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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th March 2025



DORCHESTER AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Semi-Detached Home
- > Two Bedrooms, No Upward Chain
- > EPC Rating D / Standard Construction
- > Council Tax Band A / Freehold
- > In Need Of Modernisation

Property Description

Viewing is recommended of this traditionally built, bay-fronted two-bedroom semi-detached home being ideal for a first time buyer or investor. The property offers great potential but requires a scheme of improvement and modernisation!

Offered for sale with no upward chain, the accommodation briefly comprises: entrance lobby, through lounge diner with access to storage room and pantry, kitchen, side entrance and cloaks/WC. To the first floor are two bedrooms and bathroom. Outside to the front elevation is a shrub garden area and driveway providing off-road parking for a small car. To the rear is an enclosed garden having shaped lawn, paved patio area, garden shed and greenhouse.

Dorchester Avenue is well situated for Chaddesden and its range of amenities including shops, schools and transport links together with convenient access for Derby City Centre and further major road links including the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Entrance Hall:

Lounge: (10'9" x 12'0") 3.28 x 3.66

Dining room: (11'6" x 9'4") 3.51 x 2.84

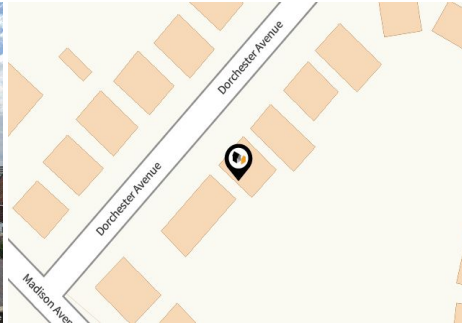
Kitchen: (11'6" x 9'10") 3.51 x 3.00

Bedroom One: (13'9" x 10'9") 4.19 x 3.28

Bedroom Two: (11'8" x 7'8") 3.56 x 2.34

Bathroom: (8'7" x 5'8") 2.62 x 1.73

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	796 ft ² / 74 m ²
Council Tax :	Band A
Annual Estimate:	£1,405

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)

6 mb/s	71 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



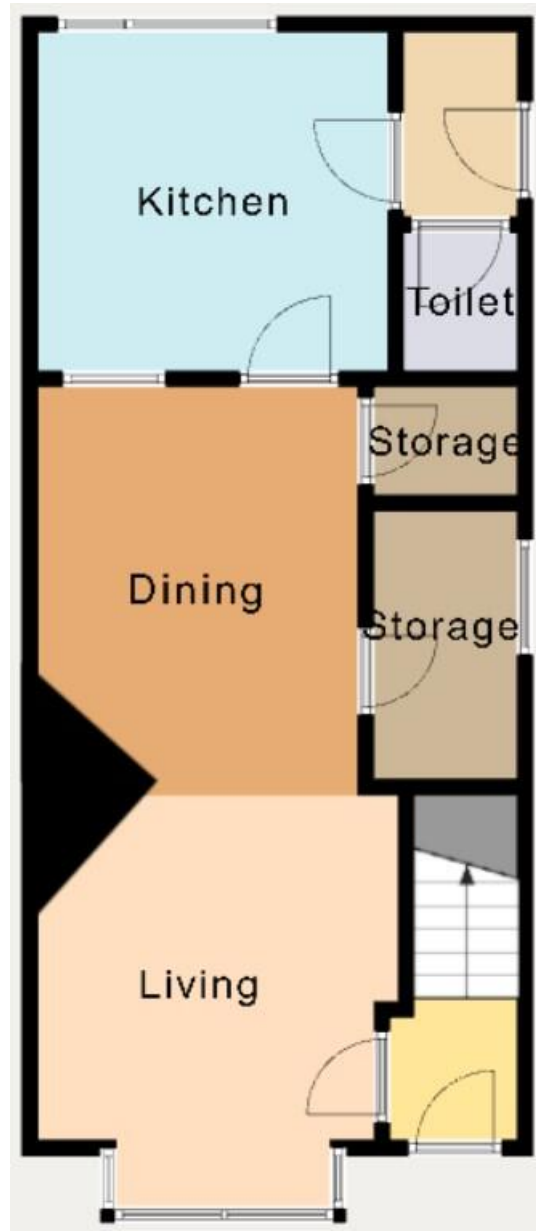
Satellite/Fibre TV Availability:



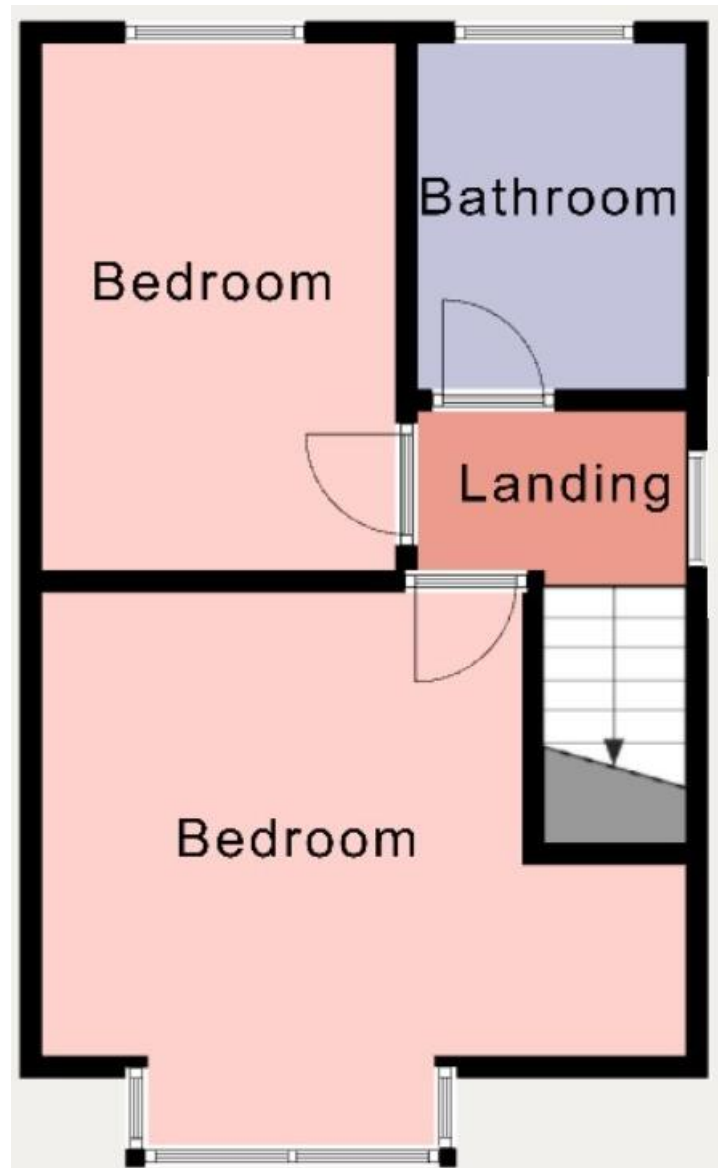




DORCHESTER AVENUE, CHADDESSEN, DERBY, DE21



DORCHESTER AVENUE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 04.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



