

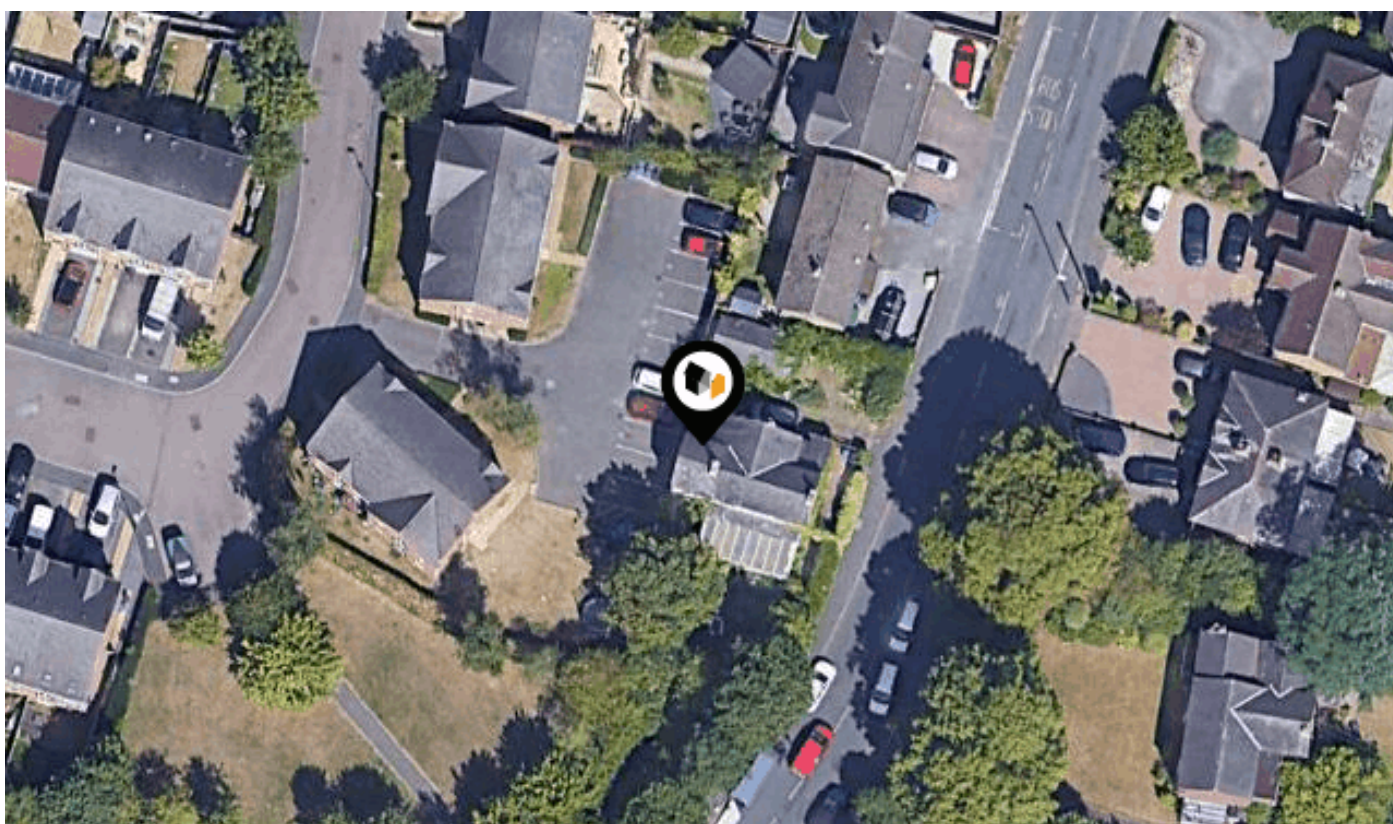


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**LOCKO ROAD, SPENDON, DERBY, DE21**

## Hannells

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01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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- > Four-Bedroom, Standard Construction, Detached Property
- > No Upward Chain
- > Freehold, Council Tax Band E
- > EPC Rating D

**\*\* No Upward Chain \*\*** A rare opportunity to acquire this truly unique, detached cottage which occupies a generous plot in a prime position on the ever-popular Locko Road in Spondon. Brimming with personality, original features, and a hidden "secret" room, this charming family home offers an incredibly versatile layout with three spacious reception rooms and four well-proportioned bedrooms. The gas centrally heated accommodation briefly comprises: entrance porch/boot room with access to a ground floor cloakroom/WC, a characterful fitted breakfast kitchen with exposed ceiling beams, a generous lounge with a feature live-fuel fireplace and patio doors opening to a conservatory, an inner lobby, two further excellent-sized reception rooms, and a utility room with a second cloakroom/WC. To the first floor are four double bedrooms, including one currently accessed via another - ideal for use as a nursery, home office, or dressing room - and a family bathroom fitted with a four-piece suite including both bath and separate shower cubicle. A standout feature of the home is the cleverly concealed entrance in the third bedroom, which leads to an additional hidden room - perfect as a den, reading nook or creative space. Outside, the property enjoys gated access to a driveway providing off-road parking and a detached garage with power and lighting. To the rear, there's a delightful enclosed garden featuring a lawn, garden pond, and well-established, mature planting that offers a high degree of privacy. Situated on the prestigious Locko Road, one of Spondon's most sought-after addresses, this property enjoys a fantastic location that perfectly blends village charm with everyday convenience. Spondon itself offers a welcoming community atmosphere with a wide range of amenities including independent shops, supermarkets, cafes, well-regarded schools, and excellent public transport links. For those who commute, the area provides quick and easy access to Derby city centre, as well as major routes such as the A52, A50, and M1, making it ideal for travelling further afield. Nearby green spaces and countryside walks—such as those around Locko Park - add to the area's appeal, offering a peaceful retreat just moments from the doorstep. An internal inspection is essential to truly appreciate the size, character, and unique features of this exceptional home.

Entrance Hall: (7'2" x 5'6") 2.18 x 1.68

Cloakroom/WC:

Breakfast Kitchen: (19'3" x 8'5") 5.87 x 2.57

Living Room: (11'2" x 15'8") 3.40 x 4.78

Reception Room: (11'2" x 15'8") 3.40 x 4.78

Reception Room: (8'2" x 20'6") 2.49 x 6.25

Conservatory: (24'0" x 9'8") 7.32 x 2.95

Utility Room: (8'3" x 11'9") 2.51 x 3.58

Cloakroom/WC:

First Floor Landing:

Bedroom: (11'4" x 11'10") 3.45 x 3.61

Bedroom (Accessed Via Previous Bedroom): (8'3" x 11'7") 2.51 x 3.53

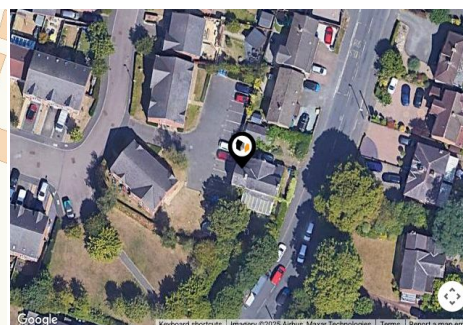
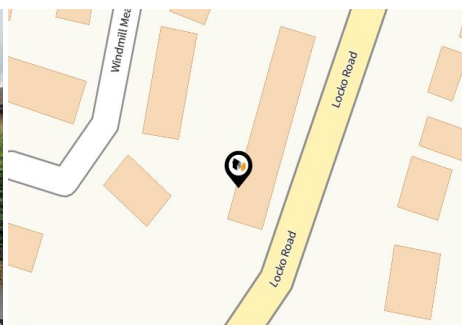
Bedroom: (11'7" x 12'0") 3.53 x 3.66

Bedroom: (11'8" x 8'6") 3.56 x 2.59

Hidden Room (Restricted Head height): (7'0" x 8'1") 2.13 x 2.46

Family Bathroom: (7'6" x 8'0")  
**KFB** - Key Facts For Buyers





## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,506 ft <sup>2</sup> / 140 m <sup>2</sup>
Council Tax :	Band E
Annual Estimate:	£2,684

## 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)

<b>16</b>	<b>66</b>	<b>1000</b>
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



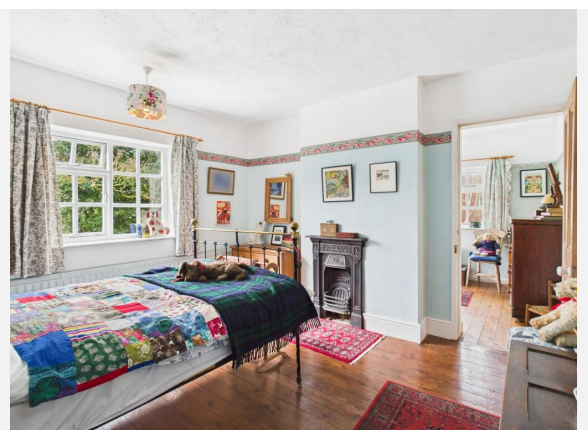
### Satellite/Fibre TV Availability:









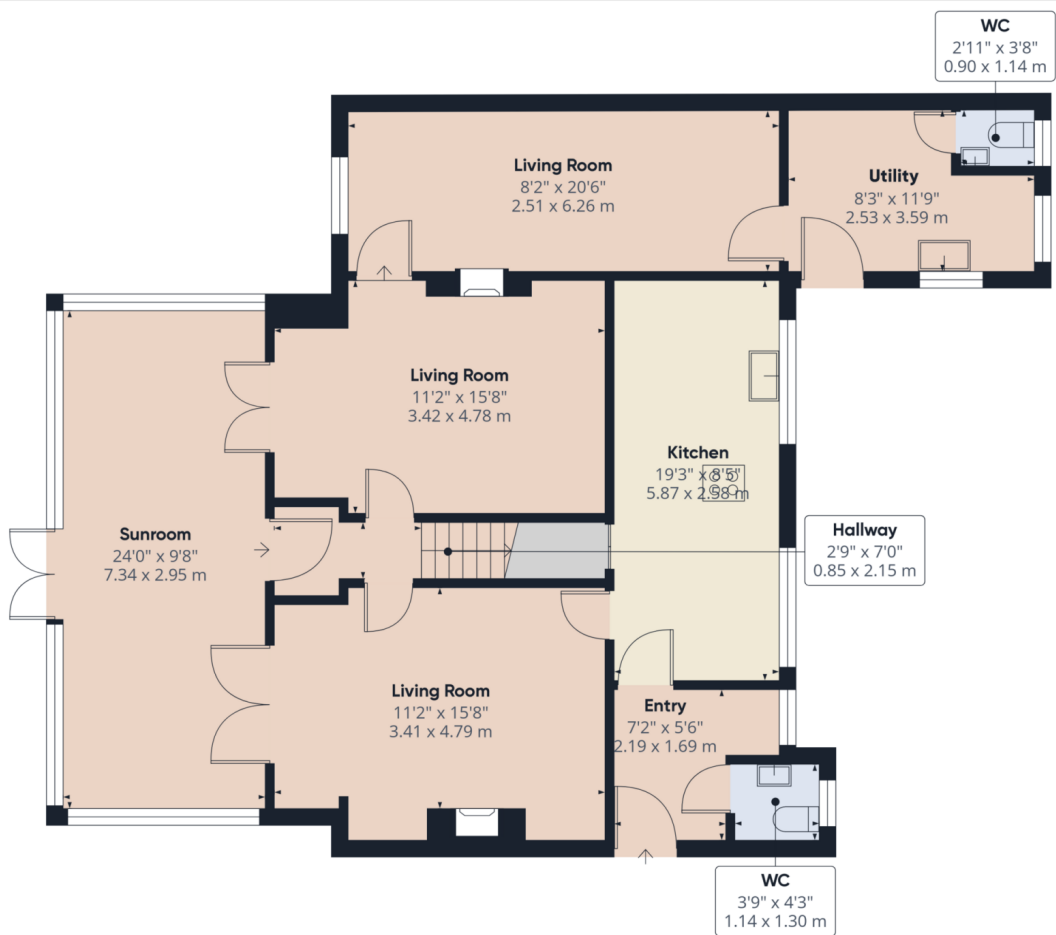








LOCKO ROAD, SPONDON, DERBY, DE21



Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1120.54 ft<sup>2</sup>  
104.1 m<sup>2</sup>

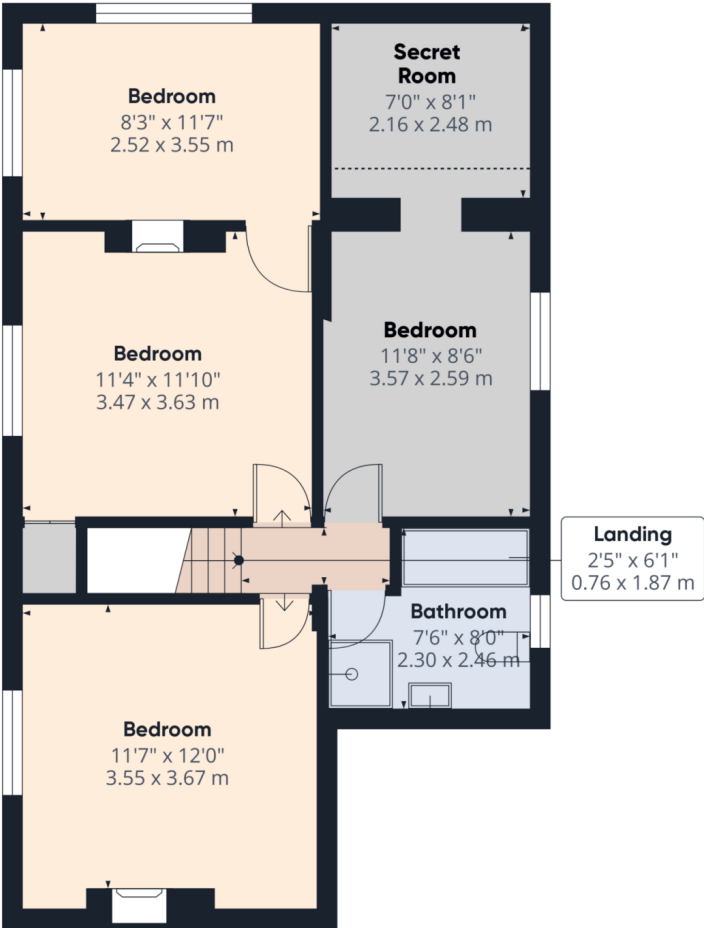
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**LOCKO ROAD, SPONDON, DERBY, DE21**



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

606.12 ft<sup>2</sup>  
56.31 m<sup>2</sup>

**Reduced headroom**

43.93 ft<sup>2</sup>  
4.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

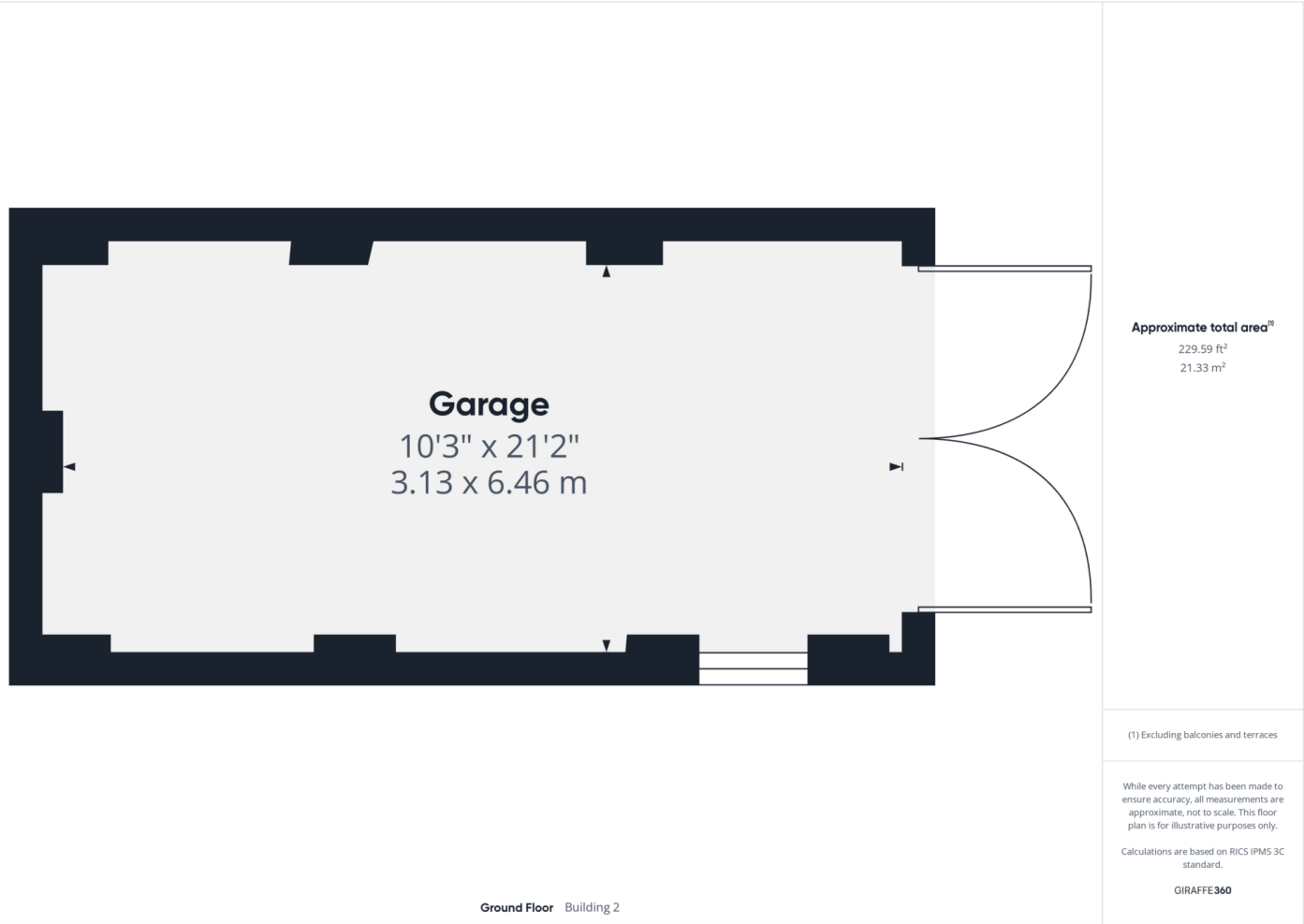
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

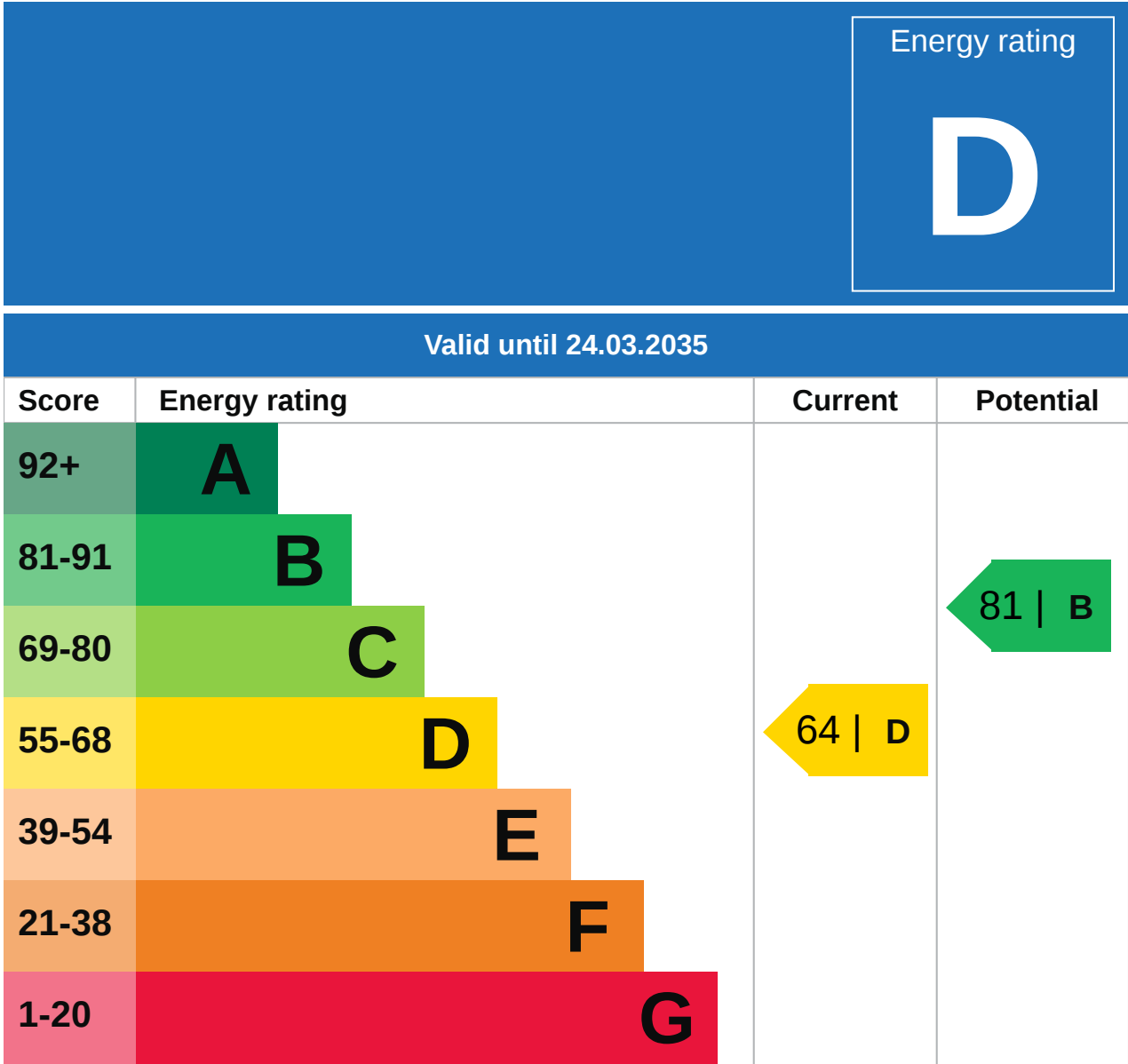
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**LOCKO ROAD, SPONDON, DERBY, DE21**





