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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th April 2025



CHADDESSEN PARK ROAD, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom Home
- > Freehold/Standard Construction
- > EPC Rating D/Council Tax Band B
- > Driveway & Garage
- > No Upward Chain

Property Description

Located in the popular area of Chaddesden and offered for sale with no upward chain, this spacious three-bedroom semi-detached home offers a generous lounge with arch through to a good-sized dining room, three good sized bedrooms, enclosed garden, driveway and detached garage. The property is in need of modernisation but offers excellent potential. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; lounge space with feature bay window and archway through to a good-sized dining room; kitchen; first floor landing; three first floor bedrooms and a fitted bathroom with four piece suite. To the front of the property is a gated driveway providing ample off-road parking and having access to the rear and a detached garage. To the rear is an enclosed garden with patio, lawn and gravel beds. The property occupies a popular residential location to local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links. An early viewing is recommended.

Room Measurement & Details

Entrance Hall: (12'1" x 5'8") 3.68 x 1.73

Living Room: (12'7" x 10'0") 3.84 x 3.05

Dining Room: (13'5" x 10'0") 4.09 x 3.05

Kitchen: (10'0" x 5'8") 3.05 x 1.73

First Floor Landing: (5'11" x 3'5") 1.80 x 1.04

Bedroom One: (13'6" x 10'0") 4.11 x 3.05

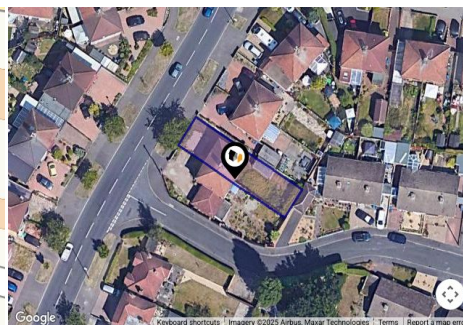
Bedroom Two: (10'10" x 9'0") 3.30 x 2.74

Bedroom Three: (7'11" x 6'8") 2.41 x 2.03

Bathroom: (10'1" x 5'8") 3.07 x 1.73

Property Overview

Hannells
A Moving Experience



Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY47441

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)

6	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



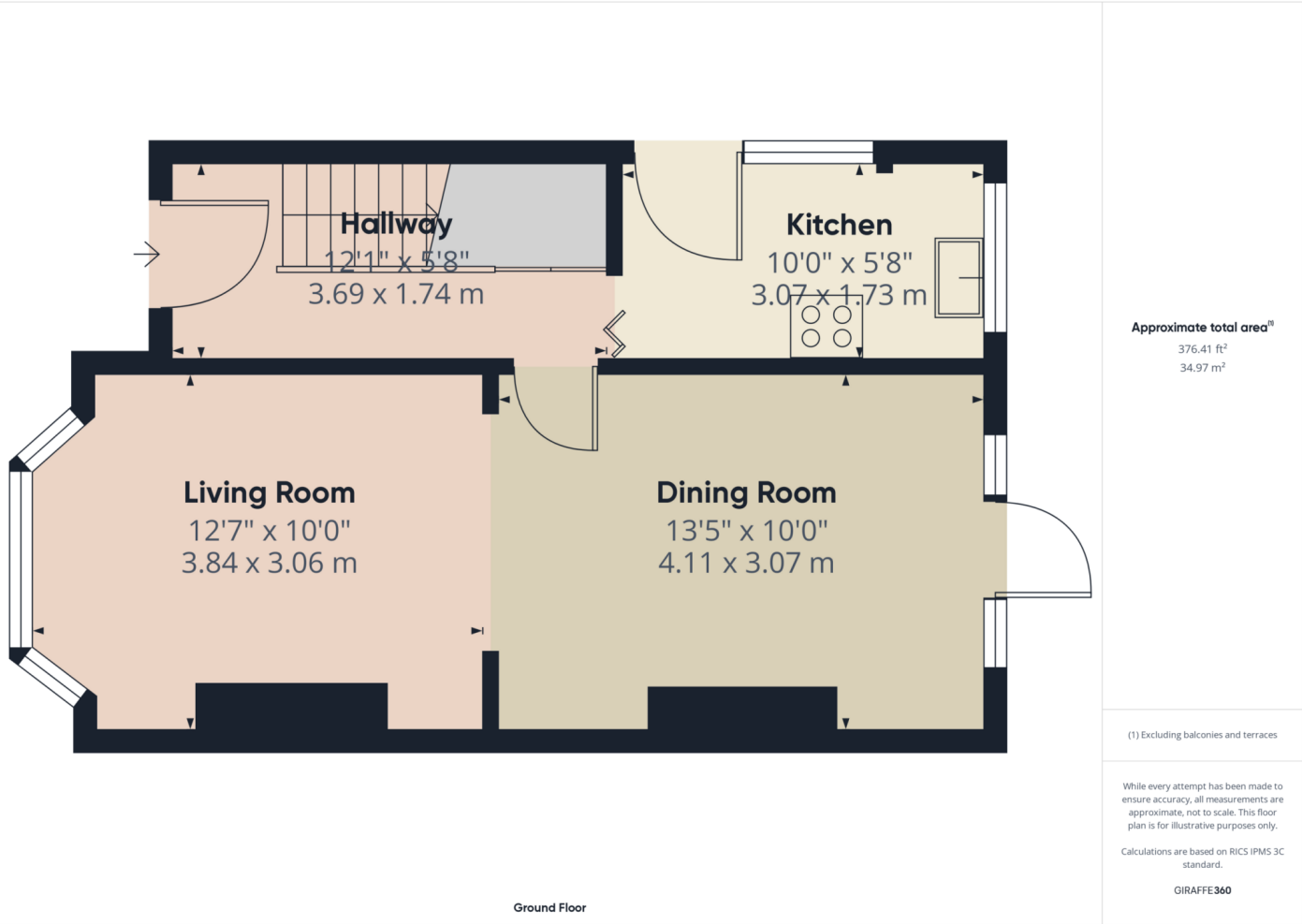
Satellite/Fibre TV Availability:



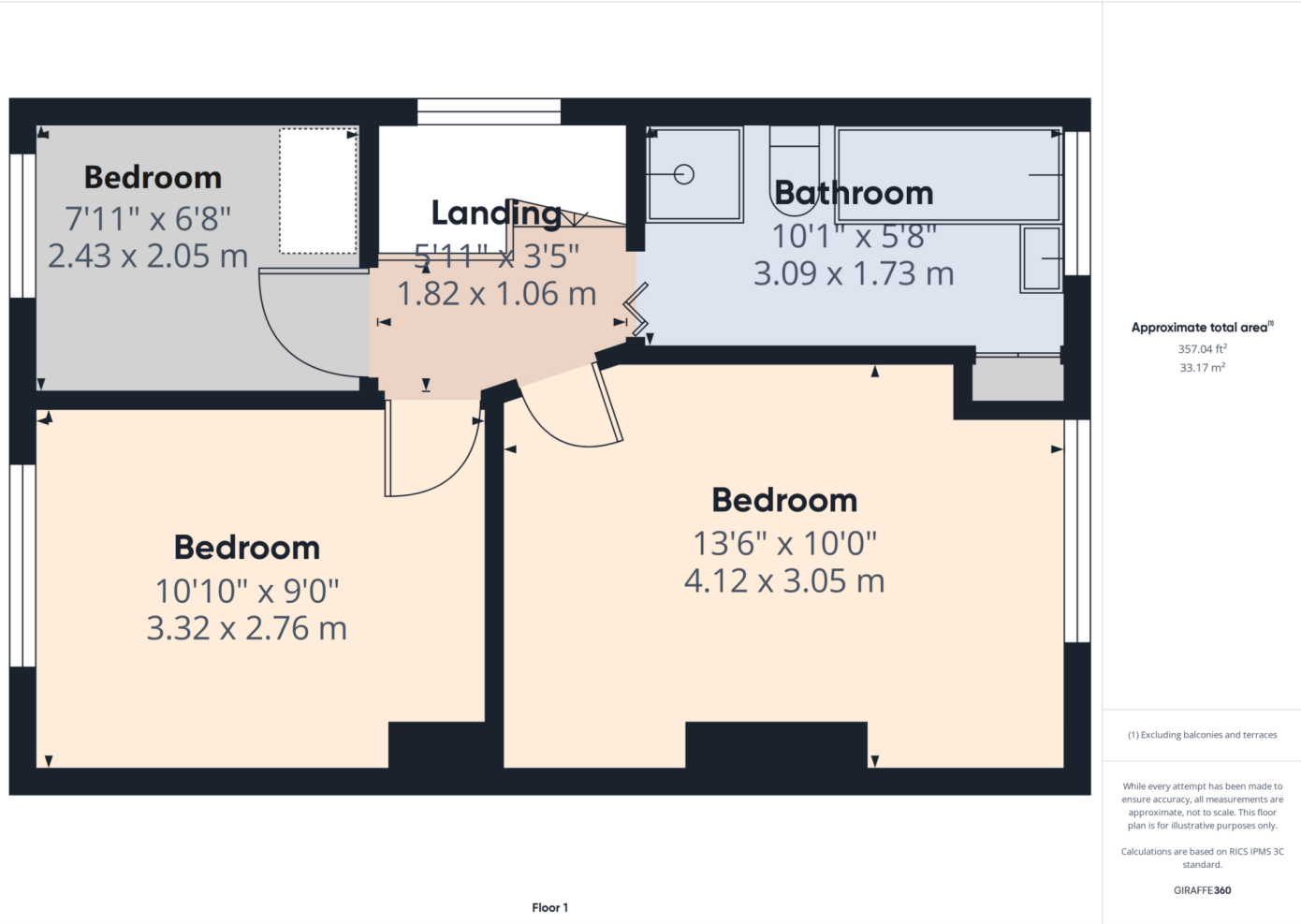




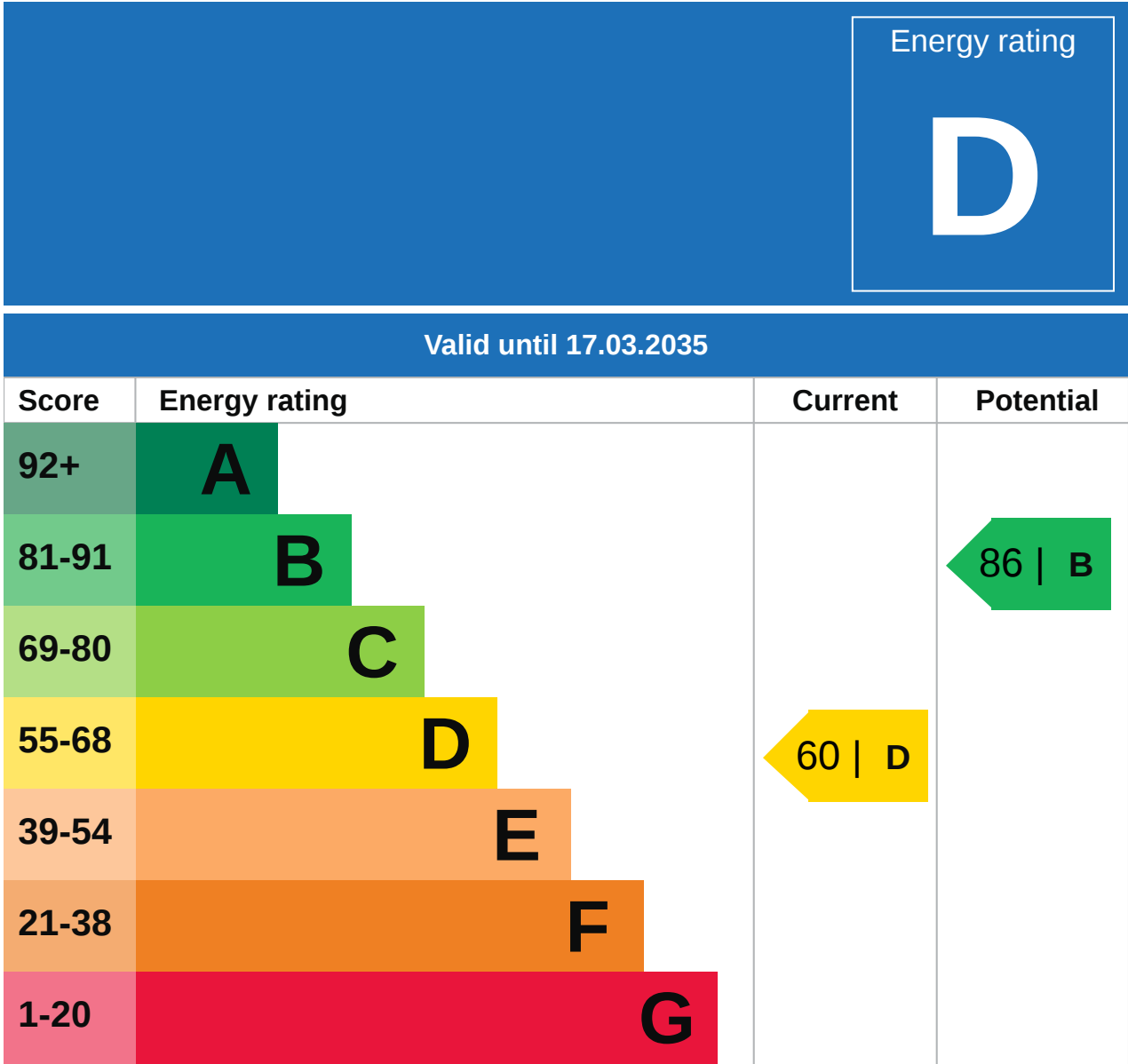
CHADDESSEN PARK ROAD, DERBY, DE21



CHADDESSEN PARK ROAD, DERBY, DE21



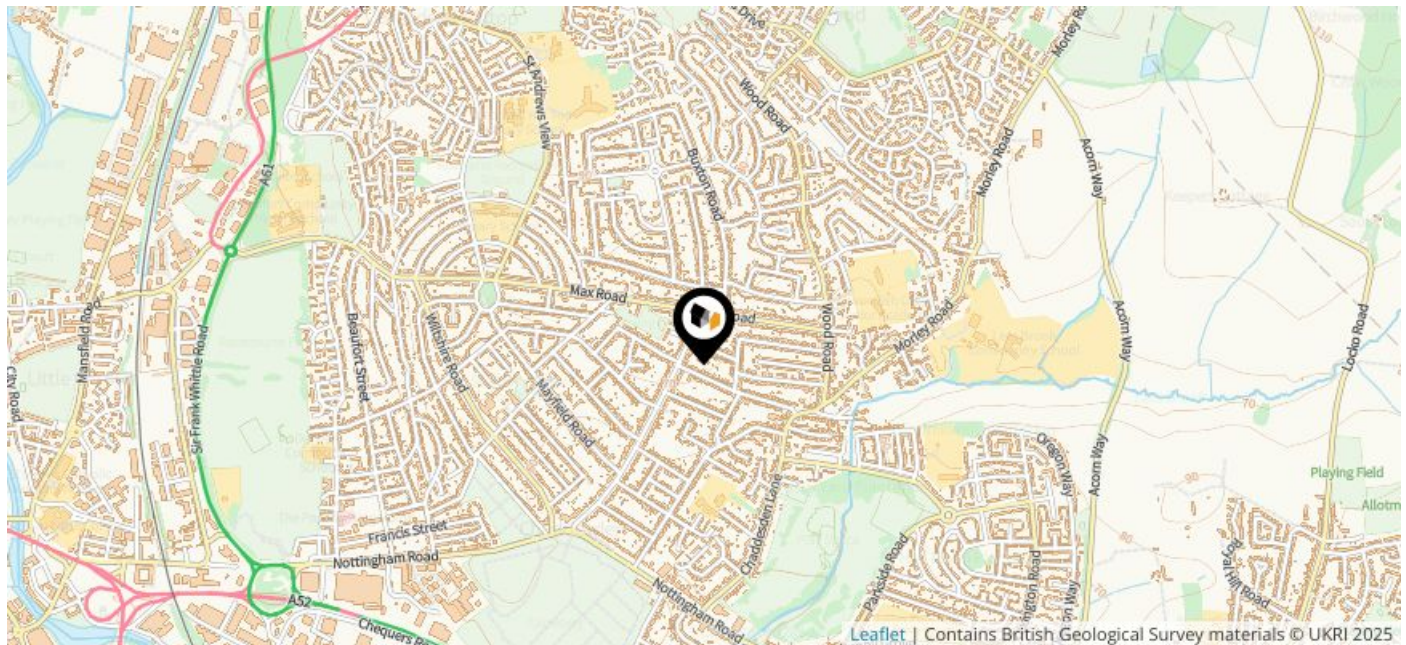
Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	69 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.

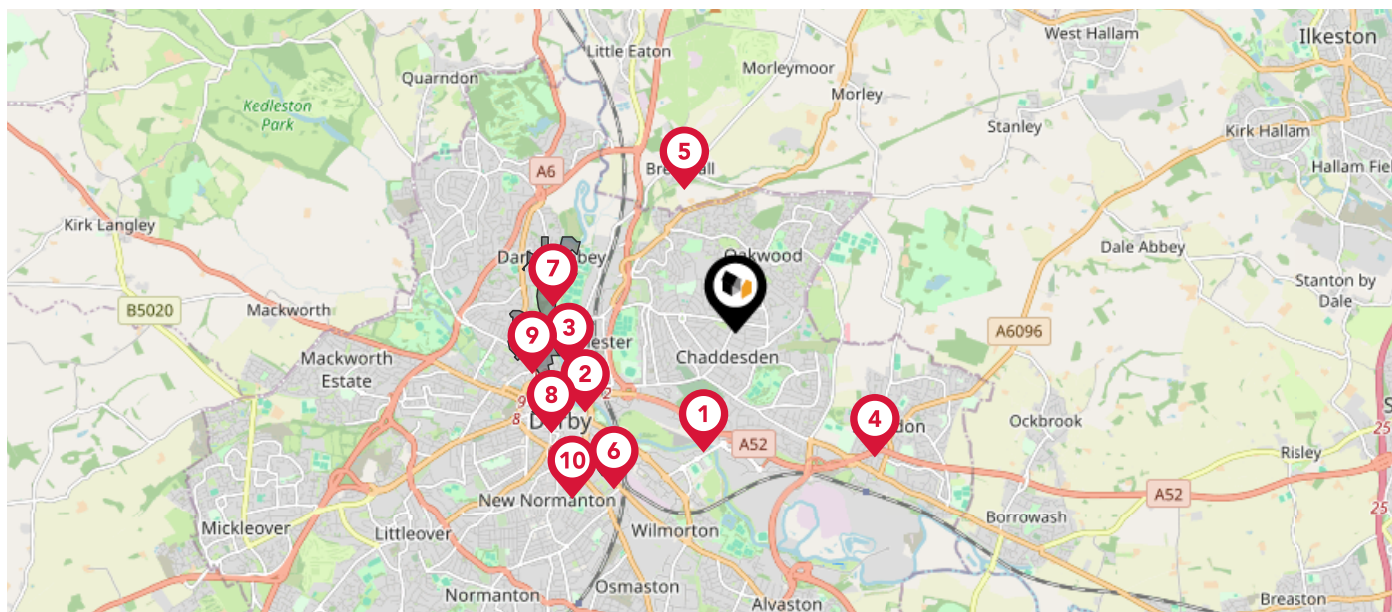
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Highfield Cottages



