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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



EDMONSTONE CRESCENT, NOTTINGHAM, NG5

Martin & Co - Hucknall

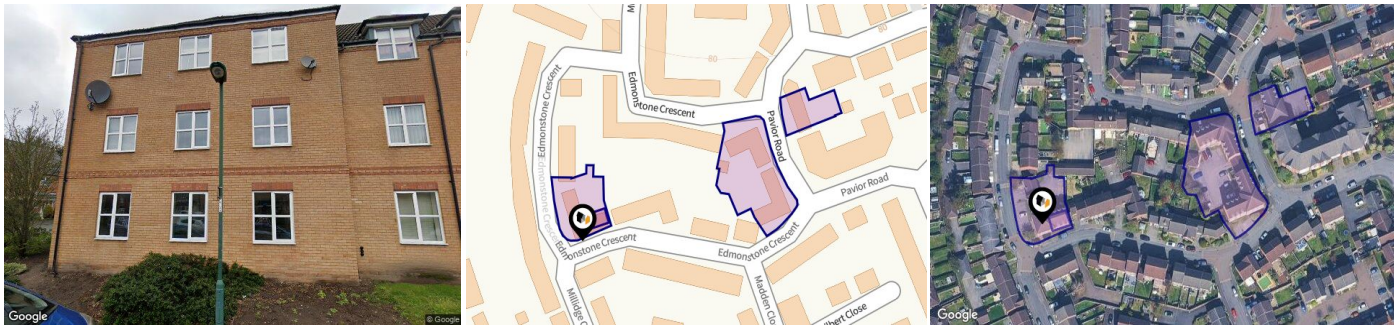
36a High Street, Hucknall, Nottingham, NG15 7HG

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.68 acres		
Year Built :	2005		
Council Tax :	Band A		
Annual Estimate:	£1,837		
Title Number:	NT394195		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

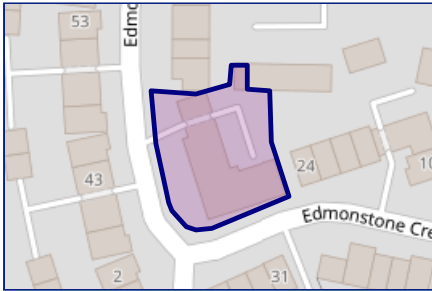


Satellite/Fibre TV Availability:



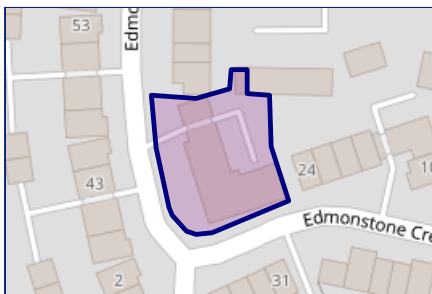
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



NT447945

Leasehold Title Plan



NT394195

Start Date: 14/03/2004
End Date: 15/03/2154
Lease Term: 150 years from 15 March 2004
Term: 127 years
Remaining:

Start Date: 30/05/2005
End Date: 15/03/2154
Lease Term: 150 years (less 10 days) from 15 March 2004
Term: 127 years
Remaining:

NG5

Energy rating

C

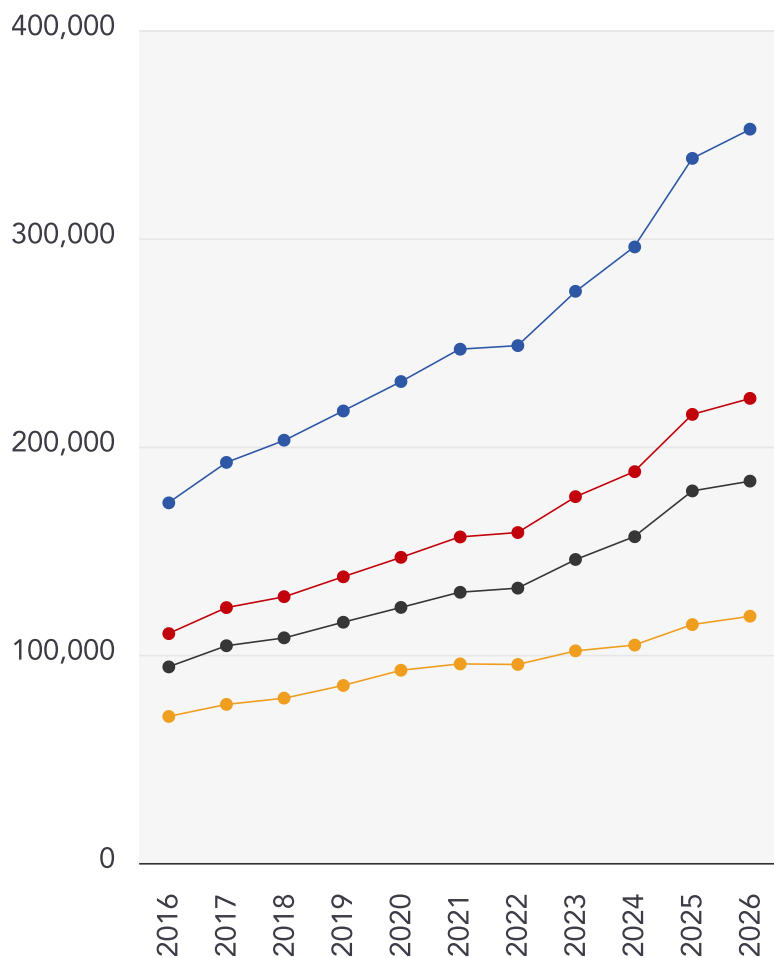
Valid until 15.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

10 Year History of Average House Prices by Property Type in NG5



Detached

+103.77%

Semi-Detached

+102.57%

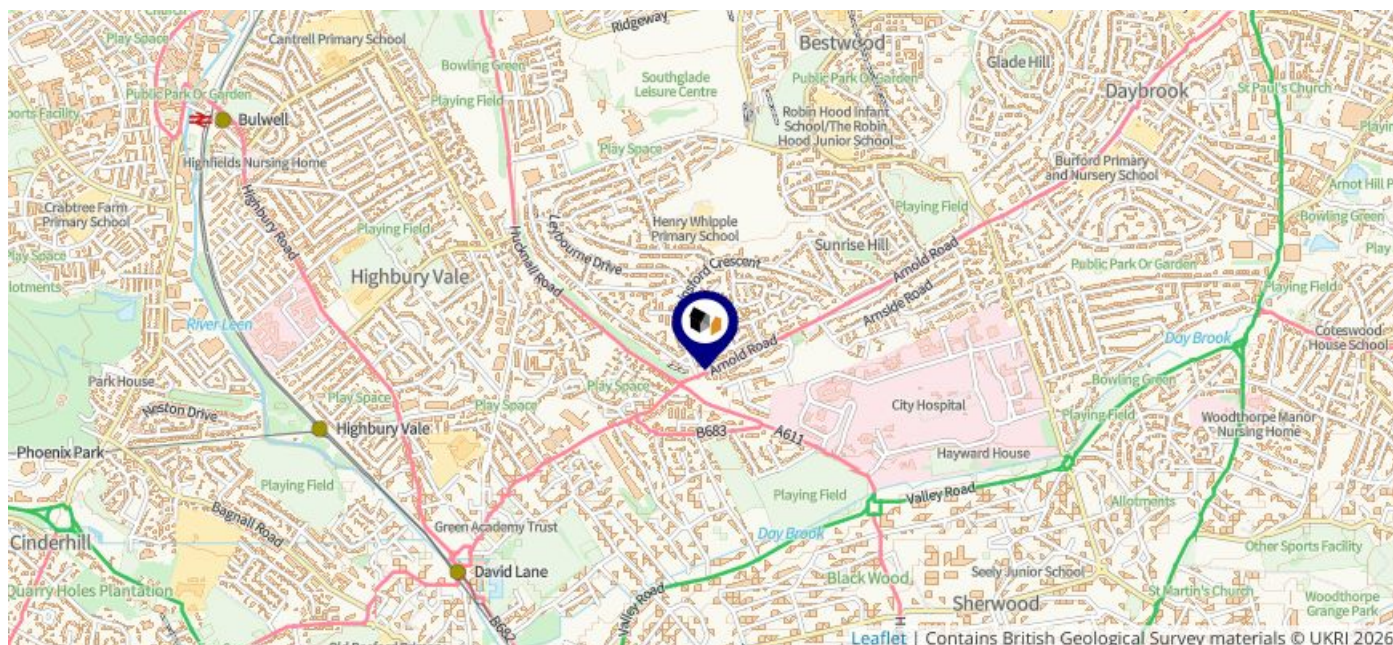
Terraced

+94.75%

Flat

+68.43%

This map displays nearby coal mine entrances and their classifications.



