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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



BLACKTHORN DRIVE, NOTTINGHAM, NG6

Martin & Co - Hucknall

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

0115 871 5461

hucknall@martinco.com

www.martinco.com

The Property Ombudsman

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Property
Overview

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	473 ft^2 / 44 m^2		
Plot Area:	0.07 acres		
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£2,143		
Title Number:	NT457380		

Local Area

Local Authority: Nottingham city

Conservation Area: Basford Hall

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

23 mb/s	65 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

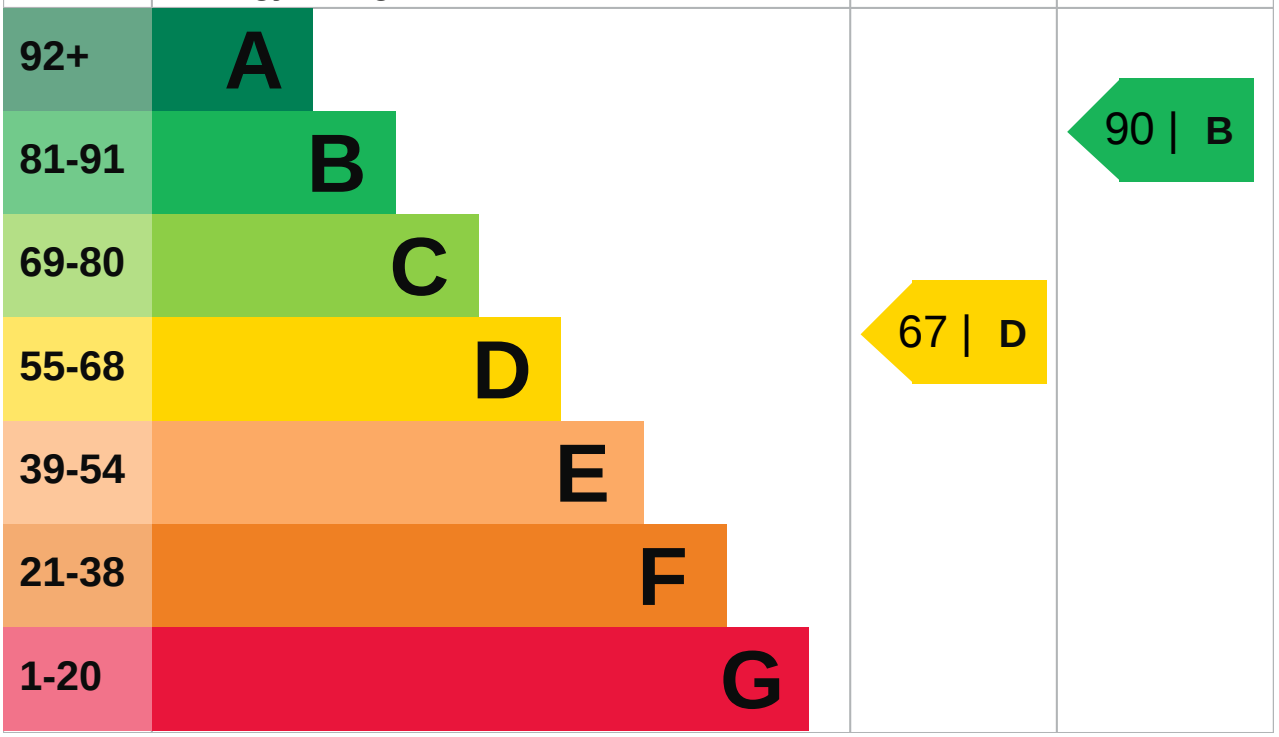
Satellite/Fibre TV Availability:

Blackthorn Drive, NG6

Energy rating

D

Valid until 22.01.2027



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Property
EPC - Additional Data

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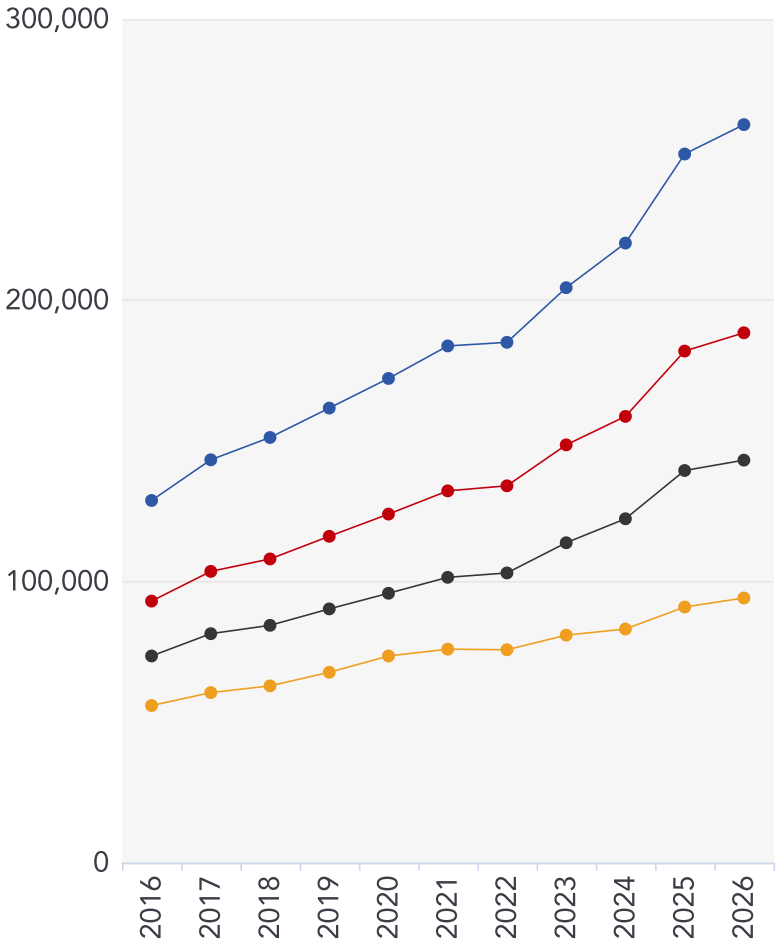
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	44 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in NG6



Detached

+103.77%

Semi-Detached

+102.57%

Terraced

+94.75%

Flat

+68.43%

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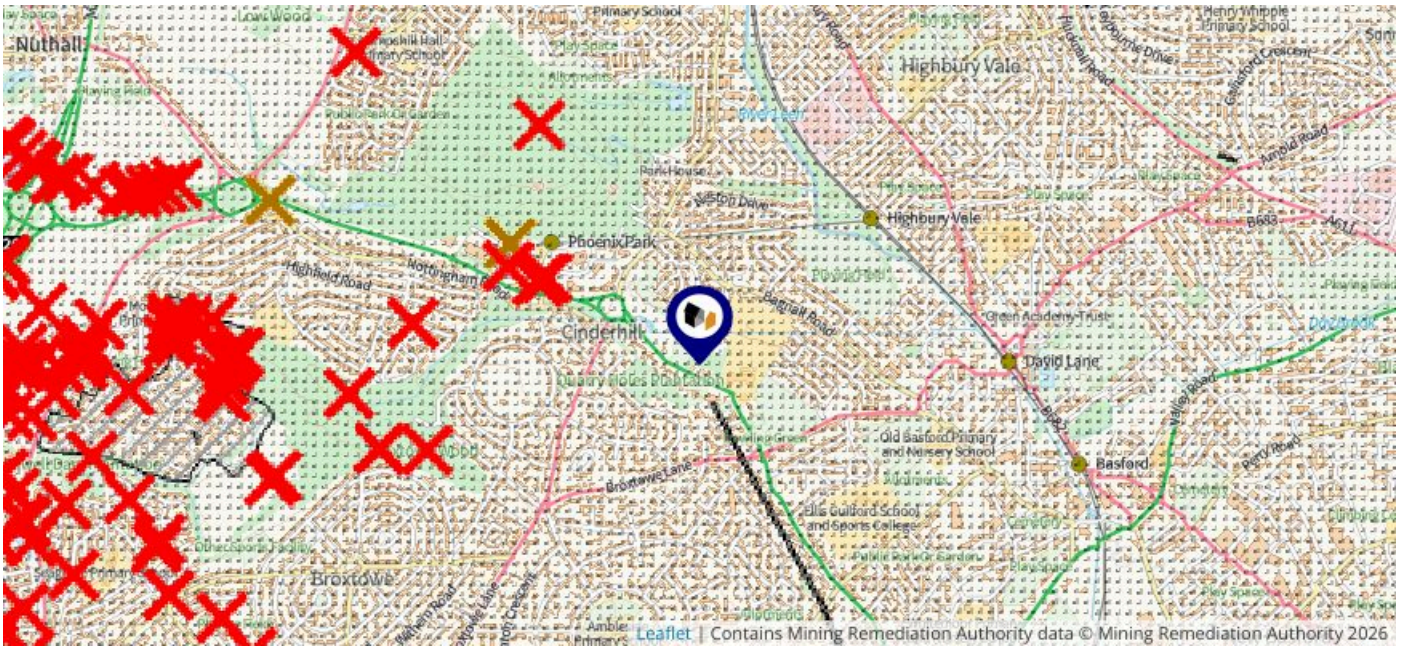
Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

