

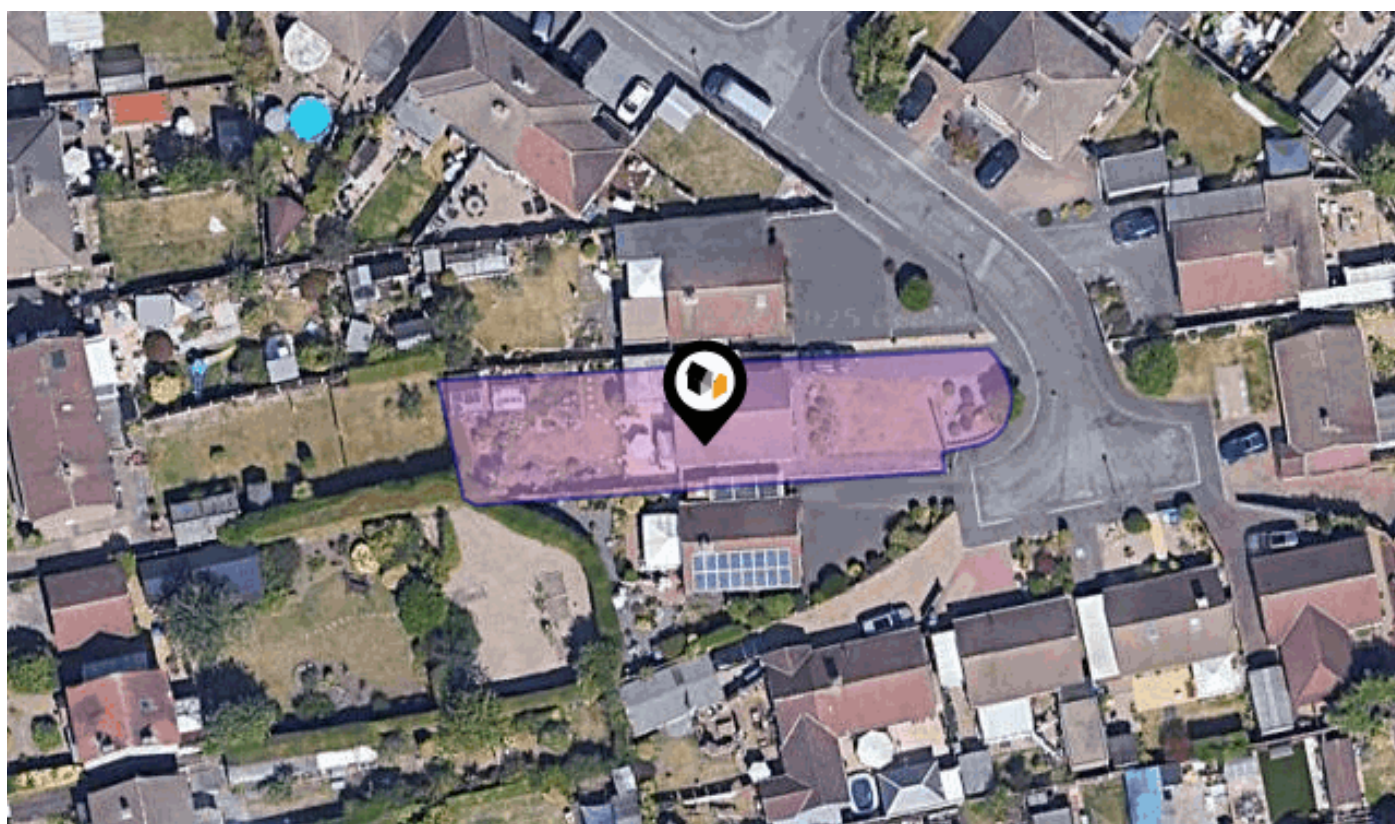


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



THE PINGLE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious & Extended Detached Bungalow
- > Established, Larger Than Average Plot With Ample Parking And Garage
- > No Upward Chain, Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band C, Freehold

An extended and well-maintained detached bungalow occupying a much sought-after and established cul-de-sac, conveniently situated for Spondon village. The property occupies a larger than average plot with ample parking and garage (more suited for a smaller vehicle), along with scope to extend. The property is available with no upward chain and a viewing is highly recommended! The accommodation is supplemented by gas fired central heating, mostly double glazed and briefly comprises:- side reception hallway, fitted kitchen, rear porch, pleasant lounge, dining room/optional third bedroom and bathroom with a three piece suite. Outside, there are mature garden to both front and rear elevations together with off-road parking for several vehicles with scope to extend further, if required and there is an attached garage (suitable for smaller vehicle/motorbike). There is a good size South West facing mature rear garden. The Pingle is an established cul-de-sac which is well situated for Spondon village and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Side Reception Hallway:

Kitchen: (9'10" x 8'7") 3.00 x 2.62

Rear Porch:

Lounge: (16'5" x 11'1") 5.00 x 3.38

Dining Room/Optional Third Bedroom (access from the lounge): (12'10" x 12'11") 3.91 x 3.94

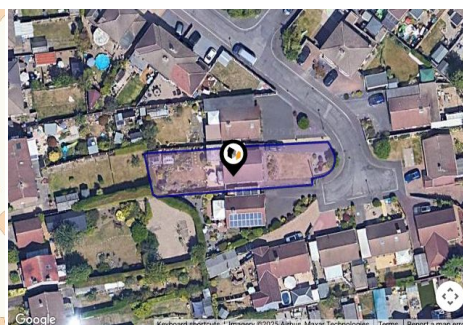
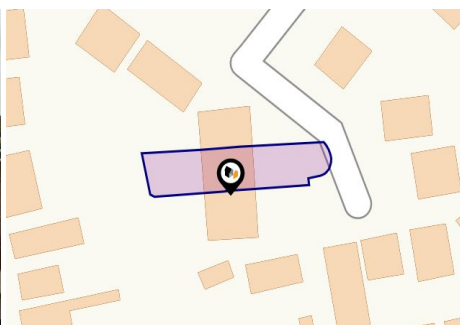
Double Bedroom One: (12'5" x 10'10") 3.78 x 3.30

Double Bedroom Two: (8'10" x 8'5") 2.69 x 2.57

Bathroom: (5'9" x 5'6") 1.75 x 1.68

Outside:

The property occupies a larger than average mature plot with gardens to both front and rear elevations. The front garden is laid mainly to lawn with and incorporates a driveway providing off-road parking for several vehicles and has scope to extend the driveway further if required. There is also the benefit of an attached garage (suitable for smaller vehicle only/motorbike storage) 17'2" 6'6" with double timber doors, light and power. There is gated pedestrian access to the side elevation leading in-turn to a mature and enclosed rear garden which is laid mainly to lawn with mature flowers, shrubs, trees and shaped pond. Greenhouse and garden shed with electric.



