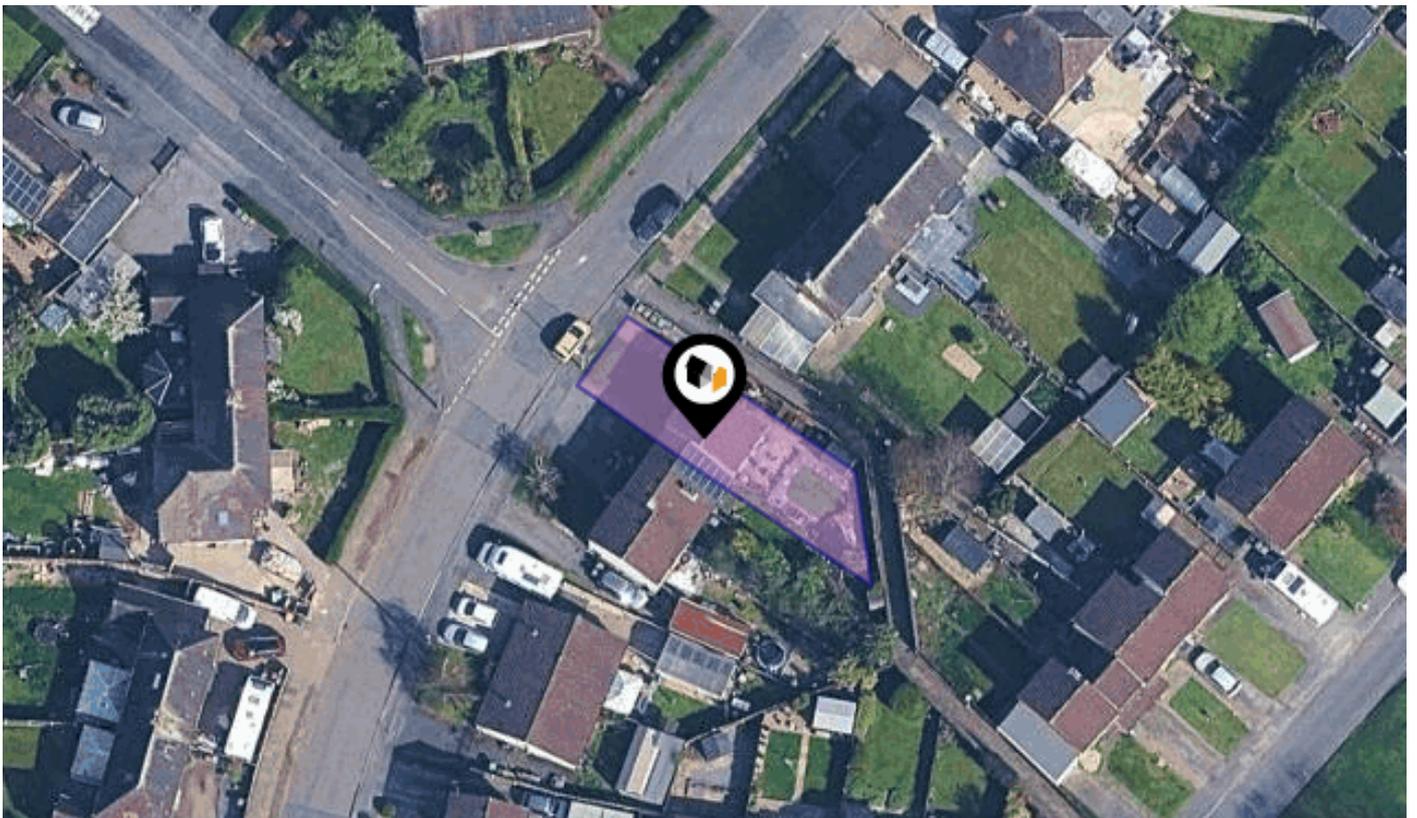




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 13th March 2026



ASH CRESCENT, NUTHALL, NOTTINGHAM, NG16

Martin & Co - Hucknall

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

0115 871 5461

rosie.gibbins@martinco.com

www.martinco.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	505 ft ² / 47 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band A		
Annual Estimate:	£1,677		
Title Number:	NT171669		

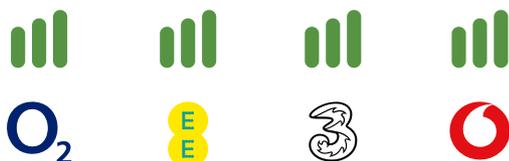
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



NUTHALL, NG16

Energy rating

D

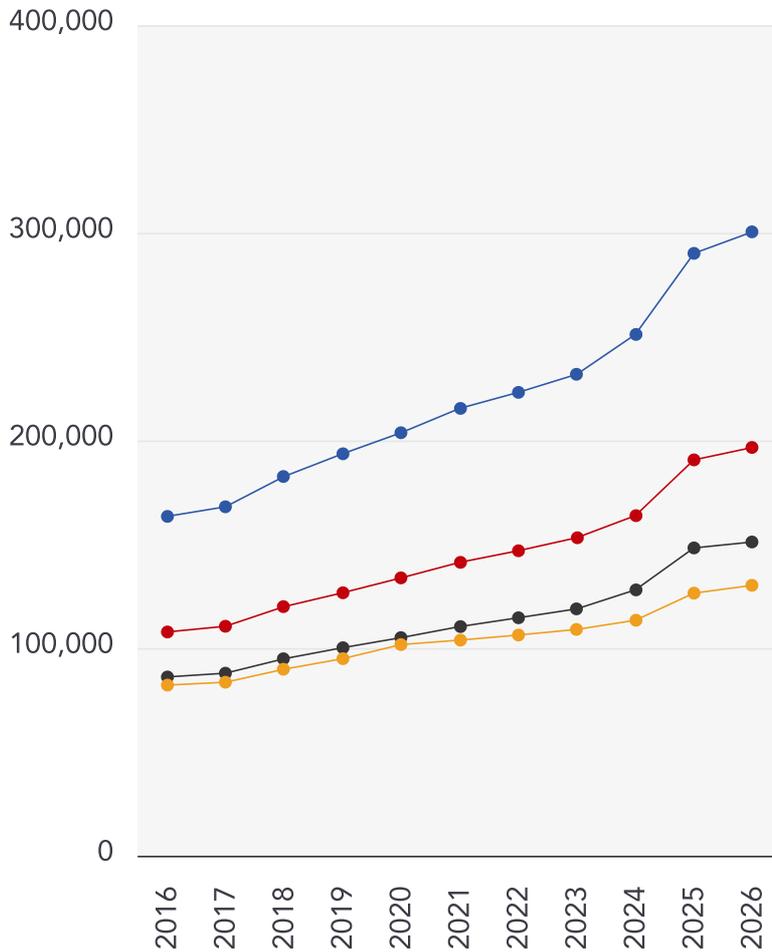
Valid until 08.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #008000; color: white; padding: 5px; display: inline-block;"> 87 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffd966; color: white; padding: 5px; display: inline-block;"> 65 D </div>	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	Low energy lighting in 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	47 m ²

10 Year History of Average House Prices by Property Type in NG16



Detached

+83.86%

Semi-Detached

+82.47%

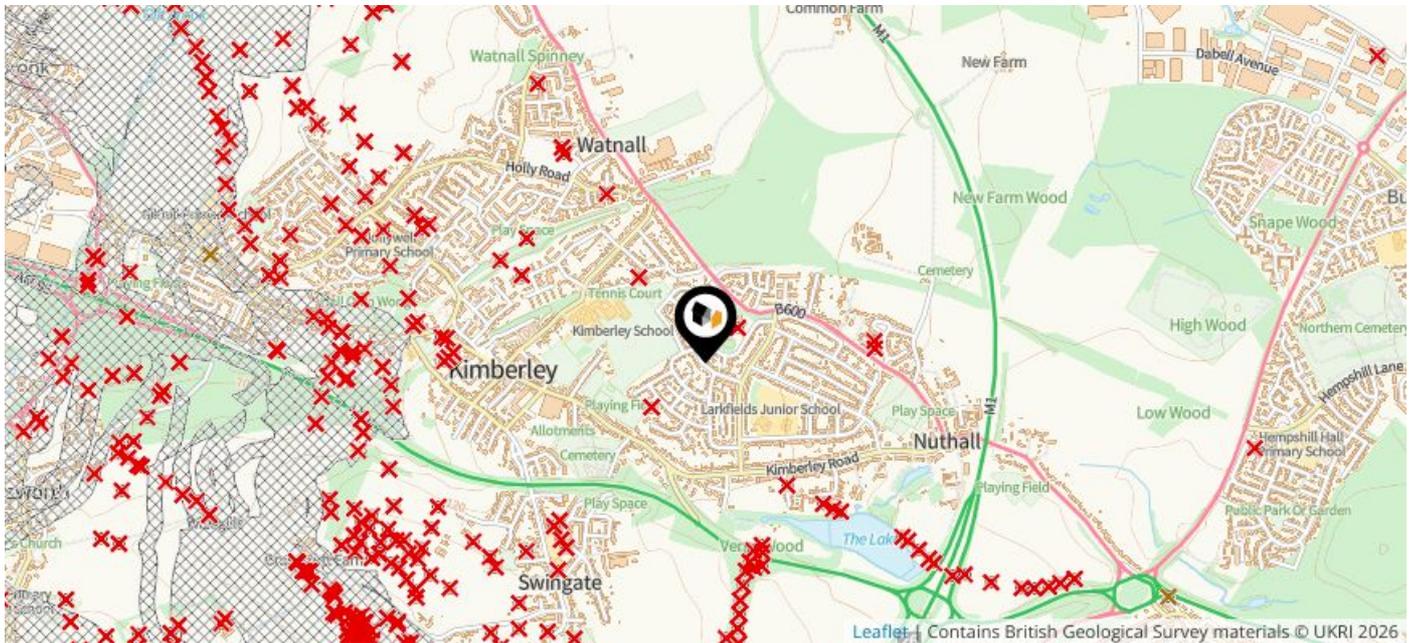
Terraced

+75.52%

Flat

+58.5%

This map displays nearby coal mine entrances and their classifications.



