

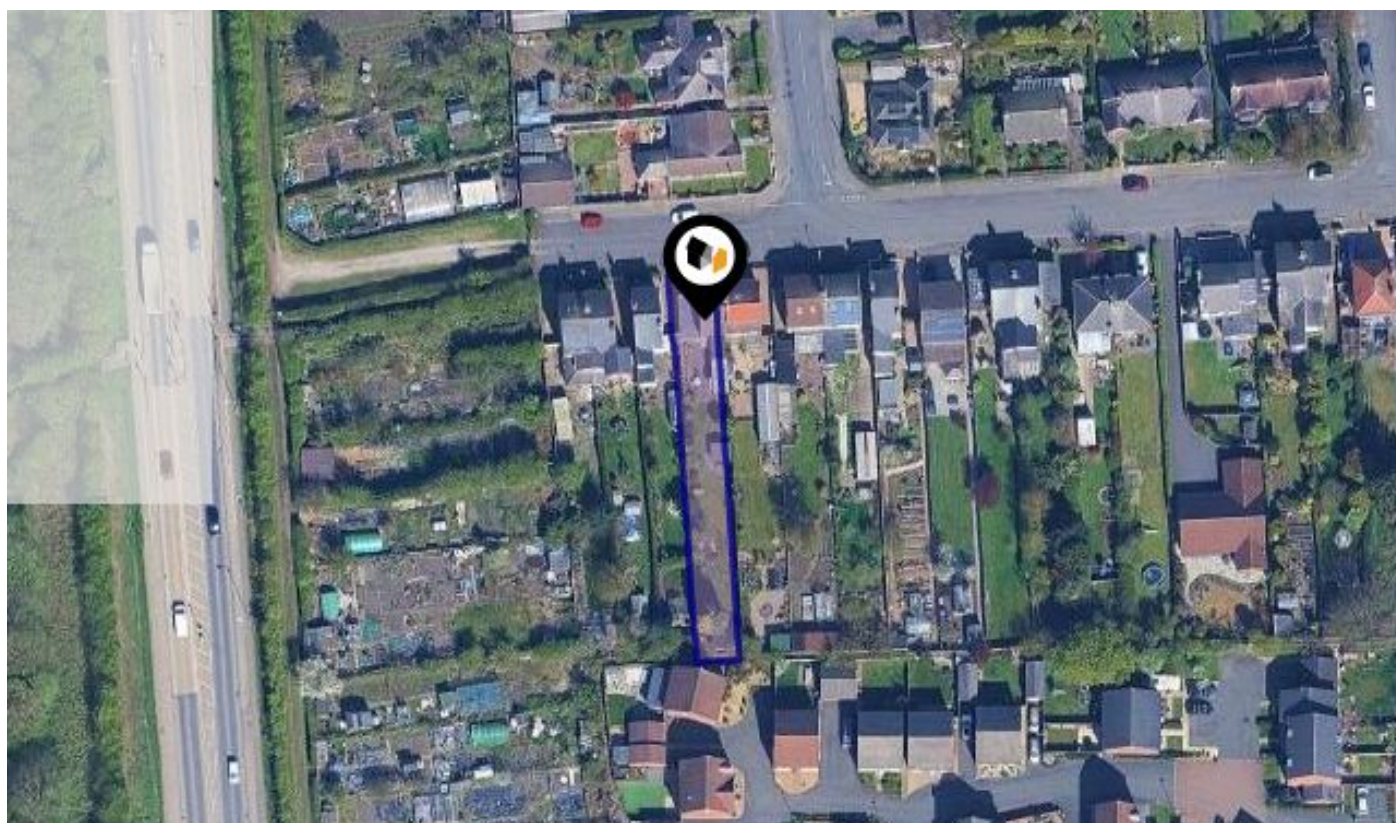


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



GARDEN ROAD, HUCKNALL, NOTTINGHAM, NG15

Martin & Co - Hucknall

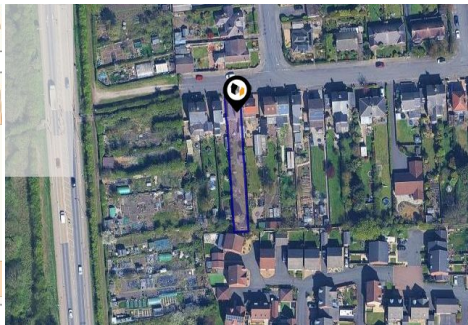
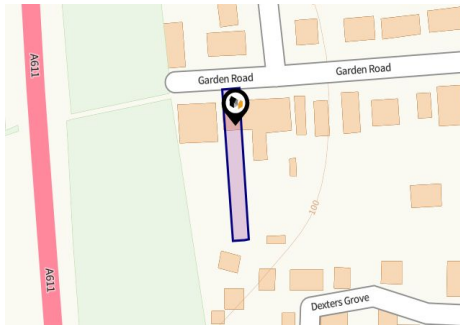
36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band B		
Annual Estimate:	£2,029		
Title Number:	NT583224		

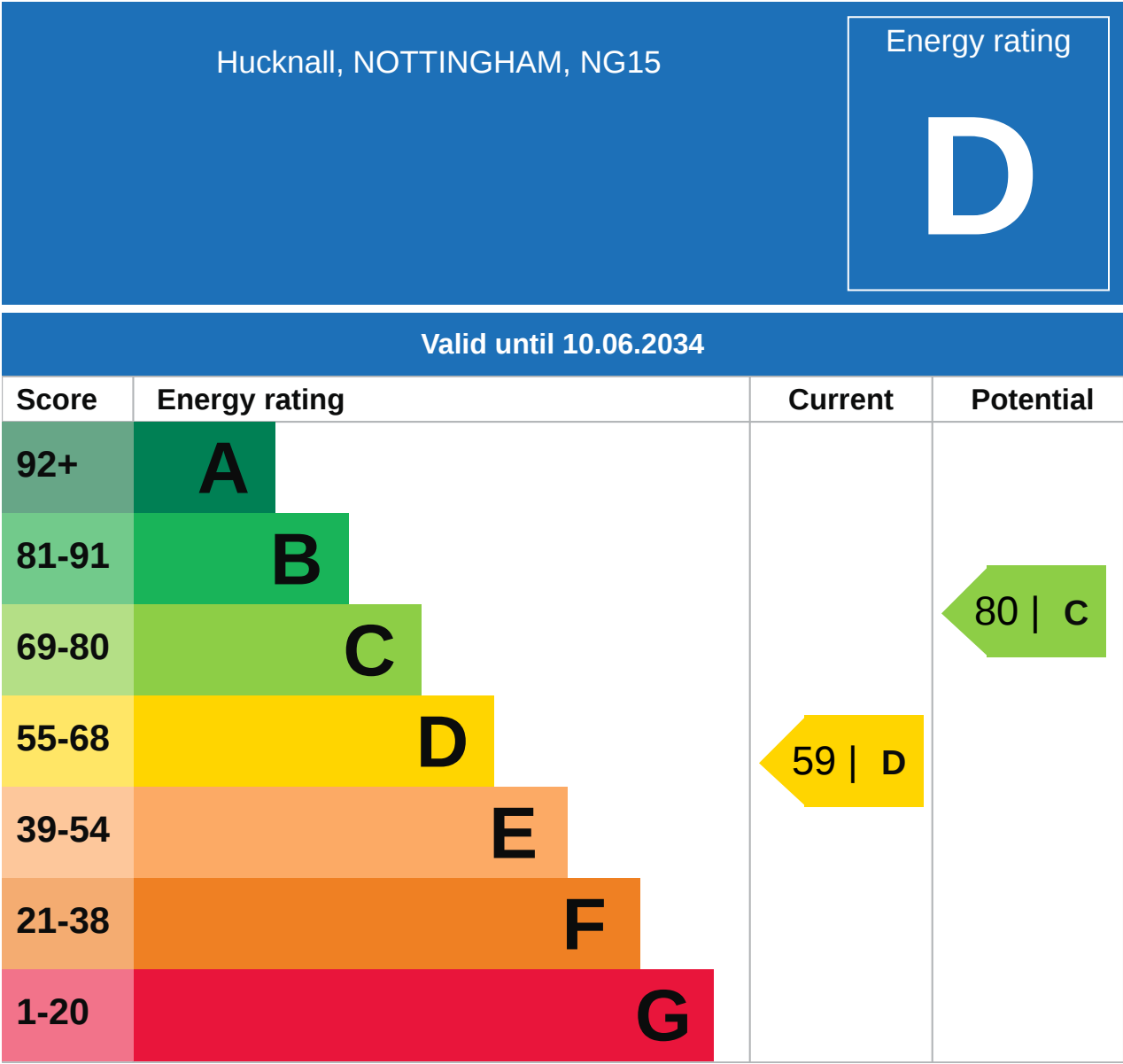
Local Area

Local Authority:	Ashfield	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	10 mb/s	60 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O ₂	
				

Planning records for: ***Garden Road, Hucknall, Nottingham, NG15***

Reference - V/1978/0438	
Decision:	Conditional
Date:	03rd May 1978
Description:	Extension for garage