Property

Type:	Detached
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.11 acres
Council Tax :	Band C
Annual Estimate:	£1,873
Title Number:	DY62036

Tenure: Freehold

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)

12	31	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



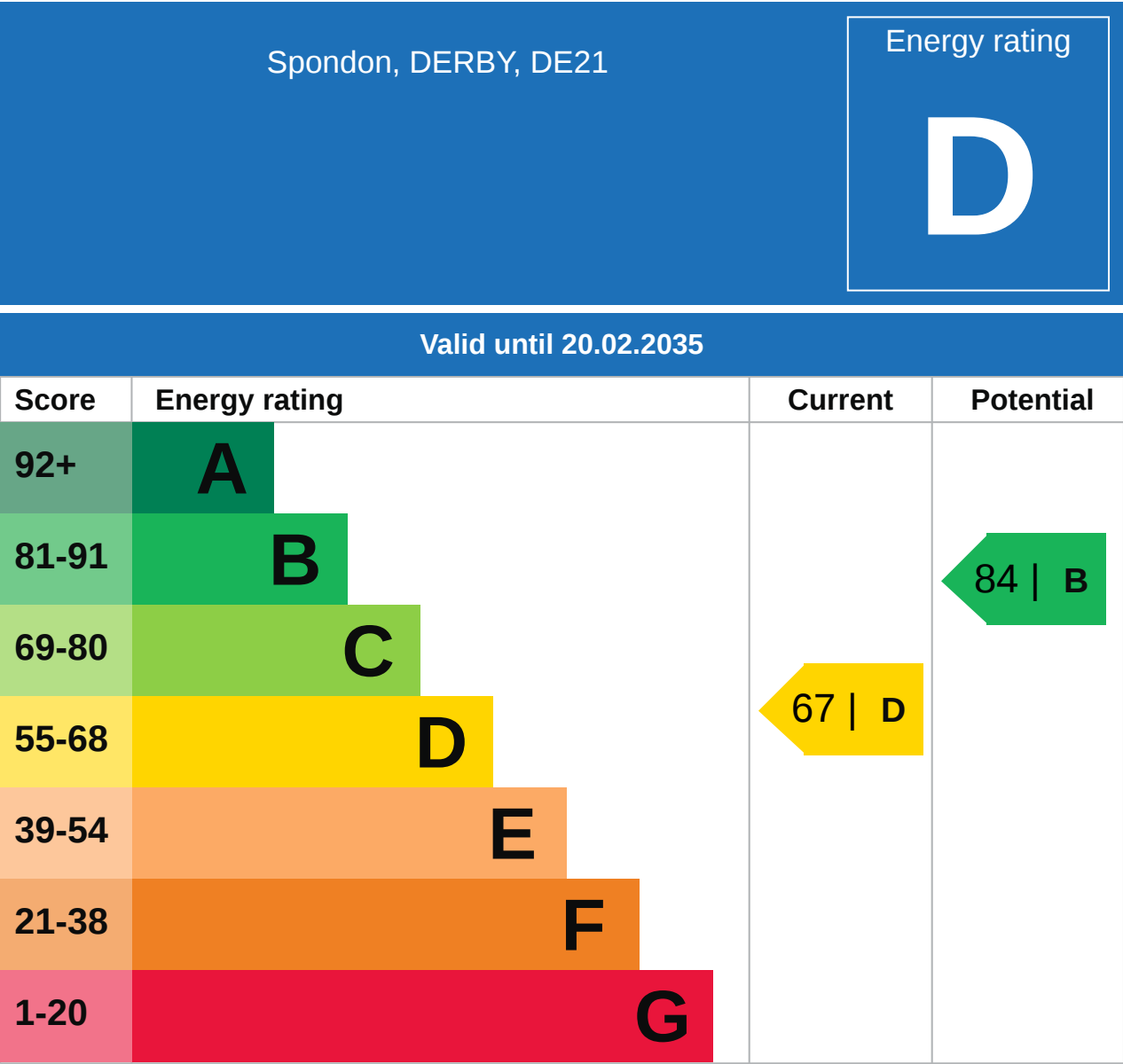




THE PINGLE, SPONDON, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

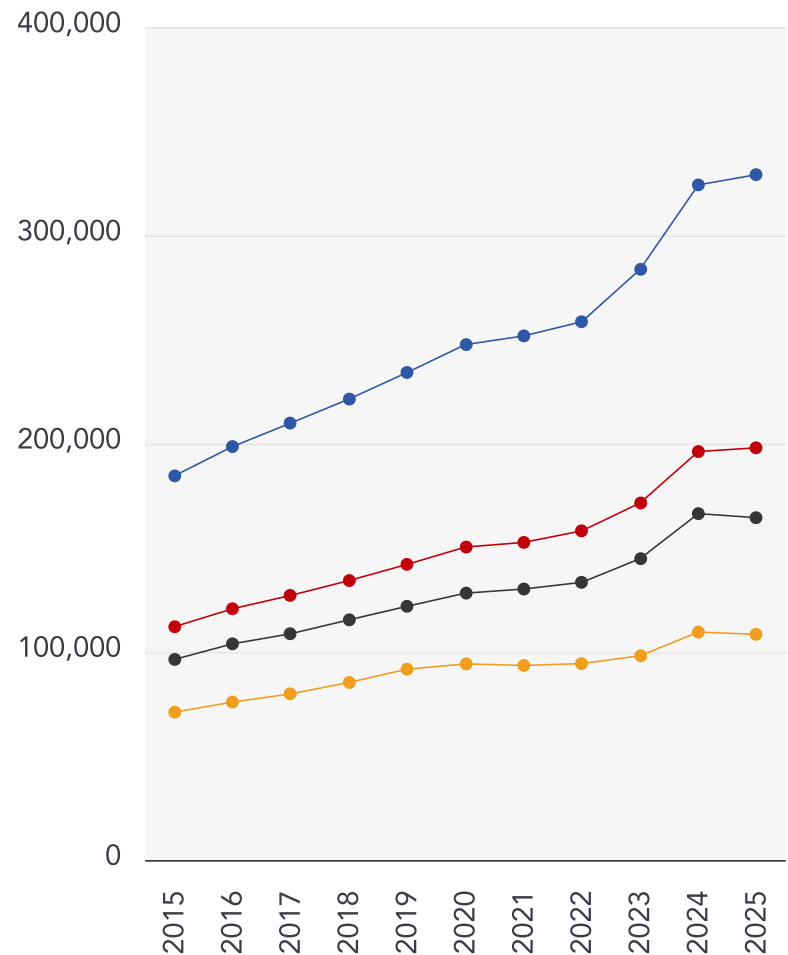
Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	67 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DE21



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%

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.

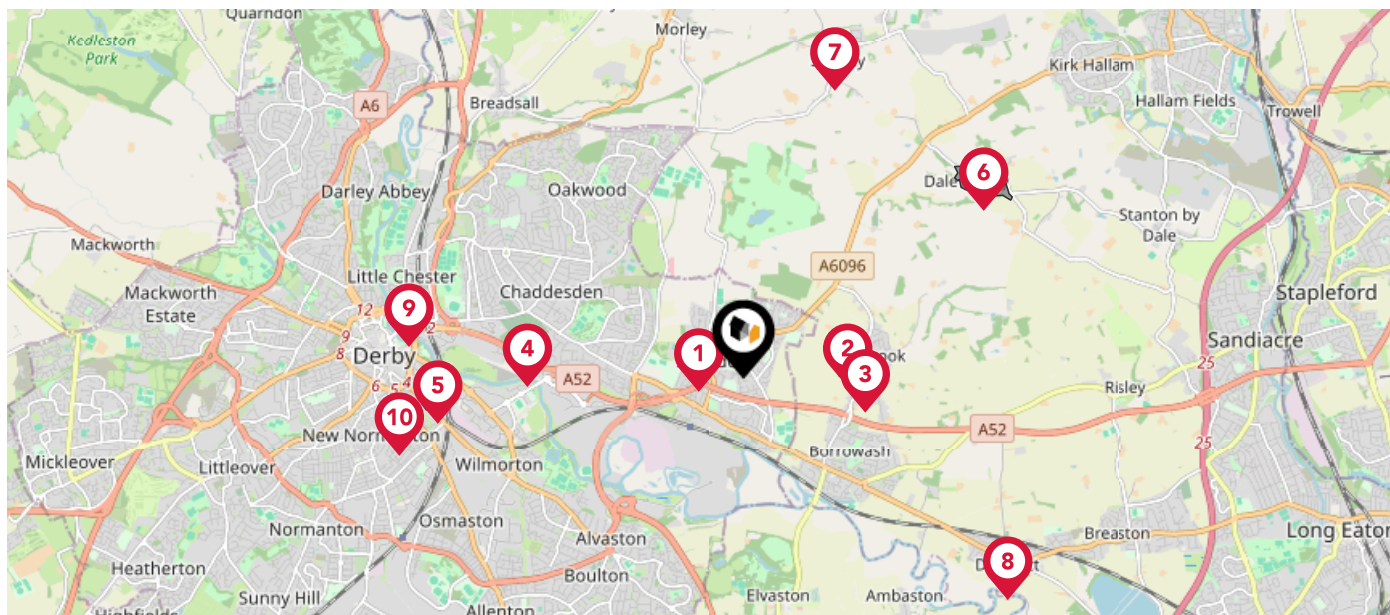
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

