



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025



STATION ROAD, STANLEY, ILKESTON, DE7

Hannells

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









Introduction Our Comments



- > Attractive Bay-Fronted Detached Home
- > Ample Off Road Parking For Several vehicles
- > Three Garages To The Rear
- > EPC Rating D / Standard Construction
- > Council Tax Band D / Freehold

An attractive bay-fronted detached home located in the sought-after village of Stanley. The property benefits from ample off road parking to the front and side, a pleasant rear garden, three garages and an open green to the rear! The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- Entrance hallway, pleasant bay fronted lounge, fitted breakfast kitchen with utility area, shower room and conservatory. To the first floor the landing provides access to three bedrooms and shower room. Outside, the property is set back from Station Road and has a block paved frontage providing off road parking for a number of vehicles. To the rear is a good size garden laid mainly to lawn and driveway leading to a double garage and additional single garage ideal for vehicles or as a workshop. Stanley Village is has local amenities including a village shop, village school together with road links for Derby, Nottingham and Ilkeston respectively.

Room Measurement & Details

Entrance Hallway:

Lounge: (15'3" x 10'11") 4.65 x 3.33

Kitchen: (12'10" x 11'0") 3.91 x 3.35

Kitchen / Utility area: (9'7" x 5'4") 2.92 x 1.63

Shower Room: $(5'6" \times 4'7")$ 1.68 x 1.40

Conservatory: $(6'4" \times 10'11") 1.93 \times 3.33$

Bedroom One: (11'10" x 10'11") 3.61 x 3.33

Bedroom Two: $(10'2" \times 10'10")$ 3.10 x 3.30

Bedroom Three: (7'2" x 6'3") 2.18 x 1.90

Shower Room: (7'4" x 5'4") 2.24 x 1.63

Double garage: (24'2" x 17'3") 7.37 x 5.26

Single garage: (17'5" x 7'11") 5.31 x 2.41

Property **Overview**









Property

Type: Detached

Bedrooms:

Floor Area: $850 \text{ ft}^2 / 79 \text{ m}^2$

Plot Area: 0.13 acres 1930-1949 Year Built: **Council Tax:** Band D **Annual Estimate:** £2,260 **Title Number:** DY385948

Freehold Tenure:

Local Area

Local Authority: Conservation Area:

Flood Risk:

• Rivers & Seas

Surface Water

Derbyshire

No

Very low

Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16

66

1000

mb/s

mb/s

mb/s







Mobile Coverage:

(based on calls indoors)













Satellite/Fibre TV Availability:



















Gallery **Photos**





















Gallery **Photos**





















Gallery **Photos**













Gallery **Floorplan**



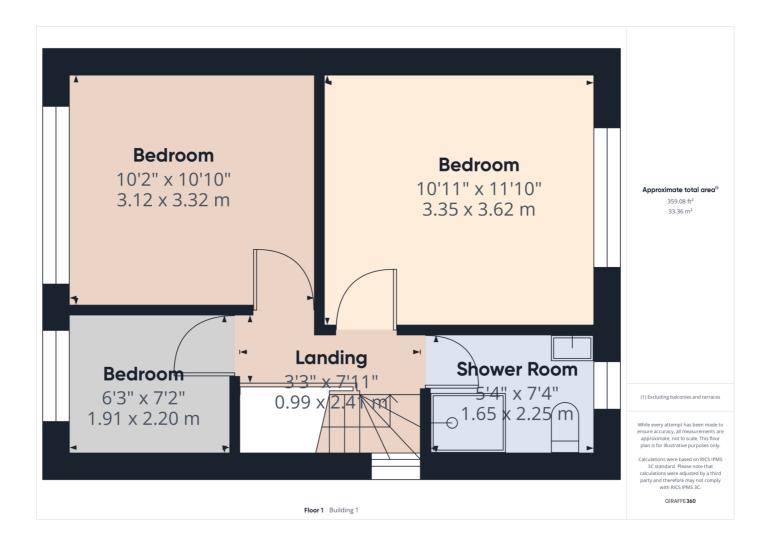
STATION ROAD, STANLEY, ILKESTON, DE7



Gallery **Floorplan**



STATION ROAD, STANLEY, ILKESTON, DE7



Gallery **Floorplan**



STATION ROAD, STANLEY, ILKESTON, DE7



Property **EPC - Certificate**



		End	ergy rating
	Valid until 03.04.2035		
Score	Energy rating	Current	Potential
92+	A		
81-91	В		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property **EPC - Additional Data**