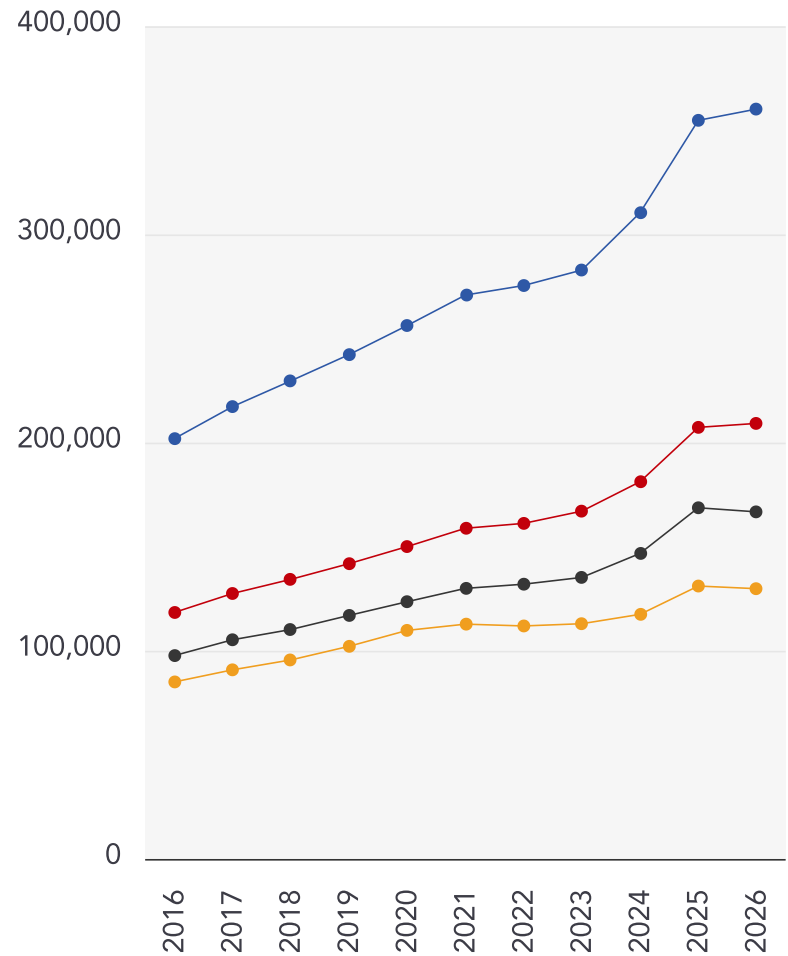
Reference - V/1974/0137	
Decision:	Conditional
Date:	06th June 1974
Description:	Garage with bedroom over



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	80 m ²

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



Detached

+78.41%

Semi-Detached

+76.69%

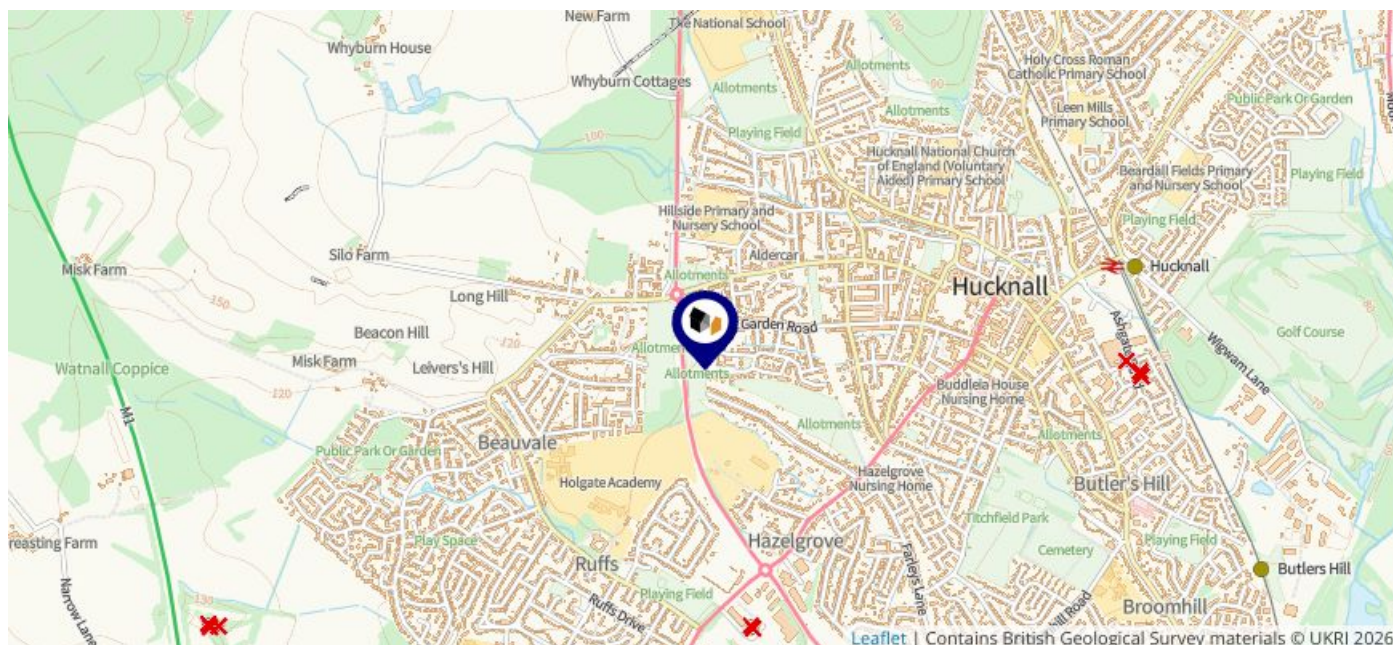
Terraced

+70.66%

Flat

+52.67%

This map displays nearby coal mine entrances and their classifications.



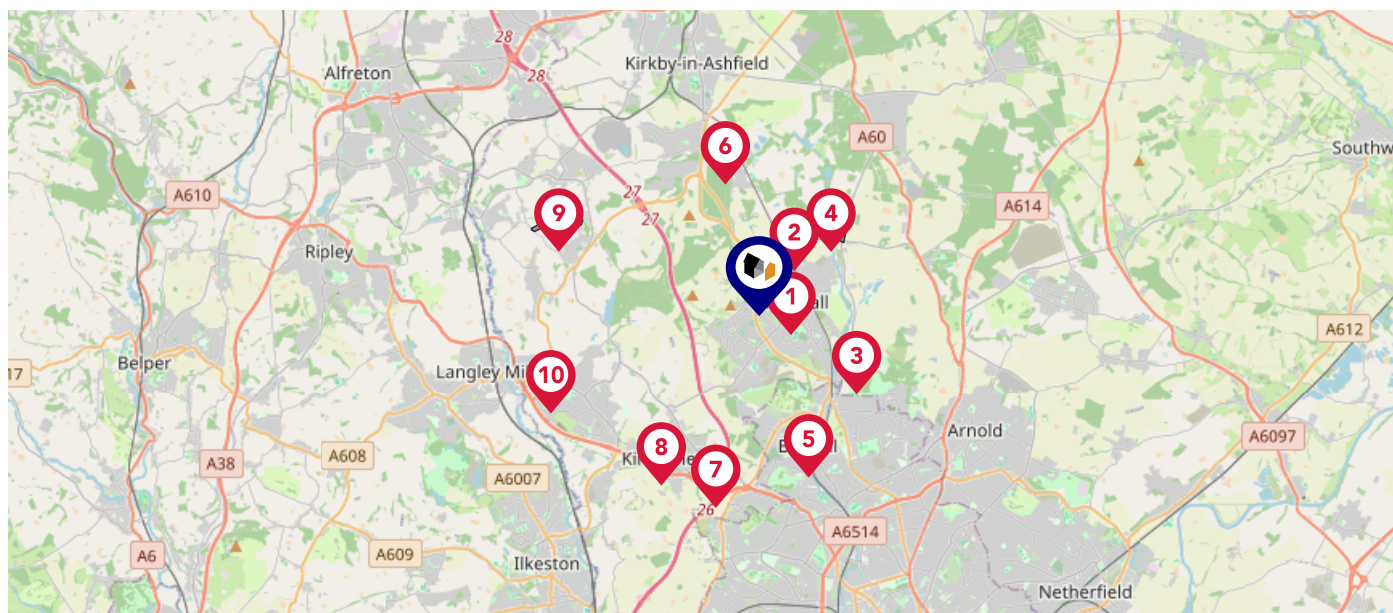
Mine Entry

- ✕ 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.

