

SEVEN GENERATIONS

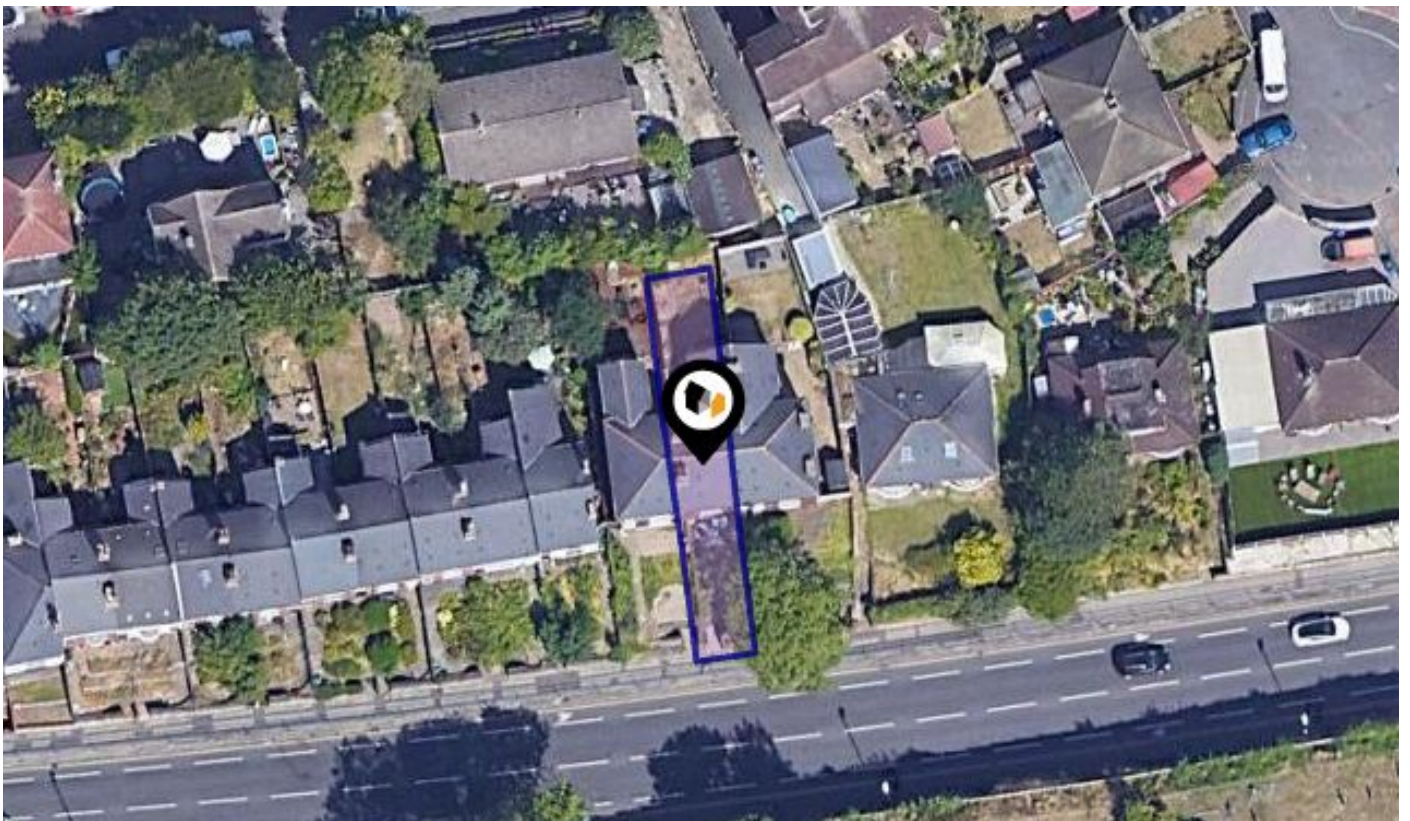
PROPERTY BROKERS



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 07th May 2026



NOTTINGHAM ROAD, DERBY, DE21

Asking Price : £235,000

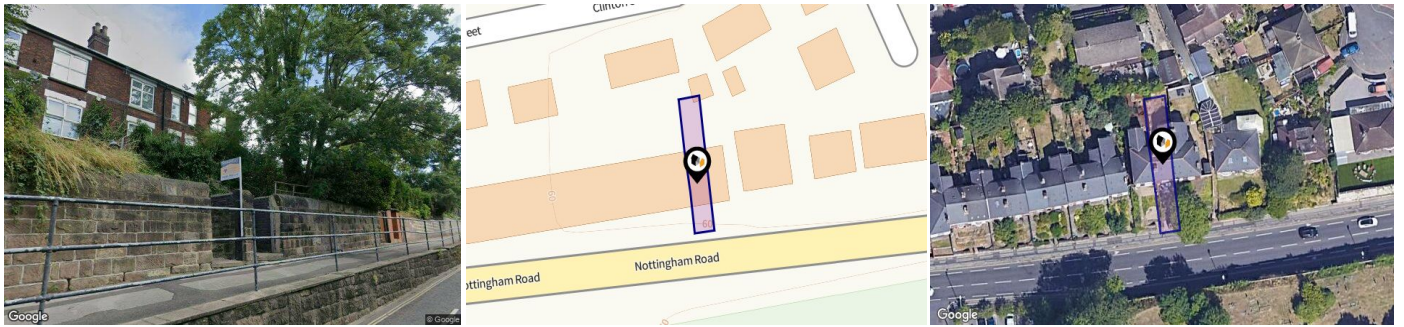
Seven Generations Property Brokers

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info@7gen.co.uk

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Property

Type:	HMO Not Further Divided	Asking Price:	£235,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY159379		

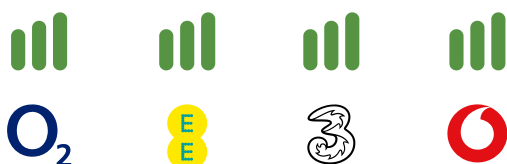
Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Energy rating
DE21