# Property EPC - Certificate



## Additional EPC Data

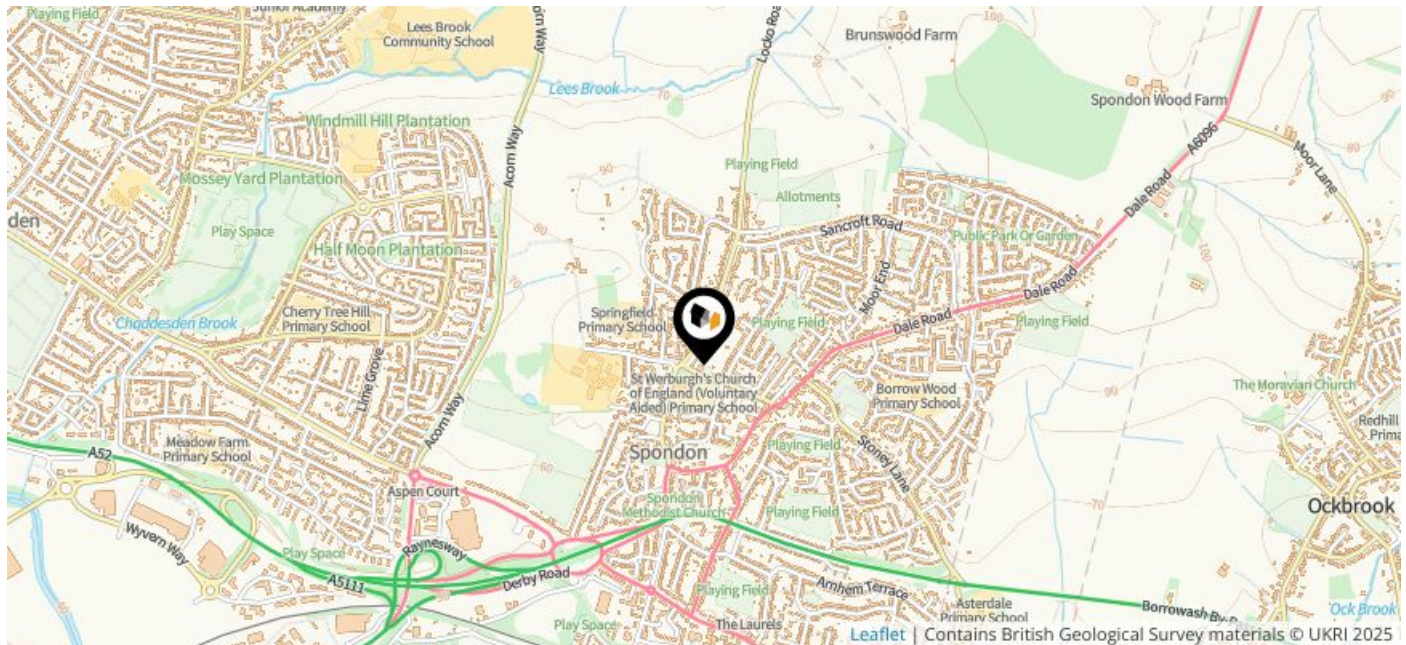
---

<b>Property Type:</b>	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>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<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>	140 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.

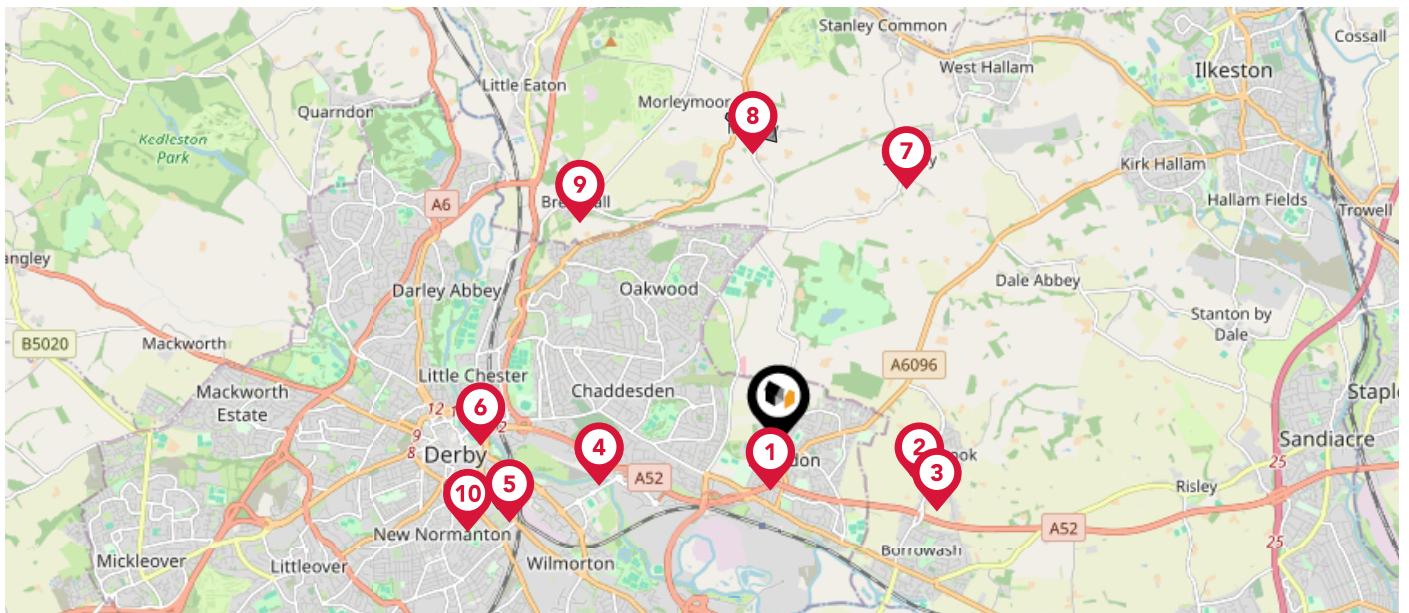
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

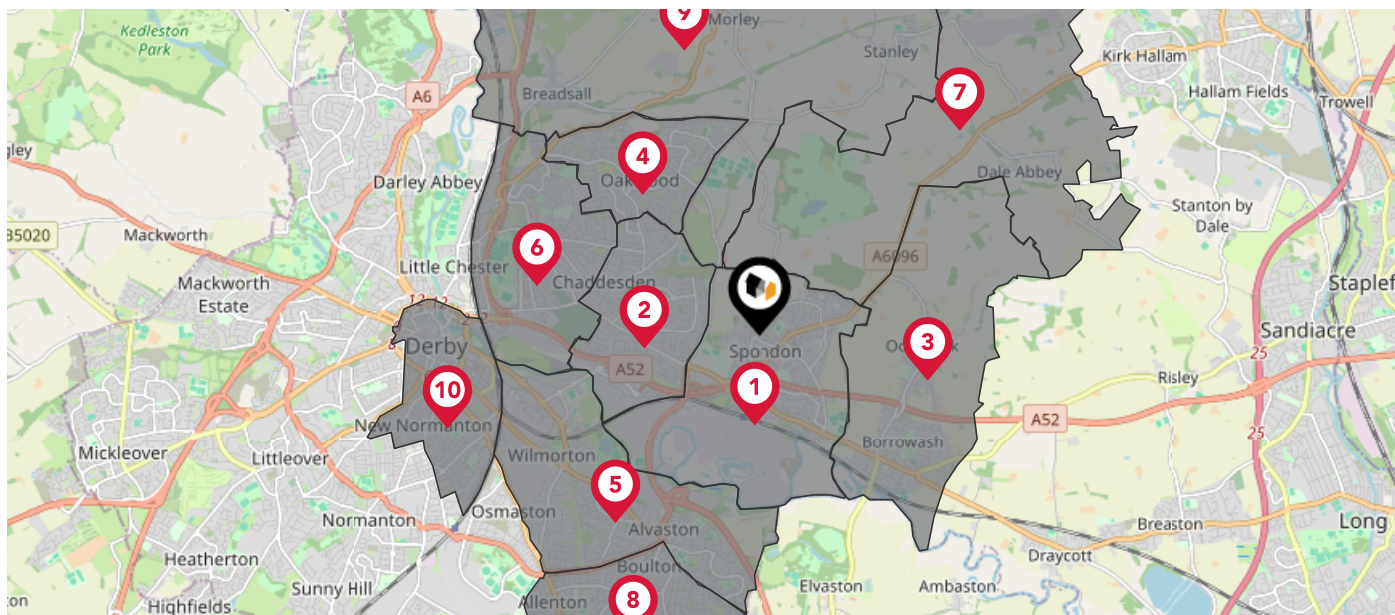
- 1 Spondon
- 2 Ockbrook Moravian Settlement
- 3 Ockbrook Village
- 4 Highfield Cottages
- 5 Railway
- 6 Nottingham Road
- 7 Stanley
- 8 Morley
- 9 Breadsall
- 10 Hartington Street

