KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th December 2025

LINCOLN WAY, NORTH WINGFIELD, CHESTERFIELD, S42

Martin & Co

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The Property Ombudsman

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:**	Leasehold
Bedrooms:	3	**Start Date:**	22/07/2007
Floor Area:	850 ft^2 / 79 m^2	**End Date:**	01/01/2160
Plot Area:	0.05 acres	**Lease Term:**	155 years from 1 January 2005
Year Built :	2007	**Term Remaining:**	134 years
Council Tax :	Band B		
Annual Estimate:	£1,832		
Title Number:	DY421234		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	**70**	**2300**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔   ✔   ✔

BT   sky   Virgin media

Leasehold Title Plans
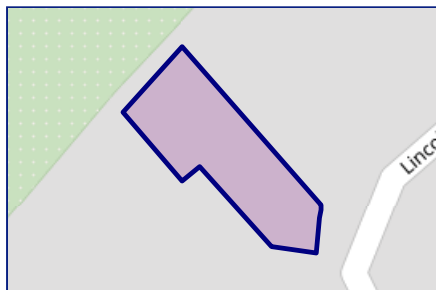
DY421234

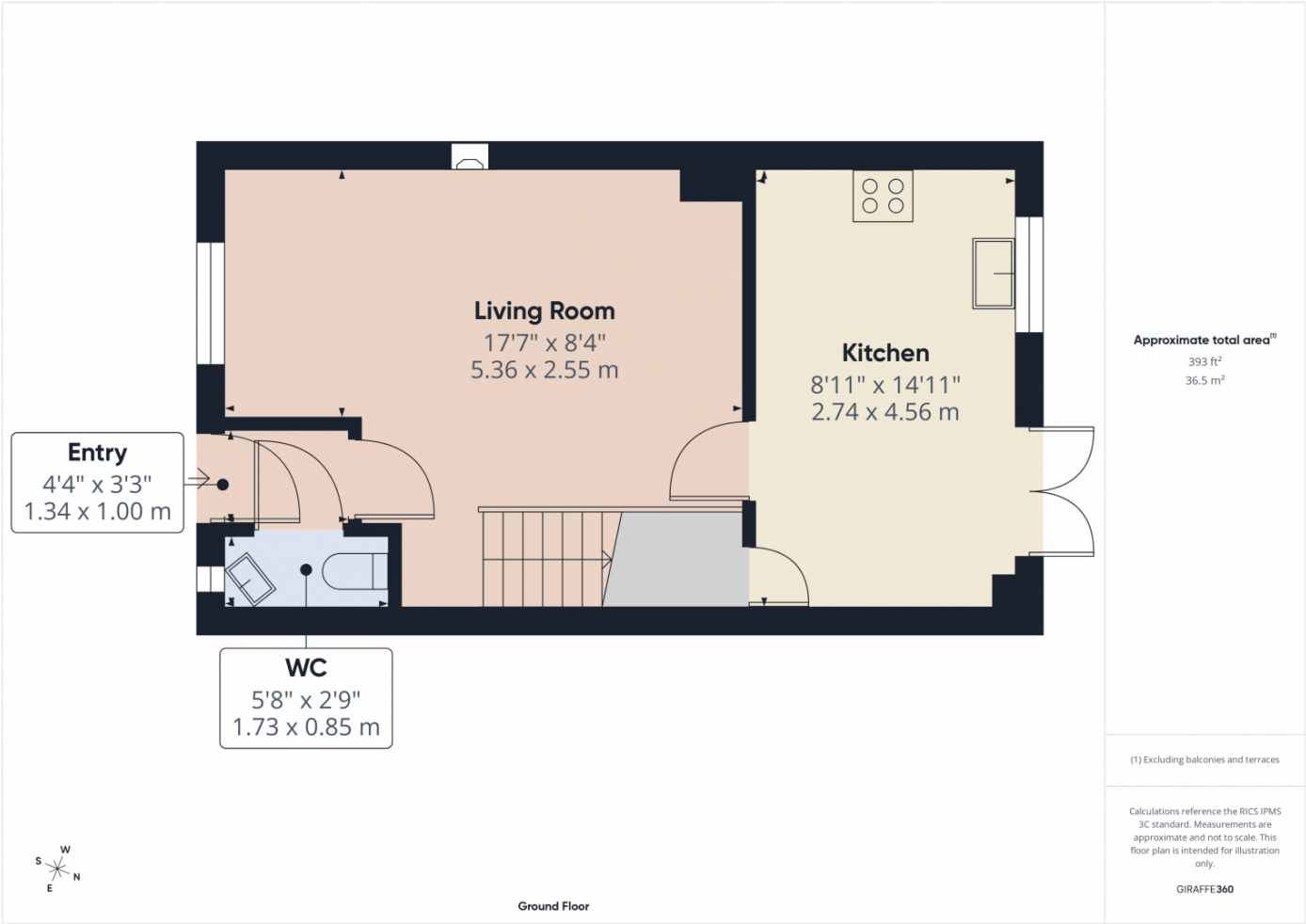|	
Start Date:	22/07/2007
End Date:	01/01/2160
Lease Term:	155 years from 1 January 2005
Term Remaining:	134 years

