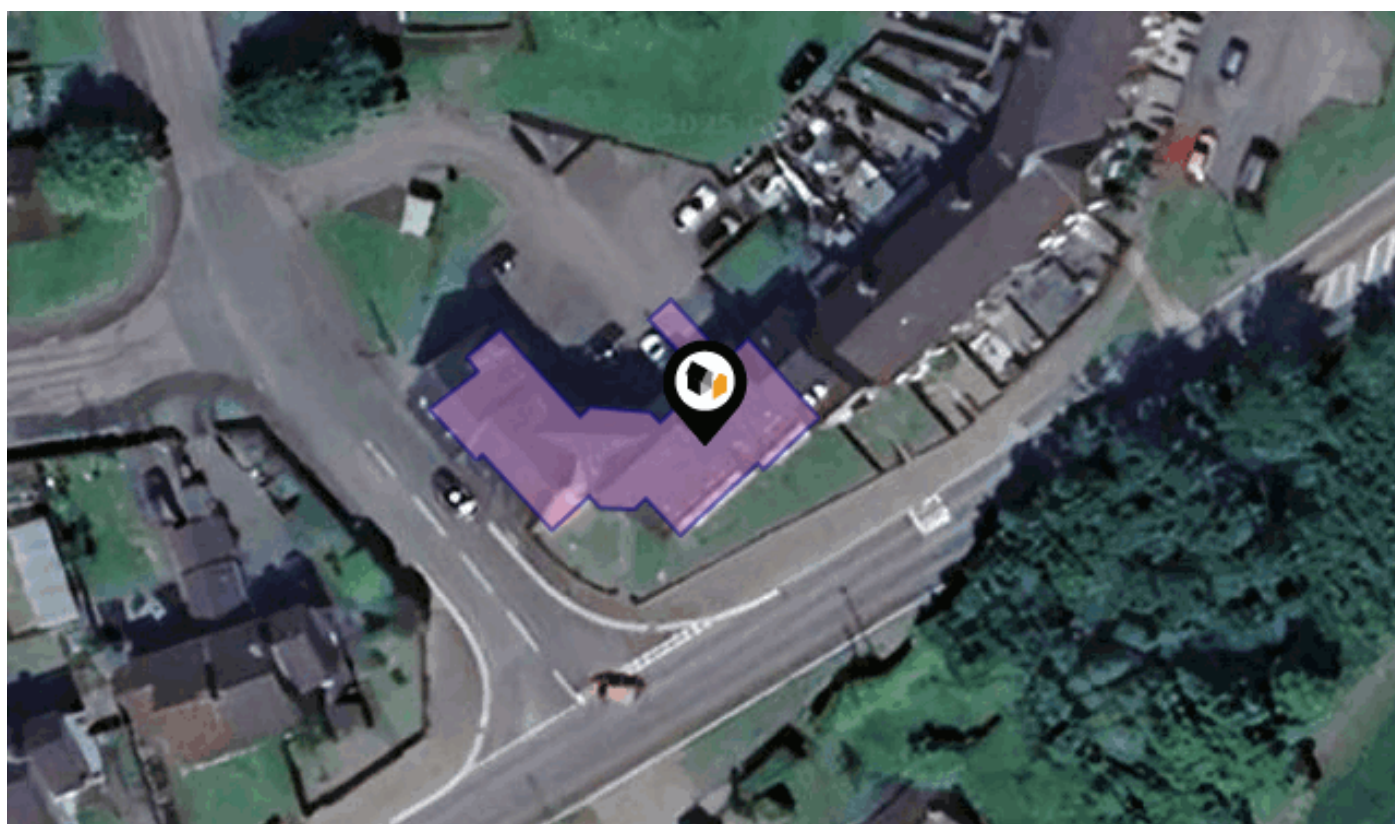




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 12th November 2025



**8 HARDWICK HOUSE, HEATH ROAD, HOLMEWOOD,
CHESTERFIELD, S42 5PL**

Landwood Group

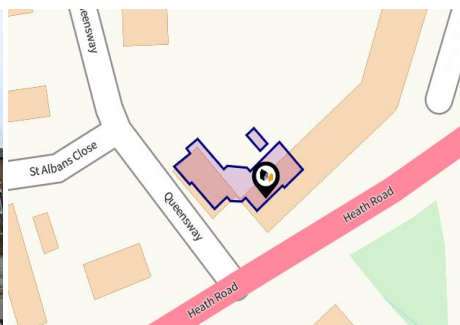
77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	07/05/2010
Bedrooms:	2	Last Sold Price:	£100,000
Floor Area:	947 ft ² / 88 m ²	Last Sold £/ft²:	£105
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	2003-2006	Start Date:	06/05/2010
Council Tax :	Band A	End Date:	01/03/2135
Annual Estimate:	£1,570	Lease Term:	125 years from and including 1 March 2010
Title Number:	DY453337	Term Remaining:	109 years
UPRN:	10034493370		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	59 mb/s	2300 mb/s

Mobile Coverage: (based on calls indoors)



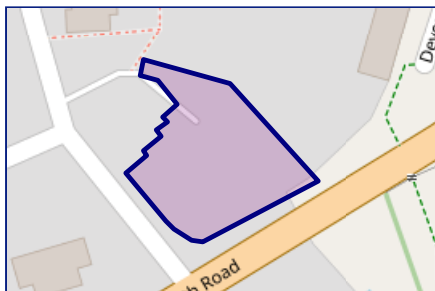
Satellite/Fibre TV Availability:



Property Multiple Title Plans

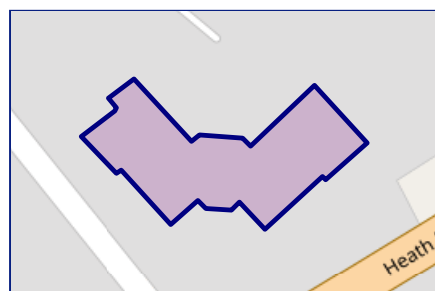
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Freehold Title Plan



DY329352

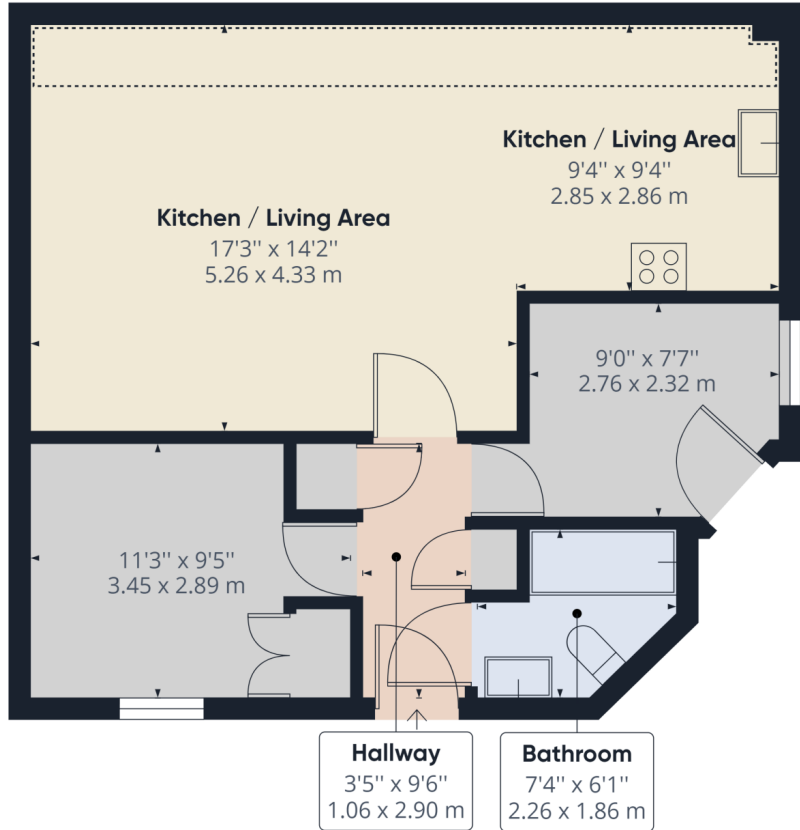
Leasehold Title Plan



DY453337

Start Date: 06/05/2010
End Date: 01/03/2135
Lease Term: 125 years from and including 1 March 2010
Term Remaining: 109 years

