

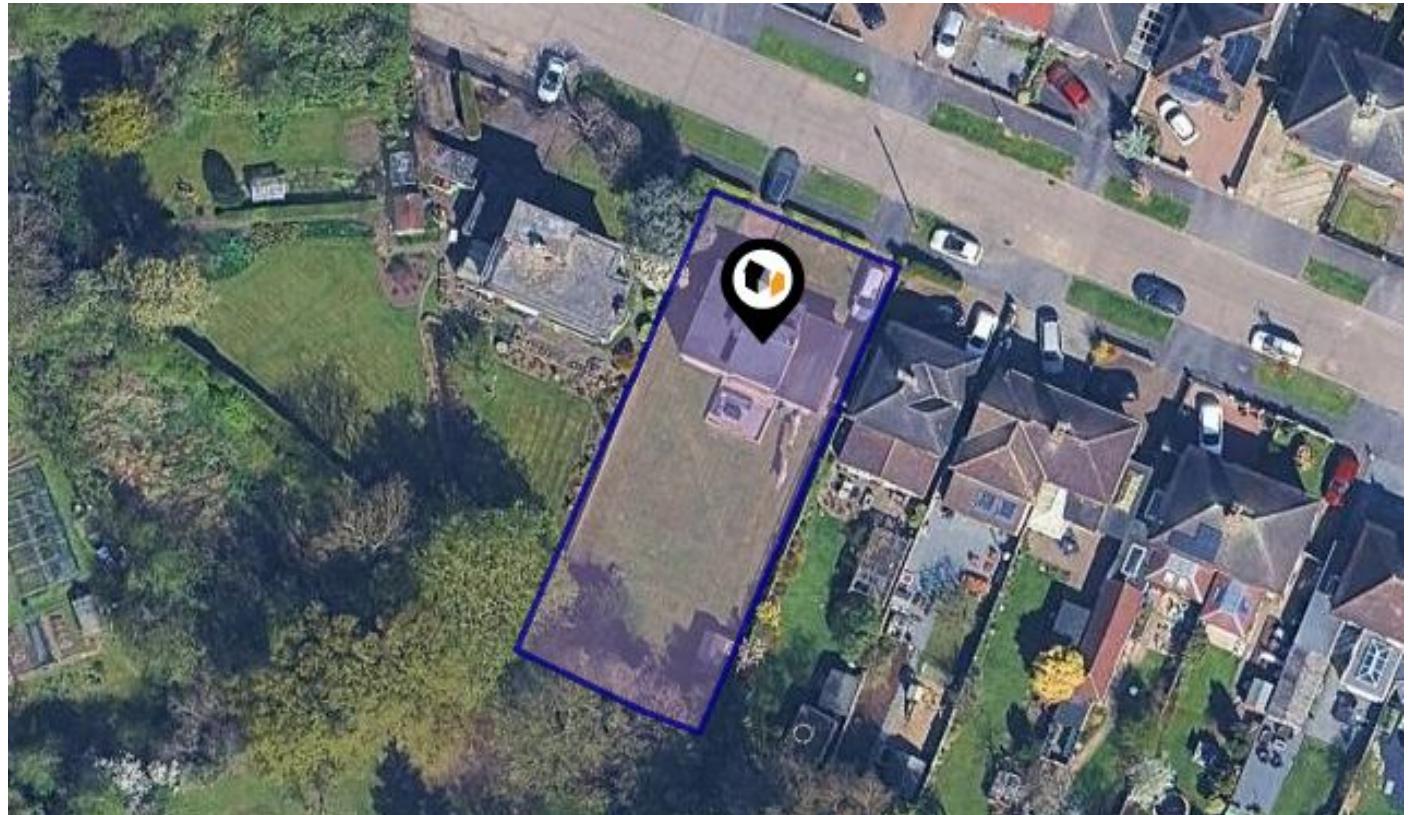


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th February 2026



LONG HILL RISE, HUCKNALL, NOTTINGHAM, NG15

Martin & Co. Beeston

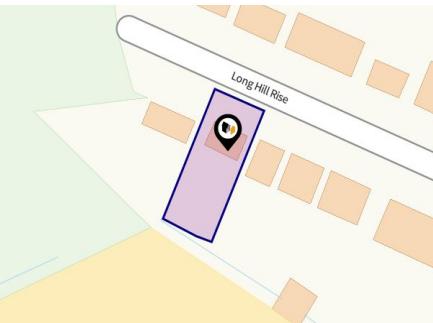
23 Wollaton Road Beeston Nottingham NG9 2NG

07377 229 896

ian.chambers@martinco.com

www.martinco.com





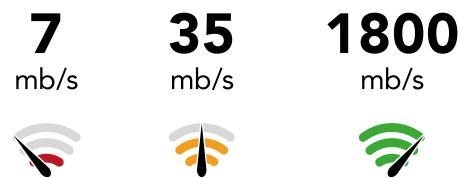
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.17 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,228		
Title Number:	NT323457		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: ***Long Hill Rise, Hucknall, Nottingham, NG15***

Reference - V/2008/0014

Decision: OUTWD - Outline Application - Withdrawn

Date: 08th January 2008

Description:

Outline application for demolition of existing dwelling and erection of a maximum of three dwellings

Property EPC - Certificate



Long Hill Rise, Hucknall, NG15

Energy rating

G

Valid until 03.01.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

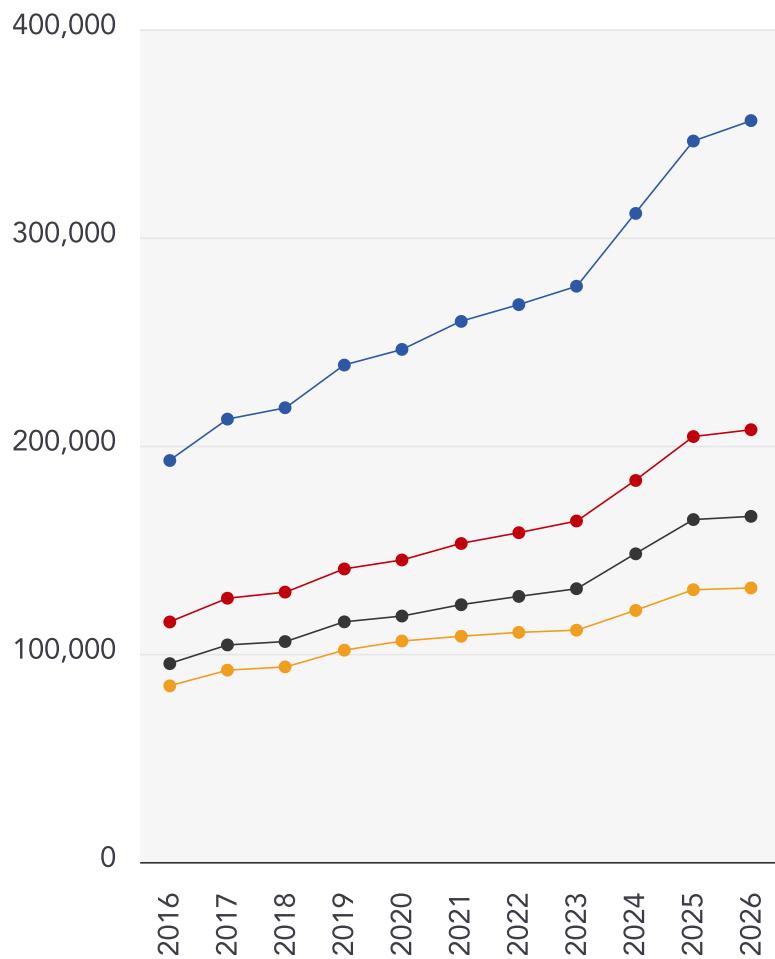
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

