

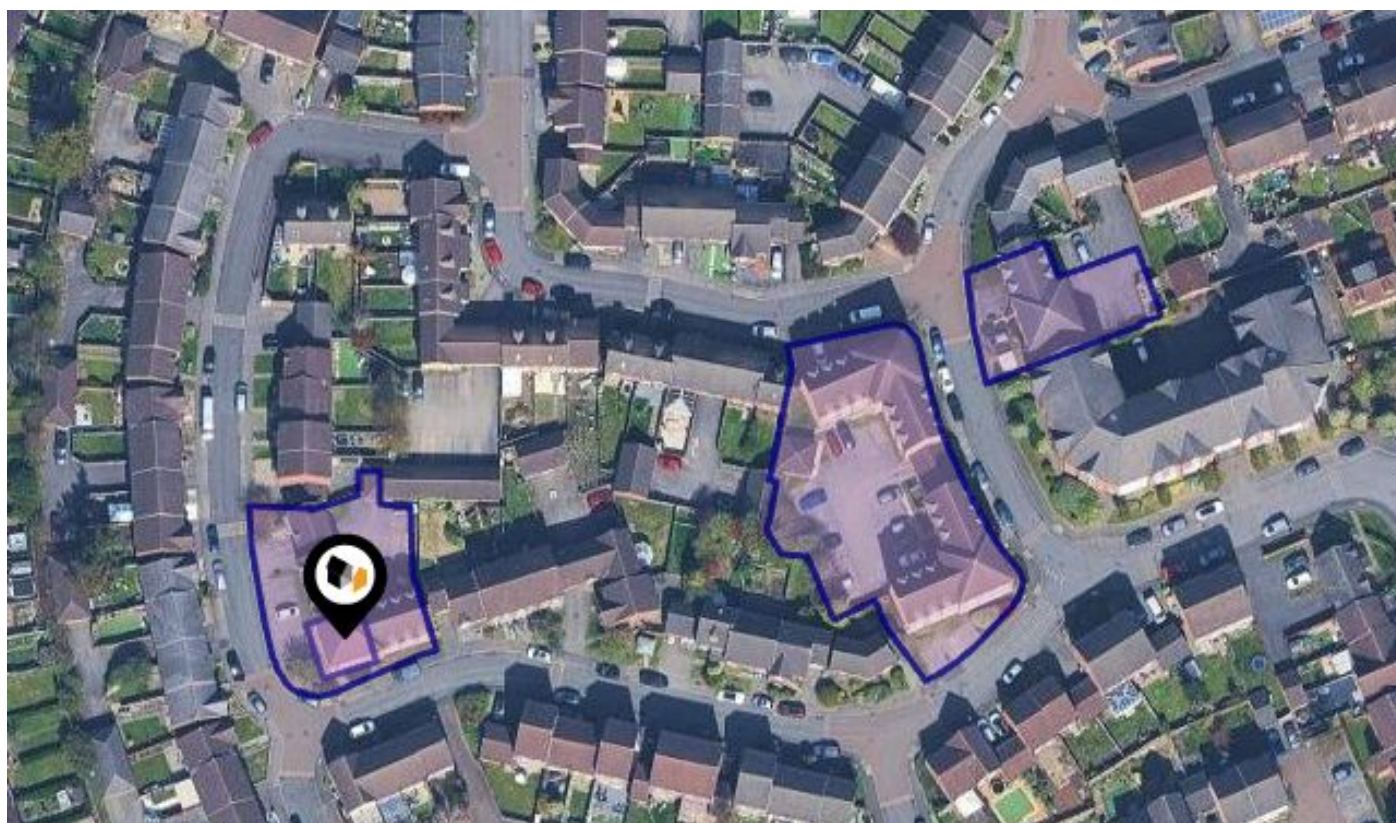


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



EDMONSTONE CRESCENT, NOTTINGHAM, NG5

Martin & Co - Hucknall

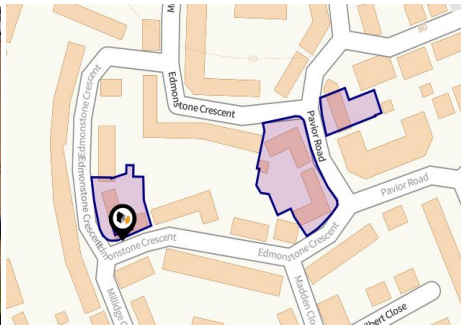
36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

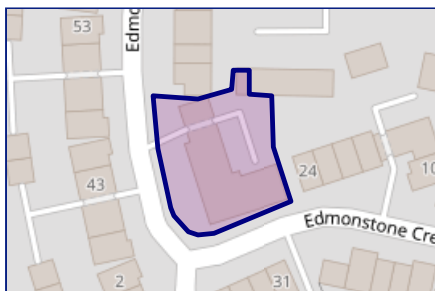
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	0.68 acres		
Year Built :	2005		
Council Tax :	Band A		
Annual Estimate:	£1,837		
Title Number:	NT394195		

Local Area

<

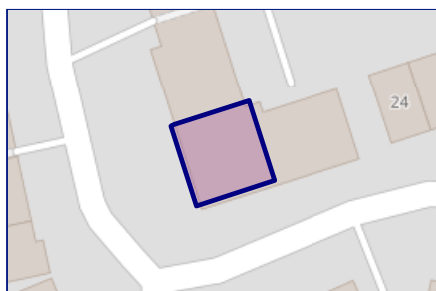
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



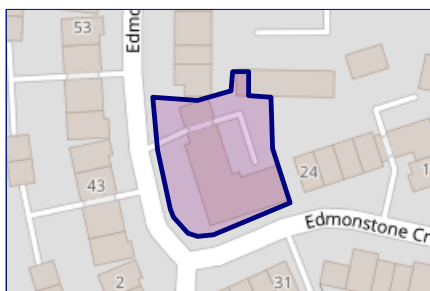
NT447945

Leasehold Title Plans



NT405748

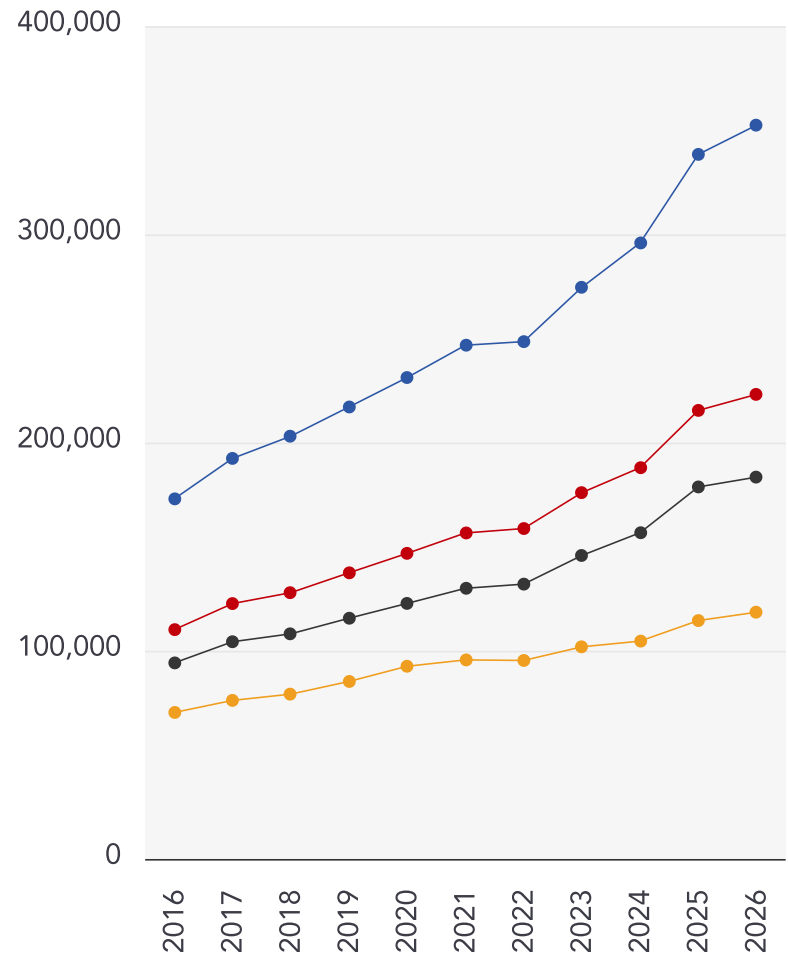
Start Date: 14/03/2004
End Date: 15/03/2154
Lease Term: 150 years from 15 March 2004
Term Remaining: 127 years



NT394195

Start Date: 27/01/2005
End Date: 15/03/2154
Lease Term: 150 years (less 10 days) from 15 March 2004
Term Remaining: 127 years

