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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



DEBORAH DRIVE, CHADDESSEN, DERBY, DE21

Hannells

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hannells.co.uk



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Introduction

Our Comments



Useful Information:

- > Modernised, Spacious & Well-Presented Three-Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band B
- > Driveway & Garage
- > Spacious Lounge

Property Description

**** PREMIER PROPERTY **** Occupying a generous plot in a sought-after, cul-de-sac, this beautifully presented three-bedroom home is finished to a very high standard. With a spacious lounge, modern and high quality, fitted kitchen/diner, generous conservatory with underfloor heating and a well-appointed family bathroom, there's also an additional ground-floor cloakroom with W/C. A viewing is essential! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief, comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature high quality laminate flooring and central fireplace; modern high quality fitted kitchen diner with uPVC double glazed tilt and slide door opening to the spacious conservatory with views over the rear garden and heated tile flooring; first floor landing; three good-sized bedrooms and well fitted family bathroom. To the front of the property is a generous driveway providing ample off-road parking and giving access to a detached garage with power and lighting. To the rear is a generous garden with elevated patio seating area, lawn and mixed flower and shrubbery beds. Deborah Drive is well situated for both Lees Brook and Cavendish Close schools, shops and transport links together with convenient access for Derby City Centre and further road links. Viewing is recommended.

Room Measurement & Details

Entrance Hall: (6'5" x 3'11") 1.96 x 1.19

Cloakroom With W.C: (5'10" x 2'0") 1.78 x 0.61

Living Room: (12'0" x 12'8") 3.66 x 3.86

Kitchen Diner: (15'1" x 10'7") 4.60 x 3.23

Conservatory: (13'6" x 8'8") 4.11 x 2.64

First Floor Landing: (9'0" x 5'0") 2.74 x 1.52

Bedroom One: (12'0" x 8'4") 3.66 x 2.54

Bedroom Two: (8'5" x 8'6") 2.57 x 2.59

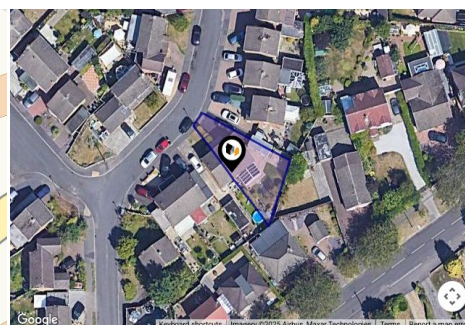
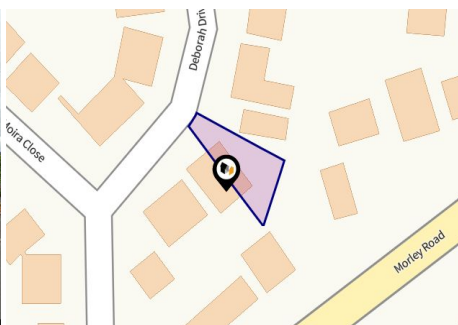
Bedroom Three: (6'2" x 9'7") 1.88 x 2.92

Bathroom: (5'7" x 6'1") 1.70 x 1.85

KFB - Key Facts For Buyers

Property Overview

Hannells
A Moving Experience



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY23113

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	60 mb/s	1800 mb/s

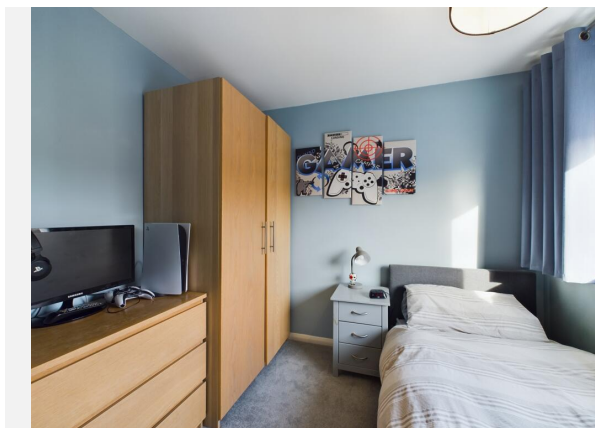
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





