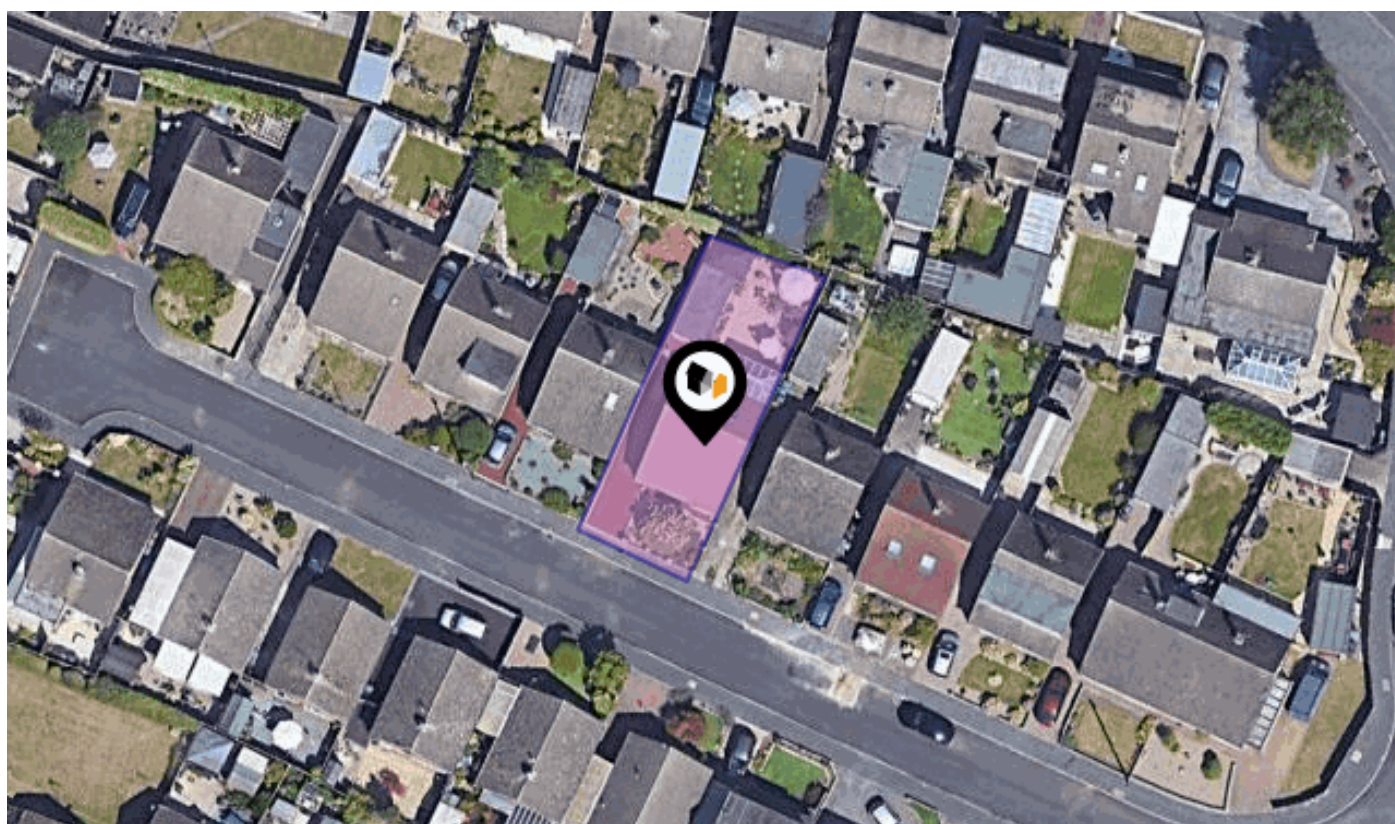




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th March 2025



FRAZER CLOSE, SPONDON, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



- > Spacious & Well-Presented Three/Four-Bedroom Detached Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band C
- > Driveway & Garage
- > Spacious Lounge & Separate Sitting/Family Room

**** PREMIER PROPERTY **** Offered for sale with no upward chain and located in the sought-after location of Spondon, this well-presented and spacious three/four-bedroom detached home features a generous garden/family room, a fitted kitchen, wet room and bedroom two with an en-suite bathroom. With a landscaped rear garden, ample off-road parking and detached garage, it **MUST** be viewed!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature tiled flooring; spacious lounge with sliding doors opening to a generous sitting/family room over-looking the rear garden; modern and well-appointed fitted kitchen with integrated appliances; ground floor double bedroom with a range of fitted wardrobes; second reception/dining room with potential to be used a fourth bedroom; ground floor fitted wet room with walk-in shower area; first floor landing; double first floor bedroom with additional access to useful roof space storage and a second first floor bedroom with door opening to the a small landing giving access to an en-suite bathroom. To the front of the property is a neat garden area with artificial lawn and mixed flower and shrubbery beds alongside a driveway providing ample off-road parking and extending alongside the property to a detached brick garage at the rear. To the rear is a landscaped and low maintenance rear garden with ample patio seating areas, water feature, covered seating area and a uPVC double glazed summerhouse.

Room Measurement & Details

Entrance Hall: (10'4" x 6'3") 3.15 x 1.90

Lounge: (11'8" x 17'7") 3.56 x 5.36

Sitting/Family Room: (10'9" x 8'5") 3.28 x 2.57

Kitchen: (10'5" x 8'0") 3.17 x 2.44

Bedroom One: (11'5" x 11'9") 3.48 x 3.58

Dining Room/Potential Bedroom Four: (10'6" x 8'3") 3.20 x 2.51

Shower Room: (5'4" x 5'9") 1.63 x 1.75

First Floor Landing: (3'1" x 2'8") 0.94 x 0.81

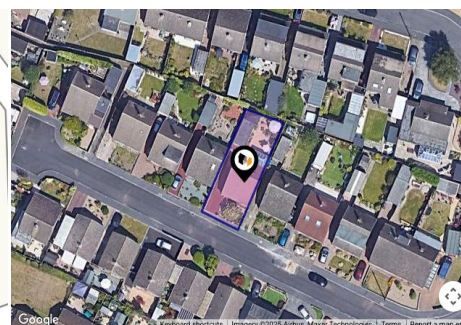
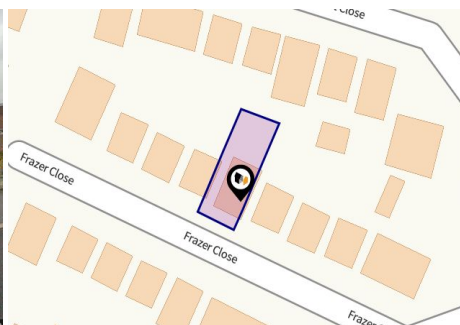
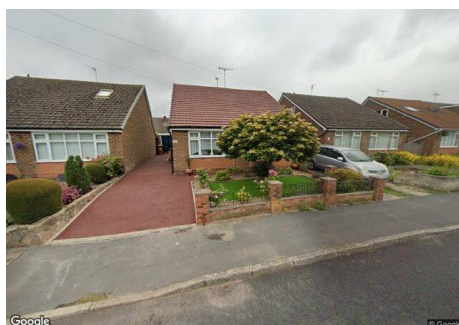
Bedroom Two: (8'8" x 14'4") 2.64 x 4.37

En-Suite Bathroom: (10'2" x 3'10") 3.10 x 1.17

Bedroom Three: (13'4" x 7'9") 4.06 x 2.36

KPB - Key Facts For Buyers

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£1,873
Title Number:	DY21733

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	63	1000
mb/s	mb/s	mb/s

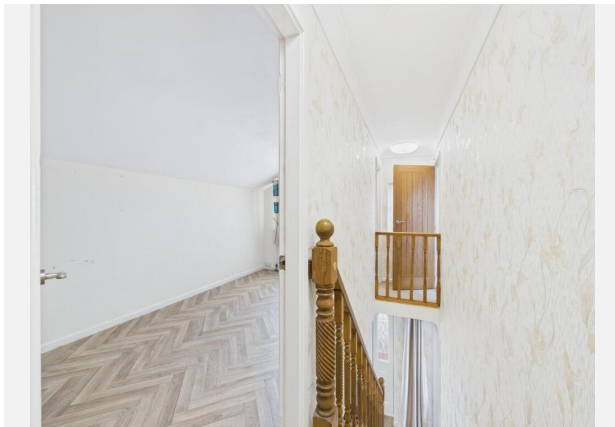
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

