

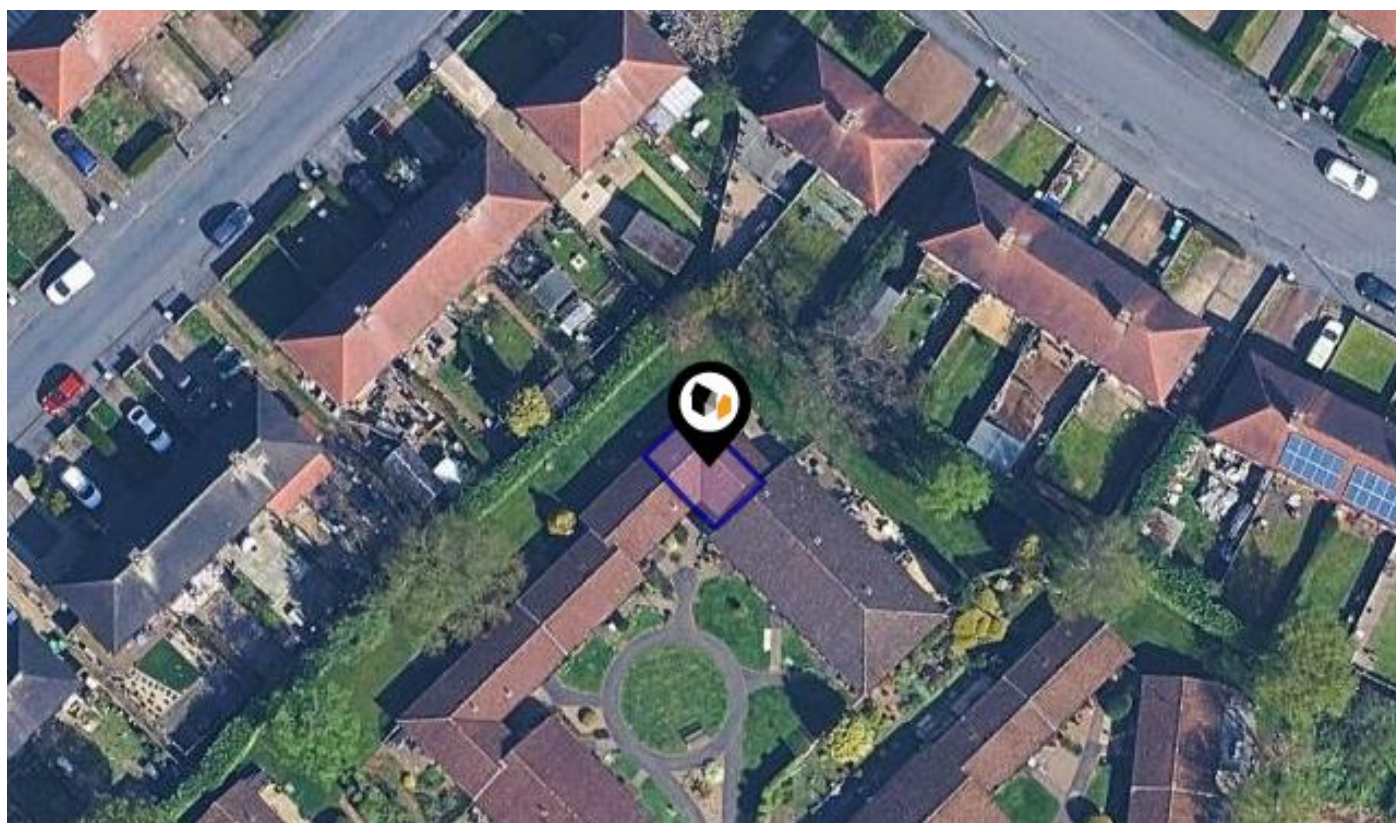


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



ROSEMARY CLOSE, NOTTINGHAM, NG8

Martin & Co - Hucknall

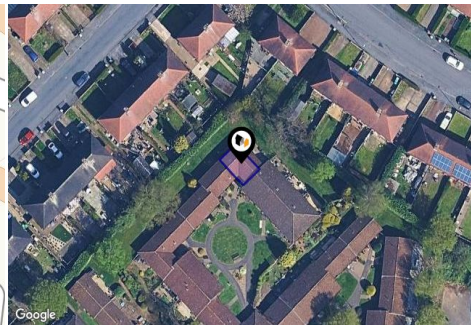
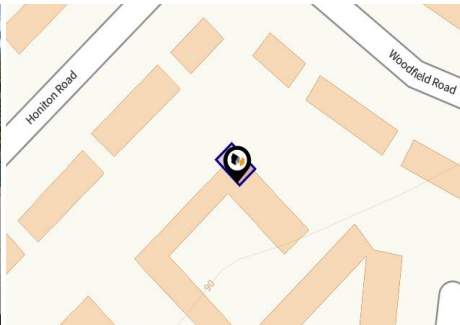
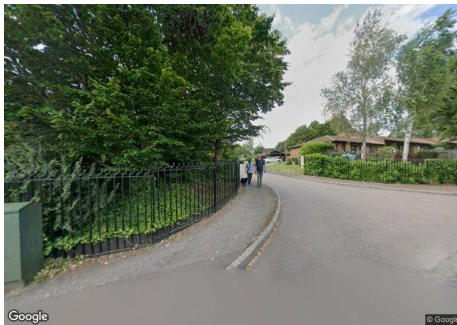
36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

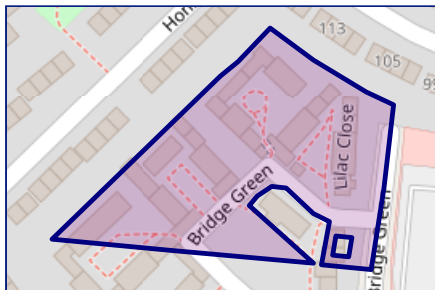
Type:	Terraced House	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	430 ft ² / 40 m ²		
Plot Area:	0.01 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,837		
Title Number:	NT353362		

Local Area

Local Authority:	Nottingham city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			

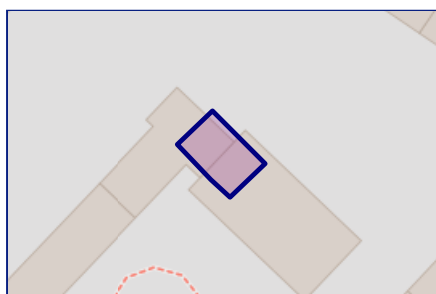
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
O ₂	EE	3	O	BT	sky	Virgin media

