

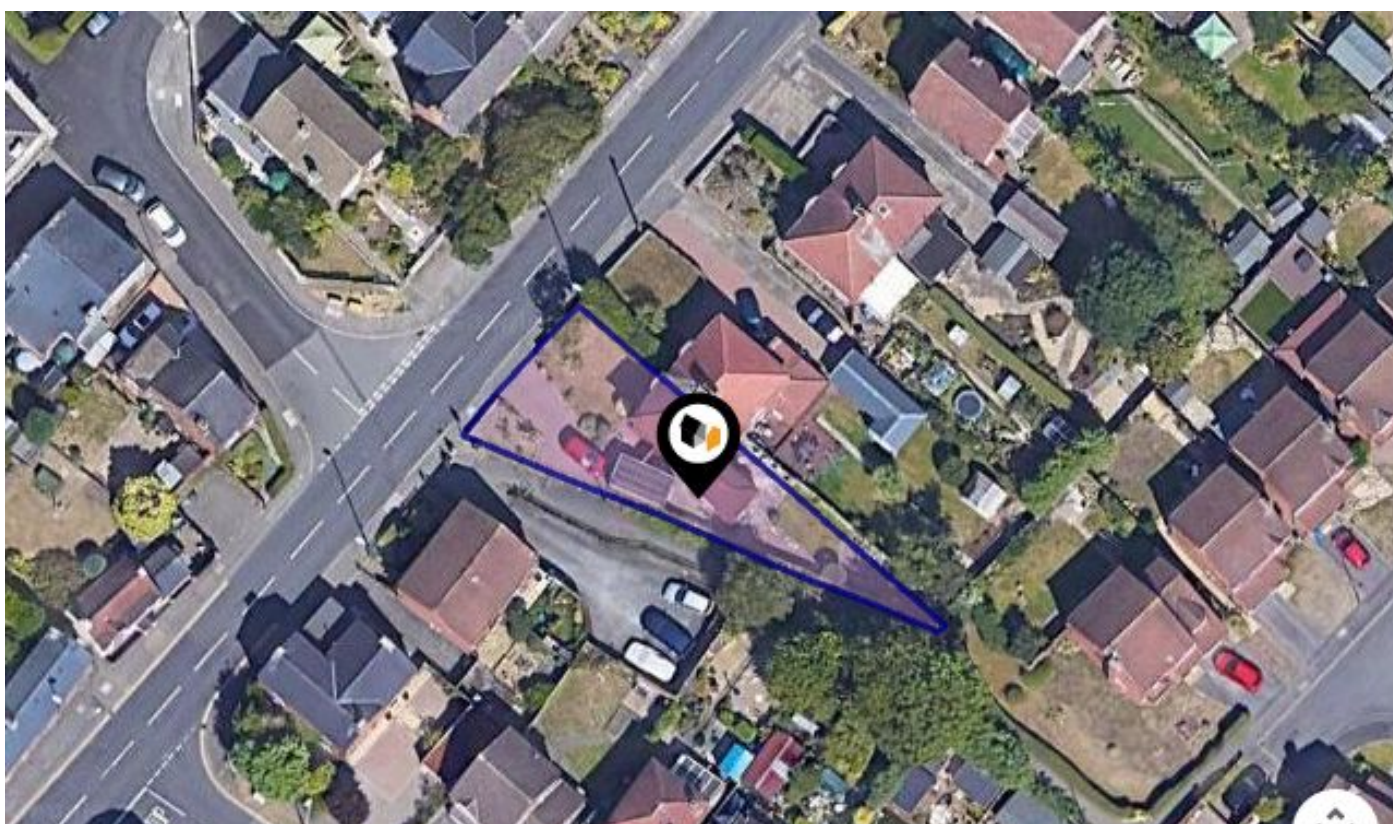


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th March 2025



MOOR STREET, SPONDON, DERBY, DE21

Hannells

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

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Introduction

Our Comments



- > Traditional Bay Fronted Semi-Detached Home
- > Three Bedrooms
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold
- > Driveway And Detached Garage

An opportunity to acquire this traditional, three bedroomed semi-detached family home occupying a semi elevated position within the heart of Spondon. Having been extended to the rear elevation to provide spacious living accommodation to the ground floor, an early viewing is highly recommended.

The property benefits from gas fired central heating (via a combination central heating boiler), UPVC double glazing and briefly comprises:- entrance hall, spacious through lounge dining room, kitchen, utility area and cloaks/WC. To the first floor the landing provides access to three bedrooms (all with fitted wardrobes) and bathroom with a three piece suite. Outside, the property is set back from Moor Street with a block paved driveway providing off-road parking, detached garage and an enclosed rear garden.

Moor Street is particularly well situated for Spondon village and its range of shops, schools and transport links together with easy access for Derby City Centre and excellent access for the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Entrance Hallway: (11'2" x 5'5") 3.40 x 1.65

Through Lounge Dining Room: (22'2" x 10'4") 6.76 x 3.15

Utility Area: (8'9" x 5'11") 2.67 x 1.80

Kitchen: (8'7" x 9'7") 2.62 x 2.92

Cloaks/WC: (3'1" x 4'7") 0.94 x 1.40

First Floor Landing: (8'6" x 3'3") 2.59 x 0.99

Bedroom One: (12'8" x 8'2") 3.86 x 2.49

Bedroom Two: (11'11" x 8'8") 3.63 x 2.64

Bedroom Three: (6'10" x 6'4") 2.08 x 1.93

Bathroom (having a three piece suite incorporating an electric shower over the bath): (5'11" x 5'10") 1.80 x 1.78



Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,639
Title Number:	DY24687

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)

14	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



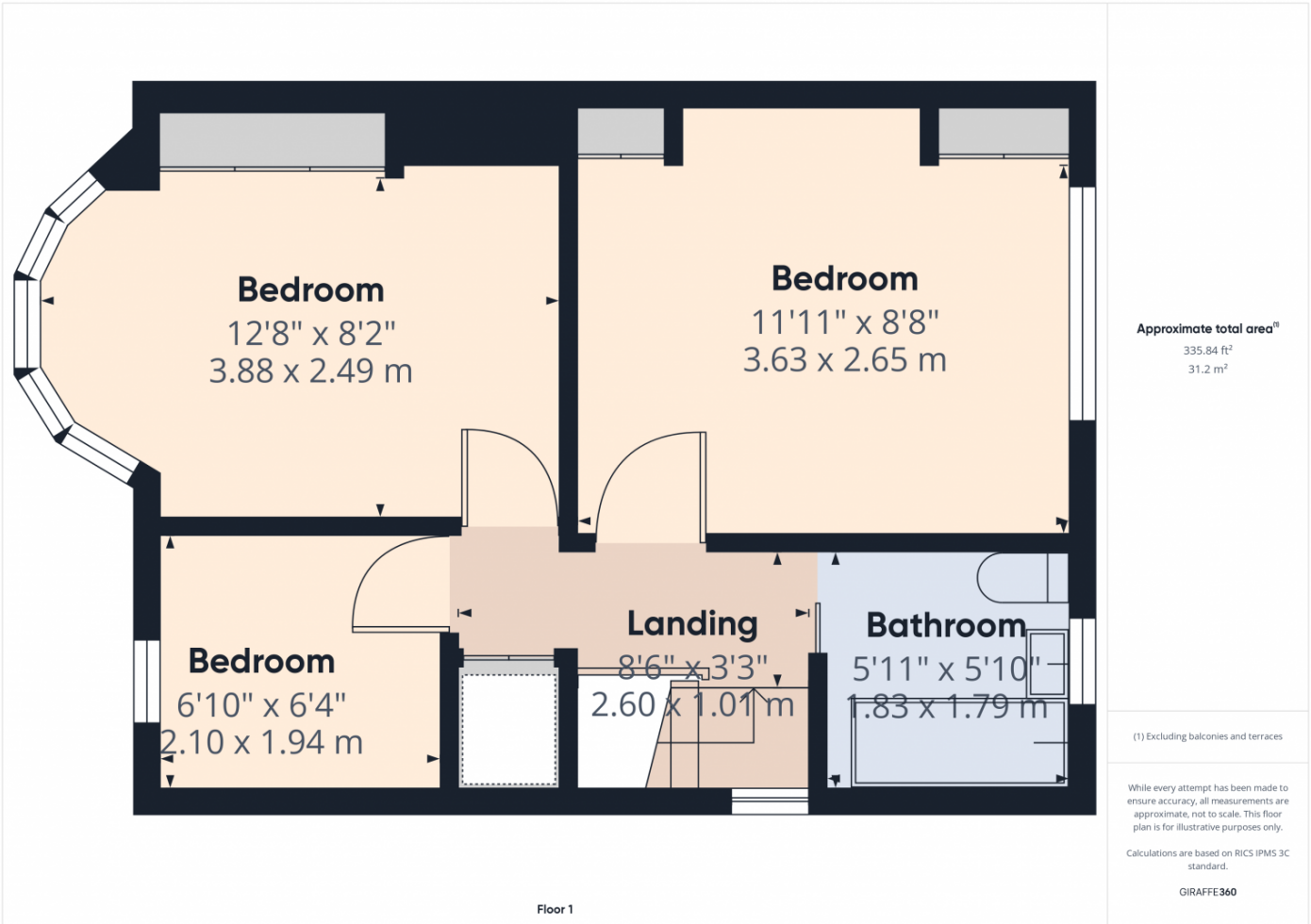
Satellite/Fibre TV Availability:







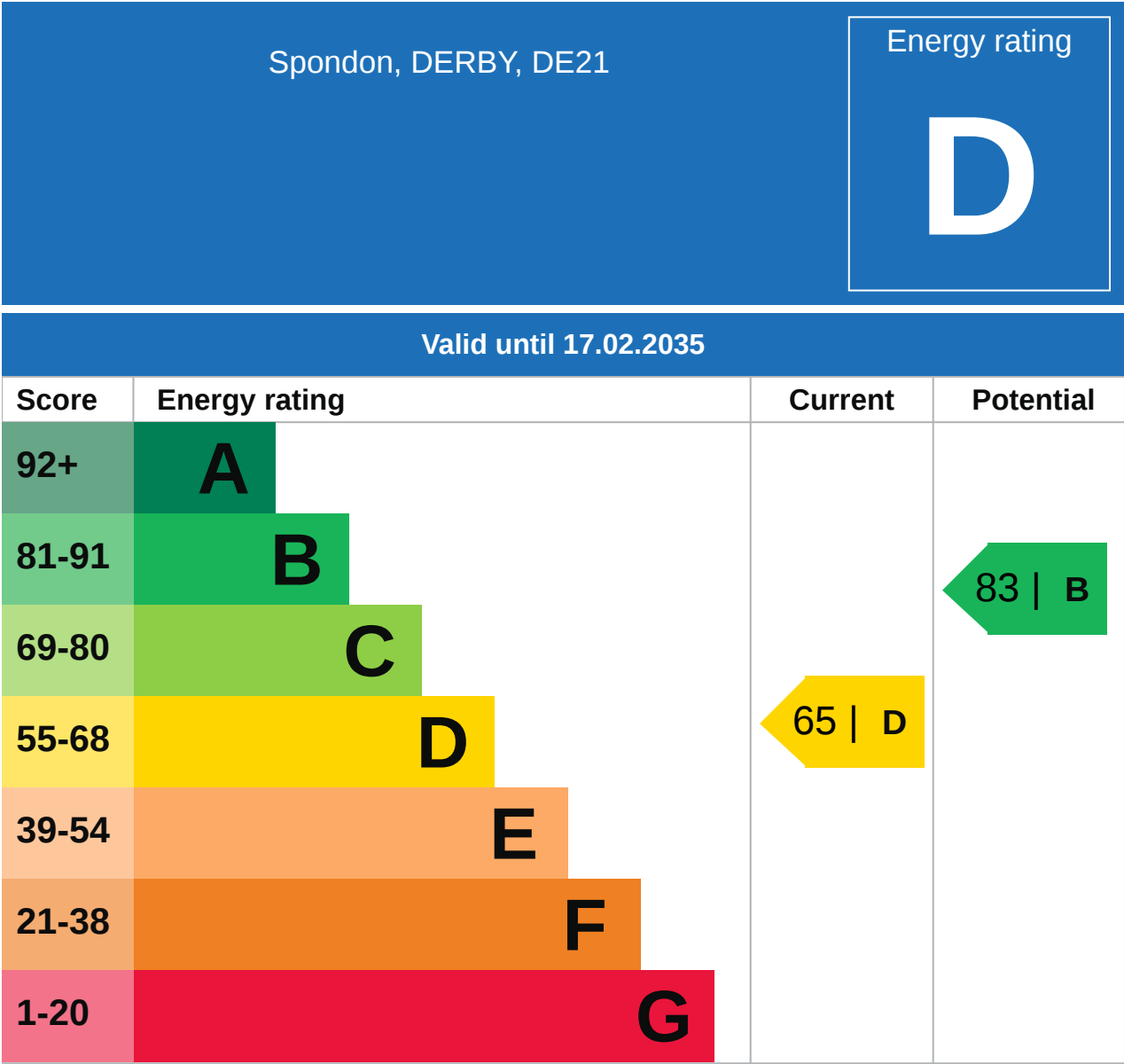
MOOR STREET, SPONDON, DERBY, DE21



MOOR STREET, SPONDON, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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 27% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	79 m ²

This map shows the town of Spondon, Leicestershire, with a central location pin. Key features include:

- Green Spaces:** Windmill Hill Plantation, Mossey Yard Plantation, Half Moon Plantation, Meadow Farm Primary School, and Spondon Wood Farm.
- Schools:** Springfield Primary School, St Werburgh's Church of England (Voluntary Aided) Primary School, Borrow Wood Primary School, Meadow Farm Primary School, and Asterdale Primary School.
- Churches:** The Moravian Church and Redhill Foundation Primary School.
- Roads:** Dale Road, Acorn Way, Spondon Lane, and Borrowash By-Pass.
- Water Features:** Lees Brook, Chaddesden Brook, and Ock Brook.
- Other Landmarks:** Playing Fields, Allotments, and Public Park Or Garden.

The map is credited to Leaflet and contains British Geological Survey materials © UKRI 2025.