Additional EPC Data

Property Type: 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, 270 mm loft insulation

Roof Energy: Pitched, 270 mm loft insulation

Main Heating: Boiler and radiators, mains gas

Main Heating

Programmer, room thermostat and TRVs **Controls:**

Hot Water System: From main system

Hot Water Energy

Efficiency:

From main system

Lighting: Low energy lighting in all fixed outlets

Floors: Suspended, no insulation (assumed)

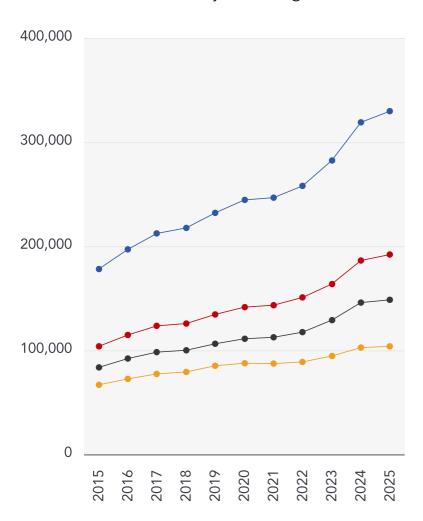
Total Floor Area: 79 m^2

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DE7



Detached

+85.13%

Semi-Detached

+84.86%

Terraced

+77.57%

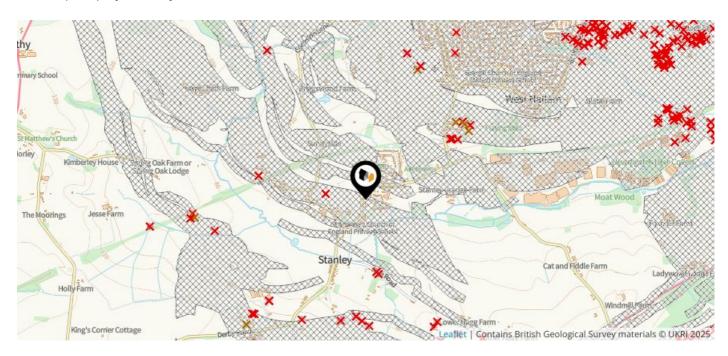
Flat

+55.17%

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

× Adit

X 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.

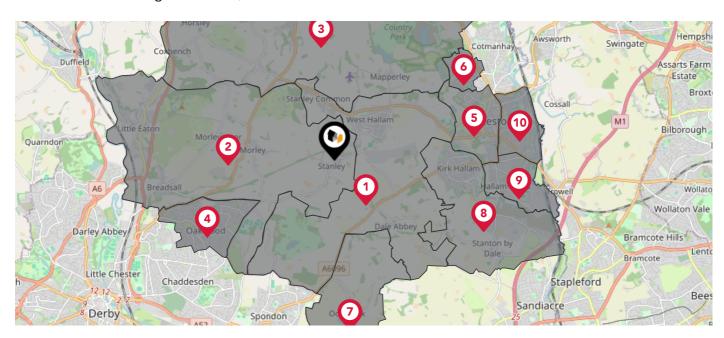


Nearby Cons	ervation Areas
1	Stanley
2	West Hallam
3	Morley
4	Dale Abbey
5	Ockbrook Moravian Settlement
6	Ilkeston Town Centre
7	The Field, Shipley Park
8	Breadsall
9	Spondon
10	Coxbench

