

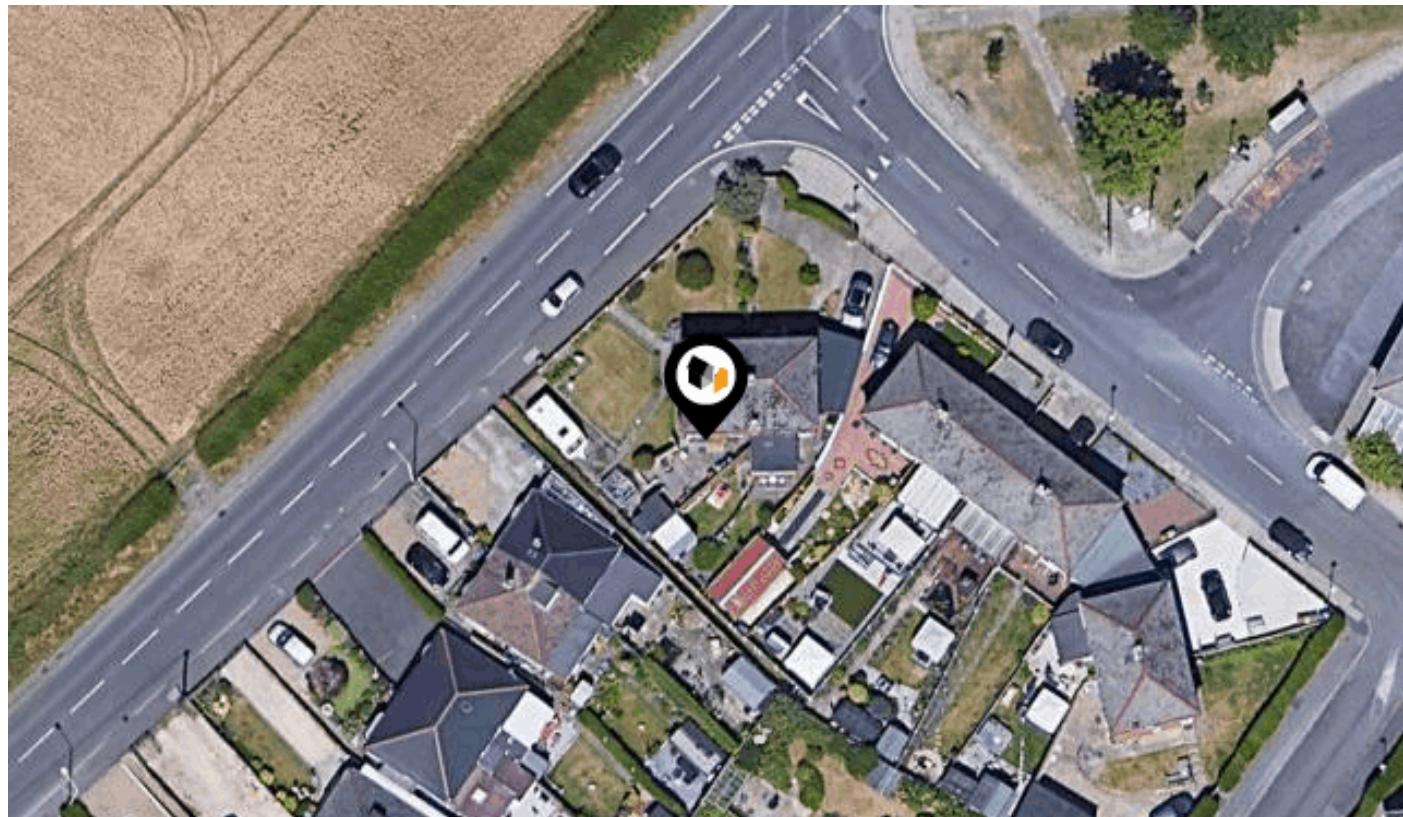


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th April 2023



BEAUVALE CRESCENT, HUCKNALL, NOTTINGHAM, NG15

Martin & Co - Hucknall

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

0115 871 5461

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www.martinco.com





Property

Type:	Semi-Detached
Council Tax :	Band A
Annual Estimate:	£1,458
UPRN:	100031219900