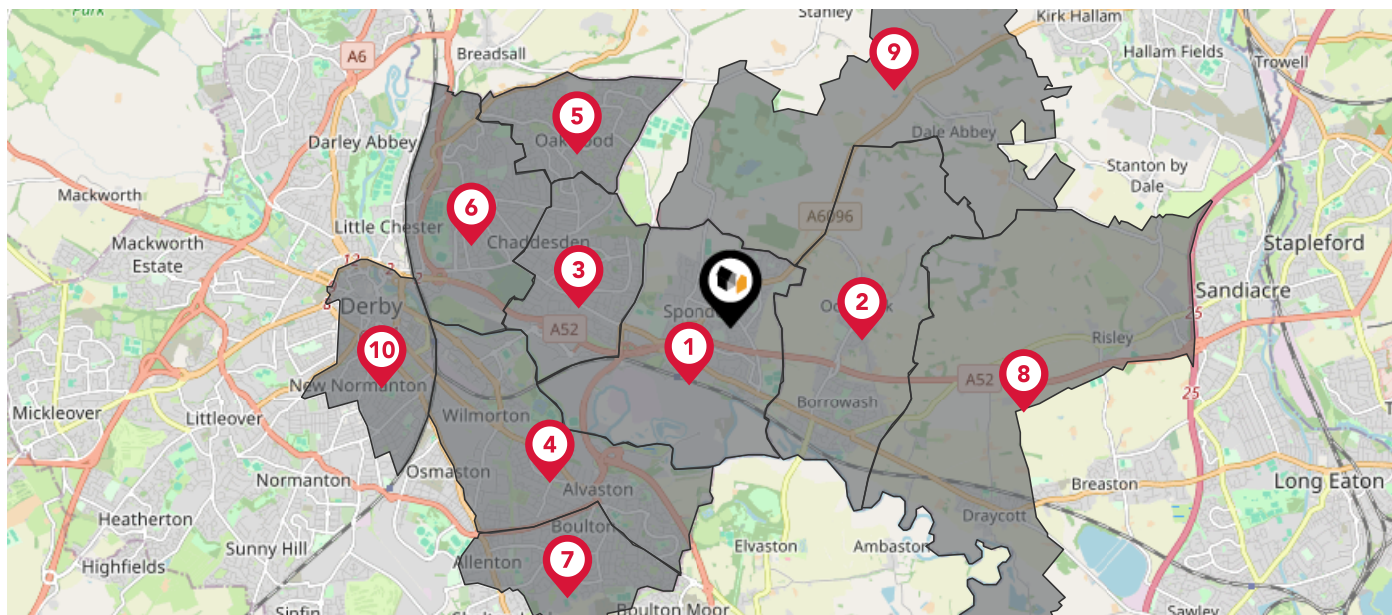
-  1 Spondon
-  2 Ockbrook Moravian Settlement
-  3 Ockbrook Village
-  4 Highfield Cottages
-  5 Railway
-  6 Dale Abbey
-  7 Stanley
-  8 Draycott
-  9 Nottingham Road
-  10 Arboretum

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



Spondon Ward



Ockbrook & Borrowwash Ward



Chaddesden Ward



Alvaston Ward



Oakwood Ward



Derwent Ward



Boulton Ward



Draycott & Risley Ward



West Hallam & Dale Abbey Ward

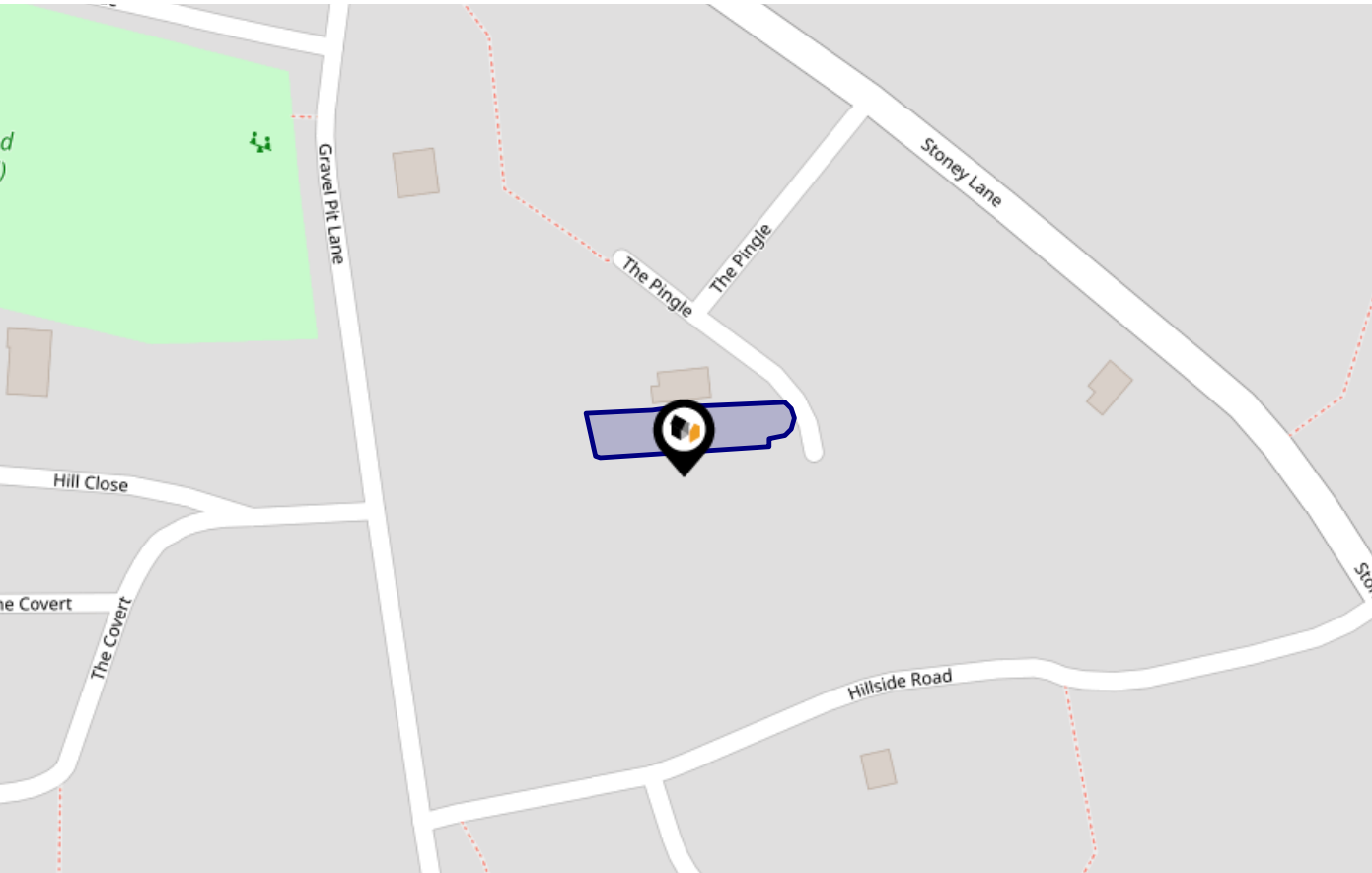


Arboretum Ward

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.

