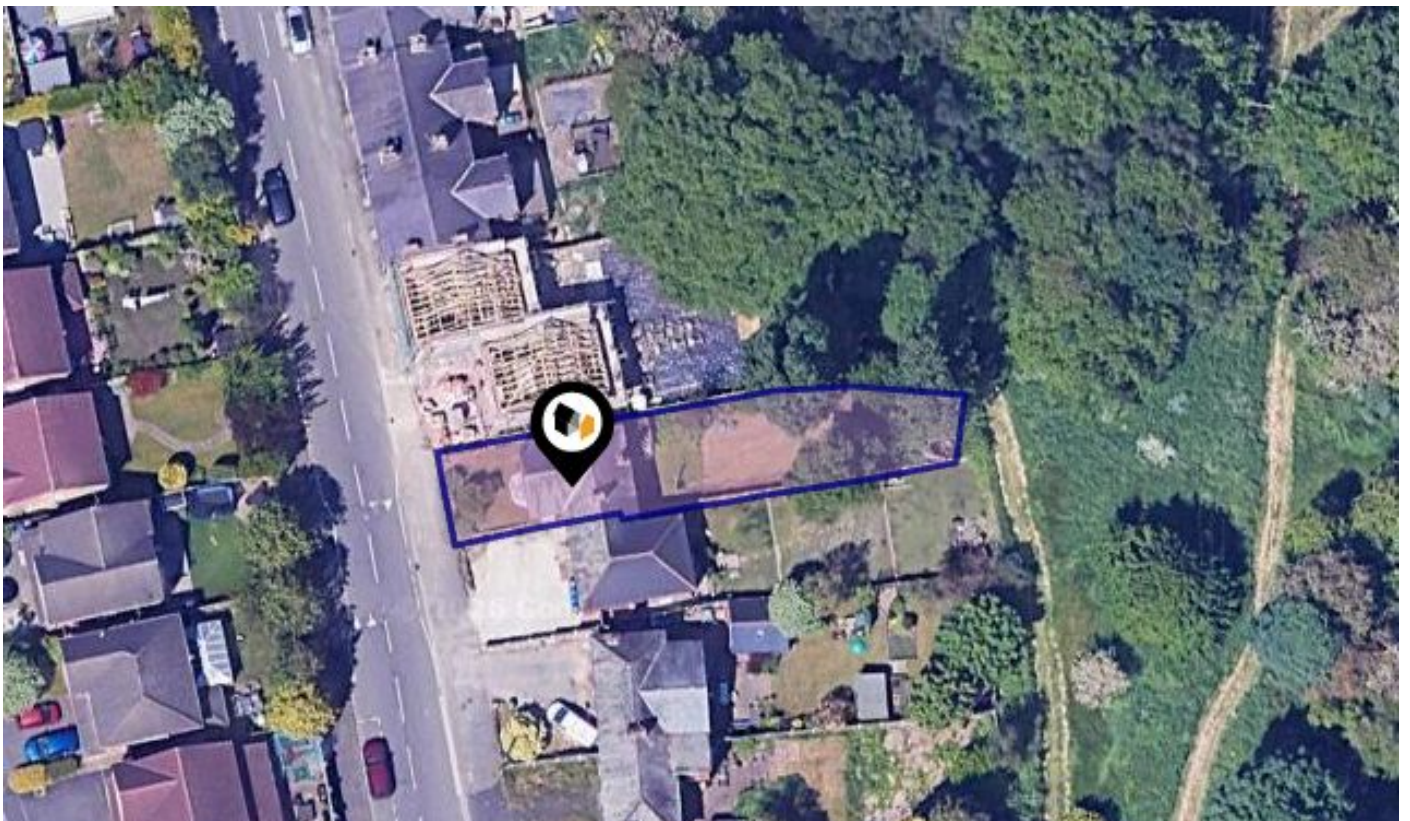




See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 20th April 2026**



**PICCADILLY ROAD, CHESTERFIELD, S41**

## **Martin & Co**

33 St Mary's Gate, Chesterfield S41 7TJ

01246 220160

[chesterfield@martinco.com](mailto:chesterfield@martinco.com)

[www.martinco.com/estate-agents-and-letting-agents/branch/chesterfield](http://www.martinco.com/estate-agents-and-letting-agents/branch/chesterfield)





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,560		
<b>Title Number:</b>	DY111173		

## Local Area

<b>Local Authority:</b>	Derbyshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Low

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

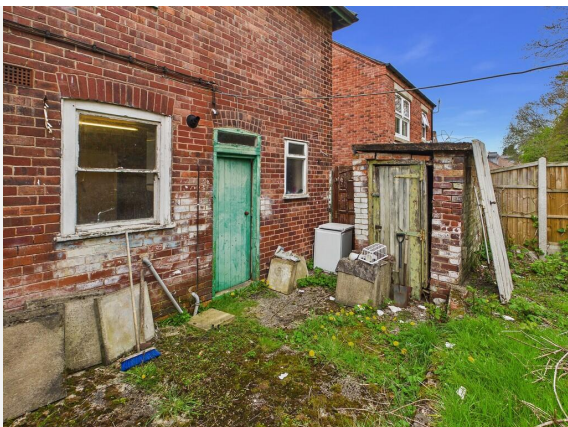
<b>15</b> mb/s	<b>58</b> mb/s	<b>2000</b> mb/s

