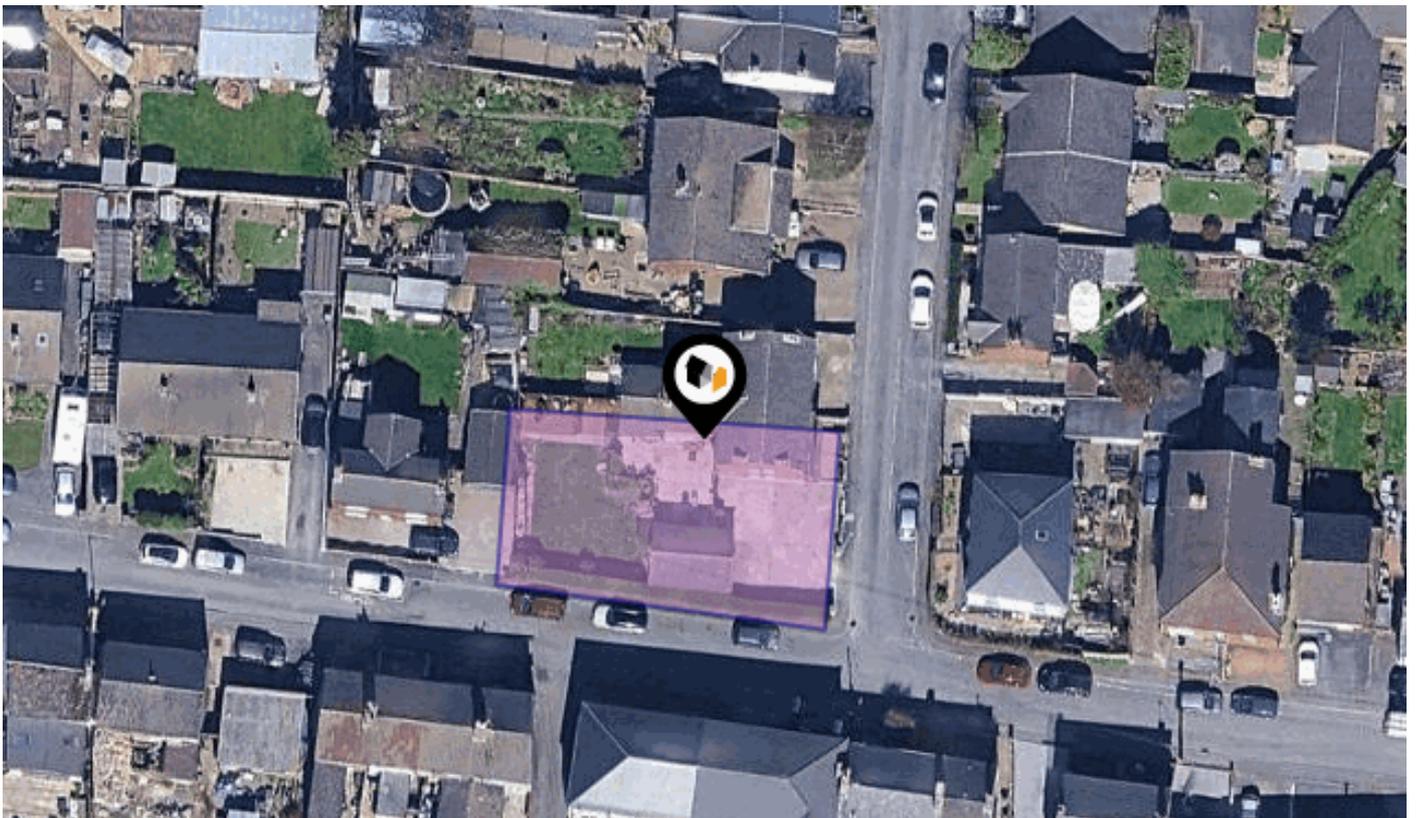# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 09th March 2026

WRIGHT STREET, CODNOR, RIPLEY, DE5

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft^2 / 99 m^2		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,787		
Title Number:	DY273328		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 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

WRIGHT STREET, CODNOR, RIPLEY, DE5

Ground Floor

Bathroom

Kitchen

Dining Room

Lounge

Hall

First Floor

Bedroom 3

Landing

Bedroom 2

Bedroom 1

W.C.

Garage

Garage
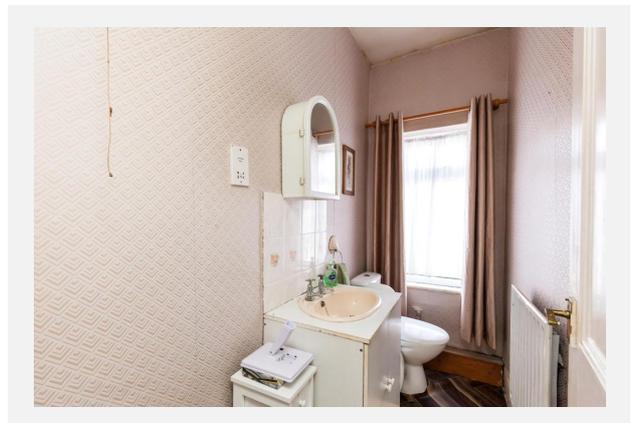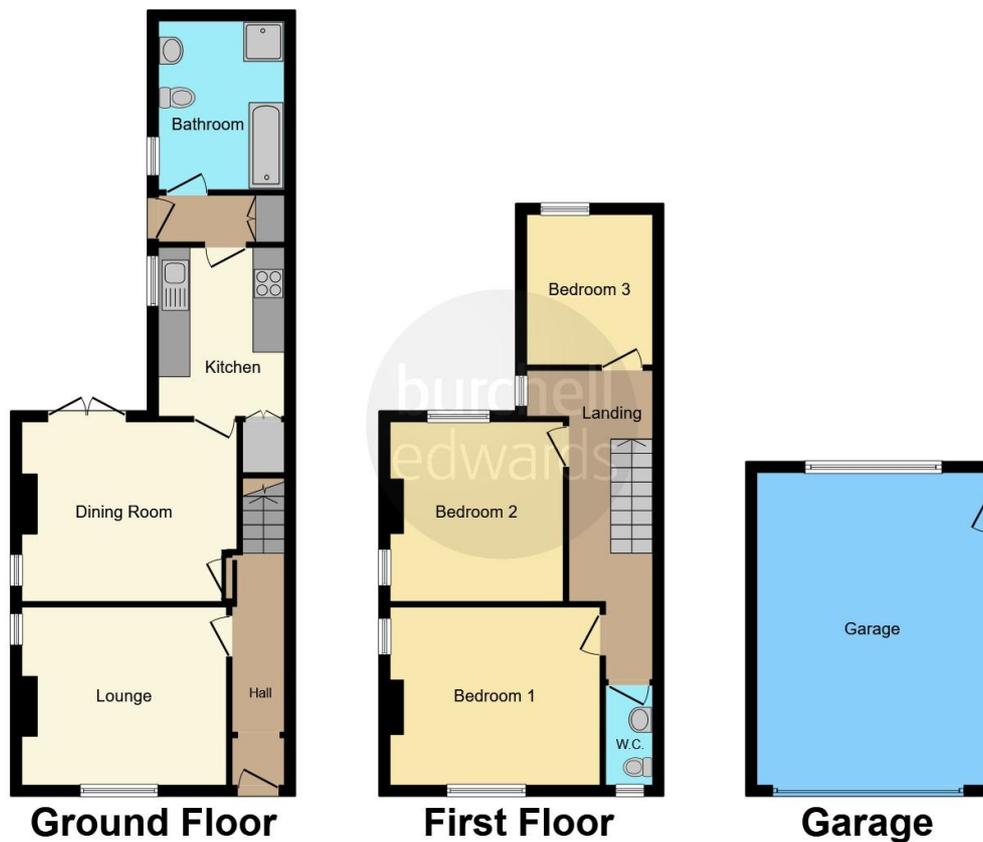
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

