

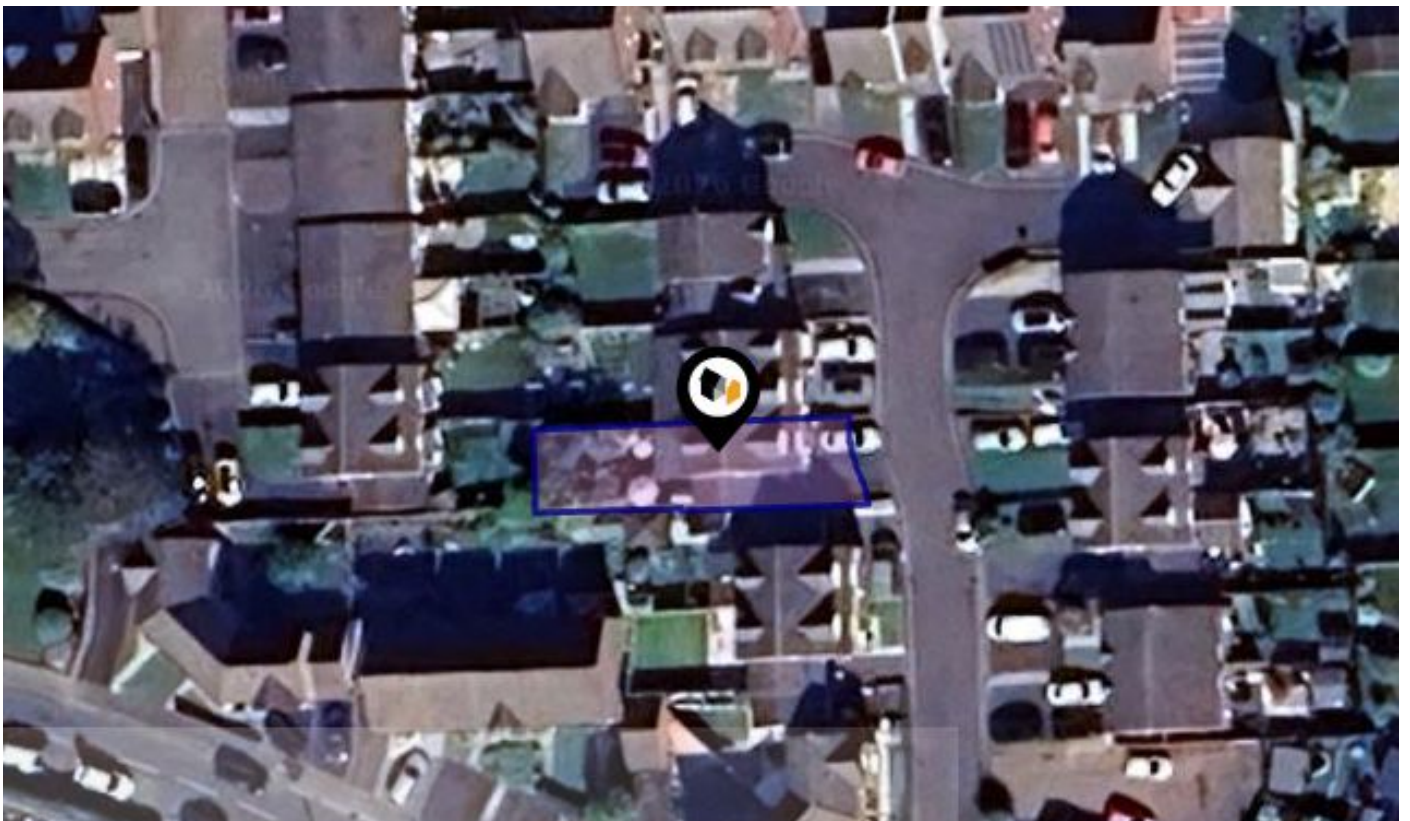


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 20th April 2026**



**NETHERCROFT LANE, DANESMOOR, CHESTERFIELD, S45**

## **Martin & Co**

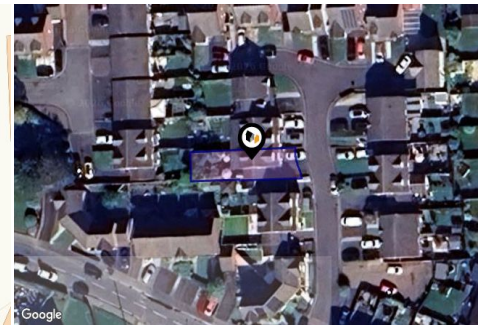
33 St Mary's Gate, Chesterfield S41 7TJ

01246 220160

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[www.martinco.com/estate-agents-and-letting-agents/branch/chesterfield](http://www.martinco.com/estate-agents-and-letting-agents/branch/chesterfield)





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,097 ft <sup>2</sup> / 102 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	2007
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,918
<b>Title Number:</b>	DY413821

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	North east derbyshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

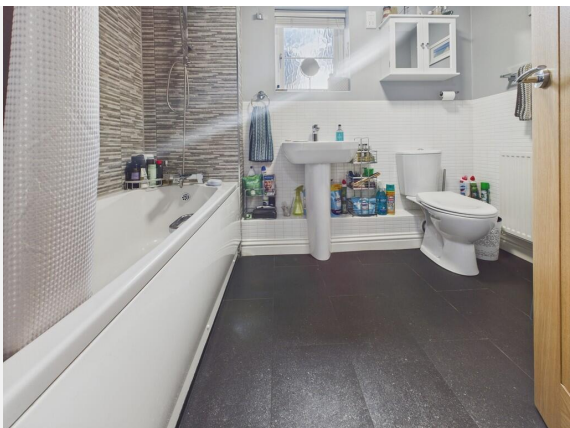
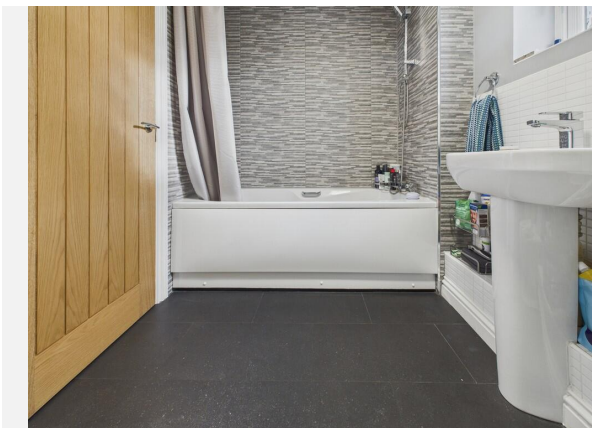
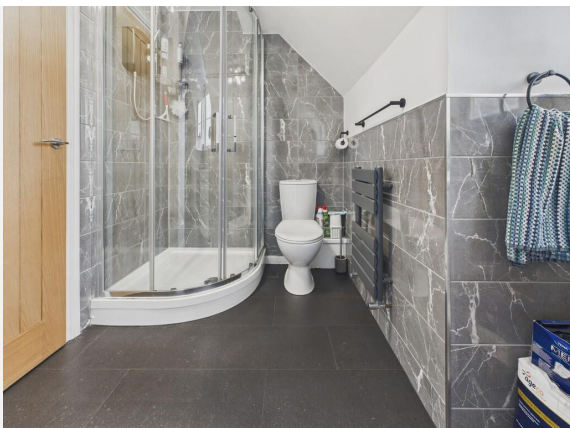
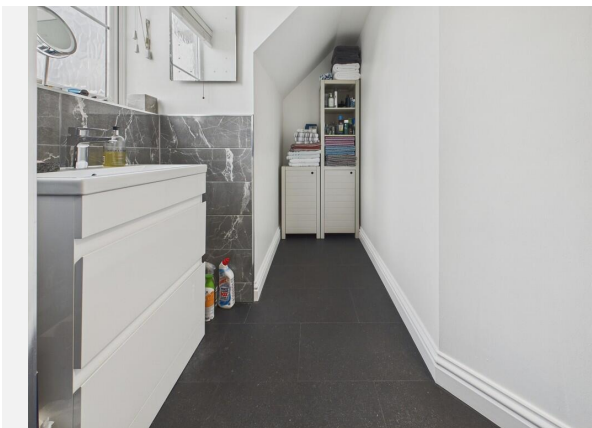
<b>13</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)