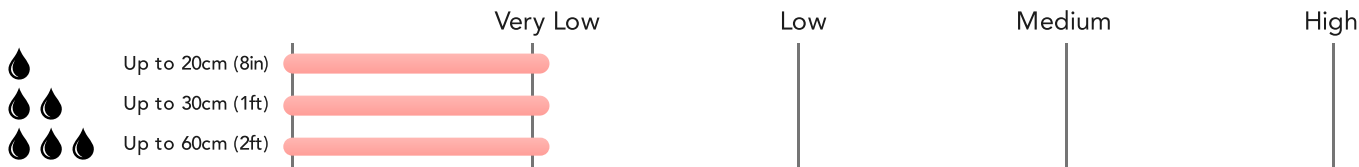


Risk Rating: Very low

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.

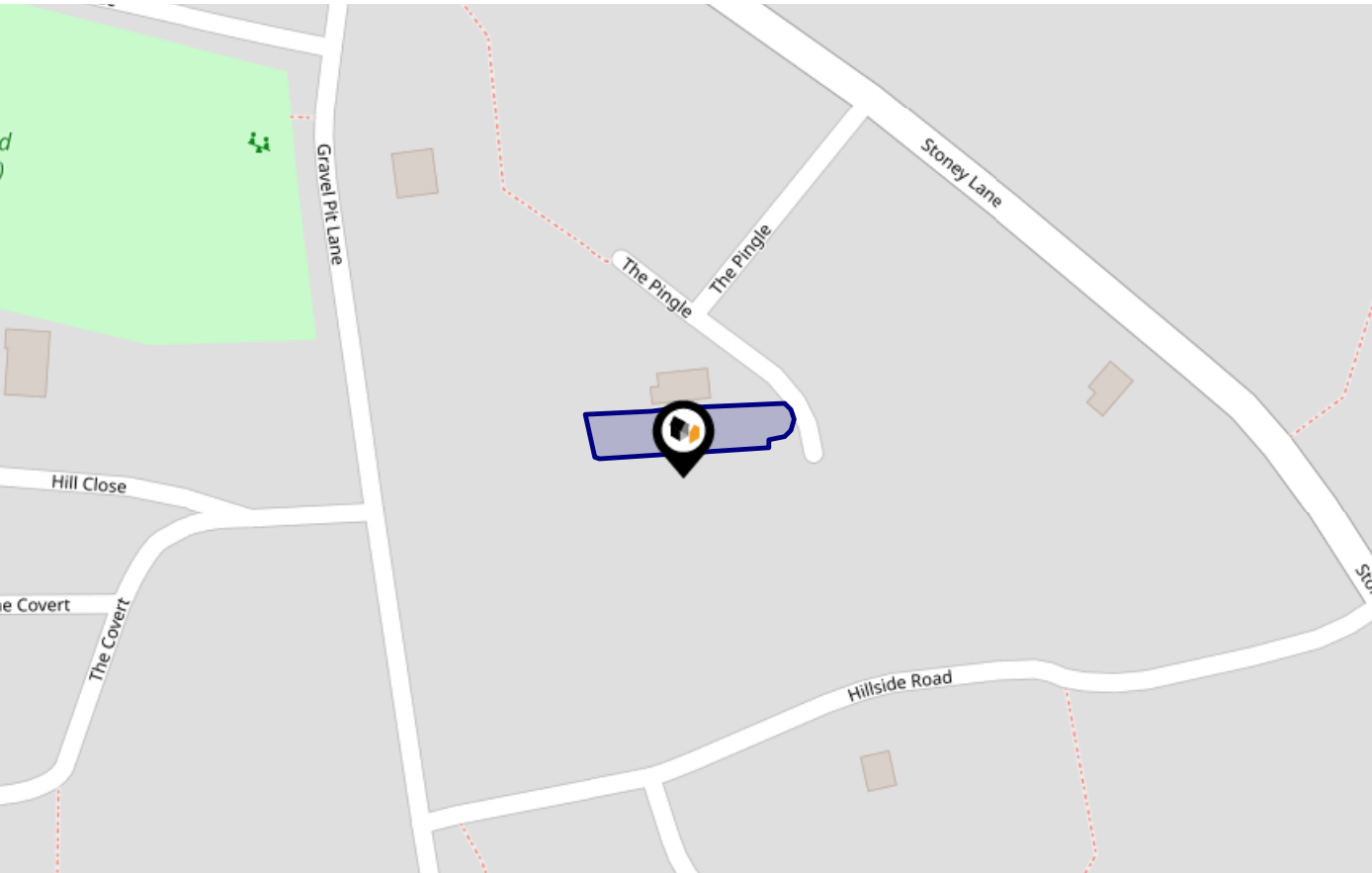
Chance of flooding to the following depths at this property:



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.

