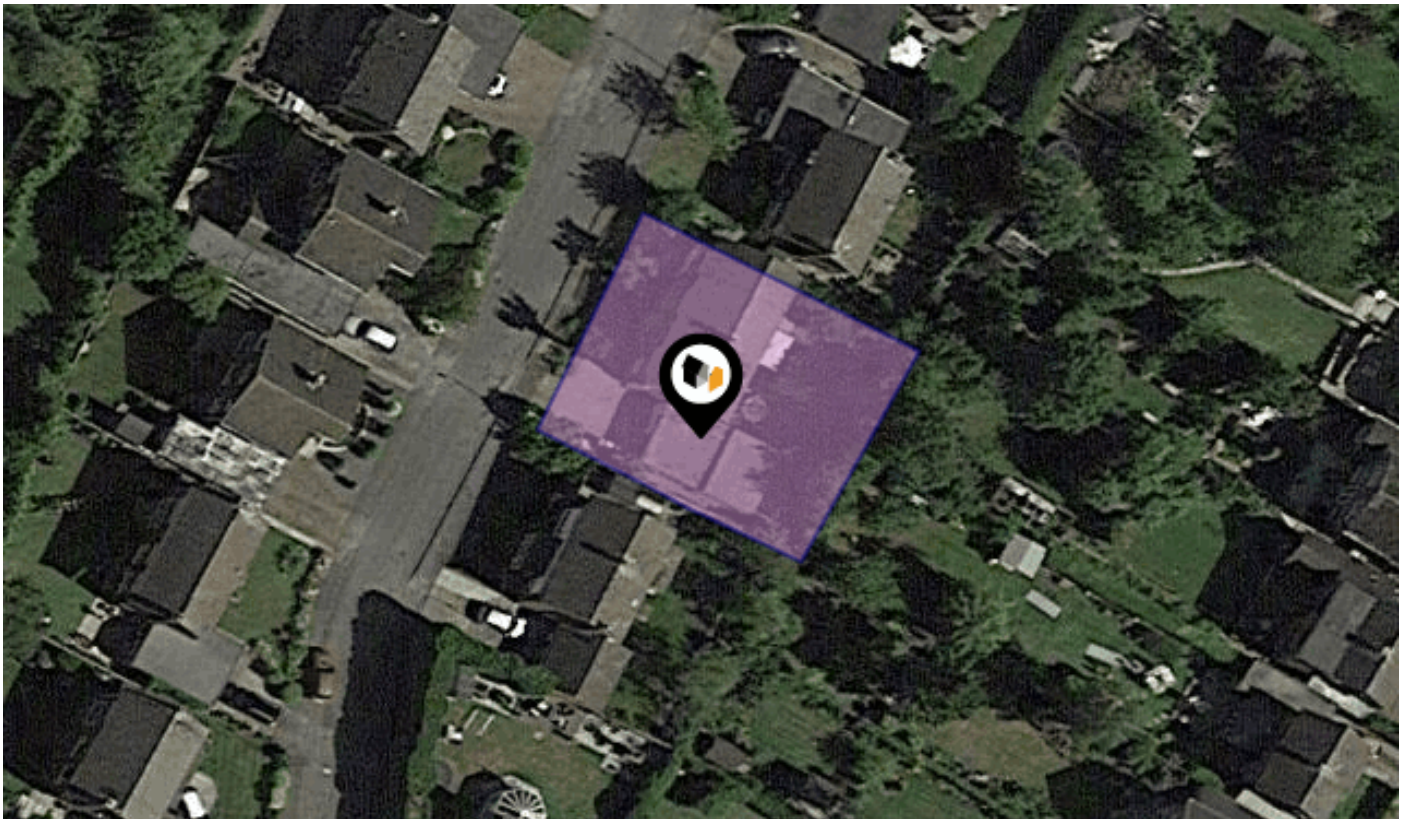




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th February 2025



ORCHARD CLOSE, SOUTHWELL, NG25

Alasdair Morrison & Mundys

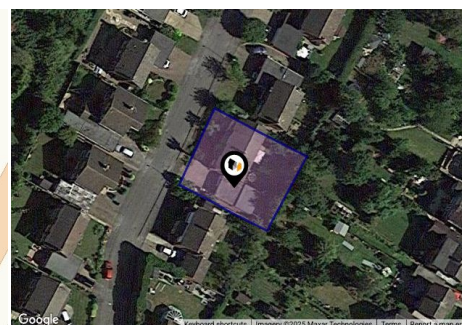
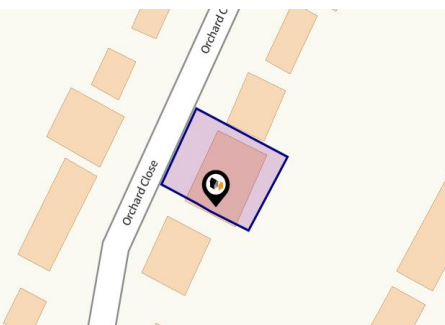
22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