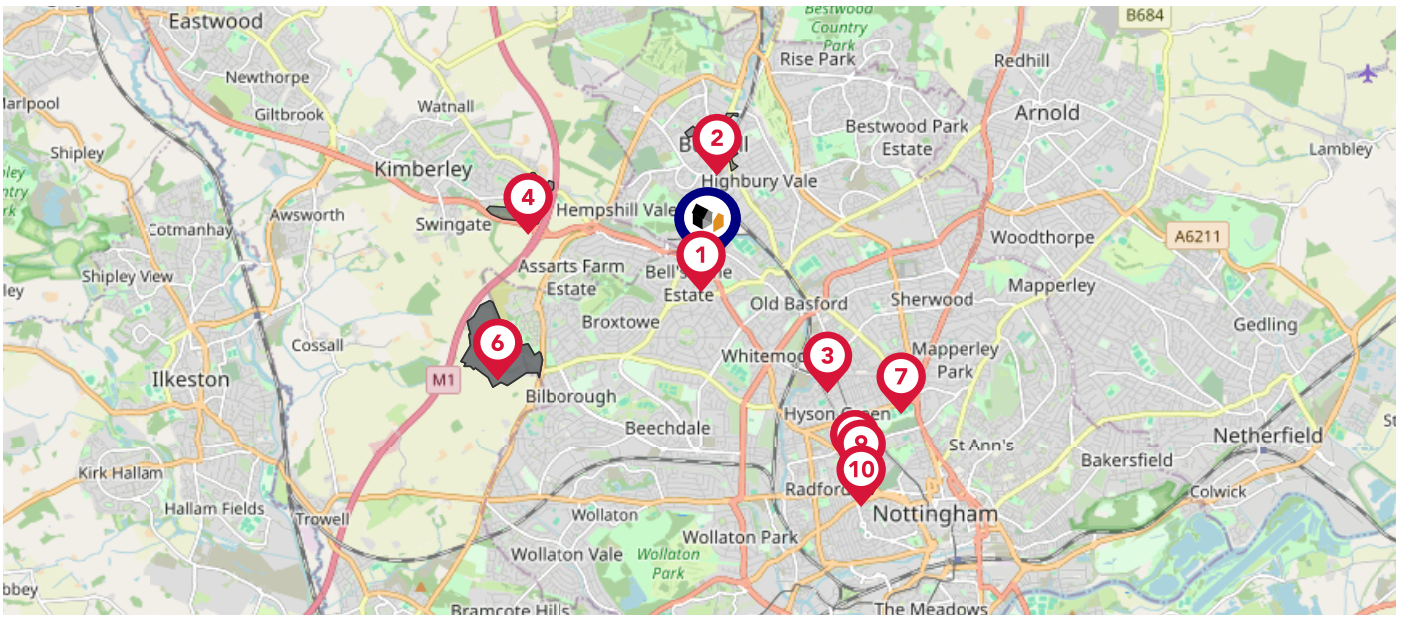
- Adit
- Gutter Pit
- Shaft

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	Basford Hall
2	Bulwell
3	Star Buildings
4	Nuthall
5	Strelley
6	Strelley
7	Sherwood Rise
8	Forest Grove
9	Waterloo Promenade
10	Gamble Street-Alfreton Road

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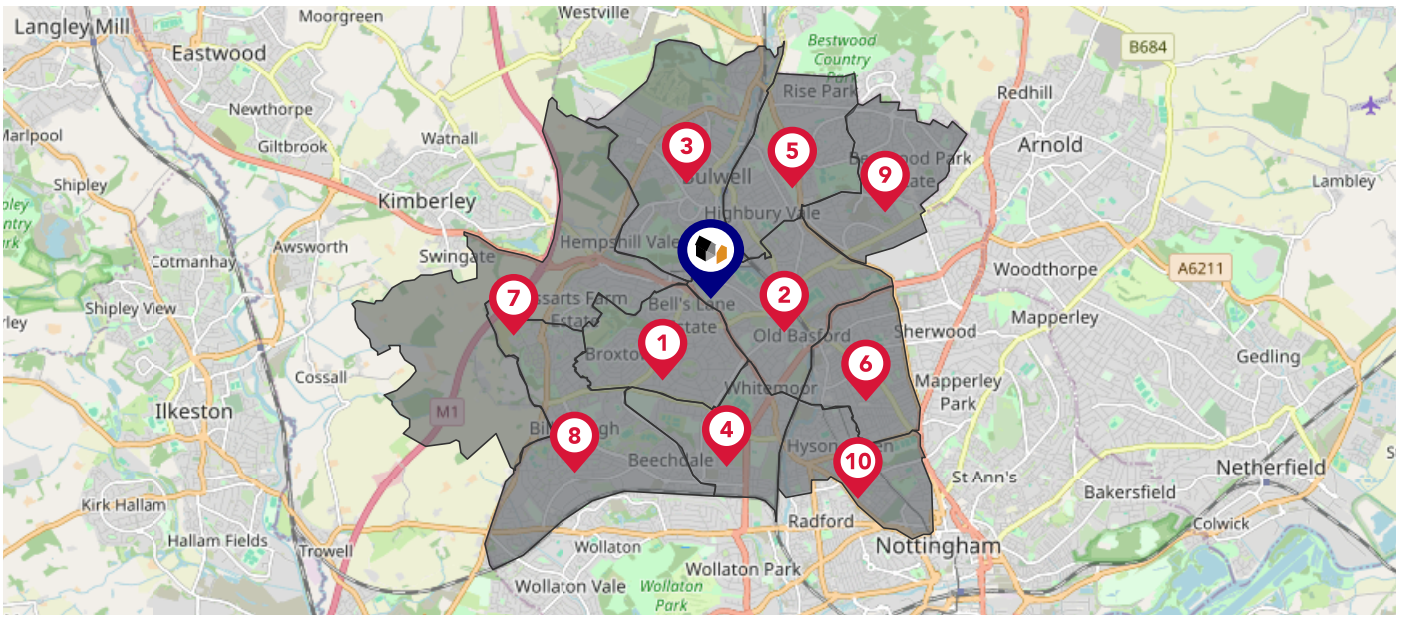
Maps
Council Wards

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

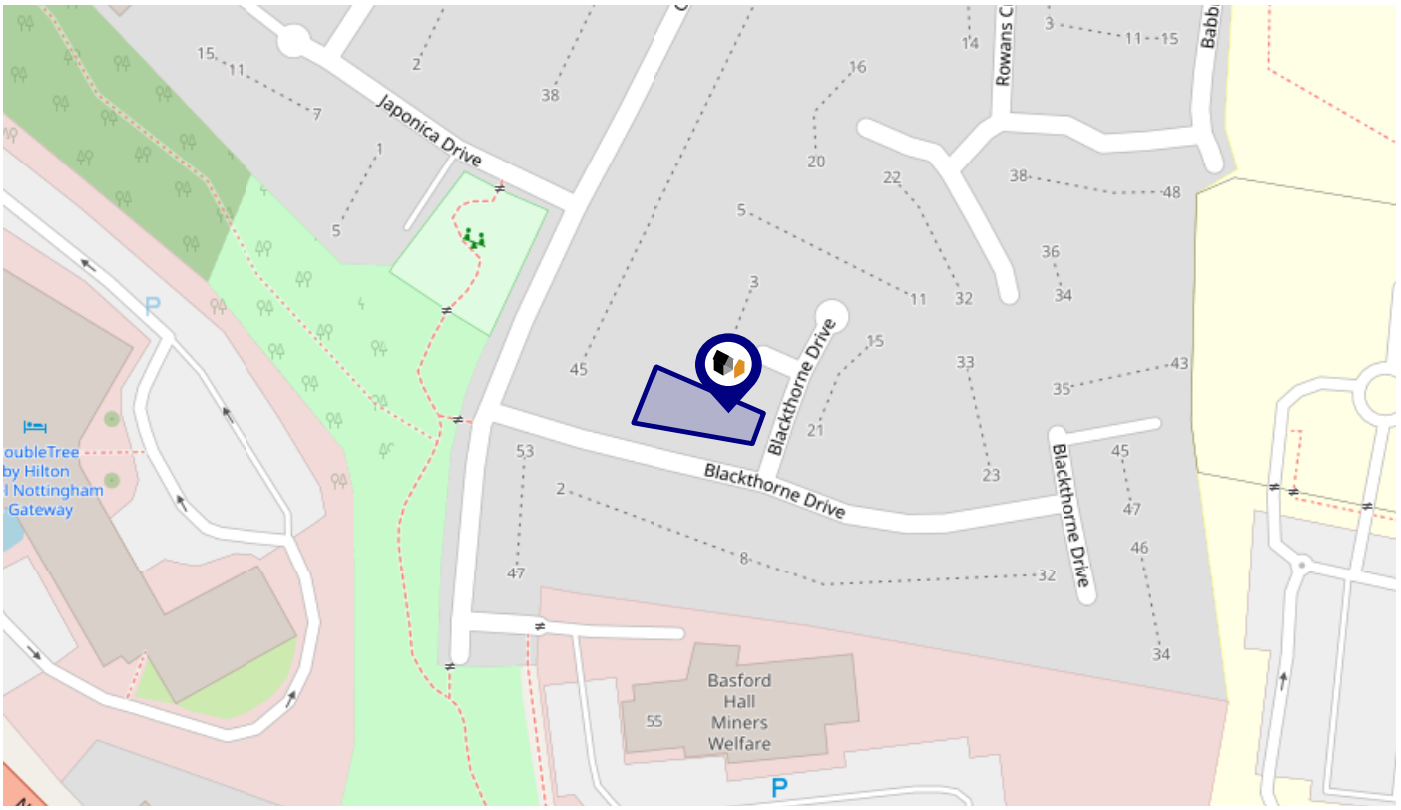


Nearby Council Wards

1	Aspley Ward
2	Basford Ward
3	Bulwell Ward
4	Leen Valley Ward
5	Bulwell Forest Ward
6	Berridge Ward
7	Nuthall East & Strelley Ward
8	Bilborough Ward
9	Bestwood Ward
10	Hyson Green & Arboretum Ward