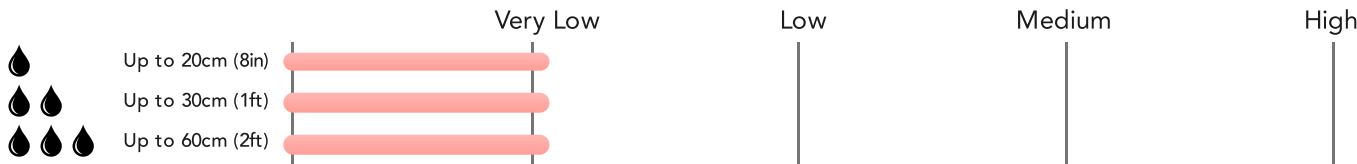


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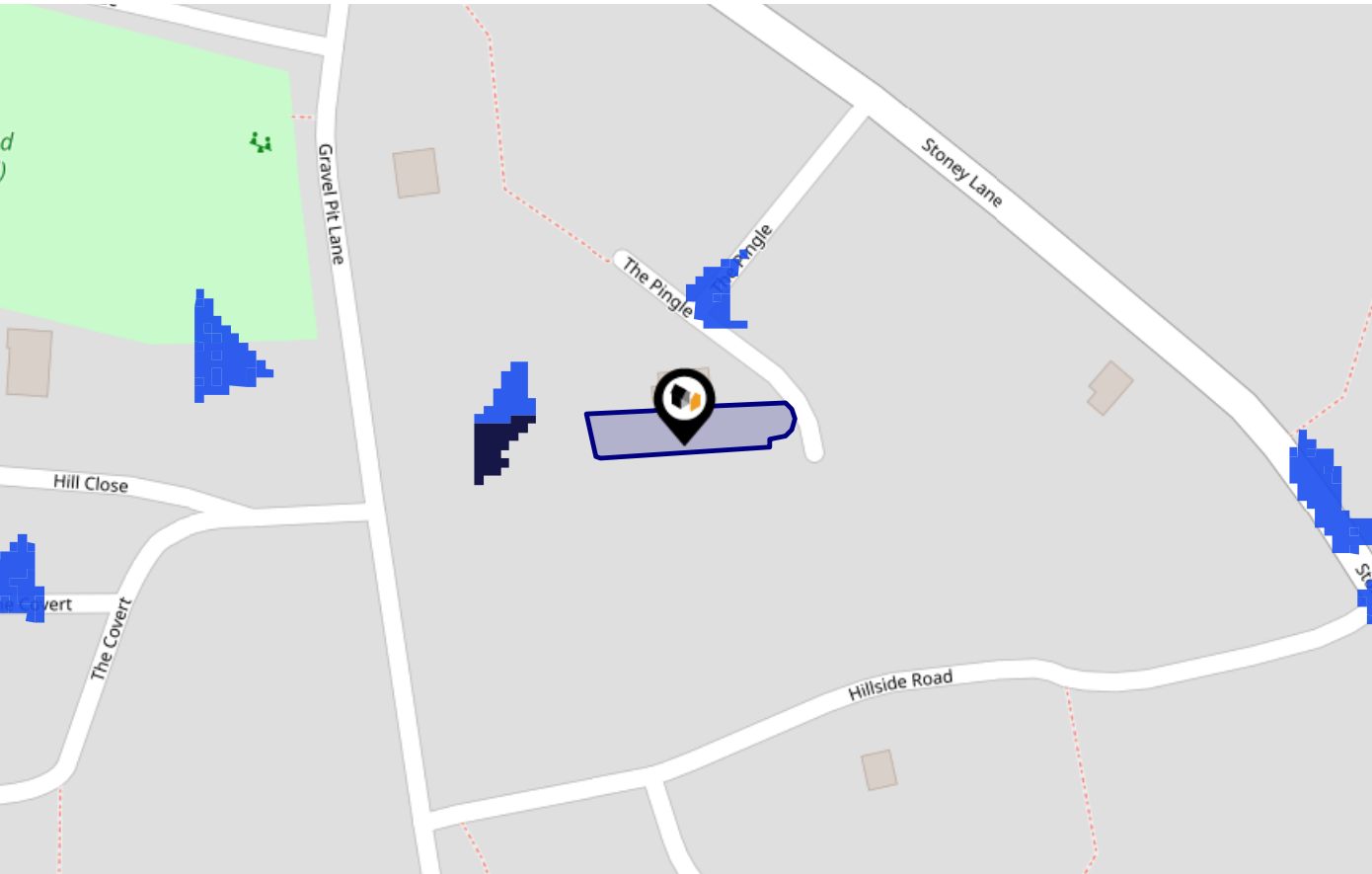
Chance of flooding to the following depths at this property:



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.

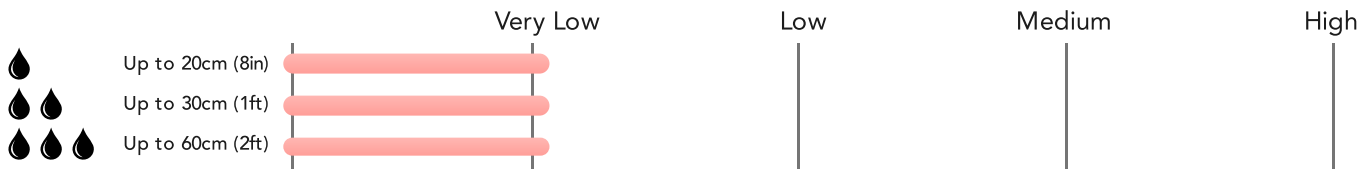


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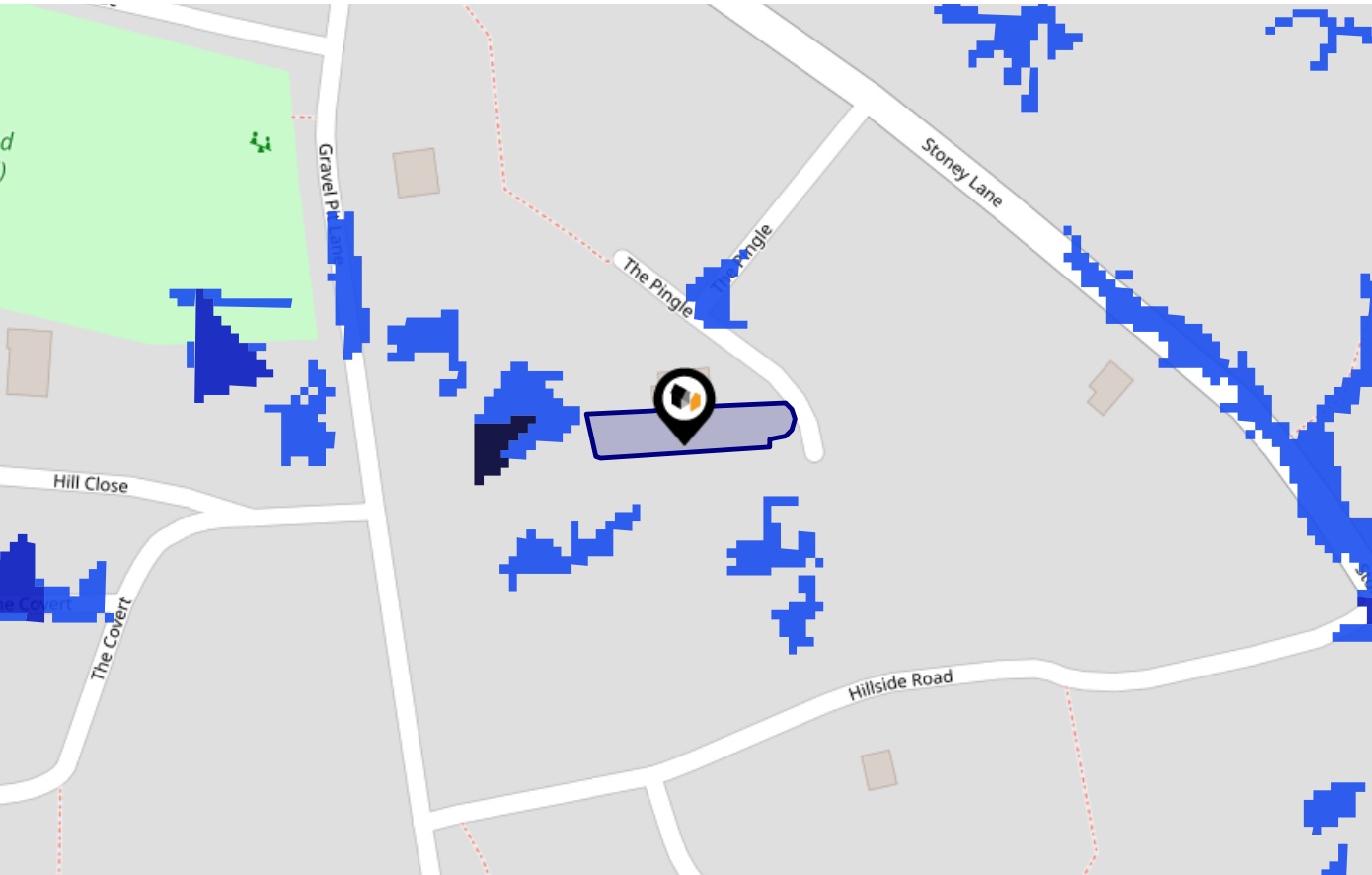
Chance of flooding to the following depths at this property:



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.

