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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



MINERVA GROVE, HUCKNALL, NOTTINGHAM, NG15

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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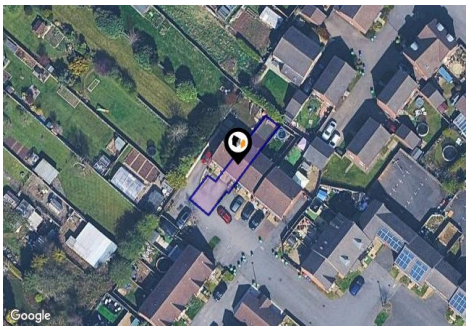

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	624 ft^2 / 58 m^2		
Plot Area:	0.03 acres		
Year Built :	After 2007		
Council Tax :	Band A		
Annual Estimate:	£1,739		
Title Number:	NT459261		

Local Area

Local Authority: Nottinghamshire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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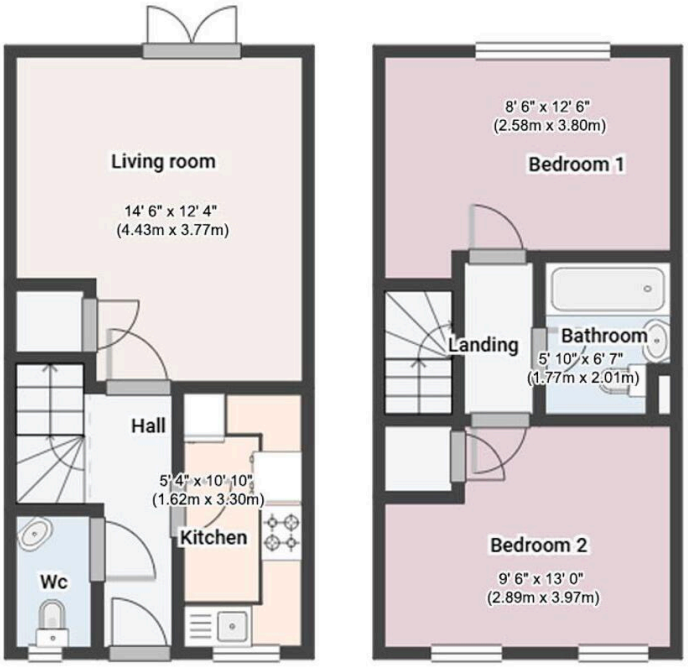
MINERVA GROVE, HUCKNALL, NOTTINGHAM, NG15

HoldenCopley
Prepare to be *moved.*



This floorplan is for illustrative purposes only.
All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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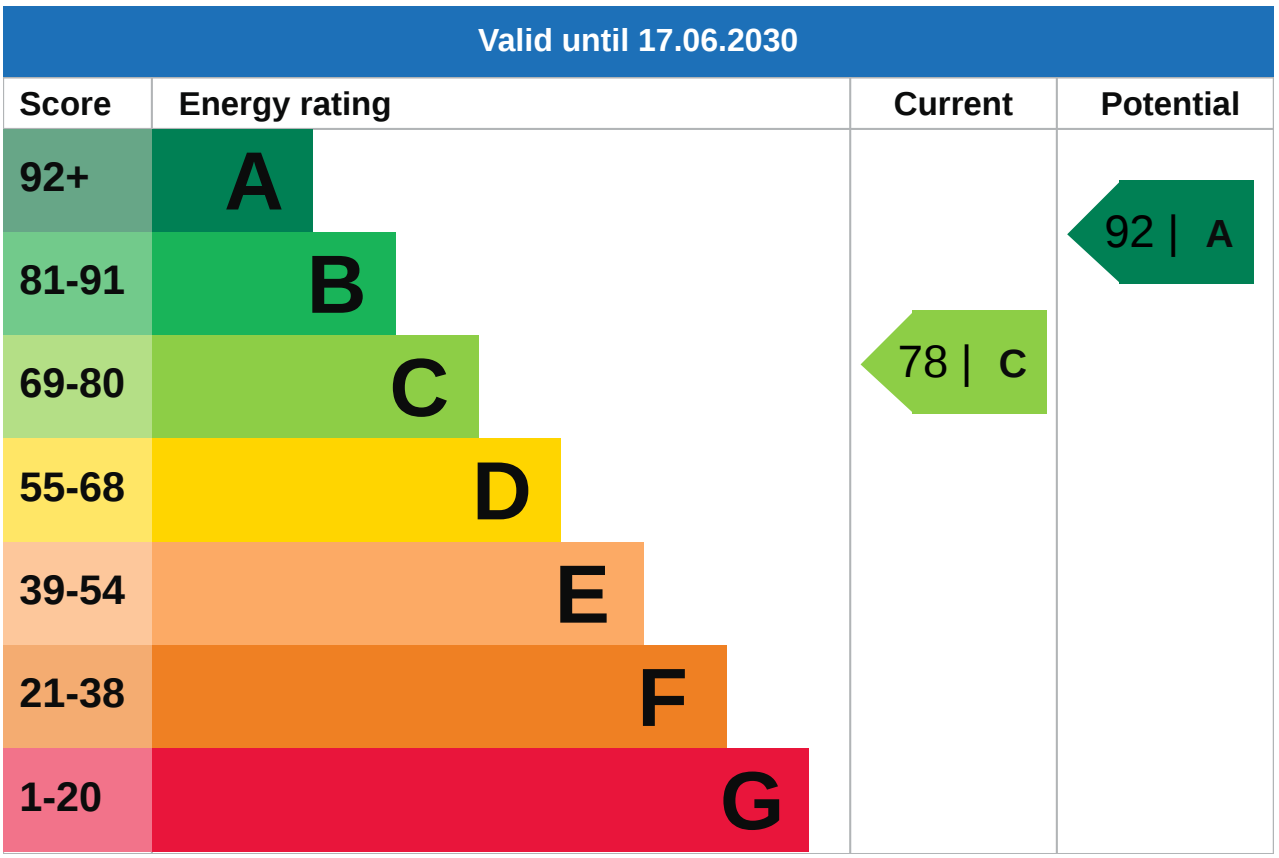
Minerva Grove, Hucknall, NG15

Energy rating

C

Valid until 17.06.2030



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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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 during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	58 m^2

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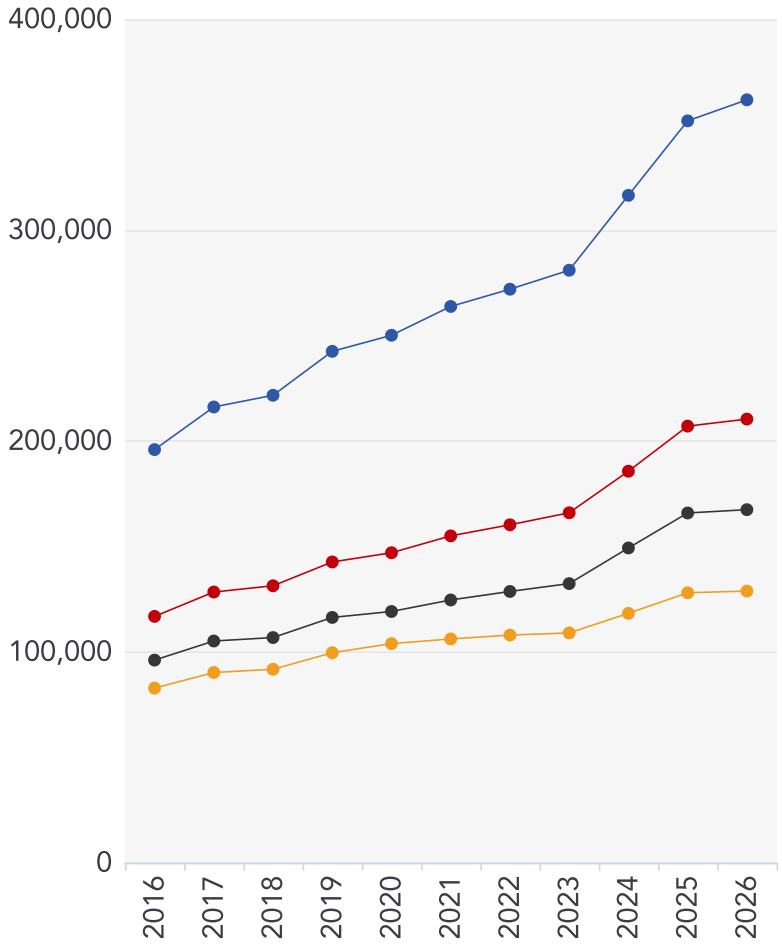
Market
House Price Statistics

