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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29<sup>th</sup> January 2025



## GADDICK VIEW, EGMANTON, NEWARK, NG22

### Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

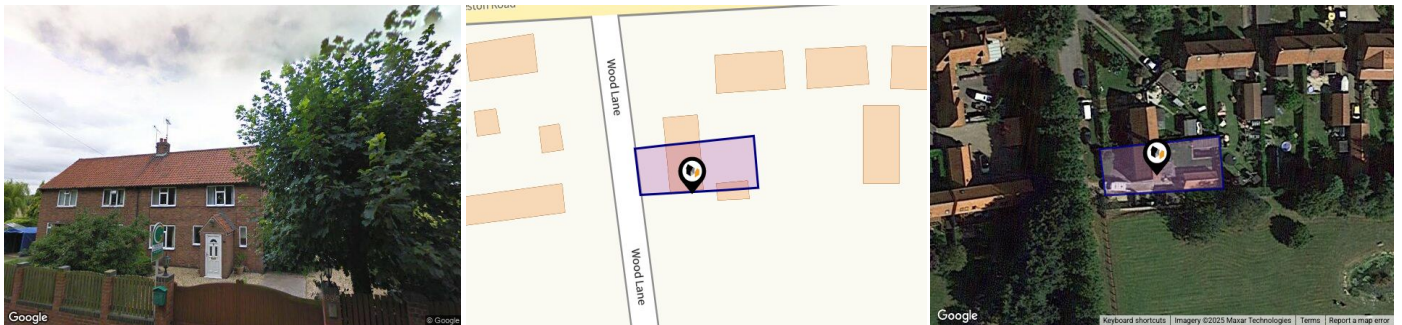
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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,919		
<b>Title Number:</b>	NT284797		

## Local Area

<b>Local Authority:</b>	Nottinghamshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

<b>10</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

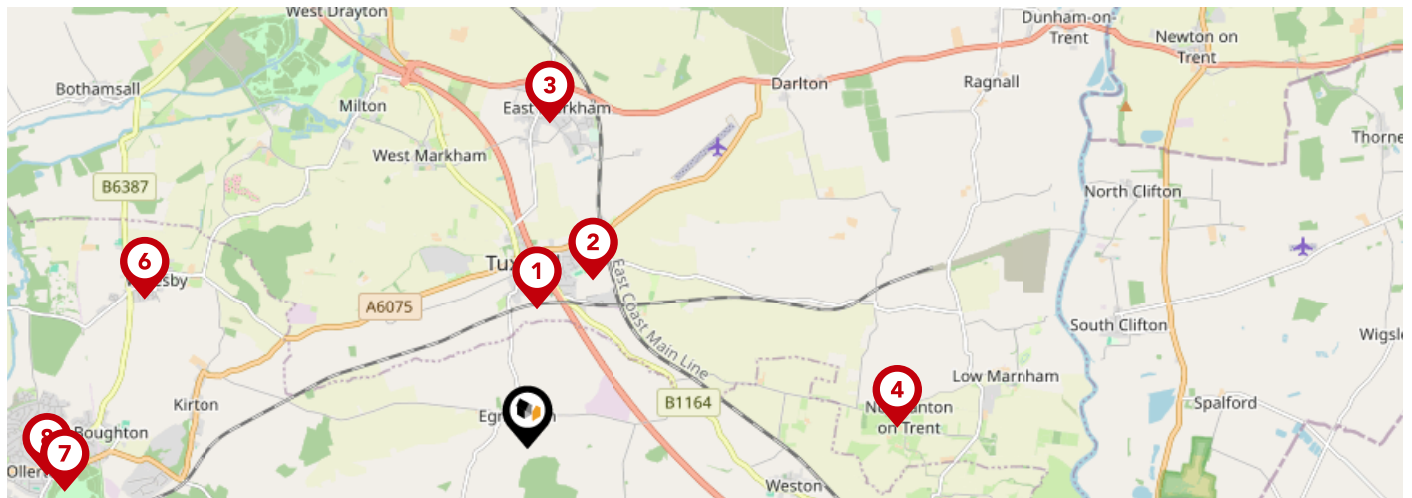
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

