

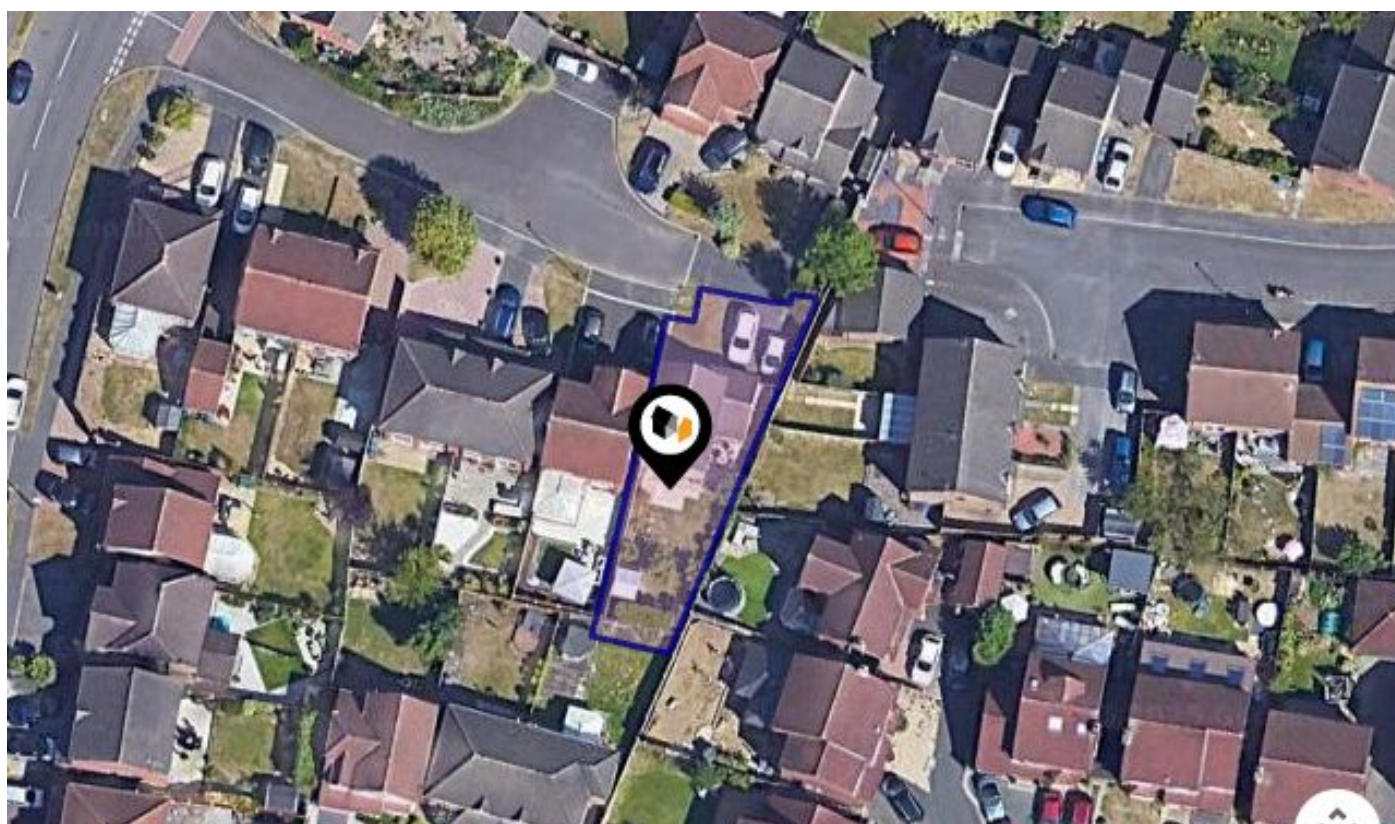


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th April 2025



CRESSBROOK WAY, OAKWOOD, DERBY, DE21

Hannells

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

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chaddesden@hannells.co.uk

hannells.co.uk



Powered by
aprift
Know any property instantly

- > Particularly Well Presented Detached Family Home
- > Sought After Cul-De-Sac Location Within Parkview Catchment
- > Mature And Pleasant South Facing Garden, Off Road Parking
- > EPC Rating C, Standard Construction
- > Council Tax Band D, Freehold

This is a tastefully presented, three bedroom, detached residence occupying a small and established cul-de-sac within the Parkview school catchment. The property benefits from a pleasant south facing rear garden, off road parking and viewing is recommended.

The accommodation is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, stylish refitted dining kitchen with integrated appliances, home office/study and utility room. To the first floor the landing leads to three bedrooms and a family bathroom with three piece suite. Outside, the property is situated at the head of the cul-de-sac and benefits from a lawned garden to the front elevation and incorporates a driveway providing off road parking. There is a pleasant, south facing rear garden. Oakwood which is a popular suburb being well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport. port links.

Reception Hallway: (3'1" x 9'9") 0.94 x 2.97

Cloakroom/WC: (2'10" x 5'0") 0.86 x 1.52

Lounge: (11'10" x 15'1") 3.61 x 4.60

Stylish Refitted Dining Kitchen: (15'0" x 10'0") 4.57 x 3.05

Home Office/Study: (7'6" x 8'11") 2.29 x 2.72

Utility Room: (7'6" x 5'5") 2.29 x 1.65

First Floor Landing: (5'7" x 8'9") 1.70 x 2.67

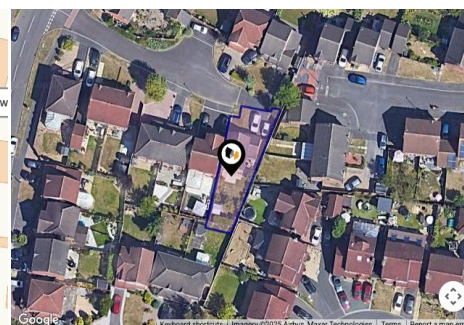
Double Bedroom One: (11'11" x 9'10") 3.63 x 2.74 m (Maximum Measurement)

Double Bedroom Two: (8'3" x 11'7") 2.51 x 3.53

Bedroom Three: (6'6" x 8'9") 1.98 x 2.67

Family Bathroom: (6'3" x 5'5") 1.90 x 1.65

Outside: The property is situated at the head of an established cul-de-sac with gardens to both front and rear elevations, the front incorporate a driveway providing off road parking. There is gated access to the side elevation which leads in-turn to the enclosed and pleasant south facing rear garden having a paved patio area, lawned areas together with flowers, shrubs and trees. Cold water tap. Garden store.



Property




Type:	Detached
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.07 acres
Year Built :	1991-1995
Council Tax :	Band D
Annual Estimate:	£2,196
Title Number:	DY259761

Tenure: Freehold

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)

2	64	1000
mb/s	mb/s	mb/s
		

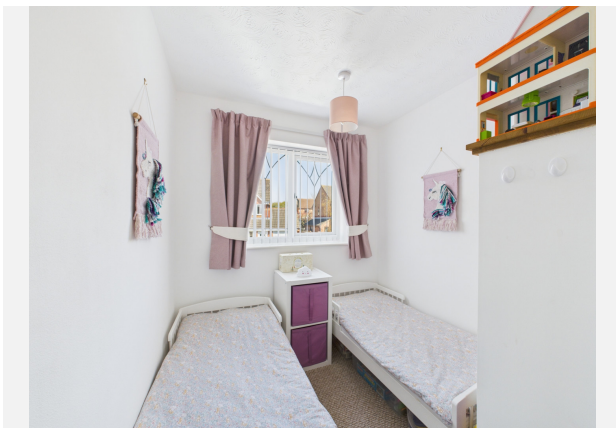
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