C

Valid until 04.12.2034

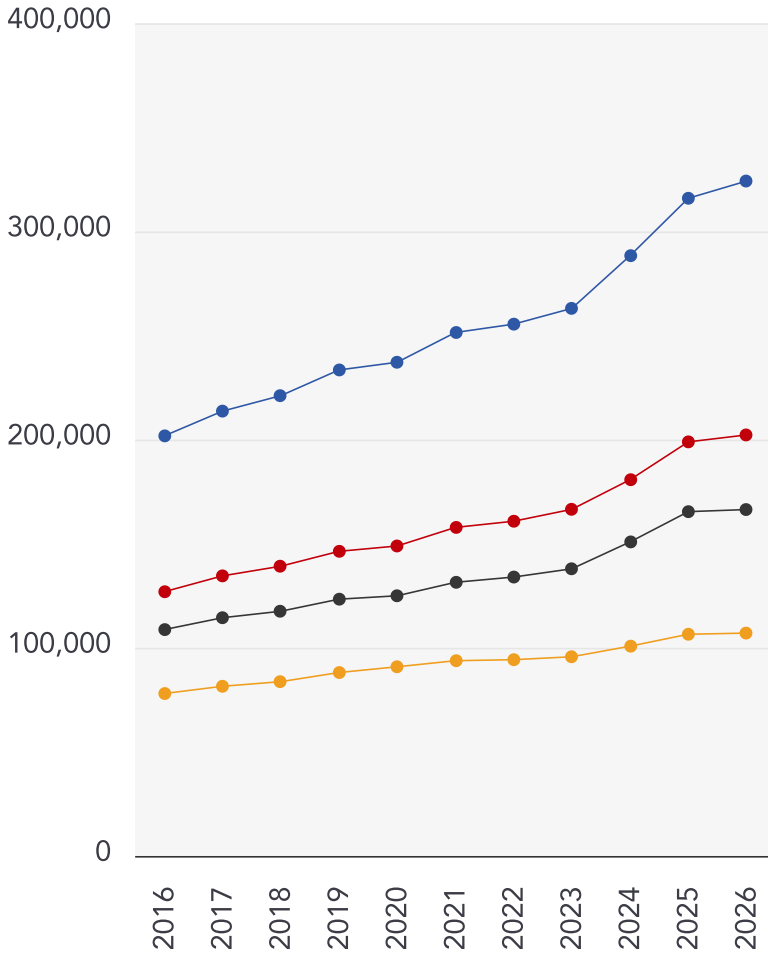
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;">87 B</div>
69-80	C	<div style="background-color: #90ee90; color: white; padding: 5px; display: inline-block;">71 c</div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 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:	Suspended, no insulation (assumed)
Total Floor Area:	109 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%

