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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



SEASCALE CLOSE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom, Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy
- > Driveway And Garage
- > EPC Rating D, Freehold
- > Council Tax Band A, Freehold

Property Description

A well-presented, bay-fronted semi-detached home available with no upward chain which occupies a good size plot with a larger than average garage and off road parking. Ideal for a first time buyer or as a family home, the property is available with no upward chain and a viewing is highly recommended! The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge opening to dining area, sun lounge and kitchen together with side lobby/utility. To the first floor are three bedrooms, bathroom with three piece suite. Outside, there are gardens to front and rear elevations together with off-road parking and a larger than average garage. Seascale Close is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and road links including the A52 and A38 respectively.

Room Measurement & Details

Reception Hallway:

Bay Fronted Lounge: (14'7" x 14'4") 4.44 x 4.37

Dining Room: (11'10" x 10'2") 3.61 x 3.10

Kitchen: (11'10" x 10'2") 3.61 x 3.10

Side Lobby with useful understairs storage cupboard:

First Floor Landing:

Double Bedroom One: (13'2" x 10'8") 4.01 x 3.25

Double Bedroom Two: (11'2" x 10'4") 3.40 x 3.15

Bedroom Three: (9'8" x 7'2") 2.95 x 2.18

Bathroom: (5'4" x 5'1") 1.63 x 1.55

Outside:

The property occupies a larger than average plot with gardens to front and rear elevations. A driveway to the side elevation provides off road parking and in-turn provides access to a GARAGE with double timber doors. There is a garden to the rear elevation being laid mainly to lawn.

KFB - Key Facts for Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,405
Title Number:	DY55034

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)

2	42	1000
mb/s	mb/s	mb/s

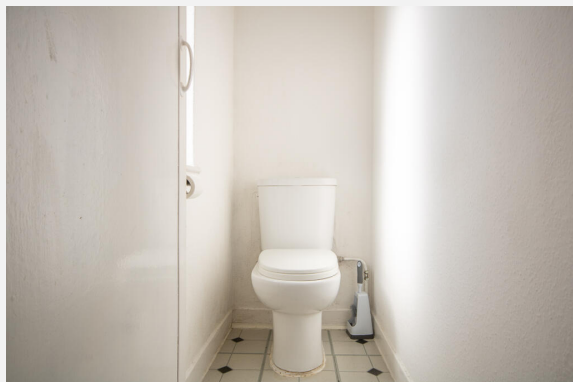
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