Maps
Rail Noise

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	

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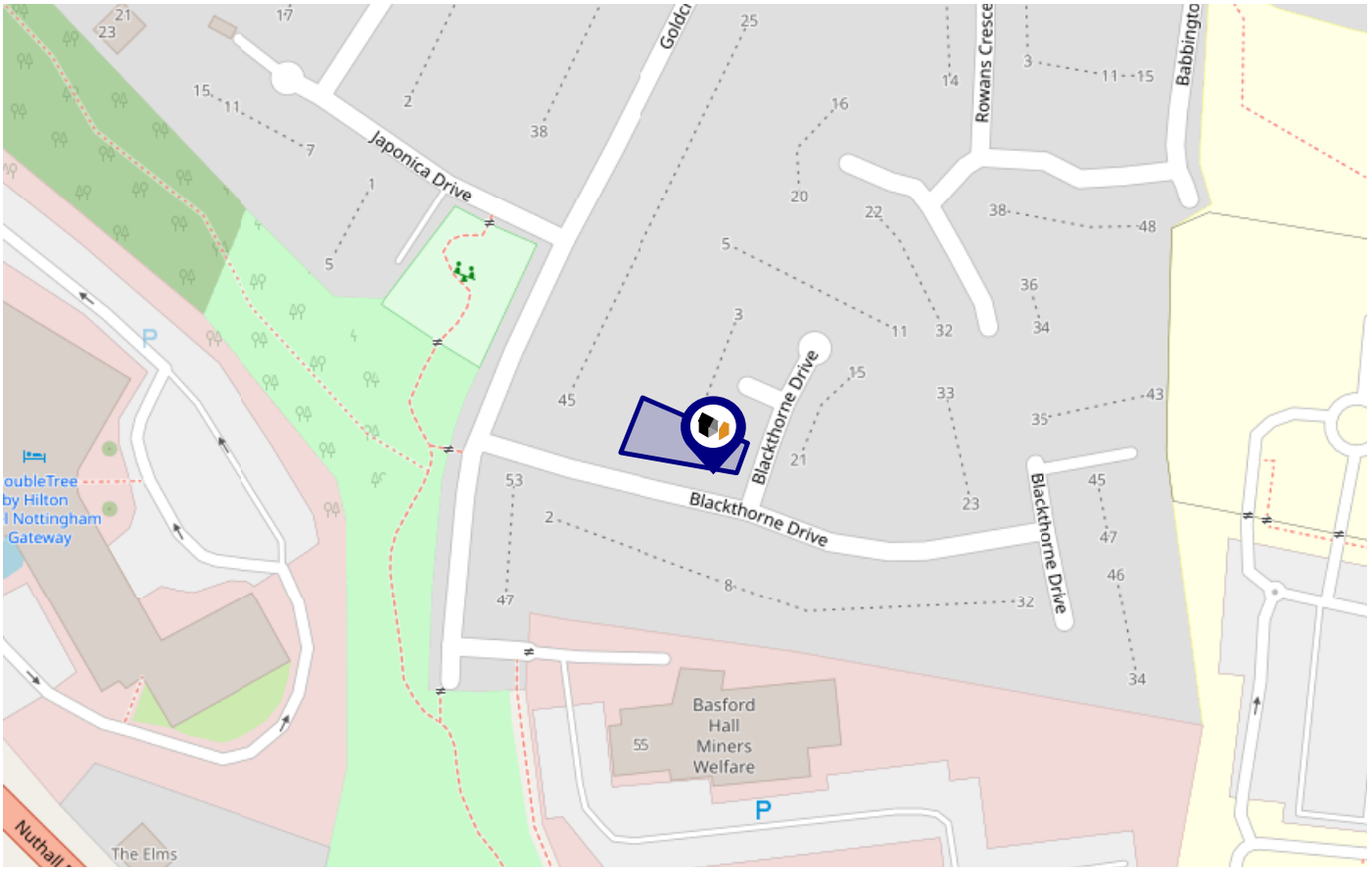
Flood Risk
Rivers & Seas - Flood Risk

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

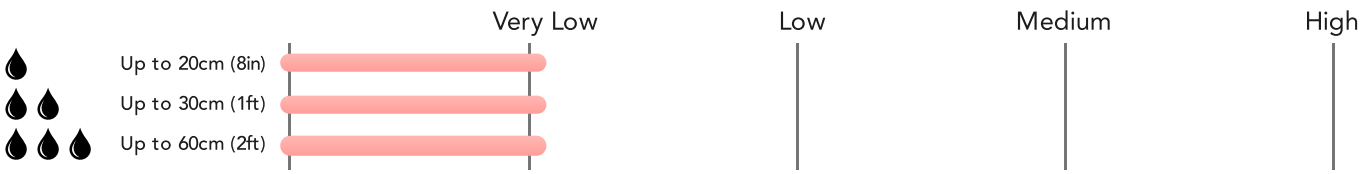


Risk Rating: Very low

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:



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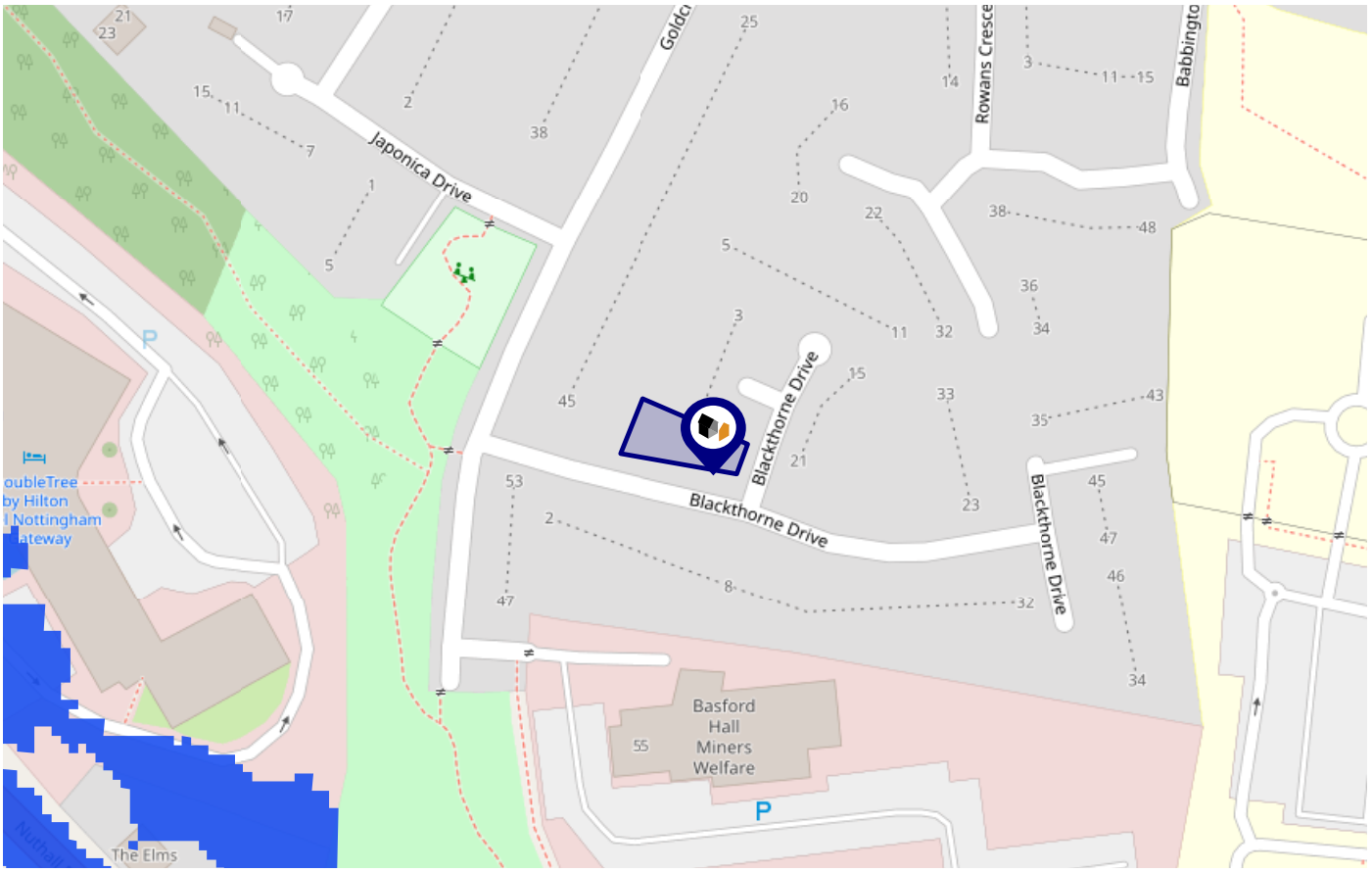
Flood Risk
Rivers & Seas - Climate Change

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.