Local Area

Local Authority:	Ashfield
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7
mb/s



80
mb/s



1000
mb/s



Mobile Coverage:

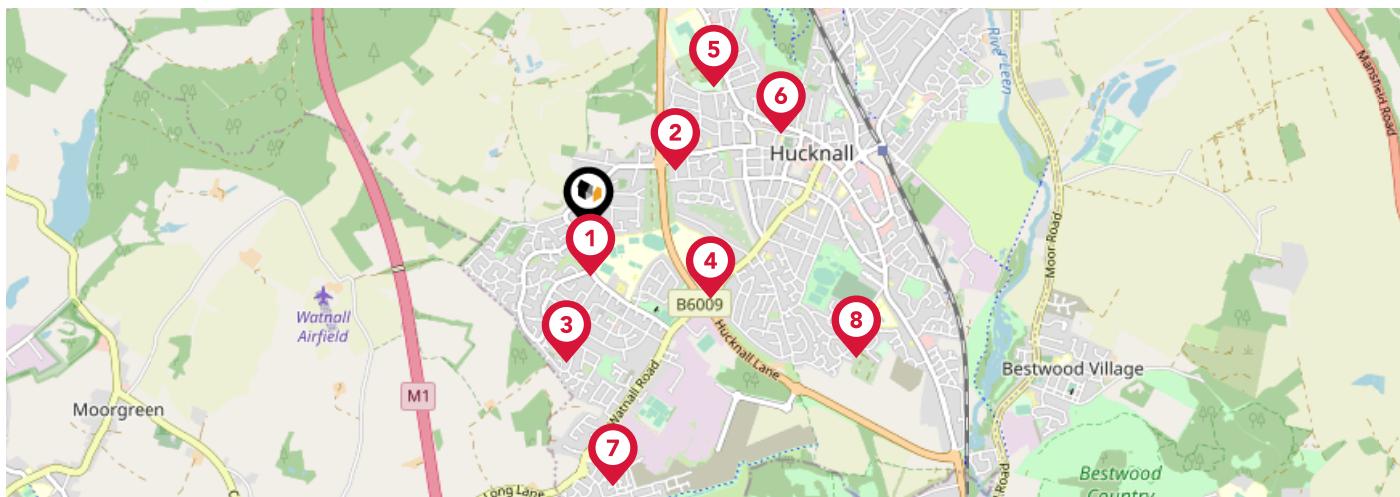
(based on calls indoors)



Satellite/Fibre TV Availability:



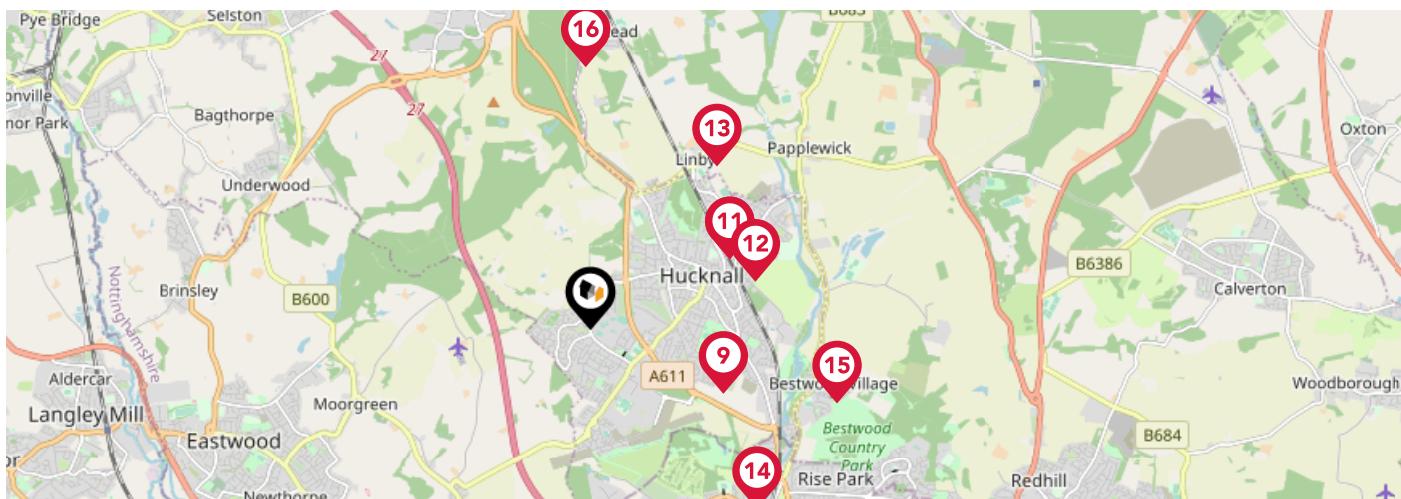
Area Schools



Nursery Primary Secondary College Private

	Holgate Academy						
1	Holgate Academy				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Inadequate Pupils: 993 Distance:0.21						
2	Hillside Primary and Nursery School			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 463 Distance:0.47						
3	Edgewood Primary and Nursery School		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 345 Distance:0.6						
4	Holgate Primary and Nursery School		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires Improvement Pupils: 410 Distance:0.62						
5	The National CofE Academy		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1272 Distance:0.85						
6	Hucknall National Church of England Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance:0.96						
7	Hucknall Flying High Academy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 114 Distance:1.15						
8	Broomhill Junior School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 277 Distance:1.32						

Area Schools



Nursery Primary Secondary College Private



Butler's Hill Infant and Nursery School

Ofsted Rating: Good | Pupils: 283 | Distance: 1.32



Leen Mills Primary School

Ofsted Rating: Requires Improvement | Pupils: 381 | Distance: 1.38



Holy Cross Primary Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 206 | Distance: 1.38