Freehold Title Plan



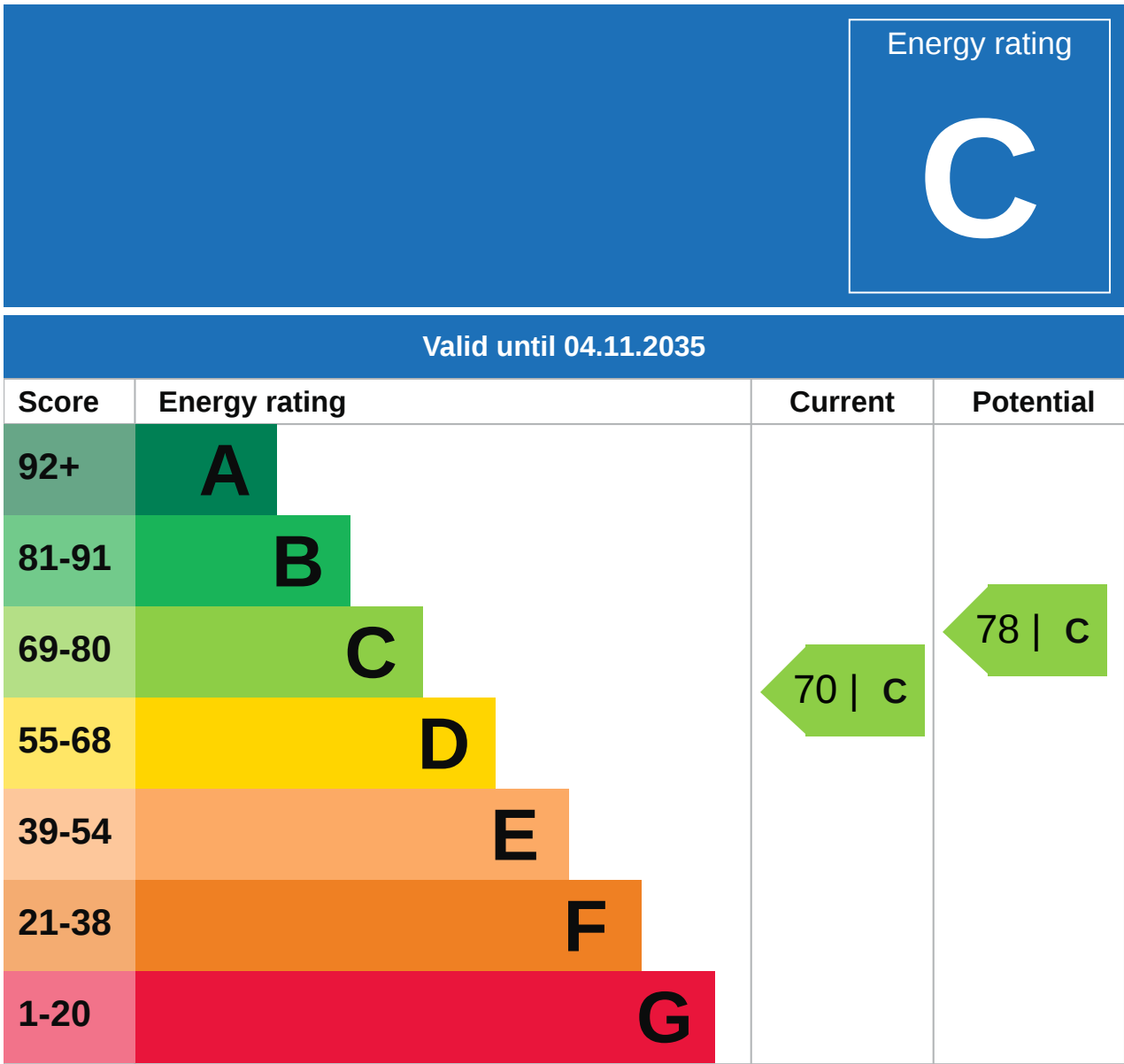
NT163359

Leasehold Title Plan



NT353362

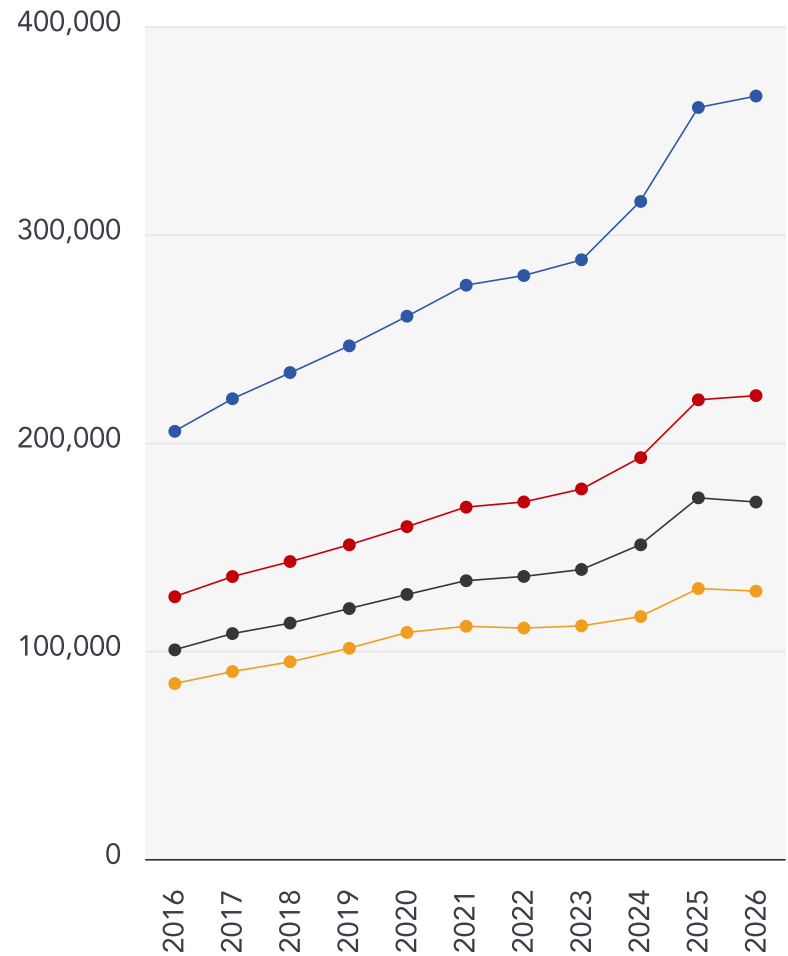
Start Date: 10/08/2000
End Date: 11/08/2125
Lease Term: 125 years from 11 August 2000
Term Remaining: 99 years



Additional EPC Data

Property Type:	Mid-terrace bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 225 mm loft insulation
Roof Energy:	Pitched, 225 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	40 m ²

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



Detached

+78.41%

Semi-Detached

+76.69%

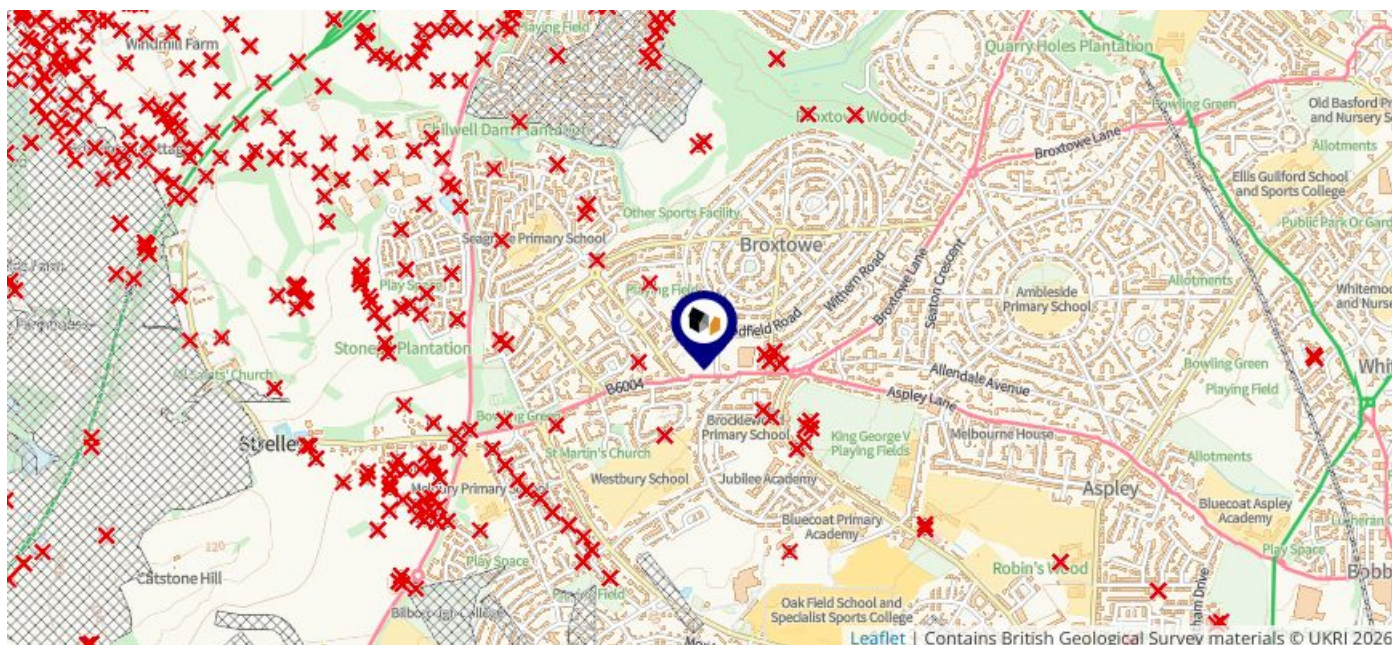
Terraced

+70.66%

Flat

+52.67%

This map displays nearby coal mine entrances and their classifications.



