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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09<sup>th</sup> April 2025



**SANTOLINA DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

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

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hannells.co.uk



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### Useful Information:

- > Well Presented Bungalow Set Back Within An Established Cul-De-Sac
- > No Upward Chain, Viewing Recommended
- > Driveway, Garage And Enclosed Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A two double bedroomed semi detached bungalow set back within an established cul-de-sac and available for sale with no upward chain. The well maintained accommodation benefits from off road parking, garage and conservatory and viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway with two storage/cloaks cupboard, kitchen, lounge/dining room, two double bedrooms both with fitted wardrobes and shower room. Outside, there are gardens to both front and rear elevations and a driveway provides off road parking and in-turn providing access to a detached garage with electric door. Santolina Drive is an established cul-de-sac being well situated for Oakwood district shopping centre with a range of shops, dentist, doctors and opticians together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Side Reception Hallway:

Lounge/Dining Area: (19'3" x 9'10") 5.87 x 3.00

Kitchen: (11'8" x 7'4") 3.56 x 2.24

Double Bedroom One: (14'4" x 8'7") 4.37 x 2.62

Double Bedroom Two: (9'2" x 8'7") 2.79 x 2.62

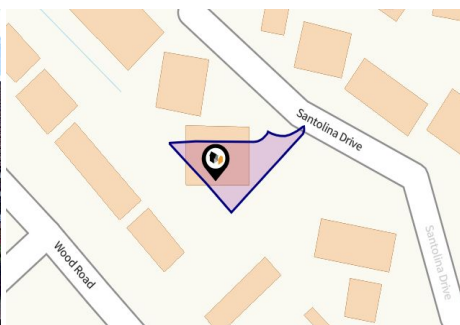
Shower Room: (6'10" x 5'6") 2.08 x 1.68

Sun Room: (11'2" x 7'2") 3.40 x 2.18

#### Outside:

The property is set back within an established cul-de-sac and has the benefit of gardens to both front and rear elevations. A driveway provides off road parking and i-turn provides access to a GARAGE 17'6" x 8'10" with electric door, light, power and courtesy door to the side elevation. The rear garden is arranged for ease of maintenance and incorporates a paved patio area with fenced boundaries.

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	635 ft <sup>2</sup> / 59 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY162316

Tenure: Freehold

## Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	High

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

2	105	1000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



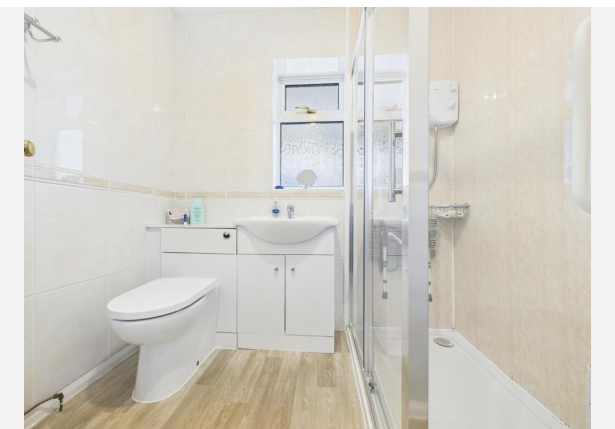
Satellite/Fibre TV Availability:



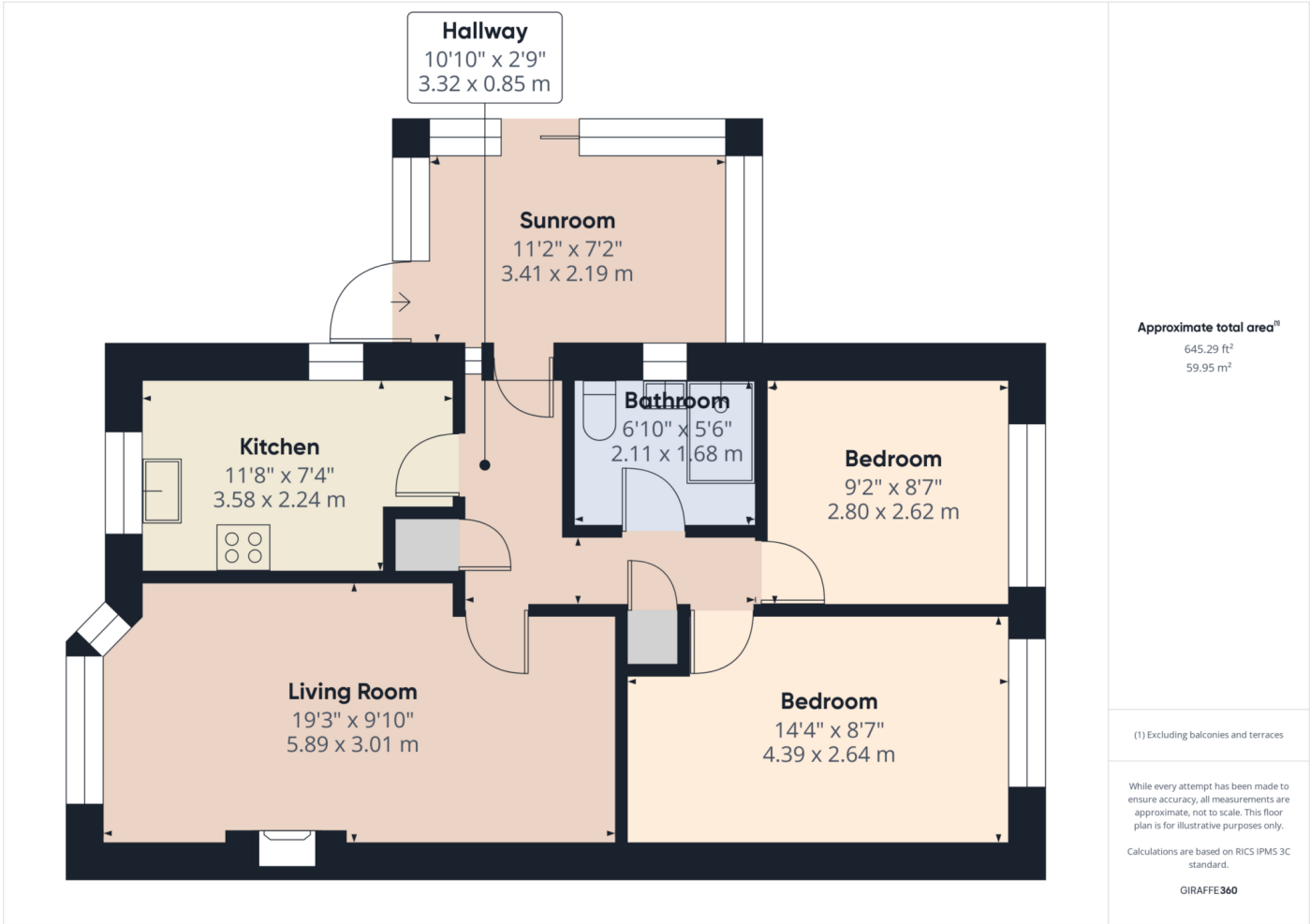




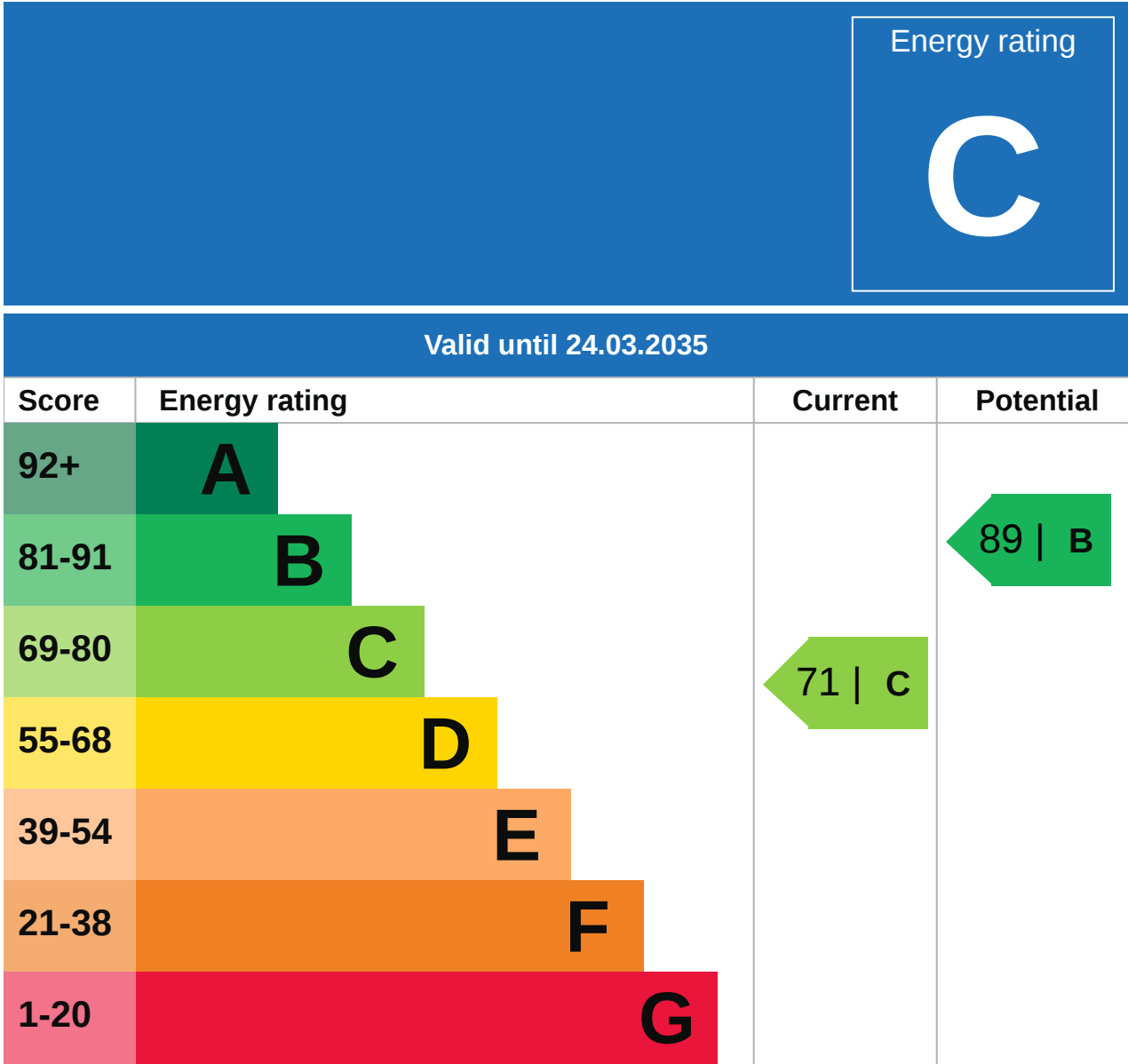




**SANTOLINA DRIVE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



# Property

## EPC - Additional Data



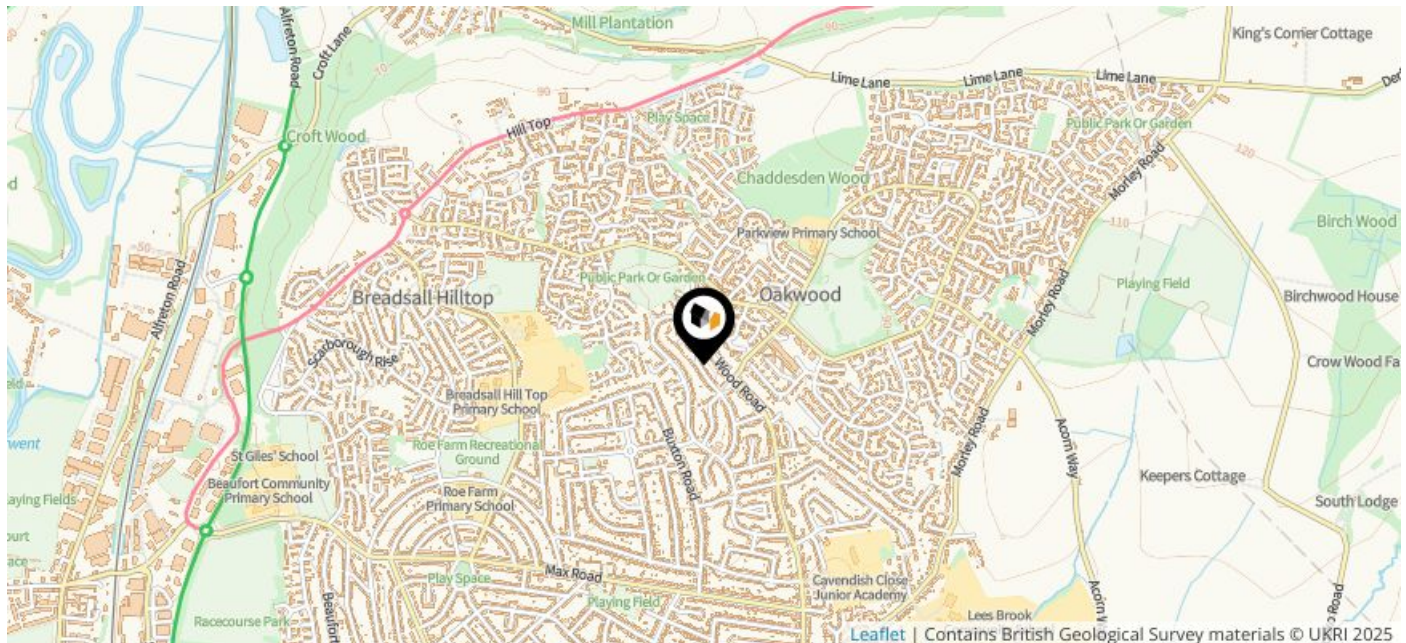
### Additional EPC Data

---

<b>Property Type:</b>	Semi-detached bungalow
<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, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	59 m <sup>2</sup>



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.

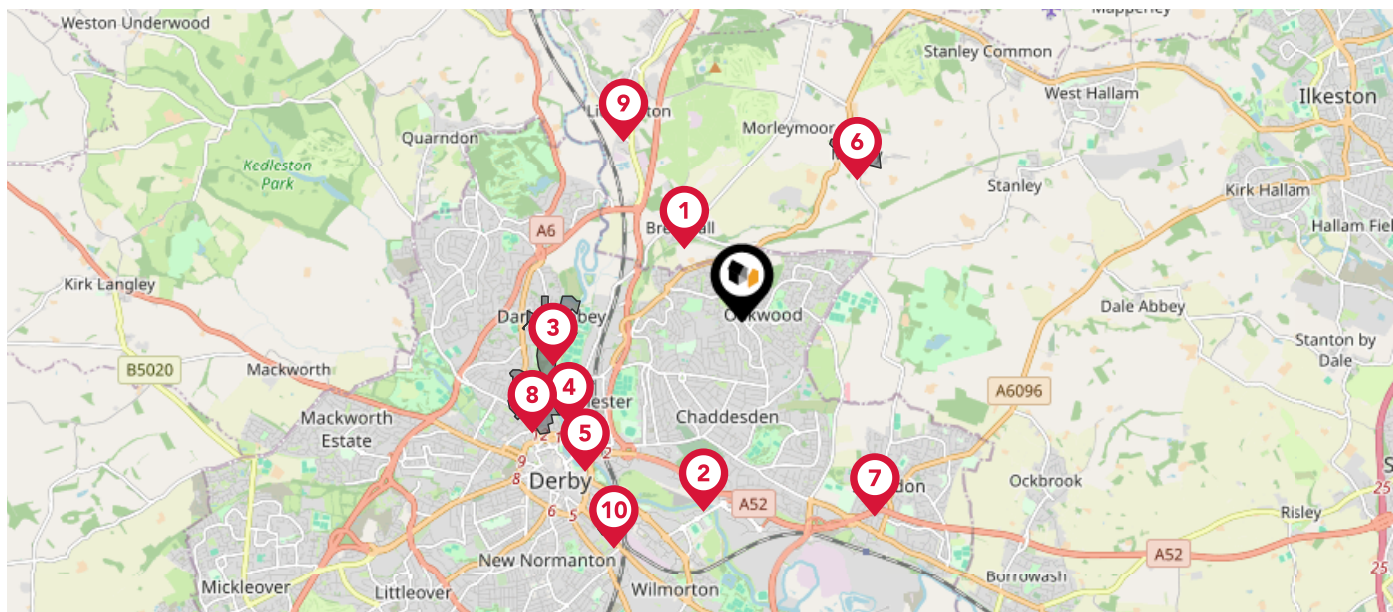
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Darley Abbey



