



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th March 2025



DALE ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Beautiful, Four-Bedroom, Semi-Detached Home
- > Refurbished To A High Specification Throughout
- > Early Viewing Absolutely Essential
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

**** PREMIER PROPERTY **** A stunning four-bedroom semi-detached home, set back from Dale Road in the sought-after Spondon area of Derby. Recently refurbished to an exceptional standard, this property offers spacious and thoughtfully modernised accommodation throughout. Finished to a high specification, it seamlessly blends contemporary style with generous living space! Improvements include an Ideal combination central heating boiler fitted in 2020 with a service record warranty, ground floor WC fitted in 2024), en-suite and bathroom refitted/renovated in 2024) and a conservatory fitted in April 2024 with Palram Canopia Stockholm aluminium patio cover, LED strip lights (dimmable), Smart Android TV Sony 65 inch TV and hob tub. The property also comprises a reception hallway, lounge with feature wood burning stove, fitted kitchen with AEG integrated appliances, dining room and utility room. To the first floor the split level landing provides access to four bedrooms (three double) and master bedroom with refitted en-suite shower/wet room and stylish refitted bathroom. Outside, there is off-road parking for three vehicles together with a garage having a separate consumer unit. There is also the benefit of an electric car charger BG Sync EV 7.4kw smart charging station. There is an enclosed and pleasant rear garden with paved patio, lawned area and useful shed having a separate power consumer unit with lights and sockets.

Reception Hallway:

Lounge (with feature wood burning stove): (11'9" x 12'9") 3.58 x 3.89

Refitted Dining Kitchen With A Range of AEG integrated appliances: (11'10" x 18'5") 3.61 x 5.61

Lobby: Refitted Cloakroom/WC:

Conservatory (Palram Canopia Stockholm) With hob tub and Smart Andriod TV: (10'5" x 16'1") 3.17 x 4.90

Integral Garage: (15'7" x 7'10") 4.75 x 2.39

Master Bedroom: (10'7" x 11'10") 3.23 x 3.61

Refitted En-Suite Wet Room: (5'3" x 7'7") 1.60 x 2.31

Bedroom Two: (10'9" x 11'7") 3.28 x 3.53

Bedroom Three: (15'3" x 7'7") 4.65 x 2.31

Bedroom Four: (8'5" x 7'5") 2.57 x 2.26

Stylish Refitted Bathroom: (5'4" x 7'4") 1.63 x 2.24

Outside:

There is a driveway to the front elevation providing off-road parking for three vehicles together with an attached garage. Electric car charger BG Sync EV 7.4kw smart charging station. The rear garden is enclosed and benefits from a paved patio, lawned area and useful shed having a separate power consumer unit with lights and sockets.

Please Note:

The property to a comprehensive range of improvements throughout and has been subject to Energy Efficient upgrades.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 4
Floor Area: 904 ft² / 84 m²
Plot Area: 0.06 acres
Year Built : 1950-1966
Council Tax : Band B
Annual Estimate: £1,639
Title Number: P191037

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)

8 mb/s	64 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Dale Road, Spondon, Derby, DE21*

Reference - 19/00882/FUL	
Decision:	Decided
Date:	17th June 2019
Description:	Two storey and single storey side extensions to dwelling house (garage, bedroom, en-suite and enlargement of kitchen/dining area)

