

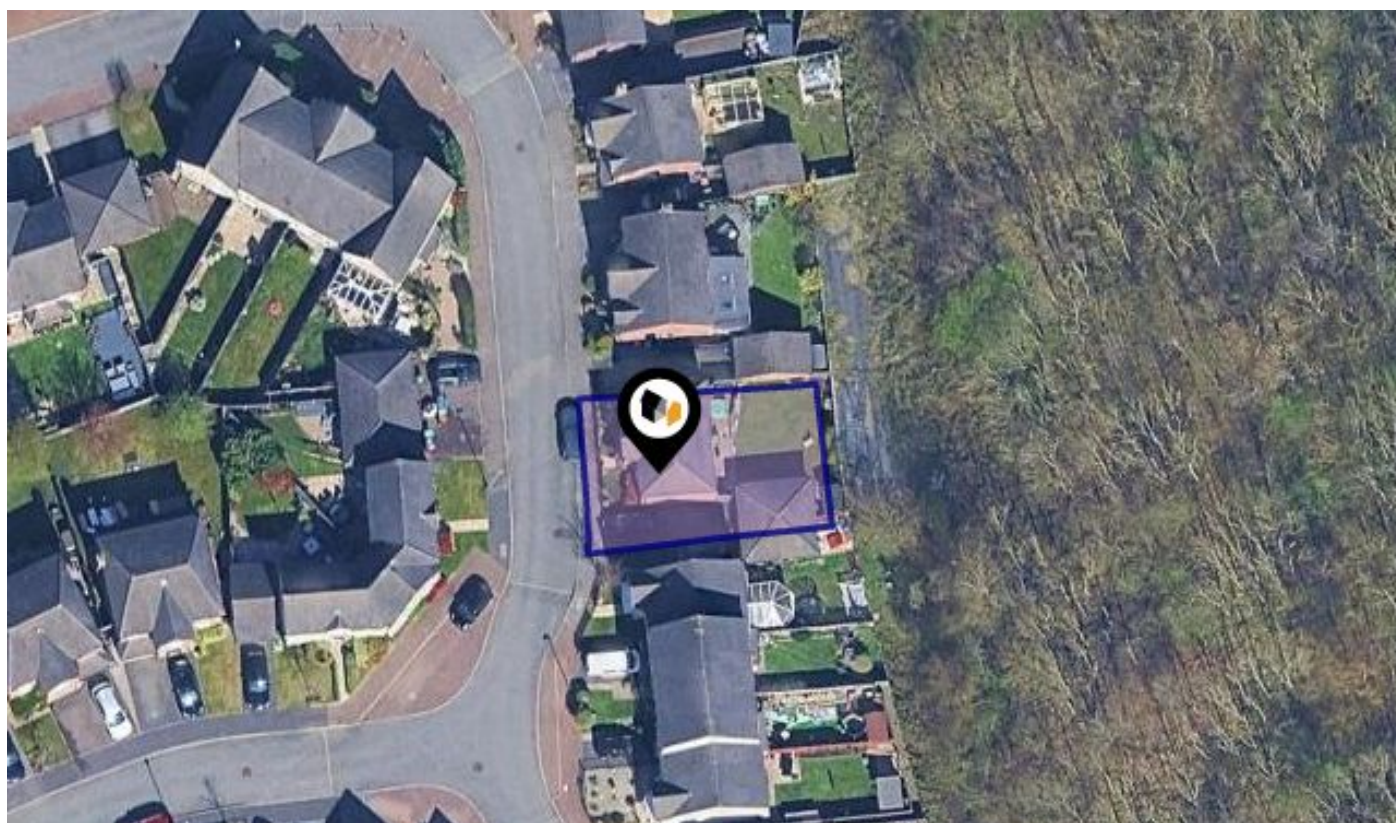


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



OWSTON ROAD, ANNESLEY, NOTTINGHAM, NG15

Martin & Co - Hucknall

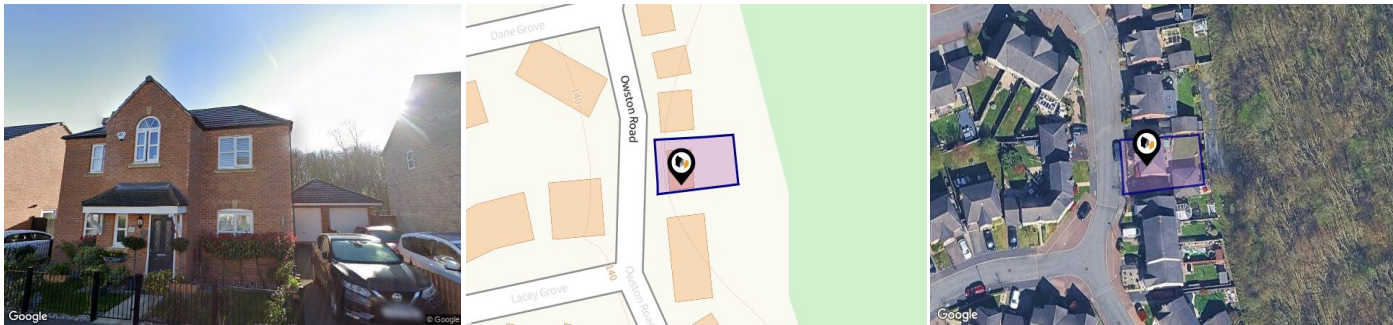
36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.06 acres		
Year Built :	2013		
Council Tax :	Band C		
Annual Estimate:	£2,319		
Title Number:	NT495587		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Annesley
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

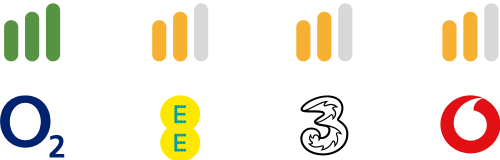
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	80	10000
mb/s	mb/s	mb/s

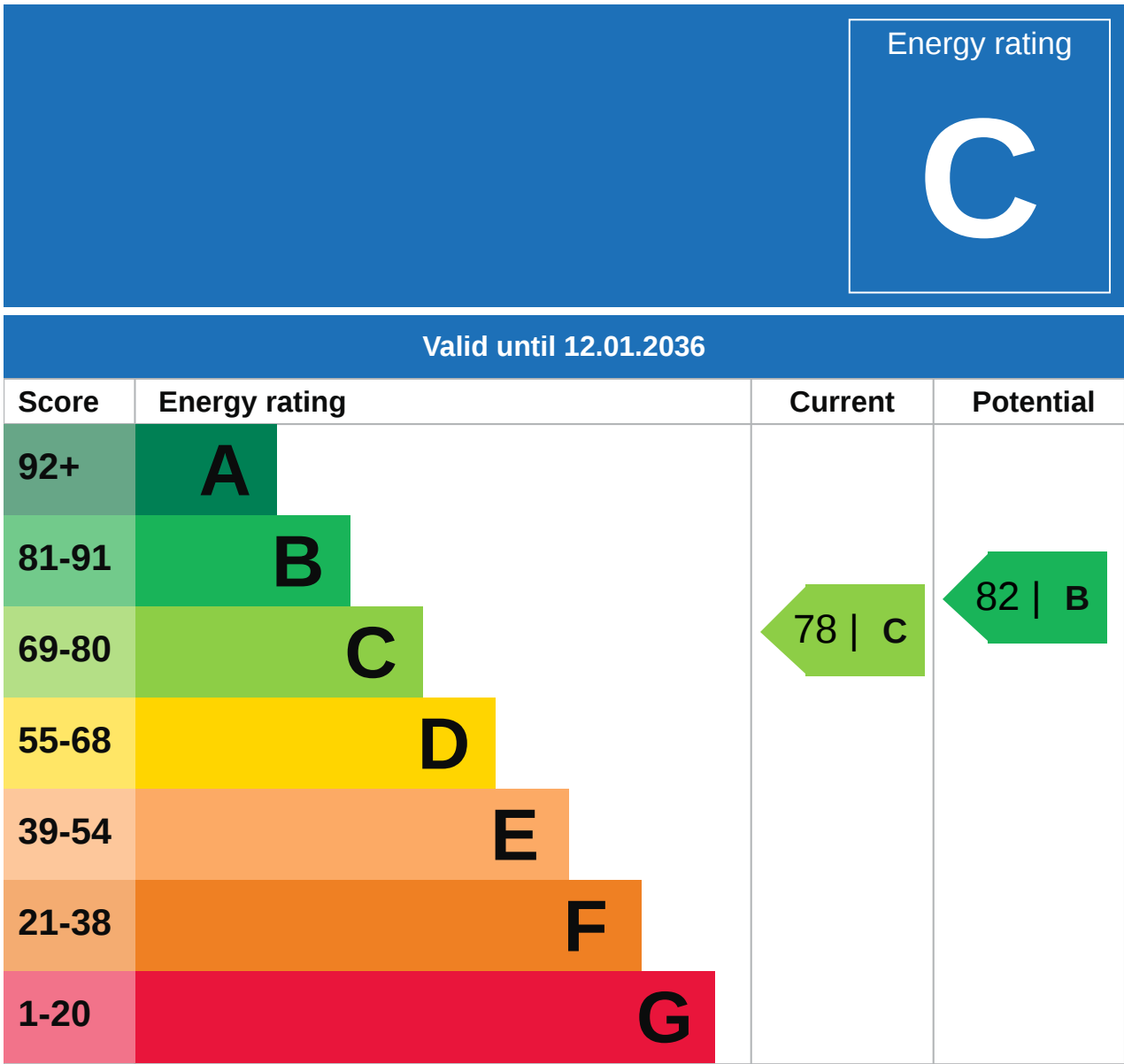
Mobile Coverage:

(based on calls indoors)

