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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07<sup>th</sup> March 2025



**STONEY LANE, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Spacious Four Bedroom Home
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Driveway Parking
- > Spacious Rear Garden

### Property Description

Located in the popular area of Chaddesden, this spacious and well-presented four-bedroom home offers a generous lounge, separate dining room, spacious kitchen and a beautiful large rear garden. With ample driveway providing off road parking and no upward chain, a viewing is highly recommended!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge with feature fireplace; separate dining room; well-appointed fitted kitchen; first floor landing; four well-proportioned first floor bedrooms, fitted bathroom and separate W.C. To the front of the property is a driveway providing ample off-road parking whilst to the rear is a generous garden with patio, lawn, well stocked mixed flower and shrubbery beds, vegetable plot, green house, store shed and additional brick outbuilding.

The property is well situated for local shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway and A50 respectively.

### Room Measurement & Details

Entrance Hall:

Lounge: (16'2" x 12'1") 4.93 x 3.68

Dining Room: (10'11" x 9'1") 3.33 x 2.77

Kitchen: (10'9" x 9'1") 3.28 x 2.77

First Floor Landing:

Bedroom One: (12'10" x 11'2") 3.91 x 3.40

Bedroom Two: (12'11" x 8'6") 3.94 x 2.59

Bedroom Three: (12'10" x 8'7") 3.91 x 2.62

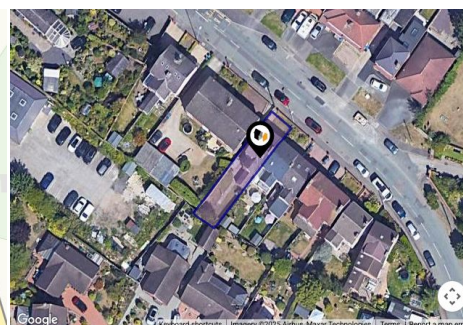
Bedroom Four: (10'0" x 6'9") 3.05 x 2.06

Bathroom: (5'5" x 4'11") 1.65 x 1.50

Separate W.C: (5'6" x 2'5") 1.68 x 0.74

**KFB** - Key Facts For Buyers

# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY413247		

## 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)

<b>13</b> mb/s	<b>40</b> mb/s	<b>1800</b> mb/s

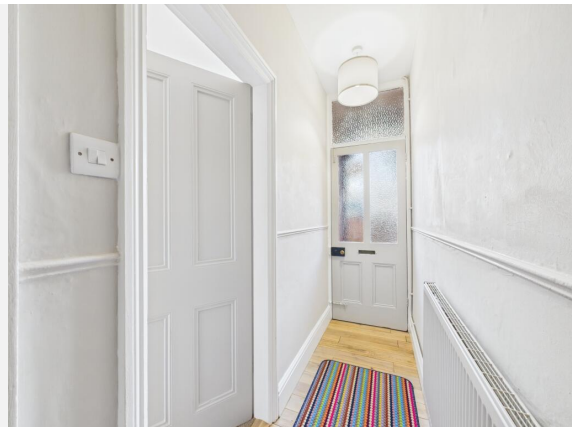
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:













## STONEY LANE, SPONDON, DERBY, DE21

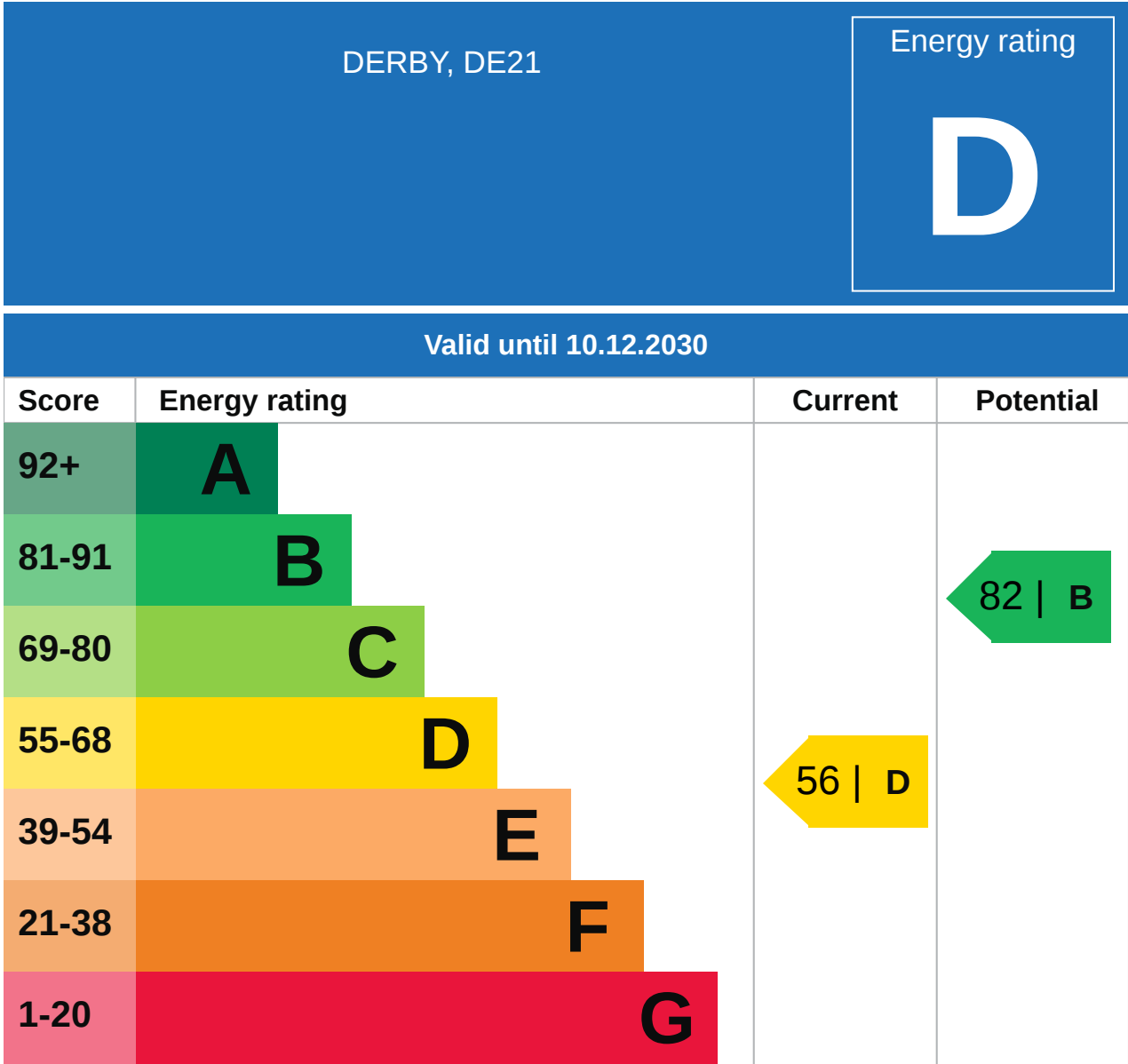


**STONEY LANE, SPONDON, DERBY, DE21**





# Property EPC - Certificate



# Property

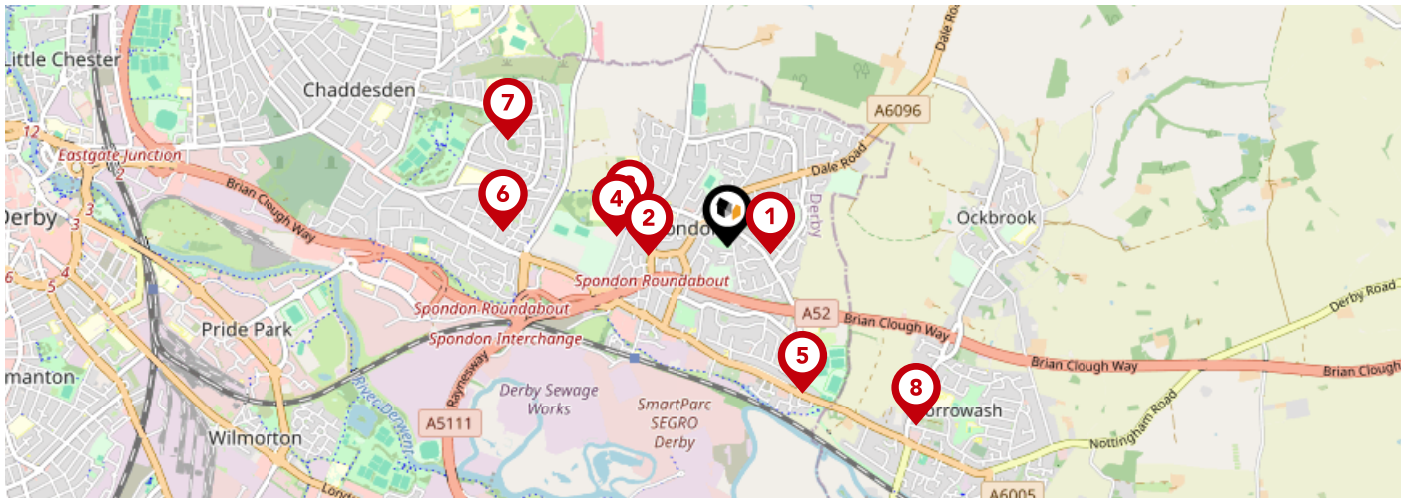
## EPC - Additional Data



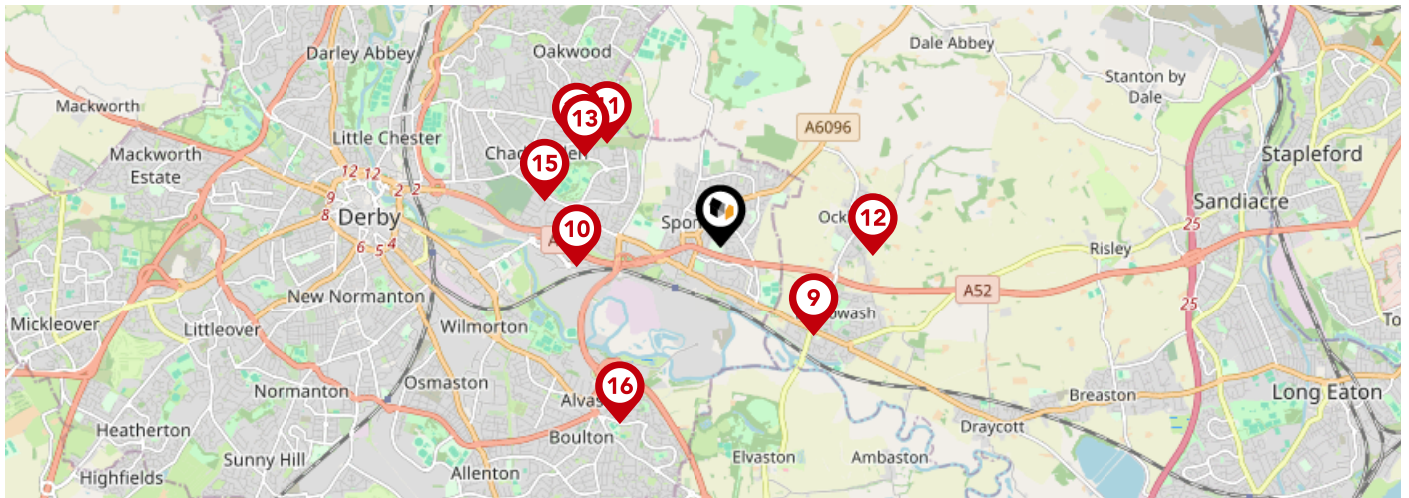
### Additional EPC Data









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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