Nottingham Road



Little Chester



Spondon



Breadsall



Railway



Darley Abbey



City Centre



Strutts Park



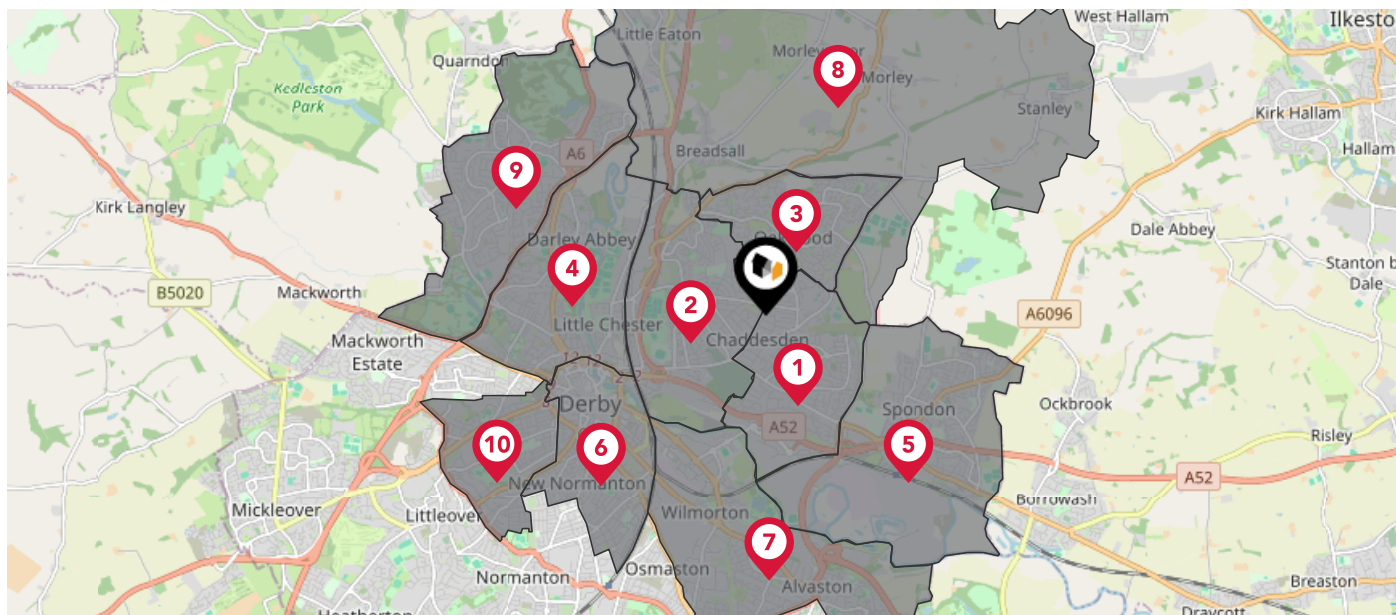
Hartington Street

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



Chaddesden Ward



Derwent Ward



Oakwood Ward



Darley Ward



Spondon Ward



Arboretum Ward



Alvaston Ward



Little Eaton & Stanley Ward



Allestree Ward

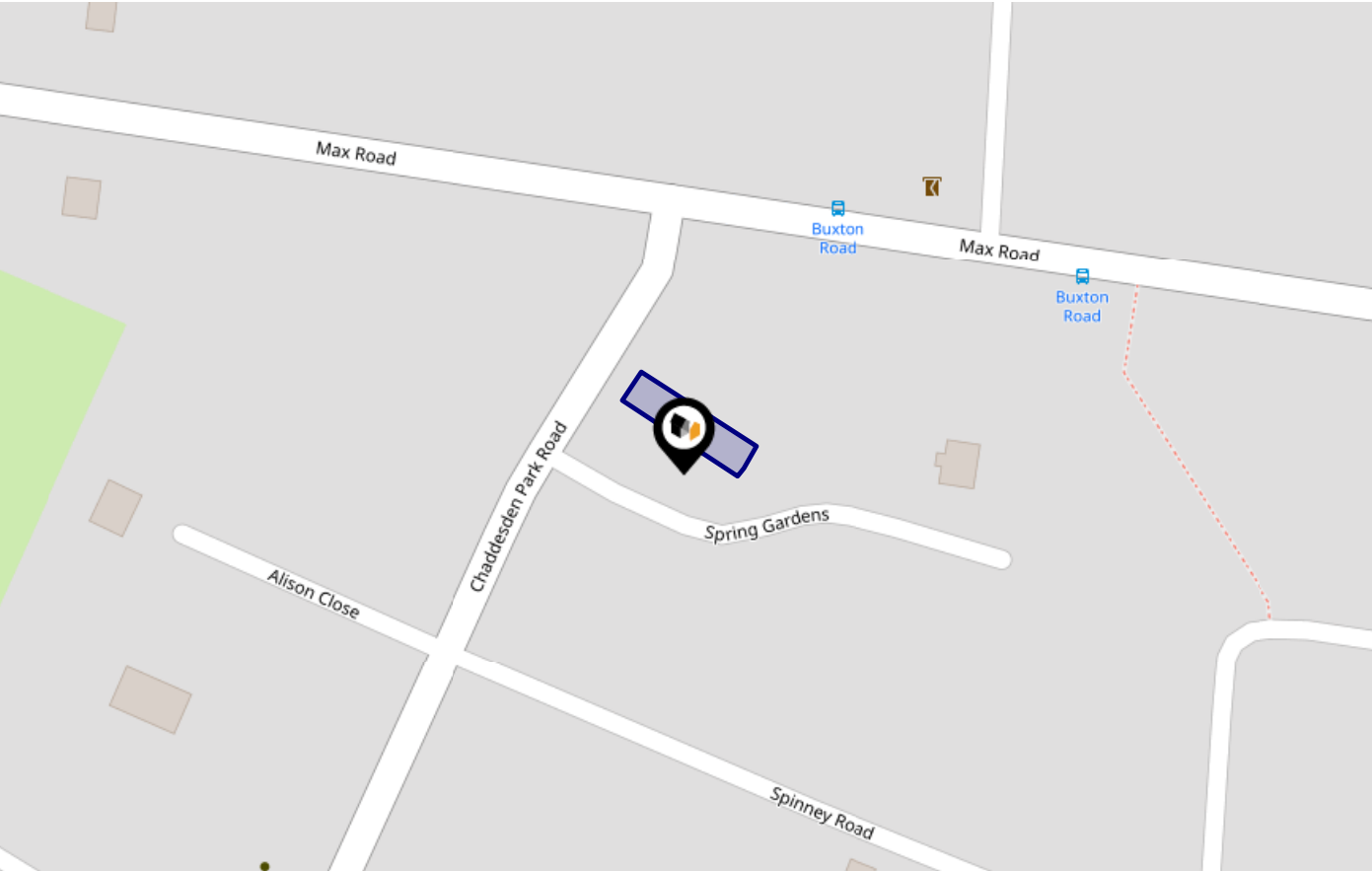


Abbey Ward

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.

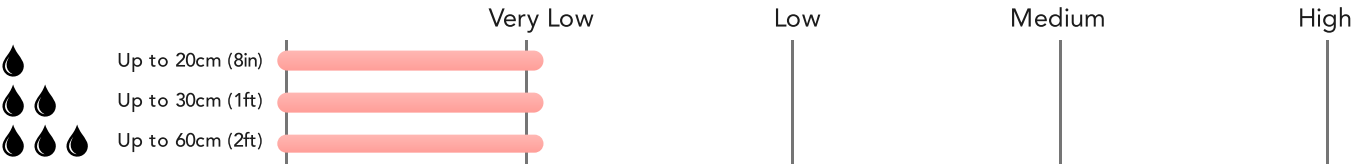


Risk Rating: Very low

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.

