

KEY FACTS FOR BUYERS

50, Church Street, Church Gresley, Swadlincote, DE11 9NP

August 2022



A guide to this property and the local area

George Edwards

Oak Tree House, Atherstone Road, Measham, DE12 7EL

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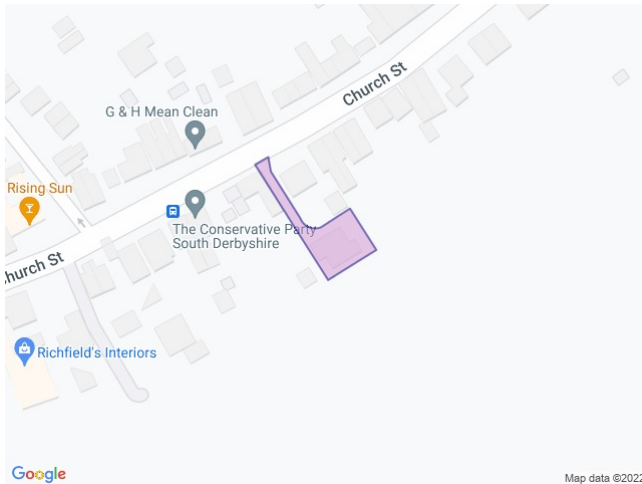
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PROPERTY OVERVIEW

50, CHURCH STREET, CHURCH GRESLEY, SWADLINCOTE, DE11 9NP



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Detached
2 Bedrooms

Floor Area: 1,022.57 ft²
95.00 m²

Plot Size: 0.12 acres

Land Registry
Title Number: DY462980

Tenure: Freehold

AREA KEY FACTS

Local Authority: SOUTH DERBYSHIRE

Flood Risk: Very Low


Conservation Area: No

Predicted Broadband Speeds

Basic: 16 Mbps


Superfast: 78 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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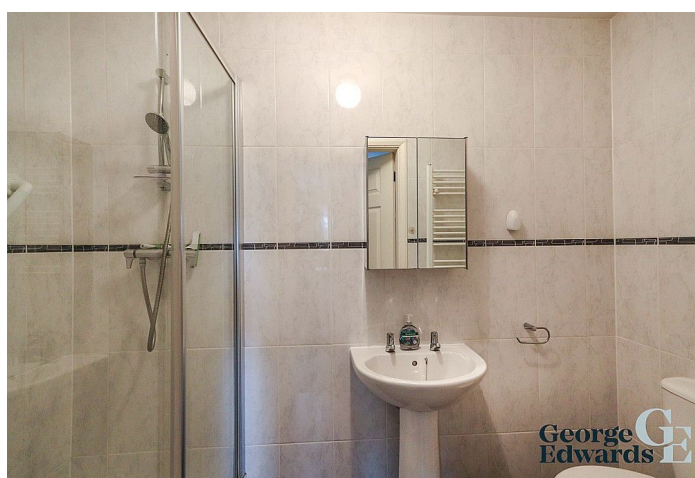
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PROPERTY OVERVIEW