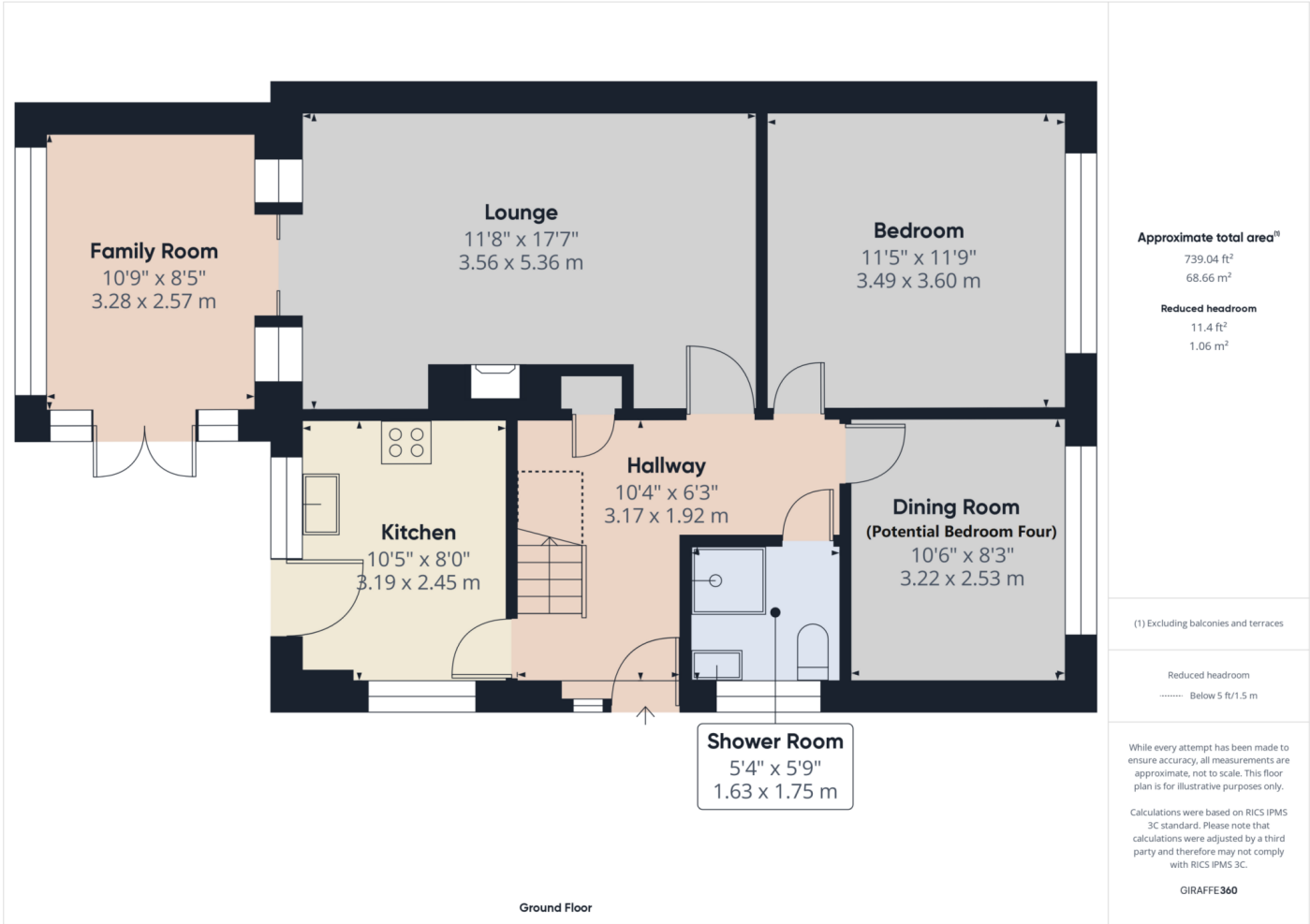




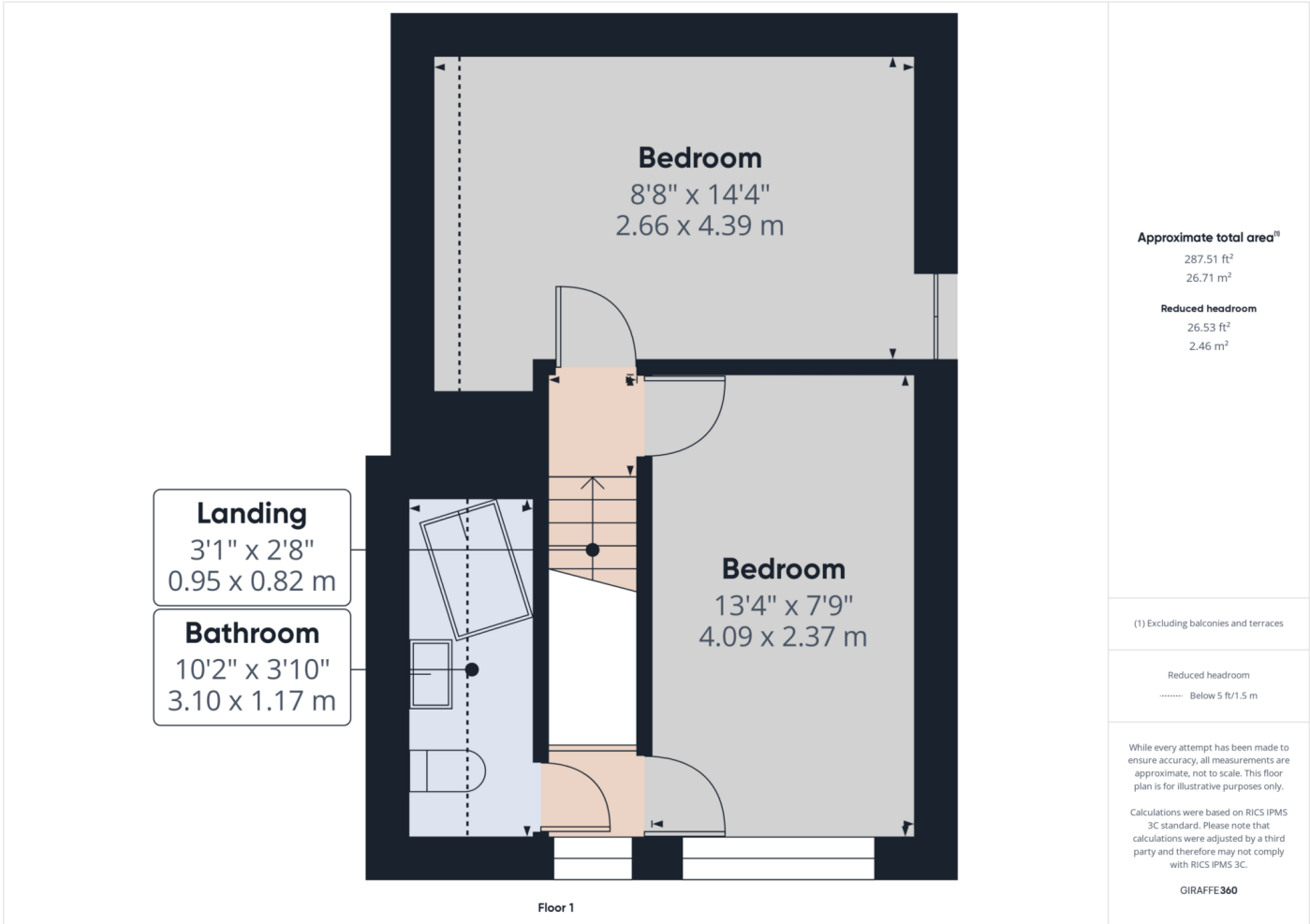




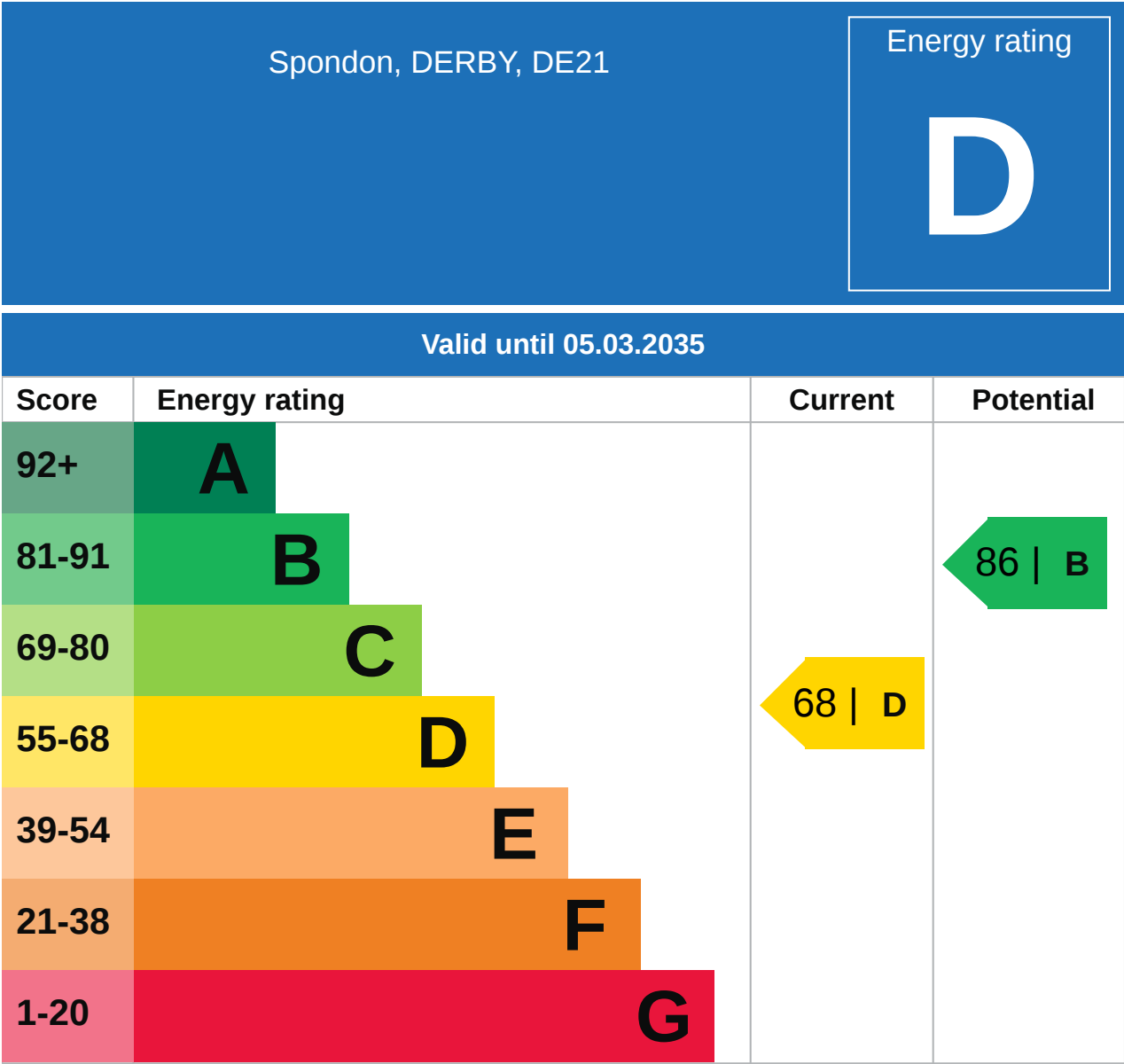
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FRAZER CLOSE, SPONDON, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

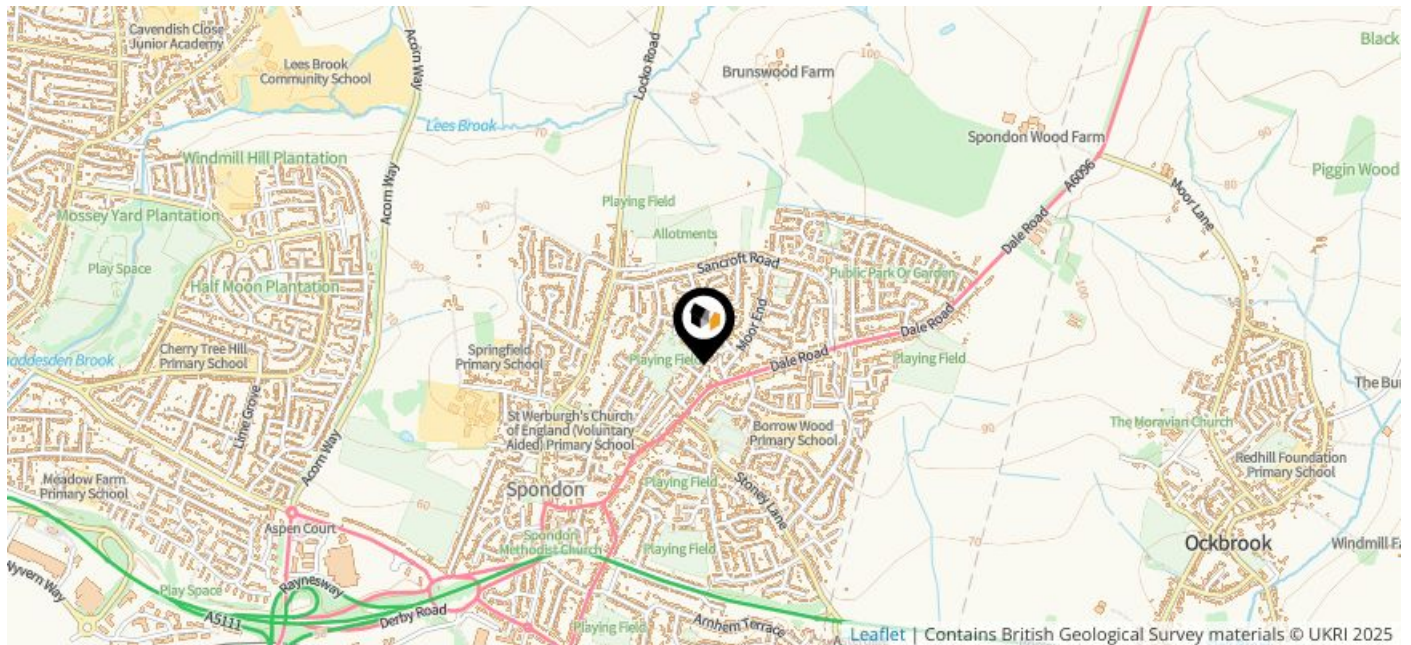
Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
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:	93 m ²

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

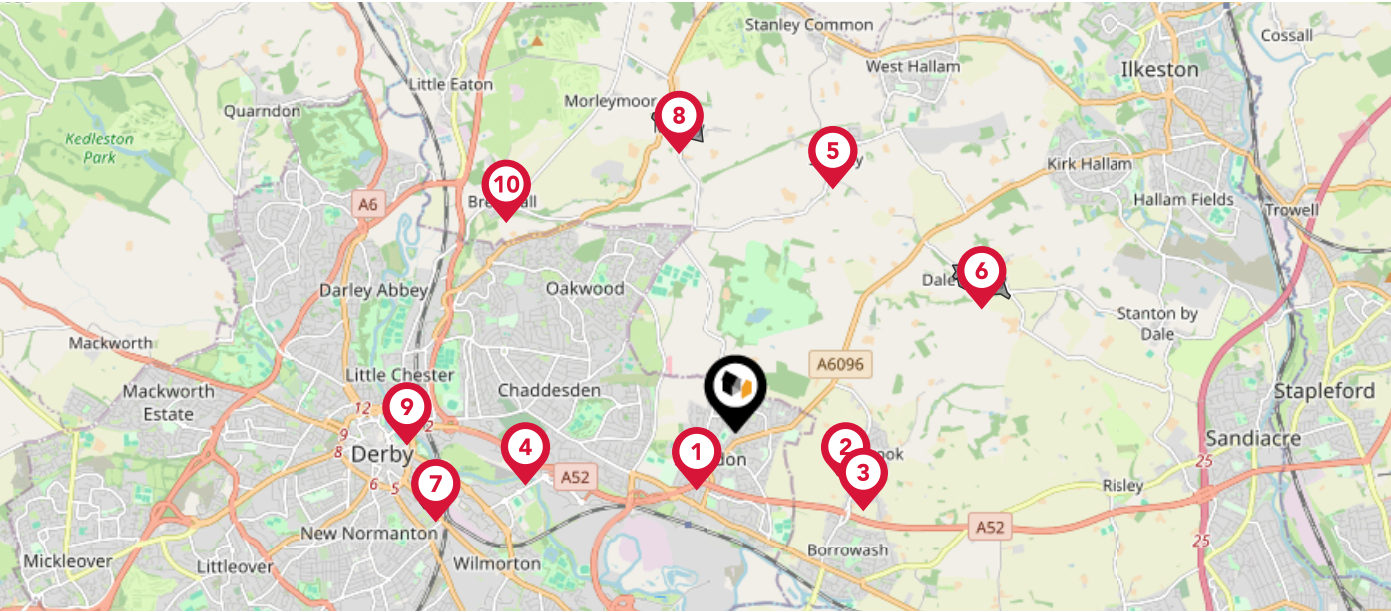
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.











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.



