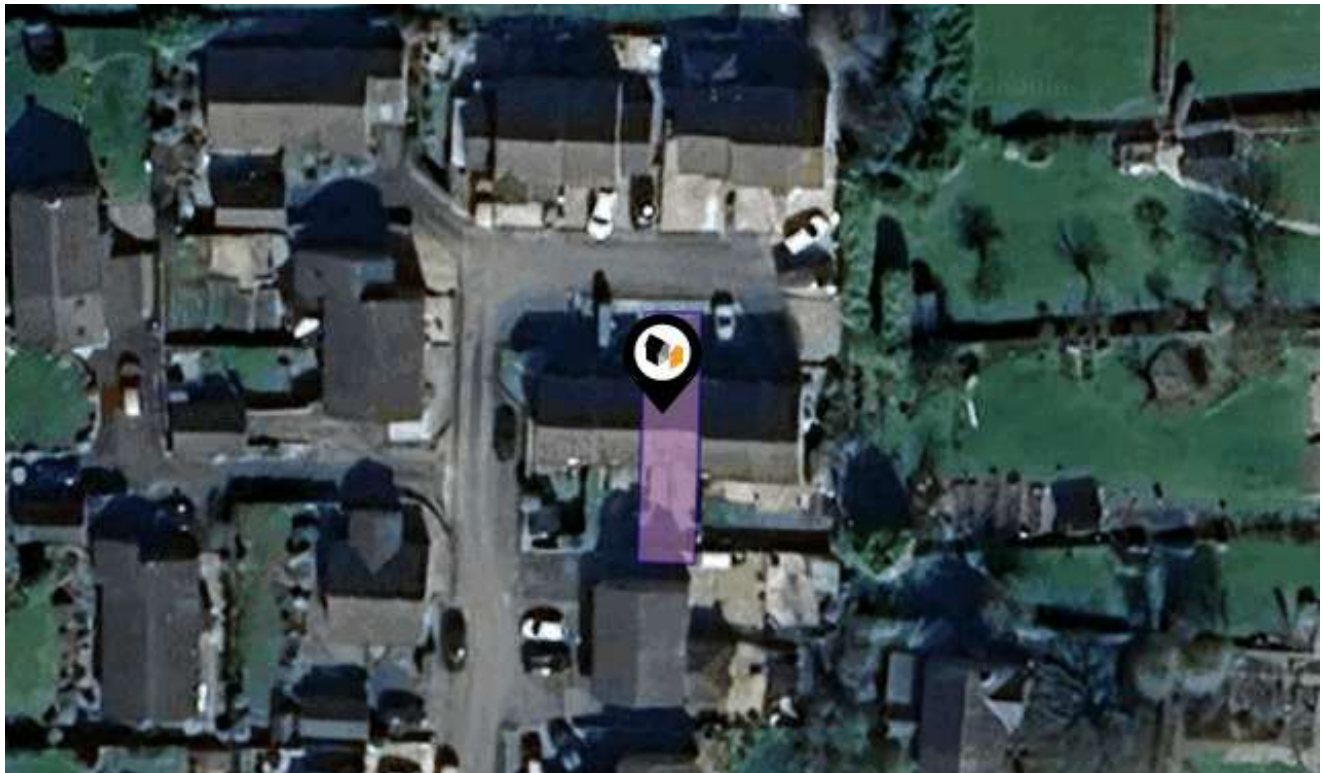




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 11th November 2025



14, MONKS DALE CLOSE, TIDESWELL, BUXTON, SK17 8JG

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

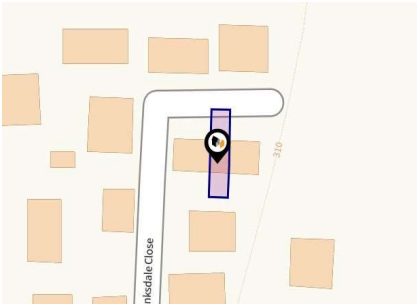
louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced	Last Sold Date:	04/05/2011
Bedrooms:	2	Last Sold Price:	£37,500
Floor Area:	613 ft ² / 57 m ²	Last Sold £/ft ² :	£62
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	1976-1982	Start Date:	15/08/1984
Council Tax :	Band B	End Date:	01/01/2064
Annual Estimate:	£1,814	Lease Term:	80 years from 1 January 1984
Title Number:	DY459061	Term Remaining:	38 years
UPRN:	10070080529		

Local Area

Local Authority:	Derbyshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		18	80	-
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



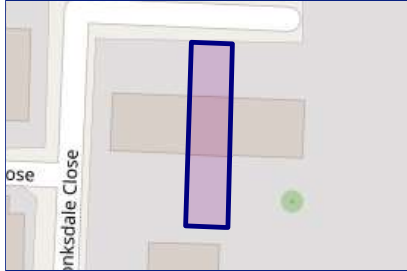
Satellite/Fibre TV Availability:



Property Multiple Title Plans

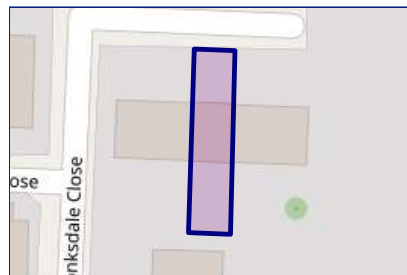
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Freehold Title Plan



DY474807

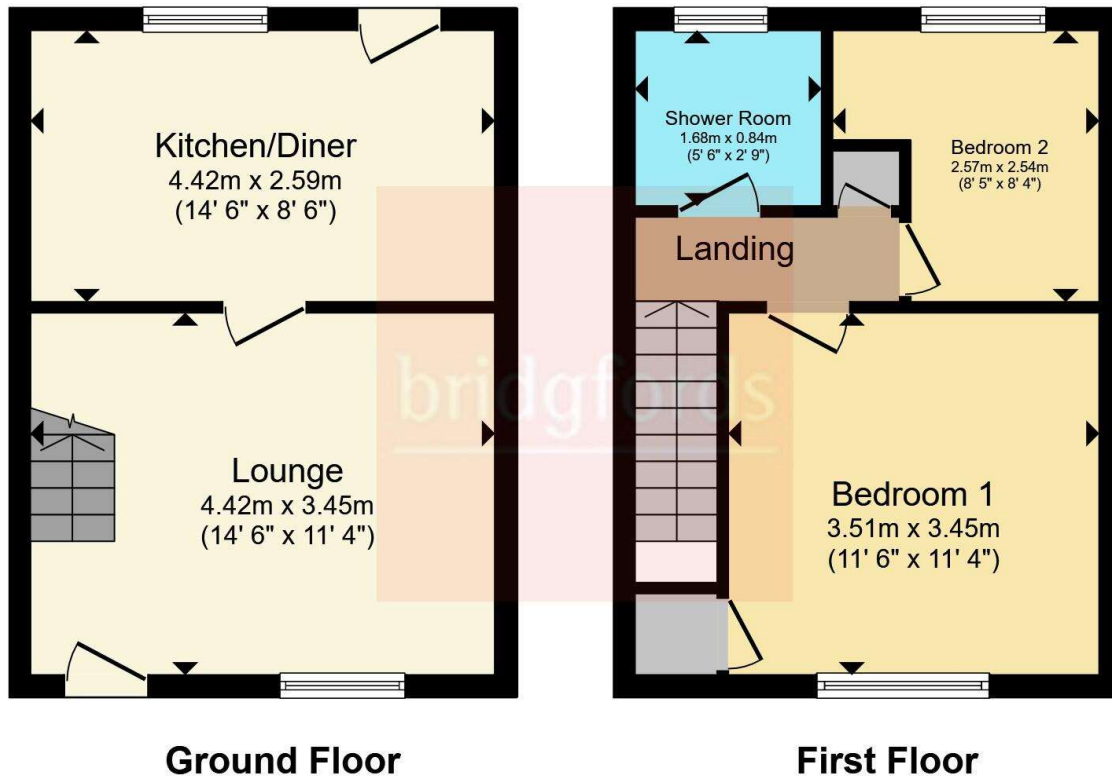
Leasehold Title Plan



DY459061

Start Date: 15/08/1984
End Date: 01/01/2064
Lease Term: 80 years from 1 January 1984
Term Remaining: 38 years

14, MONKS DALE CLOSE, TIDESWELL, BUXTON, SK17 8JG



Total floor area 54.3 m² (585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property EPC - Certificate

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14 Monks Dale Close, Tideswell, SK17 8JG

Energy rating

C

Valid until 14.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	57 m ²

Maps

Coal Mining

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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.