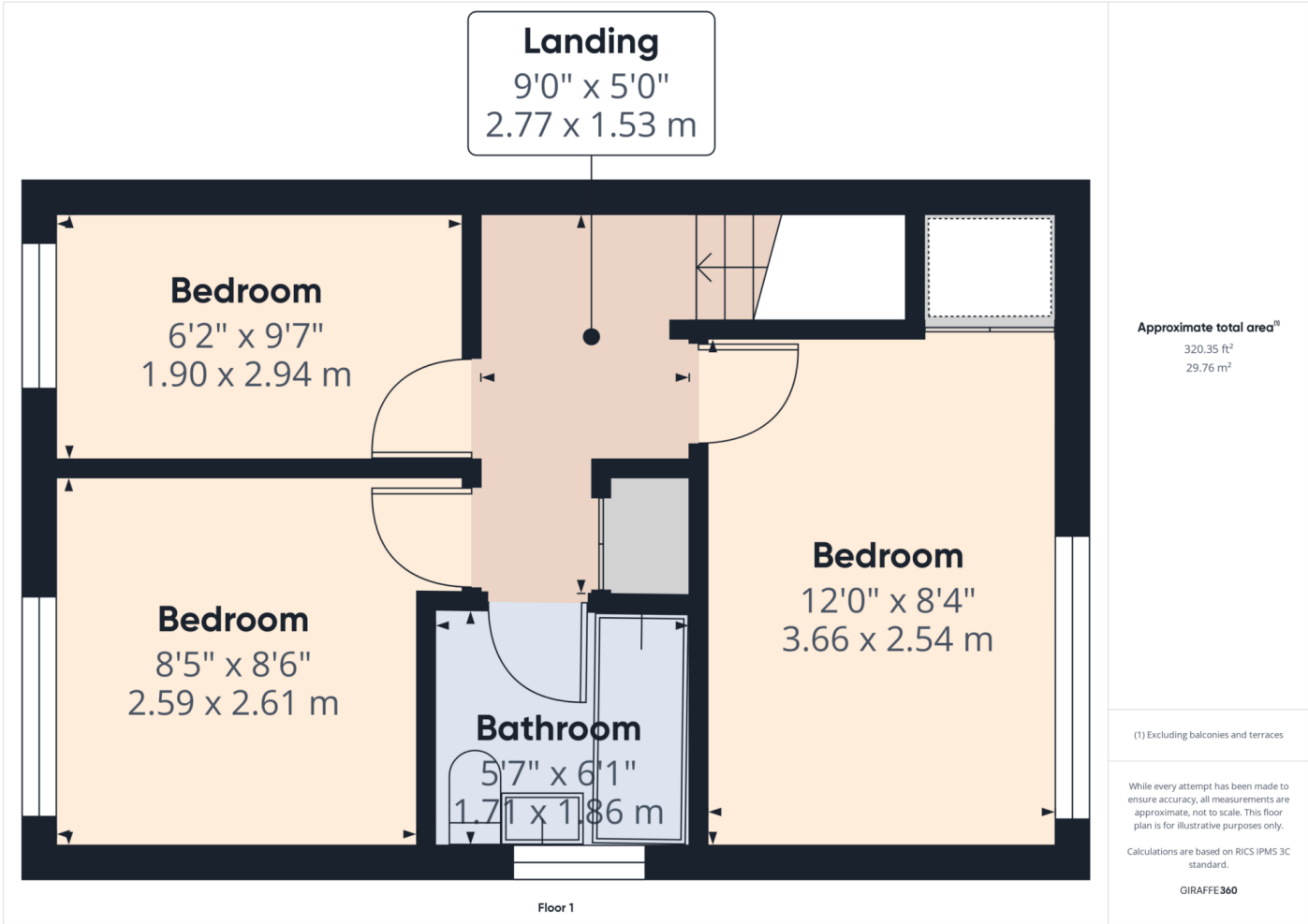




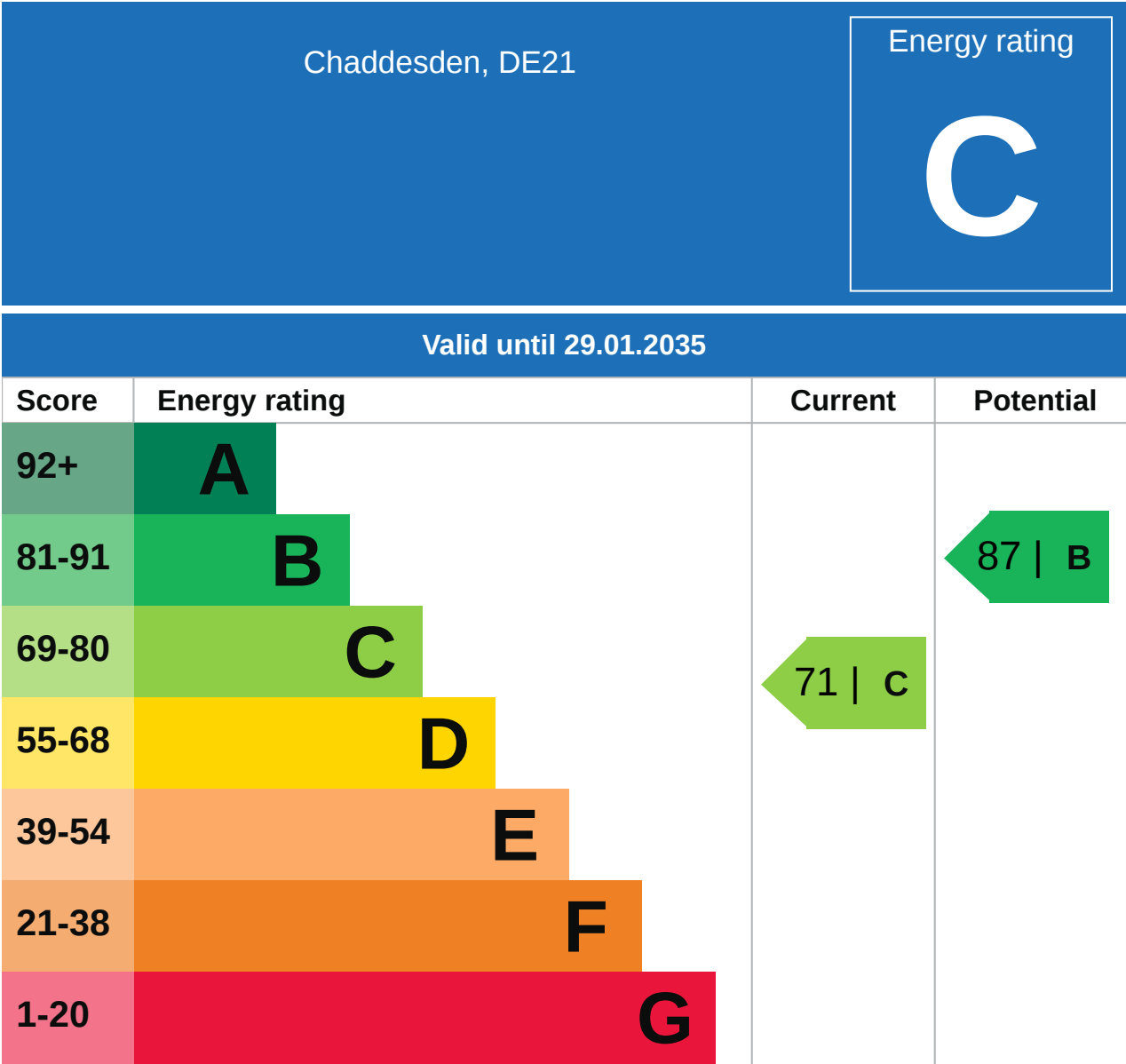
DEBORAH DRIVE, CHADDESSEN, DERBY, DE21



DEBORAH DRIVE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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:	Suspended, no insulation (assumed)
Total Floor Area:	71 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.

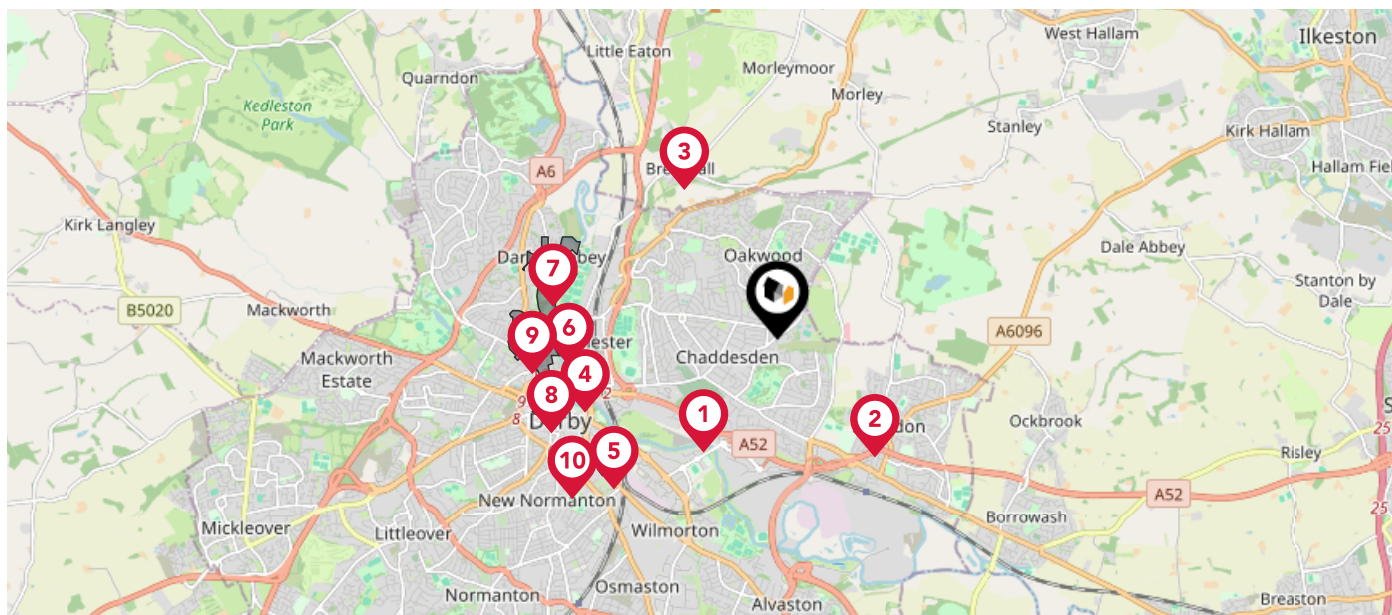
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



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

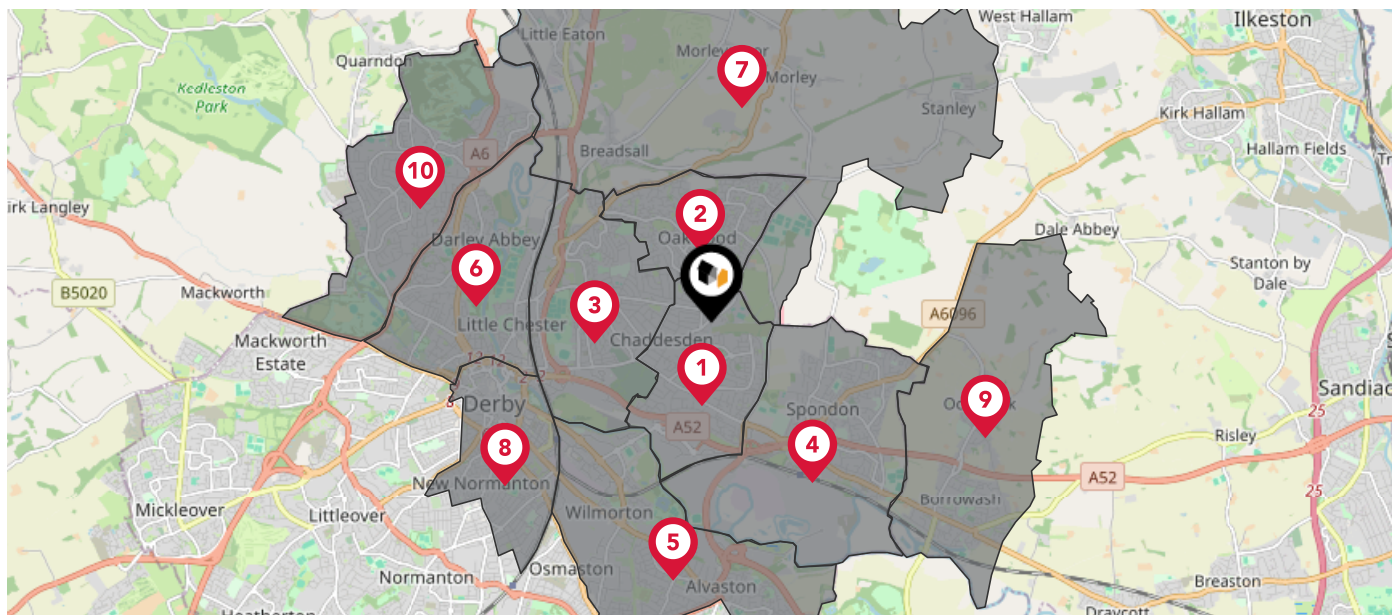
- | | |
|----|--------------------|
| 1 | Highfield Cottages |
| 2 | Spondon |
| 3 | Breadsall |
| 4 | Nottingham Road |
| 5 | Railway |
| 6 | Little Chester |
| 7 | Darley Abbey |
| 8 | City Centre |
| 9 | Strutts Park |
| 10 | Hartington Street |