Property Overview



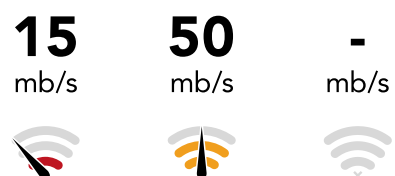
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,098 ft ² / 195 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band F		
Annual Estimate:	£3,564		
Title Number:	NT40513		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



SOUTHWELL, NG25

Energy rating

C

Valid until 01.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

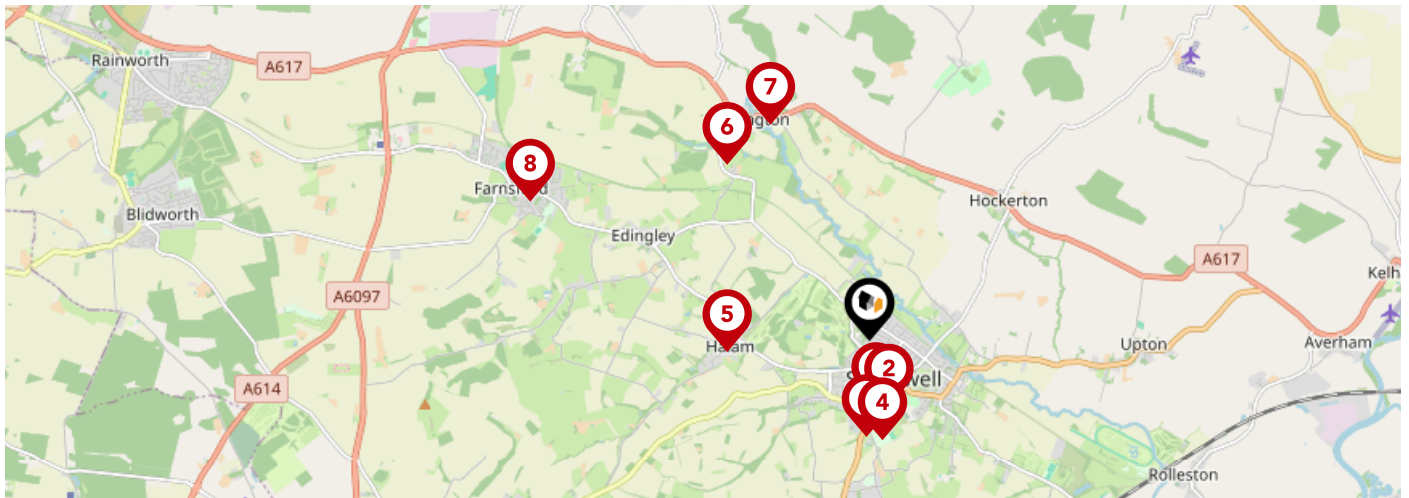
EPC - Additional Data



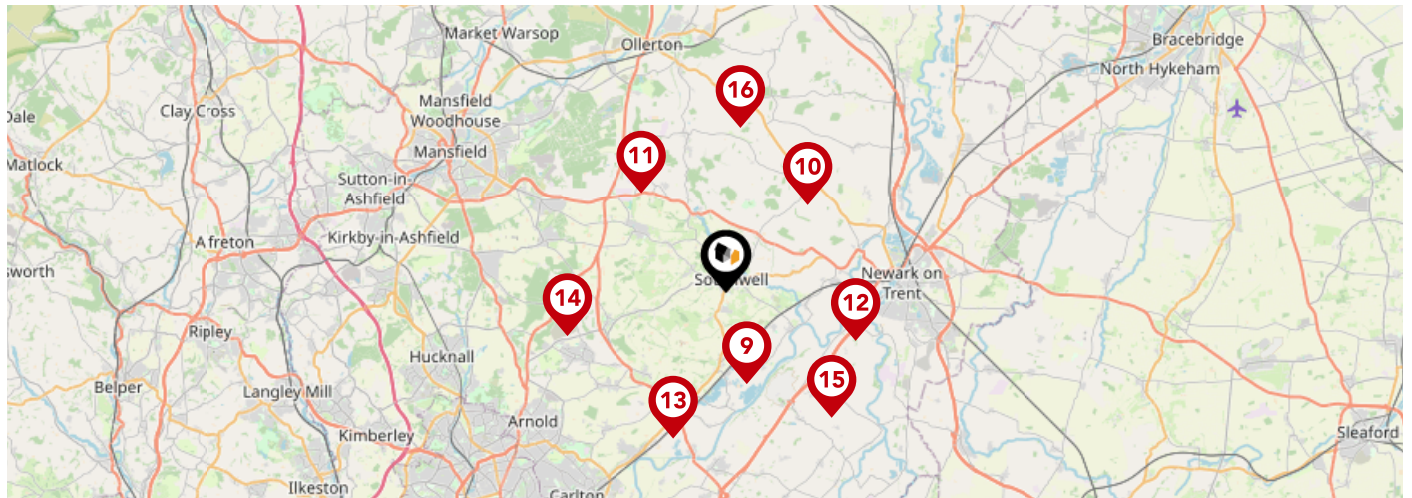
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 64% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	195 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Lowes Wong Infant School Ofsted Rating: Requires improvement Pupils: 170 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Lowes Wong Anglican Methodist Junior School Ofsted Rating: Good Pupils: 322 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Holy Trinity CofE Infant School Ofsted Rating: Outstanding Pupils: 54 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Minster School Ofsted Rating: Good Pupils: 1647 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Halam Church of England Primary School Ofsted Rating: Good Pupils: 72 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Kirklington Primary School Ofsted Rating: Good Pupils: 104 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Wings School Notts Ofsted Rating: Good Pupils: 33 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Farnsfield St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Bleasby Church of England Primary School Ofsted Rating: Good Pupils: 129 Distance:3.