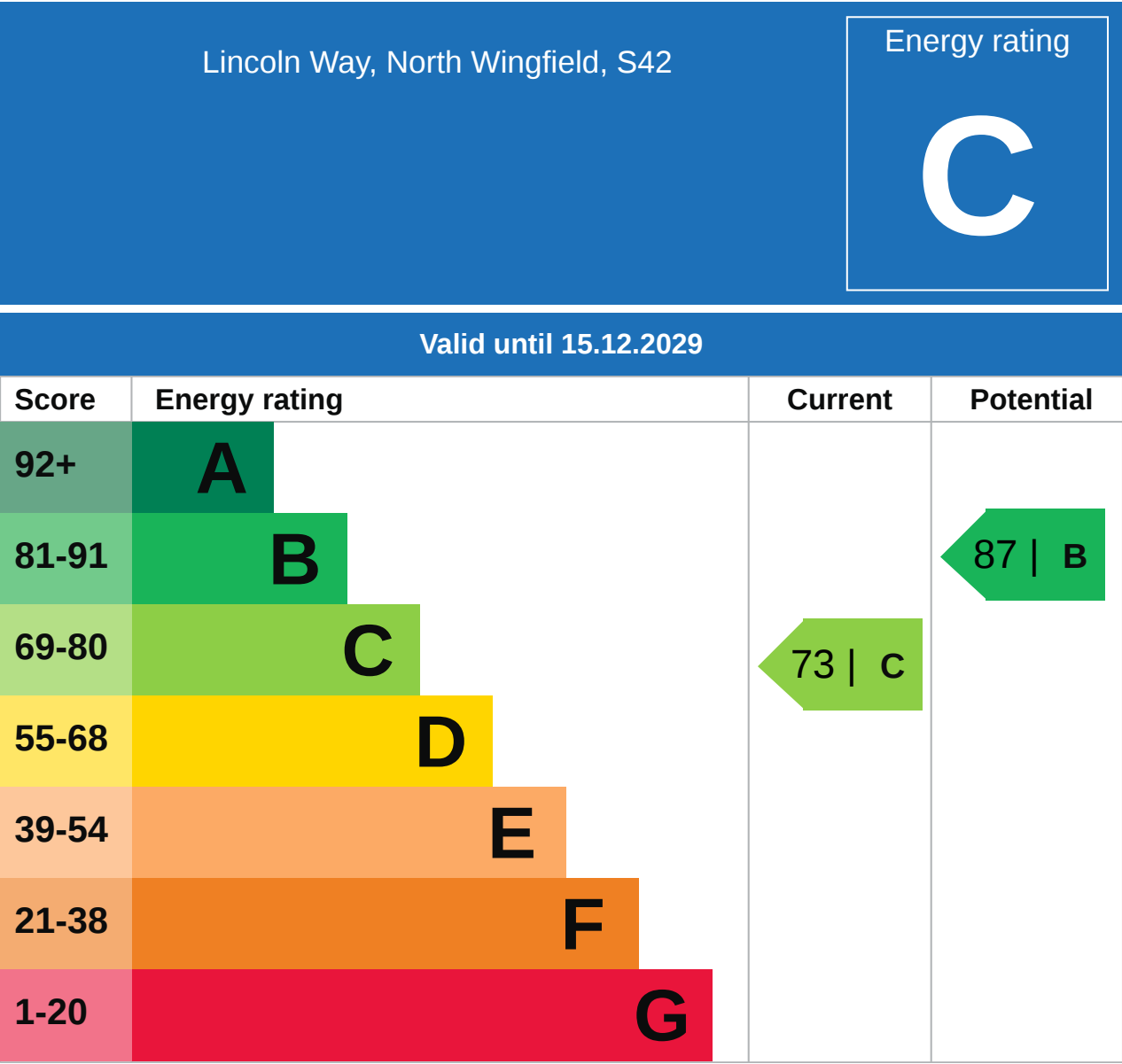# LINCOLN WAY, NORTH WINGFIELD, CHESTERFIELD, S42

Living Room
17'7" x 8'4"
5.36 x 2.55 m

Kitchen
8'11" x 14'11"
2.74 x 4.56 m

Entry
4'4" x 3'3"
1.34 x 1.00 m

WC
5'8" x 2'9"
1.73 x 0.85 m

Approximate total area[1]
393 ft²
36.5 m²

W N E S

Ground Floor

(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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LINCOLN WAY, NORTH WINGFIELD, CHESTERFIELD, S42

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17'7" x 8'4"
5.36 x 2.55 m

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2.74 x 4.56 m

Entry
4'4" x 3'3"
1.34 x 1.00 m

WC
5'8" x 2'9"
1.73 x 0.85 m

Ground Floor

Bathroom
4'5" x 8'6"
1.36 x 2.60 m

Bedroom
11'8" x 8'5"
3.56 x 2.57 m

Bedroom
10'2" x 8'5"
3.12 x 2.58 m

Bedroom
8'8" x 5'11"
2.65 x 1.81 m

Landing
12'1" x 6'3"
3.71 x 1.91 m

Bathroom
5'5" x 6'2"
1.67 x 1.88 m

Floor 1

Approximate total area[1]
750 ft²
69.7 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.

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LINCOLN WAY, NORTH WINGFIELD, CHESTERFIELD, S42

Bathroom
4'5" x 8'6"
1.36 x 2.60 m

Bedroom
11'8" x 8'5"
3.56 x 2.57 m

Bedroom
10'2" x 8'5"
3.12 x 2.58 m

Bedroom
8'8" x 5'11"
2.65 x 1.81 m

Landing
12'1" x 6'3"
3.71 x 1.91 m

Bathroom
5'5" x 6'2"
1.67 x 1.88 m

Approximate total area(1)
357 ft²
33.2 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.

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Floor 1

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Lincoln Way, North Wingfield, S42

Energy rating

C

Valid until 15.12.2029

Score	Energy rating		Current	Potential
92+	A			
81-91	B			87 | B
69-80	C		73 | C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	79 m^2

10 Year History of Average House Prices by Property Type in S42
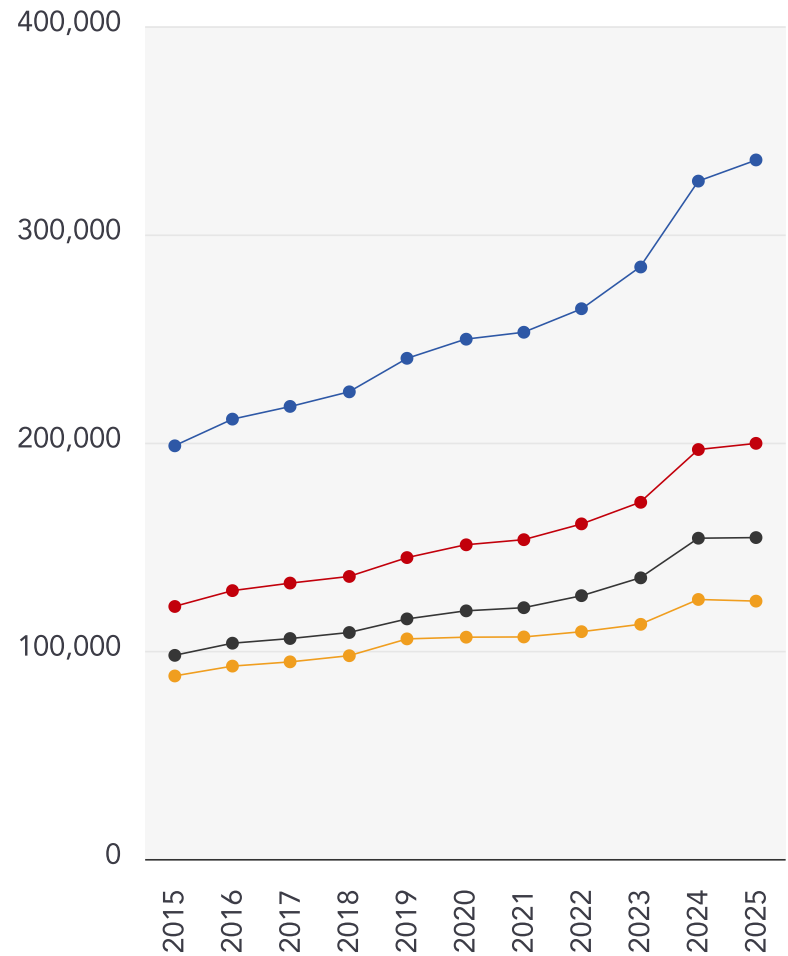
Detached

+69.19%

Semi-Detached

+64.61%

Terraced

+57.84%

Flat

+40.89%

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
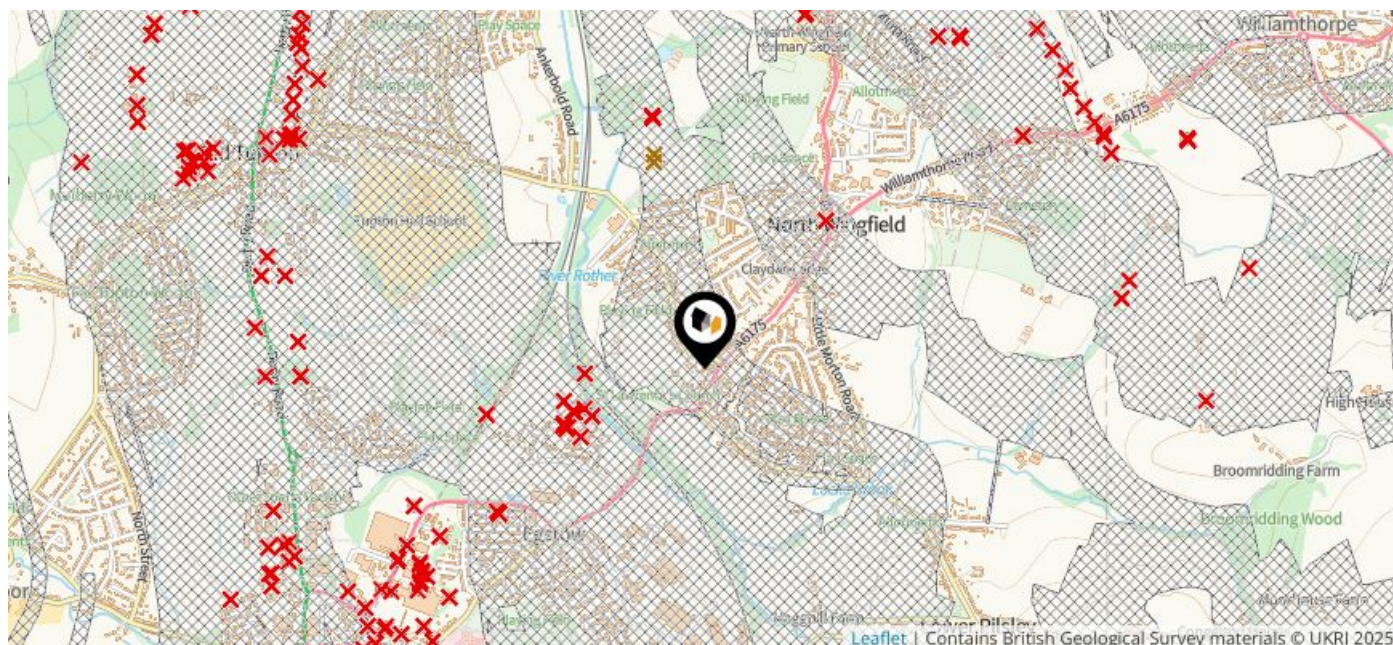
Mine Entry