Little Chester



Nottingham Road



Morley



Spondon



Strutts Park



Little Eaton



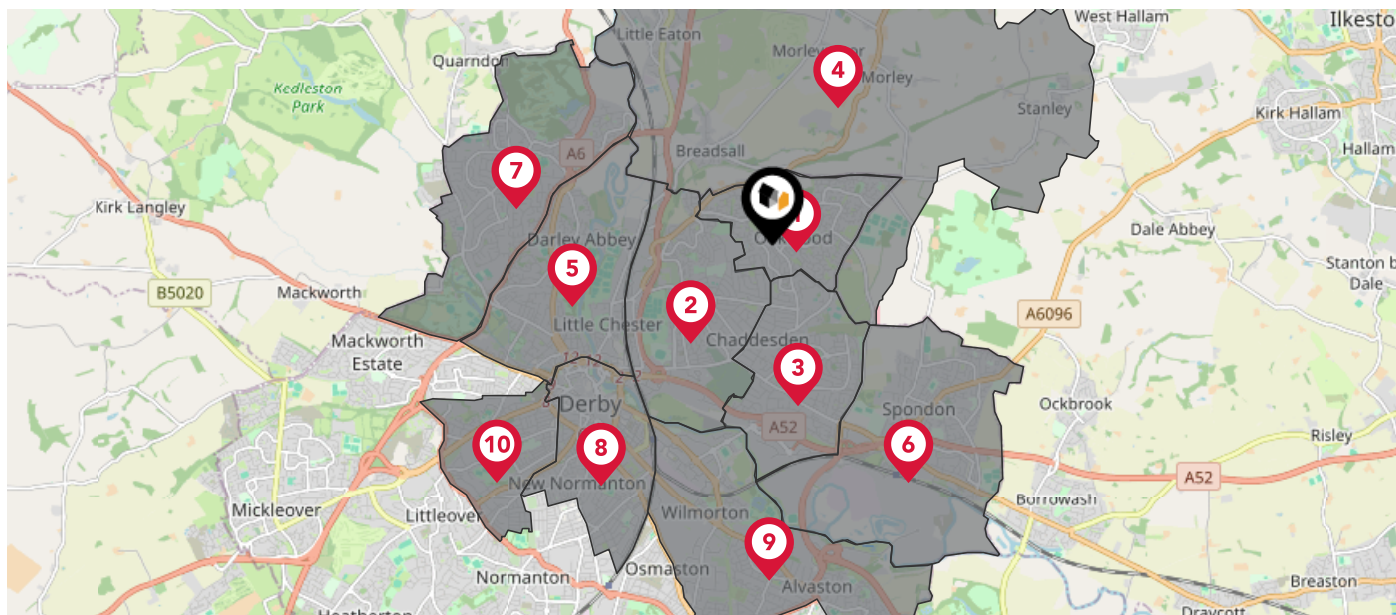
Railway

# 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



Little Eaton & Stanley Ward



Darley Ward



Spondon Ward



Allestree Ward



Arboretum Ward



Alvaston Ward



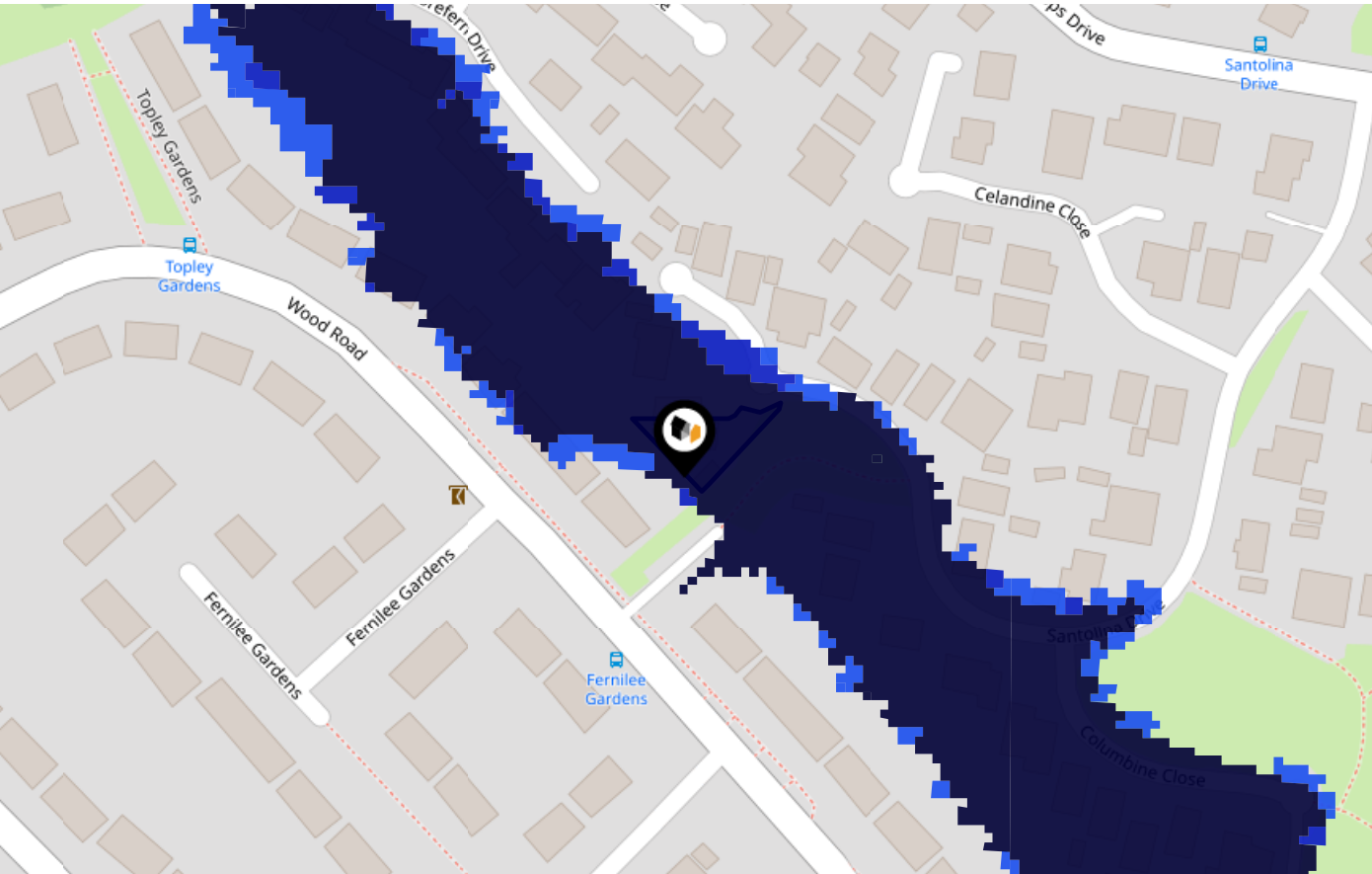
Abbey Ward



# 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.

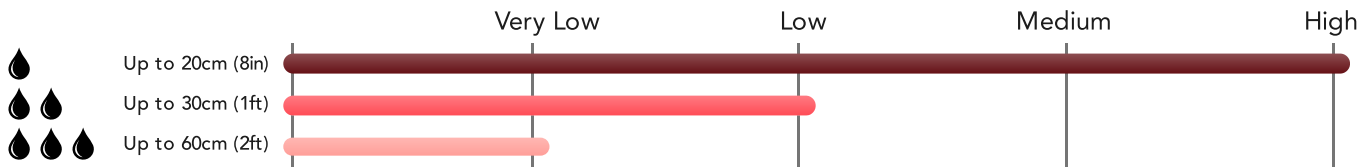


**Risk Rating: High**

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.

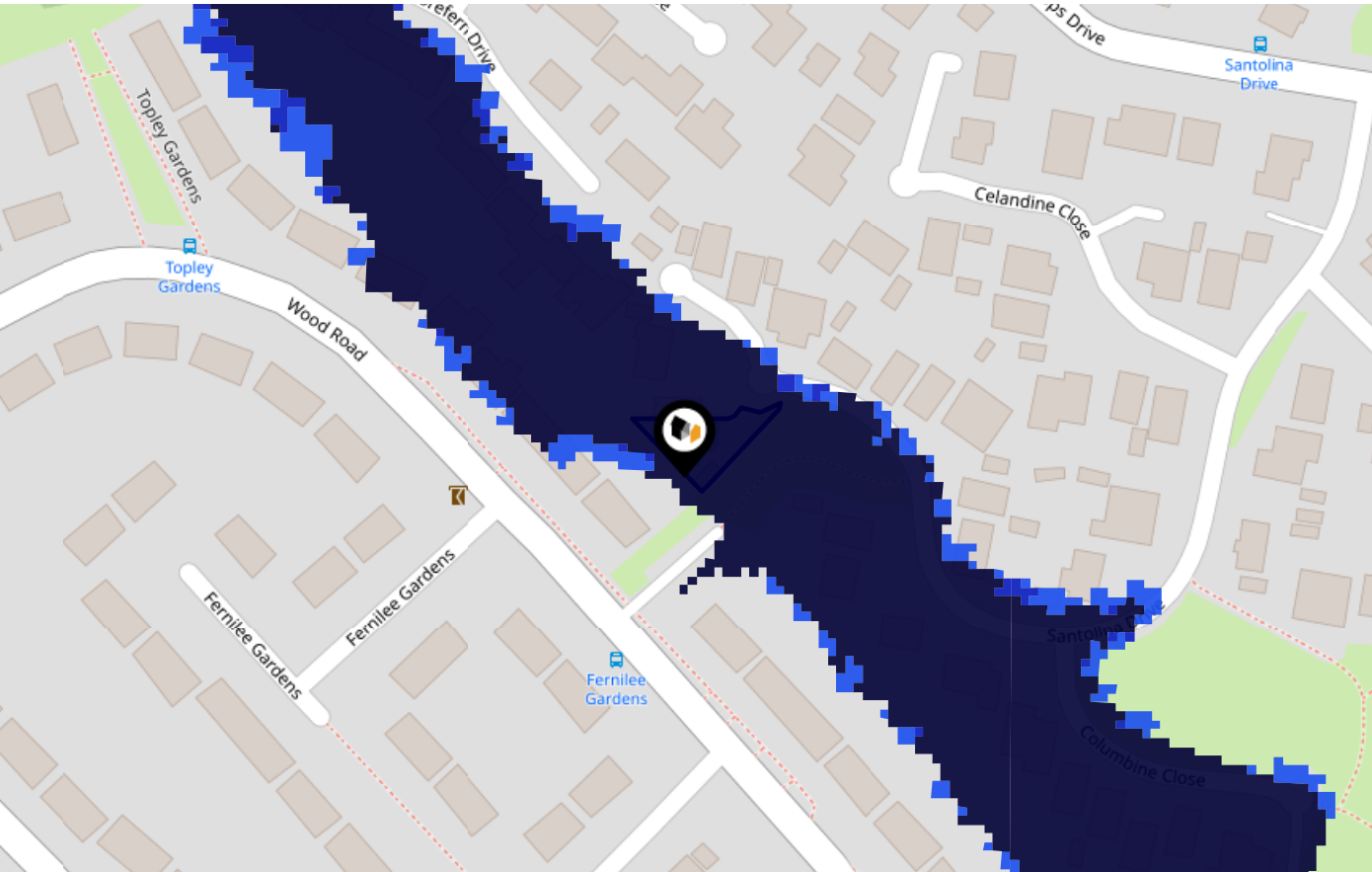
Chance of flooding to the following depths at this property:



# 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: High**

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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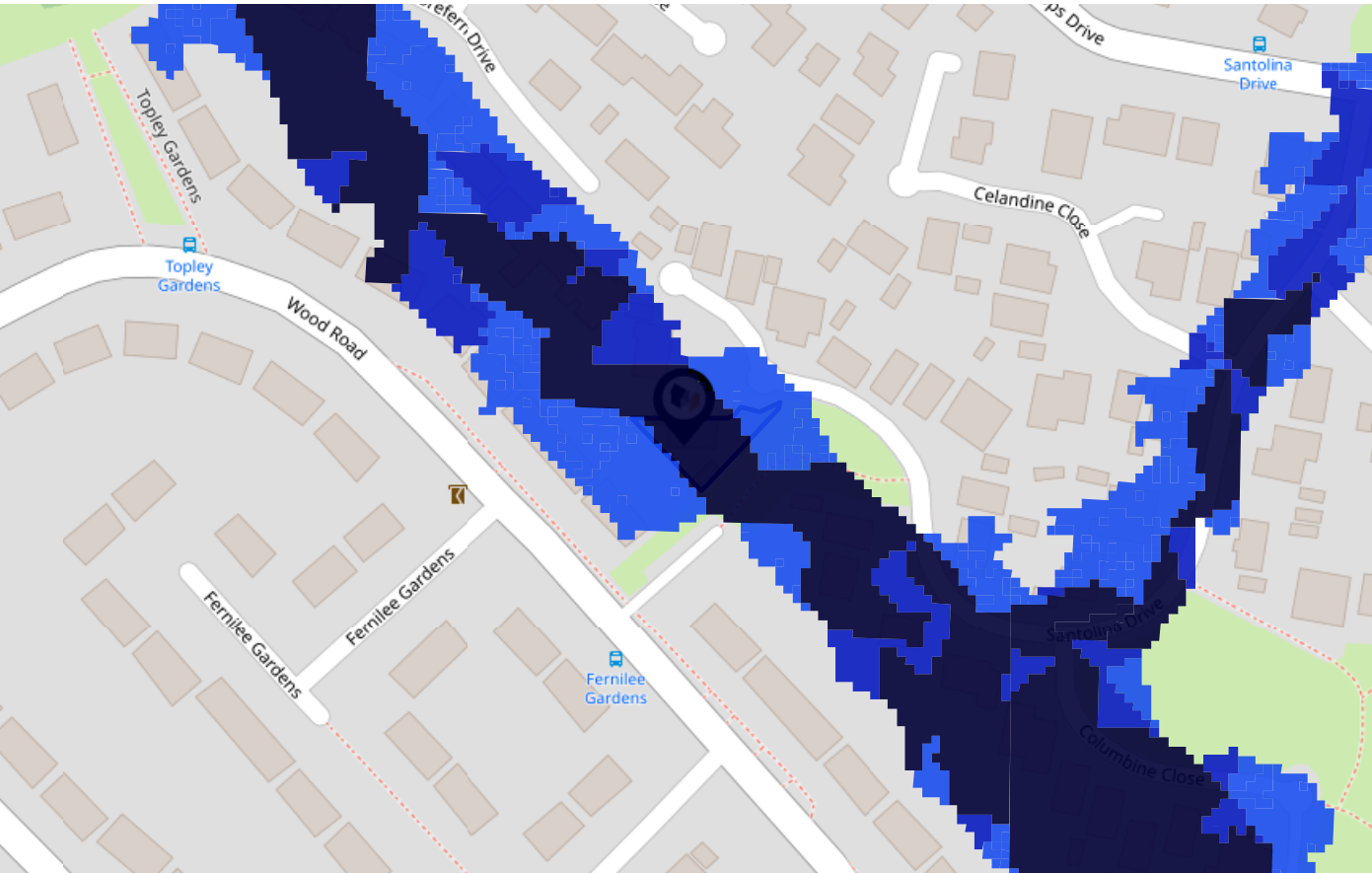
Chance of flooding to the following depths at this property:



# 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: High**

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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Chance of flooding to the following depths at this property:

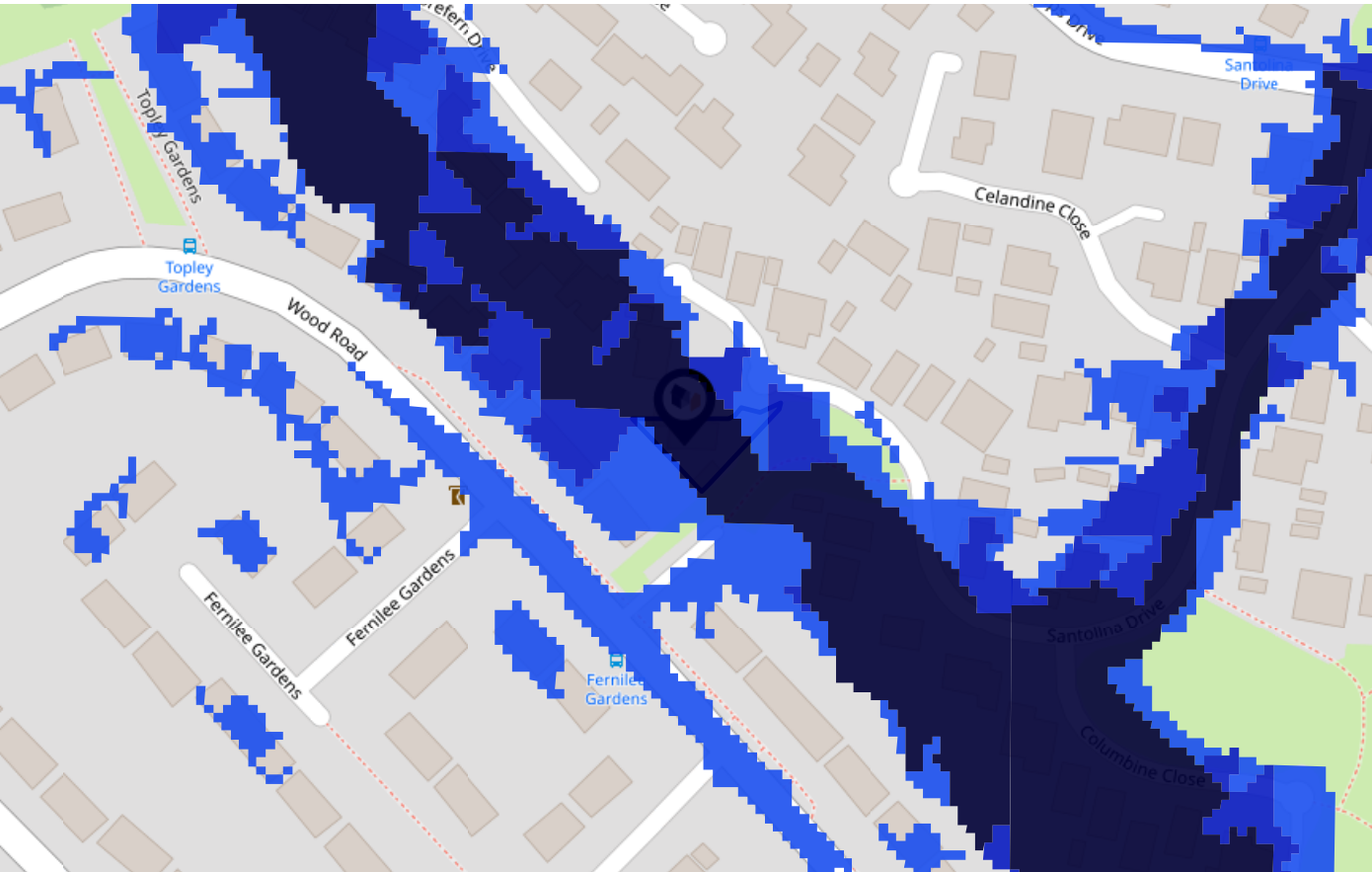




# Flood Risk

## 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.

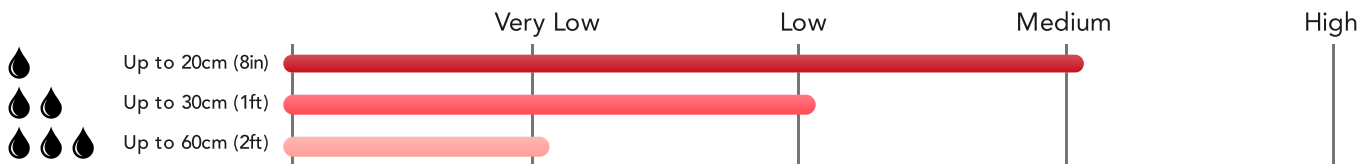


Risk Rating: High

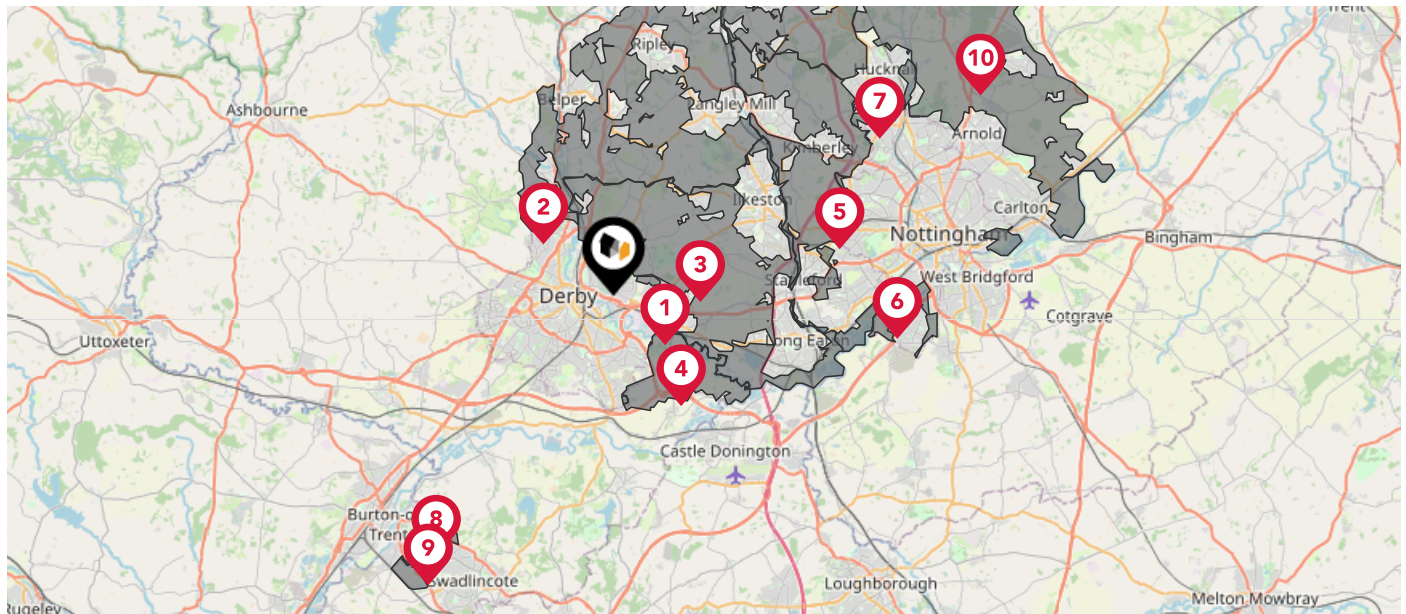
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Chance of flooding to the following depths at this property:



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



### Nearby Green Belt Land

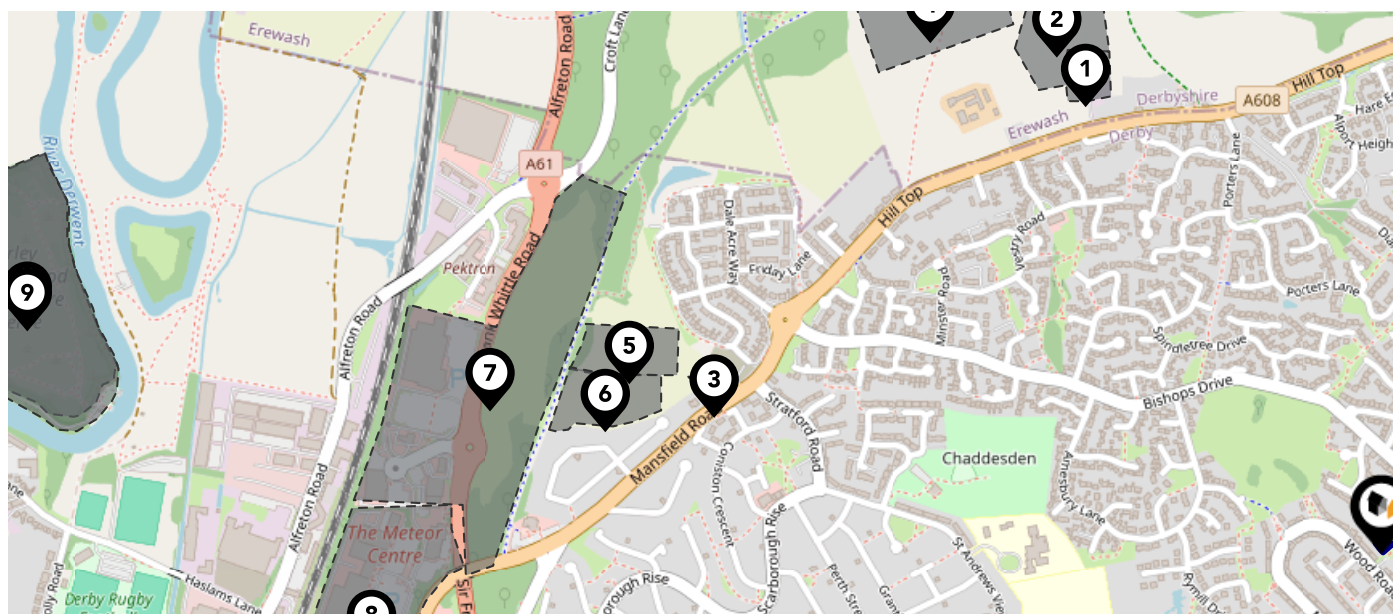
-  Derby and Nottingham Green Belt - Derby
-  Derby and Nottingham Green Belt - Amber Valley
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Nottingham
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham 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>	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Manor Farm-Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Mansfield Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Manor Farm-Breadsall	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Alfreton Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Alfreton Road Extension-Alfreton Road Extension, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Off Darley Street-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Derbyshire County Council Waste Disposal Site, Darley Abbey-Old Lane, Darley Abbey, Derby	Historic Landfill	<input type="checkbox"/>