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



Chaddesden Ward



Oakwood Ward



Derwent Ward



Spondon Ward



Alvaston Ward



Darley Ward



Little Eaton & Stanley Ward



Arboretum Ward



Ockbrook & Borrowash Ward

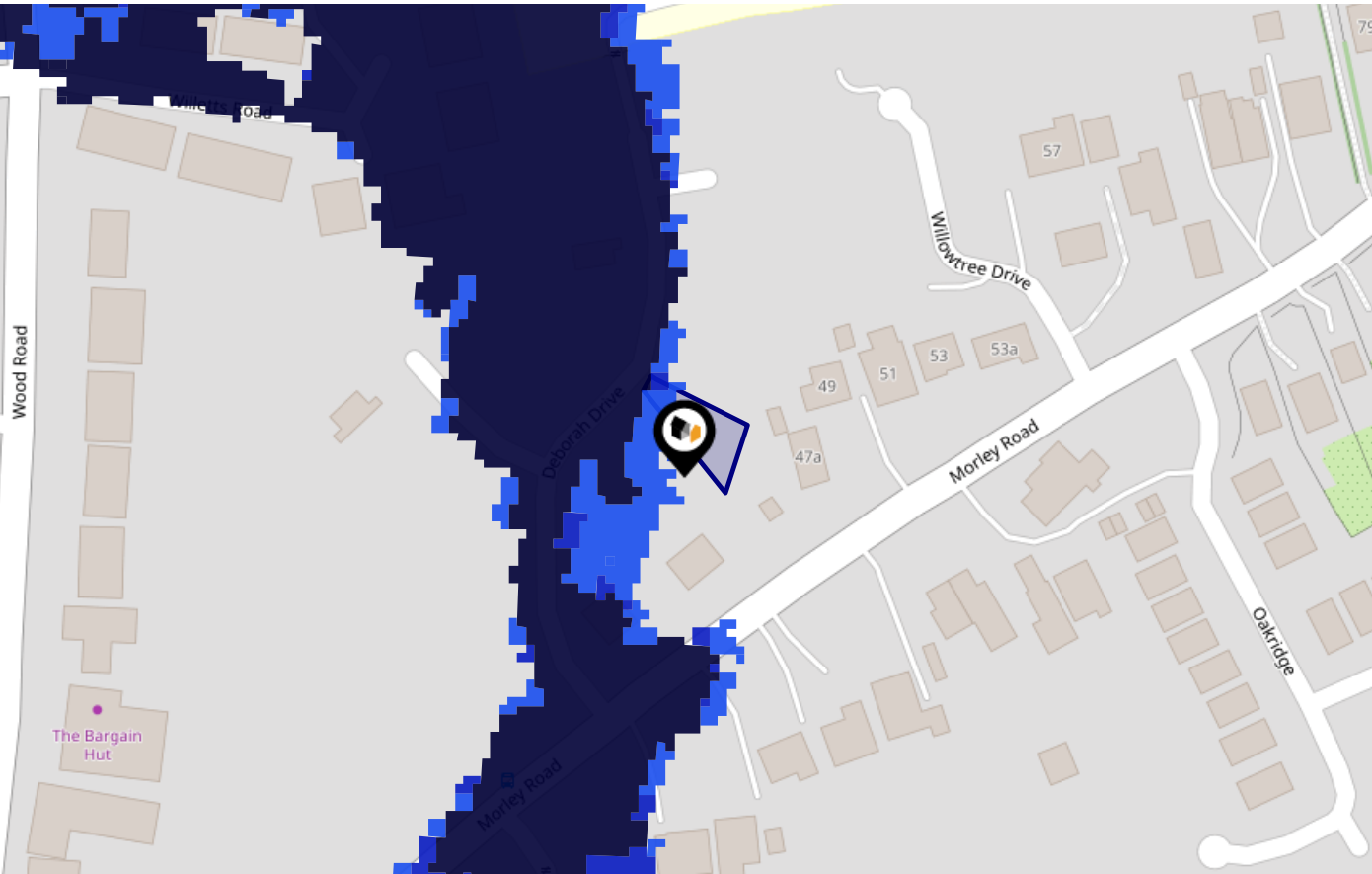


Alleestree Ward

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.

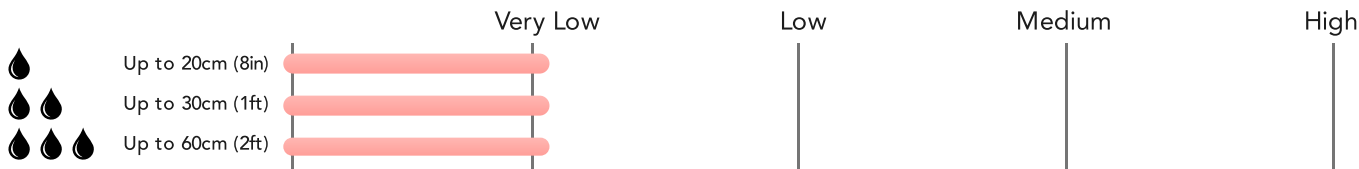


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

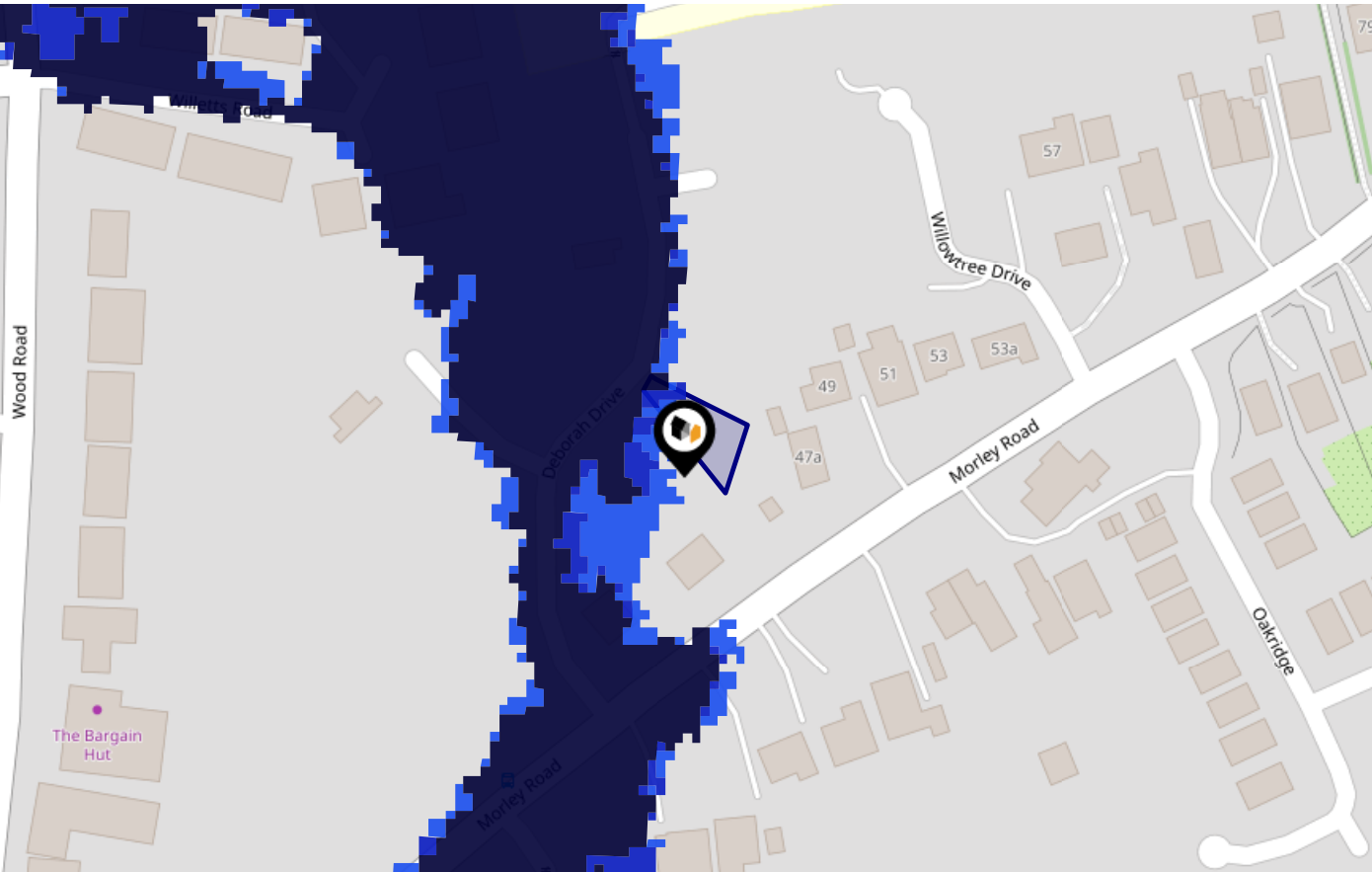
Chance of flooding to the following depths at this property:



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.

