



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 05th June 2026



LIME AVENUE, SUTTON-IN-ASHFIELD, NG17

Mansfield Sales and Lettings Ltd.

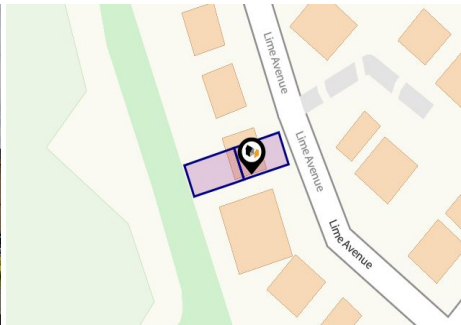
3 Carrion Place Berry Hill Mansfield NG18 6BE

01623 575012

rich@mansfieldsalesandlettings.co.uk

www.mansfieldsalesandlettings.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 742 ft² / 69 m²
Plot Area: 0.04 acres
Year Built : 1996-2002
Council Tax : Band B
Annual Estimate: £2,029
Title Number: NT316340

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14
 mb/s



10000
 mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



SUTTON IN ASHFIELD, NG17

Energy rating

C

Valid until 11.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	69 m ²

Market Sold in Street

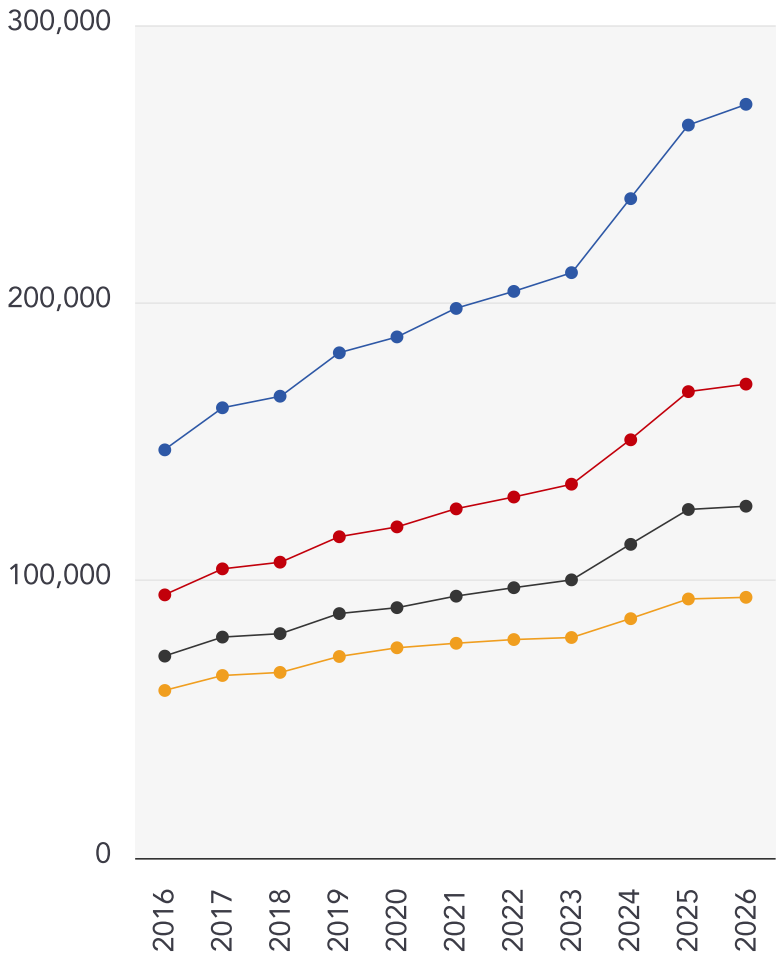
8, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Detached House
Last Sold Date:	06/06/2025				
Last Sold Price:	£195,000				
49, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Detached House
Last Sold Date:	13/09/2024	16/01/2004	25/07/1997		
Last Sold Price:	£197,995	£37,500	£55,650		
3, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Semi-detached House
Last Sold Date:	05/07/2024	17/10/2019	26/03/2004		
Last Sold Price:	£145,000	£112,000	£63,000		
18, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Semi-detached House
Last Sold Date:	27/06/2024	26/03/1999	16/02/1996		
Last Sold Price:	£170,000	£46,500	£45,650		
41, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Semi-detached House
Last Sold Date:	20/10/2023	20/11/2015			
Last Sold Price:	£156,500	£106,000			
10, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Detached House
Last Sold Date:	10/06/2023				
Last Sold Price:	£226,000				
30, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Semi-detached House
Last Sold Date:	27/09/2022	18/10/1996			
Last Sold Price:	£139,000	£39,950			
5, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Detached House
Last Sold Date:	01/07/2022	17/01/2019	24/03/2016	20/12/2013	20/08/2012
Last Sold Price:	£235,000	£165,000	£138,000	£141,500	£93,000
7, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Semi-detached House
Last Sold Date:	29/09/2021	18/09/2020			
Last Sold Price:	£164,000	£117,000			
2, Lime Avenue, Sutton-in-ashfield, NG17 4BS					other House
Last Sold Date:	01/03/2021				
Last Sold Price:	£132,500				
45, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Semi-detached House
Last Sold Date:	18/12/2020				
Last Sold Price:	£108,000				
15, Lime Avenue, Sutton-in-ashfield, NG17 4BS					Semi-detached House
Last Sold Date:	15/04/2020	14/12/2017	09/10/2015	24/01/2003	
Last Sold Price:	£172,000	£145,000	£124,000	£85,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG17