Gallery Photos



Gallery Photos



Gallery Photos



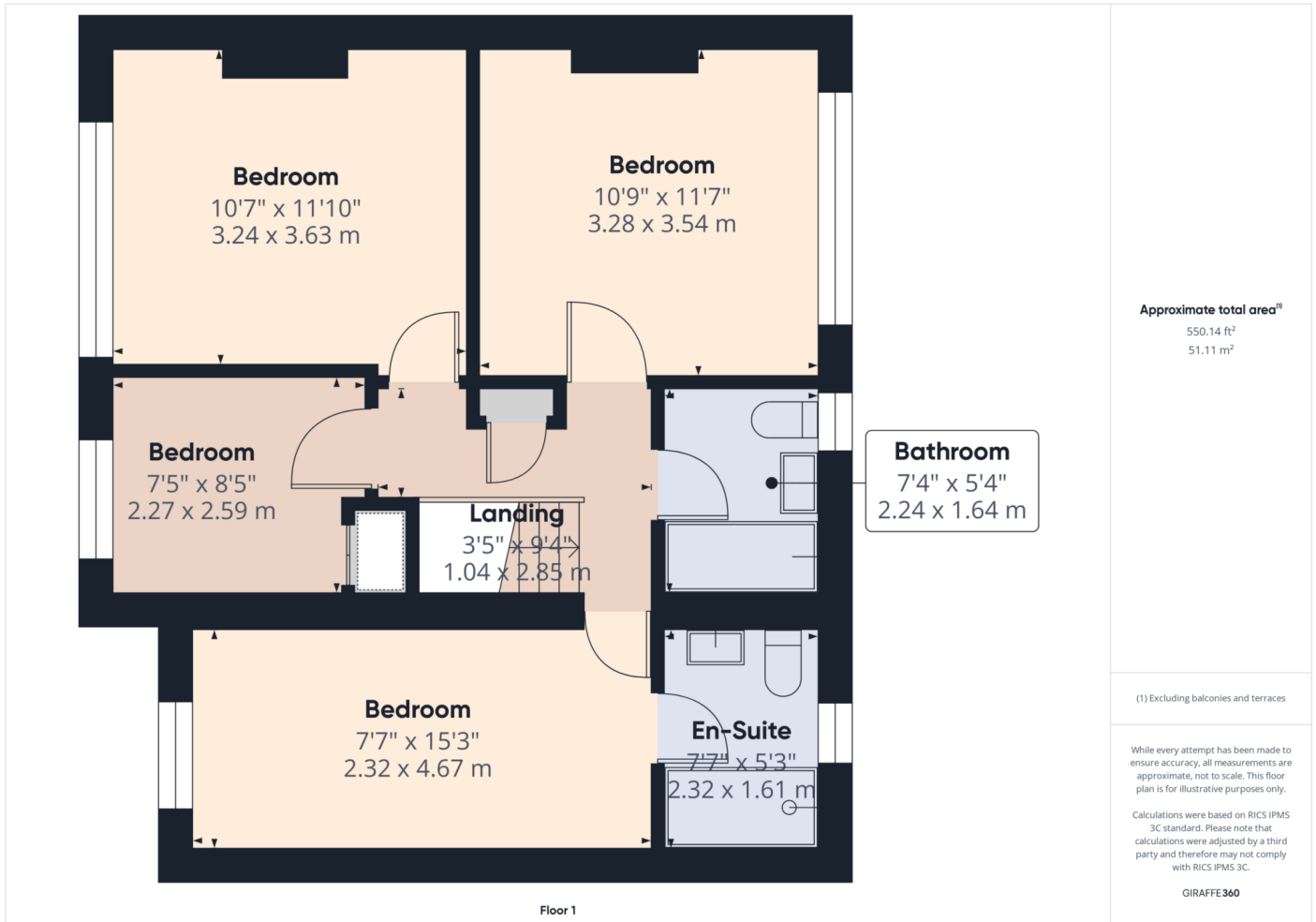
Gallery Photos



DALE ROAD, SPONDON, DERBY, DE21



DALE ROAD, SPONDON, DERBY, DE21



Property EPC - Certificate



Dale Road, Spondon, DE21

Energy rating

D

Valid until 29.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

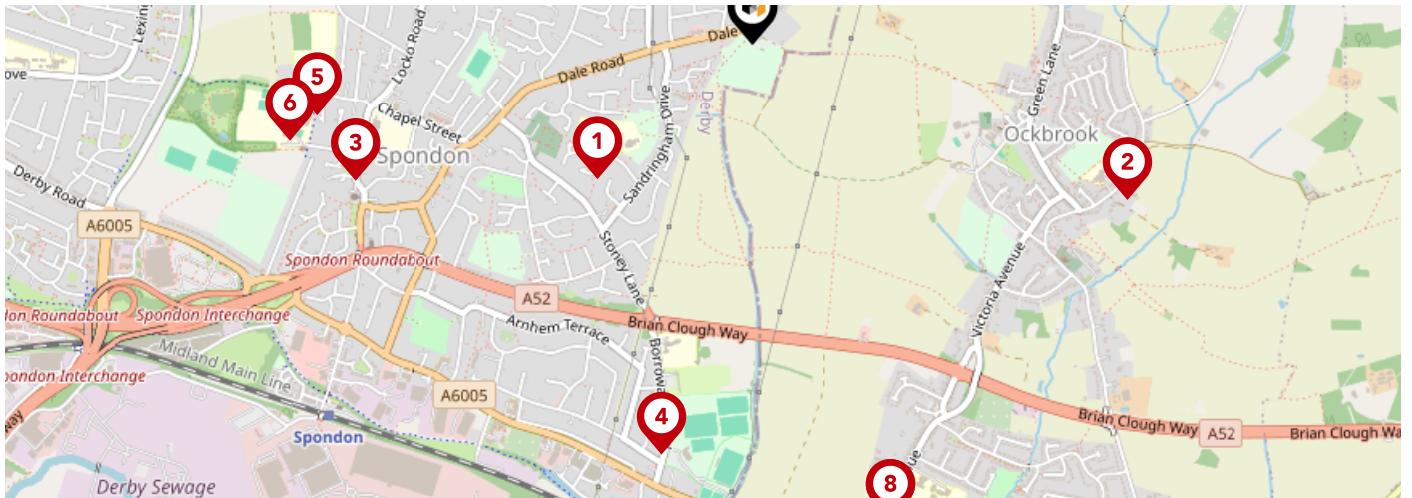
EPC - Additional Data



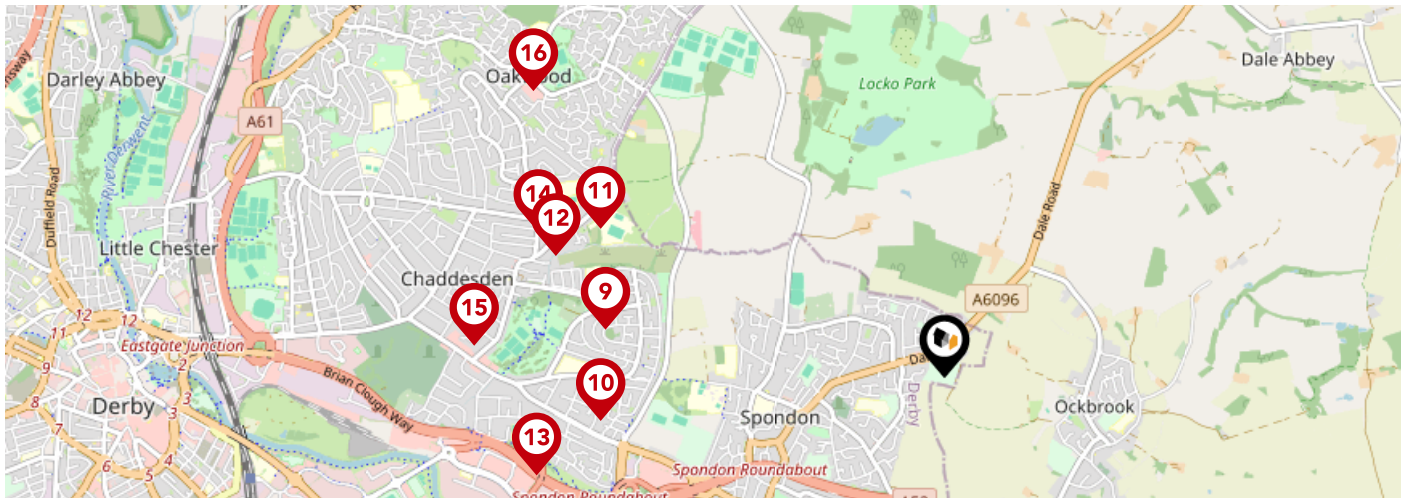
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 36% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²

