

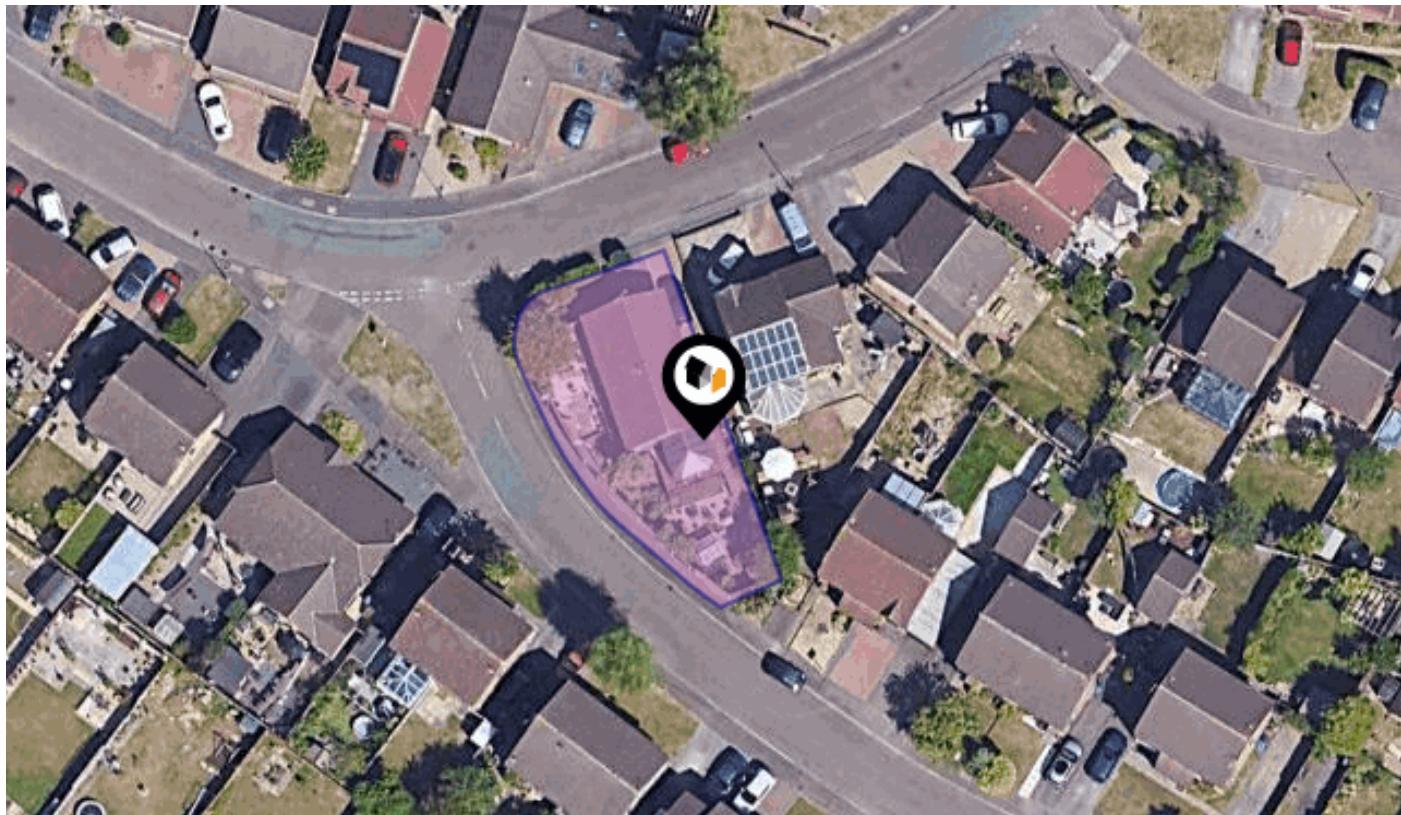


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 12<sup>th</sup> March 2025**



**FISKERTON WAY, OAKWOOD, DERBY, DE21**

**Hannells**

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

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented Three-Bedroomed Detached Bungalow
- > Internal Viewing Highly Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold
- > UPVC Double Glazed Conservatory

### Property Description

Located in the sought-after area of Oakwood, this three-bedroom detached bungalow offers a generous lounge/diner, conservatory and a beautiful rear garden with a raised, decked seating area. Occupying a corner position and well-presented throughout, a viewing is highly recommended! Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious lounge diner with feature bow window; fitted kitchen; uPVC double glazed conservatory; three good sized bedrooms and a fitted shower room. To the front of the property is a neat fore garden alongside a driveway providing ample off-road parking and giving access to a brick-built garage. To the rear is an enclosed garden with decked seating area, patio, gravel beds and a range of mixed flower and shrubbery beds. Fiskerton Way is well situated for Oakwood with a range of shops, schools, and transport links together with convenient access for Derby City Centre and further road links.

### Room Measurement & Details

#### Entrance Hall:

Lounge Diner: (17'5" x 10'8") 5.30 x 3.25

Kitchen: (10'8" x 8'5") 3.25 x 2.56

Conservatory: (11'6" x 10'0") 3.50 x 3.05

Bedroom One: (13'3" x 9'0") 4.04 x 2.74

Bedroom Two: (12'10" x 10'0") 3.91 x 3.05

Bedroom Three: (11'11" x 6'11") 3.63 x 2.11

Shower Room: (6'6" x 5'9") 1.98 x 1.75

#### Outside:

To the front of the property is a neat fore garden alongside a driveway providing ample off-road parking and giving access to a brick-built garage. To the rear is an enclosed garden with decked seating area, patio, gravel beds and a range of mixed flower and shrubbery beds.

# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	753 ft <sup>2</sup> / 70 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY228651		

## Local Area

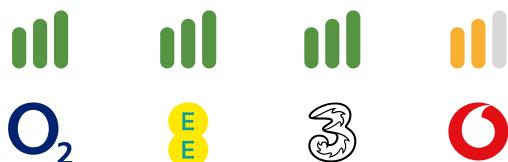
Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s      80 mb/s      1800 mb/s



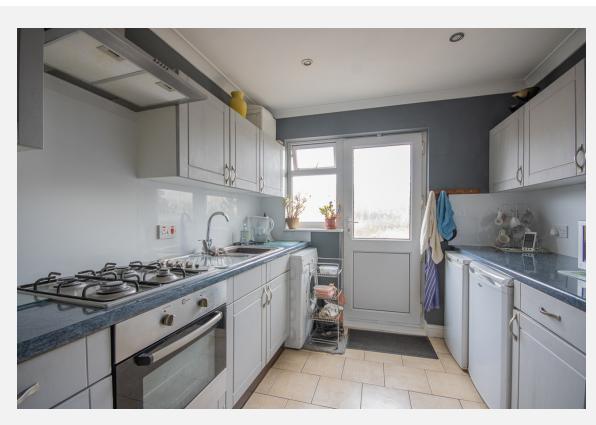
**Mobile Coverage:**  
(based on calls indoors)