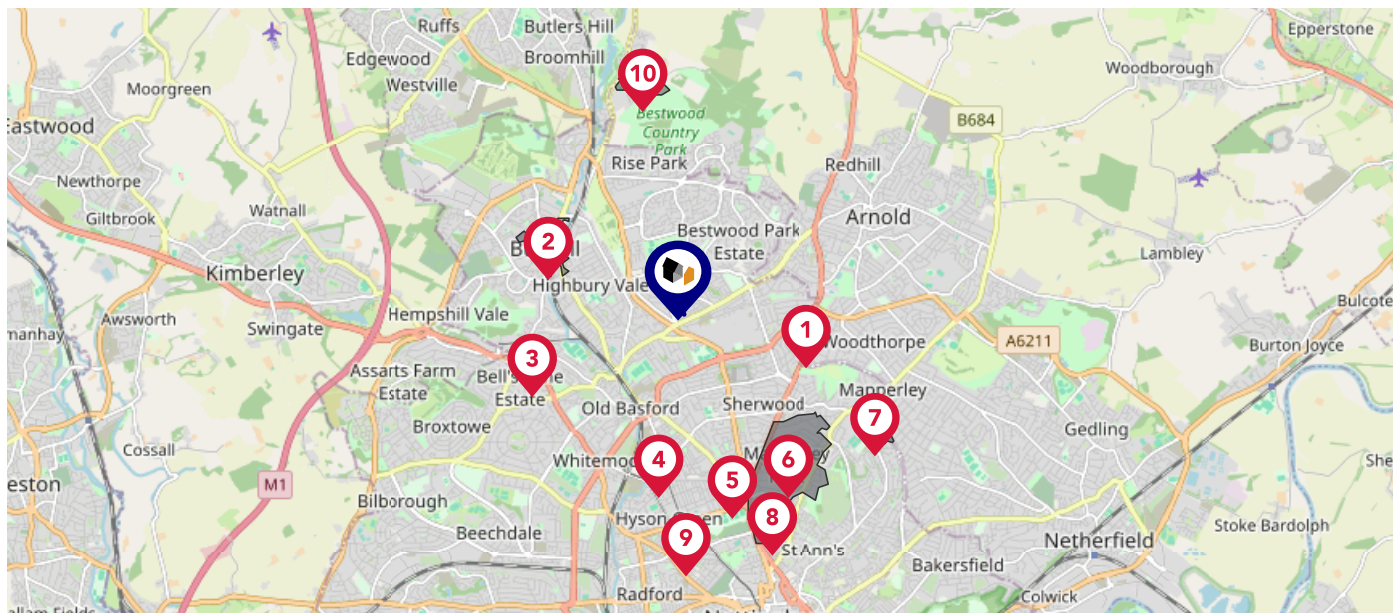
Mine Entry

- ✕ 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.

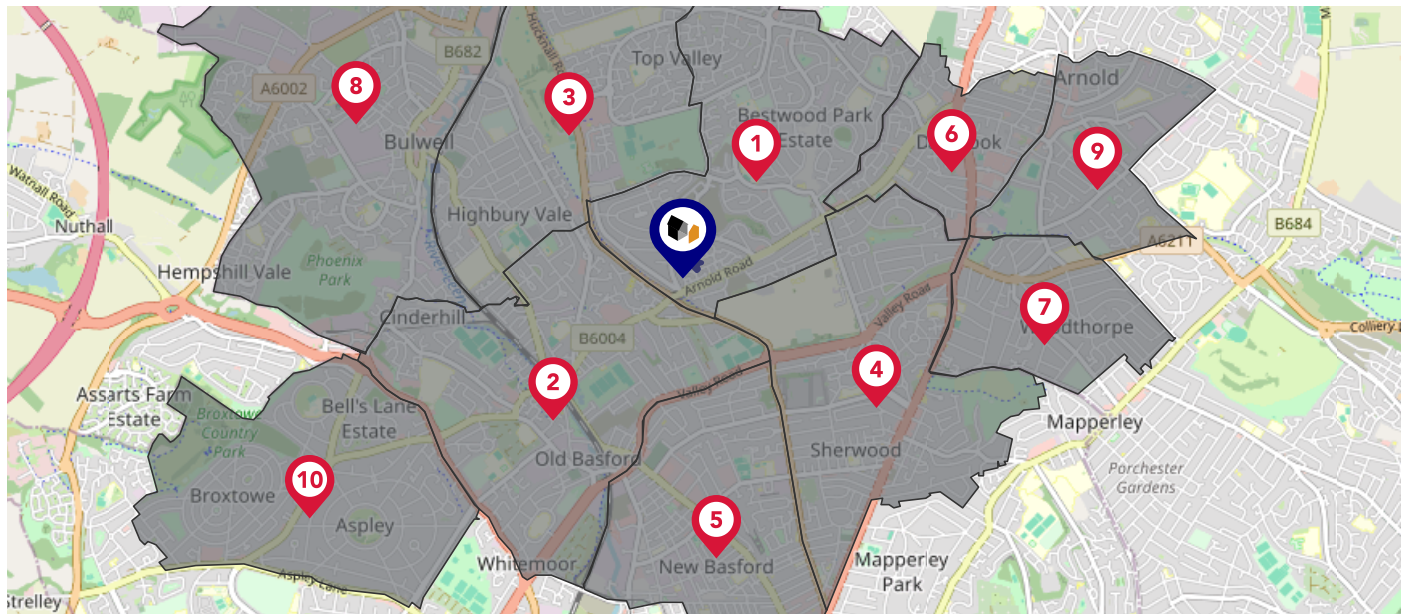
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  The Cedars
-  Bulwell
-  Basford Hall
-  Star Buildings
-  Sherwood Rise
-  Mapperley Park and Alexandra Park
-  Mapperley Hospital
-  Elm Avenue-Corporation Oaks
-  Forest Grove
-  Bestwood Village

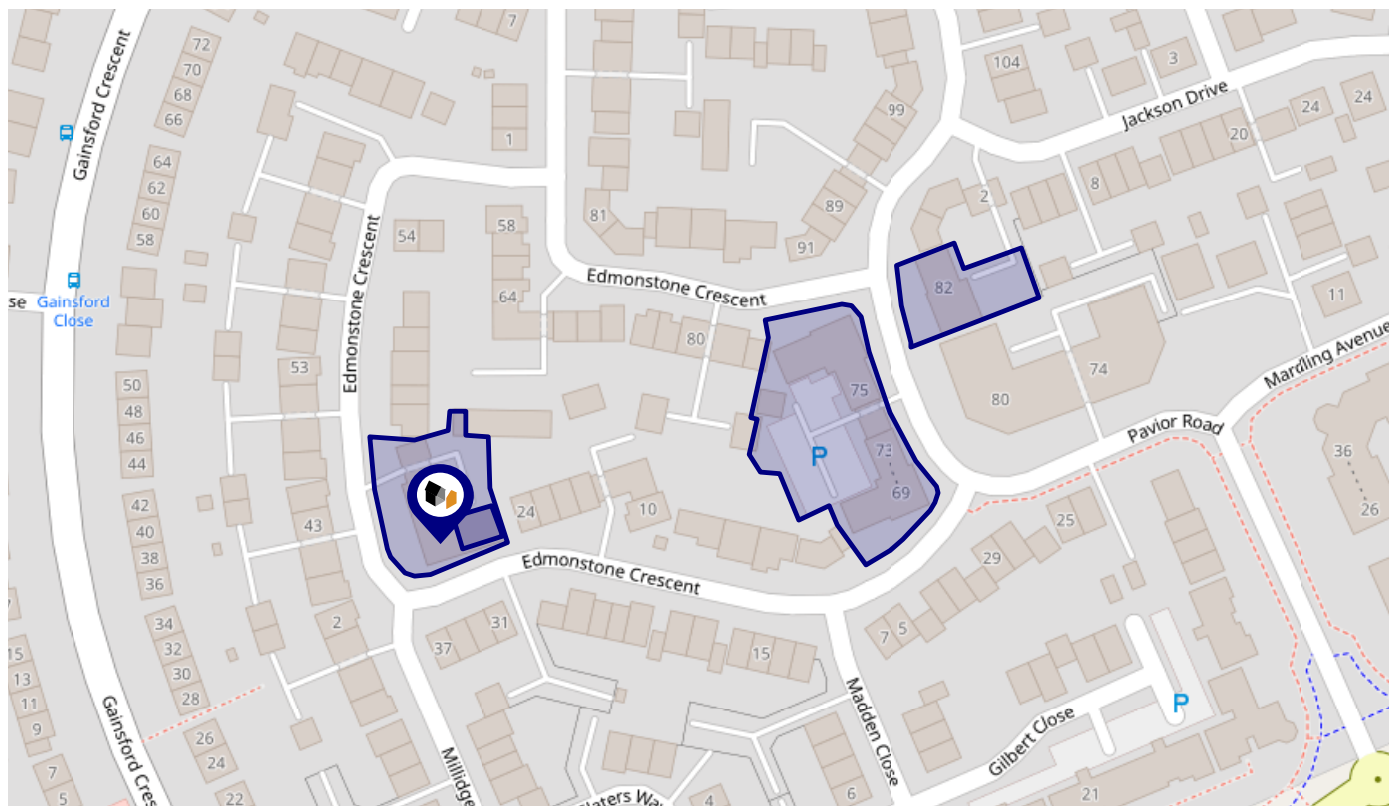
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bestwood Ward
-  Basford Ward
-  Bulwell Forest Ward
-  Sherwood Ward
-  Berridge Ward
-  Daybrook Ward
-  Woodthorpe Ward
-  Bulwell Ward
-  Ernehale Ward
-  Aspley 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.

