KFB: Key Facts For Buyers
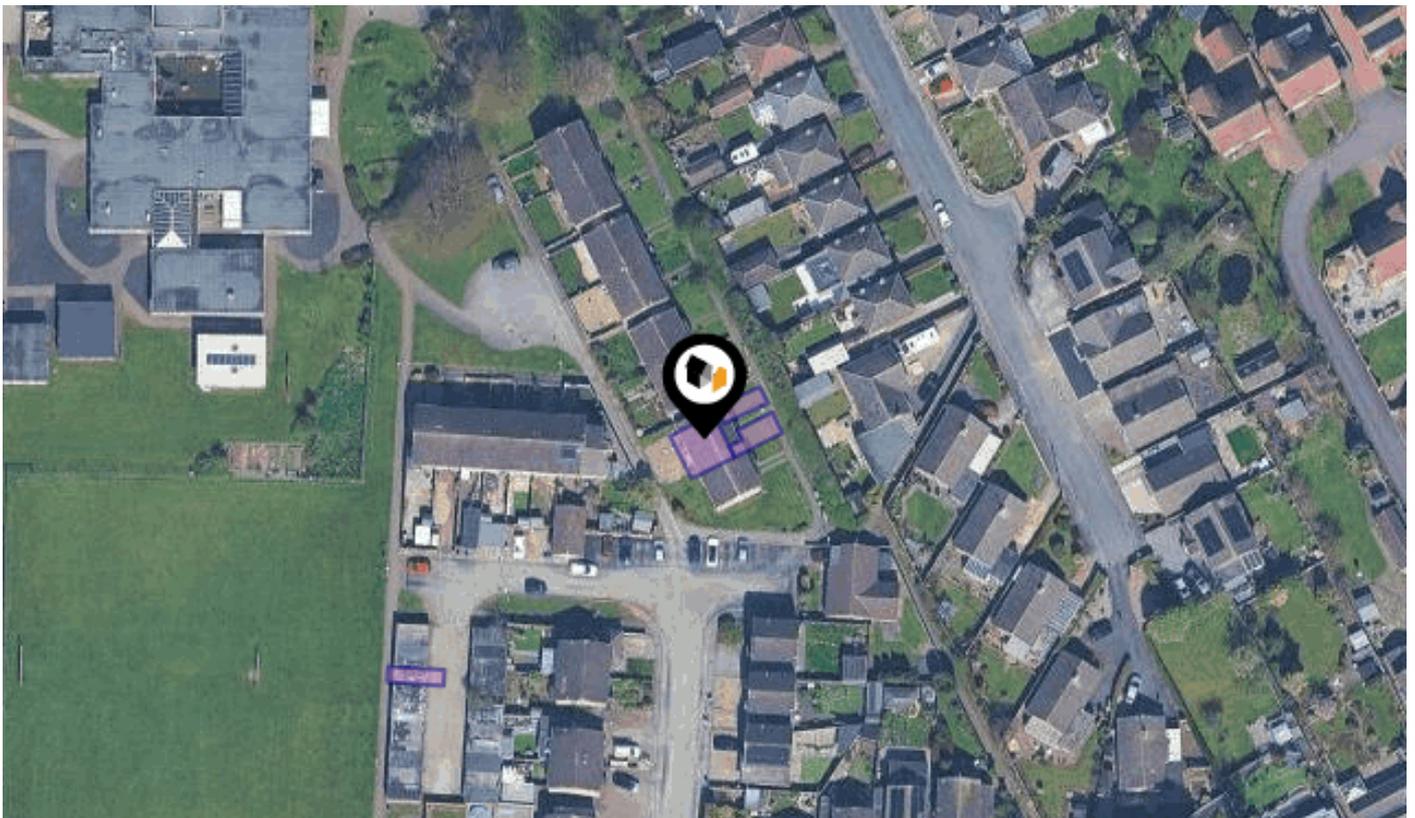
A Guide to This Property & the Local Area
Friday 20th February 2026

BALMORAL GROVE, HUCKNALL, NOTTINGHAM, NG15

Martin & Co - Hucknall

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

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com

The Property Ombudsman

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	570 ft^2 / 53 m^2		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,671		
Title Number:	NT60953		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**61** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O$_2$ EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Freehold Title Plan
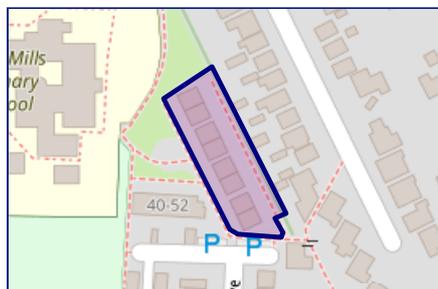
NT275777

Leasehold Title Plan

NT60953

Start Date:	19/10/1975
End Date:	01/01/2074
Lease Term:	99 years from 1 January 1975
Term Remaining:	47 years

## Balmoral Grove, Hucknall, NG15

Energy rating

D

Valid until 06.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D	67 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Assessment for green deal
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	53 m^2

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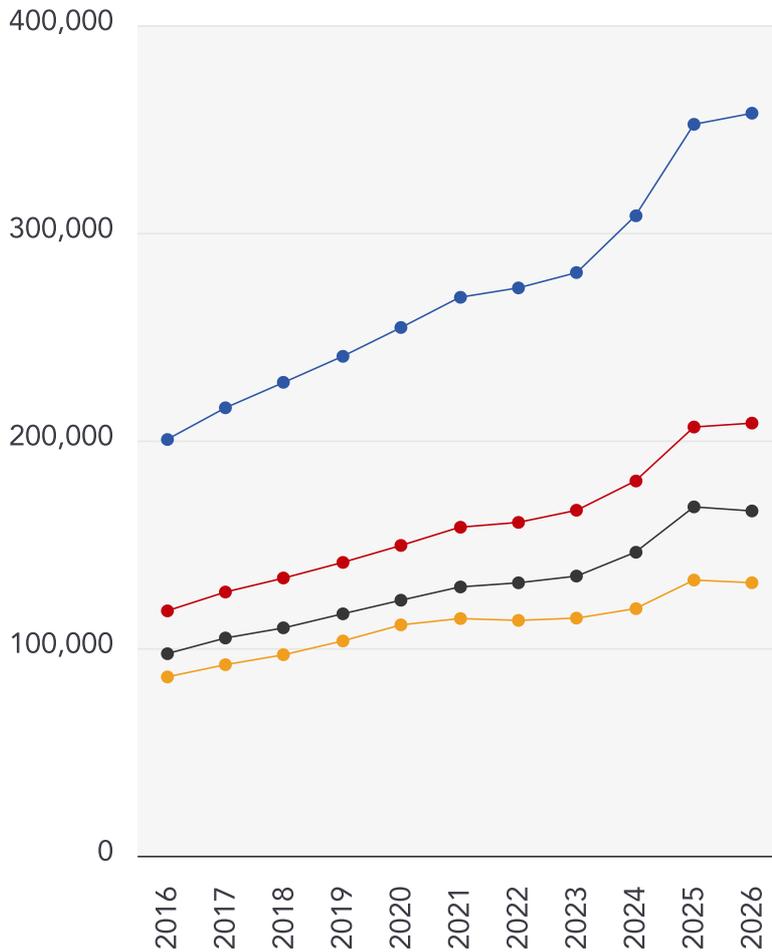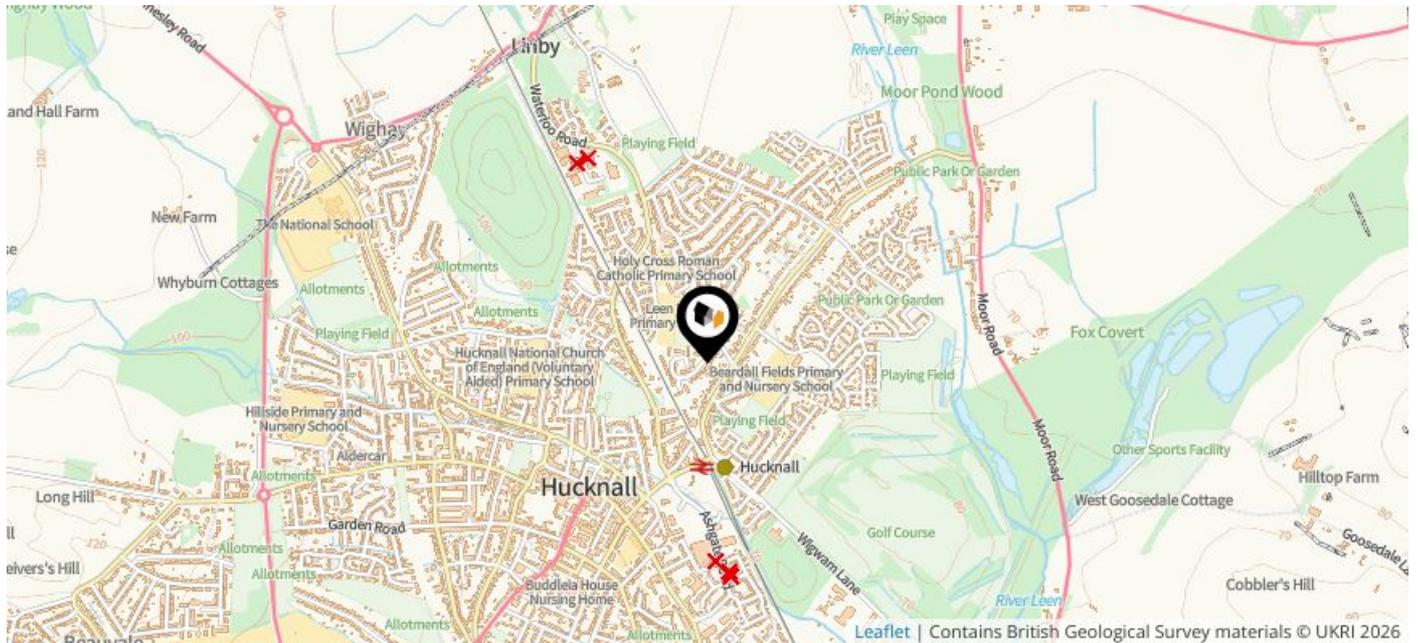

Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%

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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.
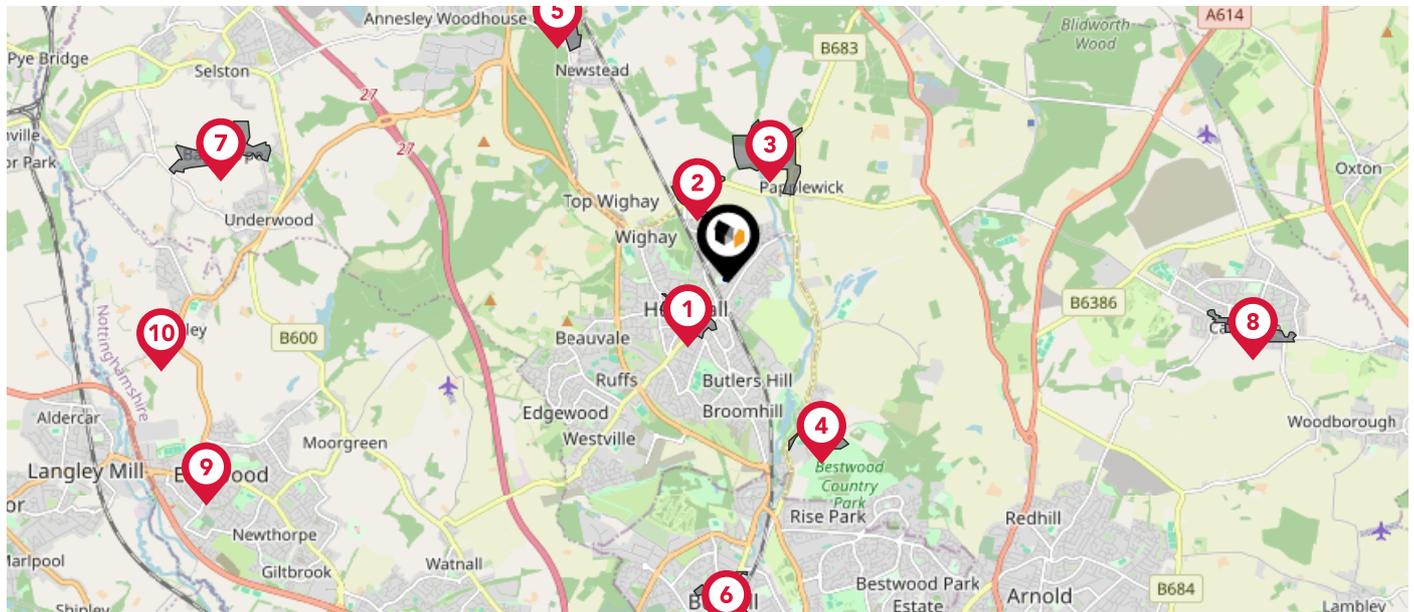
Nearby Conservation Areas

|	
1	Hucknall
2	Linby
3	Papplewick
4	Bestwood Village
5	Annesley
6	Bulwell
7	Lower Bagthorpe
8	Calverton
9	Eastwood
10	Brinsley

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
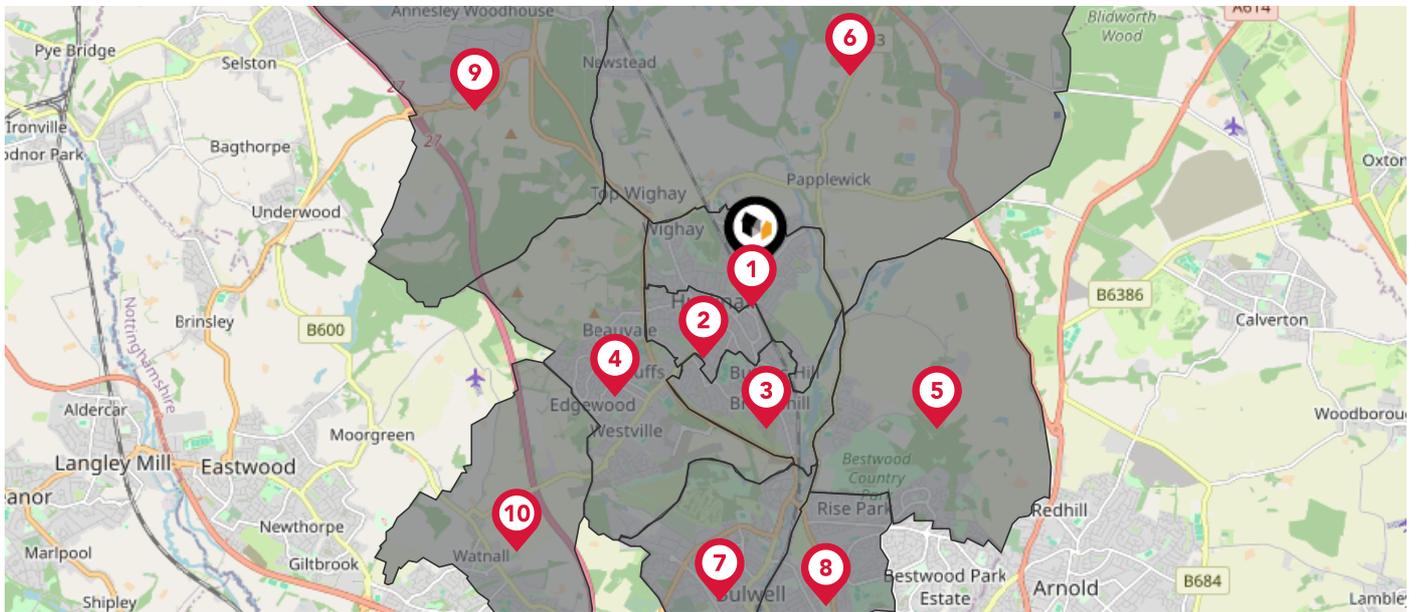
Nearby Council Wards

1	Hucknall North Ward
2	Hucknall Central Ward
3	Hucknall South Ward
4	Hucknall West Ward
5	Bestwood St. Albans Ward
6	Newstead Abbey Ward
7	Bulwell Ward
8	Bulwell Forest Ward
9	Annesley & Kirkby Woodhouse Ward
10	Watnall & Nuthall West Ward