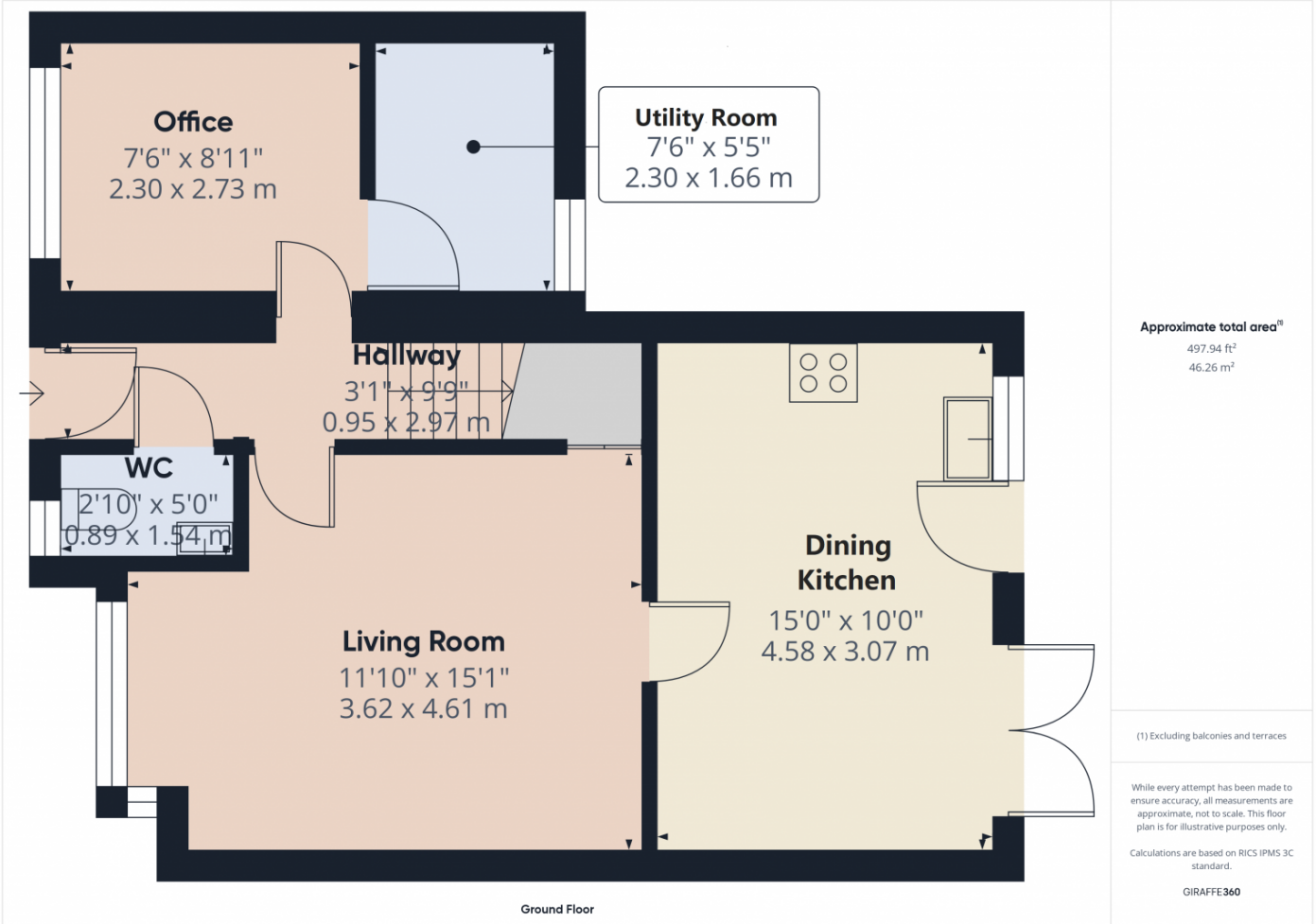




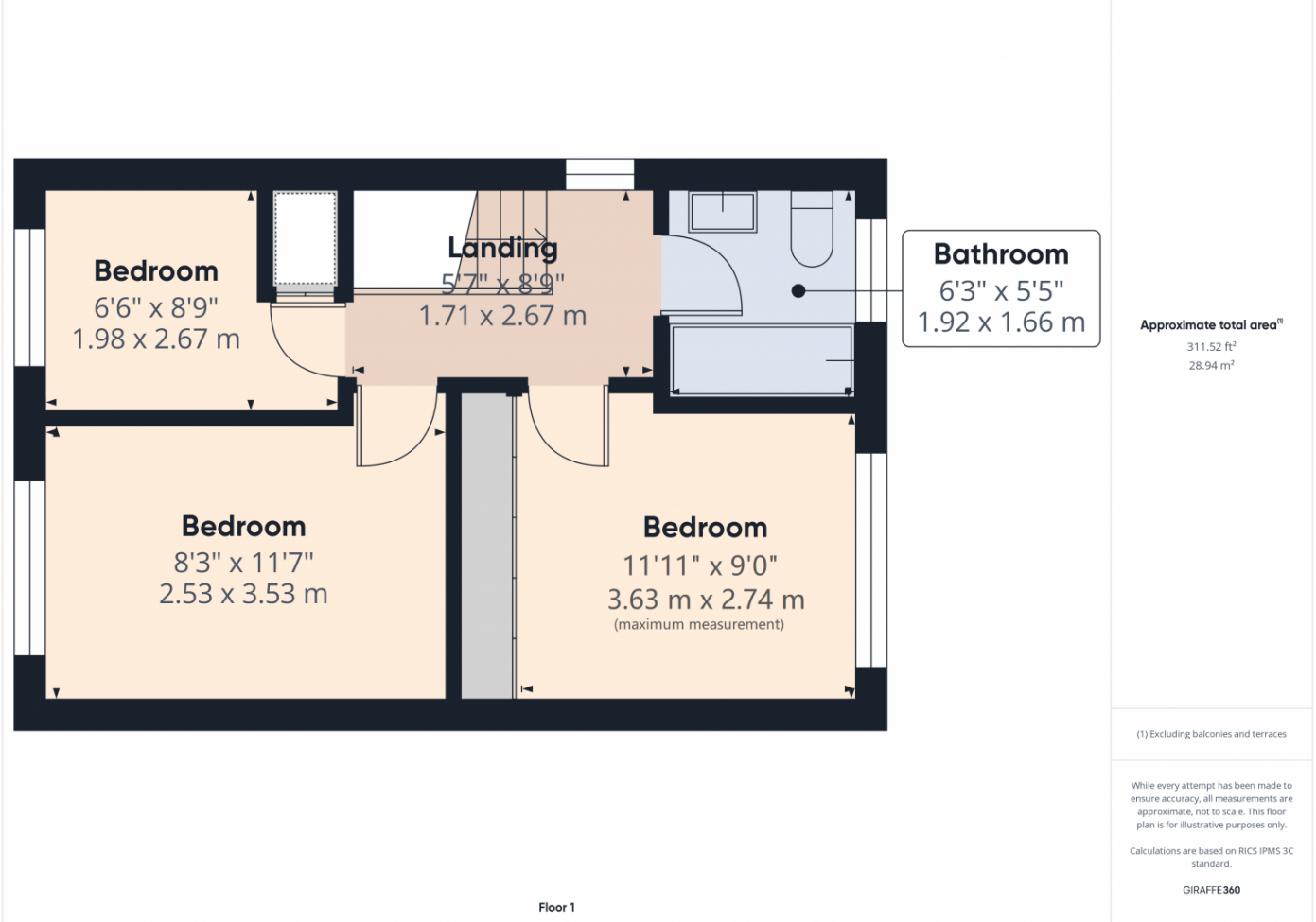




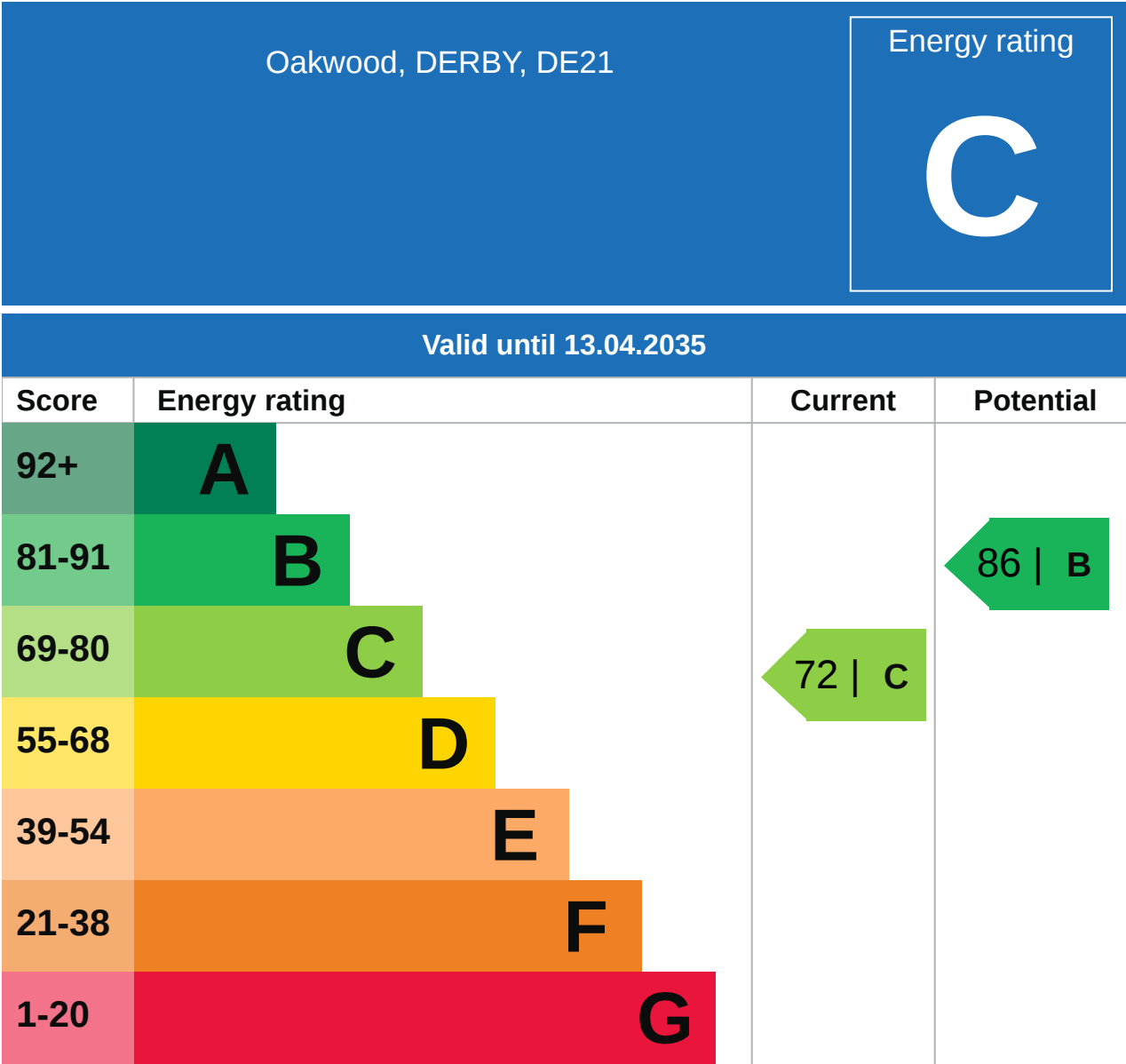
CRESSBROOK WAY, OAKWOOD, DERBY, DE21



CRESSBROOK WAY, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

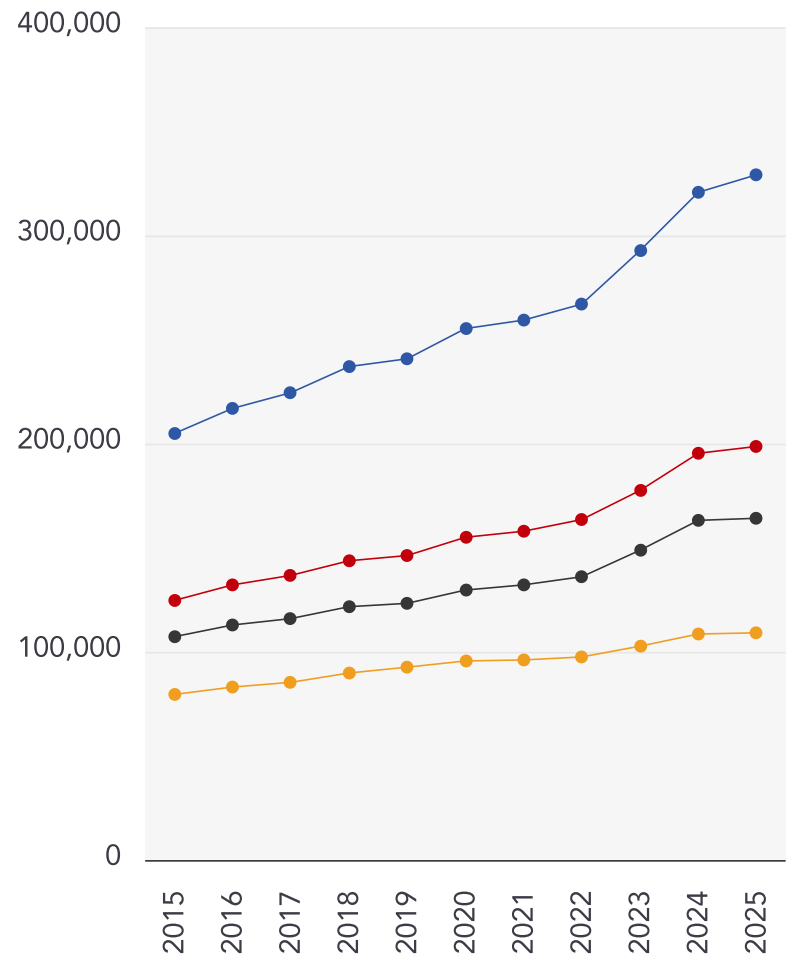
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	80 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DE21



Detached

+60.65%

Semi-Detached

+59.33%

Terraced

+53.03%

Flat

+37.21%

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.

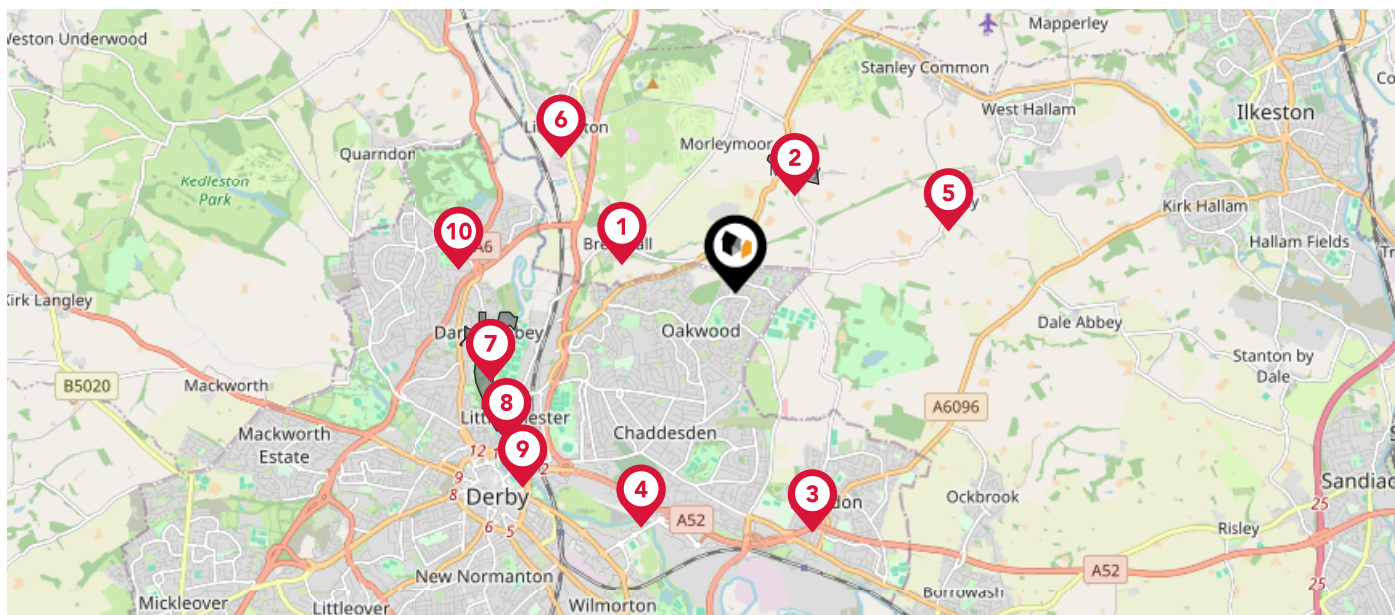
