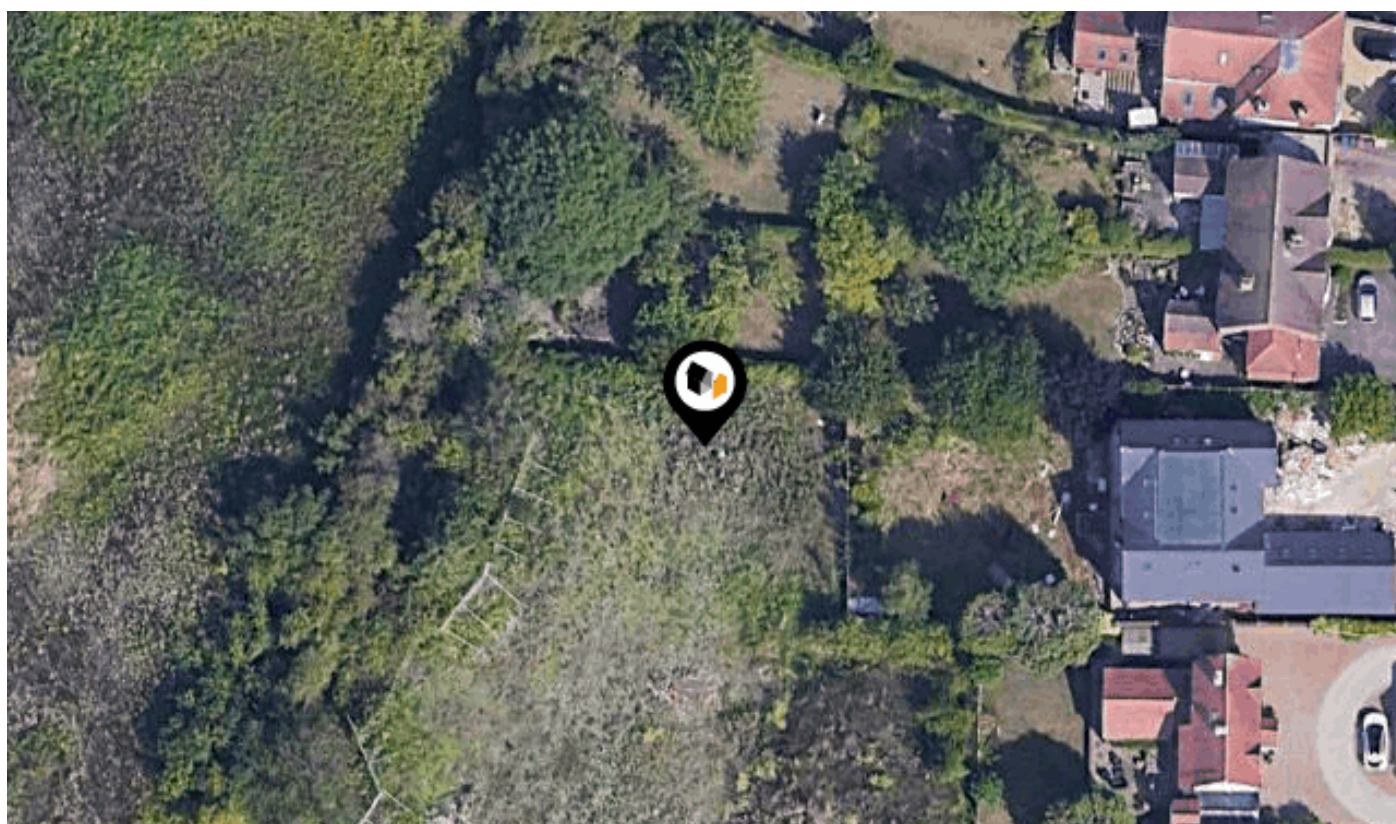




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th September 2025



SORCHESTUN LANE, DERBY, DE73

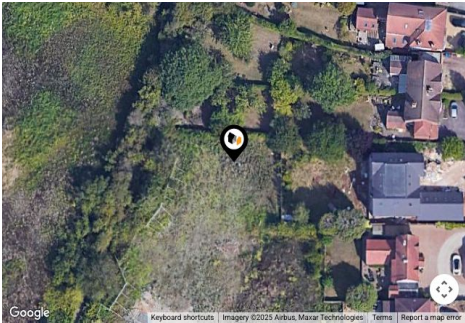
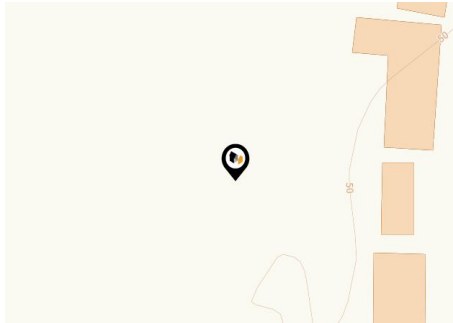
Mansfield Sales and Lettings Ltd.

3 Carrion Place Berry Hill Mansfield NG18 6BE

01623 575012

rich@mansfieldsalesandlettings.co.uk

www.mansfieldsalesandlettings.co.uk



Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,894 ft ² / 176 m ²

Local Area

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

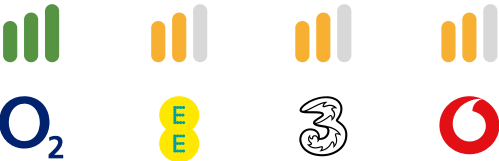
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

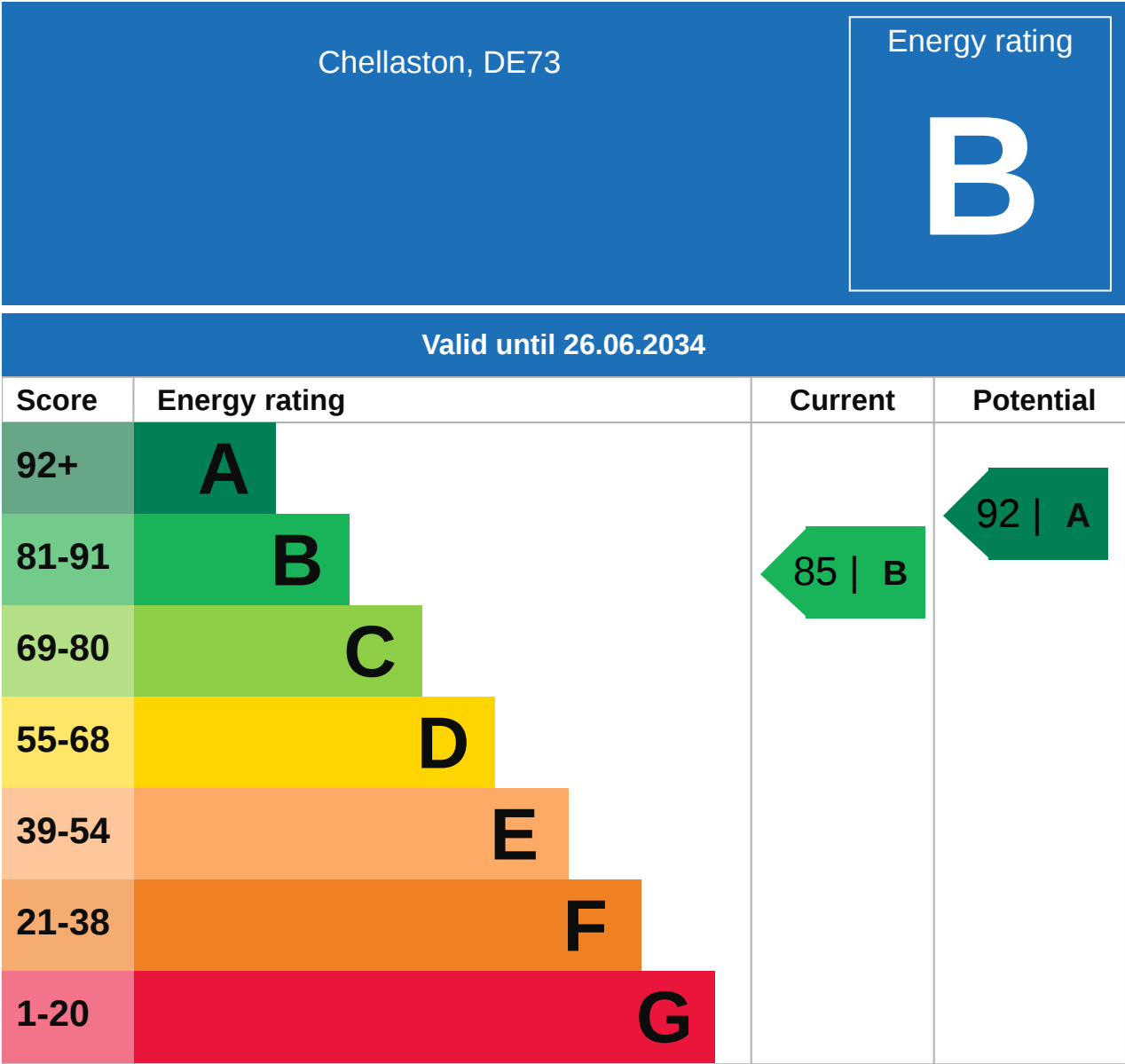
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m ² K
Total Floor Area:	176 m ²