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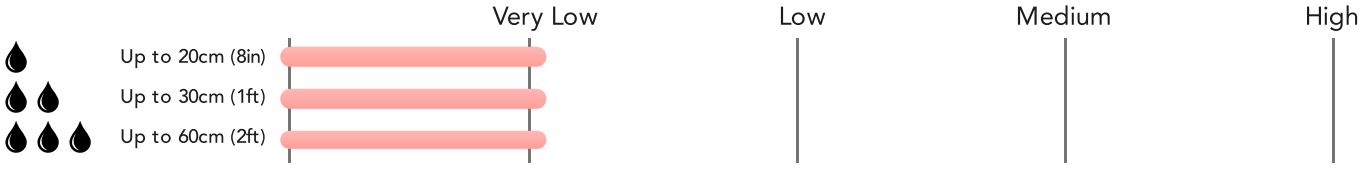

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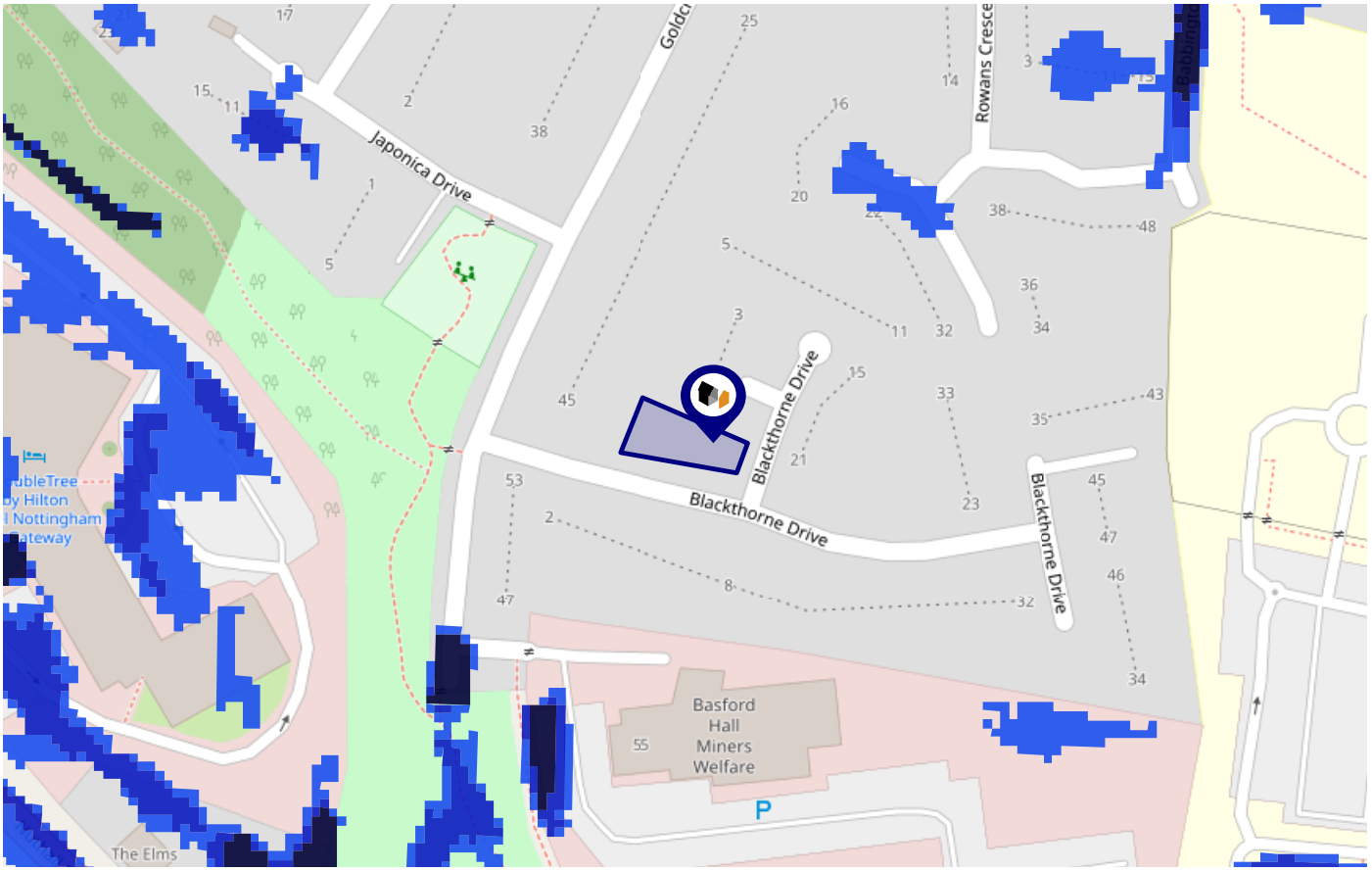
Flood Risk
Surface Water - Flood Risk

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



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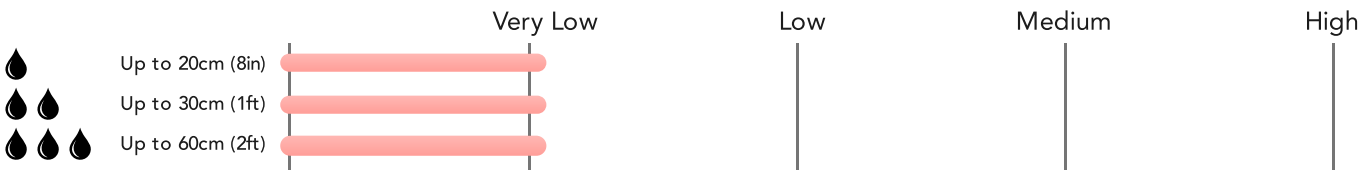

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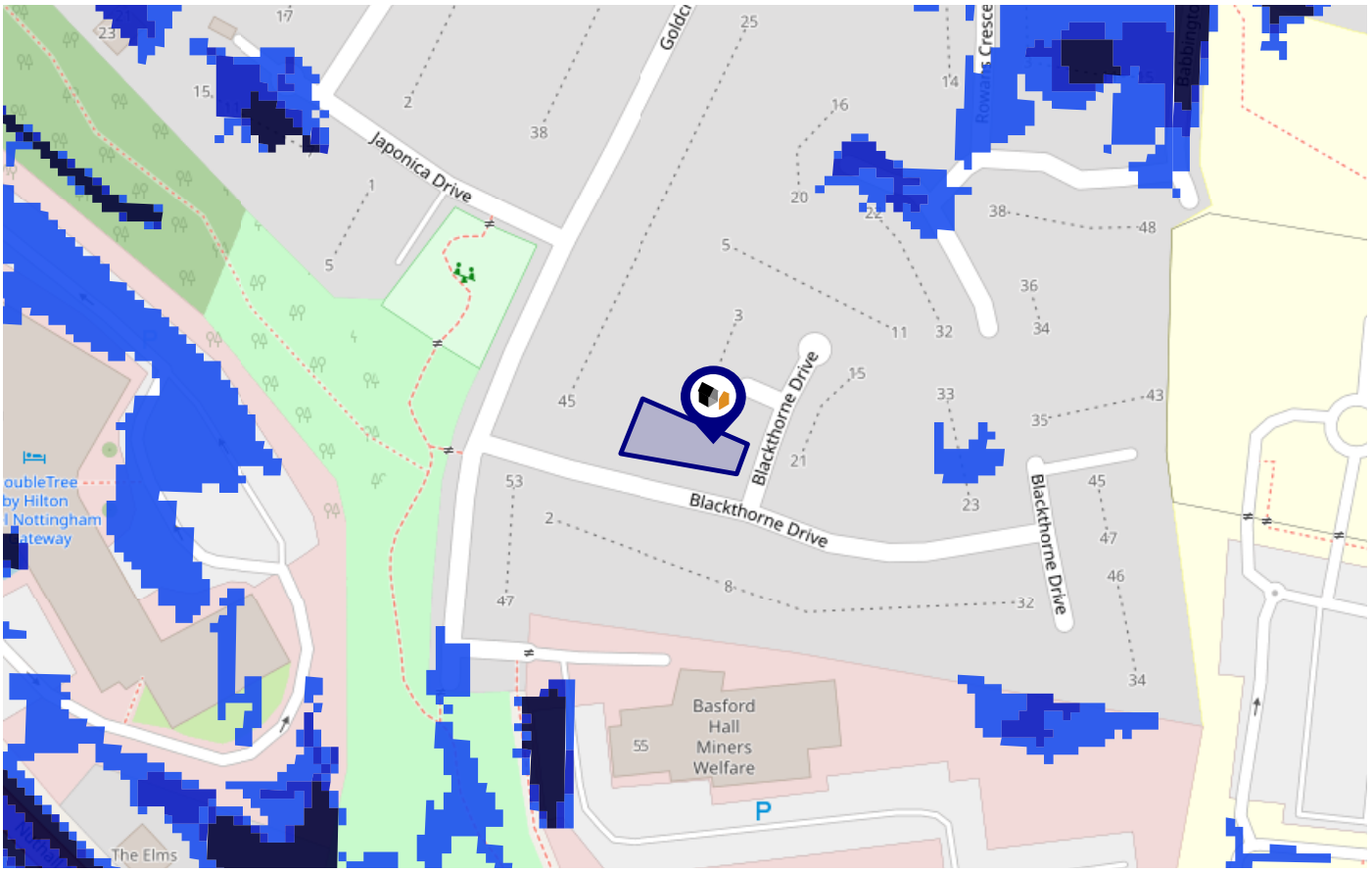
Flood Risk
Surface Water - Climate Change

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.



