

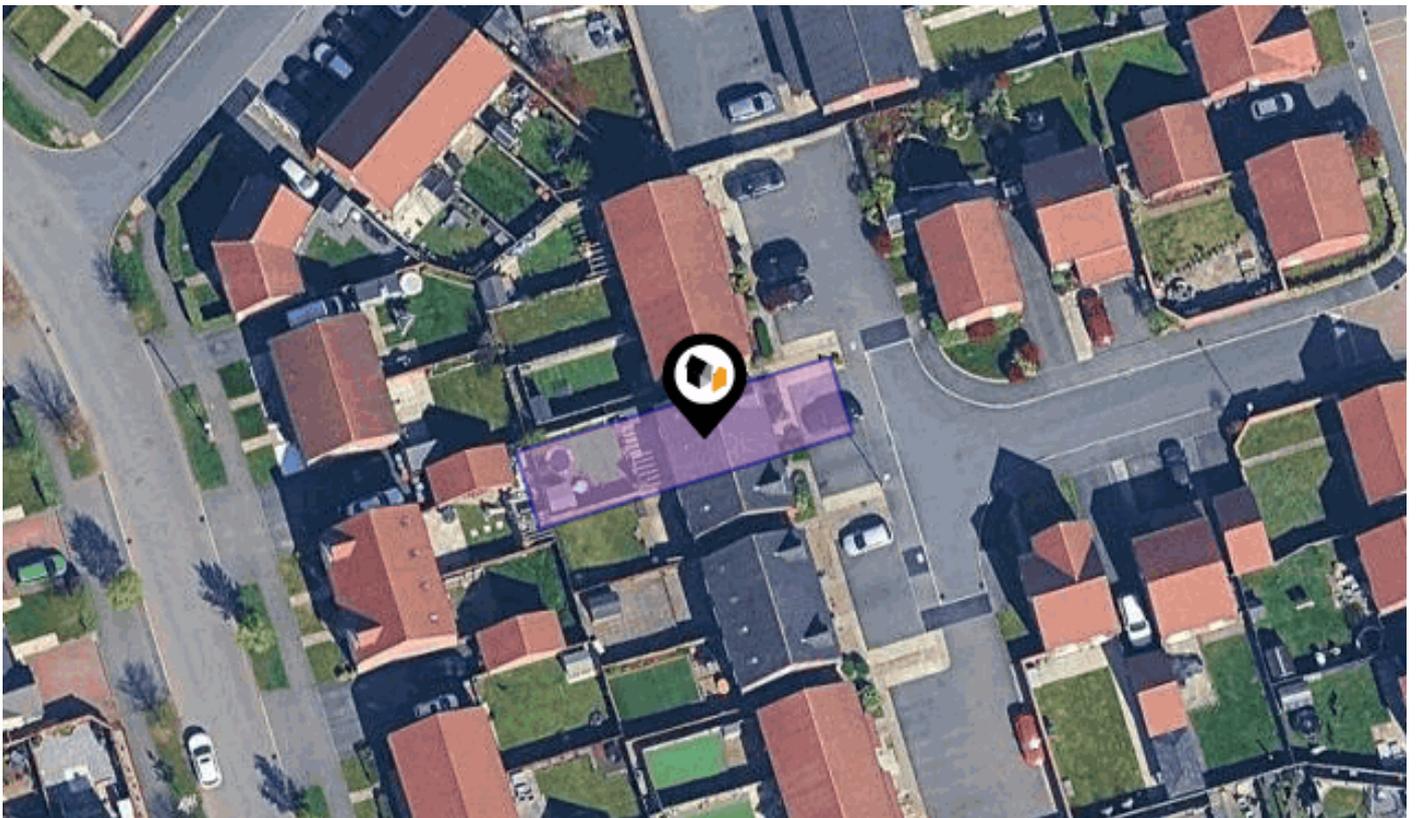


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th March 2026



MOSQUITO GROVE, HUCKNALL, NOTTINGHAM, NG15

Martin & Co - Hucknall

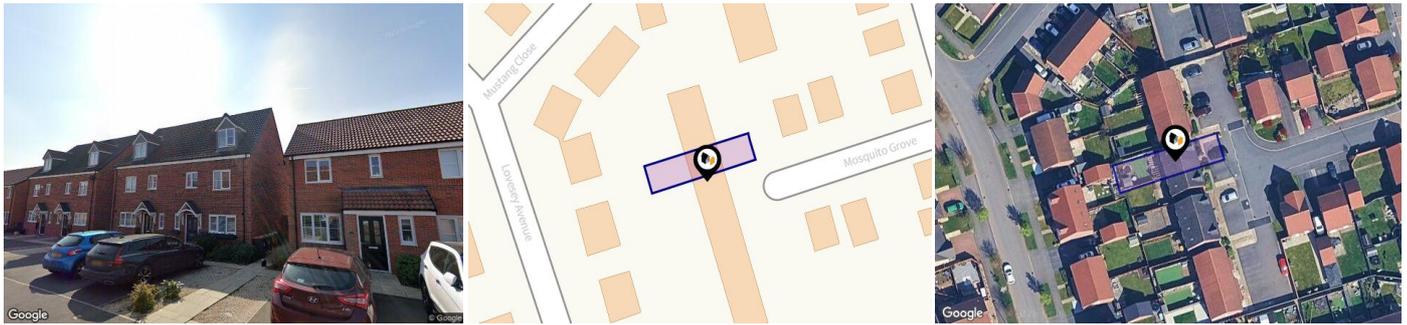
36a High Street, Hucknall, Nottingham, NG15 7HG

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.04 acres		
Year Built :	2017		
Council Tax :	Band C		
Annual Estimate:	£2,228		
Title Number:	NT534081		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

26 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Mosquito Grove, Hucknall, NG15

Energy rating

B

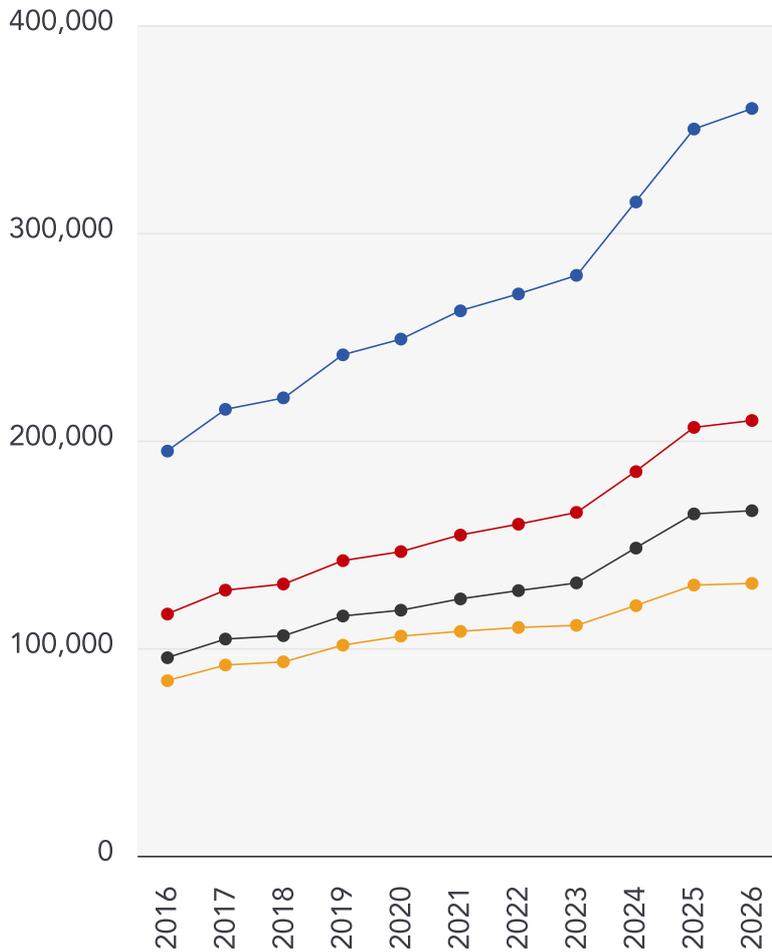
Valid until 20.09.2027

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	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:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m-Â°K
Total Floor Area:	109 m ²

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



Detached

+84.67%

Semi-Detached

+80.1%

Terraced

+74.26%

Flat

+55.6%

This map displays nearby coal mine entrances and their classifications.



