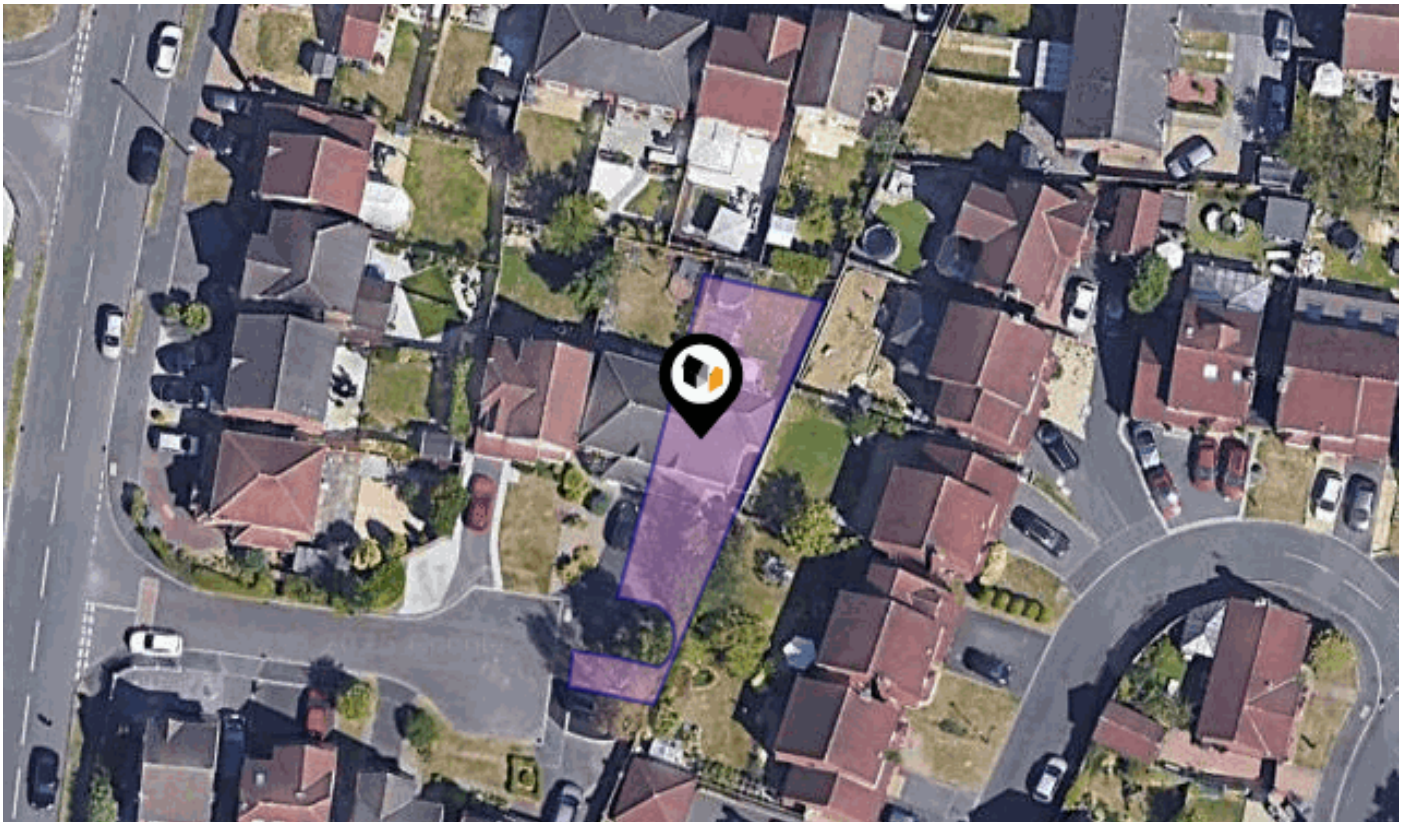




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



TISSINGTON DRIVE, OAKWOOD, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Modern & Spacious Three-Bedroom Home
- > Park View School Catchment Area
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band C
- > Driveway With Ample Parking

Property Description

Located in the popular area of Oakwood and situated within a cul-de-sac, this well-presented and spacious three-bedroom home offers a generous lounge, open-plan kitchen diner, conservatory and a useful study/office space. With a master en-suite shower room and an enclosed rear garden, it MUST be viewed! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom; spacious lounge with double doors opening to the well-appointed fitted kitchen diner; uPVC double glazed conservatory; separate study/office; first floor landing; three well-proportioned bedrooms; master en-suite shower room and a separate fitted family bathroom. To the front of the property is a double driveway providing ample off-road parking, whilst to the rear is a neat and enclosed garden space with decked seating area, lawn and good-sized summer house. Tissington Drive lies conveniently for local amenities, including shops, schools and public transport and road links to Derby City Centre and beyond.

Room Measurement & Details

Entrance Hall:

Store: (4'6" x 3'4") 1.37 x 1.02

Lounge: (13'9" x 10'7") 4.19 x 3.23

Study/Office: (10'11" x 7'2") 3.33 x 2.18

Kitchen Diner: (23'11" x 7'8") 7.29 x 2.34

Conservatory: (9'5" x 7'4") 2.87 x 2.24

First Floor Landing:

Bedroom One: (11'6" x 10'3") 3.51 x 3.12

En-Suite: (9'7" x 4'5") 2.92 x 1.35

Bedroom Two: (10'3" x 10'0") 3.12 x 3.05

Bedroom Three: (8'3" x 7'3") 2.51 x 2.21

Bathroom: (8'4" x 8'2") 2.54 x 2.49

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.06 acres		
Year Built :	1995		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY266742		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		1	59	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

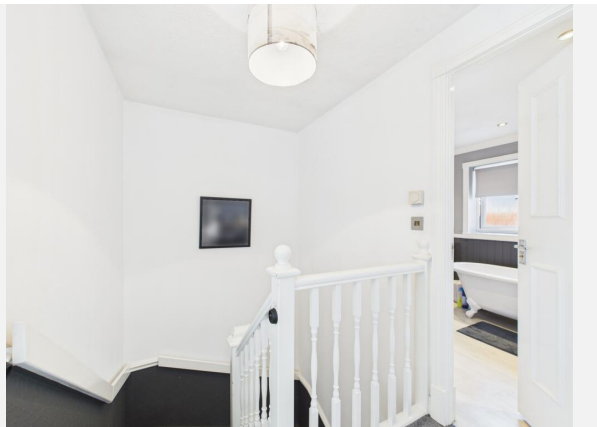


Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:







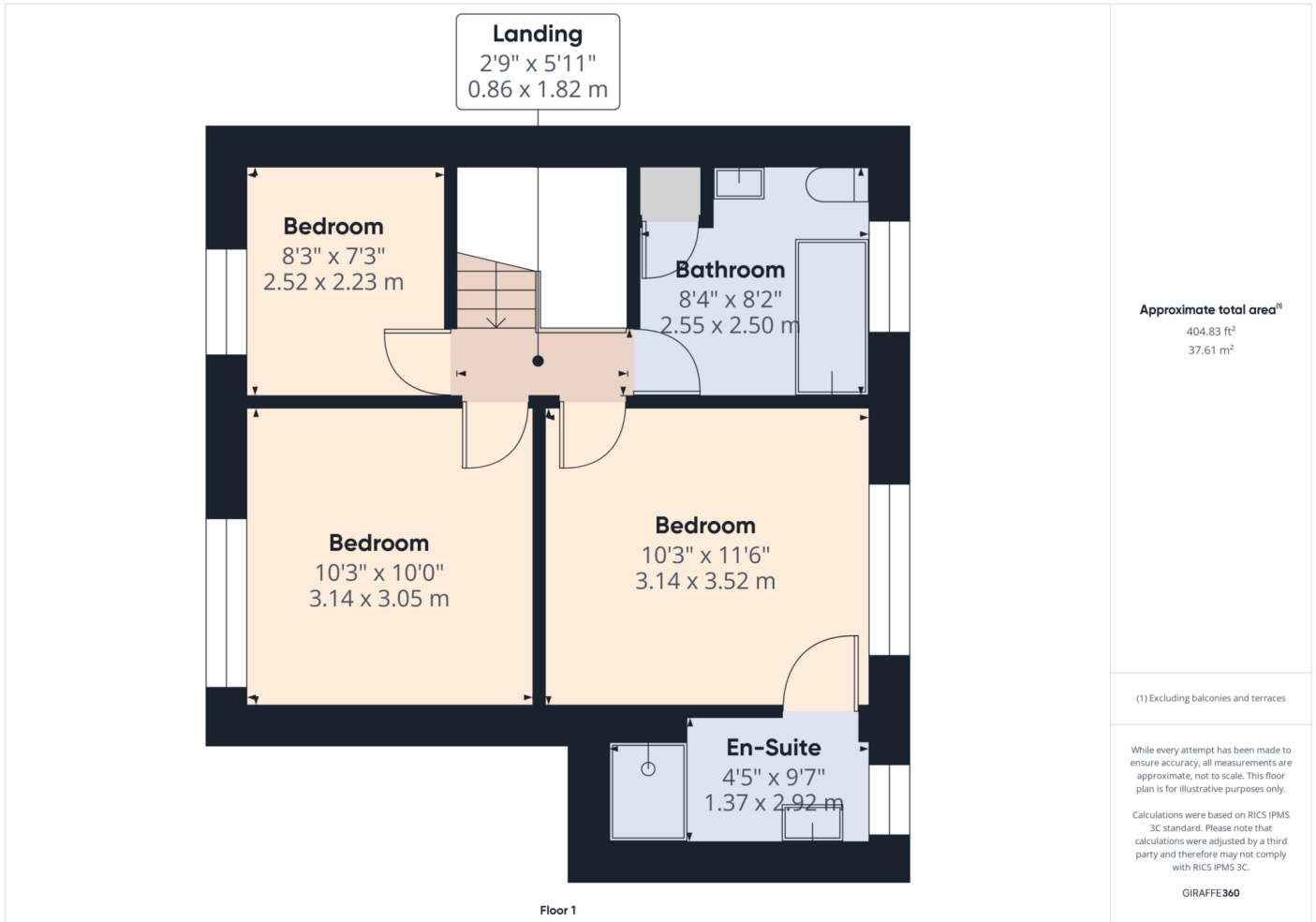
Gallery Photos



TISSINGTON DRIVE, OAKWOOD, DERBY, DE21



TISSINGTON DRIVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Energy rating

C

Valid until 27.02.2035

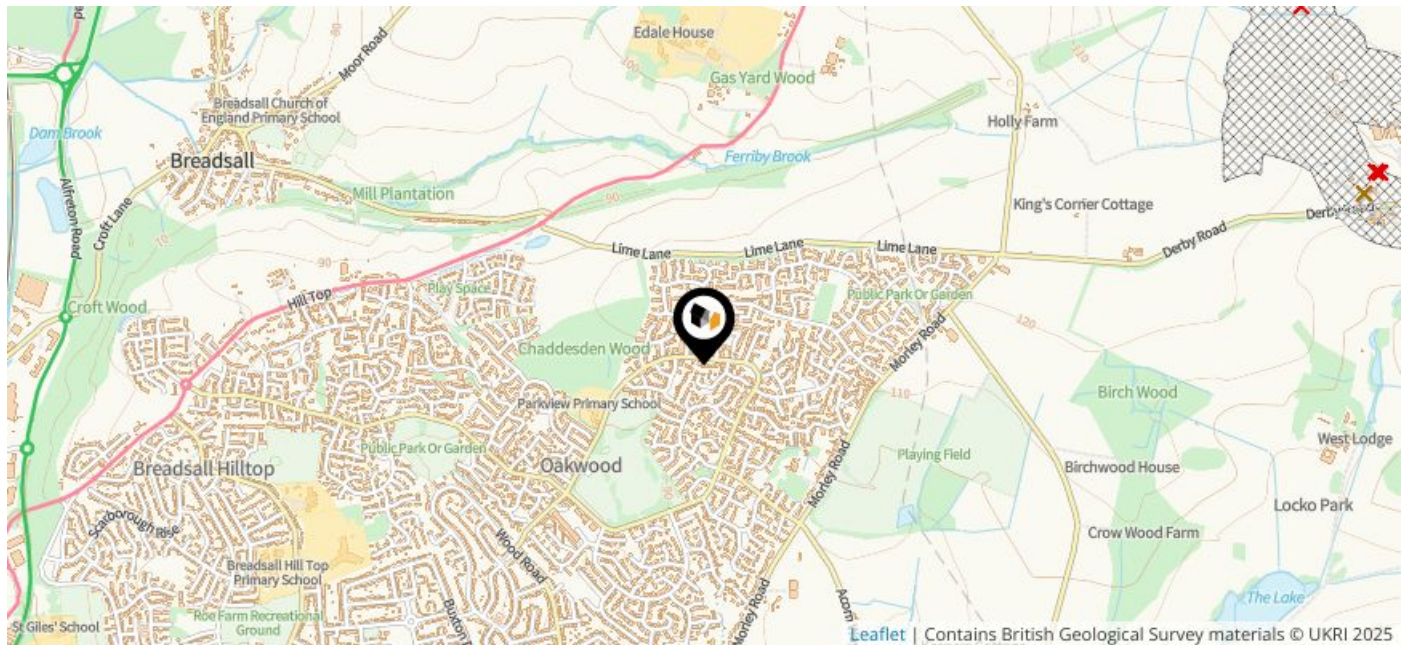
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Maps

Coal Mining



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.

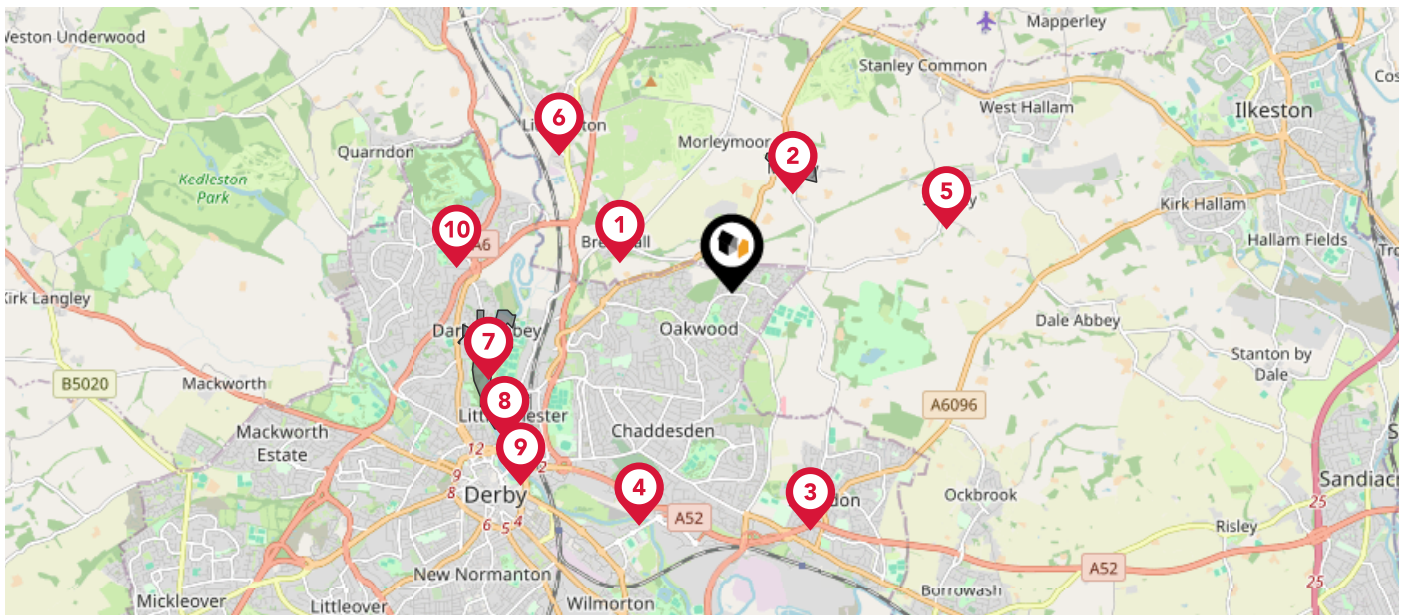
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