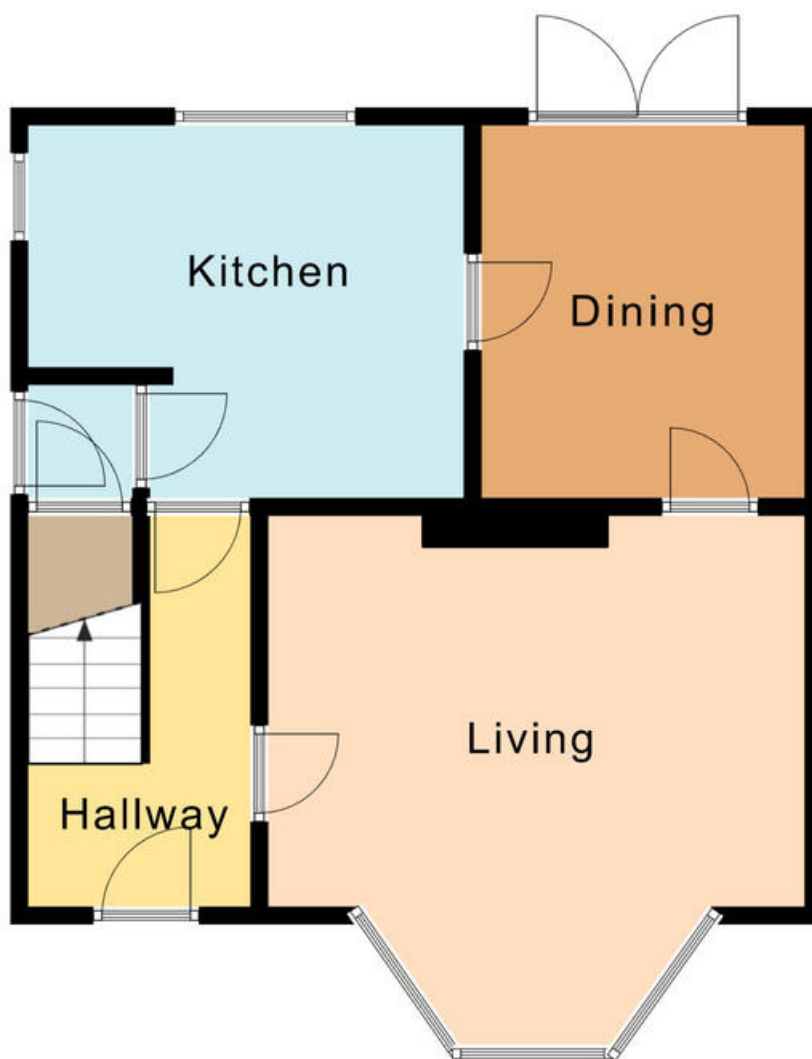




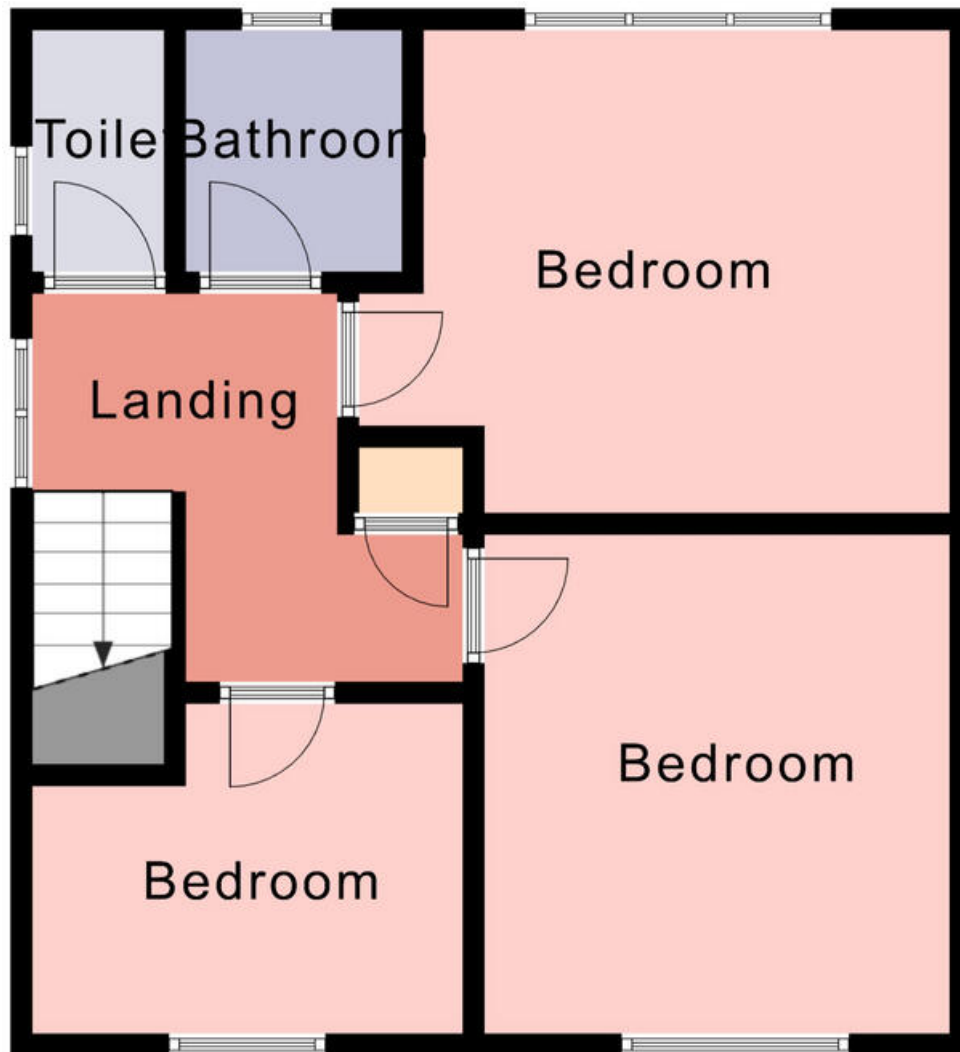




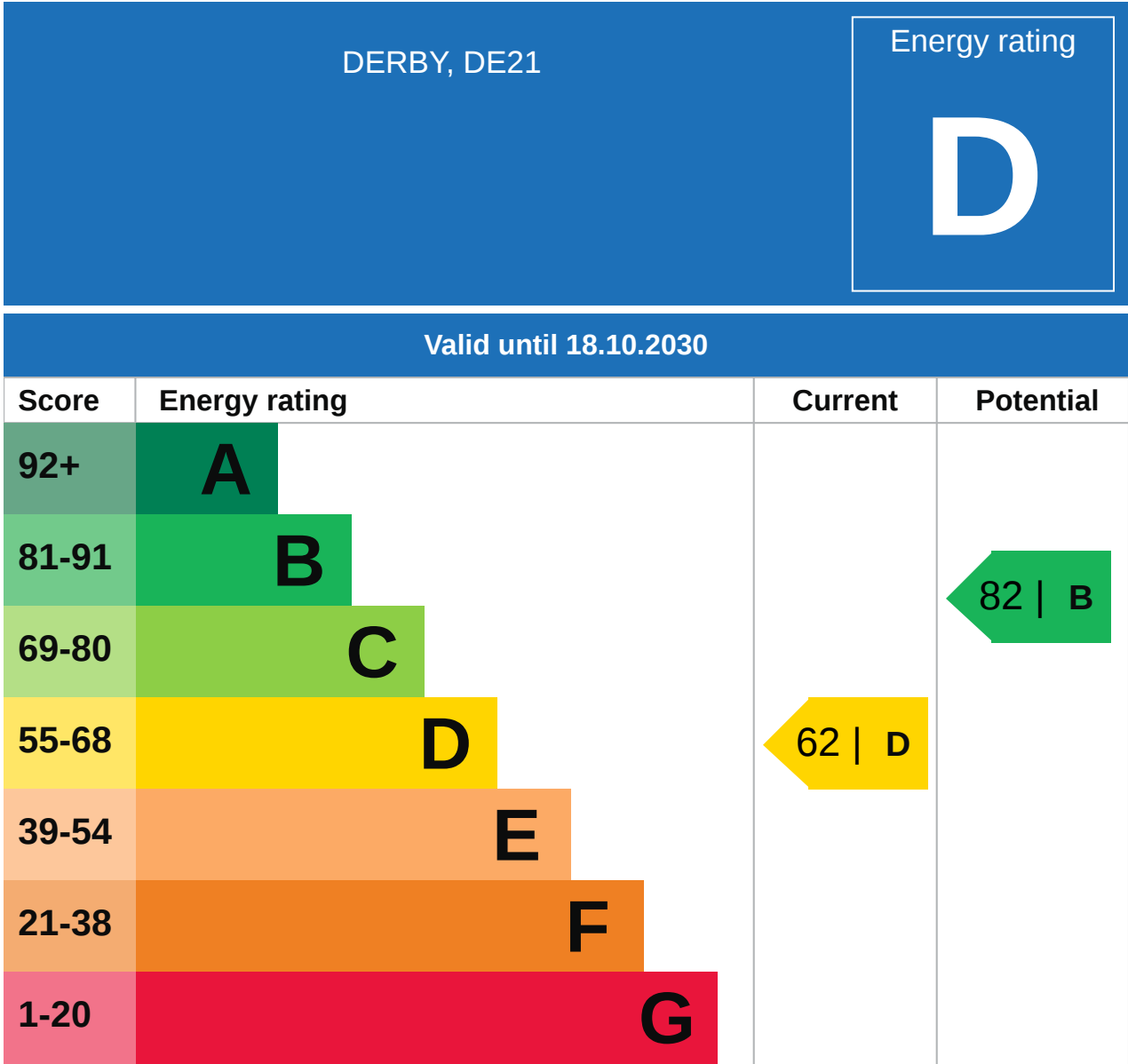
SEASCALE CLOSE, DERBY, DE21



SEASCALE CLOSE, DERBY, DE21



Property EPC - Certificate



Property

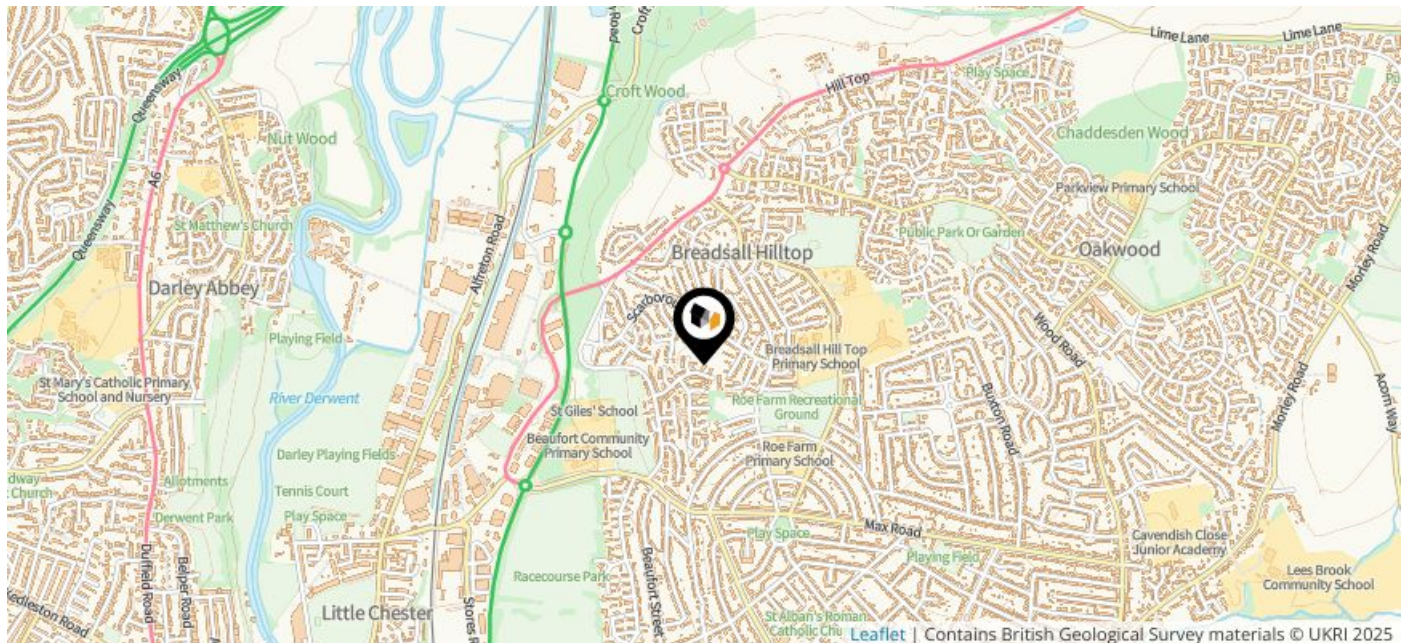
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
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, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

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.