9, Sorchestun Lane, Derby, DE73 5BD

Last Sold Date: 12/06/2025
Last Sold Price: £524,995

10, Sorchestun Lane, Derby, DE73 5BD

Last Sold Date: 17/01/2025
Last Sold Price: £525,000

8, Sorchestun Lane, Derby, DE73 5BD

Last Sold Date: 05/07/2024
Last Sold Price: £525,000

5, Sorchestun Lane, Derby, DE73 5BD

Last Sold Date:	15/12/2023	16/06/2021
Last Sold Price:	£670,000	£718,500

4, Sorchestun Lane, Derby, DE73 5BD

Last Sold Date: 26/06/2023
Last Sold Price: £250,000

3, Sorchestun Lane, Derby, DE73 5BD

Last Sold Date:	15/04/2021	09/11/2015
Last Sold Price:	£687,500	£285,000

6, Sorchestun Lane, Derby, DE73 5BD

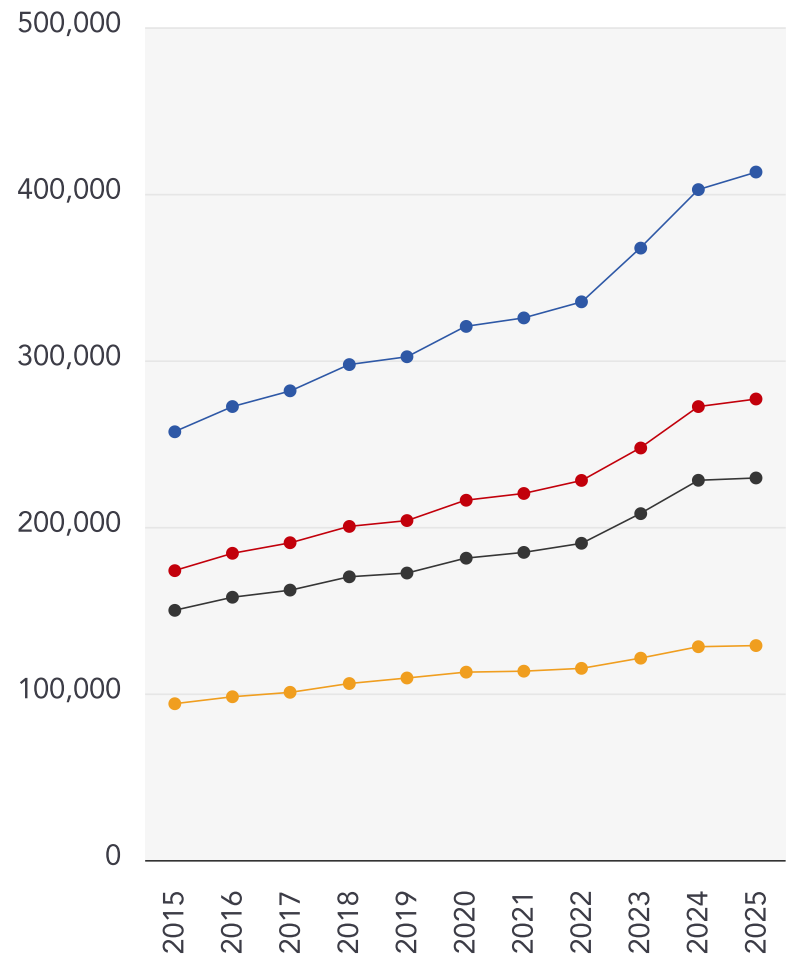
Last Sold Date: 04/10/2019
Last Sold Price: £552,000

7, Sorchestun Lane, Derby, DE73 5BD

Last Sold Date: 31/07/2019
Last Sold Price: £460,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in DE73



Detached

+60.65%

Semi-Detached

+59.33%

Terraced

+53.03%

Flat

+37.21%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

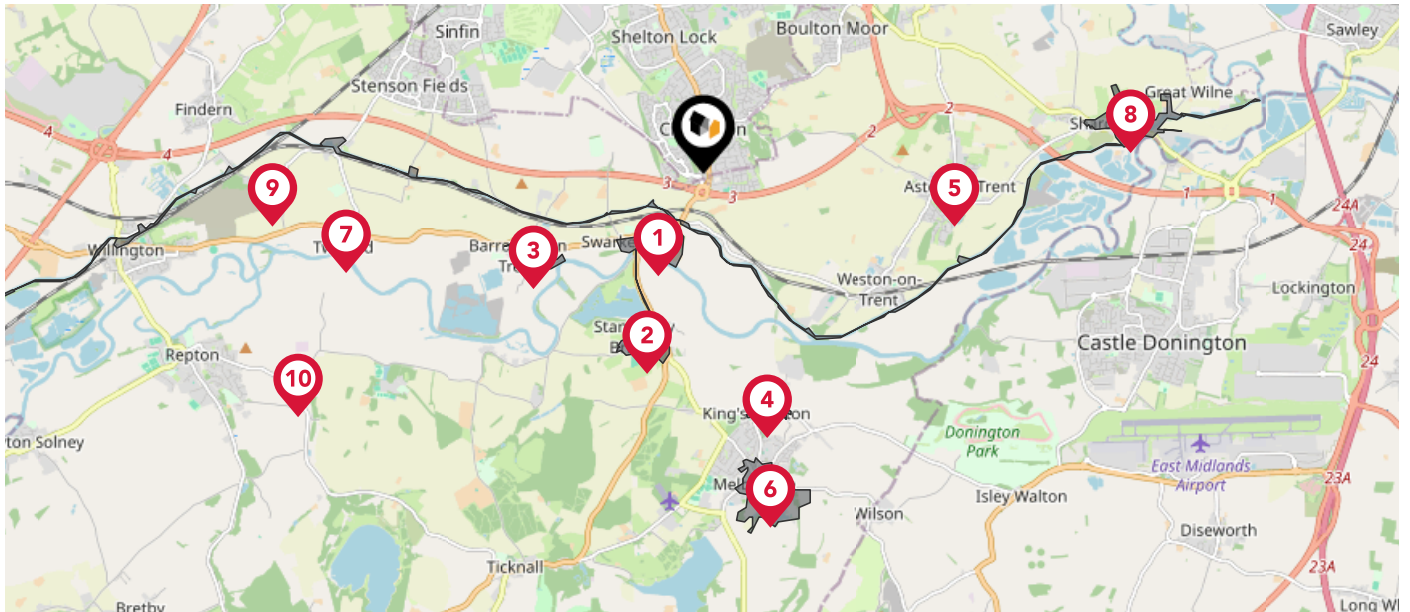
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