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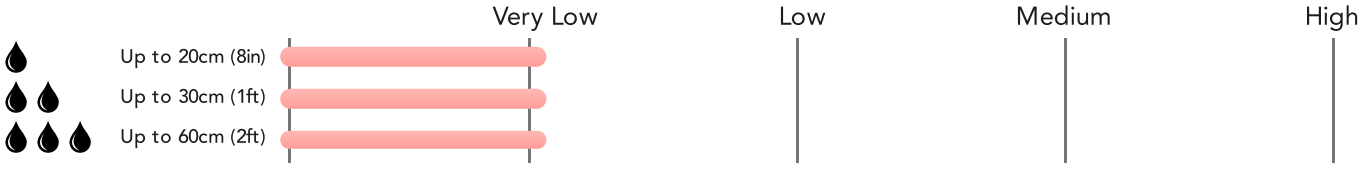

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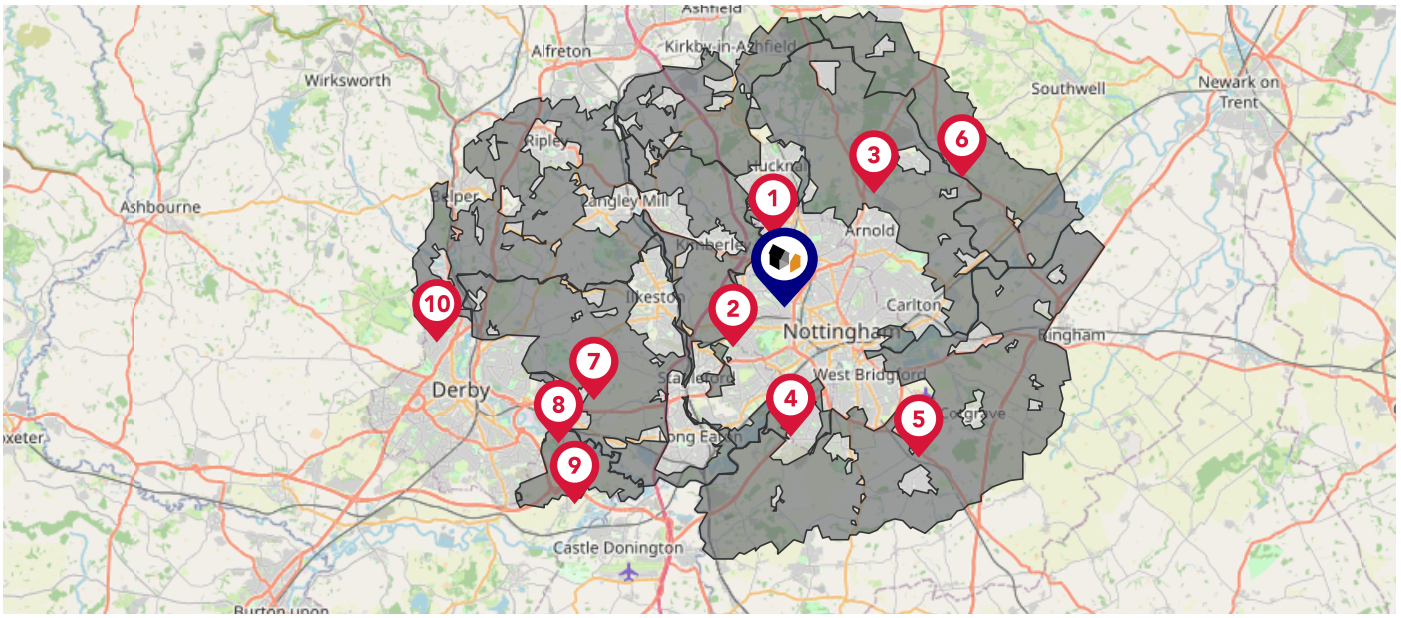
Maps
Green Belt

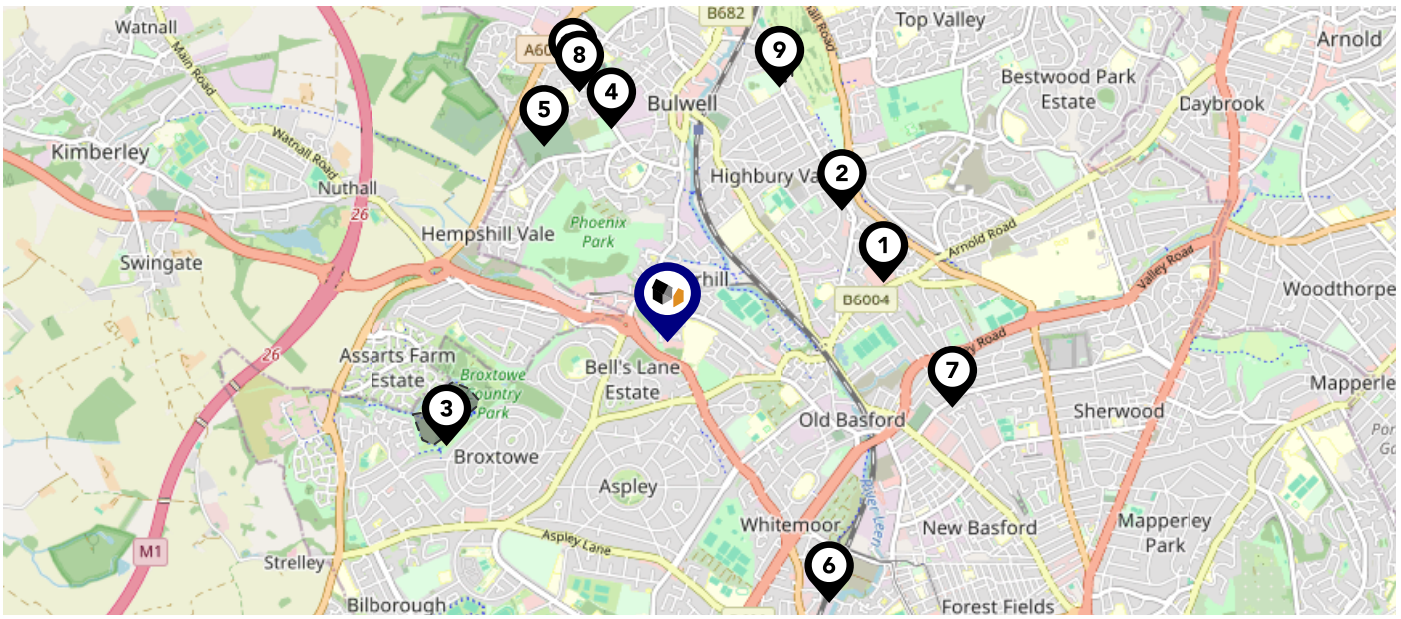
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Derby and Nottingham Green Belt - Ashfield
2	Derby and Nottingham Green Belt - Nottingham
3	Derby and Nottingham Green Belt - Gedling
4	Derby and Nottingham Green Belt - Broxtowe
5	Derby and Nottingham Green Belt - Rushcliffe
6	Derby and Nottingham Green Belt - Newark and Sherwood
7	Derby and Nottingham Green Belt - Erewash
8	Derby and Nottingham Green Belt - Derby
9	Derby and Nottingham Green Belt - South Derbyshire
10	Derby and Nottingham Green Belt - Amber Valley

Maps
Landfill Sites

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.

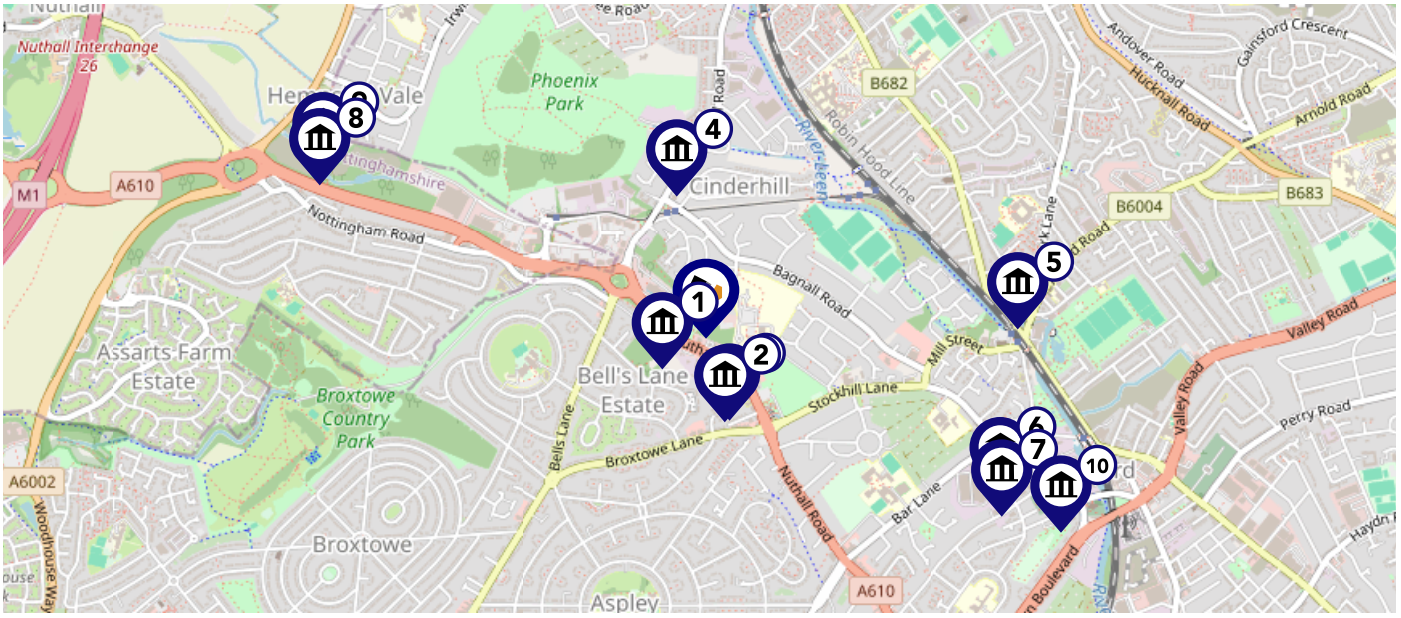


Nearby Landfill Sites

1	Gayhurst Road-Bulwell, Baswell, Nottingham, Nottinghamshire	Historic Landfill
2	Ransom Road-Kersall Road, Mapperley, Nottingham, Nottinghamshire	Historic Landfill
3	Broxtowe Tip-Broxstowe, Nottingham, Nottinghamshire	Historic Landfill
4	Thames Street Quarry Works-Thames Street, Bulwell	Historic Landfill
5	Sankeys Quarry-Hempshill Lane, Bulwell, Nottinghamshire	Historic Landfill
6	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill
7	Valley Road-Valley Road, Basford, Nottingham, Nottinghamshire	Historic Landfill
8	Sankeys Quarry-Hempsill Lane, Bulwell	Historic Landfill
9	St. Albans Road-Bulwell, Nottingham, Nottinghamshire	Historic Landfill
10	Bulwell Stone Quarry-Milford Close, Bulwell, Nottingham	Historic Landfill