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

Hucknall

2

Linby

3

Bestwood Village

4

Papplewick

5

Bulwell

6

Annesley

7

Nuthall

8

Kimberley

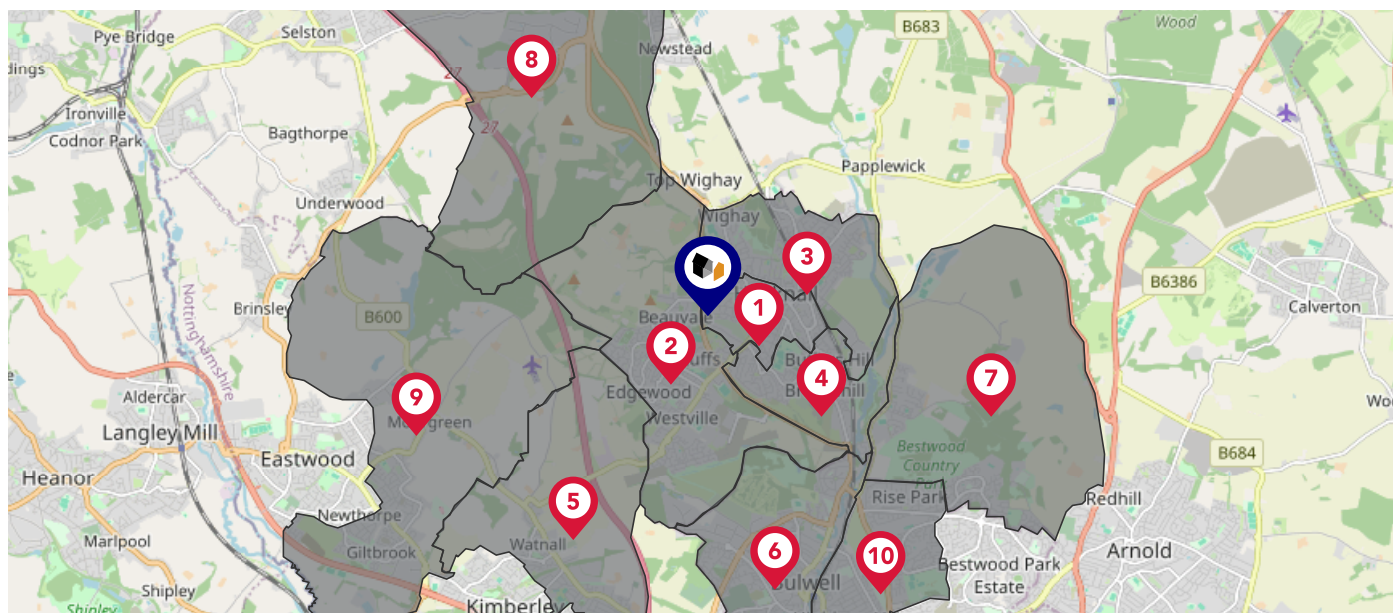
9

Lower Bagthorpe

10

Eastwood

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

Hucknall Central Ward

2

Hucknall West Ward

3

Hucknall North Ward

4

Hucknall South Ward

5

Watnall & Nuthall West Ward

6

Bulwell Ward

7

Bestwood St. Albans Ward

8

Annesley & Kirkby Woodhouse Ward

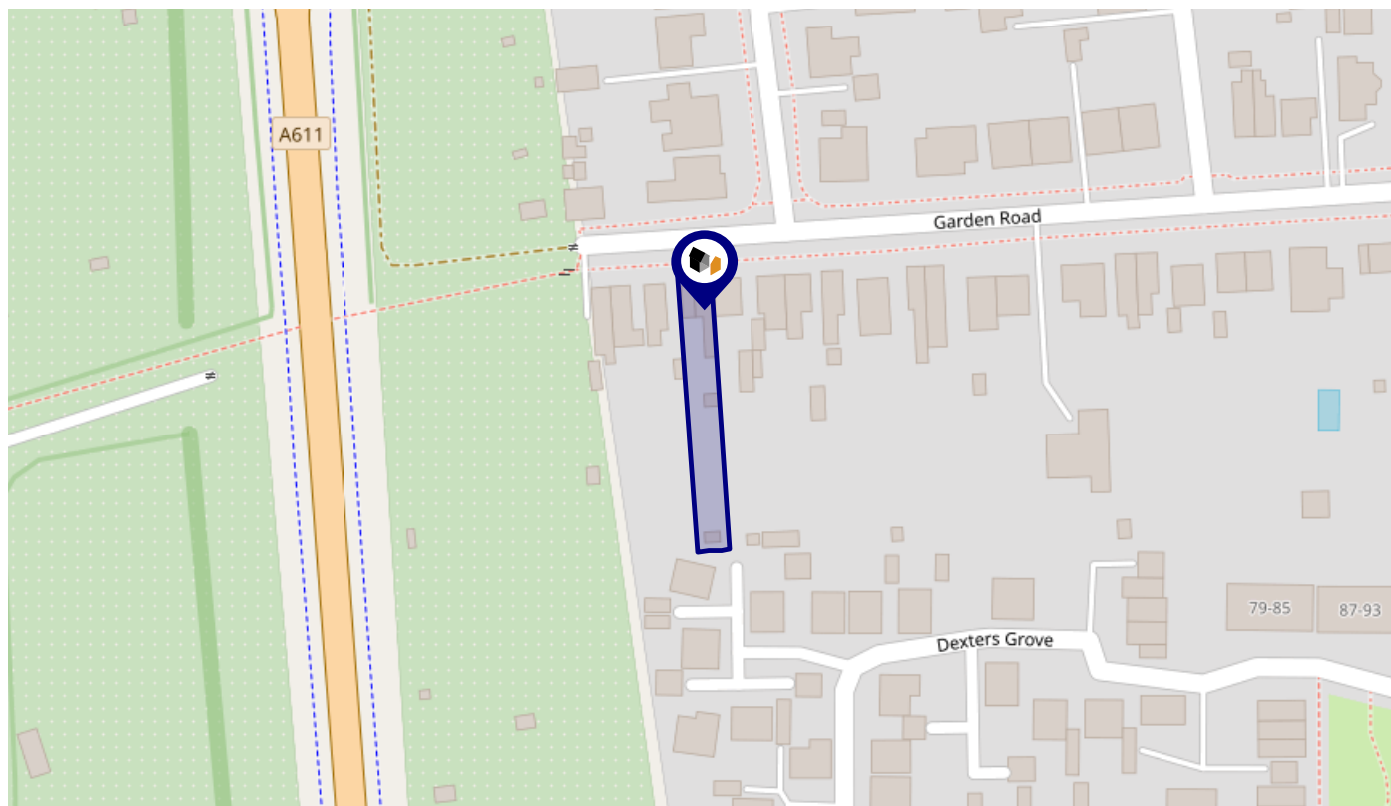
9

Greasley Ward

10

Bulwell Forest 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.

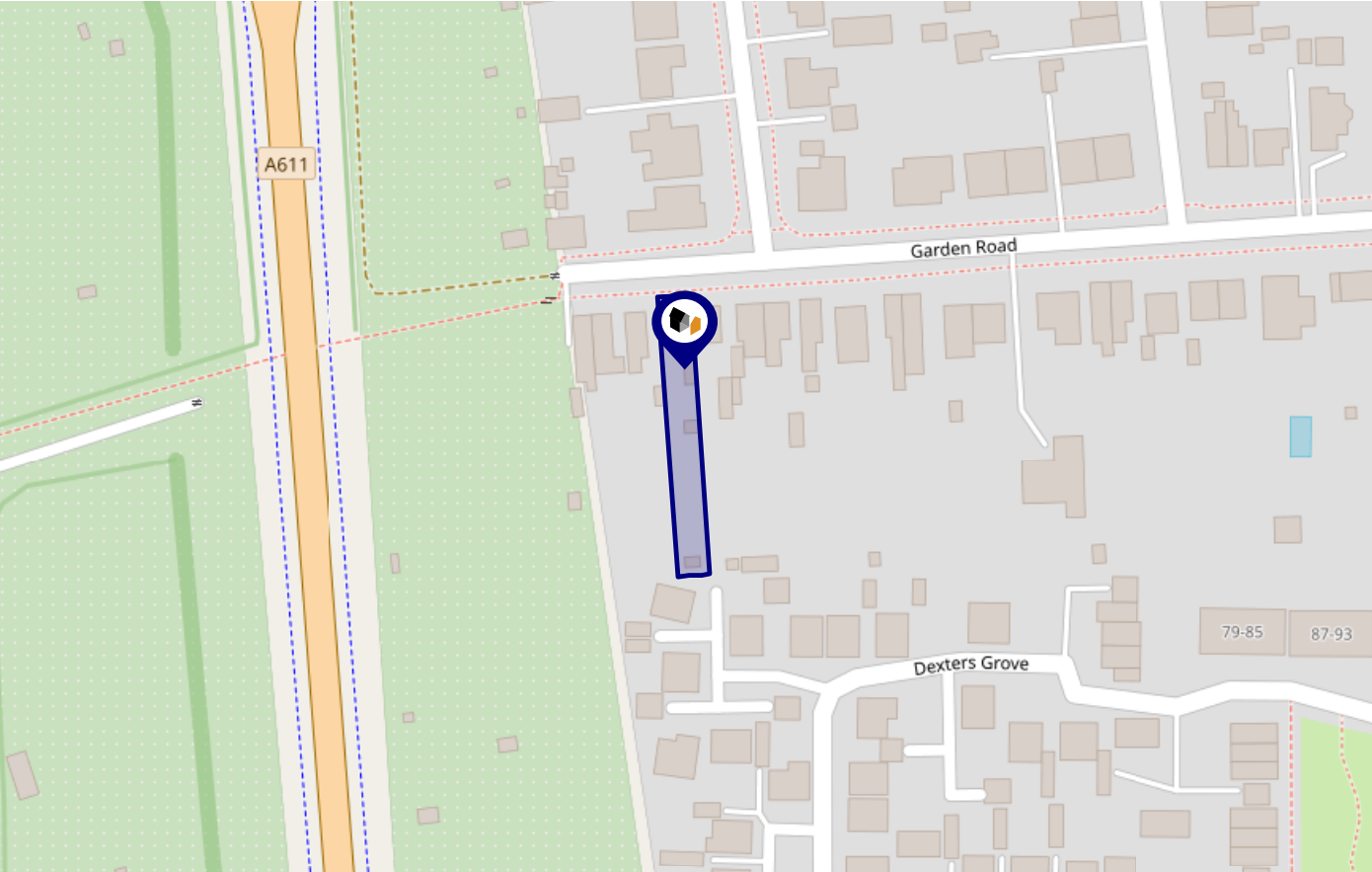
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

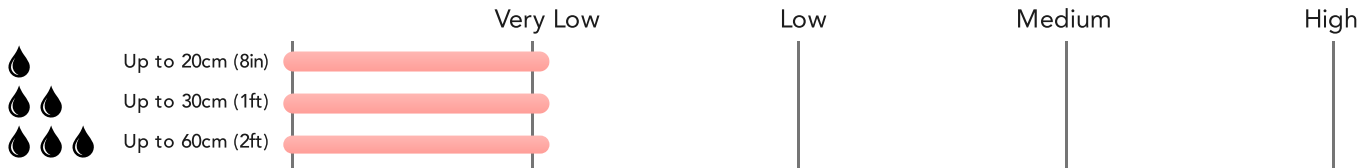


Risk Rating: Very low

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.

