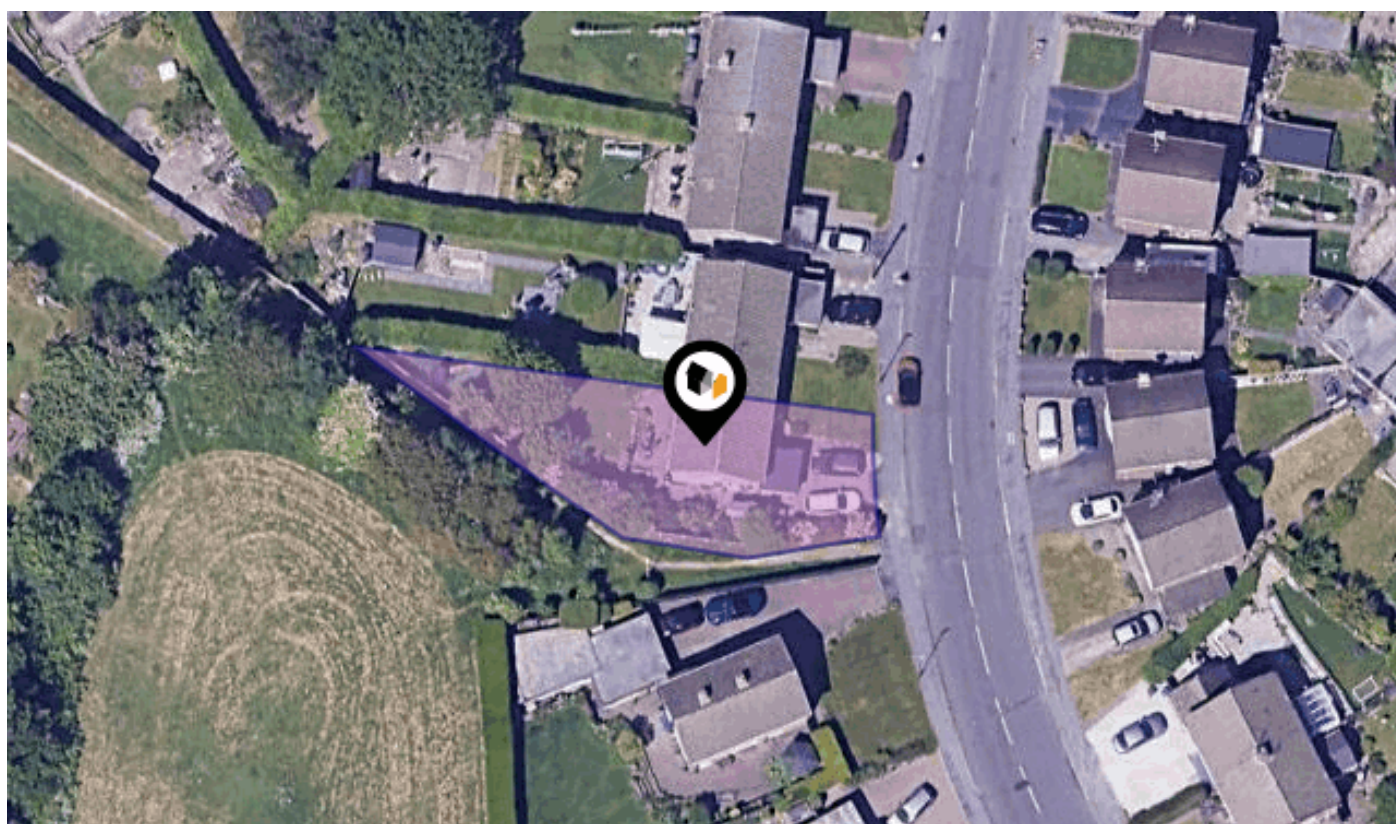# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th November 2025

BROCKWELL LANE, CHESTERFIELD, S40

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

The Property Ombudsman

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Key Facts for Buyers

In order to give potential buyers as much information as possible we have put together the following information pack. It contains all kinds of useful information. If you have any additional questions please call us on 01246 220160.

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,248 ft^2 / 116 m^2		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,985		
Title Number:	DY94061		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

MARTIN&CO

BROCKWELL LANE, CHESTERFIELD, S40

Office
11'1" x 7'9"
3.39 x 2.38 m

Utility
6'6" x 7'11"
1.98 x 2.43 m

Kitchen
9'7" x 10'1"
2.94 x 3.08 m

Entry
2'5" x 3'9"
0.75 x 1.15 m

Hallway
9'8" x 6'3"
2.95 x 1.91 m

Approximate total area[1]
626 ft²
58.2 m²

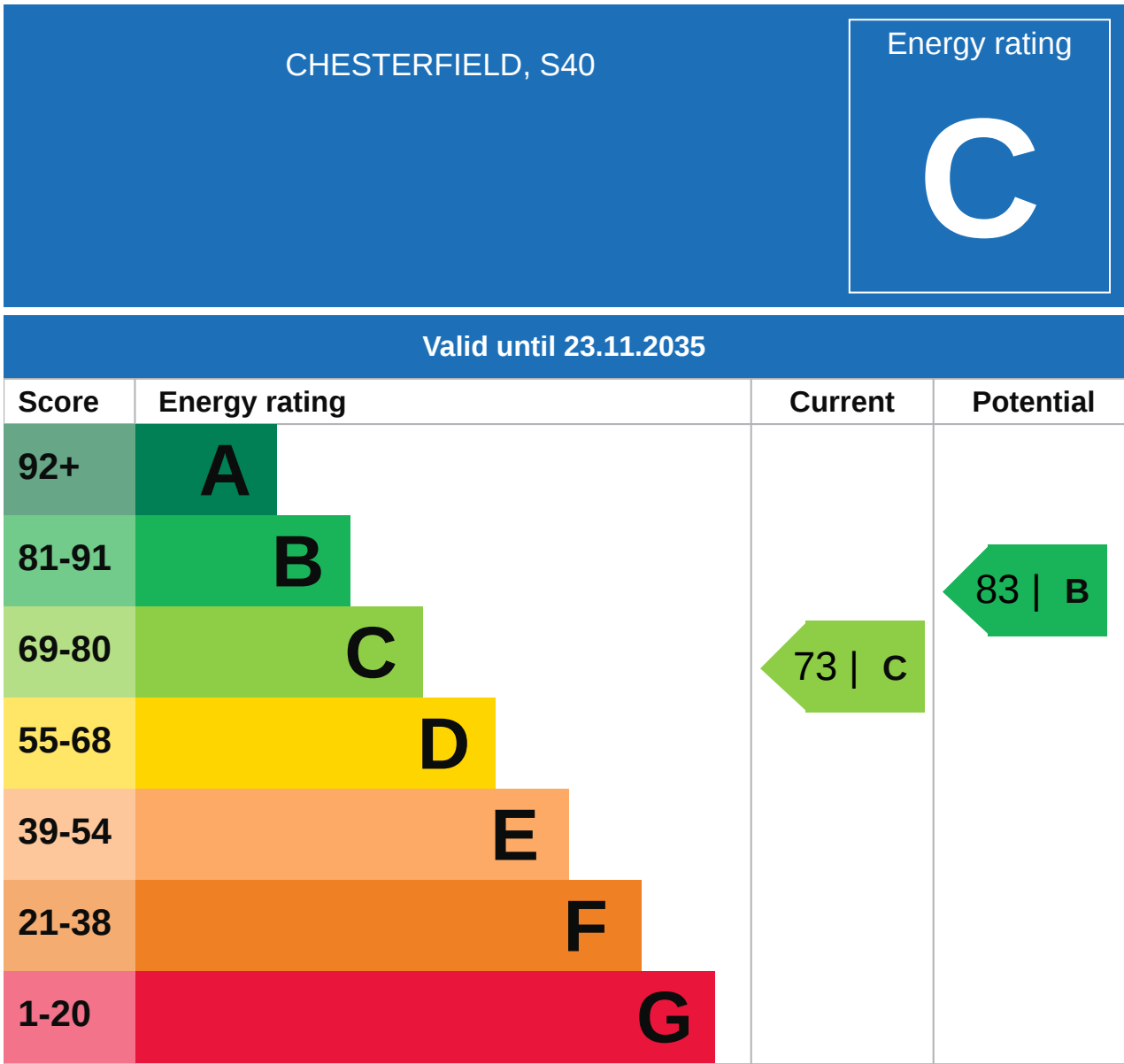**Living Room**
21'10" x 10'7"
6.68 x 3.24 m

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

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BROCKWELL LANE, CHESTERFIELD, S40