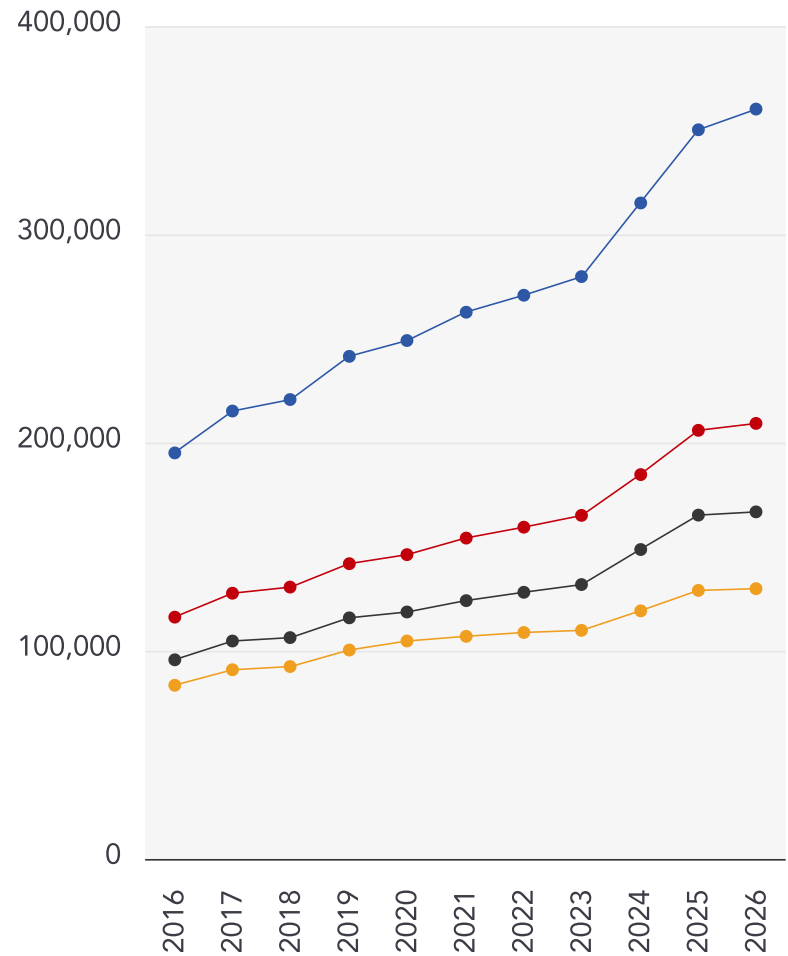


Satellite/Fibre TV Availability:





10 Year History of Average House Prices by Property Type in NG15



Detached

+84.67%

Semi-Detached

+80.1%

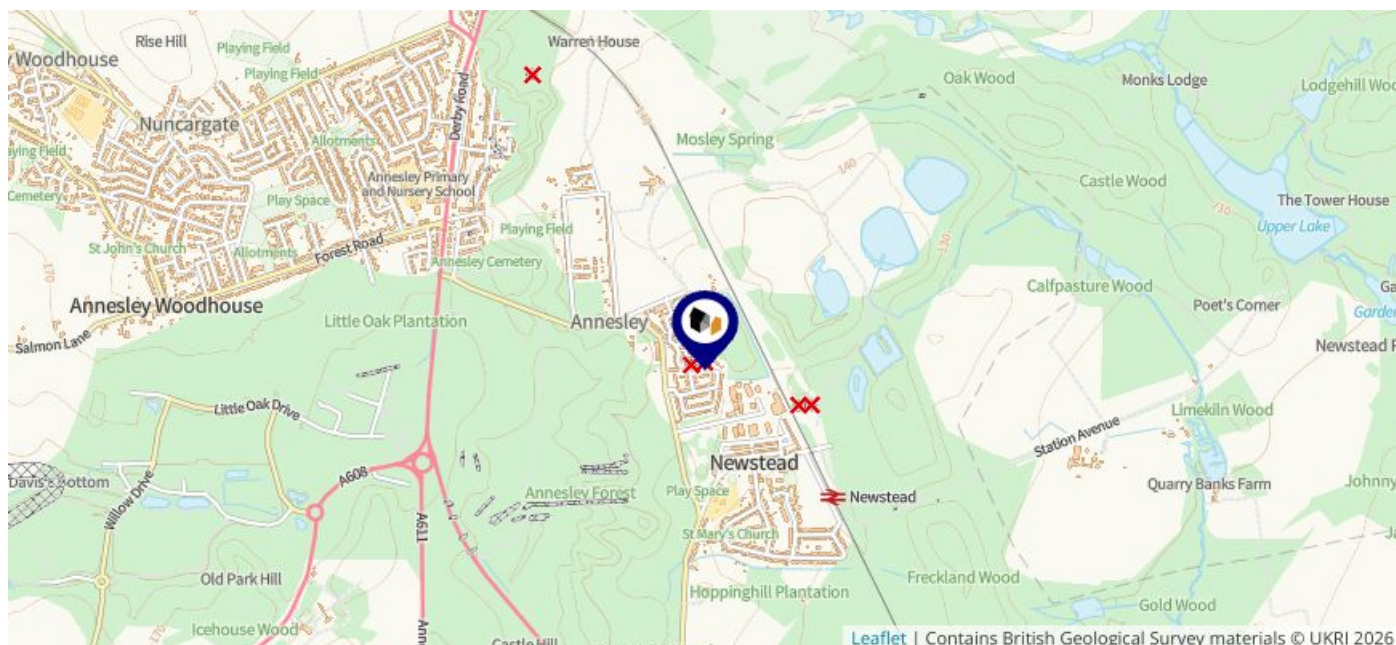
Terraced

+74.26%

Flat

+55.6%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

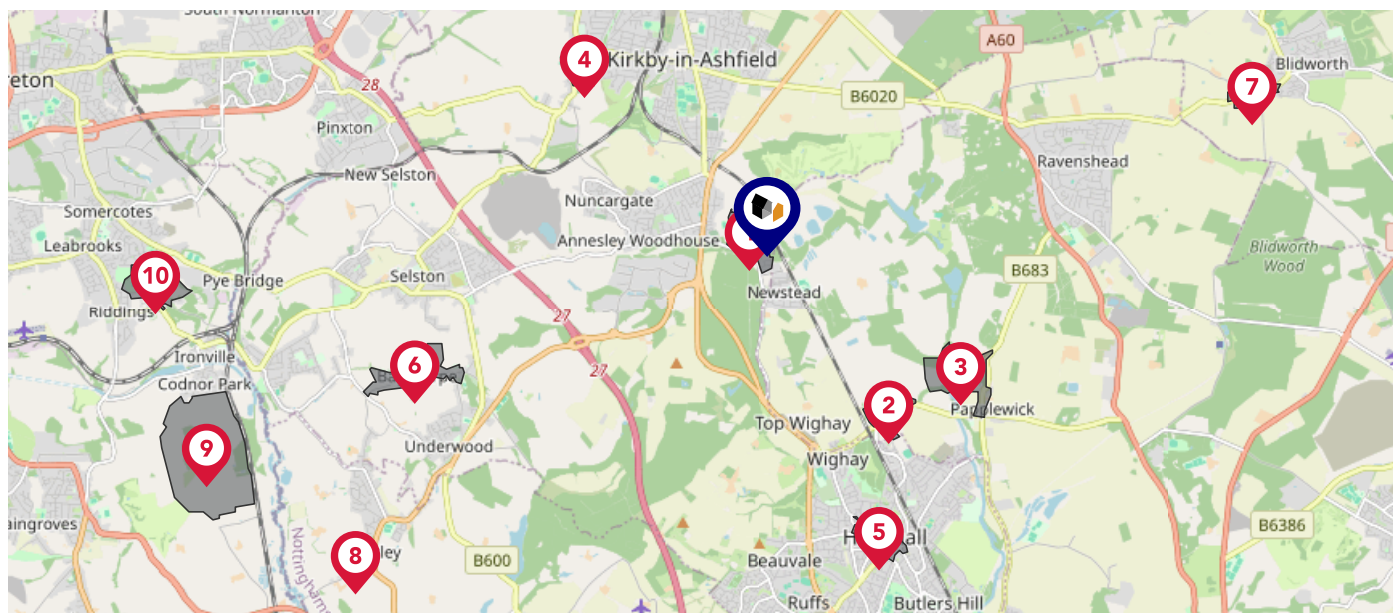
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Annesley