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

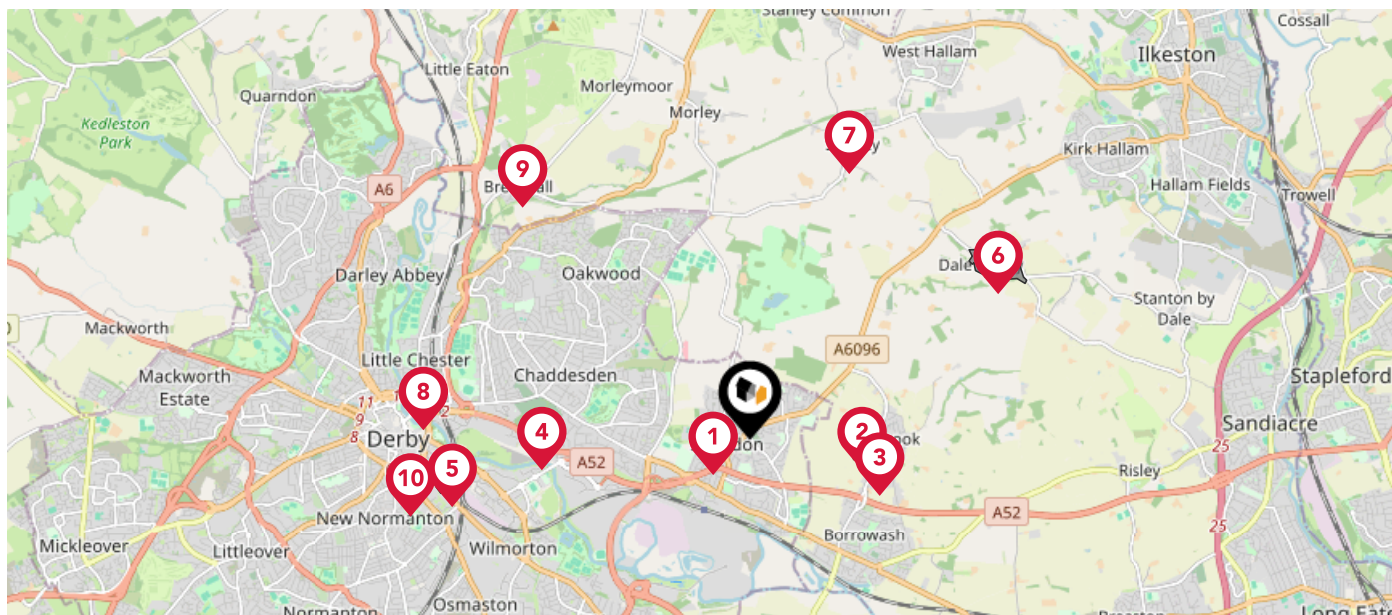
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Breadsall



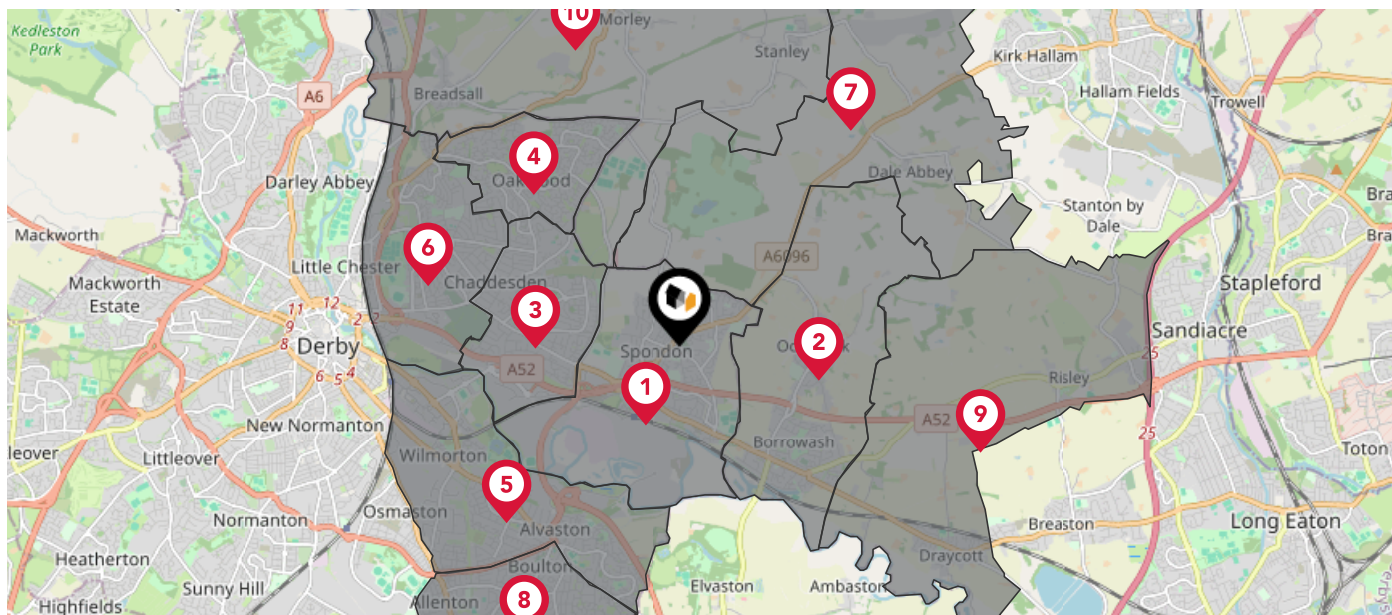
Hartington Street

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



Spondon Ward



Ockbrook & Borrowwash Ward



Chaddesden Ward



Oakwood Ward



Alvaston Ward



Derwent Ward



West Hallam & Dale Abbey Ward



Boulton Ward



Draycott & Risley Ward

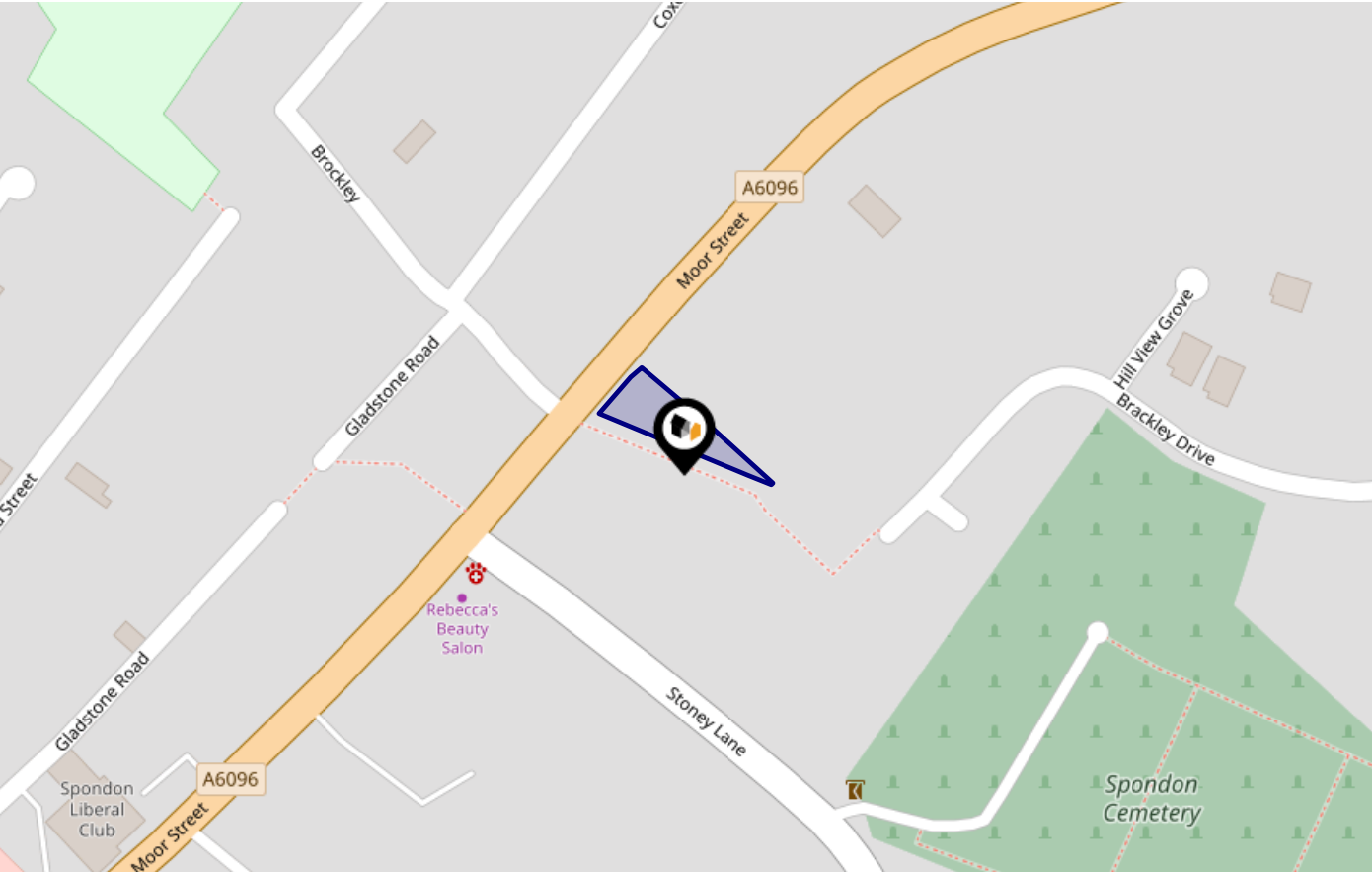


Little Eaton & Stanley Ward

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.