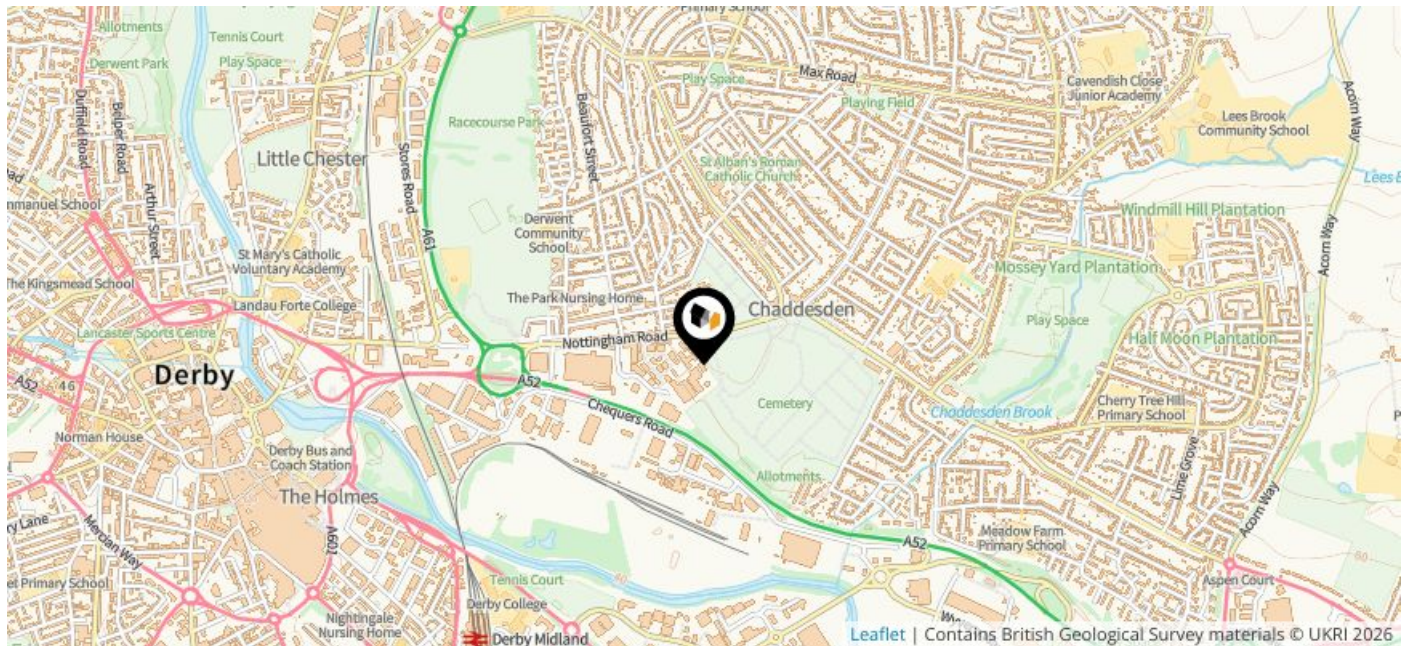
Terraced

+53.03%

Flat

+37.21%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

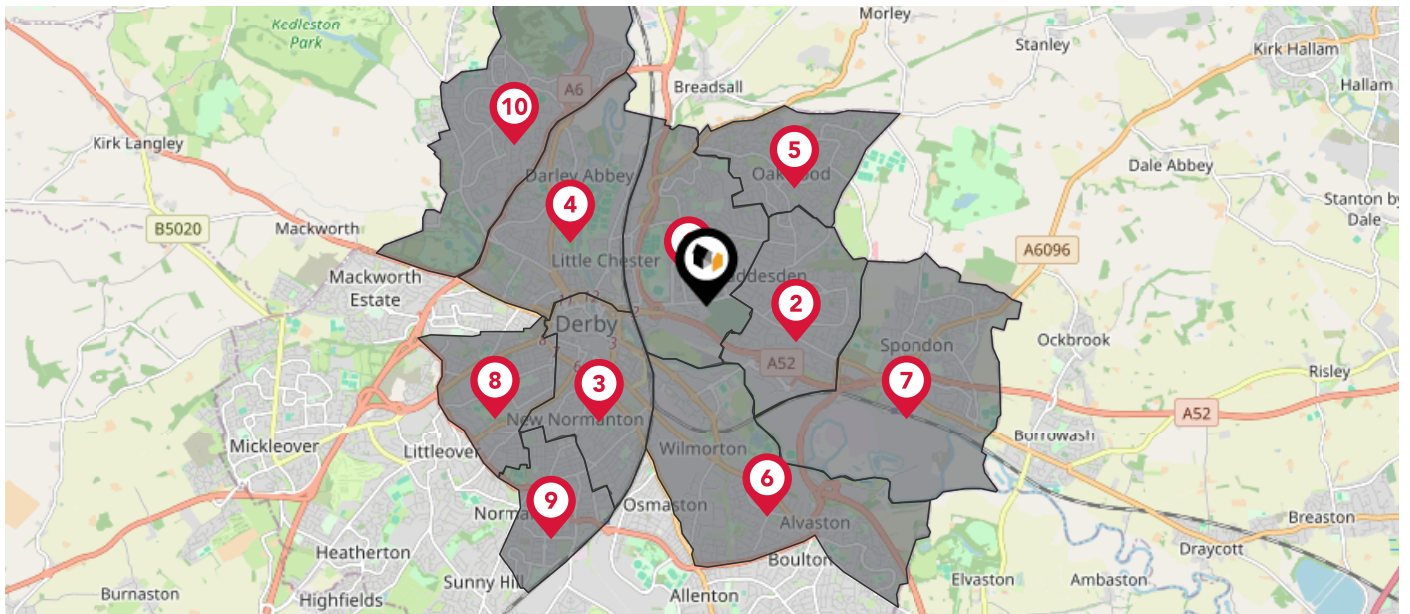
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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



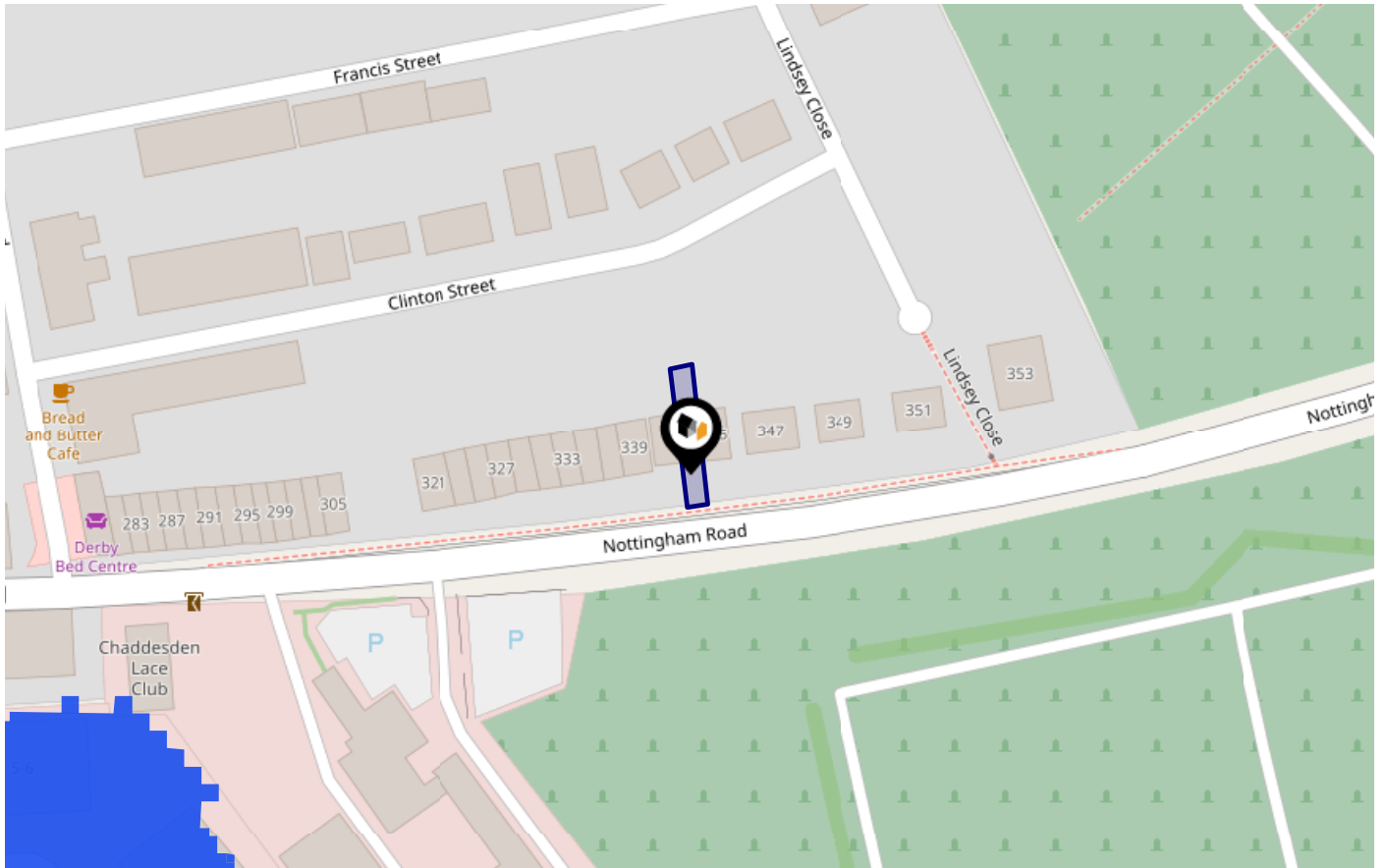
Nearby Council Wards

- 1 Derwent Ward
- 2 Chaddesden Ward
- 3 Arboretum Ward
- 4 Darley Ward
- 5 Oakwood Ward
- 6 Alvaston Ward
- 7 Spondon Ward
- 8 Abbey Ward
- 9 Normanton Ward
- 10 Allestree 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