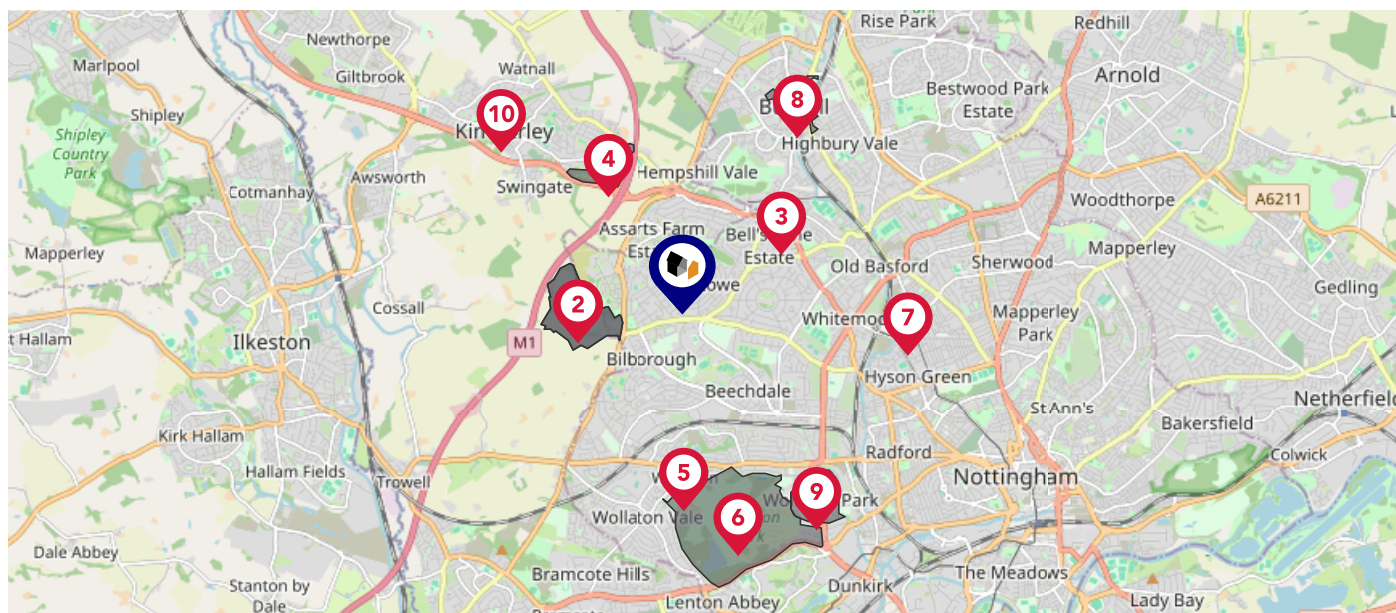
Mine Entry

- ✕ 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



Strelley



Strelley



Basford Hall



Nuthall



Wollaton Village



Wollaton Park



Star Buildings



Bulwell

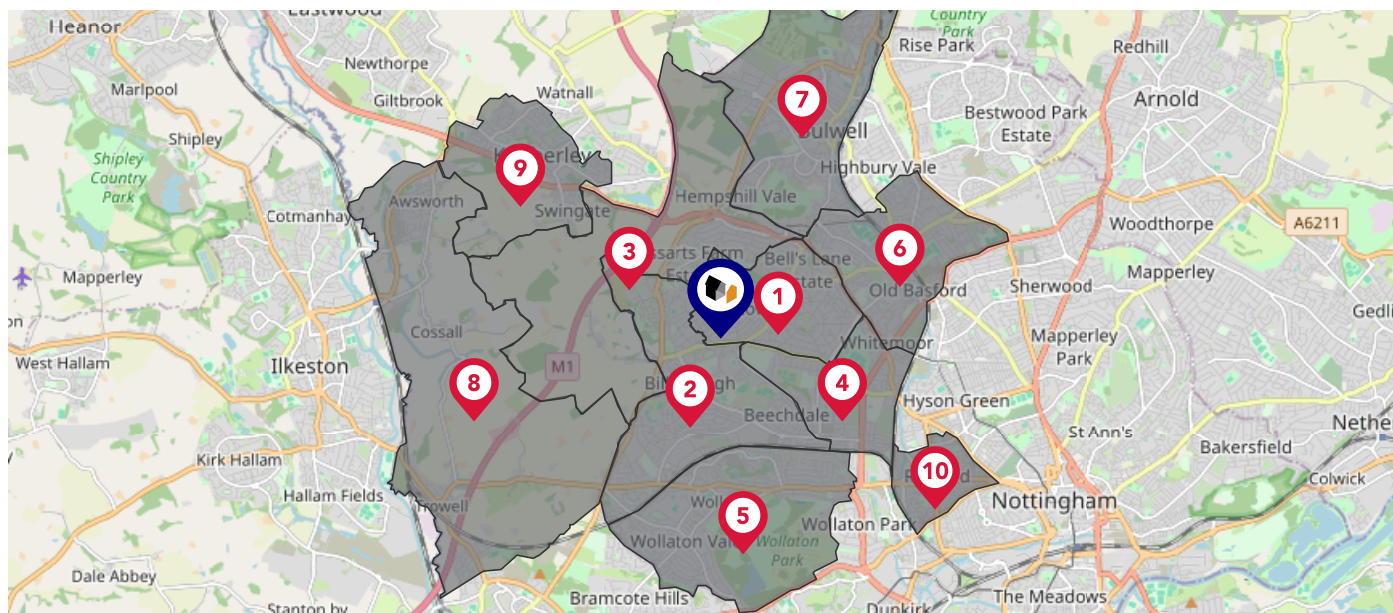


Sutton Passeys



Kimberley

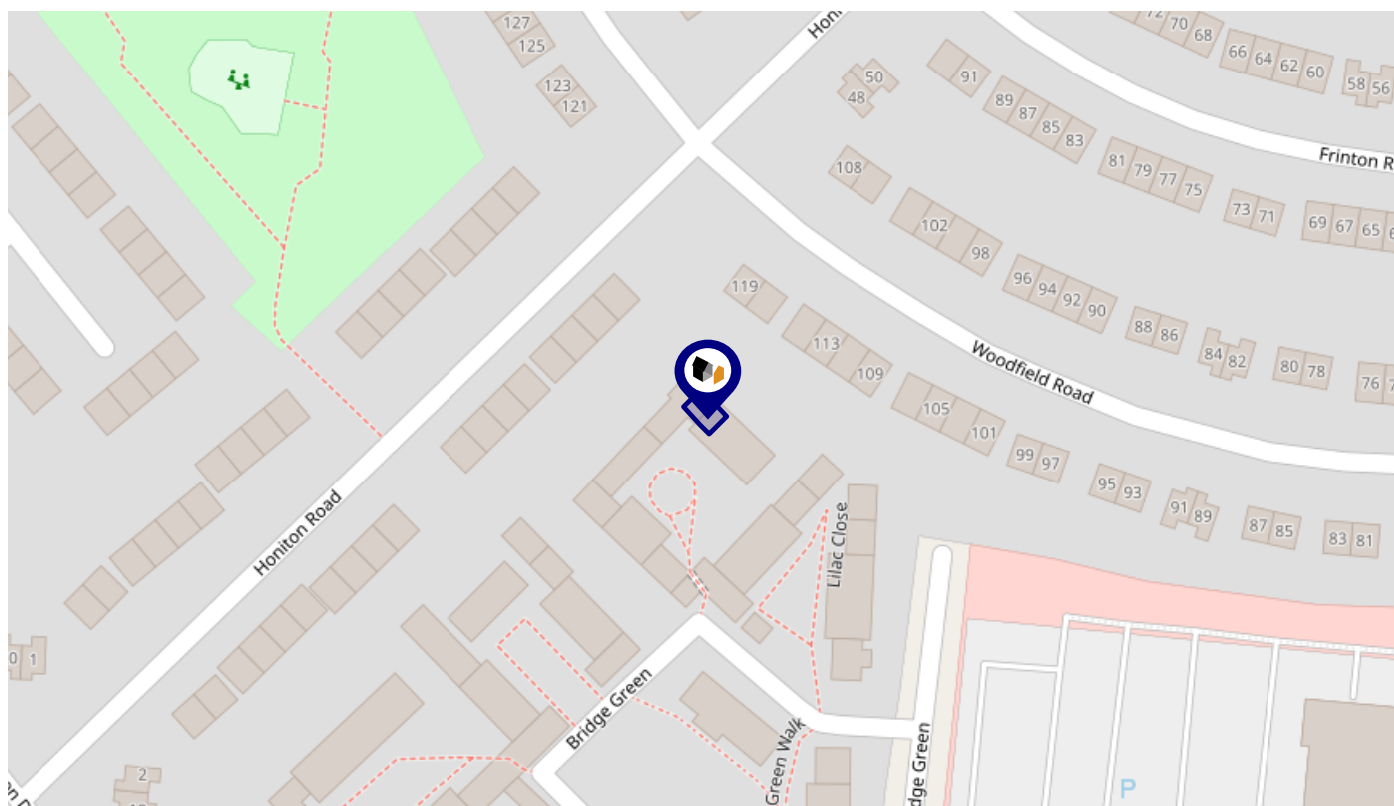
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Aspley Ward
-  Bilborough Ward
-  Nuthall East & Strelley Ward
-  Leen Valley Ward
-  Wollaton West Ward
-  Basford Ward
-  Bulwell Ward
-  Awsorth, Cossall & Trowell Ward
-  Kimberley Ward
-  Radford 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.

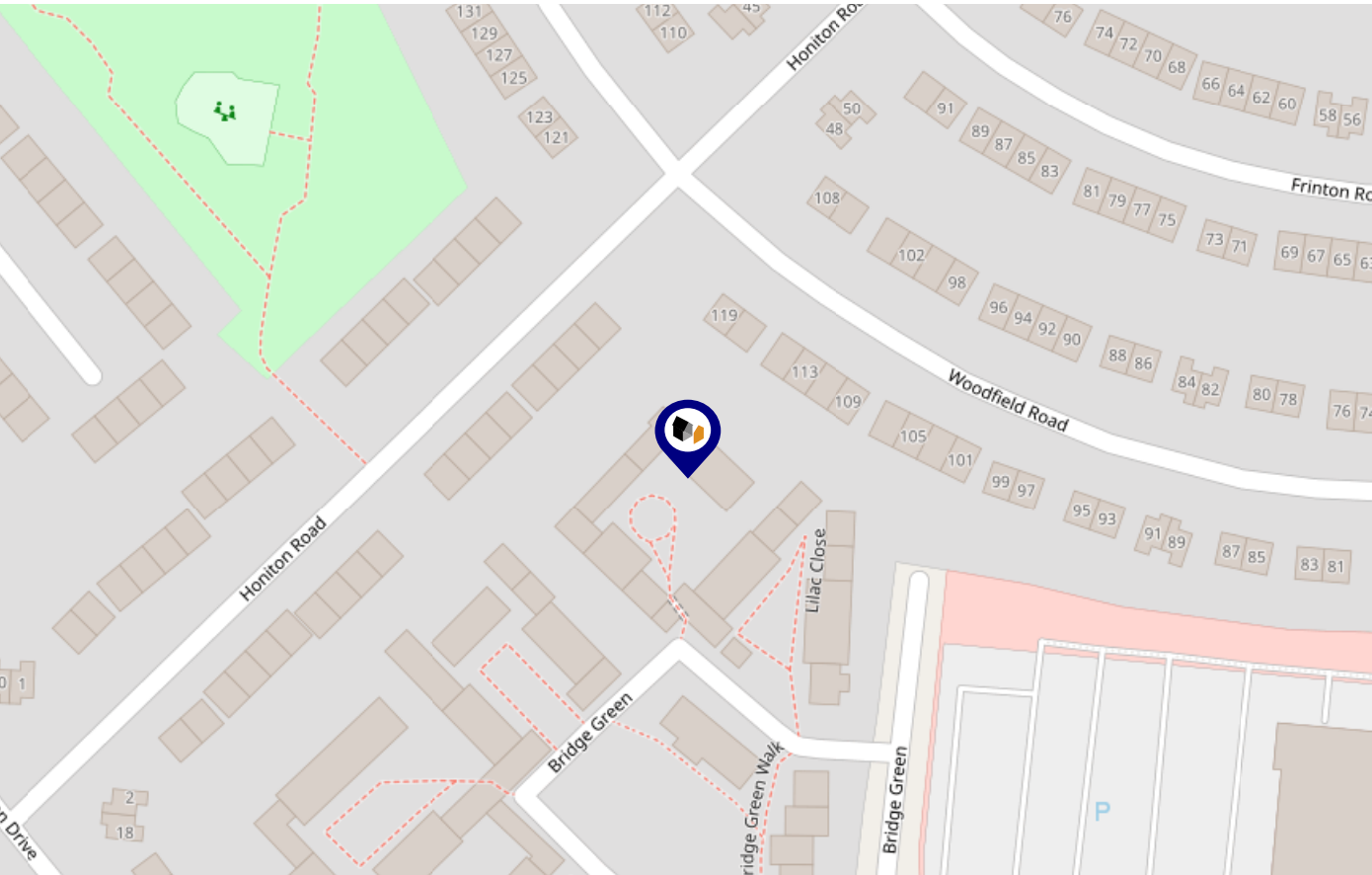
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

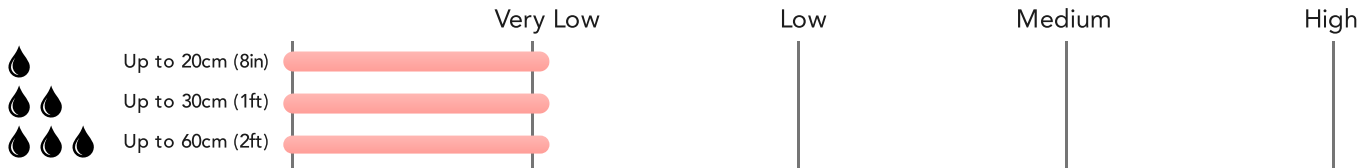


Risk Rating: Very low

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.

