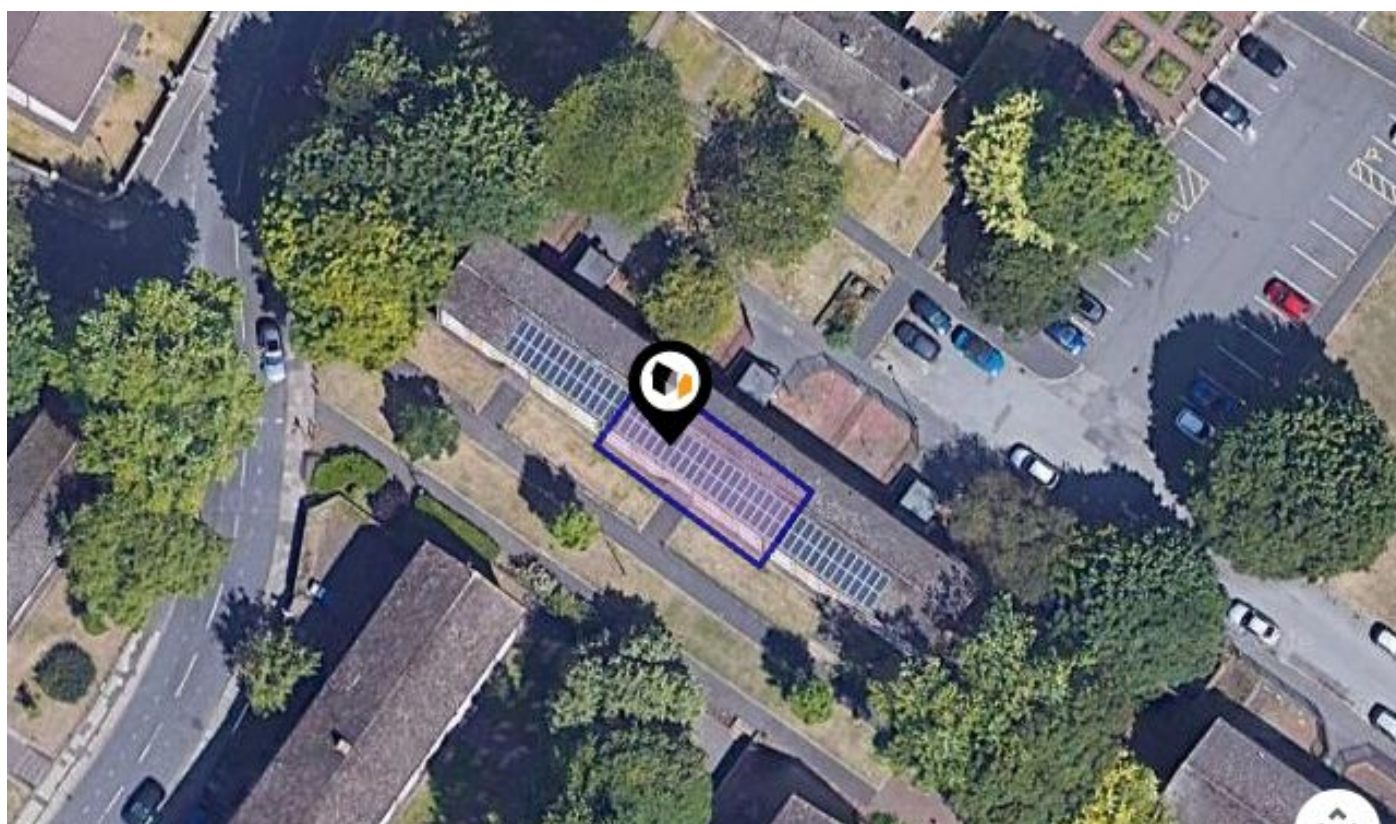




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 16<sup>th</sup> July 2025



**93, QUARN WAY, DERBY, DE1 3HU**

## Landwood Group

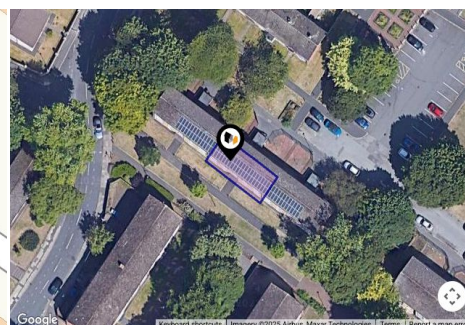
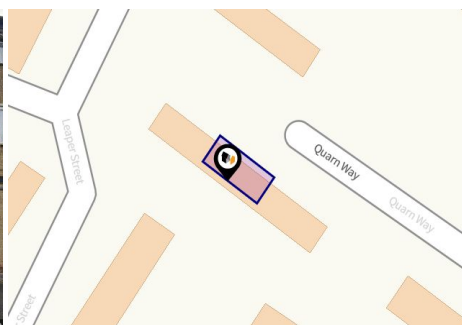
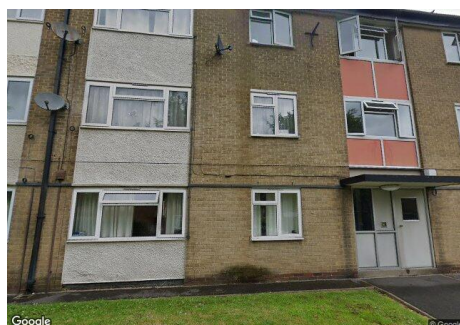
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

Type:	Flat / Maisonette	Last Sold Date:	17/02/2003
Bedrooms:	1	Last Sold Price:	£11,660
Floor Area:	505 ft <sup>2</sup> / 47 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£23
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	1967-1975	Start Date:	16/02/2003
Council Tax :	Band A	End Date:	17/01/2128
Annual Estimate:	£1,464	Lease Term:	125 years from the 17 January 2003
Title Number:	DY361085	Term Remaining:	102 years
UPRN:	100030350034		

## Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>15</b> mb/s	<b>72</b> mb/s	<b>1000</b> mb/s

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



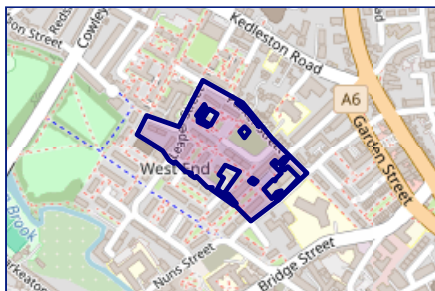
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

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## Freehold Title Plan



**DY436444**

## Leasehold Title Plan



**DY361085**

Start Date: 16/02/2003  
End Date: 17/01/2128  
Lease Term: 125 years from the 17 January 2003  
Term Remaining: 102 years

Property  
EPC - Certificate

LANDWOOD  
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93, Quarn Way, DE1 3HU

Energy rating

D

Valid until 21.06.2027

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

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	47 m <sup>2</sup>



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

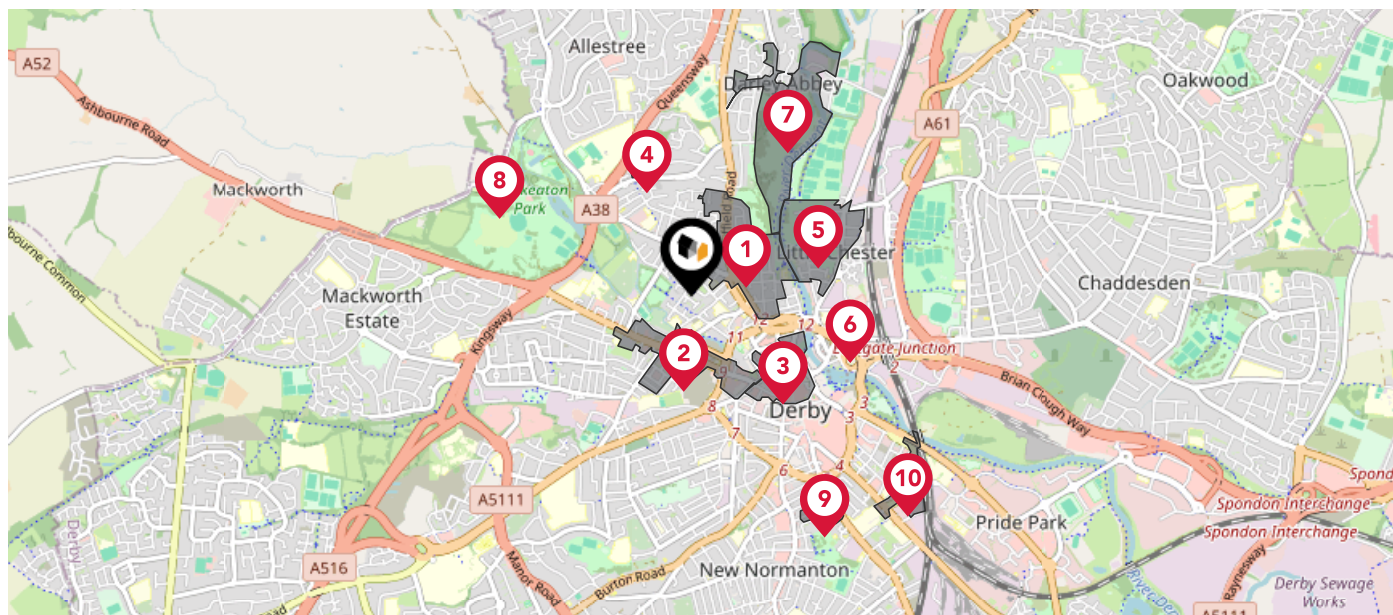
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

