

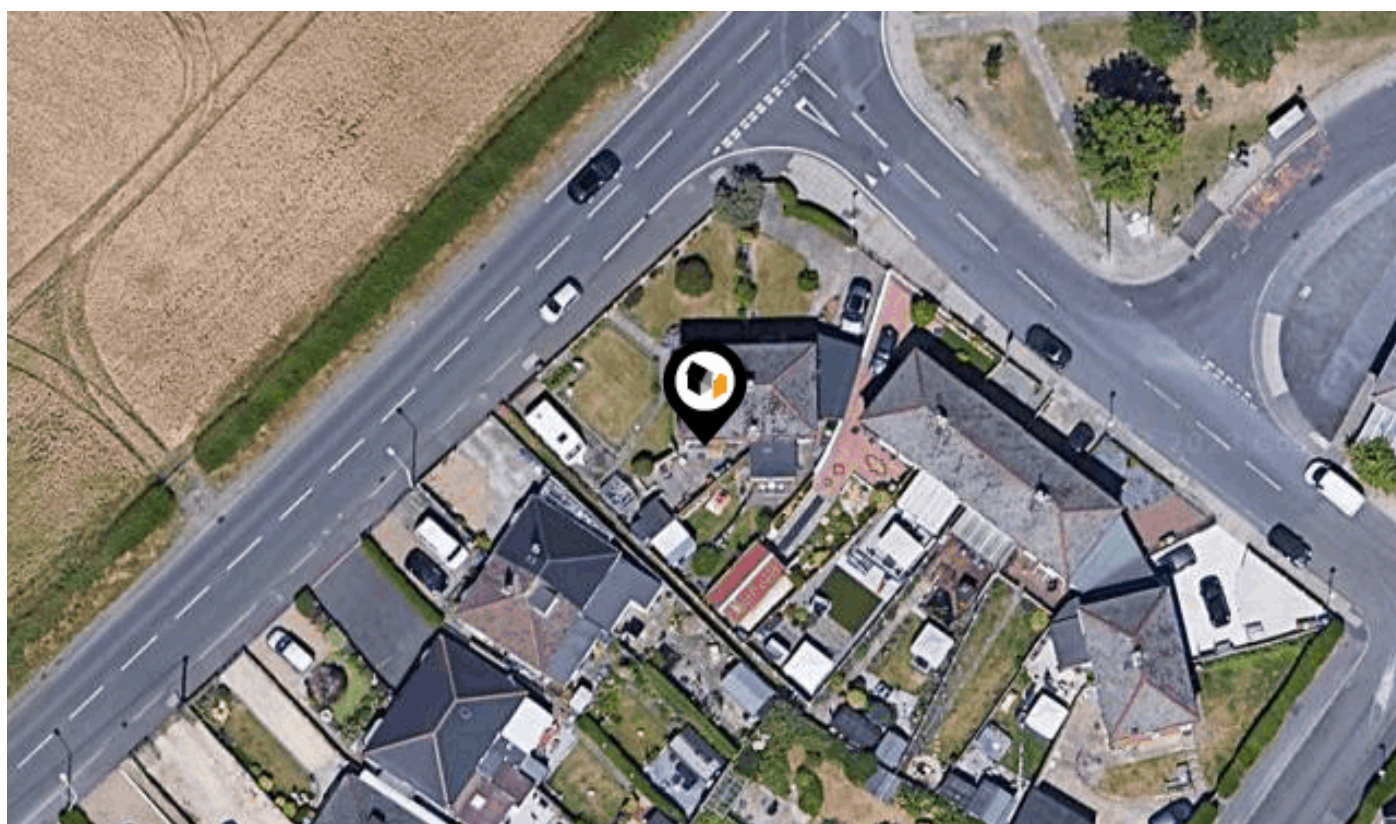


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 04<sup>th</sup> April 2023**



**BEAUVALE CRESCENT, HUCKNALL, NOTTINGHAM, NG15**

## **Martin & Co - Hucknall**

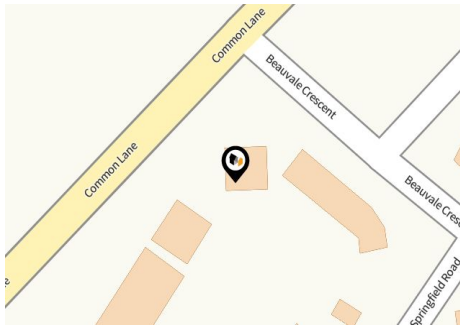
36a High Street, Hucknall, Nottingham, NG15 7HG