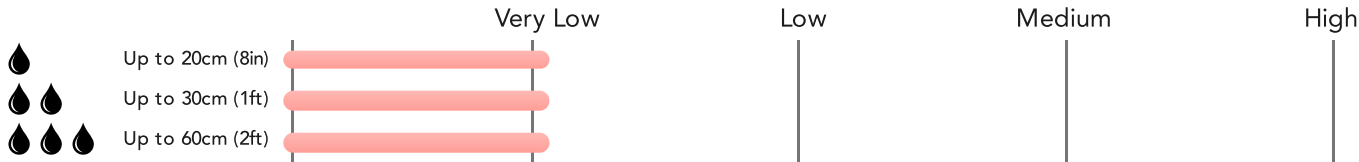


Risk Rating: Very low

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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

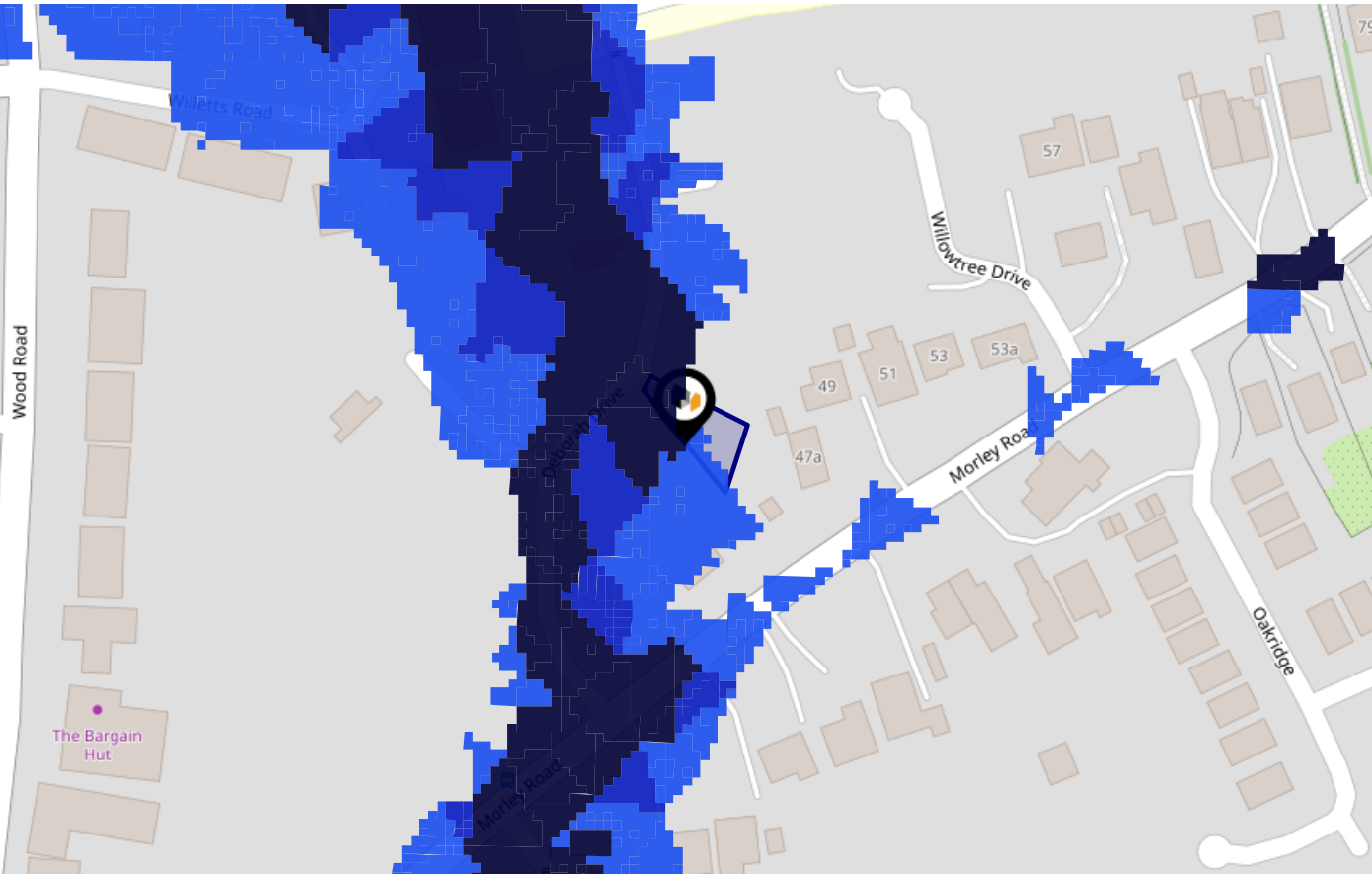
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