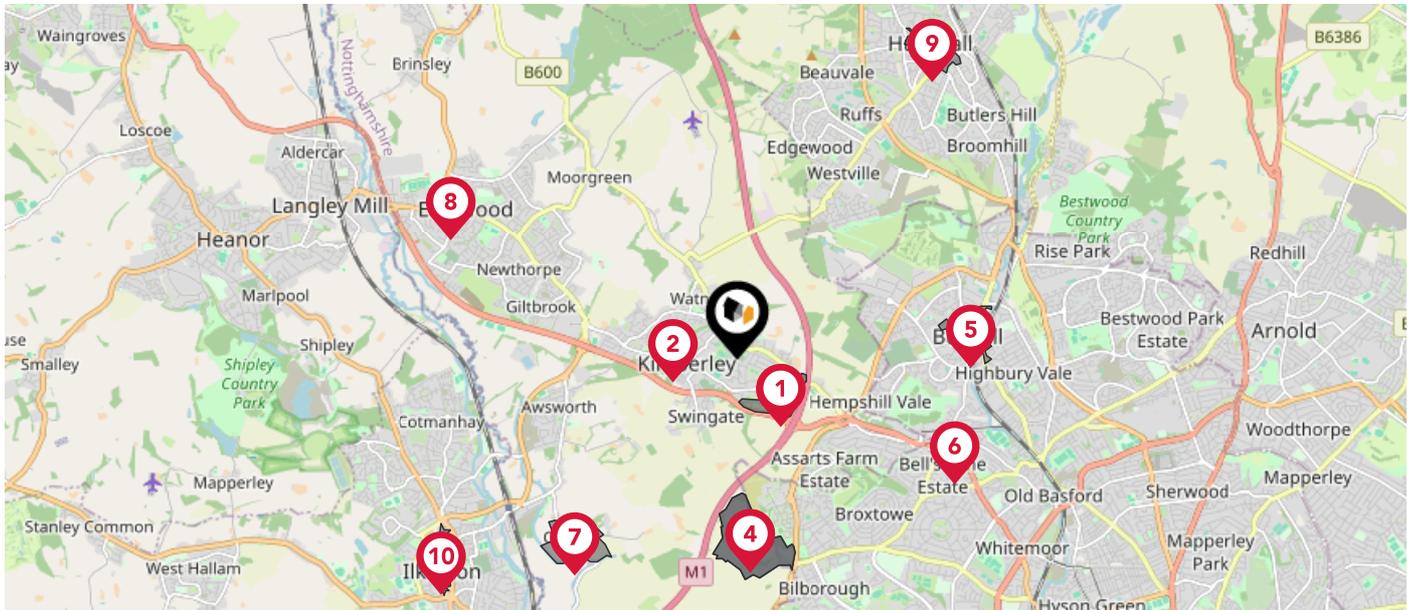
Mine Entry

- ✕ 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.

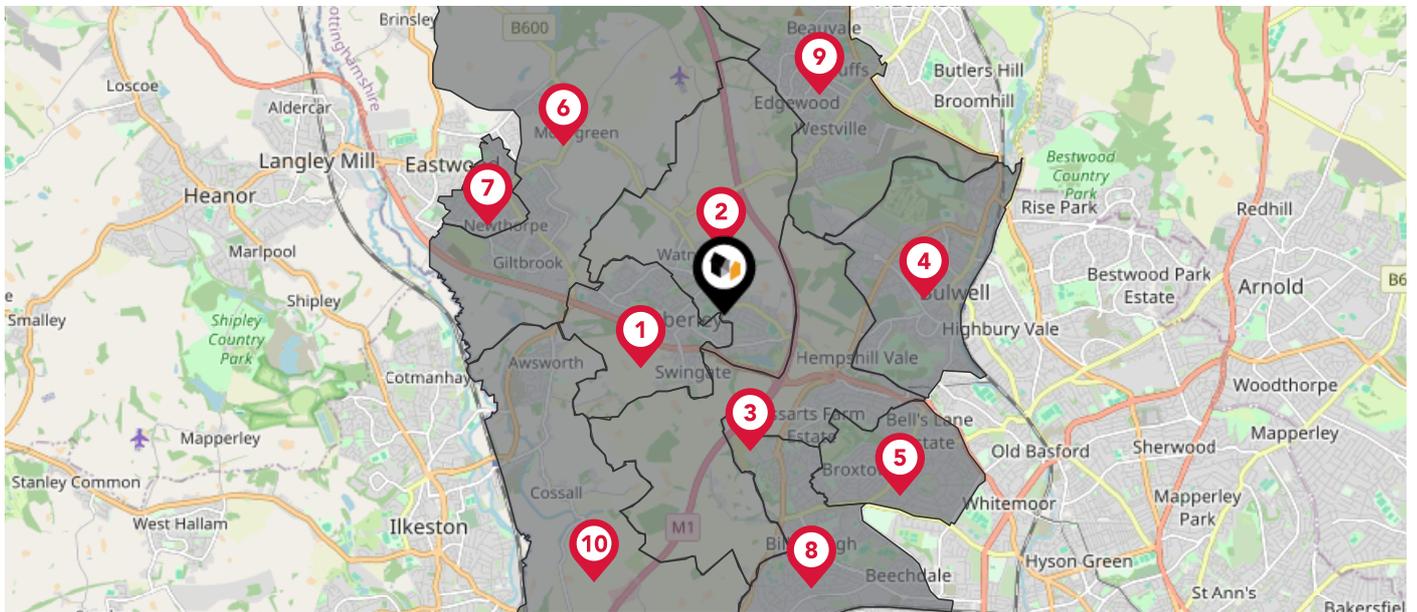
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Nuthall
- 2 Kimberley
- 3 Strelley
- 4 Strelley
- 5 Bulwell
- 6 Basford Hall
- 7 Cossall
- 8 Eastwood
- 9 Hucknall
- 10 Ilkeston Town Centre

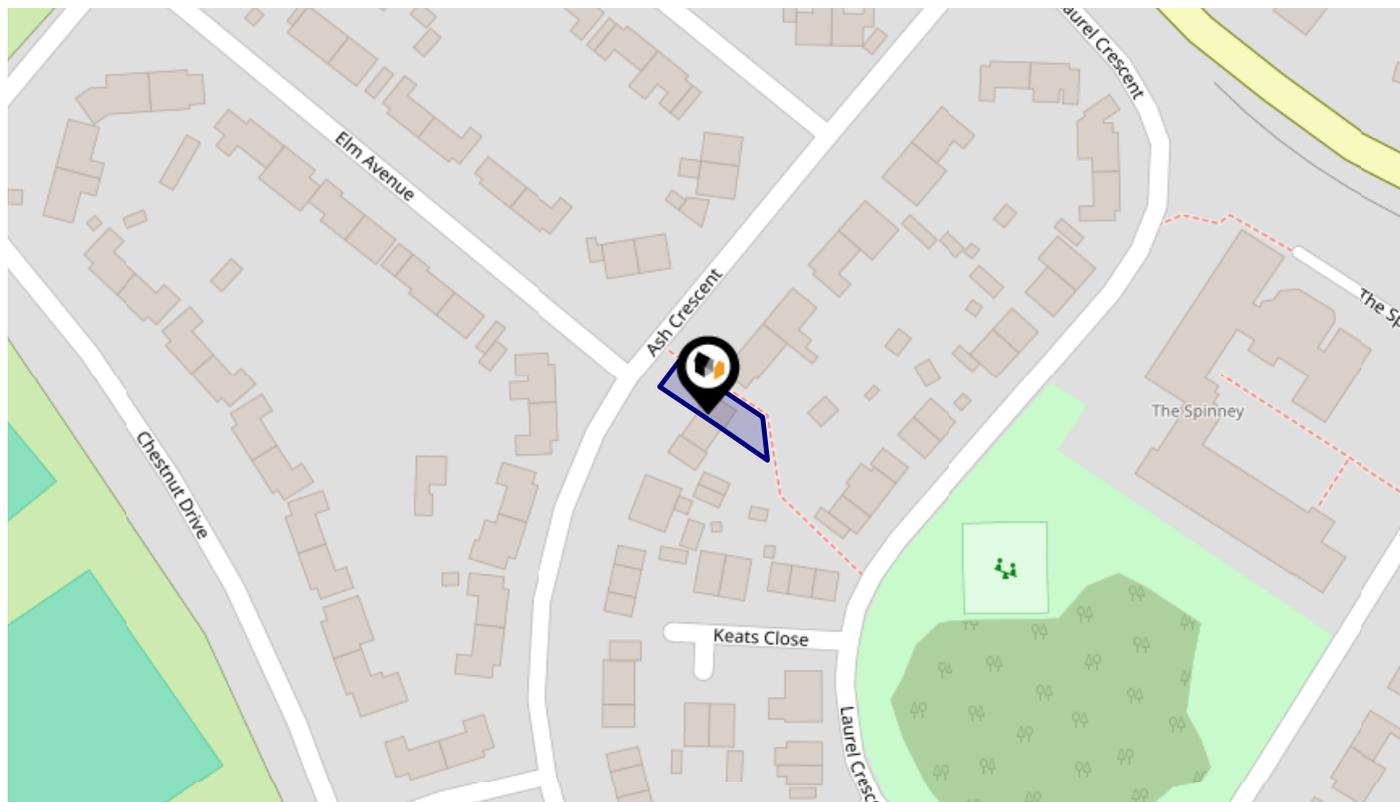
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Kimberley Ward
-  Watnall & Nuthall West Ward
-  Nuthall East & Strelley Ward
-  Bulwell Ward
-  Aspley Ward
-  Greasley Ward
-  Eastwood Hilltop Ward
-  Bilborough Ward
-  Hucknall West Ward
-  Awworth, Cossall & Trowell 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.