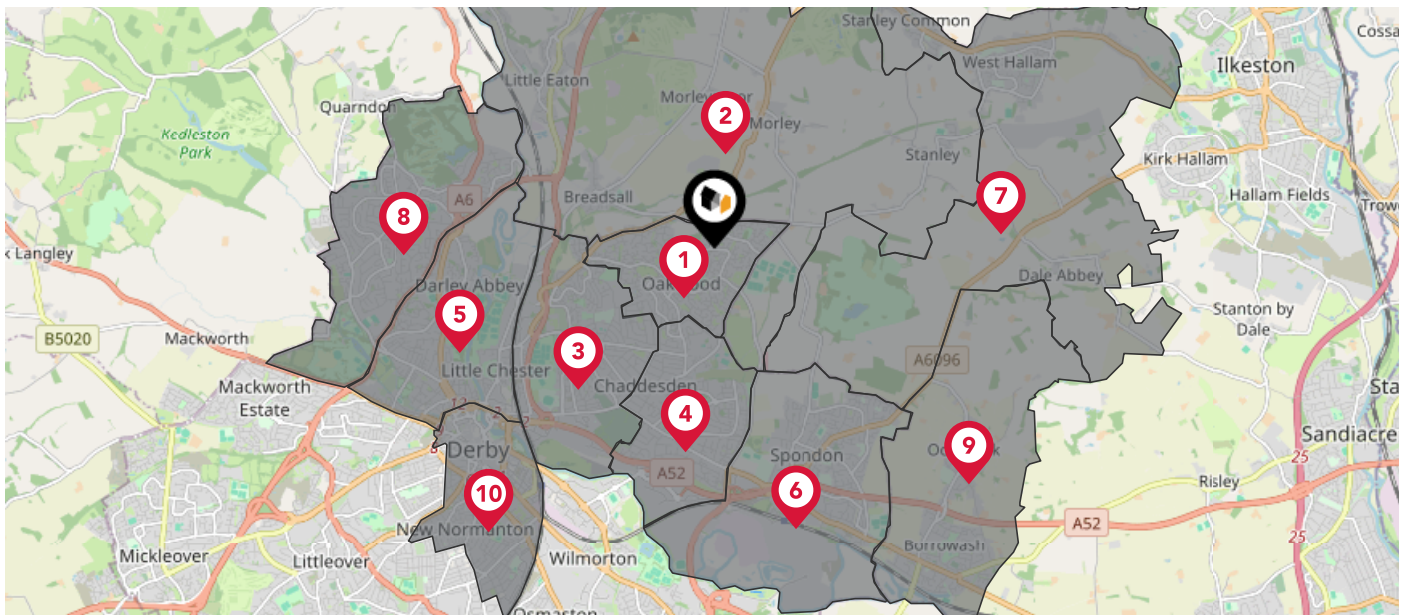
- 1 Breadsall
- 2 Morley
- 3 Spondon
- 4 Highfield Cottages
- 5 Stanley
- 6 Little Eaton
- 7 Darley Abbey
- 8 Little Chester
- 9 Nottingham Road
- 10 Allestree

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

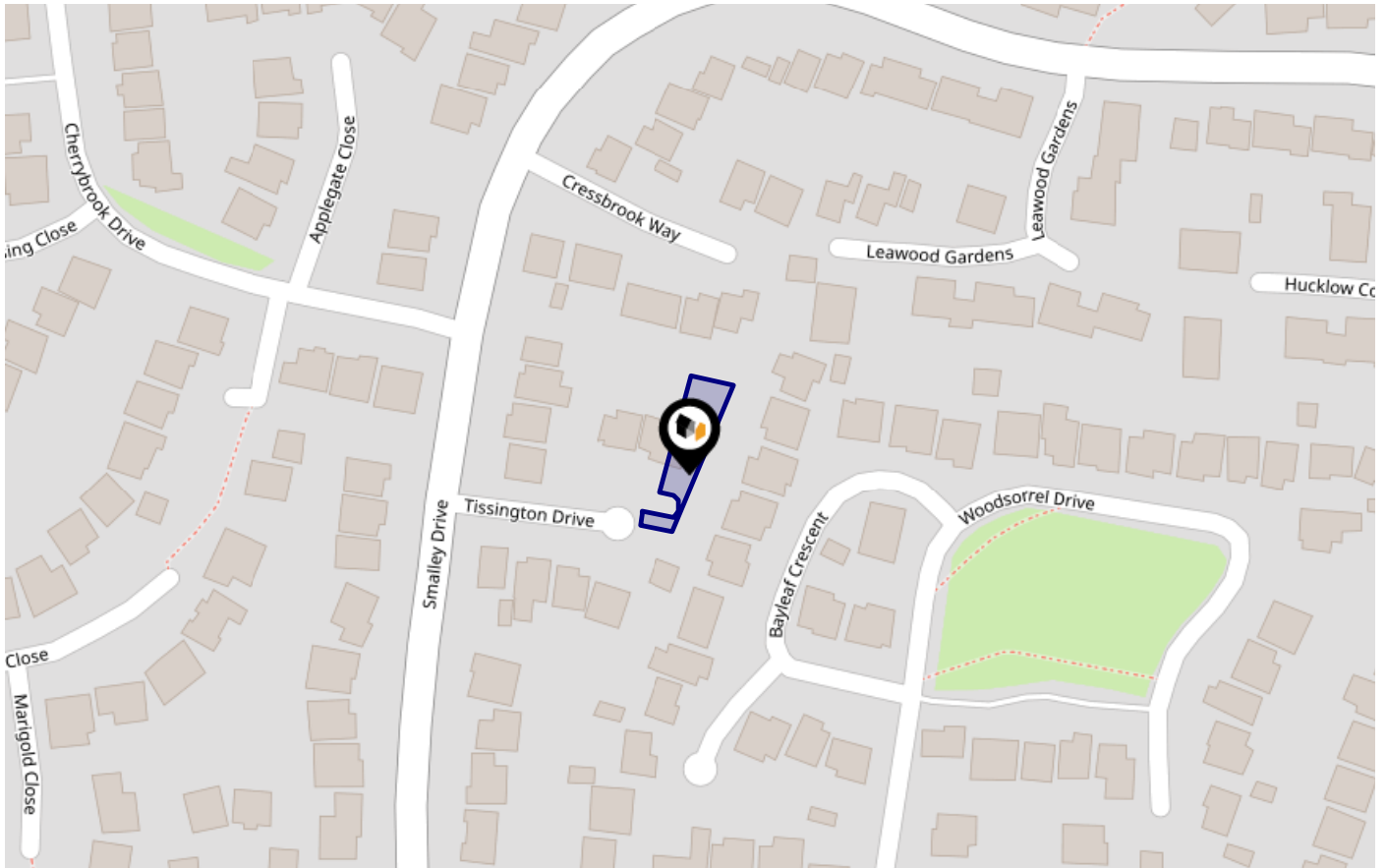
-  Oakwood Ward
-  Little Eaton & Stanley Ward
-  Derwent Ward
-  Chaddesden Ward
-  Darley Ward
-  Spondon Ward
-  West Hallam & Dale Abbey Ward
-  Allestree Ward
-  Ockbrook & Borrowash Ward
-  Arboretum Ward