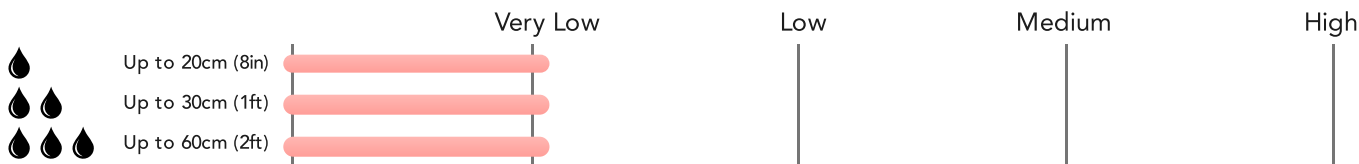


Risk Rating: Very low

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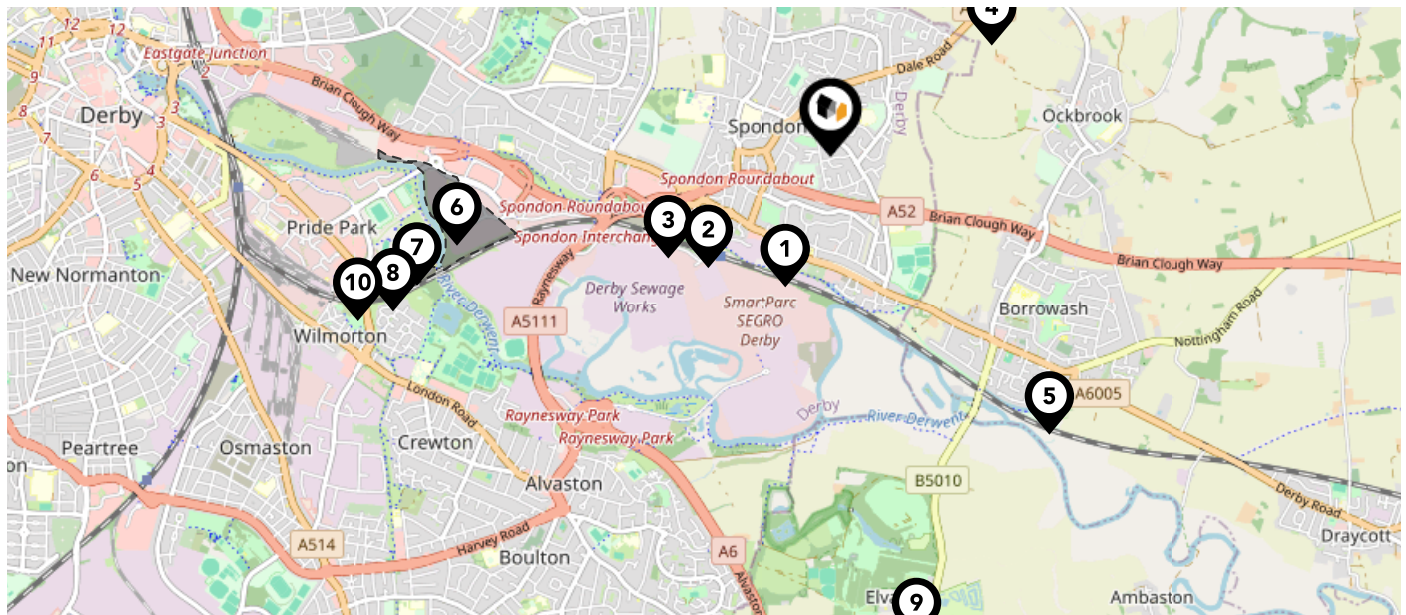


Maps

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.

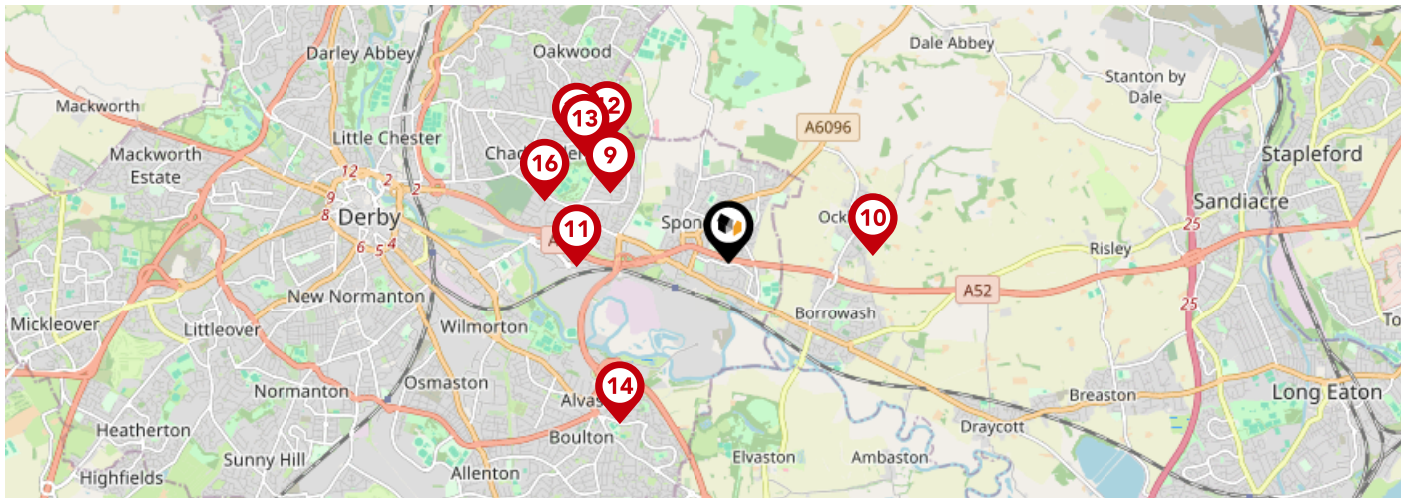


Nearby Landfill Sites

1	Nottingham Road-Derby, Derbyshire	Historic Landfill	☐
2	Disused Canal-Rear of Erewash Borough Council Depot, Spondon, Derby, Derbyshire	Historic Landfill	☐
3	Megaloughton Lane Landfill Site-Megaloughton Lane,Spondon,Derby,Derbyshire	Historic Landfill	☐
4	Land off Dale Road-Spondon, Derby, Derbyshire	Historic Landfill	☐
5	General Industrial Cleaners/Landfill Site-Brook Road, Borrowwash, Derby, Derbyshire	Historic Landfill	☐
6	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill	☐
7	EA/EPR/HP3890CE/V002	Active Landfill	☒
8	Litchurch Works-Deadmans Lane, Derby	Historic Landfill	☐
9	Ex War Department Camp-Borrowwash Lane, Elvaston	Historic Landfill	☐
10	Pride Park Waste Repository-Deadmans Lane, Derby, , Derbyshire	Historic Landfill	☐