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Breadsall



Morley



Spondon



Highfield Cottages



Stanley



Little Eaton



Darley Abbey



Little Chester



Nottingham Road



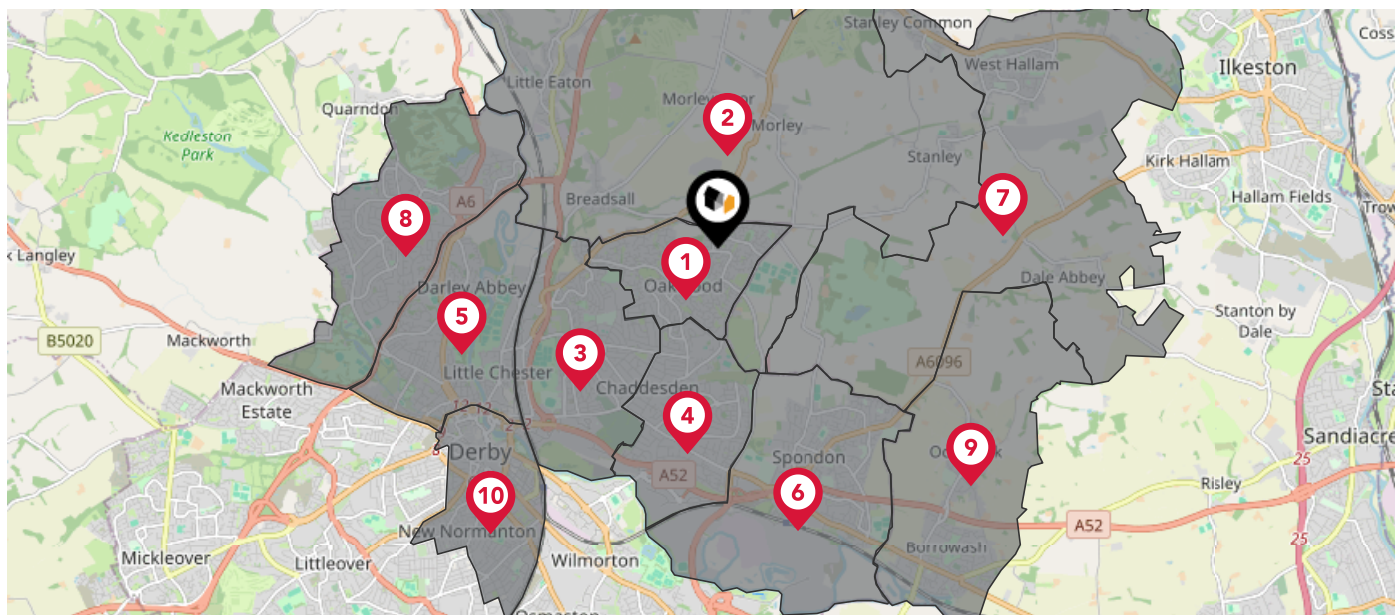
Allestree

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



Oakwood Ward



Little Eaton & Stanley Ward



Derwent Ward



Chaddesden Ward



Darley Ward



Spondon Ward



West Hallam & Dale Abbey Ward



Allestree Ward



Ockbrook & Borrowash Ward

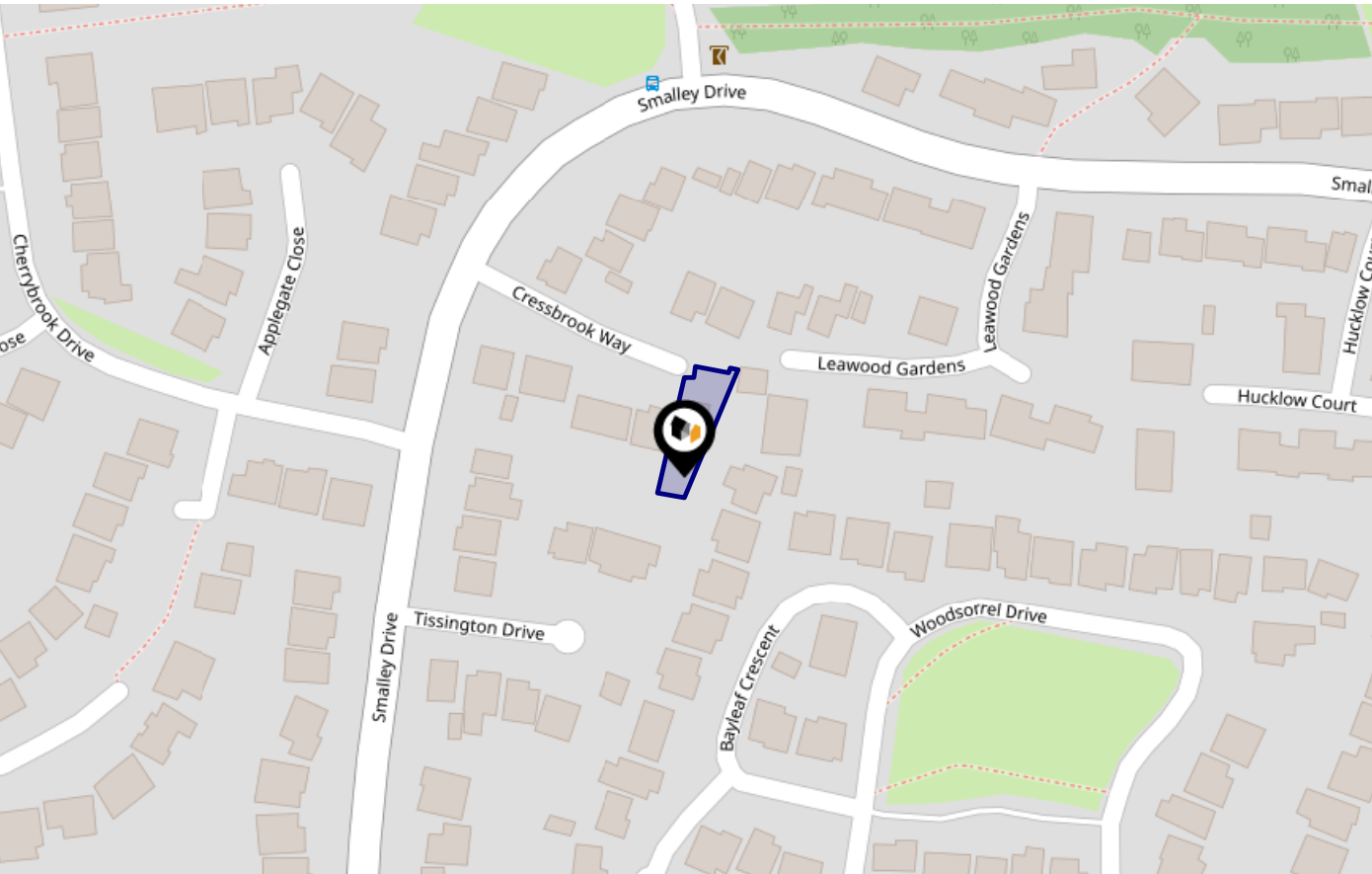


Arboretum Ward

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.