Market House Price Statistics



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



Detached

+84.67%

Semi-Detached

+80.1%

Terraced

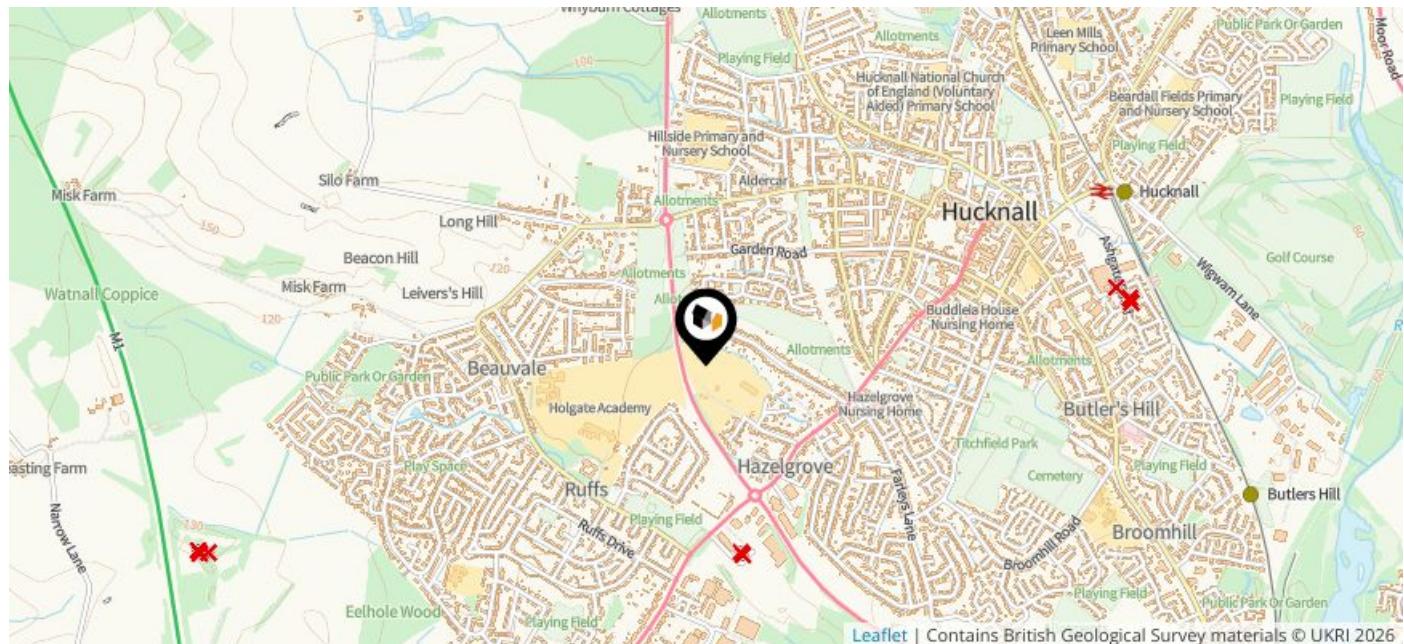
+74.26%

Flat

+55.6%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

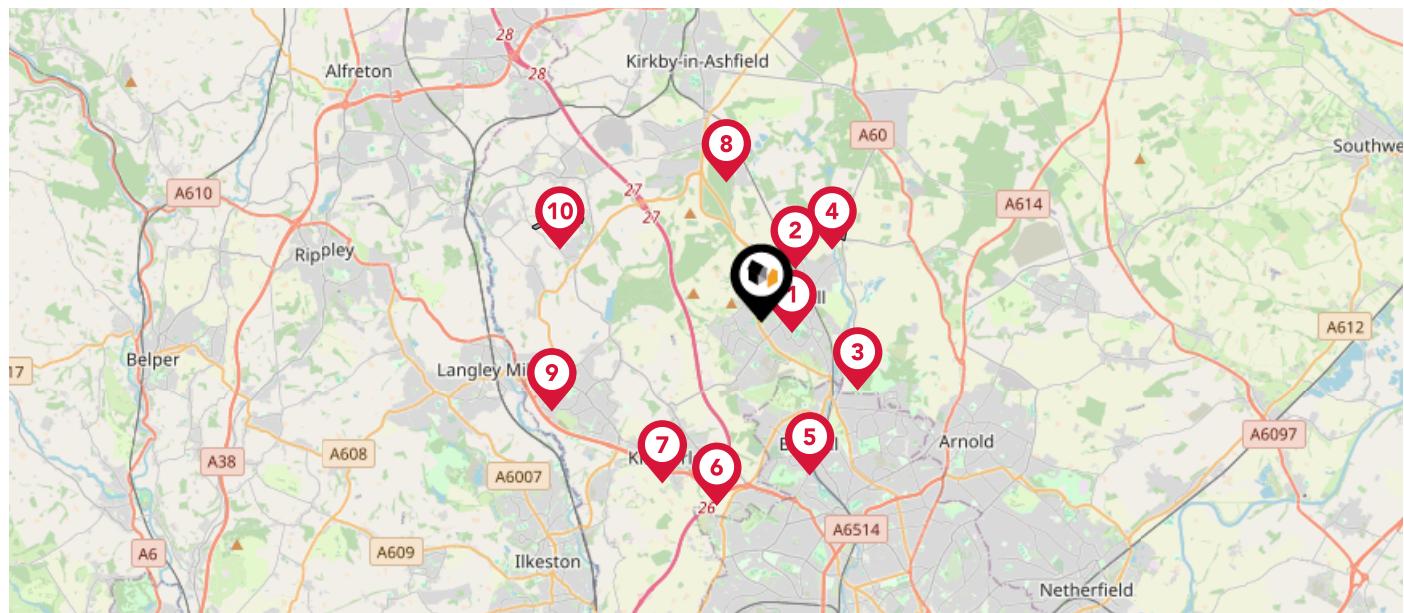
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