2

Linby

3

Papplewick

4

Kirkby Cross

5

Hucknall

6

Lower Bagthorpe

7

Blidworth

8

Brinsley

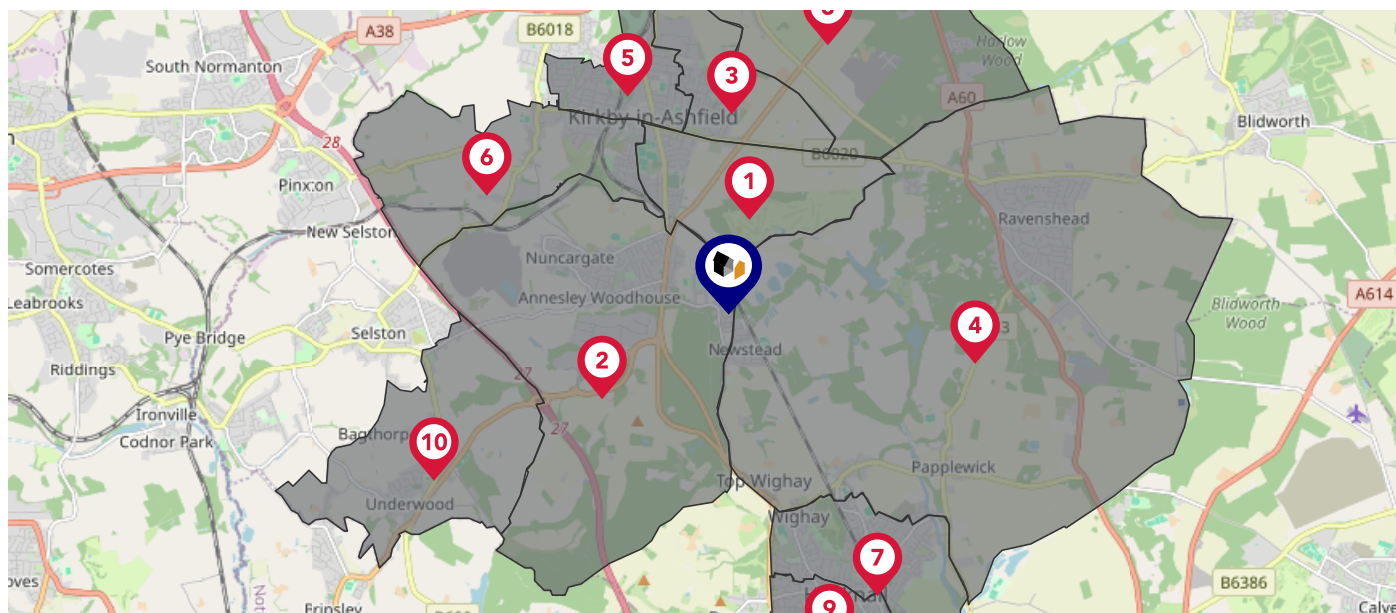
9

Codnor Park

10

Riddings

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Kingsway Ward



Annesley & Kirkby Woodhouse Ward



Abbey Hill Ward



Newstead Abbey Ward



Greenwood & Summit Ward



Kirkby Cross & Portland Ward



Hucknall North Ward



Sutton Junction & Harlow Wood Ward

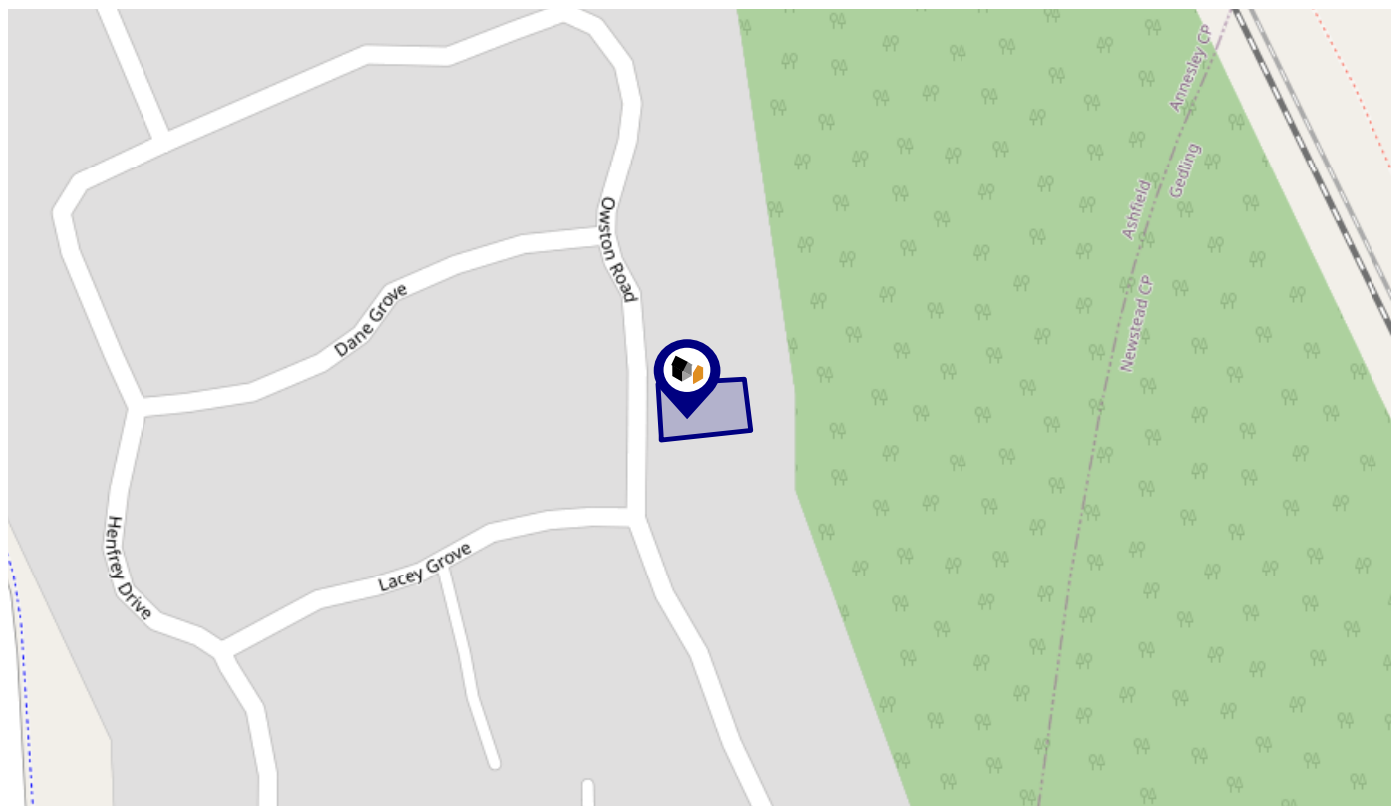


Hucknall Central Ward



Underwood Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

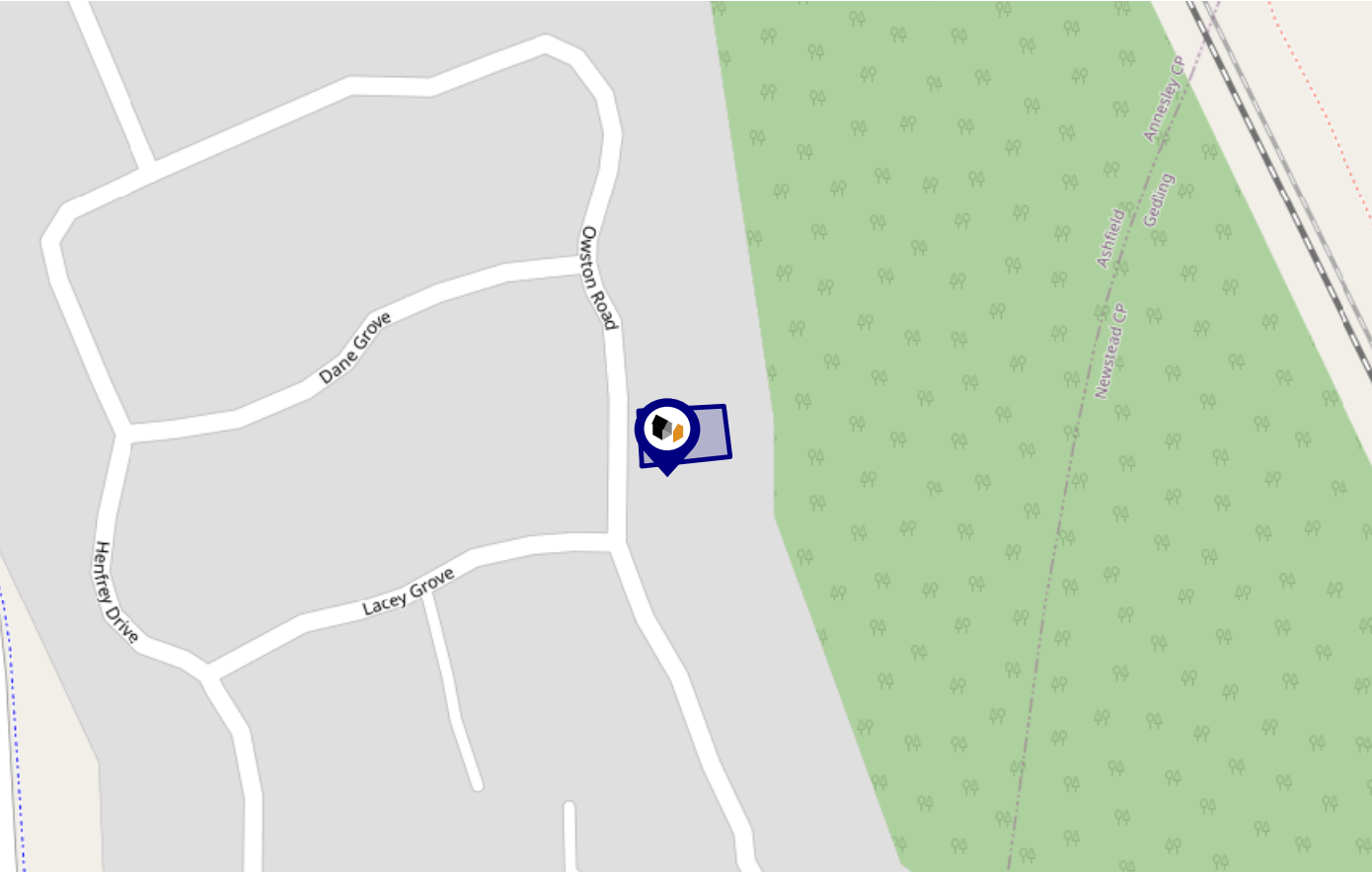
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

