

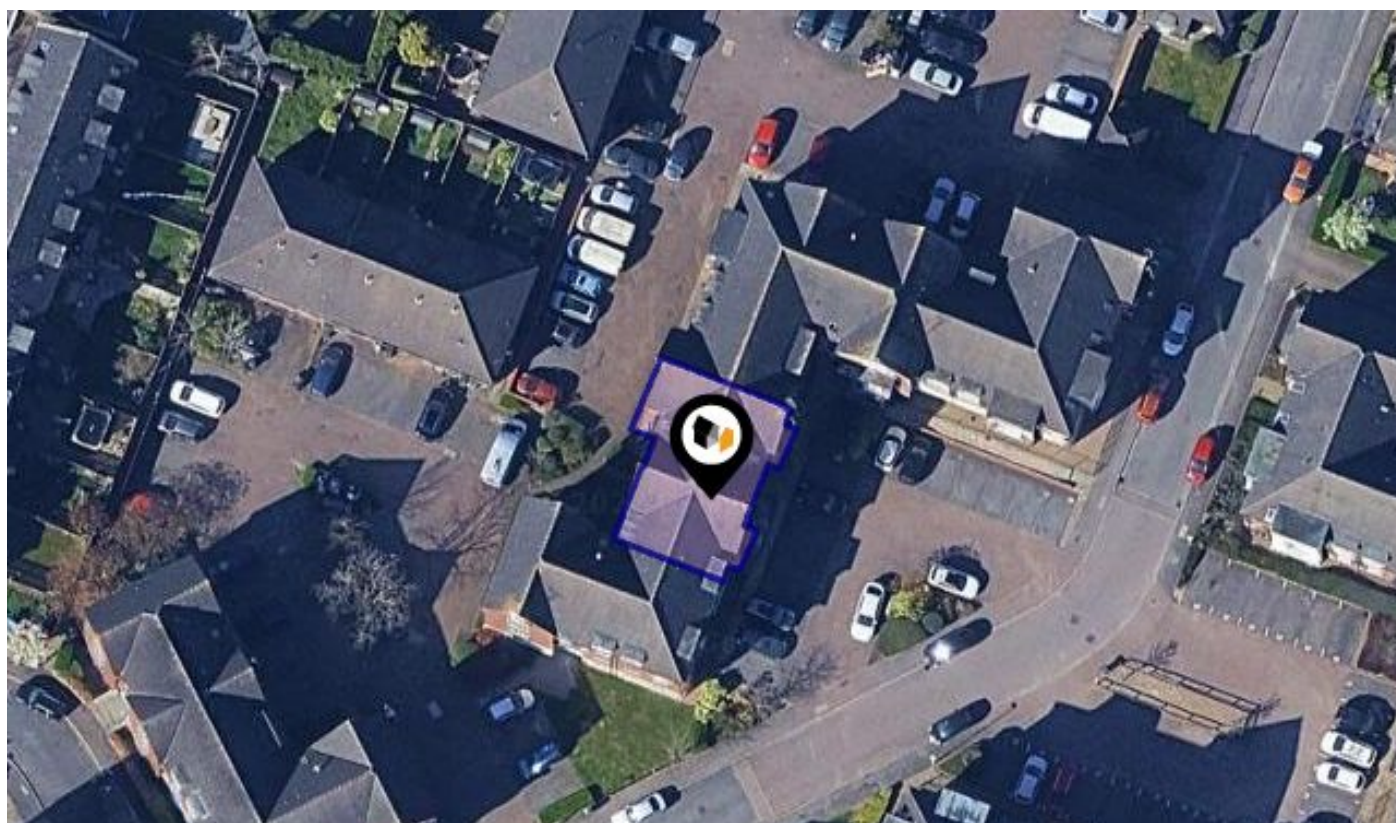


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



EDISON WAY, ARNOLD, NOTTINGHAM, NG5

Martin & Co - Hucknall

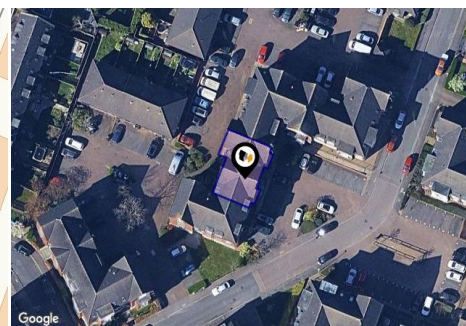
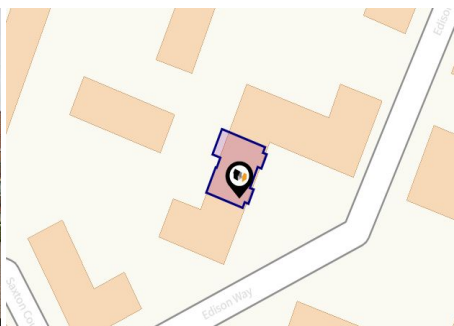
36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	570 ft ² / 53 m ²
Plot Area:	0.04 acres
Year Built :	2003-2006
Council Tax :	Band B
Annual Estimate:	£2,030
Title Number:	NT394846

Tenure: Leasehold

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	80	1800
mb/s	mb/s	mb/s

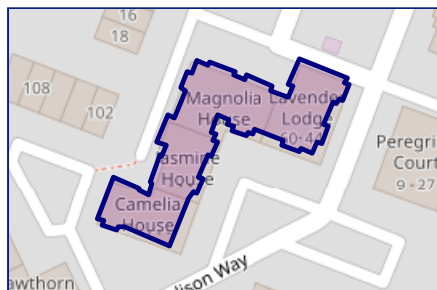
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

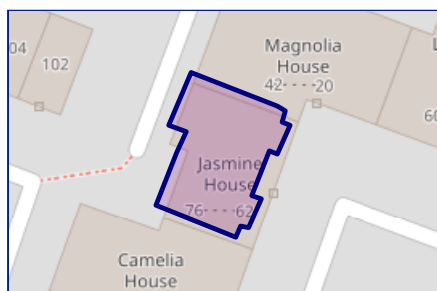


Freehold Title Plan



NT491299

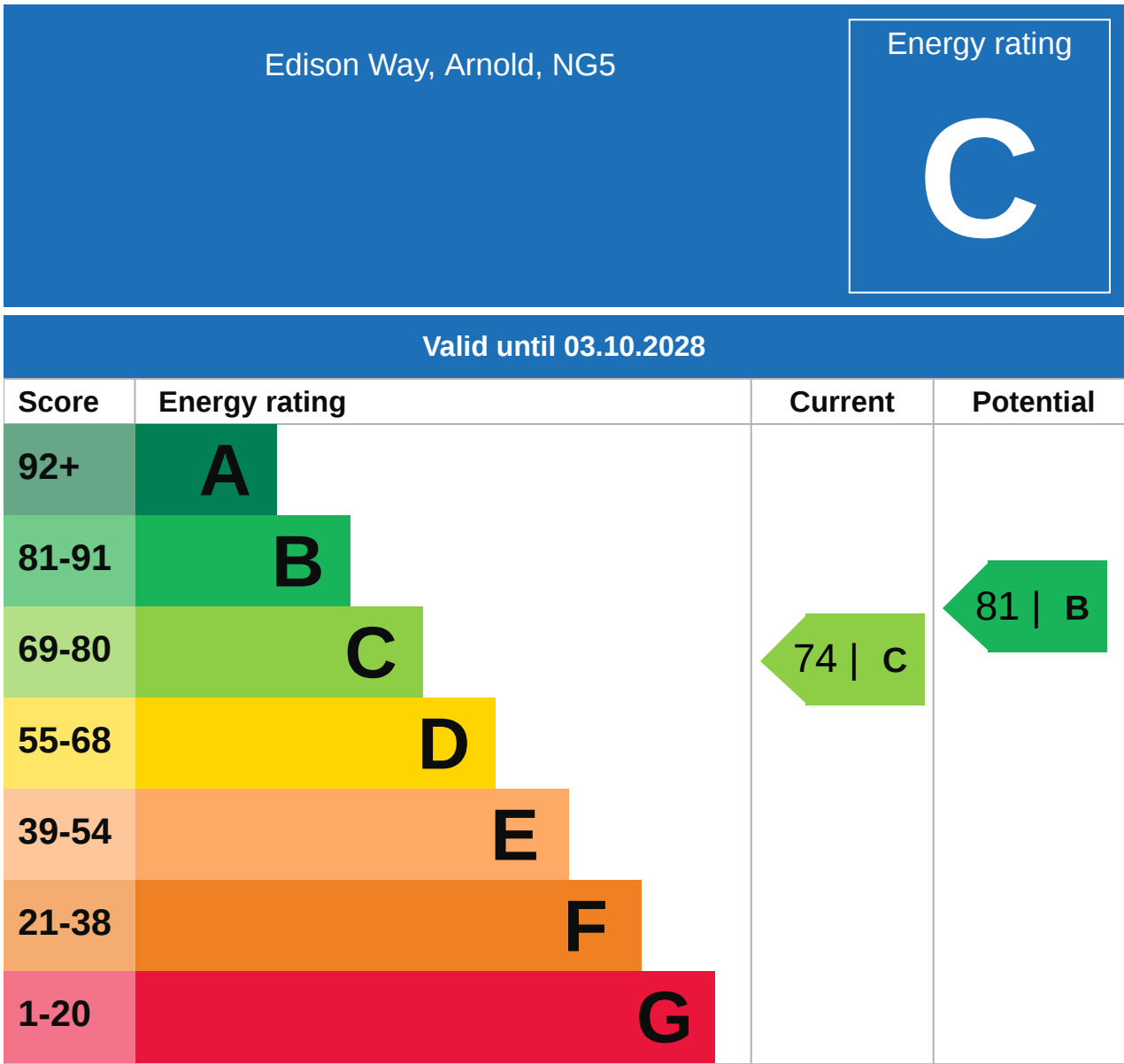
Leasehold Title Plan



NT394846

Start Date: 30/03/2004
End Date: 01/01/2128
Lease Term: 125 years from 1 January 2003
Term Remaining: 101 years