Detached

+84.67%

Semi-Detached

+80.1%

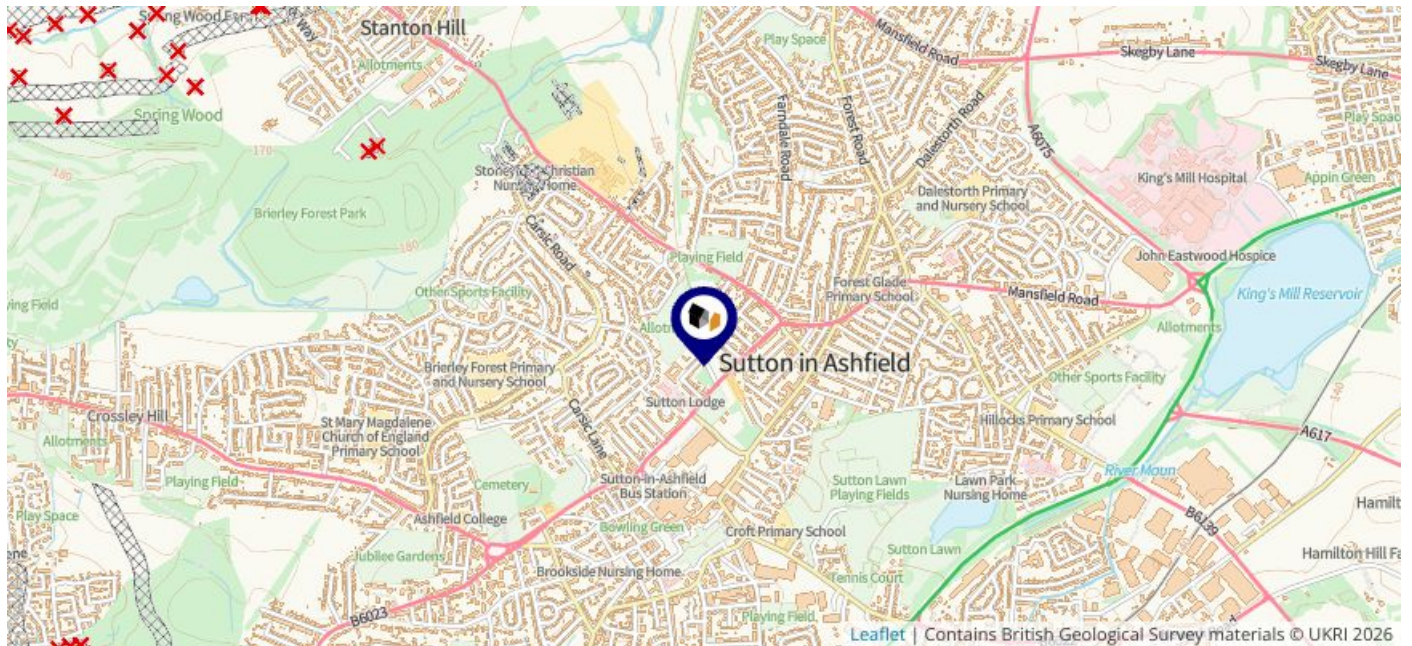
Terraced

+74.26%

Flat

+55.6%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

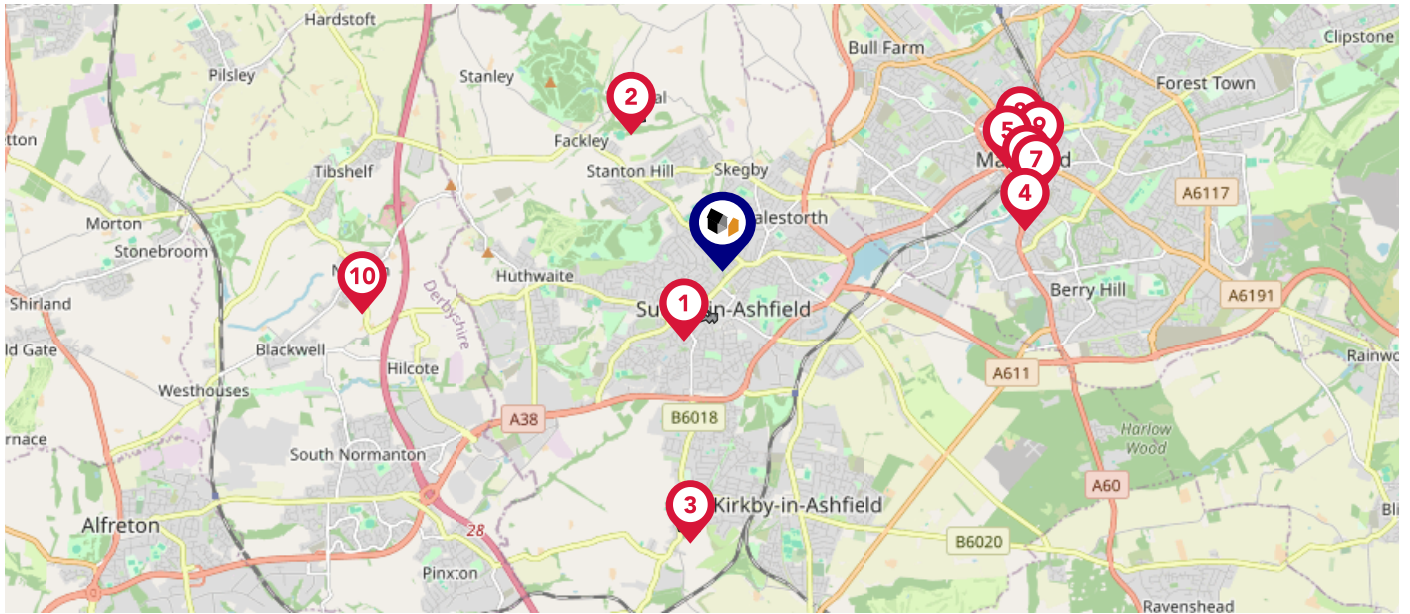
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



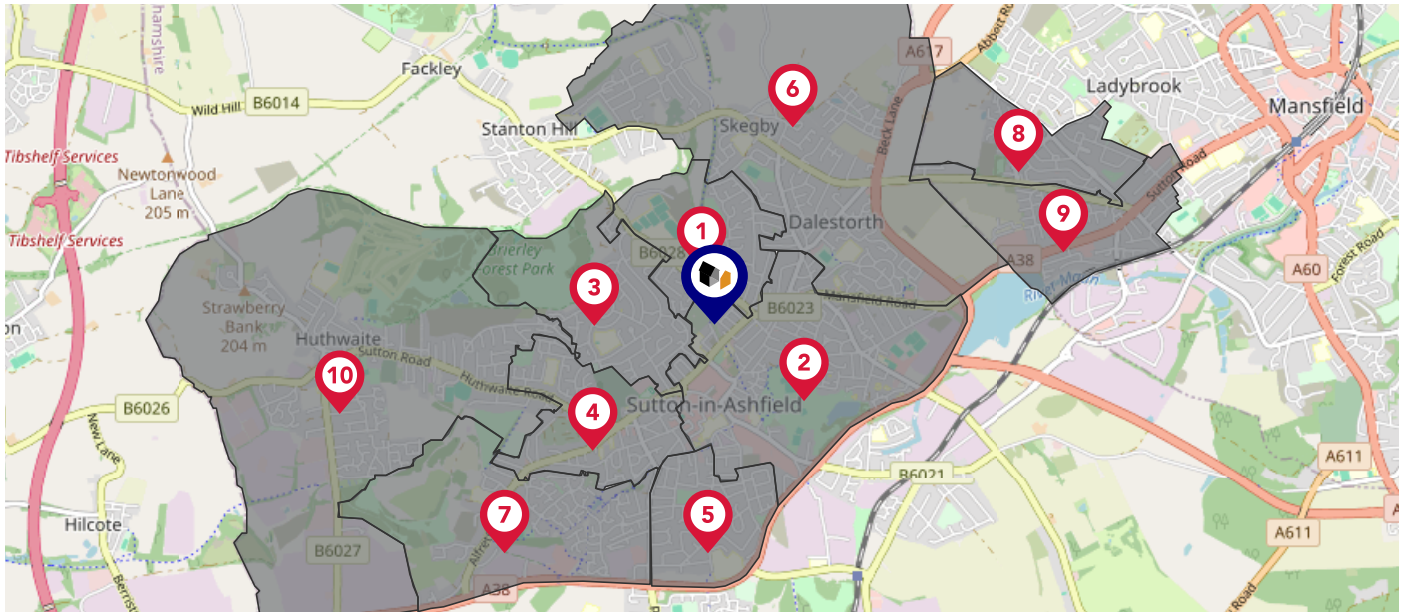
Nearby Conservation Areas

- 1 Sutton in Ashfield Church and Market Place
- 2 Teversal
- 3 Kirkby Cross
- 4 Nottingham Road
- 5 West Gate
- 6 Market Place
- 7 Bridge Street
- 8 Crow Hill Drive
- 9 Terrace Road
- 10 Newton

Maps

Council Wards

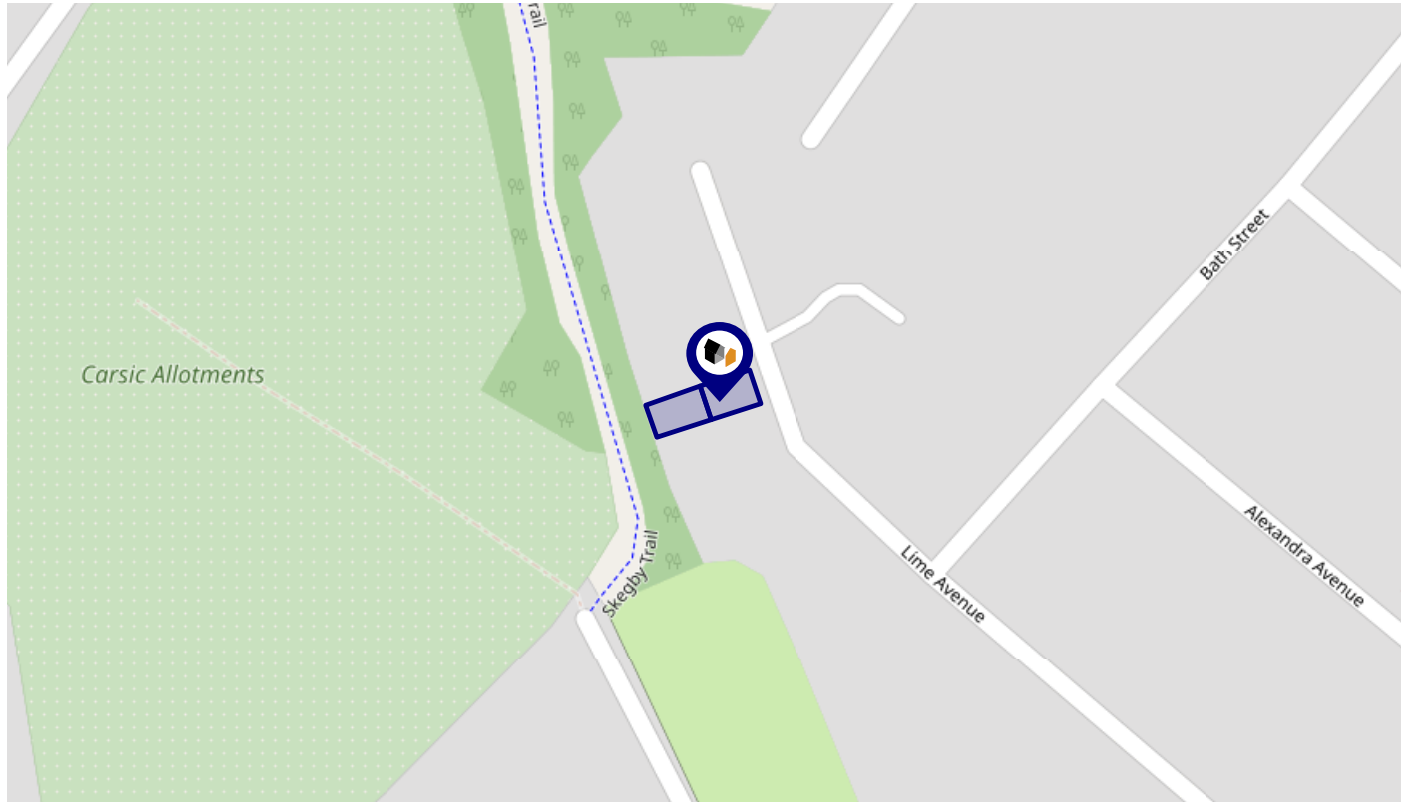
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 The Dales Ward
- 2 Sutton Central & New Cross Ward
- 3 Carsic Ward
- 4 Sutton St. Mary's Ward
- 5 Leamington Ward
- 6 Skegby Ward
- 7 Ashfields Ward
- 8 Brick Kiln Ward
- 9 Grange Farm Ward
- 10 Huthwaite & Brierley 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:

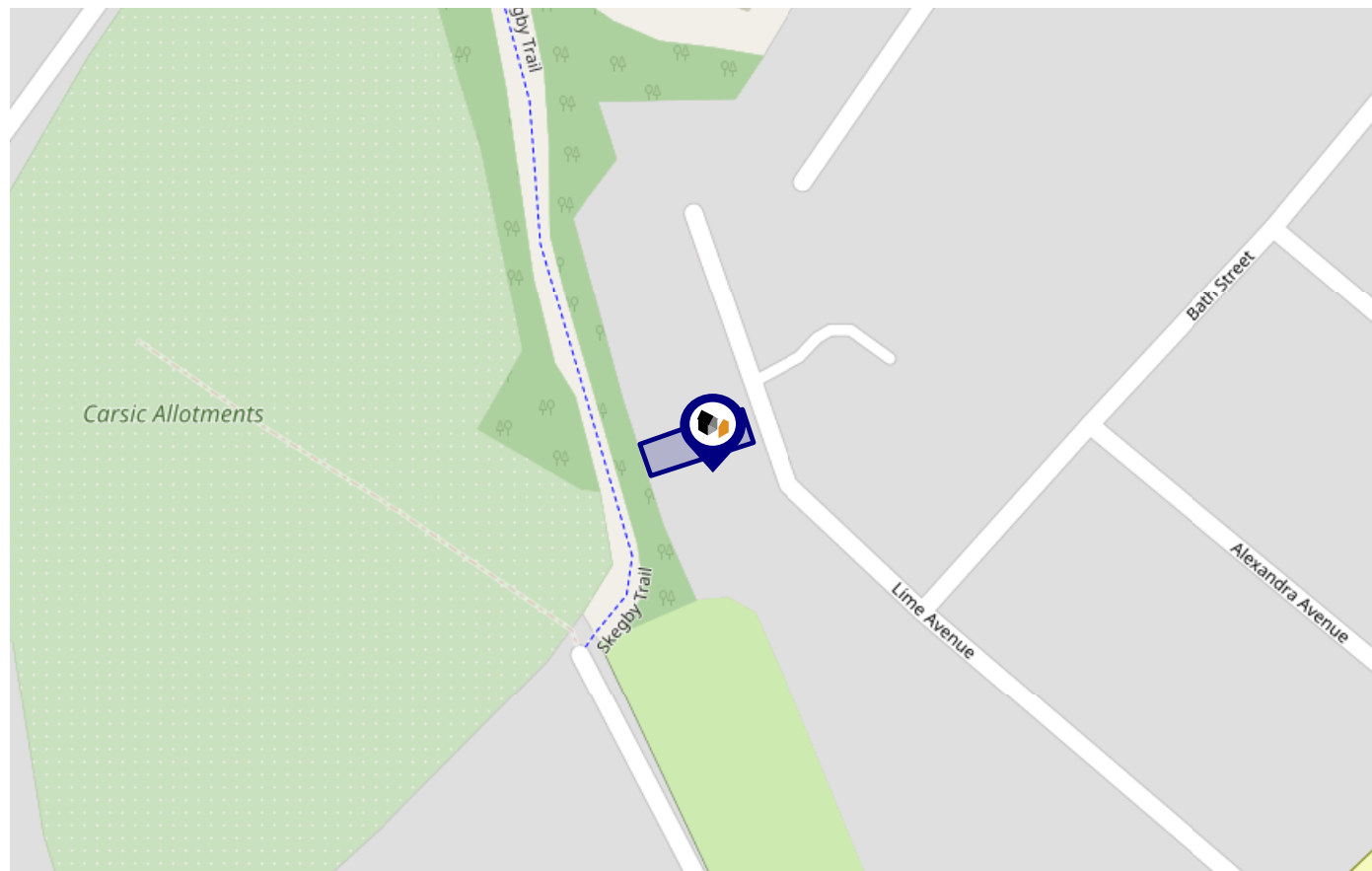
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

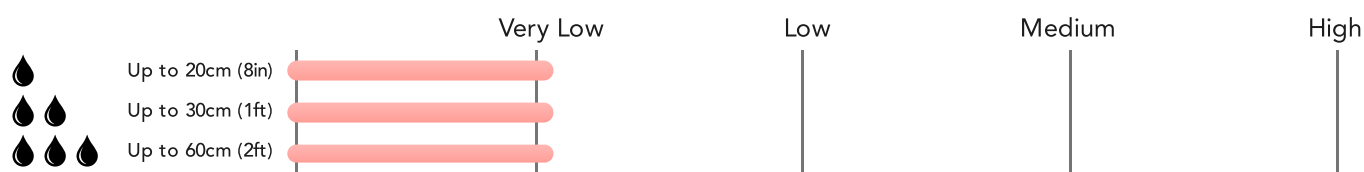


Risk Rating: Very low

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:

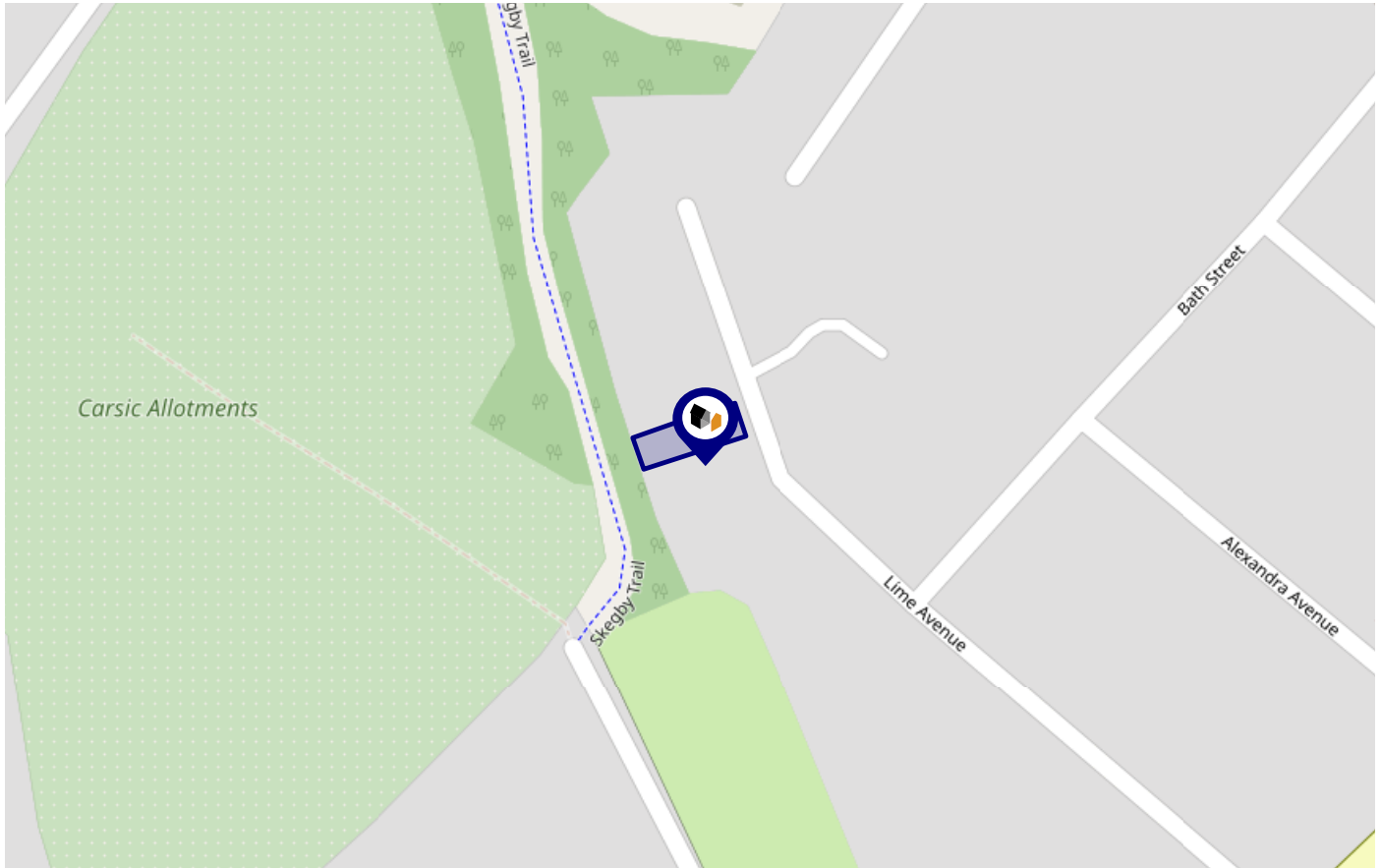


Flood Risk

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.



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.