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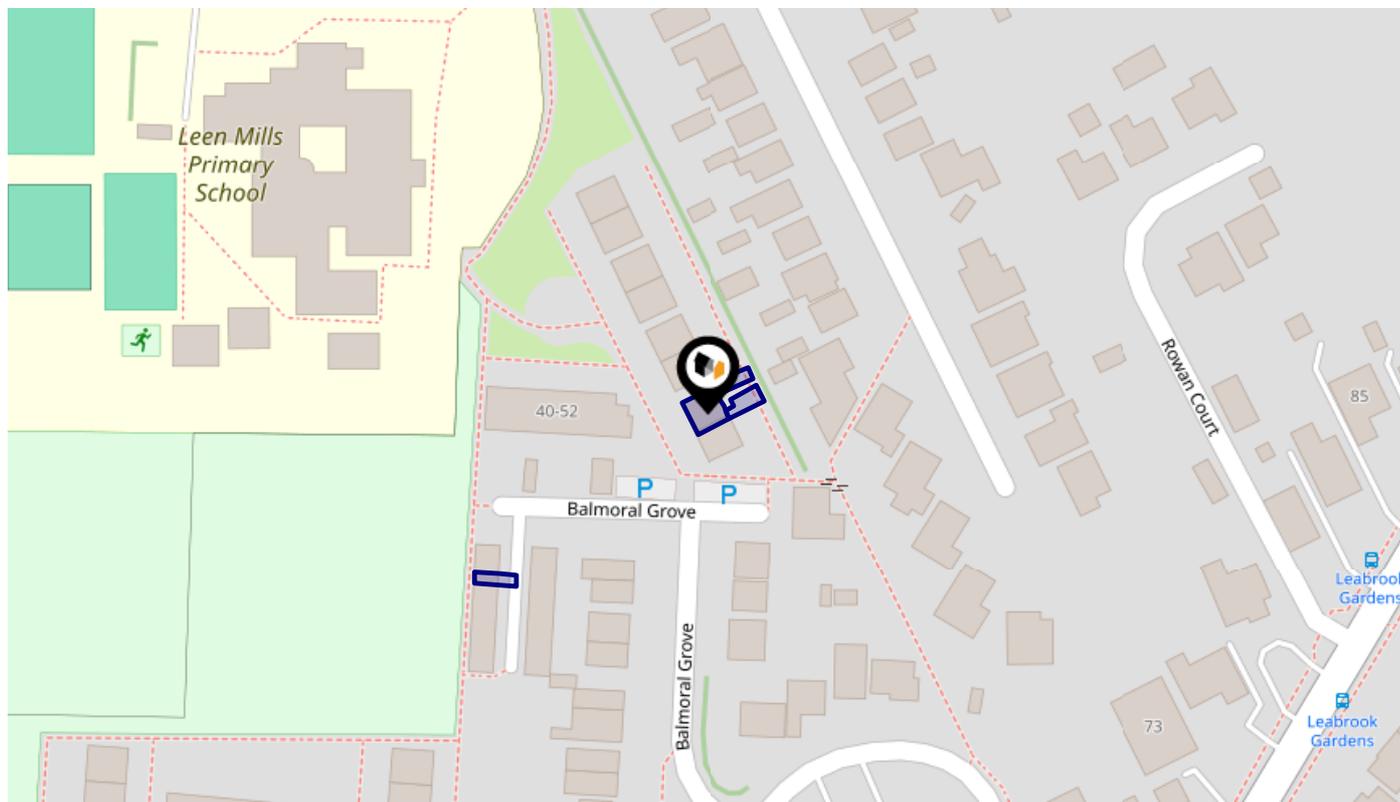
Rail Noise Data

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.

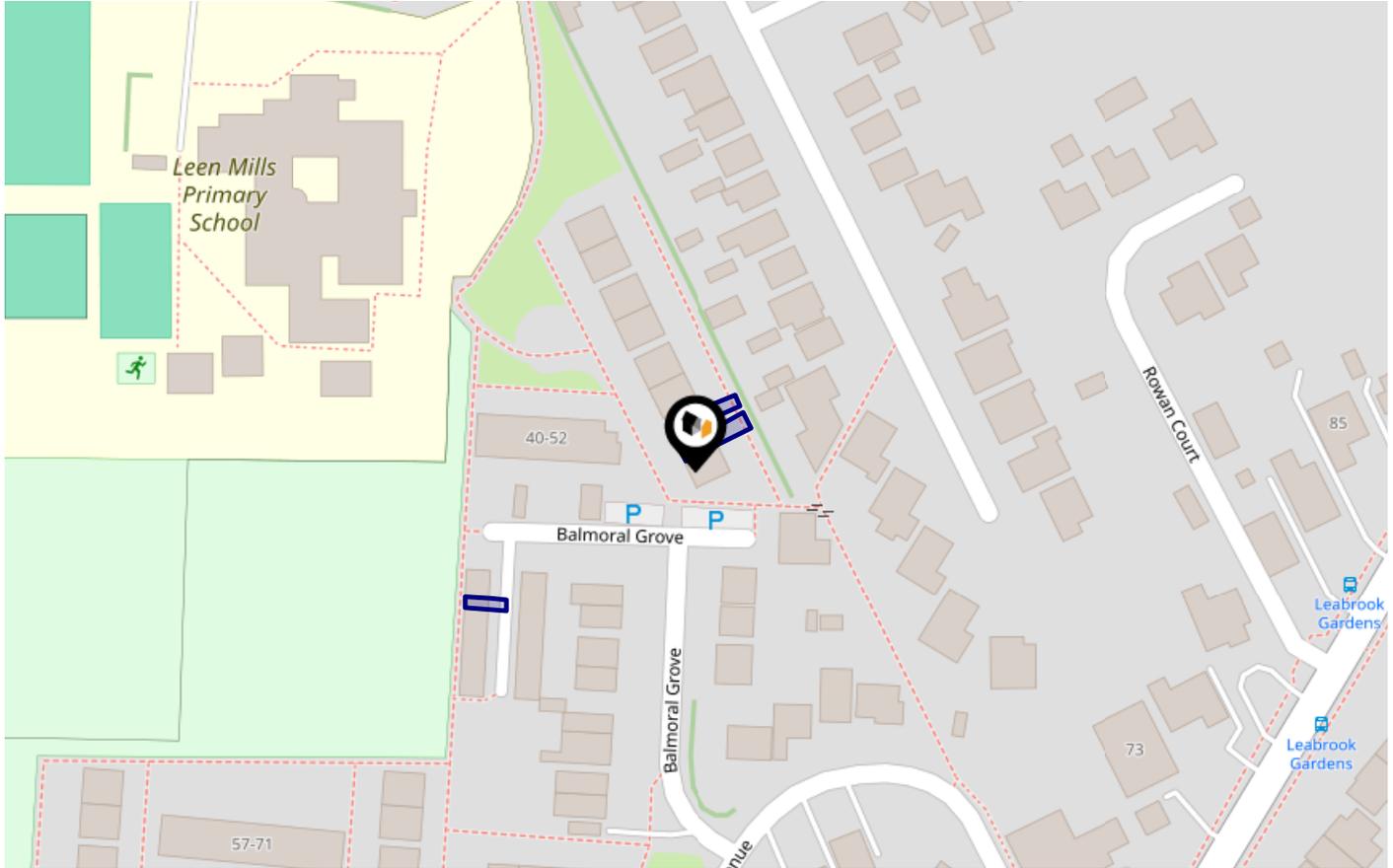The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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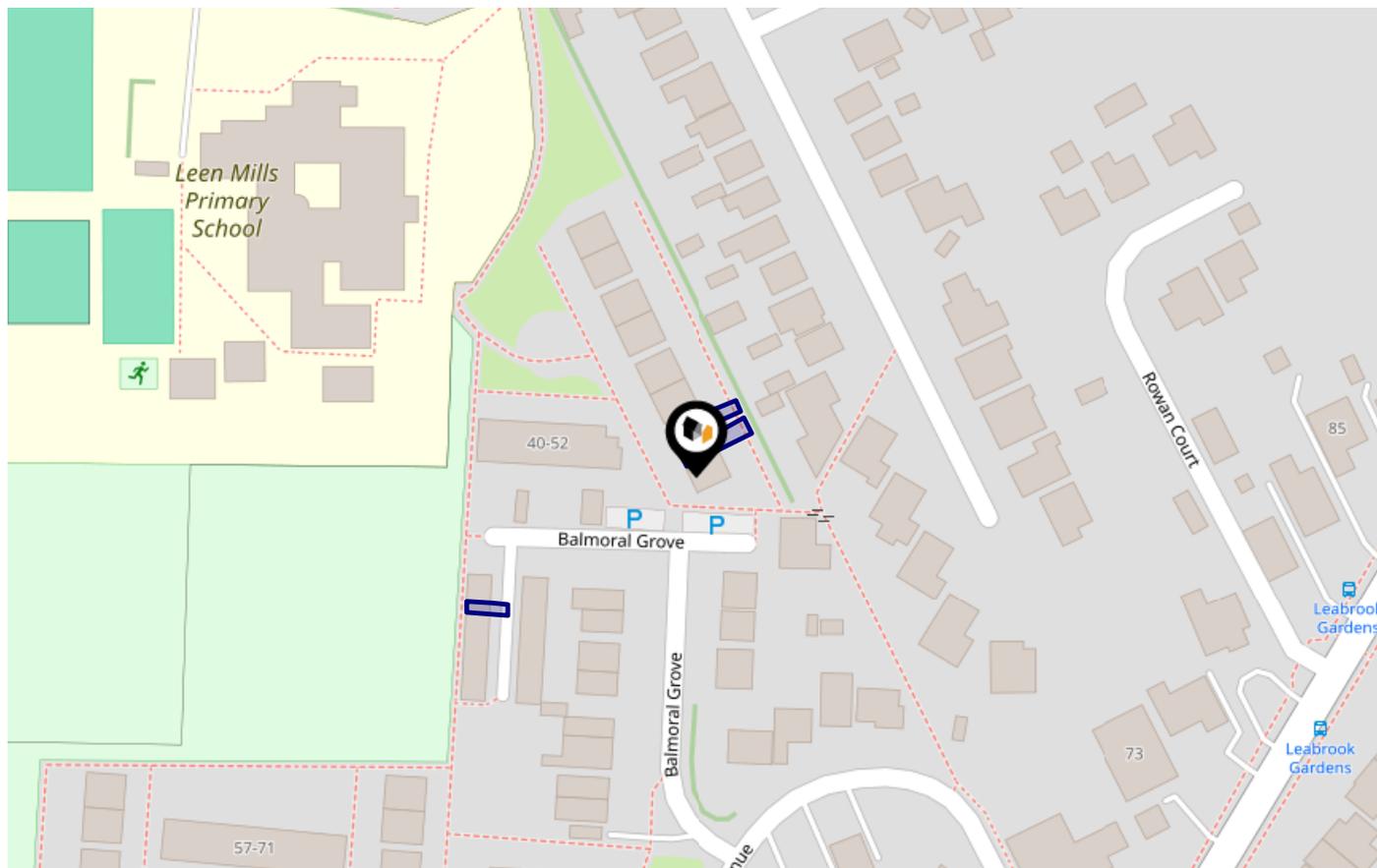
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)	▬▬▬			
🌢🌢	Up to 30cm (1ft)	▬▬▬			
🌢🌢🌢	Up to 60cm (2ft)	▬▬▬			

