

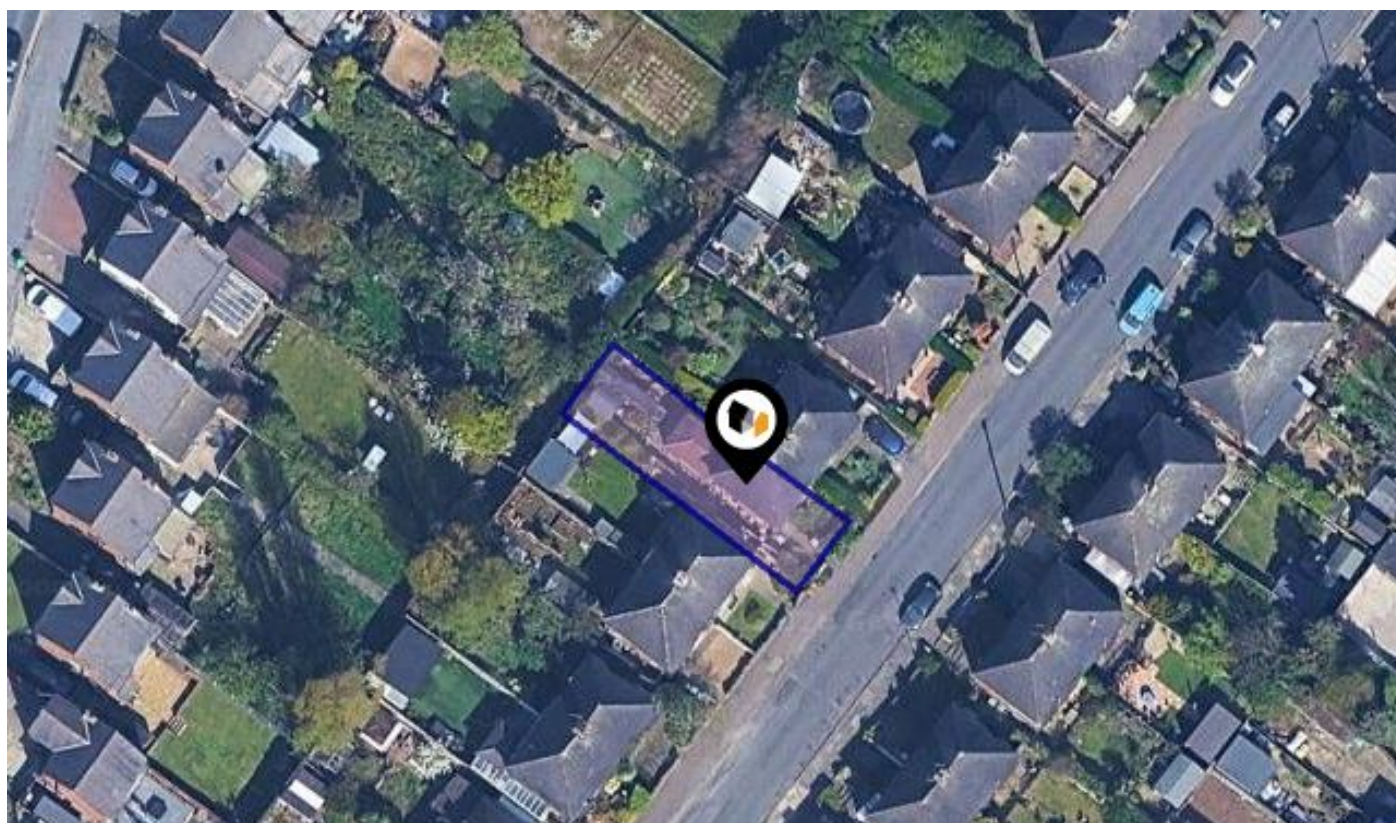


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



SALCOMBE ROAD, NOTTINGHAM, NG5

Martin & Co - Hucknall

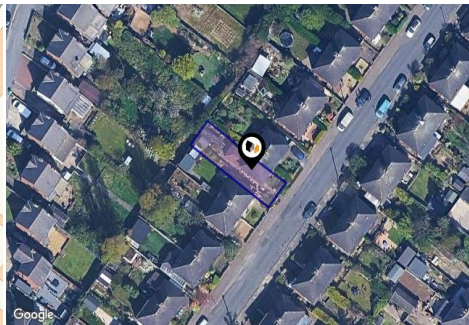
36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

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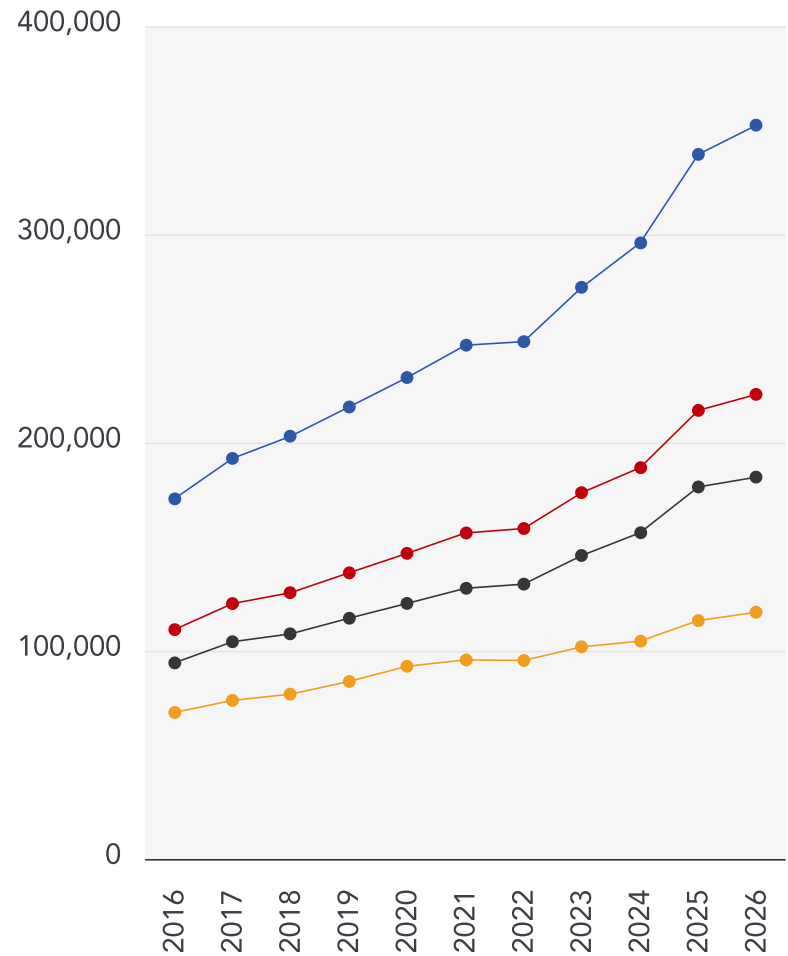
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£2,143		
Title Number:	NT59603		

Local Area

Local Authority:	Nottingham city	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		14	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
			
			

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



Detached

+103.77%

Semi-Detached

+102.57%

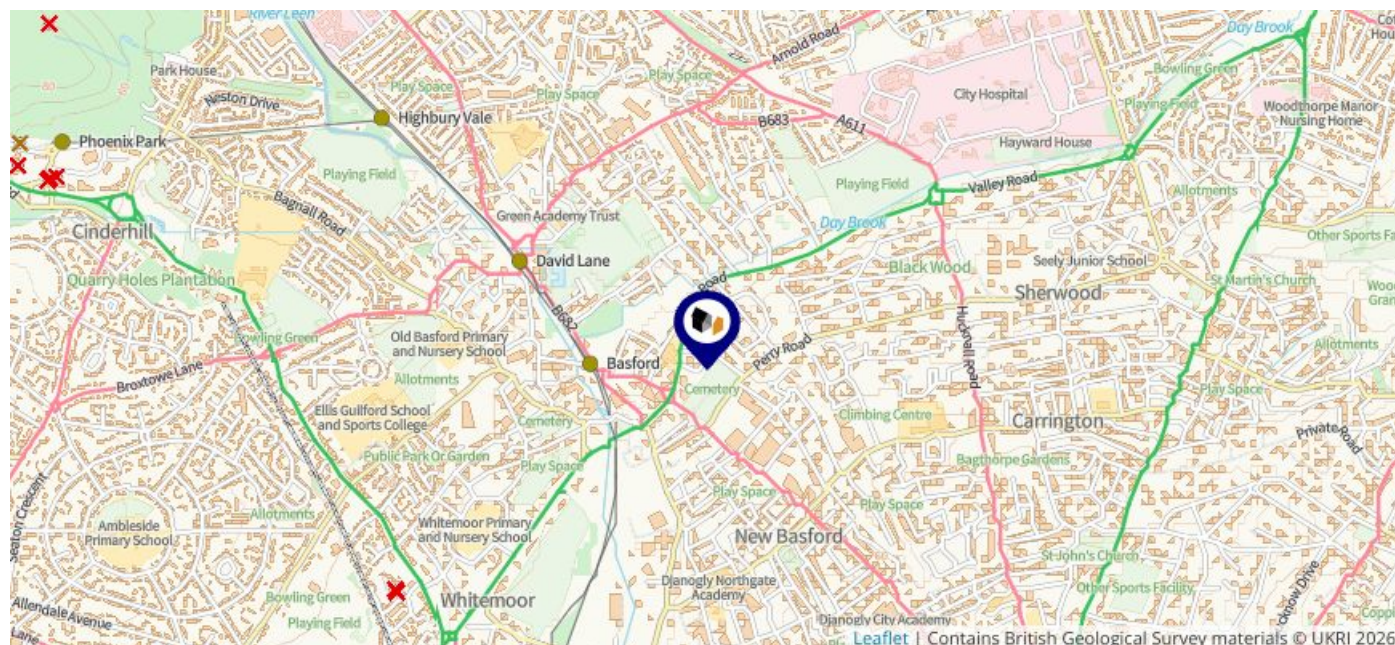
Terraced

+94.75%

Flat

+68.43%

This map displays nearby coal mine entrances and their classifications.



