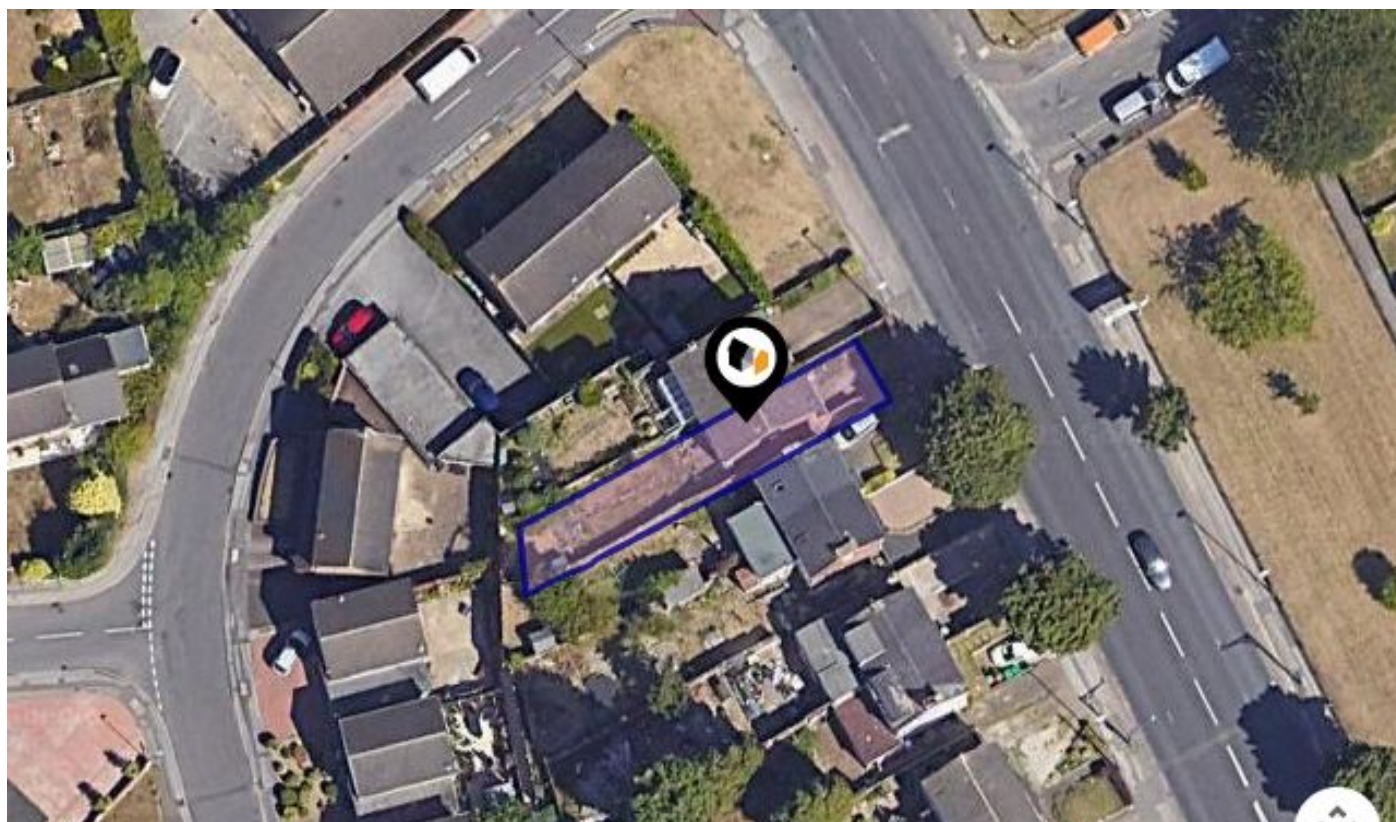




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 31<sup>st</sup> August 2025**



## NUTHALL ROAD, NOTTINGHAM, NG8

**Price Estimate :** £215,000

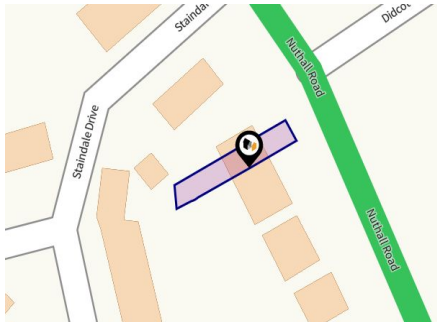
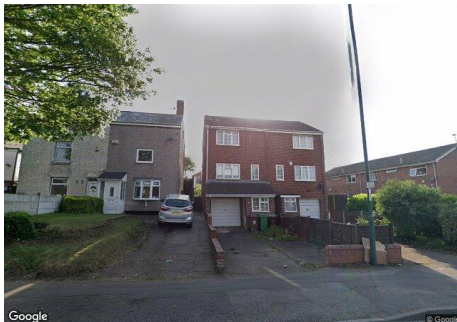
### **Mansfield Sales and Lettings Ltd.**

3 Carrion Place Berry Hill Mansfield NG18 6BE

01623 575012

rich@mansfieldsalesandlettings.co.uk















www.mansfieldsalesandlettings.co.uk



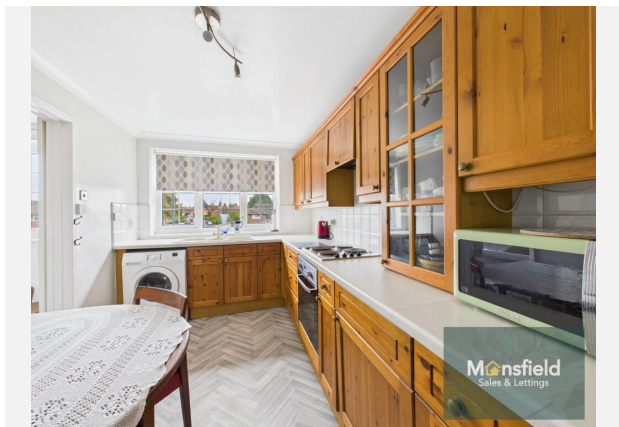
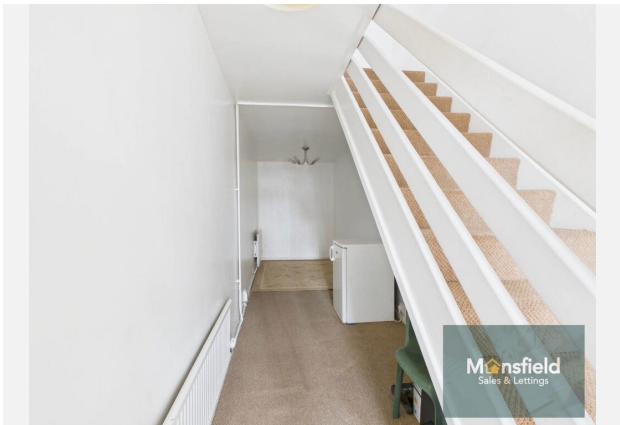
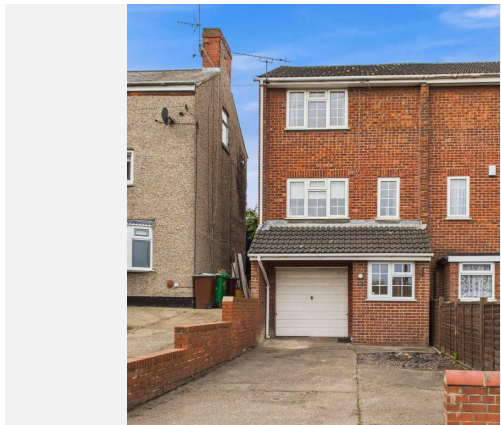
## Property

Type:	Semi-Detached	Price Estimate:	£215,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£2,066		
Title Number:	NT98661		

## Local Area

Local Authority:	Nottingham city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	11 mb/s	80 mb/s	1000 mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				







NUTHALL ROAD, NOTTINGHAM, NG8





NOTTINGHAM, NG8

Energy rating

**D**

Valid until 11.11.2018

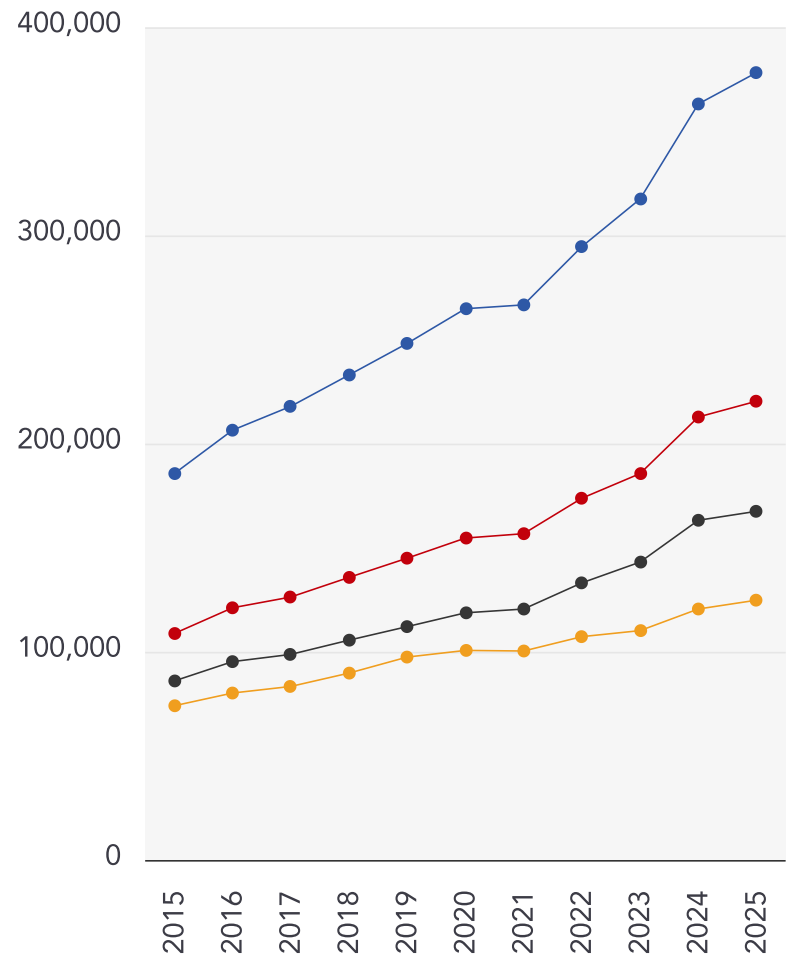
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	65   D	73   C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

