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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th November 2025



GOMERSAL LANE, DRONFIELD, S18

Martin & Co

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



Semi- Detached FAMILY HOME on quiet crescent near Chesterfield Royal Hospital. Spacious lounge, modern bathroom, parking, low-maintenance gardens. No chain.



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	656 ft ² / 61 m ²
Plot Area:	0.03 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,570
Title Number:	DY196543

Tenure:	Freehold
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Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



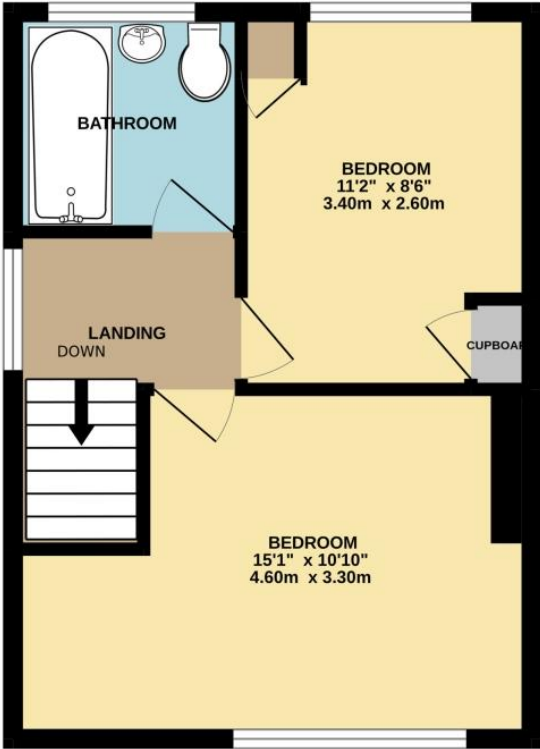
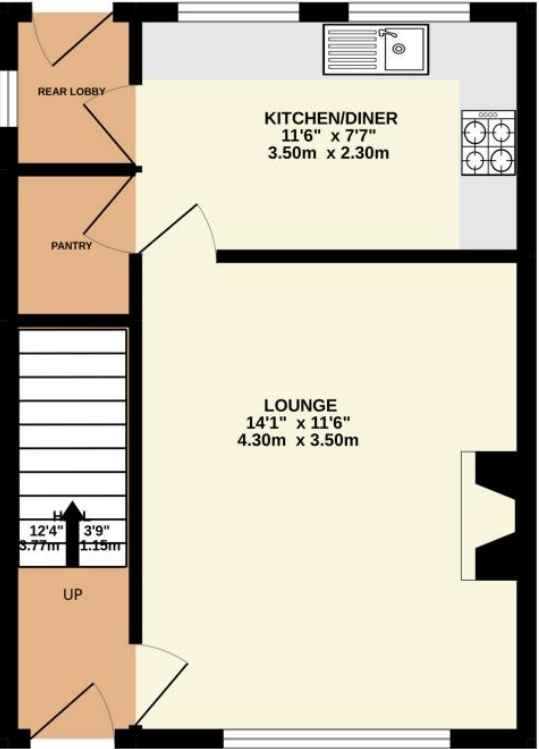




GOMERSAL LANE, DRONFIELD, S18

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

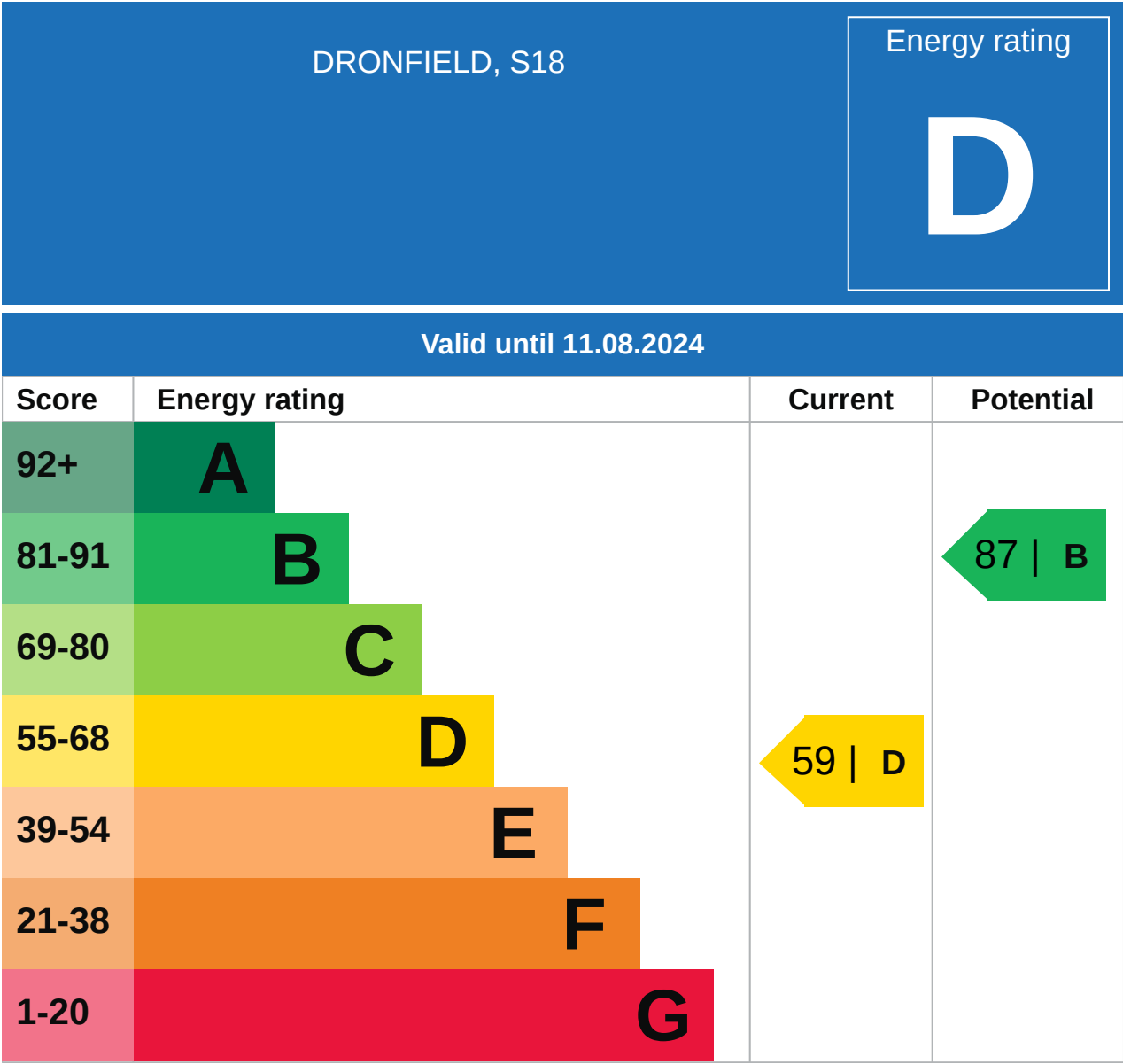
1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



GOMMERSAL LANE, DRONFIELD, S18 1RU

TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

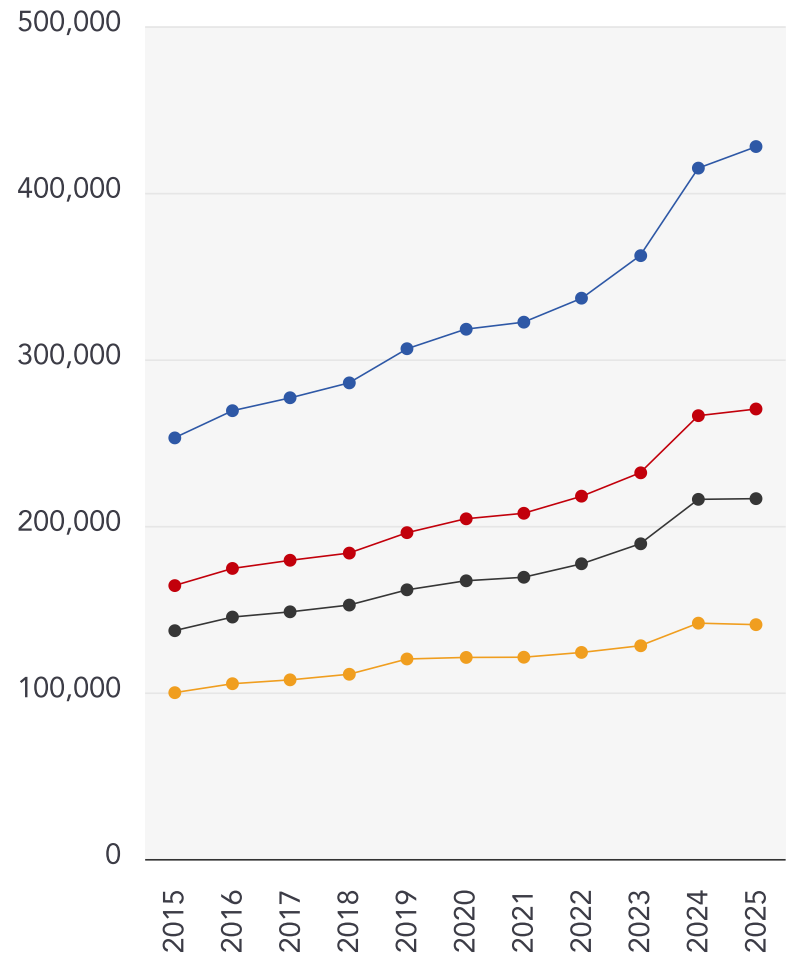
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	61 m ²

10 Year History of Average House Prices by Property Type in S18



Detached

+69.19%

Semi-Detached

+64.61%

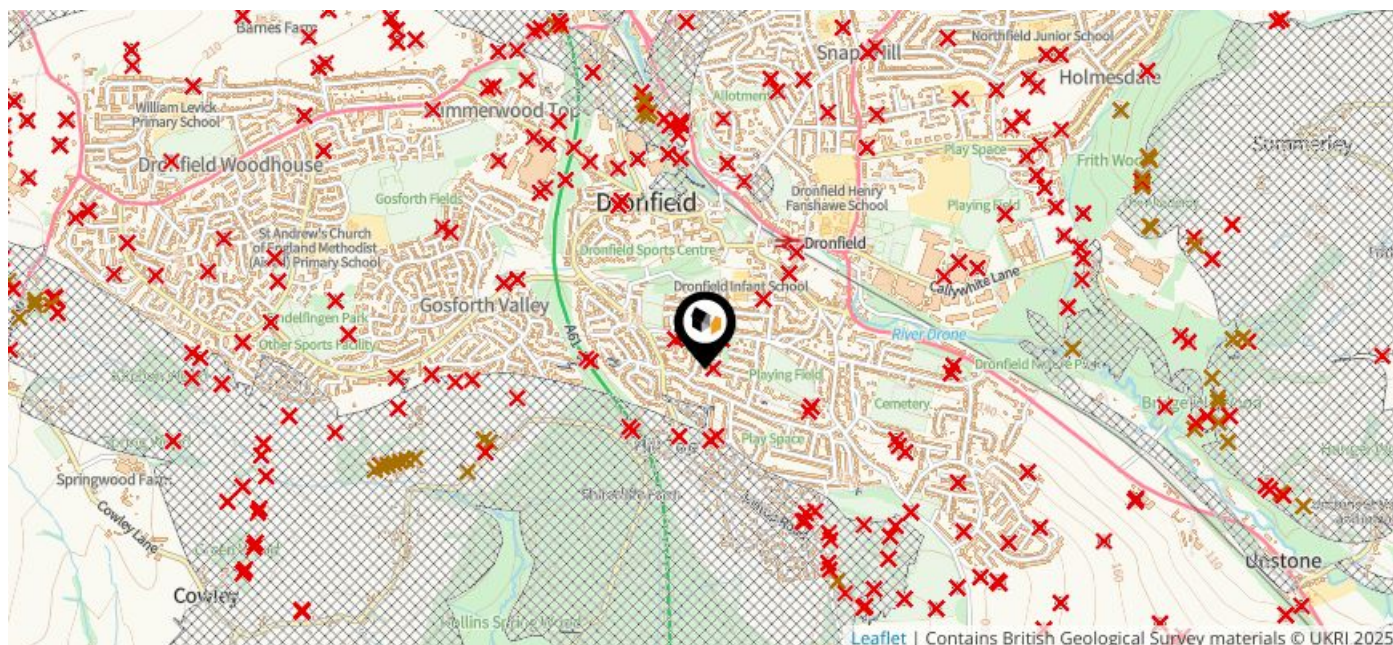
Terraced

+57.84%

Flat

+40.89%

This map displays nearby coal mine entrances and their classifications.



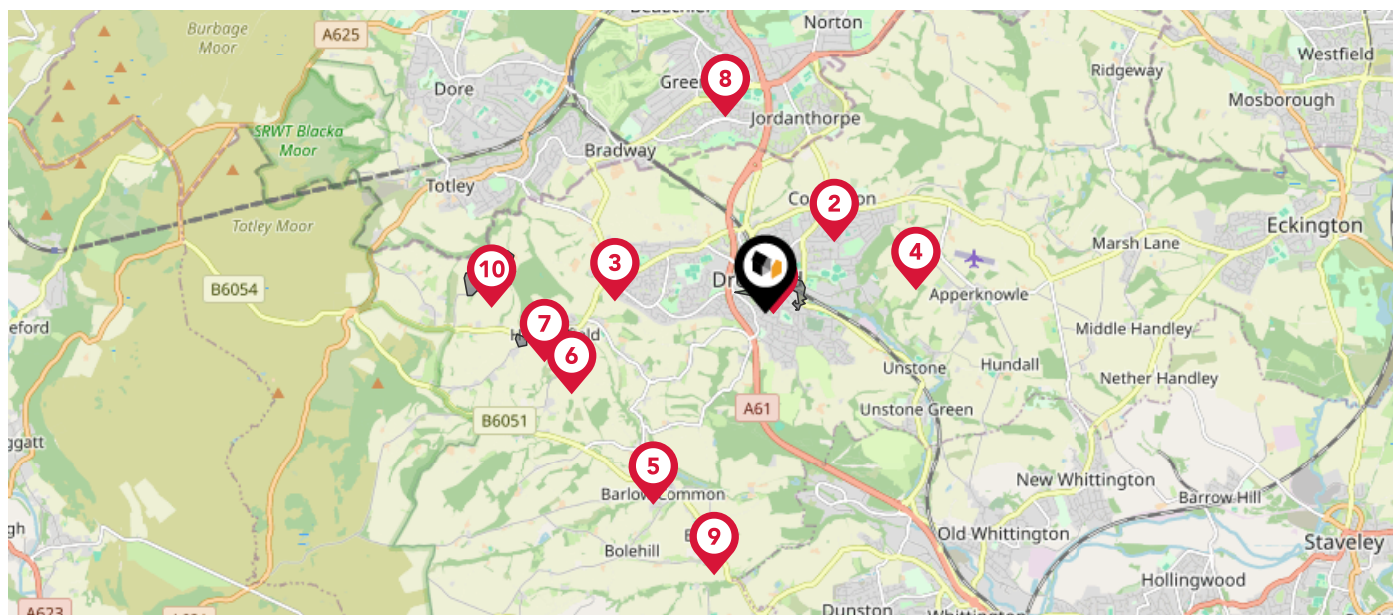
Mine Entry

- ✕ 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.

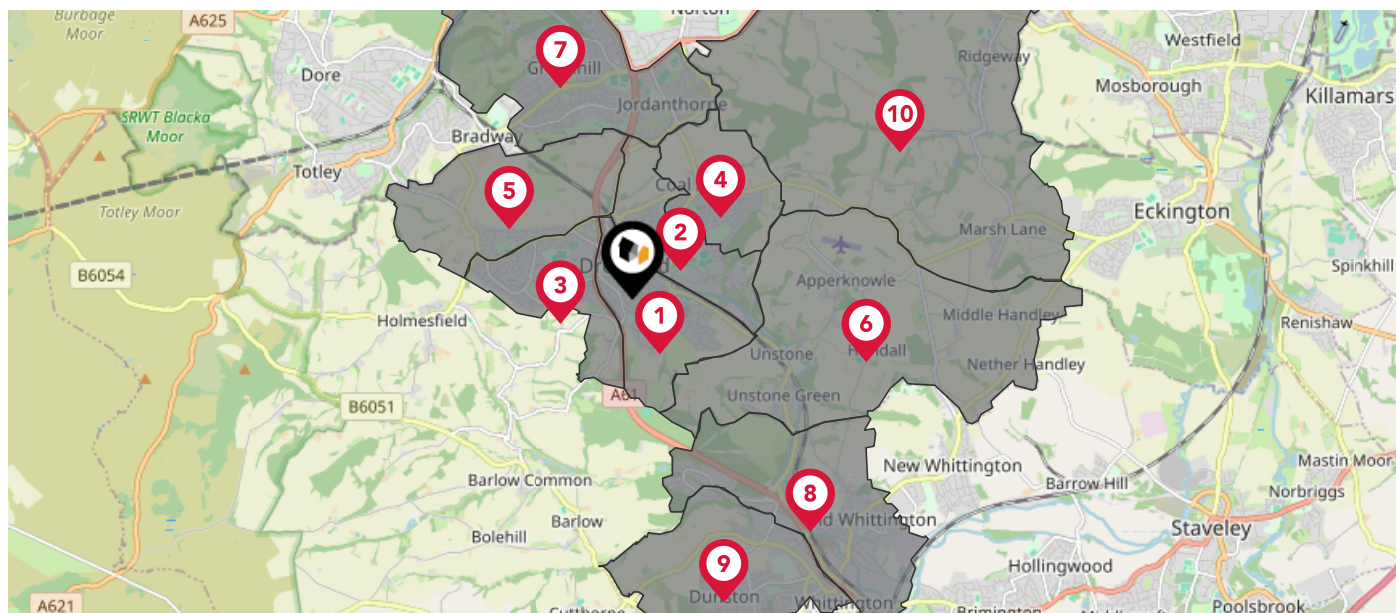
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|----------------------------------|
| 1 | Dronfield |
| 2 | Coal Aston |
| 3 | Dronfield Woodhouse |
| 4 | Summerley |
| 5 | Barlow Mills and Crow Holes |
| 6 | Cartledge |
| 7 | Holmesfield |
| 8 | Greenhill |
| 9 | Barlow |
| 10 | Woodthorpe Hall and Fanshaw Gate |

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

Dronfield South Ward

2

Dronfield North Ward

3

Gosforth Valley Ward

4

Coal Aston Ward

5

Dronfield Woodhouse Ward

6

Unstone Ward

7

Beauchief & Greenhill Ward

8

Old Whittington Ward

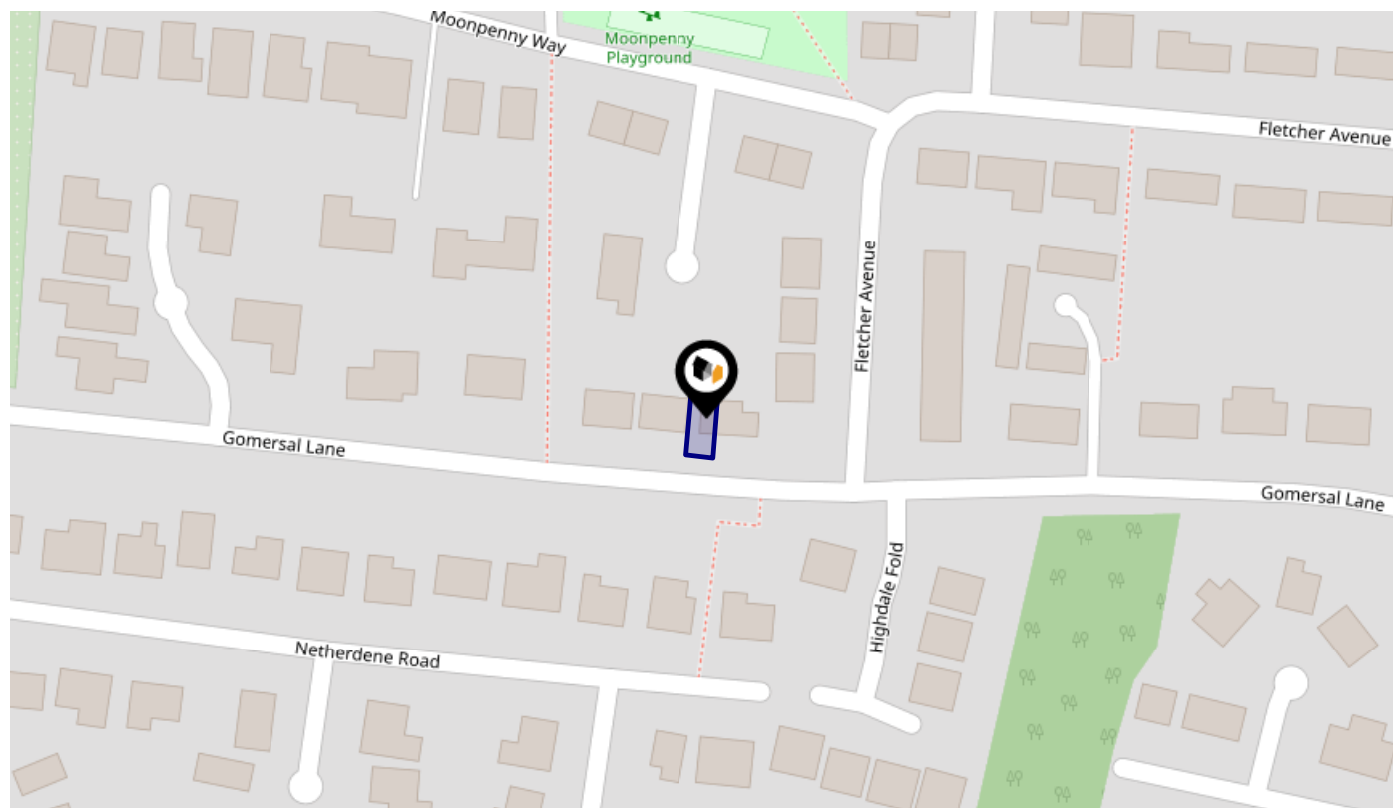
9

Dunston Ward

10

Ridgeway & Marsh Lane 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.

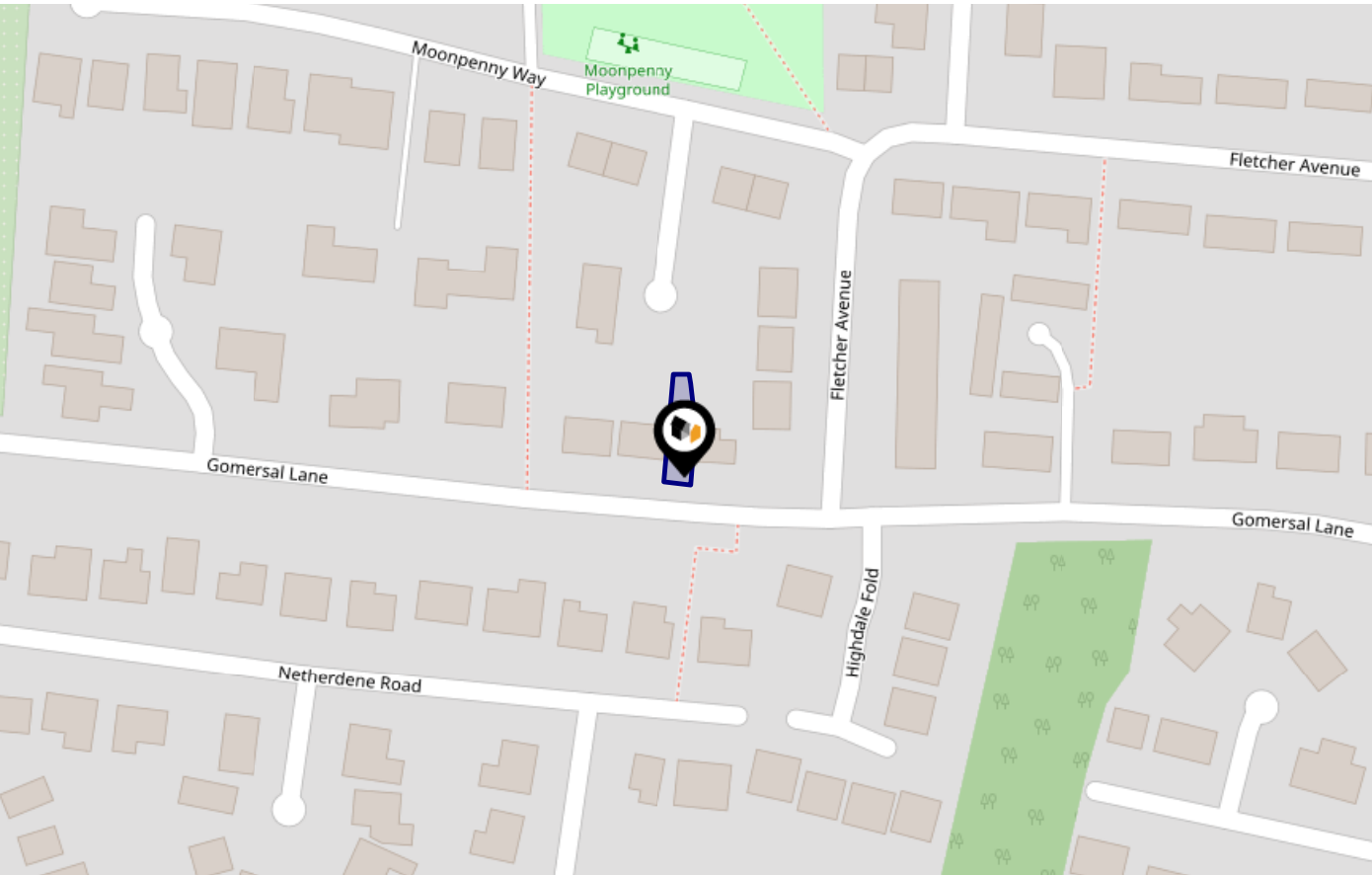
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

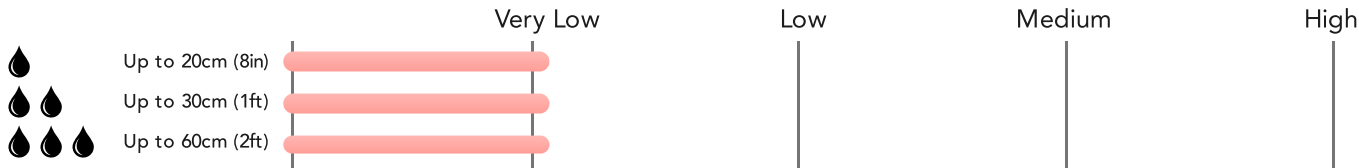


Risk Rating: Very low

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.

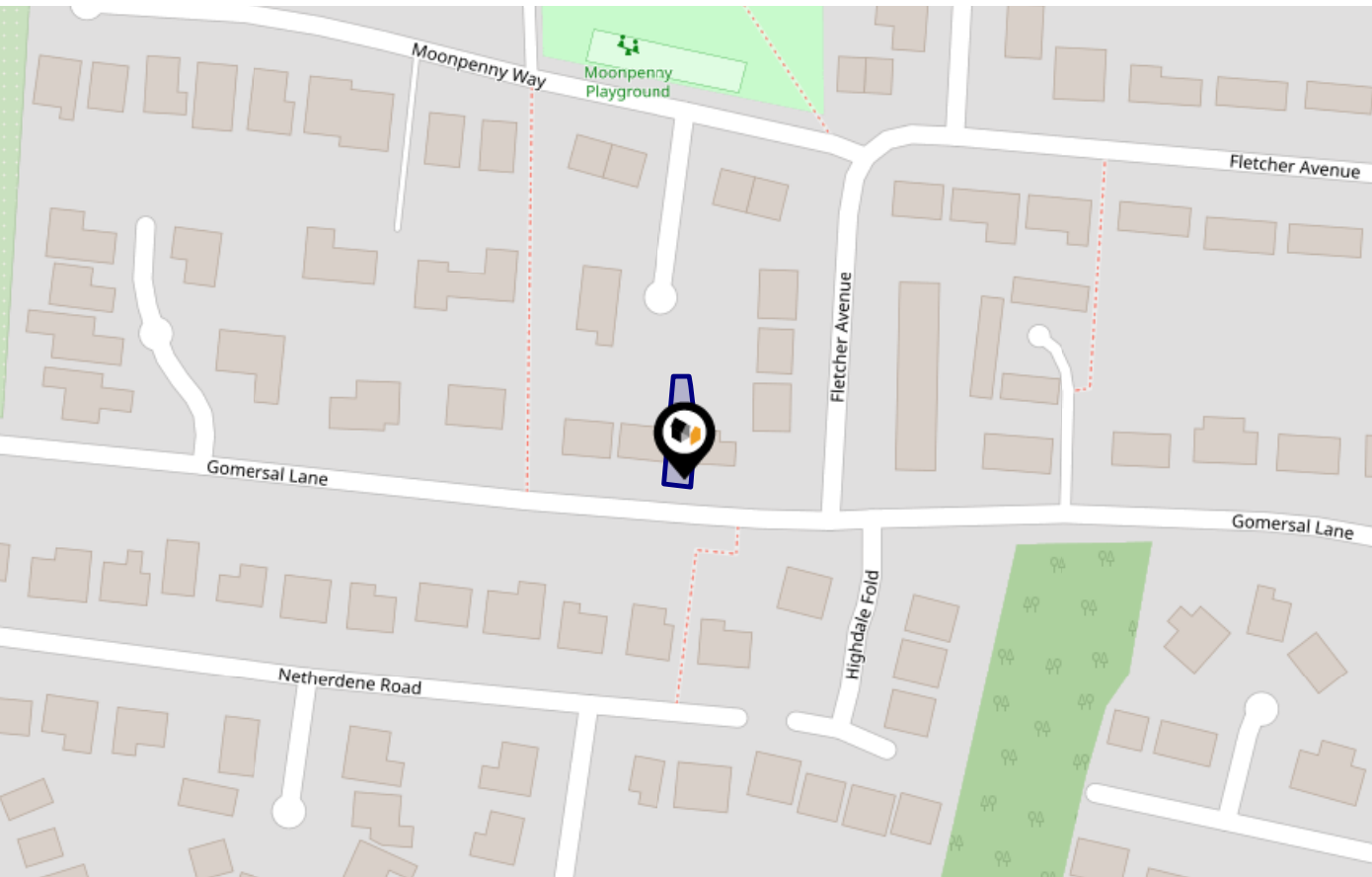
Chance of flooding to the following depths at this property:



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.

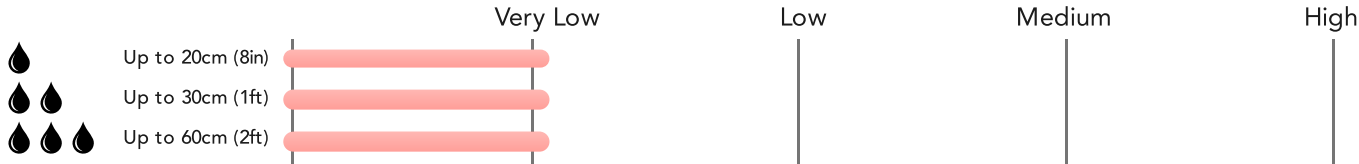


Risk Rating: Very low

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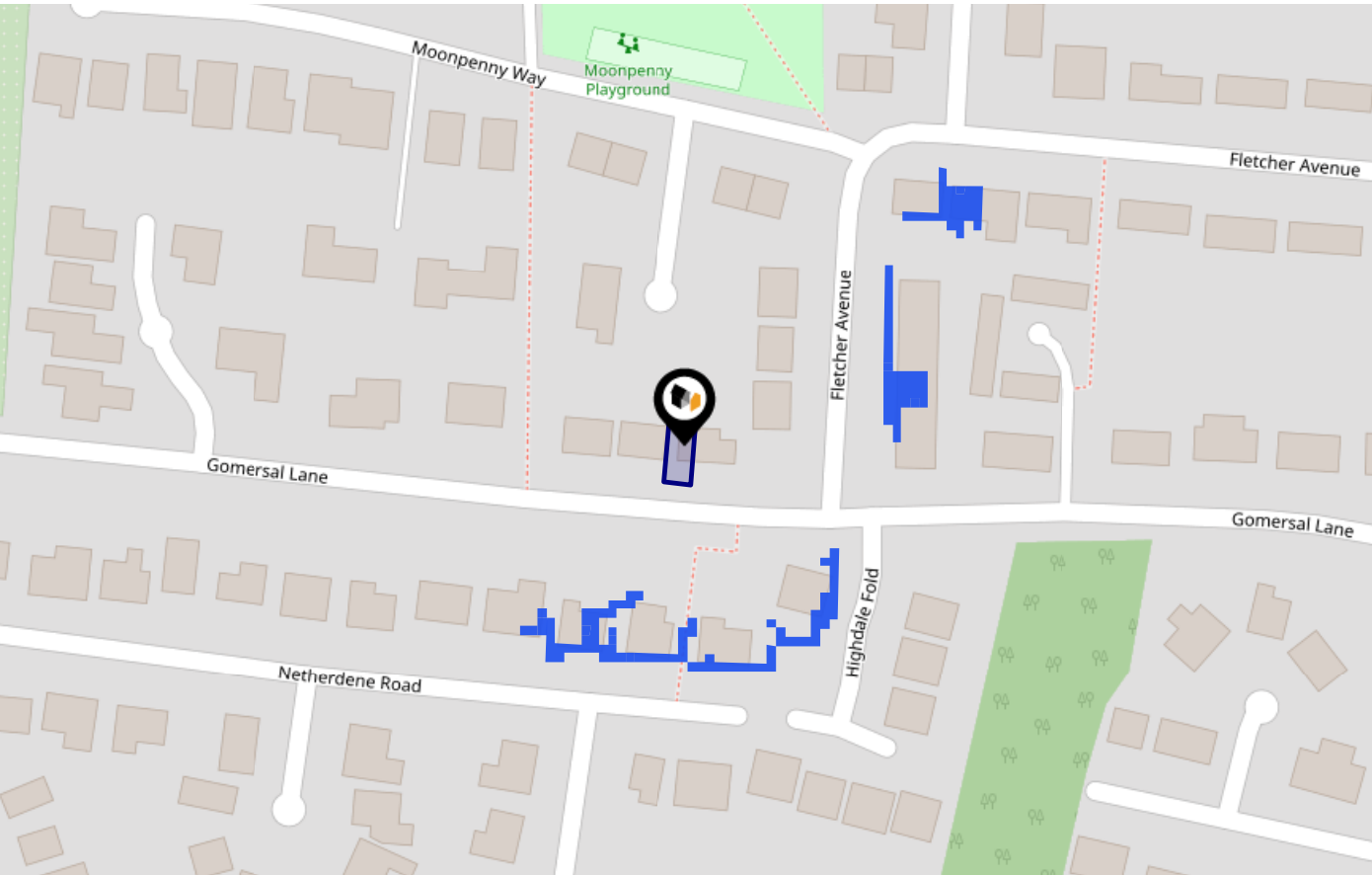
Chance of flooding to the following depths at this property:



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.

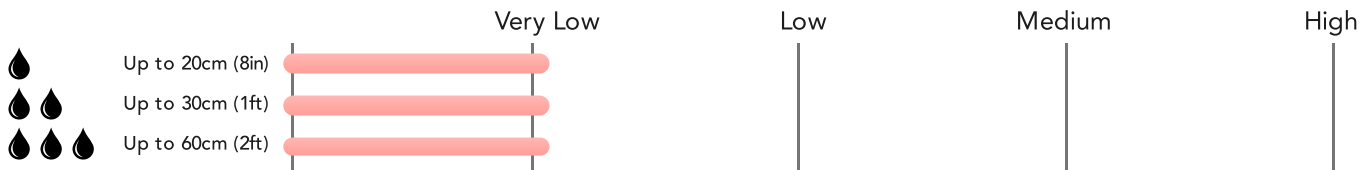


Risk Rating: Very low

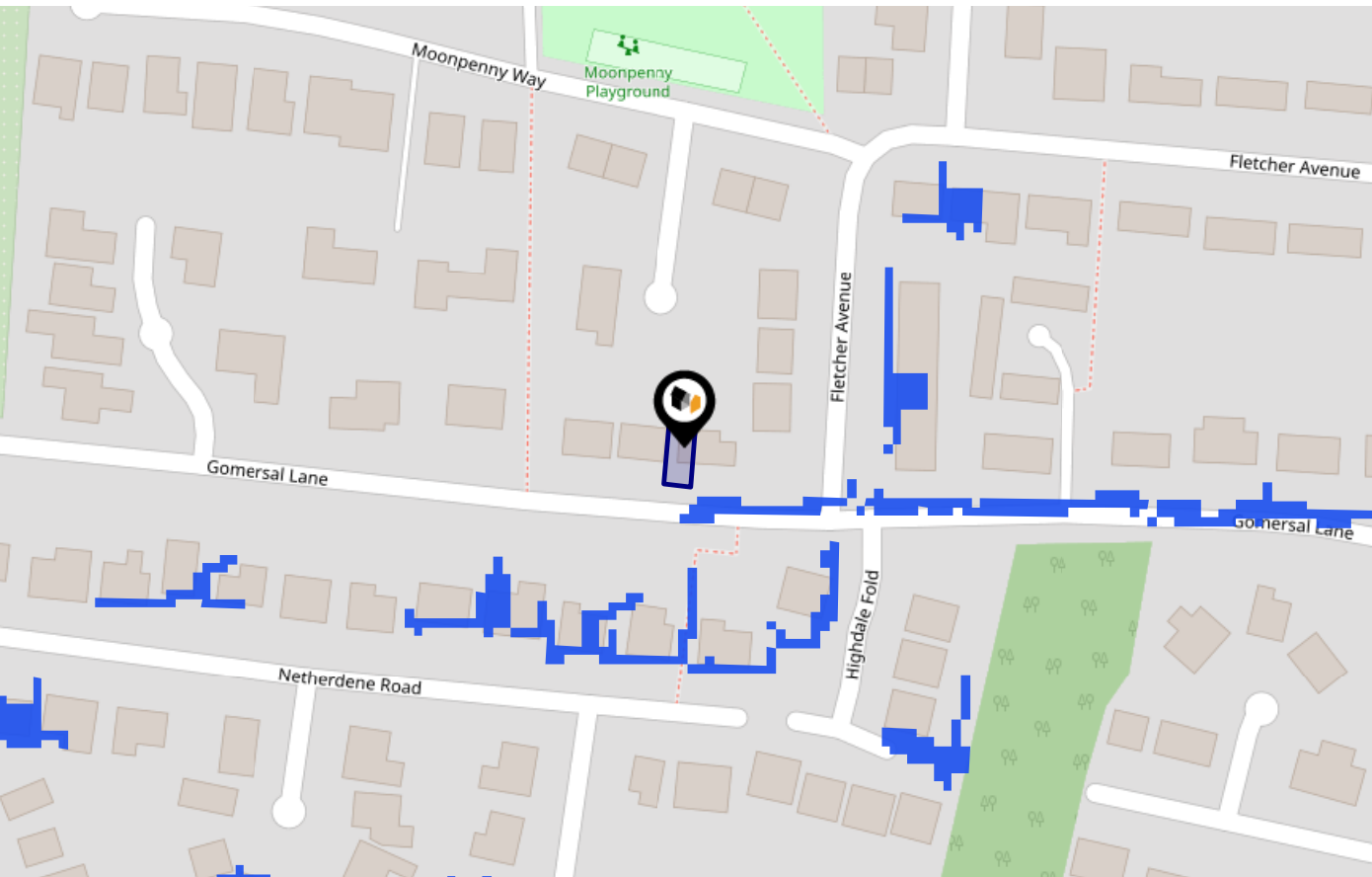
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
-  **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 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.

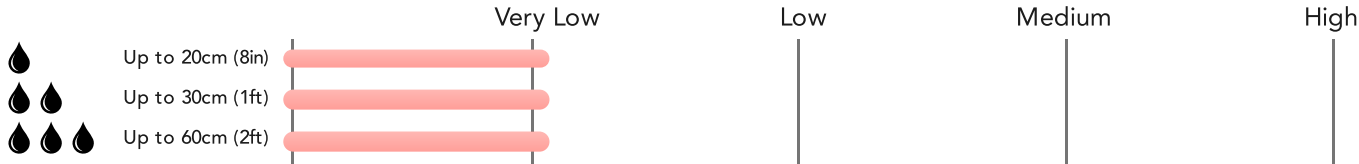


Risk Rating: Very low

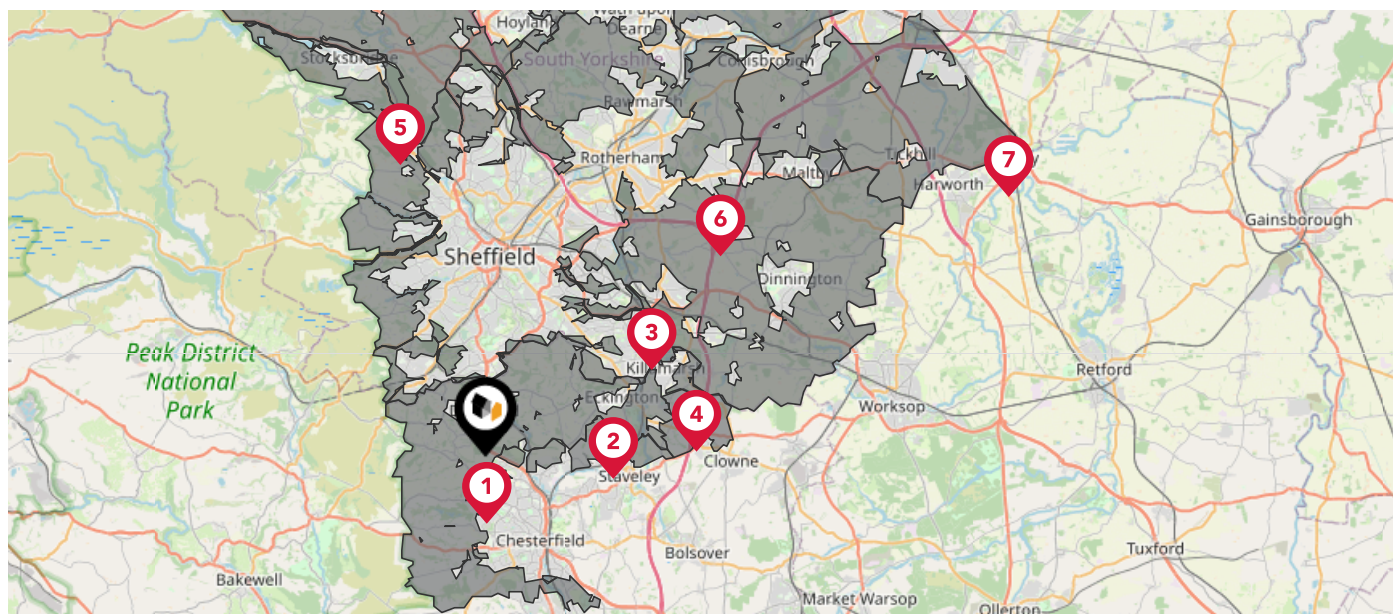
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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-  **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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-  **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



South and West Yorkshire Green Belt - North East Derbyshire



South and West Yorkshire Green Belt - Chesterfield



South and West Yorkshire Green Belt - Sheffield



South and West Yorkshire Green Belt - Bolsover



South and West Yorkshire Green Belt - Barnsley

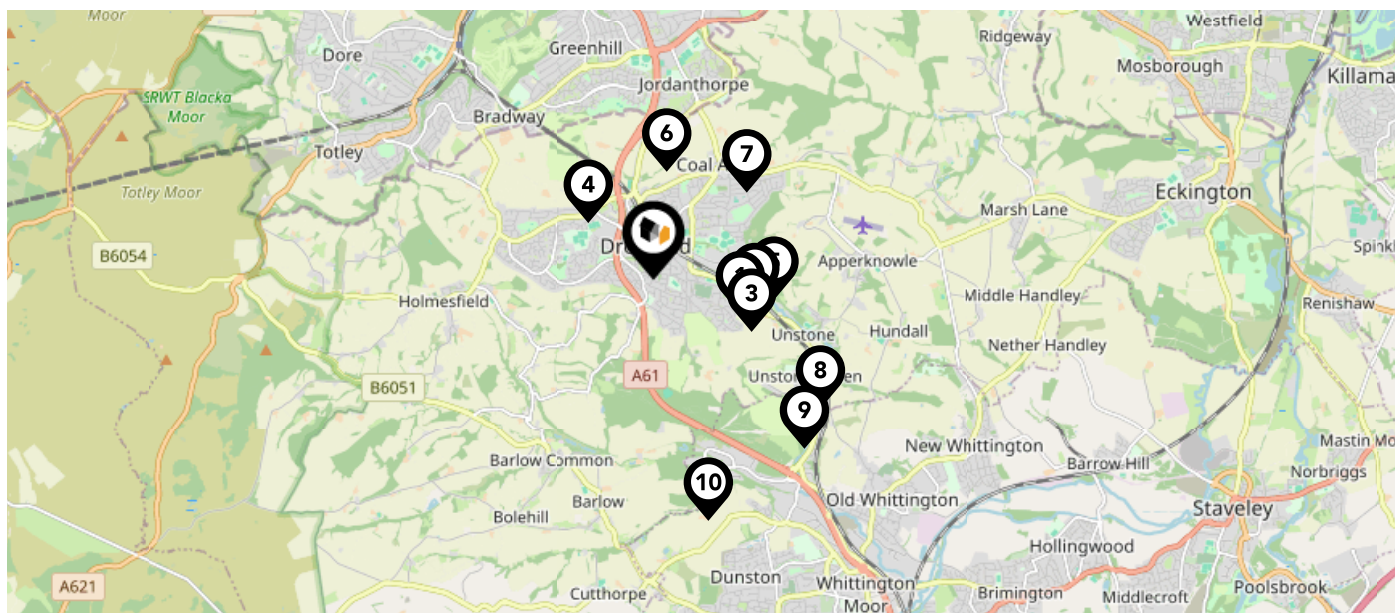


South and West Yorkshire Green Belt - Rotherham



South and West Yorkshire Green Belt - Doncaster

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.



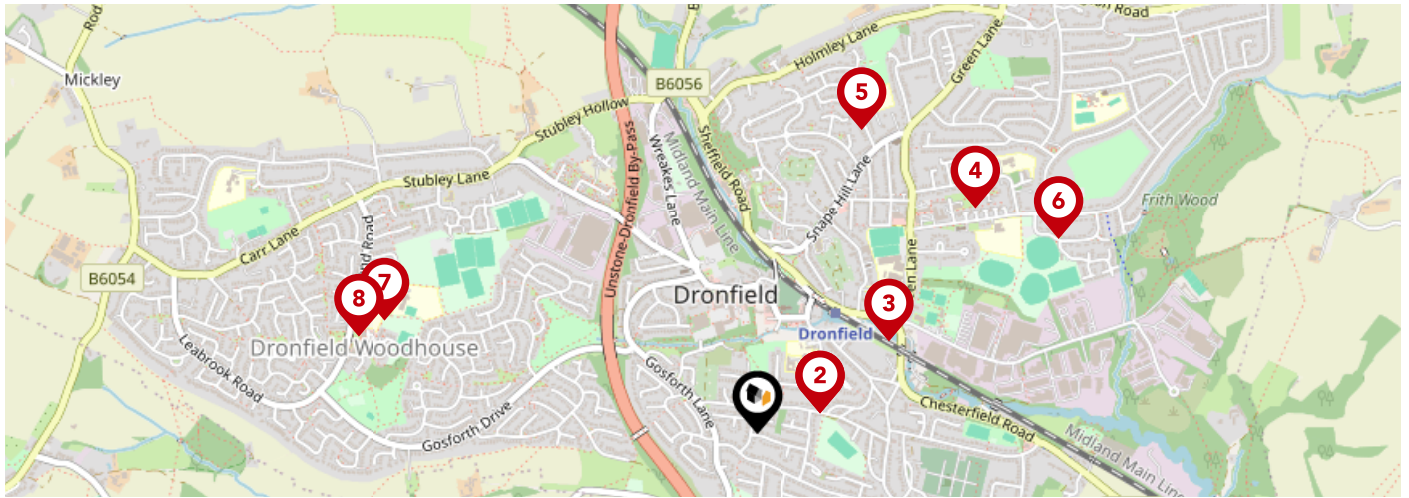
Nearby Landfill Sites

1	Chesterfield Road Refuse Tip-Dronfield, Sheffield, Derbyshire	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Field No.5674-Adjacent to Lay-by Of A61, Dronfield	Historic Landfill	
4	Stubley Hollow-Dronfield, North East Derbyshire	Historic Landfill	
5	Disused Railway Cutting off Callywhite Lane-Callywhite Lane, Dronfield	Historic Landfill	
6	Off Bowshaw Island-Dronfield	Historic Landfill	
7	Coal Aston-Dronfield, Sheffield, South Yorkshire	Historic Landfill	
8	9 Old Whittington Lane-Unstone Green, Near Sheffield	Historic Landfill	
9	Sheffield Road-Unstone, Sheffield	Historic Landfill	
10	Sudbrook Valley-Chesterfield Trading Estate, Sheepbridge, Chesterfield	Historic Landfill	

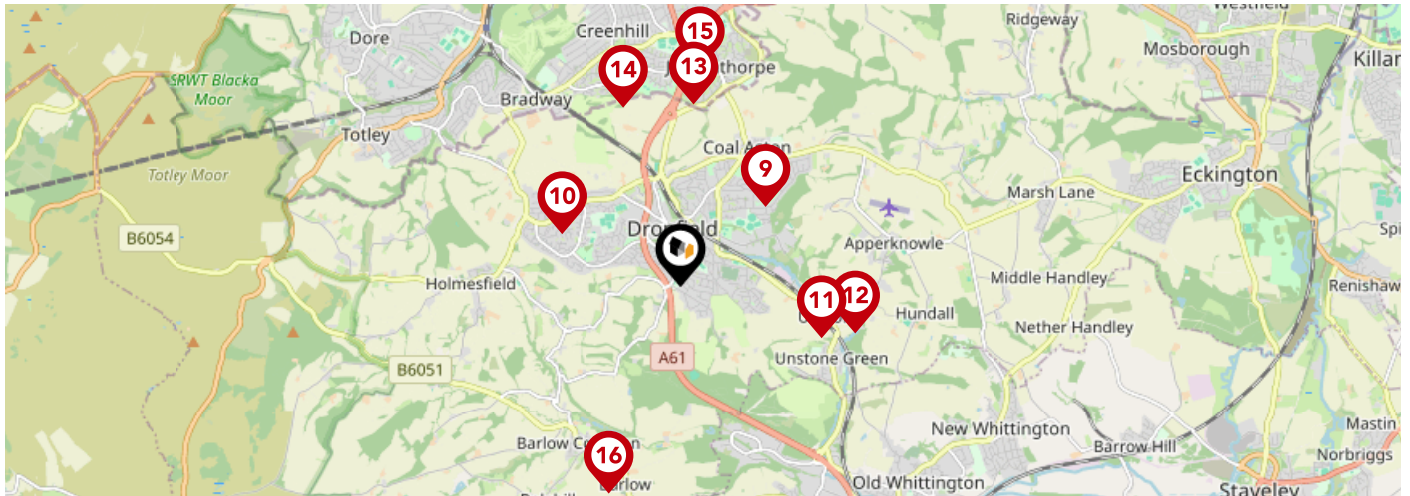
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1187146 - Church Of St John The Baptist	Grade I	0.2 miles
	1335485 - The Old Grammar School	Grade II	0.2 miles
	1335505 - Premises Occupied By The Slinn Computer Group	Grade II	0.2 miles
	1040029 - Former Dronfield Methodist Church	Grade II	0.2 miles
	1335504 - The Green Dragon Inn	Grade II	0.2 miles
	1087762 - Churchyard Cross, 20 Metres South Of The Church Of St John The Baptist	Grade II	0.2 miles
	1087772 - The Blue Stoops Inn	Grade II	0.2 miles
	1335471 - Vale House	Grade II	0.2 miles
	1087764 - The Old Vicarage	Grade II	0.2 miles
	1087765 - The Red House	Grade II	0.2 miles



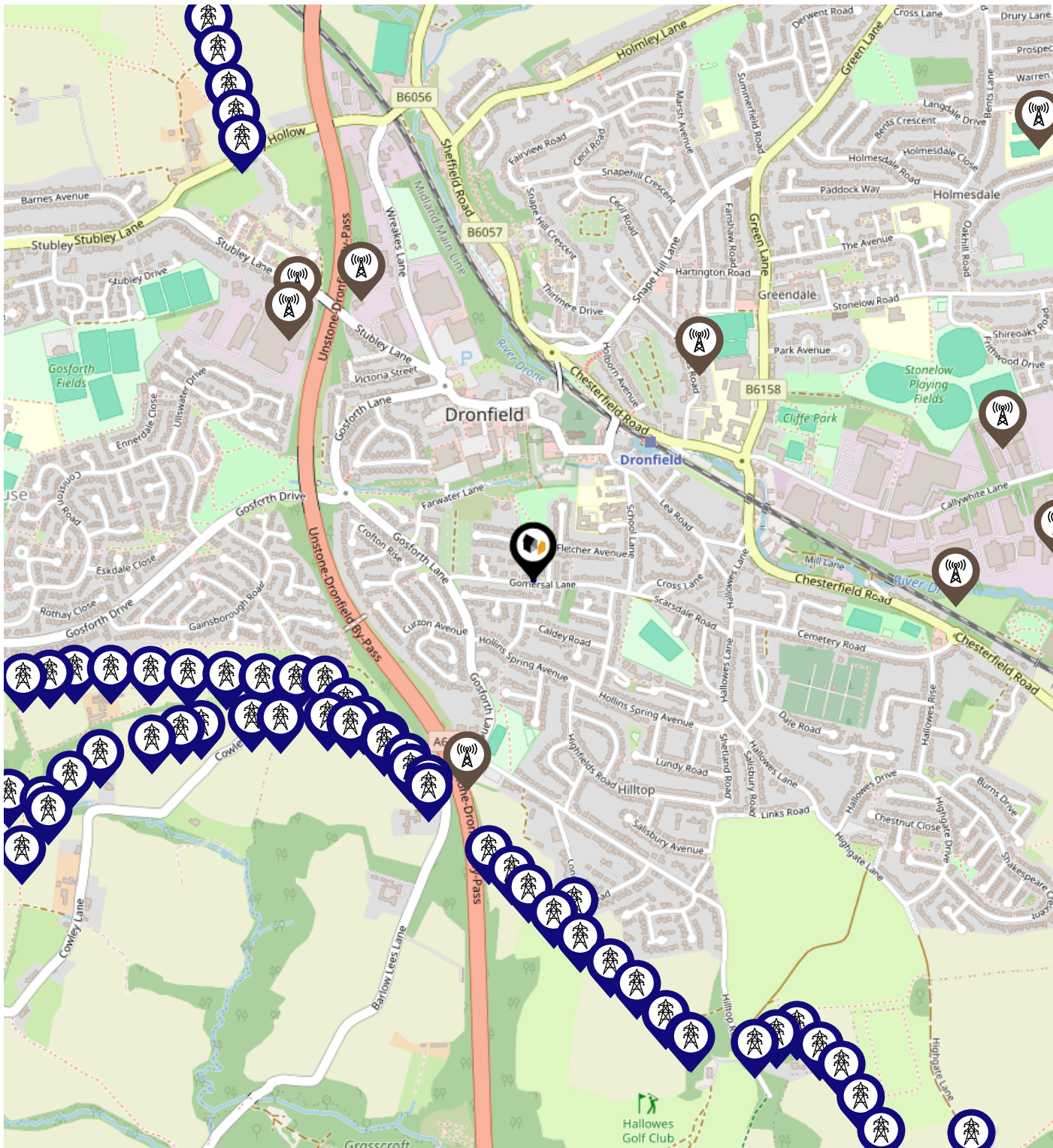
		Nursery	Primary	Secondary	College	Private
1	Dronfield Junior School Ofsted Rating: Good Pupils: 336 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dronfield Infant School Ofsted Rating: Outstanding Pupils: 212 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Dronfield Henry Fanshawe School Ofsted Rating: Good Pupils: 1881 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holmesdale Infant School Ofsted Rating: Outstanding Pupils: 147 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lenthall Infant and Nursery School Ofsted Rating: Good Pupils: 82 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dronfield Stonelaw Junior School Ofsted Rating: Good Pupils: 136 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Gorseybrigg Primary School and Nursery Ofsted Rating: Good Pupils: 245 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's CofE Methodist (Aided) Primary School Ofsted Rating: Good Pupils: 219 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Northfield Junior School Ofsted Rating: Good Pupils: 169 Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Levick Primary School Ofsted Rating: Good Pupils: 207 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Unstone Junior School Ofsted Rating: Good Pupils: 50 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Unstone St Mary's Nursery & Infant School Ofsted Rating: Good Pupils: 43 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lower Meadow Primary School Ofsted Rating: Good Pupils: 304 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lowedges Junior Academy Ofsted Rating: Good Pupils: 343 Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadowhead School Academy Trust Ofsted Rating: Good Pupils: 1924 Distance: 1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barlow CofE Primary School Ofsted Rating: Good Pupils: 87 Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

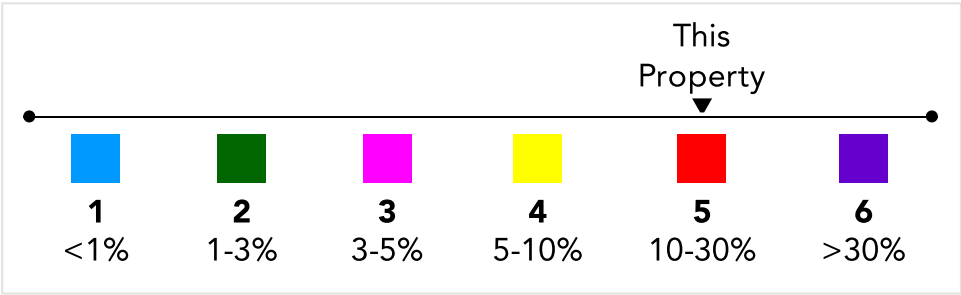
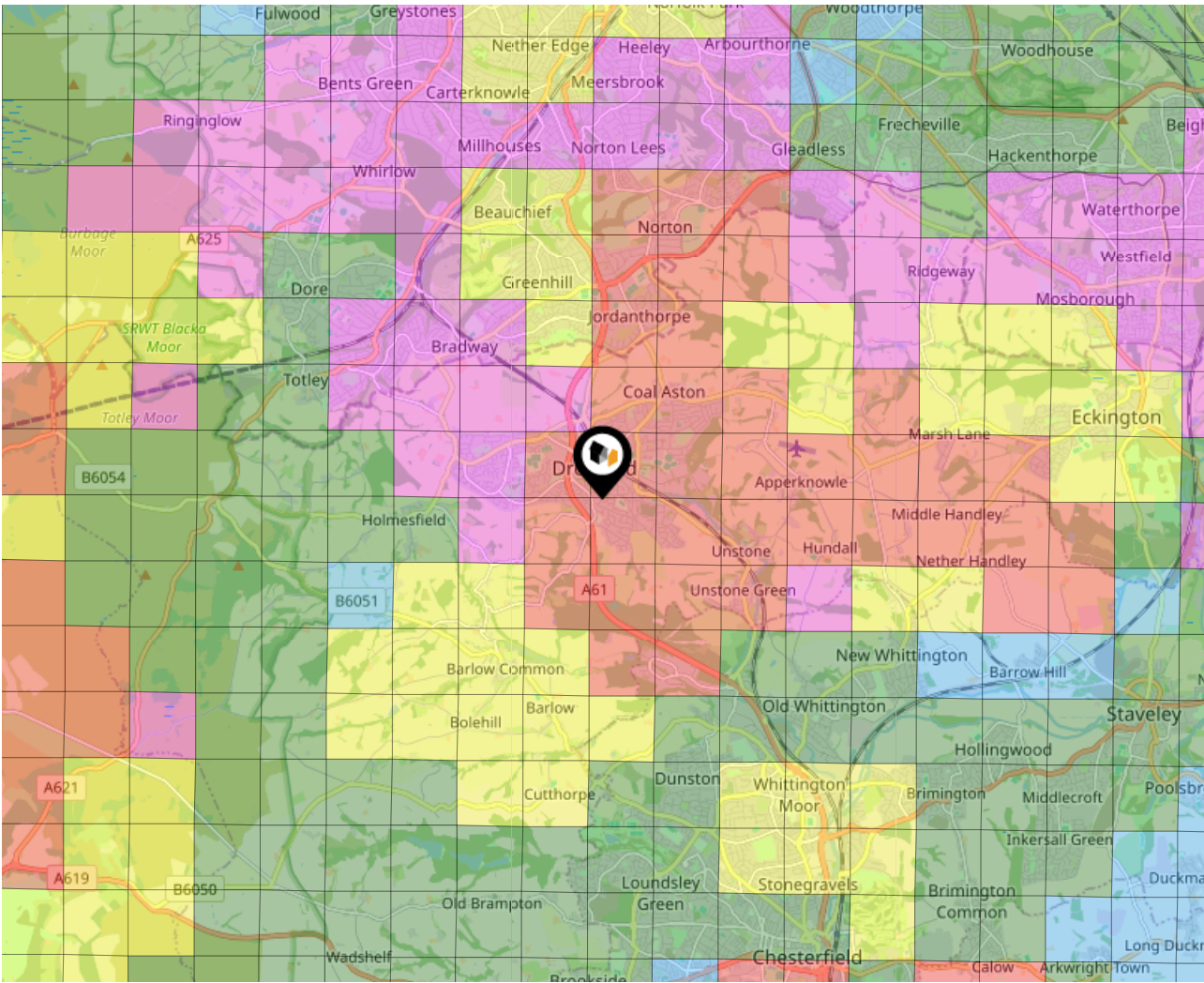


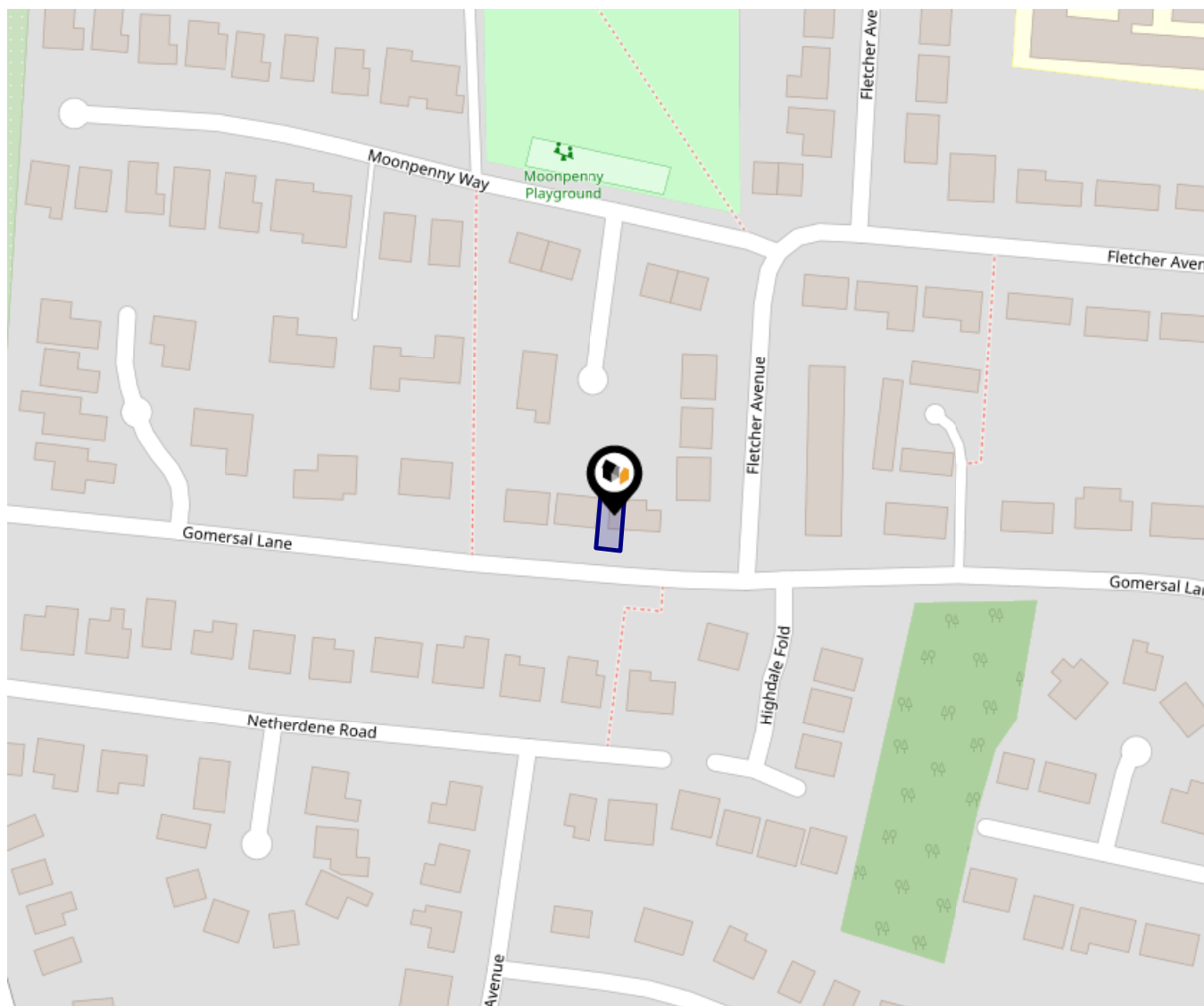
Key:

-  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).





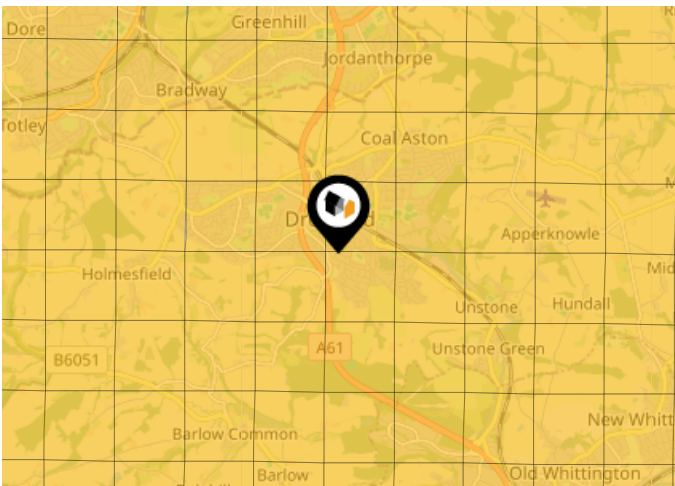
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

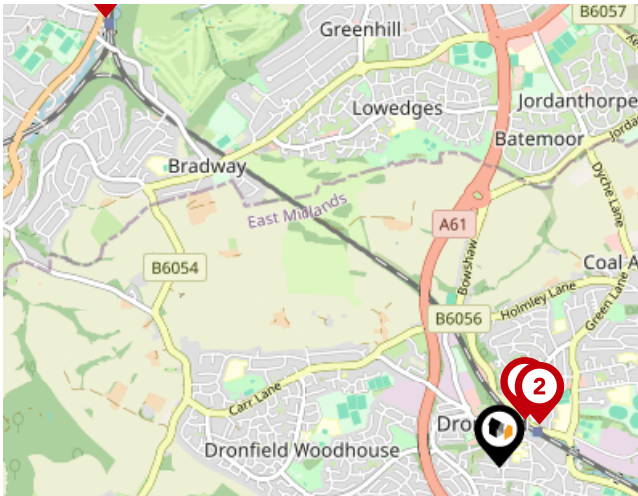
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		



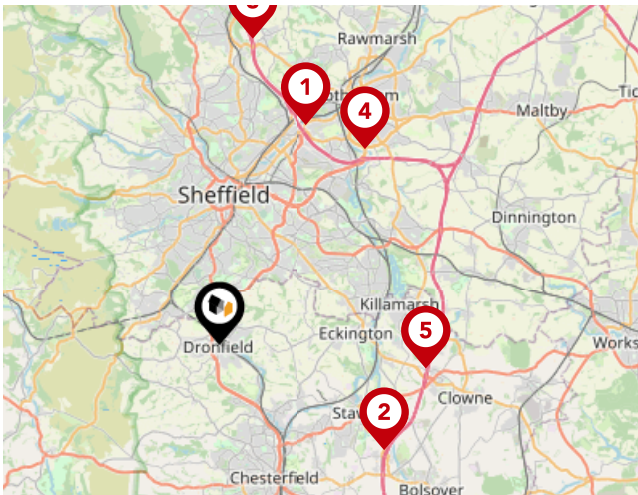
Primary Classifications (Most Common Clay Types)

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	Dronfield Rail Station	0.25 miles
2	Dronfield Rail Station	0.27 miles
3	Dore & Totley Rail Station	2.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J34	8.36 miles
2	M1 J29A	6.93 miles
3	M1 J35	10.92 miles
4	M1 J33	8.63 miles
5	M1 J30	7.38 miles

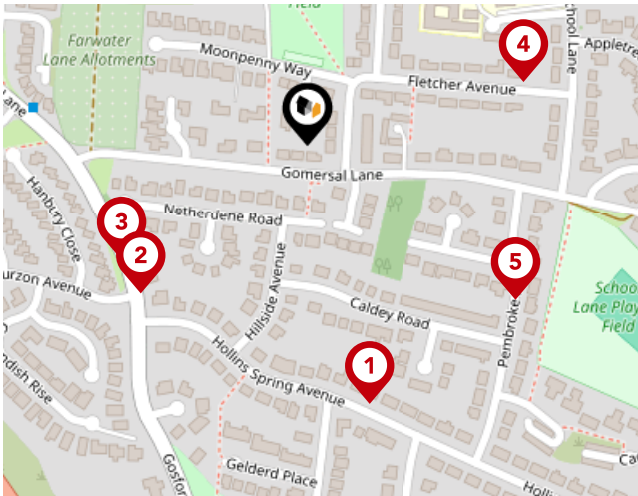


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	33.2 miles
2	Finningley	22.87 miles
3	Leeds Bradford Airport	40.18 miles
4	Manchester Airport	33.63 miles

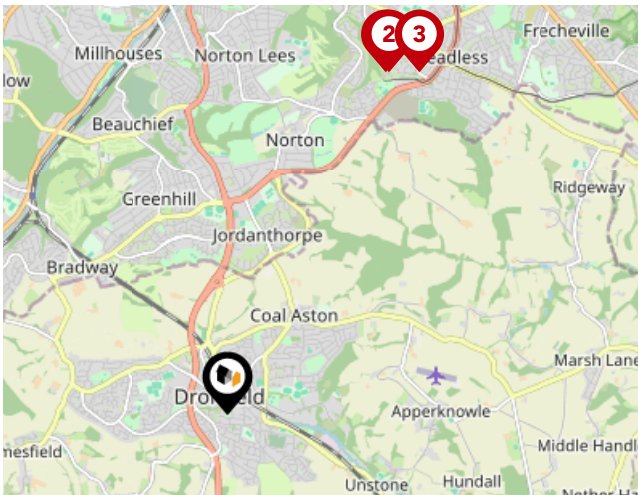
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hollins Spring Avenue	0.15 miles
2	Curzon Avenue	0.12 miles
3	Curzon Avenue	0.12 miles
4	Fletcher Avenue	0.12 miles
5	Pembroke Road 21	0.14 miles



Local Connections

Pin	Name	Distance
1	Herdings Park Platform	3.34 miles
2	Herdings Park Platform	3.35 miles
3	Herdings-Leighton Rd to City	3.48 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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