

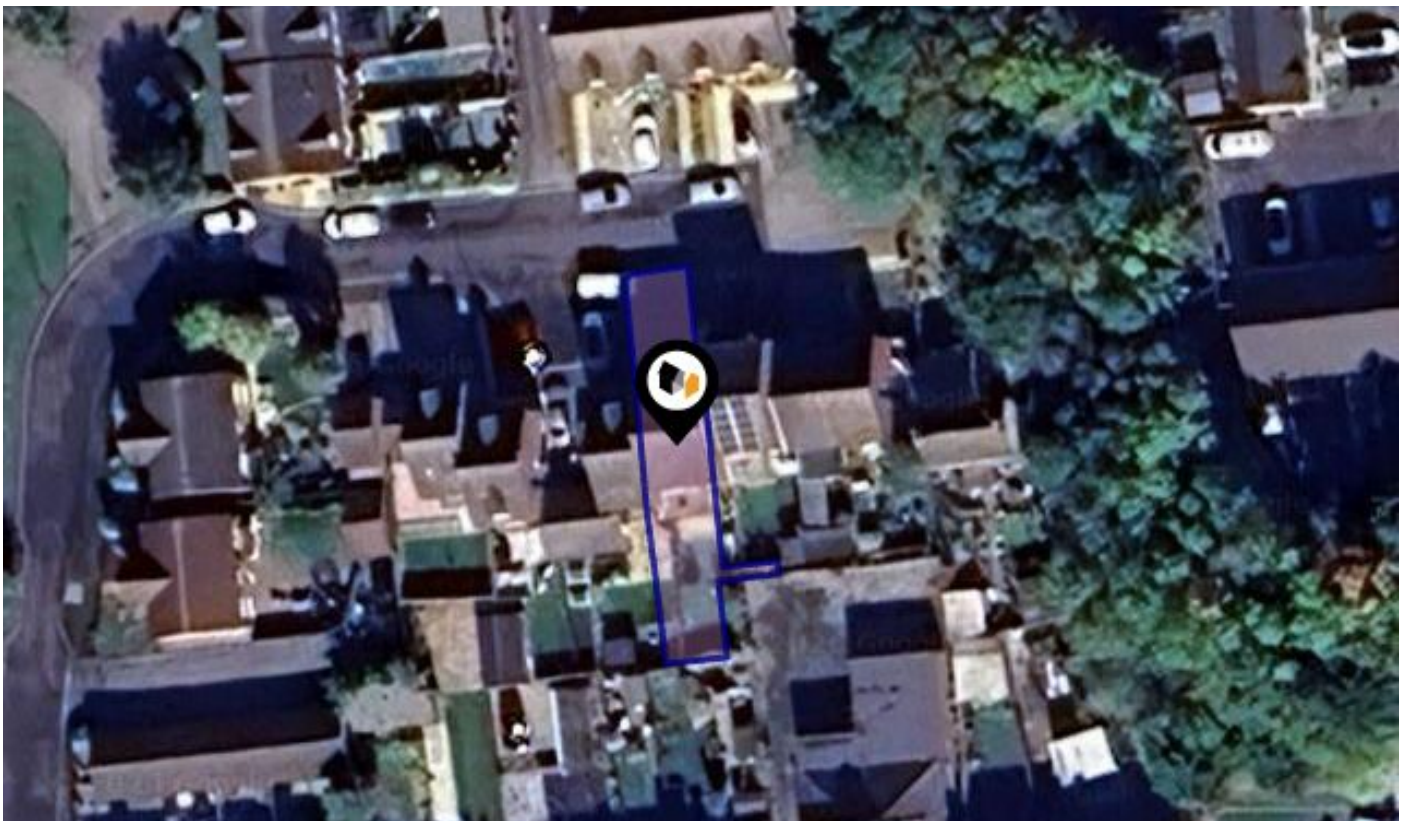


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th April 2026



PEN LANE, DANESMOOR, CHESTERFIELD, S45

Martin & Co

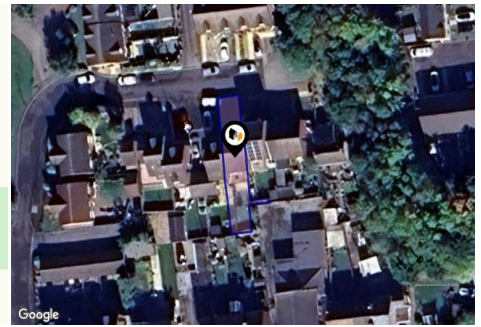
33 St Mary's Gate, Chesterfield S41 7TJ

01246 220160

chesterfield@martinco.com

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





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.04 acres		
Year Built :	2007		
Council Tax :	Band C		
Annual Estimate:	£2,193		
Title Number:	DY417855		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	64 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





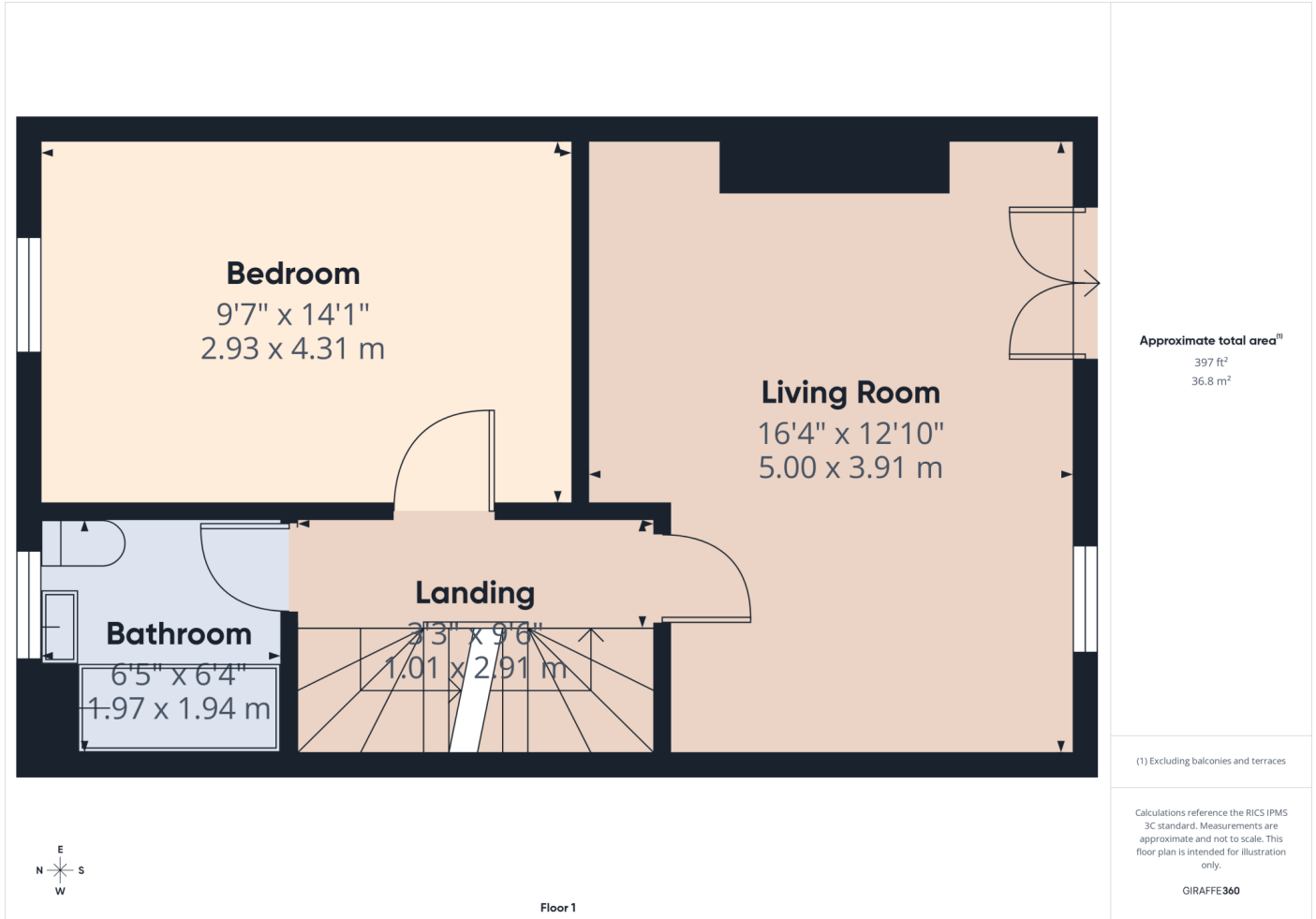




PEN LANE, DANESMOOR, CHESTERFIELD, S45



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PEN LANE, DANESMOOR, CHESTERFIELD, S45



DANESMOOR, S45

Energy rating

C

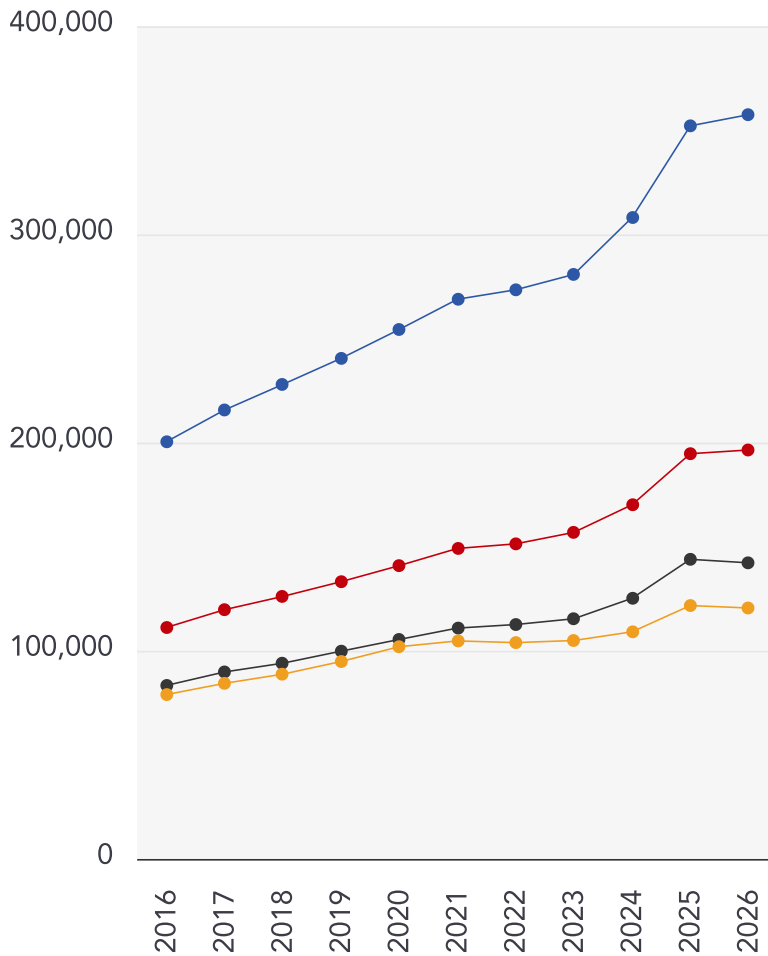
Valid until 01.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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:	Solid, insulated (assumed)
Total Floor Area:	119 m ²

10 Year History of Average House Prices by Property Type in S45



Detached

+78.41%

Semi-Detached

+76.69%

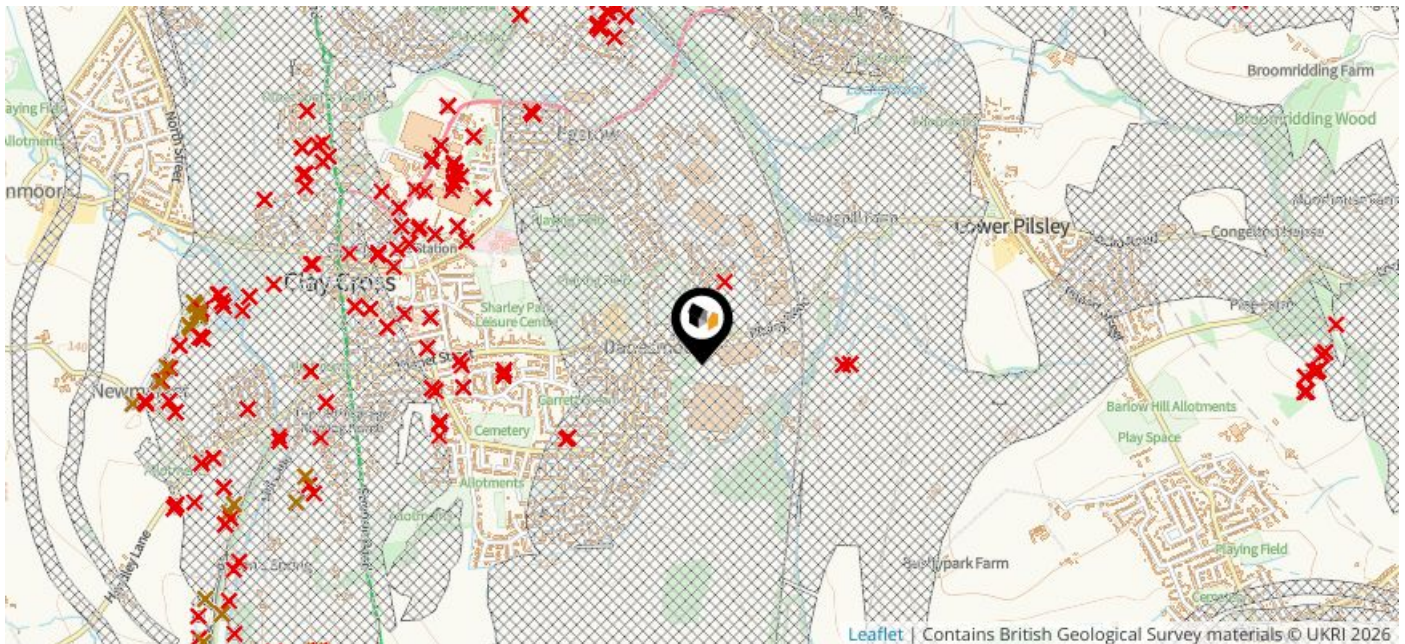
Terraced

+70.66%

Flat

+52.67%

This map displays nearby coal mine entrances and their classifications.



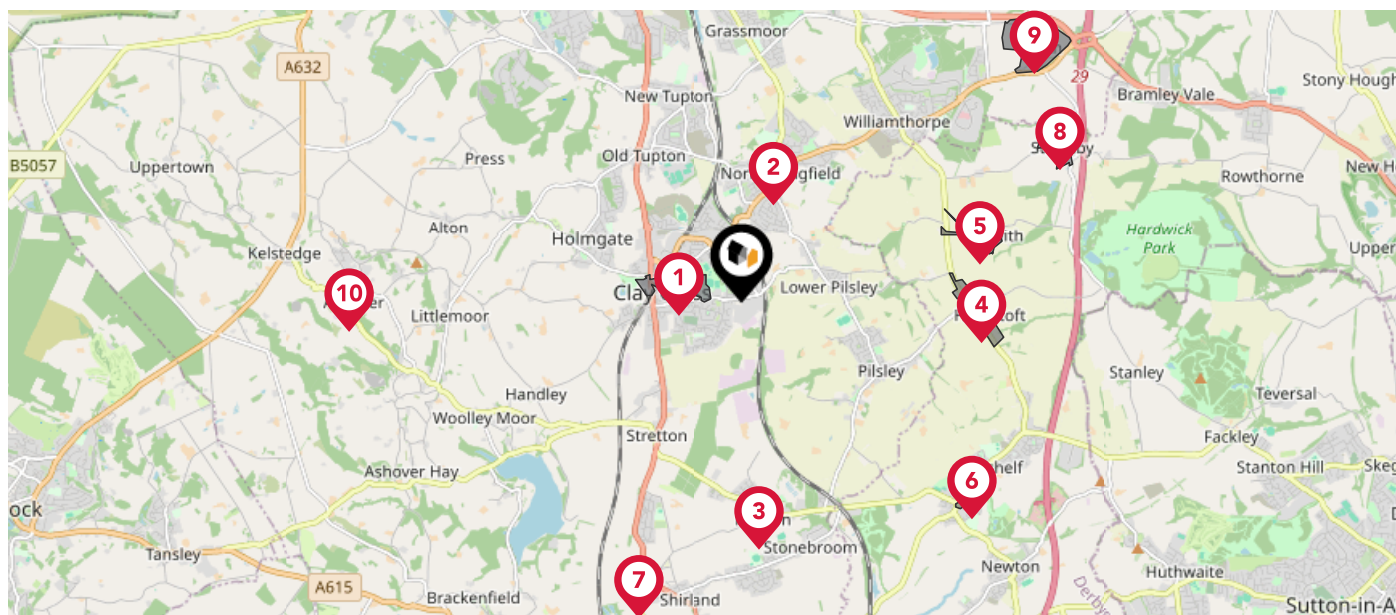
Mine Entry

- ✕ 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.

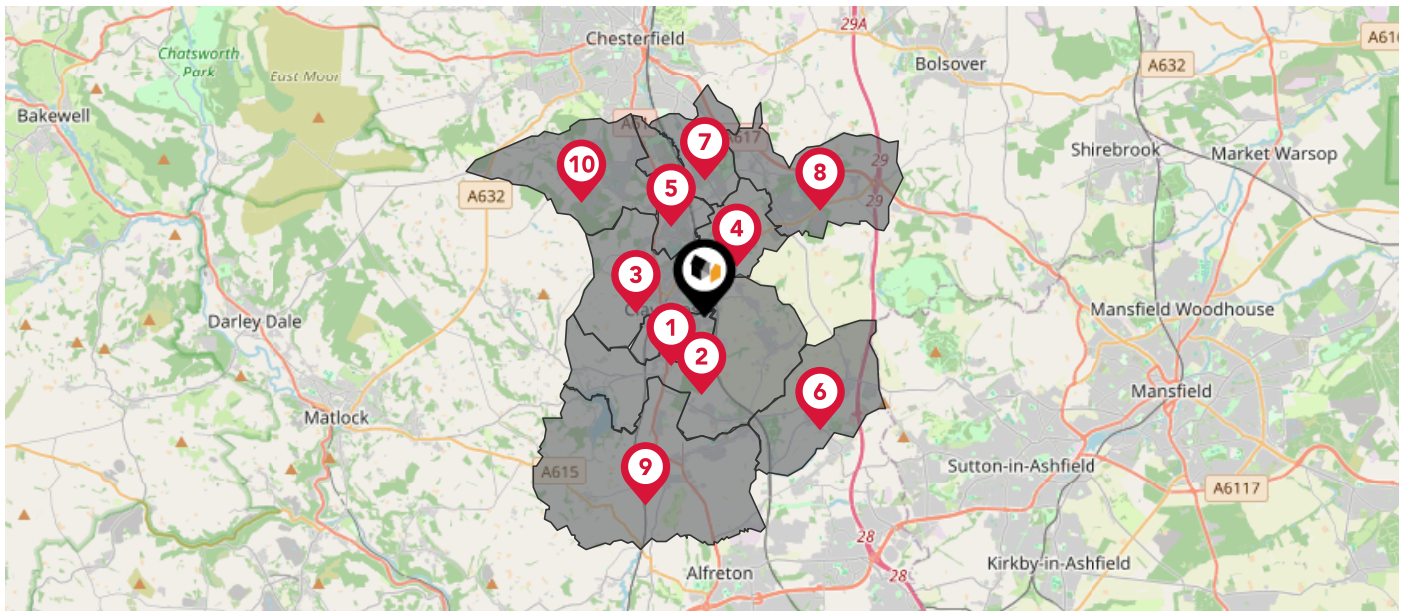
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1** Clay Cross
- 2** North Wingfield
- 3** Morton
- 4** Hardstoft
- 5** Astwith
- 6** Tibshelf
- 7** Higham Old Village
- 8** Stainsby
- 9** Heath Village
- 10** Ashover Village

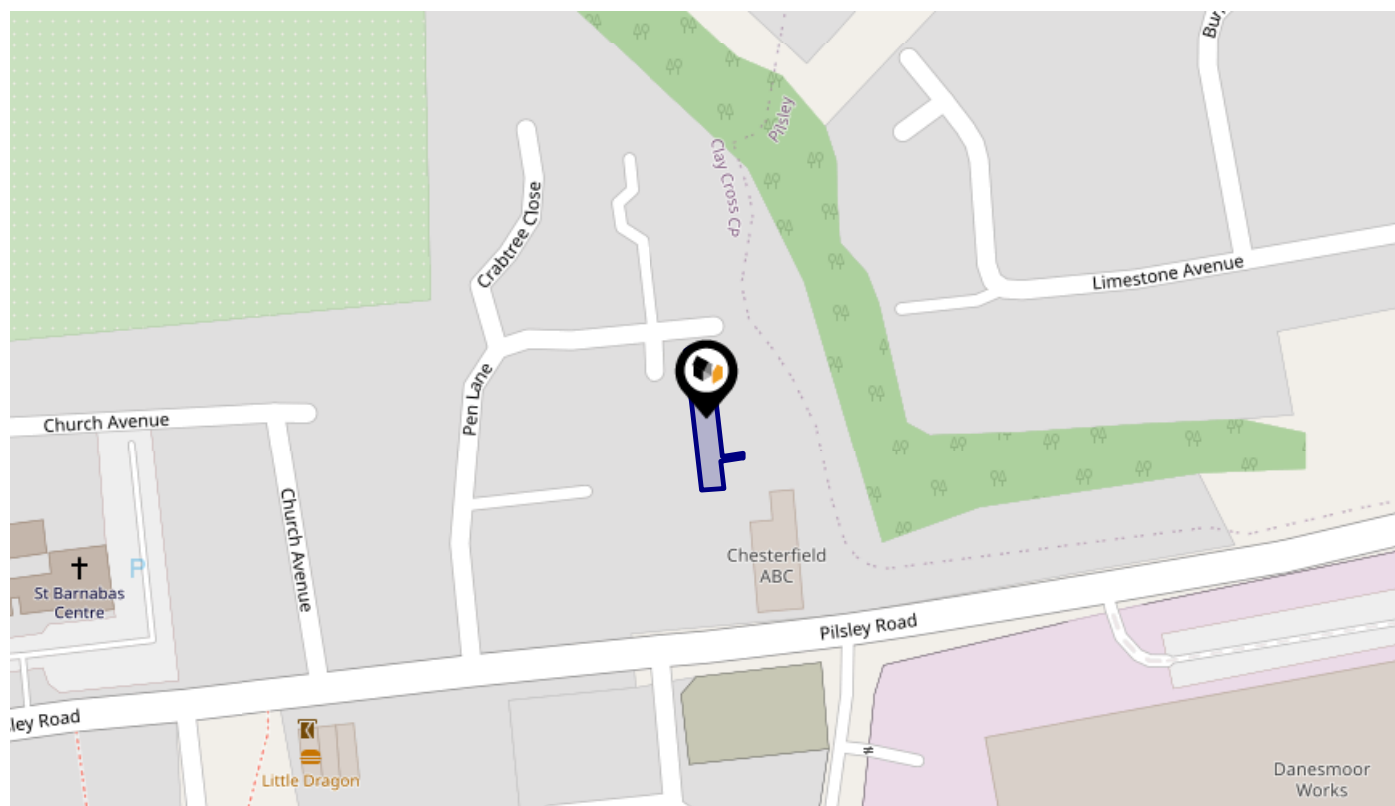
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Clay Cross South Ward
-  Pilsley & Morton Ward
-  Clay Cross North Ward
-  North Wingfield Central Ward
-  Tupton Ward
-  Tibshelf Ward
-  Grassmoor Ward
-  Holmewood & Heath Ward
-  Shirland Ward
-  Wingerworth 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.

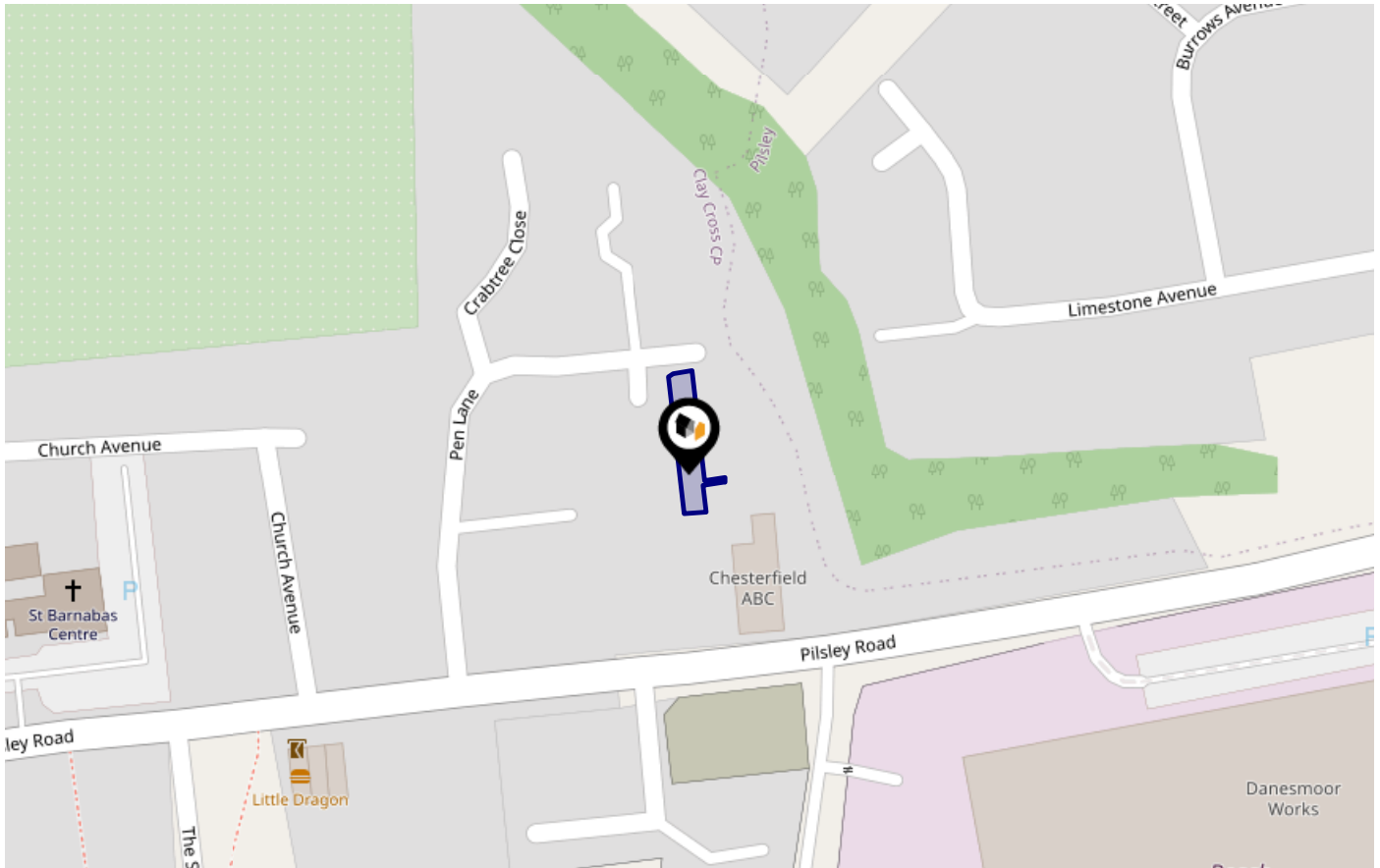
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

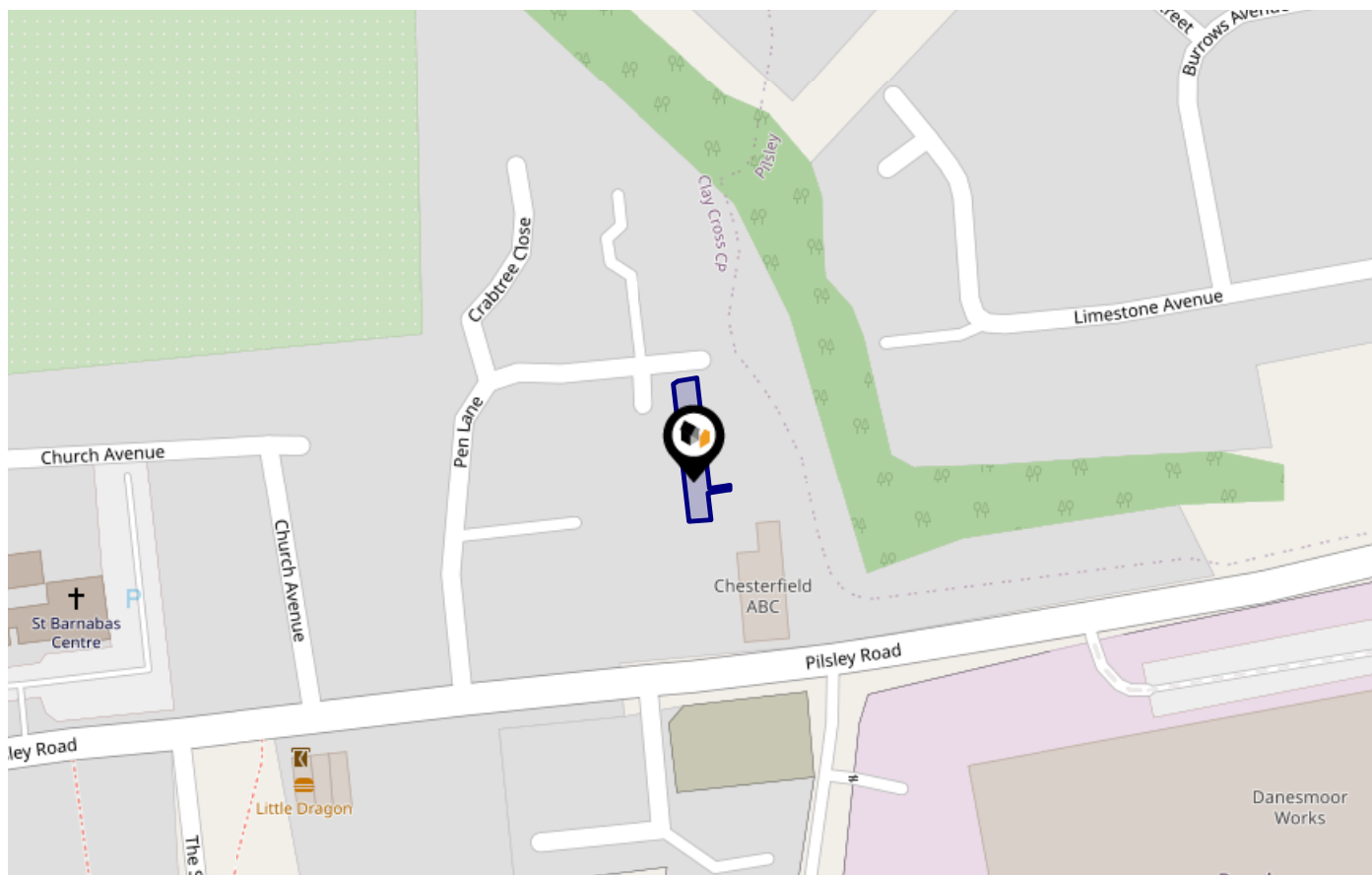
Chance of flooding to the following depths at this property:



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.



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.

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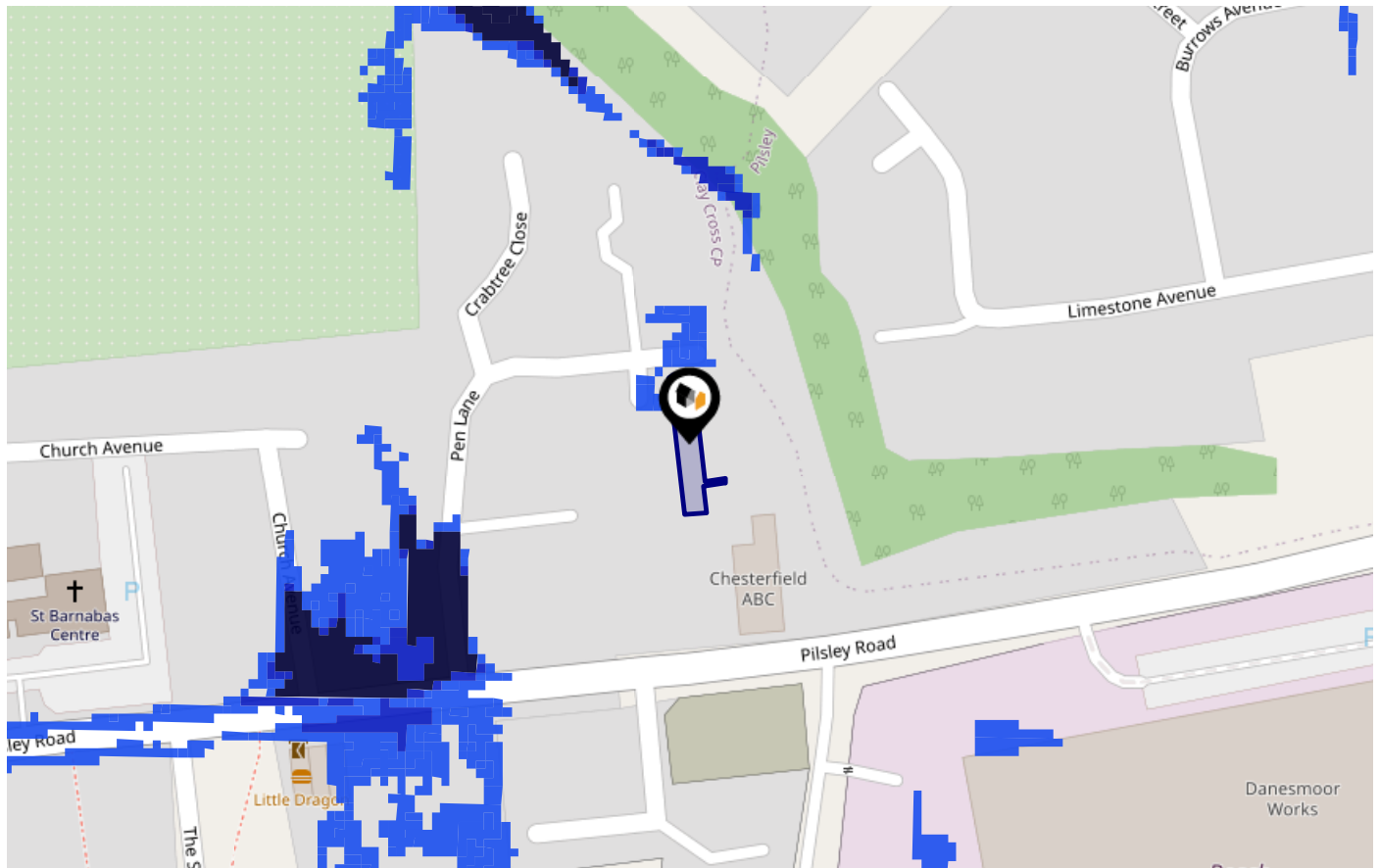
Chance of flooding to the following depths at this property:



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

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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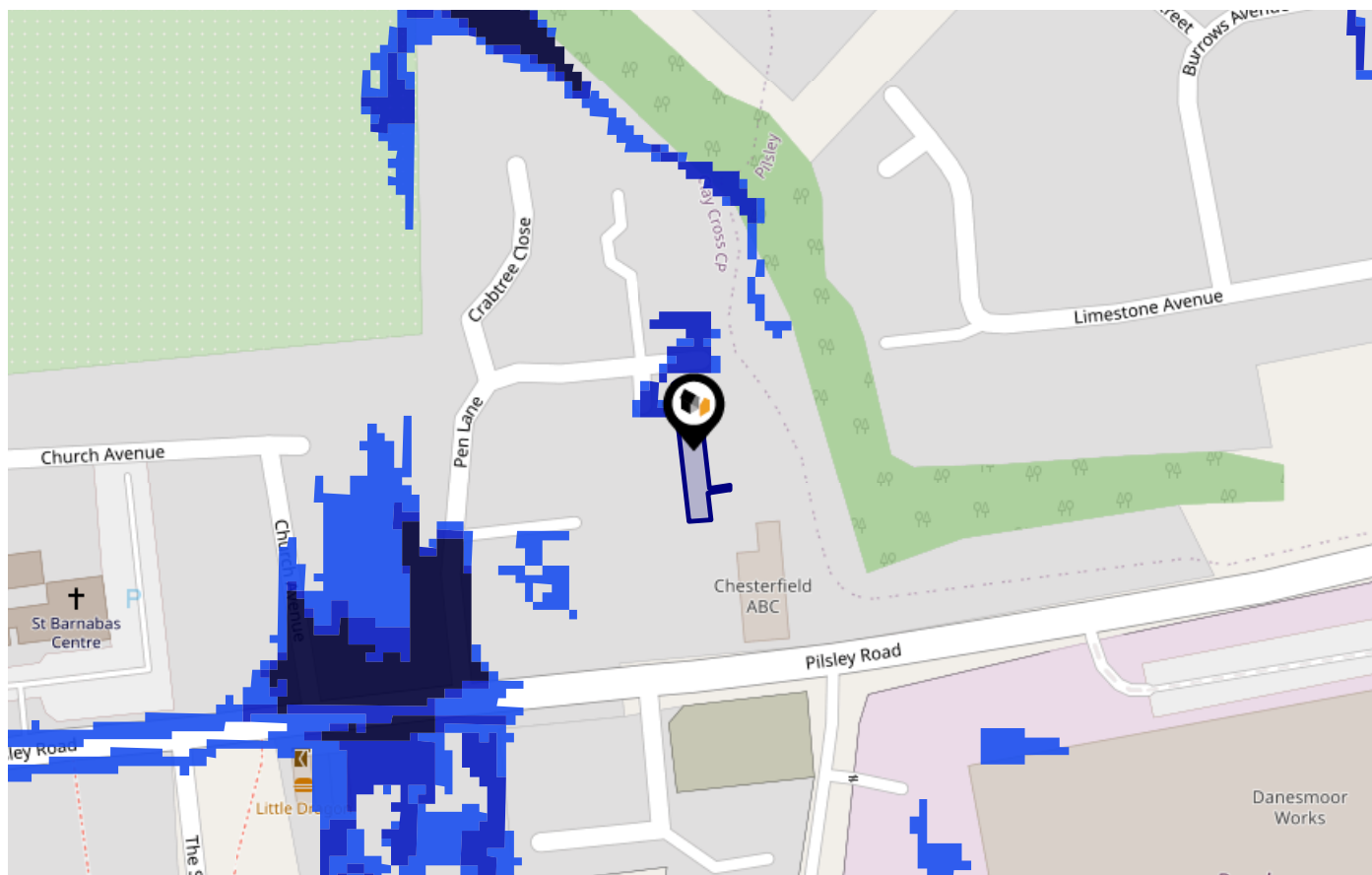
Chance of flooding to the following depths at this property:



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.

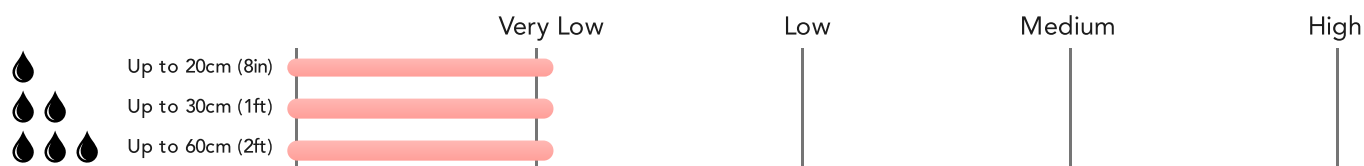


Risk Rating: Very low

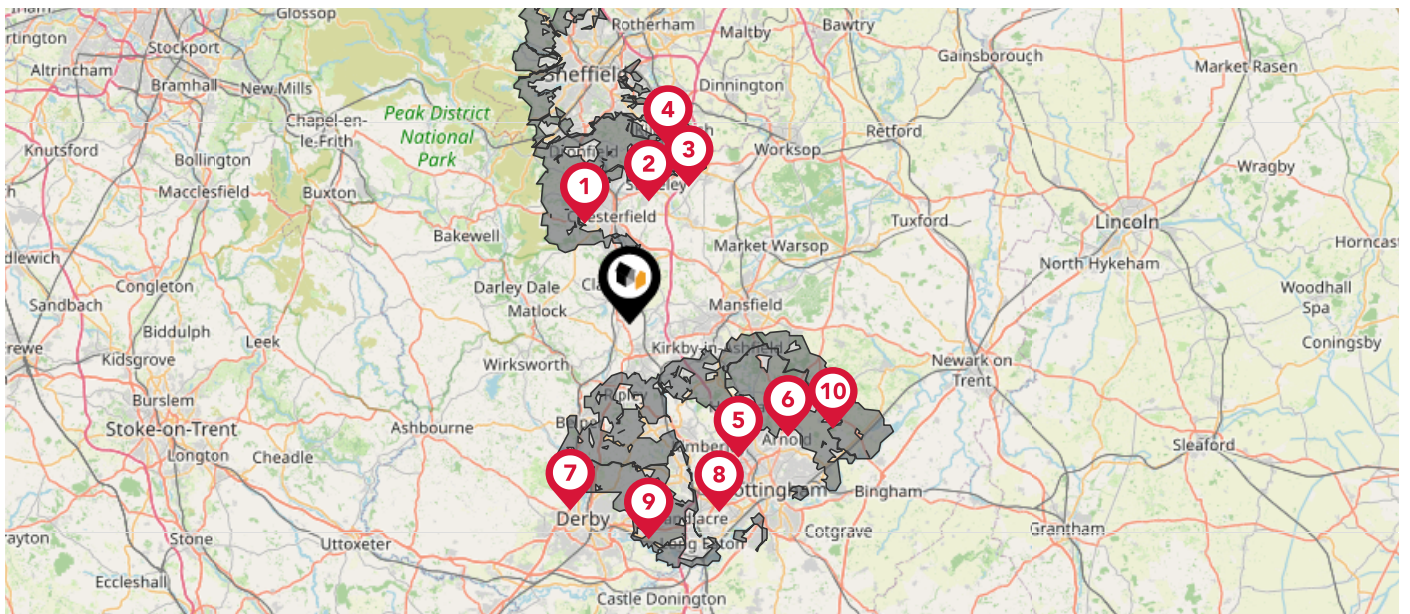
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



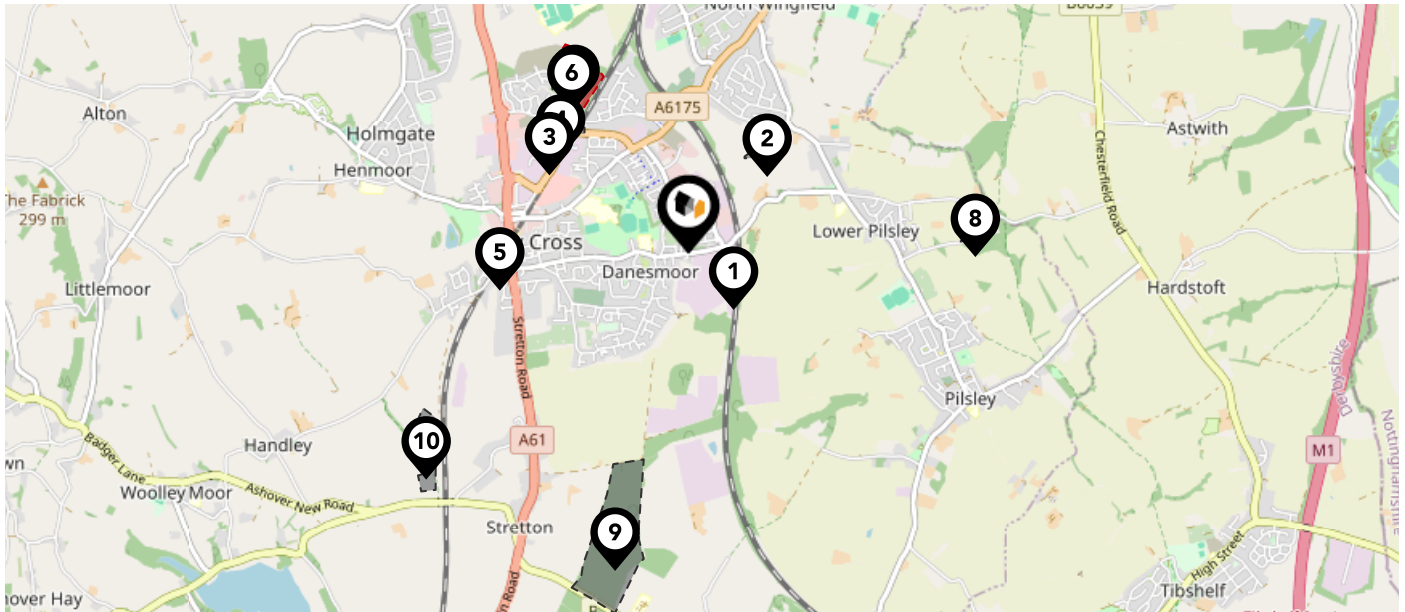
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  South and West Yorkshire Green Belt - North East Derbyshire
-  South and West Yorkshire Green Belt - Chesterfield
-  South and West Yorkshire Green Belt - Bolsover
-  South and West Yorkshire Green Belt - Sheffield
-  Derby and Nottingham Green Belt - Ashfield
-  Derby and Nottingham Green Belt - Gedling
-  Derby and Nottingham Green Belt - Amber Valley
-  Derby and Nottingham Green Belt - Nottingham
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - Newark and Sherwood

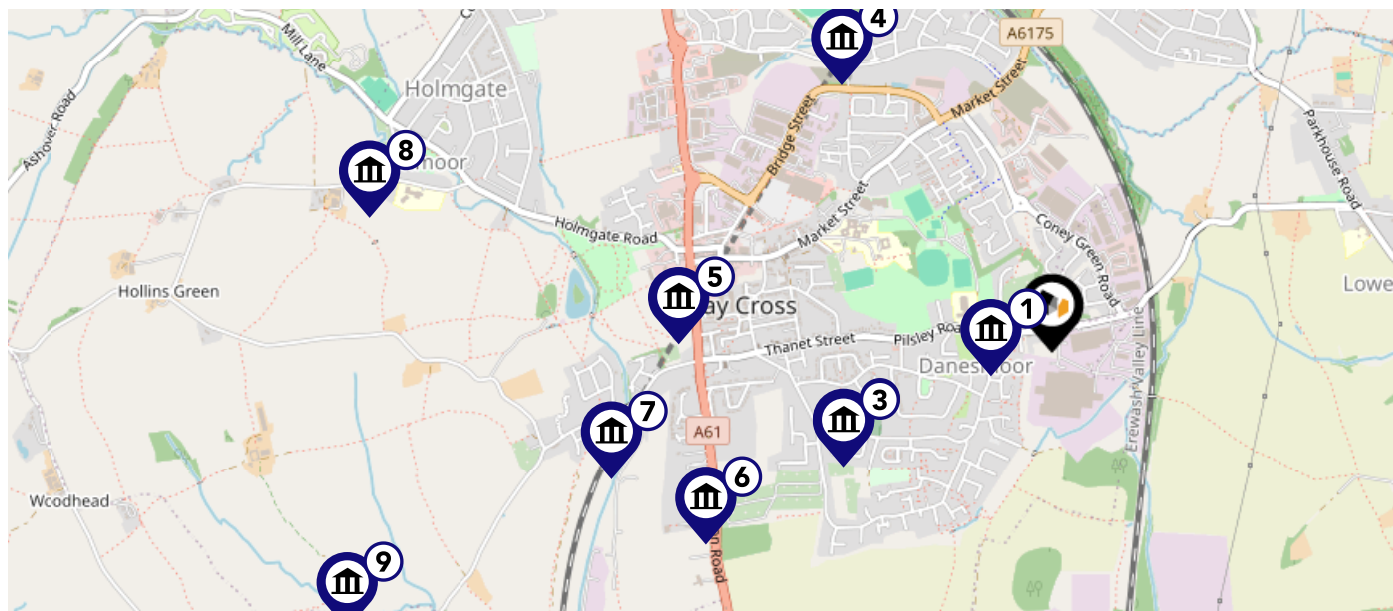
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.












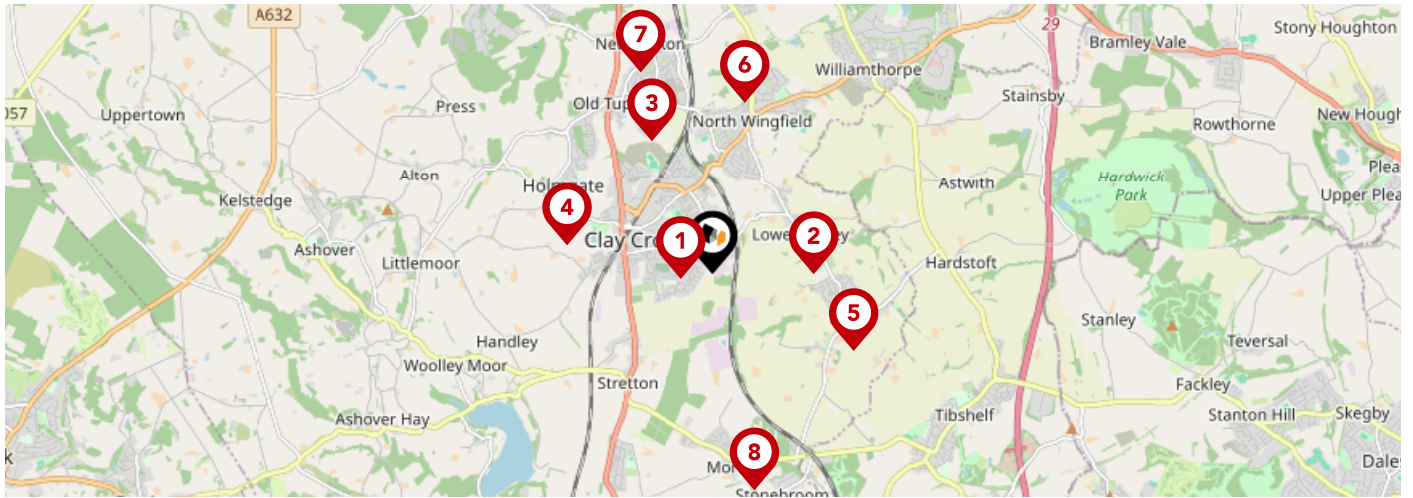
Nearby Landfill Sites

1	Pit Lane-Danesmoor, Near Clay Cross, Derbyshire	Historic Landfill
2	Nursery off Park House Lane-Egstow, North East Derbyshire	Historic Landfill
3	Bridge Street-Clay Cross	Historic Landfill
4	L.A. Tip-Clay Cross, Derby, Derbyshire	Historic Landfill
5	Off Clay Lane - High Street-Clay Cross, Chesterfield	Historic Landfill
6	Egstow Quarry Site - Brassington Lane-Brassington Lane, Chesterfield, Clay Cross, Derbyshire	Historic Landfill
7	EA/EPR/BP3835SU/	Active Landfill
8	6 Green Lane-Lower Pilsley, Chesterfield	Historic Landfill
9	Morton Road-Stretton, Derbyshire	Historic Landfill
10	Smithymoor Farm-Stretton, Alfreton, Derbyshire	Historic Landfill

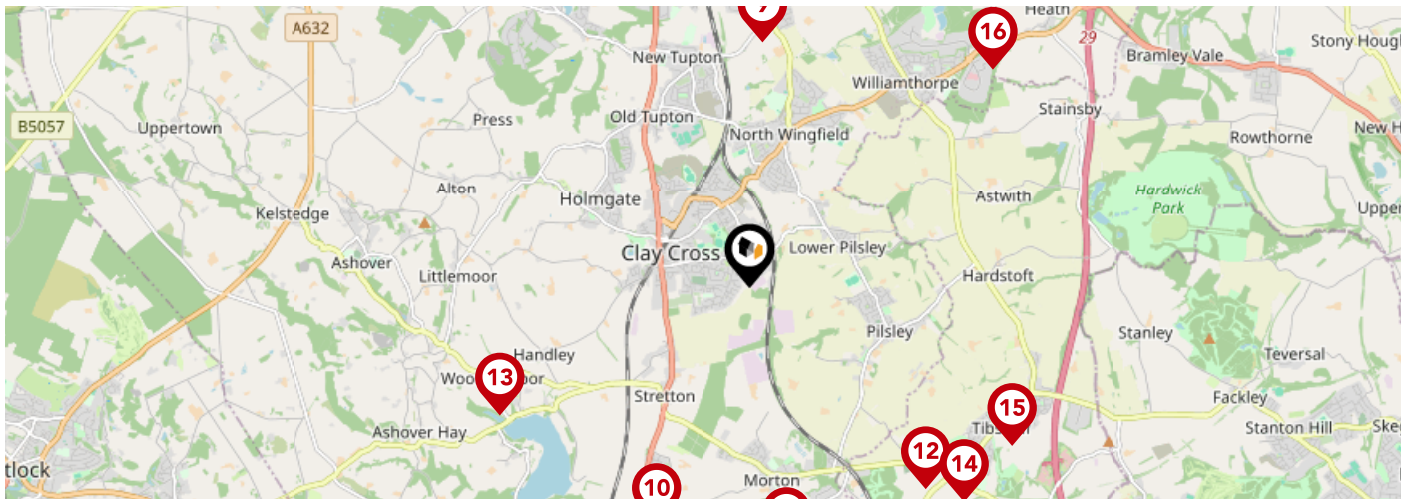
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1430663 - Danesmoor War Memorial	Grade II	0.1 miles
 1335449 - Cemetery Chapels	Grade II	0.5 miles
 1087811 - Monument To South Of Cemetery Chapels	Grade II	0.5 miles
 1087810 - North Portal To Clay Cross Railway Tunnel	Grade II	0.8 miles
 1087812 - Church Of St Bartholomew	Grade II	0.8 miles
 1335451 - Milepost 15 Metres East Of Rose Villa	Grade II	0.9 miles
 1417699 - Clay Cross Tunnel South Portal (spc8 68p1)	Grade II	1.0 miles
 1158636 - Henmore Cottage	Grade II	1.5 miles
 1158609 - Handley Lodge Farmhouse And Attached Outbuildings And Garden Wall	Grade II	1.7 miles

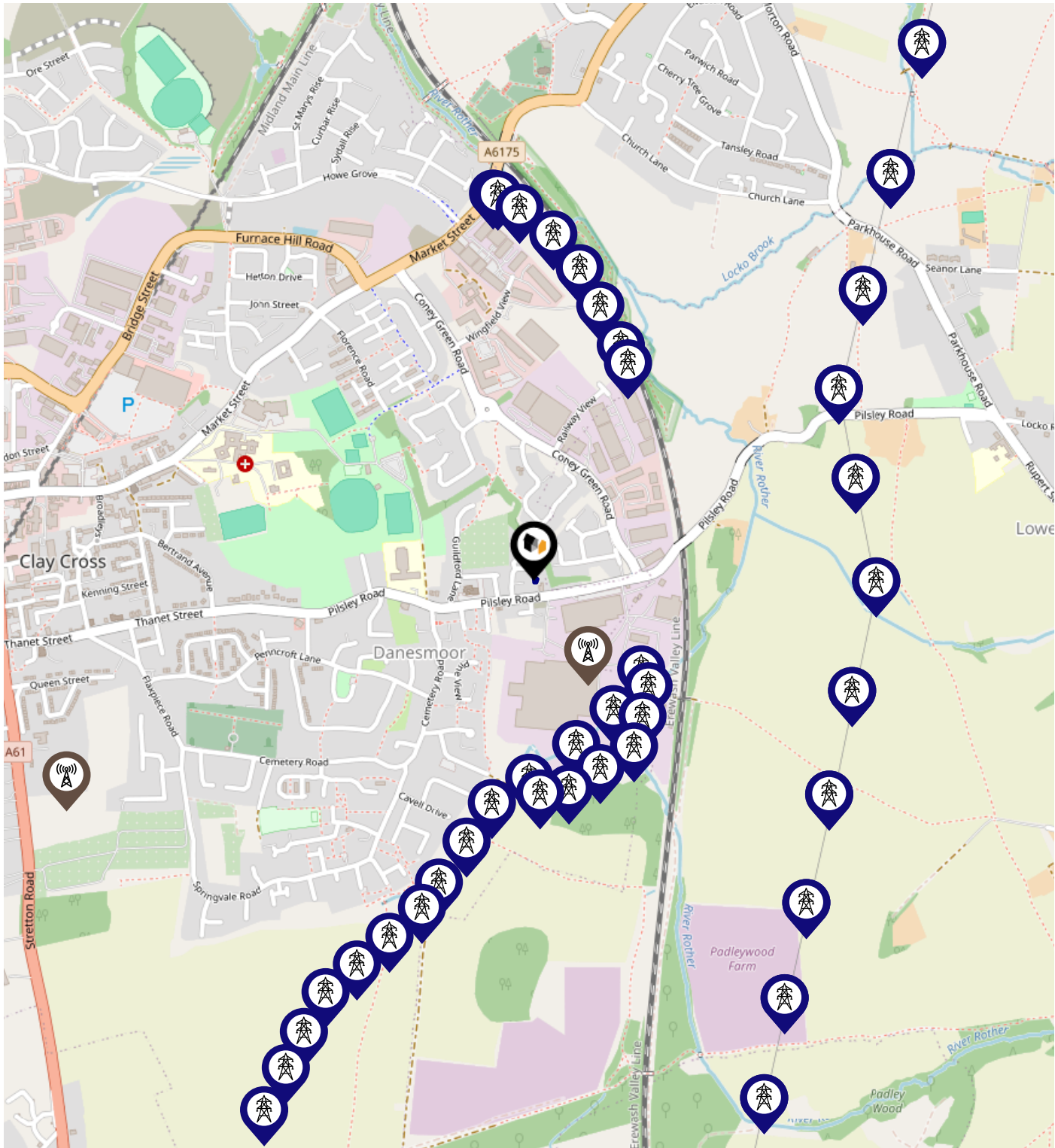


		Nursery	Primary	Secondary	College	Private
	Sharley Park Community Primary School Ofsted Rating: Good Pupils: 402 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park House Primary School Ofsted Rating: Good Pupils: 207 Distance:0.91	<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:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holmgate Primary School and Nursery Ofsted Rating: Good Pupils: 238 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilsley Primary School Ofsted Rating: Good Pupils: 210 Distance:1.44	<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:1.55	<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:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morton Primary Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Grassmoor Primary School Ofsted Rating: Good Pupils: 238 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mickley Village Primary & Nursery School Ofsted Rating: Requires improvement Pupils: 55 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stonebroom Primary and Nursery School Ofsted Rating: Good Pupils: 209 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tibshelf Community School Ofsted Rating: Good Pupils: 810 Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stretton Handley Church of England Primary School Ofsted Rating: Good Pupils: 56 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Town End Junior School Ofsted Rating: Good Pupils: 176 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tibshelf Infant School Ofsted Rating: Good Pupils: 178 Distance:2.73	<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:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

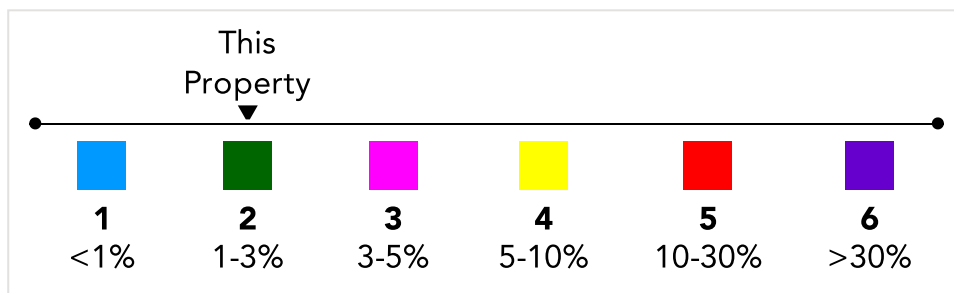
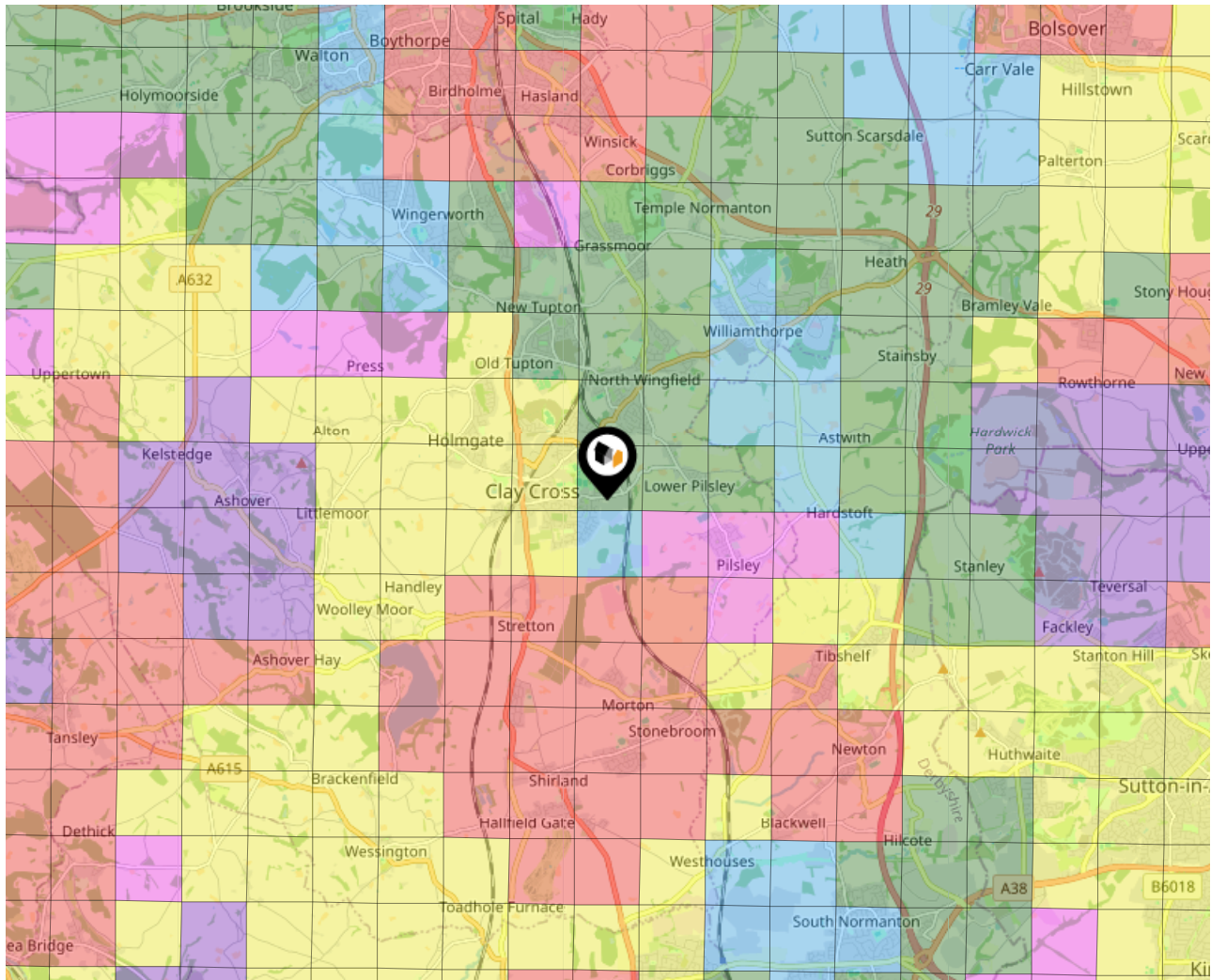
Local Area Masts & Pylons



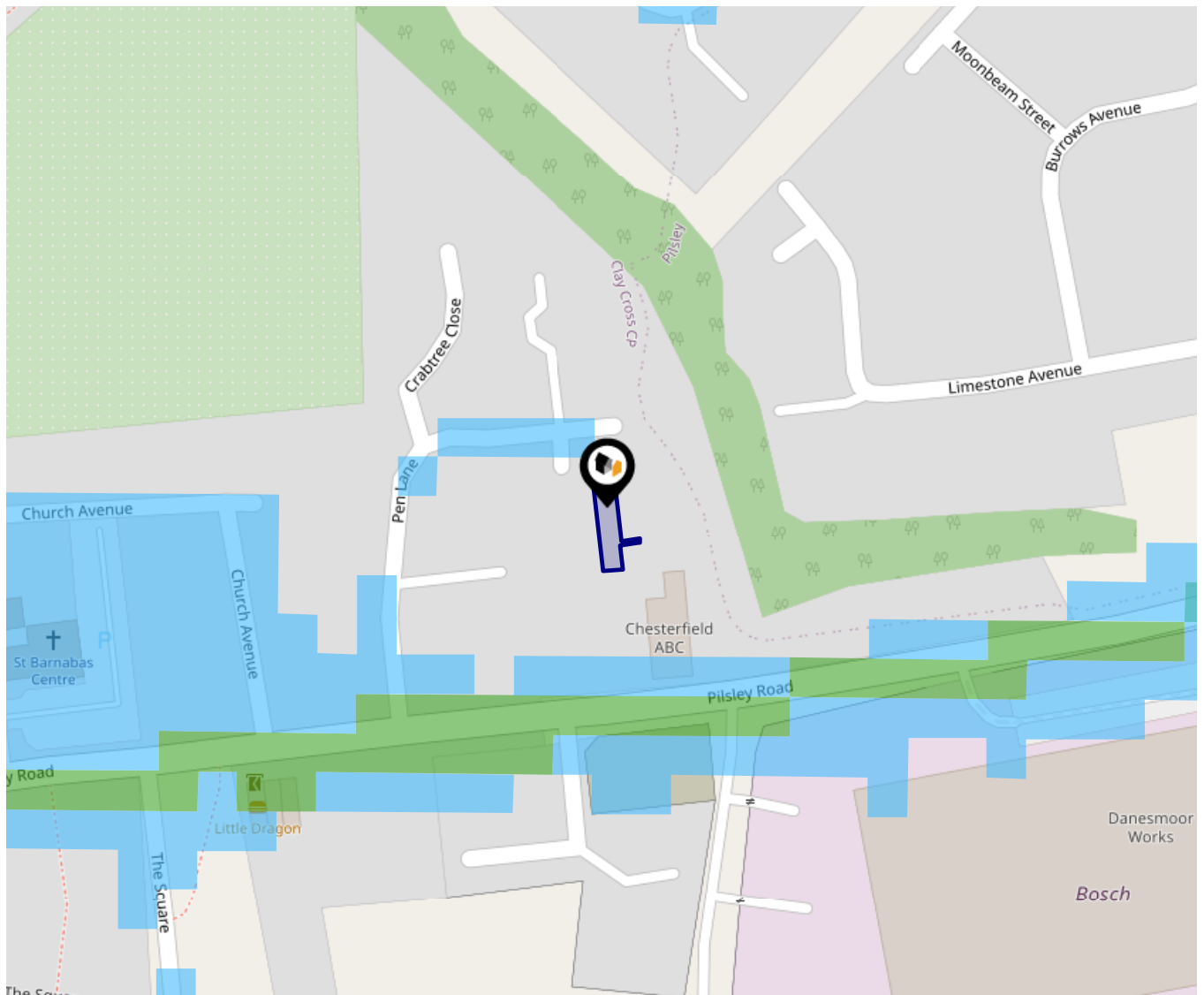
- Key:**
- Power Pylons
 - Communication Masts

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

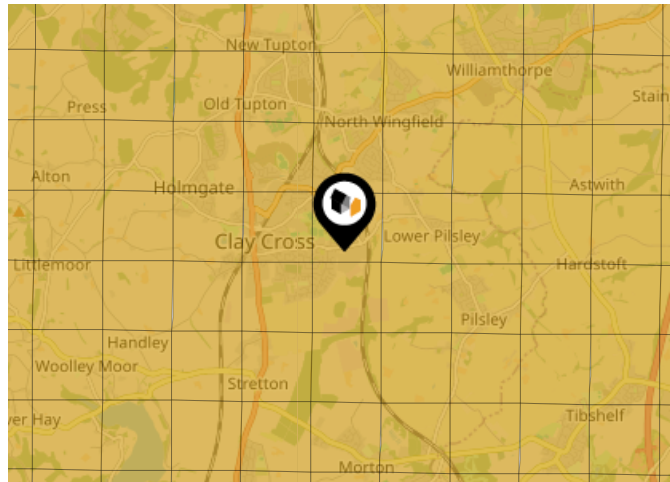


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

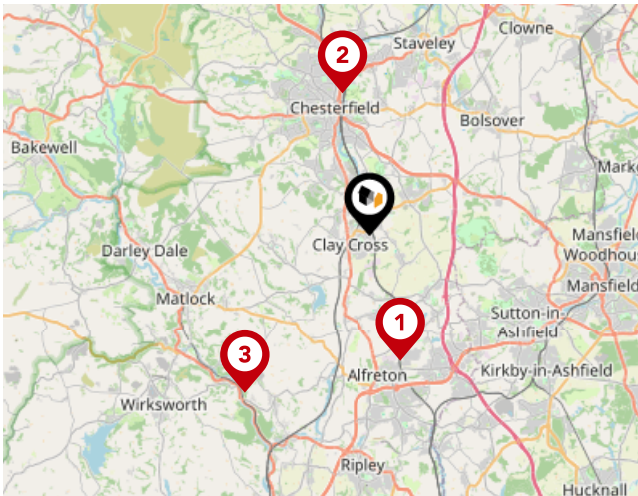
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		



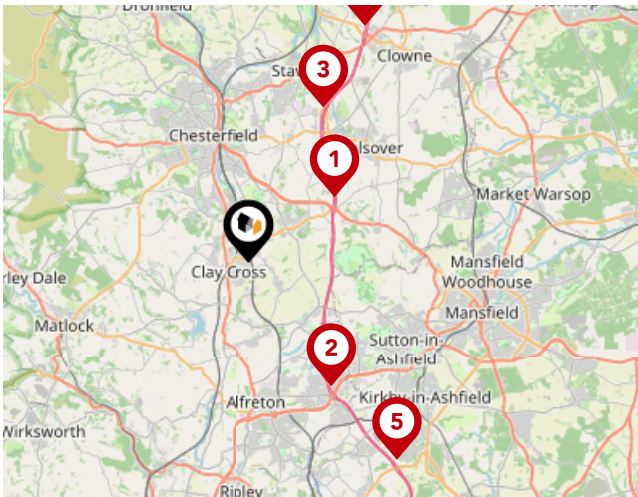
Primary Classifications (Most Common Clay Types)

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	Alfreton Rail Station	4.58 miles
2	Chesterfield Rail Station	5.17 miles
3	Whatstandwell Rail Station	7.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29	3.85 miles
2	M1 J28	5.29 miles
3	M1 J29A	6.16 miles
4	M1 J30	9.36 miles
5	M1 J27	8.81 miles

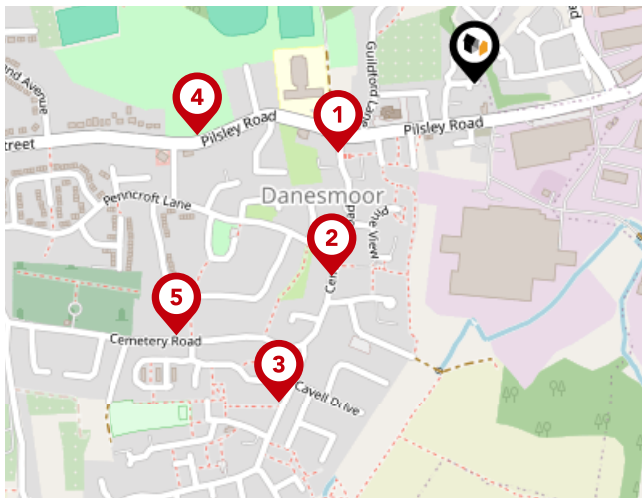


Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	23.59 miles
2	Finningley	27.04 miles
3	Leeds Bradford Airport	49.88 miles
4	Manchester Airport	39.13 miles

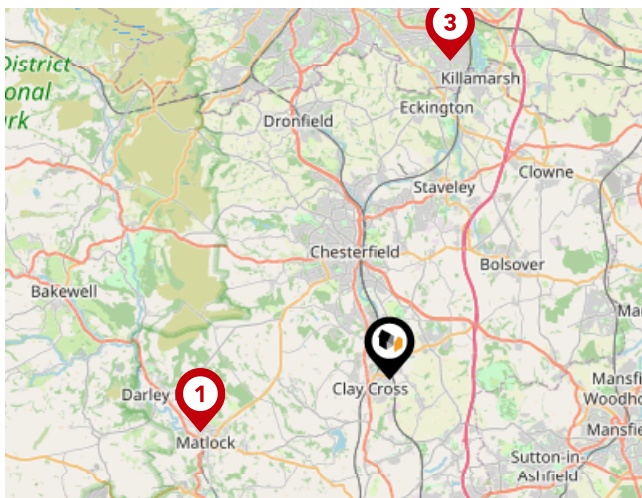
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	75 Cemetery Road	0.17 miles
2	Beech Way	0.27 miles
3	Springvale Close	0.42 miles
4	Penncroft Lane	0.31 miles
5	Bevan Road	0.43 miles



Local Connections

Pin	Name	Distance
1	Matlock (Peak Rail)	6.98 miles
2	Matlock (Peak Rail)	7 miles
3	Halfway Platform	11.51 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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