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:

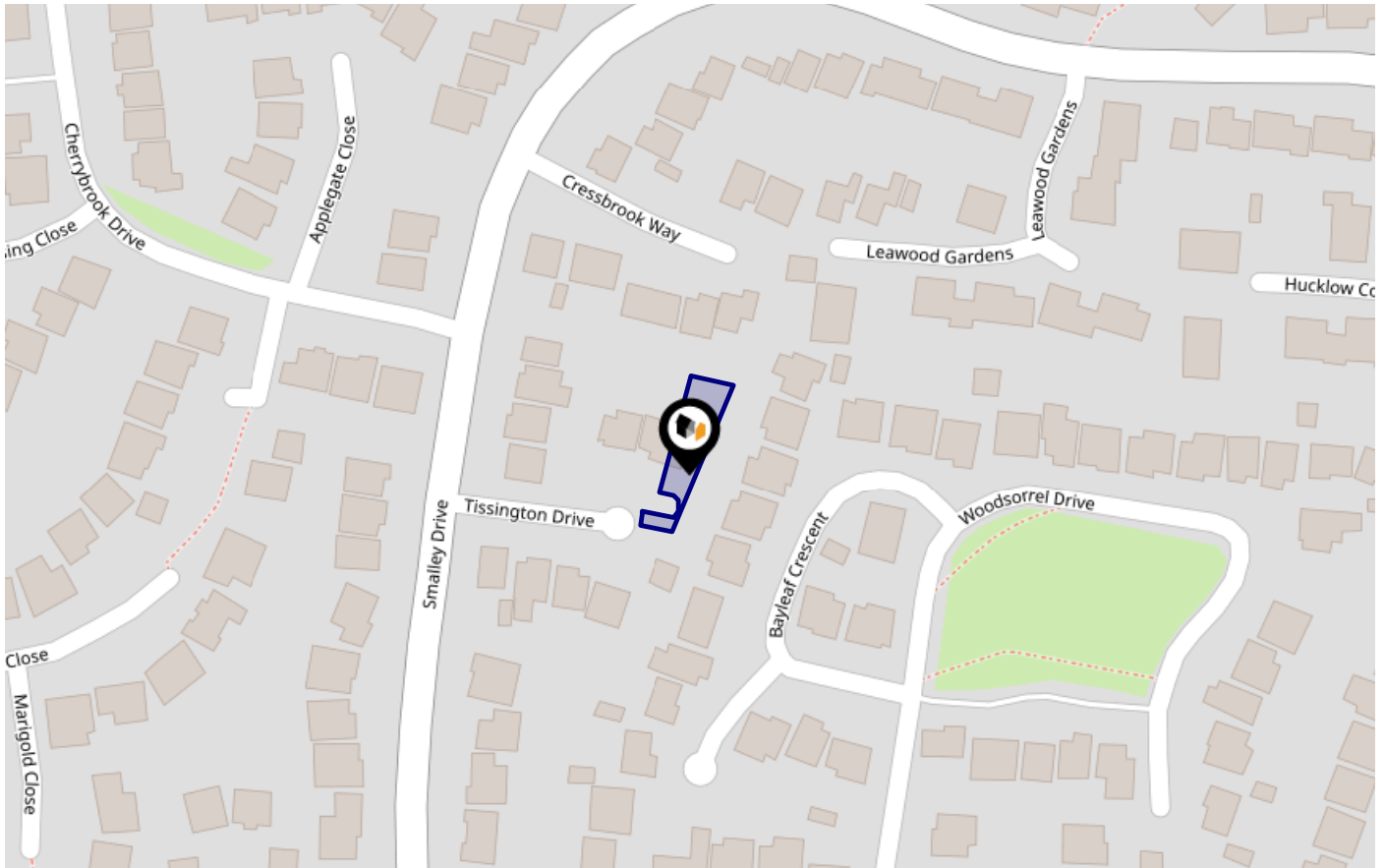


Flood Risk

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

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Chance of flooding to the following depths at this property:

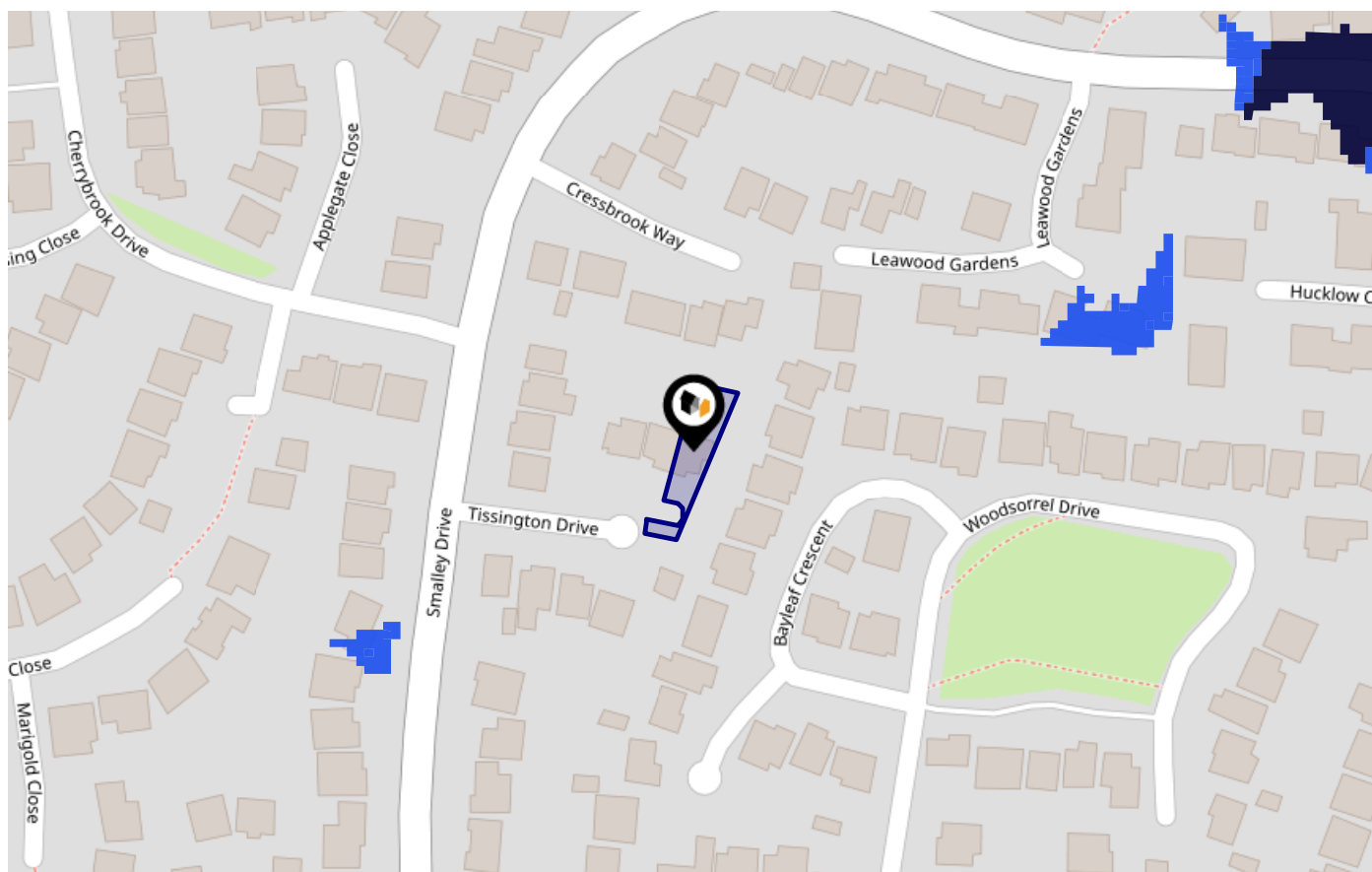


Flood Risk

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.