PHOTO GALLERY



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PHOTO GALLERY

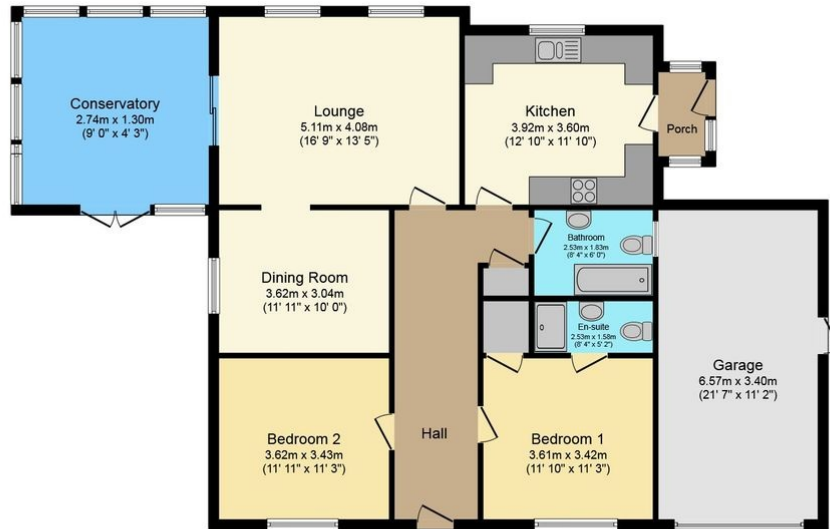


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PROPERTY OVERVIEW

FLOORPLANS



Floor Plan

total floor area 138.3 sq.m. (1,489 sq.ft.) approx

Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows, other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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PROPERTY OVERVIEW