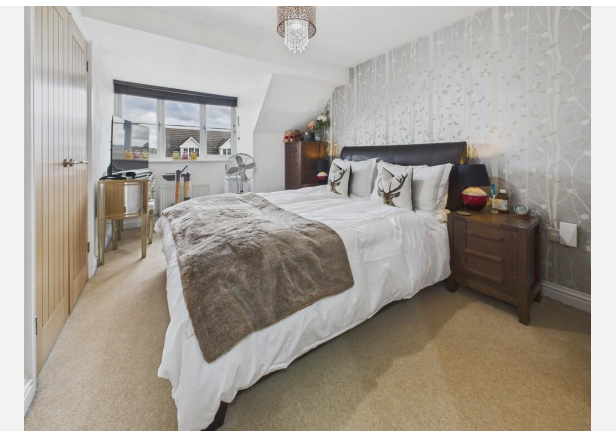


**Satellite/Fibre TV Availability:**

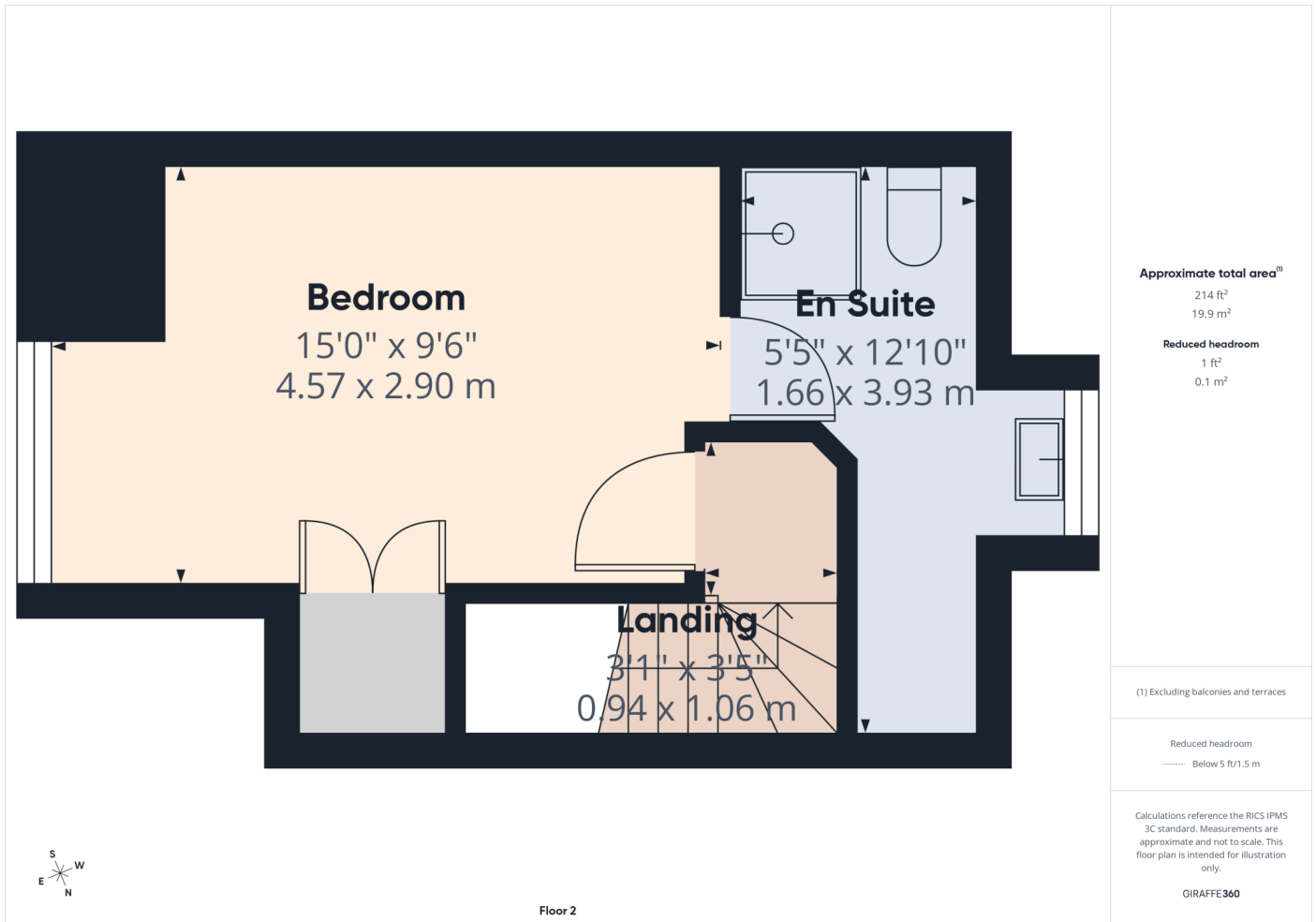