CODNOR, RIPLEY, DE5

Energy rating

E

Valid until 14.10.2030

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

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	99 m^2

10 Year History of Average House Prices by Property Type in DE5
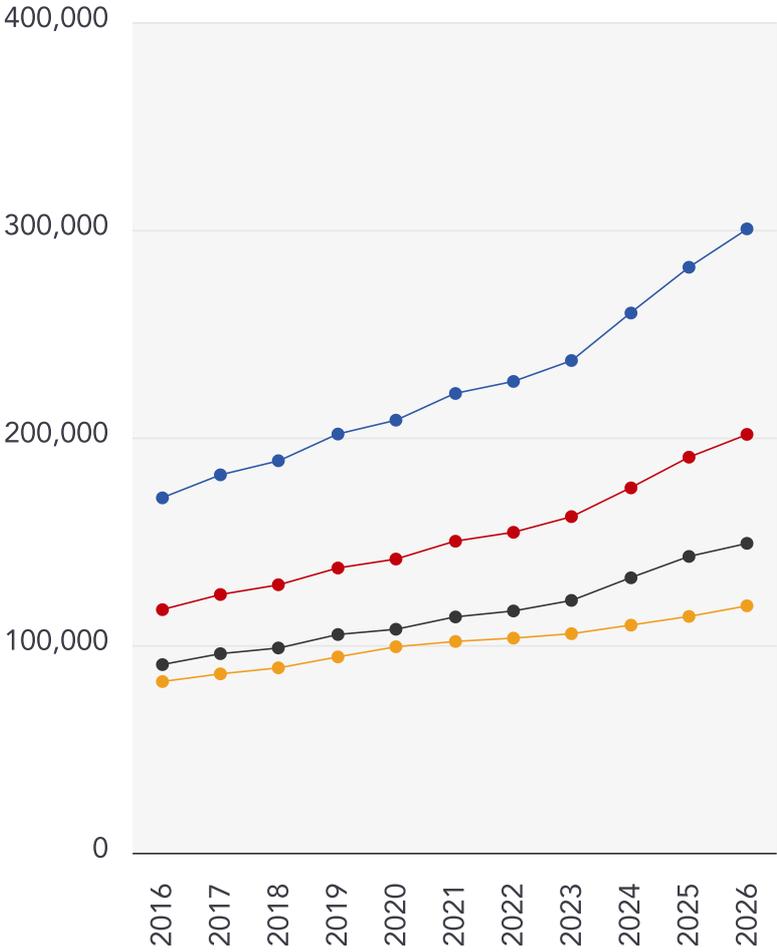
Detached

+75.8%

Semi-Detached

+72.11%

Terraced

+64.46%

Flat

+44.28%

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
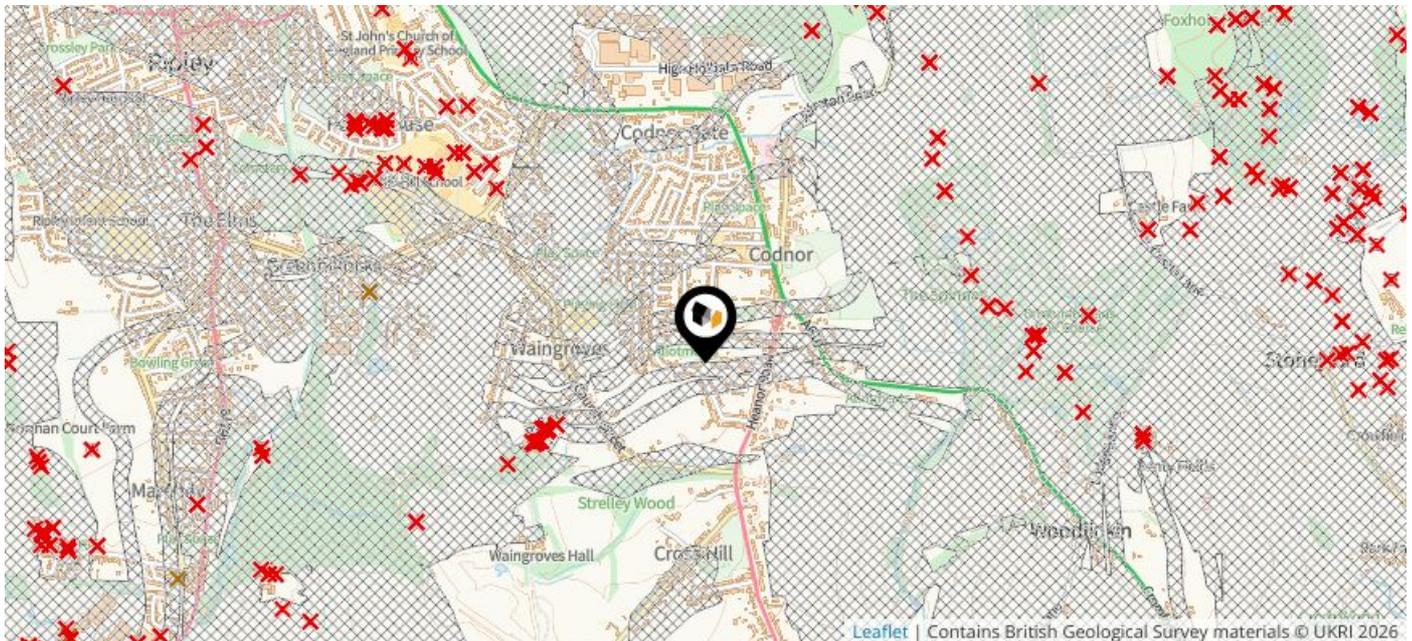
## Mine Entry

✕   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.
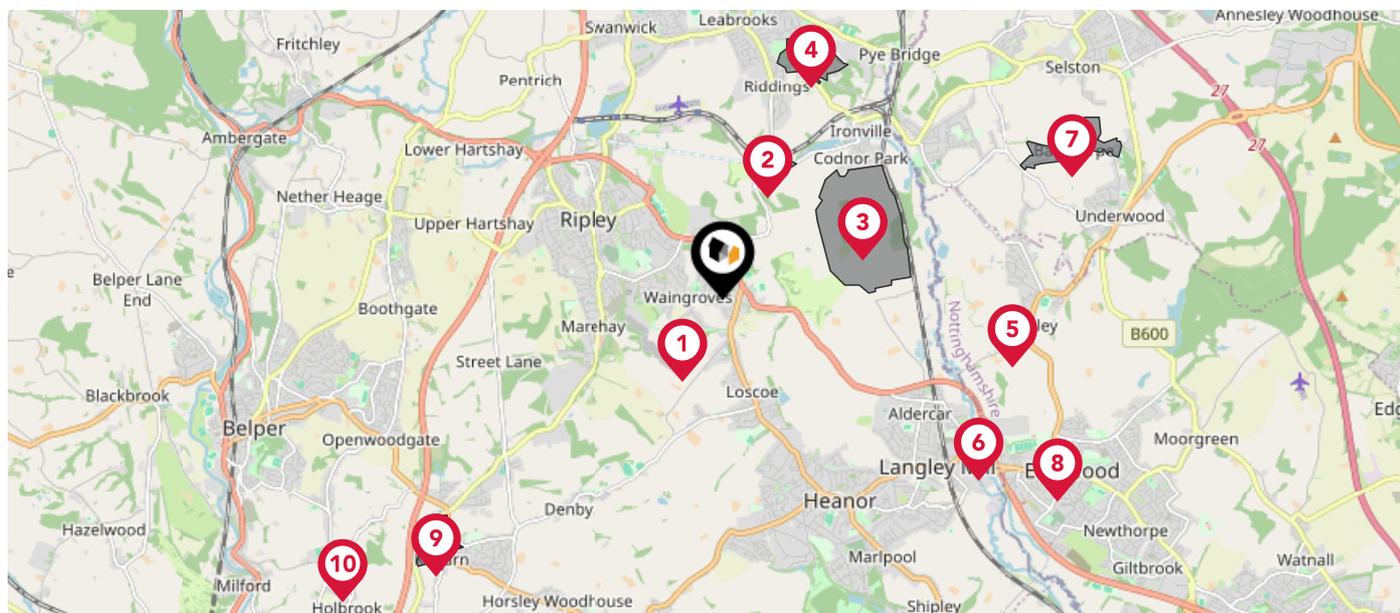
Nearby Conservation Areas	
1	Waingroves Hall
2	Golden Valley
3	Codnor Park
4	Riddings
5	Brinsley
6	Langley Mill, Great Northern Basin
7	Lower Bagthorpe
8	Eastwood
9	Kilburn
10	Holbrook Moor

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
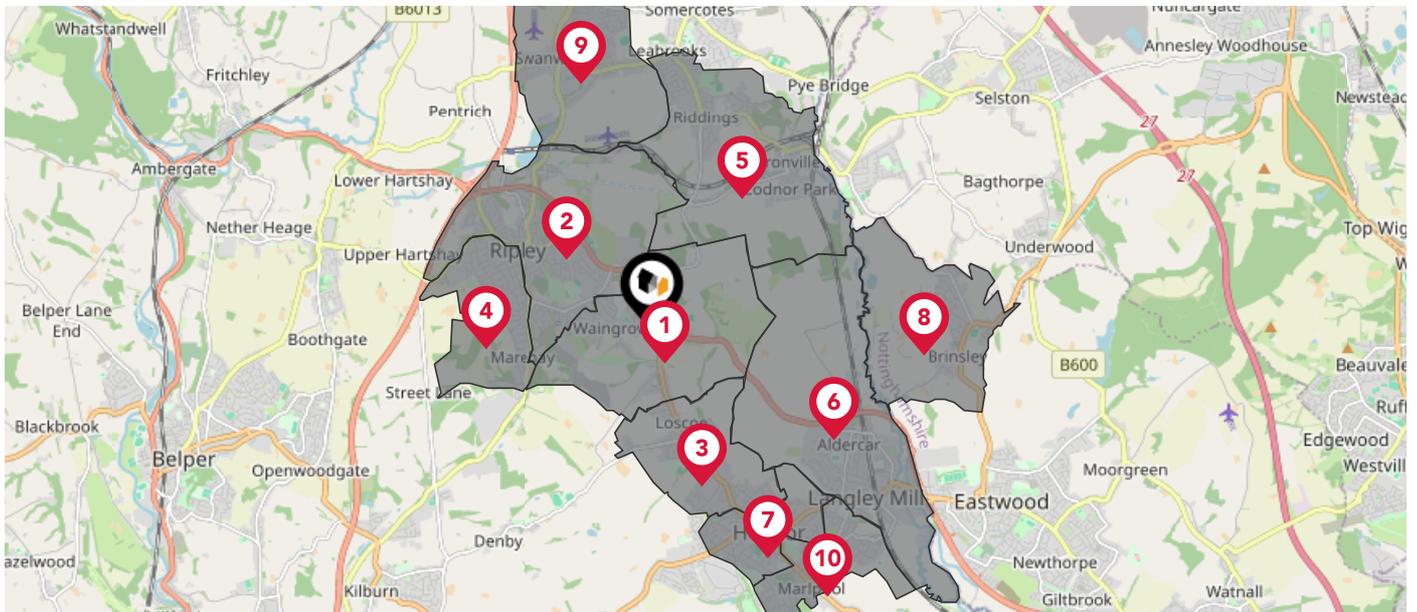
Nearby Council Wards