---

<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	79 m <sup>2</sup>

10 Year History of Average House Prices by Property Type in NG8



Detached

**+103.77%**

Semi-Detached

**+102.57%**

Terraced

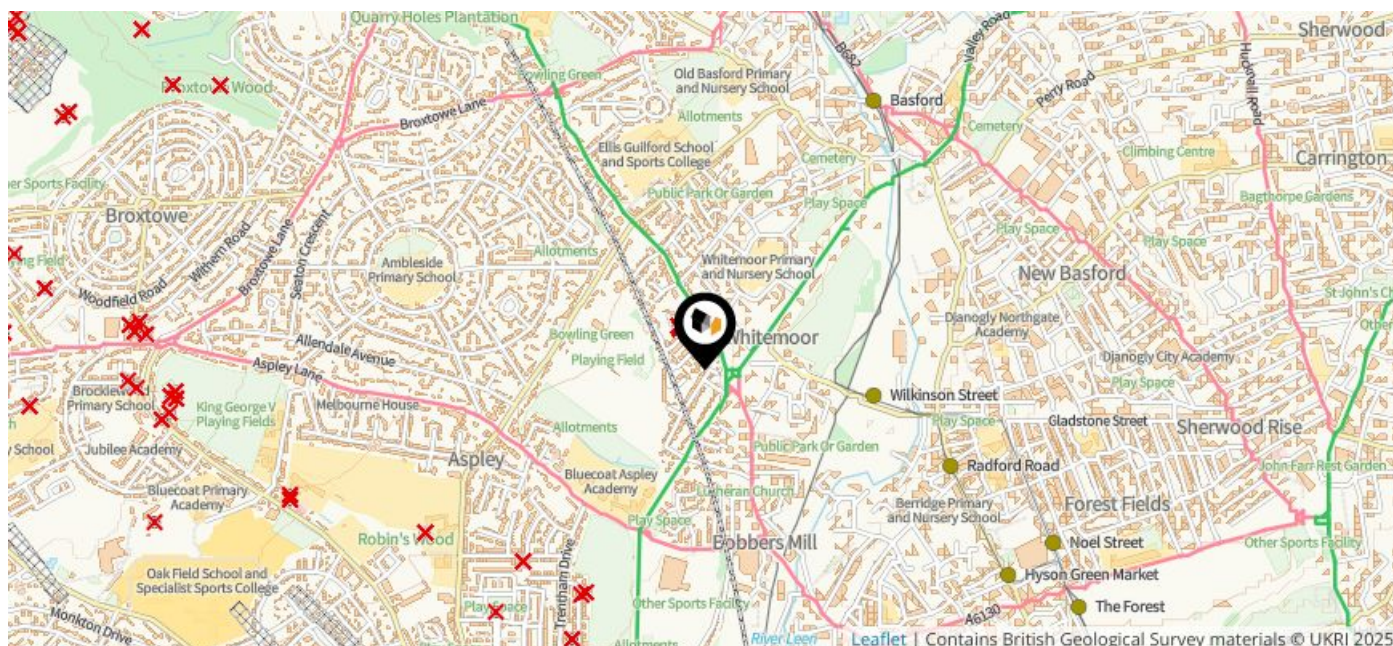
**+94.75%**

Flat

**+68.43%**



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

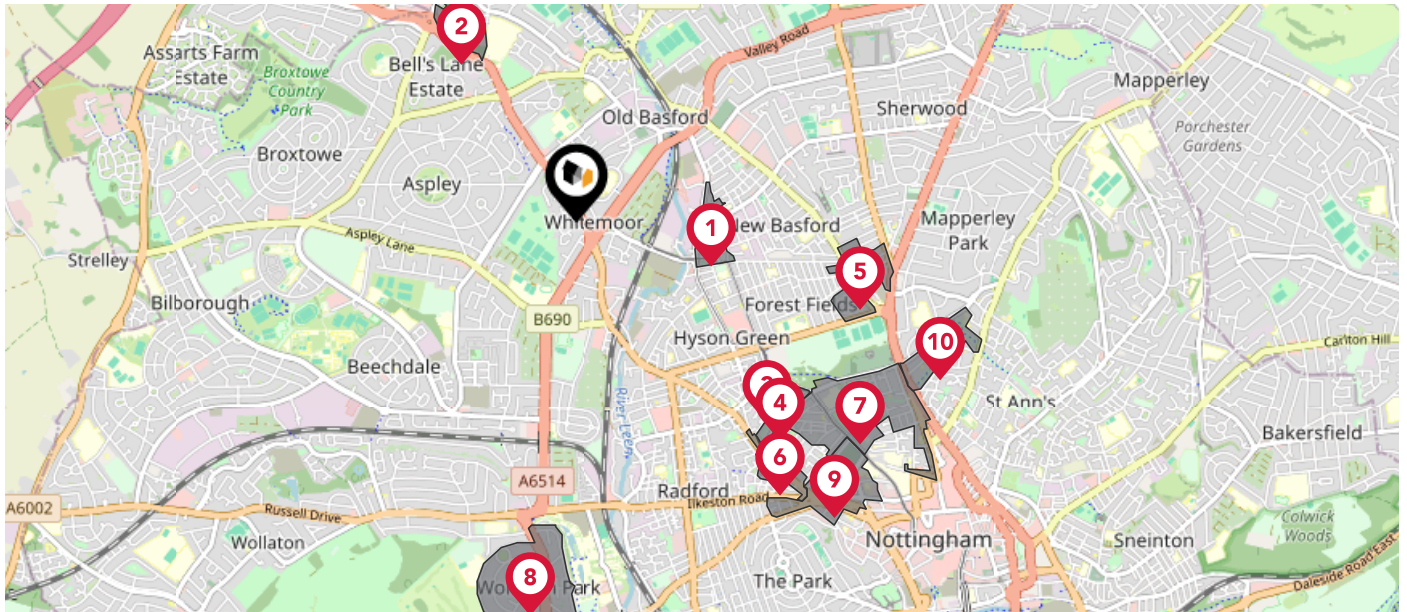
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

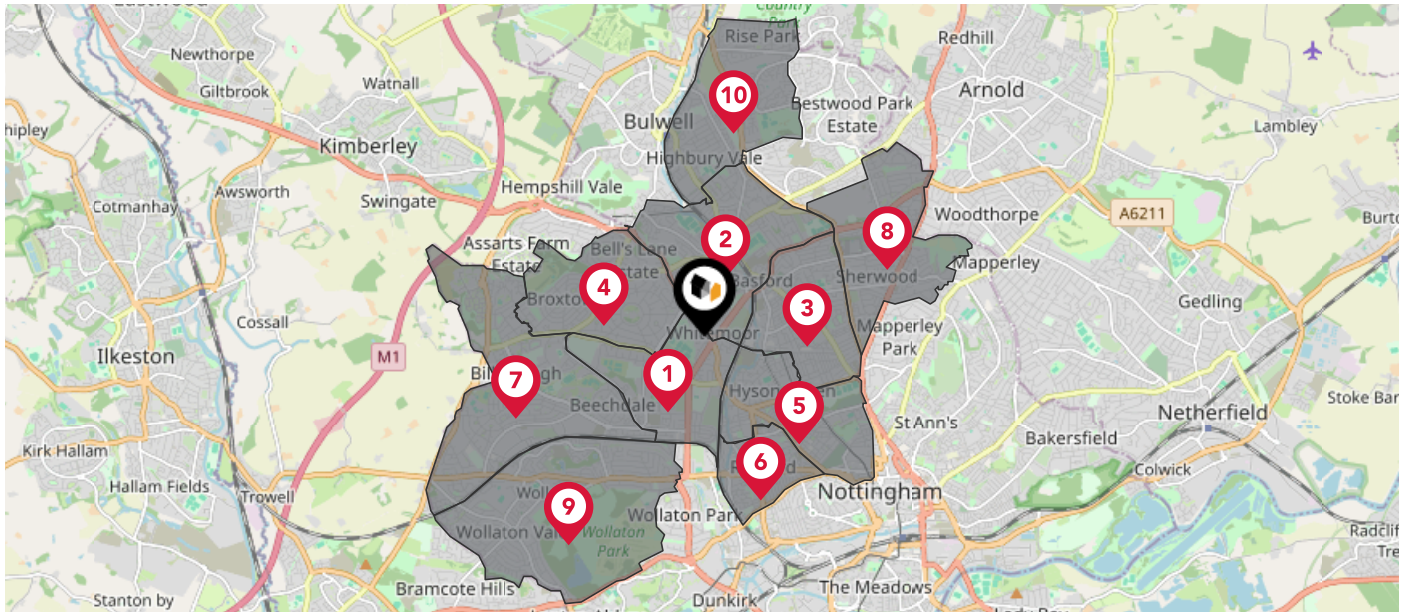
- 1 Star Buildings
- 2 Basford Hall
- 3 Forest Grove
- 4 Waterloo Promenade
- 5 Sherwood Rise
- 6 Gamble Street-Alfreton Road
- 7 Arboretum
- 8 Sutton Passeys
- 9 Canning Circus
- 10 Elm Avenue-Corporation Oaks



