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MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Wednesday 18th June 2025



117, CHADDESSEN LANE, CHADDESSEN, DERBY, DE21 6LL

Hannells

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

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Property

Type:	Detached
Bedrooms:	2
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.22 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,196
Title Number:	DY304665
UPRN:	10010686549

Last Sold Date:	02/06/2014
Last Sold Price:	£268,000
Last Sold £/ft²:	£232
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	78 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *117, Chaddesden Lane, Chaddesden, Derby, DE21 6LL*

Reference - 05/16/00563	
Decision:	Permitted
Date:	17th May 2016
Description:	Single Storey Extension To Dwelling House (Link Corridor) And Erection Of Boundary Wall And Gates

Reference - 05/16/00564	
Decision:	Permitted
Date:	17th May 2016
Description:	Internal And External Alterations To Dwelling House To Include A Single Storey Link Extension, Erection Of A Boundary Wall And Gates And Creation Of Openings To Internal Load Bearing Walls

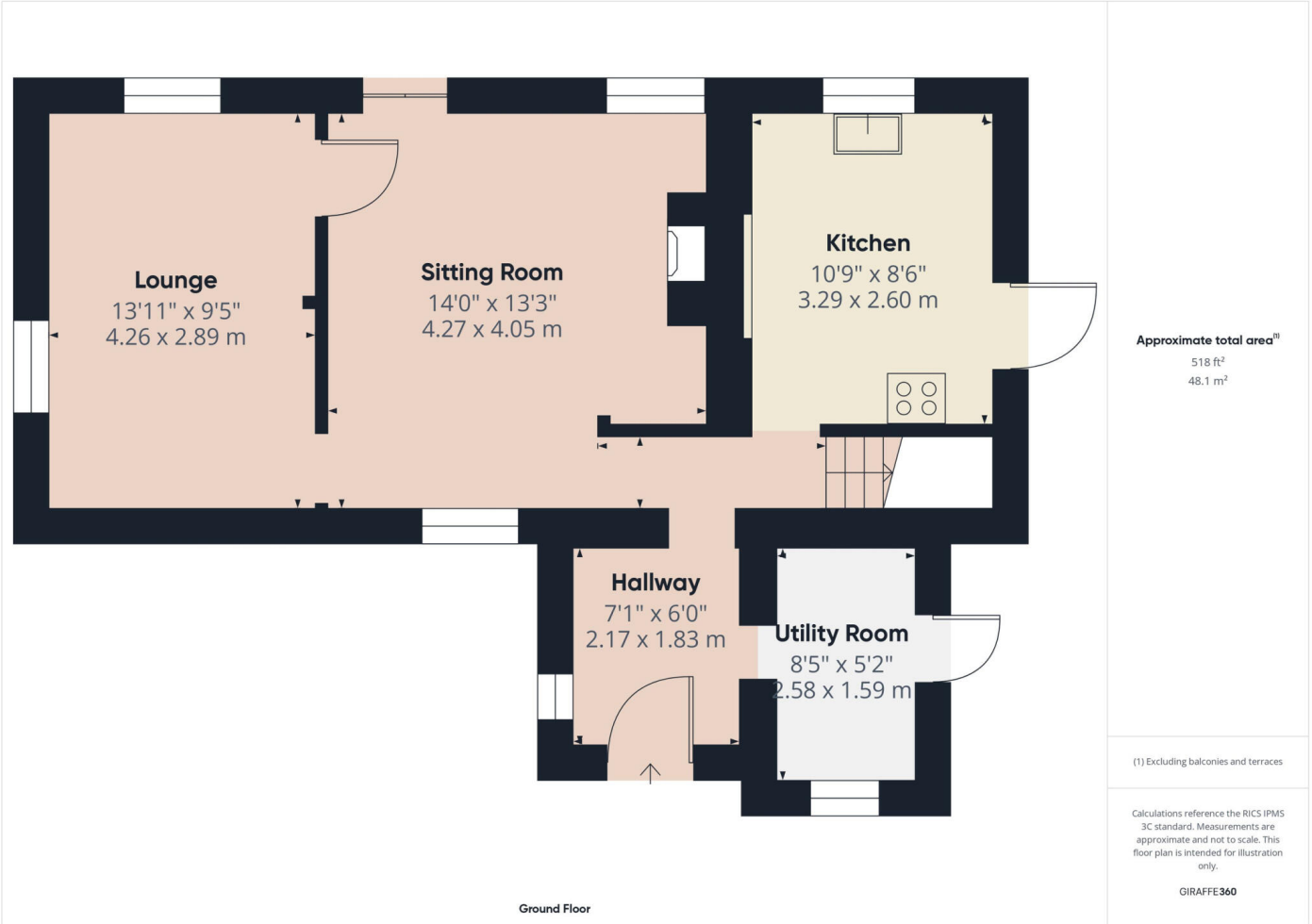




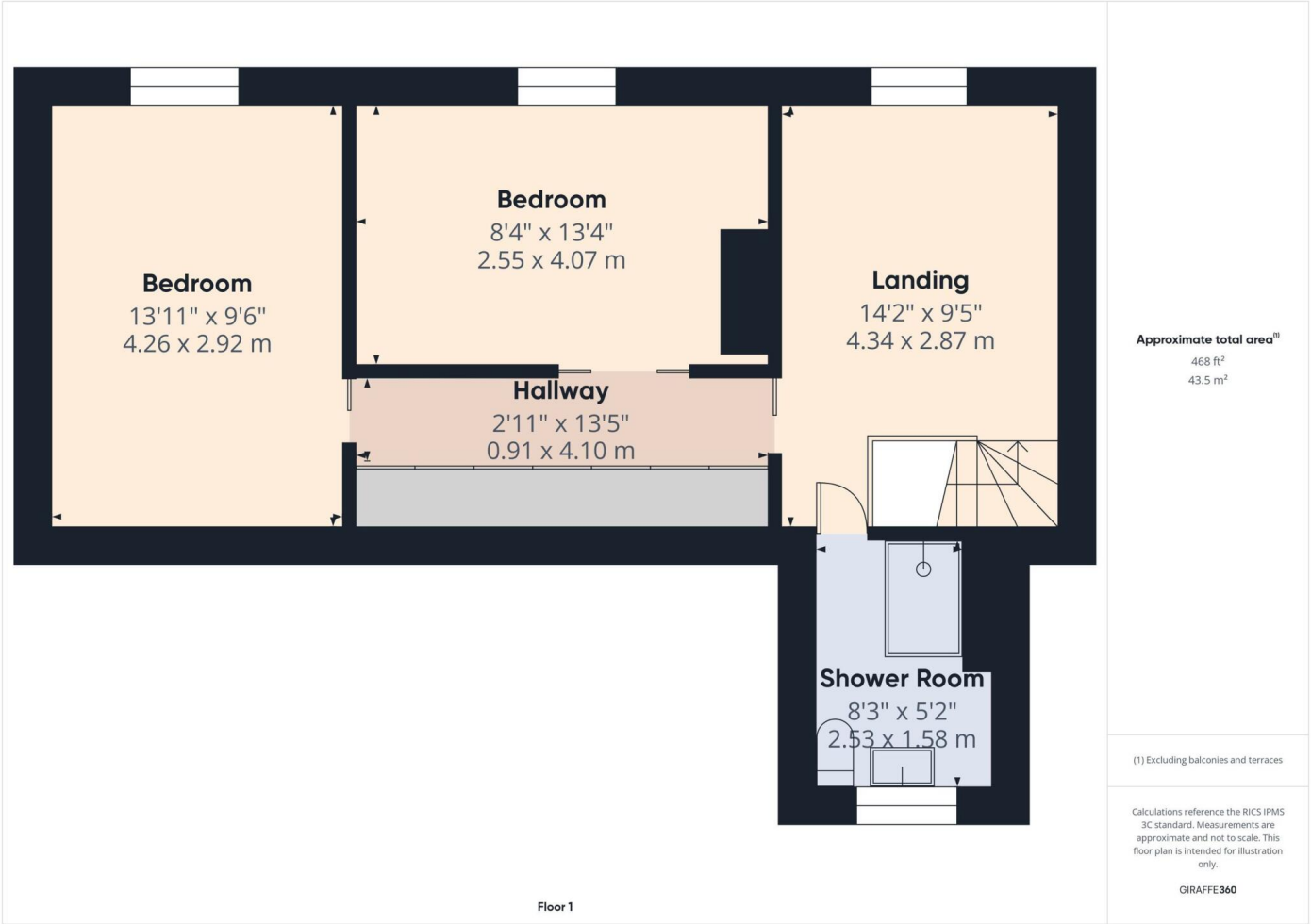




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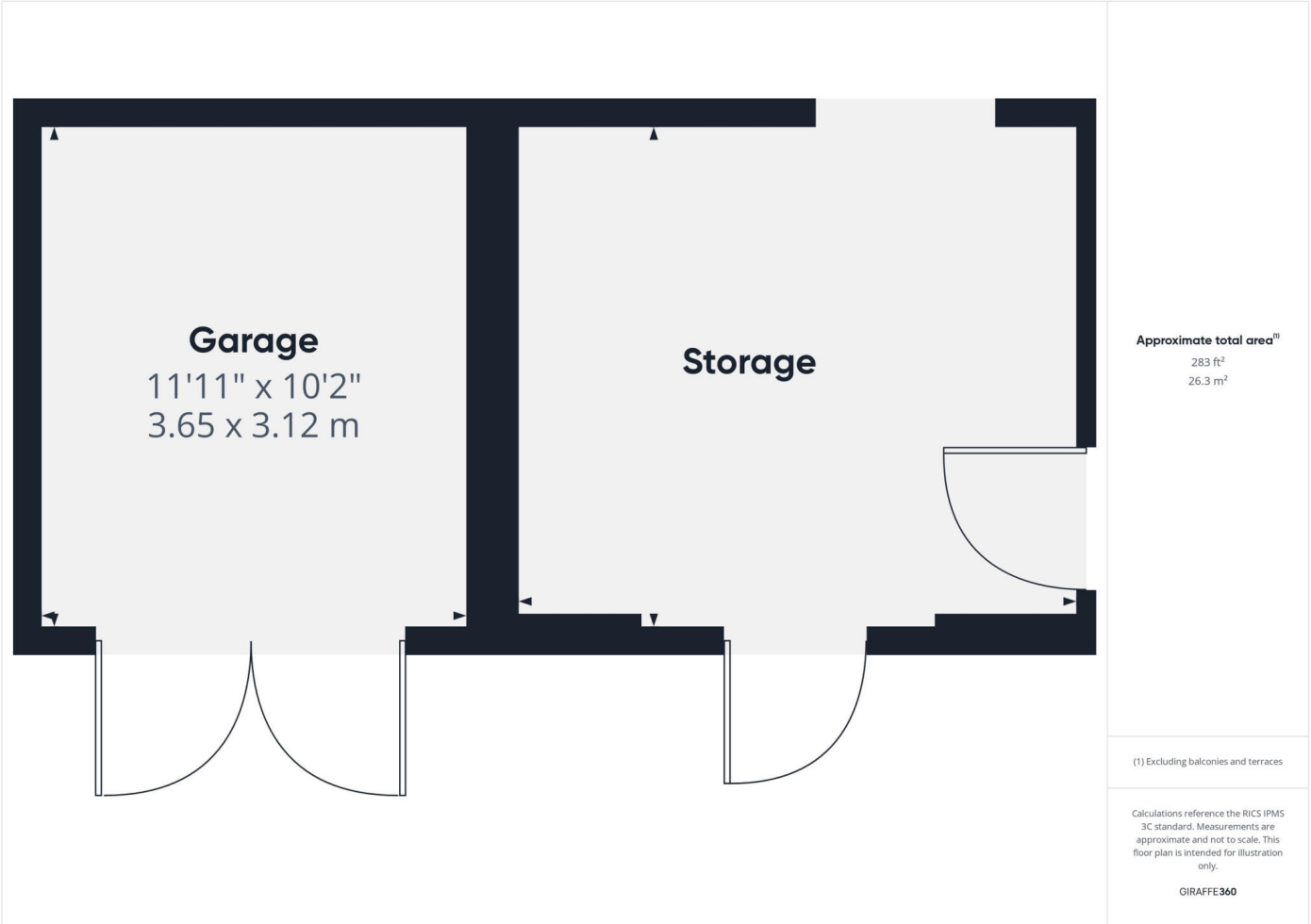
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Property
EPC - Certificate



117 Chaddesden Lane Chaddesden DERBY DE21 6LL		Energy rating	
		D	
Valid until 02.06.2035		Certificate number 02203051020638251200	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	92 m ²

127, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date: 13/10/2023
Last Sold Price: £210,000

131, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date: 13/02/2023
Last Sold Price: £160,000

116, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date:	20/08/2021	21/03/1997
Last Sold Price:	£205,000	£47,500

125, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date:	30/10/2015	04/02/2005
Last Sold Price:	£187,000	£135,000

111, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date:	29/07/2014	30/04/2001	21/07/1995
Last Sold Price:	£280,000	£91,000	£65,000

117, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date:	02/06/2014	23/05/2005	17/09/2002	18/12/1998
Last Sold Price:	£268,000	£190,000	£118,000	£99,500

129, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date:	24/06/2011	10/12/1999
Last Sold Price:	£175,000	£89,000

115, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date: 12/09/2008
Last Sold Price: £125,000

133b, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date: 30/05/2008
Last Sold Price: £199,950

112, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date:	31/08/2007	14/12/2000	24/02/1997
Last Sold Price:	£135,000	£56,000	£38,000