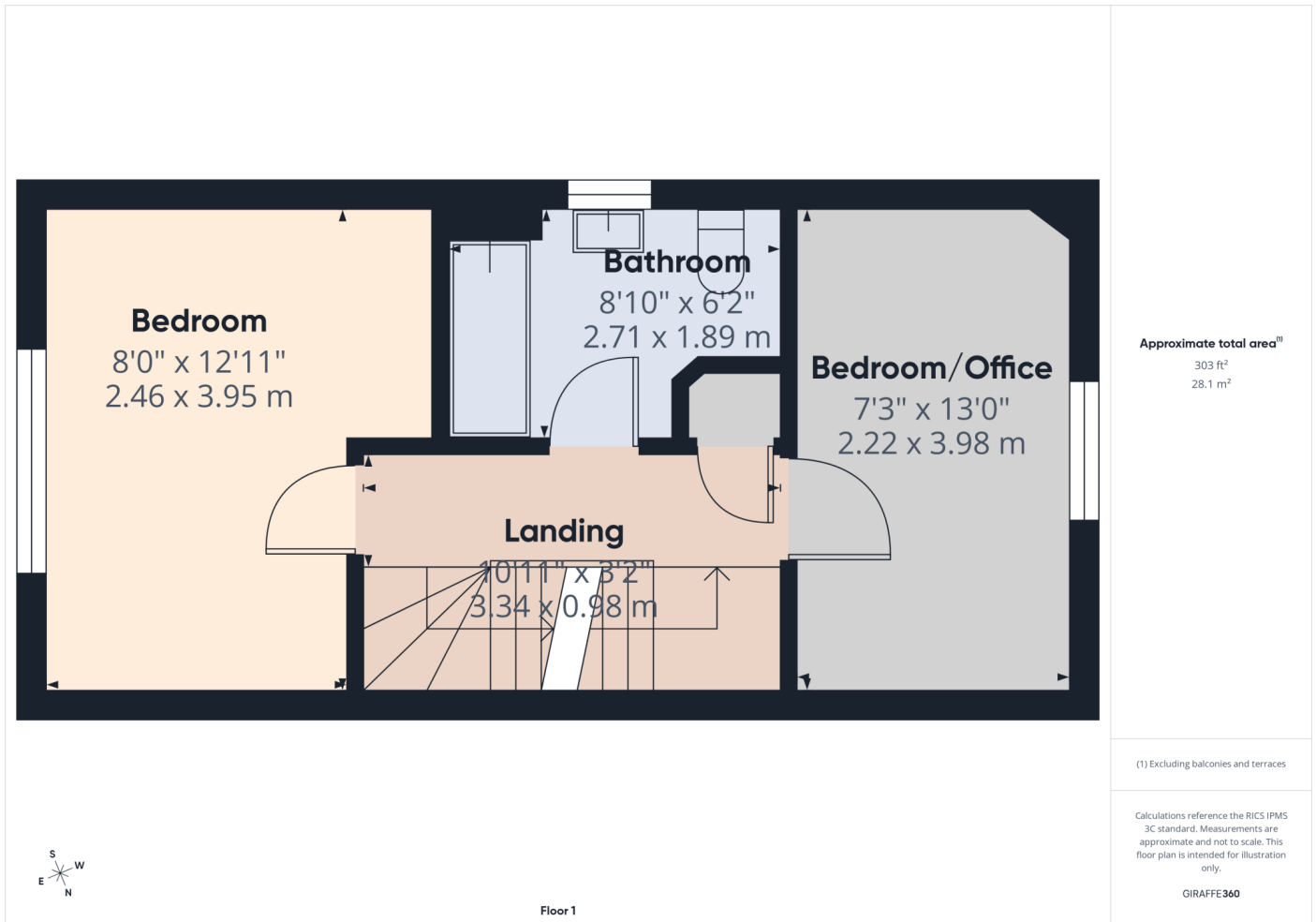




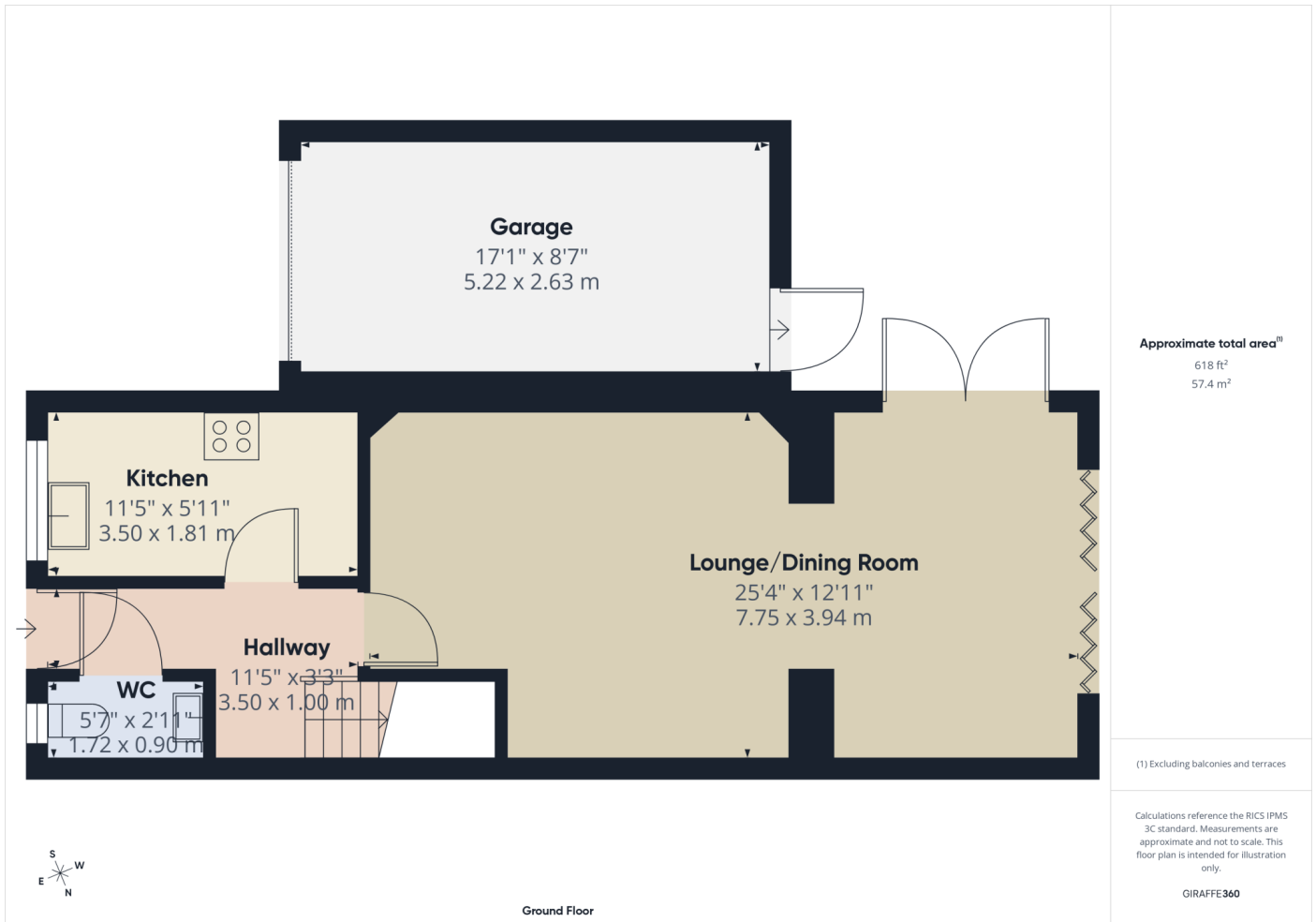
# NETHERCROFT LANE, DANESMOOR, CHESTERFIELD, S45