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%

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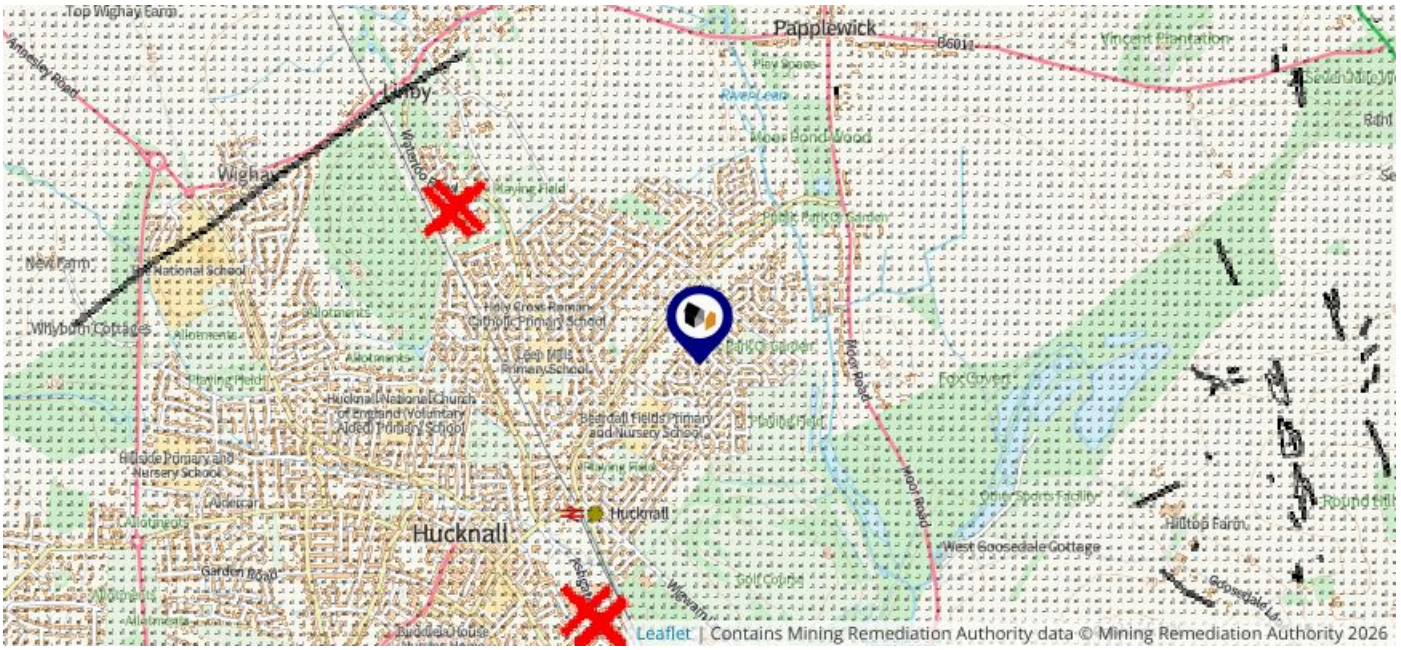
Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

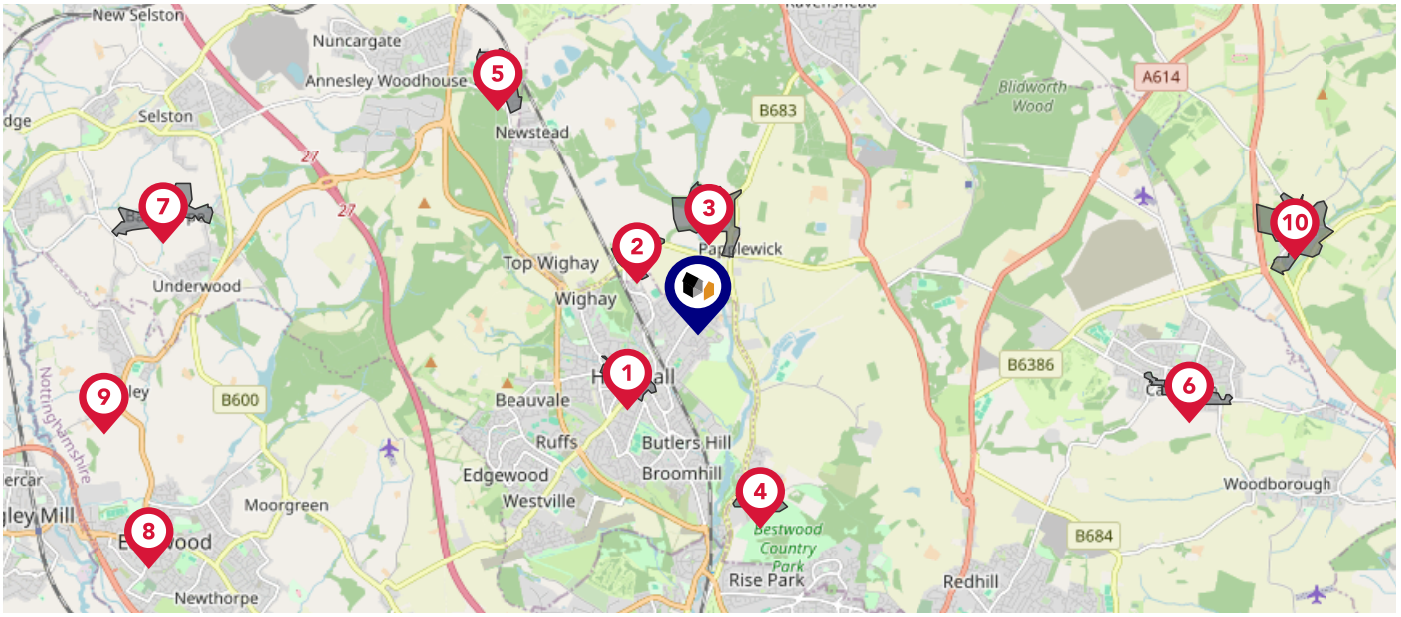
- Adit
- Gutter Pit
- Shaft

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

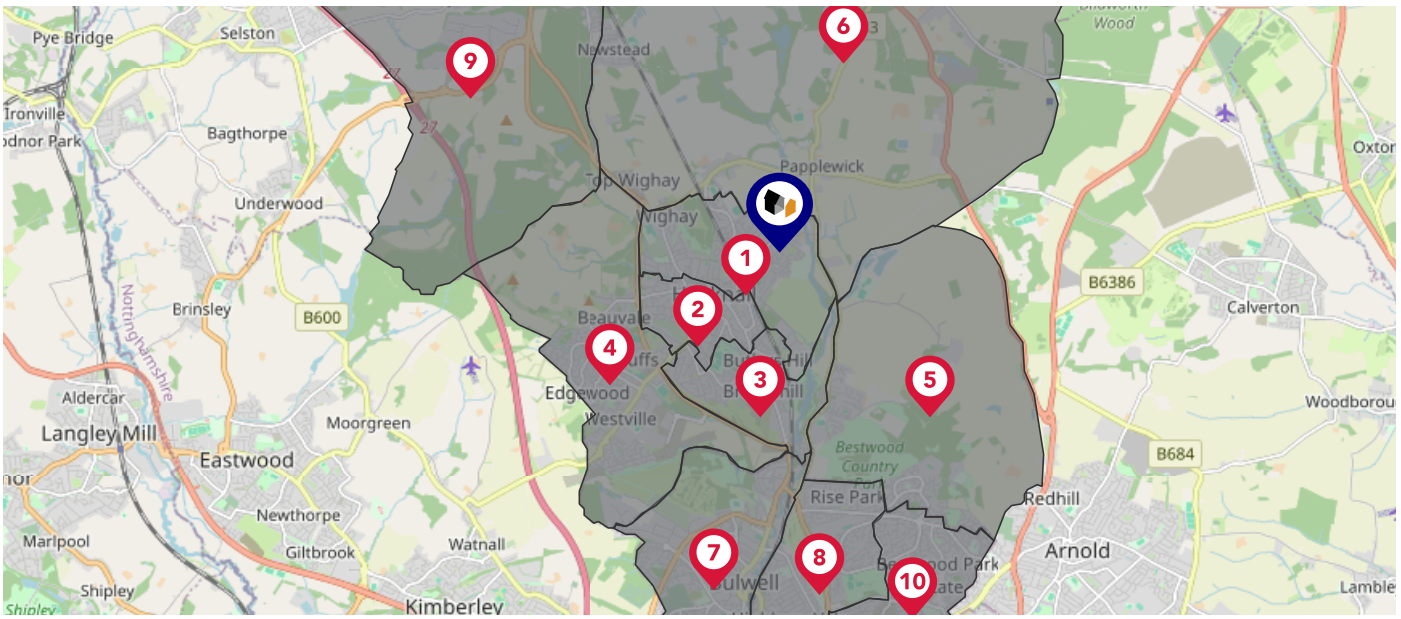
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Hucknall
2	Linby
3	Papplewick
4	Bestwood Village
5	Annesley
6	Calverton
7	Lower Bagthorpe
8	Eastwood
9	Brinsley
10	Oxton

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	Hucknall North Ward
2	Hucknall Central Ward
3	Hucknall South Ward
4	Hucknall West Ward
5	Bestwood St. Albans Ward
6	Newstead Abbey Ward
7	Bulwell Ward
8	Bulwell Forest Ward
9	Annesley & Kirkby Woodhouse Ward
10	Bestwood Ward

