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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



HEATHERMEAD CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well Presented Three Bedroomed Semi Detached Home
- > 50% Shared Ownership Property, Ideal First Time Buy
- > Driveway And Pleasant Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Leasehold

Property Description

An early viewing is recommended of this well presented three bedroomed home which offers an excellent opportunity for the first-time buyers to step onto the property ladder on a 50% shared ownership basis. The property benefits from a driveway, pleasant rear garden and viewing is recommended. Situated in a popular residential area and benefits from gas fired central heating, double glazing and briefly comprises:- reception hallway, cloakroom/WC, kitchen and spacious lounge/dining room. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off road parking. Heathermead Close is well situated for local amenities together with excellent road links for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Hallway: (3'9" x 15'6") 1.14 x 4.72

WC: (2'10" x 5'4") 0.86 x 1.63

Lounge: (14'5" x 15'3") 4.39 x 4.65

Landing: (2'10" x 7'4") 0.86 x 2.24

Bedroom: (14'2" x 11'9") 4.32 x 3.58

Bedroom: (7'10" x 9'11") 2.39 x 3.02

Bedroom: (6'11" x 10'0") 2.11 x 3.05

Bathroom: (6'0" x 6'7") 1.83 x 2.01

Outside:

There is a garden to the front elevation arranged for ease of maintenance. A driveway to the side elevation provides off road parking and access to the enclosed rear garden which is laid mainly to lawn with patio area.

Additional Note:

Housing Association - Places For People Rent - £336.00 per month only 99 years remaining on 125 year lease

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 representations or warranties regarding the property.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 775 ft² / 72 m²
Plot Area: 0.82 acres
Year Built : 1991-1995
Title Number: DY492801

Tenure: Leasehold
Start Date: 30/03/2015
End Date: 31/03/2265
Lease Term: 250 years (less 3 months) from 31 March 2015
Term Remaining: 239 years

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)

3	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

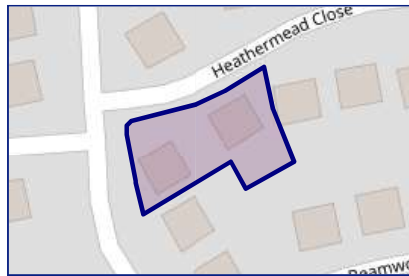


Property Multiple Title Plans



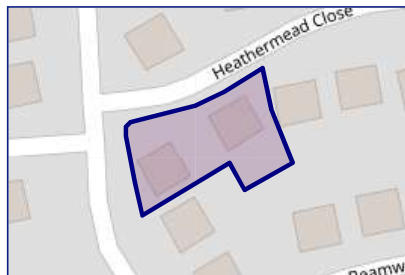
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



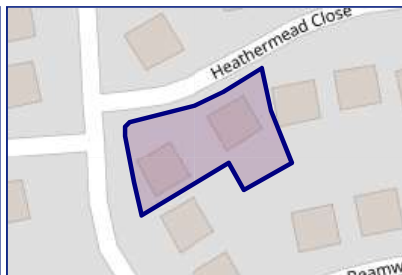
DY291665

Leasehold Title Plans



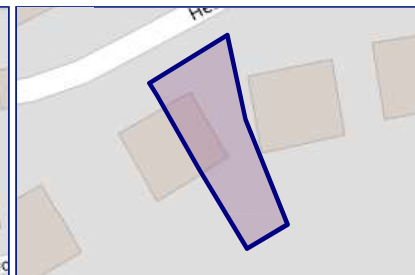
DY492801

Start Date: 09/12/1999
End Date: 01/01/2123
Lease Term: 125 years
from 1
January 1998
Term Remaining: 97 years



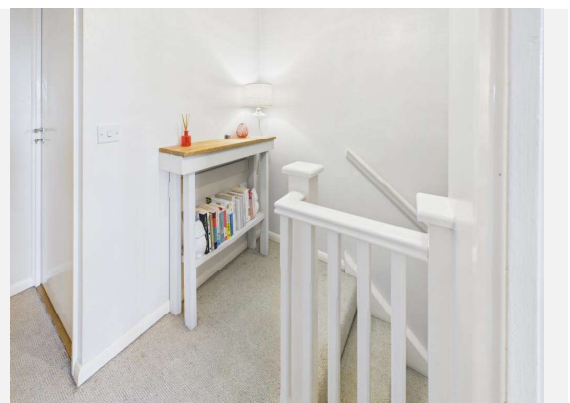
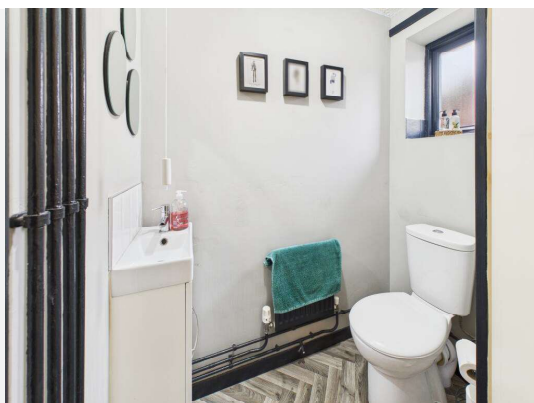
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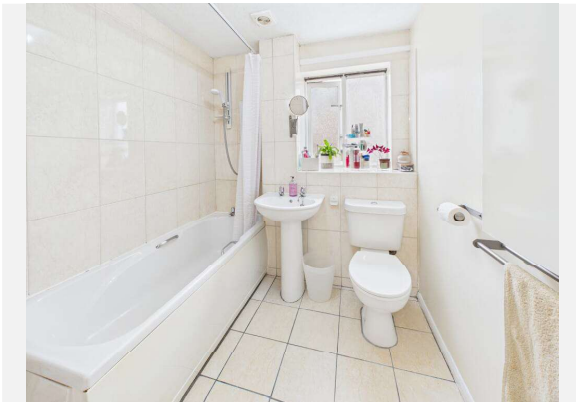
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End Date: 31/03/2265
Lease Term: 250 years
from 31
March 2015
Term Remaining: 239 years



DY318688

Start Date: 30/03/2015
End Date: 31/03/2265
Lease Term: 250 years (less 3
months) from 31
March 2015
Term Remaining: 239 years

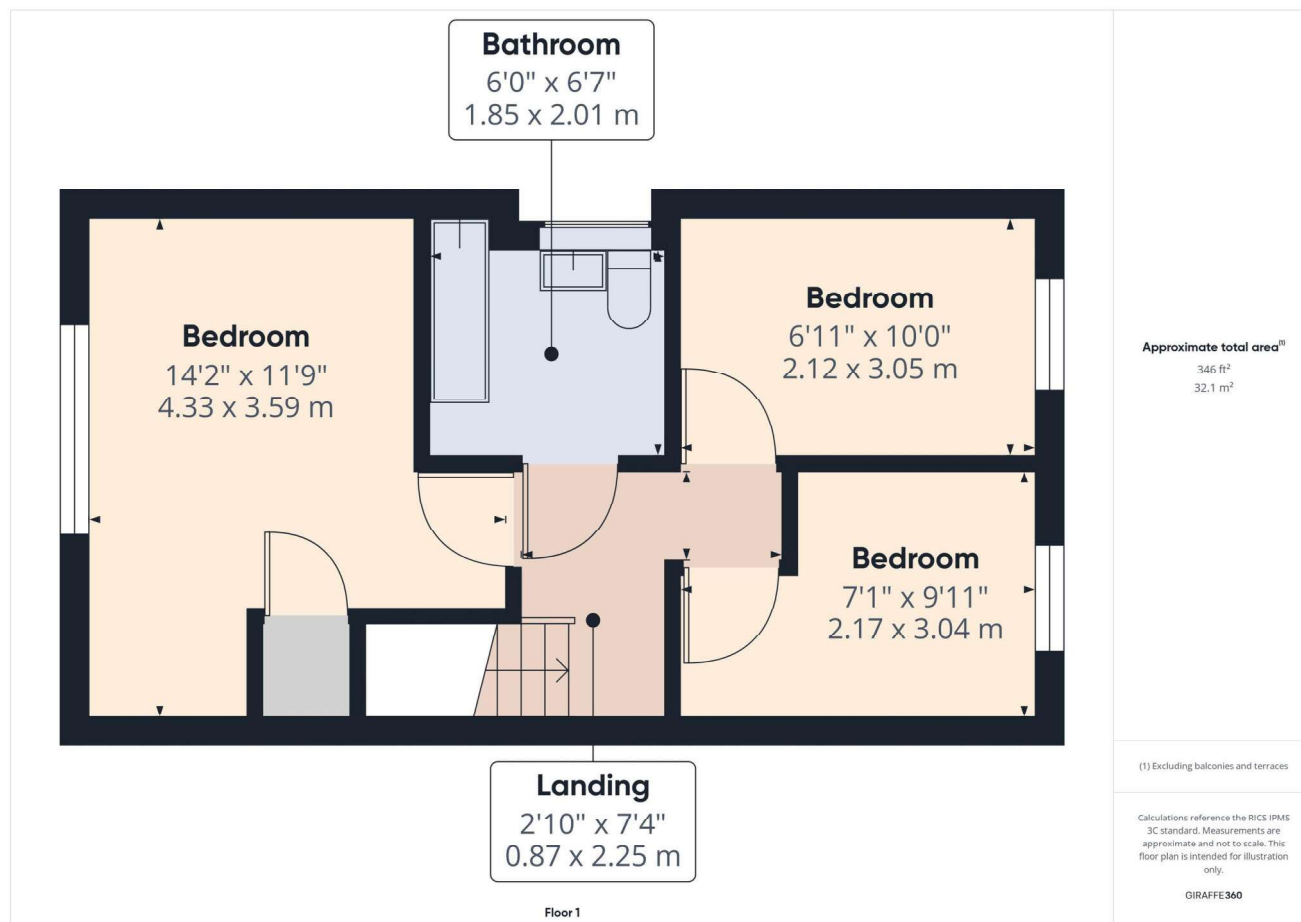




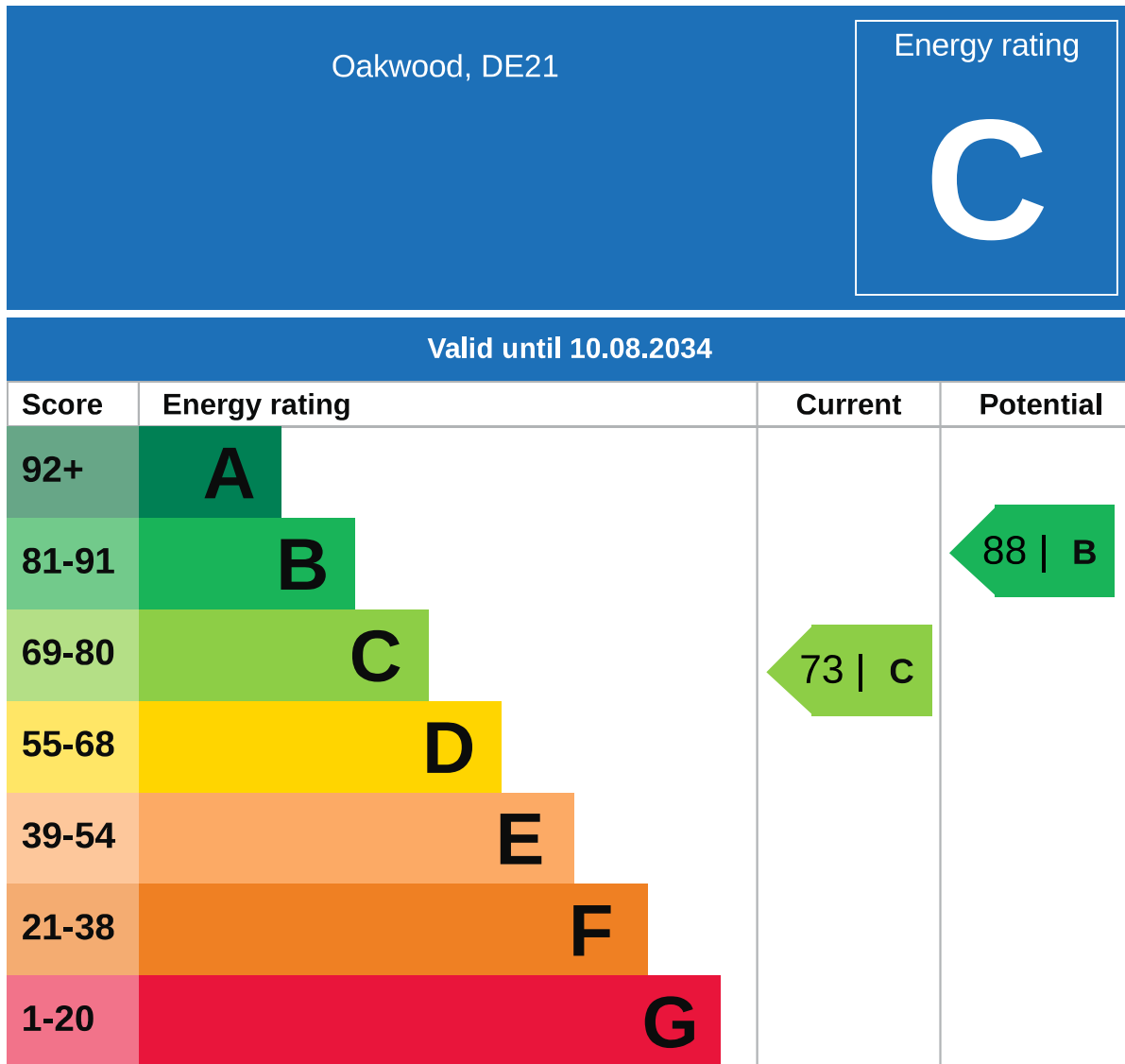
HEATHERMEAD CLOSE, OAKWOOD, DERBY, DE21



HEATHERMEAD CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



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 installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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, insulated (assumed)
Total Floor Area:	72 m ²



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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

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.

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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, 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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Data Quality

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