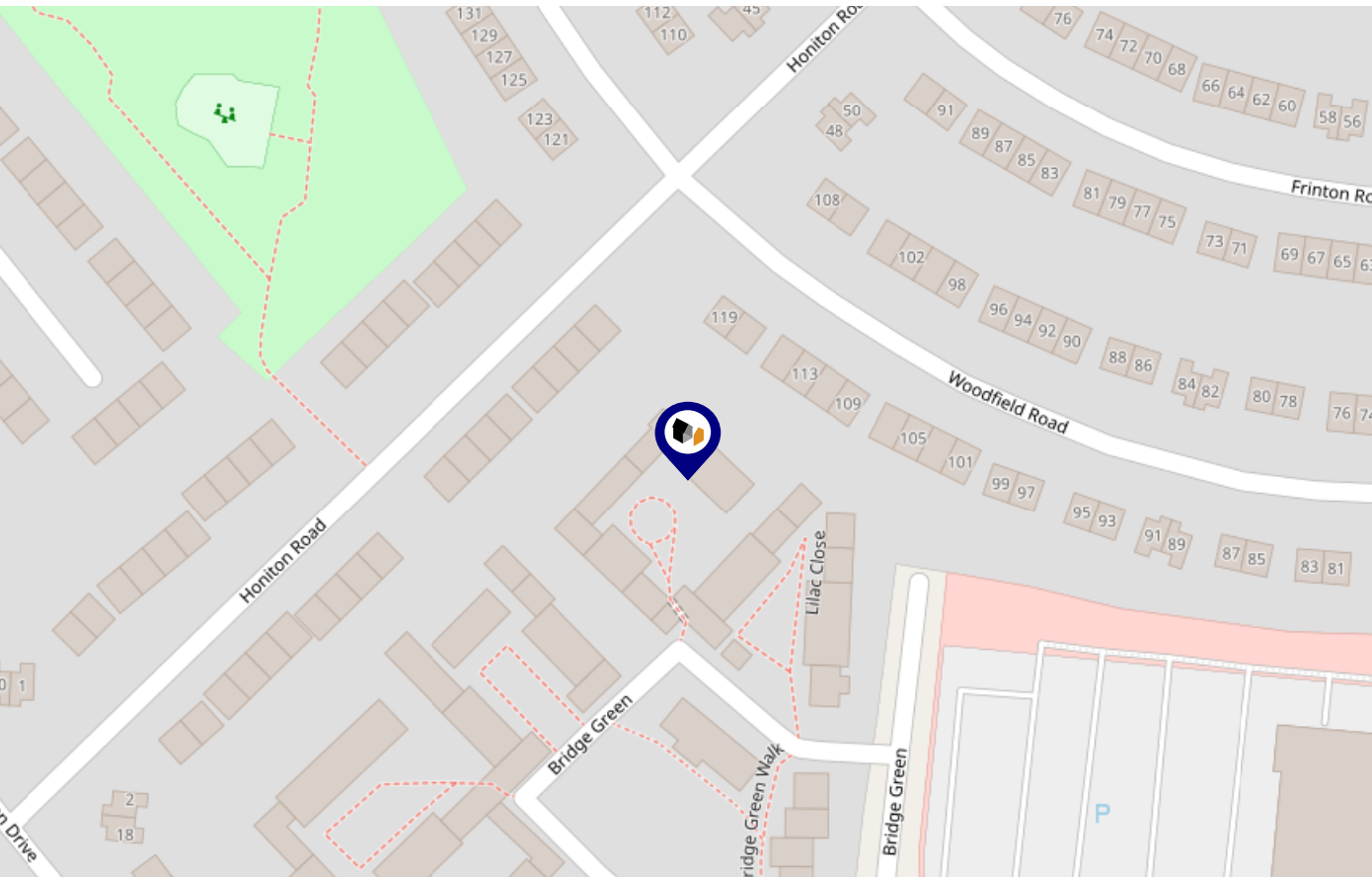
Chance of flooding to the following depths at this property:



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.

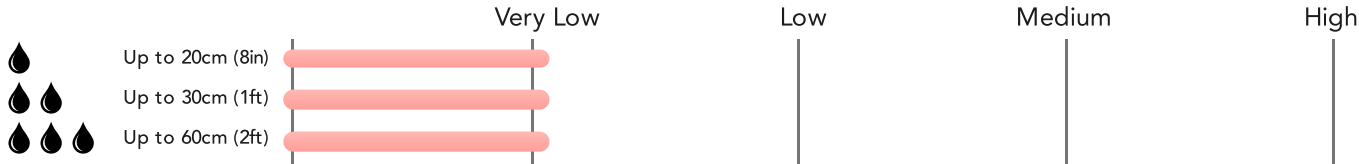


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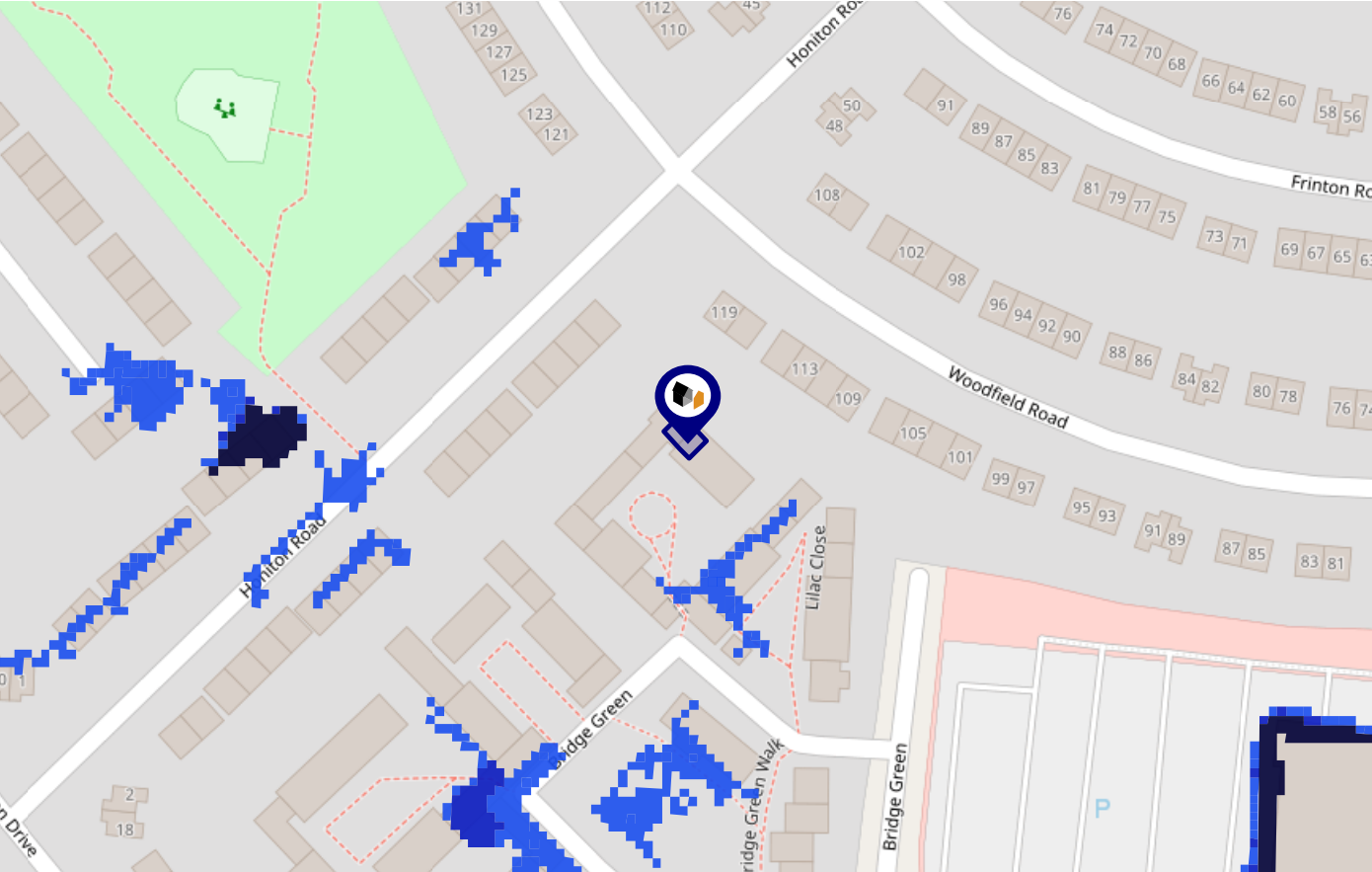
Chance of flooding to the following depths at this property:



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.