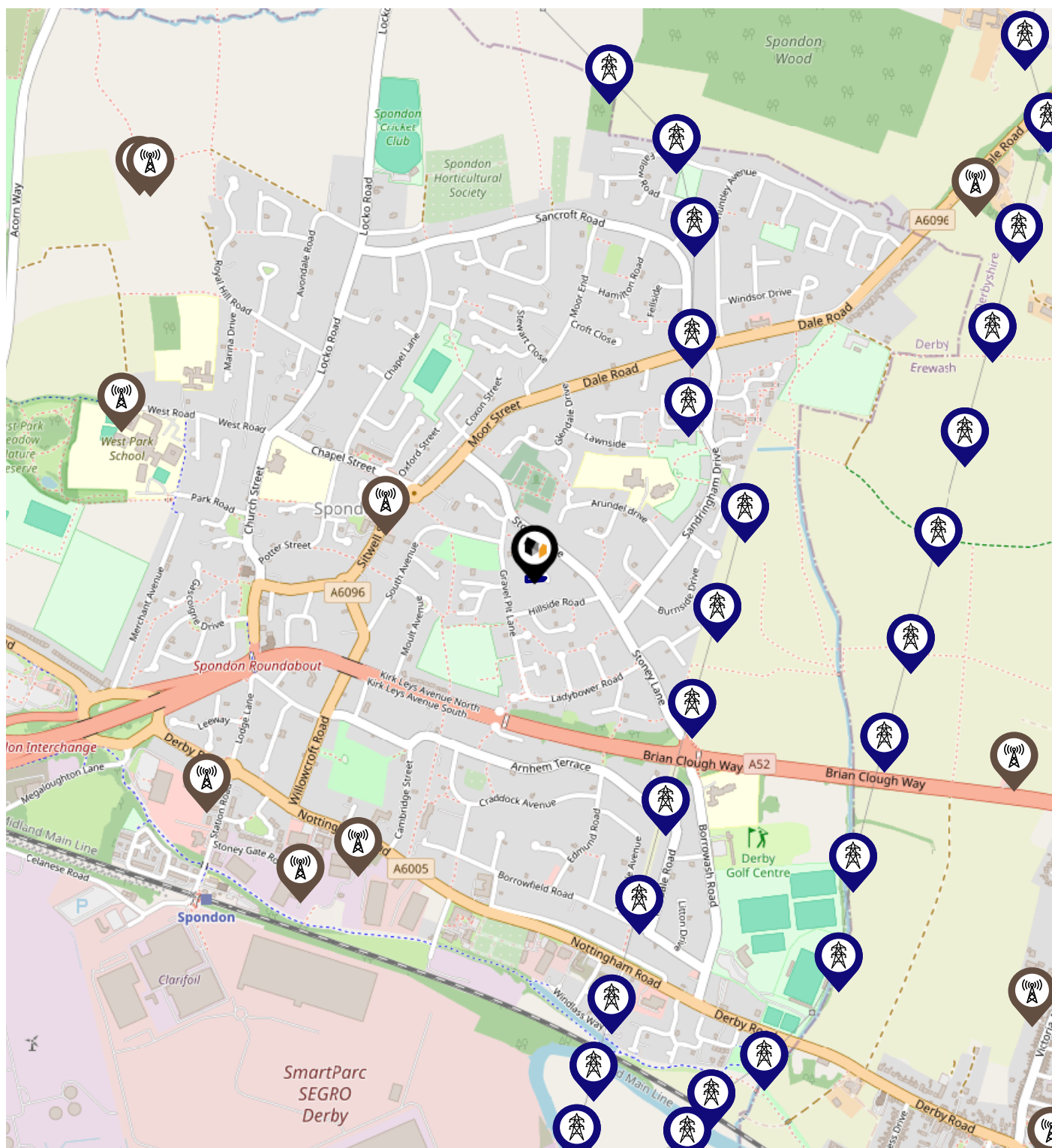


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.17	☐	☒	☐	☐	☐
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.44	☐	☒	☐	☐	☐
3	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.56	☐	☒	☐	☐	☐
4	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.58	☐	☒	☐	☐	☐
5	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.61	☐	☐	☒	☐	☐
6	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1	☐	☒	☐	☐	☐
7	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1	☐	☒	☐	☐	☐
8	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.1	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.23	☐	☒	☐	☐	☐
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.3	☐	☒	☐	☐	☐
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.37	☐	☒	☐	☐	☐
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.53	☐	☐	☒	☐	☐
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.61	☐	☒	☐	☐	☐
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.73	☐	☒	☐	☐	☐
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.73	☐	☒	☐	☐	☐
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.74	☐	☒	☐	☐	☐

Local Area Masts & Pylons



Key:

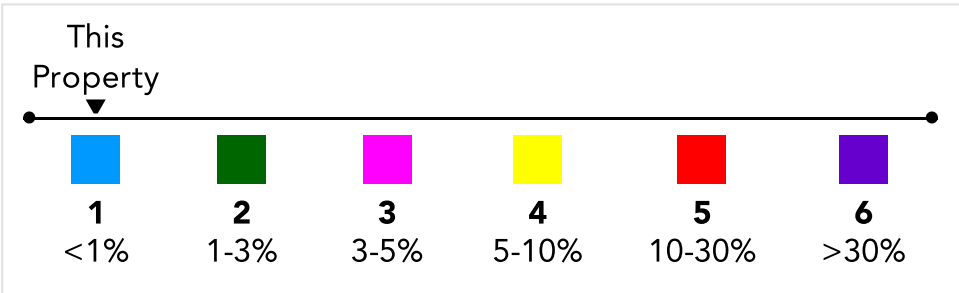
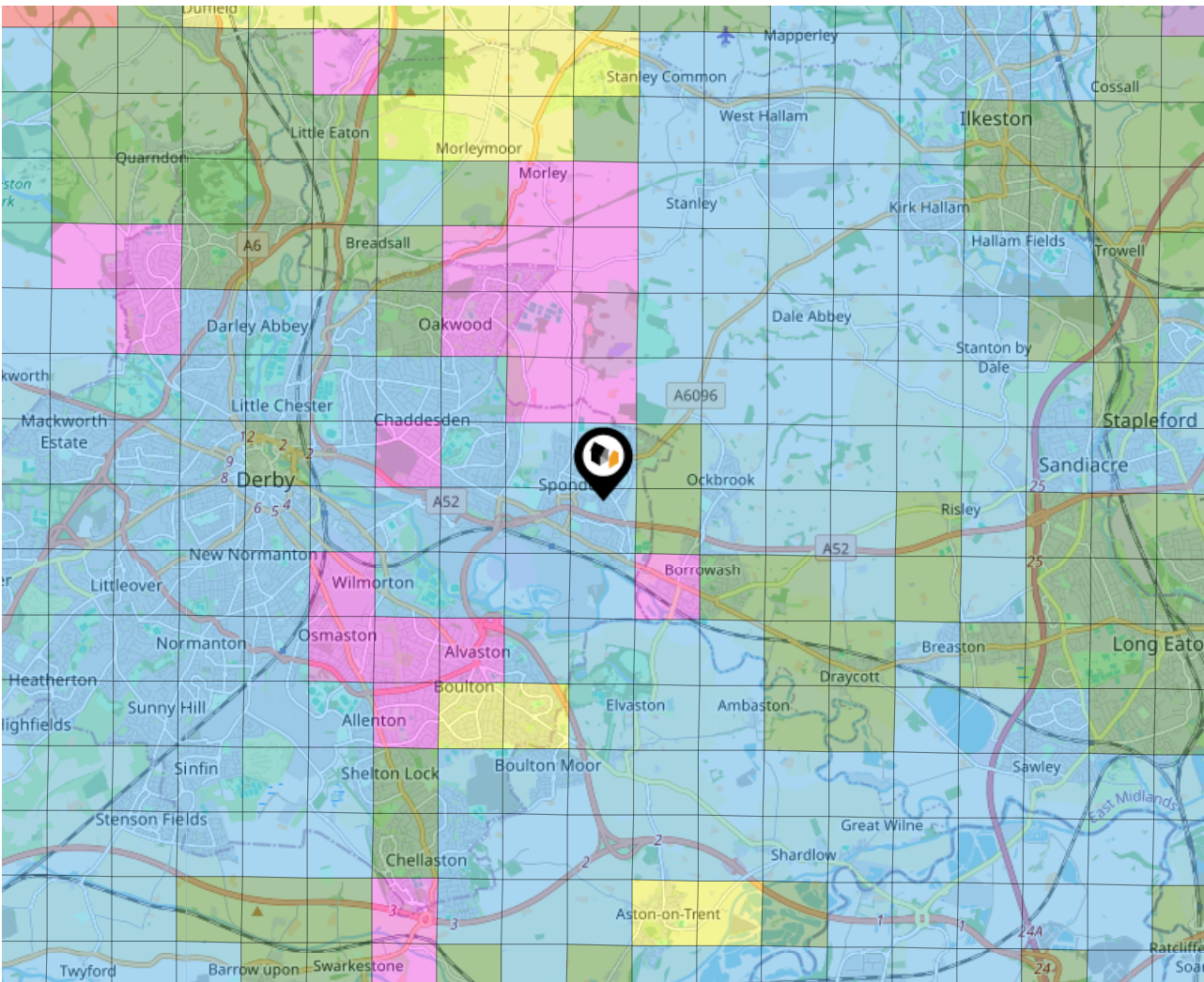
- Power Pylons
- Communication Masts