Area Schools

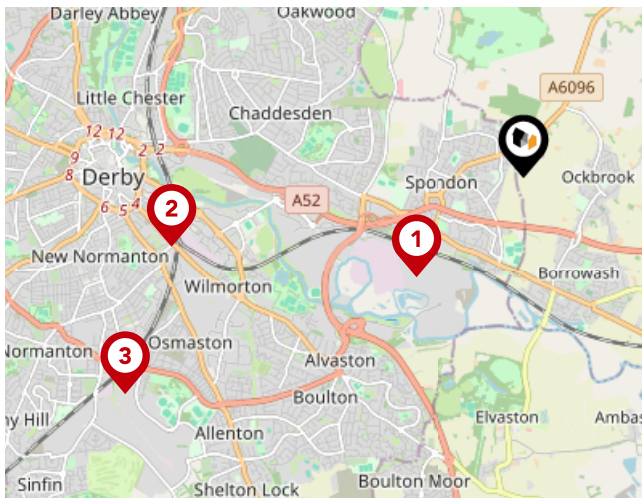


	Nursery	Primary	Secondary	College	Private
1 Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



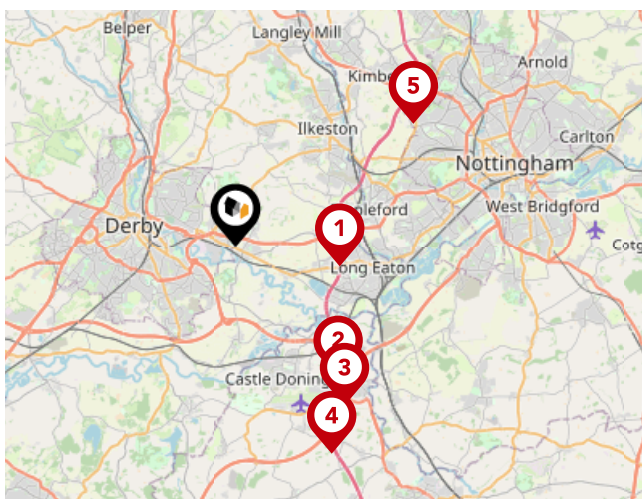
		Nursery	Primary	Secondary	College	Private
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.93	<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:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



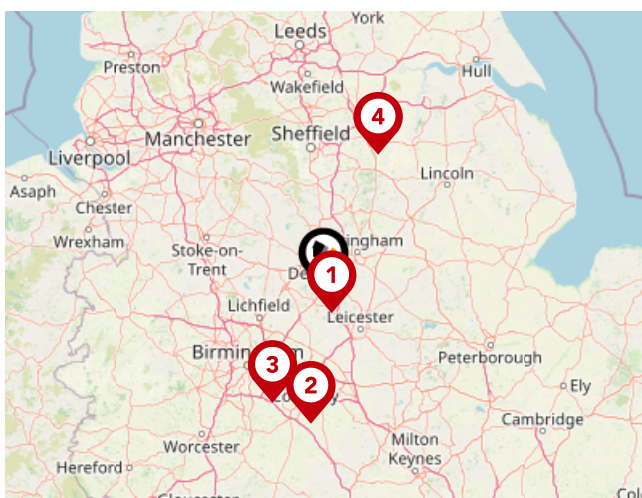
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.31 miles
2	Derby Rail Station	3.21 miles
3	Peartree Rail Station	4.06 miles



Trunk Roads/Motorways

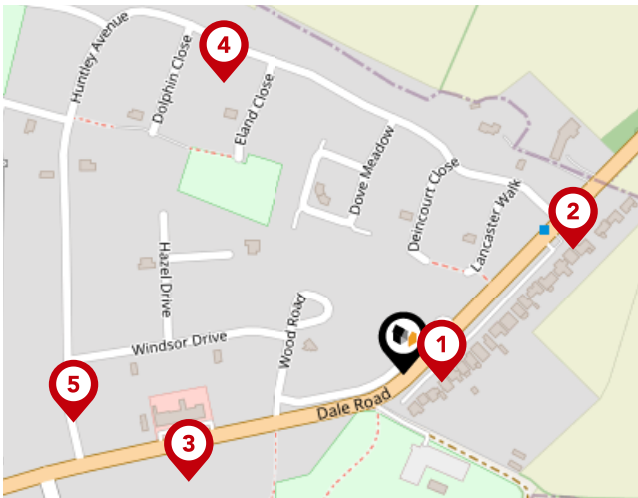
Pin	Name	Distance
1	M1 J25	3.75 miles
2	M1 J24A	5.91 miles
3	M1 J24	6.83 miles
4	M1 J23A	8.15 miles
5	M1 J26	7.73 miles