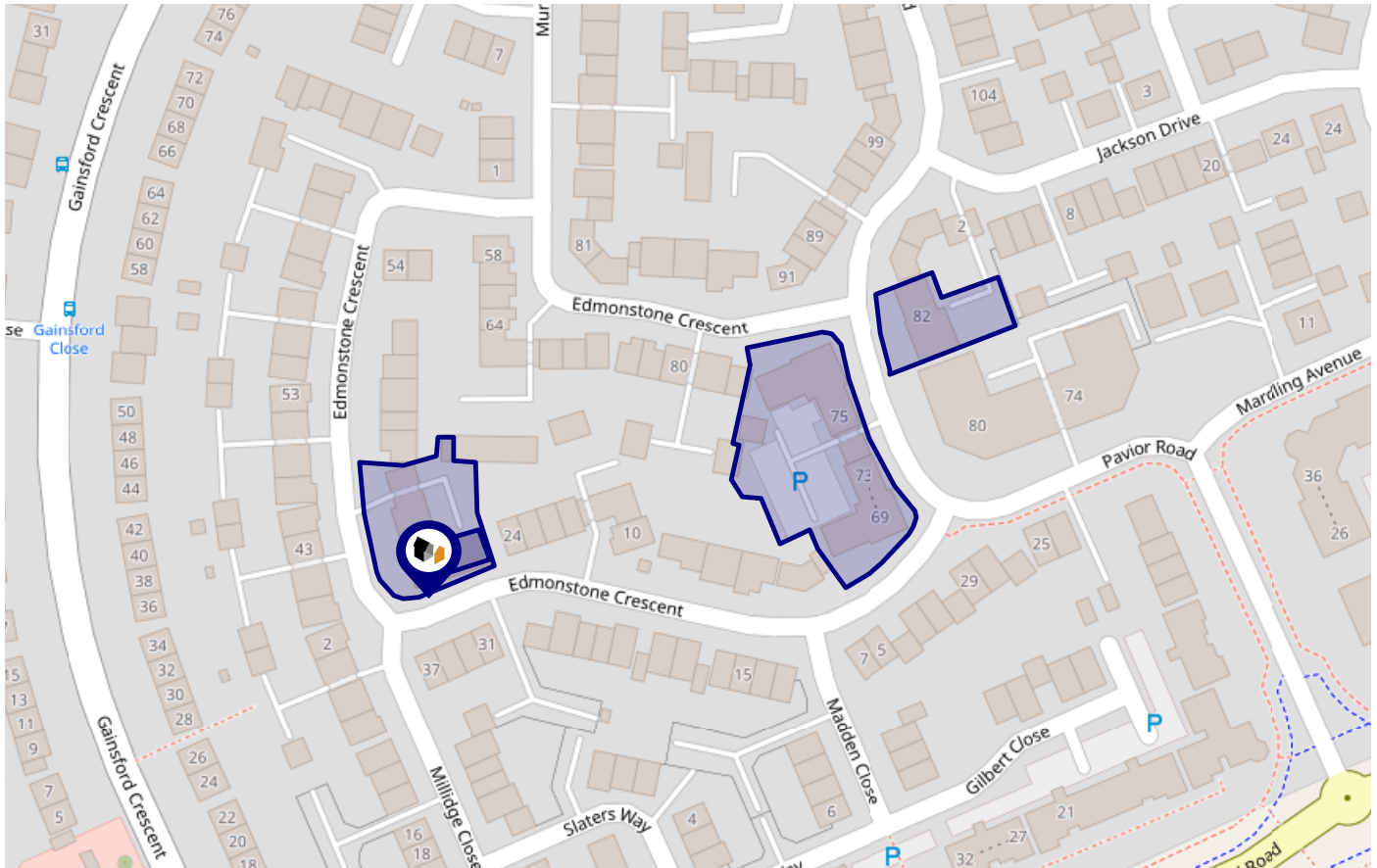
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

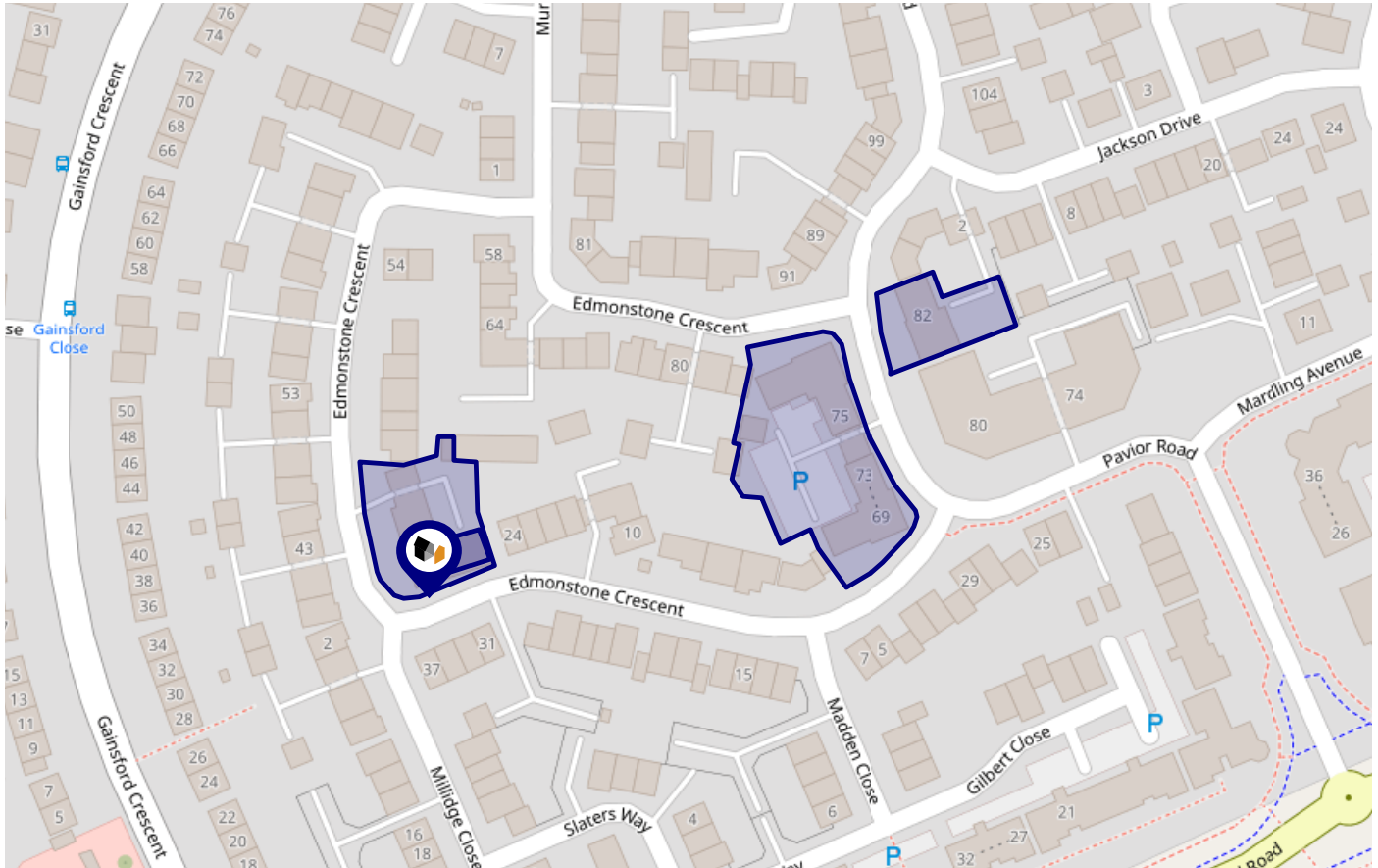
Chance of flooding to the following depths at this property:



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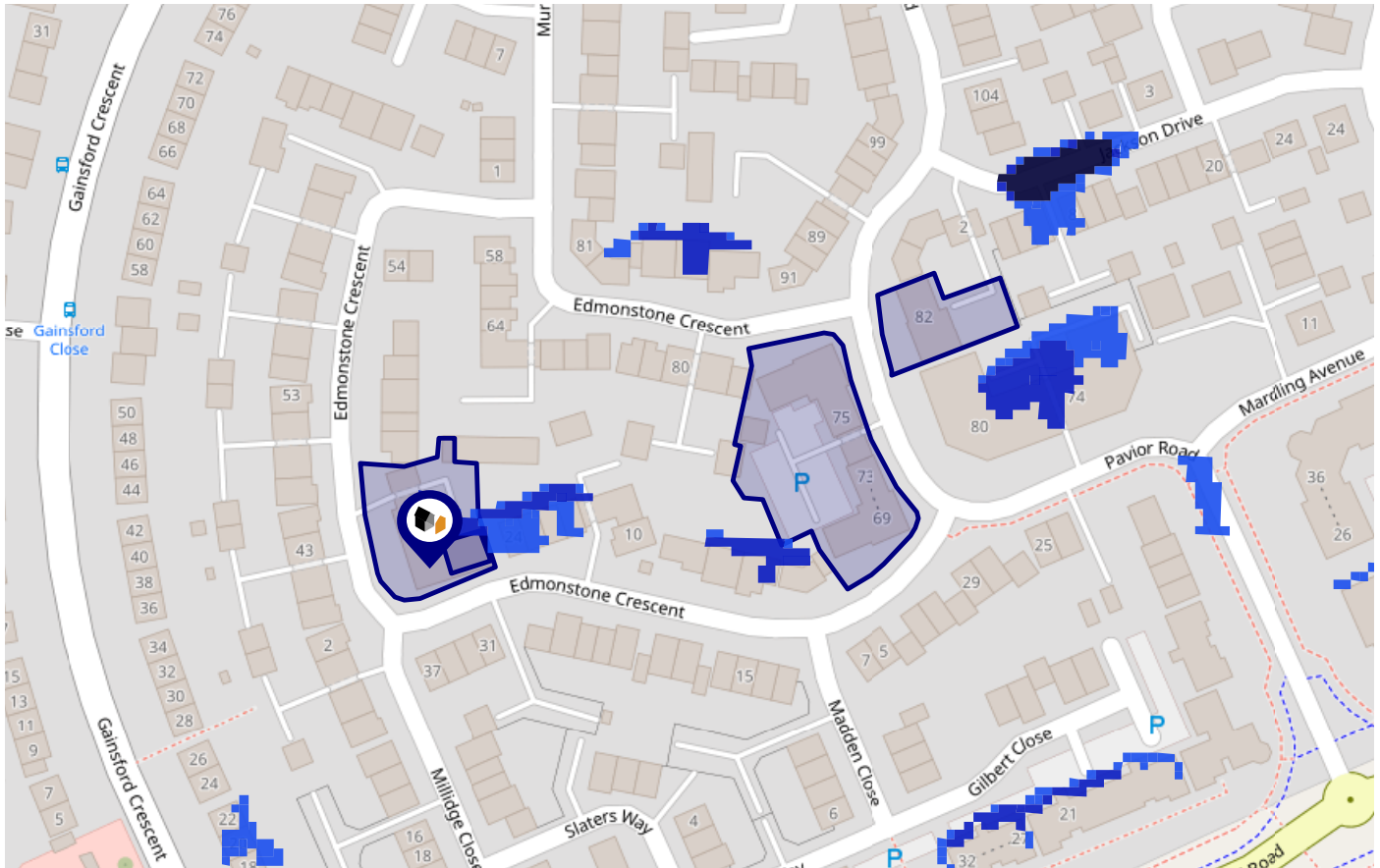
Chance of flooding to the following depths at this property:



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**

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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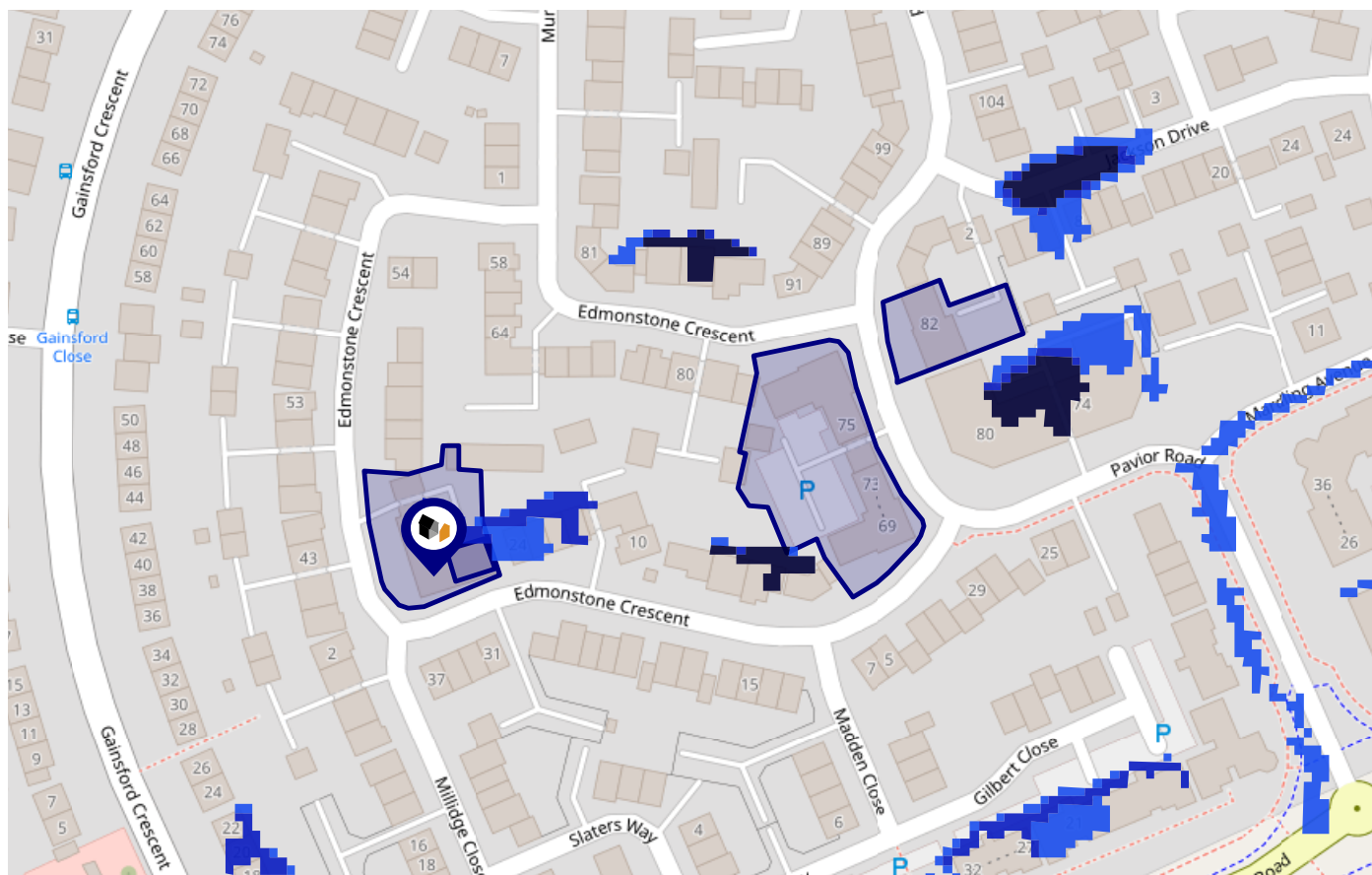
Chance of flooding to the following depths at this property:



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.

