

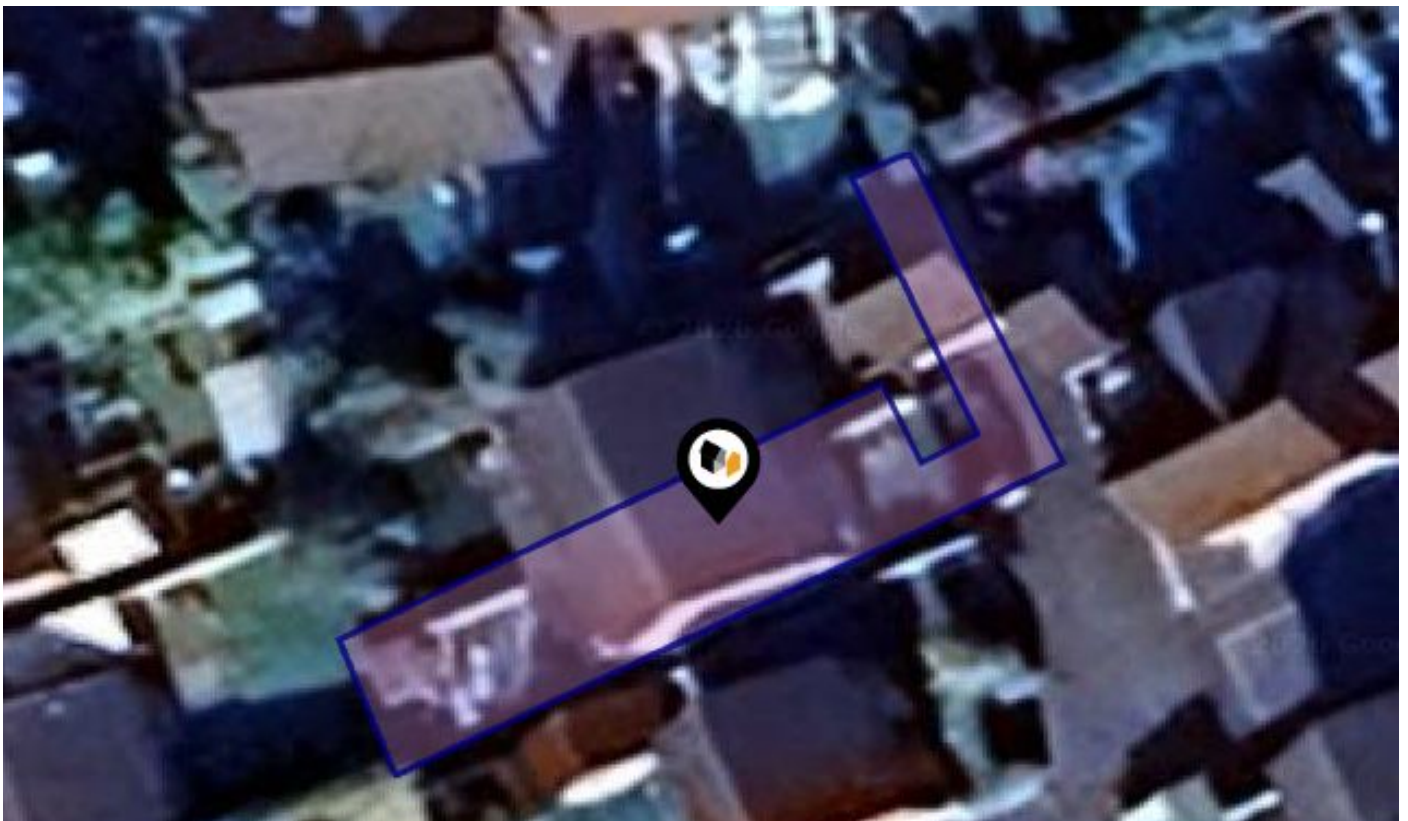


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th April 2026



BRACKENFIELD CLOSE, GRASSMOOR, CHESTERFIELD, S42

Martin & Co

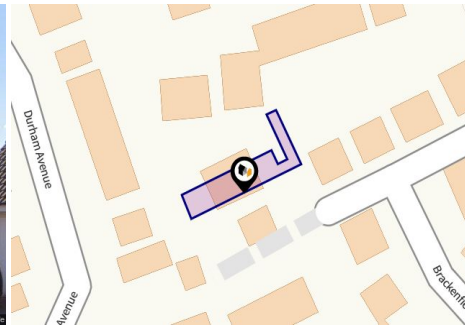
33 St Mary's Gate, Chesterfield S41 7TJ

01246 220160

chesterfield@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/chesterfield





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 947 ft² / 88 m²
Plot Area: 0.05 acres
Year Built : 2010
Council Tax : Band C
Annual Estimate: £2,193
Title Number: DY451190

Tenure: Freehold

Local Area

Local Authority: North east derbyshire
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

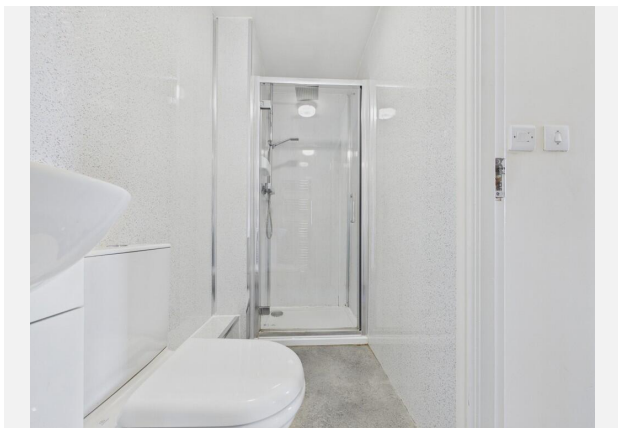
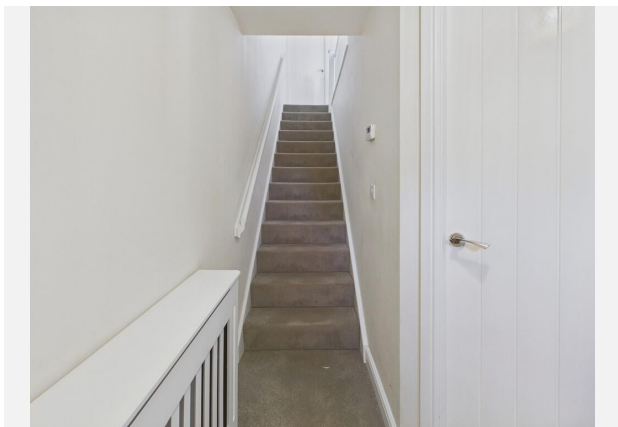
4 mb/s	60 mb/s	2300 mb/s

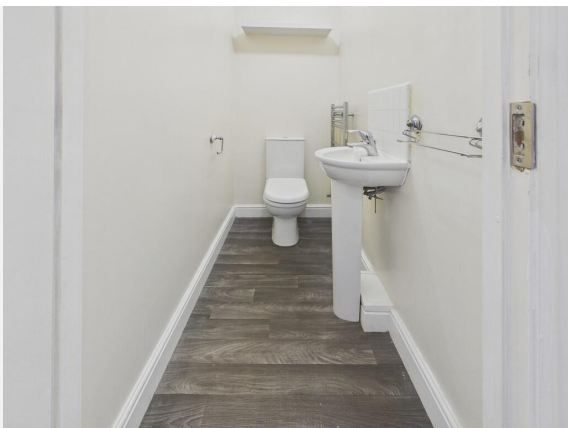
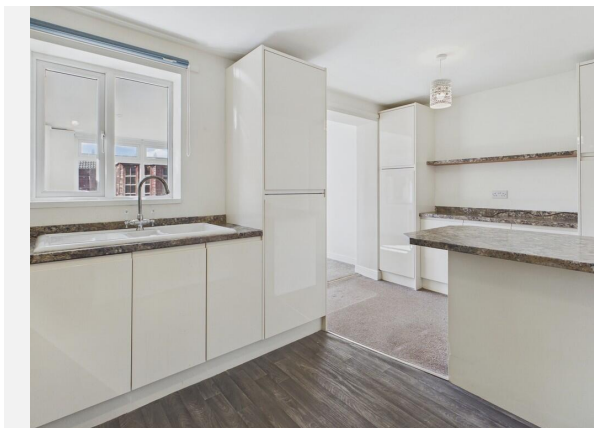
Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *Brackenfield Close, Grassmoor, Chesterfield, S42*

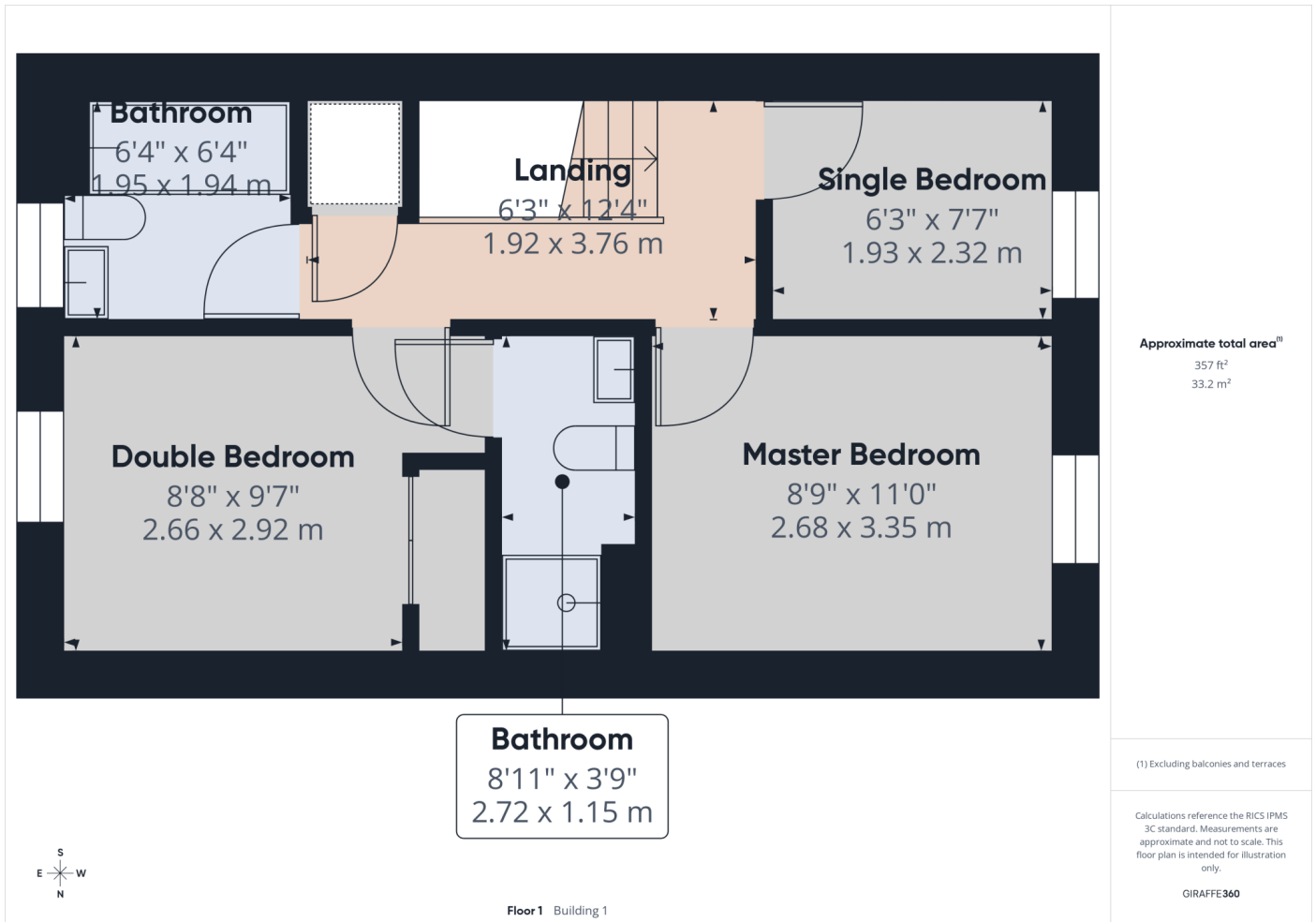
Reference - NorthEastDerbyshire/16/00322/FLHPD	
Decision:	Decided
Date:	18th March 2016
Description:	Application under the neighbour notification scheme for a conservatory