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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.
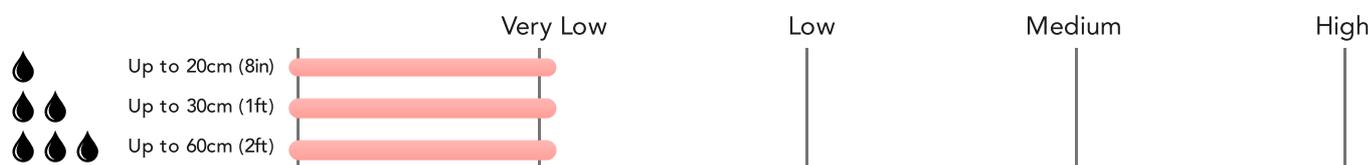

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Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
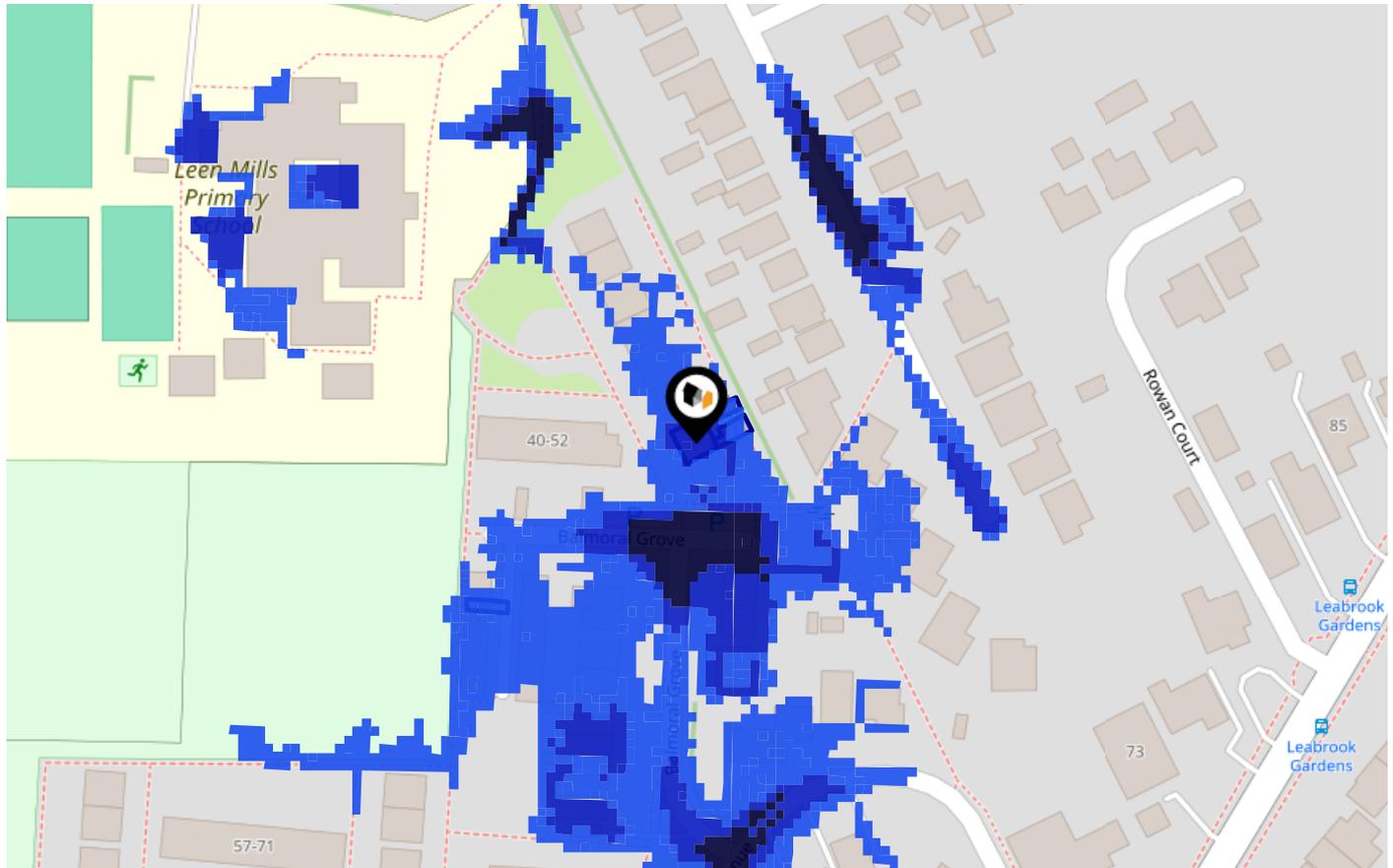
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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: 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.

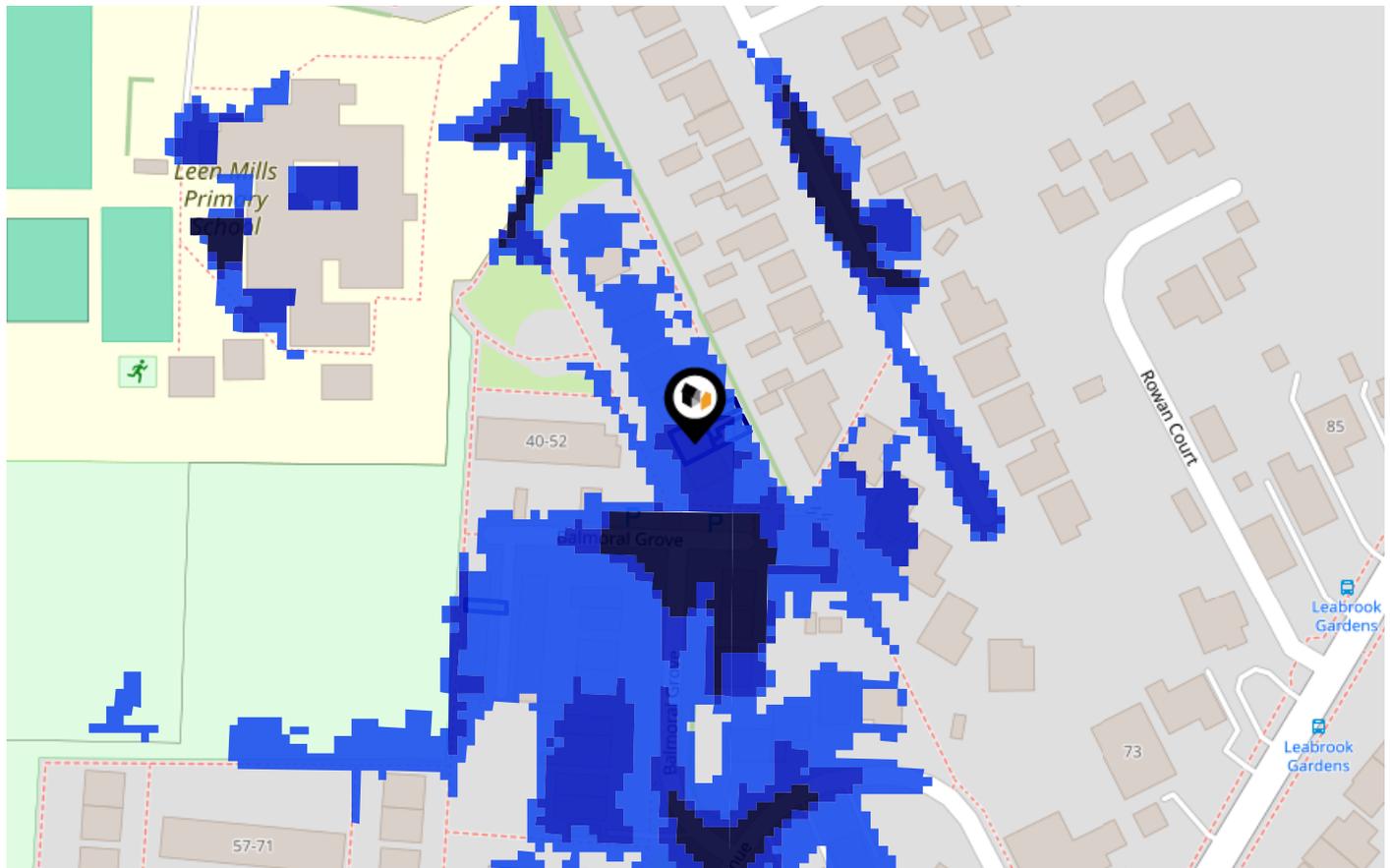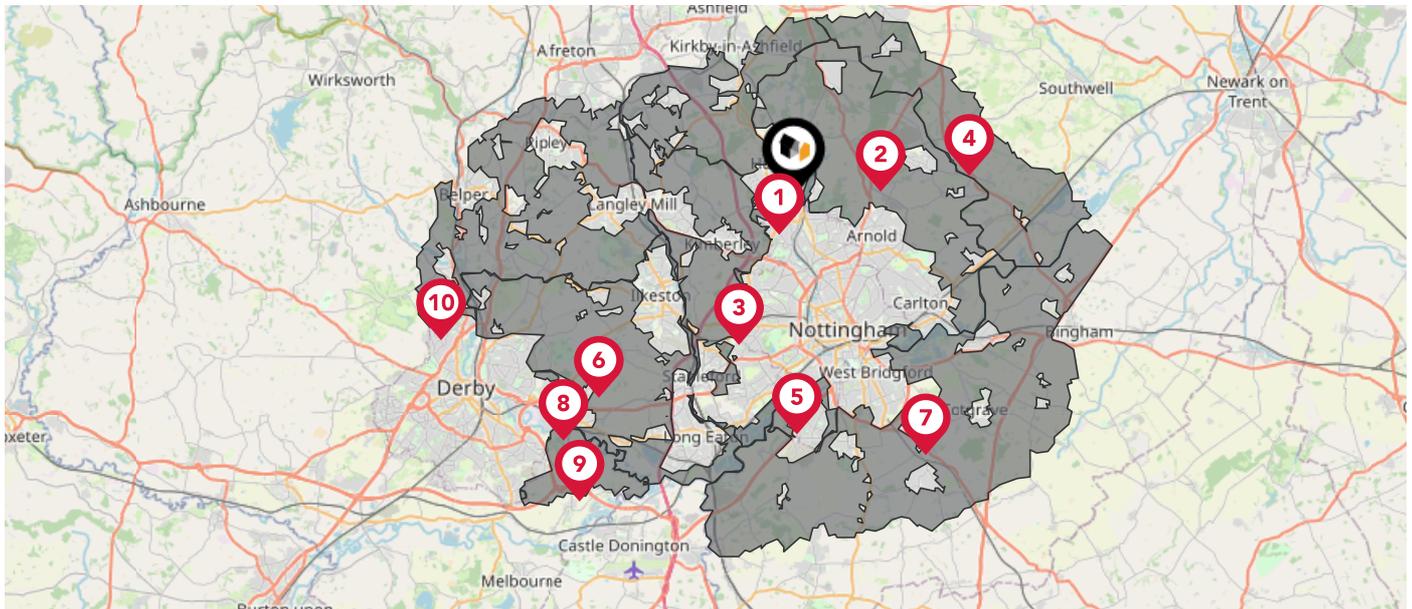**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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 - Nottingham
4	Derby and Nottingham Green Belt - Newark and Sherwood
5	Derby and Nottingham Green Belt - Broxtowe
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

