

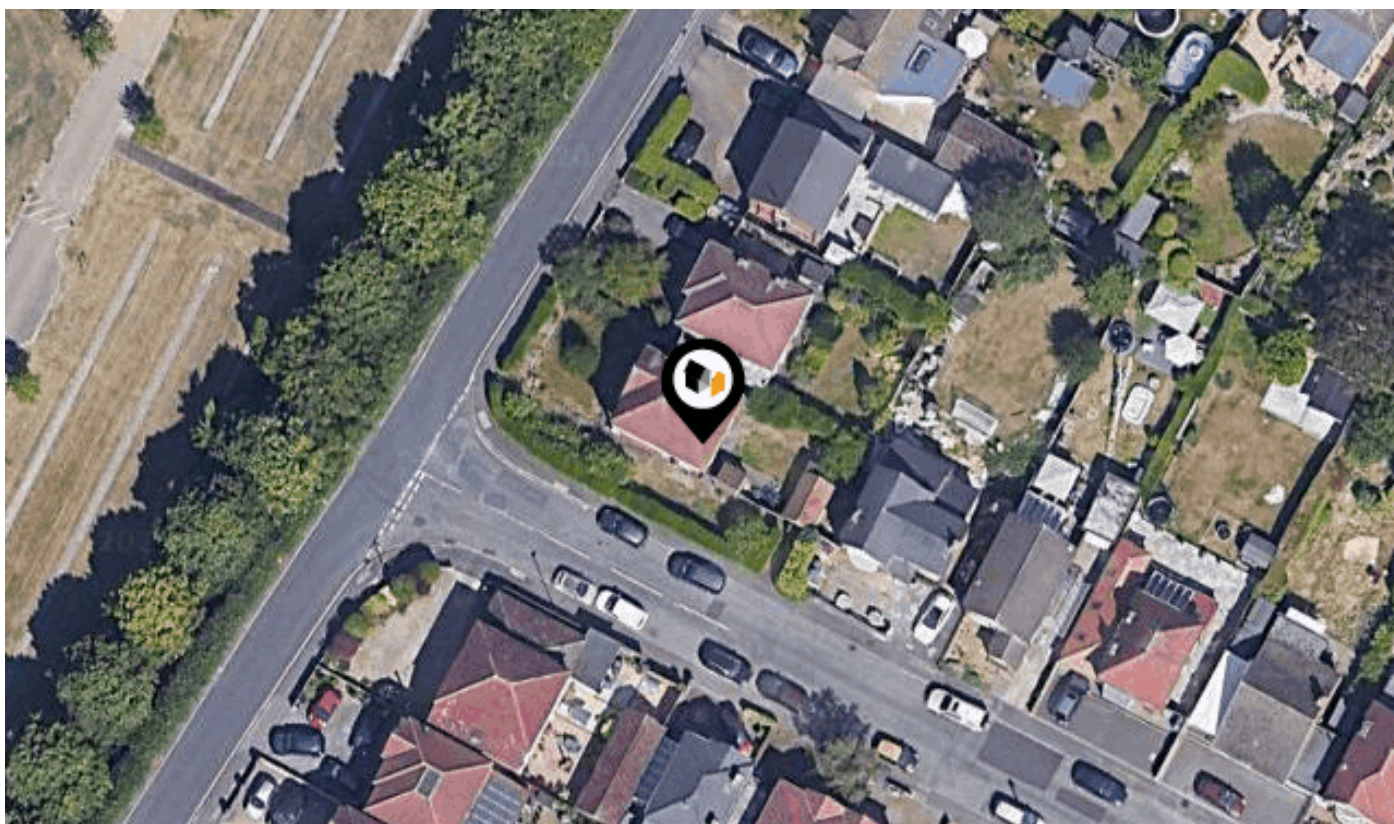


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23<sup>rd</sup> July 2024



## HIGHFIELD LANE, CHADDESSEN, DERBY, DE21

### Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



### Useful Information:

- > Traditional Bay-Fronted Detached Home
- > Mature Corner Plot Position With Potential To Extend Subject To Planning
- > Requires Modernisation/Updating, No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

### Property Description

A traditional bay-fronted detached home occupying a corner plot position and with immense potential to extend/develop the property further, subject to necessary planning permission.