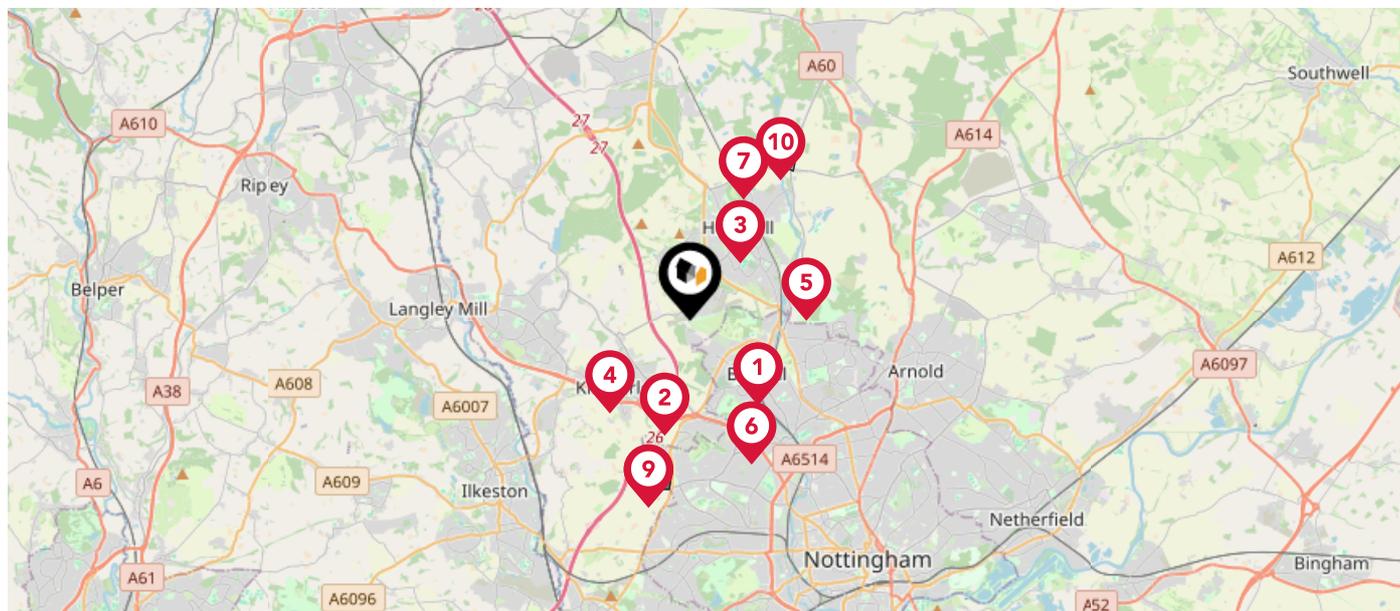
Mine Entry

- ✕ 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.

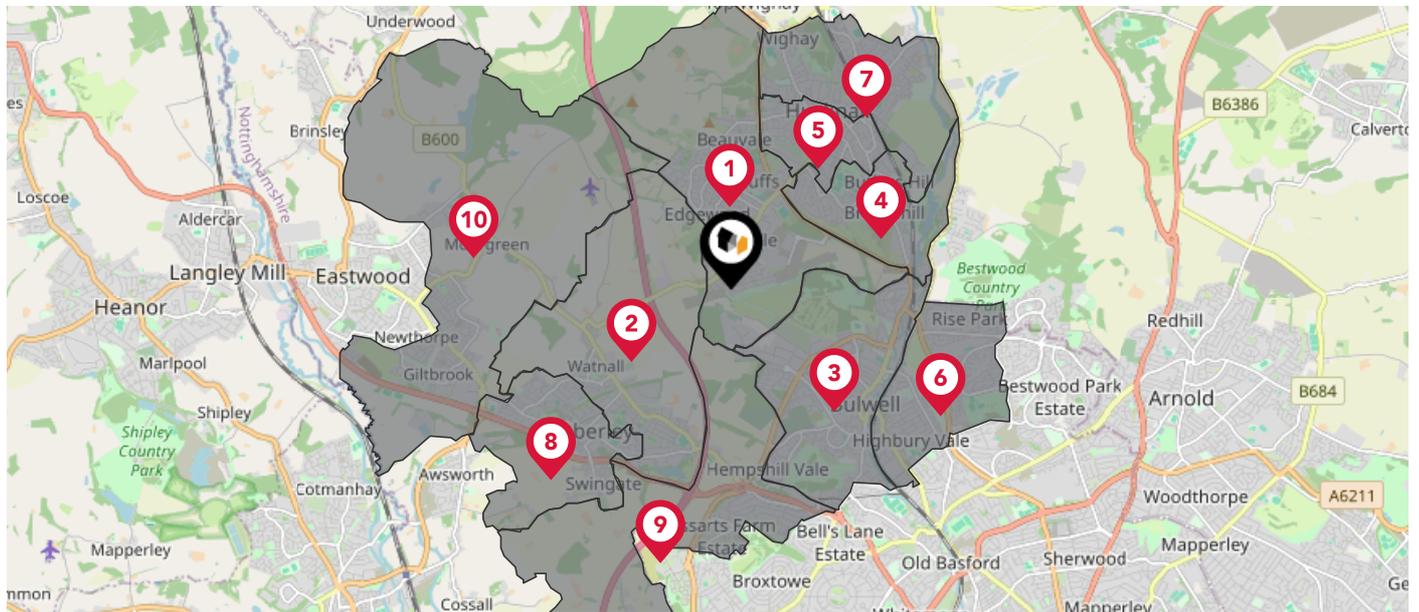
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Bulwell
-  Nuthall
-  Hucknall
-  Kimberley
-  Bestwood Village
-  Basford Hall
-  Linby
-  Strelley
-  Strelley
-  Papplewick

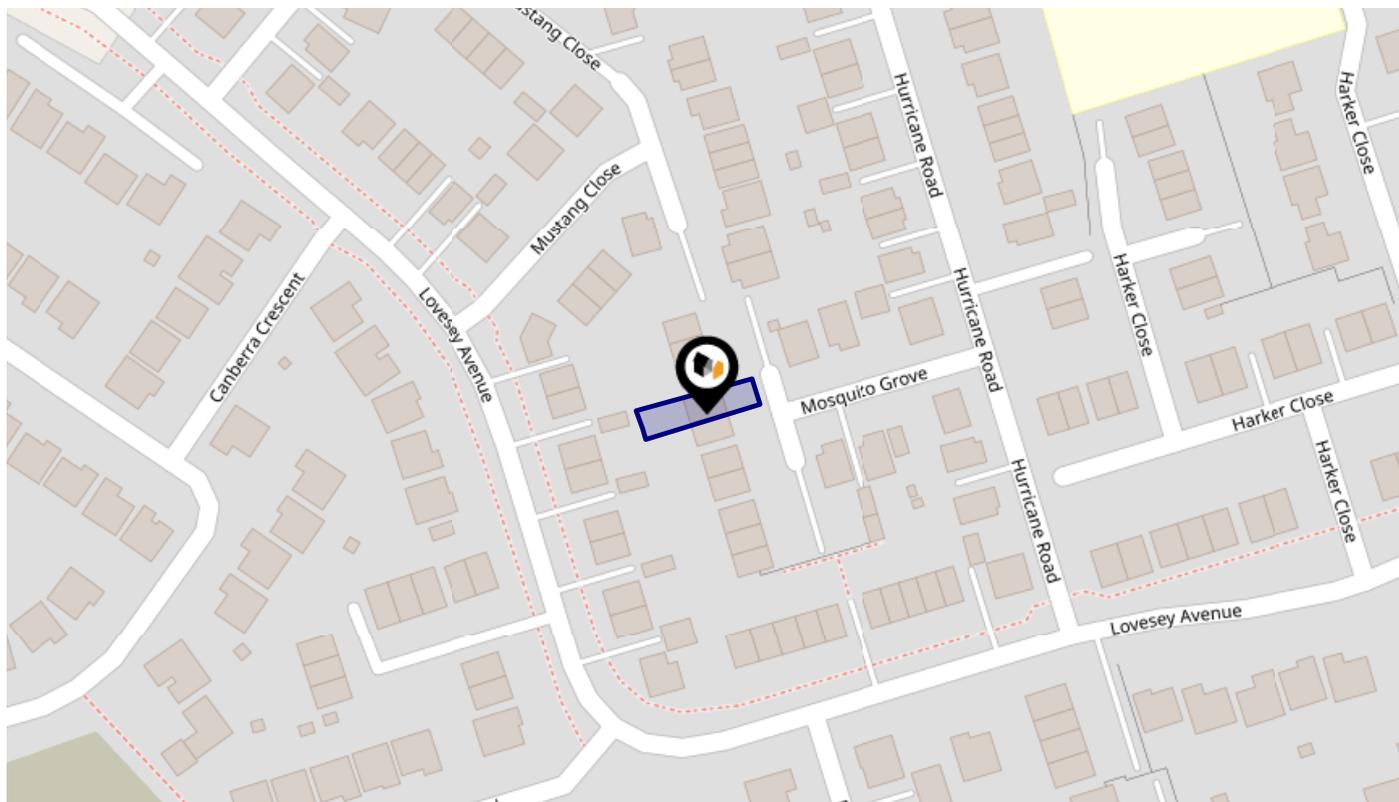
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Hucknall West Ward
-  Watnall & Nuthall West Ward
-  Bulwell Ward
-  Hucknall South Ward
-  Hucknall Central Ward
-  Bulwell Forest Ward
-  Hucknall North Ward
-  Kimberley Ward
-  Nuthall East & Strelley Ward
-  Greasley Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

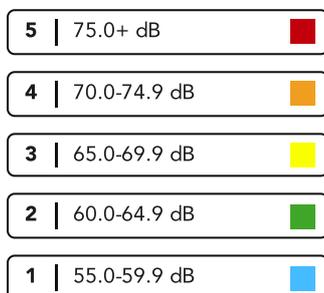


Rail Noise Data

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.