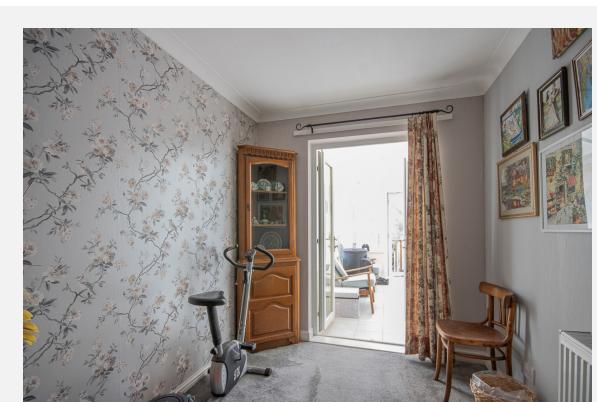
**Satellite/Fibre TV Availability:**



# Gallery Photos



# Gallery Photos



# Gallery Photos



## **FISKERTON WAY, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate



Fiskerton Way, Oakwood, DERBY, DE21

Energy rating

**D**

Valid until 10.01.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



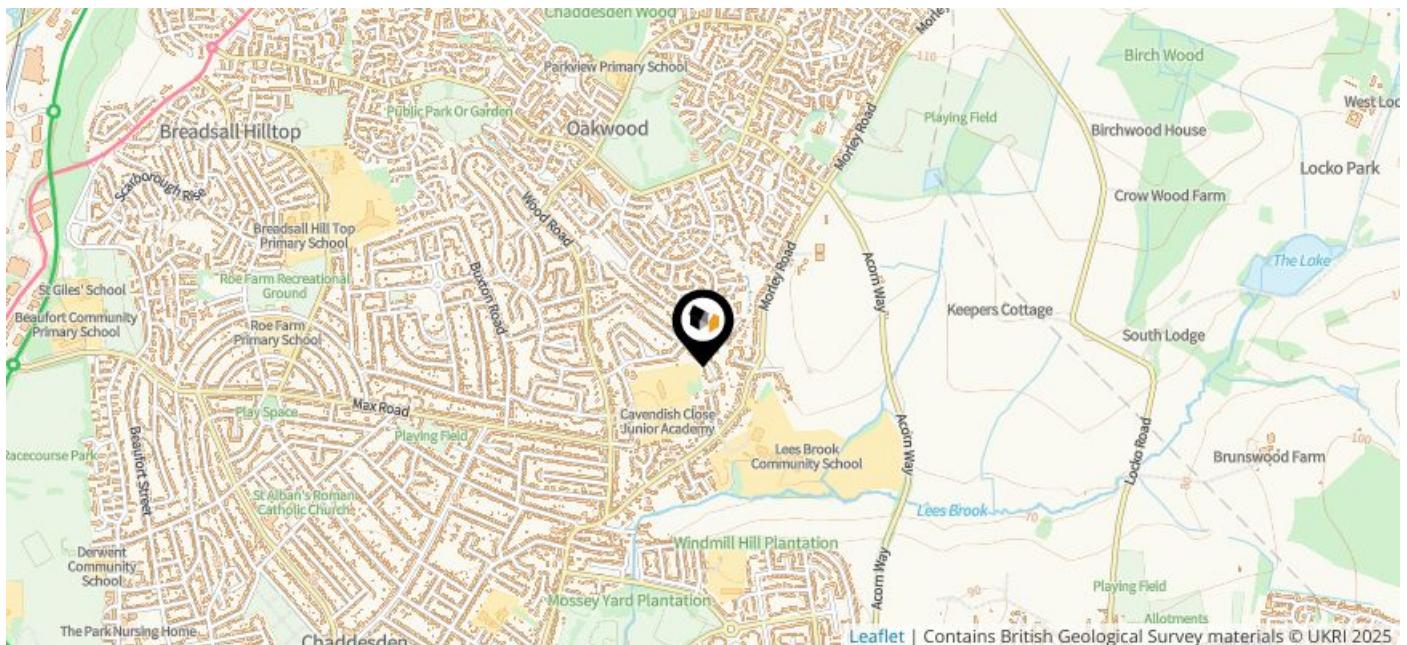
## Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	70 m <sup>2</sup>

# Maps Coal Mining



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.

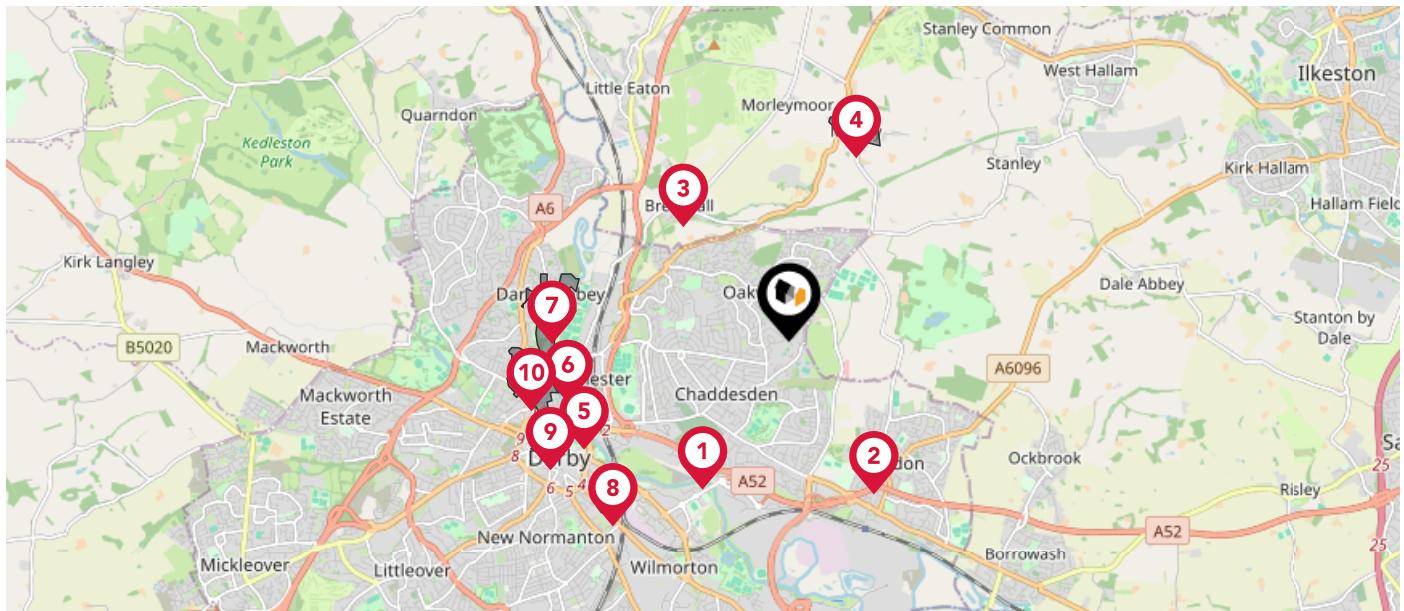
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