Swarkestone

2

Stanton by Bridge

3

Barrow on Trent

4

King's Newton

5

Aston on Trent

6

Melbourne

7

Twyford

8

Shardlow Wharf

9

Trent and Mersey Canal

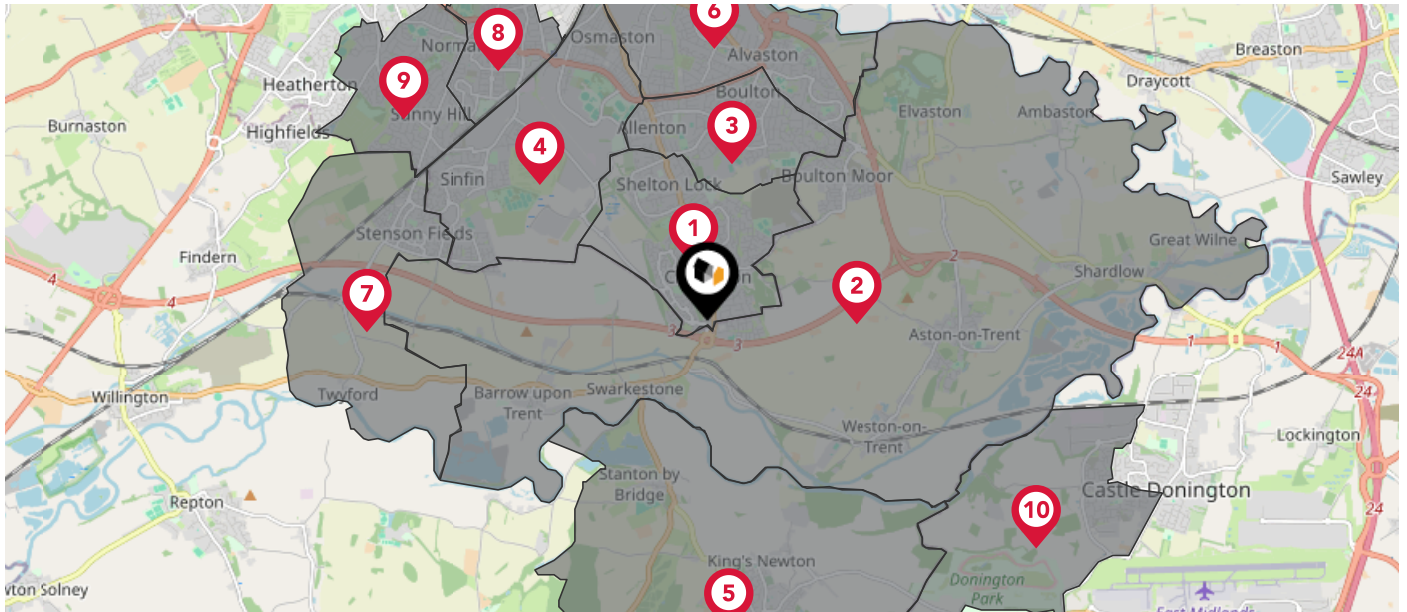
10

Milton

Maps

Council Wards

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

Chellaston Ward

2

Aston Ward

3

Boulton Ward

4

Sinfin Ward

5

Melbourne Ward

6

Alvaston Ward

7

Stenson Ward

8

Normanton Ward

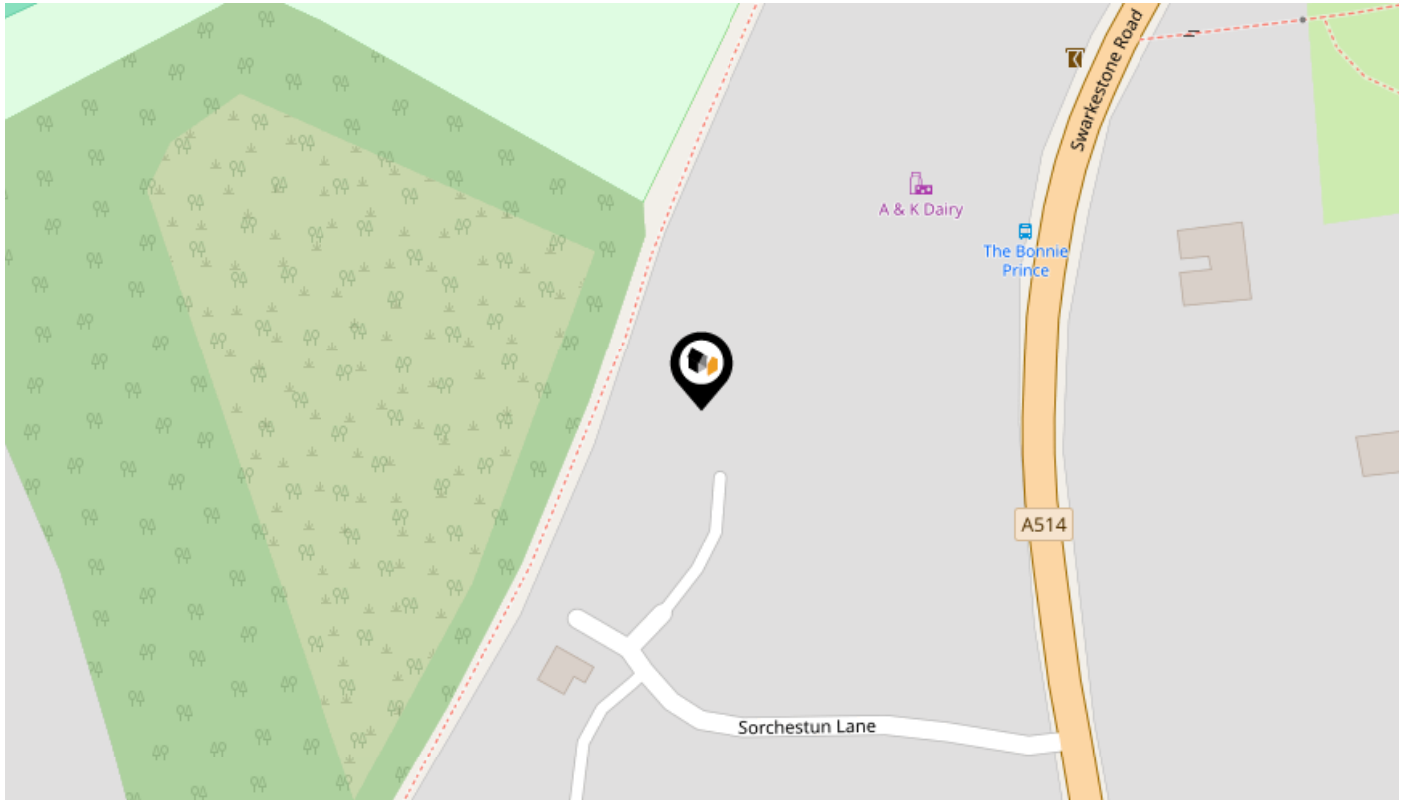
9

Blagreaves Ward

10

Castle Donington Park 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:

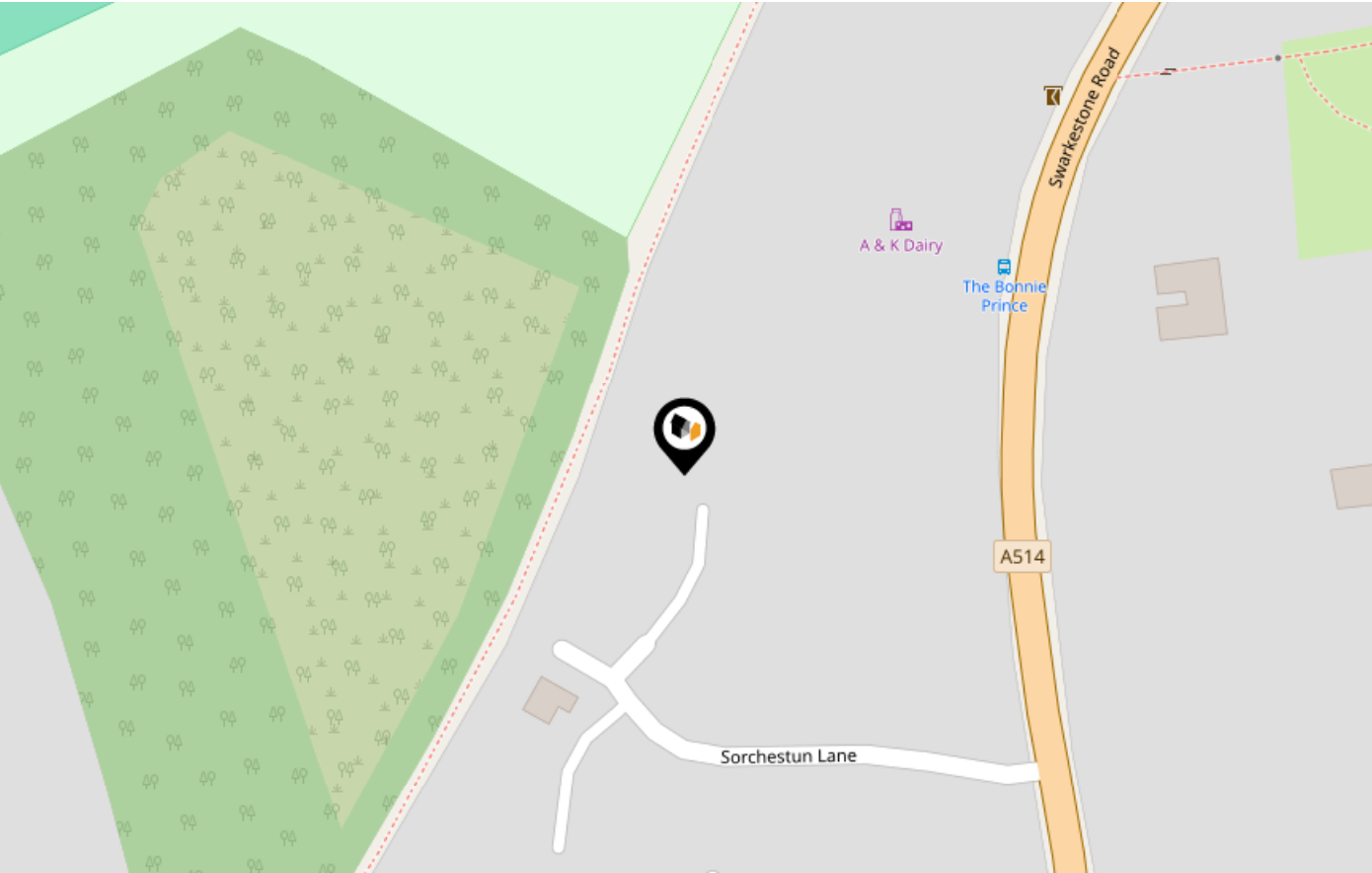
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