Beardall Fields Primary and Nursery School

Ofsted Rating: Good | Pupils: 407 | Distance: 1.53



Linby-cum-Papplewick CofE (VA) Primary School

Ofsted Rating: Requires Improvement | Pupils: 117 | Distance: 1.83



Springfield Academy

Ofsted Rating: Good | Pupils: 214 | Distance: 2.17



Hawthorne Primary and Nursery School

Ofsted Rating: Good | Pupils: 227 | Distance: 2.3

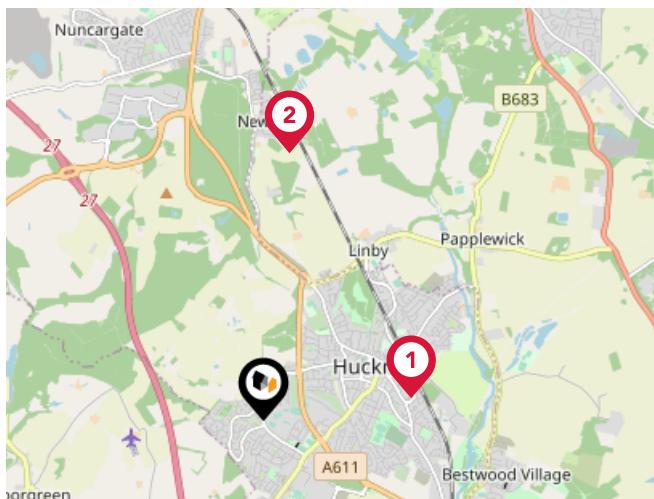


Newstead Primary and Nursery School

Ofsted Rating: Good | Pupils: 137 | Distance: 2.35

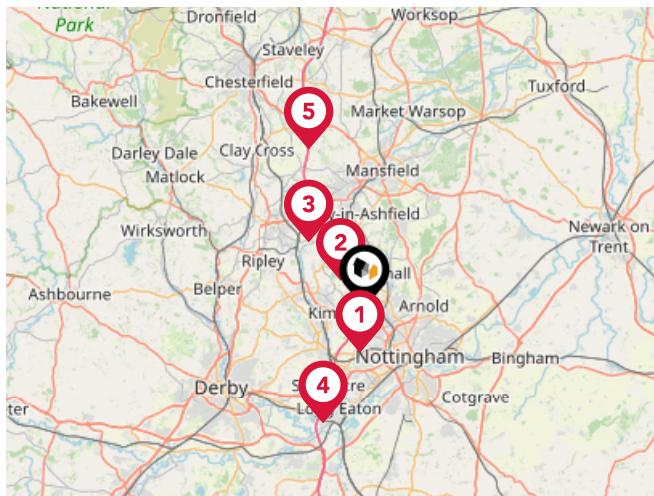


Area Transport (National)



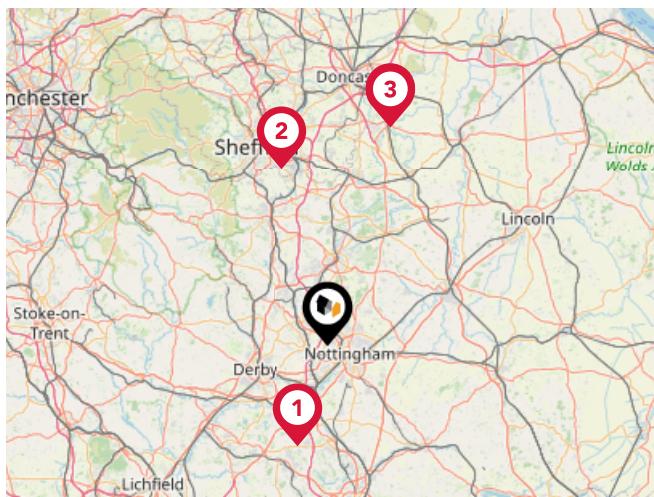
National Rail Stations

Pin	Name	Distance
1	Hucknall Rail Station	1.33 miles
2	Newstead Rail Station	2.4 miles
3	Bulwell Rail Station	2.79 miles



Trunk Roads/Motorways

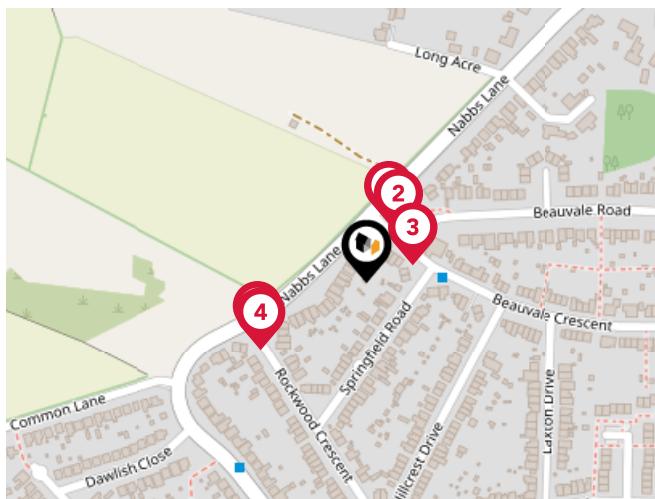
Pin	Name	Distance
1	M1 J26	3.24 miles
2	M1 J27	2.58 miles
3	M1 J28	6.11 miles
4	M1 J25	8.82 miles
5	M1 J29	11.96 miles