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

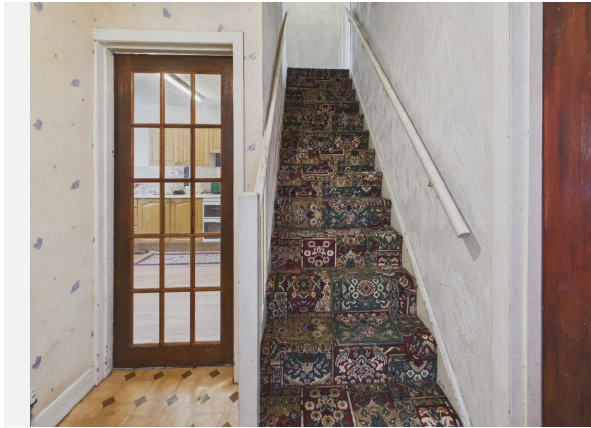


### Satellite/Fibre TV Availability:

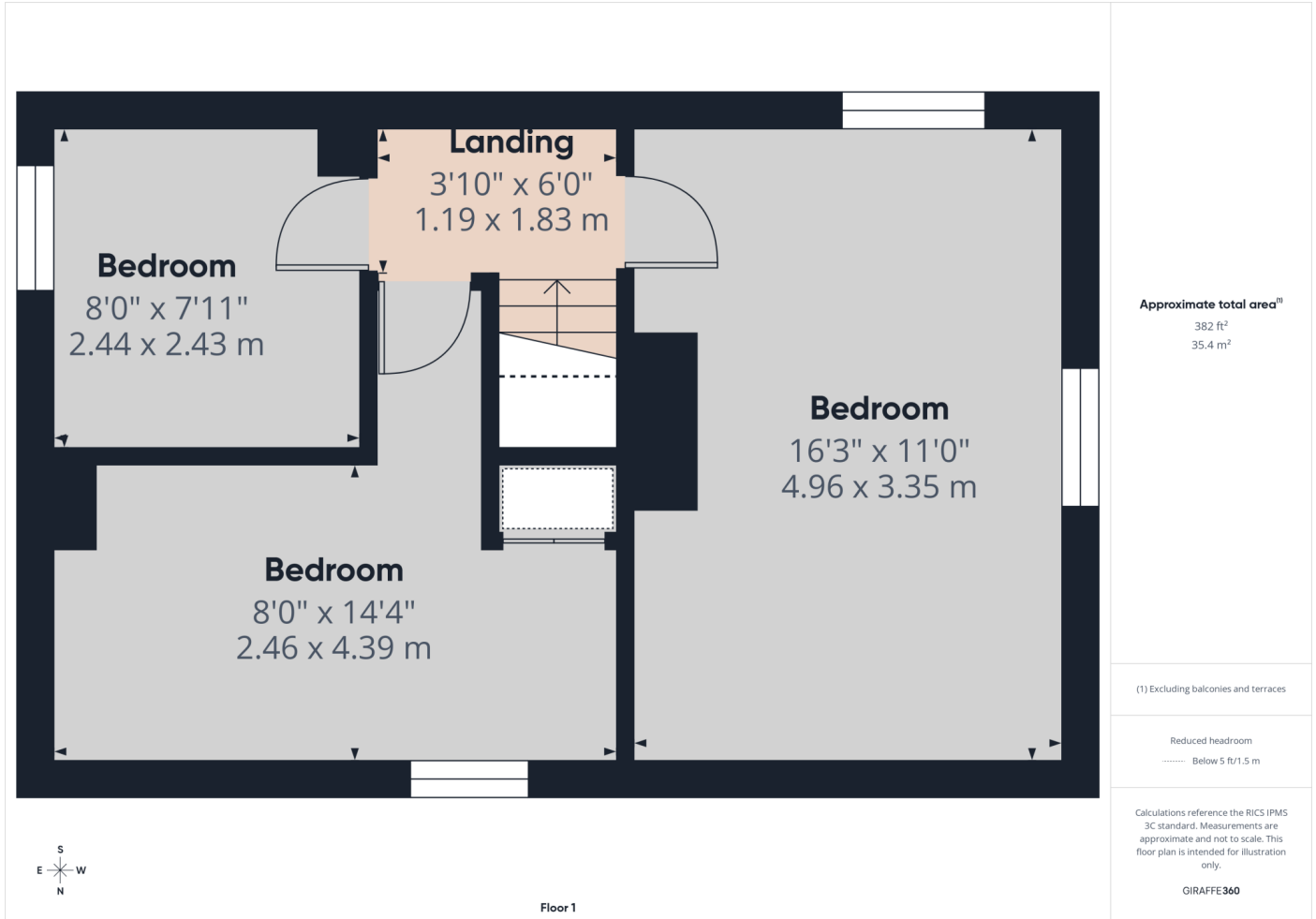




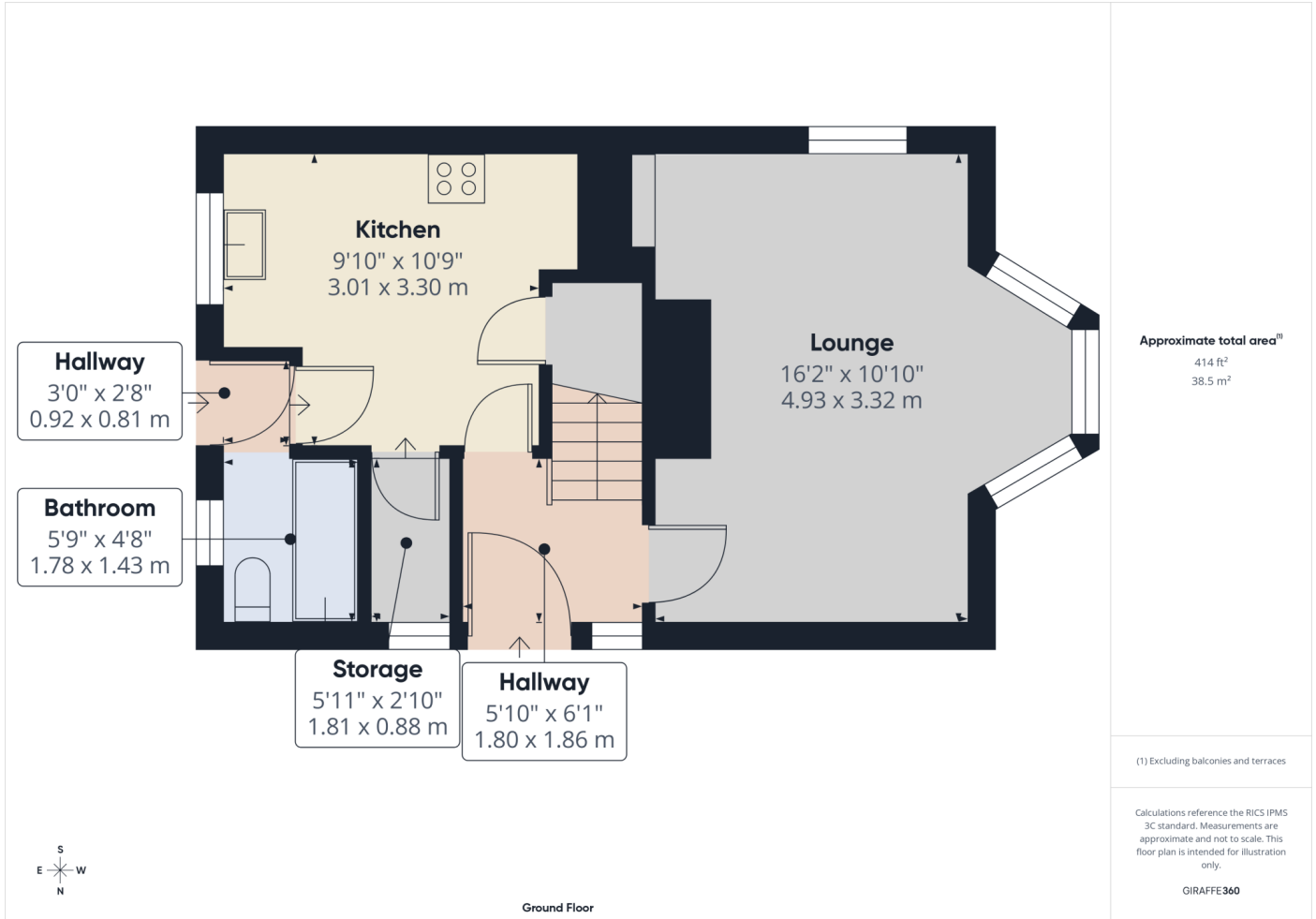




PICCADILLY ROAD, CHESTERFIELD, S41



PICCADILLY ROAD, CHESTERFIELD, S41



## PICCADILLY ROAD, CHESTERFIELD, S41



Piccadilly Road, CHESTERFIELD, S41

Energy rating

**D**

Valid until 18.04.2036

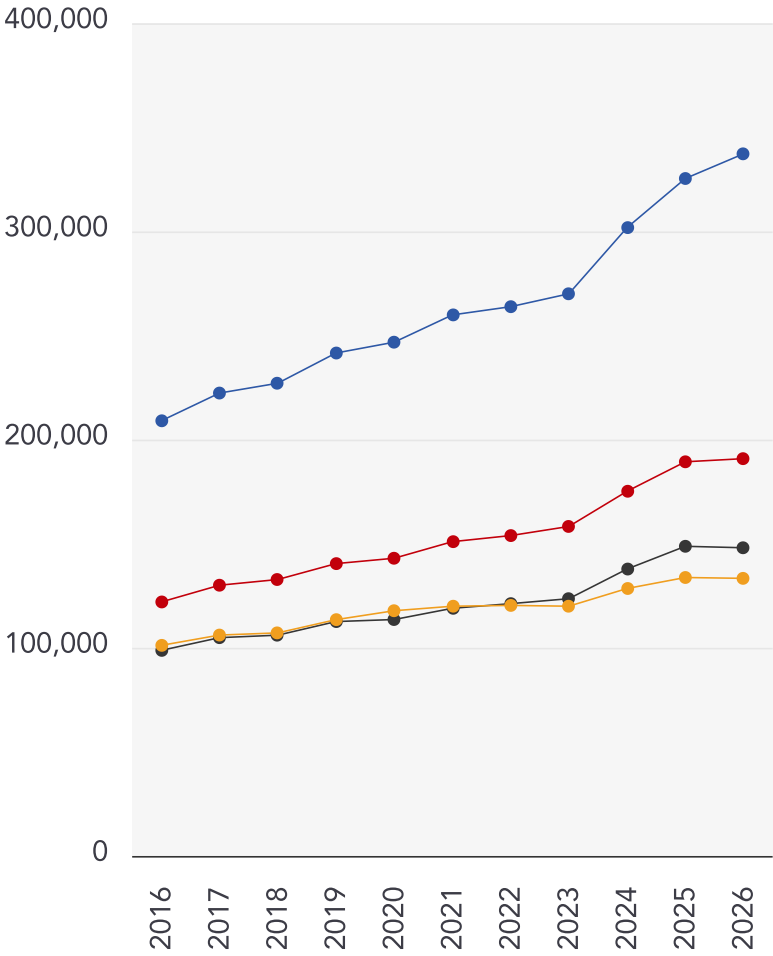
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

---

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	79 m <sup>2</sup>

### 10 Year History of Average House Prices by Property Type in S41



Detached

**+61.34%**

Semi-Detached

**+56.41%**

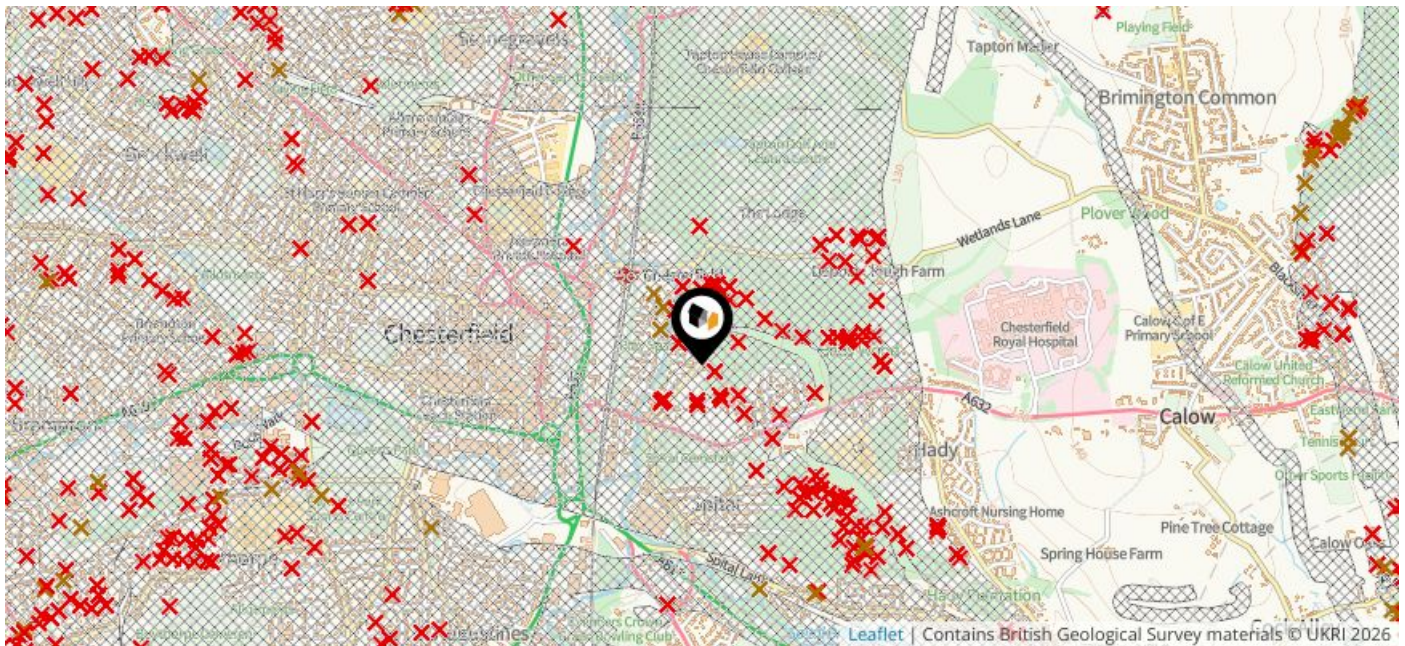
Terraced

**+49.91%**

Flat

**+31.81%**

This map displays nearby coal mine entrances and their classifications.