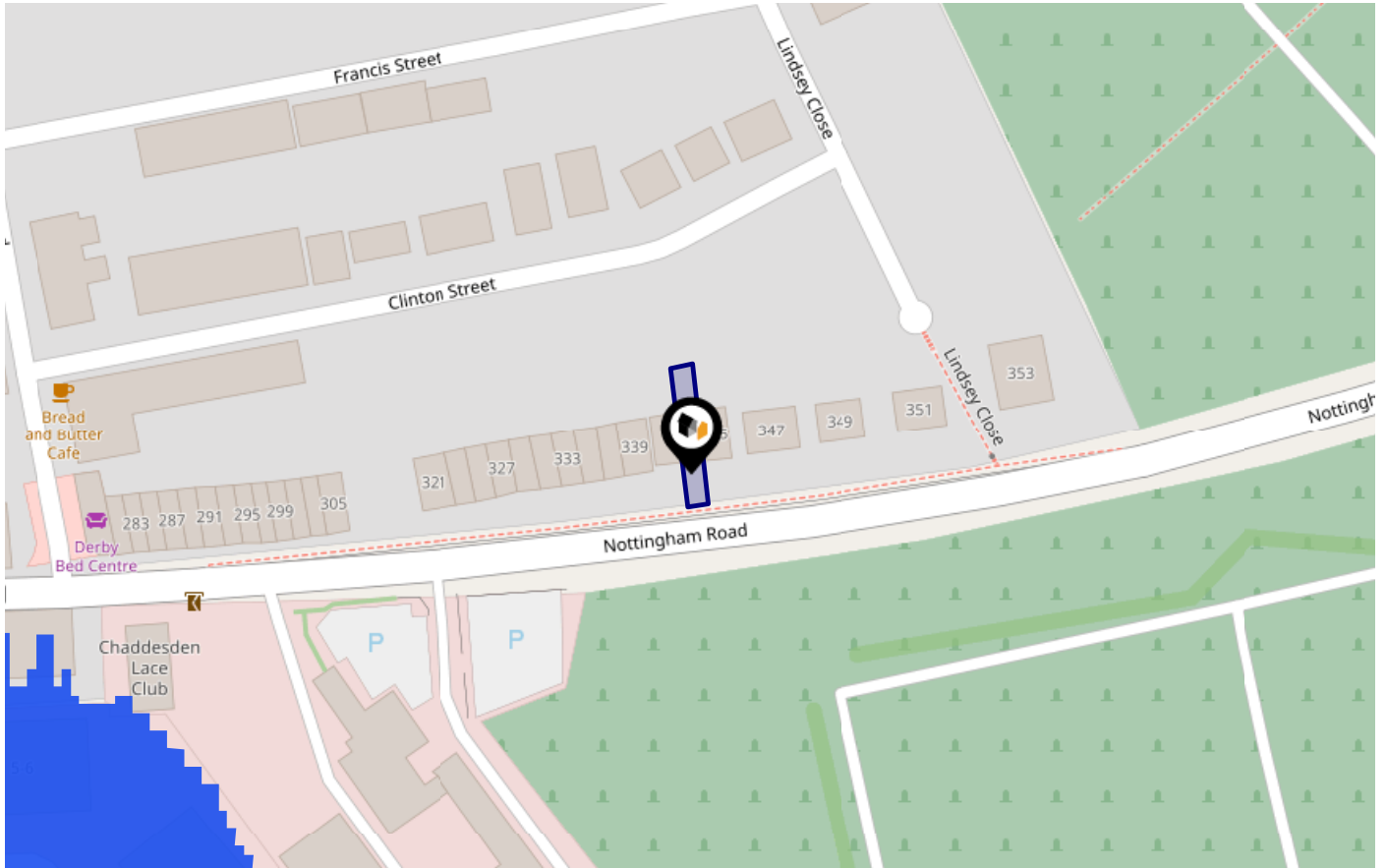
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