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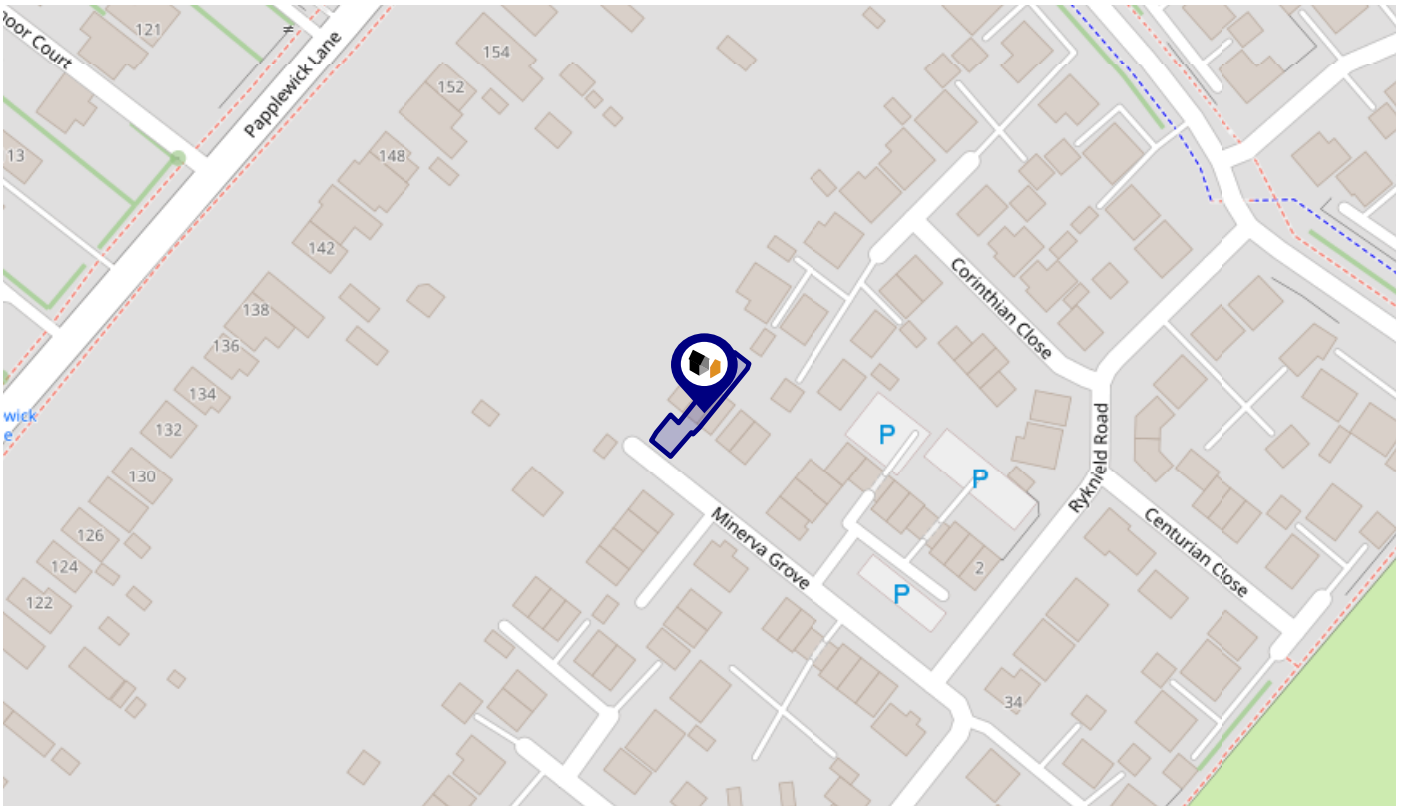
Maps
Rail Noise

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.

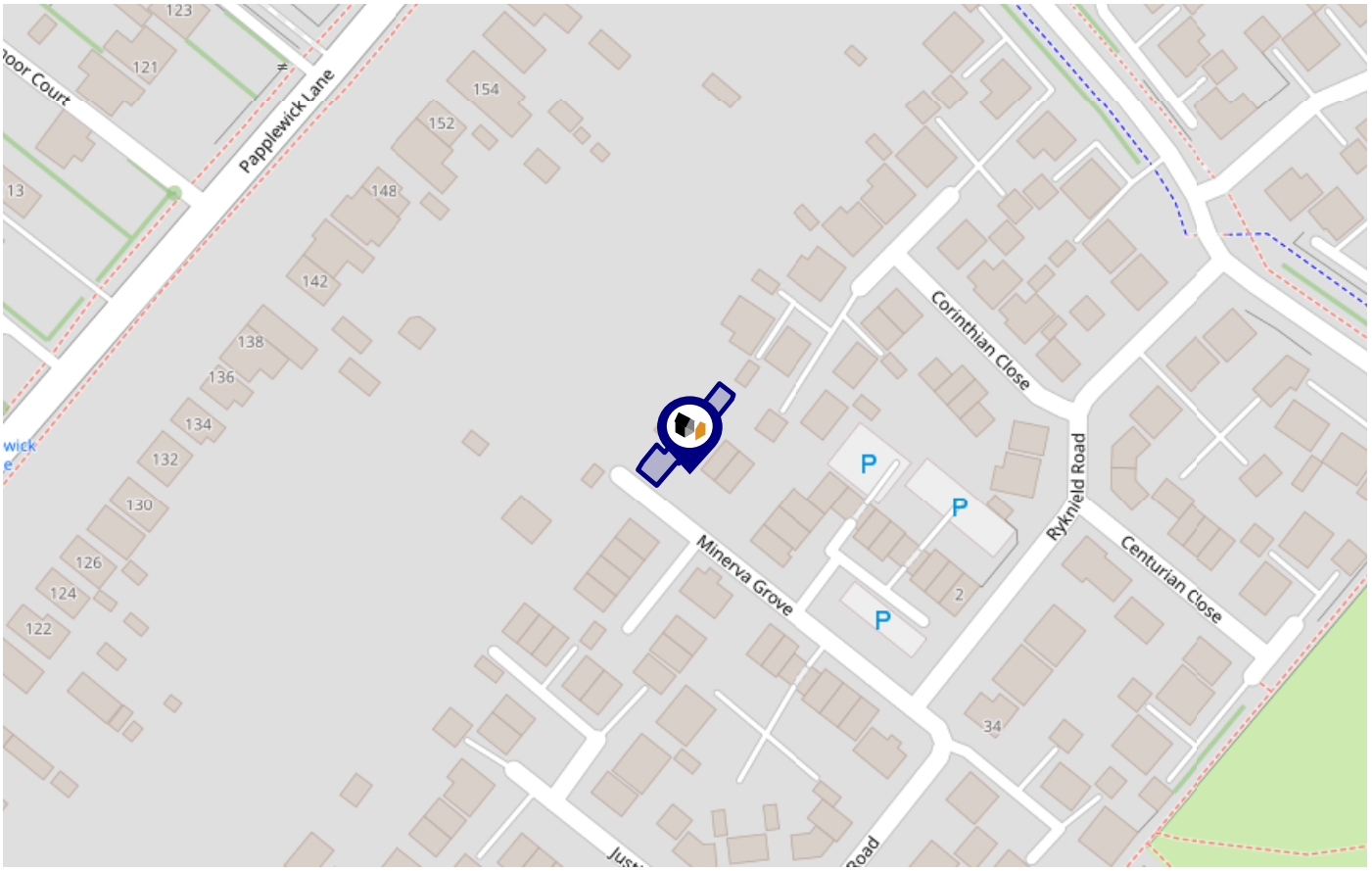
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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.

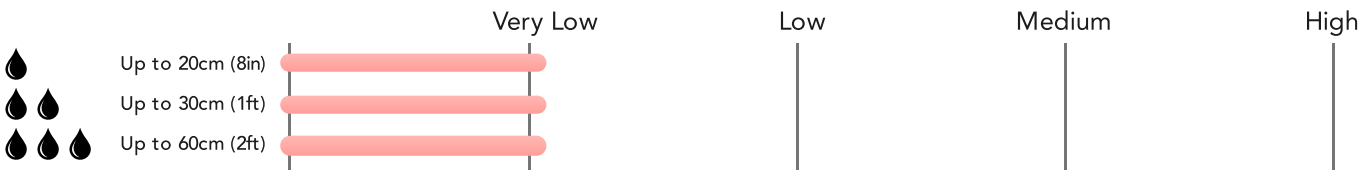


Risk Rating: Very low

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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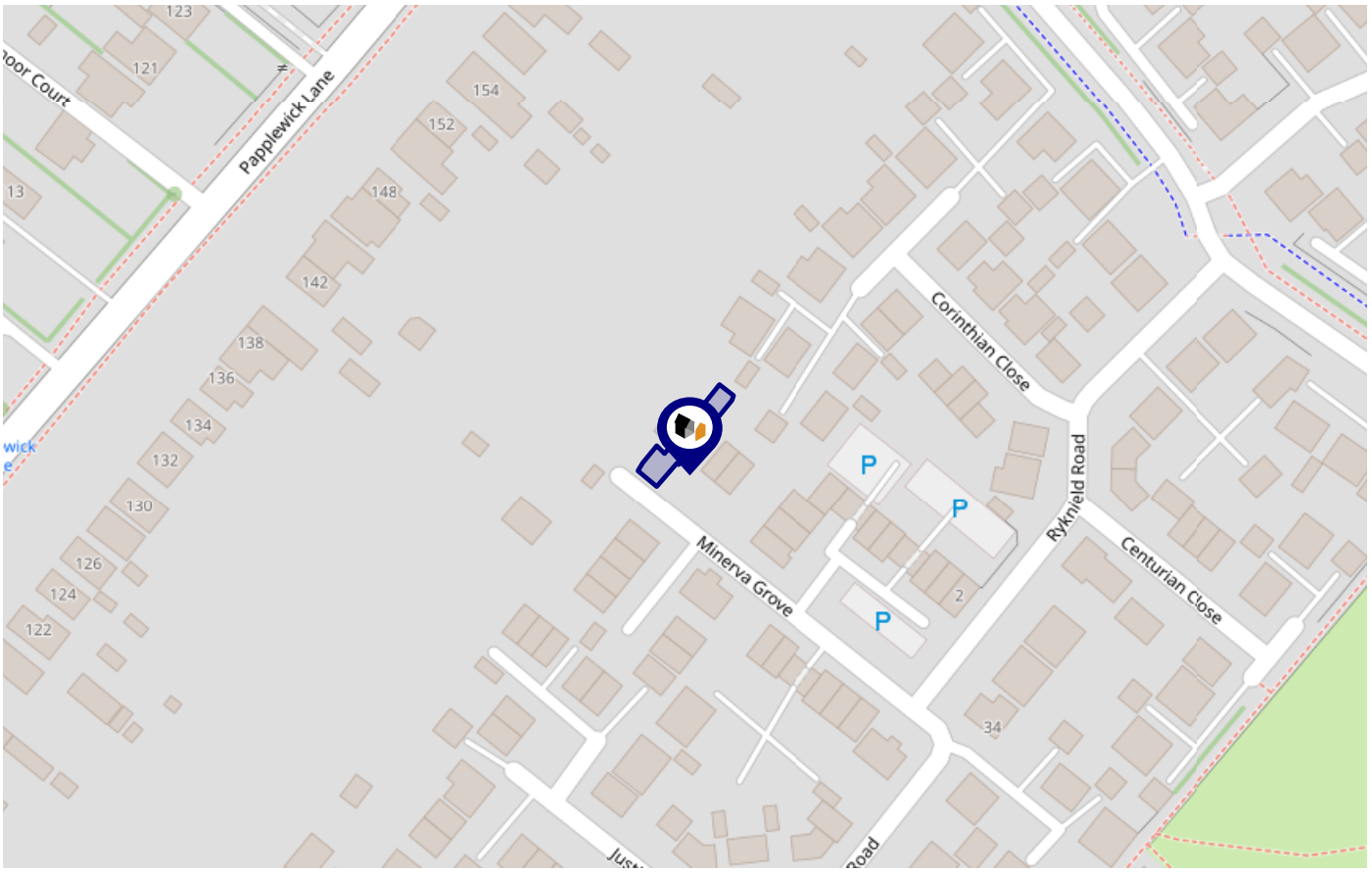
Flood Risk
Rivers & Seas - Climate Change