Airports/Helipads

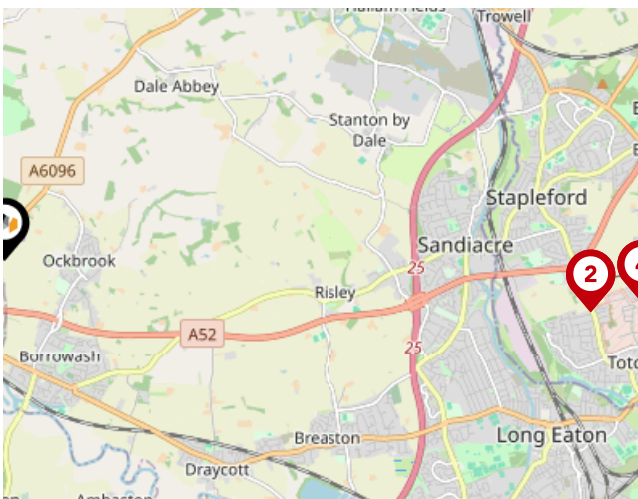
Pin	Name	Distance
1	East Mids Airport	7.25 miles
2	Baginton	38.72 miles
3	Birmingham Airport	35.68 miles
4	Finningley	41.49 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wood Road	0.02 miles
2	Pheasant Field Drive	0.12 miles
3	Dale Road Shops	0.13 miles
4	Dolphin Close	0.19 miles
5	Huntley Avenue	0.19 miles



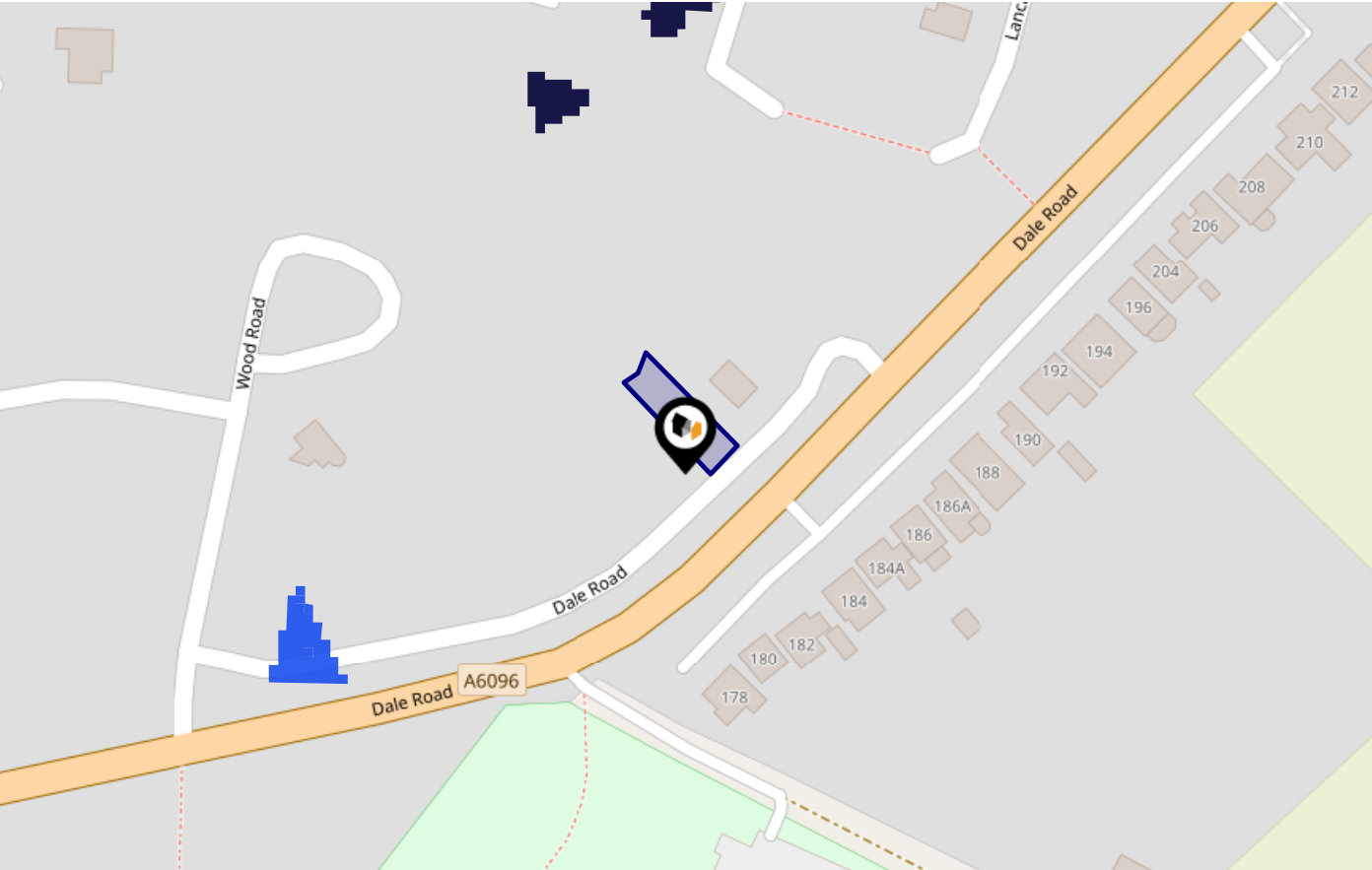
Local Connections

Pin	Name	Distance
1	Tram Park & Ride	5.26 miles
2	Toton Lane Tram Stop	5.26 miles
3	Inham Road Tram Stop	5.71 miles
4	Inham Road	5.71 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.