LANDWOOD  
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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

1

Strutts Park

2

Friar Gate

3

City Centre

4

Leylands Estate

5

Little Chester

6

Nottingham Road

7

Darley Abbey

8

Markeaton

9

Hartington Street

10

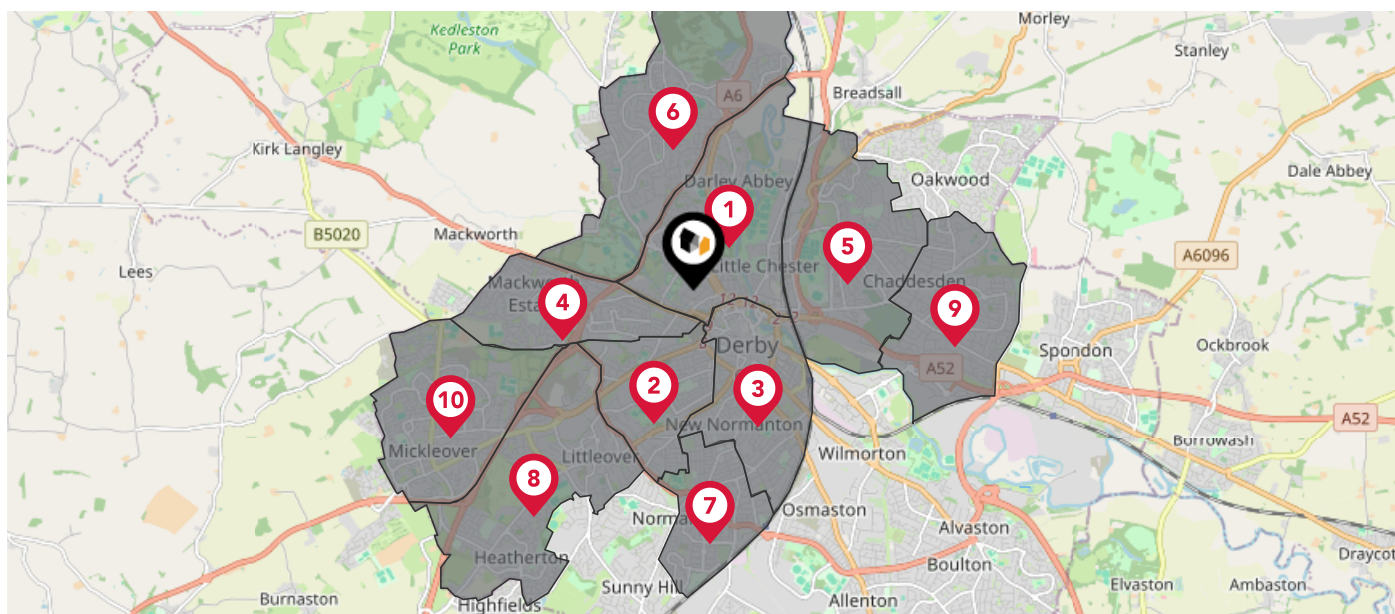
Railway

# Maps

## Council Wards

LANDWOOD  
GROUP

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

1

Darley Ward

2

Abbey Ward

3

Arboretum Ward

4

Mackworth Ward

5

Derwent Ward

6

Allestree Ward

7

Normanton Ward

8

Littleover Ward

9

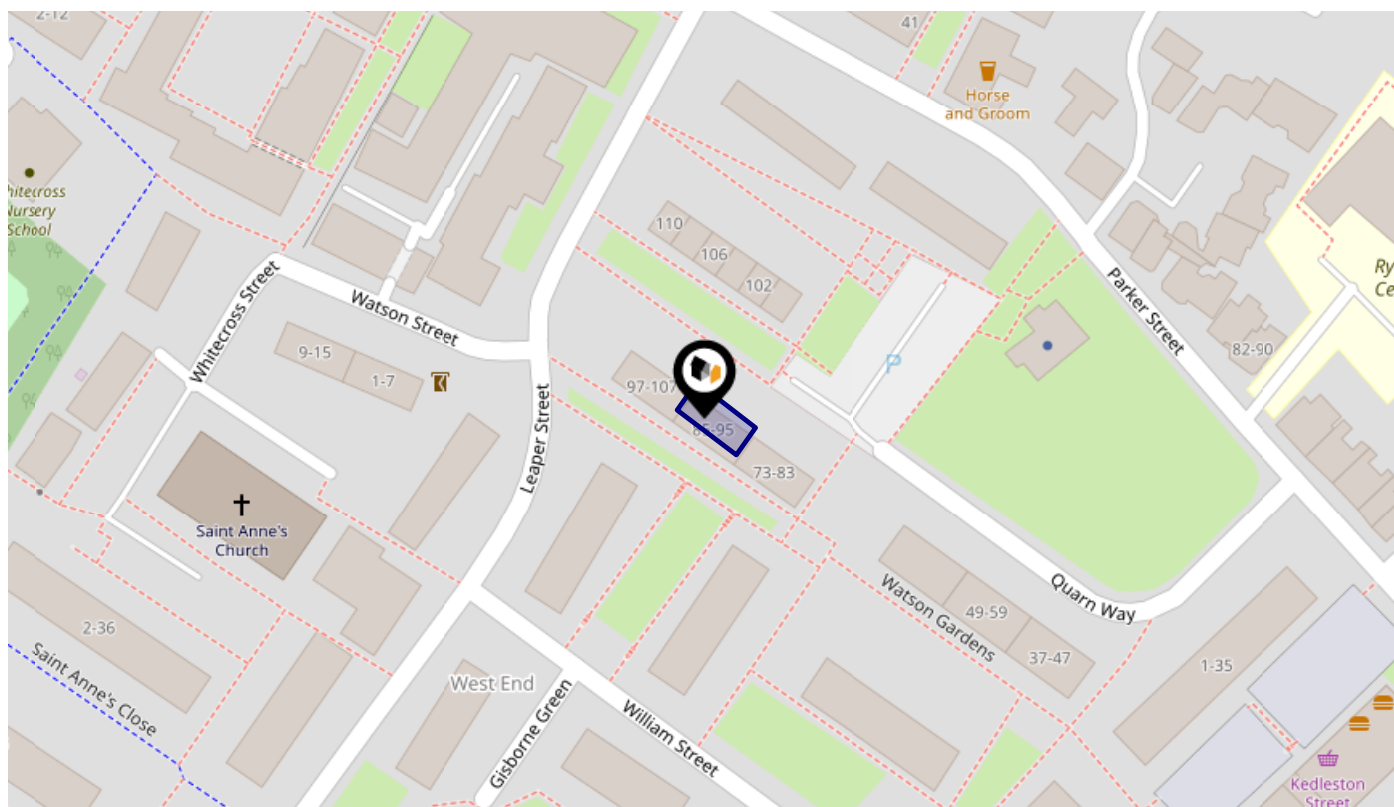
Chaddesden Ward

10

Mickleover Ward



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

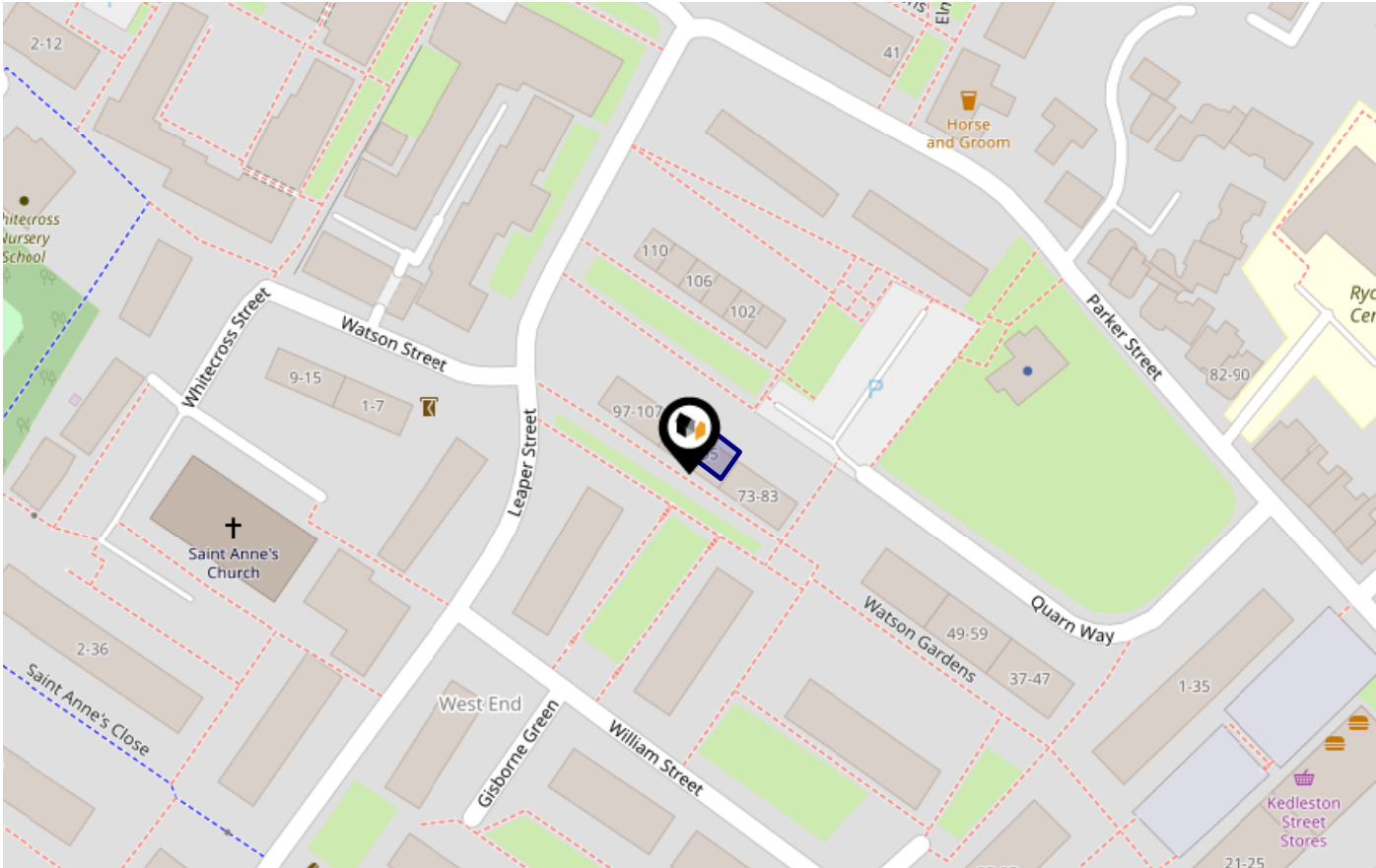
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk

LANDWOOD  
GROUP

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

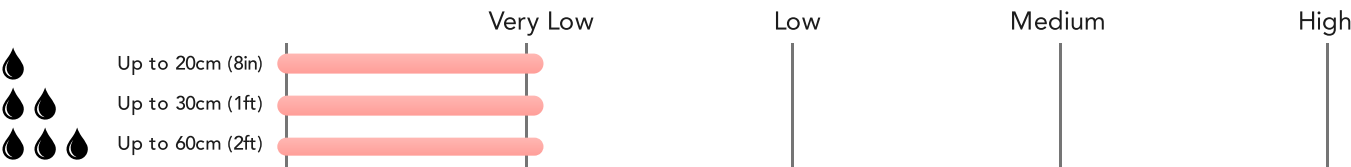


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

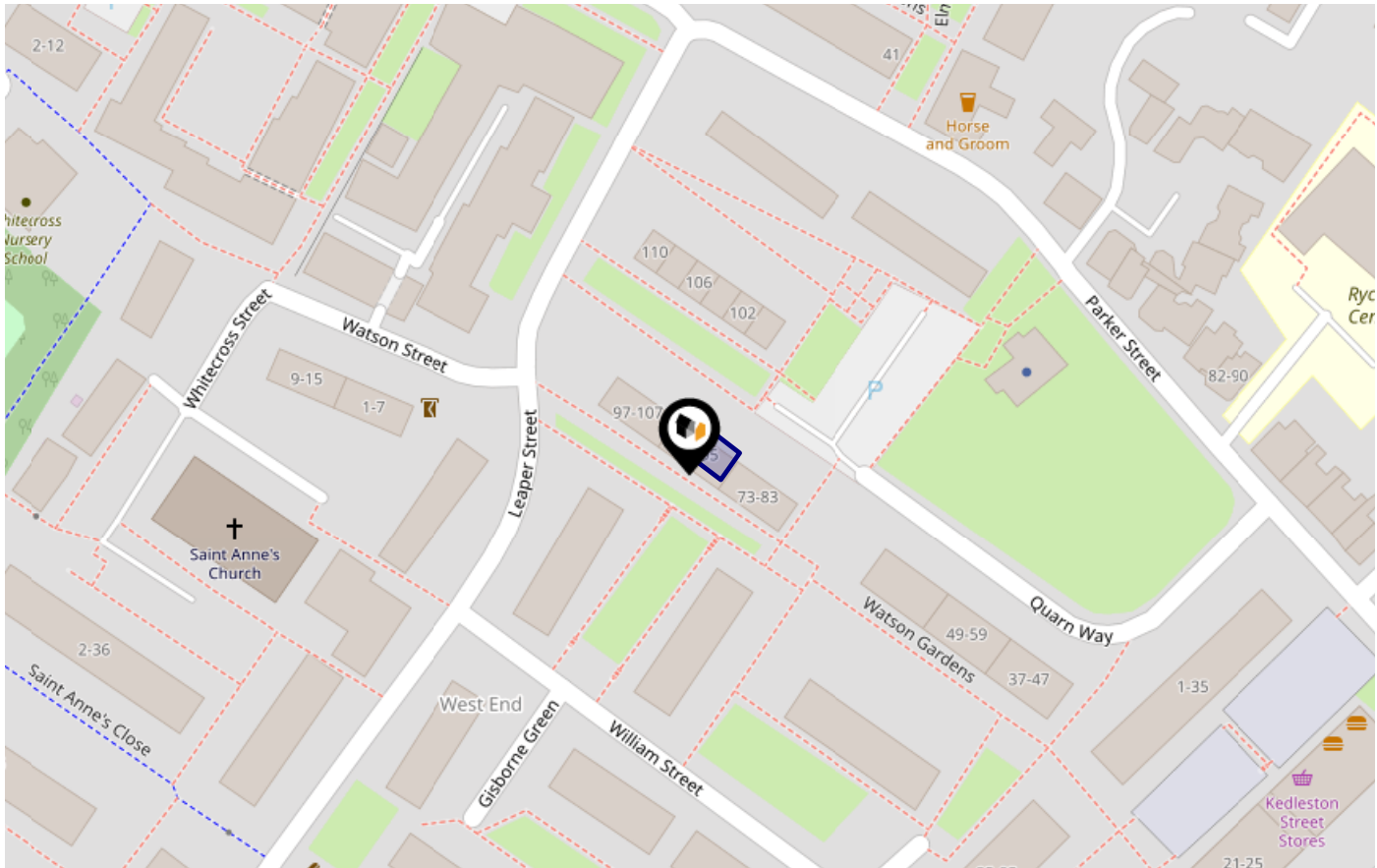


# Flood Risk

## Rivers & Seas - Climate Change

LANDWOOD  
GROUP

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

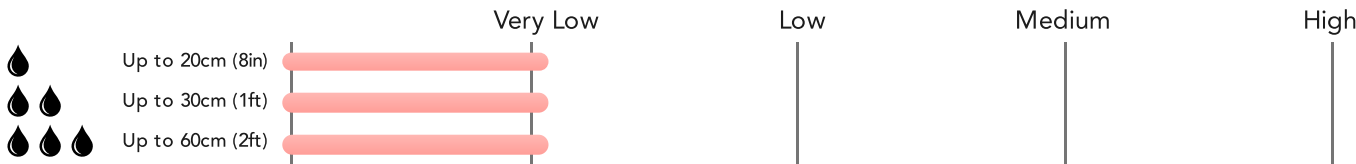


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