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Chance of flooding to the following depths at this property:

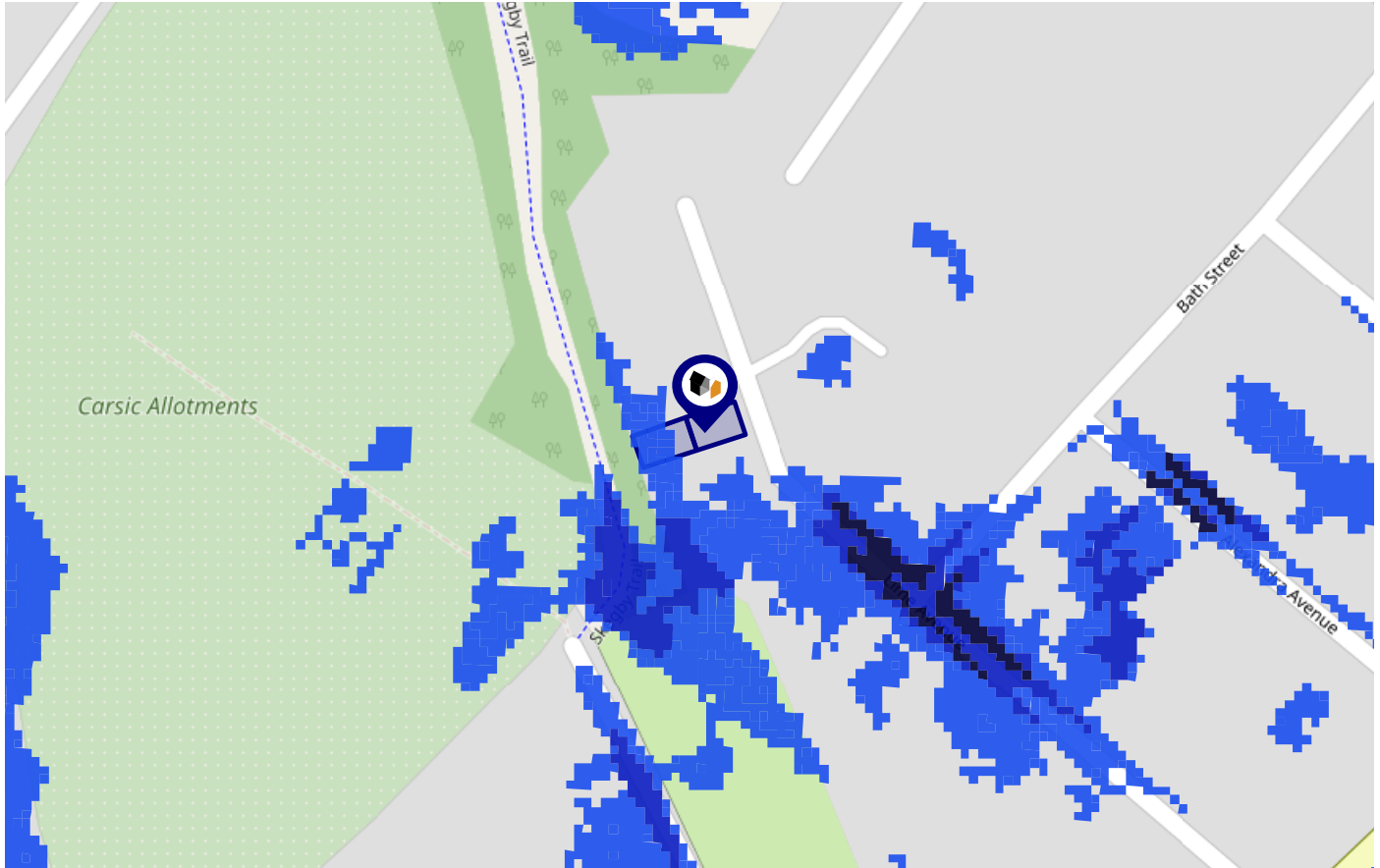


Flood Risk

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

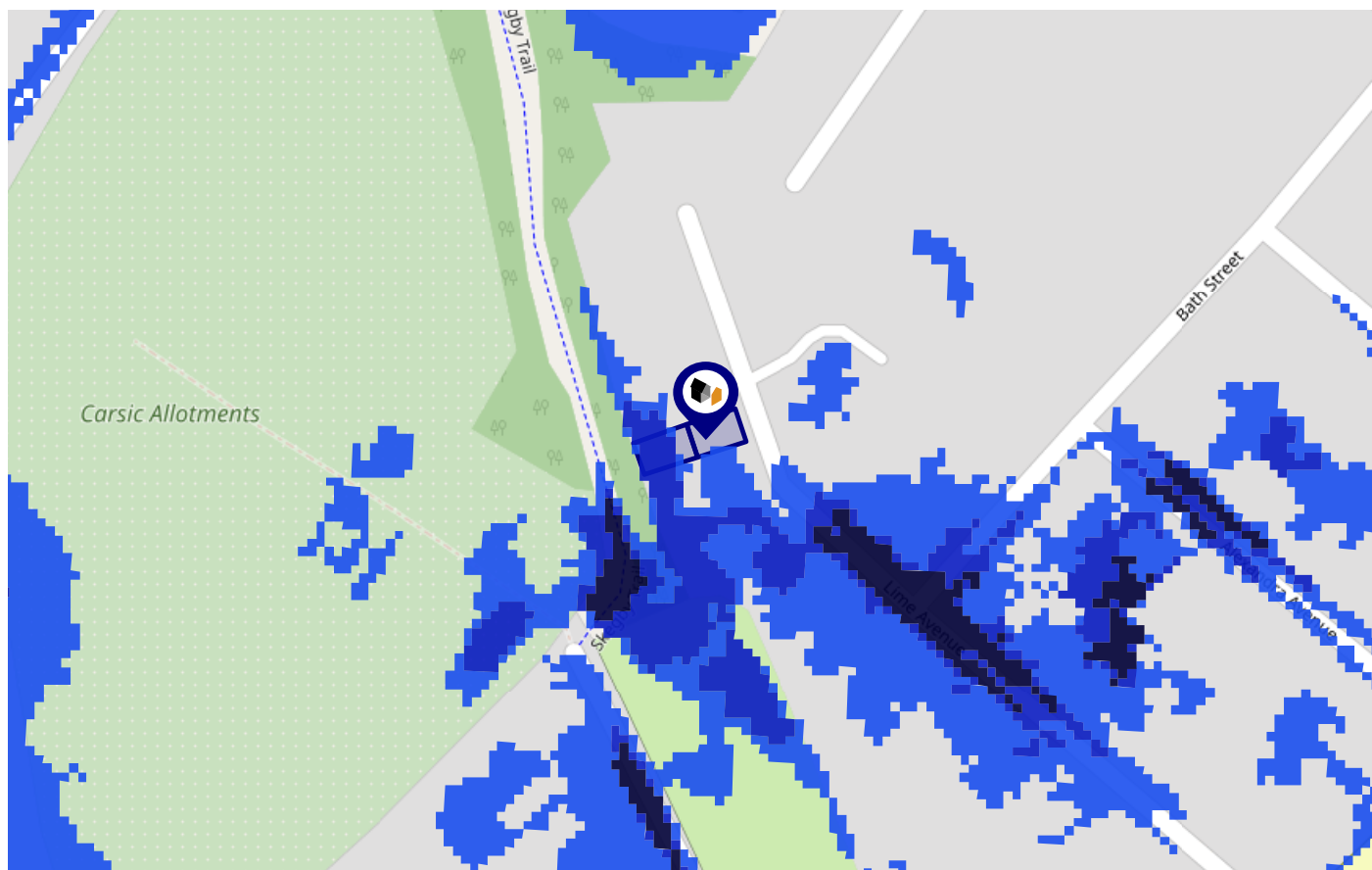


Flood Risk

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.