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



Detached

+103.77%

Semi-Detached

+102.57%

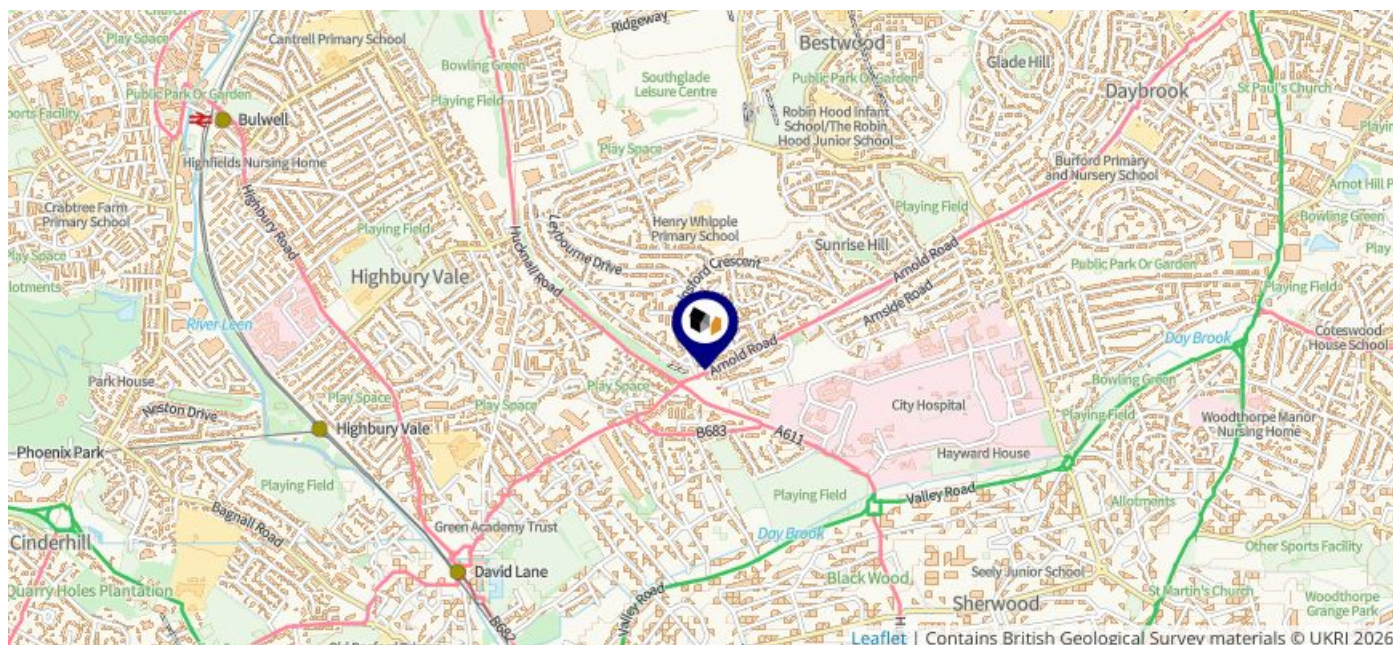
Terraced

+94.75%

Flat

+68.43%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

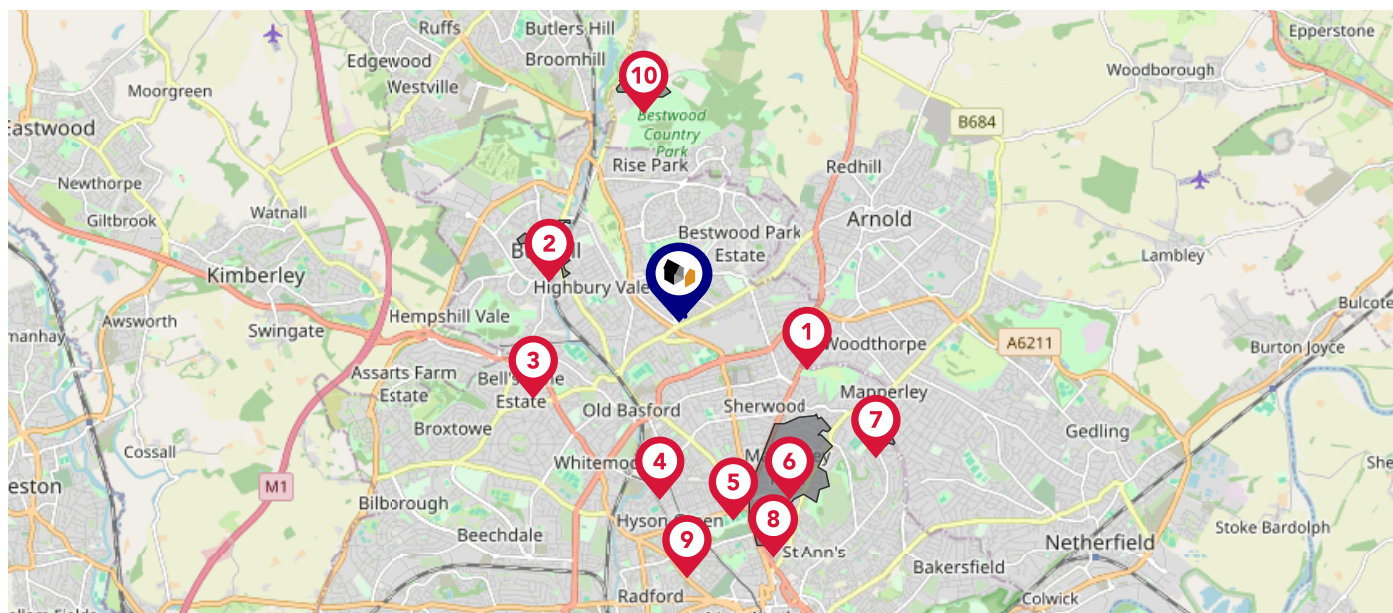
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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



