

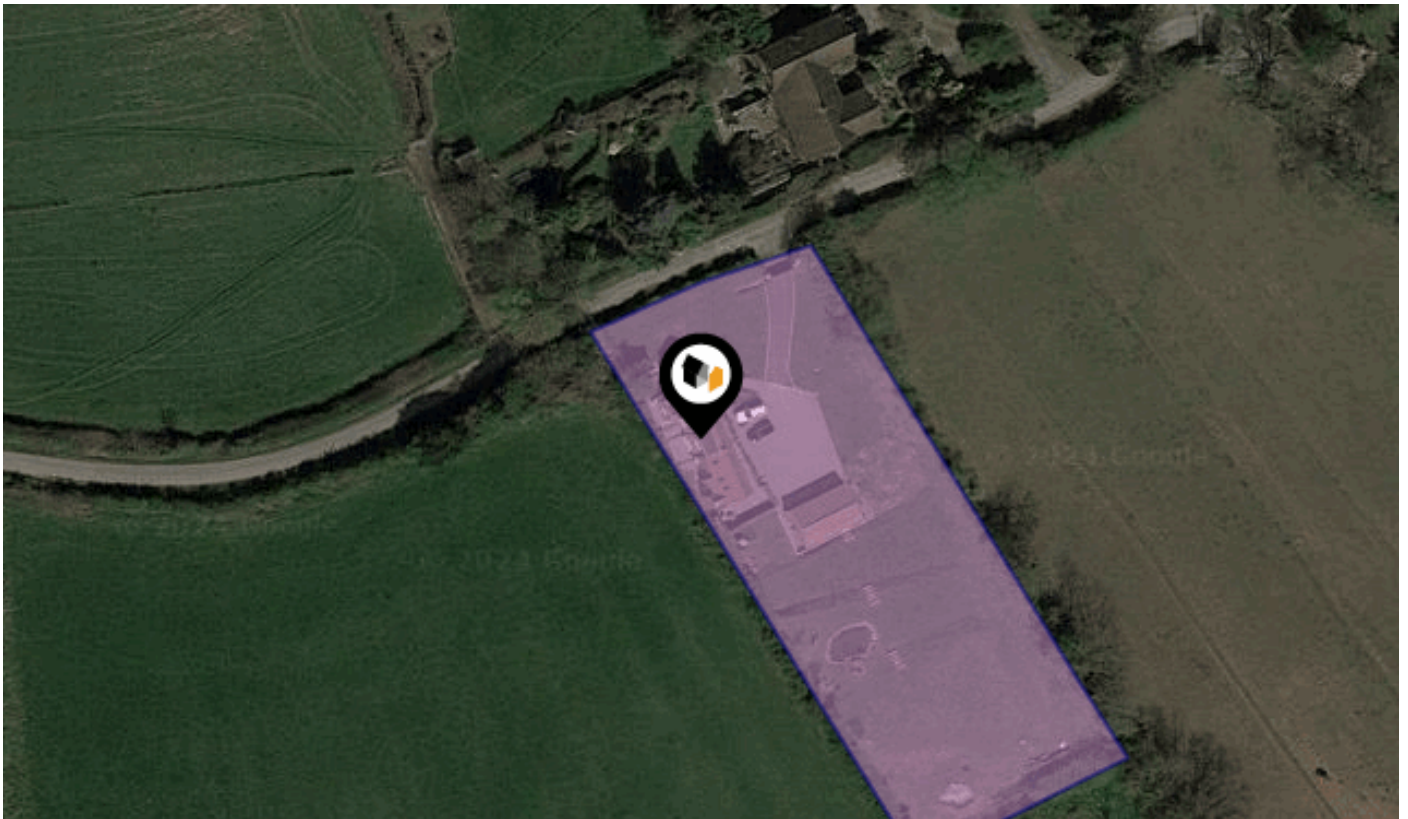


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> December 2024



## GREAVES LANE, EDINGLEY, NEWARK, NG22

### Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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amorrison-mundys.net



