



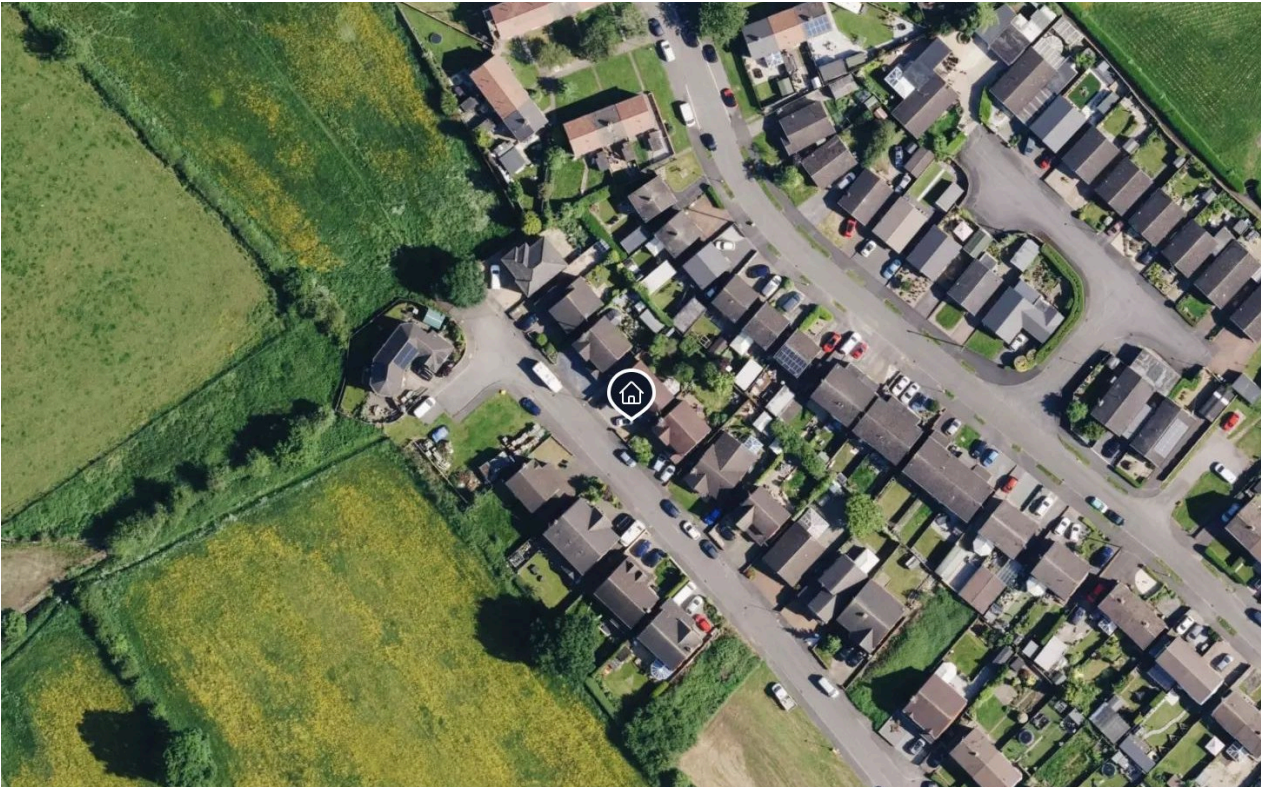
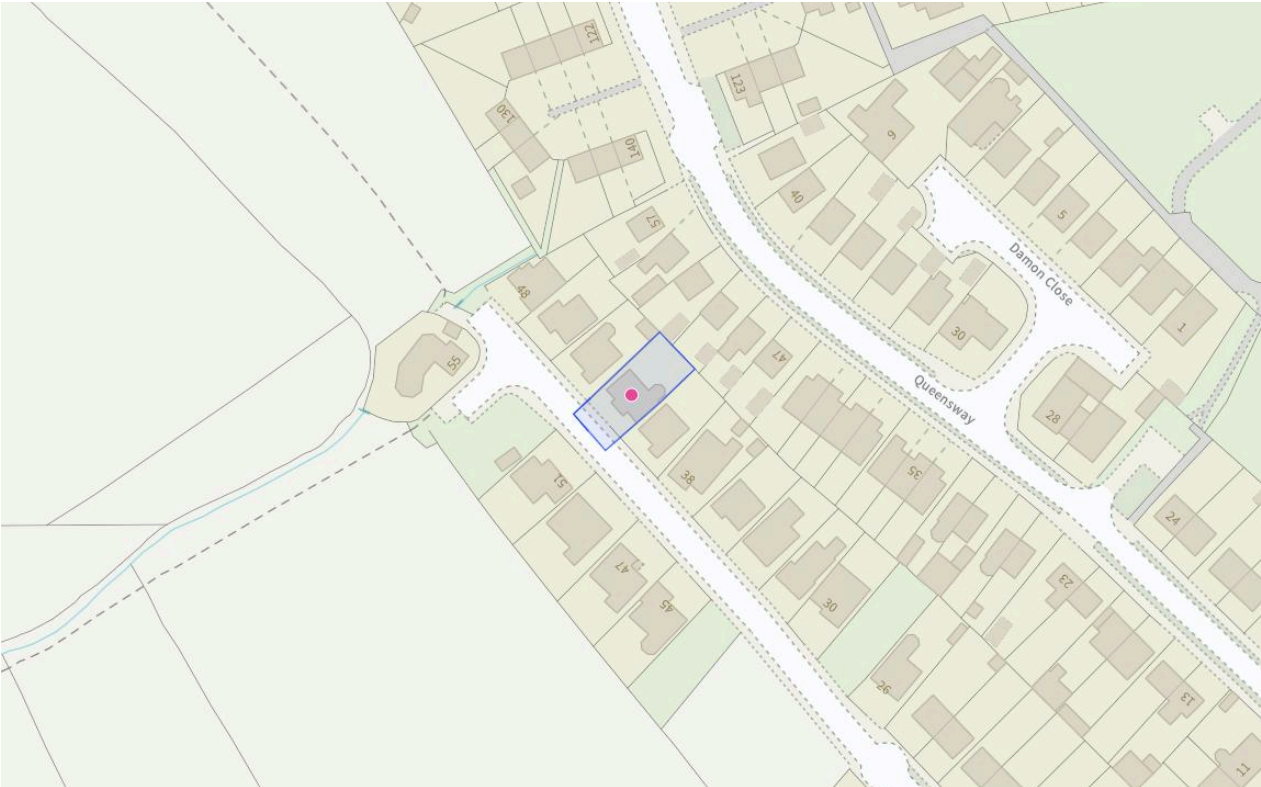
42 Lansbury Avenue