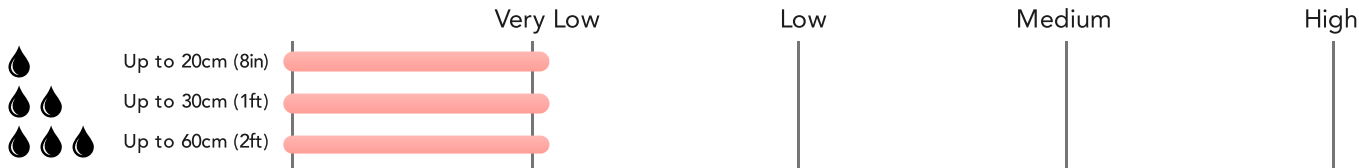


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

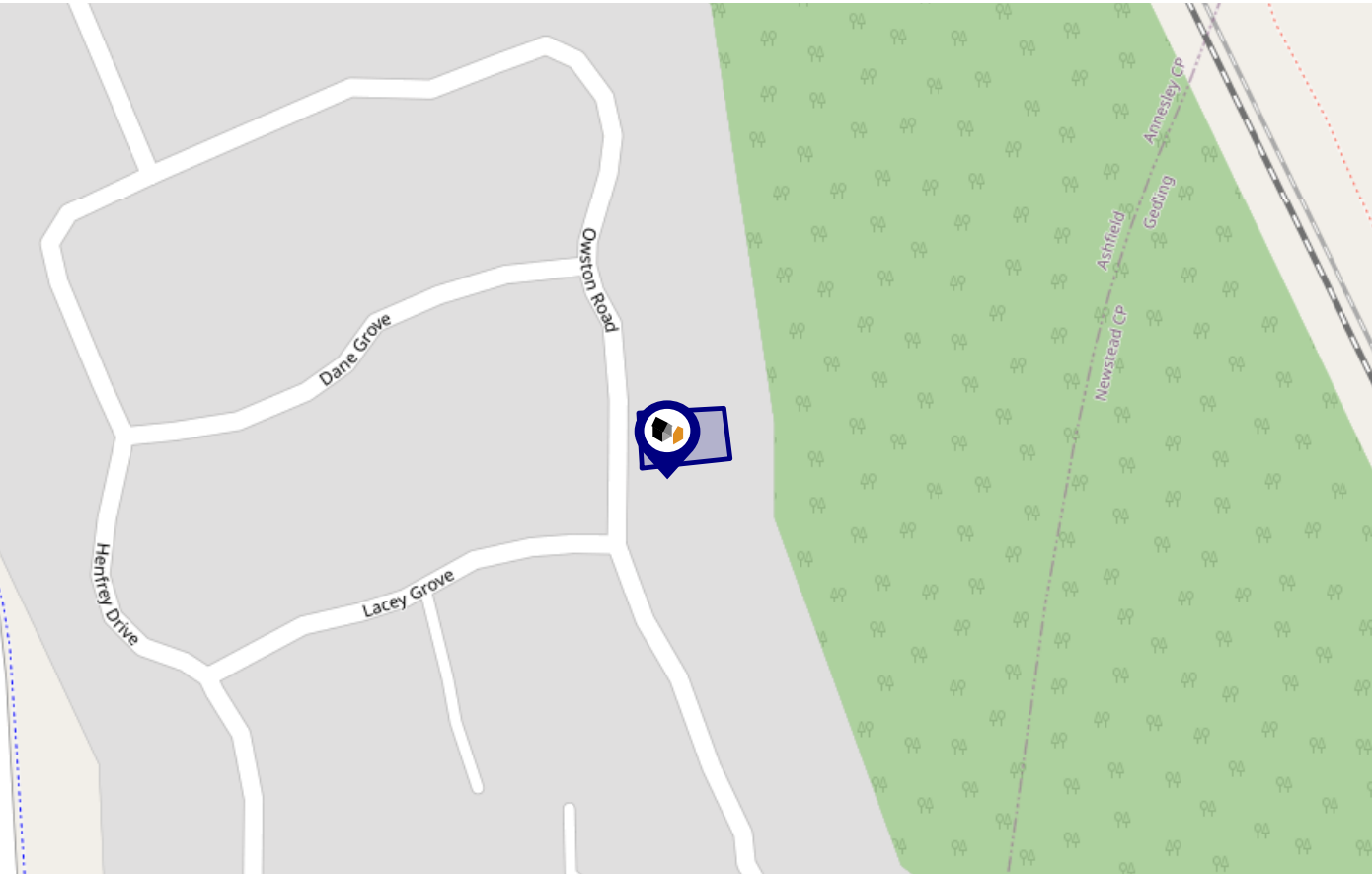
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

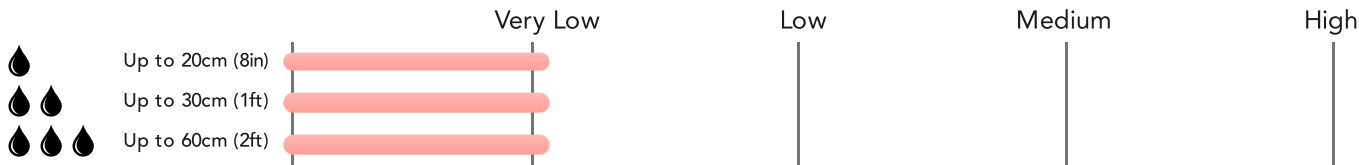


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

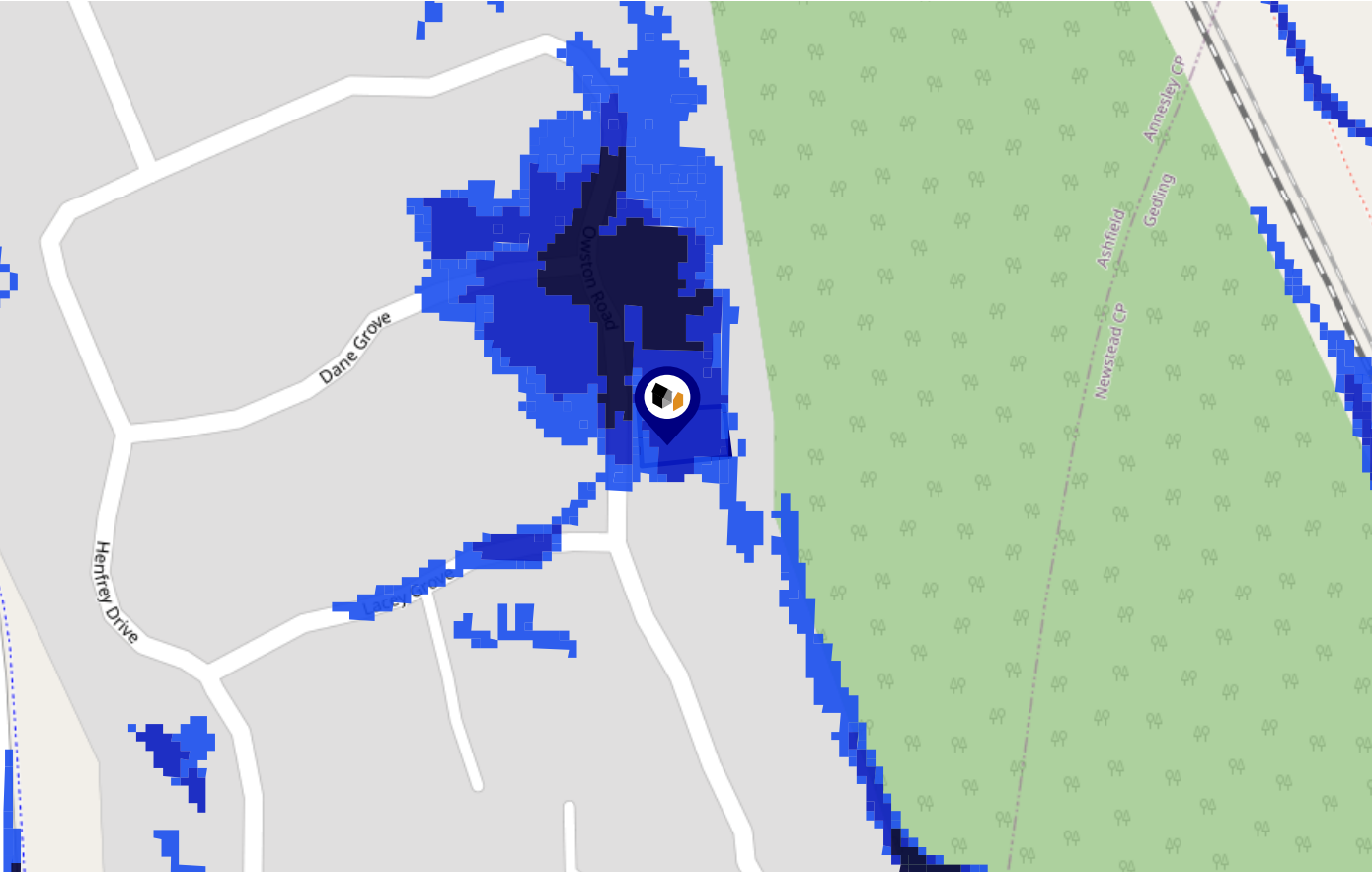
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