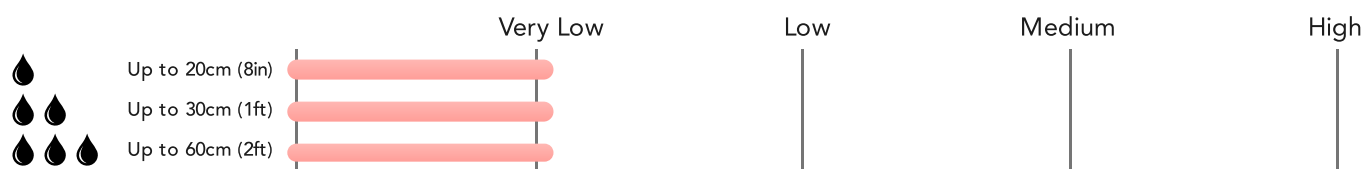


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

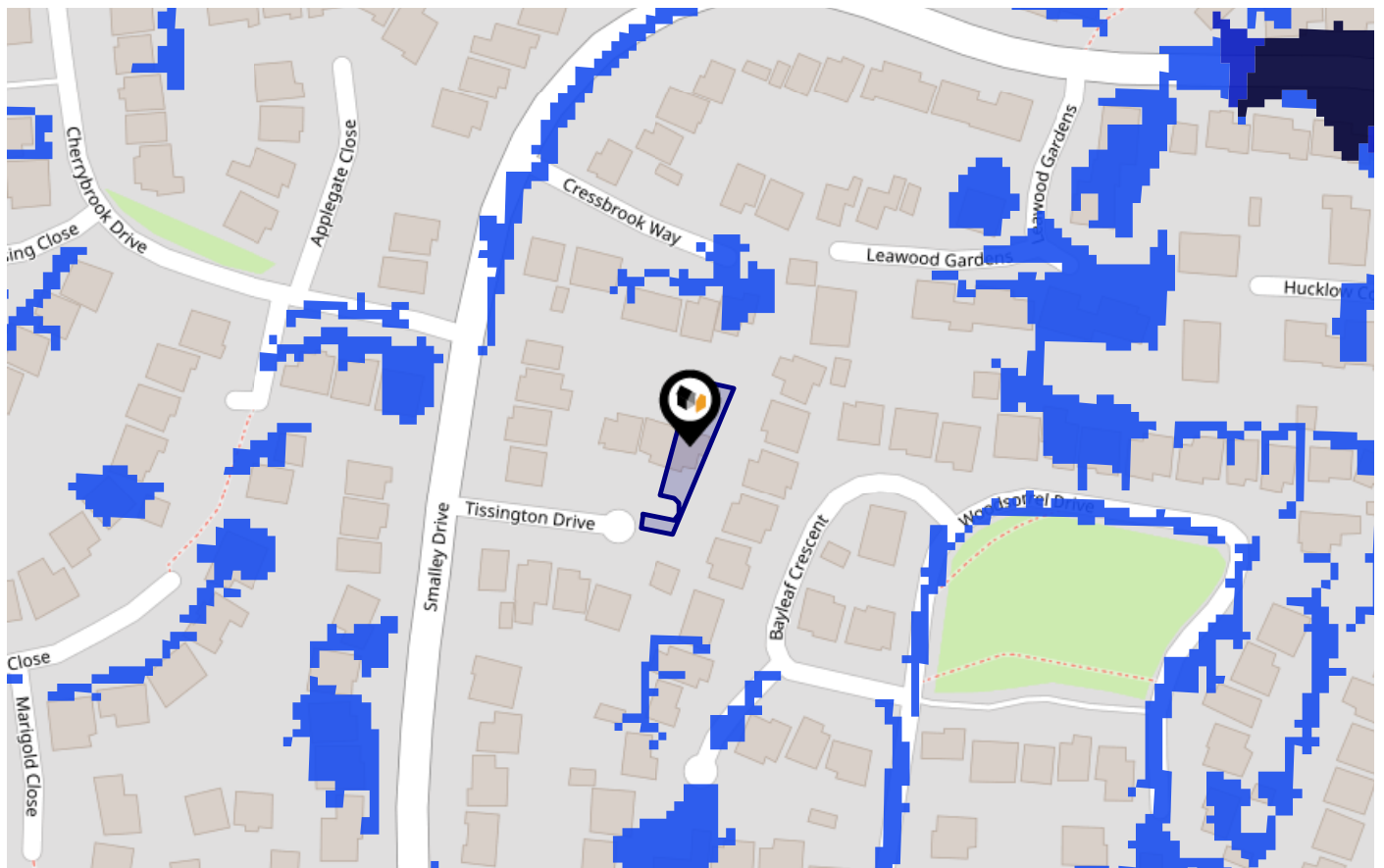


Flood Risk

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.