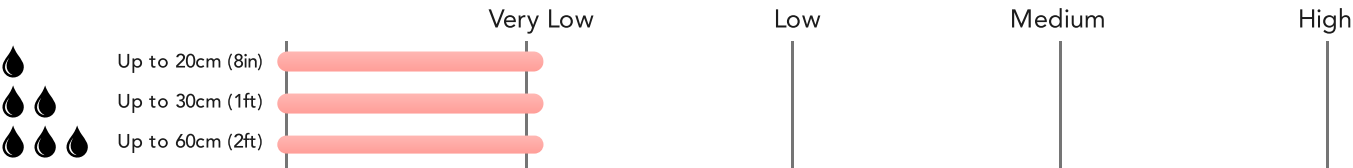


Risk Rating: Very low

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- 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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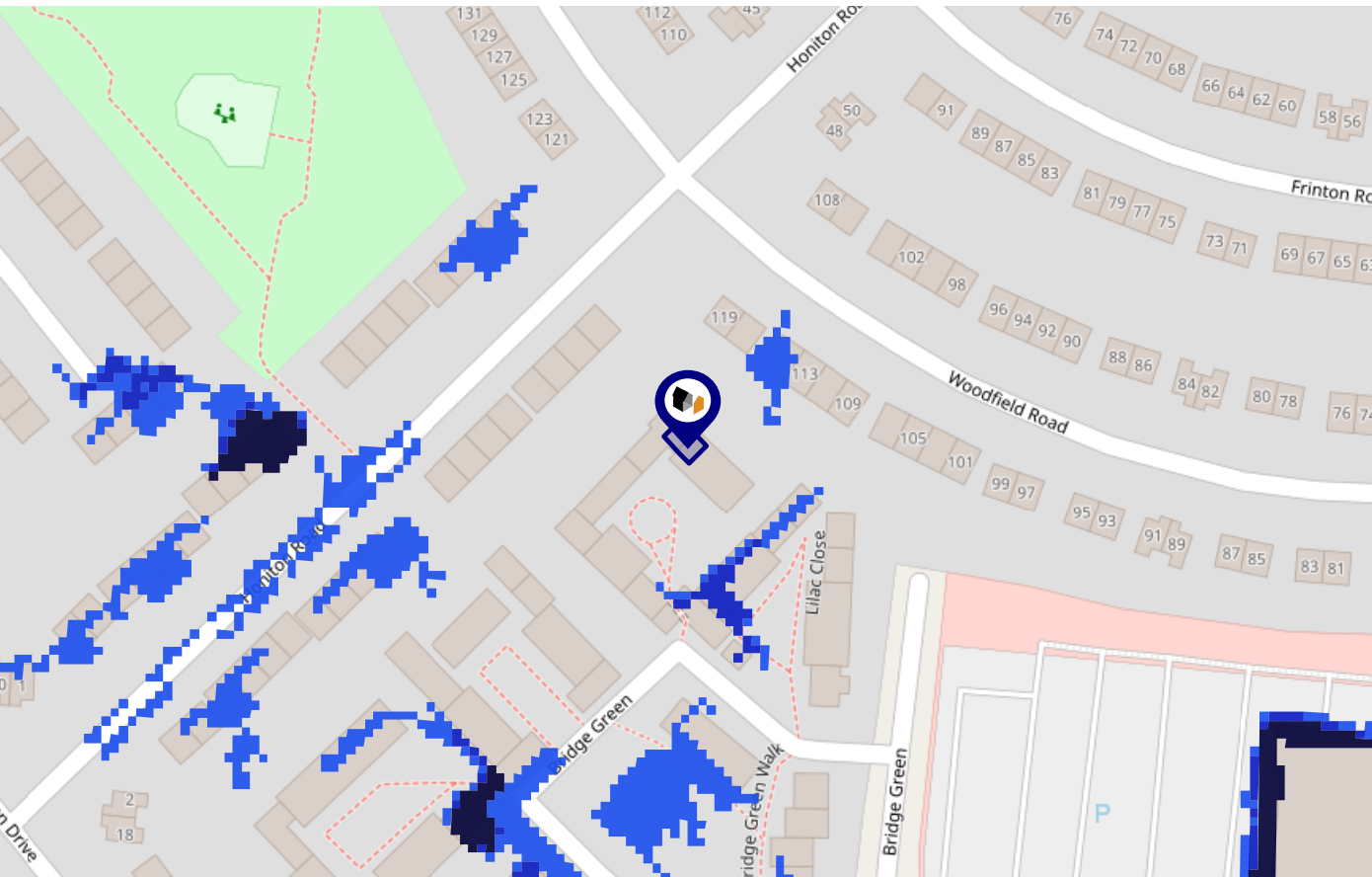
Chance of flooding to the following depths at this property:



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.

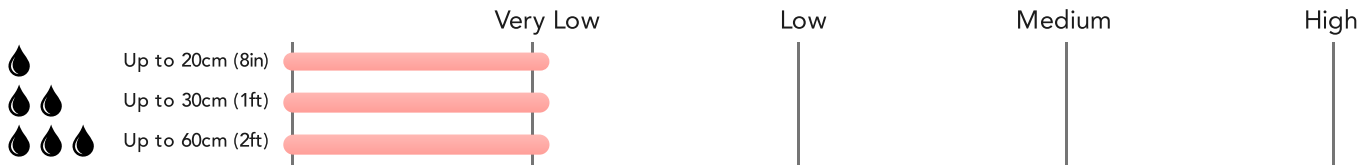


Risk Rating: **Very low**

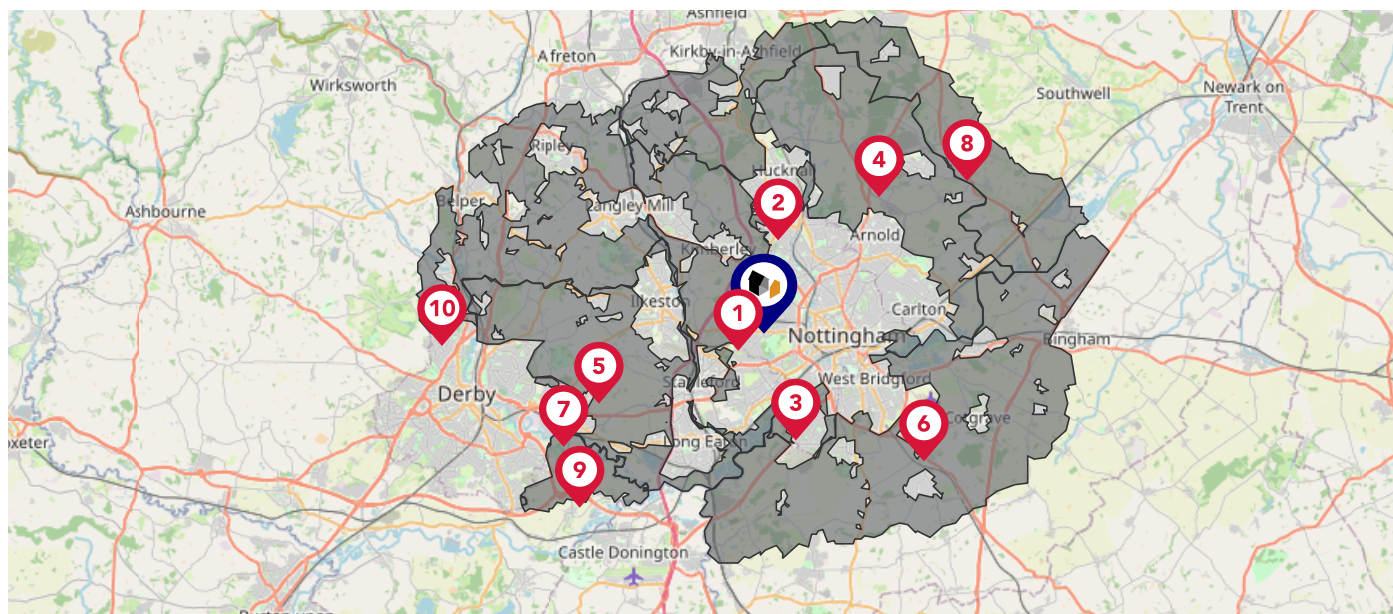
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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 - 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 - Erewash

6

Derby and Nottingham Green Belt - Rushcliffe

7

Derby and Nottingham Green Belt - Derby

8

Derby and Nottingham Green Belt - Newark and Sherwood

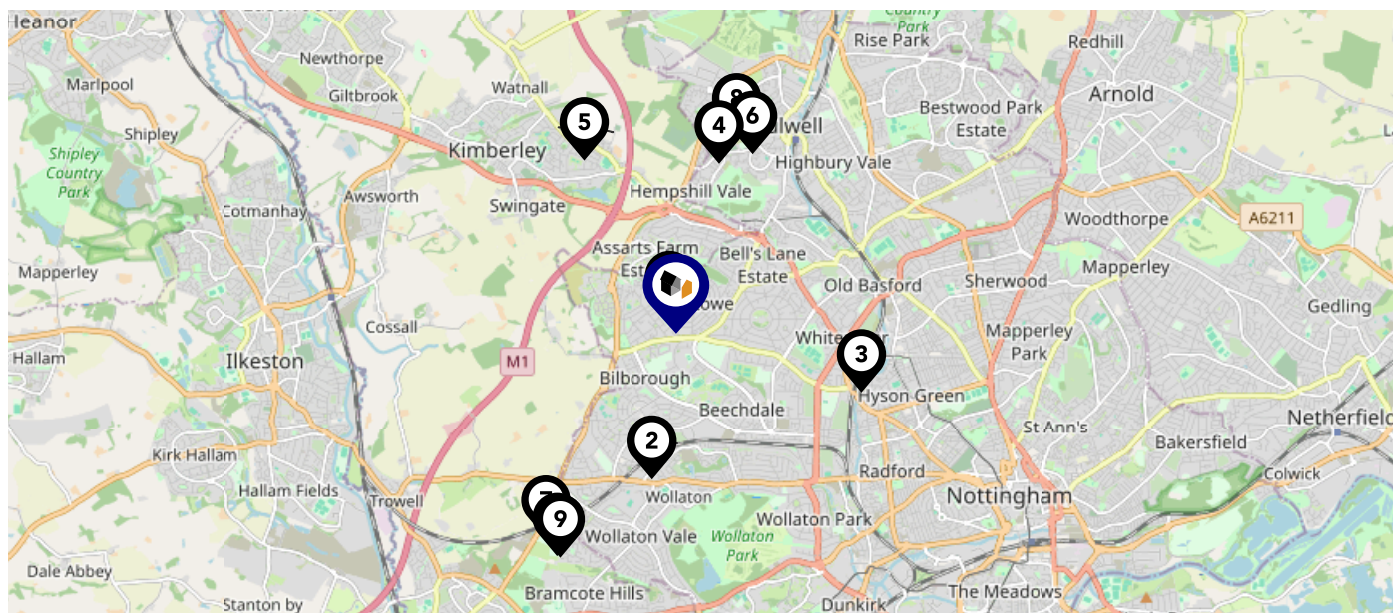
9

Derby and Nottingham Green Belt - South Derbyshire

10

Derby and Nottingham Green Belt - Amber Valley

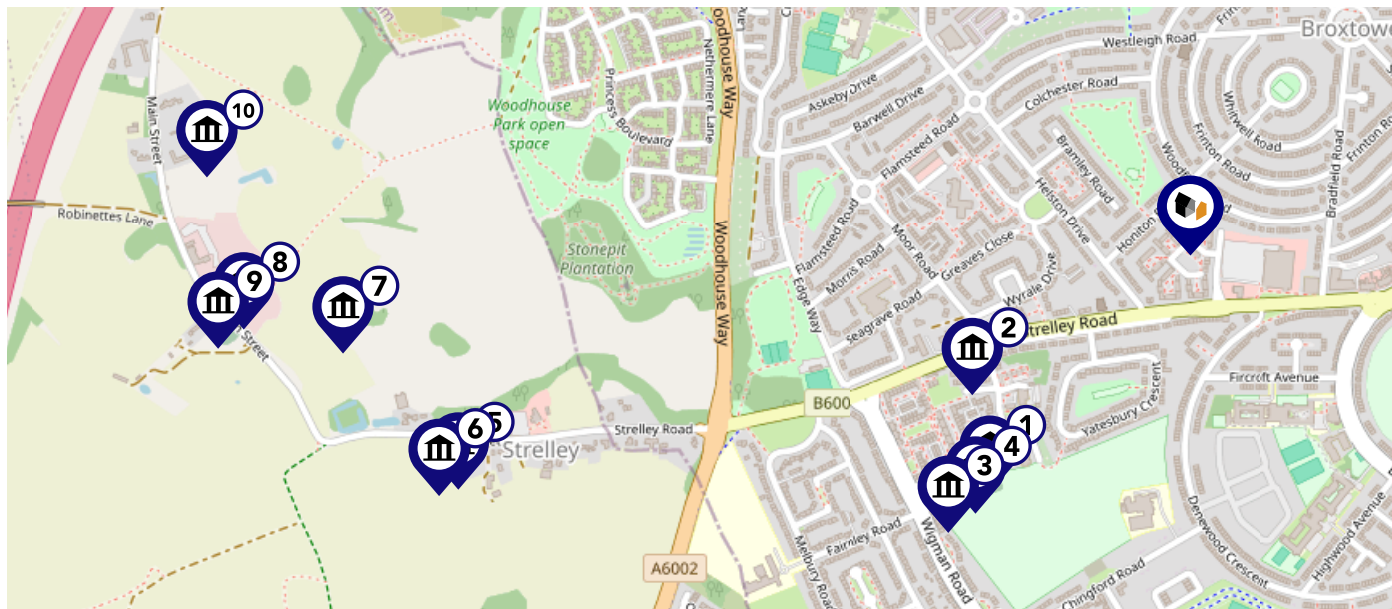
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