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## 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
		

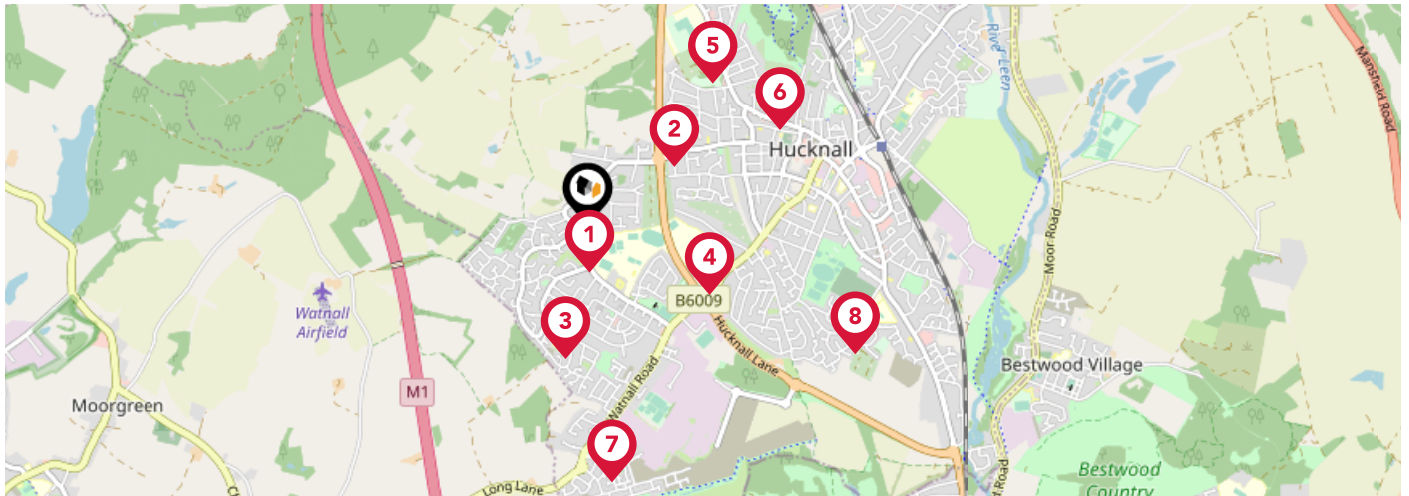
### Mobile Coverage:

(based on calls indoors)



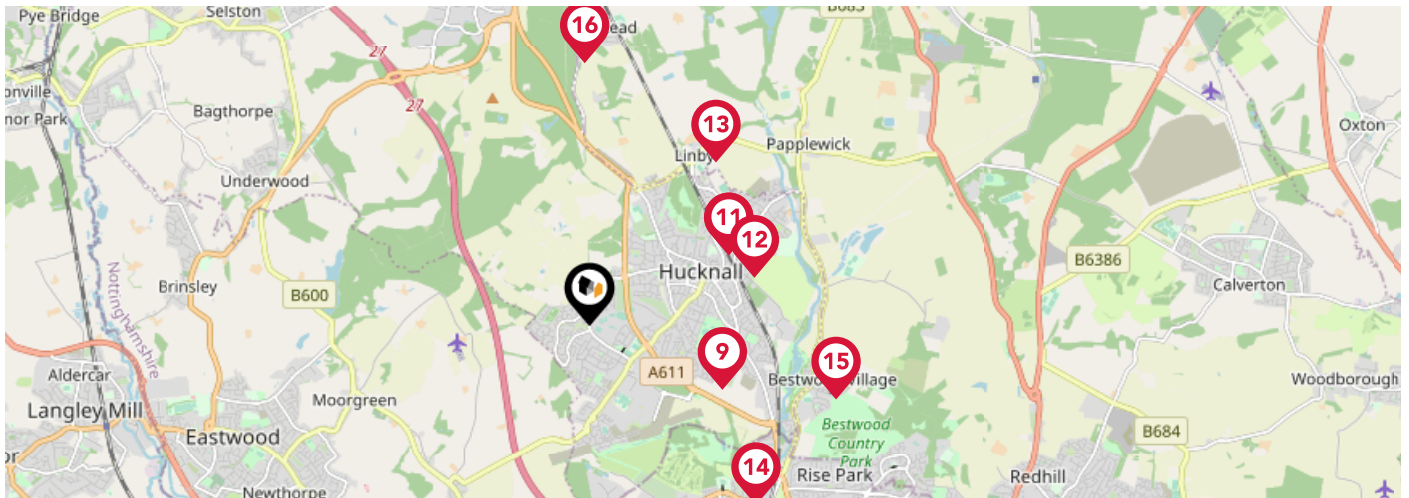
### Satellite/Fibre TV Availability:











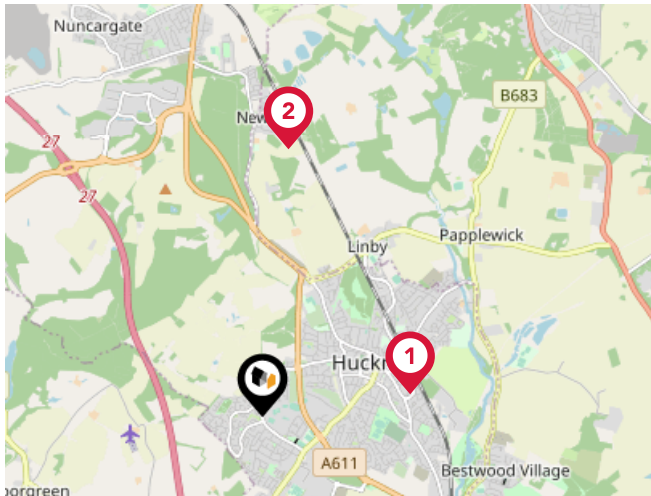


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Holgate Academy</b> Ofsted Rating: Inadequate   Pupils: 993   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hillside Primary and Nursery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



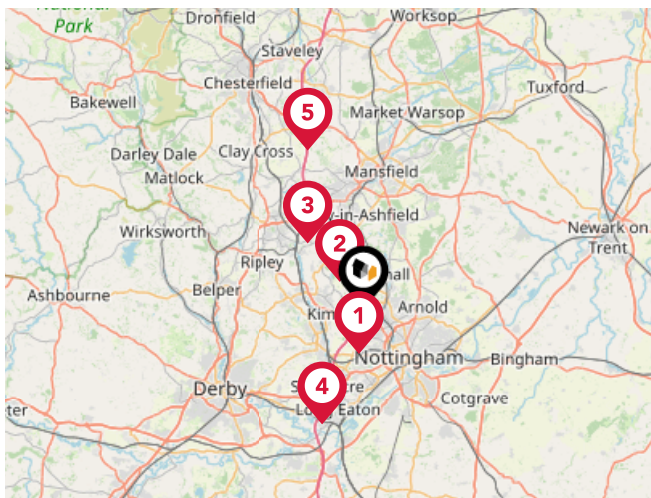


		Nursery	Primary	Secondary	College	Private
	<b>Butler's Hill Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 283   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leen Mills Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 381   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Primary Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beardall Fields Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 407   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linby-cum-Papplewick CofE (VA) Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 117   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Academy</b> Ofsted Rating: Good   Pupils: 214   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hawthorne Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 227   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newstead Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