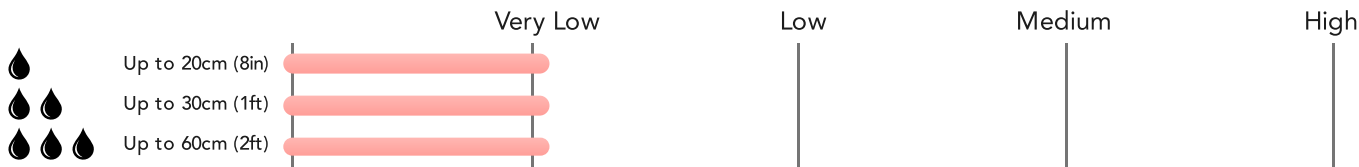


Risk Rating: Very low

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.

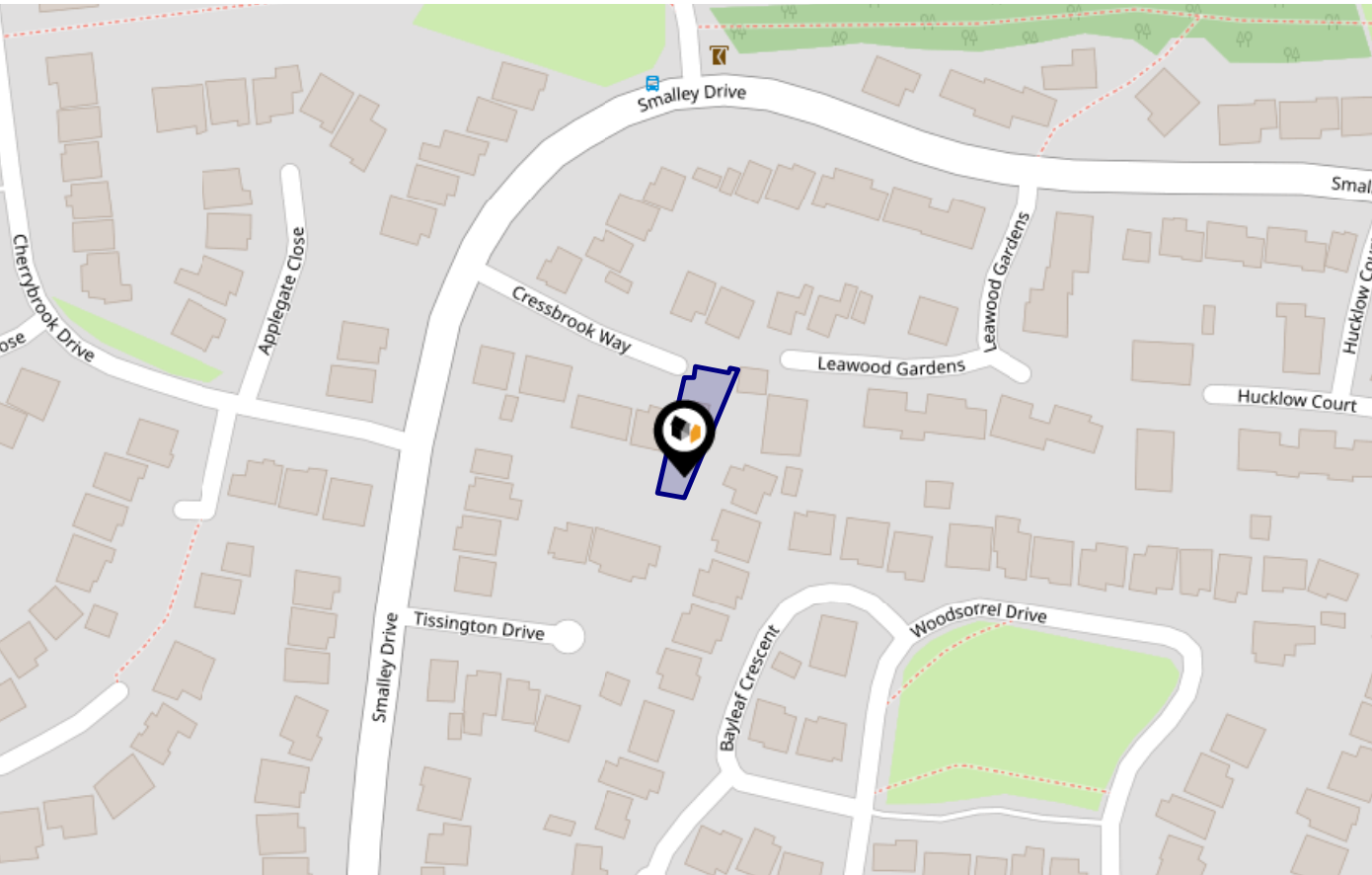
Chance of flooding to the following depths at this property:



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.

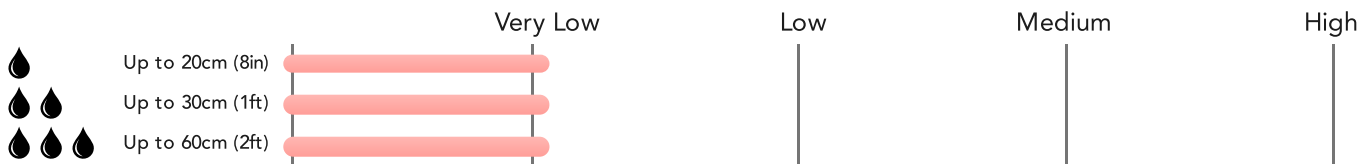


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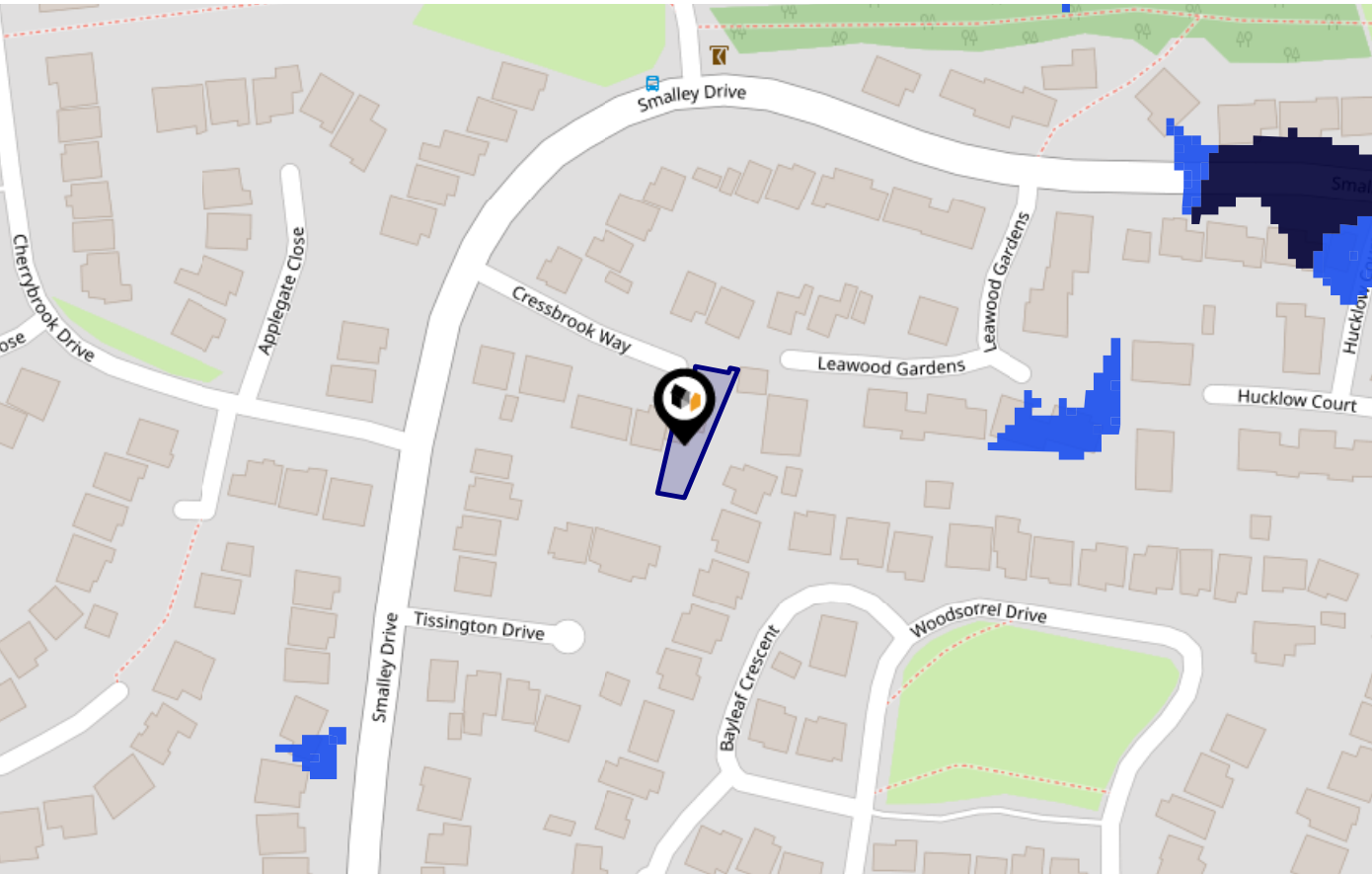
Chance of flooding to the following depths at this property:



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.