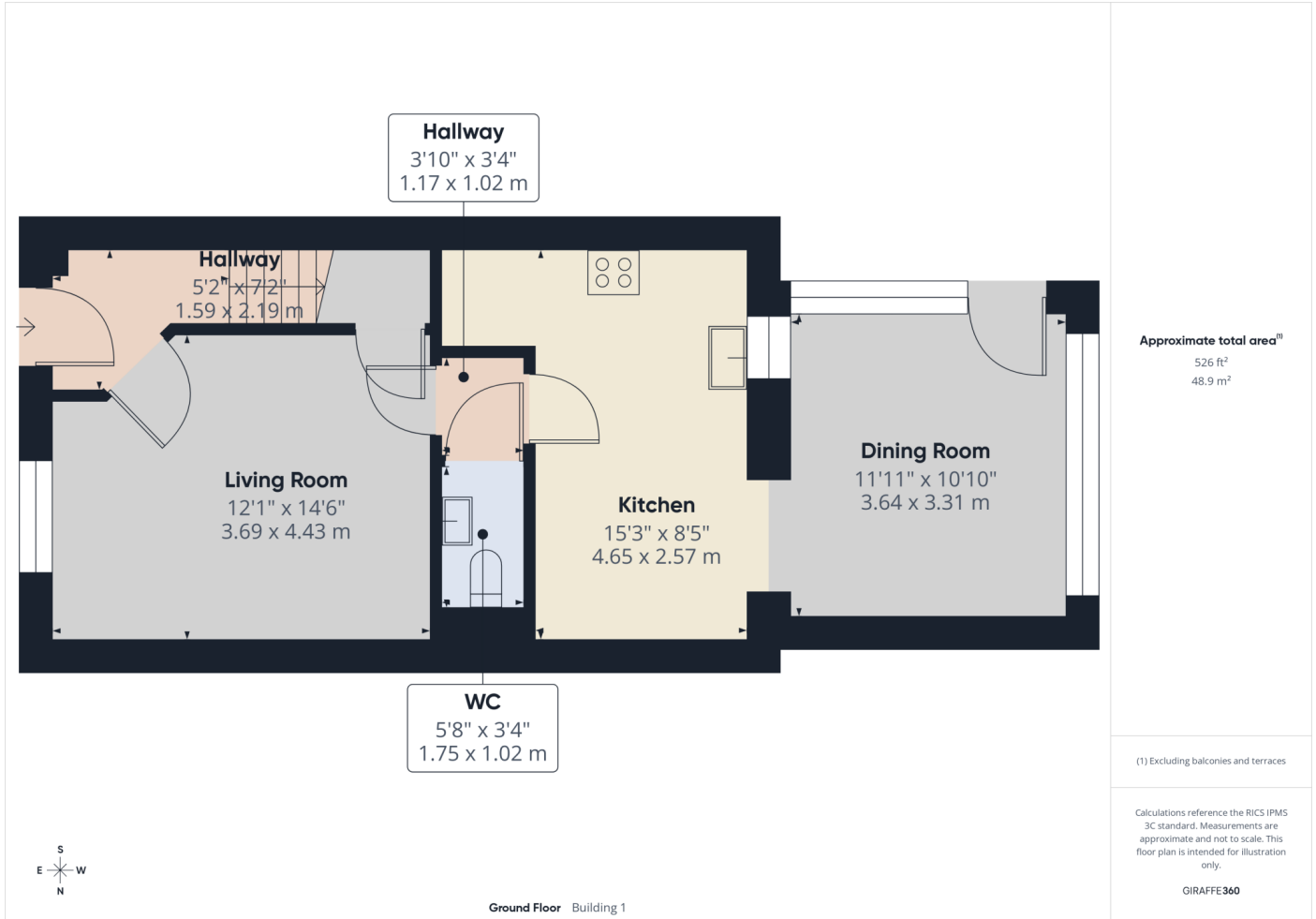




BRACKENFIELD CLOSE, GRASSMOOR, CHESTERFIELD, S42



BRACKENFIELD CLOSE, GRASSMOOR, CHESTERFIELD, S42



BRACKENFIELD CLOSE, GRASSMOOR, CHESTERFIELD, S42



Energy rating

C

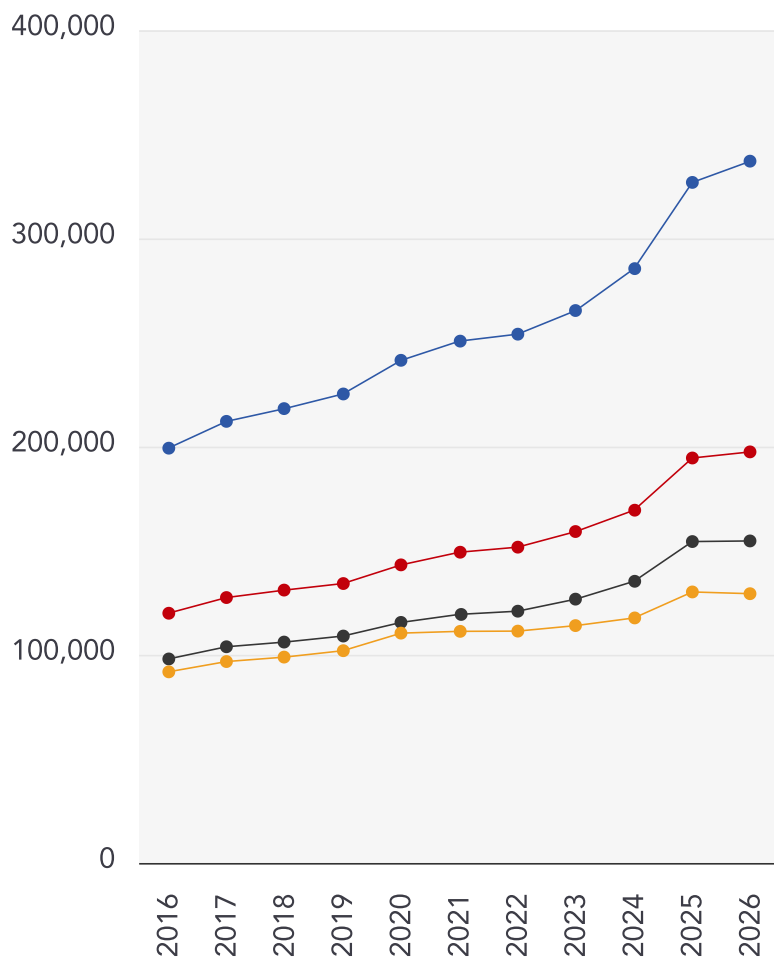
Valid until 01.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Pitched, 350 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:	Excellent lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	88 m ²

10 Year History of Average House Prices by Property Type in S42



Detached

+69.19%

Semi-Detached

+64.61%

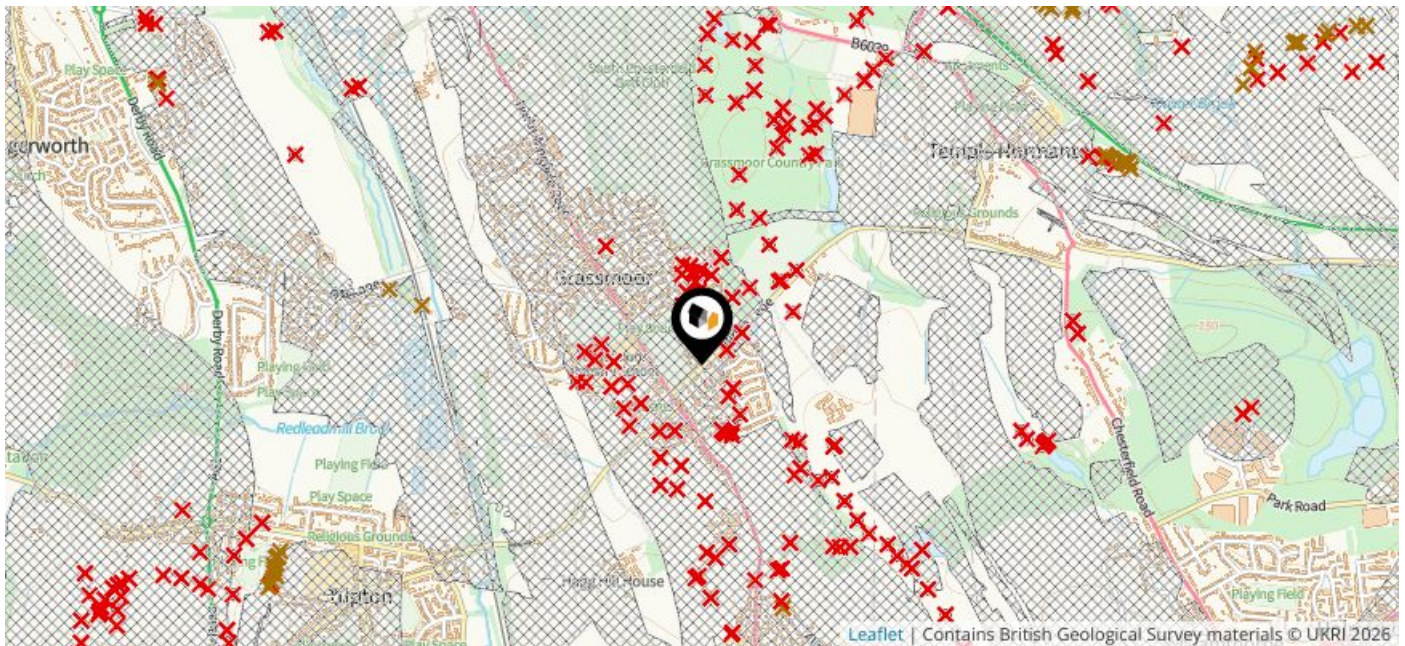
Terraced

+57.84%

Flat

+40.89%

This map displays nearby coal mine entrances and their classifications.