# Maps

## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Spondon Ward



Chaddesden Ward



Ockbrook & Borrowwash Ward



Oakwood Ward



Alvaston Ward



Derwent Ward



West Hallam & Dale Abbey Ward



Boulton Ward



Little Eaton & Stanley Ward

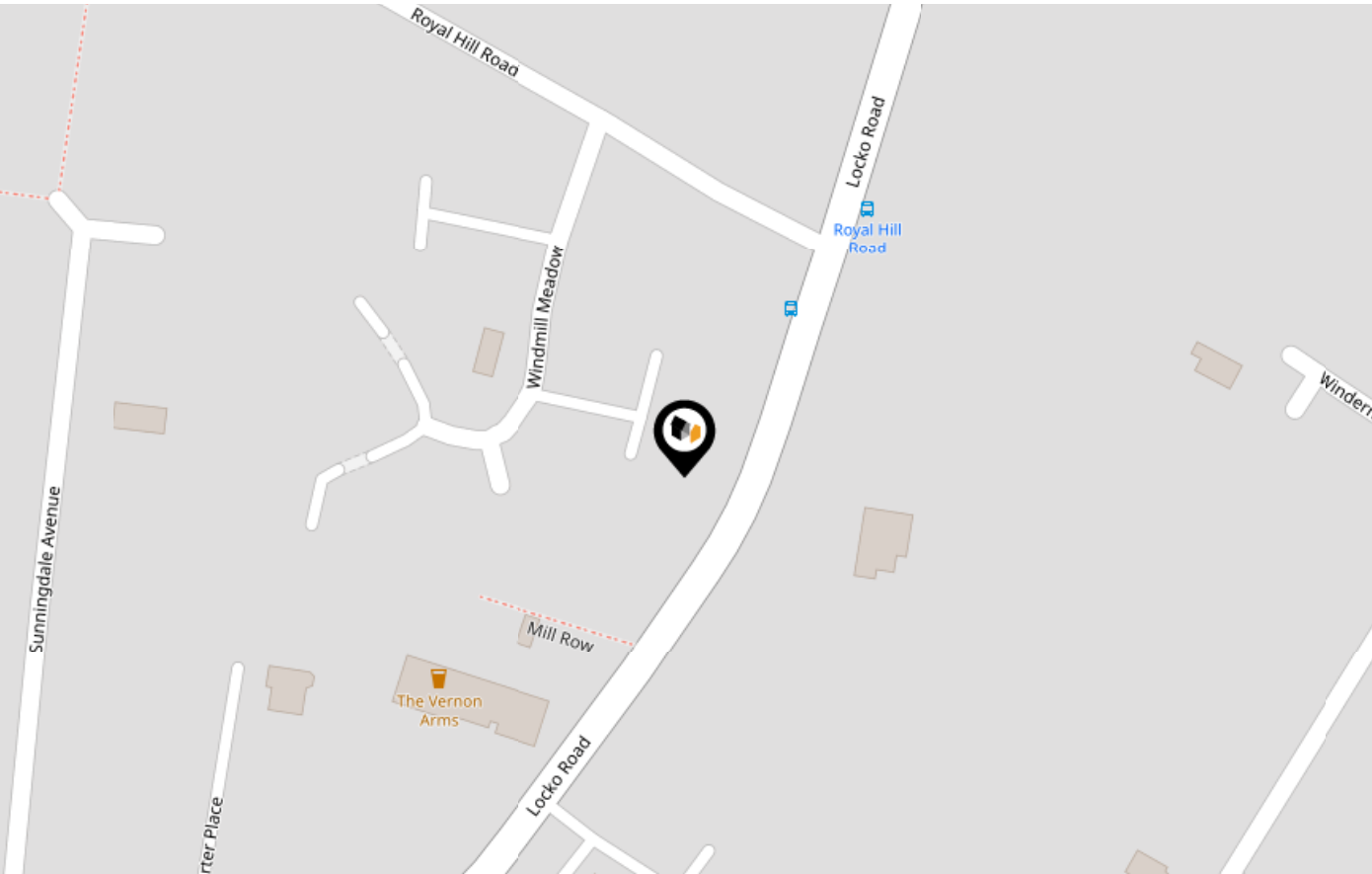


Arboretum Ward

# 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.

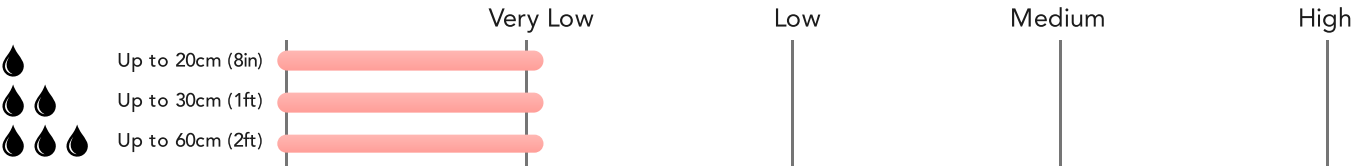


**Risk Rating: Very low**

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:

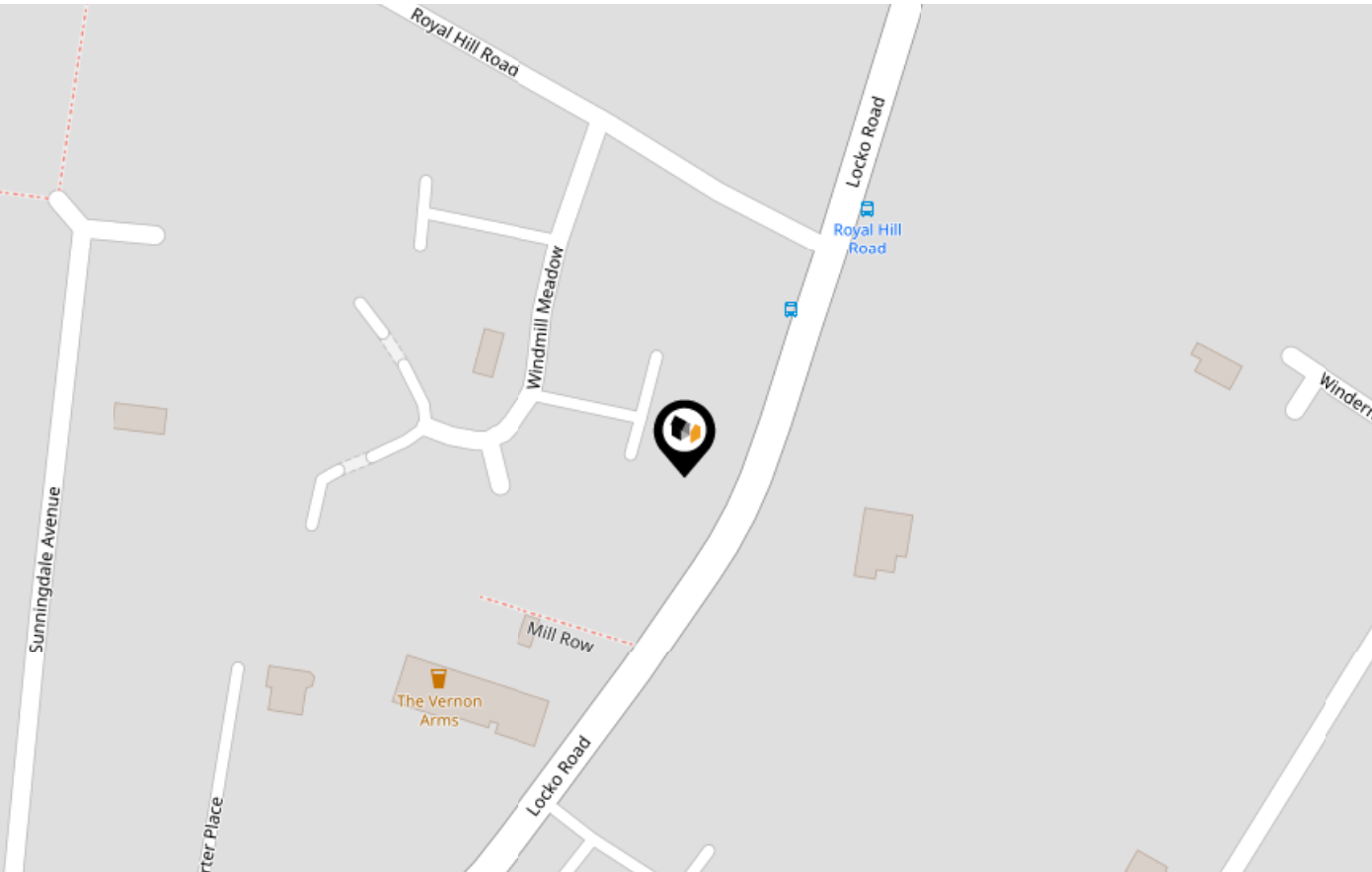




# Flood Risk

## 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.

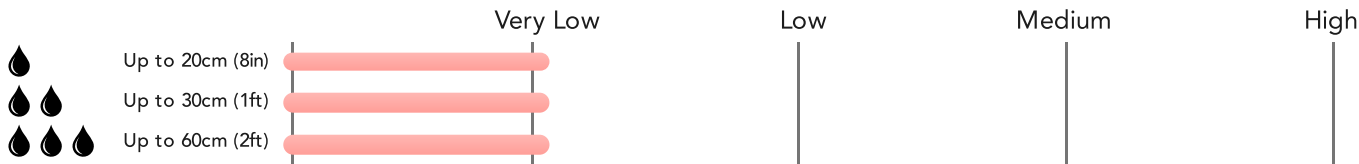


Risk Rating: Very low

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.