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	2,002 ft <sup>2</sup> / 186 m <sup>2</sup>		
<b>Plot Area:</b>	0.95 acres		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,564		
<b>Title Number:</b>	NT479719		

## Local Area

<b>Local Authority:</b>	Nottinghamshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Greaves Lane, Edingley, NG22

Energy rating

**B**

Valid until 20.05.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		98   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

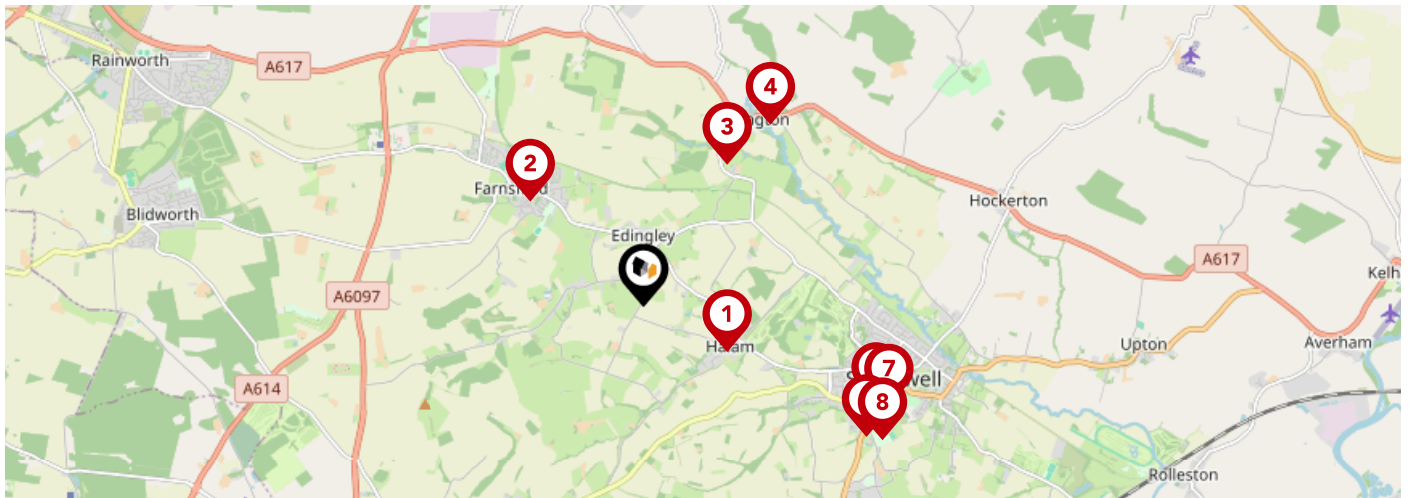
## EPC - Additional Data



### Additional EPC Data

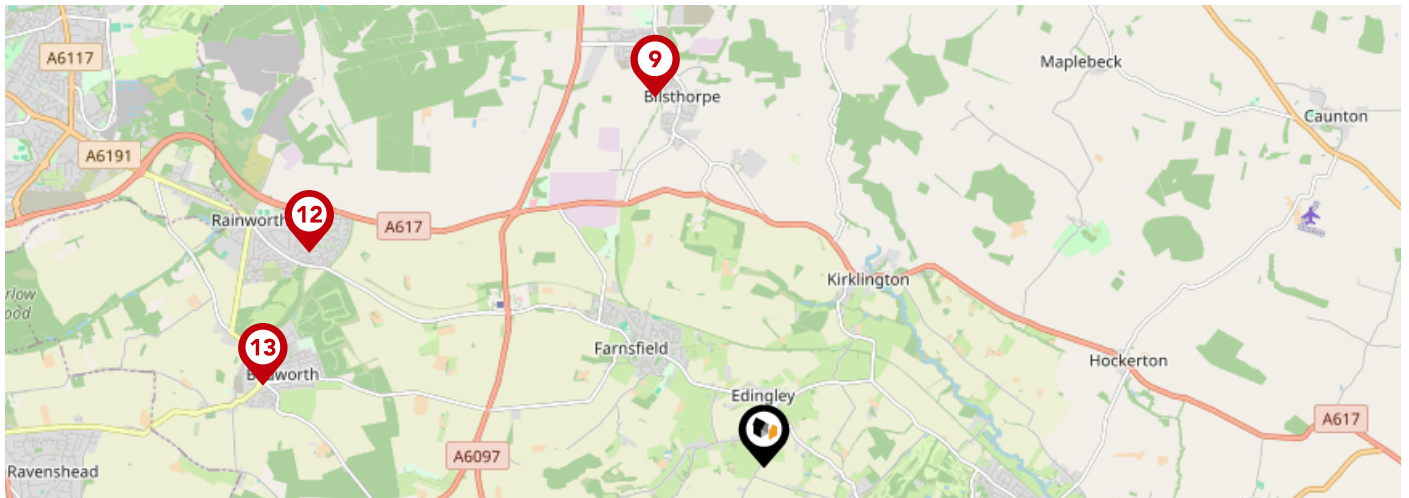
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Assessment for green deal
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Air source heat pump, radiators, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 93% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	186 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Halam Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Farnsfield St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 280   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Kirklington Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Wings School Notts</b> Ofsted Rating: Good   Pupils: 33   Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Lowe's Wong Infant School</b> Ofsted Rating: Requires improvement   Pupils: 170   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Holy