The Cedars



Bulwell



Basford Hall



Star Buildings



Sherwood Rise



Mapperley Park and Alexandra Park



Mapperley Hospital



Elm Avenue-Corporation Oaks

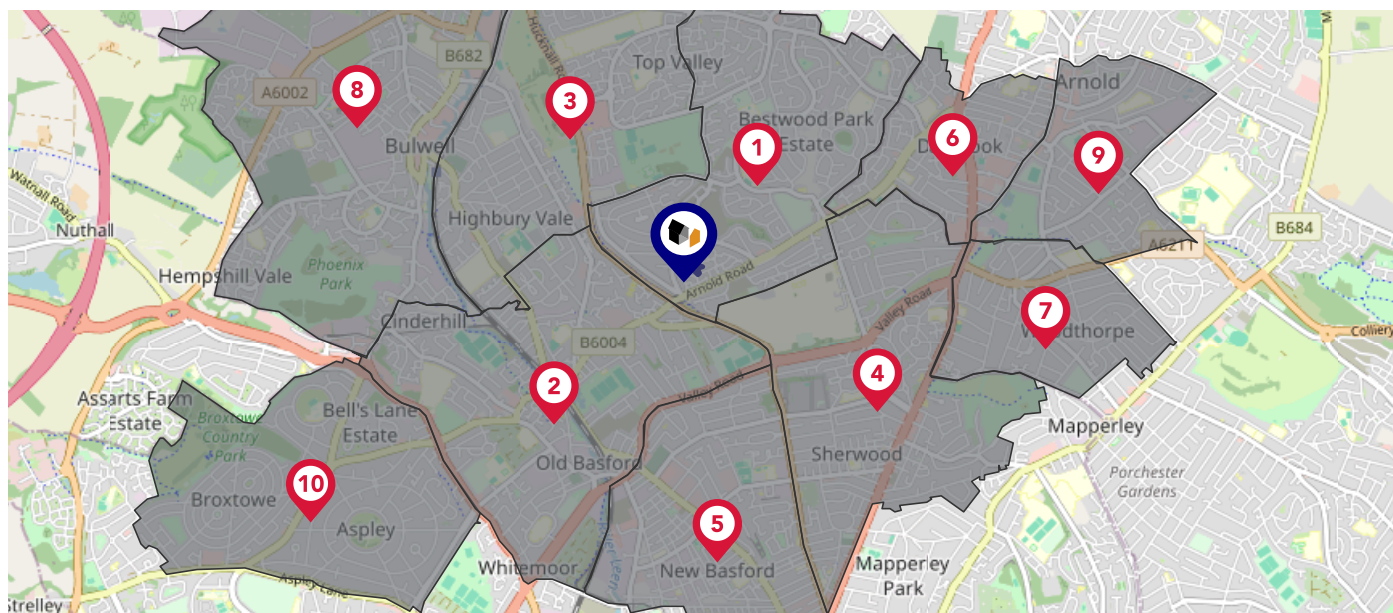


Forest Grove



Bestwood Village

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

Bestwood Ward

2

Basford Ward

3

Bulwell Forest Ward

4

Sherwood Ward

5

Berridge Ward

6

Daybrook Ward

7

Woodthorpe Ward

8

Bulwell Ward

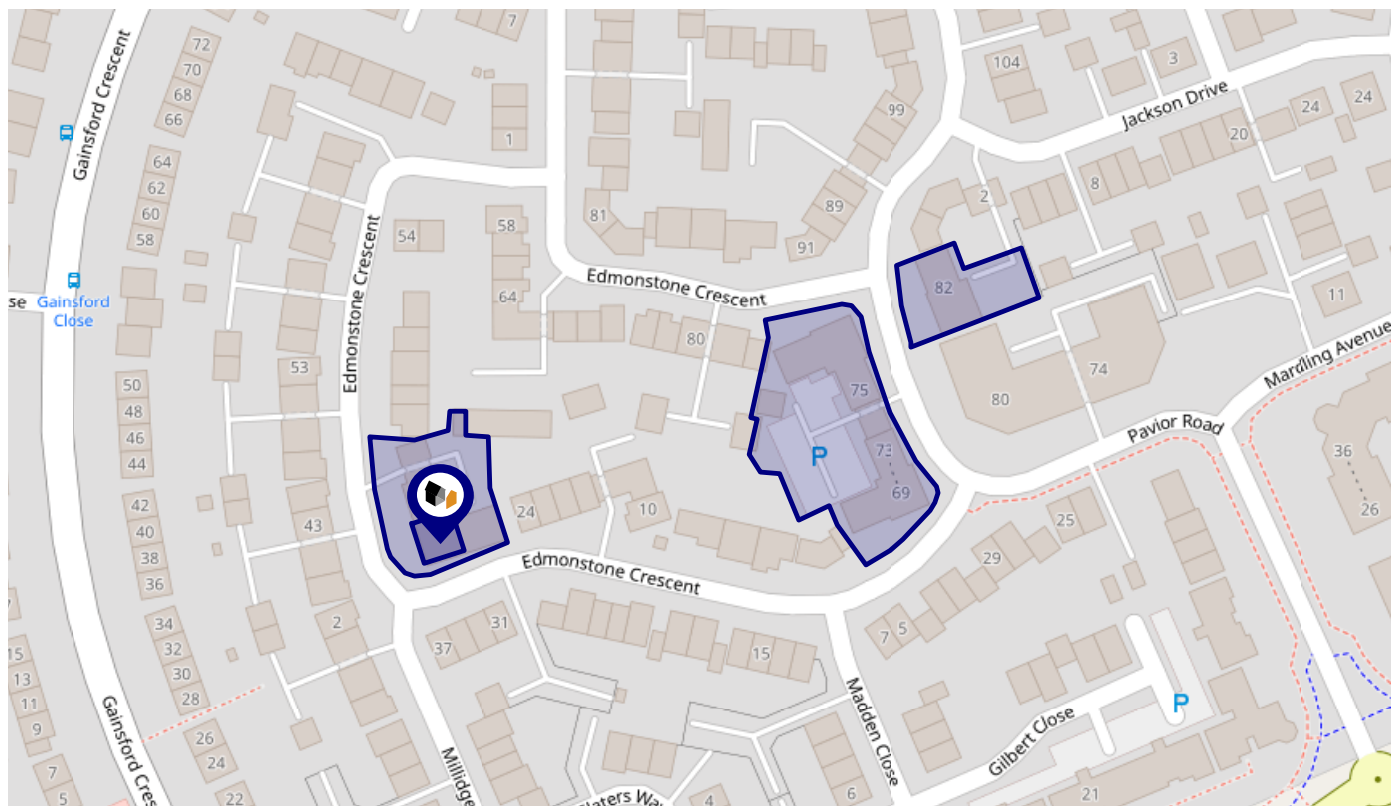
9

Ernehale Ward

10

Aspley 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.

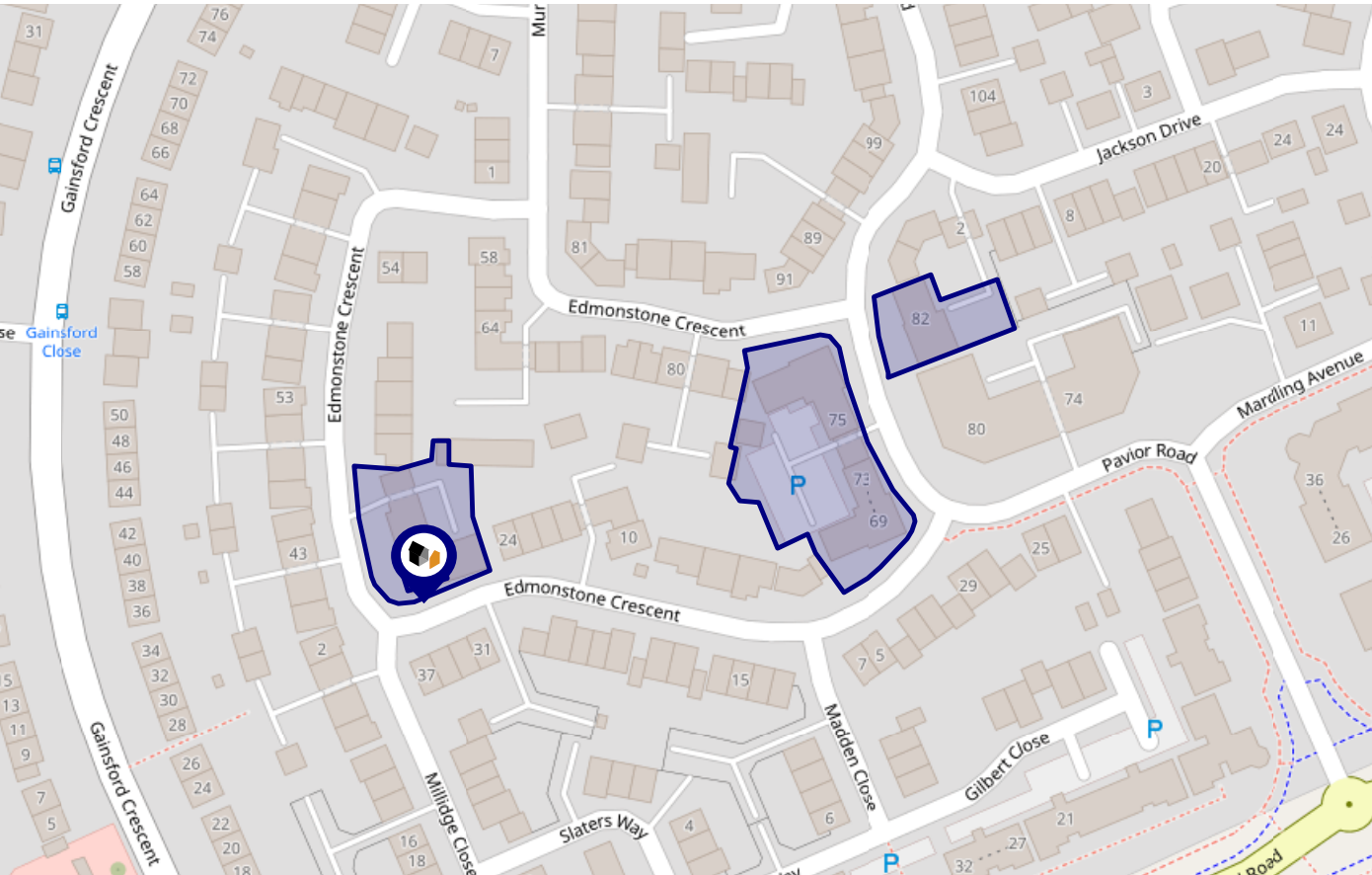
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

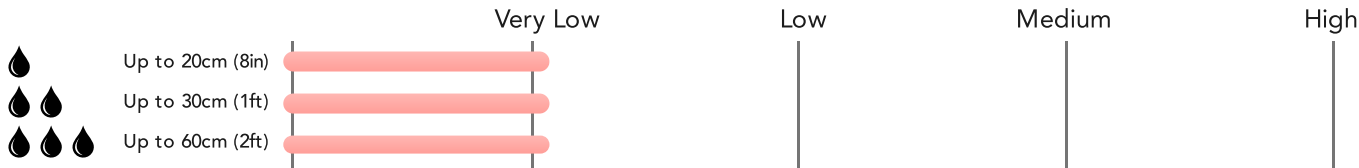


Risk Rating: **Very low**

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.

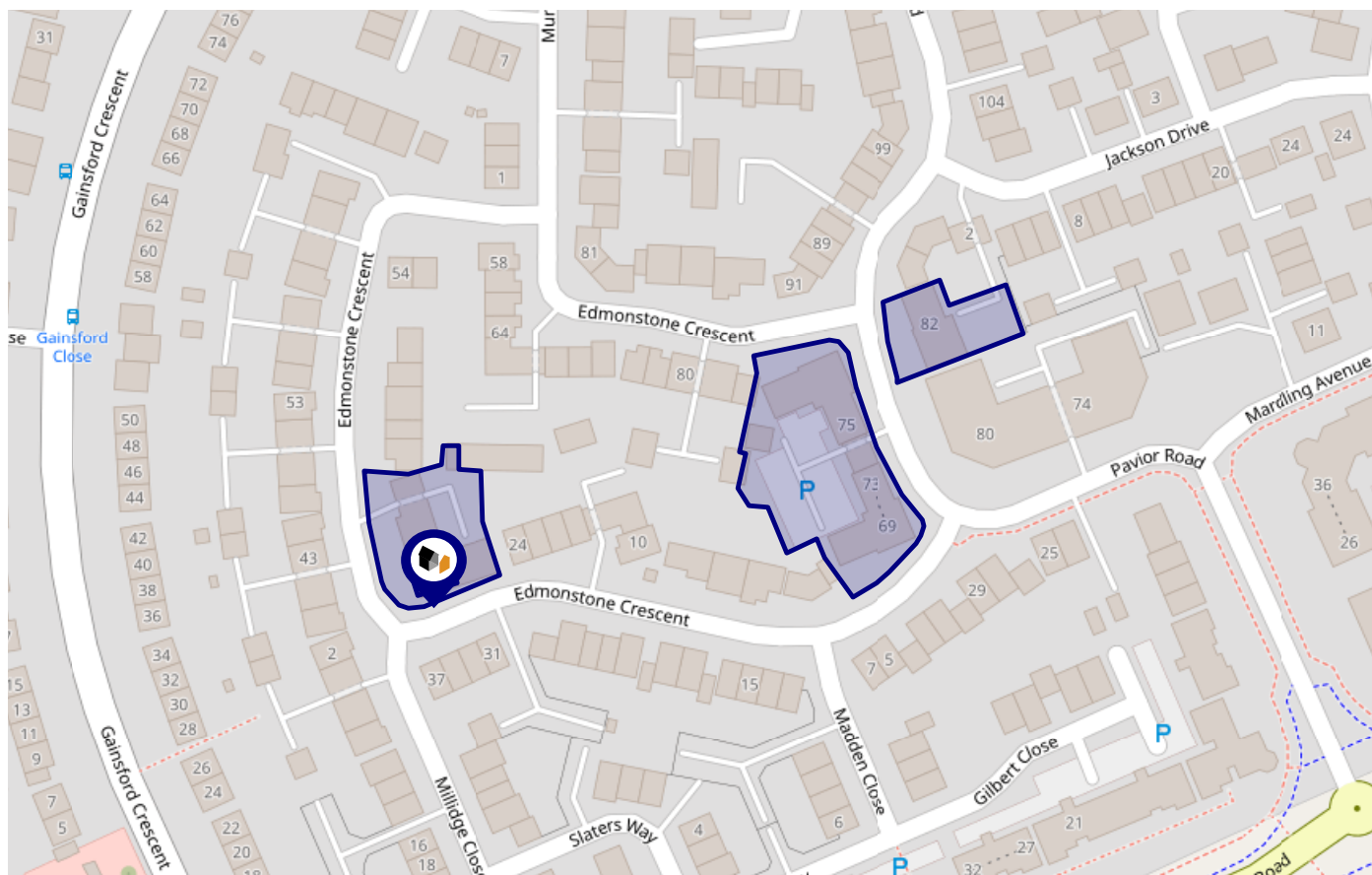
Chance of flooding to the following depths at this property:



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.