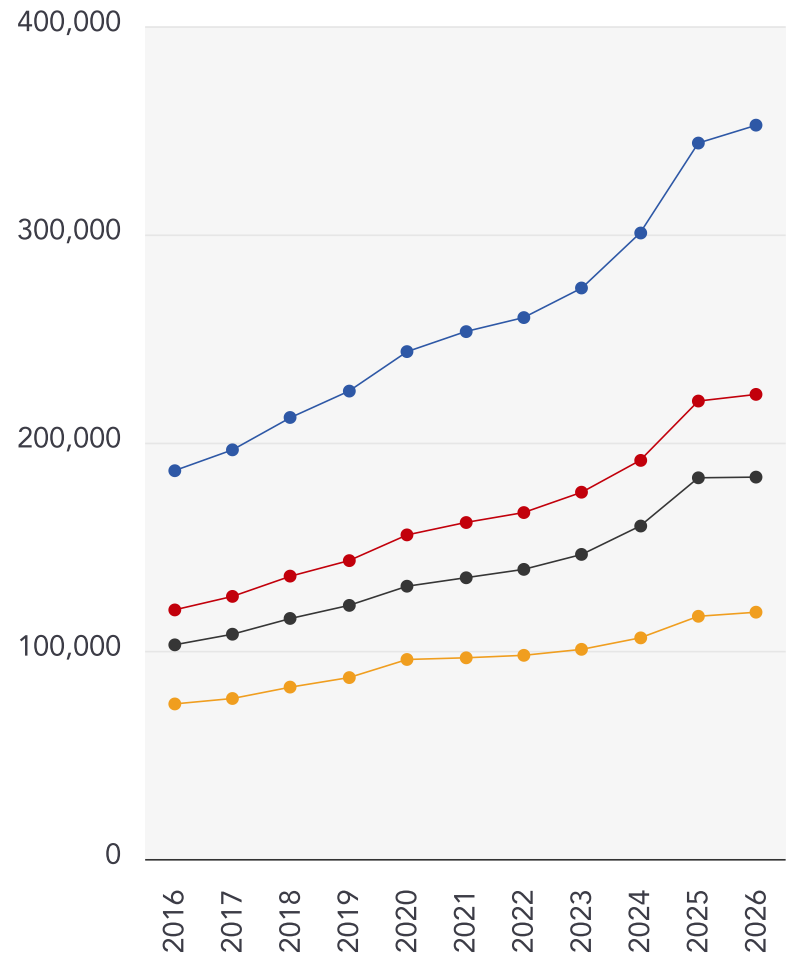




Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3rd
Flat Top Storey:	Yes
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, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

10 Year History of Average House Prices by Property Type in NG5



Detached

+88.99%

Semi-Detached

+86.55%

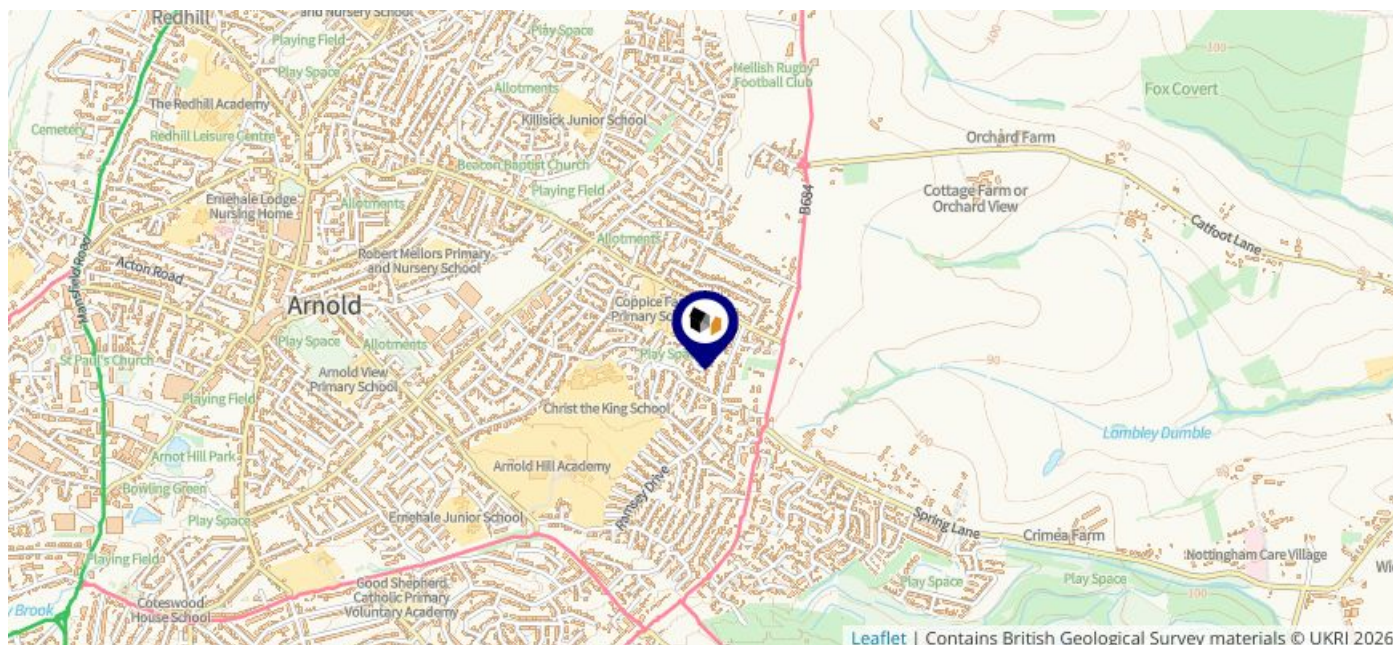
Terraced

+78.32%

Flat

+59.18%

This map displays nearby coal mine entrances and their classifications.



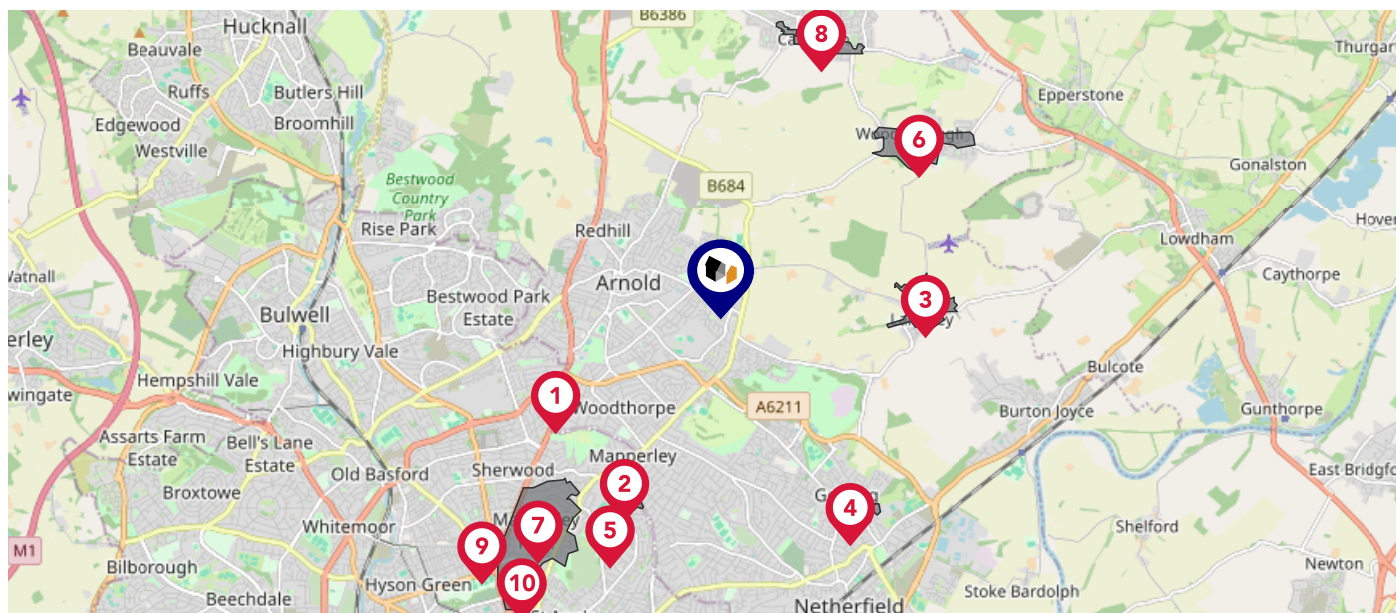
Mine Entry

- ✕ 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.

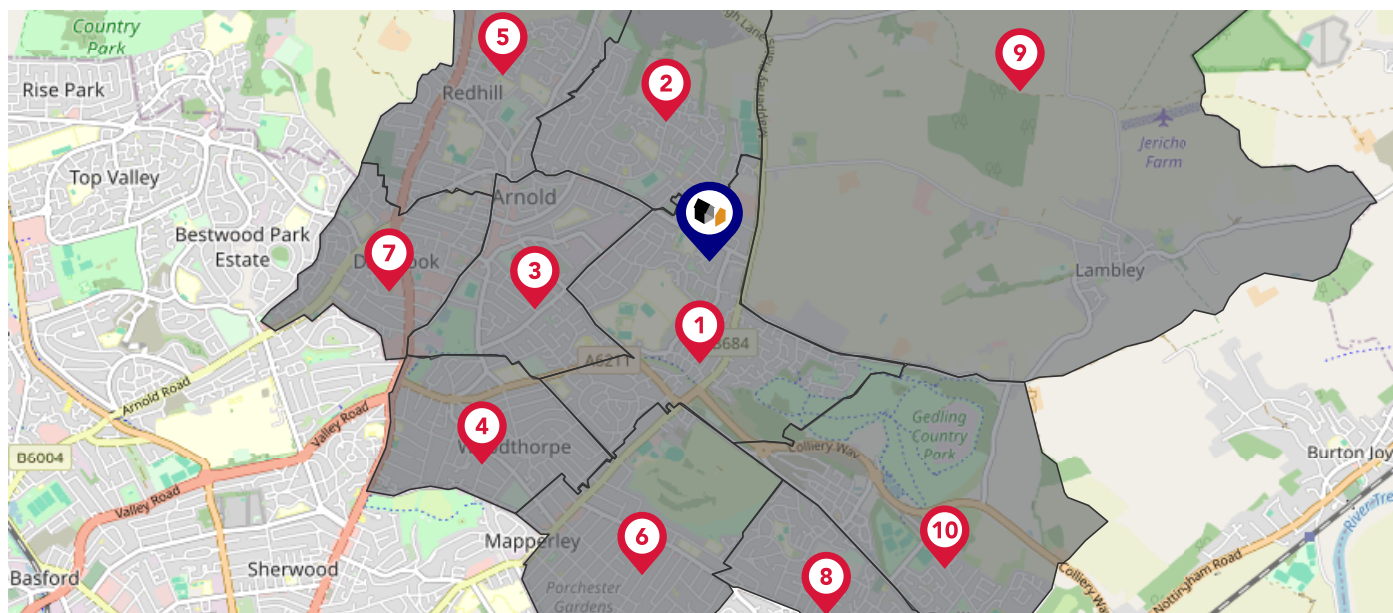
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-----------------------------------|
| 1 | The Cedars |
| 2 | Mapperley Hospital |
| 3 | Lambley |
| 4 | Gedling |
| 5 | Hine Hall |
| 6 | Woodborough |
| 7 | Mapperley Park and Alexandra Park |
| 8 | Calverton |
| 9 | Sherwood Rise |
| 10 | Elm Avenue-Corporation Oaks |