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Maps
Landfill Sites

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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.
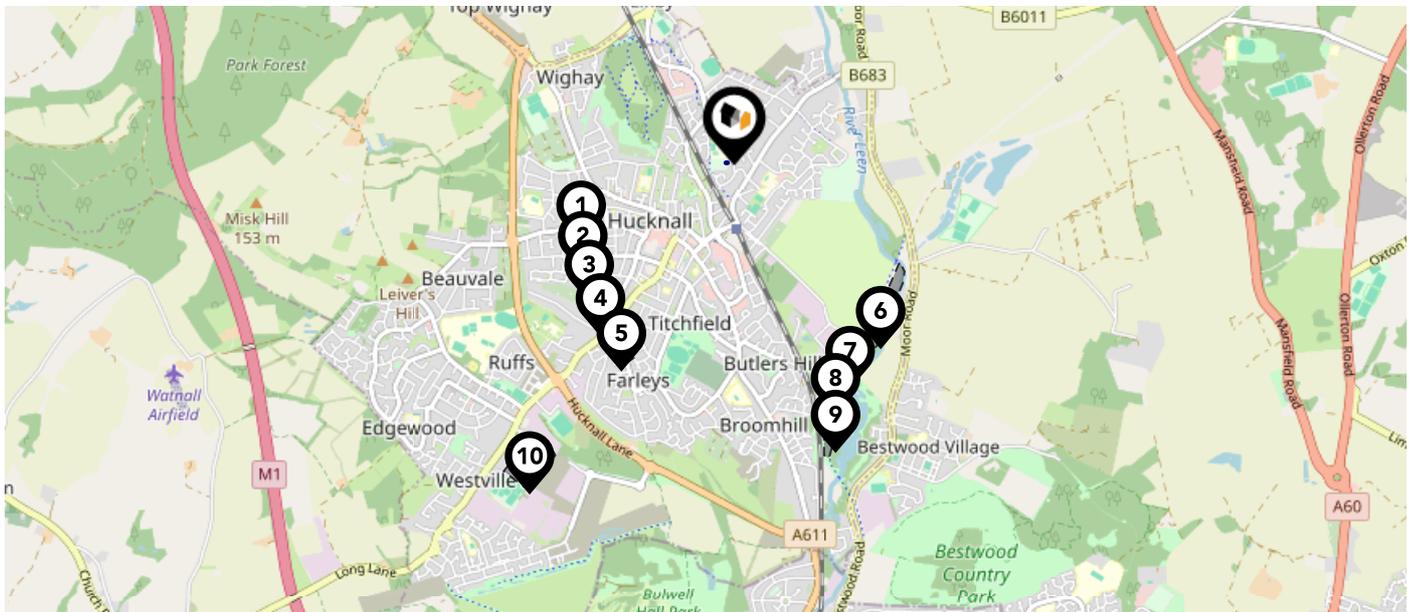

Nearby Landfill Sites

1	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill
2	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill
3	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill
4	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill
5	Disused Railway Cutting/Tip Top Tips-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill
6	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill
7	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill
8	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill
9	Wigwam Lane-Hucknall, Nottingham, Nottinghamshire	Historic Landfill
10	Abutting Messrs, Rolls Royce Limited, Land to East of Watnall Road-Hucknall, Nottinghamshire	Historic Landfill