- 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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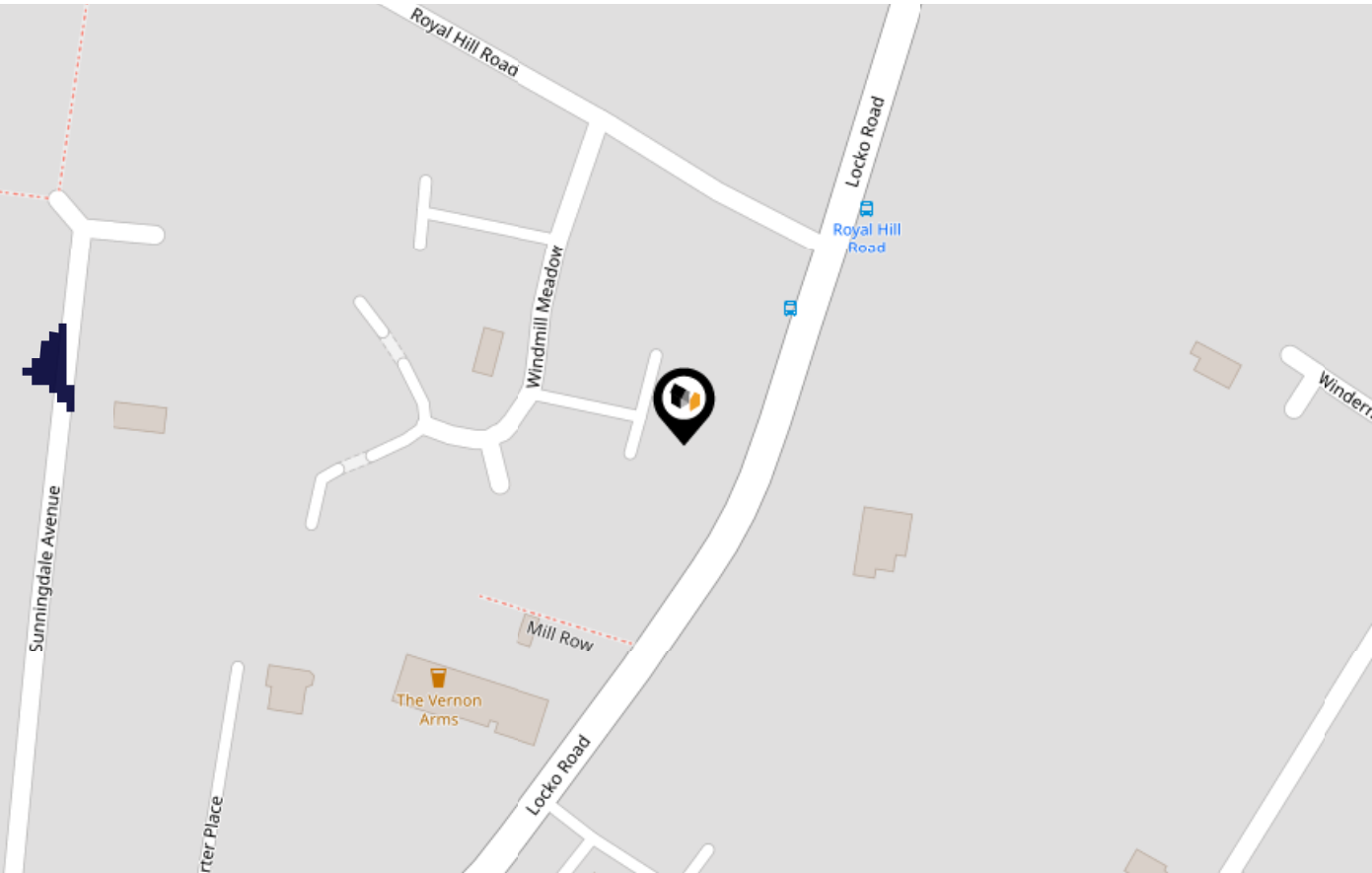
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - 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.

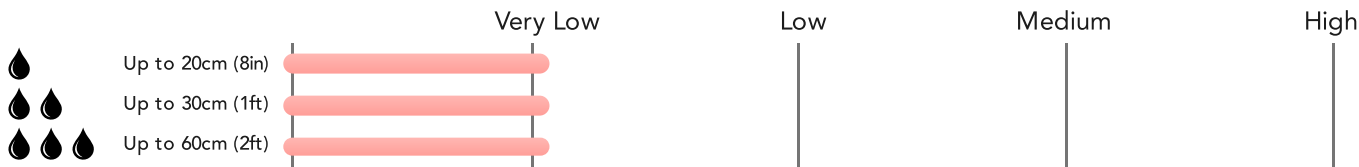


Risk Rating: Very low

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.

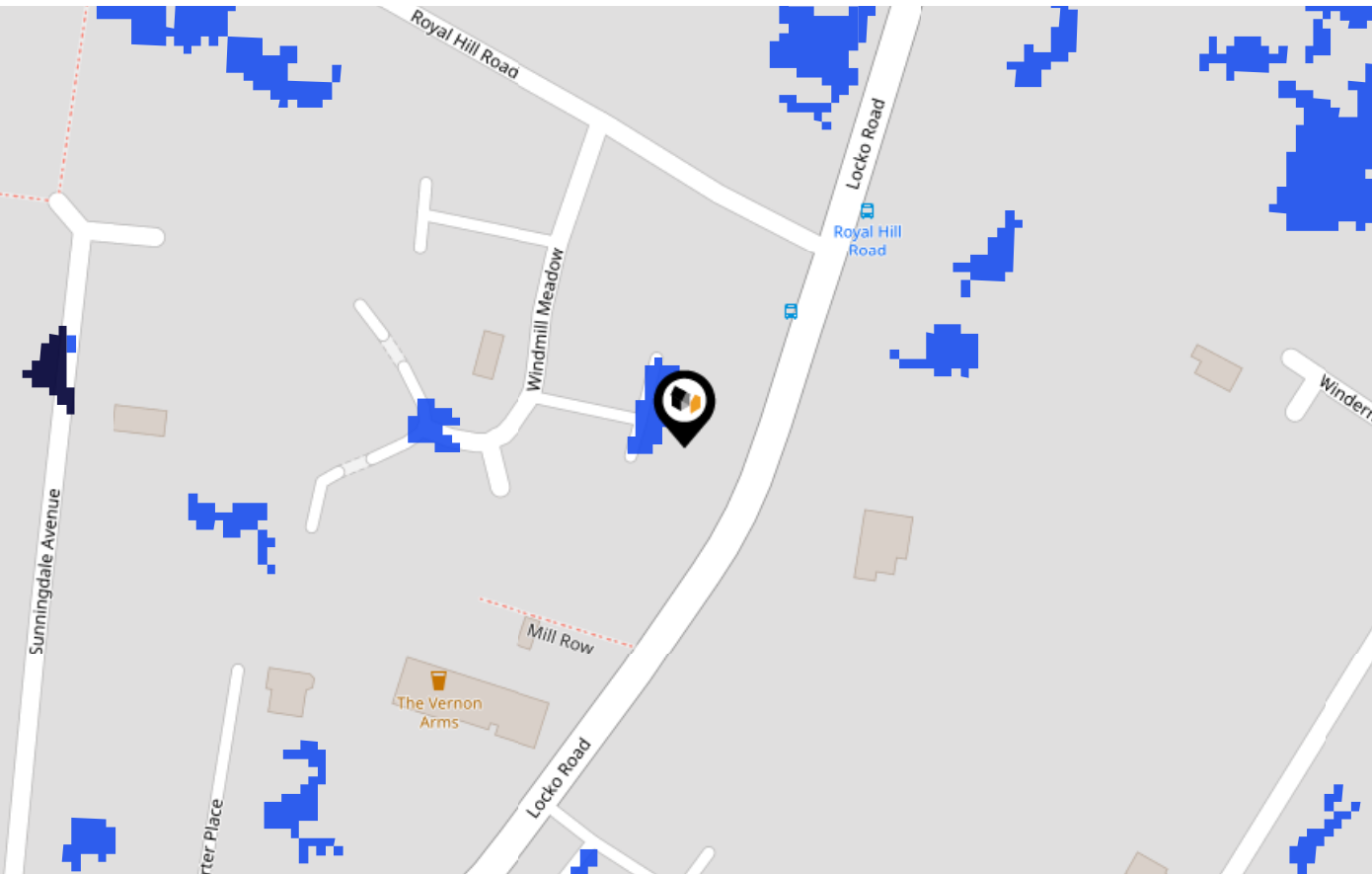
Chance of flooding to the following depths at this property:



# 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.

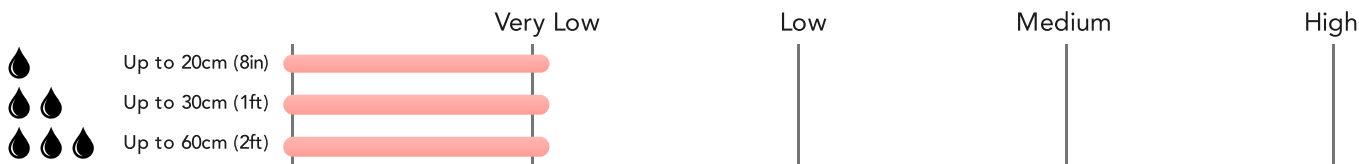


Risk Rating: **Very low**

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.