Pilsley, Chesterfield, S45 8EH

10th July 2026



Introduction



Key Property Information



Estimated market value

£325,000

£276k - £374k

5 2 1,324ft² | £245 pft² Detached Freehold

Market History

Last Sold	August 2025	£305,000
Sold	May 2003	£155,500
Sold	May 2001	£108,000
Sold	January 1995	£74,950

Plot information

Title number	DY208283
Plot size	0.08 acres
Garden direction	NorthEast
Outdoor area	0.06 acres
Parking (predicted)	Yes

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1991-1995

Utilities

Mains gas
Wind turbines
Solar panels
Mains fuel type Mains Gas
Water Severn Trent Water

EPC

Valid until 30/05/2034

Efficiency rating (current)	66 D
Efficiency (potential)	77 C
Enviro impact (current)	63 D
Enviro impact (potential)	74 C

Council tax

Band D
£2,467 per year (est)
North East Derbyshire

Mobile coverage

EE	
O2	
Three	
Vodafone	

Broadband availability

Basic	5mb
Superfast	65mb
Ultrafast	1800mb
Overall	1800mb



 Tree preservation orders

One or more tree preservation orders have been found within the property.

Tree type 1: Oak

 Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

 Radon Gas

Moderate risk (3-5%)

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

Found

This property has 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

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.

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.

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.

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 There are strict planning regulations to ensure preservation. Building and development are highly controlled.	Natural Beauty Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.	Value Implications While restrictions may limit development, the environment can enhance property desirability and value.
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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 These areas maintain historical and architectural charm, potentially enhancing property values.	Restrictions Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.	Community and Environment They contribute to community aesthetics and environmental health.
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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