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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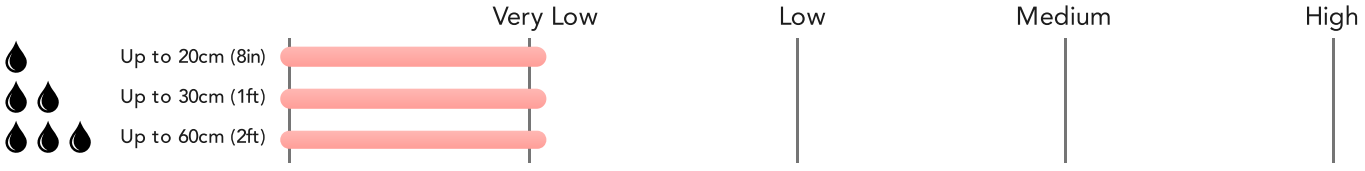

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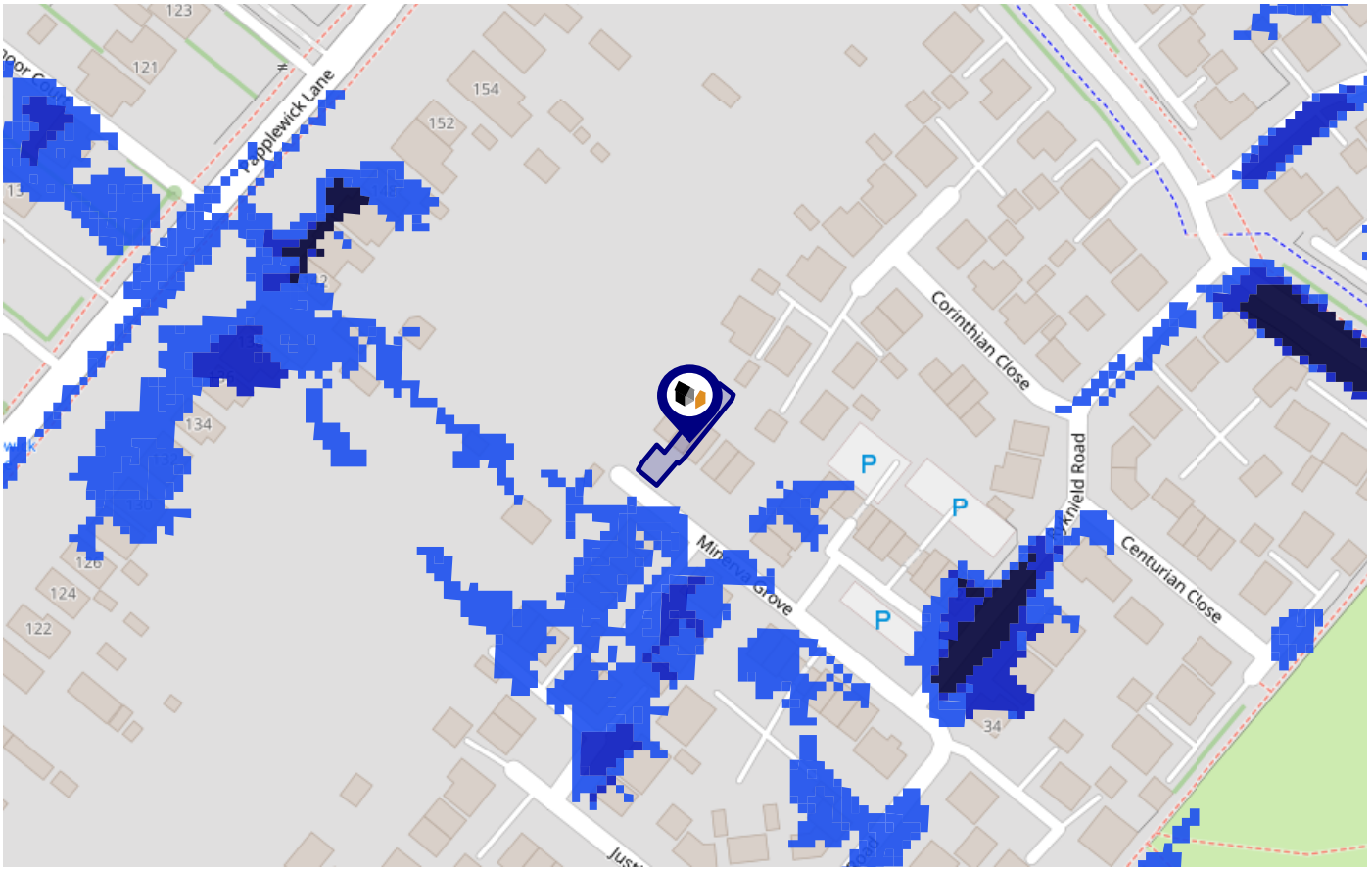
Flood Risk
Surface Water - Flood Risk

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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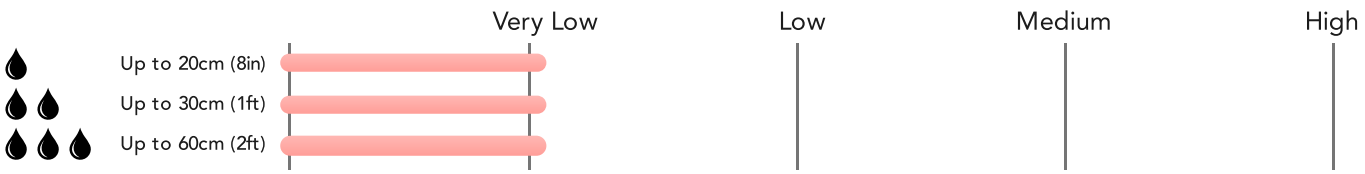

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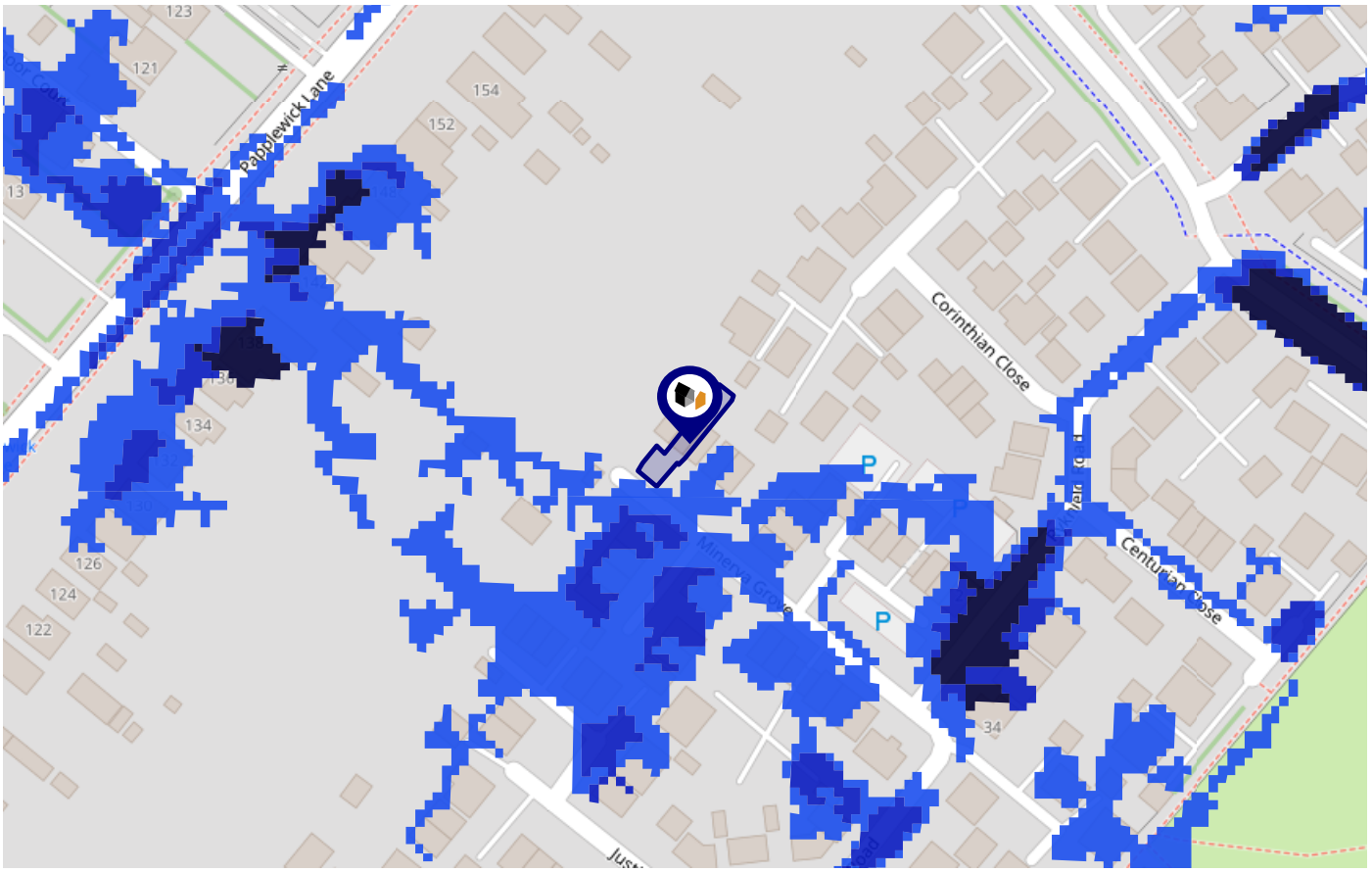
Flood Risk
Surface Water - Climate Change