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Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
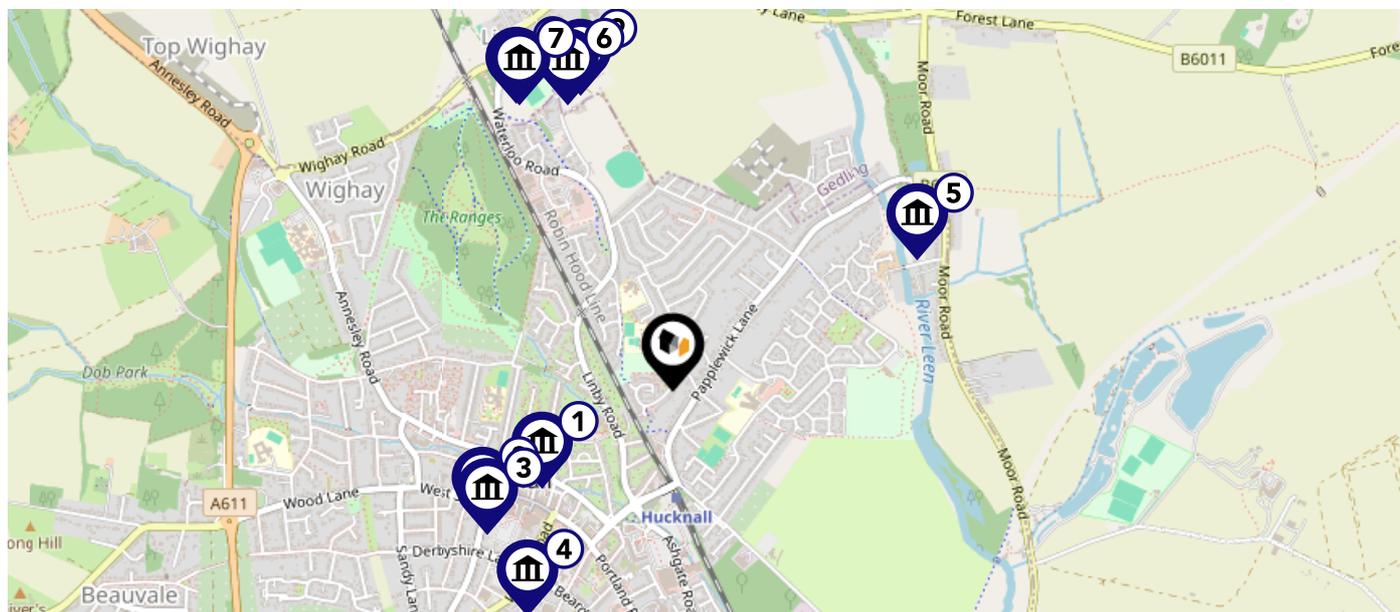
| Listed Buildings in the local district	Grade	Distance
1 · 1380278 - The Master Hosier's House And Attached Workshop	Grade II	0.3 miles
2 · 1217611 - Church Of St Mary Magdalene	Grade II	0.5 miles
3 · 1275902 - Hucknall Library	Grade II	0.5 miles
4 · 1234848 - 204, Beardall Street	Grade II	0.6 miles
5 · 1237944 - Grange Cottages	Grade II	0.6 miles
6 · 1265320 - Glebe Boundary Marker 110 Metres South Of The Old Rectory	Grade II	0.7 miles
7 · 1236417 - Headstone 8 Metres South Of Chancel At Church Of St Michael	Grade II	0.7 miles
8 · 1265318 - Church Of St Michael	Grade II	0.7 miles
9 · 1227511 - Glebe Boundary Marker 150 Metres South East Of The Old Rectory	Grade II	0.7 miles
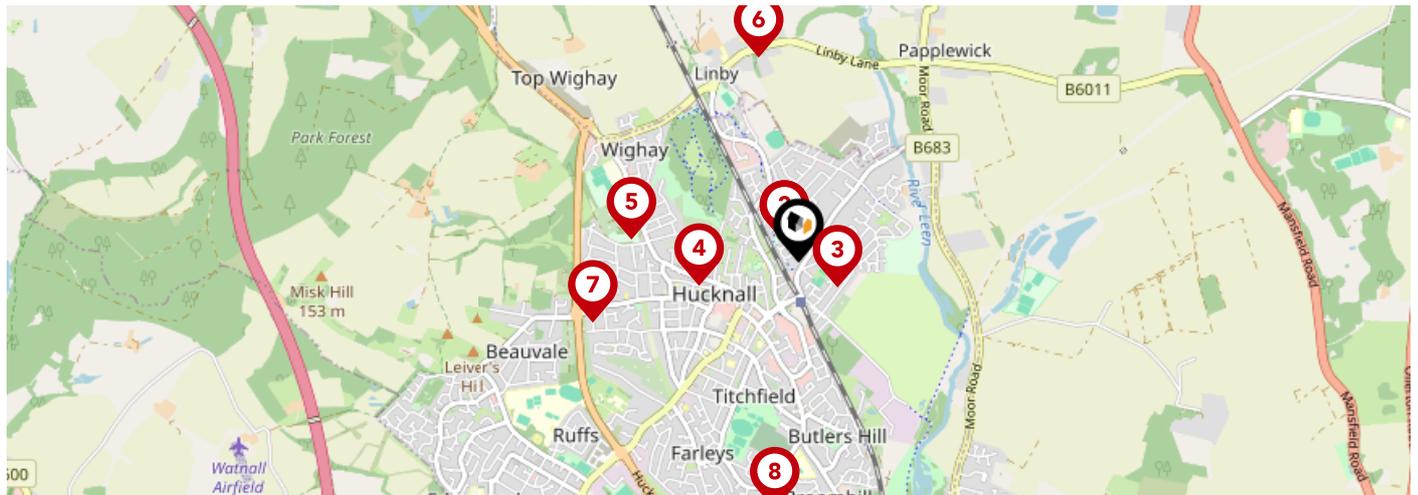
		Nursery	Primary	Secondary	College	Private
1	**Holy Cross Primary Catholic Voluntary Academy** Ofsted Rating: Good	Pupils: 223	Distance:0.11	☐	☑	☐	☐	☐
2	**Leen Mills Primary School** Ofsted Rating: Good	Pupils: 346	Distance:0.11	☐	☑	☐	☐	☐
3	**Beardall Fields Primary and Nursery School** Ofsted Rating: Good	Pupils: 440	Distance:0.21	☐	☑	☐	☐	☐
4	**Hucknall National Church of England Primary School** Ofsted Rating: Good	Pupils: 418	Distance:0.45	☐	☑	☐	☐	☐
5	**The National CofE Academy** Ofsted Rating: Good	Pupils: 1176	Distance:0.75	☐	☐	☑	☐	☐
6	**Linby-Cum-Papplewick Church of England Primary School** Ofsted Rating: Requires improvement	Pupils: 102	Distance:0.93	☐	☑	☐	☐	☐
7	**Hillside Primary and Nursery School** Ofsted Rating: Good	Pupils: 467	Distance:0.95	☐	☑	☐	☐	☐
8	**Butler's Hill Infant and Nursery School** Ofsted Rating: Good	Pupils: 248	Distance:1.11	☐	☑	☐	☐	☐
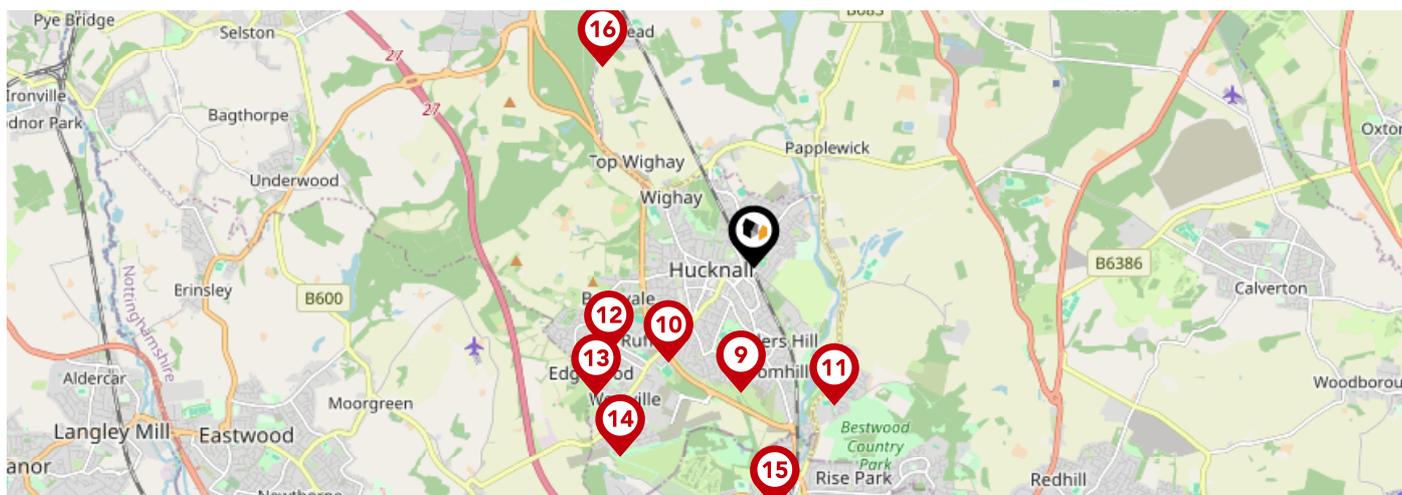
	Nursery	Primary	Secondary	College	Private
9 Broomhill Junior School Ofsted Rating: Good | Pupils: 294 | Distance:1.11	☐	☑	☐	☐	☐
10 Holgate Primary and Nursery School Ofsted Rating: Good | Pupils: 365 | Distance:1.13	☐	☑	☐	☐	☐
11 Hawthorne Primary and Nursery School Ofsted Rating: Good | Pupils: 221 | Distance:1.42	☐	☑	☐	☐	☐
12 The Holgate Academy Ofsted Rating: Serious Weaknesses | Pupils: 1237 | Distance:1.49	☐	☐	☑	☐	☐
13 Edgewood Primary and Nursery School Ofsted Rating: Good | Pupils: 347 | Distance:1.8	☐	☑	☐	☐	☐
14 Hucknall Flying High Academy Ofsted Rating: Not Rated | Pupils: 232 | Distance:2.06	☐	☑	☐	☐	☐
15 Springfield Academy Ofsted Rating: Good | Pupils: 218 | Distance:2.14	☐	☑	☐	☐	☐
16 Newstead Primary and Nursery School Ofsted Rating: Good | Pupils: 120 | Distance:2.25	☐	☑	☐	☐	☐