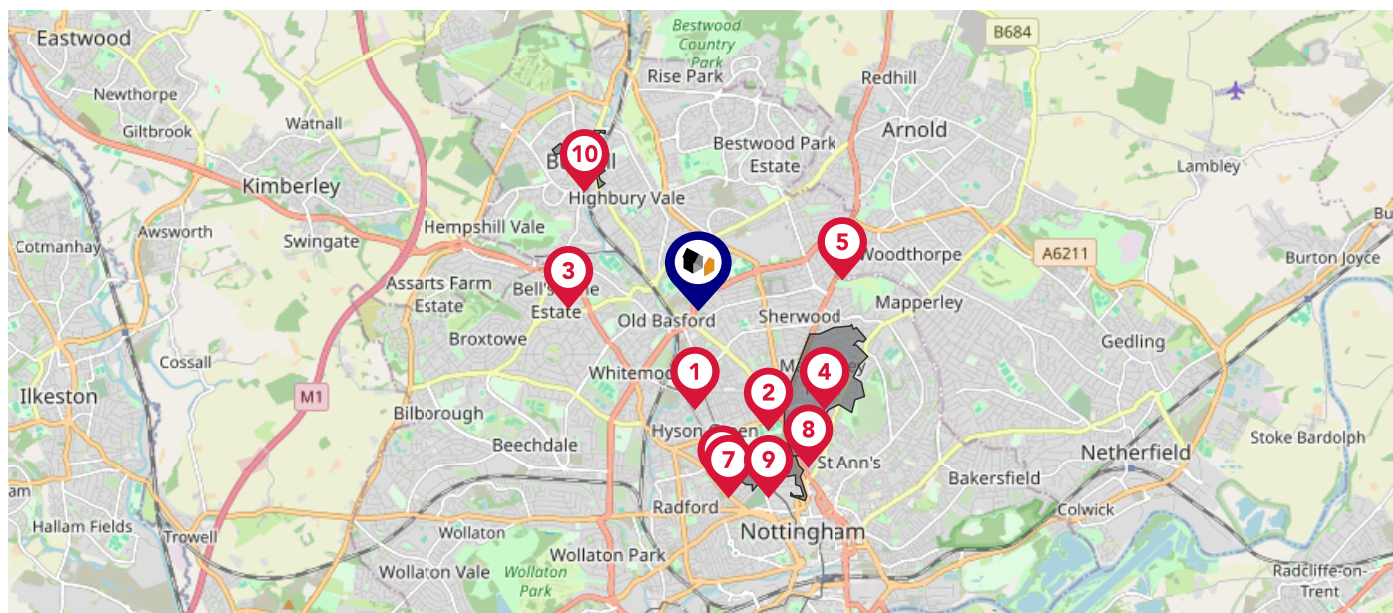
Mine Entry

- ✕ 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.

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

Sherwood Rise

3

Basford Hall

4

Mapperley Park and Alexandra Park

5

The Cedars

6

Forest Grove

7

Waterloo Promenade

8

Elm Avenue-Corporation Oaks

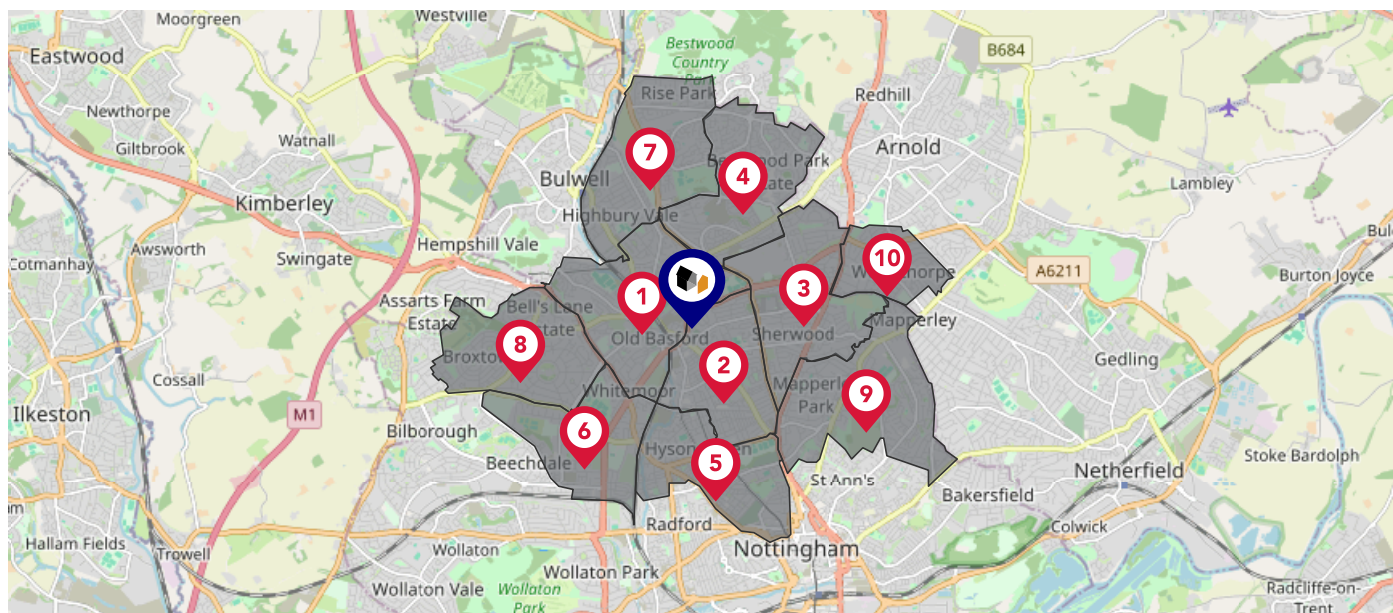
9

Arboretum

10

Bulwell

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

Basford Ward

2

Berridge Ward

3

Sherwood Ward

4

Bestwood Ward

5

Hyson Green & Arboretum Ward

6

Leen Valley Ward

7

Bulwell Forest Ward

8

Aspley Ward

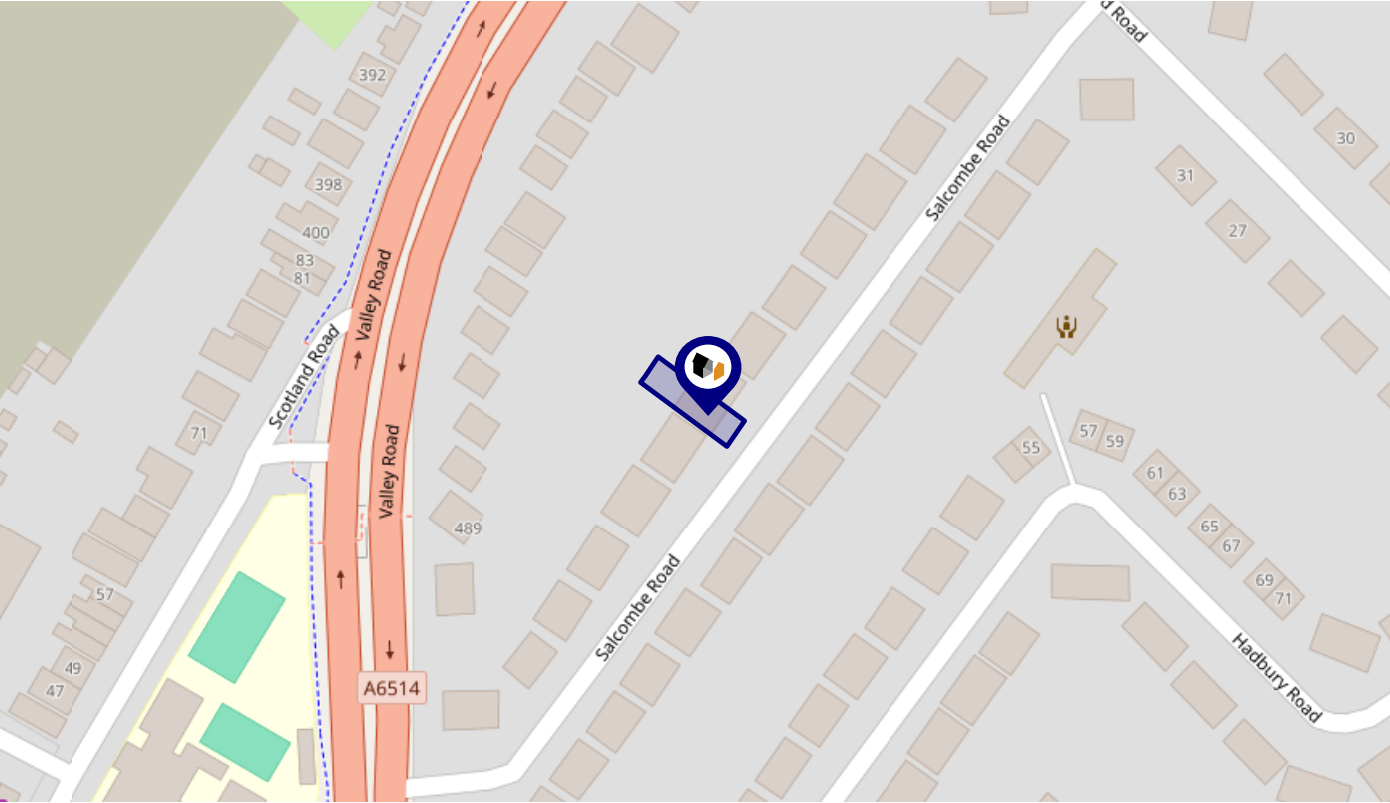
9

Mapperley Ward

10

Woodthorpe 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.