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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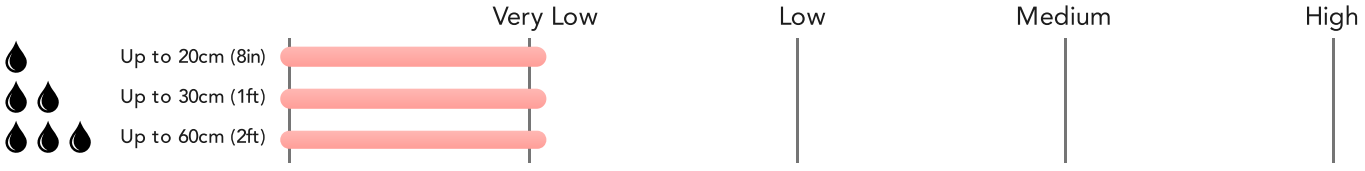

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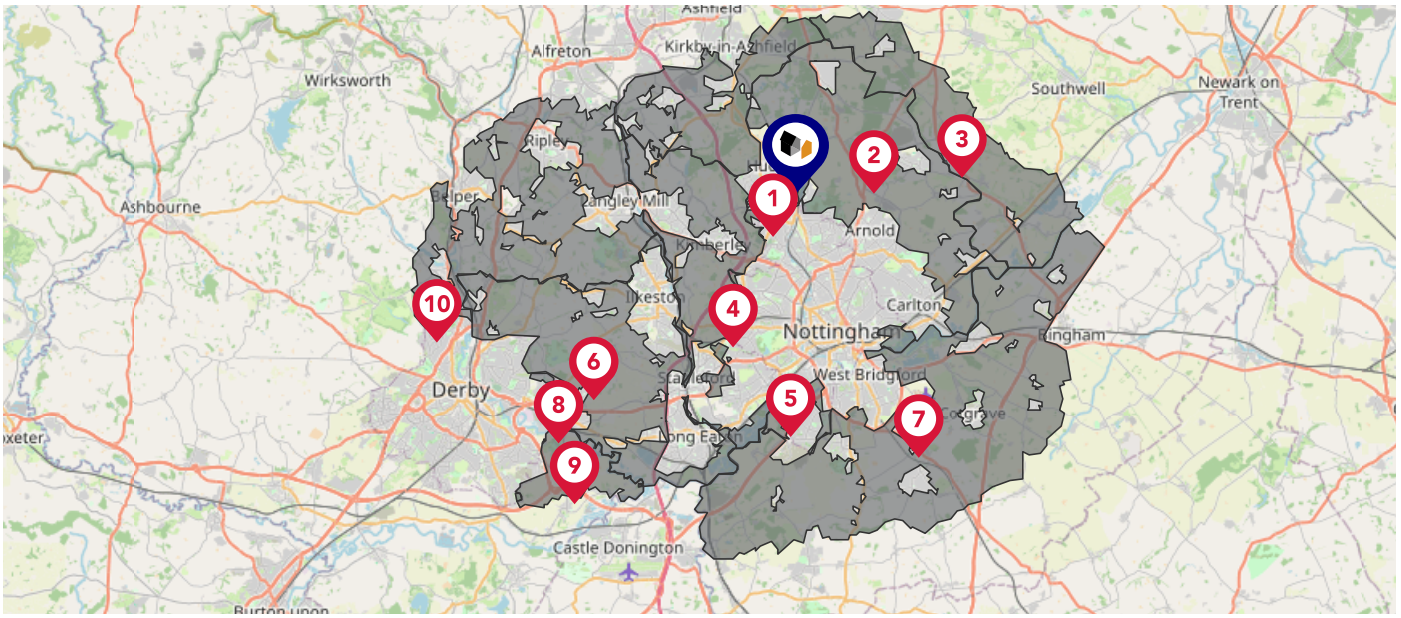
Maps
Green Belt

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

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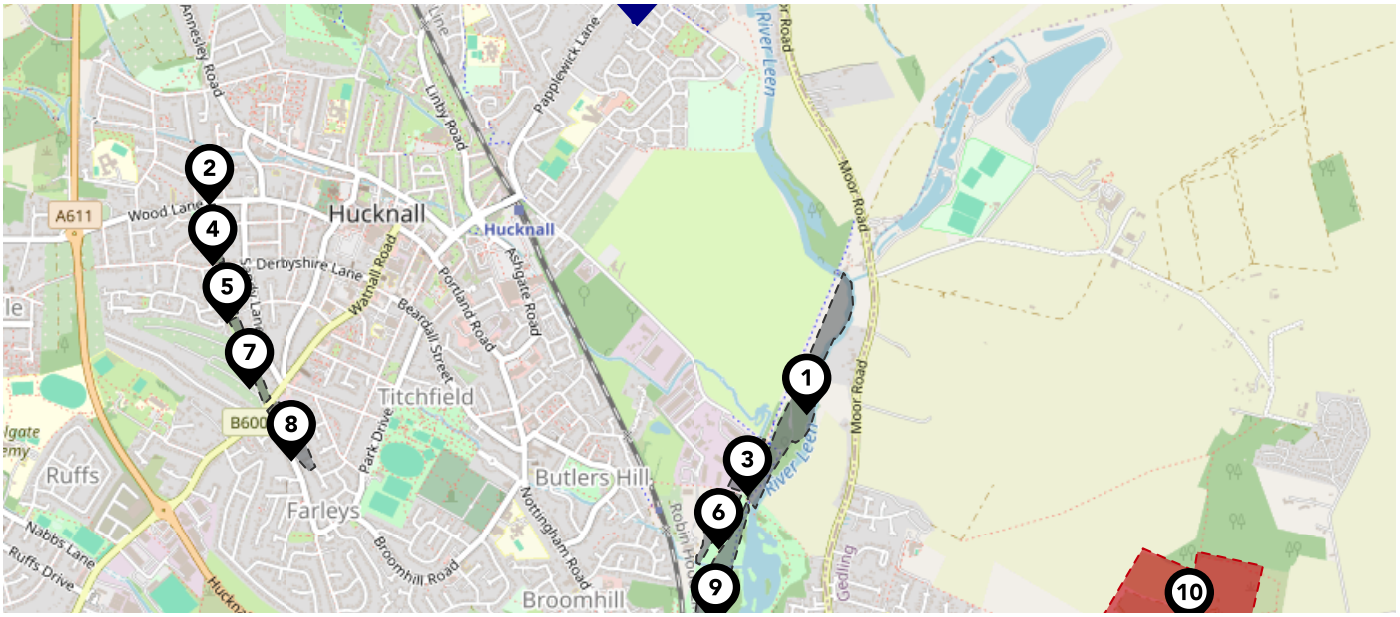
Maps
Landfill Sites

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	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill
2	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill
3	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill
4	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill
5	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill
6	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill
7	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill
8	Disused Railway Cutting/Tip Top Tips-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill
9	Wigwam Lane-Hucknall, Nottingham, Nottinghamshire	Historic Landfill
10	EA/EPR/HP3497FP/A001	Active Landfill