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

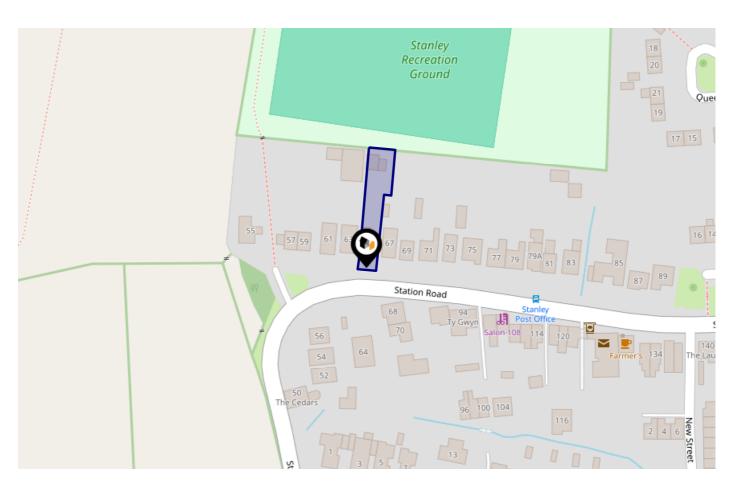


Nearby Council Wards		
1	West Hallam & Dale Abbey Ward	
2	Little Eaton & Stanley Ward	
3	Shipley Park, Horsley and Horsley Woodhouse Ward	
4	Oakwood Ward	
5	Little Hallam Ward	
6	Shipley View Ward	
7	Ockbrook & Borrowash Ward	
8	Kirk Hallam & Stanton-by-Dale Ward	
9	Hallam Fields Ward	
10	Larklands Ward	

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.

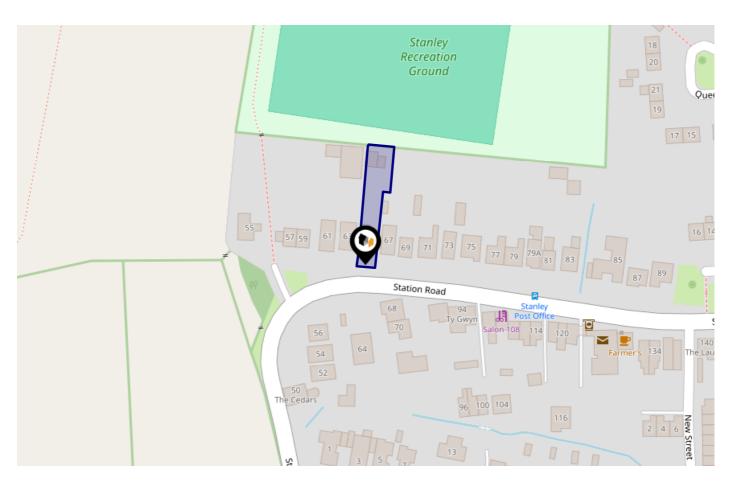




Rivers & Seas - Climate Change



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.

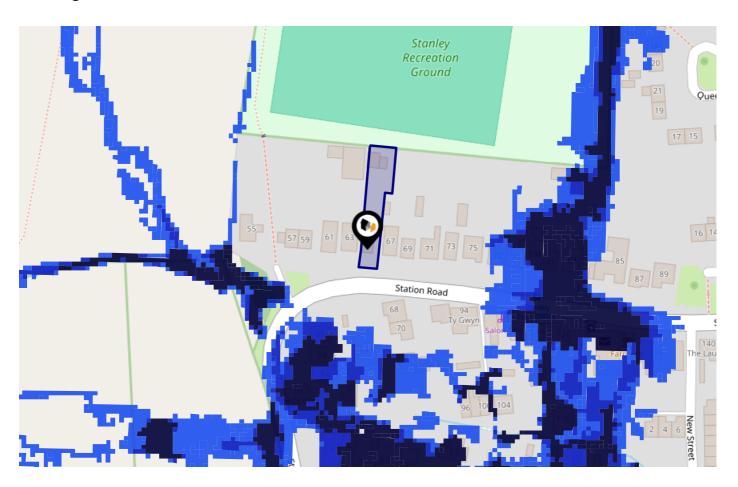
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



Surface Water - Flood Risk



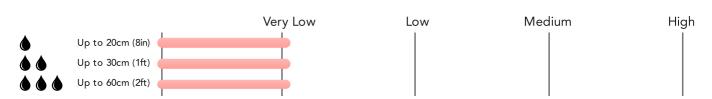
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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.



