



## 86 Main Street

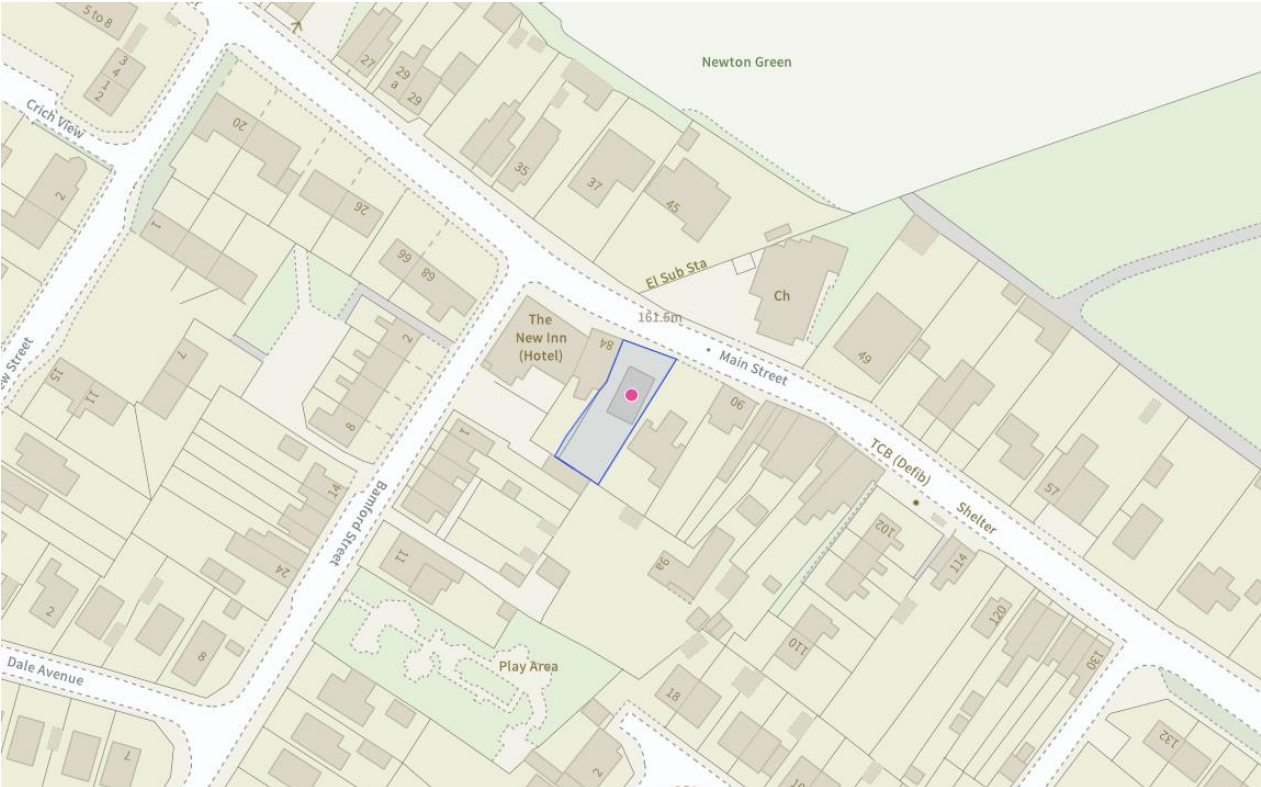
Newton, Alfreton, DE55 5TE

---

9th July 2026



# Introduction



Key Property Information



2 1 721ft² | £274 pft² Detached Freehold

Plot information

|                     |            |
|---------------------|------------|
| Title number        | DY76638    |
| Plot size           | 0.1 acres  |
| Garden direction    | SouthWest  |
| Outdoor area        | 0.08 acres |
| Parking (predicted) | Yes        |

