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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



CROFT FARM CLOSE, ROLLESTON, NEWARK, NG23

Alasdair Morrison & Mundys

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.14 acres		
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£3,016		
Title Number:	NT299469		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	- mb/s

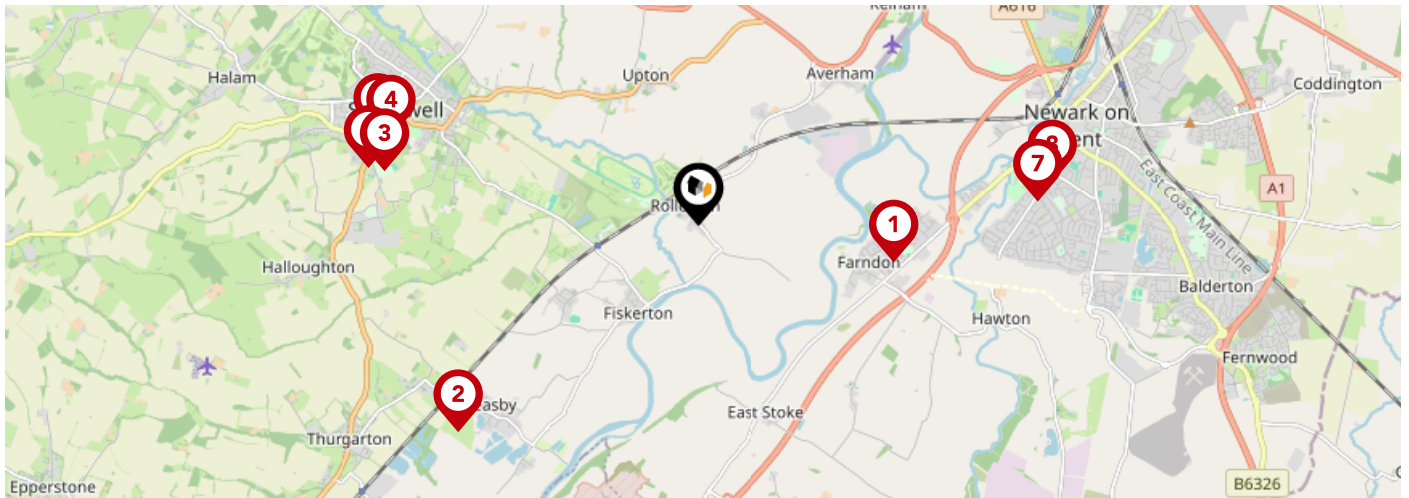
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