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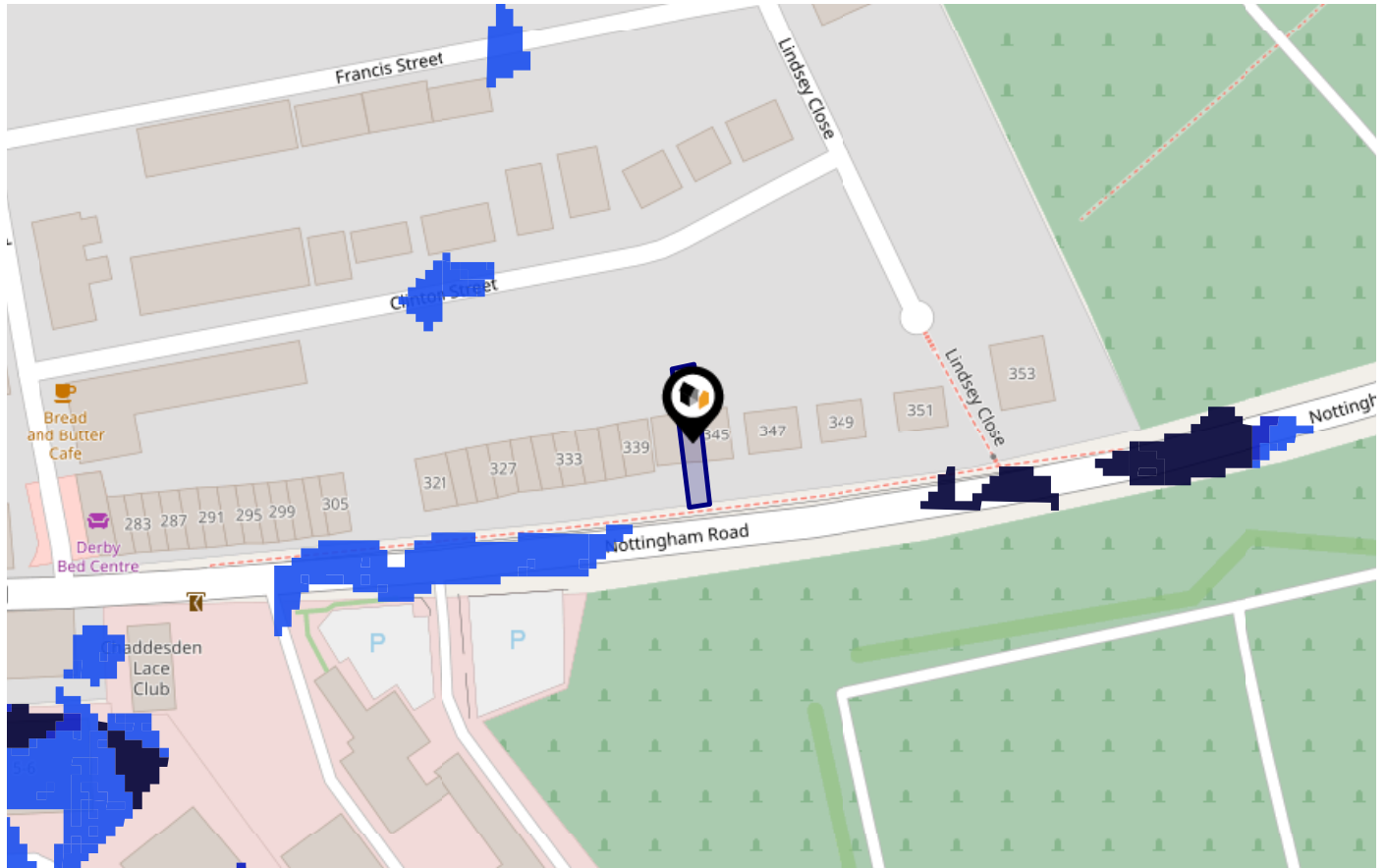
Chance of flooding to the following depths at this property:



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

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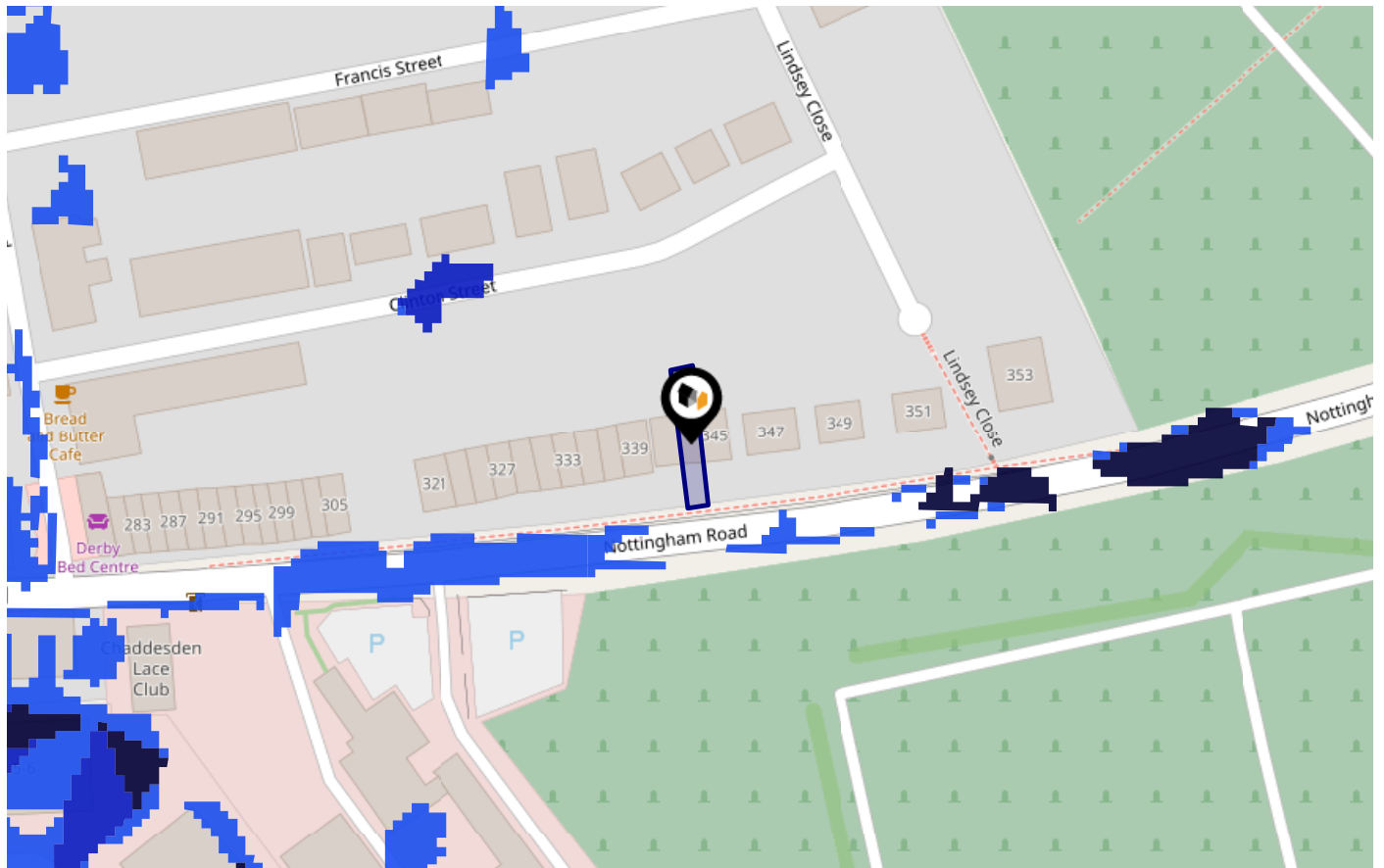
Chance of flooding to the following depths at this property:



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.