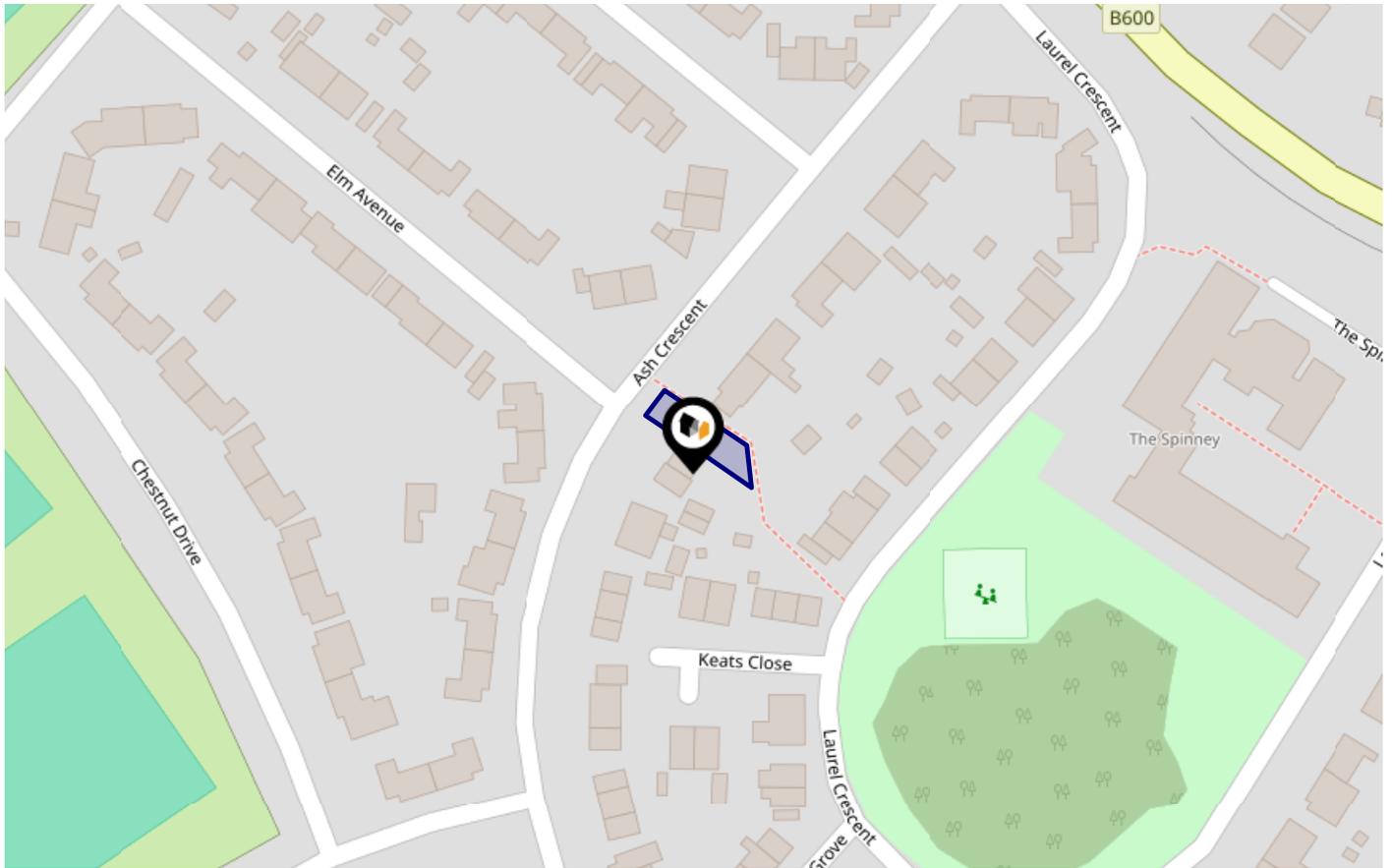
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

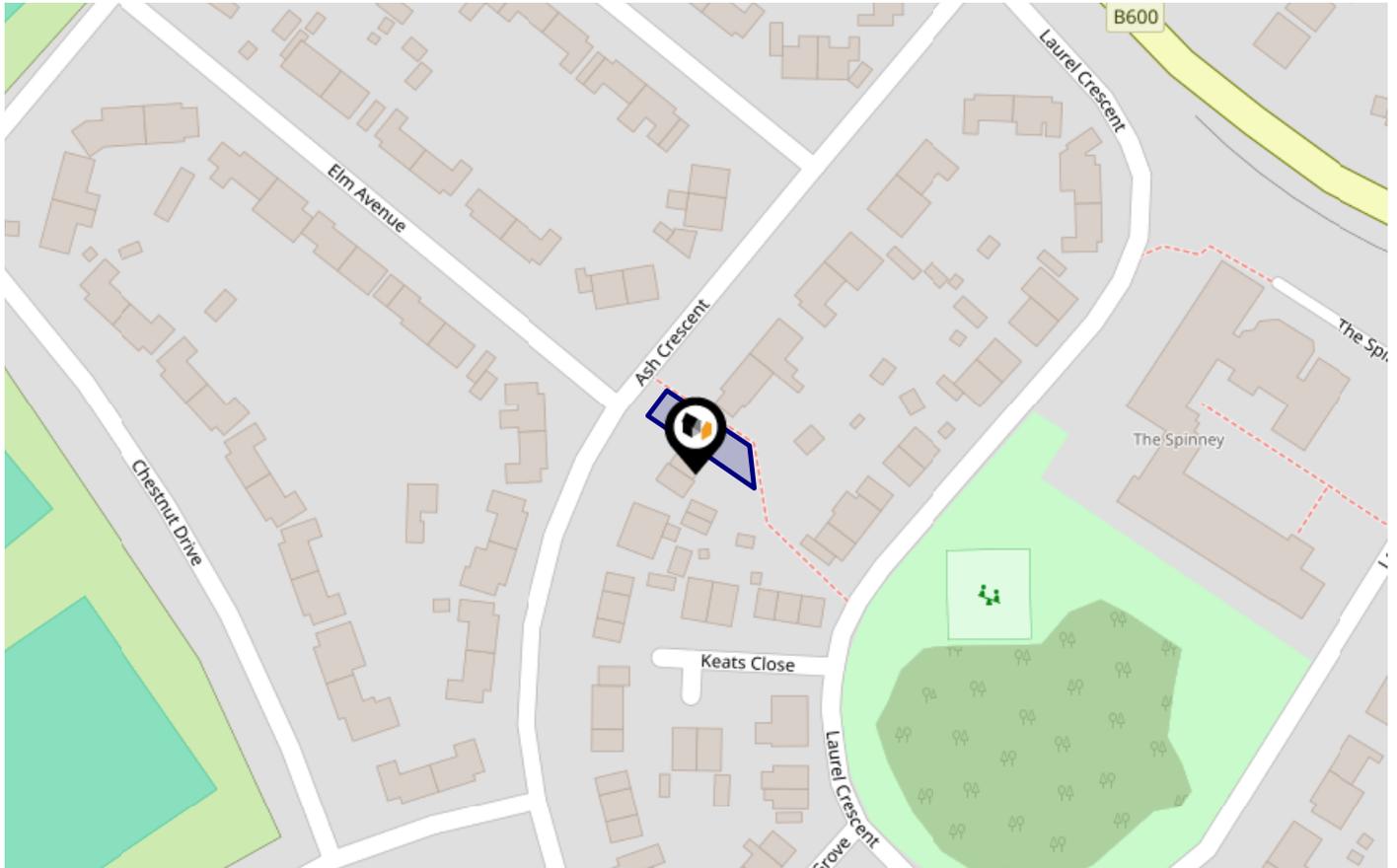
Chance of flooding to the following depths at this property:



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.