KPF - Key Property Facts

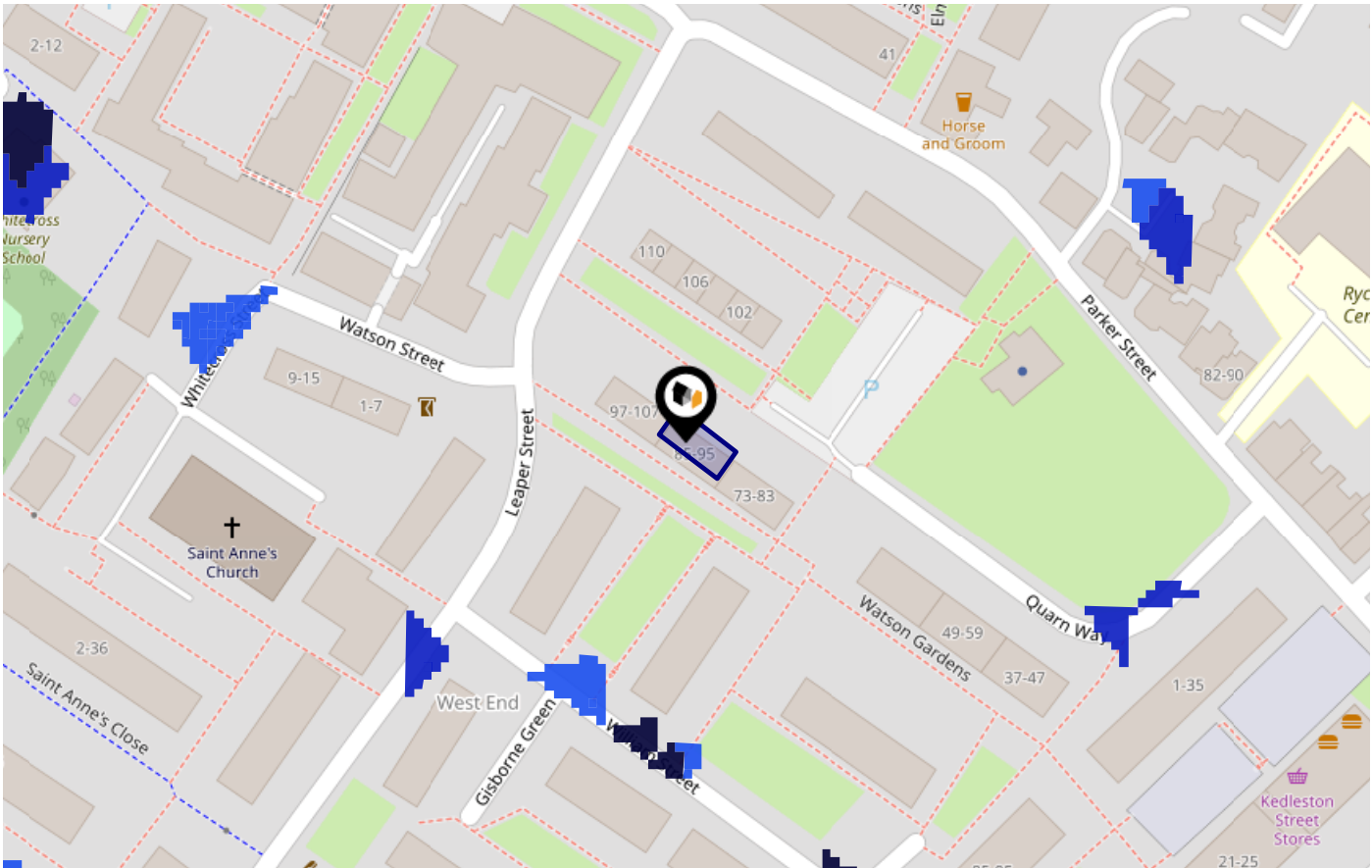
Powered by  
**aprift**  
Know any property instantly

# Flood Risk

## Surface Water - Flood Risk

LANDWOOD  
GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

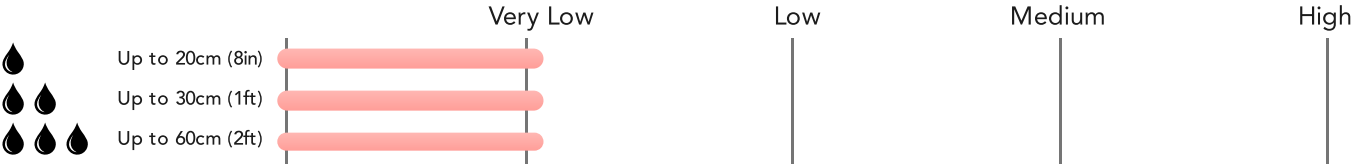


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

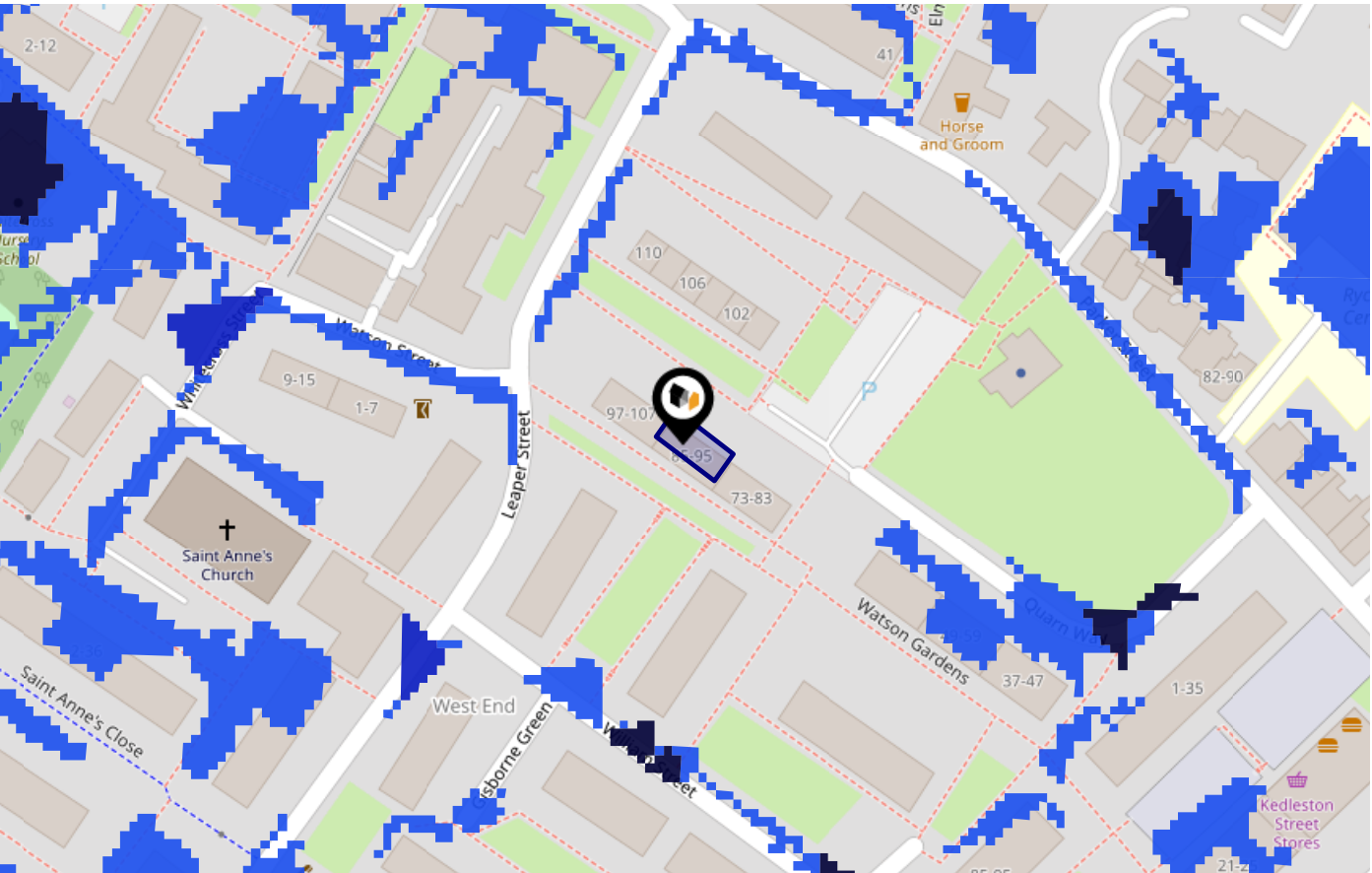
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