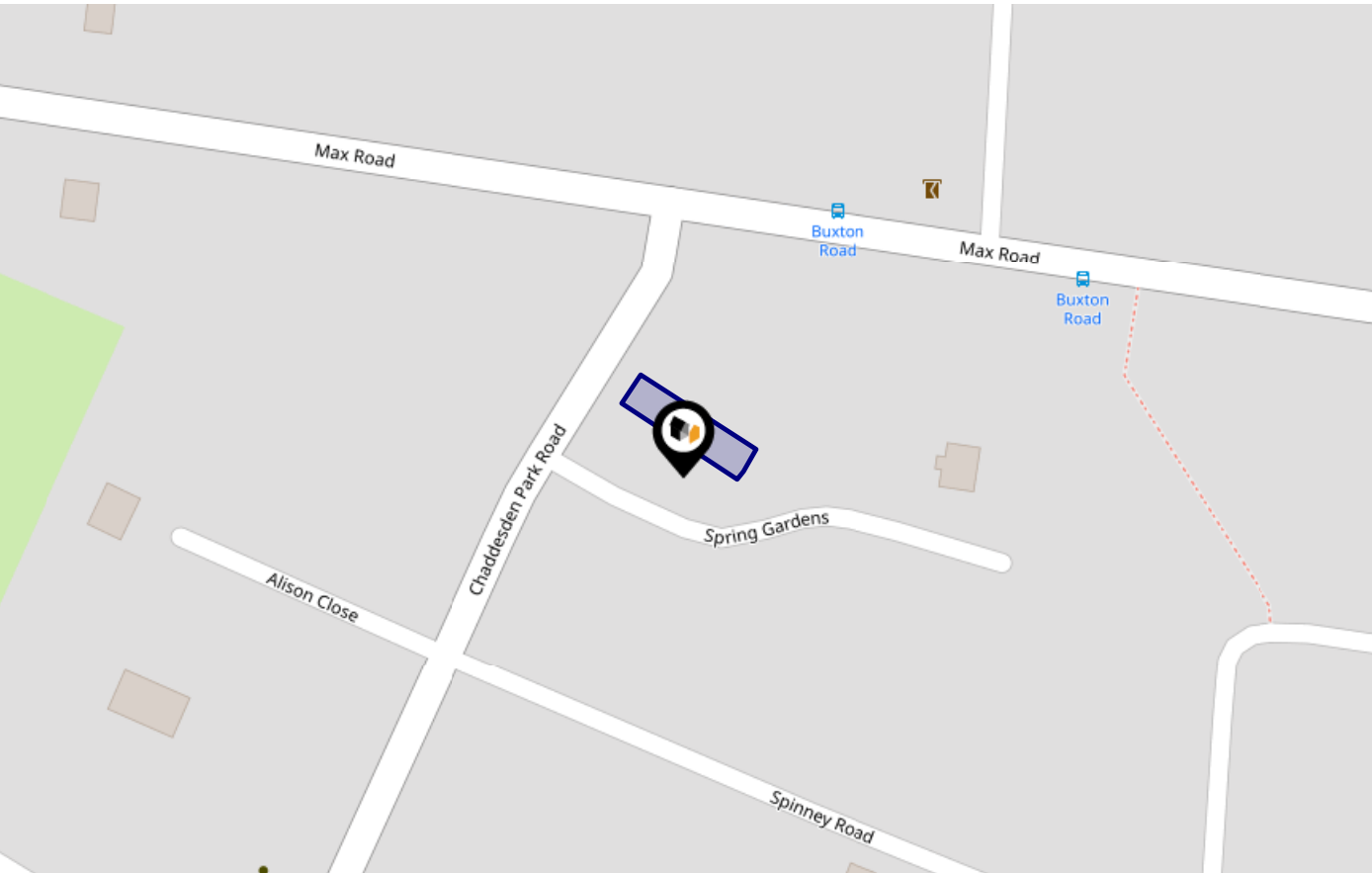
Chance of flooding to the following depths at this property:



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.

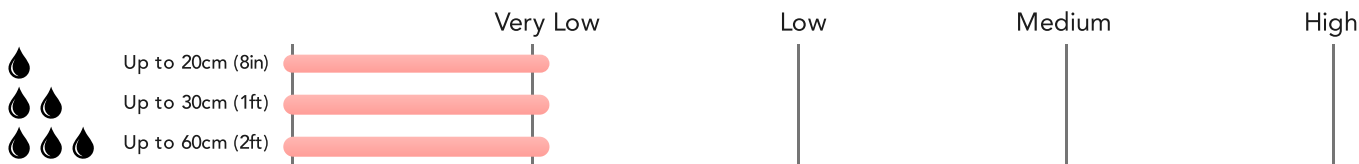


Risk Rating: Very low

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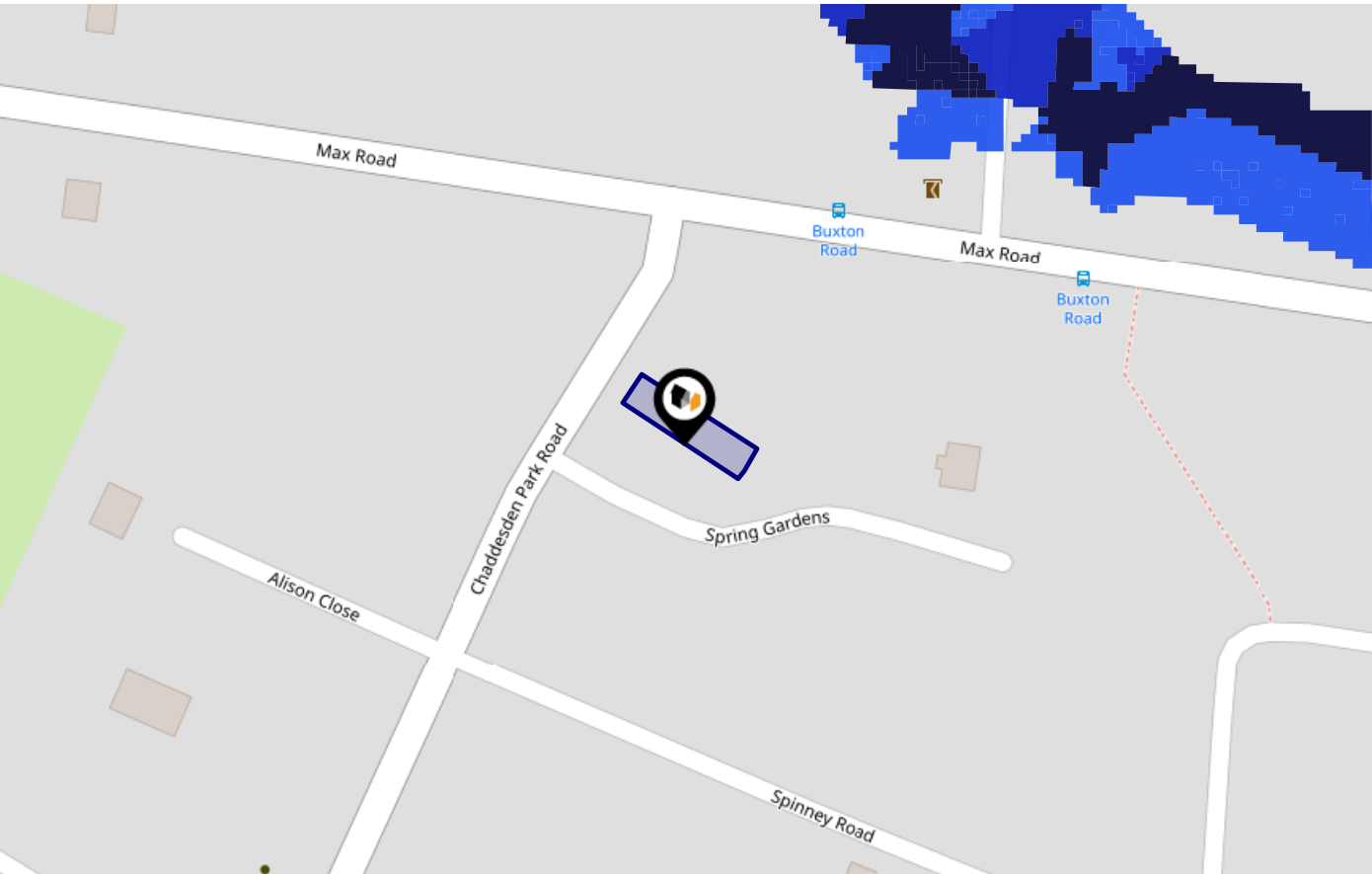
Chance of flooding to the following depths at this property:



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.

