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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd January 2025



FOREST ROAD, OXTON, SOUTHWELL, NG25

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	441 ft ² / 41 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,645		
Title Number:	NT571155		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Forest Road, Oxton, NG25

Energy rating

E

Valid until 01.03.2028

Score	Energy rating	Current	Potential
92+	A		<div style="background-color: #2ca02c; color: white; padding: 5px; display: inline-block;"> 93 A </div>
81-91	B		
69-80	C		
55-68	D		
39-54	E	<div style="background-color: #ff9933; color: white; padding: 5px; display: inline-block;"> 53 E </div>	
21-38	F		
1-20	G		

Property

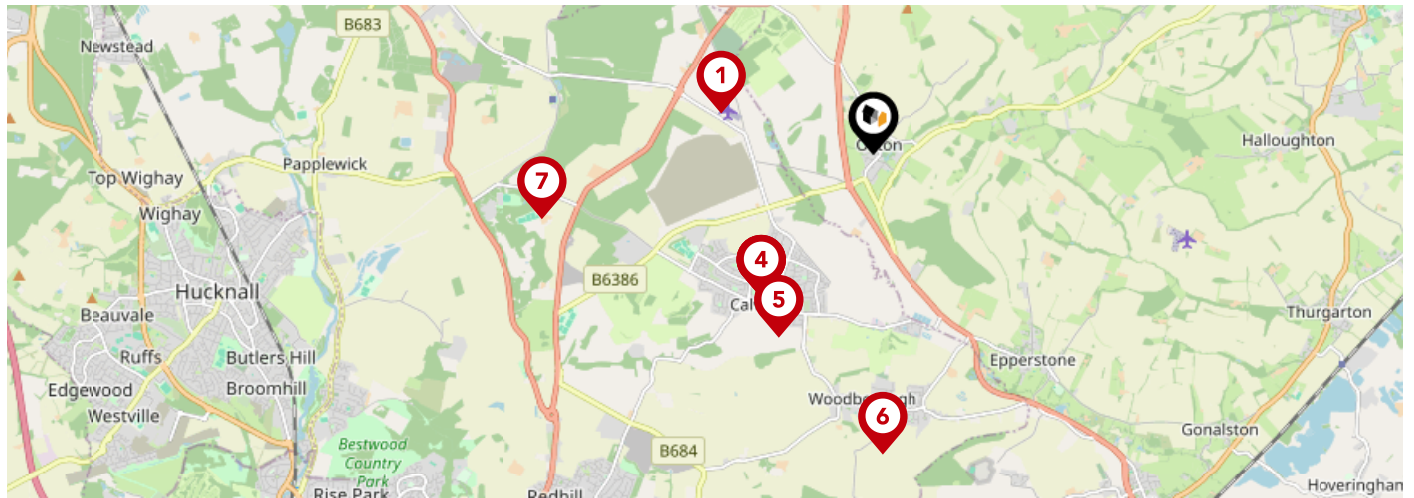
EPC - Additional Data



Additional EPC Data

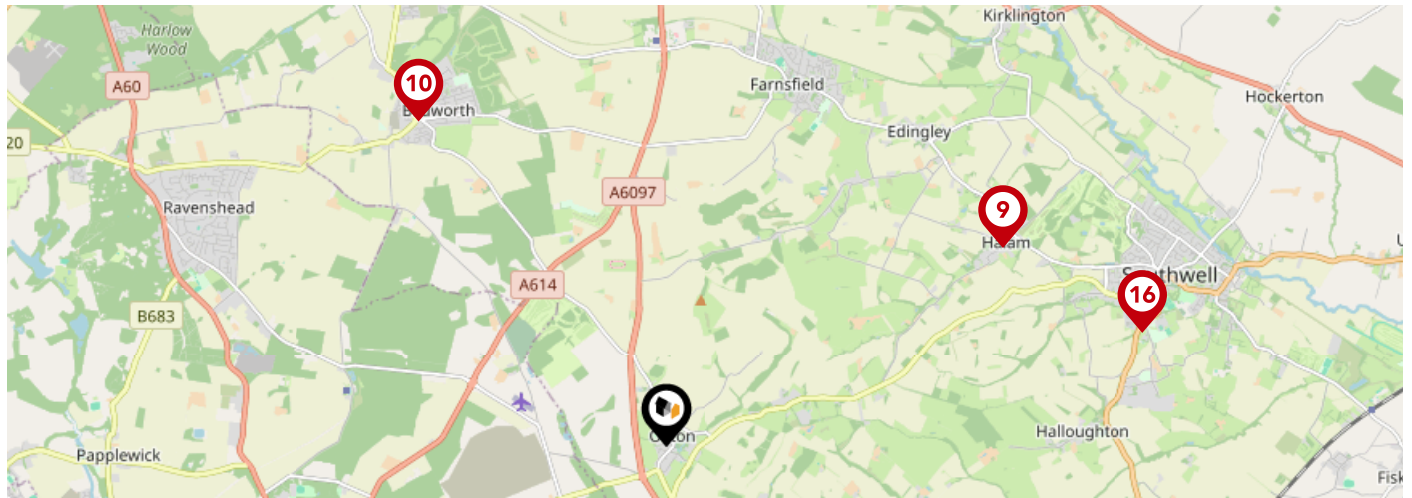
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 13% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	41 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 Salterford House School Ofsted Rating: Not Rated Pupils: 66 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Manor Park Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Sir John Sherbrooke Junior School Ofsted Rating: Good Pupils: 199 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Colonel Frank Seely Academy Ofsted Rating: Good Pupils: 828 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Wilfrid's CofE Primary School Ofsted Rating: Good Pupils: 207 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Wood's Foundation CofE Primary School Ofsted Rating: Good Pupils: 176 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Burntstump Seely CofE Primary Academy Ofsted Rating: Good Pupils: 72 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

