

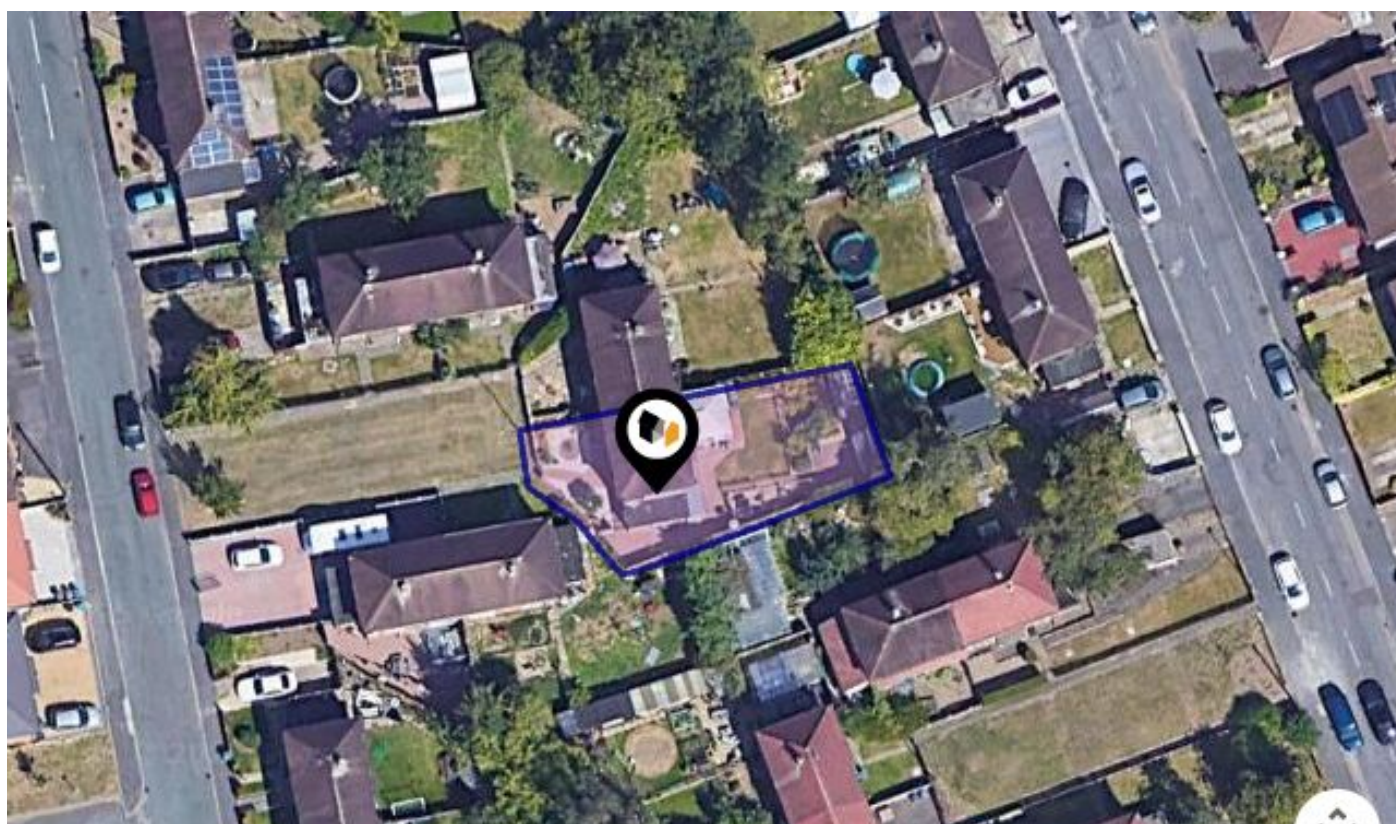


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08<sup>th</sup> April 2025



**SHIRLEY ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



- > Spacious Three-Bedroom Home
- > No Upward Chain
- > Freehold/Standard Construction
- > EPC Rating C/Council Tax Band A
- > On Street Parking

### Property Description

Located in the popular and sought after area of Chaddesden this spacious three-bedroom semi-detached home stands on a good-sized plot and is offered for sale with no upward chain. With a spacious lounge, separate dining room and good-sized conservatory, viewing is highly recommended! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with sliding doors opening to the uPVC double glazed conservatory; separate dining room; spacious fitted kitchen; additional utility room; first floor landing; three well-presented bedrooms and fitted bathroom with walk in bath. To the front of the property is a neat, enclosed garden space with mixed flower and shrubbery beds and gated access to the rear. To the rear is a pleasant and spacious garden with patio seating area, raised decking, lawn and mixed flower and shrubbery beds. The property lies within an established residential area of similar style properties and being conveniently situated for shops, schools and transport links together with access for Derby City Centre, ring-roads and road links with the A38 and A52 respectively. Viewing recommended.

### Room Measurement & Details

Entrance Hall:

Cloakroom With W.C: (4'11" x 2'6") 1.50 x 0.76

Lounge: (17'6" x 13'4") 5.33 x 4.06

Conservatory: (11'11" x 11'1") 3.63 x 3.38

Dining Room: (11'3" x 10'10") 3.43 x 3.30

Kitchen: (14'10" x 6'5") 4.52 x 1.96

Utility Room: (6'1" x 3'2") 1.85 x 0.97

First Floor Landing:

Bedroom One: (14'7" x 10'2") 4.44 x 3.10

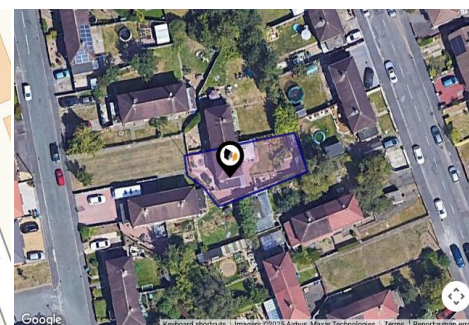
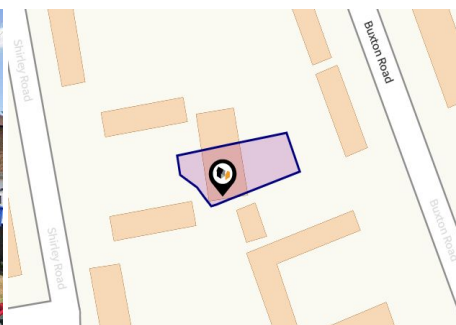
Bedroom Two: (10'9" x 10'1") 3.28 x 3.07

Bedroom Three: (9'11" x 7'1") 3.02 x 2.16

Bathroom: (6'4" x 5'5") 1.93 x 1.65

**KFB**

Key Facts For Buyers



## Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914 ft <sup>2</sup> / 85 m <sup>2</sup>
Plot Area:	0.08 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY156139

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)

3	74	1800
mb/s	mb/s	mb/s
		

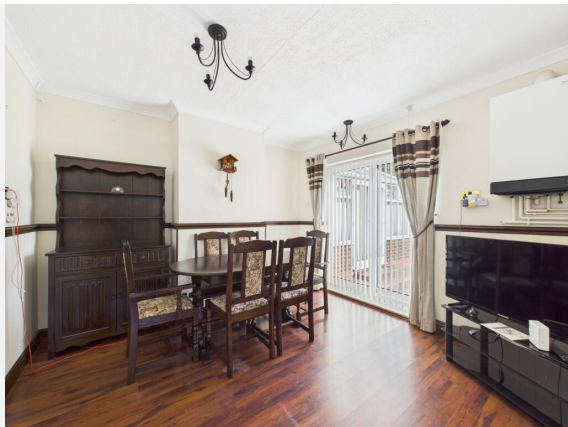
Mobile Coverage:  
(based on calls indoors)



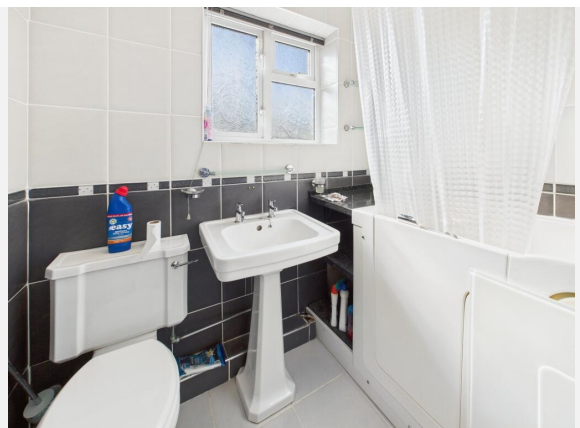
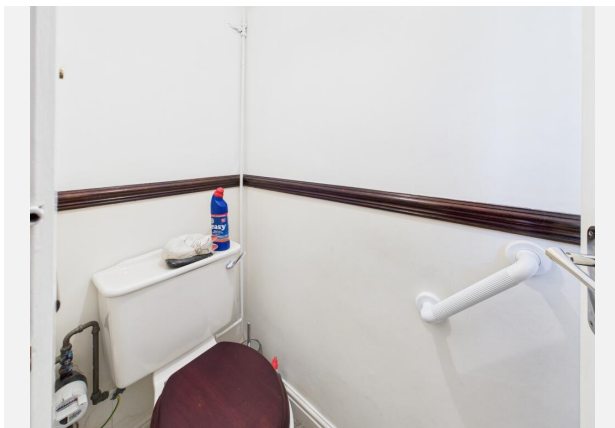
Satellite/Fibre TV Availability:







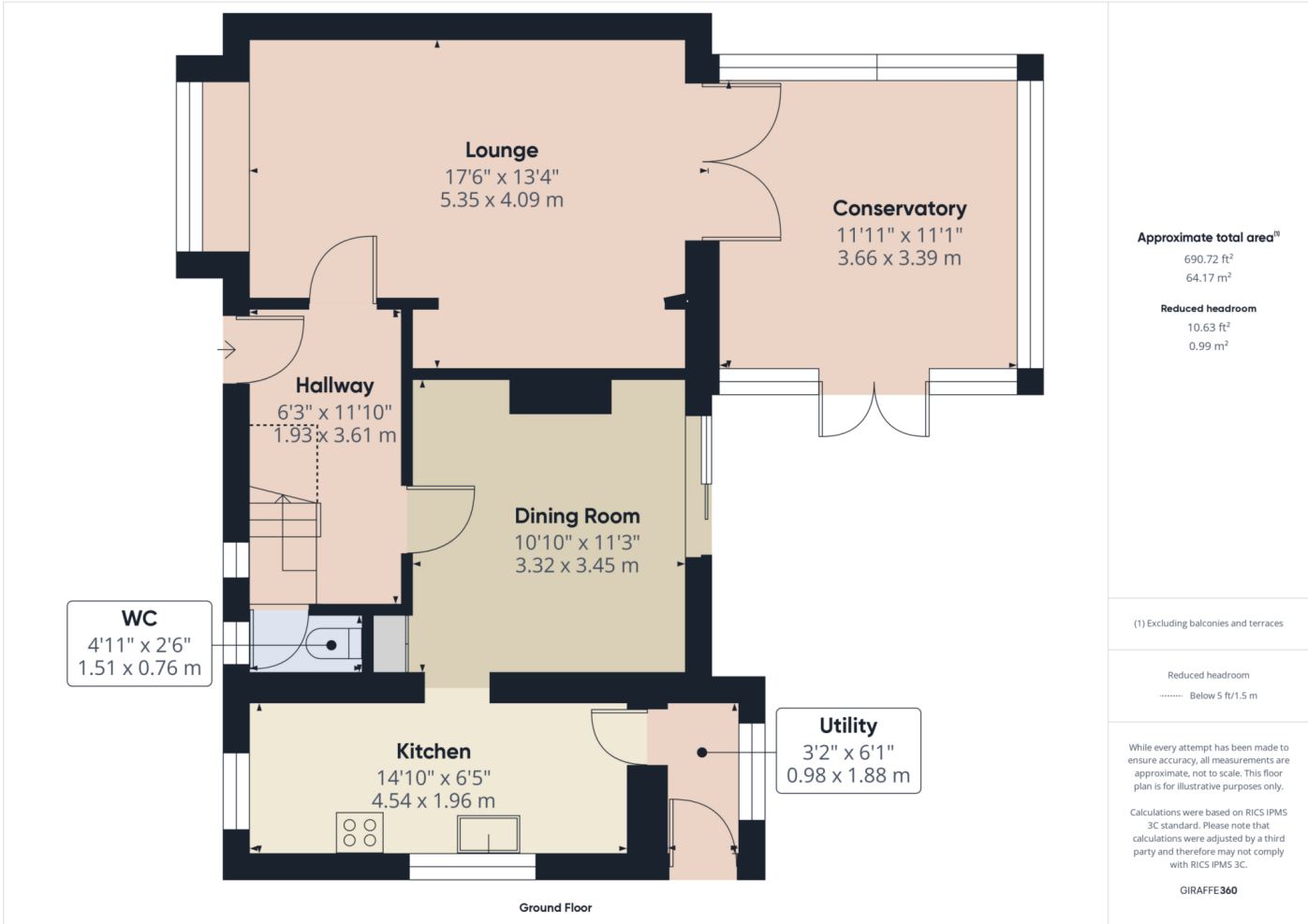




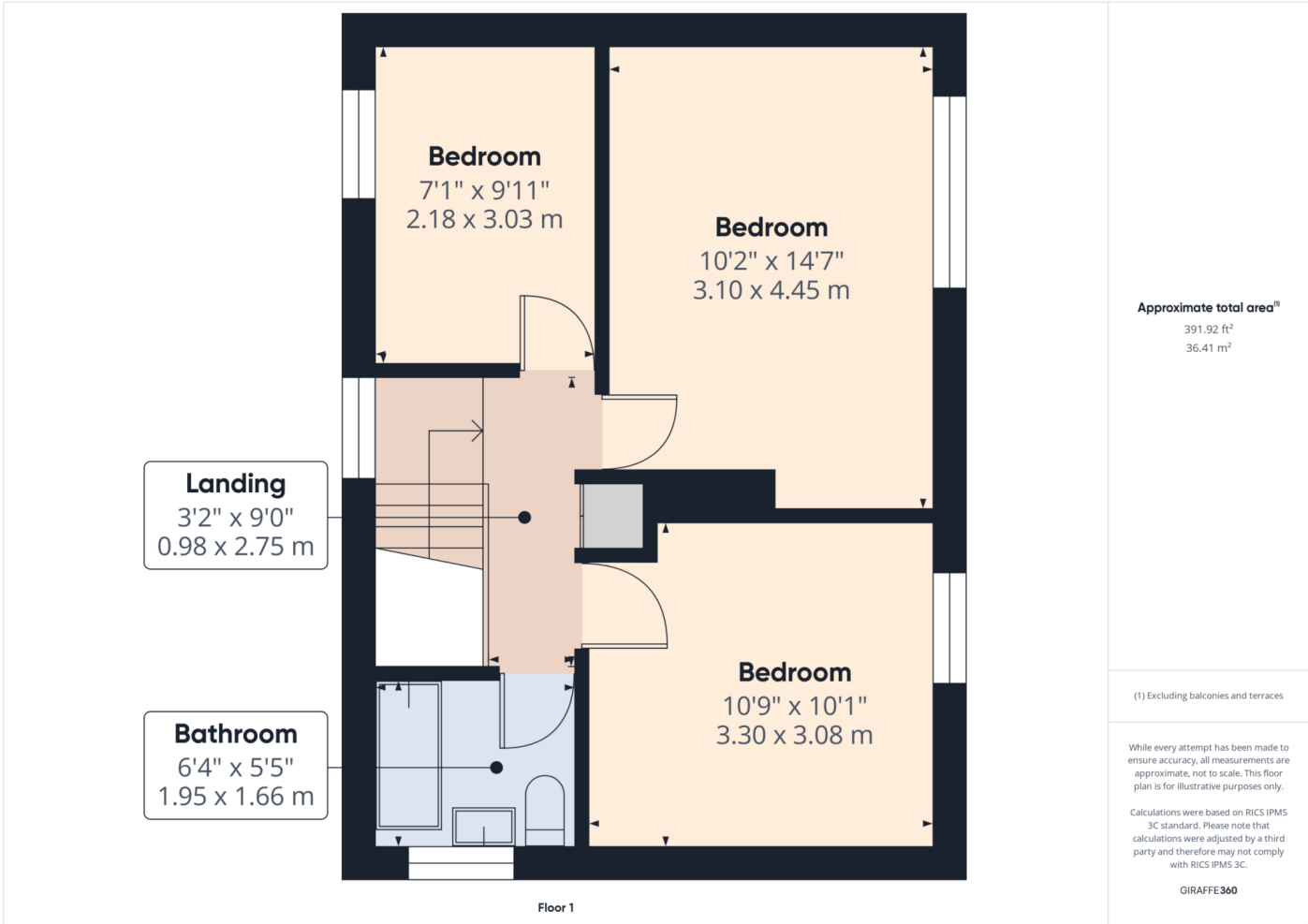




## SHIRLEY ROAD, CHADDESSEN, DERBY, DE21

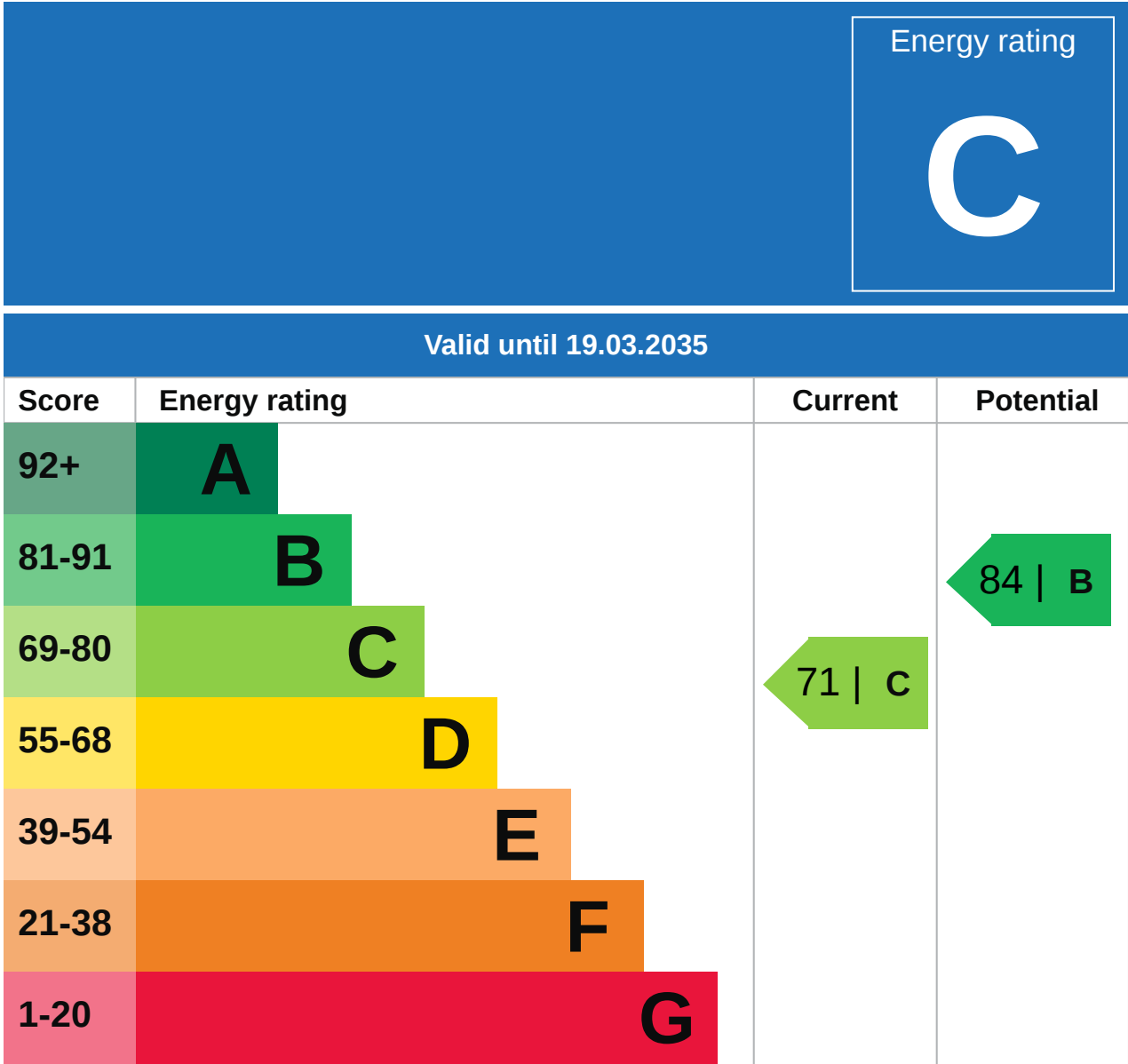


**SHIRLEY ROAD, CHADDESSEN, DERBY, DE21**





# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Pitched, 100 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	85 m <sup>2</sup>

