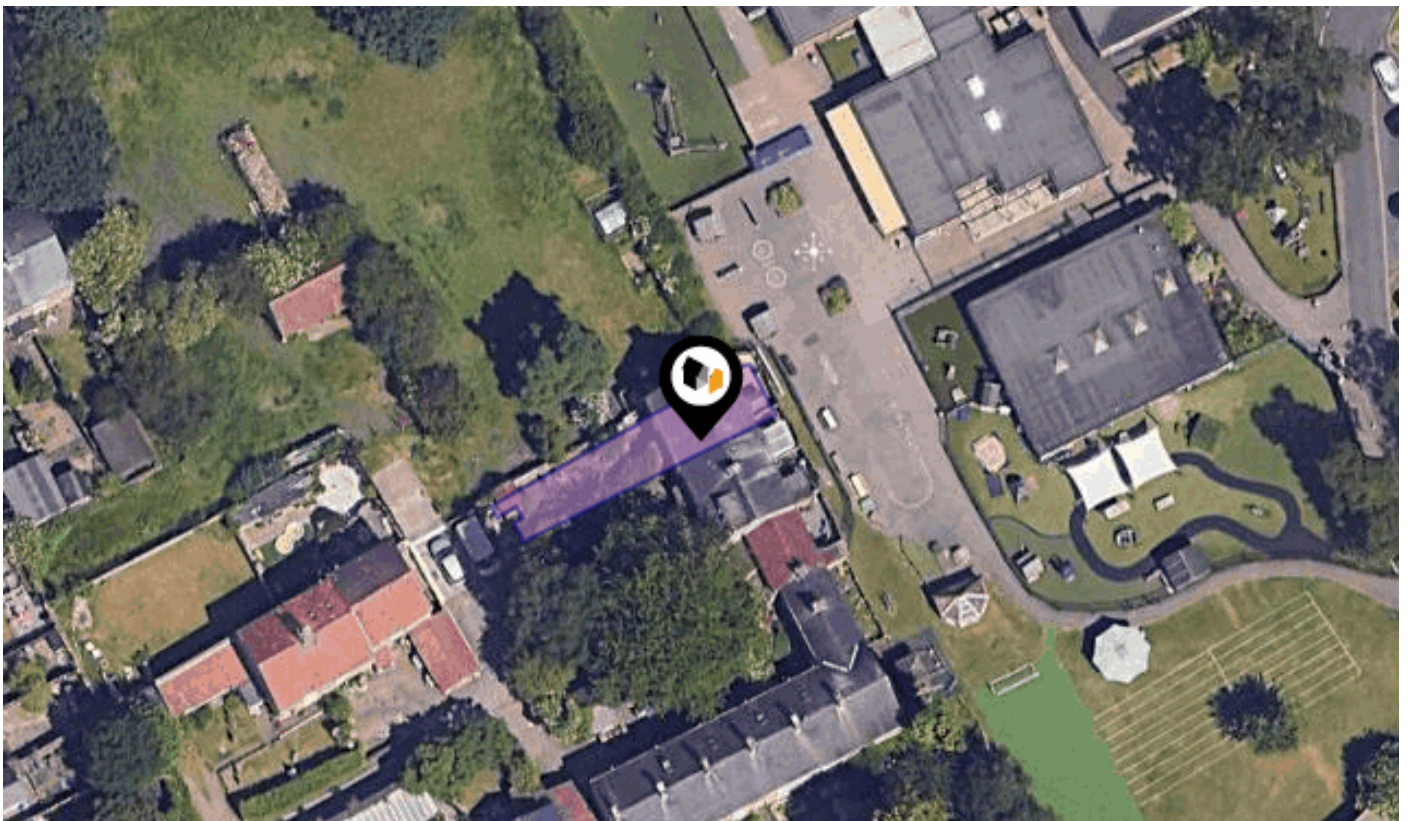




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th February 2025



**46, ALBERT STREET, MANSFIELD WOODHOUSE,
MANSFIELD, NG19 8BH**

Landwood Group

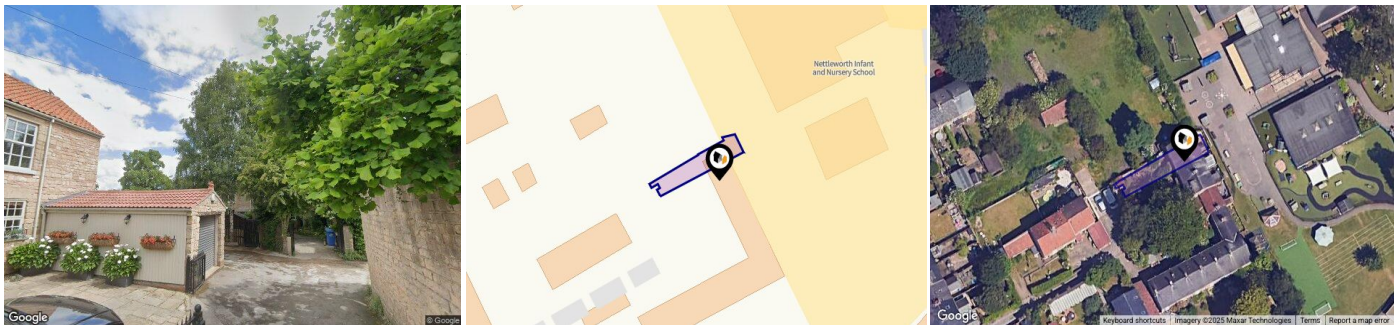
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	12/08/2002
Bedrooms:	2	Last Sold Price:	£26,500
Floor Area:	775 ft ² / 72 m ²	Last Sold £/ft²:	£34
Plot Area:	0.03 acres	Tenure:	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,590		
Title Number:	NT374146		
UPRN:	100031389059		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	Woodhouse, Mansfield
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	83 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

LANDWOOD
GROUP

46 Albert Street, Mansfield Woodhouse, NG19 8BH

Energy rating

D

Valid until 10.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	72 m ²

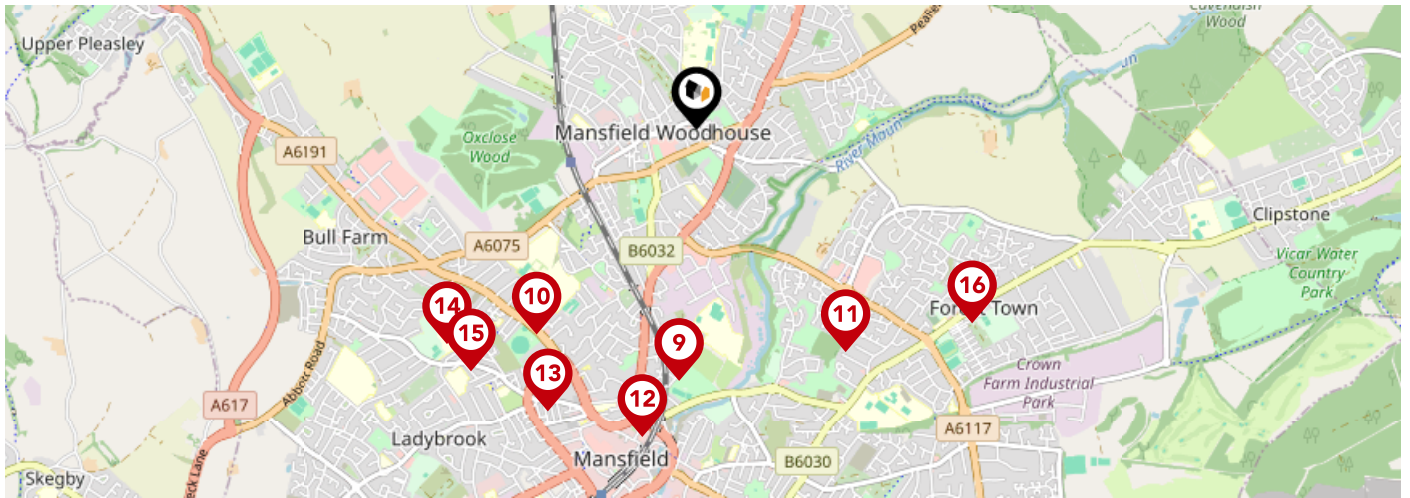
Area Schools

LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
1	Nettleworth Infant and Nursery School Ofsted Rating: Good Pupils: 254 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Leas Park Junior School Ofsted Rating: Good Pupils: 270 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Yeoman Park Academy Ofsted Rating: Outstanding Pupils: 108 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Manor Academy Ofsted Rating: Good Pupils: 1290 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Edmund's CofE (C) Primary School Ofsted Rating: Good Pupils: 238 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Bramble Academy Ofsted Rating: Requires improvement Pupils: 173 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Peafield Lane Academy Ofsted Rating: Good Pupils: 342 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Northfield Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 421 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