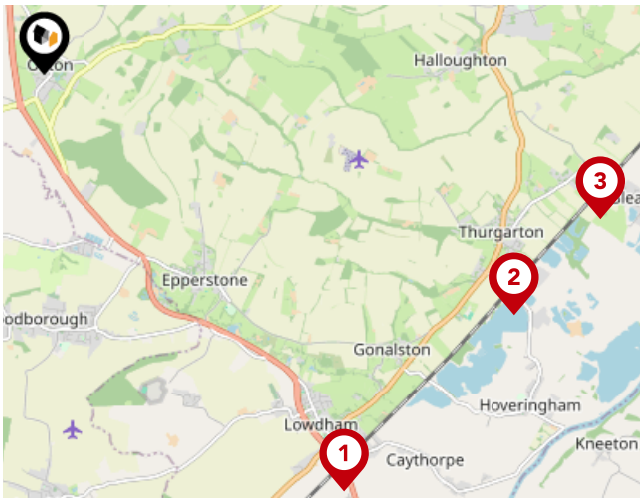
Area Schools



	Nursery	Primary	Secondary	College	Private
 Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Blidworth Oaks Primary School Ofsted Rating: Good Pupils: 369 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lambley Primary School Ofsted Rating: Good Pupils: 189 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pinewood Infant and Nursery School Ofsted Rating: Outstanding Pupils: 204 Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Richard Bonington Primary and Nursery School Ofsted Rating: Good Pupils: 459 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Killsick Junior School Ofsted Rating: Good Pupils: 203 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

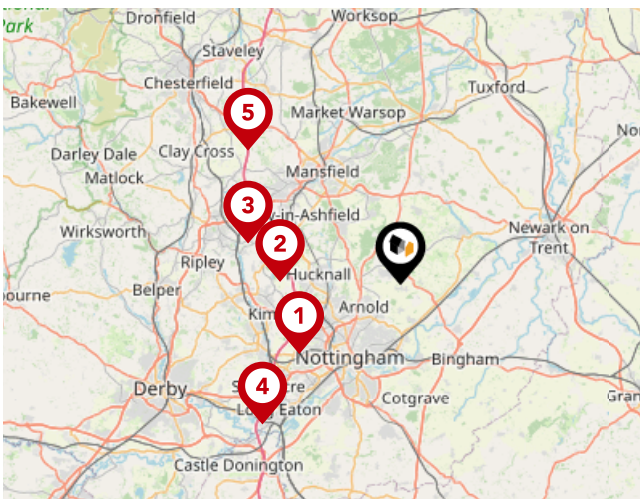
Area

Transport (National)



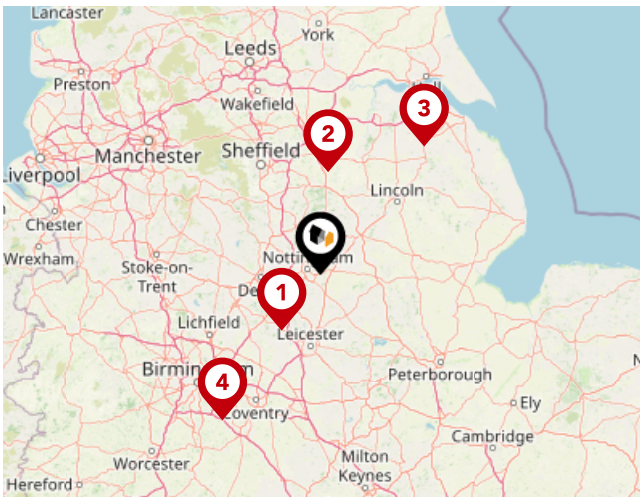
National Rail Stations

Pin	Name	Distance
1	Lowdham Rail Station	4.59 miles
2	Thurgarton Rail Station	4.7 miles
3	Bleasby Rail Station	5.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	8.71 miles
2	M1 J27	8.57 miles
3	M1 J28	11.25 miles
4	M1 J25	14.03 miles
5	M1 J29	14.42 miles