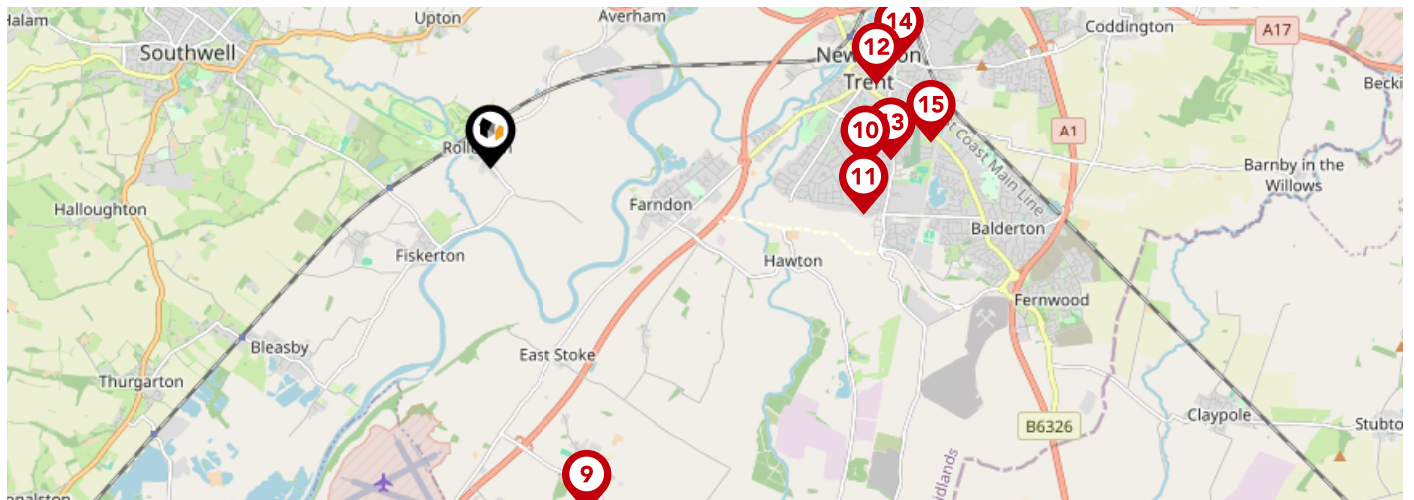


Area Schools



	Nursery	Primary	Secondary	College	Private
1 St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 The Minster School Ofsted Rating: Good Pupils: 1647 Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Lowe's Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

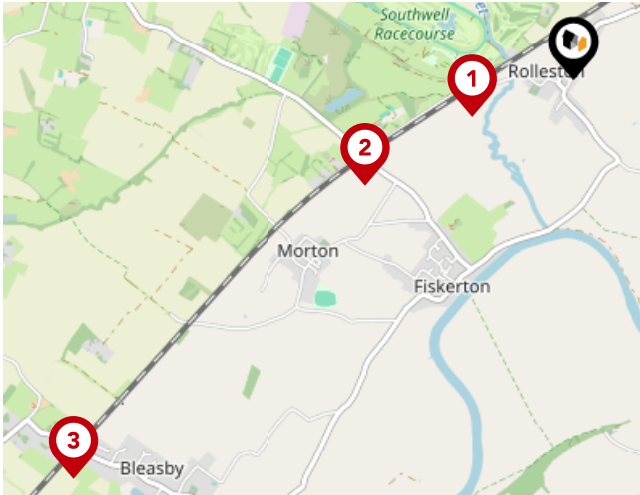
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:3.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:3.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:3.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:3.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:3.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:3.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:3.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Flintham Primary School Ofsted Rating: Good Pupils: 96 Distance:4.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

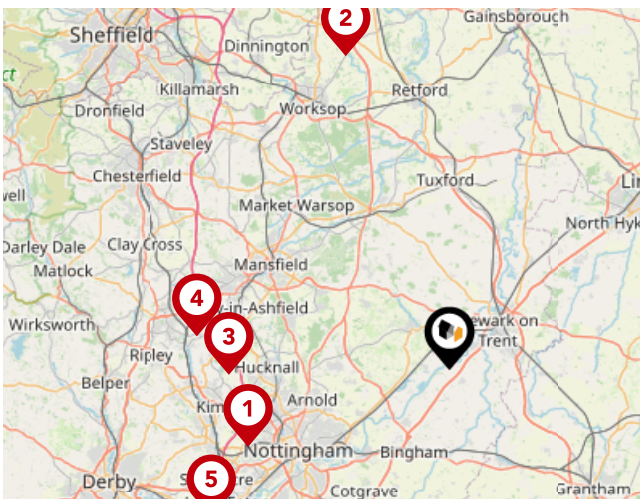
Area

Transport (National)



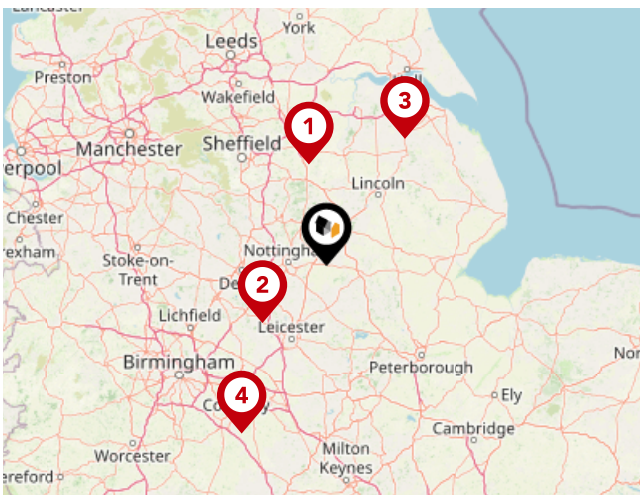
National Rail Stations

Pin	Name	Distance
1	Rolleston Rail Station	0.48 miles
2	Fiskerton Rail Station	1.04 miles
3	Bleasby Rail Station	2.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	15.36 miles
2	A1(M) J34	23.53 miles
3	M1 J27	15.74 miles
4	M1 J28	18.2 miles
5	M1 J25	20.01 miles