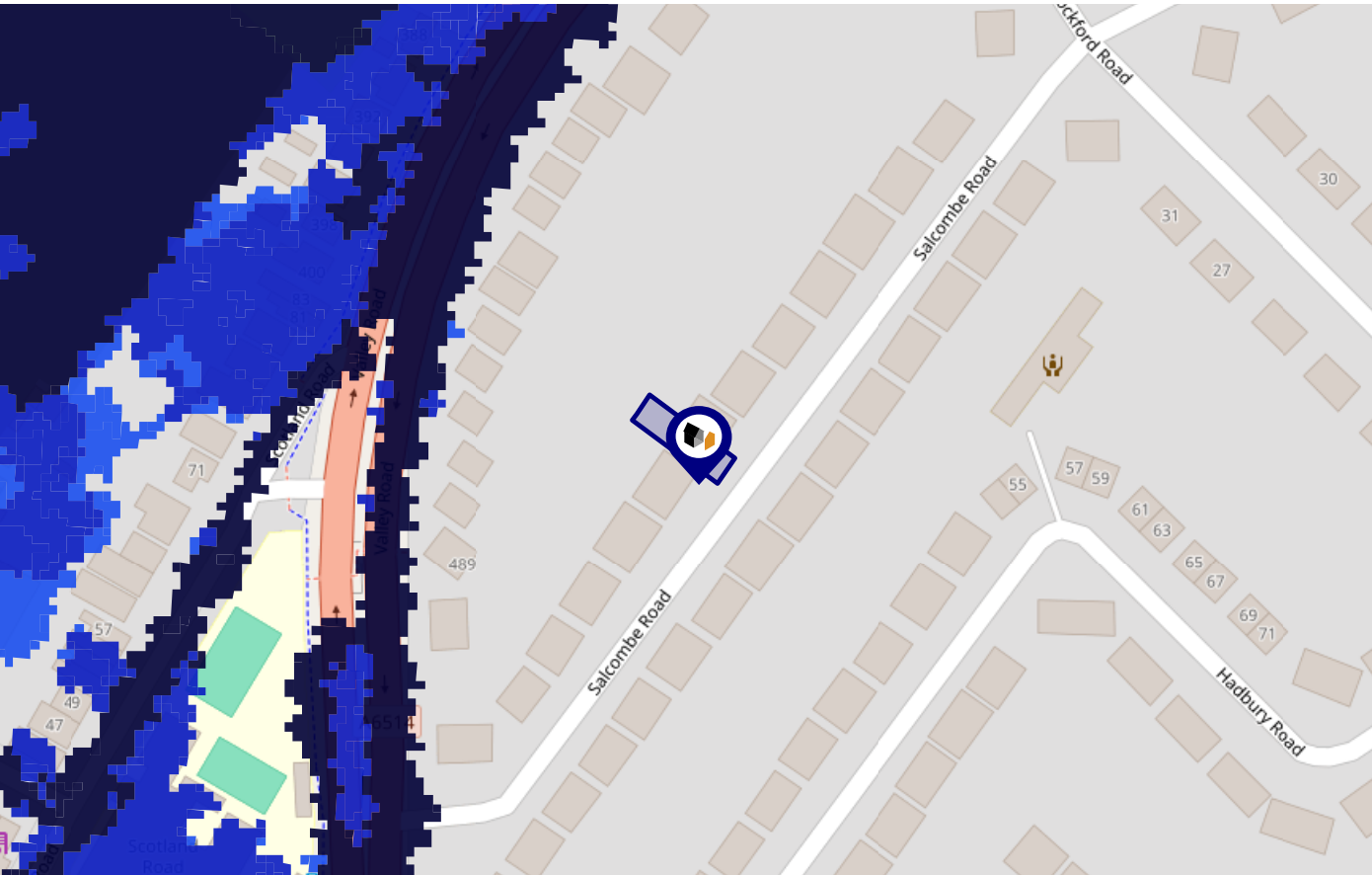
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

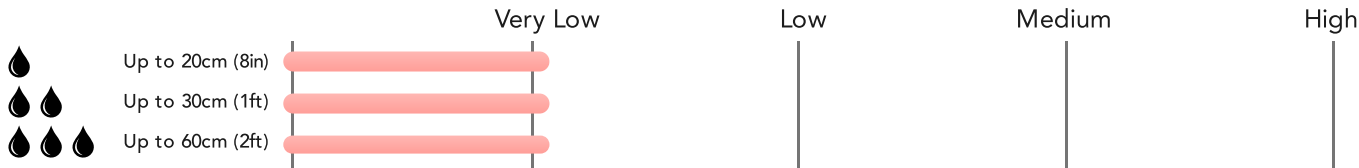


Risk Rating: Very low

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.

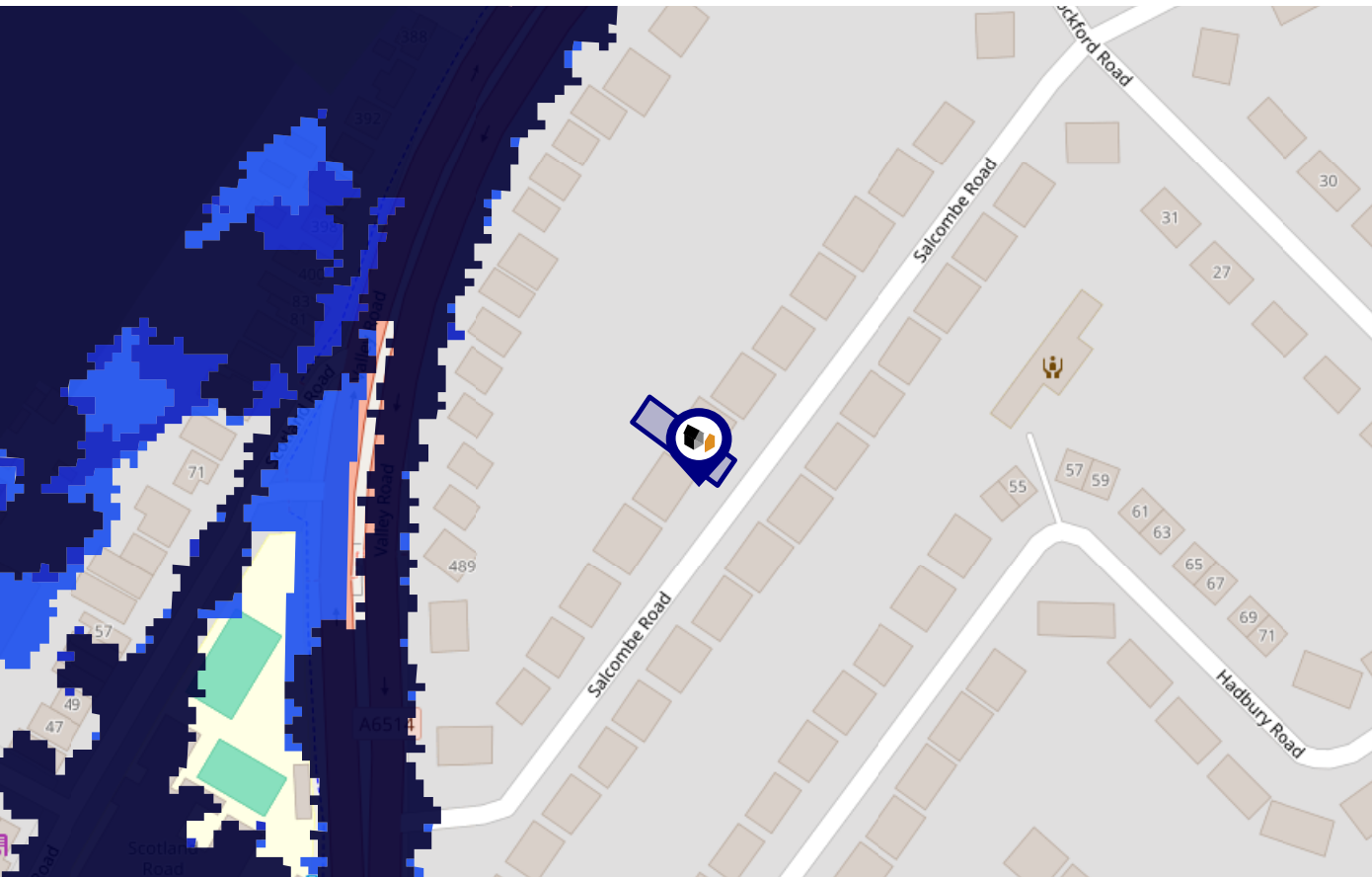
Chance of flooding to the following depths at this property:



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.