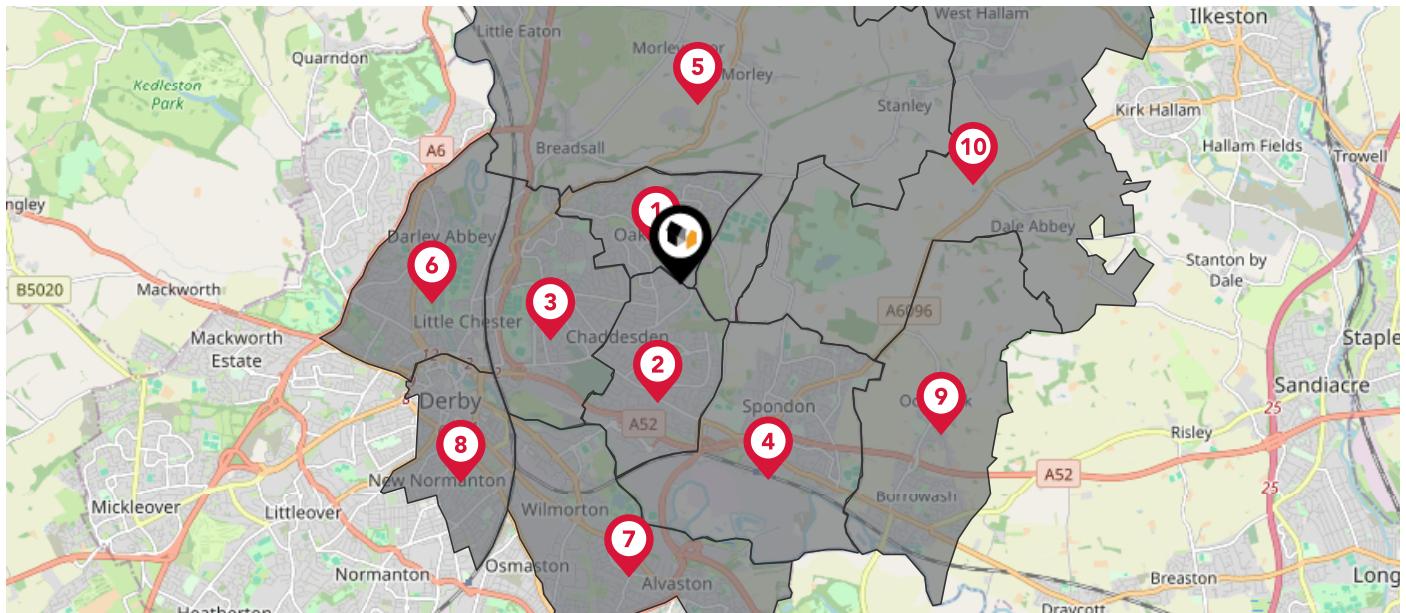
- 1 Highfield Cottages
- 2 Spondon
- 3 Breadsall
- 4 Morley
- 5 Nottingham Road
- 6 Little Chester
- 7 Darley Abbey
- 8 Railway
- 9 City Centre
- 10 Strutts Park

# 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

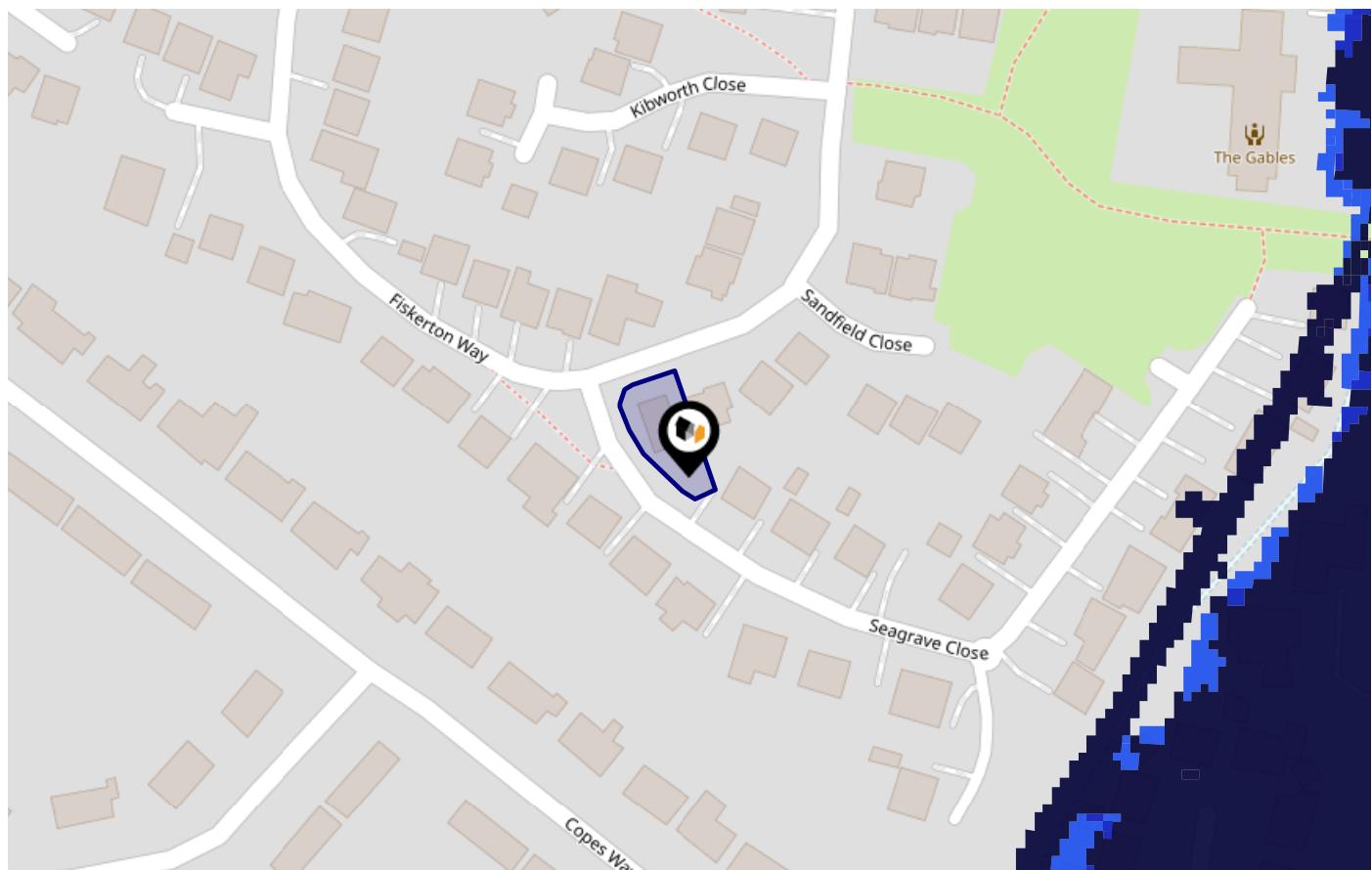
- 1 Oakwood Ward
- 2 Chaddesden Ward
- 3 Derwent Ward
- 4 Spondon Ward
- 5 Little Eaton & Stanley Ward
- 6 Darley Ward
- 7 Alvaston Ward
- 8 Arboretum Ward
- 9 Ockbrook & Borrowash Ward
- 10 West Hallam & Dale Abbey Ward