# 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.

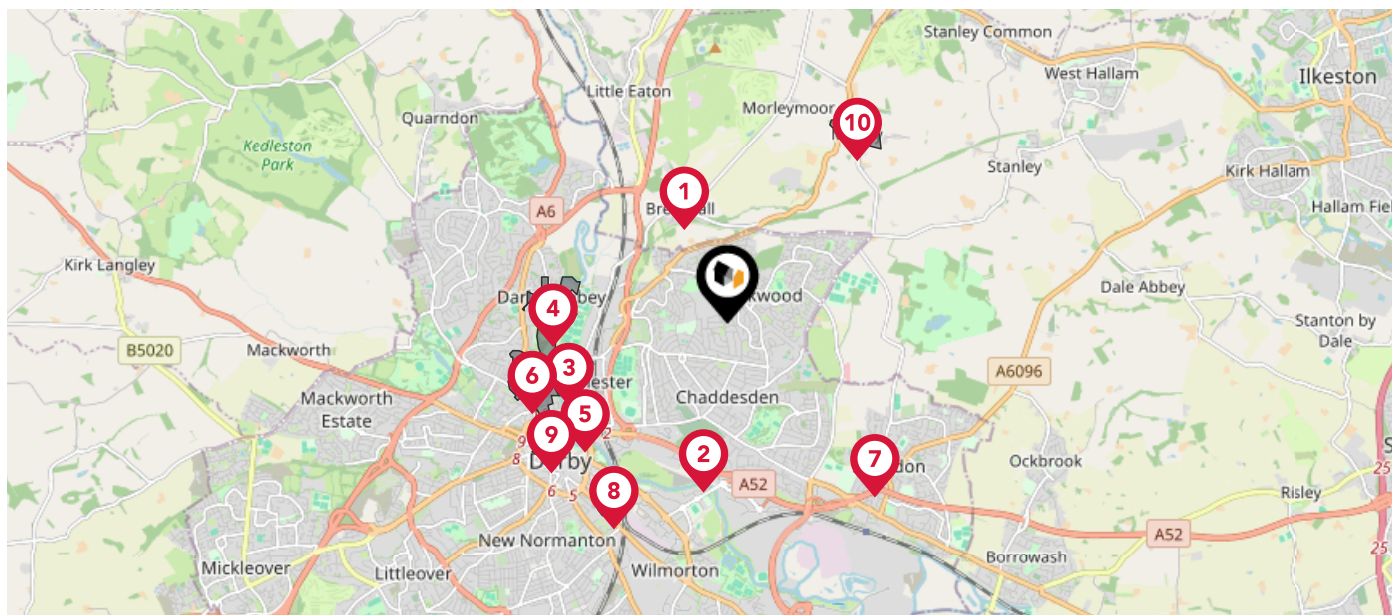


# Maps

## 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



Breadsall



Highfield Cottages



Little Chester



Darley Abbey



Nottingham Road



Strutts Park



Spondon



Railway



City Centre



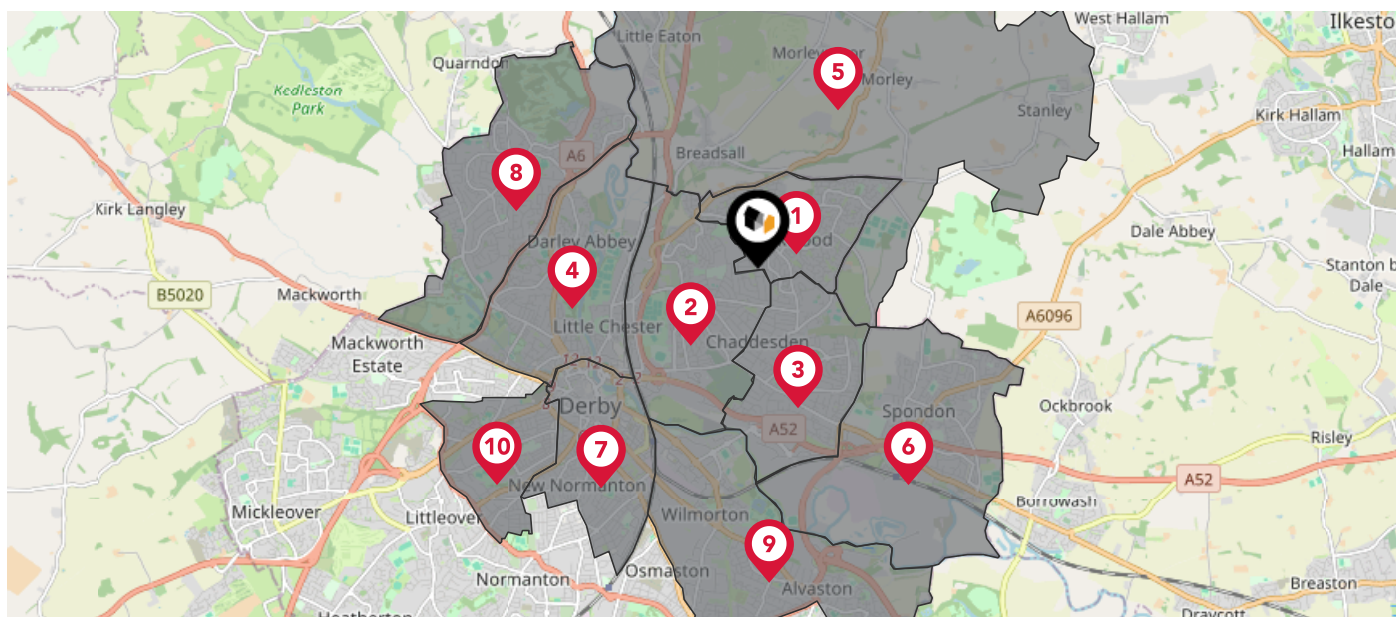
Morley

# 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



Oakwood Ward



Derwent Ward



Chaddesden Ward



Darley Ward



Little Eaton & Stanley Ward



Spondon Ward



Arboretum Ward



Allestree Ward



Alvaston Ward

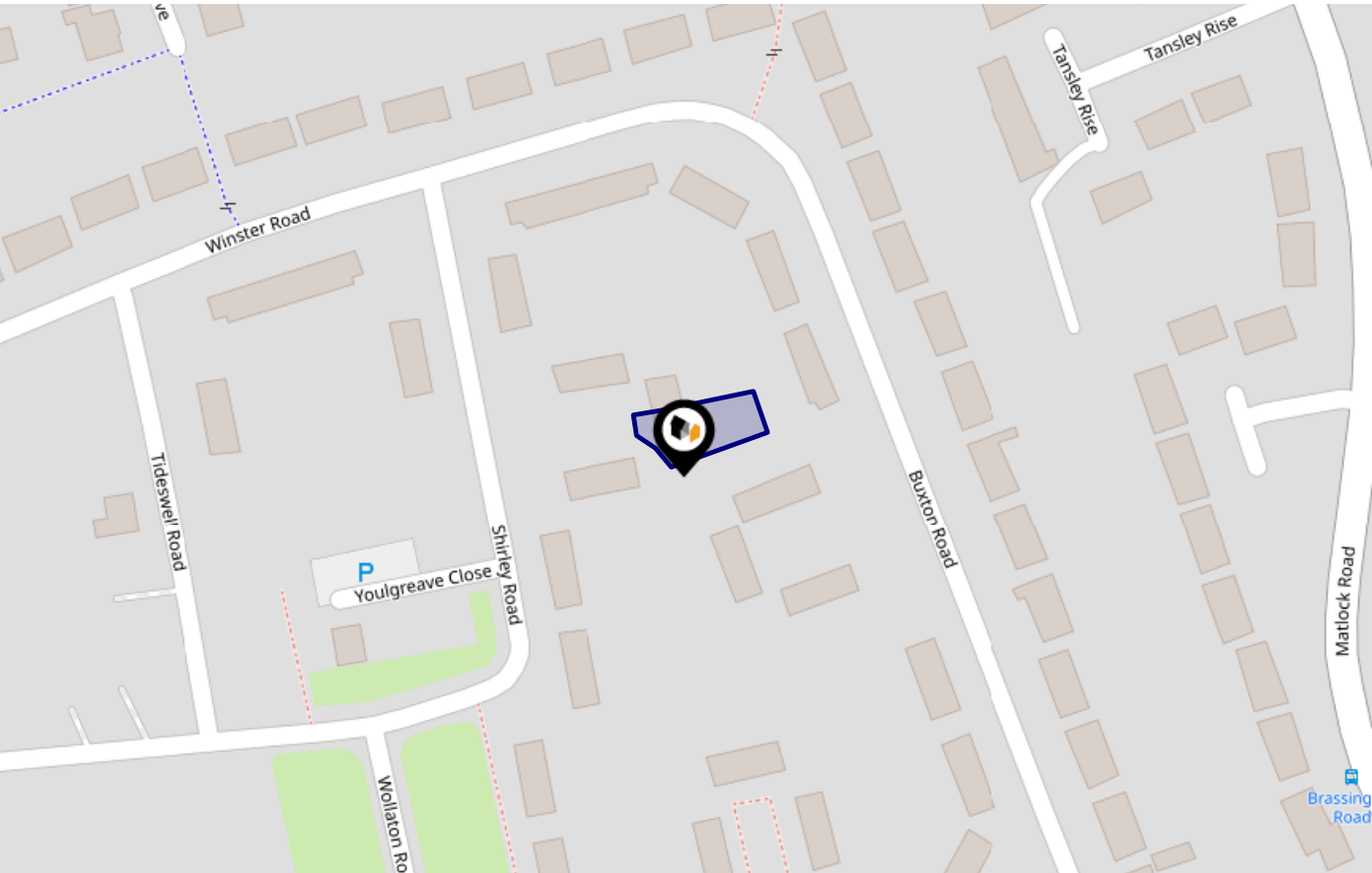


Abbey Ward

# 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.

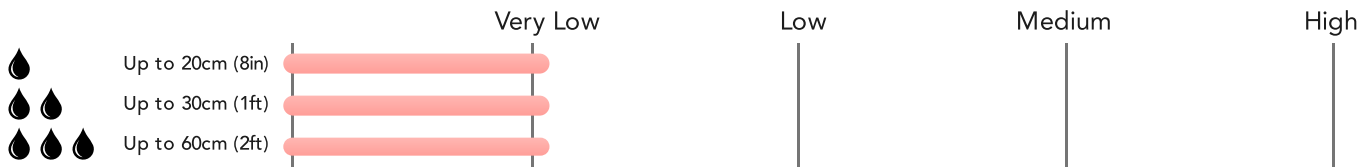