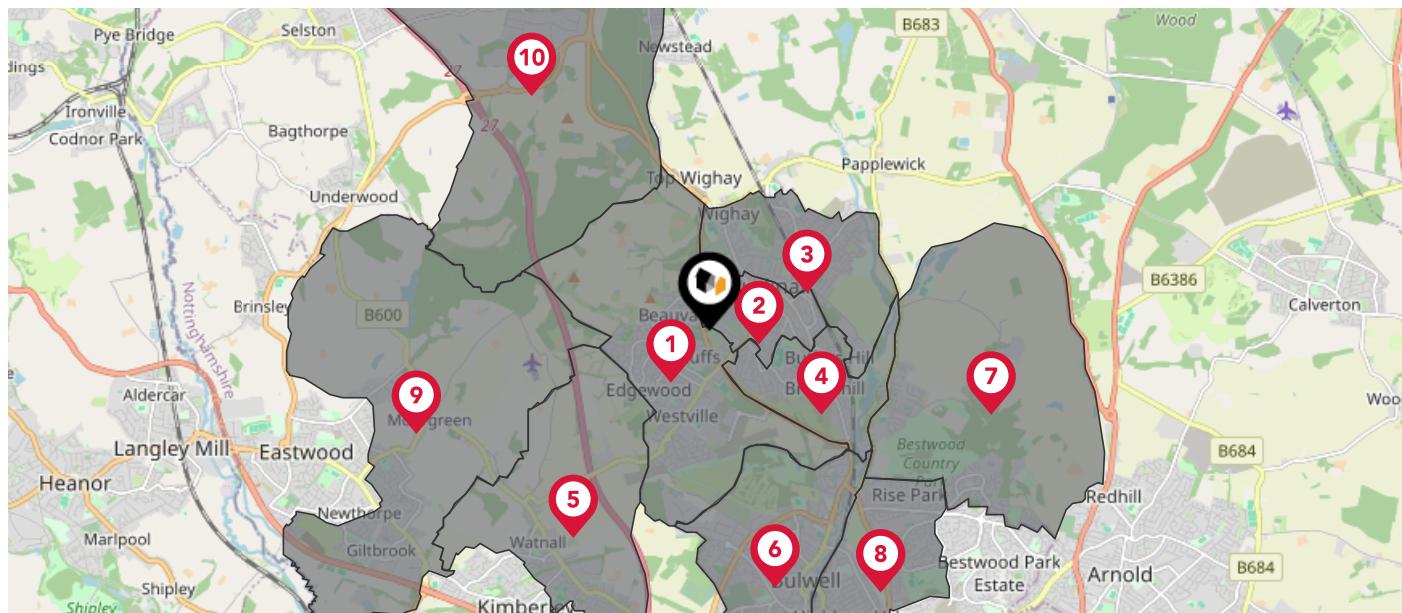
Nearby Conservation Areas

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

Maps

Council Wards

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



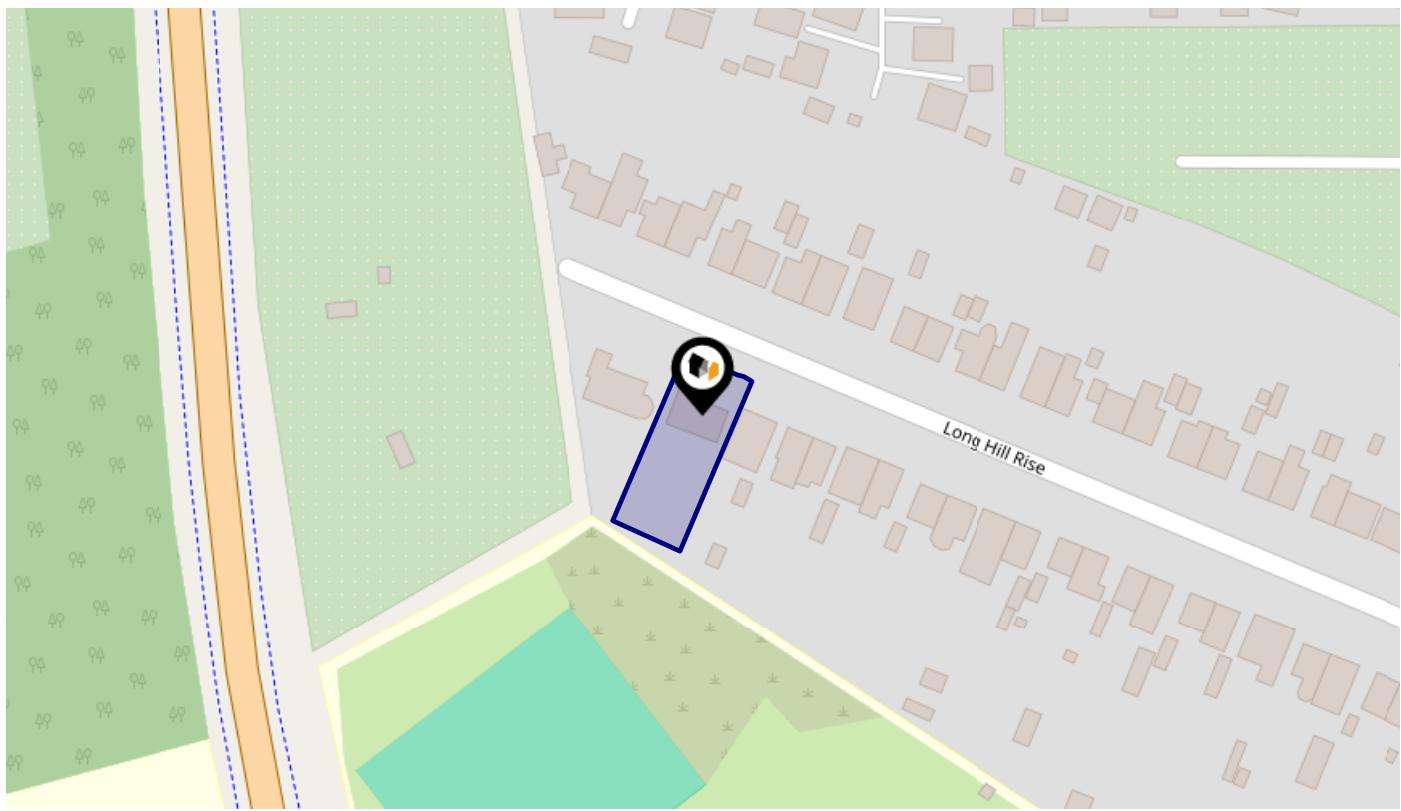
Nearby Council Wards

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

Maps

Rail Noise

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.

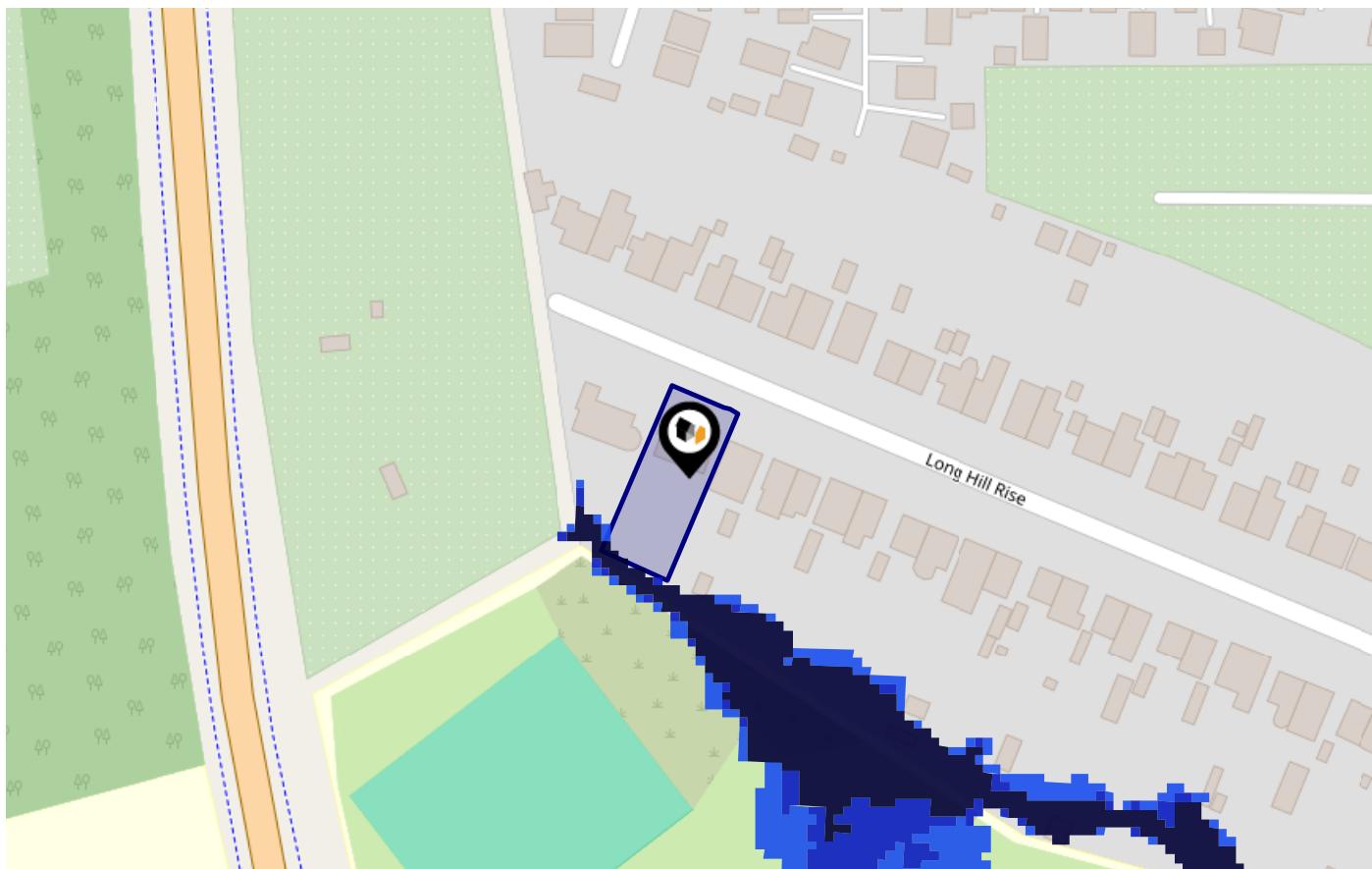
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

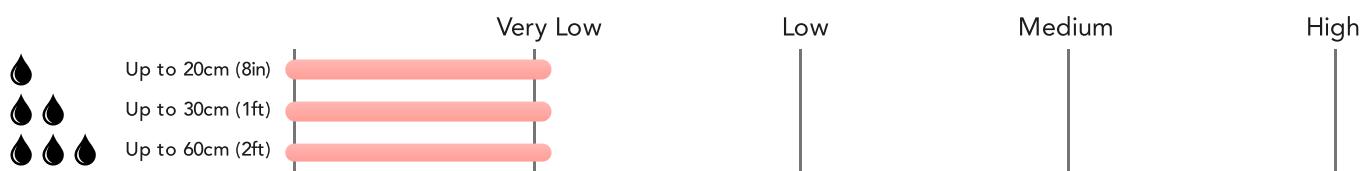


Risk Rating: Very low

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.

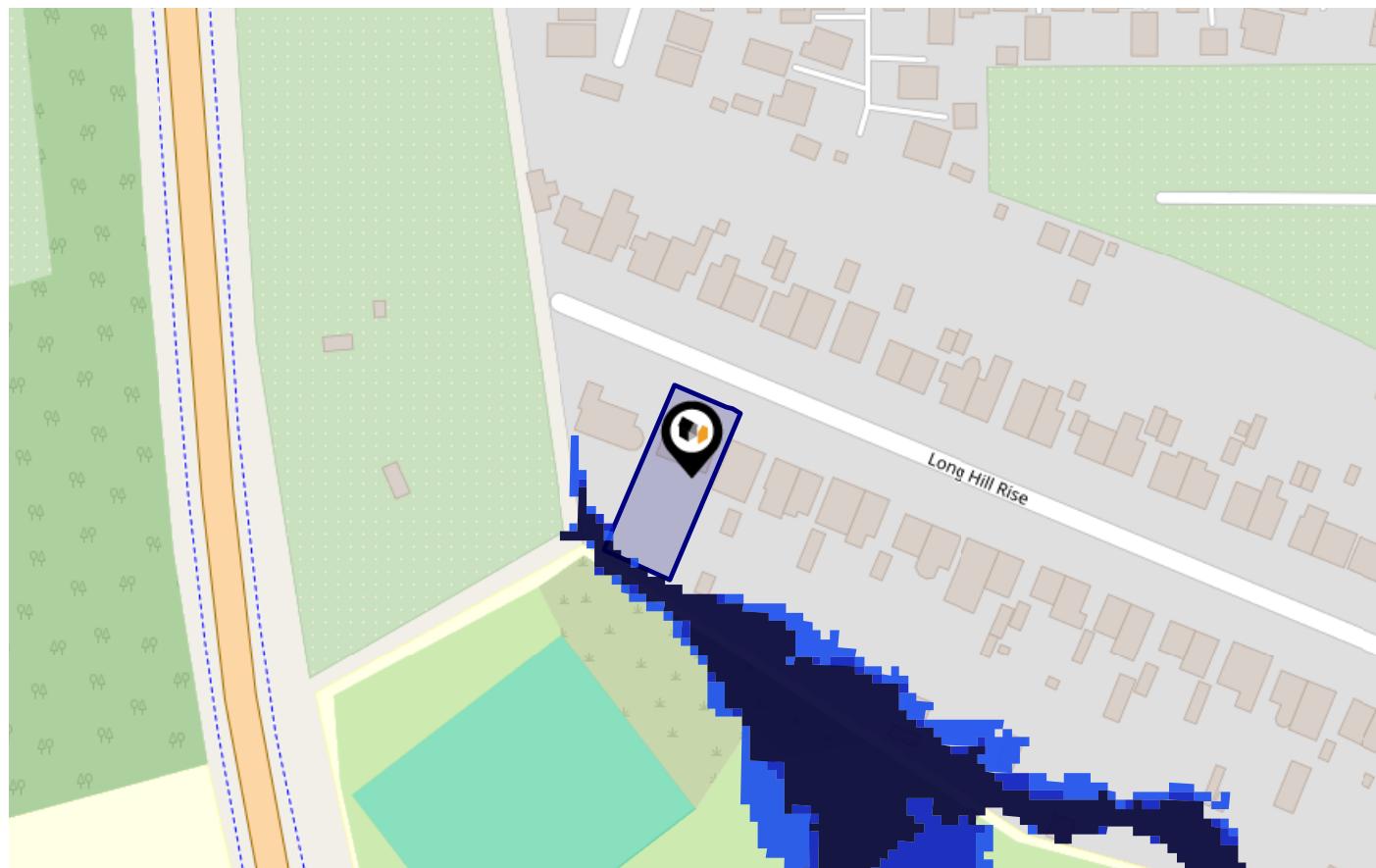
Chance of flooding to the following depths at this property:



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.