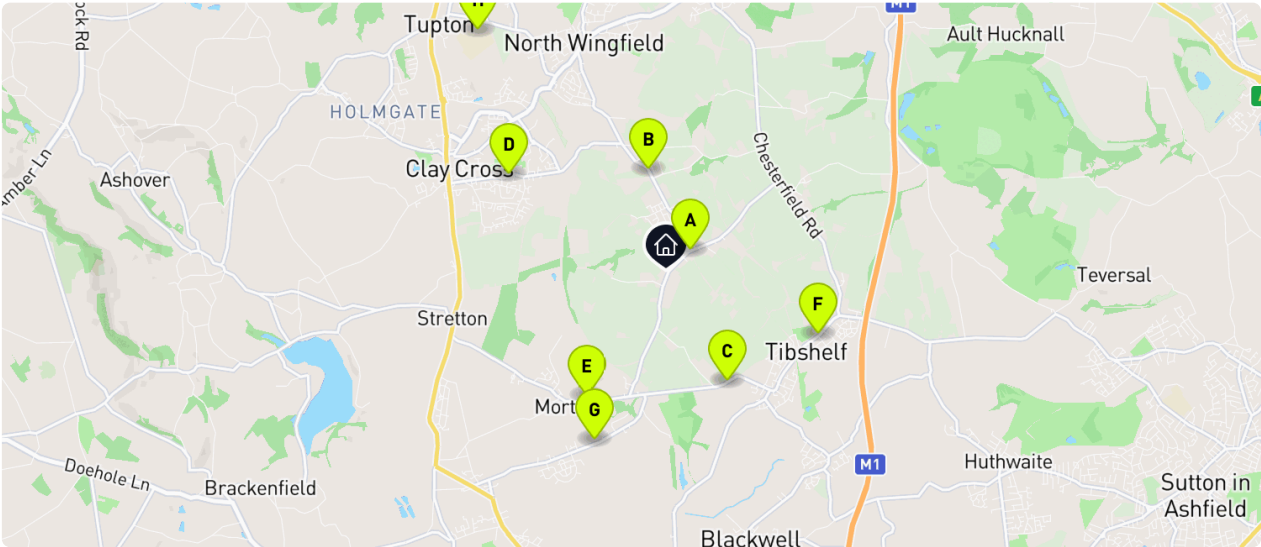
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

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.

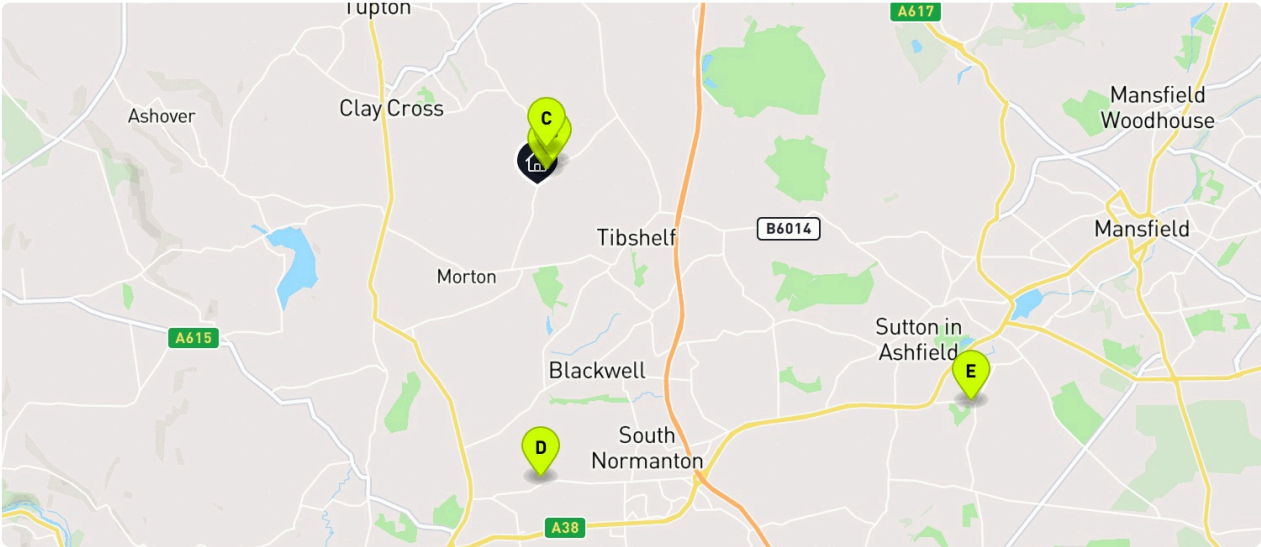
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