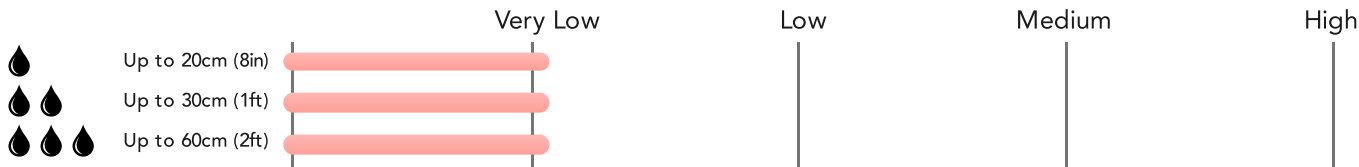


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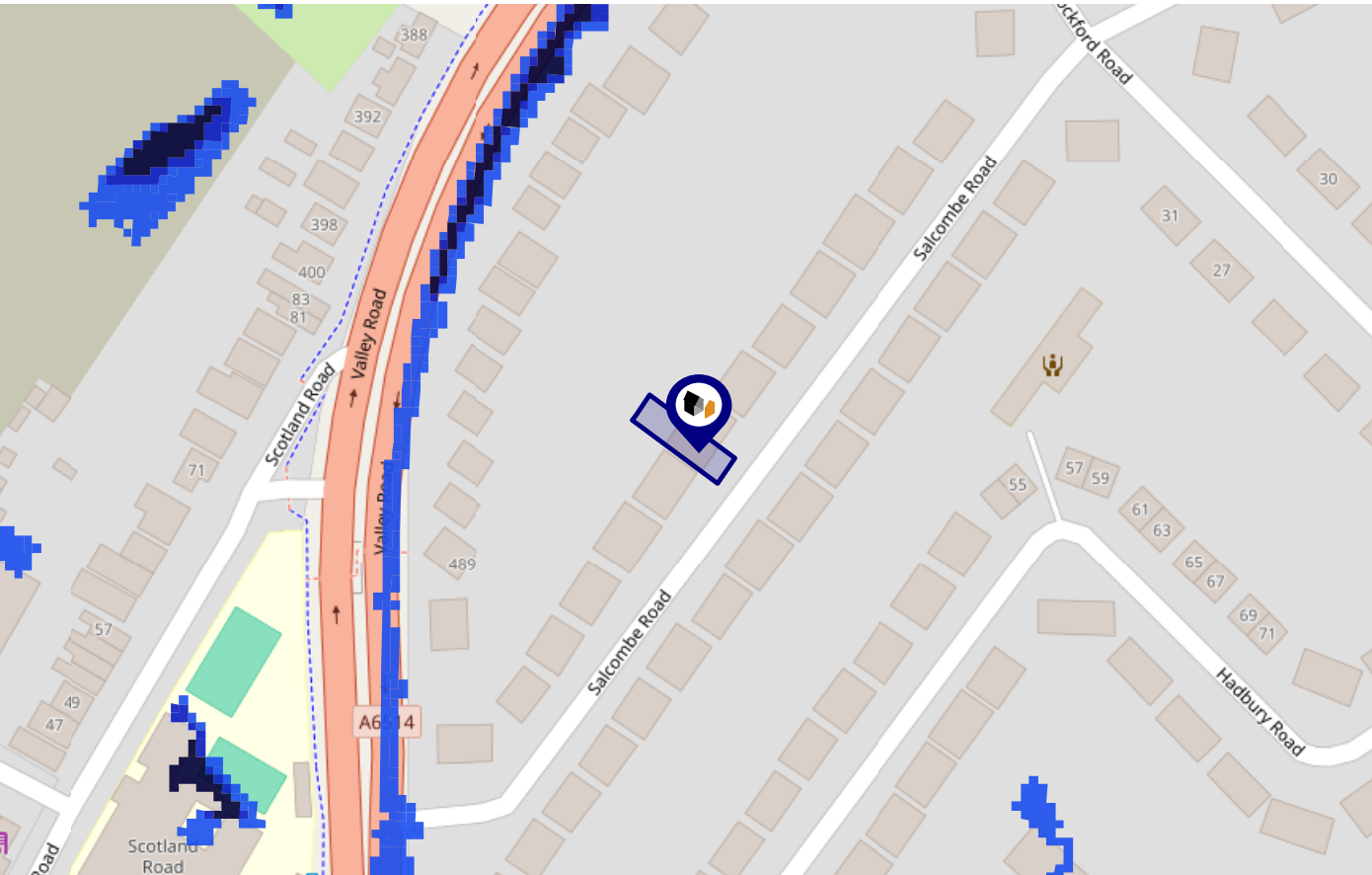
Chance of flooding to the following depths at this property:



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.

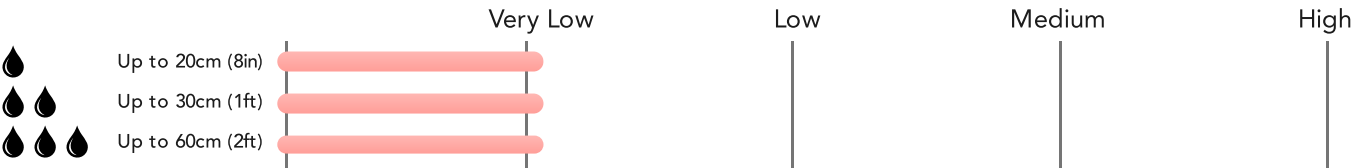


Risk Rating: Very low

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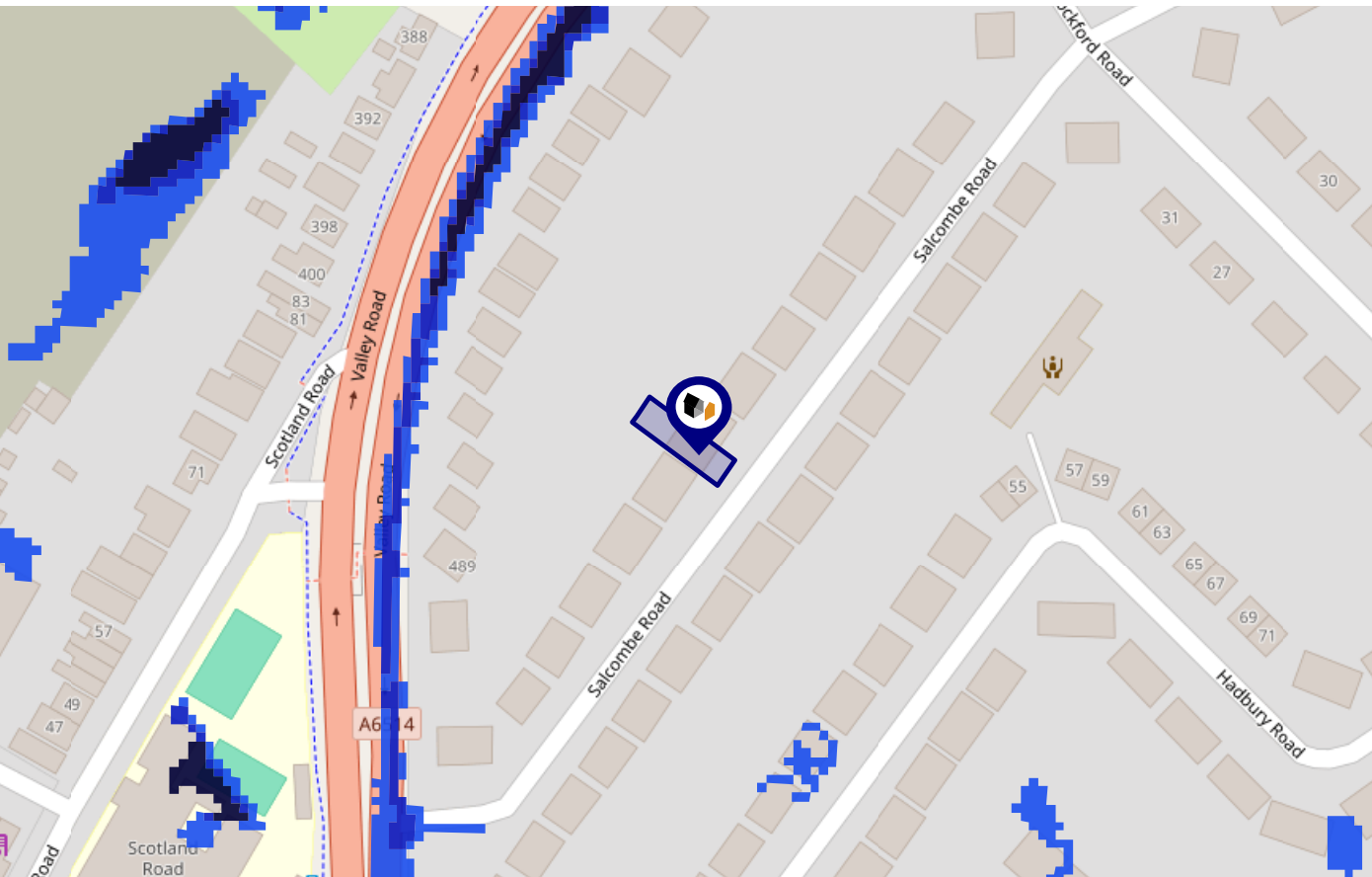
Chance of flooding to the following depths at this property:



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.