**Risk Rating: Very low**

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:

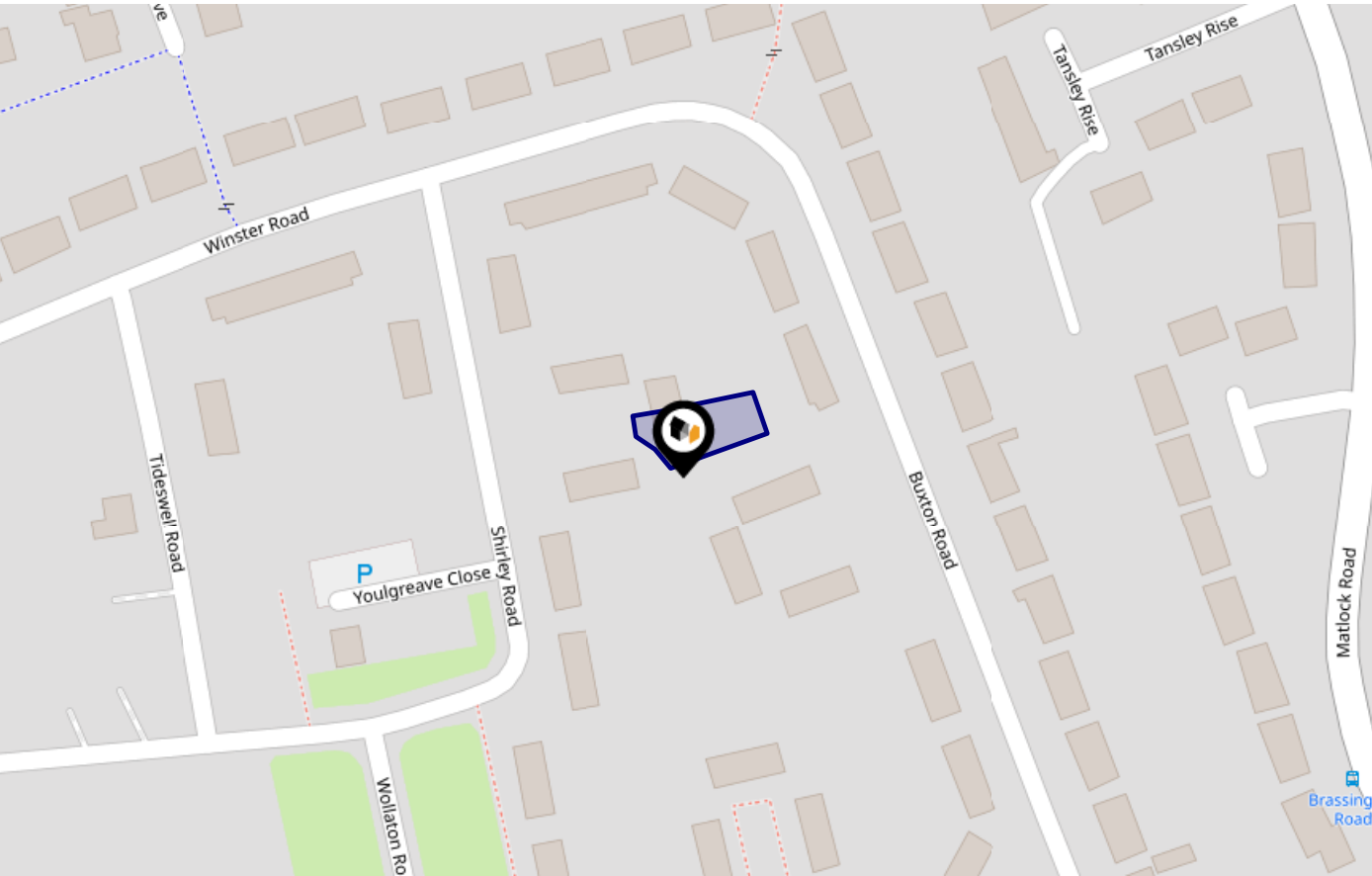




# Flood Risk

## 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.

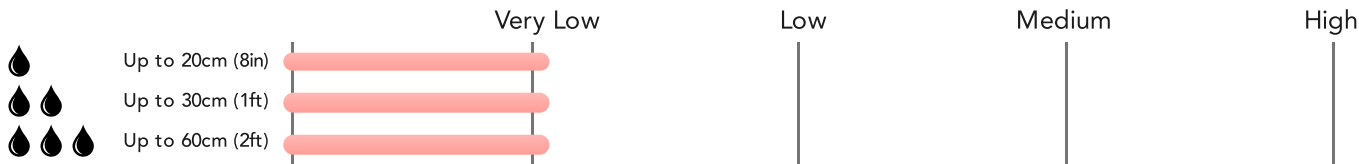


Risk Rating: Very low

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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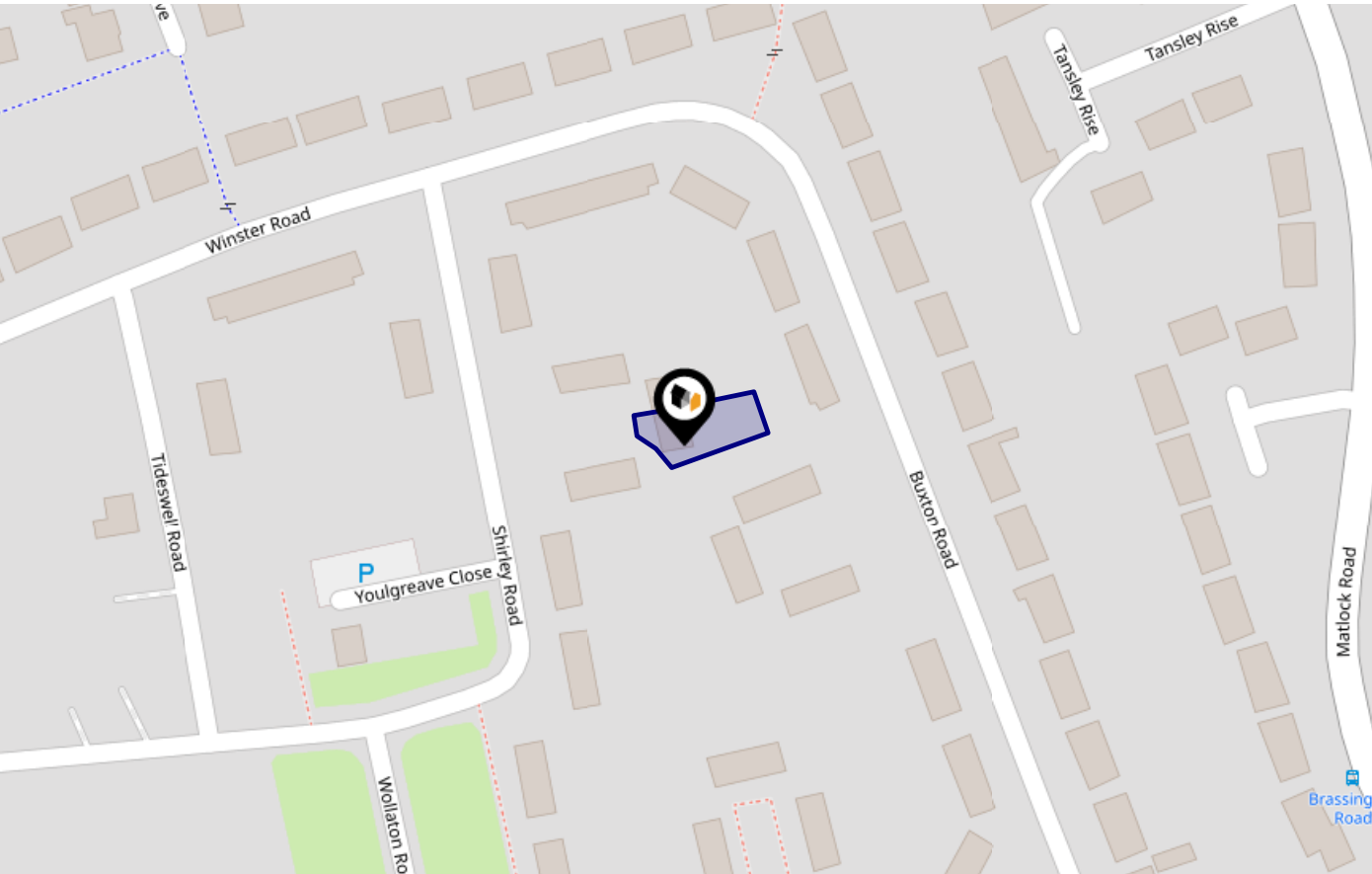
Chance of flooding to the following depths at this property:



# 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.

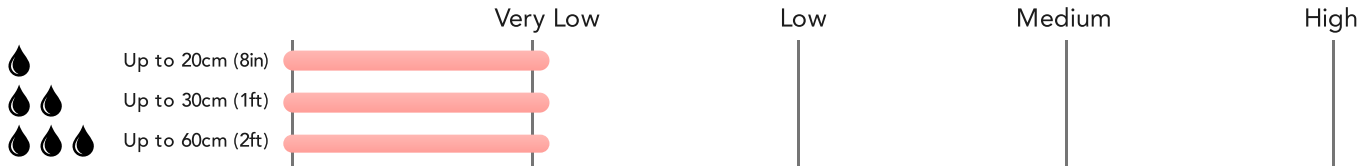


Risk Rating: Very low

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.