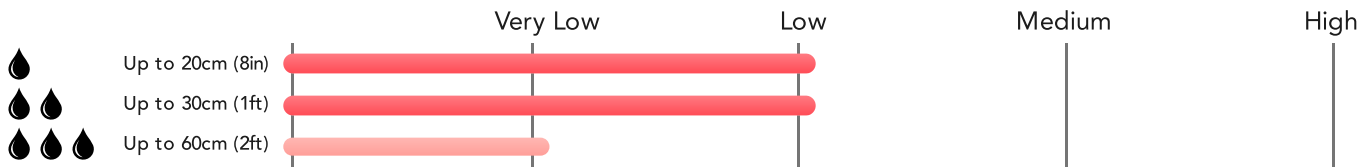


Risk Rating: Low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

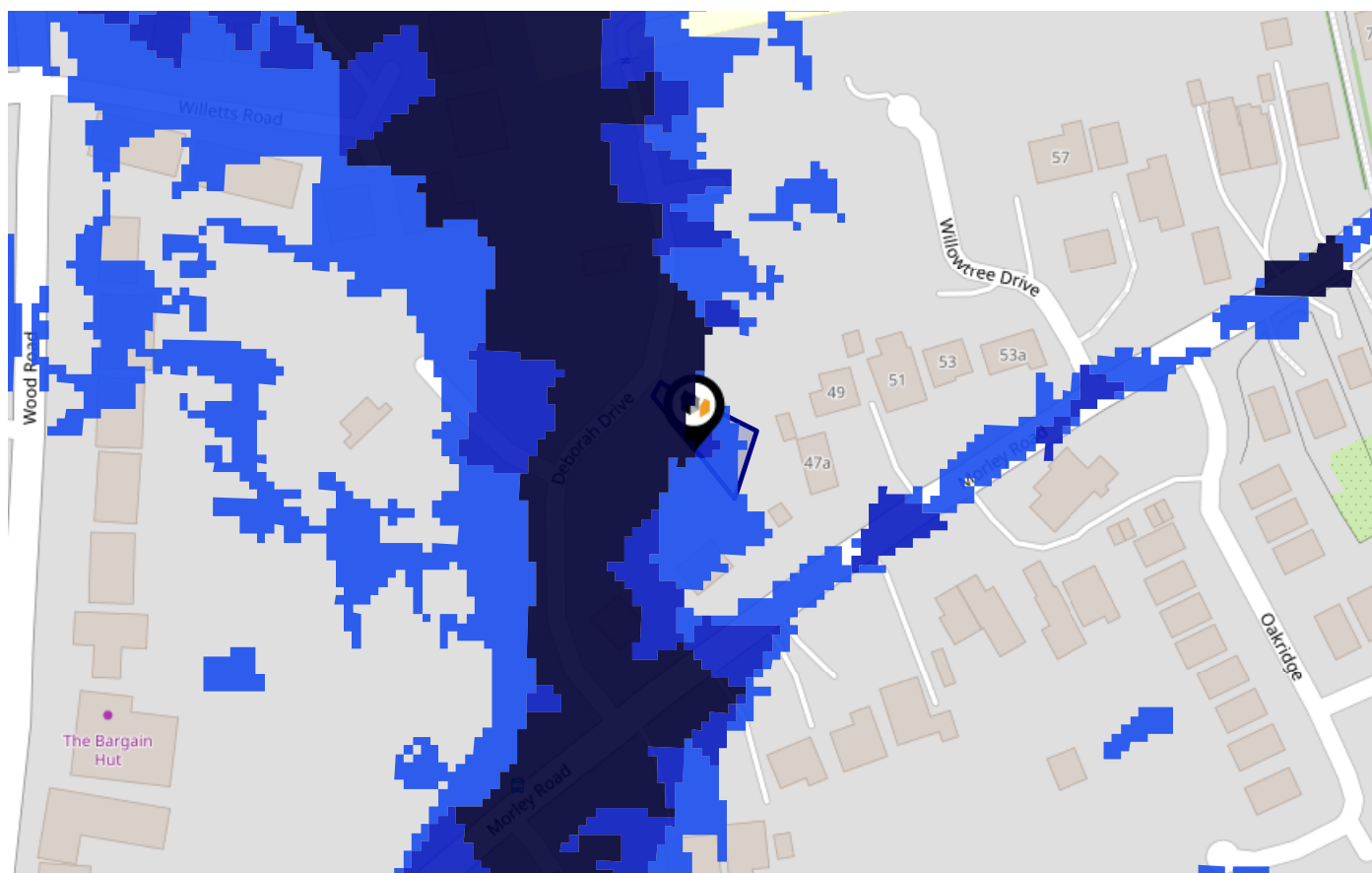


Flood Risk

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: Medium

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.

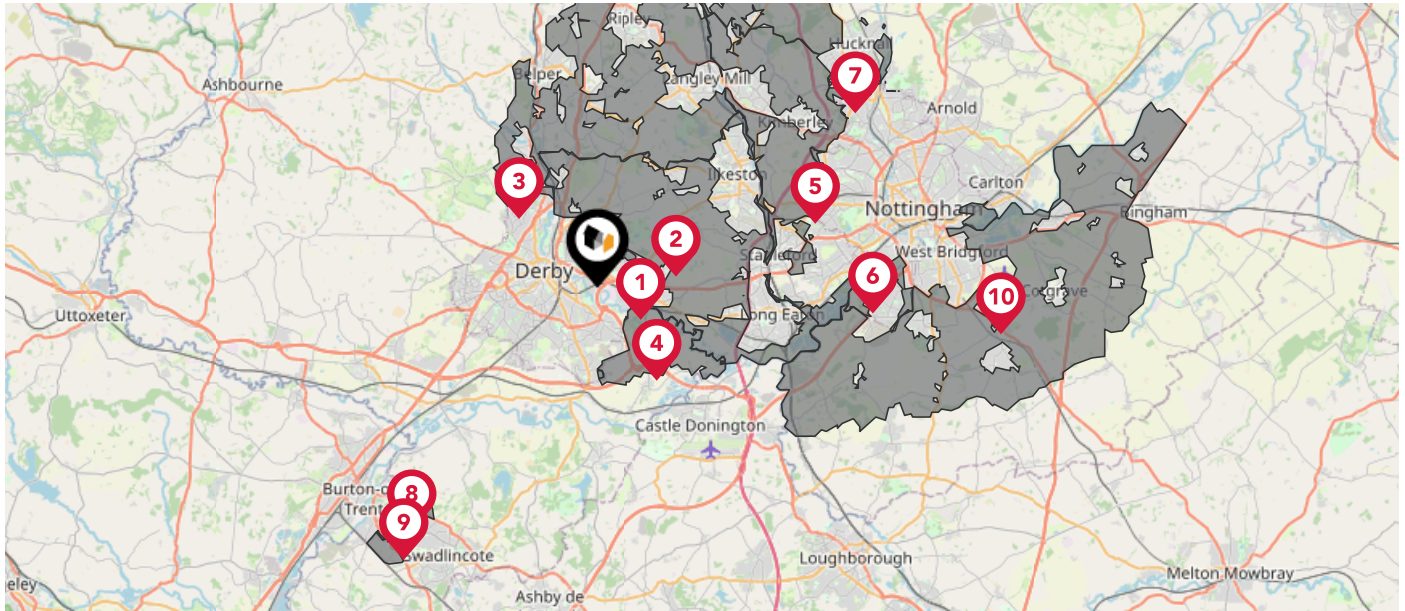
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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













KFB - Key Facts For Buyers

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



Nearby Green Belt Land

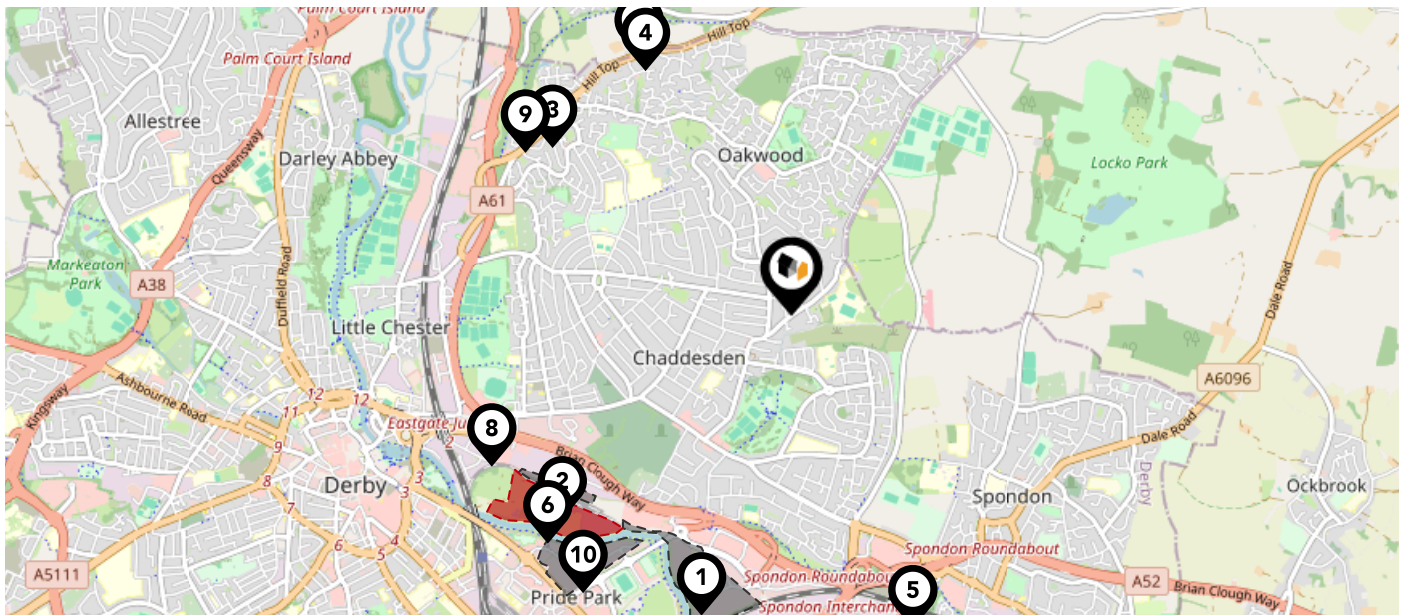
-  Derby and Nottingham Green Belt - Derby
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - Amber Valley
-  Derby and Nottingham Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Nottingham
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham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