✕ 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.
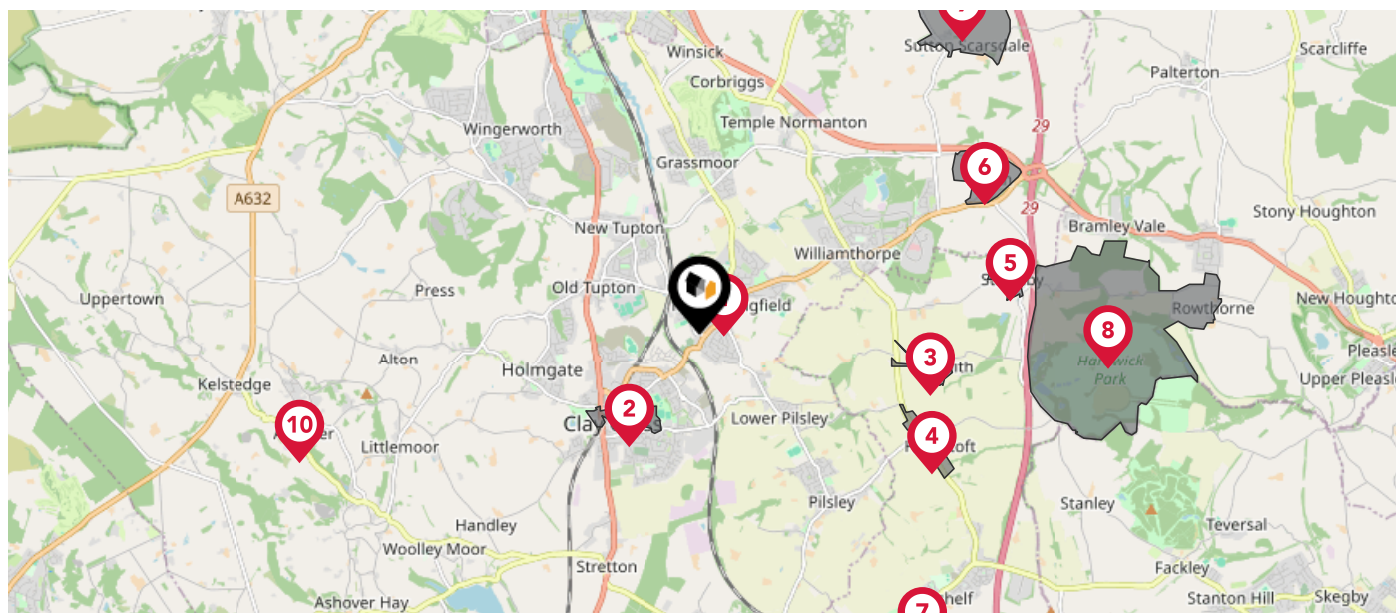
Nearby Conservation Areas

1	North Wingfield
2	Clay Cross
3	Astwith
4	Hardstoft
5	Stainsby
6	Heath Village
7	Tibshelf
8	Hardwick and Rowthorne
9	Sutton Scarsdale
10	Ashover Village

Maps
Council Wards

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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
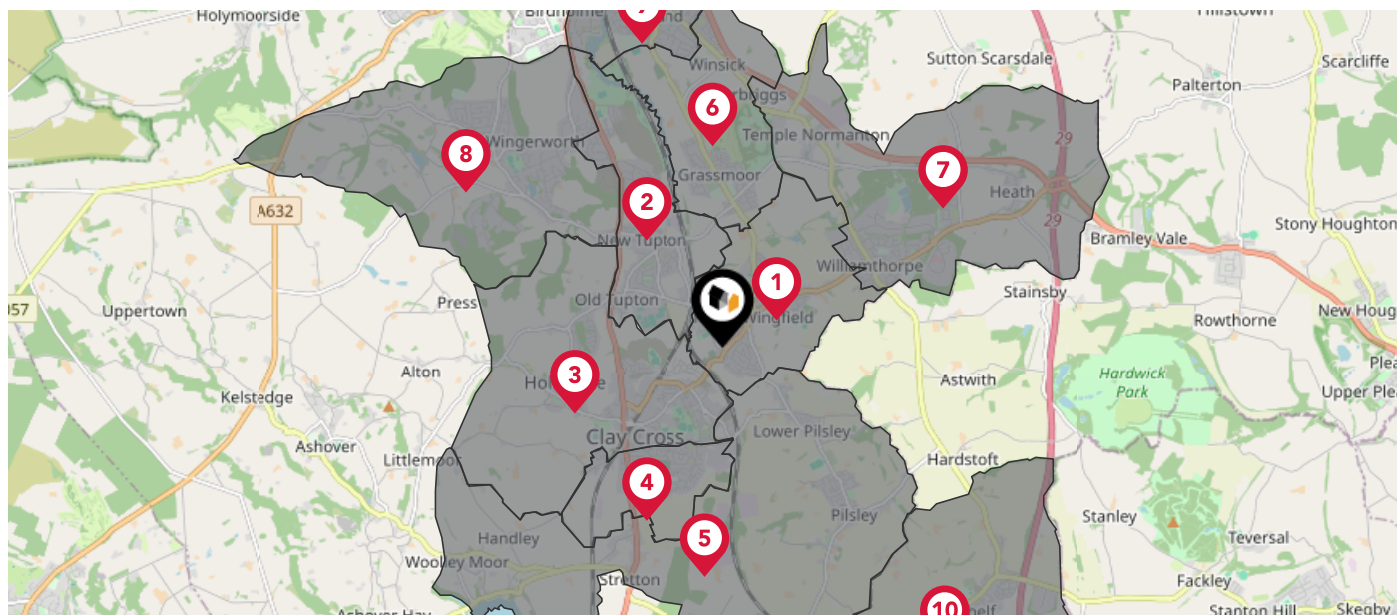
Nearby Council Wards	
1	North Wingfield Central Ward
2	Tupton Ward
3	Clay Cross North Ward
4	Clay Cross South Ward
5	Pilsley & Morton Ward
6	Grassmoor Ward
7	Holmewood & Heath Ward
8	Wingerworth Ward
9	Hasland Ward
10	Tibshelf Ward