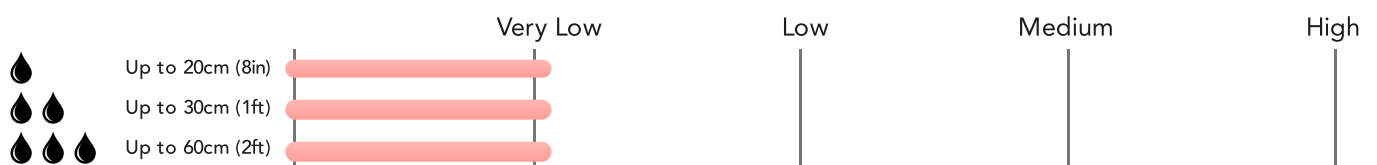


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

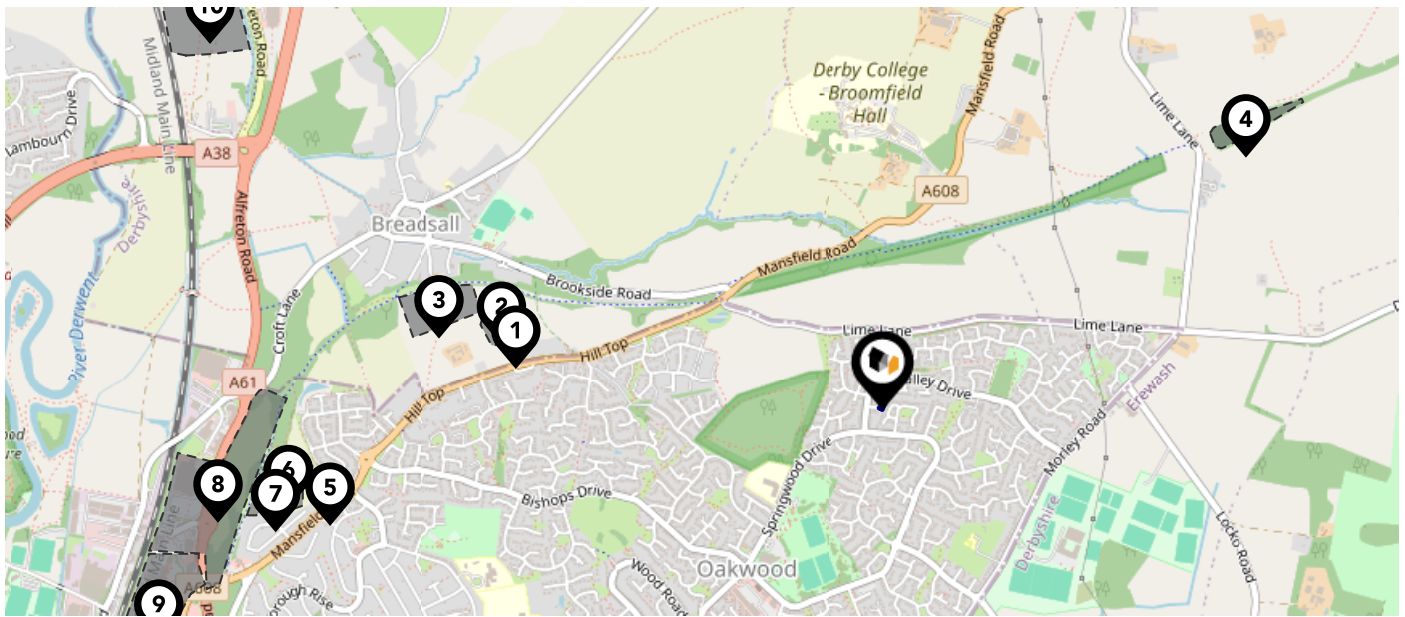


Maps

Landfill Sites

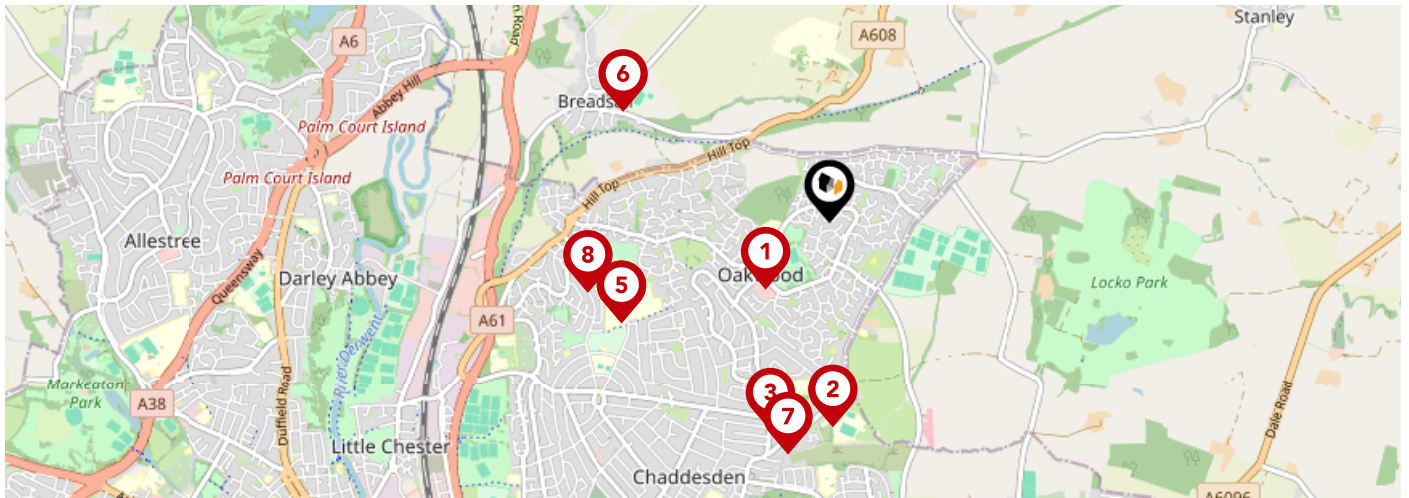


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

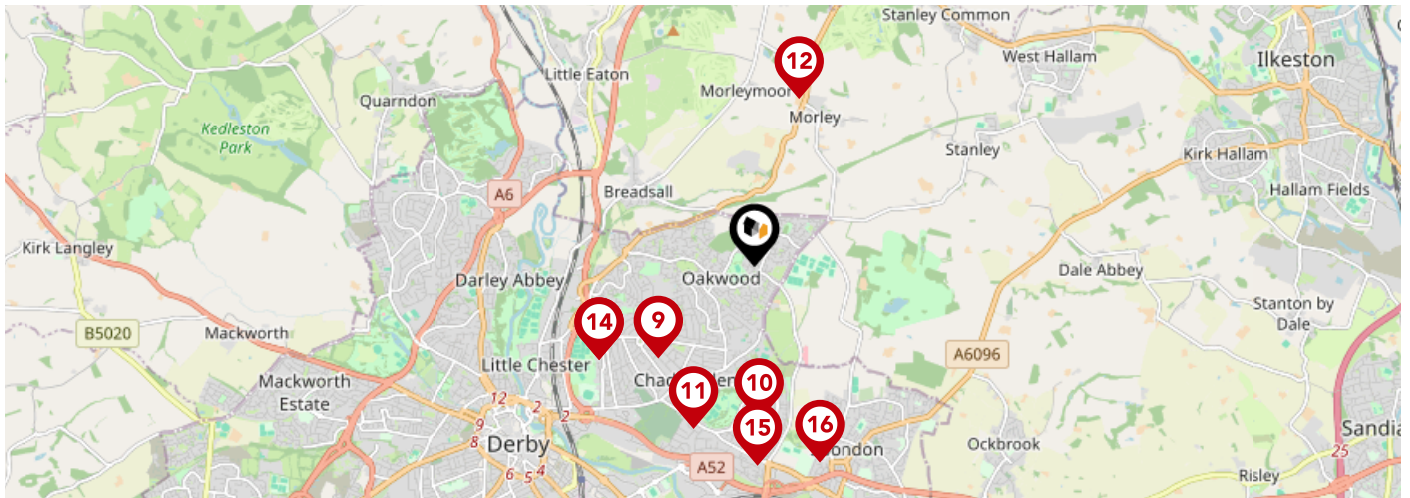


Nearby Landfill Sites

	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill <input type="checkbox"/>
	Manor Farm-Hilltop, Breadsall, Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	Manor Farm-Breadsall	Historic Landfill <input type="checkbox"/>
	Lime Lane-Morley	Historic Landfill <input type="checkbox"/>
	Mansfield Road-Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	Alfreton Road-Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	Alfreton Road Extension-Alfreton Road Extension, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	A E Hibbs & Sons Ltd Ford Lane-Ford Lane, Derby, Little Eaton, Derbyshire	Historic Landfill <input type="checkbox"/>