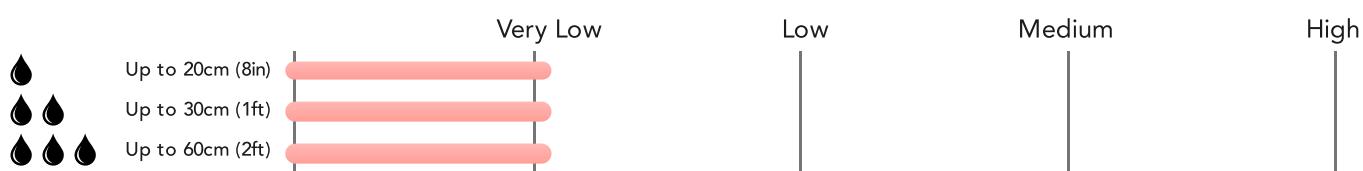


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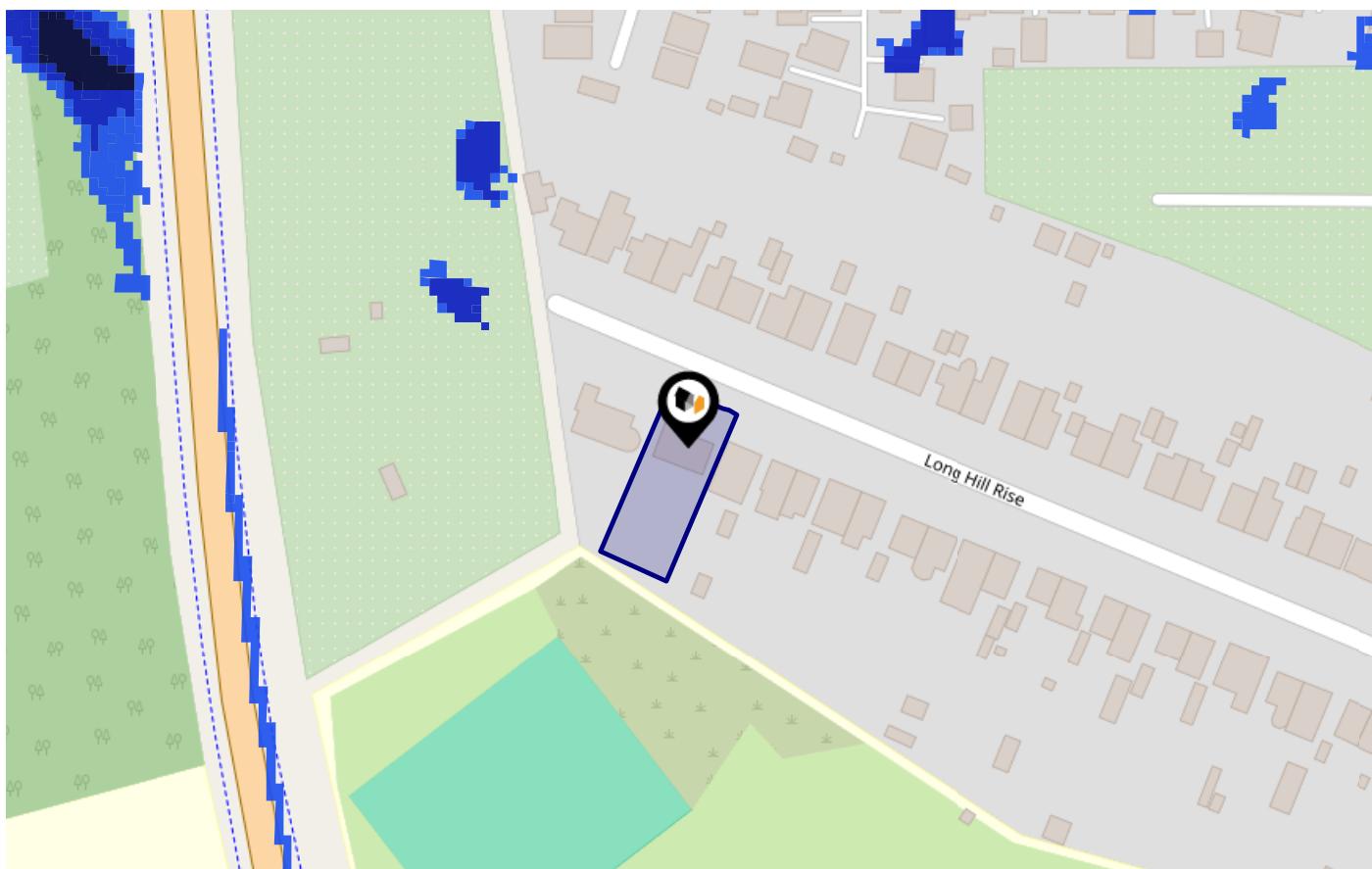
Chance of flooding to the following depths at this property:



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.

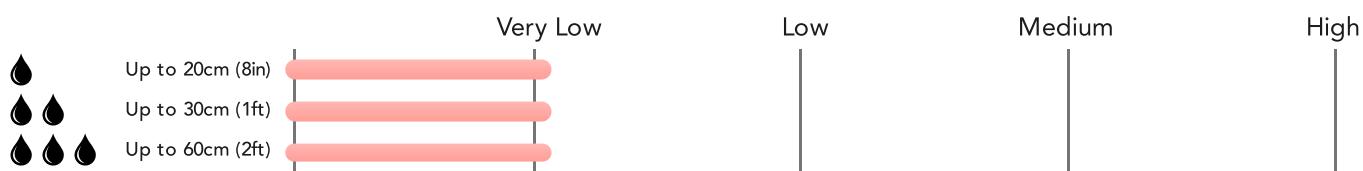


Risk Rating: Very low

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- **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.

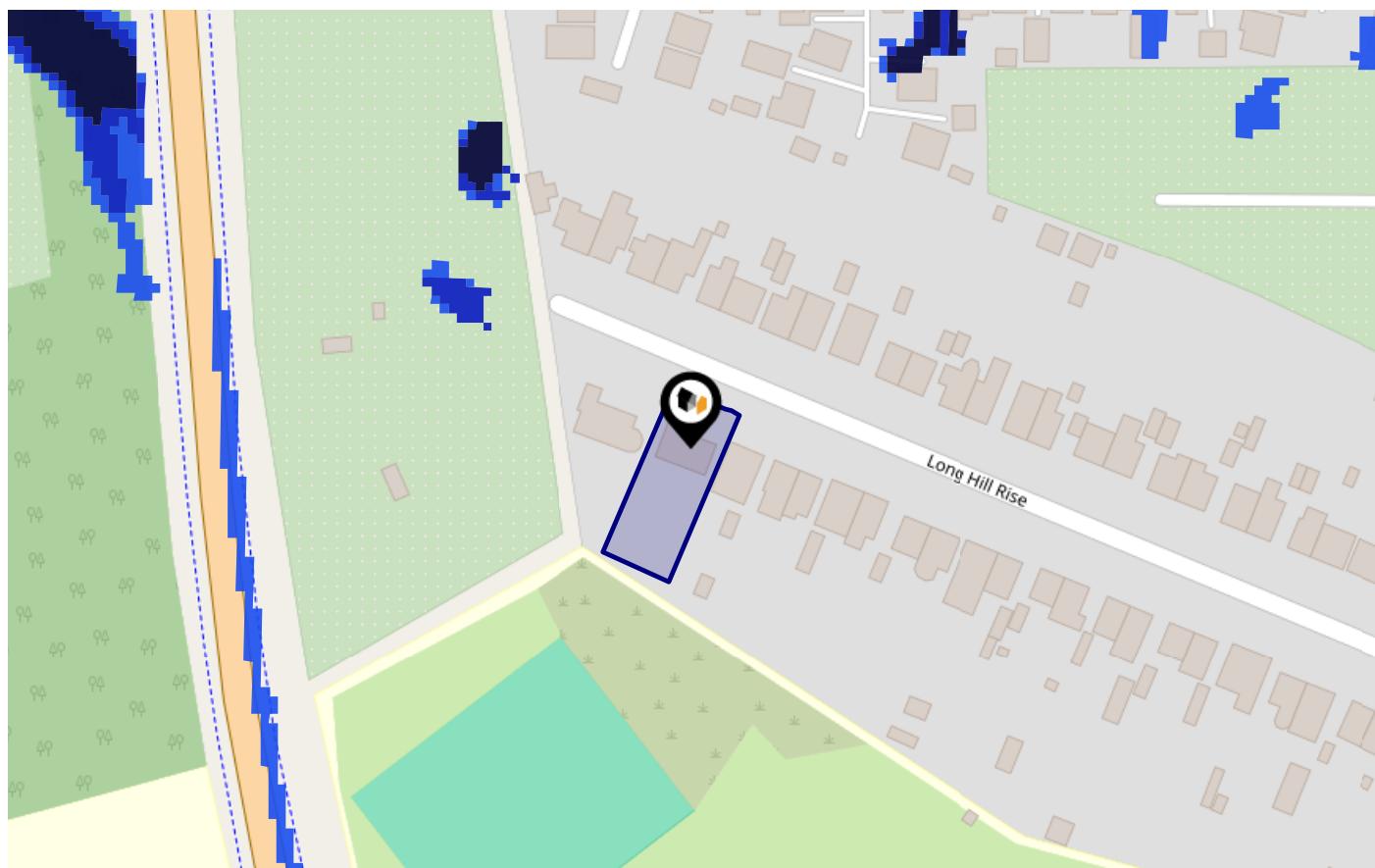
Chance of flooding to the following depths at this property:



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.