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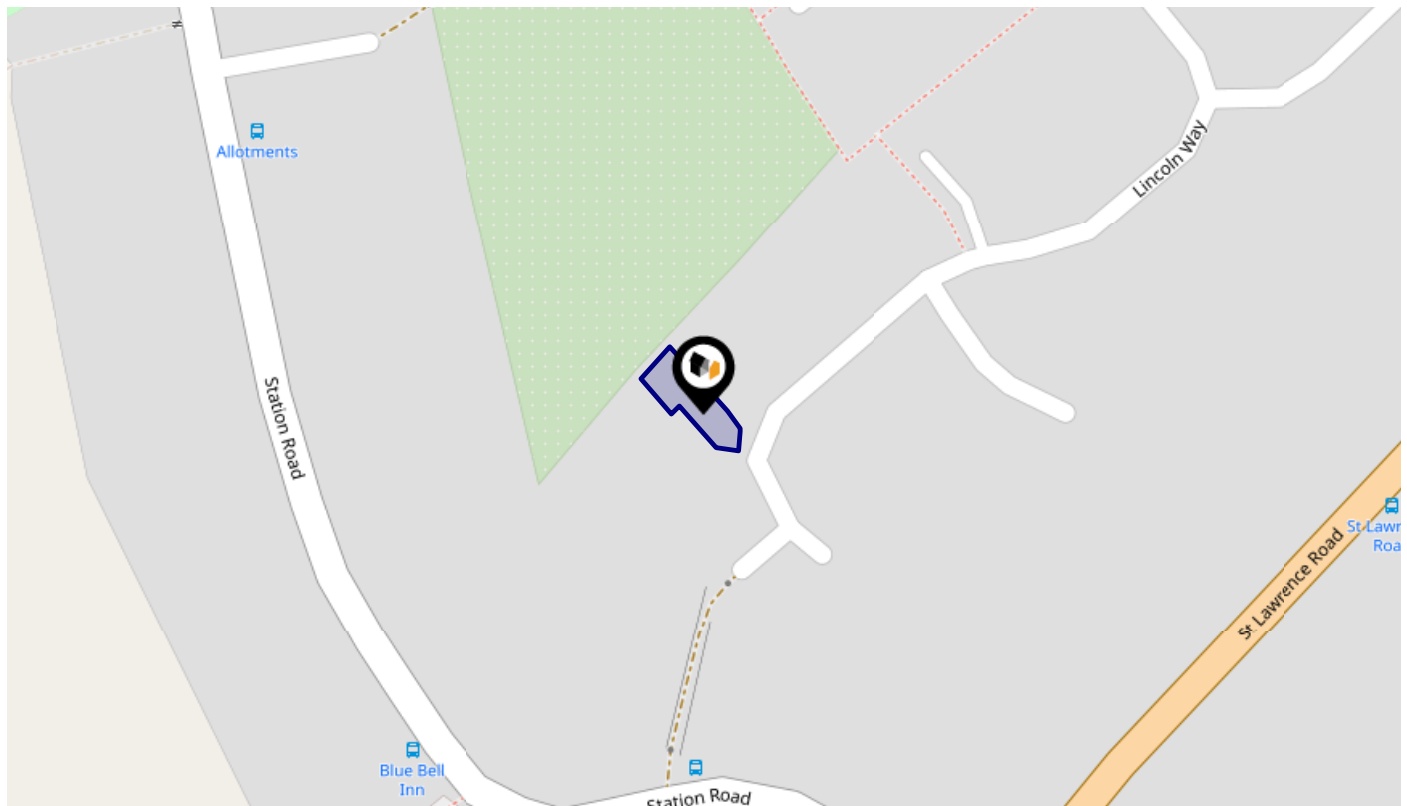
Rail Noise Data

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.
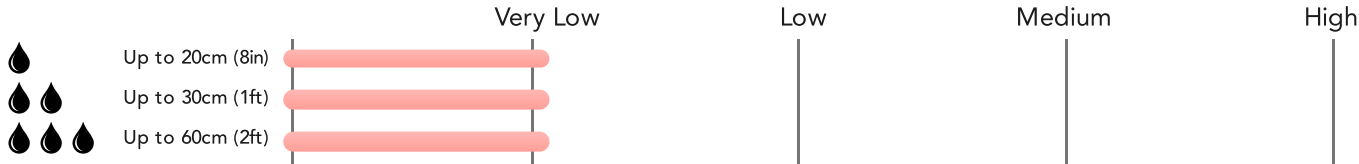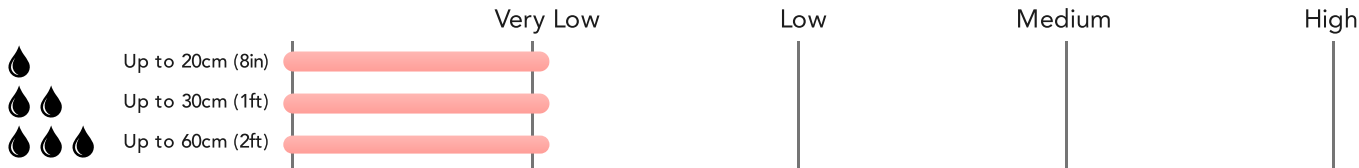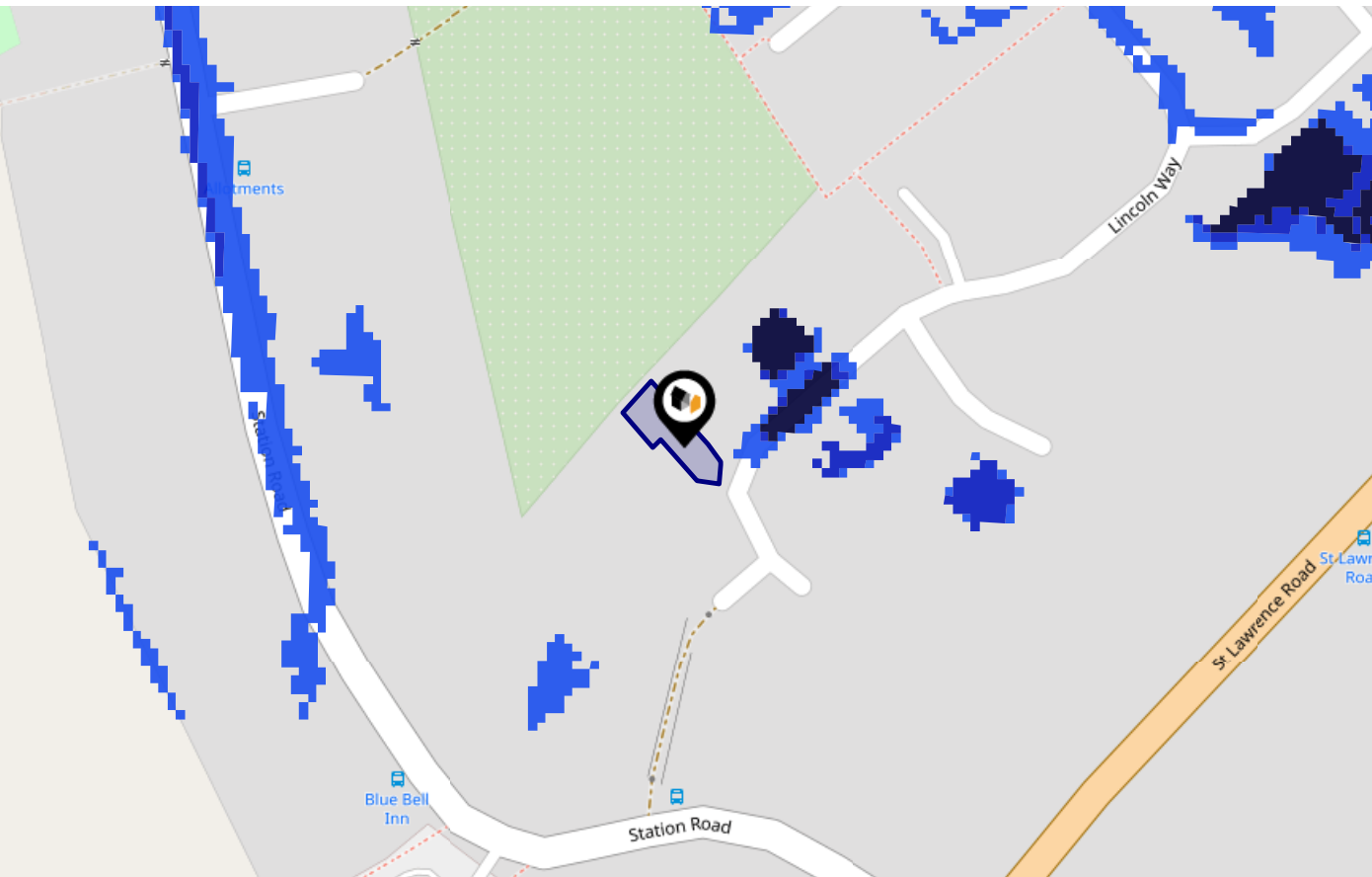