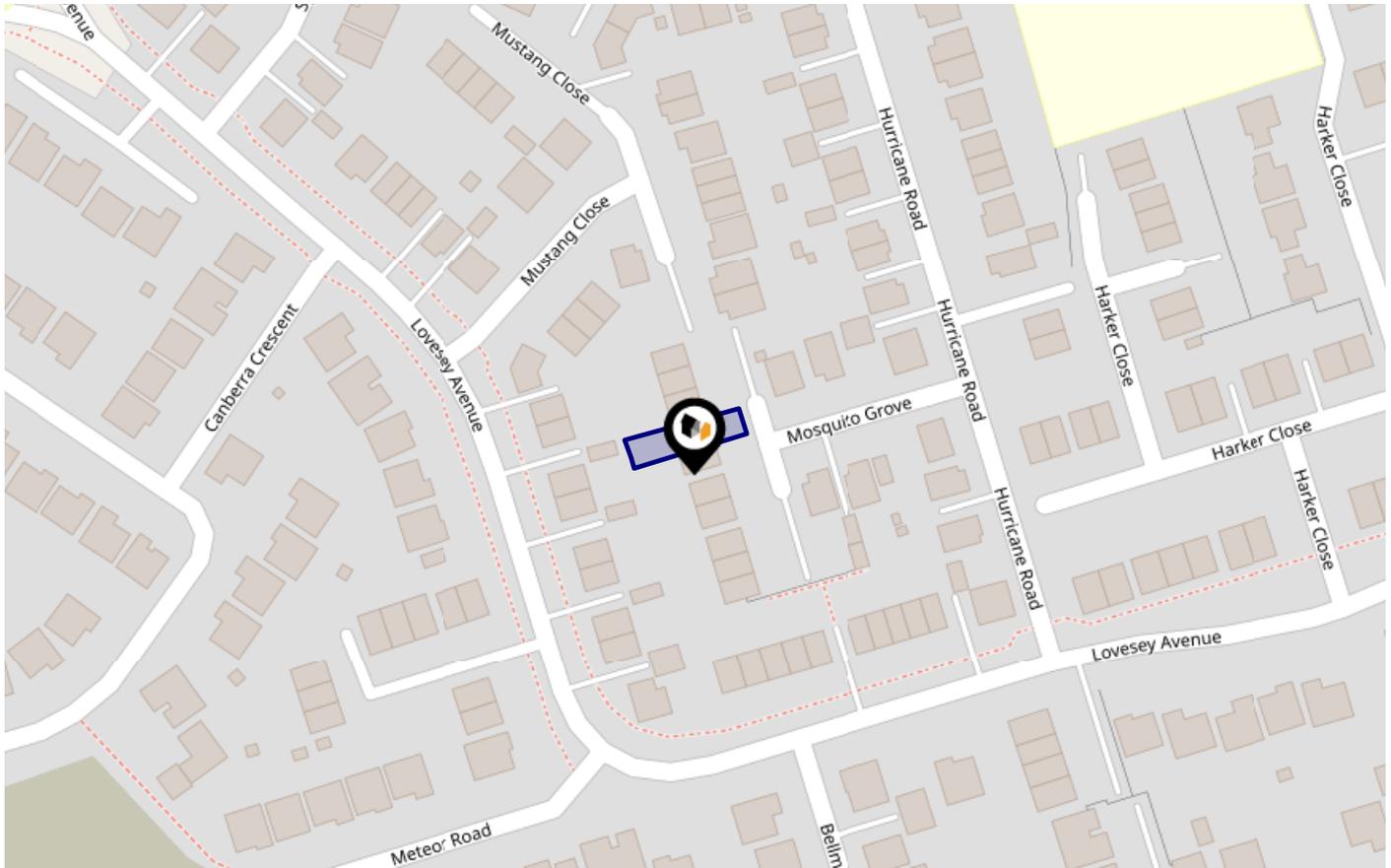
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

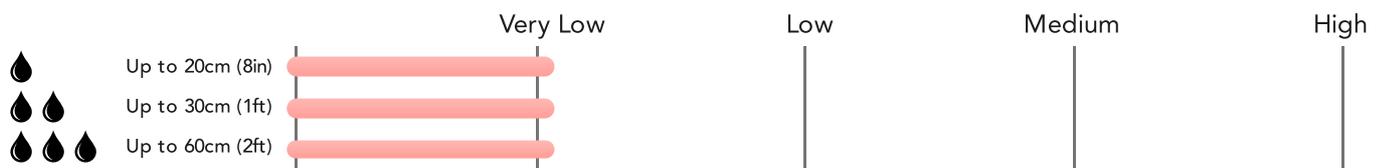


Risk Rating: Very low

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.

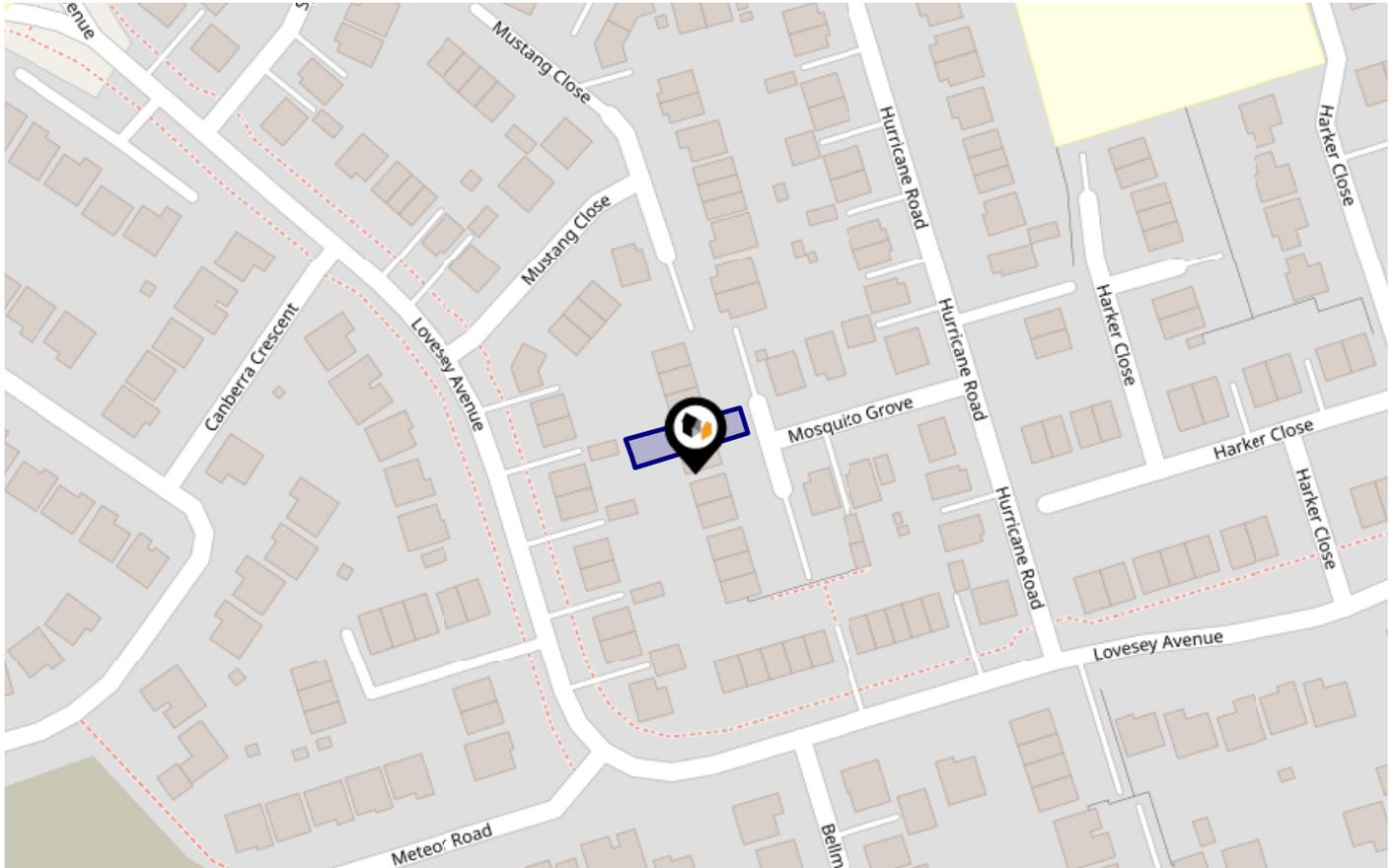
Chance of flooding to the following depths at this property:



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.