Maps

Landfill Sites



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

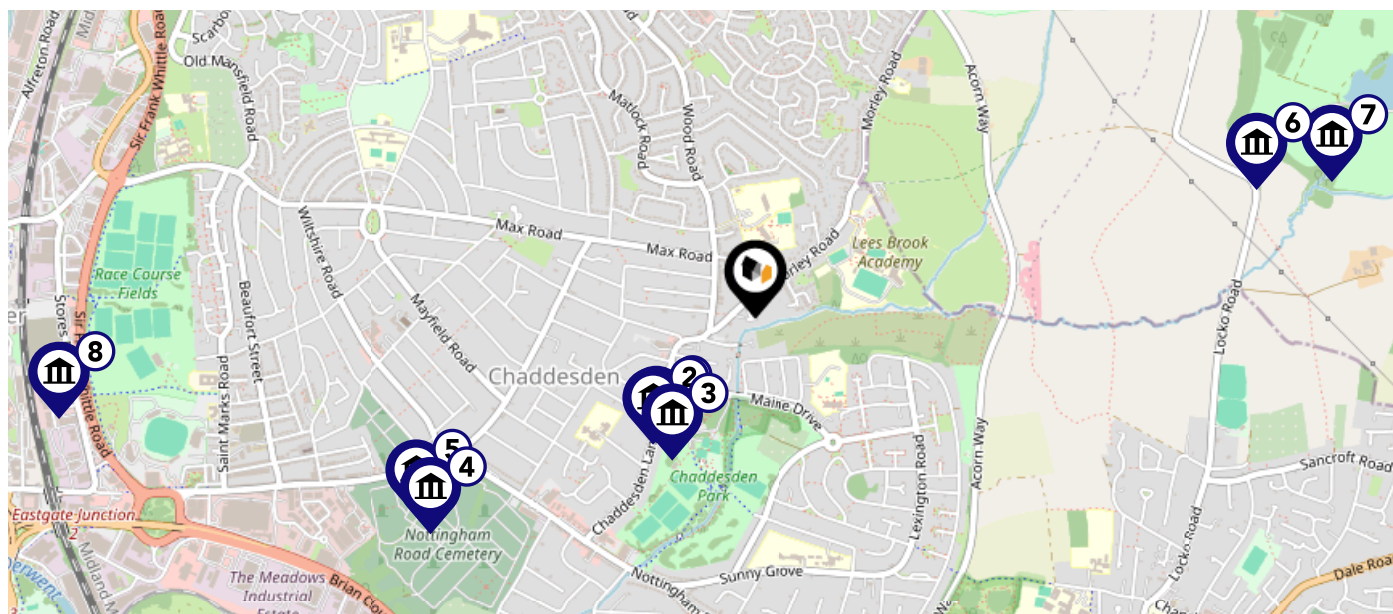
	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill
	Chaddesden Sidings-Litchurch, Derby	Historic Landfill
	Mansfield Road-Derby, Derbyshire	Historic Landfill
	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill
	Megaloughton Lane Landfill Site-Megaloughton Lane, Spondon, Derby, Derbyshire	Historic Landfill
	EA/EPR/TP3093CW/V006	Active Landfill
	Manor Farm-Hilltop, Breadsall, Derby, Derbyshire	Historic Landfill
	Joseph Mason and Company Limited-Nottingham Road, Derby, Derbyshire	Historic Landfill
	Alfreton Road-Derby, Derbyshire	Historic Landfill
	Chaddesden Sidings-Litchurch, Derby	Historic Landfill









Maps

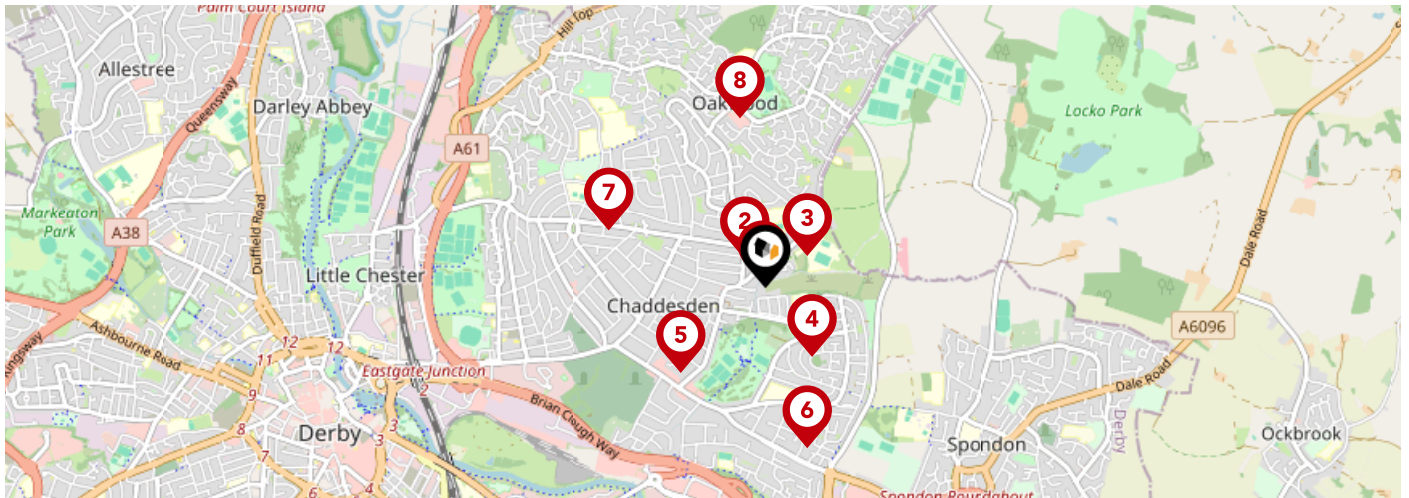
Listed Buildings



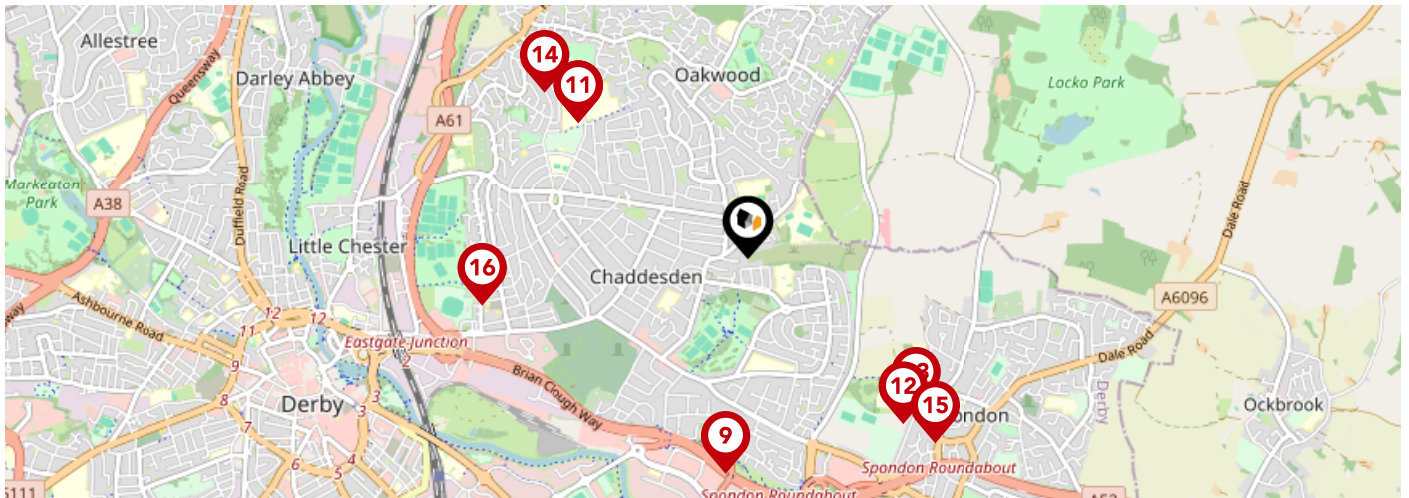
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1431922 - Chaddesden War Memorial	Grade II	0.3 miles
 1287892 - 117, Chaddesden Lane	Grade II	0.3 miles
 1215913 - Church Of St Mary	Grade I	0.3 miles
 1430481 - Nottingham Road War Memorial	Grade II	0.9 miles
 1228770 - Gatehouse And Lodges Of Nottingham Road Cemetery	Grade II	0.9 miles
 1140429 - Locko Park Lodges	Grade II	1.2 miles
 1140430 - Bridge Over Weir In Locko Park At Sk 406 378	Grade II	1.3 miles
 1376499 - Former Aitons Works	Grade II	1.6 miles



