



Comfort
Estates

Property Information Report

Sutton Passeys Crescent

Nottingham, NG8

Report compiled

6th September 2024

An Introduction to Comfort Estates

Comfort Estates is Nottingham's multi award-winning estate agent, renowned for delivering consistently excellent service. With our dedication to expertise and the local community, we leverage the latest modern technology to ensure seamless property services for our clients. Our innovative approach and professional team have earned us a stellar industry reputation. Whether buying, selling, or letting, clients can rely on Comfort Estates for exceptional service, expert advice, and cutting-edge solutions tailored to their property needs.



Jordan Evans
Comfort Estates

Your Property

Sutton Passeys Crescent

Nottingham, NG8

Market Value Estimate

£410,000

Rental Value Estimate

£1,425 pcm

Provided by an Automated Valuation Model



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	NT531222
Local Authority	Nottingham
Constituency	-
Ward	Lenton & Wollaton East
Energy Performance	E
Council Tax	Band E Current Annual Charge – £2,948*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

13Mb Basic	1000Mb Ultrafast
1000Mb Overall	

Flood Risk

Very Low – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

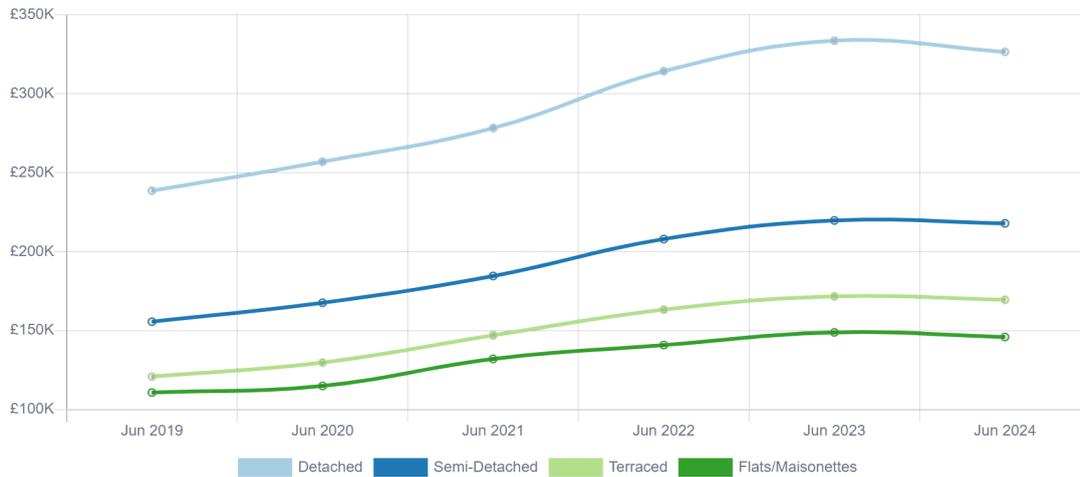
Jordan Evans
0115 933 8997
info@comfortlettings.co.uk