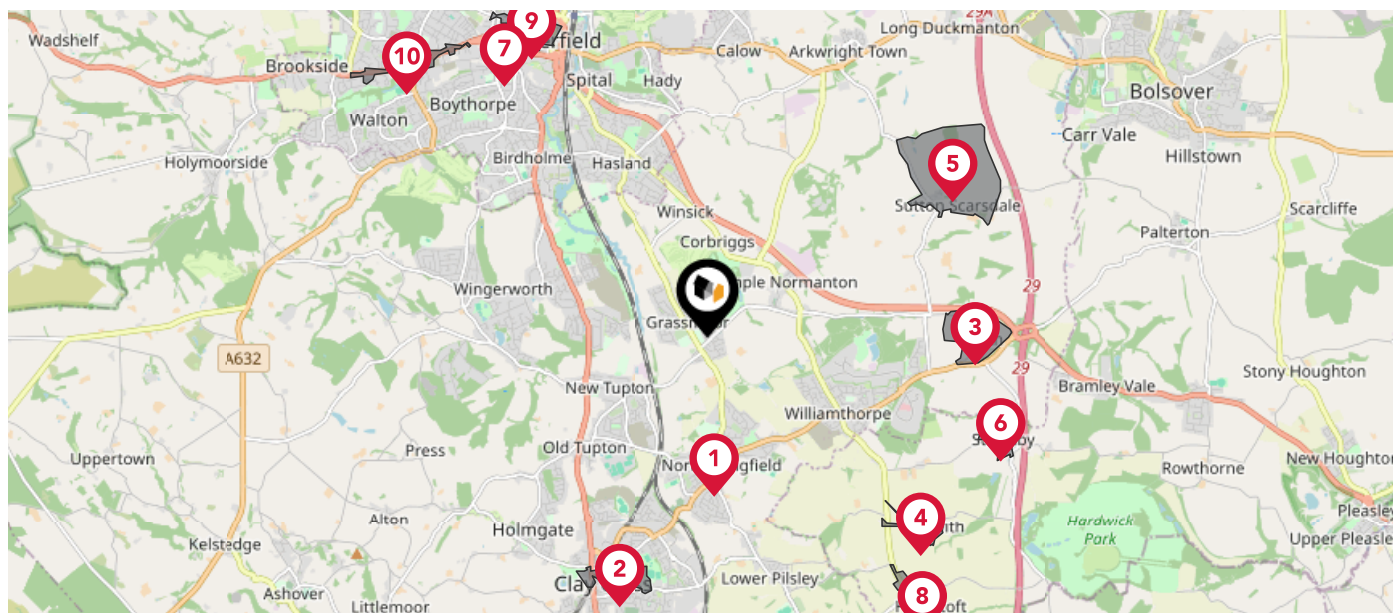
Mine Entry

- ✕ 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.

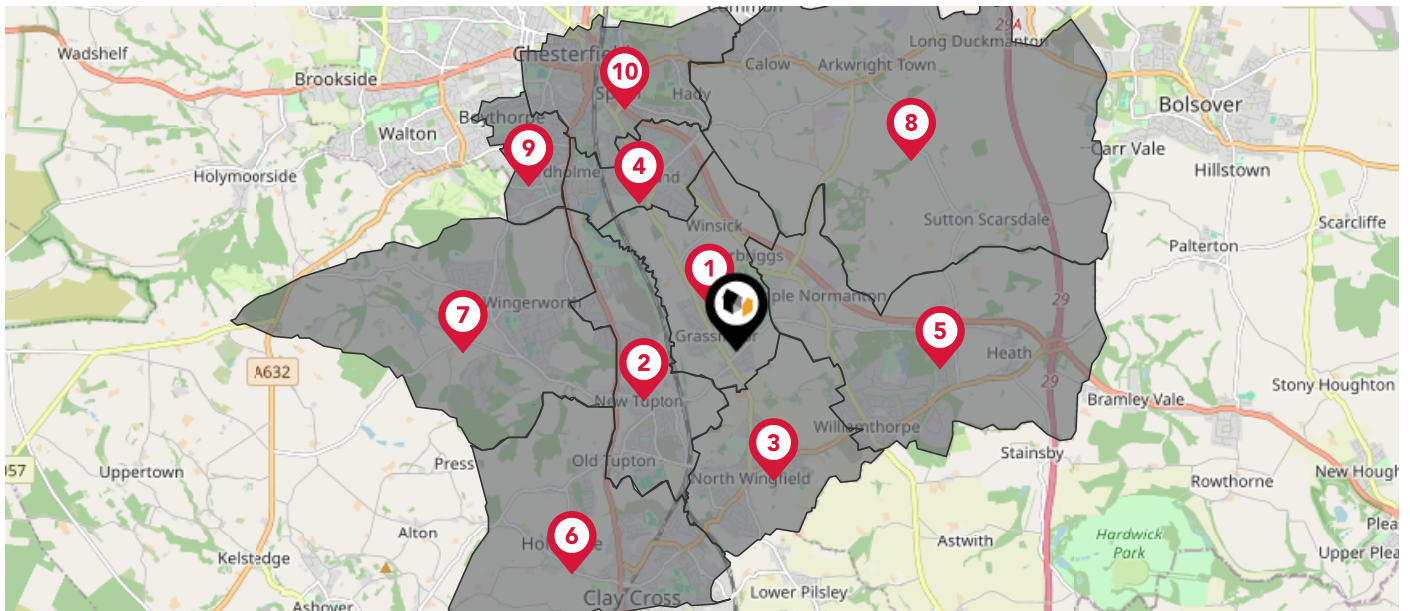
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 North Wingfield
- 2 Clay Cross
- 3 Heath Village
- 4 Astwith
- 5 Sutton Scarsdale
- 6 Stainsby
- 7 Queen's Park (Chesterfield)
- 8 Hardstoft
- 9 Town Centre (Chesterfield)
- 10 Chatsworth Road (Chesterfield)

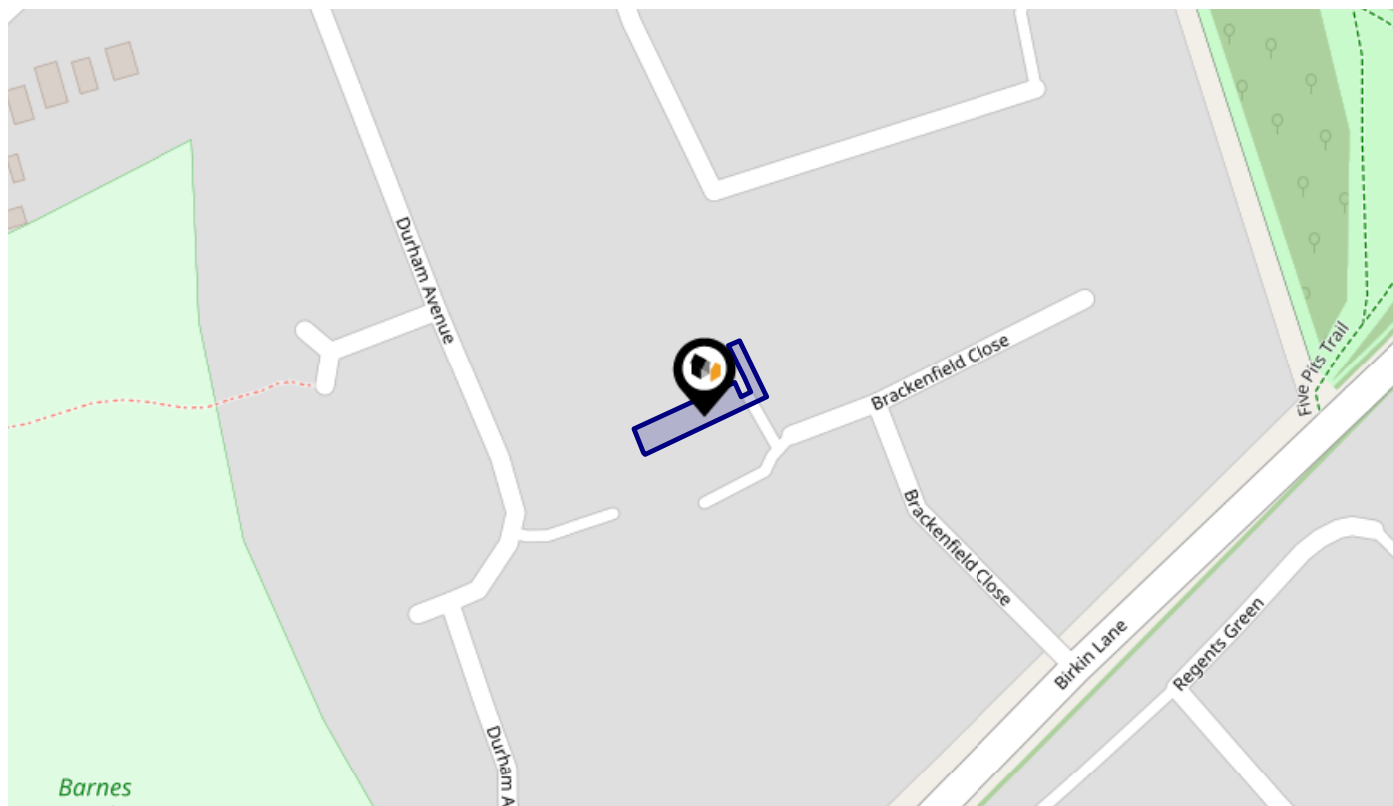
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Grassmoor Ward
-  Tupton Ward
-  North Wingfield Central Ward
-  Hasland Ward
-  Holmewood & Heath Ward
-  Clay Cross North Ward
-  Wingerworth Ward
-  Sutton Ward
-  Rother Ward
-  St. Leonard's Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