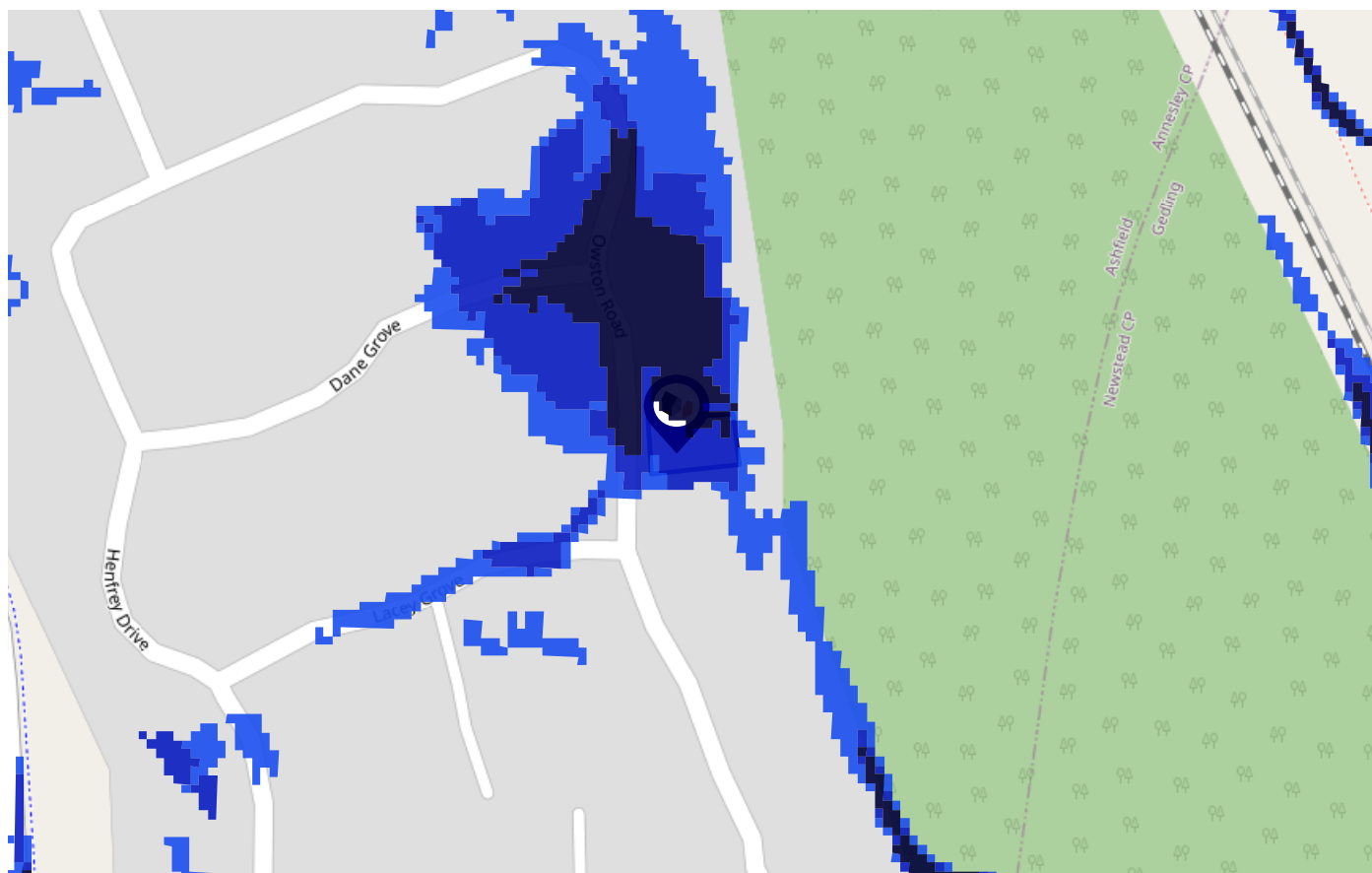
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Medium

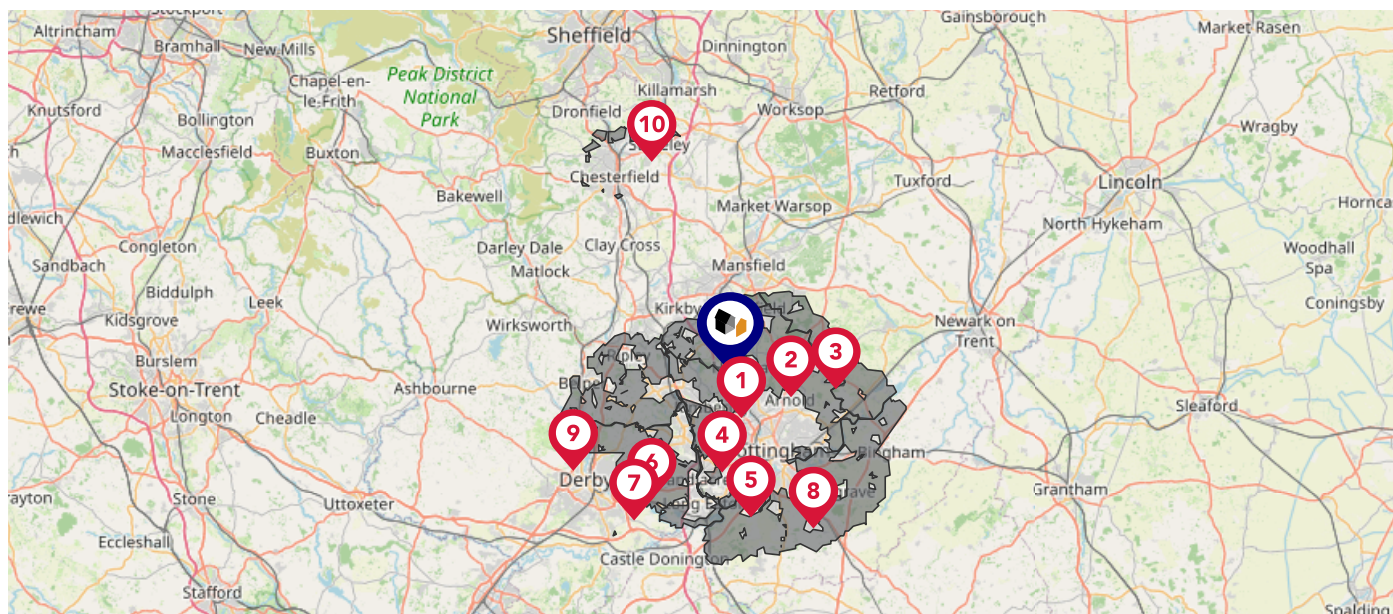
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Gedling



Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - Rushcliffe

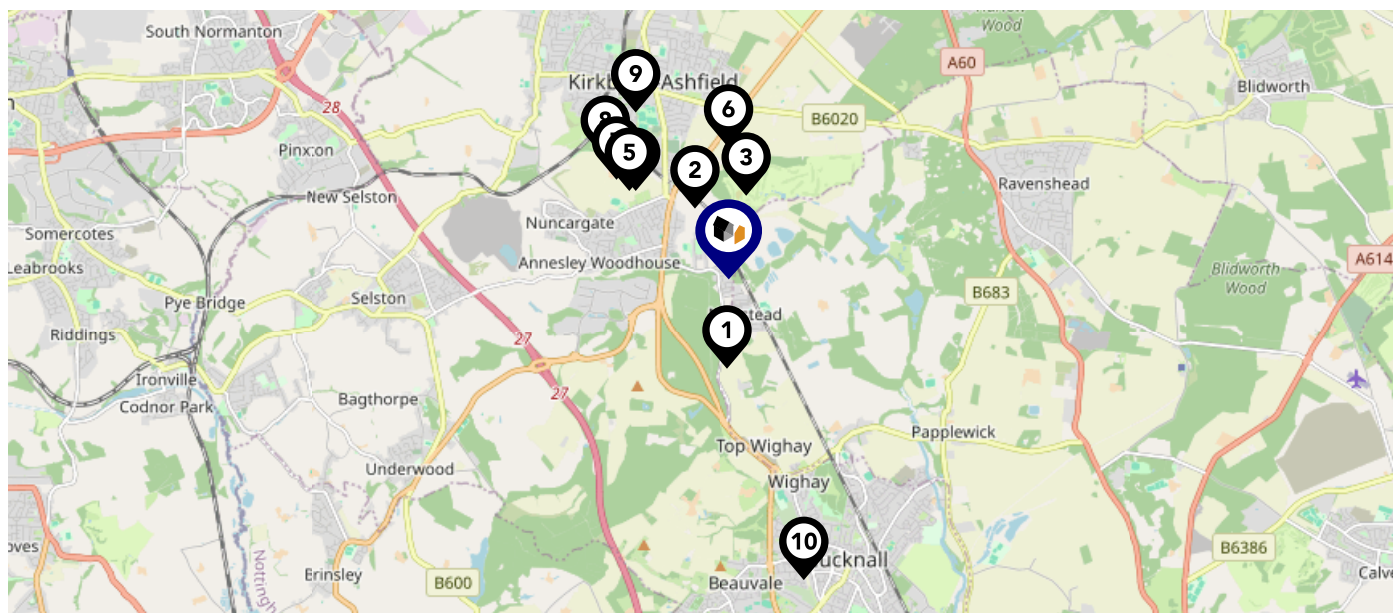


Derby and Nottingham Green Belt - Amber Valley



South and West Yorkshire Green Belt - Chesterfield

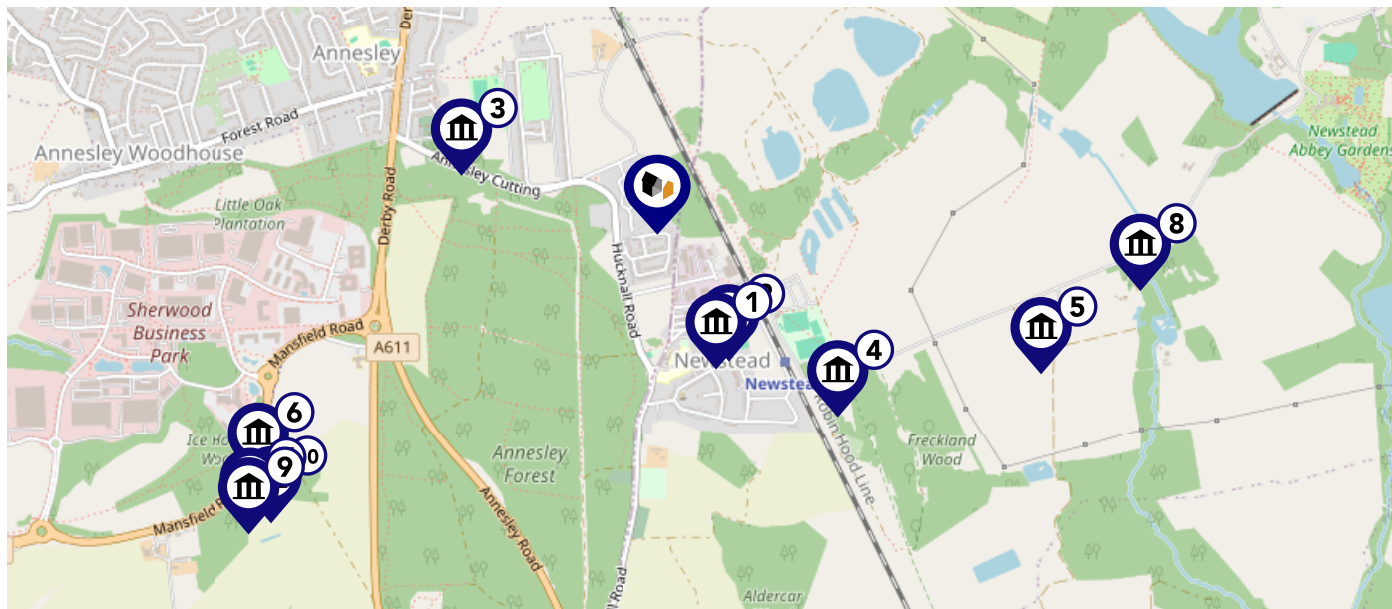
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