A Special · Nursery Pilsley Primary School Good 0.21mi	B Primary Park House Primary School Good 0.65mi	C Secondary Tibshelf Community School Good 1.27mi
D Primary Sharley Park Community Primary School Good 1.46mi	E Primary Morton Primary School Serious Weaknesses 1.46mi	F Nursery · Primary Tibshelf Infant School Good 1.50mi
G Nursery · Primary Stonebroom Primary and Nursery School Not rated 1.77mi	H Secondary · Post-16 Tupton Hall School Good 2.41mi	

Local Transport



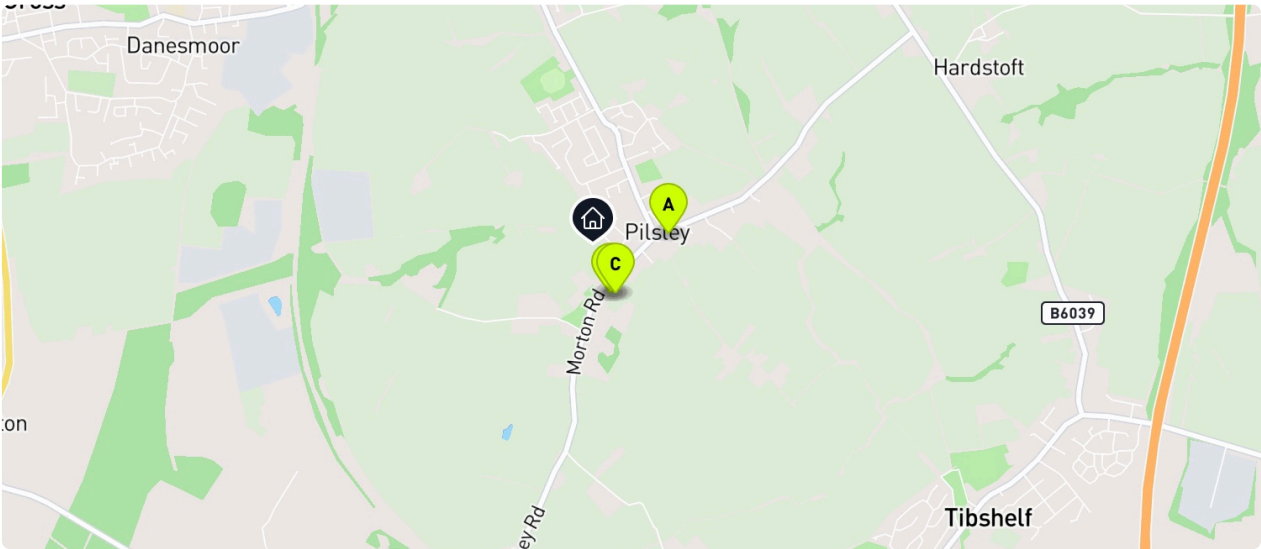
A Lansbury Avenue Bus stop or station0.17 mi	B Church Street Bus stop or station0.18 mi	C Bridge Street Bus stop or station0.18 mi
D Alfreton Rail Station Train station3.81 mi	E Sutton Parkway Rail Station Train station5.94 mi	F East Midlands Airport Airport23 mi
G M1 Motorway3.58 mi		

Nearby Planning



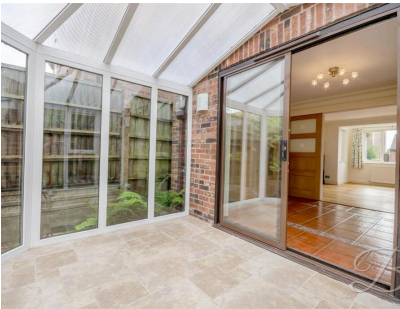
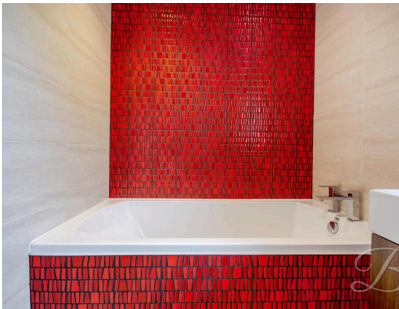
A Land North Of 55 Lansbury Avenue Pilsley Proposed erection of 9 dwellings - 6no three bed semi-detached dwellings and 3no two bed detached bungalows... Withdrawn Ref: 17/00930/FL 29-08-2017	B Garage Site To The Rear Of 101 To 107 Queensway Pilsley Application for construction of tin garage on Plot 706 Approved Ref: 18/00039/FL 22-02-2018
C Lansbury Avenue Pilsley Installation of external wall insulation consisting of dark grey pebble dash with brick slips under front elevation... Approved Ref: 19/00576/FL 11-06-2019	D 11 Queensway Pilsley Chesterfield S45 8EJ Two storey side extension to existing semi-detached dwelling and front porch (Amended Title) (Amended Plans) Approved Ref: 20/01181/FLH 27-11-2020
E 11 Reeves Avenue Pilsley Chesterfield S45 8JE Replacement of rear conservatories with new single storey rear extension Approved Ref: 20/00988/FLH 13-10-2020	F Commercial Inn Bridge Street Pilsley Chesterfield S45 8HE Application for the demolition of the closed public house and construction of block of 10no 1 bed apartments with... Approved Ref: 23/00986/FL 21-11-2023
G Commercial Inn Bridge Street Pilsley Chesterfield S45 8HE Convert and extend public house to create 17 residential units and 2 Storey extension to rear (Major Development) Withdrawn Ref: 16/00748/FL 18-07-2016	H Commercial Inn Bridge Street Pilsley Chesterfield S45 8HE Proposed demolition of the existing Commercial Inn and construction of a purpose built residential care and nursing... Refused Ref: 18/00596/FL 19-06-2018