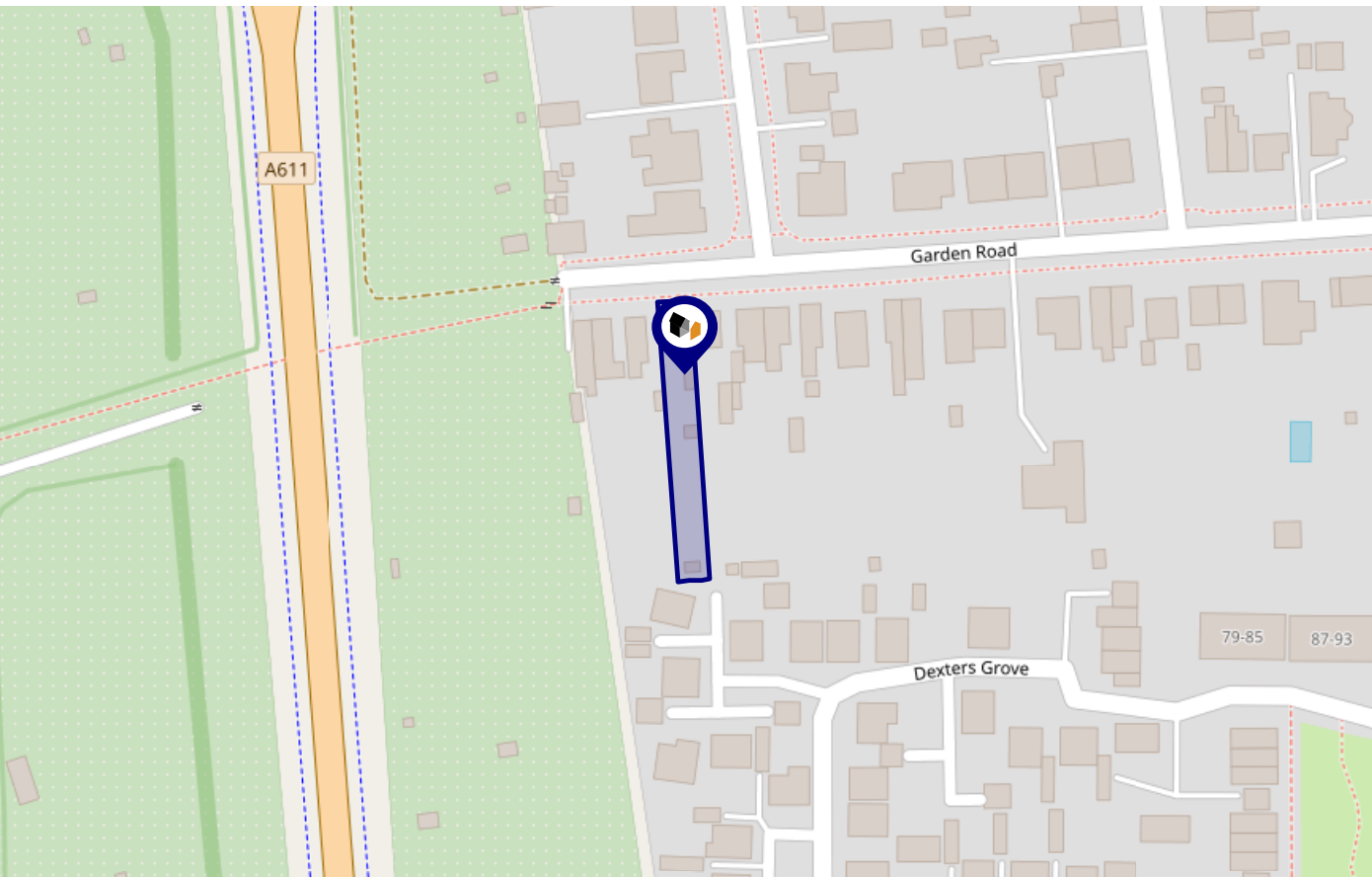
Chance of flooding to the following depths at this property:



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.

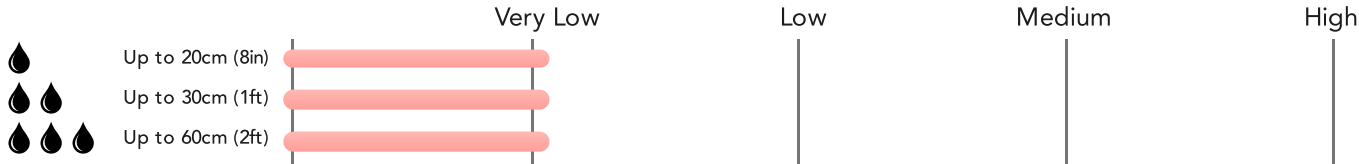


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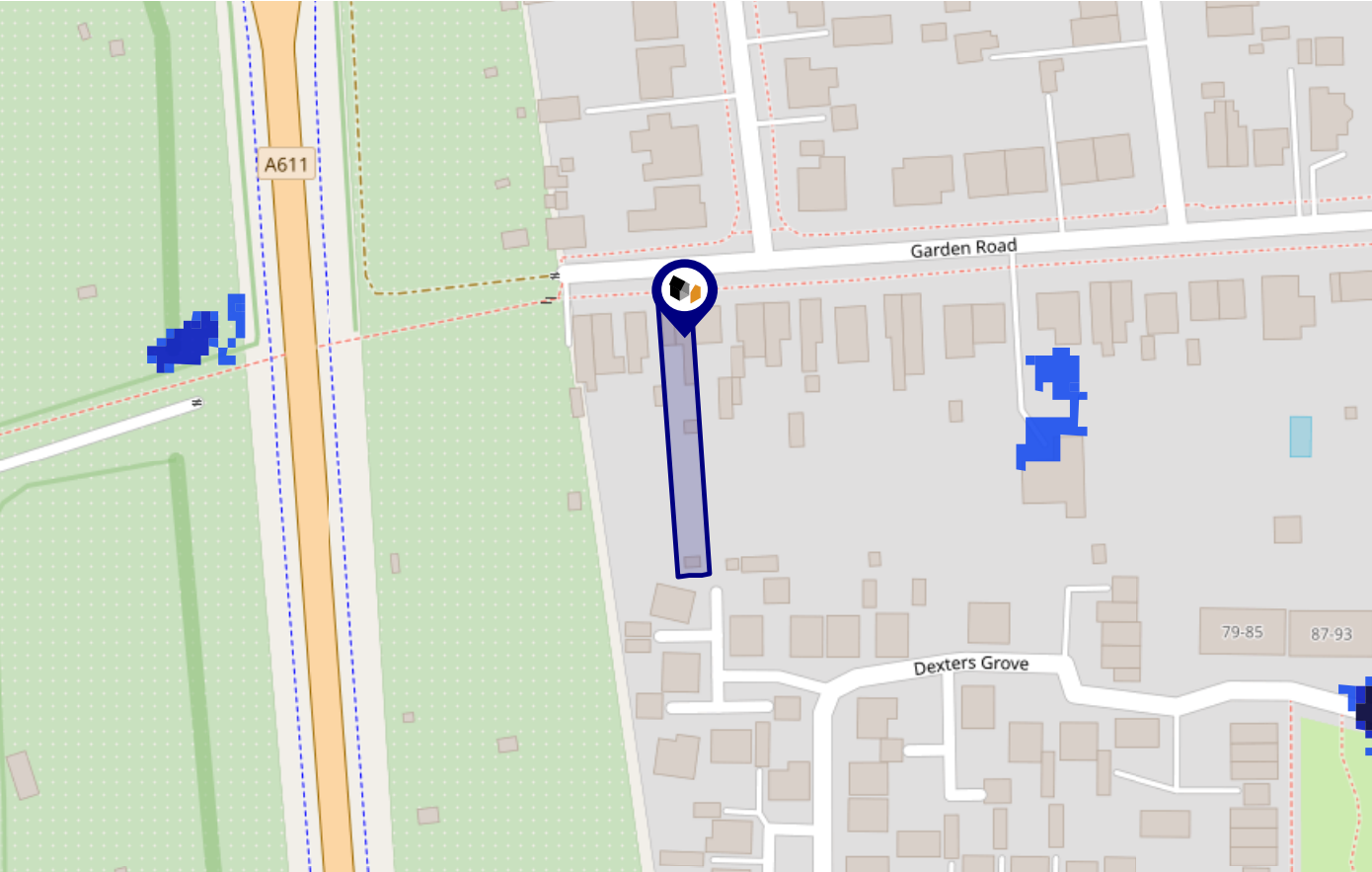
Chance of flooding to the following depths at this property:



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.