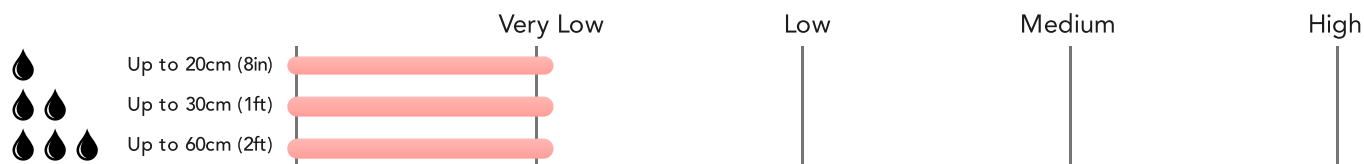


Risk Rating: Very low

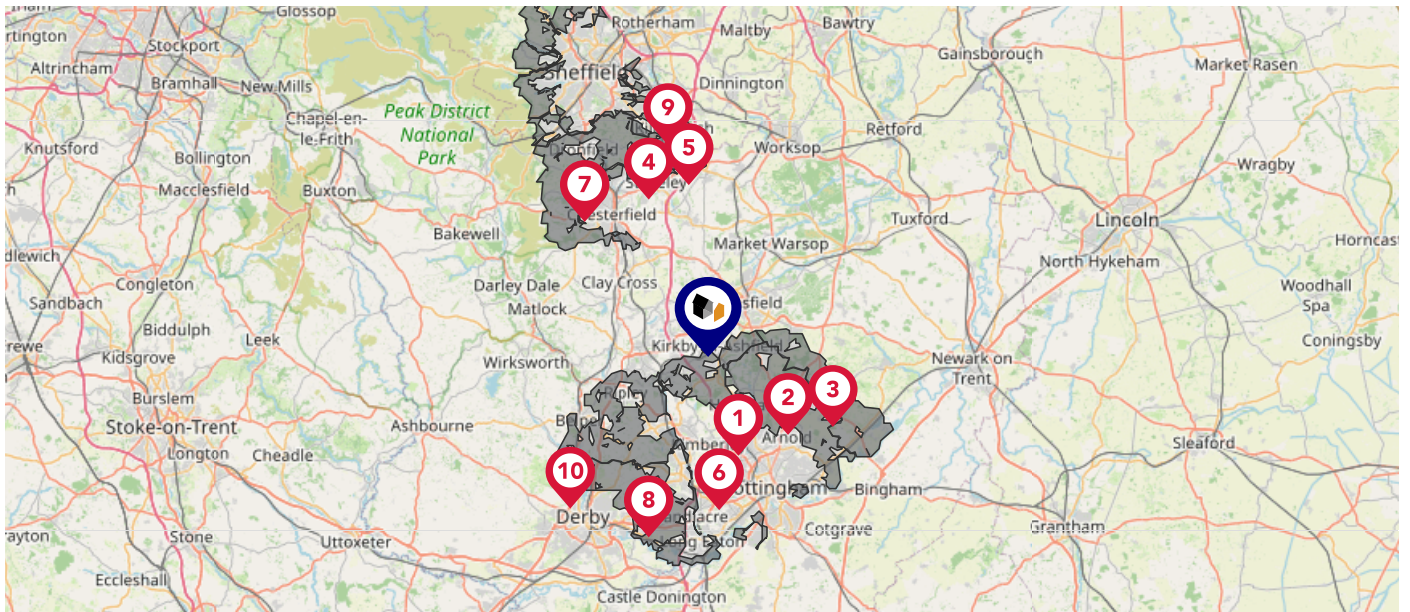
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Chance of flooding to the following depths at this property:



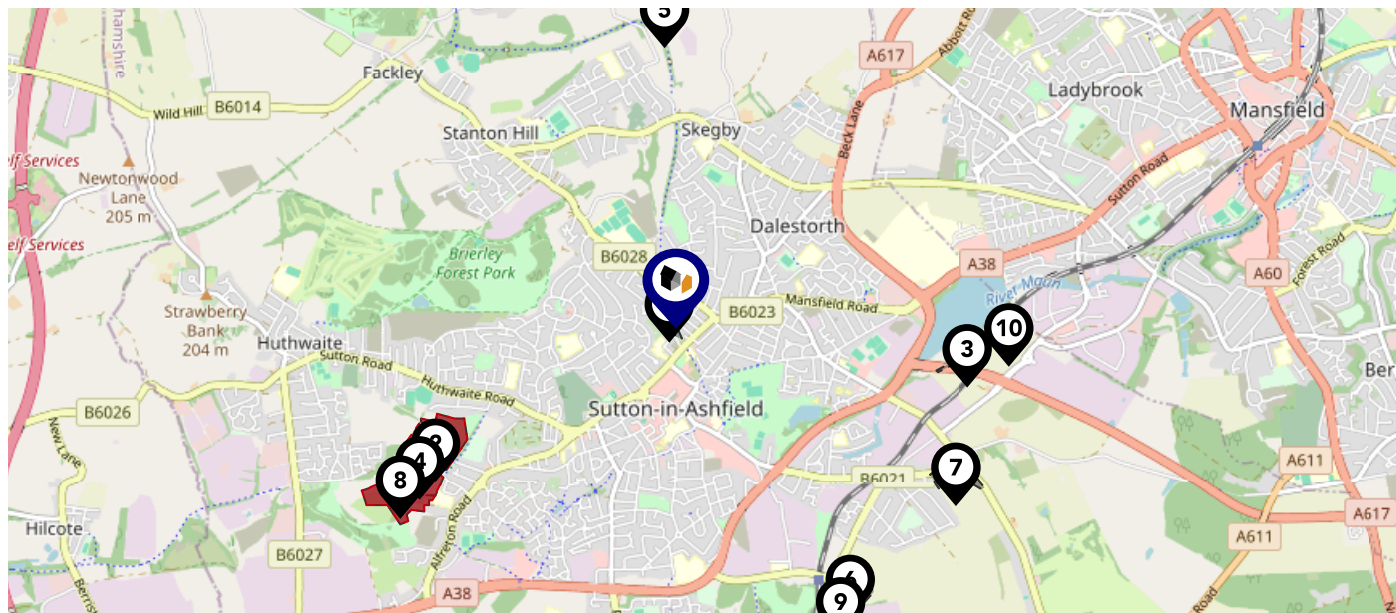
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Derby and Nottingham Green Belt - Ashfield
- 2 Derby and Nottingham Green Belt - Gedling
- 3 Derby and Nottingham Green Belt - Newark and Sherwood
- 4 South and West Yorkshire Green Belt - Chesterfield
- 5 South and West Yorkshire Green Belt - Bolsover
- 6 Derby and Nottingham Green Belt - Nottingham
- 7 South and West Yorkshire Green Belt - North East Derbyshire
- 8 Derby and Nottingham Green Belt - Erewash
- 9 South and West Yorkshire Green Belt - Sheffield
- 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

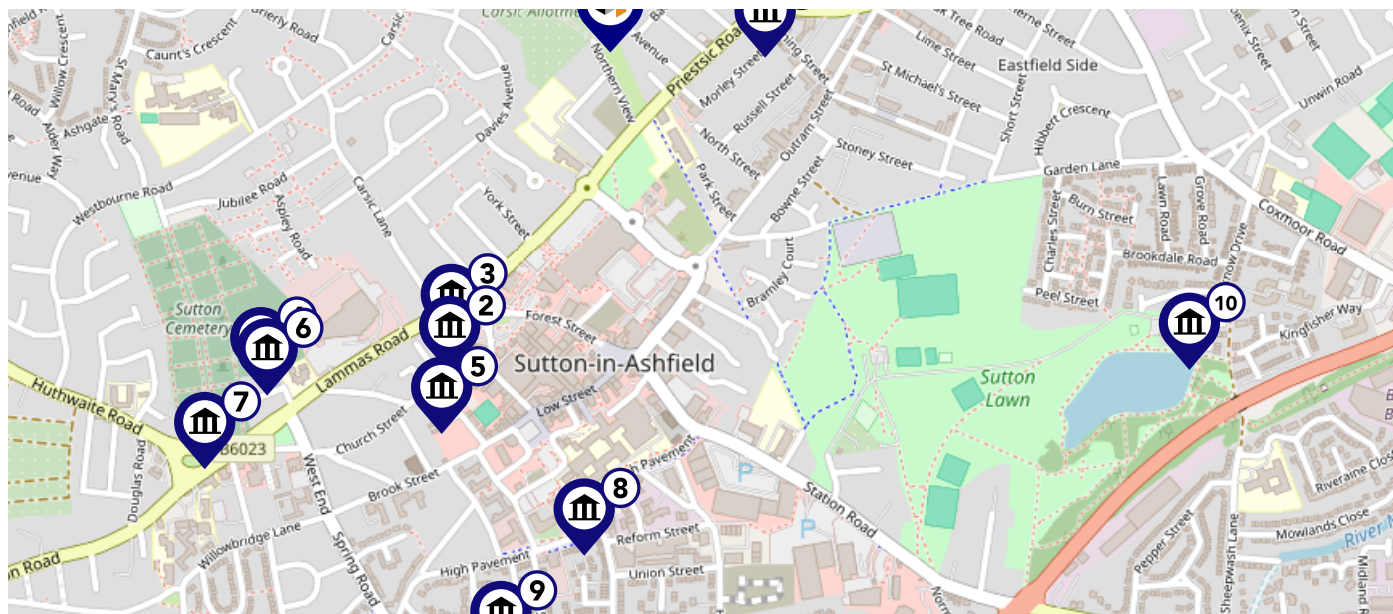
1	Disused Railway Cutting-Between Preistic Road and Stoneyford Road, Sutton in Ashfield	Historic Landfill	<input type="checkbox"/>
2	Charnwood Street Tip-Charnwood Street, Off Alfreton Road, Sutton, Ashfield, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
3	Kings Mill Cutting/Disused Railway Cutting-South East of King's Mill Reservoir, Kings Mill Lane, Sutton in Ashfield	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/AP3290LU/V012	Active Landfill	<input checked="" type="checkbox"/>
5	Buttery Lane-Skegby, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	Low Moor Road-Kirkby In Ashfield	Historic Landfill	<input type="checkbox"/>
7	Disused Sand Quarry-Coxmoor Road, Sutton in Ashfield	Historic Landfill	<input type="checkbox"/>
8	Sutton Landfill Site-Sutton Landfill and Extention into new Hucknall Colliery Site	Historic Landfill	<input type="checkbox"/>
9	Low Moor Road-Low Moor Road Industrial Estate, Kirkby-In-Ashfield, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	Kings Mill Tip-Adjacent To Kings Mill Lane, Sutton In Ashfield	Historic Landfill	<input type="checkbox"/>