133a, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date: 03/11/2006
Last Sold Price: £250,000

121, Chaddesden Lane, Derby, DE21 6LL

Last Sold Date:	17/02/2006	17/07/2000
Last Sold Price:	£135,000	£62,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Conclusion

Our Comments



- > Grade Two Listed Standard Construction Two Bedroom Detached Cottage
- > EPC Rating D, Freehold, Council Tax Band D
- > Gated Driveway Providing Ample Off Road Parking With A Detached Garage
- > Good Sized Rear Garden With Numerous Outbuildings

Believed to date back to circa 1740, offers a rare opportunity to own a piece of local history!!! Brimming with charm and original features is the two bedroom Grade Two Listed detached cottage located just a short distance away from Chaddesden Park and the local amenities in Chaddesden. The property occupies a deceptive plot with numerous brick outbuildings as well as the main dwelling having gone through extensive refurbishment. Inside the cottage boasts a warm and welcoming atmosphere highlighted by a stunning stone fireplace. The interior retains a wealth of character including exposed beamed ceilings, traditional wood work and rustic detailing that reflects the property's heritage. In brief, the accommodation comprises Entrance hallway, lounge, a further sitting room with a stone fireplace having a log burning stove, a modern fitted kitchen having a range of integrated appliances and a separate utility room. Found to the first floor are two double bedrooms, first floor landing with built in storage cupboards and a modern fitted shower room having a three piece suite. At the front of the property is a small walled foregarden with a driveway having electric double gates giving access to more off road parking, detached garage and rear of the property. To the rear is a good sized, private and enclosed garden laid mainly lawn, two patio areas, a range of fruit trees and walled boundaries. There are also numerous outbuildings accessed from the rear garden which has planning permission to link the outbuildings to the main dwelling, this offers potential to gain more living accommodation and bedrooms creating a sizable family home.

Hallway: (7'1" x 6'0") 2.16 x 1.83

Lounge: (13'11" x 9'5") 4.24 x 2.87

Sitting Room: (14'0" x 13'3") 4.27 x 4.04

Kitchen: (10'9" x 8'6") 3.28 x 2.59

Utility Room: (8'5" x 5'2") 2.57 x 1.57

Landing: (14'2" x 9'5") 4.32 x 2.87

Bedroom: (13'11" x 9'6") 4.24 x 2.90

Bedroom: (8'4" x 13'4") 2.54 x 4.06

Shower Room: (8'3" x 5'2") 2.51 x 1.57

Home Office/Gym: (22'3" x 12'1") 6.78 x 3.68

Garage: (11'1" x 10'2") 3.38 x 3.10

Please Note:

There are also numerous outbuildings accessed from the rear garden which has planning permission to link the outbuildings to the main dwelling, this offers potential to gain more living accommodation and bedrooms creating a sizable family home.

Buyer Information: 1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make repre



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 property is always about people.



Our team

At Hannells, we believe in being truly local, and our Chaddesden branch on Nottingham Road is no exception. Conveniently located at the heart of the community, you'll always deal with a team that knows your neighbourhood inside and out, offering tailored advice and insight that only comes from local expertise.

Our team members are highly trained and specialise in specific areas of estate agency—whether it's property valuations, negotiating, sales progression, or marketing—ensuring you achieve the best possible outcome.

Whenever you call or visit our Chaddesden branch, you'll speak directly to one of our local experts. You won't be passed to a call center or a remote team with no knowledge of your property or area. This personal, hands-on approach allows us to provide a better service and deliver outstanding results.

Our commitment to local expertise and personal service allows us to deliver better results and a smoother moving experience for our sellers. With Hannells Chaddesden, you're in expert hands every step of the way.