| Build                 | Utilities                 | EPC                         | Valid until 29/10/2024 |
|-----------------------|---------------------------|-----------------------------|------------------------|
| Solid floors          | Mains gas                 | Efficiency rating (current) | 68 D                   |
| Double glazed windows | Wind turbines             | Efficiency (potential)      | 86 B                   |
| Brick walls           | Solar panels              | Enviro impact (current)     | 68 D                   |
| Pitched roof          | Mains fuel type Mains Gas | Enviro impact (potential)   | 87 B                   |
| Year built 1983-1990  | Water Severn Trent Water  |                             |                        |

| Council tax           | Mobile coverage | Broadband availability |
|-----------------------|-----------------|------------------------|
| Band C                | EE              | Basic 12mb             |
| £2,275 per year (est) | O2              | Superfast 65mb         |
| Bolsover              | Three           | Ultrafast 10000mb      |
|                       | Vodafone        | Overall 10000mb        |



 Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

---

Surface water

Very low risk for flooding by surface water

 Radon Gas

**High risk (10-30%)**

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Restrictive covenants

Found

### This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

#### Why it's important

##### Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

##### Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

##### Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

## Rights of way

### There has been no rights of way found on the plot of this property

#### 0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

#### 0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

#### 0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

#### 0 found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land  
Registry





National park

No restrictions found

This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Why it's important

| Restrictions                                                                                                  | Natural Beauty                                                                                        | Value Implications                                                                                     |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| There are strict planning regulations to ensure preservation. Building and development are highly controlled. | Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal. | While restrictions may limit development, the environment can enhance property desirability and value. |

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Conservation area

No restrictions found

This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Why it's important

| Preservation                                                                                    | Restrictions                                                                                                     | Community and Environment                                         |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| These areas maintain historical and architectural charm, potentially enhancing property values. | Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals. | They contribute to community aesthetics and environmental health. |

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



Greenbelt land

No restrictions found

This property is not on Greenbelt land

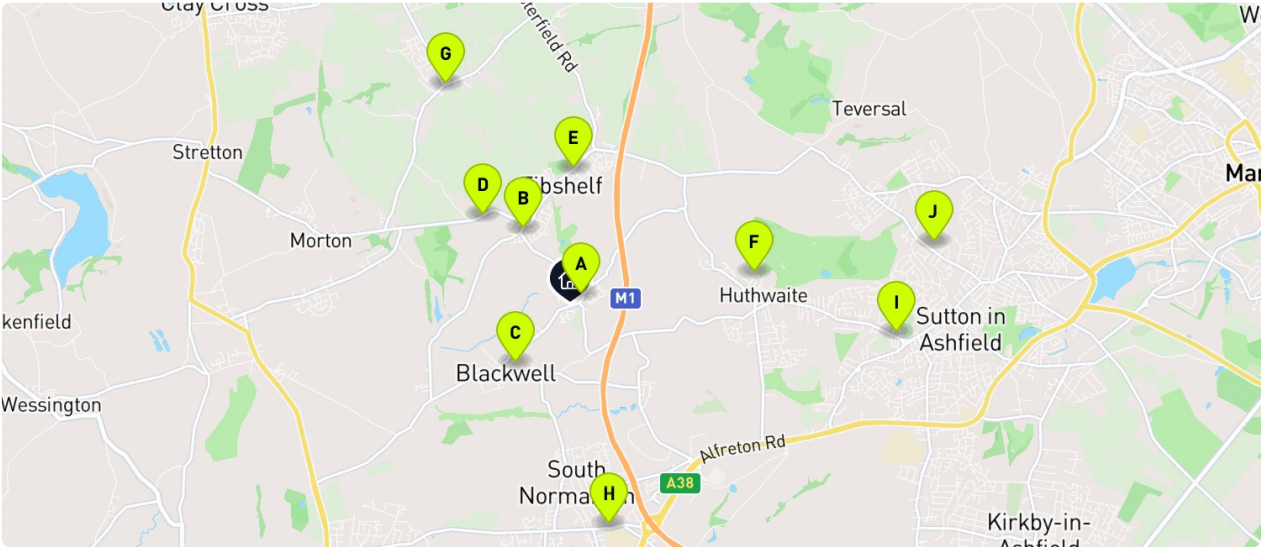
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

| Restrictions                                                                                               | Environmental Appeal                                                                                     | Value Implications                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strict regulations limit new developments and property modifications, often requiring special permissions. | Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability. | Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations. |