# NETHERCROFT LANE, DANESMOOR, CHESTERFIELD, S45



# NETHERCROFT LANE, DANESMOOR, CHESTERFIELD, S45



## NETHERCROFT LANE, DANESMOOR, CHESTERFIELD, S45



Energy rating

C

Valid until 06.01.2036

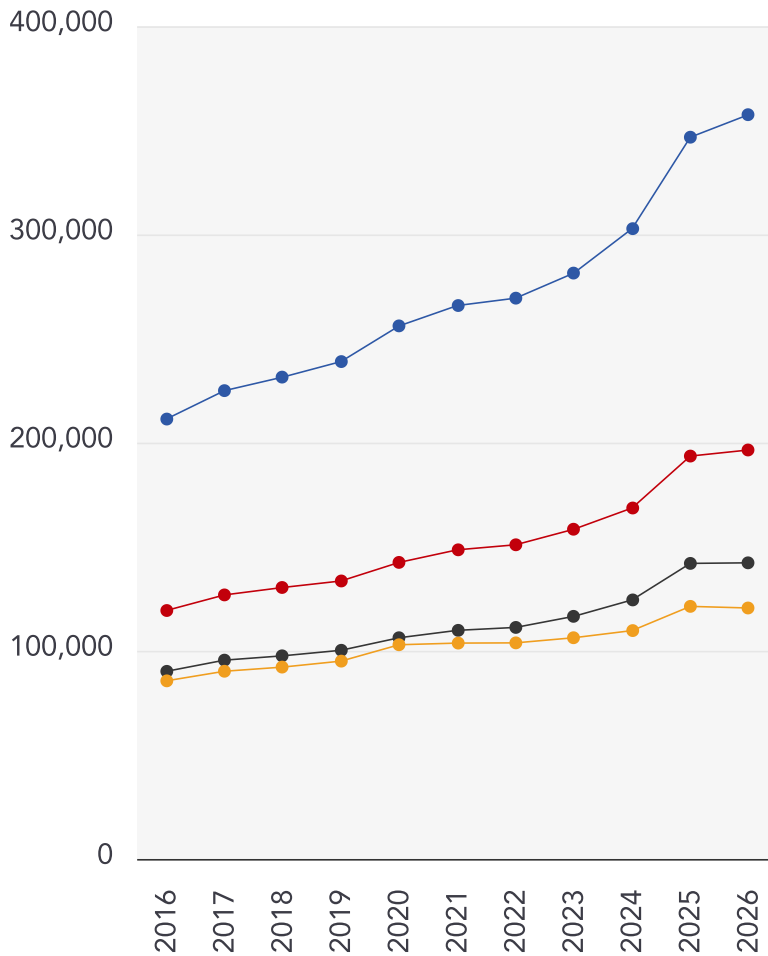
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	102 m <sup>2</sup>

### 10 Year History of Average House Prices by Property Type in S45



Detached

**+69.19%**

Semi-Detached

**+64.61%**

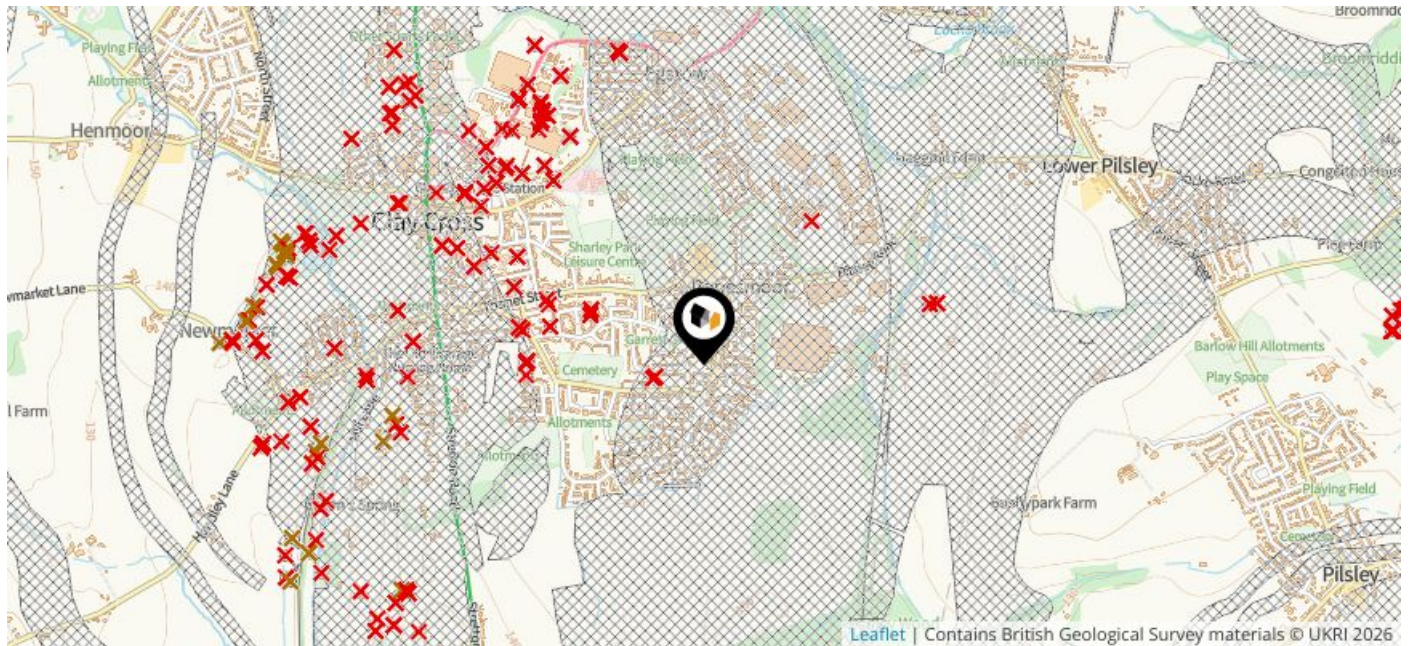
Terraced

**+57.84%**

Flat

**+40.89%**

This map displays nearby coal mine entrances and their classifications.



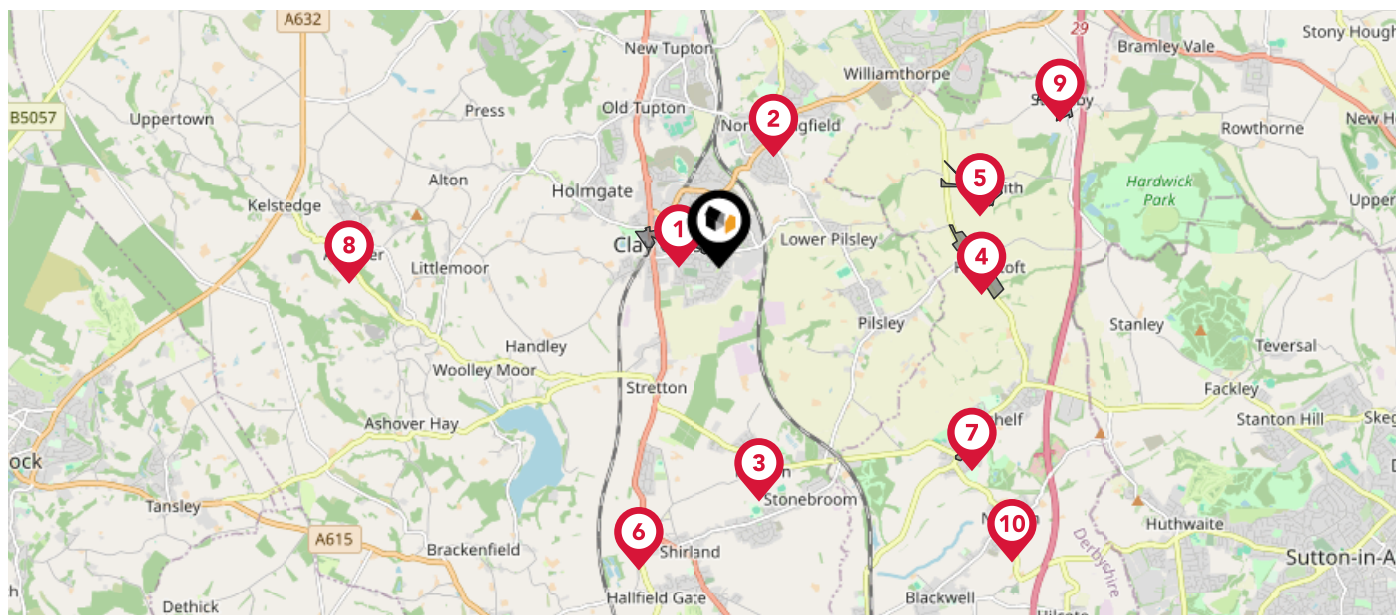
### Mine Entry

- ✕ 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.