# 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.

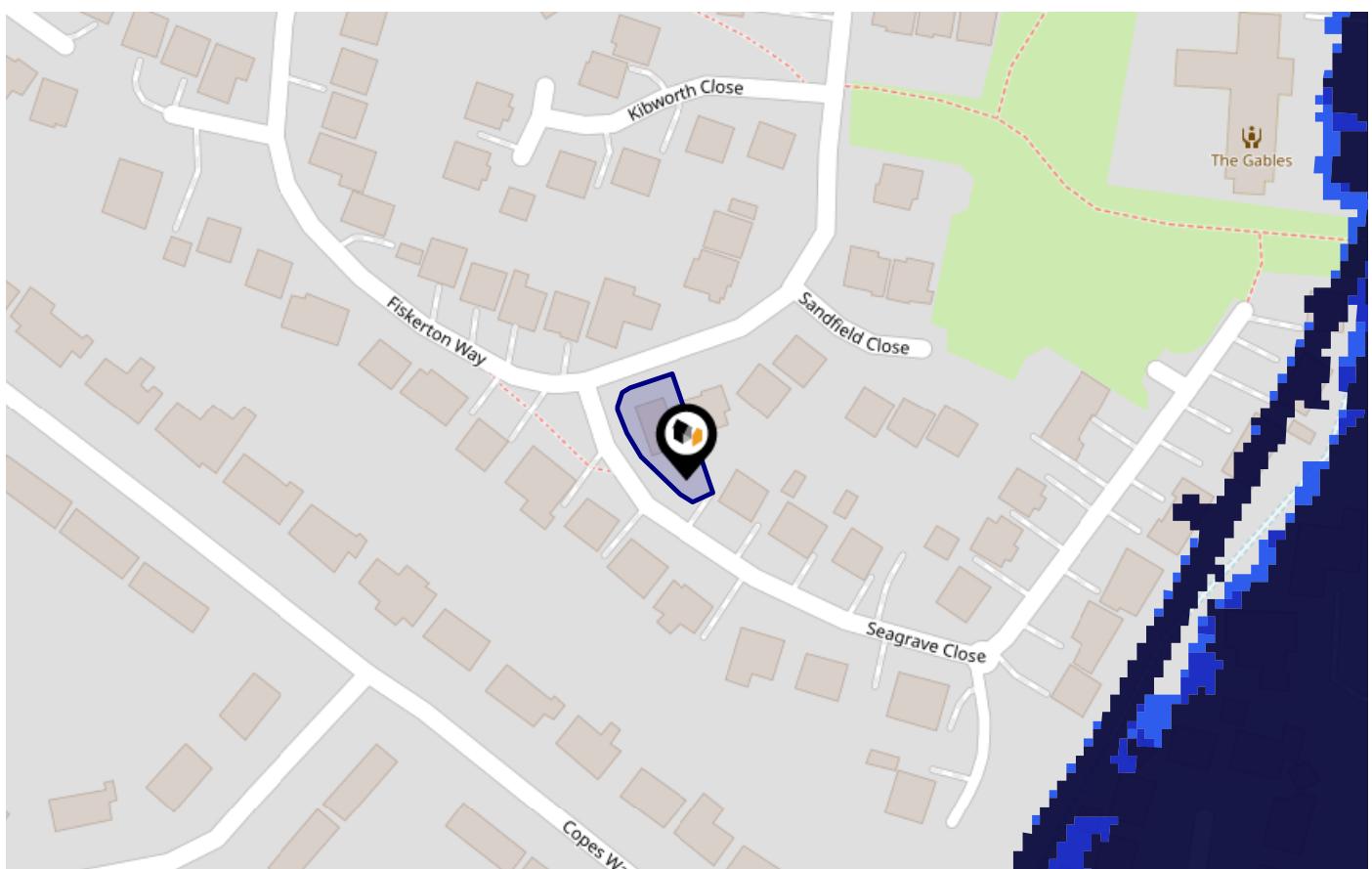
Chance of flooding to the following depths at this property:



# 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

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:

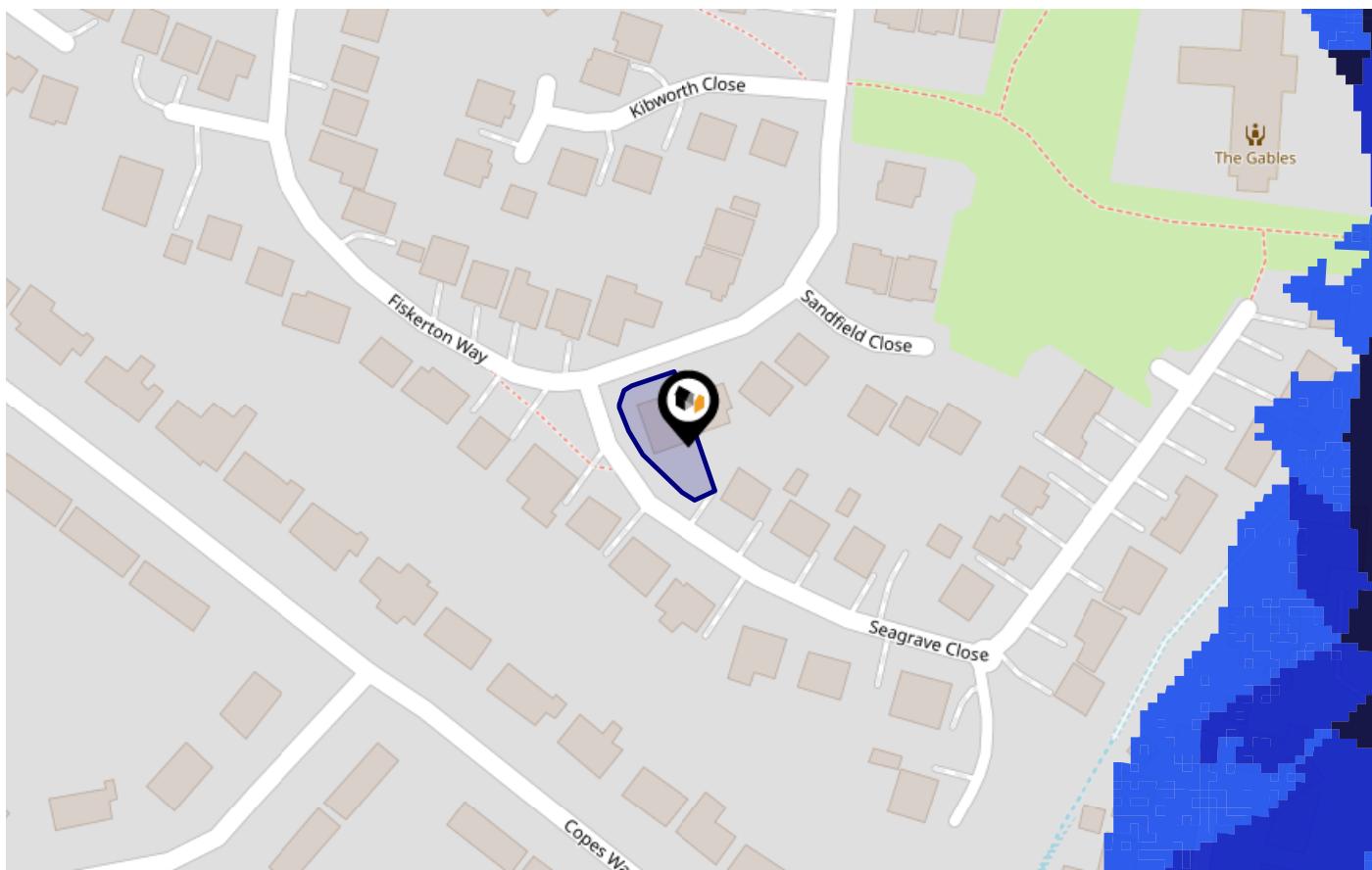


# Flood Risk

## 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.

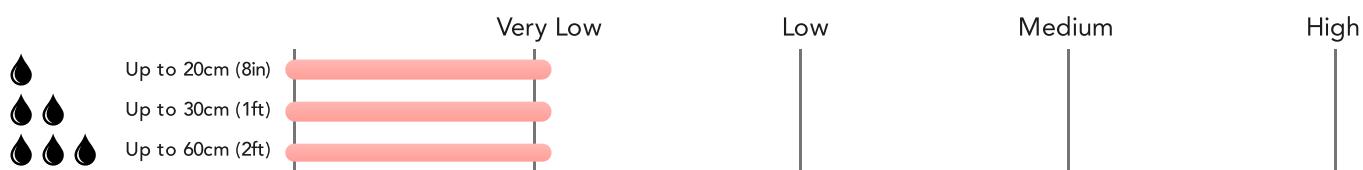


Risk Rating: Very low

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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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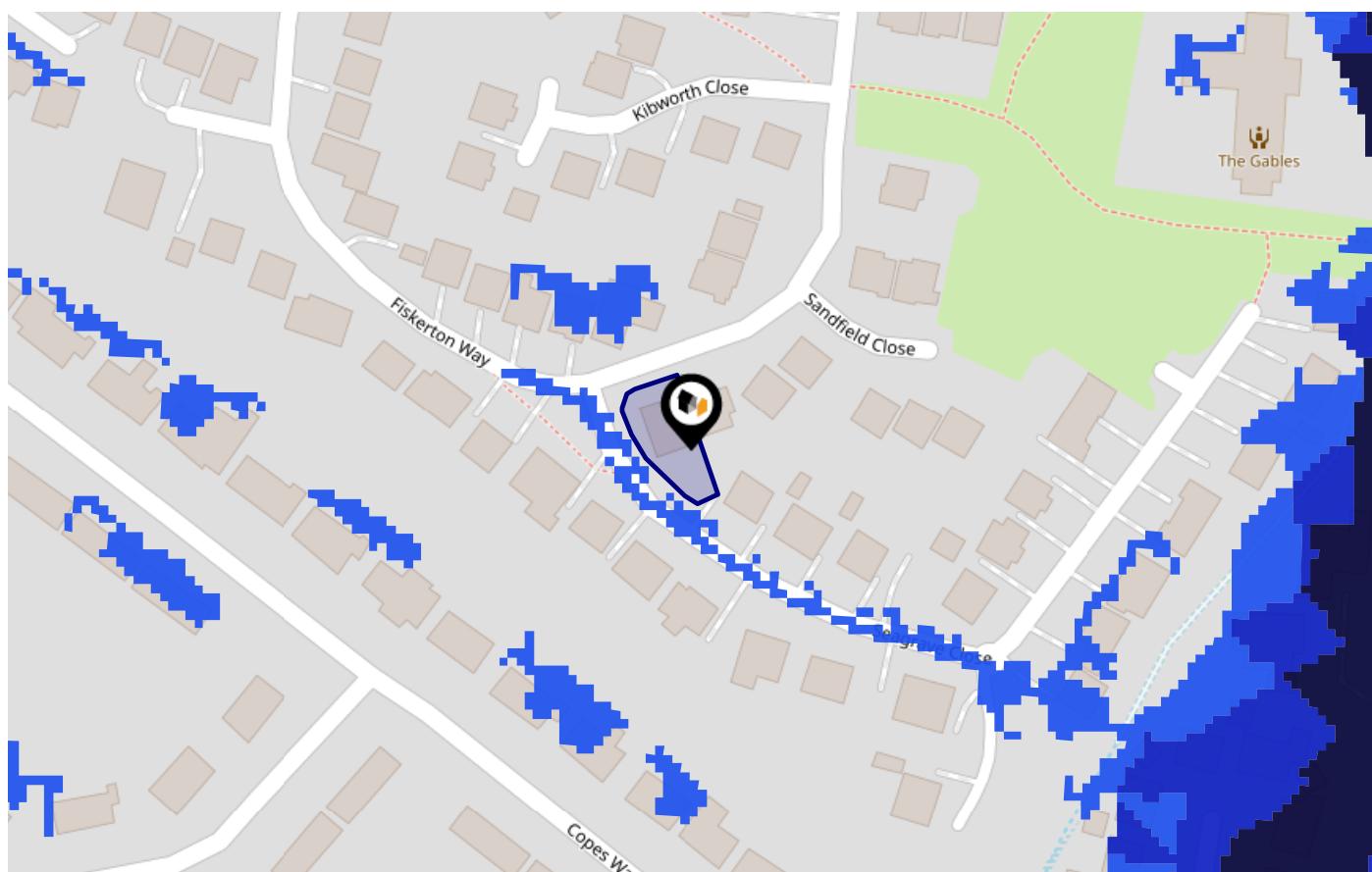
Chance of flooding to the following depths at this property:



# 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.

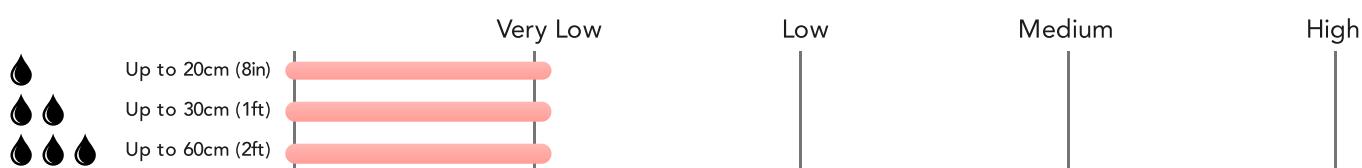


**Risk Rating: Very low**

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.
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- 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:

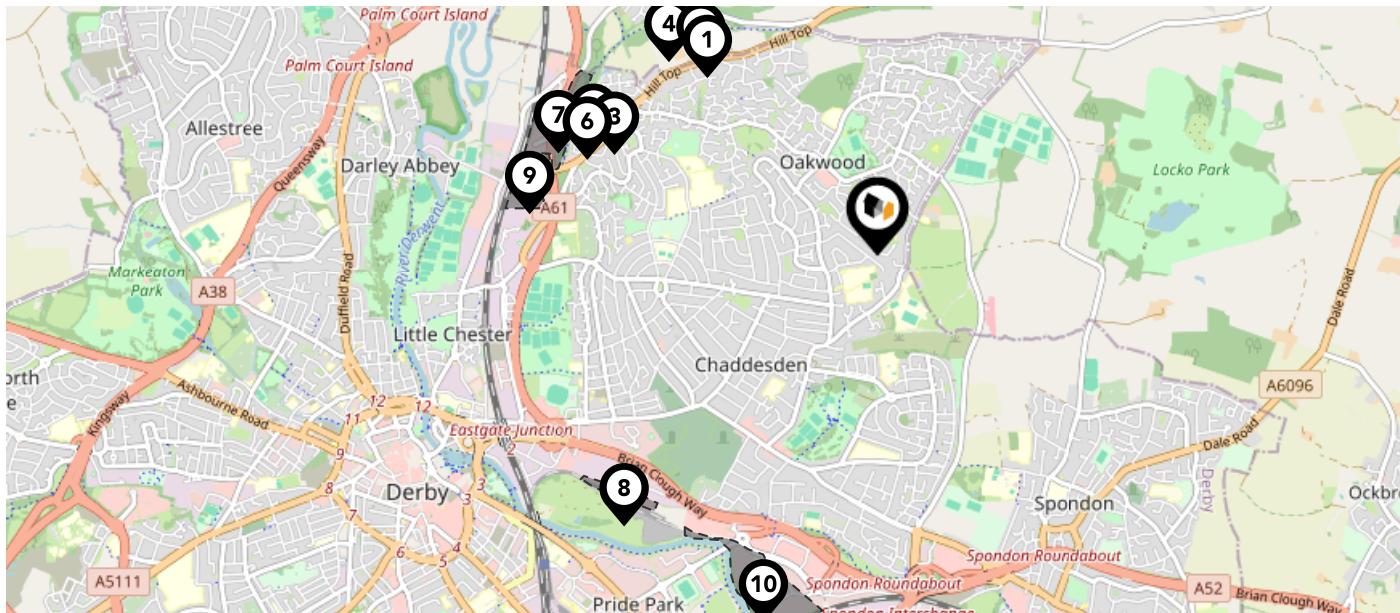


# Maps

## 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	Mansfield Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
4	Manor Farm-Breadsall	Historic Landfill	<input type="checkbox"/>
5	Derelict Land off Mansfield Road-Breadsall Hilltop, Breadsall, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
6	Alfreton Road-Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
7	Alfreton Road Extension-Alfreton Road Extention, Off Sir Frank Whittle Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
8	Chaddesden Sidings-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>
9	Mansfield Road-Mansfield Road, Derby, Derbyshire	Historic Landfill	<input type="checkbox"/>
10	Chaddesden Sidings - Phase 2-Litchurch, Derby	Historic Landfill	<input type="checkbox"/>