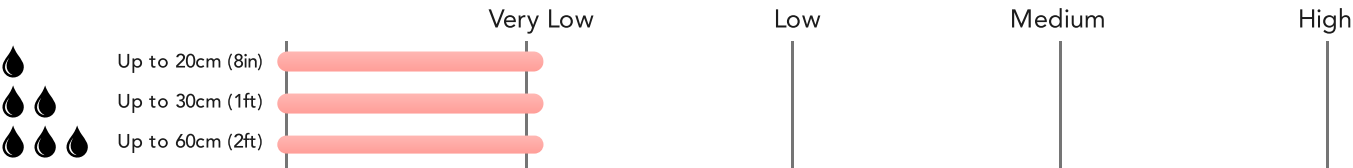


Risk Rating: Very low

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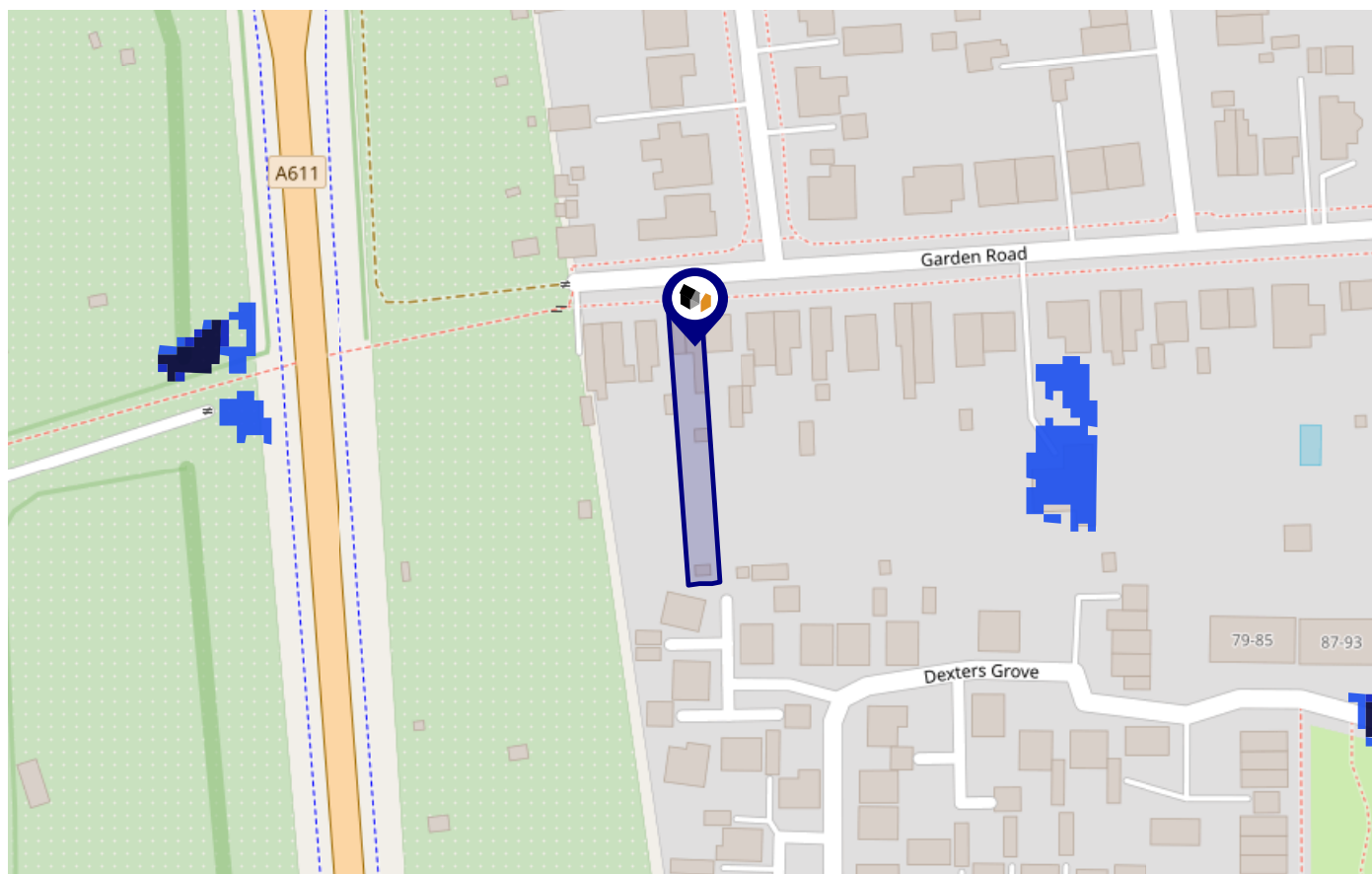
Chance of flooding to the following depths at this property:



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.

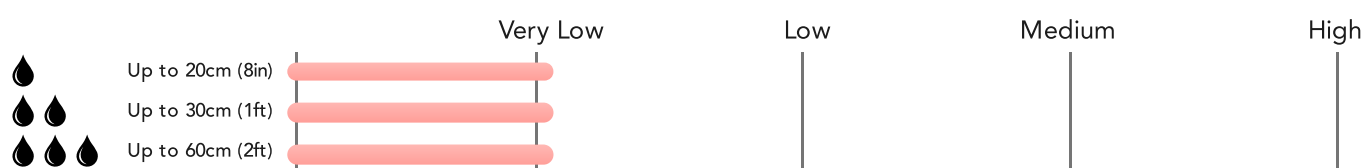


Risk Rating: Very low

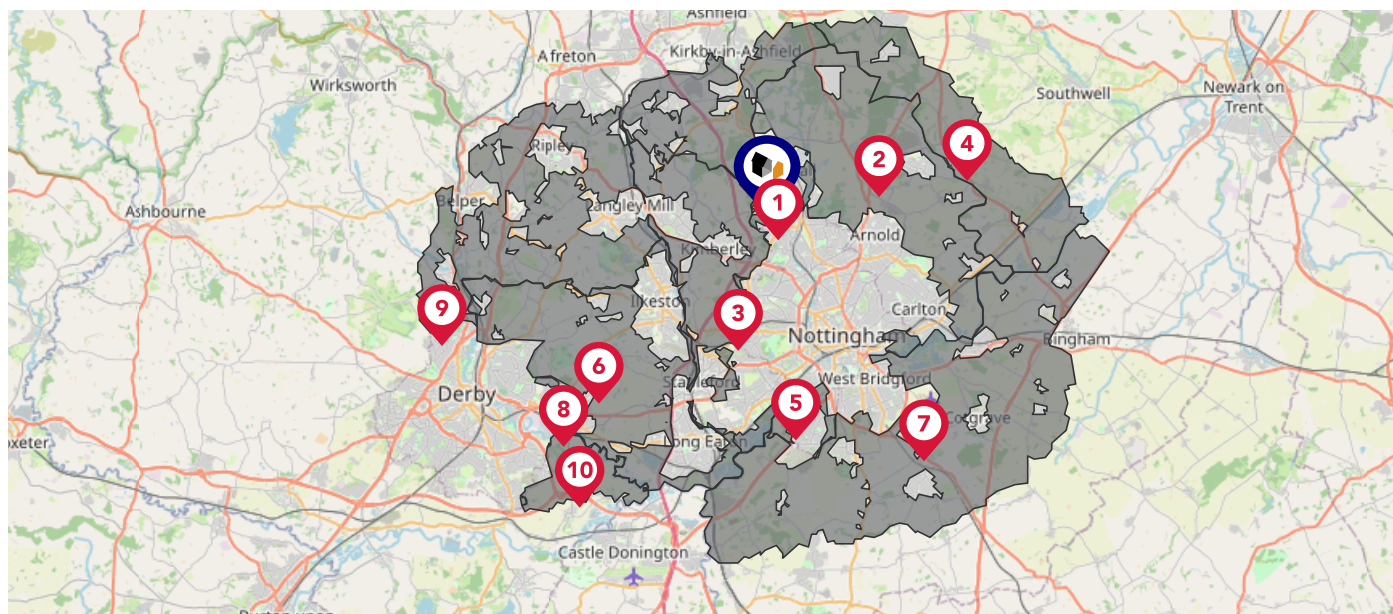
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Chance of flooding to the following depths at this property:



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 - Nottingham



Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Derby

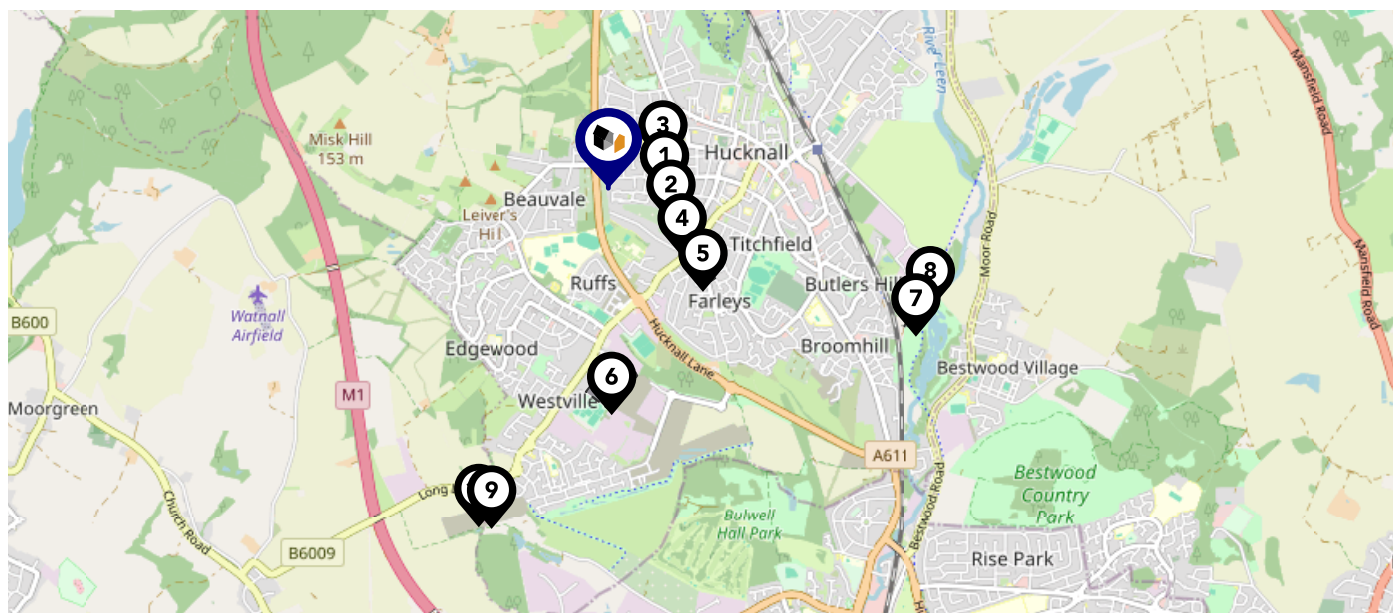


Derby and Nottingham Green Belt - Amber Valley



Derby and Nottingham Green Belt - South Derbyshire

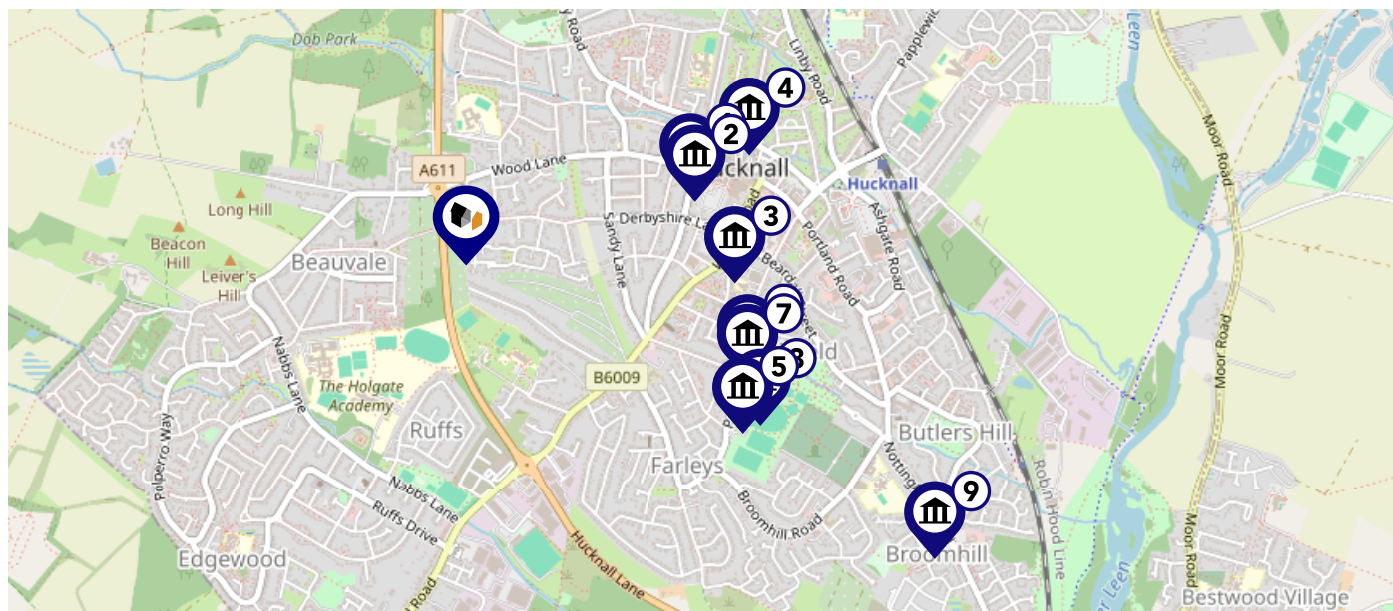
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



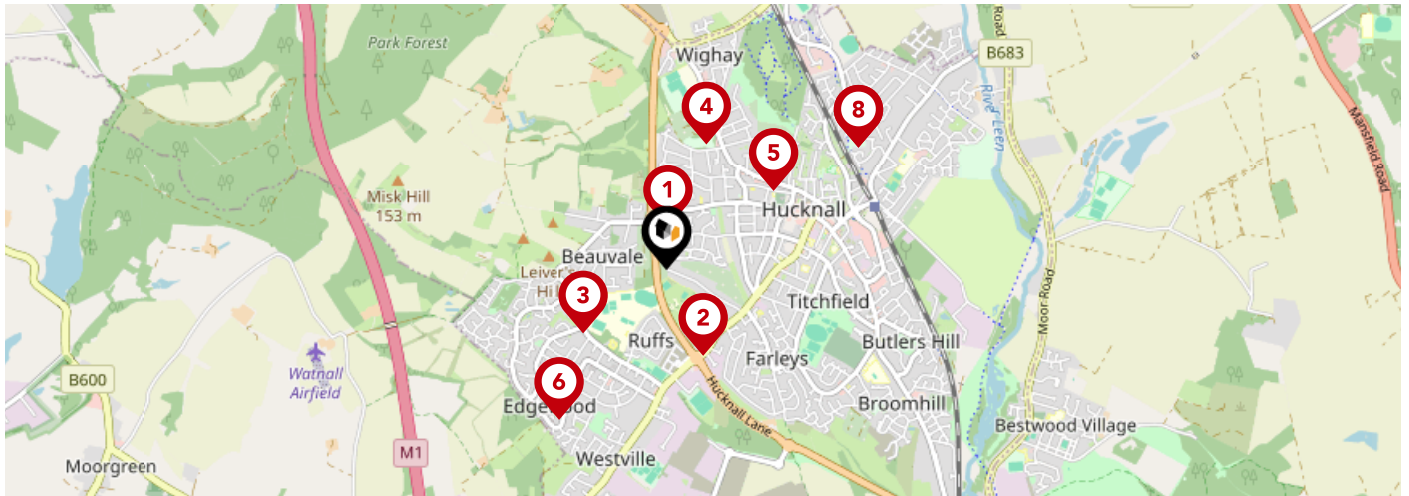
Nearby Landfill Sites

1	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	☐
2	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	☐
3	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	☐
4	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	☐
5	Disused Railway Cutting/Tip Top Tips-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	☐
6	Abutting Messrs, Rolls Royce Limited, Land to East of Watnall Road-Hucknall, Nottinghamshire	Historic Landfill	☐
7	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill	☐
8	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill	☐
9	Hucknall Airfield-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	☐
10	Eel Hole Farm-Watnall, Nottinghamshire	Historic Landfill	☐

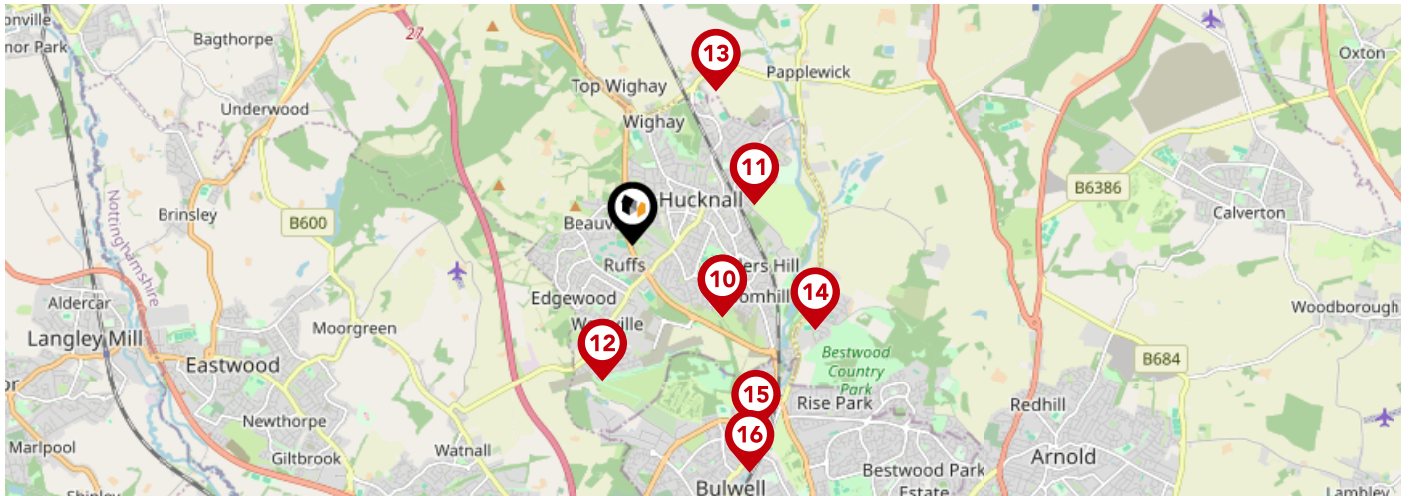
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1217611 - Church Of St Mary Magdalene	Grade II	0.5 miles
	1275902 - Hucknall Library	Grade II	0.5 miles
	1234848 - 204, Beardall Street	Grade II	0.6 miles
	1380278 - The Master Hosier's House And Attached Workshop	Grade II	0.7 miles
	1234853 - Memorial Drinking Fountain In Titchfield Park	Grade II	0.7 miles
	1234851 - Houses Of Rest For Miners	Grade II	0.7 miles
	1234852 - Boundary Wall And Gates At Houses Of Rest For Miners	Grade II	0.7 miles
	1275905 - Hucknall War Memorial	Grade II	0.8 miles
	1234850 - 71 And 73, Nottingham Road	Grade II	1.2 miles