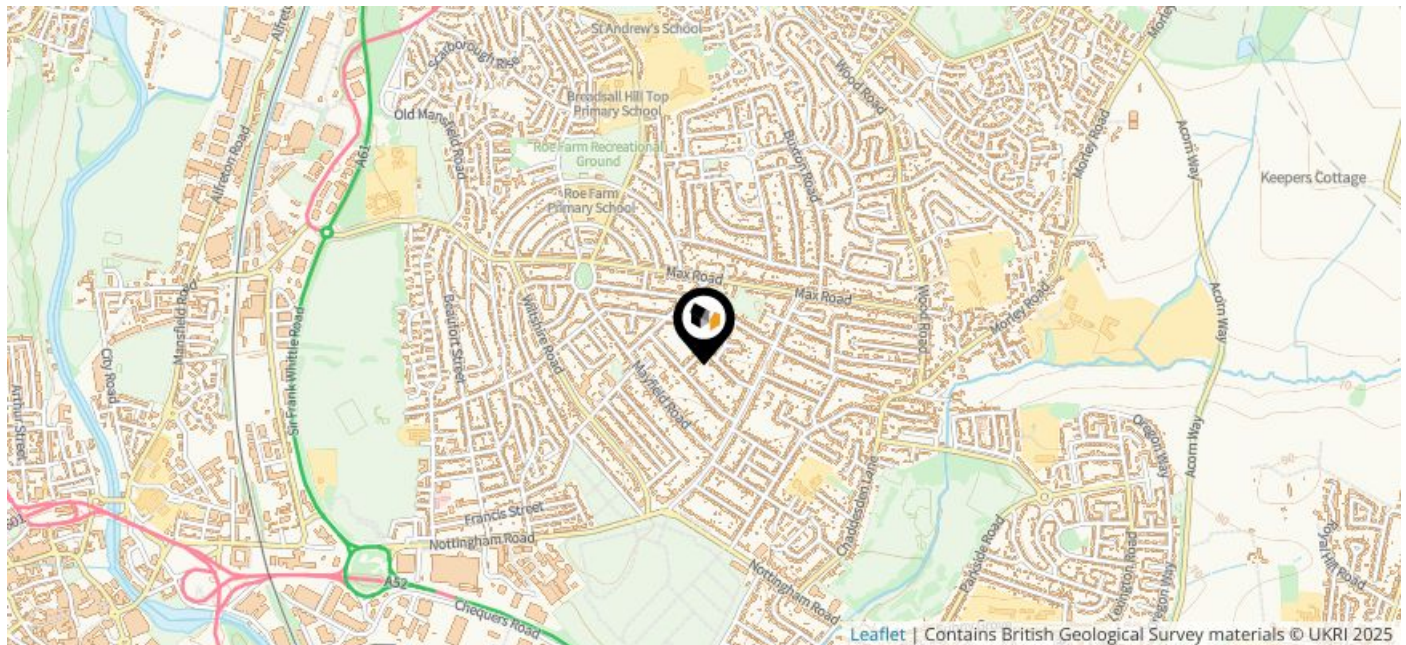
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Room heaters, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	74 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.

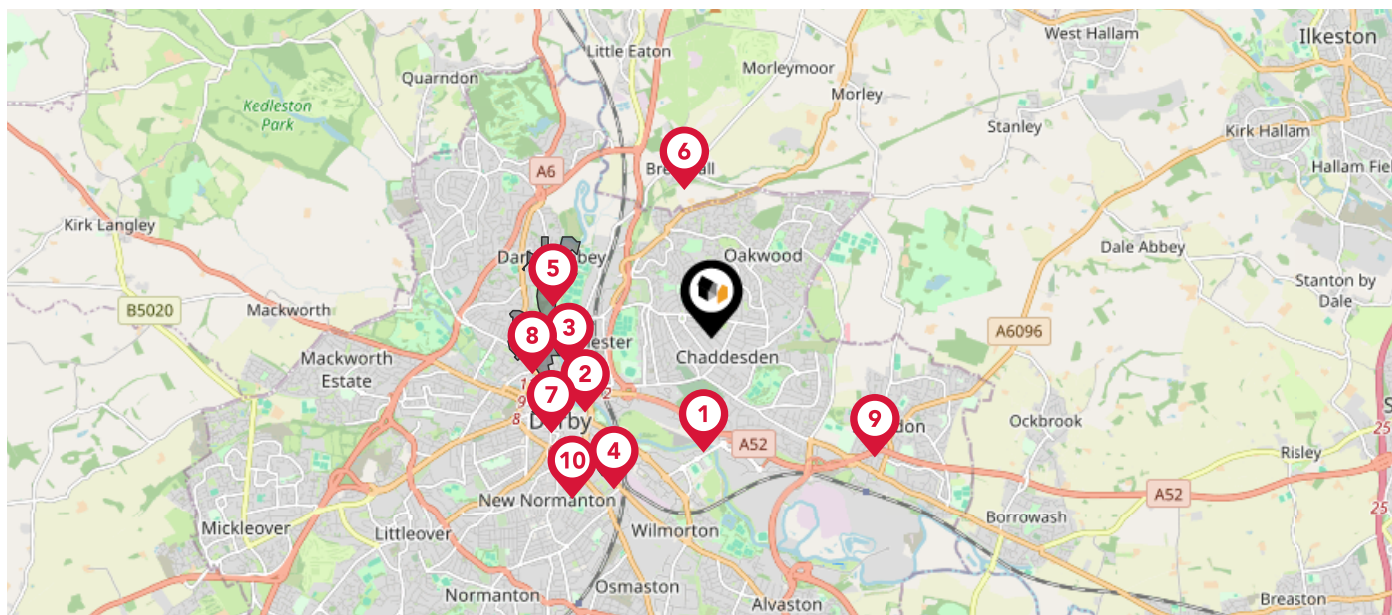
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

