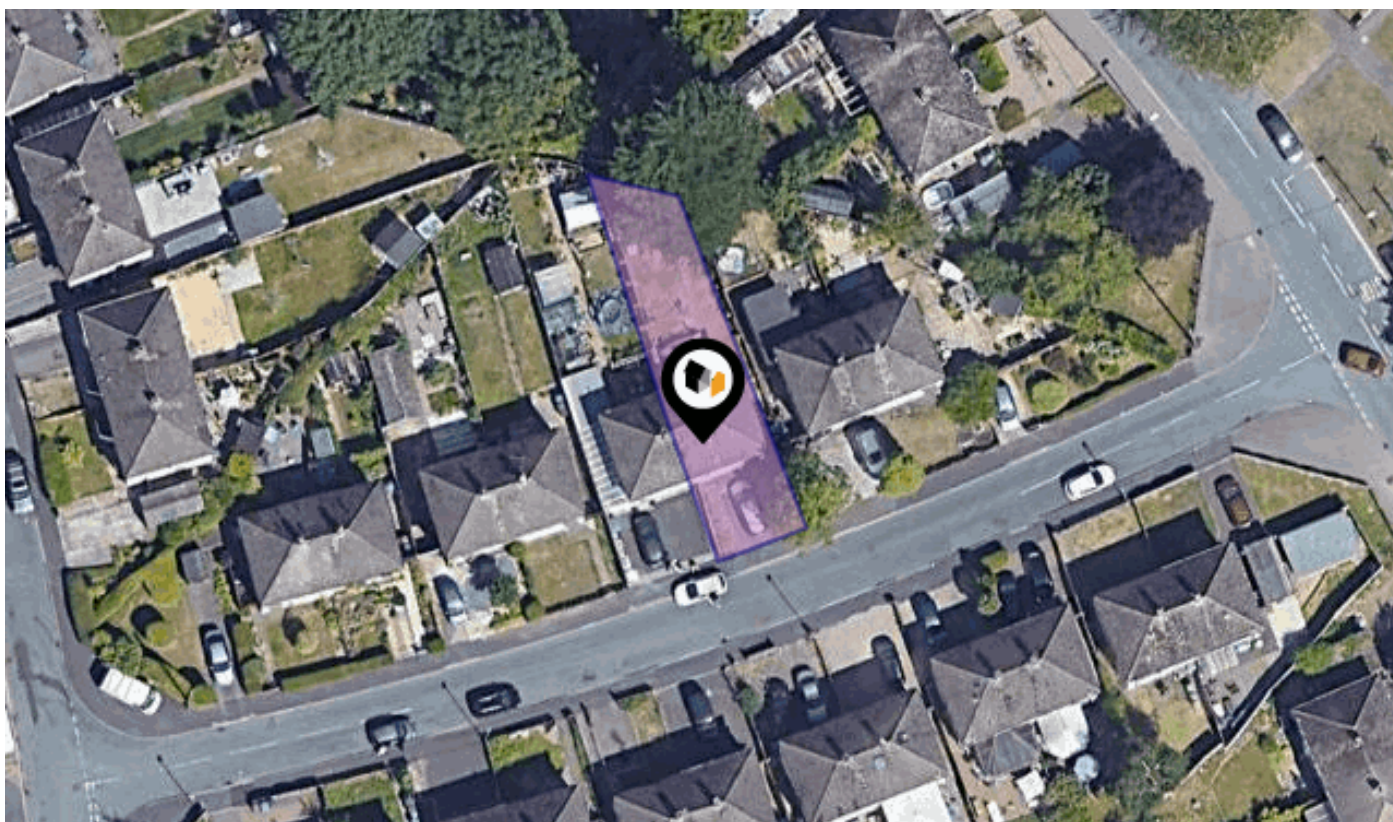# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th April 2025

CHINLEY ROAD, CHADDESDEN, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

arla | propertymark PROTECTED   naea | propertymark PROTECTED   The Property Ombudsman

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Useful Information:

> Two Double-Bedroom, Semi-Detached Home
> No Upward Chain, Viewing Recommended
> Off Road Parking For A Number Of Vehicles
> EPC Rating C, Wimpey No Fines Construction
> Council Tax Band A, Freehold

Property Description
A two double-bedroom, semi-detached home available with no upward chain and would be ideal for a first time buyer. The property benefits from ample off road parking (driveway completed in January 2025), UPVC Soffits and Facias (2025) and an enclosed rear garden! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, lounge, dining kitchen and side lobby with access to storage. To the first floor the landing provides access to two double bedrooms, bathroom and separate WC. Outside, there is off road parking for a number of vehicles to the front elevation and an enclosed rear garden. Chinley Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Lobby:

Lounge: (14'7" x 11'4") 4.44 x 3.45

Dining Kitchen: (13'6" x 9'7") 4.11 x 2.92

Side Entrance Lobby With Understairs Storage Cupboard and door to:-

Storage Room:

First Floor Landing:

Double Bedroom One: (14'1" x 9'1") 4.29 x 2.77

Double Bedroom Two: (11'1" x 9'1") 3.38 x 2.77

Bathroom: (5'1" x 5'0") 1.55 x 1.52

Separate WC:

Outside:
There is a driveway/off road parking to the front elevation for two/three vehicles completed in 2025. There is gated access to the side elevation leading to the enclosed rear garden having paved patio areas and lawned areas.

KFB   Key Facts For Buyers

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	764 ft^2 / 71 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY525137		

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)

5 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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A Moving Experience

CHINLEY ROAD, CHADDESDEN, DERBY, DE21

Store

Dining Kitchen

Living

Hallway

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Bedroom

Bathroom

WC

Landing

Bedroom

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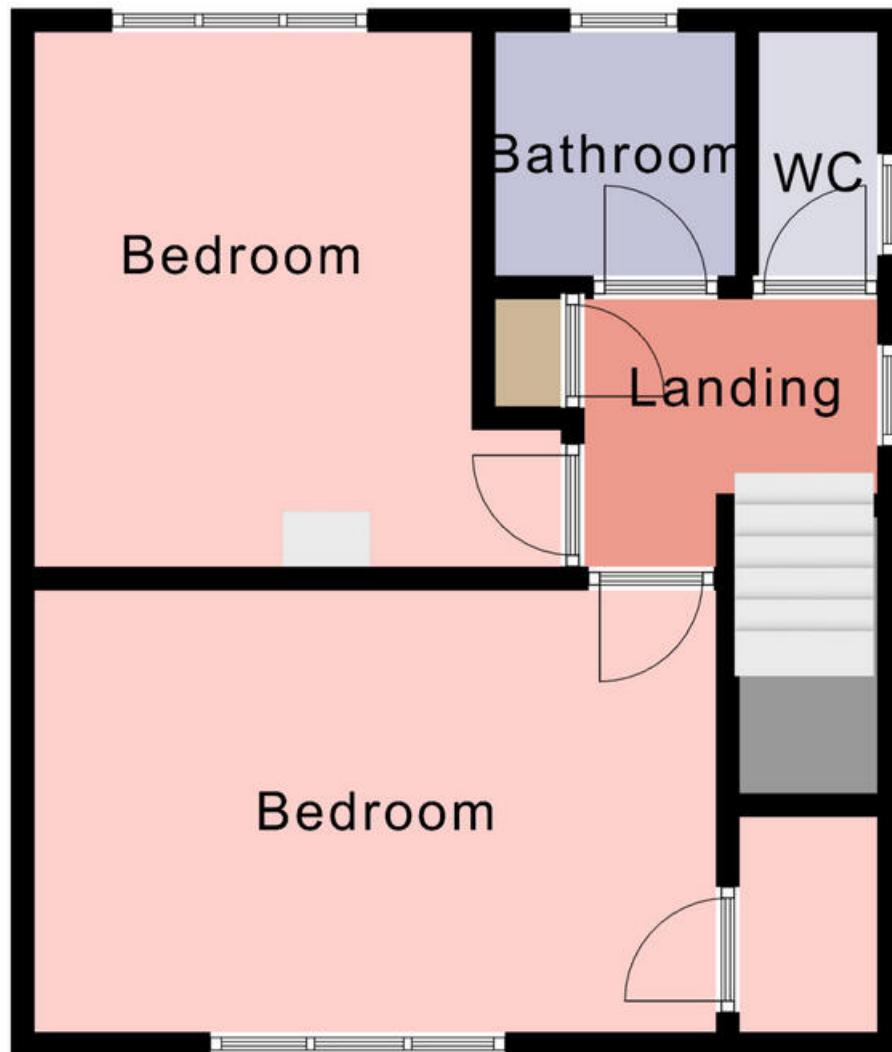
Property
EPC - Certificate

Hannells
A Moving Experience

Chaddesden, DE21

Energy rating

C

Valid until 17.05.2033

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		86 | B
69-80	**C**	72 | C	
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		