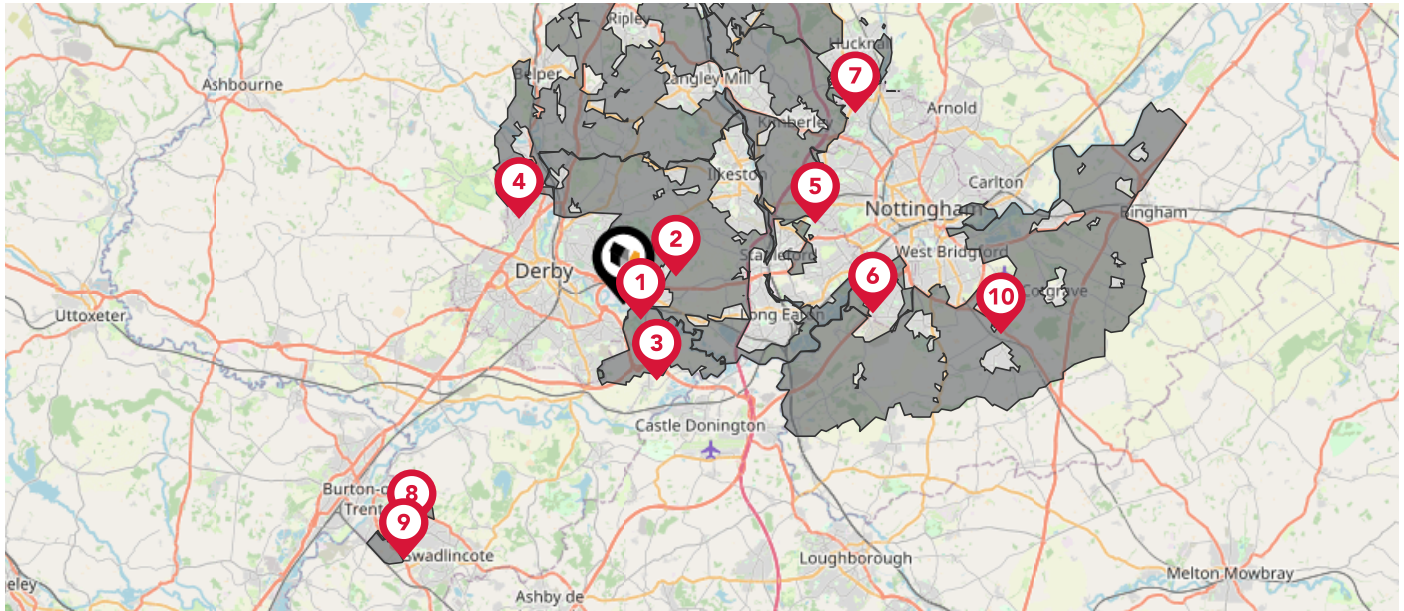
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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-  **Very Low Risk** - an area in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

Chance of flooding to the following depths at this property:















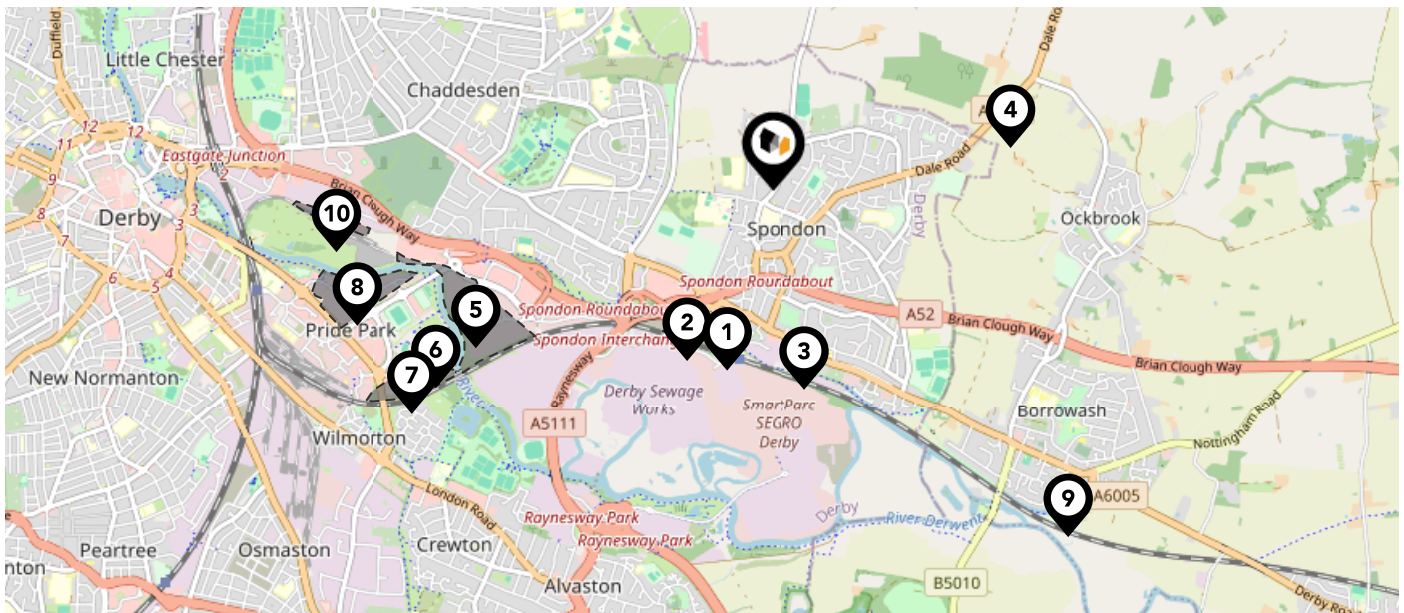
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Derby and Nottingham Green Belt - Derby
-  Derby and Nottingham Green Belt - 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

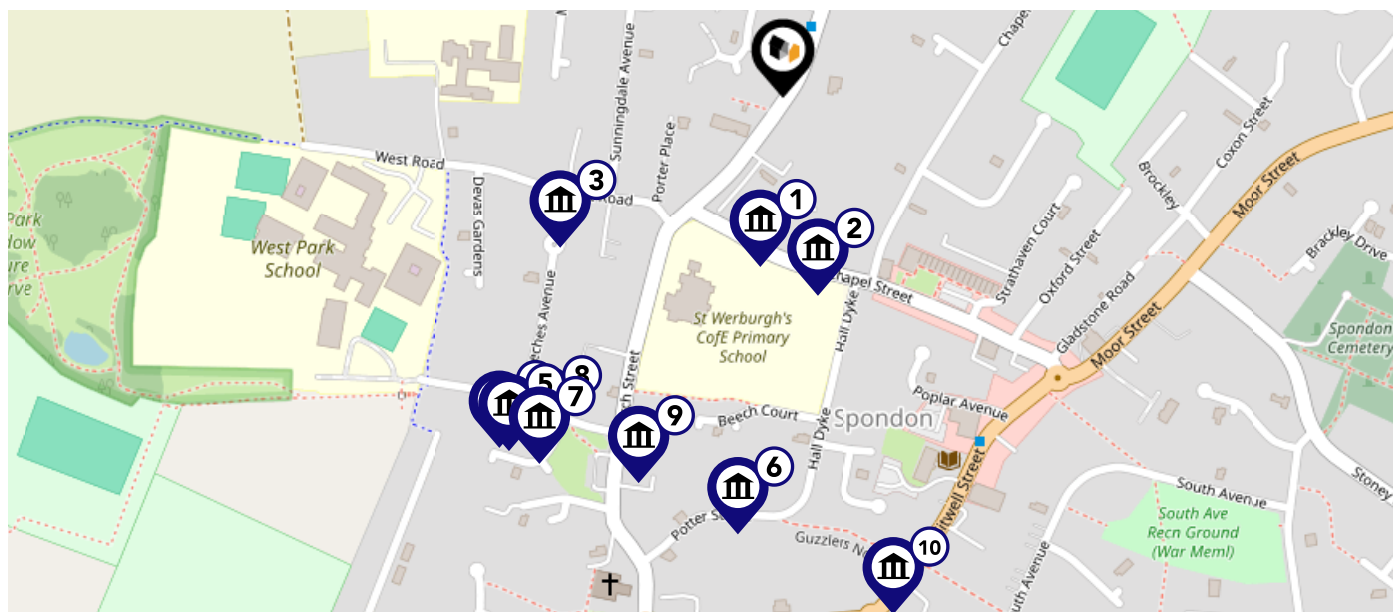
<b>1</b>	Disused Canal-Rear of Erewash Borough Council Depot, Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Megaloughton Lane Landfill Site-Megaloughton Lane, Spondon, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Nottingham Road-Derby, Derbyshire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