# Area Schools



Nursery Primary Secondary College Private



## Lees Brook Academy

Ofsted Rating: Good | Pupils: 1095 | Distance: 0.18



## Cavendish Close Infant School

Ofsted Rating: Good | Pupils: 265 | Distance: 0.27



## Cavendish Close Junior Academy

Ofsted Rating: Good | Pupils: 323 | Distance: 0.31



## Parkview Primary School

Ofsted Rating: Good | Pupils: 231 | Distance: 0.51



## Chaddesden Park Primary School

Ofsted Rating: Requires improvement | Pupils: 262 | Distance: 0.62



## Roe Farm Primary School

Ofsted Rating: Requires improvement | Pupils: 393 | Distance: 0.81



## St Alban's Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 345 | Distance: 0.84

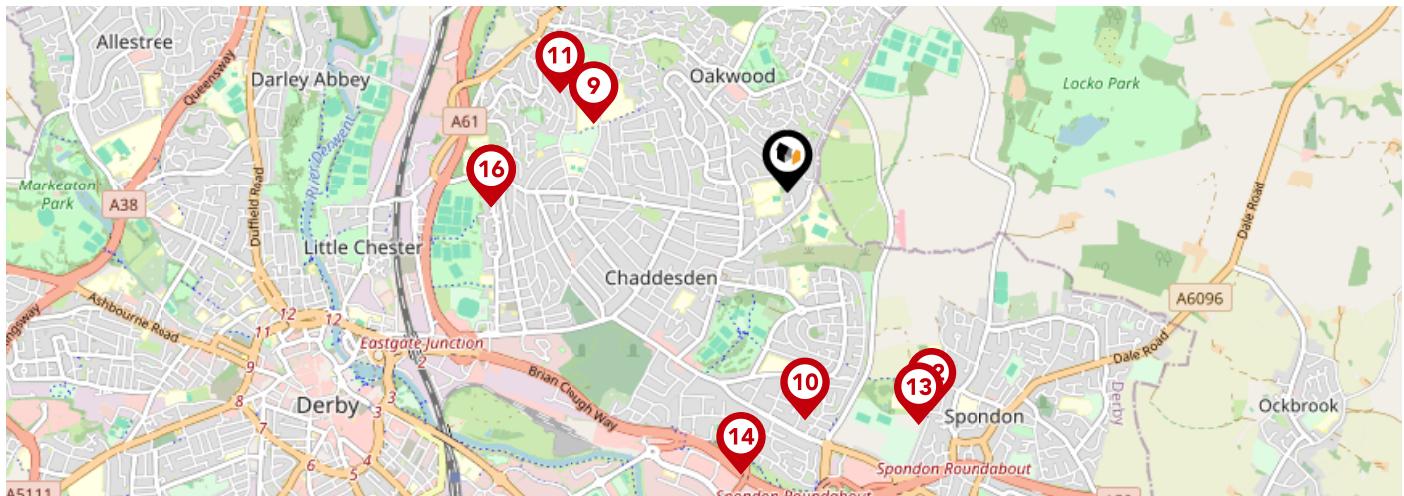


## Breadsall Hill Top Primary School

Ofsted Rating: Good | Pupils: 428 | Distance: 0.92



# Area Schools



Nursery Primary Secondary College Private



## Da Vinci Academy

Ofsted Rating: Good | Pupils: 711 | Distance: 0.92



## Cherry Tree Hill Primary School

Ofsted Rating: Good | Pupils: 631 | Distance: 1.02



## St Andrew's Academy

Ofsted Rating: Good | Pupils: 152 | Distance: 1.11



## Springfield Primary School

Ofsted Rating: Good | Pupils: 343 | Distance: 1.17



## West Park School

Ofsted Rating: Good | Pupils: 1464 | Distance: 1.19



## Meadow Farm Community Primary School

Ofsted Rating: Good | Pupils: 164 | Distance: 1.28



## St Giles' Spencer Academy

Ofsted Rating: Outstanding | Pupils: 148 | Distance: 1.33

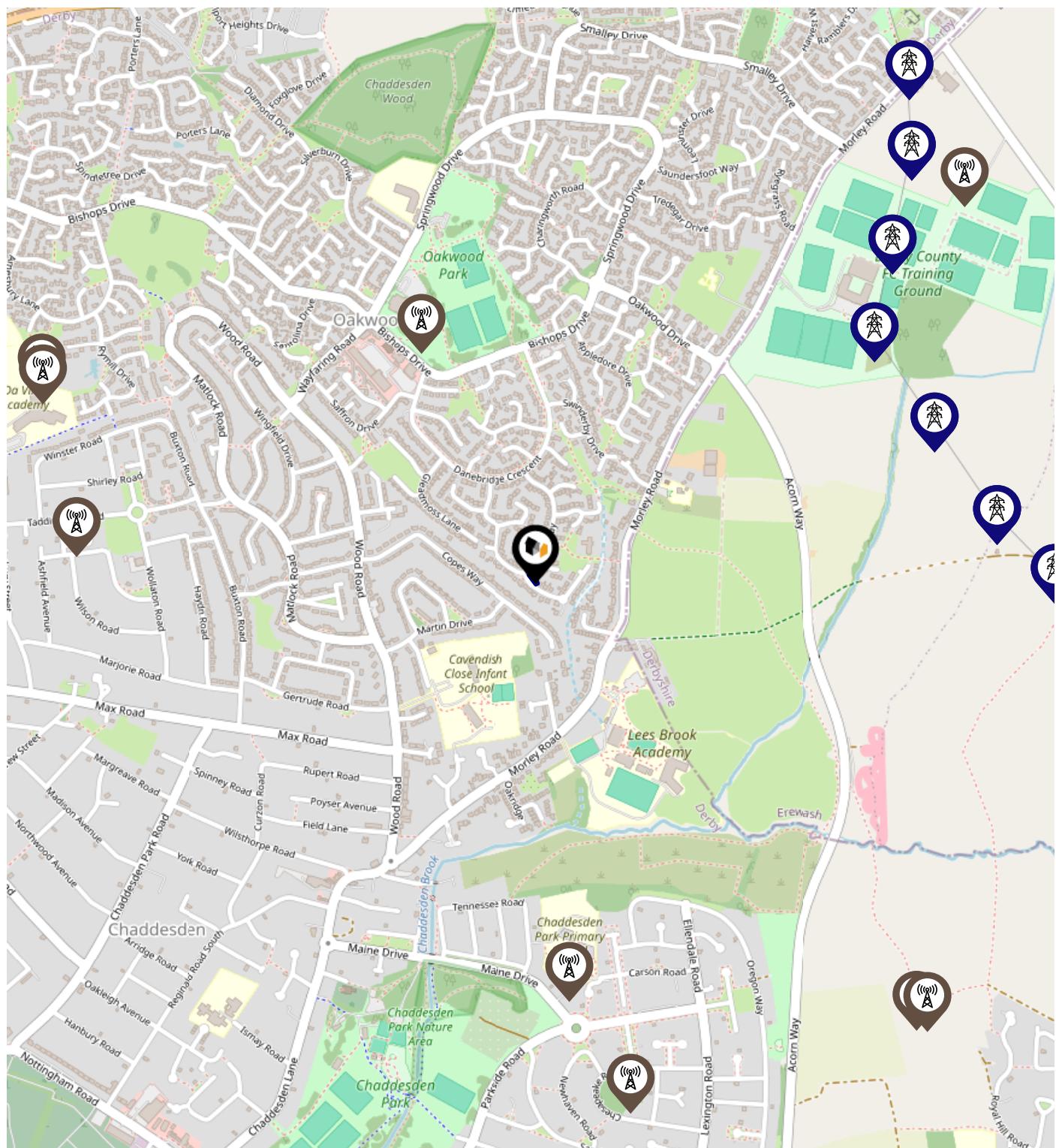


## Beaufort Community Primary School

Ofsted Rating: Requires improvement | Pupils: 269 | Distance: 1.33



# Local Area Masts & Pylons



## Key:

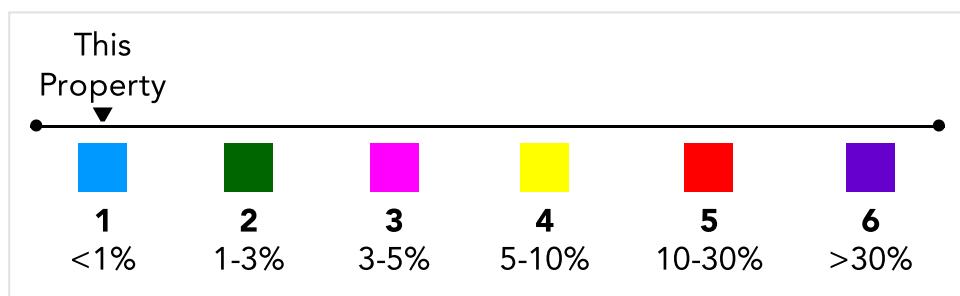
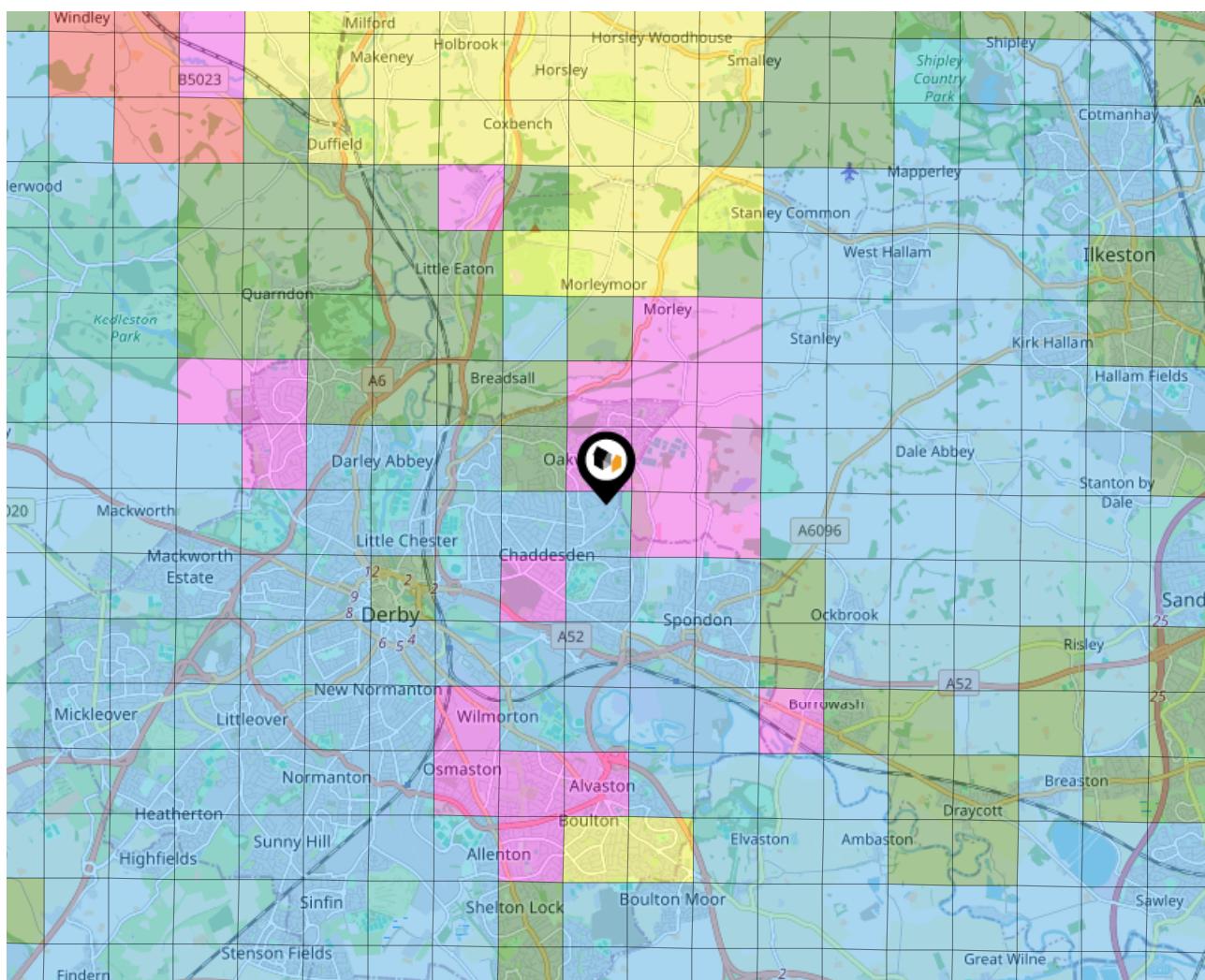
- Power Pylons
- Communication Masts