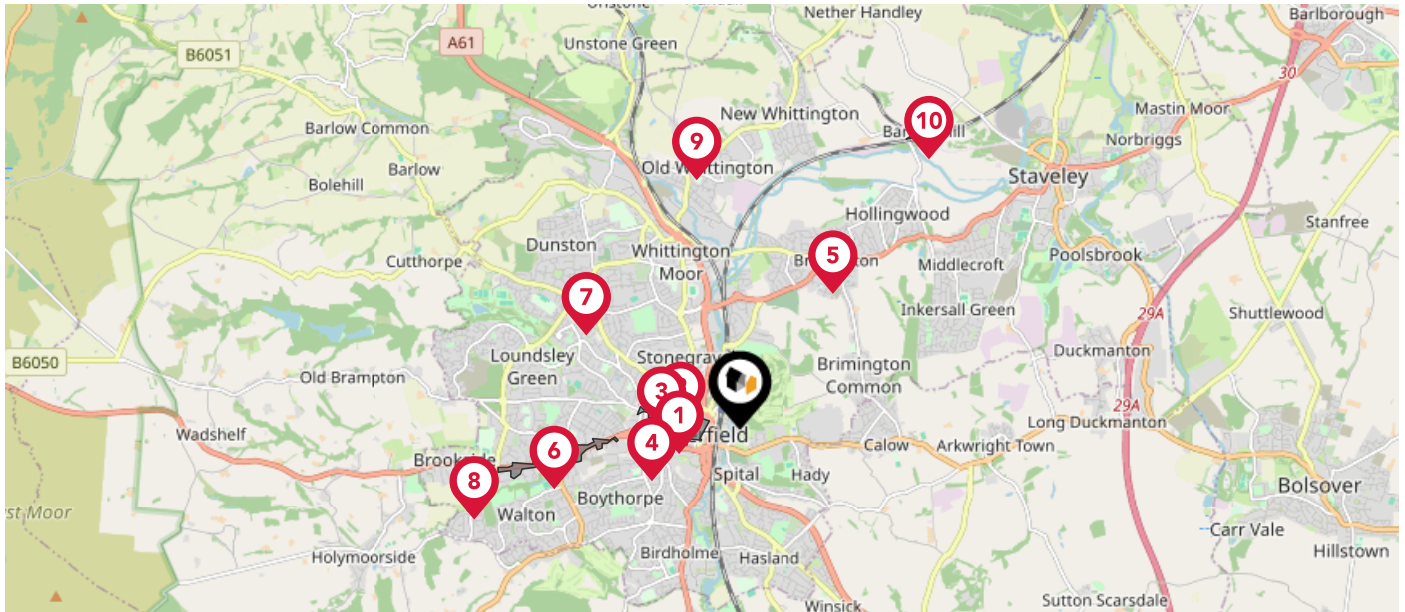
### Mine Entry

- ✕ 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.

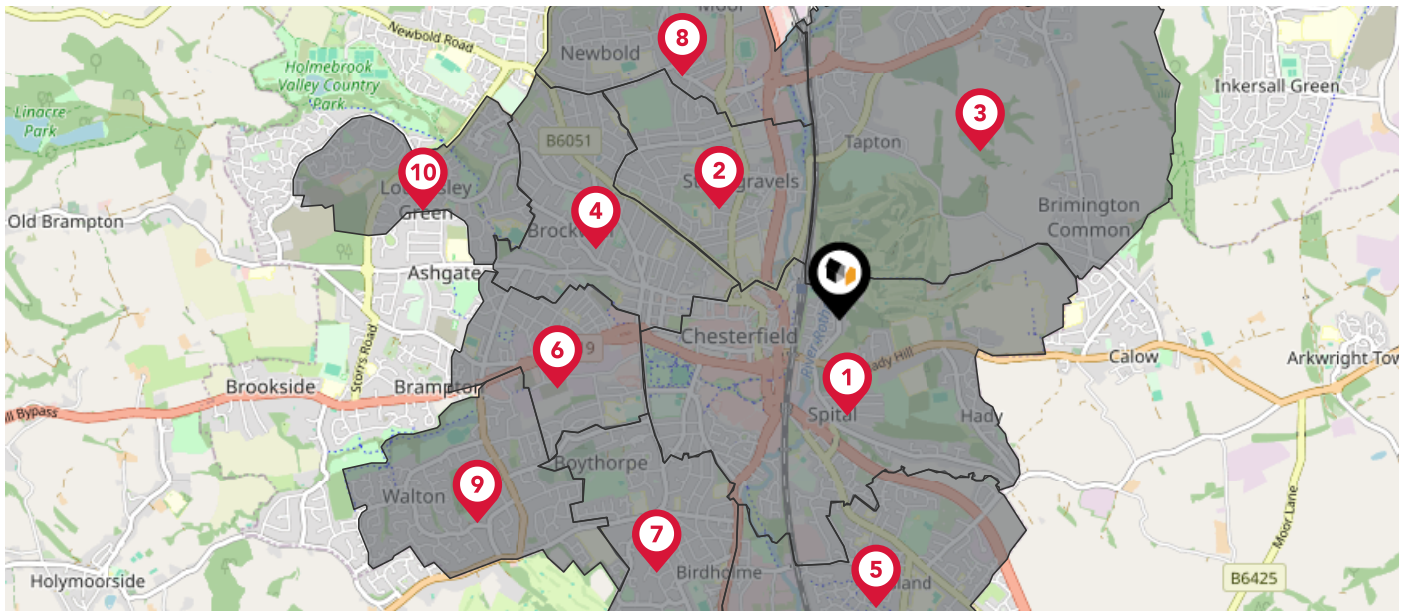
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

- 1 Town Centre (Chesterfield)
- 2 Abercrombie Street
- 3 Spencer Street
- 4 Queen's Park (Chesterfield)
- 5 Brimington
- 6 Chatsworth Road (Chesterfield)
- 7 Newbold Eyre
- 8 Somersall
- 9 Old Whittington
- 10 Barrow Hill

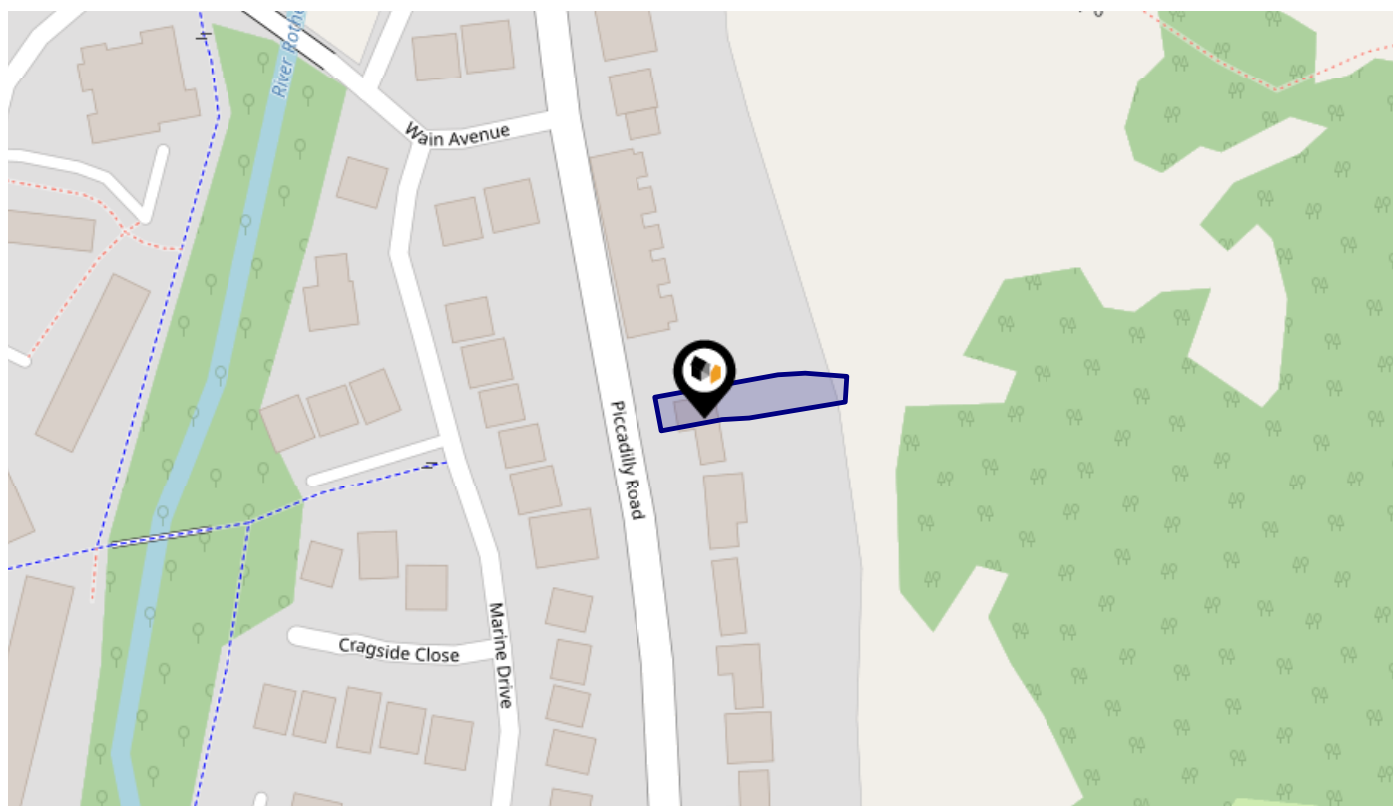
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  St. Leonard's Ward
-  St. Helen's Ward
-  Brimington South Ward
-  Brockwell Ward
-  Hasland Ward
-  Holmebrook Ward
-  Rother Ward
-  Moor Ward
-  Walton Ward
-  Loundsley Green 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.