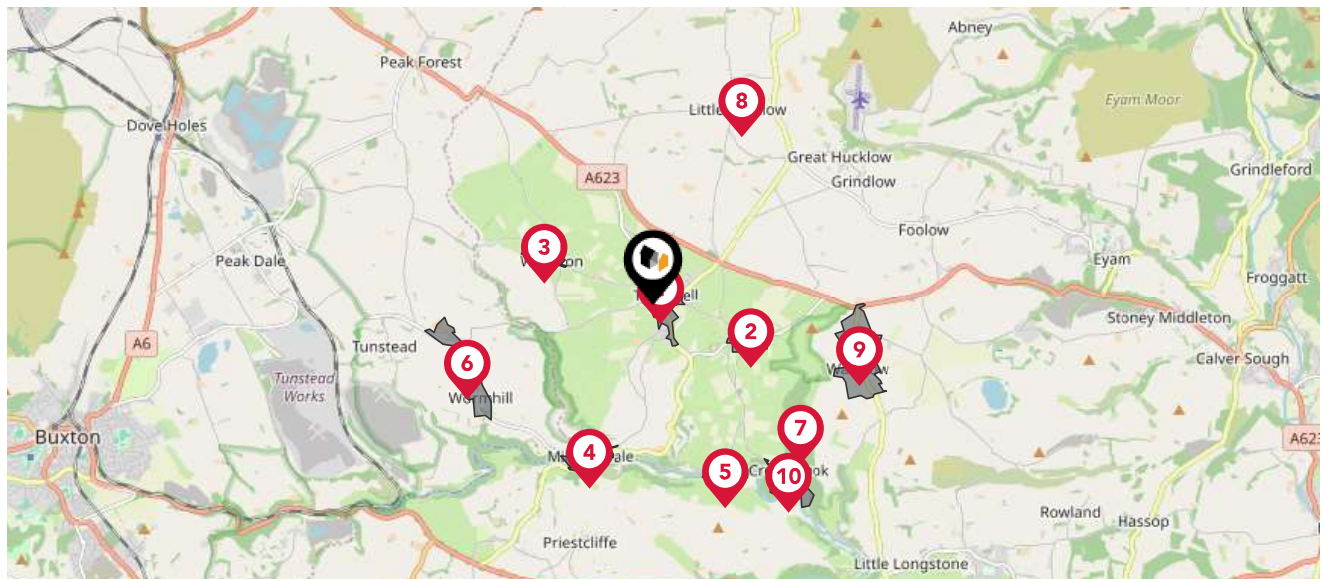
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

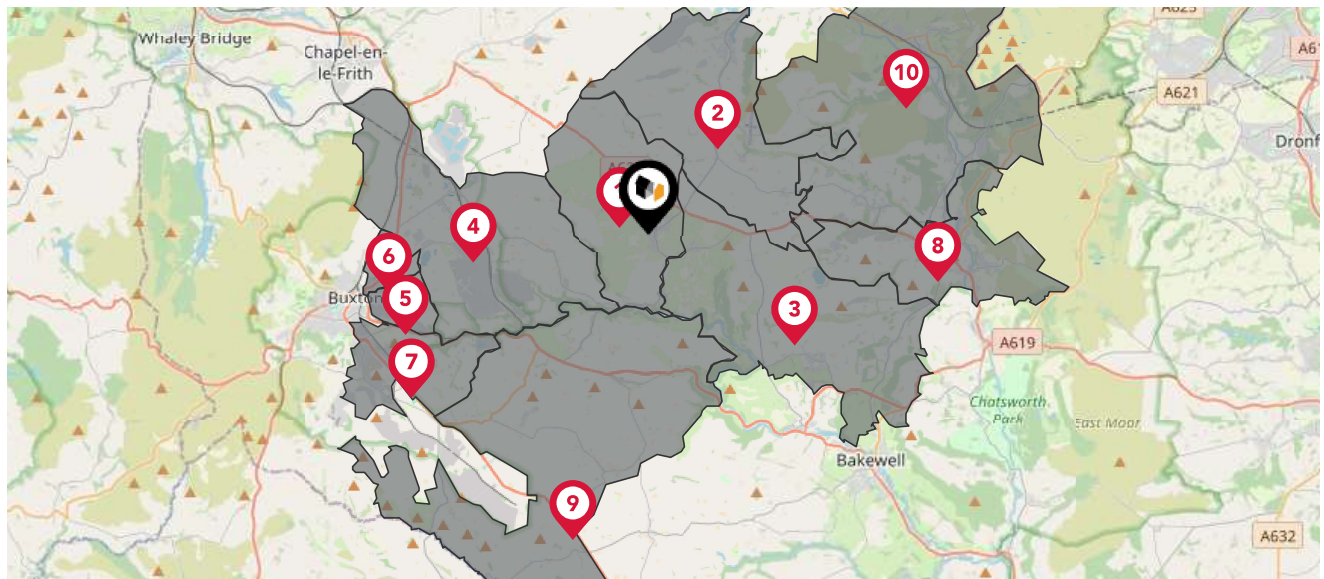
- | | |
|----|--------------------------|
| 1 | Tideswell |
| 2 | Litton |
| 3 | Wheston |
| 4 | Miller's Dale |
| 5 | Litton Mill |
| 6 | Wormhill and Hargatewall |
| 7 | Ravensdale |
| 8 | Little Hucklow |
| 9 | Wardlow |
| 10 | Cressbrook |

Maps

Council Wards

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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