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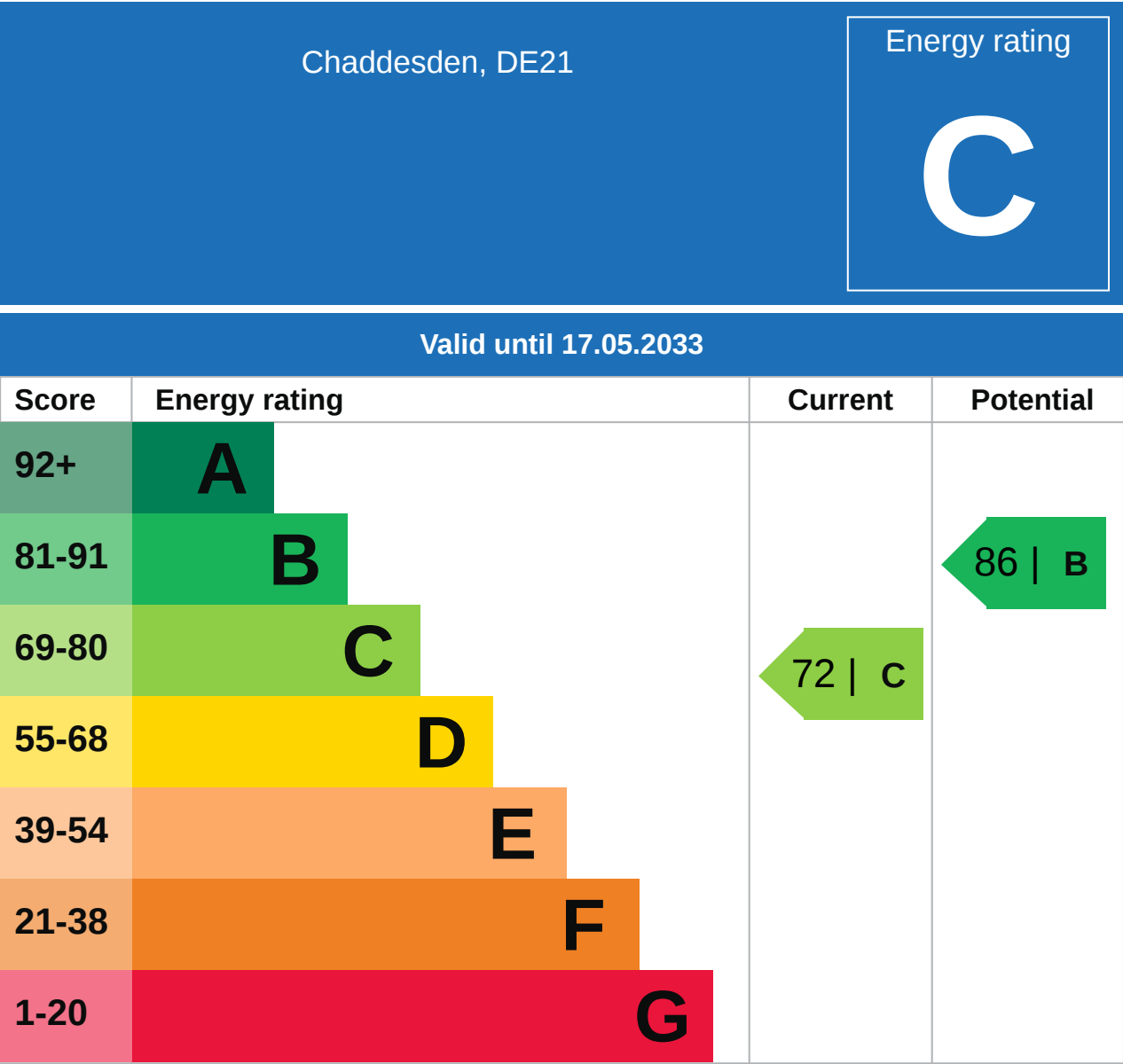
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, with external insulation
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
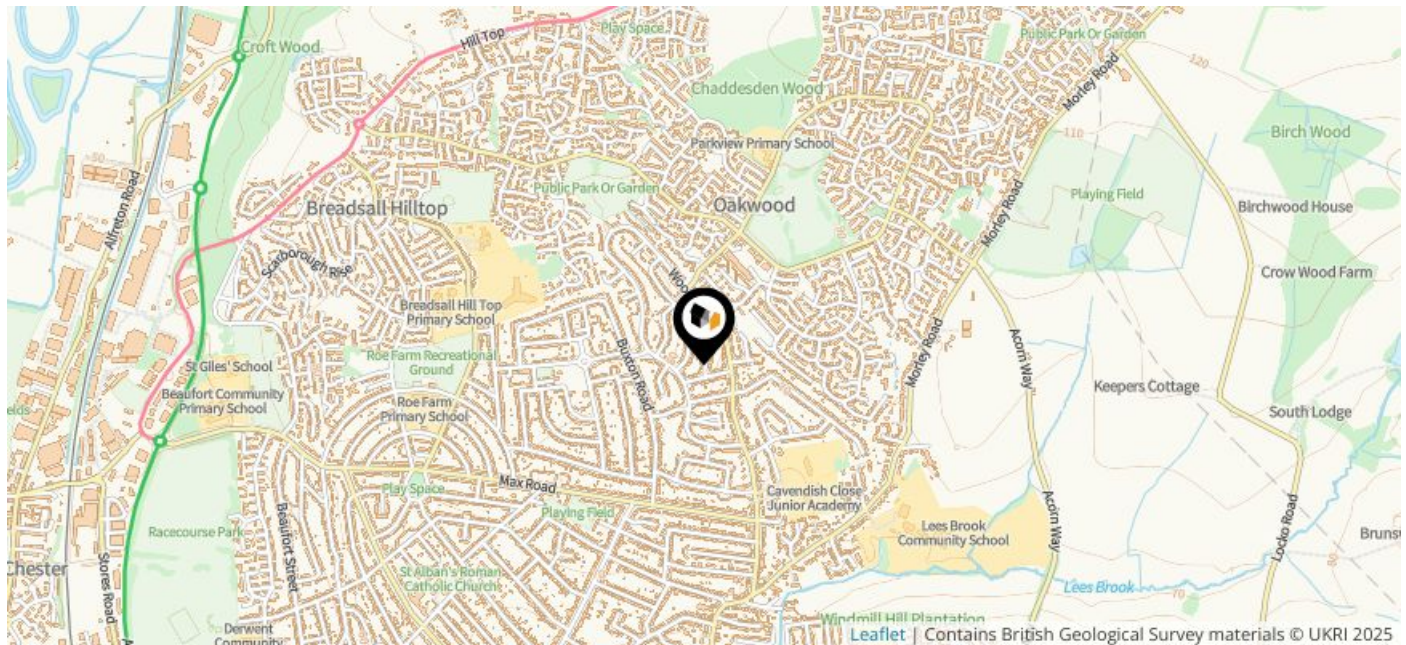
Mine Entry

✕ 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.
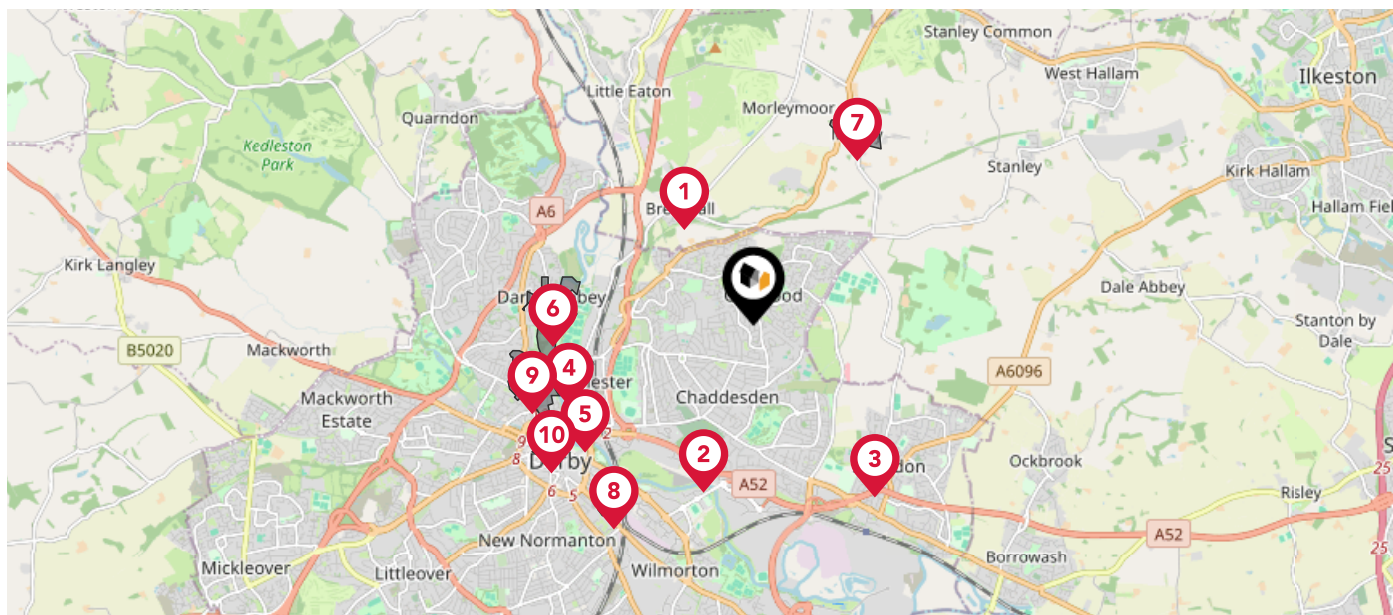
Nearby Conservation Areas

1	Breadsall
2	Highfield Cottages
3	Spondon
4	Little Chester
5	Nottingham Road
6	Darley Abbey
7	Morley
8	Railway
9	Strutts Park
10	City Centre