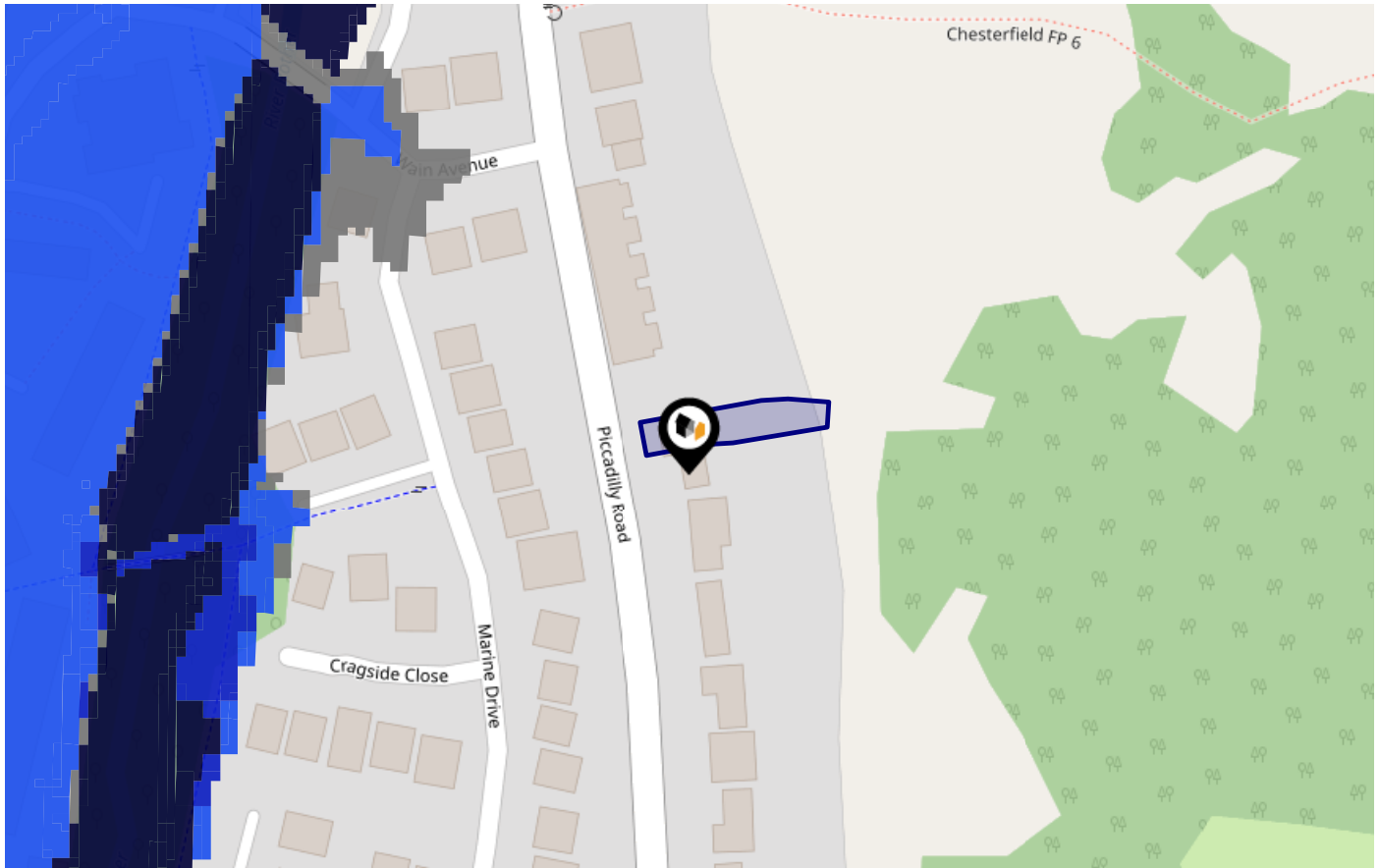
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

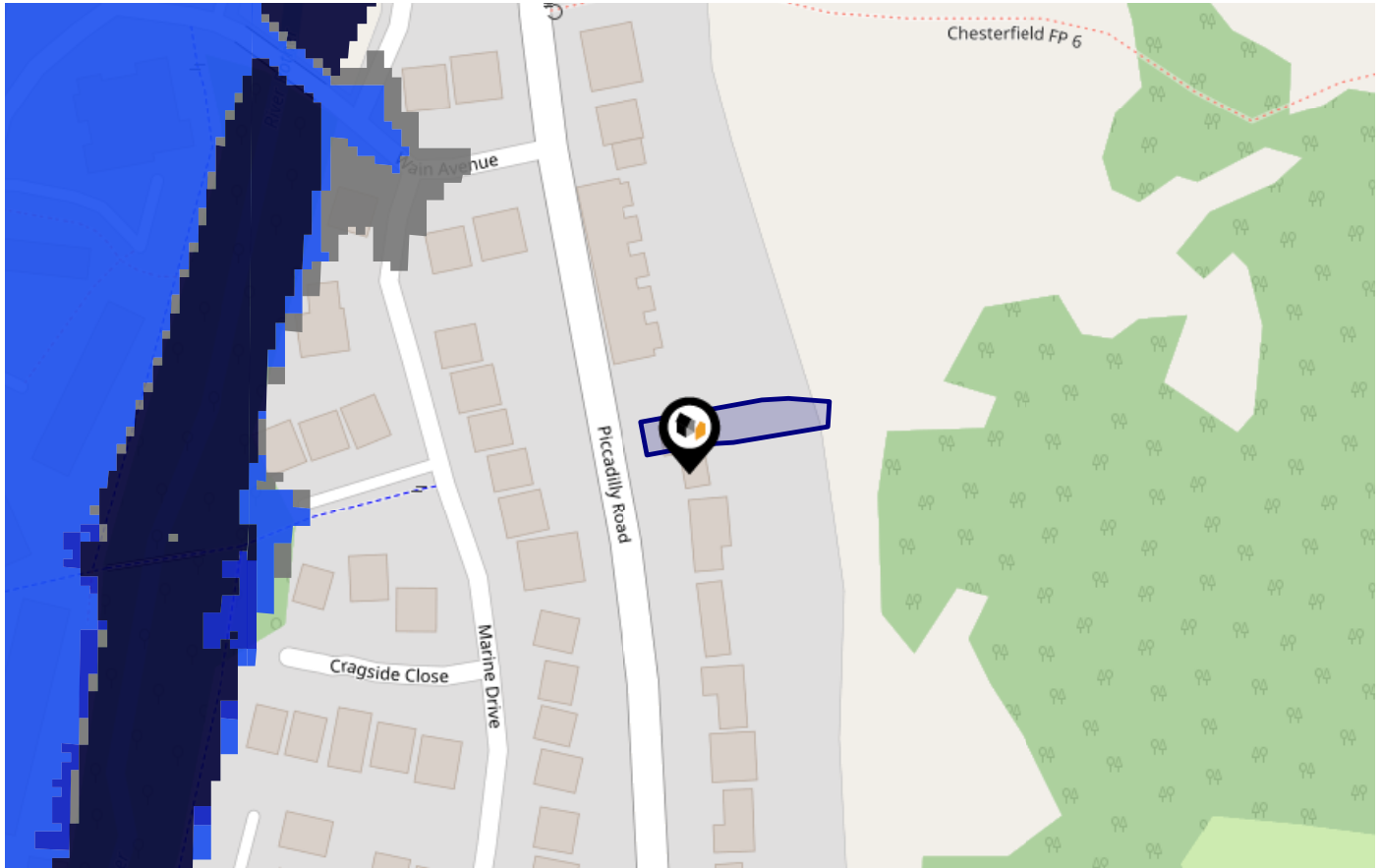
Chance of flooding to the following depths at this property:



# 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.

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

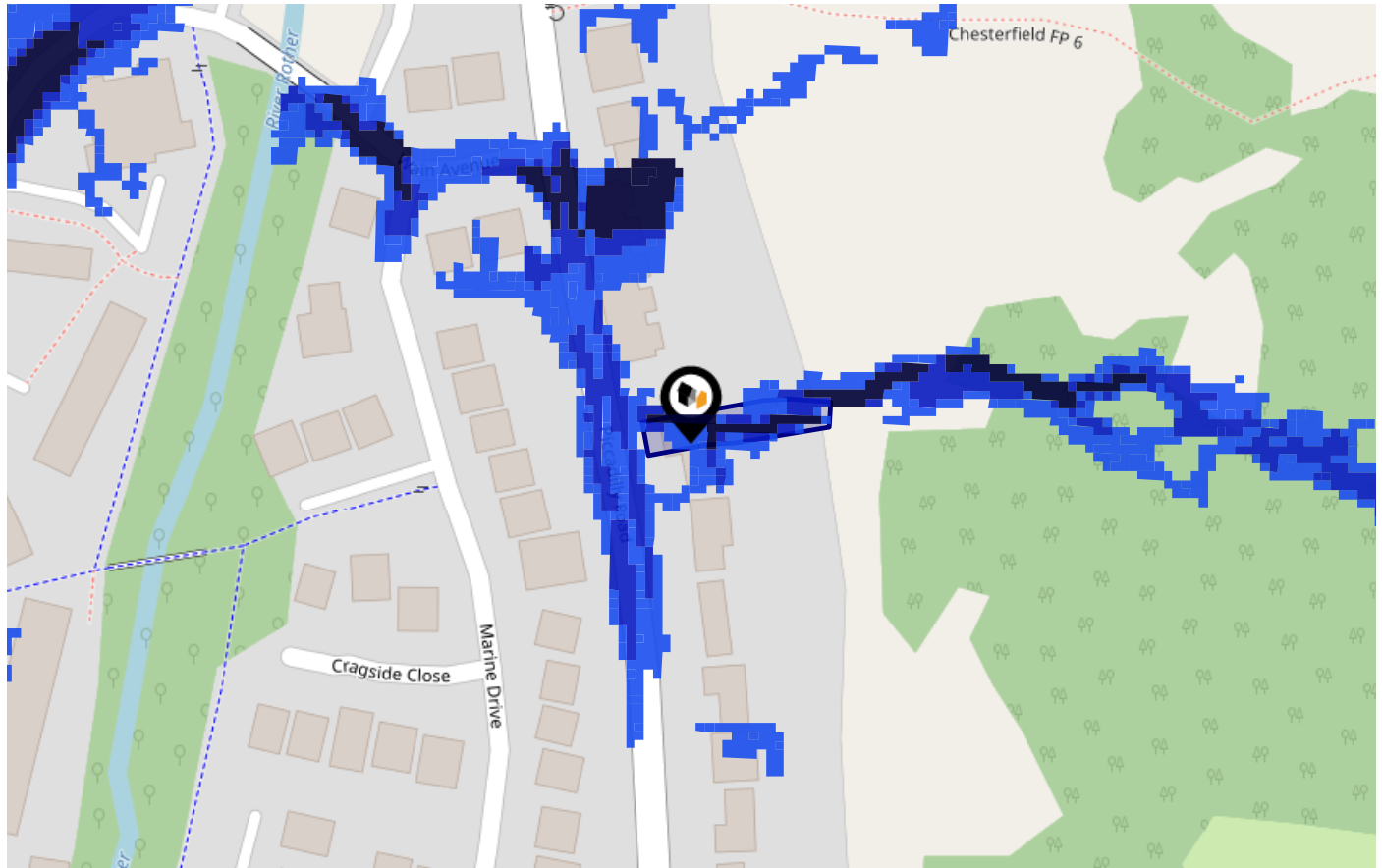
Chance of flooding to the following depths at this property:



# 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: 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.

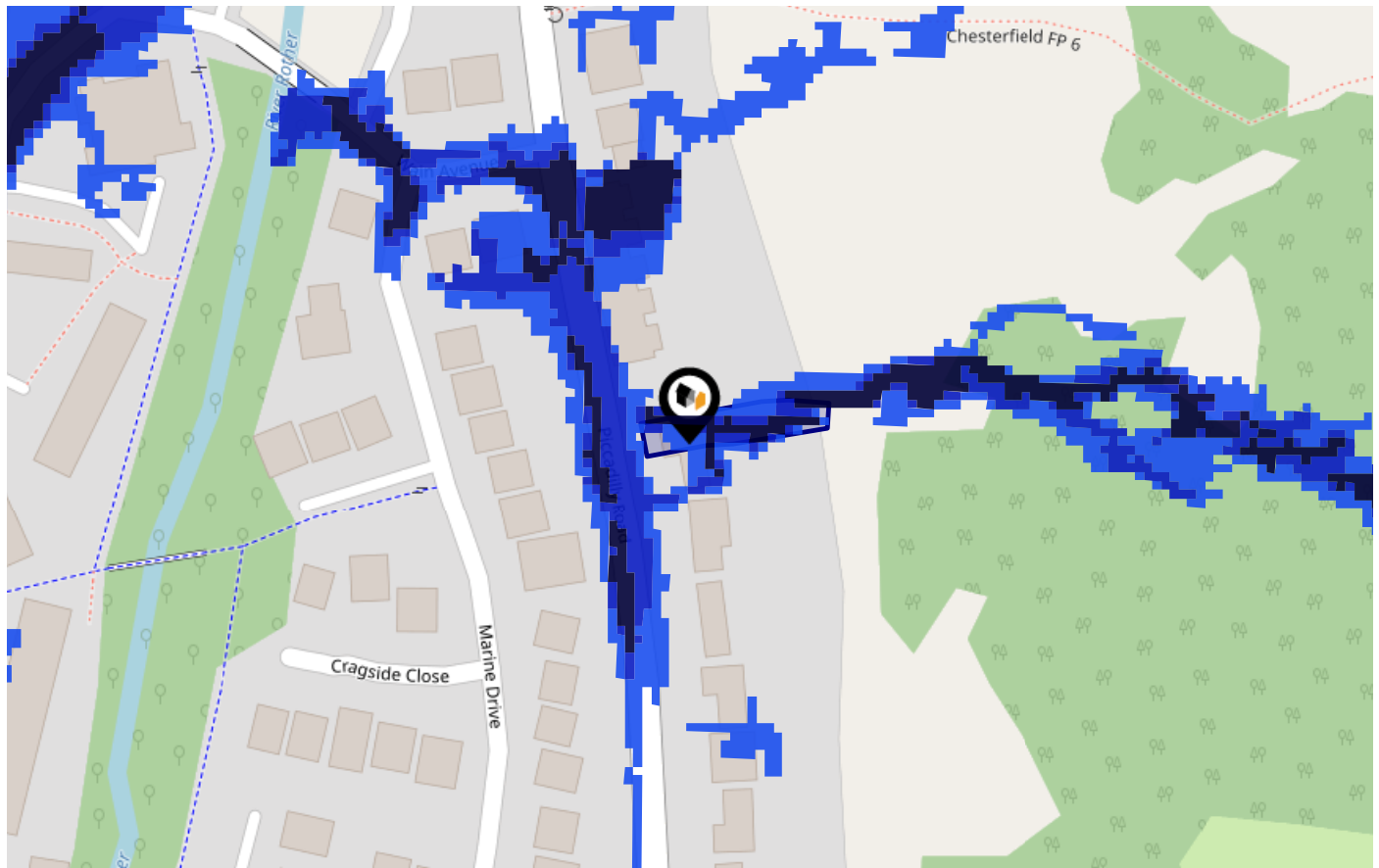
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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: **Low**

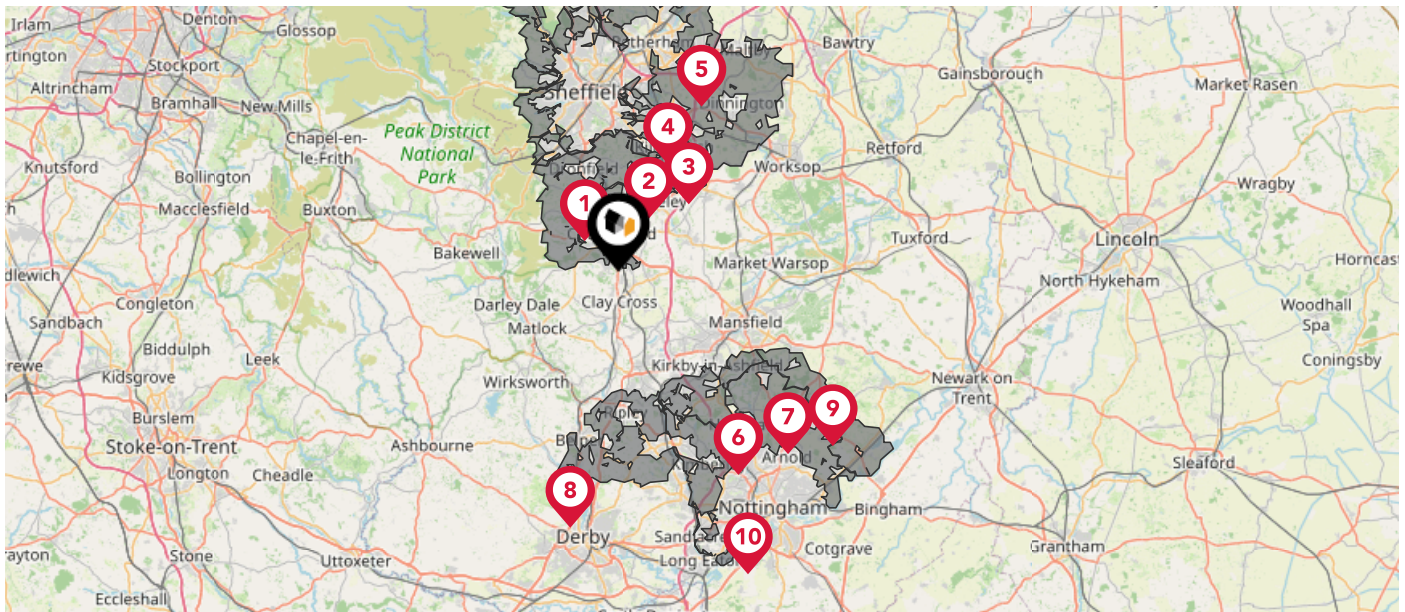
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



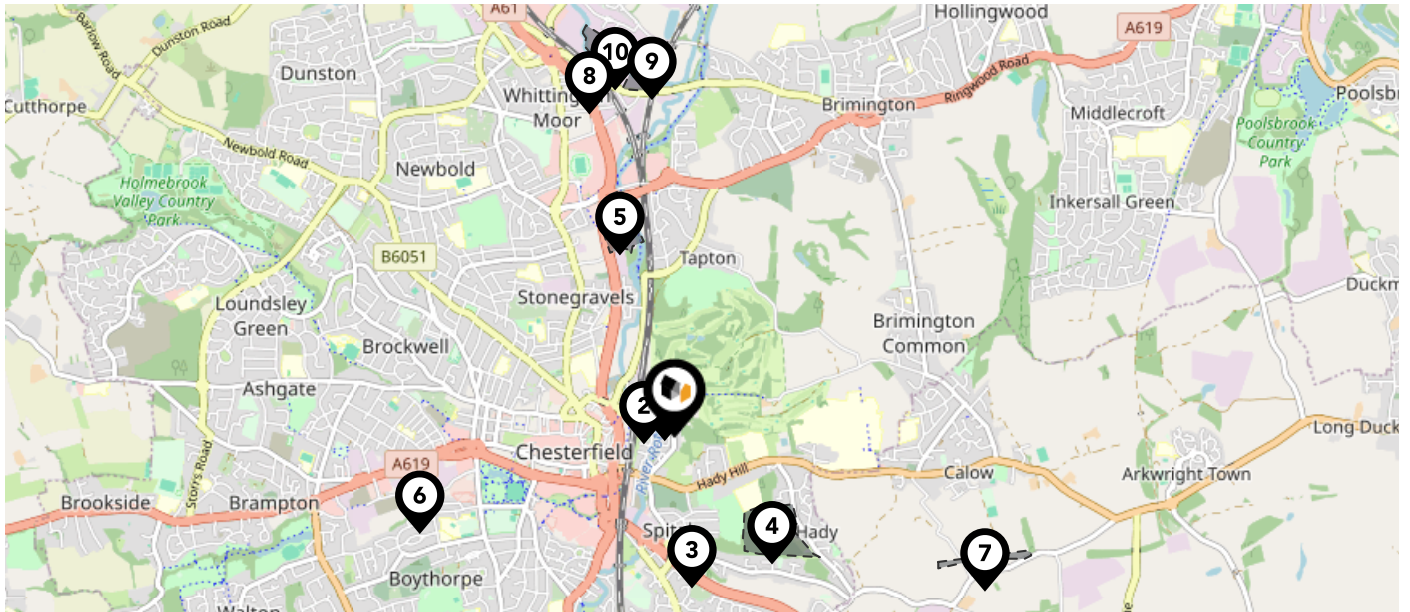
This map displays nearby areas that have been designated as Green Belt...