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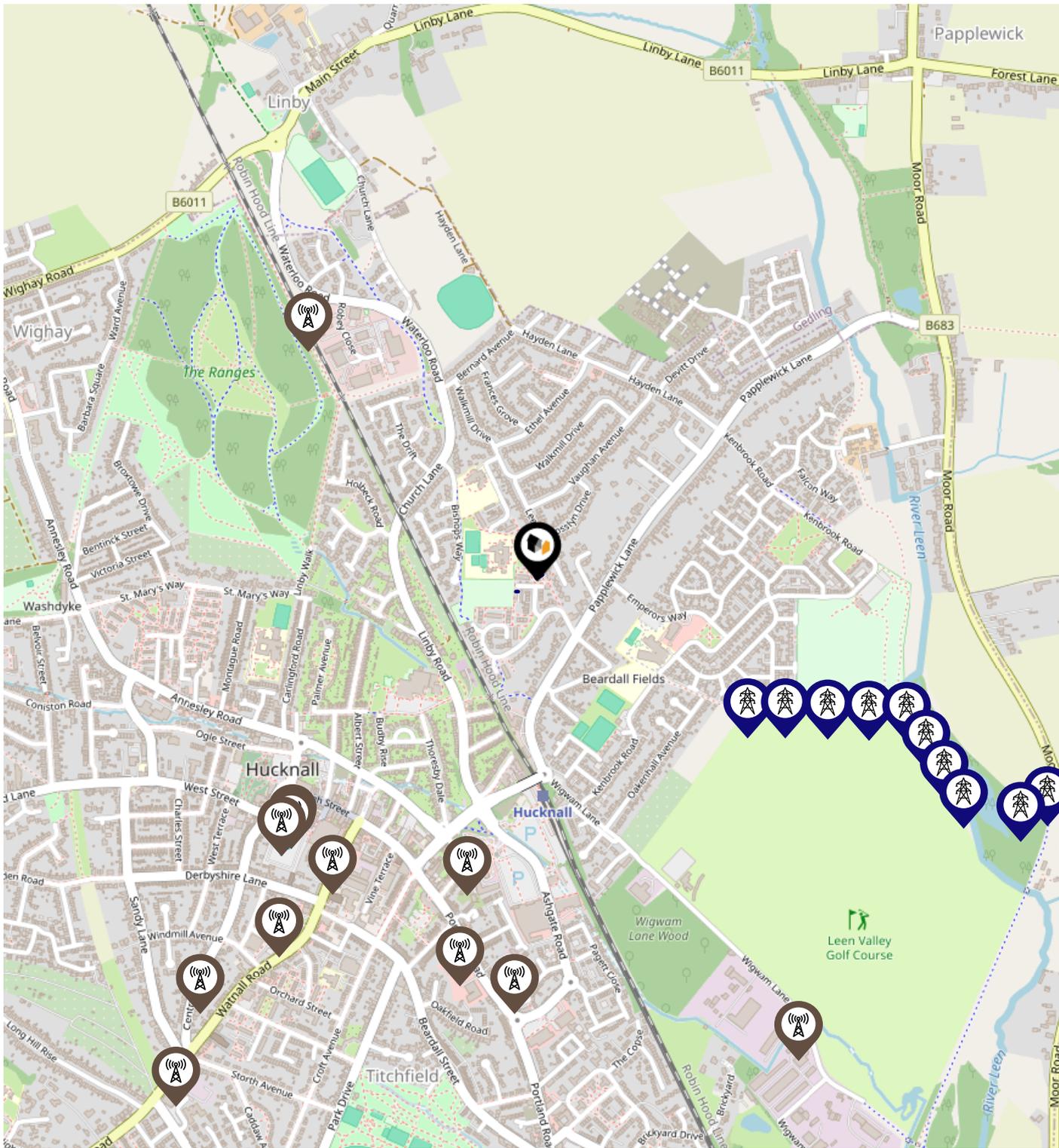
Key:

Power Pylons

Communication Masts

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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).

	This Property ▼				
🟦	🟩	🟪	🟨	🟥	🟣
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
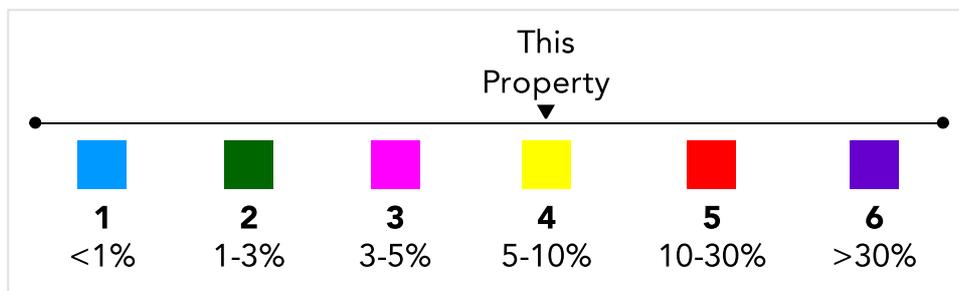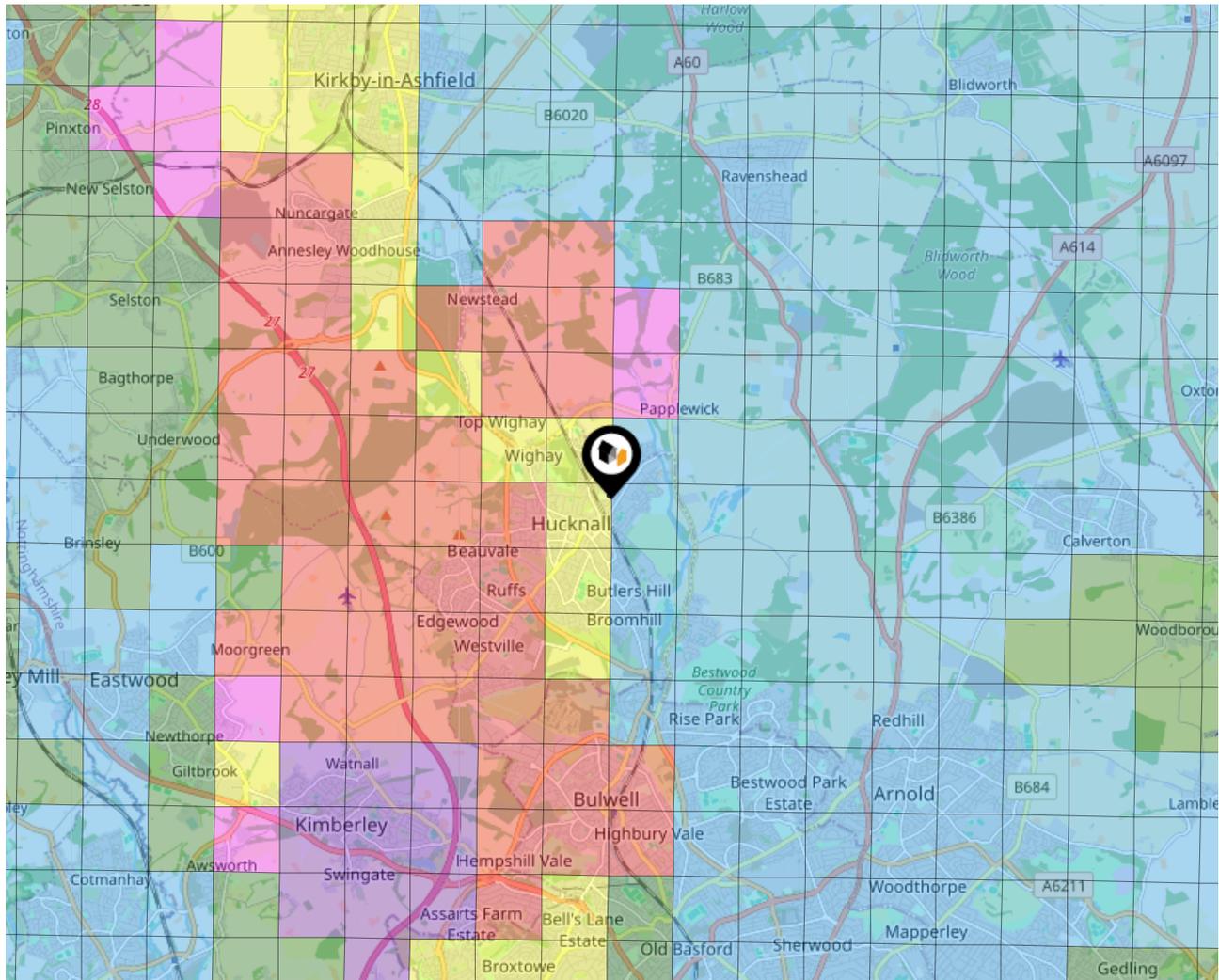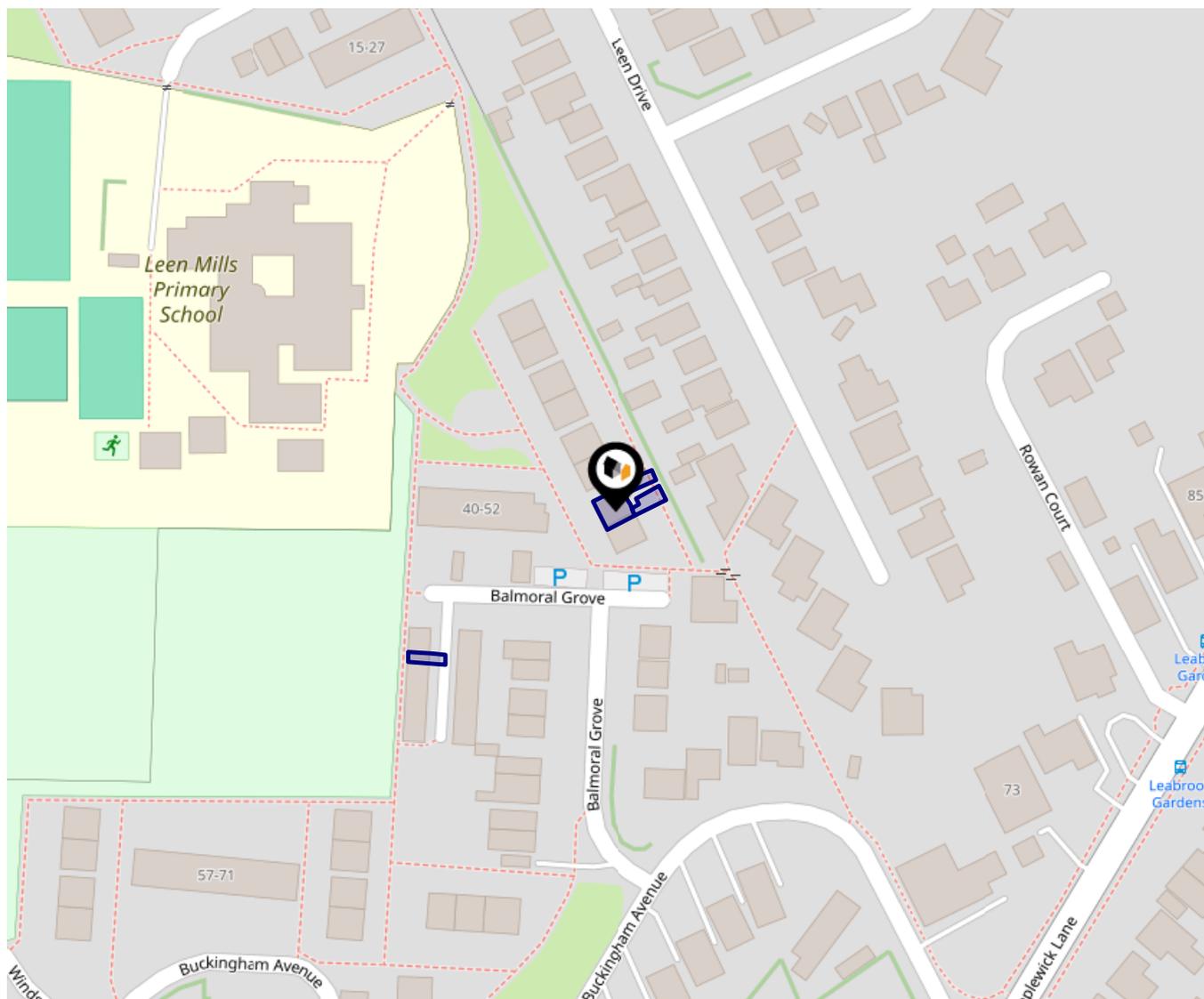
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- ■ 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: VARIABLE
Parent Material Grain: ARGILLIC - ARENACEOUS
Soil Group: MEDIUM TO HEAVY