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.

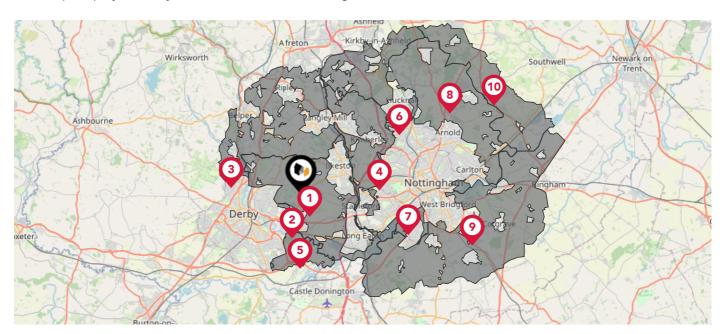
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk an area in which the risk is below 1 in 1000 (0.1%) in any one year.



Maps **Green Belt**



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



Nearby Gree	n Belt Land
1	Derby and Nottingham Green Belt - Erewash
2	Derby and Nottingham Green Belt - Derby
3	Derby and Nottingham Green Belt - Amber Valley
4	Derby and Nottingham Green Belt - Nottingham
5	Derby and Nottingham Green Belt - South Derbyshire
6	Derby and Nottingham Green Belt - Ashfield
7	Derby and Nottingham Green Belt - Broxtowe
8	Derby and Nottingham Green Belt - Gedling
9	Derby and Nottingham Green Belt - Rushcliffe
10	Derby and Nottingham Green Belt - Newark and Sherwood

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 I	Landfill Sites		
1	The Brickyard-Off Dale Road, Stanley, Derbyshire	Historic Landfill	
2	Lime Lane-Morley	Historic Landfill	
3	Foxholes Farm-West Hallam, Ilkeston, Derbyshire	Historic Landfill	
4	Whitehouse Opencast Site-Mapperley, Derbyshire	Historic Landfill	
5	Yew Tree Farm-Mill Street, Smalley, Derbyshire	Historic Landfill	
6	Land off Dale Road-Spondon, Derby, Derbyshire	Historic Landfill	
7	Pewit Tip-Manners Avenue, Ilketon, Derbyshire	Historic Landfill	
8	Manners Avenue-Ilkeston, Derbyshire	Historic Landfill	
9	Grove Farm Tip-Lowes Lane, Ilkeston, Stanton By Dale, Derbyshire	Historic Landfill	
10	Manor Tip-Manners Avenue, Ilkeston	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 B	uildings in the local district	Grade	Distance
m 1	1329235 - Church Of St Andrew	Grade II	0.1 miles
(m ²)	1280454 - Church Cottage	Grade II	0.1 miles
m 3	1438668 - Stanley And Stanley Common Parish War Memorial	Grade II	0.2 miles
(n)	1329238 - Cinder Cottage Ye Olde Cinder House	Grade II	0.7 miles
m ⁵	1140422 - The Old School	Grade II	0.8 miles
6	1140423 - Church Of St Wilfrid	Grade II	0.9 miles
(m) ⁽⁷⁾	1206154 - War Memorial	Grade II	0.9 miles
(m) 8	1206126 - Village Hall	Grade II	0.9 miles
(m)(9)	1205326 - Outbuildings To North Of Cat And Fiddle Mill	Grade II	1.3 miles
(10)	1205307 - Cat And Fiddle Mill	Grade I	1.3 miles