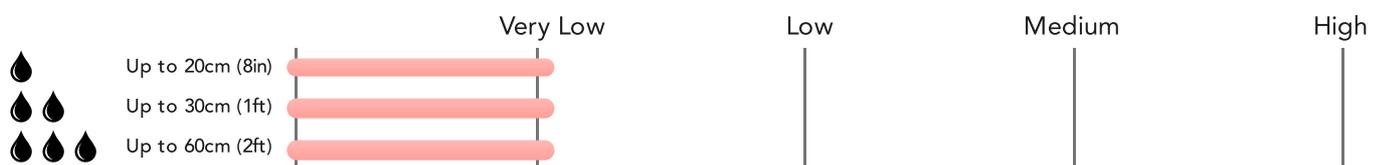


Risk Rating: Very low

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.

- 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.

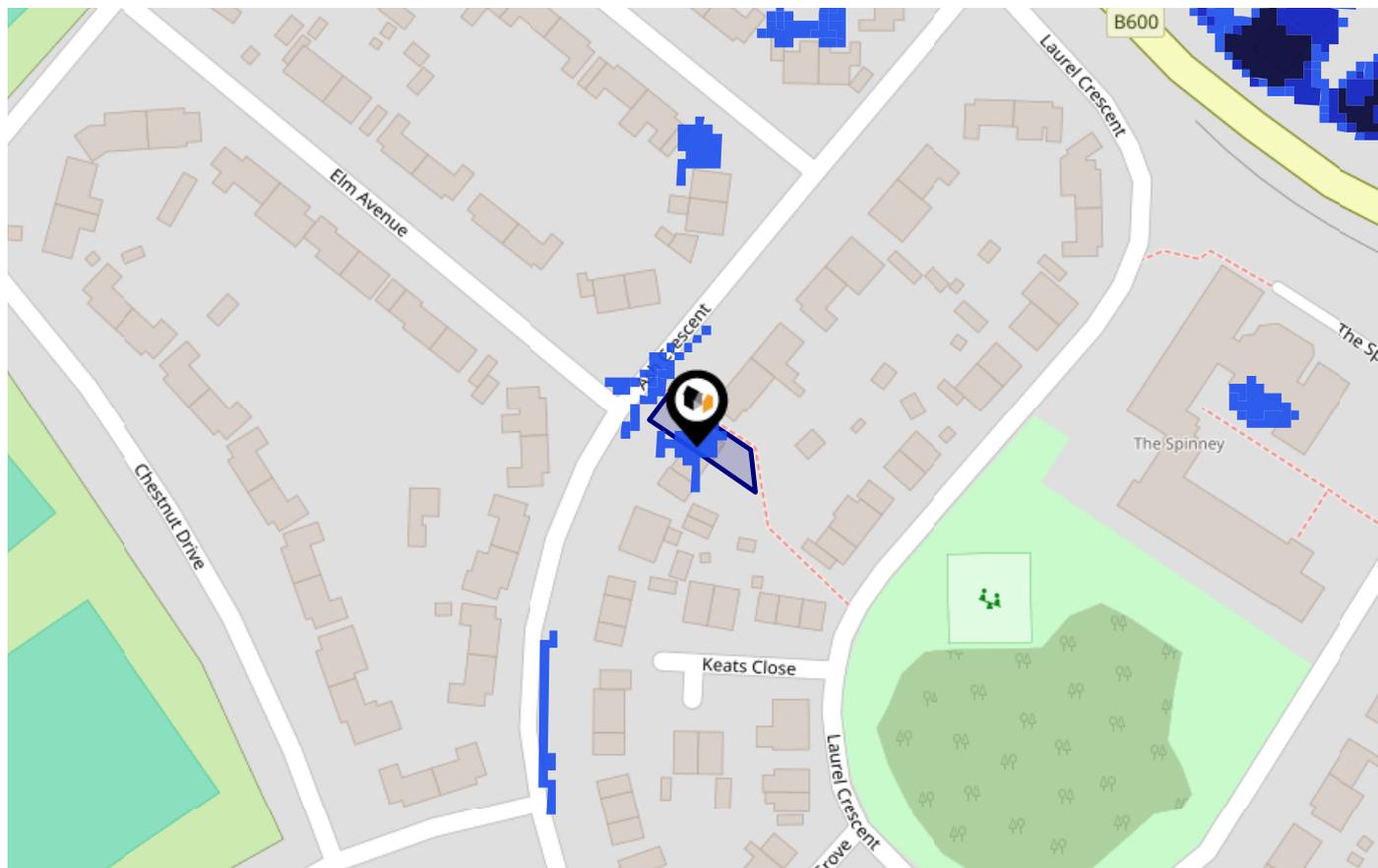
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

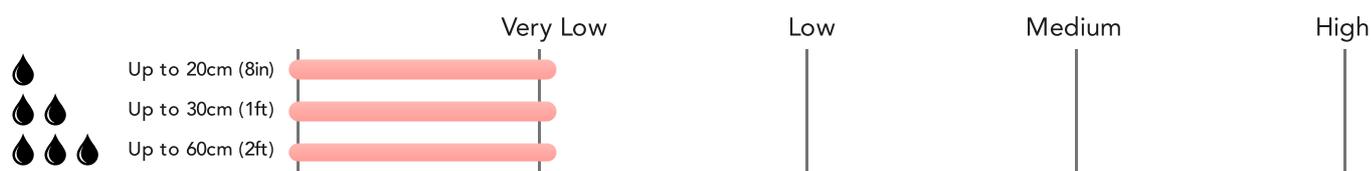


Risk Rating: Low

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.

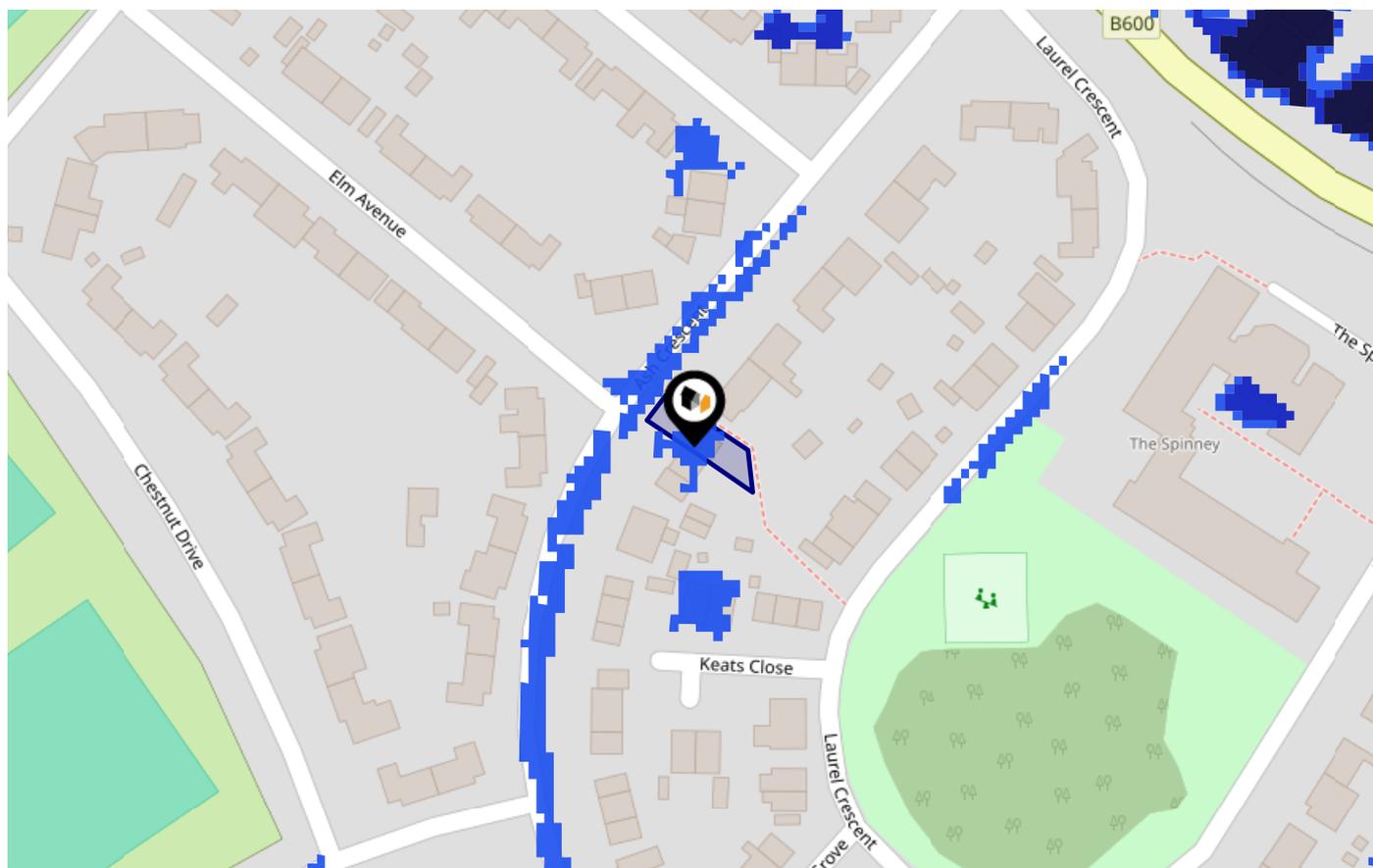
Chance of flooding to the following depths at this property:



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.

