

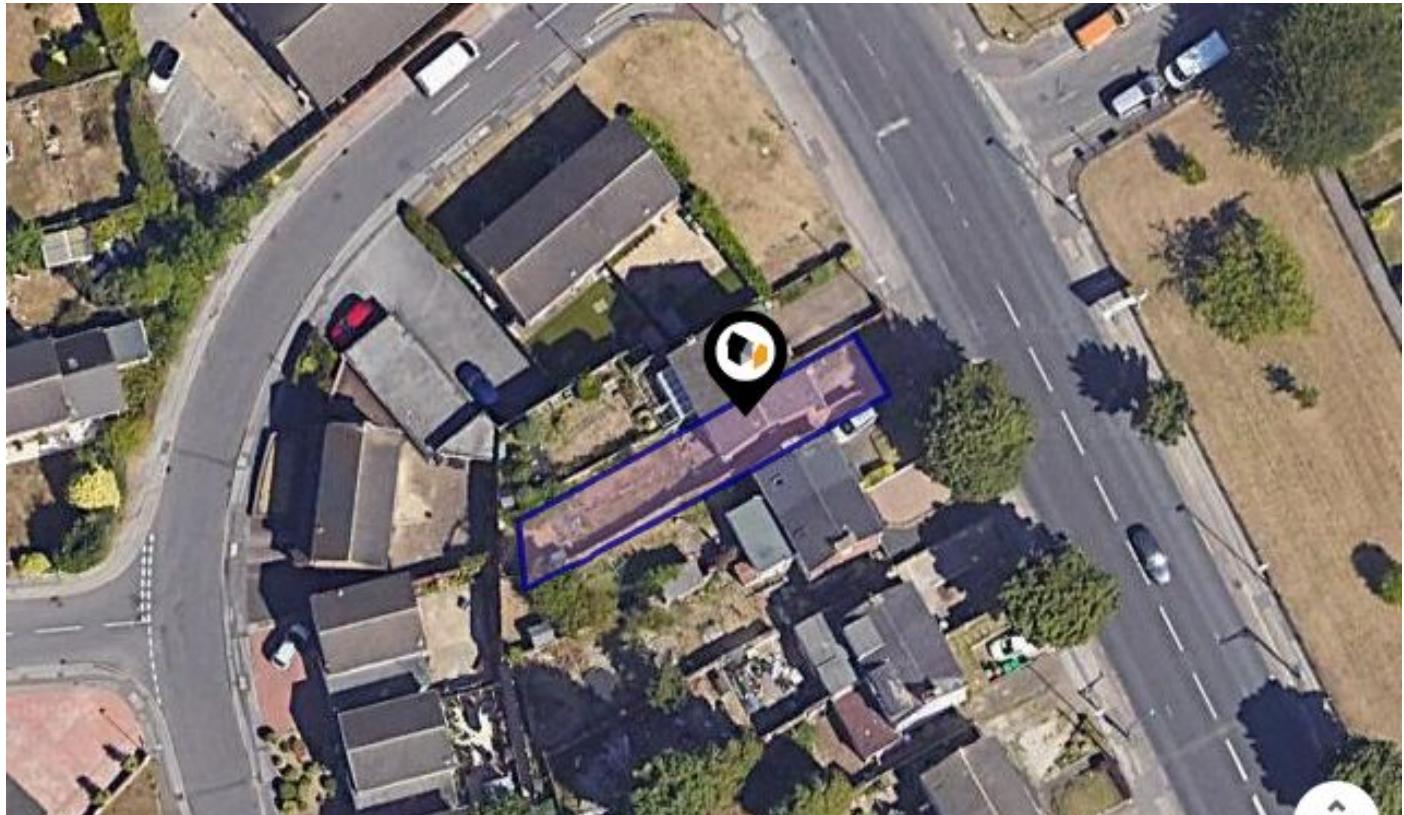


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 31st 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 Overview

Mansfield
Sales & Lettings



Property

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

Price Estimate: £215,000
Tenure: Freehold

Local Area

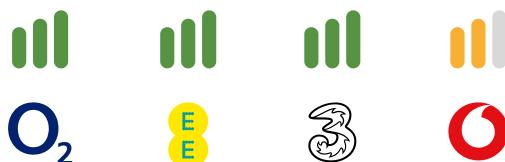
Local Authority:	Nottingham city
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)

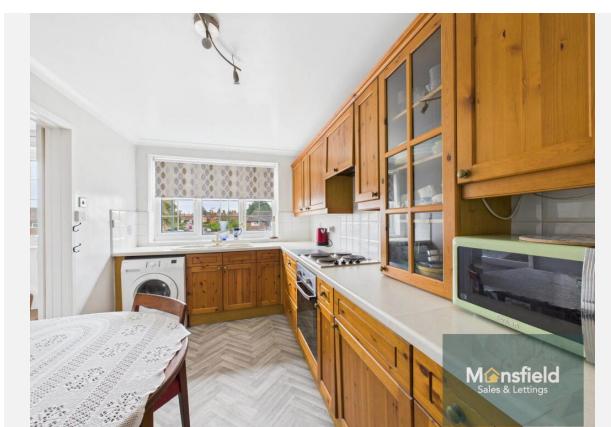
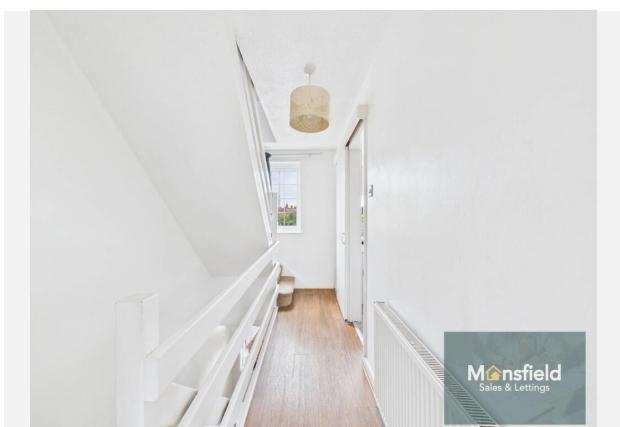
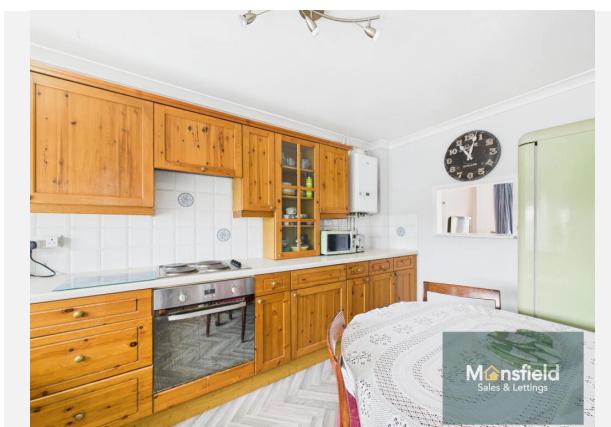


Satellite/Fibre TV Availability:



Gallery Photos

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Gallery Photos

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Gallery Floorplan

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NUTHALL ROAD, NOTTINGHAM, NG8