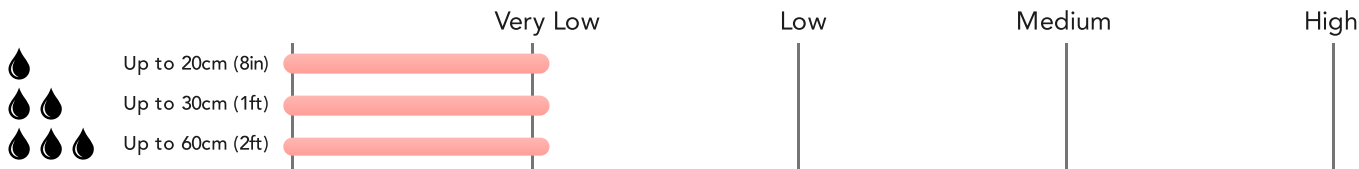


Risk Rating: **Very low**

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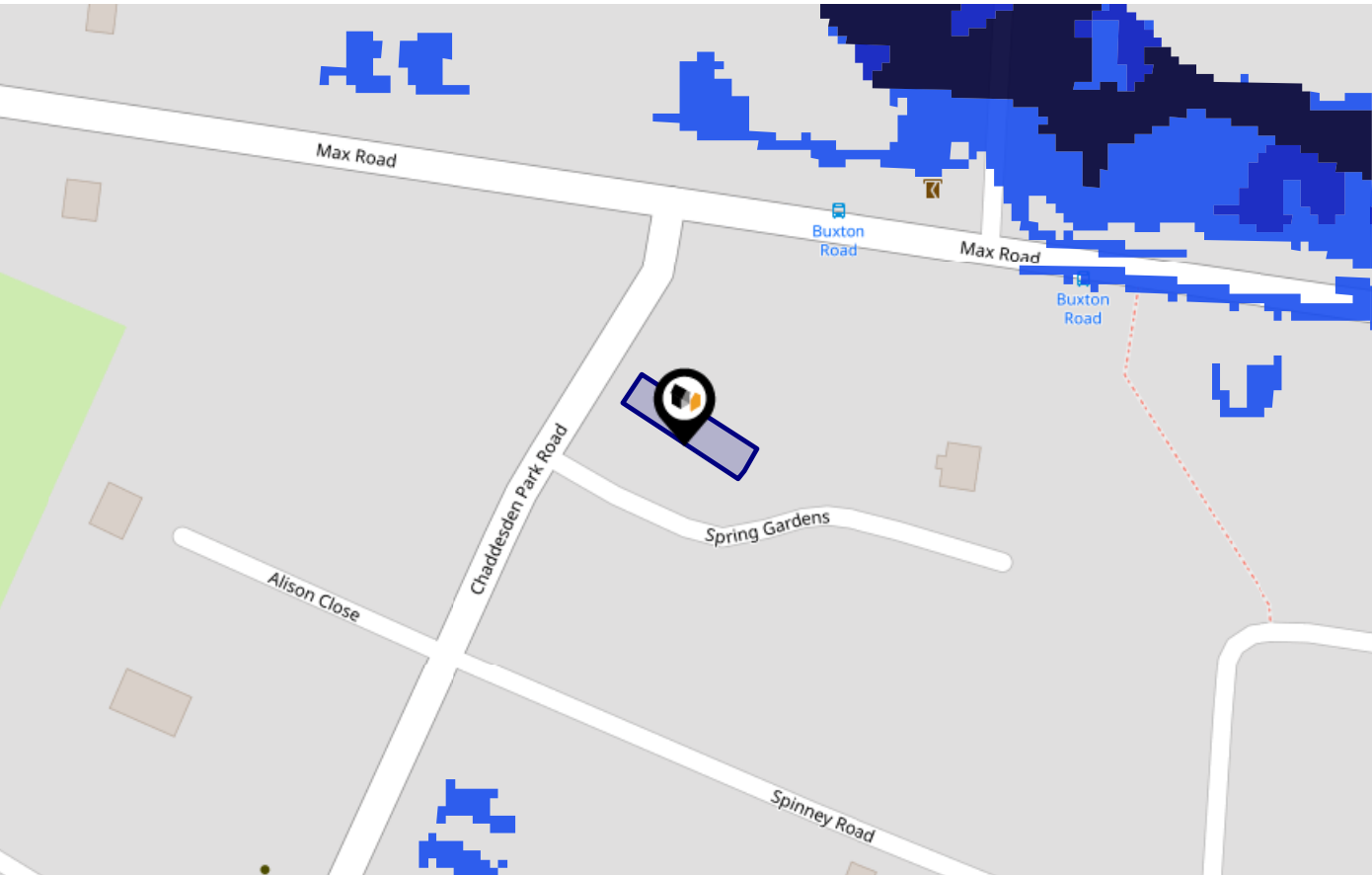
Chance of flooding to the following depths at this property:



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.

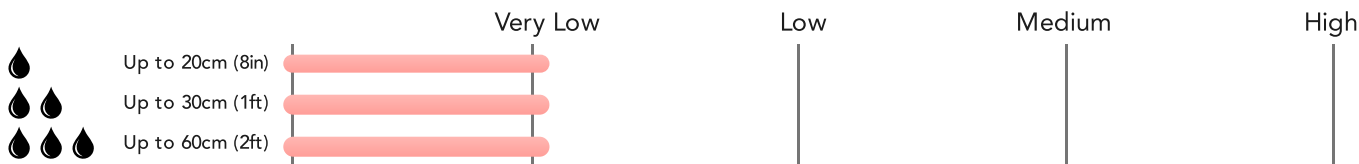


Risk Rating: Very low

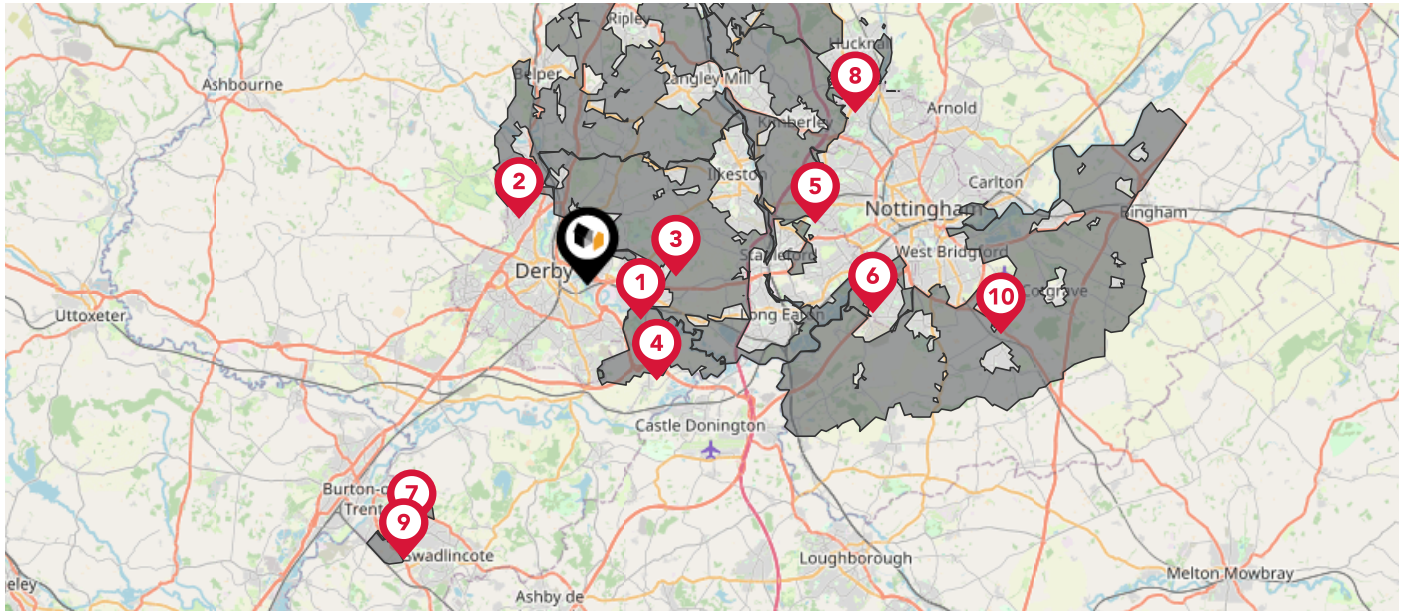
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

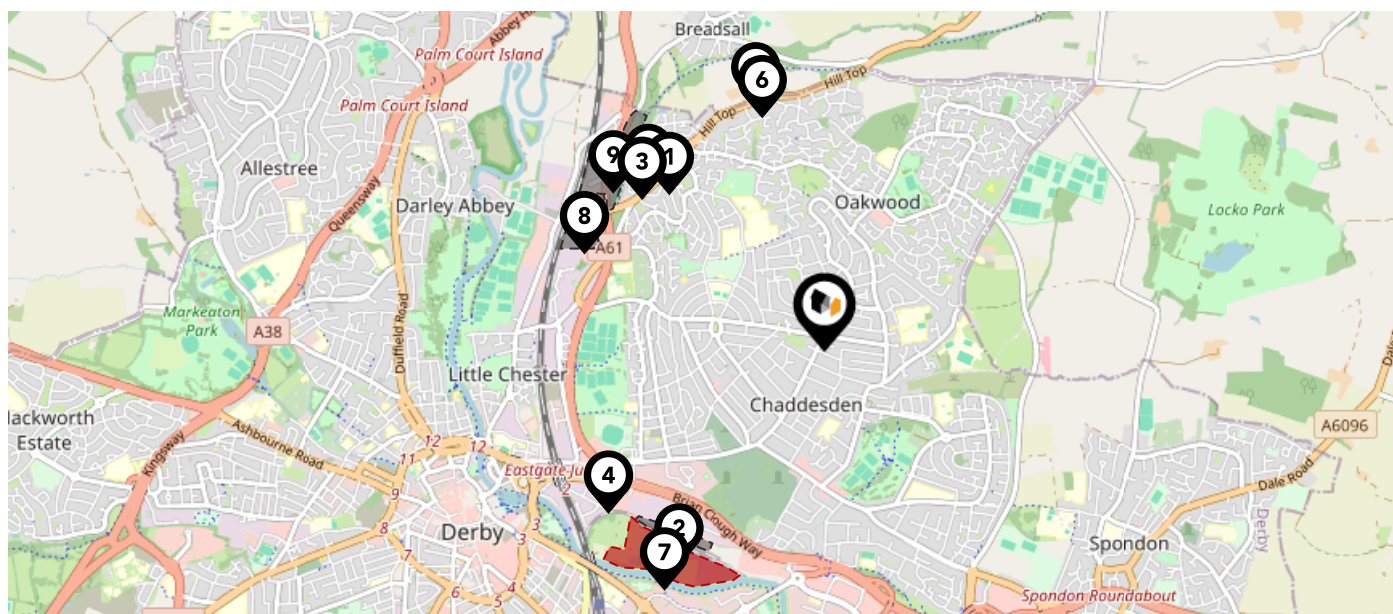
- 1 Derby and Nottingham Green Belt - Derby
- 2 Derby and Nottingham Green Belt - Amber Valley
- 3 Derby and Nottingham Green Belt - Erewash
- 4 Derby and Nottingham Green Belt - South Derbyshire
- 5 Derby and Nottingham Green Belt - Nottingham
- 6 Derby and Nottingham Green Belt - Broxtowe
- 7 Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire
- 8 Derby and Nottingham Green Belt - Ashfield
- 9 Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire
- 10 Derby and Nottingham Green Belt - Rushcliffe