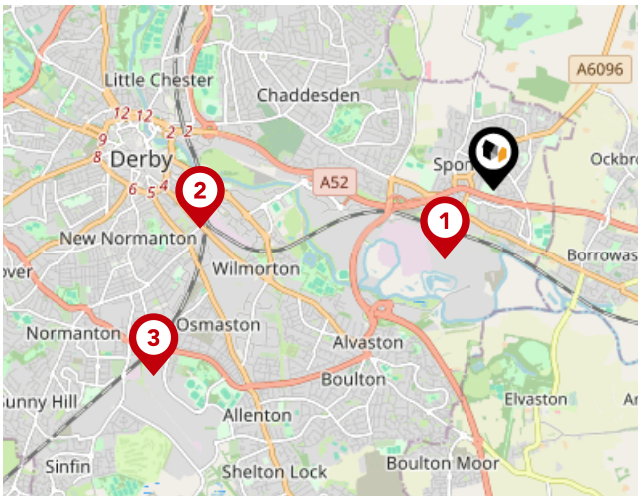


		Nursery	Primary	Secondary	College	Private
	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



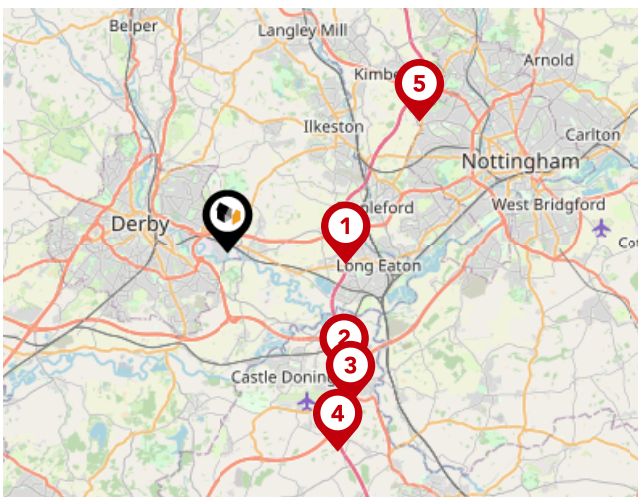
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	0.75 miles
	Derby Rail Station	2.63 miles
	Peartree Rail Station	3.45 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	4.24 miles
	M1 J24A	6.06 miles
	M1 J24	6.93 miles
	M1 J23A	8.16 miles
	M1 J26	8.33 miles

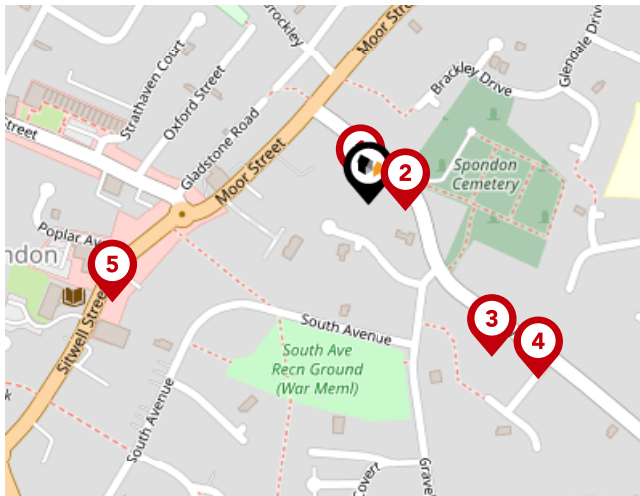


### Airports/Helipads

Pin	Name	Distance
	East Mids Airport	7.2 miles
	Baginton	38.4 miles
	Birmingham Airport	35.22 miles
	Finningley	41.95 miles

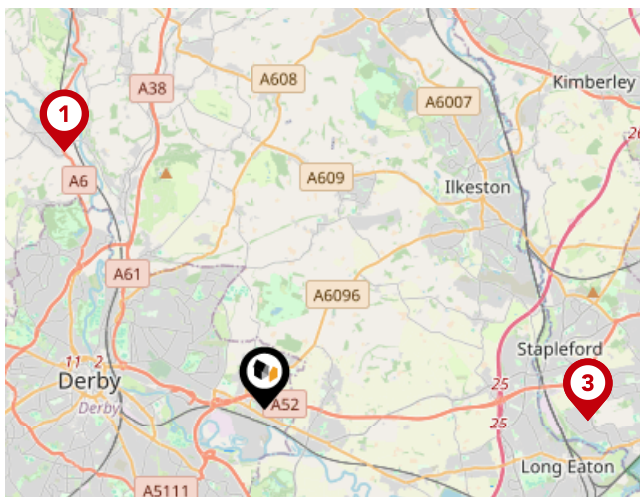
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane Cemetery	0.01 miles
2	Stoney Lane Cemetery	0.02 miles
3	The Pingle	0.11 miles
4	The Pingle	0.14 miles
5	White Swan	0.15 miles