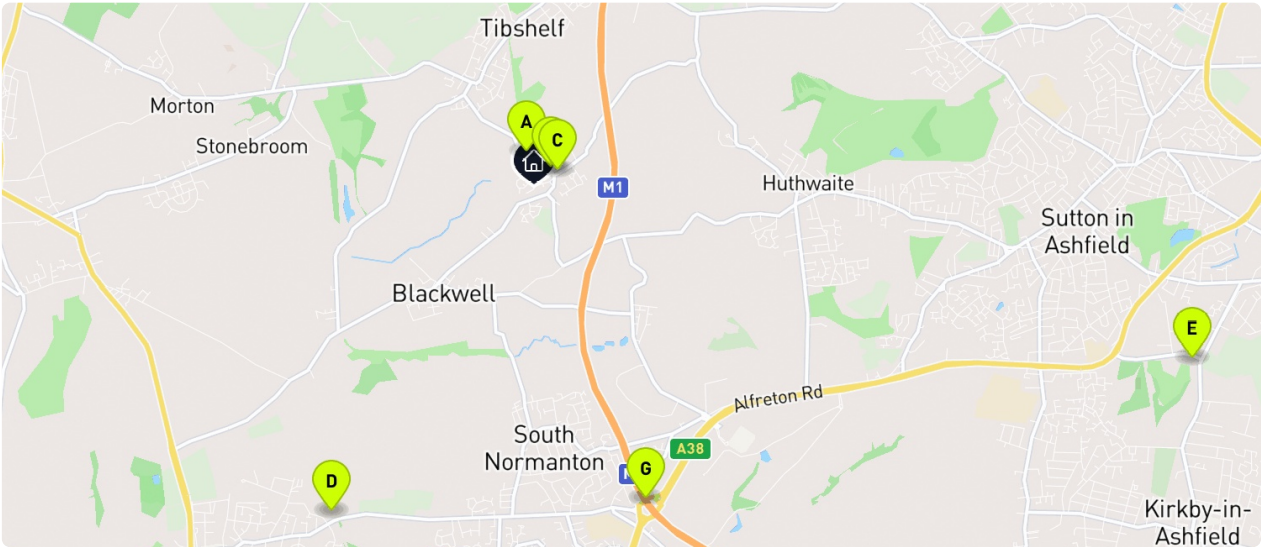
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education