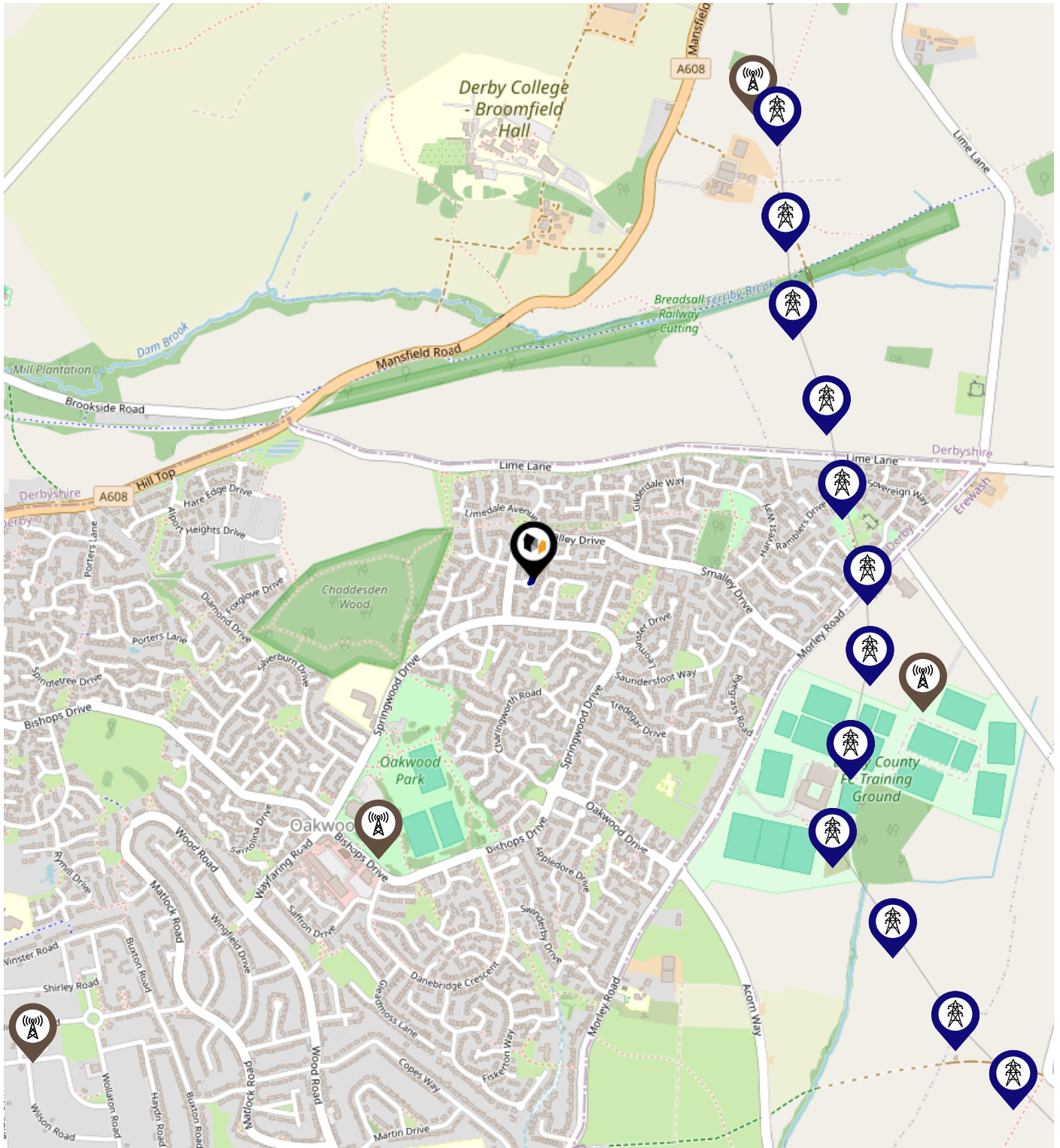


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.83	<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

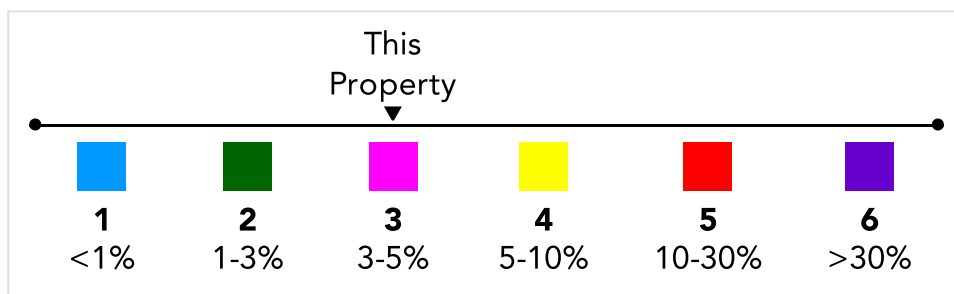
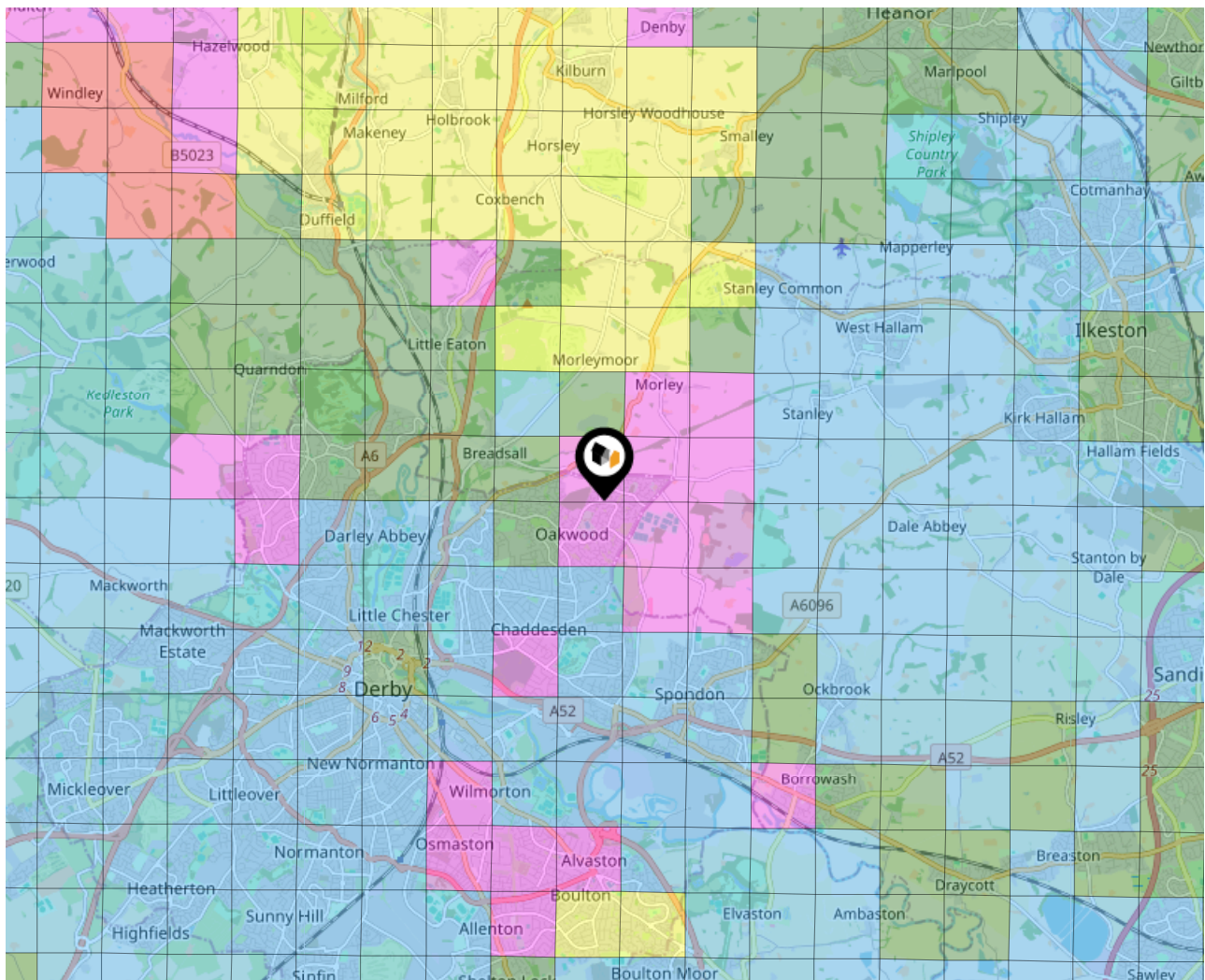
Environment