**8 HARDWICK HOUSE, HEATH ROAD, HOLMEWOOD,
CHESTERFIELD, S42 5PL**



Approximate total area⁽¹⁾

590.43 ft²
54.85 m²

Reduced headroom

48.31 ft²
4.49 m²

(1) Excluding balconies and terraces

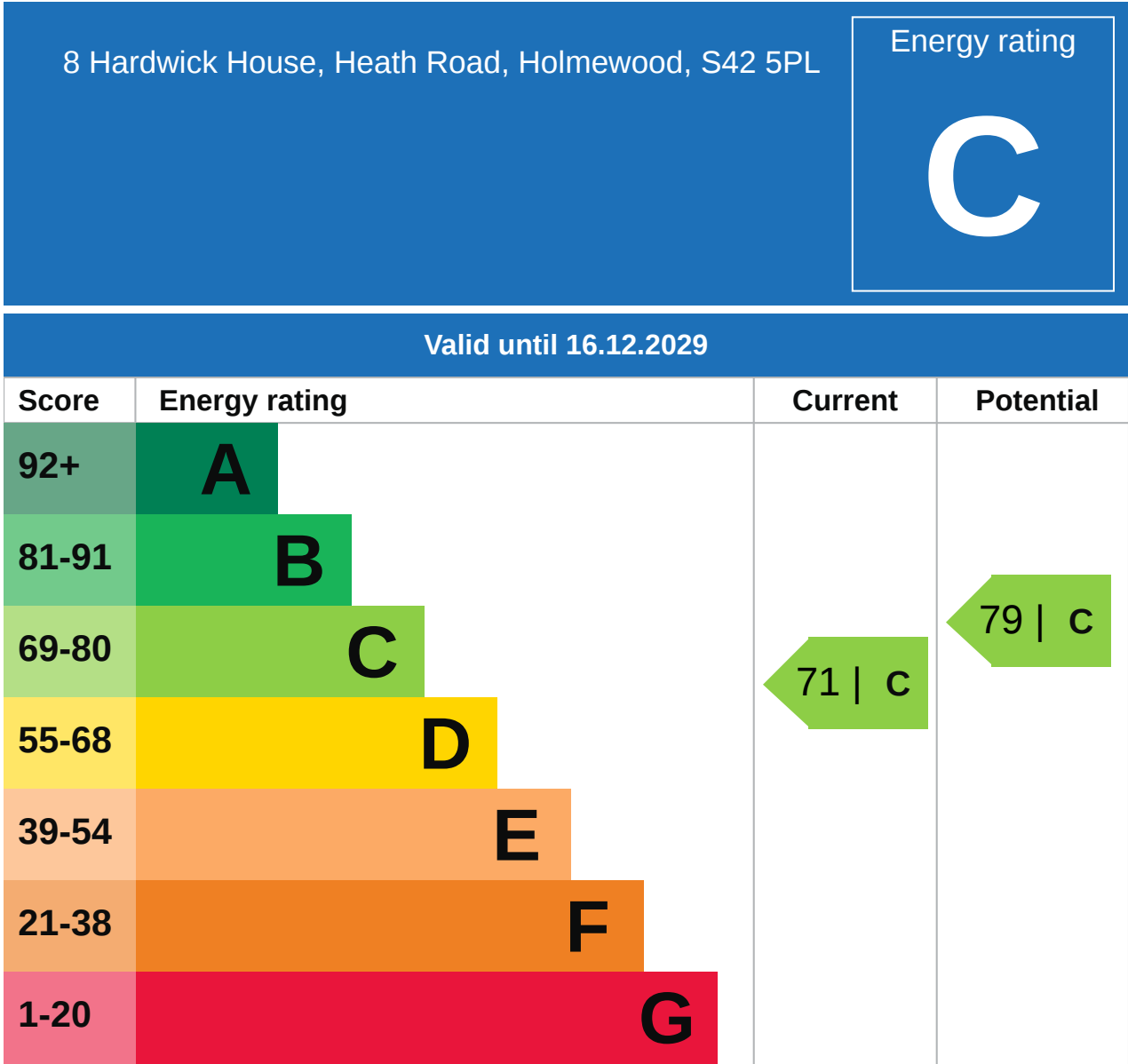
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Property
EPC - Certificate

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Property

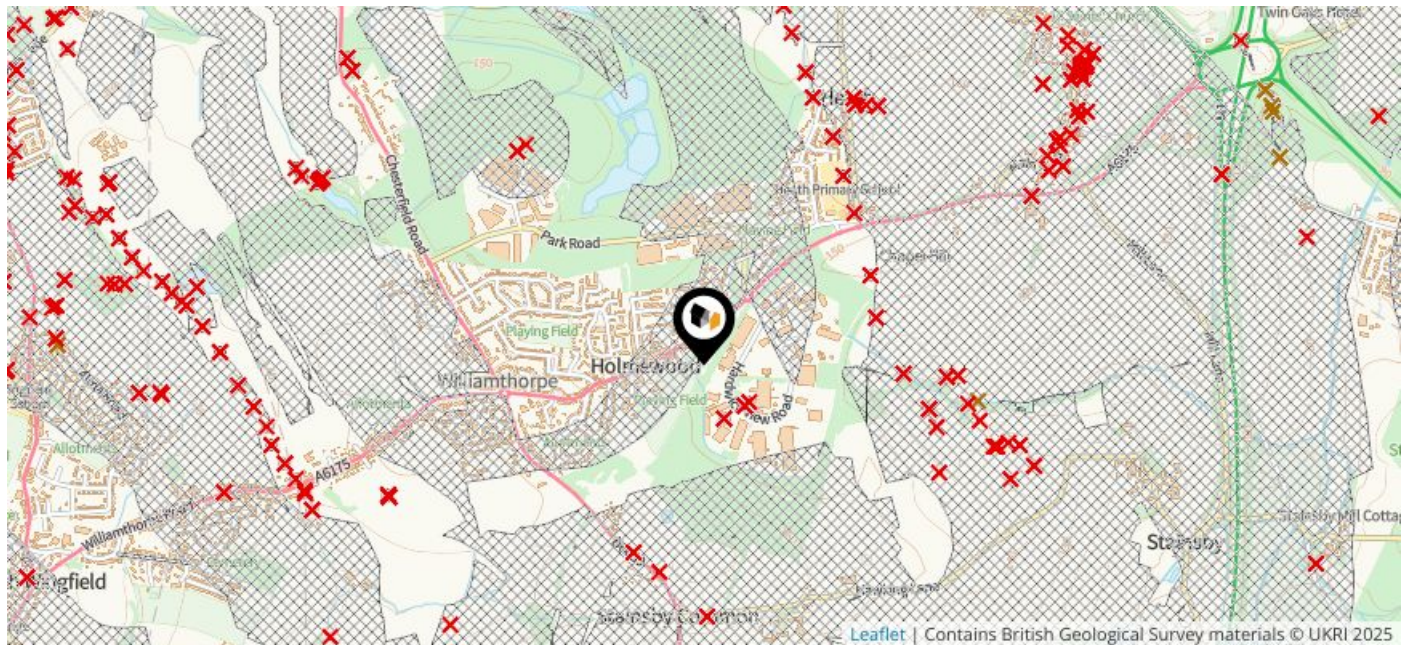
EPC - Additional Data

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GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	88 m ²

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.

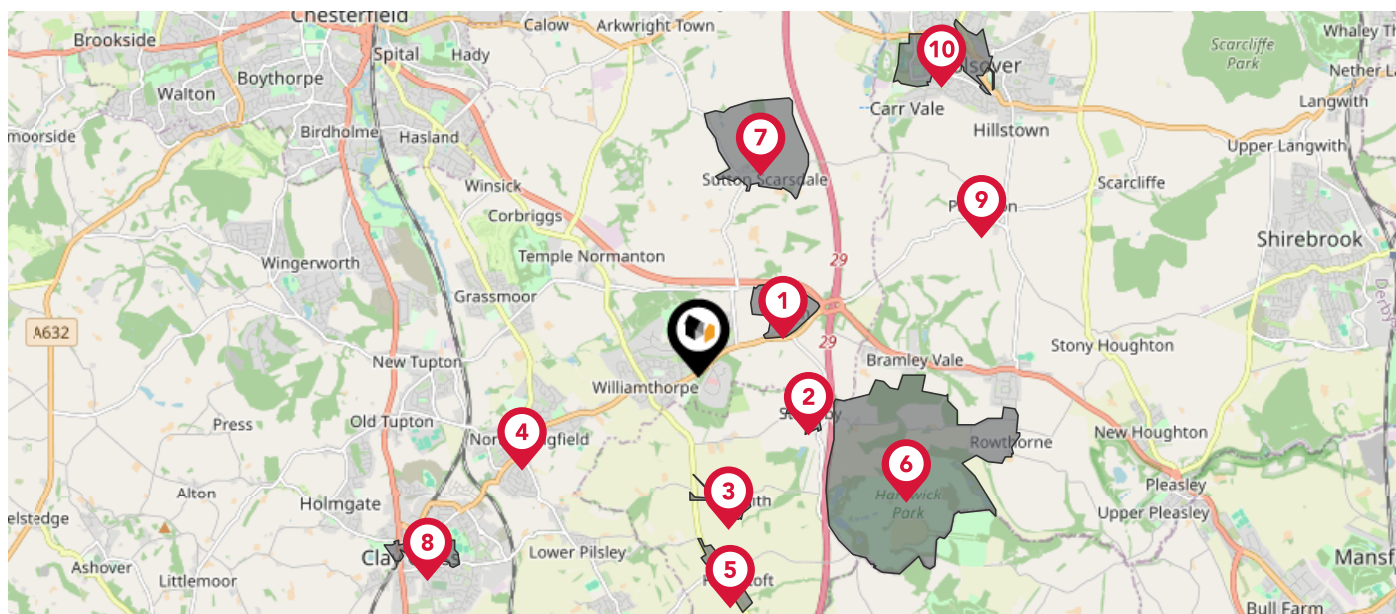
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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