EPC

50 CHURCH STREET, SWADLINCOTE,
DE11 9NP

Energy rating
C

Valid until 15.06.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

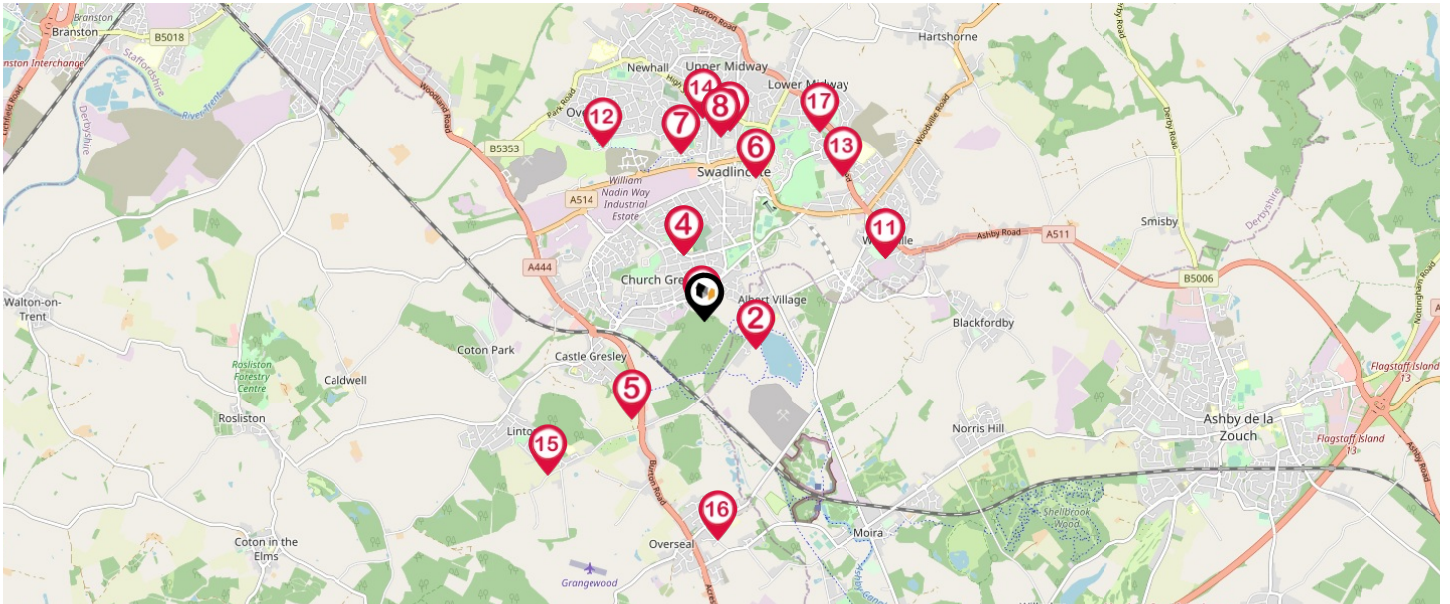
No Additional EPC data available

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



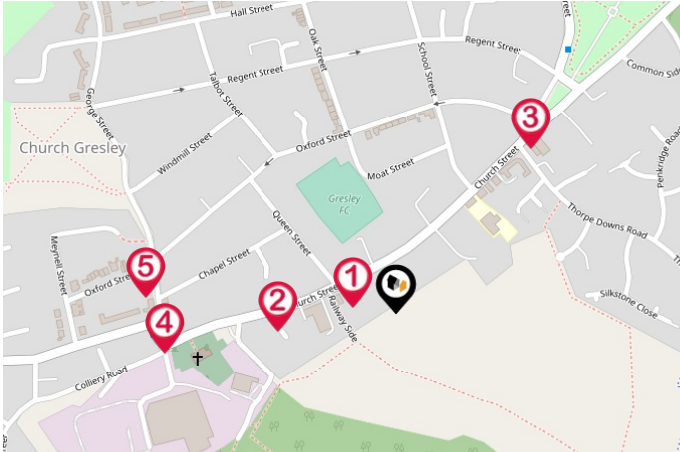
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St George's CoFE Controlled Primary School	Good	196	0.05 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Albert Village Primary School	Good	202	0.45 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pennine Way Junior Academy	Good	369	0.5 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Church Gresley Infant and Nursery School	-	341	0.5 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Linnet Independent Learning Centre	Outstanding	15	0.85 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Belmont Primary School	Good	409	1.11 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Pingle Academy	-	1286	1.21 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	St Edward's Catholic Academy	Good	213	1.33 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Springfield Junior School	-	213	1.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Woodville Infant School	Outstanding	262	1.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Woodville CoFE Junior School	Requires improvement	317	1.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Fairmeadows Foundation Primary School	Good	230	1.43 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Granville Academy	-	737	1.47 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Elmsleigh Infant & Nursery School	-	-	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Linton Primary School	Good	286	1.54 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Overseal Primary School	Good	210	1.56 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Eureka Primary School	Good	136	1.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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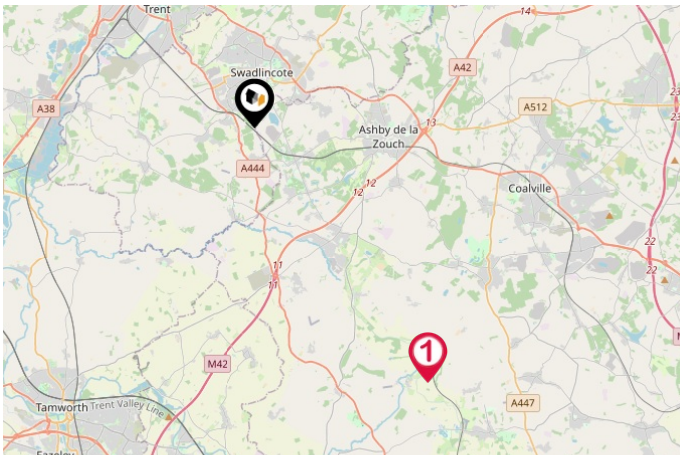
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Church Street | 0.04 miles
- 2 - Church Street | 0.1 miles
- 3 - Common Road | 0.19 miles
- 4 - Gresley Church | 0.21 miles
- 5 - Oxford Street | 0.22 miles



LOCAL CONNECTIONS

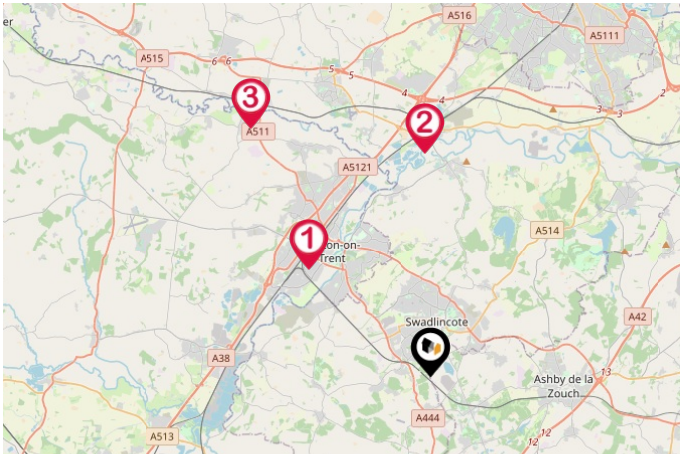
- 1 - Shackerstone Rail Station (Battlefield Line) | 8.91 miles