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

Plains Ward

2

Coppice Ward

3

Ernehale Ward

4

Woodthorpe Ward

5

Redhill Ward

6

Porchester Ward

7

Daybrook Ward

8

Phoenix Ward

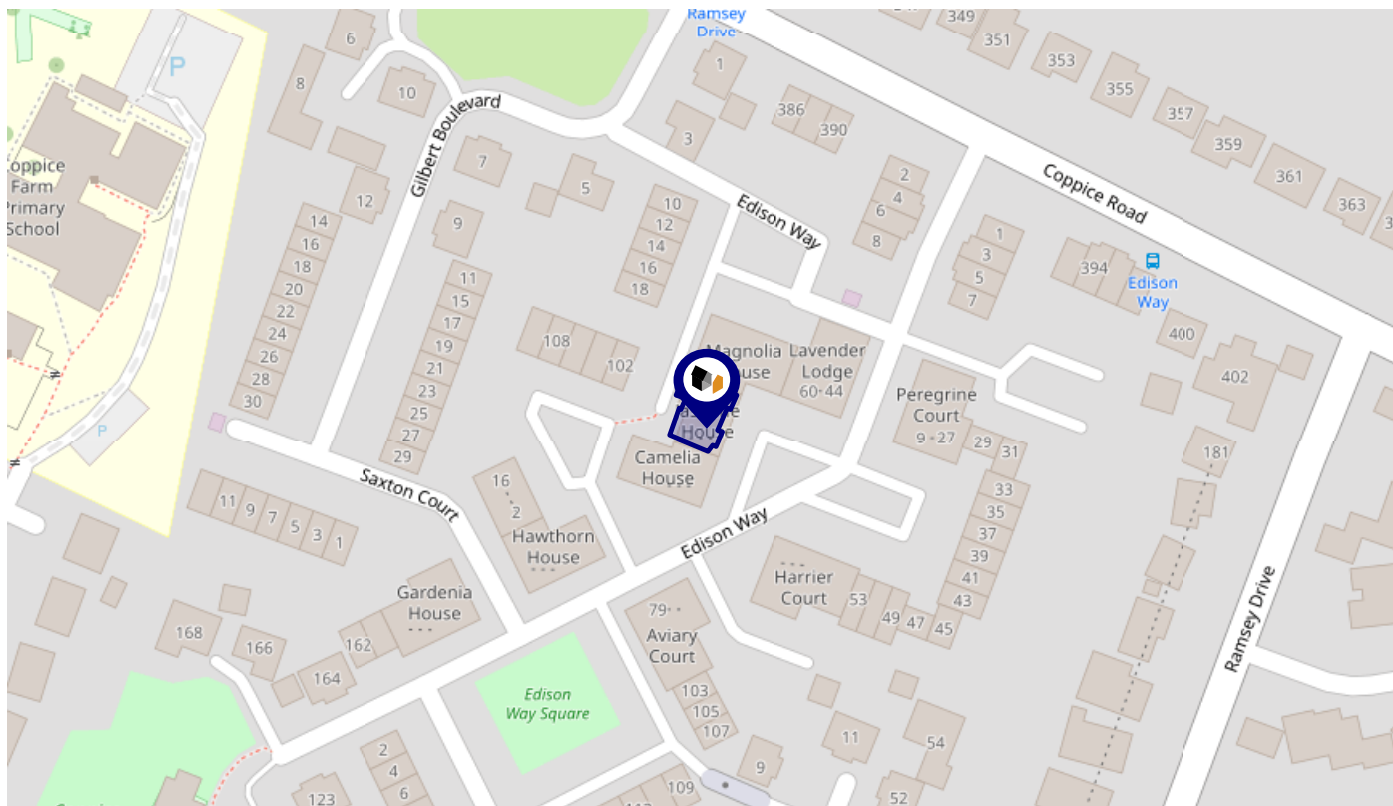
9

Dumbles Ward

10

Gedling 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.

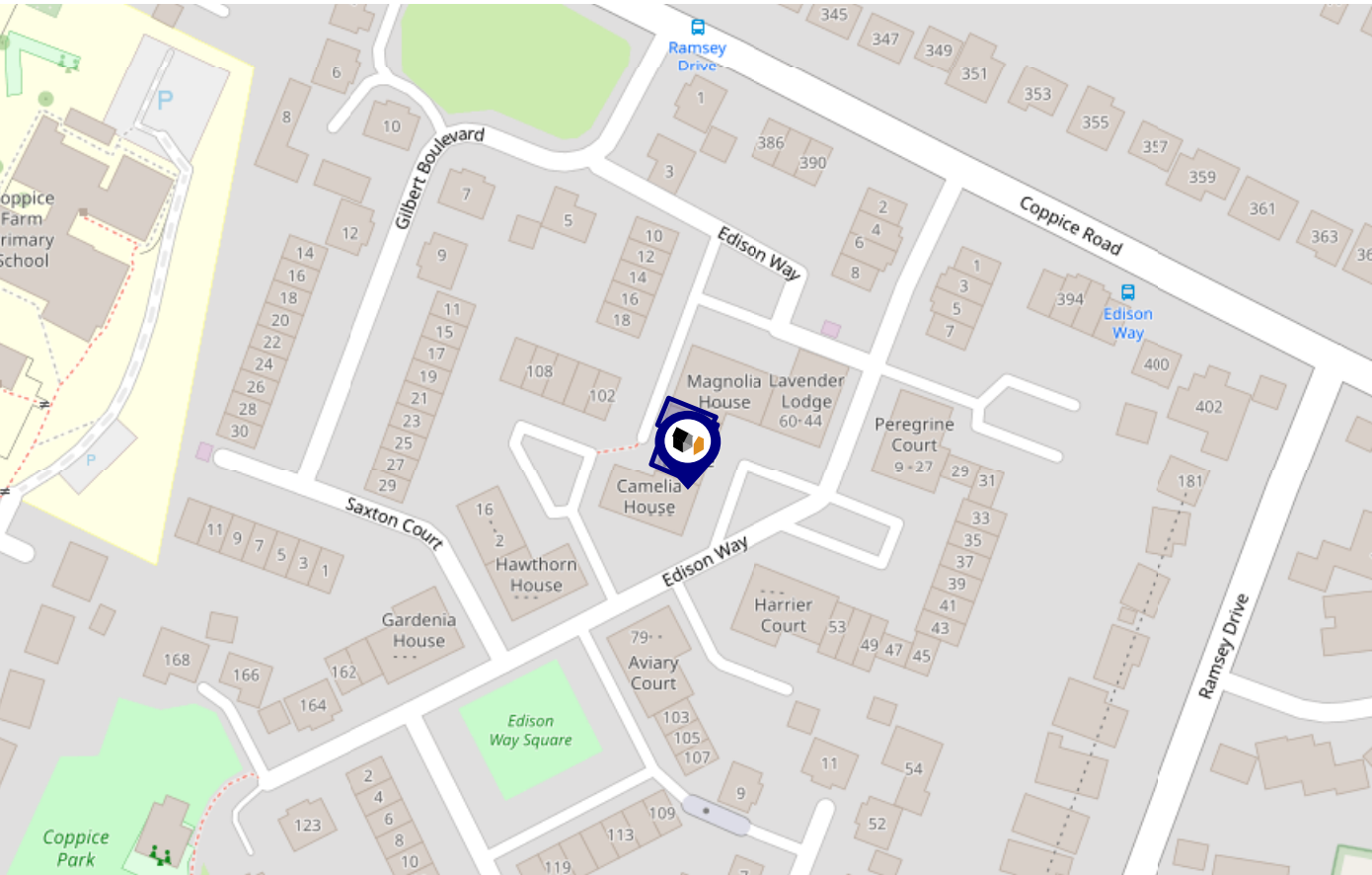
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

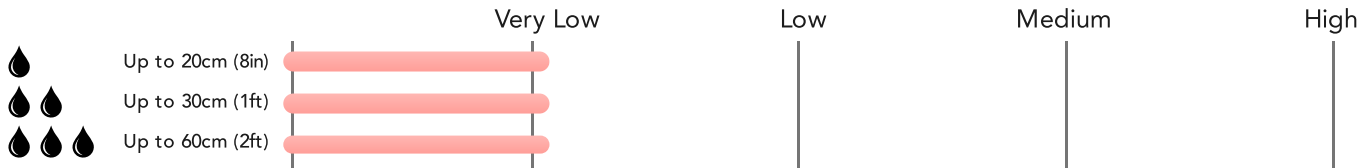


Risk Rating: Very low

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.