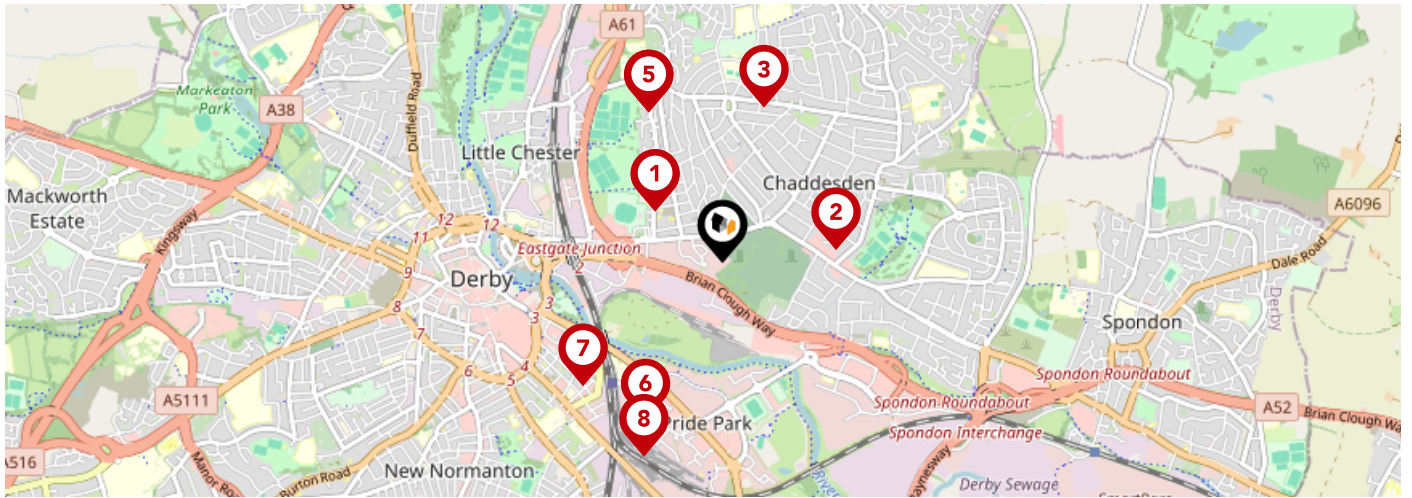
Risk Rating: Very low

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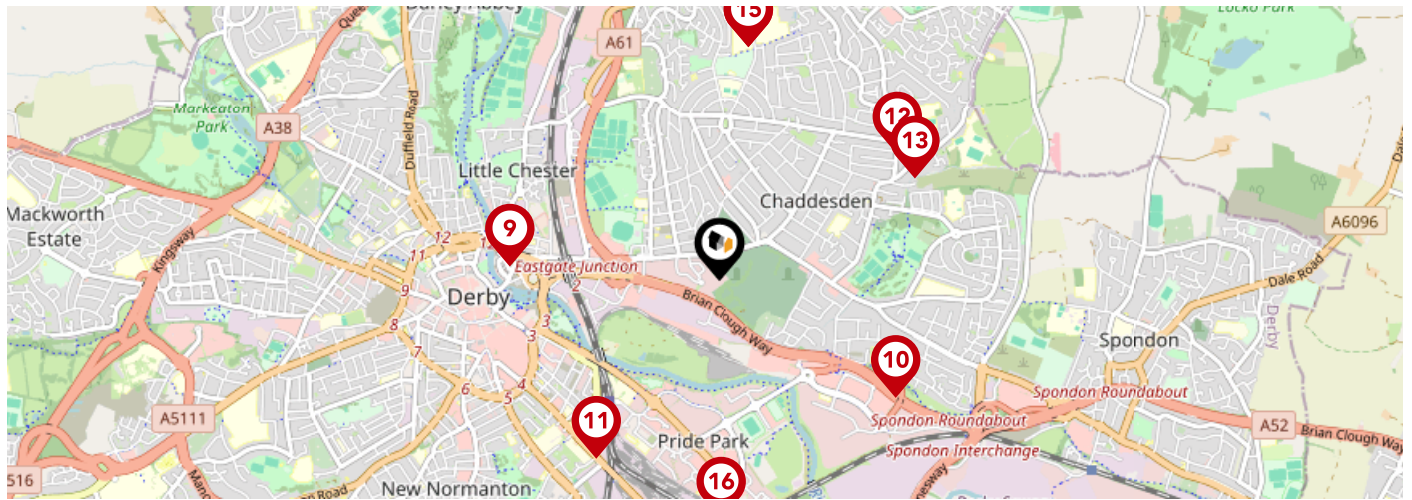
Chance of flooding to the following depths at this property:





	Nursery	Primary	Secondary	College	Private
1 Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.75	<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:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Derby College Ofsted Rating: Good Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 UTC Derby Pride Park Ofsted Rating: Good Pupils: 362 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