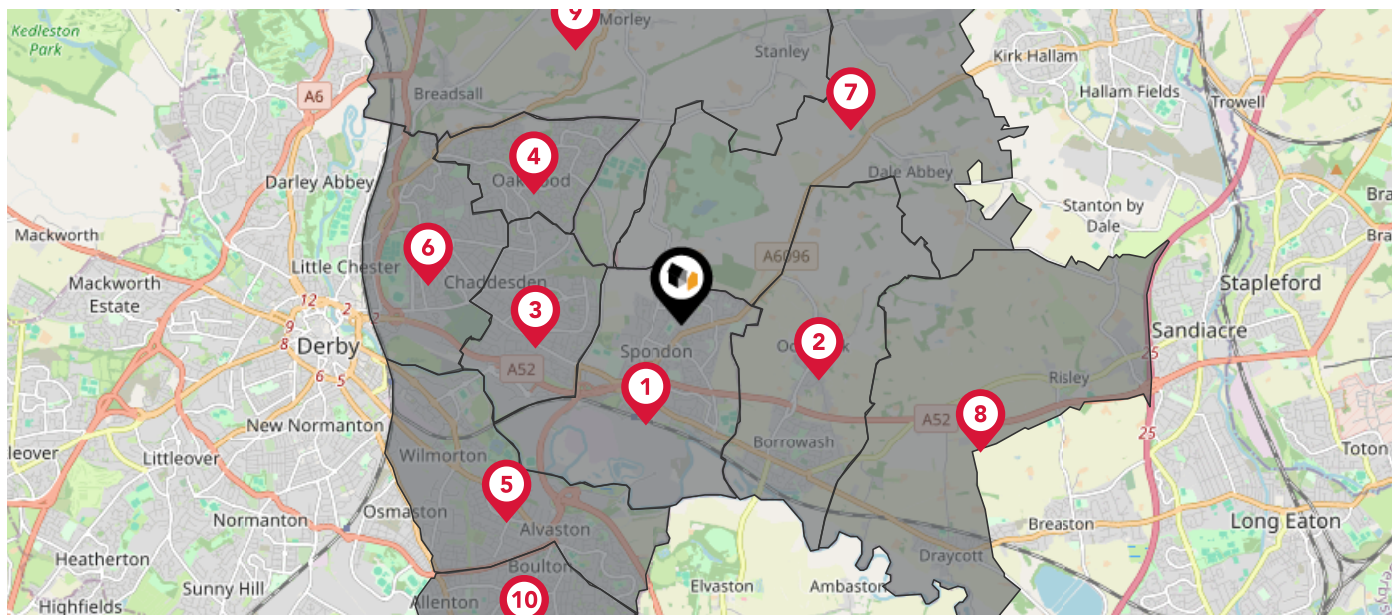
Nearby Conservation Areas	
	Spondon
	Ockbrook Moravian Settlement
	Ockbrook Village
	Highfield Cottages
	Stanley
	Dale Abbey
	Railway
	Morley
	Nottingham Road
	Breadsall

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



Oakwood Ward



Alvaston Ward



Derwent Ward



West Hallam & Dale Abbey Ward



Draycott & Risley Ward



Little Eaton & Stanley Ward

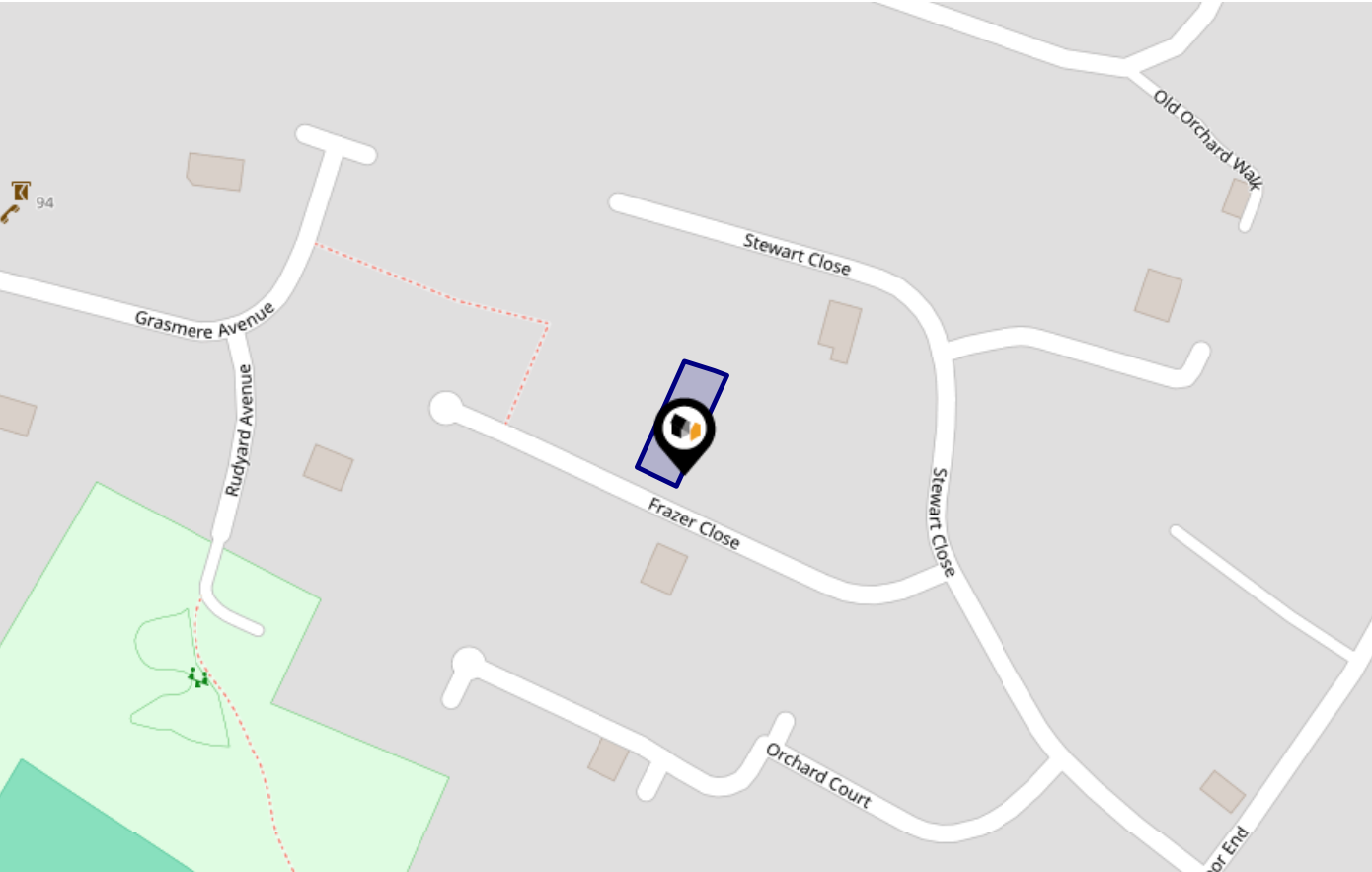


Boulton Ward

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.

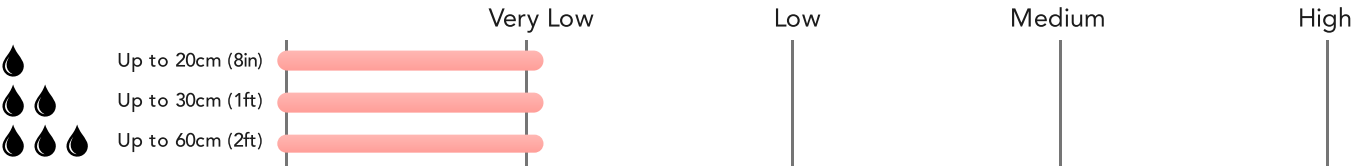


Risk Rating: Very low

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.