# 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

Leen Valley Ward

2

Basford Ward

3

Berridge Ward

4

Aspley Ward

5

Hyson Green & Arboretum Ward

6

Radford Ward

7

Bilborough Ward

8

Sherwood Ward

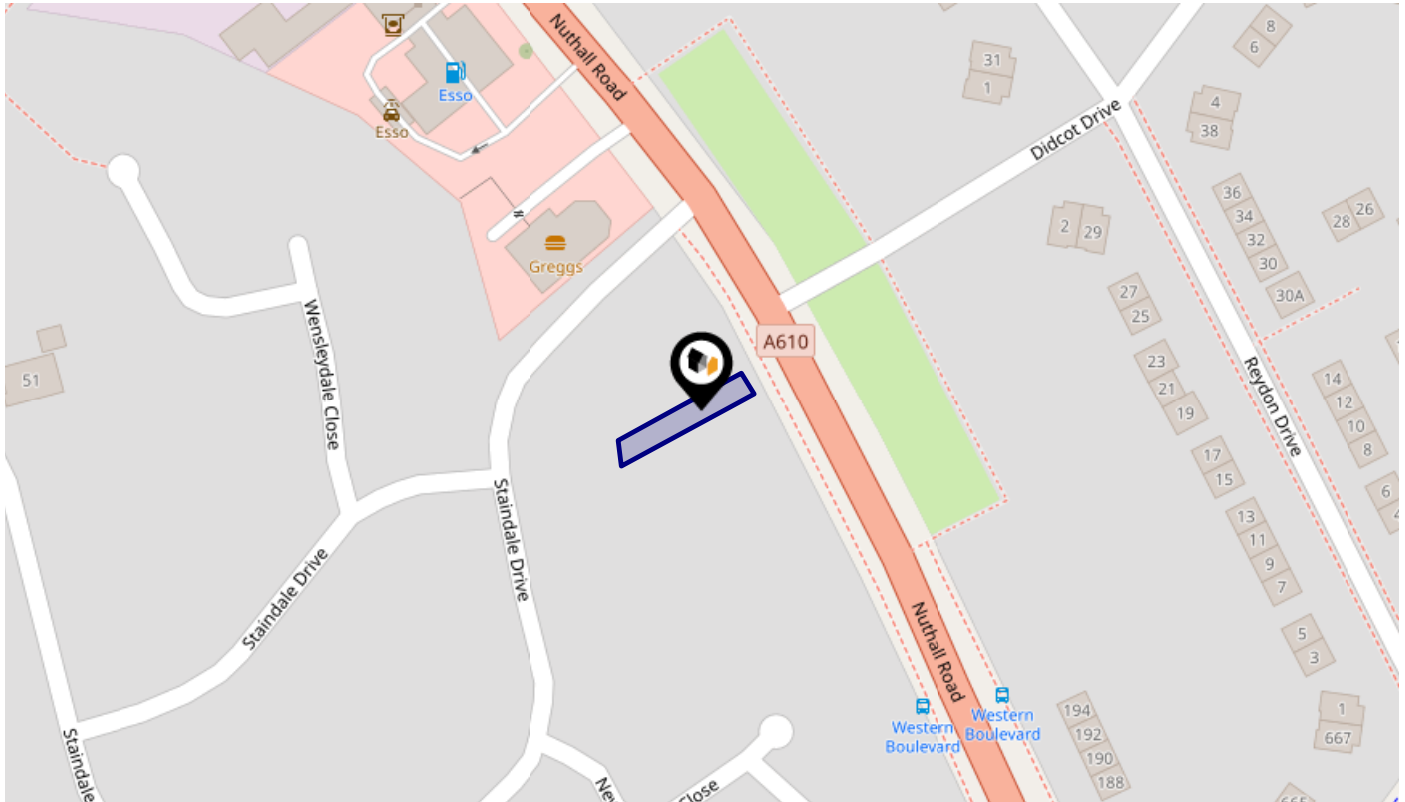
9

Wollaton West 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	<span style="color: red;">■</span>
4	70.0-74.9 dB	<span style="color: orange;">■</span>
3	65.0-69.9 dB	<span style="color: yellow;">■</span>
2	60.0-64.9 dB	<span style="color: green;">■</span>
1	55.0-59.9 dB	<span style="color: blue;">■</span>

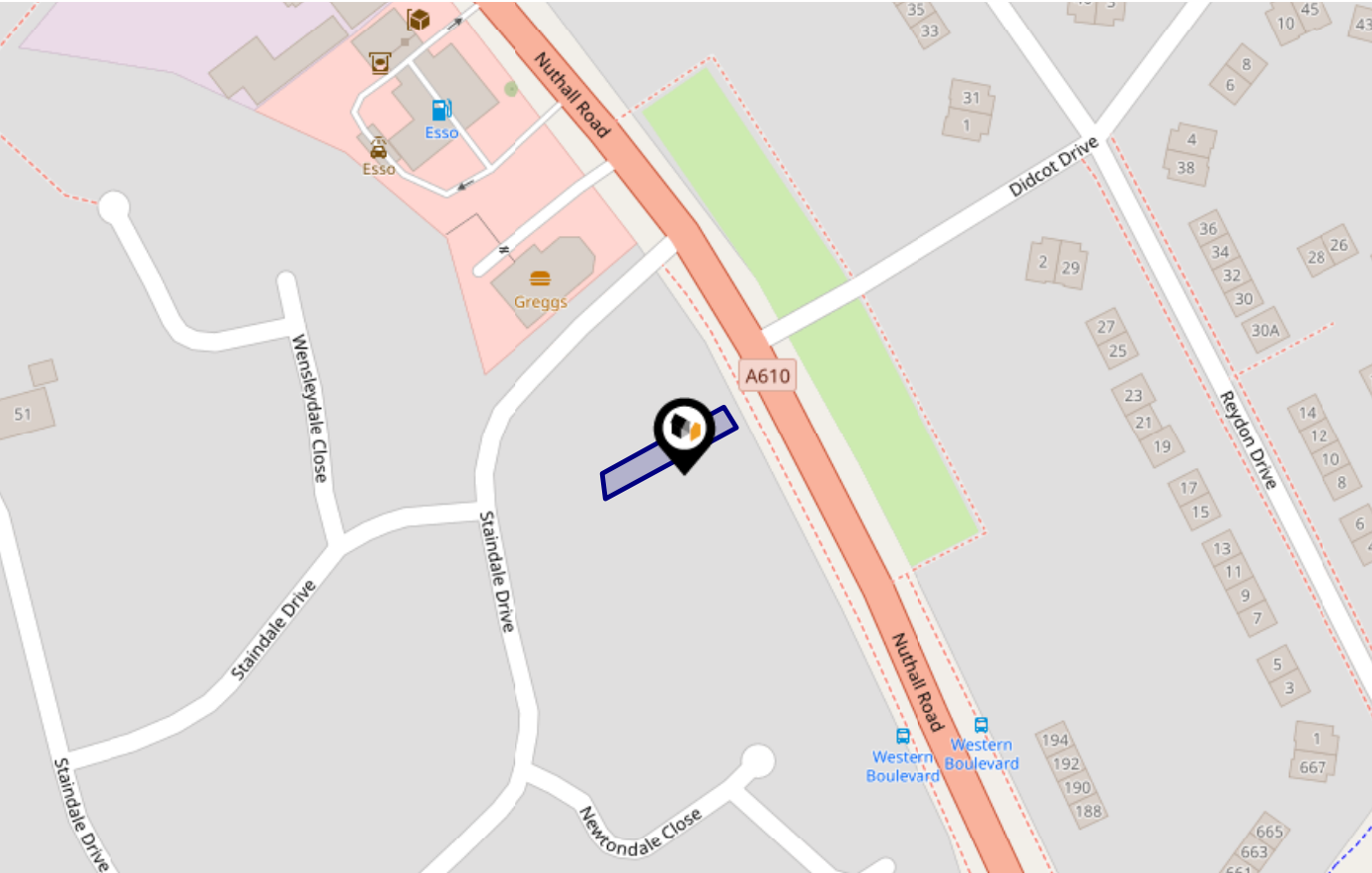


# Flood Risk

## 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.

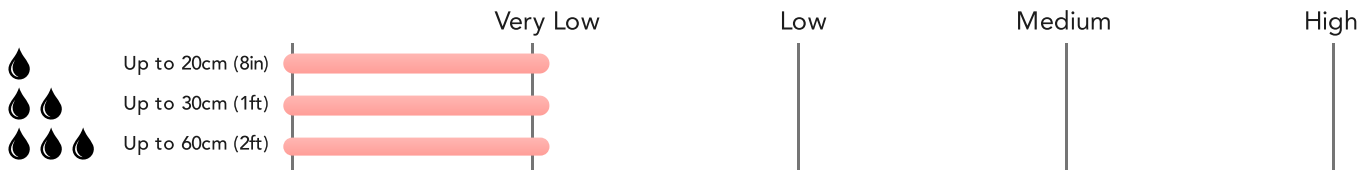


Risk Rating: Very low

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:

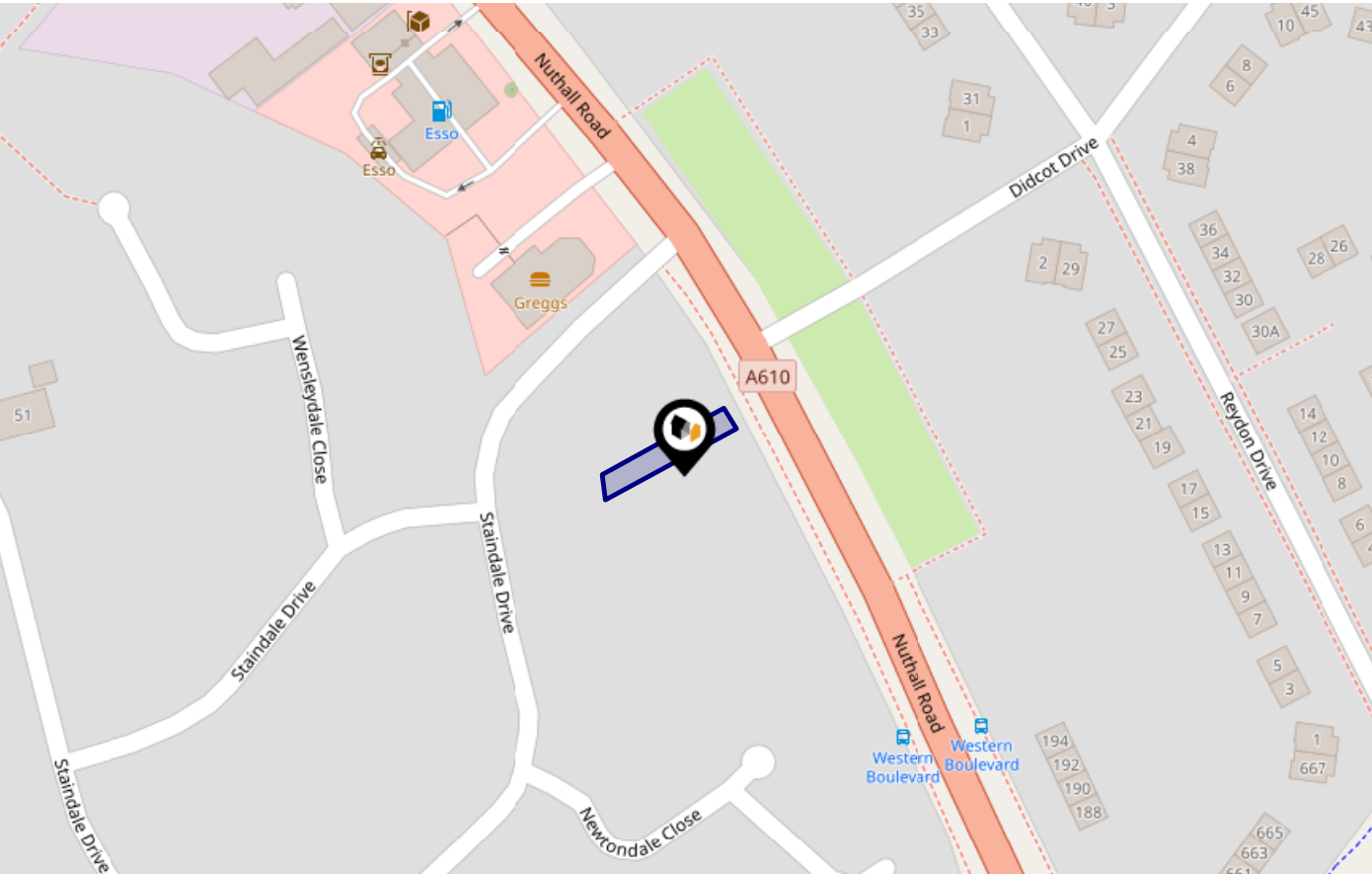


# Flood Risk

## 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.

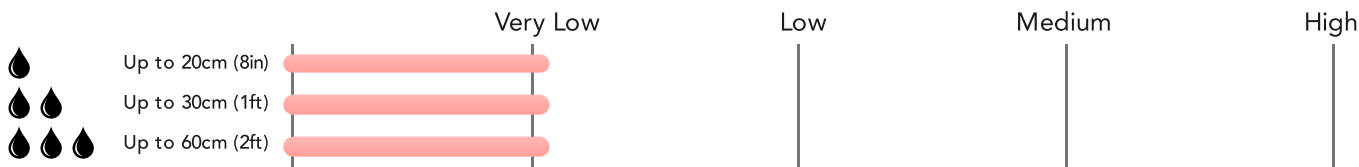


**Risk Rating:** Very low

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.
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- 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:

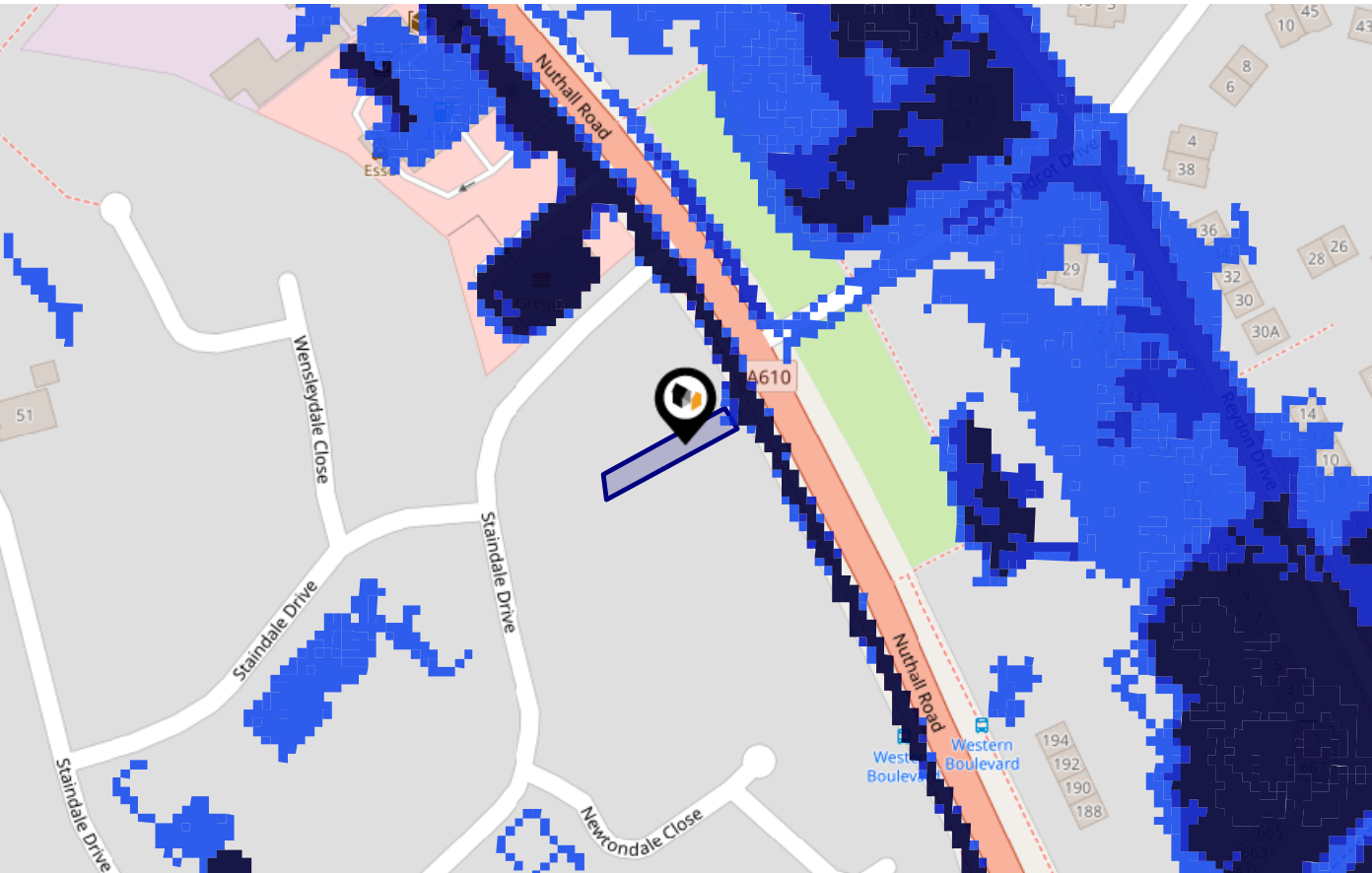


# Flood Risk

## 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.

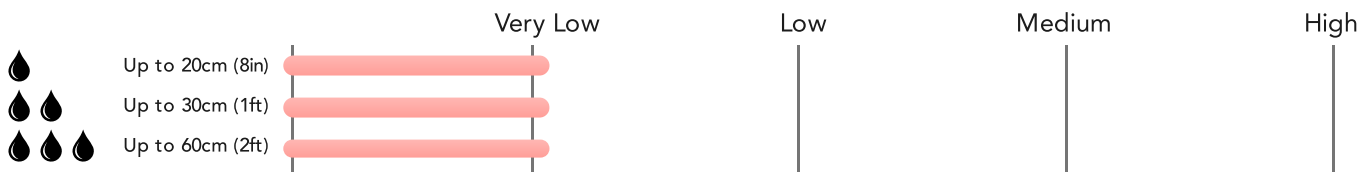


Risk Rating: Very low

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.