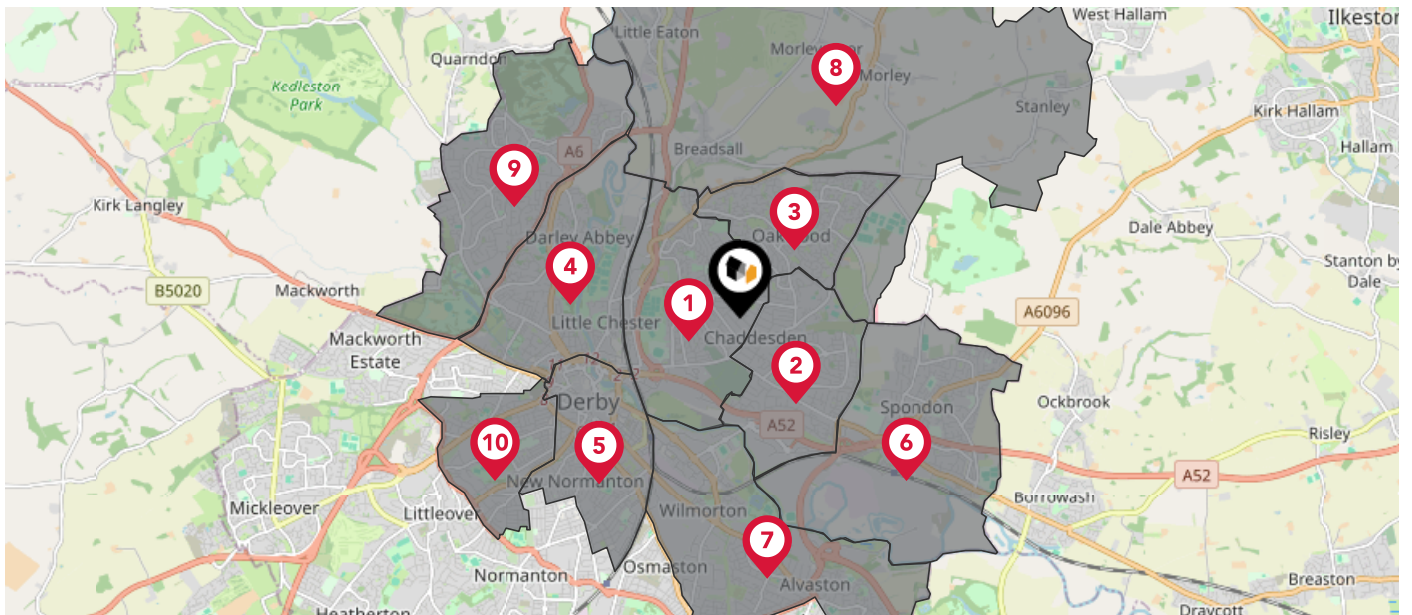
- 1 Highfield Cottages
- 2 Nottingham Road
- 3 Little Chester
- 4 Railway
- 5 Darley Abbey
- 6 Breadsall
- 7 City Centre
- 8 Strutts Park
- 9 Spondon
- 10 Hartington Street

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

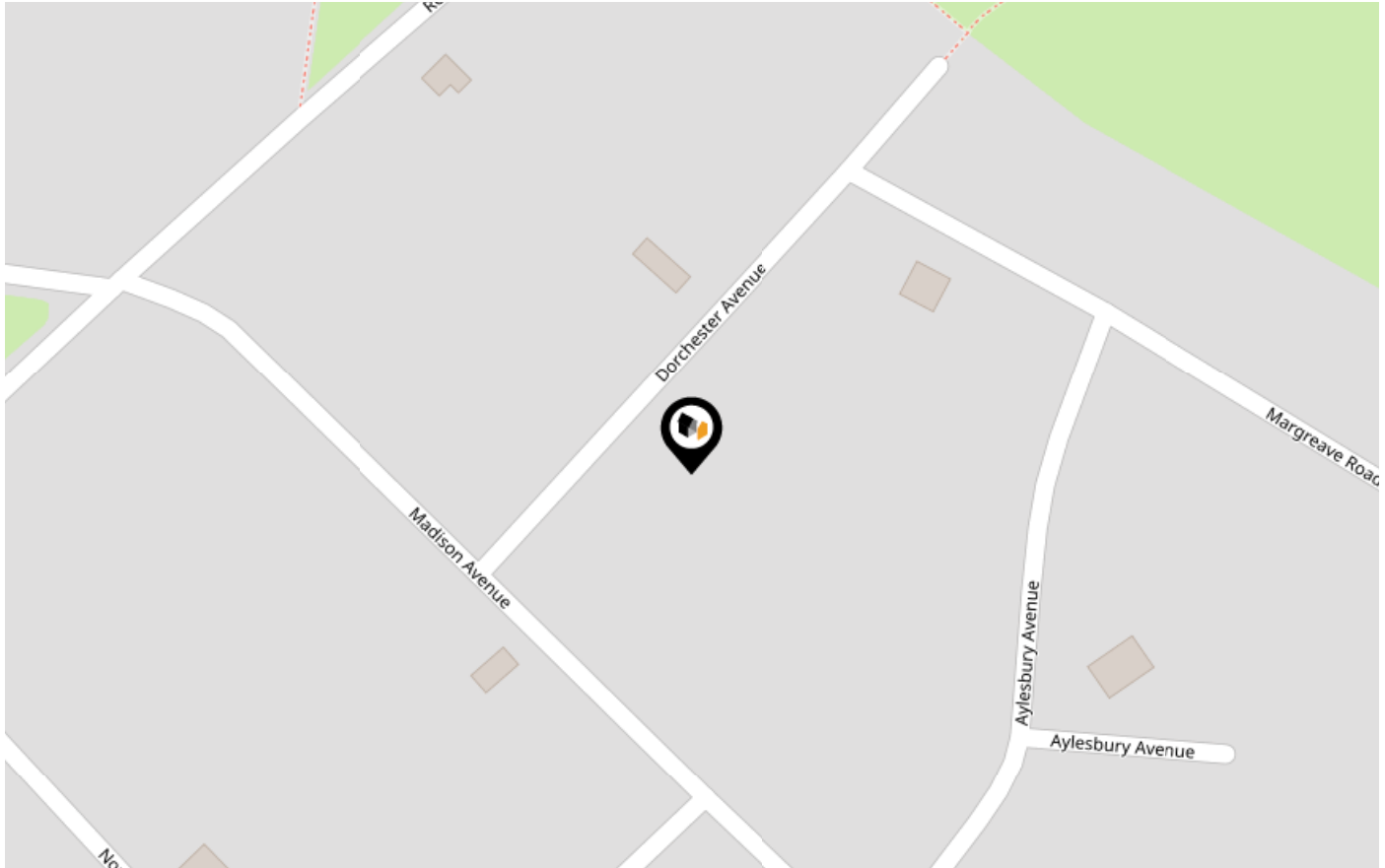
-  Derwent Ward
-  Chaddesden Ward
-  Oakwood Ward
-  Darley Ward
-  Arboretum Ward
-  Spondon Ward
-  Alvaston Ward
-  Little Eaton & Stanley Ward
-  Allestree Ward
-  Abbey Ward

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:

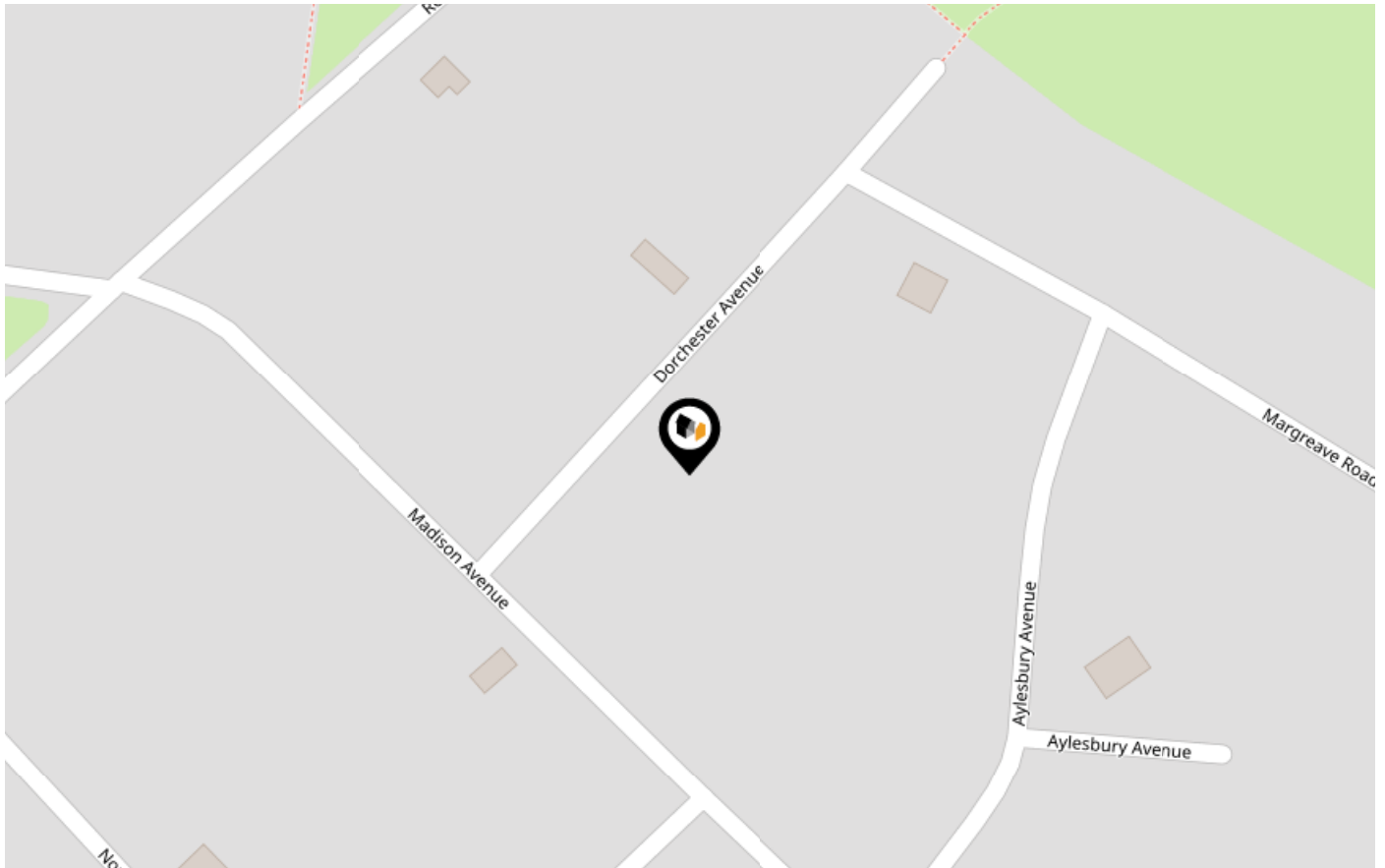


Flood Risk

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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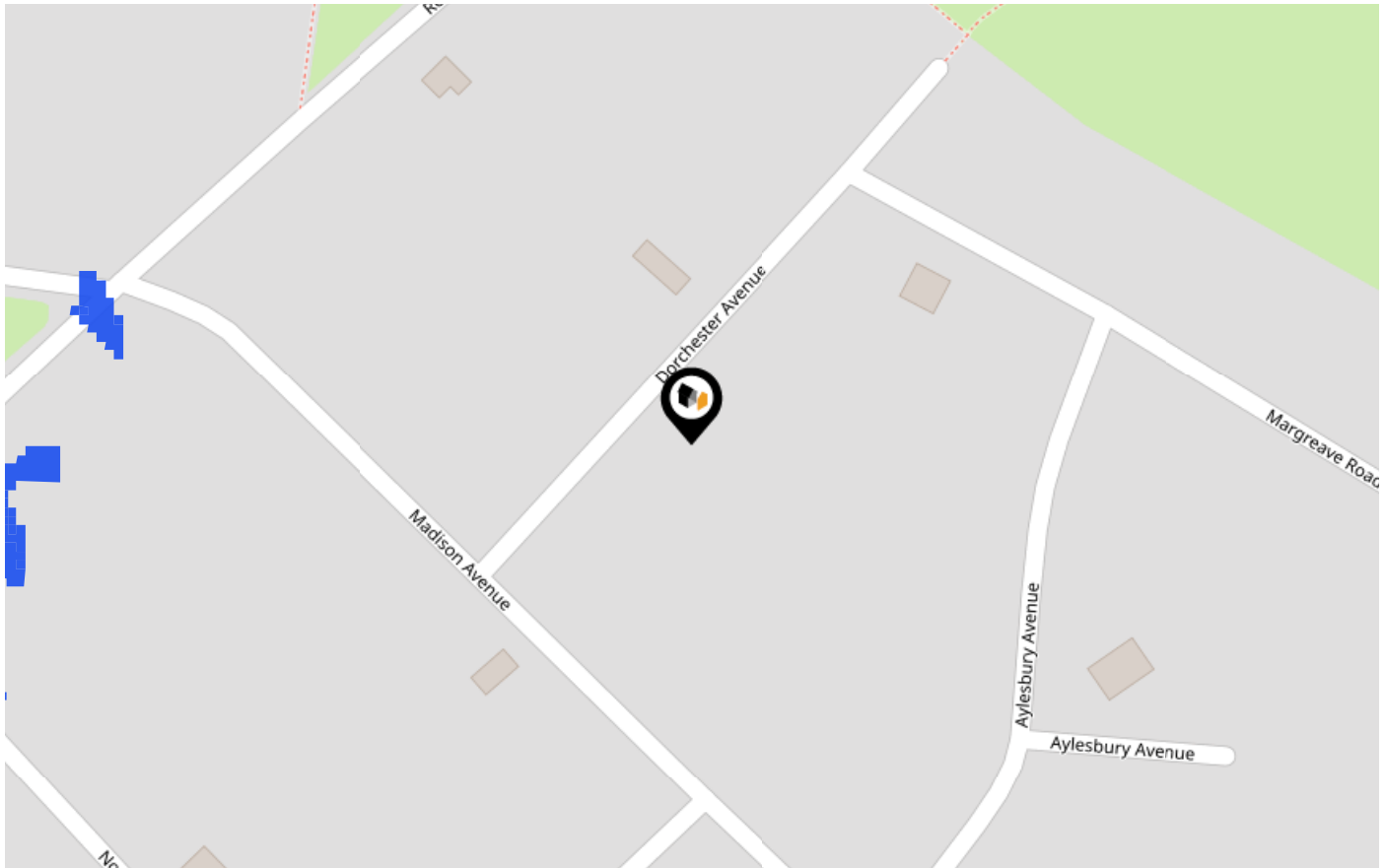
KFB - Key Facts For Buyers