Office
11'1" x 7'9"
3.39 x 2.38 m

Utility
6'6" x 7'11"
1.98 x 2.43 m

Kitchen
9'7" x 10'1"
2.94 x 3.08 m

Hallway
9'8" x 6'3"
2.95 x 1.91 m

Entry
2'5" x 3'9"
0.75 x 1.15 m

Living Room
21'10" x 10'7"
6.68 x 3.24 m

Ground Floor

Bedroom
8'6" x 11'11"
2.60 x 3.64 m

Landing
5'10" x 4'0"
1.79 x 1.23 m

Bathroom
6'4" x 7'0"
1.95 x 2.15 m

WC
6'6" x 2'8"
1.98 x 0.84 m

Bedroom
11'11" x 13'10"
3.63 x 4.24 m

Bedroom
9'8" x 12'10"
2.96 x 3.92 m

Floor 1

Approximate total area[1]
1154 ft²
107.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

BROCKWELL LANE, CHESTERFIELD, S40

Bedroom
8'6" x 11'11"
2.60 x 3.64 m

Landing
5'10" x 4'0"
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WC
6'6" x 2'8"
1.98 x 0.84 m

Bedroom
11'11" x 13'10"
3.63 x 4.24 m

Bedroom
9'8" x 12'10"
2.96 x 3.92 m

Approximate total area[1]
528 ft²
49.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Floor 1

Property
EPC - Certificate

CHESTERFIELD, S40

Energy rating
C

Valid until 23.11.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 | B
69-80	C	73 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	116 m^2

10 Year History of Average House Prices by Property Type in S40
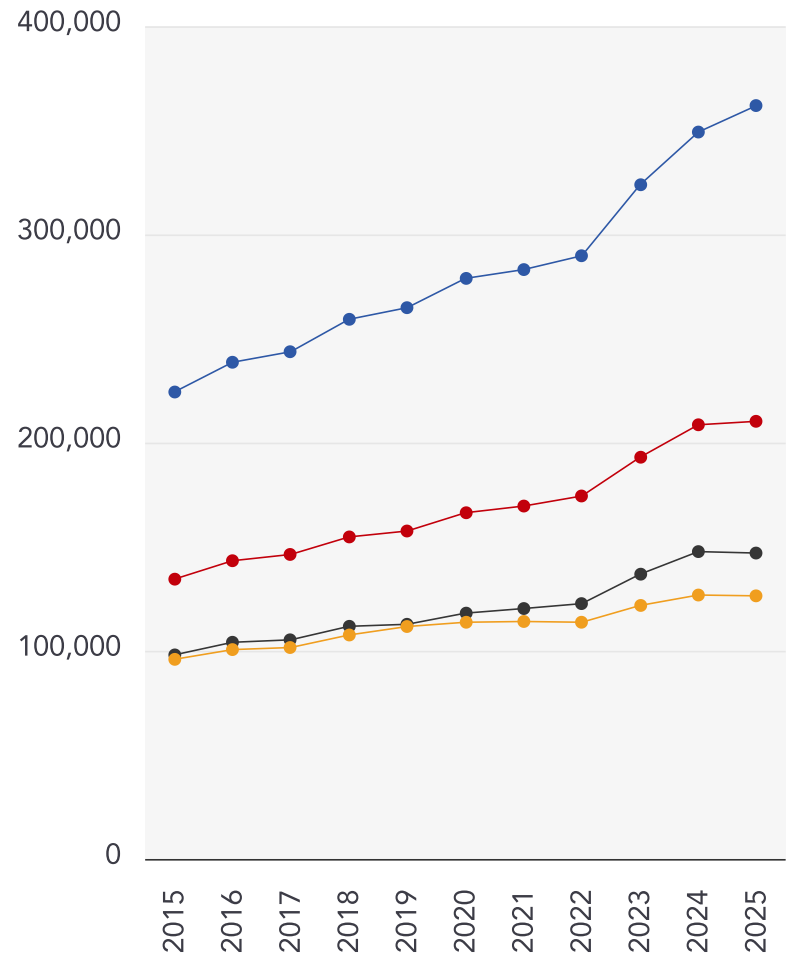
Detached

+61.34%

Semi-Detached

+56.41%

Terraced

+49.91%

Flat

+31.81%

This map displays nearby coal mine entrances and their classifications.
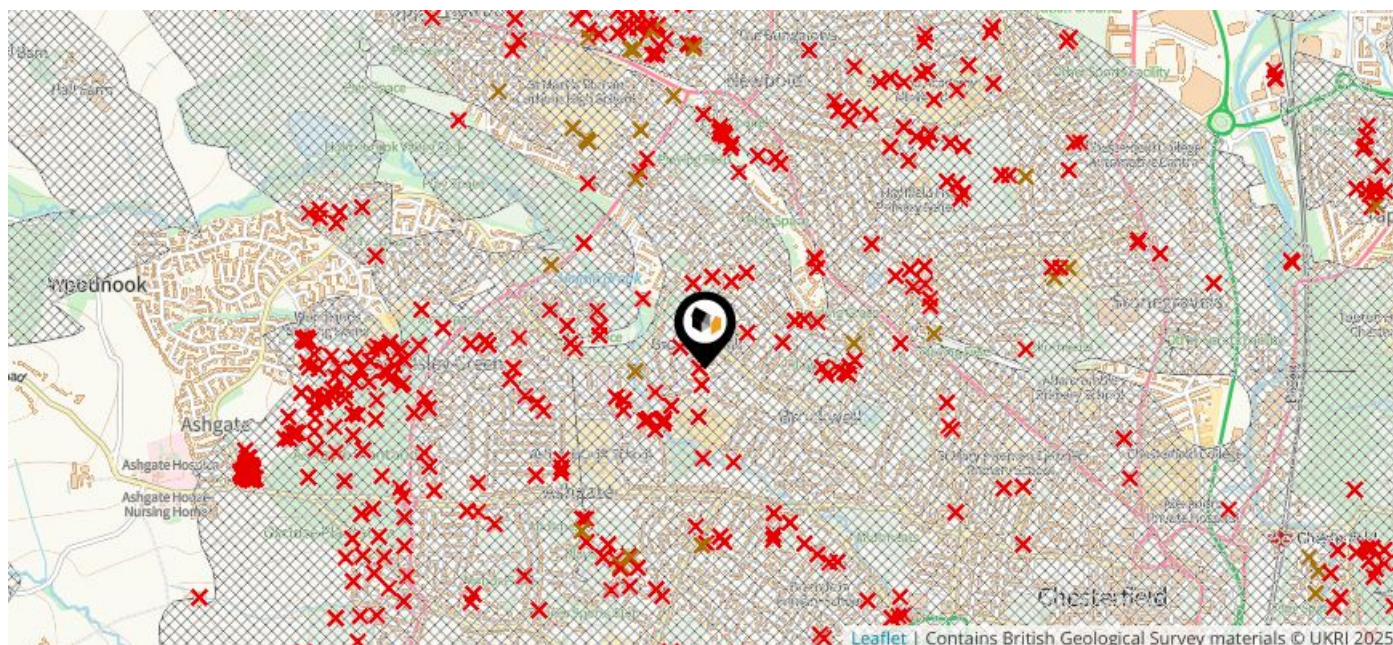
Mine Entry