Risk Rating: Very low

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

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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.
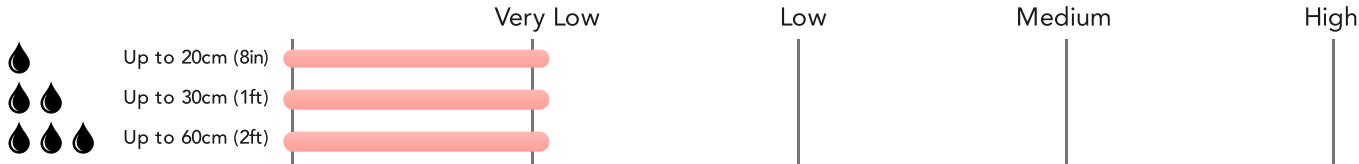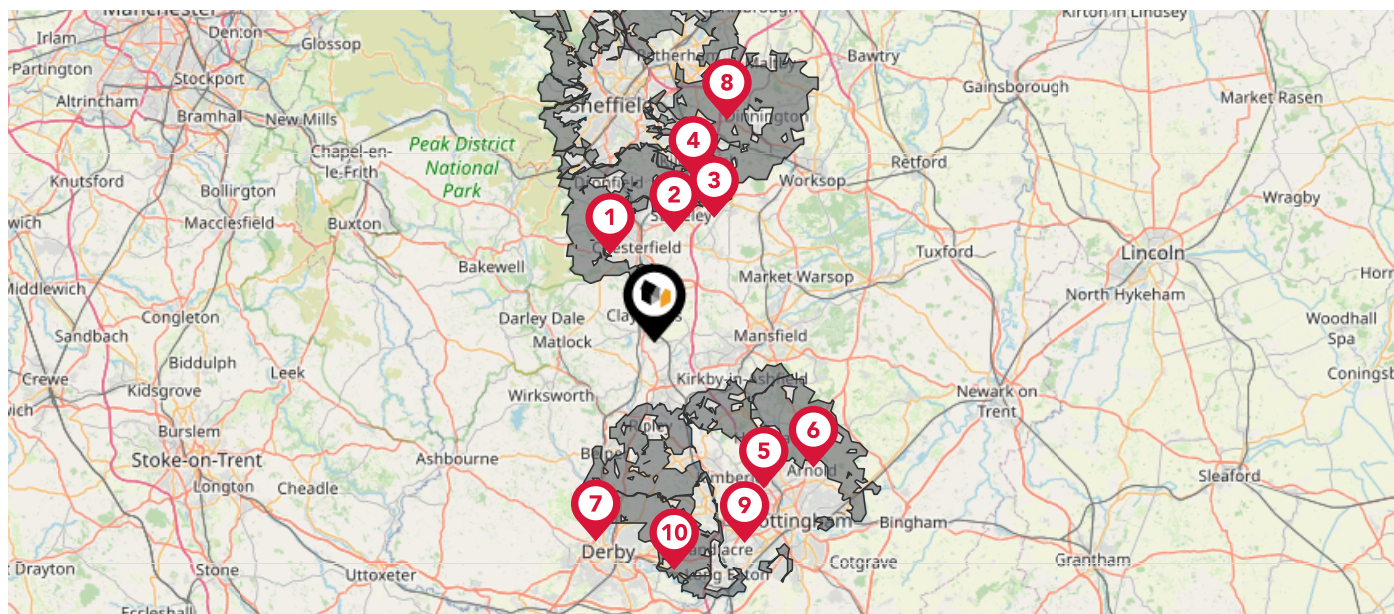

Risk Rating: Very low

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Chance of flooding to the following depths at this property:

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

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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

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■ **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)				

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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.

■ **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)				

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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	Derby and Nottingham Green Belt - Ashfield
6	Derby and Nottingham Green Belt - Gedling
7	Derby and Nottingham Green Belt - Amber Valley
8	South and West Yorkshire Green Belt - Rotherham
9	Derby and Nottingham Green Belt - Nottingham
10	Derby and Nottingham Green Belt - Erewash

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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.
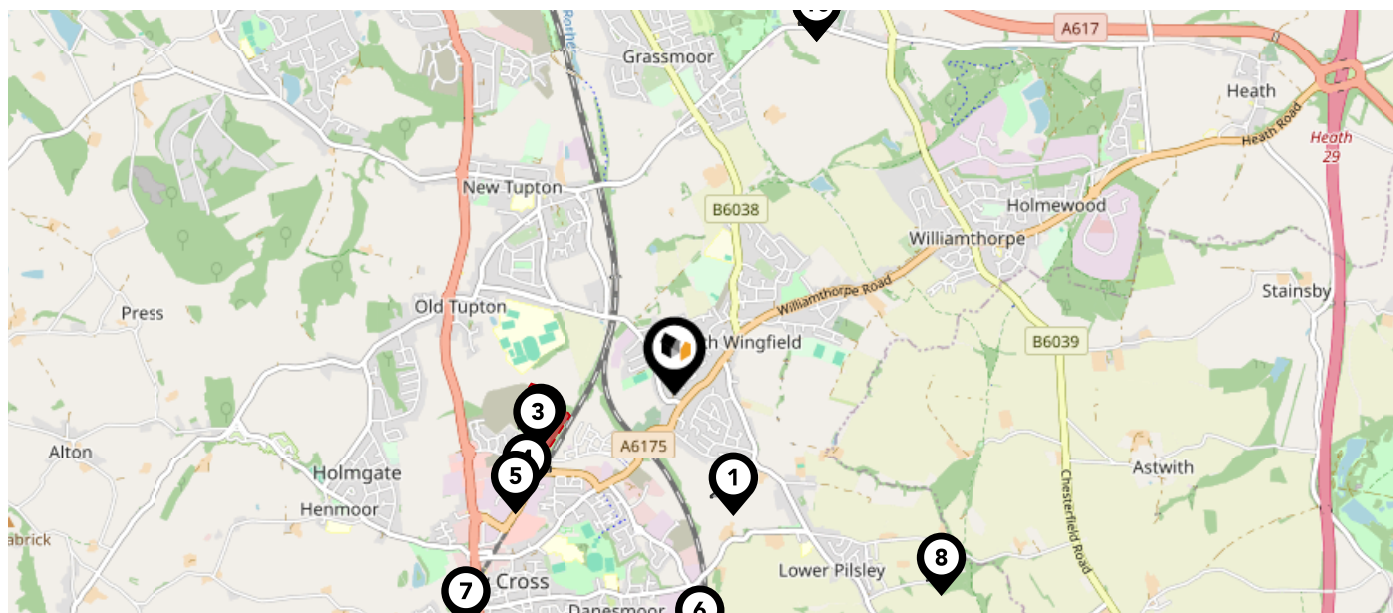
Nearby Landfill Sites