1. Codnor and Waingroves Ward

2. Ripley Ward

3. Heanor and Loscoe Ward

4. Ripley and Marehay Ward

5. Ironville and Riddings Ward
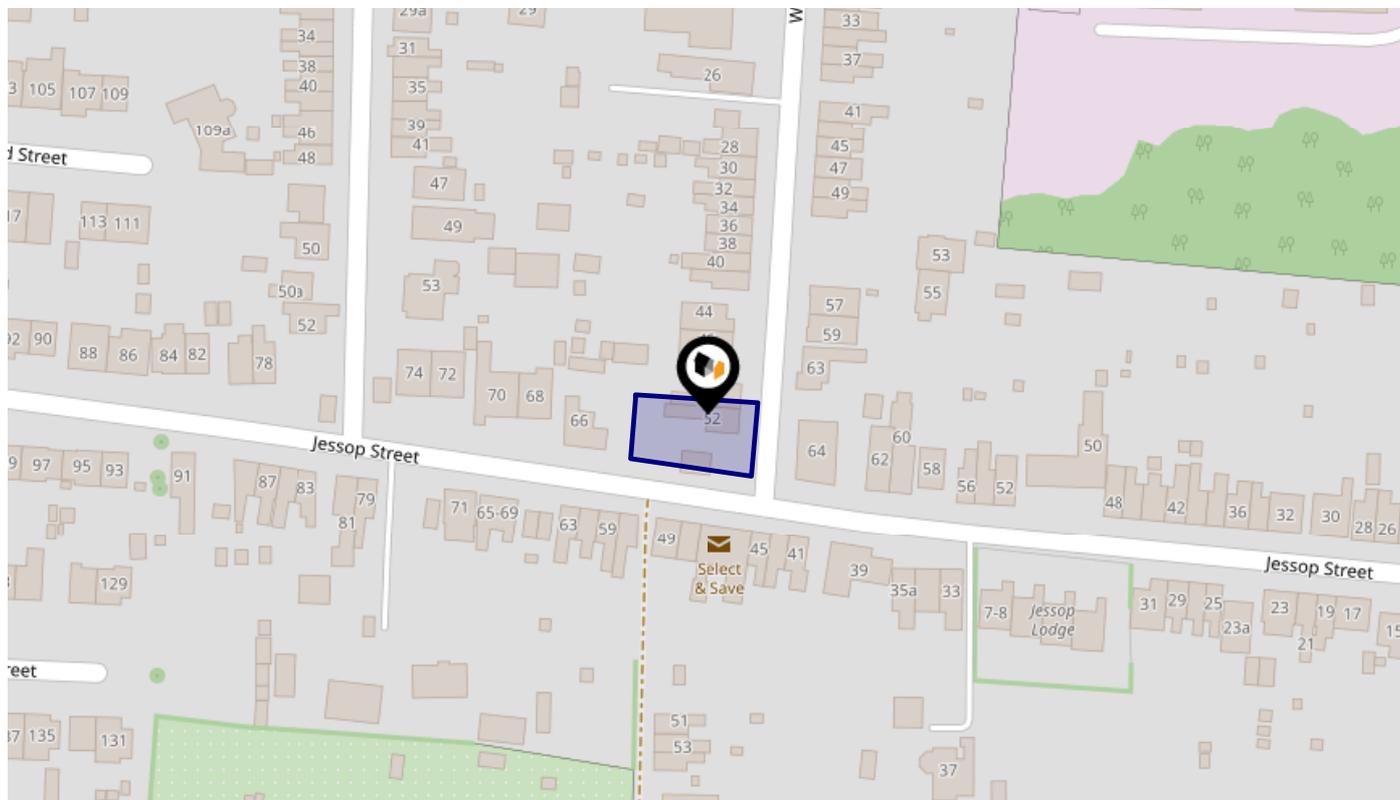
6. Langley Mill and Aldercar Ward

7. Heanor West Ward

8. Brinsley Ward

9. Swanwick Ward

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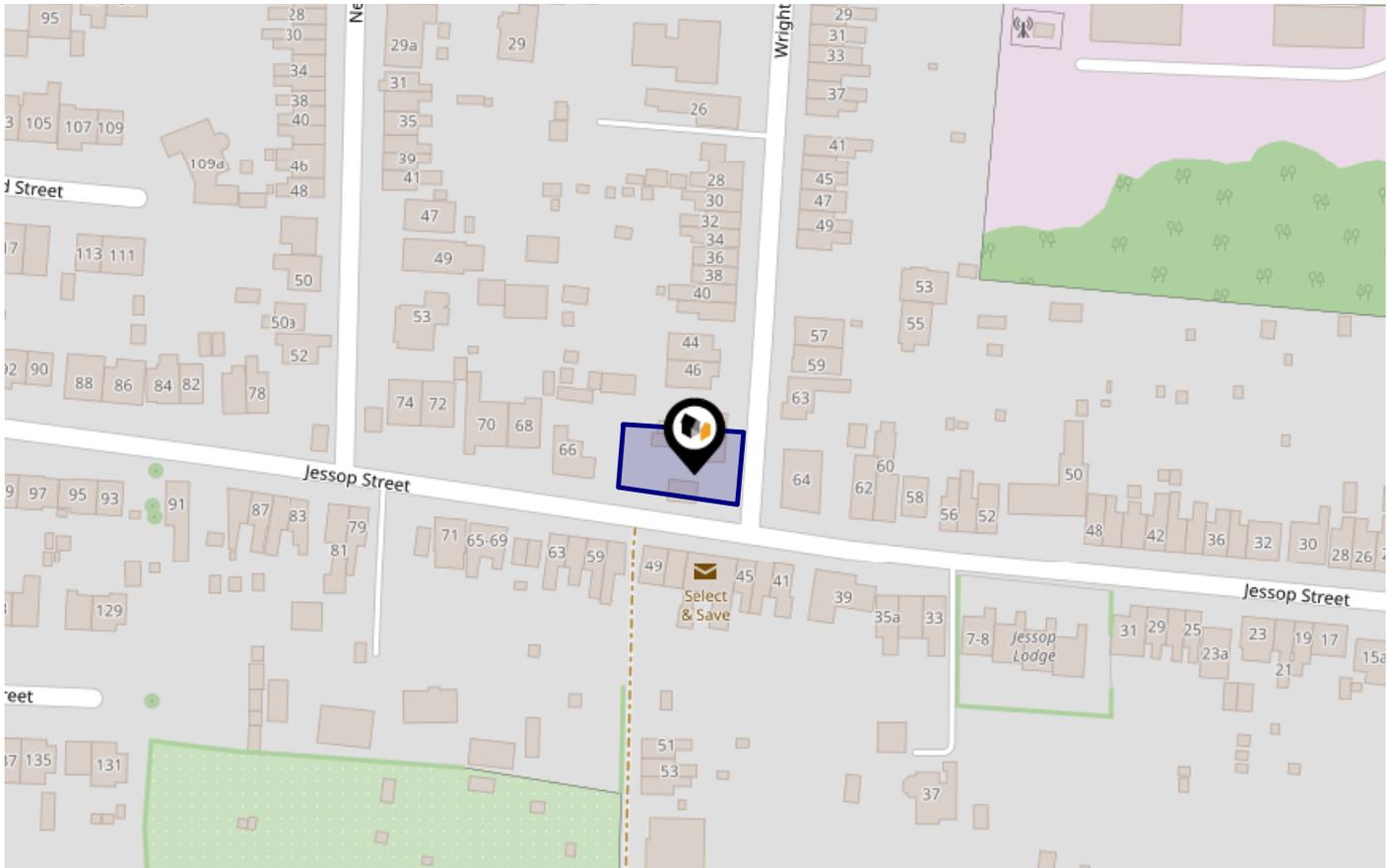
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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.
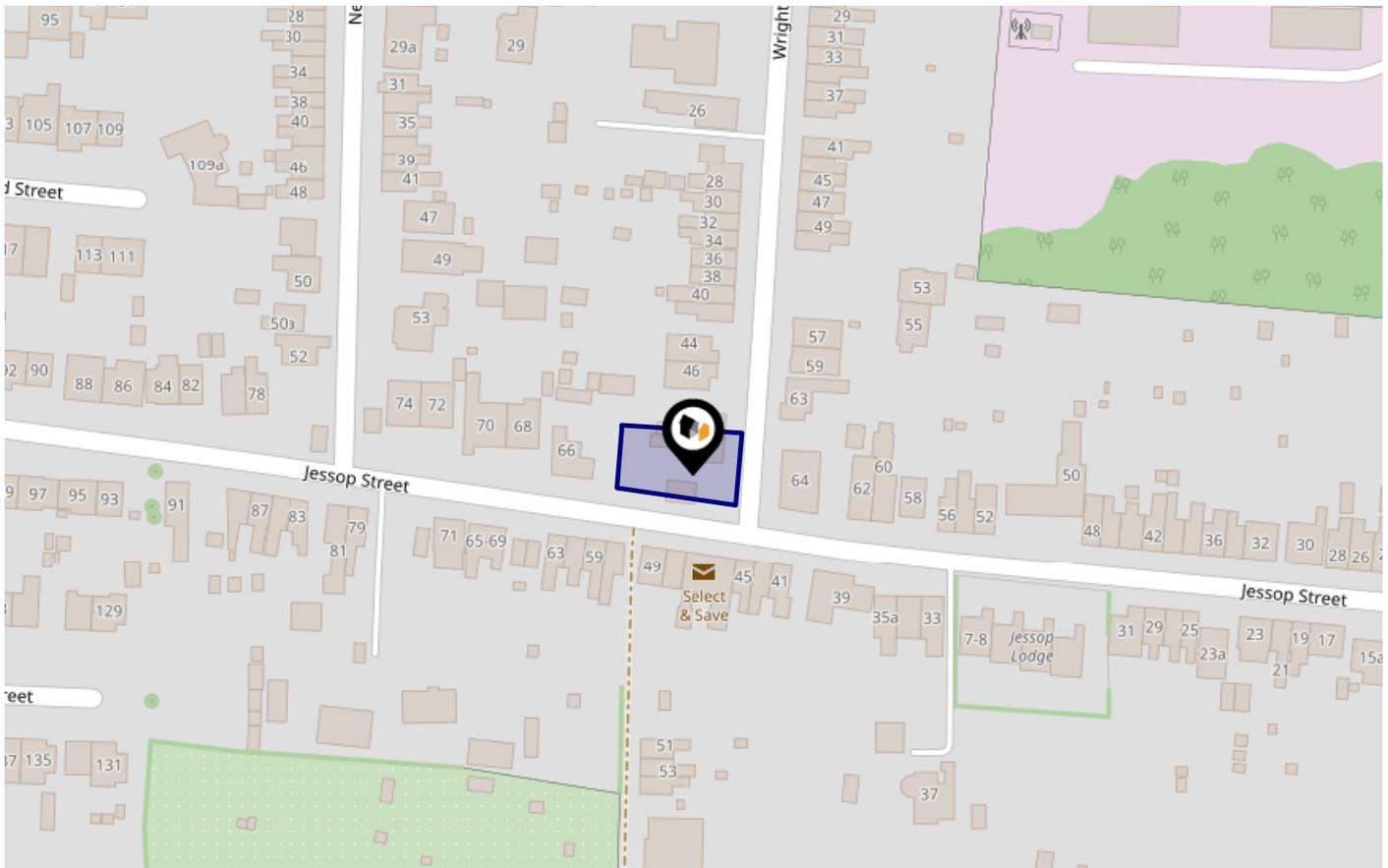
Chance of flooding to the following depths at this property:

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

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.
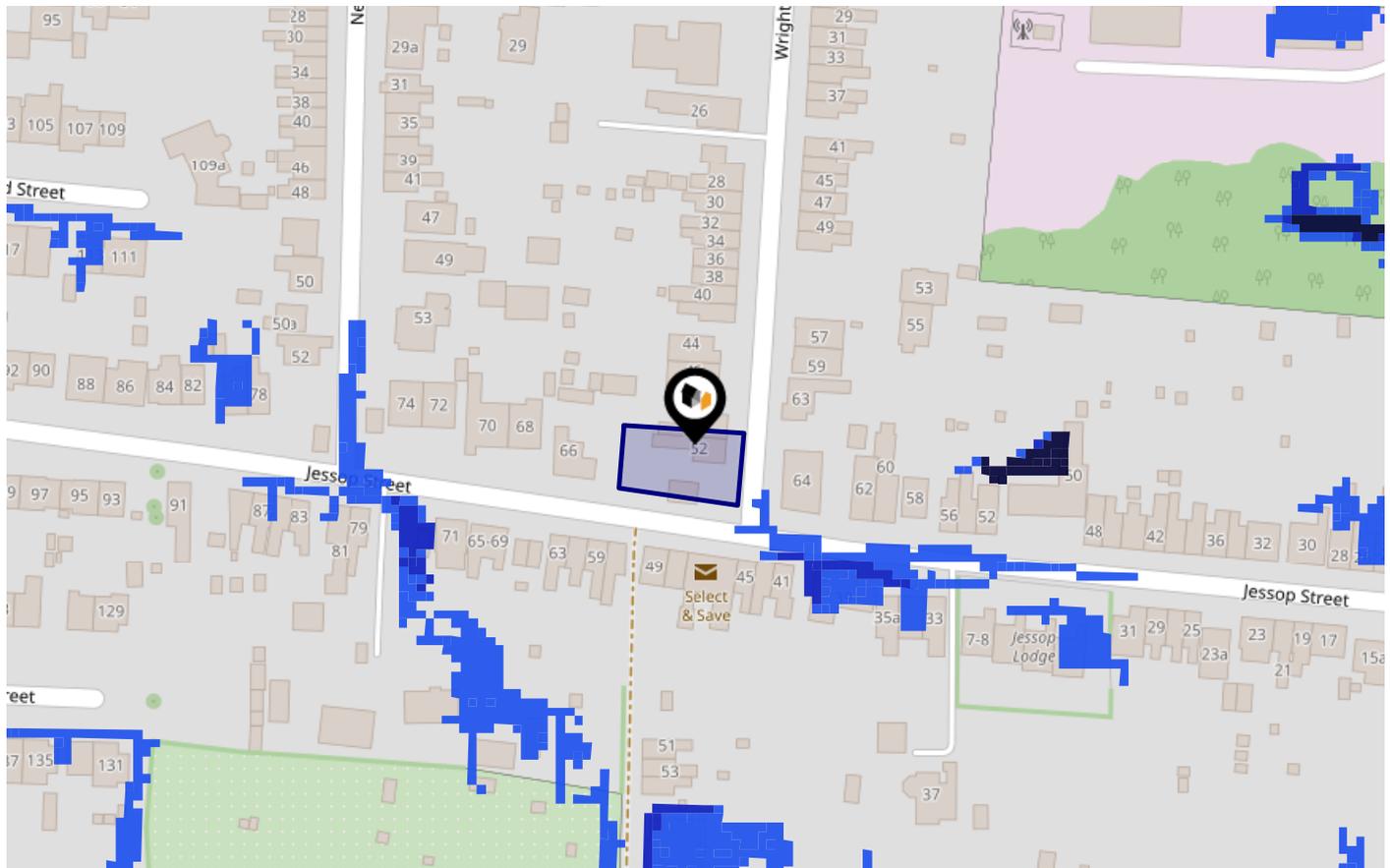
Chance of flooding to the following depths at this property:

	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: 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.