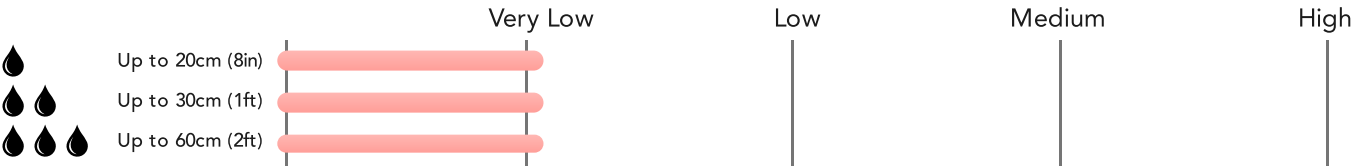


Risk Rating: Very low

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.

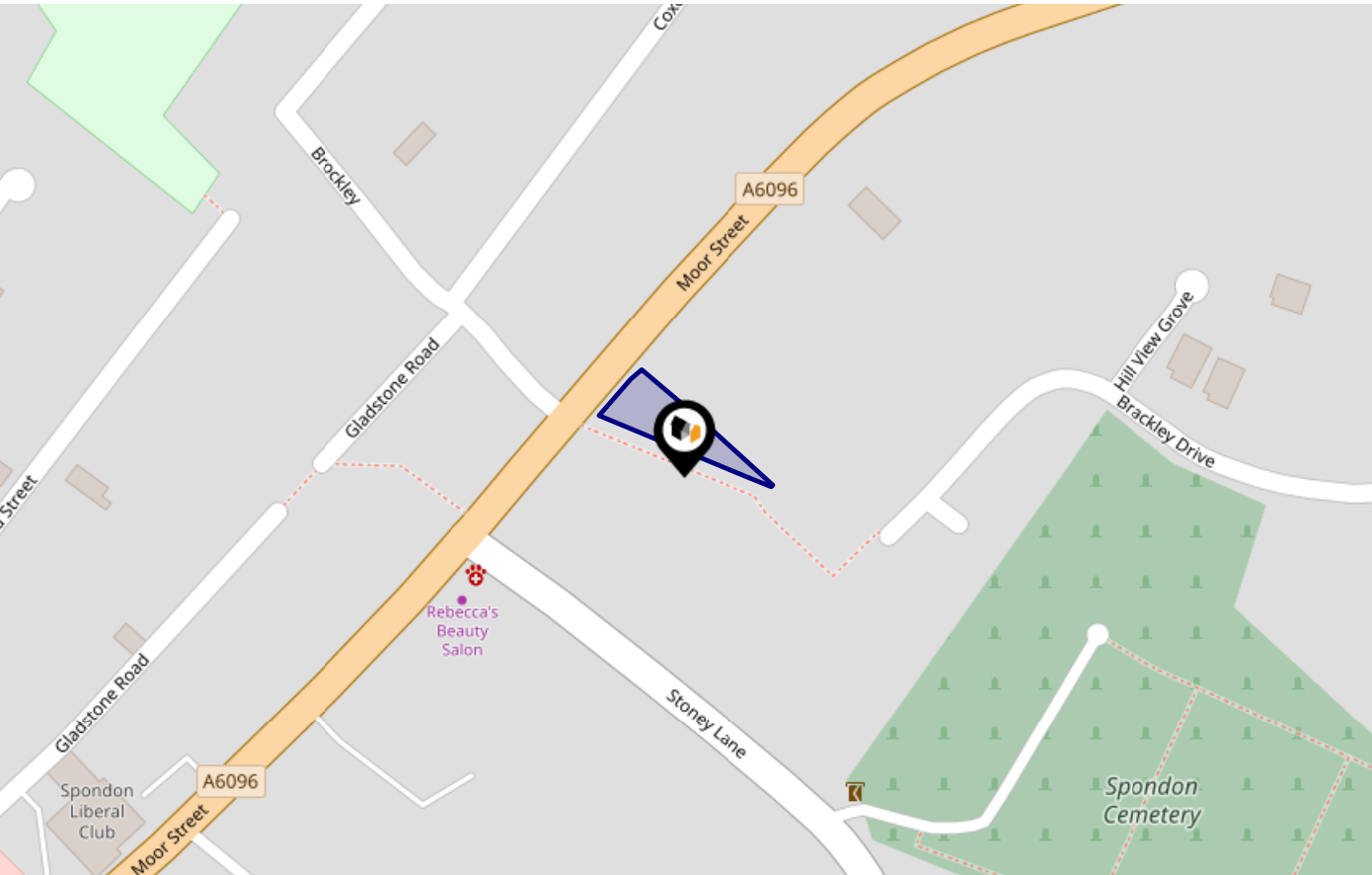
Chance of flooding to the following depths at this property:



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.