Property EPC - Certificate



NOTTINGHAM, NG8

Energy rating

D

Valid until 11.11.2018

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

Property EPC - Additional Data



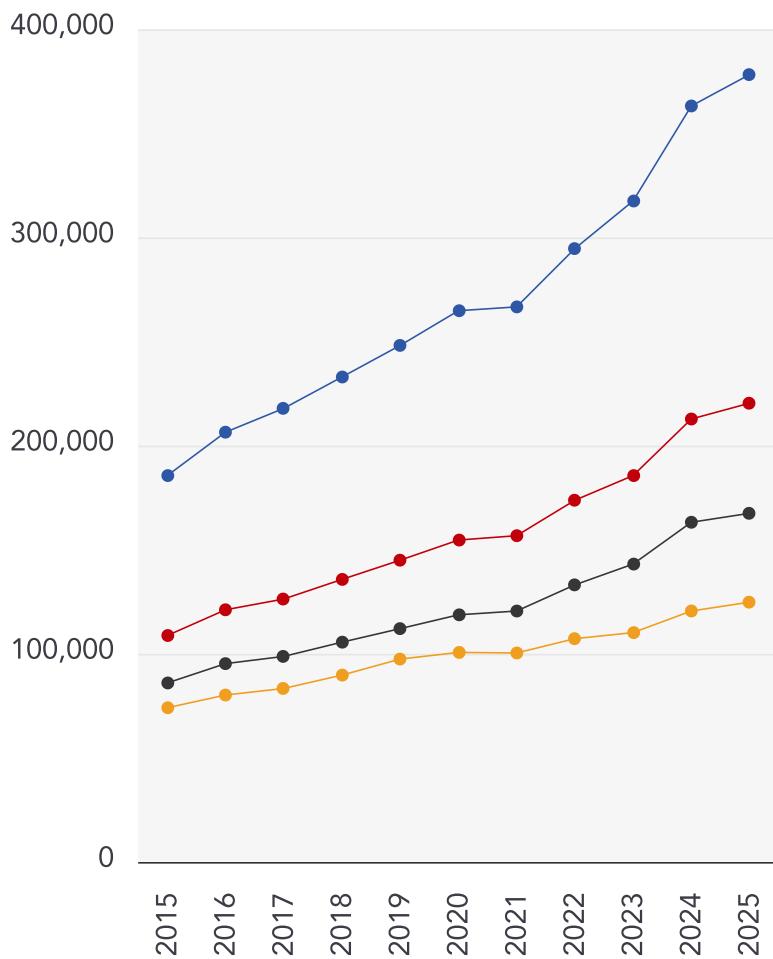
Additional EPC Data

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

Market House Price Statistics



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%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Yellow X: Adit
- Green Line: Gutter Pit
- Red X: Shaft

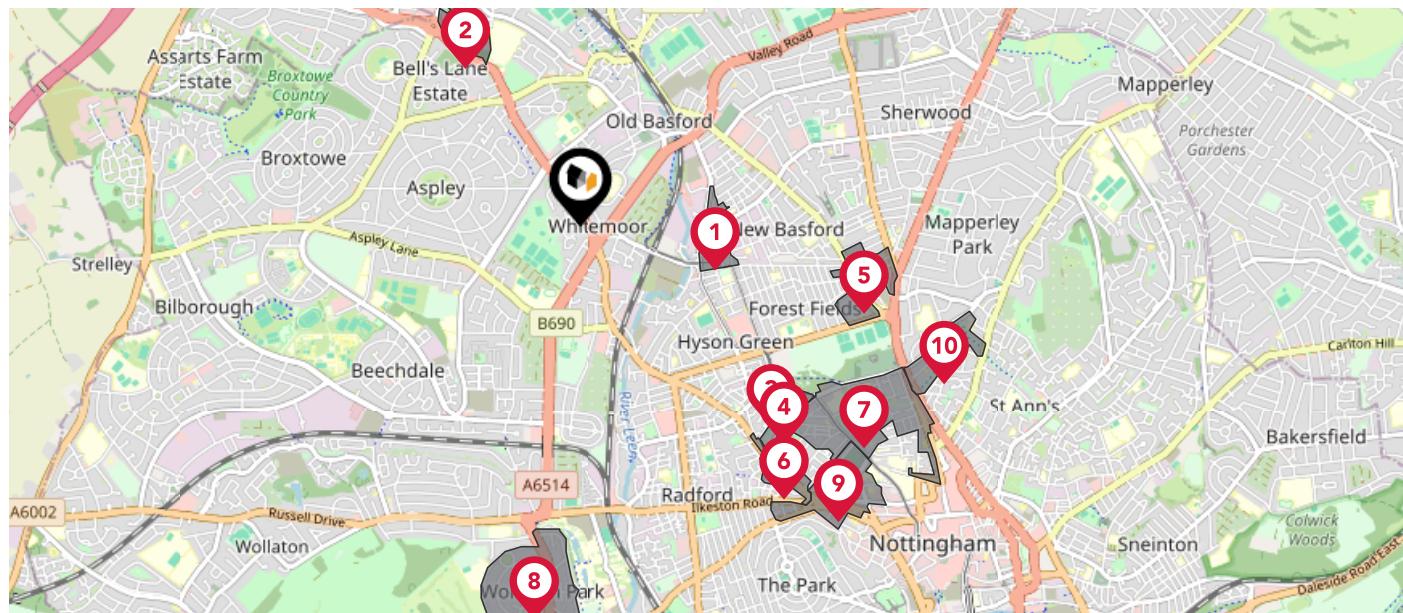
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