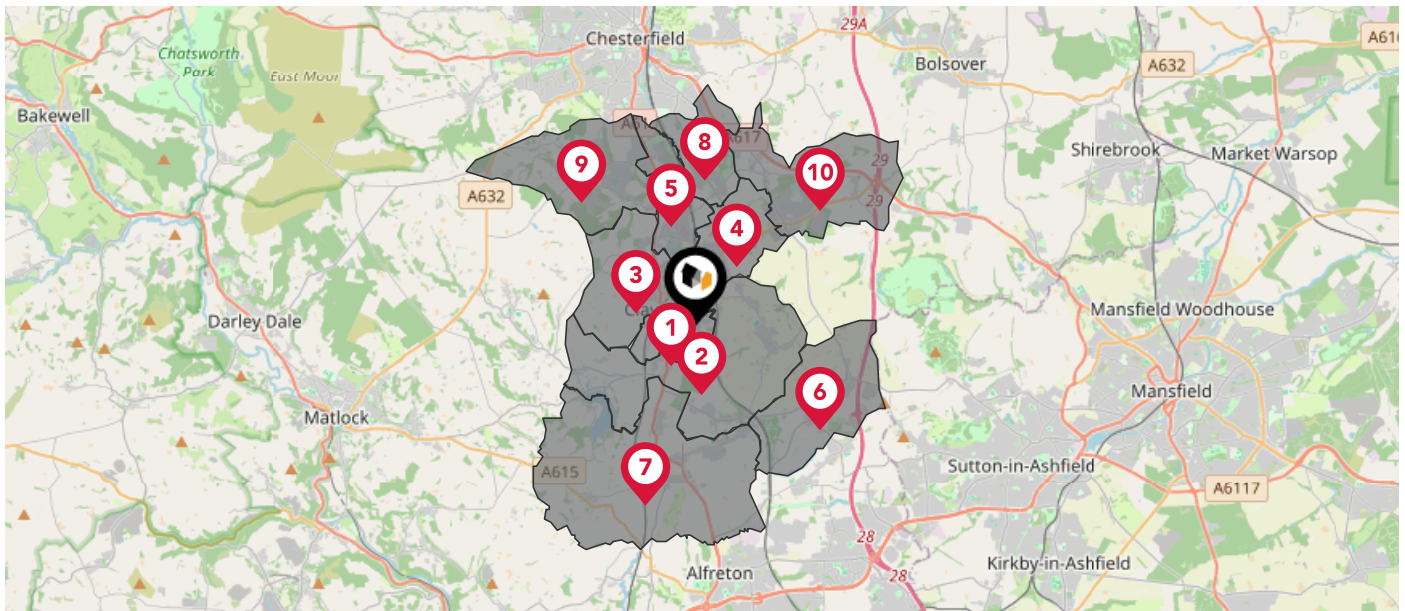
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

-  1 Clay Cross
-  2 North Wingfield
-  3 Morton
-  4 Hardstoft
-  5 Astwith
-  6 Higham Old Village
-  7 Tibshelf
-  8 Ashover Village
-  9 Stainsby
-  10 Newton

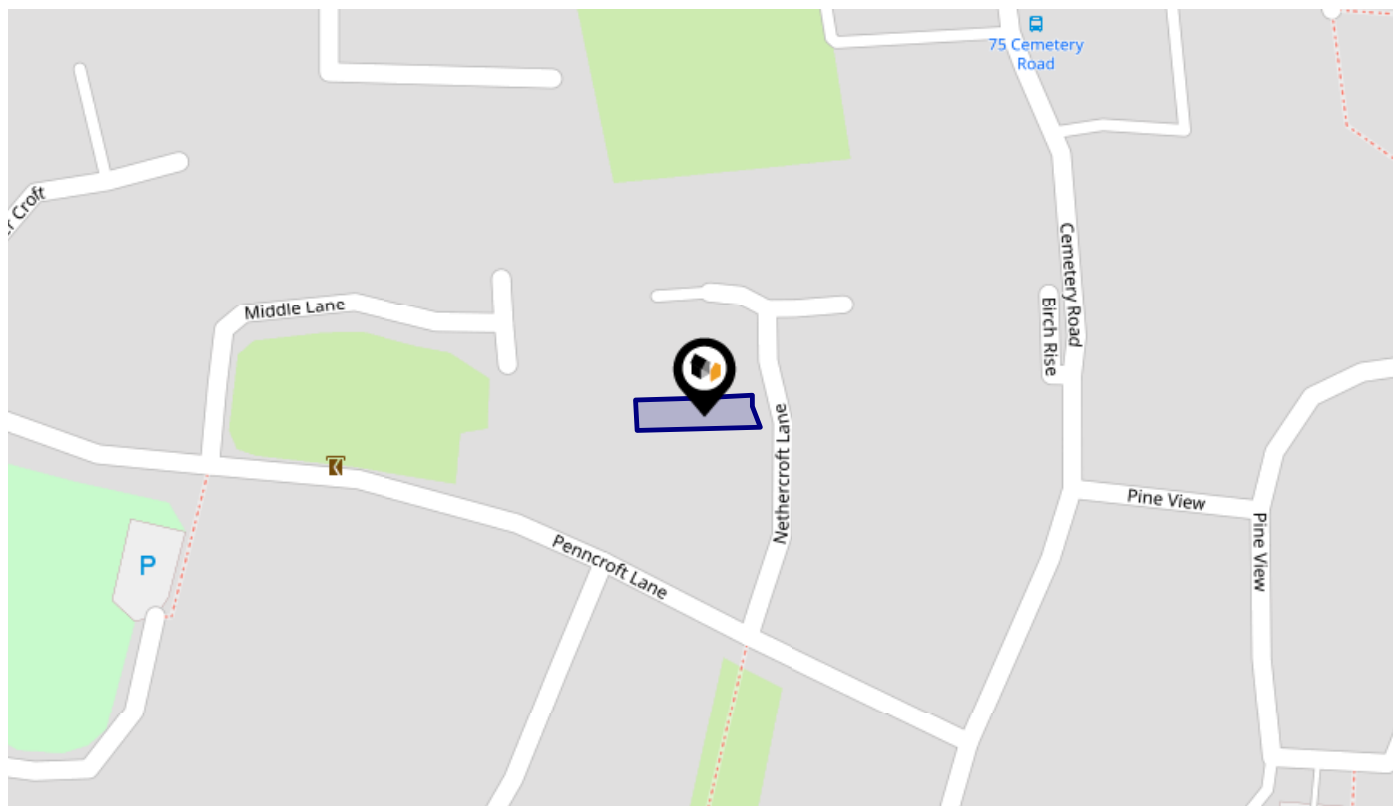
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Clay Cross South Ward
-  Pilsley & Morton Ward
-  Clay Cross North Ward
-  North Wingfield Central Ward
-  Tupton Ward
-  Tibshelf Ward
-  Shirland Ward
-  Grassmoor Ward
-  Wingerworth Ward
-  Holmewood & Heath 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.