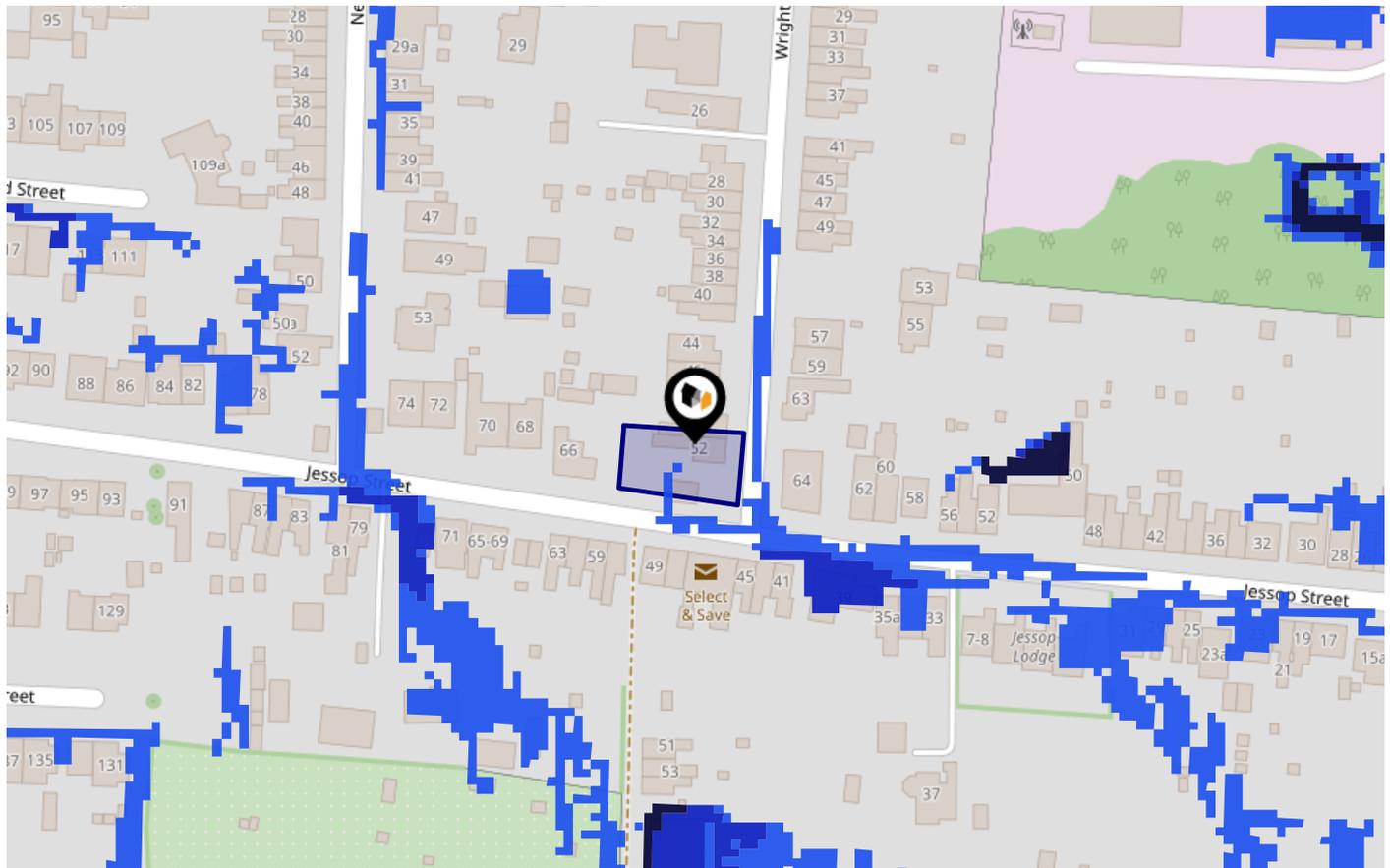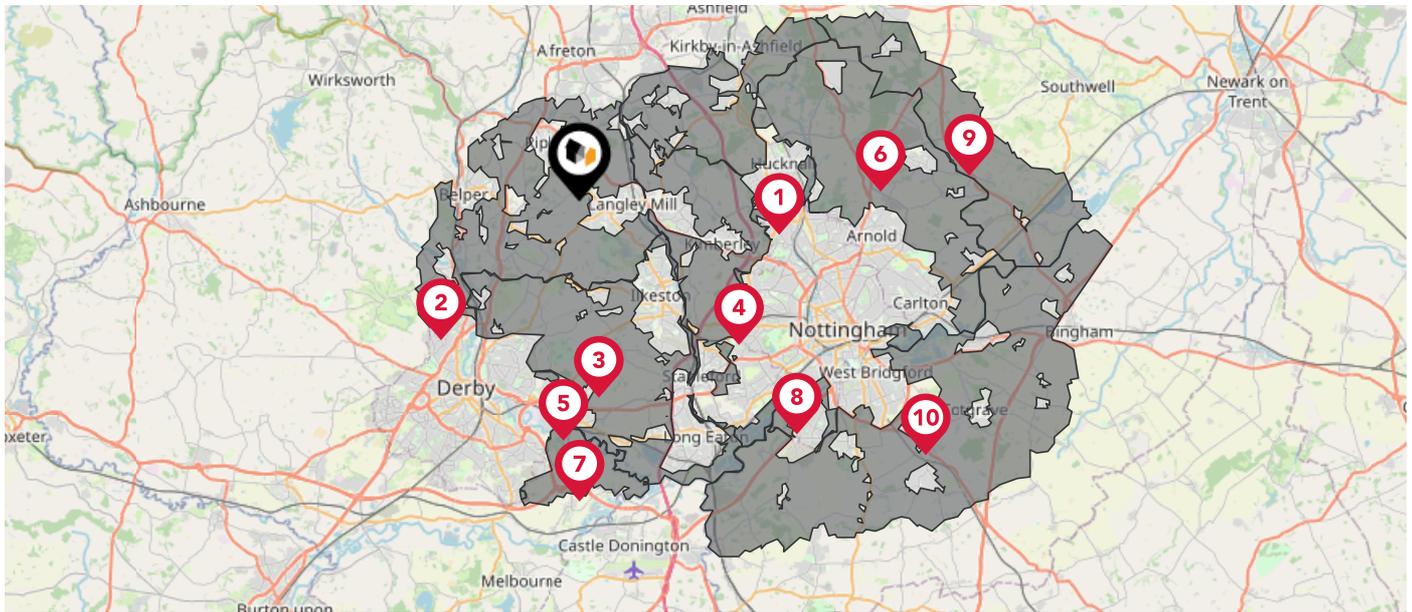■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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)				

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.
- **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 displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land	
1	Derby and Nottingham Green Belt - Ashfield
2	Derby and Nottingham Green Belt - Amber Valley
3	Derby and Nottingham Green Belt - Erewash
4	Derby and Nottingham Green Belt - Nottingham
5	Derby and Nottingham Green Belt - Derby
6	Derby and Nottingham Green Belt - Gedling
7	Derby and Nottingham Green Belt - South Derbyshire
8	Derby and Nottingham Green Belt - Broxtowe
9	Derby and Nottingham Green Belt - Newark and Sherwood
10	Derby and Nottingham Green Belt - Rushcliffe

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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.
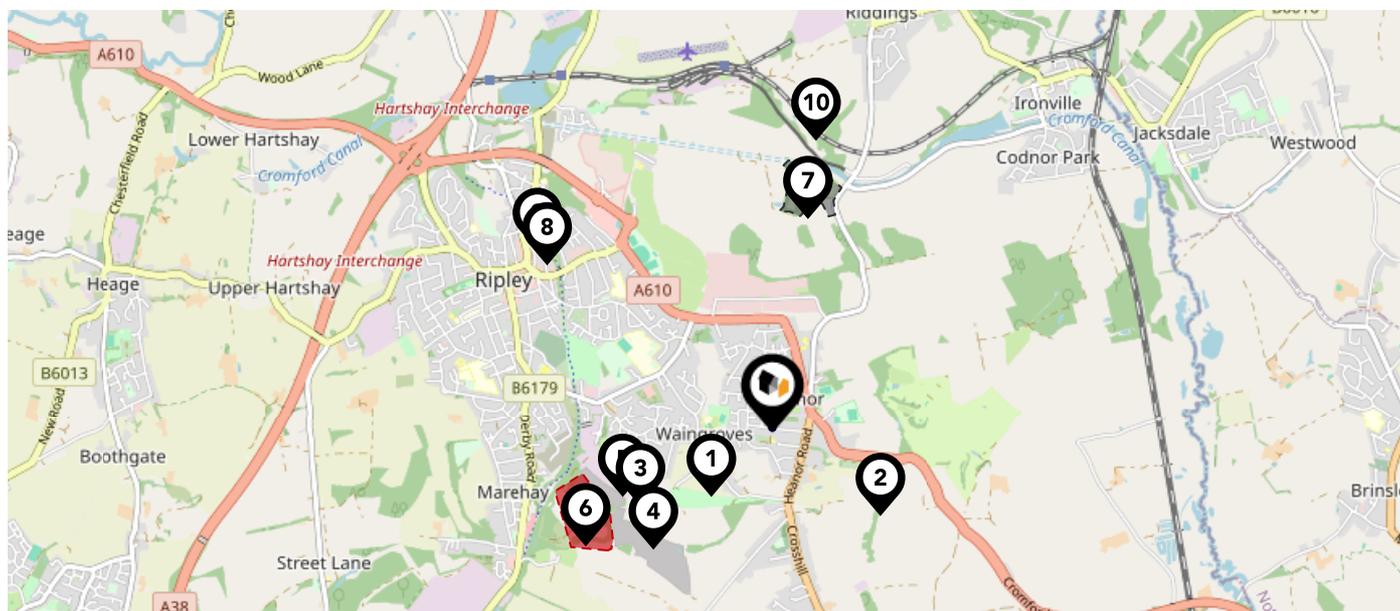

Nearby Landfill Sites

1	Waingroves-Waingroves, Derbyshire	Historic Landfill	
2	Disused Sewage Works-Nottingham Road, Codnor, Derby, Derbyshire	Historic Landfill	
3	Pit Lane-Waingroves, Derby, Derbyshire	Historic Landfill	
4	Derbyshire County Council Refuse Tip-Waingroves, Codnor, Ripley	Historic Landfill	
5	Pit Lane-Waingroves, Derby, Derbyshire	Historic Landfill	
6	EA/EPR/HP3097FV/T001	Active Landfill	
7	The Tanyard-Golden Valley, Derbyshire	Historic Landfill	
8	Railway Cutting-Off Outram Street, Ripley, Derbyshire	Historic Landfill	
9	Butterley Hill-Ripley, Derbyshire	Historic Landfill	
10	Hermitage Farm-Slack Lane, Riddings, Alfreton, Derbyshire	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...
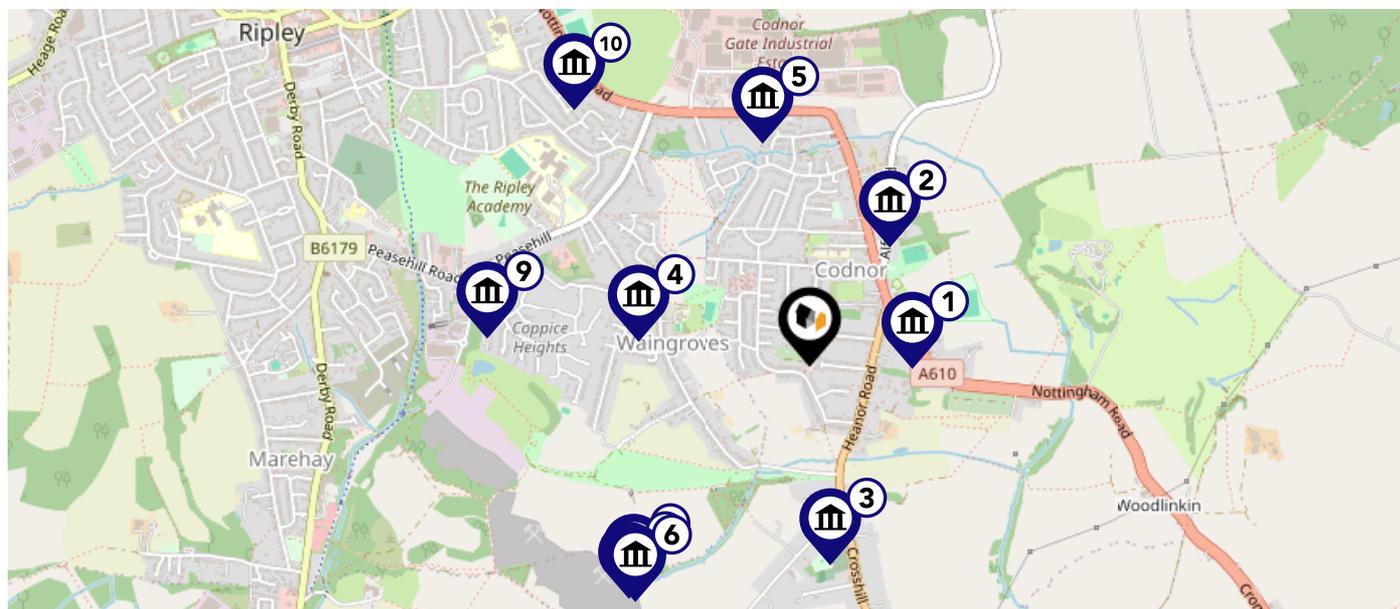
| Listed Buildings in the local district	Grade	Distance
1 1109035 - 37, Nottingham Road	Grade II	0.2 miles
2 1335369 - Home Farmhouse	Grade II	0.3 miles
3 1158522 - Church Of St James	Grade II	0.4 miles
4 1459479 - Waingroves War Memorial	Grade II	0.4 miles
5 1335402 - Codnor Gate Farm House	Grade II	0.5 miles
6 1158990 - Waingroves Hall	Grade II	0.6 miles
7 1335400 - Waingroves Cottage	Grade II	0.6 miles
8 1158998 - Farmbuilding To Rear Of Waingrove Hall	Grade II	0.6 miles
9 1335422 - Coppice Farmhouse	Grade II	0.7 miles
10 1311174 - Milepost At Sk 409 504	Grade II	0.8 miles