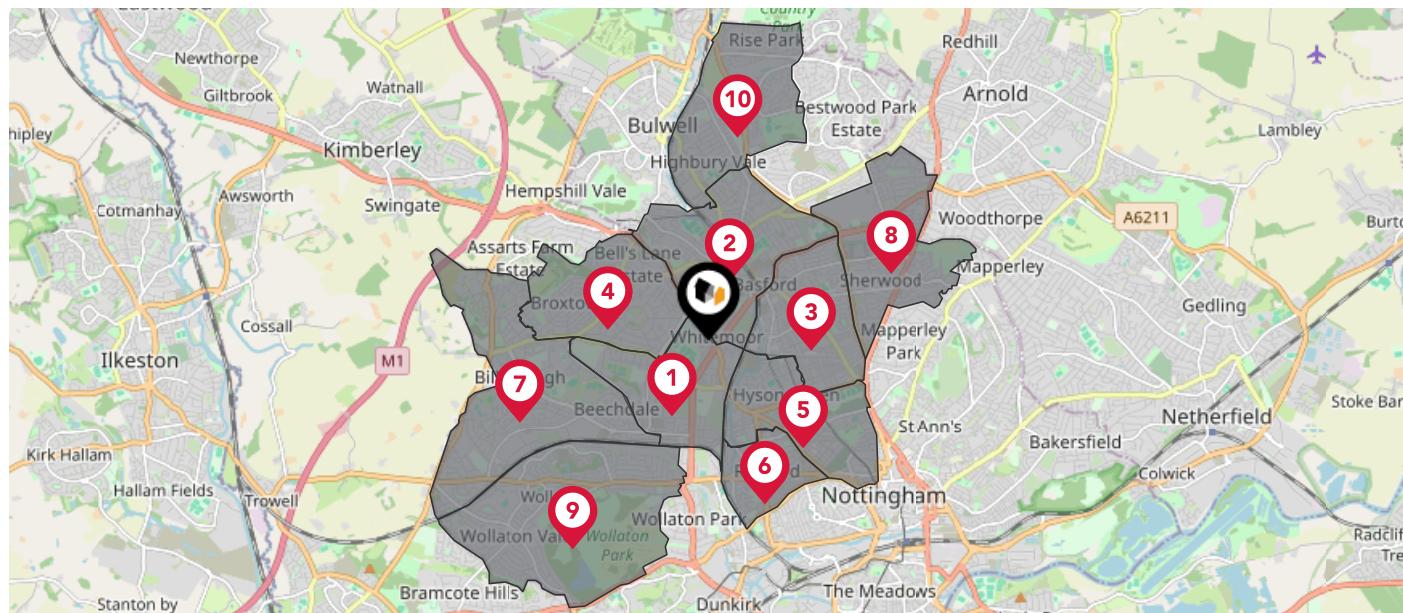
Nearby Conservation Areas

- 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

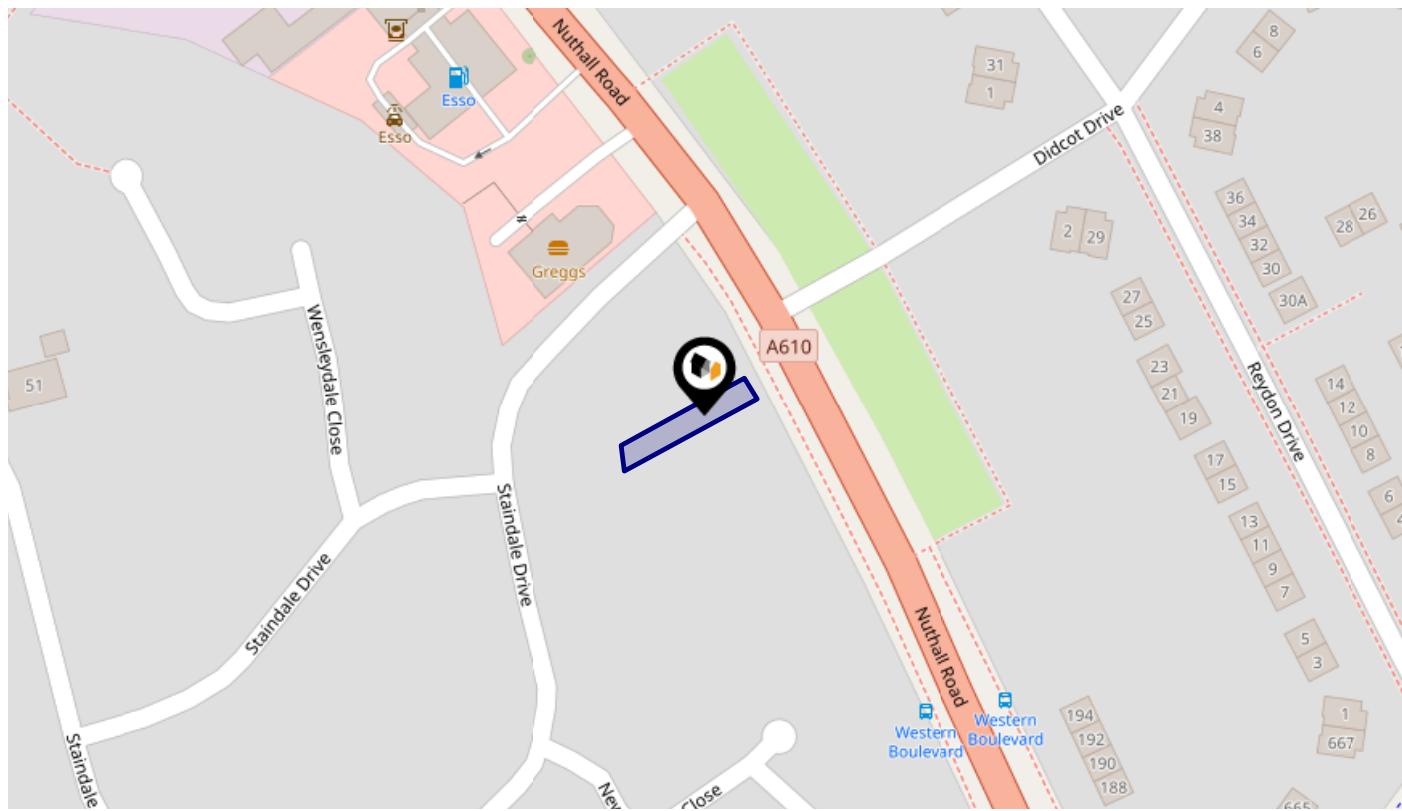
9 Wollaton West Ward

10 Bulwell Forest Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

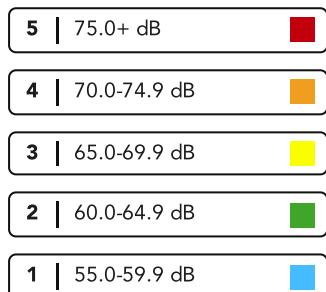


Rail Noise Data

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.

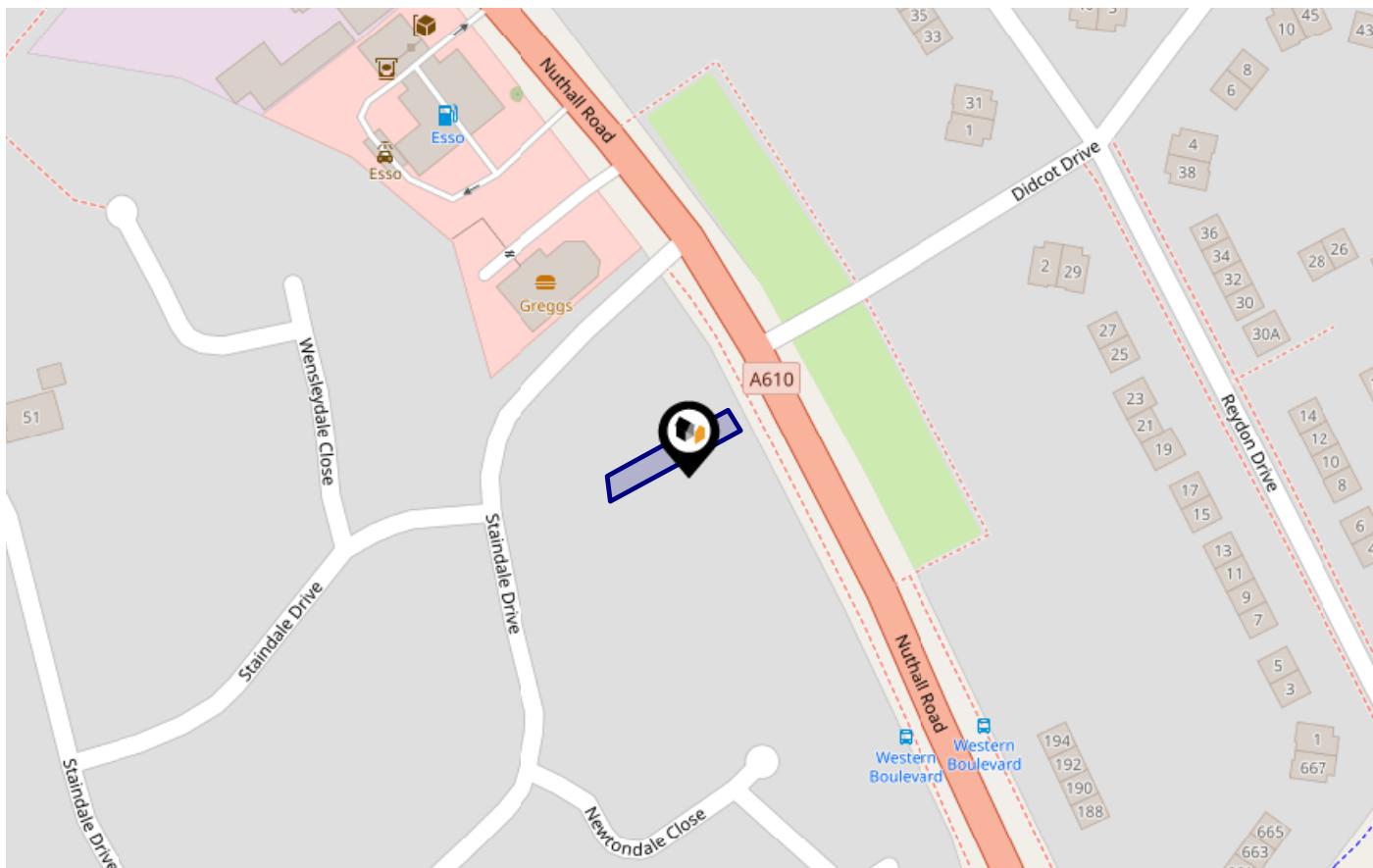
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

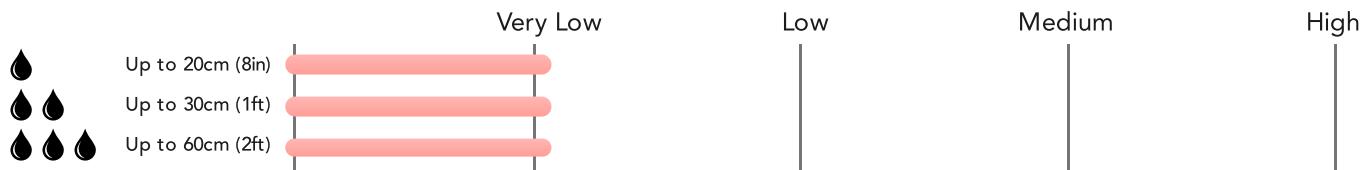


Risk Rating: Very low

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.