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Caunton Dean Hole CofE Primary School Ofsted Rating: Good Pupils: 28 Distance:4.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bilsthorpe Flying High Academy Ofsted Rating: Good Pupils: 213 Distance:4.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Peter's Crosskeys CofE Academy Ofsted Rating: Good Pupils: 178 Distance:4.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Lowdham CofE Primary School Ofsted Rating: Outstanding Pupils: 198 Distance:5.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Salterford House School Ofsted Rating: Not Rated Pupils: 66 Distance:5.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 All Saints Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 91 Distance:5.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Kneesall CofE Primary School Ofsted Rating: Good Pupils: 108 Distance:5.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

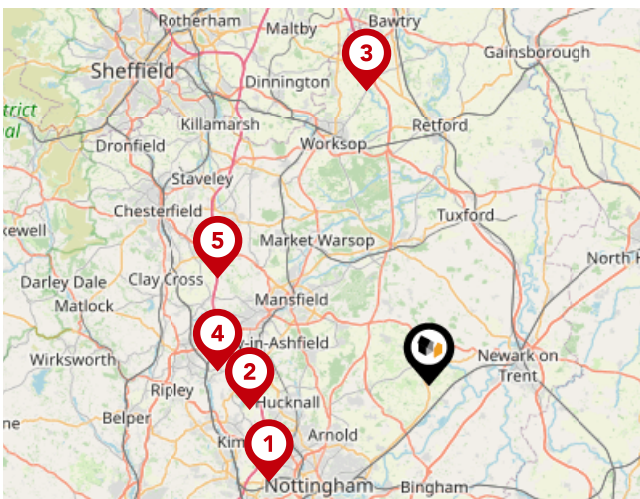
Area

Transport (National)



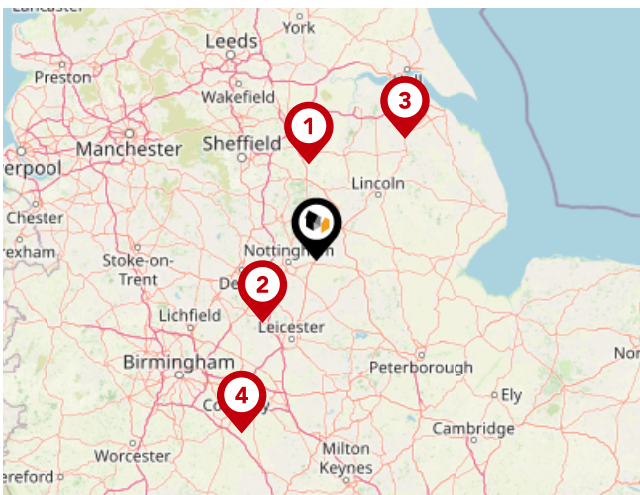
National Rail Stations

Pin	Name	Distance
1	Bleasby Rail Station	3.23 miles
2	Fiskerton Rail Station	2.71 miles
3	Rolleston Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	13.31 miles
2	M1 J27	12.93 miles
3	A1(M) J34	21.45 miles
4	M1 J28	15.16 miles
5	M1 J29	16.89 miles