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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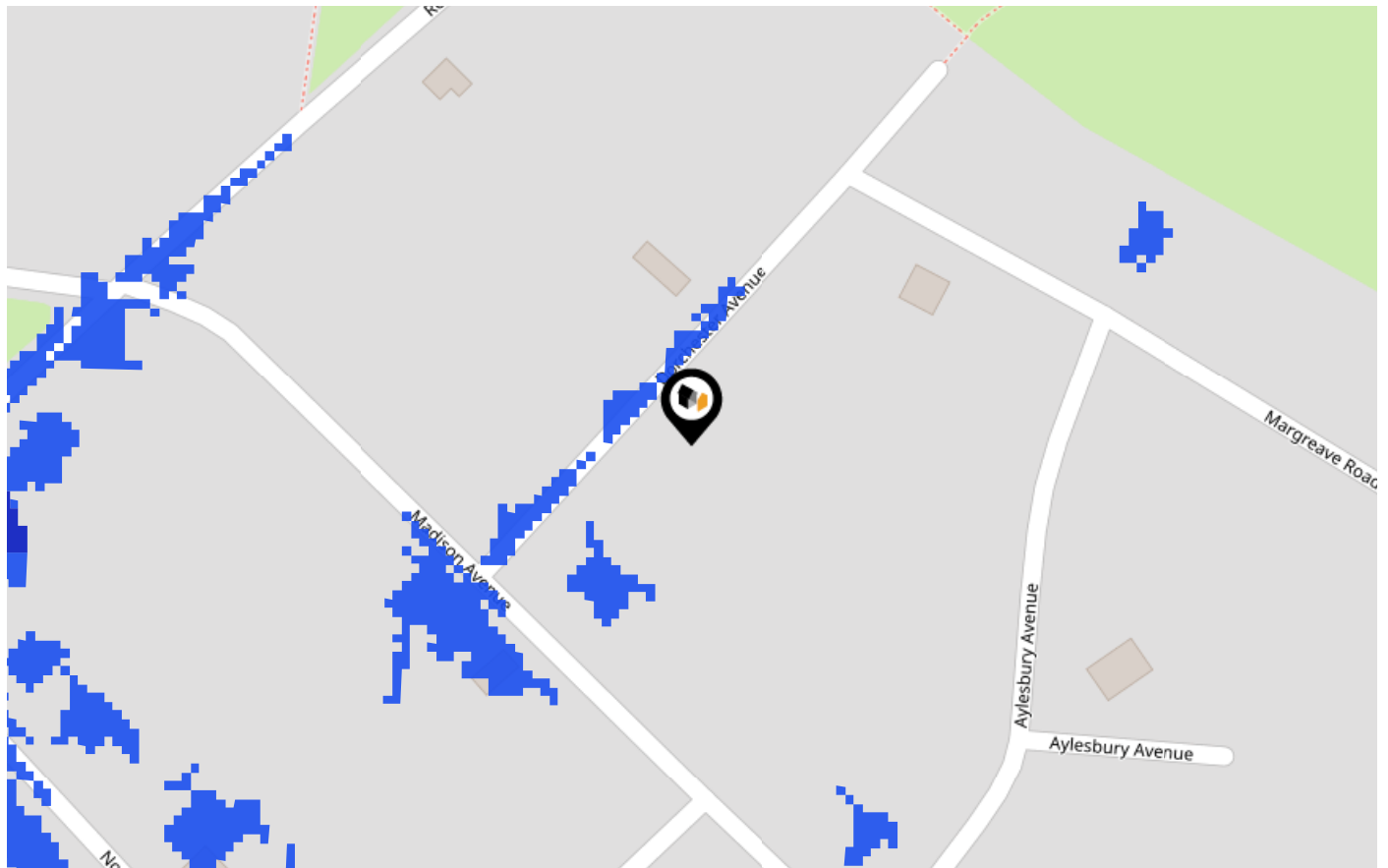


Flood Risk

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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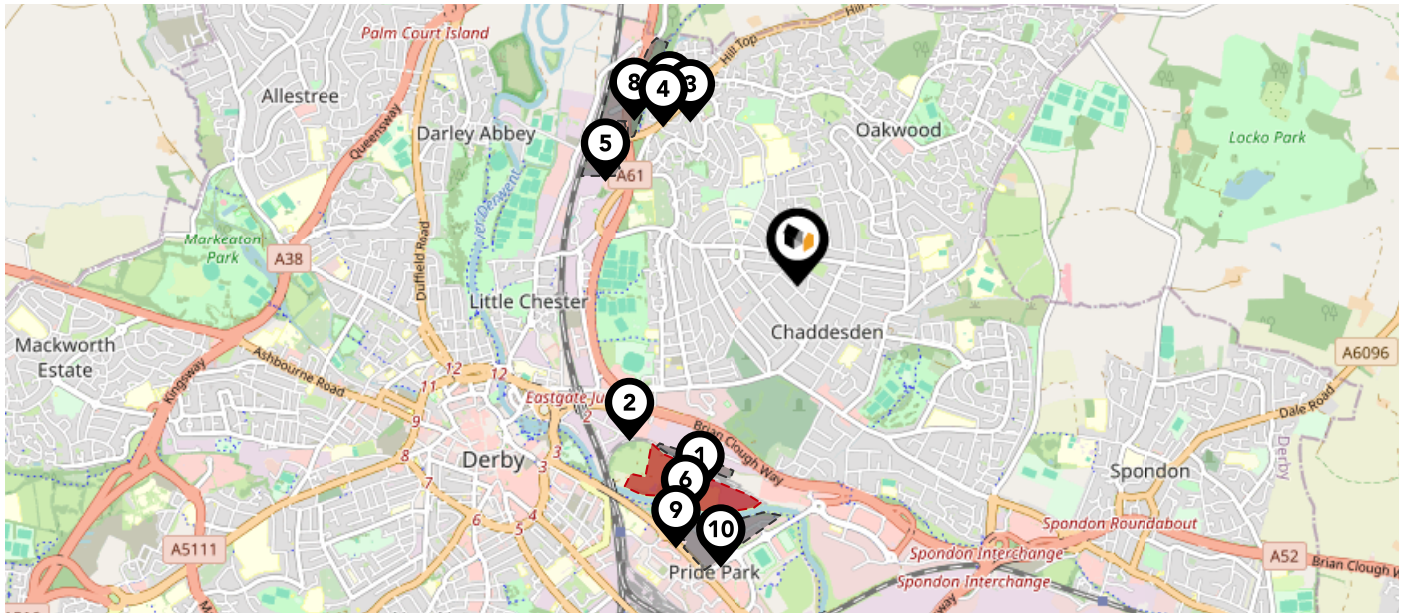