### 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 South and West Yorkshire Green Belt - Rotherham
- 6 Derby and Nottingham Green Belt - Ashfield
- 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

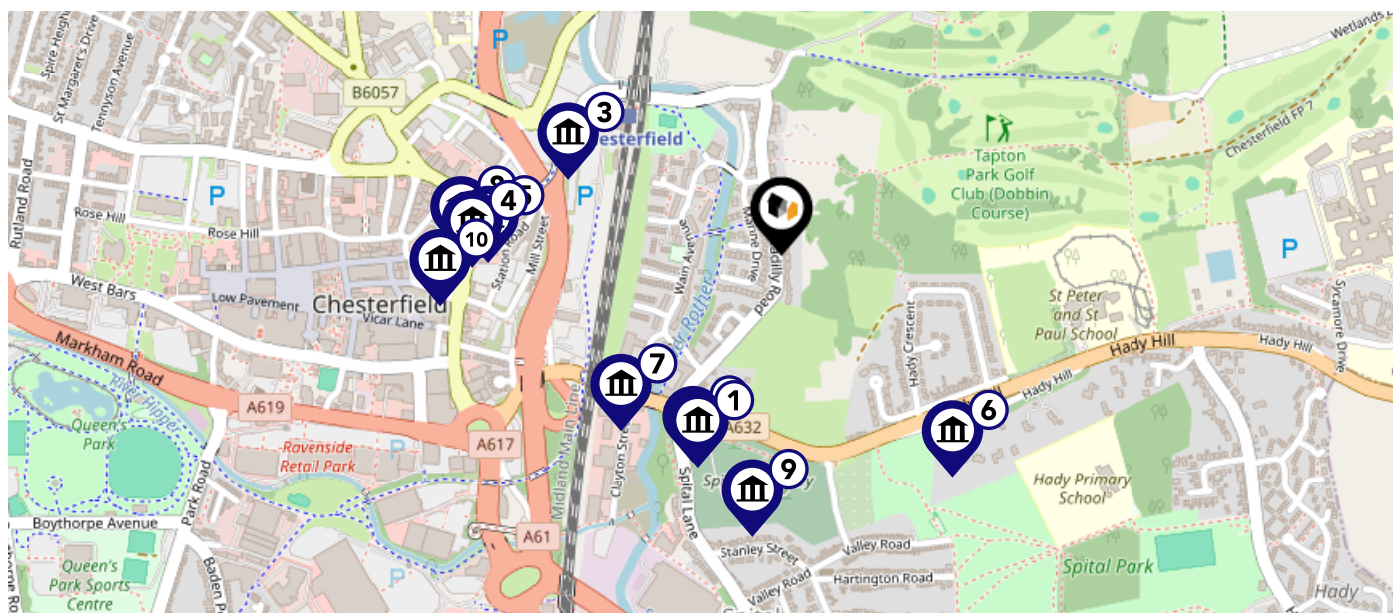
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













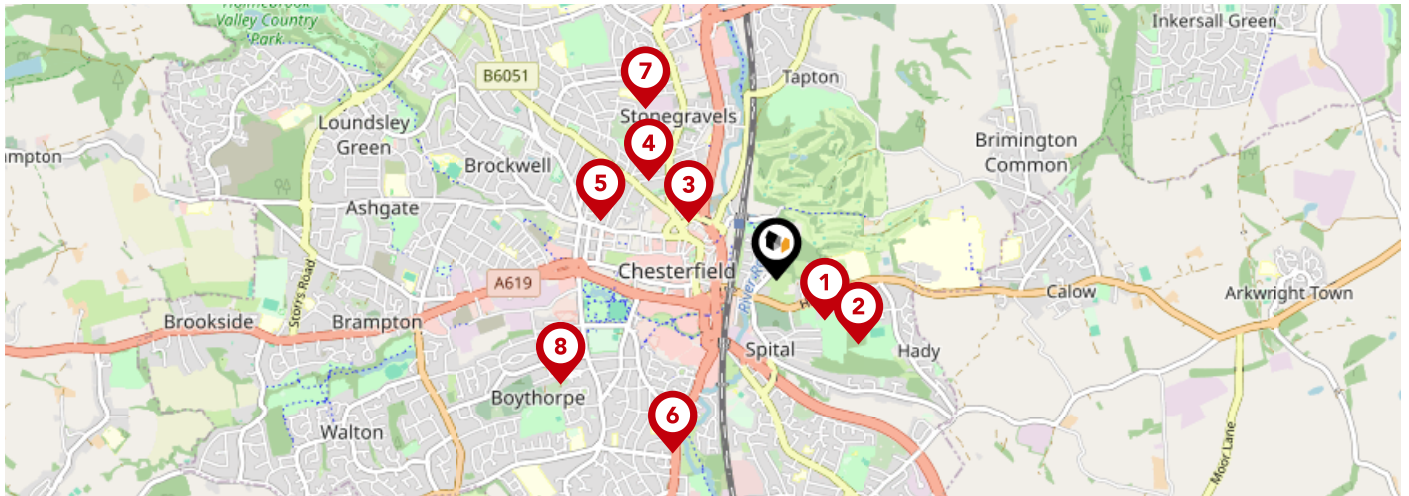
### Nearby Landfill Sites

<b>1</b>	Rear of Broad Works-Chesterfield	Historic Landfill
<b>2</b>	Crow Lane-Chesterfield	Historic Landfill
<b>3</b>	Spital Lane-Spital, Chesterfield	Historic Landfill
<b>4</b>	Hady Lane-Chesterfield, South Yorkshire	Historic Landfill
<b>5</b>	Stonegravels Tip-Off Lockoford Lane, Chesterfield	Historic Landfill
<b>6</b>	Portland Works-Goyt Side, Chesterfield	Historic Landfill
<b>7</b>	Calow Railway Cutting-Dark Lane, Calow	Historic Landfill
<b>8</b>	Thompson Street-Whittington Moor, Chesterfield	Historic Landfill
<b>9</b>	Land to the rear of 49 Brimington Road North-Chesterfield	Historic Landfill
<b>10</b>	Off Brimington Road North-Chesterfield	Historic Landfill

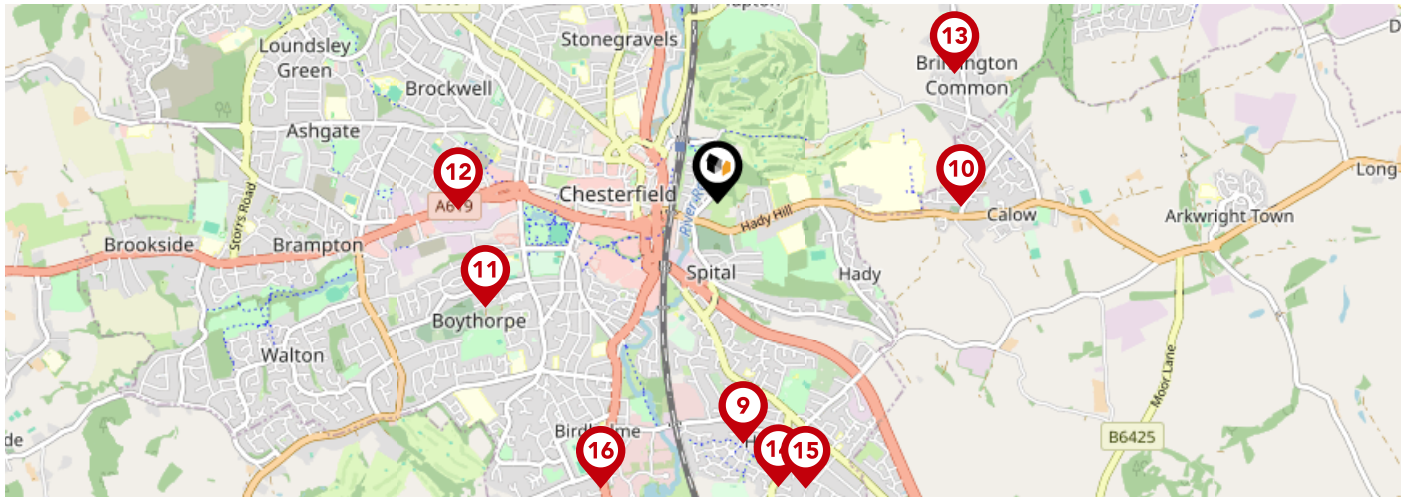
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1088314 - Lodge To Spital Cemetery	Grade II	0.2 miles
 1088315 - Entrance Walls With Stone Arch And Gate Piers At Spital Cemetery	Grade II	0.2 miles
 1052355 - Engineers Offices At Goods Yard, British Rail Station	Grade II	0.2 miles
 1025866 - 2, St Mary's Gate	Grade II	0.3 miles
 1334684 - Stephenson Memorial Hall	Grade II	0.3 miles
 1334690 - Hady House	Grade II	0.3 miles
 1088286 - Riverside House	Grade II	0.3 miles
 1334709 - Churchyard Walls And Piers To St Mary's Church	Grade II	0.3 miles
 1052260 - Cemetery Church And Chapel At Spital Cemetery	Grade II	0.3 miles
 1376887 - Lamp Post Near South Porch Of St Mary's Church	Grade II	0.4 miles