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

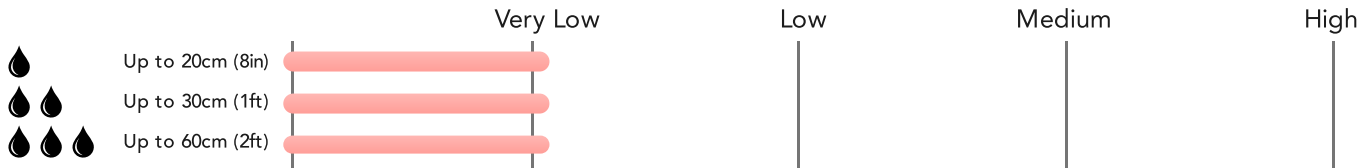


Risk Rating: Very low

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:

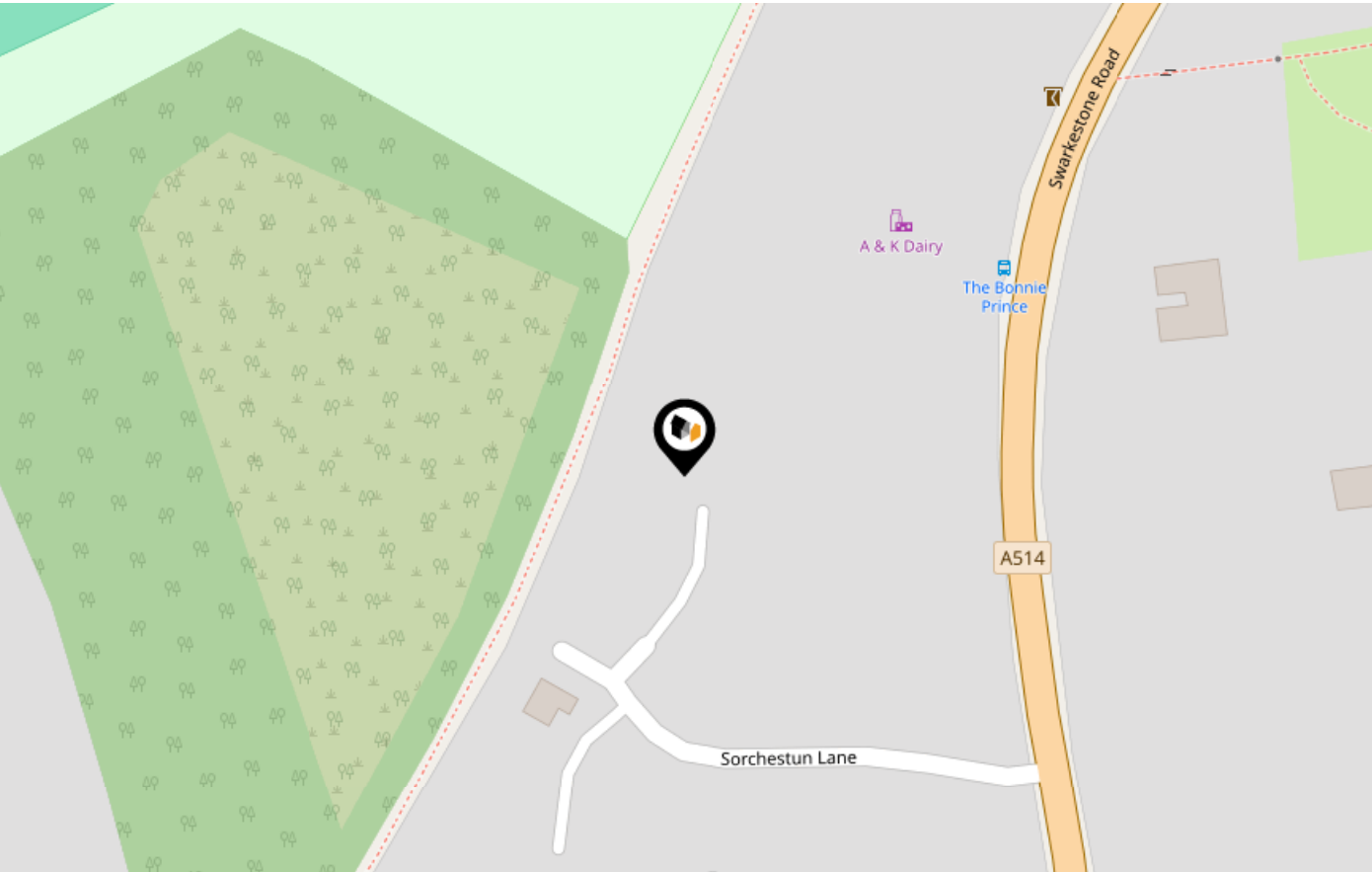


Flood Risk

Rivers & Seas - Climate Change



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.

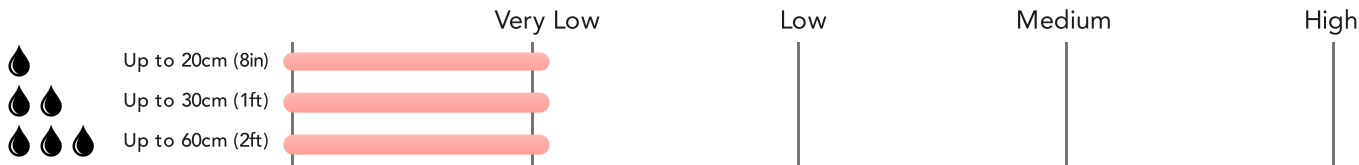


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:



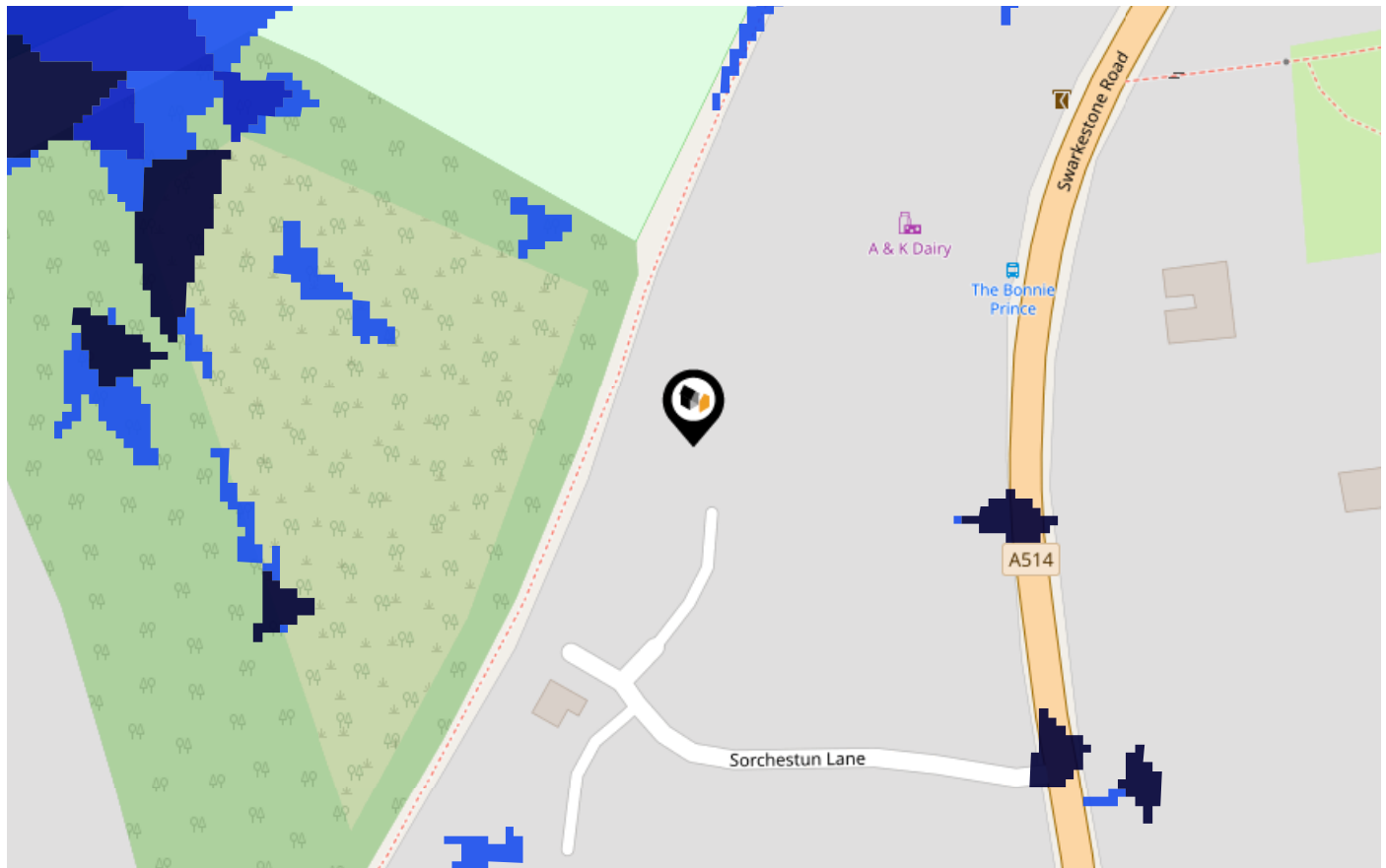
Monsfield
Sales & Lettings

Rainwater Height	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium
Up to 90cm (3ft)	High