✕ 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.
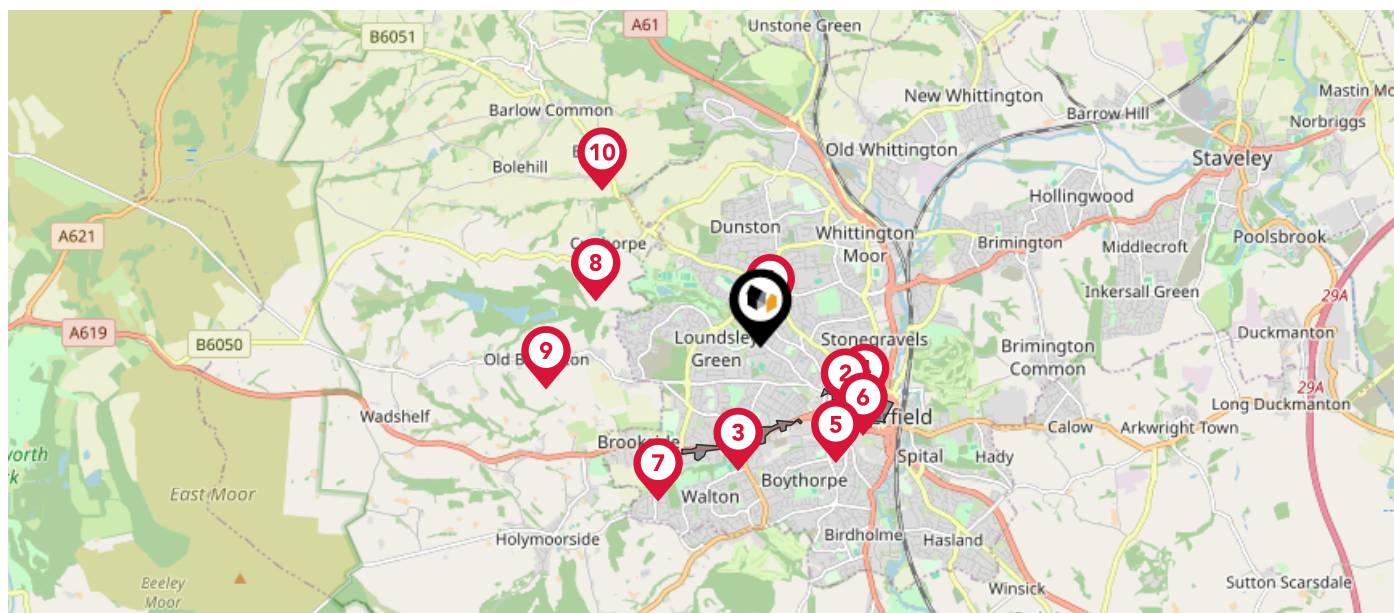
Nearby Conservation Areas	
1	Newbold Eyre
2	Spencer Street
3	Chatsworth Road (Chesterfield)
4	Abercrombie Street
5	Queen's Park (Chesterfield)
6	Town Centre (Chesterfield)
7	Somersall
8	Cutthorpe
9	Old Brampton
10	Barlow

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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
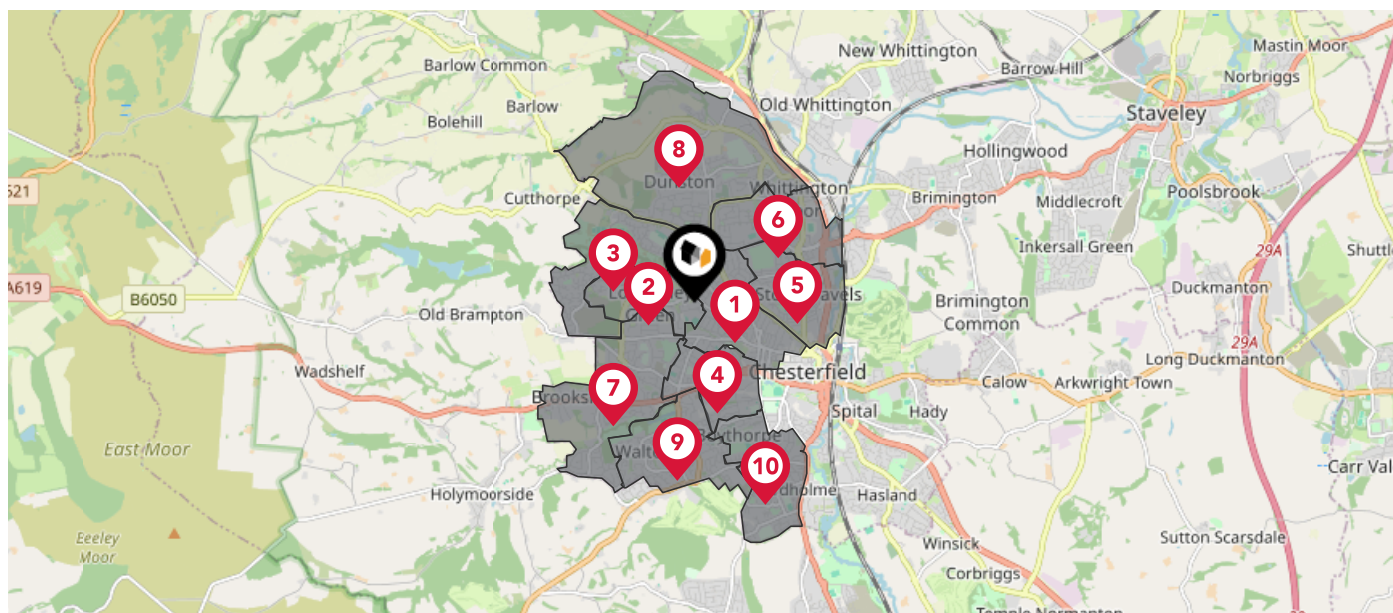
Nearby Council Wards

1	Brockwell Ward
2	Loundsley Green Ward
3	Linacre Ward
4	Holmebrook Ward
5	St. Helen's Ward
6	Moor Ward
7	West Ward
8	Dunston Ward
9	Walton Ward
10	Rother Ward

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
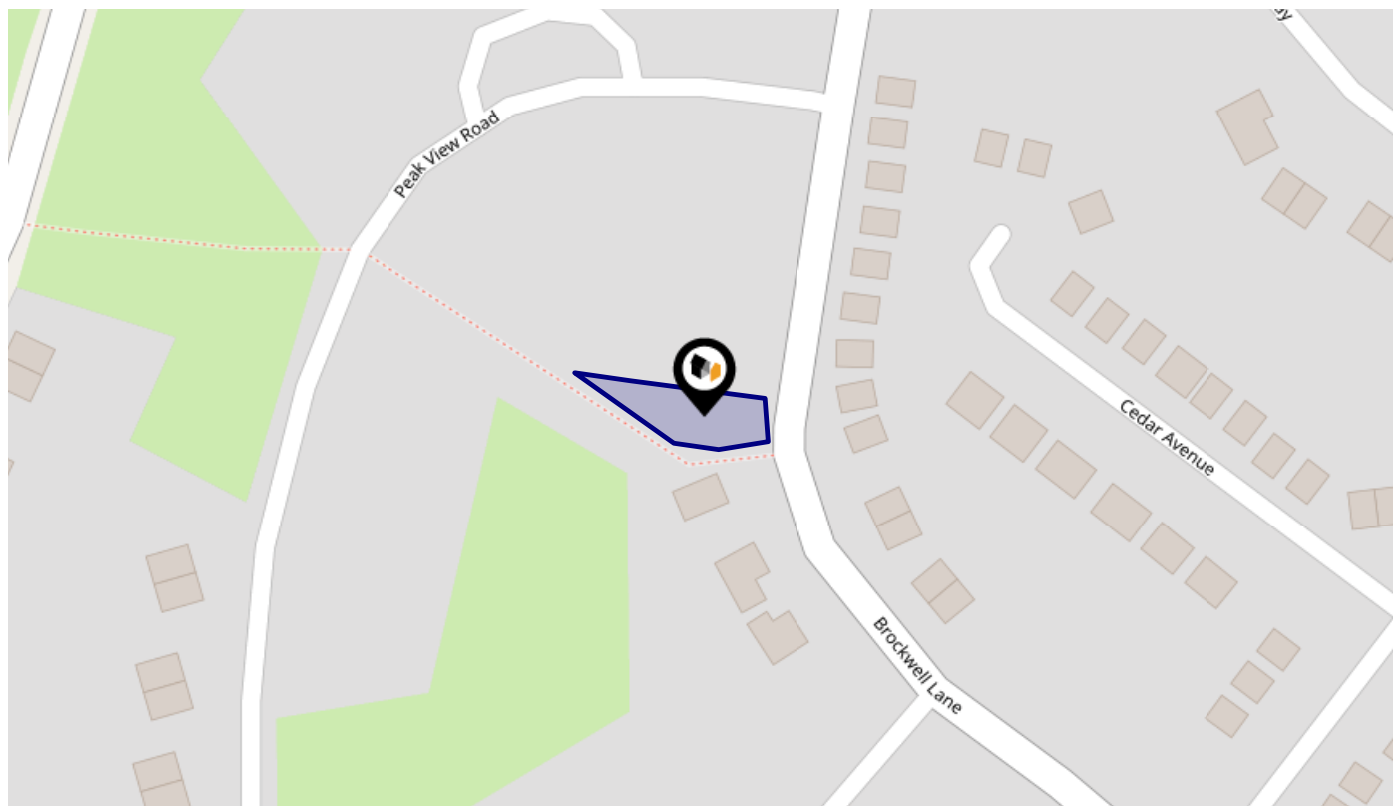
Rail Noise Data

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.
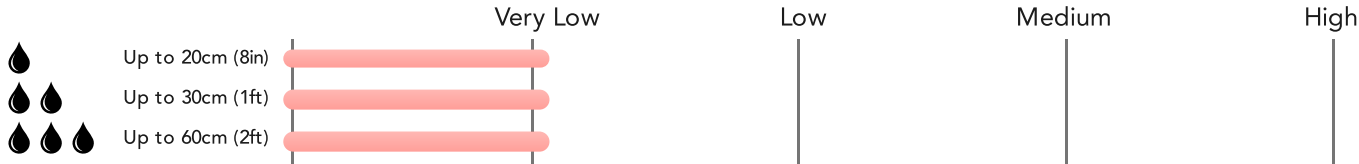

Risk Rating: Very low

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.