Maps

Landfill Sites

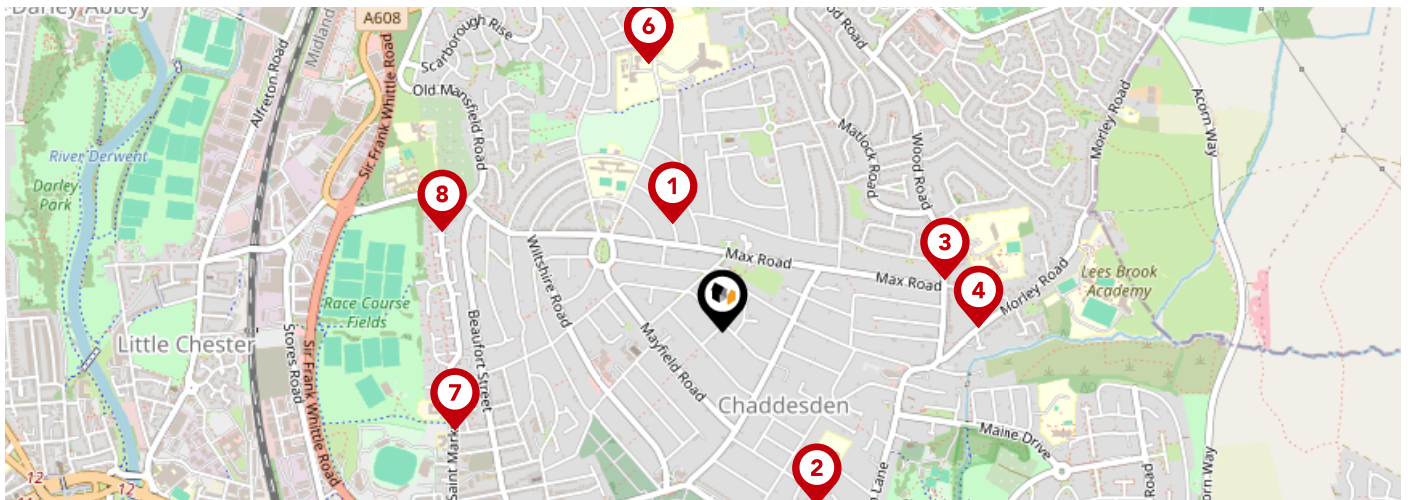


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

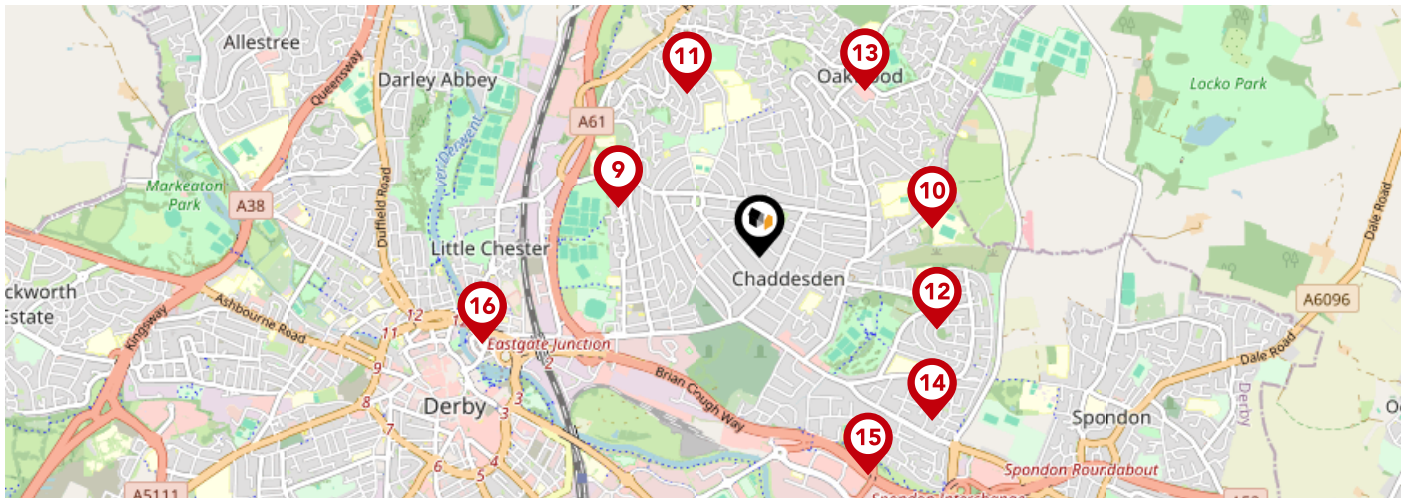


Nearby Landfill Sites

	Chaddesden Sidings-Litchurch, Derby	Historic Landfill <input type="checkbox"/>
	Joseph Mason and Company Limited-Nottingham Road, Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	Mansfield Road-Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	Alfreton Road-Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	EA/EPR/TP3093CW/V006	Active Landfill <input checked="" type="checkbox"/>
	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill <input type="checkbox"/>
	Alfreton Road Extension-Alfreton Road Extention, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill <input type="checkbox"/>
	British Rail Engineering Limited/Locomotive Works-British Rail Engineering Limited, Derby	Historic Landfill <input type="checkbox"/>
	Chaddesden Sidings-Litchurch, Derby	Historic Landfill <input type="checkbox"/>