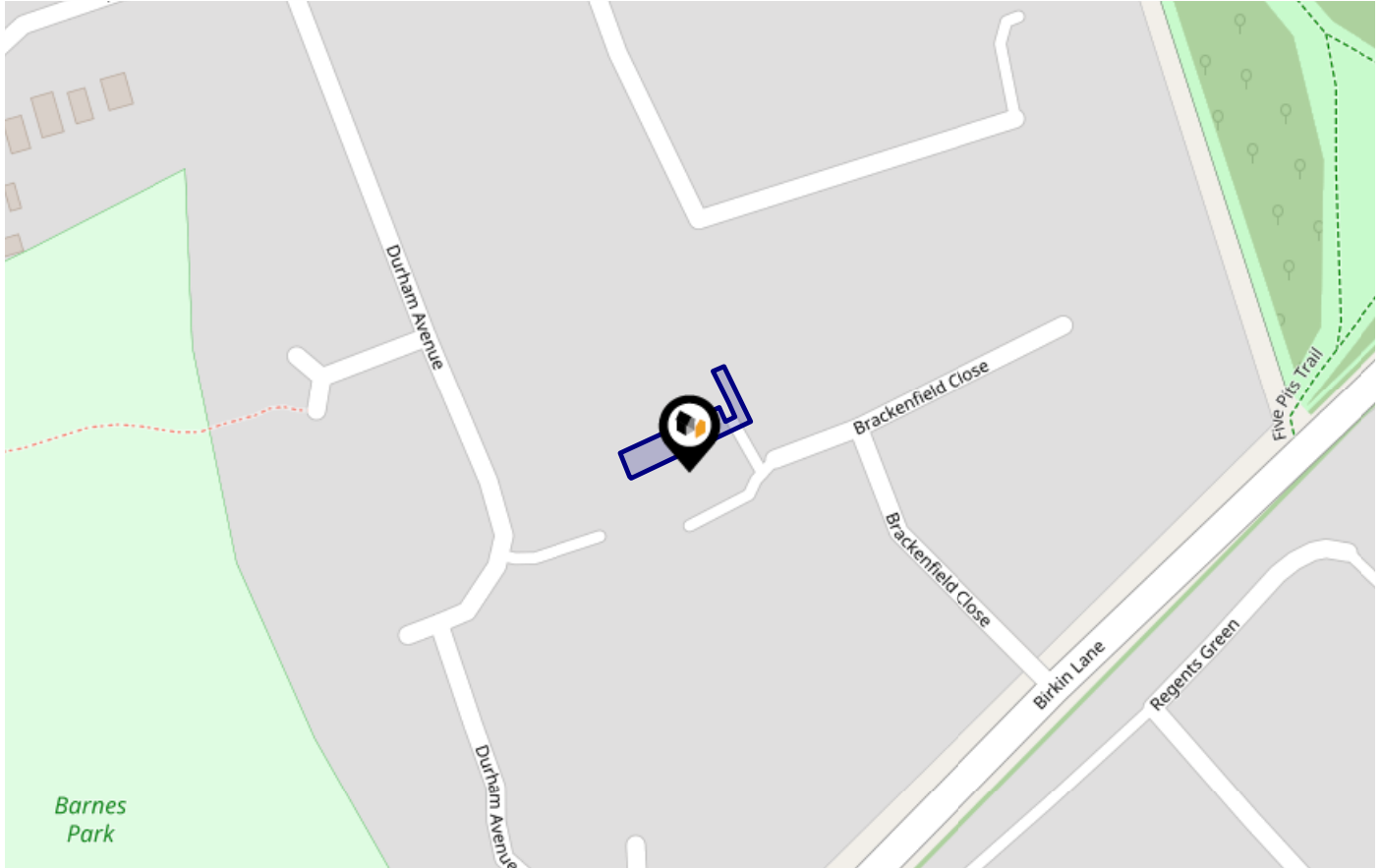
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

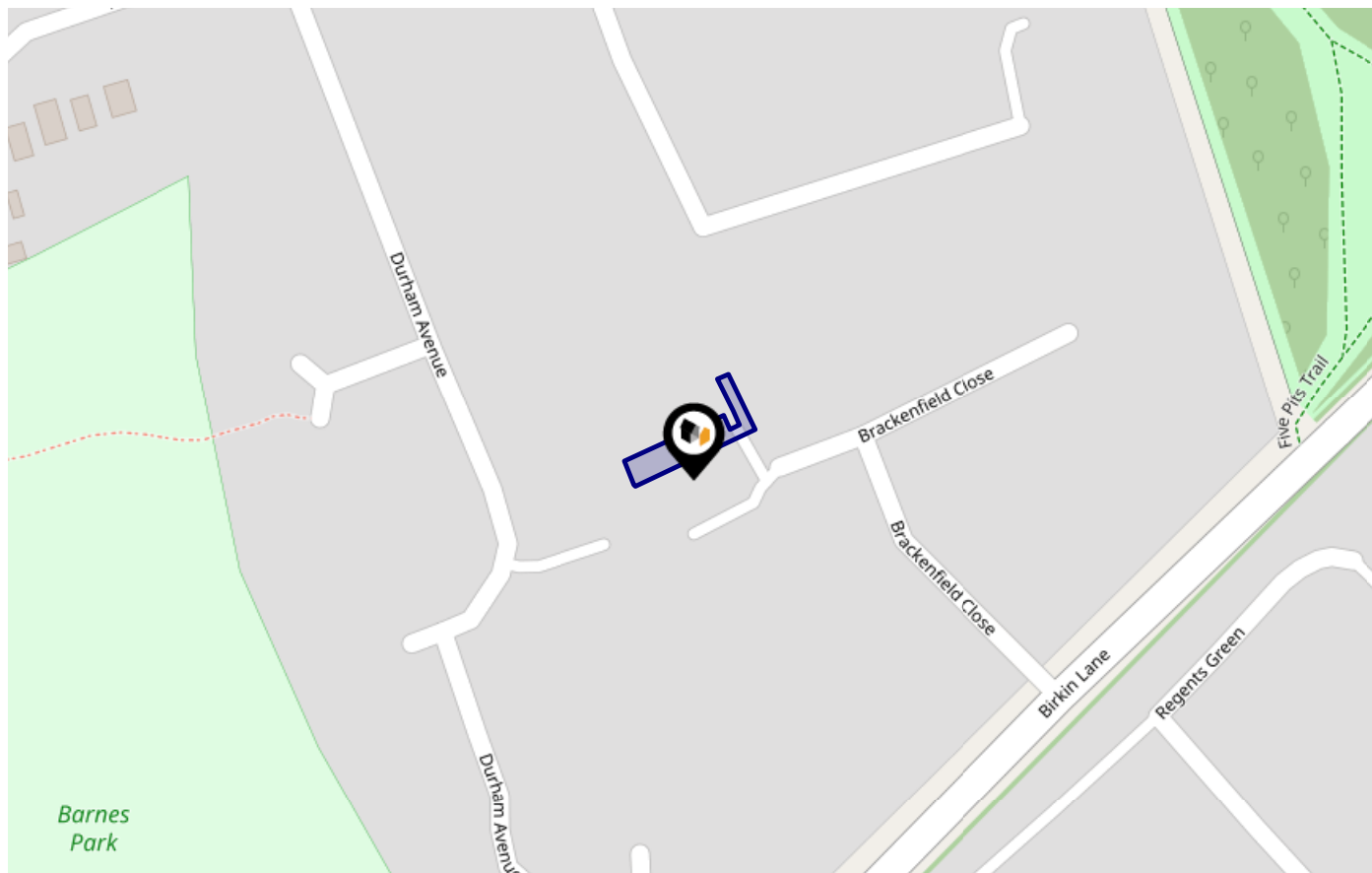
Chance of flooding to the following depths at this property:



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.

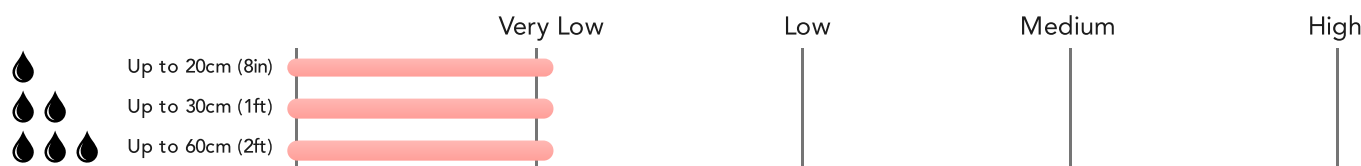


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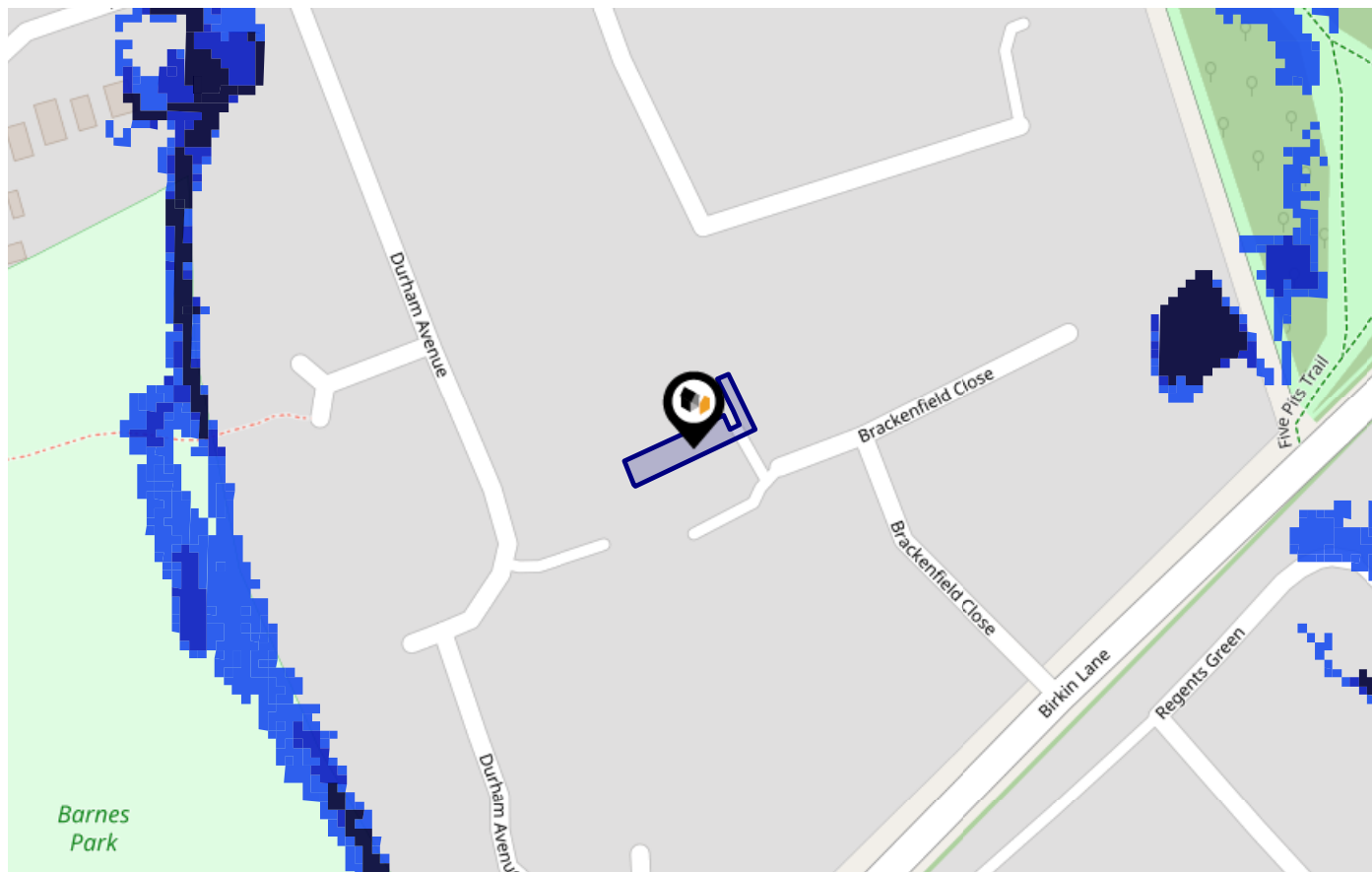
Chance of flooding to the following depths at this property:



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.

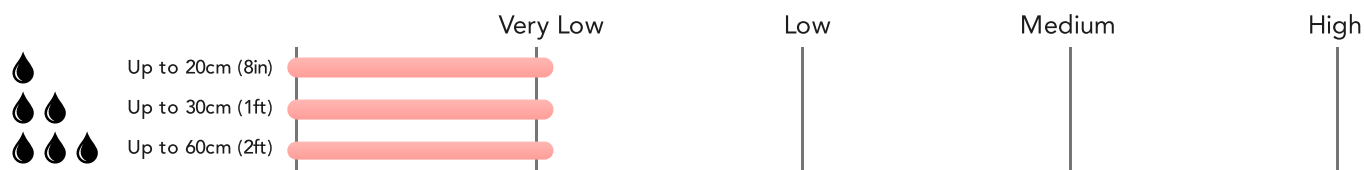


Risk Rating: Very low

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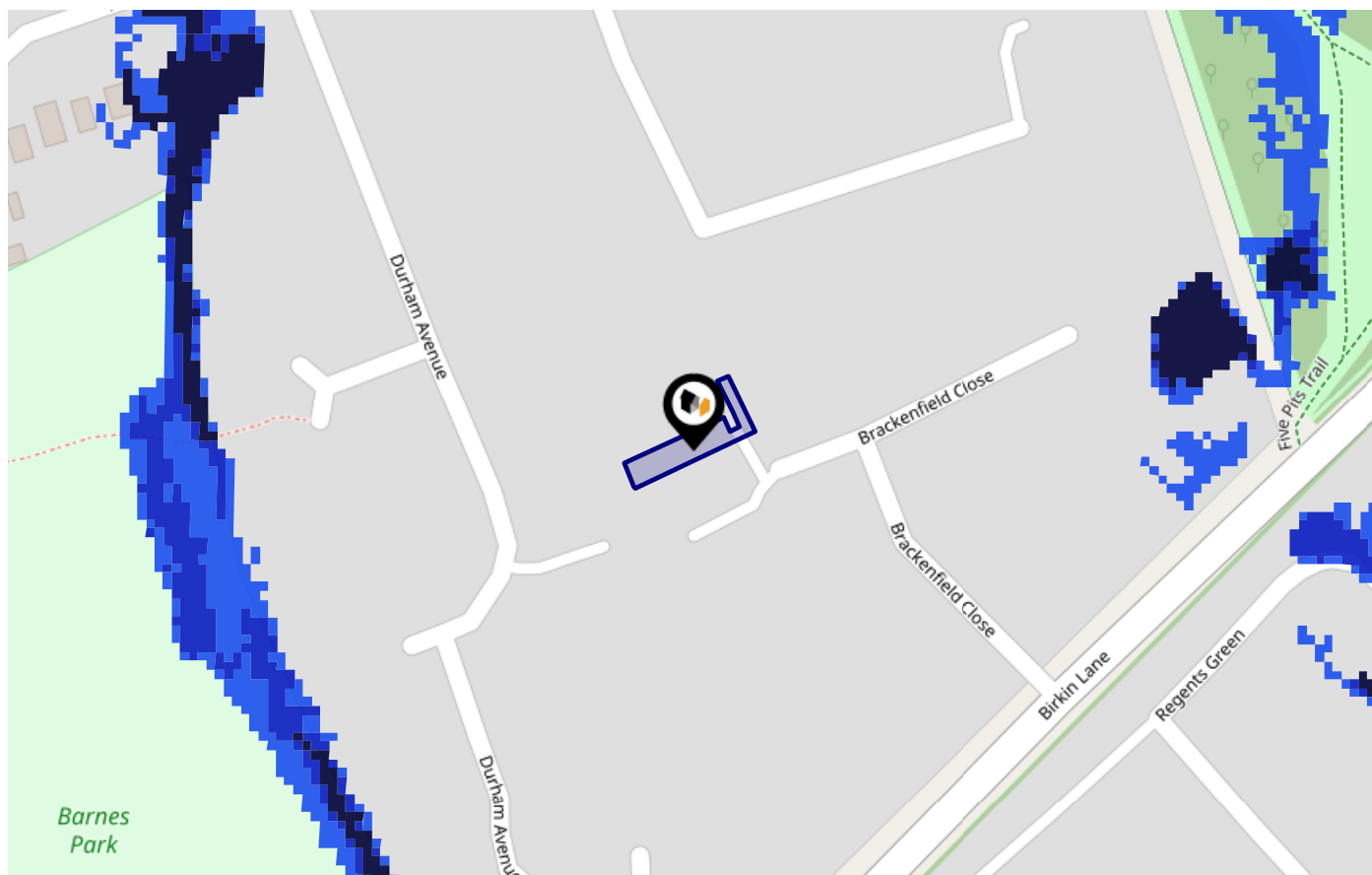
Chance of flooding to the following depths at this property:



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.

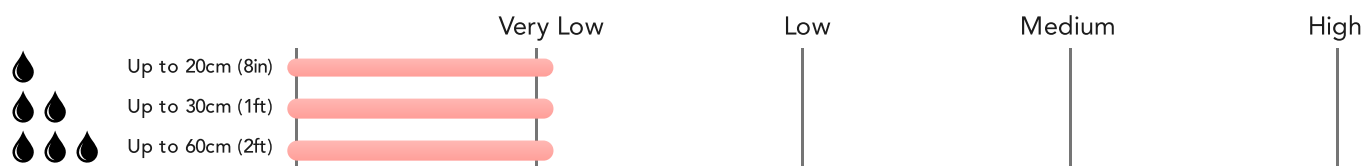


Risk Rating: Very low

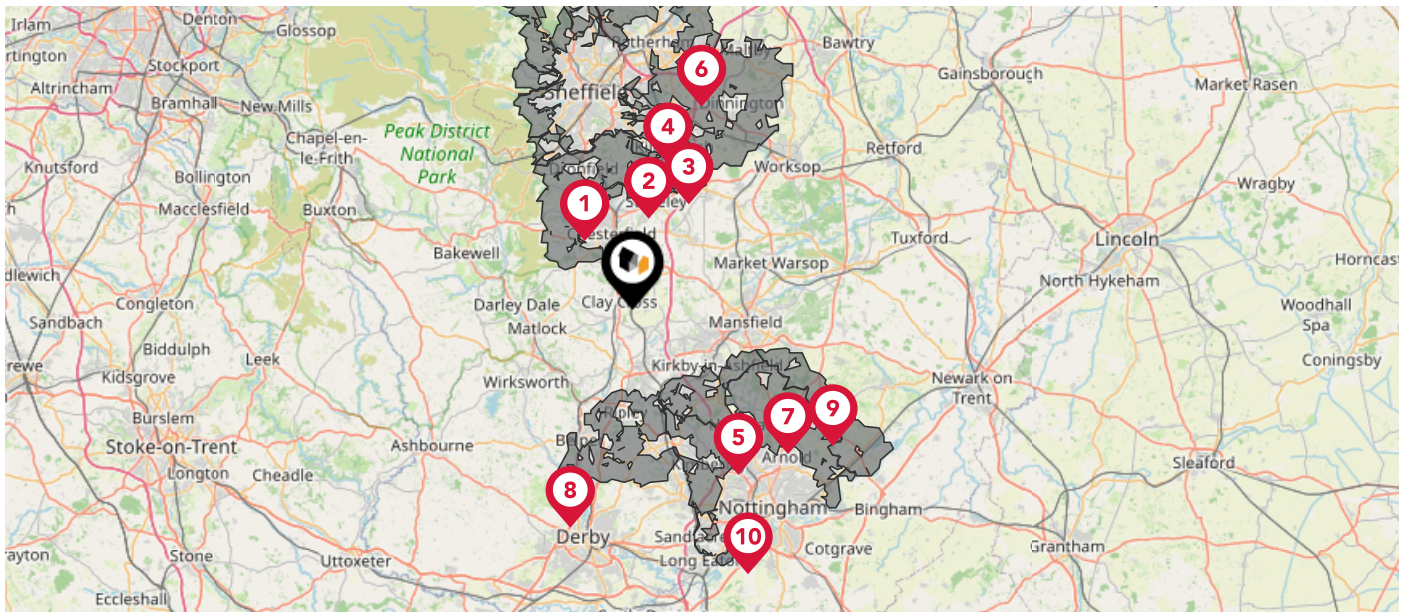
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Chance of flooding to the following depths at this property:



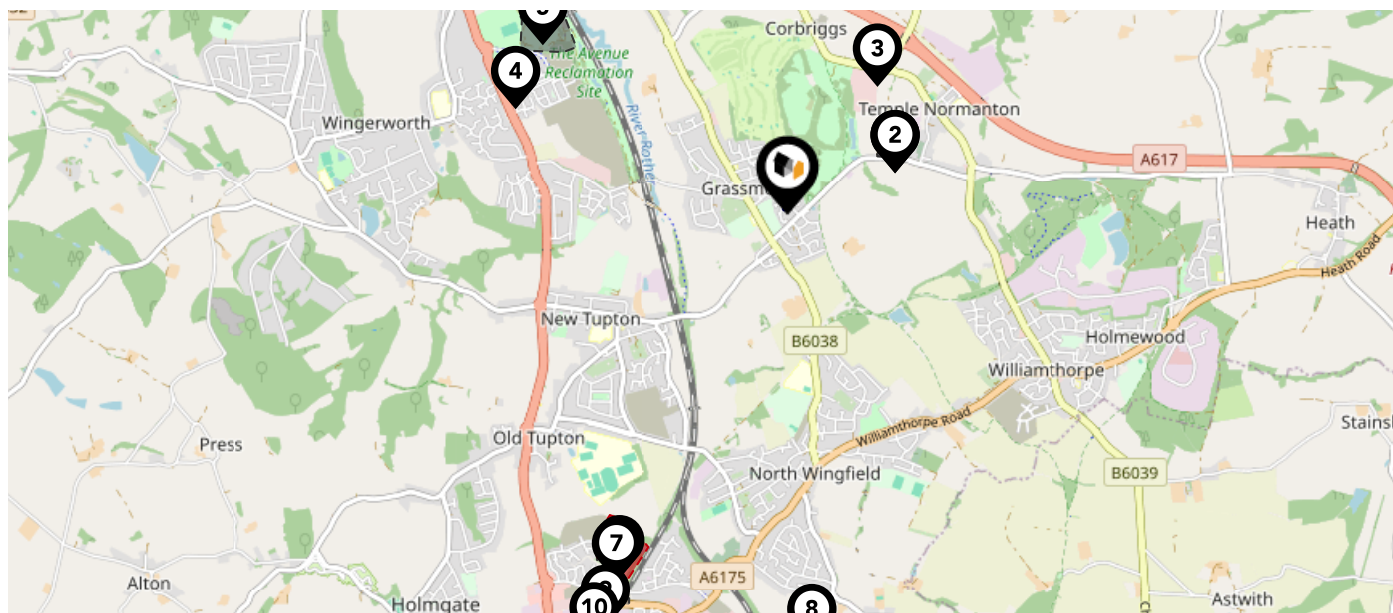
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - North East Derbyshire
- 2 South and West Yorkshire Green Belt - Chesterfield
- 3 South and West Yorkshire Green Belt - Bolsover
- 4 South and West Yorkshire Green Belt - Sheffield
- 5 Derby and Nottingham Green Belt - Ashfield
- 6 South and West Yorkshire Green Belt - Rotherham
- 7 Derby and Nottingham Green Belt - Gedling
- 8 Derby and Nottingham Green Belt - Amber Valley
- 9 Derby and Nottingham Green Belt - Newark and Sherwood
- 10 Derby and Nottingham Green Belt - Broxtowe

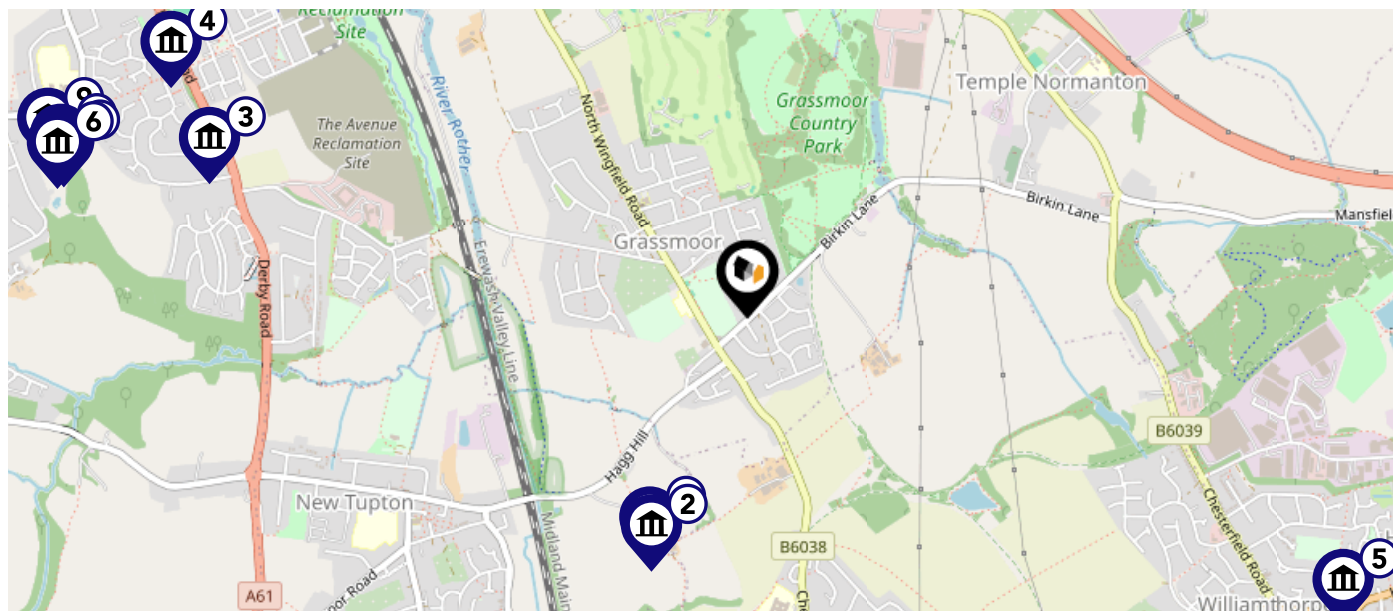
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



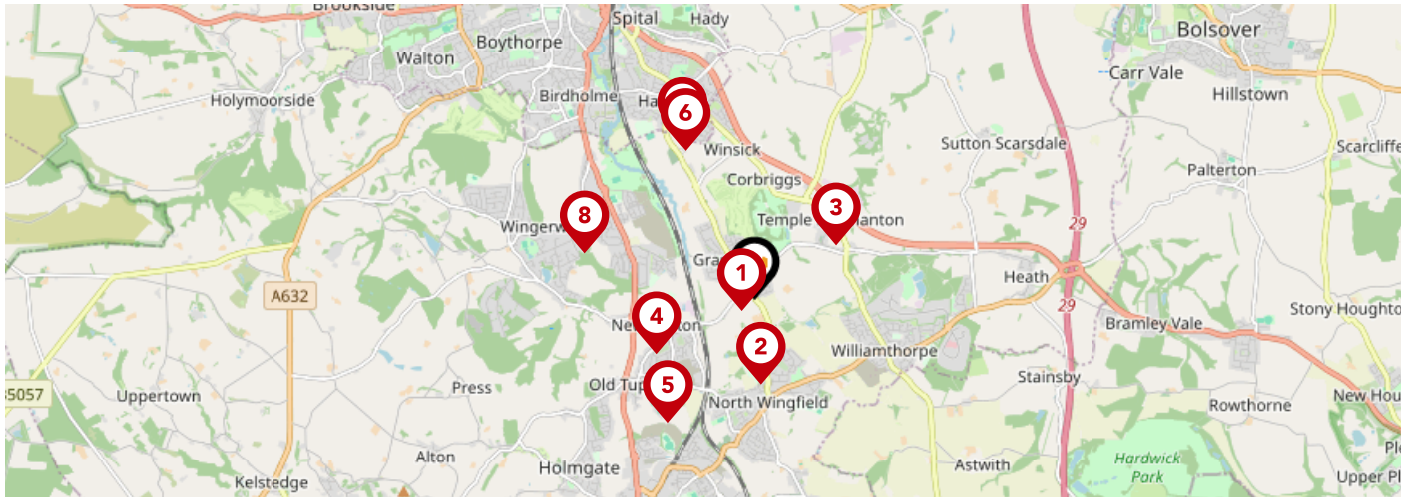
Nearby Landfill Sites

1	Derbyshire County Council-Waste Disposal Site, Hassocky Lane, Temple Normanton	Historic Landfill
2	Birkin Lane-Temple Normanton	Historic Landfill
3	Dismantled Railway-Hassocky Lane, Milehill	Historic Landfill
4	Hunloke Farm-Wingerworth, North East Derbyshire	Historic Landfill
5	Avenue Coking and Chemical Plant-Chesterfield, Derbyshire	Historic Landfill
6	EA/EPR/BP3835SU/	Active Landfill
7	Egstow Quarry Site - Brassington Lane-Brassington Lane, Chesterfield, Clay Cross, Derbyshire	Historic Landfill
8	Nursery off Park House Lane-Egstow, North East Derbyshire	Historic Landfill
9	L.A. Tip-Clay Cross, Derby, Derbyshire	Historic Landfill
10	Bridge Street-Clay Cross	Historic Landfill

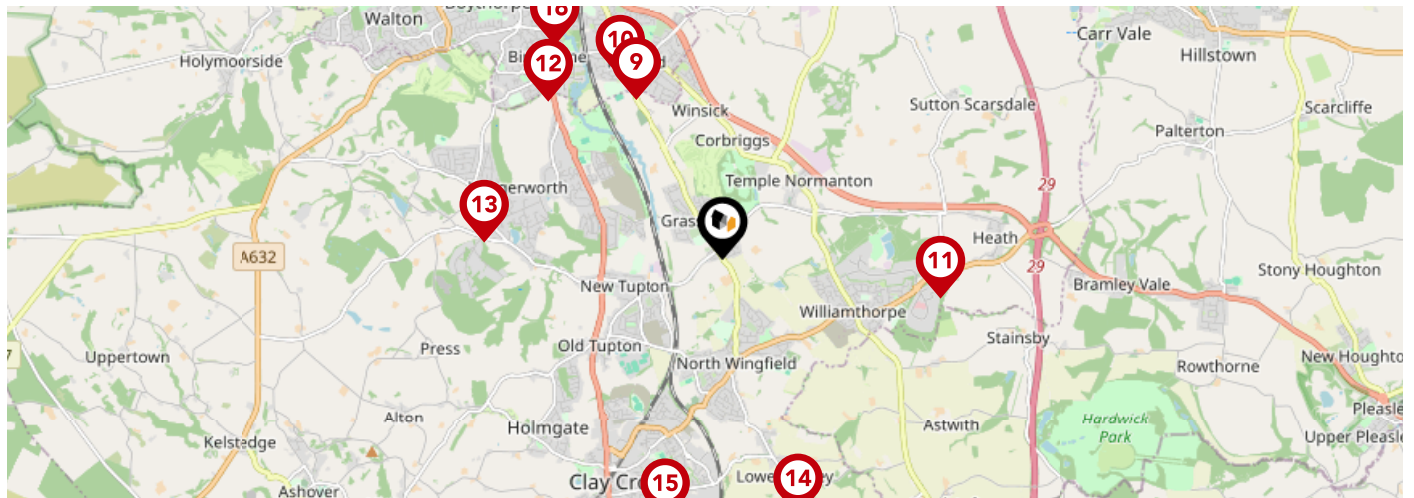
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1335480 - Barn North Of Hagg Hill House	Grade II	0.6 miles
	1159015 - Hagg Hill House	Grade II	0.6 miles
	1259564 - Milepost At Sk 388 674	Grade II	1.2 miles
	1218548 - The Hunloke Arms Inn	Grade II	1.4 miles
	1311716 - Williamthorpe Hall Farmhouse Shop	Grade II	1.5 miles
	1218550 - Pair Of Gate Piers And Linking Wall To The West Of Estate House, Cedar End And North Side (remaining South Wing Of Wingerworth Hall)	Grade II	1.5 miles
	1116681 - The Yews, The Hollies, And East View	Grade II	1.5 miles
	1116678 - Estate House, Cedar End And North Side	Grade II	1.5 miles
	1291897 - Church Of All Saints	Grade I	1.6 miles