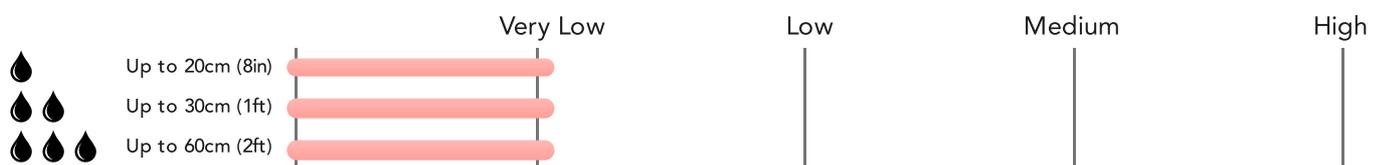


Risk Rating: **Very low**

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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

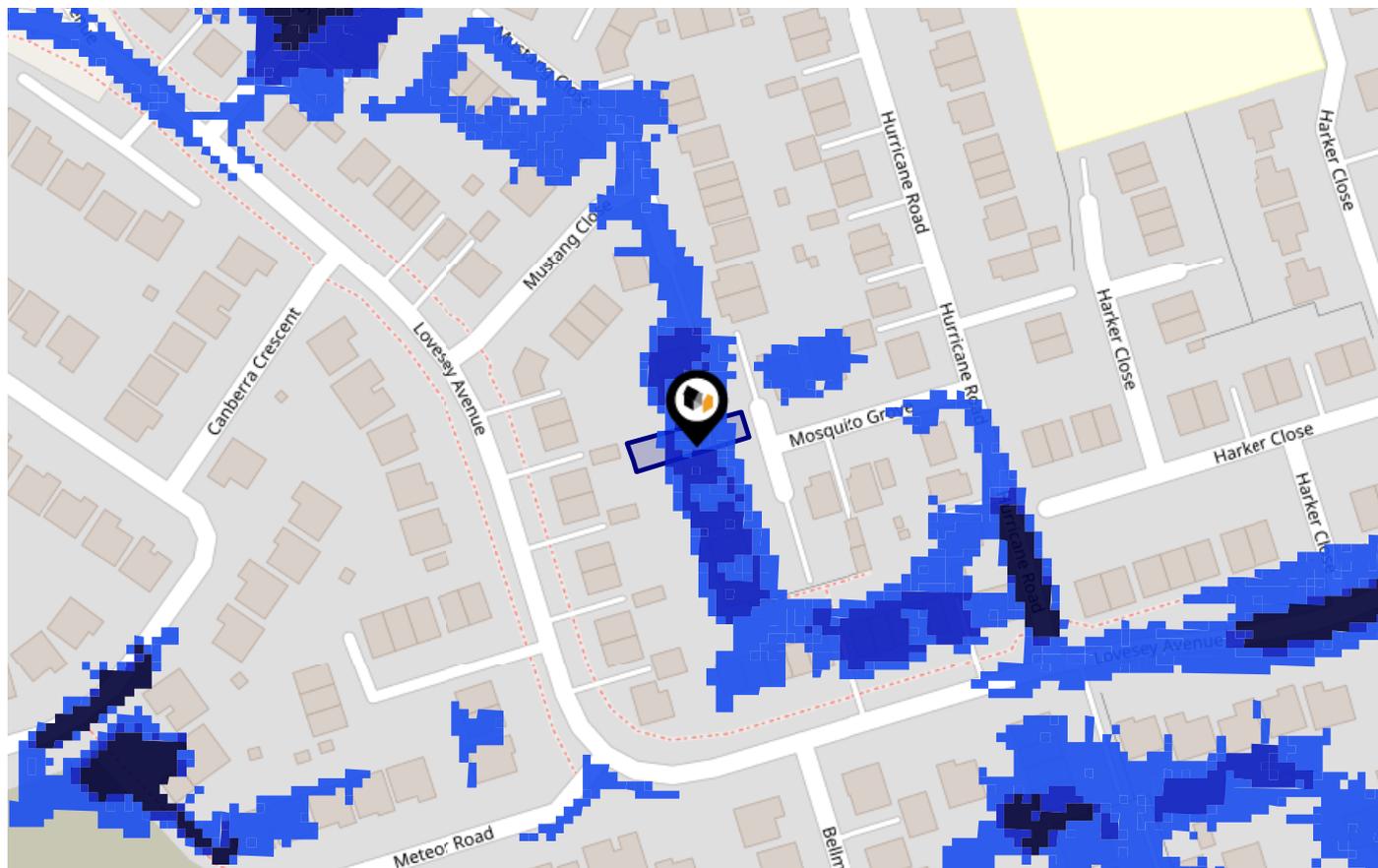
Chance of flooding to the following depths at this property:



Flood Risk

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.

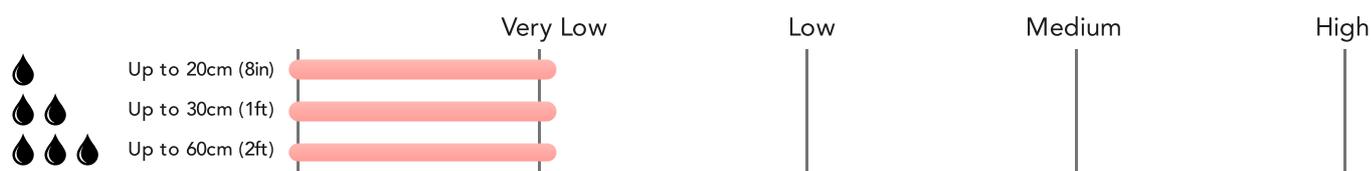


Risk Rating: Low

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.

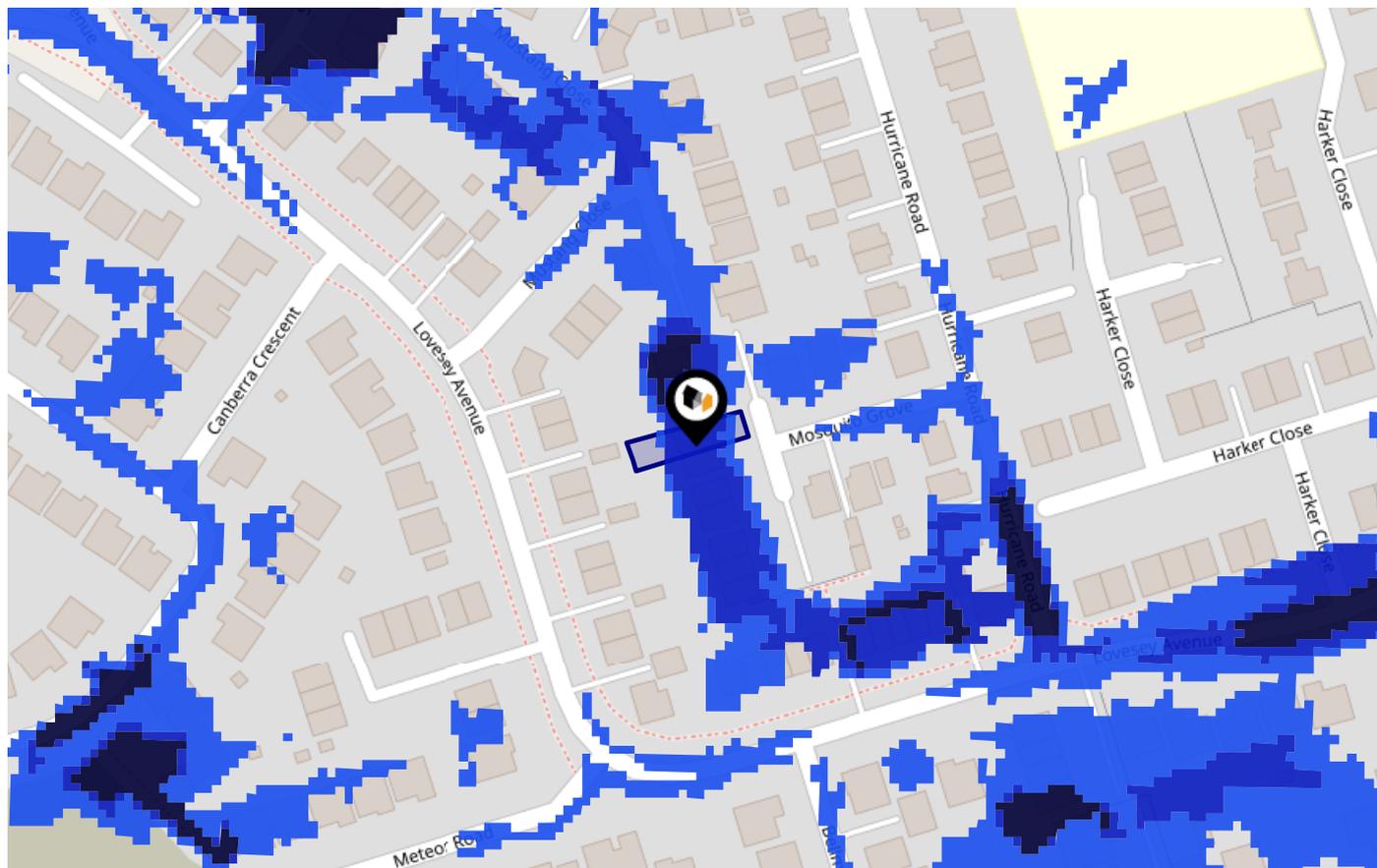
Chance of flooding to the following depths at this property:



Flood Risk

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.