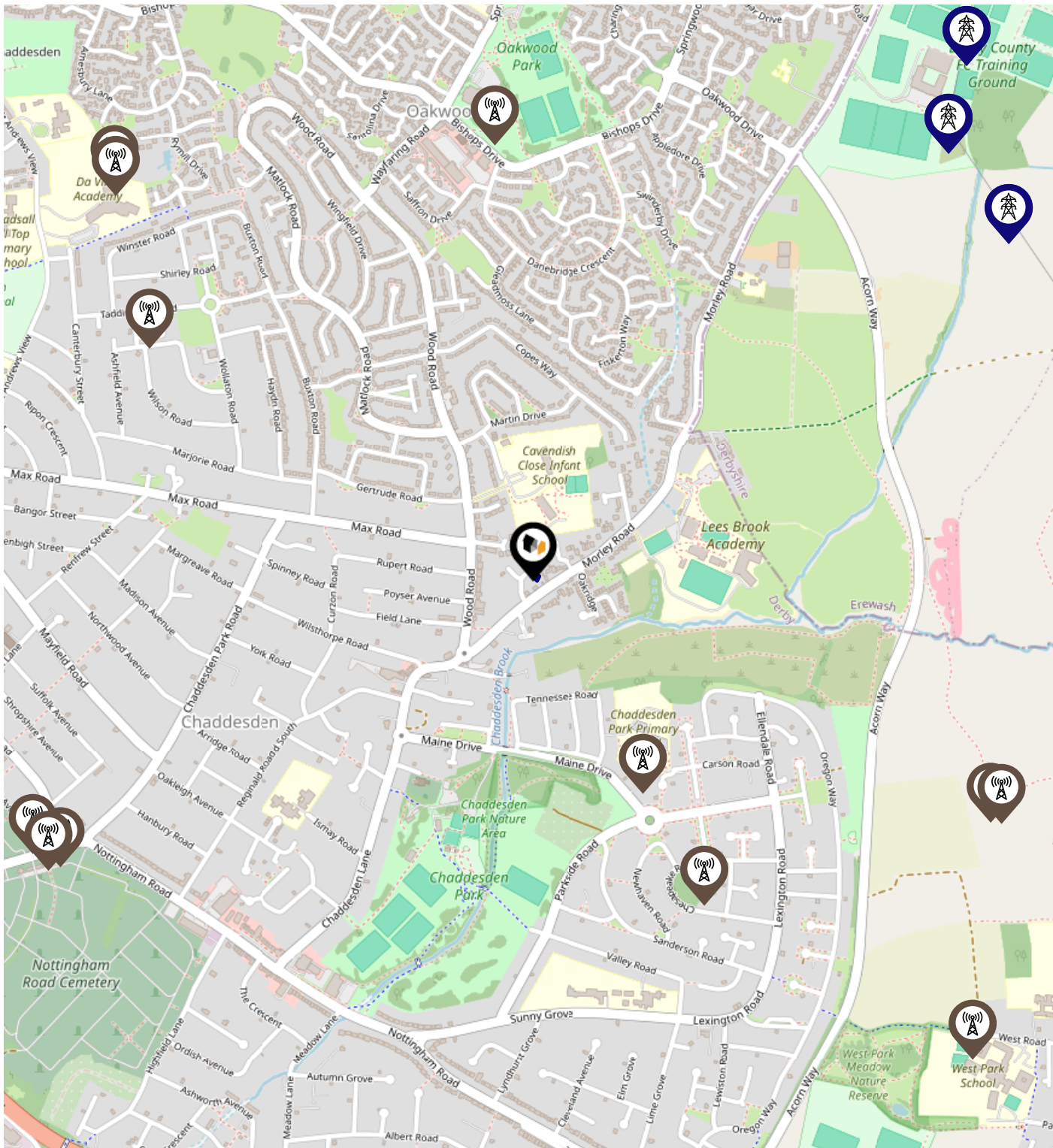
		Nursery	Primary	Secondary	College	Private
1	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

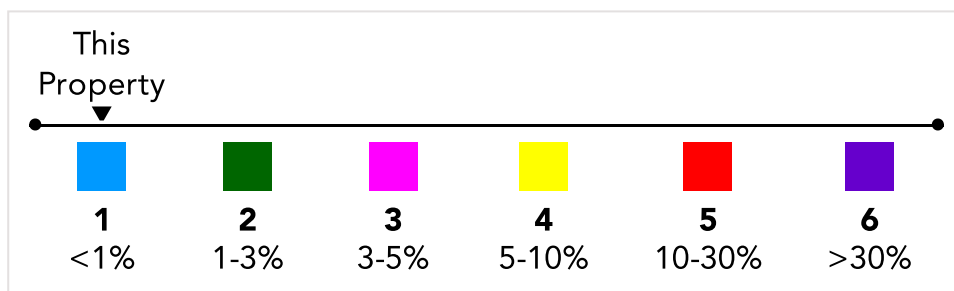
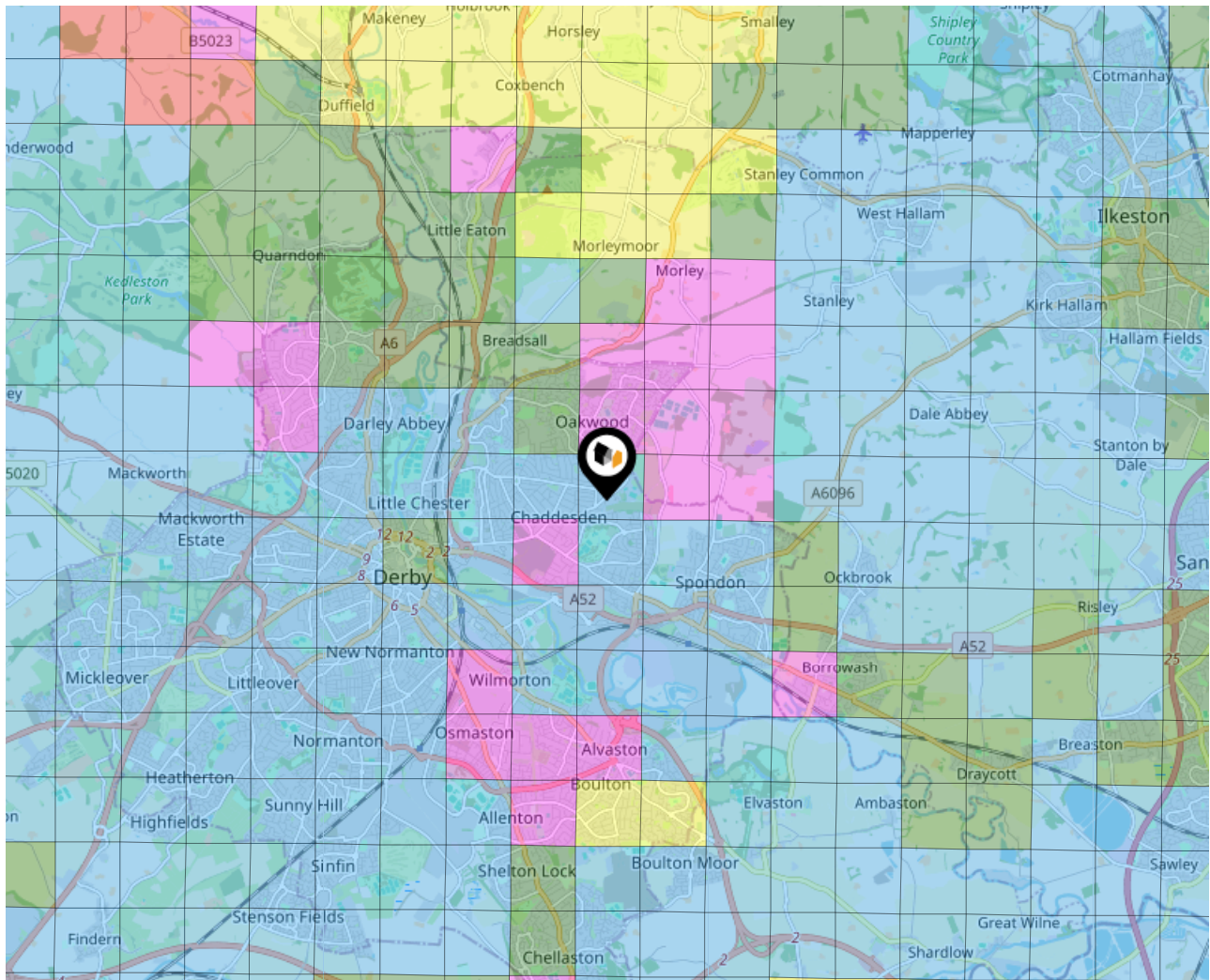


Key:

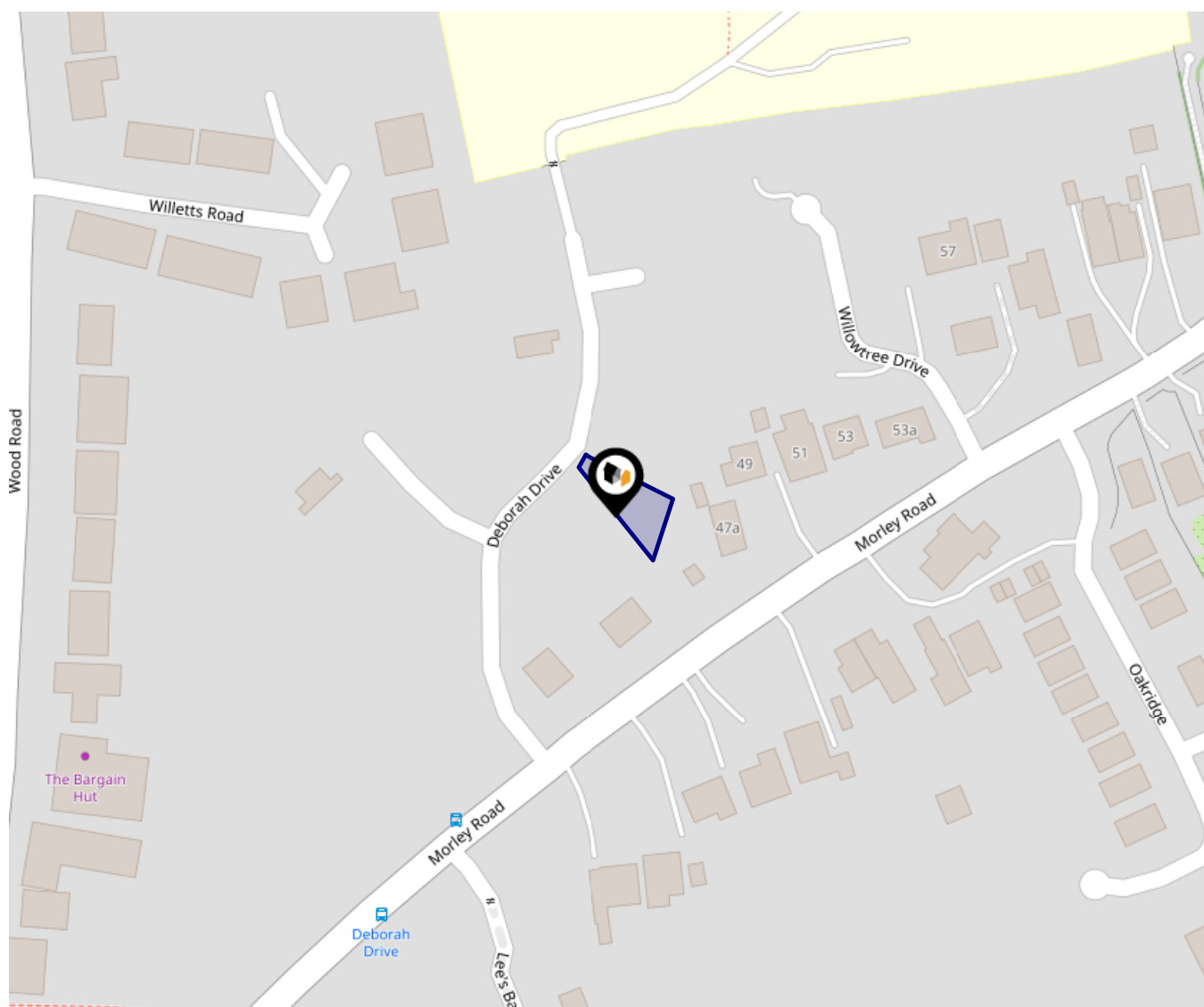
- Power Pylons
- Communication Masts

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



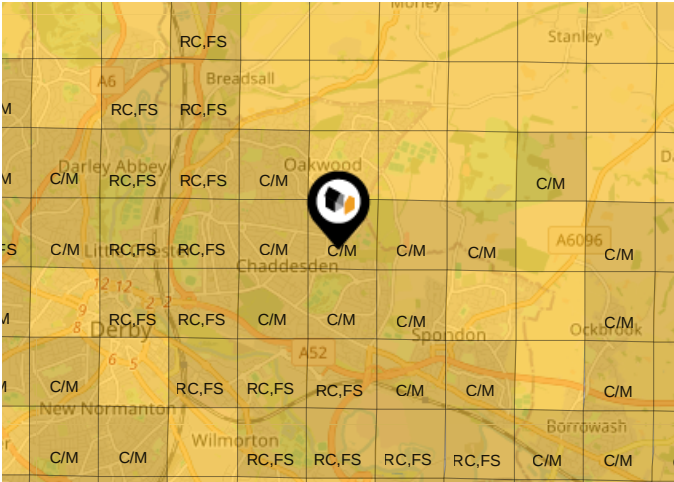
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

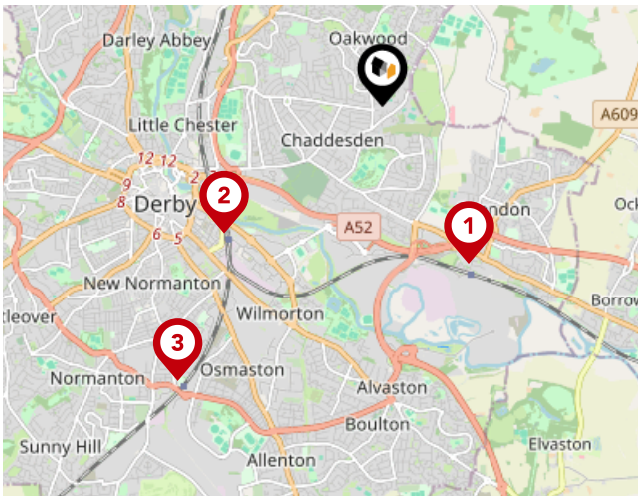
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

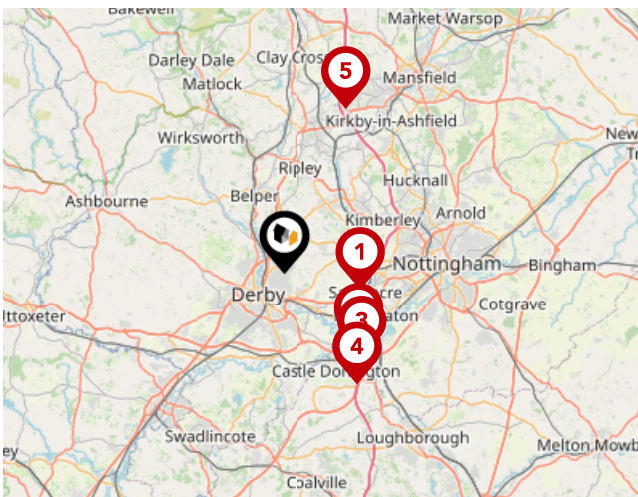
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



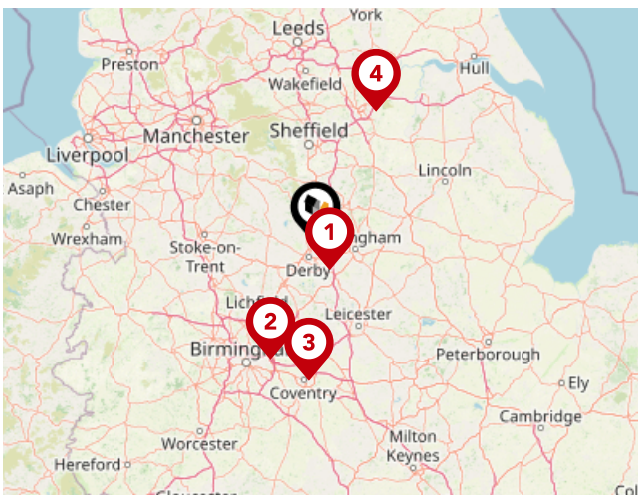
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.6 miles
2	Derby Rail Station	1.82 miles
3	Peartree Rail Station	3.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.54 miles
2	M1 J24A	7.46 miles
3	M1 J24	8.31 miles
4	M1 J23A	9.45 miles
5	M1 J28	12.49 miles



Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.45 miles
2	Birmingham Airport	35.49 miles
3	Baginton	39.11 miles
4	Finningley	41.7 miles

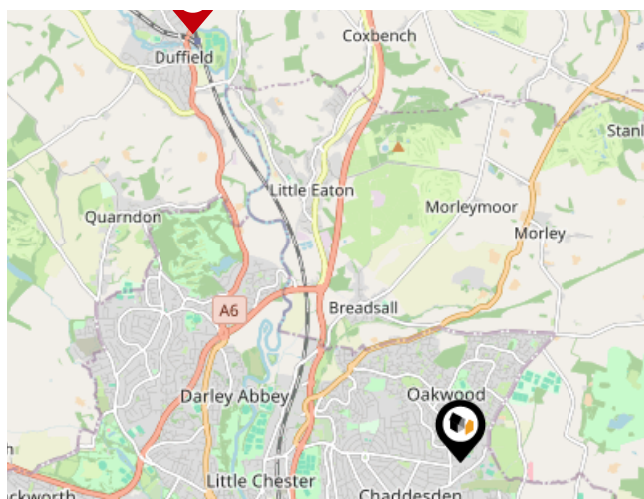
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Deborah Drive	0.06 miles
2	Wood Road End	0.13 miles
3	Willetts Road	0.12 miles
4	Willetts Road	0.12 miles
5	Brookfield Avenue	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.52 miles
2	Tram Park & Ride	7.04 miles
3	Toton Lane Tram Stop	7.04 miles



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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



/hannellsestateagents



/hannells



/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.



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