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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th April 2025



CHAPEL LANE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Standard Construction, Three-Bedroom, Semi-Detached Property
- > No Upward Chain
- > EPC Rating D
- > Council Tax Band B
- > Freehold

Property Description

A traditional, bay-fronted, three-bedroom semi-detached family home which occupies a fantastic position and great-sized plot in the sought-after location of Spondon. Available with no upward chain, the property has been superbly maintained with light and airy accommodation and an excellent sized, private garden! Enjoying the benefits of uPVC double glazing and gas central heating, the accommodation briefly comprises; entrance hall, bay-fronted through lounge/diner with patio doors opening to a fantastic garden and a delightful, fitted breakfast kitchen. To the first floor, there are three well-proportioned bedrooms and a refitted, contemporary shower room suite. Outside, to the front of the property there is a lawn and driveway providing off road parking which continues to the side of the property and gives access to a single detached garage. To the rear, there is an impressive and relatively private garden which features a paved patio area and an expansive lawn with shaped beds housing a variety of established plants, shrubs and trees. Chapel Lane is located in the heart of Spondon, a charming and well-established village on the eastern outskirts of Derby. The area is known for its attractive mix of period properties, and convenient access to a range of local amenities including independent shops, pubs, schools, and parks. With excellent road links to the A52 and M1, as well as regular public transport into Derby city centre, Chapel Lane offers the perfect balance of village living and commuter convenience. An internal inspection is essential to fully appreciate the location and size of plot on offer.

Room Measurement & Details

Entrance Hall:

Lounge Diner: (24'0" x 13'5") 7.32 x 4.09

Breakfast Kitchen: (10'7" x 9'6") 3.23 x 2.90

First Floor Landing:

Bedroom One: (11'1" x 11'2") 3.38 x 3.40

Bedroom Two: (10'10" x 11'4") 3.30 x 3.45

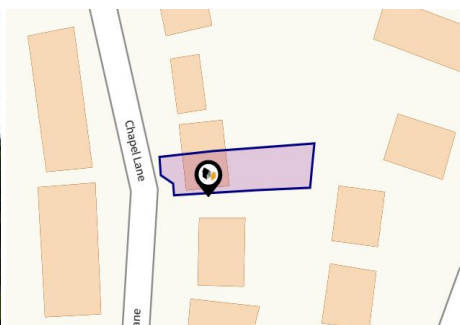
Bedroom Three: (8'2" x 8'4") 2.49 x 2.54

Shower Room: (5'5" x 8'0") 1.65 x 2.44

Garage: (18'1" x 7'8") 5.51 x 2.34

KFB

Key Facts For Buyers



Property



Type:	Semi-Detached
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.09 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY391

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)

12	67	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



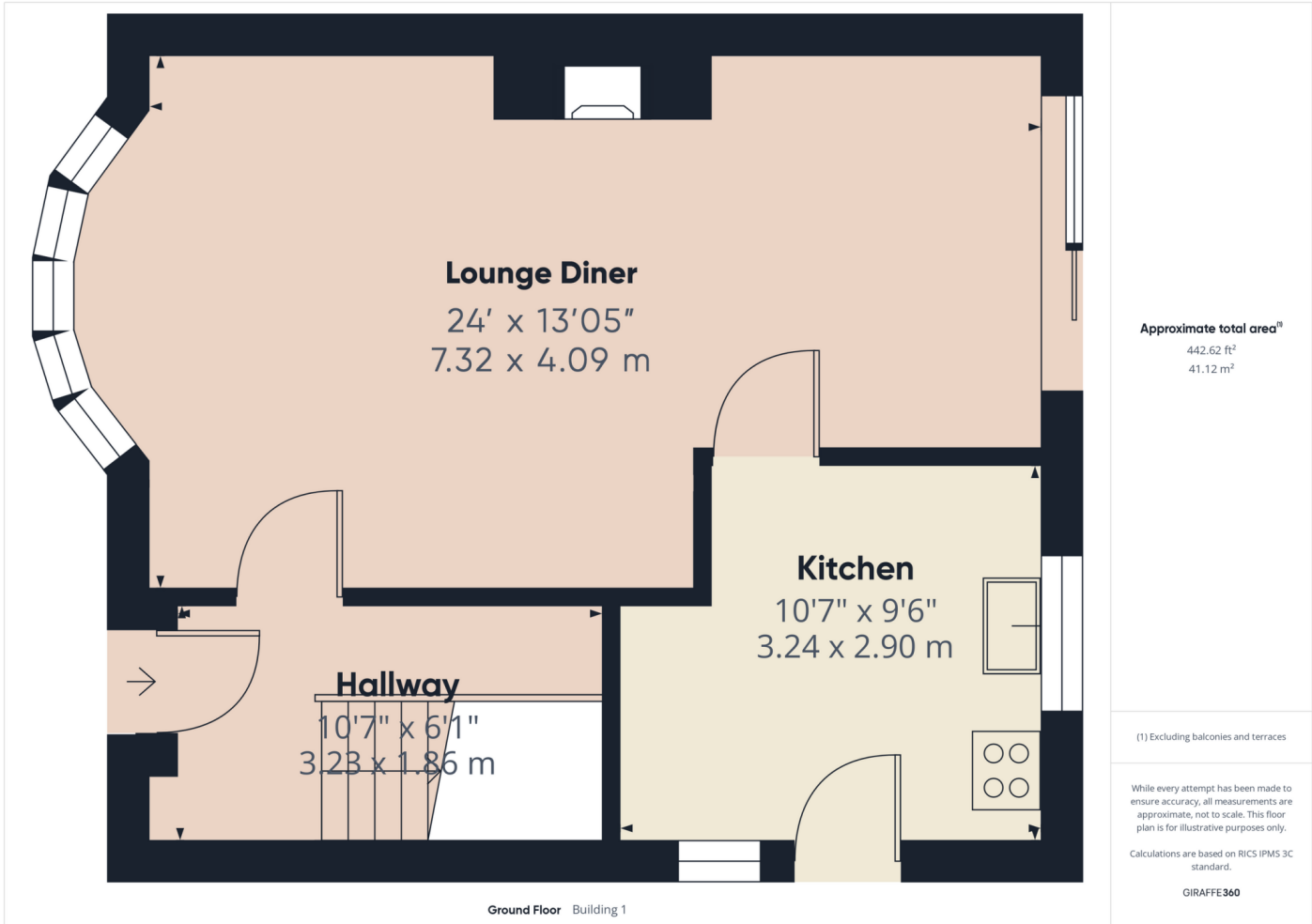
Satellite/Fibre TV Availability:



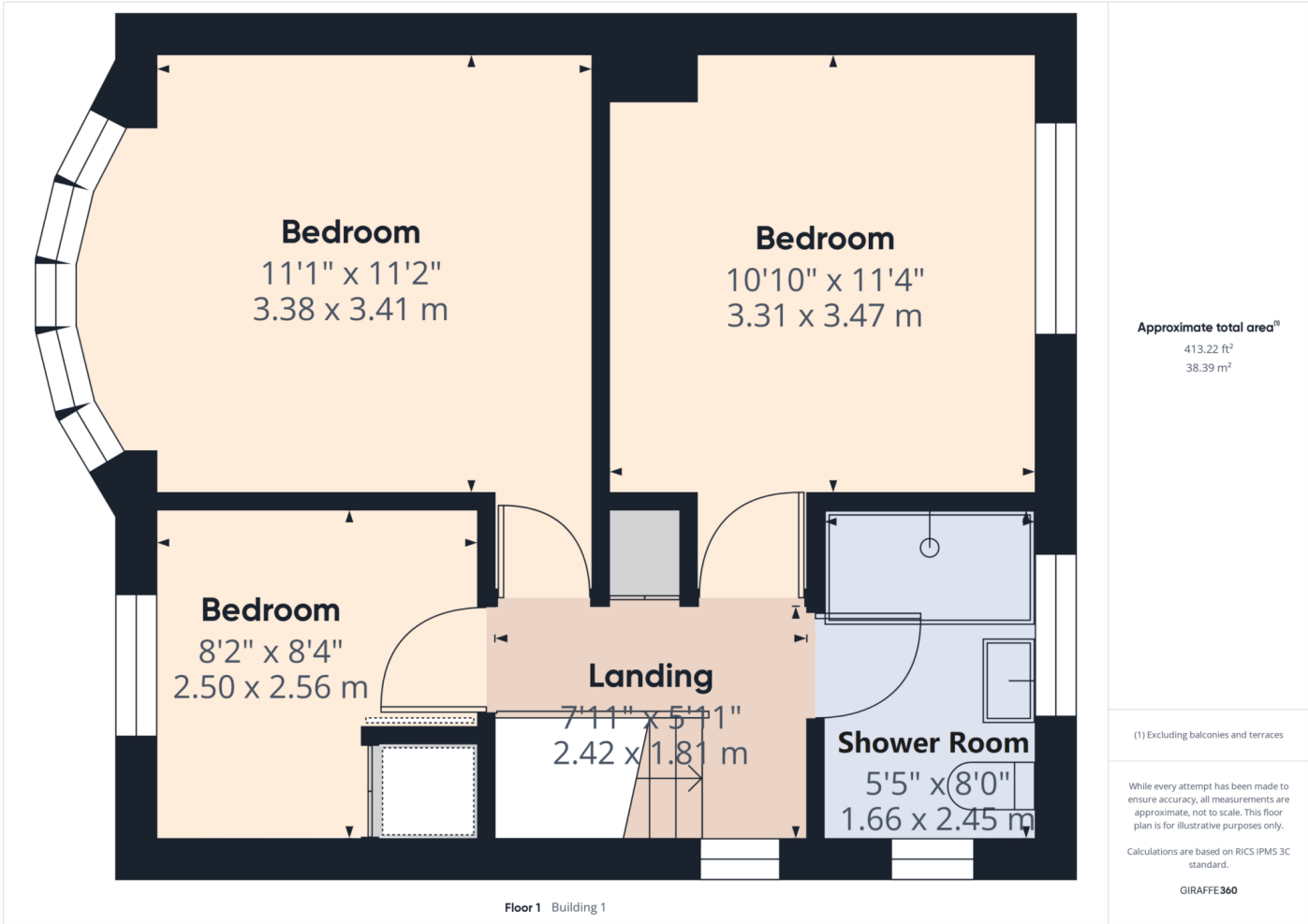




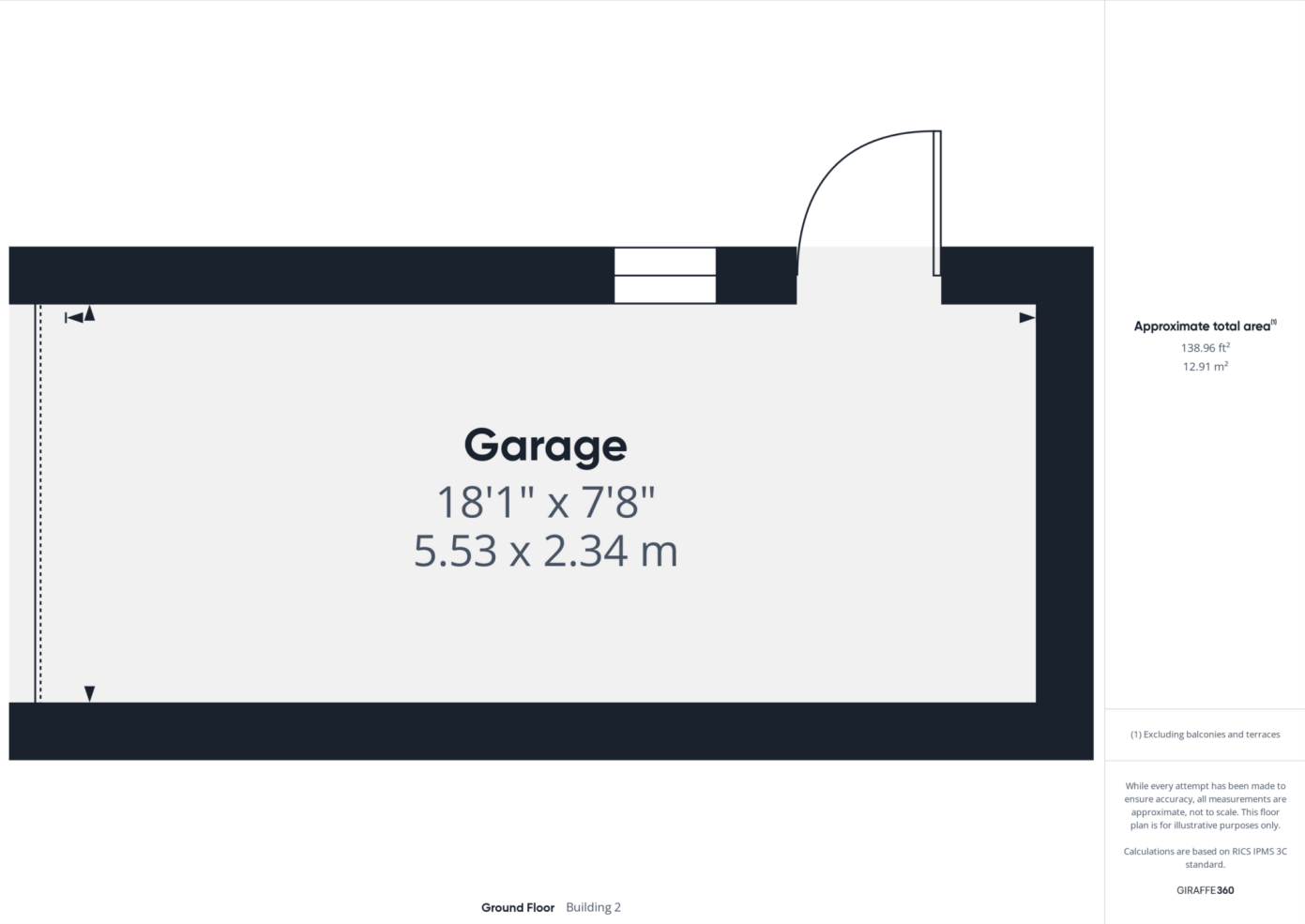
CHAPEL LANE, SPONDON, DERBY, DE21



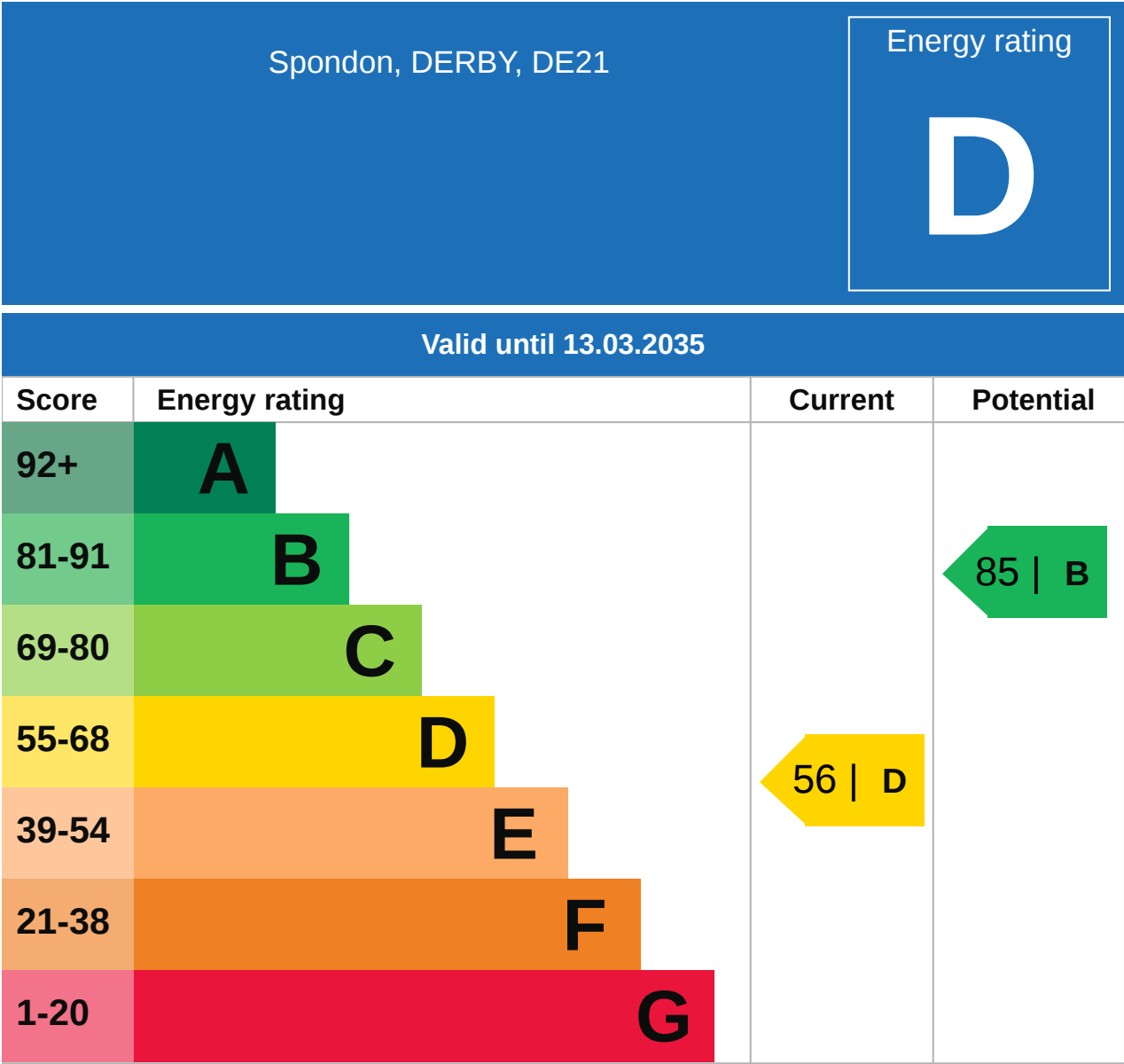
CHAPEL LANE, SPONDON, DERBY, DE21



CHAPEL LANE, SPONDON, DERBY, DE21



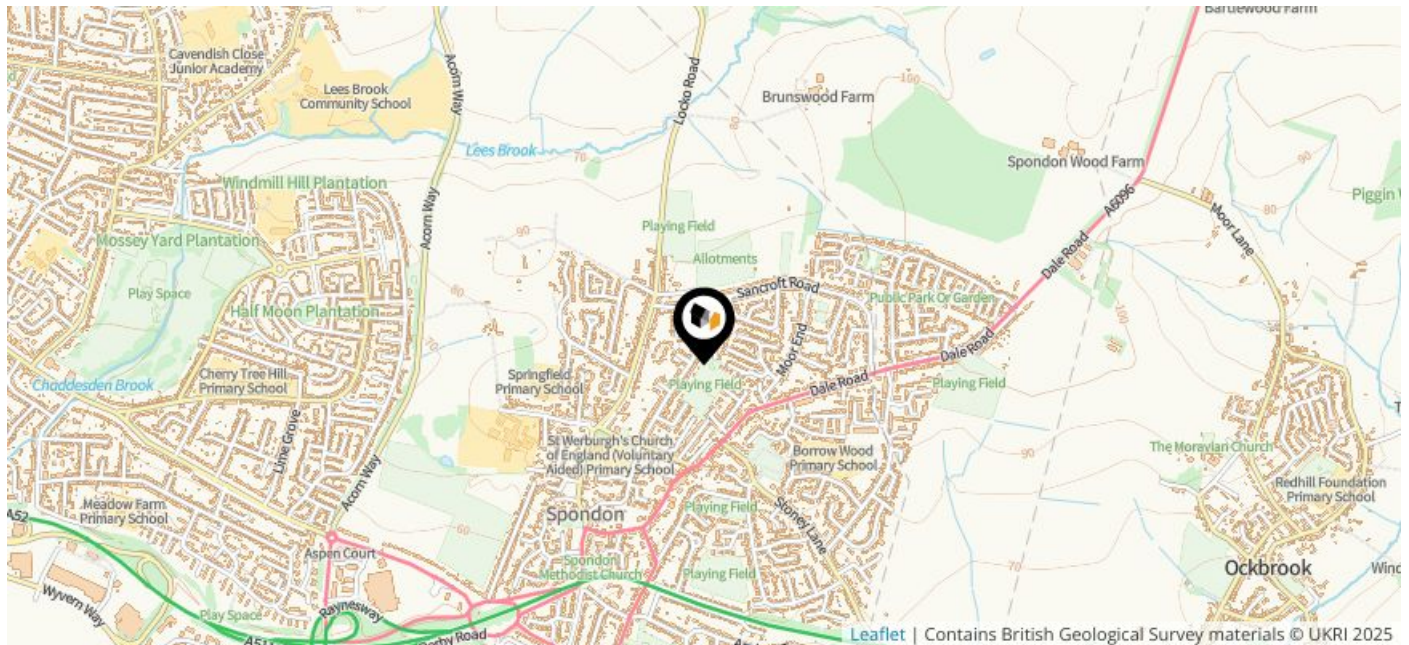
Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 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, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 56% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	81 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.