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
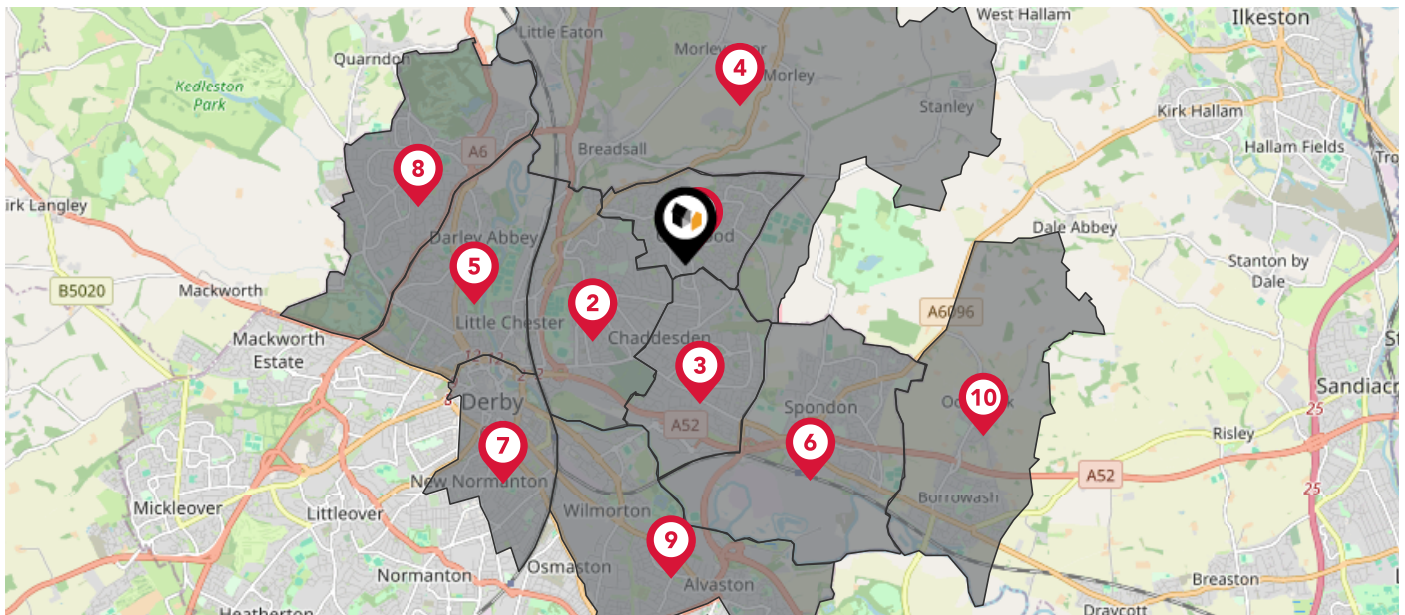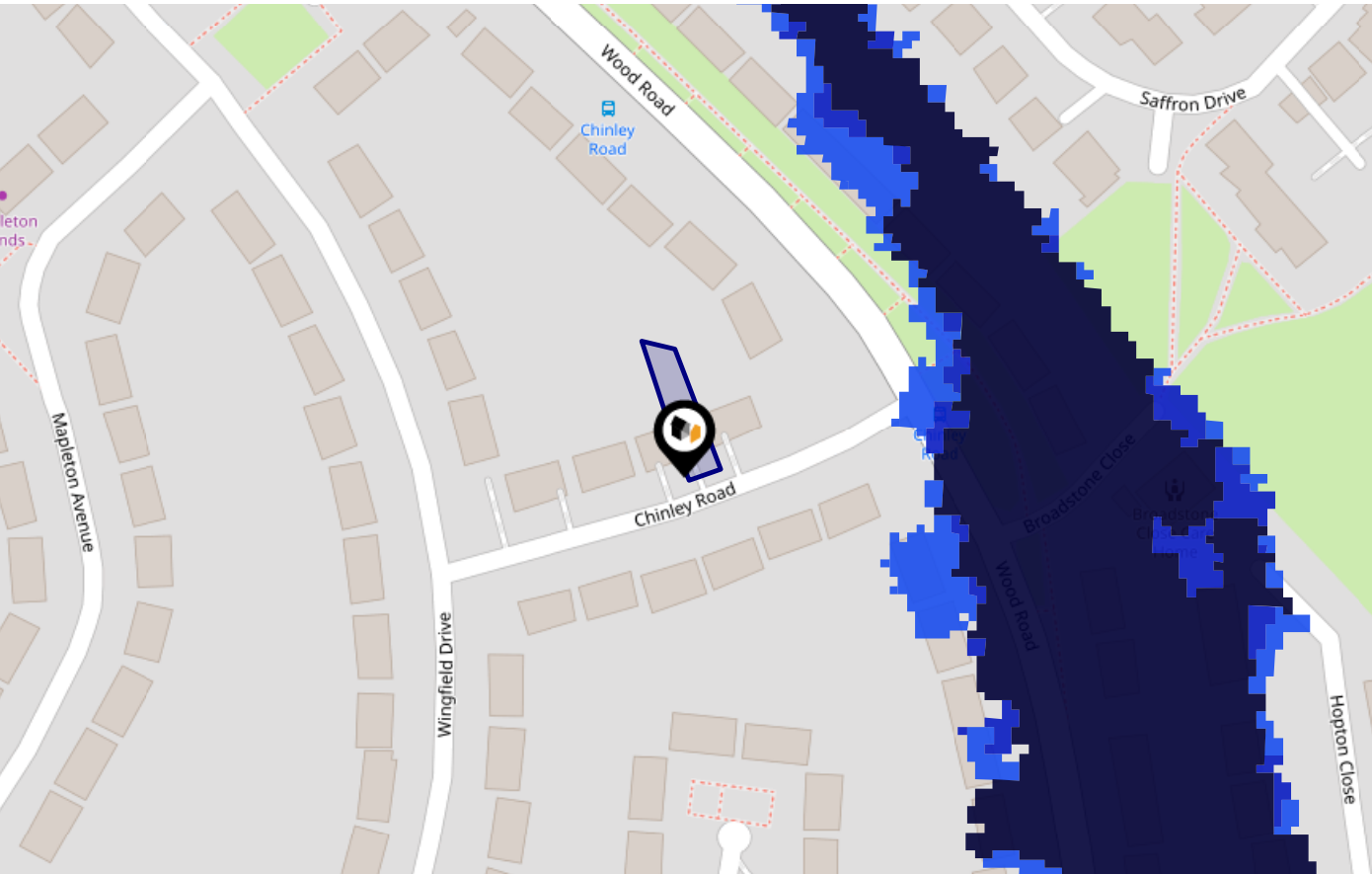

Nearby Council Wards	
1	Oakwood Ward
2	Derwent Ward
3	Chaddesden Ward
4	Little Eaton & Stanley Ward
5	Darley Ward
6	Spondon Ward
7	Arboretum Ward
8	Allestree Ward
9	Alvaston Ward
10	Ockbrook & Borrowash Ward

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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.
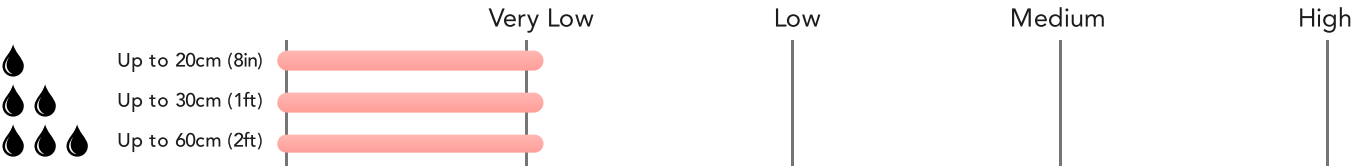

Risk Rating: Very low

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.