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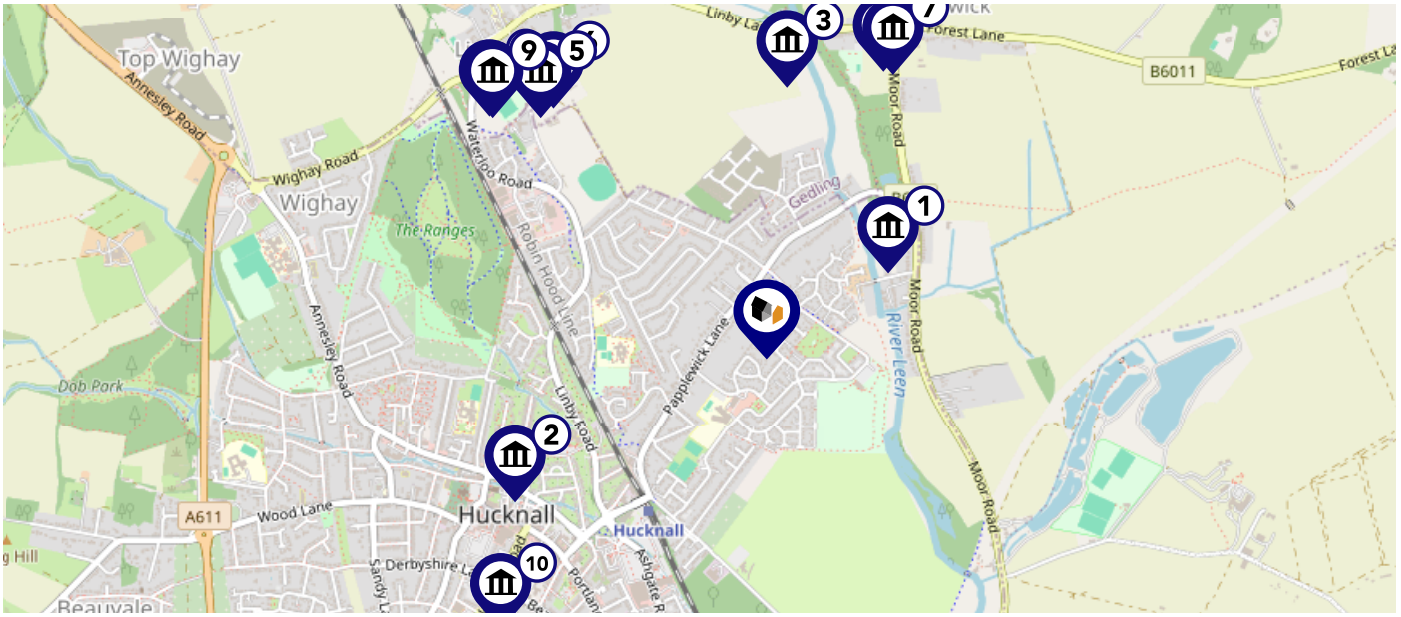
Maps
Listed Buildings

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 1237944 - Grange Cottages	Grade II	0.4 miles
2 1380278 - The Master Hosier's House And Attached Workshop	Grade II	0.6 miles
3 1264573 - Castle Mill	Grade II	0.6 miles
4 1264267 - Number 1 And The Barn	Grade II	0.7 miles
5 1265320 - Glebe Boundary Marker 110 Metres South Of The Old Rectory	Grade II	0.7 miles
6 1227511 - Glebe Boundary Marker 150 Metres South East Of The Old Rectory	Grade II	0.7 miles
7 1265300 - The Griffin's Head	Grade II	0.7 miles
8 1265318 - Church Of St Michael	Grade II	0.8 miles
9 1236417 - Headstone 8 Metres South Of Chancel At Church Of St Michael	Grade II	0.8 miles
10 1234848 - 204, Beardall Street	Grade II	0.8 miles

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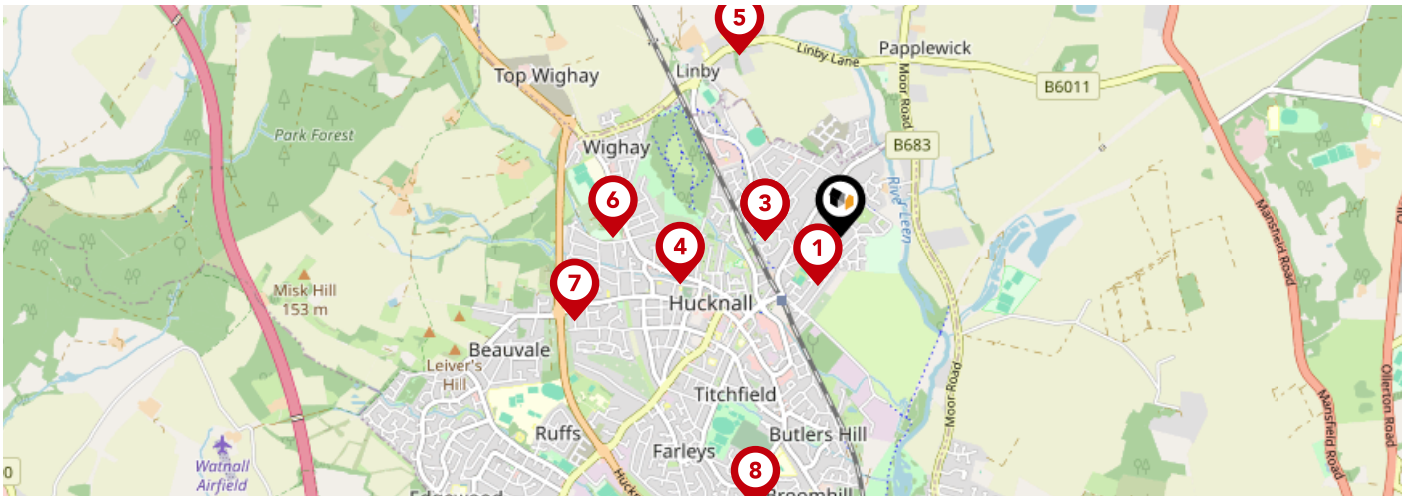
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Beardall Fields Primary and Nursery School Ofsted Rating: Good | Pupils: 440 | Distance:0.23		✓			
2	Holy Cross Primary Catholic Voluntary Academy Ofsted Rating: Good | Pupils: 223 | Distance:0.33		✓			
3	Leen Mills Primary School Ofsted Rating: Good | Pupils: 346 | Distance:0.33		✓			
4	Hucknall National Church of England Primary School Ofsted Rating: Good | Pupils: 418 | Distance:0.74		✓			
5	Linby-Cum-Papplewick Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 102 | Distance:0.93		✓			
6	The National CofE Academy Ofsted Rating: Good | Pupils: 1176 | Distance:1.01			✓		
7	Hillside Primary and Nursery School Ofsted Rating: Good | Pupils: 467 | Distance:1.24		✓			
8	Butler's Hill Infant and Nursery School Ofsted Rating: Good | Pupils: 248 | Distance:1.27		✓			