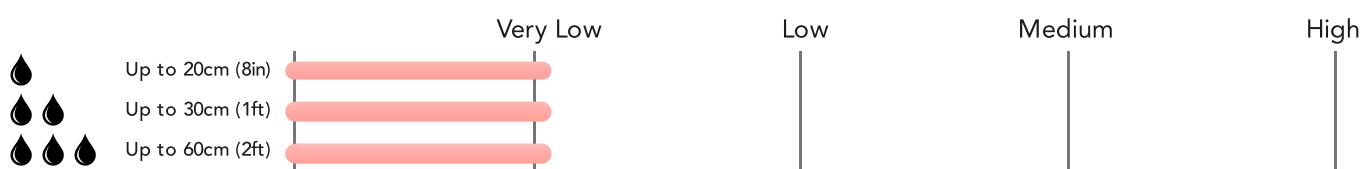


Risk Rating: Very low

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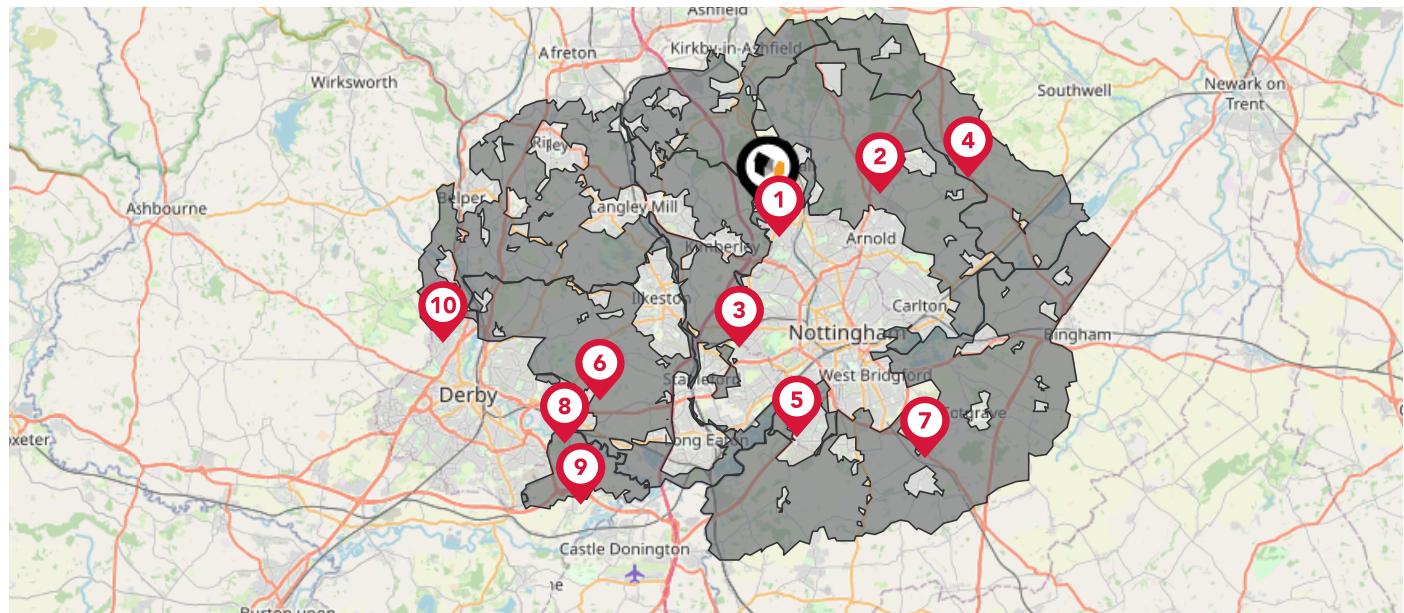
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



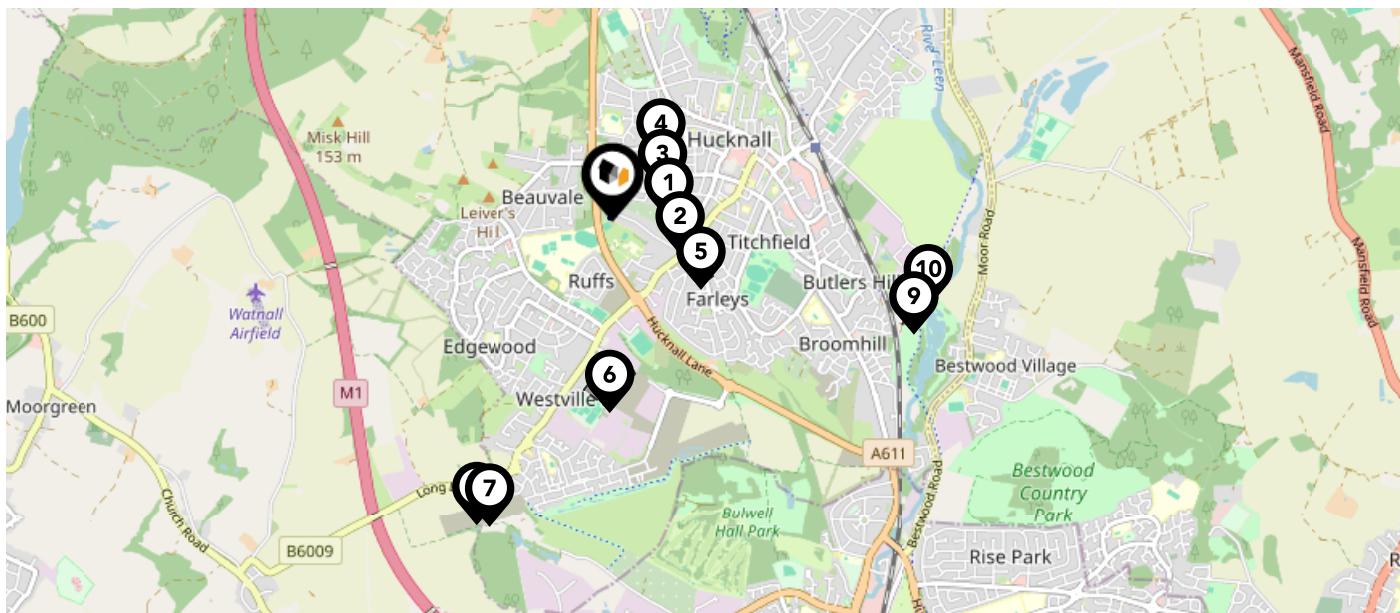
Nearby Green Belt Land

- 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

Maps

Landfill Sites

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.