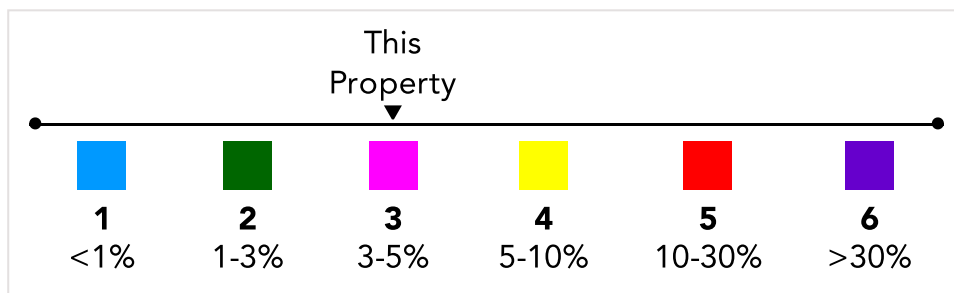
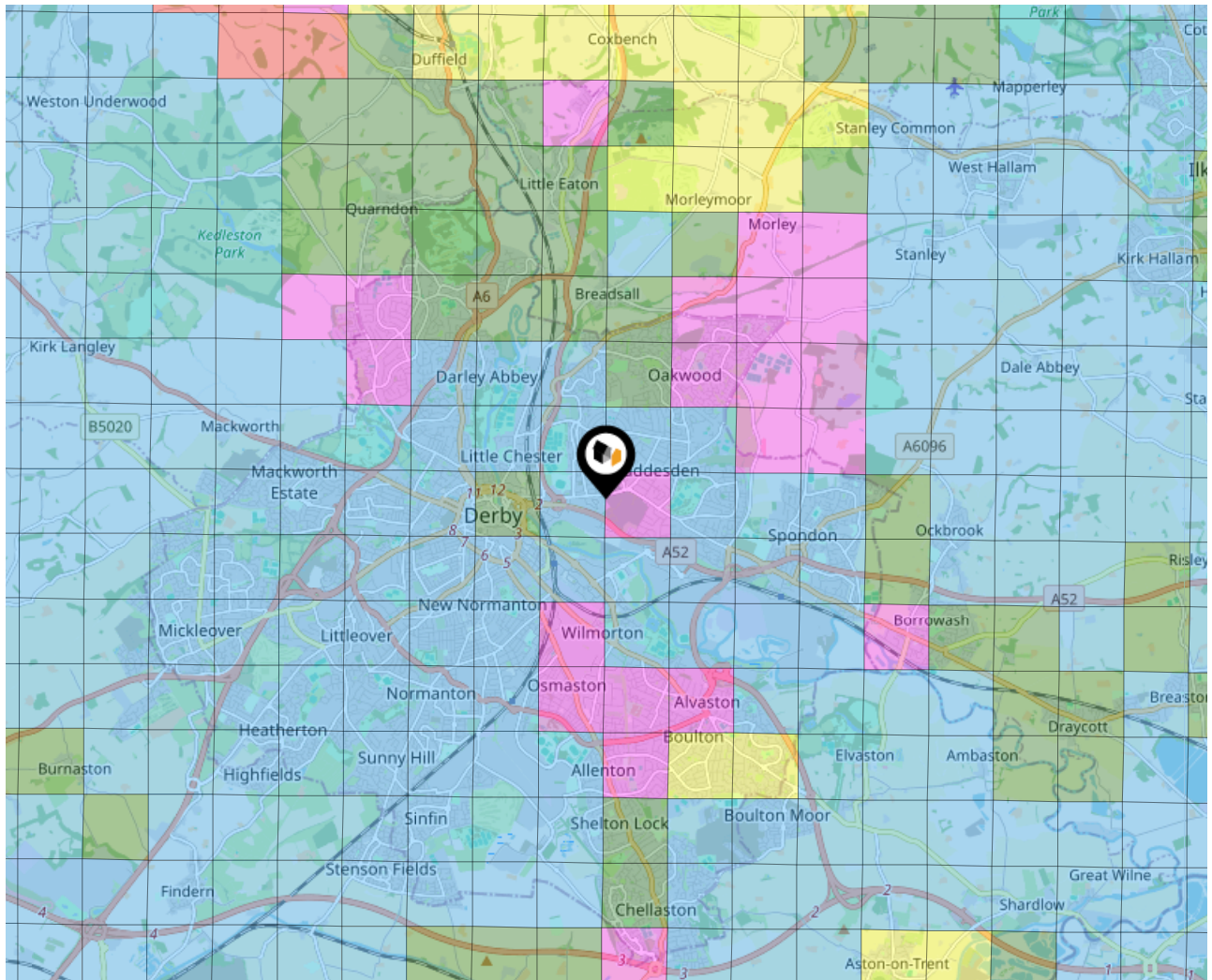
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:0.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Derby Cathedral School Ofsted Rating: Good Pupils: 1006 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

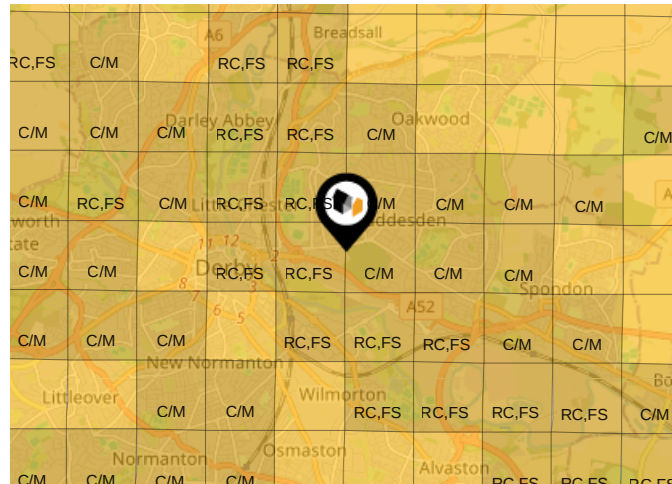
What is Radon?

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).