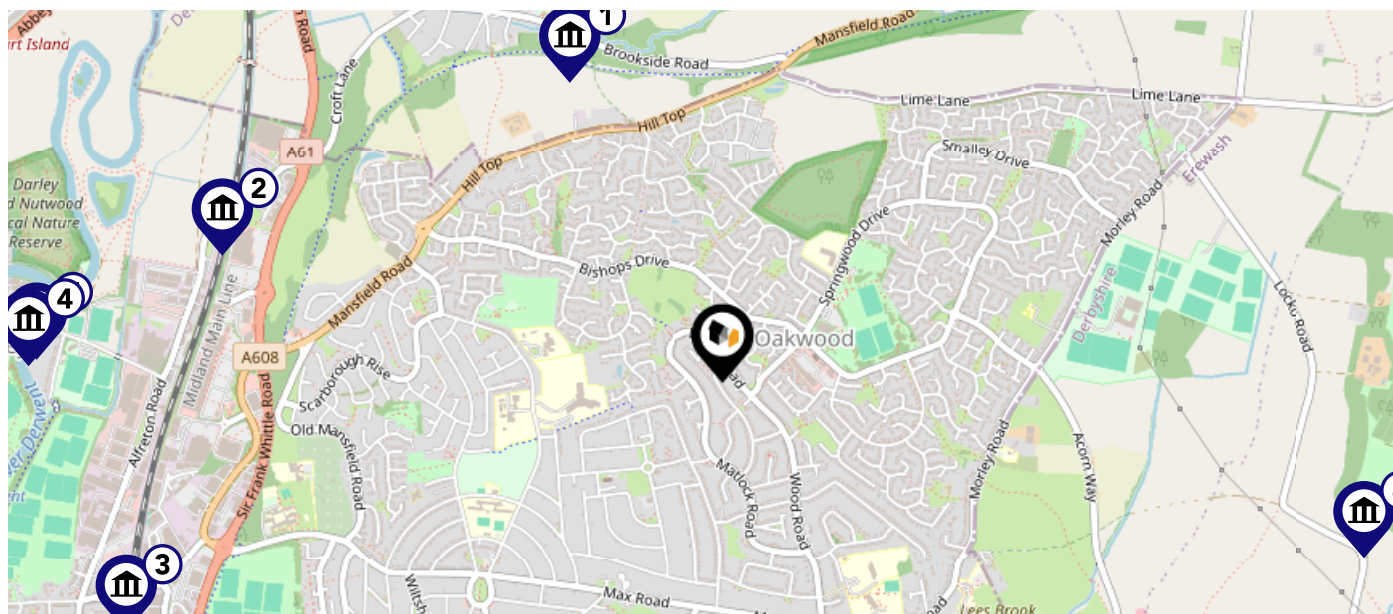








# Maps

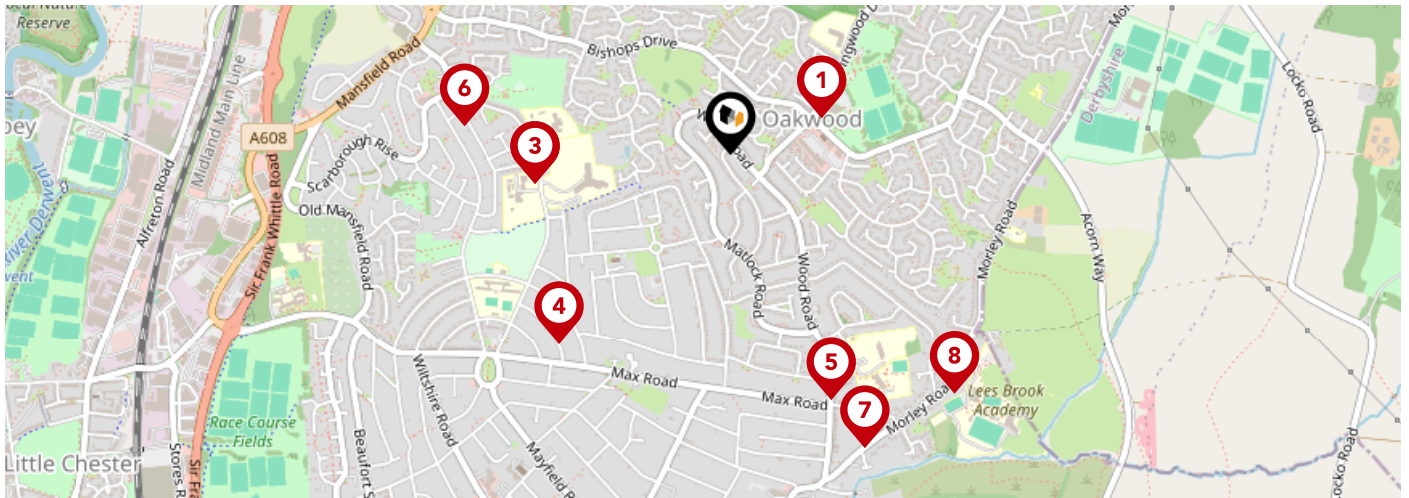
## Listed Buildings



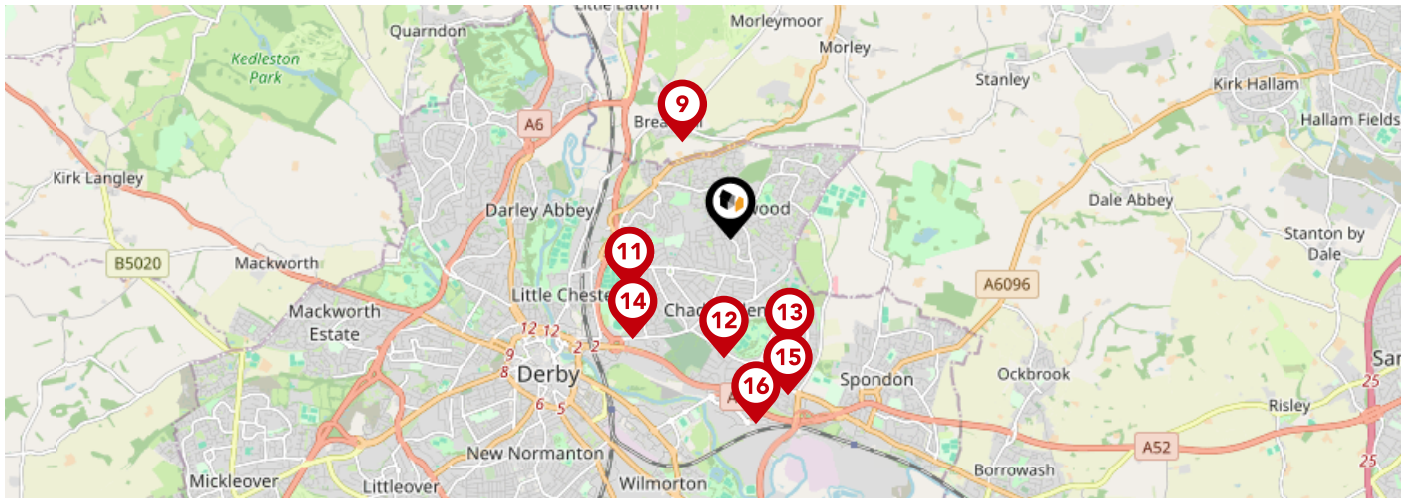
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1141229 - Methodist Chapel	Grade II	0.7 miles
 1417678 - Alfreton Road Bridge (spc8 10)	Grade II	1.1 miles
 1417666 - Mansfield Road Bridge (spc8 6)	Grade II	1.4 miles
 1067810 - Sawmill And Workshop Range And Drying Shed Darley Abbey Mills (south Complex)	Grade II	1.5 miles
 1067831 - Cottages Nos 1-4 (consecutive) And House	Grade II	1.5 miles
 1140429 - Locko Park Lodges	Grade II	1.5 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 711   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:0.57	<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:0.59	<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:0.59	<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:0.72	<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:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

