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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th February 2026



ROE FARM LANE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three Bedroomed Mid-Terrace Property
- > Off-Road Parking, South-Facing Rear Garden
- > Ideal First Time Buy/Family Home
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

Ideal for first-time buyers or growing families, this three-bedroom home features a spacious lounge/diner, fitted kitchen, and conservatory. The property also benefits from a south-facing rear garden and off-road parking. Ideally located with easy access to all the local amenities Chaddesden has to offer, viewing is highly recommended. Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge diner, conservatory and kitchen. To the first floor the landing provides access to three bedrooms and a fitted family bathroom. To the front of the property is a driveway providing off-road parking and there is an enclosed, south-facing rear garden with useful garden store/workshop. Roe Farm Lane is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre. The property is also well situated for road links including the A38, A52, M1 motorway and A50 respectively. An early viewing is recommended.

Room Measurement & Details

Entrance Porch: (3'4" x 6'5") 1.02 x 1.96
Hallway: (9'2" x 5'2") 2.79 x 1.57
Living Room: (20'9" x 11'9") 6.32 x 3.58
Conservatory: (13'11" x 9'2") 4.24 x 2.79
Kitchen: (11'0" x 8'5") 3.35 x 2.57
First Floor Landing: (9'3" x 5'0") 2.82 x 1.52
Bedroom One: (11'2" x 11'10") 3.40 x 3.61
Bedroom Two: (11'2" x 10'9") 3.40 x 3.28
Bedroom Three: (9'2" x 9'6") 2.79 x 2.90
Bathroom: (9'3" x 7'9") 2.82 x 2.36

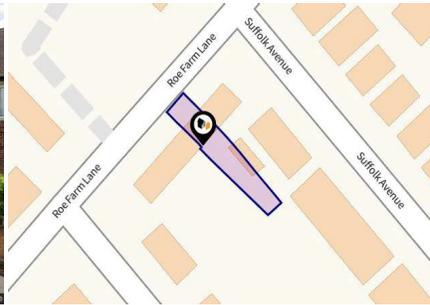
Outside:

There is off-road parking to the front elevation. There is gated access to the side elevation leading to the enclosed rear garden which enjoys a south-facing aspect and has a paved patio area, lawned area, cold water tap and garden store/workshop 11'2" x 6'6".

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:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY71250		

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 mb/s	65 mb/s	1000 mb/s

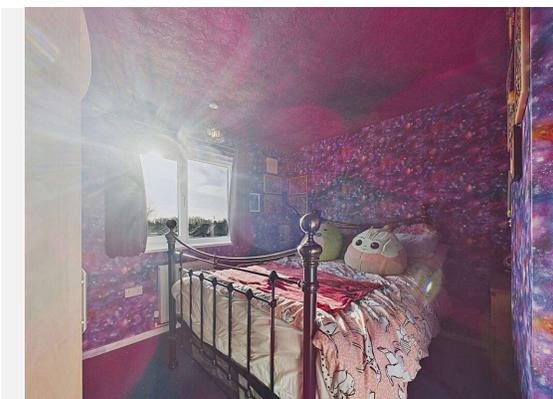
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