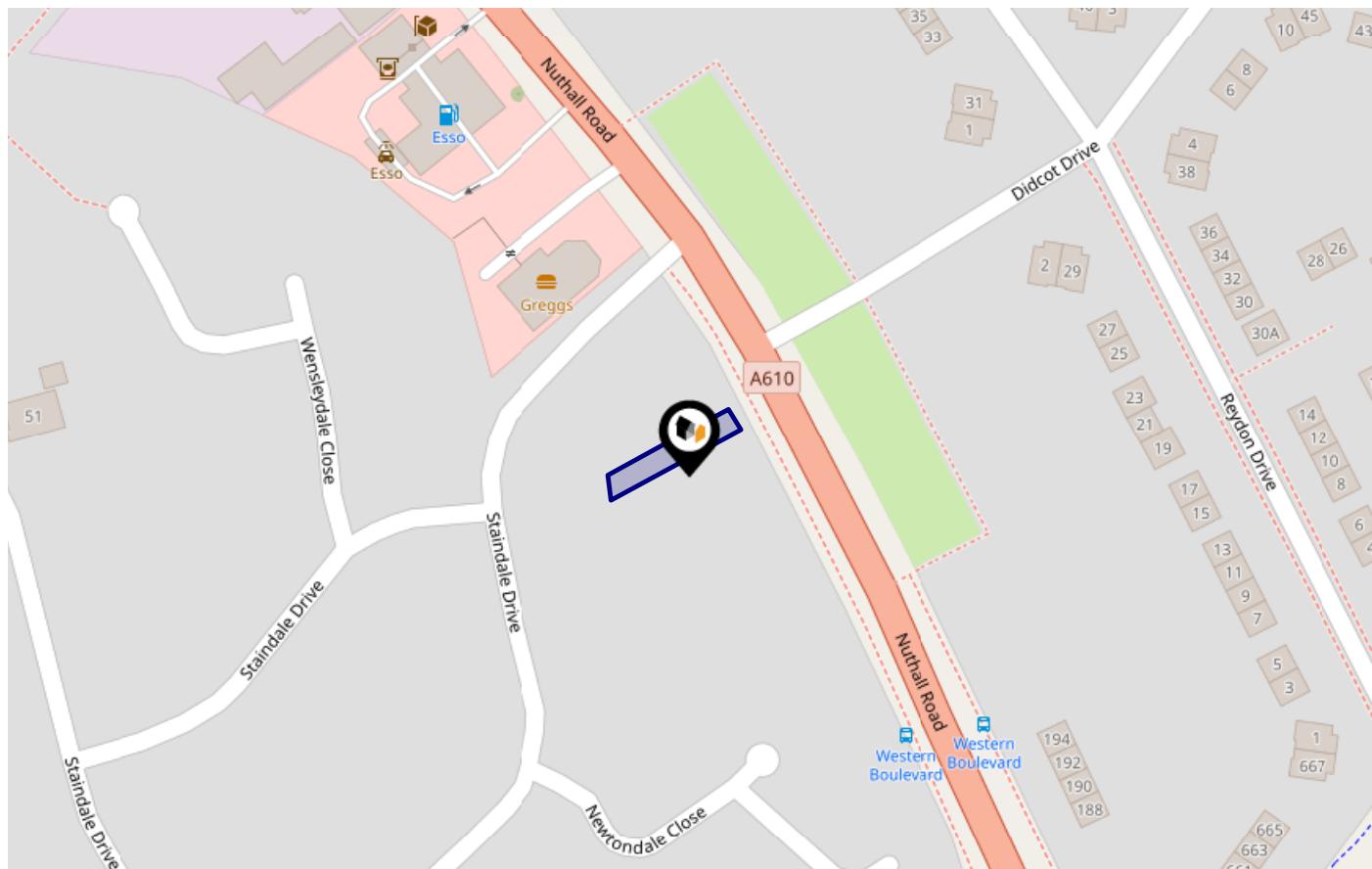
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

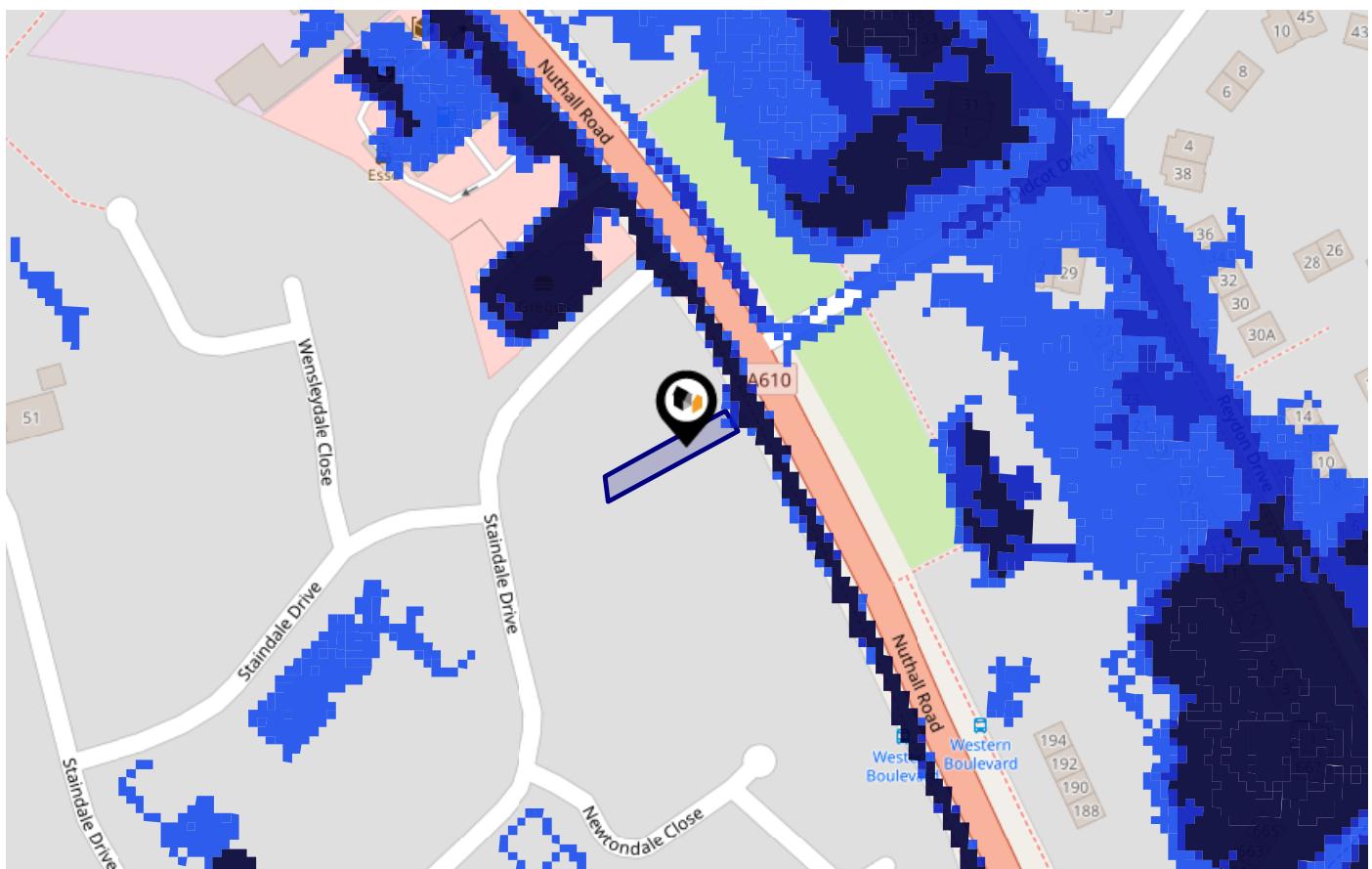
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

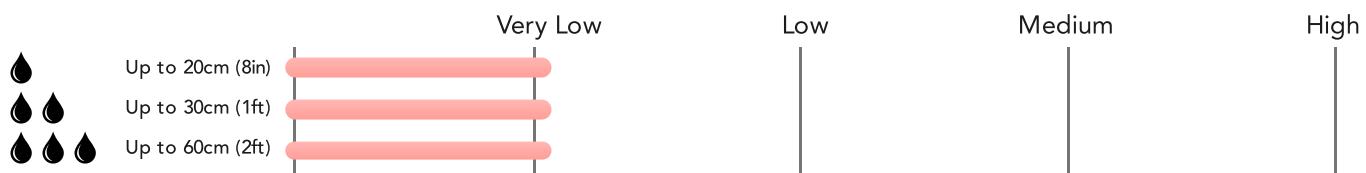


Risk Rating: Very low

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.