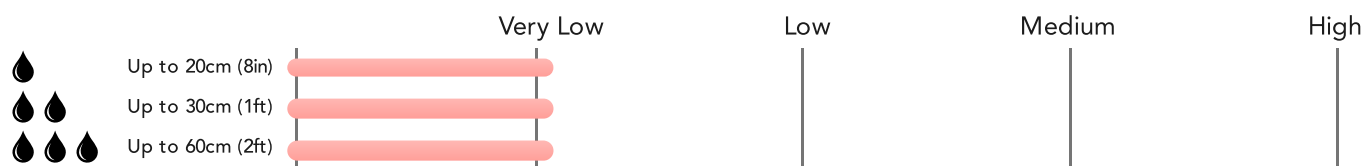


Risk Rating: Very low

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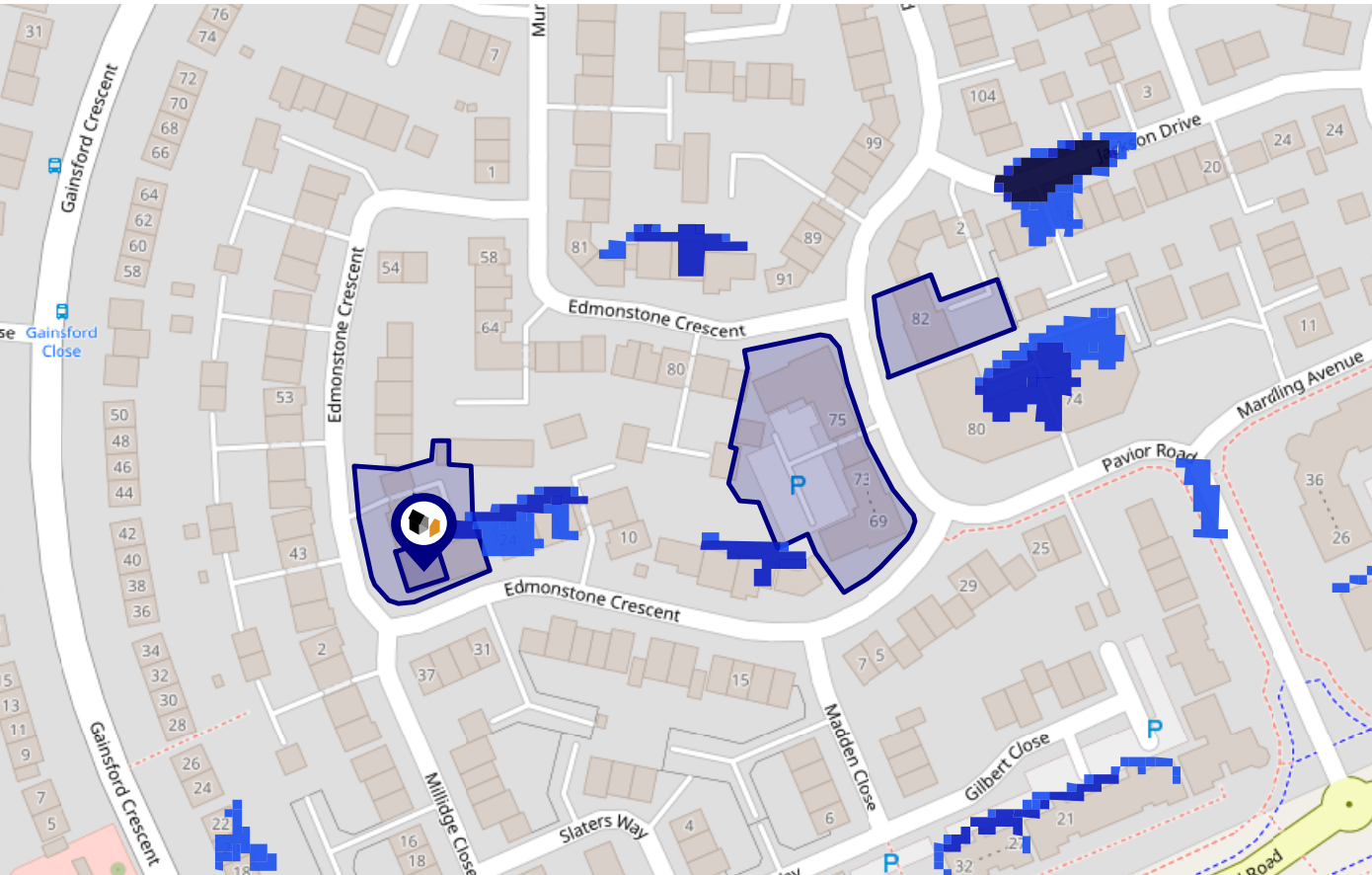
Chance of flooding to the following depths at this property:



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.

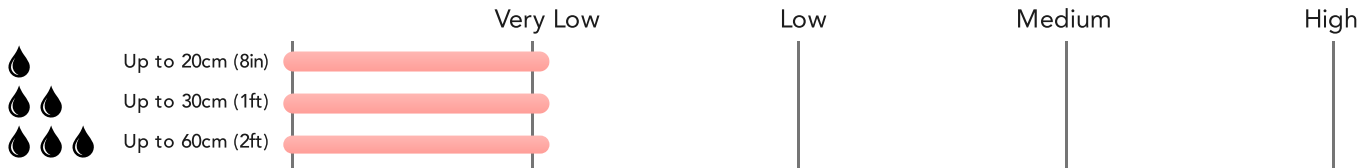


Risk Rating: Very low

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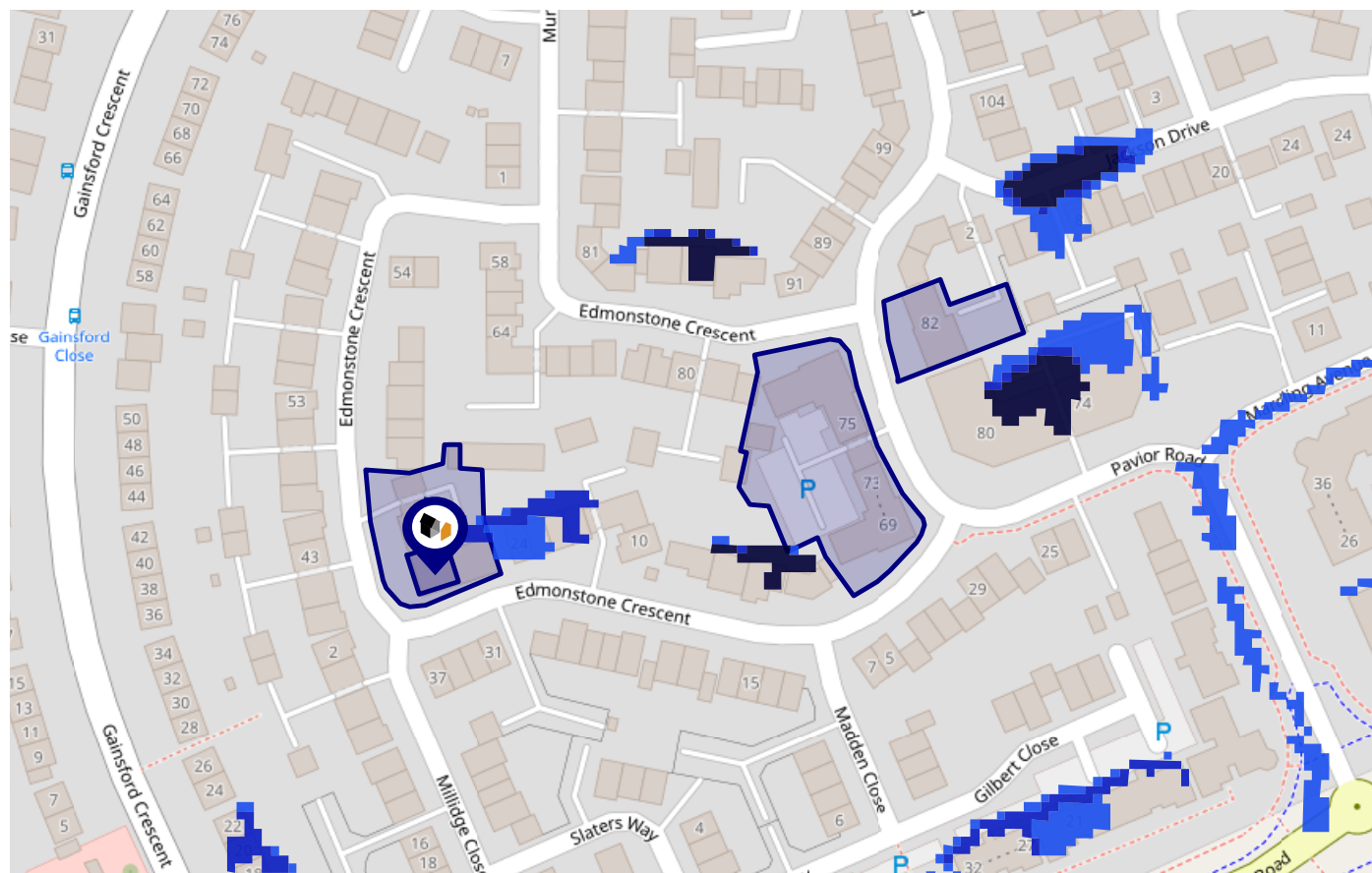
Chance of flooding to the following depths at this property:



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.