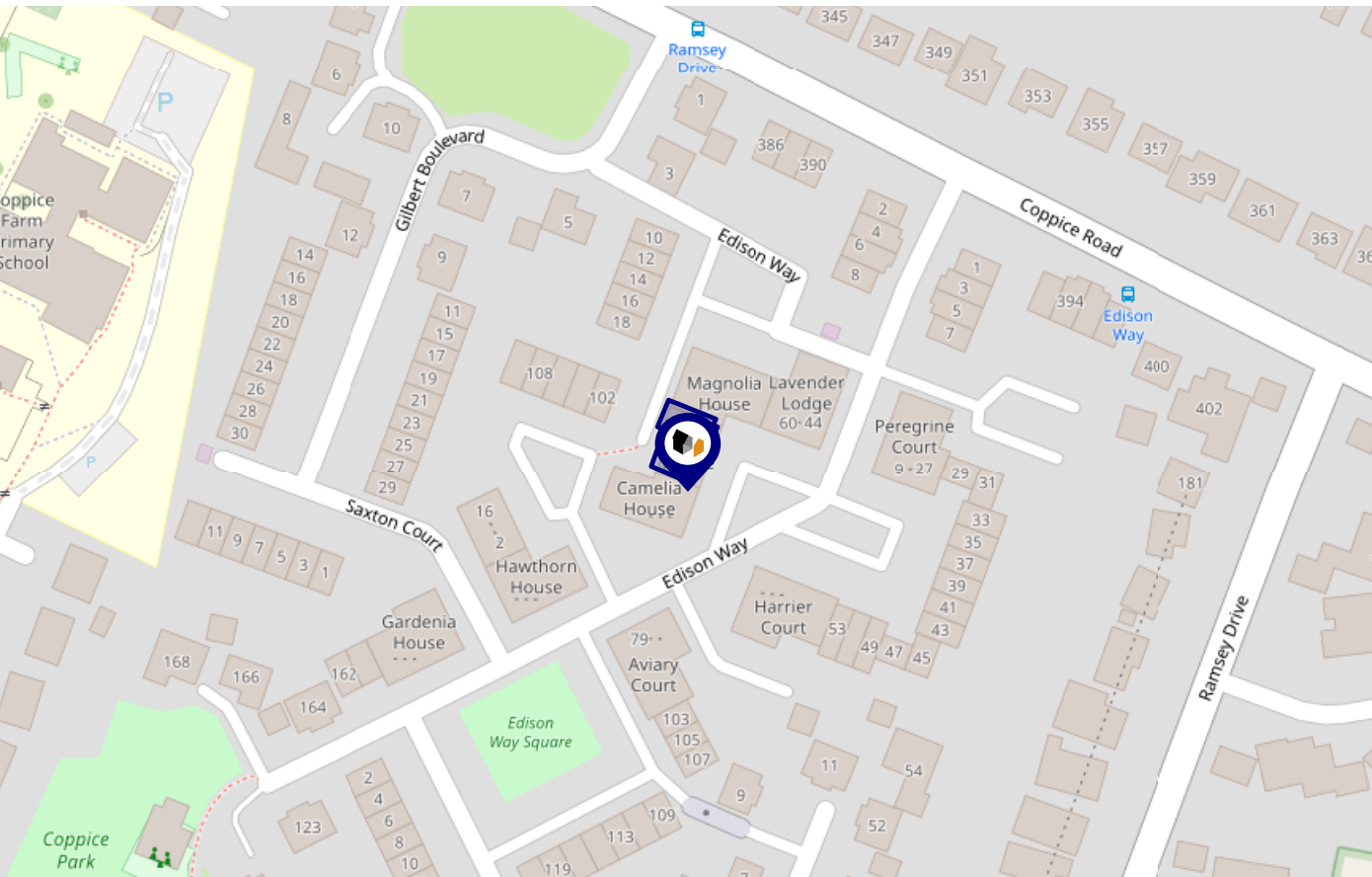
Chance of flooding to the following depths at this property:



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.

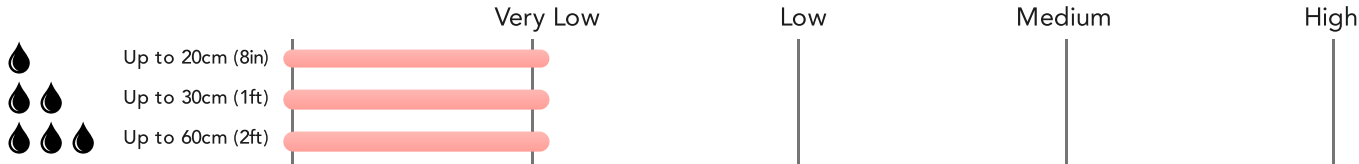


Risk Rating: Very low

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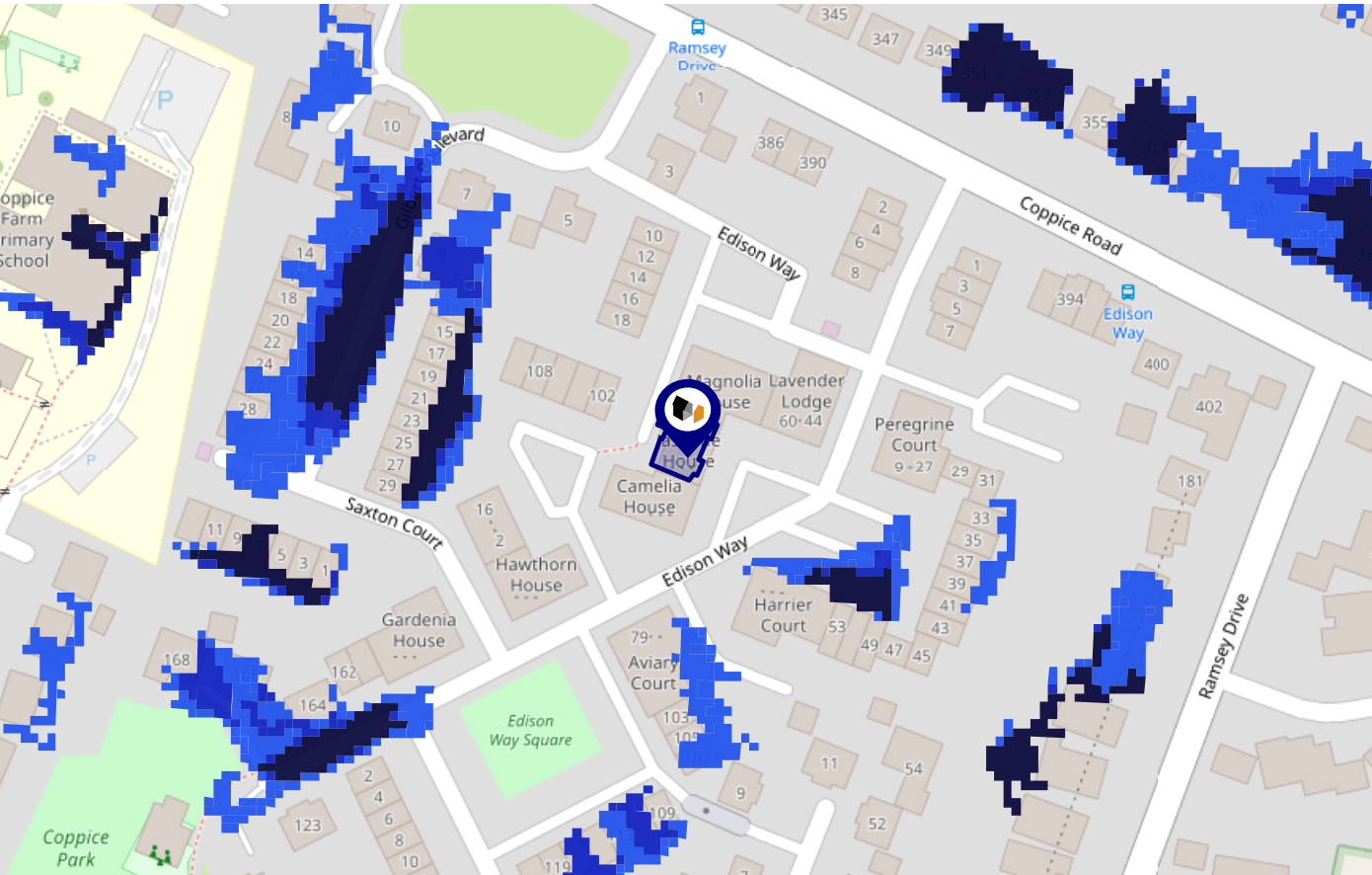
Chance of flooding to the following depths at this property:



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.

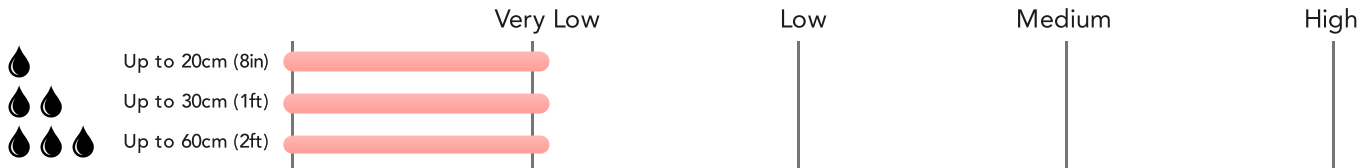


Risk Rating: Very low

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.