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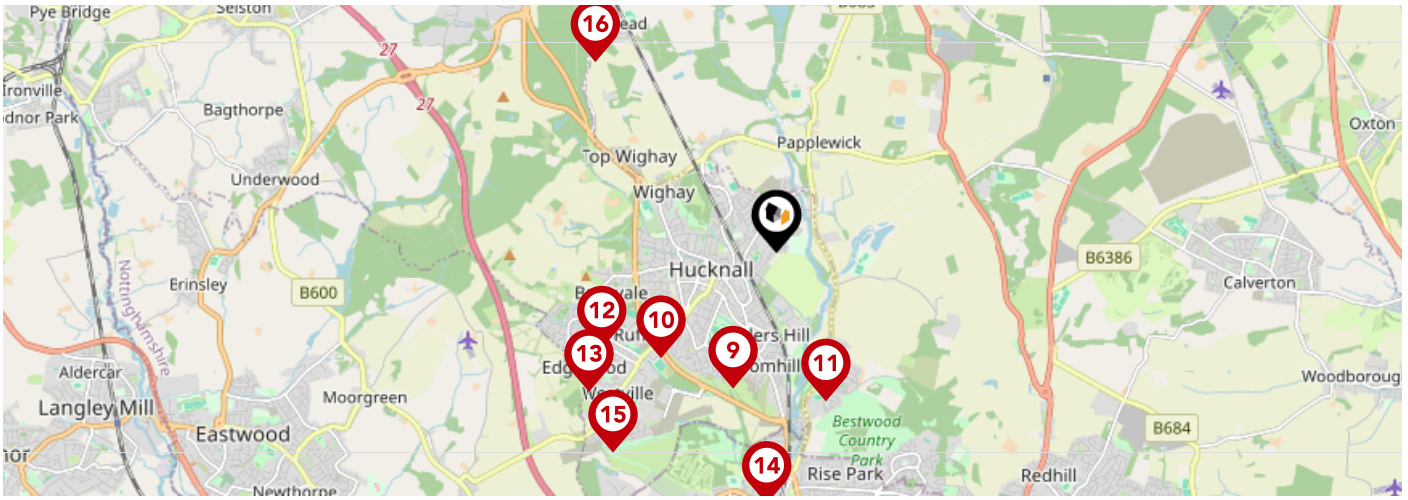
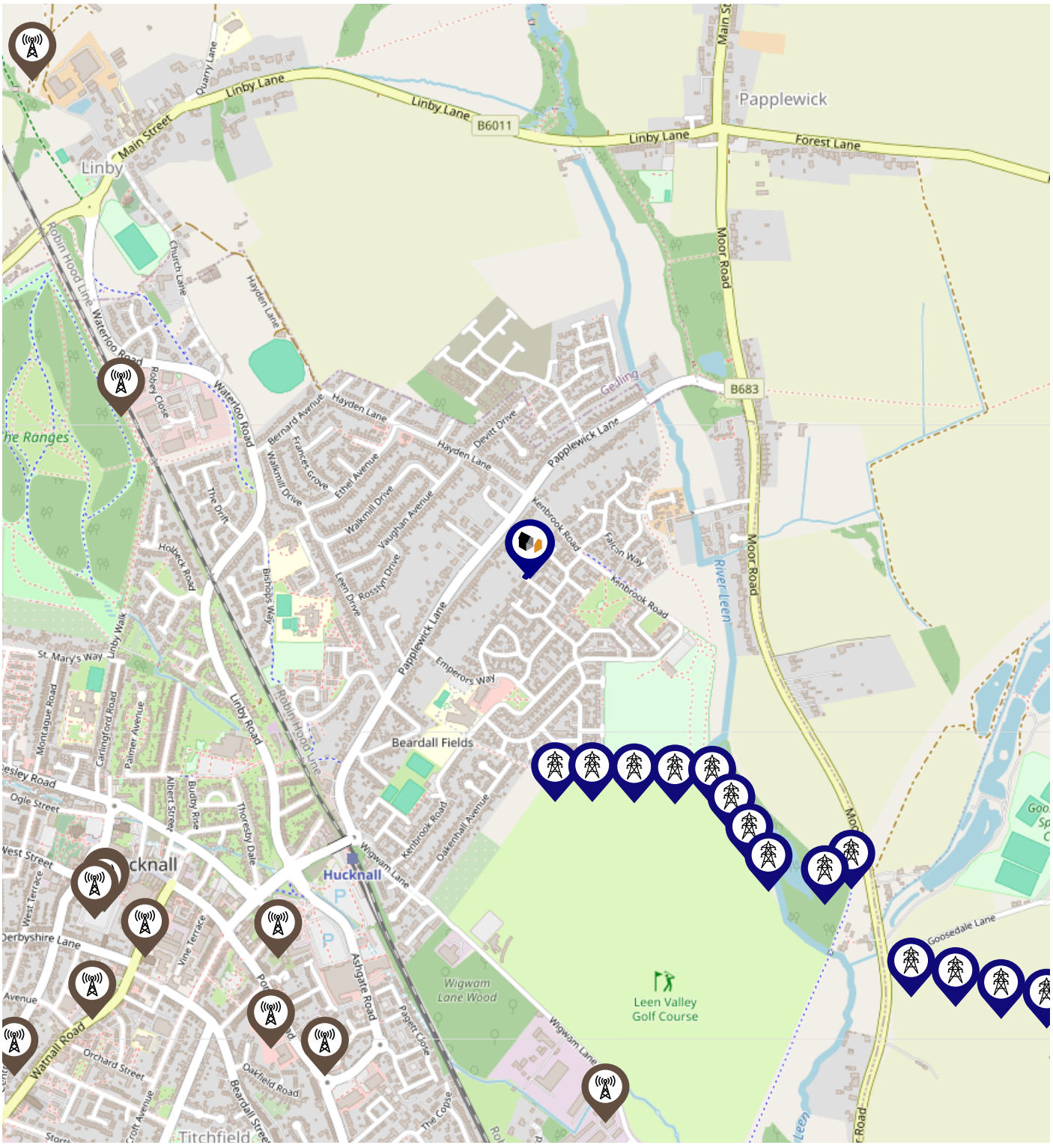
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Broomhill Junior School** Ofsted Rating: Good | Pupils: 294 | Distance:1.27	☐	☑	☐	☐	☐
10	**Holgate Primary and Nursery School** Ofsted Rating: Good | Pupils: 365 | Distance:1.39	☐	☑	☐	☐	☐
11	**Hawthorne Primary and Nursery School** Ofsted Rating: Good | Pupils: 221 | Distance:1.4	☐	☑	☐	☐	☐
12	**The Holgate Academy** Ofsted Rating: Serious Weaknesses | Pupils: 1237 | Distance:1.78	☐	☐	☑	☐	☐
13	**Edgewood Primary and Nursery School** Ofsted Rating: Good | Pupils: 347 | Distance:2.07	☐	☑	☐	☐	☐
14	**Springfield Academy** Ofsted Rating: Good | Pupils: 218 | Distance:2.23	☐	☑	☐	☐	☐
15	**Hucknall Flying High Academy** Ofsted Rating: Not Rated | Pupils: 232 | Distance:2.3	☐	☑	☐	☐	☐
16	**Newstead Primary and Nursery School** Ofsted Rating: Good | Pupils: 120 | Distance:2.35	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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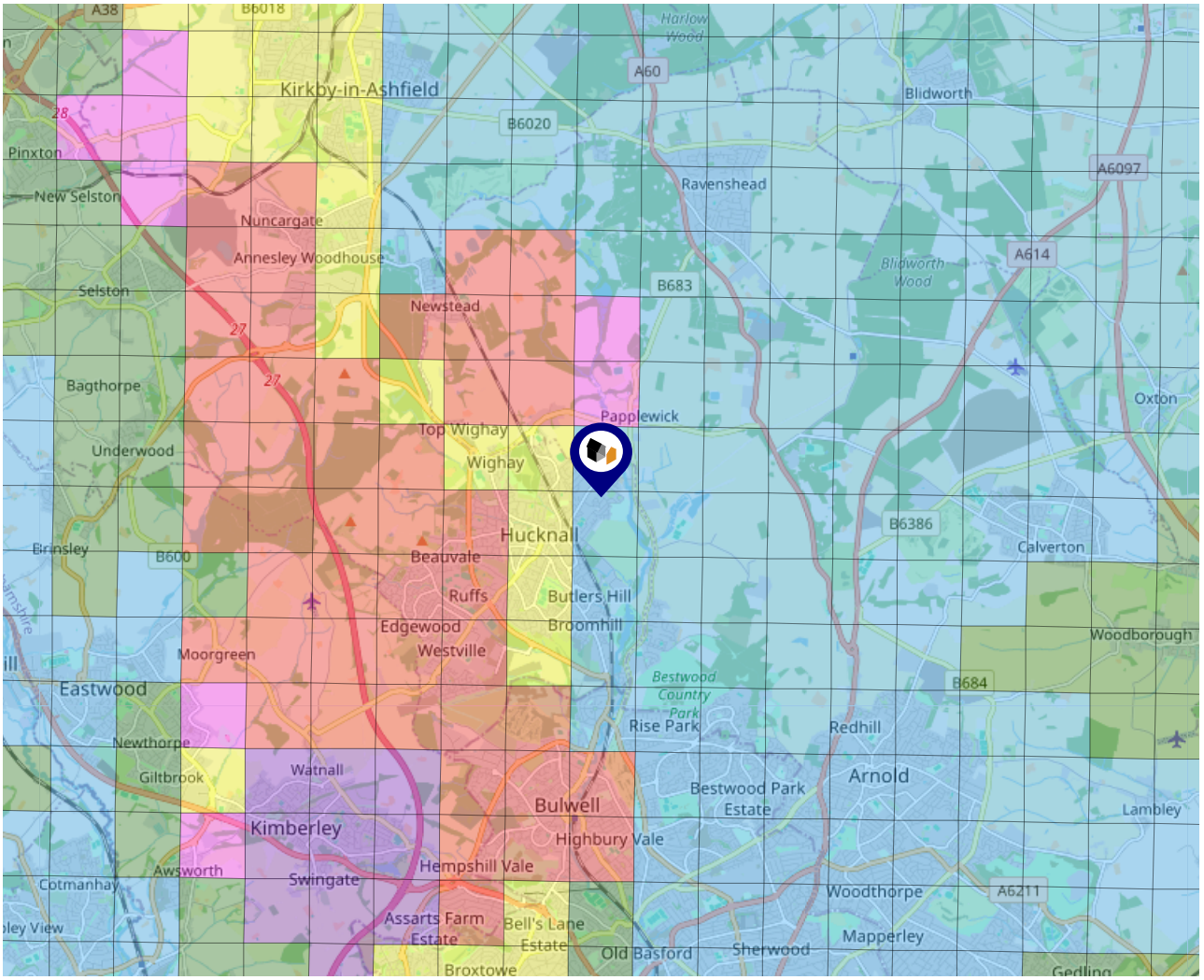
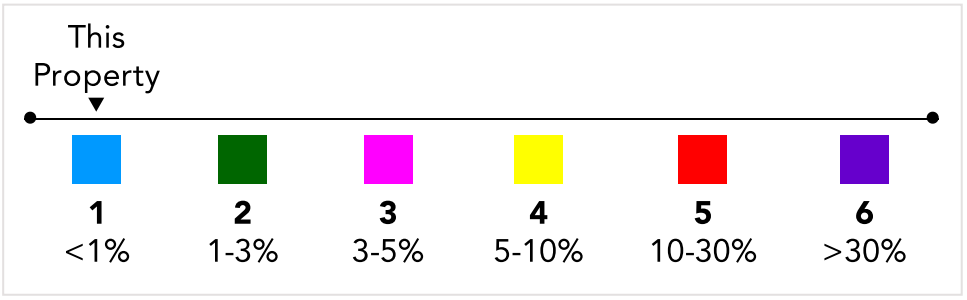
What is Radon?