Your Area

Average House Prices in the Nottingham Local Authority

Since 2019



£371,374

Average price for a Detached property in NG8

6,838

Number of Detached properties in NG8

£54,260 ↑ 38%

Average Price Change since 2019

£87,984 ↑ 37%

Detached Price Change

7158

Number of Detached Transactions

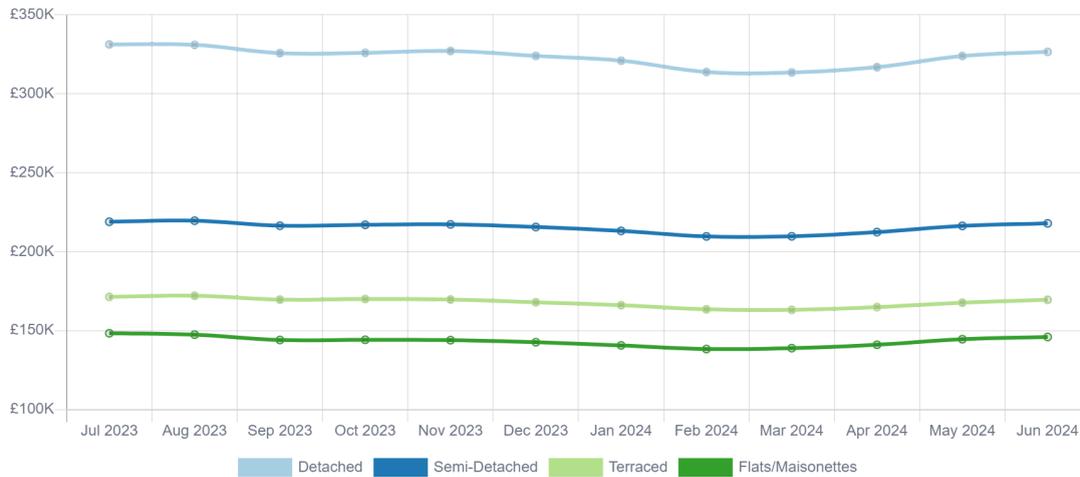
£528,045

Average price for a Detached property in England

Your Area

Average House Prices in the Nottingham Local Authority

Last 12 Months



£243,048

Average price for property in NG8

28,180

Number of properties in NG8

£380,588

Average price for a property in England

£2,707 ↓ 1%

Average Price Change
Last 12 Months

£7,082 ↓ 2%

Detached Price Change
Last 12 Months

106

Number of Detached Transactions
Last 12 Months

Local Sales Activity

ON MARKET 1 MONTH



Sutton Passeys Crescent **£675,000**
Offers over

📏 65 metres 🏠 4 🏠 Detached

ON MARKET 2 MONTHS



Abbots Way **£700,000**
Offers over

📏 0.12 km 🏠 5 🏠 Detached

ON MARKET 1 MONTH



Hawton Spinney **£240,000**
Offers over

📏 0.12 km 🏠 2 🏠 Other

ON MARKET 2 DAYS



Wollaton Road **£325,000**
Offers over

📏 0.21 km 🏠 5 🏠 Detached