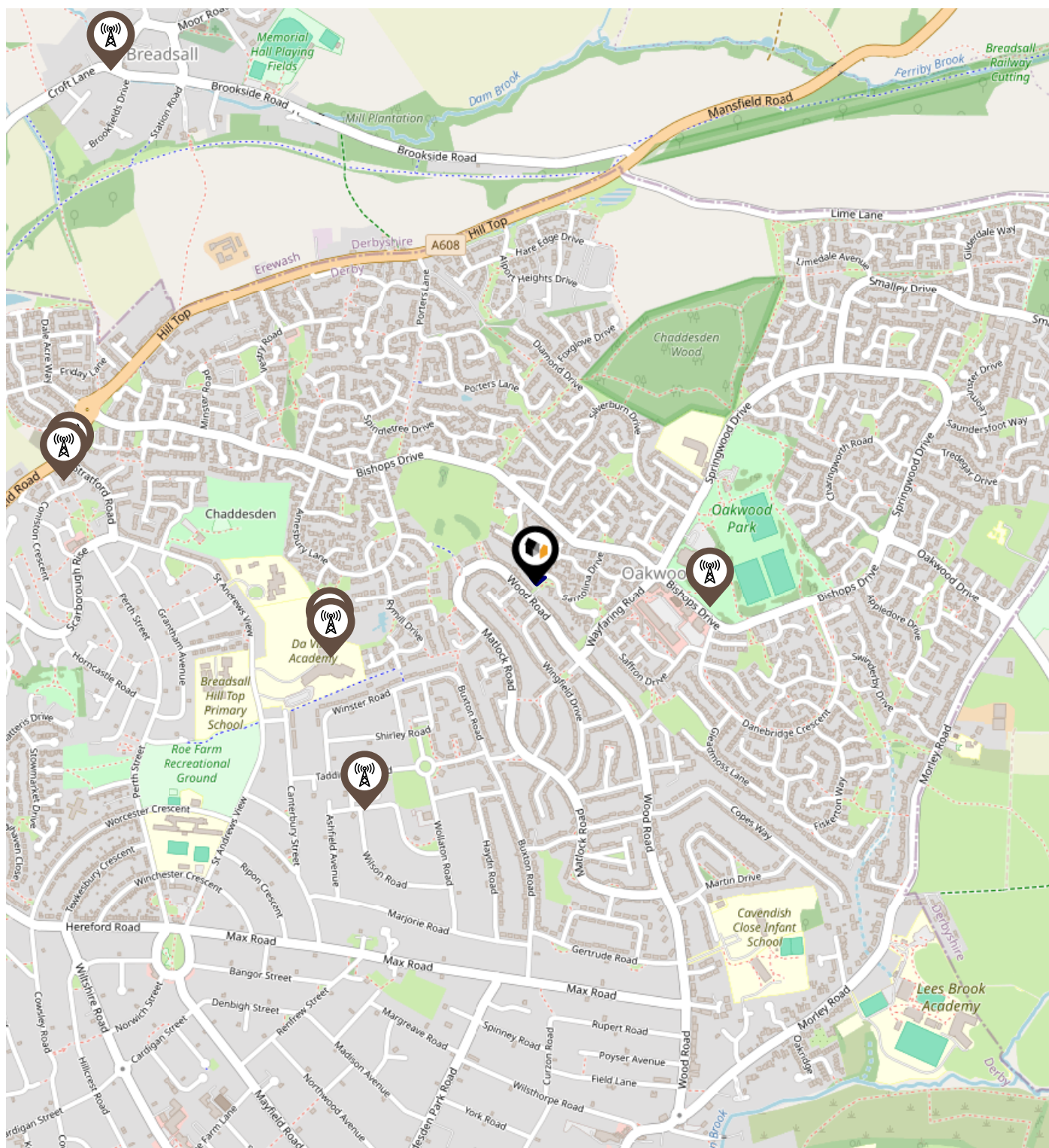


		Nursery	Primary	Secondary	College	Private
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 114   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:1	<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:1	<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:1.06	<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:1.12	<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:1.24	<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:1.48	<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:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area Masts & Pylons

**Hannells**  
A Moving Experience

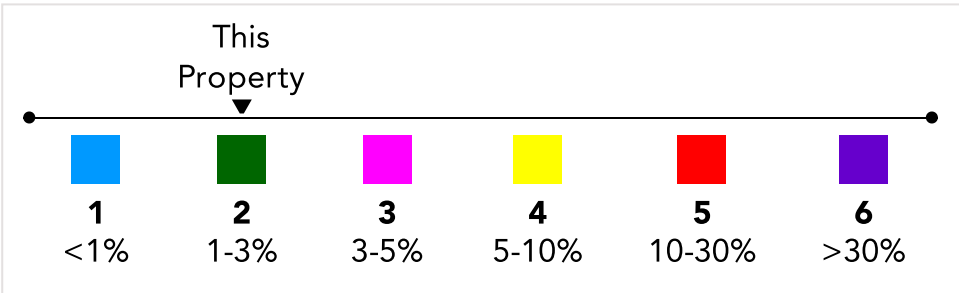
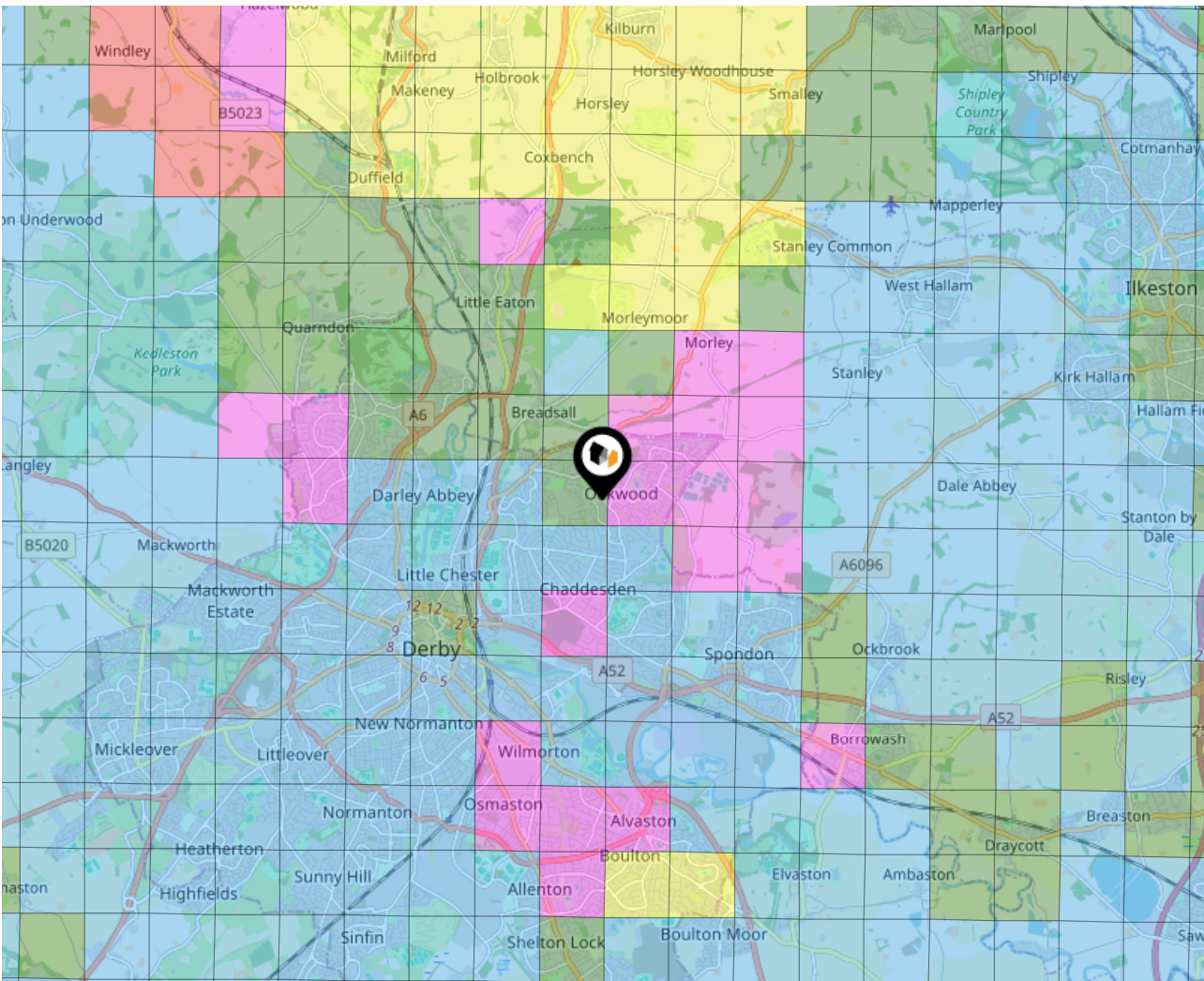


## Key:

-  Power Pylons
-  Communication Masts

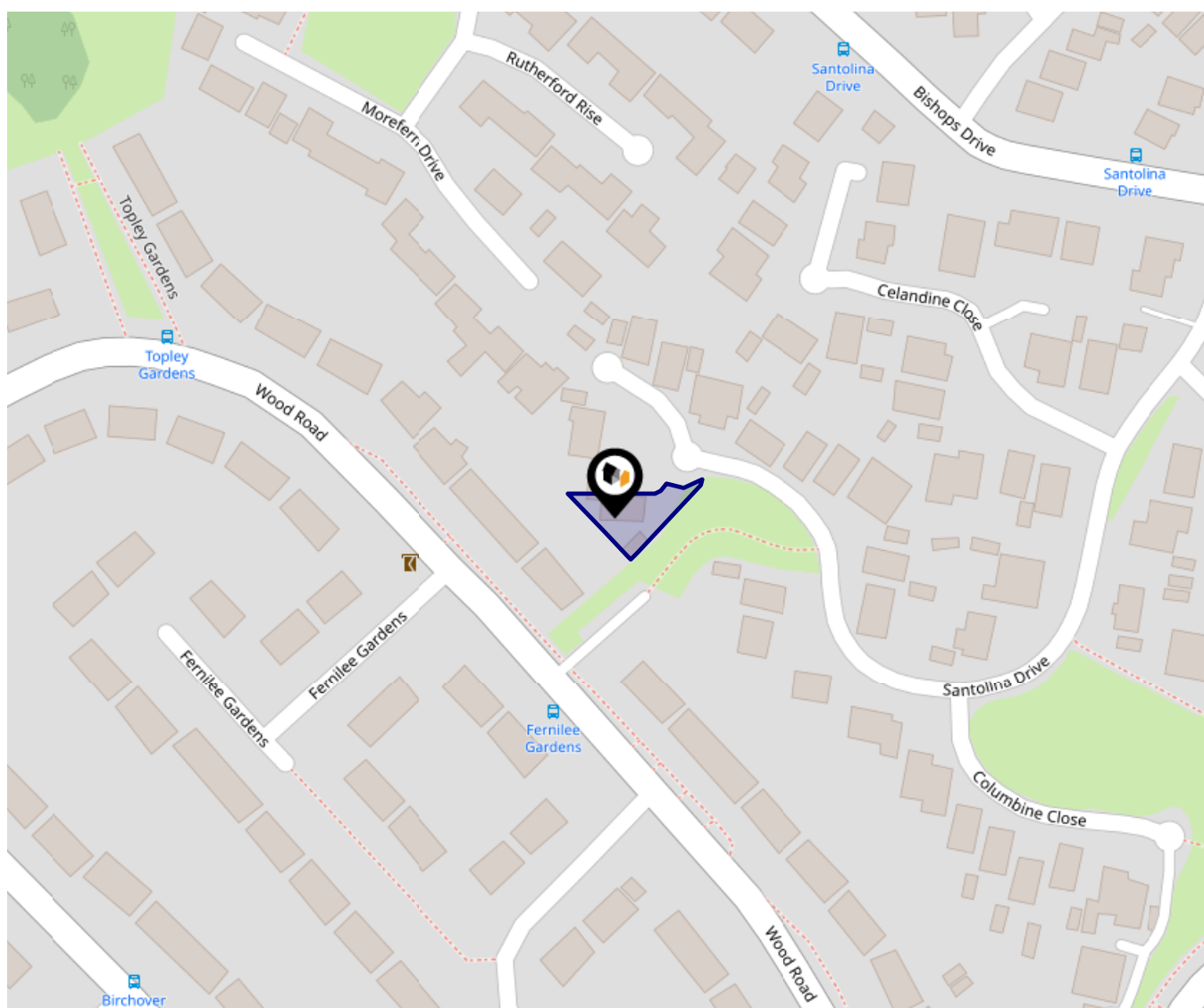
### What is Radon?