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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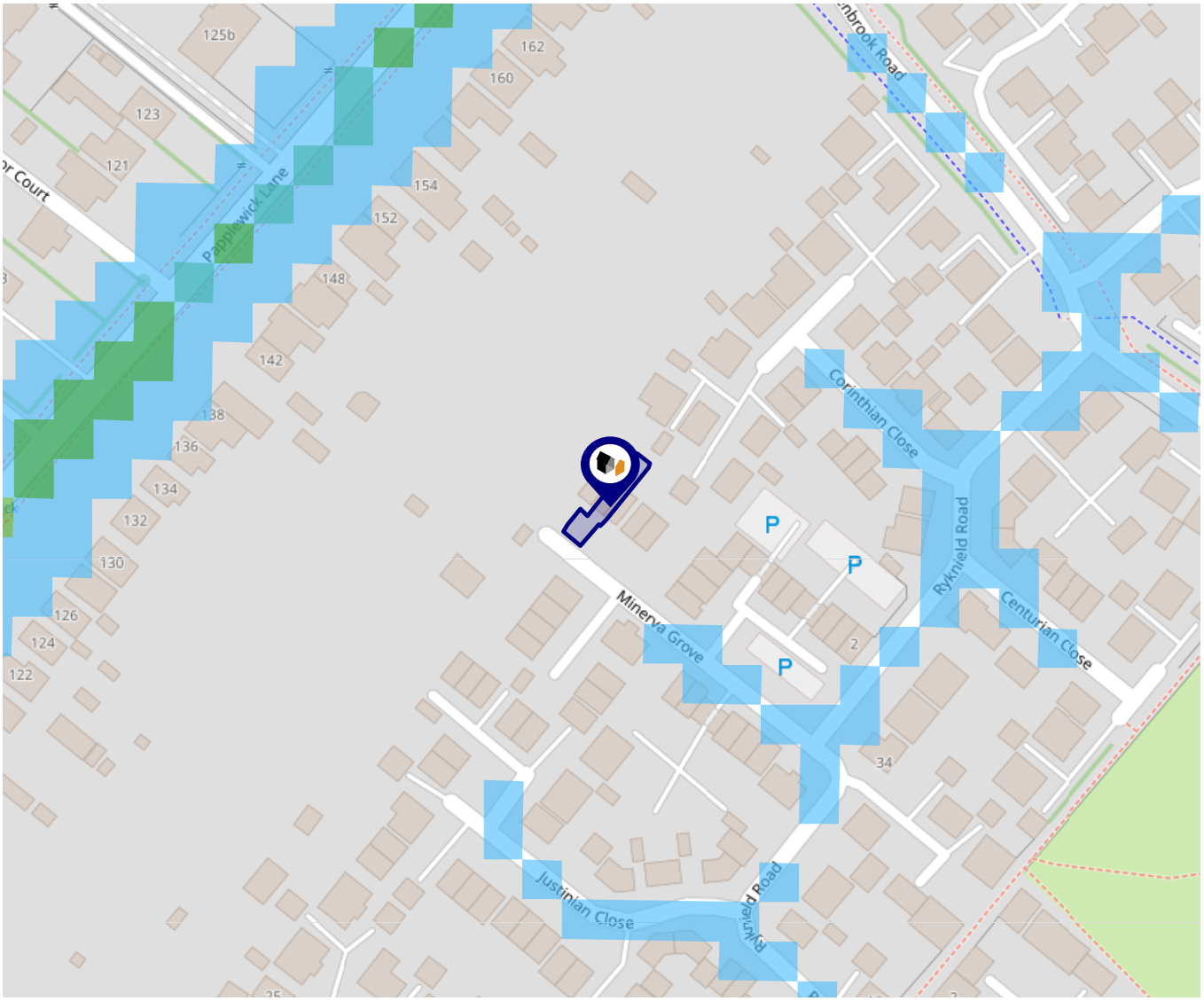
Local Area
Road Noise



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

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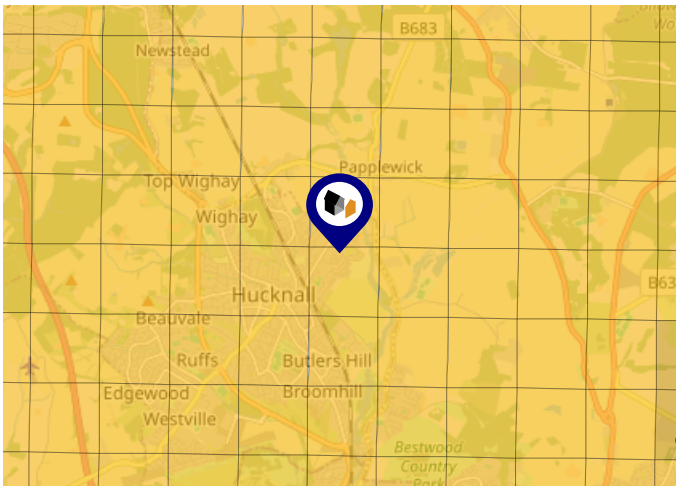
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		



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

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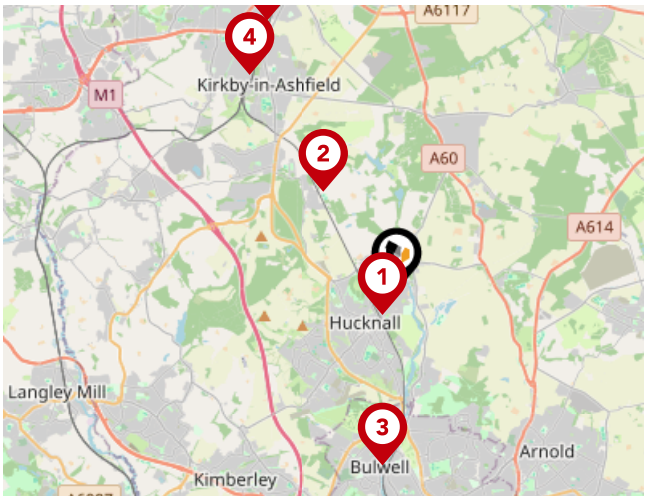
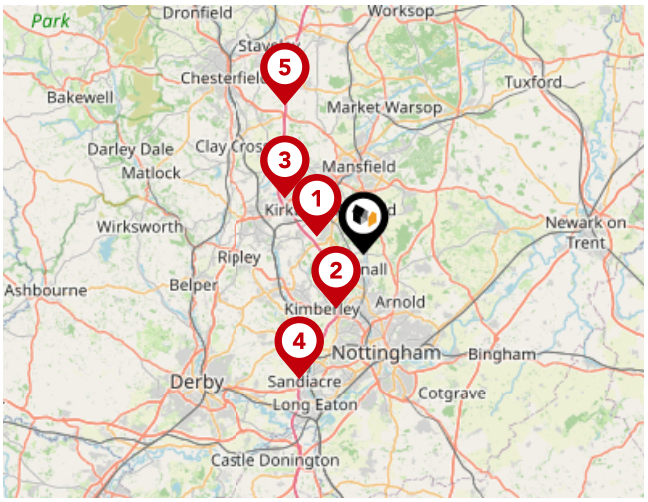
Area
Transport (National)



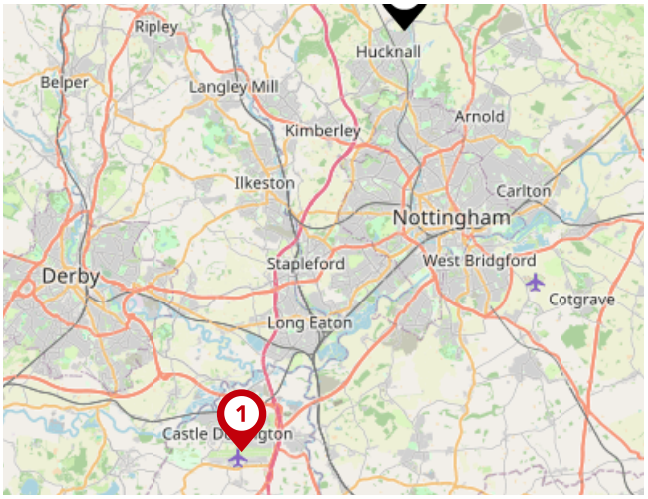
National Rail Stations

Pin	Name	Distance
1	Hucknall Rail Station	0.5 miles
2	Newstead Rail Station	2.2 miles
3	Bulwell Rail Station	3.11 miles
4	Kirkby in Ashfield Rail Station	4.64 miles
5	Sutton Parkway Rail Station	5.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	3.53 miles
2	M1 J26	4.3 miles
3	M1 J28	6.85 miles
4	M1 J25	10.02 miles
5	M1 J29	11.97 miles



Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	16.13 miles

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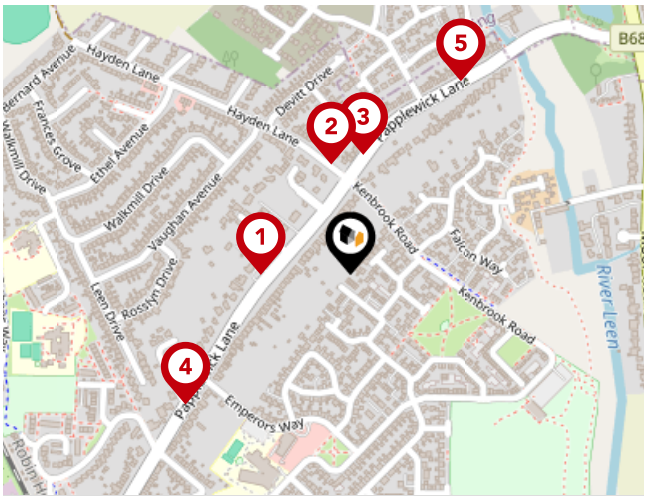
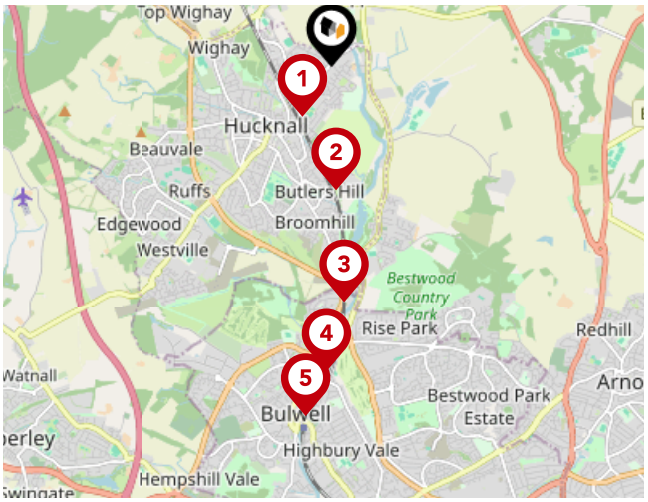
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Papplewick Lane	0.09 miles
2	Hayden Lane	0.12 miles
3	Papplewick Lane	0.13 miles
4	Leabrook Gardens	0.23 miles
5	Papplewick Lane	0.24 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	0.5 miles
2	Butler's Hill Tram Stop	1.09 miles
3	Moor Bridge Tram Stop	2.08 miles
4	Bulwell Forest Tram Stop	2.7 miles
5	Bulwell Tram Stop	3.11 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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Land Registry

Environment Agency

Historic England

Office for National Statistics

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