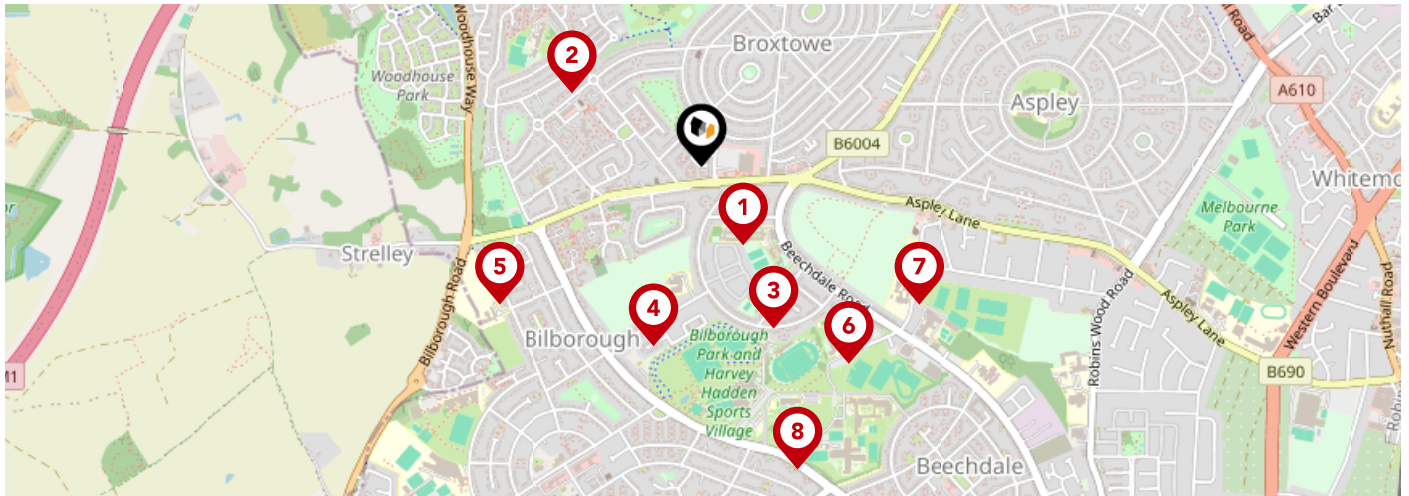
Nearby Landfill Sites

1	Broxtowe Tip-Broxtowe, Nottingham, Nottinghamshire	Historic Landfill	
2	The Roughs off Glaisdale Drive-Glaisdale Road, Bilborough, Nottingham	Historic Landfill	
3	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitmoor Hotel, Nottingham, Nottinghamshire	Historic Landfill	
4	Sankeys Quarry-Hempshill Lane, Bulwell, Nottinghamshire	Historic Landfill	
5	Railway Cutting-Newdigate Lane/Spencer Lane, From Main Road to New Farm Lane, Kimberley, Nottinghamshire	Historic Landfill	
6	Thames Street Quarry Works-Thames Street, Bulwell	Historic Landfill	
7	Birchwood Nursery-Coventry Lane, Bramcote, Nottingham, Nottinghamshire	Historic Landfill	
8	Sankeys Quarry-Hempshill Lane, Bulwell	Historic Landfill	
9	Nottingham Canal-Moat Lane, Bramcote, Nottinghamshire	Historic Landfill	
10	Old Canal Site-Old Moor Lane and Railway Line, Bramcote	Historic Landfill	

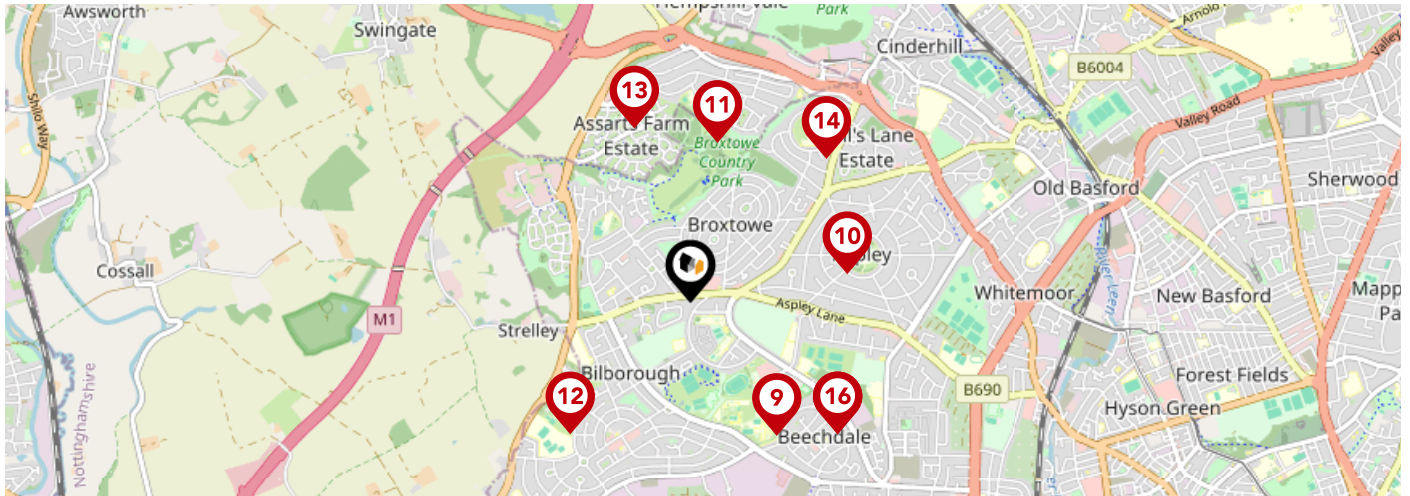
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1255112 - St Martin's Cottages	Grade II	0.3 miles
	1255007 - Forge Cottage And Adjoining Wash House And Garden Wall	Grade II	0.3 miles
	1254998 - Bilborough Old Rectory, Educational Support Unit	Grade II	0.4 miles
	1255110 - St Martin Of Tours Church And Boundary Walls	Grade II	0.4 miles
	1248223 - Stables At Golder Close	Grade II	0.8 miles
	1278023 - Golder Close And Adjoining Boundary Wall	Grade II	0.9 miles
	1248330 - Ice House 200 Metres South East Of Strelley Hall	Grade II	0.9 miles
	1248225 - Strelley Hall	Grade II	1.0 miles
	1248224 - Church Of All Saints	Grade I	1.1 miles
	1278007 - Kitchen Garden Walls 250 Metres North West Of Strelley Hall Forms Part Of Strelley Lodge	Grade II	1.1 miles