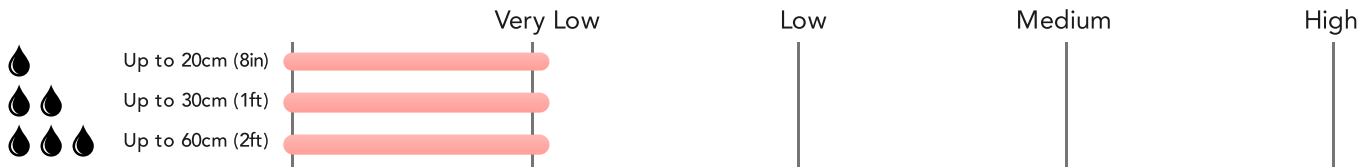


Risk Rating: Very low

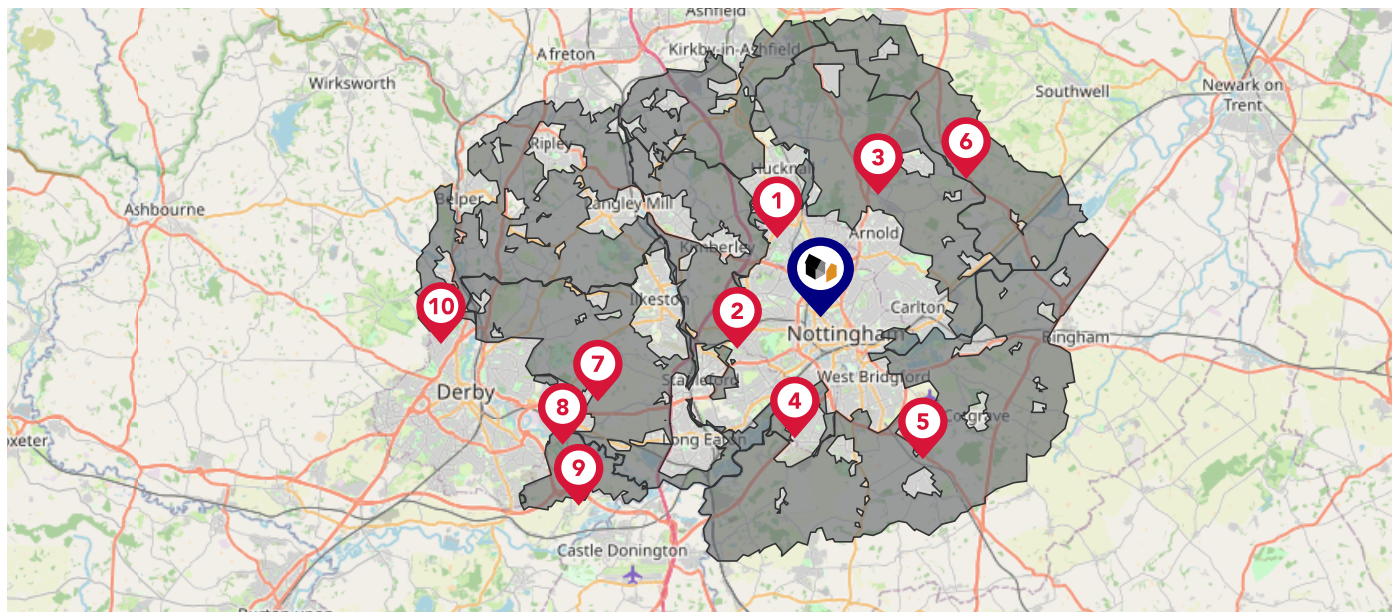
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Derby and Nottingham Green Belt - Ashfield

2

Derby and Nottingham Green Belt - Nottingham

3

Derby and Nottingham Green Belt - Gedling

4

Derby and Nottingham Green Belt - Broxtowe

5

Derby and Nottingham Green Belt - Rushcliffe

6

Derby and Nottingham Green Belt - Newark and Sherwood

7

Derby and Nottingham Green Belt - Erewash

8

Derby and Nottingham Green Belt - Derby

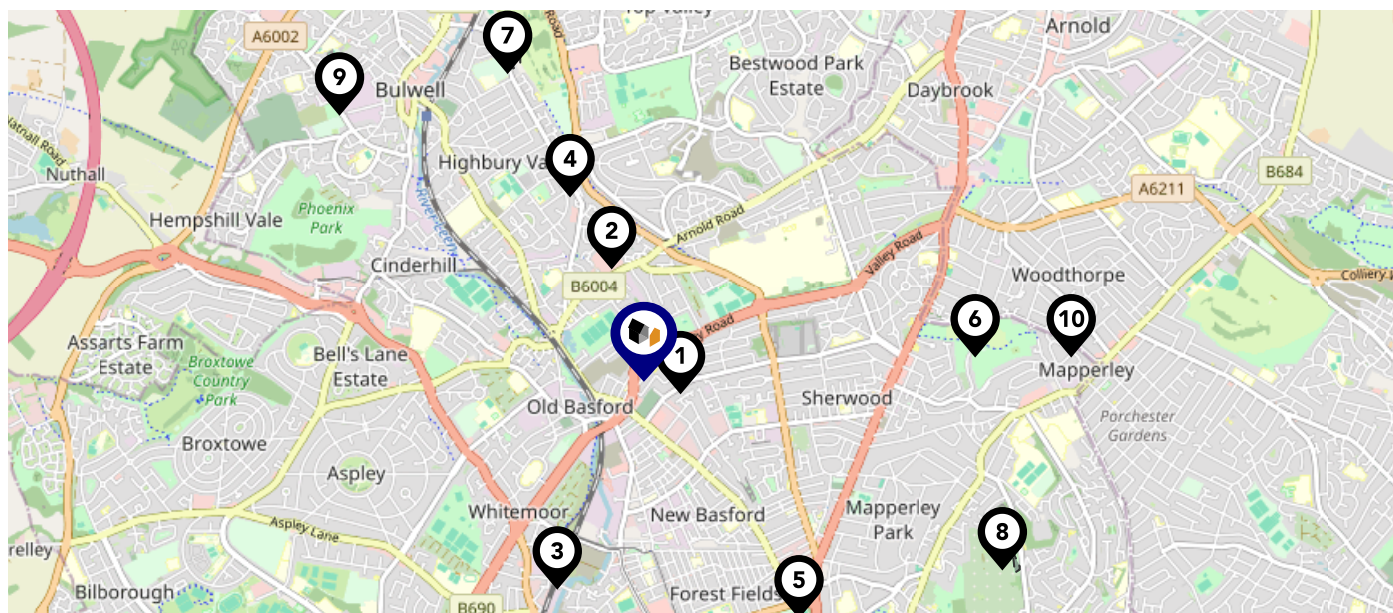
9

Derby and Nottingham Green Belt - South Derbyshire

10

Derby and Nottingham Green Belt - Amber Valley

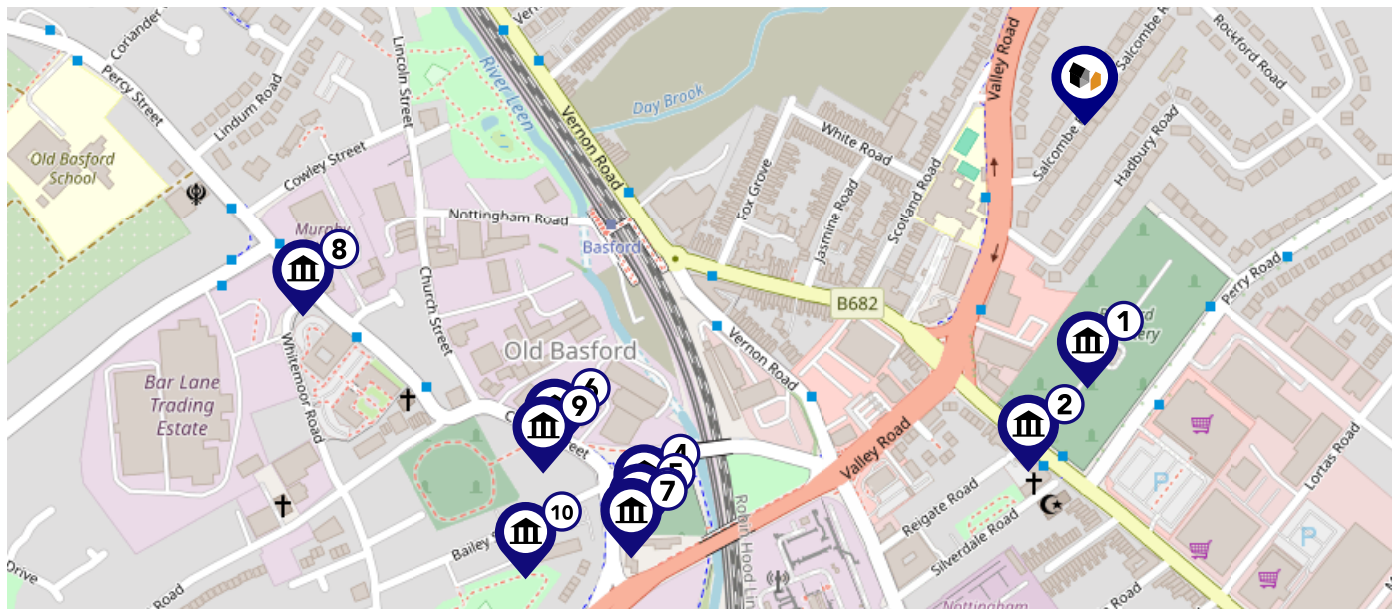
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