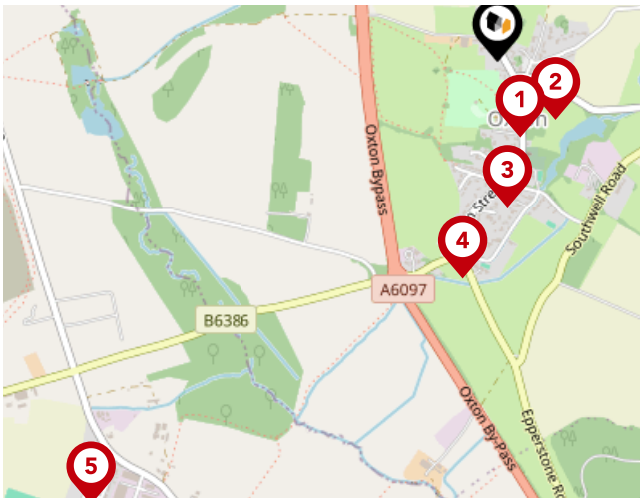


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	19.61 miles
2	Finningley	29.18 miles
3	Humberside Airport	46.7 miles
4	Birmingham Airport	50.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Home Court	0.17 miles
2	Blind Lane	0.18 miles
3	New Road	0.32 miles
4	Nottingham Road	0.49 miles
5	Flatts Lane	1.34 miles



Local Connections

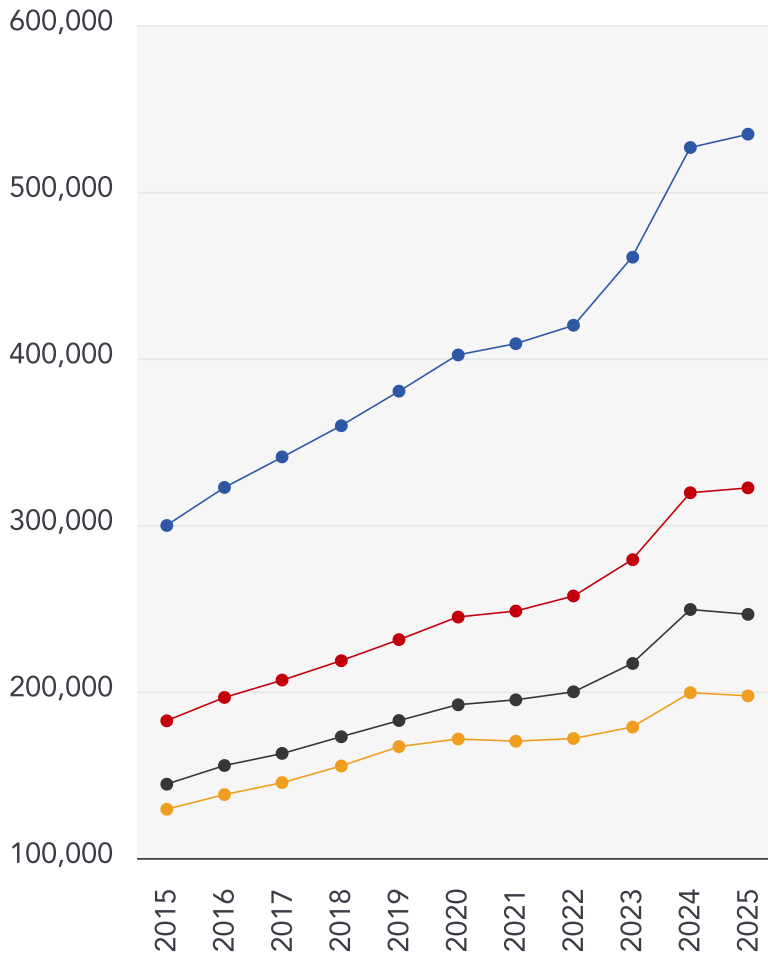
Pin	Name	Distance
1	Butler's Hill Tram Stop	5.66 miles
2	Moor Bridge Tram Stop	6.04 miles
3	Hucknall Tram Stop	5.73 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NG25



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%

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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