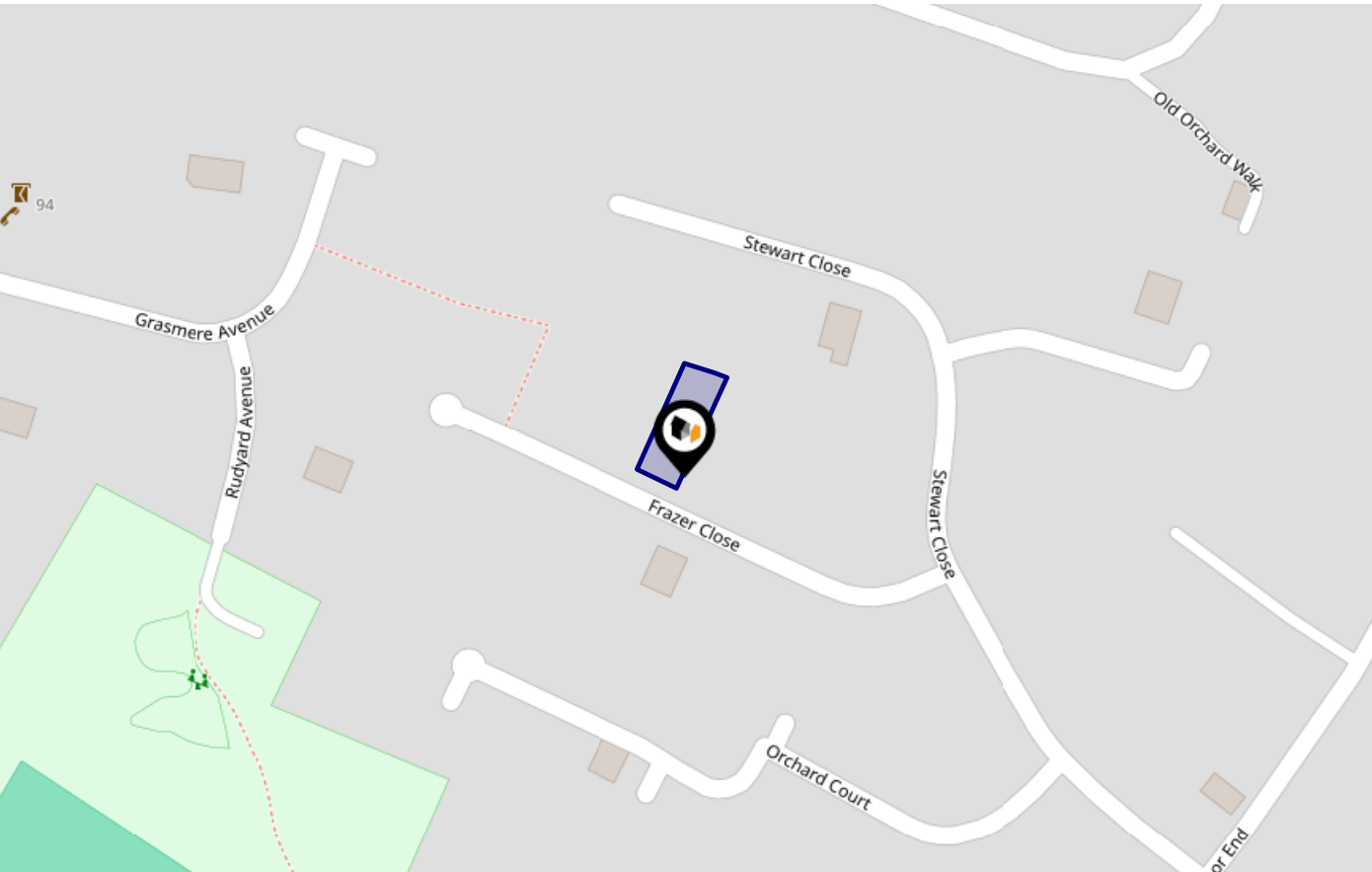
Chance of flooding to the following depths at this property:



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.

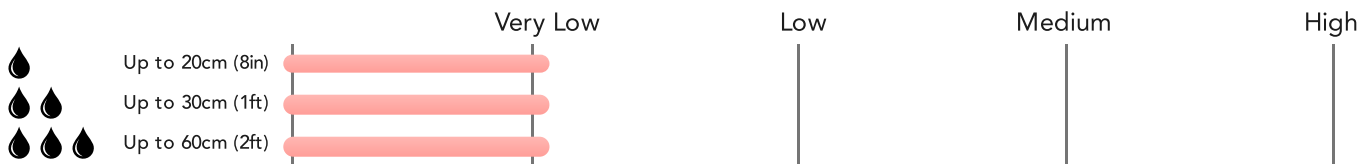


Risk Rating: Very low

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

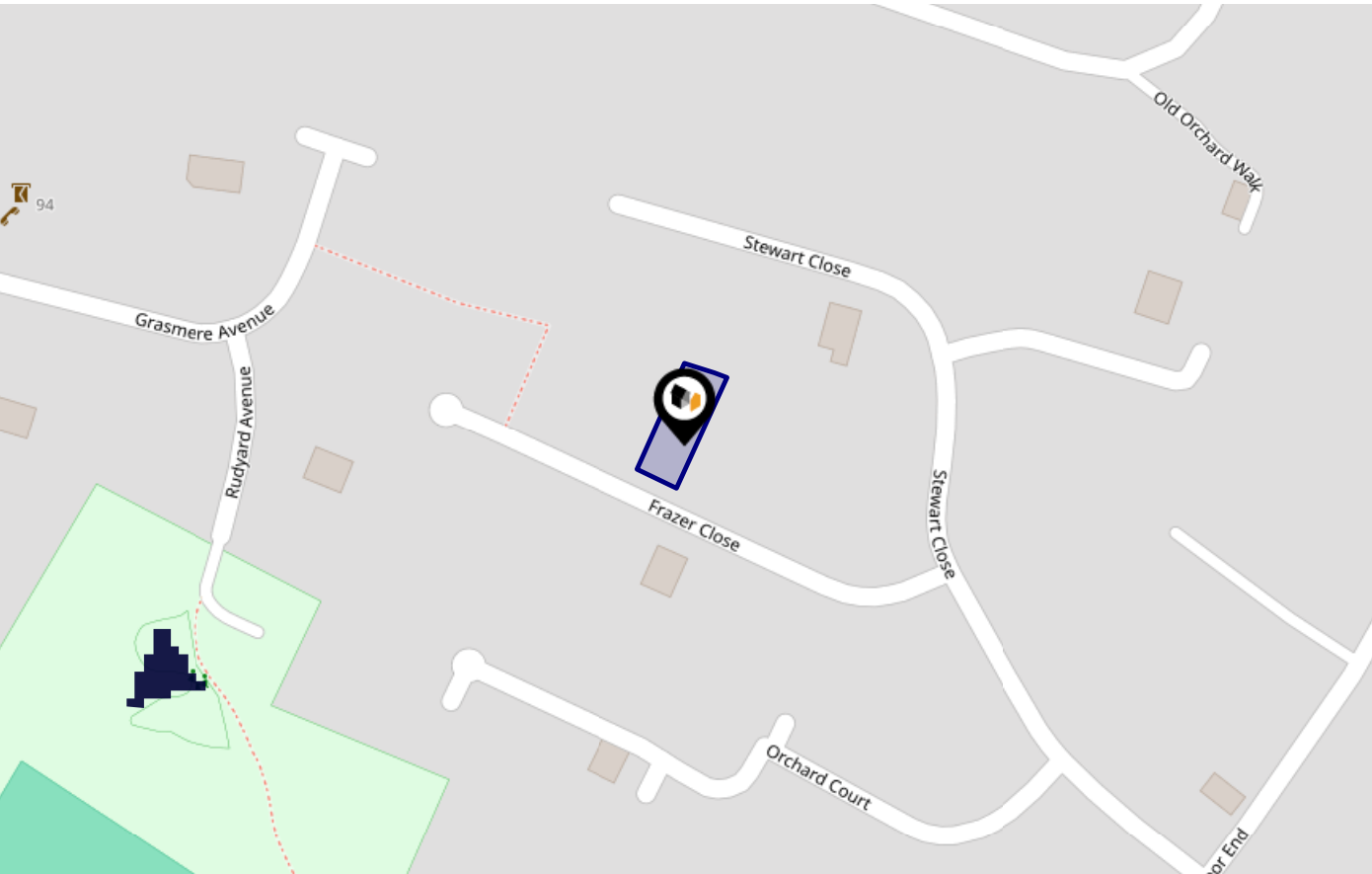
Chance of flooding to the following depths at this property:



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.

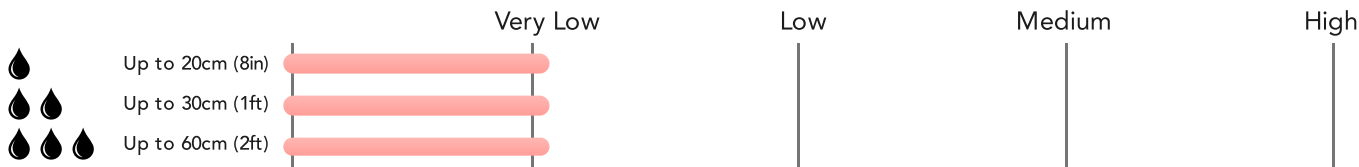


Risk Rating: Very low

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-  **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.