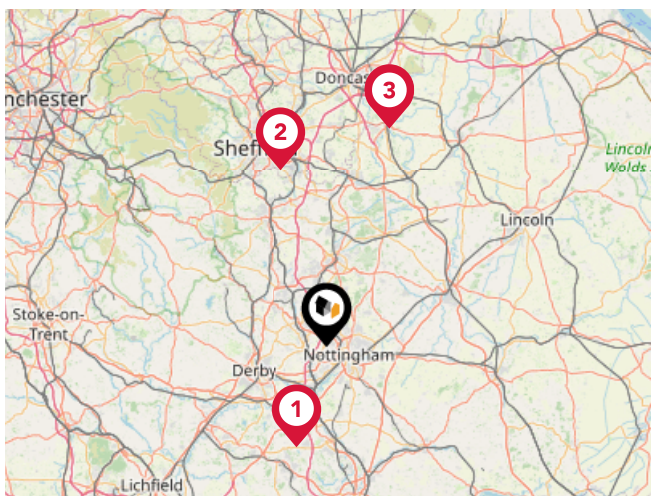
### National Rail Stations

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

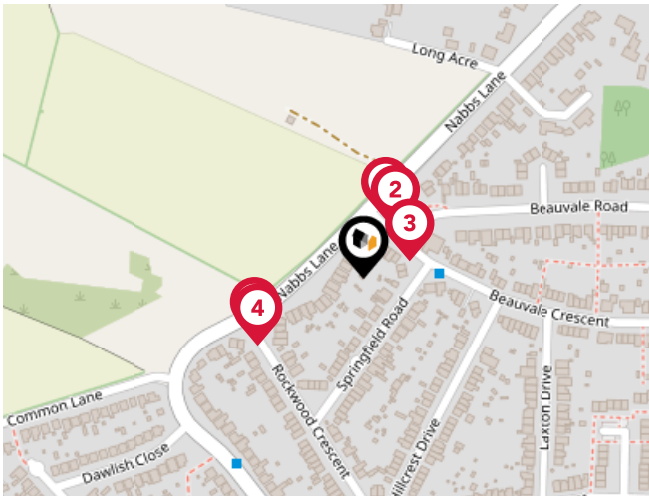


### Airports/Helipads

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

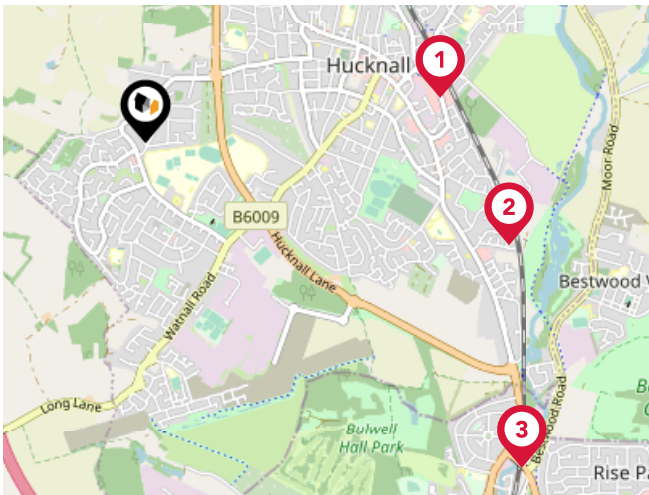
# Area

## Transport (Local)



### Bus Stops/Stations

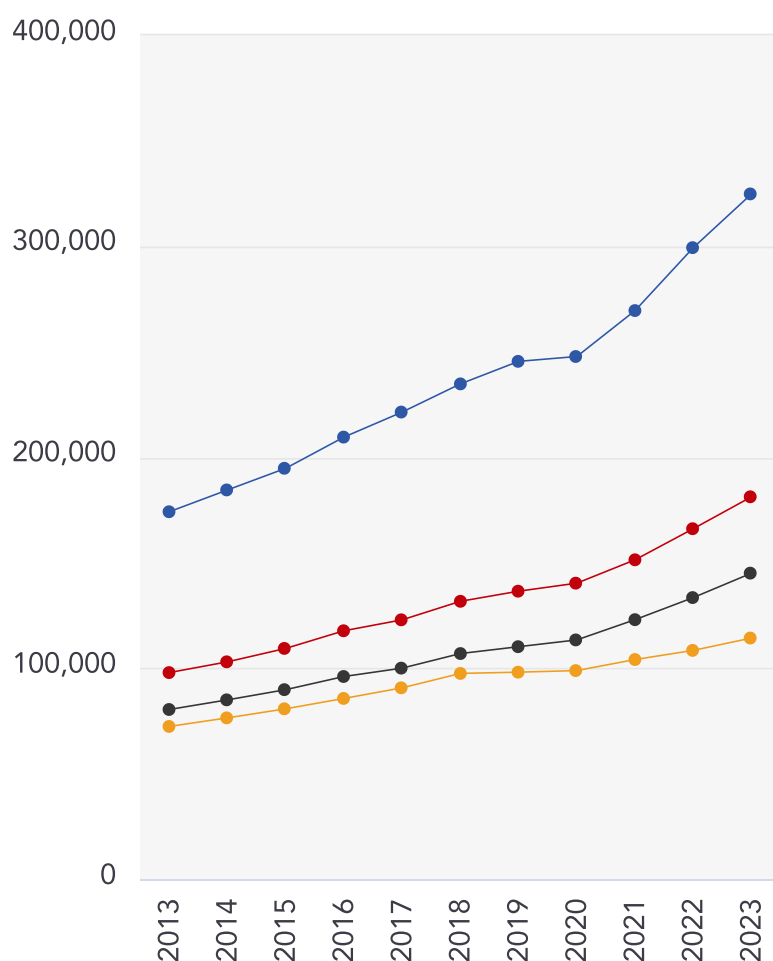
Pin	Name	Distance
1	Common Lane	0.04 miles
2	Common Lane	0.03 miles
3	Beauvale Road	0.03 miles
4	Rockwood Crescent	0.07 miles
5	Rockwood Crescent	0.07 miles



### 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

### 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

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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



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# 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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