Radon Gas



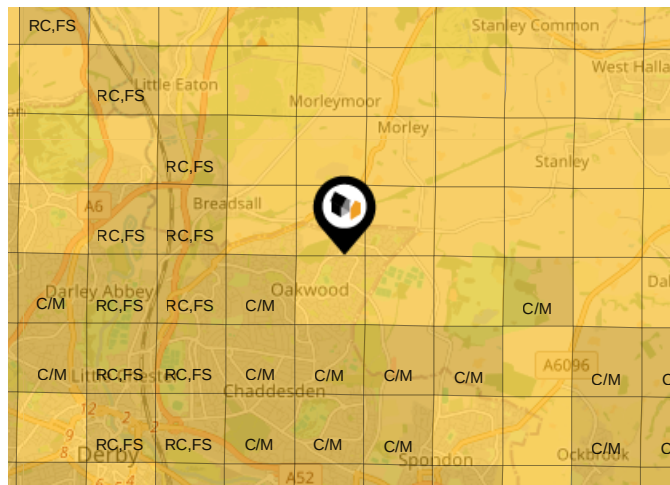
What is Radon?

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).



Ground Composition for this Address (Surrounding square kilometer zone around property)

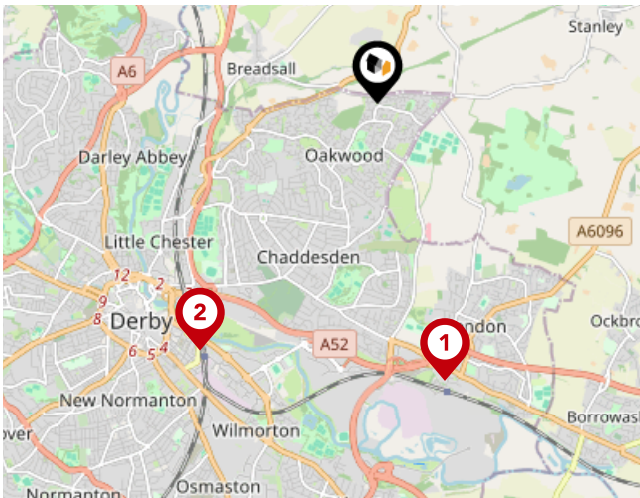
Carbon Content:	NONE	Soil Texture:	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

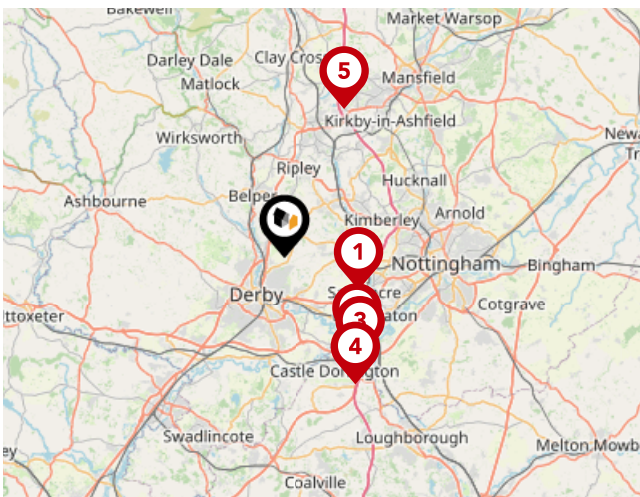
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



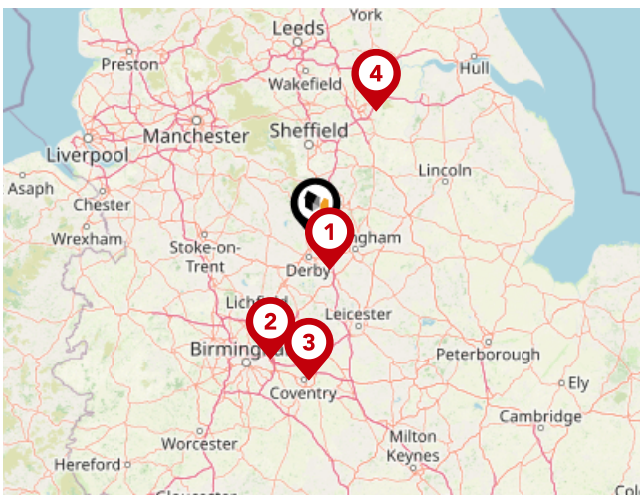
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.54 miles
2	Derby Rail Station	2.71 miles
3	Duffield Rail Station	3.78 miles



Trunk Roads/Motorways

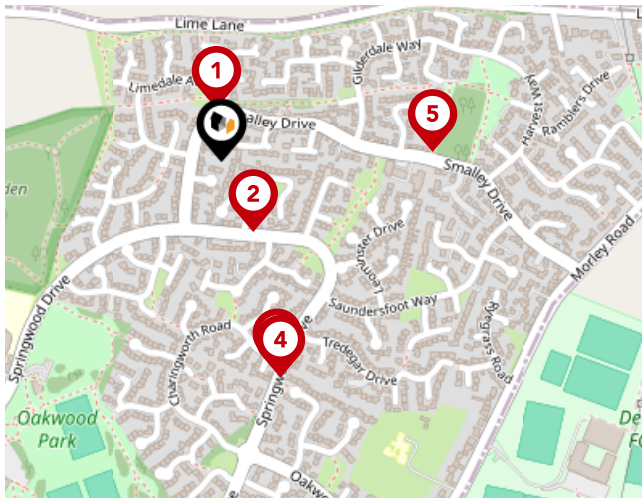
Pin	Name	Distance
1	M1 J25	5.7 miles
2	M1 J24A	8.12 miles
3	M1 J24	9.02 miles
4	M1 J23A	10.27 miles
5	M1 J28	11.44 miles



Airports/Helipads

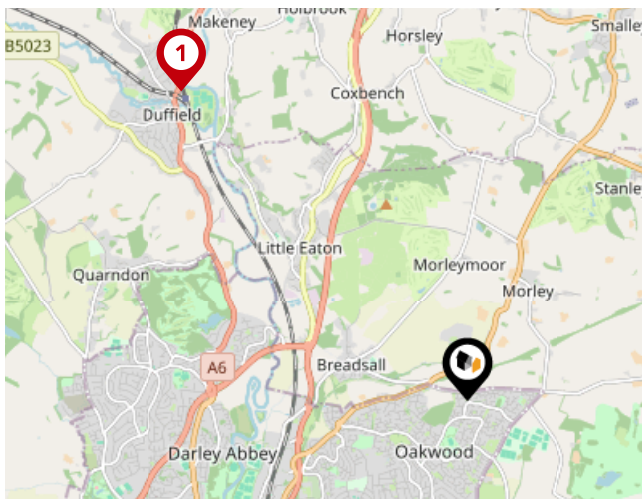
Pin	Name	Distance
1	East Mids Airport	9.31 miles
2	Birmingham Airport	36.55 miles
3	Baginton	40.18 miles
4	Finningley	40.66 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Smalley Drive	0.06 miles
2	Northacre Road	0.09 miles
3	Charingworth Road	0.24 miles
4	Charingworth Road	0.25 miles
5	Hallgate Close	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.77 miles
2	Tram Park & Ride	7.09 miles
3	Toton Lane Tram Stop	7.1 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.

Hannells

Testimonials



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



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/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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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.

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