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

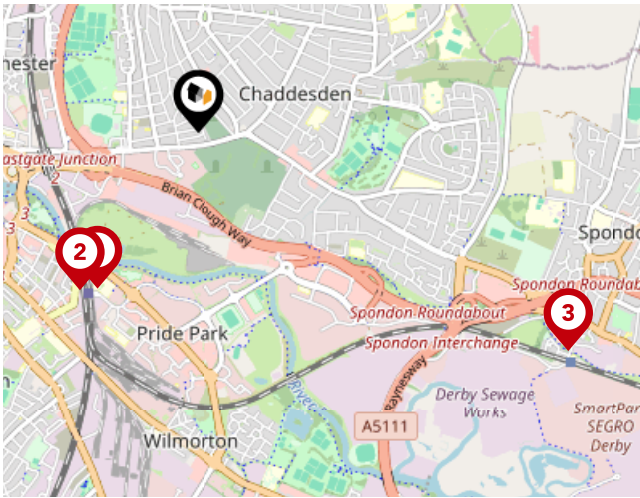
Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

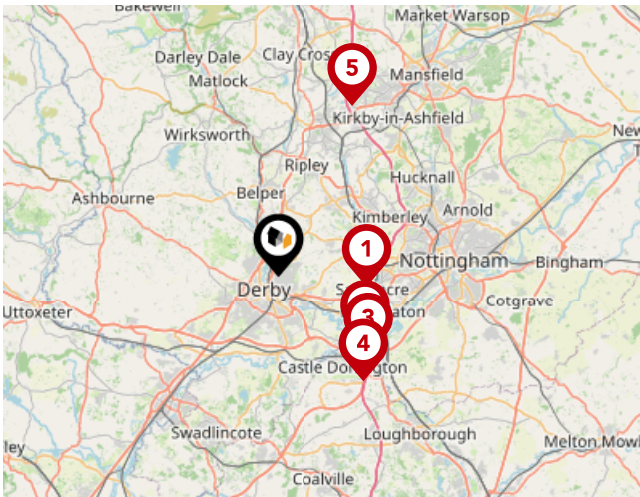
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



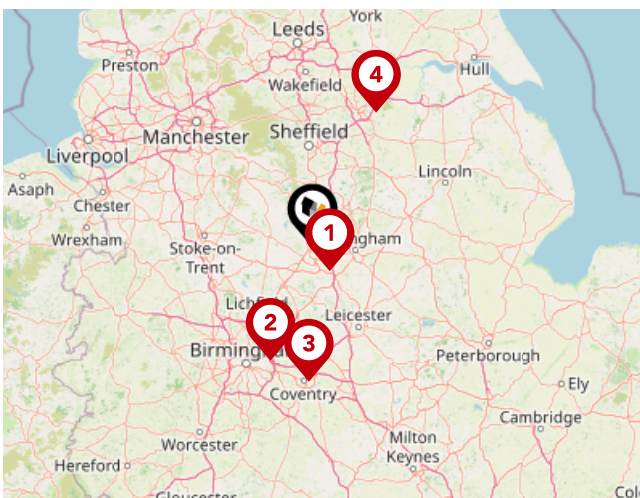
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	0.83 miles
2	Derby Rail Station	0.88 miles
3	Spondon Rail Station	1.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	6.34 miles
2	M1 J24A	7.85 miles
3	M1 J24	8.64 miles
4	M1 J23A	9.62 miles
5	M1 J28	13.23 miles

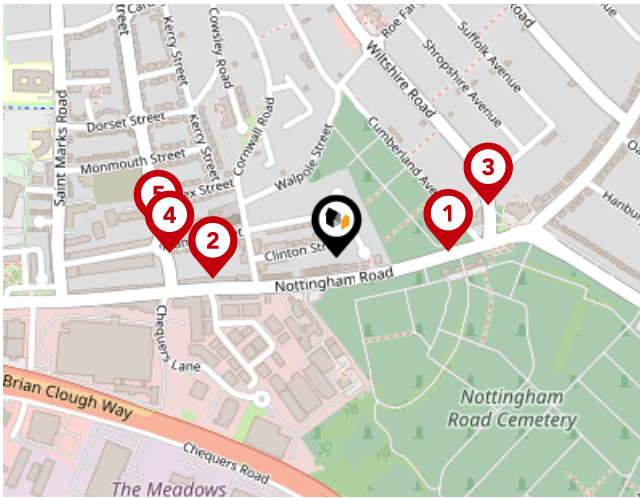


Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	8.57 miles
2	Birmingham Airport	34.78 miles
3	Baginton	38.64 miles
4	Finningley	42.46 miles

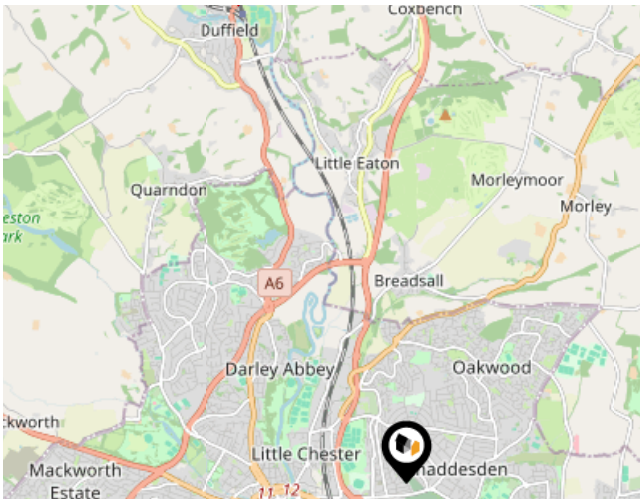
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nottingham Road Cemetery	0.13 miles
2	Cornwall Road	0.14 miles
3	Durham Avenue	0.18 miles
4	Francis Street	0.19 miles
5	Francis Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.53 miles
2	Duffield (Ecclesbourne Valley Railway)	4.55 miles
3	Tram Park & Ride	7.87 miles

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At Seven Generations, we're not just another property investment company – we're an independent whole-of-the-market brokerage serving as your dedicated guides to unlocking the potential of Buy-To-Let property.

Our mission is simple: to give you all the knowledge and confidence you need to make informed buy-to-let investment decisions. We believe that property investment, done right, can be a transformative tool for creating and preserving generational wealth. That's why we're always on the lookout for new and exciting properties from developers that'll match your investment objectives and goals. Whether you're a seasoned investor or a first-time buyer, Seven Generations is here to support you on your journey to Buy-To-Let success.

At Seven Generations, our core values are all about building long-term relationships and providing comprehensive education for o

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Seven Generations Property Brokers

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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