Flood Risk

Surface Water - Climate Change

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

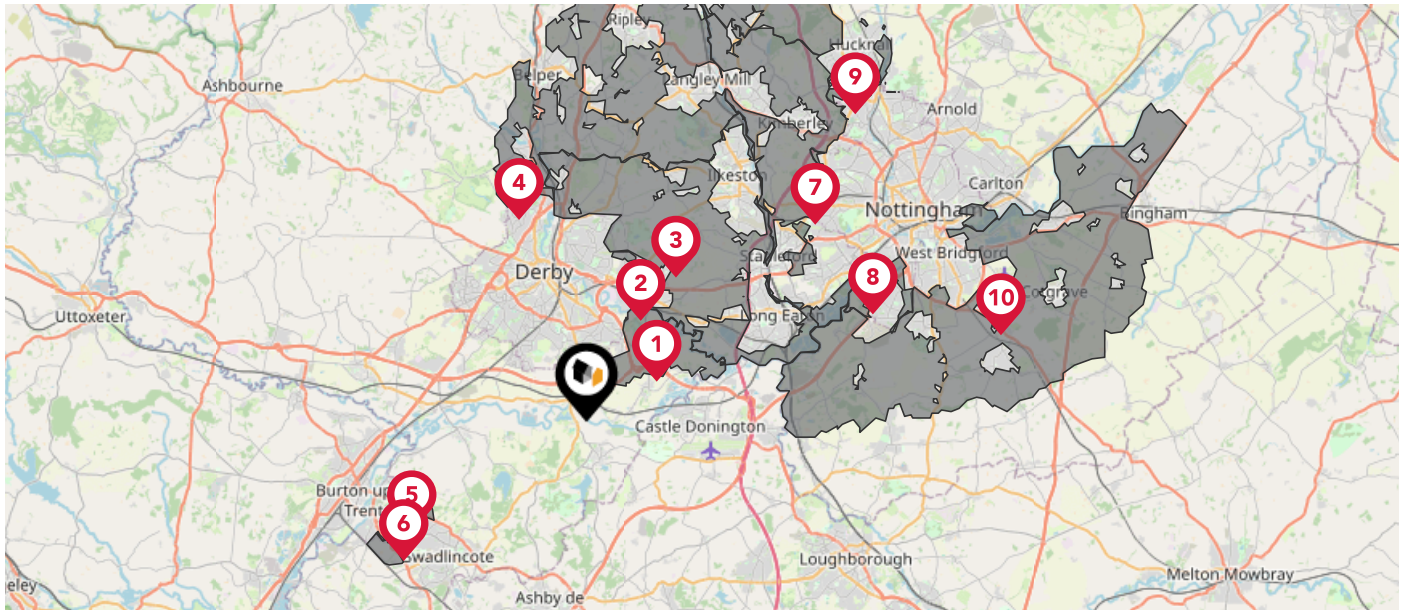
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



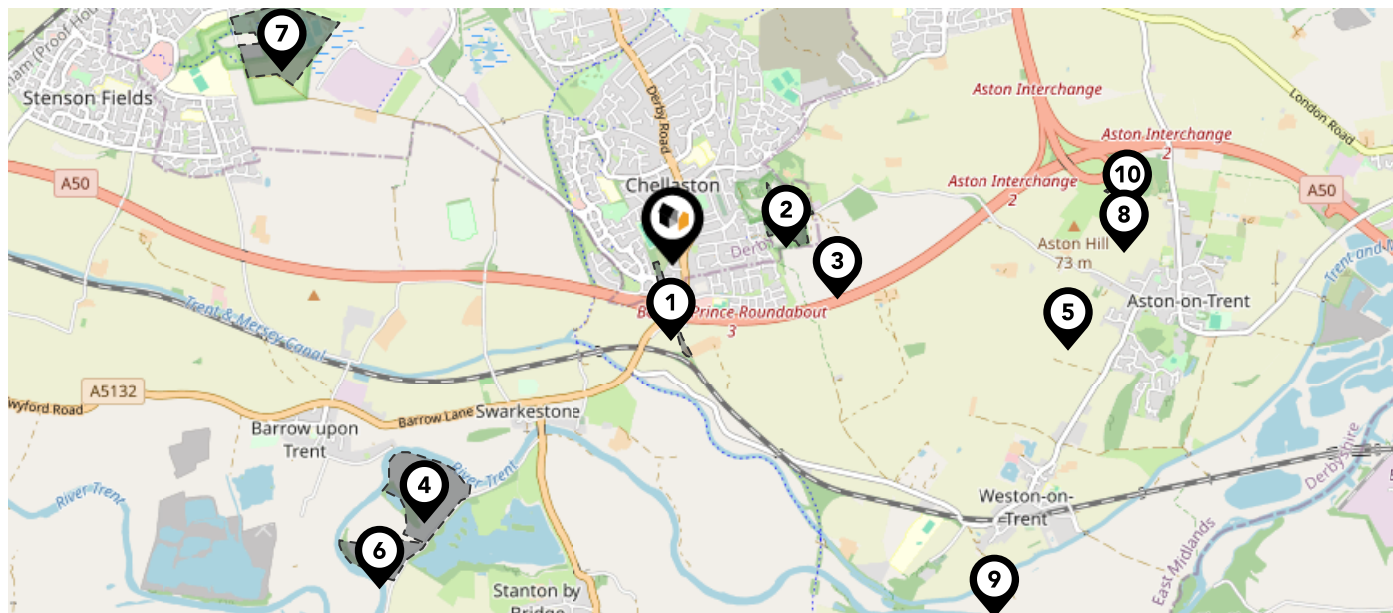
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Derby and Nottingham Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Derby
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - Amber Valley
-  Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire
-  Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Nottingham
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham Green Belt - Ashfield
-  Derby and Nottingham Green Belt - Rushcliffe

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.