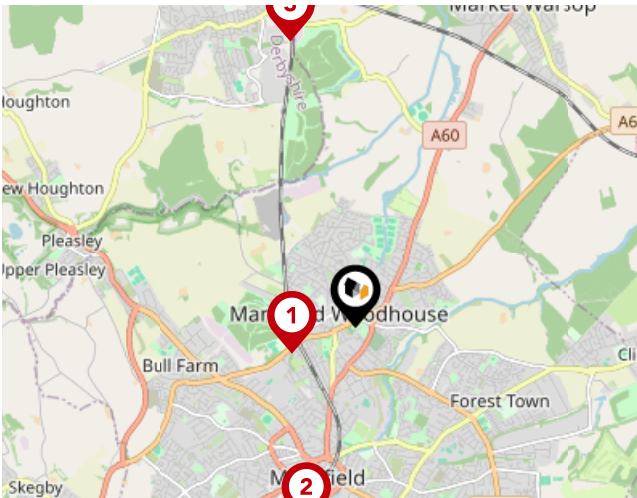


		Nursery	Primary	Secondary	College	Private
	The Brunts Academy Ofsted Rating: Requires improvement Pupils: 1464 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Elizabeth's Academy Ofsted Rating: Good Pupils: 860 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heatherley Primary School Ofsted Rating: Good Pupils: 329 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	R.E.A.L. Independent Schools Mansfield Ofsted Rating: Good Pupils: 75 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip Neri With St Bede Catholic Voluntary Academy Ofsted Rating: Good Pupils: 467 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Beech Academy Ofsted Rating: Good Pupils: 106 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints' Catholic Voluntary Academy Ofsted Rating: Good Pupils: 1128 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holly Primary School Ofsted Rating: Good Pupils: 323 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

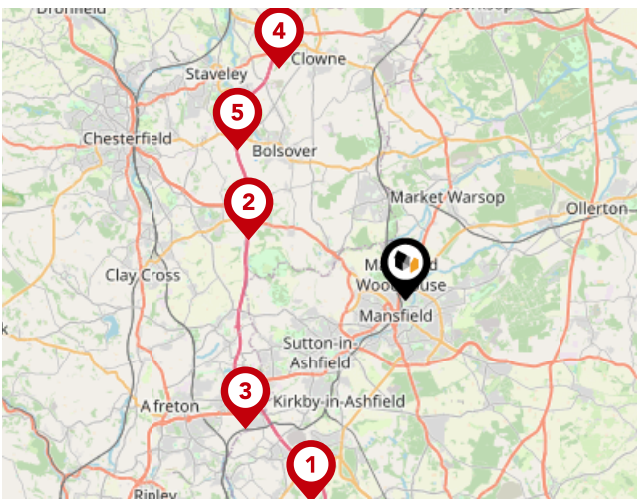
Transport (National)

LANDWOOD GROUP



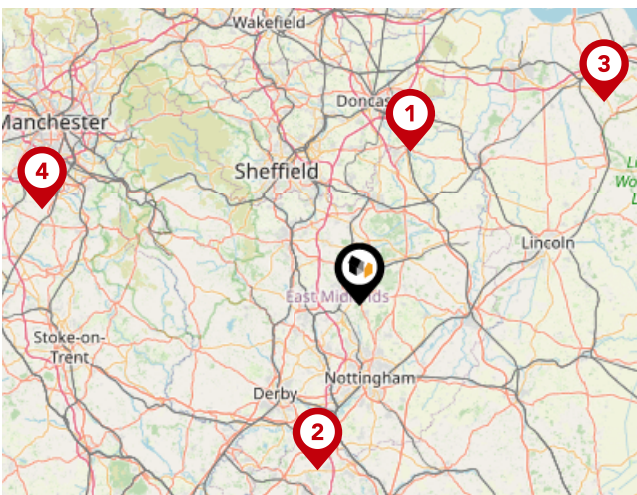
National Rail Stations

Pin	Name	Distance
1	Mansfield Woodhouse Rail Station	0.61 miles
2	Mansfield Rail Station	1.81 miles
3	Shirebrook Rail Station	2.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J27	7.96 miles
2	M1 J29	5.97 miles
3	M1 J28	7.26 miles
4	M1 J30	9.34 miles
5	M1 J29A	8.01 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	22.87 miles
2	East Mids Airport	24.32 miles
3	Humberside Airport	45.03 miles
4	Manchester Airport	46.87 miles

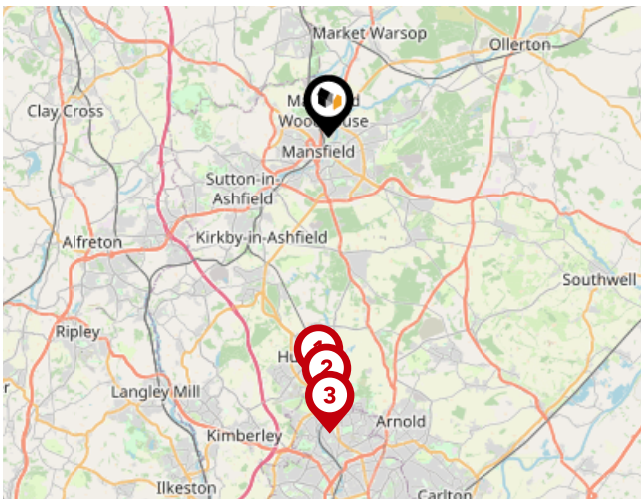
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Albert Street	0.07 miles
2	Portland Street	0.15 miles
3	Park Avenue	0.12 miles
4	High Street	0.13 miles
5	George Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Hucknall Tram Stop	8.92 miles
2	Butler's Hill Tram Stop	9.58 miles
3	Moor Bridge Tram Stop	10.58 miles

Landwood Group

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