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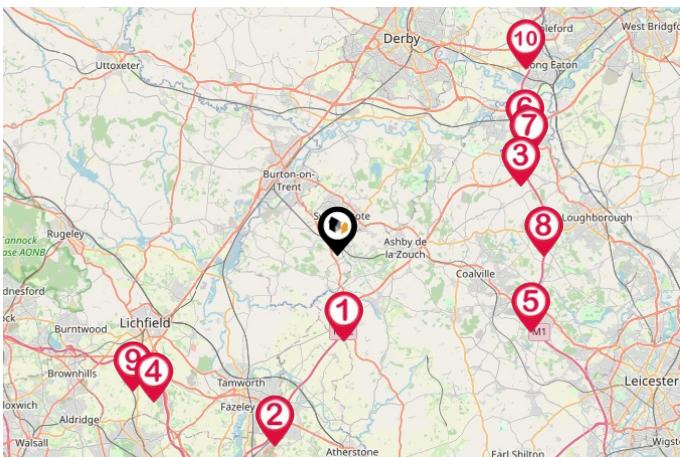
LOCAL AREA

NEAREST TRANSPORT LINKS



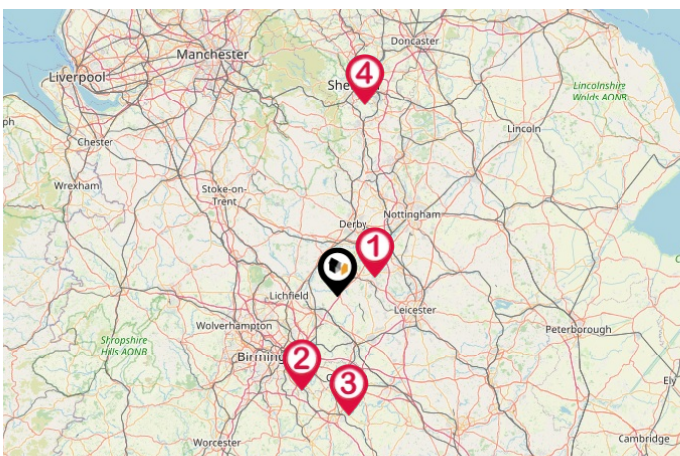
NATIONAL RAIL STATIONS

- 1 - Burton-on-Trent Rail Station | 4.57 miles
- 2 - Willington Rail Station | 6.43 miles
- 3 - Tutbury & Hatton Rail Station | 8.73 miles



TRUNK ROADS/MOTORWAYS

- 1 - M42 J11 | 4.97 miles
- 2 - M42 J10 | 11.41 miles
- 3 - M1 J23A | 11.46 miles
- 4 - M6 TOLL T4 | 13.31 miles
- 5 - M1 J22 | 12.13 miles
- 6 - M1 J24A | 12.84 miles
- 7 - M1 J24 | 12.55 miles
- 8 - M1 J23 | 12.09 miles
- 9 - M6 TOLL T5 | 13.86 miles
- 10 - M1 J25 | 15.35 miles



AIRPORTS/HELIPADS

- 1 - East Midlands Airport | 10.76 miles
- 2 - Birmingham International Airport | 22.42 miles
- 3 - Coventry Airport | 27.42 miles
- 4 - Sheffield City Airport | 44.55 miles