Heath Village



Stainsby



Astwith



North Wingfield



Hardstoft



Hardwick and Rowthorne



Sutton Scarsdale



Clay Cross



Palterton



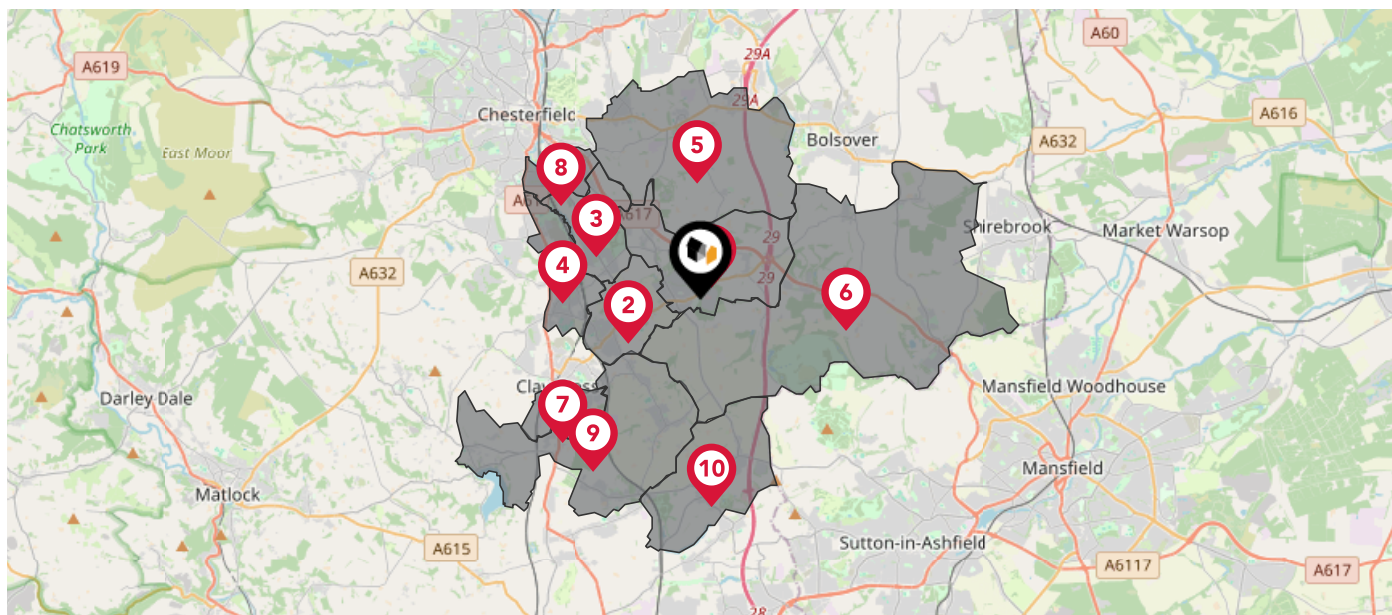
Bolsover

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

Holmewood & Heath Ward

2

North Wingfield Central Ward

3

Grassmoor Ward

4

Tupton Ward

5

Sutton Ward

6

Ault Hucknall Ward

7

Clay Cross South Ward

8

Hasland Ward

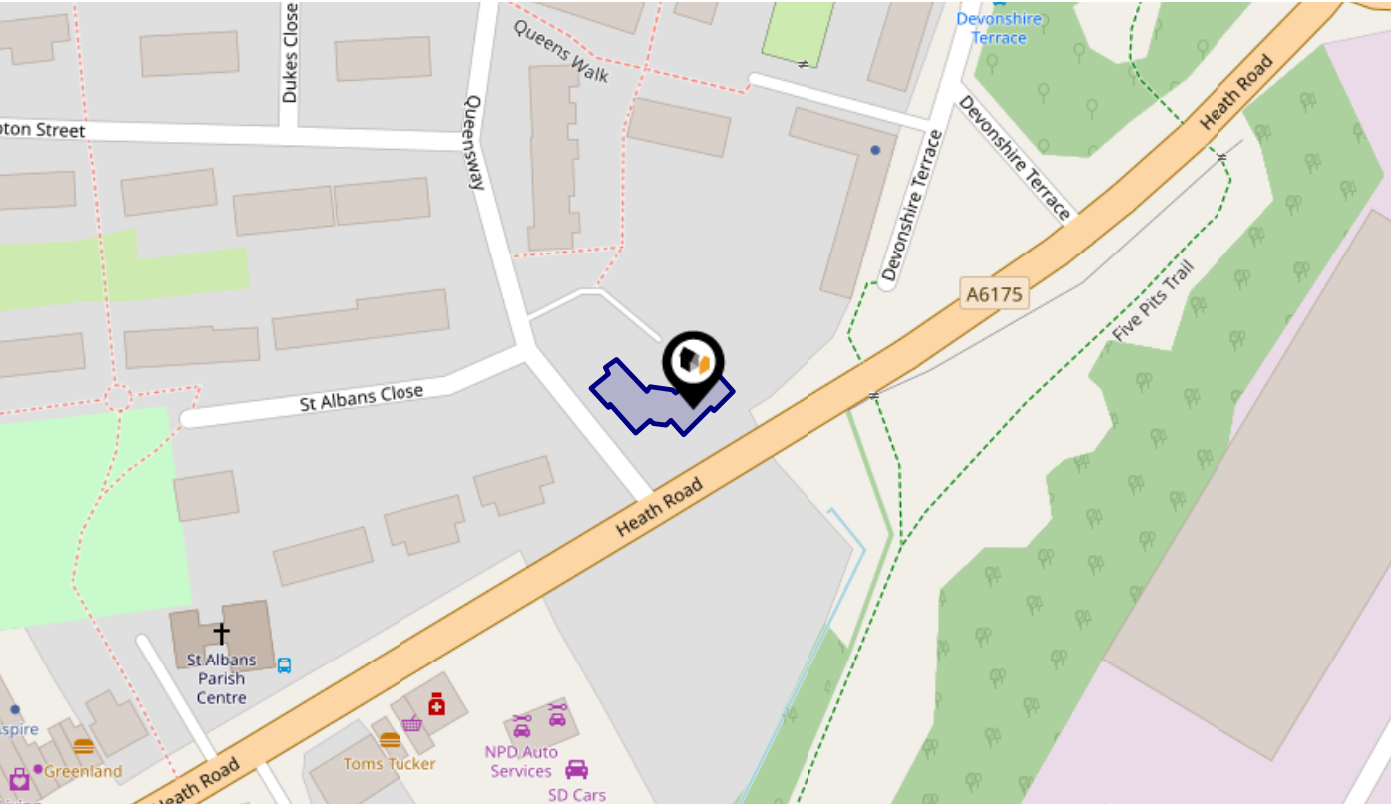
9

Pilsley & Morton Ward

10

Tibshelf 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:

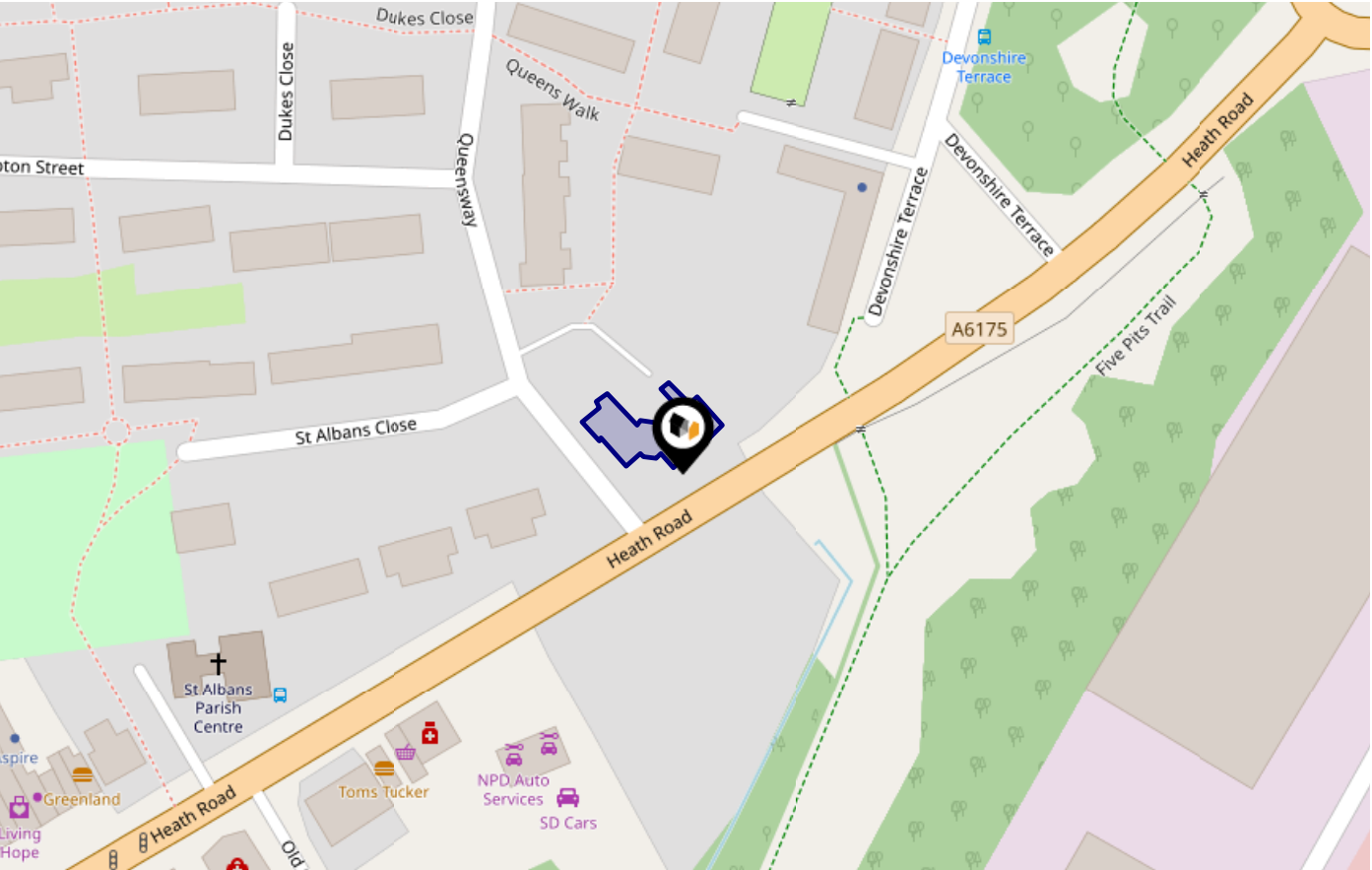
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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

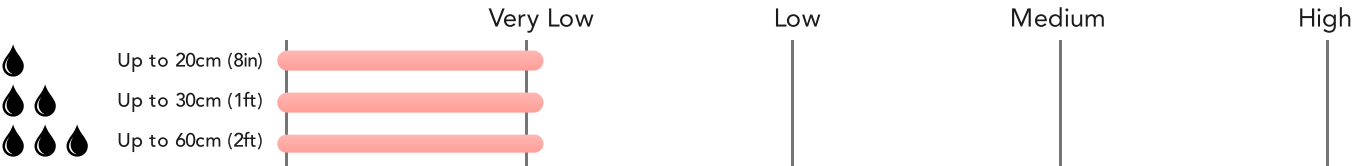


Risk Rating: Very low

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:

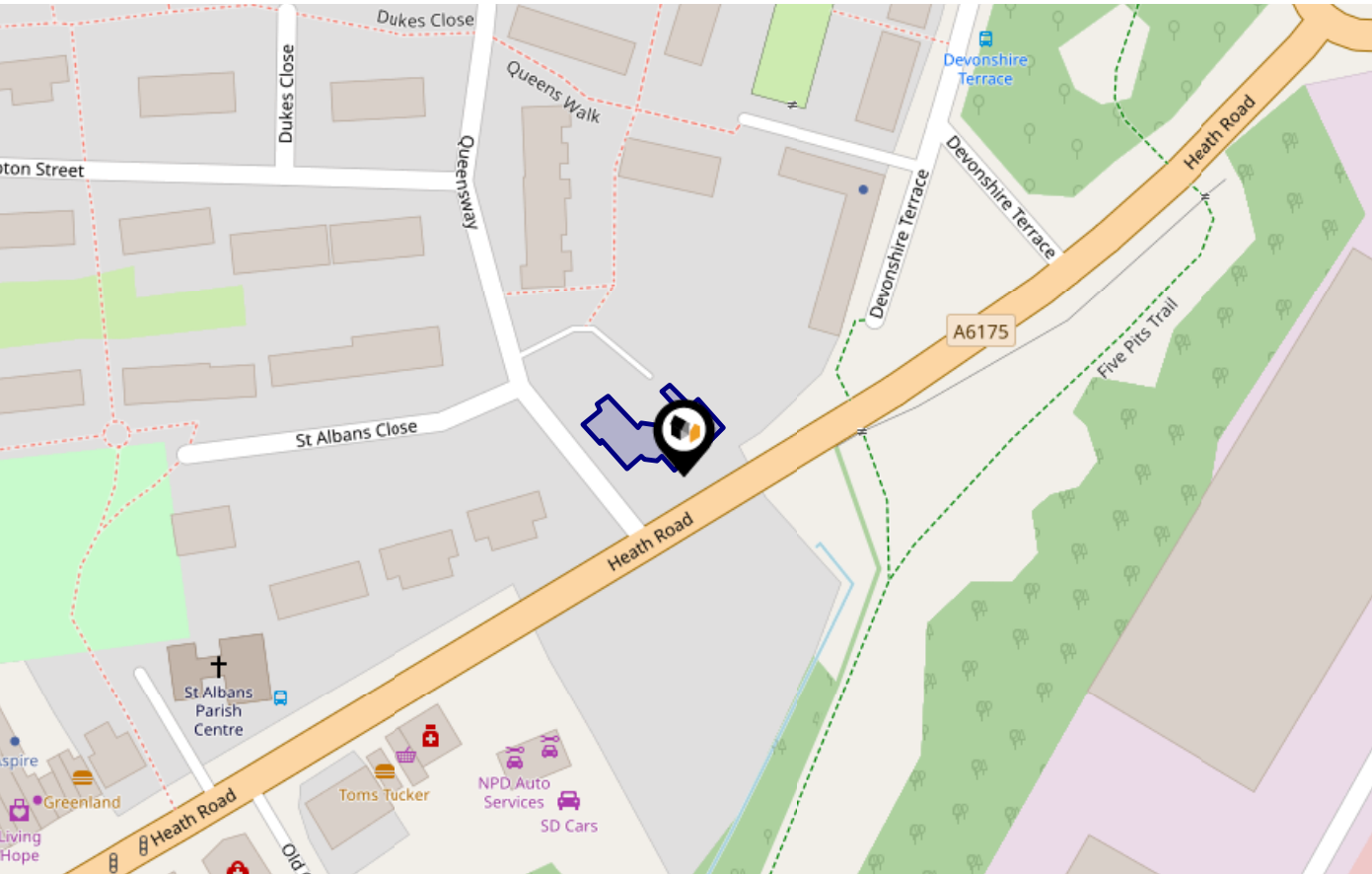


Flood Risk

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.

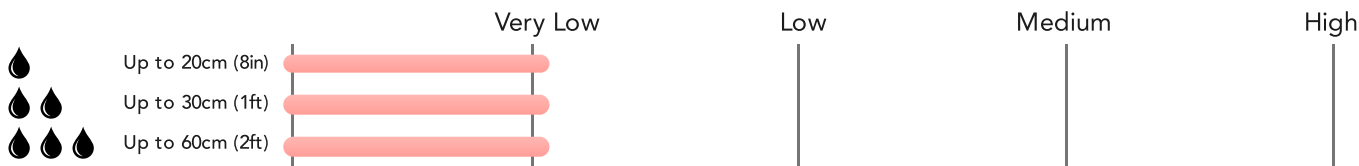


Risk Rating: Very low

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

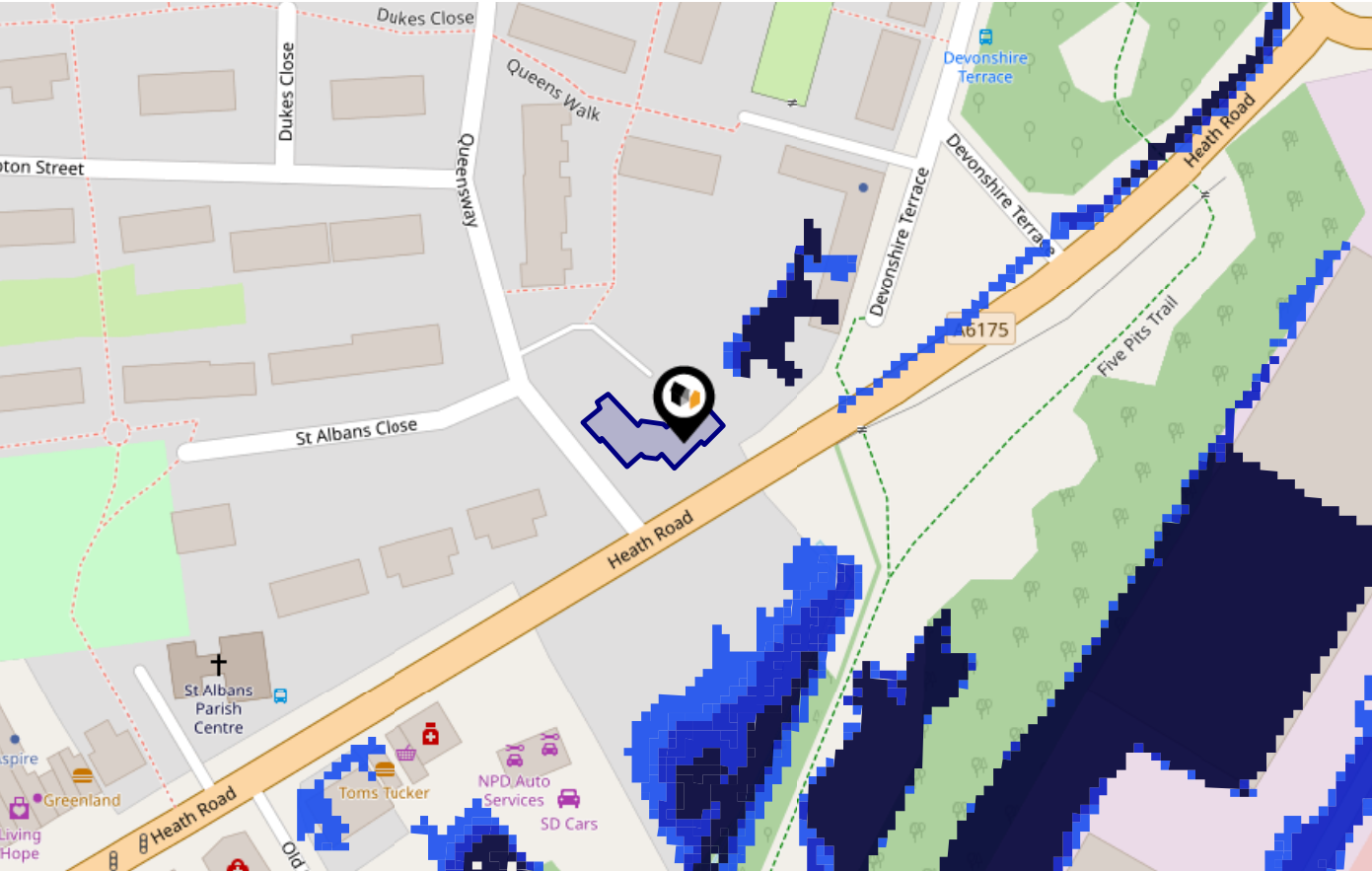
Powered by
aprift
Know any property instantly

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.