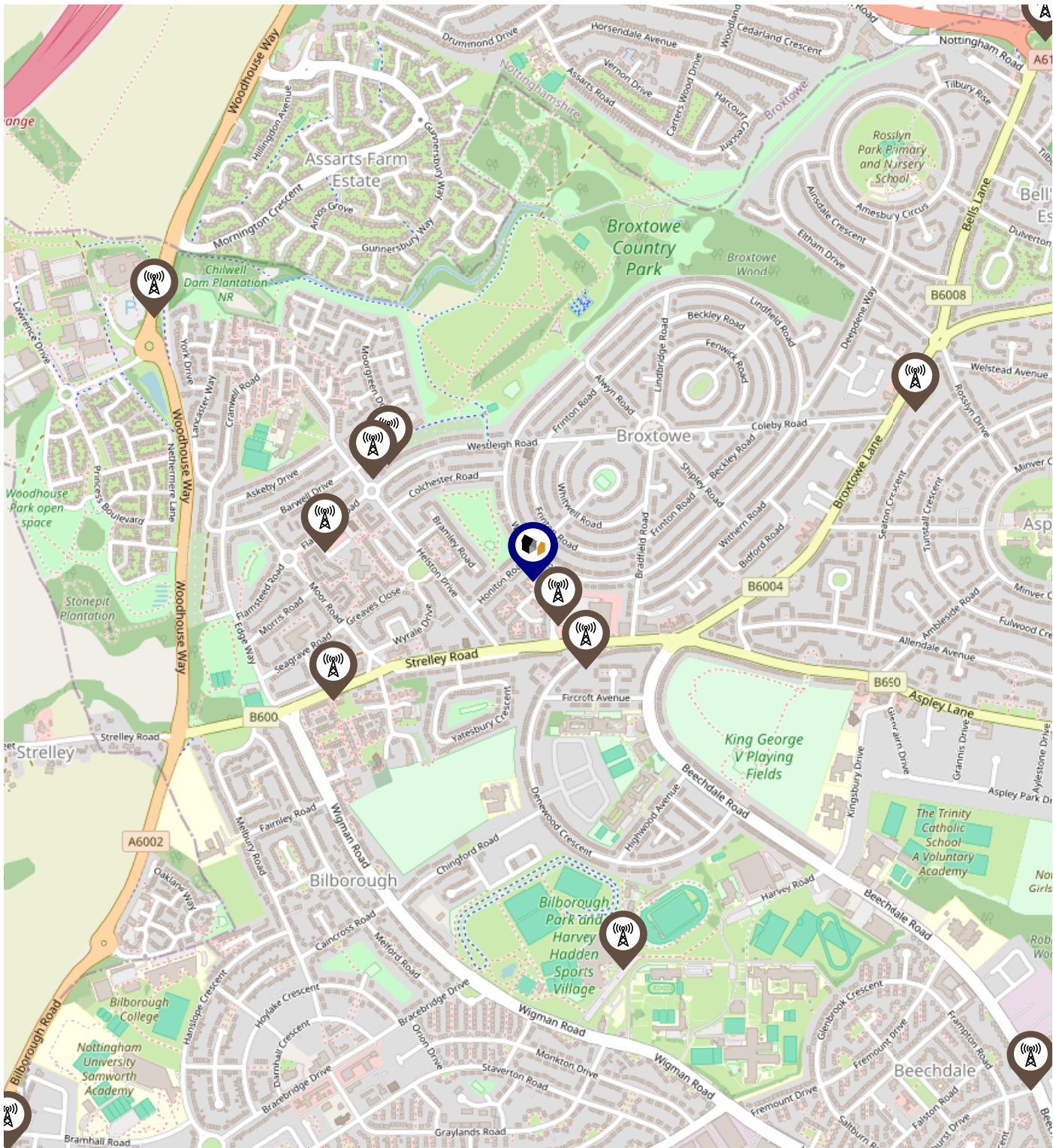
		Nursery	Primary	Secondary	College	Private
1	Brocklewood Primary and Nursery School Ofsted Rating: Good Pupils: 505 Distance:0.2	☐	☒	☐	☐	☐
2	Djanogly Strelley Academy Ofsted Rating: Good Pupils: 399 Distance:0.33	☐	☒	☐	☐	☐
3	Jubilee L.E.A.D. Academy Ofsted Rating: Good Pupils: 351 Distance:0.4	☐	☒	☐	☐	☐
4	Westbury Academy Ofsted Rating: Good Pupils: 103 Distance:0.41	☐	☐	☒	☐	☐
5	Melbury Primary School Ofsted Rating: Good Pupils: 226 Distance:0.55	☐	☒	☐	☐	☐
6	Bluecoat Primary Academy Ofsted Rating: Good Pupils: 444 Distance:0.55	☐	☒	☐	☐	☐
7	St Teresa's Catholic Primary School Ofsted Rating: Outstanding Pupils: 420 Distance:0.57	☐	☒	☐	☐	☐
8	Glenbrook Spencer Academy Ofsted Rating: Good Pupils: 421 Distance:0.71	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Bluecoat Beechdale Academy Ofsted Rating: Good Pupils: 901 Distance:0.71	☐	☐	☒	☐	☐
	Ambleside Primary School Ofsted Rating: Requires improvement Pupils: 636 Distance:0.71	☐	☒	☐	☐	☐
	Horsendale Primary School Ofsted Rating: Good Pupils: 208 Distance:0.72	☐	☒	☐	☐	☐
	Bilborough College Ofsted Rating: Good Pupils:0 Distance:0.8	☐	☐	☒	☐	☐
	Mornington Primary School Ofsted Rating: Good Pupils: 285 Distance:0.81	☐	☒	☐	☐	☐
	Rosslyn Park Primary and Nursery School Ofsted Rating: Good Pupils: 635 Distance:0.88	☐	☒	☐	☐	☐
	Woodlands Academy Ofsted Rating: Good Pupils: 89 Distance:0.89	☐	☐	☒	☐	☐
	The Trinity Catholic School A Voluntary Academy Ofsted Rating: Good Pupils: 1178 Distance:0.89	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

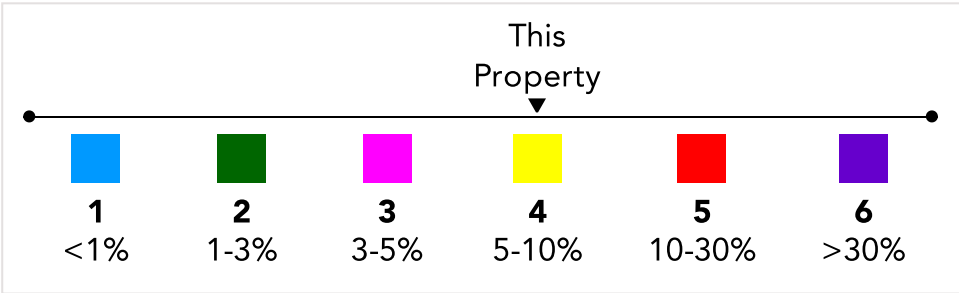
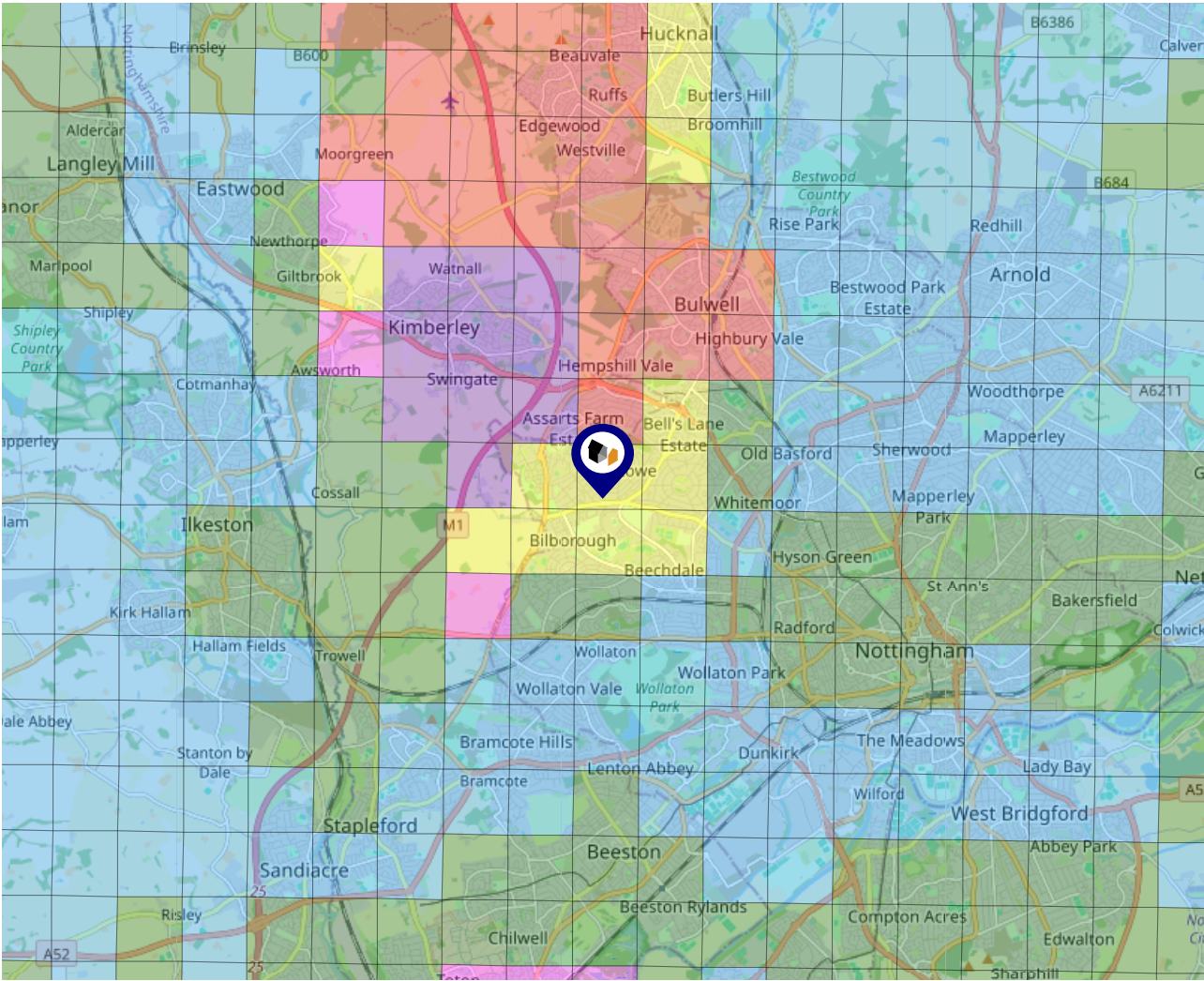