Maps
Listed Buildings

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
1 1270626 - The Elms	Grade II	0.1 miles
2 1254861 - Christ Church	Grade II	0.2 miles
3 1254796 - War Memorial At East End Of Christ Church	Grade II	0.2 miles
4 1246787 - Numbers 1, 2 And 3 Bagnall Cottages And Attached Wall	Grade II	0.3 miles
5 1246293 - Old Pear Tree Public House And Attached Garden Wall	Grade II	0.7 miles
6 1246246 - Jj Murphy And Sons Limited	Grade II	0.8 miles
7 1271478 - Maltings	Grade II	0.8 miles
8 1248187 - Hempshill Hall	Grade II	0.9 miles
9 1254562 - Barn And Stable Range To North Of Hempshill Hall Farmhouse	Grade II	0.9 miles
10 1246779 - Gate, Piers, Railings And Dwarf Wall To Forecourt Of Basford House	Grade II	0.9 miles

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Area
Schools

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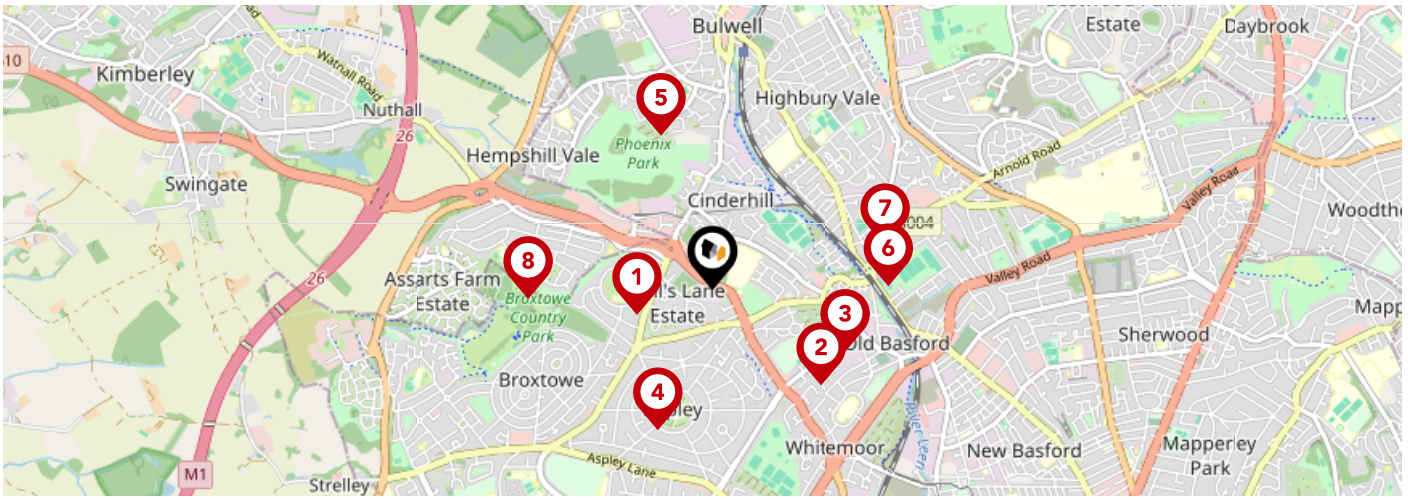

	Nursery	Primary	Secondary	College	Private
1 **Rosslyn Park Primary and Nursery School** Ofsted Rating: Good | Pupils: 635 | Distance:0.36	☐	☑	☐	☐	☐
2 **Ellis Guilford School** Ofsted Rating: Good | Pupils: 1277 | Distance:0.64	☐	☐	☑	☐	☐
3 **Old Basford School** Ofsted Rating: Good | Pupils: 470 | Distance:0.65	☐	☑	☐	☐	☐
4 **Ambleside Primary School** Ofsted Rating: Requires improvement | Pupils: 636 | Distance:0.67	☐	☑	☐	☐	☐
5 **Crabtree Farm Primary School** Ofsted Rating: Good | Pupils: 374 | Distance:0.72	☐	☑	☐	☐	☐
6 **Green Crescent School** Ofsted Rating: Good | Pupils: 170 | Distance:0.78	☐	☑	☐	☐	☐
7 **Southwark Primary School** Ofsted Rating: Good | Pupils: 673 | Distance:0.79	☐	☑	☐	☐	☐
8 **Horsendale Primary School** Ofsted Rating: Good | Pupils: 208 | Distance:0.83	☐	☑	☐	☐	☐

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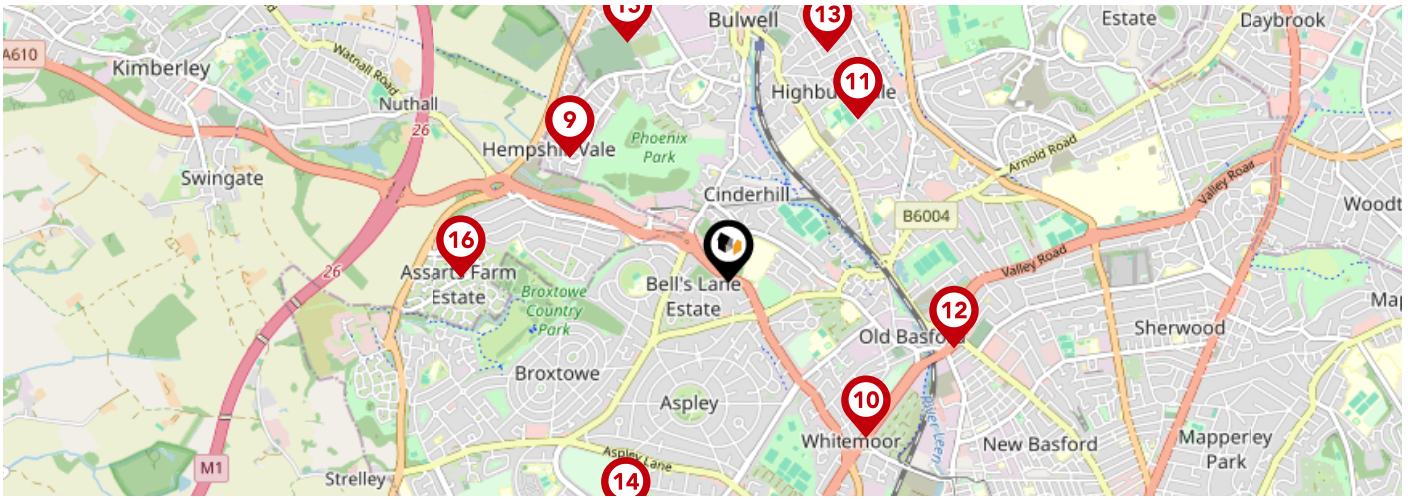
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Hempshill Hall Primary School Ofsted Rating: Good | Pupils: 434 | Distance:0.9	☐	☑	☐	☐	☐
10 Whitemoor Academy (Primary and Nursery) Ofsted Rating: Good | Pupils: 425 | Distance:0.92	☐	☑	☐	☐	☐
11 Our Lady of Perpetual Succour Catholic Primary School Ofsted Rating: Good | Pupils: 237 | Distance:0.92	☐	☑	☐	☐	☐
12 Heathfield Primary and Nursery School Ofsted Rating: Good | Pupils: 702 | Distance:1.05	☐	☑	☐	☐	☐
13 Cantrell Primary and Nursery School Ofsted Rating: Good | Pupils: 443 | Distance:1.12	☐	☑	☐	☐	☐
14 St Teresa's Catholic Primary School Ofsted Rating: Outstanding | Pupils: 420 | Distance:1.16	☐	☑	☐	☐	☐
15 Snape Wood Primary and Nursery School Ofsted Rating: Requires improvement | Pupils: 155 | Distance:1.16	☐	☑	☐	☐	☐
16 Mornington Primary School Ofsted Rating: Good | Pupils: 285 | Distance:1.2	☐	☑	☐	☐	☐