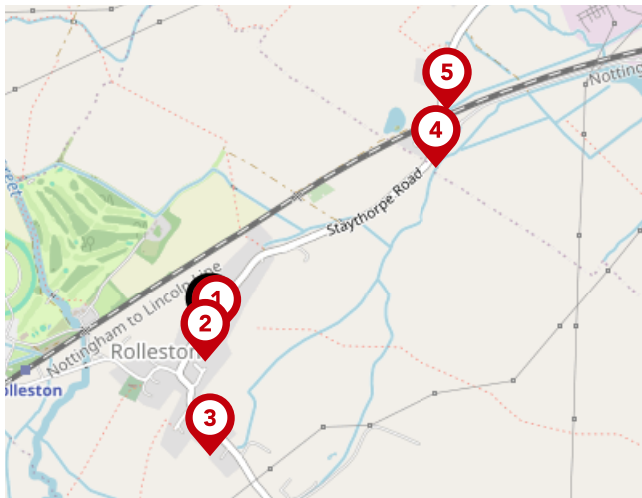


Airports/Helipads

Pin	Name	Distance
1	Finningley	29.03 miles
2	East Mids Airport	24.75 miles
3	Humberside Airport	42.13 miles
4	Baginton	54.23 miles

Area

Transport (Local)



Bus Stops/Stations

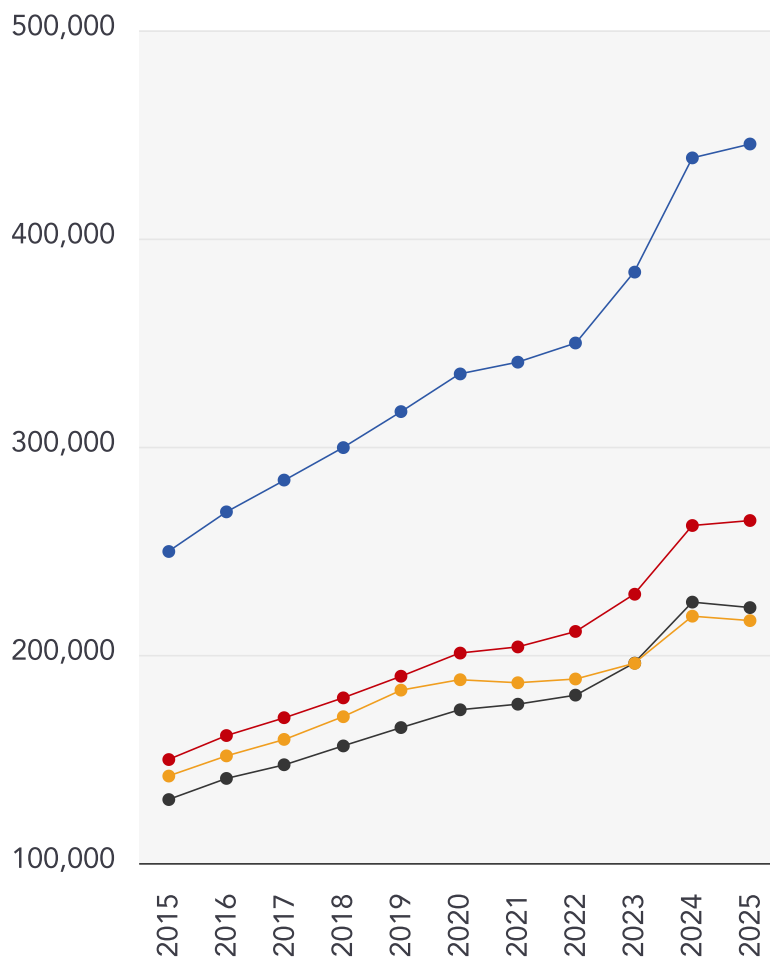
Pin	Name	Distance
1	Croft Farm Close	0.01 miles
2	Croft Farm Close	0.06 miles
3	Fiskerton Road	0.27 miles
4	Hughs Close	0.63 miles
5	Behay Gardens	0.73 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG23



Detached

+78.41%

Semi-Detached

+76.69%

Flat

+52.67%

Terraced

+70.66%

Alasdair Morrison & Mundys

About Us



Alasdair Morrison & Mundys

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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