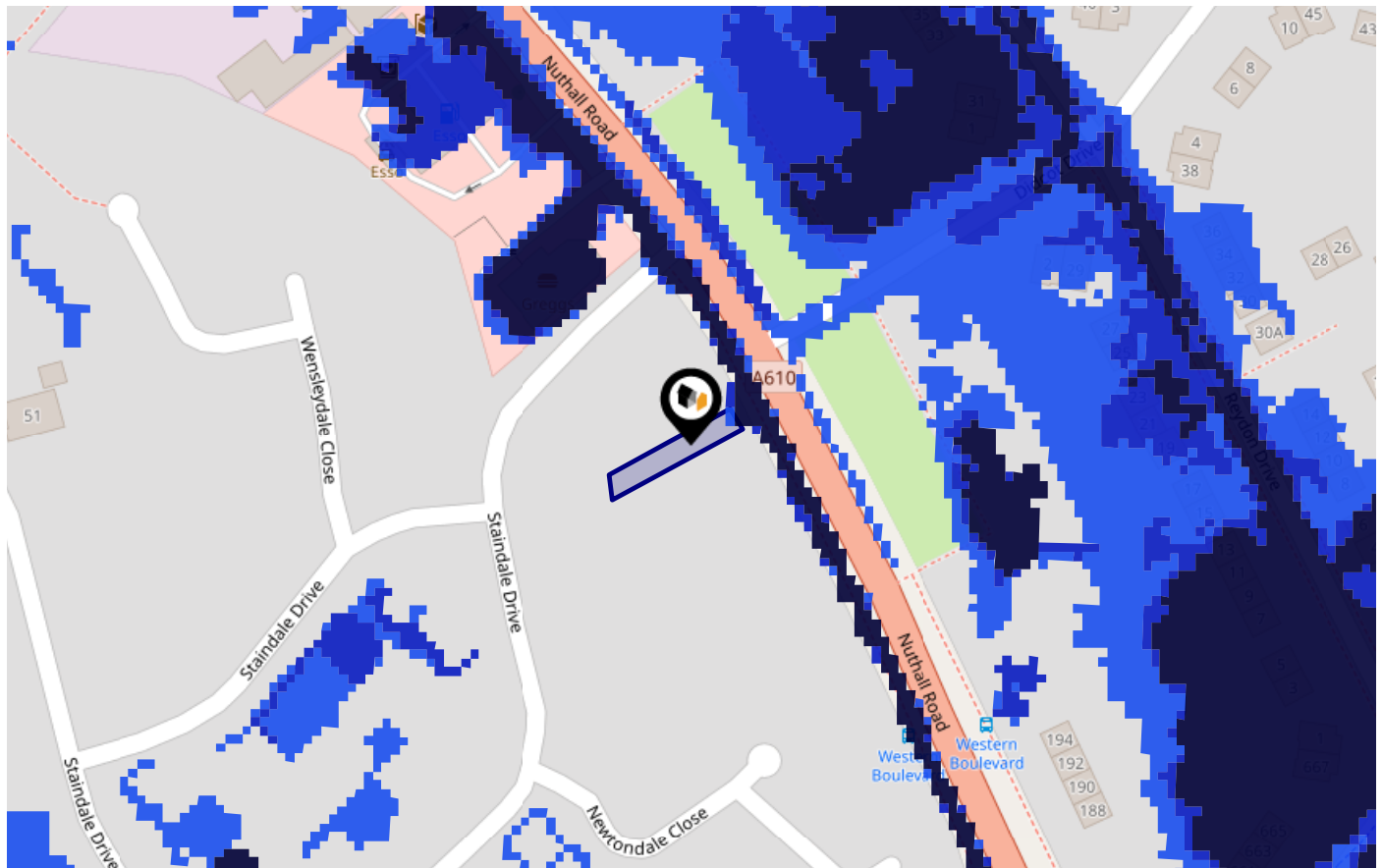
Chance of flooding to the following depths at this property:



# 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.

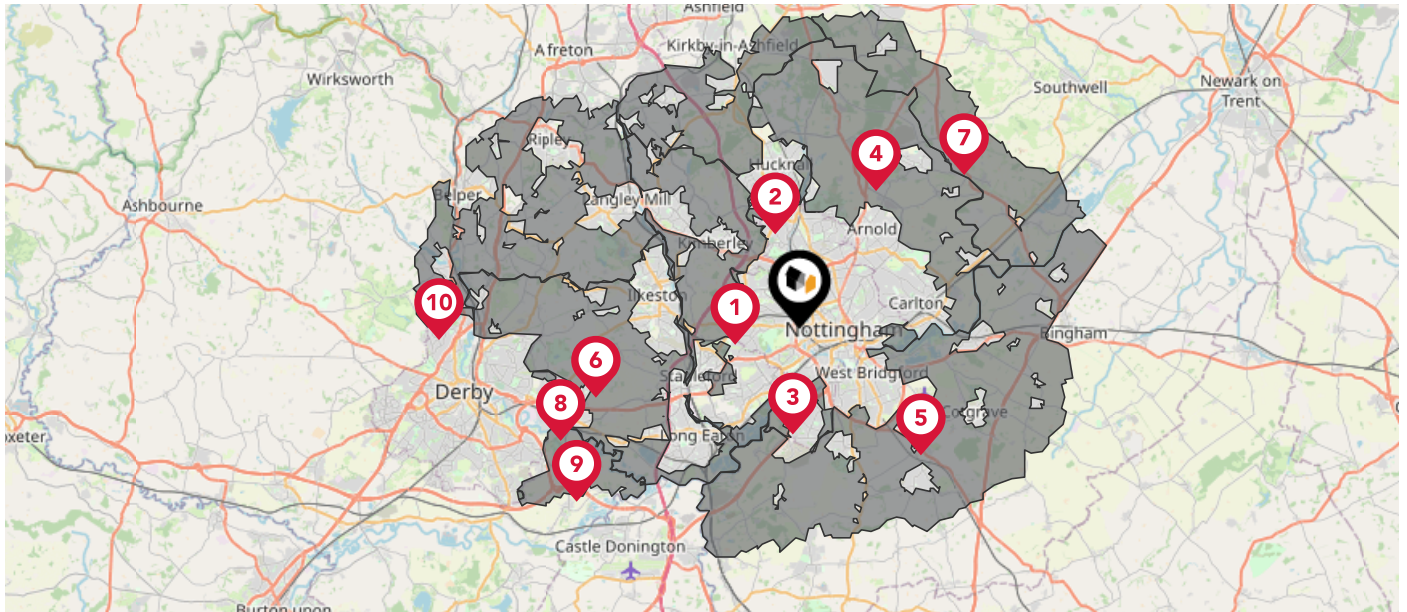
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Ashfield