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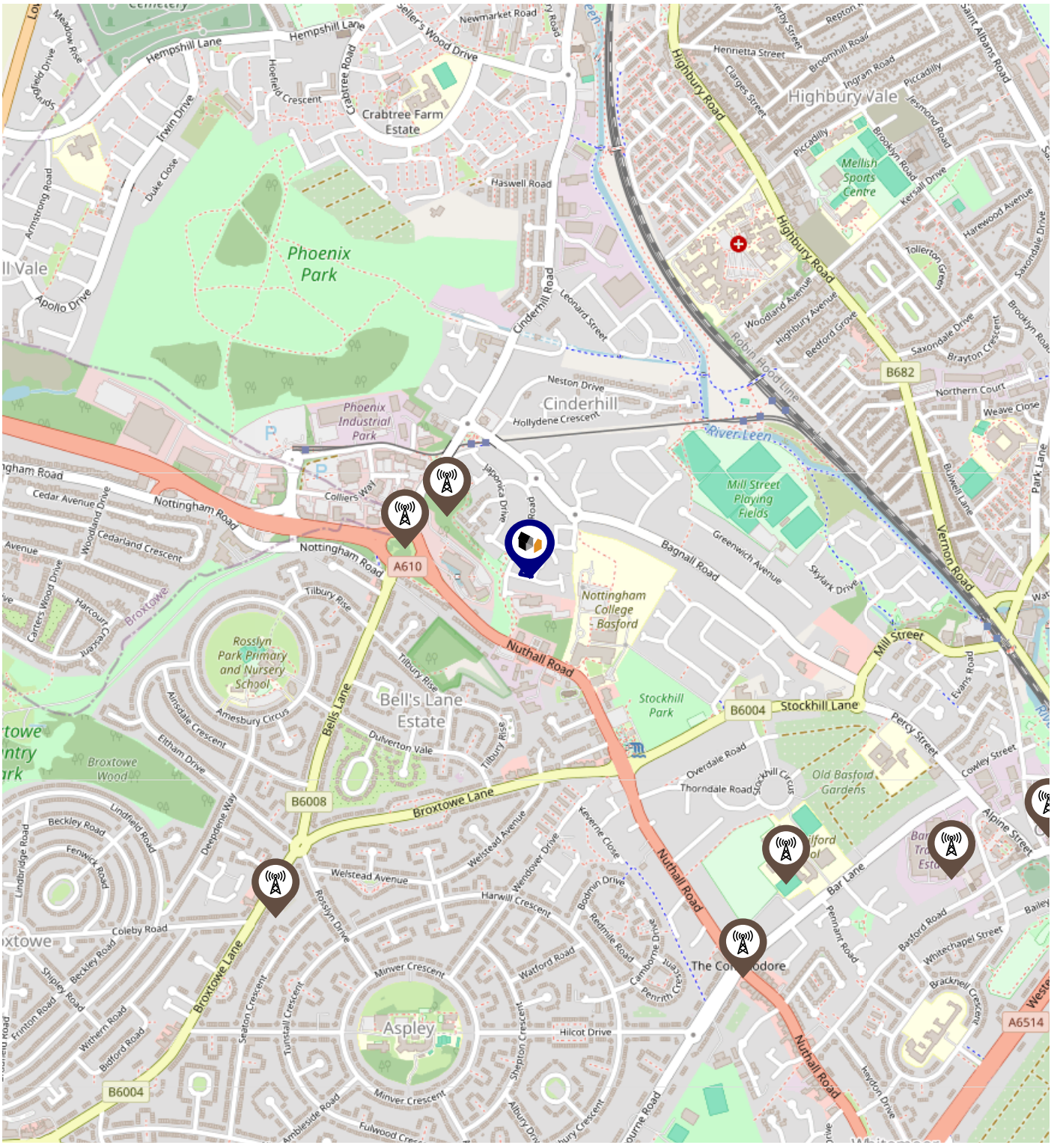
Local Area
Masts & Pylons



Key:

Power Pylons

Communication Masts

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Environment
Radon Gas

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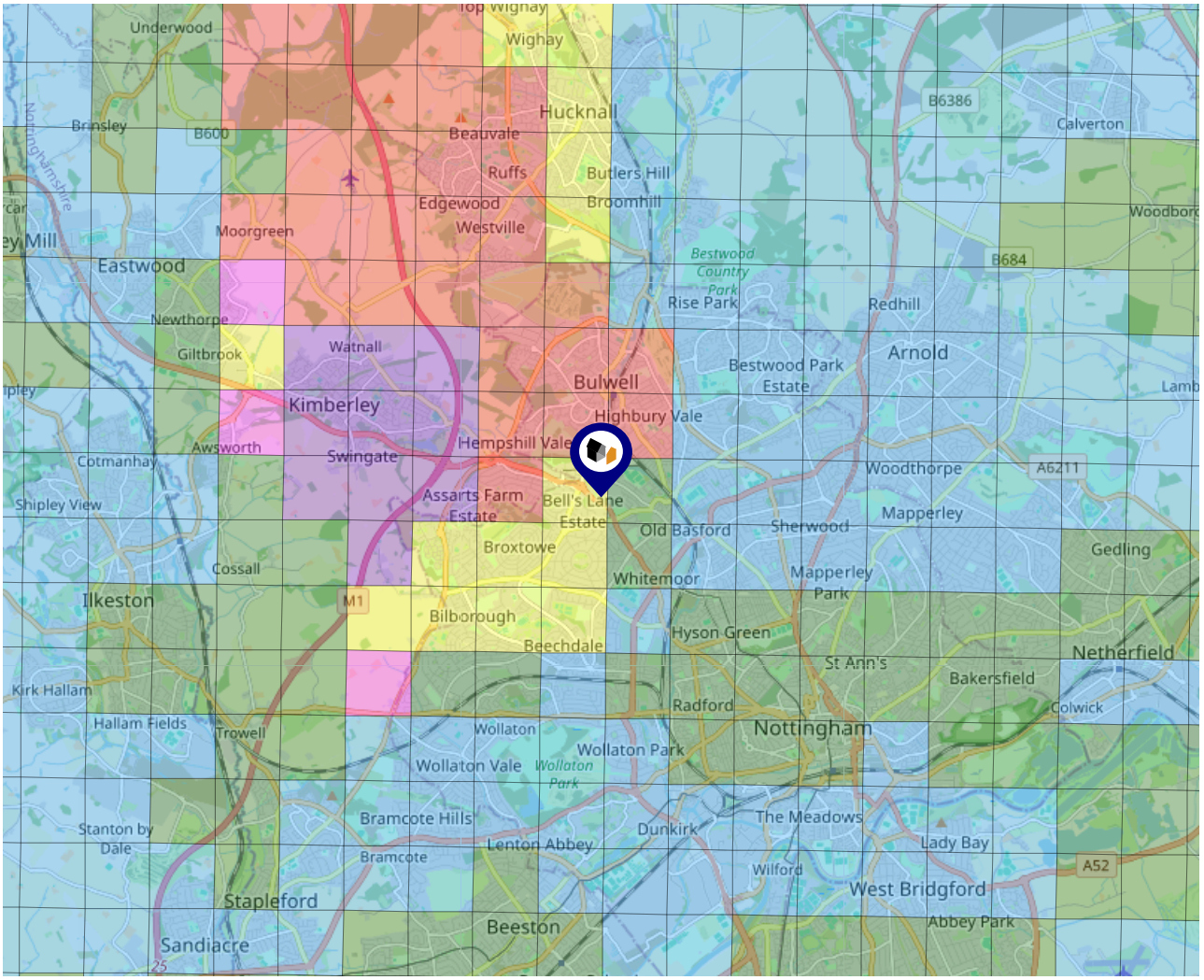
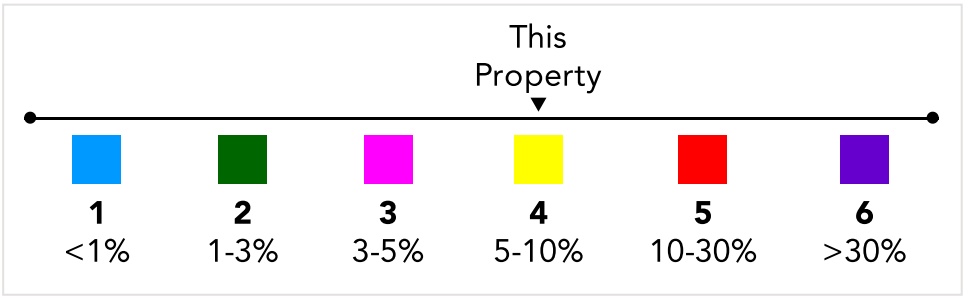
What is Radon?

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).





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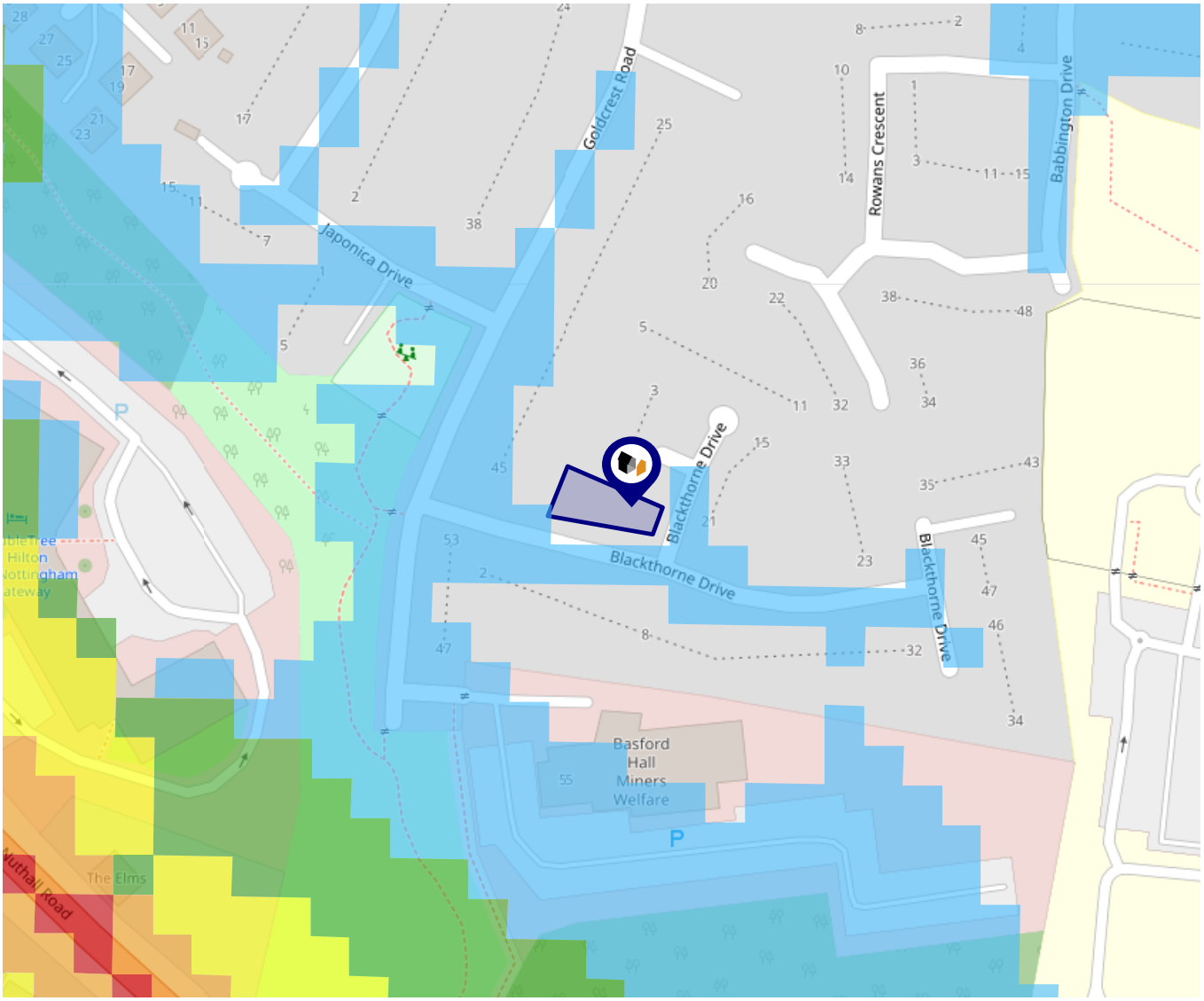
Local Area
Road Noise