Maps

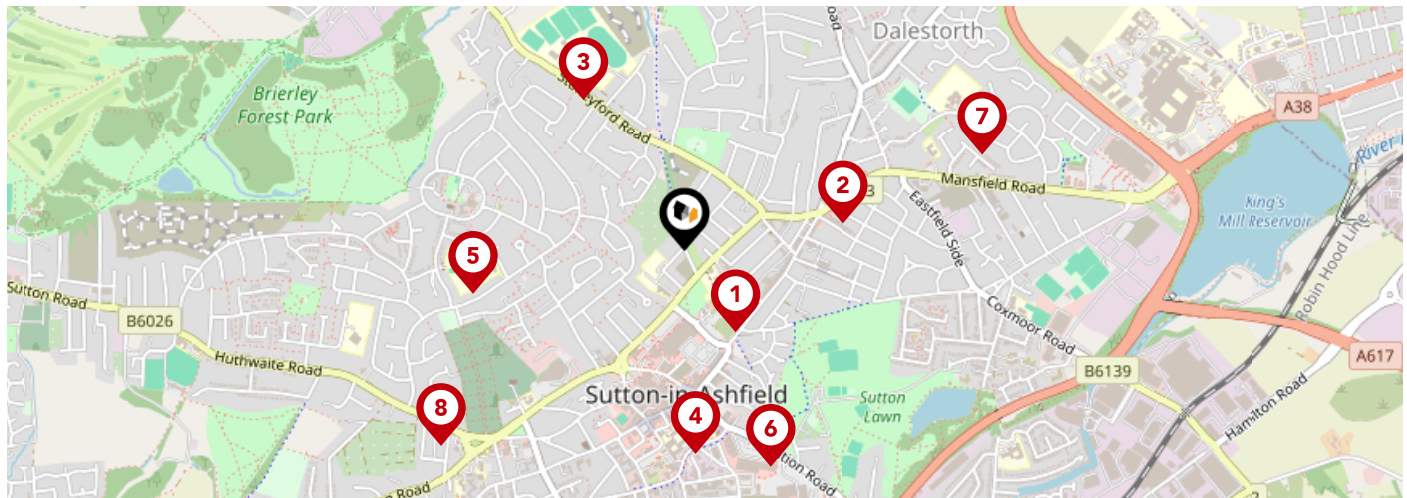
Listed Buildings



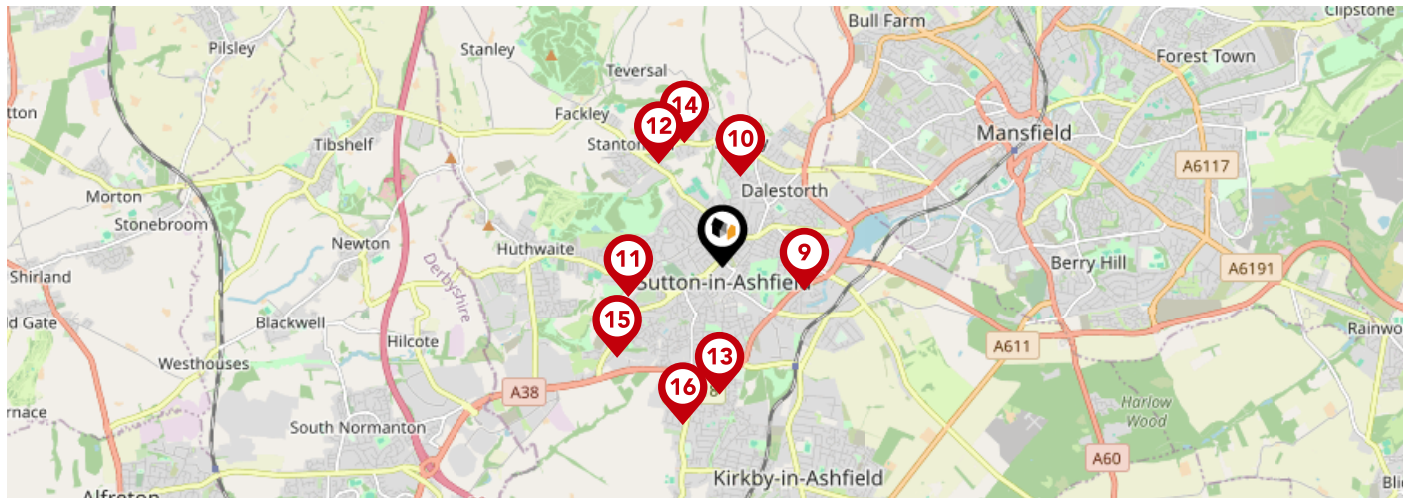
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1431444 - Sutton In Ashfield War Memorial	Grade II	0.2 miles
 1221925 - The Manor House	Grade II	0.4 miles
 1234880 - The Old Blue Bell	Grade II	0.4 miles
 1221773 - Church Of St Mary Magdalene	Grade II	0.5 miles
 1234877 - Hunter's Bar	Grade II	0.5 miles
 1275917 - Headstone 15 Metres South East Of South Porch Of St Mary Magdalene	Grade II	0.5 miles
 1275242 - Sutton War Memorial	Grade II	0.6 miles
 1221994 - United Reformed Church	Grade II	0.6 miles
 1234883 - The Windmill	Grade II	0.7 miles
 1222226 - Unwin's Mill	Grade II	0.7 miles