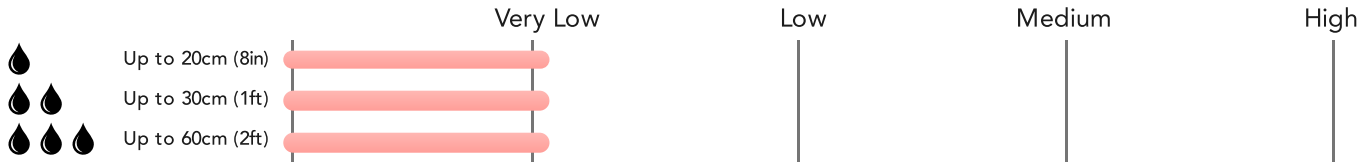


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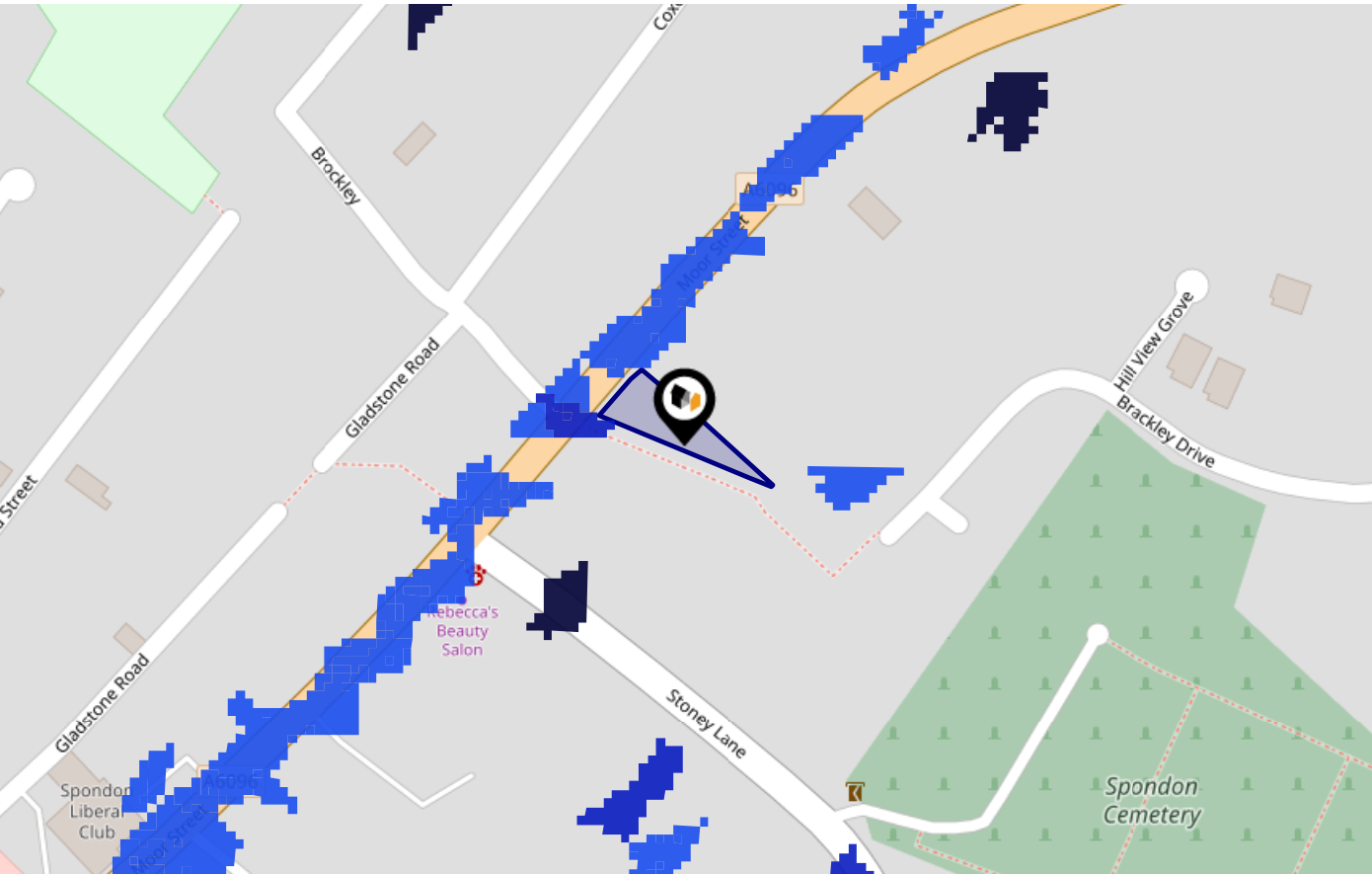
Chance of flooding to the following depths at this property:



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.

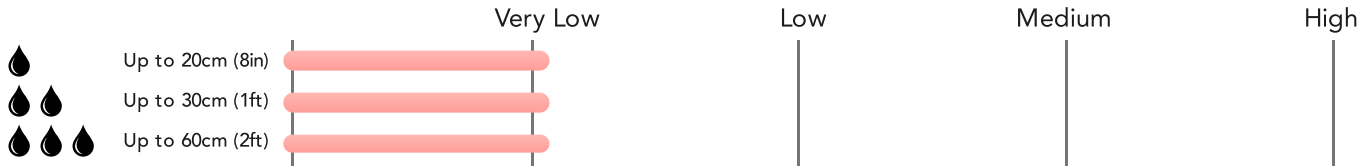


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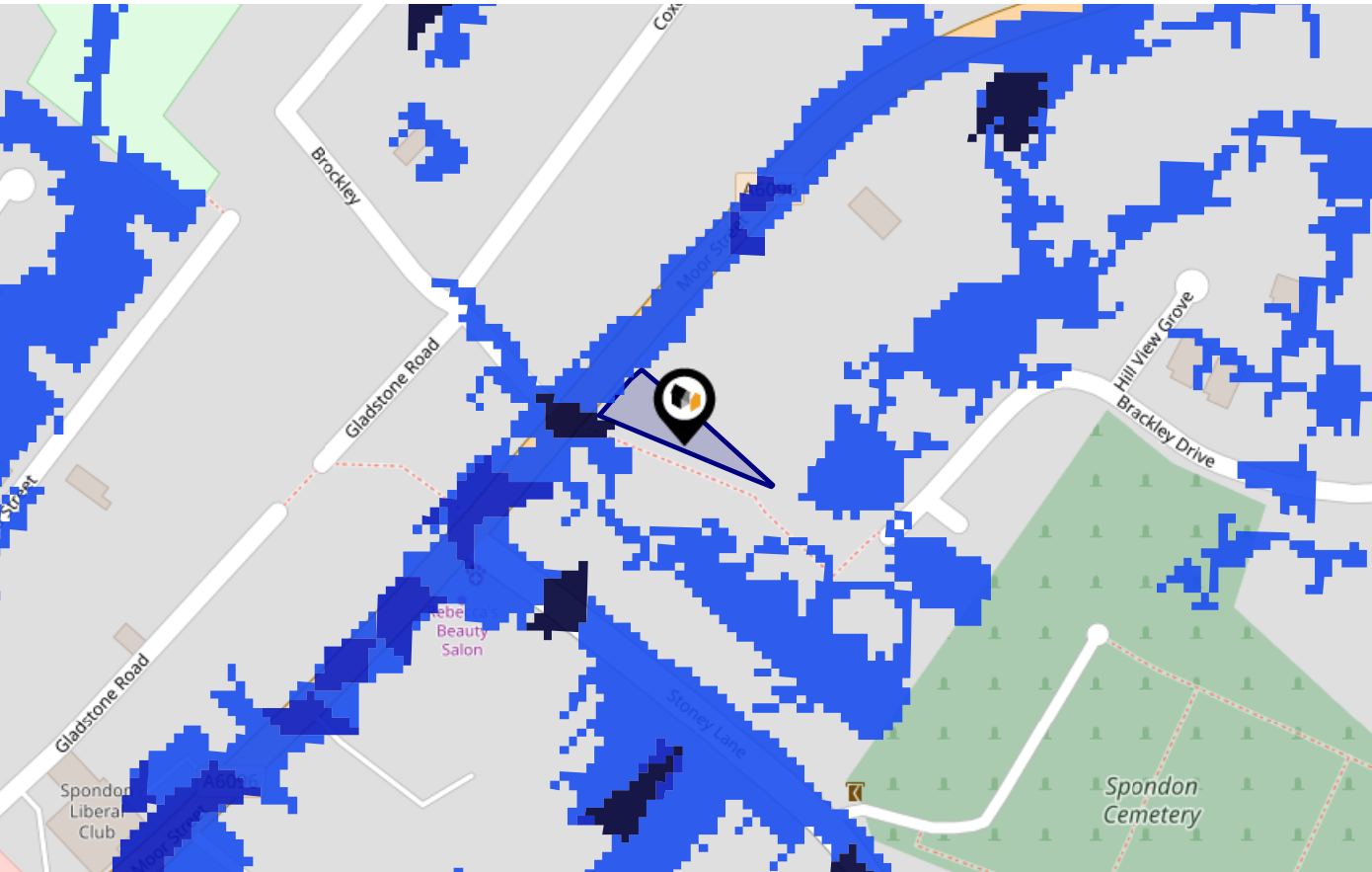
Chance of flooding to the following depths at this property:



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.