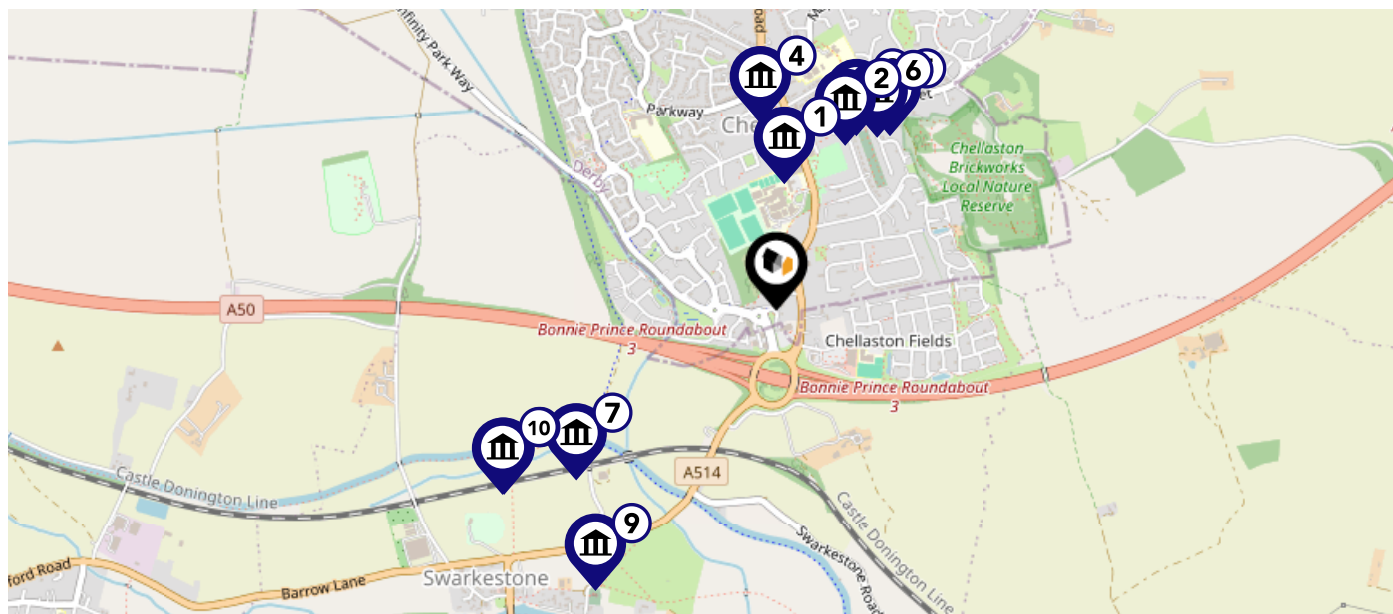
Nearby Landfill Sites

1	Railway Cutting off Swarkestone Road (A514)- Chellaston, Derby	Historic Landfill	☐
2	Derbyshire County Council Waste Disposal Site, Chellaston Brickworks-Aston Lane, Derby	Historic Landfill	☐
3	Old Plaster Pits-Aston Lane, Chellaston, Derby, Derbyshire	Historic Landfill	☐
4	National Power PLC-Derby Quarry, Ingleby Lane, Swarkestone	Historic Landfill	☐
5	The Dingle-Weston Road, Aston-On-Trent, Derbyshire	Historic Landfill	☐
6	Ingleby Lane-Barrow upon Trent, Derbyshire	Historic Landfill	☐
7	Sinfin Moor Park-Sinfin Lane, Derby	Historic Landfill	☐
8	The Wood, Longcroft Farm-Aston-On-Trent	Historic Landfill	☐
9	Land Adjacent to Scotch Bridge-Weston-On-Trent, Derbyshire	Historic Landfill	☐
10	Aston Hill Borrow Pit-Aston-On-Trent, Derby	Historic Landfill	☐

Maps

Listed Buildings

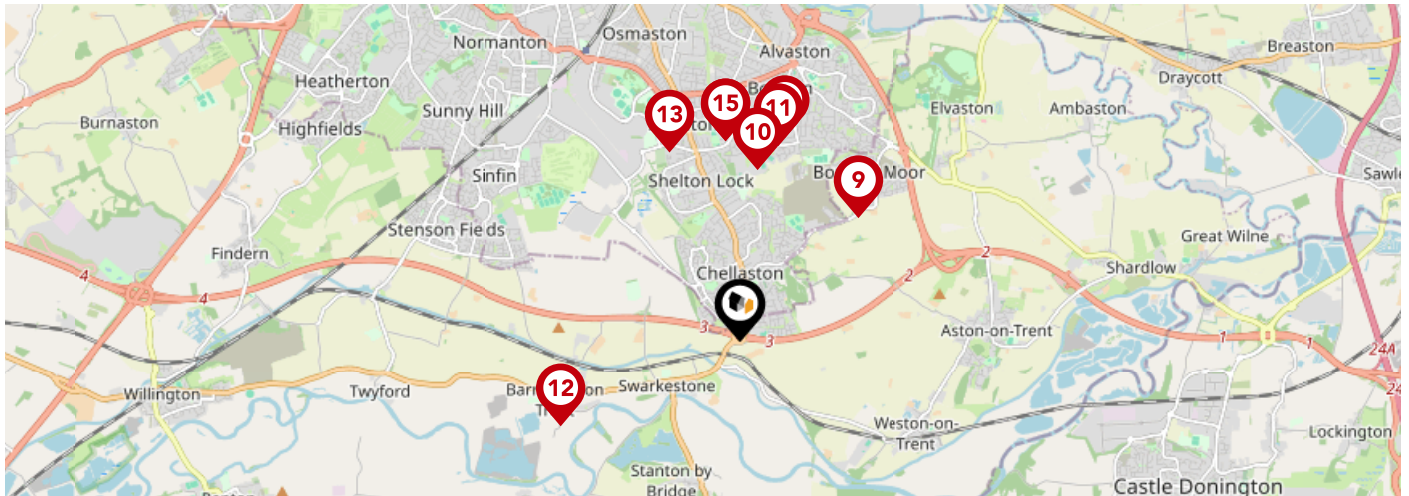
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1229612 - 4, Swarkestone Road	Grade II	0.3 miles
	1227902 - Church Of St Peter	Grade II	0.4 miles
	1287446 - 1a, Green Avenue	Grade II	0.4 miles
	1216179 - Pear Tree Cottage	Grade II	0.4 miles
	1287488 - A Range Of Loose Boxes To East Of White House Farmhouse With Barns (now Partly Demolished) On Return Side In Aston Lane	Grade II	0.5 miles
	1227838 - White House Farmhouse	Grade II	0.5 miles
	1088348 - Trent And Mersey Canal Swarkestone Lock And Bridge	Grade II	0.6 miles
	1205726 - Trent And Mersey Canal Outbuilding To East Of Canal Toll House At Swarkestone Stop	Grade II	0.7 miles
	1334664 - Pair Of Gate Piers To North West Of Swarkestone Hall At Sk 372 287	Grade II	0.7 miles
	1334666 - Trent And Mersey Canal, Canal Toll House At Swarkestone Stop	Grade II	0.7 miles