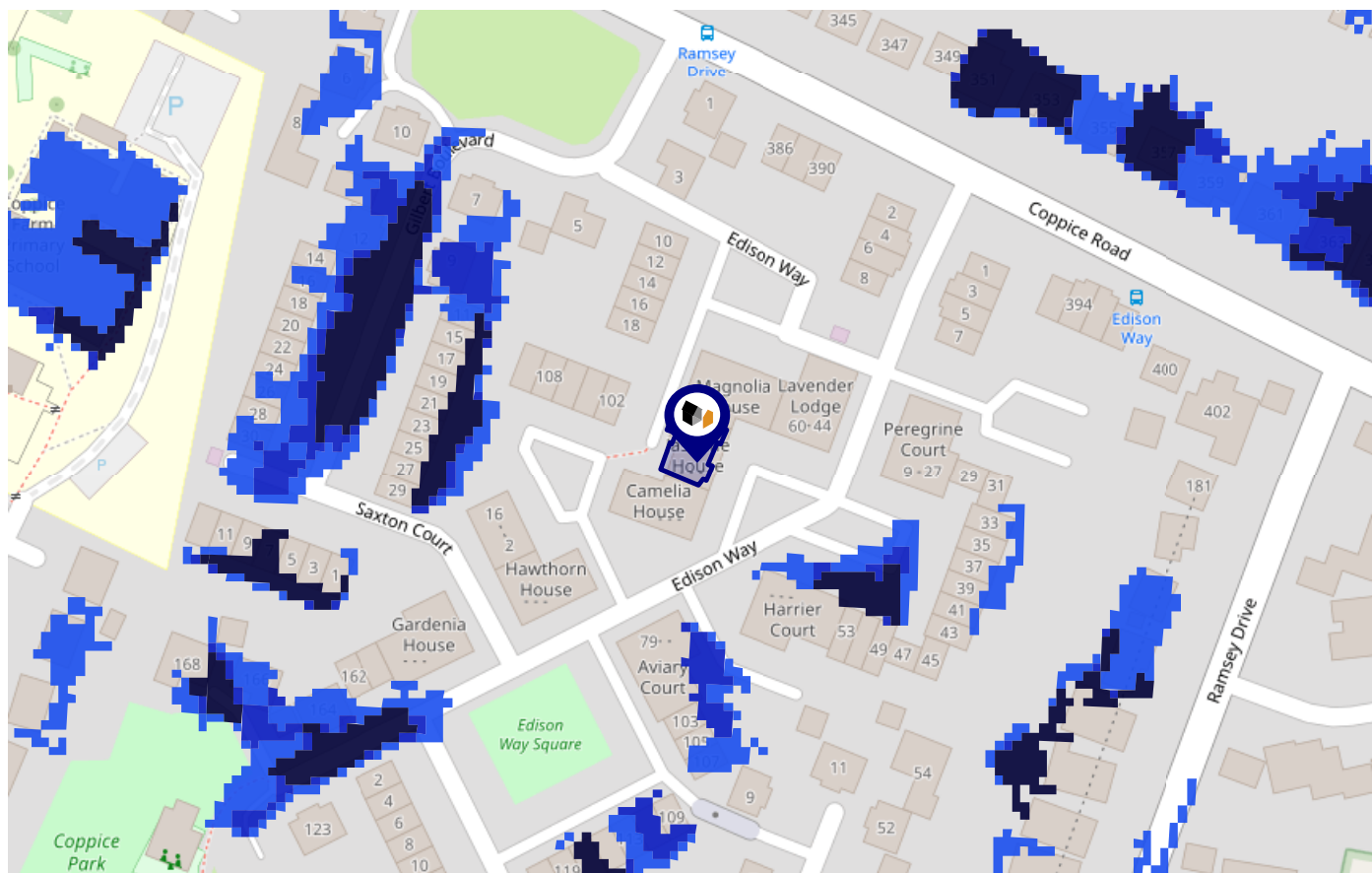
Chance of flooding to the following depths at this property:



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.

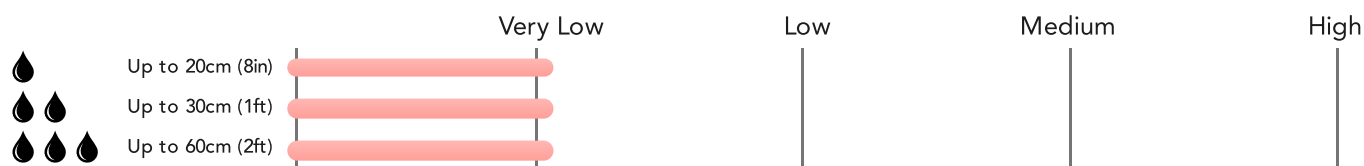


Risk Rating: Very low

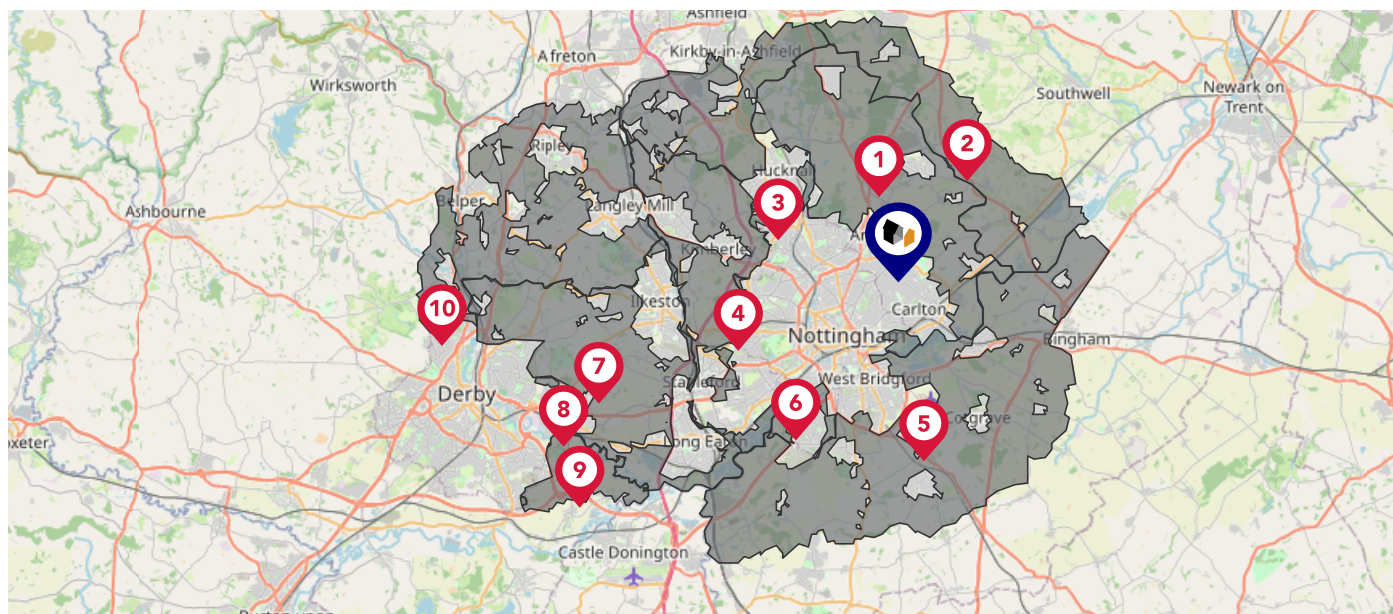
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