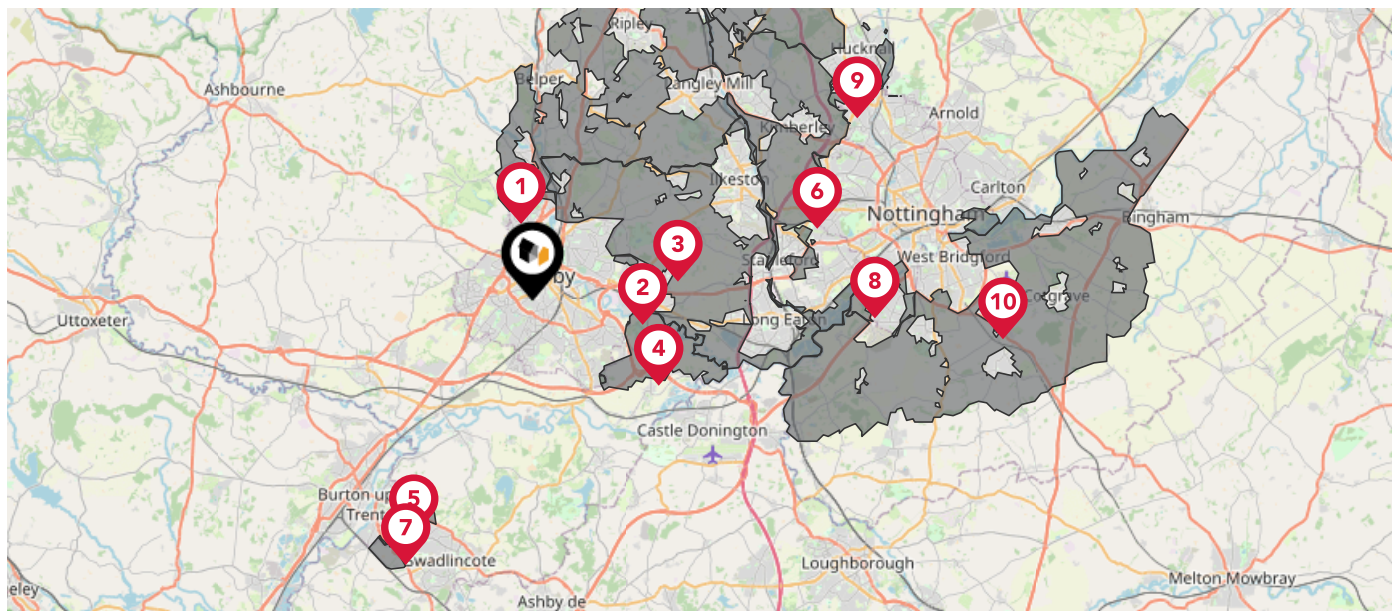
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

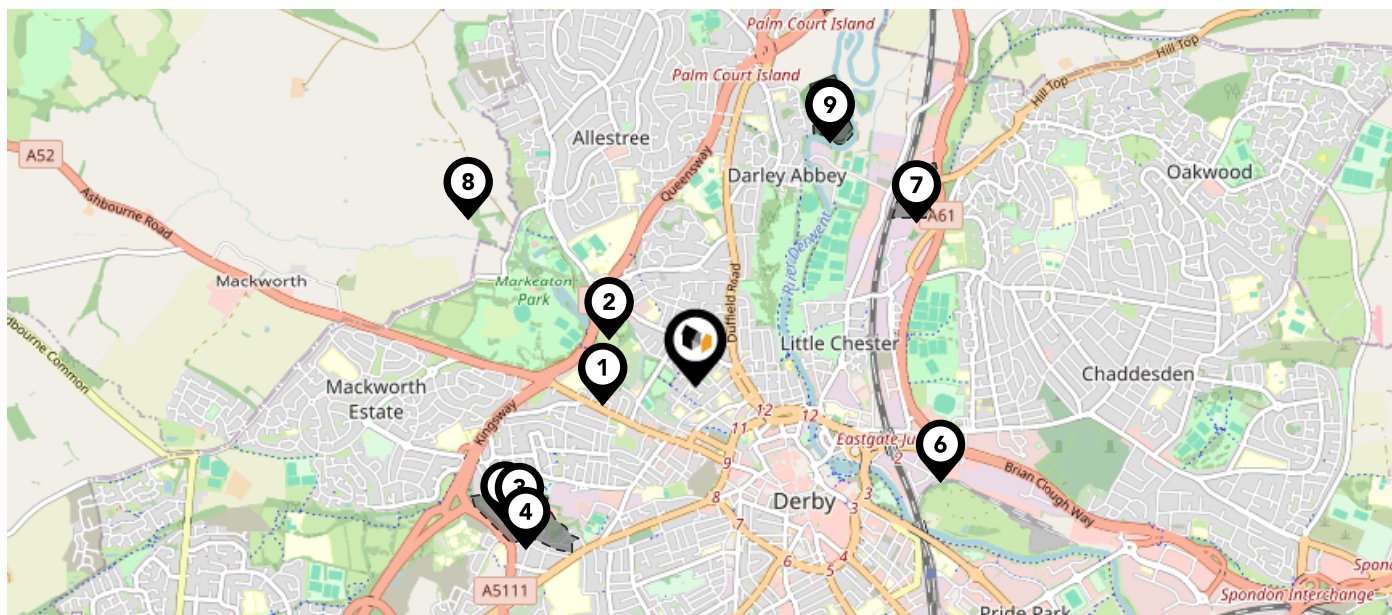
- 1 Derby and Nottingham Green Belt - Amber Valley
- 2 Derby and Nottingham Green Belt - Derby
- 3 Derby and Nottingham Green Belt - Erewash
- 4 Derby and Nottingham Green Belt - South Derbyshire
- 5 Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire
- 6 Derby and Nottingham Green Belt - Nottingham
- 7 Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire
- 8 Derby and Nottingham Green Belt - Broxtowe
- 9 Derby and Nottingham Green Belt - Ashfield
- 10 Derby and Nottingham Green Belt - Rushcliffe

# Maps

## Landfill Sites

LANDWOOD  
GROUP

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Royal School for the Deaf-Ashbourne Road, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	South East of Kedleston Road/Queensway Junction-Queensway Junction, Derby	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Kingsway Industrial Estate-Kingsway, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Rowditch Tip-Uttoxeter Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Kingsway Industrial Estate-New Zealand, Derby	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Joseph Mason and Company Limited-Nottingham Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Markeaton Stones Farm-Markeaton, Derby	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Off Darley Street-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Derbyshire County Council Waste Disposal Site, Darley Abbey-Old Lane, Darley Abbey, Derby	Historic Landfill	<input type="checkbox"/>