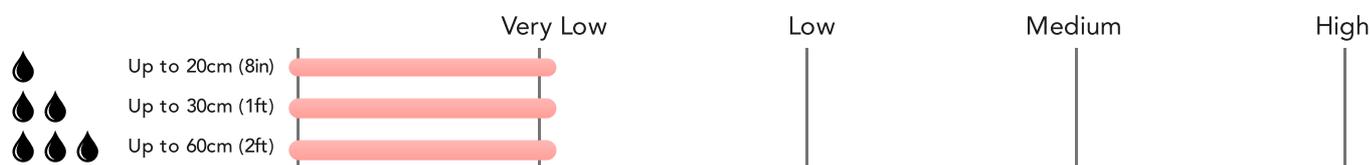


Risk Rating: Medium

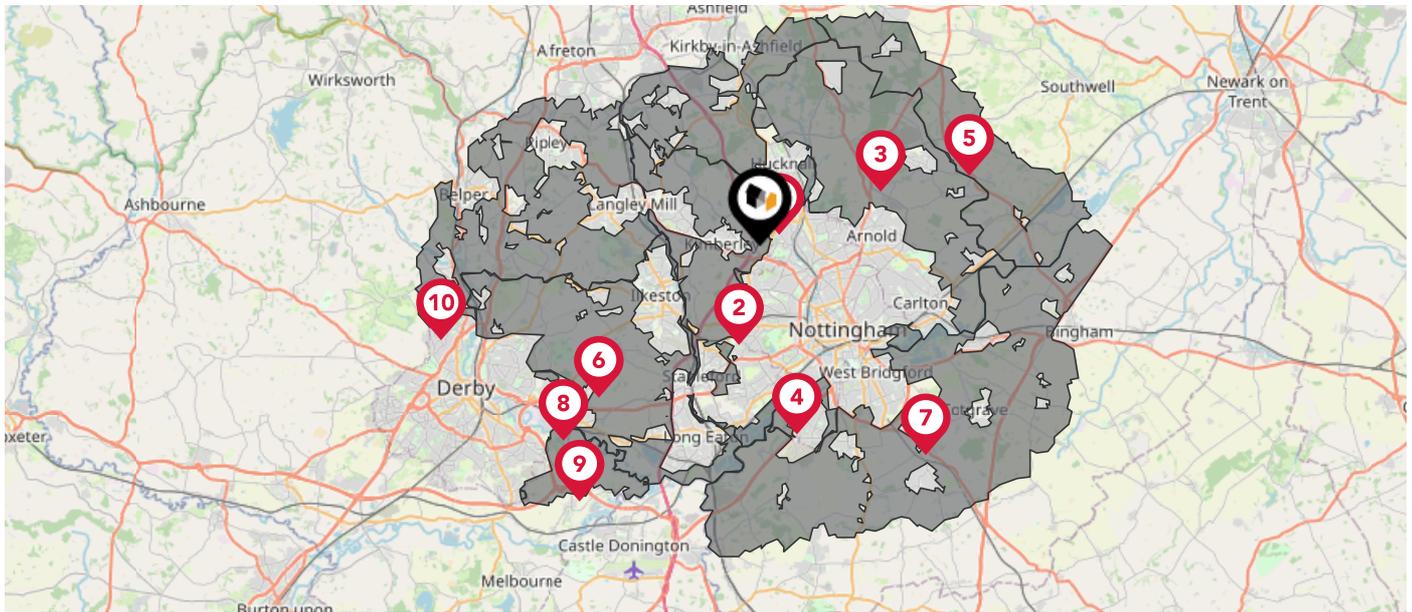
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



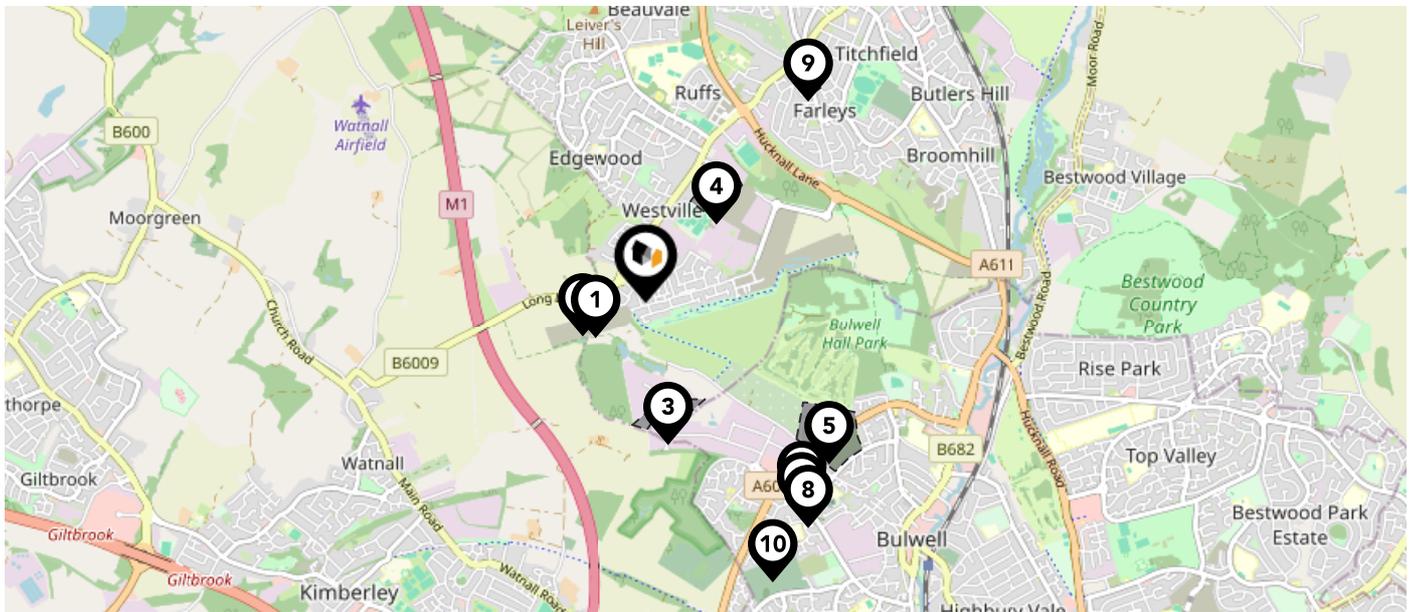
This map displays nearby areas that have been designated as Green Belt...



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 - Erewash
- 7 Derby and Nottingham Green Belt - Rushcliffe
- 8 Derby and Nottingham Green Belt - Derby
- 9 Derby and Nottingham Green Belt - South Derbyshire
- 10 Derby and Nottingham Green Belt - Amber Valley

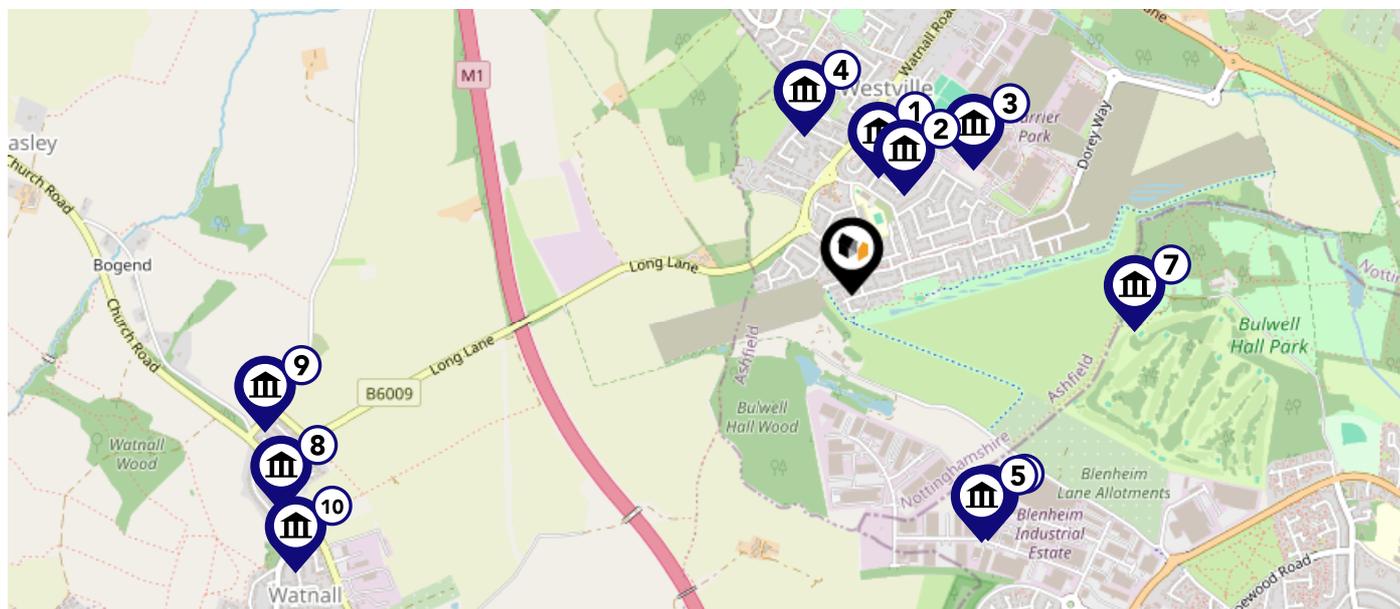
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