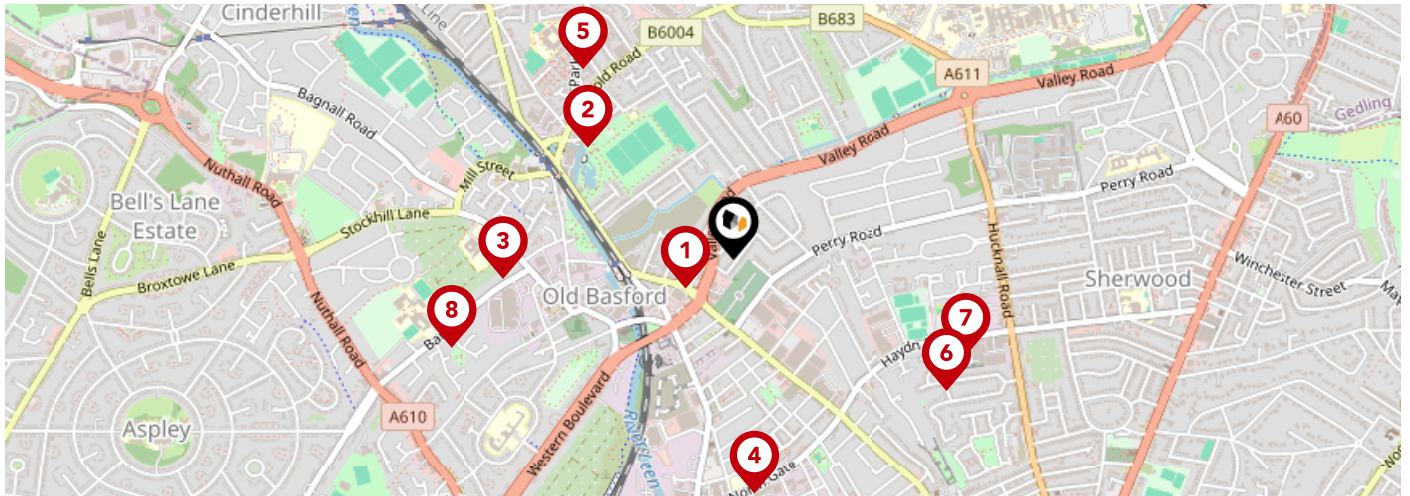
Nearby Landfill Sites

1	Valley Road-Valley Road, Basford, Nottingham, Nottinghamshire	Historic Landfill	
2	Gayhurst Road-Bulwell, Baswell, Nottingham, Nottinghamshire	Historic Landfill	
3	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill	
4	Ransom Road-Kersall Road, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	
5	Carrington Railway Cutting-Gregory Boulevard / Sherwood Rise, Carrington, Nottingham	Historic Landfill	
6	Woodthorpe Drive Railway Cutting-Railway Cutting, Woodthorpe Drive, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	
7	St. Albans Road-Bulwell, Nottingham, Nottinghamshire	Historic Landfill	
8	Land between Coppice Recreation Ground and Stonepit-Off Ransom Road, Cappice Gardens, Nottingham	Historic Landfill	
9	Thames Street Quarry Works-Thames Street, Bulwell	Historic Landfill	
10	Breckhill Quarry-Breck Hill Road, Arnold, Nottingham	Historic Landfill	

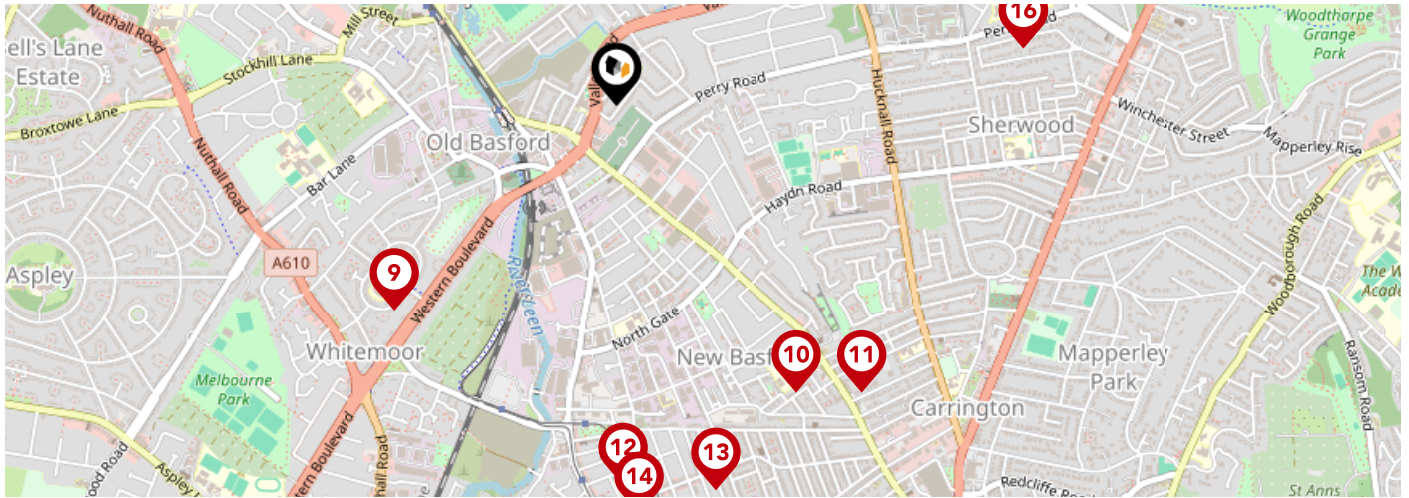
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district			Grade	Distance
	1254860 - Cemetery Chapels At Basford Cemetery		Grade II	0.1 miles
	1270625 - Lodge And Gateway At Basford Cemetery		Grade II	0.2 miles
	1271173 - Chest Tomb Adjoining South Porch To West At Church Of St Leodegarius		Grade II	0.3 miles
	1247135 - Churchyard Wall And Gateways At Church Of St Leodegarius		Grade II	0.3 miles
	1271037 - Church Of St Leodegarius And Attached Grave Enclosure		Grade II	0.3 miles
	1247130 - Basford House		Grade II	0.3 miles
	1246780 - Chest Tomb 3 Metres South West Of South Porch At Church Of St Leodegarius		Grade II	0.3 miles
	1246246 - Jj Murphy And Sons Limited		Grade II	0.4 miles
	1246779 - Gate, Piers, Railings And Dwarf Wall To Forecourt Of Basford House		Grade II	0.4 miles
	1246347 - Old Basford Health Centre		Grade II	0.4 miles