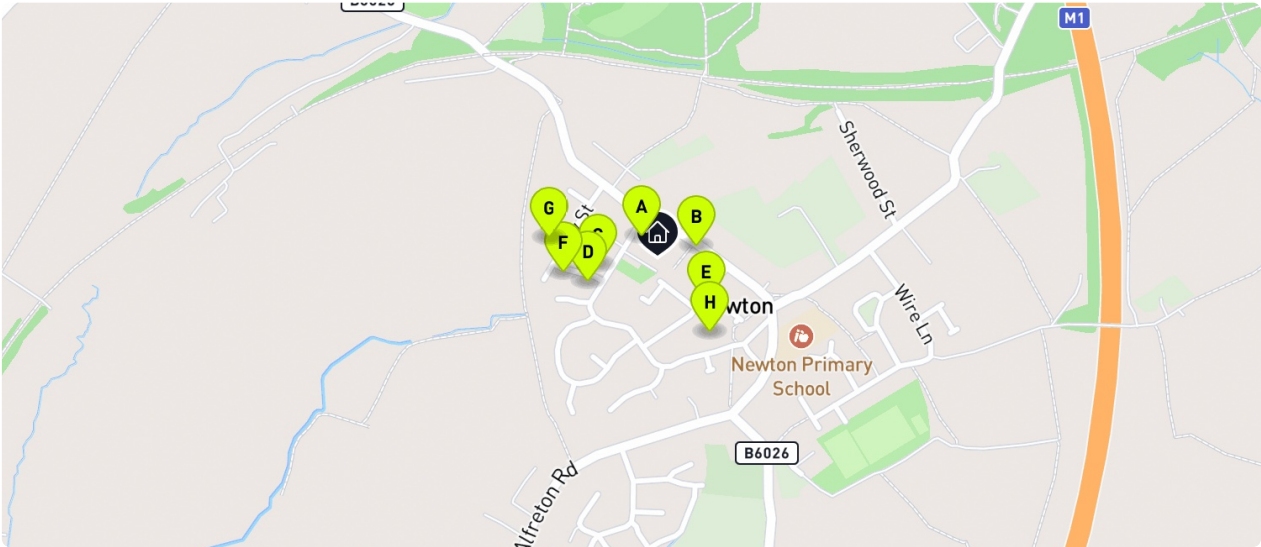


|                                                                                                                                                  |                                                                                                                                    |                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>Primary</div></div> <div>Newton Primary School</div> <div><div>Good</div></div> <div>0.17mi</div>                          | <div><div>B</div><div>Primary</div></div> <div>Town End Junior School</div> <div><div>Good</div></div> <div>0.58mi</div>           | <div><div>C</div><div>Nursery · Primary</div></div> <div>Blackwell Community Primary and Nursery School</div> <div><div>Good</div></div> <div>0.85mi</div> |
| <div><div>D</div><div>Secondary</div></div> <div>Tibshelf Community School</div> <div><div>Good</div></div> <div>0.91mi</div>                    | <div><div>E</div><div>Nursery · Primary</div></div> <div>Tibshelf Infant School</div> <div><div>Good</div></div> <div>0.93mi</div> | <div><div>F</div><div>Nursery · Primary</div></div> <div>Woodland View Primary School</div> <div><div>Not rated</div></div> <div>1.56mi</div>              |
| <div><div>G</div><div>Special · Nursery</div></div> <div>Pilsley Primary School</div> <div><div>Good</div></div> <div>1.95mi</div>               | <div><div>H</div><div>Secondary</div></div> <div>Frederick Gent School</div> <div><div>Good</div></div> <div>2.11mi</div>          | <div><div>I</div><div>Special · Independent</div></div> <div>Westbourne School</div> <div><div>Good</div></div> <div>2.80mi</div>                          |
| <div><div>J</div><div>Secondary · Post-16</div></div> <div>Quarrydale Academy</div> <div><div>Requires improvement</div></div> <div>3.10mi</div> |                                                                                                                                    |                                                                                                                                                            |