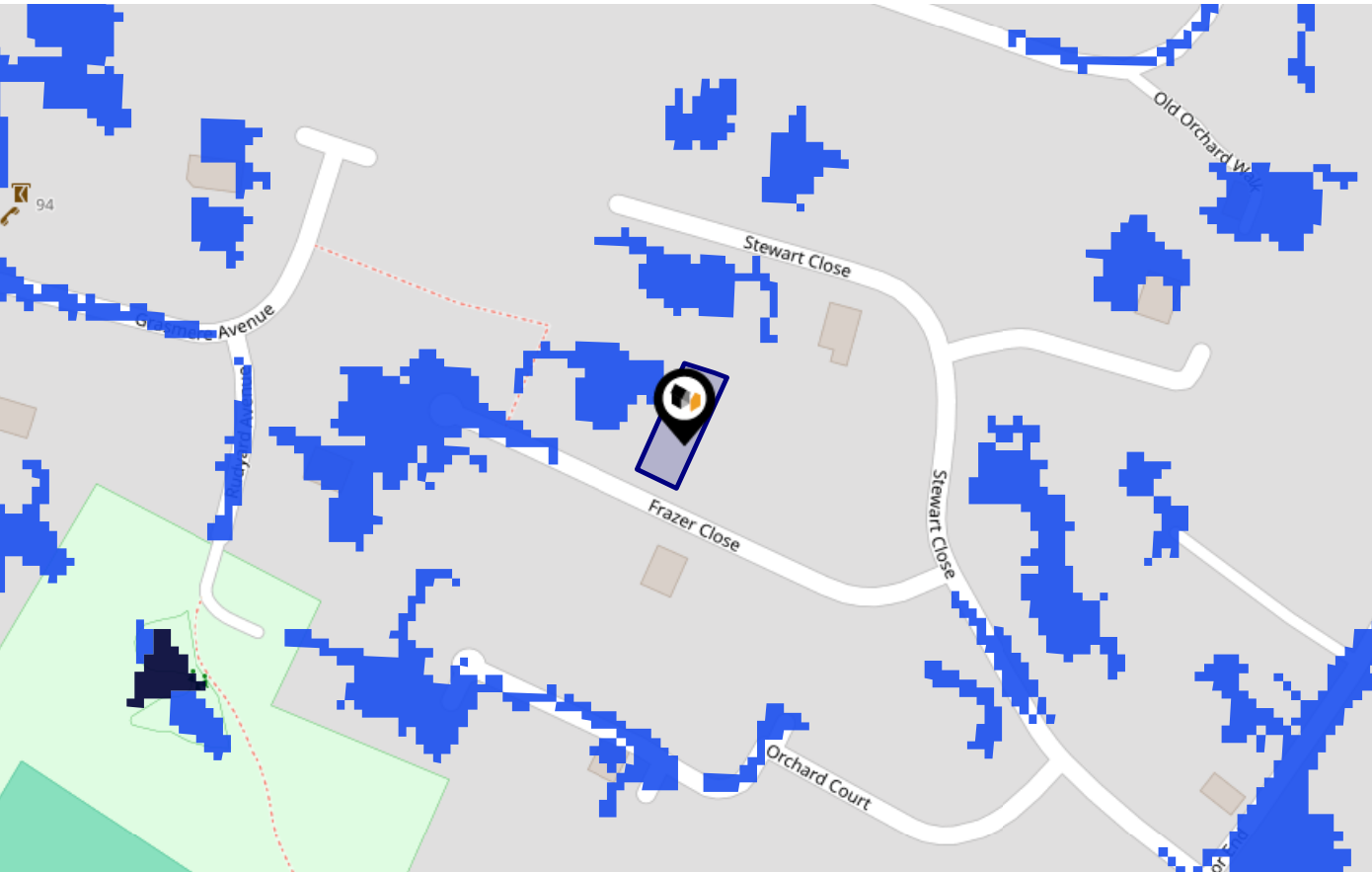
Chance of flooding to the following depths at this property:



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.

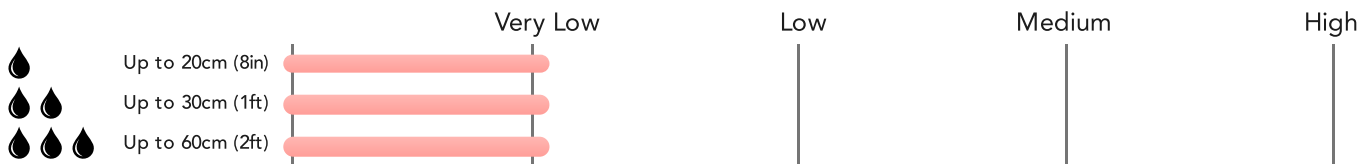


Risk Rating: Very low

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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- 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:

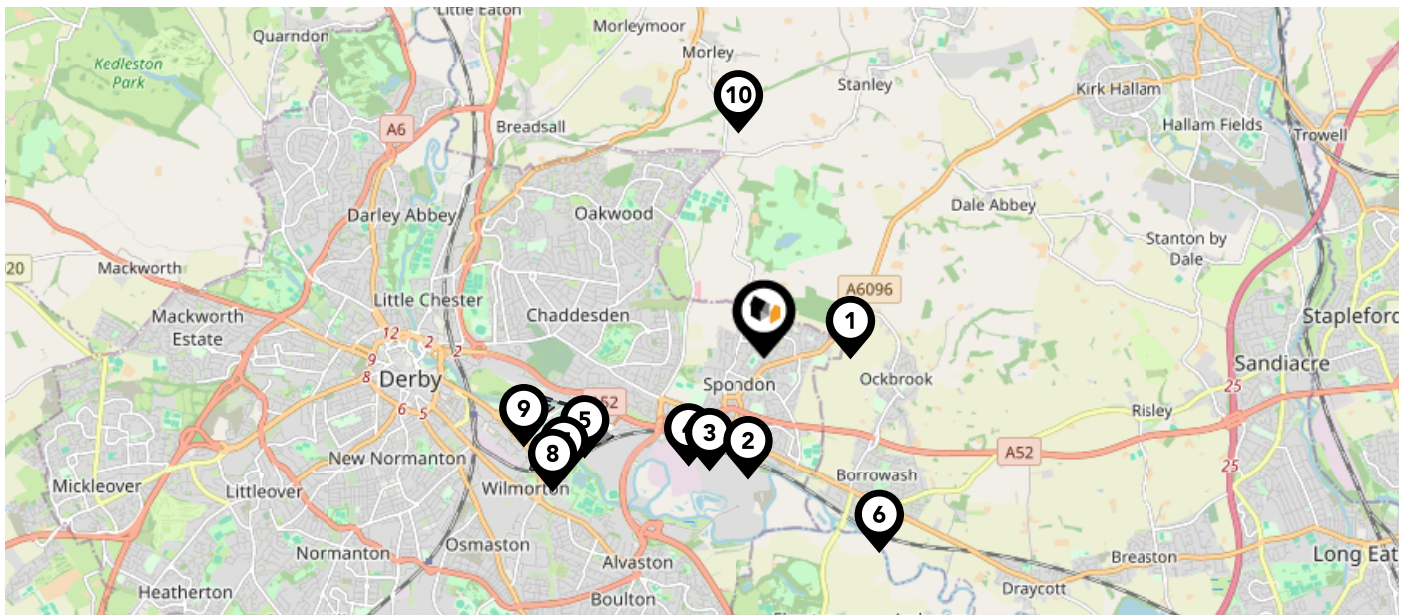


Maps

Landfill Sites

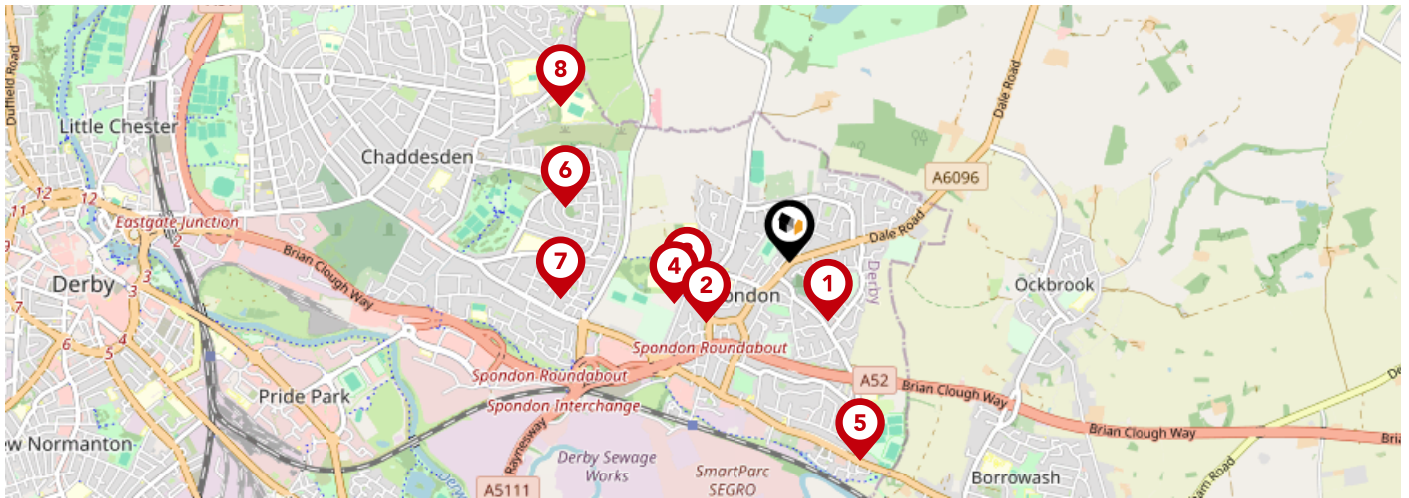


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

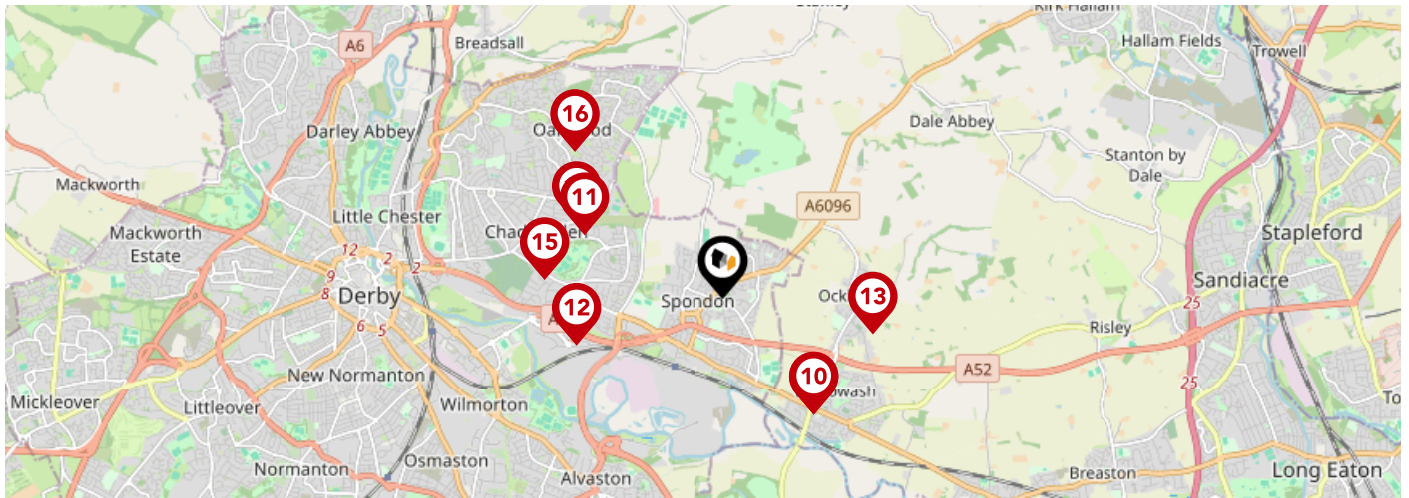










Nearby Landfill Sites

1	Land off Dale Road-Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
2	Nottingham Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
3	Disused Canal-Rear of Erewash Borough Council Depot, Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
4	Megaloughton Lane Landfill Site-Megaloughton Lane,Spondon,Derby,Derbyshire	Historic Landfill	<input type="checkbox"/>
5	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
6	General Industrial Cleaners/Landfill Site-Brook Road, Borrowwash, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/HP3890CE/V002	Active Landfill	<input checked="" type="checkbox"/>
8	Litchurch Works-Deadmans Lane, Derby	Historic Landfill	<input type="checkbox"/>
9	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
10	Lime Lane-Morley	Historic Landfill	<input type="checkbox"/>

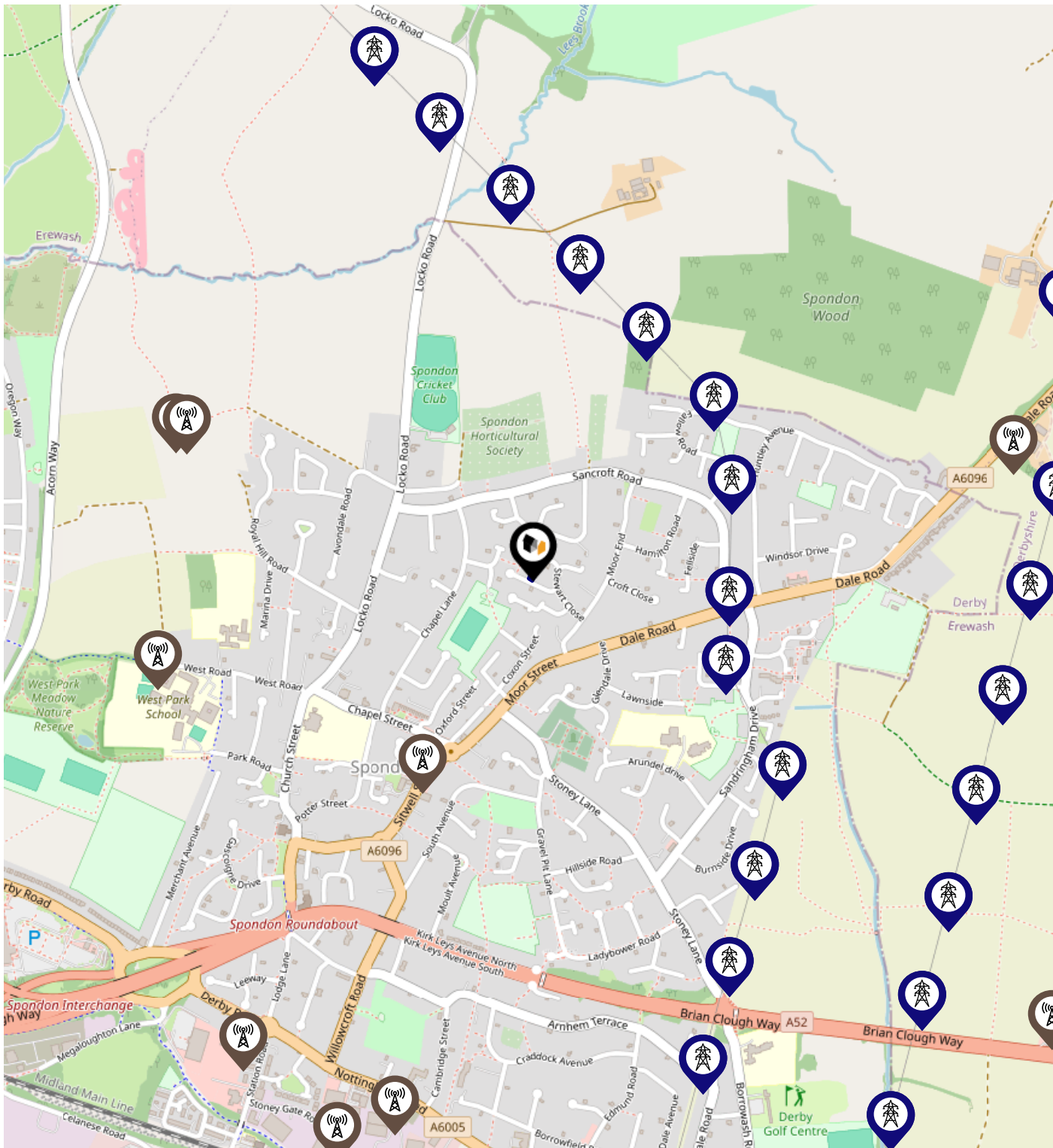


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	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"/>
6	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.35	<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:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.39	<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:1.47	<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:1.6	<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:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