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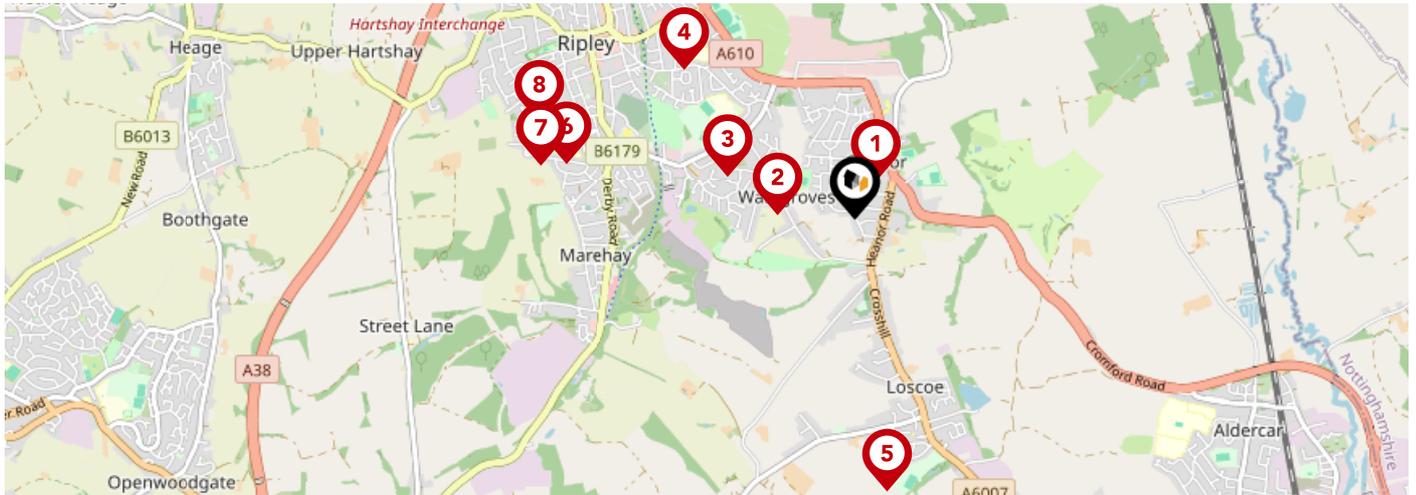
			Nursery	Primary	Secondary	College	Private
1	**Codnor Community Primary School Church of England Controlled** Ofsted Rating: Good | Pupils: 253 | Distance:0.2		☐	☑	☐	☐	☐
2	**Waingroves Primary School** Ofsted Rating: Good | Pupils: 201 | Distance:0.34		☐	☑	☐	☐	☐
3	**The Ripley Academy** Ofsted Rating: Good | Pupils: 873 | Distance:0.6		☐	☐	☑	☐	☐
4	**Ripley St John's Church of England Primary School and Nursery** Ofsted Rating: Good | Pupils: 360 | Distance:1.02		☐	☑	☐	☐	☐
5	**Loscoe CofE Primary School and Nursery** Ofsted Rating: Good | Pupils: 199 | Distance:1.22		☐	☑	☐	☐	☐
6	**Ripley Junior School** Ofsted Rating: Good | Pupils: 334 | Distance:1.3		☐	☑	☐	☐	☐
7	**Ripley Infant School** Ofsted Rating: Good | Pupils: 169 | Distance:1.42		☐	☑	☐	☐	☐
8	**Ripley Nursery School** Ofsted Rating: Good | Pupils: 110 | Distance:1.47		☑	☐	☐	☐	☐

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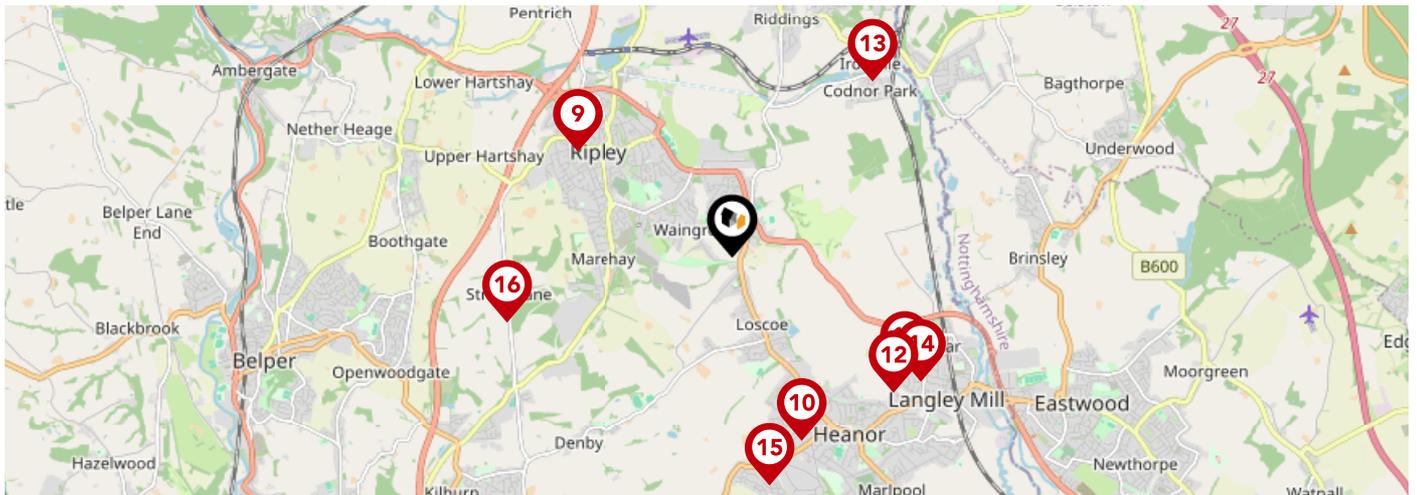
|	Nursery	Primary	Secondary	College	Private
(9) Lons Infant School Ofsted Rating: Requires improvement | Pupils: 71 | Distance:1.66	☐	☑	☐	☐	☐
(10) Howitt Primary Community School Ofsted Rating: Good | Pupils: 338 | Distance:1.76	☐	☑	☐	☐	☐
(11) Aldercar High School Ofsted Rating: Good | Pupils: 696 | Distance:1.86	☐	☐	☑	☐	☐
(12) Langley Mill Academy Ofsted Rating: Requires improvement | Pupils: 300 | Distance:1.88	☐	☑	☐	☐	☐
(13) Ironville and Codnor Park Primary School Ofsted Rating: Good | Pupils: 131 | Distance:2	☐	☑	☐	☐	☐
(14) Aldercar Infant School Ofsted Rating: Outstanding | Pupils: 186 | Distance:2	☐	☑	☐	☐	☐
(15) Heanor Gate Spencer Academy Ofsted Rating: Outstanding | Pupils: 1388 | Distance:2.07	☐	☐	☑	☐	☐
(16) Street Lane Primary School Ofsted Rating: Good | Pupils: 94 | Distance:2.08	☐	☑	☐	☐	☐
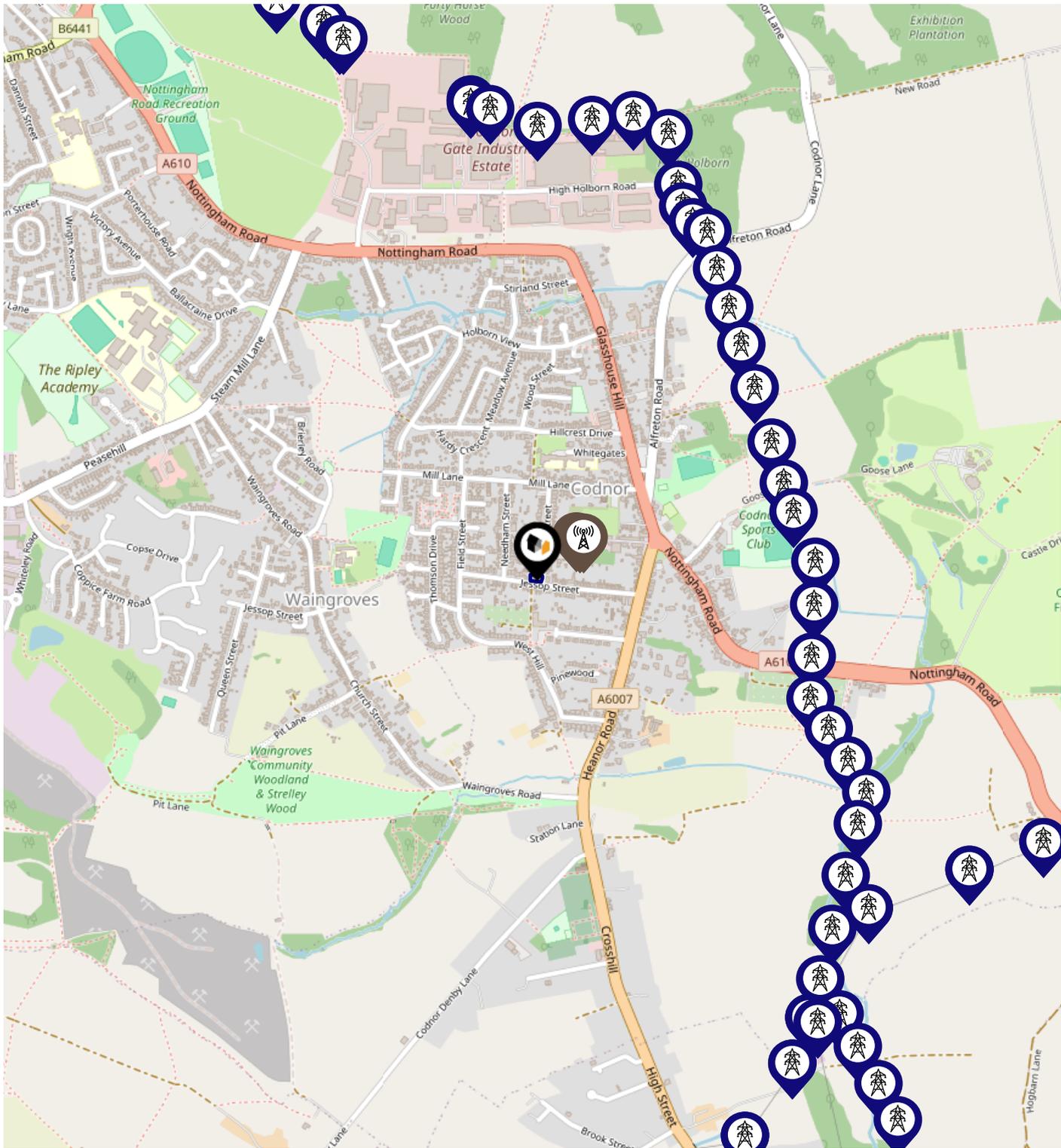
Key:

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%
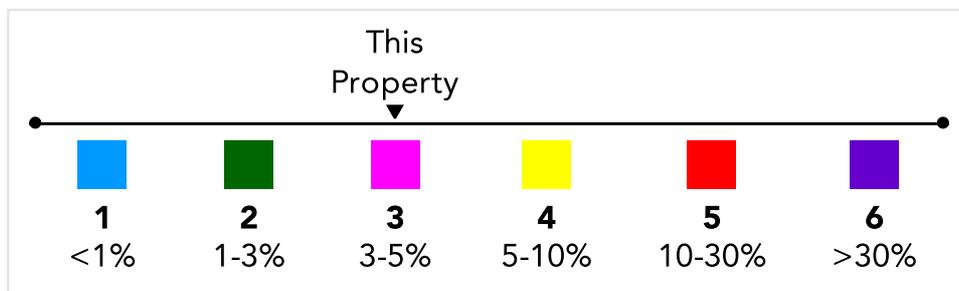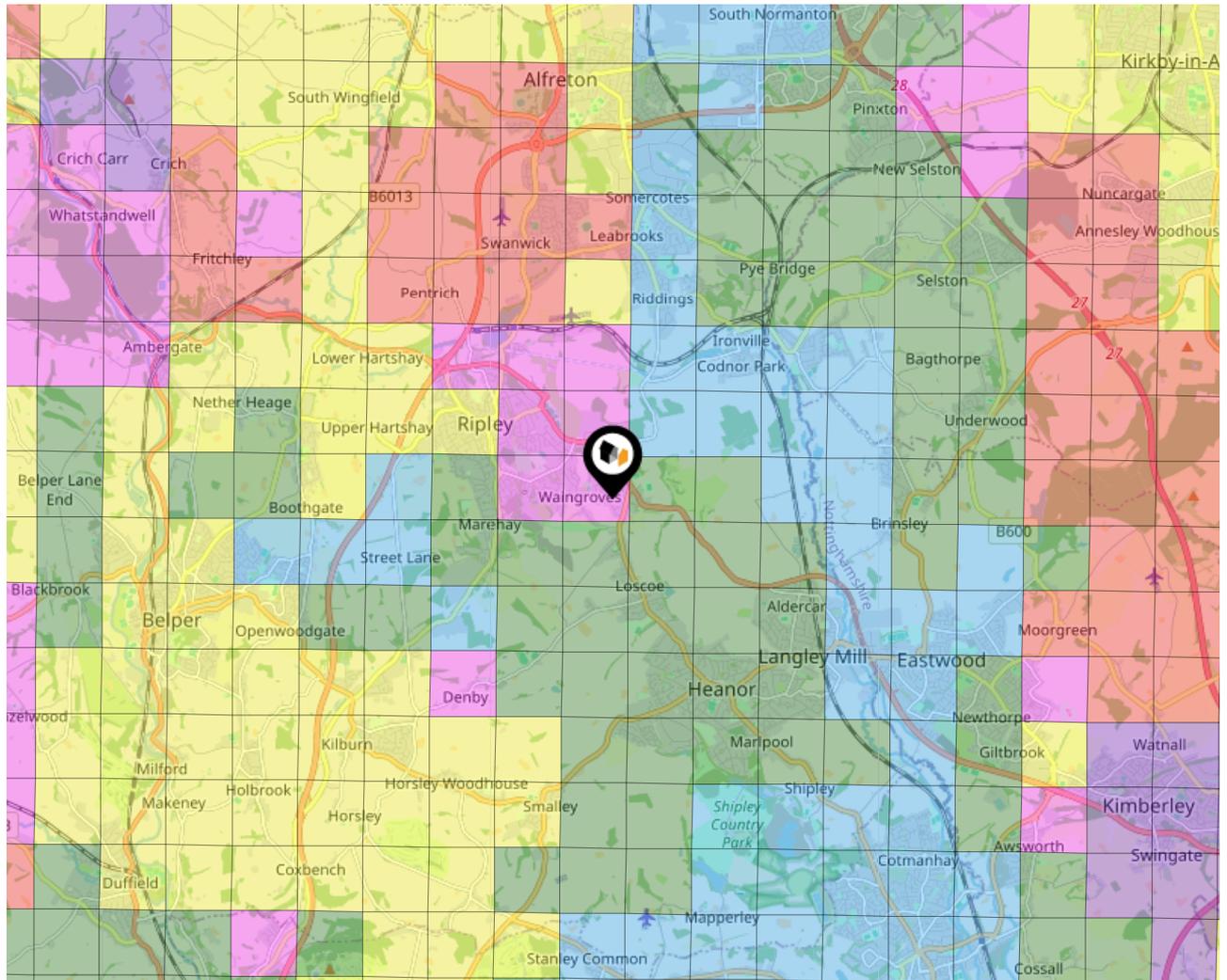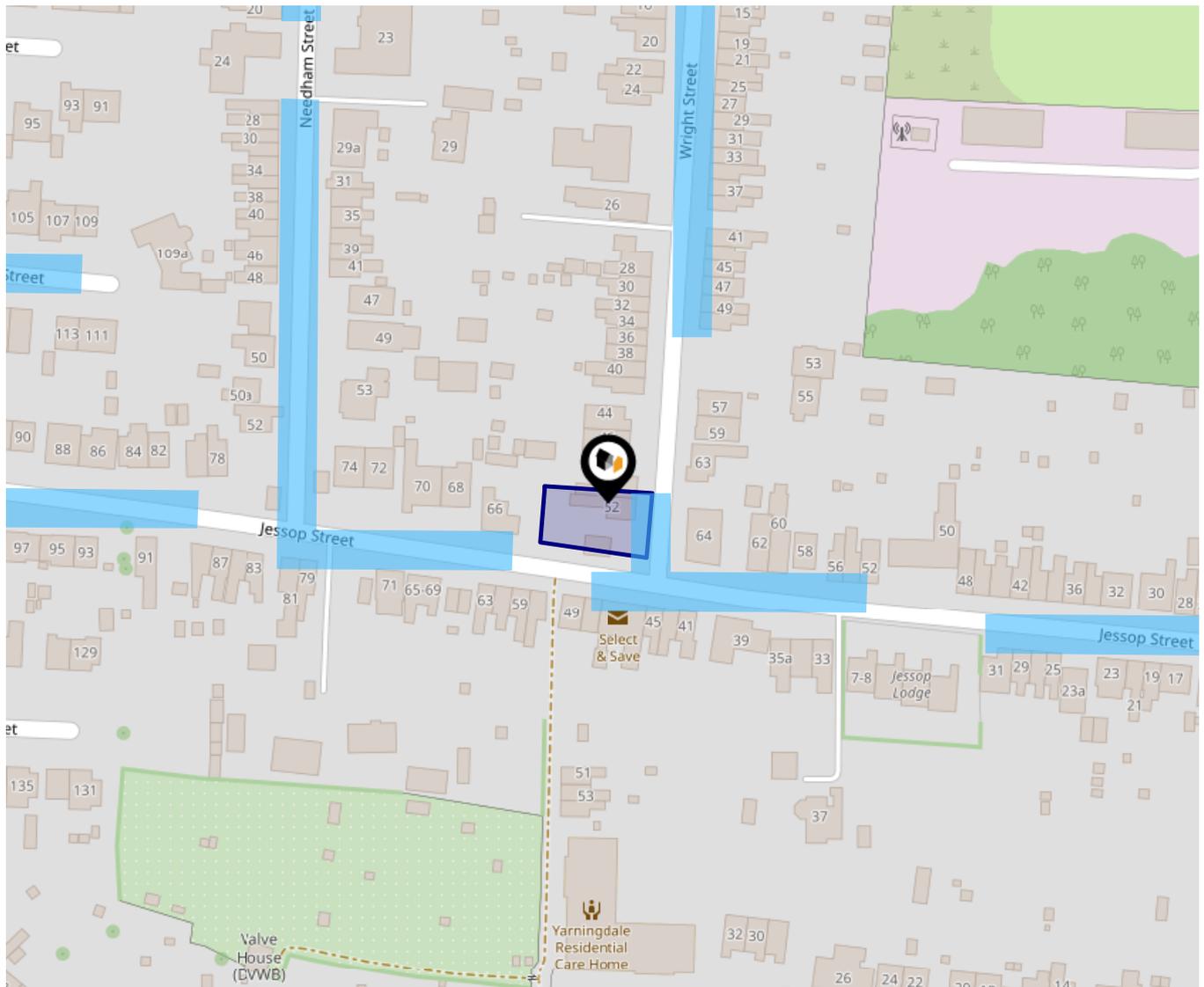
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
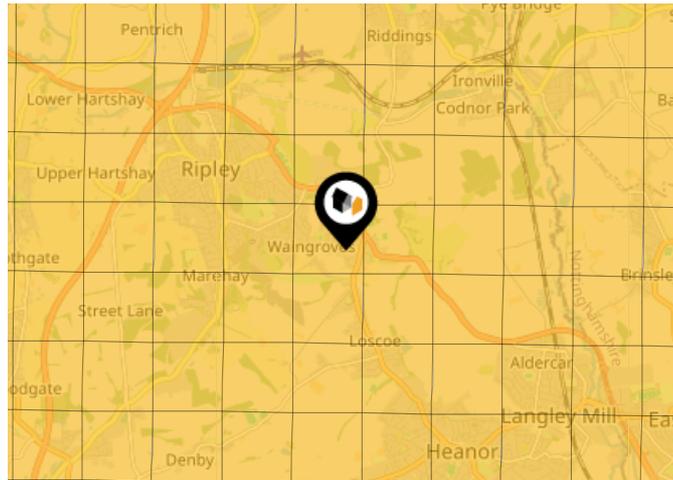- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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