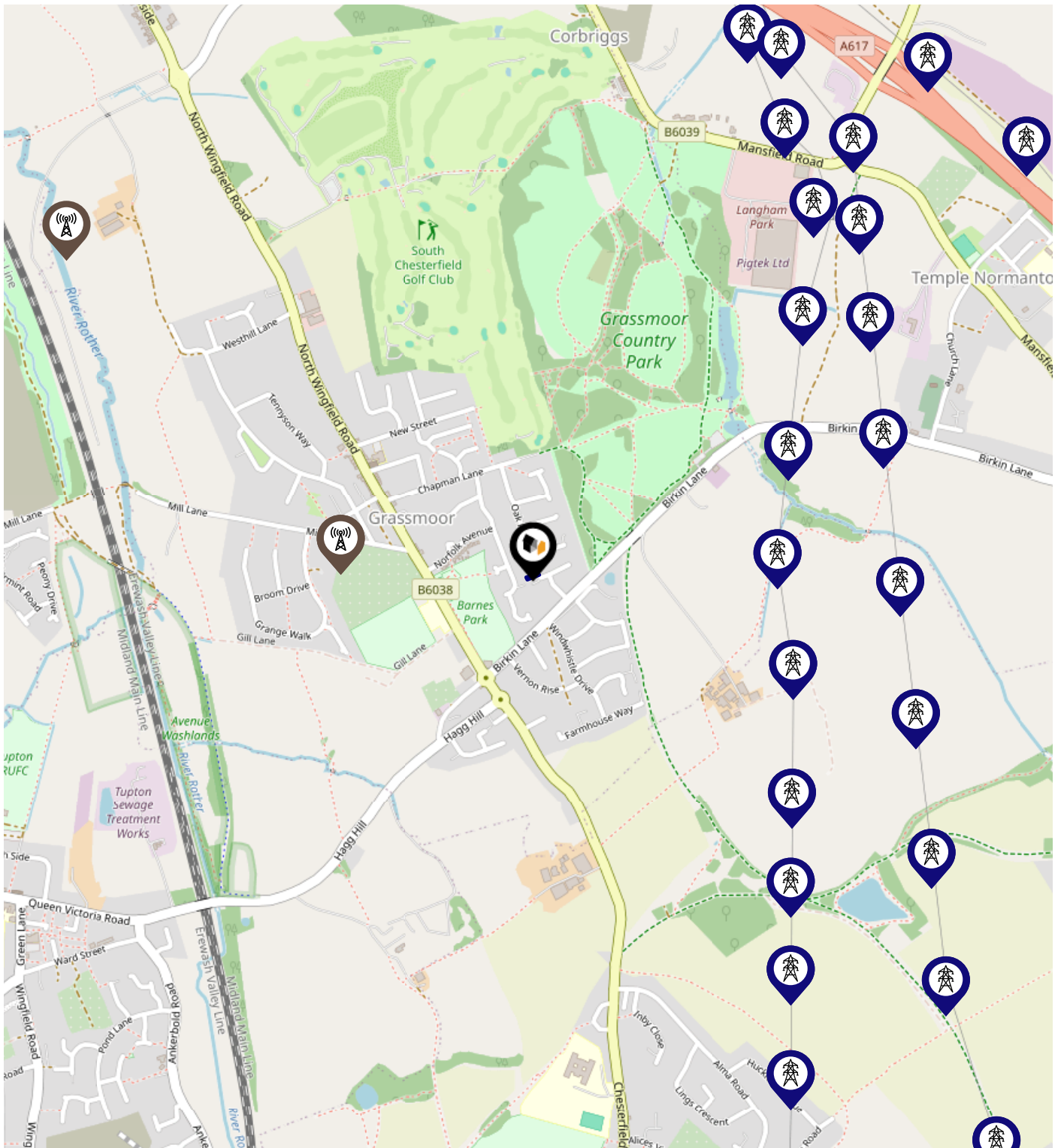


		Nursery	Primary	Secondary	College	Private
	Grassmoor Primary School Ofsted Rating: Good Pupils: 238 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Wingfield Primary and Nursery Academy Ofsted Rating: Requires improvement Pupils: 360 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Temple Normanton Junior Academy Ofsted Rating: Good Pupils: 101 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tupton Primary and Nursery Academy Ofsted Rating: Good Pupils: 239 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tupton Hall School Ofsted Rating: Good Pupils: 1637 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hasland Junior School Ofsted Rating: Good Pupils: 376 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Academy Hasland Hall Ofsted Rating: Good Pupils: 820 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hunloke Park Primary School Ofsted Rating: Requires improvement Pupils: 290 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Esteem North Academy Ofsted Rating: Good Pupils: 228 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hasland Infant School Ofsted Rating: Good Pupils: 344 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heath Primary School Ofsted Rating: Good Pupils: 356 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spire Nursery and Infant School Ofsted Rating: Good Pupils: 183 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deer Park Primary School Ofsted Rating: Good Pupils: 340 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park House Primary School Ofsted Rating: Good Pupils: 207 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sharley Park Community Primary School Ofsted Rating: Good Pupils: 402 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spire Junior School Ofsted Rating: Good Pupils: 188 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

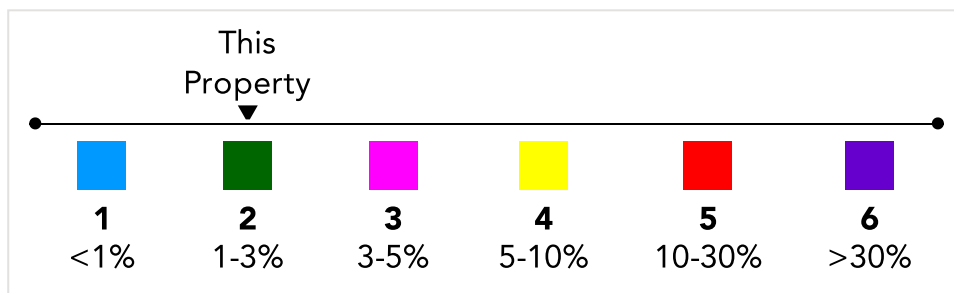
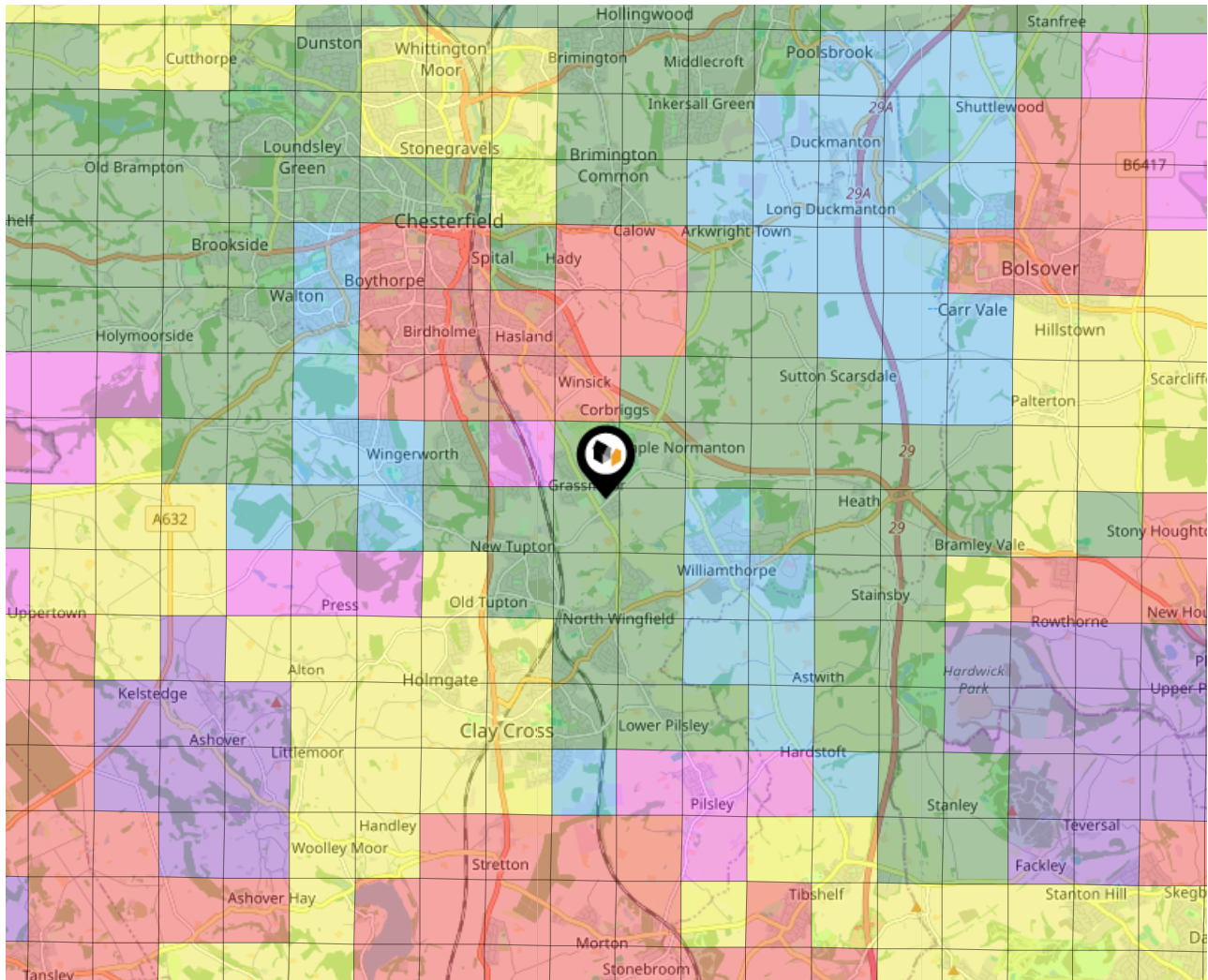