Trinity CofE Infant School</b> Ofsted Rating: Outstanding   Pupils: 54   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Lowe's Wong Anglican Methodist Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>The Minster School</b> Ofsted Rating: Good   Pupils: 1647   Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

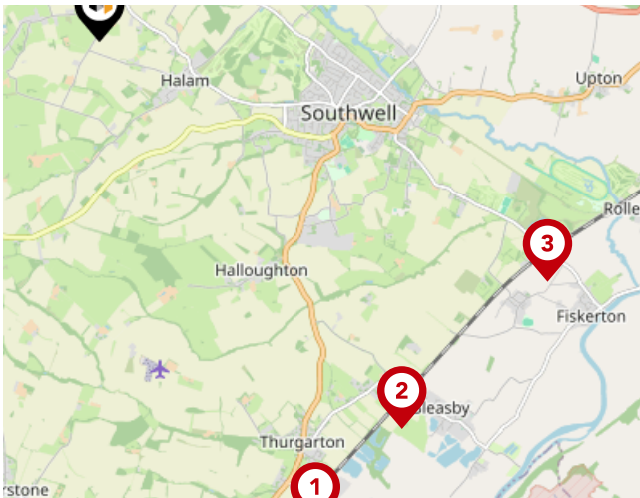
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>9</b> <b>Bilsthorpe Flying High Academy</b> Ofsted Rating: Good   Pupils: 213   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> <b>Salterford House School</b> Ofsted Rating: Not Rated   Pupils: 66   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b> <b>Bleasby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 129   Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b> <b>The Python Hill Academy</b> Ofsted Rating: Good   Pupils: 308   Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b> <b>Blidworth Oaks Primary School</b> Ofsted Rating: Good   Pupils: 369   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b> <b>Manor Park Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 208   Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b> <b>Sir John Sherbrooke Junior School</b> Ofsted Rating: Good   Pupils: 199   Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b> <b>Colonel Frank Seely Academy</b> Ofsted Rating: Good   Pupils: 828   Distance:4.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