1	Nursery off Park House Lane-Egstow, North East Derbyshire	Historic Landfill
2	EA/EPR/BP3835SU/	Active Landfill
3	Egstow Quarry Site - Brassington Lane-Brassington Lane, Chesterfield, Clay Cross, Derbyshire	Historic Landfill
4	L.A. Tip-Clay Cross, Derby, Derbyshire	Historic Landfill
5	Bridge Street-Clay Cross	Historic Landfill
6	Pit Lane-Danesmoor, Near Clay Cross, Derbyshire	Historic Landfill
7	Off Clay Lane - High Street-Clay Cross, Chesterfield	Historic Landfill
8	6 Green Lane-Lower Pilsley, Chesterfield	Historic Landfill
9	Derbyshire County Council-Waste Disposal Site, Hasscocky Lane, Temple Normanton	Historic Landfill
10	Birkin Lane-Temple Normanton	Historic 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...
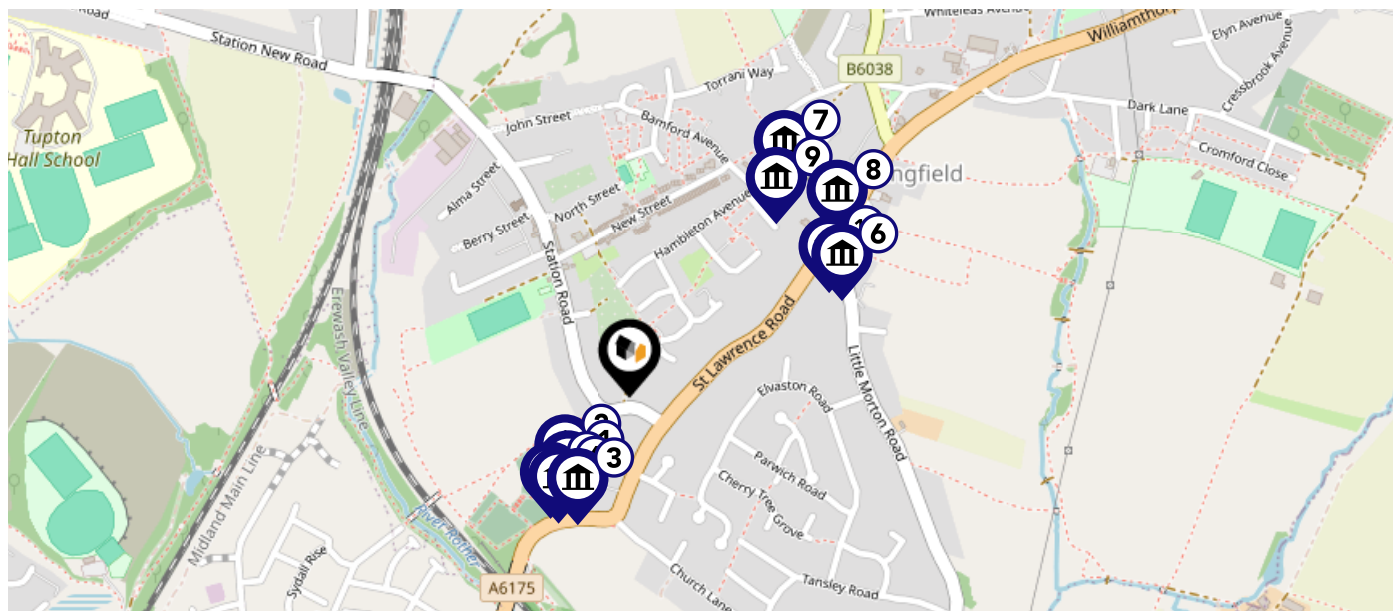
| Listed Buildings in the local district	Grade	Distance
① 1108908 - Railings, Gate Piers And Bollards, East Of Church Of St Lawrence	Grade II	0.1 miles
② 1335464 - Blue Bell Inn	Grade II	0.1 miles
③ 1311703 - The Manor House	Grade II	0.1 miles
④ 1335463 - Church Of St Lawrence	Grade I	0.2 miles
⑤ 1157973 - Urinal Next To North Side Of Tower Parish Church	Grade II	0.2 miles
⑥ 1157944 - St Lawrence	Grade II	0.3 miles
⑦ 1108906 - The Elms	Grade II	0.3 miles
⑧ 1108909 - Stables At White Hart Inn	Grade II	0.3 miles
⑨ 1311732 - Bright Street Farmhouse	Grade II	0.3 miles
⑩ 1108907 - Old Cross	Grade II	0.3 miles
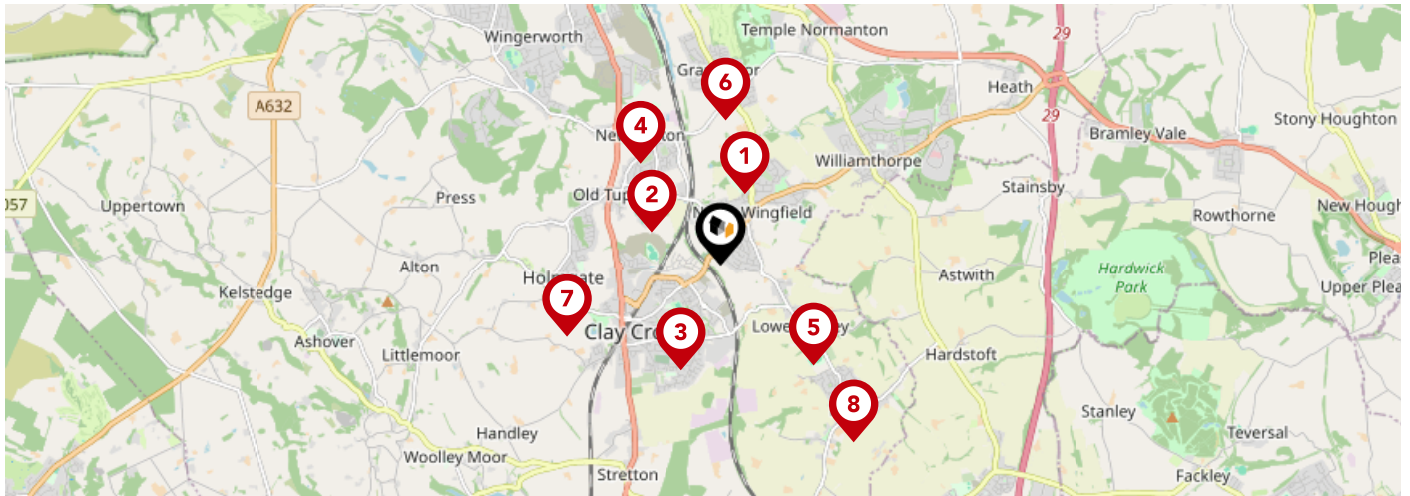
		Nursery	Primary	Secondary	College	Private
1	**North Wingfield Primary and Nursery Academy** Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.67	☐	☑	☐	☐	☐
2	**Tupton Hall School** Ofsted Rating: Good | Pupils: 1637 | Distance:0.69	☐	☐	☑	☐	☐
3	**Sharley Park Community Primary School** Ofsted Rating: Good | Pupils: 402 | Distance:1	☐	☑	☐	☐	☐
4	**Tupton Primary and Nursery Academy** Ofsted Rating: Good | Pupils: 239 | Distance:1.15	☐	☑	☐	☐	☐
5	**Park House Primary School** Ofsted Rating: Good | Pupils: 207 | Distance:1.21	☐	☑	☐	☐	☐
6	**Grassmoor Primary School** Ofsted Rating: Good | Pupils: 238 | Distance:1.3	☐	☑	☐	☐	☐
7	**Holmgate Primary School and Nursery** Ofsted Rating: Good | Pupils: 238 | Distance:1.51	☐	☑	☐	☐	☐
8	**Pilsley Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:1.97	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
(9) Temple Normanton Junior Academy Ofsted Rating: Good	Pupils: 101	Distance: 2.07	☐	☑	☐	☐	☐
(10) Hunloke Park Primary School Ofsted Rating: Requires improvement	Pupils: 290	Distance: 2.26	☐	☑	☐	☐	☐
(11) Heath Primary School Ofsted Rating: Good	Pupils: 356	Distance: 2.33	☐	☑	☐	☐	☐
(12) Deer Park Primary School Ofsted Rating: Good	Pupils: 340	Distance: 2.5	☐	☑	☐	☐	☐
(13) Hasland Junior School Ofsted Rating: Good	Pupils: 376	Distance: 2.75	☐	☑	☐	☐	☐
(14) Morton Primary Academy Ofsted Rating: Requires improvement	Pupils: 99	Distance: 2.83	☐	☑	☐	☐	☐
(15) Outwood Academy Hasland Hall Ofsted Rating: Good	Pupils: 820	Distance: 2.85	☐	☐	☑	☐	☐
(16) Esteem North Academy Ofsted Rating: Good	Pupils: 228	Distance: 2.88	☐	☐	☑	☐	☐