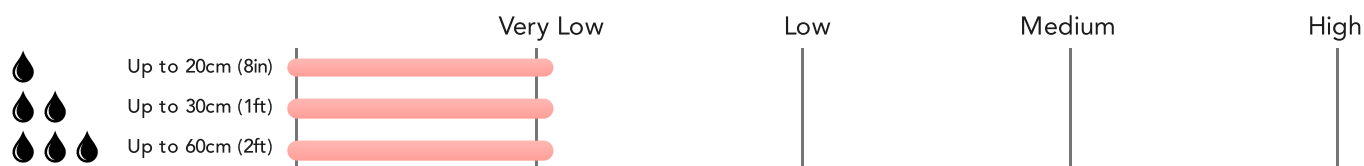


Risk Rating: Very low

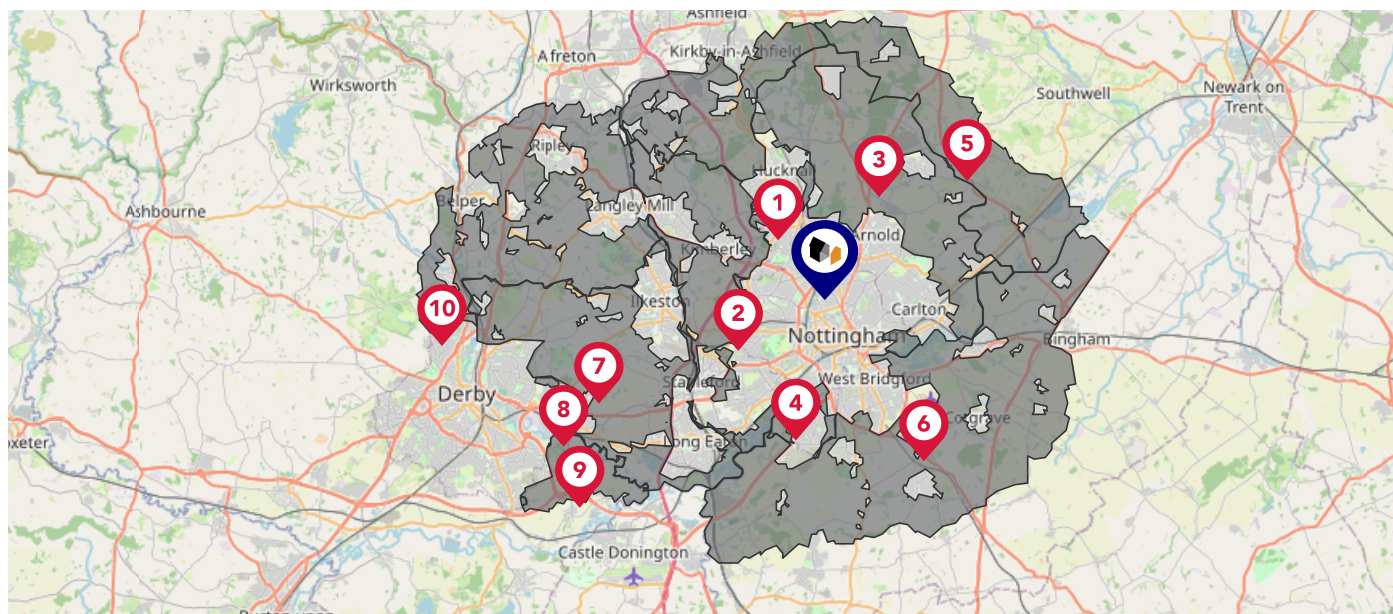
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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 - Newark and Sherwood

6

Derby and Nottingham Green Belt - Rushcliffe

7

Derby and Nottingham Green Belt - Erewash

8

Derby and Nottingham Green Belt - Derby

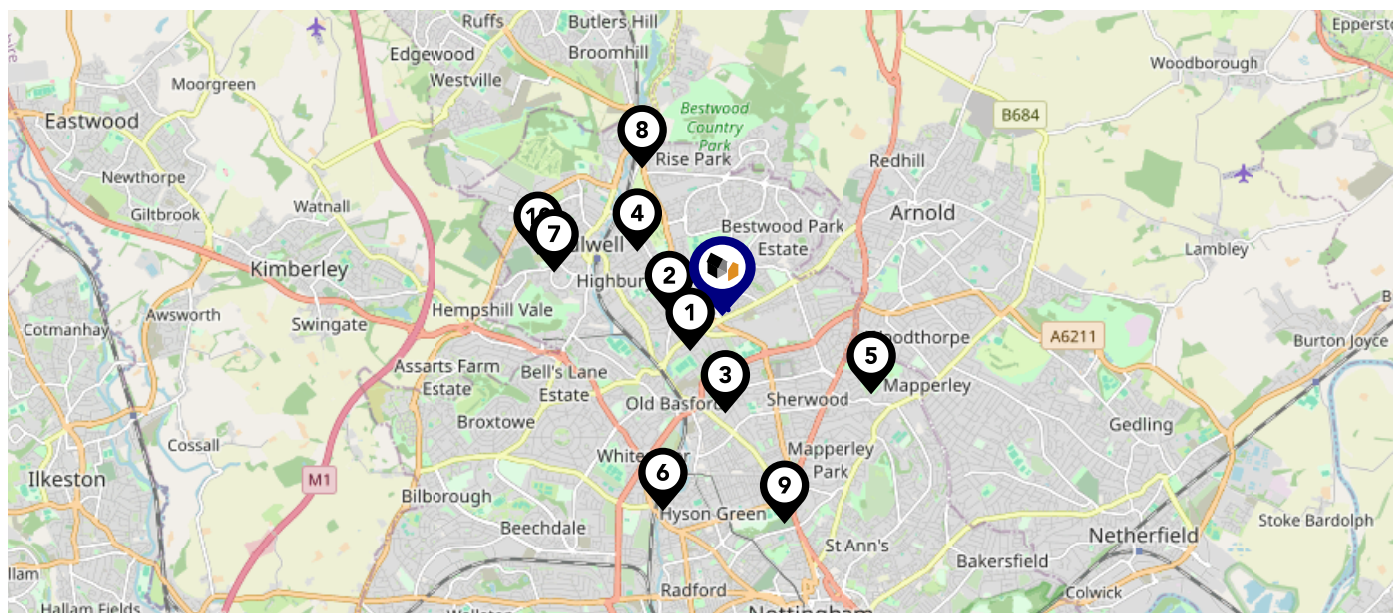
9

Derby and Nottingham Green Belt - South Derbyshire

10

Derby and Nottingham Green Belt - Amber Valley

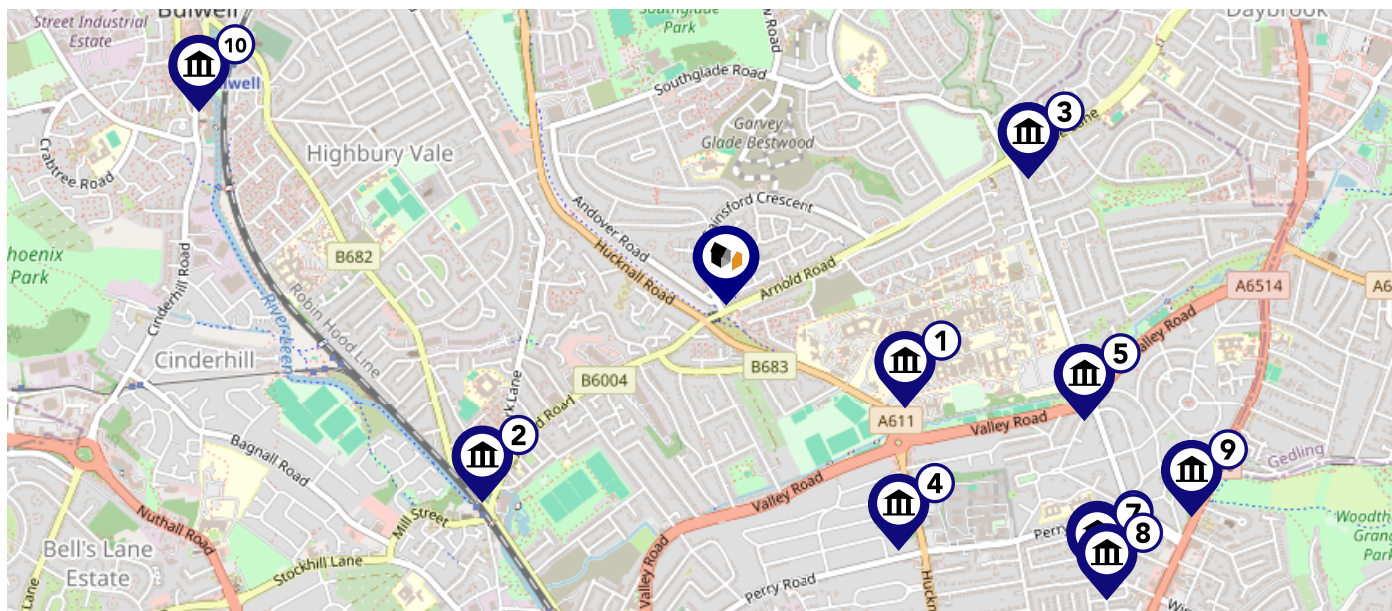
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