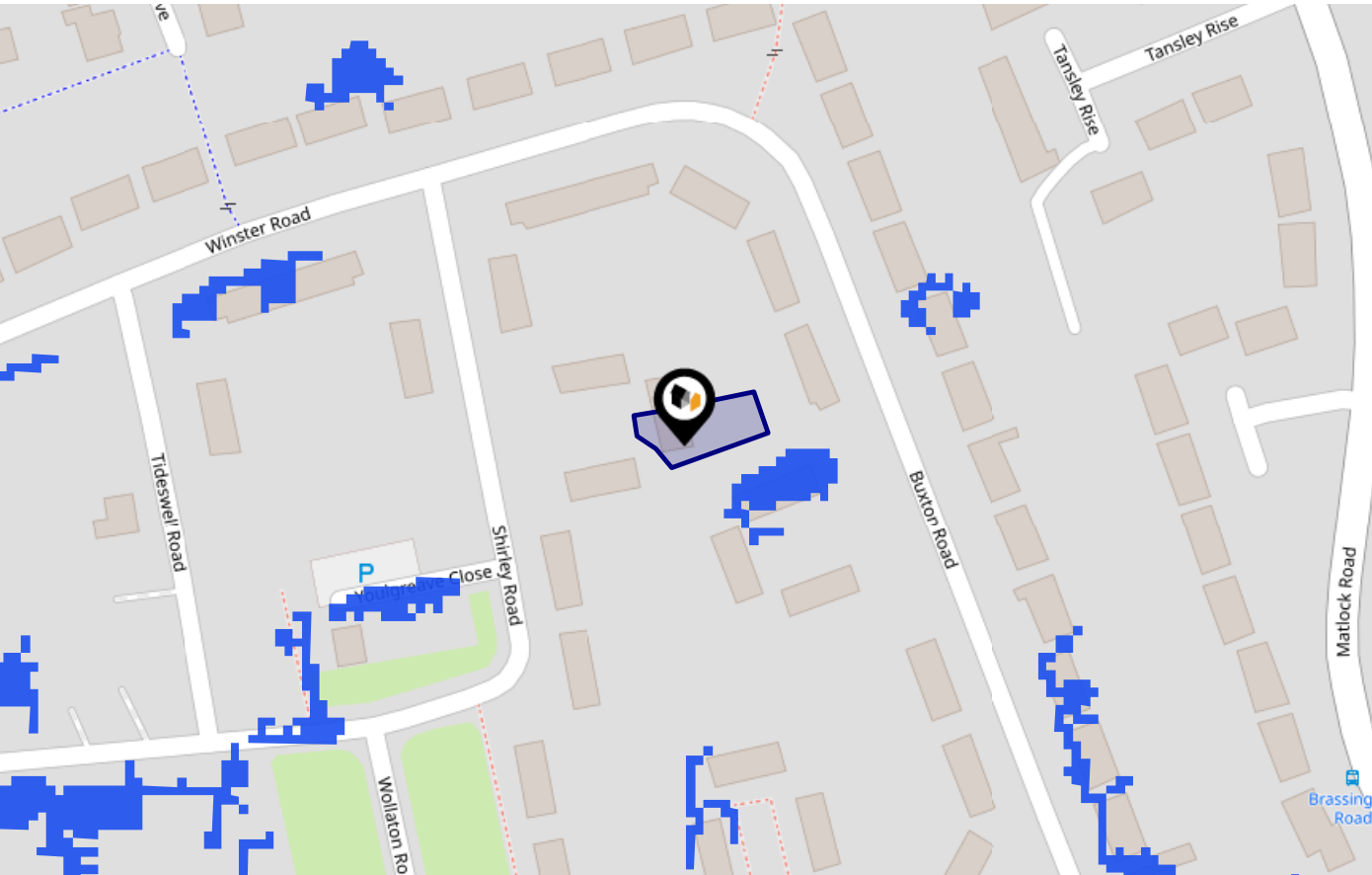
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

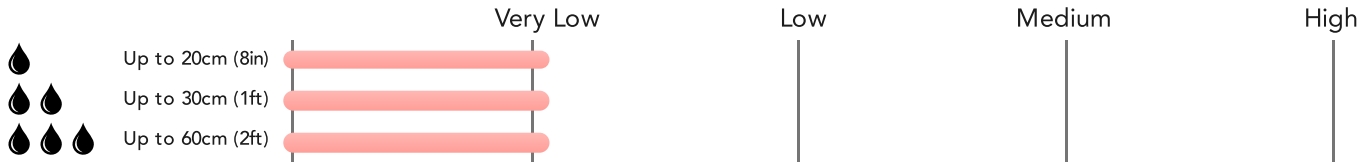


Risk Rating: Very low

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.

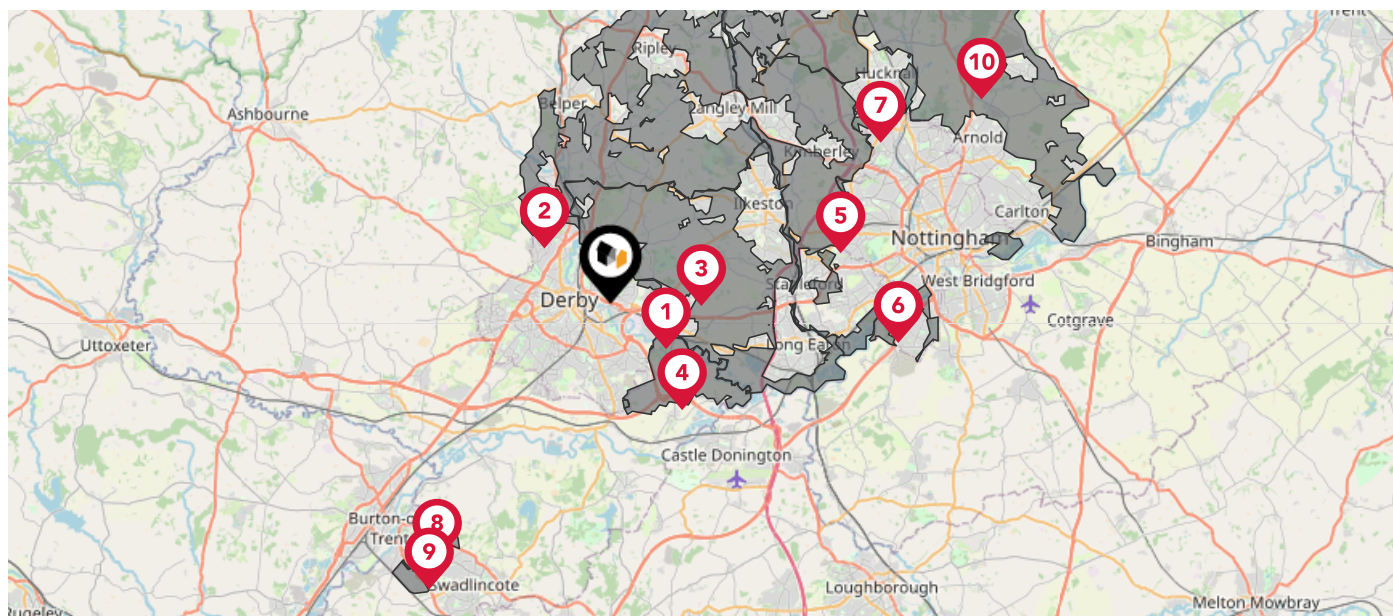
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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



### Nearby Green Belt Land



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - Amber Valley



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Ashfield



Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire



Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire



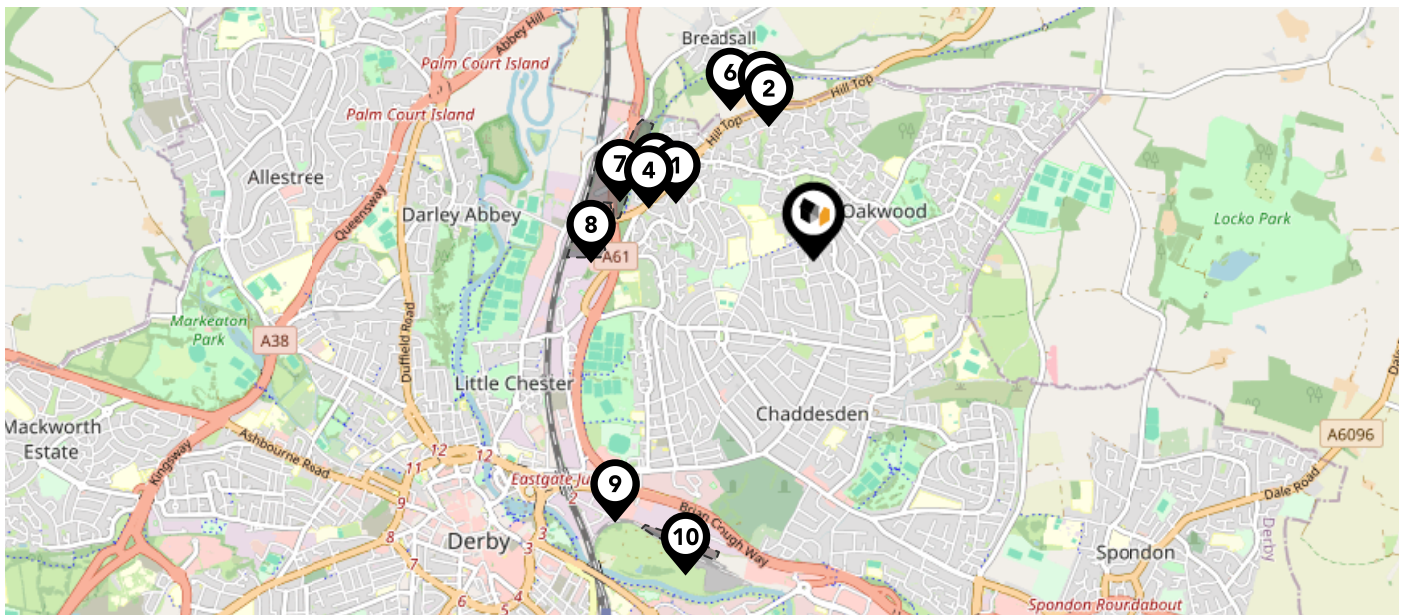
Derby and Nottingham Green Belt - Gedling