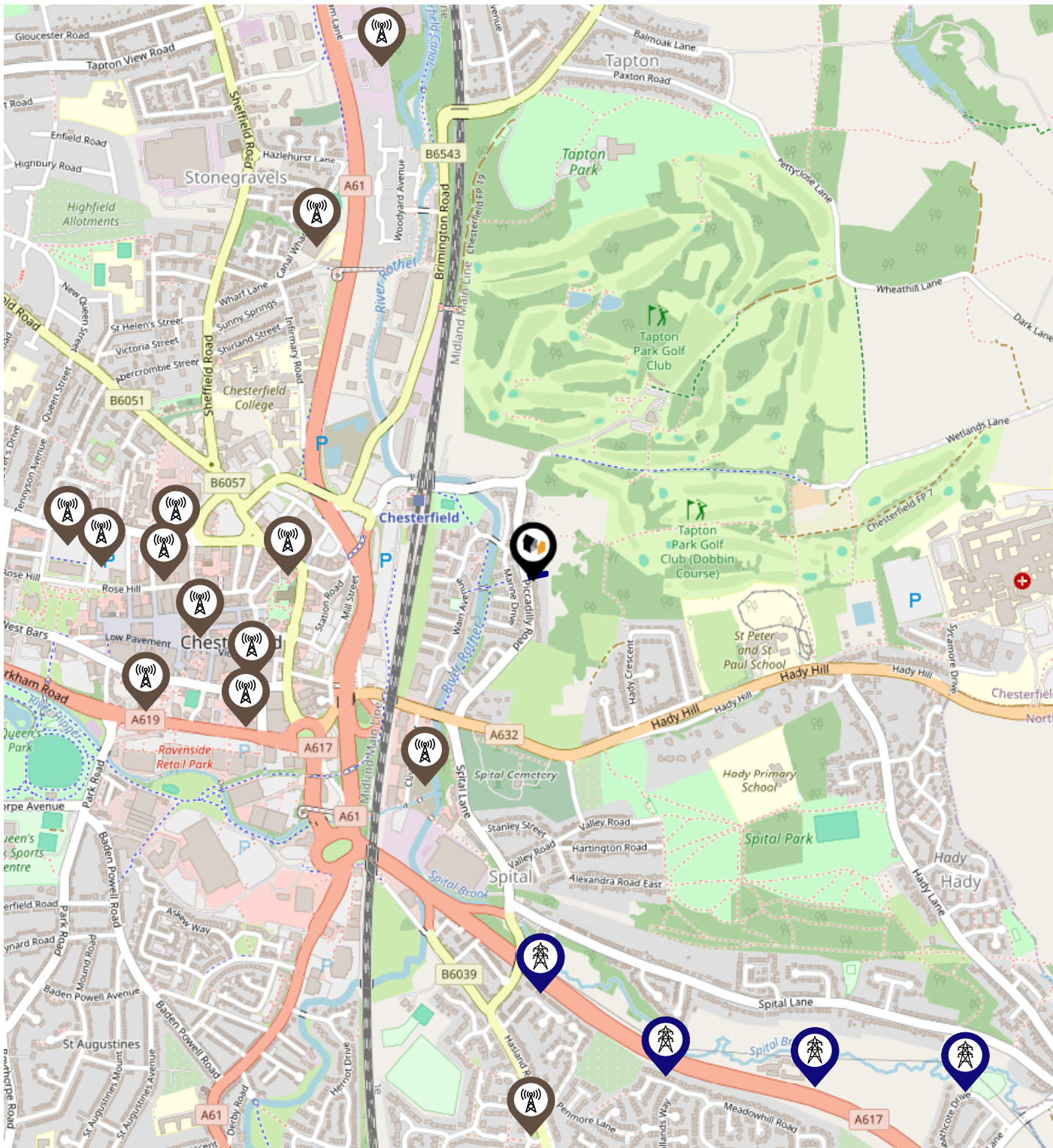


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Peter and St Paul School</b> Ofsted Rating: Not Rated   Pupils: 111   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hady Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Chesterfield College</b> Ofsted Rating: Good   Pupils:0   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Abercrombie Primary School</b> Ofsted Rating: Good   Pupils: 255   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's Catholic Primary</b> Ofsted Rating: Good   Pupils: 418   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spire Junior School</b> Ofsted Rating: Good   Pupils: 188   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Christ Church CofE Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Parkside Community School</b> Ofsted Rating: Good   Pupils: 601   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Hasland Infant School</b> Ofsted Rating: Good   Pupils: 344   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Calow CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Rhodes Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 169   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brampton Primary School</b> Ofsted Rating: Good   Pupils: 305   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brimington Manor Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 65   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Esteem North Academy</b> Ofsted Rating: Good   Pupils: 228   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Outwood Academy Hasland Hall</b> Ofsted Rating: Good   Pupils: 820   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spire Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 183   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

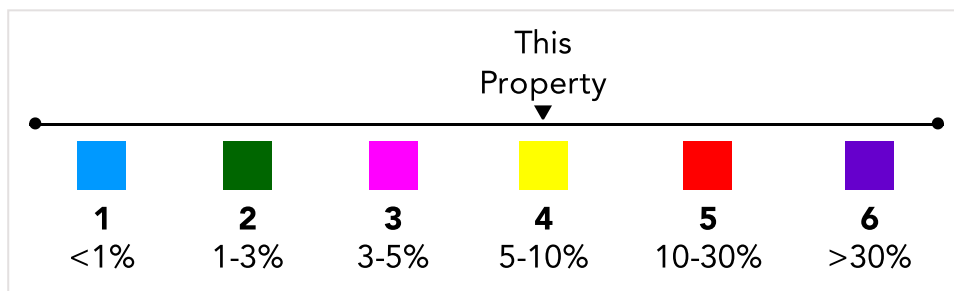
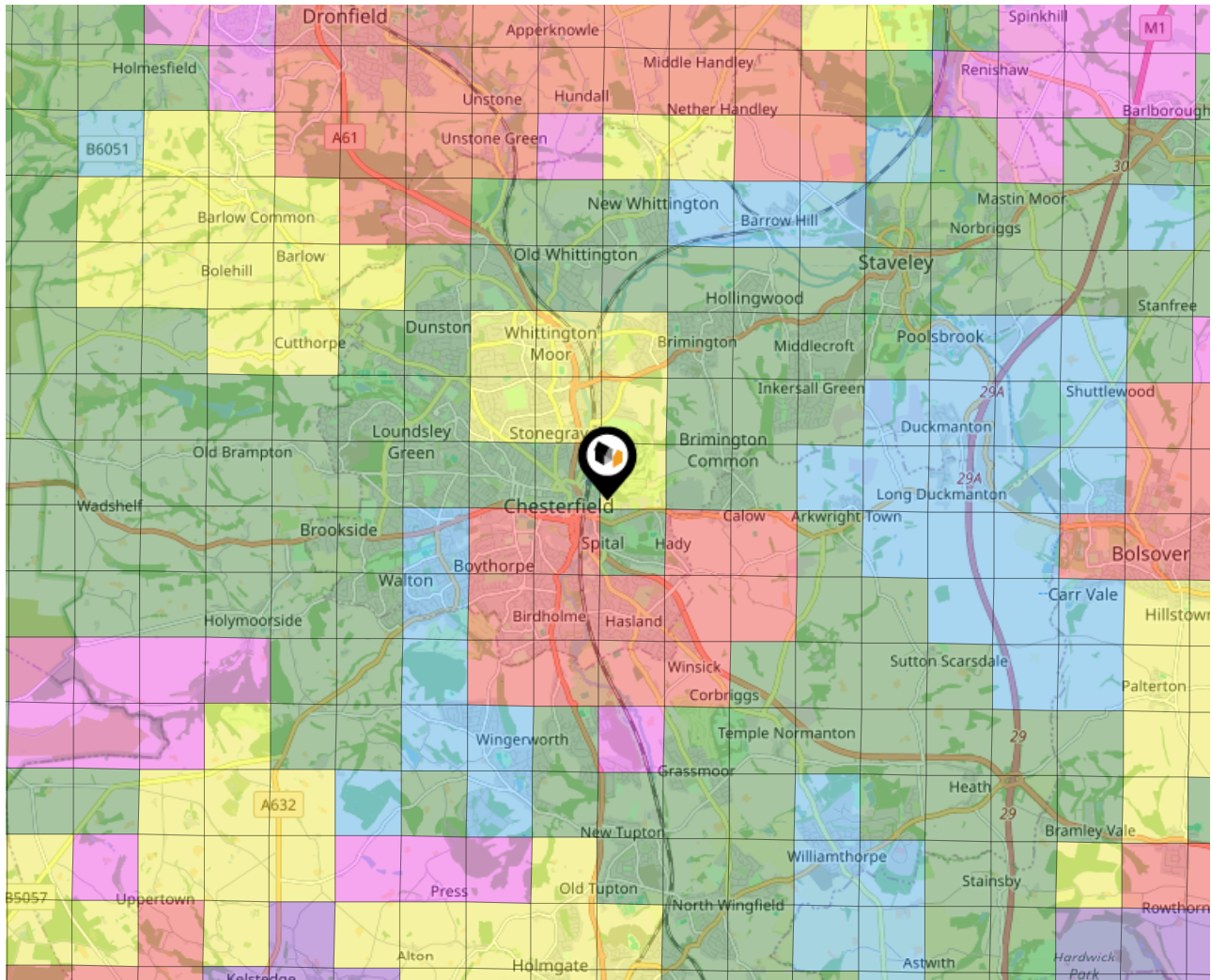