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Gedling



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Newark and Sherwood



Derby and Nottingham Green Belt - Derby

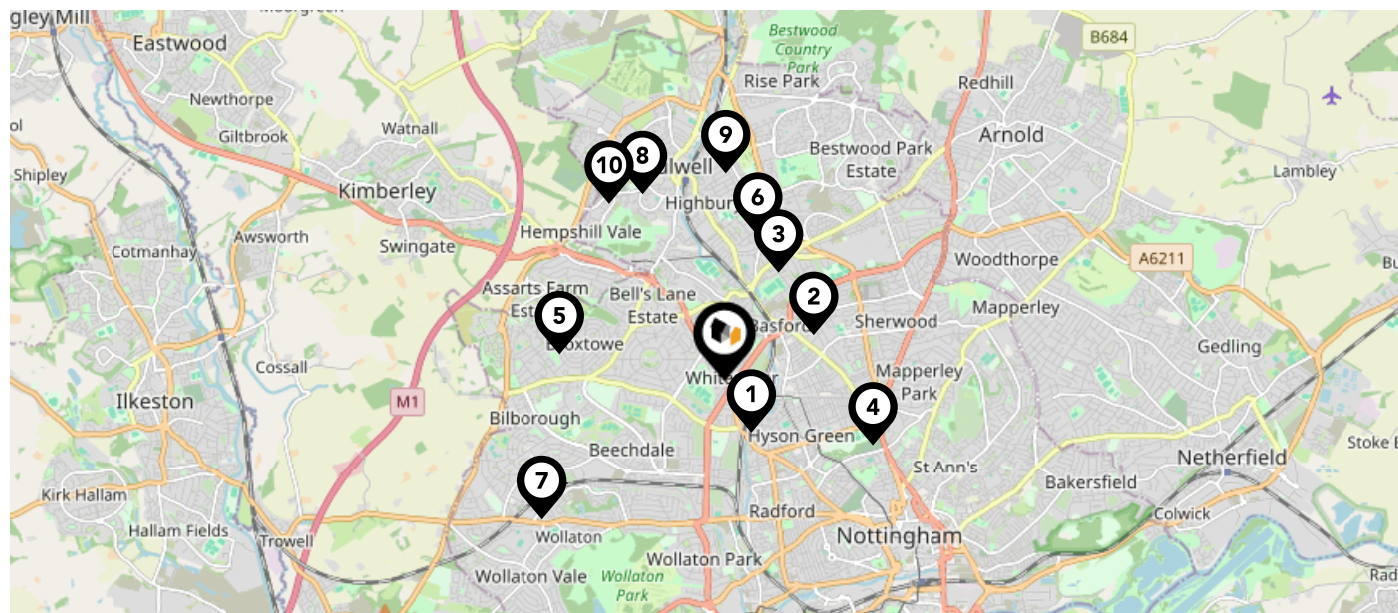


Derby and Nottingham Green Belt - South Derbyshire



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

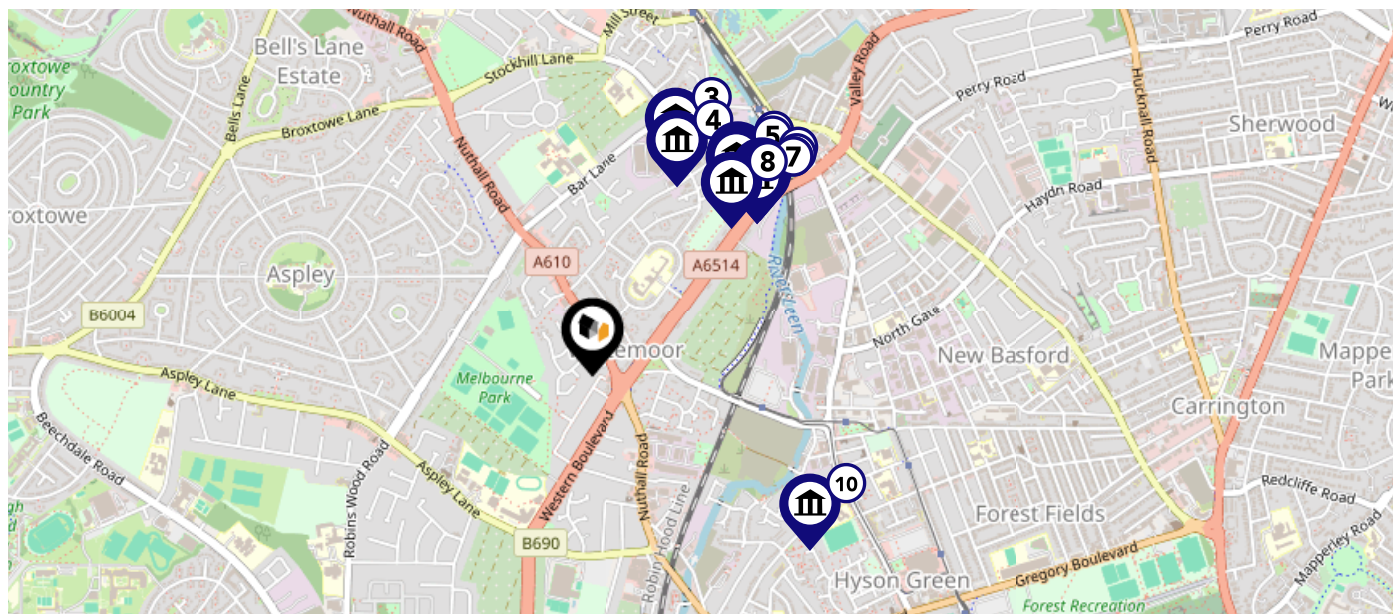
<b>1</b>	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill	
<b>2</b>	Valley Road-Valley Road, Basford, Nottingham, Nottinghamshire	Historic Landfill	
<b>3</b>	Gayhurst Road-Bulwell, Baswell, Nottingham, Nottinghamshire	Historic Landfill	
<b>4</b>	Carrington Railway Cutting-Gregory Boulevard / Sherwood Rise, Carrington, Nottingham	Historic Landfill	
<b>5</b>	Broxtowe Tip-Broxtowe, Nottingham, Nottinghamshire	Historic Landfill	
<b>6</b>	Ransom Road-Kersall Road, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	
<b>7</b>	The Roughs off Glaisdale Drive-Glaisdale Road, Bilborough, Nottingham	Historic Landfill	
<b>8</b>	Thames Street Quarry Works-Thames Street, Bulwell	Historic Landfill	
<b>9</b>	St. Albans Road-Bulwell, Nottingham, Nottinghamshire	Historic Landfill	
<b>10</b>	Sankeys Quarry-Hempshill Lane, Bulwell, Nottinghamshire	Historic Landfill	













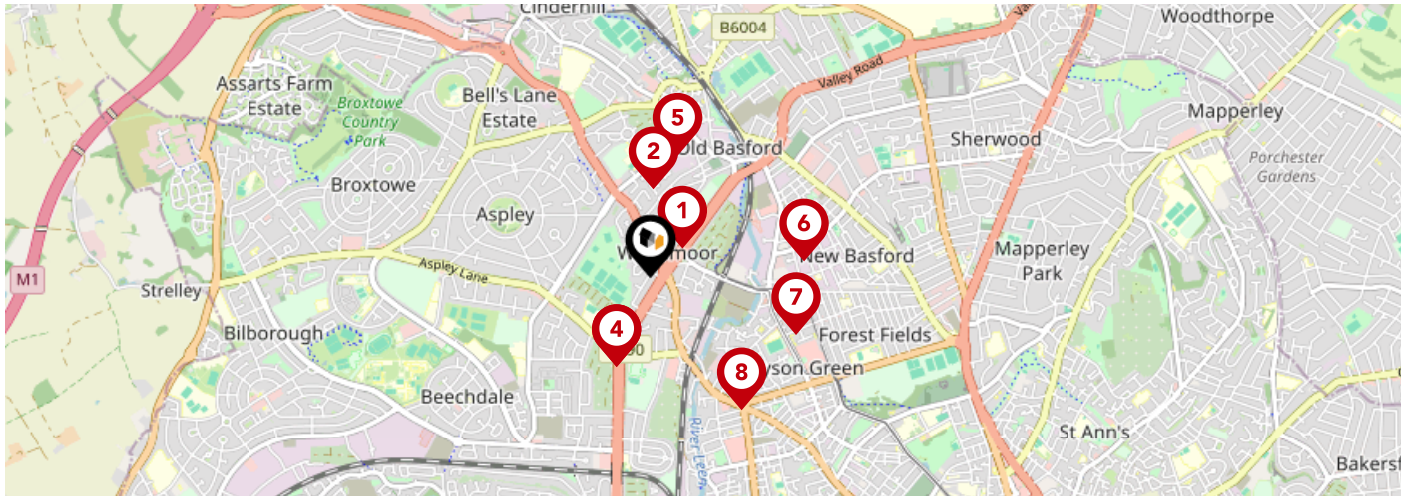
# Maps

## Listed Buildings

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

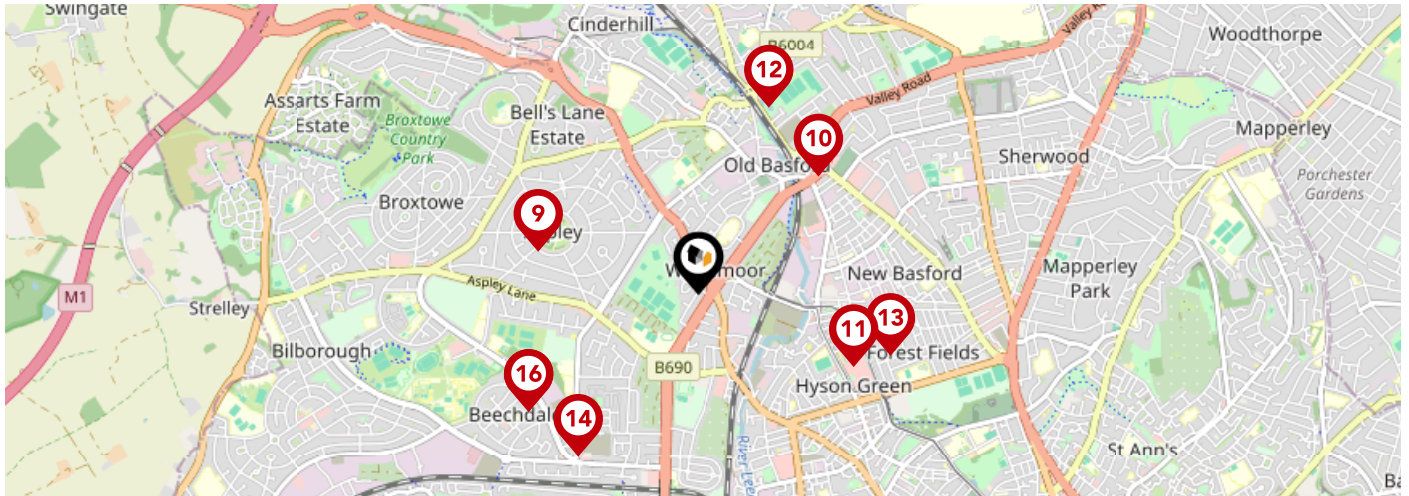










Listed Buildings in the local district		Grade	Distance
	1271173 - Chest Tomb Adjoining South Porch To West At Church Of St Leodegarius	Grade II	0.5 miles
	1247135 - Churchyard Wall And Gateways At Church Of St Leodegarius	Grade II	0.5 miles
	1246246 - Jj Murphy And Sons Limited	Grade II	0.5 miles
	1271478 - Maltings	Grade II	0.5 miles
	1246779 - Gate, Piers, Railings And Dwarf Wall To Forecourt Of Basford House	Grade II	0.5 miles
	1271037 - Church Of St Leodegarius And Attached Grave Enclosure	Grade II	0.5 miles
	1246780 - Chest Tomb 3 Metres South West Of South Porch At Church Of St Leodegarius	Grade II	0.5 miles
	1246347 - Old Basford Health Centre	Grade II	0.5 miles
	1247130 - Basford House	Grade II	0.5 miles
	1246456 - Church Of St Stephen	Grade II	0.6 miles