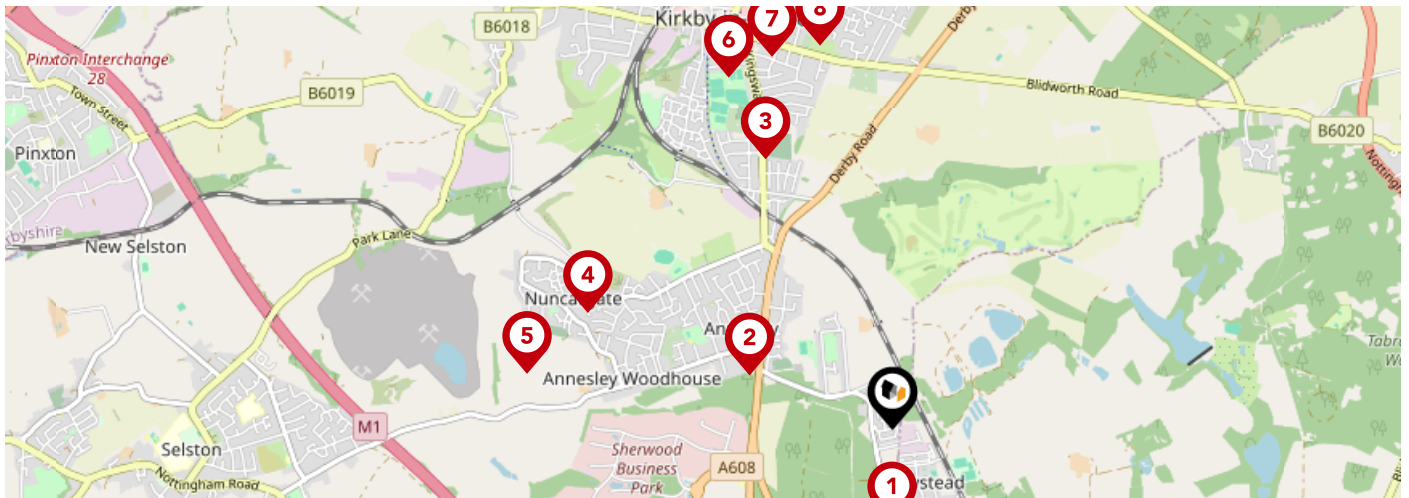
Nearby Landfill Sites

1	Hoppinghall Farm-Newstead	Historic Landfill	
2	Shenton Lodge-Shenton Lodge, Kirkby in Ashfield	Historic Landfill	
3	Vernon Farm-Derby Road, Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	
4	Lindeys Lane, West and rear of Studfold Farm-Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	
5	EA/EPR/JP3193CT/A001	Active Landfill	
6	Land at Junction of Diamond Avenue-Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	
7	Fulwood Disused Railway Cutting/Refuse Tip, West of Lindleys Lane-Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	
8	Lindleys Lane-Disused Railway Cutting Ex-Refuse Tip, Due West Of Lindleys Lane, Kirkby In Ashfield, Nottinghamshire	Historic Landfill	
9	Factory Road-Kirkby-in-Ashfield, Nottinghamshire	Historic Landfill	
10	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	

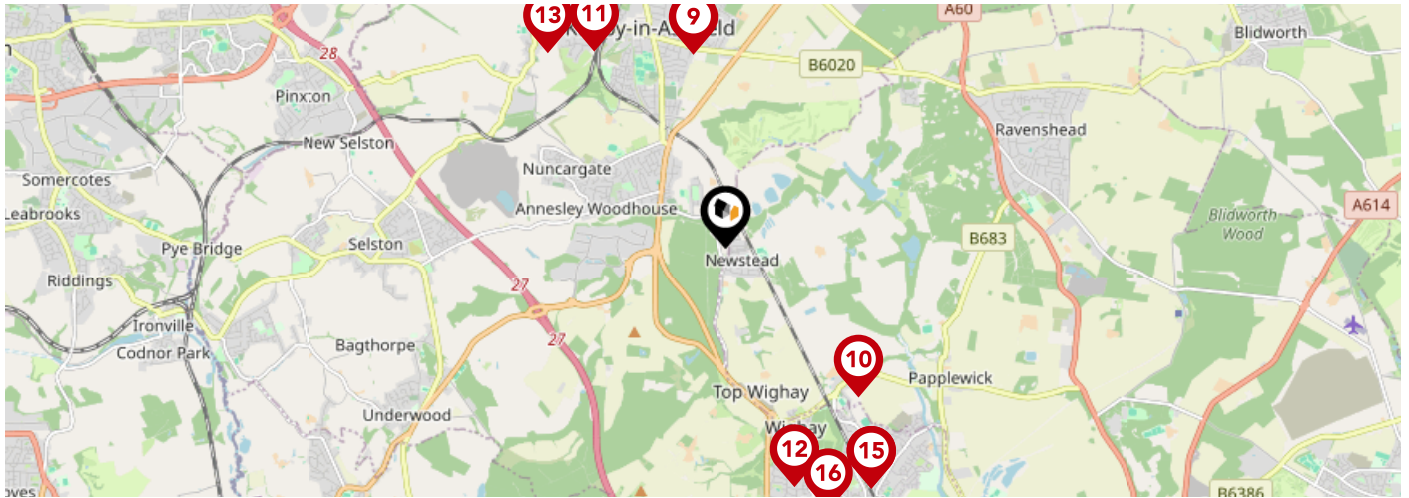
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1455113 - Newstead War Memorial	Grade II	0.3 miles
	1265332 - Hazelford Farmhouse	Grade II	0.3 miles
	1275939 - Church Of All Saints	Grade II	0.4 miles
	1227530 - Railway Overbridge	Grade II	0.6 miles
	1265331 - Abbeyfields Farmhouse	Grade II	0.9 miles
	1234846 - Annesley Lodge	Grade II	1.0 miles
	1234999 - Ruins Of Church Of All Saints	Grade I	1.1 miles
	1227534 - West Lodge With Adjoining Gate And Boundary Wall	Grade II	1.1 miles
	1234836 - Annesley Hall	Grade II	1.1 miles
	1234843 - Gatehouse Range At Annesley Hall	Grade II	1.1 miles



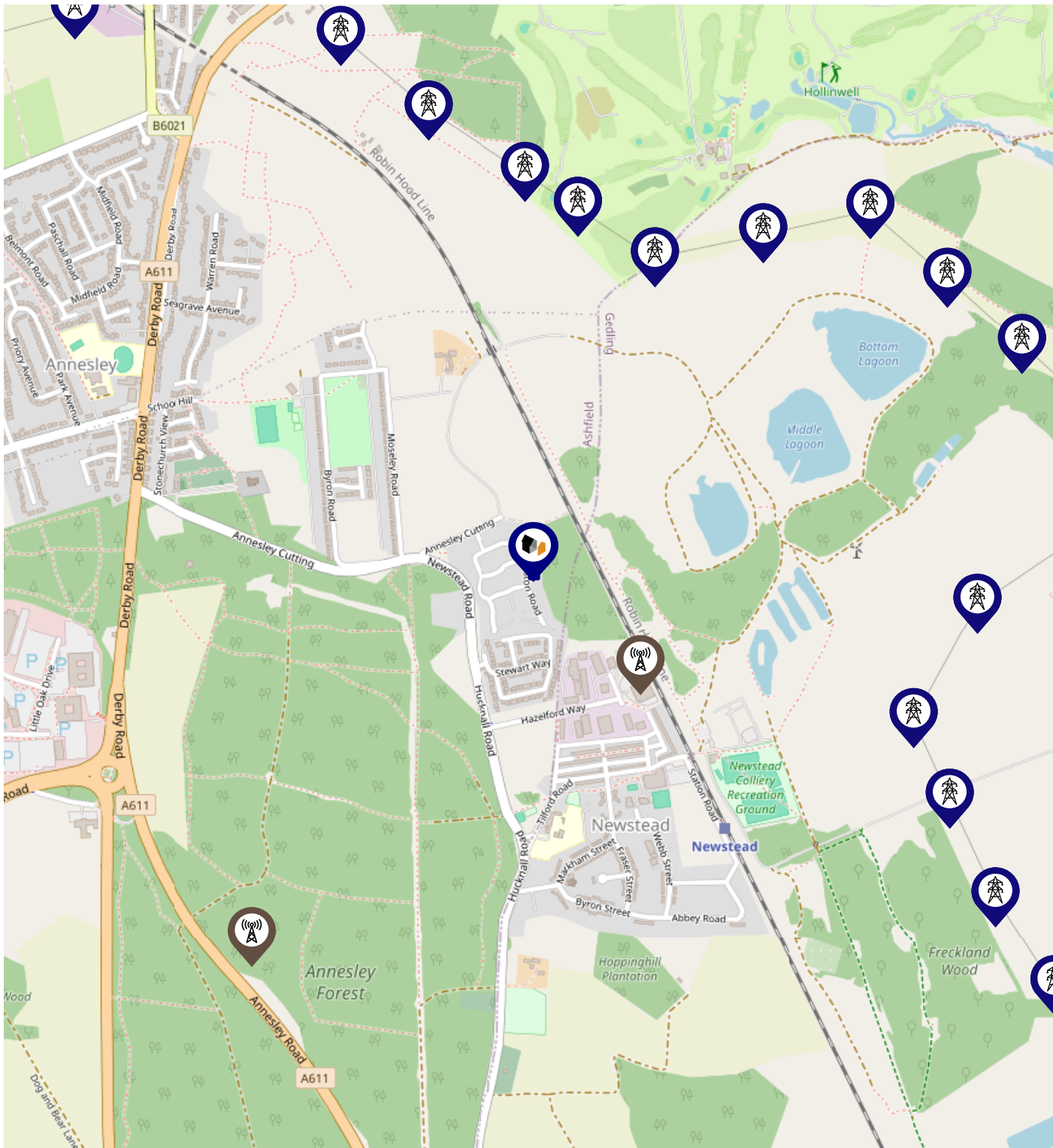
		Nursery	Primary	Secondary	College	Private
	Newstead Primary and Nursery School Ofsted Rating: Good Pupils: 120 Distance:0.42	☐	☒	☐	☐	☐
	Annesley Primary and Nursery School Ofsted Rating: Good Pupils: 234 Distance:0.68	☐	☒	☐	☐	☐
	Kingsway Primary School Ofsted Rating: Good Pupils: 306 Distance:1.33	☐	☒	☐	☐	☐
	Kirkby Woodhouse School Ofsted Rating: Good Pupils: 417 Distance:1.45	☐	☒	☐	☐	☐
	Pollyteach Limited Ofsted Rating: Good Pupils: 20 Distance:1.64	☐	☐	☒	☐	☐
	Outwood Academy Kirkby Ofsted Rating: Not Rated Pupils: 529 Distance:1.72	☐	☐	☒	☐	☐
	Morven Park Primary and Nursery School Ofsted Rating: Good Pupils: 462 Distance:1.74	☐	☒	☐	☐	☐
	Bracken Hill School Ofsted Rating: Good Pupils:0 Distance:1.74	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Abbey Hill Primary & Nursery Ofsted Rating: Good Pupils:0 Distance:1.76	☐	☒	☐	☐	☐
	Linby-Cum-Papplewick Church of England Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:1.76	☐	☒	☐	☐	☐
	The West Park Academy Ofsted Rating: Good Pupils: 247 Distance:2.12	☐	☒	☐	☐	☐
	The National CofE Academy Ofsted Rating: Good Pupils: 1176 Distance:2.21	☐	☐	☒	☐	☐
	Orchard Primary School and Nursery Ofsted Rating: Good Pupils: 348 Distance:2.37	☐	☒	☐	☐	☐
	Holy Cross Primary Catholic Voluntary Academy Ofsted Rating: Good Pupils: 223 Distance:2.5	☐	☒	☐	☐	☐
	Leen Mills Primary School Ofsted Rating: Good Pupils: 346 Distance:2.5	☐	☒	☐	☐	☐
	Hucknall National Church of England Primary School Ofsted Rating: Good Pupils: 418 Distance:2.51	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