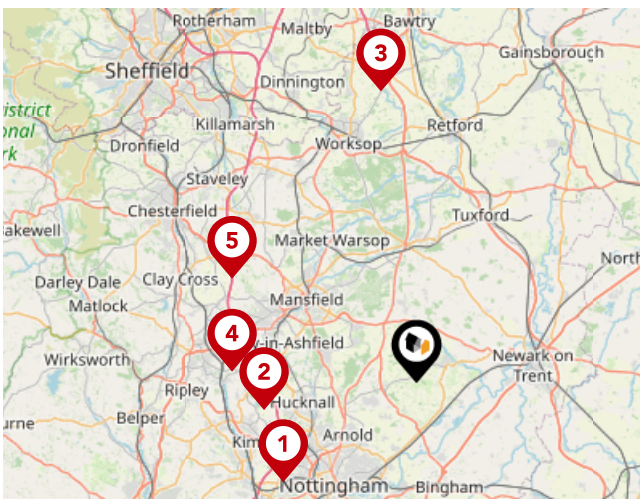
# Area

## Transport (National)



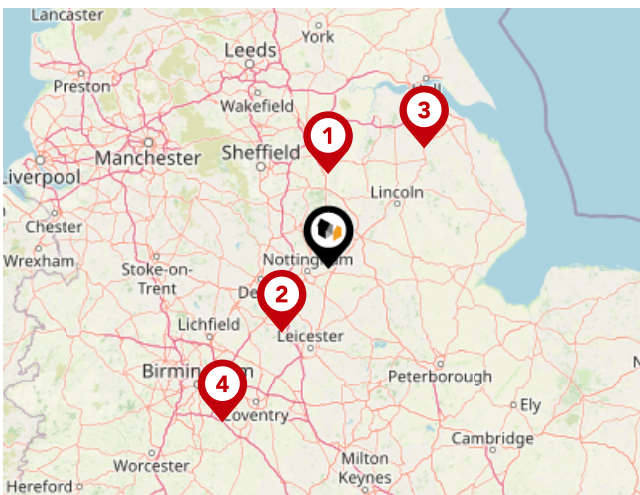
### National Rail Stations

Pin	Name	Distance
1	Thurgarton Rail Station	4.72 miles
2	Bleasby Rail Station	4.38 miles
3	Fiskerton Rail Station	4.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	11.8 miles
2	M1 J27	10.99 miles
3	A1(M) J34	20.83 miles
4	M1 J28	13.14 miles
5	M1 J29	14.99 miles

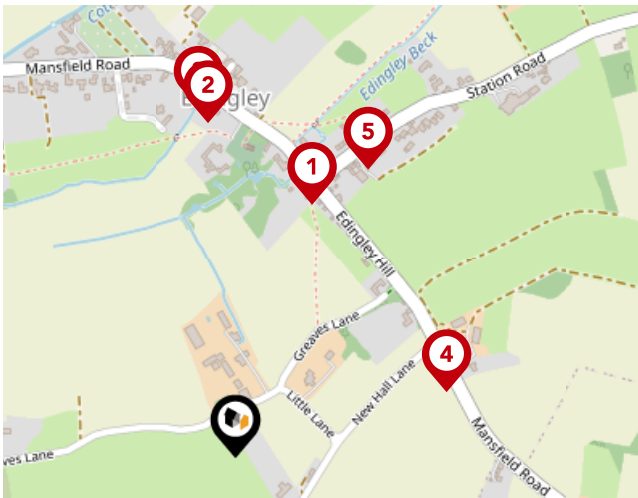


### Airports/Helipads

Pin	Name	Distance
1	Finningley	26.94 miles
2	East Mids Airport	22.68 miles
3	Humberside Airport	43.6 miles
4	Birmingham Airport	53.51 miles

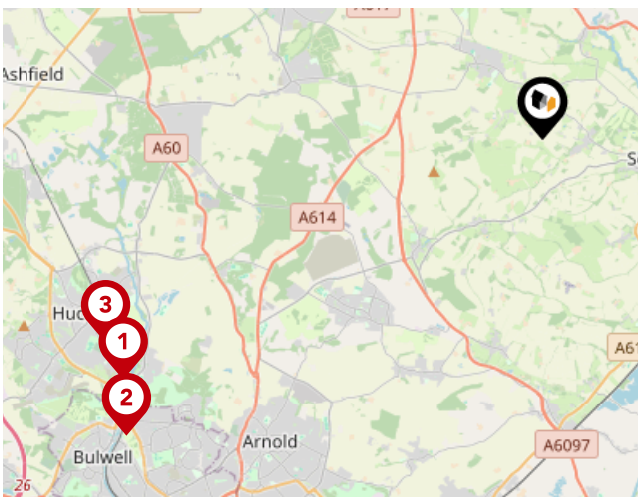
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.29 miles
2	Main Street	0.37 miles
3	Main Street	0.39 miles
4	Newhall Lane	0.25 miles
5	Station Road	0.35 miles