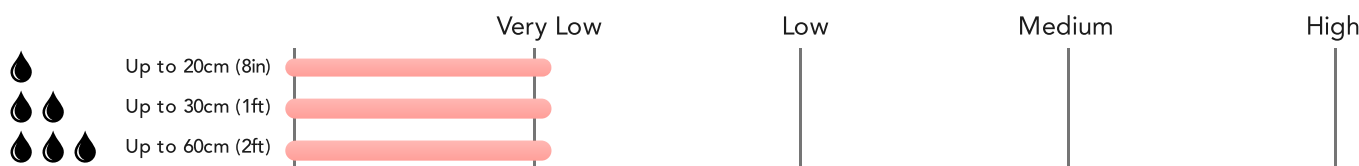


Risk Rating: **Very low**

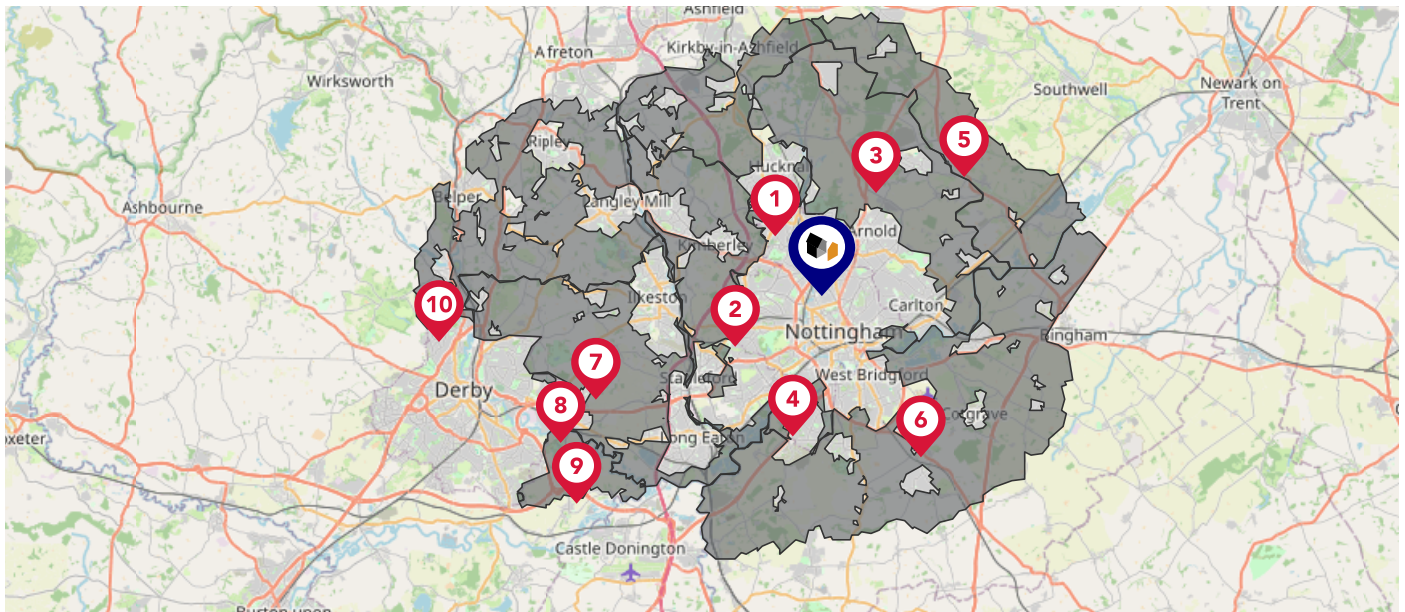
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



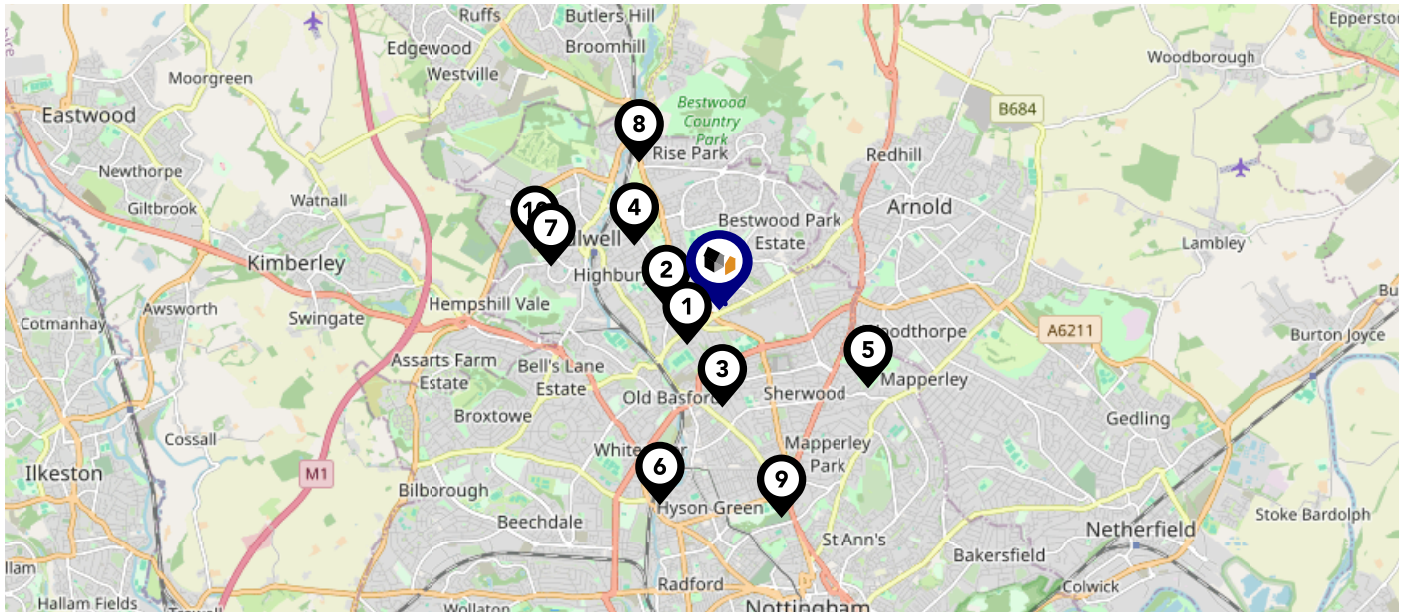
This map displays nearby areas that have been designated as Green Belt...