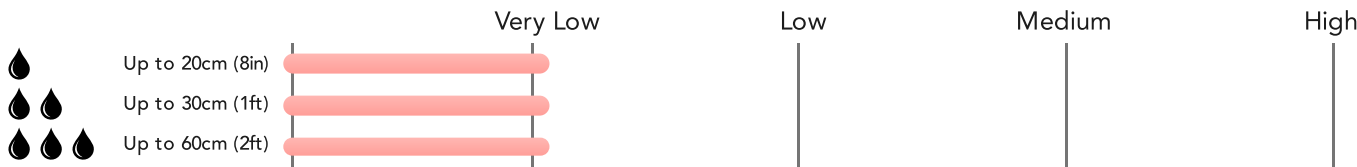


Risk Rating: Very low

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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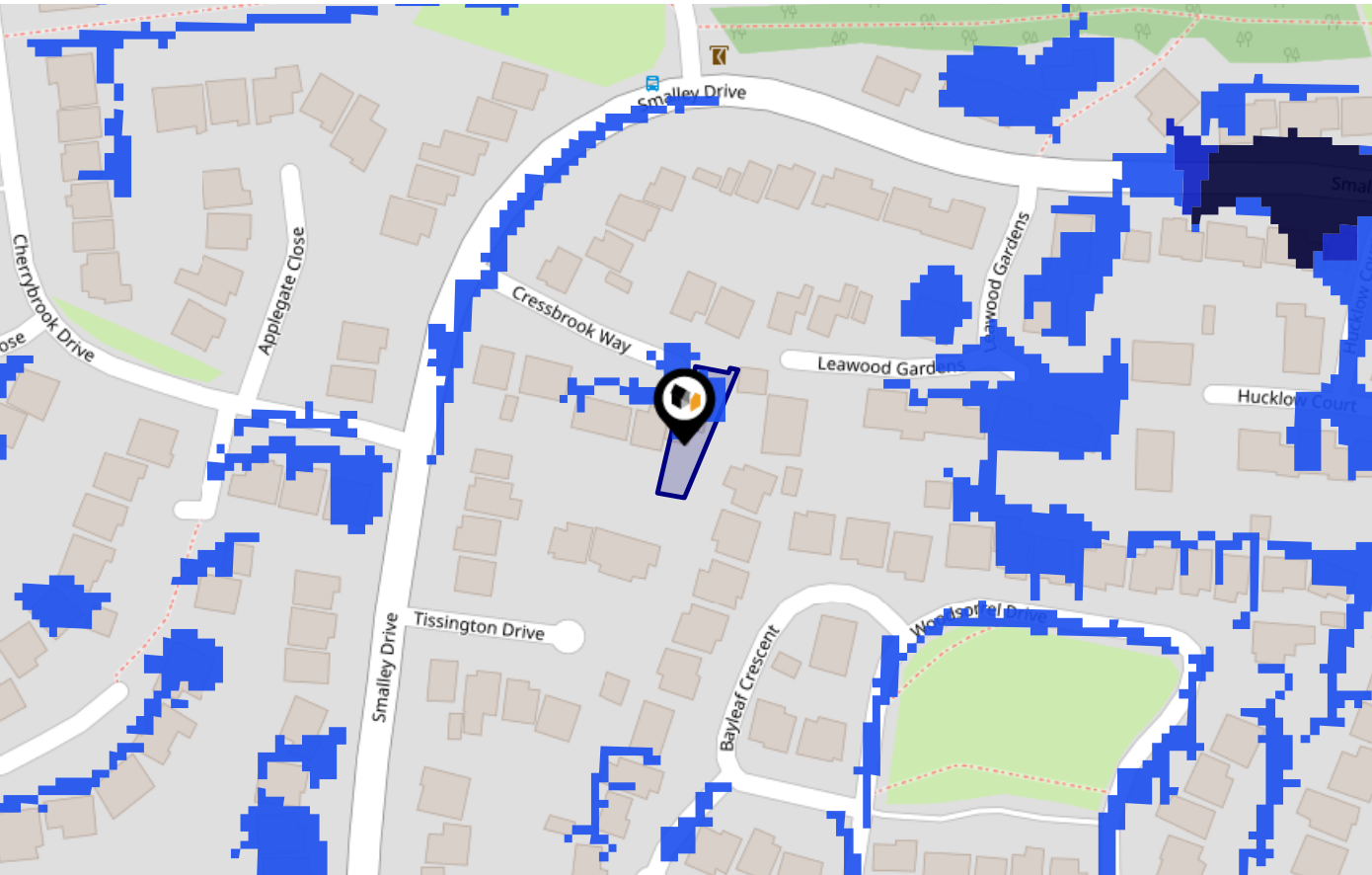
Chance of flooding to the following depths at this property:



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.

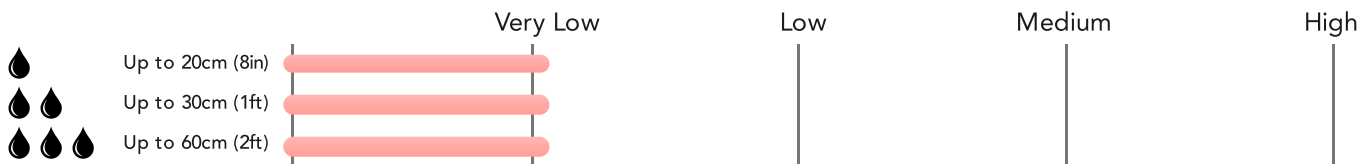


Risk Rating: Low

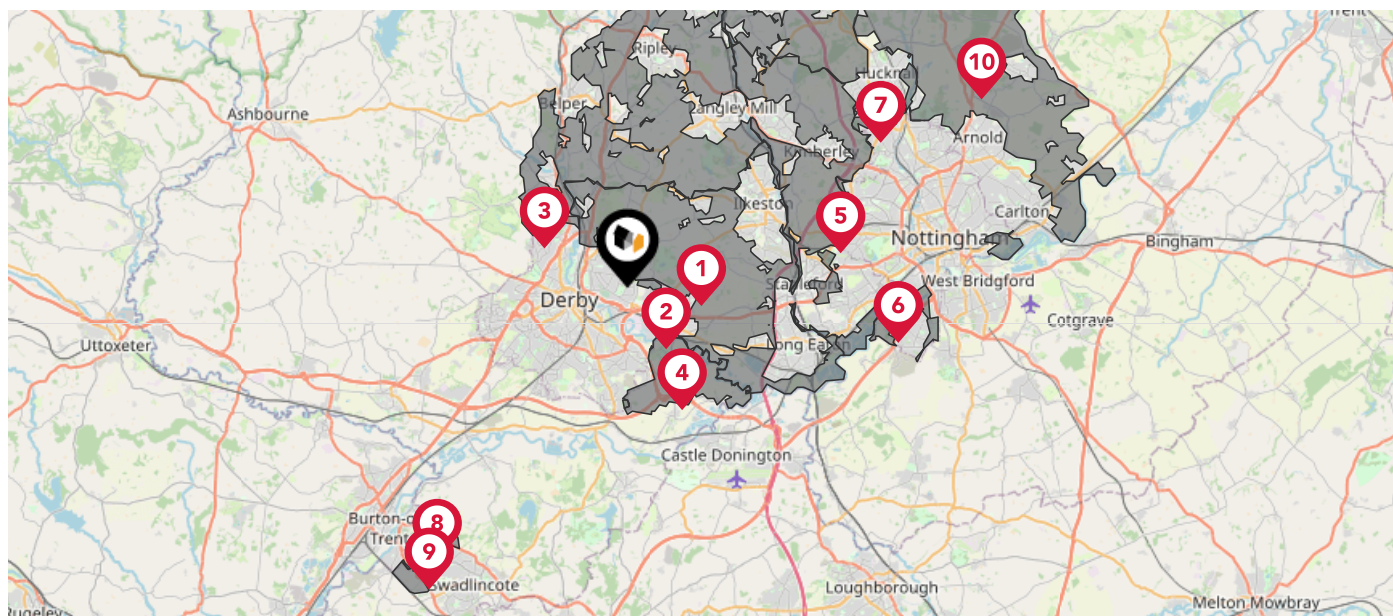
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