Local Transport

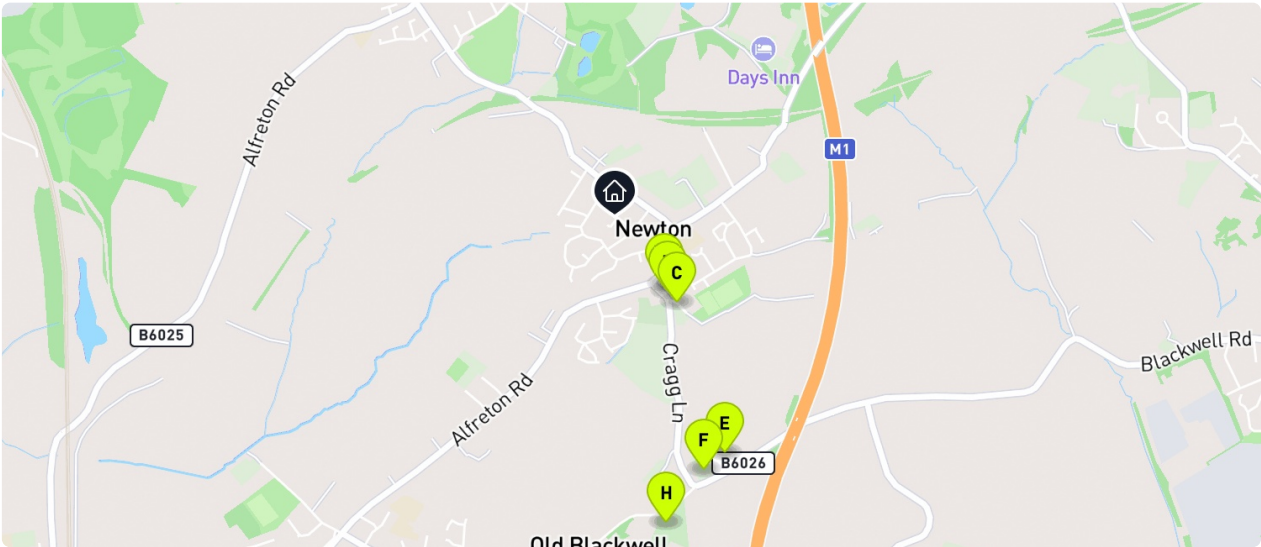


|                                                                                                     |                                                                                                           |                                                                                                                       |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div></div></div> <div>New Street</div> <div>Bus stop or station0.07 mi</div>      | <div><div>B</div><div></div></div> <div>Meadow Grove</div> <div>Bus stop or station0.11 mi</div>          | <div><div>C</div><div></div></div> <div>Community Centre, Littlemoor Lane</div> <div>Bus stop or station0.15 mi</div> |
| <div><div>D</div><div></div></div> <div>Alfreton Rail Station</div> <div>Train station2.44 mi</div> | <div><div>E</div><div></div></div> <div>Sutton Parkway Rail Station</div> <div>Train station4.11 mi</div> | <div><div>F</div><div></div></div> <div>East Midlands Airport</div> <div>Airport21 mi</div>                           |
| <div><div>G</div><div></div></div> <div>M1</div> <div>Motorway2.14 mi</div>                         |                                                                                                           |                                                                                                                       |



|                                                                                                                                                                                           |                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>80 Main Street Newton Alferton DE55 5TE</div><div>Proposed construction of 2 storey residential dwelling</div><div>WithdrawnRef: 20/00253/FUL26-06-2020</div></div> | <div><div>B</div><div>Telephone Box Adjacent 102 Main Street Newton</div><div>Remove existing Telephone Box and replace it with the Traditional K6 Red Telephone Box which will house a...</div><div>ApprovedRef: 20/00087/FUL26-02-2020</div></div> |
| <div><div>C</div><div>8 Dale Avenue Newton Alferton DE55 5UA</div><div>Proposed single storey extension</div><div>ApprovedRef: 19/00043/FUL24-01-2019</div></div>                         | <div><div>D</div><div>7 Dale Avenue Newton Alferton DE55 5UA</div><div>Proposed new roof and loft conversion (provision of rooms in the roof space)</div><div>ApprovedRef: 19/00241/FUL02-05-2019</div></div>                                        |
| <div><div>E</div><div>4 Green Close Newton Alferton DE55 5TJ</div><div>Erection of a 2 storey dwelling</div><div>RefusedRef: 18/00060/FUL01-02-2018</div></div>                           | <div><div>F</div><div>37 New Street Newton Alferton DE55 5TH</div><div>Two storey rear extension</div><div>ApprovedRef: 20/00352/FUL22-08-2020</div></div>                                                                                           |
| <div><div>G</div><div>40 New Street Newton Alferton DE55 5TH</div><div>Proposed two storey rear extension</div><div>ApprovedRef: 19/00174/FUL22-03-2019</div></div>                       | <div><div>H</div><div>8 Hallfield Road Newton Alferton DE55 5UB</div><div>Single Storey Rear extension to a bungalow</div><div>ApprovedRef: 19/00102/LAWPRO20-02-2019</div></div>                                                                    |