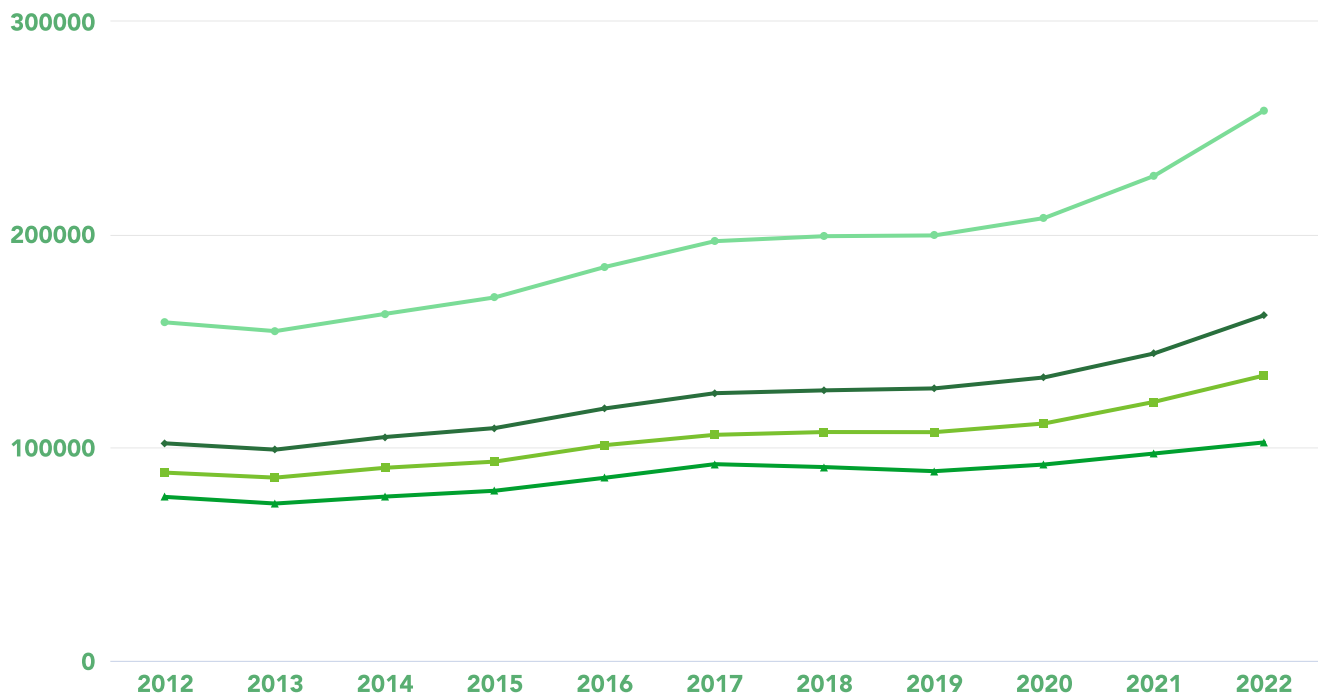
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR DE11

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 33.24%



TERRACED
+ 51.59%



SEMI-DETACHED
+ 58.84%



DETACHED
+ 62.58%

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GEORGE EDWARDS

About Us

We understand that buying, selling & letting property is about more than just deposits, equity & surveyors. It's about building a future for your family, finding a place to call home, starting a new exciting chapter, or securing your future financially.

George Edwards offers a fresh take. Our team of experts pride themselves on not only having in-depth industry experience, but caring about delivering the best possible outcome for you. Whether that's the perfect garden for the kids to play in, a pet-friendly flat for you and your Cockapoo, quick access to transport links for commuters, or a fair price for the home you've taken years to build.

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TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



Due to the excellent sales particulars produced by Paul and the advice he provided we were in a position to accept an offer after the house had been on the market for only four days. – Rob

Testimonial 2



Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even available on a Sunday just before Christmas! – Stephen

Testimonial 3



Selling a home can be emotionally trying but Paul Halliday did everything possible to relieve us of that and accommodate our sticking points and specifics. We have bought and sold many times on different continents over the years but Paul proved the easiest agent of all. – Robert



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DATA QUALITY

George Edwards is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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