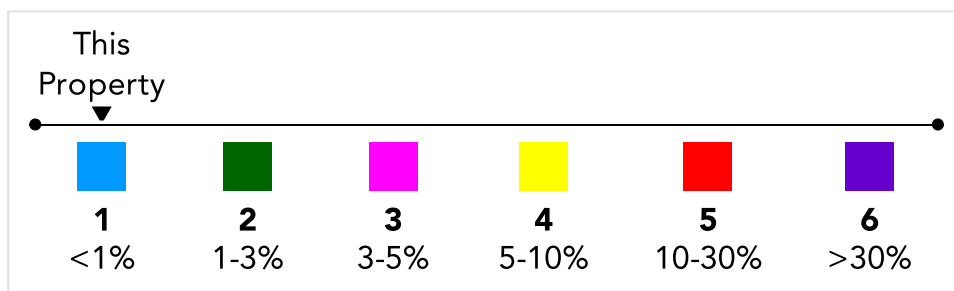
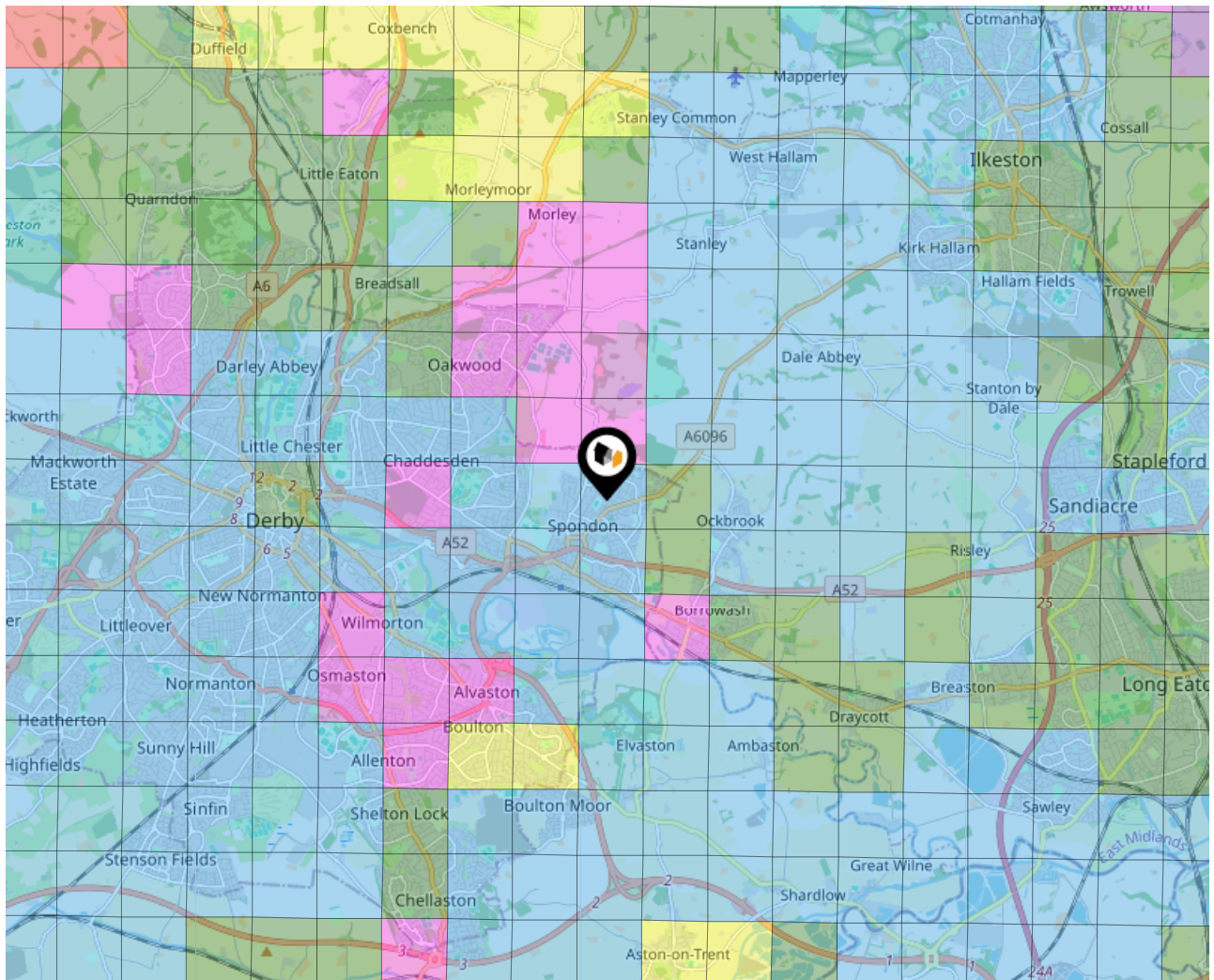


Key:

-  Power Pylons
-  Communication Masts

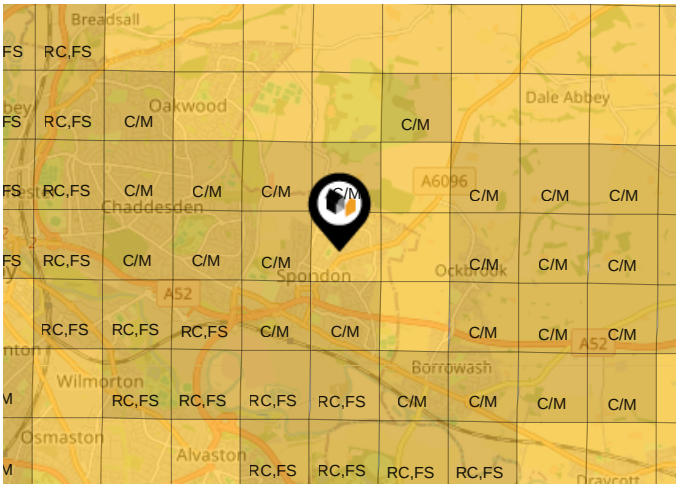
What is Radon?

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).



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

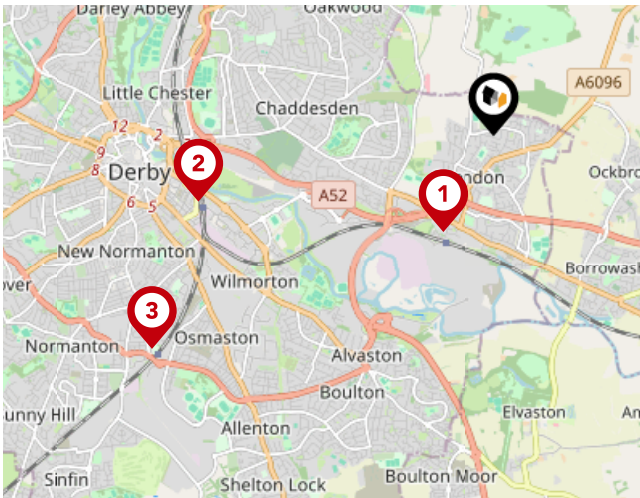
Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

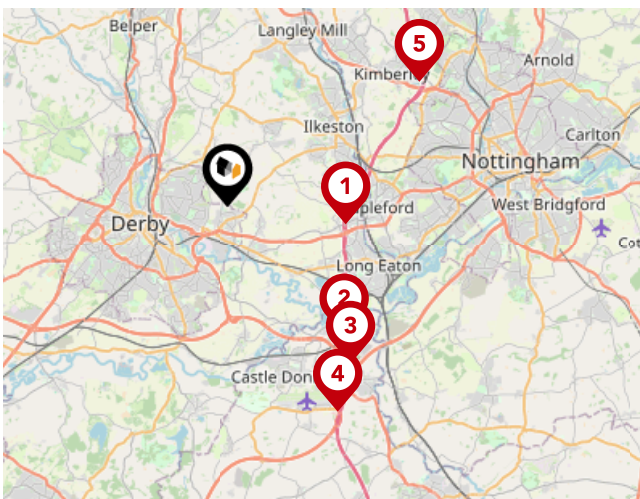
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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
1	Spondon Rail Station	0.97 miles
2	Derby Rail Station	2.69 miles
3	Peartree Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.25 miles
2	M1 J24A	6.22 miles
3	M1 J24	7.11 miles
4	M1 J23A	8.36 miles
5	M1 J26	8.18 miles

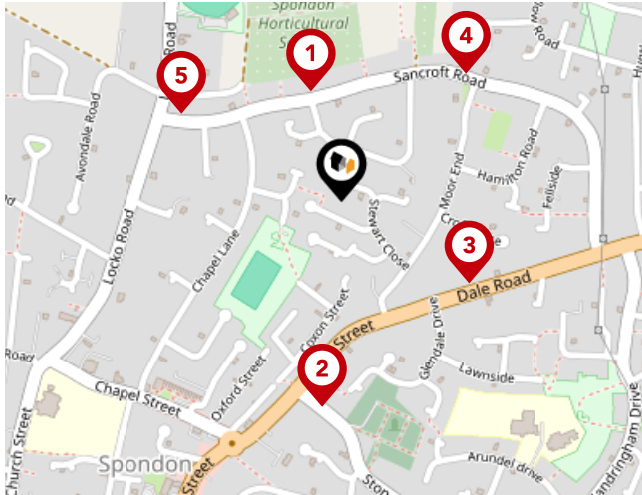


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.41 miles
2	Baginton	38.64 miles
3	Birmingham Airport	35.44 miles
4	Finningley	41.72 miles

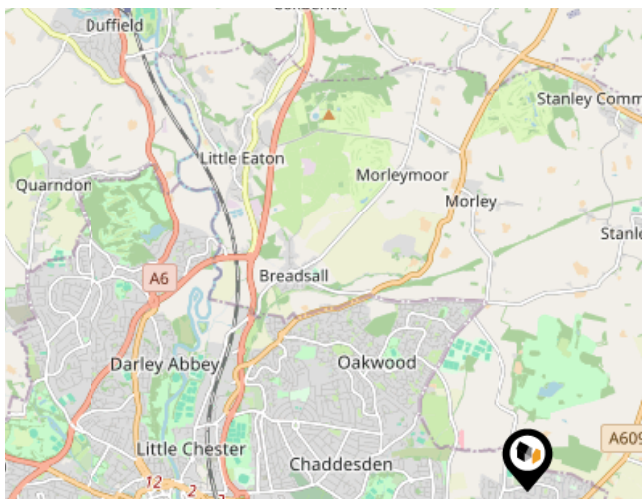
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chesterton Road	0.13 miles
2	Stoney Lane Cemetery	0.23 miles
3	Glendale Drive	0.17 miles
4	Moor End	0.2 miles
5	Coniston Avenue	0.2 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.67 miles
2	Tram Park & Ride	5.78 miles
3	Toton Lane Tram Stop	5.78 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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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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

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