Nearby Listed Buildings

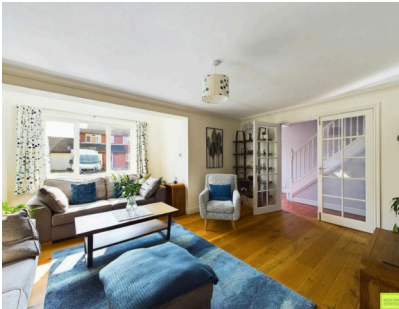
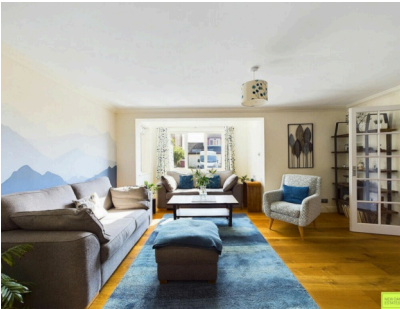
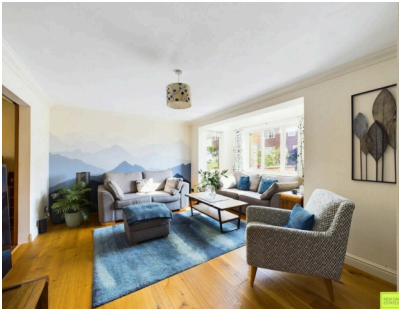


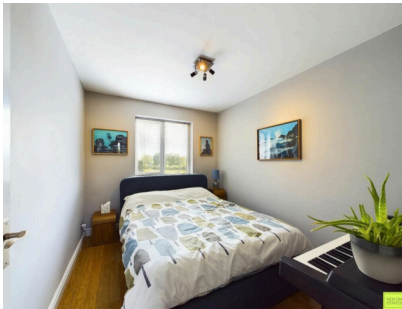
A Grade II - Listed building 1227ft Sitwell lane cottages List entry no: 115801420-07-1978	B Grade II - Listed building 1247ft Barn west of morton road farmhouse List entry no: 110891029-08-1984
C Grade II - Listed building 1263ft Morton road farmhouse and attached outbuildings List entry no: 115800729-08-1984	D Grade II - Listed building 5896ft Former sunday school List entry no: 133539023-03-1989