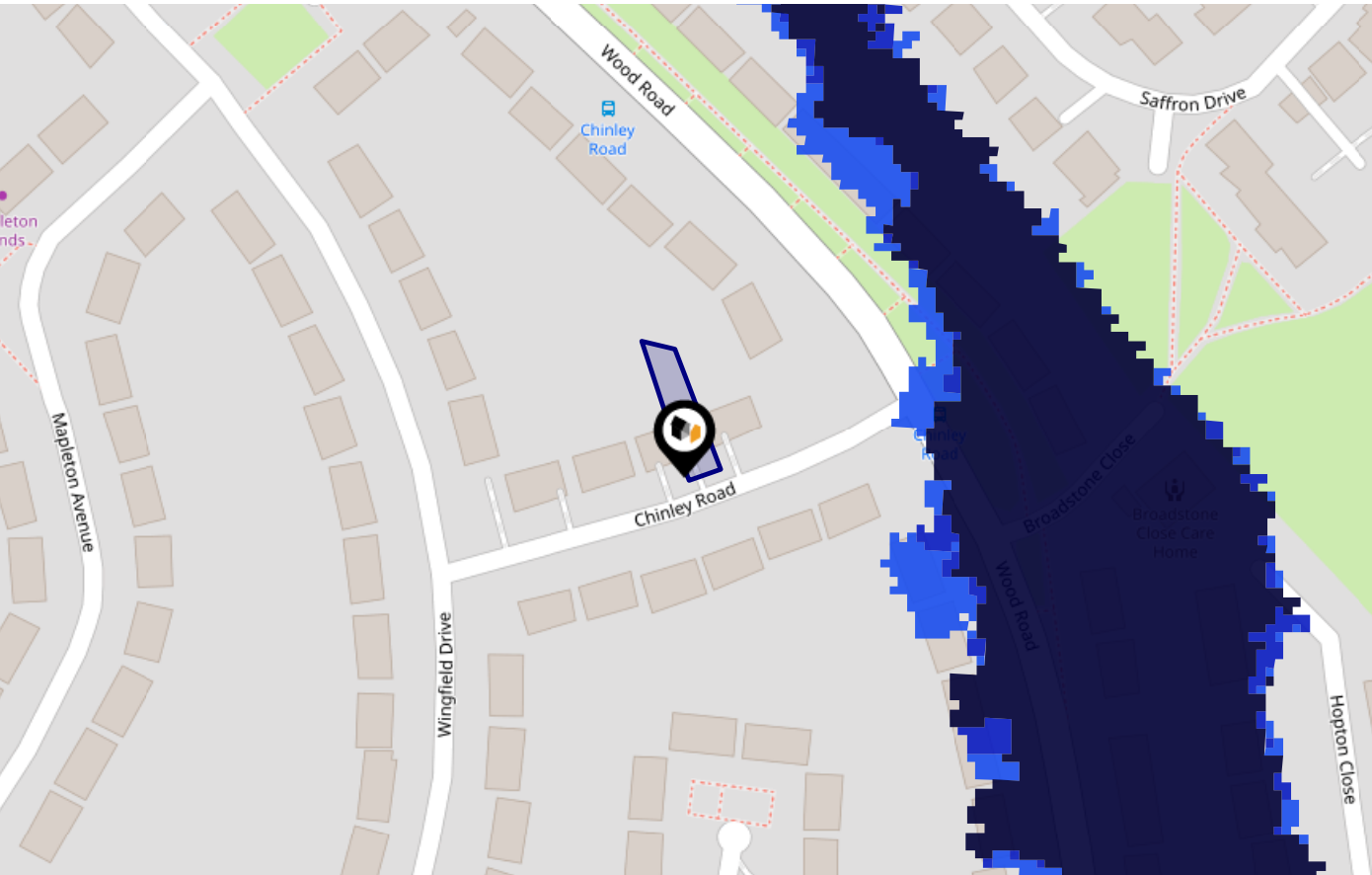**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
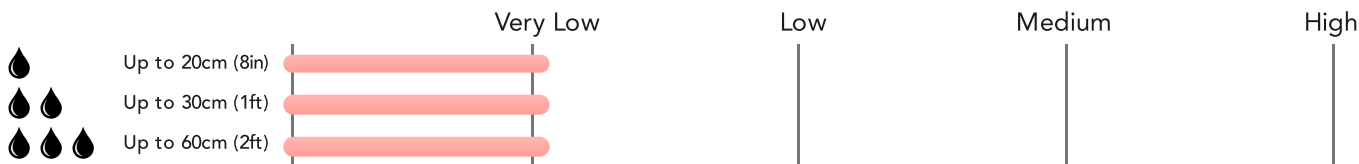

Risk Rating: Very low

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.

■ **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.
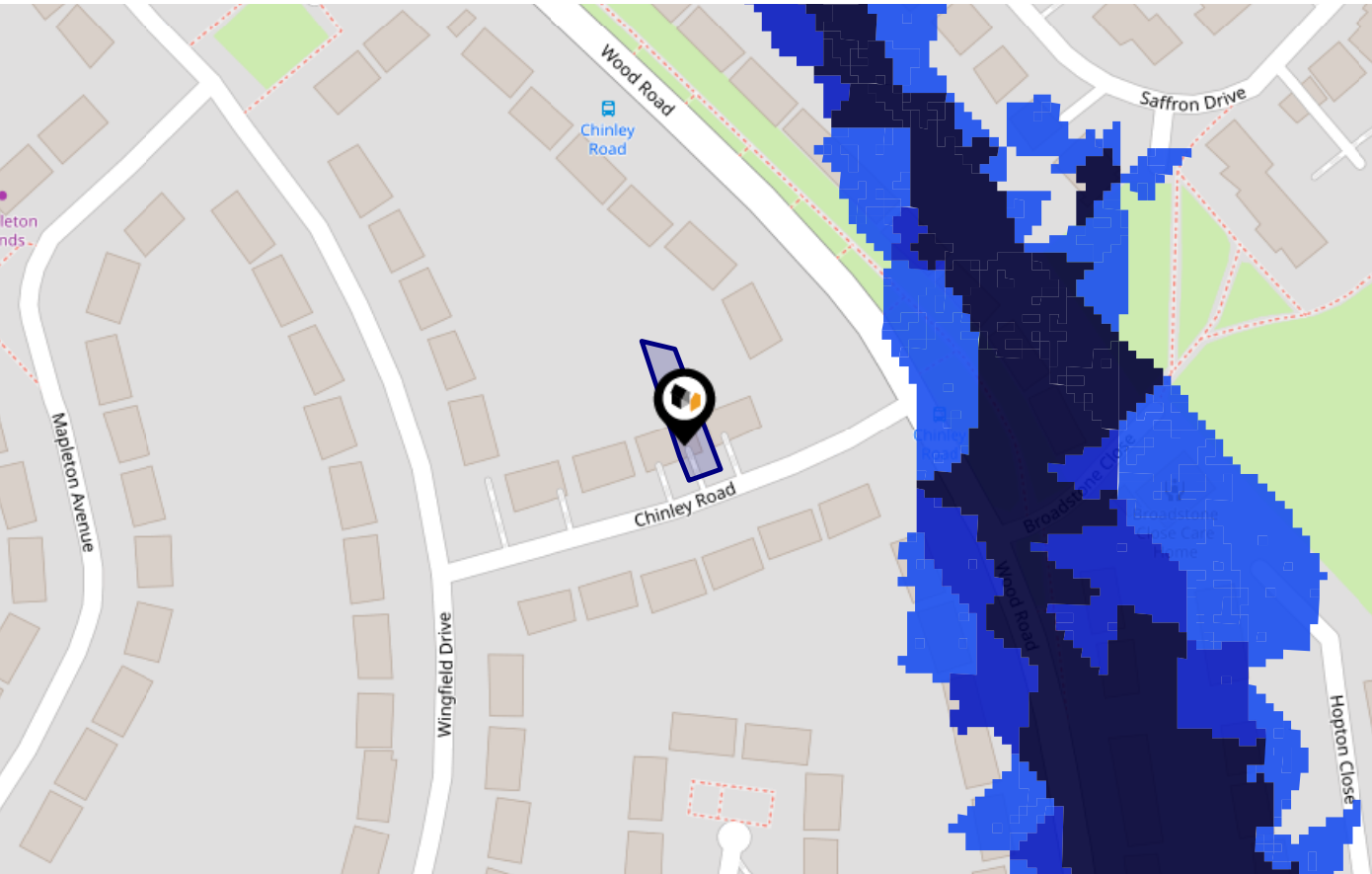
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.
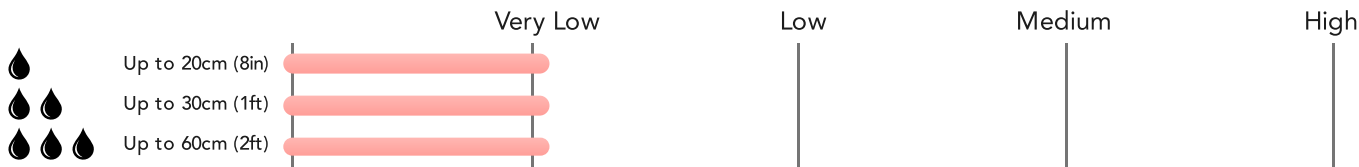

Risk Rating: Very low

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.