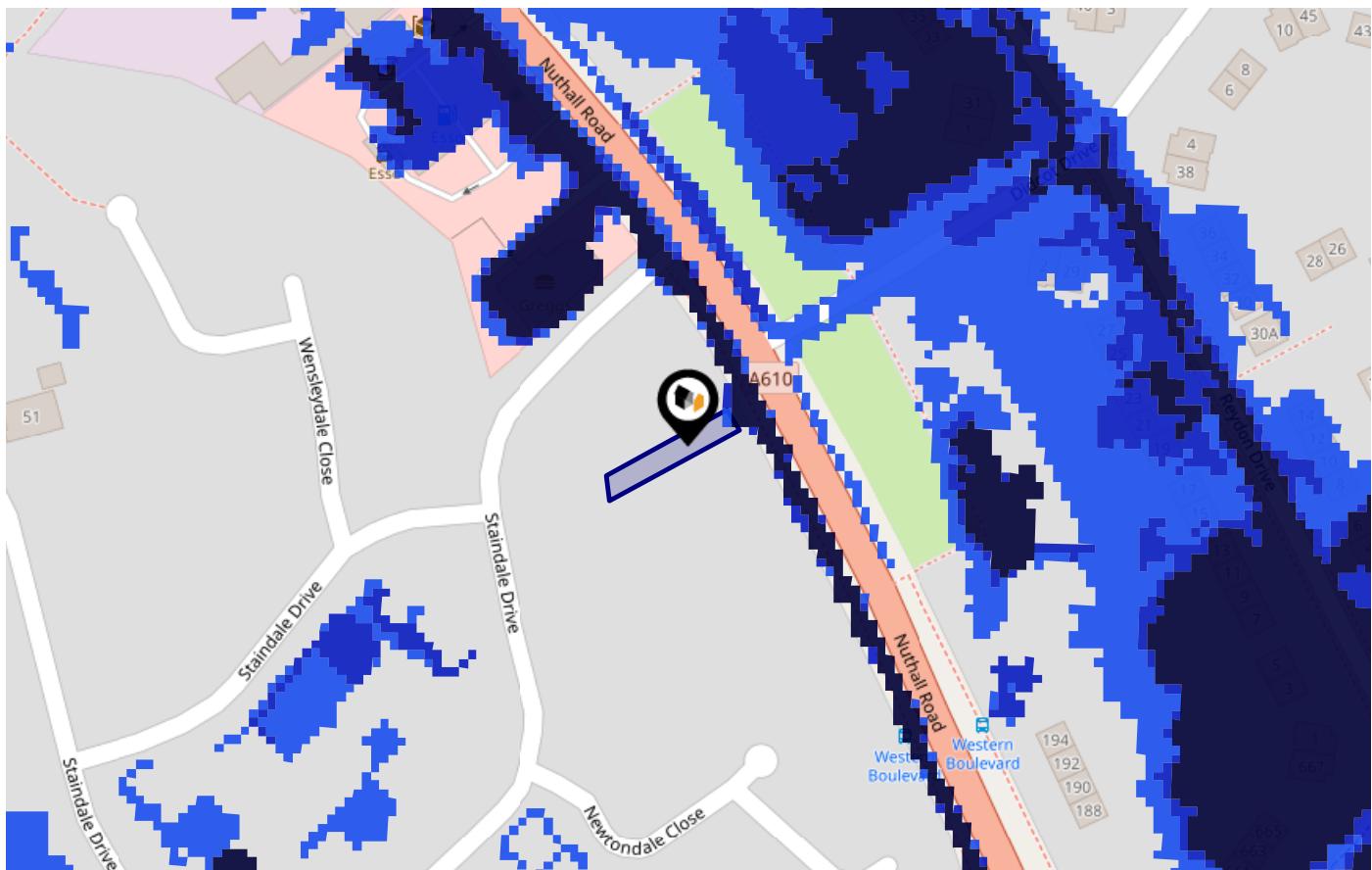
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

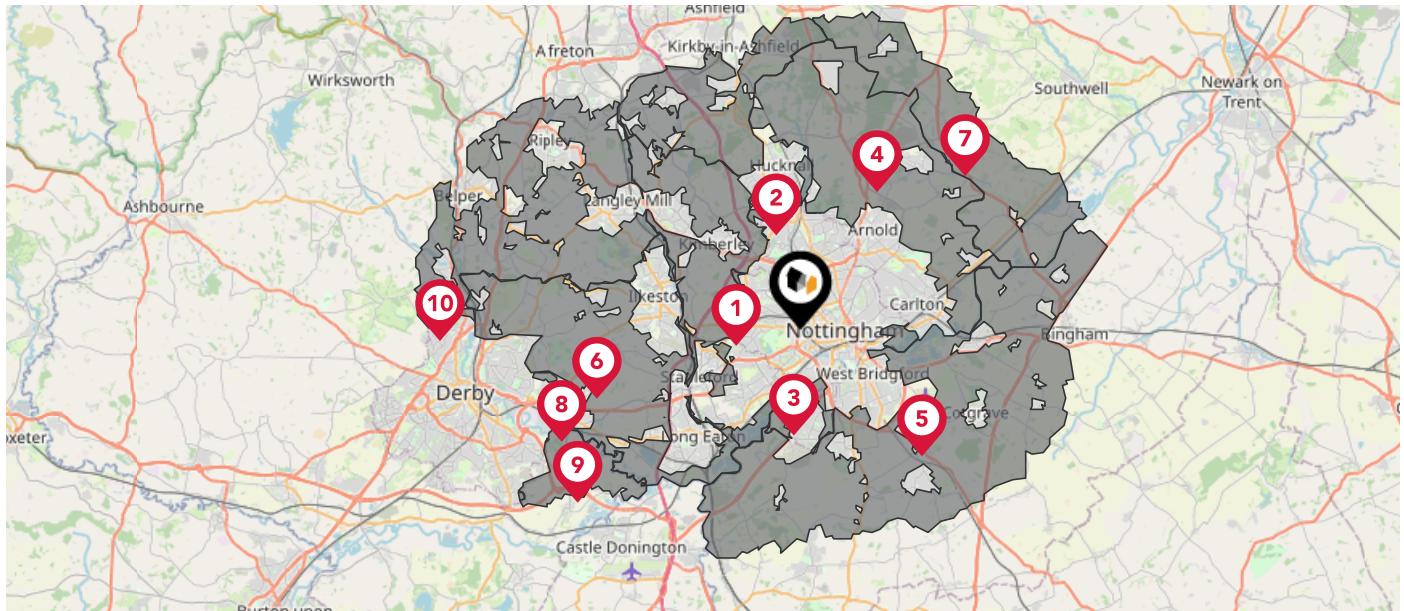
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



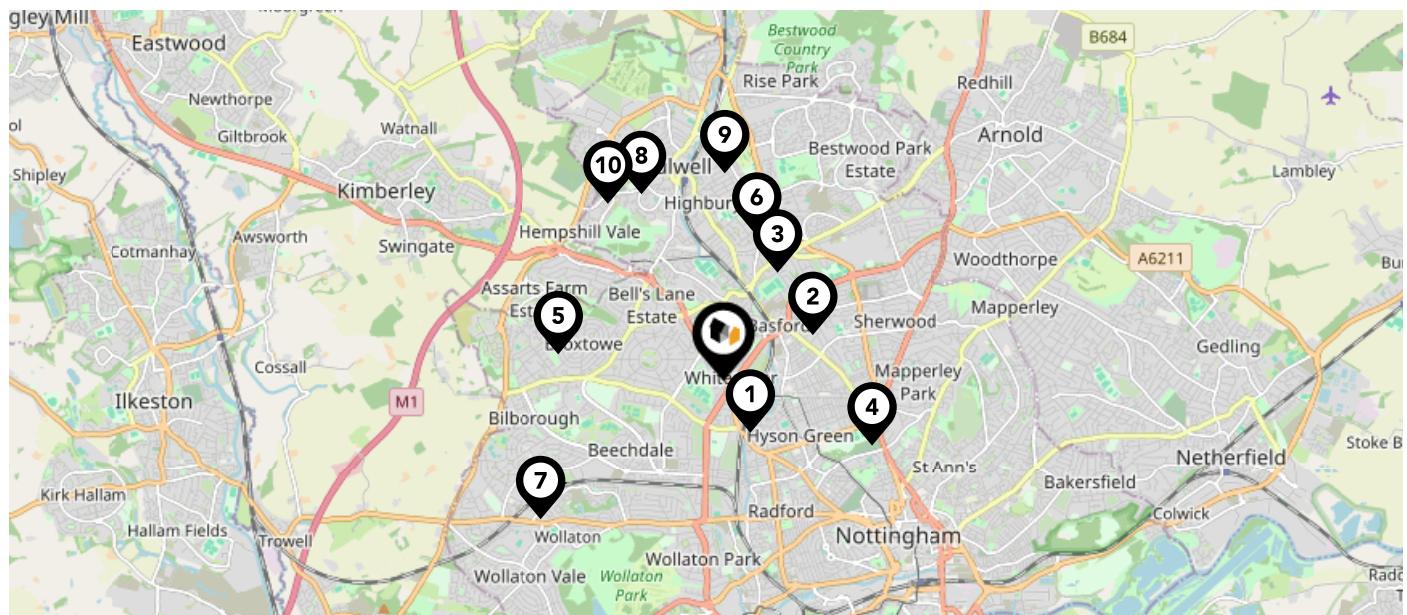
Nearby Green Belt Land

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

Maps Landfill Sites

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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.