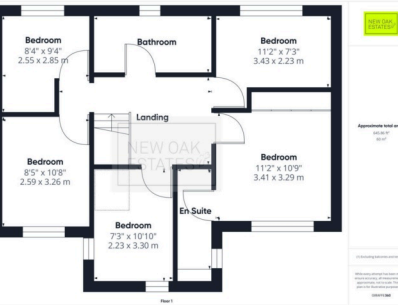
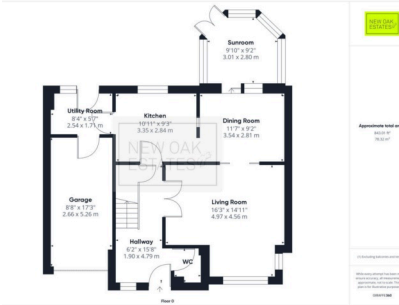
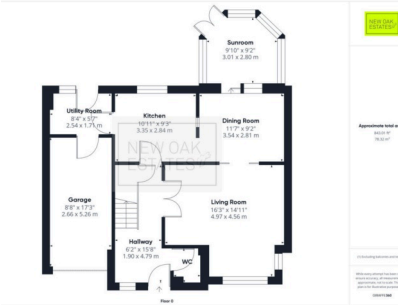
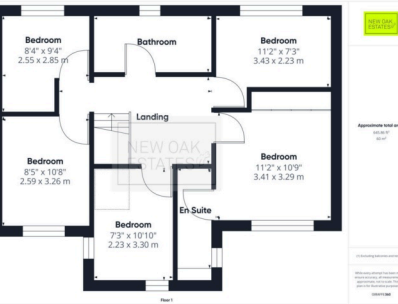
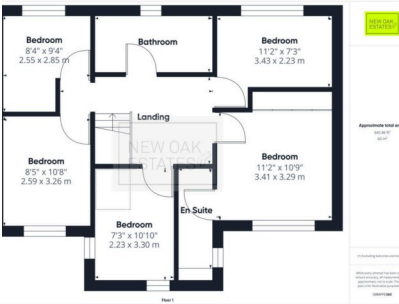
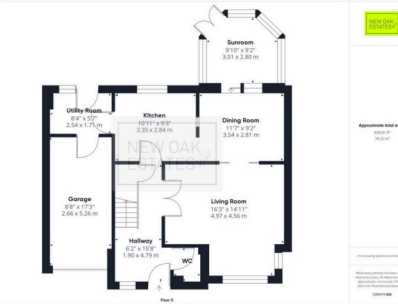






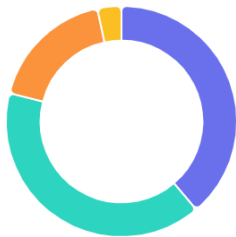






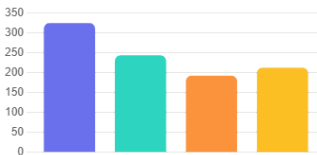
Average house price changes in the last year (North East Derbyshire)

	Jul '25	Oct '25	Jan '26	Apr '26	Jun '26
Detached	£375k	£400k	£390k	£430k	£430k
Semi-Detached	£194k	£208k	£201k	£223k	£223k
Terraced	£157k	£168k	£162k	£180k	£180k
Flats/Maisonettes	£145k	£155k	£150k	£166k	£166k



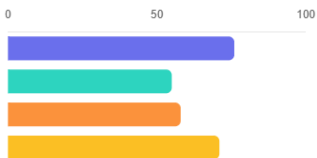
Volume of sold properties in the last 12 months (North East Derbyshire)

426 Detached sold (39%)	441 Semi-Detached sold (40%)
194 Terraced sold (18%)	37 Flats/Maisonettes sold (3%)



Average price per sqft (North East Derbyshire)

£324 ft² Detached	£243 ft² Semi-Detached
£192 ft² Terraced	£212 ft² Flats/Maisonettes



Average time on the sales market (North East Derbyshire)

76 days Detached	55 days Semi-Detached
58 days Terraced	71 days Flats/Maisonettes



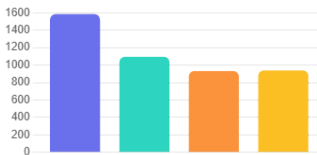
Average rental price changes in the last year (North East Derbyshire)

	Jul '25	Oct '25	Jan '26	Apr '26	Jun '26
Detached	£1040	£1402	£1219	£1201	£1159
Semi-Detached	£986	£956	£1076	£1054	£998
Terraced	£838	£816	£741	£862	£957
Flats/Maisonettes	£675	£659	£665	£625	£671



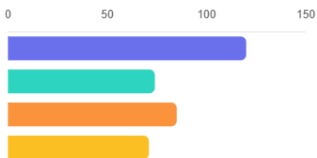
Volume of let properties in the last 12 months (North East Derbyshire)

62 Detached sold (16%)	141 Semi-Detached sold (36%)
100 Terraced sold (26%)	86 Flats/Maisonettes sold (22%)



Average rental yield (North East Derbyshire)

£1583 4.41% annual yield	£1094 5.88% annual yield
£931 6.2% annual yield	£938 6.79% annual yield



Average time on the rental market (North East Derbyshire)

120 days Detached	74 days Semi-Detached
85 days Terraced	71 days 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

Director - Property Valuer



Testimonials

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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

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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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