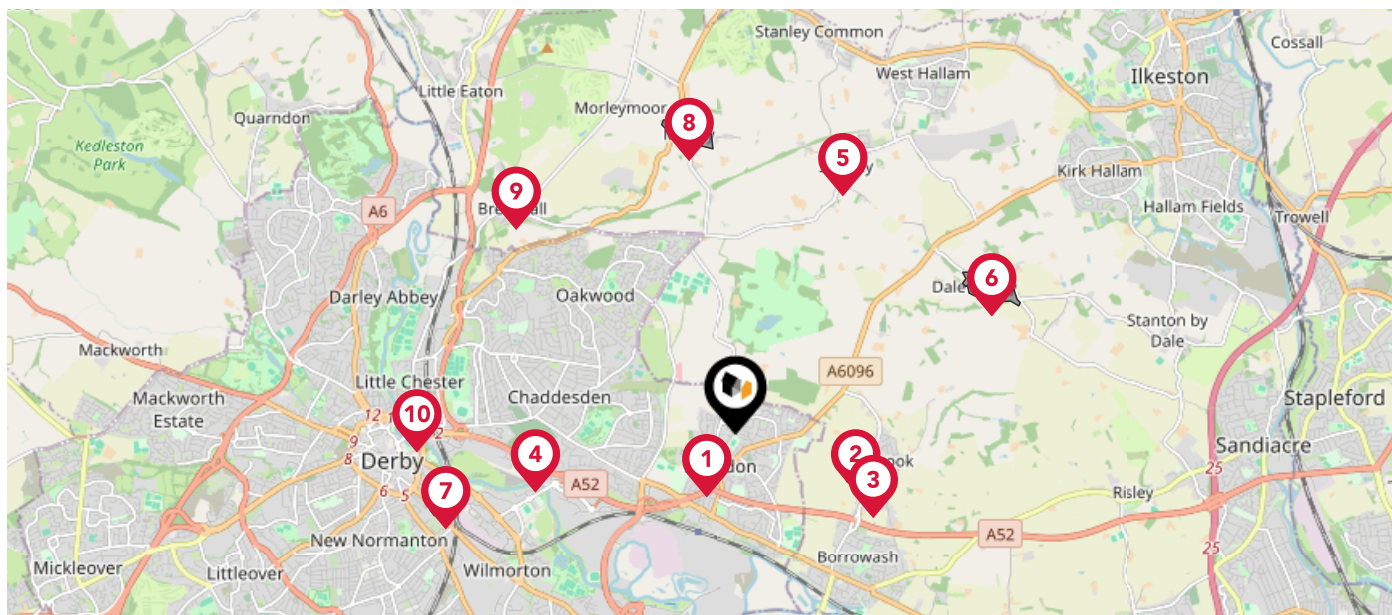
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

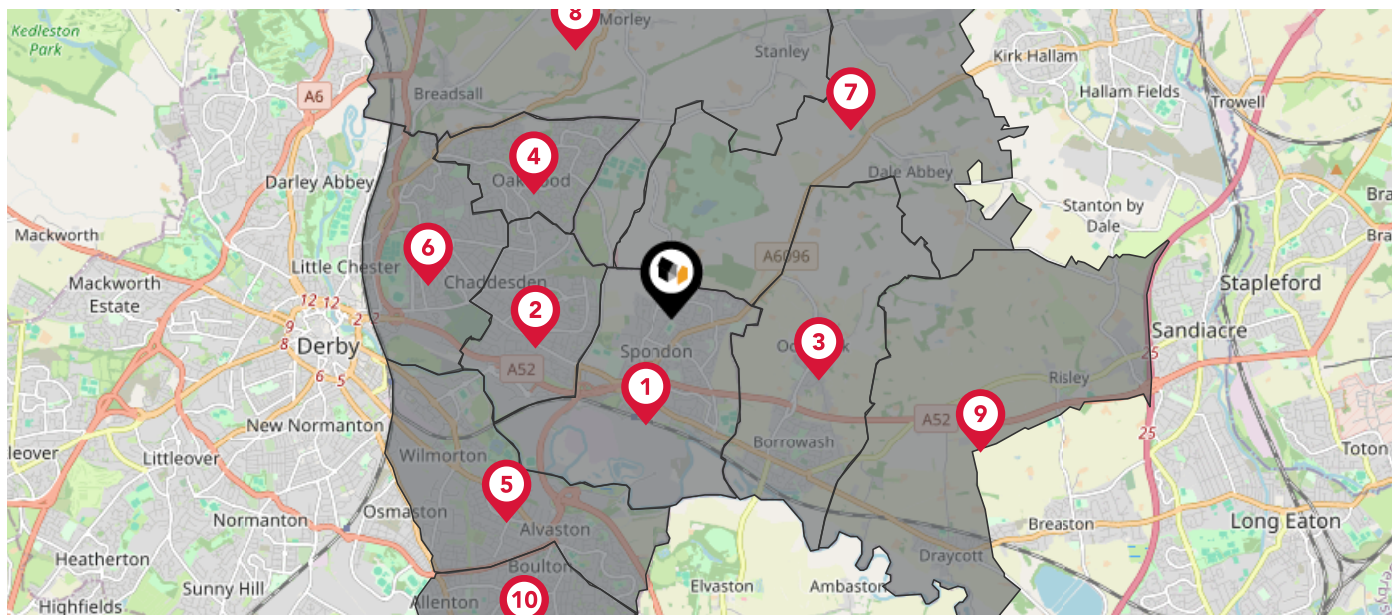
- | | |
|----|------------------------------|
| 1 | Spondon |
| 2 | Ockbrook Moravian Settlement |
| 3 | Ockbrook Village |
| 4 | Highfield Cottages |
| 5 | Stanley |
| 6 | Dale Abbey |
| 7 | Railway |
| 8 | Morley |
| 9 | Breadsall |
| 10 | Nottingham Road |

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



Chaddesden Ward



Ockbrook & Borrowwash Ward



Oakwood Ward



Alvaston Ward



Derwent Ward



West Hallam & Dale Abbey Ward



Little Eaton & Stanley Ward



Draycott & Risley Ward

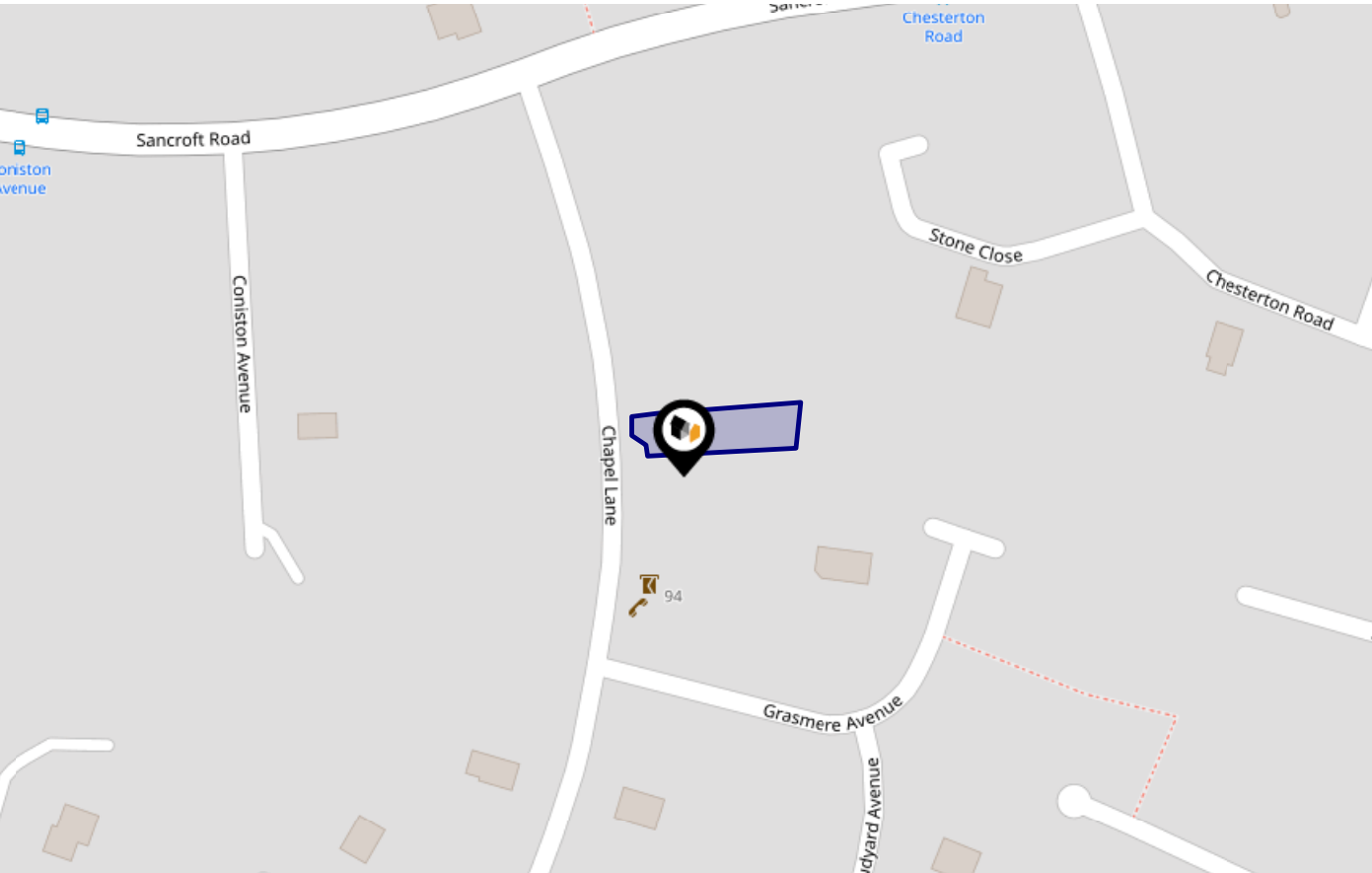


Boulton Ward

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.