1

Derby and Nottingham Green Belt - Gedling

2

Derby and Nottingham Green Belt - Newark and Sherwood

3

Derby and Nottingham Green Belt - Ashfield

4

Derby and Nottingham Green Belt - Nottingham

5

Derby and Nottingham Green Belt - Rushcliffe

6

Derby and Nottingham Green Belt - Broxtowe

7

Derby and Nottingham Green Belt - Erewash

8

Derby and Nottingham Green Belt - Derby

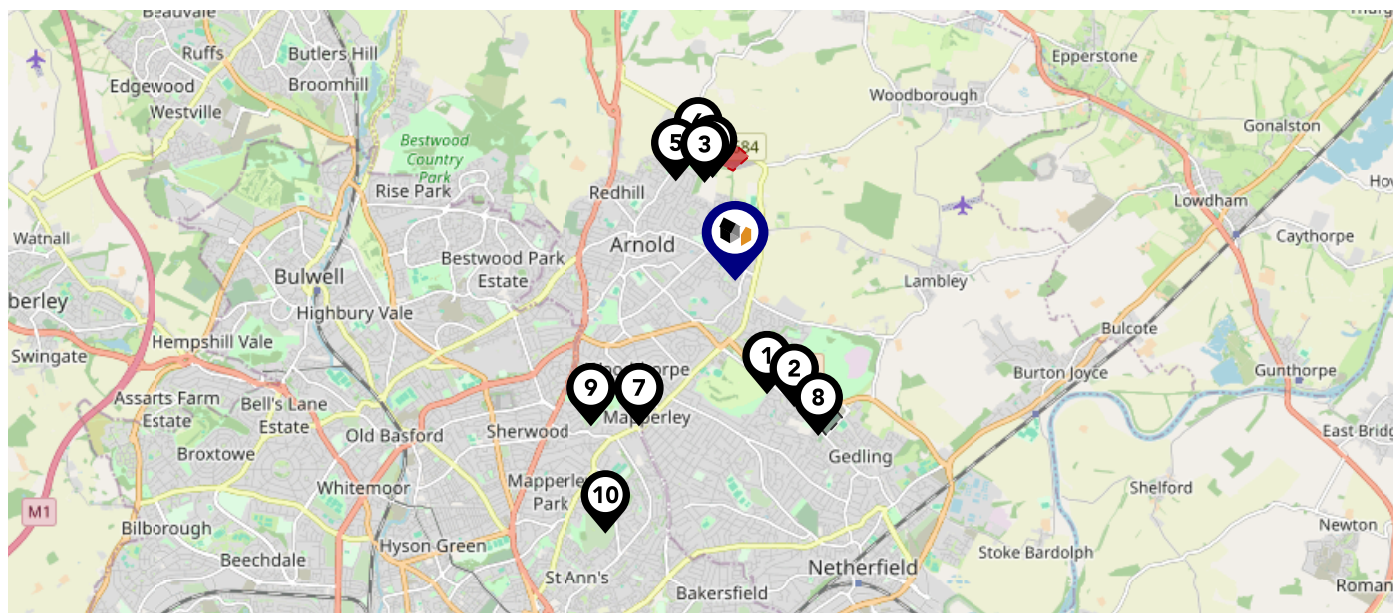
9

Derby and Nottingham Green Belt - South Derbyshire

10

Derby and Nottingham Green Belt - Amber Valley

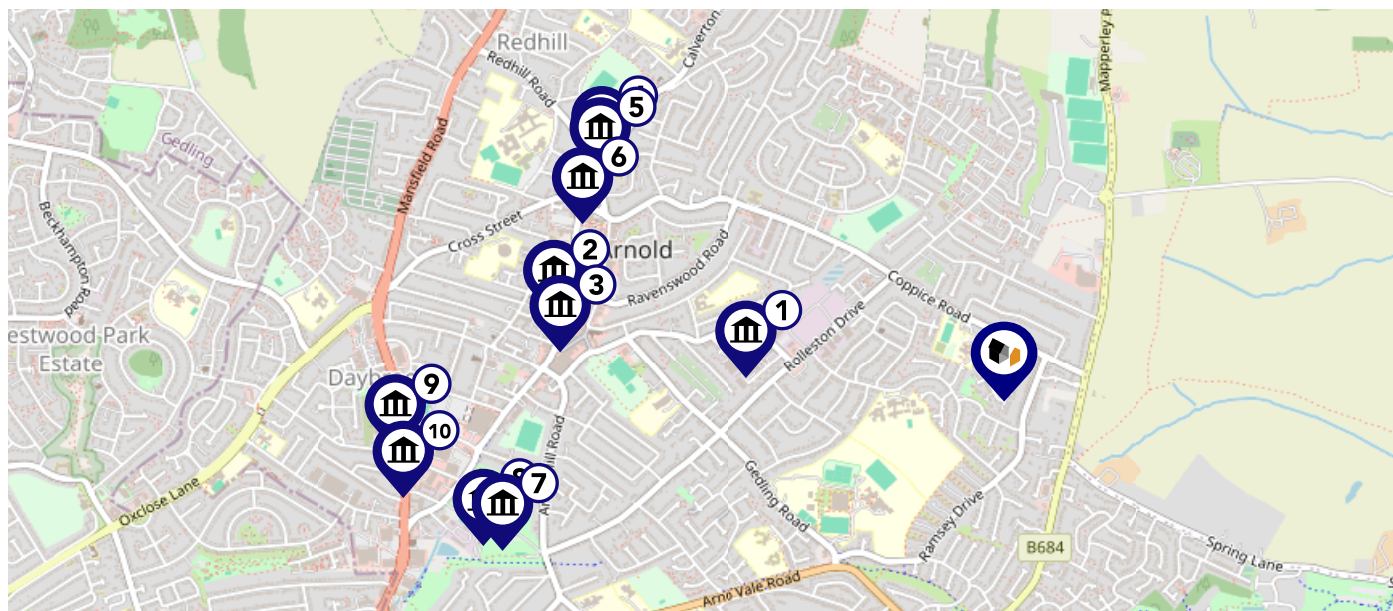
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



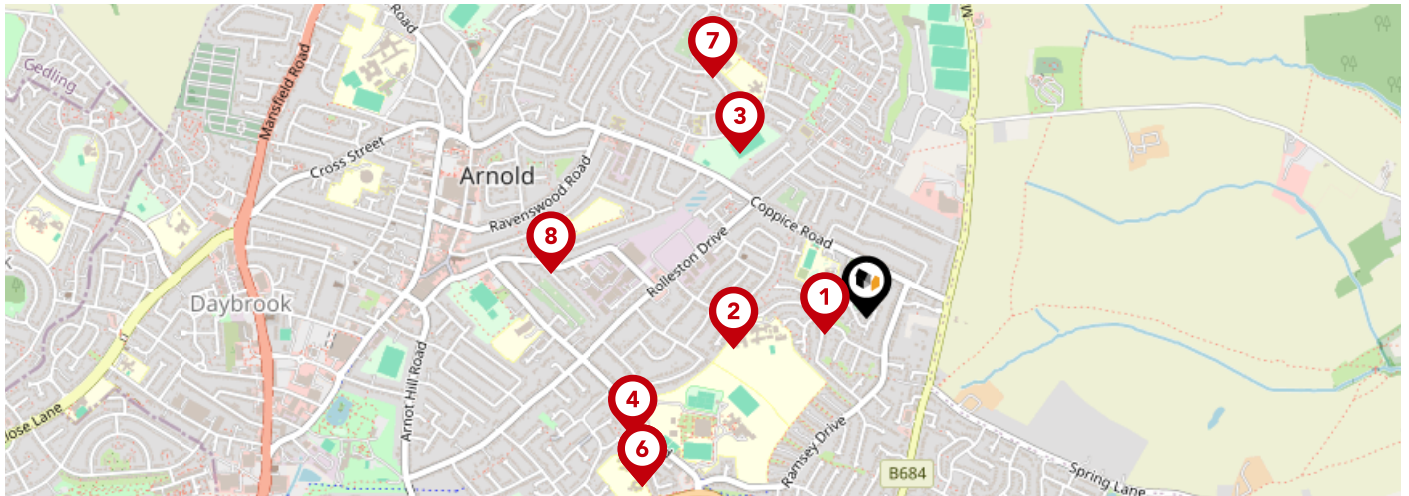
Nearby Landfill Sites

1	Gedling Tip-Arnold Lane, Gedling, Nottingham	Historic Landfill	
2	Gedling Tip-Arnold Lane, Gelding, Nottingham	Historic Landfill	
3	EA/EPR/UP3690CP/A001	Active Landfill	
4	No name provided by source	Active Landfill	
5	Calverton Road-Arnold	Historic Landfill	
6	Dorket Head Quarry-Woodborough Lane, Calverton Road, Arnold, Gelding, Nottingham	Historic Landfill	
7	Breckhill Quarry-Breck Hill Road, Arnold, Nottingham	Historic Landfill	
8	Arnold Lane / Lambley Lane-Gedling, Nottinghamshire	Historic Landfill	
9	Woodthorpe Drive Railway Cutting-Railway Cutting, Woodthorpe Drive, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	
10	Land between Coppice Recreation Ground and Stonepit-Off Ransom Road, Cappice Gardens, Nottingham	Historic Landfill	

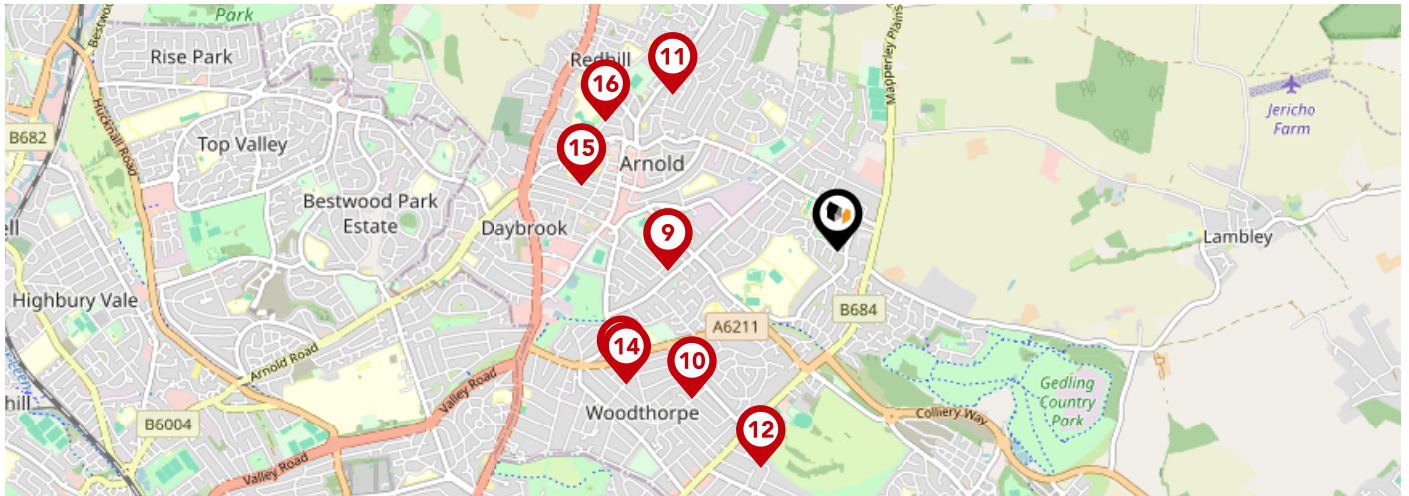
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1237292 - Hand Frame Shop At Former Allen Solly Factory	Grade II	0.6 miles
 1227483 - Bonington House	Grade II	1.0 miles
 1227482 - 34, High Street	Grade II	1.0 miles
 1235987 - Church Of St Mary	Grade II	1.0 miles
 1227479 - Boundary Wall At Church Of St Mary	Grade II	1.0 miles
 1264819 - Arnold House	Grade II	1.0 miles
 1227493 - Arnot Hill House	Grade II	1.1 miles
 1460060 - Arnold War Memorial	Grade II	1.2 miles
 1227488 - Gateway And Boundary Wall At Daybrook Almshouses	Grade II	1.3 miles
 1237602 - Home Ales Brewery Office And Attached Railings	Grade II	1.3 miles