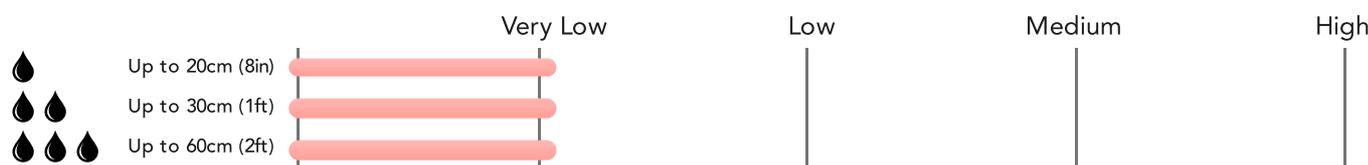


Risk Rating: **Low**

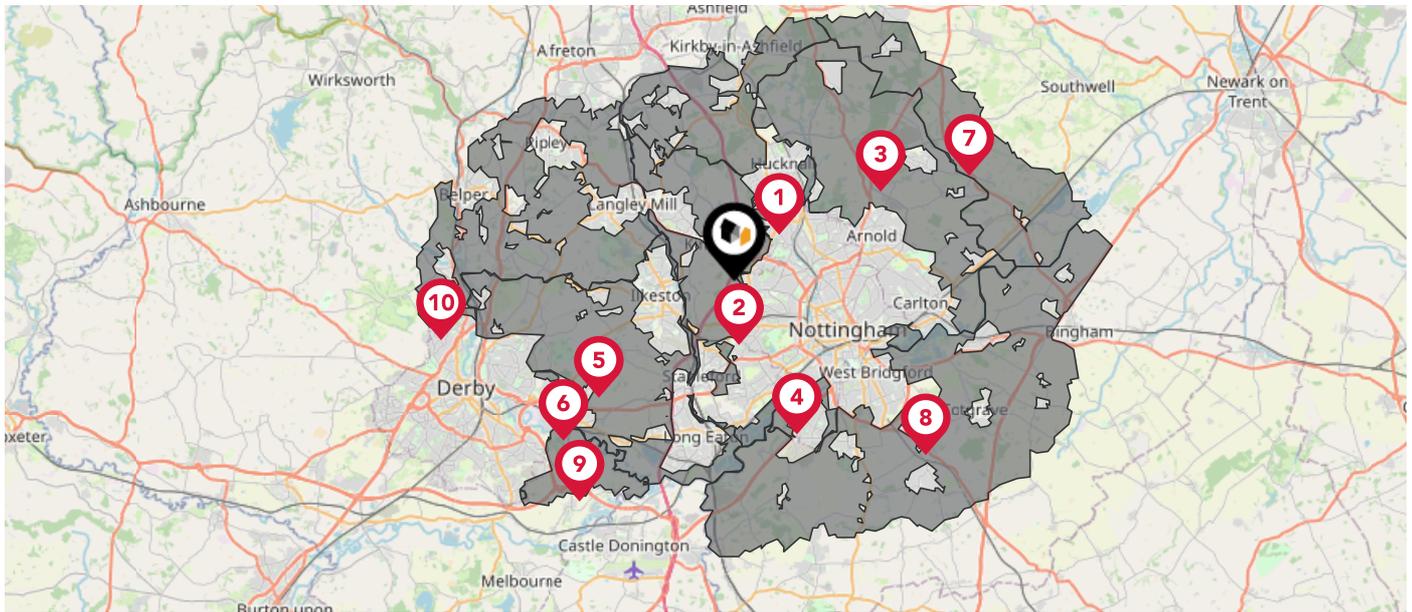
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



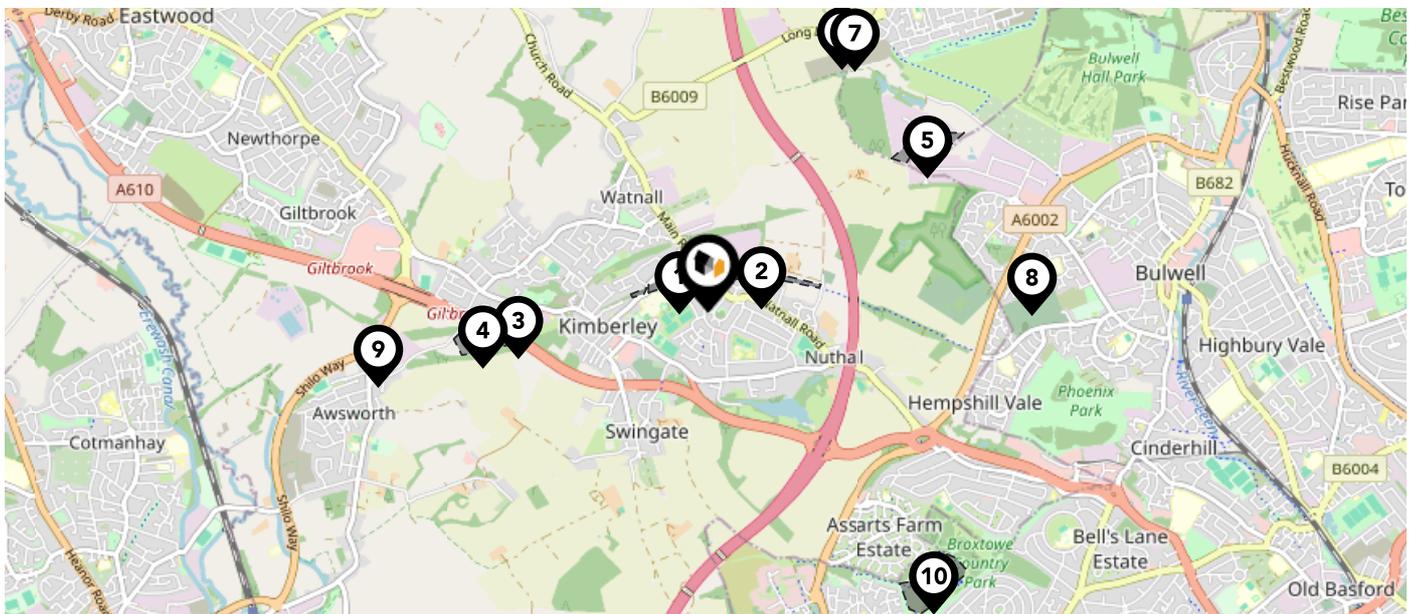
This map displays nearby areas that have been designated as Green Belt...



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

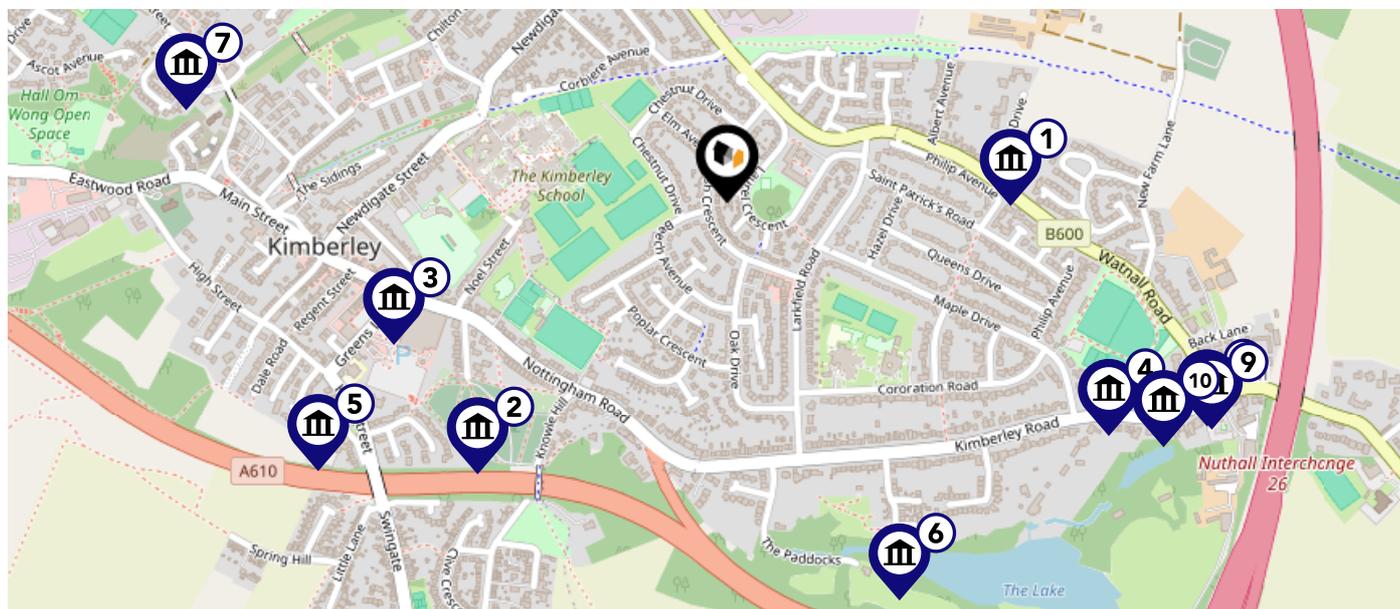
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



