



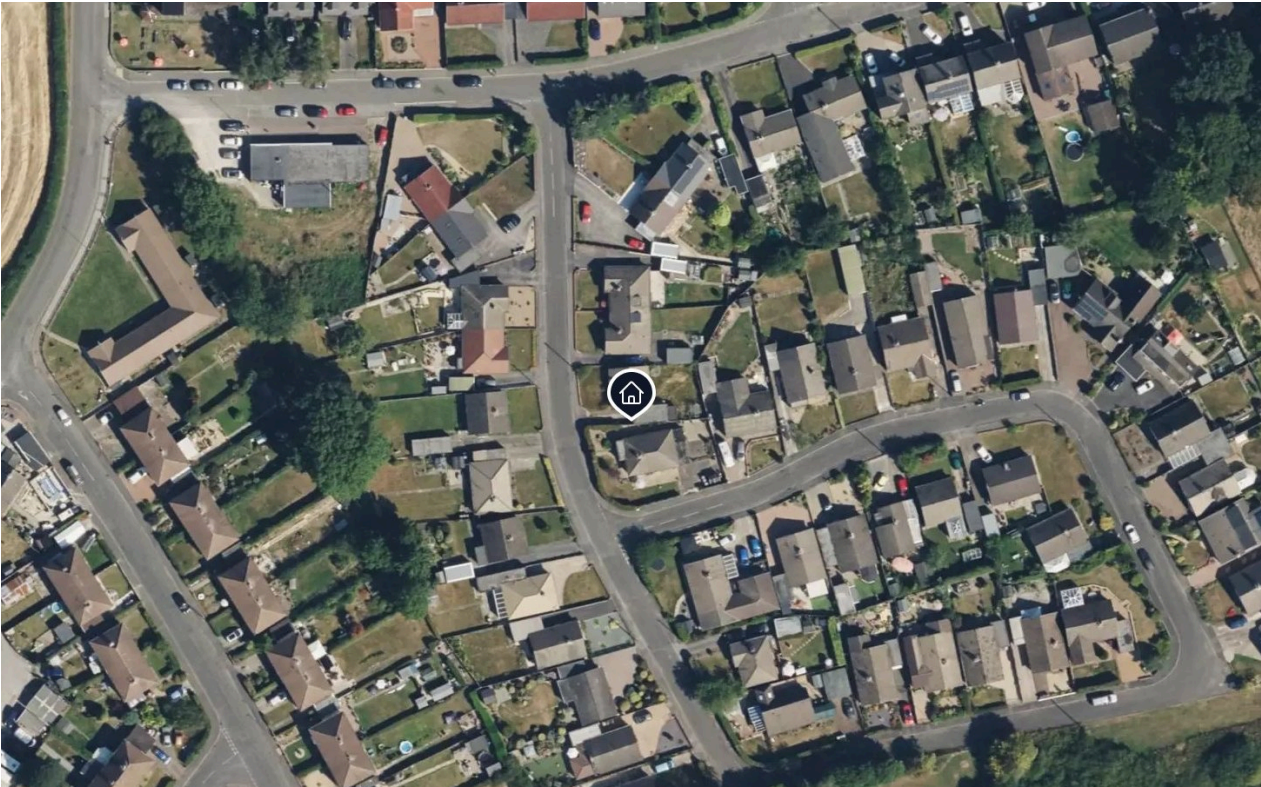
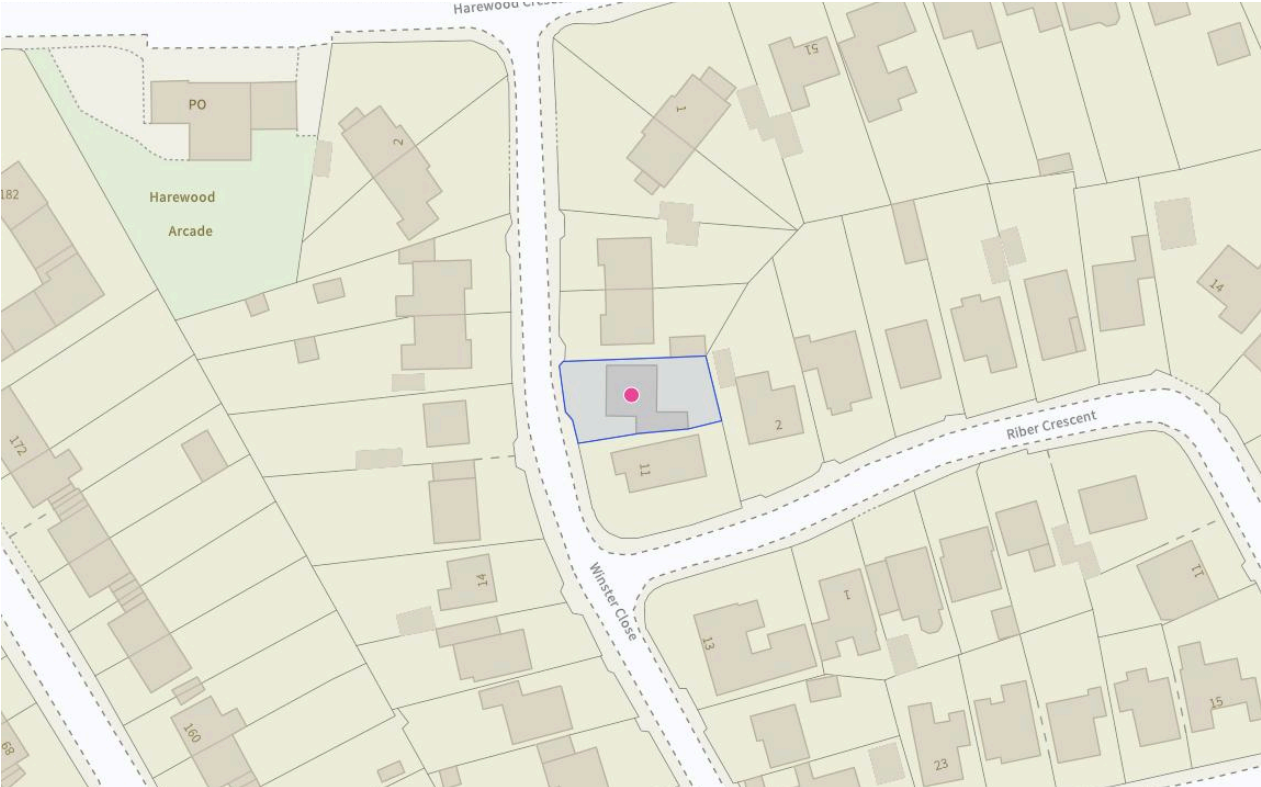
## 9 Winster Close