# 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

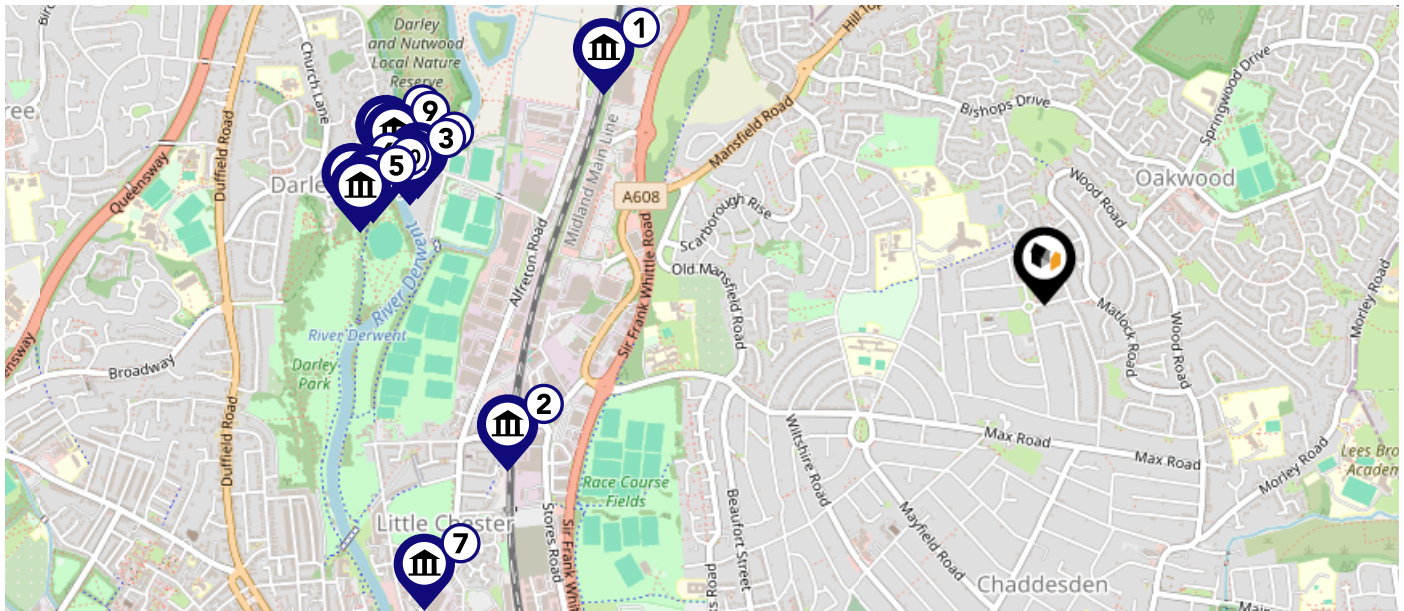
<b>1</b>	Mansfield Road-Derby, Derbyshire	Historic Landfill	
<b>2</b>	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill	
<b>3</b>	Manor Farm-Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	
<b>4</b>	Alfreton Road-Derby, Derbyshire	Historic Landfill	
<b>5</b>	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	
<b>6</b>	Manor Farm-Breadsall	Historic Landfill	
<b>7</b>	Alfreton Road Extension-Alfreton Road Extension, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill	
<b>8</b>	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill	
<b>9</b>	Joseph Mason and Company Limited-Nottingham Road, Derby, Derbyshire	Historic Landfill	
<b>10</b>	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	











# Maps

## Listed Buildings

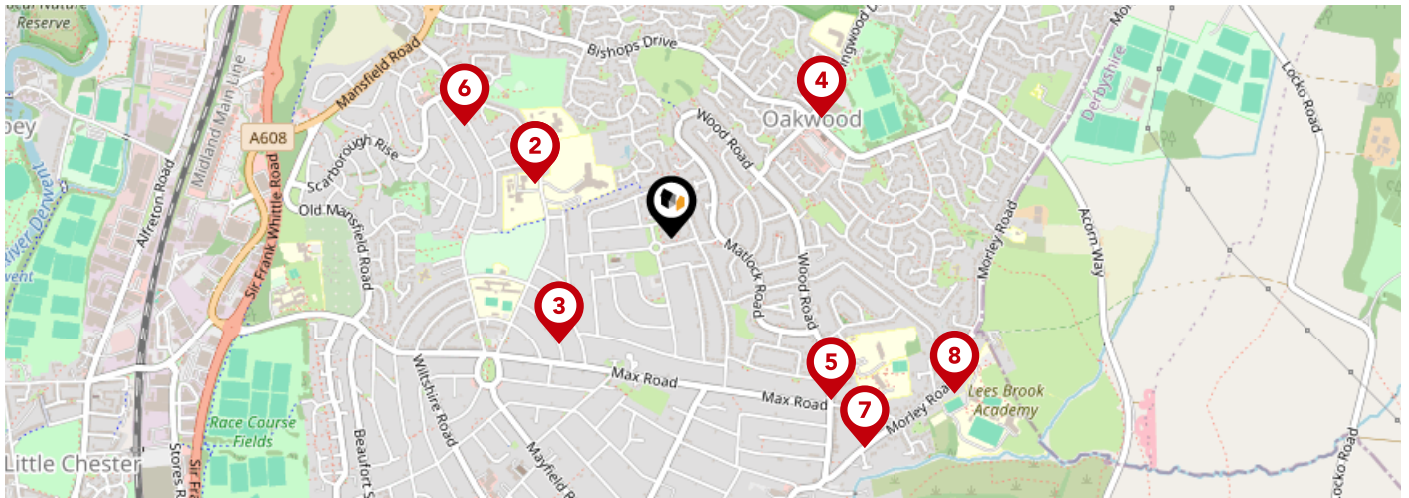


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

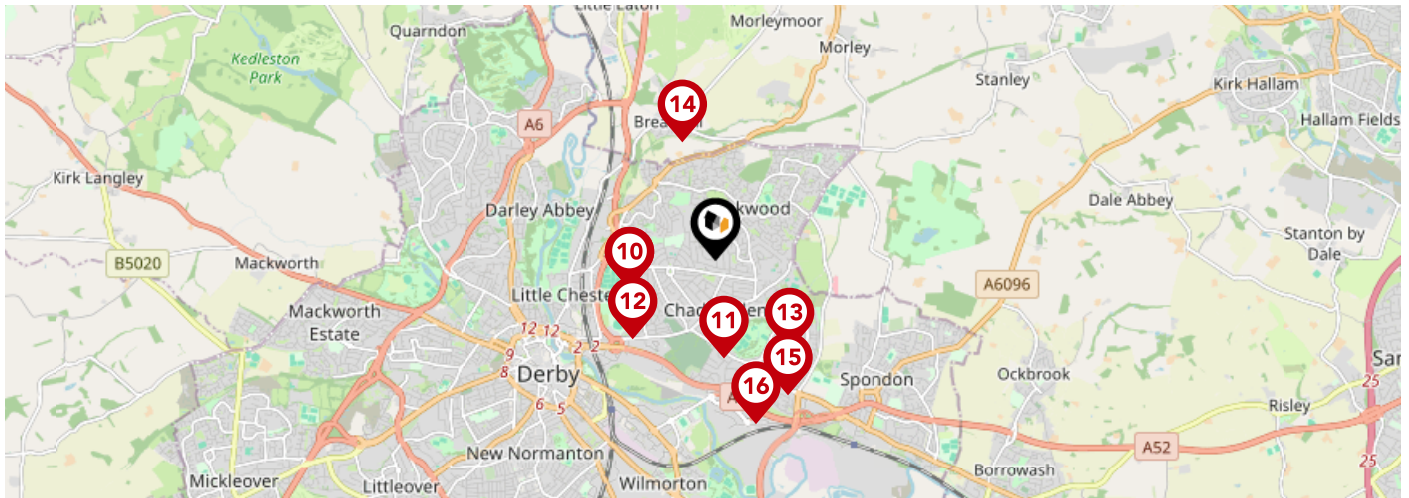










Listed Buildings in the local district	Grade	Distance
 1417678 - Alfreton Road Bridge (spc8 10)	Grade II	1.1 miles
 1417666 - Mansfield Road Bridge (spc8 6)	Grade II	1.2 miles
 1067810 - Sawmill And Workshop Range And Drying Shed Darley Abbey Mills (south Complex)	Grade II	1.4 miles
 1067831 - Cottages Nos 1-4 (consecutive) And House	Grade II	1.4 miles
 1067830 - Works Adjacent To Nos 11 And 12	Grade II	1.5 miles
 1229900 - Nos 1 To 8 (consecutive) With Row Of Privies Opposite	Grade II	1.5 miles
 1392461 - Church Of St Paul	Grade II	1.5 miles
 1067811 - Darley Abbey Mills (north Complex) Building To North West Of Site Known As Fire Station And Building To The East	Grade II	1.5 miles
 1067808 - Darley Abbey Mills (north Complex) North Mill And Engine House And Boiler House	Grade II	1.5 miles
 1420572 - Darley Abbey Weir	Grade II	1.5 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 152   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

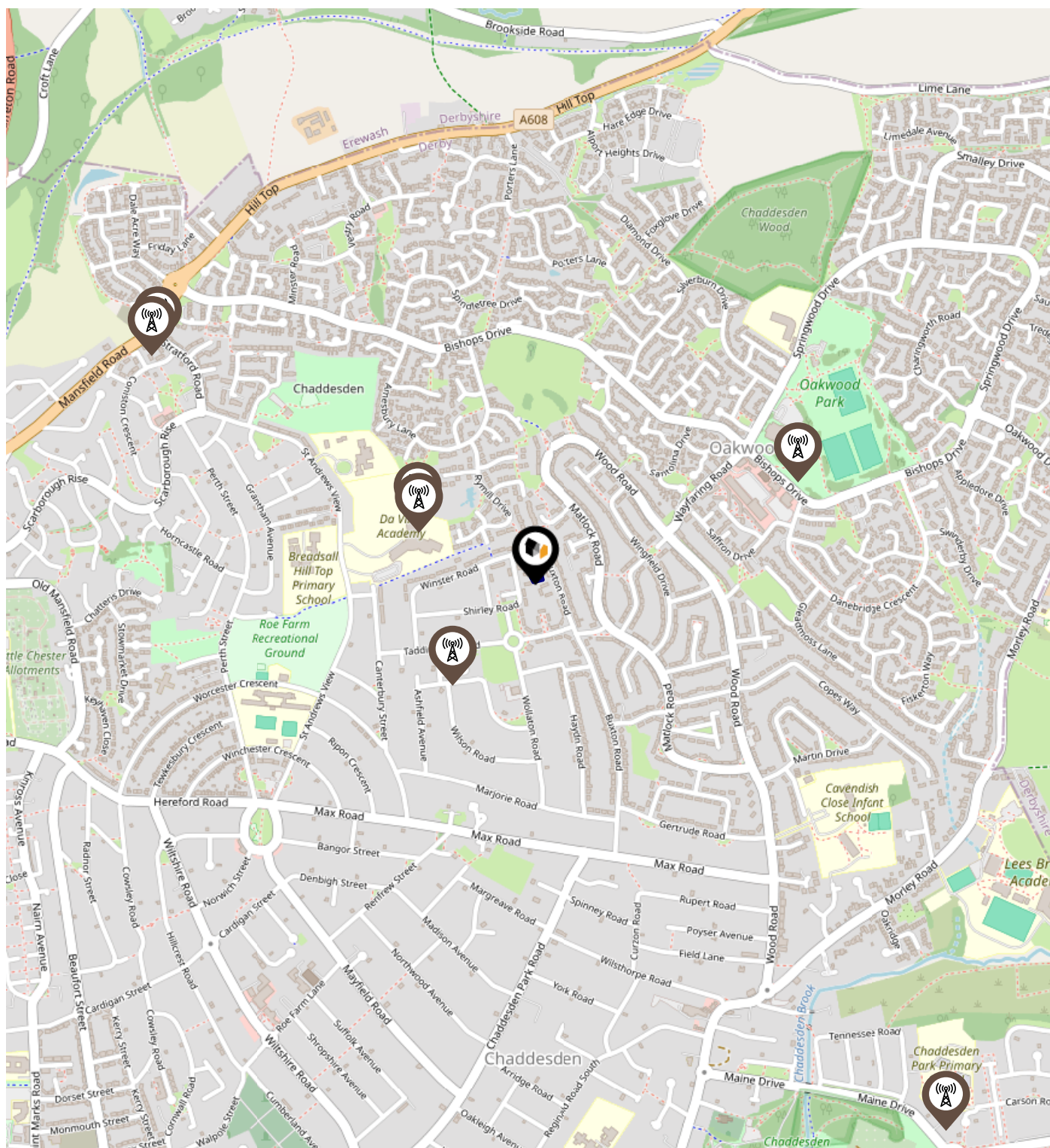


		Nursery	Primary	Secondary	College	Private
	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 269   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area Masts & Pylons

Hannells  
A Moving Experience

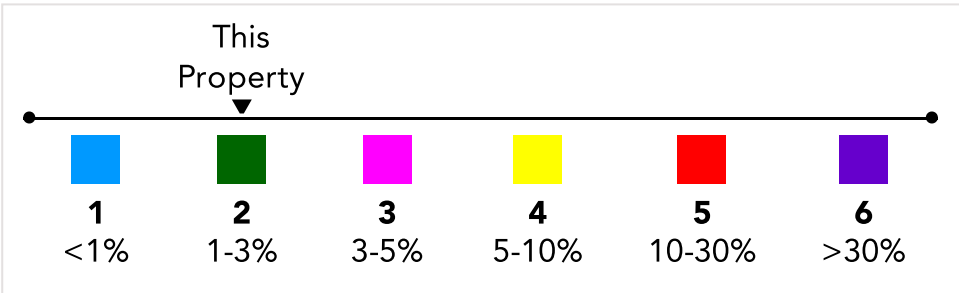
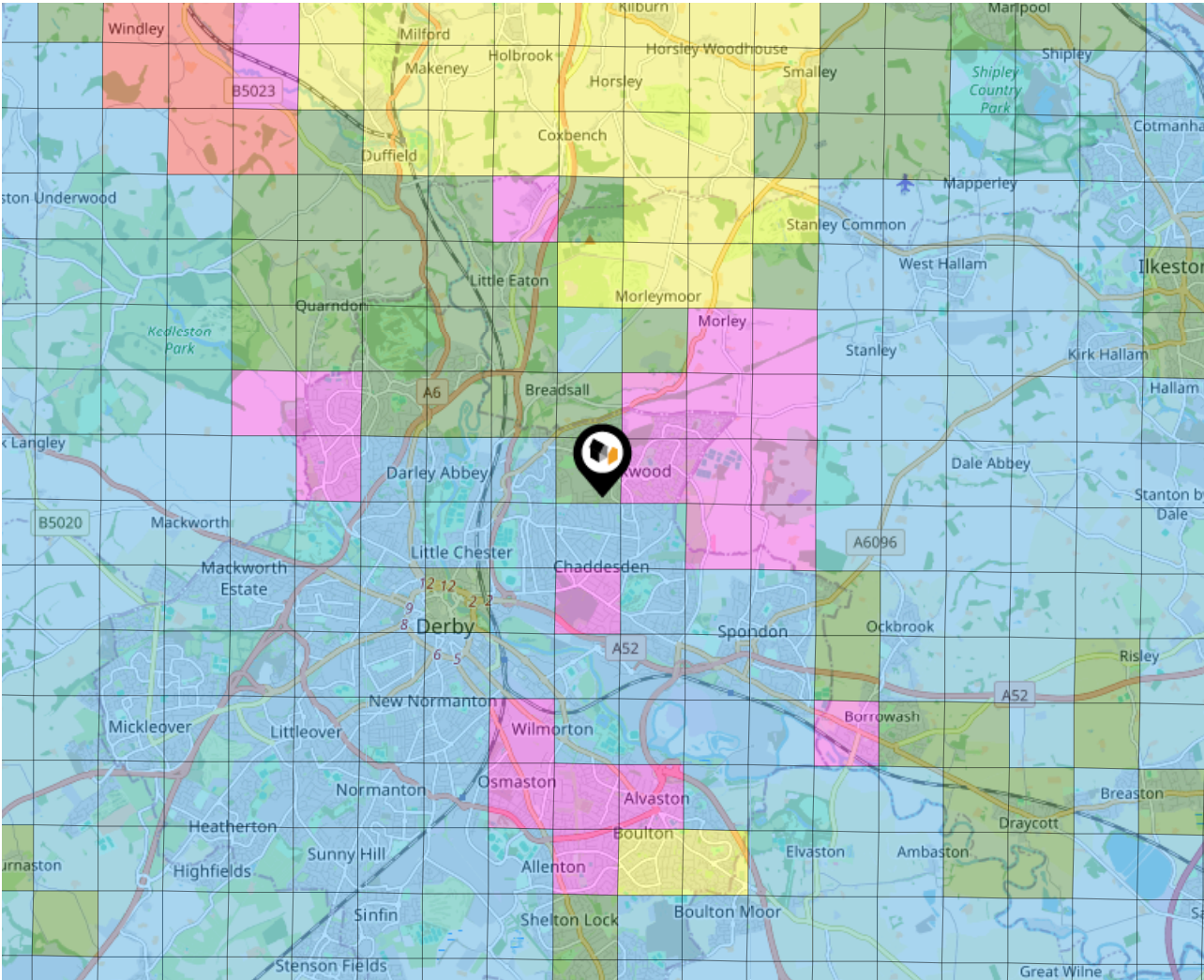


## Key:

-  Power Pylons
-  Communication Masts

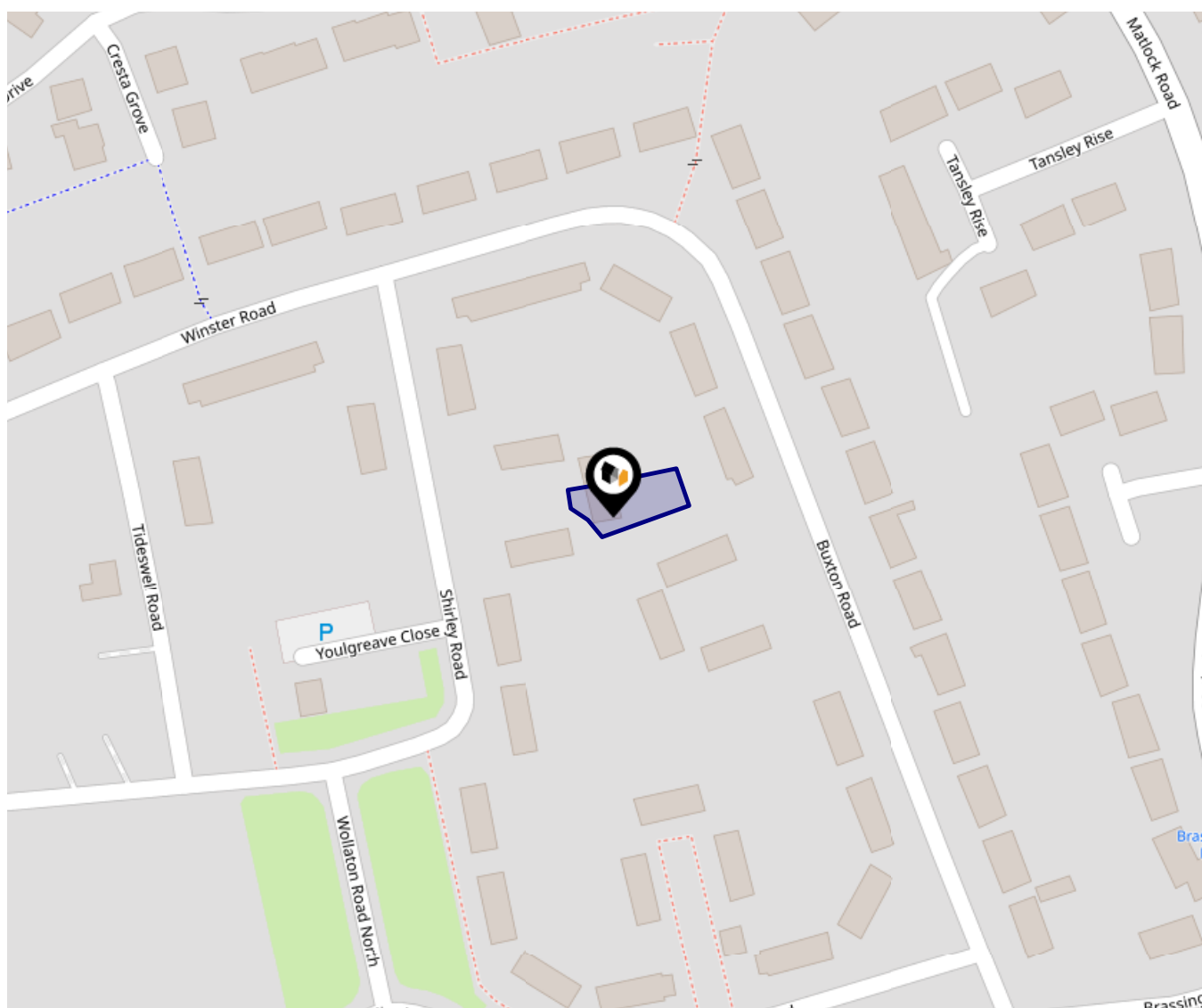
### What is Radon?

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/m<sup>3</sup>).





# Local Area Road Noise



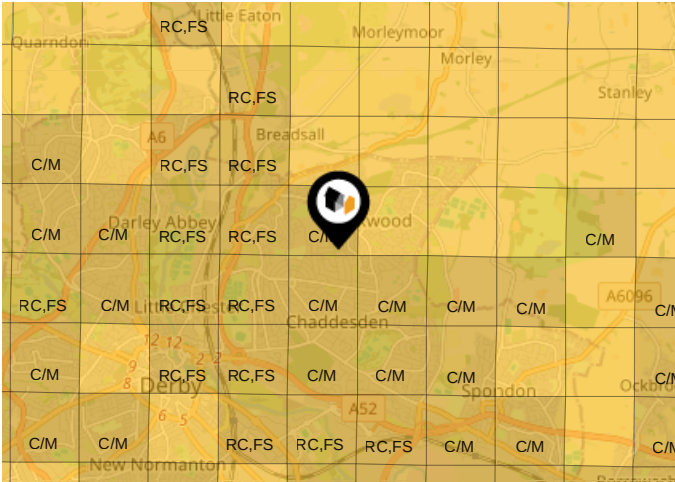
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

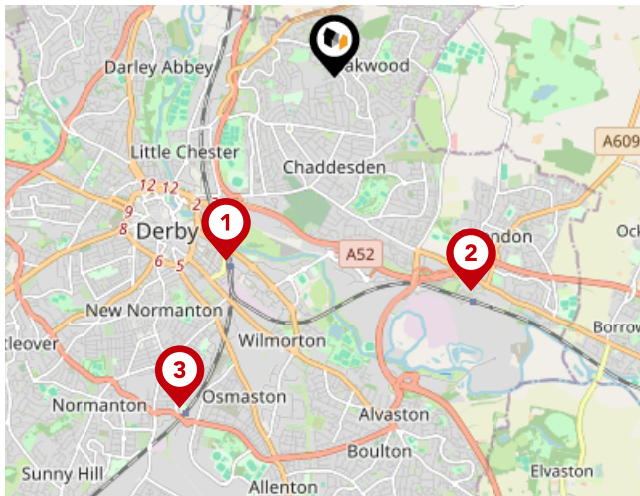


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

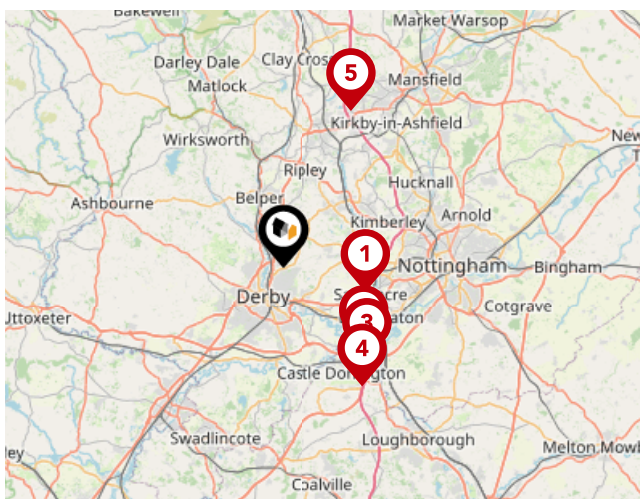
# Area

## Transport (National)



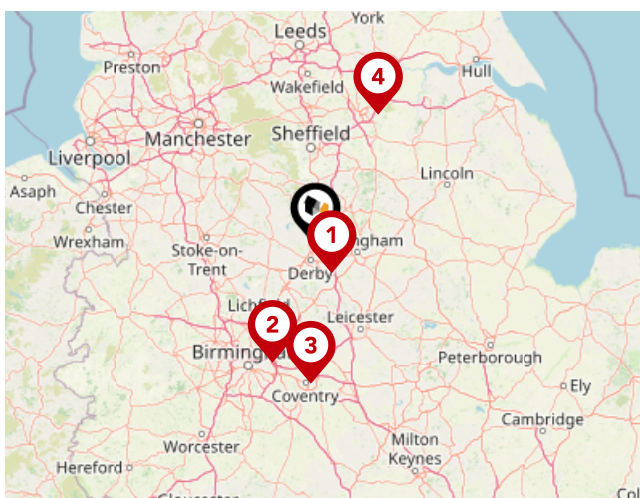
### National Rail Stations

Pin	Name	Distance
	Derby Rail Station	1.9 miles
	Spondon Rail Station	2.26 miles
	Peartree Rail Station	3.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	6.1 miles
	M1 J24A	8.12 miles
	M1 J24	8.98 miles
	M1 J23A	10.11 miles
	M1 J28	12.2 miles

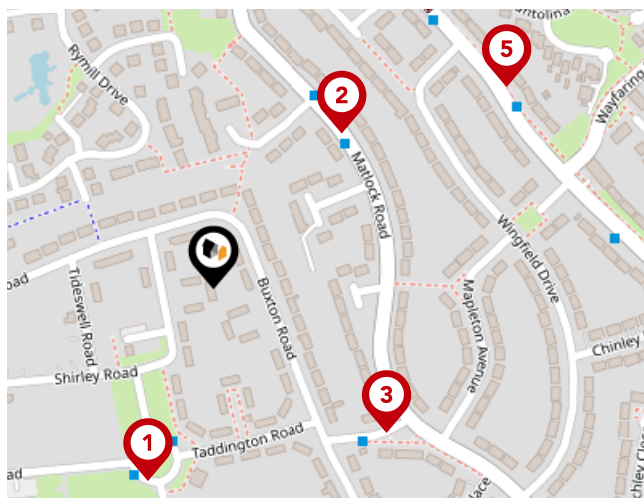


### Airports/Helipads

Pin	Name	Distance
	East Mids Airport	9.1 miles
	Birmingham Airport	35.8 miles
	Baginton	39.58 miles
	Finningley	41.44 miles

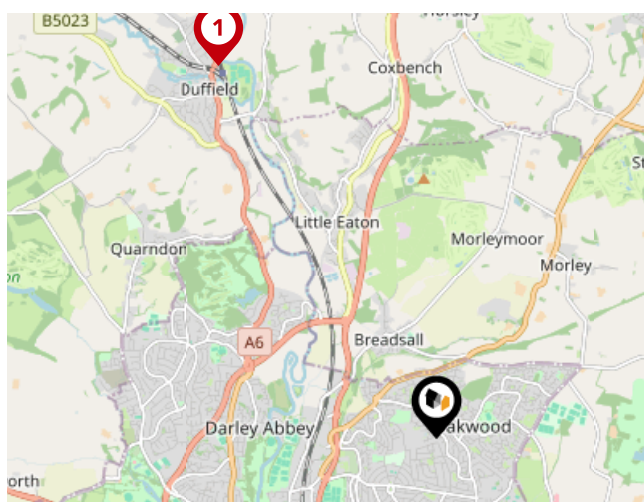
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wollaton Road	0.11 miles
2	Birchover Rise	0.11 miles
3	Brassington Road	0.13 miles
4	Fernilee Gardens	0.2 miles
5	Fernilee Gardens	0.2 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.86 miles
2	Tram Park & Ride	7.56 miles
3	Toton Lane Tram Stop	7.56 miles





## Hannells

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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

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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.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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