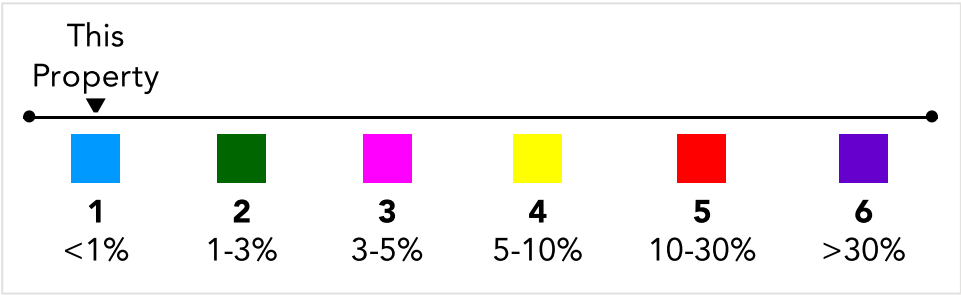
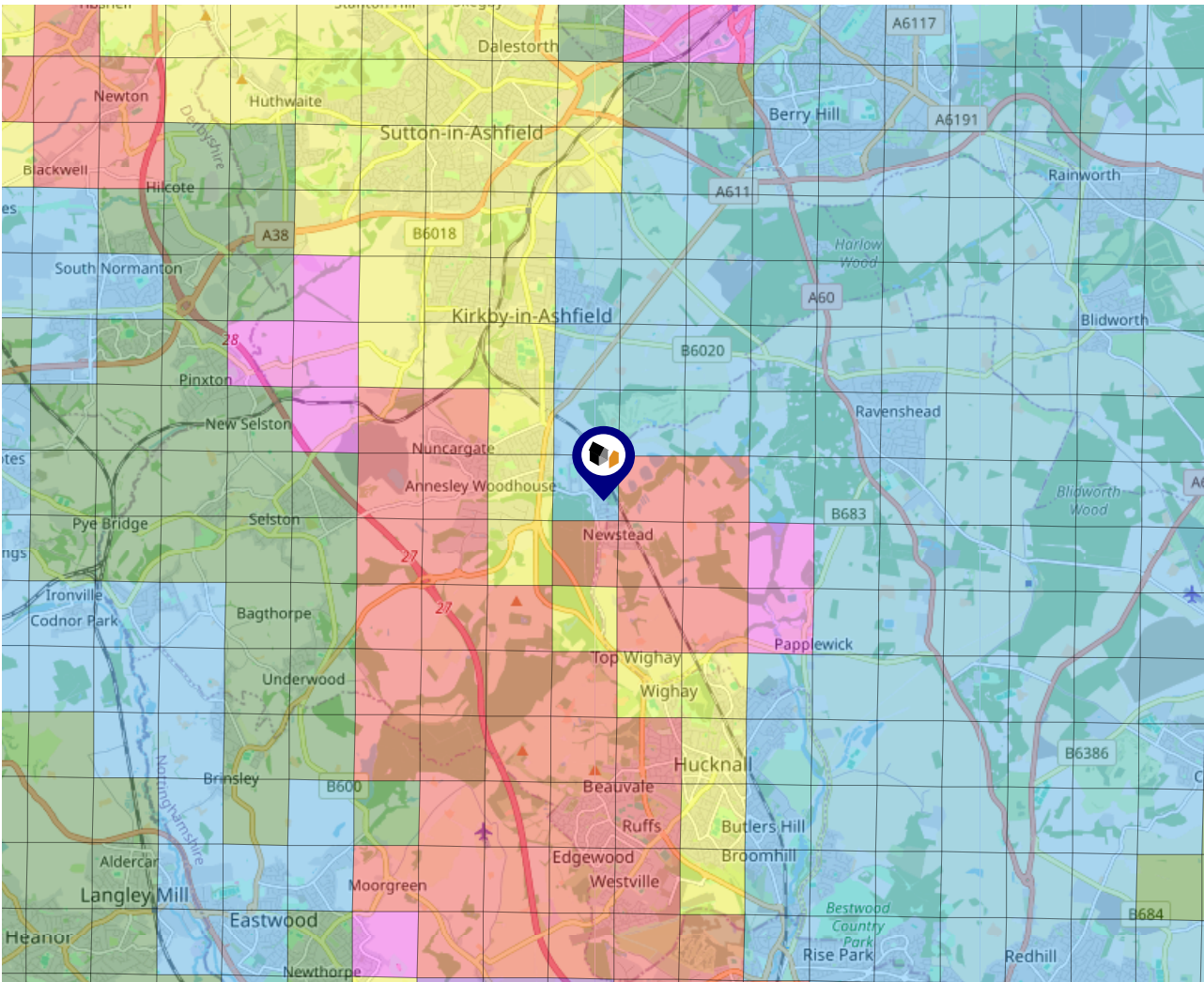


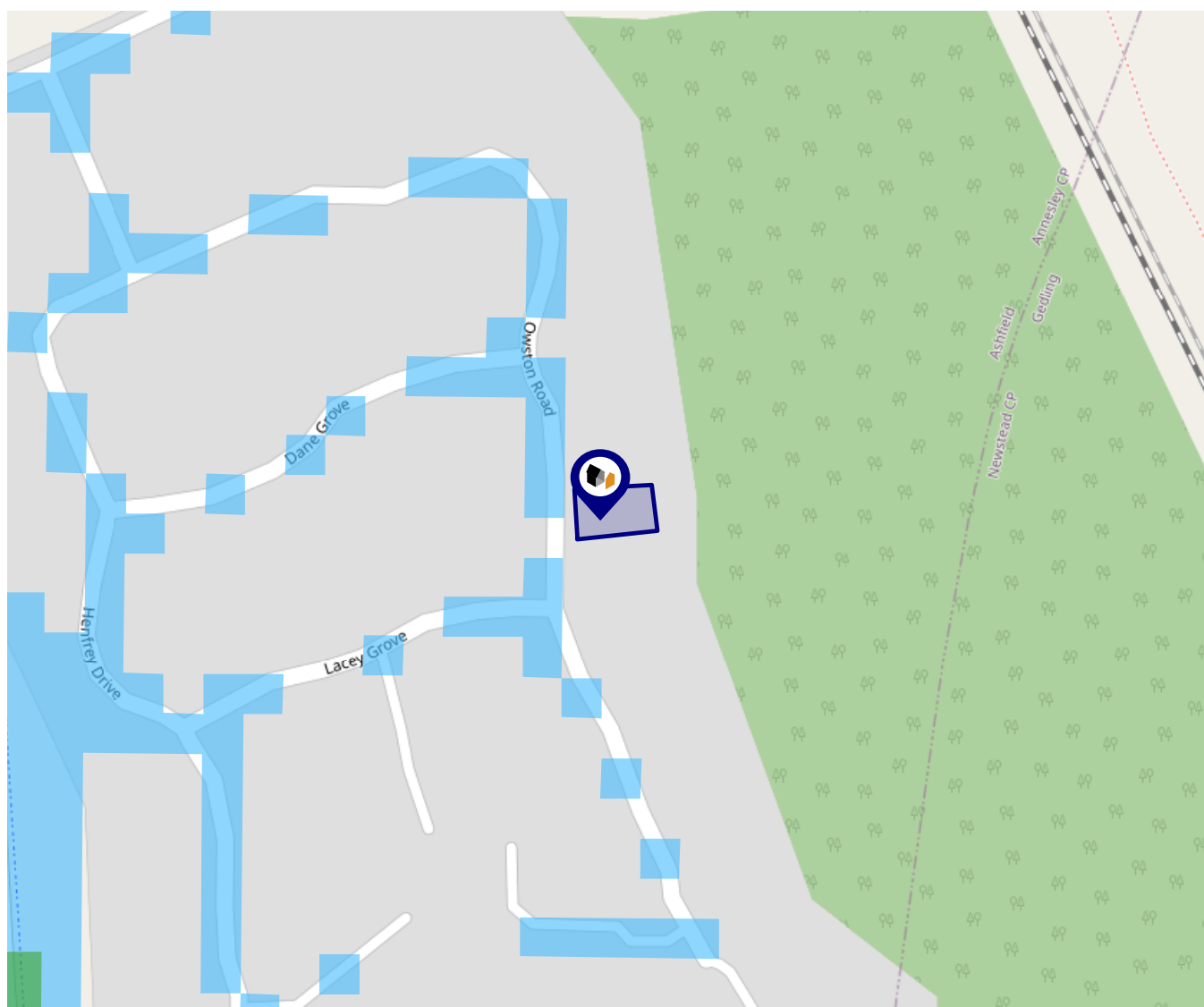
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