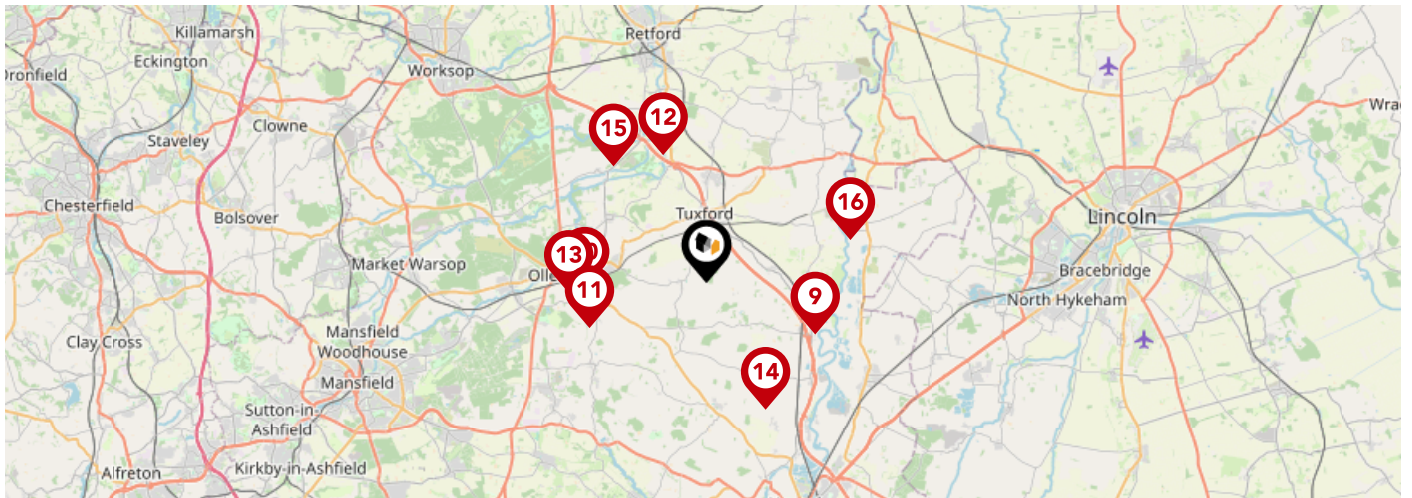










# Area Schools



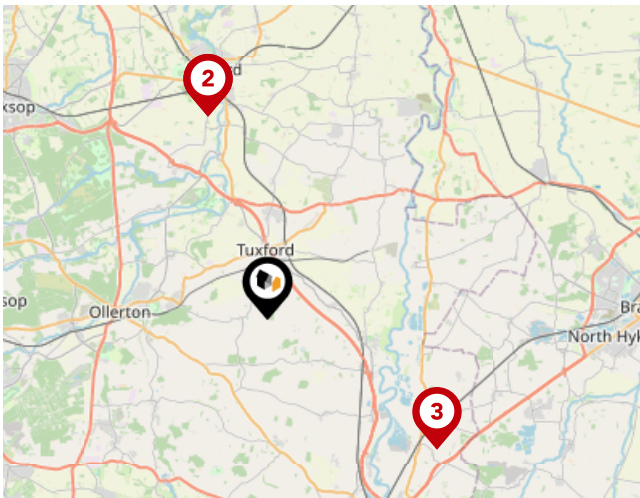
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tuxford Primary Academy</b> Ofsted Rating: Good   Pupils: 250   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tuxford Academy</b> Ofsted Rating: Good   Pupils: 1483   Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>East Markham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Matthew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 53   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kneesall CofE Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Walesby CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 100   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Joseph's Catholic Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 223   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Dukeries Academy</b> Ofsted Rating: Good   Pupils: 777   Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



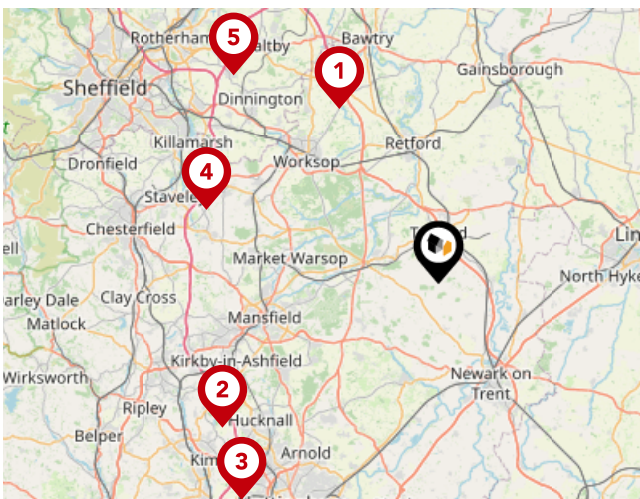
		Nursery	Primary	Secondary	College	Private
	<b>Sutton-On-Trent Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Parkgate Academy</b> Ofsted Rating: Good   Pupils: 361   Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wellow House School</b> Ofsted Rating: Not Rated   Pupils: 188   Distance:4.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gamston St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Forest View Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Norwell CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elkesley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 104   Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Clifton Primary School</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:5.36	<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	Retford Rail Station	7.5 miles
2	Retford Low Level Rail Station	7.5 miles
3	Collingham Rail Station	7.65 miles