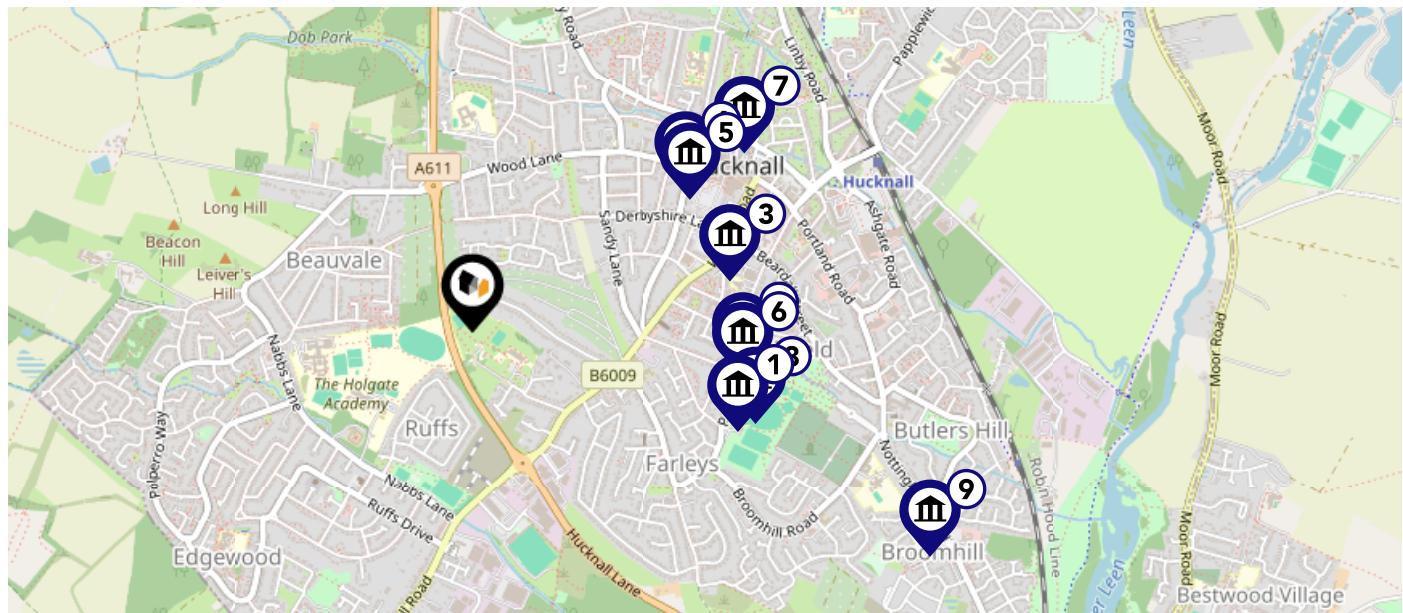
Nearby Landfill Sites

1	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	<input type="checkbox"/>
2	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	<input type="checkbox"/>
3	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	<input type="checkbox"/>
4	Disused Railway Cutting-Tip Top Tips, Watnall Road, Hucknall	Historic Landfill	<input type="checkbox"/>
5	Disused Railway Cutting/Tip Top Tips-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
6	Abutting Messrs, Rolls Royce Limited, Land to East of Watnall Road-Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	Hucknall Airfield-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
8	Eel Hole Farm-Watnall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
9	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	Wigwam Landfill/Wigwam Tip-Off Wigwam Lane, Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

Maps

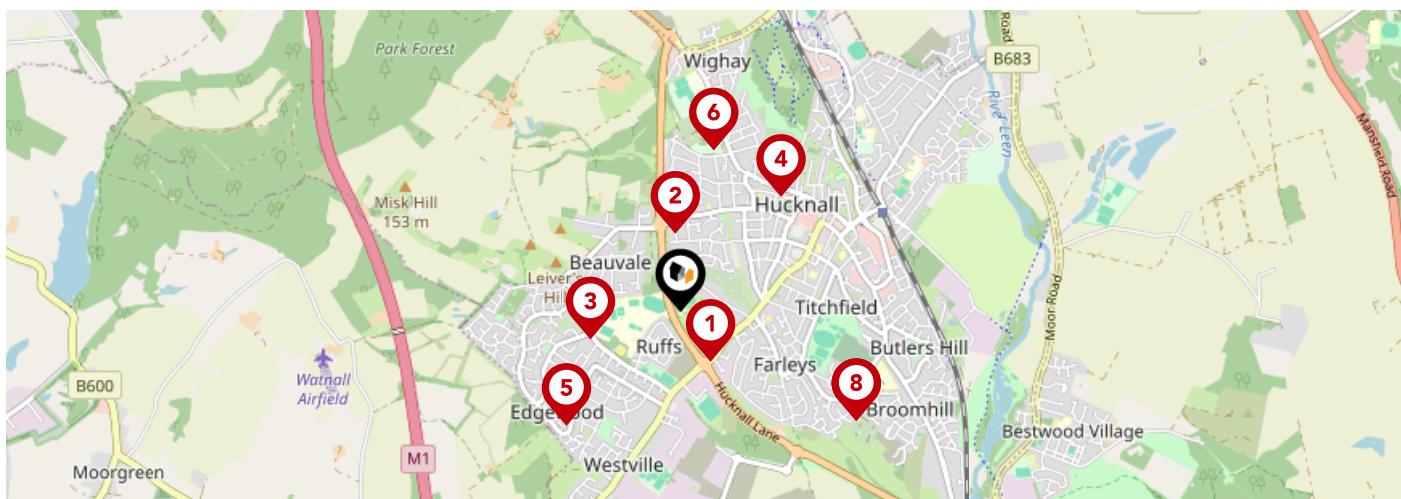
Listed Buildings

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
1234853 - Memorial Drinking Fountain In Titchfield Park	Grade II	0.6 miles
1234851 - Houses Of Rest For Miners	Grade II	0.6 miles
1234848 - 204, Beardall Street	Grade II	0.6 miles
1217611 - Church Of St Mary Magdalene	Grade II	0.6 miles
1275902 - Hucknall Library	Grade II	0.6 miles
1234852 - Boundary Wall And Gates At Houses Of Rest For Miners	Grade II	0.6 miles
1380278 - The Master Hosier's House And Attached Workshop	Grade II	0.7 miles
1275905 - Hucknall War Memorial	Grade II	0.7 miles
1234850 - 71 And 73, Nottingham Road	Grade II	1.1 miles

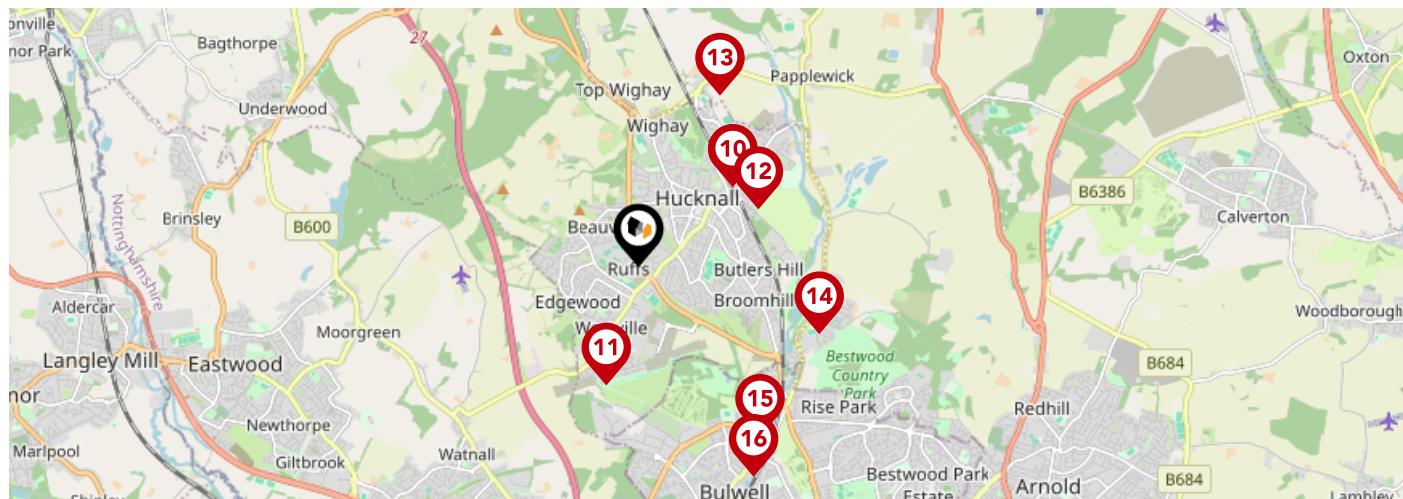
Area Schools



Nursery Primary Secondary College Private

	Holgate Primary and Nursery School						
1	Holgate Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 365 Distance:0.26						
2	Hillside Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 467 Distance:0.35						
3	The Holgate Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Serious Weaknesses Pupils: 1237 Distance:0.41						
4	Hucknall National Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 418 Distance:0.68						
5	Edgewood Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 347 Distance:0.72						
6	The National CofE Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1176 Distance:0.74						
7	Butler's Hill Infant and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 248 Distance:0.92						
8	Broomhill Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 294 Distance:0.92						