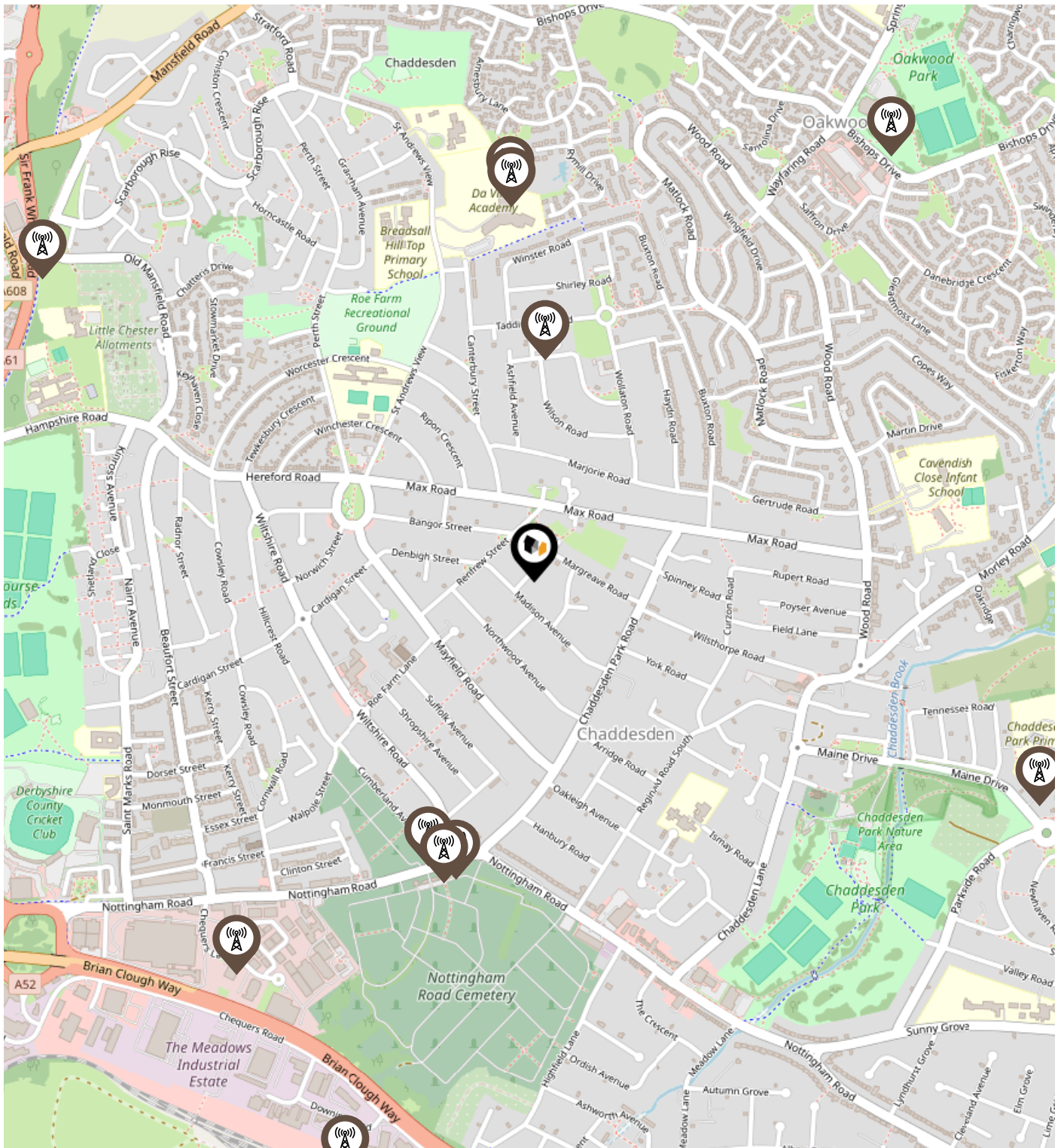


		Nursery	Primary	Secondary	College	Private
1	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p>9 Beaufort Community Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 269 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lees Brook Academy</p> <p>Ofsted Rating: Good Pupils: 1095 Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Andrew's Academy</p> <p>Ofsted Rating: Good Pupils: 152 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Chaddesden Park Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 262 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Parkview Primary School</p> <p>Ofsted Rating: Good Pupils: 231 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Cherry Tree Hill Primary School</p> <p>Ofsted Rating: Good Pupils: 631 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Meadow Farm Community Primary School</p> <p>Ofsted Rating: Good Pupils: 164 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Landau Forte College</p> <p>Ofsted Rating: Outstanding Pupils: 1240 Distance:1.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

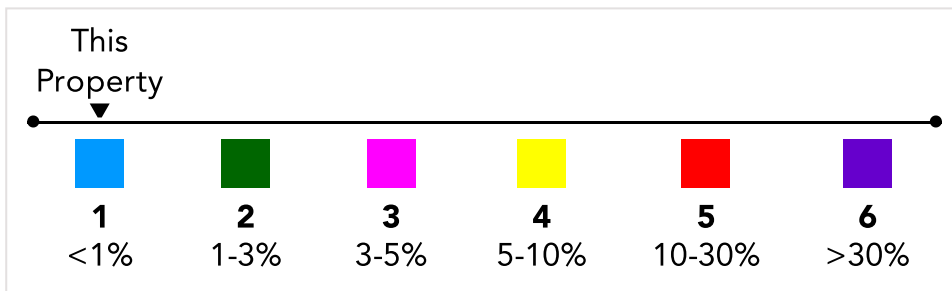
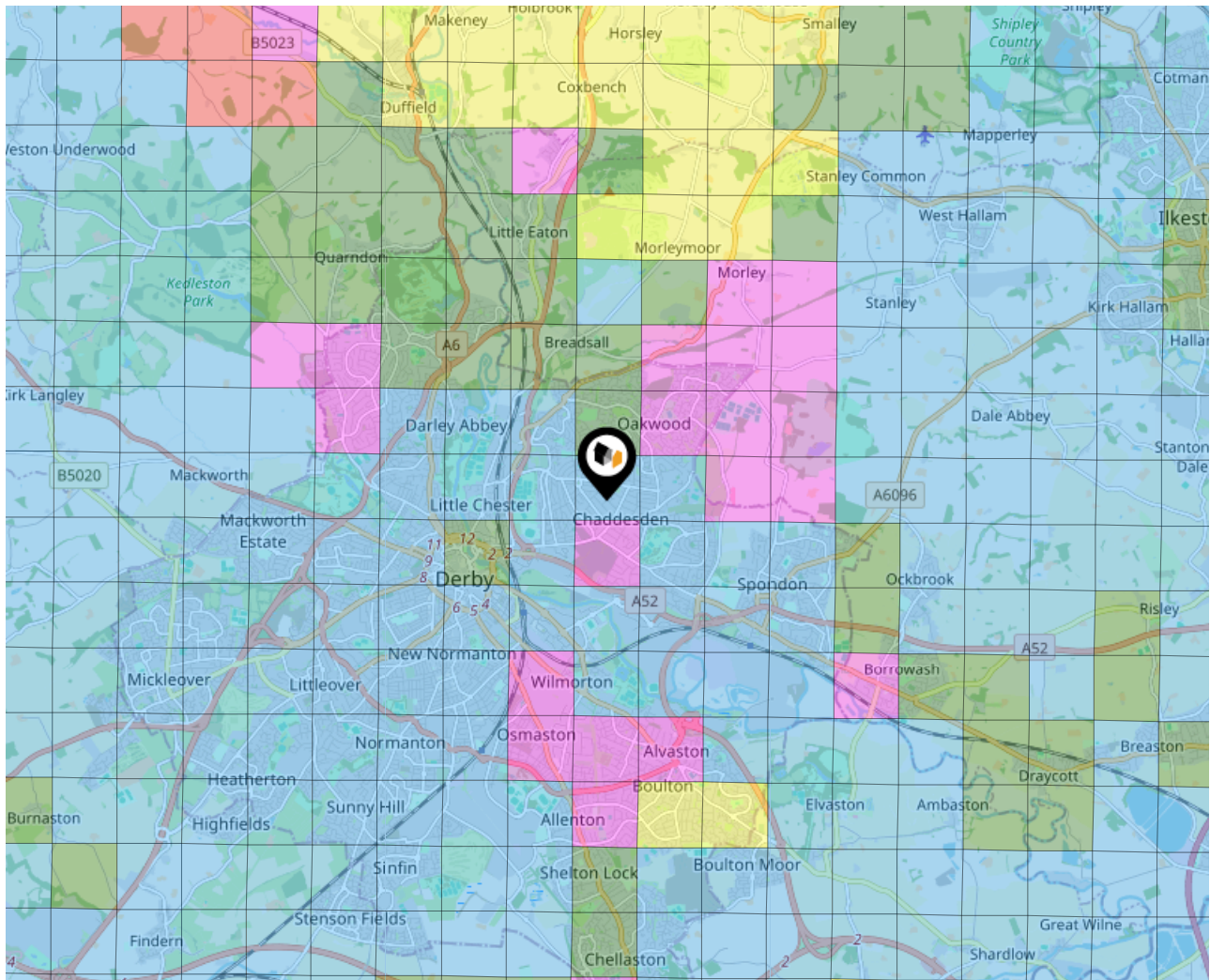
Environment

Radon Gas



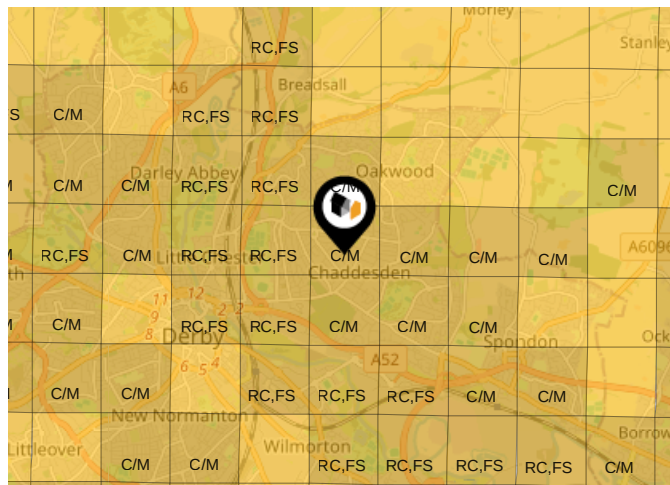
What is Radon?