# Maps

## Listed Buildings

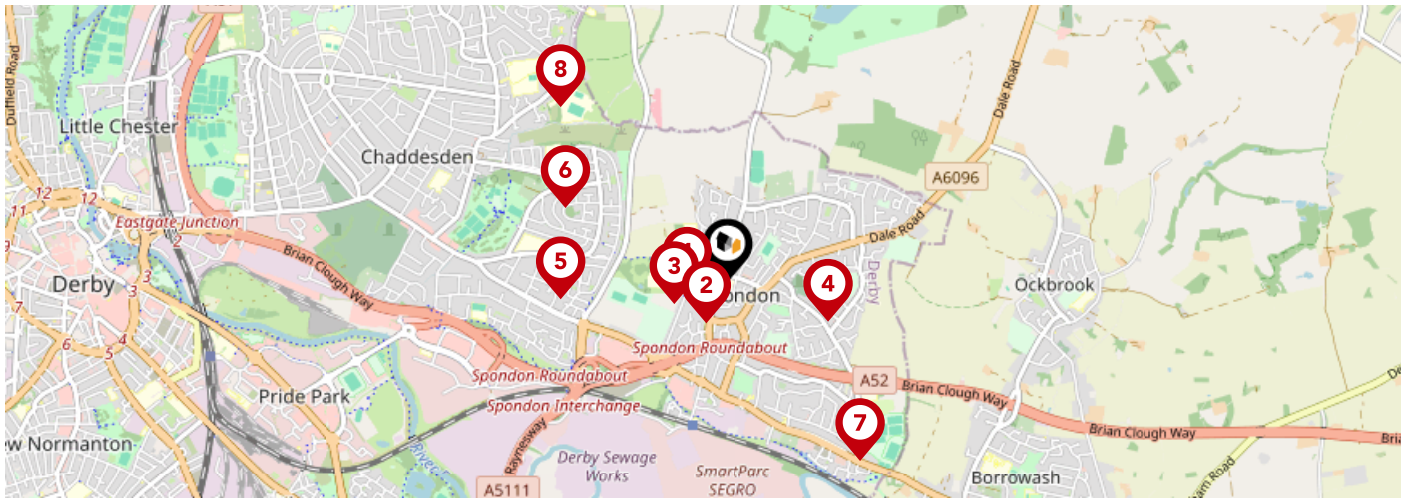


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



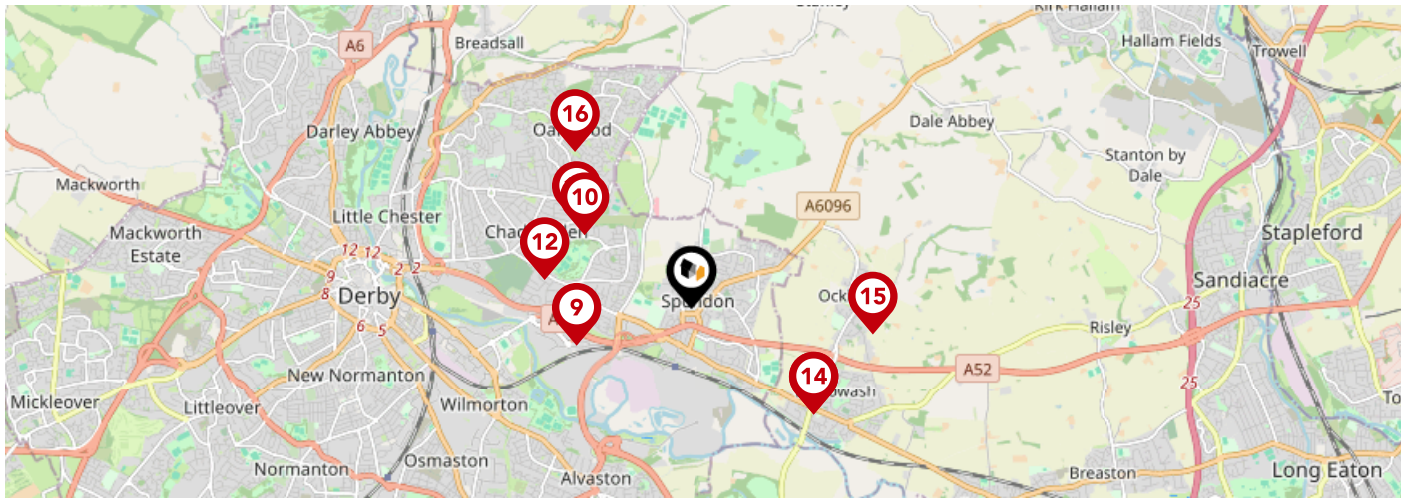
Listed Buildings in the local district		Grade	Distance
	1230474 - The Old School	Grade II	0.1 miles
	1230230 - Bowes House	Grade II	0.1 miles
	1230478 - Barrows Almshouses	Grade II	0.1 miles
	1279342 - Prospect House	Grade II	0.2 miles
	1228776 - 25, Park Road	Grade II	0.2 miles
	1228930 - Malt Shovel Inn Public House	Grade II	0.2 miles
	1228894 - The Grange	Grade II	0.2 miles
	1228777 - Holly House	Grade II	0.2 miles
	1287827 - Longdon's Row	Grade II	0.2 miles
	1229479 - Former Coach House Of The Homestead	Grade II	0.3 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:1	<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:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

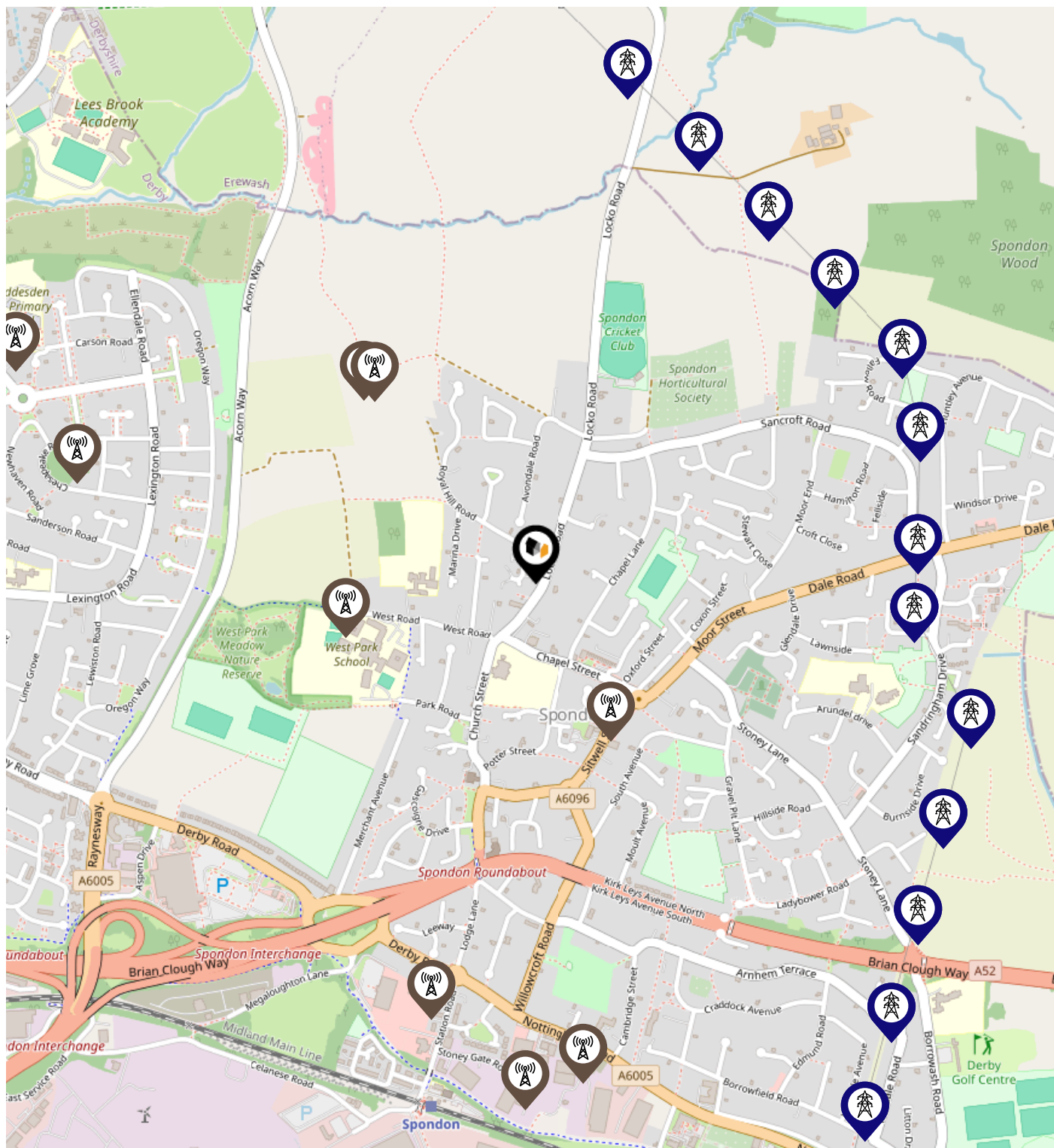




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 231   Distance:1.74	<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

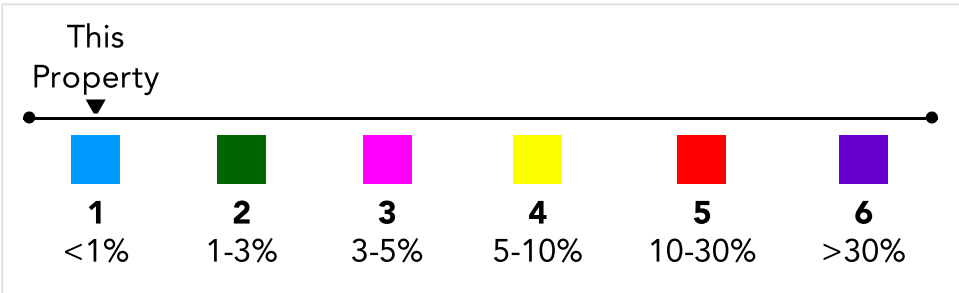
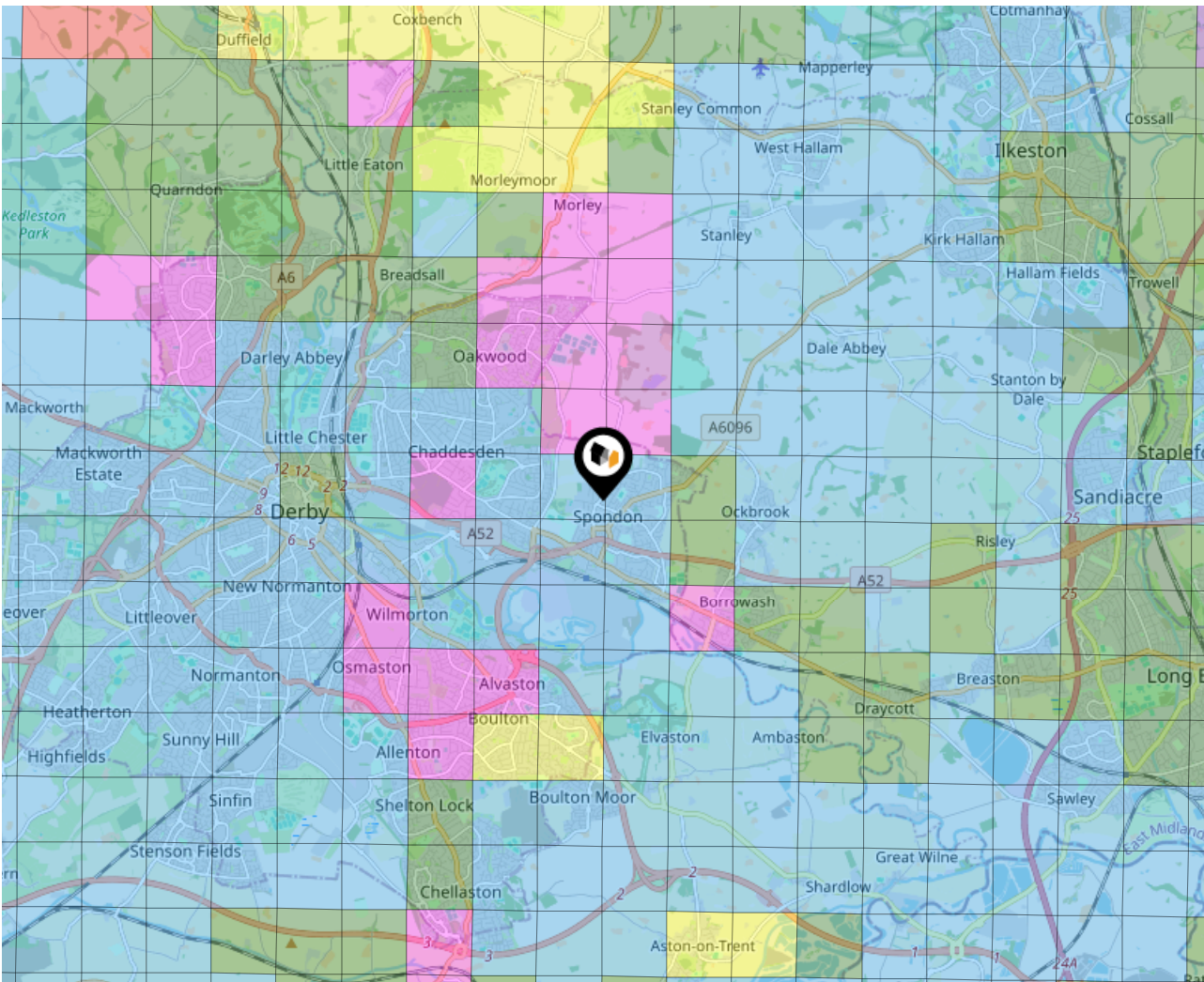
# Environment