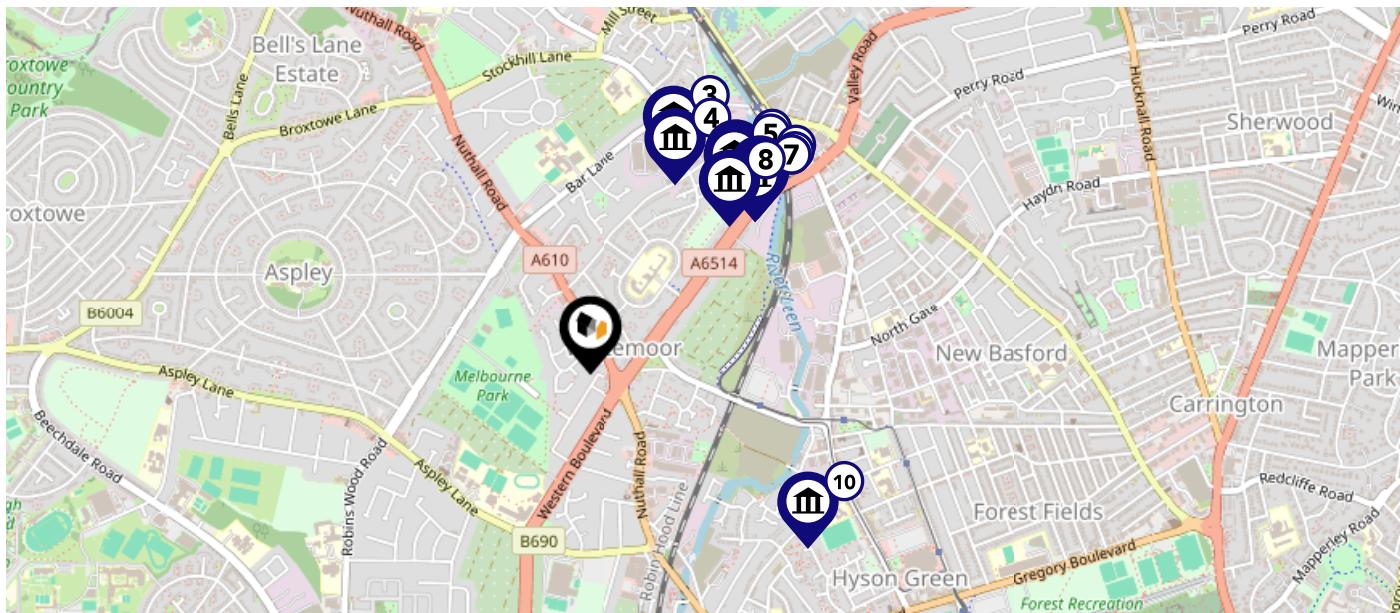
Nearby Landfill Sites

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

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	1271173 - Chest Tomb Adjoining South Porch To West At Church Of St Leodegarius	Grade II	0.5 miles
 ²	1247135 - Churchyard Wall And Gateways At Church Of St Leodegarius	Grade II	0.5 miles
 ³	1246246 - Jj Murphy And Sons Limited	Grade II	0.5 miles
 ⁴	1271478 - Maltings	Grade II	0.5 miles
 ⁵	1246779 - Gate, Piers, Railings And Dwarf Wall To Forecourt Of Basford House	Grade II	0.5 miles
 ⁶	1271037 - Church Of St Leodegarius And Attached Grave Enclosure	Grade II	0.5 miles
 ⁷	1246780 - Chest Tomb 3 Metres South West Of South Porch At Church Of St Leodegarius	Grade II	0.5 miles
 ⁸	1246347 - Old Basford Health Centre	Grade II	0.5 miles
 ⁹	1247130 - Basford House	Grade II	0.5 miles
 ¹⁰	1246456 - Church Of St Stephen	Grade II	0.6 miles