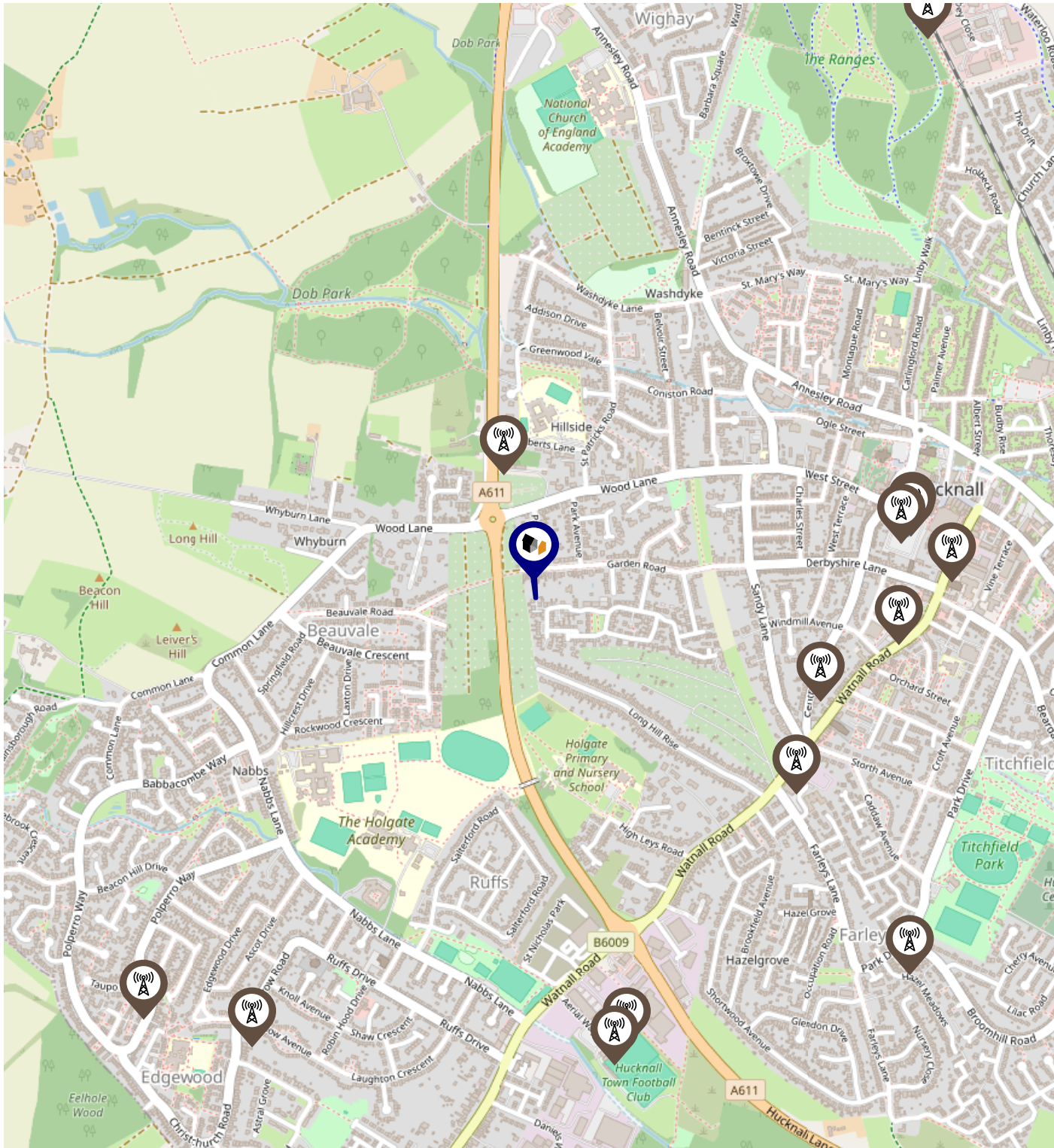
		Nursery	Primary	Secondary	College	Private
1	Hillside Primary and Nursery School Ofsted Rating: Good Pupils: 467 Distance:0.19	☐	☒	☐	☐	☐
2	Holgate Primary and Nursery School Ofsted Rating: Good Pupils: 365 Distance:0.42	☐	☒	☐	☐	☐
3	The Holgate Academy Ofsted Rating: Serious Weaknesses Pupils: 1237 Distance:0.47	☐	☐	☒	☐	☐
4	The National CofE Academy Ofsted Rating: Good Pupils: 1176 Distance:0.59	☐	☐	☒	☐	☐
5	Hucknall National Church of England Primary School Ofsted Rating: Good Pupils: 418 Distance:0.6	☐	☒	☐	☐	☐
6	Edgewood Primary and Nursery School Ofsted Rating: Good Pupils: 347 Distance:0.82	☐	☒	☐	☐	☐
7	Holy Cross Primary Catholic Voluntary Academy Ofsted Rating: Good Pupils: 223 Distance:1.02	☐	☒	☐	☐	☐
8	Leen Mills Primary School Ofsted Rating: Good Pupils: 346 Distance:1.02	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Butler's Hill Infant and Nursery School Ofsted Rating: Good Pupils: 248 Distance: 1.04	☐	☒	☐	☐	☐
	Broomhill Junior School Ofsted Rating: Good Pupils: 294 Distance: 1.04	☐	☒	☐	☐	☐
	Beardall Fields Primary and Nursery School Ofsted Rating: Good Pupils: 440 Distance: 1.15	☐	☒	☐	☐	☐
	Hucknall Flying High Academy Ofsted Rating: Not Rated Pupils: 232 Distance: 1.25	☐	☒	☐	☐	☐
	Linby-Cum-Papplewick Church of England Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance: 1.56	☐	☒	☐	☐	☐
	Hawthorne Primary and Nursery School Ofsted Rating: Good Pupils: 221 Distance: 1.81	☐	☒	☐	☐	☐
	Springfield Academy Ofsted Rating: Good Pupils: 218 Distance: 2	☐	☒	☐	☐	☐
	The Bulwell Academy Ofsted Rating: Requires improvement Pupils: 1070 Distance: 2.29	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

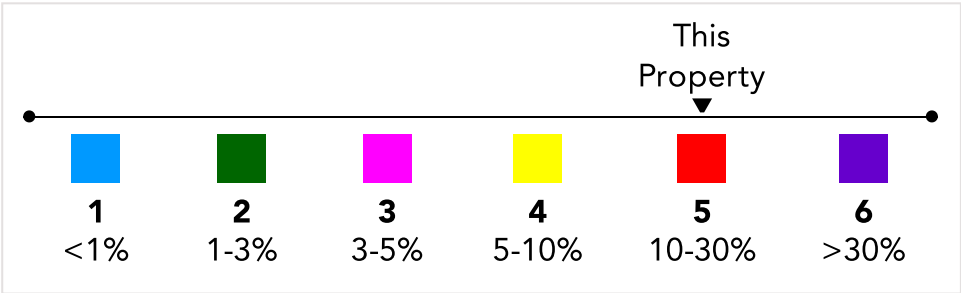
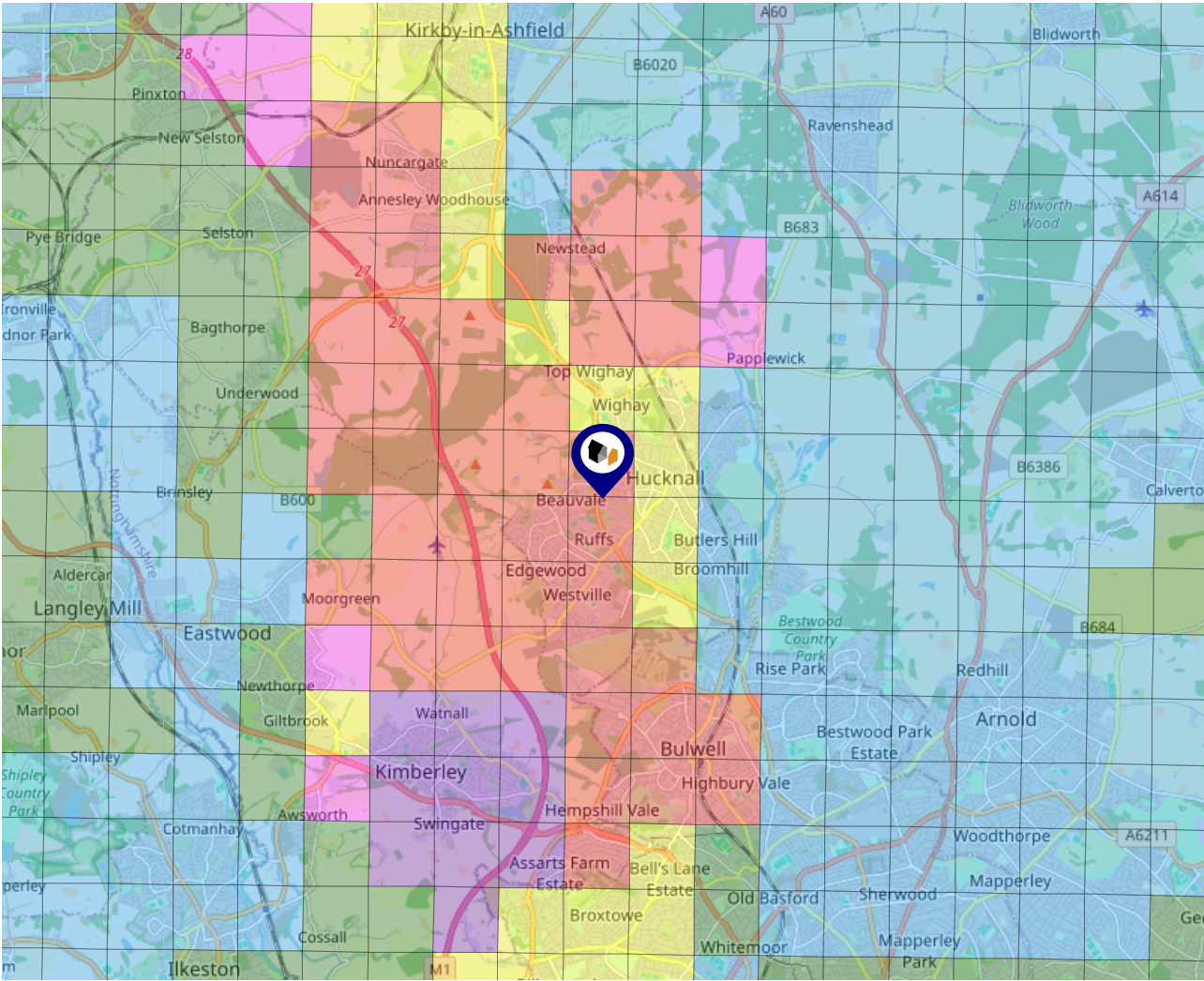