# Environment

## Radon Gas

### 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/m<sup>3</sup>).



# Environment Soils & Clay

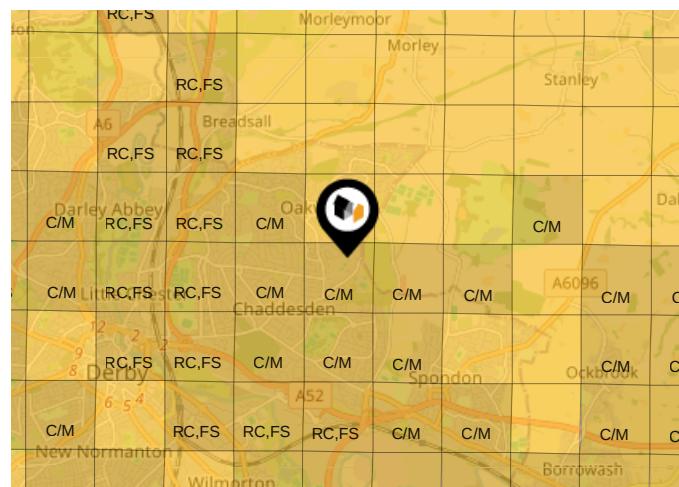


Ground Composition for this Address (Surrounding square kilometer zone around property)

**Carbon Content:** VARIABLE  
**Parent Material Grain:** MIXED (ARGILLIC-RUDACEOUS)  
**Soil Group:** MEDIUM TO HEAVY

**Soil Texture:**  
**Soil Depth:**

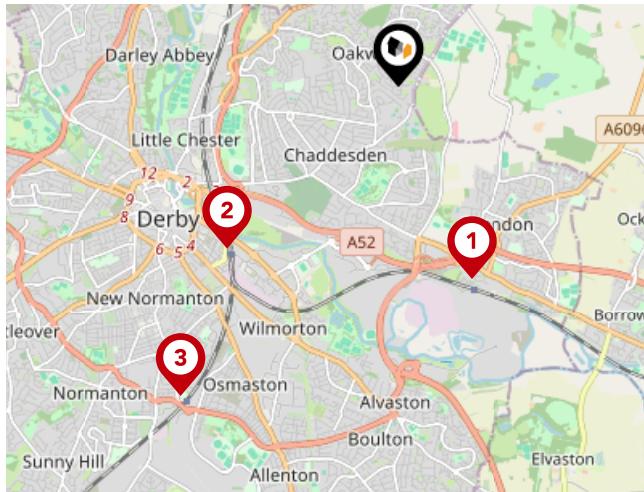
LOAM TO CLAYEY LOAM  
DEEP



## Primary Classifications (Most Common Clay Types)

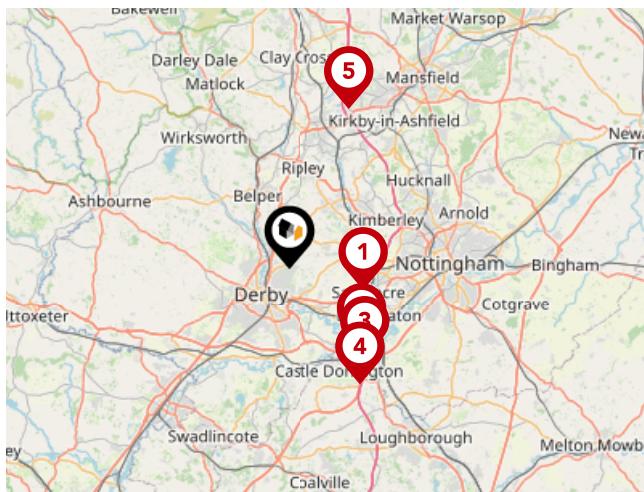
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.84 miles
2	Derby Rail Station	2.1 miles
3	Peartree Rail Station	3.38 miles



## Trunk Roads/Motorways

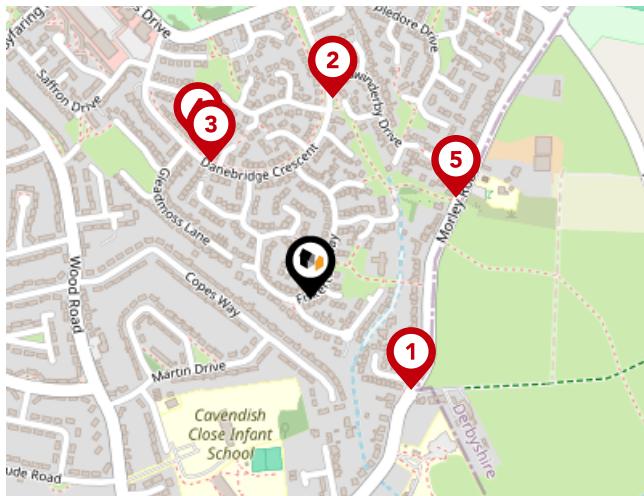
Pin	Name	Distance
1	M1 J25	5.51 miles
2	M1 J24A	7.6 miles
3	M1 J24	8.47 miles
4	M1 J23A	9.65 miles
5	M1 J28	12.17 miles



## Airports/Helpads

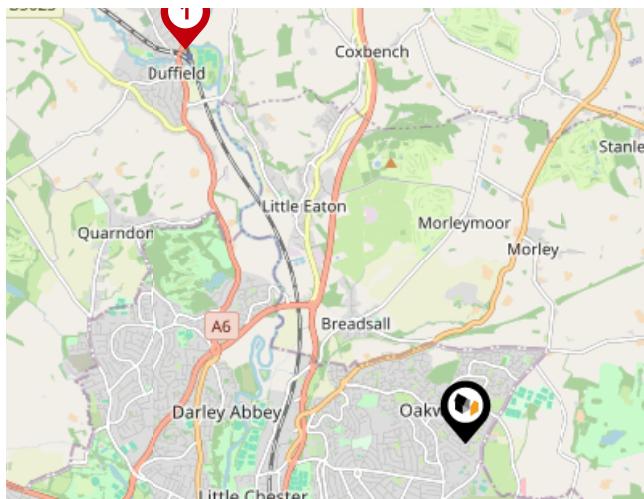
Pin	Name	Distance
1	East Mids Airport	8.66 miles
2	Baginton	39.42 miles
3	Birmingham Airport	35.82 miles
4	Finningley	41.37 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Morley Gardens	0.15 miles
2	Edwinstowe Road	0.23 miles
3	Danebridge Crescent	0.19 miles
4	Danebridge Crescent	0.21 miles
5	Besthorpe Close	0.2 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.33 miles
2	Tram Park & Ride	6.98 miles
3	Toton Lane Tram Stop	6.98 miles



### Hannells

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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 proper

### Financial Services

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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.

# Hannells 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.

 /Hannells

 /hannellsestateagents

 /hannells

 /company/hannells-estate-agents

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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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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