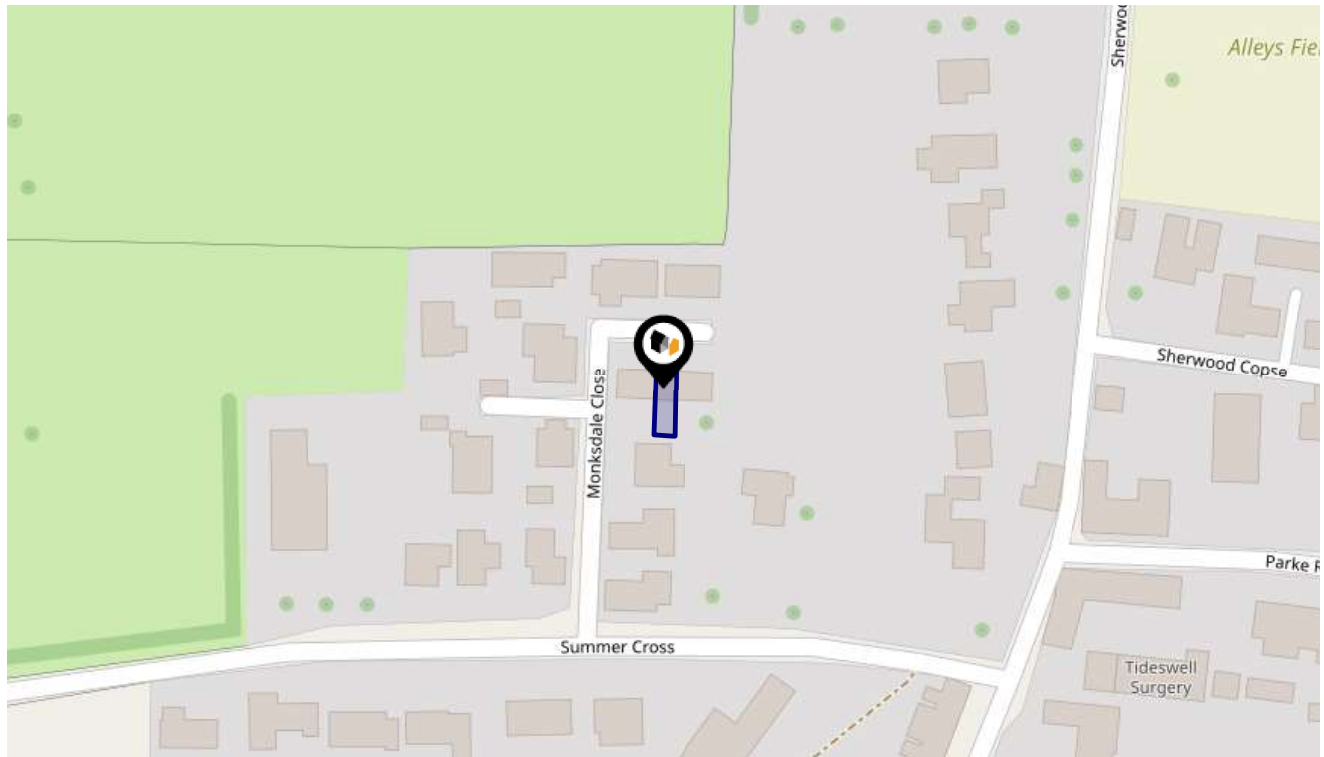
- 1 Tideswell Ward
- 2 Bradwell Ward
- 3 Litton and Longstone Ward
- 4 Limestone Peak Ward
- 5 Stone Bench Ward
- 6 Barms Ward
- 7 Cote Heath Ward
- 8 Calver Ward
- 9 Hartington and Taddington Ward
- 10 Hathersage and Eyam Ward

Maps

Rail Noise

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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:

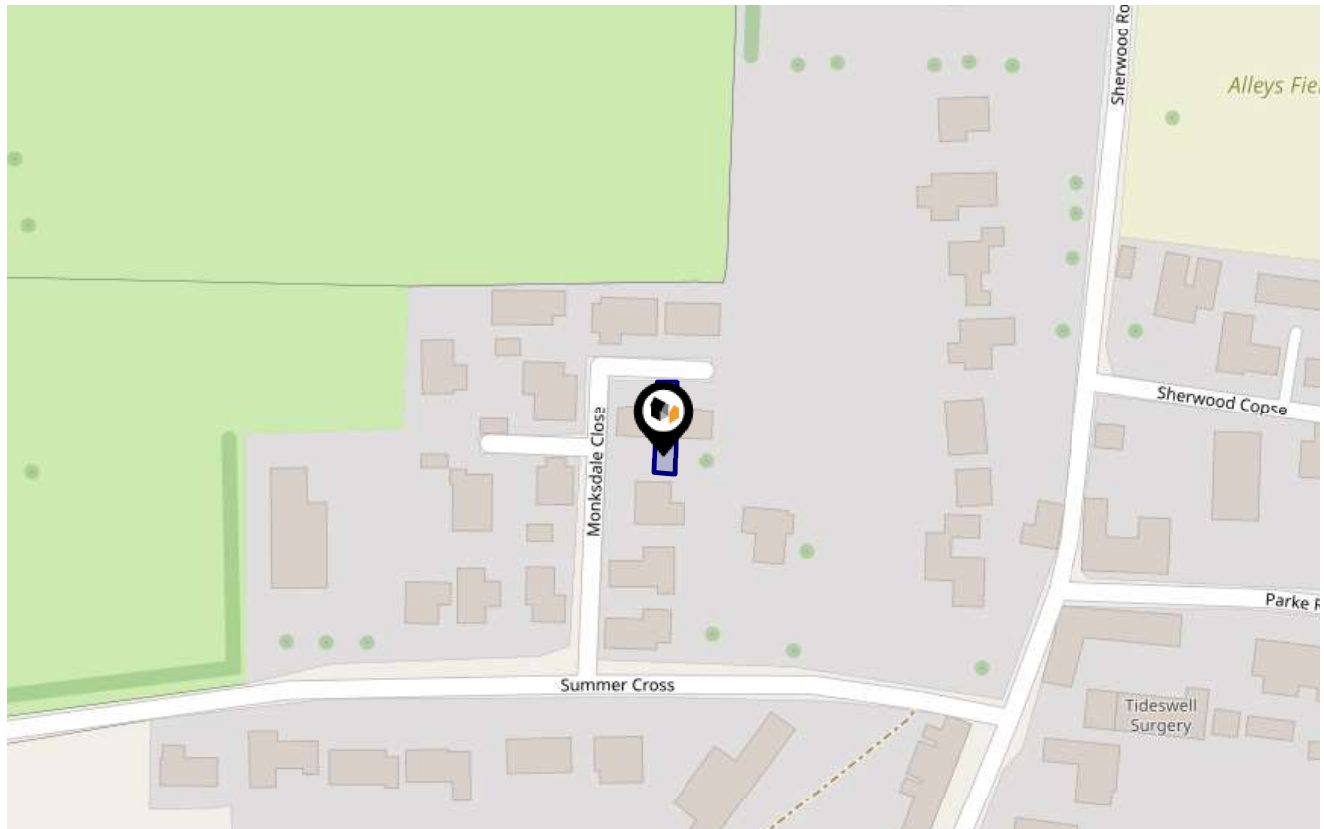
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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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:

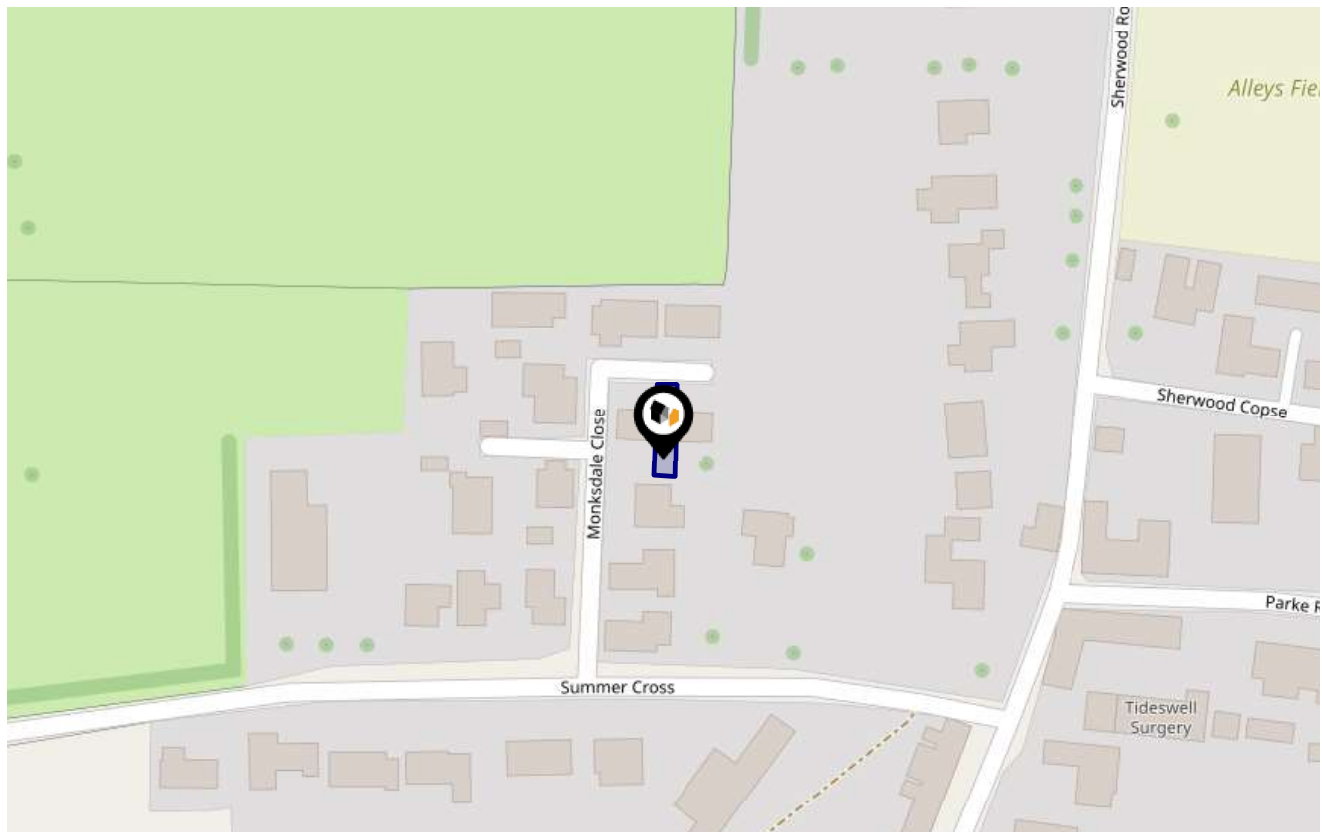


Flood Risk

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

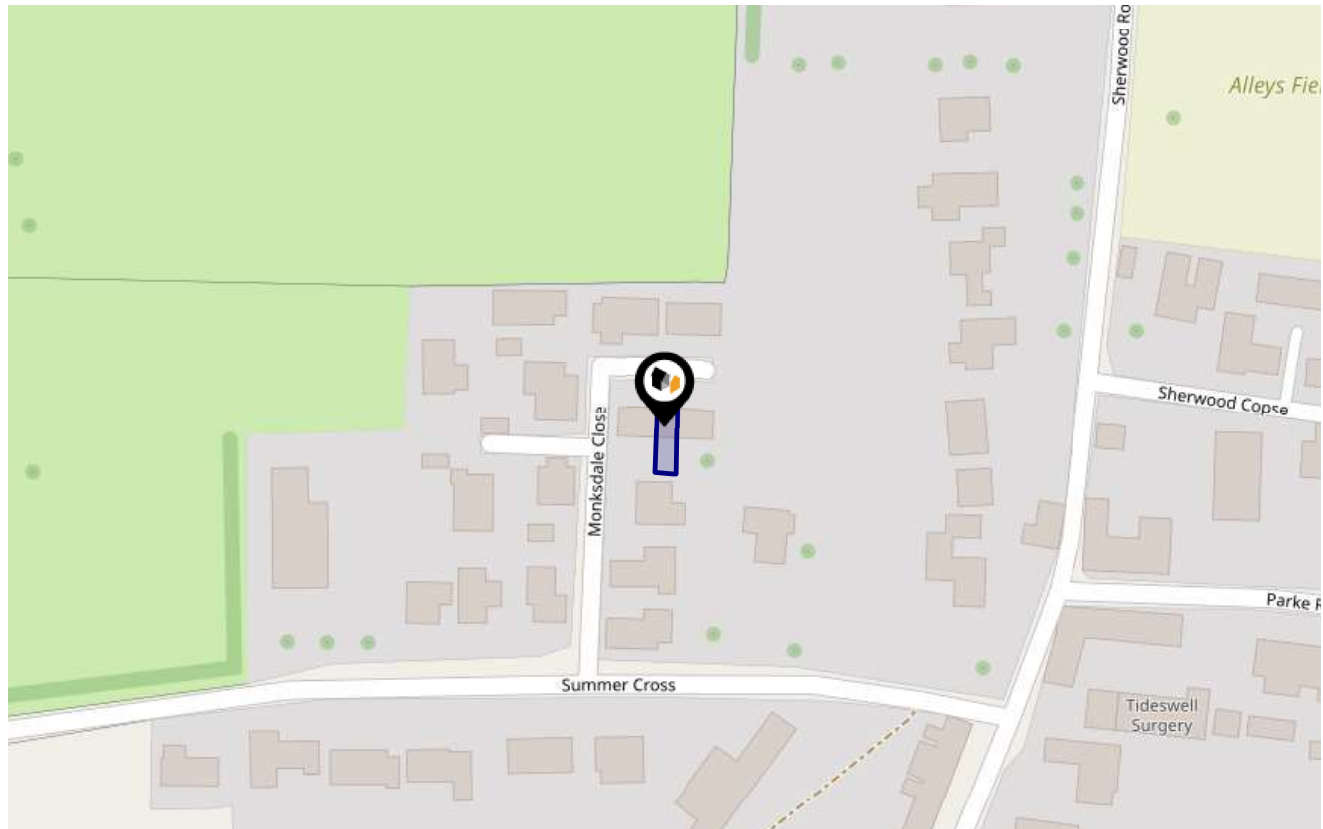
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Flood Risk

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:

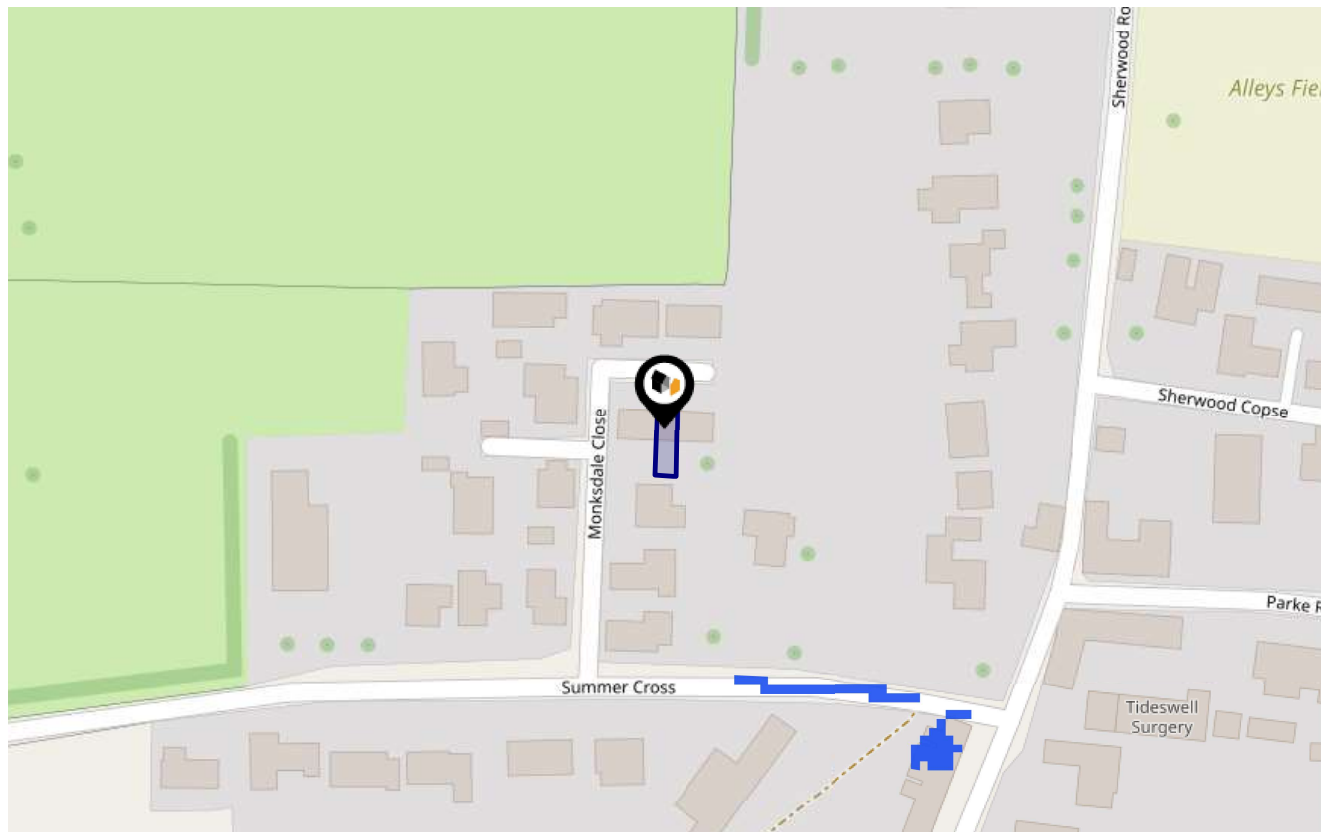


Flood Risk

Surface Water - Climate Change

LANDWOOD
GROUP

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.

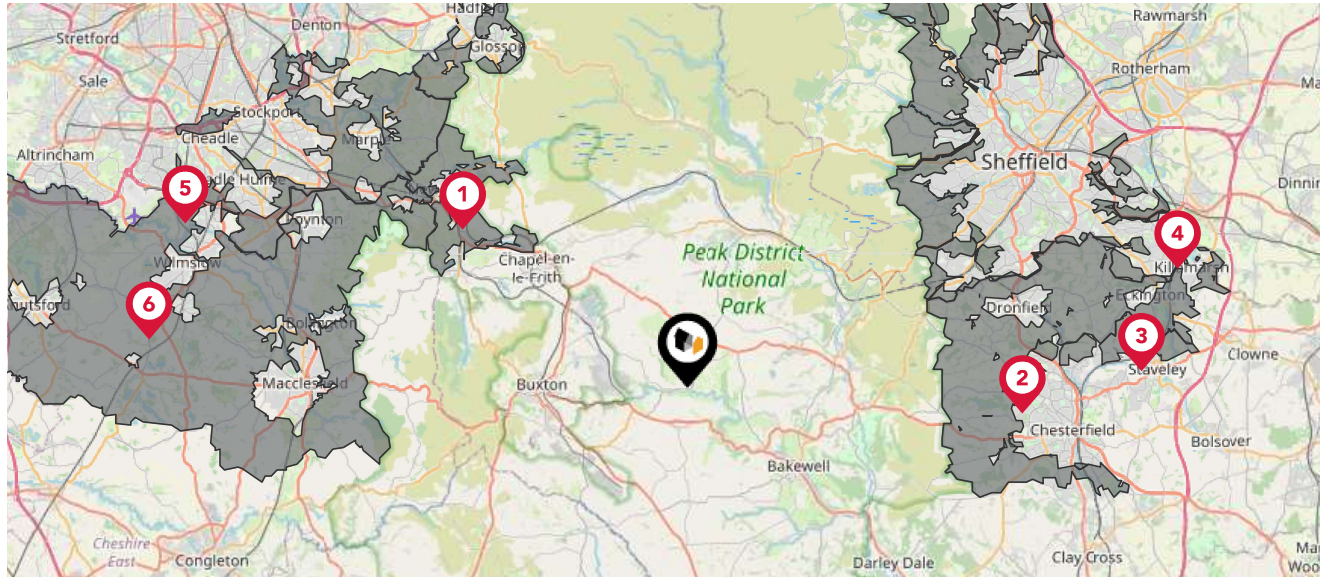
Chance of flooding to the following depths at this property:



KPF - Key Property Facts

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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - High Peak



South and West Yorkshire Green Belt - North East Derbyshire



South and West Yorkshire Green Belt - Chesterfield



South and West Yorkshire Green Belt - Sheffield



Merseyside and Greater Manchester Green Belt - Stockport



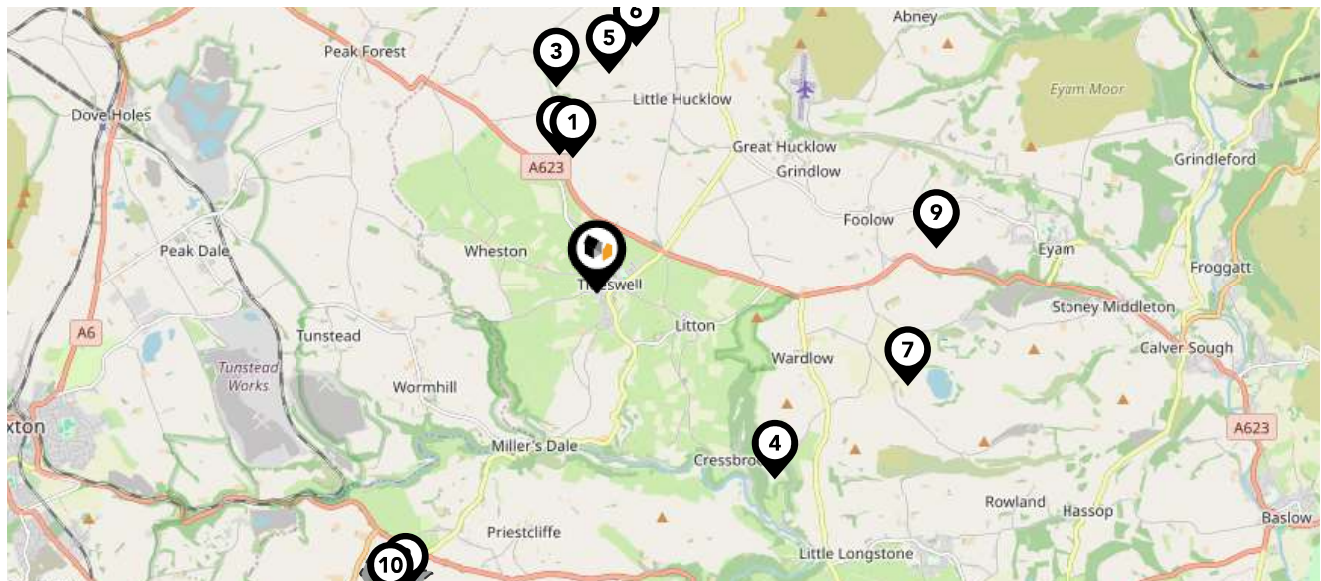
Merseyside and Greater Manchester Green Belt - Cheshire East