# Nearby Listed Buildings



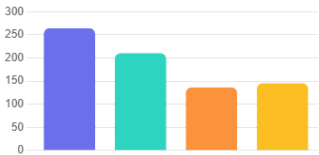
|                                                                                                                                                       |                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>Grade II* - Listed building</div><div>1191ft</div></div> <div>Newton old hall</div> <div>List entry no: 136711111-07-2051</div> | <div><div>B</div><div>Grade II - Listed building</div><div>1283ft</div></div> <div>Two sets of gatepiers and attached wall at newton old hall</div> <div>List entry no: 110897411-07-2051</div> |
| <div><div>C</div><div>Grade II - Listed building</div><div>1440ft</div></div> <div>Top farmhouse</div> <div>List entry no: 110897523-03-1989</div>    | <div><div>D</div><div>Grade II - Listed building</div><div>3068ft</div></div> <div>The cottage</div> <div>List entry no: 110893502-08-1977</div>                                                |
| <div><div>E</div><div>Grade II - Listed building</div><div>3192ft</div></div> <div>Old farm cottage</div> <div>List entry no: 133541923-03-1989</div> | <div><div>F</div><div>Grade II - Listed building</div><div>3287ft</div></div> <div>Three lane end farmhouse</div> <div>List entry no: 105474723-03-1989</div>                                   |
| <div><div>G</div><div>Grade II - Listed building</div><div>3675ft</div></div> <div>32, high street</div> <div>List entry no: 136655723-03-1989</div>  | <div><div>H</div><div>Grade II - Listed building</div><div>3763ft</div></div> <div>Church of st werburgh</div> <div>List entry no: 110897308-07-2066</div>                                      |



Average house price changes in the last year (Bolsover)

|                   | Jul '25 | Oct '25 | Jan '26 | Apr '26 | Jun '26 |
|-------------------|---------|---------|---------|---------|---------|
| Detached          | £330k   | £340k   | £350k   | £345k   | £345k   |
| Semi-Detached     | £176k   | £181k   | £187k   | £184k   | £184k   |
| Terraced          | £133k   | £137k   | £141k   | £139k   | £140k   |
| Flats/Maisonettes | £184k   | £197k   | £203k   | £199k   | £198k   |

Average price per sqft (Bolsover)



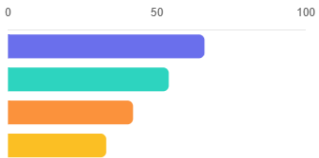
**£264 ft<sup>2</sup>**  
Detached

**£136 ft<sup>2</sup>**  
Terraced

**£210 ft<sup>2</sup>**  
Semi-Detached

**£145 ft<sup>2</sup>**  
Flats/Maisonettes

Average time on the sales market (Bolsover)



**66 days**  
Detached

**42 days**  
Terraced

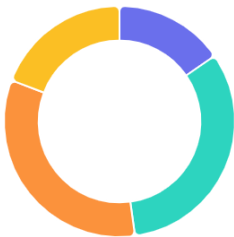
**54 days**  
Semi-Detached

**33 days**  
Flats/Maisonettes



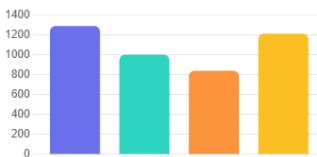
Average rental price changes in the last year (Bolsover)

|                   | Jul '25 | Oct '25 | Jan '26 | Apr '26 | Jun '26 |
|-------------------|---------|---------|---------|---------|---------|
| Detached          | £1100   | £1183   | £1067   | £1500   | £891    |
| Semi-Detached     | £974    | £872    | £854    | £874    | £872    |
| Terraced          | £743    | £746    | £736    | £749    | £755    |
| Flats/Maisonettes | £675    | £731    | £706    | £1183   | £681    |



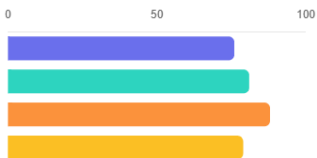
Volume of let properties in the last 12 months (Bolsover)

|                                   |                                           |
|-----------------------------------|-------------------------------------------|
| <b>65</b><br>Detached sold (15%)  | <b>137</b><br>Semi-Detached sold (32%)    |
| <b>139</b><br>Terraced sold (33%) | <b>81</b><br>Flats/Maisonettes sold (19%) |