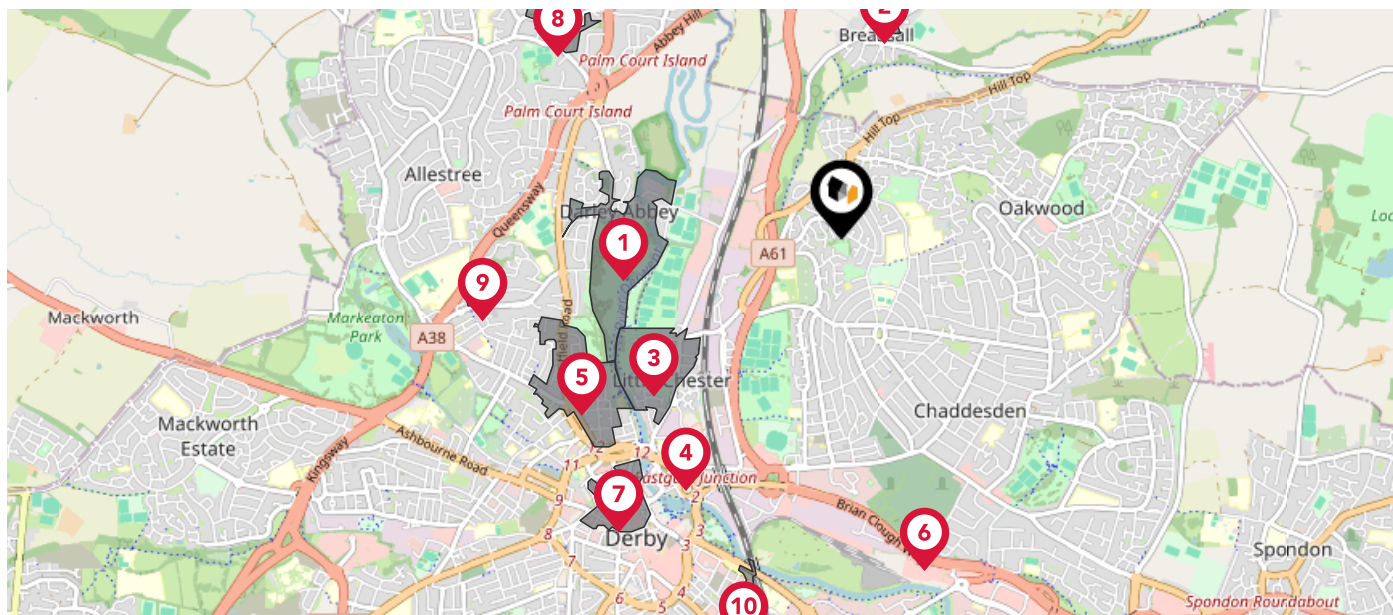
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Darley Abbey