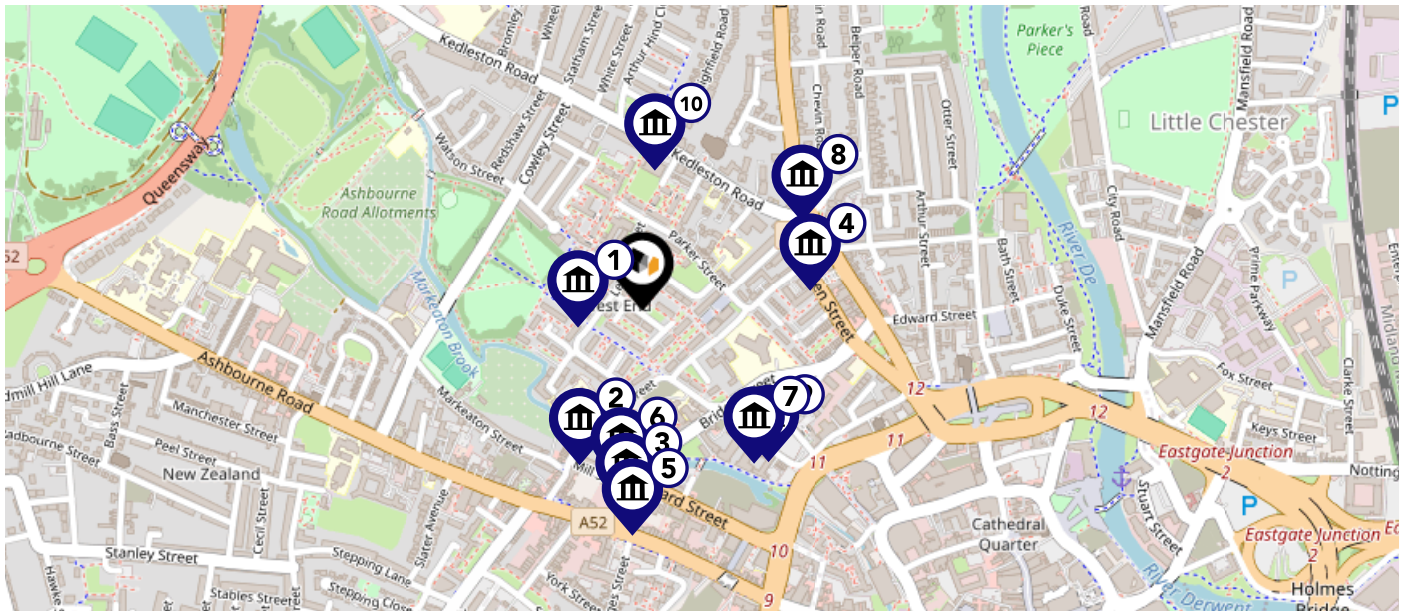












# Maps

## Listed Buildings

LANDWOOD  
GROUP

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

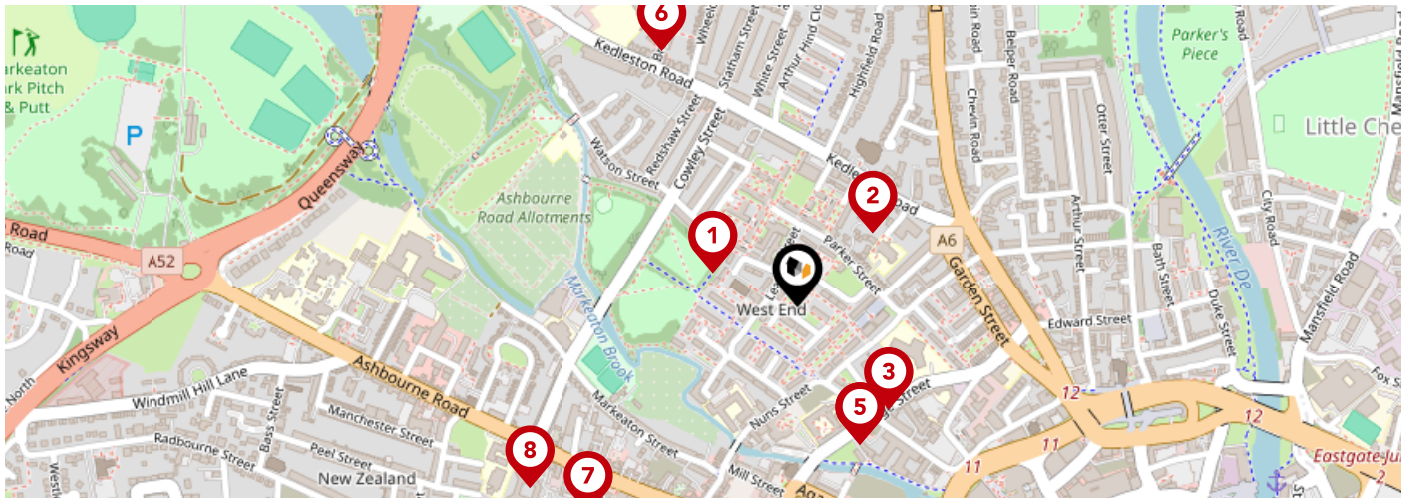


Listed Buildings in the local district	Grade	Distance
 1334930 - Church Of St Anne	Grade II	0.1 miles
 1228771 - 126, Nuns Street	Grade II	0.2 miles
 1215810 - Church Of St John The Evangelist	Grade II	0.2 miles
 1287745 - 21-24, Duffield Road	Grade II	0.2 miles
 1215901 - 18 And 20, Bridge Street	Grade II	0.2 miles
 1229191 - 1-5, St Johns Terrace	Grade II	0.2 miles
 1215910 - Rykneld Mill	Grade II	0.2 miles
 1230524 - Austwick	Grade II	0.2 miles
 1386061 - The Powell Seat Company Limited Former Warping Mill	Grade II	0.2 miles
 1228284 - 48 And 50, Kedleston Road	Grade II	0.2 miles

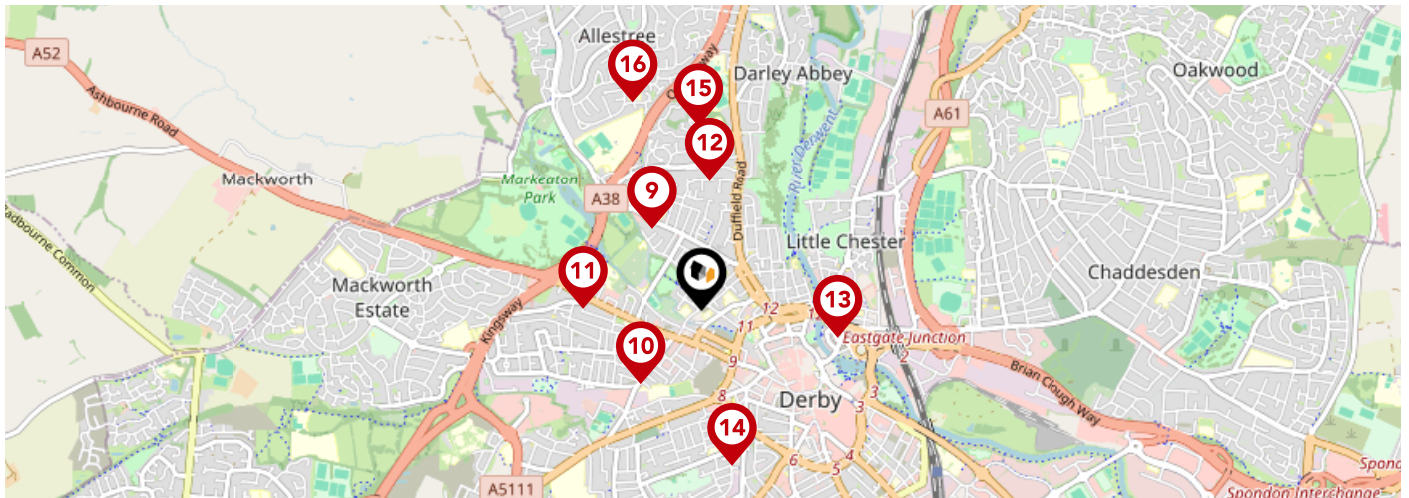










# Area Schools

LANDWOOD  
GROUP



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Whitecross Nursery School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance:0.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Emmanuel School (Derby) Limited</b> Ofsted Rating: Not Rated   Pupils: 65   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Central Community Nursery School</b> Ofsted Rating: Good   Pupils: 80   Distance:0.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Castle School</b> Ofsted Rating: Good   Pupils: 37   Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kingsmead School</b> Ofsted Rating: Good   Pupils: 105   Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Markeaton Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Jasmine Hall School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashgate Primary School</b> Ofsted Rating: Good   Pupils: 311   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



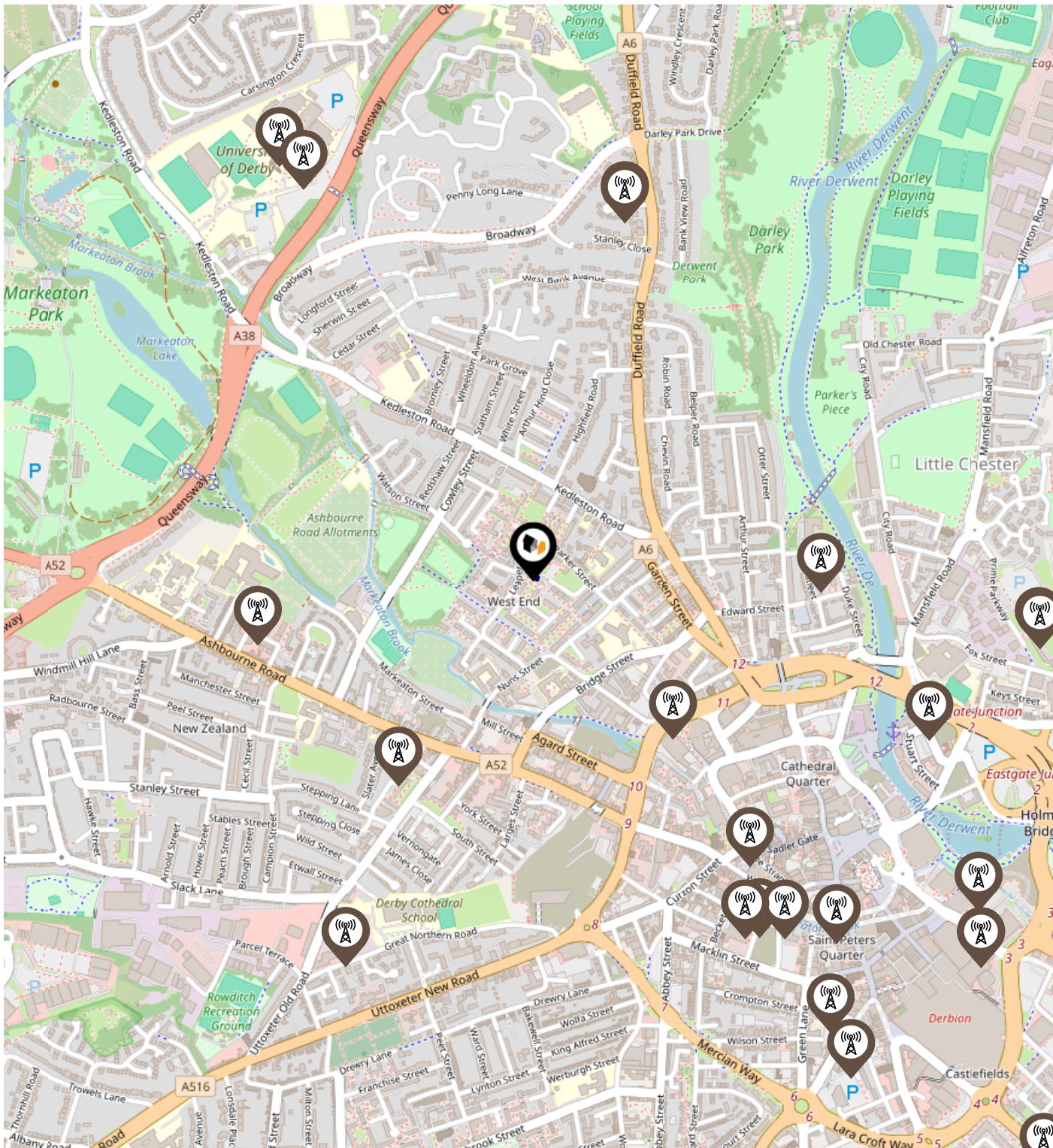
		Nursery	Primary	Secondary	College	Private
	<b>Bridge Street School</b> Ofsted Rating: Good   Pupils: 63   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashgate Nursery School</b> Ofsted Rating: Good   Pupils: 52   Distance:0.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal School for the Deaf Derby</b> Ofsted Rating: Good   Pupils: 96   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 382   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Landau Forte College</b> Ofsted Rating: Outstanding   Pupils: 1240   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Becket Primary School</b> Ofsted Rating: Good   Pupils: 250   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Benedict, A Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 1456   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lawn Primary School</b> Ofsted Rating: Outstanding   Pupils: 430   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