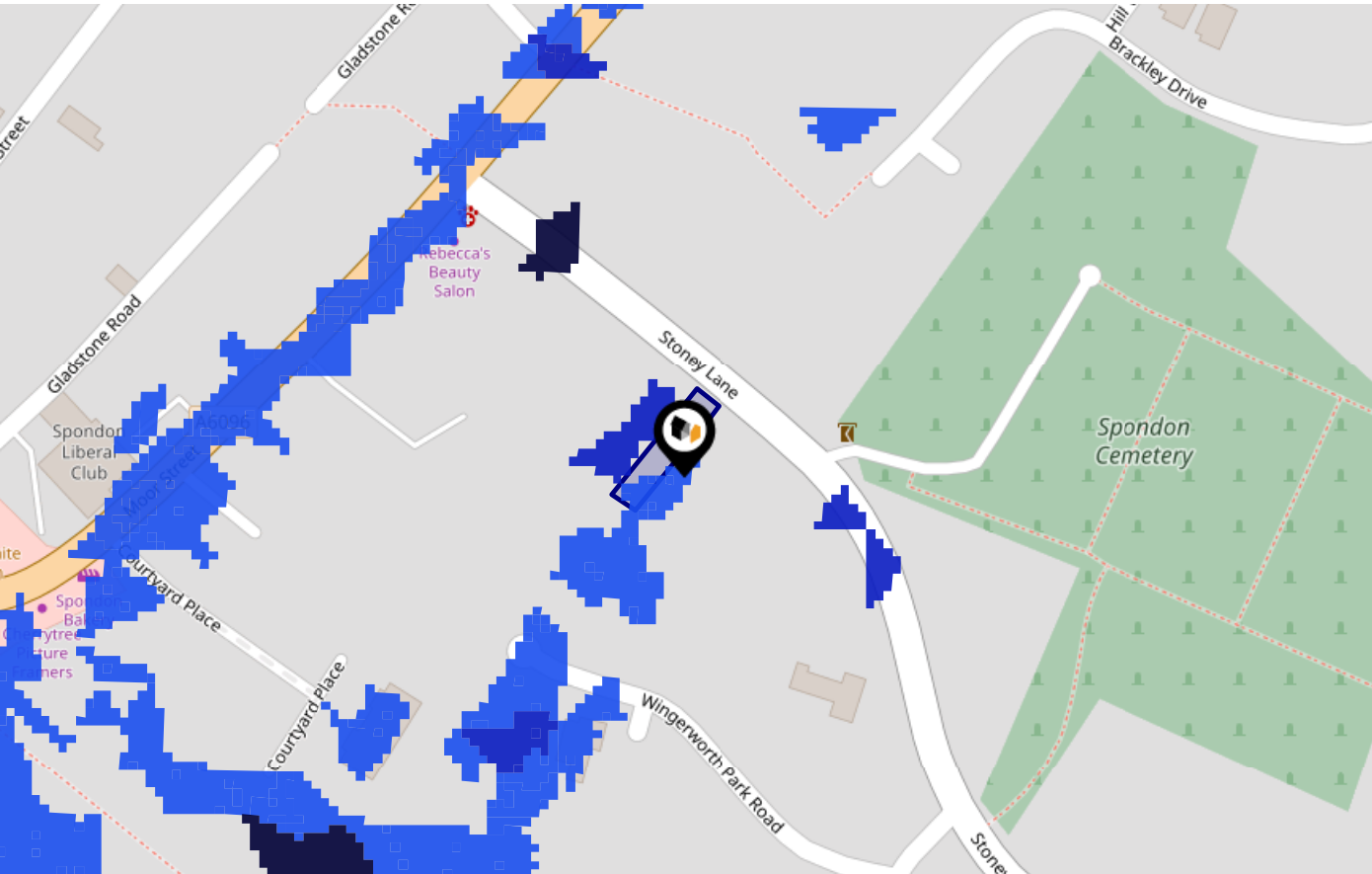
### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.85 miles
2	Tram Park & Ride	5.78 miles
3	Toton Lane Tram Stop	5.78 miles

# 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.

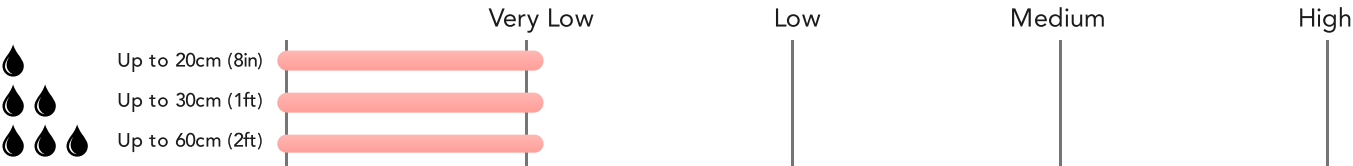


**Risk Rating: Very low**

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.