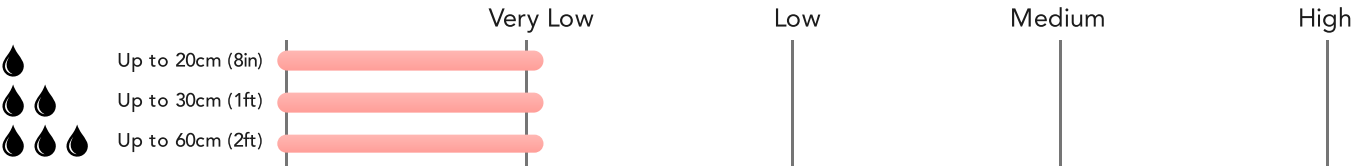


Risk Rating: Very low

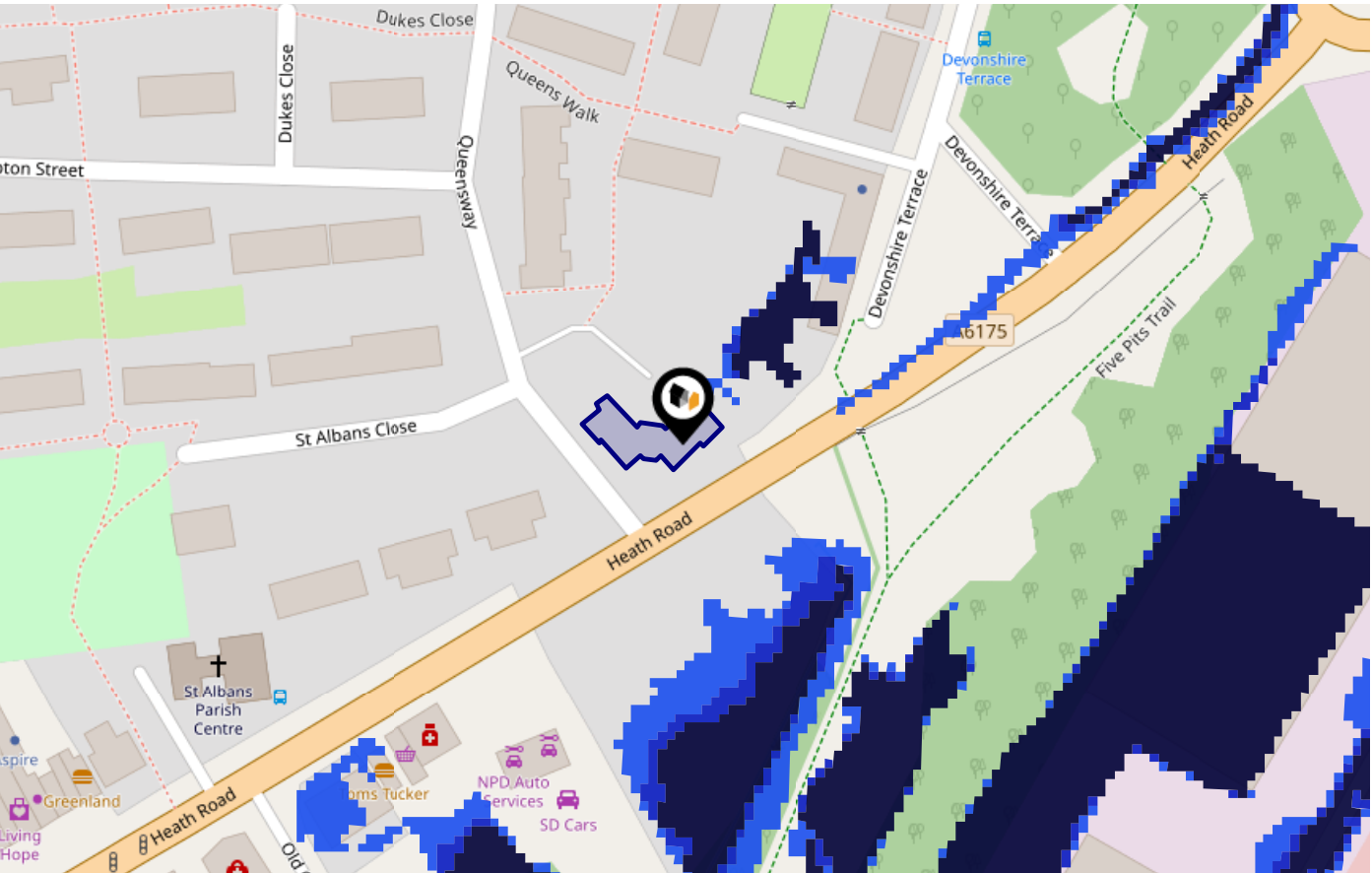
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

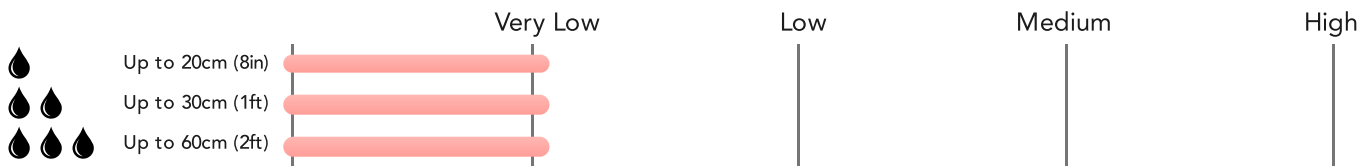


Risk Rating: Very low

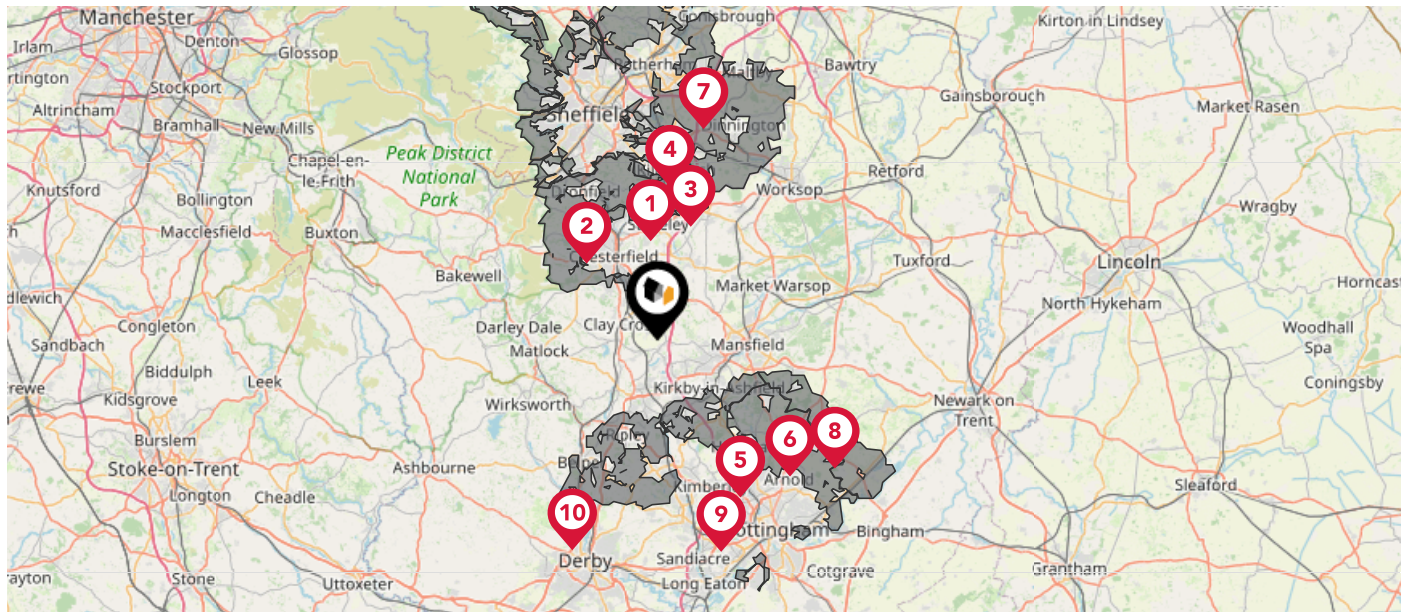
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

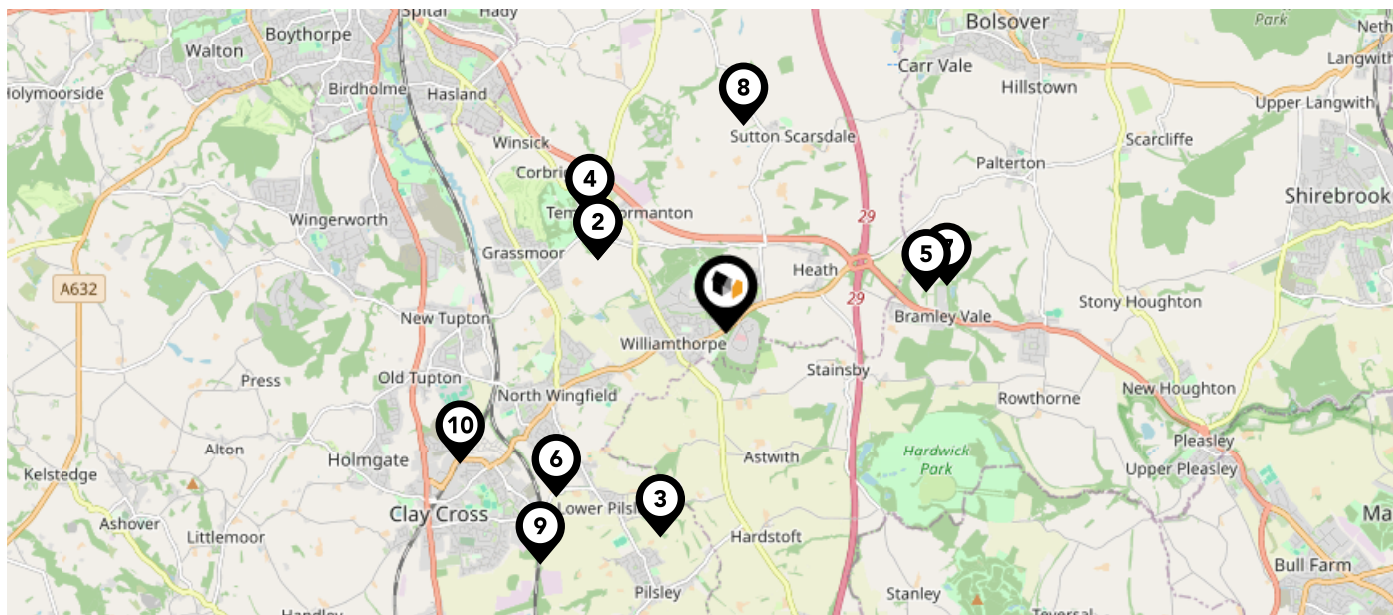
- 1 South and West Yorkshire Green Belt - Chesterfield
- 2 South and West Yorkshire Green Belt - North East Derbyshire
- 3 South and West Yorkshire Green Belt - Bolsover
- 4 South and West Yorkshire Green Belt - Sheffield
- 5 Derby and Nottingham Green Belt - Ashfield
- 6 Derby and Nottingham Green Belt - Gedling
- 7 South and West Yorkshire Green Belt - Rotherham
- 8 Derby and Nottingham Green Belt - Newark and Sherwood
- 9 Derby and Nottingham Green Belt - Nottingham
- 10 Derby and Nottingham Green Belt - Amber Valley