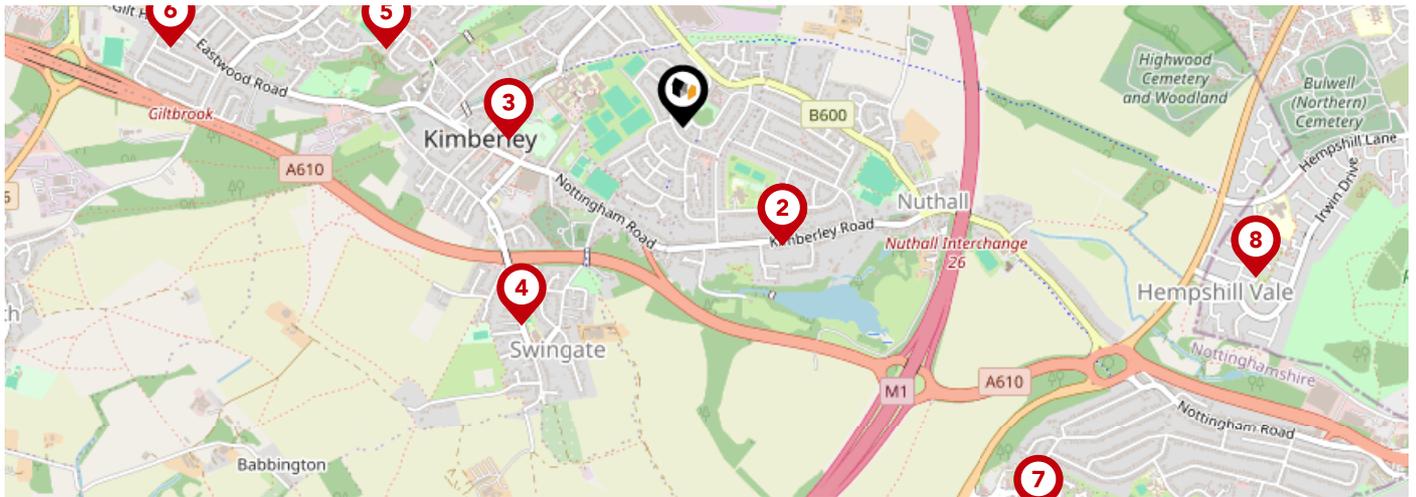
Nearby Landfill Sites

1	Railway Cutting-Newdigate Lane/Spencer Lane, Kimberley, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	Railway Cutting-Newdigate Lane/Spencer Lane, From Main Road to New Farm Lane, Kimberley, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
3	Kimberley Depot/Kimberley Tip-Nottingham Road, Kimberley, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
4	Kimberley Green-Eastwood Road, Kimberley, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
5	Land off Dabell Avenue/Matrixgrade-Blenheim Industrial Estate, Matrixgrade, Nottingham	Historic Landfill	<input type="checkbox"/>
6	Eel Hole Farm-Watnall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
7	Hucknall Airfield-Watnall Road, Hucknall, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
8	Sankeys Quarry-Hempshill Lane, Bulwell, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
9	Rear Barlow's Cottages-Awsworth, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
10	Broxtowe Tip-Broxstowe, Nottingham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>

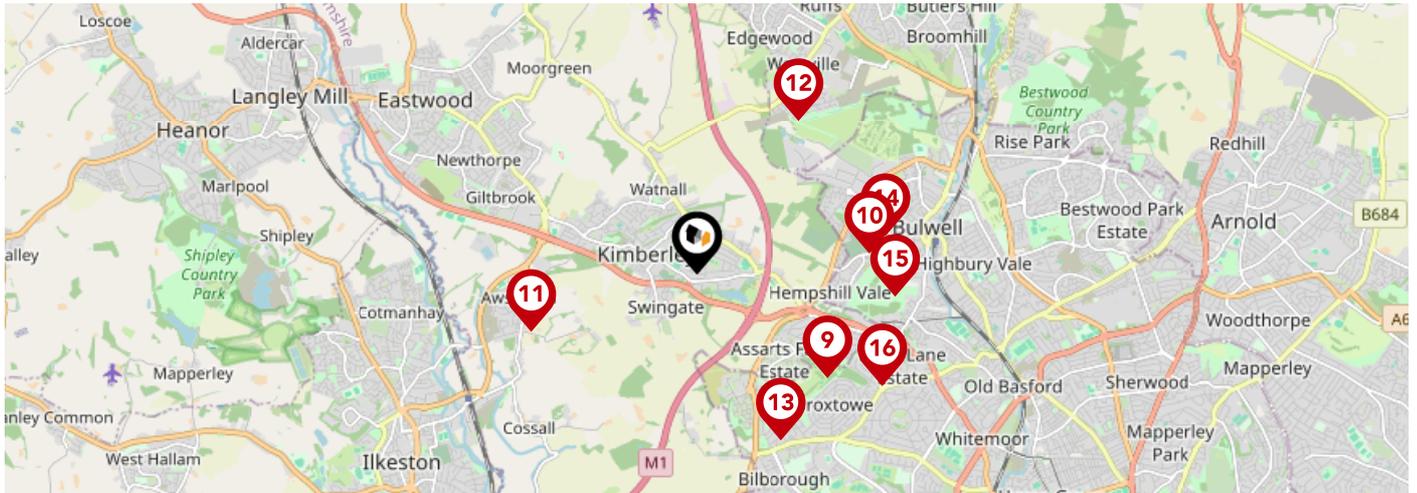
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1248189 - Spencer House	Grade II	0.3 miles
 1426568 - Kimberley Cemetery Chapel	Grade II	0.4 miles
 1278015 - War Memorial	Grade II	0.4 miles
 1248108 - The Cottage	Grade II	0.5 miles
 1278055 - Manor Farmhouse	Grade II	0.5 miles
 1248173 - The Lake Bridge	Grade II	0.5 miles
 1392976 - The Maltings Of Former Hardy And Hanson Brewery	Grade II	0.6 miles
 1248184 - 1, Nottingham Road	Grade II	0.6 miles
 1248185 - 3, Nottingham Road	Grade II	0.6 miles
 1248182 - Church Of St Patrick	Grade II	0.6 miles