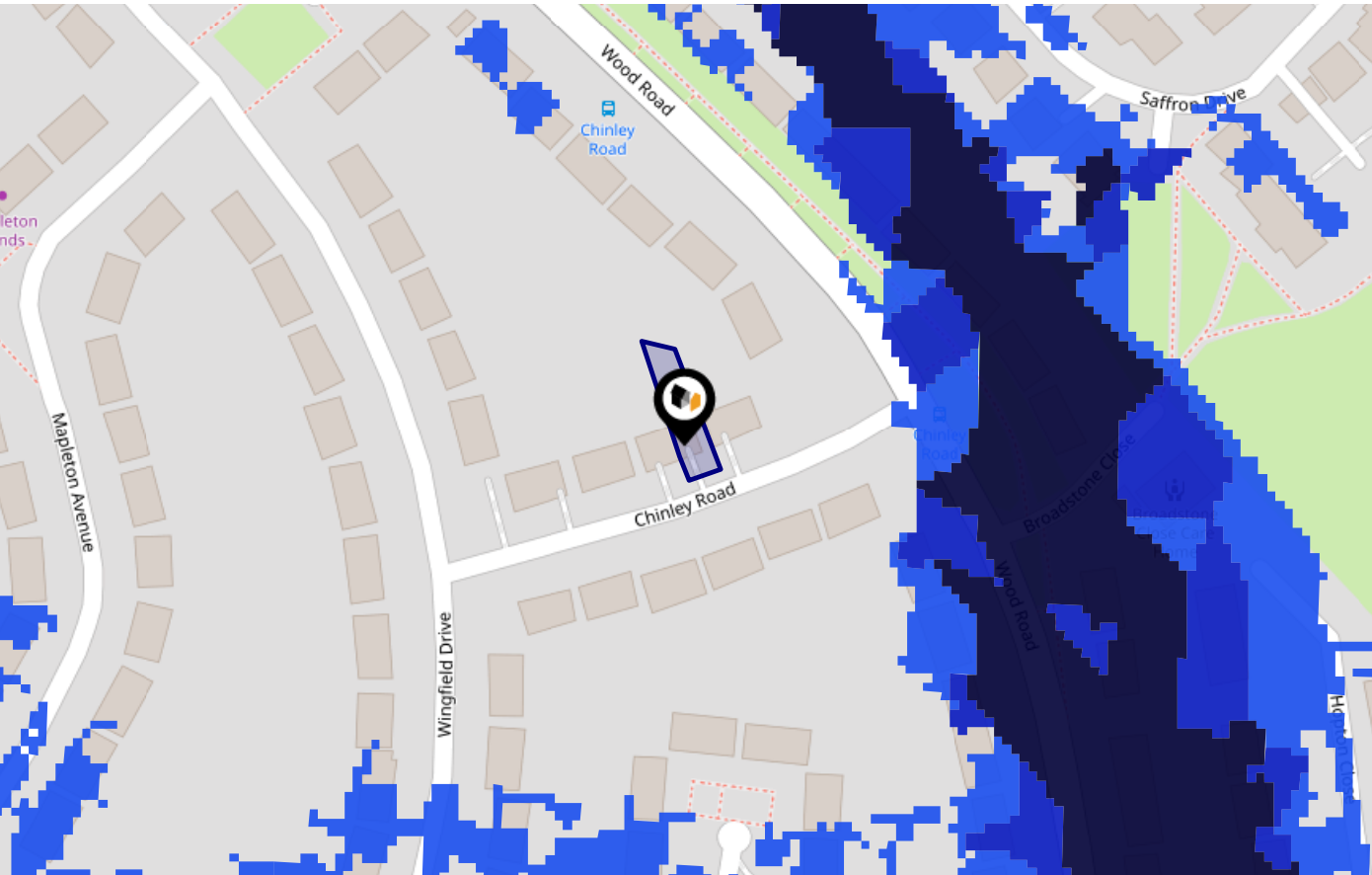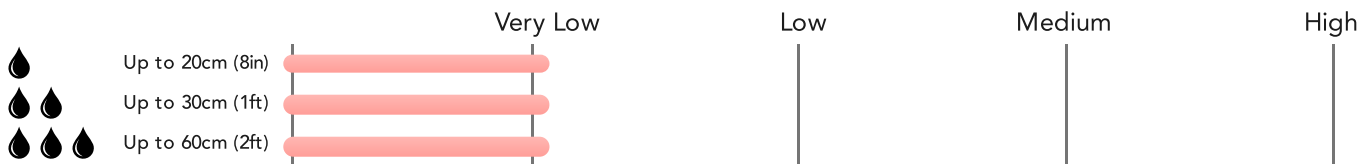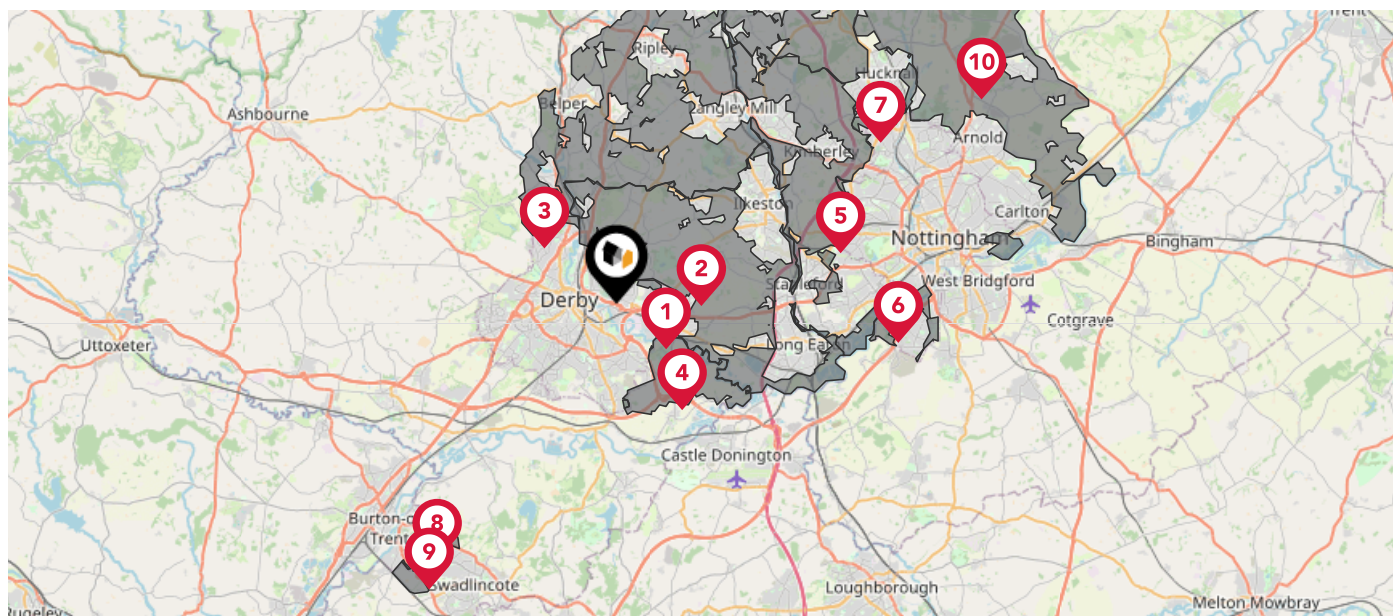**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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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.

■ **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.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Maps
Green Belt

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


Nearby Green Belt Land	
1	Derby and Nottingham Green Belt - Derby
2	Derby and Nottingham Green Belt - Erewash
3	Derby and Nottingham Green Belt - Amber Valley
4	Derby and Nottingham Green Belt - South Derbyshire
5	Derby and Nottingham Green Belt - Nottingham
6	Derby and Nottingham Green Belt - Broxtowe
7	Derby and Nottingham Green Belt - Ashfield
8	Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire
9	Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire
10	Derby and Nottingham Green Belt - Gedling

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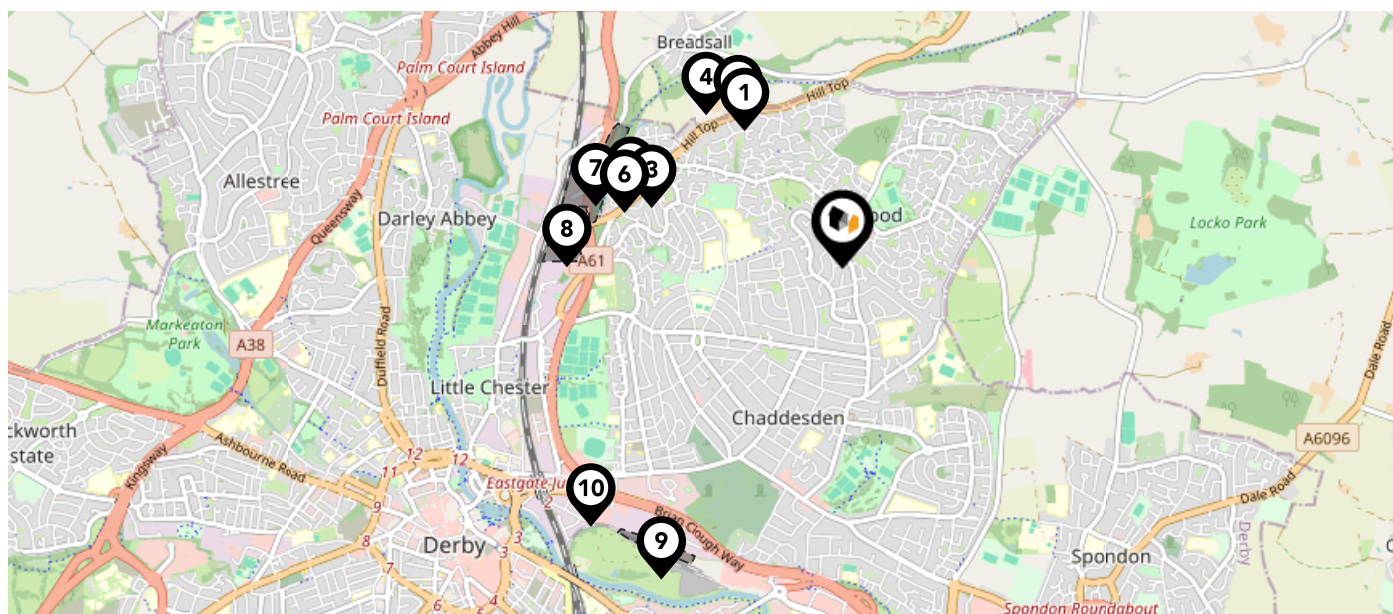
	Nearby Landfill Sites	
1	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill
2	Manor Farm-Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill
3	Mansfield Road-Derby, Derbyshire	Historic Landfill
4	Manor Farm-Breadsall	Historic Landfill
5	Derelict Land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