Area Schools



Nursery Primary Secondary College Private

1 Whitemoor Academy (Primary and Nursery)

Ofsted Rating: Good | Pupils: 425 | Distance: 0.19



2 Ellis Guilford School

Ofsted Rating: Good | Pupils: 1277 | Distance: 0.4



3 Bluecoat Trent Academy

Ofsted Rating: Good | Pupils: 654 | Distance: 0.43



4 Bluecoat Aspley Academy

Ofsted Rating: Good | Pupils: 1382 | Distance: 0.43



5 Old Basford School

Ofsted Rating: Good | Pupils: 470 | Distance: 0.56



6 Djanogly Northgate Academy

Ofsted Rating: Good | Pupils: 391 | Distance: 0.69



7 St Mary's Catholic Primary School

Ofsted Rating: Good | Pupils: 237 | Distance: 0.7



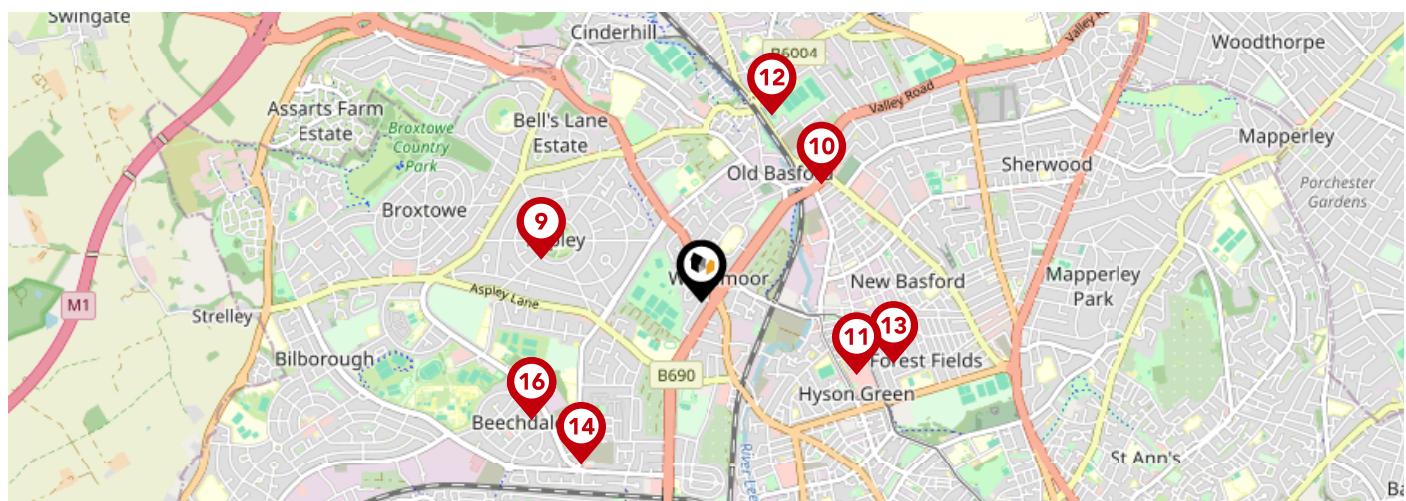
8 Berridge Primary and Nursery School

Ofsted Rating: Good | Pupils: 643 | Distance: 0.72



Area Schools

Mansfield
Sales & Lettings



Nursery Primary Secondary College Private



Ambleside Primary School

Ofsted Rating: Requires improvement | Pupils: 636 | Distance:0.74



Heathfield Primary and Nursery School

Ofsted Rating: Good | Pupils: 702 | Distance:0.75



Scotholme Primary and Nursery School

Ofsted Rating: Good | Pupils: 453 | Distance:0.76



Green Crescent School

Ofsted Rating: Good | Pupils: 170 | Distance:0.9



Forest Fields Primary and Nursery School

Ofsted Rating: Good | Pupils: 642 | Distance:0.9



Nottingham Girls' Academy

Ofsted Rating: Outstanding | Pupils: 888 | Distance:0.9



Woodlands Academy

Ofsted Rating: Good | Pupils: 89 | Distance:0.92



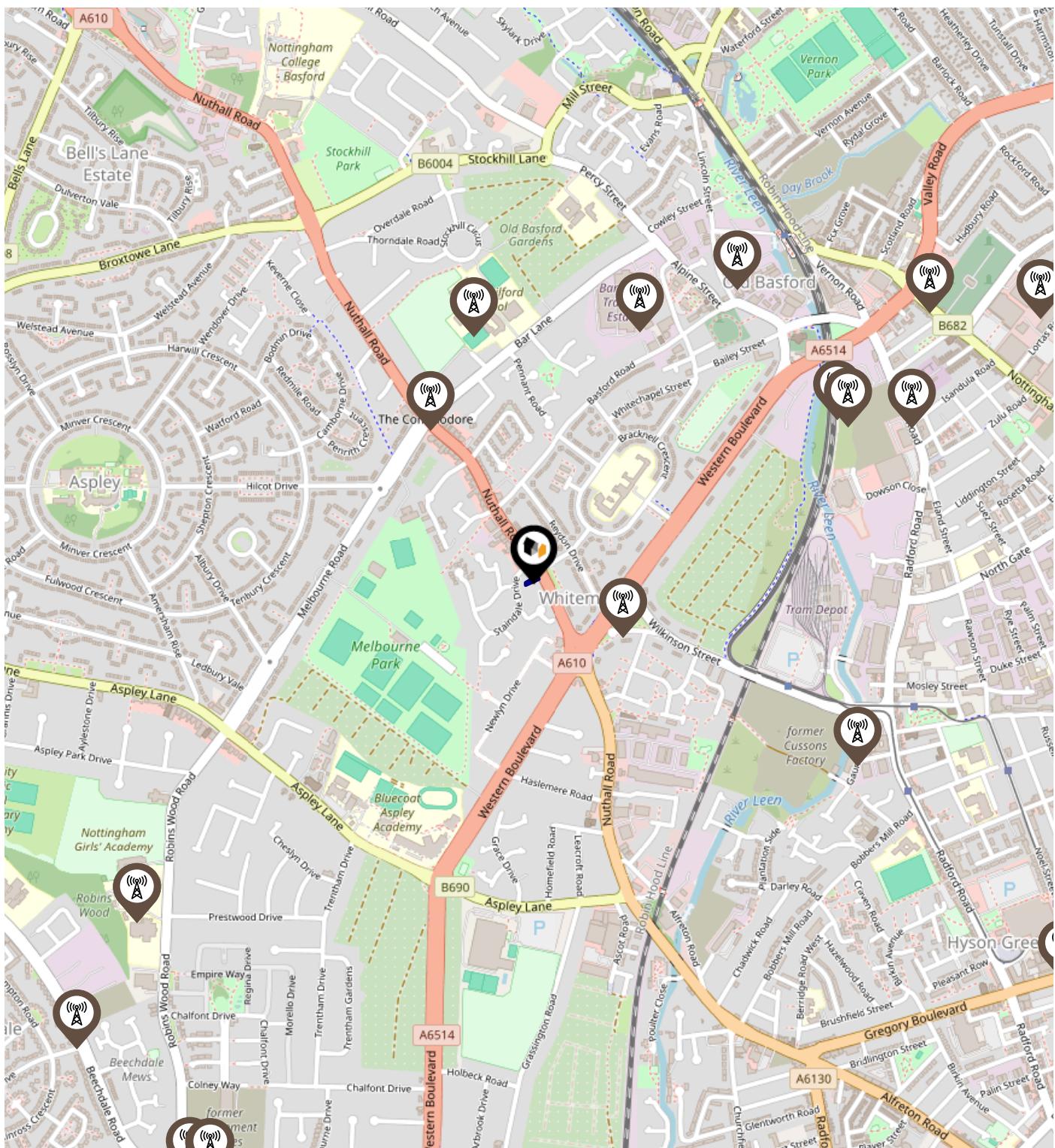
The Trinity Catholic School A Voluntary Academy

Ofsted Rating: Good | Pupils: 1178 | Distance:0.92



Local Area Masts & Pylons

Mansfield
Sales & Lettings



Key:



Power Pylons

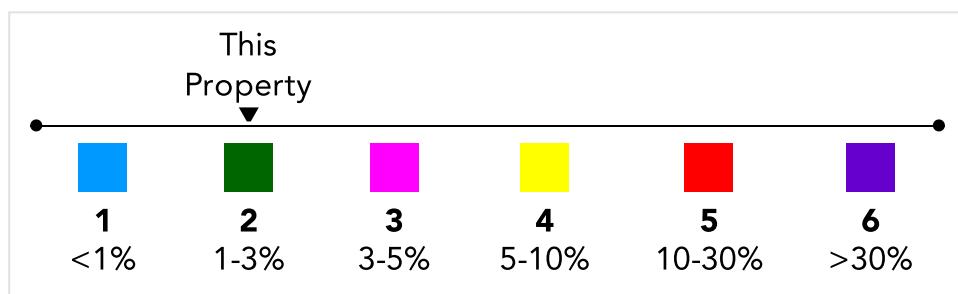
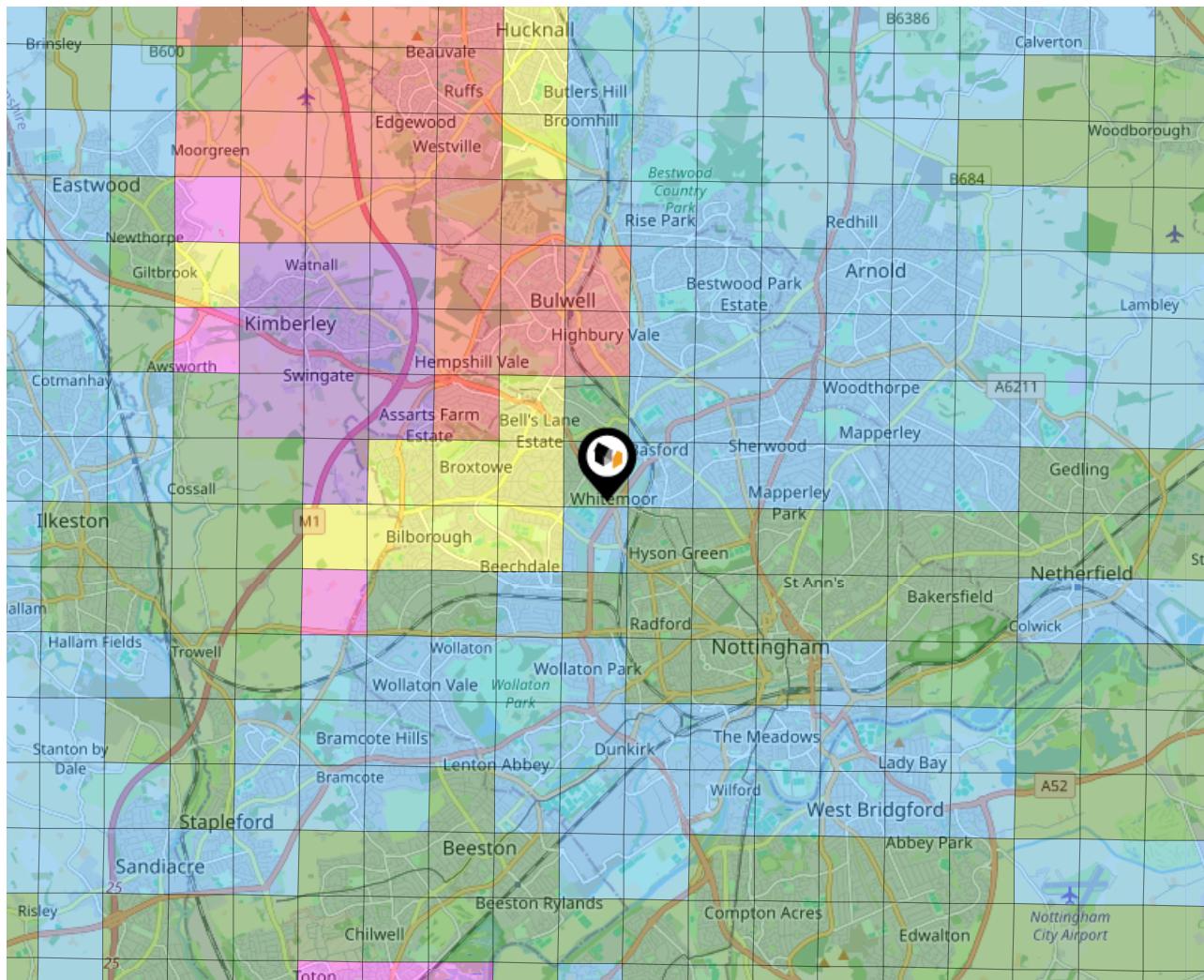