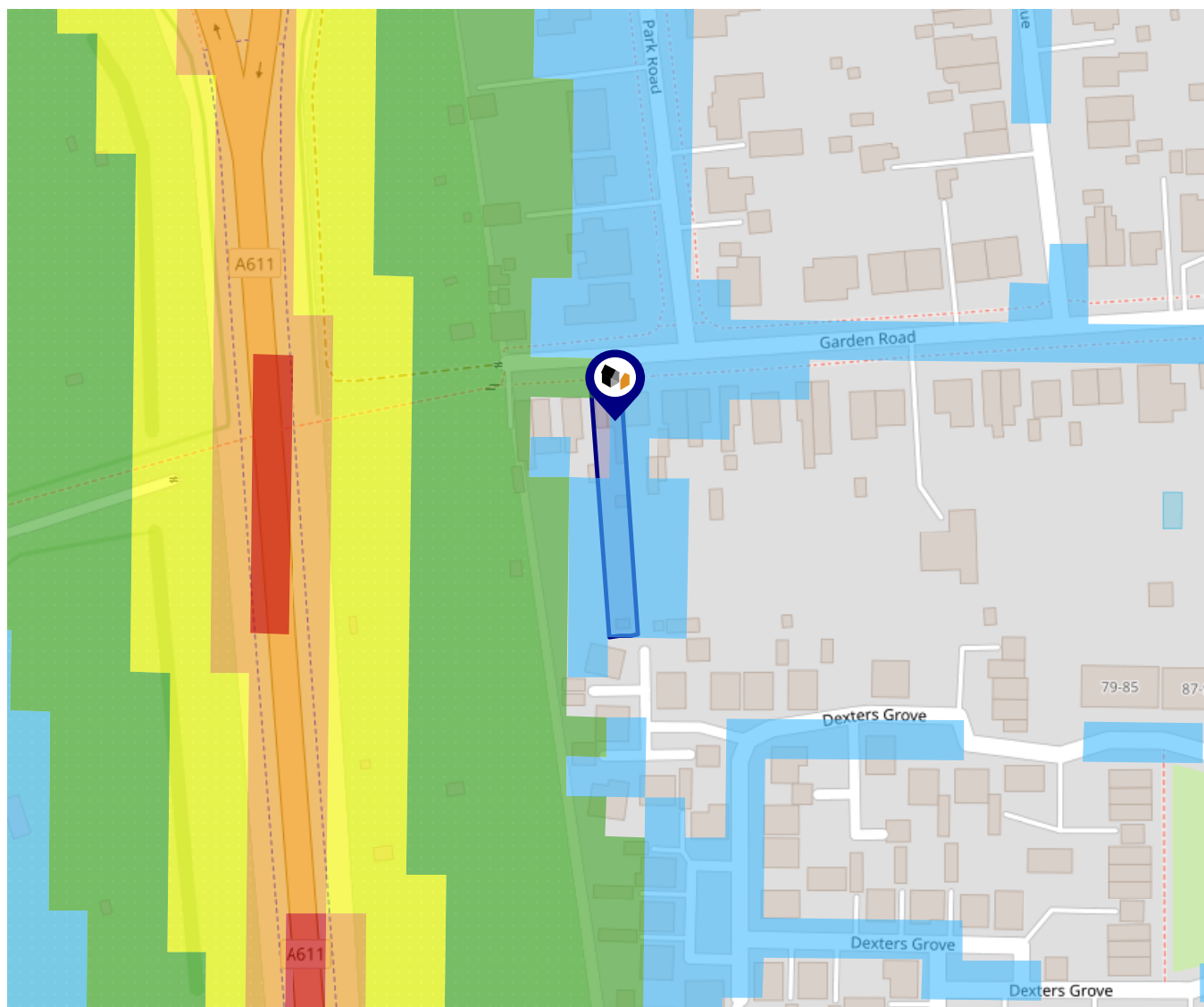
Key:

-  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).



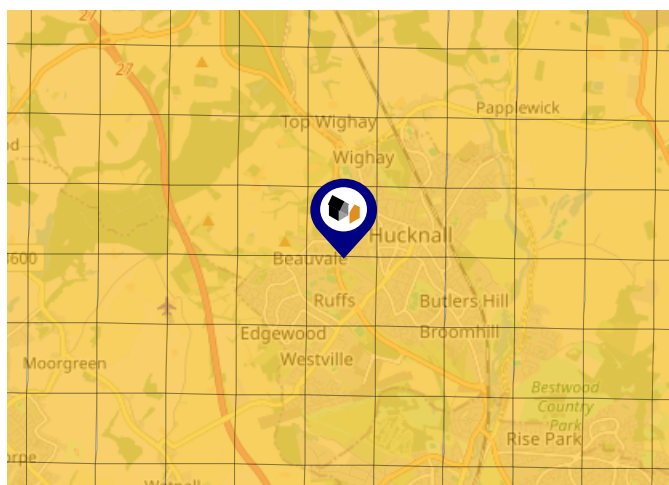


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

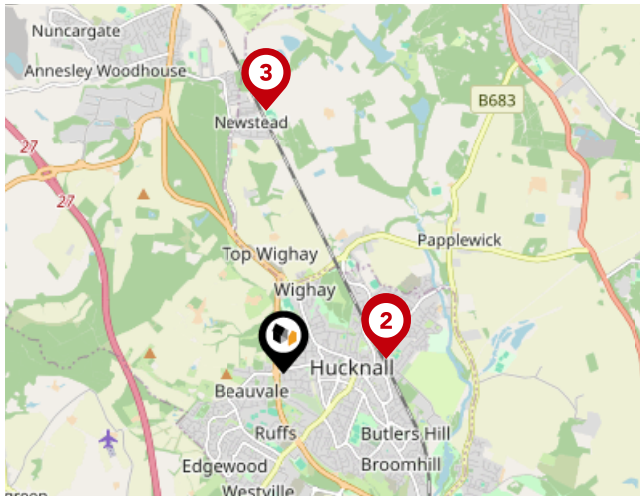
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



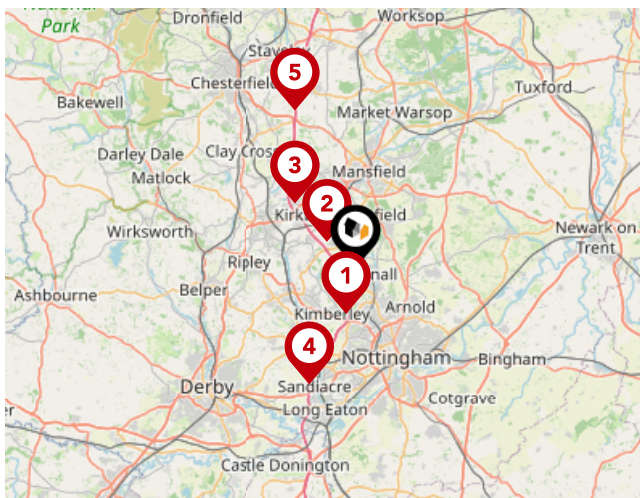
Primary Classifications (Most Common Clay Types)

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



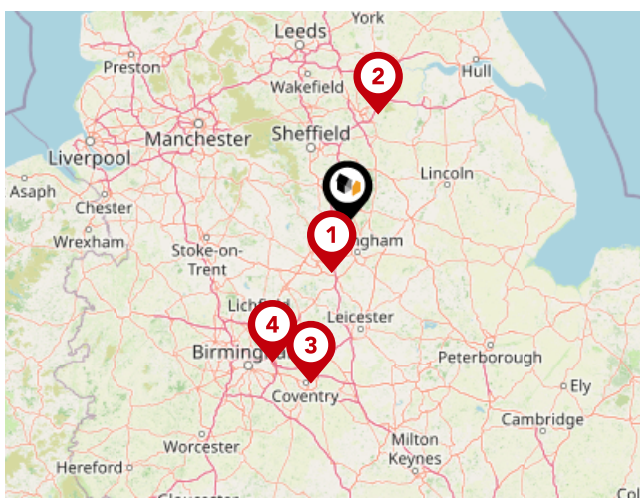
National Rail Stations

Pin	Name	Distance
1	Hucknall Rail Station	0.93 miles
2	Hucknall Rail Station	0.93 miles
3	Newstead Rail Station	2.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	3.38 miles
2	M1 J27	2.8 miles
3	M1 J28	6.32 miles
4	M1 J25	9.02 miles
5	M1 J29	12.02 miles

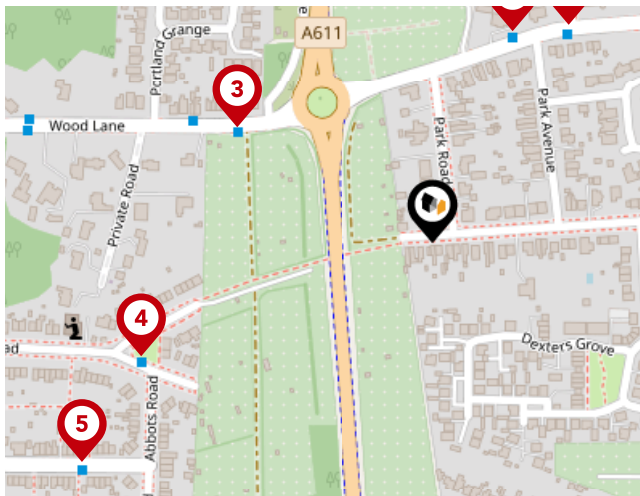


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	15.26 miles
2	Finningley	31.9 miles
3	Baginton	47.49 miles
4	Birmingham Airport	45.72 miles

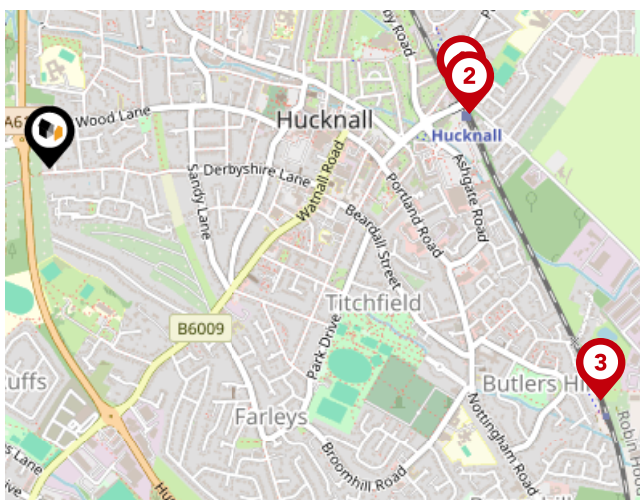
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Park Avenue	0.13 miles
2	Park Avenue	0.14 miles
3	Portland Grange	0.13 miles
4	Priory Road	0.17 miles
5	Abbots Road	0.23 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	0.93 miles
2	Hucknall Tram Stop	0.94 miles
3	Butler's Hill Tram Stop	1.33 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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Martin & Co - Hucknall

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