Breadsall



Little Chester



Nottingham Road



Strutts Park



Highfield Cottages



City Centre



Allestree



Leylands Estate



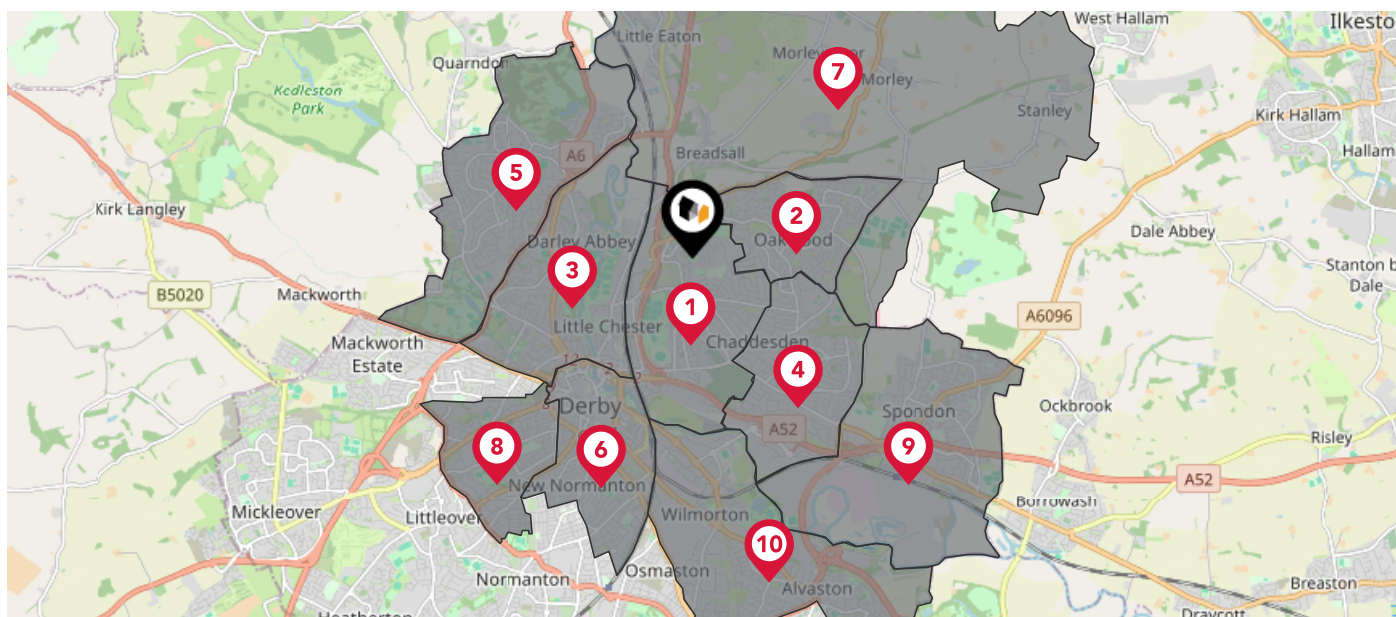
Railway

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



Derwent Ward



Oakwood Ward



Darley Ward



Chaddesden Ward



Allestree Ward



Arboretum Ward



Little Eaton & Stanley Ward



Abbey Ward



Spondon Ward

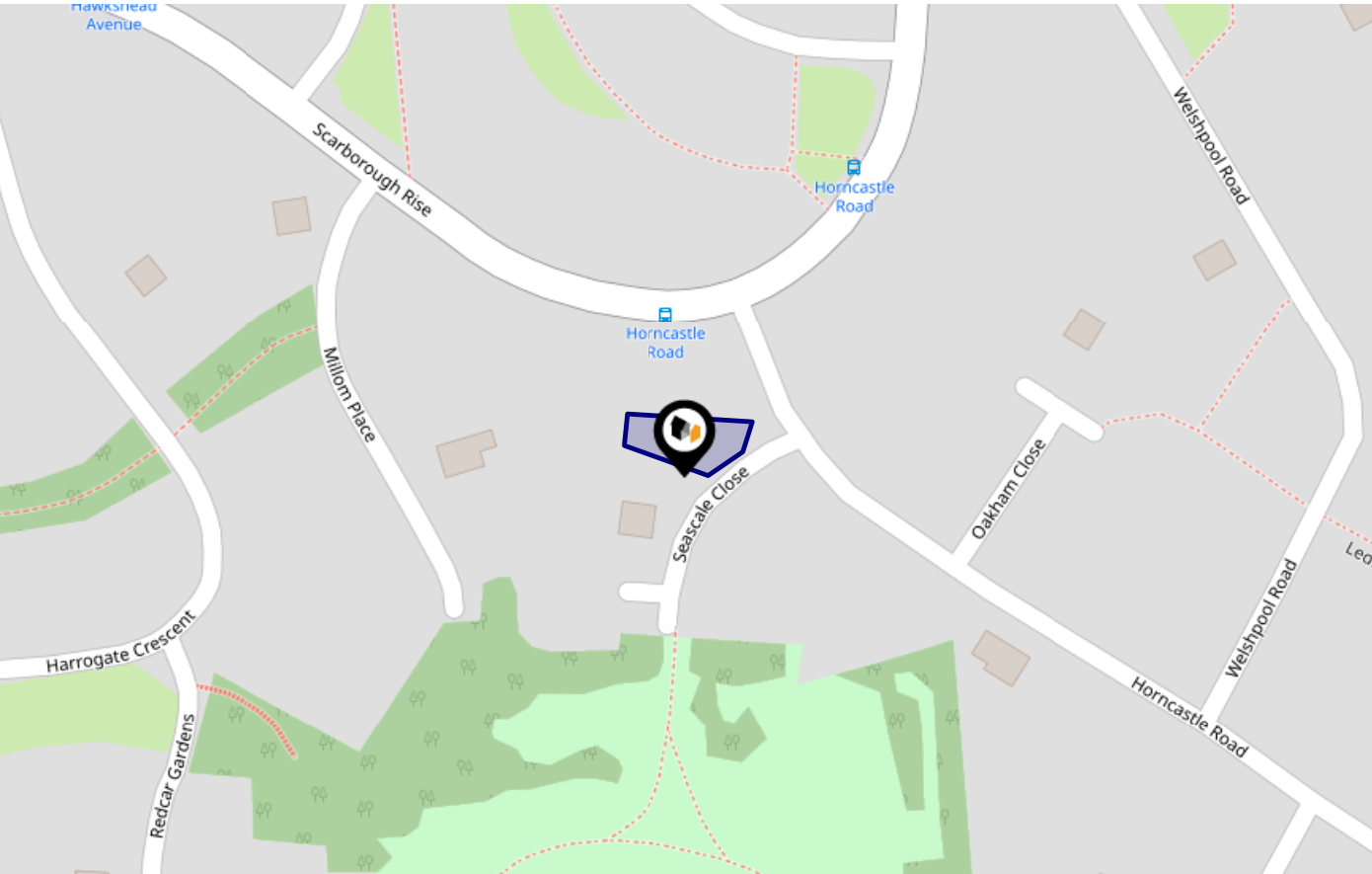


Alvaston Ward

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.

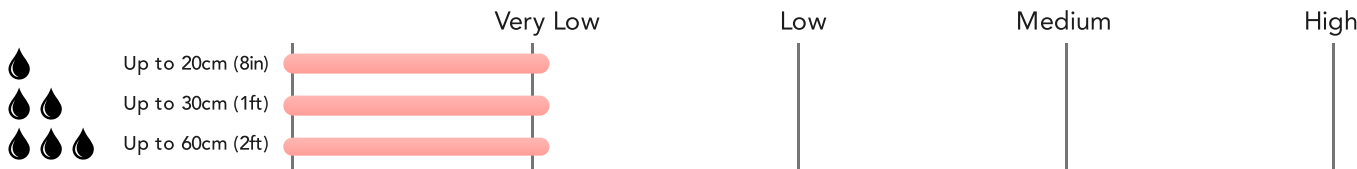


Risk Rating: Very low

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.

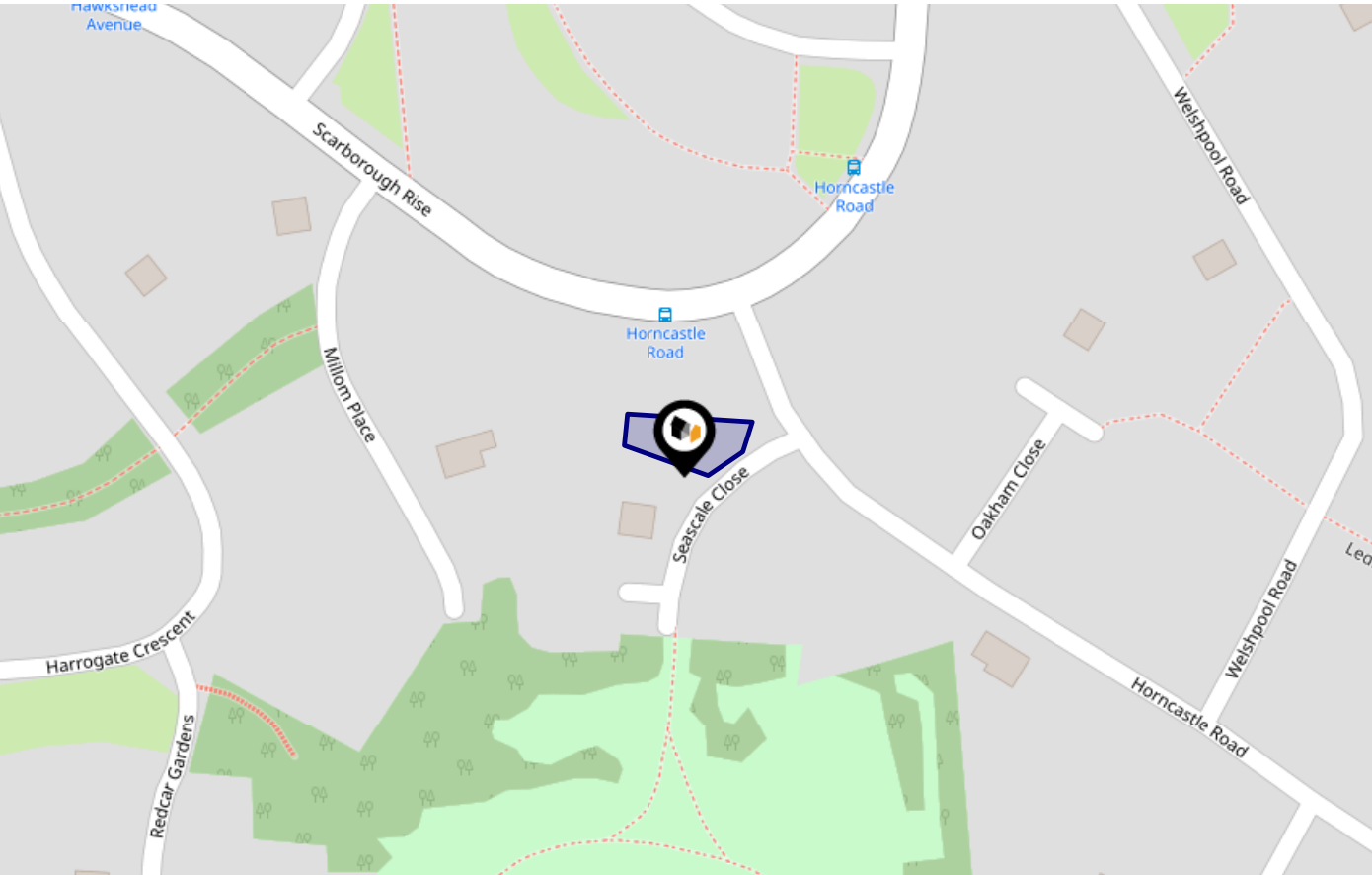
Chance of flooding to the following depths at this property:



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.