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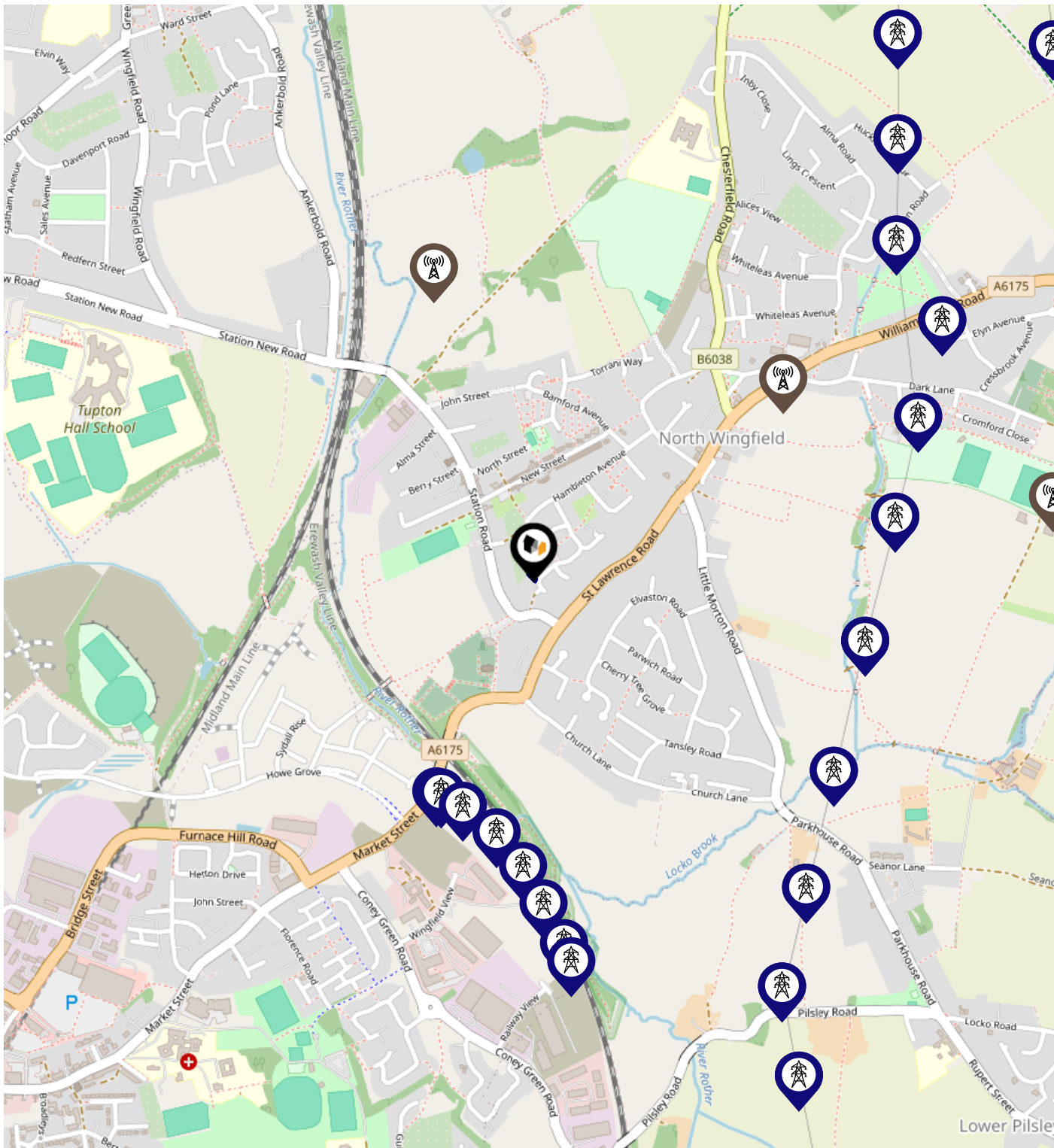

Key:

Power Pylons

Communication Masts

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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%

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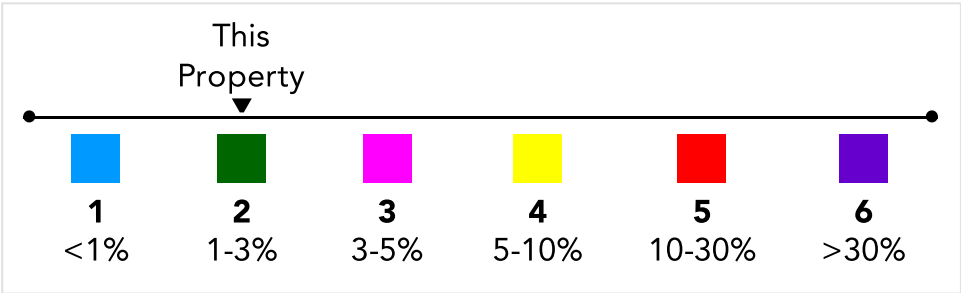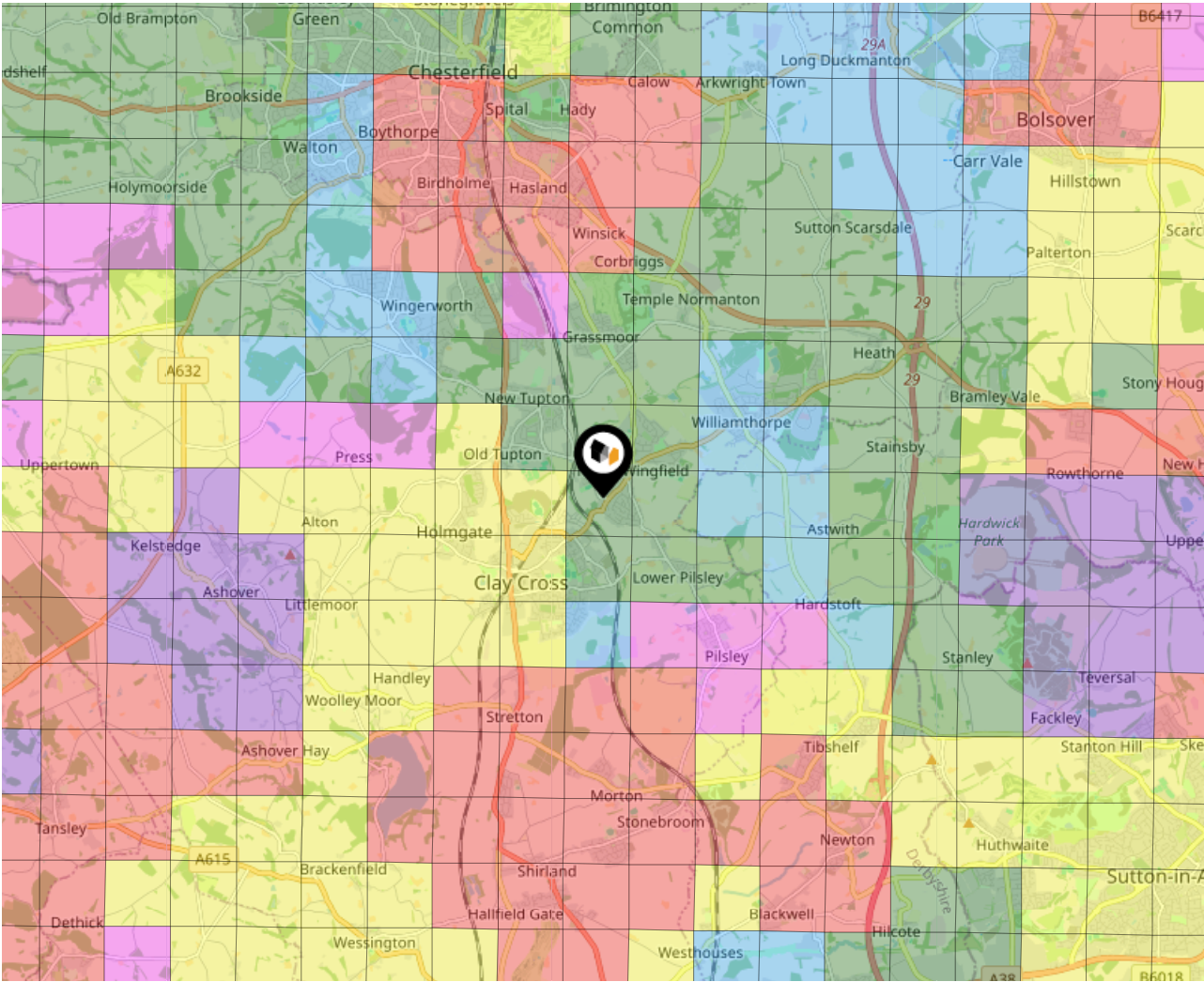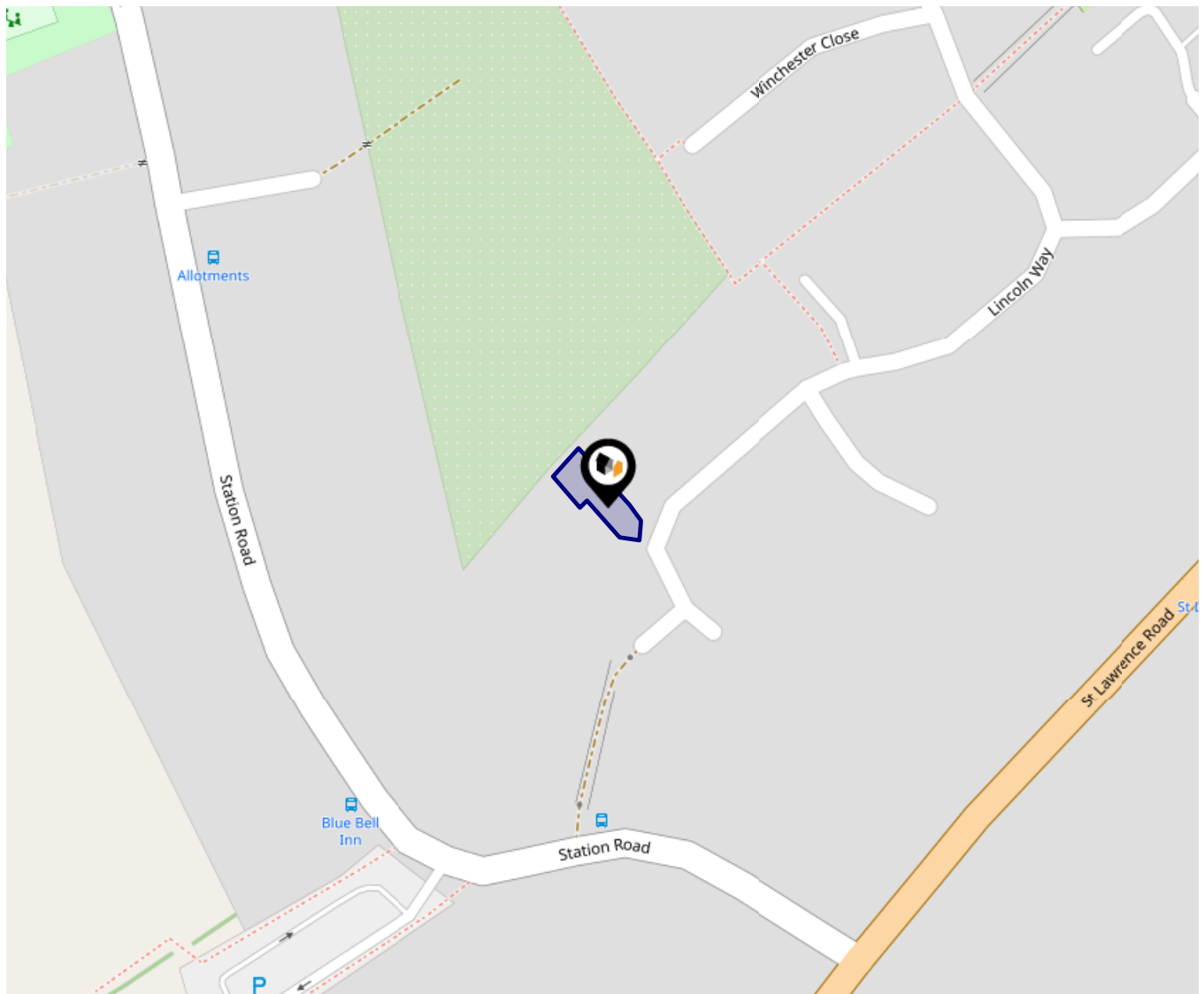
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Soil Group: MEDIUM TO HEAVY