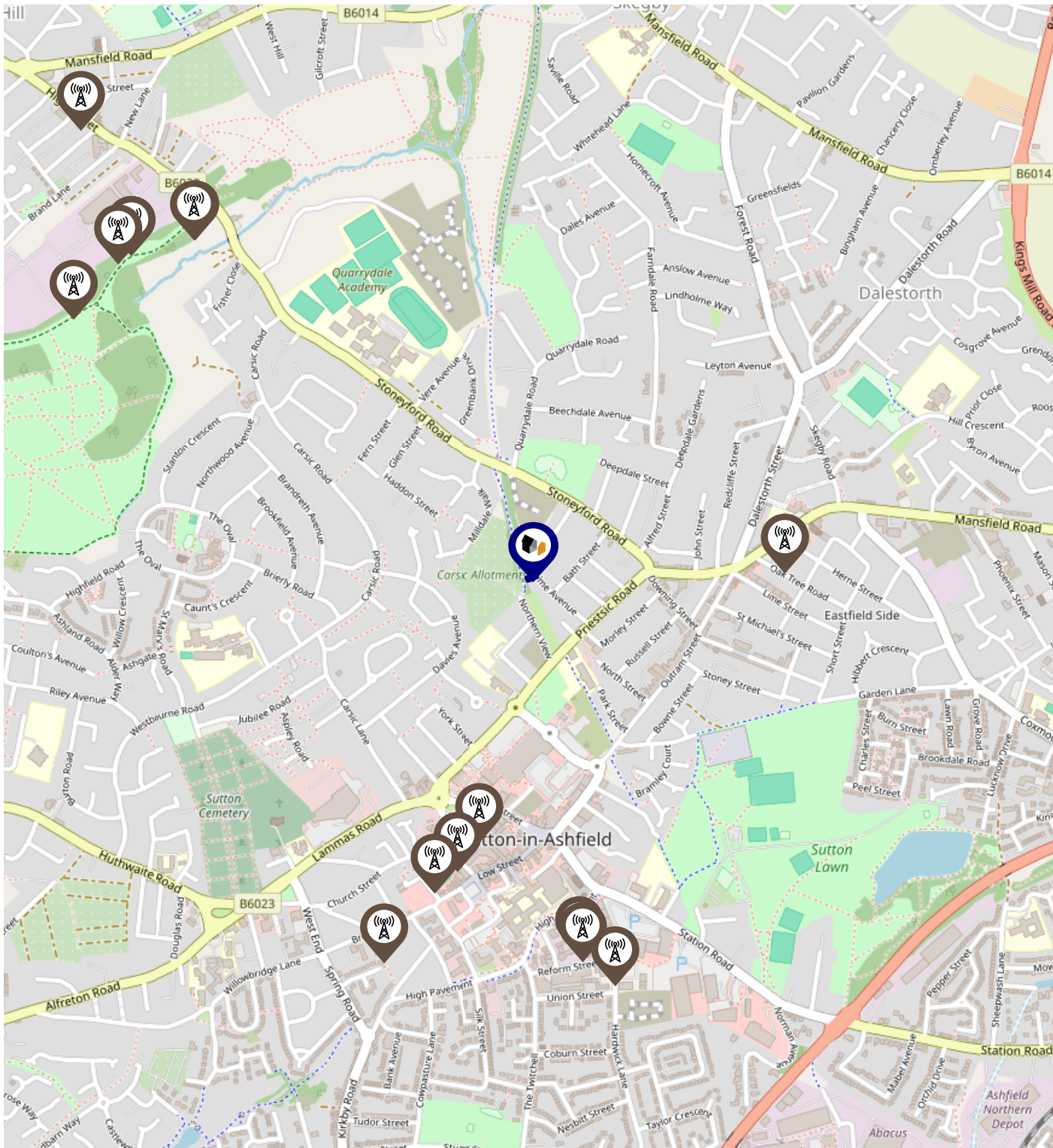


		Nursery	Primary	Secondary	College	Private
1	Priestsc Primary and Nursery School Ofsted Rating: Good Pupils: 432 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Forest Glade Primary School Ofsted Rating: Good Pupils: 239 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Quarrydale Academy Ofsted Rating: Requires improvement Pupils: 1321 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sutton Community Academy Ofsted Rating: Good Pupils: 845 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brierley Forest Primary and Nursery School Ofsted Rating: Not Rated Pupils: 291 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Croft Primary School Ofsted Rating: Good Pupils: 383 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Dalestorth Primary and Nursery School Ofsted Rating: Good Pupils: 359 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Westbourne School Ofsted Rating: Good Pupils: 82 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 Hillocks Primary Academy Ofsted Rating: Requires improvement Pupils: 310 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Andrew's CofE Primary and Nursery School Ofsted Rating: Good Pupils: 360 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary Magdalene CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Healdswood Infants' and Nursery School Ofsted Rating: Good Pupils: 207 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leamington Primary and Nursery Academy Ofsted Rating: Good Pupils: 458 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Skegby Junior Academy Ofsted Rating: Good Pupils: 174 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mapplewells Primary and Nursery School Ofsted Rating: Outstanding Pupils: 344 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashfield Comprehensive School Ofsted Rating: Good Pupils: 2645 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

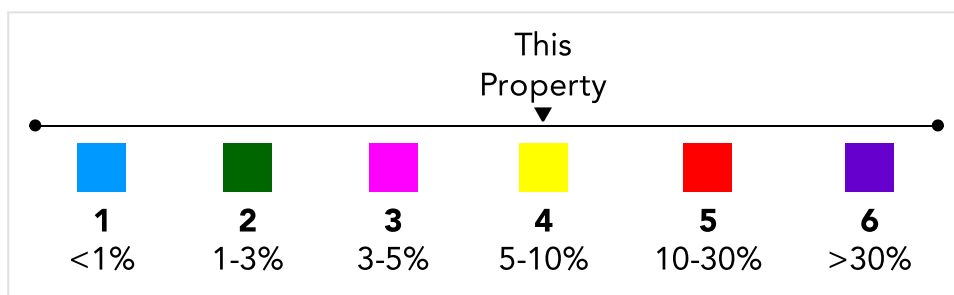
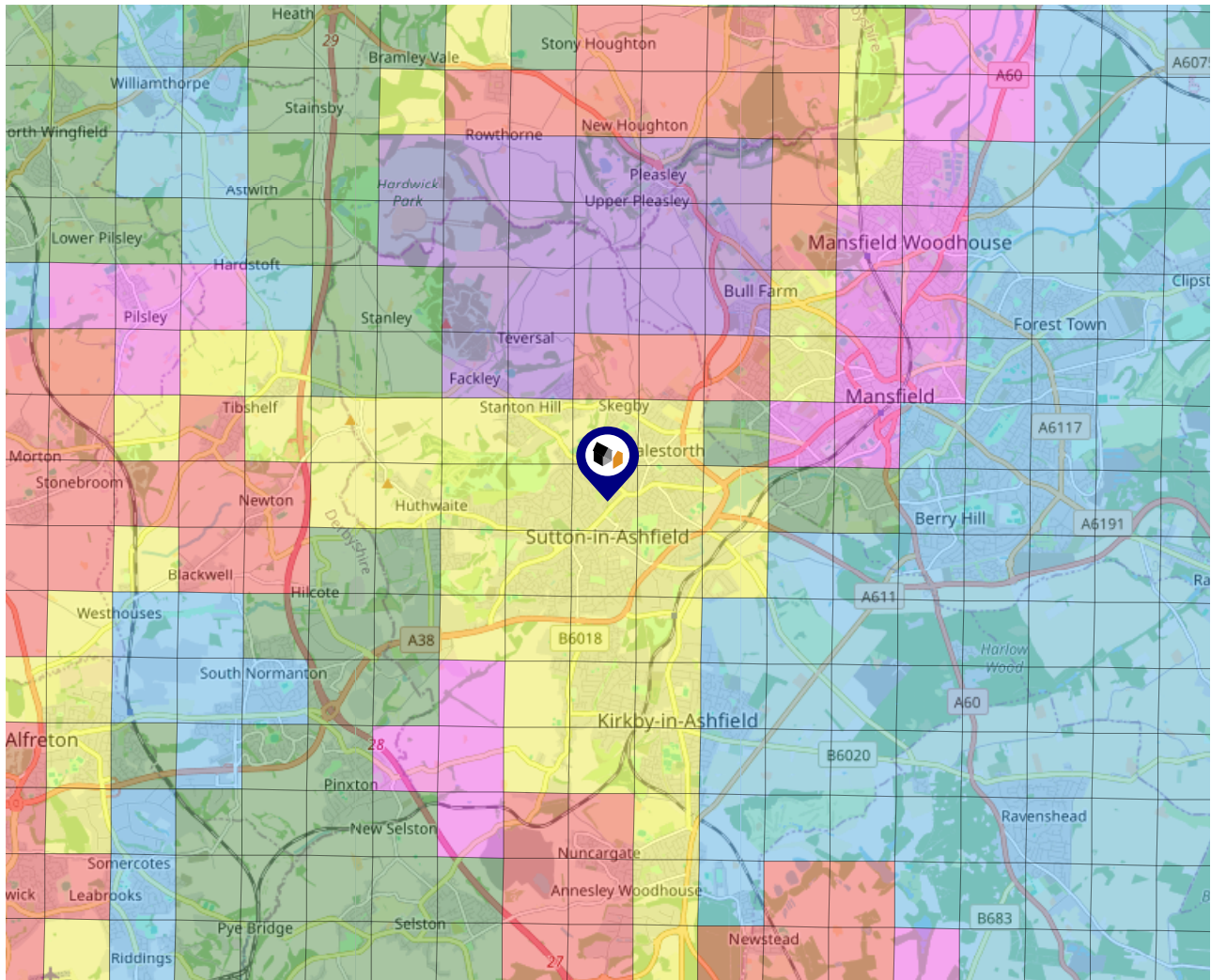


Key:

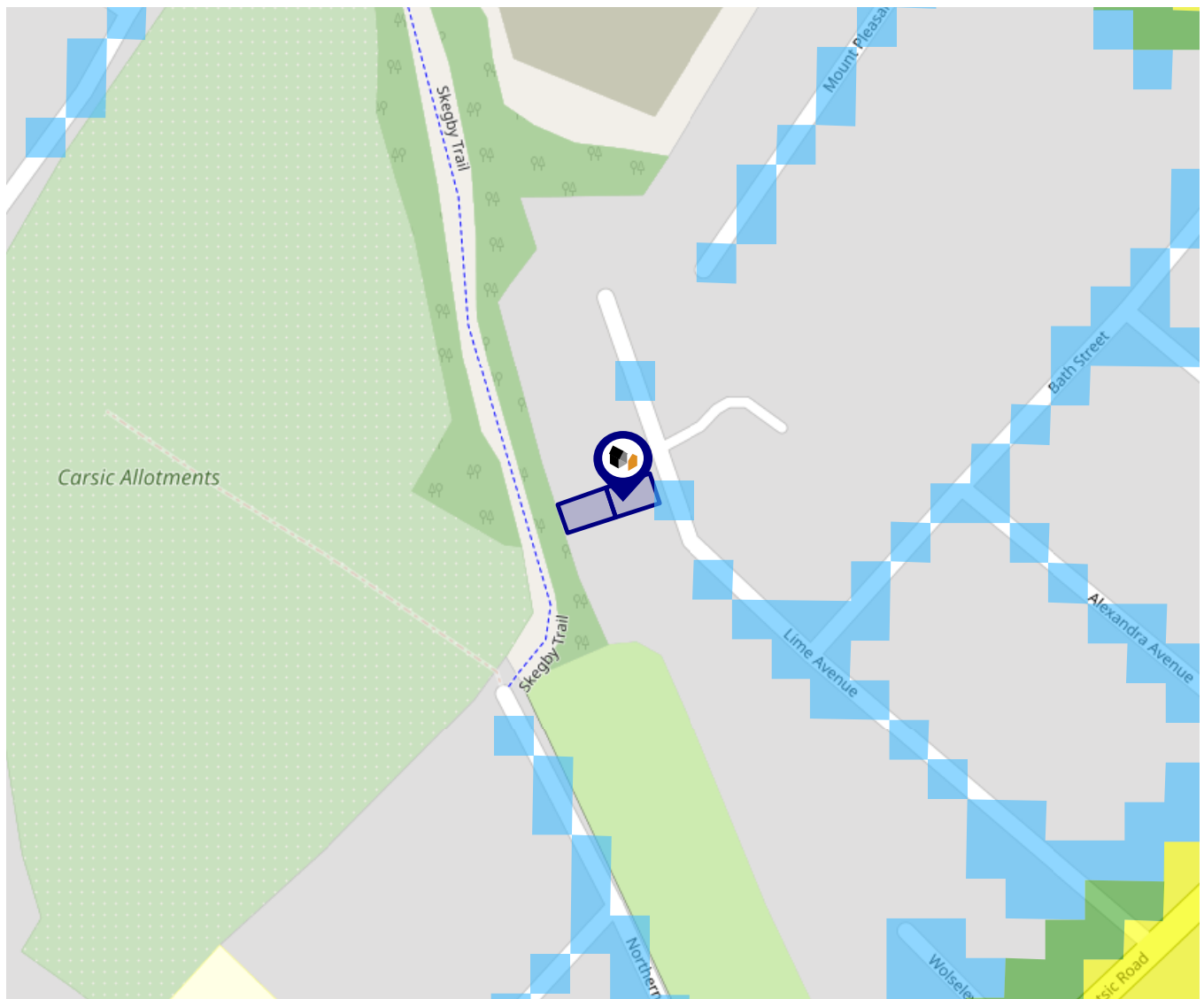
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