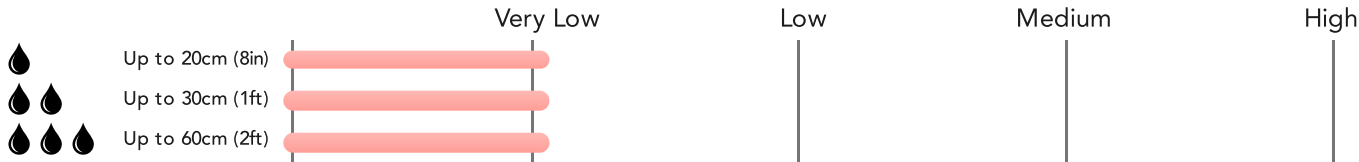


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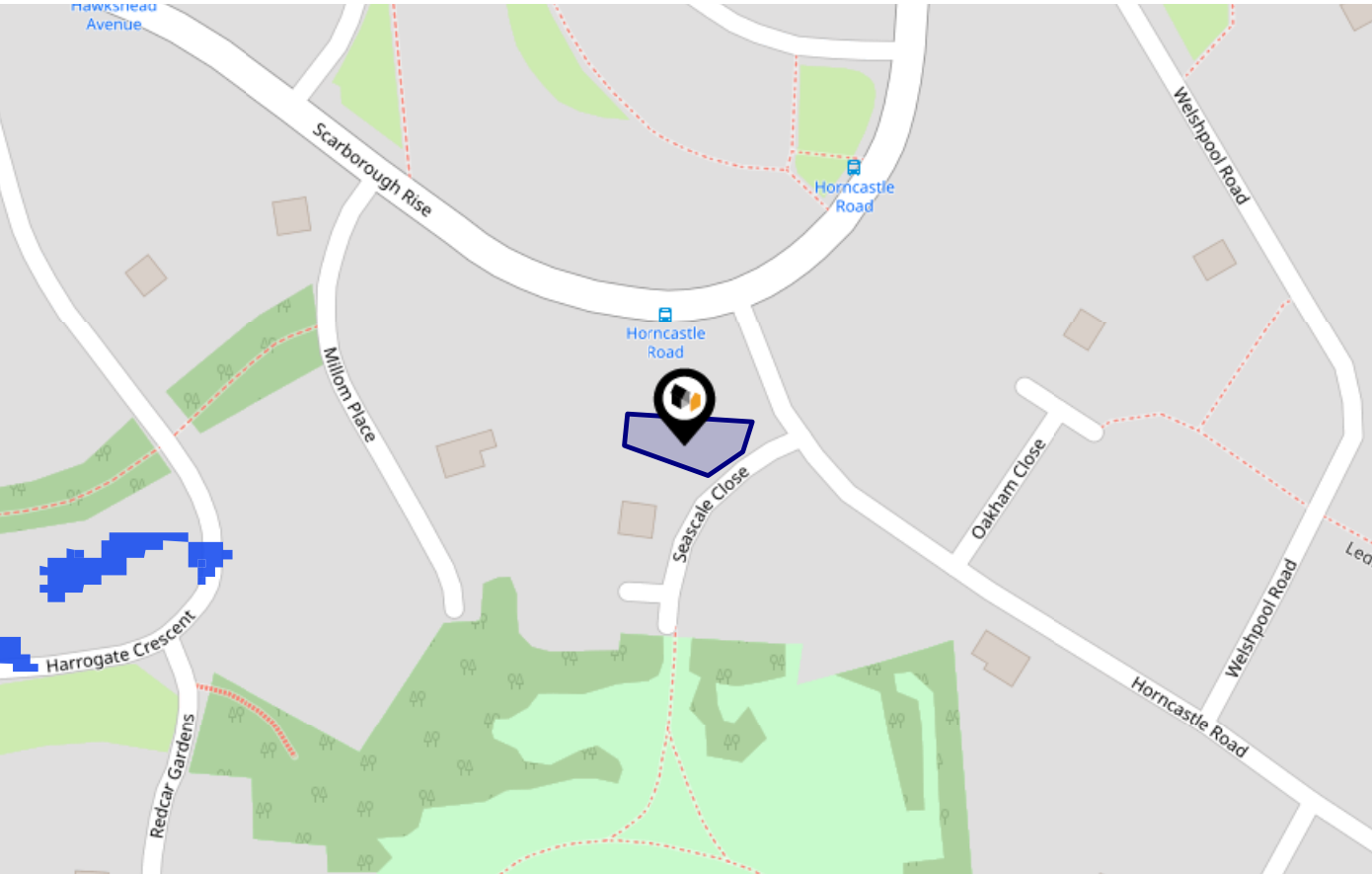
Chance of flooding to the following depths at this property:



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.

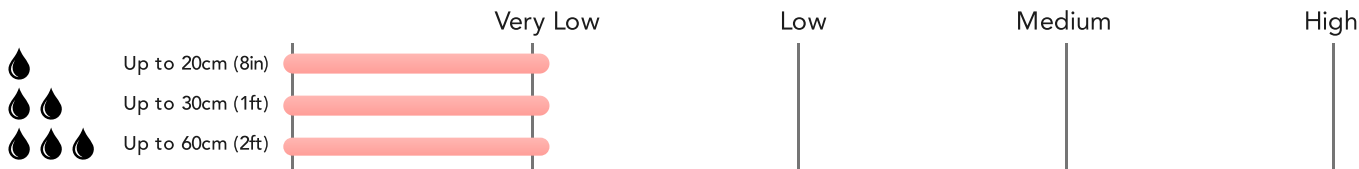


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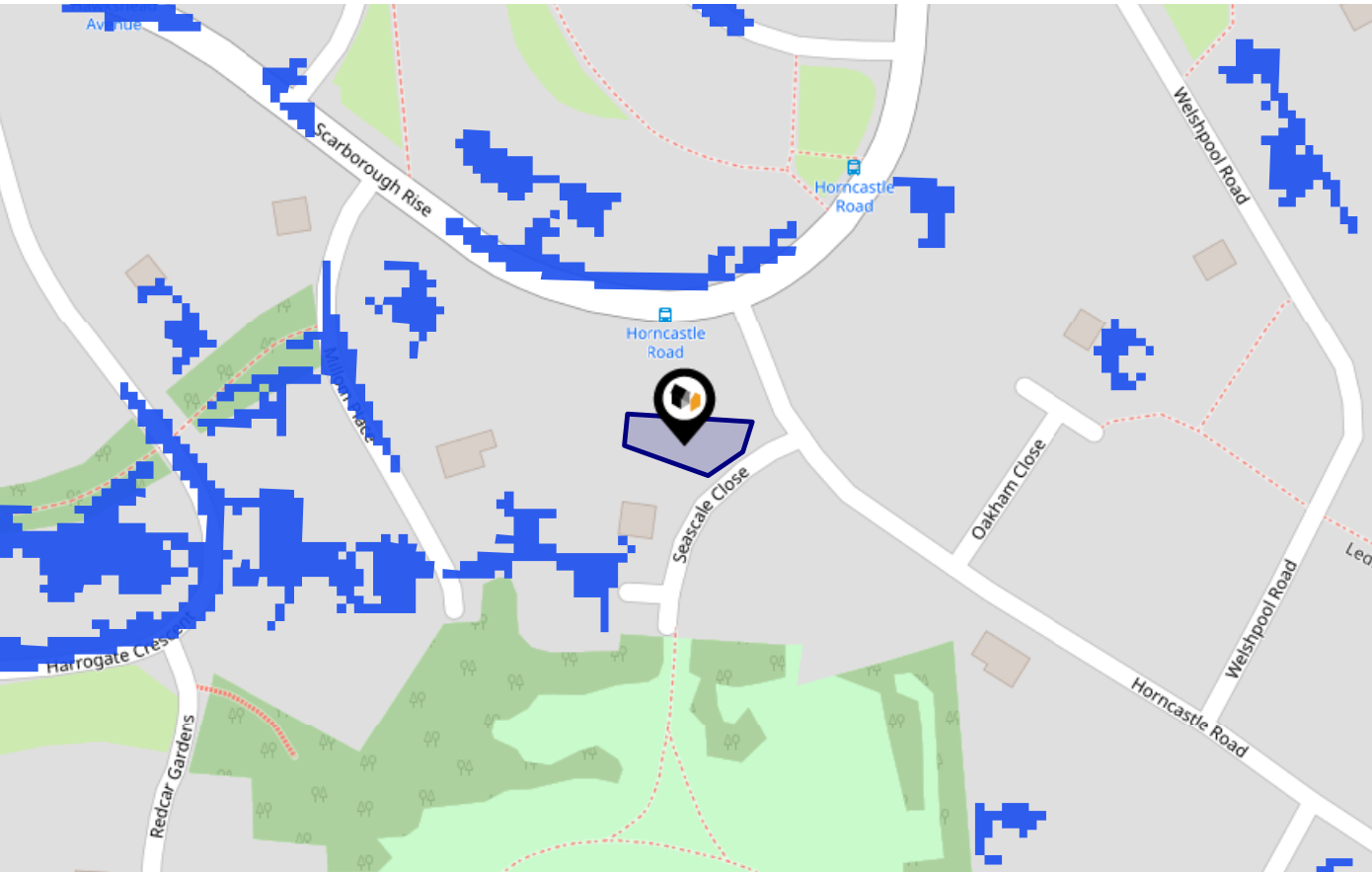
Chance of flooding to the following depths at this property:



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.