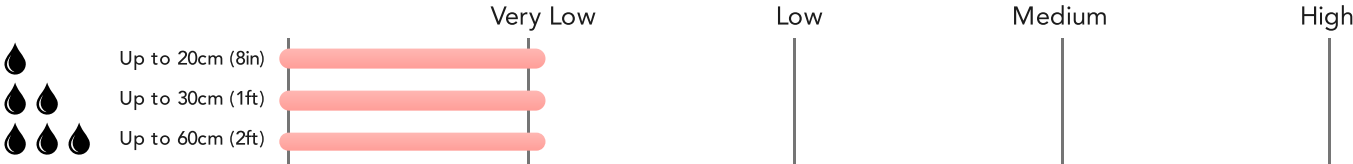


Risk Rating: Very low

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:

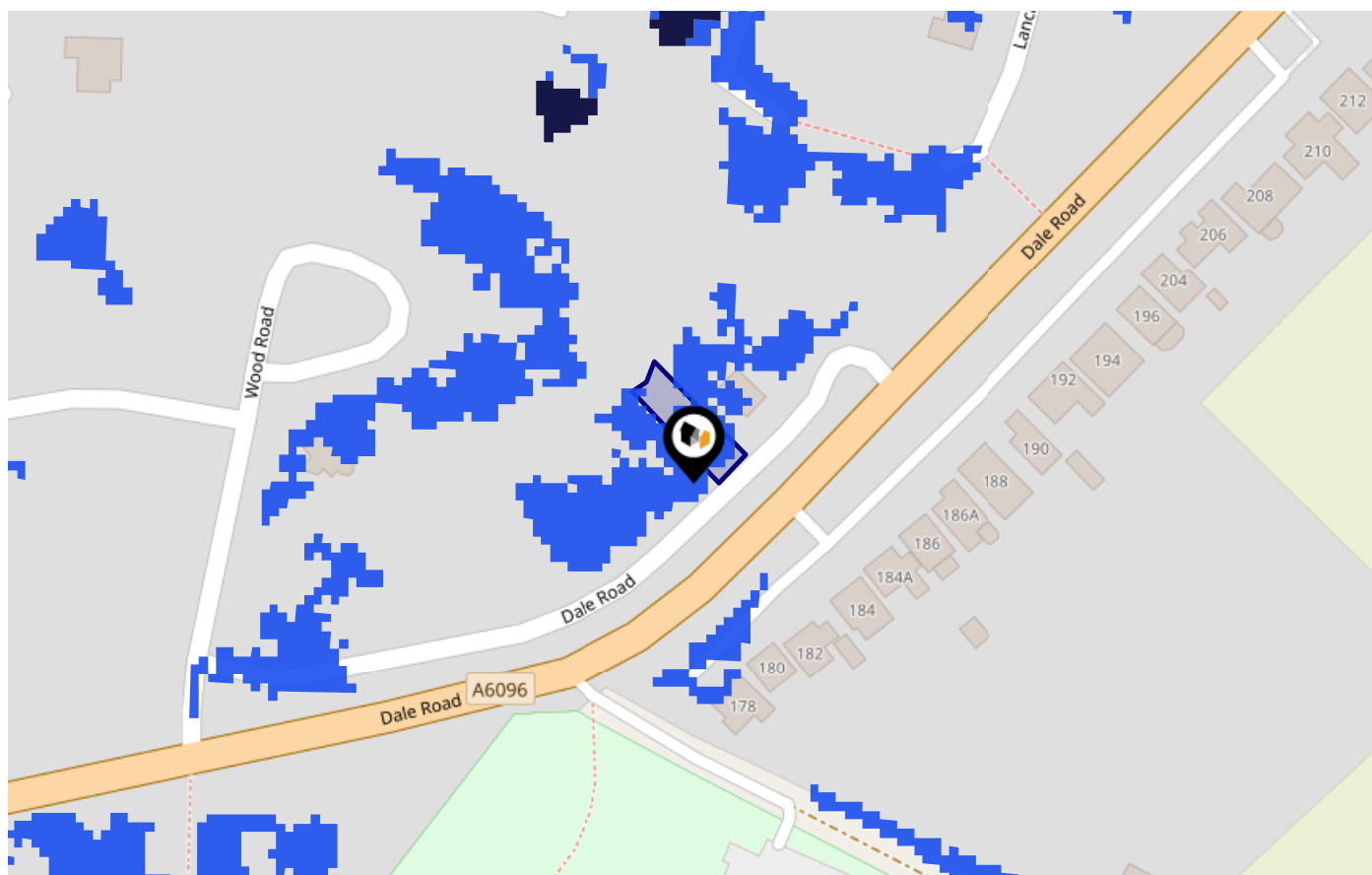


Flood Risk

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.