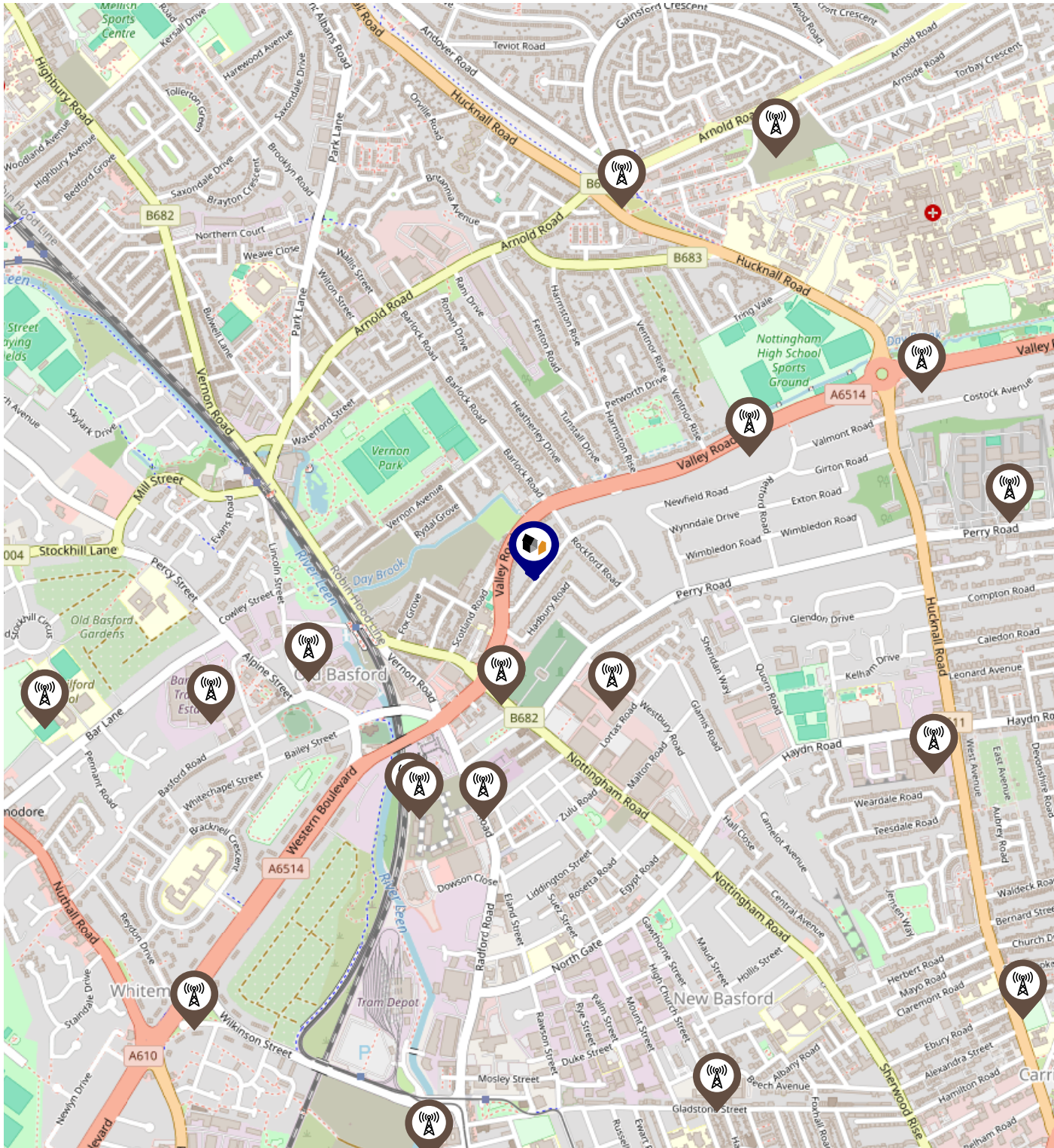
		Nursery	Primary	Secondary	College	Private
1	Heathfield Primary and Nursery School Ofsted Rating: Good Pupils: 702 Distance:0.12	☐	☒	☐	☐	☐
2	Green Crescent School Ofsted Rating: Good Pupils: 170 Distance:0.41	☐	☒	☐	☐	☐
3	Old Basford School Ofsted Rating: Good Pupils: 470 Distance:0.52	☐	☒	☐	☐	☐
4	Djanogly Northgate Academy Ofsted Rating: Good Pupils: 391 Distance:0.52	☐	☒	☐	☐	☐
5	Southwark Primary School Ofsted Rating: Good Pupils: 673 Distance:0.54	☐	☒	☐	☐	☐
6	FUEL Ofsted Rating: Good Pupils: 31 Distance:0.56	☐	☐	☒	☐	☐
7	Nottingham Free School Ofsted Rating: Good Pupils: 676 Distance:0.56	☐	☐	☒	☐	☐
8	Ellis Guilford School Ofsted Rating: Good Pupils: 1277 Distance:0.66	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Whitemoor Academy (Primary and Nursery) Ofsted Rating: Good Pupils: 425 Distance:0.67	☐	☒	☐	☐	☐
	Djanogly Sherwood Academy Ofsted Rating: Good Pupils: 367 Distance:0.75	☐	☒	☐	☐	☐
	Claremont Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:0.84	☐	☒	☐	☐	☐
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.85	☐	☒	☐	☐	☐
	Forest Fields Primary and Nursery School Ofsted Rating: Good Pupils: 642 Distance:0.88	☐	☒	☐	☐	☐
	Scotholme Primary and Nursery School Ofsted Rating: Good Pupils: 453 Distance:0.91	☐	☒	☐	☐	☐
	Seely Primary School Ofsted Rating: Good Pupils: 530 Distance:0.92	☐	☒	☐	☐	☐
	Hospital and Home Education PRU Ofsted Rating: Good Pupils: 79 Distance:0.92	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

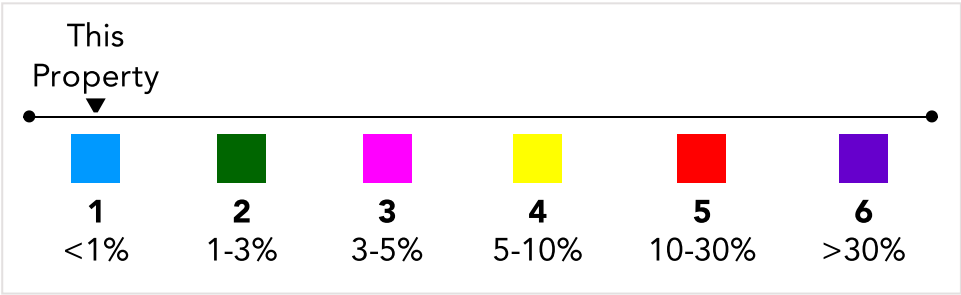
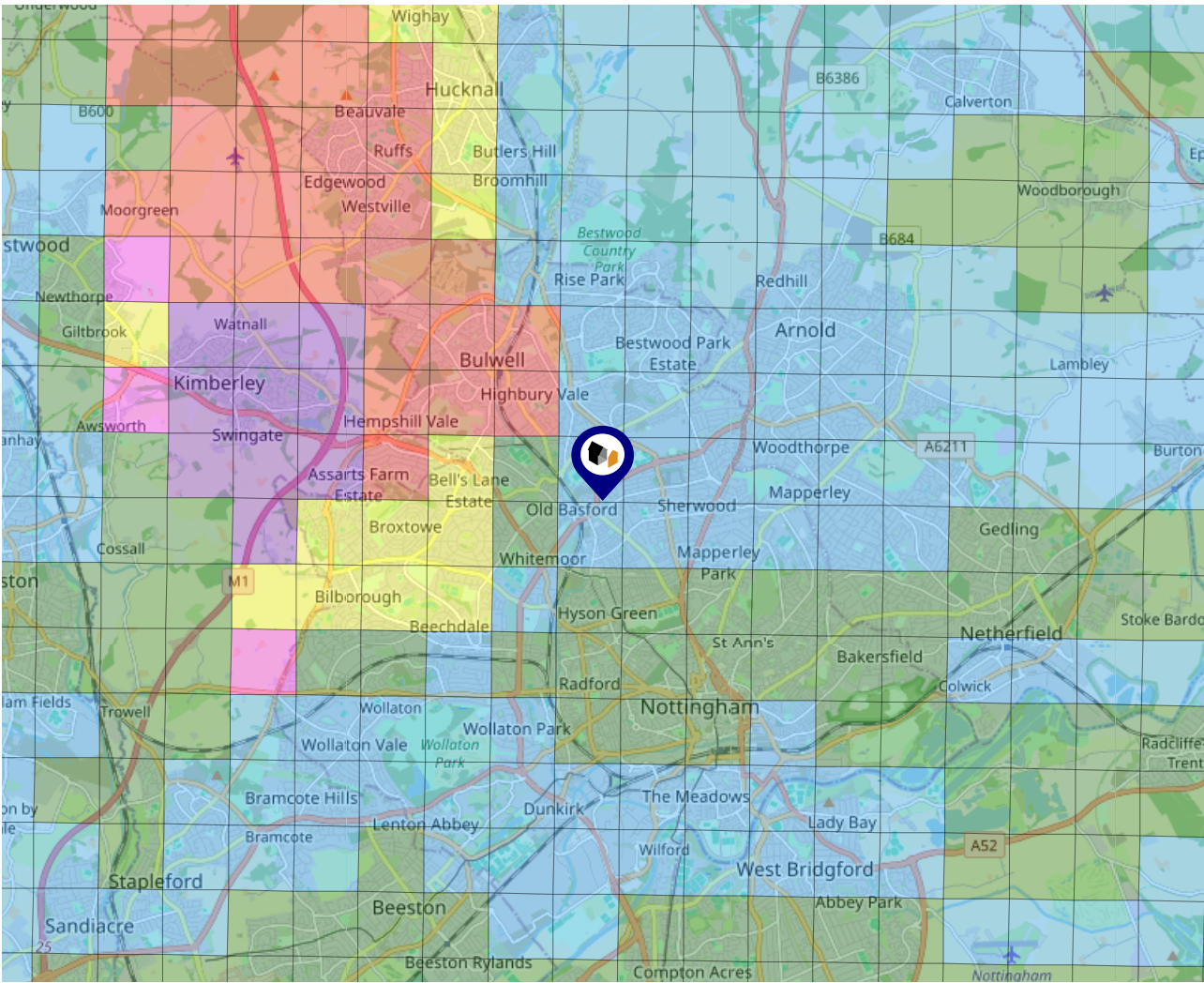