Soil Texture: LOAM TO CLAY

Soil Depth: INTERMEDIATE-SHALLOW
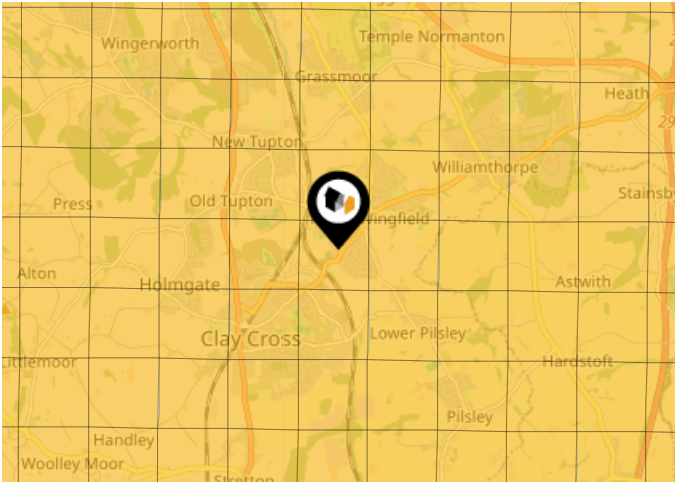
Primary Classifications (Most Common Clay Types)

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

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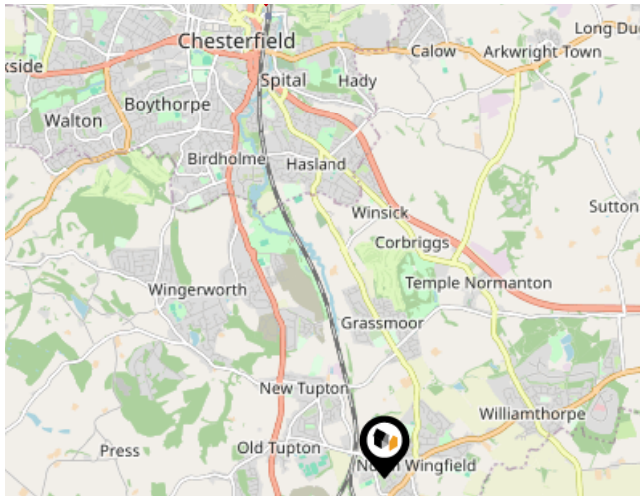
National Rail Stations

Pin	Name	Distance
1	Chesterfield Rail Station	4.32 miles
2	Alfreton Rail Station	5.43 miles
3	Sutton Parkway Rail Station	7.58 miles
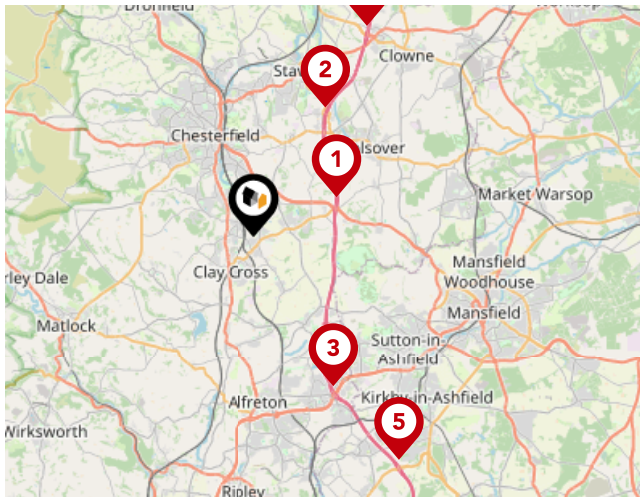
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29	3.31 miles
2	M1 J29A	5.34 miles
3	M1 J28	6 miles
4	M1 J30	8.54 miles
5	M1 J27	9.48 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	24.45 miles
2	Finningley	26.28 miles
3	Leeds Bradford Airport	49.04 miles
4	Manchester Airport	38.89 miles

Bus Stops/Stations

Pin	Name	Distance
1	Blue Bell Inn	0.07 miles
2	Church	0.13 miles
3	New Street	0.12 miles
4	St Lawrence Road	0.11 miles
5	Church Lane Top	0.2 miles

Local Connections

Pin	Name	Distance
1	Halfway Platform	10.63 miles
2	Westfield Platform to City	10.86 miles
3	Westfield	10.87 miles

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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