Communication Masts

Environment Radon Gas

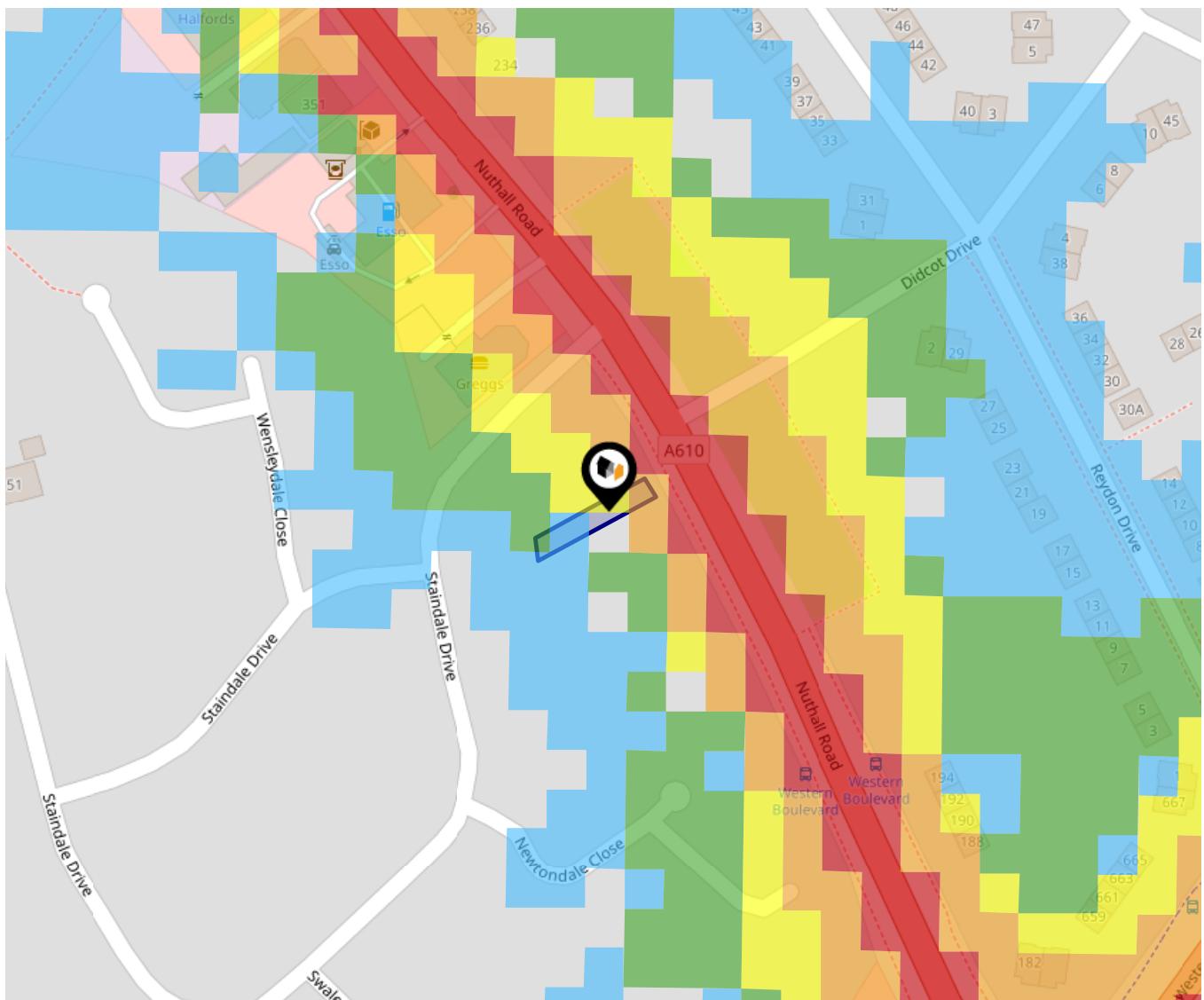
What is Radon?

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

Mansfield
Sales & Lettings



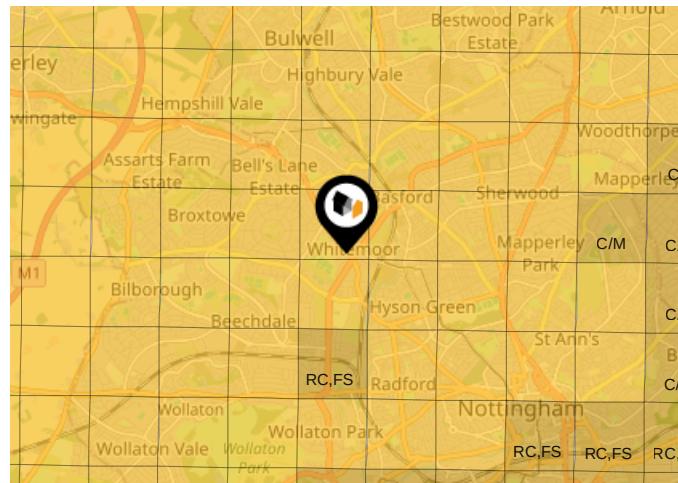
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

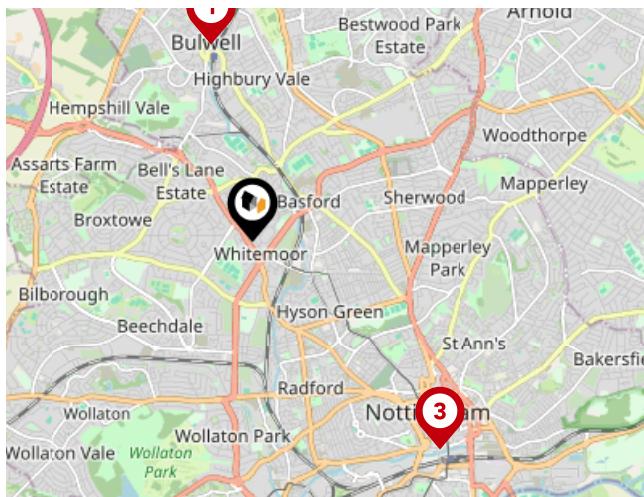


Primary Classifications (Most Common Clay Types)

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

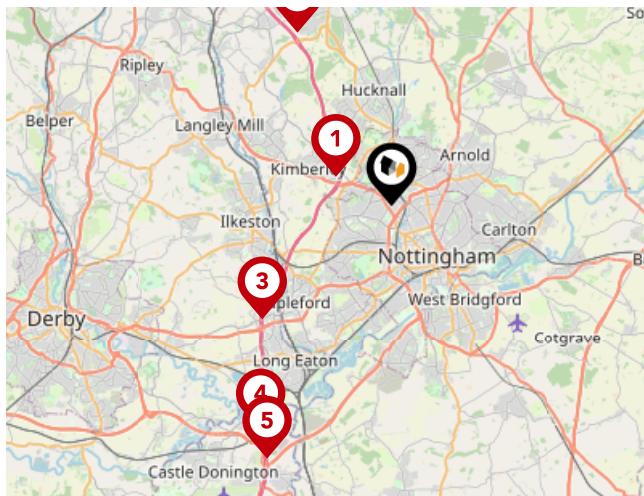
Area Transport (National)

Mansfield
Sales & Lettings



National Rail Stations

Pin	Name	Distance
1	Bulwell Rail Station	1.8 miles
2	Bulwell Rail Station	1.81 miles
3	Nottingham Rail Station	2.51 miles



Trunk Roads/Motorways

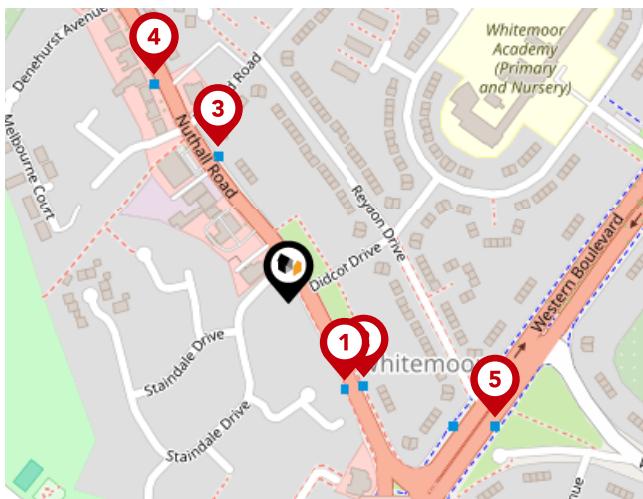
Pin	Name	Distance
1	M1 J26	2.25 miles
2	M1 J27	7.03 miles
3	M1 J25	6.19 miles
4	M1 J24A	9.35 miles
5	M1 J24	10.11 miles



Airports/Helpads

Pin	Name	Distance
1	East Mids Airport	11.82 miles
2	Finningley	35.79 miles
3	Baginton	43.65 miles
4	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.

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.

Mansfield Sales and Lettings Ltd.

Testimonials



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

Agent Disclaimer



Important - Please Read

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.

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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