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

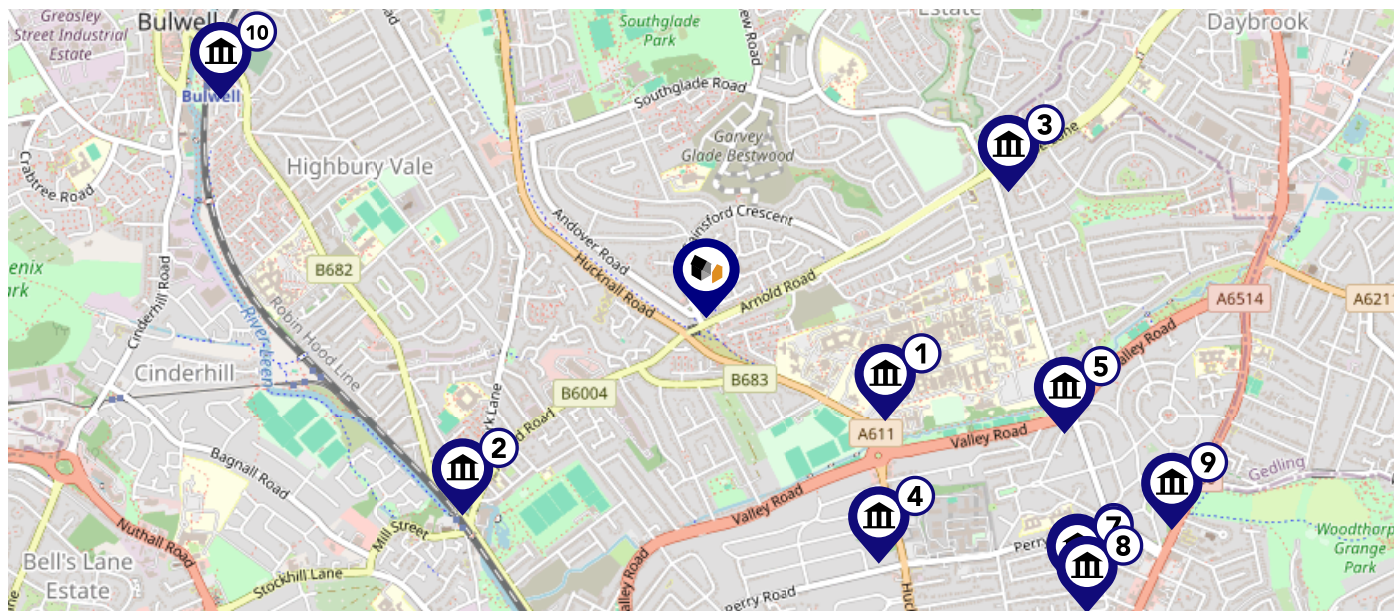
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













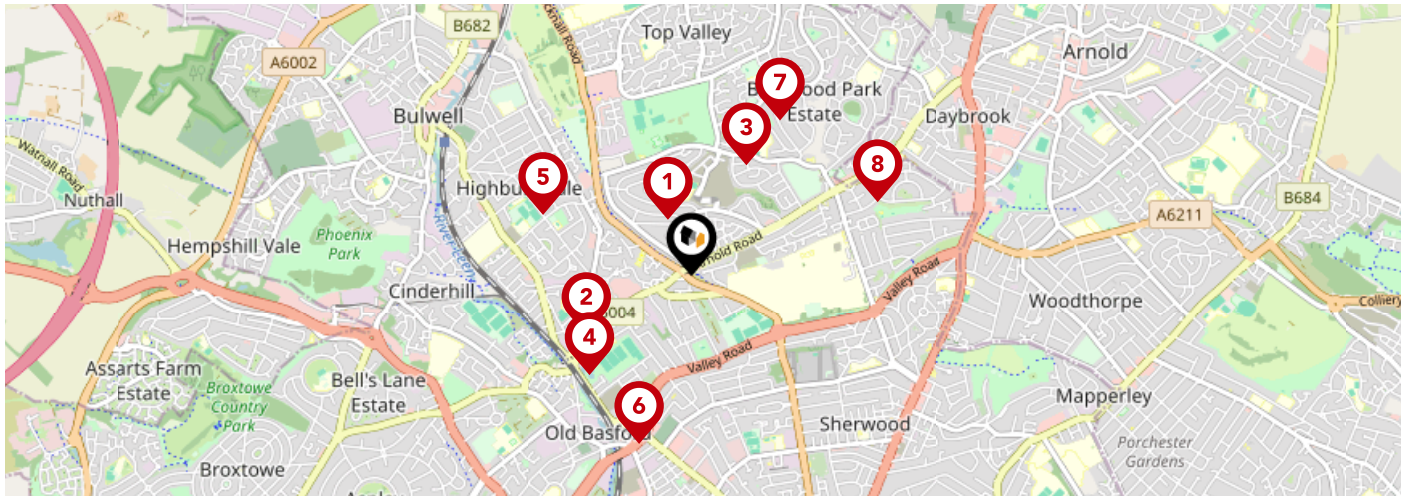
Nearby Landfill Sites

	Gayhurst Road-Bulwell, Baswell, Nottingham, Nottinghamshire	Historic Landfill 
	Ransom Road-Kersall Road, Mapperley, Nottingham, Nottinghamshire	Historic Landfill 
	Valley Road-Valley Road, Basford, Nottingham, Nottinghamshire	Historic Landfill 
	St. Albans Road-Bulwell, Nottingham, Nottinghamshire	Historic Landfill 
	Woodthorpe Drive Railway Cutting-Railway Cutting, Woodthorpe Drive, Mapperley, Nottingham, Nottinghamshire	Historic Landfill 
	Land off Wistow Close, Off A610 Nuthall Road-Rear of Industrial Units opposite Whitemoor Hotel, Nottingham, Nottinghamshire	Historic Landfill 
	Thames Street Quarry Works-Thames Street, Bulwell	Historic Landfill 
	Moorbridge Works-Moorbridge Works, Bulwell	Historic Landfill 
	Carrington Railway Cutting-Gregory Boulevard / Sherwood Rise, Carrington, Nottingham	Historic Landfill 
	Sankeys Quarry-Hempsill Lane, Bulwell	Historic Landfill 

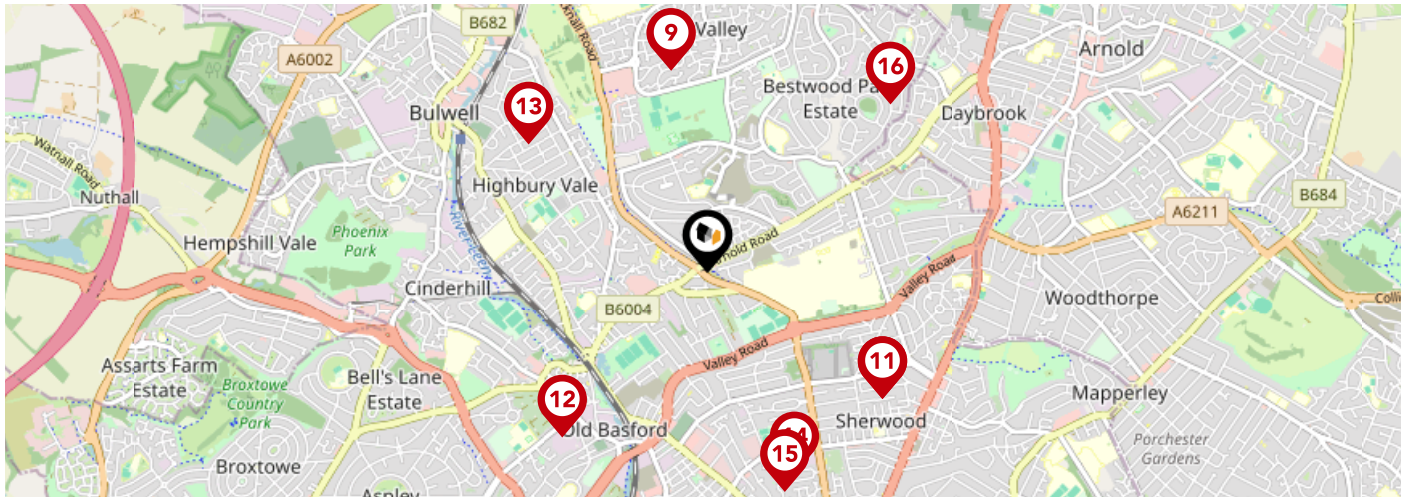
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1270775 - Hospital Church Of St Luke At City Hospital	Grade II	0.5 miles
 1246293 - Old Pear Tree Public House And Attached Garden Wall	Grade II	0.7 miles
 1376747 - The Oxclose Public House	Grade II	0.7 miles
 1392587 - Scout War Memorial Gateway	Grade II	0.7 miles
 1245435 - The Five Ways Public House	Grade II	0.9 miles
 1246295 - Boundary Wall And Gateway At Burlington Towers	Grade II	1.0 miles
 1246294 - Burlington Towers	Grade II	1.0 miles
 1247626 - Elberton House	Grade II	1.1 miles
 1058987 - Woodthorpe House Community Centre	Grade II	1.2 miles
 1247637 - War Memorial 3 Metres West Of Church Of St Mary The Virgin And All Souls	Grade II	1.2 miles