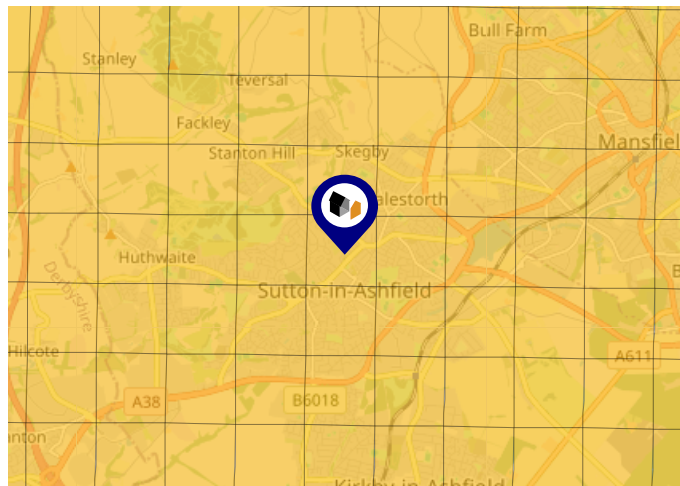


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

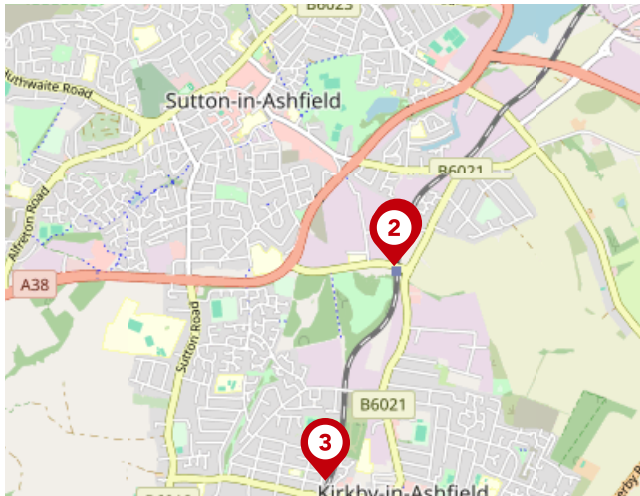
Carbon Content:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

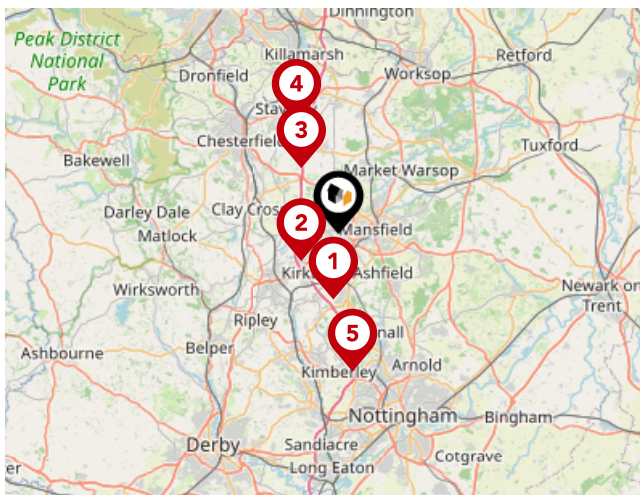
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



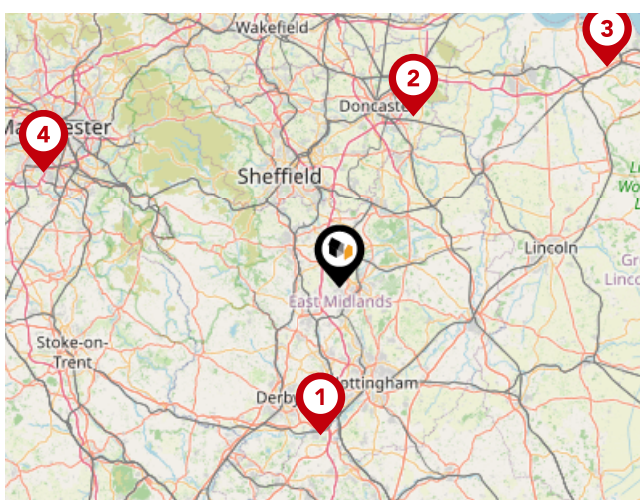
National Rail Stations

Pin	Name	Distance
1	Sutton Parkway Rail Station	1.31 miles
2	Sutton Parkway Rail Station	1.33 miles
3	Kirkby in Ashfield Rail Station	2.15 miles



Trunk Roads/Motorways

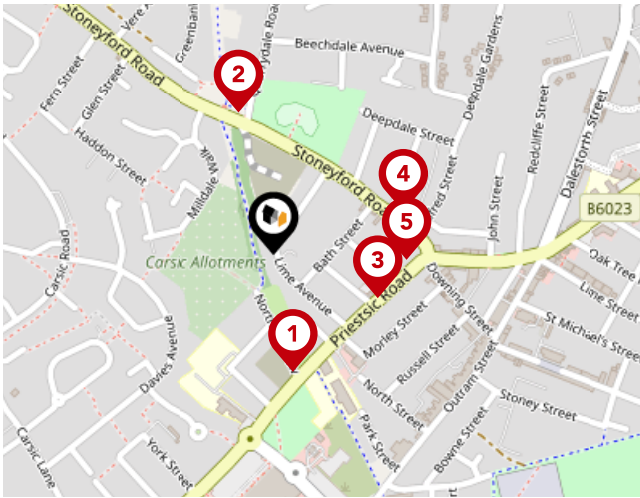
Pin	Name	Distance
1	M1 J27	4.69 miles
2	M1 J28	3.32 miles
3	M1 J29	5.34 miles
4	M1 J29A	8.43 miles
5	M1 J26	9.88 miles



Airports/Helipads

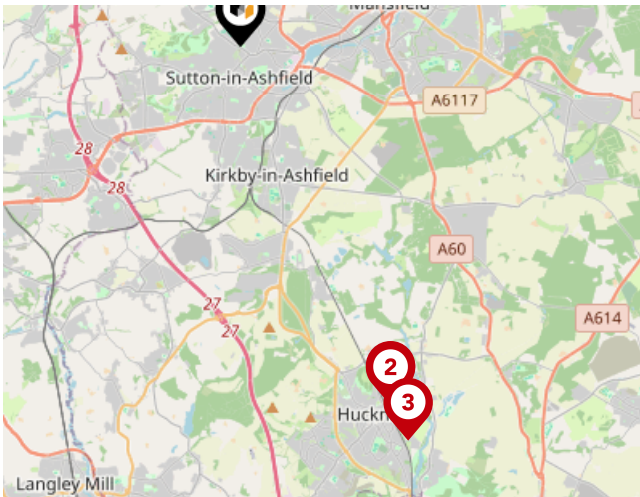
Pin	Name	Distance
1	East Mids Airport	21.25 miles
2	Finningley	26.32 miles
3	Humberside Airport	48.97 miles
4	Manchester Airport	45.22 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Northern View	0.13 miles
2	Quarrydale Road	0.16 miles
3	Edward Avenue	0.12 miles
4	Howard Street	0.15 miles
5	Edward Avenue	0.15 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	6.91 miles
2	Hucknall Tram Stop	6.95 miles
3	Butler's Hill Tram Stop	7.65 miles

A larger version of the Mansfield Sales & Lettings logo, set against a dark green background with a subtle pattern of papers and a pen.

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.



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.



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Important - Please Read

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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.

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Mansfield Sales and Lettings Ltd.

Data Quality

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



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Mansfield Sales and Lettings Ltd.

3 Carrion Place Berry Hill Mansfield NG18

6BE

01623 575012

rich@mansfieldsalesandlettings.co.uk

www.mansfieldsalesandlettings.co.uk