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Maps
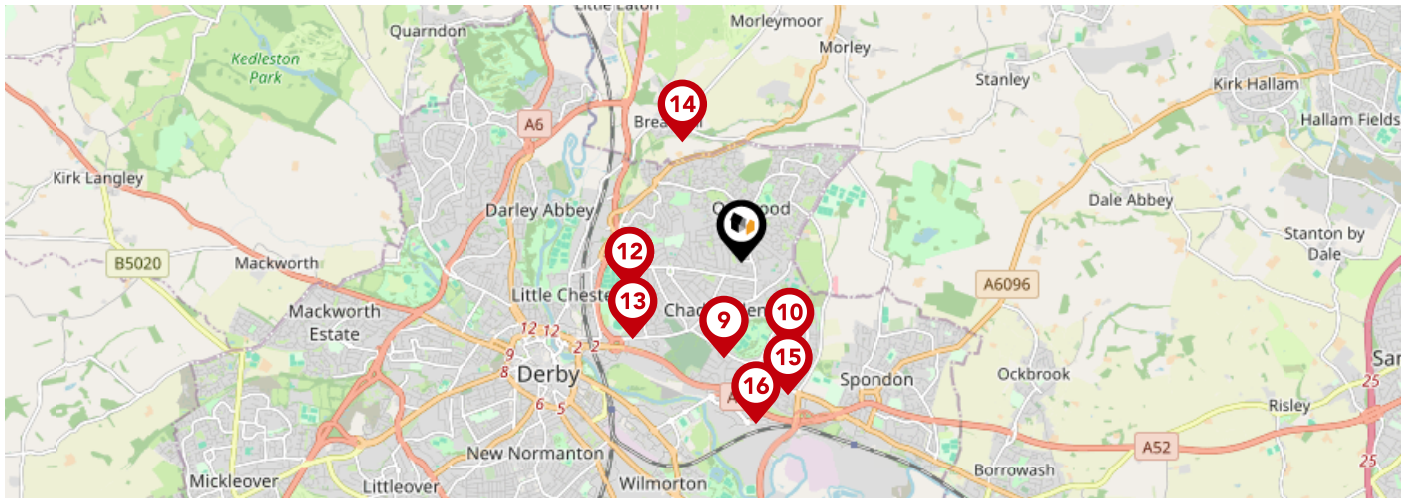## Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
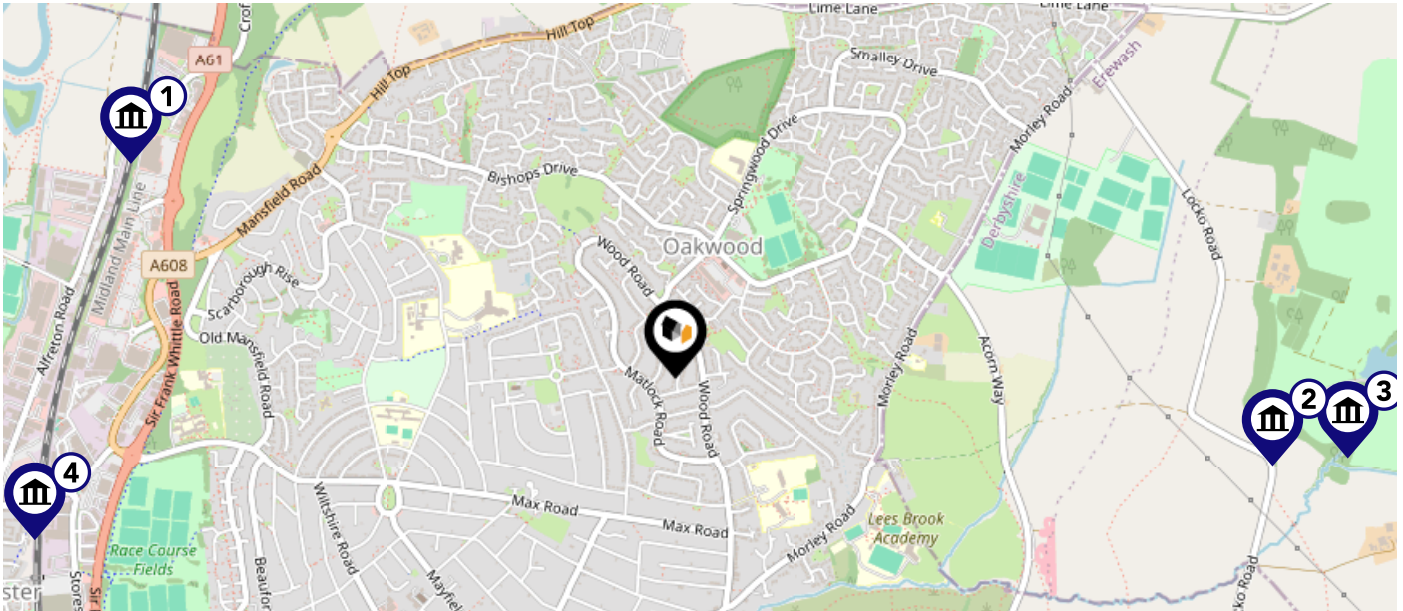
| Listed Buildings in the local district	Grade	Distance
1 1417678 - Alfreton Road Bridge (spc8 10)	Grade II	1.3 miles
2 1140429 - Locko Park Lodges	Grade II	1.4 miles
3 1140430 - Bridge Over Weir In Locko Park At Sk 406 378	Grade II	1.5 miles
4 1417666 - Mansfield Road Bridge (spc8 6)	Grade II	1.5 miles

Area
Schools
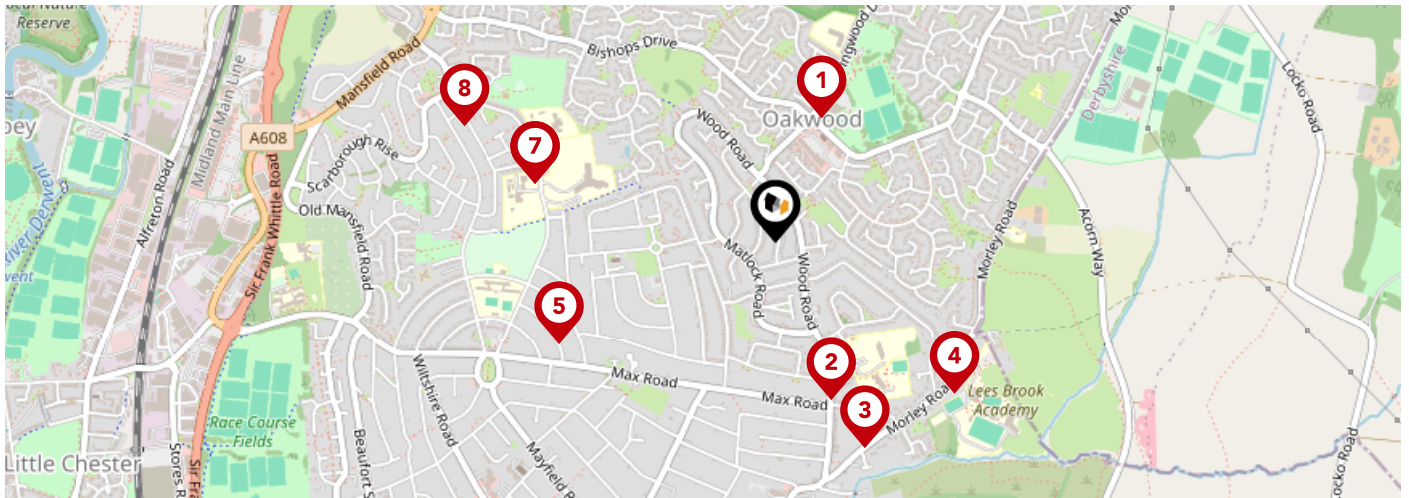
	Nursery	Primary	Secondary	College	Private
1 Parkview Primary School Ofsted Rating: Good | Pupils: 231 | Distance:0.3	☐	☑	☐	☐	☐
2 Cavendish Close Infant School Ofsted Rating: Good | Pupils: 265 | Distance:0.37	☐	☑	☐	☐	☐
3 Cavendish Close Junior Academy Ofsted Rating: Good | Pupils: 323 | Distance:0.5	☐	☑	☐	☐	☐
4 Lees Brook Academy Ofsted Rating: Good | Pupils: 1095 | Distance:0.52	☐	☐	☑	☐	☐
5 Roe Farm Primary School Ofsted Rating: Requires improvement | Pupils: 393 | Distance:0.53	☐	☑	☐	☐	☐
6 Breadsall Hill Top Primary School Ofsted Rating: Good | Pupils: 428 | Distance:0.55	☐	☑	☐	☐	☐
7 Da Vinci Academy Ofsted Rating: Good | Pupils: 711 | Distance:0.55	☐	☐	☑	☐	☐
8 St Andrew's Academy Ofsted Rating: Good | Pupils: 152 | Distance:0.74	☐	☐	☑	☐	☐