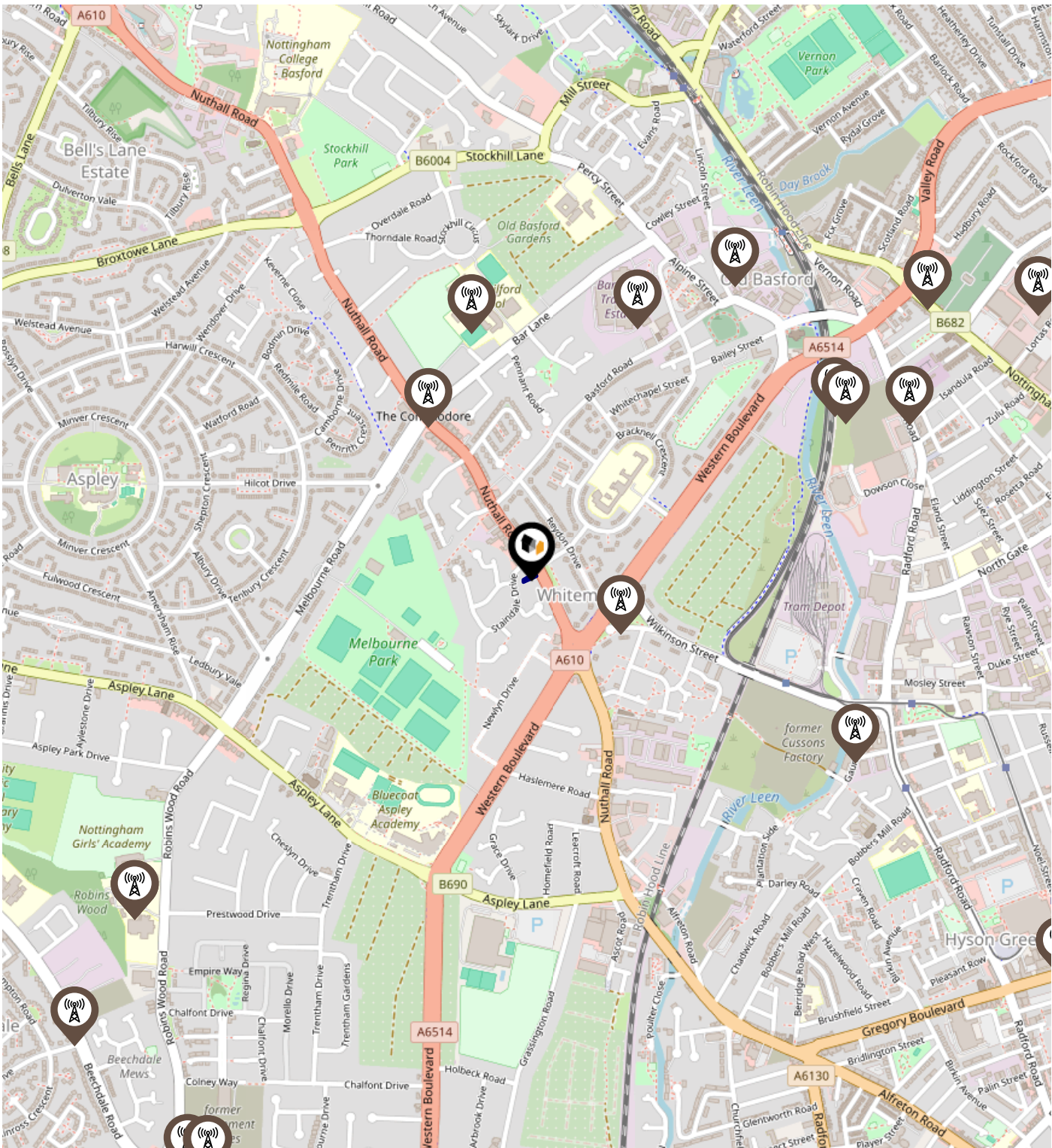
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Whitemoor Academy (Primary and Nursery)</b> Ofsted Rating: Good   Pupils: 425   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ellis Guilford School</b> Ofsted Rating: Good   Pupils: 1277   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bluecoat Trent Academy</b> Ofsted Rating: Good   Pupils: 654   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bluecoat Aspley Academy</b> Ofsted Rating: Good   Pupils: 1382   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Old Basford School</b> Ofsted Rating: Good   Pupils: 470   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Djanogly Northgate Academy</b> Ofsted Rating: Good   Pupils: 391   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Berridge Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 643   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>







		Nursery	Primary	Secondary	College	Private
	<b>Ambleside Primary School</b> Ofsted Rating: Requires improvement   Pupils: 636   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heathfield Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 702   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scotholme Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 453   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Green Crescent School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Forest Fields Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 642   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nottingham Girls' Academy</b> Ofsted Rating: Outstanding   Pupils: 888   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodlands Academy</b> Ofsted Rating: Good   Pupils: 89   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Trinity Catholic School A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 1178   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



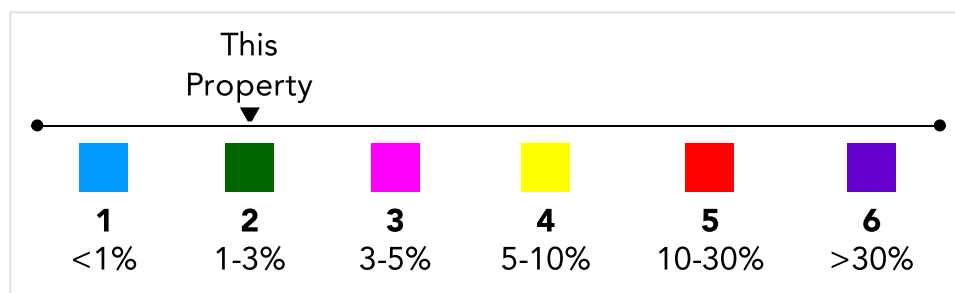
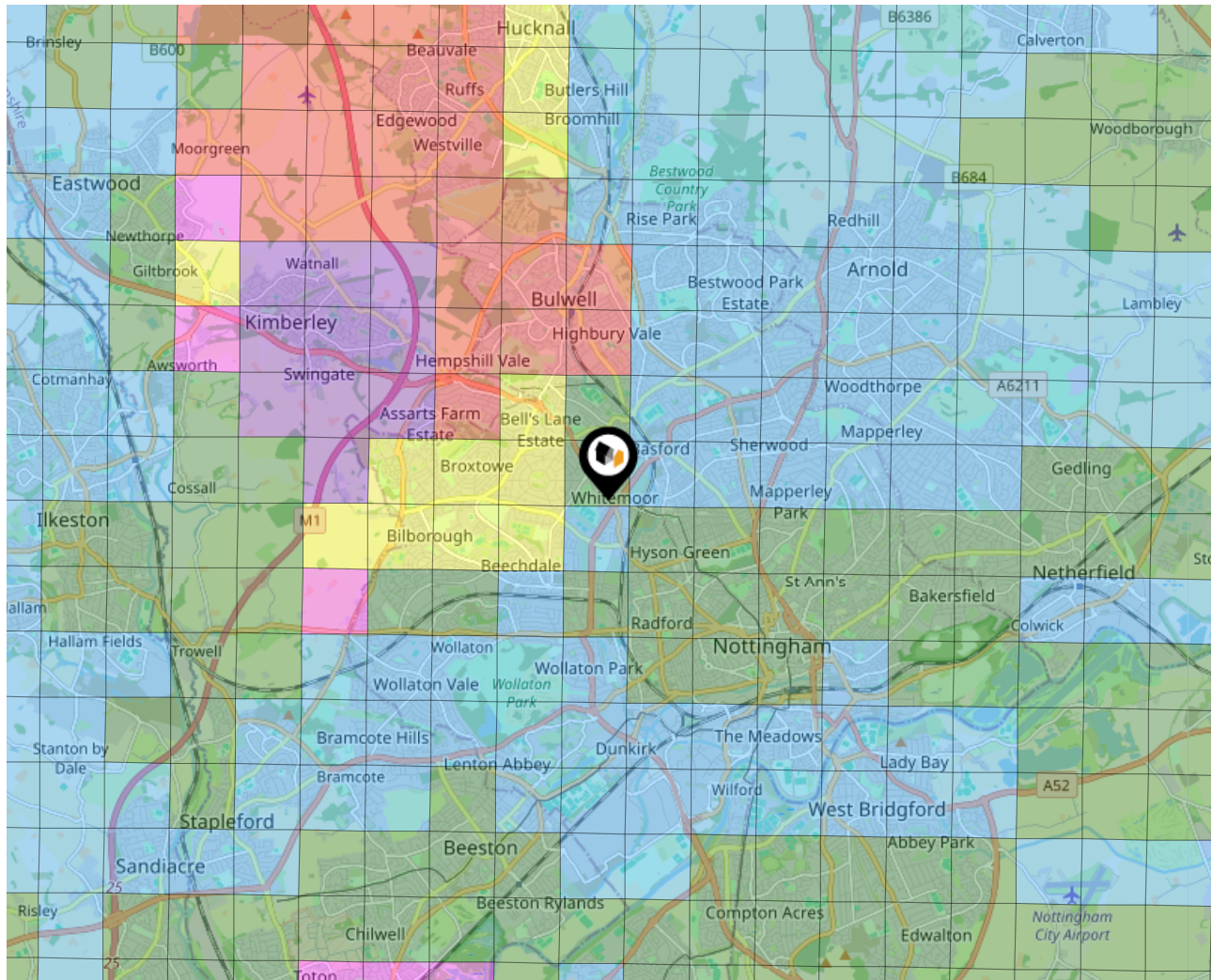
## Key:

-  Power Pylons
-  Communication Masts

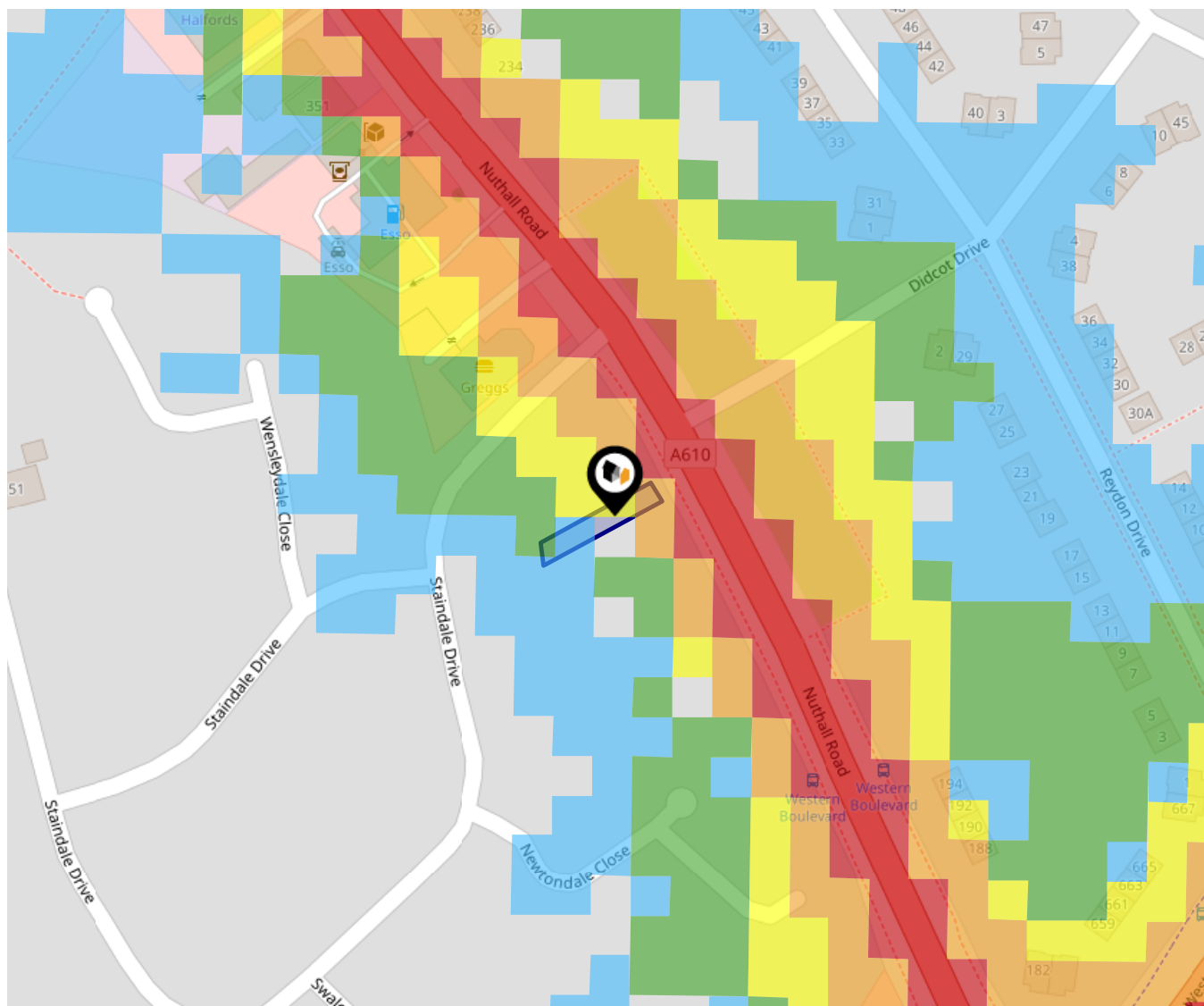


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

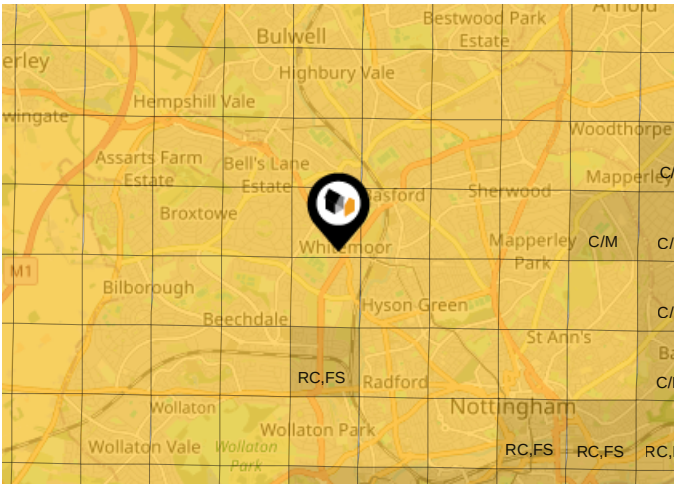
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	HEAVY TO MEDIUM		

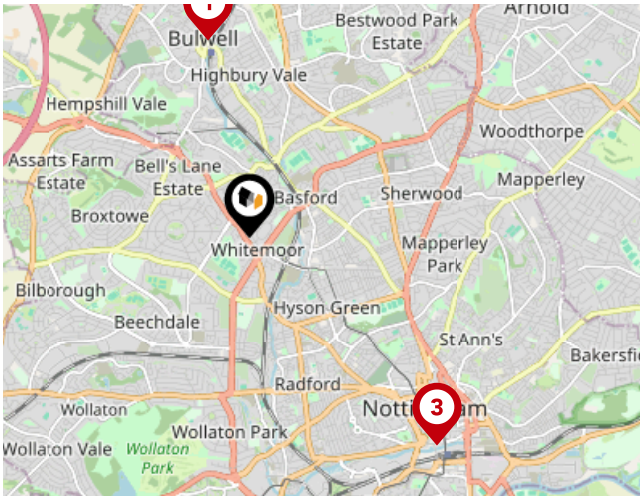


Primary Classifications (Most Common Clay Types)

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

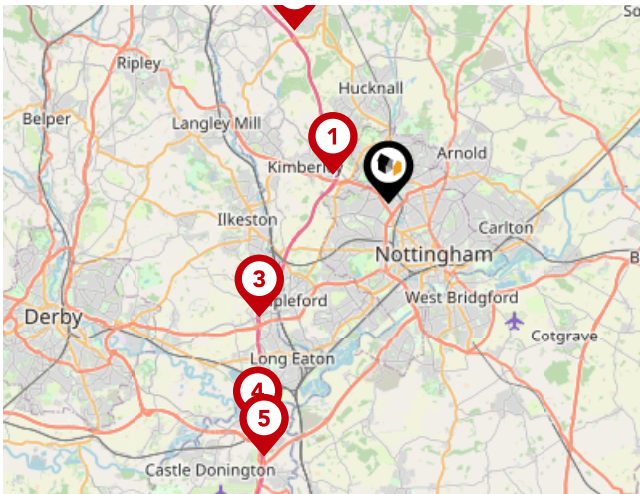
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
<b>1</b>	Bulwell Rail Station	1.8 miles
<b>2</b>	Bulwell Rail Station	1.81 miles
<b>3</b>	Nottingham Rail Station	2.51 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M1 J26	2.25 miles
<b>2</b>	M1 J27	7.03 miles
<b>3</b>	M1 J25	6.19 miles
<b>4</b>	M1 J24A	9.35 miles
<b>5</b>	M1 J24	10.11 miles

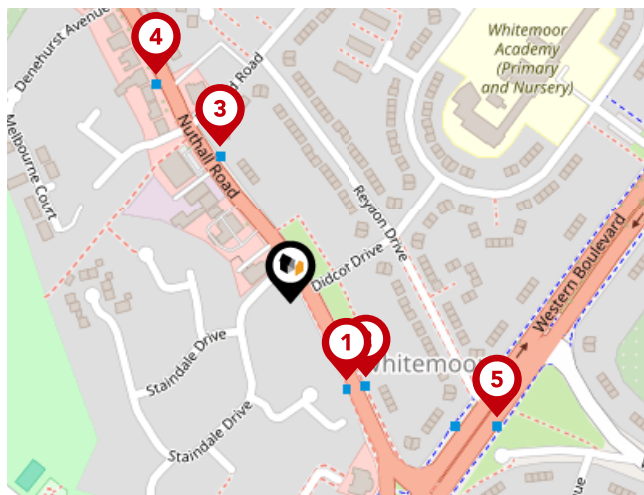


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	East Mids Airport	11.82 miles
<b>2</b>	Finningley	35.79 miles
<b>3</b>	Baginton	43.65 miles
<b>4</b>	Birmingham Airport	42.65 miles

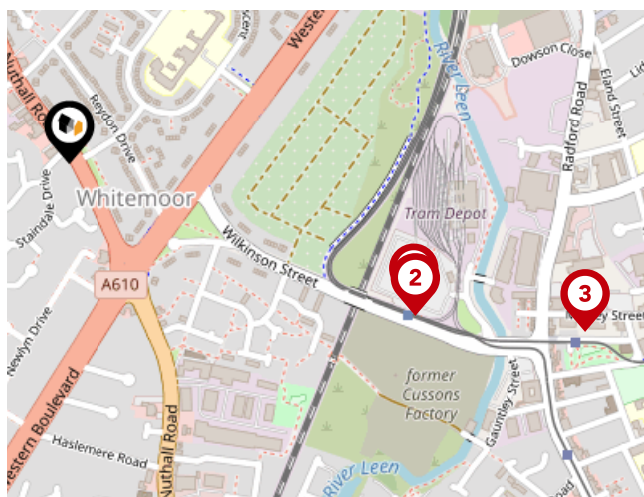
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Western Boulevard	0.05 miles
2	Western Boulevard	0.06 miles
3	Basford Road	0.1 miles
4	Basford Road	0.15 miles
5	Nuthall Road	0.13 miles



### Local Connections

Pin	Name	Distance
1	Wilkinson Street Tram Stop	0.42 miles
2	Wilkinson Street Tram Stop	0.42 miles
3	Shipstone Street Tram Stop	0.61 miles



### **Mansfield Sales and Lettings Ltd.**

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Mansfield sales and lettings was established in 2023, after Rich had been working in the financial service industry, Rich was helping solicitors mortgage advisors etc put together sales and purchases of residential properties for buyers and sellers it was a natural progression to take a leap of faith and set up a estate agent's, Rich has a passion for customer service and looking at customer needs Mansfield sales and lettings open hours are a simple example of this they are open 10-8 Monday to Saturday. We have established links to local solicitors mortgage advisors and insurance advisors to help you step by step. We also have Shaun (Development director) who deals with Property Development and Jayne (Operations coordinator) is a member of the British landlords association and has a number of her own properties she rents out, she has been managing lettings for over 25 years.





### Testimonial 1



Great place, friendly, knowledgeable, professional and go above and beyond.

### Testimonial 2



Fantastic company, extremely professional and eager to help with any questions or enquiries I had! Definitely recommend!

### Testimonial 3



Excellent service. Very friendly and knowledgeable and really put me at ease straight away. The communication was great and kept in touch with regular updates.. I would happily recommend to all my friends and family.



/104174165966493



/accounts/login

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mansfield Sales and Lettings Ltd. or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mansfield Sales and Lettings Ltd. and therefore no warranties can be given as to their good working order.

# Mansfield Sales and Lettings Ltd.

## 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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