LANDWOOD  
GROUP

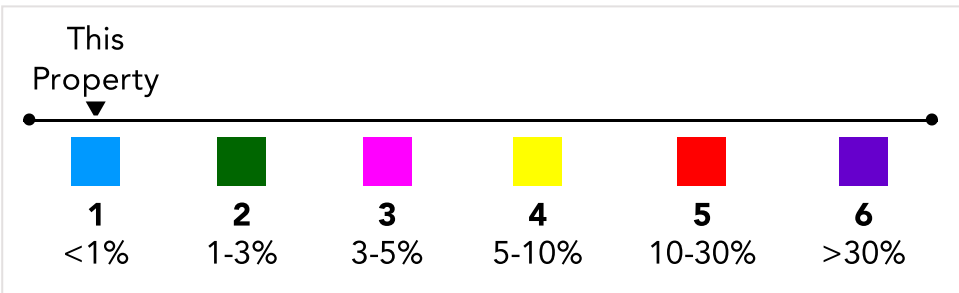
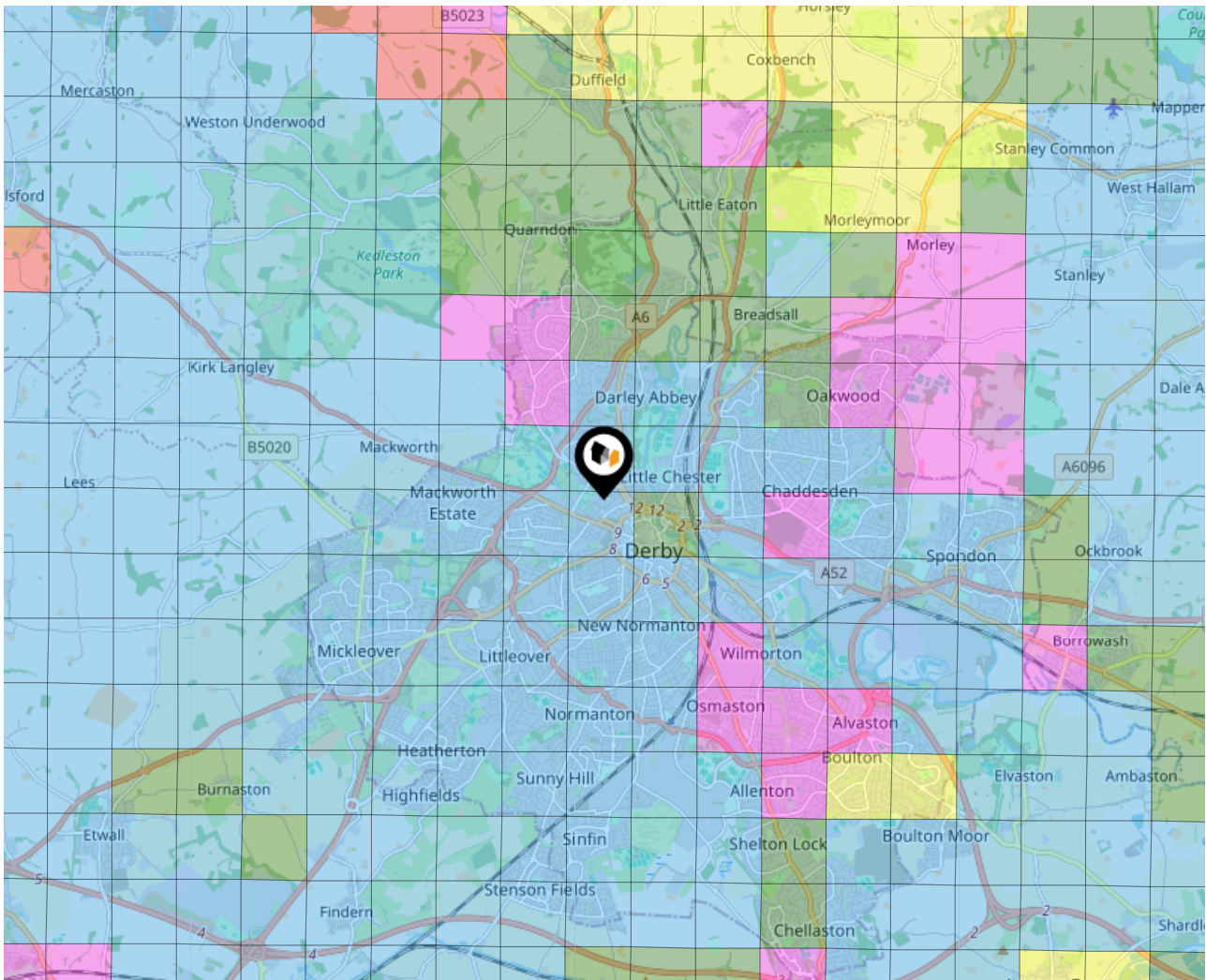


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

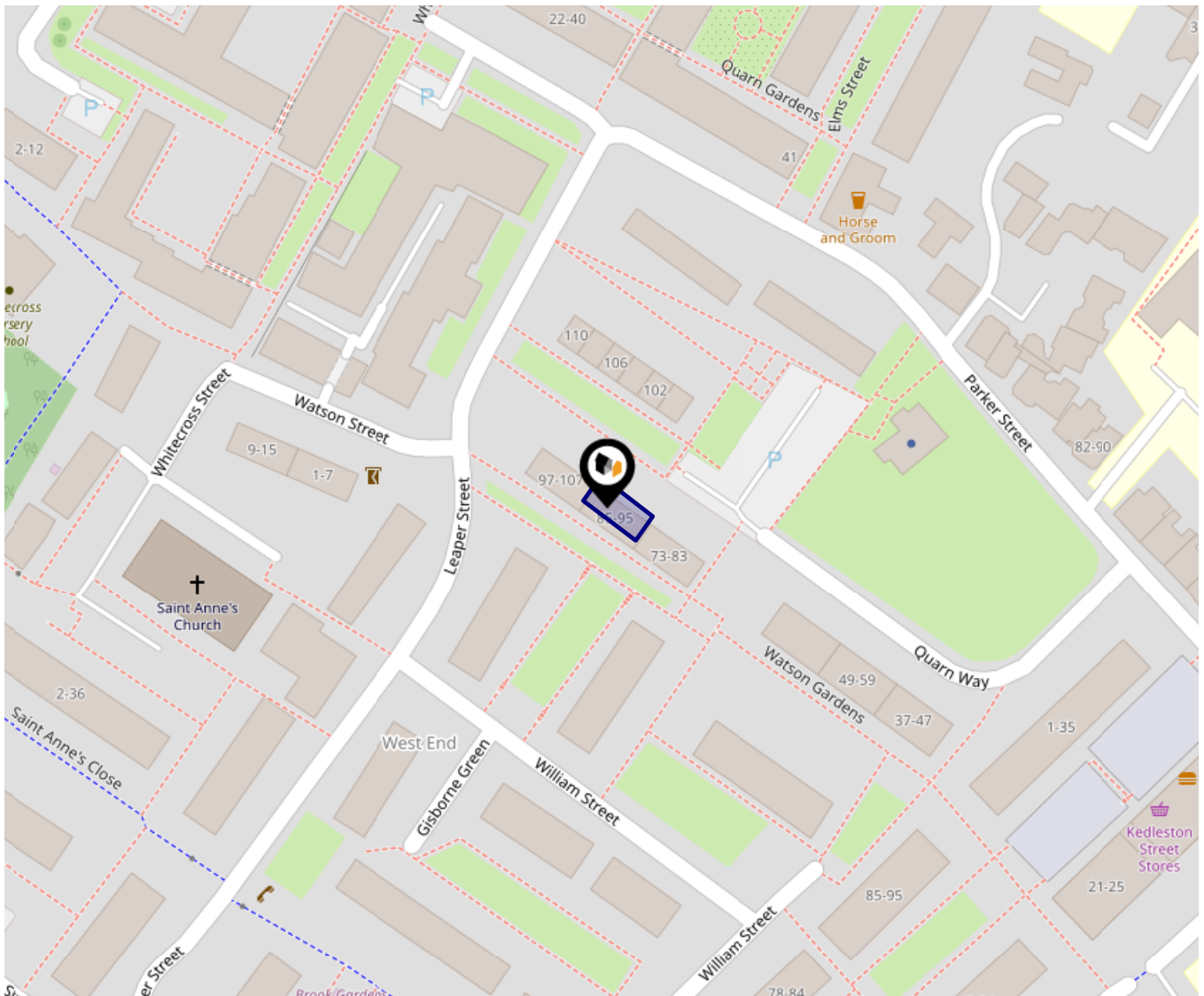
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# Local Area Road Noise