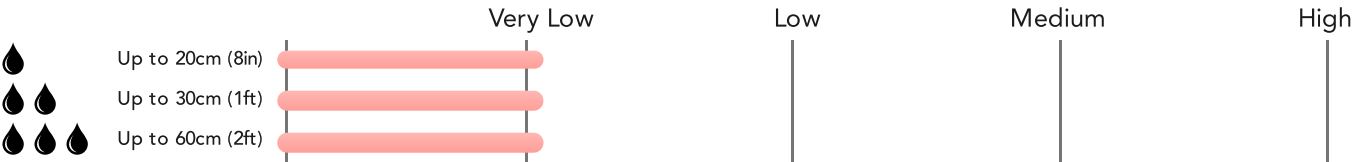


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

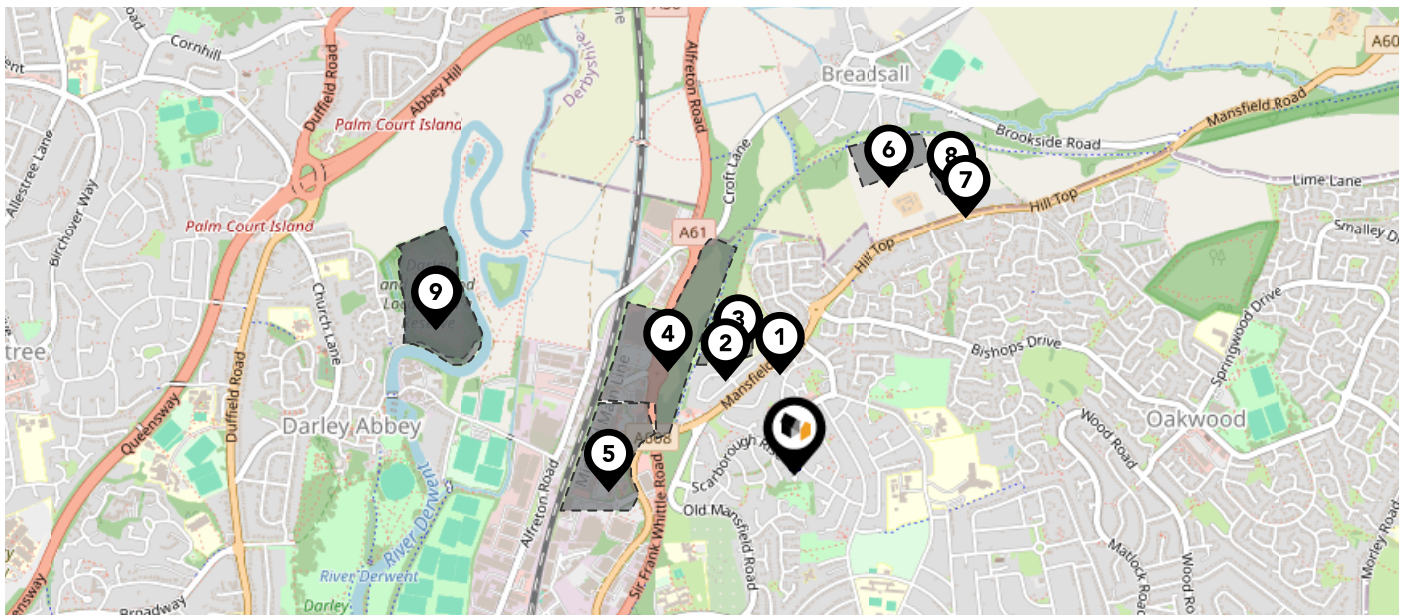


Maps

Landfill Sites

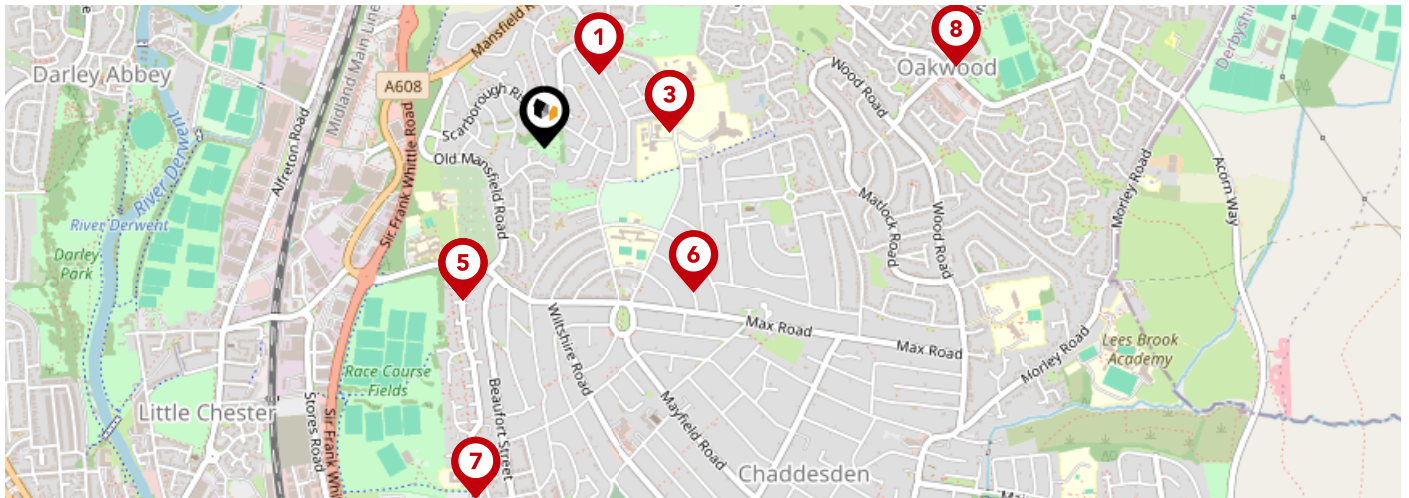


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

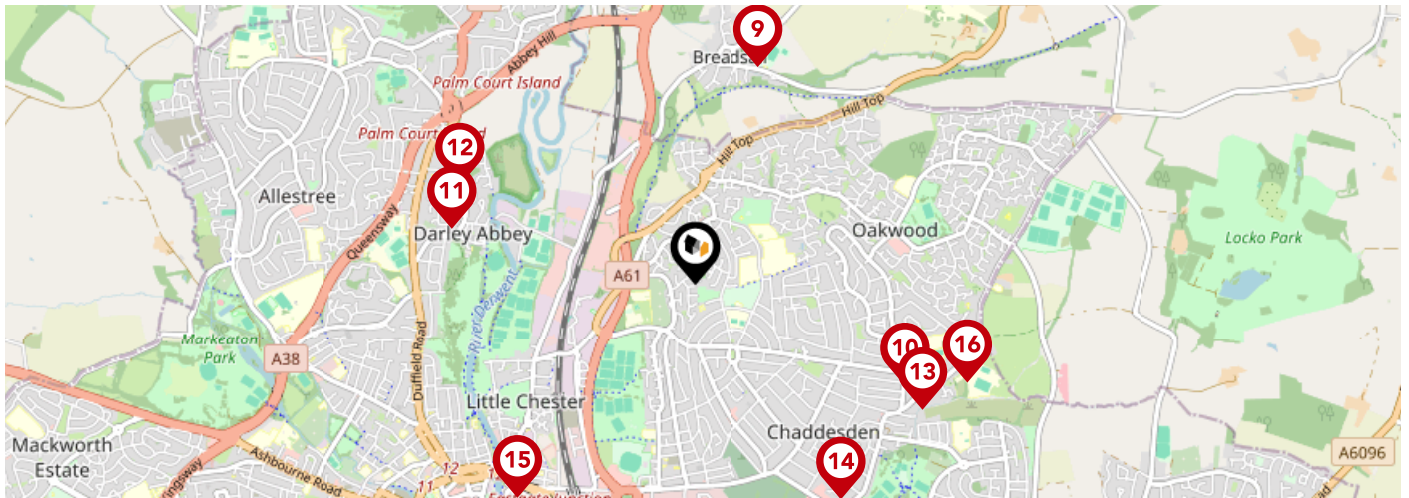










Nearby Landfill Sites

1	Mansfield Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
2	Alfreton Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
3	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	<input type="checkbox"/>
4	Alfreton Road Extension-Alfreton Road Extention, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
5	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
6	Manor Farm-Breadsall	Historic Landfill	<input type="checkbox"/>
7	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill	<input type="checkbox"/>
8	Manor Farm-Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	<input type="checkbox"/>
9	Off Darley Street-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
10	Derbyshire County Council Waste Disposal Site, Darley Abbey-Old Lane, Darley Abbey, Derby	Historic Landfill	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