Maps

Landfill Sites

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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	EA/EPR/MP3493CA/A001	Active Landfill
2	White Rake-Tideswell Moor, Tideswell	Historic Landfill
3	West End of Shuttle Rake-Tidswell Moor, Derbyshire	Historic Landfill
4	Middle Hay Quarry-Wardlow, Derbyshire	Historic Landfill
5	EA/EPR/MP3990CJ/A001	Active Landfill
6	Scrin Rake-Sout West of Bradwell, Derbyshire	Historic Landfill
7	White Rake, Great Longstone-Wardlow, Derbyshire	Historic Landfill
8	Taddington Waste Disposal Site-Calton Hill Quarry, Topley Pike, Taddington	Historic Landfill
9	Field End-Gate Lane, Eyam, Hope Valley, Derbyshire	Historic Landfill
10	Calton Hill-Taddington, Derbyshire	Historic Landfill

Maps

Listed Buildings

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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
 1215902 - Foxlowe House, Gate Piers And Boundary Walls	Grade II	0.0 miles
 1215879 - Outbuilding Attached To And To The North West Of The Flat	Grade II	0.1 miles
 1215846 - Former Oddfellows Hall	Grade II	0.1 miles
 1215265 - The Flat	Grade II	0.1 miles
 1215267 - Outbuilding To The North East Of Foxlowe House	Grade II	0.1 miles
 1288008 - Hardy House	Grade II	0.1 miles
 1215756 - Blake House	Grade II	0.1 miles
 1215257 - Premises Occupied By The Medeira House Restaurant	Grade II	0.2 miles
 1288041 - Top House	Grade II	0.2 miles
 1215704 - The Vicarage	Grade II	0.2 miles
 1215261 - The Old Grammar School	Grade II	0.2 miles

Area Schools

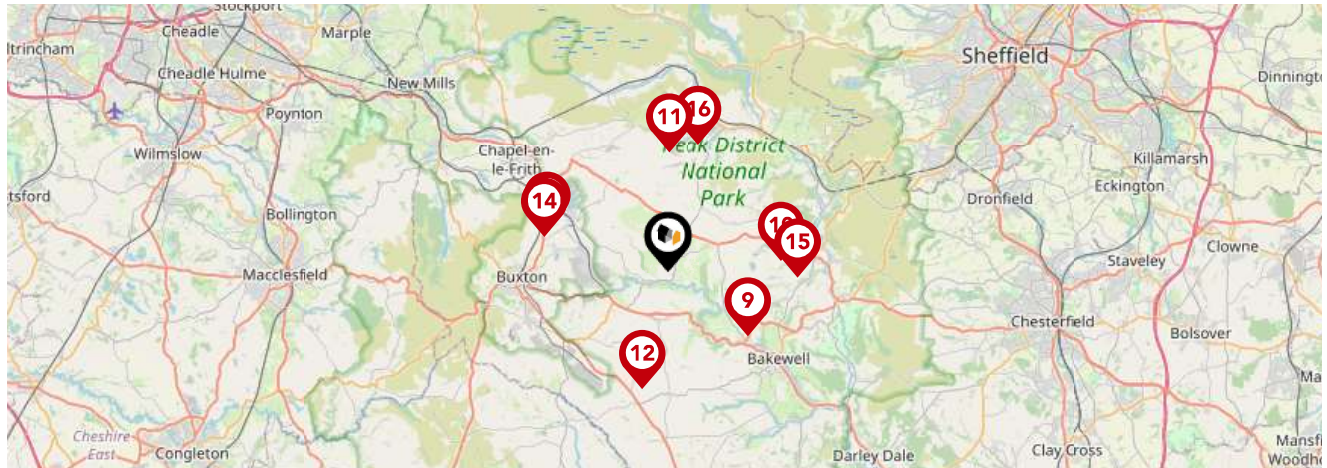
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		Nursery	Primary	Secondary	College	Private
1	Bishop Purglove CofE (A) Primary School Ofsted Rating: Good Pupils: 87 Distance:0.21	☐	☒	☐	☐	☐
2	Litton CofE Primary School Ofsted Rating: Outstanding Pupils: 47 Distance:0.95	☐	☒	☐	☐	☐
3	Great Hucklow CE Primary Ofsted Rating: Good Pupils: 33 Distance:2.22	☐	☒	☐	☐	☐
4	Taddington and Priestcliffe School Ofsted Rating: Good Pupils: 68 Distance:2.92	☐	☒	☐	☐	☐
5	Peak Forest Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 31 Distance:2.96	☐	☒	☐	☐	☐
6	Bradwell CofE (Controlled) Infant School Ofsted Rating: Good Pupils: 29 Distance:3.66	☐	☒	☐	☐	☐
7	Bradwell Junior School Ofsted Rating: Not Rated Pupils: 49 Distance:3.74	☐	☒	☐	☐	☐
8	Peak Dale Primary School Ofsted Rating: Good Pupils: 73 Distance:3.87	☐	☒	☐	☐	☐

Area Schools

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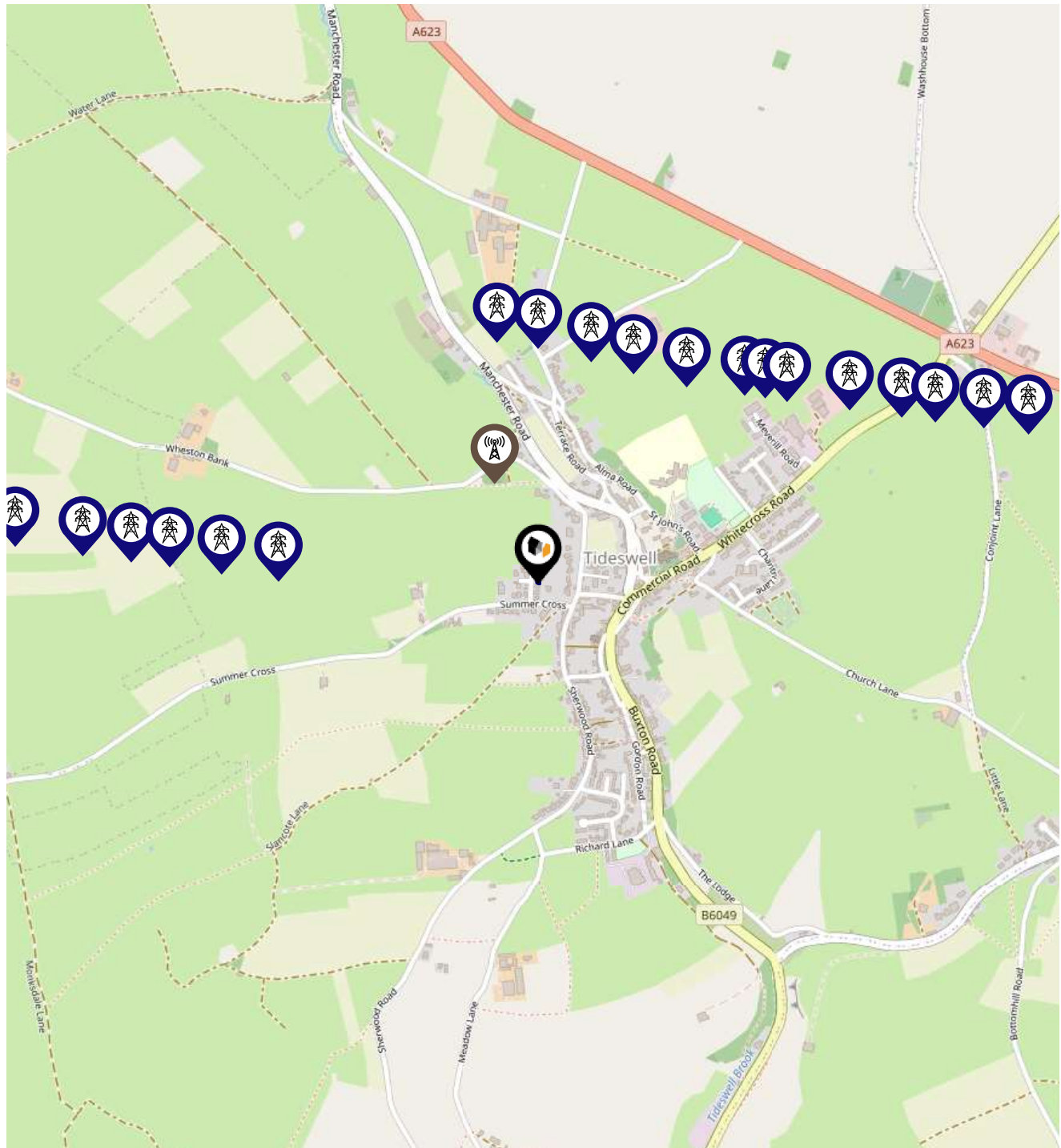