LANDWOOD  
GROUP



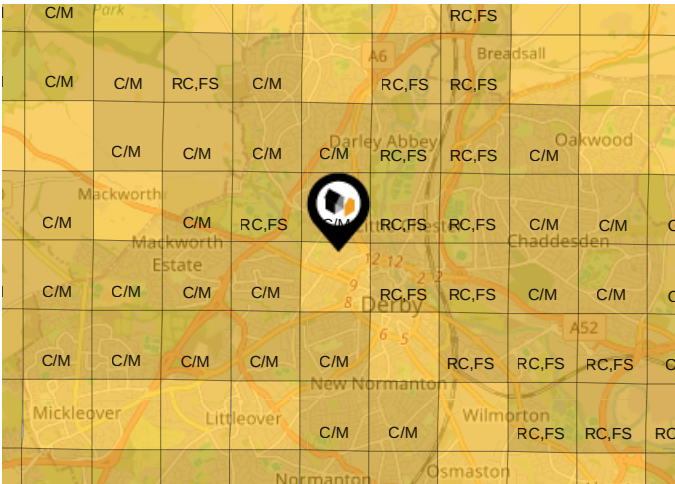
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



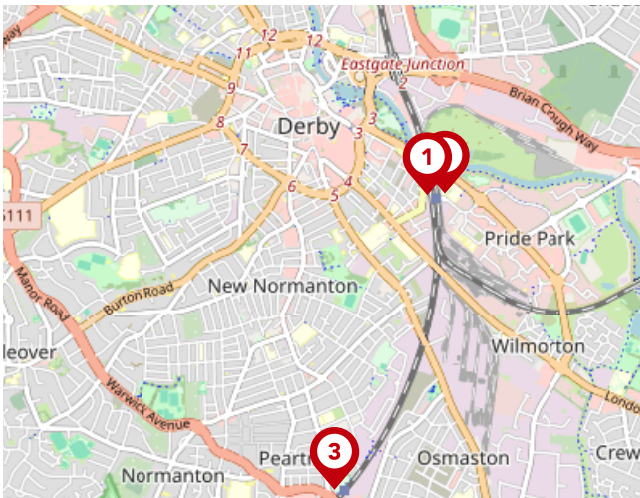
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

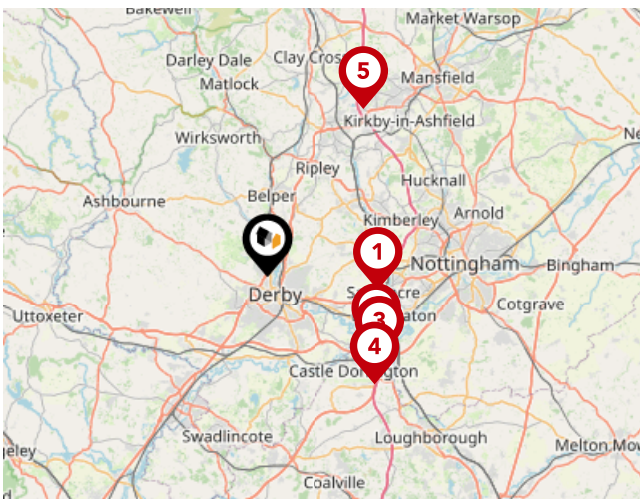
## Transport (National)

LANDWOOD  
GROUP



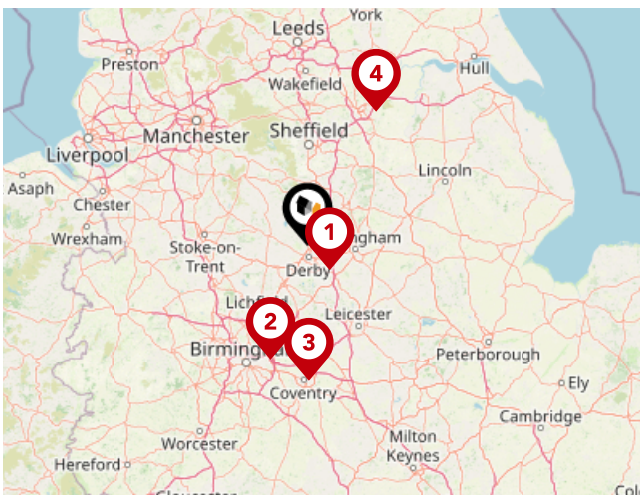
### National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.35 miles
2	Derby Rail Station	1.41 miles
3	Peartree Rail Station	2.29 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	7.9 miles
2	M1 J24A	9.23 miles
3	M1 J24	9.96 miles
4	M1 J23A	10.79 miles
5	M1 J28	13.75 miles



### Airports/Helipads

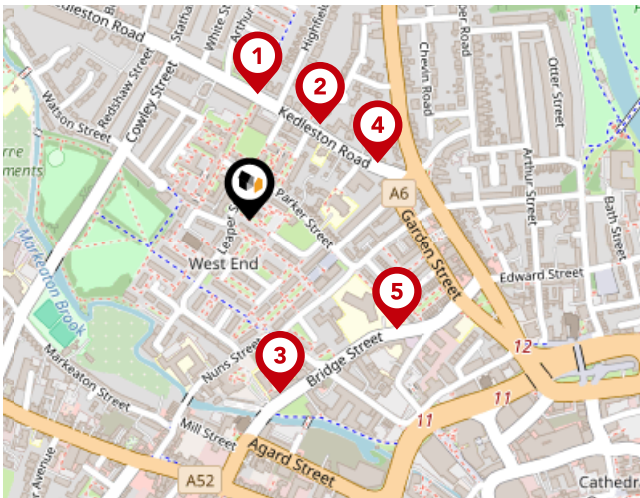
Pin	Name	Distance
1	East Mids Airport	9.7 miles
2	Birmingham Airport	34.46 miles
3	Baginton	38.82 miles
4	Finningley	42.98 miles



# Area

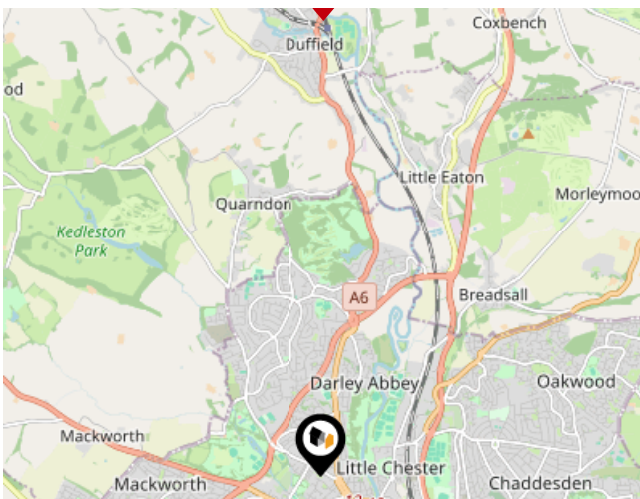
## Transport (Local)

LANDWOOD  
GROUP



### Bus Stops/Stations

Pin	Name	Distance
1	St Alkmunds Church	0.14 miles
2	St Alkmunds Church	0.13 miles
3	Bridge Street	0.2 miles
4	Five Lamps	0.16 miles
5	Kings Mead Walk	0.21 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.08 miles
2	Duffield (Ecclesbourne Valley Railway)	4.12 miles
3	Idridgehay (Ecclesbourne Valley Railway)	8.14 miles



## 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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