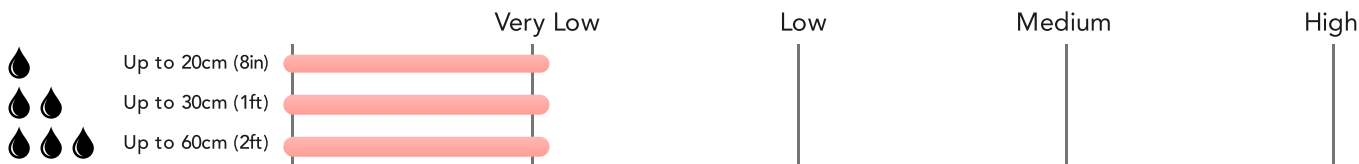


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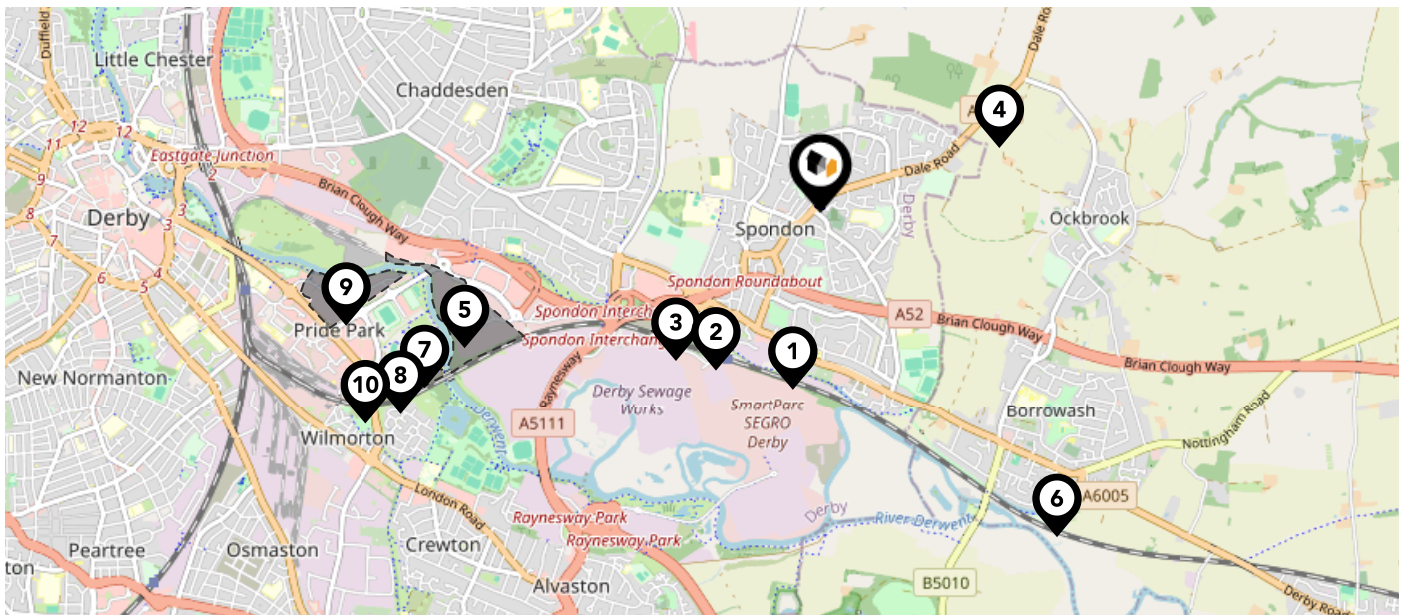


Maps

Landfill Sites

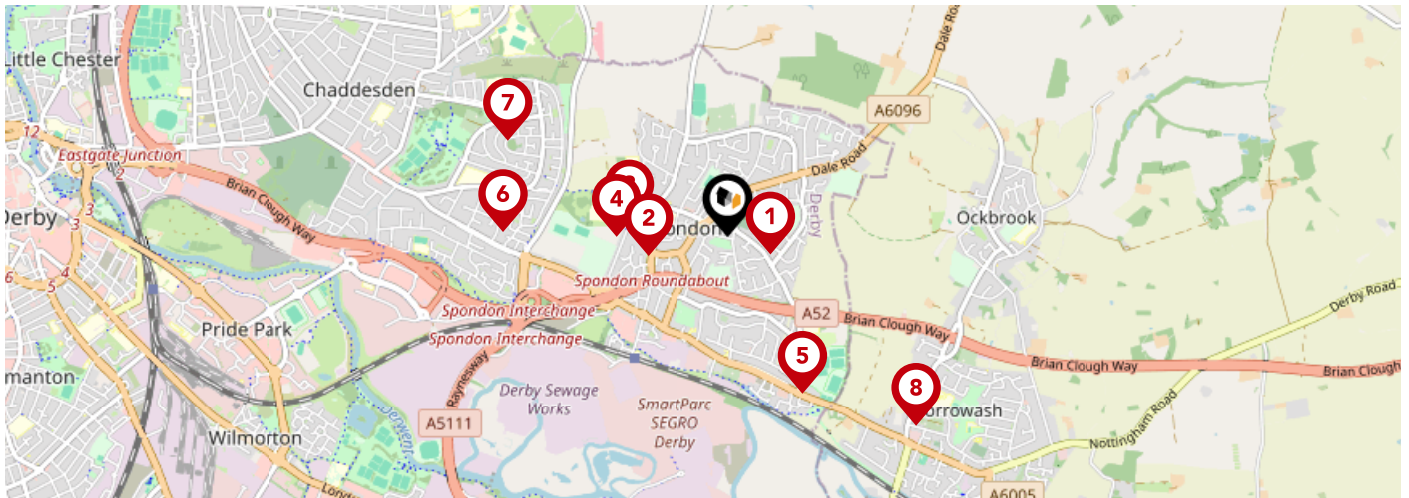


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

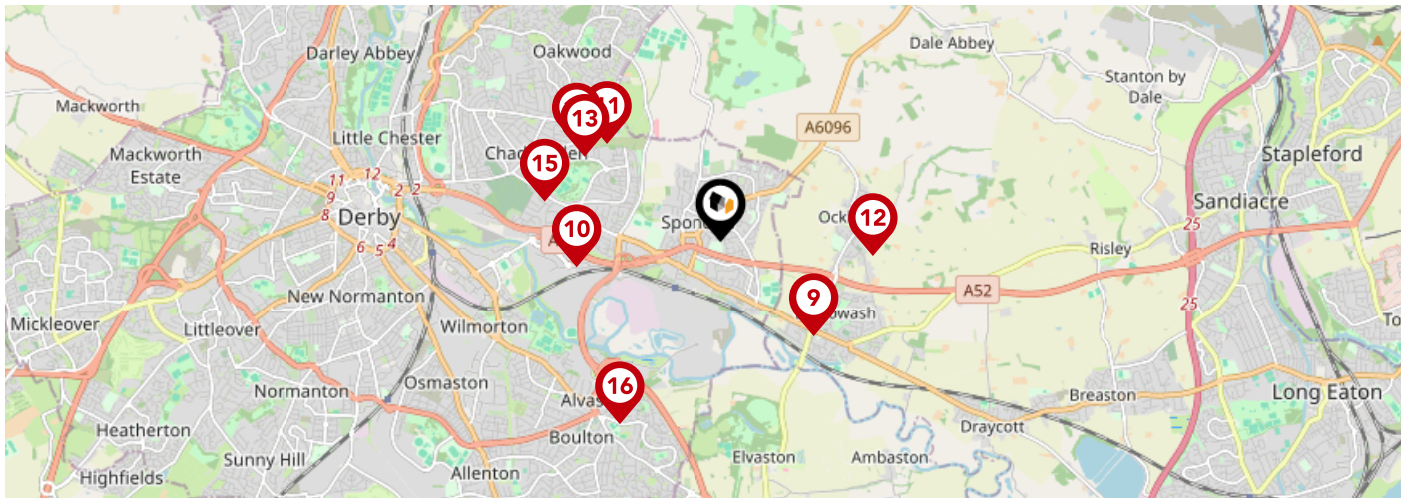










Nearby Landfill Sites

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, Borrowwash, 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	