Airports/Helipads

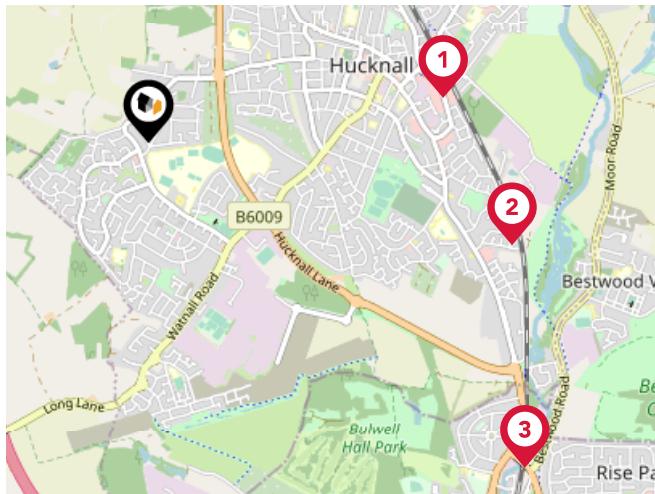
Pin	Name	Distance
1	East Midlands Airport	15.04 miles
2	Sheffield City Airport	25.73 miles
3	Robin Hood Doncaster Sheffield Airport	32.08 miles
4	Robin Hood Doncaster Sheffield Airport	32.44 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Common Lane	0.04 miles
2	Common Lane	0.03 miles
3	Beauvale Road	0.03 miles
4	Rockwood Crescent	0.07 miles
5	Rockwood Crescent	0.07 miles



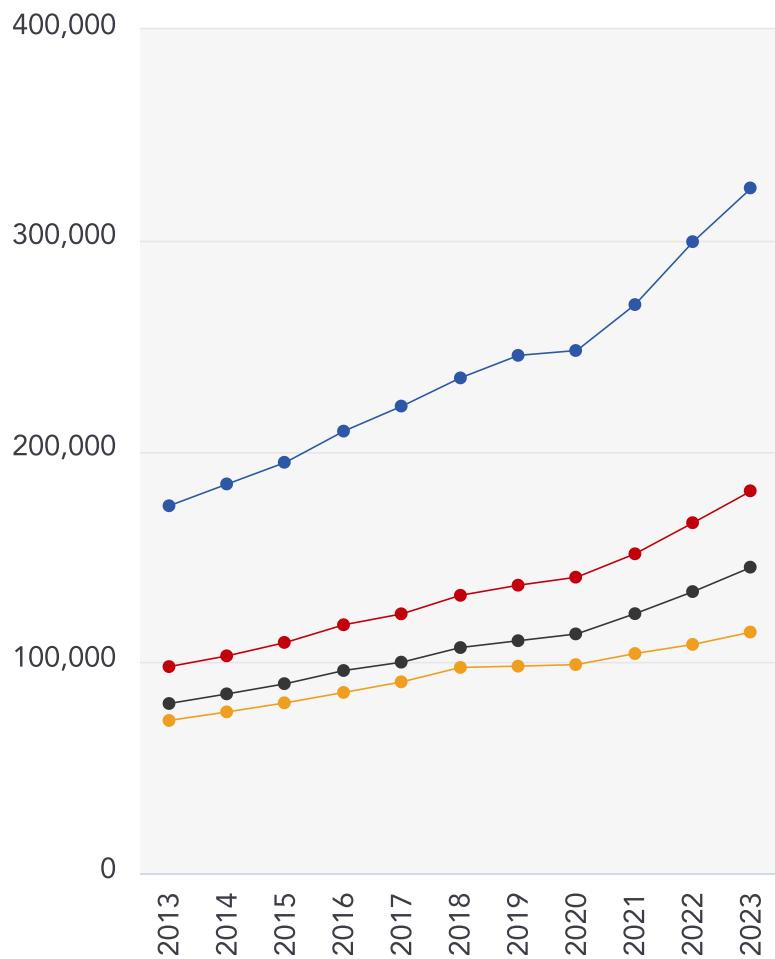
Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	1.33 miles
2	Butler's Hill Tram Stop	1.68 miles
3	Moor Bridge Tram Stop	2.22 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in NG15



Detached

+86.49%

Semi-Detached

+85.08%

Terraced

+80.33%

Flat

+57.88%



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.

Martin & Co - Hucknall

Testimonials



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.



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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