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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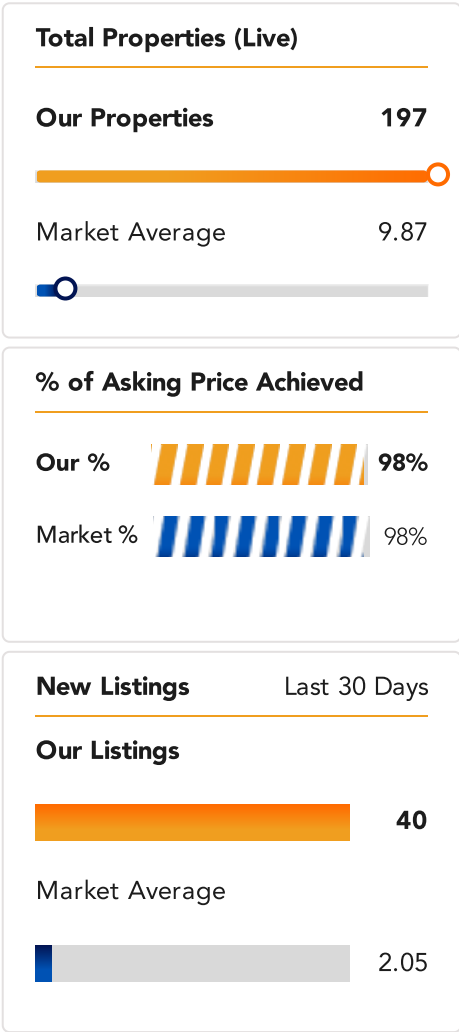
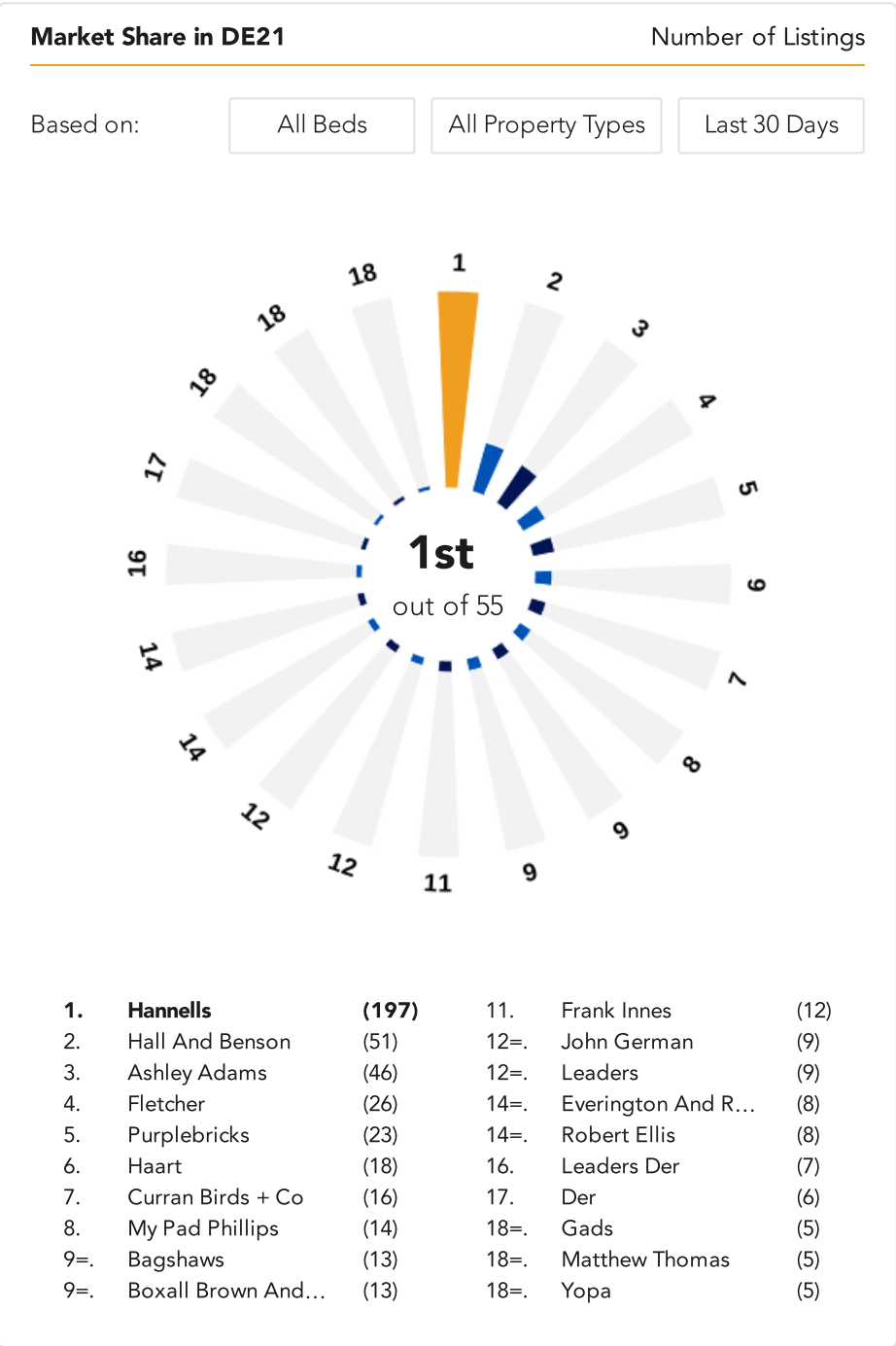
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Agency

Our Performance in This Area





Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.

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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