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Area
Schools

	Nursery	Primary	Secondary	College	Private
9 **St Alban's Catholic Voluntary Academy** Ofsted Rating: Good | Pupils: 345 | Distance:0.87	☐	☑	☐	☐	☐
10 **Chaddesden Park Primary School** Ofsted Rating: Requires improvement | Pupils: 262 | Distance:0.89	☐	☑	☐	☐	☐
11 **St Giles' Spencer Academy** Ofsted Rating: Outstanding | Pupils: 148 | Distance:1.03	☐	☑	☐	☐	☐
12 **Beaufort Community Primary School** Ofsted Rating: Requires improvement | Pupils: 269 | Distance:1.03	☐	☑	☐	☐	☐
13 **Derwent Primary School** Ofsted Rating: Good | Pupils: 317 | Distance:1.19	☐	☑	☐	☐	☐
14 **Breadsall CofE VC Primary School** Ofsted Rating: Good | Pupils: 114 | Distance:1.2	☐	☑	☐	☐	☐
15 **Cherry Tree Hill Primary School** Ofsted Rating: Good | Pupils: 631 | Distance:1.26	☐	☑	☐	☐	☐
16 **Meadow Farm Community Primary School** Ofsted Rating: Good | Pupils: 164 | Distance:1.44	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
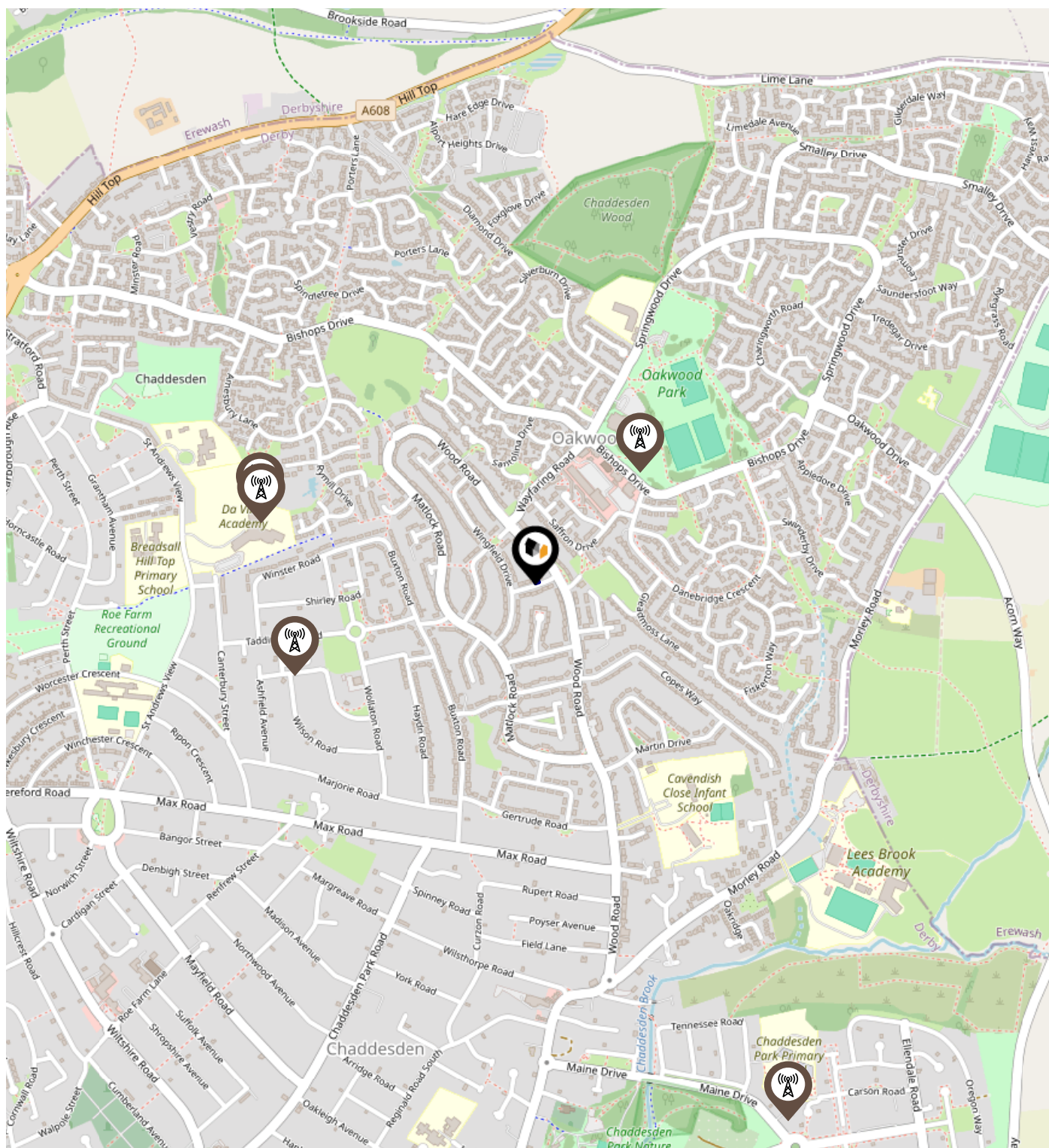
Key:

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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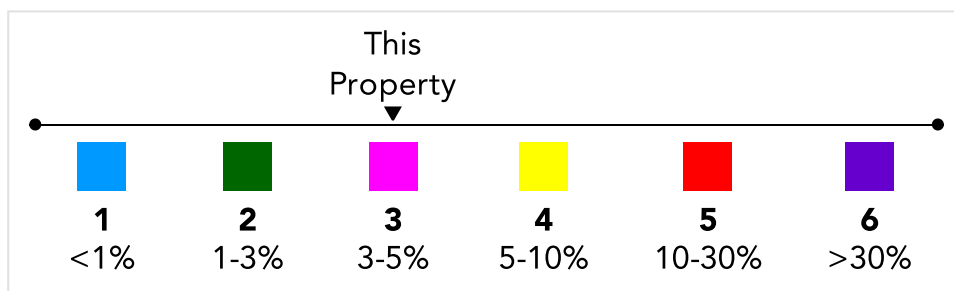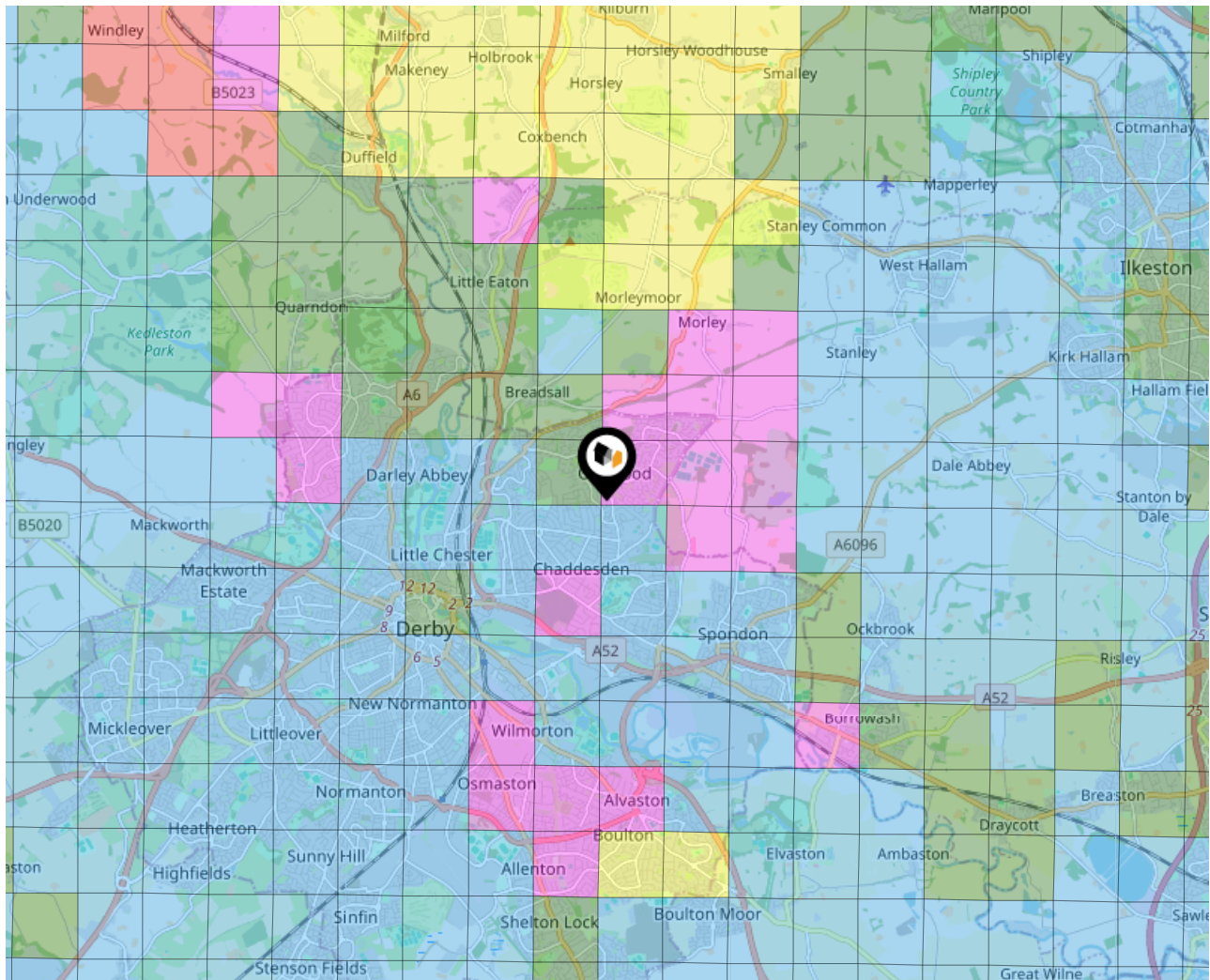
Local Area
Road Noise
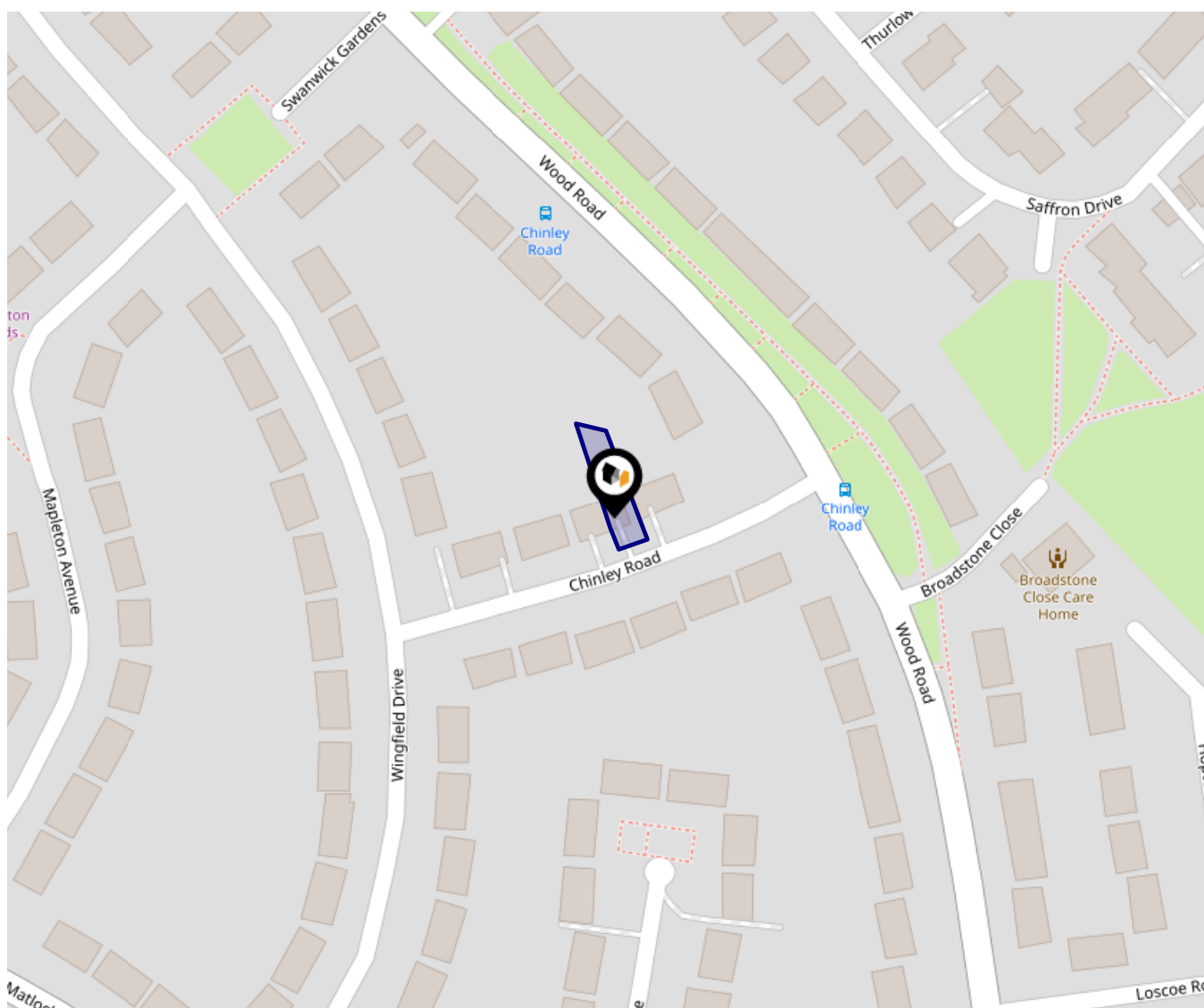
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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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-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
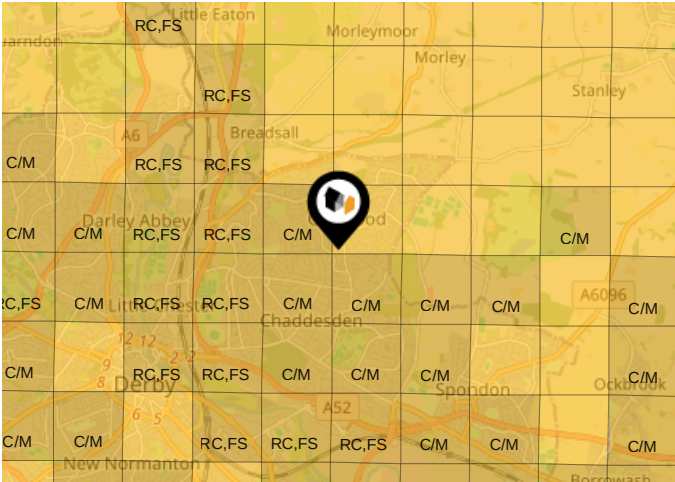
Primary Classifications (Most Common Clay Types)