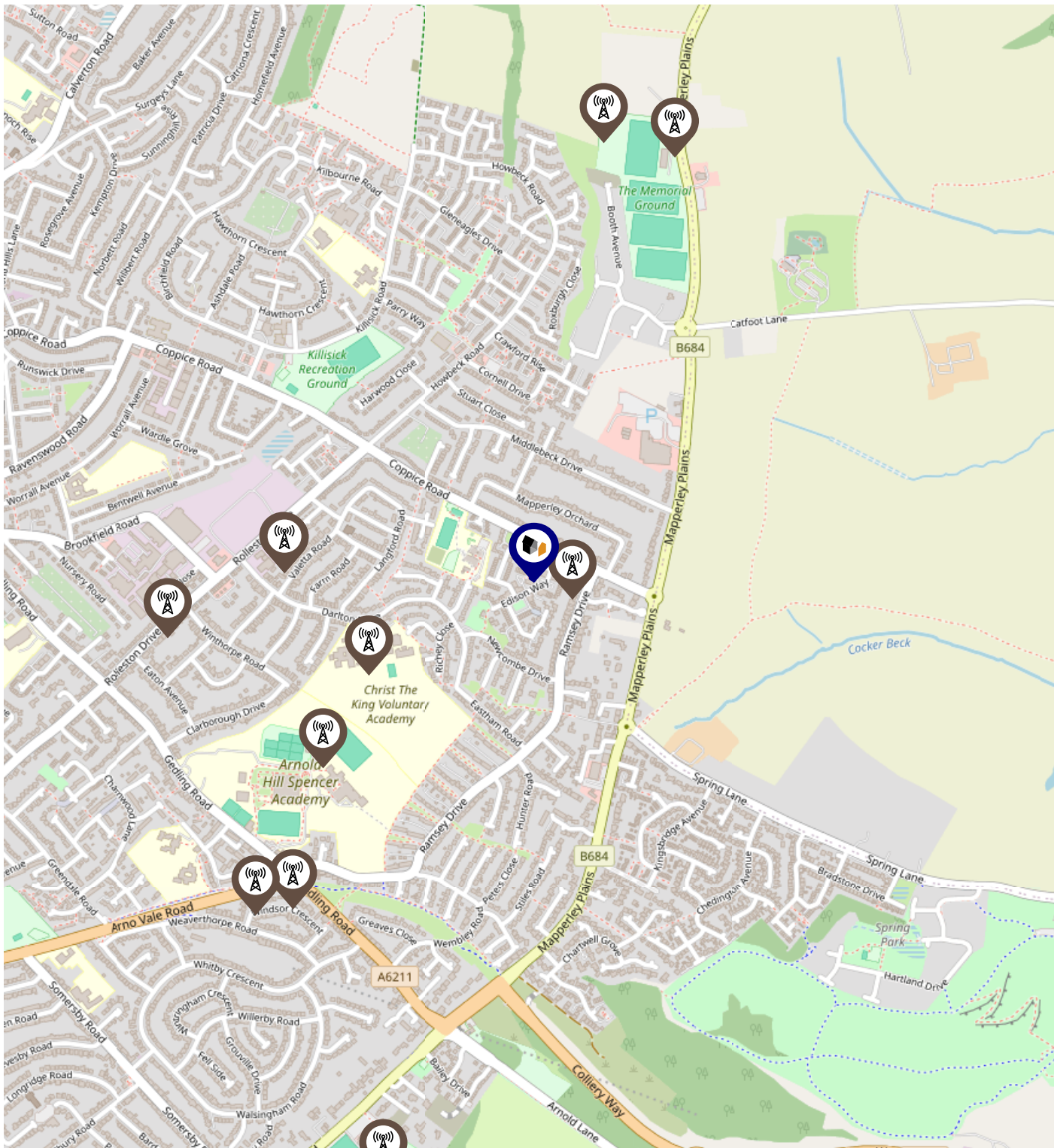
		Nursery	Primary	Secondary	College	Private
	Coppice Farm Primary School Ofsted Rating: Good Pupils: 182 Distance:0.1	☐	☒	☐	☐	☐
	Christ The King Voluntary Academy Ofsted Rating: Good Pupils: 850 Distance:0.31	☐	☐	☒	☐	☐
	Killisick Junior School Ofsted Rating: Good Pupils: 203 Distance:0.46	☐	☒	☐	☐	☐
	Arnold Hill Spencer Academy Ofsted Rating: Requires improvement Pupils: 1556 Distance:0.59	☐	☐	☒	☐	☐
	Ernehale Junior School Ofsted Rating: Good Pupils: 270 Distance:0.62	☐	☒	☐	☐	☐
	Ernehale Infant School Ofsted Rating: Good Pupils: 172 Distance:0.62	☐	☒	☐	☐	☐
	Pinewood Infant and Nursery School Ofsted Rating: Outstanding Pupils: 204 Distance:0.64	☐	☒	☐	☐	☐
	Robert Mellors Primary Academy Ofsted Rating: Good Pupils: 326 Distance:0.71	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Arnold View Primary School Ofsted Rating: Good Pupils: 313 Distance:0.76	☐	☒	☐	☐	☐
	The Good Shepherd Catholic Primary, Arnold Ofsted Rating: Good Pupils: 455 Distance:0.93	☐	☒	☐	☐	☐
	Richard Bonington Primary and Nursery School Ofsted Rating: Good Pupils: 459 Distance:1.01	☐	☒	☐	☐	☐
	Mapperley Plains Primary and Nursery School Ofsted Rating: Good Pupils: 339 Distance:1.03	☐	☒	☐	☐	☐
	Arno Vale Junior School Ofsted Rating: Good Pupils: 239 Distance:1.12	☐	☒	☐	☐	☐
	Woodthorpe Infant School Ofsted Rating: Outstanding Pupils: 179 Distance:1.12	☐	☒	☐	☐	☐
	Arnold Mill Primary and Nursery School Ofsted Rating: Good Pupils: 336 Distance:1.18	☐	☒	☐	☐	☐
	Redhill Academy Ofsted Rating: Outstanding Pupils: 1591 Distance:1.18	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

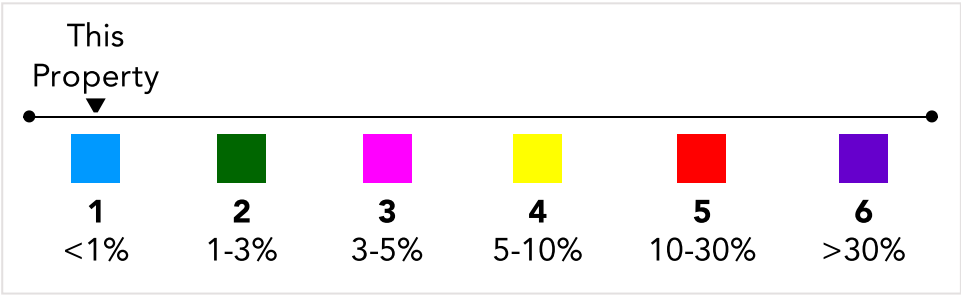
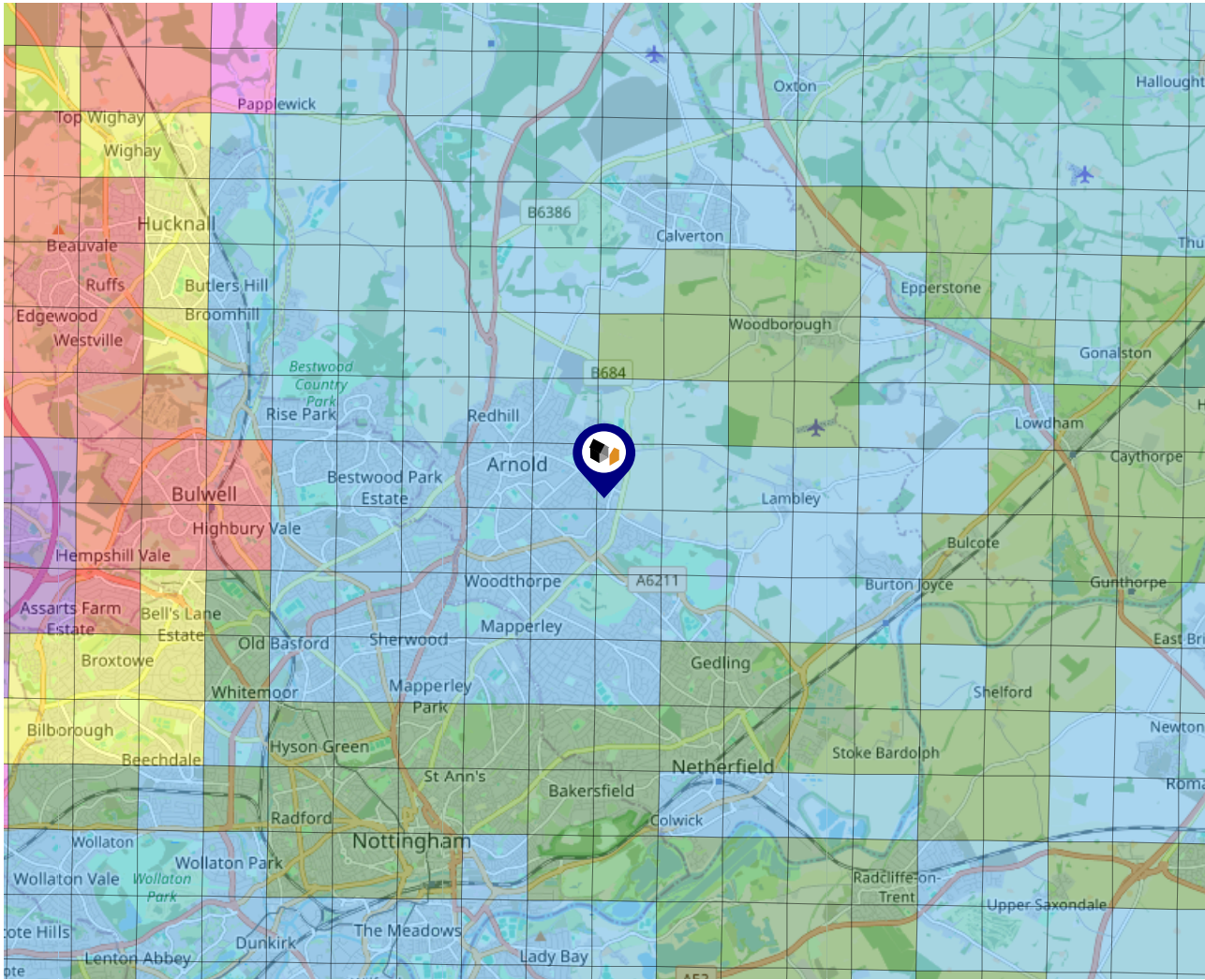


Key:

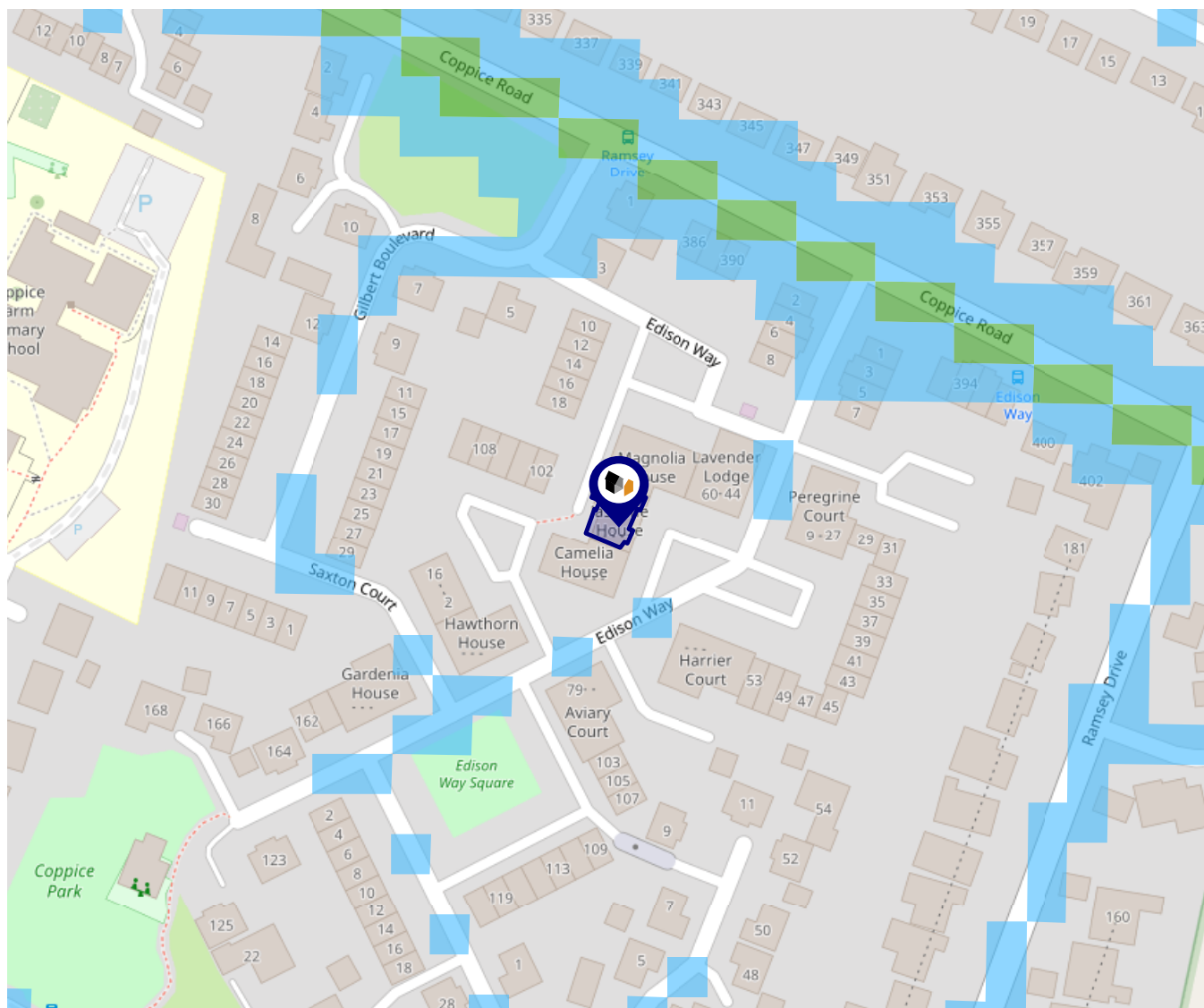
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

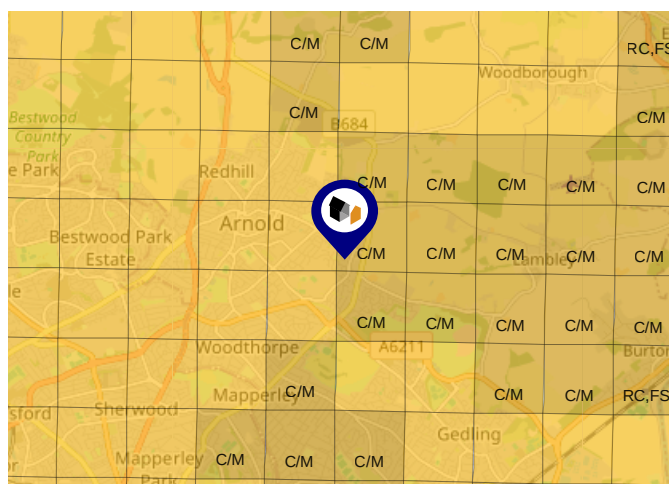


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

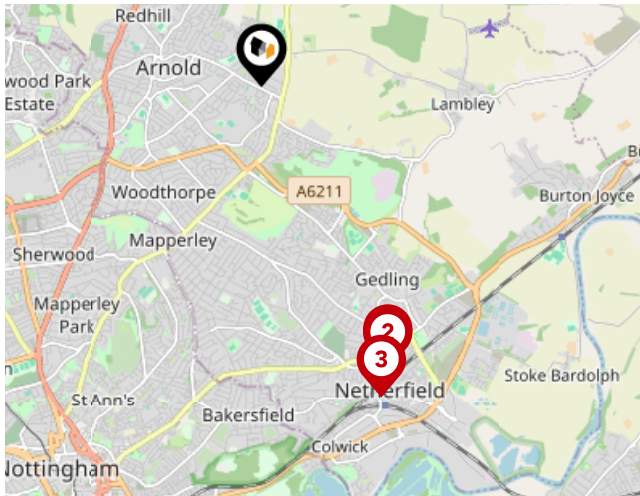
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



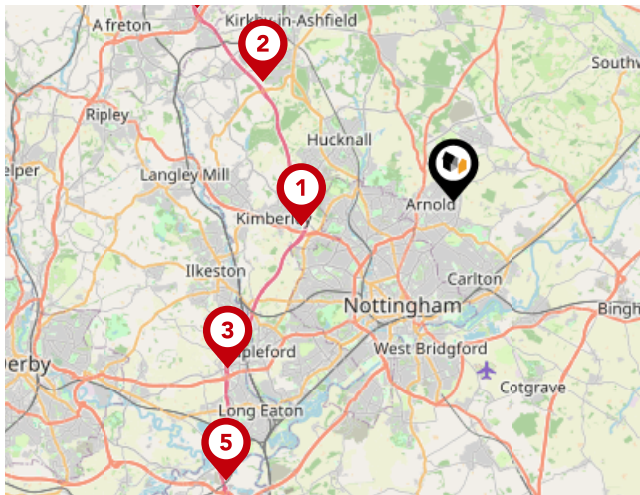
Primary Classifications (Most Common Clay Types)

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



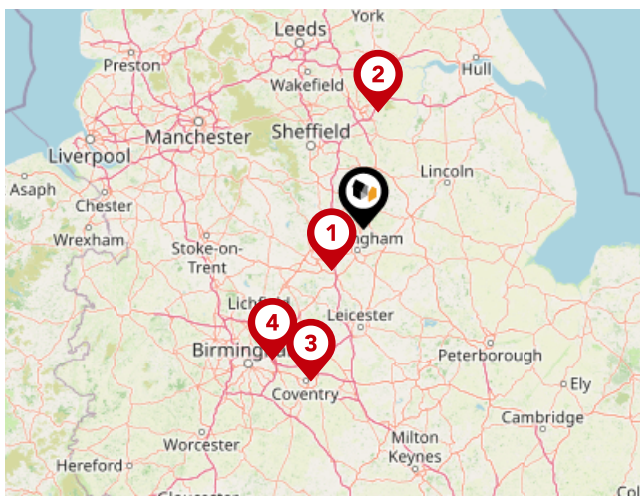
National Rail Stations

Pin	Name	Distance
1	Carlton Rail Station	2.75 miles
2	Carlton Rail Station	2.77 miles
3	Netherfield Rail Station	2.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	5.48 miles
2	M1 J27	8.02 miles
3	M1 J25	10.03 miles
4	M1 J28	11.44 miles
5	M1 J24A	12.86 miles

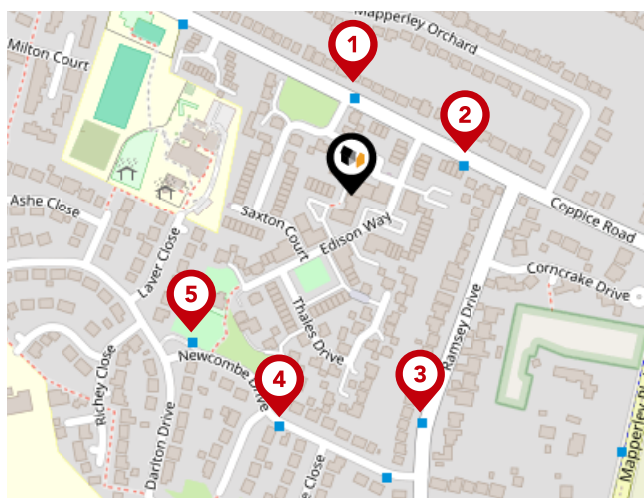


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	15.3 miles
2	Finningley	33.38 miles
3	Baginton	46.49 miles
4	Birmingham Airport	46.11 miles

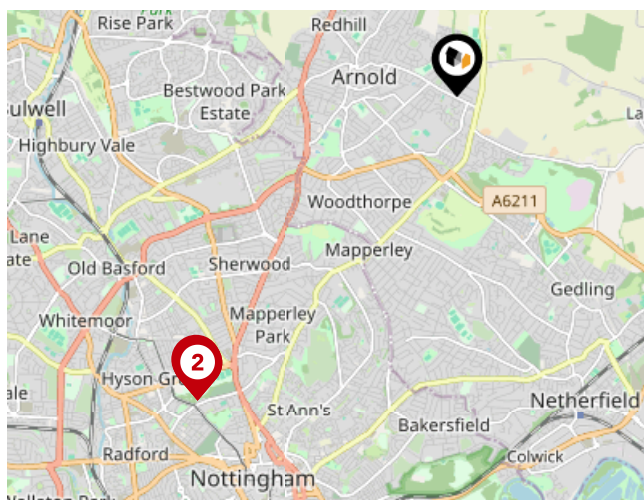
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Edison Way	0.06 miles
2	Edison Way	0.07 miles
3	Newcombe Drive	0.13 miles
4	Davidson Close	0.13 miles
5	Turning Circle	0.12 miles



Local Connections

Pin	Name	Distance
1	High School Tram Stop	3.57 miles
2	High School Tram Stop	3.58 miles
3	High School Tram Stop	3.57 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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