Old Tupton, Chesterfield, S42 6HT

13th August 2026



Introduction



Key Property Information



Estimated market value

£900 pcm

2 1 560ft² | £433 pft² Detached Freehold

Plot information

|                     |            |
|---------------------|------------|
| Title number        | DY596817   |
| Plot size           | 0.07 acres |
| Garden direction    | West       |
| Outdoor area        | 0.05 acres |
| Parking (predicted) | Yes        |

| Build                 | Utilities                 | EPC                         | Valid until 02/11/2035 |
|-----------------------|---------------------------|-----------------------------|------------------------|
| Suspended floors      | ✓ Mains gas               | Efficiency rating (current) | 68 D                   |
| Double glazed windows | ✗ Wind turbines           | Efficiency (potential)      | 77 C                   |
| Brick walls           | ✗ Solar panels            | Enviro impact (current)     | 68 D                   |
| Pitched roof          | Mains fuel type Mains Gas | Enviro impact (potential)   | 76 C                   |
| Year built 1950-1966  | Water Severn Trent Water  |                             |                        |

|  Council tax |  Mobile coverage                                                                              |  Broadband availability  |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Band B                                                                                          |  EE        |  Basic <b>6mb</b>        |
| £1,918 per year (est)                                                                           |  O2        |  Superfast <b>71mb</b>   |
| North East Derbyshire                                                                           |  Three     |  Ultrafast <b>1800mb</b> |
|                                                                                                 |  Vodafone  |  Overall <b>1800mb</b>   |



 Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

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Surface water

Very low risk for flooding by surface water

 Radon Gas

**Moderate to High risk (5-10%)**

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.