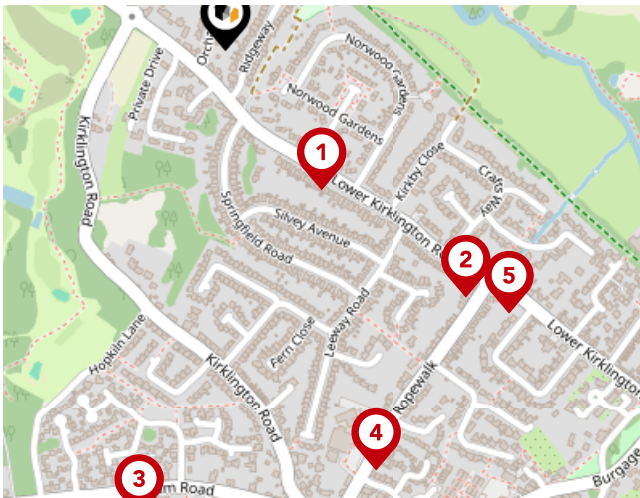


Airports/Helipads

Pin	Name	Distance
1	Finningley	27.31 miles
2	East Mids Airport	23.7 miles
3	Humberside Airport	42.62 miles
4	Baginton	54.22 miles

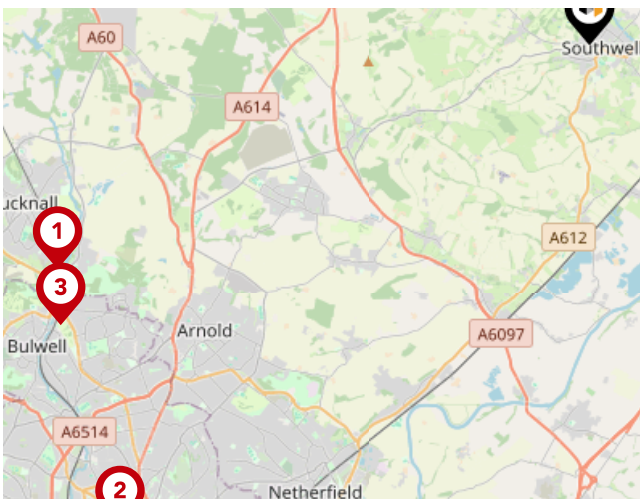
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Norwood Gardens	0.19 miles
2	The Ropewalk	0.38 miles
3	Woodland View	0.53 miles
4	Co-op	0.5 miles
5	The Ropewalk	0.43 miles



Local Connections

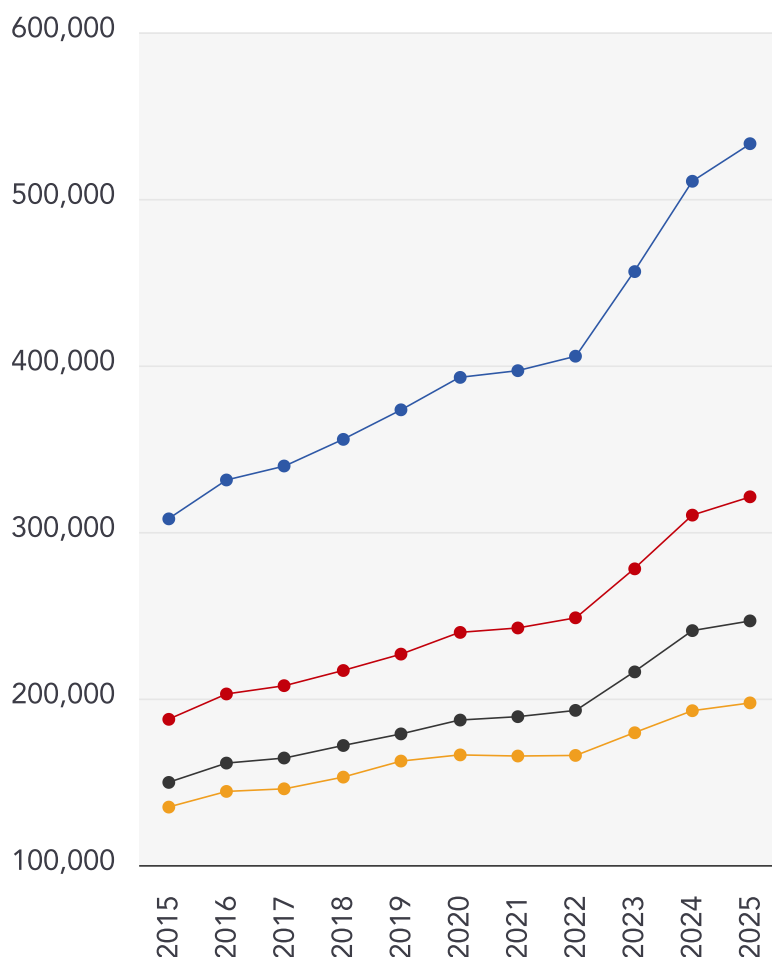
Pin	Name	Distance
1	Butler's Hill Tram Stop	10.31 miles
2	High School Tram Stop	12.02 miles
3	Moor Bridge Tram Stop	10.67 miles

Market

House Price Statistics



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



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

Flat

+46.42%

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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