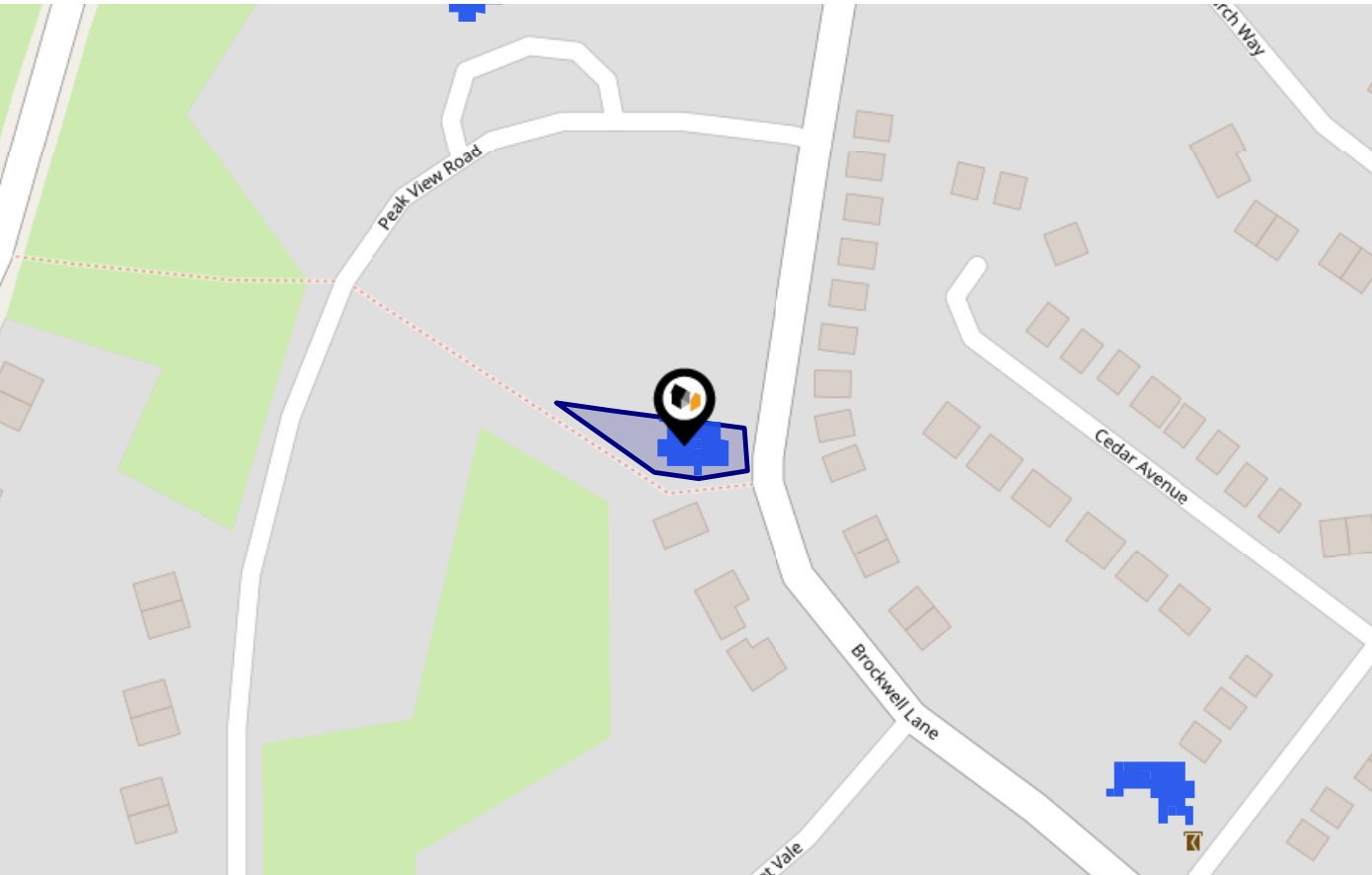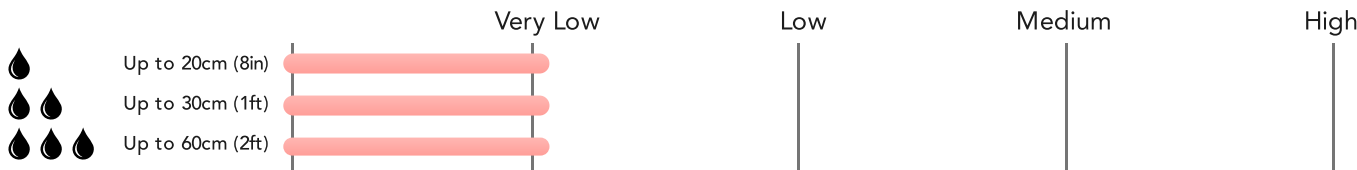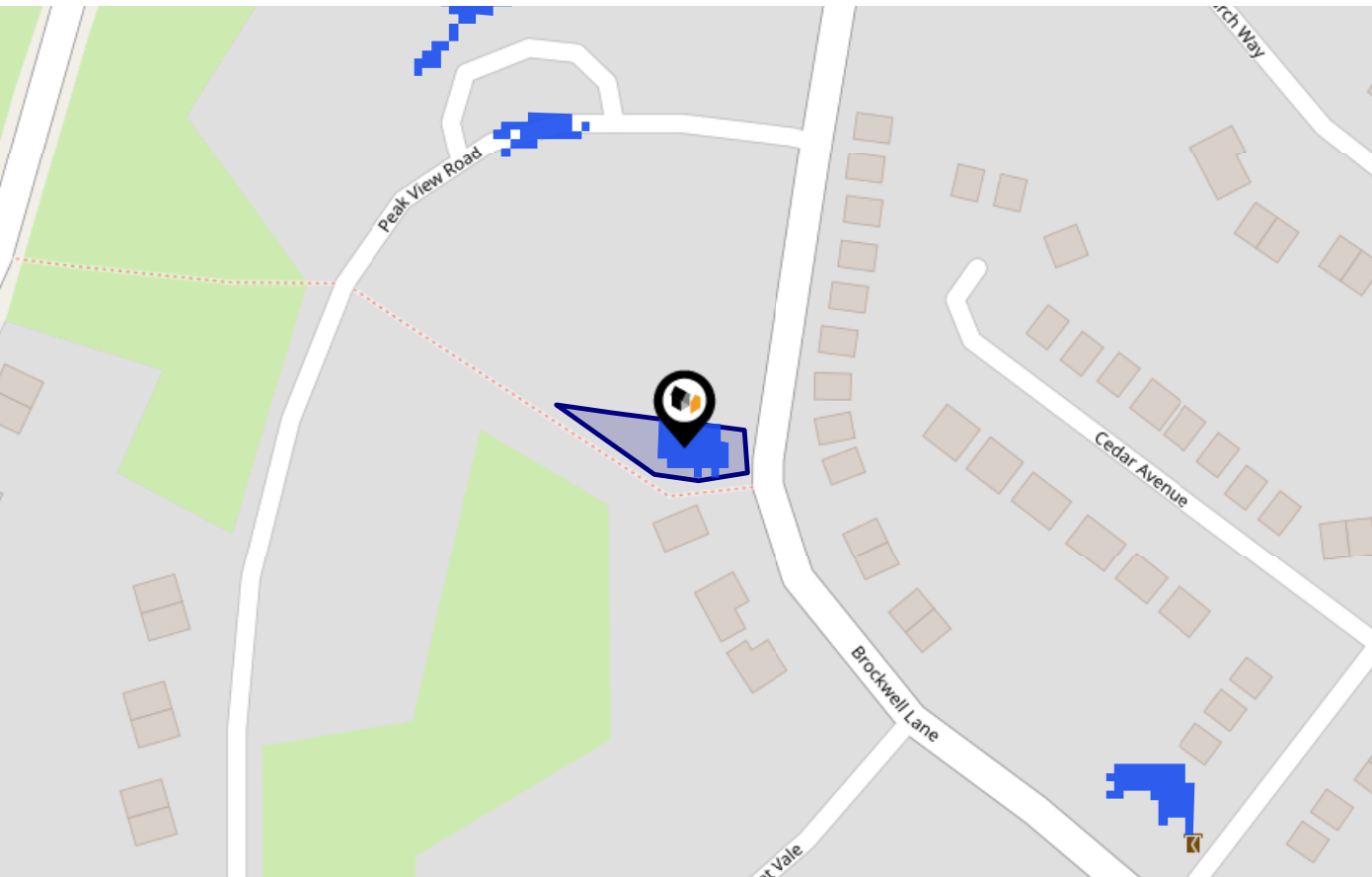**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Rivers & Seas - Climate Change

MARTIN&CO

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.
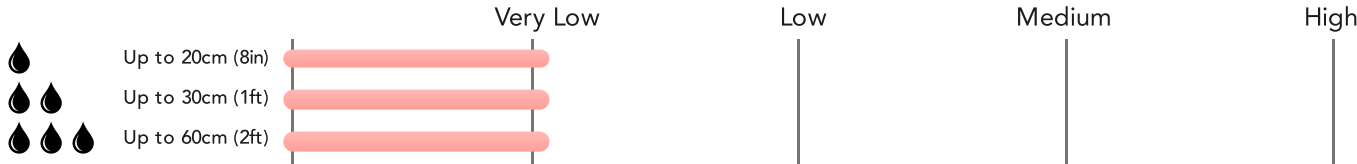

Risk Rating: Very low

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.