ON MARKET 8 MONTHS



Kilverton Close **£325,000**
Offers over

📏 0.21 km 🏠 2 🏠 Detached

ON MARKET 1 YEAR



Middleton Boulevard **£390,000**
Offers over

📏 0.23 km 🏠 5 🏠 Detached

Local Lettings Activity



Wollaton Road

£845
PCM

📏 0.21 km

🏠 0 🏠 Flats/Maisonettes



Middleton Boulevard Nottingham
NG8

£500
PCM

📏 0.23 km

🏠 5 🏠 Detached



Wollaton Road

£2,550
PCM

📏 0.30 km

🏠 5 🏠 Detached



Orston Drive

£480
PCM

📏 0.32 km

🏠 6 🏠 Detached



Middleton Boulevard

£608
PCM

📏 0.34 km

🏠 1 🏠 Other



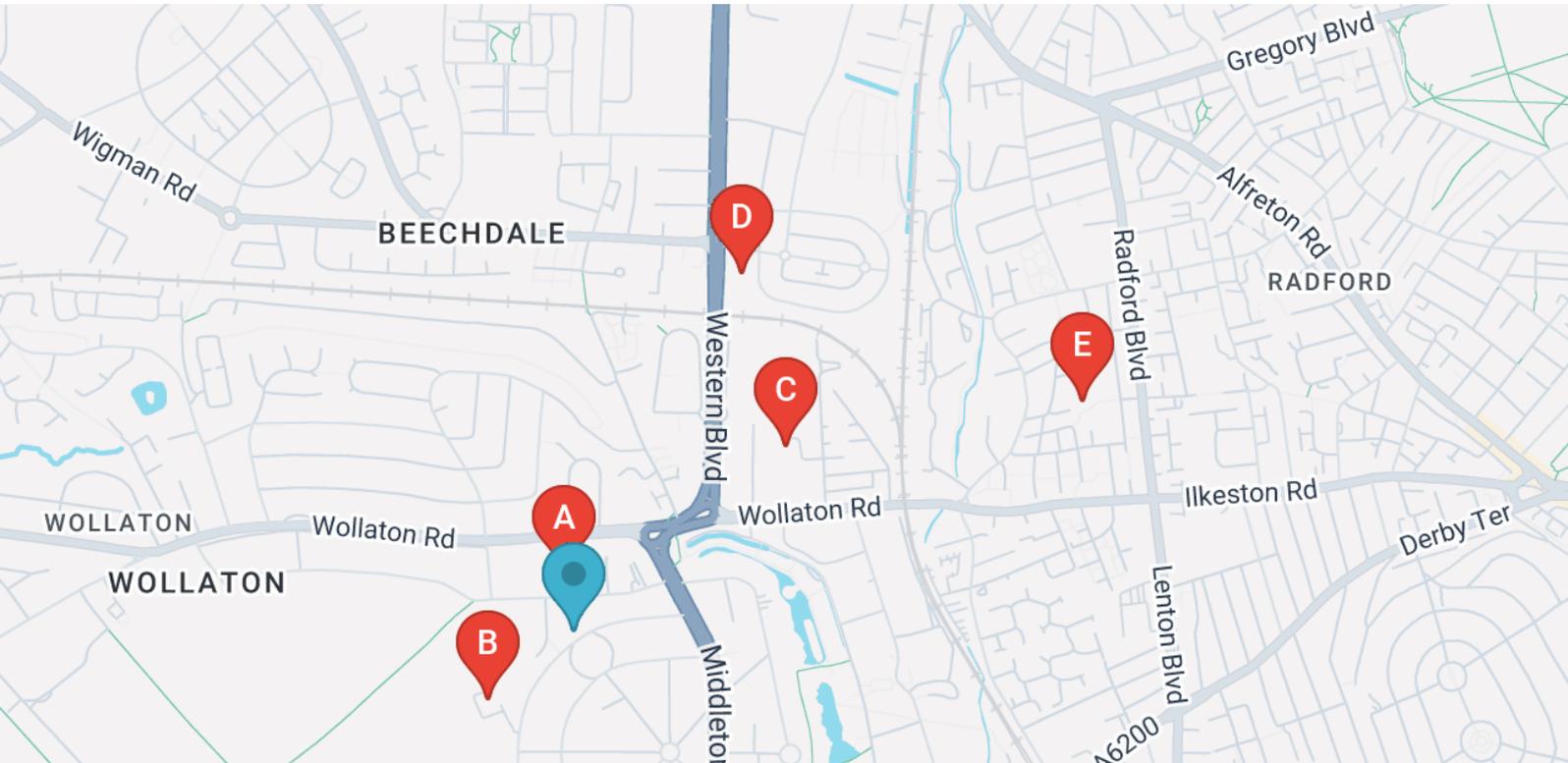
Middleton Boulevard

£586
PCM

📏 0.34 km

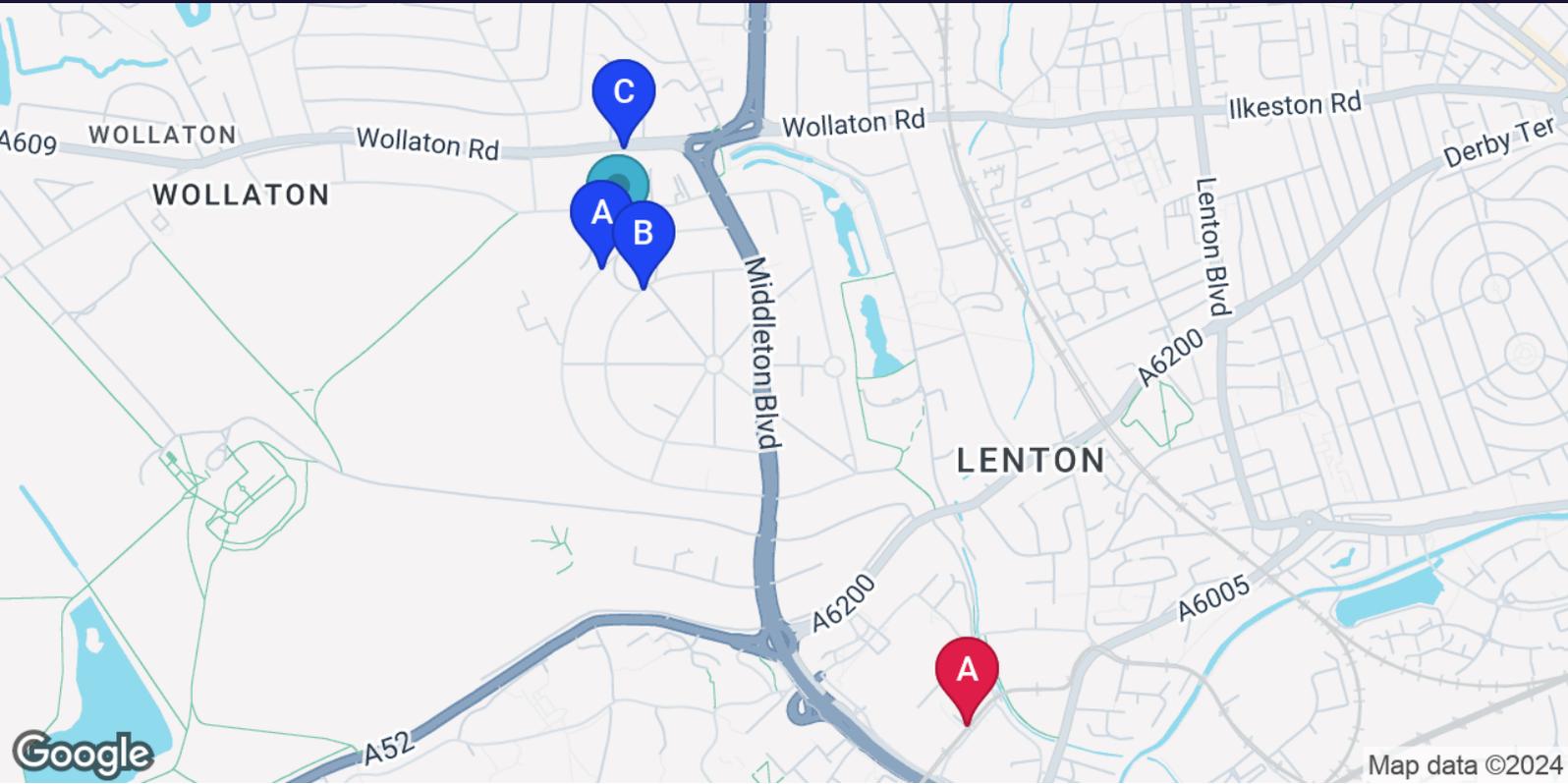
🏠 1 🏠 Other

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Middleton Primary and Nursery School	NG8 1FG	Nursery, Primary	0.14 km	Good
B Bluecoat Wollaton Academy	NG8 1EA	Secondary	0.26 km	Outstanding
C Southwold Primary School and Early Years' Centre	NG8 1QD	Nursery, Primary	0.66 km	Good
D Robert Shaw Primary and Nursery School	NG8 3PL	Nursery, Primary	0.93 km	Good
E The Nottingham Nursery School and Training Centre	NG7 3AB	Nursery, Primary	1.31 km	Outstanding

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J26 of M1	4.80 km

Nearest Train Station *

NAME	DISTANCE
Nottingham Rail Station	3.34 km
Beeston Rail Station	3.63 km

Nearby Airports *

NAME	DISTANCE
East Midlands Airport	16.67 km

Nearby Bus Stops & Stations *

NAME	DISTANCE
A Hawton Spinney, SUTTON PASSEYS CRESCENT	72 metres
B Hawton Spinney, Hawton Crescent	0.13 km
C Ringwood Crescent, Wollaton Road	0.22 km

Nearby Tram and Metro *

NAME	DISTANCE
A Queens Medical Centre Tram Stop	1.40 km

*Details provided by Department for Transport

Your Agent

Jordan Evans

Sales Valuer



Email Address

info@comfortlettings.co.uk

Office

Comfort Estates, 47 Derby Road
Nottingham, Nottinghamshire
Nottinghamshire
NG1 5AW

0115 933 8997

<https://comfortestates.co.uk/>

About Jordan Evans

Jordan has almost 10 years experience in the property industry in Nottingham. For the past six years, he has excelled as a sales valuer, leveraging his extensive knowledge of the Nottingham market to provide exceptional service and guidance. In his spare time, Jordan enjoys spending quality time with his family and playing football.



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