## Trunk Roads/Motorways

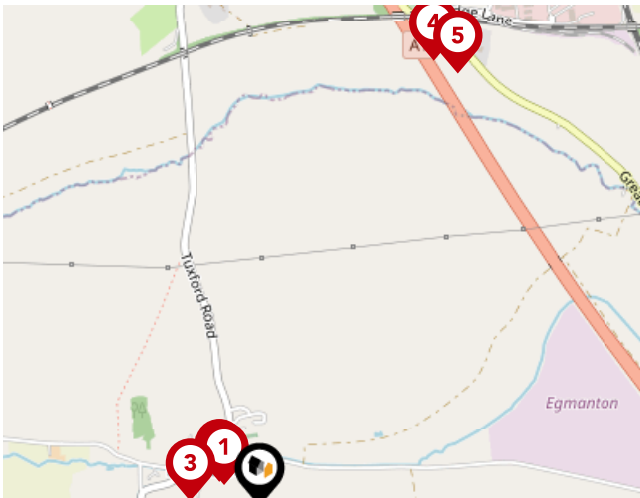
Pin	Name	Distance
1	A1(M) J34	14.26 miles
2	M1 J27	18.5 miles
3	M1 J26	20.83 miles
4	M1 J30	17.3 miles
5	M18 J1	20.76 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	19.23 miles
2	East Mids Airport	32.12 miles
3	Humberside Airport	34.28 miles
4	Leeds Bradford Airport	55.24 miles

# Area Transport (Local)



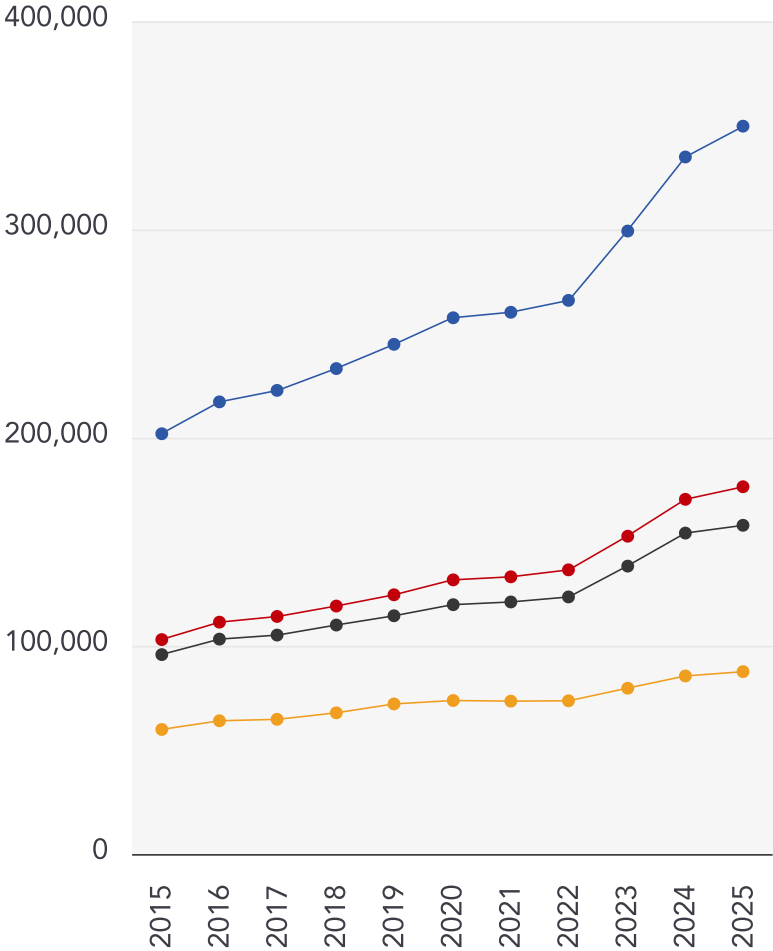
## Bus Stops/Stations

Pin	Name	Distance
1	Tuxford Road	0.09 miles
2	Tuxford Road	0.1 miles
3	Main Street	0.15 miles
4	West Junction	1.06 miles
5	West Junction	1.05 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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We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice



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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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