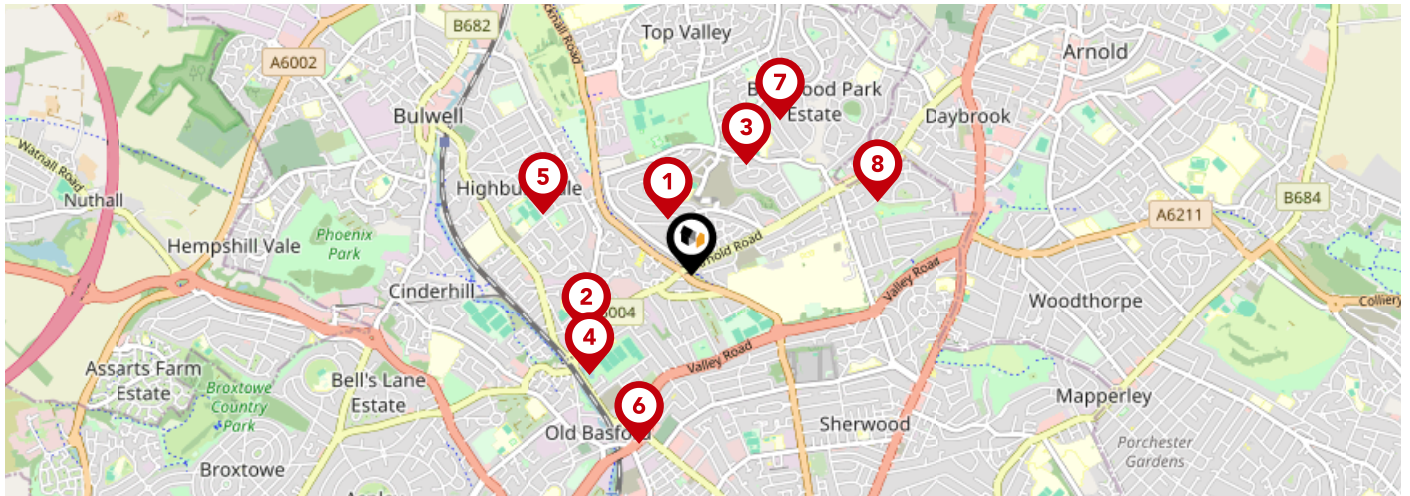
Nearby Landfill Sites

1	Gayhurst Road-Bulwell, Baswell, Nottingham, Nottinghamshire	Historic Landfill	
2	Ransom Road-Kersall Road, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	
3	Valley Road-Valley Road, Basford, Nottingham, Nottinghamshire	Historic Landfill	
4	St. Albans Road-Bulwell, Nottingham, Nottinghamshire	Historic Landfill	
5	Woodthorpe Drive Railway Cutting-Railway Cutting, Woodthorpe Drive, Mapperley, Nottingham, Nottinghamshire	Historic Landfill	
6	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill	
7	Thames Street Quarry Works-Thames Street, Bulwell	Historic Landfill	
8	Moorbridge Works-Moorbridge Works, Bulwell	Historic Landfill	
9	Carrington Railway Cutting-Gregory Boulevard / Sherwood Rise, Carrington, Nottingham	Historic Landfill	
10	Sankeys Quarry-Hempshill Lane, Bulwell	Historic Landfill	

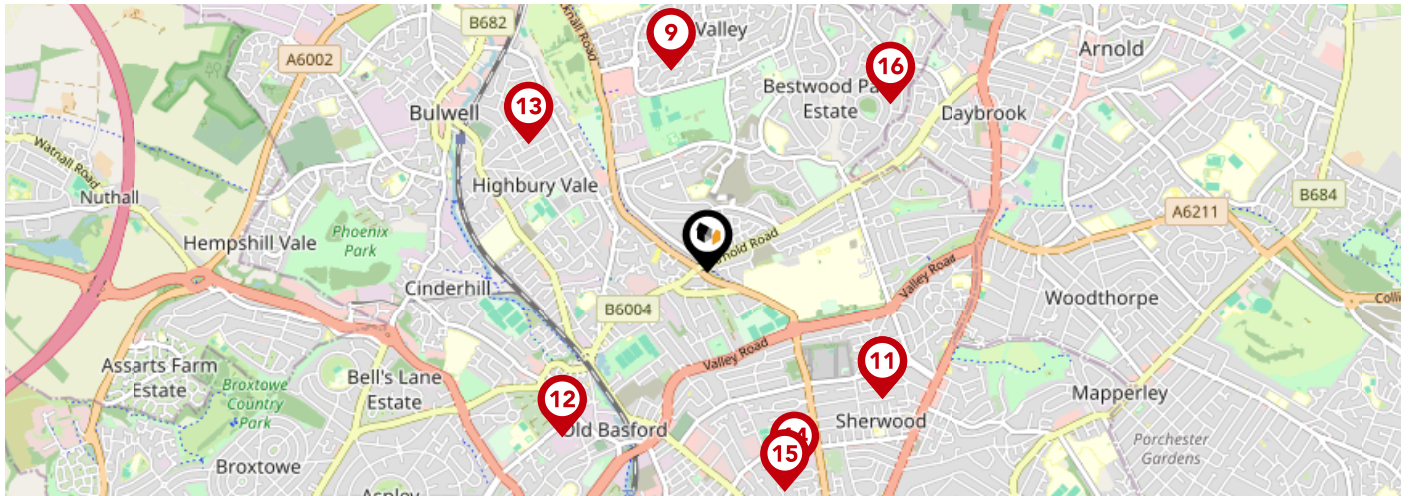
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1270775 - Hospital Church Of St Luke At City Hospital	Grade II	0.5 miles
	1246293 - Old Pear Tree Public House And Attached Garden Wall	Grade II	0.7 miles
	1376747 - The Oxclose Public House	Grade II	0.7 miles
	1392587 - Scout War Memorial Gateway	Grade II	0.7 miles
	1245435 - The Five Ways Public House	Grade II	0.9 miles
	1246295 - Boundary Wall And Gateway At Burlington Towers	Grade II	1.0 miles
	1246294 - Burlington Towers	Grade II	1.0 miles
	1247626 - Elberton House	Grade II	1.1 miles
	1058987 - Woodthorpe House Community Centre	Grade II	1.2 miles
	1270643 - Iron Footbridge Spanning River Lean	Grade II	1.2 miles