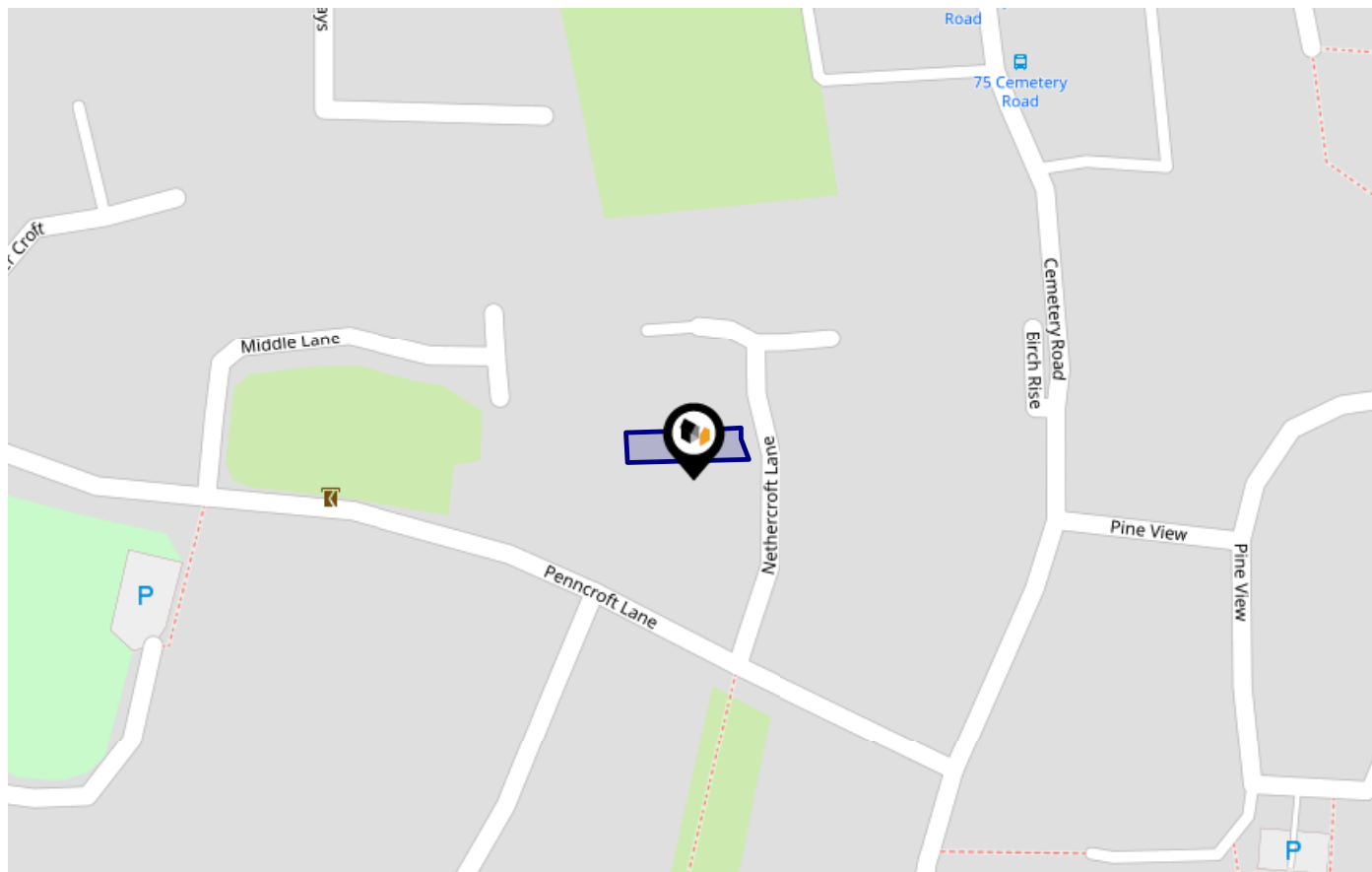
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

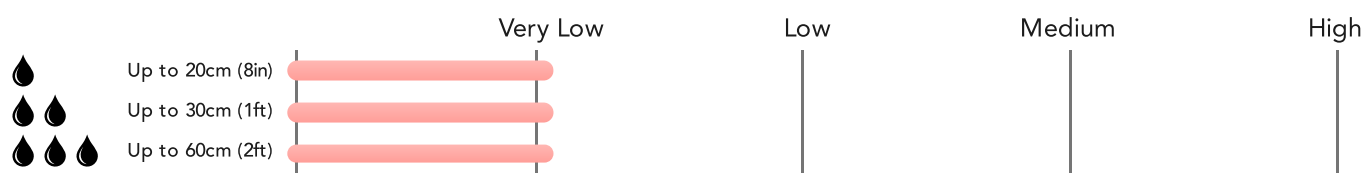


**Risk Rating: Very low**

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.

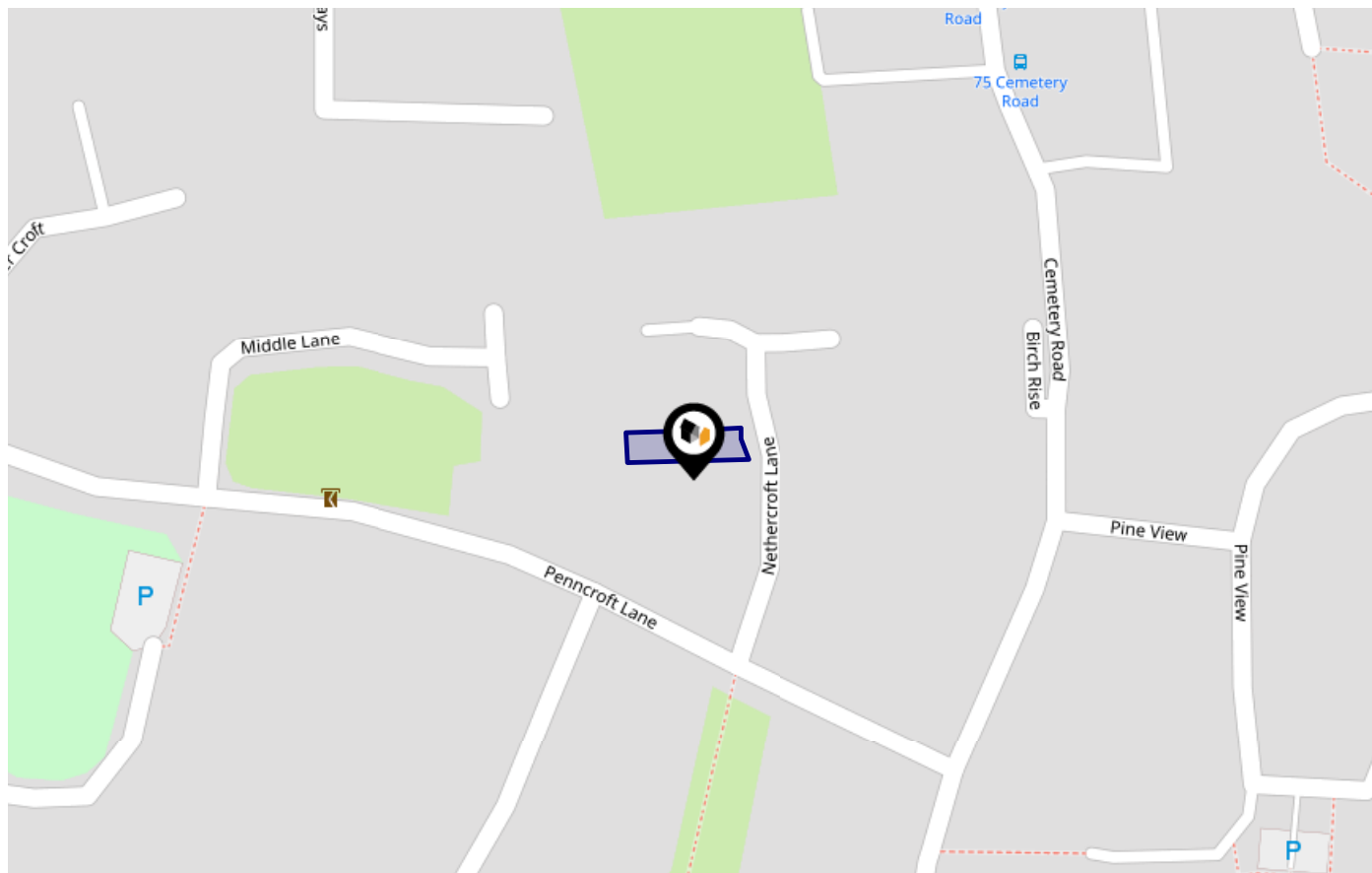
Chance of flooding to the following depths at this property:



# 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**

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.

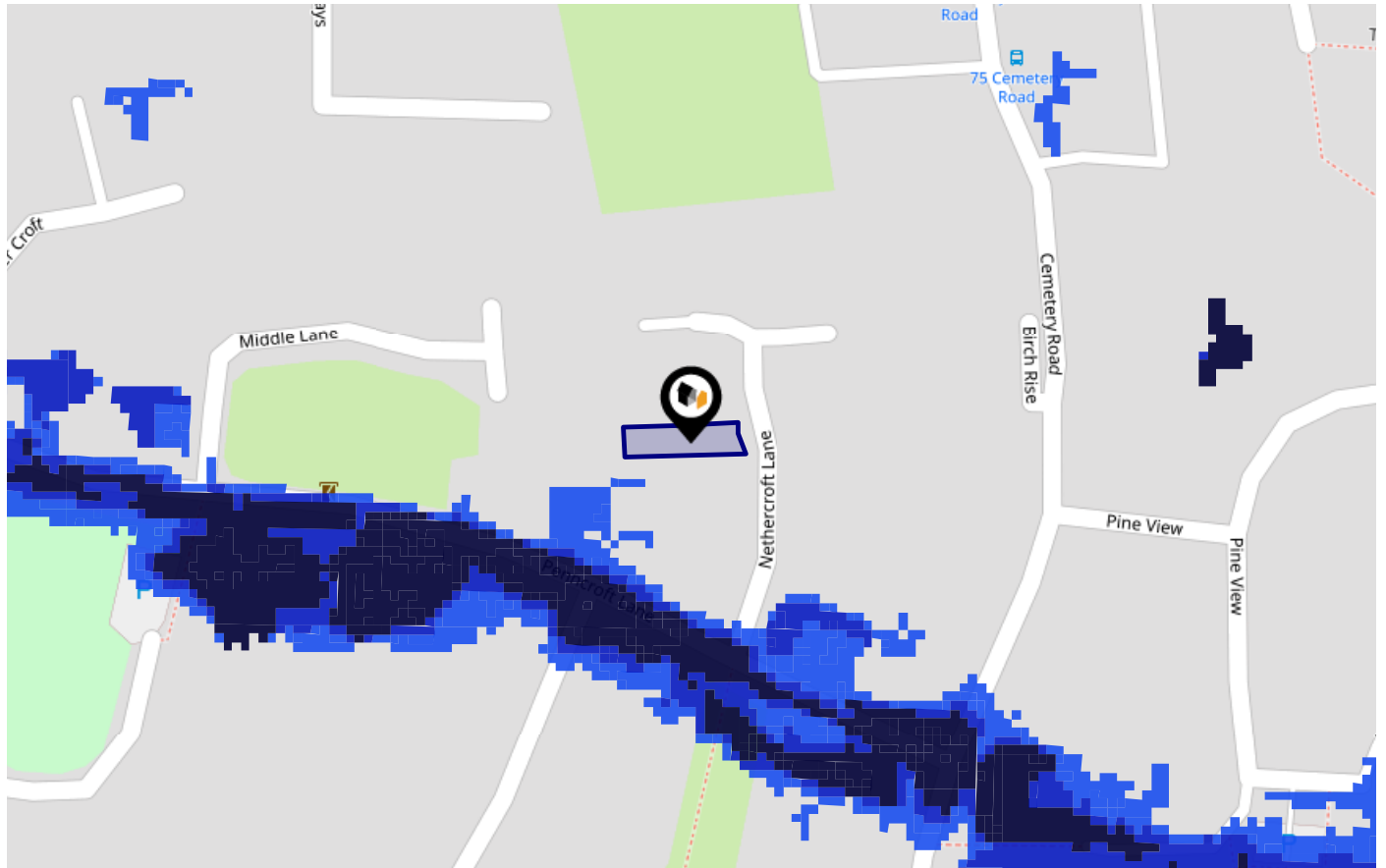
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

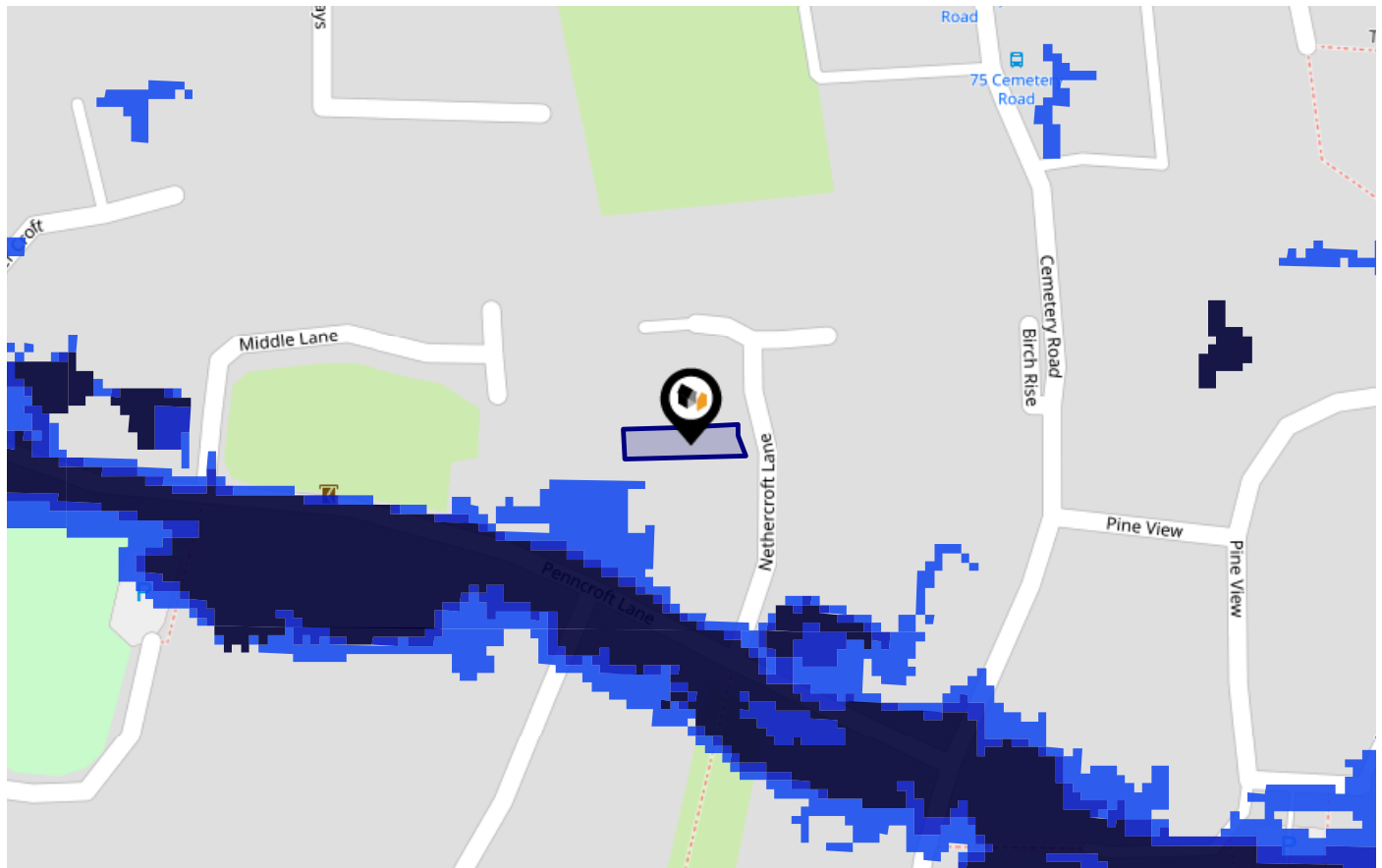
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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