Soil Texture: LOAM TO CLAY
Soil Depth: DEEP
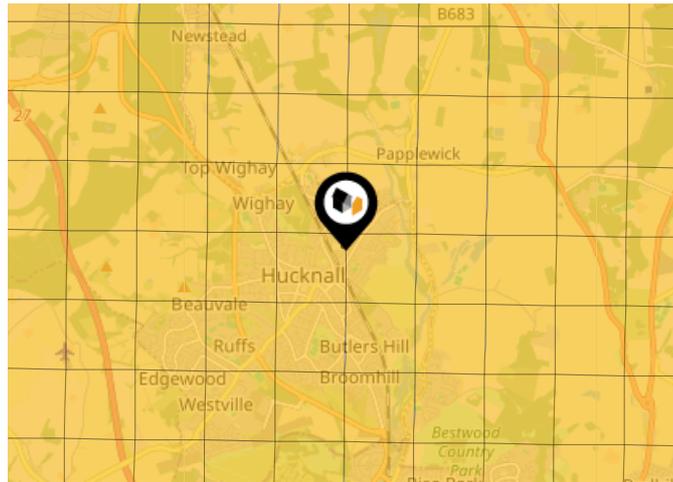
Primary Classifications (Most Common Clay Types)

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
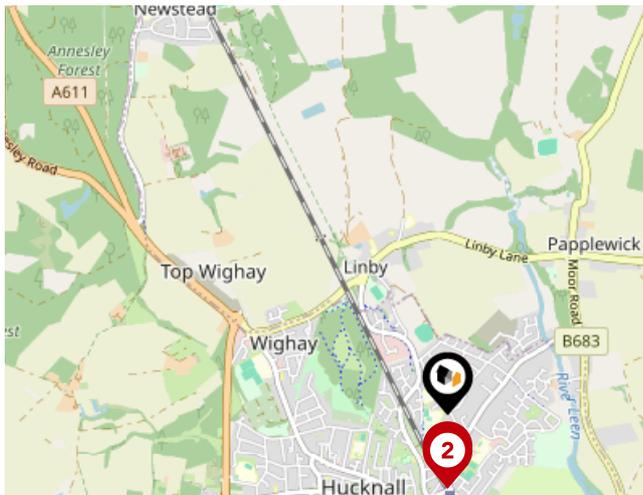
National Rail Stations

Pin	Name	Distance
1	Hucknall Rail Station	0.31 miles
2	Hucknall Rail Station	0.33 miles
3	Newstead Rail Station	2.16 miles
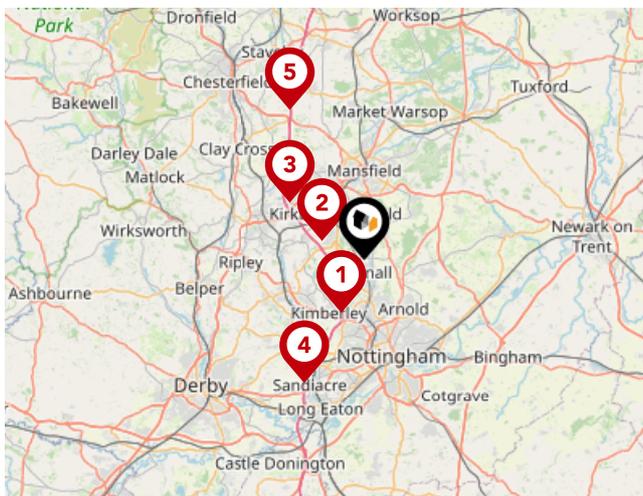
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	4.1 miles
2	M1 J27	3.33 miles
3	M1 J28	6.7 miles
4	M1 J25	9.82 miles
5	M1 J29	11.96 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	15.99 miles
2	Finningley	31.22 miles
3	Baginton	48.15 miles
4	Birmingham Airport	46.56 miles

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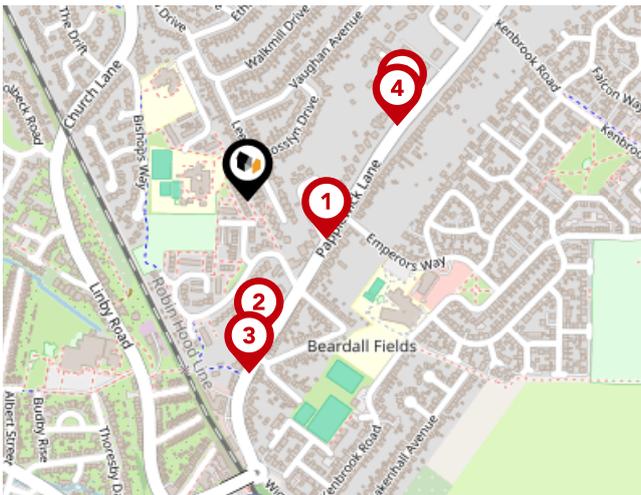
Bus Stops/Stations

Pin	Name	Distance
1	Leabrook Gardens	0.1 miles
2	Copeland Road	0.15 miles
3	Copeland Road	0.19 miles
4	Papplewick Lane	0.19 miles
5	Papplewick Lane	0.2 miles
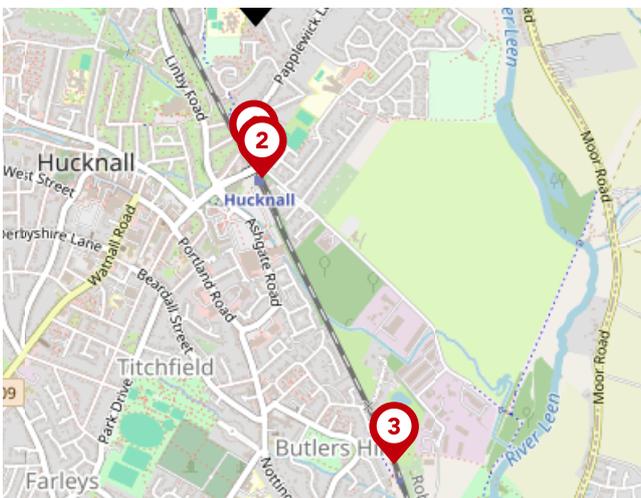
Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	0.31 miles
2	Hucknall Tram Stop	0.34 miles
3	Butler's Hill Tram Stop	1.03 miles

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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.

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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.

f	/martincouk	t	/MartinCoUK
O	/martinco_uk	in	/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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