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)

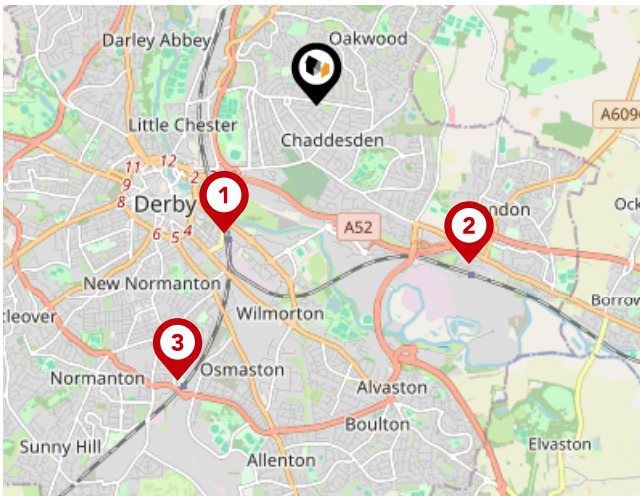
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

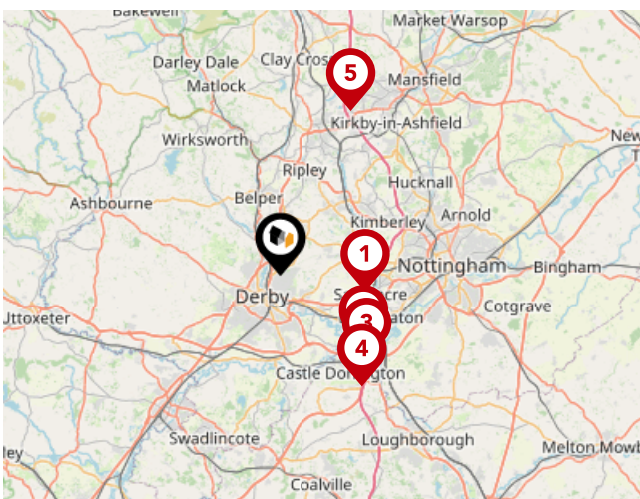
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



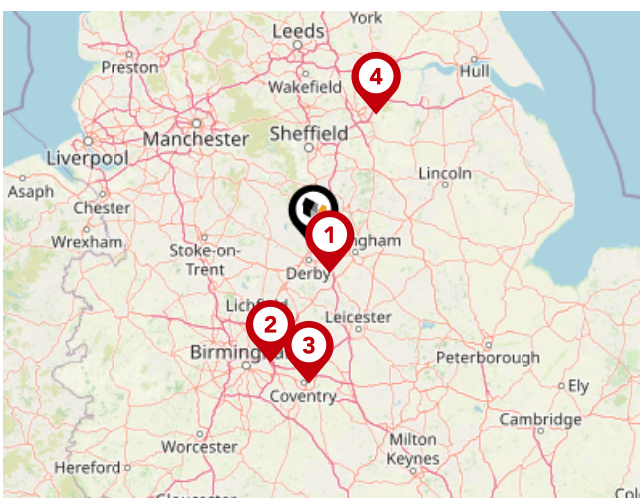
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.42 miles
2	Spondon Rail Station	1.96 miles
3	Peartree Rail Station	2.77 miles



Trunk Roads/Motorways

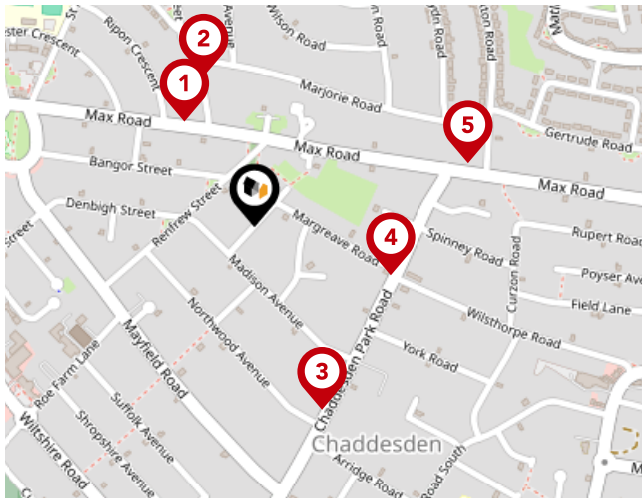
Pin	Name	Distance
1	M1 J25	6.12 miles
2	M1 J24A	7.9 miles
3	M1 J24	8.73 miles
4	M1 J23A	9.8 miles
5	M1 J28	12.7 miles



Airports/Helipads

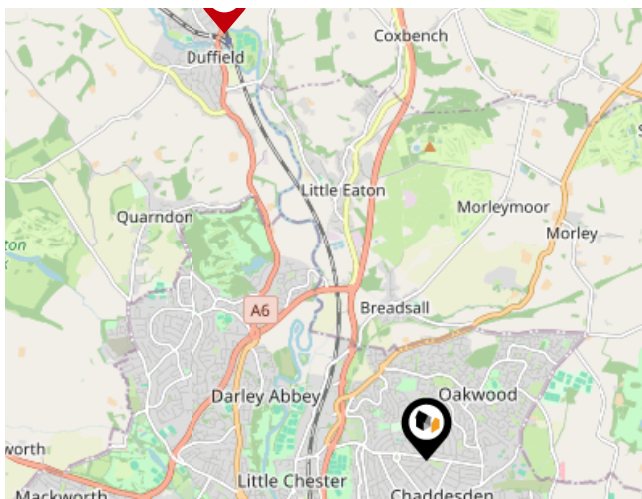
Pin	Name	Distance
1	East Mids Airport	8.77 miles
2	Birmingham Airport	35.3 miles
3	Baginton	39.1 miles
4	Finningley	41.93 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Worcester Crescent	0.14 miles
2	Marjorie Road	0.18 miles
3	Northwood Avenue	0.22 miles
4	Wilsthorpe Road	0.16 miles
5	Buxton Road	0.25 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.22 miles
2	Tram Park & Ride	7.62 miles
3	Toton Lane Tram Stop	7.62 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.

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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