### Local Connections

Pin	Name	Distance
1	Butler's Hill Tram Stop	8.64 miles
2	Moor Bridge Tram Stop	9.12 miles
3	Hucknall Tram Stop	8.6 miles

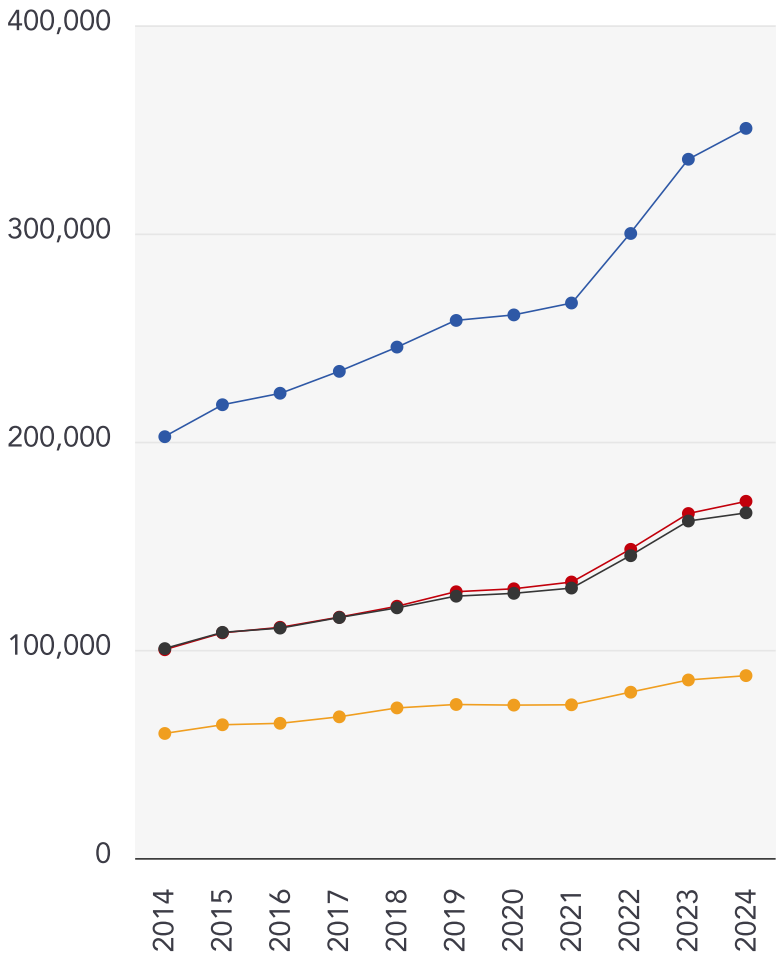


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in NG22



Detached

**+73.17%**

Semi-Detached

**+71.26%**

Terraced

**+64.82%**

Flat

**+46.42%**

# Alasdair Morrison & Mundys

## About Us



### Alasdair Morrison & Mundys

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Lincolnshire's largest estate agency Mundys is expanding into Nottinghamshire after acquiring Alasdair Morrison and Partners in Newark and Southwell.

Mundys, which has two offices in Lincoln and one in Market Rasen, has bought the sales side of the business, taking the total number of offices Mundys owns up to five.

Alasdair Morrison has retained the residential lettings arm of the business as Alasdair Morrison Lettings and will operate as normal from the same offices. He will continue to work in the agency as a consultant.

Senior Partner Simon Bentley said the acquisition has significantly increased Mundys' presence across the East Midlands.

"We're delighted to have acquired Alasdair Morrison's long-standing property sales business," said Simon.

"Alasdair Morrison and Partners is one of the leading estate agents in the area and has provided

# Alasdair Morrison & Mundys

## 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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