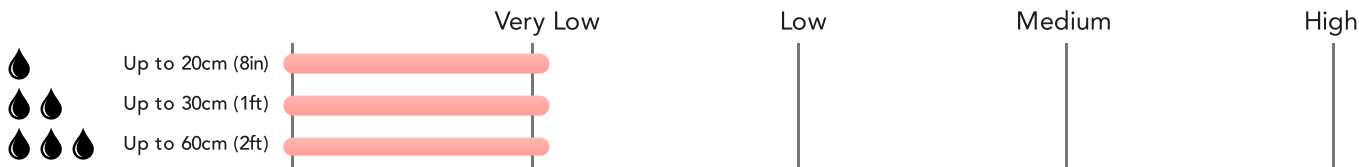


Risk Rating: Very low

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.

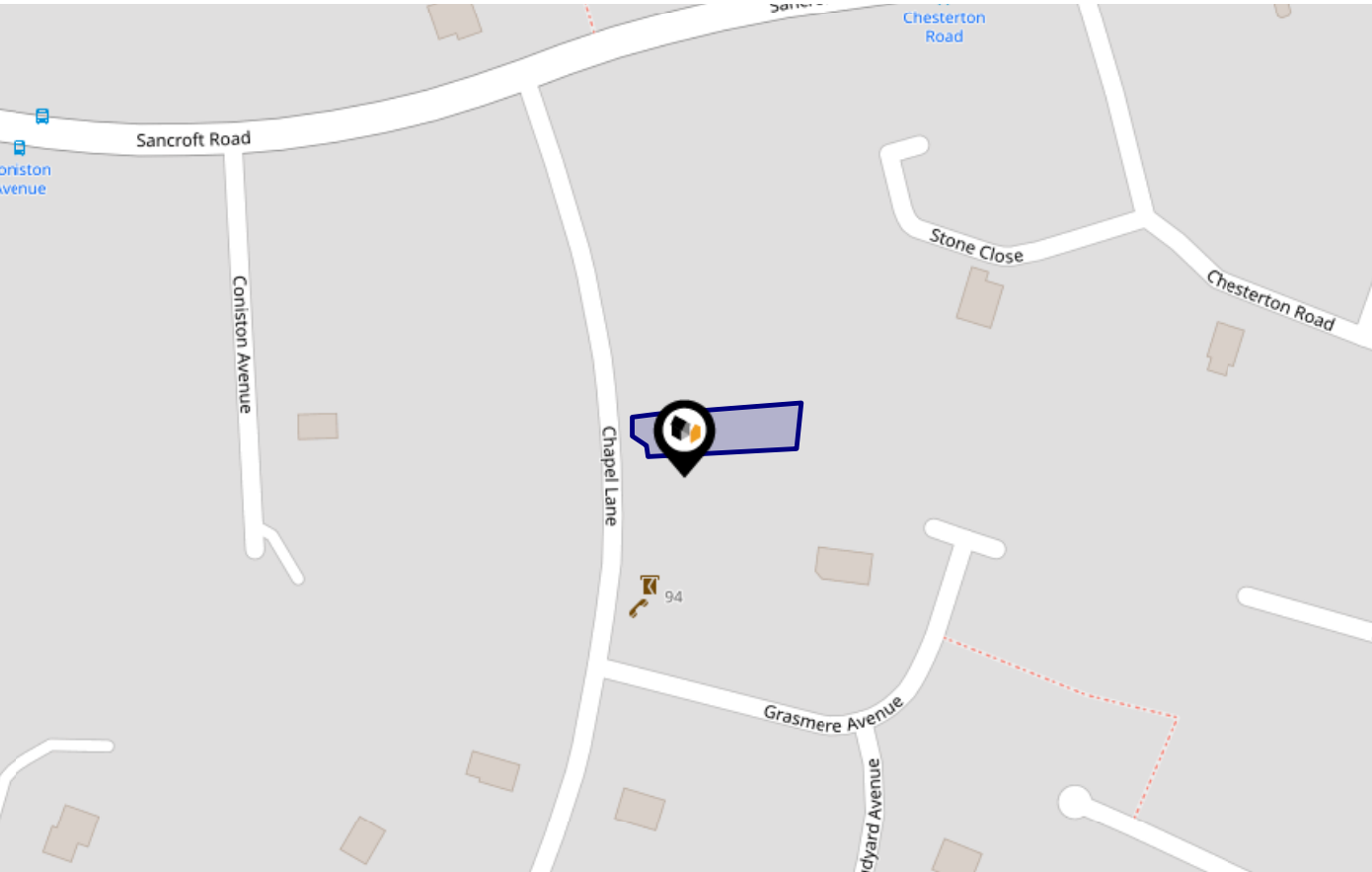
Chance of flooding to the following depths at this property:



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.

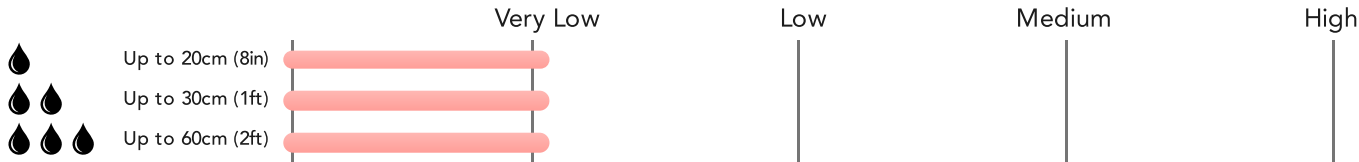


Risk Rating: Very low

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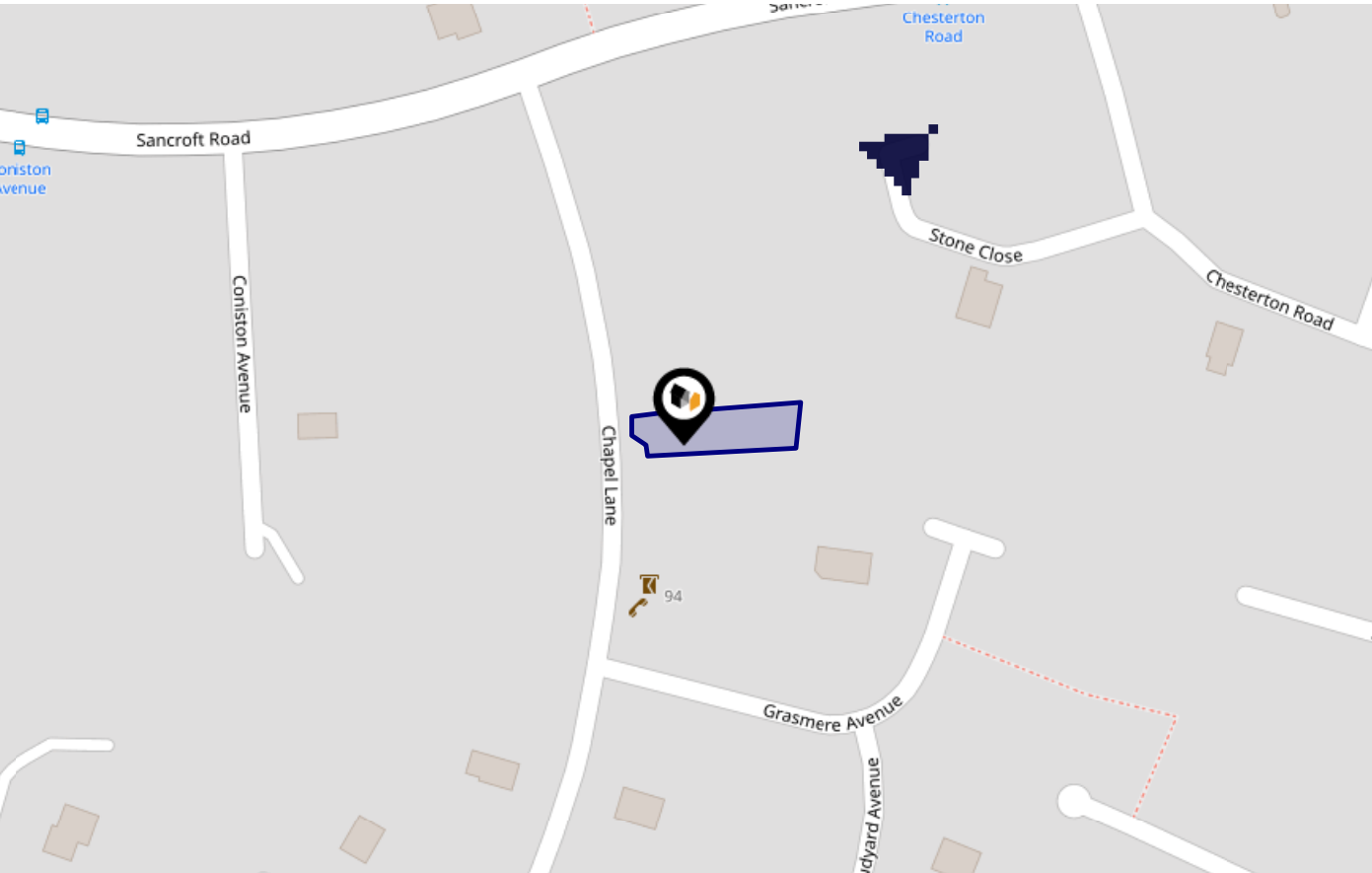
Chance of flooding to the following depths at this property:



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.