		Nursery	Primary	Secondary	College	Private
	Longstone CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:3.9	☐	☒	☐	☐	☐
	Eyam CofE Primary School Ofsted Rating: Good Pupils: 62 Distance:4.29	☐	☒	☐	☐	☐
	Castleton CofE Primary School Ofsted Rating: Good Pupils: 22 Distance:4.46	☐	☒	☐	☐	☐
	Flagg Nursery School Ofsted Rating: Outstanding Pupils: 57 Distance:4.52	☒	☐	☐	☐	☐
	Dove Holes CofE Primary School Ofsted Rating: Good Pupils: 55 Distance:4.76	☐	☒	☐	☐	☐
	The Meadows Ofsted Rating: Good Pupils: 1 Distance:4.86	☐	☐	☒	☐	☐
	Stoney Middleton CofE (C) Primary School Ofsted Rating: Good Pupils: 13 Distance:4.88	☐	☒	☐	☐	☐
	Hope Valley College Ofsted Rating: Good Pupils: 542 Distance:4.91	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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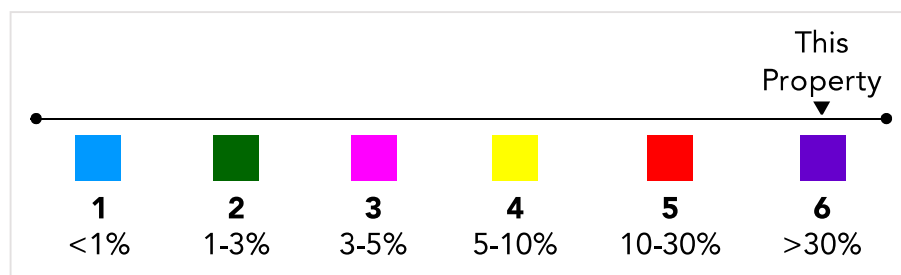
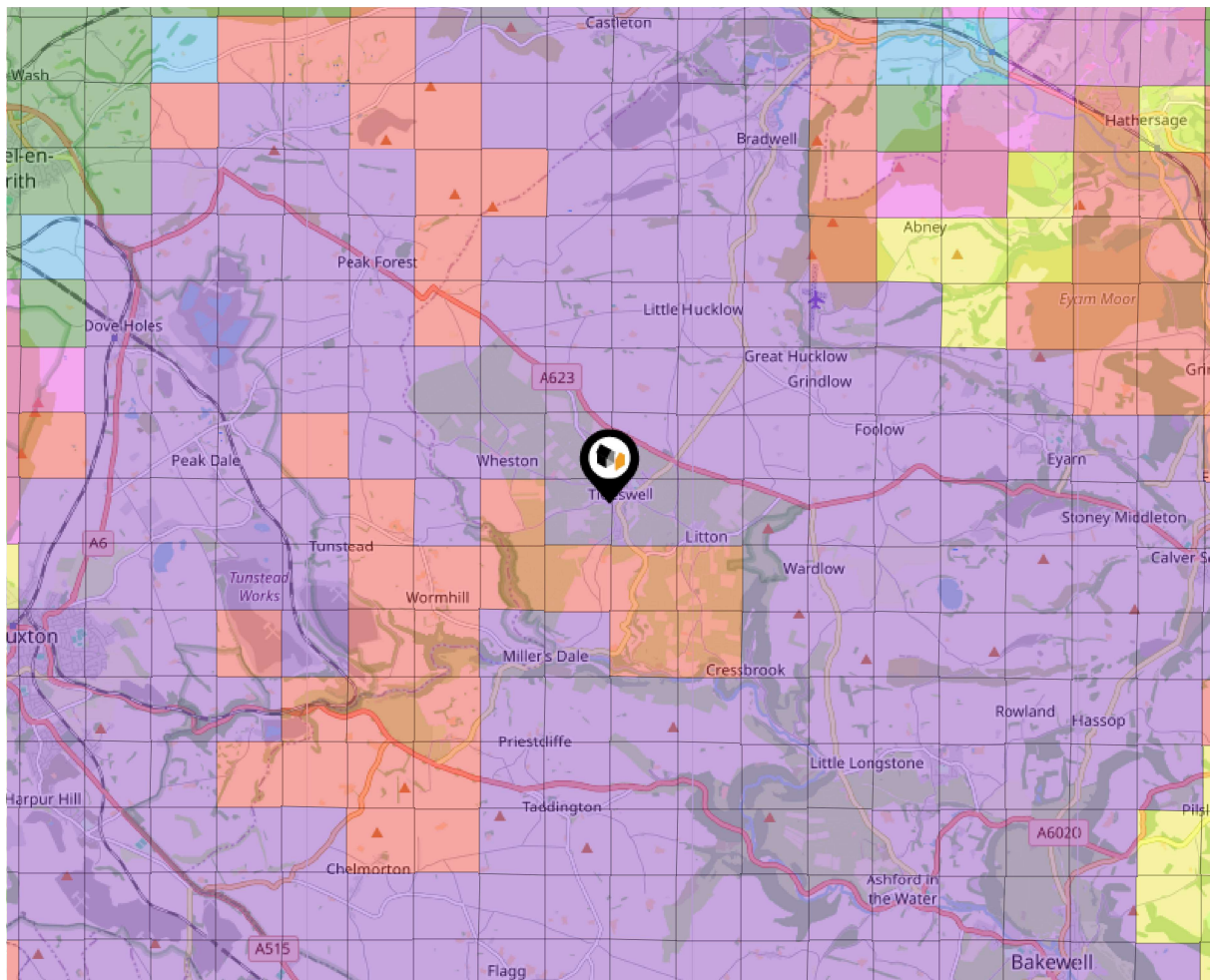


Key:

-  Power Pylons
-  Communication Masts

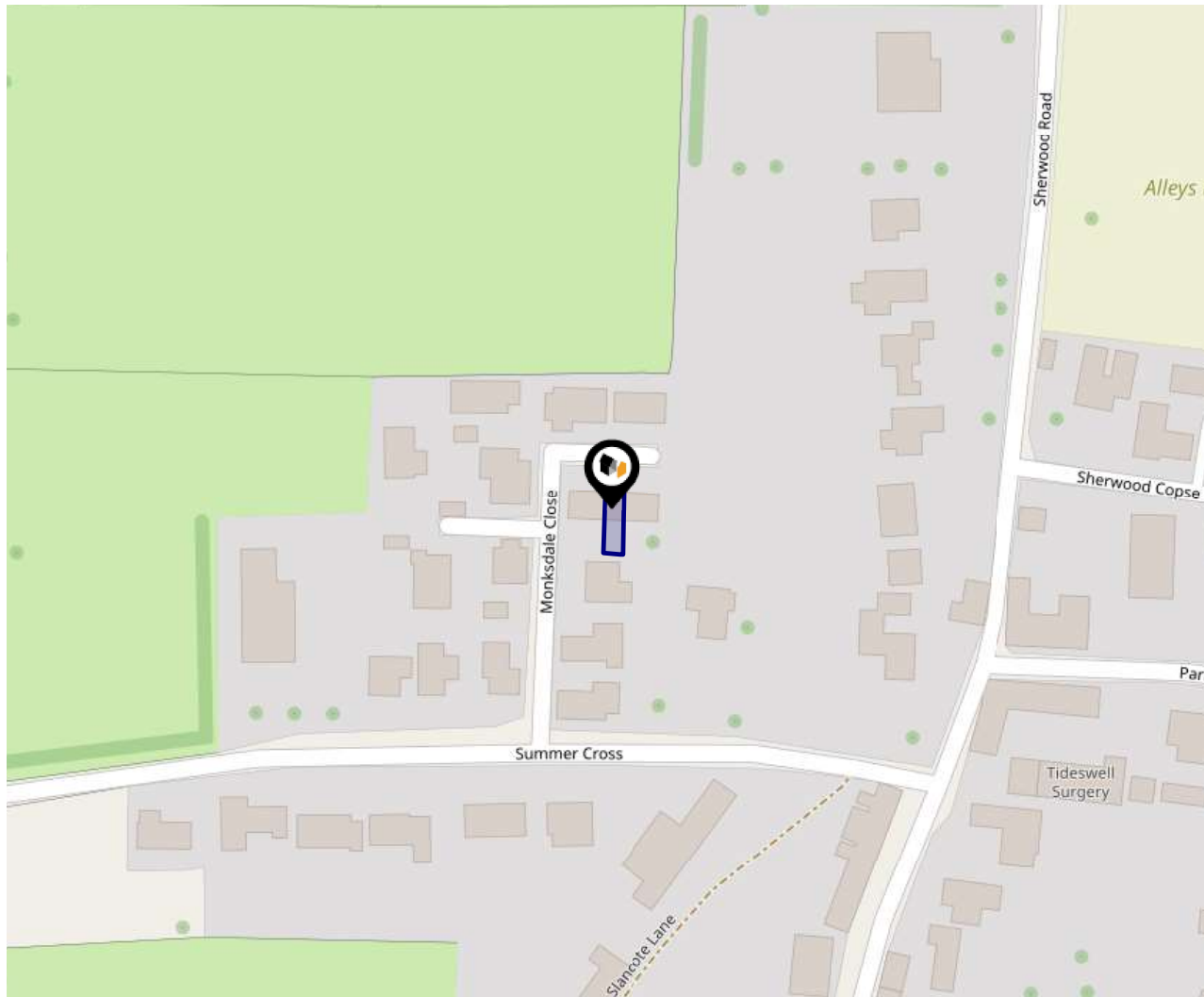
What is Radon?

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

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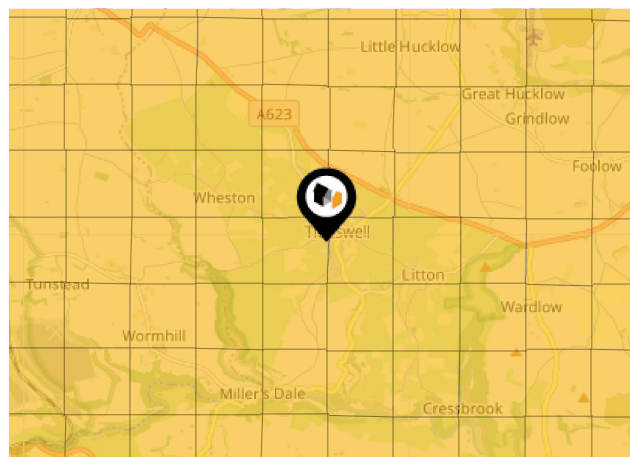
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	HIGH	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



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)

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National Rail Stations

Pin	Name	Distance
1	Hope (Derbyshire) Rail Station	5.06 miles
2	Dove Holes Rail Station	4.89 miles
3	Dove Holes Rail Station	4.89 miles



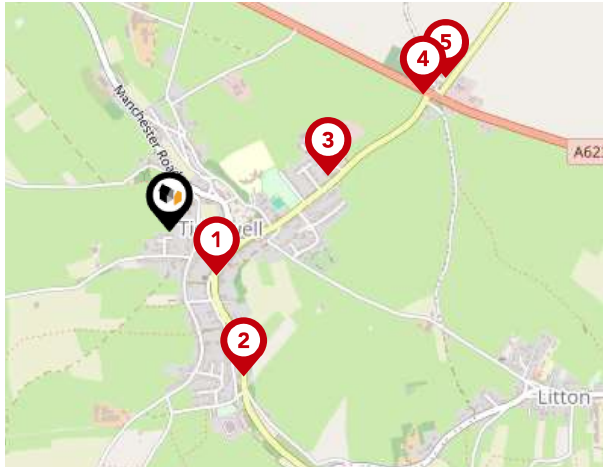
Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	17.33 miles
2	M67 J2	18.11 miles
3	M1 J35A	18.96 miles
4	M1 J35	18.38 miles
5	M60 J25	17.62 miles



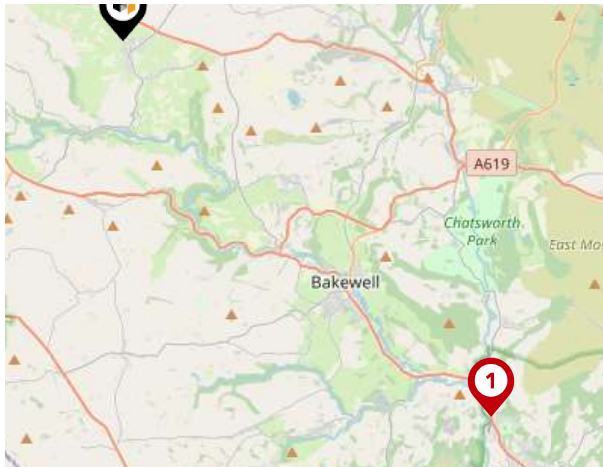
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	21.65 miles
2	Leeds Bradford Airport	41.12 miles
3	East Mids Airport	36.39 miles
4	Finningley	34.58 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Square	0.15 miles
2	Buxton Road	0.38 miles
3	Whitecross Road	0.4 miles
4	Anchor Cross Roads	0.68 miles
5	Anchor Inn	0.74 miles



Local Connections

Pin	Name	Distance
1	Rowsley South (Peak Rail)	9.9 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.



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