Key:

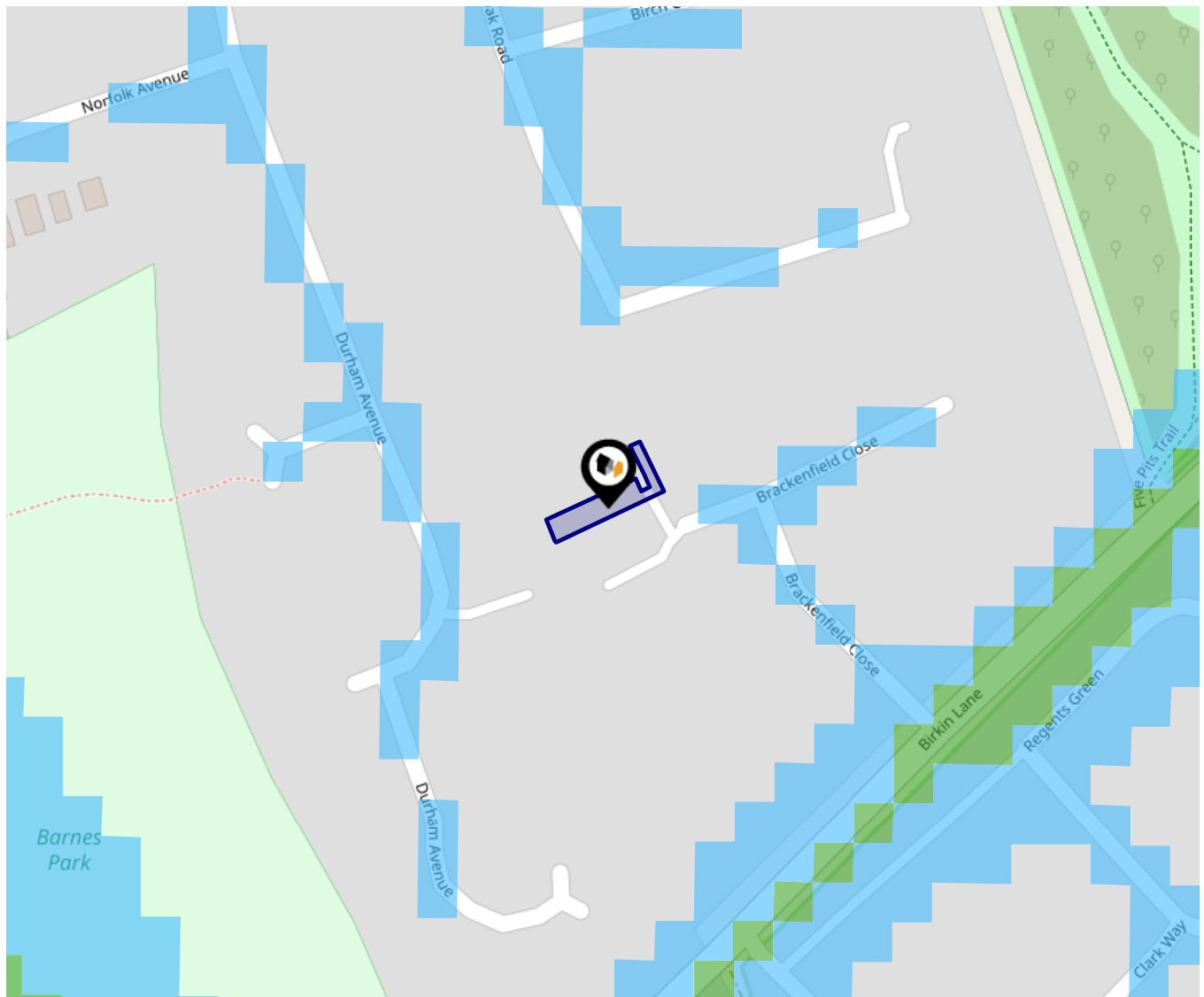
-  Power Pylons
-  Communication Masts

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

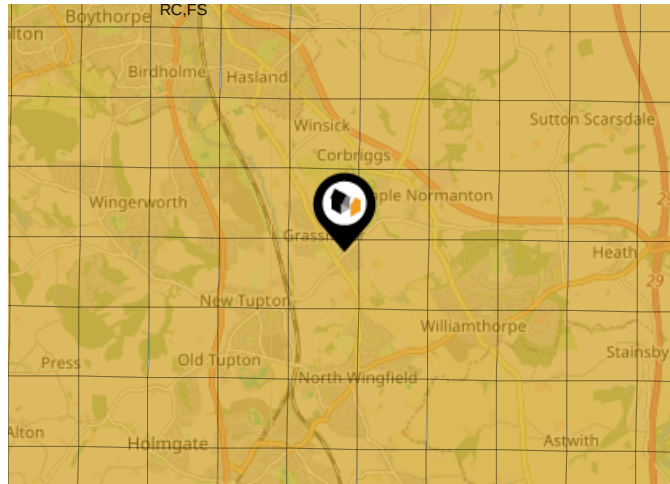


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

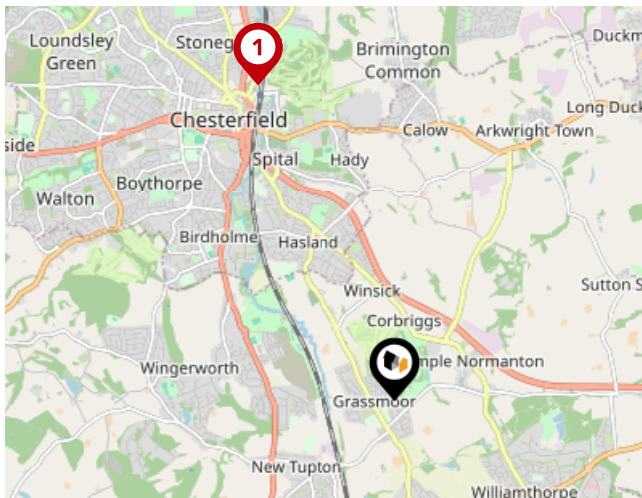
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



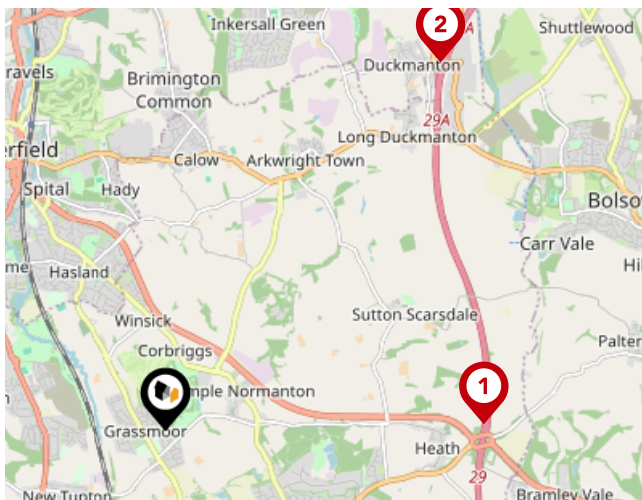
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Chesterfield Rail Station	3.06 miles
2	Alfreton Rail Station	6.77 miles
3	Dronfield Rail Station	7.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29	2.82 miles
2	M1 J29A	4.09 miles
3	M1 J28	7.18 miles
4	M1 J30	7.26 miles
5	M1 J27	10.59 miles

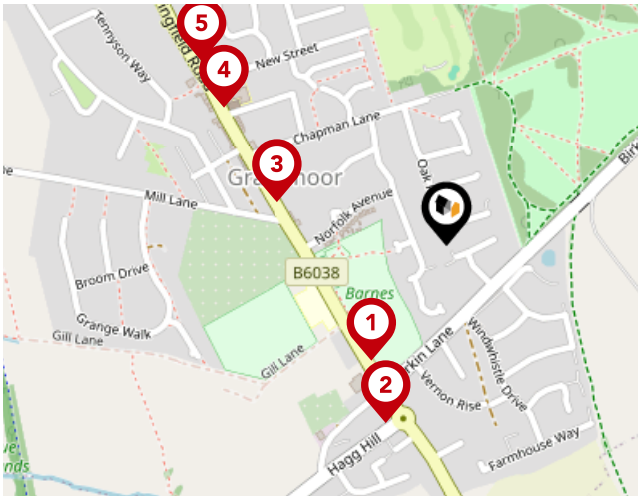


Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	25.81 miles
2	Finningley	25.09 miles
3	Leeds Bradford Airport	47.72 miles
4	Manchester Airport	38.59 miles

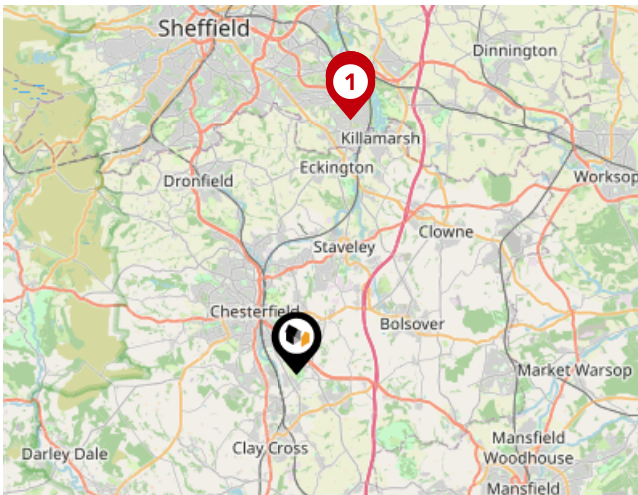
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Boot and Shoe	0.15 miles
2	Hagg Hill Top	0.21 miles
3	Mill Lane	0.19 miles
4	New Street	0.29 miles
5	New Street	0.34 miles



Local Connections

Pin	Name	Distance
1	Halfway Platform	9.24 miles
2	Westfield Platform to City	9.47 miles
3	Westfield	9.48 miles

Testimonial 1



Very happy with the service they offered. Very flexible, professional and delivered on their promises. Would definitely use them again.

Testimonial 2



Very good service, very informative...step by step. Answered all my daft questions and put my mind at ease

Testimonial 3



Wife and I are in our eighties and have never rented a property before now. Gabrielle Clay and her team at Martin & Co have been most patient and helpful to us at this quite stressful time and we would like to thank them and recommend their 5 Star service to anyone seeking property advice and help.

Testimonial 4



I have worked with the Chesterfield office professionally and would no problem recommending them to anyone who asks. They have been responsive and knowledgeable about the local market and I look forward to working with them again in the future.



/martincochesterfield



/martinandco_chesterfield

Martin & Co

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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