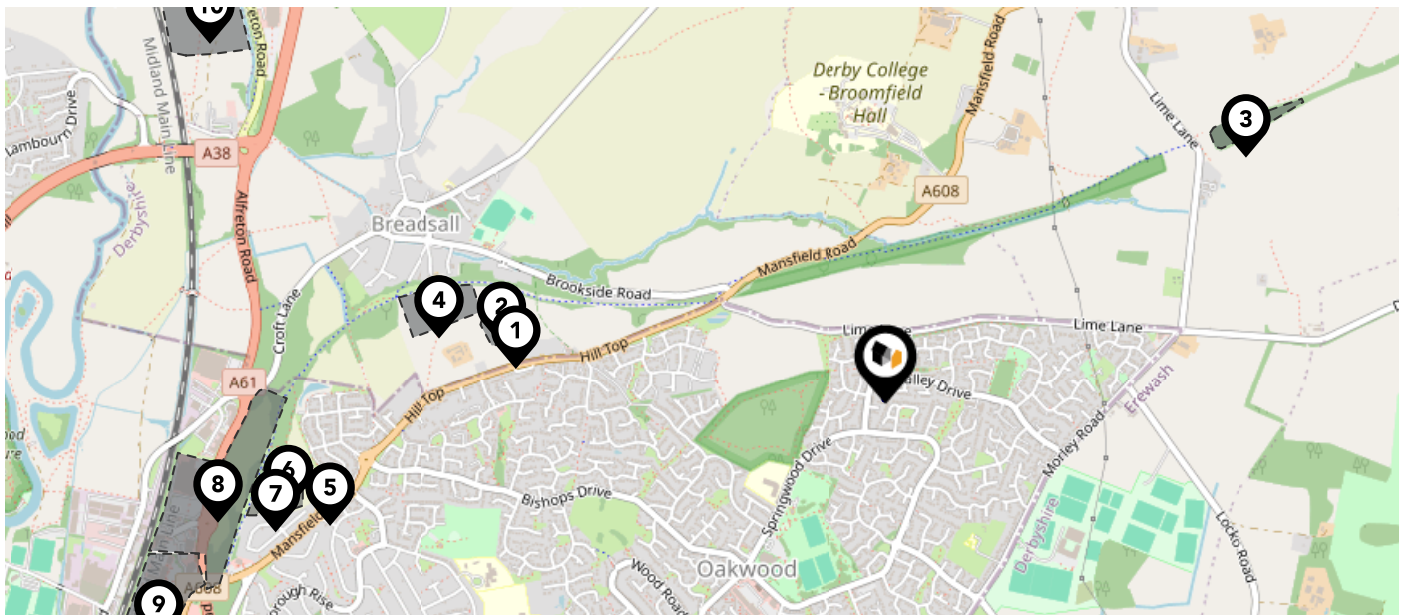
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - Derby
-  Derby and Nottingham Green Belt - Amber Valley
-  Derby and Nottingham Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Nottingham
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham 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 - 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

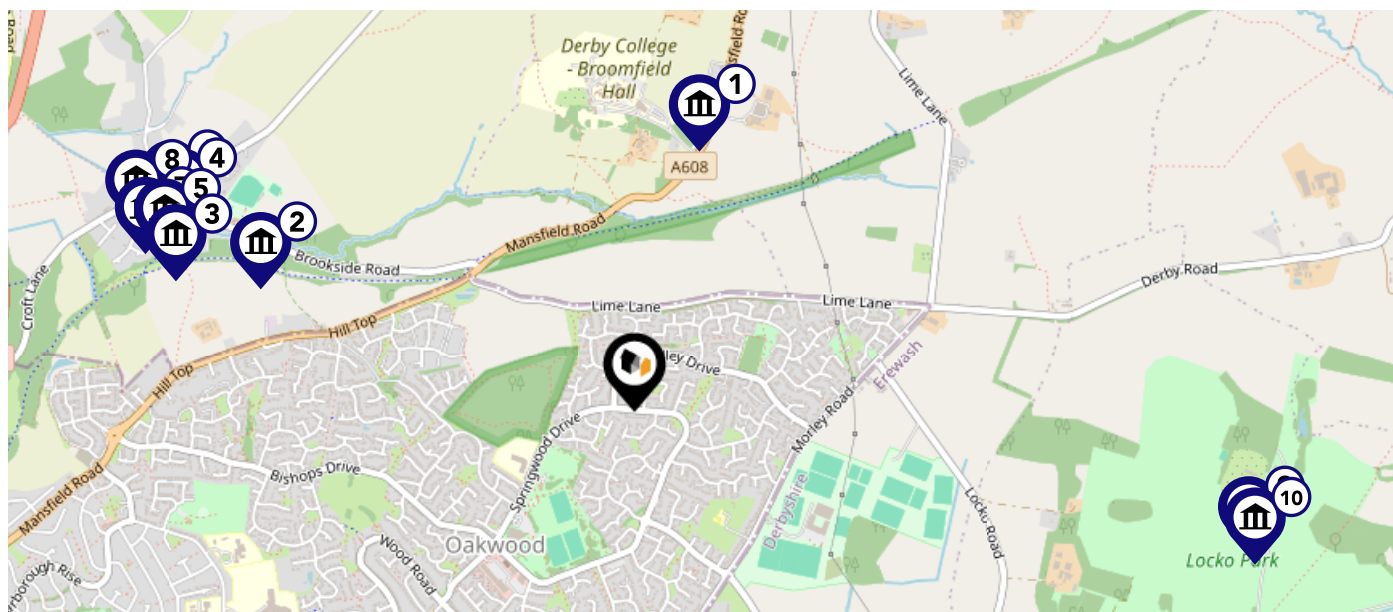
1	Rear of the Bungalow-Manor Farm, Mansfield Road, Breadsall Hill Top, Breadsall	Historic Landfill	<input type="checkbox"/>
2	Manor Farm-Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	<input type="checkbox"/>
3	Lime Lane-Morley	Historic Landfill	<input type="checkbox"/>
4	Manor Farm-Breadsall	Historic Landfill	<input type="checkbox"/>
5	Mansfield Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
6	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby. Derbyshire	Historic Landfill	<input type="checkbox"/>
7	Alfreton Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
8	Alfreton Road Extension-Alfreton Road Extension, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
9	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
10	A E Hibbs & Sons Ltd Ford Lane-Ford Lane, Derby, Little Eaton, Derbyshire	Historic Landfill	<input type="checkbox"/>











Maps

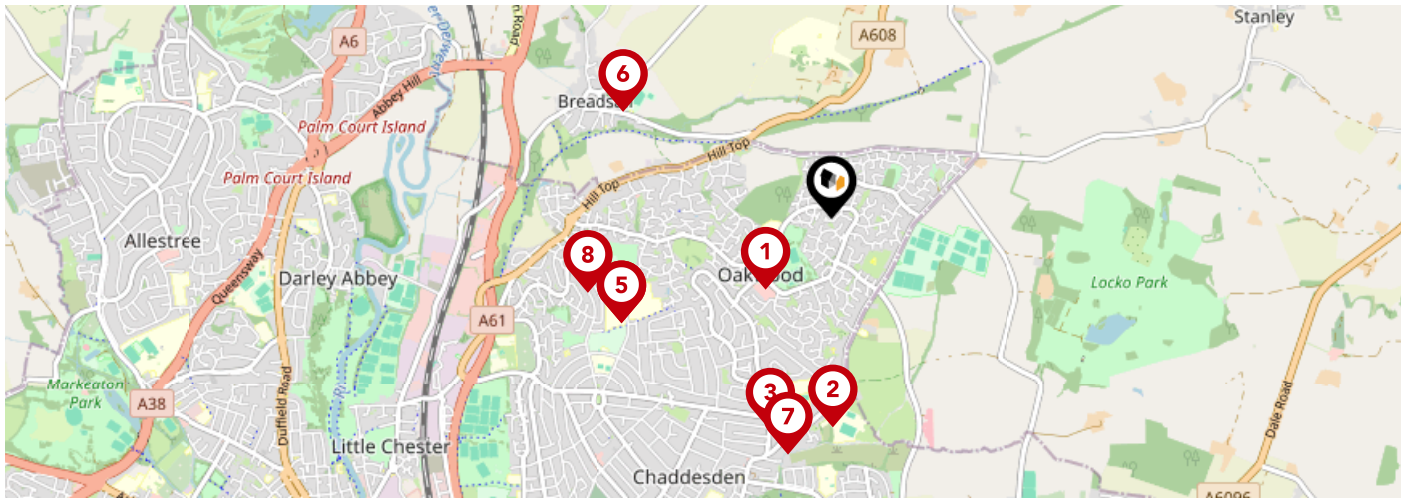
Listed Buildings



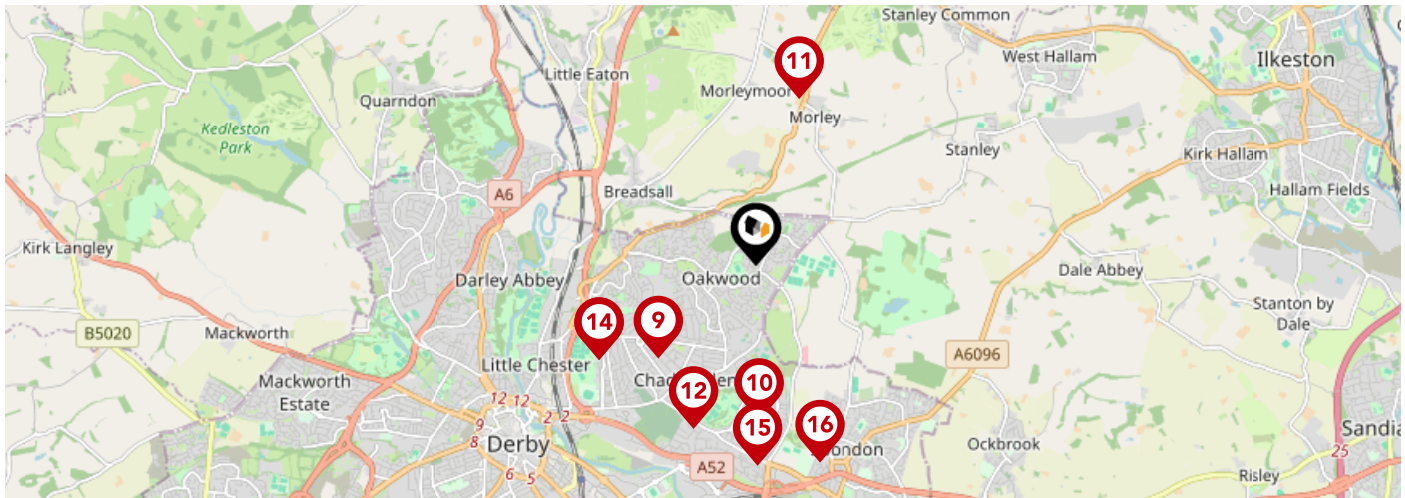
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1329234 - Milepost At Os 389 401	Grade II	0.6 miles
 1141229 - Methodist Chapel	Grade II	0.9 miles
 1141232 - 1, Pall Mall	Grade II	1.0 miles
 1328833 - Church Of All Saints	Grade I	1.1 miles
 1141228 - Ivy Cottage	Grade II	1.1 miles
 1141230 - The Old Hall	Grade II	1.1 miles
 1328832 - Rose Cottage And Shamrock Cottage	Grade II	1.1 miles
 1205253 - 23, Rectory Lane	Grade II	1.2 miles
 1140431 - Locko Park	Grade II	1.4 miles
 1329239 - Gates And Gate Piers Approximately 70 Yards South East Of Locko Park	Grade II	1.4 miles