		Nursery	Primary	Secondary	College	Private
	Henry Whipple Primary School Ofsted Rating: Good Pupils: 214 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwark Primary School Ofsted Rating: Good Pupils: 673 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robin Hood Primary School Ofsted Rating: Good Pupils: 467 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Crescent School Ofsted Rating: Good Pupils: 170 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Perpetual Succour Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathfield Primary and Nursery School Ofsted Rating: Good Pupils: 702 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southglade Primary and Nursery School Ofsted Rating: Good Pupils: 435 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burford Primary and Nursery School Ofsted Rating: Good Pupils: 226 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Westglade Primary School Ofsted Rating: Good Pupils: 236 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seely Primary School Ofsted Rating: Good Pupils: 530 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hospital and Home Education PRU Ofsted Rating: Good Pupils: 79 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Basford School Ofsted Rating: Good Pupils: 470 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cantrell Primary and Nursery School Ofsted Rating: Good Pupils: 443 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nottingham Free School Ofsted Rating: Good Pupils: 676 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	FUEL Ofsted Rating: Good Pupils: 31 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glade Hill Primary & Nursery School Ofsted Rating: Good Pupils: 440 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

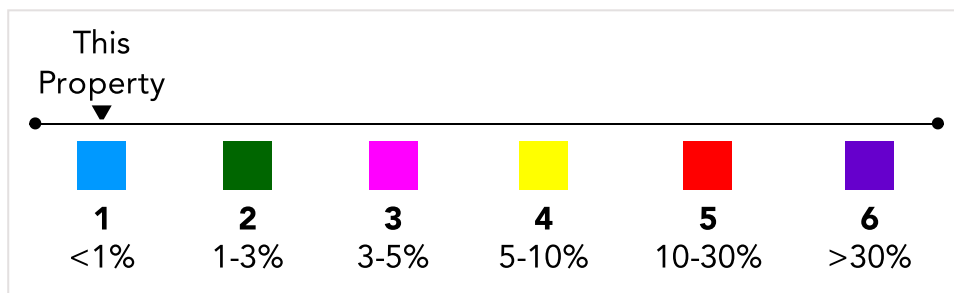
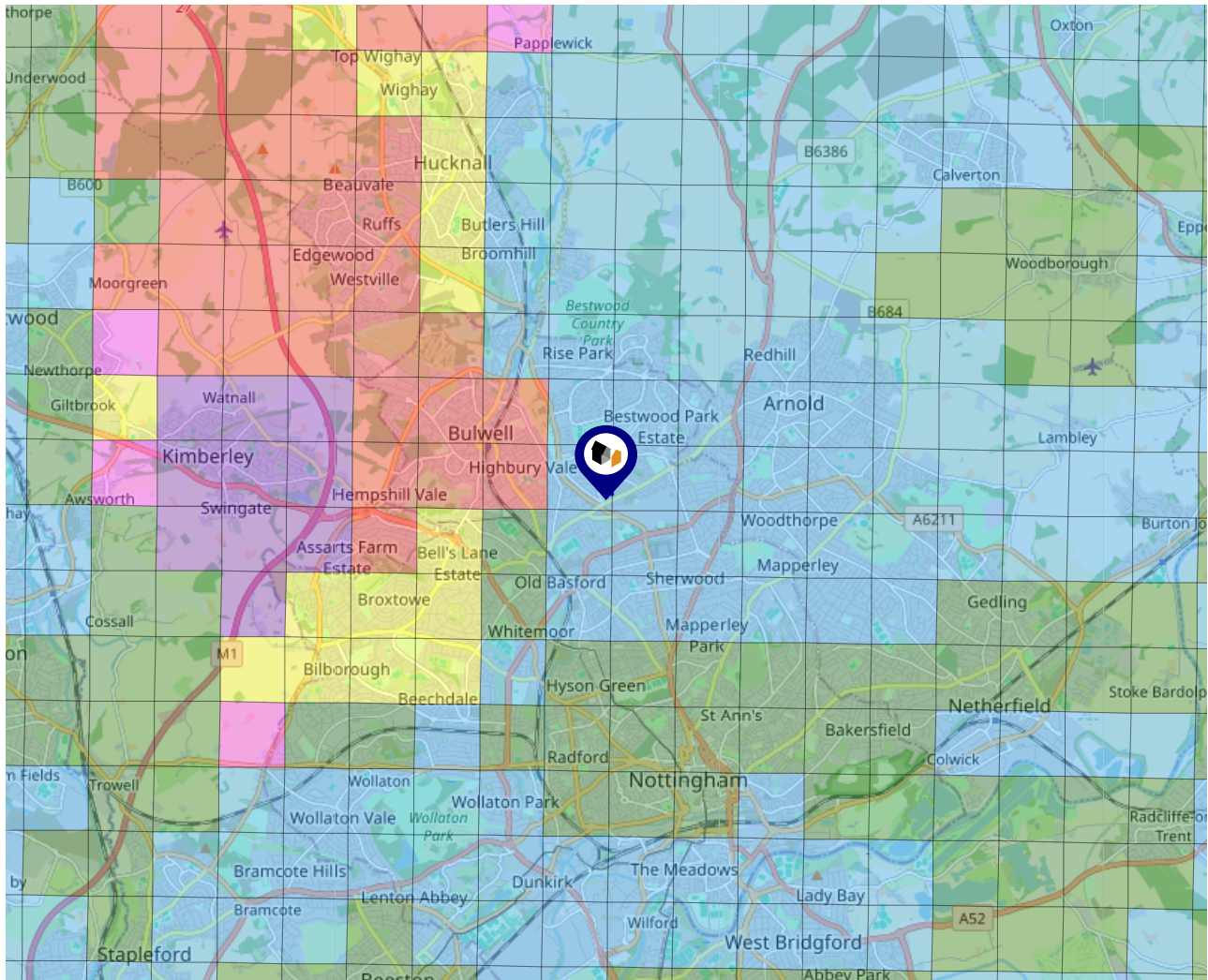


Key:

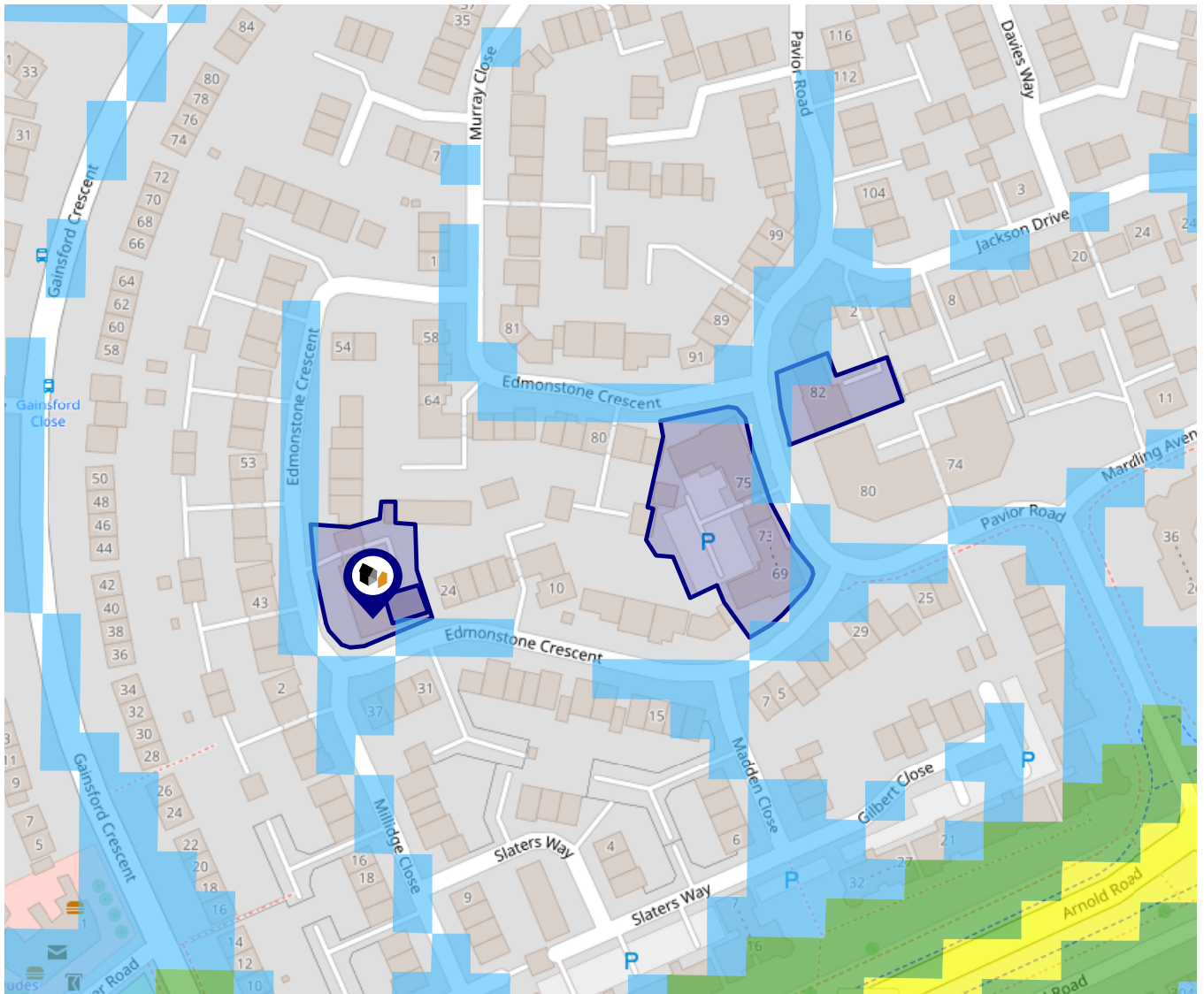
- Power Pylons
- Communication Masts

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

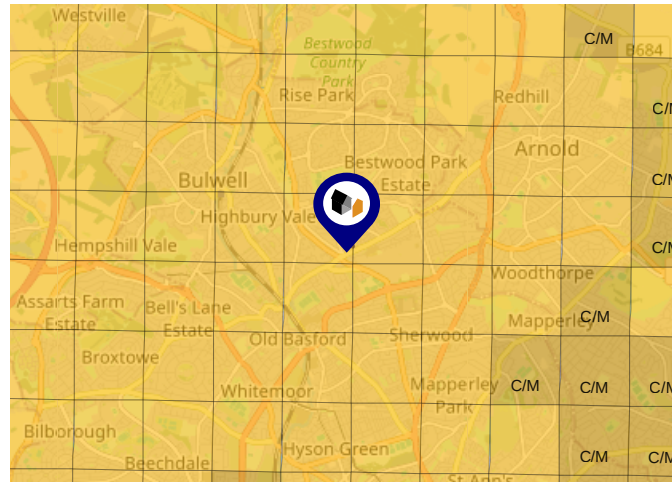


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

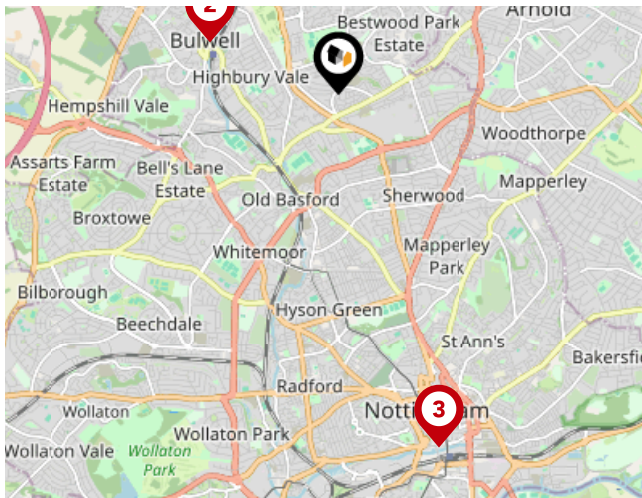
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



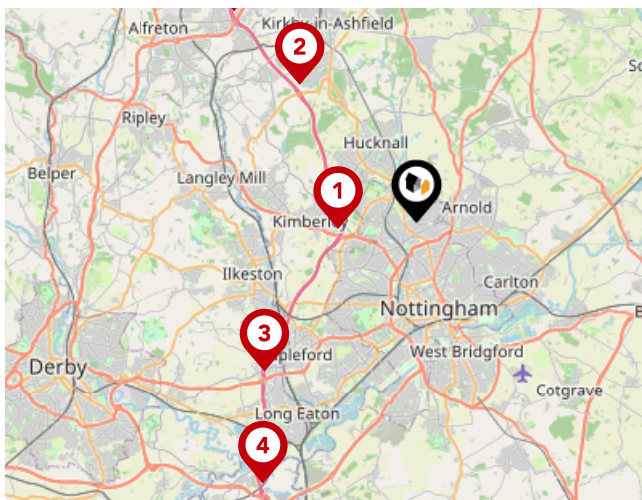
Primary Classifications (Most Common Clay Types)

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



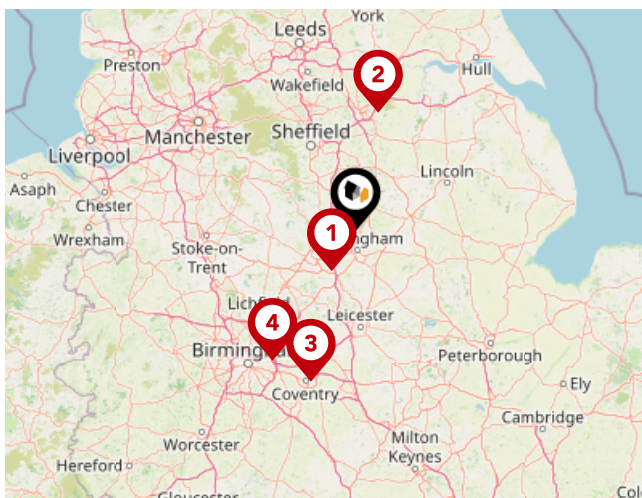
National Rail Stations

Pin	Name	Distance
1	Bulwell Rail Station	1.24 miles
2	Bulwell Rail Station	1.24 miles
3	Nottingham Rail Station	3.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	2.79 miles
2	M1 J27	6.41 miles
3	M1 J25	7.63 miles
4	M1 J24A	10.85 miles
5	M1 J28	9.94 miles

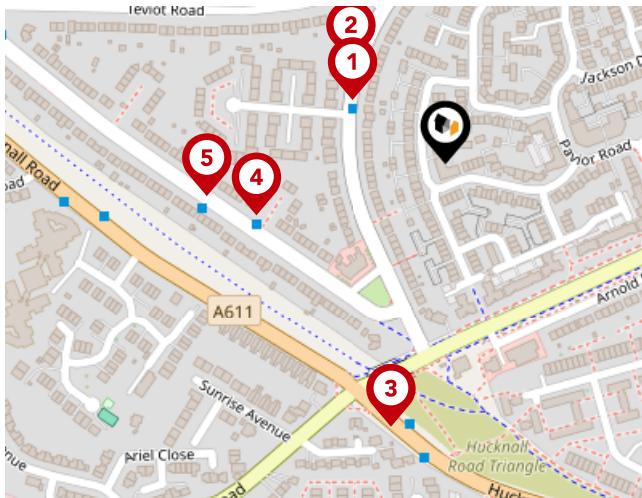


Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	13.32 miles
2	Finningley	34.38 miles
3	Baginton	45.1 miles
4	Birmingham Airport	44.15 miles

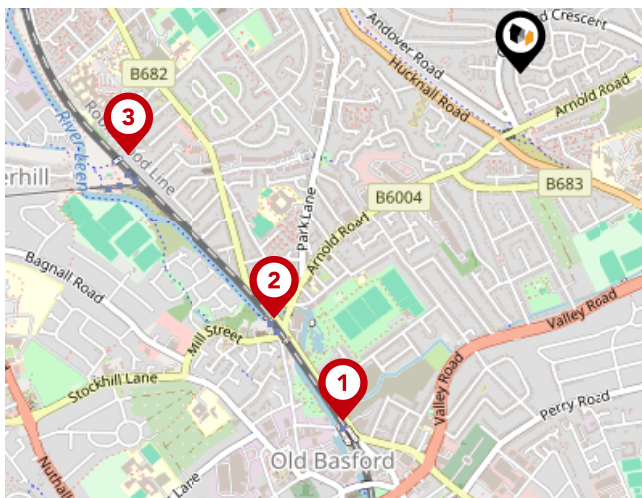
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gainsford Close	0.06 miles
2	Gainsford Close	0.08 miles
3	Arnold Road	0.15 miles
4	Gainsford Crescent	0.11 miles
5	Gainsford Crescent	0.13 miles



Local Connections

Pin	Name	Distance
1	Basford Tram Stop	0.87 miles
2	David Lane Tram Stop	0.77 miles
3	Highbury Vale Tram Stop	0.9 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-

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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