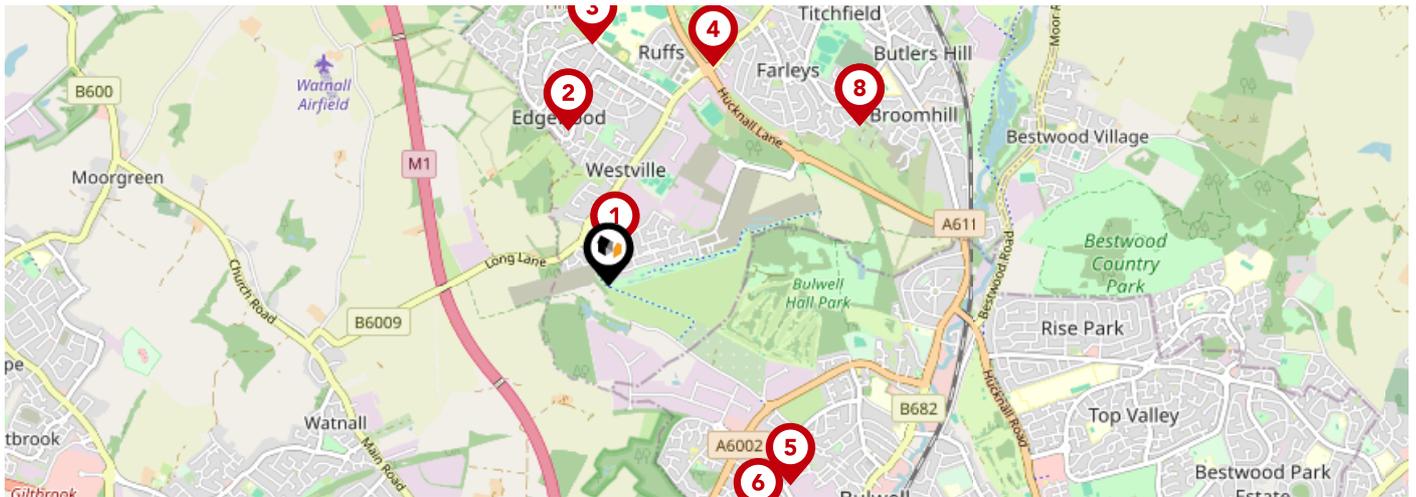
Nearby Landfill Sites

1	Hucknall Airfield-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	Eel Hole Farm-Watnall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
3	Land off Dabell Avenue/Matrixgrade-Blenheim Industrial Estate, Matrixgrade, Nottingham	Historic Landfill	<input type="checkbox"/>
4	Abutting Messrs, Rolls Royce Limited, Land to East of Watnall Road-Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
5	Bold Street Bulwell-Bulwell, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	Wilkinson Quarry/Aldgate Quarry-Bulwell, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	Bulwell Stone Quarry-Milford Close, Bulwell, Nottingham	Historic Landfill	<input type="checkbox"/>
8	Sankeys Quarry-Hempsill Lane, Bulwell	Historic Landfill	<input type="checkbox"/>
9	Disused Railway Cutting/Tip Top Tips-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	Sankeys Quarry-Hempshill Lane, Bulwell, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

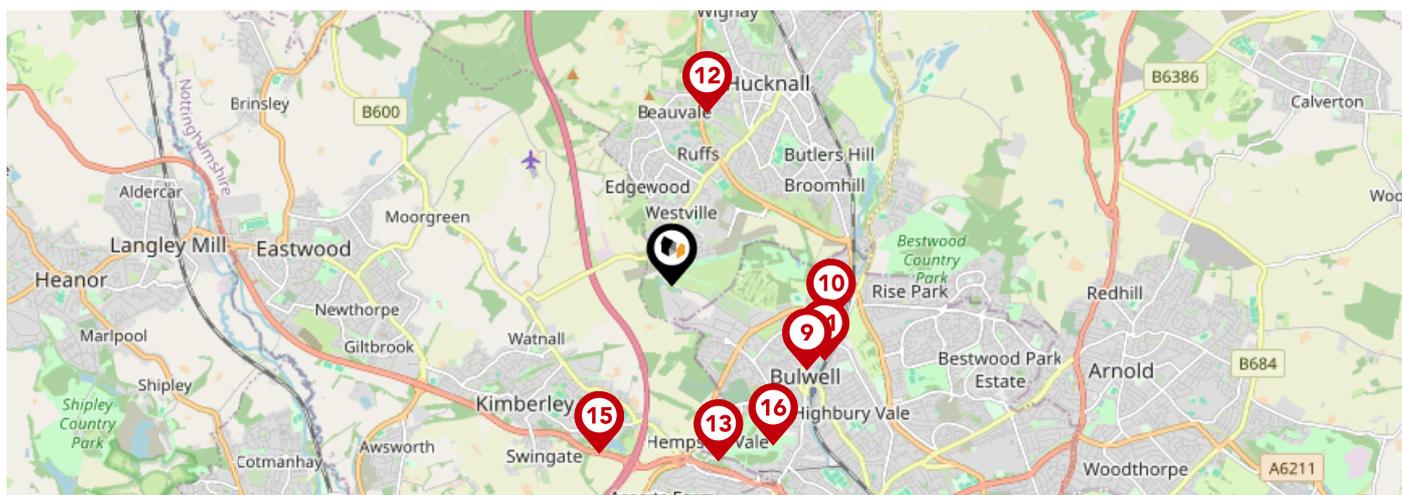
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1234854 - Hangars 1 And 2 At K And M Hauliers	Grade II	0.3 miles
1275906 - Hangars 3 And 4 At K And M Hauliers	Grade II	0.3 miles
1454439 - Wing Test Hangar And Concrete De-tuner Supports To The West	Grade II	0.4 miles
1469001 - Battle Headquarters	Grade II	0.4 miles
1246454 - Blenheim Farmhouse And Attached Barn	Grade II	0.6 miles
1271446 - Stable At Blenheim Farmhouse	Grade II	0.6 miles
1255014 - Stable Range To Bulwell Hall	Grade II	0.6 miles
1248072 - Stone Cottage	Grade II	1.3 miles
1248102 - Hall Farmhouse And Adjoining Pigeoncote	Grade II	1.3 miles
1263848 - Barn And Stable To North West Of The Hollies	Grade II	1.4 miles