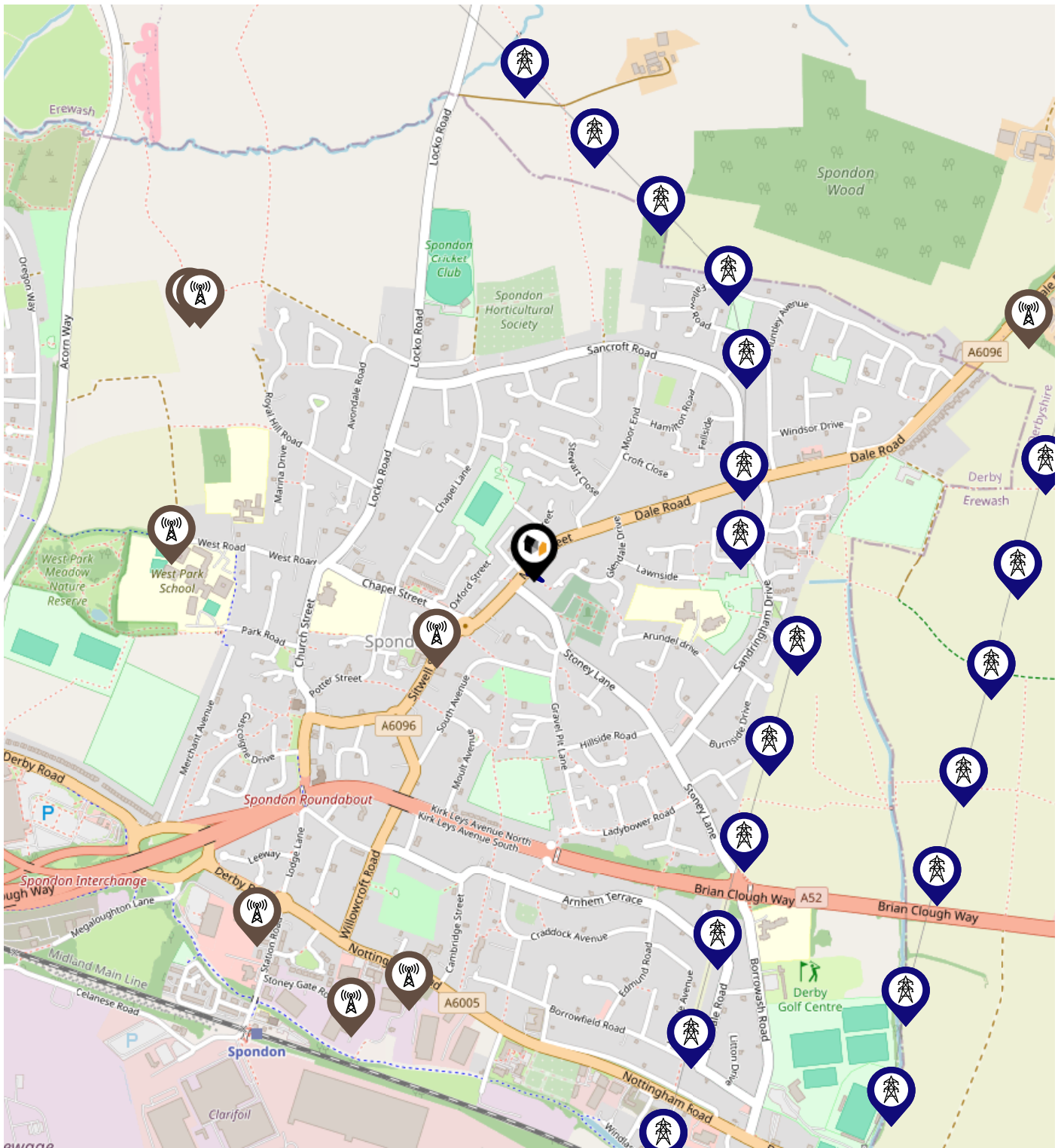
		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.36	<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:0.44	<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:0.5	<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:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.19	<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:1.31	<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:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.38	<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:1.43	<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:1.55	<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:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

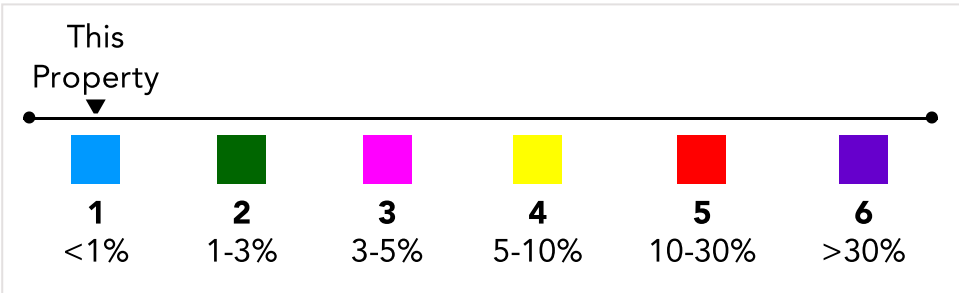
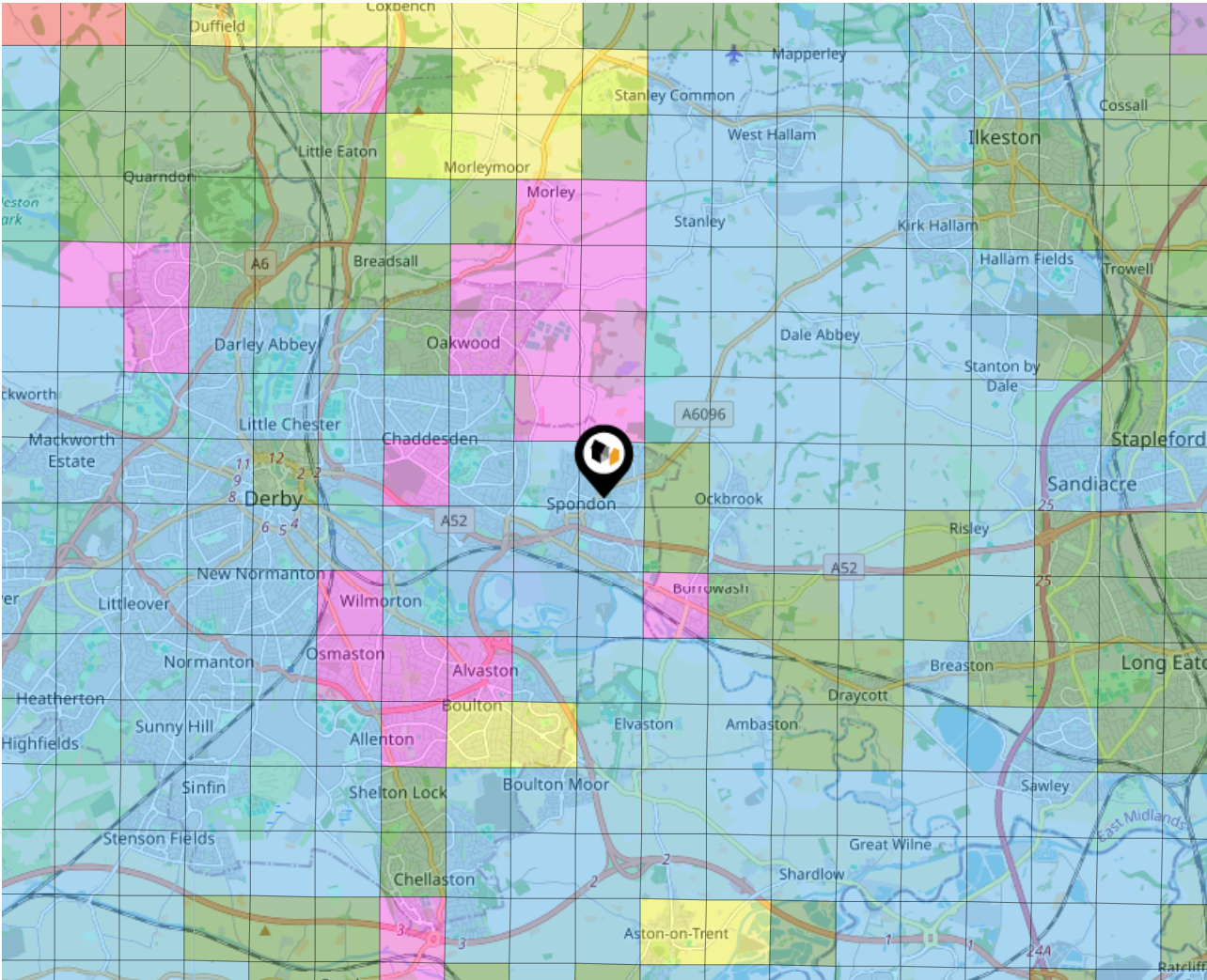