Environment

Radon Gas

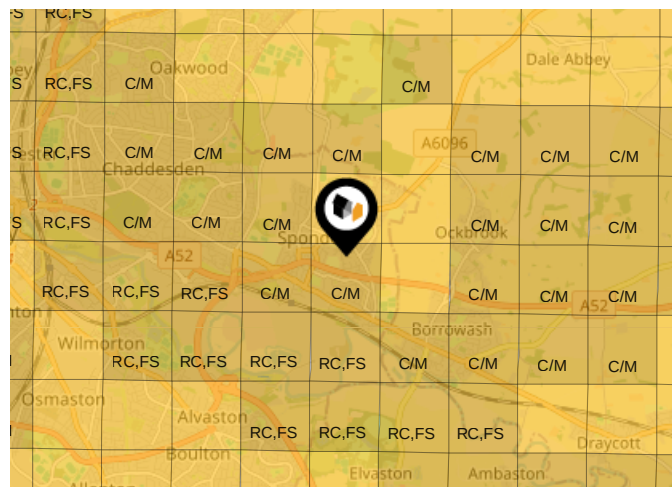
What is Radon?

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)

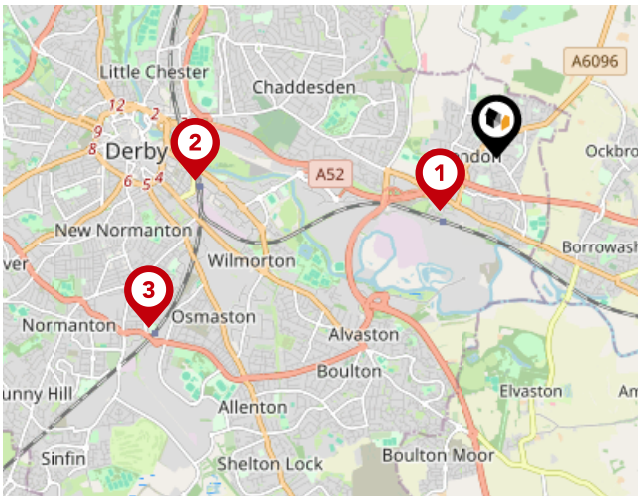
Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

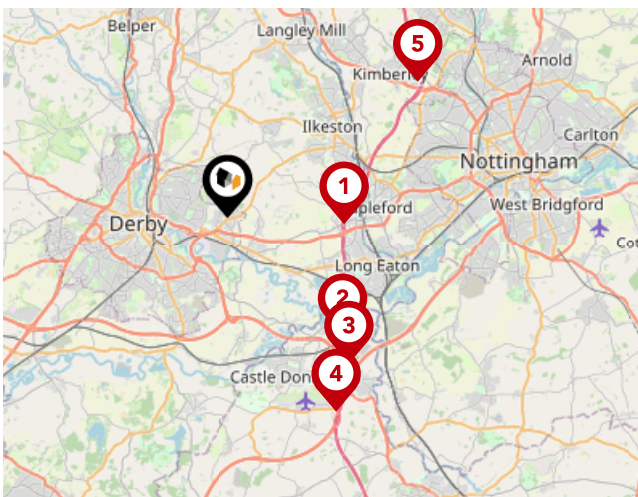
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



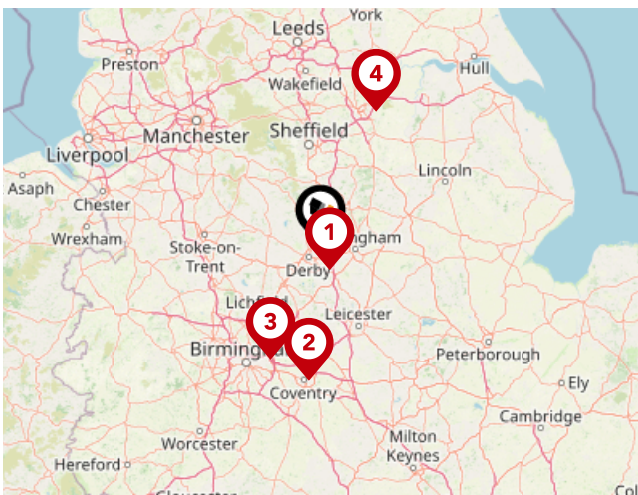
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	0.69 miles
	Derby Rail Station	2.69 miles
	Peartree Rail Station	3.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	4.16 miles
	M1 J24A	5.9 miles
	M1 J24	6.77 miles
	M1 J23A	7.99 miles
	M1 J26	8.35 miles

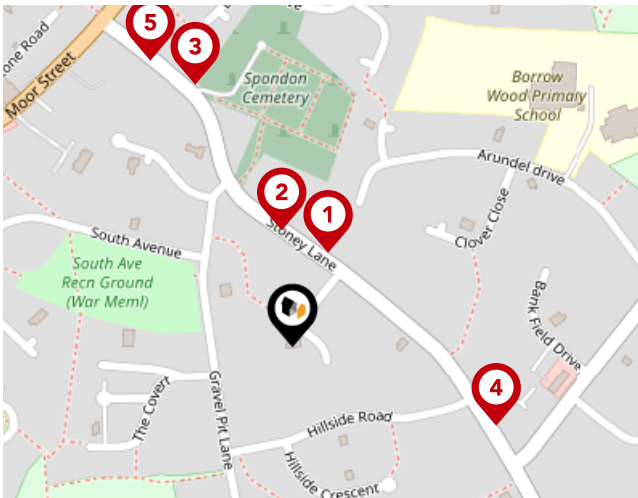


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	7.04 miles
	Baginton	38.26 miles
	Birmingham Airport	35.11 miles
	Finningley	42.06 miles

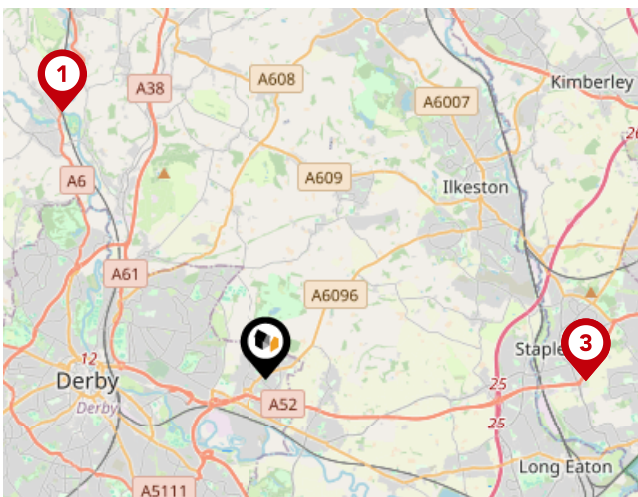
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	The Pingle	0.06 miles
	The Pingle	0.07 miles
	Stoney Lane Cemetery	0.16 miles
	The Yarnspinner	0.12 miles
	Stoney Lane Cemetery	0.18 miles



Local Connections

Pin	Name	Distance
	Duffield (Ecclesbourne Valley Railway)	6.01 miles
	Tram Park & Ride	5.7 miles
	Toton Lane Tram Stop	5.7 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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