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

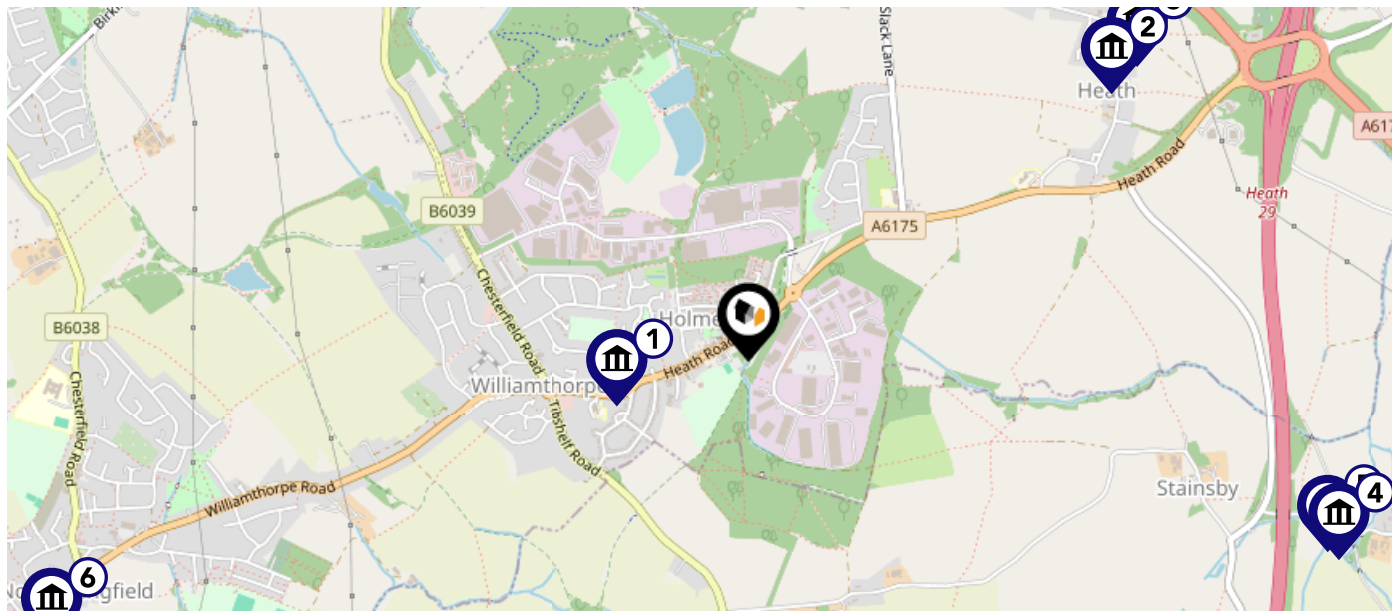
1	Derbyshire County Council-Waste Disposal Site, Hasscocky Lane, Temple Normanton	Historic Landfill	
2	Birkin Lane-Temple Normanton	Historic Landfill	
3	6 Green Lane-Lower Pilsley, Chesterfield	Historic Landfill	
4	Dismantled Railway-Hassocky Lane, Milehill	Historic Landfill	
5	EA/EPR/VP3398ZH/V003	Active Landfill	
6	Nursery off Park House Lane-Egstow, North East Derbyshire	Historic Landfill	
7	Palterton Lane-Glapwell, Chesterfield, Derbyshire	Historic Landfill	
8	Land at Hall Farm-Off Sutton Lane, Sutton Scarsdale	Historic Landfill	
9	Pit Lane-Danesmoor, Near Clay Cross, Derbyshire	Historic Landfill	
10	EA/EPR/BP3835SU/	Active Landfill	

Maps

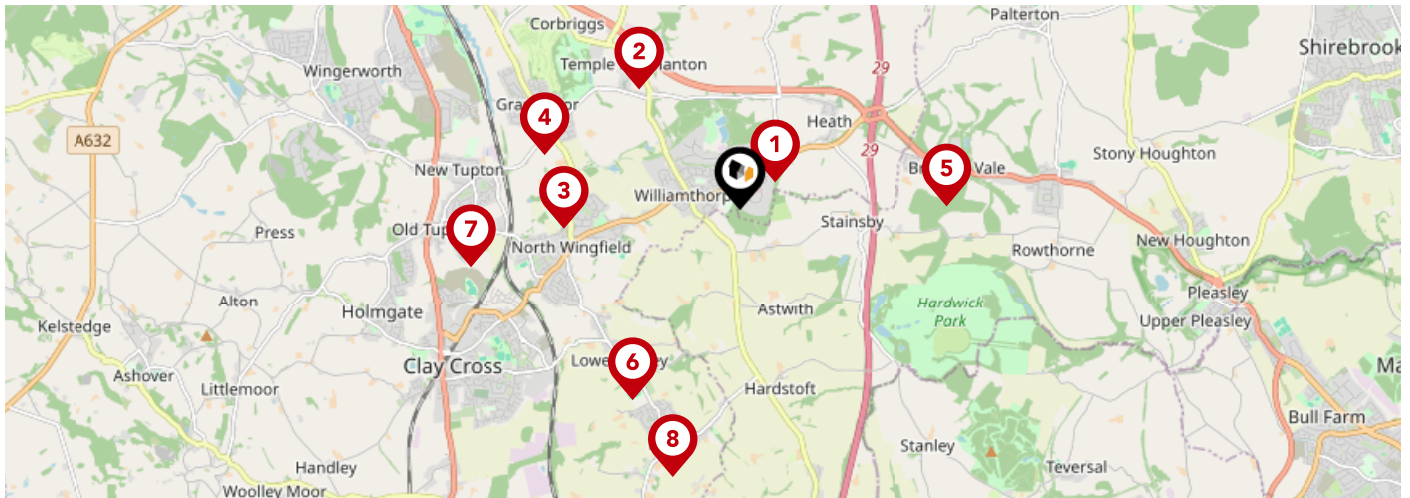
Listed Buildings

LANDWOOD
GROUP

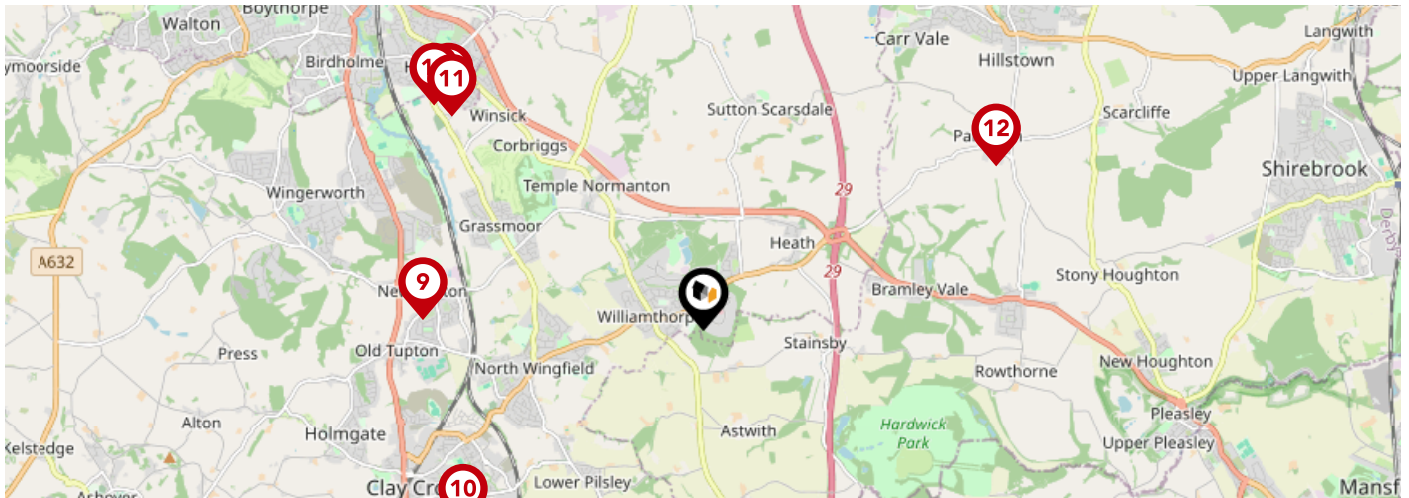
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1311716 - Williamthorpe Hall Farmhouse Shop	Grade II	0.3 miles
 1108902 - The Thatched Cottage	Grade II	1.0 miles
 1335458 - Church Of All Saints	Grade II	1.1 miles
 1052316 - Stainsby Mill	Grade II	1.4 miles
 1429138 - Ault Hucknall War Memorial	Grade II	1.4 miles
 1108909 - Stables At White Hart Inn	Grade II	1.6 miles



		Nursery	Primary	Secondary	College	Private
1	Heath Primary School Ofsted Rating: Good Pupils: 356 Distance:0.4	☐	☒	☐	☐	☐
2	Temple Normanton Junior Academy Ofsted Rating: Good Pupils: 101 Distance:1.4	☐	☒	☐	☐	☐
3	North Wingfield Primary and Nursery Academy Ofsted Rating: Requires improvement Pupils: 360 Distance:1.57	☐	☒	☐	☐	☐
4	Grassmoor Primary School Ofsted Rating: Good Pupils: 238 Distance:1.8	☐	☒	☐	☐	☐
5	Bramley Vale Primary School Ofsted Rating: Good Pupils: 143 Distance:1.84	☐	☒	☐	☐	☐
6	Park House Primary School Ofsted Rating: Good Pupils: 207 Distance:1.94	☐	☒	☐	☐	☐
7	Tupton Hall School Ofsted Rating: Good Pupils: 1637 Distance:2.45	☐	☐	☒	☐	☐
8	Pilsley Primary School Ofsted Rating: Good Pupils: 210 Distance:2.45	☐	☒	☐	☐	☐