**Key:**

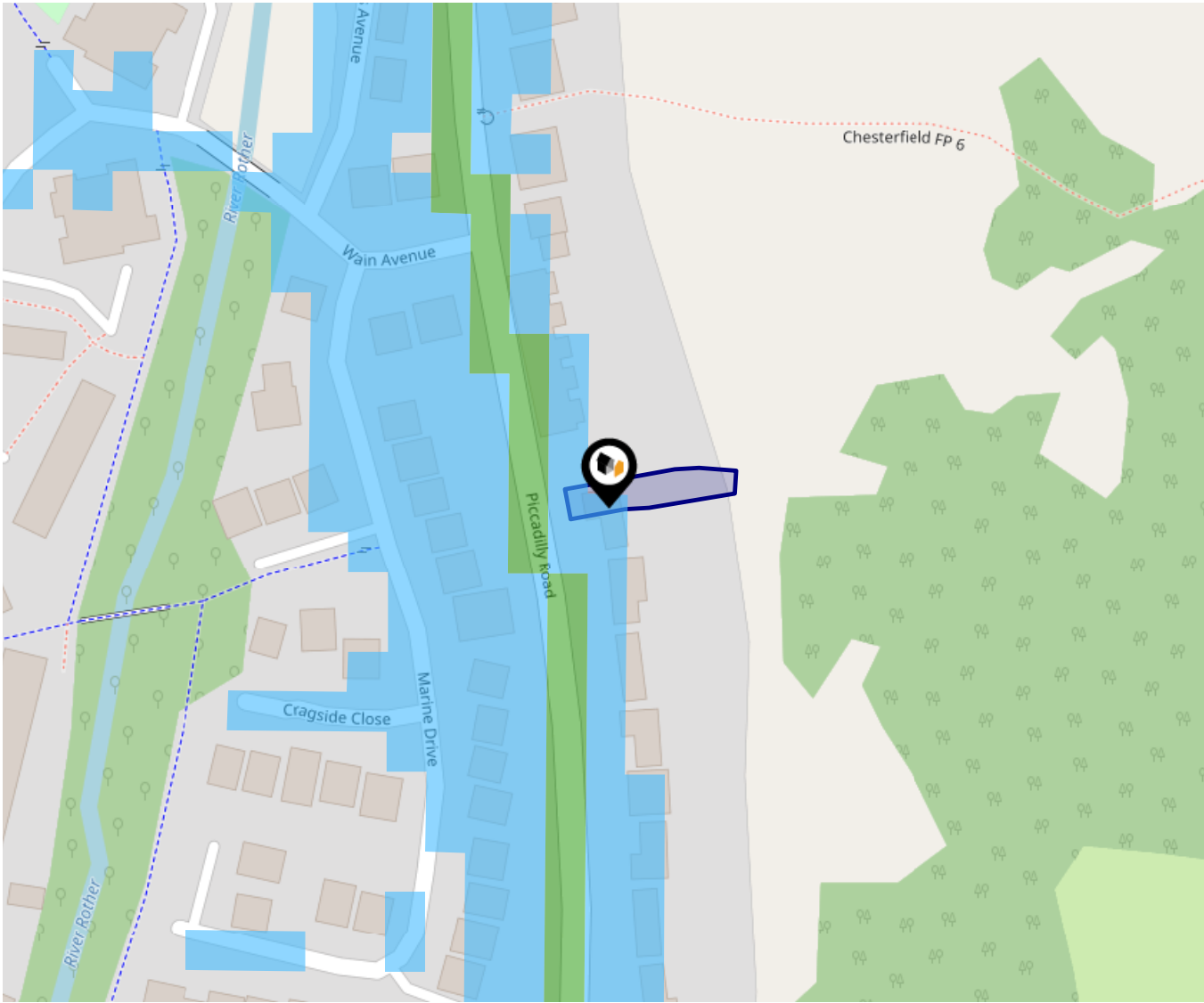
-  Power Pylons
-  Communication Masts

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



# Local Area Road Noise

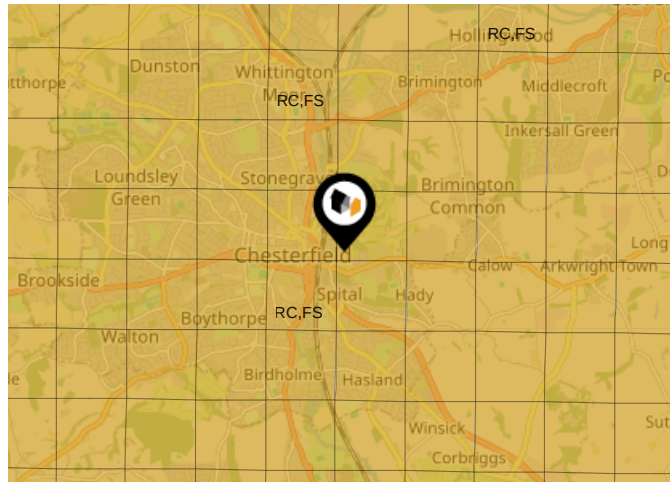


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

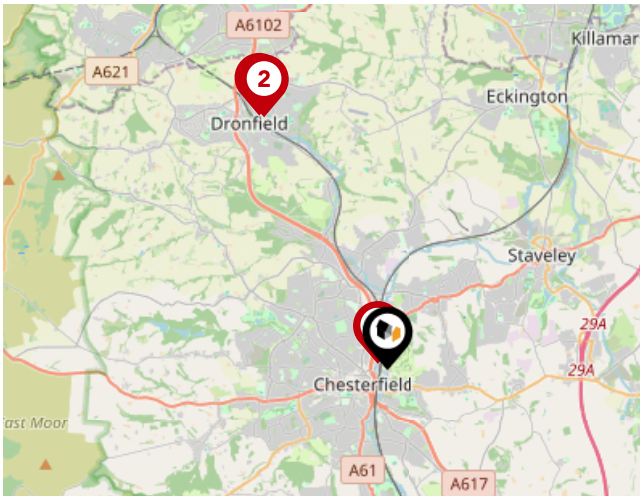
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



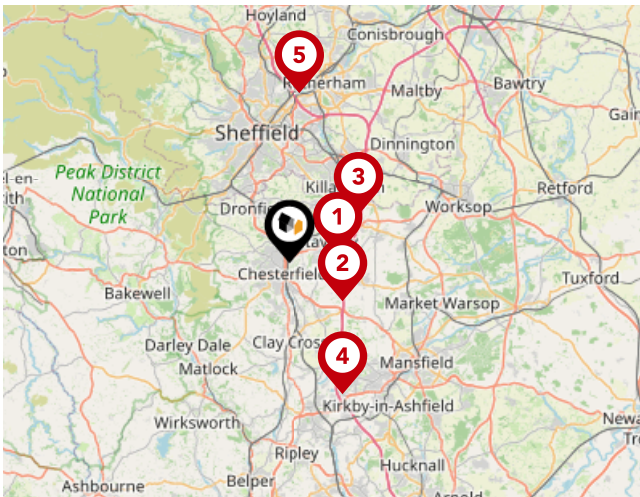
### Primary Classifications (Most Common Clay Types)

<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



### National Rail Stations

Pin	Name	Distance
1	Chesterfield Rail Station	0.22 miles
2	Dronfield Rail Station	4.99 miles
3	Dronfield Rail Station	5.04 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29A	3.52 miles
2	M1 J29	4.67 miles
3	M1 J30	6.02 miles
4	M1 J28	10.06 miles
5	M1 J34	12.08 miles

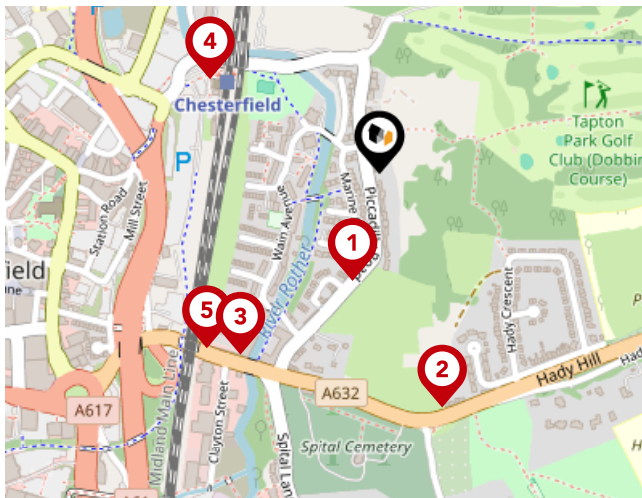


### Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	28.6 miles
2	Finningley	23.76 miles
3	Leeds Bradford Airport	44.87 miles
4	Manchester Airport	36.84 miles

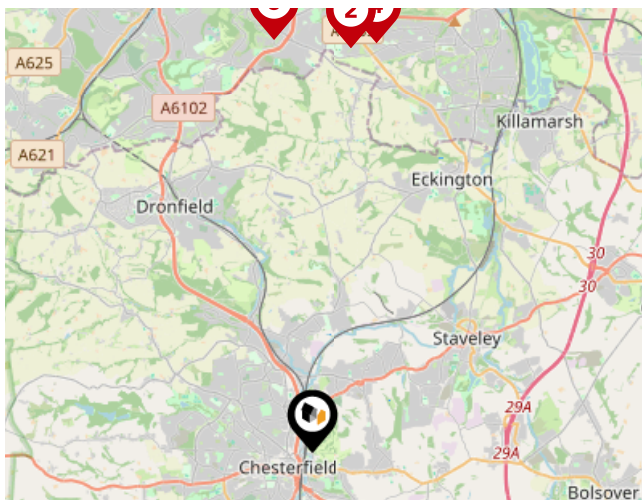
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Piccadilly Road	0.12 miles
2	Cemetery Road	0.27 miles
3	Clayton Street	0.25 miles
4	Railway Station	0.21 miles
5	Clayton Street	0.27 miles



### Local Connections

Pin	Name	Distance
1	Birley Lane Platform to City	7.2 miles
2	Birley Lane Platform to City	7.21 miles
3	Herdings-Leighton Rd to City	7.35 miles
4	Birley Moor Road Platform to City	7.35 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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