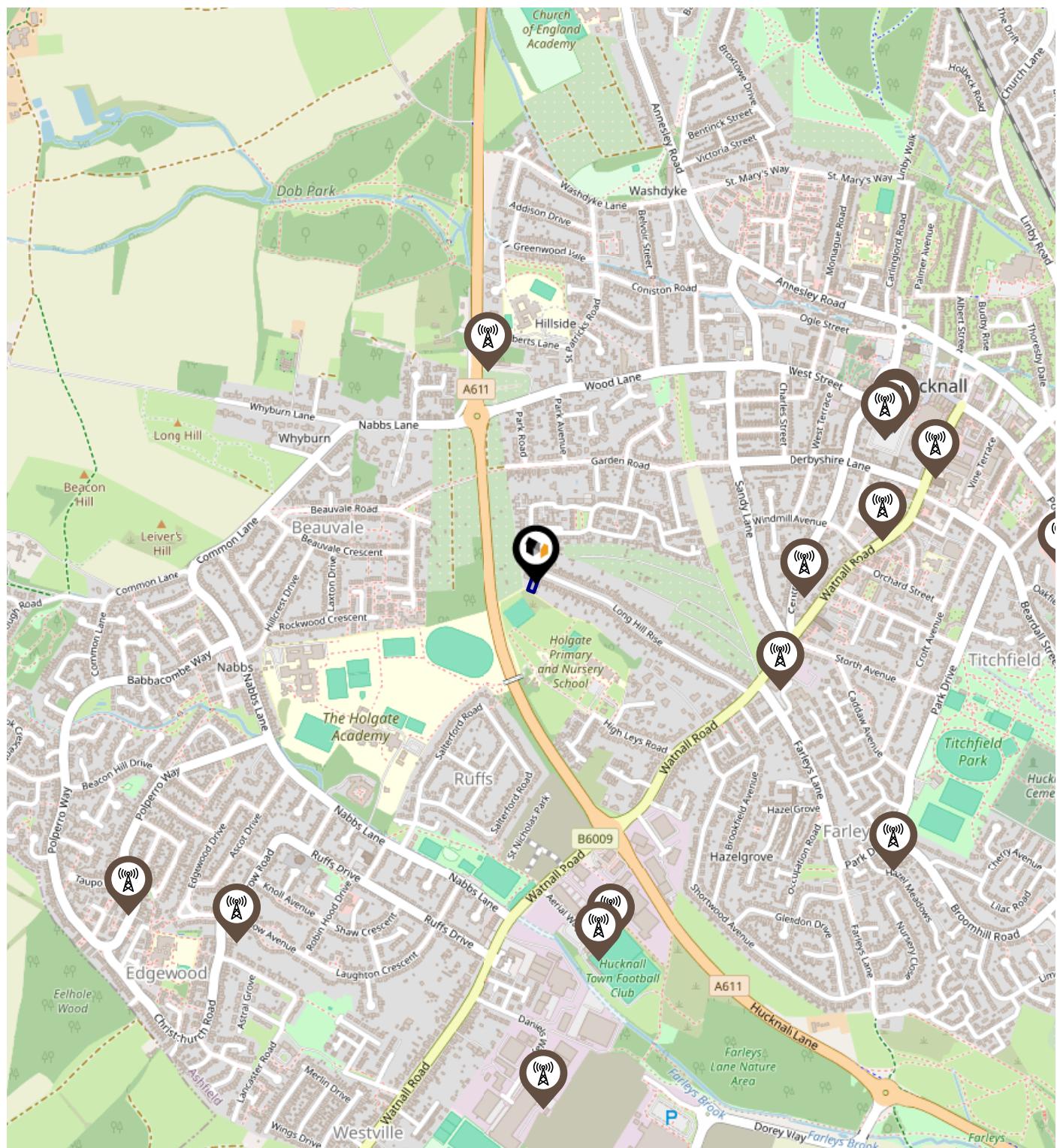
Area Schools



		Nursery	Primary	Secondary	College	Private
	Holy Cross Primary Catholic Voluntary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 223 Distance:1.09					
	Leen Mills Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 346 Distance:1.09					
	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: 232 Distance:1.1					
	Beardall Fields Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 440 Distance:1.18					
	Linby-Cum-Papplewick Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 102 Distance:1.69					
	Hawthorne Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 221 Distance:1.72					
	Springfield Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 218 Distance:1.85					
	The Bulwell Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 1070 Distance:2.14					

Local Area Masts & Pylons

MARTIN&CO

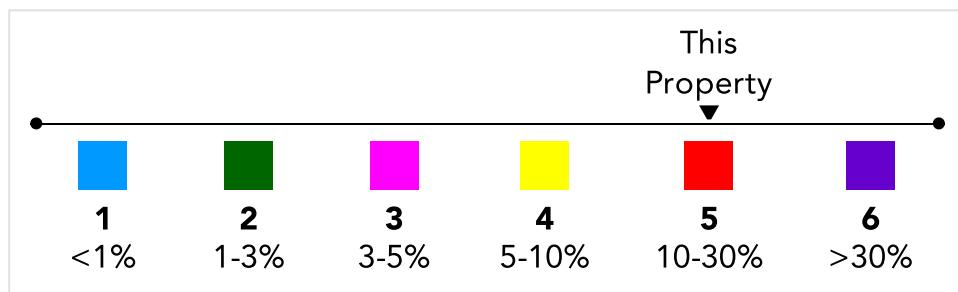
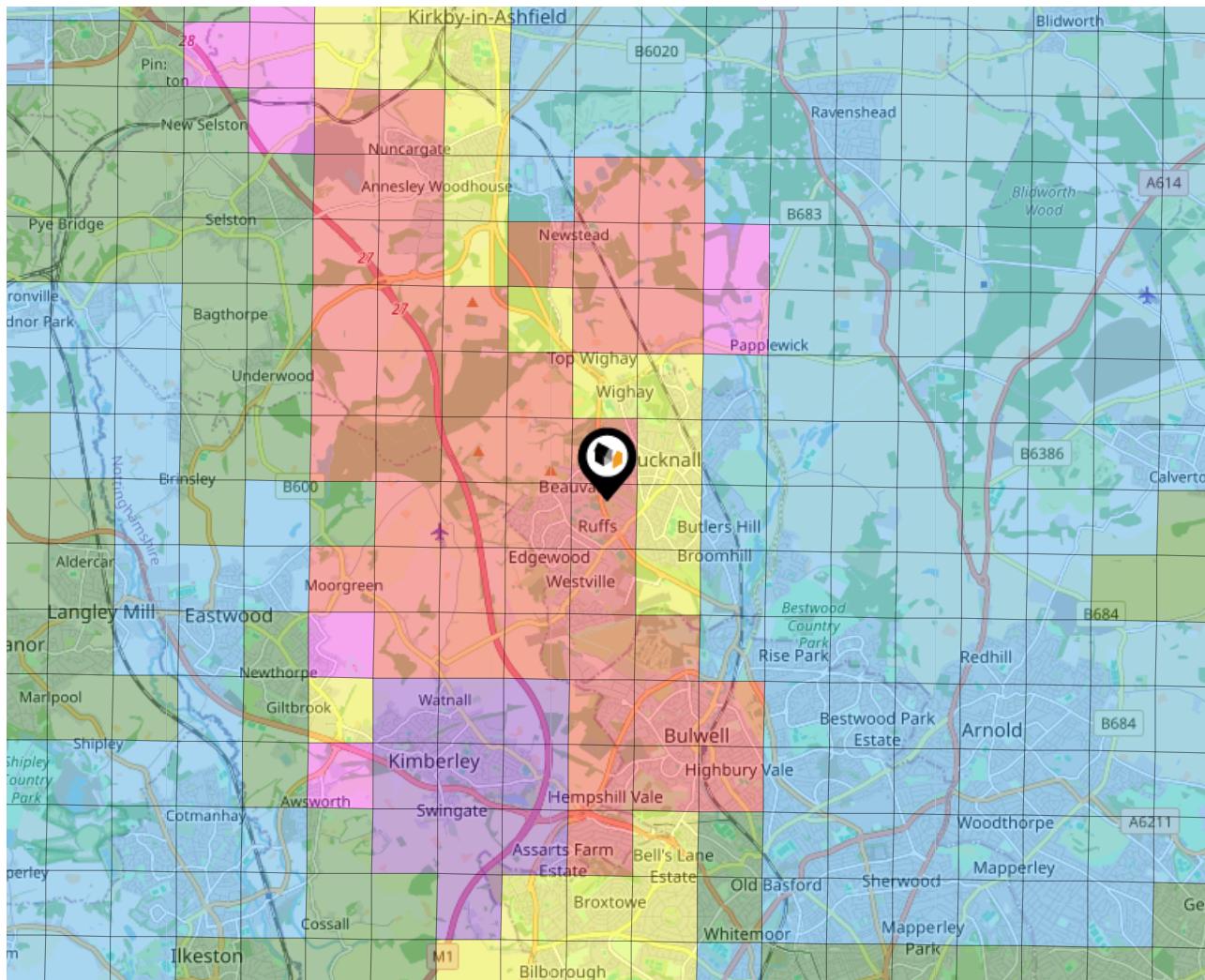


Key:

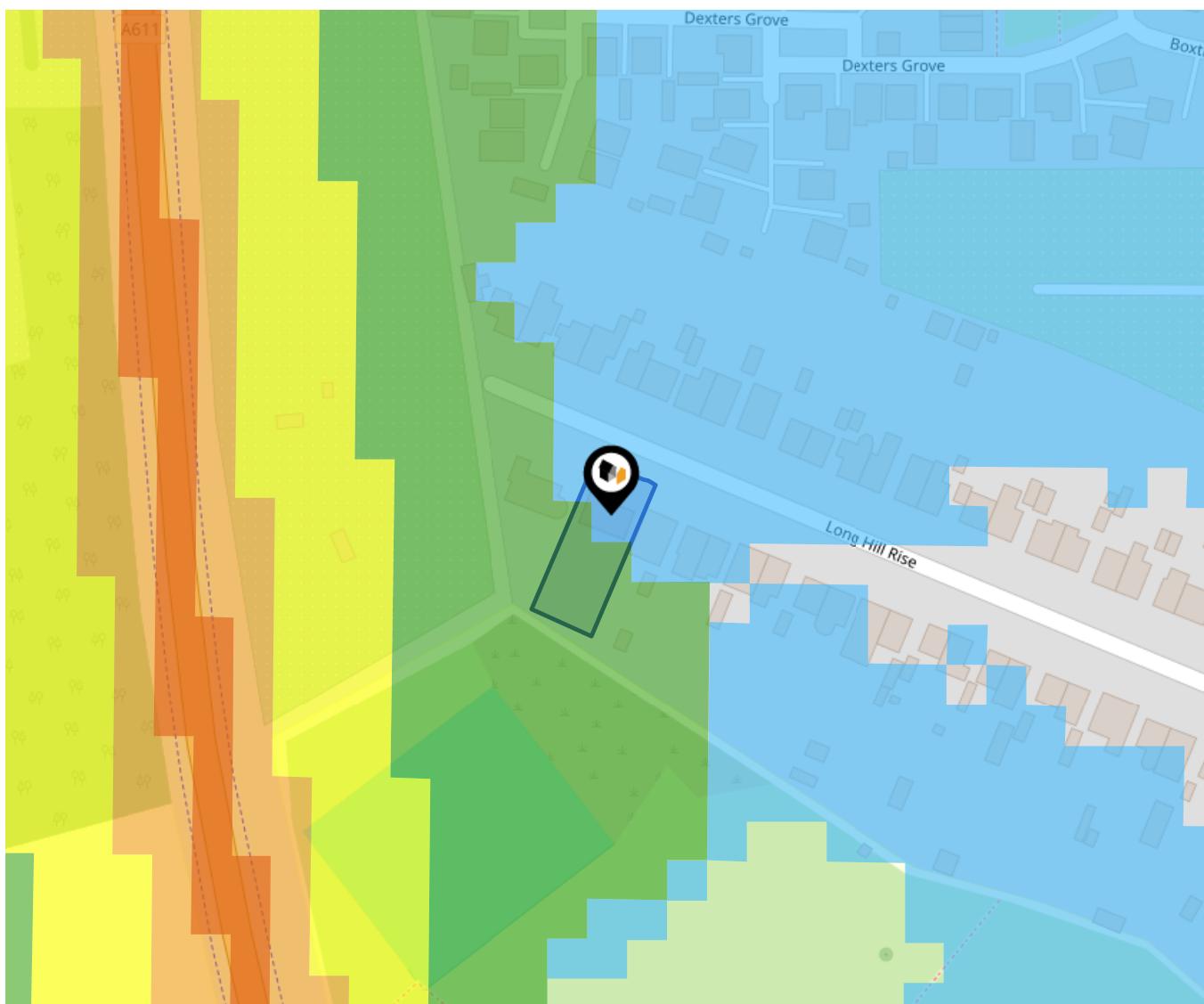
- Power Pylons
- Communication Masts

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



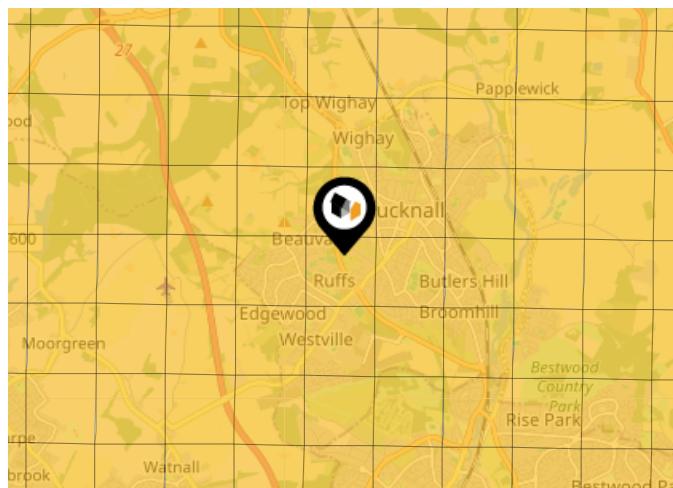
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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)

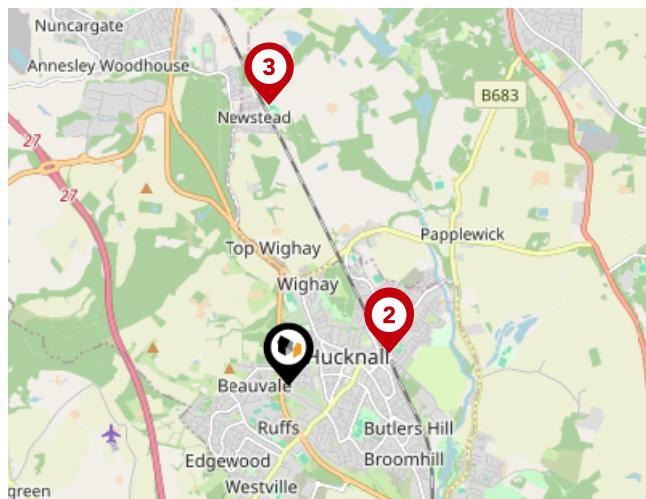
Carbon Content:	MOD	Soil Texture:	LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

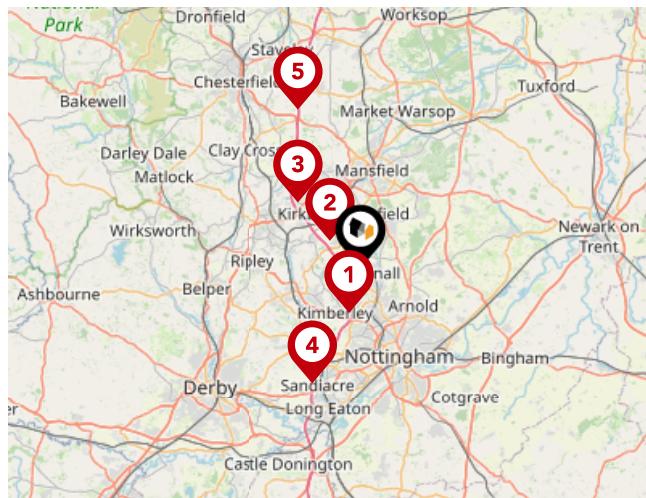
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hucknall Rail Station	0.95 miles
2	Hucknall Rail Station	0.94 miles
3	Newstead Rail Station	2.5 miles



Trunk Roads/Motorways

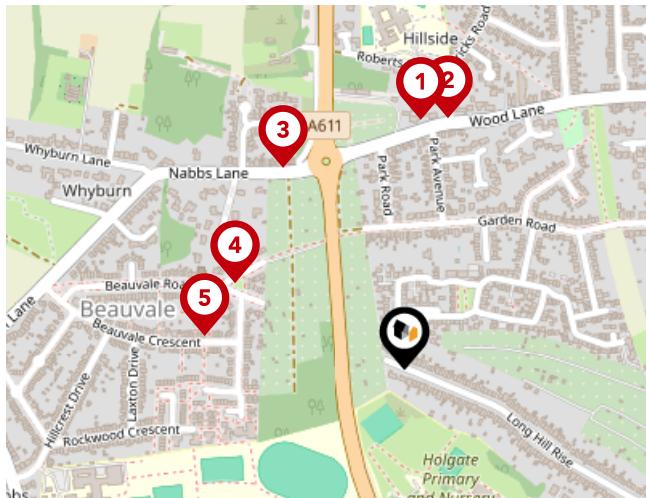
Pin	Name	Distance
1	M1 J26	3.23 miles
2	M1 J27	2.93 miles
3	M1 J28	6.45 miles
4	M1 J25	8.88 miles
5	M1 J29	12.18 miles



Airports/Helpads

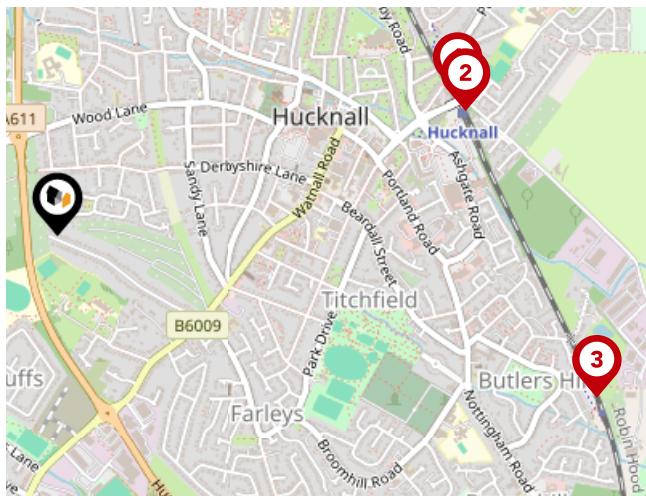
Pin	Name	Distance
1	East Mids Airport	15.11 miles
2	Finningley	32.05 miles
3	Baginton	47.34 miles
4	Birmingham Airport	45.59 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Park Avenue	0.28 miles
2	Park Avenue	0.29 miles
3	Portland Grange	0.26 miles
4	Priory Road	0.21 miles
5	Abbots Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	0.95 miles
2	Hucknall Tram Stop	0.95 miles
3	Butler's Hill Tram Stop	1.25 miles



Martin & Co. Beeston

Beeston is a thriving town with a tram line connecting residents to surrounding areas with connections directly to the city centre and further afield making it an ideal location for both professionals and families.

At Martin & Co Beeston we support our customers every step of the way in finding their perfect property, and you're offered a dedicated point of contact and regular updates at every stage.

Testimonial 1



Used the letting service of Martin&Co Beeston. The team is easy to deal with and response politely and quickly. Absolutely friendly and patient. Would suggest this agent!

Testimonial 2



Ian, Liz and Ellie at Martin and Co in Beeston were an absolute joy to work with. They're super friendly and get the job done professionally and effectively following up with all parties involved. Would highly recommend and hope to use again.

Testimonial 3



Martin & Co dealt with our recent house move and we were really impressed with their service. They were much better value than the other quotes we received and were so friendly and professional. They gave us some great advice leading to us getting a much better offer than expected. Thank you!

 /martincouk

 /martinco_uk

 /MartinCoUK

 /company/martin-&-co-

Important - Please Read

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Martin & Co. Beeston

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