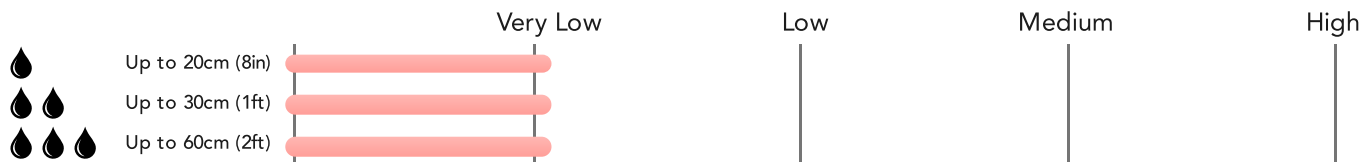


Risk Rating: Low

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

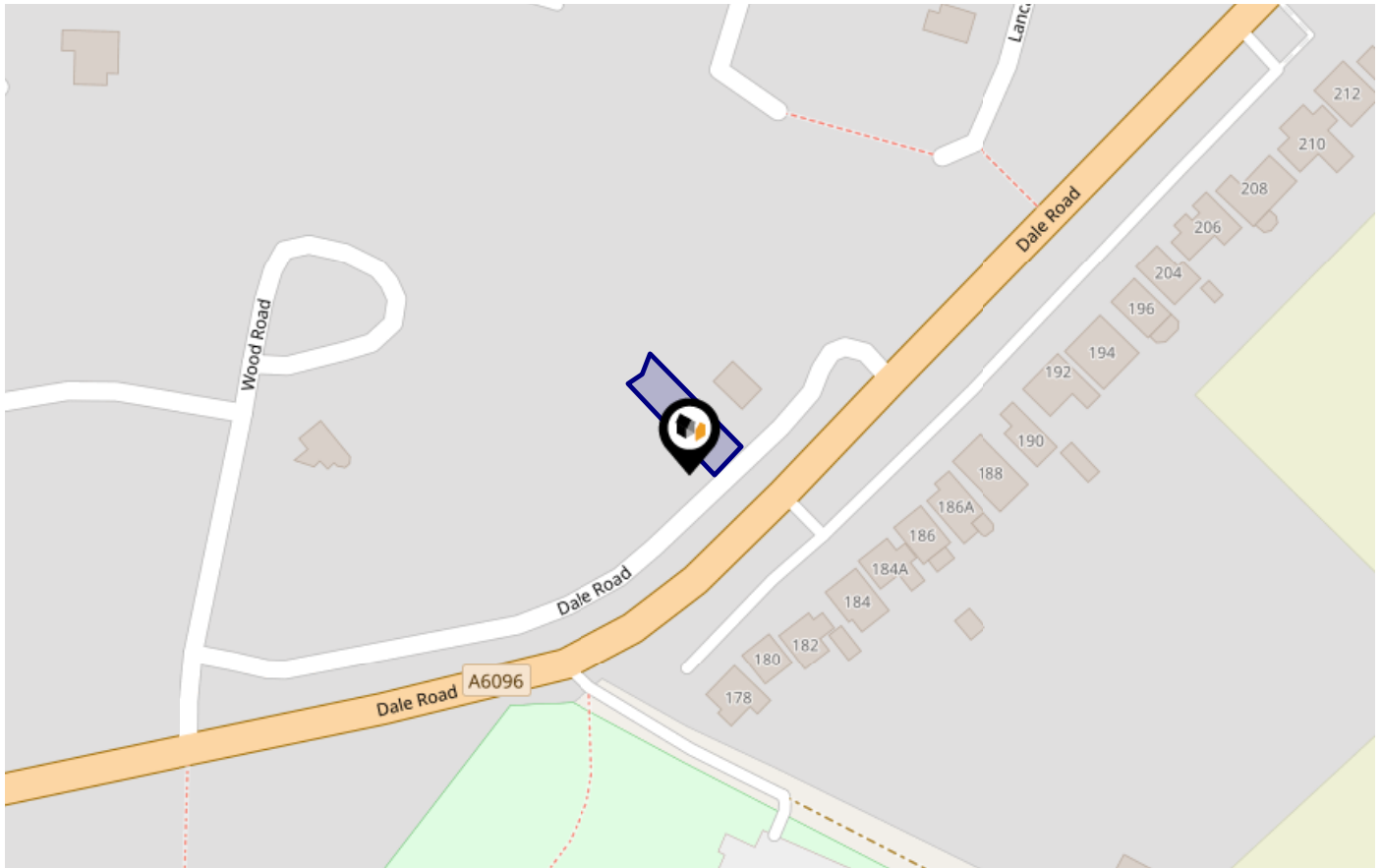


Flood Risk

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

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

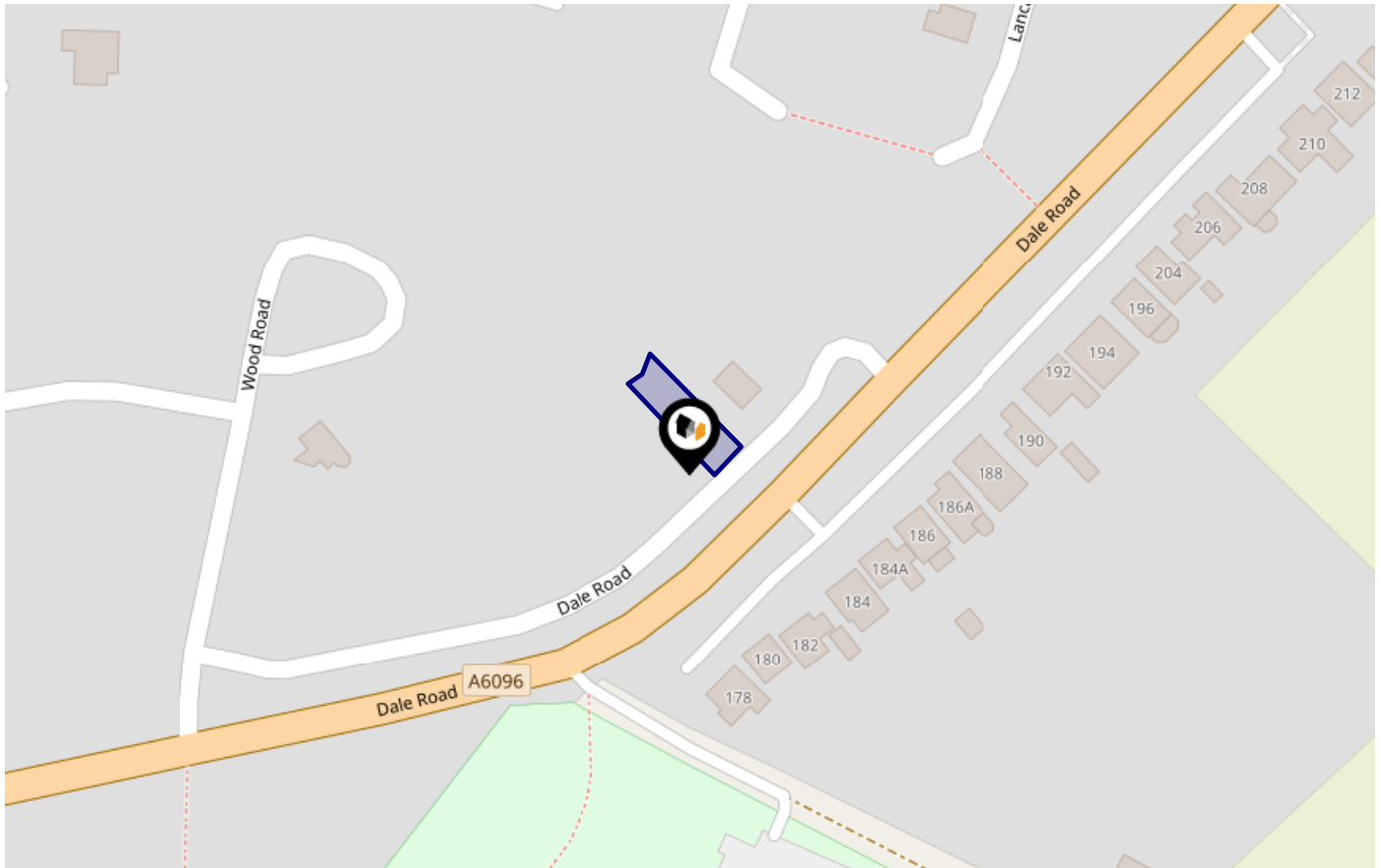


Flood Risk