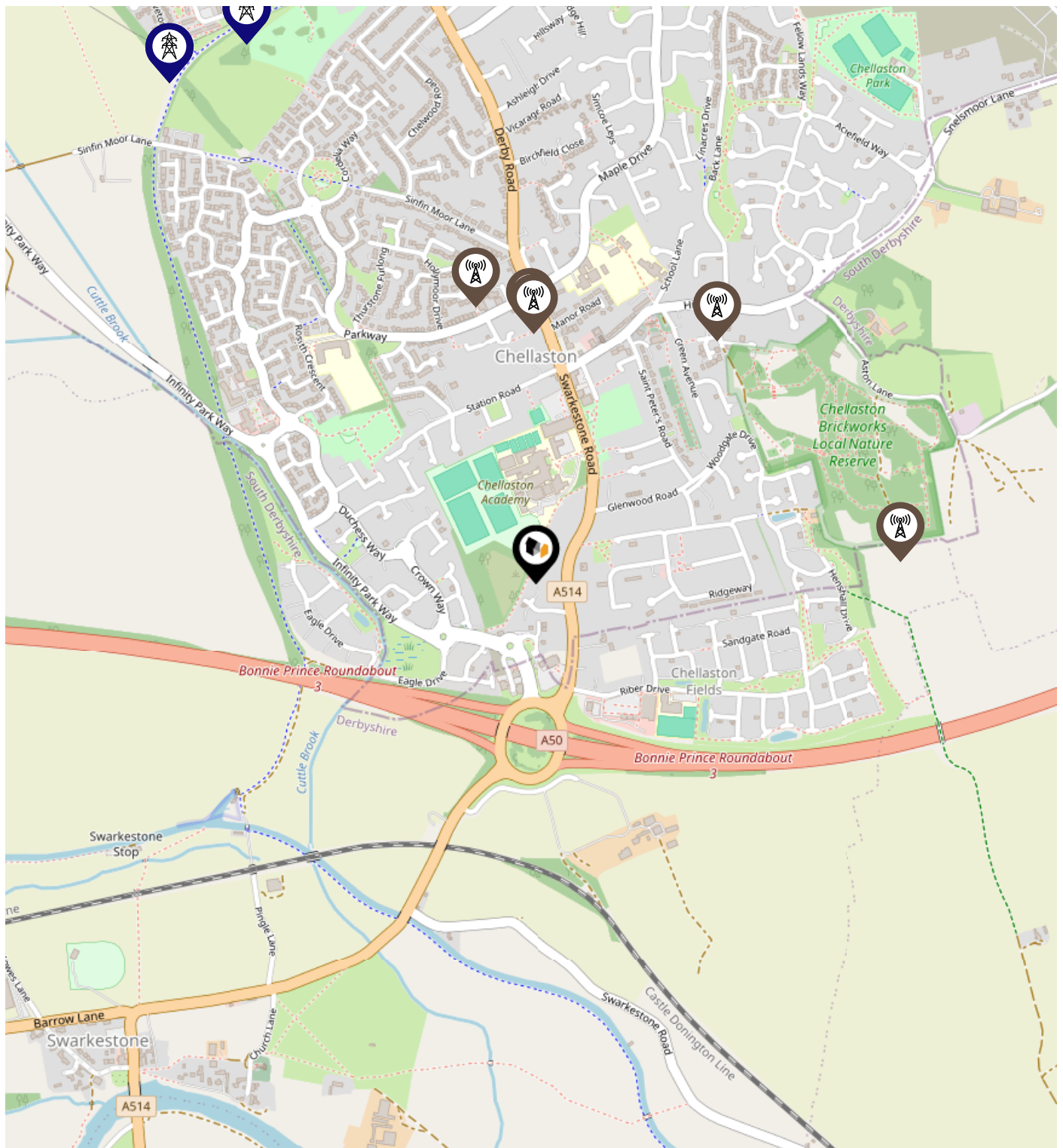


		Nursery	Primary	Secondary	College	Private
1	Chellaston Academy Ofsted Rating: Good Pupils: 1807 Distance:0.15	☐	☐	☒	☐	☐
2	Chellaston Fields Spencer Academy Ofsted Rating: Good Pupils: 140 Distance:0.29	☐	☒	☐	☐	☐
3	Homefields Primary School Ofsted Rating: Good Pupils: 345 Distance:0.46	☐	☒	☐	☐	☐
4	Chellaston Infant School Ofsted Rating: Good Pupils: 254 Distance:0.49	☐	☒	☐	☐	☐
5	Chellaston Junior School Ofsted Rating: Good Pupils: 485 Distance:0.5	☐	☒	☐	☐	☐
6	Shelton Junior School Ofsted Rating: Good Pupils: 290 Distance:1.21	☐	☒	☐	☐	☐
7	Shelton Infant School Ofsted Rating: Good Pupils: 219 Distance:1.21	☐	☒	☐	☐	☐
8	Noel-Baker Academy Ofsted Rating: Good Pupils: 1143 Distance:1.26	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Clover Leys Spencer Academy Ofsted Rating: Not Rated Pupils: 75 Distance:1.54	☐	☒	☐	☐	☐
	St Martins School Ofsted Rating: Outstanding Pupils: 230 Distance:1.54	☐	☐	☒	☐	☐
	Oakwood Junior School Ofsted Rating: Good Pupils: 355 Distance:1.78	☐	☒	☐	☐	☐
	Sale and Davys Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.78	☐	☒	☐	☐	☐
	Allenton Primary School Ofsted Rating: Good Pupils: 327 Distance:1.79	☐	☒	☐	☐	☐
	Landau Forte Academy Moorhead Ofsted Rating: Requires improvement Pupils: 197 Distance:1.79	☐	☒	☐	☐	☐
	Alvaston Moor Academy Ofsted Rating: Requires improvement Pupils: 880 Distance:1.79	☐	☐	☒	☐	☐
	Oakwood Infant and Nursery School Ofsted Rating: Good Pupils: 311 Distance:1.86	☐	☒	☐	☐	☐

Local Area Masts & Pylons

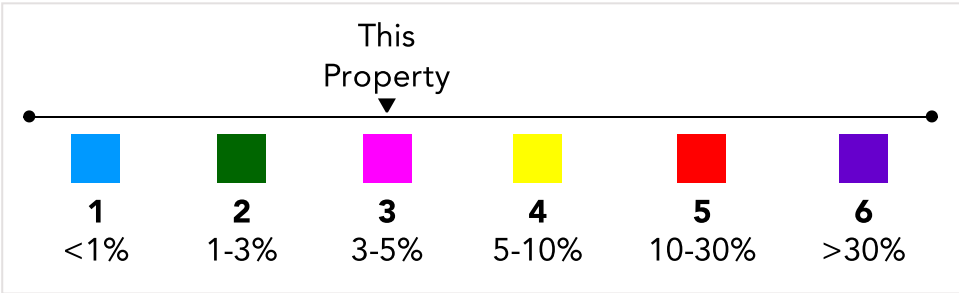
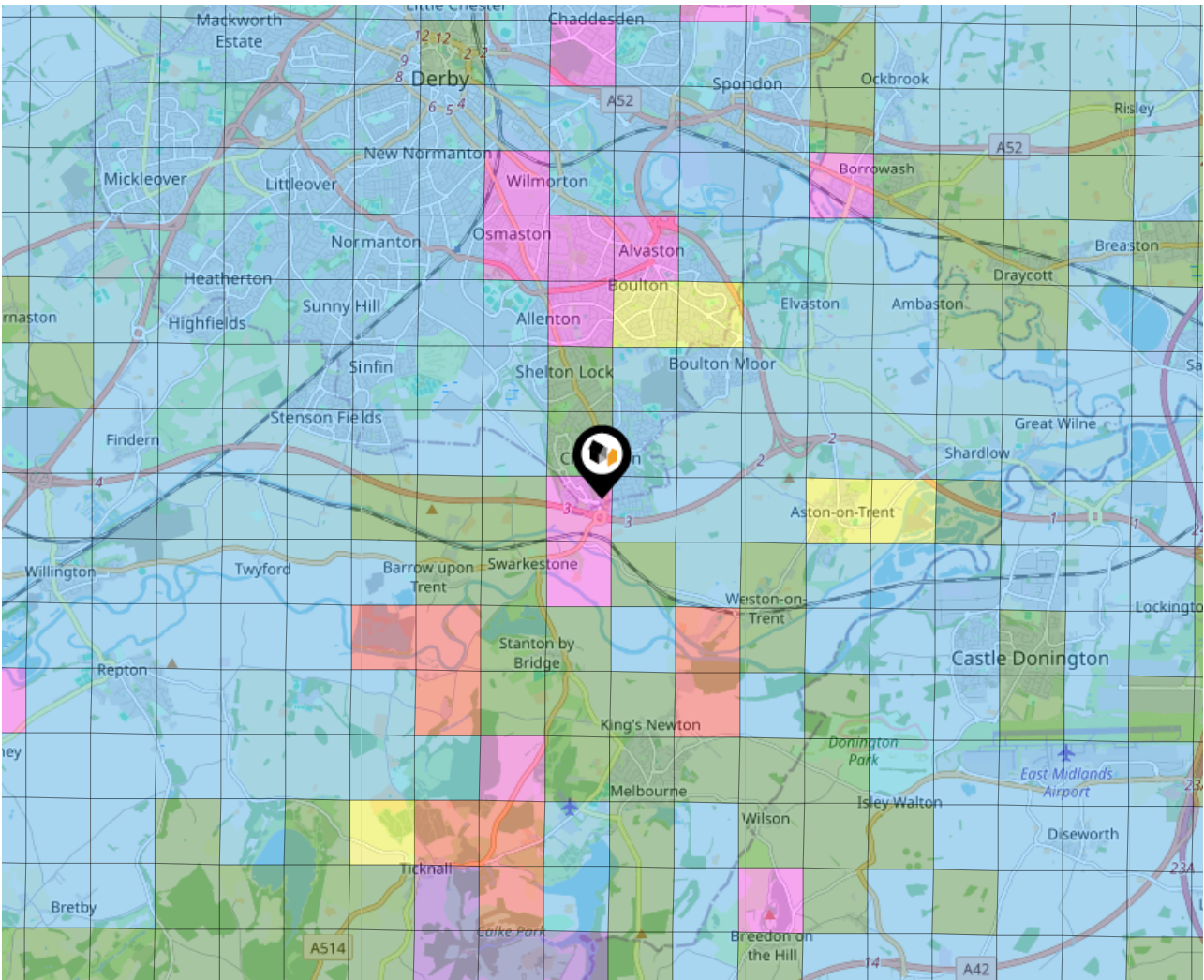


Key:

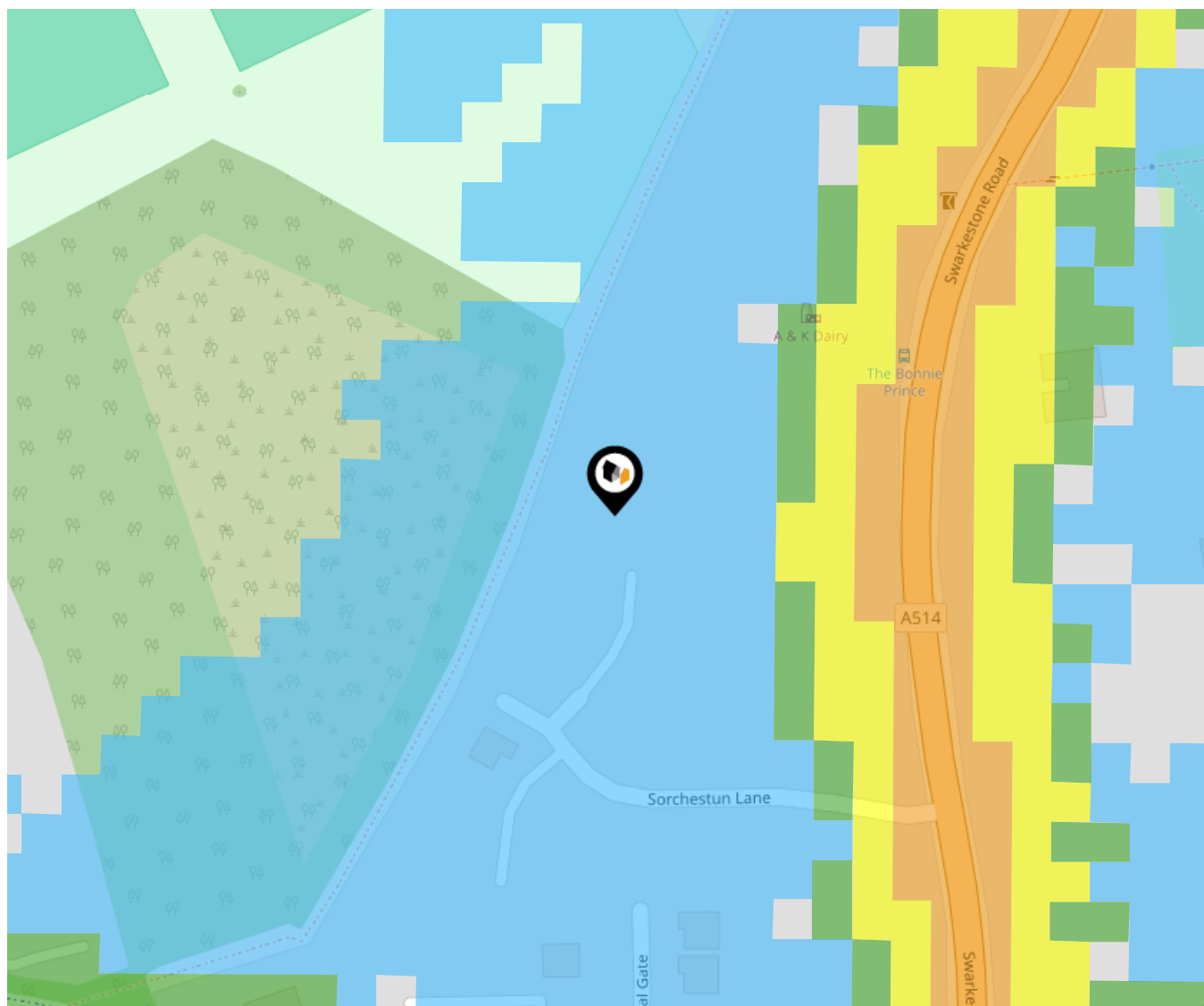
-  Power Pylons
-  Communication Masts

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



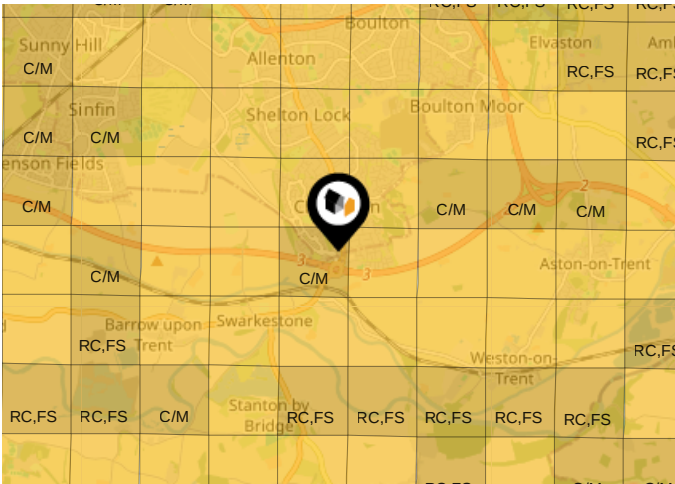
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

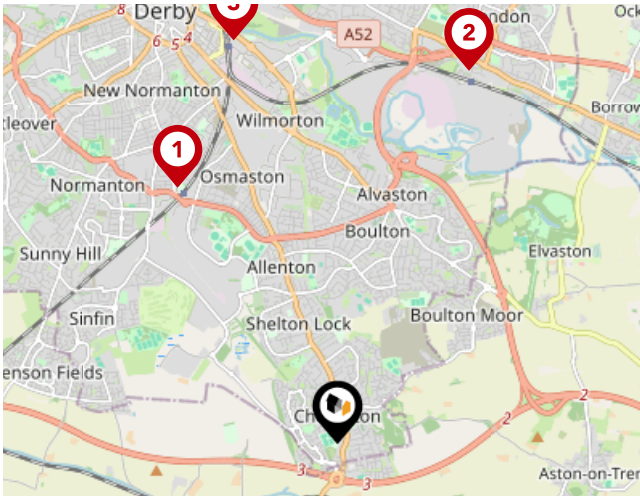


Primary Classifications (Most Common Clay Types)

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

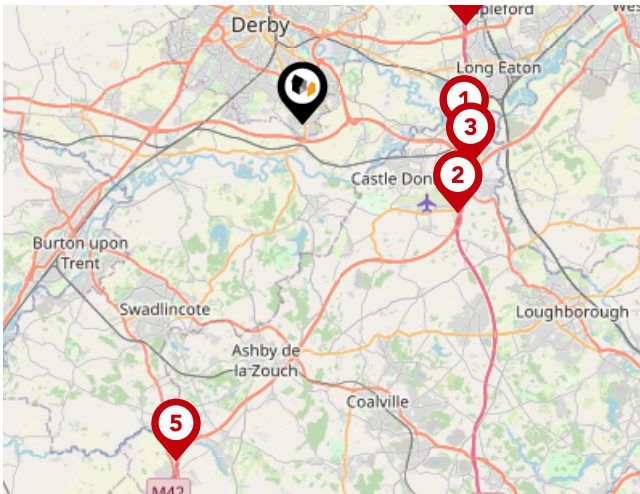
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Peartree Rail Station	2.69 miles
2	Spondon Rail Station	3.53 miles
3	Derby Rail Station	3.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J24A	5.8 miles
2	M1 J23A	6.42 miles
3	M1 J24	6.16 miles
4	M1 J25	6.84 miles
5	M42 J11	12.91 miles

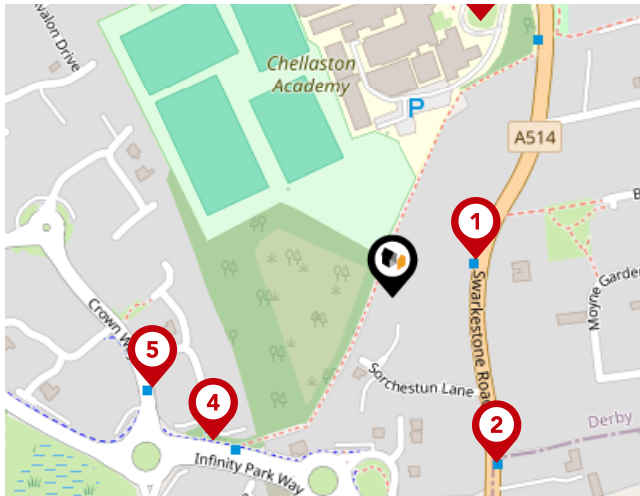


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	5.28 miles
2	Baginton	34.36 miles
3	Birmingham Airport	30.95 miles
4	Finningley	46.21 miles

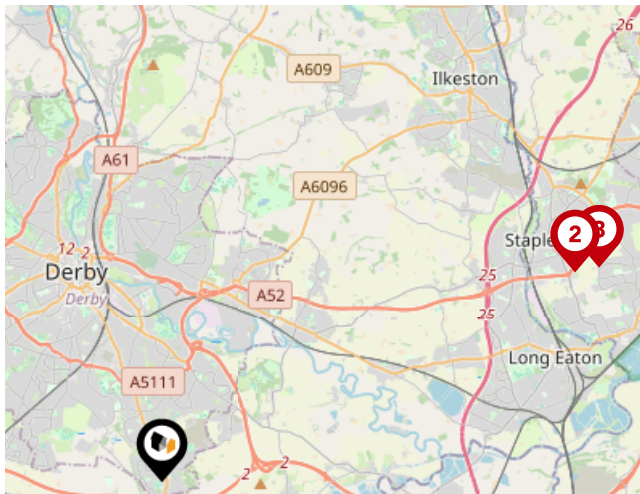
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Bonnie Prince	0.05 miles
2	The Bonnie Prince	0.11 miles
3	Academy Bus Park	0.16 miles
4	Royal Approach	0.13 miles
5	Crown Way	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	8.8 miles
2	Tram Park & Ride	8.29 miles
3	Inham Road	8.73 miles



Mansfield Sales and Lettings Ltd.

Mansfield sales and lettings was established in 2023, after Rich had been working in the financial service industry, Rich was helping solicitors mortgage advisors etc put together sales and purchases of residential properties for buyers and sellers it was a natural progression to take a leap of faith and set up a estate agent's, Rich has a passion for customer service and looking at customer needs Mansfield sales and lettings open hours are a simple example of this they are open 10-8 Monday to Saturday. We have established links to local solicitors mortgage advisors and insurance advisors to help you step by step. We also have Shaun (Development director) who deals with Property Development and Jayne (Operations coordinator) is a member of the British landlords association and has a number of her own properties she rents out, she has been managing lettings for over 25 years.



Testimonial 1



Great place, friendly, knowledgeable, professional and go above and beyond.

Testimonial 2



Fantastic company, extremely professional and eager to help with any questions or enquiries I had! Definitely recommend!

Testimonial 3



Excellent service. Very friendly and knowledgeable and really put me at ease straight away. The communication was great and kept in touch with regular updates.. I would happily recommend to all my friends and family.



/104174165966493



/accounts/login

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mansfield Sales and Lettings Ltd. or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mansfield Sales and Lettings Ltd. and therefore no warranties can be given as to their good working order.

Mansfield Sales and Lettings Ltd.

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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The information contained within this report is for general information purposes only.

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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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