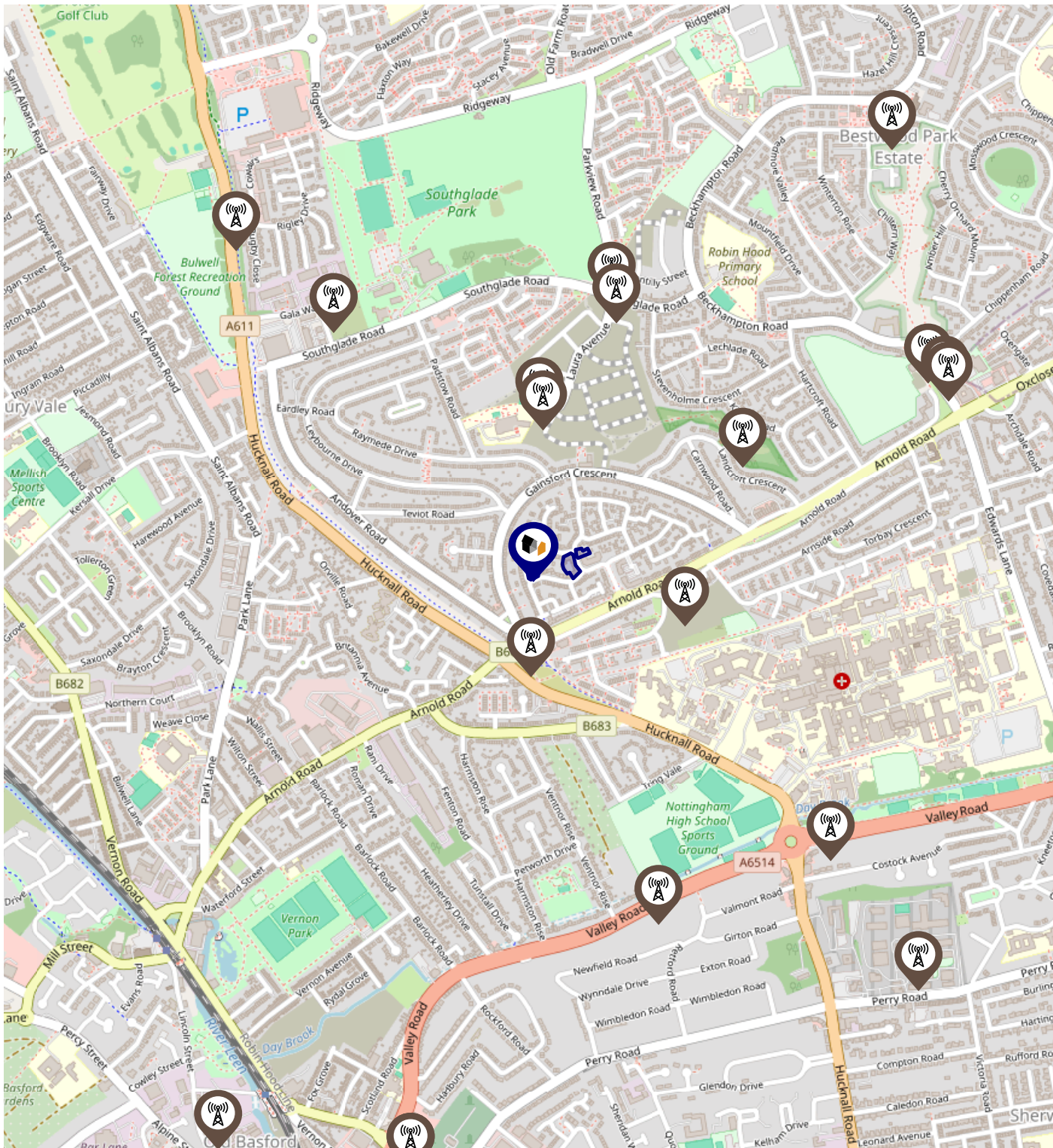
		Nursery	Primary	Secondary	College	Private
1	Henry Whipple Primary School Ofsted Rating: Good Pupils: 214 Distance:0.27	☐	☒	☐	☐	☐
2	Southwark Primary School Ofsted Rating: Good Pupils: 673 Distance:0.54	☐	☒	☐	☐	☐
3	Robin Hood Primary School Ofsted Rating: Good Pupils: 467 Distance:0.54	☐	☒	☐	☐	☐
4	Green Crescent School Ofsted Rating: Good Pupils: 170 Distance:0.64	☐	☒	☐	☐	☐
5	Our Lady of Perpetual Succour Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.72	☐	☒	☐	☐	☐
6	Heathfield Primary and Nursery School Ofsted Rating: Good Pupils: 702 Distance:0.79	☐	☒	☐	☐	☐
7	Southglade Primary and Nursery School Ofsted Rating: Good Pupils: 435 Distance:0.79	☐	☒	☐	☐	☐
8	Burford Primary and Nursery School Ofsted Rating: Good Pupils: 226 Distance:0.89	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Westglade Primary School Ofsted Rating: Good Pupils: 236 Distance:0.92	☐	☒	☐	☐	☐
	Seely Primary School Ofsted Rating: Good Pupils: 530 Distance:0.96	☐	☒	☐	☐	☐
	Hospital and Home Education PRU Ofsted Rating: Good Pupils: 79 Distance:0.96	☐	☐	☒	☐	☐
	Old Basford School Ofsted Rating: Good Pupils: 470 Distance:0.98	☐	☒	☐	☐	☐
	Cantrell Primary and Nursery School Ofsted Rating: Good Pupils: 443 Distance:0.98	☐	☒	☐	☐	☐
	Nottingham Free School Ofsted Rating: Good Pupils: 676 Distance:0.98	☐	☐	☒	☐	☐
	FUEL Ofsted Rating: Good Pupils: 31 Distance:1.04	☐	☐	☒	☐	☐
	Glade Hill Primary & Nursery School Ofsted Rating: Good Pupils: 440 Distance:1.11	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

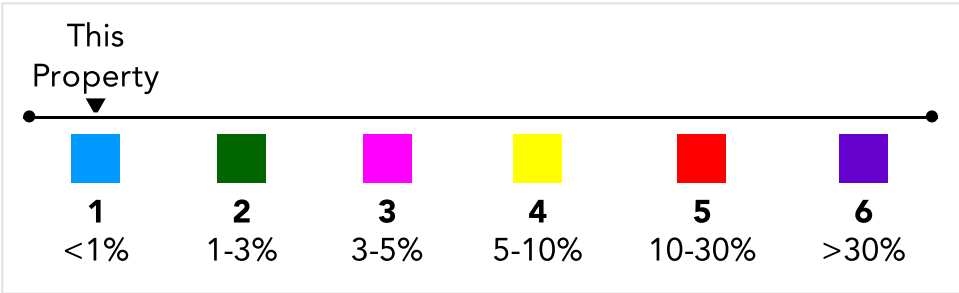
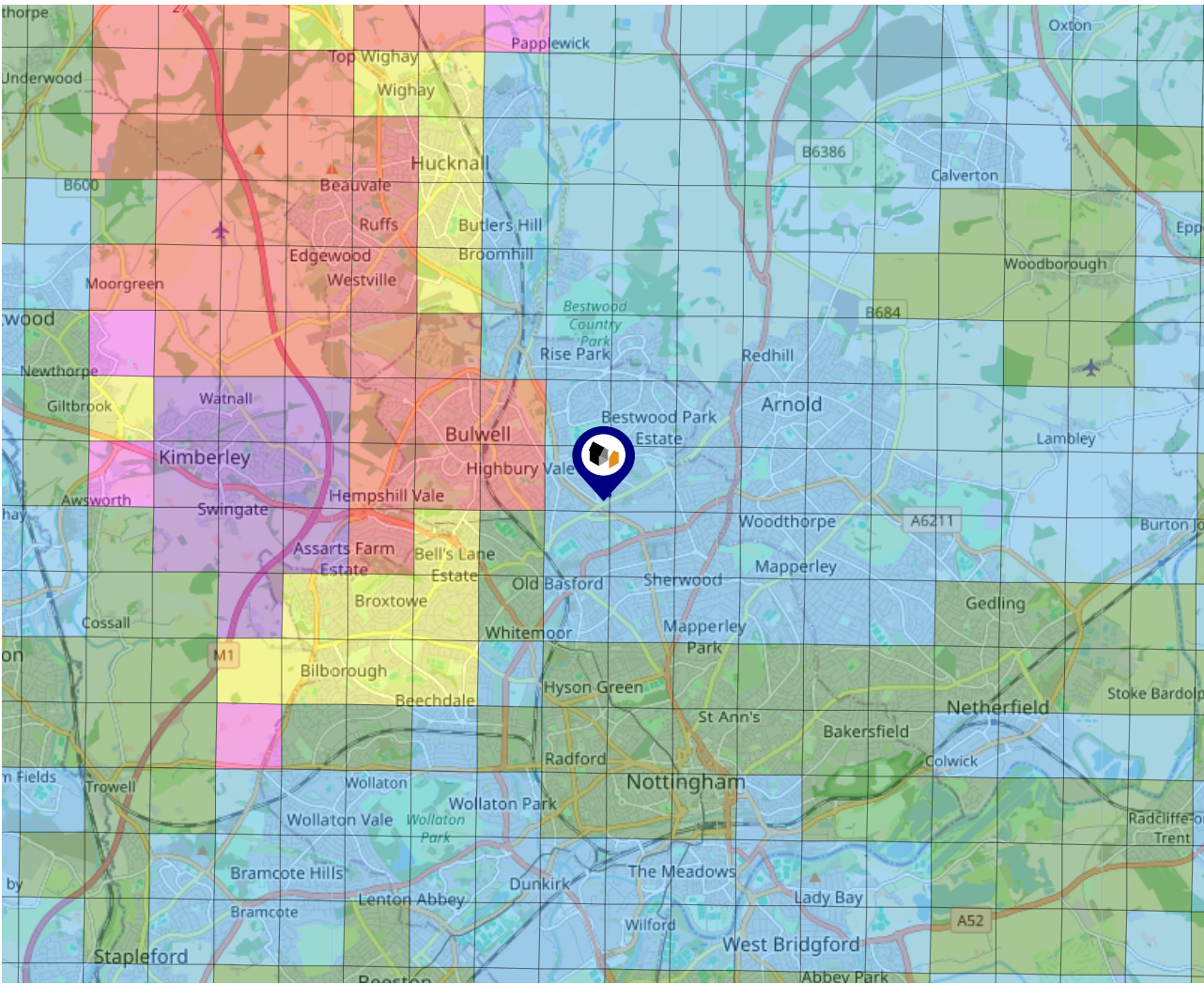


Key:

-  Power Pylons
-  Communication Masts

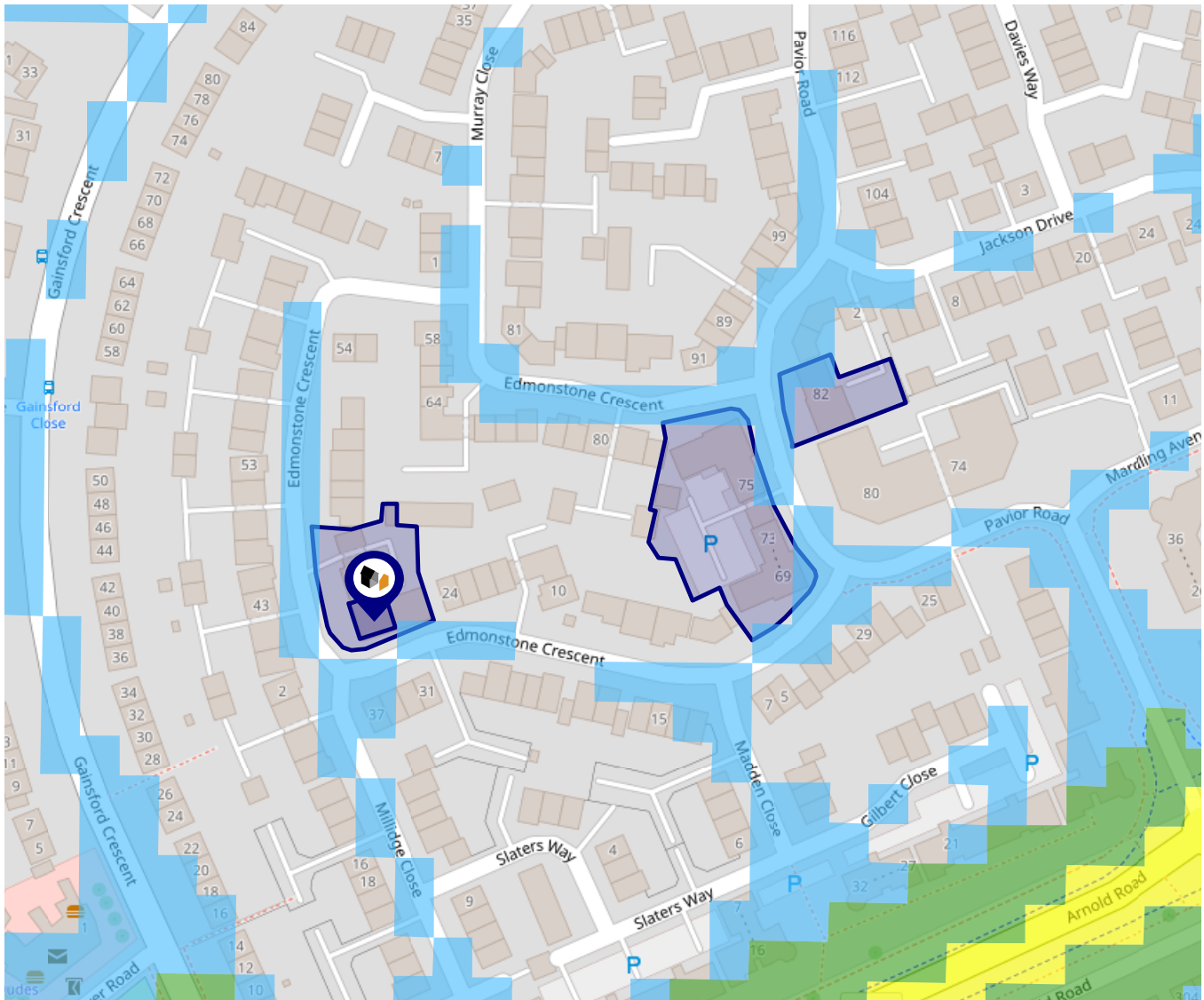
What is Radon?

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

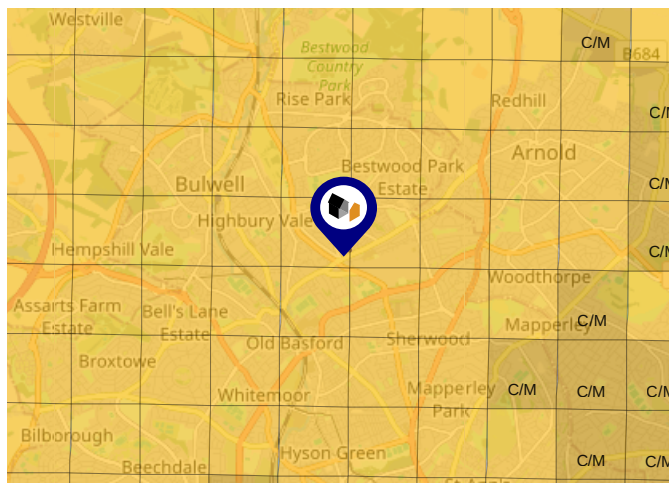


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

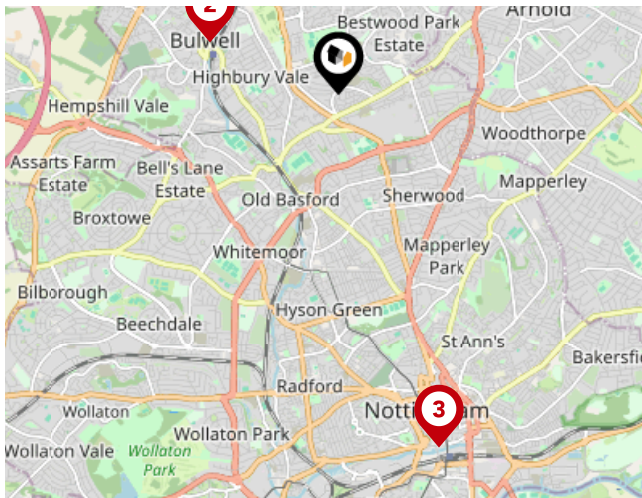


Primary Classifications (Most Common Clay Types)

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

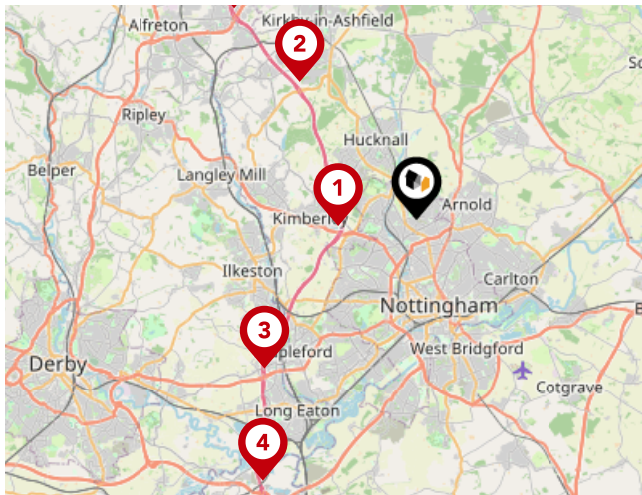
Area

Transport (National)



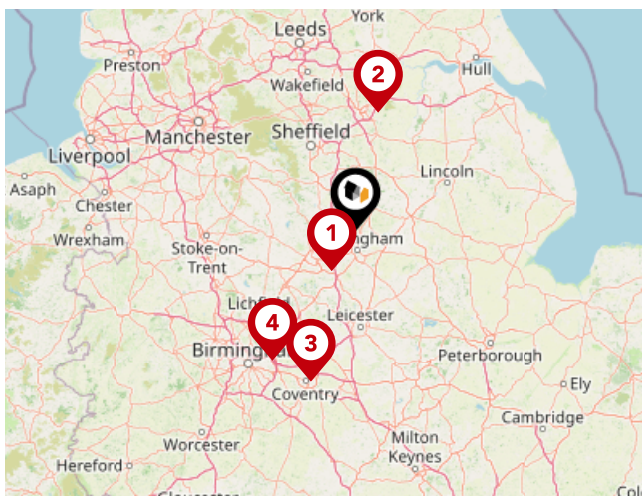
National Rail Stations

Pin	Name	Distance
1	Bulwell Rail Station	1.24 miles
2	Bulwell Rail Station	1.24 miles
3	Nottingham Rail Station	3.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	2.79 miles
2	M1 J27	6.41 miles
3	M1 J25	7.63 miles
4	M1 J24A	10.85 miles
5	M1 J28	9.94 miles

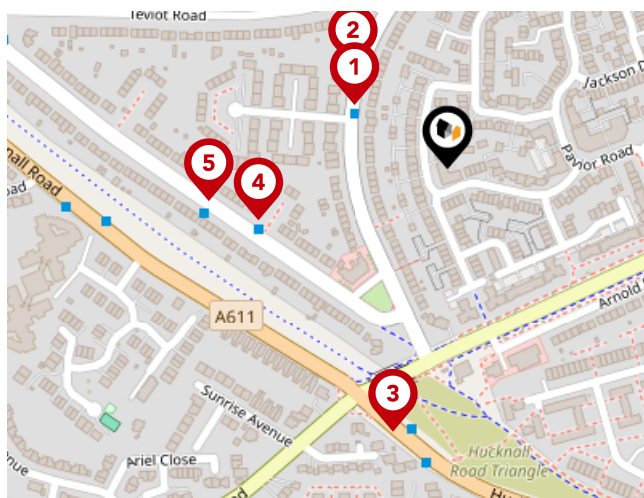


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	13.32 miles
2	Finningley	34.38 miles
3	Baginton	45.1 miles
4	Birmingham Airport	44.15 miles

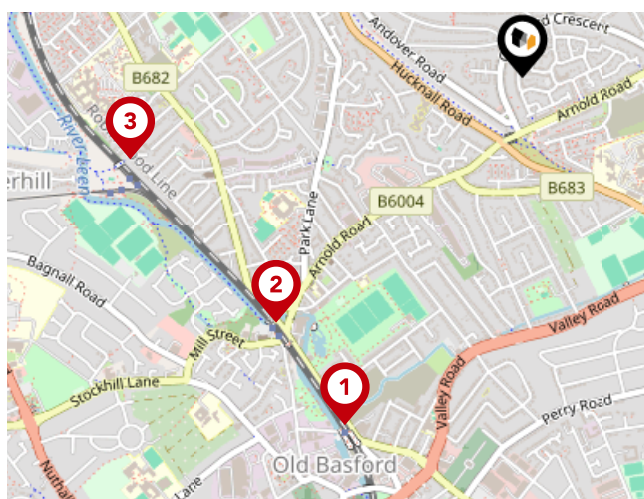
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gainsford Close	0.06 miles
2	Gainsford Close	0.08 miles
3	Arnold Road	0.15 miles
4	Gainsford Crescent	0.11 miles
5	Gainsford Crescent	0.13 miles



Local Connections

Pin	Name	Distance
1	Basford Tram Stop	0.87 miles
2	David Lane Tram Stop	0.77 miles
3	Highbury Vale Tram Stop	0.9 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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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.



Martin & Co - Hucknall

36a High Street, Hucknall, Nottingham,

NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com