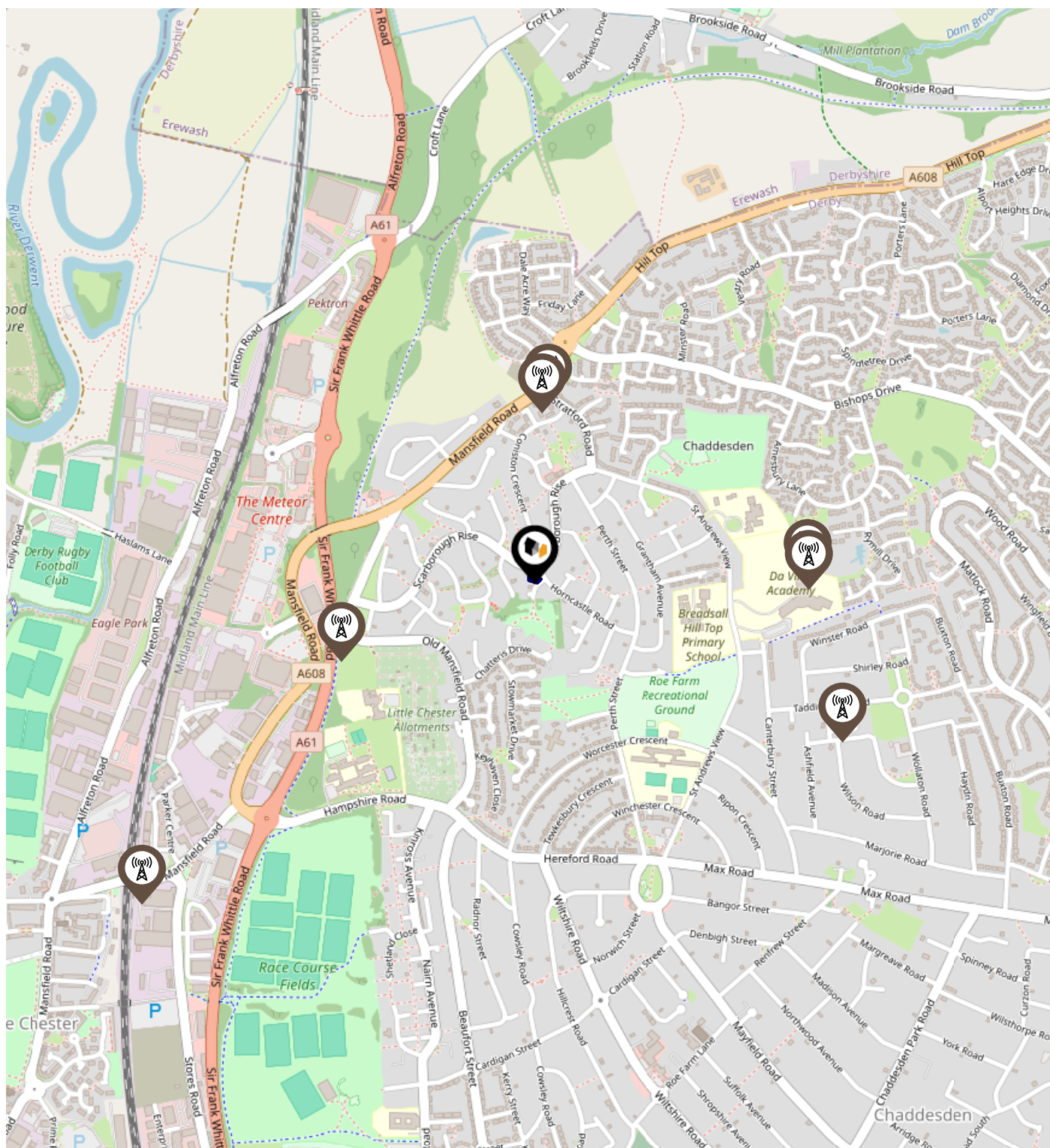


		Nursery	Primary	Secondary	College	Private
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:1.14	<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:1.16	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

Hannells
A Moving Experience

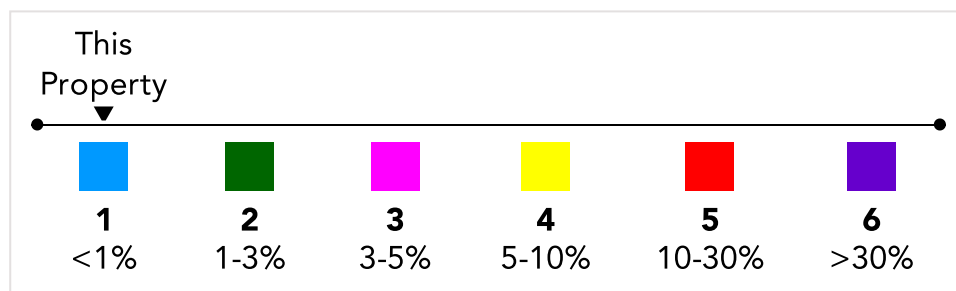
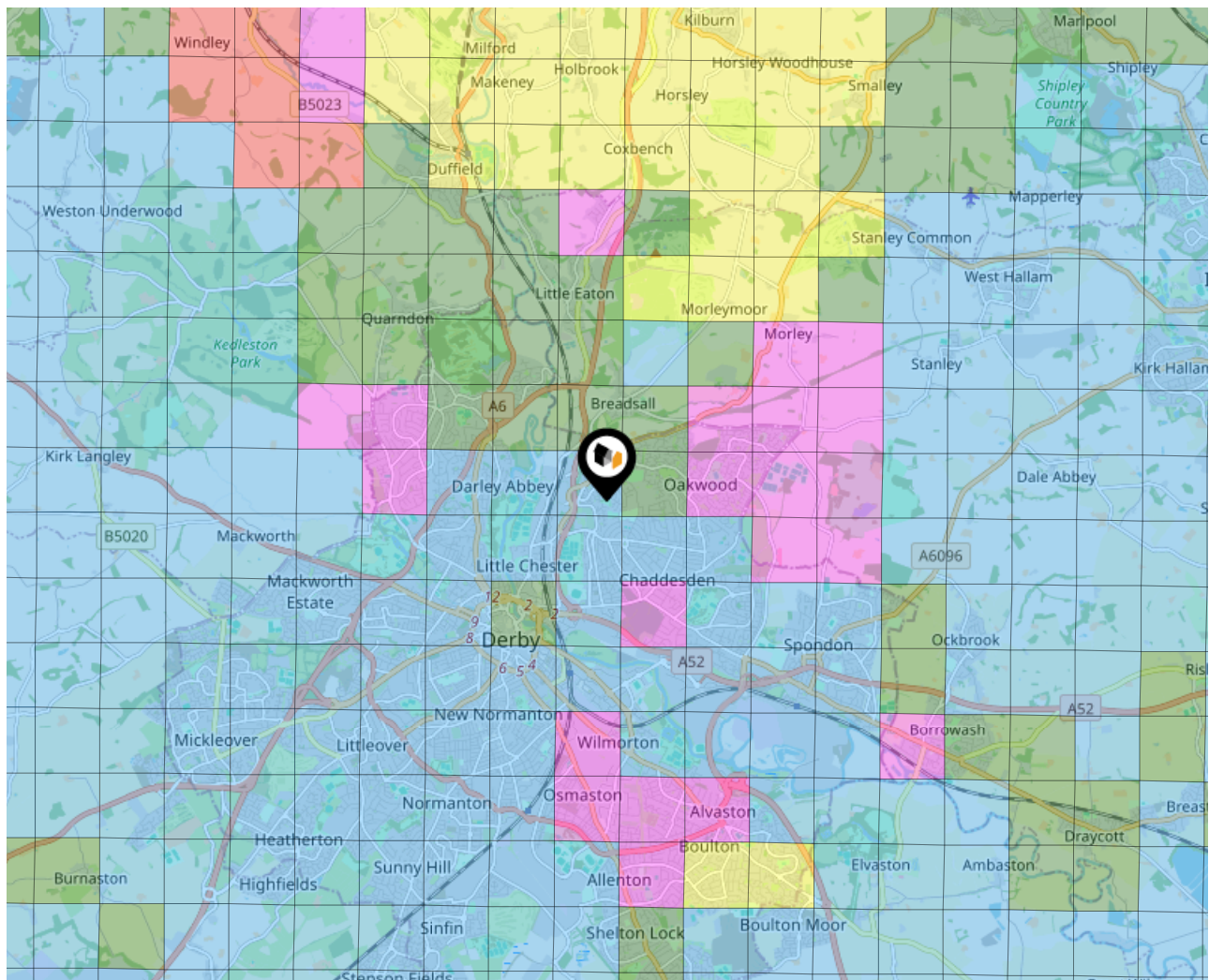