## Radon Gas



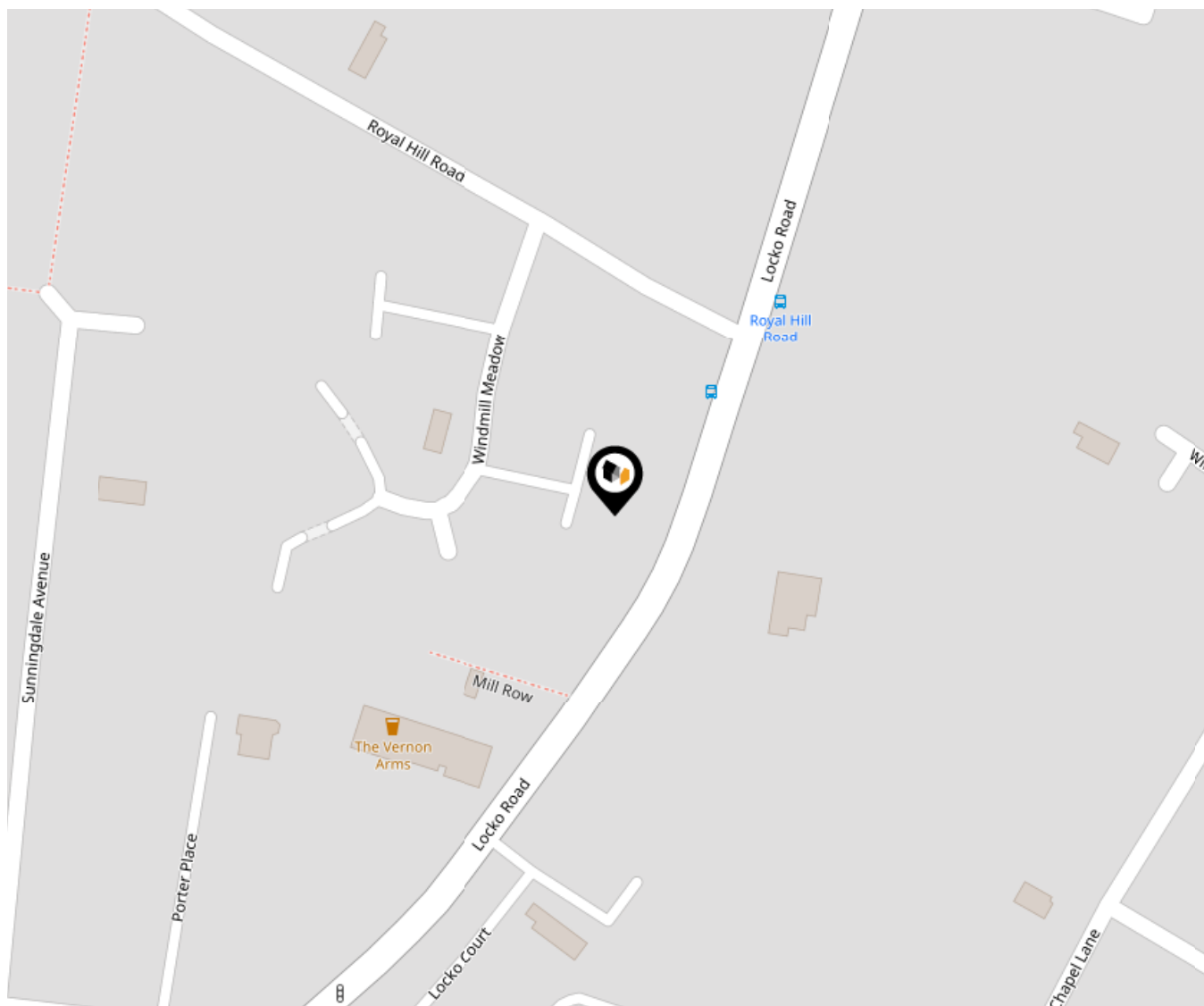
### What is Radon?

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/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.

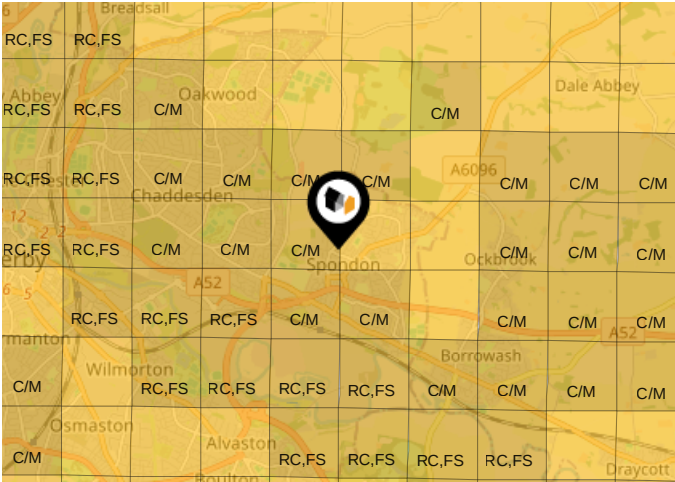
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

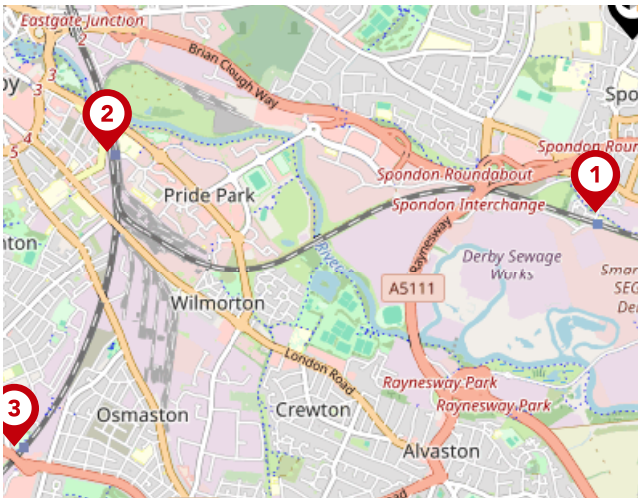
<b>Carbon Content:</b>	LOW	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP



## Primary Classifications (Most Common Clay Types)

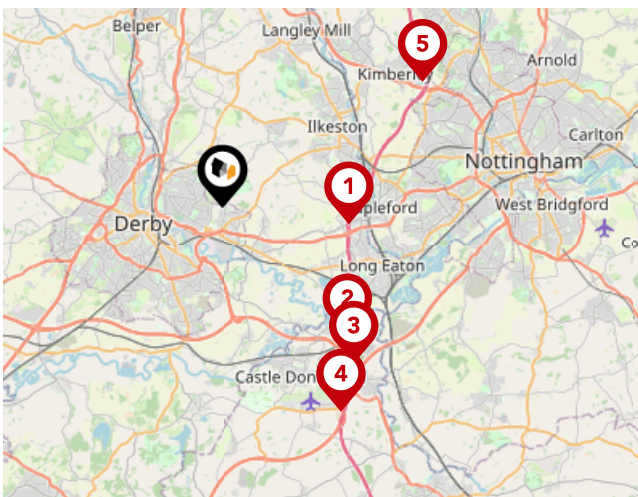
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



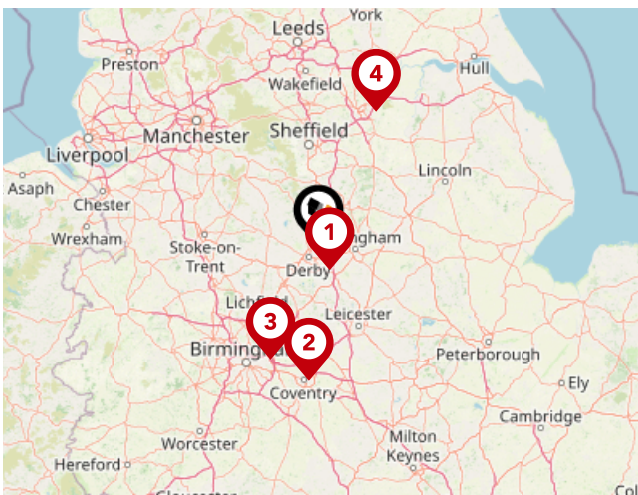
## National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	0.8 miles
	Derby Rail Station	2.41 miles
	Peartree Rail Station	3.31 miles



## Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	4.51 miles
	M1 J24A	6.35 miles
	M1 J24	7.22 miles
	M1 J23A	8.42 miles
	M1 J26	8.46 miles



## Airports/Helipads

Pin	Name	Distance
	East Mids Airport	7.45 miles
	Baginton	38.54 miles
	Birmingham Airport	35.26 miles
	Finningley	41.9 miles

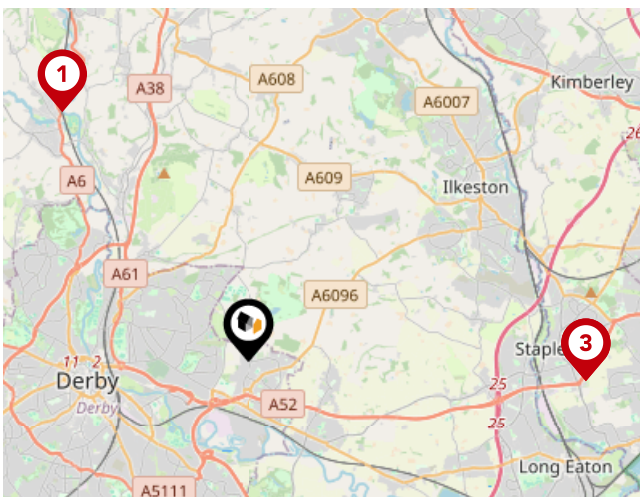
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Royal Hill Road	0.03 miles
2	Chapel Street School	0.1 miles
3	Chapel Street Shops	0.16 miles
4	Coniston Avenue	0.21 miles
5	West Park School	0.22 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.57 miles
2	Tram Park & Ride	6.04 miles
3	Toton Lane Tram Stop	6.04 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.



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# 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.

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