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.



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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Chance of flooding to the following depths at this property:



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.

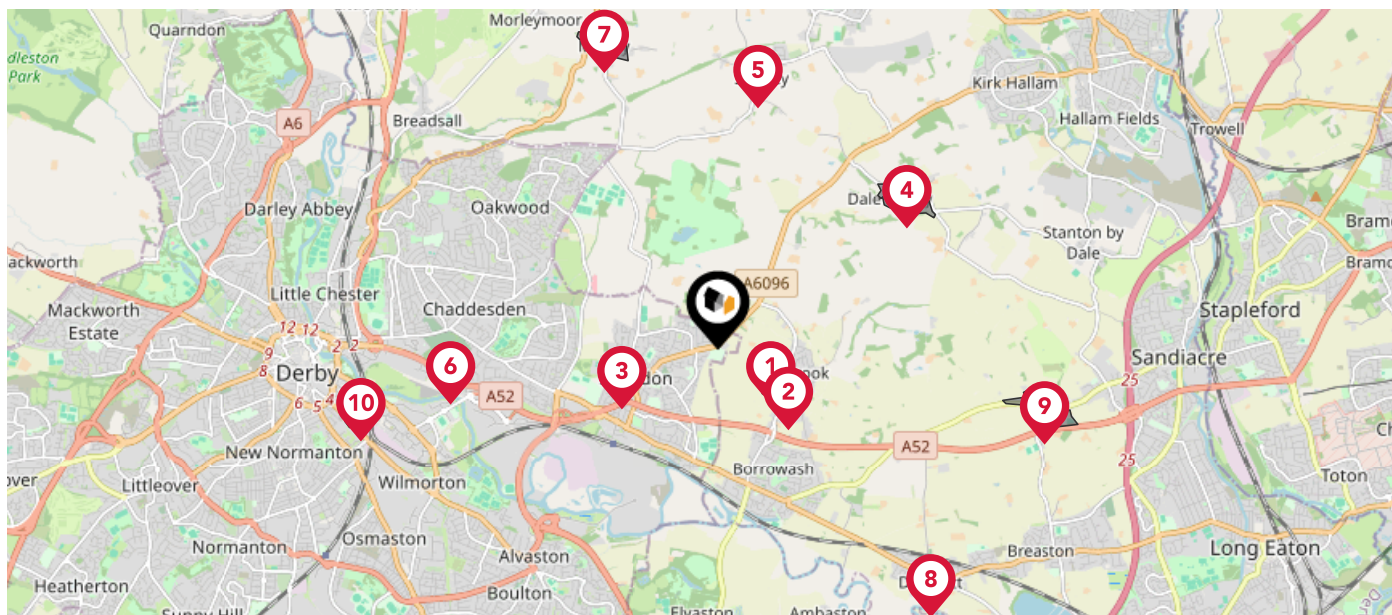
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