Carbon Content: NONE

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: HEAVY TO MEDIUM

Soil Texture: CLAYEY 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
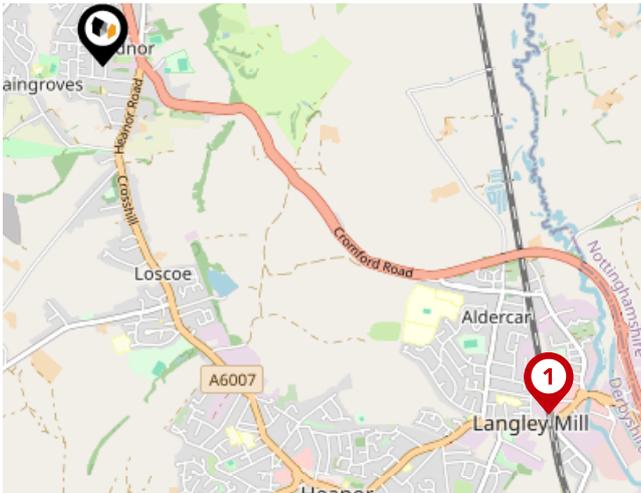
National Rail Stations

Pin	Name	Distance
1	Langley Mill Rail Station	2.51 miles
2	Alfreton Rail Station	4.17 miles
3	Ambergate Rail Station	4.45 miles
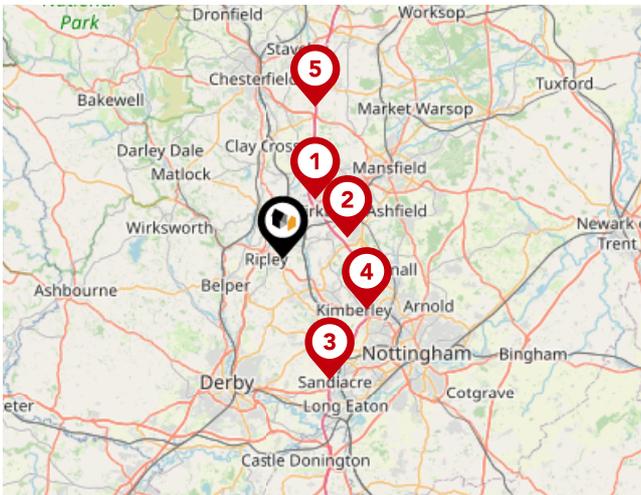
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J28	4.79 miles
2	M1 J27	4.83 miles
3	M1 J25	9.25 miles
4	M1 J26	6.96 miles
5	M1 J29	11.17 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	14.96 miles
2	Finningley	34.04 miles
3	Birmingham Airport	43.24 miles
4	Manchester Airport	43.63 miles
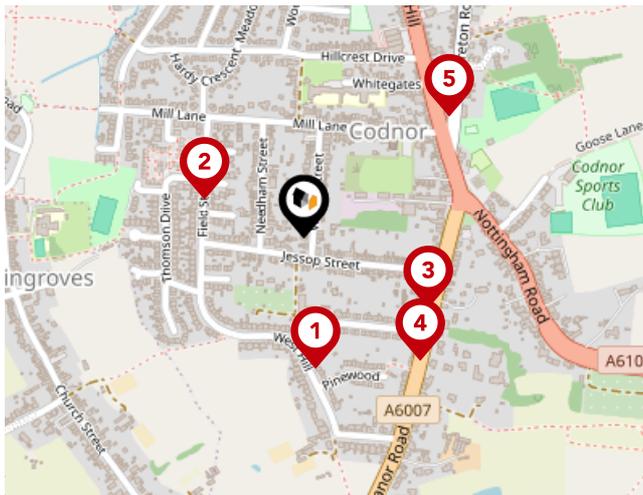
Bus Stops/Stations

Pin	Name	Distance
1	Pinewood	0.15 miles
2	Field Street	0.12 miles
3	Hollywell Avenue	0.16 miles
4	Hollywell Avenue	0.19 miles
5	Market Place	0.21 miles
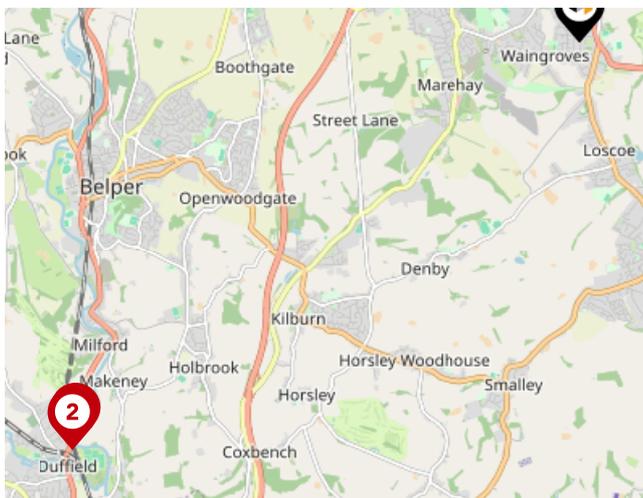
Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.75 miles
2	Duffield (Ecclesbourne Valley Railway)	5.79 miles
3	Hucknall Tram Stop	7.6 miles

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Martin & Co. Beeston

Beeston is a thriving town with a tram line connecting residents to surrounding areas with connections directly to the city centre and further afield making it an ideal location for both professionals and families.

At Martin & Co Beeston we support our customers every step of the way in finding their perfect property, and you're offered a dedicated point of contact and regular updates at every stage.

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Martin & Co. Beeston
Testimonials

Testimonial 1 ⭐⭐⭐⭐⭐

Used the letting service of Martin&Co Beeston. The team is easy to deal with and response politely and quickly. Absolutely friendly and patient. Would suggest this agent!

Testimonial 2 ⭐⭐⭐⭐⭐

Ian, Liz and Ellie at Martin and Co in Beeston were an absolute joy to work with. They're super friendly and get the job done professionally and effectively following up with all parties involved. Would highly recommend and hope to use again.

Testimonial 3 ⭐⭐⭐⭐⭐

Martin & Co dealt with our recent house move and we were really impressed with their service. They were much better value than the other quotes we received and were so friendly and professional. They gave us some great advice leading to us getting a much better offer than expected. Thank you!

 /martincouk

 /MartinCoUK

 /martinco_uk

 /company/martin-&-co-

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Agent
Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co. Beeston or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co. Beeston and therefore no warranties can be given as to their good working order.

Martin & Co. Beeston
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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