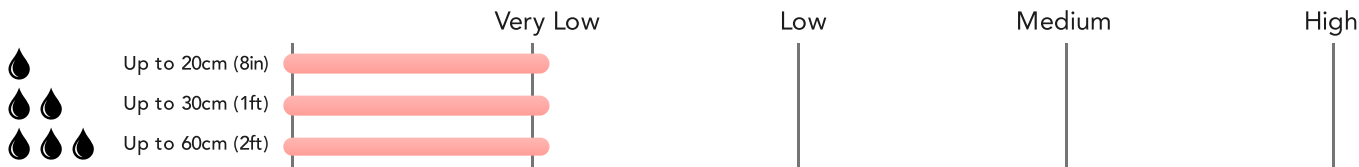


Risk Rating: Very low

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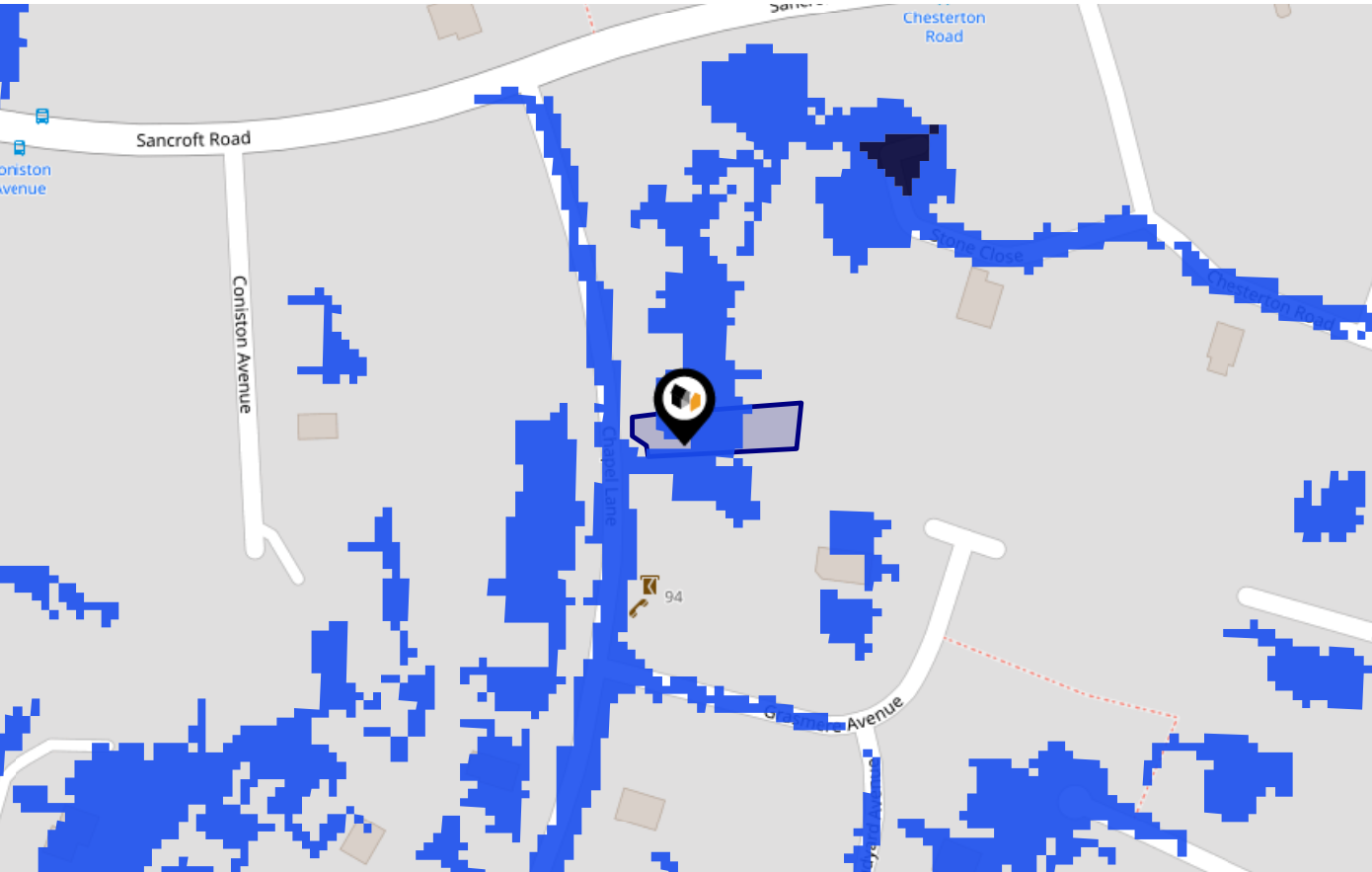
Chance of flooding to the following depths at this property:



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.

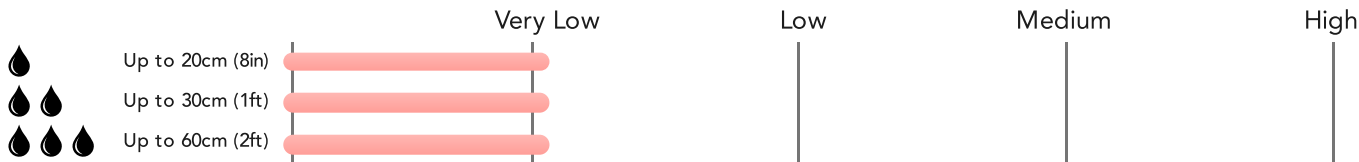


Risk Rating: Low

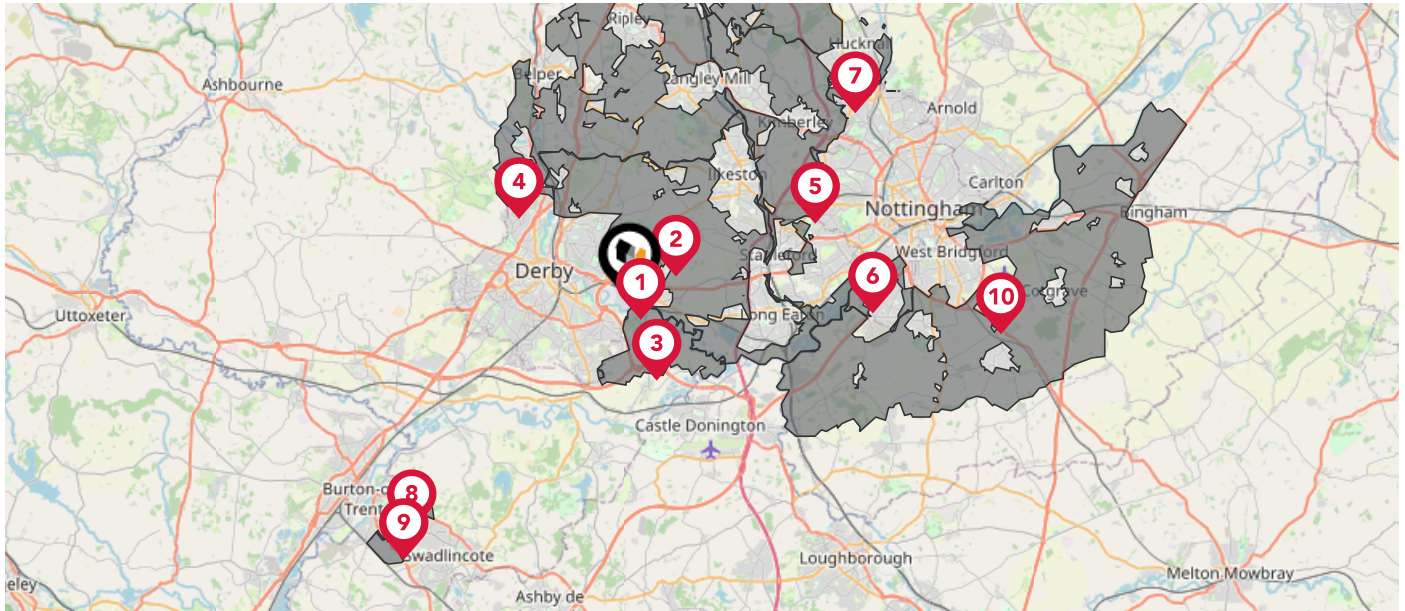
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Chance of flooding to the following depths at this property:



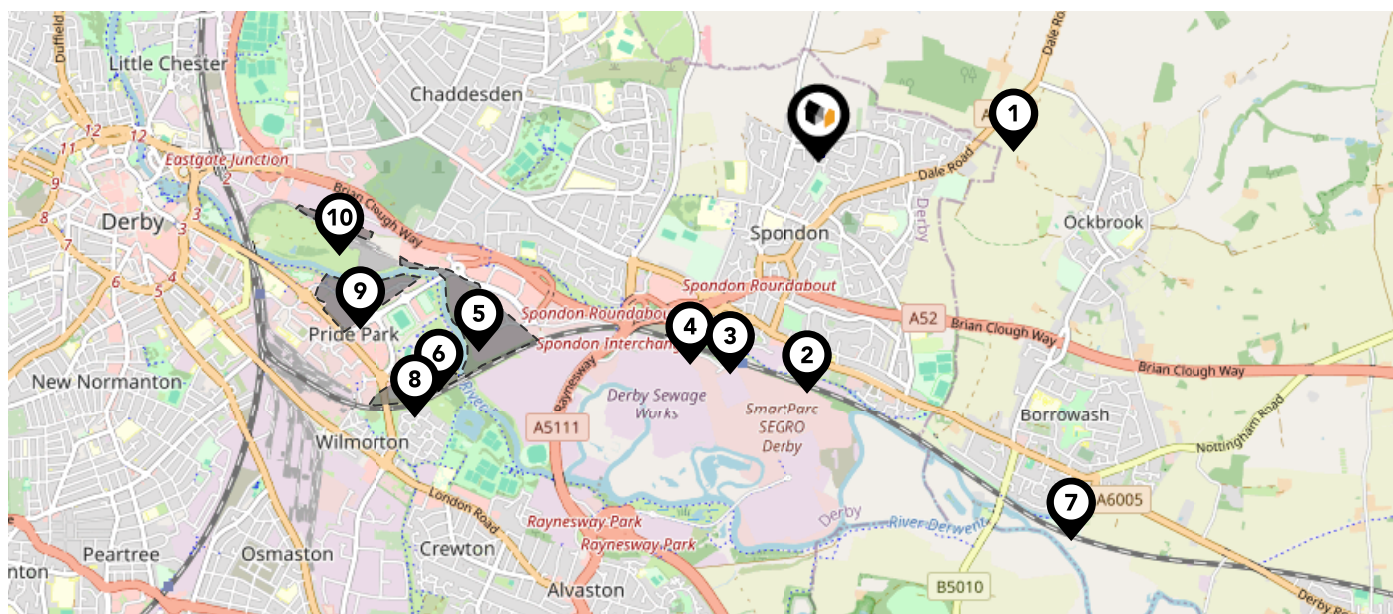
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Derby and Nottingham Green Belt - Derby
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Amber Valley
-  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 - Rushcliffe

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

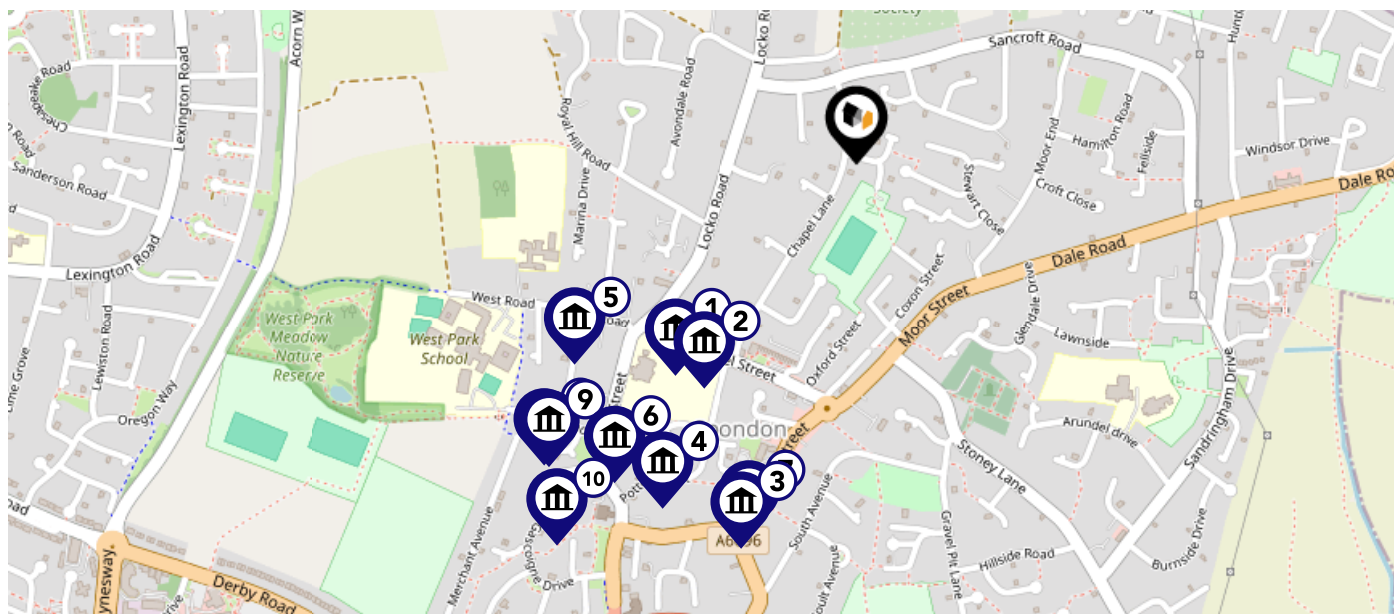
1	Land off Dale Road-Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
2	Nottingham Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
3	Disused Canal-Rear of Erewash Borough Council Depot, Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
4	Megaloughton Lane Landfill Site-Megaloughton Lane,Spondon,Derby,Derbyshire	Historic Landfill	<input type="checkbox"/>
5	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/HP3890CE/V002	Active Landfill	<input checked="" type="checkbox"/>
7	General Industrial Cleaners/Landfill Site-Brook Road, Borrowwash, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
8	Litchurch Works-Deadmans Lane, Derby	Historic Landfill	<input type="checkbox"/>
9	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
10	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>











Maps

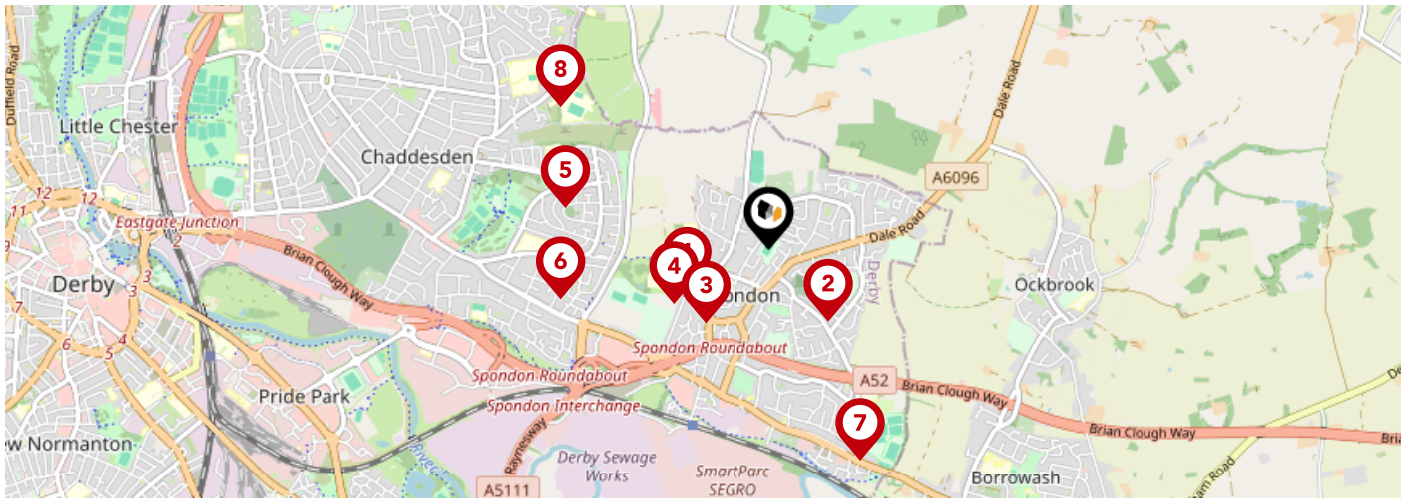
Listed Buildings



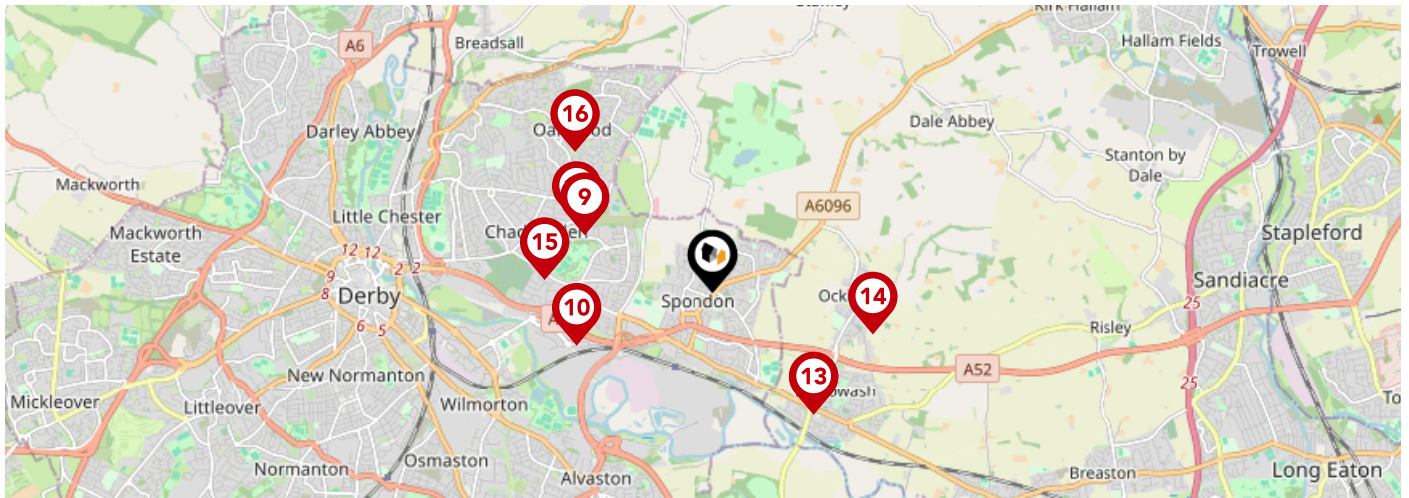
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1230474 - The Old School	Grade II	0.3 miles
 1230230 - Bowes House	Grade II	0.3 miles
 1229479 - Former Coach House Of The Homestead	Grade II	0.4 miles
 1228930 - Malt Shovel Inn Public House	Grade II	0.4 miles
 1230478 - Barrows Almshouses	Grade II	0.4 miles
 1287827 - Longdon's Row	Grade II	0.4 miles
 1278716 - 44, Sitwell Street	Grade II	0.4 miles
 1279342 - Prospect House	Grade II	0.5 miles
 1228776 - 25, Park Road	Grade II	0.5 miles
 1216022 - Vicarage	Grade II	0.5 miles