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)
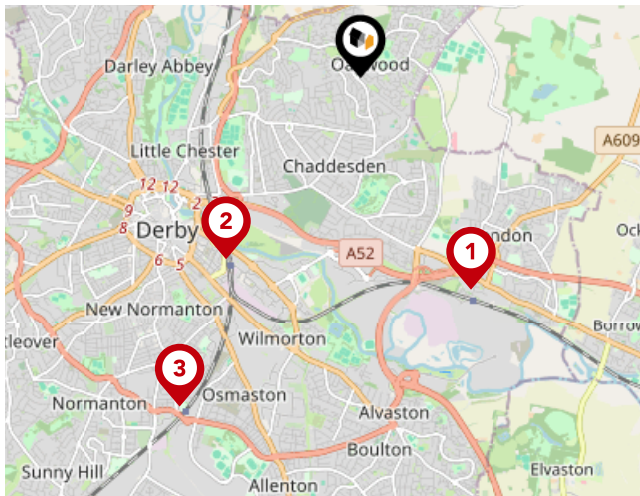
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.13 miles
2	Derby Rail Station	2.02 miles
3	Peartree Rail Station	3.35 miles
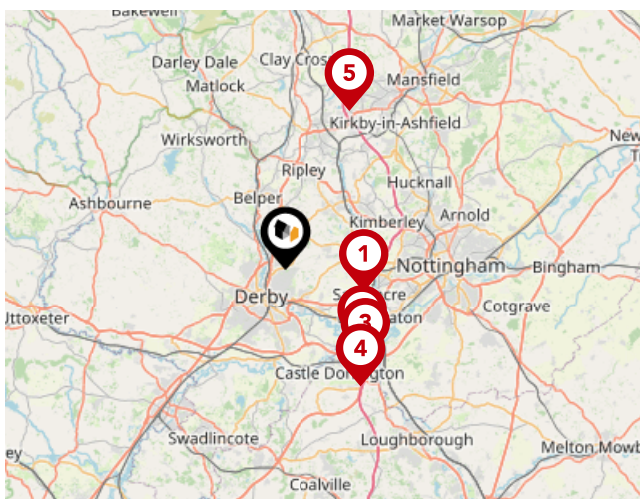
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.87 miles
2	M1 J24A	7.95 miles
3	M1 J24	8.81 miles
4	M1 J23A	9.97 miles
5	M1 J28	12.12 miles
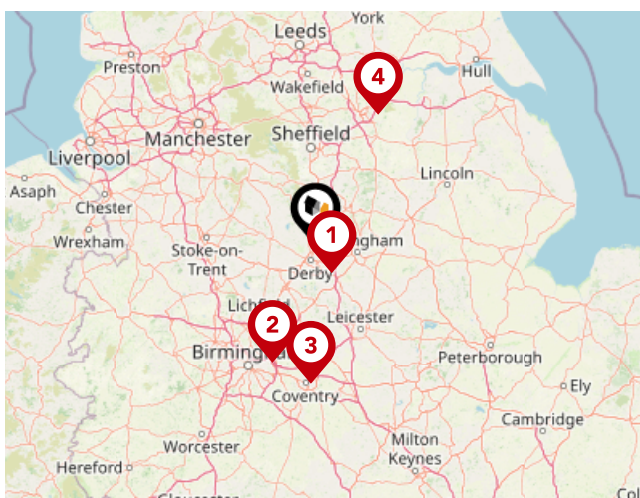
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.97 miles
2	Birmingham Airport	35.87 miles
3	Baginton	39.58 miles
4	Finningley	41.35 miles

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Area
Transport (Local)
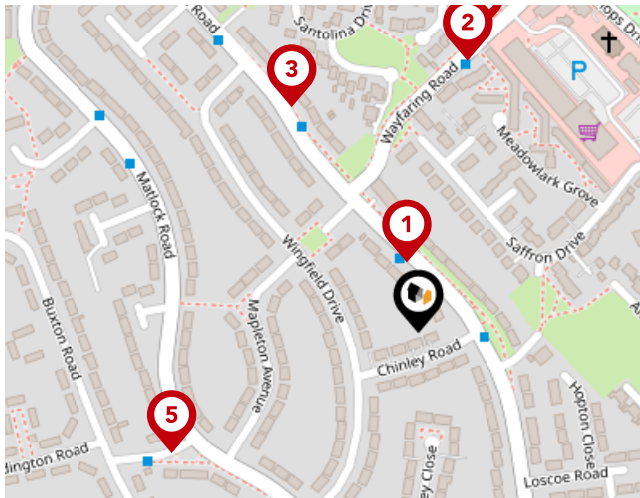
Bus Stops/Stations

Pin	Name	Distance
1	Chinley Road	0.04 miles
2	Wayfaring Road	0.15 miles
3	Fernilee Gardens	0.15 miles
4	Wayfaring Road	0.17 miles
5	Brassington Road	0.15 miles
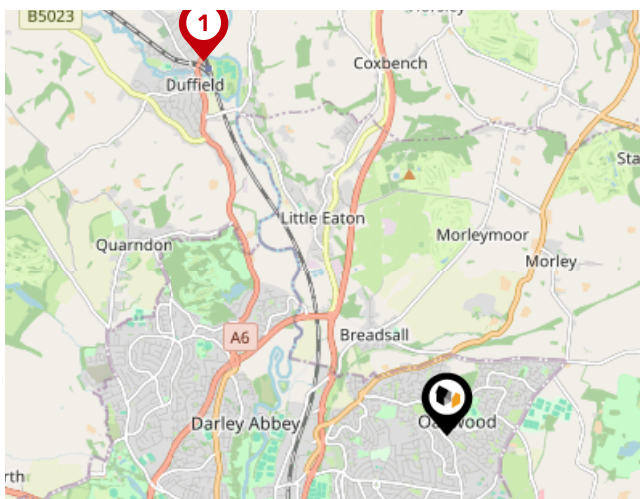
Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4 miles
2	Tram Park & Ride	7.33 miles
3	Toton Lane Tram Stop	7.33 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.

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 procces.

/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.

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KFB - Key Facts For Buyers

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Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail