

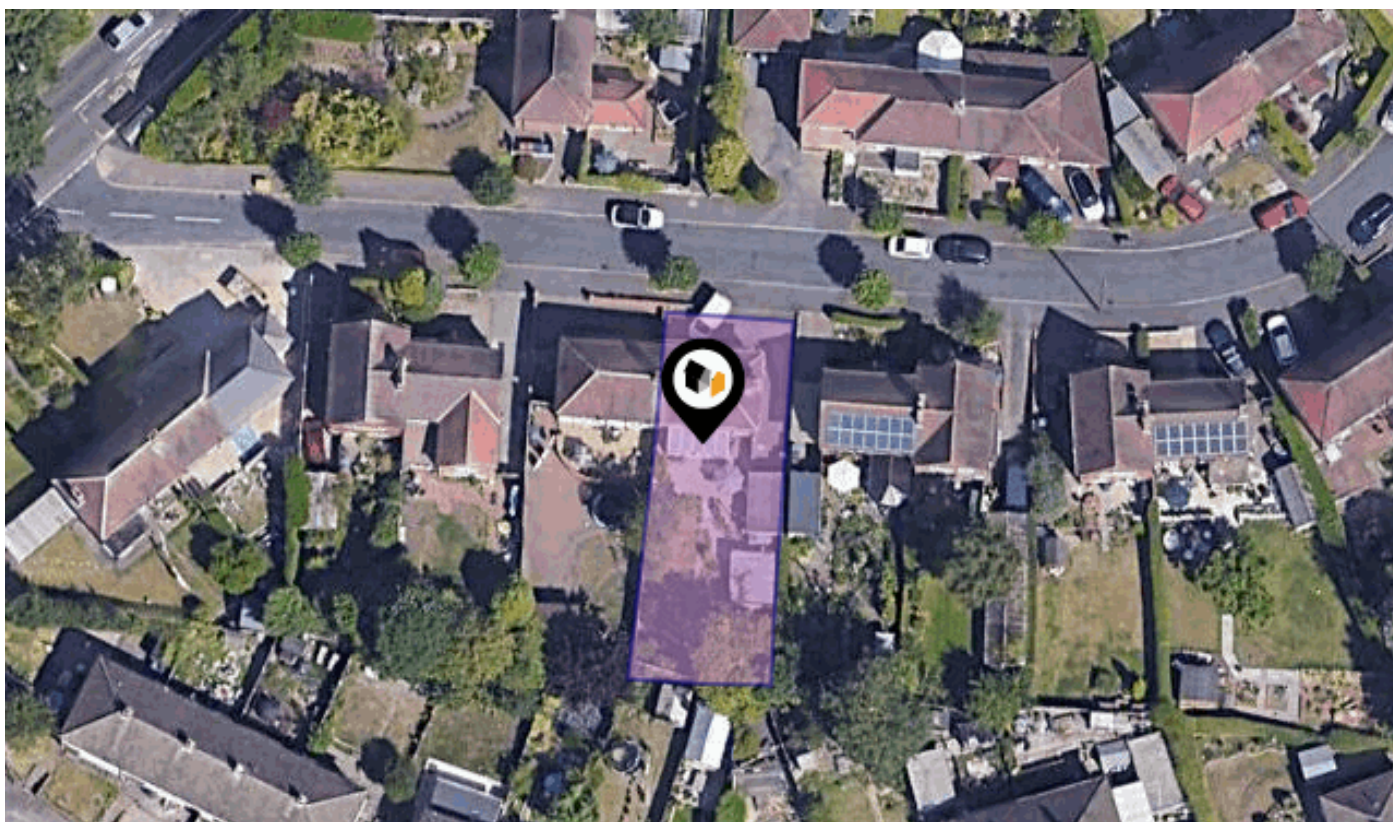


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th April 2025



LIME AVENUE, BREADSALL, DERBY, DE21

Hannells

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Useful Information:

- > Standard Construction, Three-Bedroom Semi-Detached Property
- > Freehold
- > Council Tax Band B
- > EPC Rating D
- > Superbly Presented Throughout

Property Description

A beautifully presented and significantly enhanced, three-bedroom semi-detached home which occupies a fantastic, cul-de-sac position in a popular residential location. The property also features a surprisingly large and superbly landscaped rear garden as well as off road parking and a detached garage! Enjoying the benefits of uPVC double glazing and gas central heating, the accommodation briefly comprises; hallway, a cosy lounge with an impressive feature fireplace, an open-plan kitchen diner with another feature, exposed-brick fireplace and storage under the stairs, and a good-sized conservatory overlooking a delightful rear garden. To the first floor, there is a spacious landing which gives access to three well-proportioned bedrooms and a contemporary family bathroom suite with a bath and separate shower cubicle. Outside, to the front there is a driveway providing off road parking which leads to the side of the property where there is access to a single detached garage. To the rear, there is a fantastic, private garden which features a paved patio area, sheltered seating area and a lawn surrounded by shaped beds housing a variety of established plants, shrubs and trees. Lime Avenue is nestled in the sought-after village of Breadsall, offering a peaceful and picturesque setting while remaining just a short drive from Derby city centre. This desirable residential area is known for its charming surroundings, including open countryside, leafy lanes, and a strong sense of community. Nearby, you'll find a range of local amenities, well-regarded schools, and leisure facilities, as well as convenient access to transport links such as the A38 and A61—ideal for those commuting to Derby, Nottingham, or further afield. An internal viewing is essential in order to fully appreciate the size and standard of accommodation on offer.

Room Measurement & Details

Hall:

Lounge: (10'11" x 17'9") 3.33 x 5.41

Kitchen Diner: (10'9" x 17'10") 3.28 x 5.44

Conservatory: (15'6" x 6'0") 4.72 x 1.83

First Floor Landing:

Bedroom One: (11'0" x 10'9") 3.35 x 3.28

Bedroom Two: (10'11" x 9'4") 3.33 x 2.84

Bedroom Three: (10'10" x 6'9") 3.30 x 2.06

Bathroom:

Detached Garage: (8'11" x 16'0") 2.72 x 4.88










KFB - Key Facts For Buyers



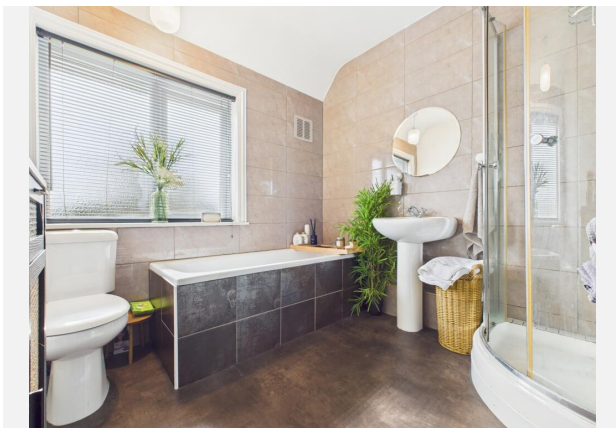
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY447165		

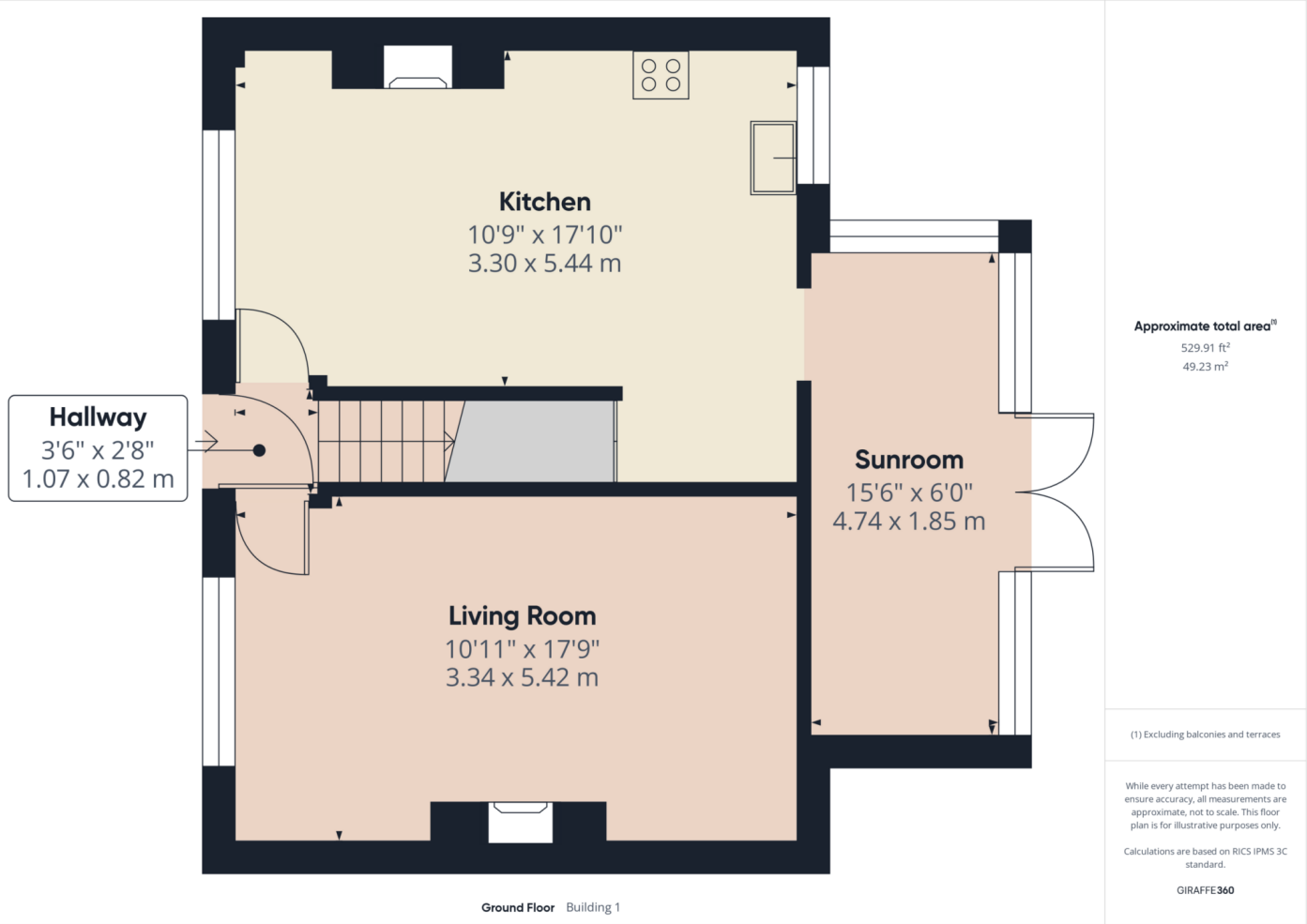
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	45	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				

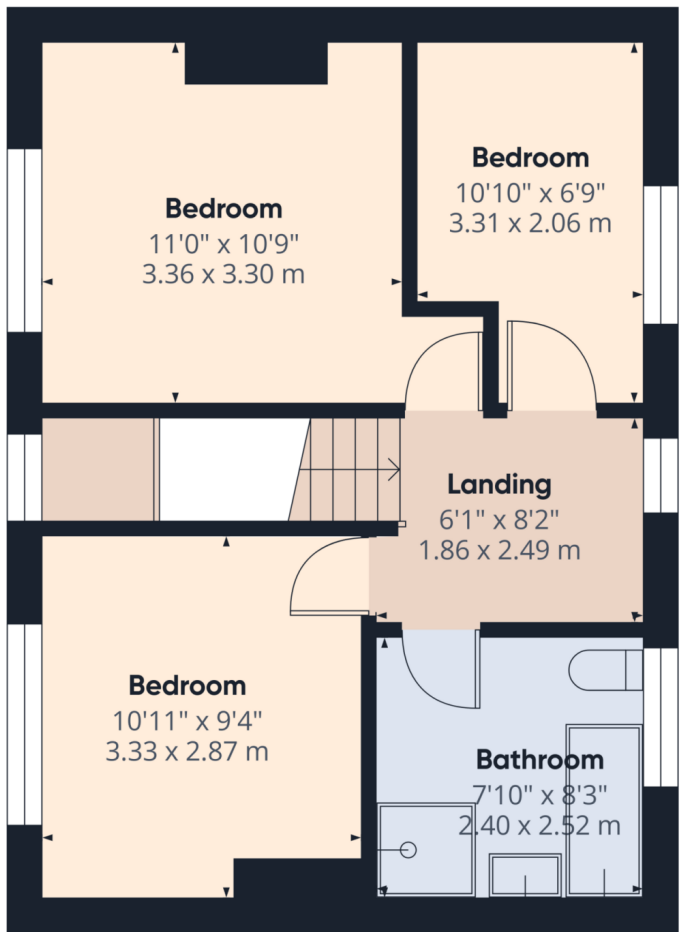




LIME AVENUE, BREADSALL, DERBY, DE21



LIME AVENUE, BREADSALL, DERBY, DE21



Floor 1 Building 1

Approximate total area⁽¹⁾
408.7 ft²
37.97 m²

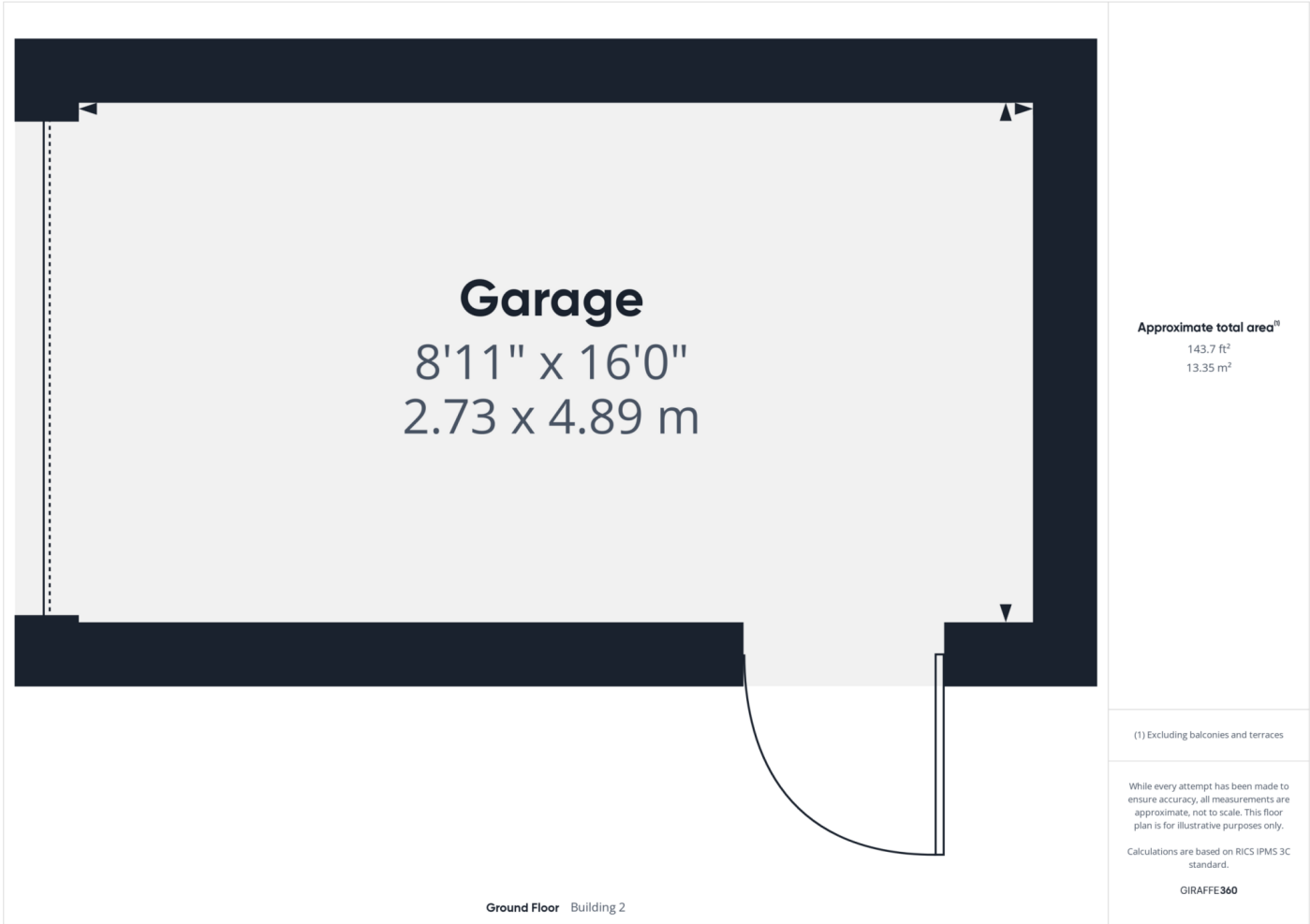
(1) Excluding balconies and terraces

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

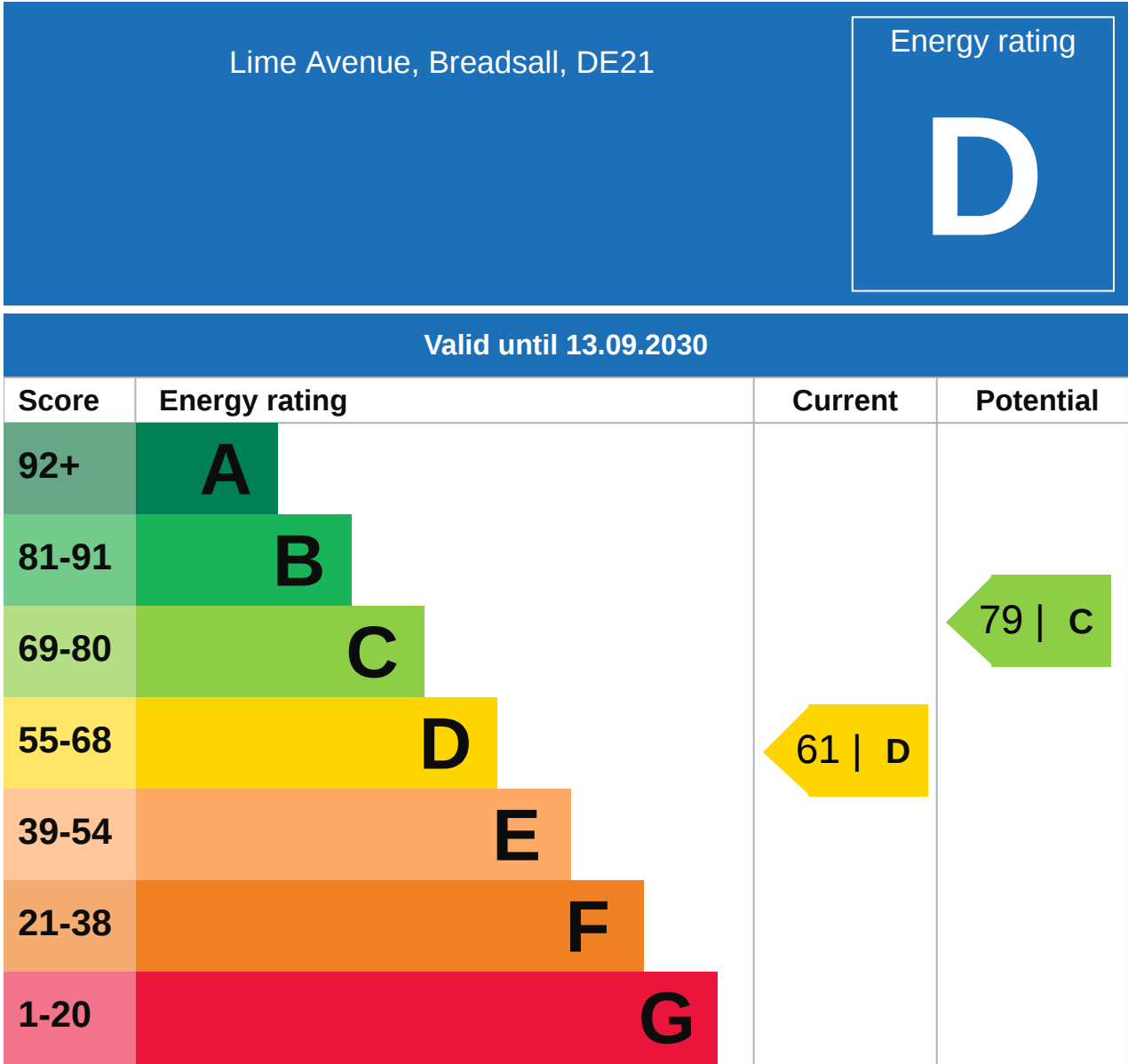
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

LIME AVENUE, BREADSALL, DERBY, DE21



Property EPC - Certificate



Property

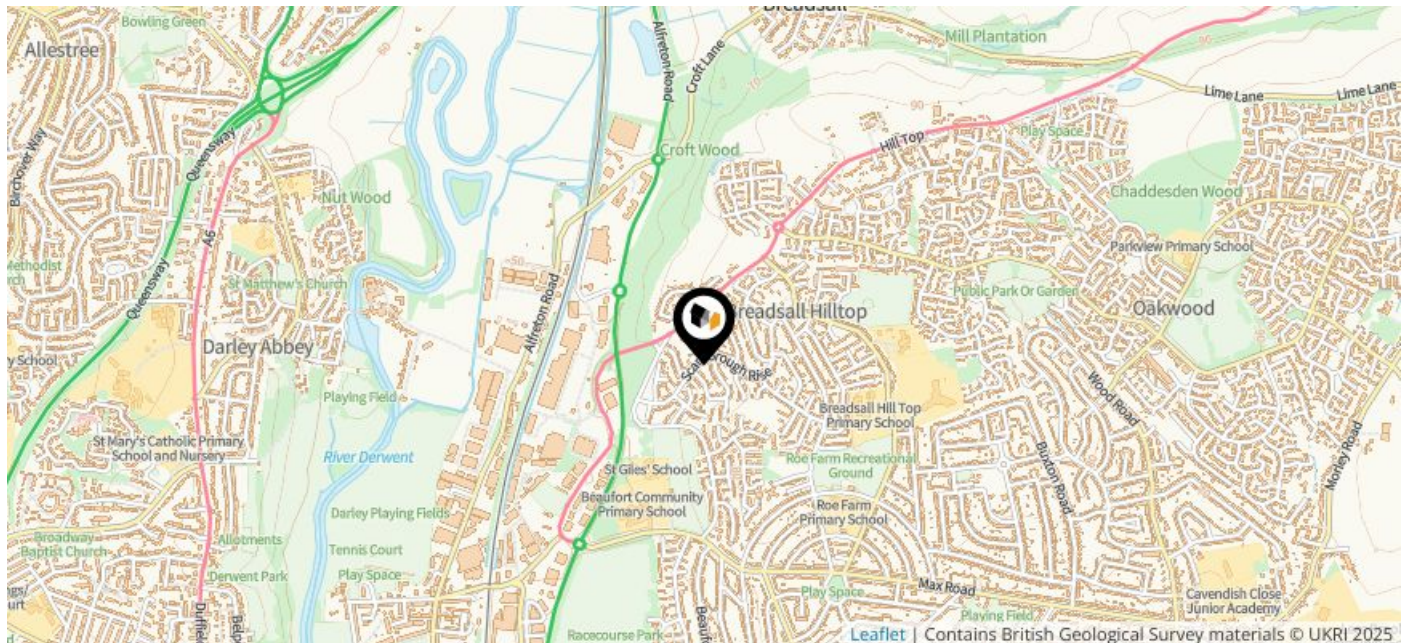
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 m ²

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.

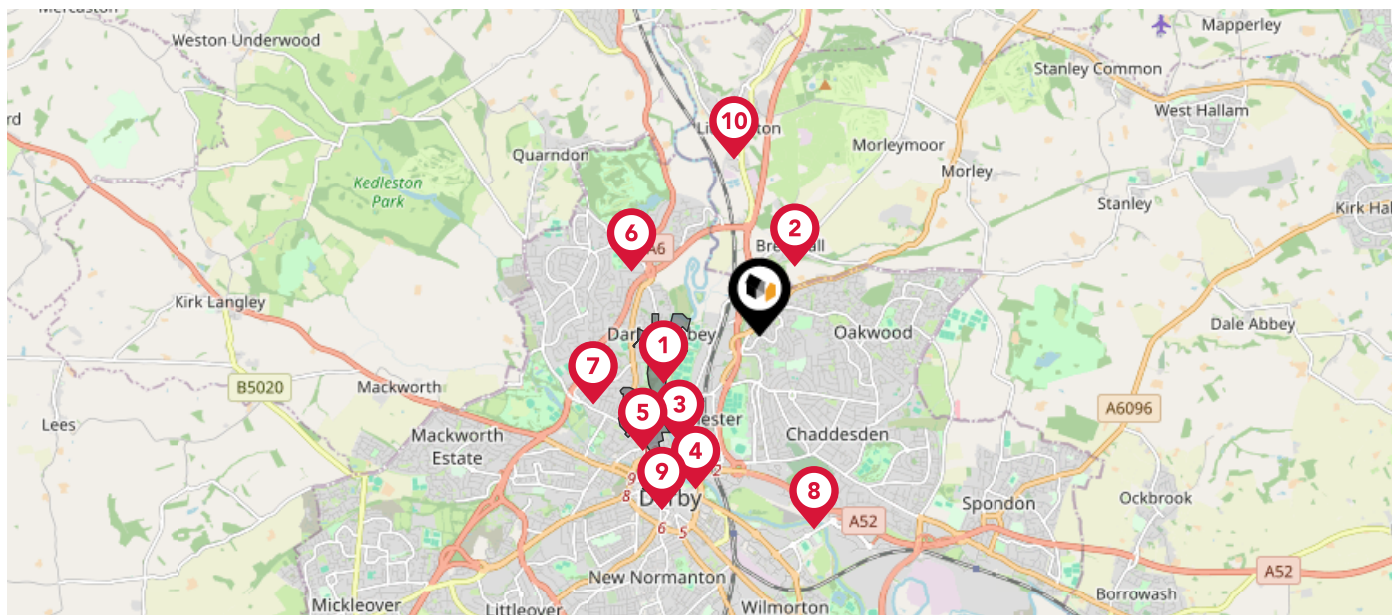
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Darley Abbey



Breadsall



Little Chester



Nottingham Road



Strutts Park



Allestree



Leylands Estate



Highfield Cottages



City Centre



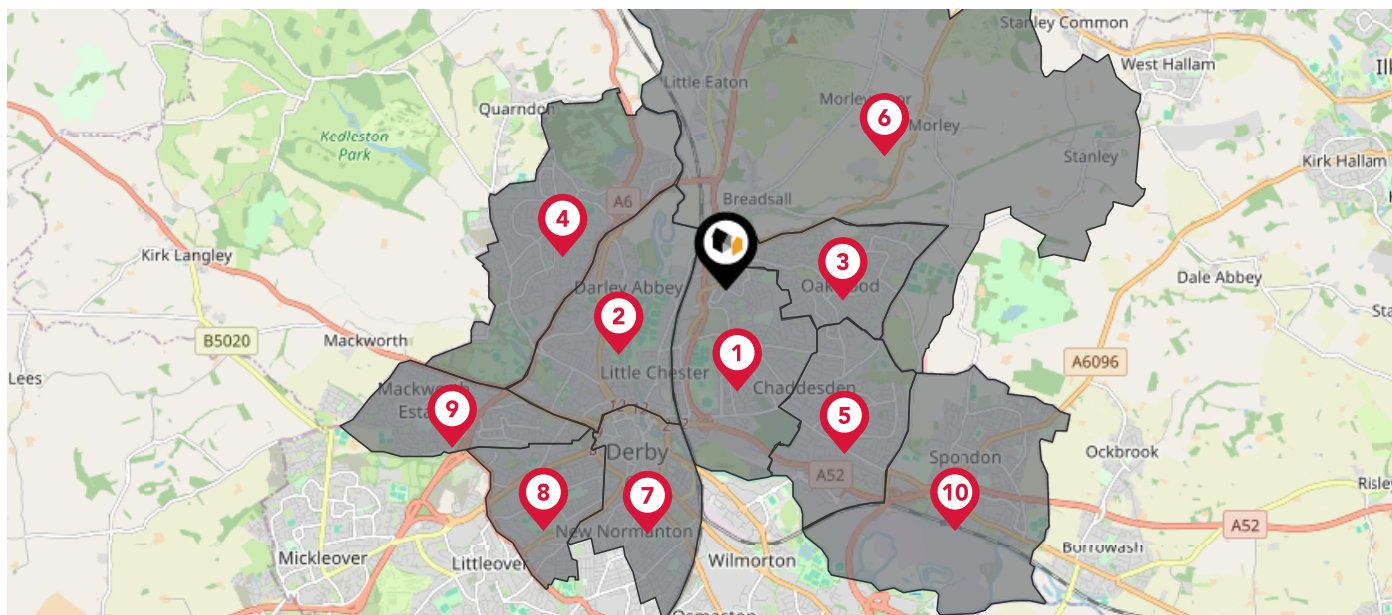
Little Eaton

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



Derwent Ward



Darley Ward



Oakwood Ward



Allestree Ward



Chaddesden Ward



Little Eaton & Stanley Ward



Arboretum Ward



Abbey Ward



Mackworth Ward

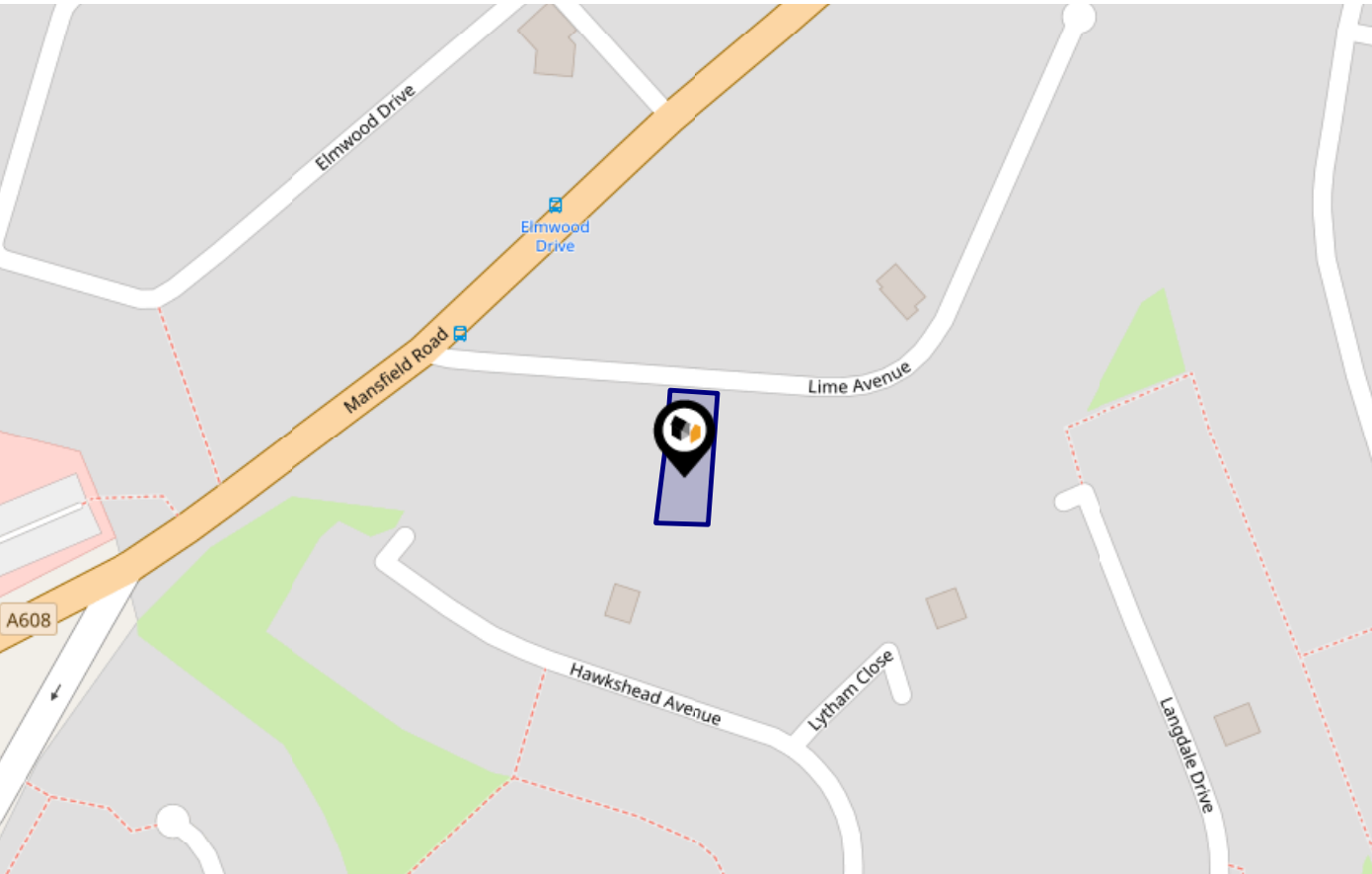


Spondon Ward

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.

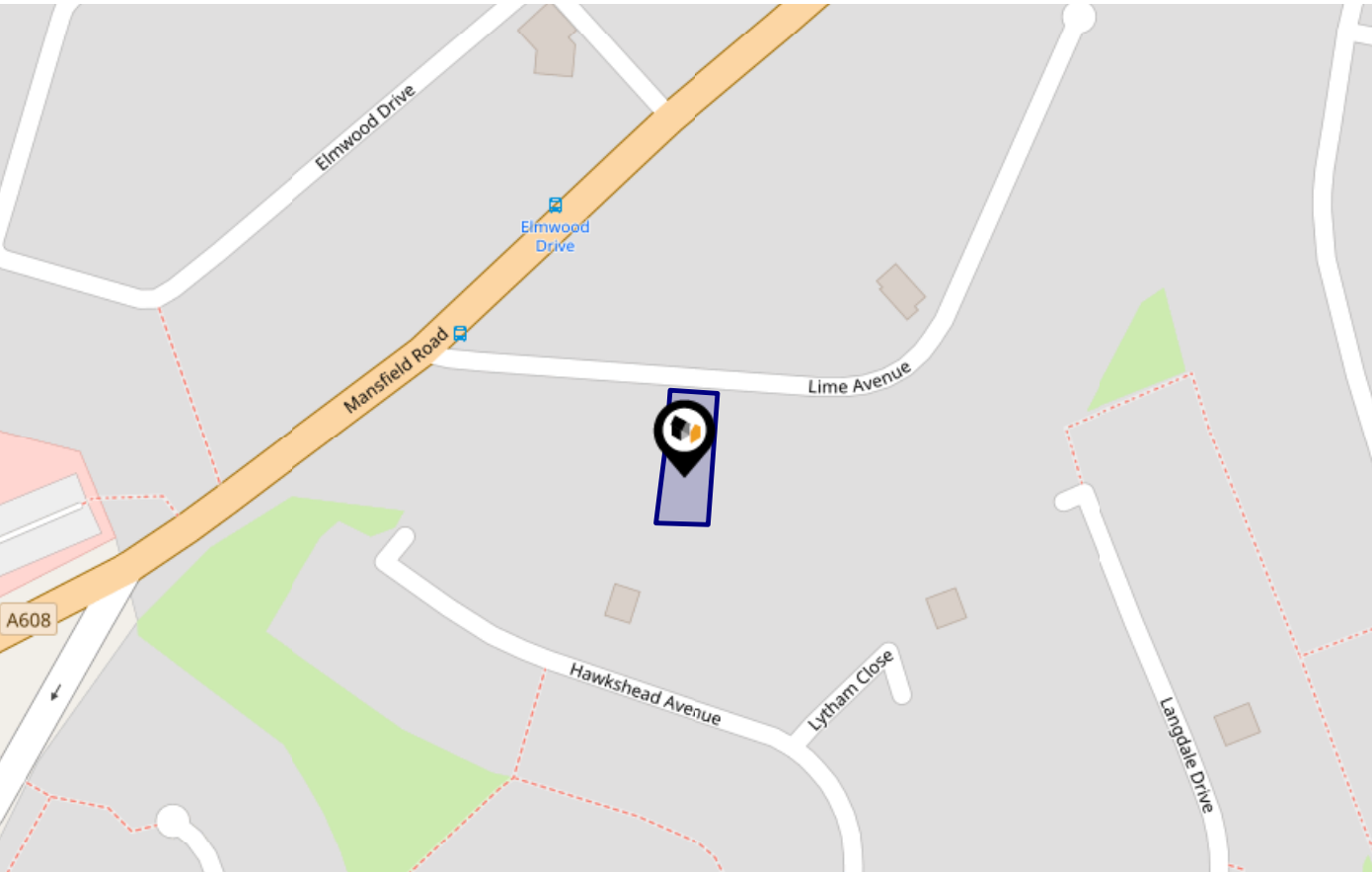
Chance of flooding to the following depths at this property:



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.

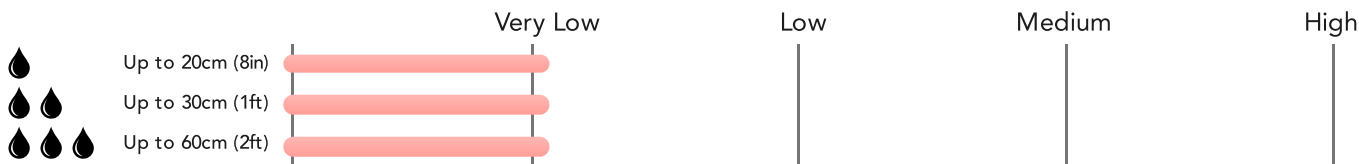


Risk Rating: Very low

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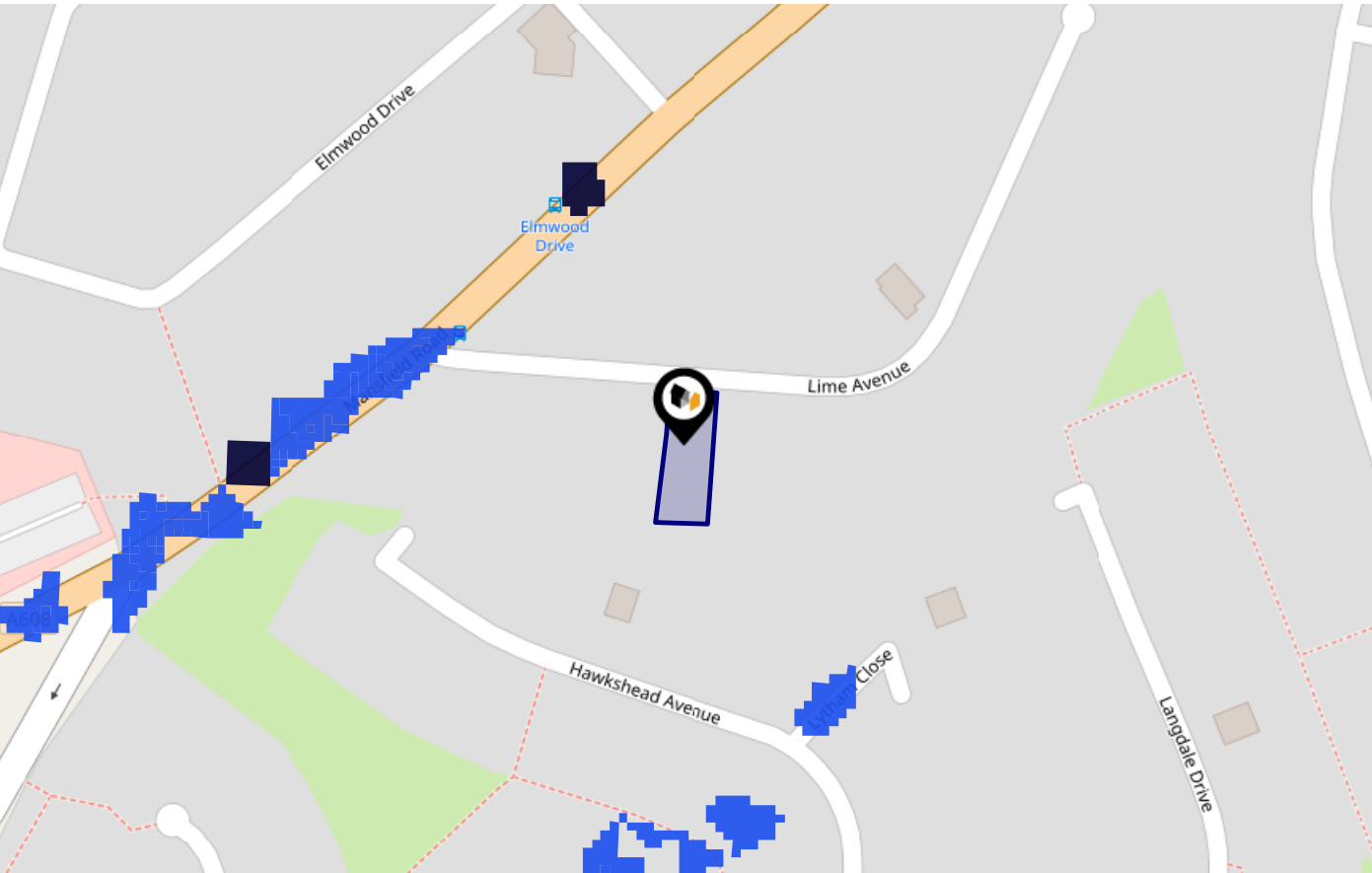
Chance of flooding to the following depths at this property:



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.

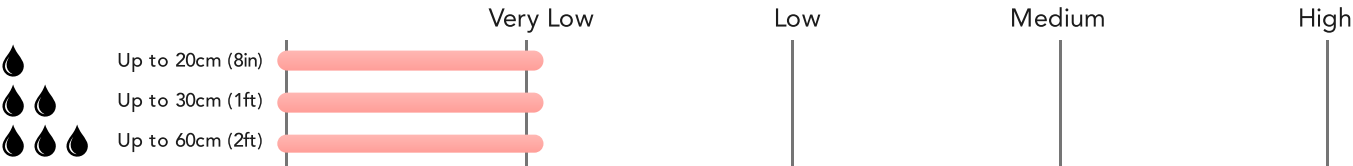


Risk Rating: Very low

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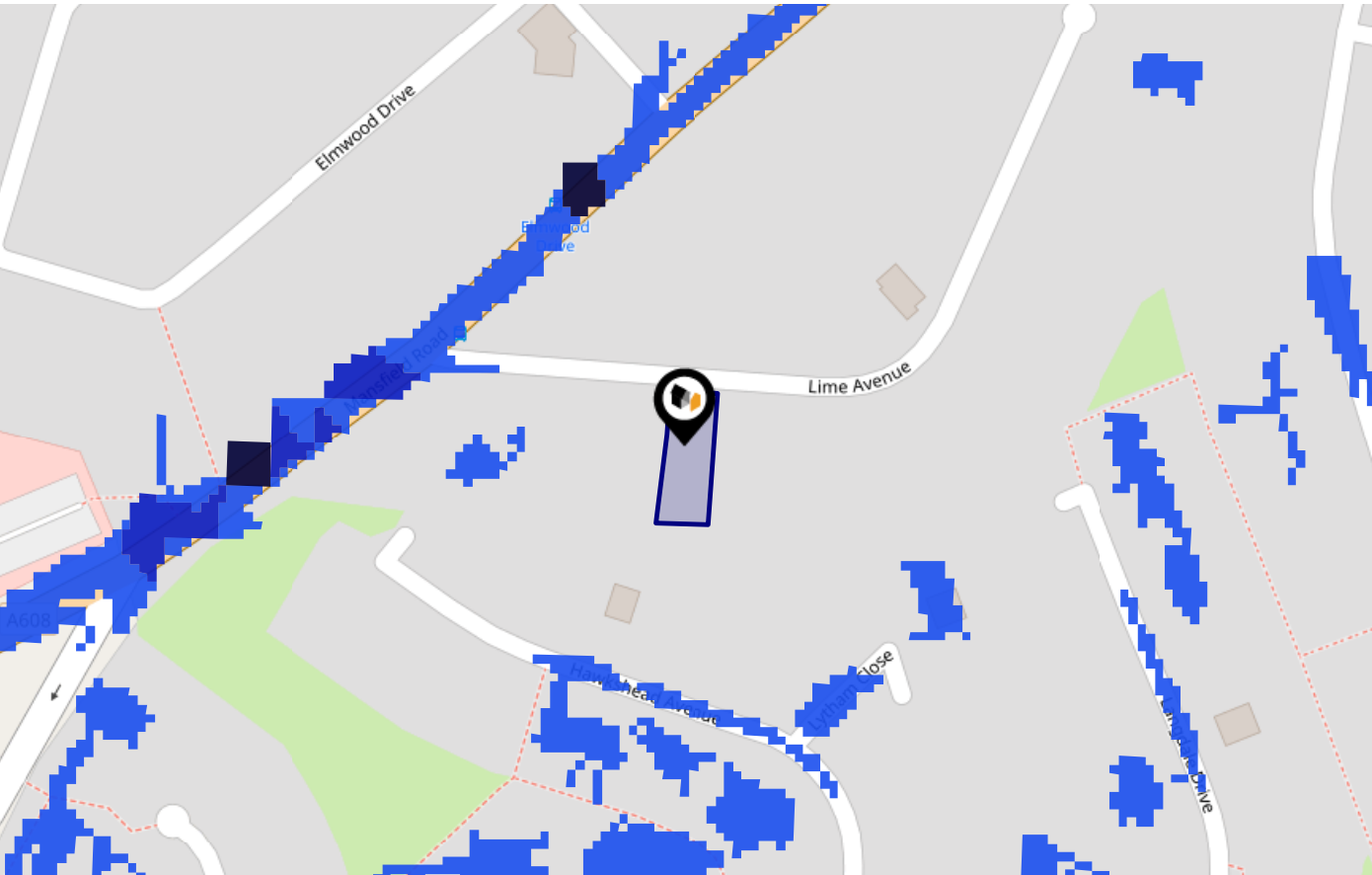
Chance of flooding to the following depths at this property:



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.

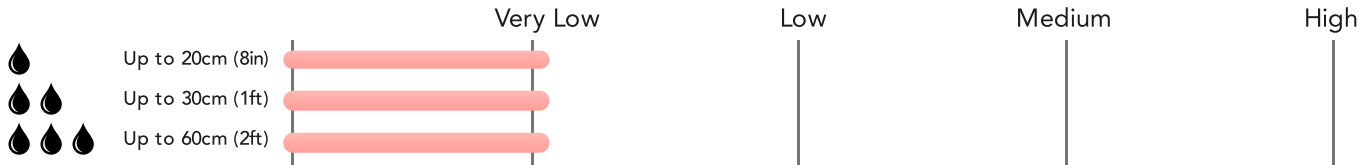


Risk Rating: Very low

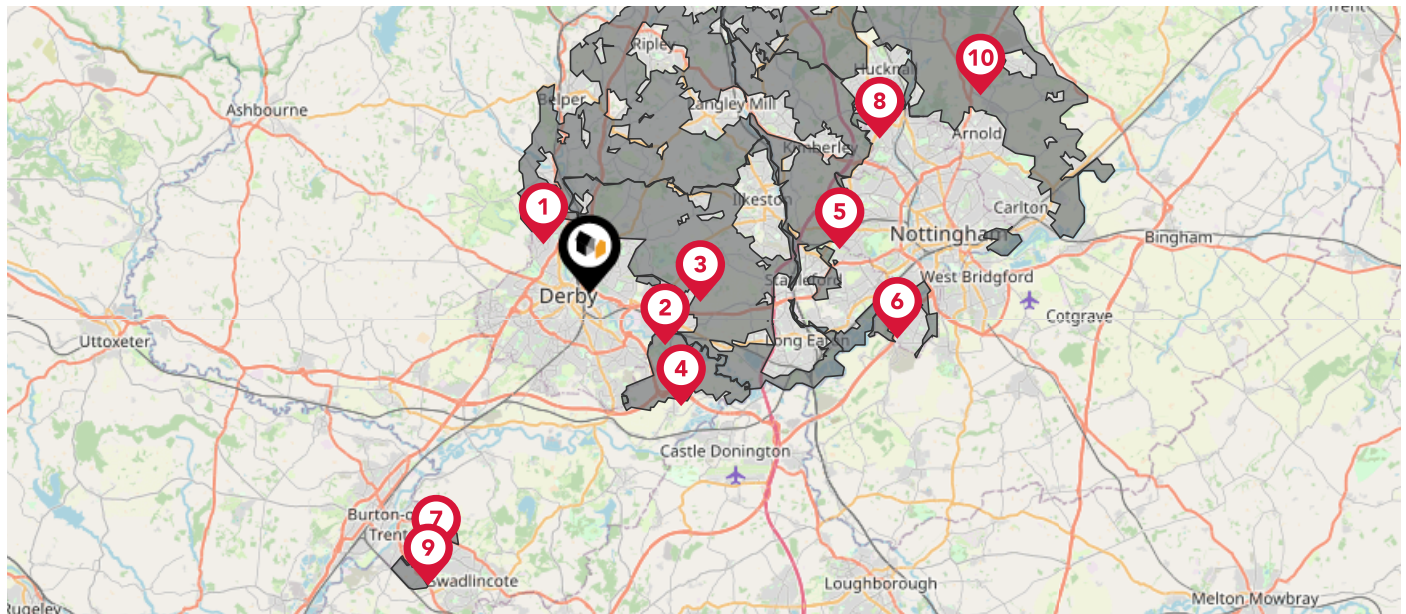
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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

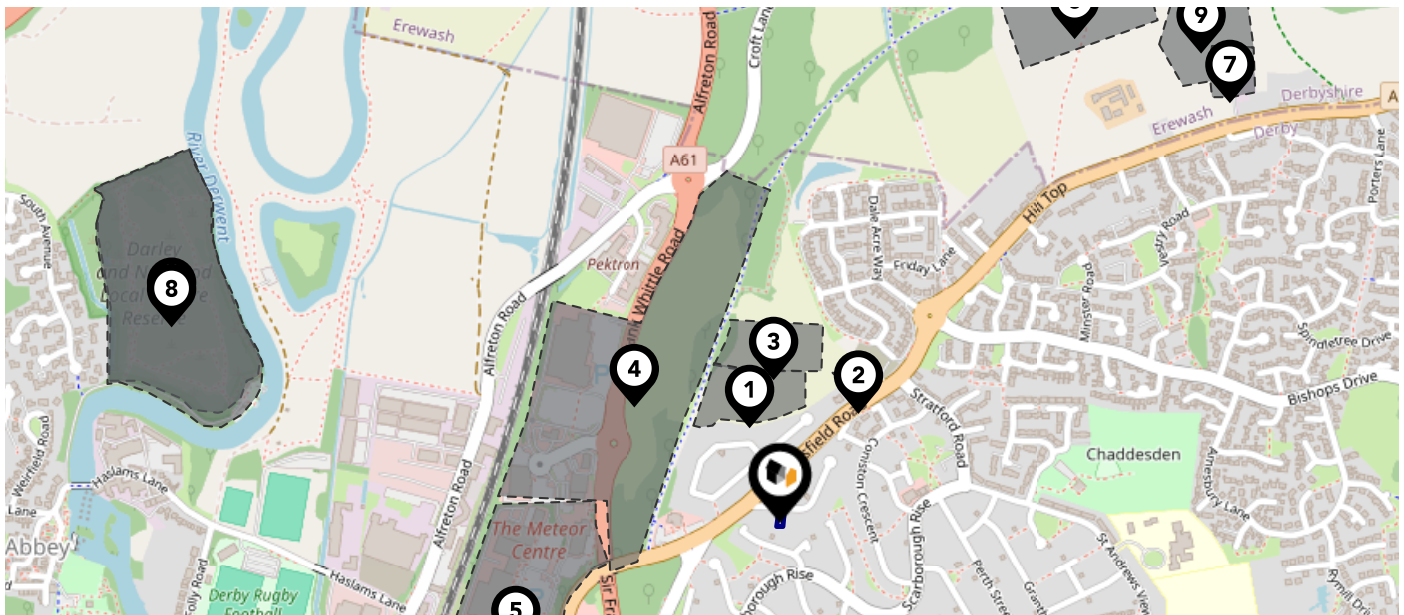
- 1 Derby and Nottingham Green Belt - Amber Valley
- 2 Derby and Nottingham Green Belt - Derby
- 3 Derby and Nottingham Green Belt - Erewash
- 4 Derby and Nottingham Green Belt - South Derbyshire
- 5 Derby and Nottingham Green Belt - Nottingham
- 6 Derby and Nottingham Green Belt - Broxtowe
- 7 Burton-upon-Trent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

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 Landfill Sites

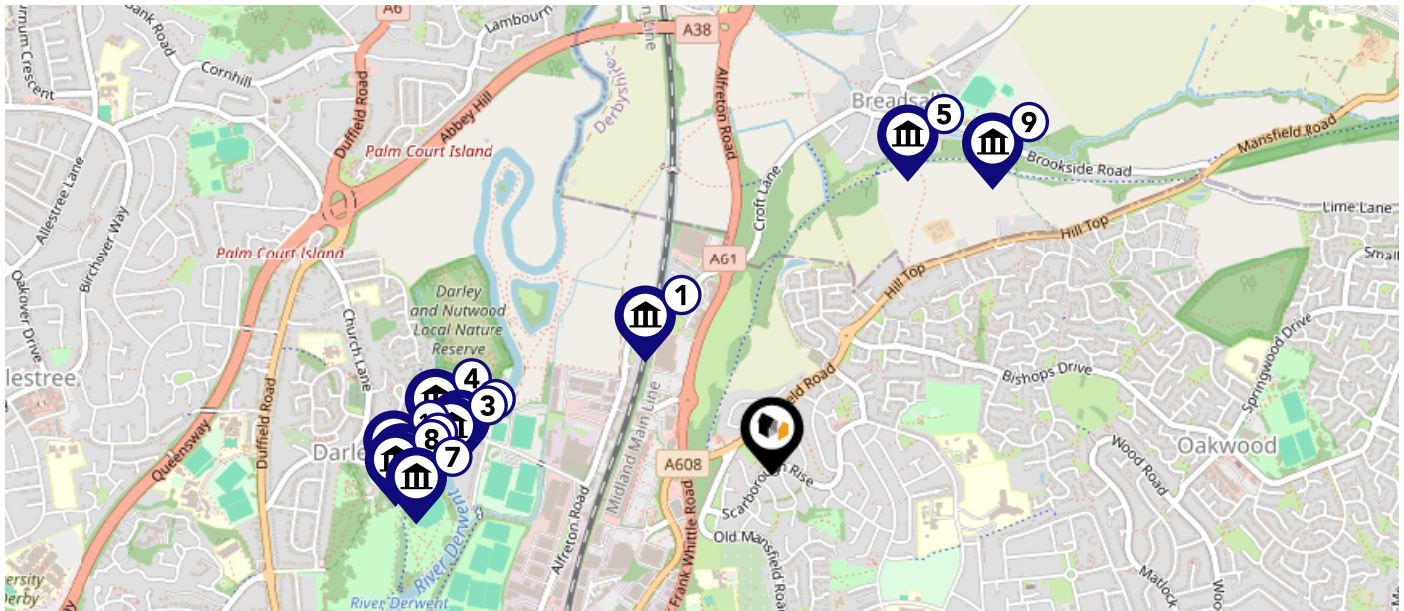
1	Alfreton Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
2	Mansfield Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
3	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	<input type="checkbox"/>
4	Alfreton Road Extension-Alfreton Road Extention, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
5	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
6	Manor Farm-Breadsall	Historic Landfill	<input type="checkbox"/>
7	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill	<input type="checkbox"/>
8	Off Darley Street-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
9	Manor Farm-Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	<input type="checkbox"/>
10	Derbyshire County Council Waste Disposal Site, Darley Abbey-Old Lane, Darley Abbey, Derby	Historic Landfill	<input type="checkbox"/>











Maps

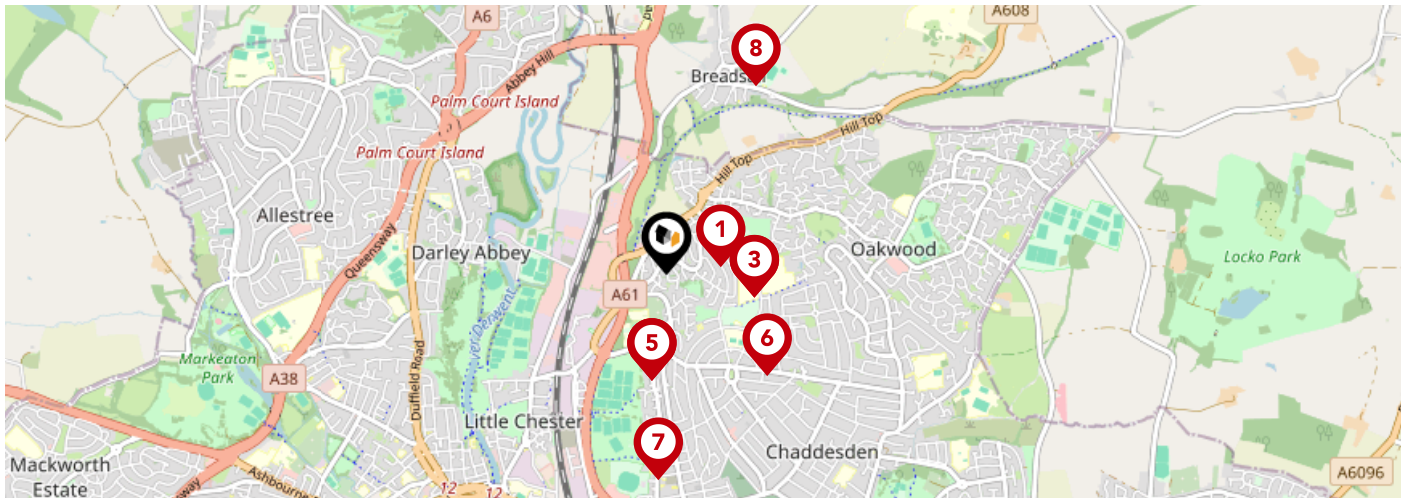
Listed Buildings



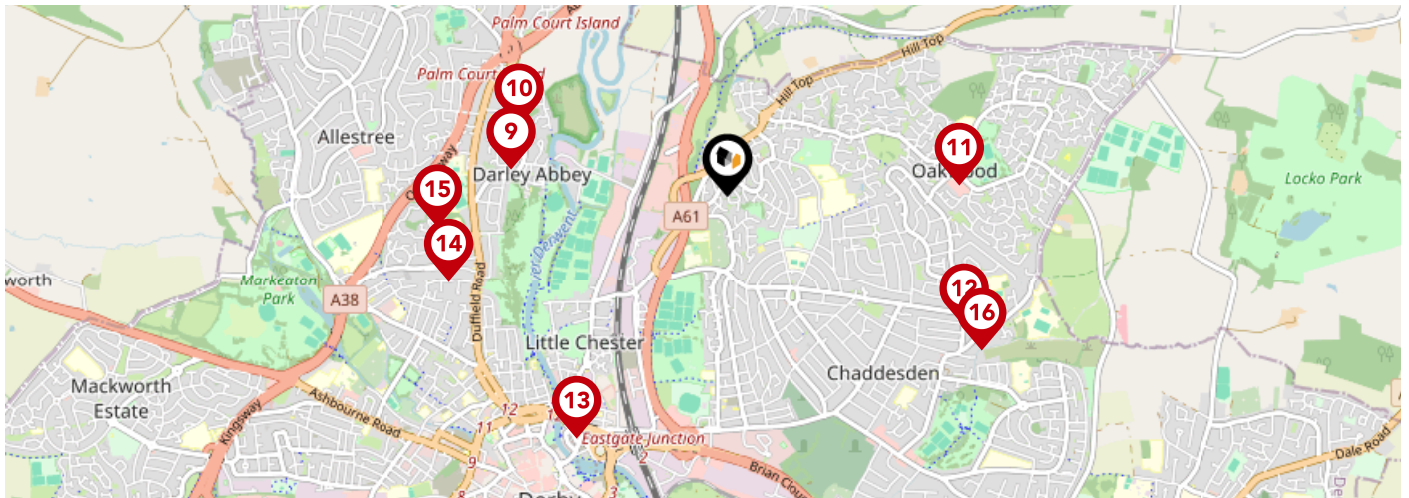
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1417678 - Alfreton Road Bridge (spc8 10)	Grade II	0.4 miles
 1067831 - Cottages Nos 1-4 (consecutive) And House	Grade II	0.7 miles
 1067810 - Sawmill And Workshop Range And Drying Shed Darley Abbey Mills (south Complex)	Grade II	0.7 miles
 1067808 - Darley Abbey Mills (north Complex) North Mill And Engine House And Boiler House	Grade II	0.7 miles
 1141232 - 1, Pall Mall	Grade II	0.7 miles
 1067830 - Works Adjacent To Nos 11 And 12	Grade II	0.8 miles
 1067829 - Deans Field (mill House)	Grade II	0.8 miles
 1287744 - Old Abbey Building	Grade II	0.8 miles
 1141229 - Methodist Chapel	Grade II	0.8 miles
 1229900 - Nos 1 To 8 (consecutive) With Row Of Privies Opposite	Grade II	0.8 miles