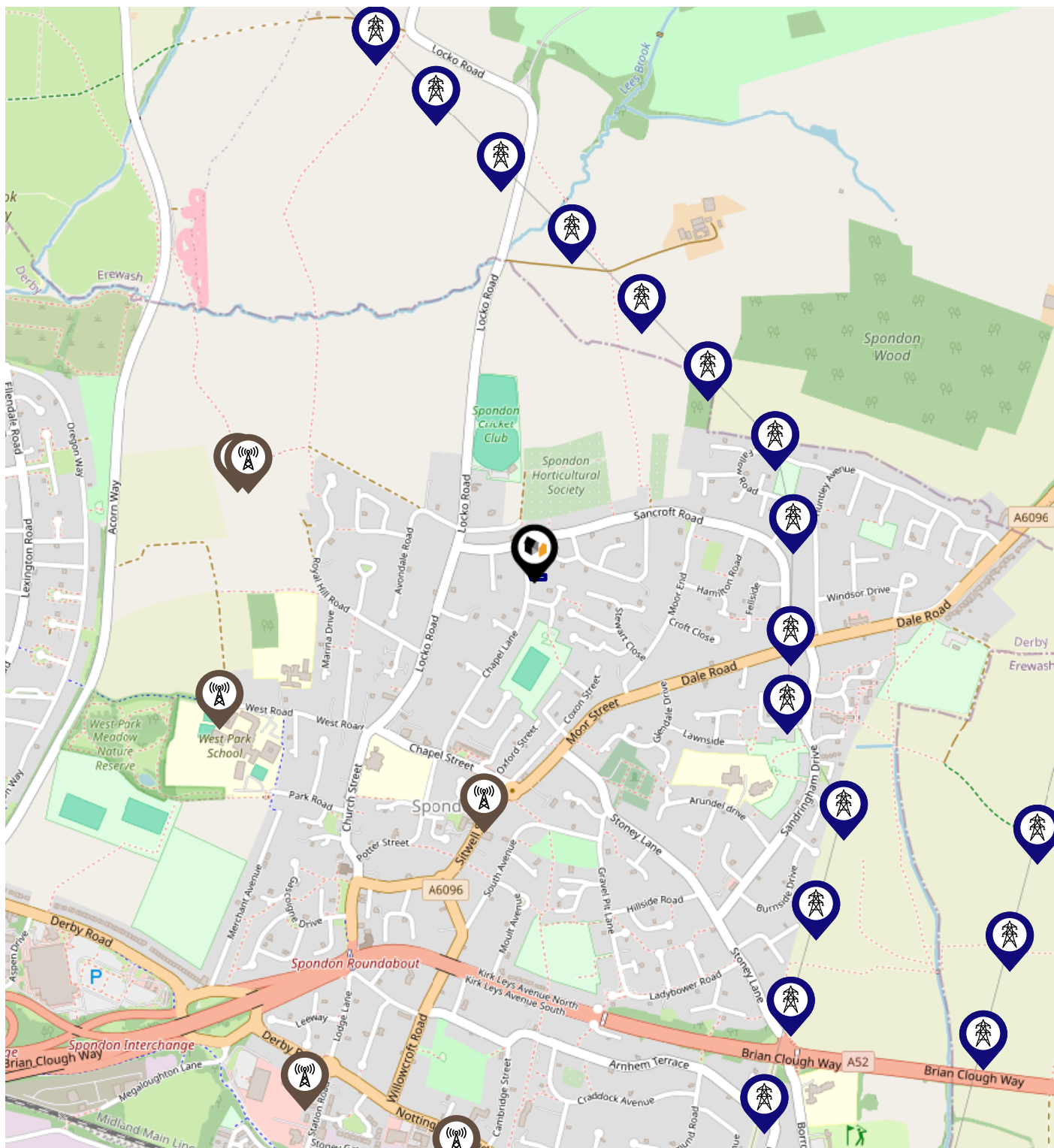
		Nursery	Primary	Secondary	College	Private
1	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.43	<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:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.93	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance: 1.25	<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: 1.3	<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: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance: 1.49	<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: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

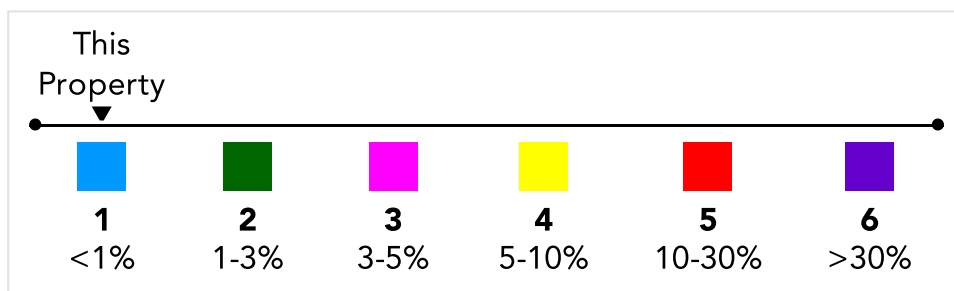
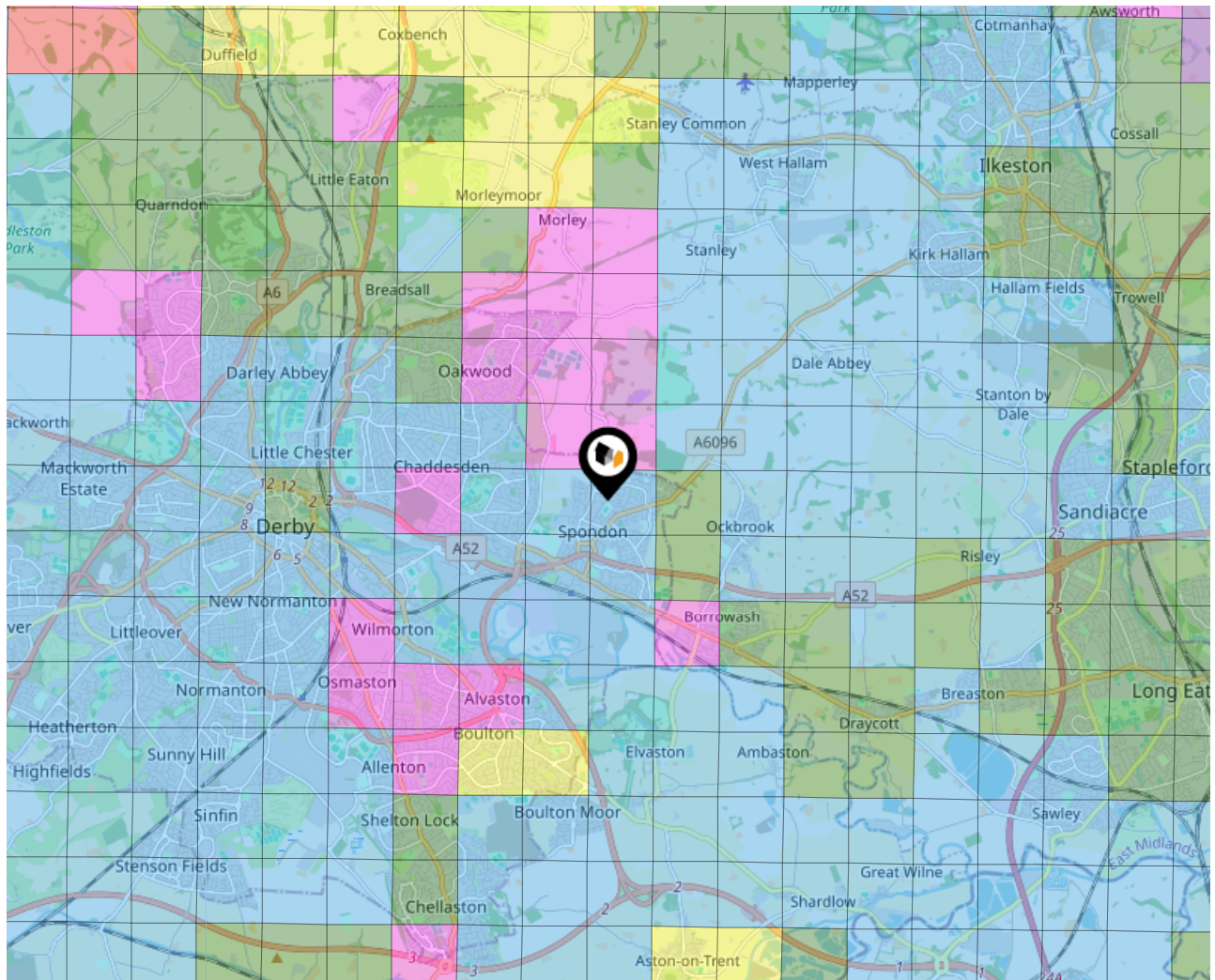


Key:

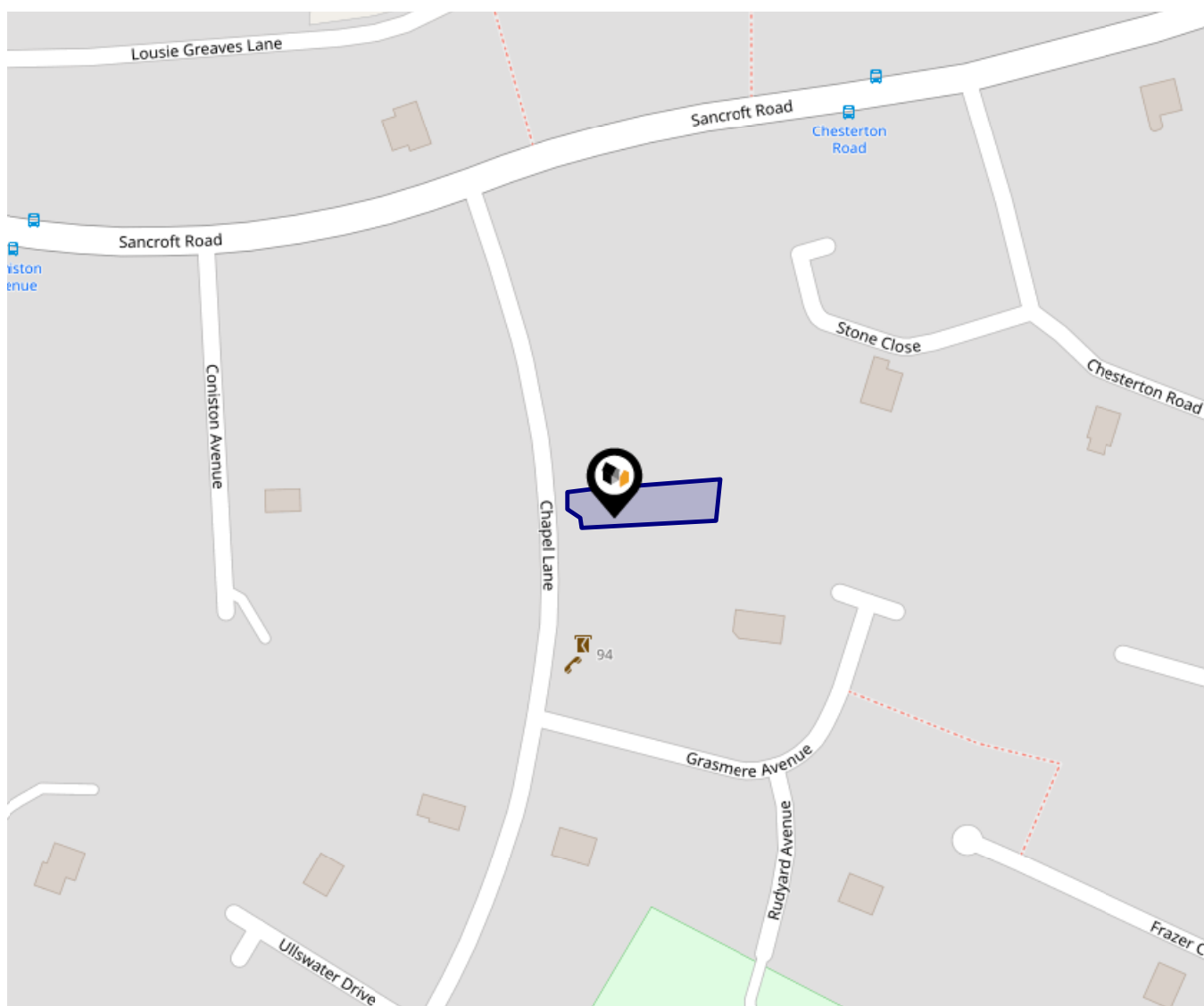
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



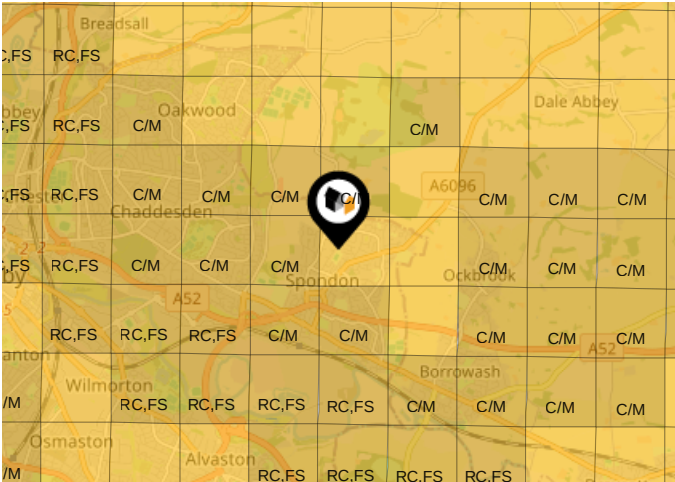
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

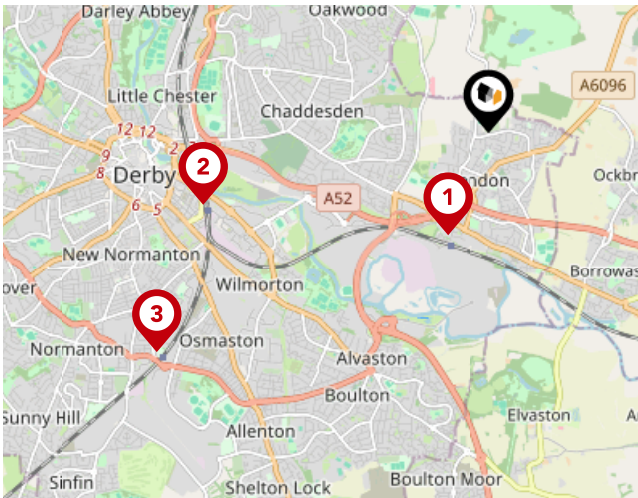


Primary Classifications (Most Common Clay Types)

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

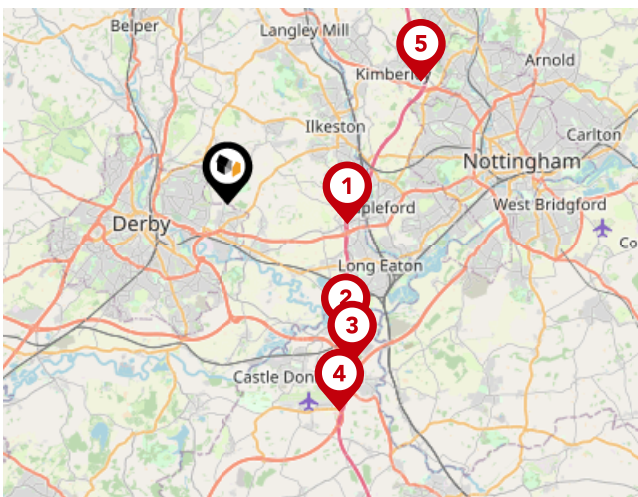
Area

Transport (National)



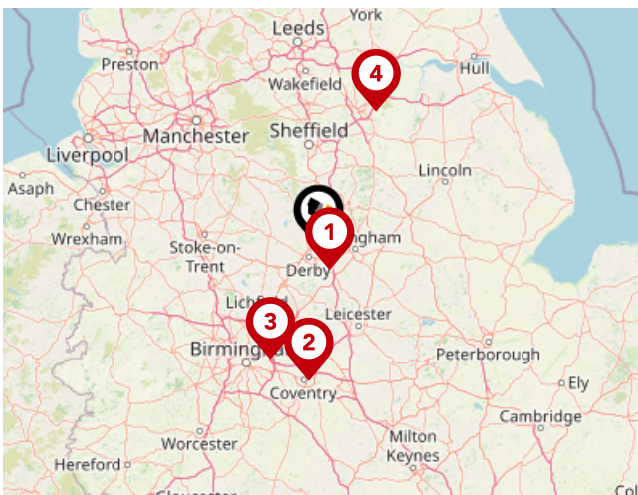
National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	0.98 miles
	Derby Rail Station	2.62 miles
	Peartree Rail Station	3.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	4.35 miles
	M1 J24A	6.32 miles
	M1 J24	7.21 miles
	M1 J23A	8.45 miles
	M1 J26	8.23 miles

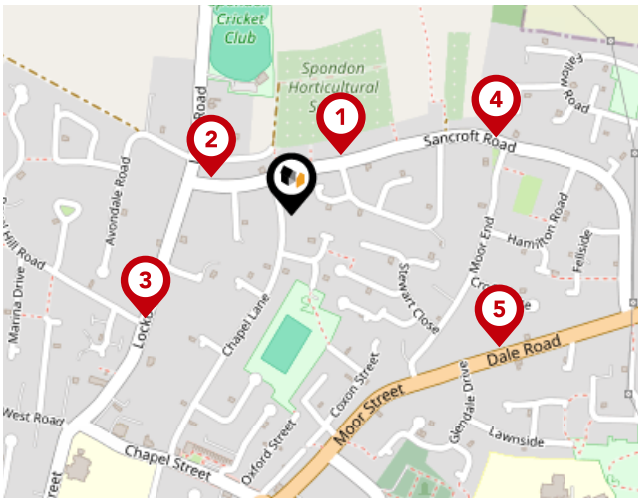


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	7.5 miles
	Baginton	38.69 miles
	Birmingham Airport	35.46 miles
	Finningley	41.7 miles

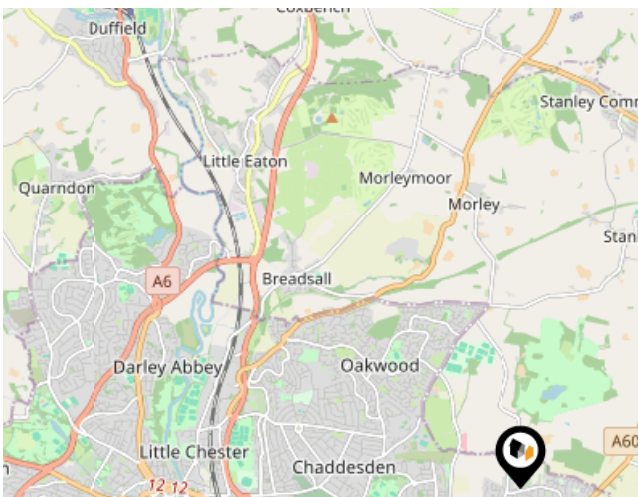
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chesterton Road	0.09 miles
2	Coniston Avenue	0.1 miles
3	Royal Hill Road	0.2 miles
4	Moor End	0.24 miles
5	Glendale Drive	0.28 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.57 miles
2	Tram Park & Ride	5.87 miles
3	Toton Lane Tram Stop	5.87 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.



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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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