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

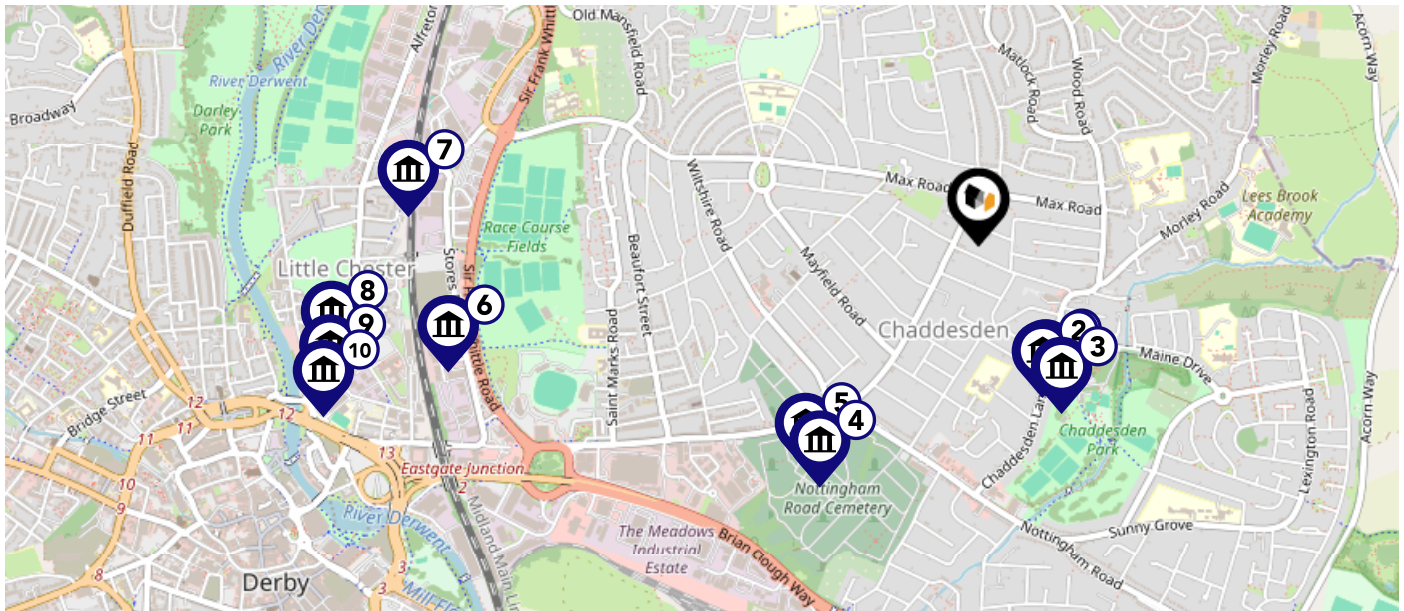
	Mansfield Road-Derby, Derbyshire	Historic Landfill
	Chaddesden Sidings-Litchurch, Derby	Historic Landfill
	Alfreton Road-Derby, Derbyshire	Historic Landfill
	Joseph Mason and Company Limited-Nottingham Road, Derby, Derbyshire	Historic Landfill
	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill
	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill
	EA/EPR/TP3093CW/V006	Active Landfill
	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill
	Alfreton Road Extension-Alfreton Road Extention, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill
	Manor Farm-Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill











Maps

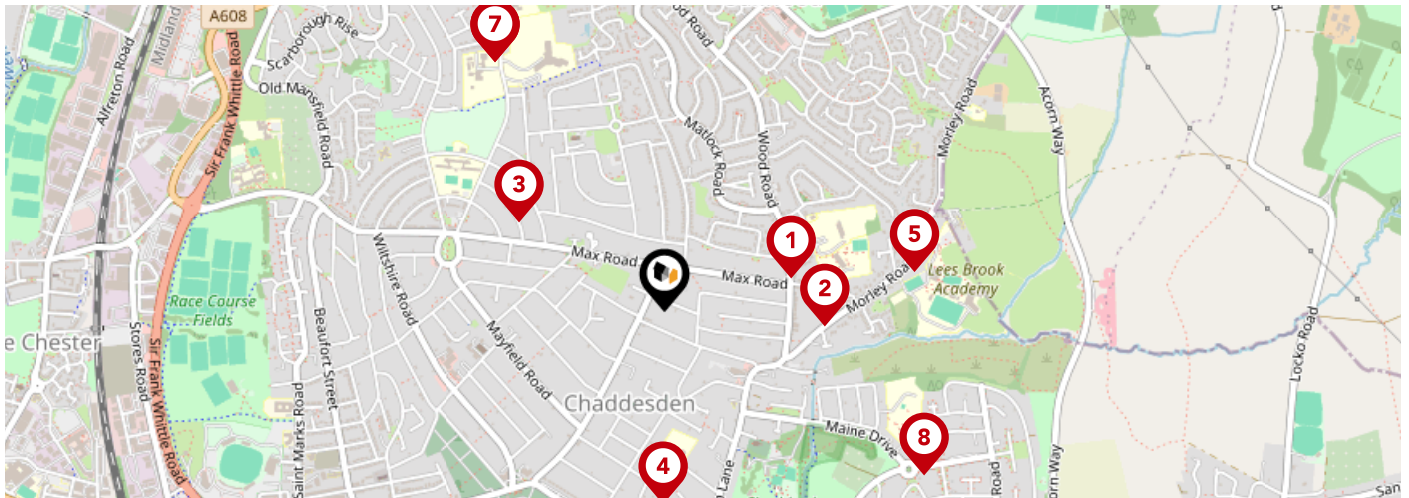
Listed Buildings



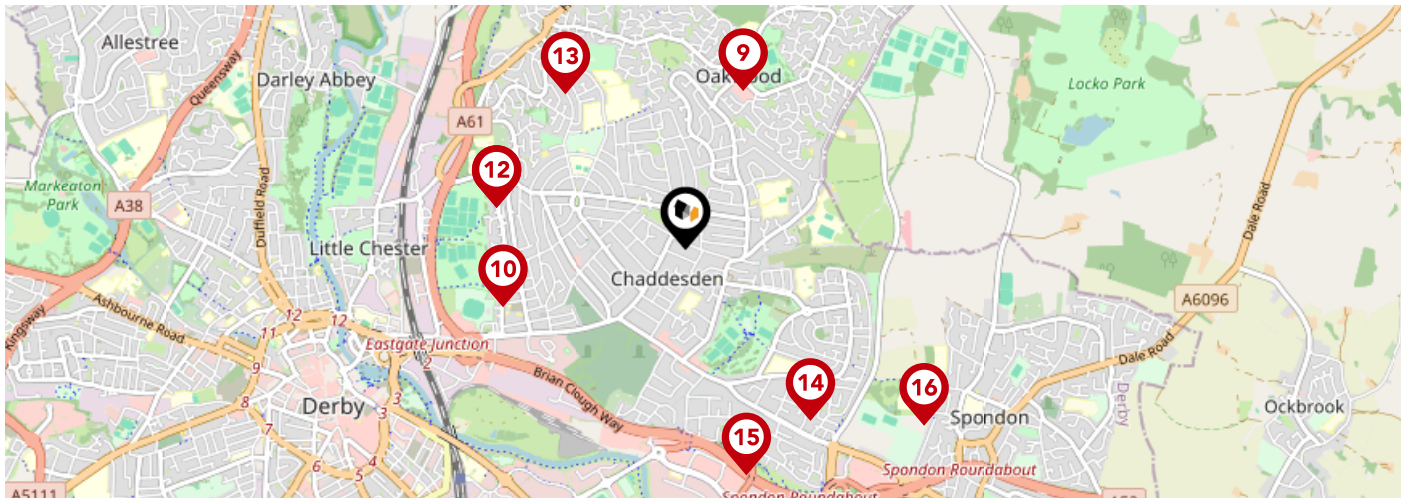
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1431922 - Chaddesden War Memorial	Grade II	0.4 miles
 1287892 - 117, Chaddesden Lane	Grade II	0.4 miles
 1215913 - Church Of St Mary	Grade I	0.4 miles
 1430481 - Nottingham Road War Memorial	Grade II	0.6 miles
 1228770 - Gatehouse And Lodges Of Nottingham Road Cemetery	Grade II	0.6 miles
 1376499 - Former Aitons Works	Grade II	1.2 miles
 1417666 - Mansfield Road Bridge (spc8 6)	Grade II	1.3 miles
 1437467 - Little Chester War Memorial	Grade II	1.4 miles
 1278572 - Town Goods Shed In St Mary's Goods Yard	Grade II	1.5 miles
 1230521 - Accumulator Tower To The South Of Grain Warehouse In St Mary's Goods Yard	Grade II	1.5 miles