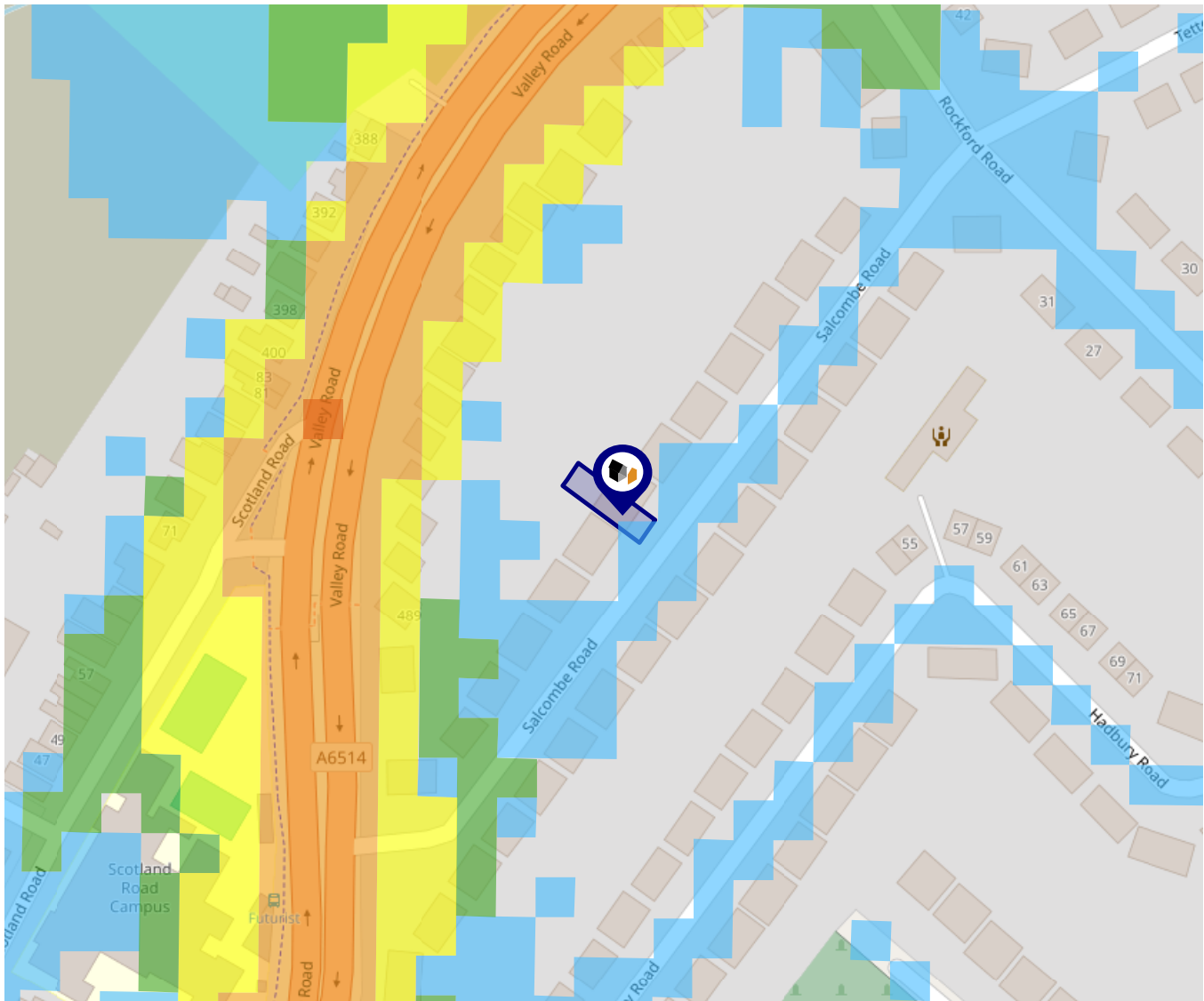
Key:

-  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).



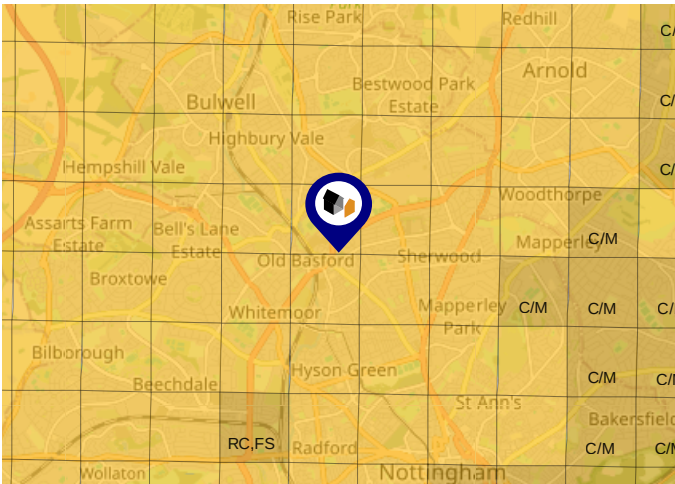


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

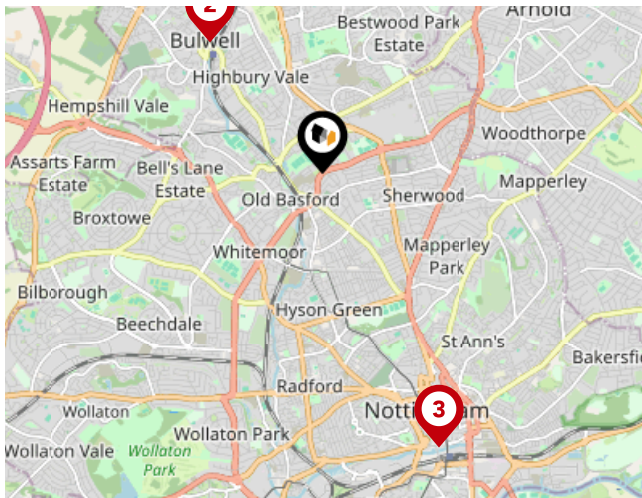
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



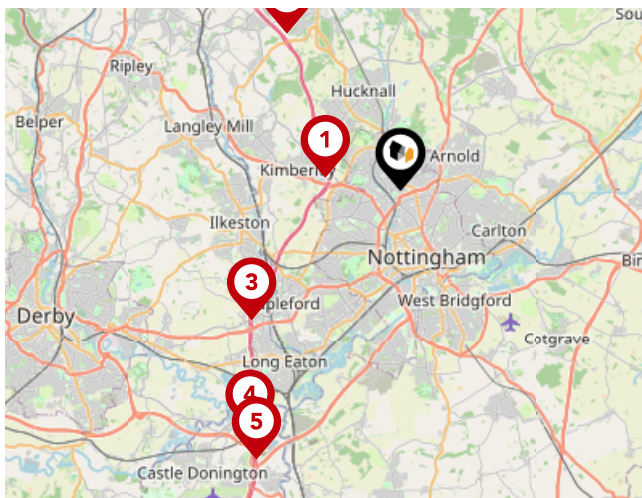
Primary Classifications (Most Common Clay Types)

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



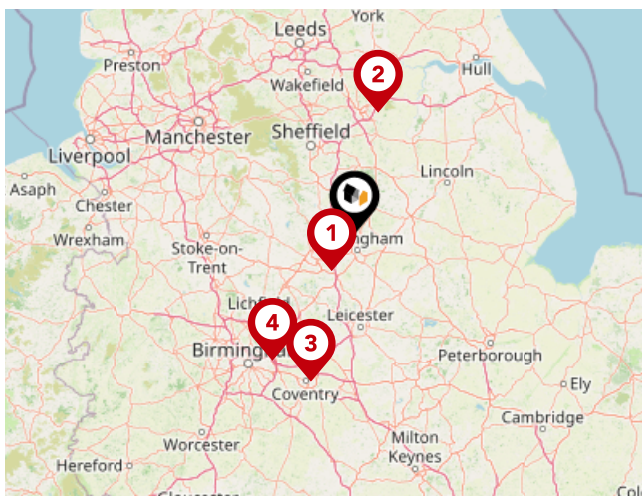
National Rail Stations

Pin	Name	Distance
1	Bulwell Rail Station	1.55 miles
2	Bulwell Rail Station	1.54 miles
3	Nottingham Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	2.68 miles
2	M1 J27	6.87 miles
3	M1 J25	7.06 miles
4	M1 J24A	10.19 miles
5	M1 J24	10.92 miles



Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	12.66 miles
2	Finningley	35.09 miles
3	Baginton	44.39 miles
4	Birmingham Airport	43.49 miles

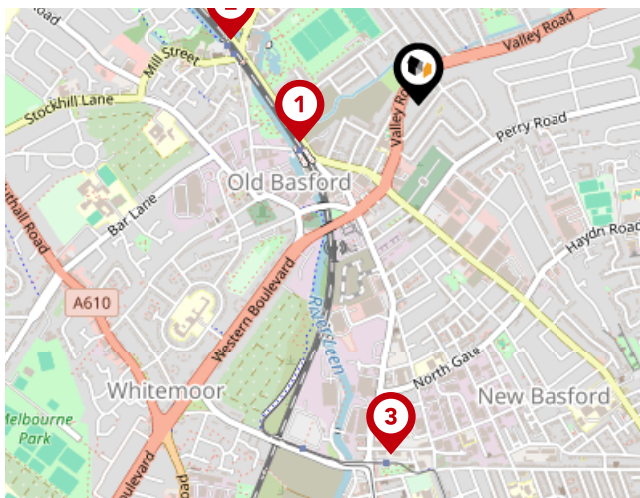
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hadbury Road	0.08 miles
2	Hadbury Road	0.14 miles
3	Westbury Road	0.14 miles
4	Westbury Road	0.15 miles
5	Heatherley Drive	0.16 miles



Local Connections

Pin	Name	Distance
1	Basford Tram Stop	0.28 miles
2	David Lane Tram Stop	0.44 miles
3	Shipstone Street Tram Stop	0.78 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



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/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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