The property would benefit from a degree of modernisation/improvement and is offered for sale with no upward chain. The accommodation benefits from gas fired central heating, double glazing and briefly comprises:- reception hallway, two reception rooms and kitchen.

To the first floor are three bedrooms and bathroom. Outside there are mature gardens to front, side and rear elevations. There is the benefit of a driveway and garage at the rear of the property with access from Ordish Avenue.

Highfield Lane is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and major road links including the A52, M1 motorway and A50 respectively. An early viewing is highly recommended.

### Room Measurement & Details

#### Reception Hallway:

Lounge: (15'2" x 12'0") 4.62 x 3.66

Dining Area: (12'10" x 11'9") 3.91 x 3.58

Kitchen: (8'10" x 8'1") 2.69 x 2.46

#### First Floor Landing:

Double Bedroom One: (15'5" x 12'0") 4.70 x 3.66

Double Bedroom Two: (13'0" x 12'0") 3.96 x 3.66

Bedroom Three: (8'3" x 7'5") 2.51 x 2.26

Bathroom: (8'0" x 7'5") 2.44 x 2.26

#### Outside:

The property occupies a mature corner plot position with scope for extension subject to necessary planning permission. There are gardens to front, side and rear elevations which are laid mainly to lawn with mature borders and there is the benefit of a driveway and garage which is accessed via Ordish Avenue



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,873

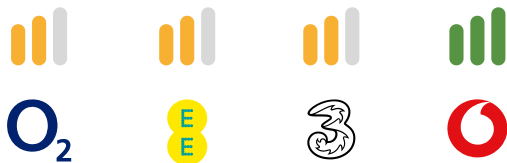
## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>7</b> mb/s	<b>44</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:







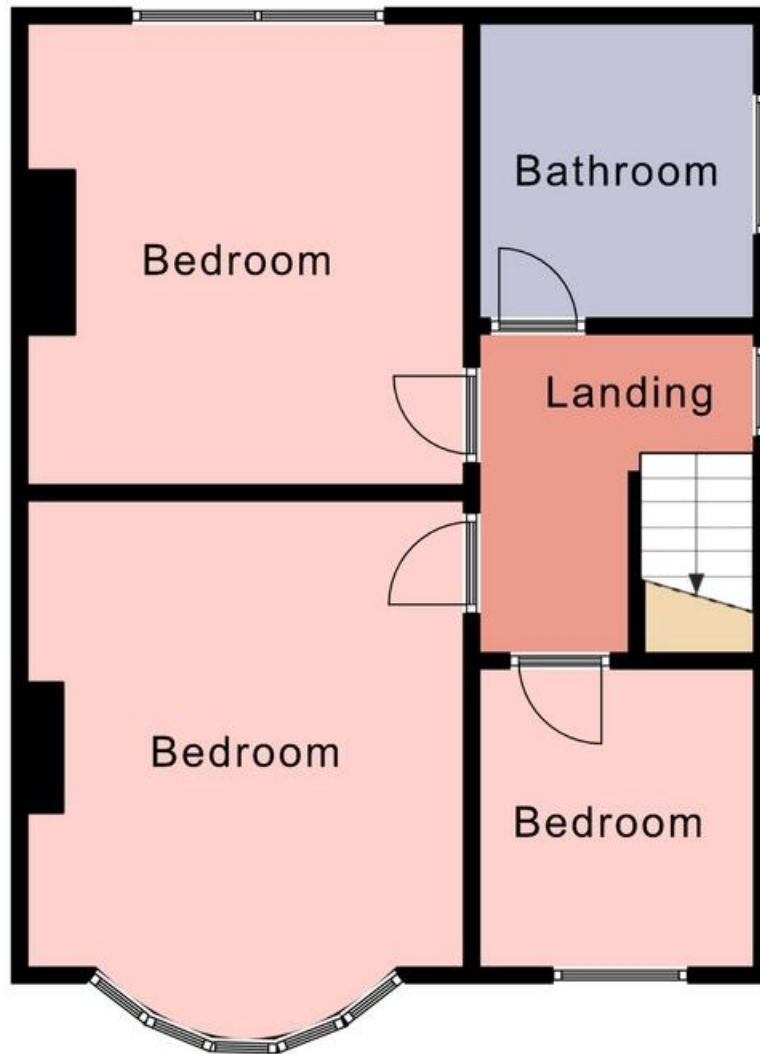




**HIGHFIELD LANE, CHADDESSEN, DERBY, DE21**



**HIGHFIELD LANE, CHADDESSEN, DERBY, DE21**



# Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

**D**

Valid until 18.07.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



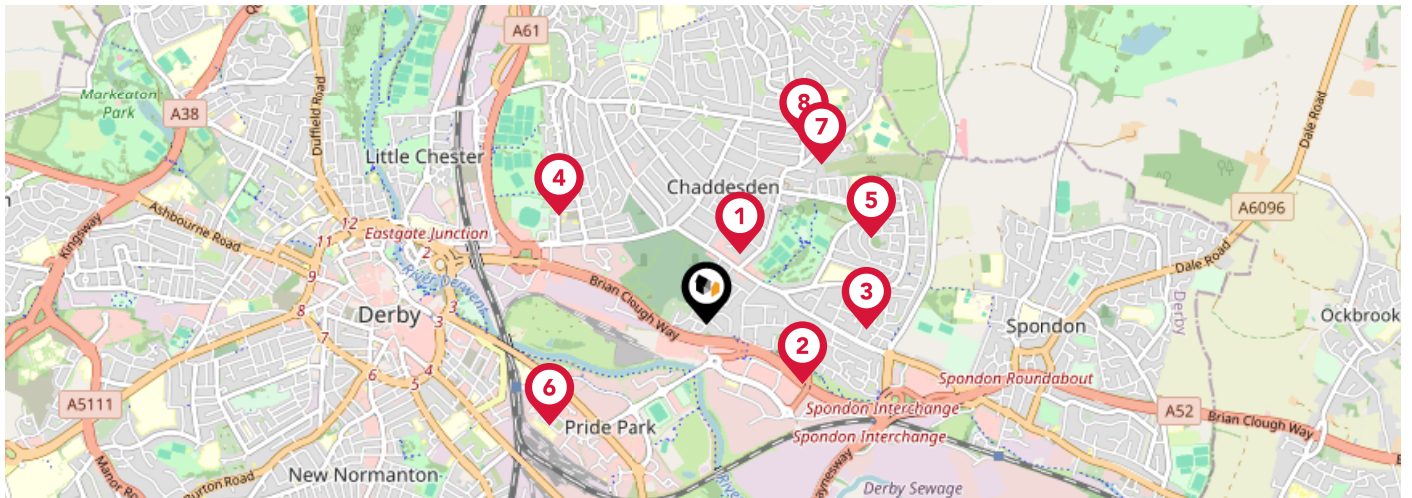
# Property

## EPC - Additional Data



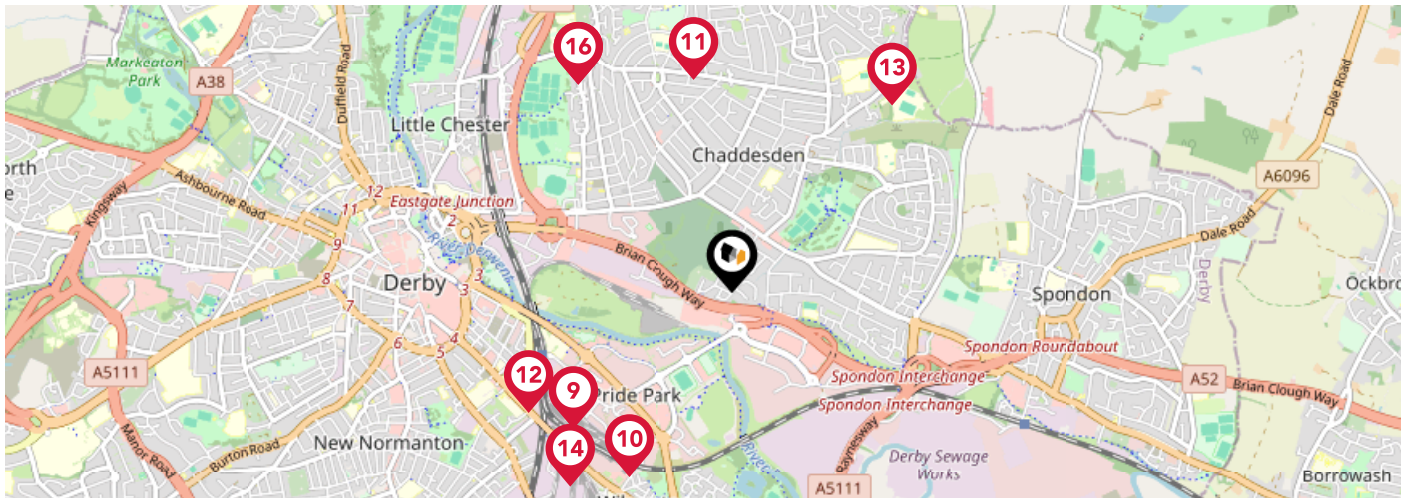
### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Full secondary glazing
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 30% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	96 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

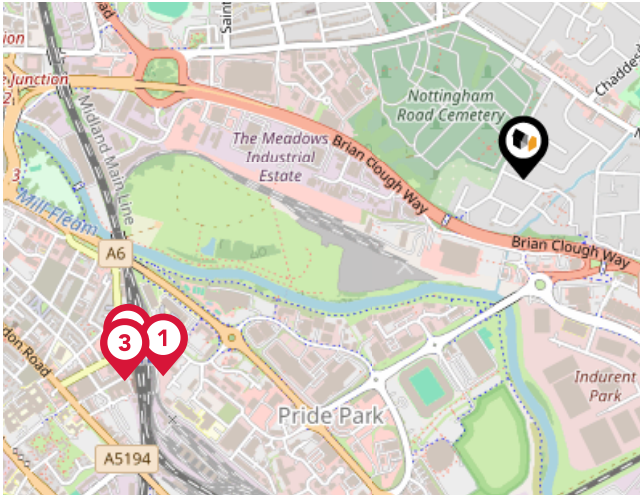
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>UTC Derby Pride Park</b> Ofsted Rating: Inadequate   Pupils: 82   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 31   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derby Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 357   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Zaytouna Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 302   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