## Restrictive covenants

No covenants

This property **does not** have any restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

### Why it's important

#### Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

#### Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

#### Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

## Rights of way

There has been no rights of way found on the plot of this property

### 0 found **Footpaths**

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

### 0 found **Bridleways**

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

### 0 found **Restricted Byways**

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

### 0 found **Byways Open to All Traffic (BOATs)**

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land  
Registry 



National park

No restrictions found

This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Why it's important

| Restrictions                                                                                                  | Natural Beauty                                                                                        | Value Implications                                                                                     |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| There are strict planning regulations to ensure preservation. Building and development are highly controlled. | Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal. | While restrictions may limit development, the environment can enhance property desirability and value. |

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Conservation area

No restrictions found

This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Why it's important

| Preservation                                                                                    | Restrictions                                                                                                     | Community and Environment                                         |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| These areas maintain historical and architectural charm, potentially enhancing property values. | Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals. | They contribute to community aesthetics and environmental health. |

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



Greenbelt land

No restrictions found

This property is not on Greenbelt land

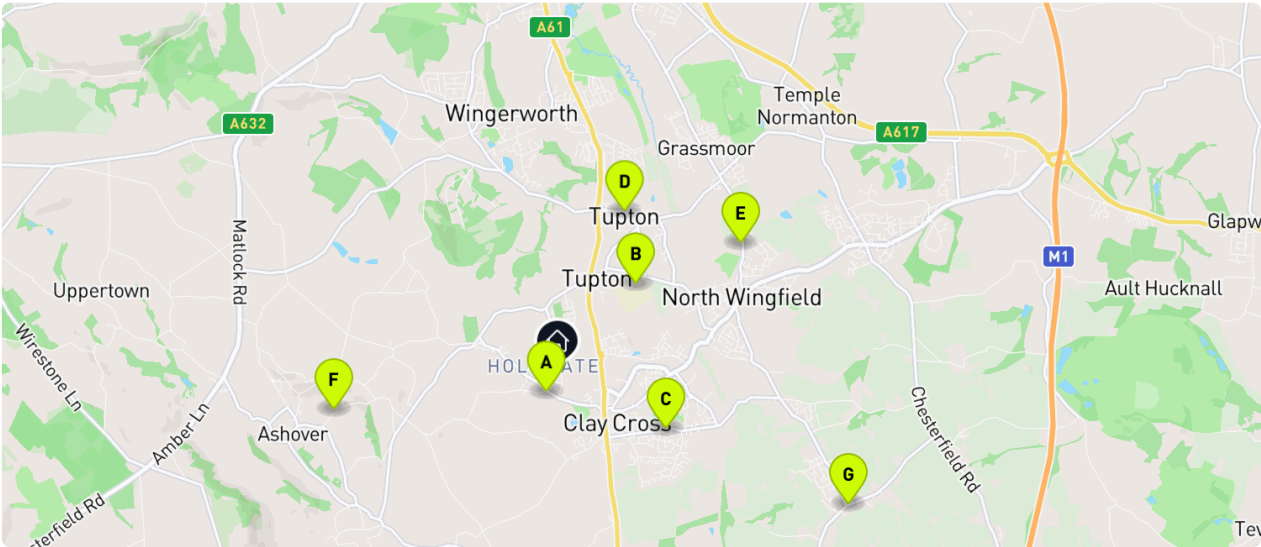
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

| Restrictions                                                                                               | Environmental Appeal                                                                                     | Value Implications                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strict regulations limit new developments and property modifications, often requiring special permissions. | Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability. | Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations. |

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



|                                                                                                                                                |                                                                                                                                                        |                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>Nursery · Primary</div></div> <div>Holmgate Primary School and Nursery</div> <div><div>Good</div><div>0.45mi</div></div> | <div><div>B</div><div>Secondary · Post-16</div></div> <div>Tupton Hall School</div> <div><div>Good</div><div>0.81mi</div></div>                        | <div><div>C</div><div>Primary</div></div> <div>Sharley Park Community Primary School</div> <div><div>Good</div><div>1.19mi</div></div>                |
| <div><div>D</div><div>Nursery · Primary</div></div> <div>Tupton Primary and Nursery Academy</div> <div><div>Good</div><div>1.23mi</div></div>  | <div><div>E</div><div>Nursery · Primary</div></div> <div>North Wingfield Primary and Nursery Academy</div> <div><div>Good</div><div>1.76mi</div></div> | <div><div>F</div><div>Special · Independent</div></div> <div>Eastwood Grange School</div> <div><div>Requires improvement</div><div>1.98mi</div></div> |
| <div><div>G</div><div>Special · Nursery</div></div> <div>Pilsley Primary School</div> <div><div>Good</div><div>2.83mi</div></div>              | <div><div>H</div><div>PRU</div></div> <div>Esteem North Academy</div> <div><div>Good</div><div>3.07mi</div></div>                                      | <div><div>I</div><div>Secondary</div></div> <div>Outwood Academy Hasland Hall</div> <div><div>Good</div><div>3.09mi</div></div>                       |

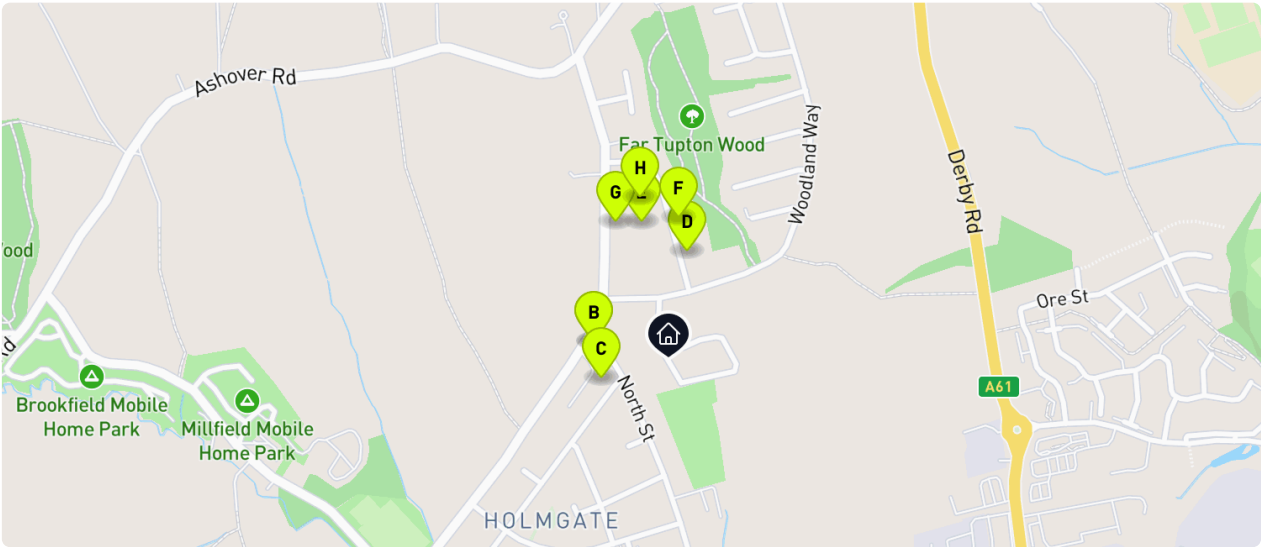


Local Transport



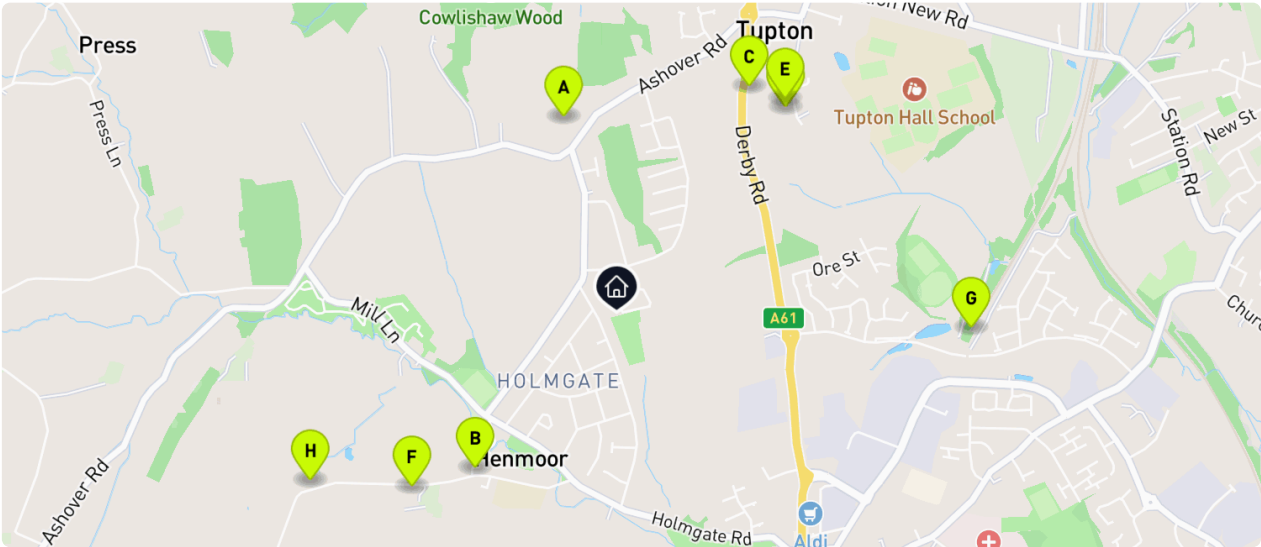
|                                                                                                                |                                                                                                                   |                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div></div></div> <div>Coupe Lane Top, Coupe Lane</div> <div>Bus stop or station0.10 mi</div> | <div><div>B</div><div></div></div> <div>Harewood Crescent, Coupe Lane</div> <div>Bus stop or station0.17 mi</div> | <div><div>C</div><div></div></div> <div>Rock Crescent, Rock Crescent</div> <div>Bus stop or station0.20 mi</div> |
| <div><div>D</div><div></div></div> <div>Chesterfield Rail Station</div> <div>Train station4.37 mi</div>        | <div><div>E</div><div></div></div> <div>Alfreton Rail Station</div> <div>Train station5.63 mi</div>               | <div><div>F</div><div></div></div> <div>East Midlands Airport</div> <div>Airport24 mi</div>                      |
| <div><div>G</div><div></div></div> <div>M1</div> <div>Motorway4.56 mi</div>                                    |                                                                                                                   |                                                                                                                  |

## Nearby Planning



|                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>77 Coupe Lane Clay Cross Chesterfield S45 9QL</div><div>Erection of detached garage to the rear</div><div>ApprovedRef: 18/00759/FLH17-08-2018</div></div>                                                                              | <div><div>B</div><div>77 Coupe Lane Clay Cross Chesterfield S45 9QL</div><div>Section 73 application to vary condition 2 and 3 (Approved Plans) of planning application 18/00759/FLH to make...</div><div>ApprovedRef: 25/00407/FLH13-05-2025</div></div>           |
| <div><div>C</div><div>79 Meadow Road Clay Cross Chesterfield S45 9QN</div><div>Application for a Lawful Development Certificate for the proposed levelling of parking space and building of new...</div><div>ApprovedRef: 25/00394/LDC01-09-2025</div></div> | <div><div>D</div><div>31 Harewood Crescent Old Tupton Chesterfield S42 6HX</div><div>Construction of front porch and single storey rear extension with new garage to rear, alterations to openings and...</div><div>ApprovedRef: 21/00610/FLH05-05-2021</div></div> |
| <div><div>E</div><div>20 Harewood Crescent Old Tupton Chesterfield S42 6HX</div><div>Proposed rear single storey garden room extension</div><div>ApprovedRef: 22/00729/FLH20-07-2022</div></div>                                                             | <div><div>F</div><div>23 Harewood Crescent Old Tupton Chesterfield S42 6HX</div><div>Application for proposed conservatory at rear.</div><div>ApprovedRef: 22/00779/FLH02-08-2022</div></div>                                                                       |
| <div><div>G</div><div>93 Coupe Lane Old Tupton Chesterfield S42 6HA</div><div>Single storey rear extension</div><div>ApprovedRef: 25/00003/FLH03-01-2025</div></div>                                                                                         | <div><div>H</div><div>14 Harewood Crescent Old Tupton Chesterfield S42 6HX</div><div>Rear Single Storey Extension.</div><div>ApprovedRef: 23/00656/FLH31-07-2023</div></div>                                                                                        |

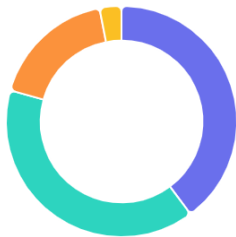
# Nearby Listed Buildings



|                                                                                                                                                                                  |                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>Grade II - Listed building</div><div>1972ft</div></div> <div>Woodthorpe hall and woodthorpe hall cottage</div> <div>List entry no: 133544831-08-1984</div> | <div><div>B</div><div>Grade II - Listed building</div><div>2582ft</div></div> <div>Henmore cottage</div> <div>List entry no: 115863631-08-1984</div>                               |
| <div><div>C</div><div>Grade II - Listed building</div><div>2667ft</div></div> <div>Pear tree farmhouse</div> <div>List entry no: 133545031-08-1984</div>                         | <div><div>D</div><div>Grade II - Listed building</div><div>2736ft</div></div> <div>Barn and attached outbuildings at egstow hall</div> <div>List entry no: 108779131-08-1984</div> |
| <div><div>E</div><div>Grade II - Listed building</div><div>2805ft</div></div> <div>Egstow hall</div> <div>List entry no: 115900531-01-2067</div>                                 | <div><div>F</div><div>Grade II - Listed building</div><div>3205ft</div></div> <div>Ashmore house</div> <div>List entry no: 131142231-08-1984</div>                                 |
| <div><div>G</div><div>Grade II - Listed building</div><div>3986ft</div></div> <div>North portal to clay cross railway tunnel</div> <div>List entry no: 108781005-05-1981</div>   | <div><div>H</div><div>Grade II - Listed building</div><div>4055ft</div></div> <div>Holmgate house</div> <div>List entry no: 108781331-08-1984</div>                                |

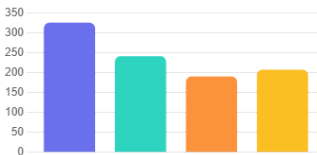
Average house price changes in the last year (North East Derbyshire)

|                   | Aug '25 | Nov '25 | Feb '26 | May '26 | Jul '26 |
|-------------------|---------|---------|---------|---------|---------|
| Detached          | £390k   | £405k   | £430k   | £430k   | £430k   |
| Semi-Detached     | £201k   | £210k   | £222k   | £223k   | £223k   |
| Terraced          | £163k   | £170k   | £179k   | £180k   | £180k   |
| Flats/Maisonettes | £150k   | £157k   | £166k   | £166k   | £166k   |



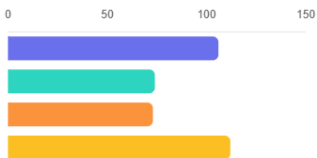
Volume of sold properties in the last 12 months (North East Derbyshire)

|                                   |                                          |
|-----------------------------------|------------------------------------------|
| <b>430</b><br>Detached sold (40%) | <b>427</b><br>Semi-Detached sold (40%)   |
| <b>190</b><br>Terraced sold (18%) | <b>33</b><br>Flats/Maisonettes sold (3%) |



Average price per sqft (North East Derbyshire)

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>£325 ft²</b><br>Detached | <b>£241 ft²</b><br>Semi-Detached     |
| <b>£190 ft²</b><br>Terraced | <b>£207 ft²</b><br>Flats/Maisonettes |



Average time on the sales market (North East Derbyshire)

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>106 days</b><br>Detached | <b>74 days</b><br>Semi-Detached      |
| <b>73 days</b><br>Terraced  | <b>112 days</b><br>Flats/Maisonettes |



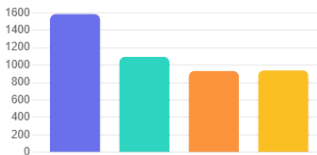
Average rental price changes in the last year (North East Derbyshire)

|                   | Aug '25 | Nov '25 | Feb '26 | May '26 | Jul '26 |
|-------------------|---------|---------|---------|---------|---------|
| Detached          | £1178   | £1480   | £1548   | £1366   | £1244   |
| Semi-Detached     | £1037   | £1017   | £1056   | £1003   | £1012   |
| Terraced          | £901    | £705    | £766    | £825    | £795    |
| Flats/Maisonettes | £678    | £651    | £761    | £789    | £705    |



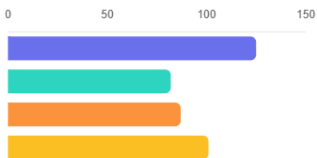
Volume of let properties in the last 12 months (North East Derbyshire)

|                                  |                                           |
|----------------------------------|-------------------------------------------|
| <b>50</b><br>Detached sold (14%) | <b>130</b><br>Semi-Detached sold (37%)    |
| <b>86</b><br>Terraced sold (25%) | <b>85</b><br>Flats/Maisonettes sold (24%) |



Average rental yield (North East Derbyshire)

|                                    |                                    |
|------------------------------------|------------------------------------|
| <b>£1583</b><br>4.41% annual yield | <b>£1093</b><br>5.88% annual yield |
| <b>£931</b><br>6.2% annual yield   | <b>£938</b><br>6.79% annual yield  |



Average time on the rental market (North East Derbyshire)

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>125 days</b><br>Detached | <b>82 days</b><br>Semi-Detached      |
| <b>87 days</b><br>Terraced  | <b>101 days</b><br>Flats/Maisonettes |



### The New Oak Estates Team

Buying or selling a home is a big deal, so it helps to know exactly who's on your side. Our team will be with you throughout, combining local know-how, years of experience, and a friendly, straight-talking approach that makes all the difference. We're proud to be part of the top 5% of UK agents and regulated by leading bodies like Propertymark, giving you confidence in our professionalism, so you receive informed advice and expert guidance at every step. With a trusted local team by your side, you'll feel supported, informed, and confident throughout your move.



## Your Agent

NEW OAK  
ESTATES 

"The industry is thriving with modern technology, marketing, service standards and personal emotions – being able to guide people through such a milestone in their life is why I turn up every day! New Oak Estates was born on my dining room table and over the years our team has grown, our premises have changed, we have collected fabulous customer reviews, won numerous accolades but our aim remains the same "to provide a professional, transparent service to both clients and customers with fabulous modern marketing" If you are thinking of selling, letting or investing in property I would love to hear from you! "

**Paul Flitter**

[paul.flitter@newoakestates.co.uk](mailto:paul.flitter@newoakestates.co.uk)

Director - Property Valuer



## Testimonials

NEW OAK  
ESTATES

### Property Seller

*"New Oak Estates have been an absolutely fantastic estate agents to deal with, and should I ever move house again I will definitely be using them. It wasn't the easiest sale (not their fault) but nothing was ever too much trouble. I dealt mostly with Laura Goodlad and she was amazing throughout the entire process. She kept me updated, chased when needed and was..."*



Alex Hall

### Property Buyer

*"New Oak Estates kept good communication throughout the entire process. Responding promptly to any queries and keeping all parties in the loop."*



Isaac Spencer

### Property Seller

*"New Oak have been brilliant throughout the whole process of selling my house. I have felt really well supported and have been kept informed of progress. Communication has been brilliant. I'd highly recommend New Oak to anyone thinking of selling!"*



Rachel Walker

### Property Buyer

*"Really helpful and friendly Emily and Laura went above and beyond to keep me in the loop. Excellent communication"*



Helen Holliday

### Property Seller

*"From the first visit from Paul very professional in what he does, pictures, drone footage and the property description to the completion of the sale by his brilliant staff cannot fault my experience and would recommend this estate agents in a heart beat."*



Brendan Stokes

### Property Seller

*"Absolutely amazing company, a fantastic, friendly team. They were so reassuring and explained things amazingly. They sold our property fast, got lots of viewings in and even though we didn't have the best time in the purchasing process with other parts, new oaks were so reassuring and anything that happened, they were right at the end of the phone to help. Cannot..."*



Chloe Holmes

## Contact Us

NEW OAK  
ESTATES

### New Oak Estates

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✉ [info@newoakestates.co.uk](mailto:info@newoakestates.co.uk)

☎ 03330 494 550

💻 <https://newoakestates.co.uk/>

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9:00am - 5:00pm

Tuesday

9:00am - 5:00pm

Wednesday

9:00am - 5:00pm

Thursday

9:00am - 5:00pm

Friday

9:00am - 5:00pm

Saturday

9:00am - 1:00pm

Sunday

Closed



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