■ **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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
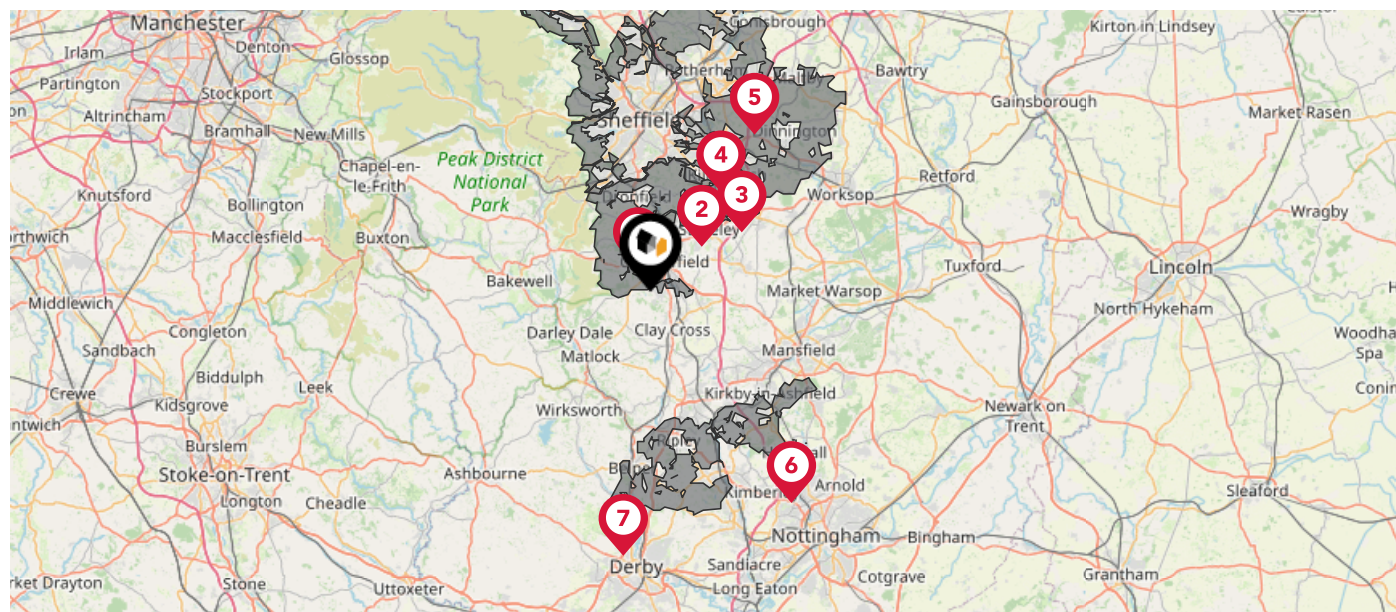

Risk Rating: Low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Maps
Green Belt

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 - Amber Valley

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.
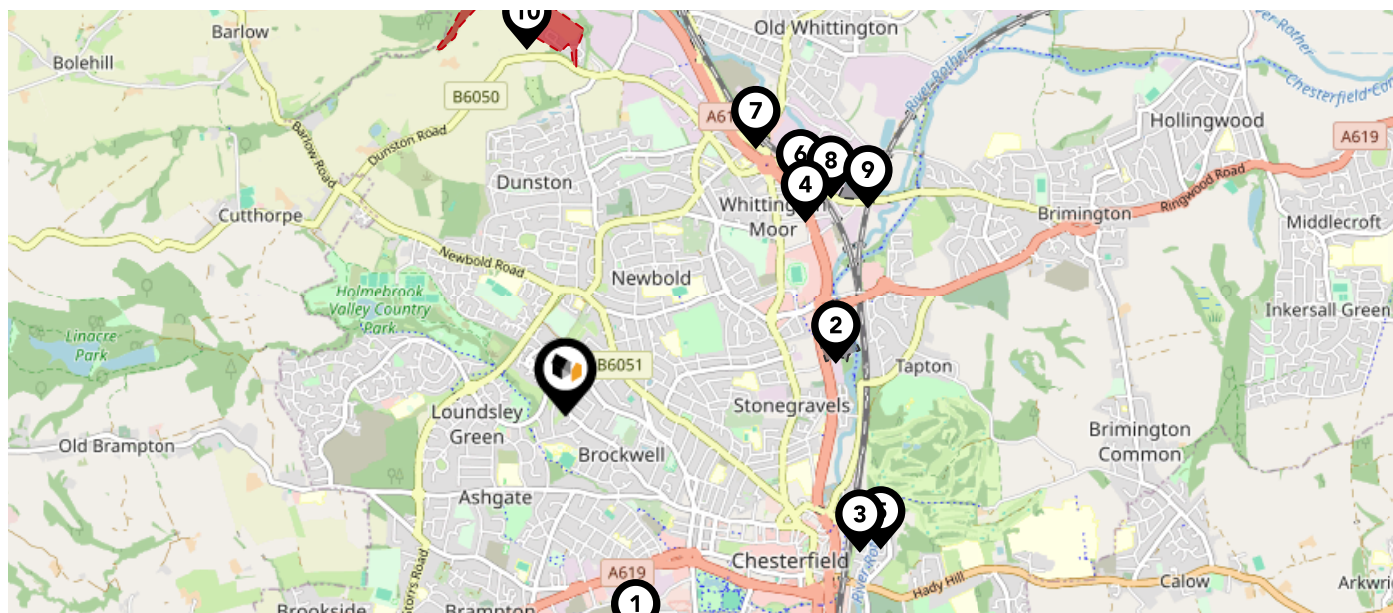
Nearby Landfill Sites

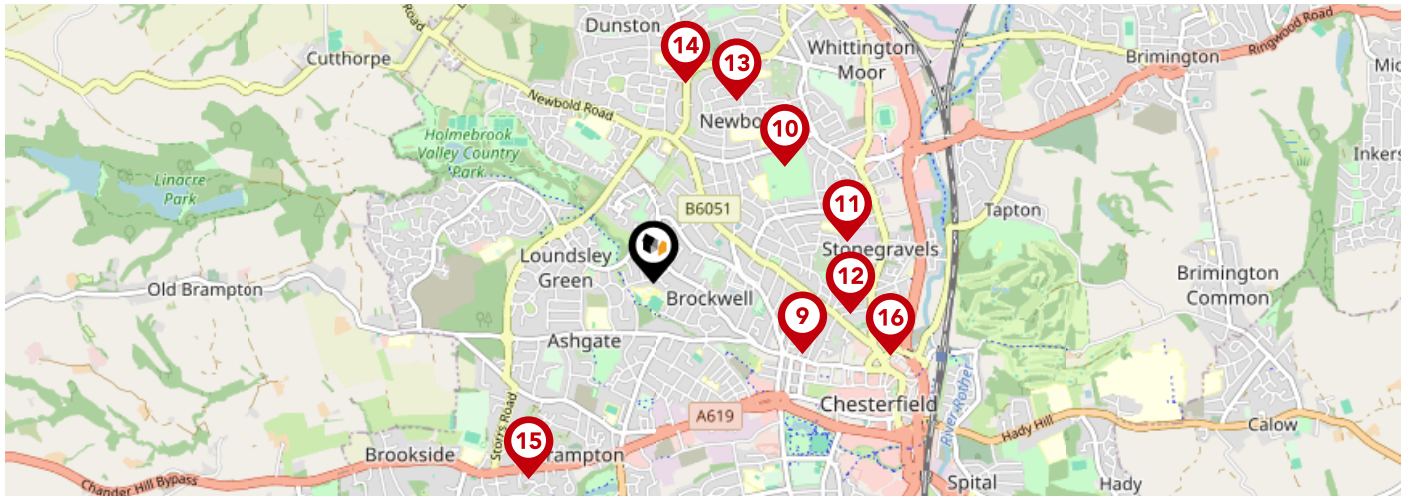|		
1	Portland Works-Goyt Side, Chesterfield	Historic Landfill
2	Stonegravels Tip-Off Lockoford Lane, Chesterfield	Historic Landfill
3	Crow Lane-Chesterfield	Historic Landfill
4	Thompson Street-Whittington Moor, Chesterfield	Historic Landfill
5	Rear of Broad Works-Chesterfield	Historic Landfill
6	Station Road-Whittington Moor, Chesterfield	Historic Landfill
7	Station Road-Old Whittington, Chesterfield	Historic Landfill
8	Off Brimington Road North-Chesterfield	Historic Landfill
9	Land to the rear of 49 Brimington Road North-Chesterfield	Historic Landfill
10	EA/EPR/EP3298ZE/A001	Active Landfill

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
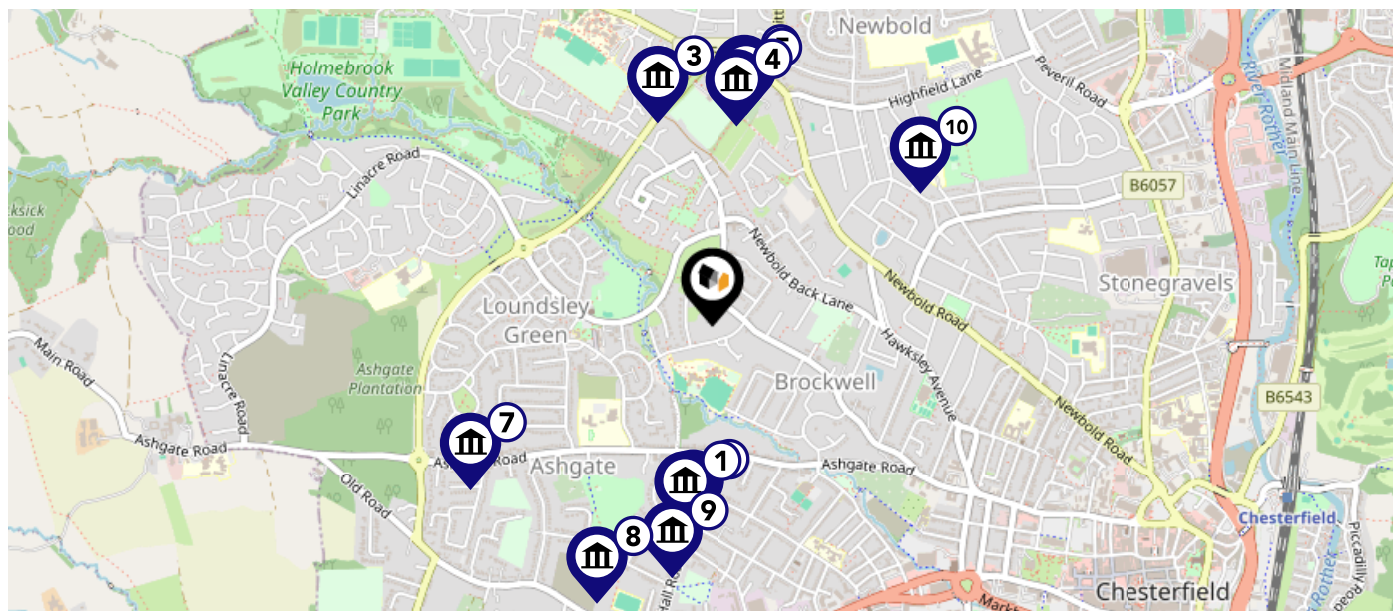
Listed Buildings in the local district		Grade	Distance
1	1031818 - Former Coach House Including Wall And Buildings To West Of Number 218	Grade II	0.4 miles
2	1088268 - Brampton House	Grade II	0.4 miles
3	1366611 - The Old House	Grade II	0.5 miles
4	1374497 - Roman Catholic Eyre Chapel (behind Newbold Road)	Grade II	0.5 miles
5	1088263 - The Nags Head Public House	Grade II	0.5 miles
6	1088264 - 39 Newbold Road	Grade II	0.5 miles
7	1334655 - The Homestead	Grade II	0.6 miles
8	1031926 - Garage To Manor House Called Brampton Barn	Grade II	0.6 miles
9	1334705 - Yew Tree House	Grade II	0.6 miles
10	1088285 - Highfield Hall School	Grade II	0.6 miles

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		Nursery	Primary	Secondary	College	Private
1	**Brockwell Junior School** Ofsted Rating: Good	Pupils: 243	Distance:0.14	☐	☑	☐	☐	☐
2	**Brockwell Nursery and Infant School** Ofsted Rating: Good	Pupils: 203	Distance:0.14	☐	☑	☐	☐	☐
3	**Ashgate Croft School** Ofsted Rating: Outstanding	Pupils: 154	Distance:0.4	☐	☐	☑	☐	☐
4	**Highfield Hall Primary School** Ofsted Rating: Good	Pupils: 410	Distance:0.58	☐	☑	☐	☐	☐
5	**St Mary's Catholic High School, A Catholic Voluntary Academy** Ofsted Rating: Outstanding	Pupils: 1347	Distance:0.59	☐	☐	☑	☐	☐
6	**Holme Hall Primary School** Ofsted Rating: Good	Pupils: 129	Distance:0.66	☐	☑	☐	☐	☐
7	**Old Hall Junior School** Ofsted Rating: Good	Pupils: 246	Distance:0.67	☐	☑	☐	☐	☐
8	**Brampton Primary School** Ofsted Rating: Good	Pupils: 305	Distance:0.67	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**St Mary's Catholic Primary** Ofsted Rating: Good | Pupils: 418 | Distance:0.73	☐	☑	☐	☐	☐
10	**Outwood Academy Newbold** Ofsted Rating: Good | Pupils: 1004 | Distance:0.78	☐	☐	☑	☐	☐
11	**Christ Church CofE Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:0.88	☐	☑	☐	☐	☐
12	**Abercrombie Primary School** Ofsted Rating: Good | Pupils: 255 | Distance:0.88	☐	☑	☐	☐	☐
13	**Newbold CofE Primary School** Ofsted Rating: Good | Pupils: 226 | Distance:0.89	☐	☑	☐	☐	☐
14	**Dunston Primary and Nursery Academy** Ofsted Rating: Requires improvement | Pupils: 281 | Distance:0.89	☐	☑	☐	☐	☐
15	**Westfield Infant School** Ofsted Rating: Good | Pupils: 177 | Distance:1.03	☐	☑	☐	☐	☐
16	**Chesterfield College** Ofsted Rating: Good | Pupils:0 | Distance:1.1	☐	☐	☑	☐	☐
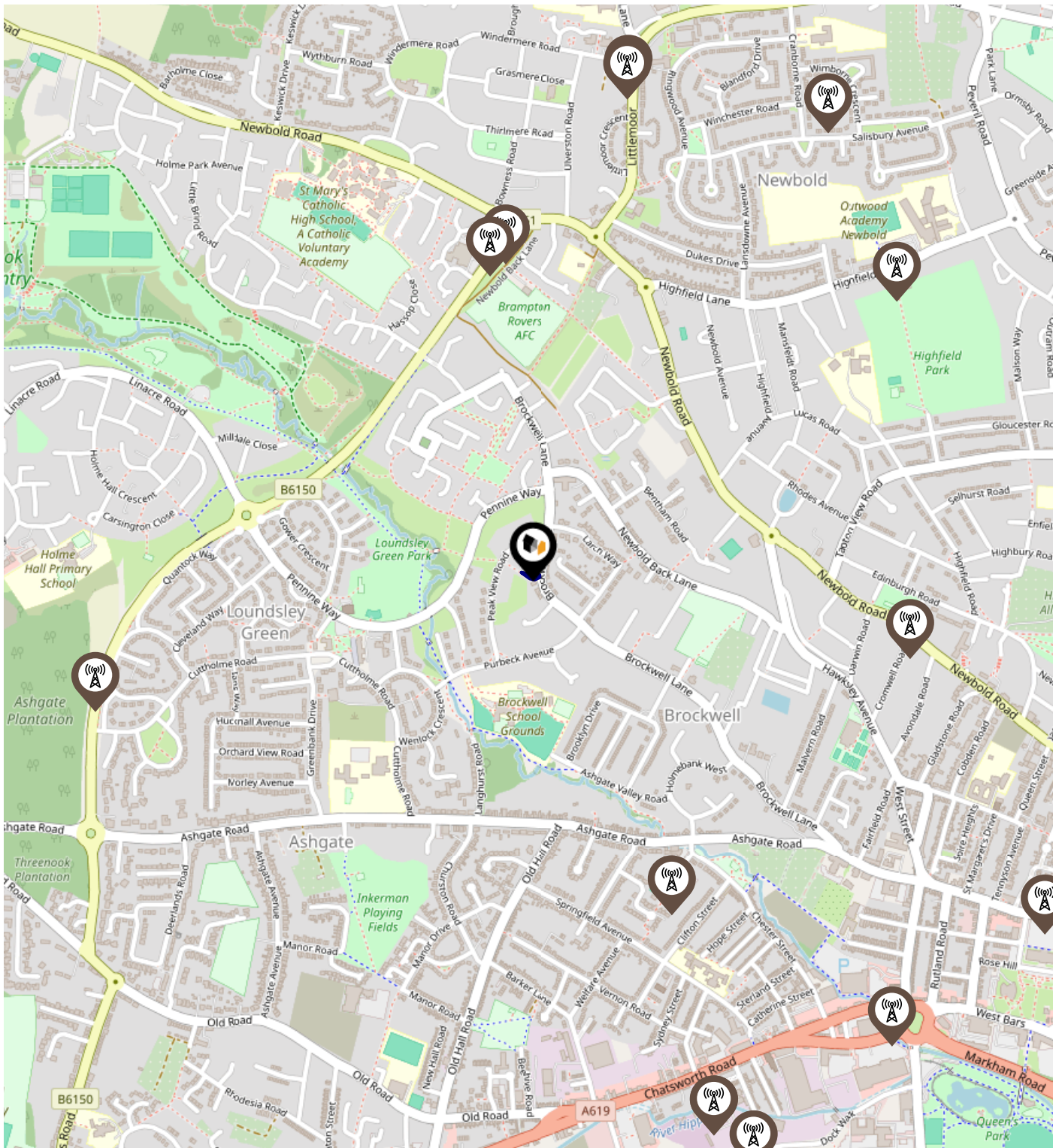
Key:

 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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

MARTIN&CO
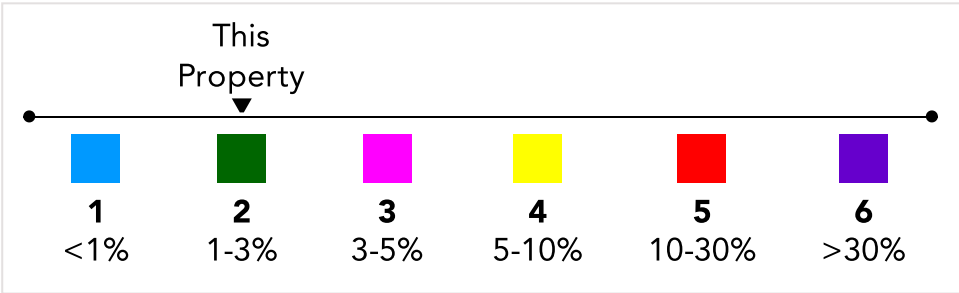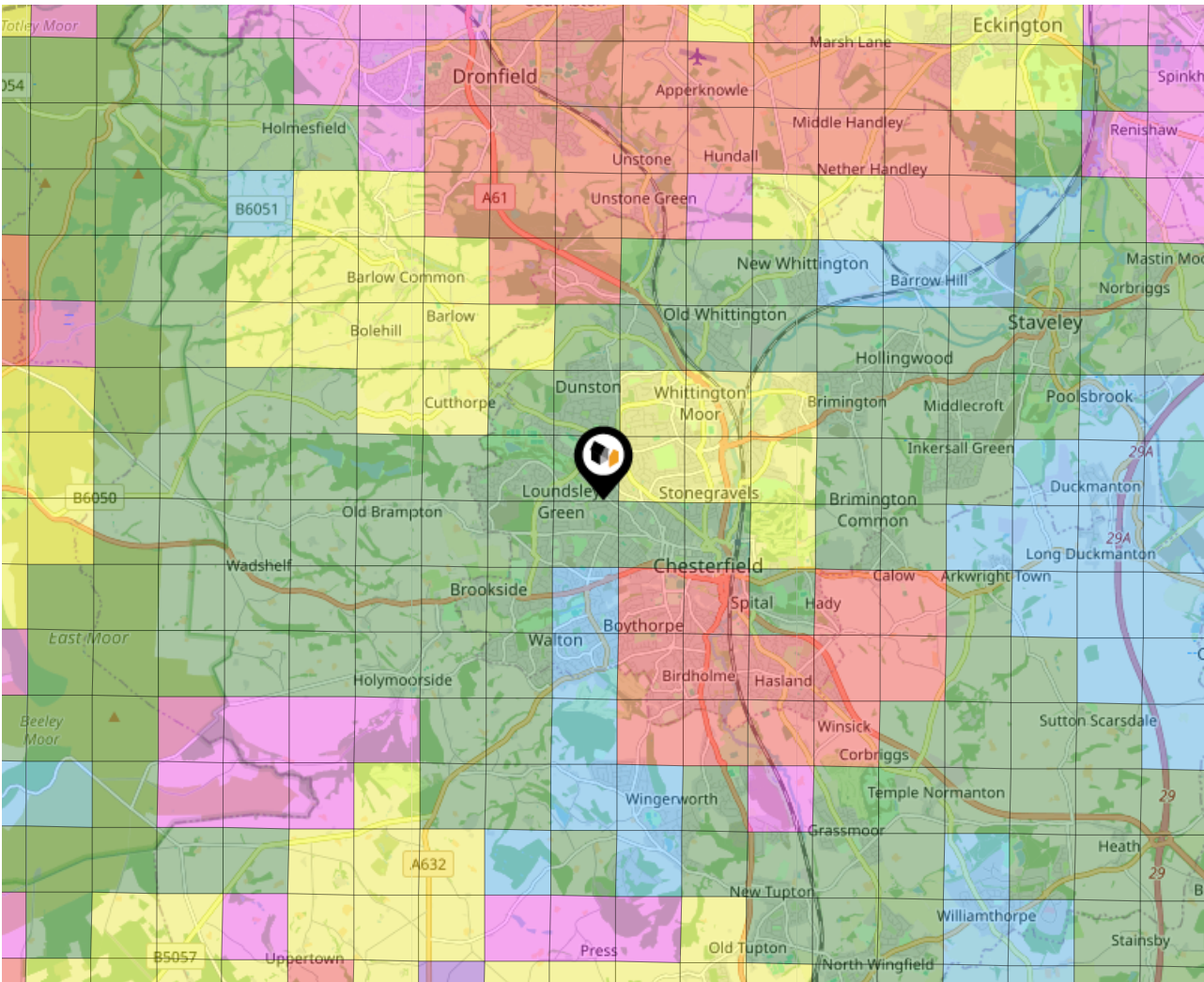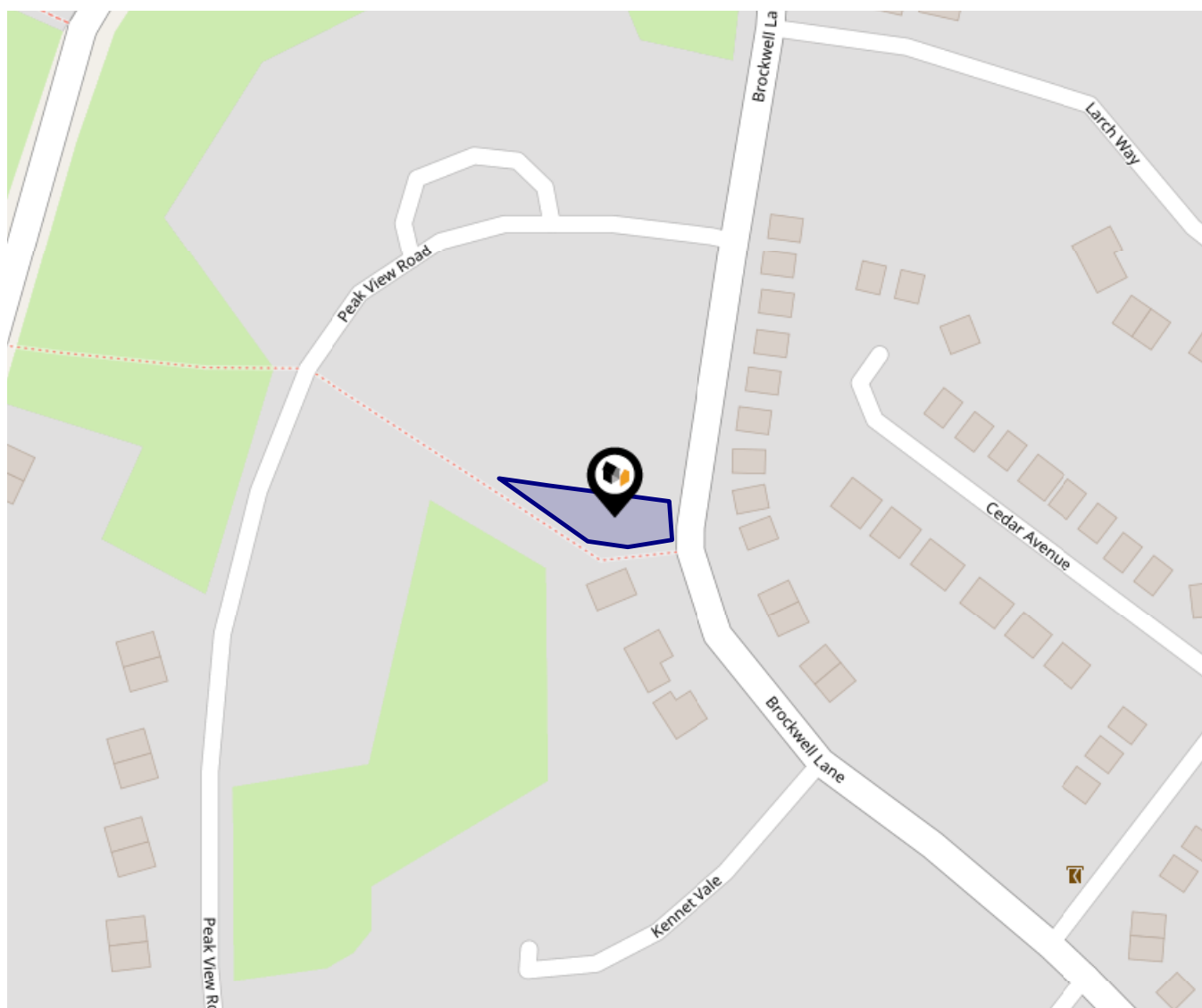
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

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

Carbon Content: NONE
Parent Material Grain: ARENACEOUS
Soil Group: LIGHT(SILTY) TO MEDIUM(SILTY)

Soil Texture: SILTY LOAM TO SANDY LOAM
Soil Depth: INTERMEDIATE-SHALLOW
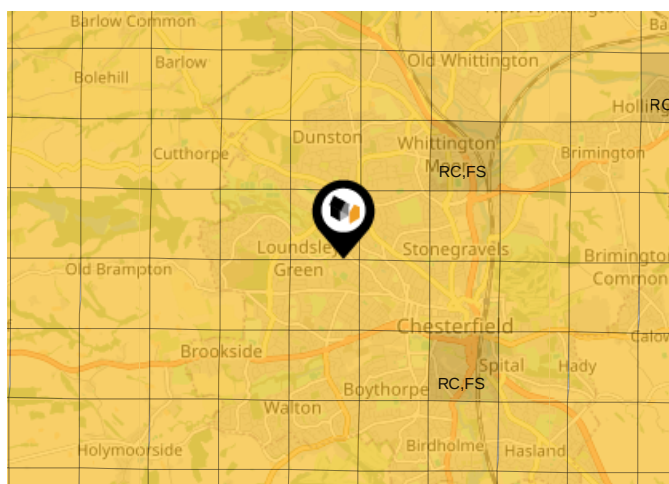
Primary Classifications (Most Common Clay Types)

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
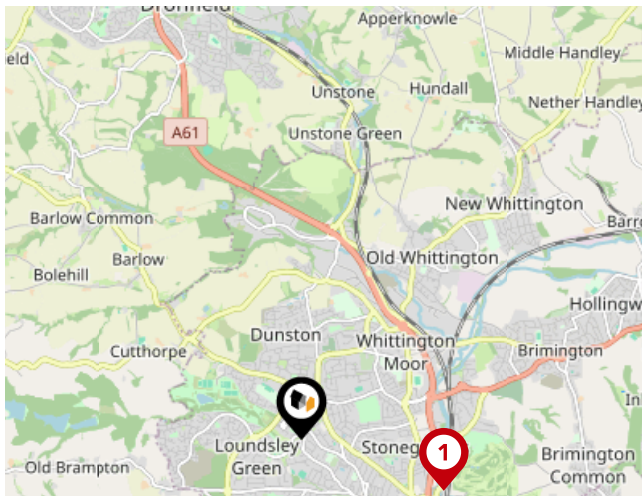
National Rail Stations

Pin	Name	Distance
1	Chesterfield Rail Station	1.34 miles
2	Dronfield Rail Station	3.98 miles
3	Dronfield Rail Station	4.01 miles
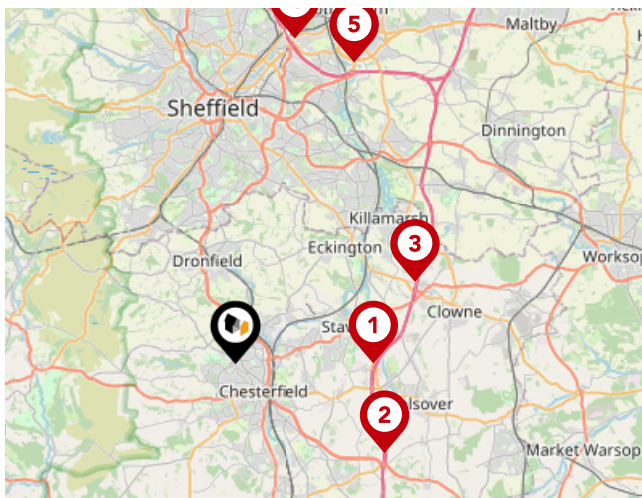
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29A	4.92 miles
2	M1 J29	6.19 miles
3	M1 J30	6.99 miles
4	M1 J34	11.68 miles
5	M1 J33	11.43 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	29.39 miles
2	Finningley	24.4 miles
3	Leeds Bradford Airport	44 miles
4	Manchester Airport	35.3 miles

MARTIN&CO
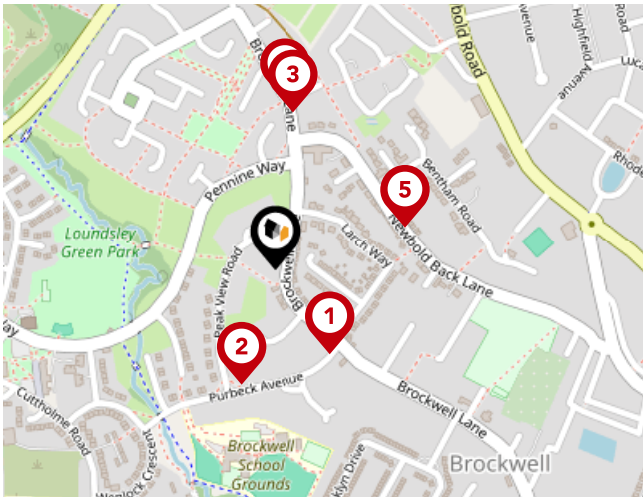
Bus Stops/Stations

Pin	Name	Distance
1	Purbeck Avenue	0.11 miles
2	Peak View Road	0.13 miles
3	Hartside Close	0.18 miles
4	Hartside Close	0.19 miles
5	Glade Close	0.15 miles
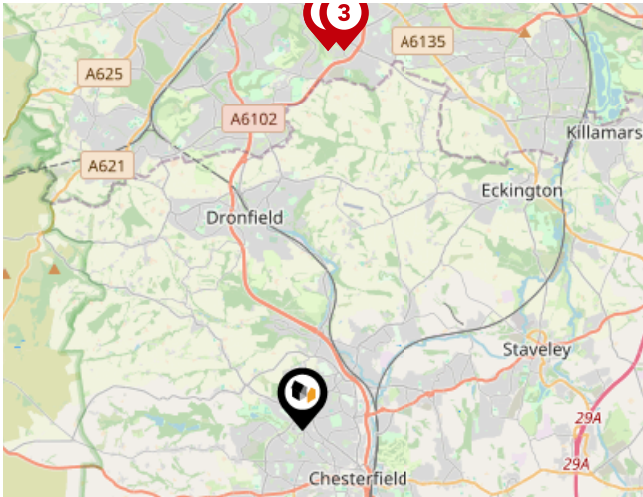
Local Connections

Pin	Name	Distance
1	Herdings Park Platform	6.76 miles
2	Herdings Park Platform	6.76 miles
3	Herdings-Leighton Rd to City	6.79 miles

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Martin & Co
Testimonials

MARTIN&CO

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.

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