Area **Schools**

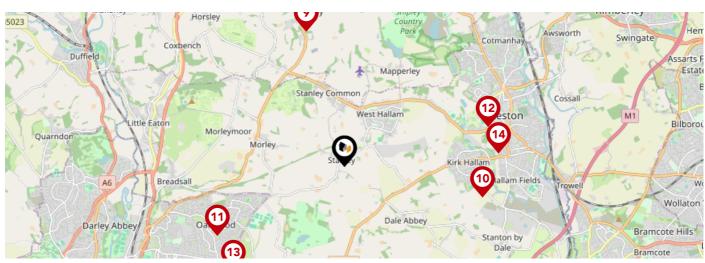




		Nursery	Primary	Secondary	College	Private
1	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 85 Distance: 0.07		✓			
2	Scargill CofE Primary School Ofsted Rating: Requires improvement Pupils: 310 Distance: 0.65		\checkmark			
3	Stanley Common Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.01		\checkmark			
4	Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:1.71		▽			
5	Mapperley CofE Controlled Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:1.77		\checkmark			
6	Saint John Houghton Catholic Voluntary Academy Ofsted Rating: Good Pupils: 685 Distance: 2.04			\checkmark		
7	Kirk Hallam Community Academy Ofsted Rating: Requires improvement Pupils: 814 Distance: 2.3			\checkmark		
8	Ladywood Primary School Ofsted Rating: Good Pupils: 321 Distance:2.3		▽			

Area **Schools**

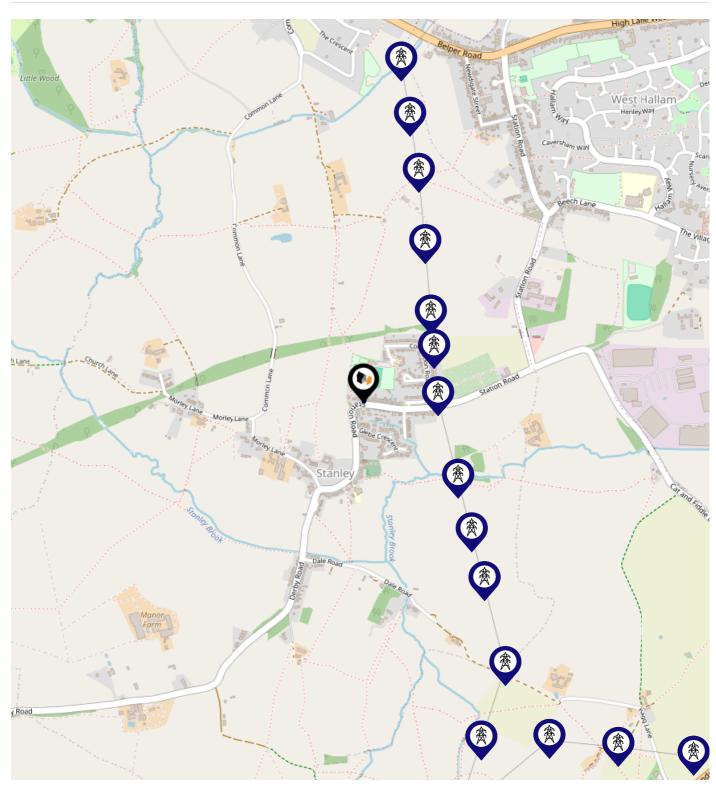




		Nursery	Primary	Secondary	College	Private
9	Richardson Endowed Primary School Ofsted Rating: Good Pupils: 201 Distance:2.51		\checkmark			
10	Dallimore Primary & Nursery School Ofsted Rating: Good Pupils: 353 Distance:2.51		\checkmark			
11	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:2.6		\checkmark			
12	Ormiston Ilkeston Enterprise Academy Ofsted Rating: Requires improvement Pupils: 975 Distance: 2.66			\checkmark		
13	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance: 2.72			\checkmark		
14	St Thomas Catholic Voluntary Academy Ofsted Rating: Good Pupils: 229 Distance:2.75		✓			
15	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:2.89		✓			
16)	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance: 2.93		✓			

Local Area Masts & Pylons





Key:

Power Pylons

Communication Masts

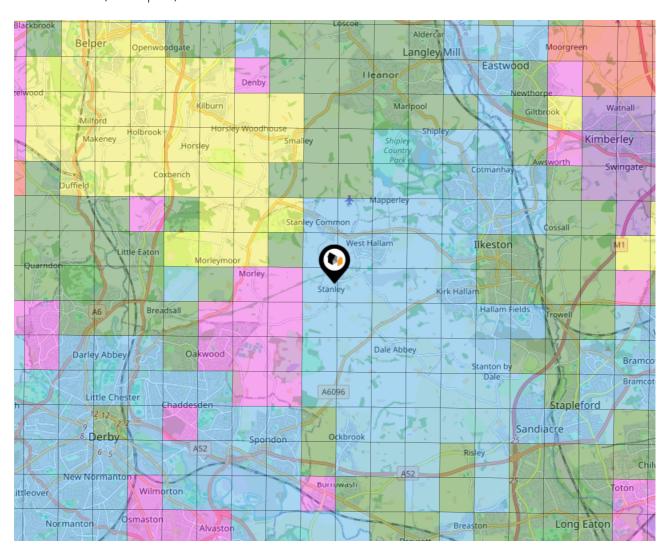


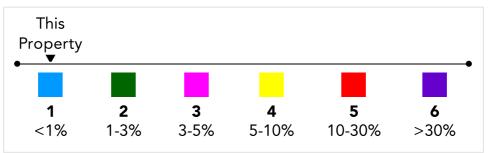
Environment **Radon Gas**



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).

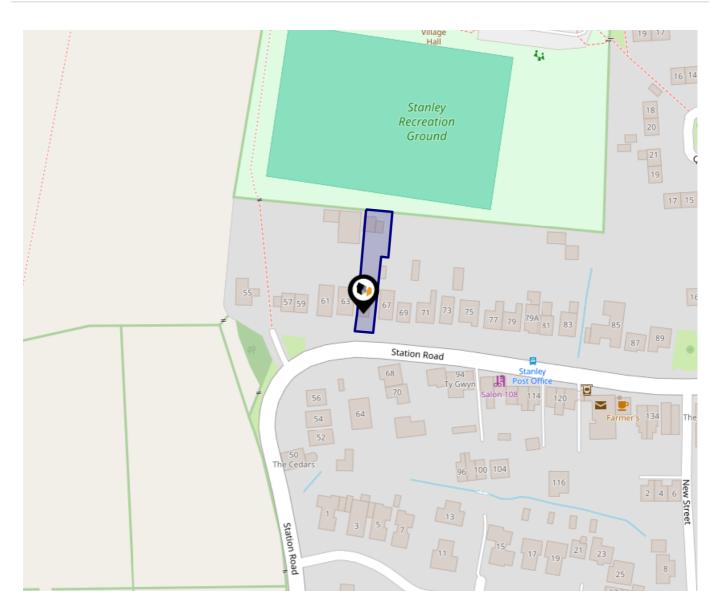






Local Area Road Noise





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



Environment **Soils & Clay**



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- Soil Depth: DEEP

RUDACEOUS)

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

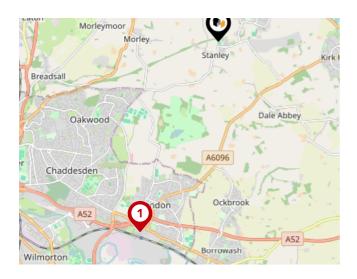
TC Terrace Clay

TC/LL Terrace Clay & Loamy Loess

Area

Transport (National)





National Rail Stations

Pin	Name	Distance
•	Spondon Rail Station	3.69 miles
2	Langley Mill Rail Station	4.36 miles
3	Ilkeston Rail Station	3.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
①	M1 J25	4.53 miles
2	M1 J24A	7.86 miles
3	M1 J24	8.84 miles
4	M1 J26	6.2 miles
5	M1 J27	8.36 miles



Airports/Helipads

Pin	Name	Distance
•	East Mids Airport	9.56 miles
2	Baginton	41.27 miles
3	Birmingham Airport	38.17 miles
4	Finningley	38.99 miles



Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.05 miles
2	Post Office	0.07 miles
3	Coronation Road	0.14 miles
4	White Hart	0.22 miles
5	Coronation Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.92 miles
2	Tram Park & Ride	5.64 miles
3	Toton Lane Tram Stop	5.64 miles



Hannells About Us





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.



Hannells **Testimonials**



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, knowledgable 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 Hannels. 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



/hannells



/hannellsestateagents



/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.



Contains public sector information licensed under the Open Government License v3.0

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

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





