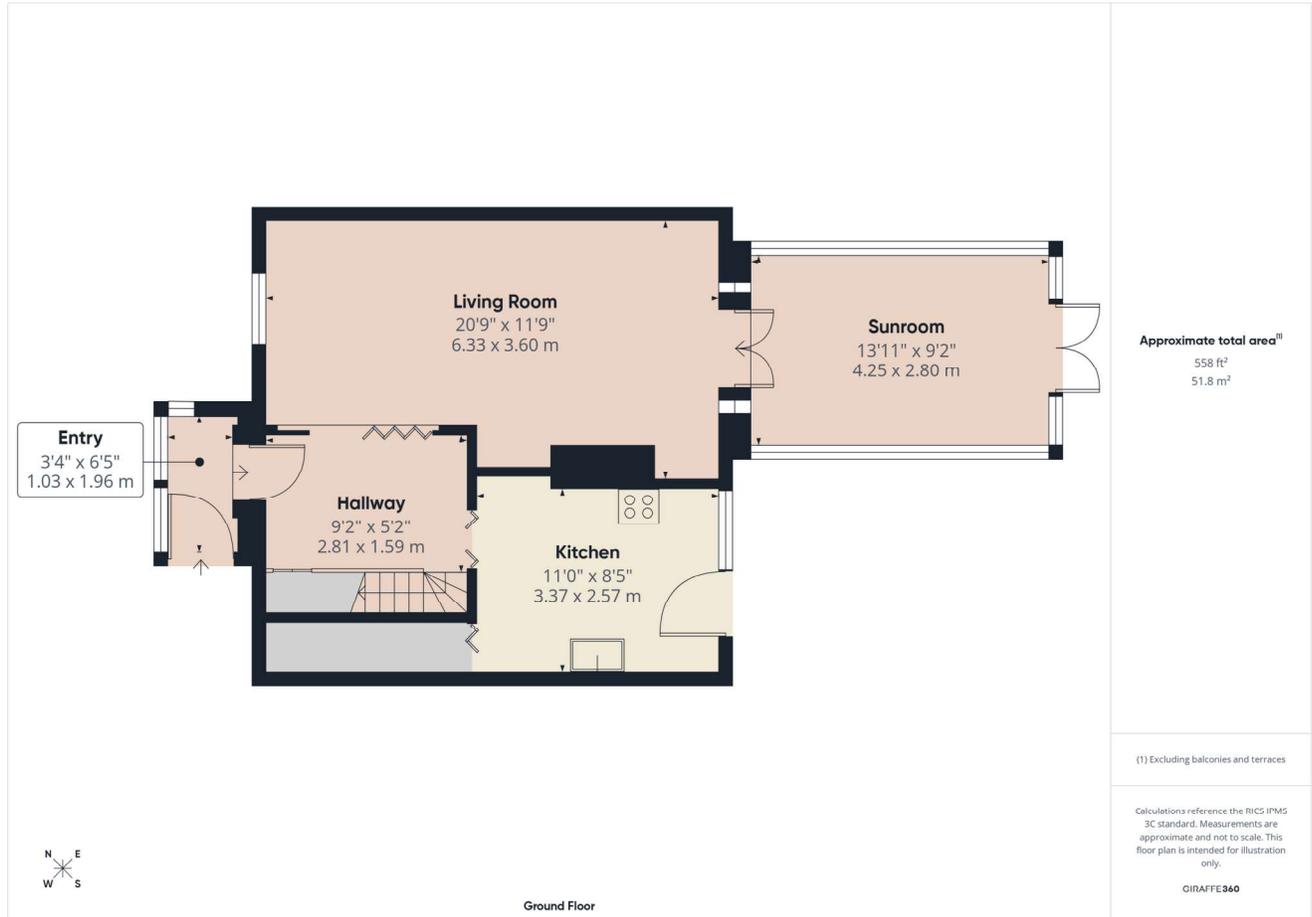
Gallery Photos



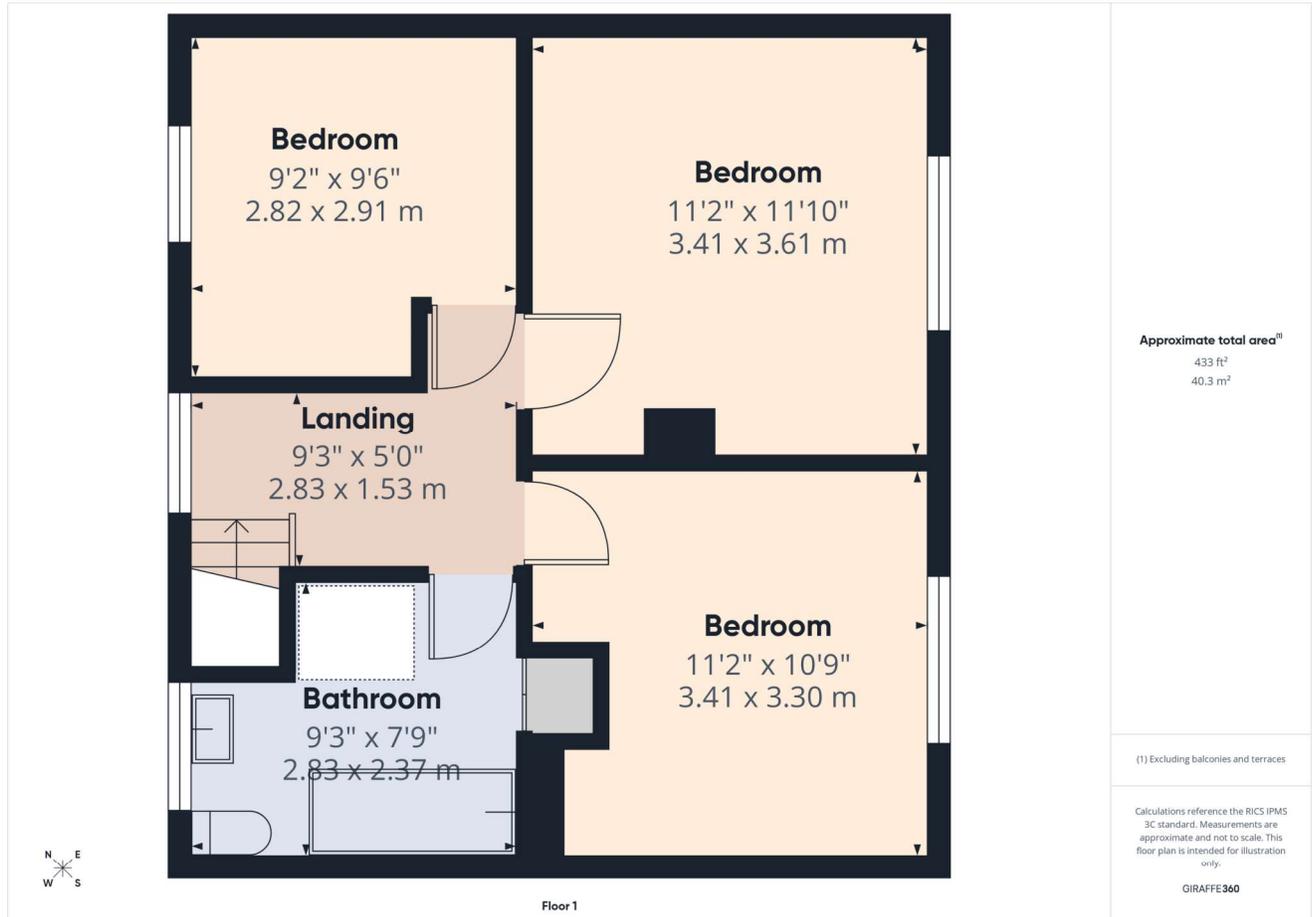
Gallery Photos



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Property EPC - Certificate



Roe Farm Lane, DE21

Energy rating

E

Valid until 12.01.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²

Hannells About Us



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.

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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

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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