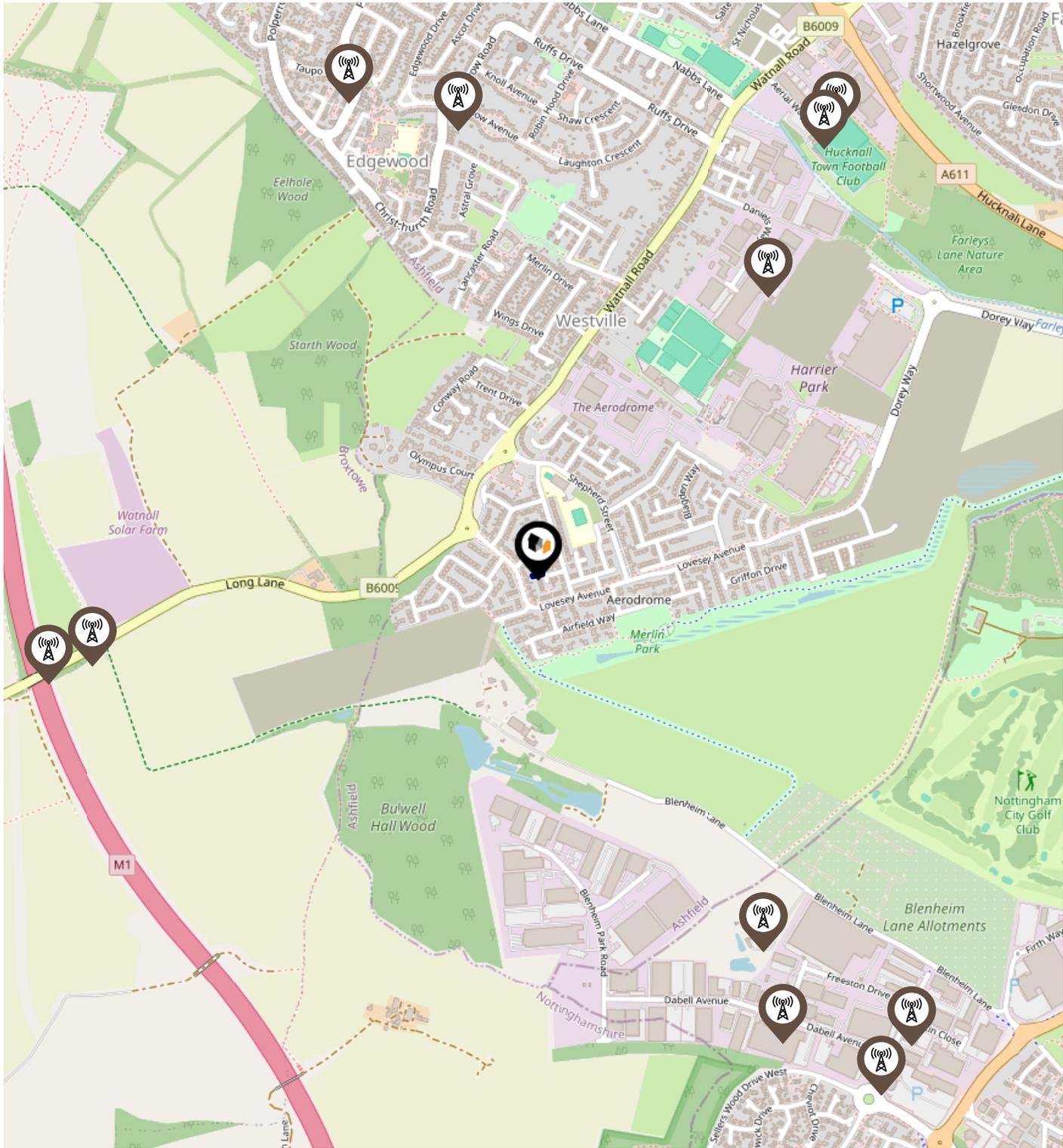
		Nursery	Primary	Secondary	College	Private
1	Hucknall Flying High Academy Ofsted Rating: Not Rated Pupils: 232 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Edgewood Primary and Nursery School Ofsted Rating: Good Pupils: 347 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Holgate Academy Ofsted Rating: Serious Weaknesses Pupils: 1237 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holgate Primary and Nursery School Ofsted Rating: Good Pupils: 365 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rufford Primary and Nursery School Ofsted Rating: Good Pupils: 422 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Snape Wood Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 155 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Butler's Hill Infant and Nursery School Ofsted Rating: Good Pupils: 248 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Broomhill Junior School Ofsted Rating: Good Pupils: 294 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bulwell St Mary's Primary and Nursery School Ofsted Rating: Good Pupils: 236 Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Academy Ofsted Rating: Good Pupils: 218 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bulwell Academy Ofsted Rating: Requires improvement Pupils: 1070 Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary and Nursery School Ofsted Rating: Good Pupils: 467 Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hempshill Hall Primary School Ofsted Rating: Good Pupils: 434 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Larkfields Infant School Ofsted Rating: Good Pupils: 170 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Larkfields Junior School Ofsted Rating: Good Pupils: 239 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crabtree Farm Primary School Ofsted Rating: Good Pupils: 374 Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

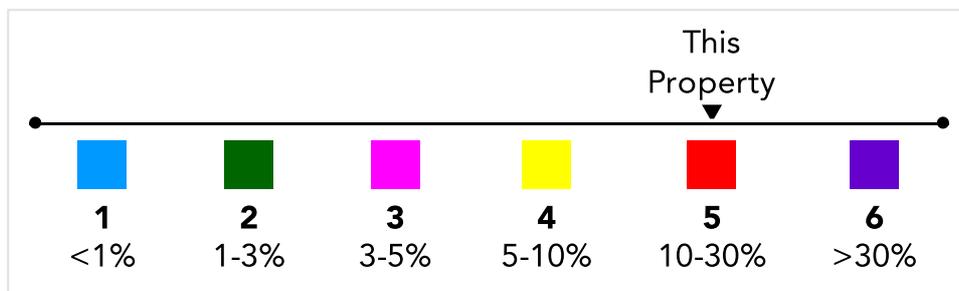
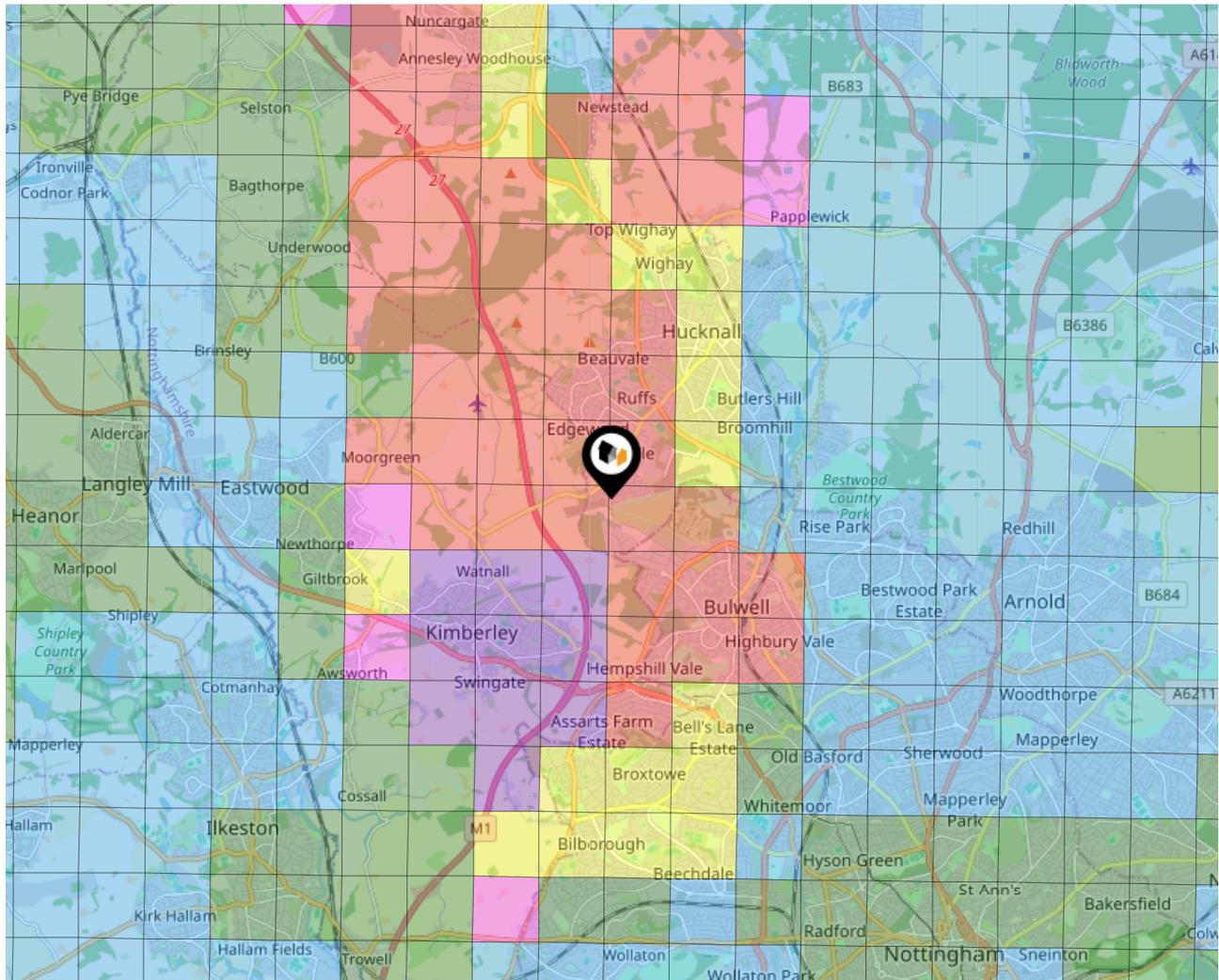
Masts & Pylons