Key:

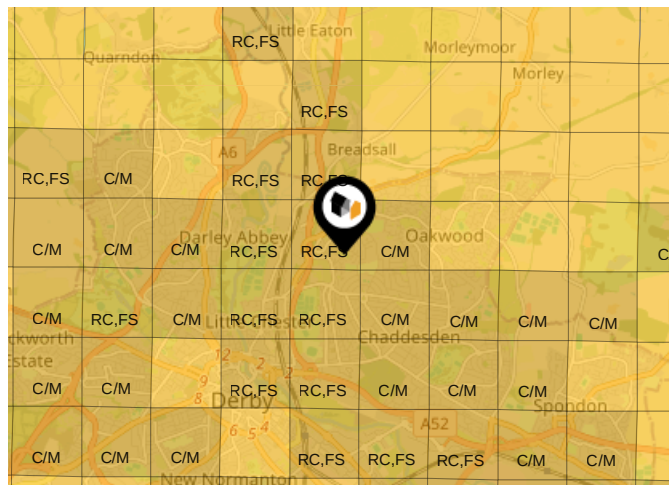
-  Power Pylons
-  Communication Masts

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).



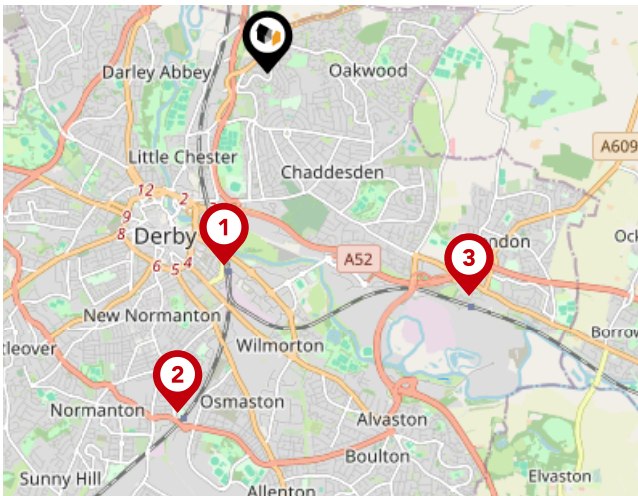
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



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

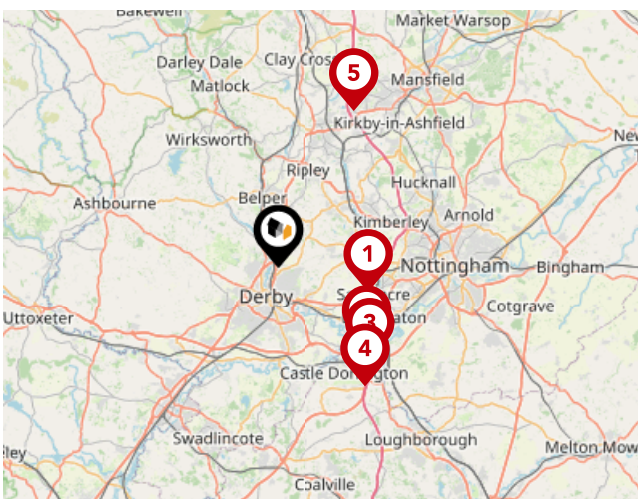
Area

Transport (National)



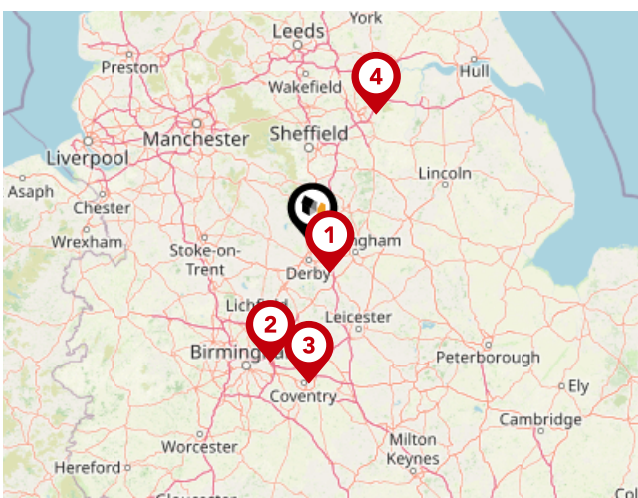
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.76 miles
2	Peartree Rail Station	3.14 miles
3	Spondon Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.68 miles
2	M1 J24A	8.61 miles
3	M1 J24	9.44 miles
4	M1 J23A	10.51 miles
5	M1 J28	12.36 miles

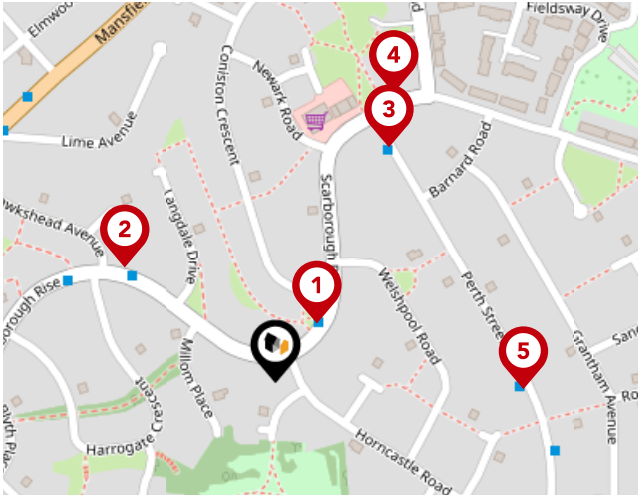


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.48 miles
2	Birmingham Airport	35.69 miles
3	Baginton	39.65 miles
4	Finningley	41.61 miles

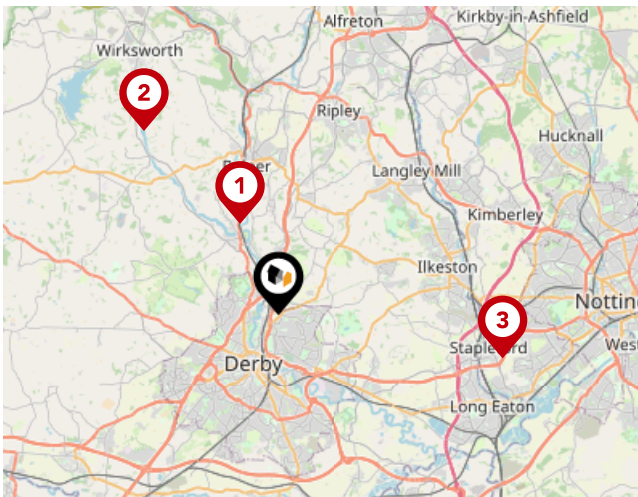
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Horncastle Road	0.04 miles
2	Hawkshead Avenue	0.11 miles
3	The Rocket	0.15 miles
4	The Rocket	0.18 miles
5	Bexhill Walk	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.53 miles
2	Idridgehay (Ecclesbourne Valley Railway)	8.13 miles
3	Tram Park & Ride	8.15 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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