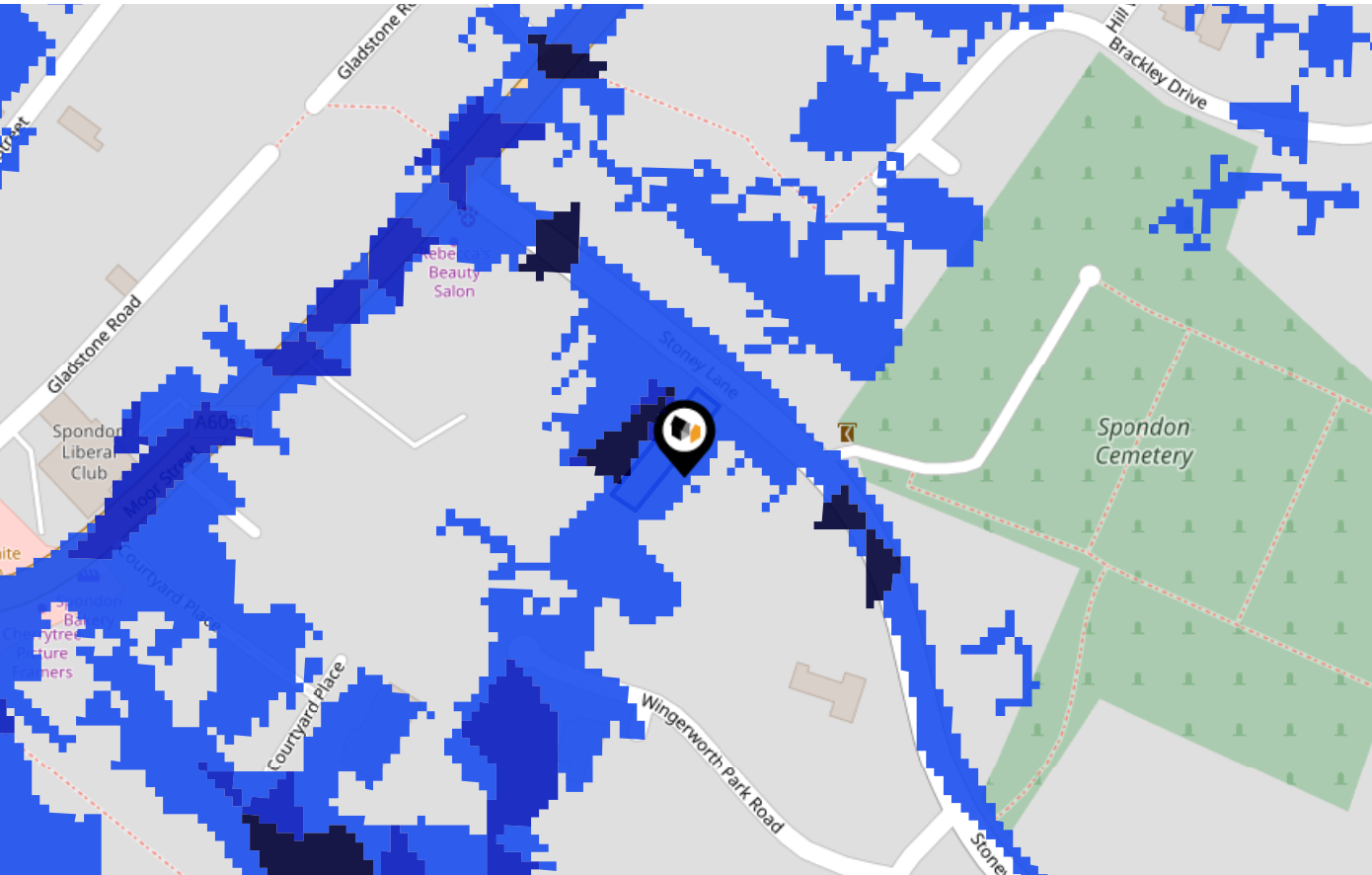
Chance of flooding to the following depths at this property:



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

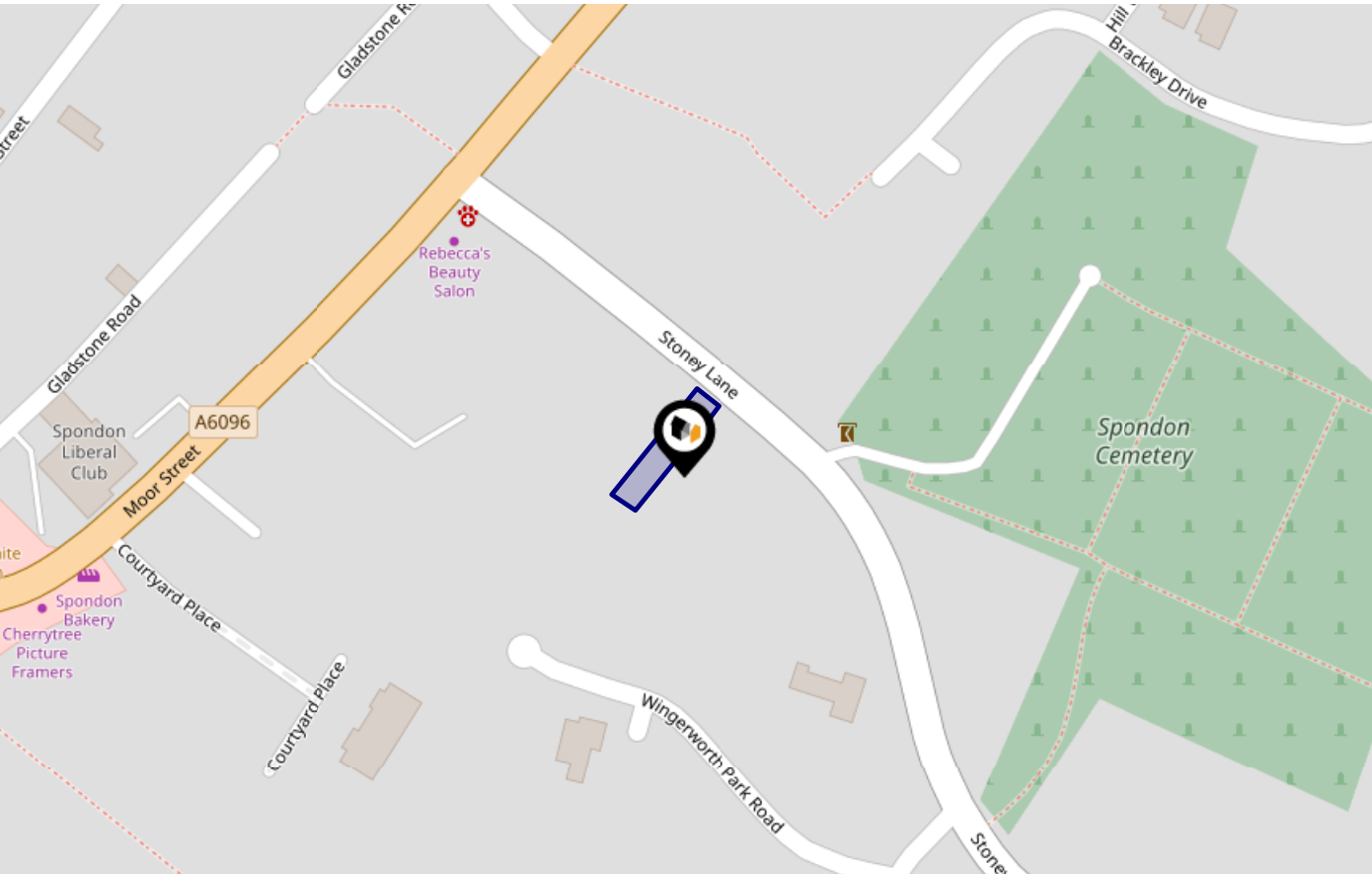




# Flood Risk

## 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.

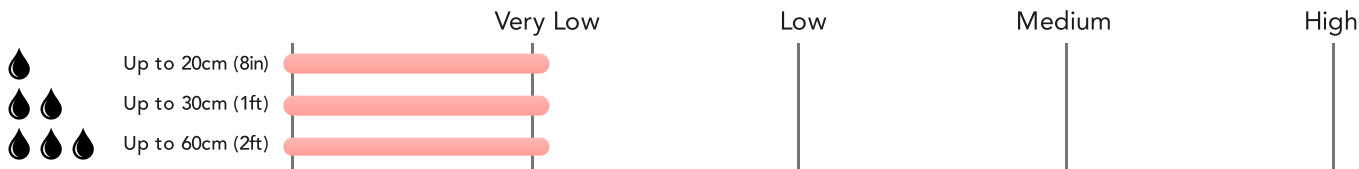


Risk Rating: Very low

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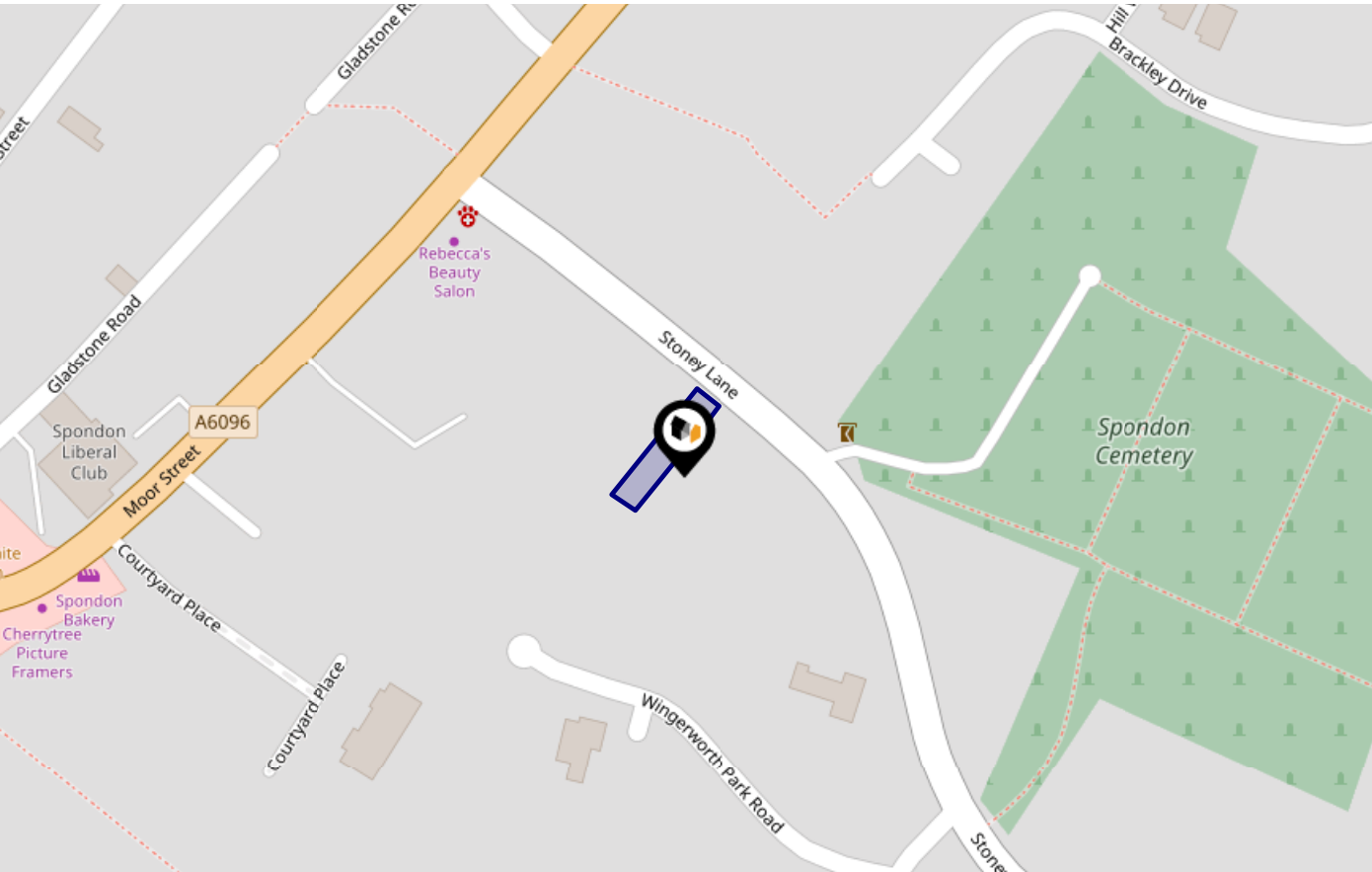
Chance of flooding to the following depths at this property:



# 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.

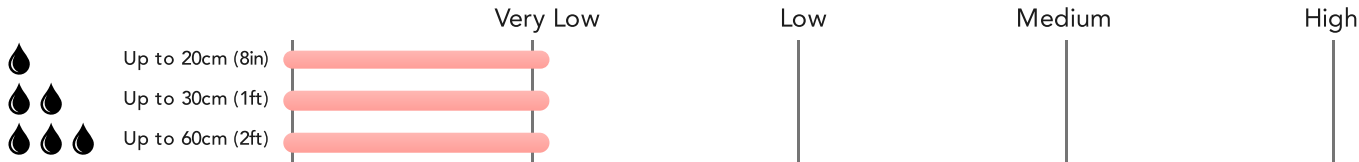


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Chance of flooding to the following depths at this property:



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

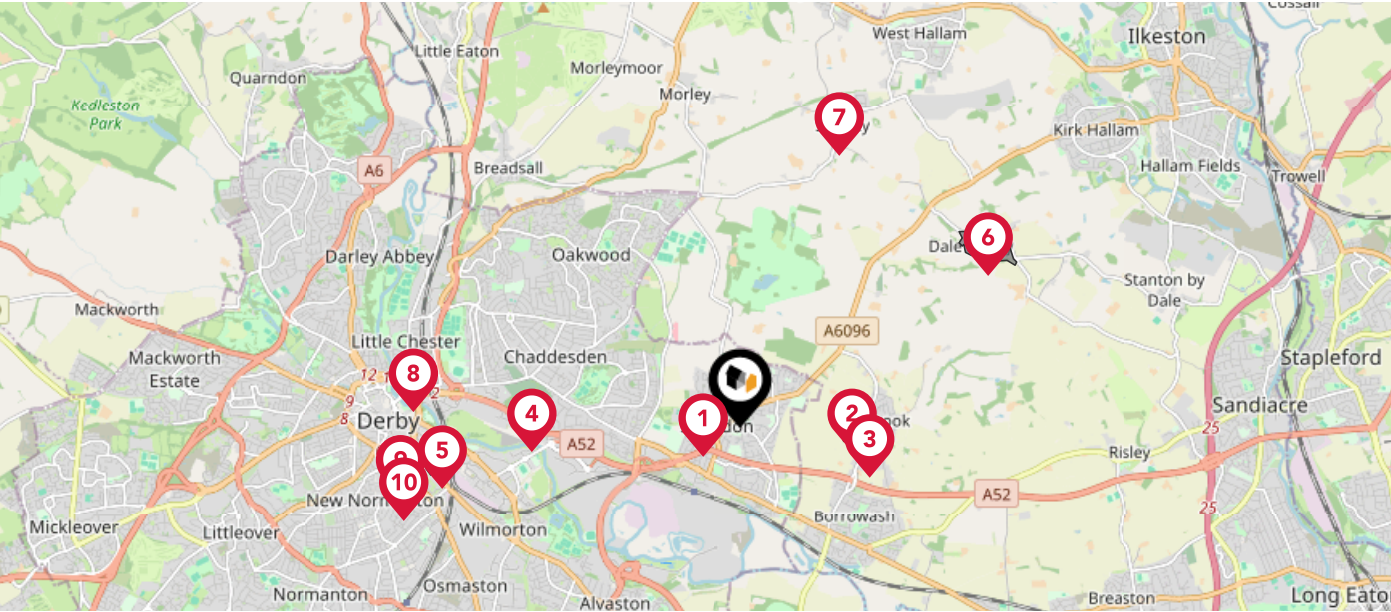
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.











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	
	Spondon
	Ockbrook Moravian Settlement
	Ockbrook Village
	Highfield Cottages
	Railway
	Dale Abbey
	Stanley
	Nottingham Road
	Hartington Street
	Arboretum