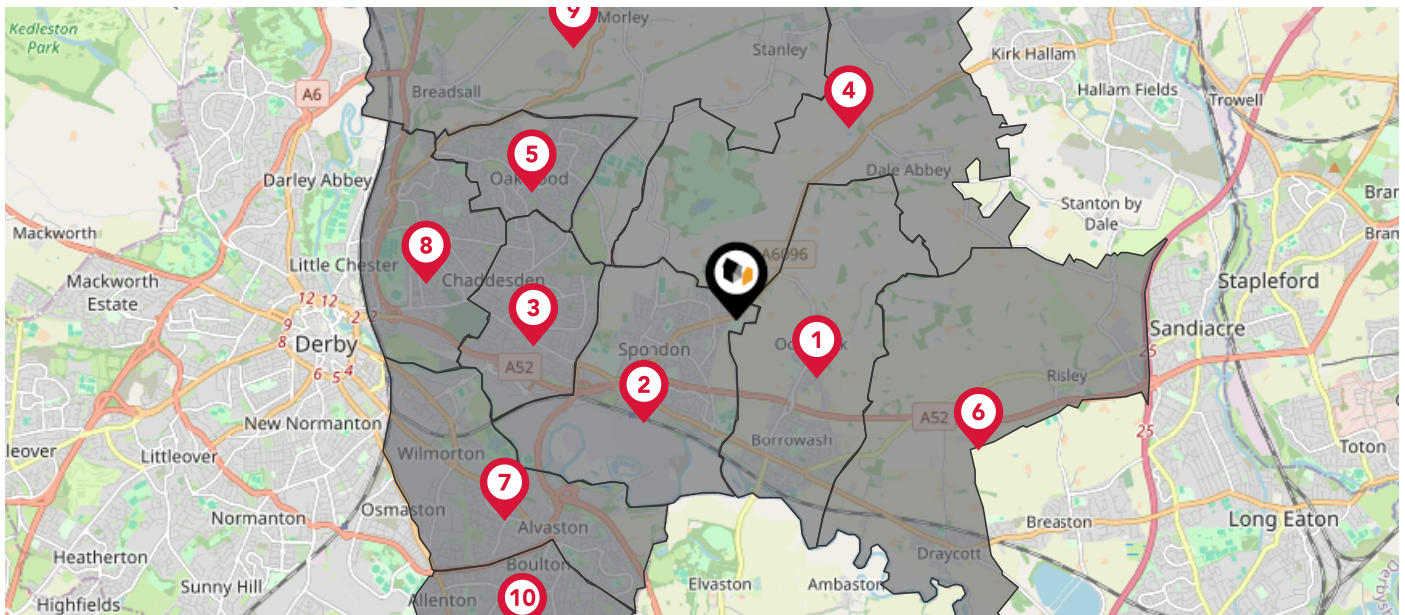
-  1 Ockbrook Moravian Settlement
-  2 Ockbrook Village
-  3 Spondon
-  4 Dale Abbey
-  5 Stanley
-  6 Highfield Cottages
-  7 Morley
-  8 Draycott
-  9 Risley
-  10 Railway

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

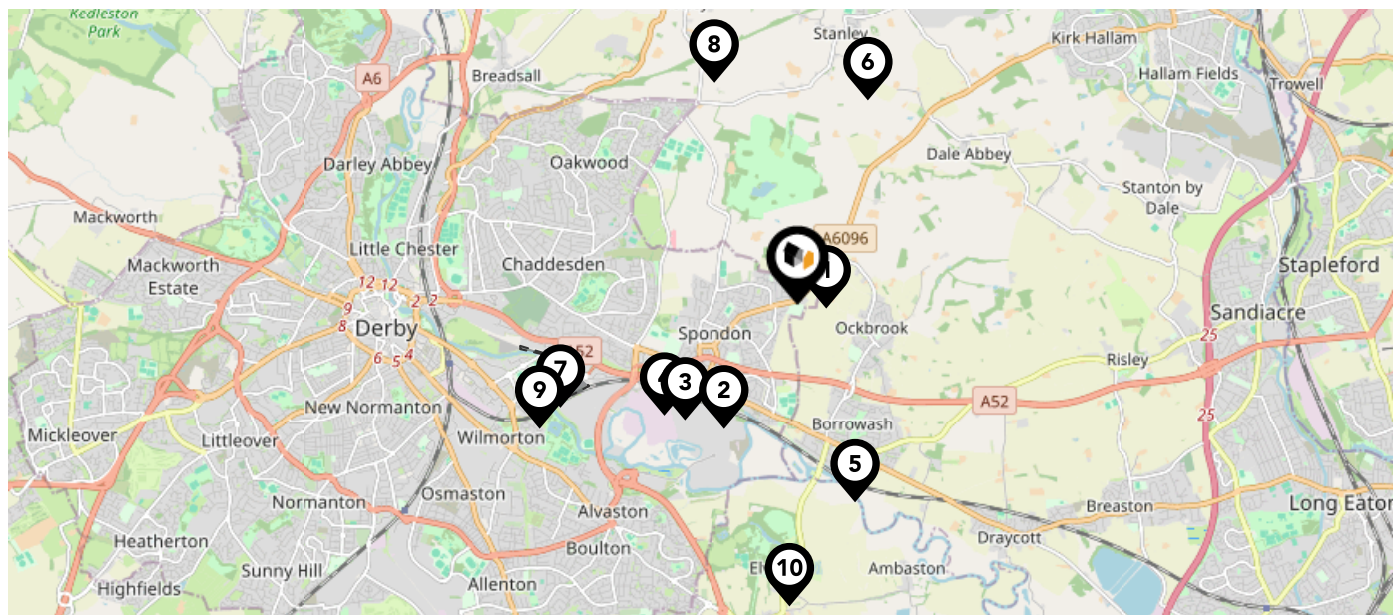
- 1 Ockbrook & Borrowwash Ward
- 2 Spondon Ward
- 3 Chaddesden Ward
- 4 West Hallam & Dale Abbey Ward
- 5 Oakwood Ward
- 6 Draycott & Risley Ward
- 7 Alvaston Ward
- 8 Derwent Ward
- 9 Little Eaton & Stanley Ward
- 10 Boulton Ward

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

	Land off Dale Road-Spondon, Derby, Derbyshire	Historic Landfill
	Nottingham Road-Derby, Derbyshire	Historic Landfill
	Disused Canal-Rear of Erewash Borough Council Depot, Spondon, Derby, Derbyshire	Historic Landfill
	Megaloughton Lane Landfill Site-Megaloughton Lane,Spondon,Derby,Derbyshire	Historic Landfill
	General Industrial Cleaners/Landfill Site-Brook Road, Borrowwash, Derby, Derbyshire	Historic Landfill
	The Brickyard-Off Dale Road, Stanley, Derbyshire	Historic Landfill
	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill
	Lime Lane-Morley	Historic Landfill
	EA/EPR/HP3890CE/V002	Active Landfill
	Ex War Department Camp-Borrowwash Lane, Elvaston	Historic Landfill



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



/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.



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