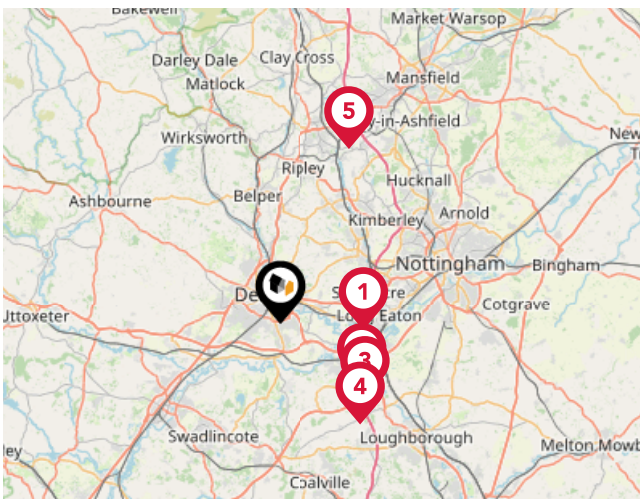


# Area Transport (National)



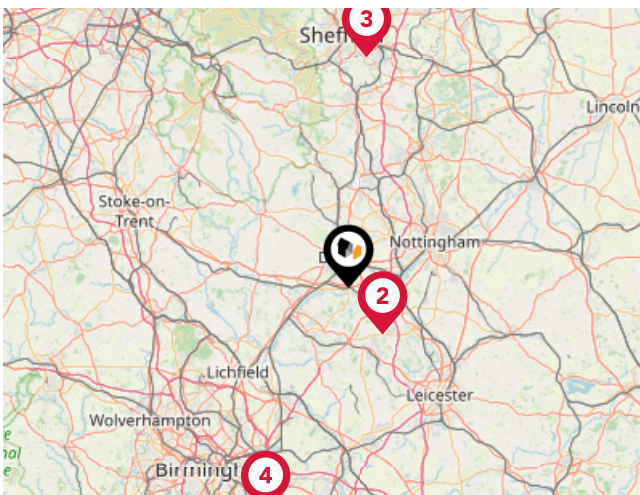
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	0.92 miles
2	Derby Rail Station	0.98 miles
3	Derby Rail Station	1 miles



## Trunk Roads/Motorways

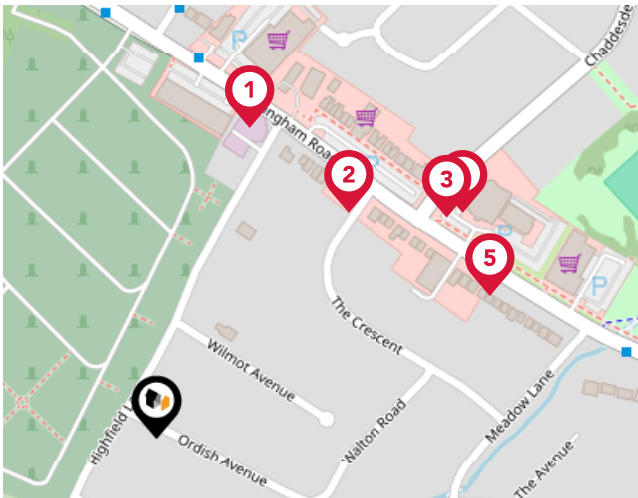
Pin	Name	Distance
1	M1 J25	5.97 miles
2	M1 J24A	7.41 miles
3	M1 J24	8.2 miles
4	M1 J23A	9.2 miles
5	M1 J28	13.33 miles



## Airports/Helipads

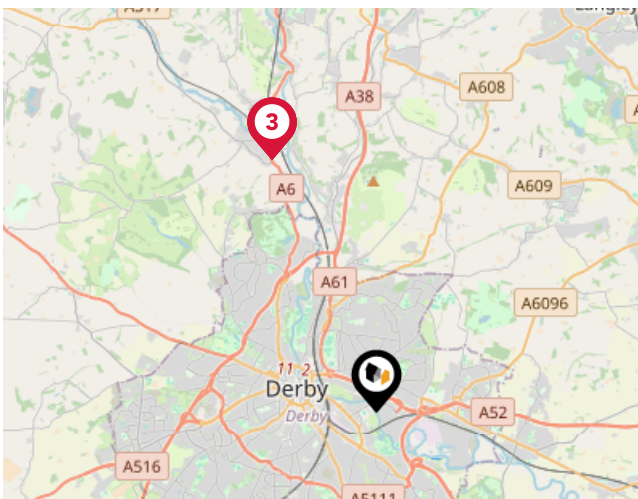
Pin	Name	Distance
1	East Midlands Airport	8.11 miles
2	East Midlands Airport	8.15 miles
3	Sheffield City Airport	32.81 miles
4	Birmingham International Airport Terminal 1	34.66 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Reginald Road South	0.18 miles
2	Chaddesden Lane End	0.17 miles
3	Nottingham Road outbound	0.2 miles
4	Nottingham Road inbound	0.21 miles
5	Chaddesden Lane End	0.2 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.88 miles
2	Duffield (Ecclesbourne Valley Railway)	4.89 miles
3	Duffield (Ecclesbourne Valley Railway)	4.89 miles



## Hannells

---

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

## Financial Services

---

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.





## Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

## Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

## Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



/Hannells



/hannells



/hannellsestateagents



/company/hannells-estate-agents

# Hannells

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