Average rental yield (Bolsover)

|                                    |                                    |
|------------------------------------|------------------------------------|
| <b>£1286</b><br>4.48% annual yield | <b>£998</b><br>6.5% annual yield   |
| <b>£837</b><br>7.19% annual yield  | <b>£1210</b><br>7.32% annual yield |



Average time on the rental market (Bolsover)

|                            |                                     |
|----------------------------|-------------------------------------|
| <b>76 days</b><br>Detached | <b>81 days</b><br>Semi-Detached     |
| <b>88 days</b><br>Terraced | <b>79 days</b><br>Flats/Maisonettes |



### The New Oak Estates Team

Buying or selling a home is a big deal, so it helps to know exactly who's on your side. Our team will be with you throughout, combining local know-how, years of experience, and a friendly, straight-talking approach that makes all the difference. We're proud to be part of the top 5% of UK agents and regulated by leading bodies like Propertymark, giving you confidence in our professionalism, so you receive informed advice and expert guidance at every step. With a trusted local team by your side, you'll feel supported, informed, and confident throughout your move.

## Your Agent

NEW OAK  
ESTATES 

"The industry is thriving with modern technology, marketing, service standards and personal emotions – being able to guide people through such a milestone in their life is why I turn up every day! New Oak Estates was born on my dining room table and over the years our team has grown, our premises have changed, we have collected fabulous customer reviews, won numerous accolades but our aim remains the same "to provide a professional, transparent service to both clients and customers with fabulous modern marketing" If you are thinking of selling, letting or investing in property I would love to hear from you! "

**Paul Flitter**

[paul.flitter@newoakestates.co.uk](mailto:paul.flitter@newoakestates.co.uk)

Director - Property Valuer



## Testimonials

NEW OAK  
ESTATES

### Property Seller

*"New Oak Estates have been an absolutely fantastic estate agents to deal with, and should I ever move house again I will definitely be using them. It wasn't the easiest sale (not their fault) but nothing was ever too much trouble. I dealt mostly with Laura Goodlad and she was amazing throughout the entire process. She kept me updated, chased when needed and was..."*



Alex Hall

### Property Buyer

*"New Oak Estates kept good communication throughout the entire process. Responding promptly to any queries and keeping all parties in the loop."*



Isaac Spencer

### Property Seller

*"New Oak have been brilliant throughout the whole process of selling my house. I have felt really well supported and have been kept informed of progress. Communication has been brilliant. I'd highly recommend New Oak to anyone thinking of selling!"*



Rachel Walker

### Property Buyer

*"Really helpful and friendly Emily and Laura went above and beyond to keep me in the loop. Excellent communication"*



Helen Holliday

### Property Seller

*"From the first visit from Paul very professional in what he does, pictures, drone footage and the property description to the completion of the sale by his brilliant staff cannot fault my experience and would recommend this estate agents in a heart beat."*



Brendan Stokes

### Property Seller

*"Absolutely amazing company, a fantastic, friendly team. They were so reassuring and explained things amazingly. They sold our property fast, got lots of viewings in and even though we didn't have the best time in the purchasing process with other parts, new oaks were so reassuring and anything that happened, they were right at the end of the phone to help. Cannot..."*



Chloe Holmes

## Contact Us

NEW OAK  
ESTATES 

### New Oak Estates

173 High Street, Clay Cross, S45 9FB

✉ [info@newoakestates.co.uk](mailto:info@newoakestates.co.uk)

☎ 03330 494 550

💻 <https://newoakestates.co.uk/>

Find us on



Monday

9:00am - 5:00pm

Tuesday

9:00am - 5:00pm

Wednesday

9:00am - 5:00pm

Thursday

9:00am - 5:00pm

Friday

9:00am - 5:00pm

Saturday

9:00am - 1:00pm

Sunday

Closed



Scan here to view a digital  
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact New Oak Estates or visit <https://newoakestates.co.uk/>. To opt out of future communication, contact Paul Flitter.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.