Key:

-  Power Pylons
-  Communication Masts

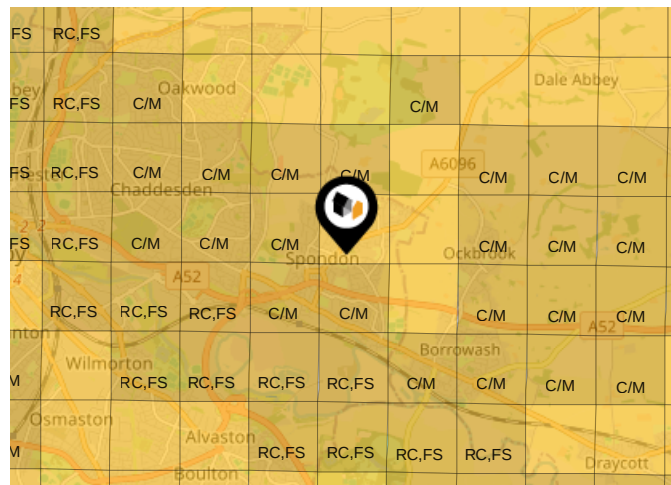
What is Radon?

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)

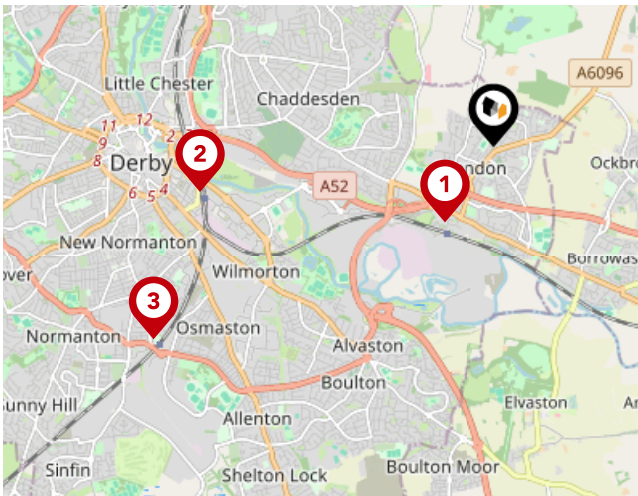
Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

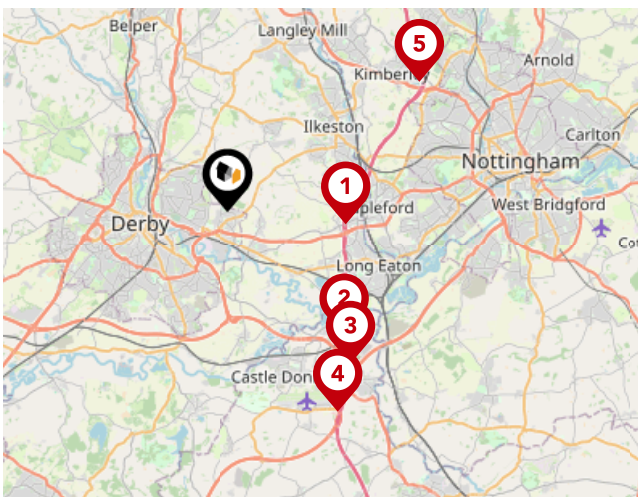
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



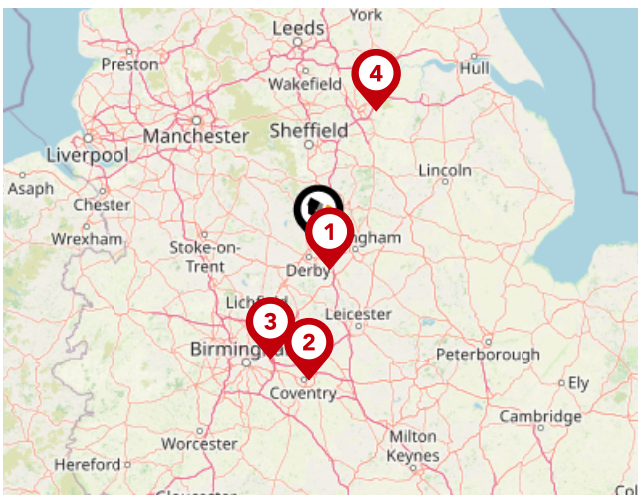
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.8 miles
2	Derby Rail Station	2.64 miles
3	Peartree Rail Station	3.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.25 miles
2	M1 J24A	6.1 miles
3	M1 J24	6.97 miles
4	M1 J23A	8.2 miles
5	M1 J26	8.3 miles

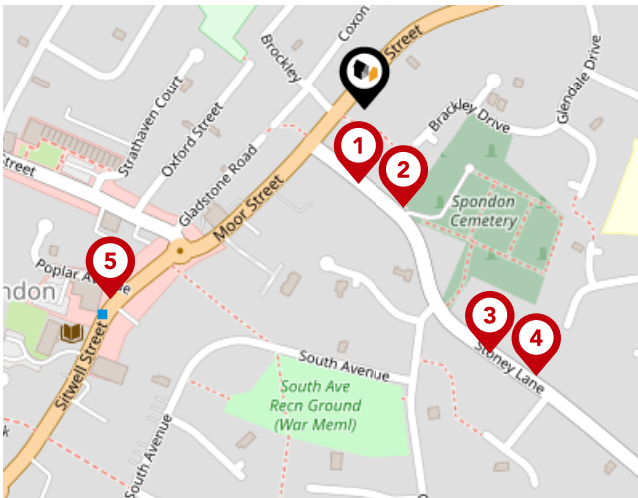


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.25 miles
2	Baginton	38.45 miles
3	Birmingham Airport	35.26 miles
4	Finningley	41.9 miles

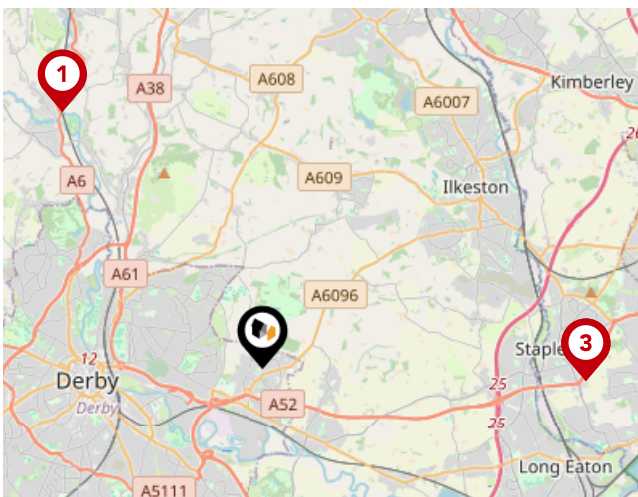
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane Cemetery	0.04 miles
2	Stoney Lane Cemetery	0.06 miles
3	The Pingle	0.15 miles
4	The Pingle	0.18 miles
5	White Swan	0.18 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.81 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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