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/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.

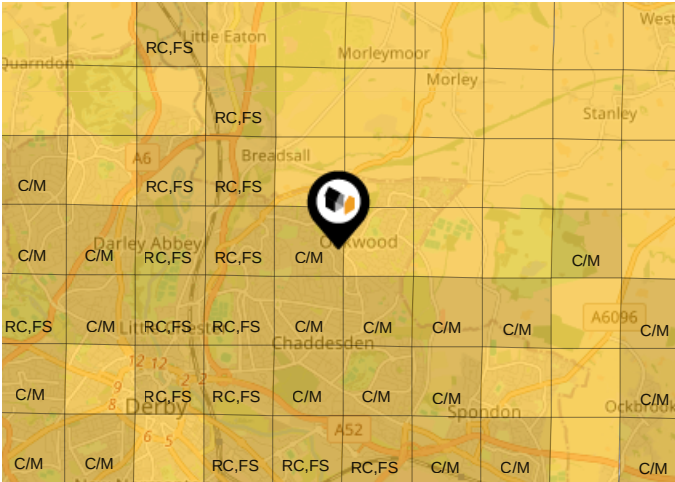
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

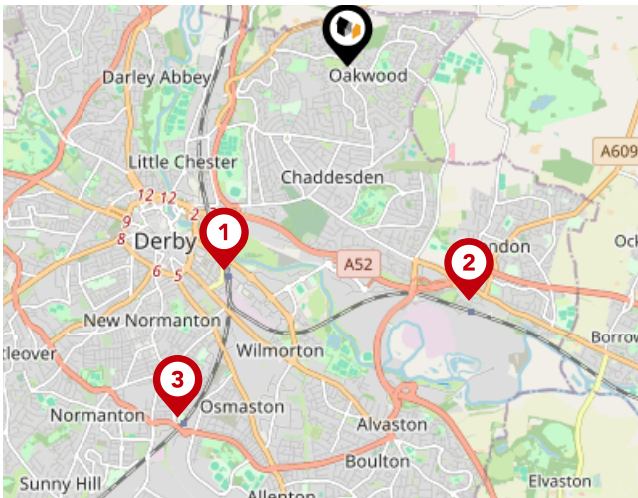
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		






## Primary Classifications (Most Common Clay Types)

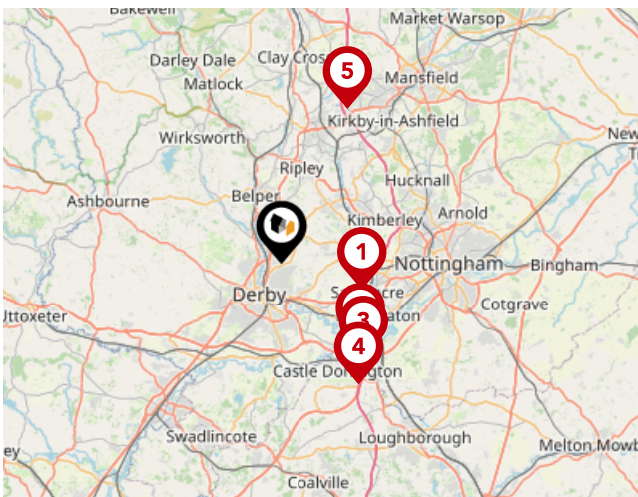
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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








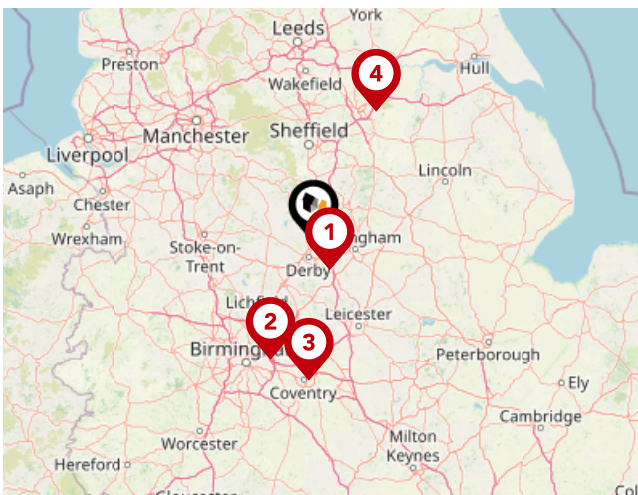
## National Rail Stations

Pin	Name	Distance
	Derby Rail Station	2.13 miles
	Spondon Rail Station	2.35 miles
	Peartree Rail Station	3.48 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	6.02 miles
	M1 J24A	8.16 miles
	M1 J24	9.03 miles
	M1 J23A	10.19 miles
	M1 J28	11.98 miles

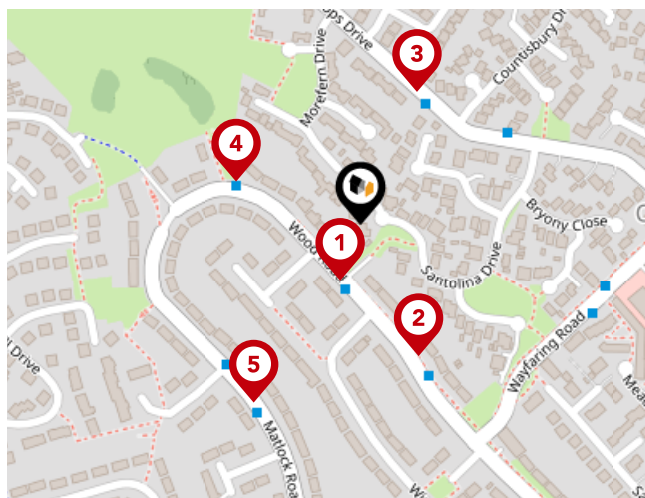


## Airports/Helipads

Pin	Name	Distance
	East Mids Airport	9.2 miles
	Birmingham Airport	36.02 miles
	Baginton	39.78 miles
	Finningley	41.21 miles

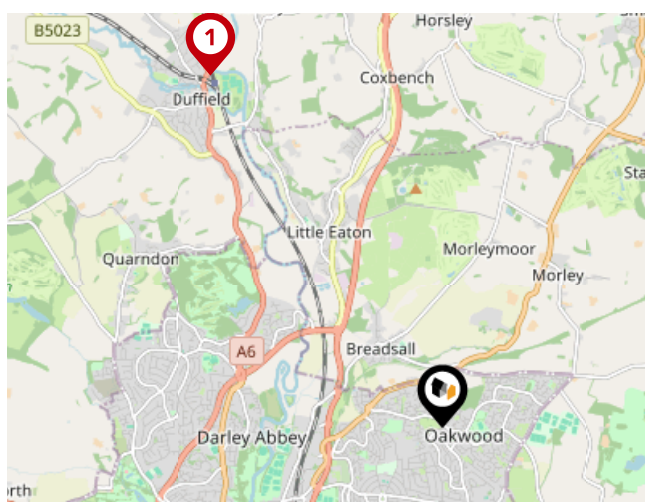
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fernilee Gardens	0.03 miles
2	Fernilee Gardens	0.08 miles
3	Santolina Drive	0.08 miles
4	Topley Gardens	0.07 miles
5	Birchover Rise	0.12 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.77 miles
2	Tram Park & Ride	7.47 miles
3	Toton Lane Tram Stop	7.47 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



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/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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