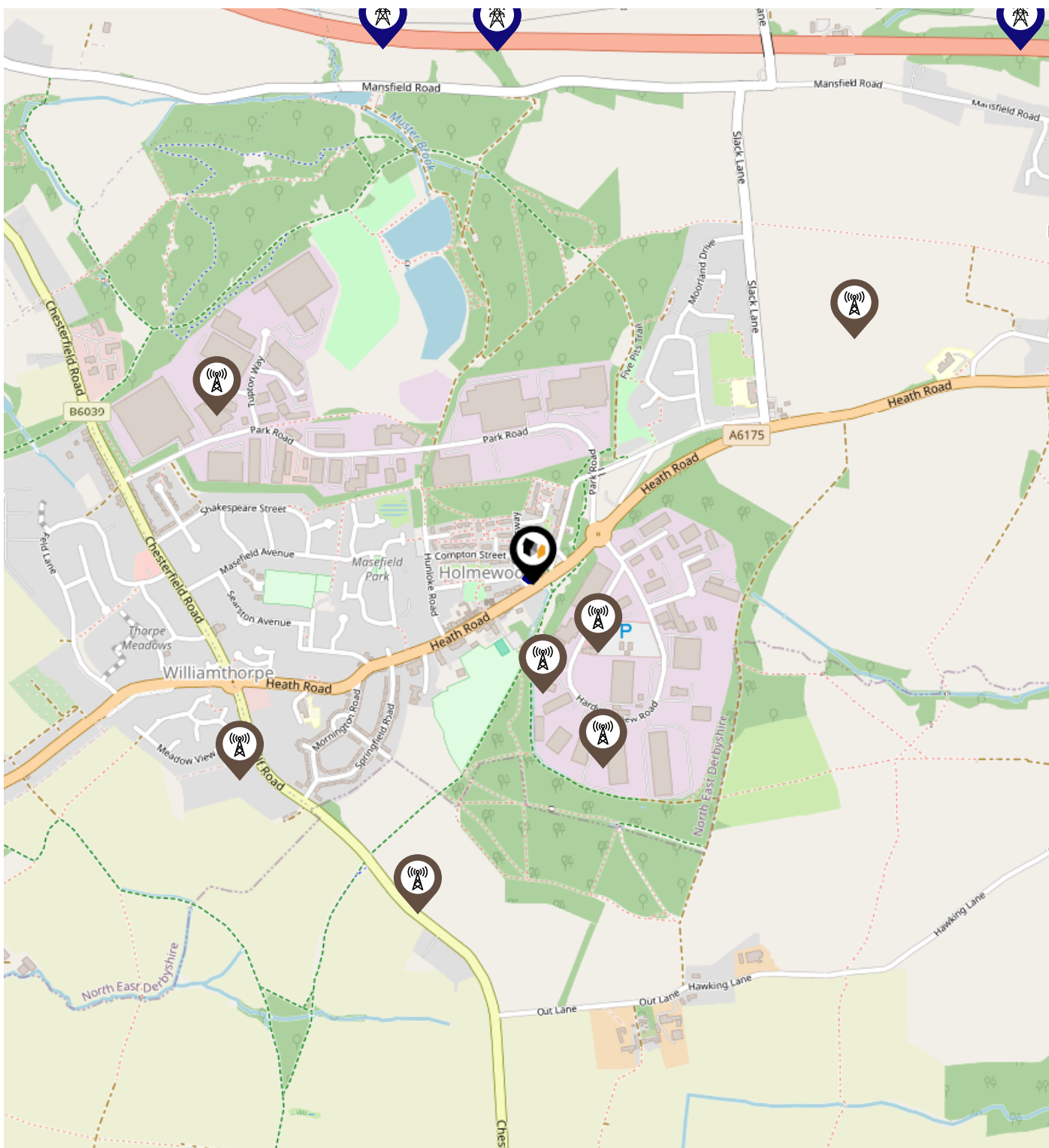


		Nursery	Primary	Secondary	College	Private
	Tupton Primary and Nursery Academy Ofsted Rating: Good Pupils: 239 Distance:2.49	☐	☒	☐	☐	☐
	Sharley Park Community Primary School Ofsted Rating: Good Pupils: 402 Distance:2.75	☐	☒	☐	☐	☐
	Hasland Junior School Ofsted Rating: Good Pupils: 376 Distance:2.93	☐	☒	☐	☐	☐
	Palterton Primary School Ofsted Rating: Good Pupils: 91 Distance:2.99	☐	☒	☐	☐	☐
	Outwood Academy Hasland Hall Ofsted Rating: Good Pupils: 820 Distance:3.02	☐	☐	☒	☐	☐
	Esteem North Academy Ofsted Rating: Good Pupils: 228 Distance:3.12	☐	☐	☒	☐	☐
	Tibshelf Infant School Ofsted Rating: Good Pupils: 178 Distance:3.14	☐	☒	☐	☐	☐
	Arkwright Primary School Ofsted Rating: Requires improvement Pupils: 108 Distance:3.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

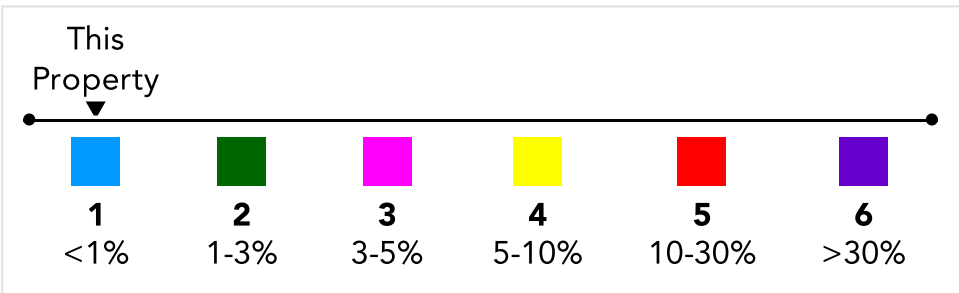
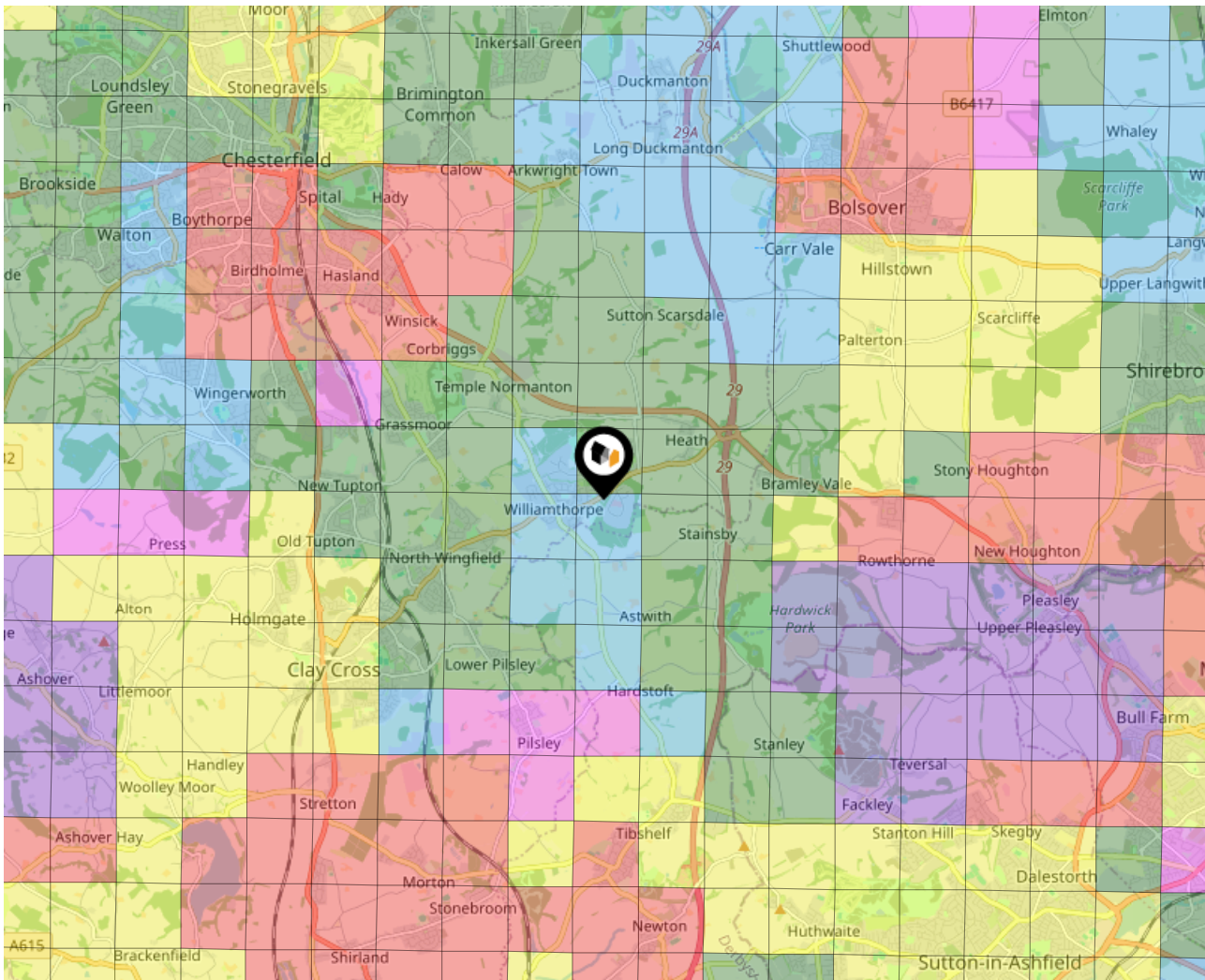


Key:

-  Power Pylons
-  Communication Masts

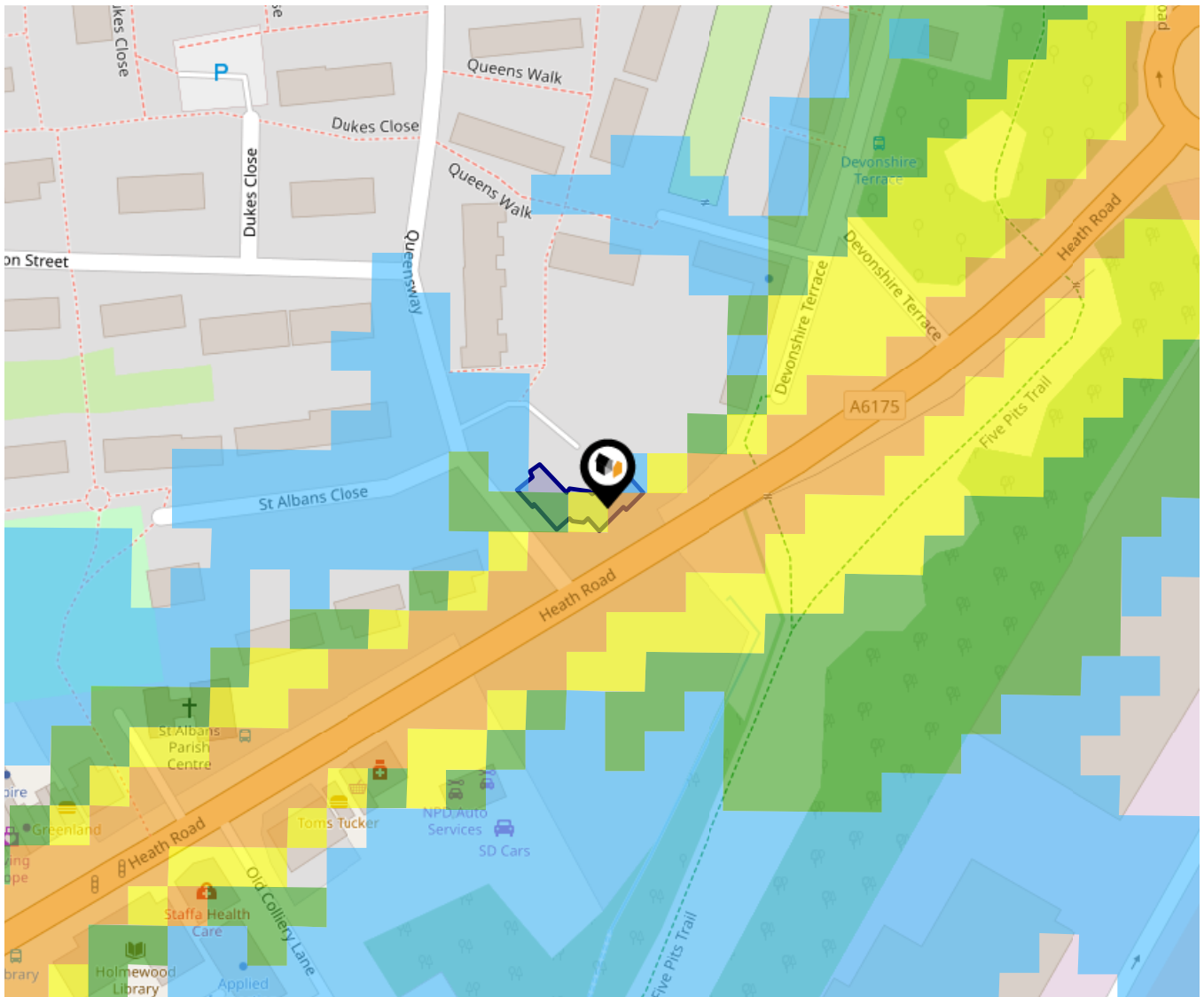
What is Radon?

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/m³).



Local Area Road Noise

LANDWOOD
GROUP



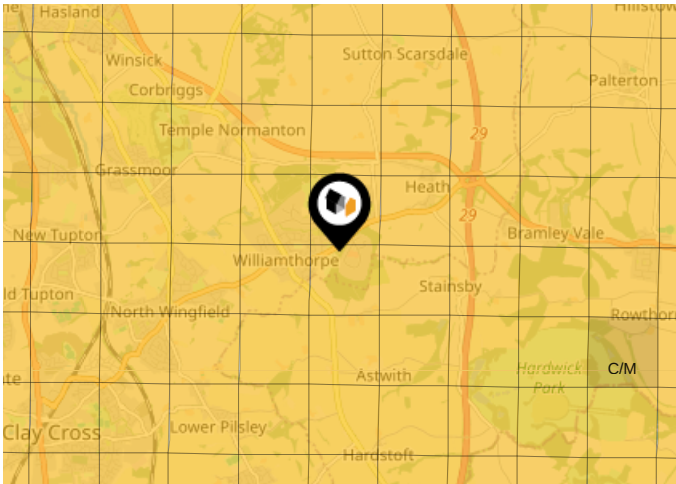
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



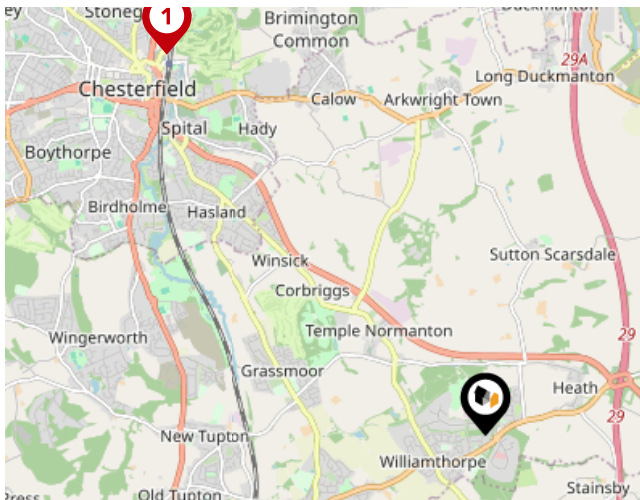
Primary Classifications (Most Common Clay Types)

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

Area

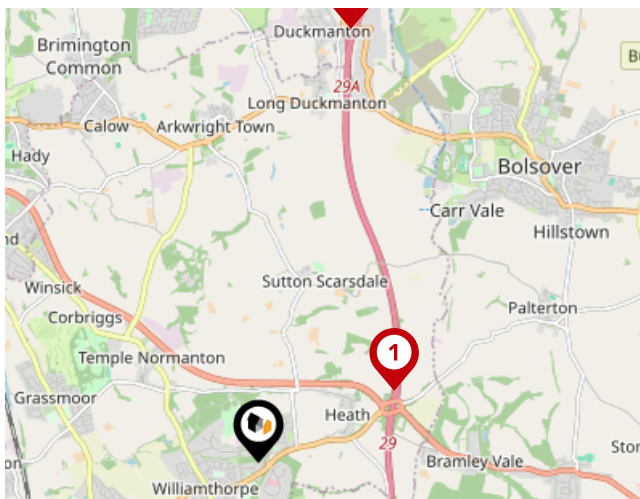
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Chesterfield Rail Station	4.42 miles
2	Alfreton Rail Station	6.18 miles
3	Shirebrook Rail Station	6.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29	1.37 miles
2	M1 J29A	3.95 miles
3	M1 J28	6.16 miles
4	M1 J30	7.09 miles
5	M1 J27	9.37 miles



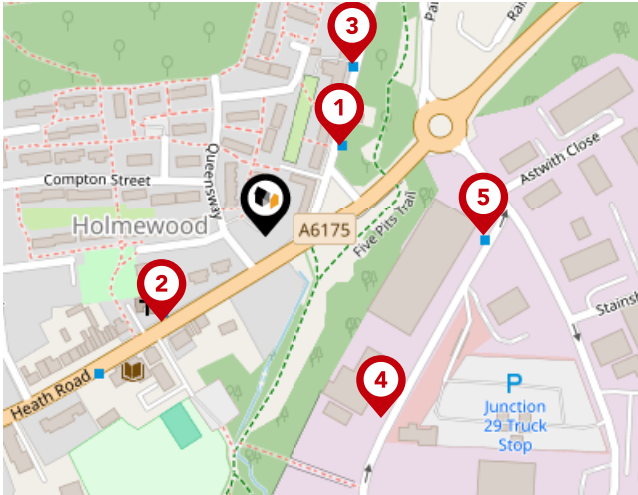
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	25.12 miles
2	Finningley	24.59 miles
3	Leeds Bradford Airport	48.68 miles
4	Manchester Airport	40.3 miles

Area

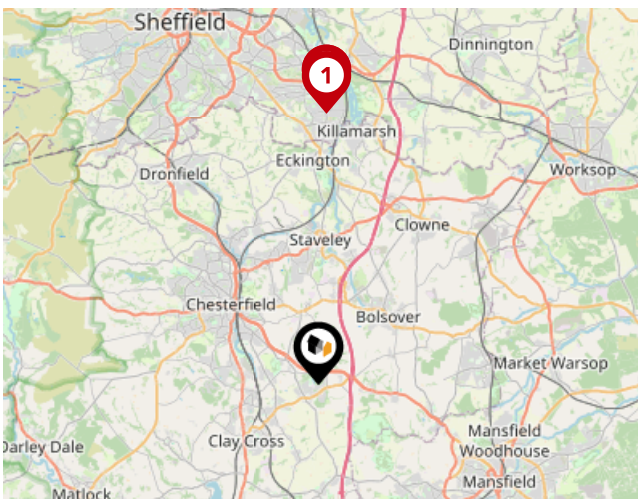
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Devonshire Terrace	0.07 miles
2	Library	0.07 miles
3	Devonshire Terrace	0.11 miles
4	Junction 29 Truckstop	0.12 miles
5	Hardwick View Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Halfway Platform	9.63 miles
2	Westfield Platform to City	9.86 miles
3	Westfield	9.87 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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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.



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<https://landwoodgroup.com/>