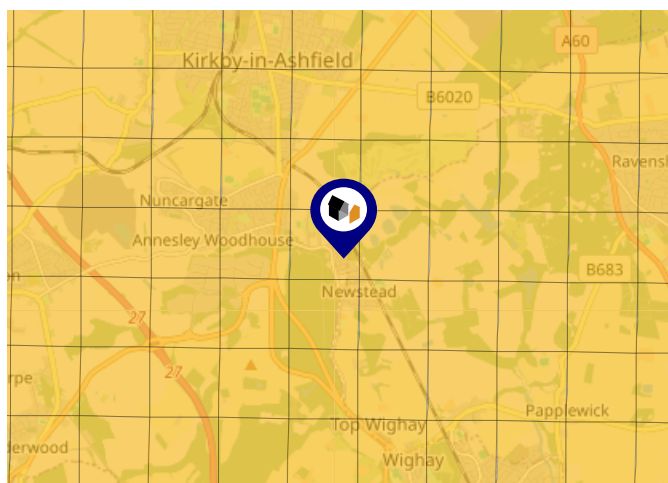


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

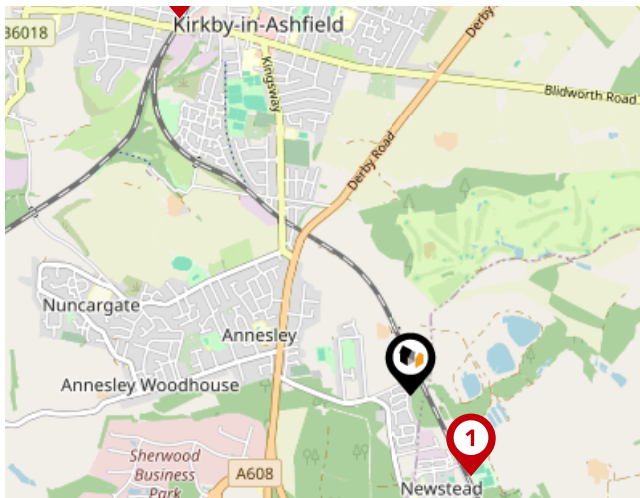
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



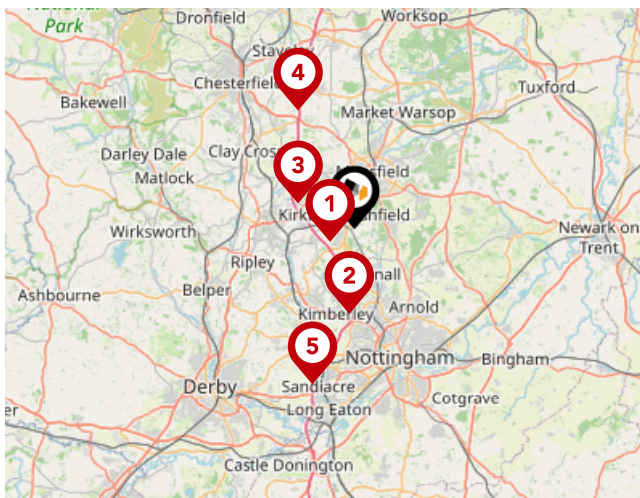
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



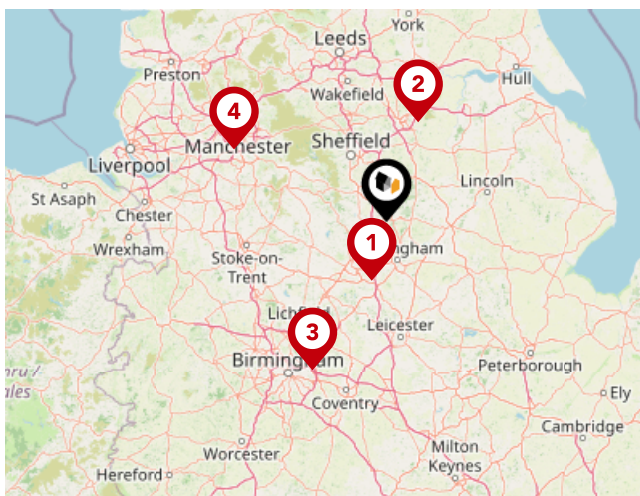
National Rail Stations

Pin	Name	Distance
1	Newstead Rail Station	0.45 miles
2	Kirkby in Ashfield Rail Station	1.97 miles
3	Kirkby in Ashfield Rail Station	1.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	1.87 miles
2	M1 J26	5.99 miles
3	M1 J28	4.38 miles
4	M1 J29	9.37 miles
5	M1 J25	11.44 miles

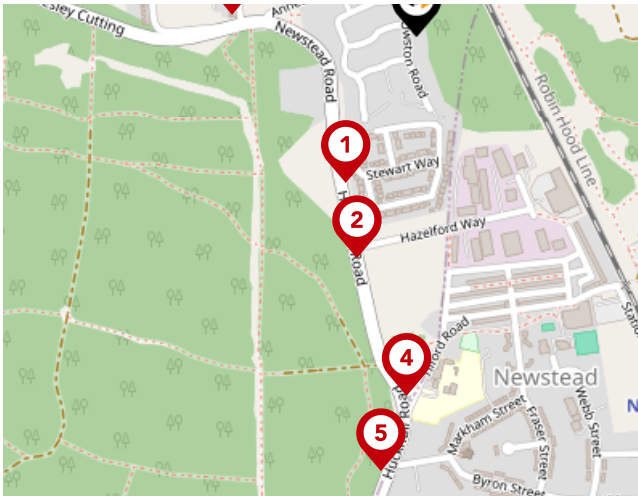


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	17.73 miles
2	Finningley	29.45 miles
3	Birmingham Airport	47.91 miles
4	Manchester Airport	47.98 miles

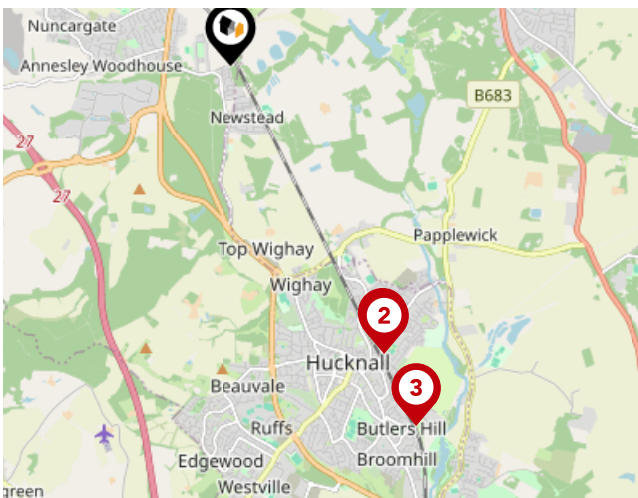
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stewart Way	0.18 miles
2	Hazelford Way	0.25 miles
3	Moseley Road	0.21 miles
4	Triangle	0.4 miles
5	Musters Road	0.48 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	2.87 miles
2	Hucknall Tram Stop	2.91 miles
3	Butler's Hill Tram Stop	3.61 miles



Martin & Co - Hucknall

We specialise in residential lettings and house sales across Hucknall, Arnold, Bestwood and the surrounding areas and have been delivering exceptional customer service to local residents, since 2008.

The Martin & Co office is situated on the main high street in the heart of the town centre. Hucknall is a vibrant town with good public transport including a tram and train station, and with good schools it is an ideal location for families.

Testimonial 1



Rosie and the team at Martin and Co, Hucknall provided an excellent service selling my flat, with regular updates and a really efficient sale. Very much appreciated during such uncertain times!

Testimonial 2



Tenant review: Absolutely excellent service from Rosie and Katie at Hucknall Martin & Co. Processed queries quickly with positive customer relations, and treated us with respect by always ensuring we were politely asked before any visits to the premises were conducted (not many agencies actually adhere to this courtesy in practice from our experience!).

Testimonial 3



Katie and Ian are a pleasure to deal with and are extremely professional in their approach. I have complete faith in them and their expertise. I highly recommending their services to anyone for all domestic and commercial requirements for all property services.



/martincouk



/martinco_uk



/MartinCoUK



/company/martin-&-co-

Martin & Co - Hucknall

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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