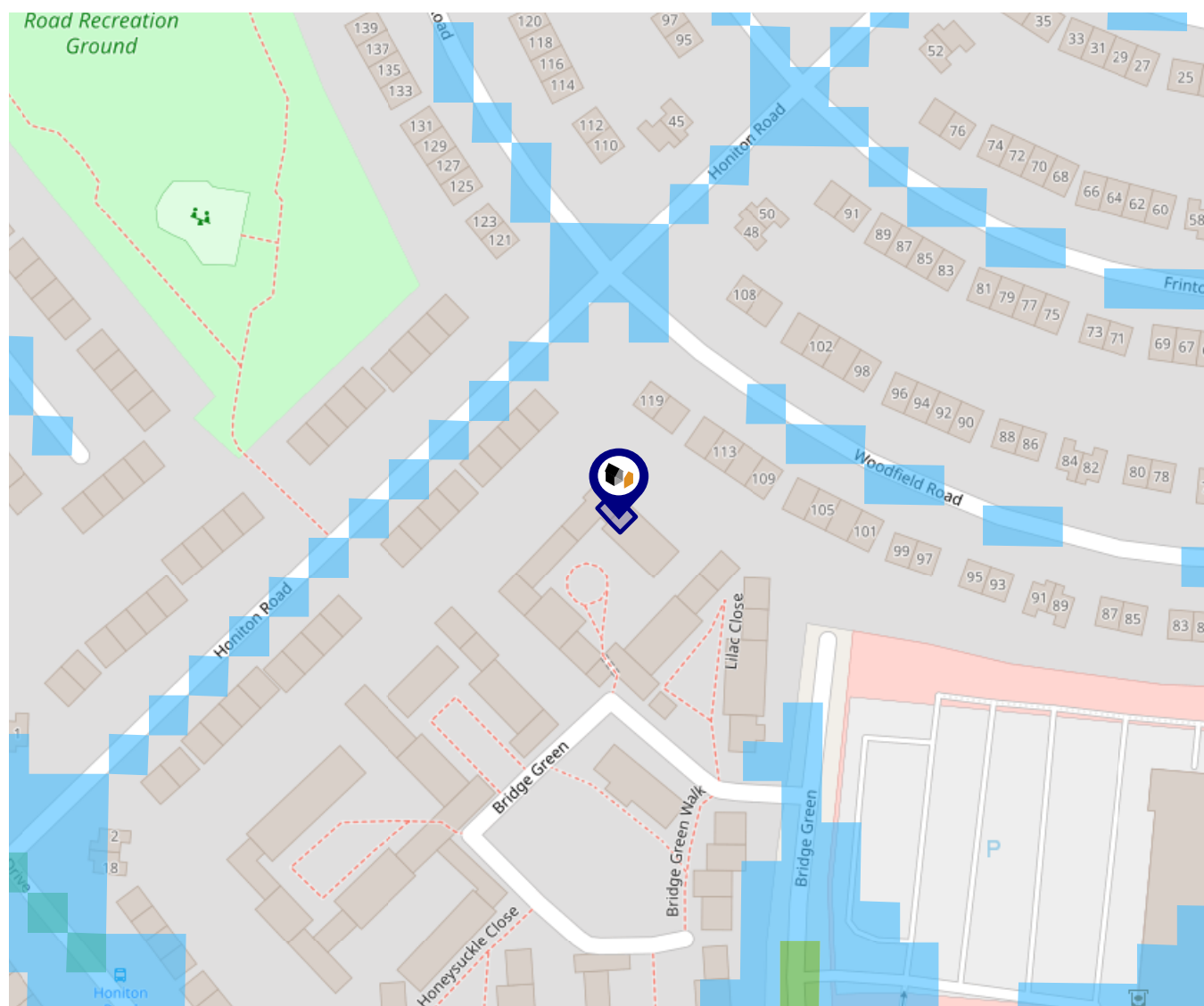
Key:

-  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).



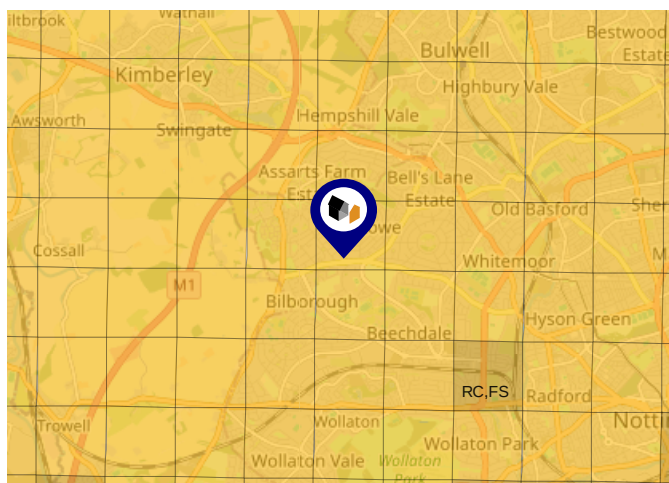


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

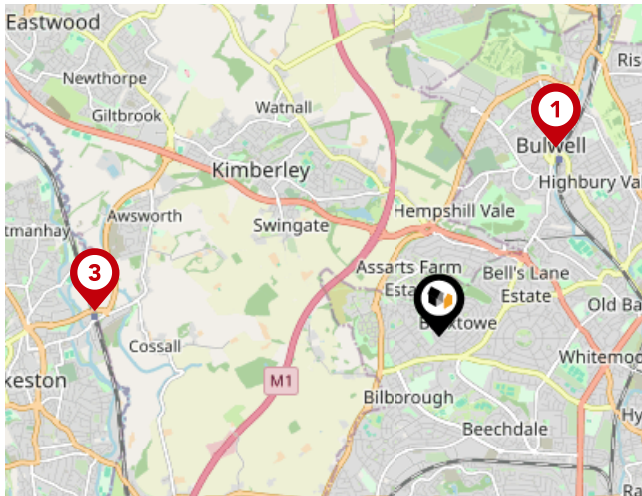
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



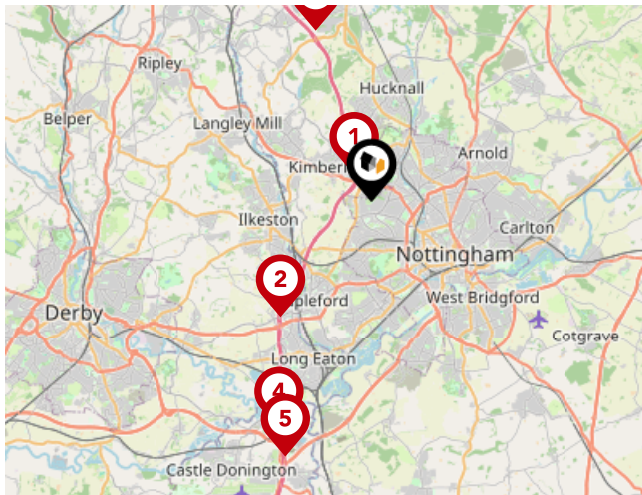
Primary Classifications (Most Common Clay Types)

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



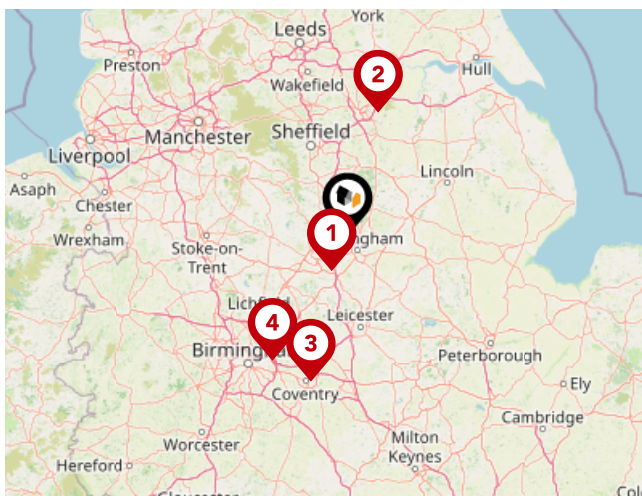
National Rail Stations

Pin	Name	Distance
1	Bulwell Rail Station	1.99 miles
2	Bulwell Rail Station	2.01 miles
3	Ilkeston Rail Station	3.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	1.11 miles
2	M1 J25	5.26 miles
3	M1 J27	6.4 miles
4	M1 J24A	8.78 miles
5	M1 J24	9.62 miles

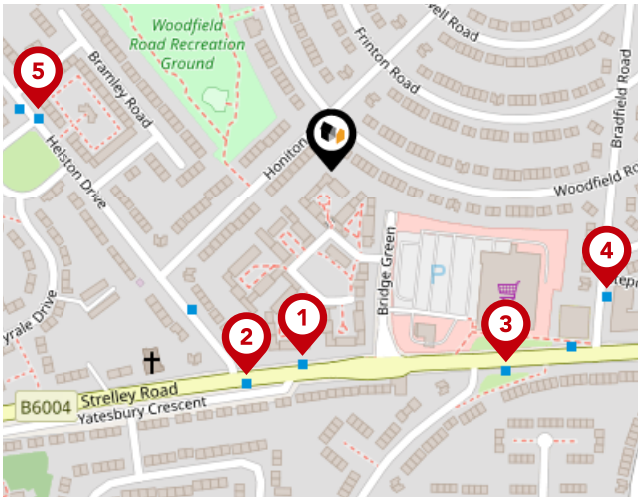


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	11.24 miles
2	Finningley	36.04 miles
3	Baginton	43.34 miles
4	Birmingham Airport	41.96 miles

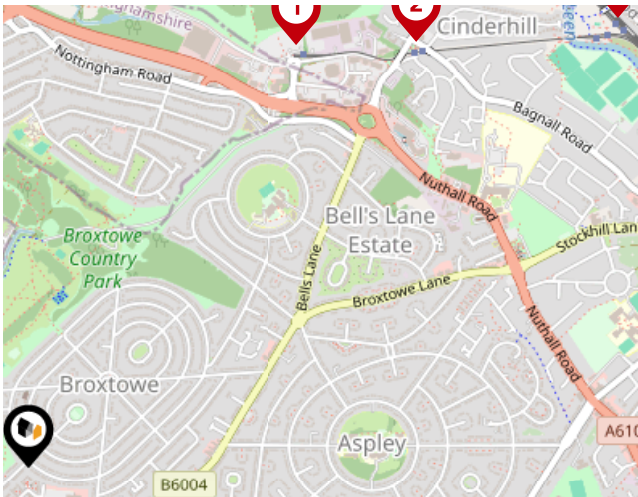
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Helston Drive	0.1 miles
2	Helston Drive	0.12 miles
3	Bradfield Road	0.14 miles
4	Withern Road	0.17 miles
5	Tangmere Crescent	0.17 miles



Local Connections

Pin	Name	Distance
1	Phoenix Park Tram Stop	1.12 miles
2	Cinderhill Tram Stop	1.28 miles
3	Highbury Vale Tram Stop	1.65 miles



Martin & Co - Hucknall

We specialise in residential lettings and house sales across Hucknall, Arnold, Bestwood and the surrounding areas and have been delivering exceptional customer service to local residents, since 2008.

The Martin & Co office is situated on the main high street in the heart of the town centre. Hucknall is a vibrant town with good public transport including a tram and train station, and with good schools it is an ideal location for families.

Testimonial 1



Rosie and the team at Martin and Co, Hucknall provided an excellent service selling my flat, with regular updates and a really efficient sale. Very much appreciated during such uncertain times!

Testimonial 2



Tenant review: Absolutely excellent service from Rosie and Katie at Hucknall Martin & Co. Processed queries quickly with positive customer relations, and treated us with respect by always ensuring we were politely asked before any visits to the premises were conducted (not many agencies actually adhere to this courtesy in practice from our experience!).

Testimonial 3



Katie and Ian are a pleasure to deal with and are extremely professional in their approach. I have complete faith in them and their expertise. I highly recommending their services to anyone for all domestic and commercial requirements for all property services.



/martincouk



/martinco_uk



/MartinCoUK



/company/martin-&-co-

Martin & Co - Hucknall

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Martin & Co - Hucknall

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