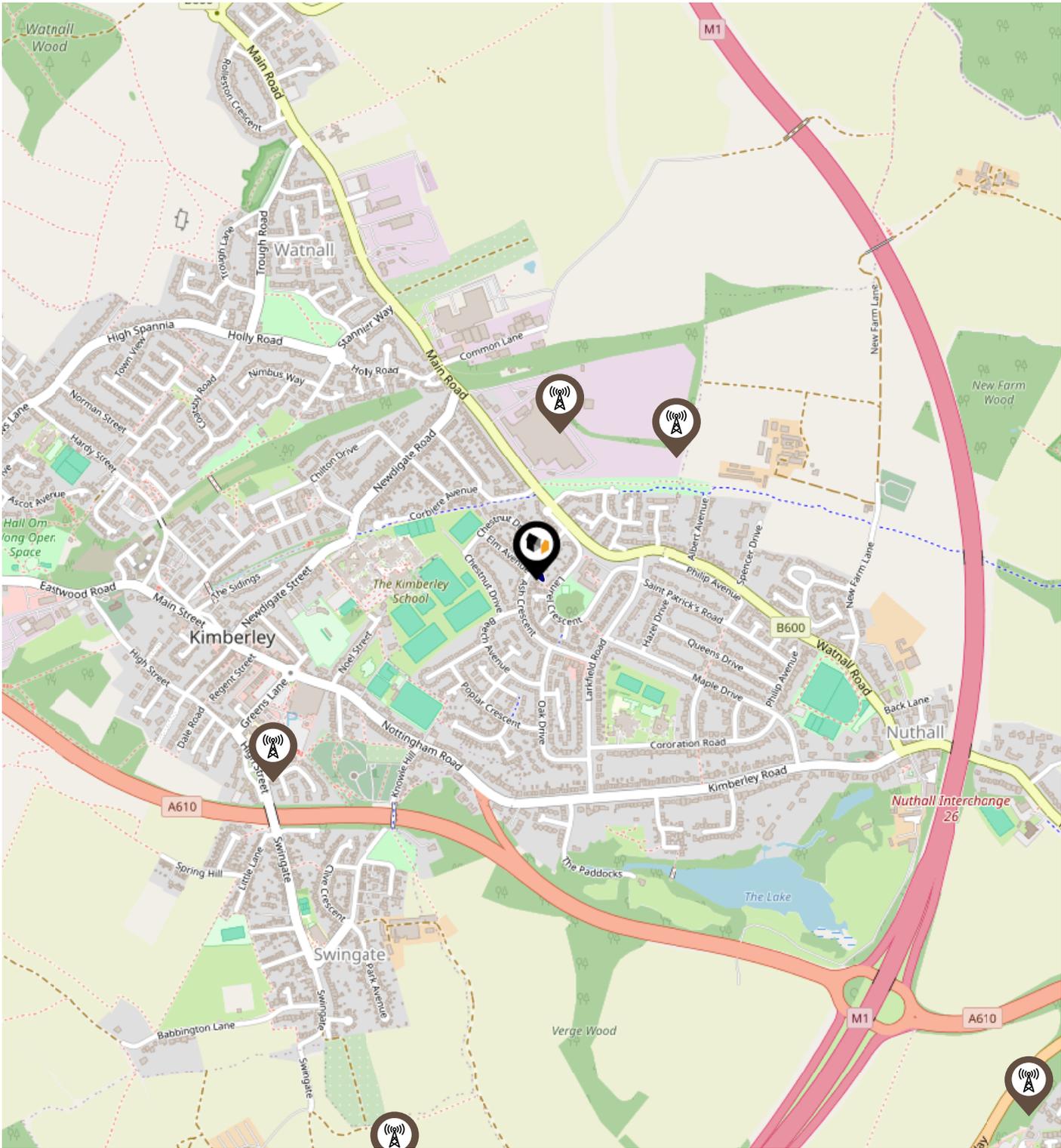
		Nursery	Primary	Secondary	College	Private
	Larkfields Junior School Ofsted Rating: Good Pupils: 239 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Larkfields Infant School Ofsted Rating: Good Pupils: 170 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Kimberley School Ofsted Rating: Good Pupils: 1360 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kimberley Primary School Ofsted Rating: Good Pupils: 210 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollywell Primary School Ofsted Rating: Good Pupils: 208 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gilthill Primary School Ofsted Rating: Good Pupils: 211 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mornington Primary School Ofsted Rating: Good Pupils: 285 Distance:1.18	<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:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Horsendale Primary School Ofsted Rating: Good Pupils: 208 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Snape Wood Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 155 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Awsorth Primary and Nursery School Ofsted Rating: Good Pupils: 284 Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hucknall Flying High Academy Ofsted Rating: Not Rated Pupils: 232 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Djanogly Strelley Academy Ofsted Rating: Good Pupils: 399 Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rufford Primary and Nursery School Ofsted Rating: Good Pupils: 422 Distance: 1.71	<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: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roslyn Park Primary and Nursery School Ofsted Rating: Good Pupils: 635 Distance: 1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

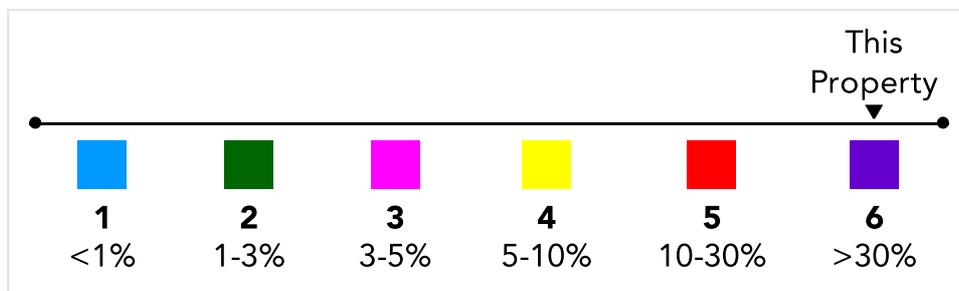
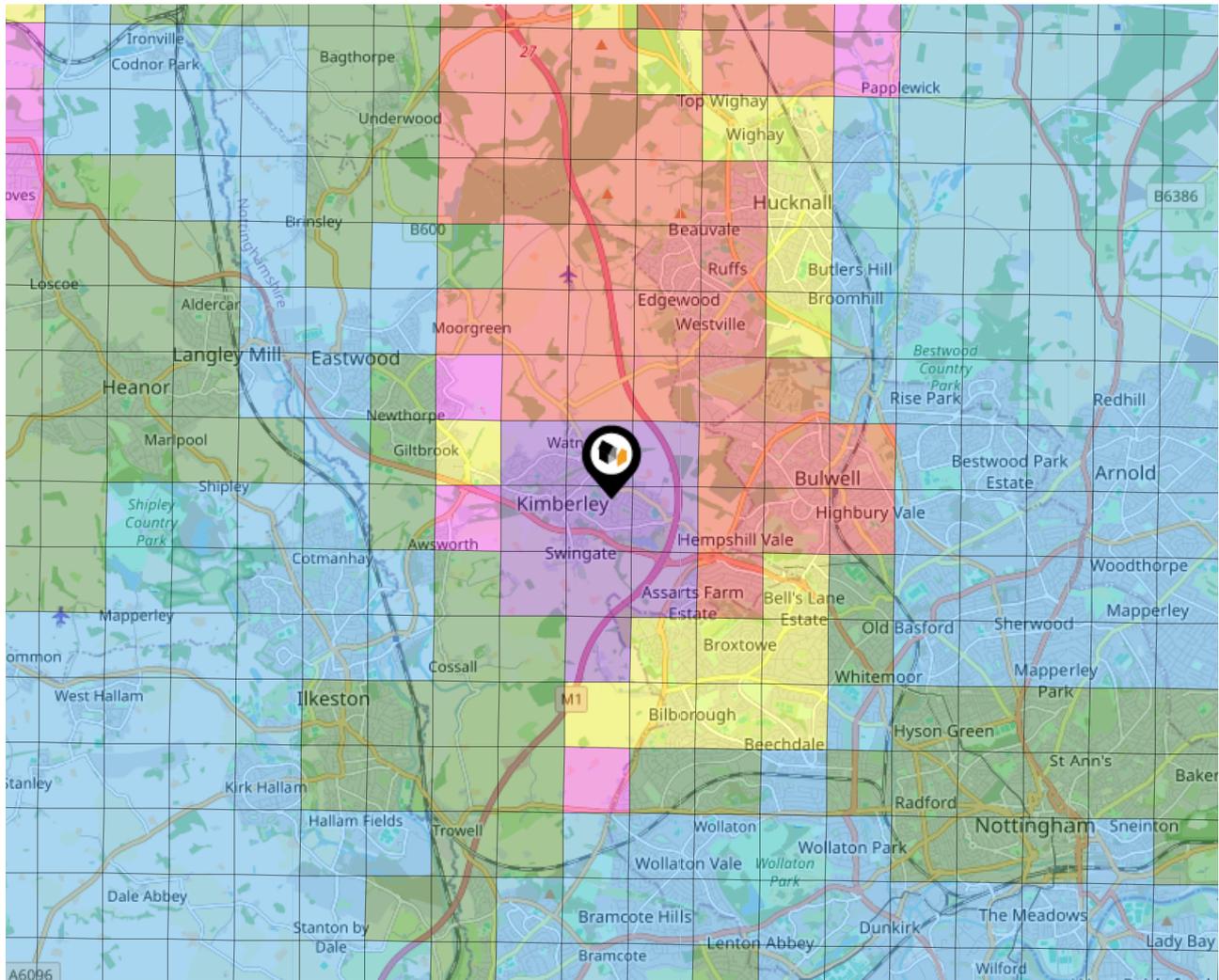


Key:

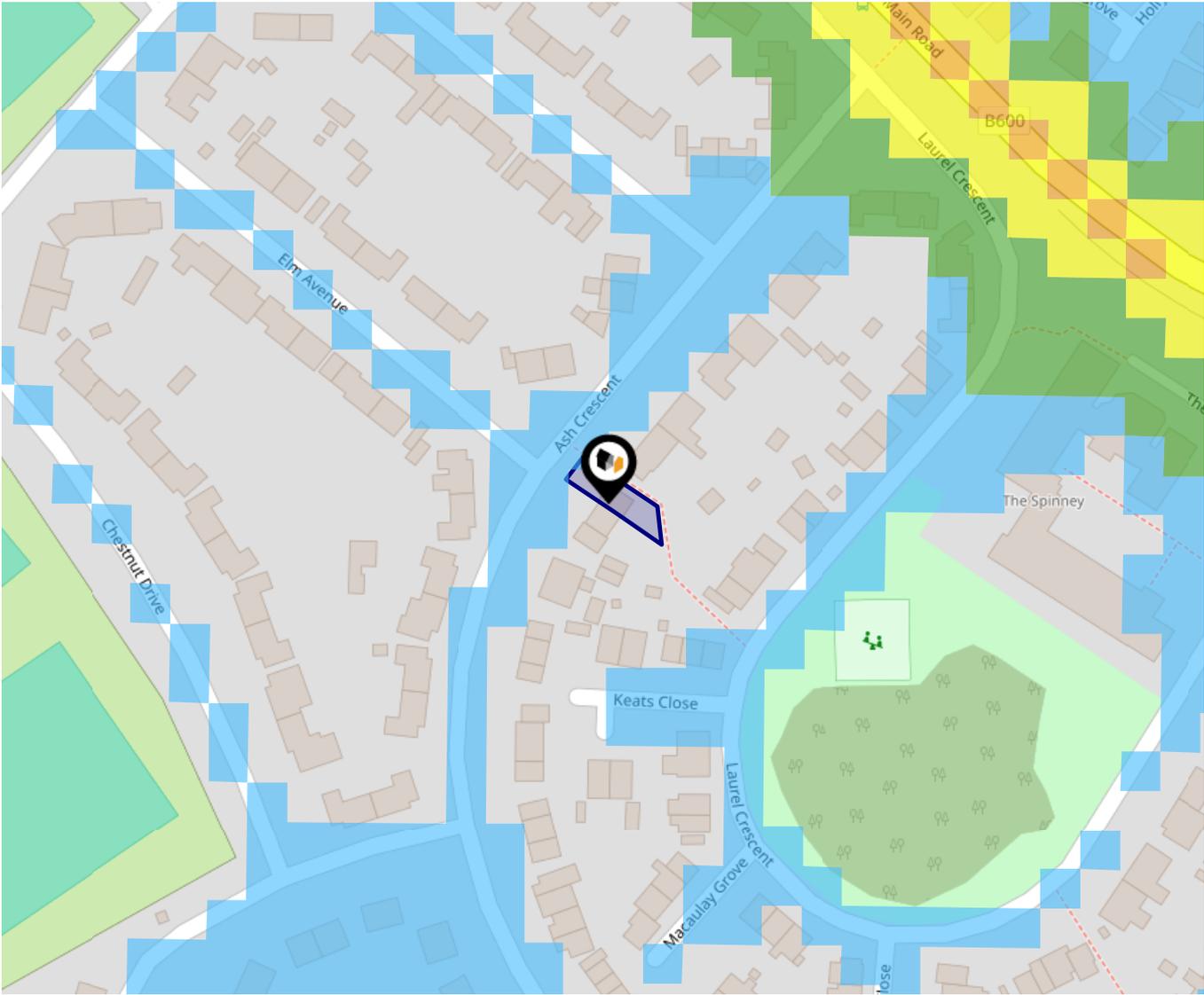
-  Power Pylons
-  Communication Masts

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

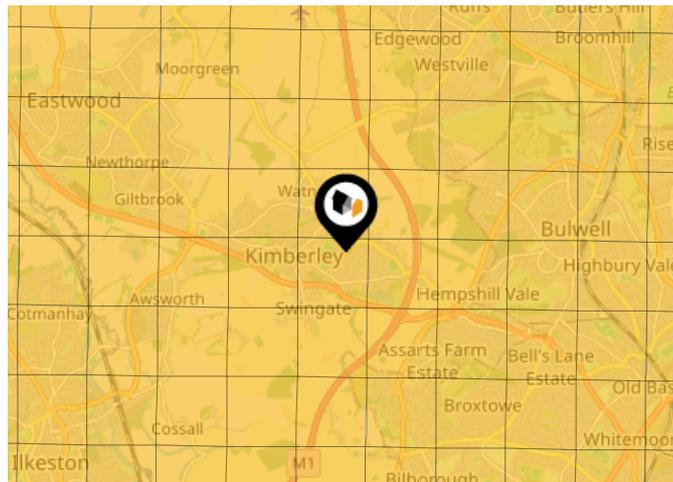


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

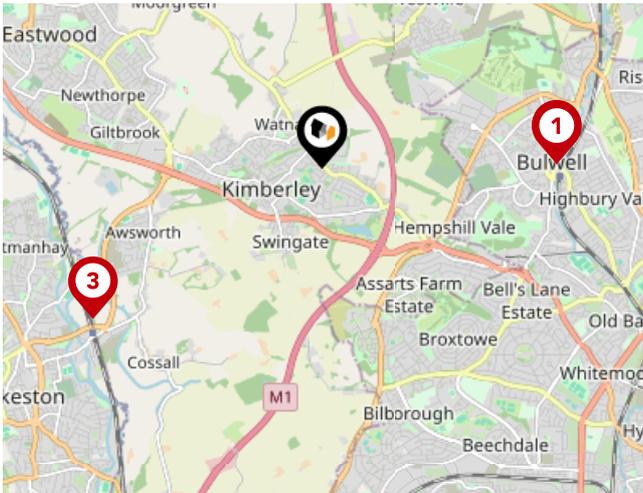
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



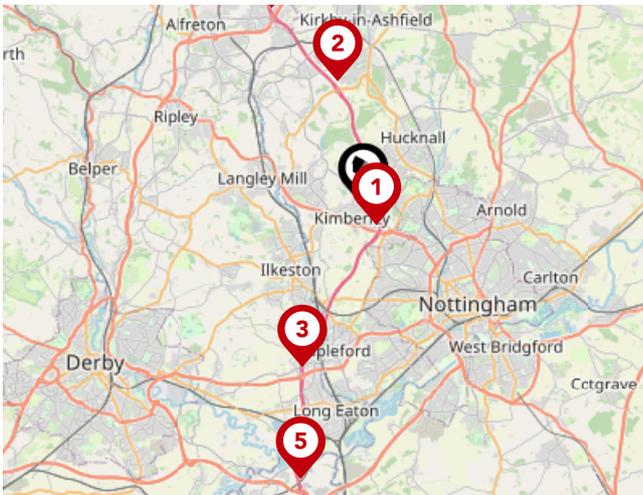
Primary Classifications (Most Common Clay Types)

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	2.09 miles
2	Bulwell Rail Station	2.1 miles
3	Ilkeston Rail Station	2.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	0.84 miles
2	M1 J27	4.54 miles
3	M1 J25	6.18 miles
4	M1 J28	7.82 miles
5	M1 J24A	10.04 miles

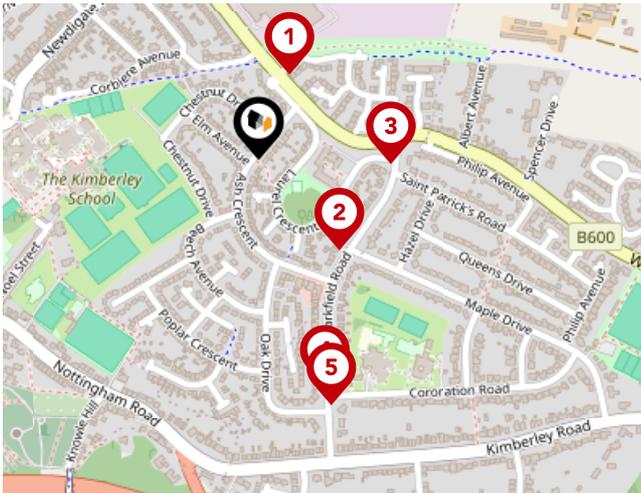


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	12.43 miles
2	Finningley	34.72 miles
3	Baginton	44.7 miles
4	Birmingham Airport	42.88 miles

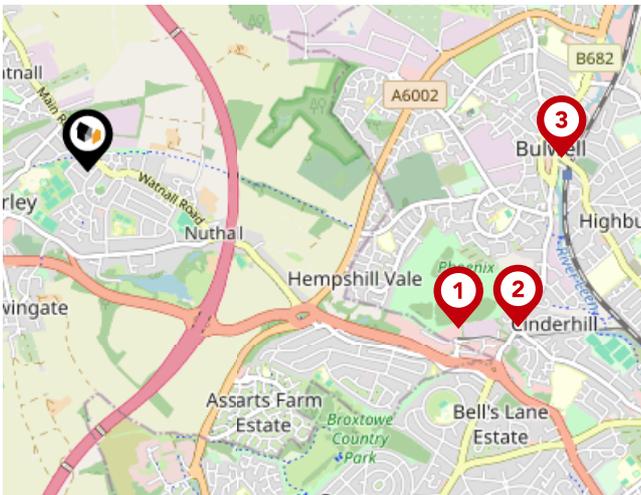
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Buckingham Way	0.1 miles
2	Ash Crescent	0.14 miles
3	St Patricks Road	0.15 miles
4	Oak Drive	0.27 miles
5	Oak Drive	0.29 miles



Local Connections

Pin	Name	Distance
1	Phoenix Park Tram Stop	1.78 miles
2	Cinderhill Tram Stop	2.03 miles
3	Bulwell Tram Stop	2.1 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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