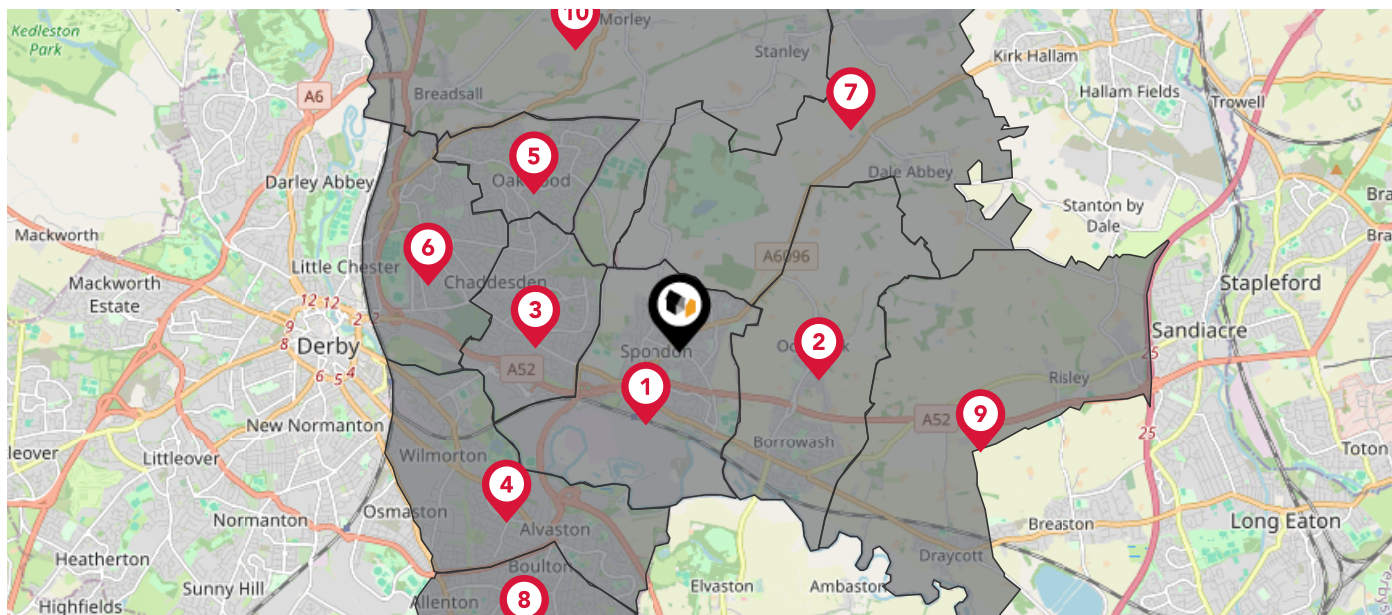


# Maps

## 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 & Borrowash Ward



Chaddesden Ward



Alvaston Ward



Oakwood Ward



Derwent Ward



West Hallam & Dale Abbey Ward



Boulton Ward

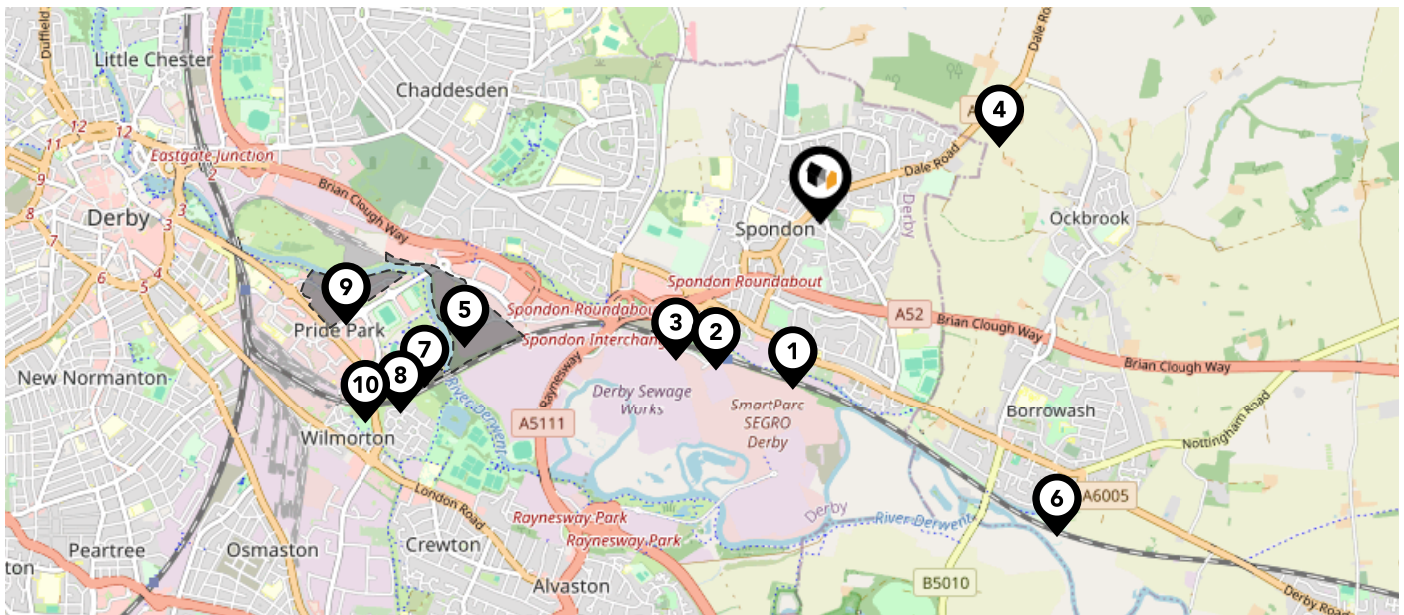


Draycott & Risley Ward



Little Eaton & Stanley Ward

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	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill	
6	General Industrial Cleaners/Landfill Site-Brook Road, Borrowash, Derby, Derbyshire	Historic Landfill	
7	EA/EPR/HP3890CE/V002	Active Landfill	
8	Litchurch Works-Deadmans Lane, Derby	Historic Landfill	
9	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	
10	Pride Park Waste Repository-Deadmans Lane, Derby, , Derbyshire	Historic Landfill	



## Hannells

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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

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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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