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

Environment
Soils & Clay

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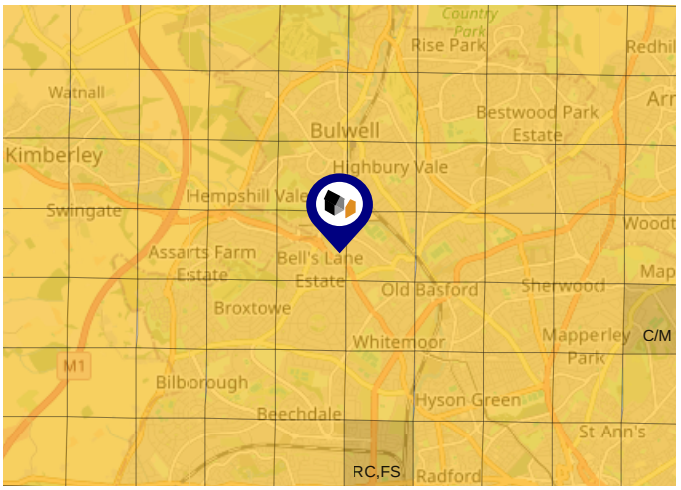
Ground Composition for this Address (Surrounding square kilometer zone around property)

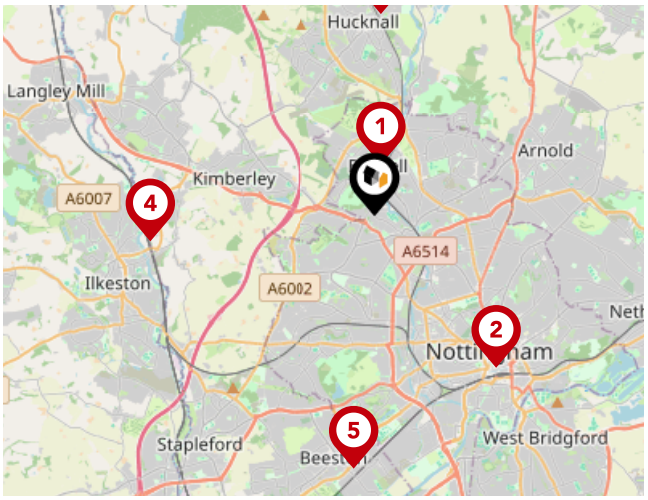
Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

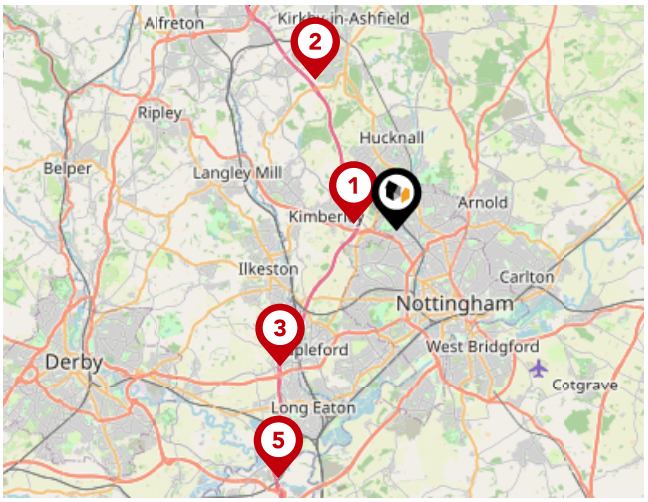
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area
Transport (National)



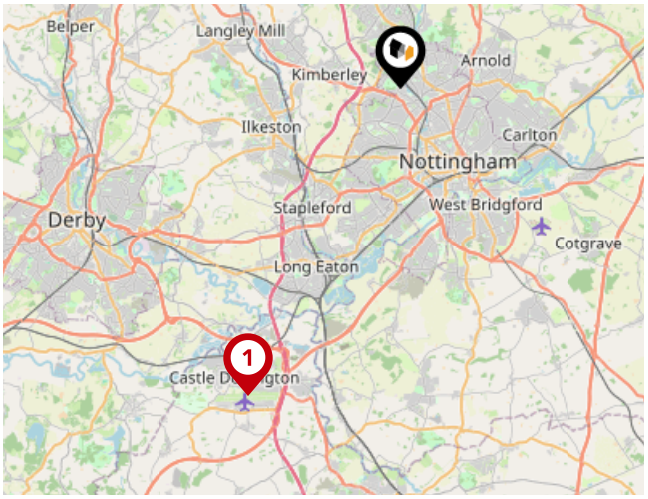
National Rail Stations

Pin	Name	Distance
1	Bulwell Rail Station	0.93 miles
2	Nottingham Rail Station	3.46 miles
3	Hucknall Rail Station	3.6 miles
4	Ilkeston Rail Station	4.03 miles
5	Beeston Rail Station	4.53 miles



Trunk Roads/Motorways

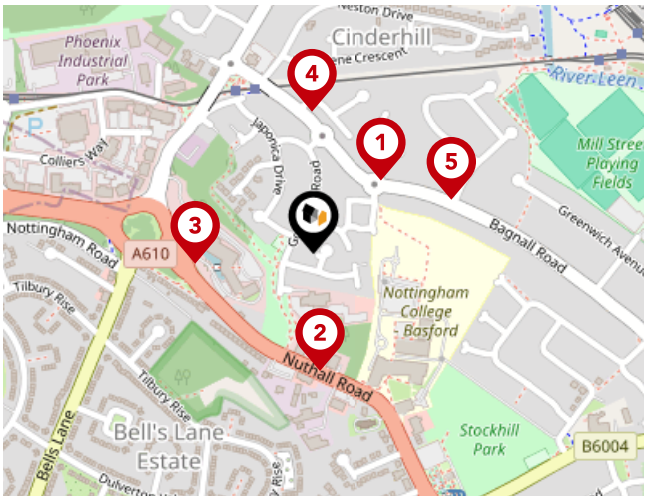
Pin	Name	Distance
1	M1 J26	1.54 miles
2	M1 J27	6.07 miles
3	M1 J25	6.43 miles
4	M1 J28	9.54 miles
5	M1 J24A	9.84 miles



Airports/Helipads

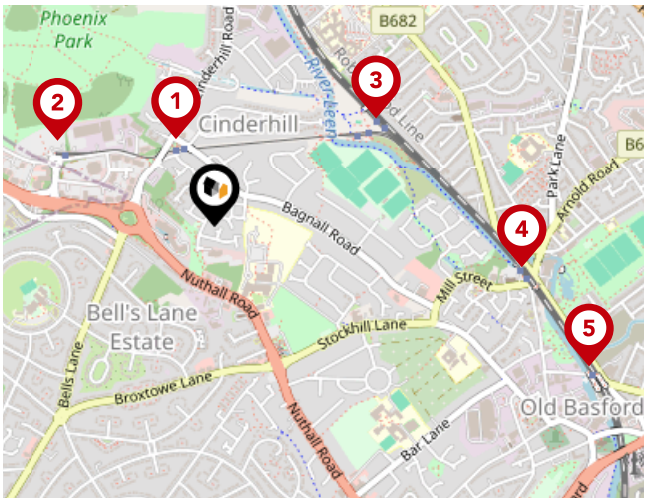
Pin	Name	Distance
1	East Midlands Airport	12.28 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sycamore Rise	0.11 miles
2	Basford Hall College	0.13 miles
3	Cinderhill Island	0.13 miles
4	Tricornia Drive	0.15 miles
5	Christina Avenue	0.16 miles



Local Connections

Pin	Name	Distance
1	Cinderhill Tram Stop	0.21 miles
2	Phoenix Park Tram Stop	0.39 miles
3	Highbury Vale Tram Stop	0.43 miles
4	David Lane Tram Stop	0.69 miles
5	Basford Tram Stop	0.89 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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.

Martin & Co - Hucknall
Testimonials

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

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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.

Powered by sprift
Know any property instantly

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MARTIN&CO

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Environment Agency

Historic England

Office for National Statistics

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