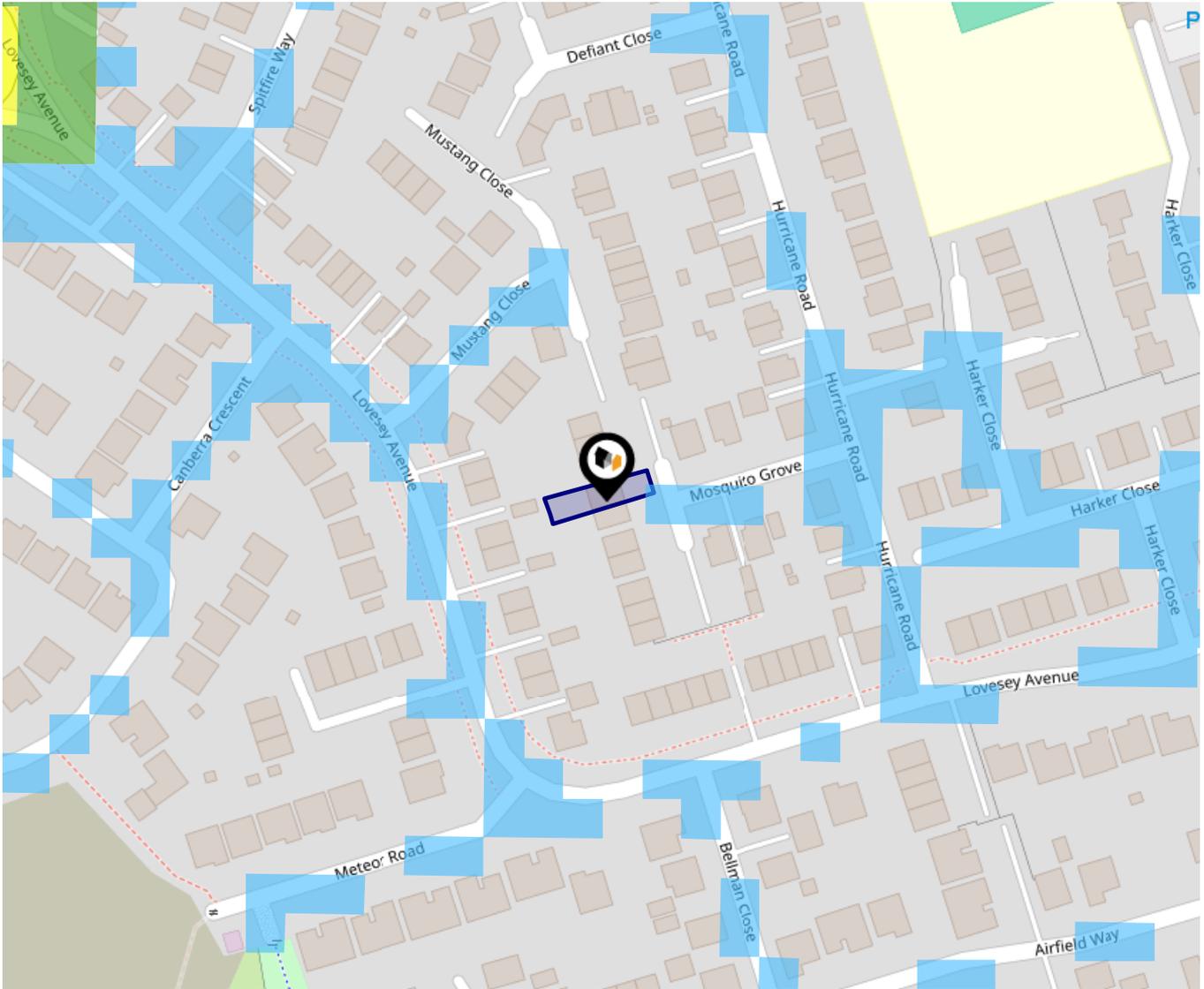
- Key:**
- Power Pylons
 - Communication Masts

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

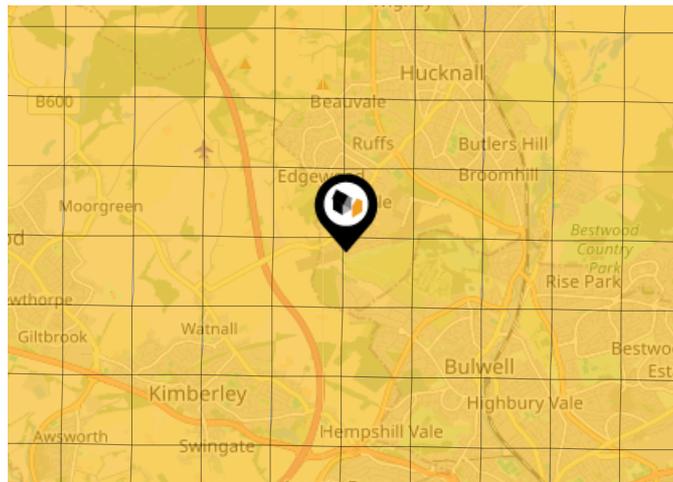


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

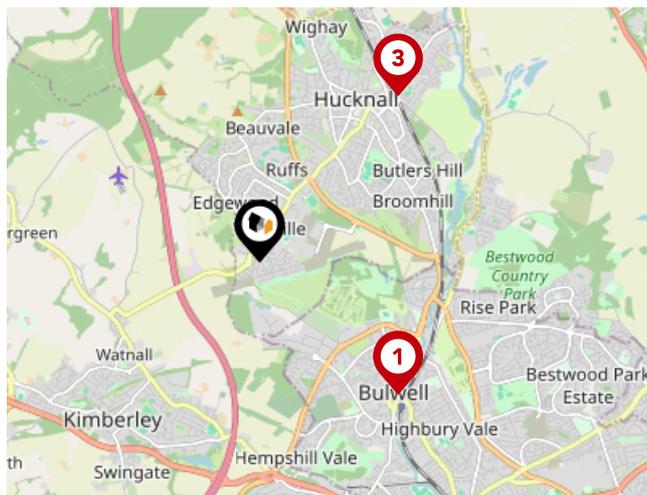
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



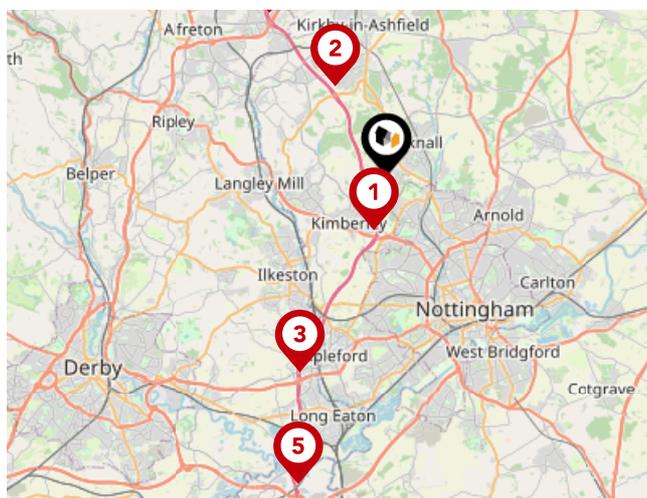
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Bulwell Rail Station	1.7 miles
2	Bulwell Rail Station	1.7 miles
3	Hucknall Rail Station	1.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	1.99 miles
2	M1 J27	3.68 miles
3	M1 J25	7.65 miles
4	M1 J28	7.17 miles
5	M1 J24A	11.45 miles

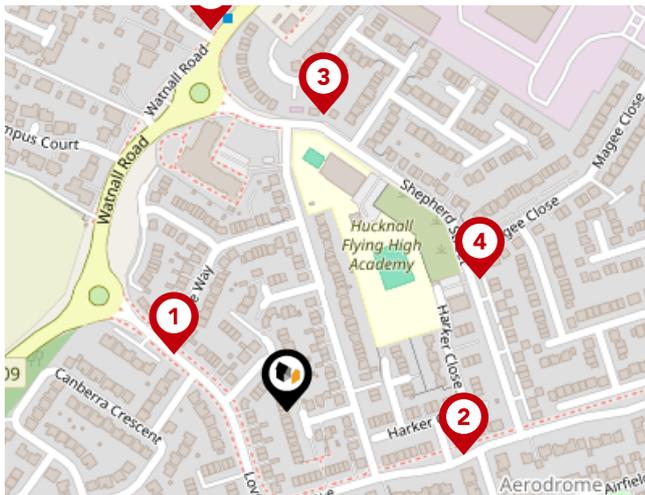


Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	13.87 miles
2	Finningley	33.29 miles
3	Baginton	46.1 miles
4	Birmingham Airport	44.38 miles

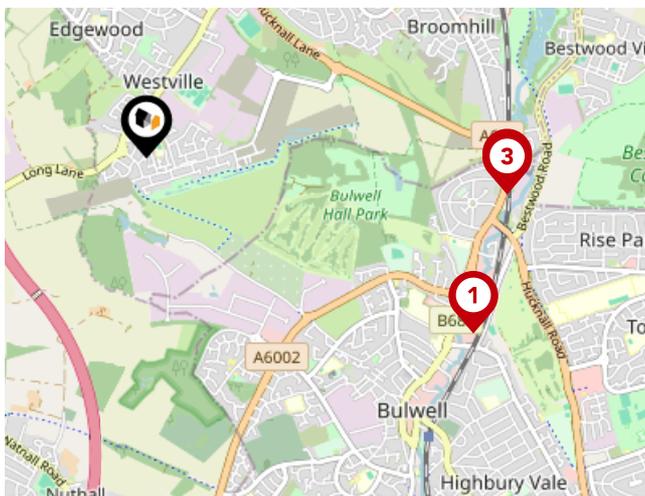
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Canberra Crescent	0.07 miles
2	Nissen Mews	0.1 miles
3	Hurricane Road	0.17 miles
4	Magee Close	0.13 miles
5	Trent Drive	0.22 miles



Local Connections

Pin	Name	Distance
1	Bulwell Forest Tram Stop	1.65 miles
2	Moor Bridge Tram Stop	1.61 miles
3	Moor Bridge Tram Stop	1.61 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



/MartinCoUK



/martinco_uk



/company/martin-&-co-

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co - Hucknall or the seller.

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.

Please note that all appliances and heating systems are not tested by Martin & Co - Hucknall and therefore no warranties can be given as to their good working order.

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

36a High Street, Hucknall, Nottingham,
NG15 7HG
0115 871 5461
rosie.gibbins@martinco.com
www.martinco.com