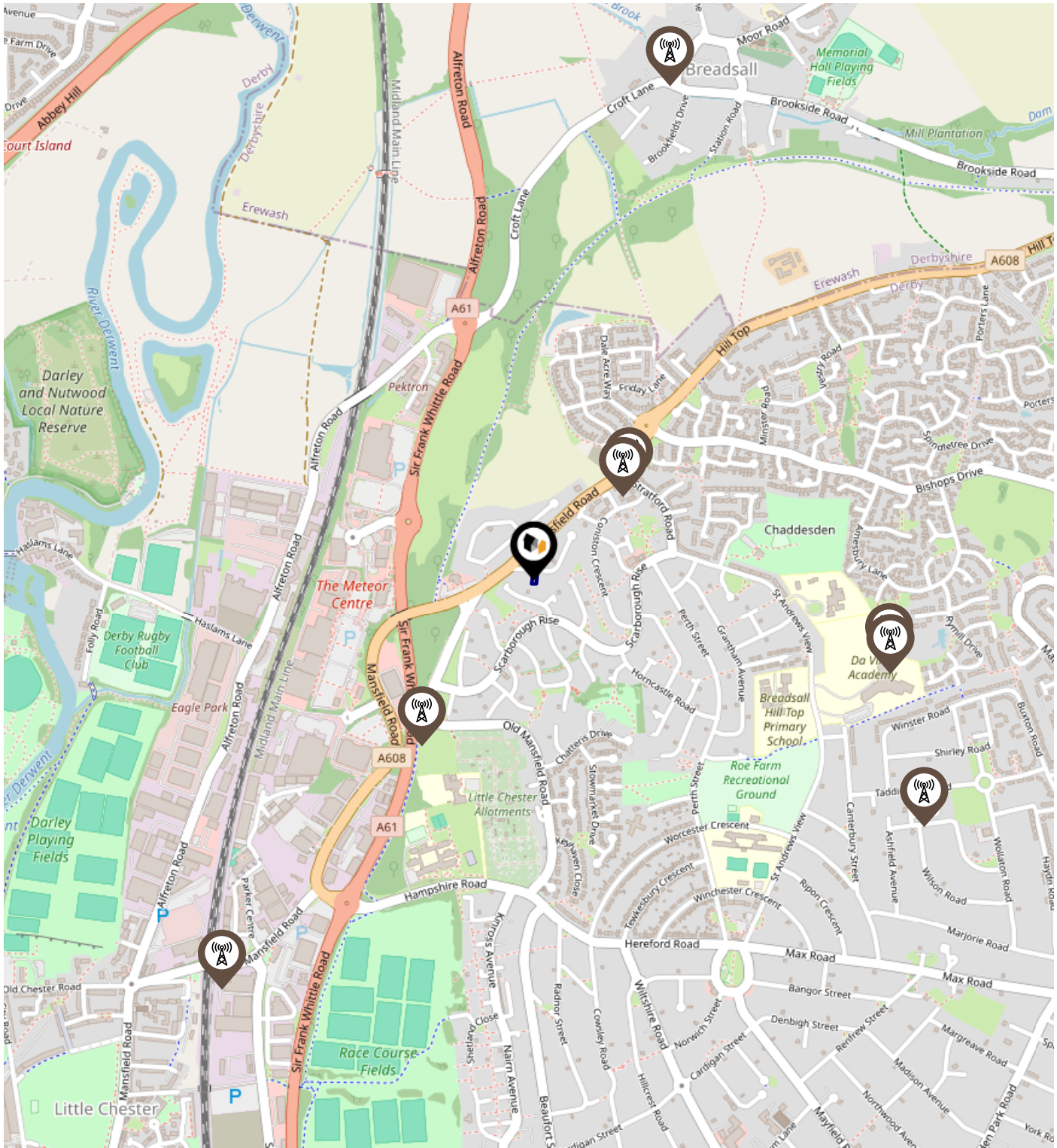


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Walter Evans Church of England Aided Primary School Ofsted Rating: Good Pupils: 449 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Old Vicarage School Ofsted Rating: Not Rated Pupils: 121 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 382 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Saint Benedict, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 1456 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

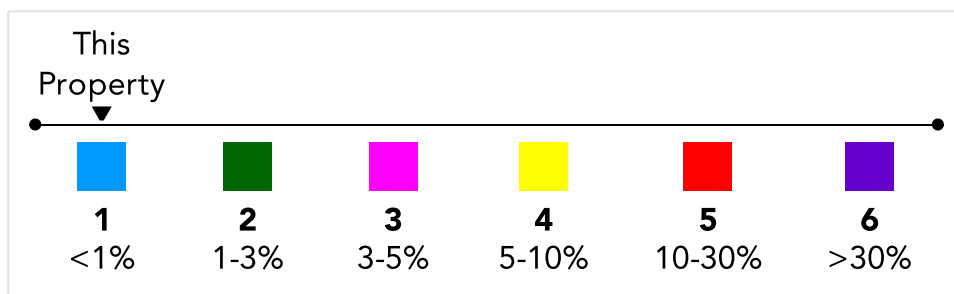
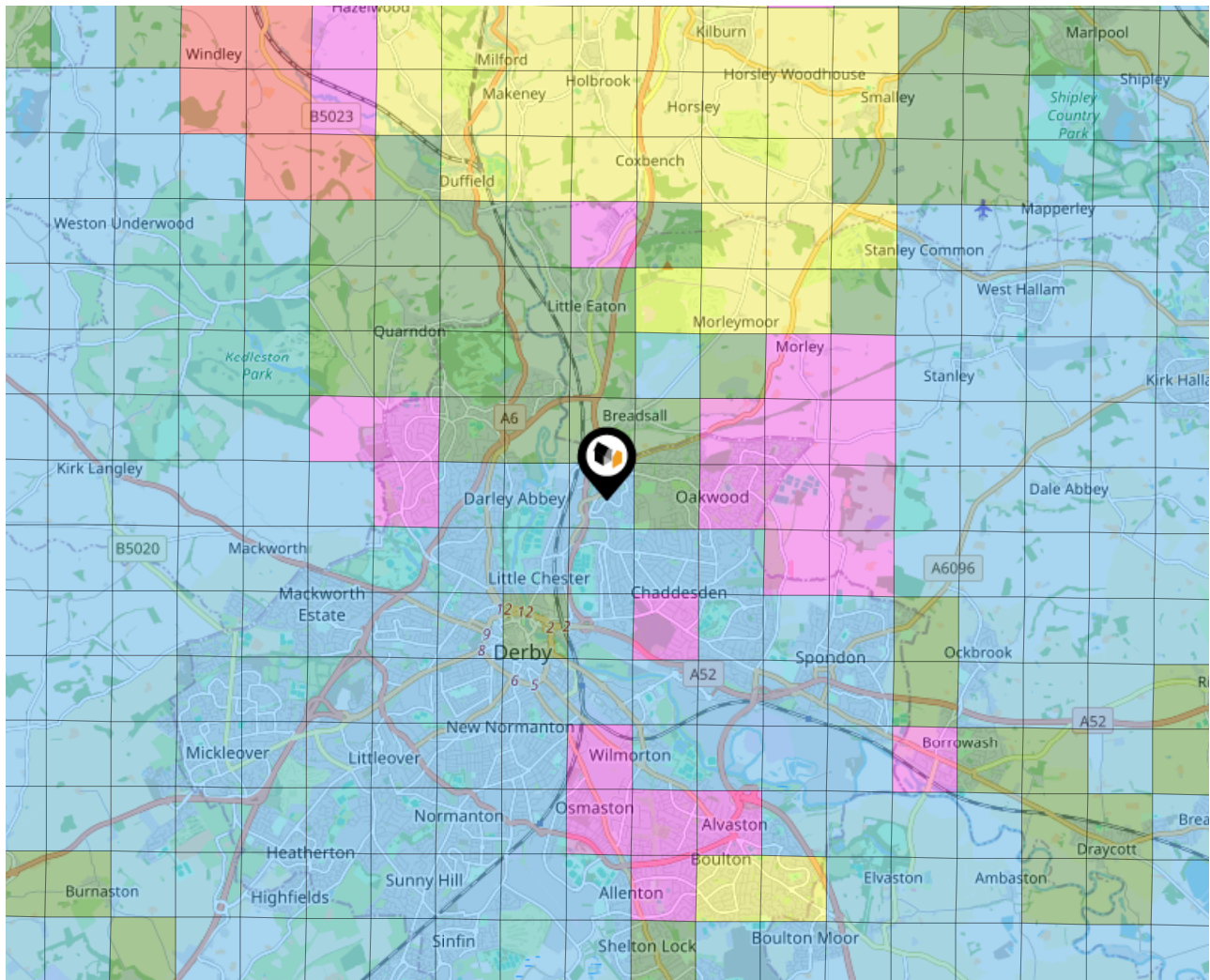


Key:

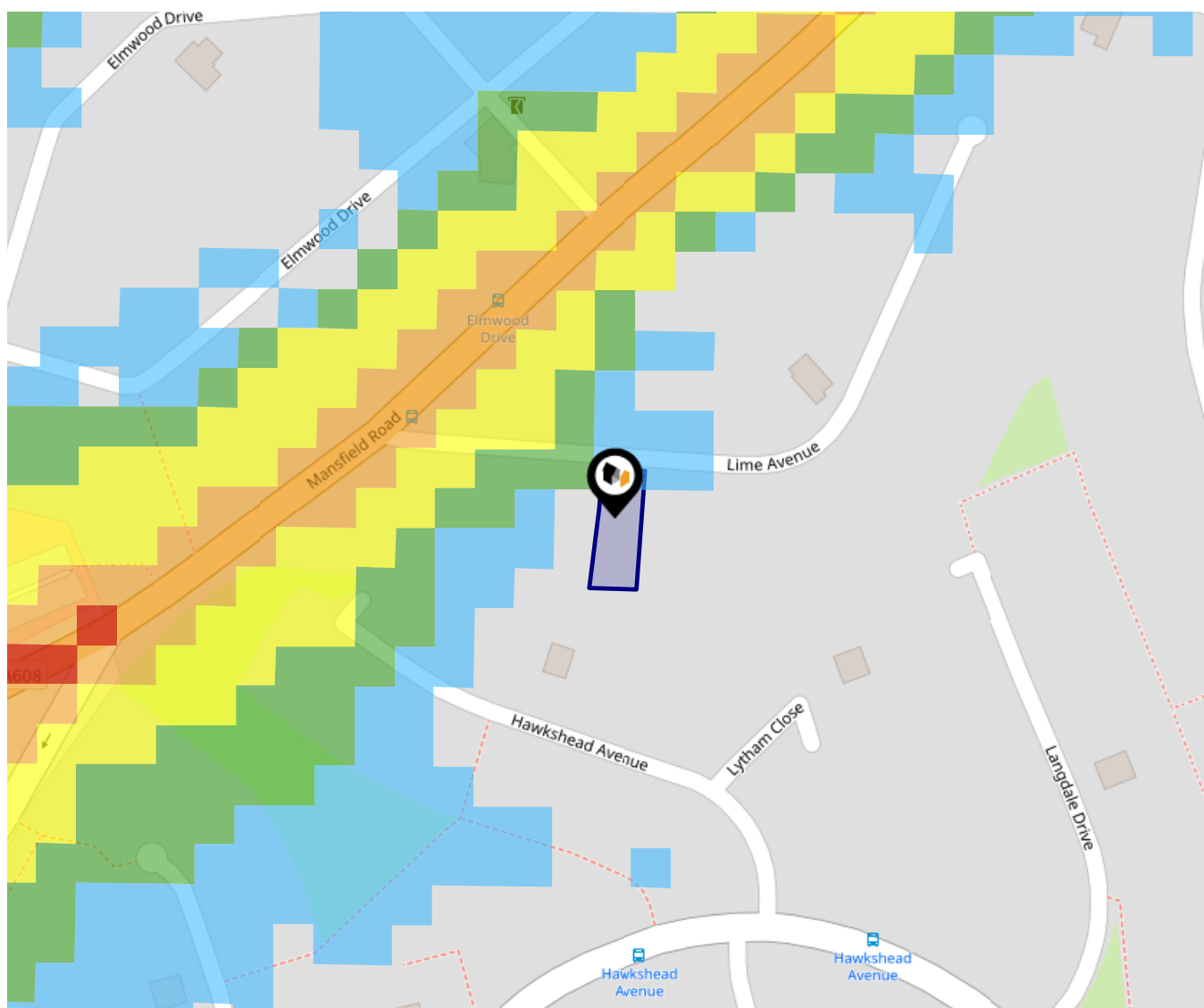
-  Power Pylons
-  Communication Masts

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



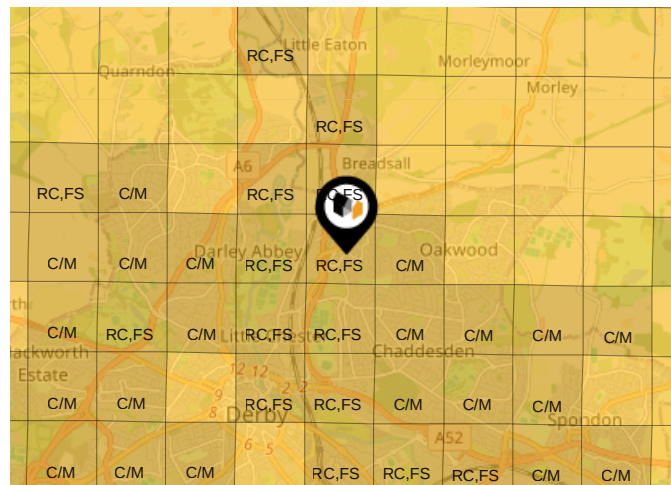
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Ground Composition for this Address (Surrounding square kilometer zone around property)

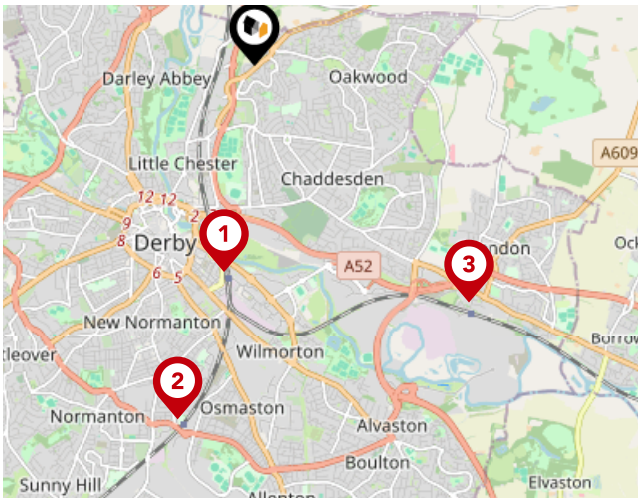
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

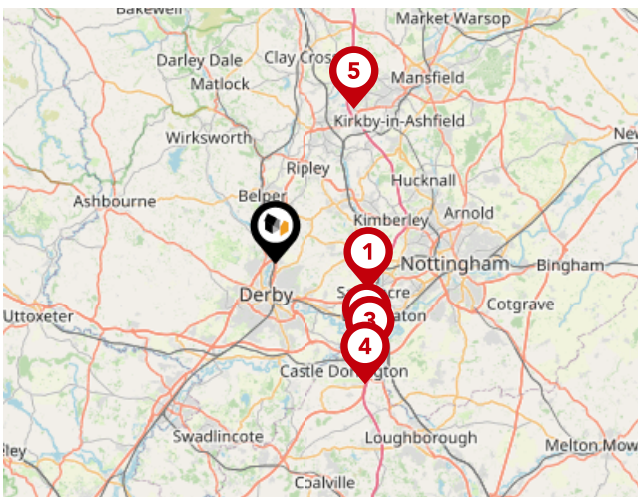
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



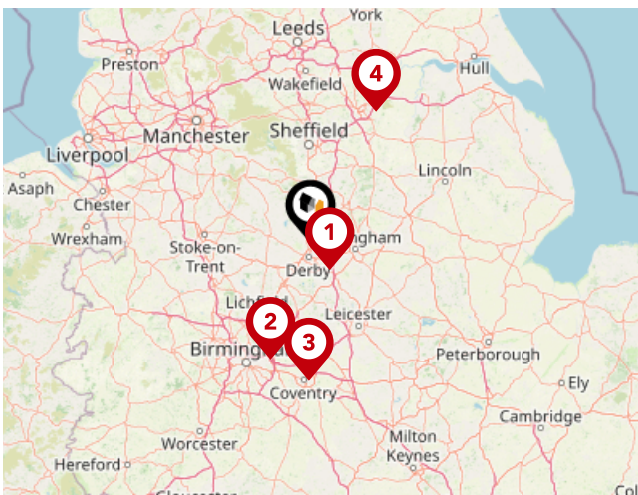
National Rail Stations

Pin	Name	Distance
	Derby Rail Station	1.87 miles
	Peartree Rail Station	3.24 miles
	Spondon Rail Station	2.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	6.83 miles
	M1 J24A	8.78 miles
	M1 J24	9.62 miles
	M1 J23A	10.69 miles
	M1 J28	12.3 miles

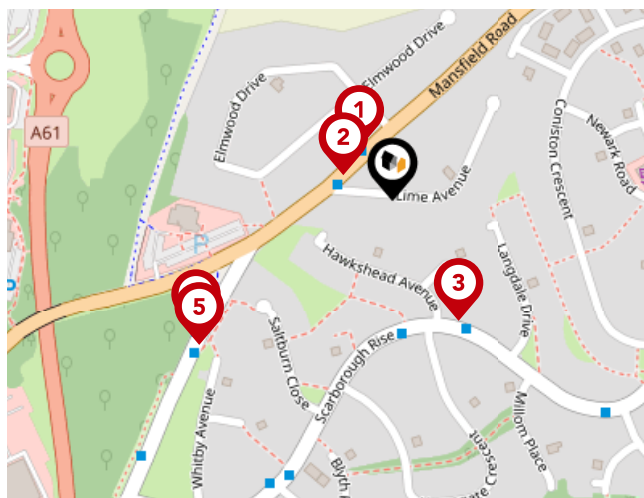


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	9.66 miles
	Birmingham Airport	35.77 miles
	Baginton	39.78 miles
	Finningley	41.55 miles

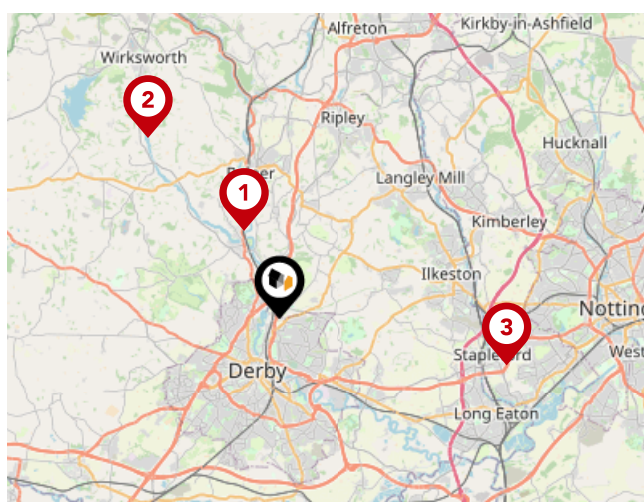
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Elmwood Drive	0.03 miles
2	Elmwood Drive	0.03 miles
3	Hawkshead Avenue	0.08 miles
4	Old Mansfield Road	0.13 miles
5	Old Mansfield Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.36 miles
2	Idridgehay (Ecclesbourne Valley Railway)	7.96 miles
3	Tram Park & Ride	8.29 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.

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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