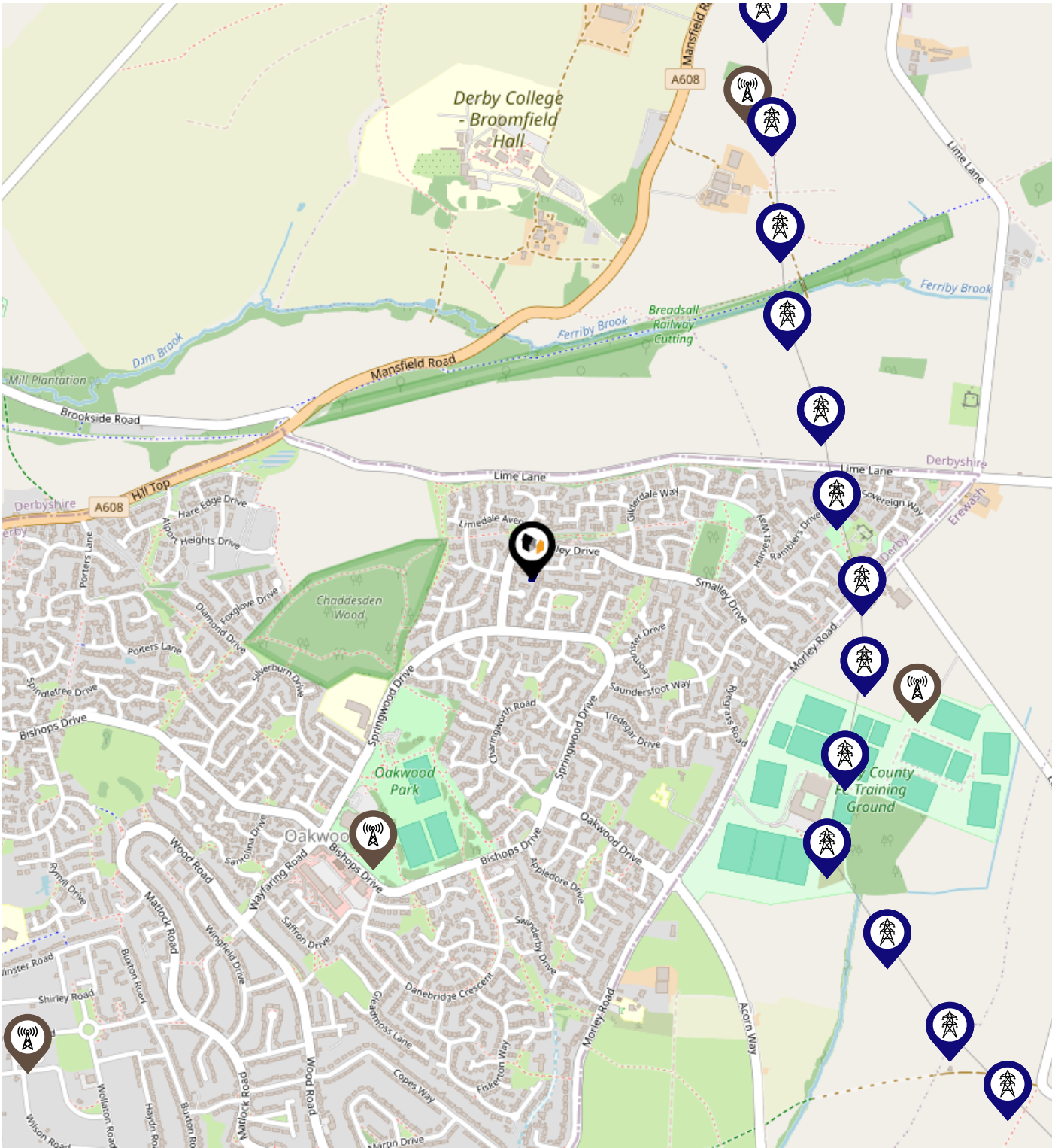


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Primary School Ofsted Rating: Outstanding Pupils: 82 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

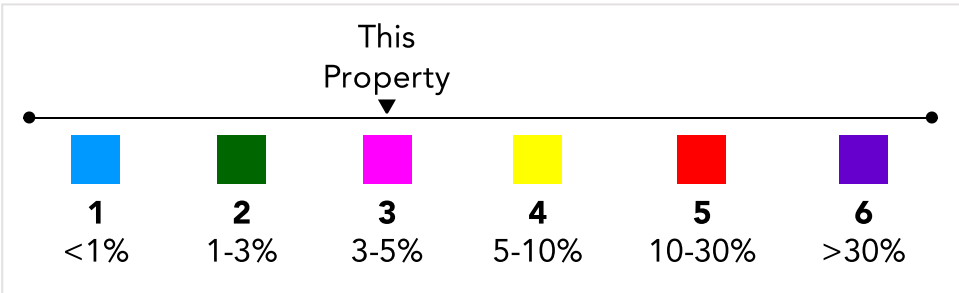
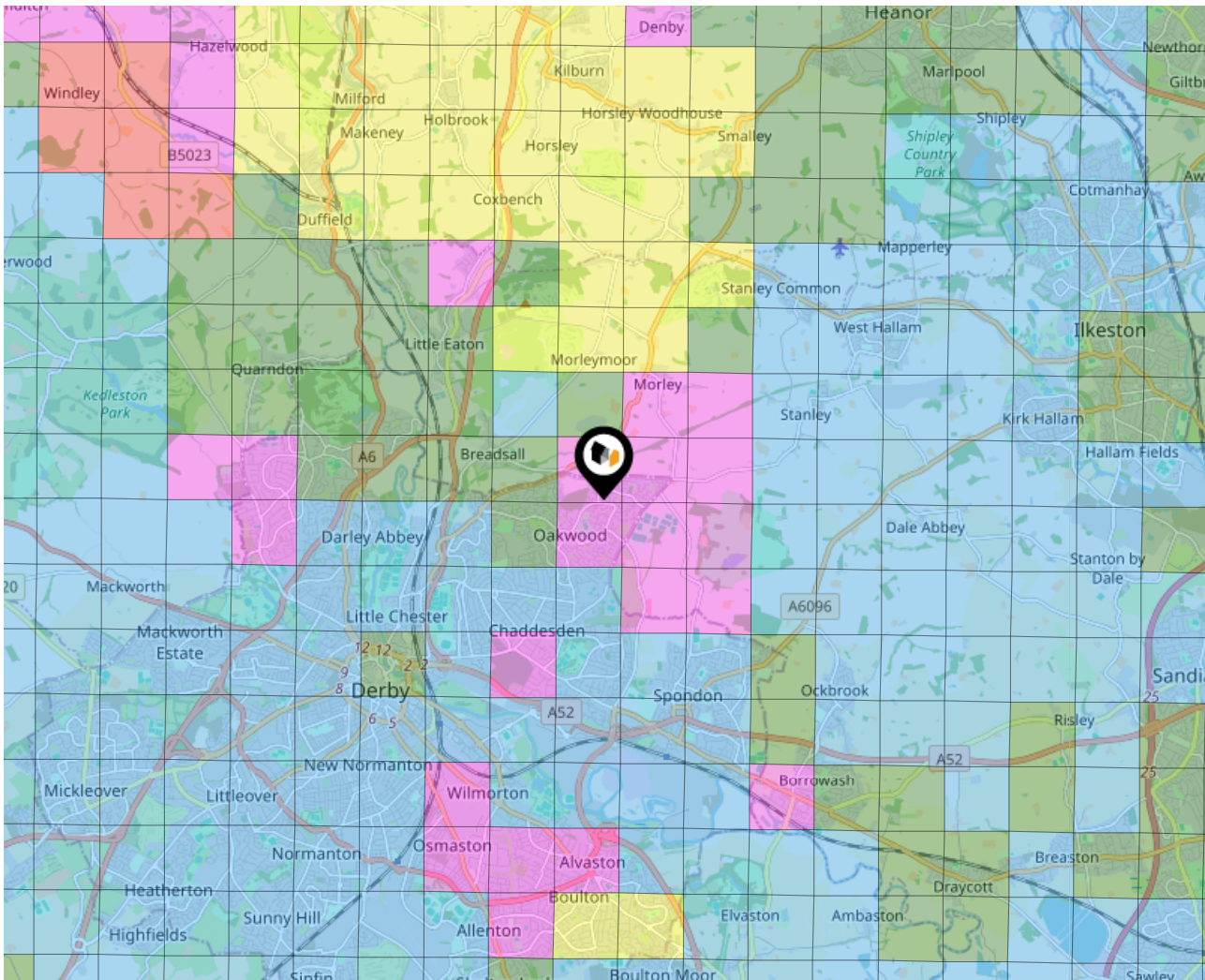


Key:

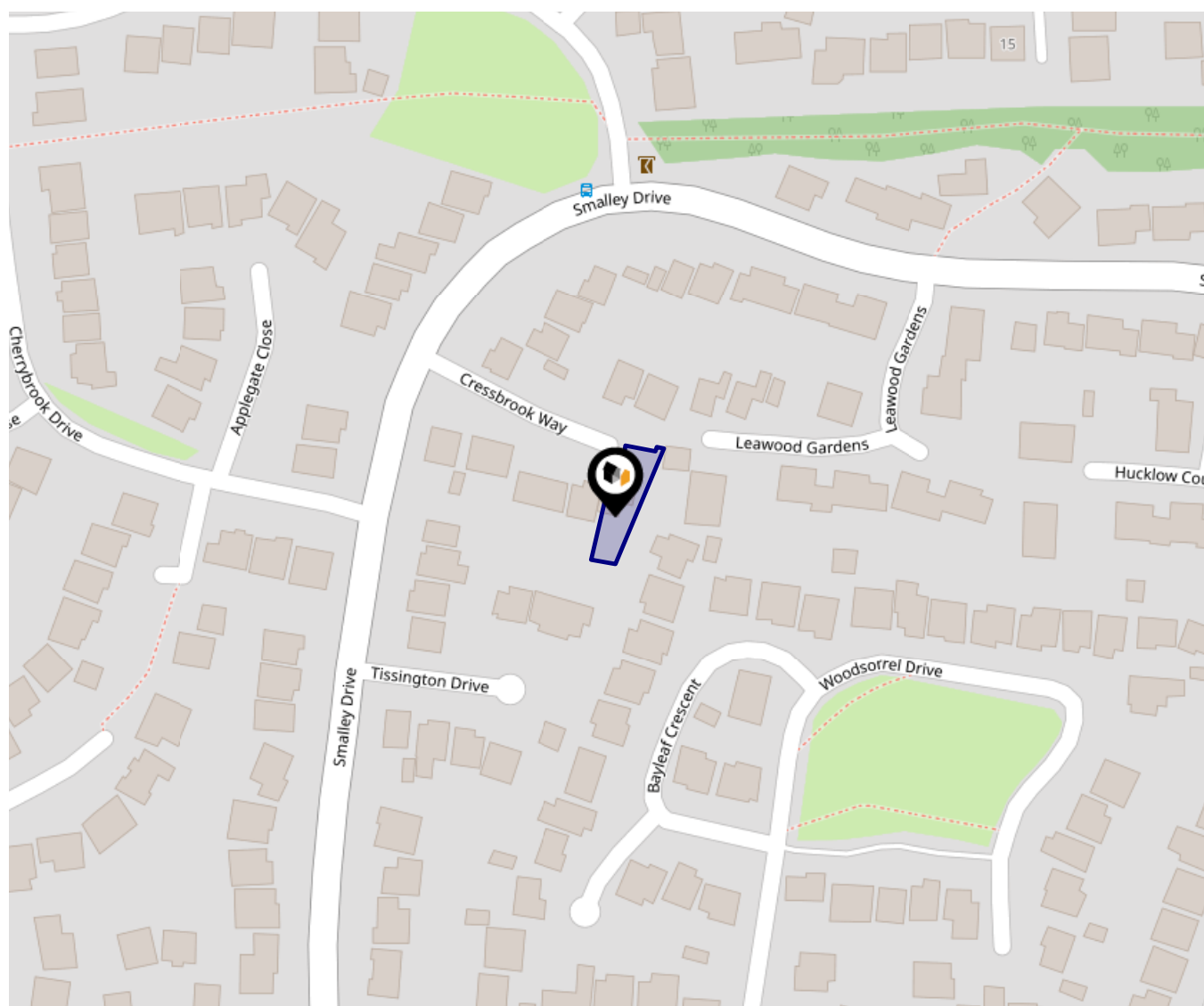
-  Power Pylons
-  Communication Masts

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



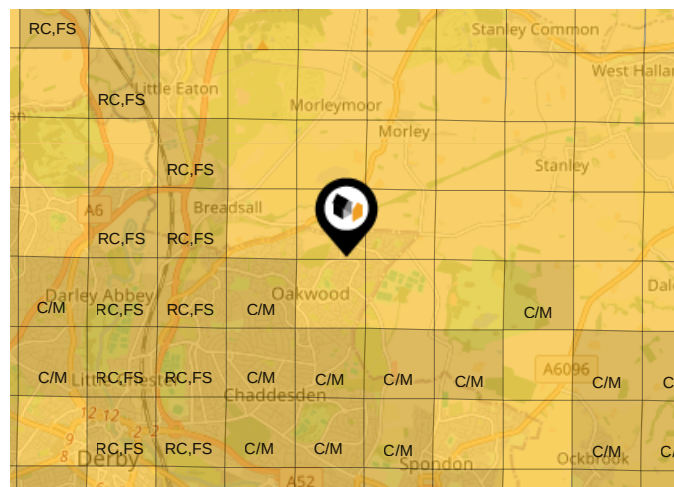
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

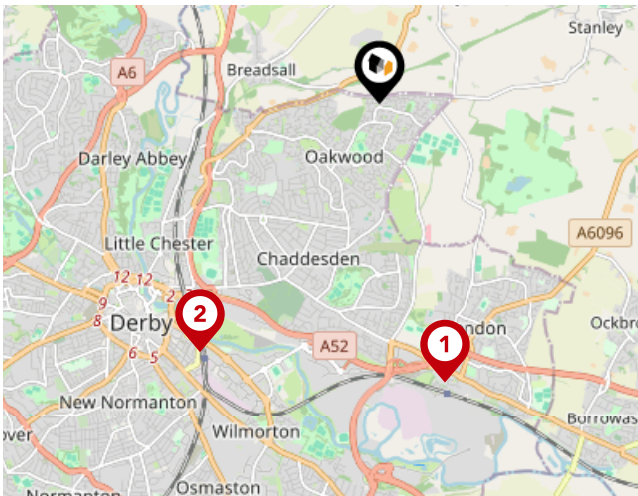


Primary Classifications (Most Common Clay Types)

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

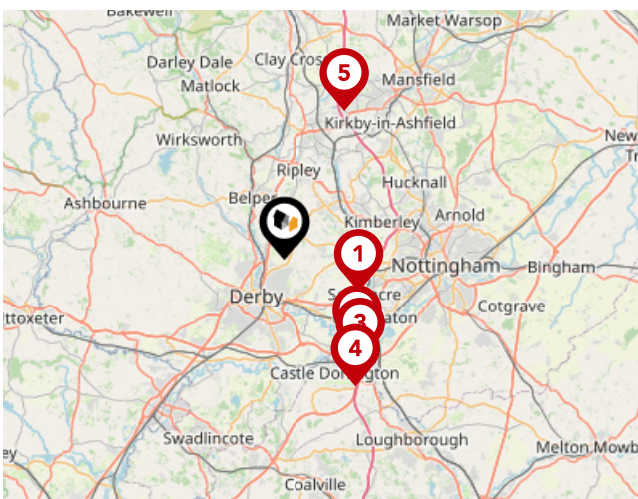
Area

Transport (National)



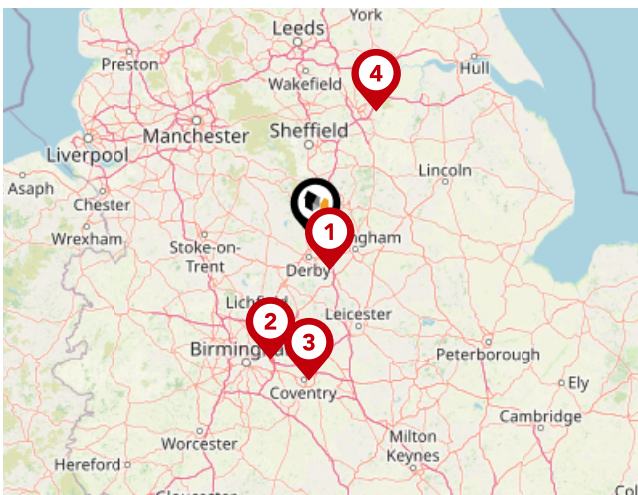
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.56 miles
2	Derby Rail Station	2.73 miles
3	Duffield Rail Station	3.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.7 miles
2	M1 J24A	8.13 miles
3	M1 J24	9.03 miles
4	M1 J23A	10.28 miles
5	M1 J28	11.42 miles

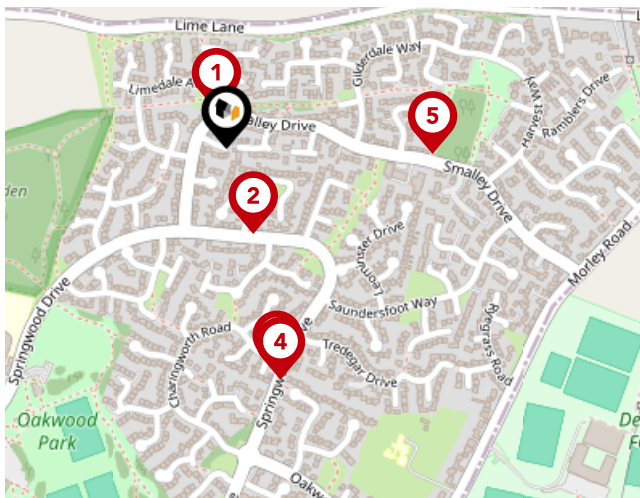


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.32 miles
2	Birmingham Airport	36.57 miles
3	Baginton	40.19 miles
4	Finningley	40.64 miles

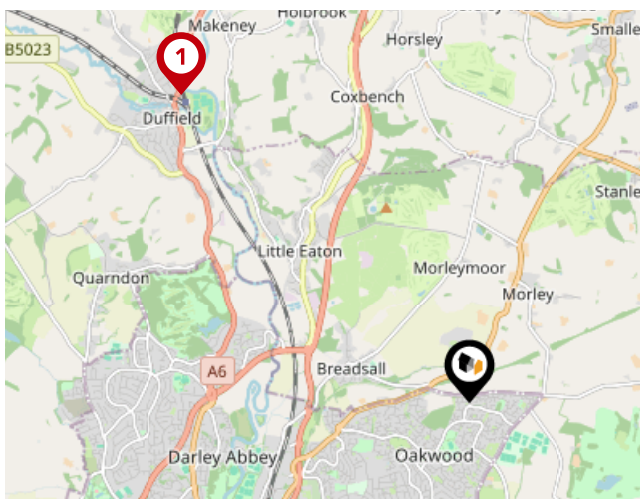
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Smalley Drive	0.05 miles
2	Northacre Road	0.1 miles
3	Charingworth Road	0.26 miles
4	Charingworth Road	0.26 miles
5	Hallgate Close	0.23 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.77 miles
2	Tram Park & Ride	7.09 miles
3	Toton Lane Tram Stop	7.09 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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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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