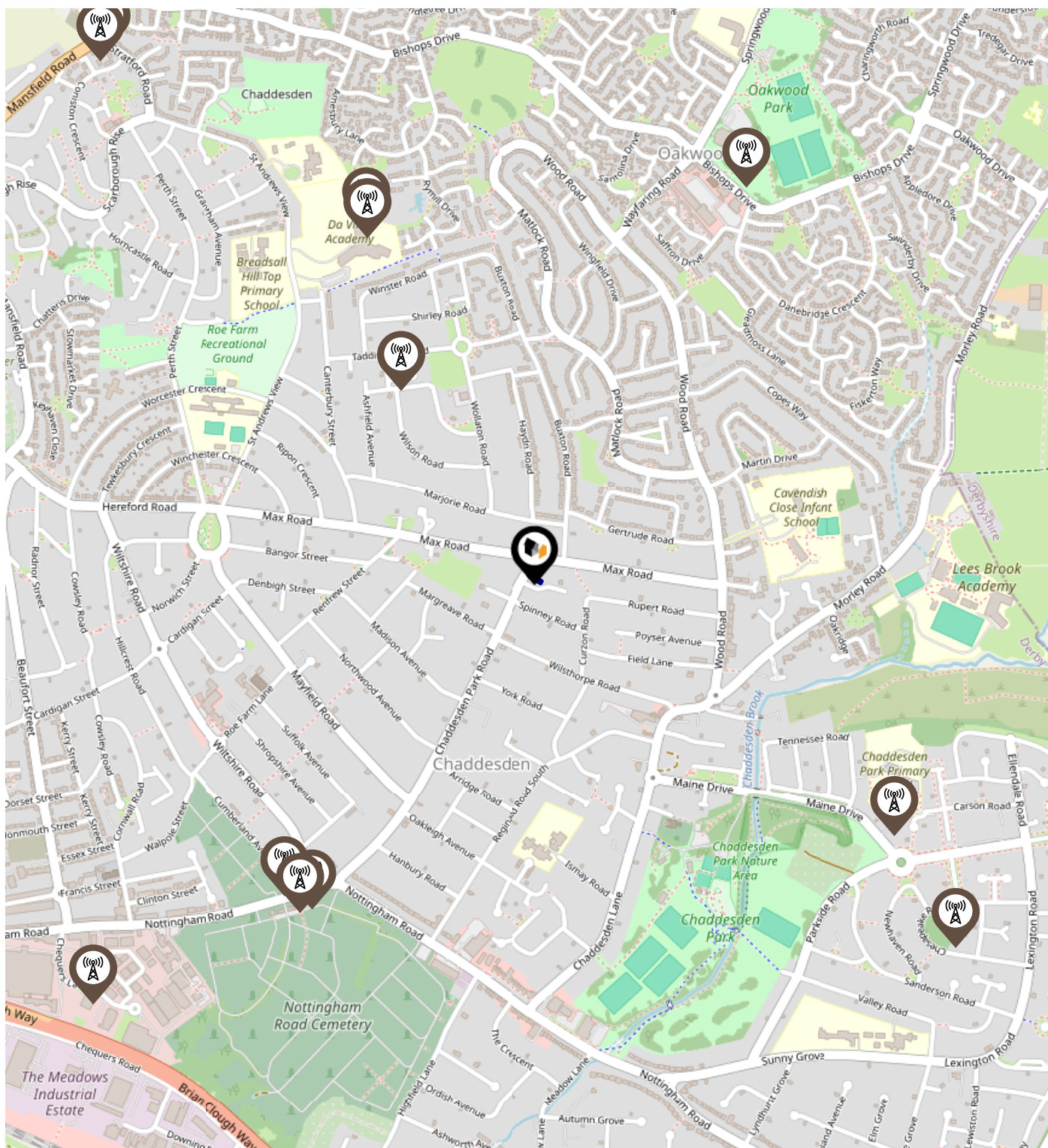


		Nursery	Primary	Secondary	College	Private
1	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

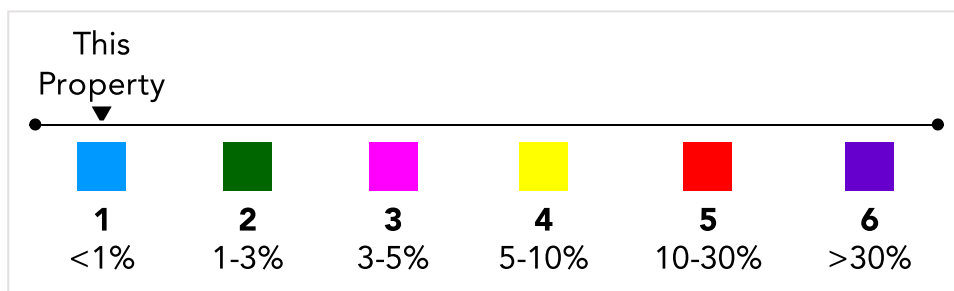
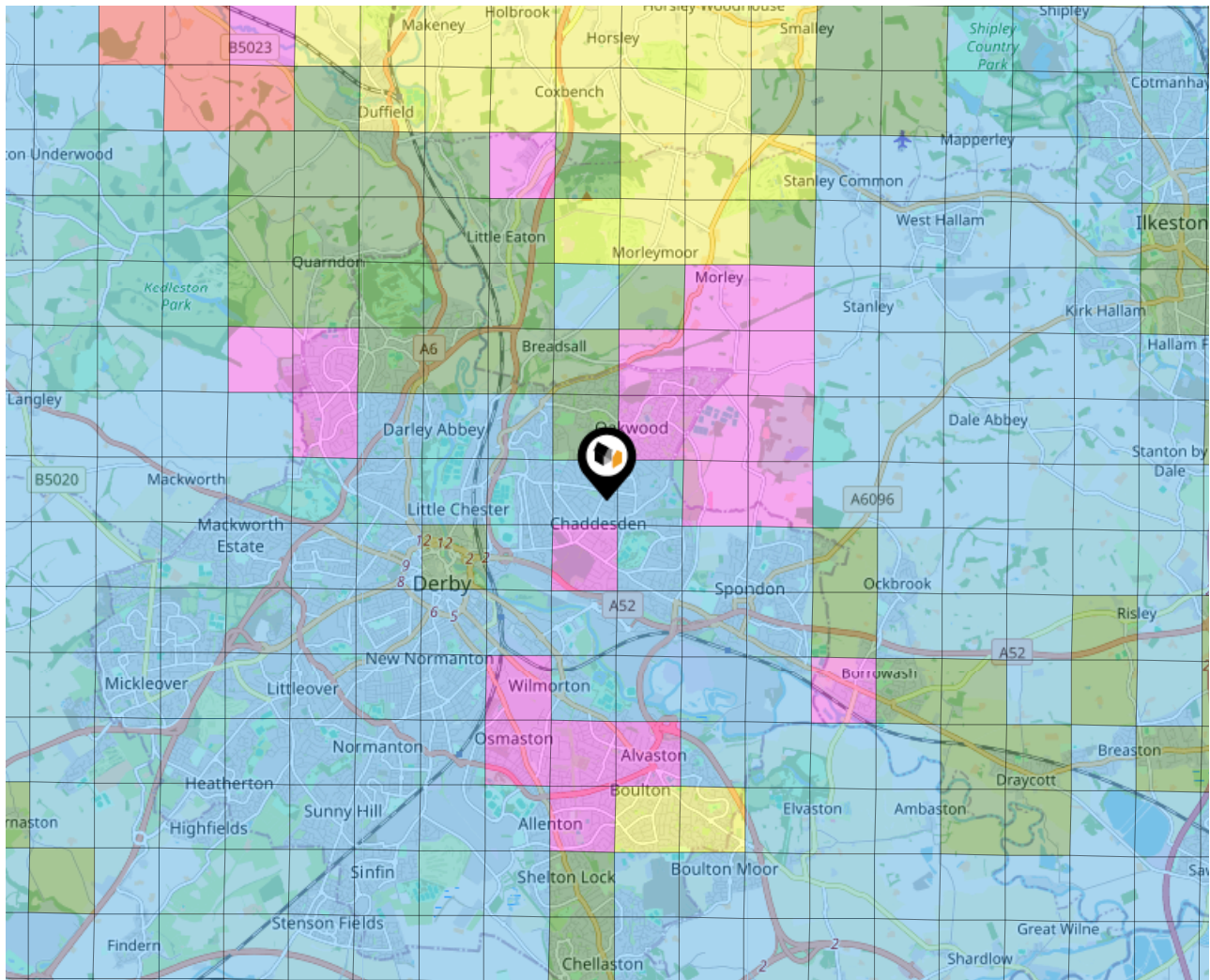


Key:

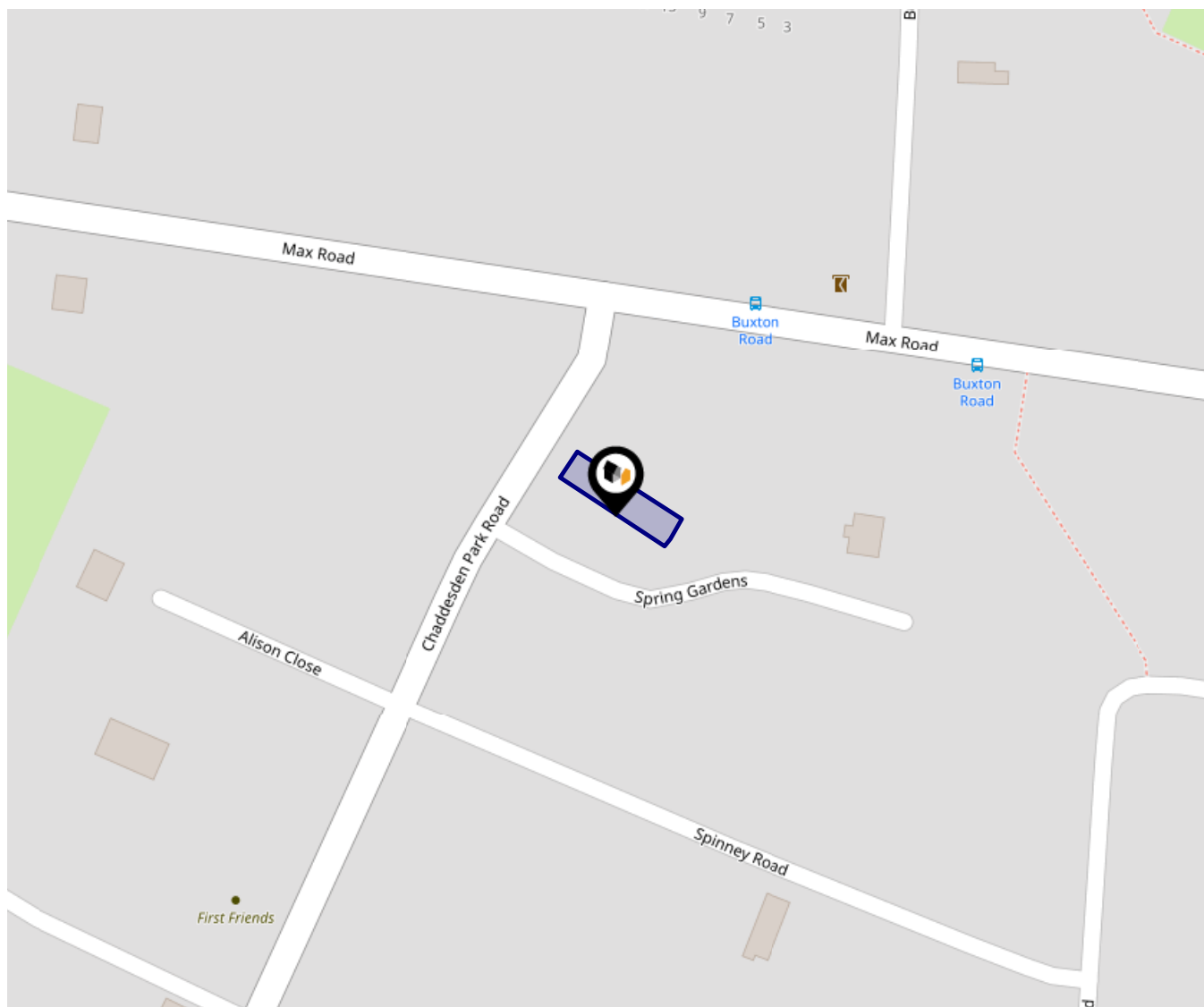
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



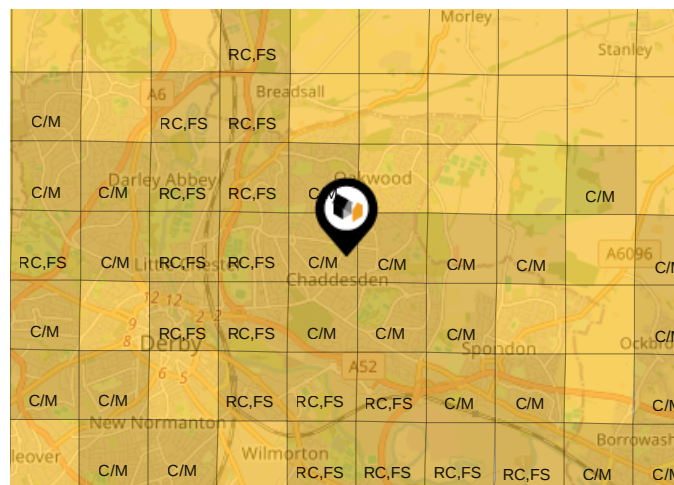
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

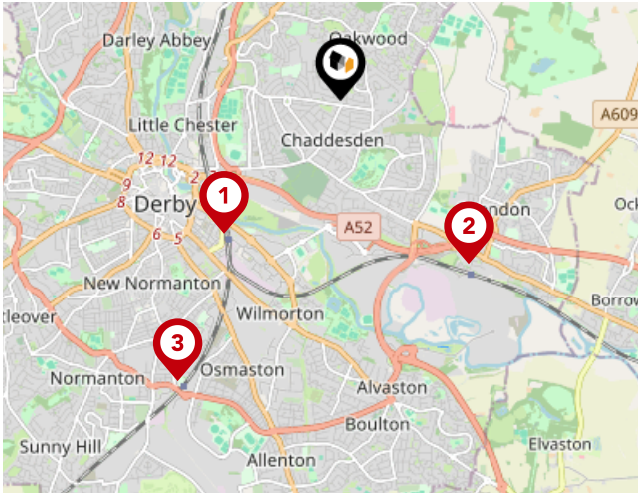
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

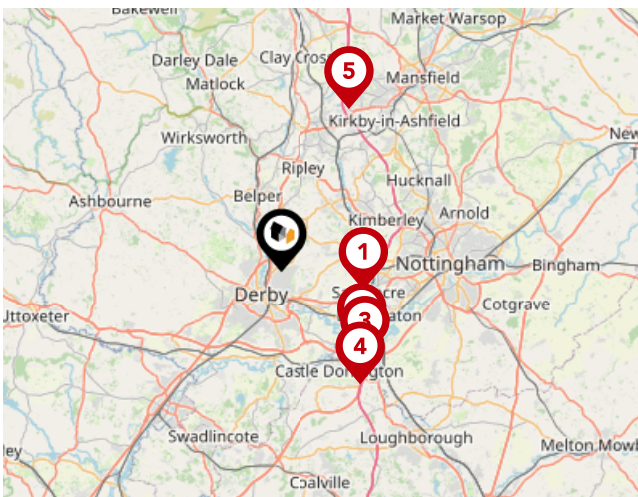
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	1.59 miles
2	Spondon Rail Station	1.86 miles
3	Peartree Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.92 miles
2	M1 J24A	7.77 miles
3	M1 J24	8.61 miles
4	M1 J23A	9.7 miles
5	M1 J28	12.58 miles

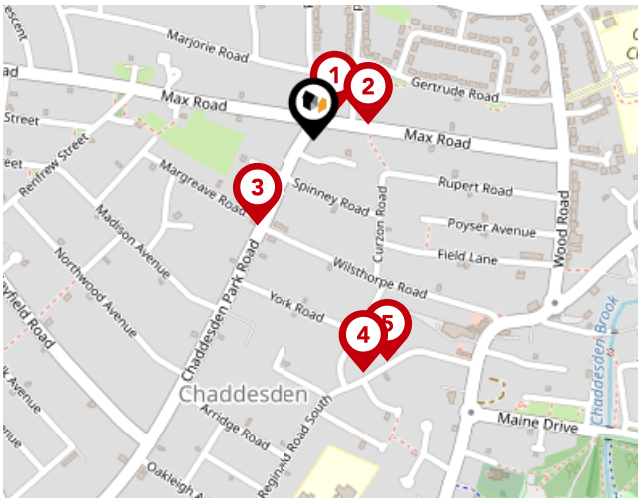


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.69 miles
2	Birmingham Airport	35.42 miles
3	Baginton	39.15 miles
4	Finningley	41.8 miles

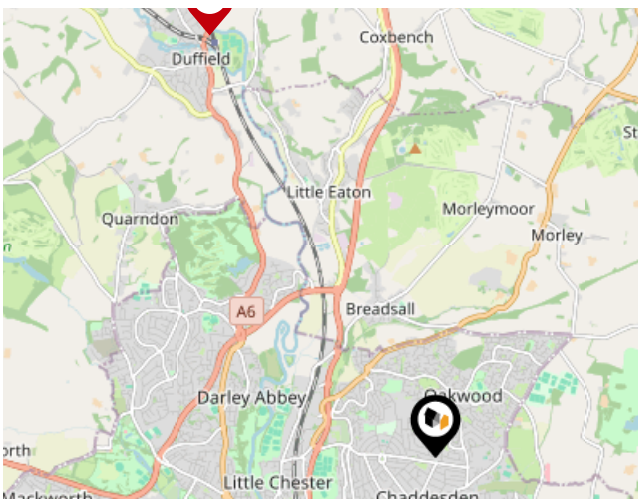
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Buxton Road	0.04 miles
2	Buxton Road	0.06 miles
3	Wilsthorne Road	0.11 miles
4	Sherwood Avenue	0.26 miles
5	Sherwood Avenue	0.26 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.28 miles
2	Tram Park & Ride	7.41 miles
3	Toton Lane Tram Stop	7.41 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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Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