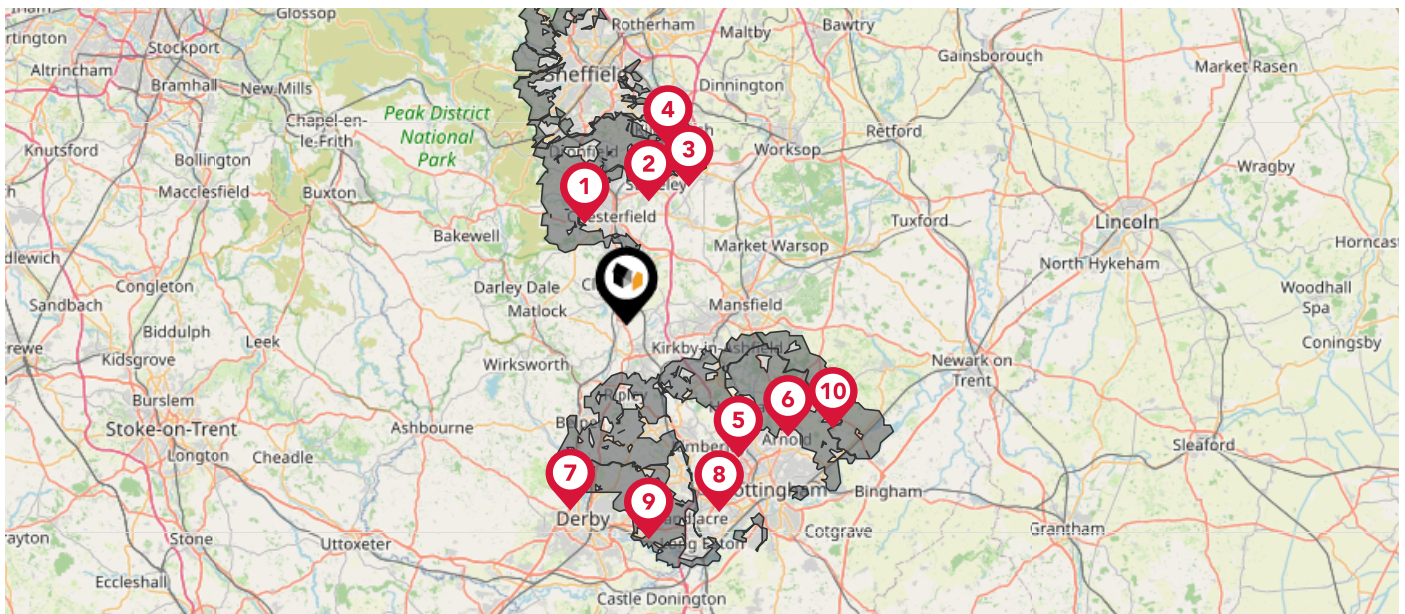
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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:



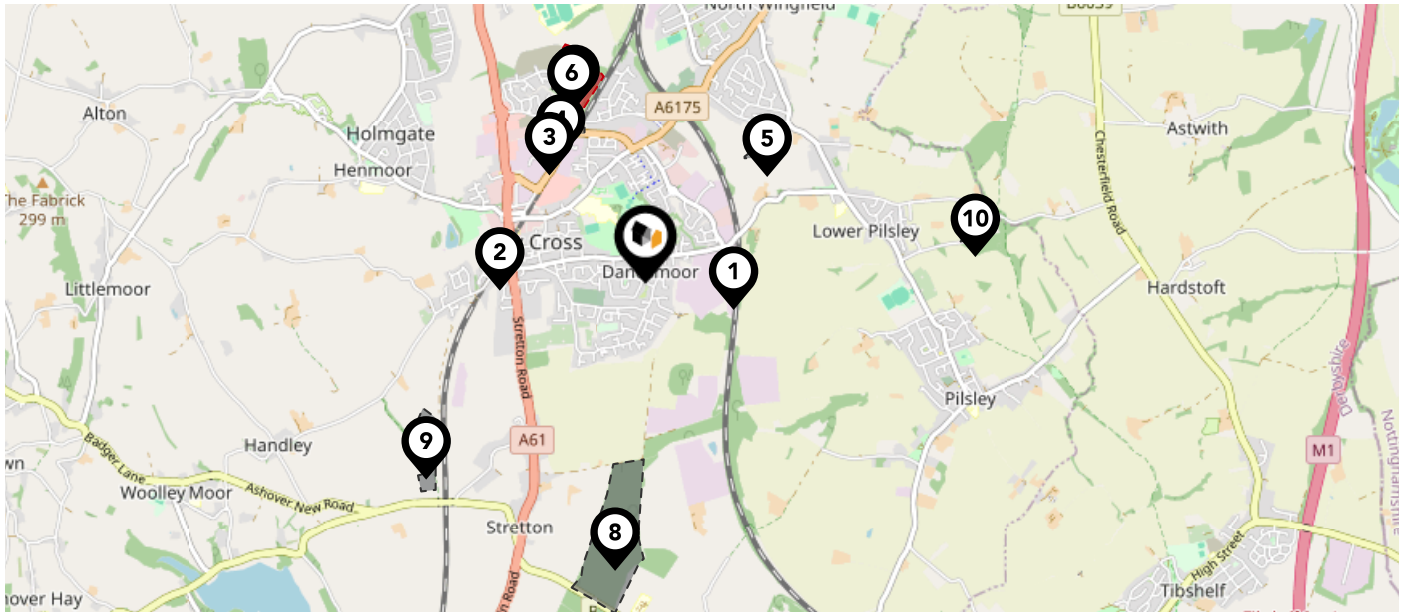
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 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 Derby and Nottingham Green Belt - Nottingham
- 9 Derby and Nottingham Green Belt - Erewash
- 10 Derby and Nottingham Green Belt - Newark and Sherwood

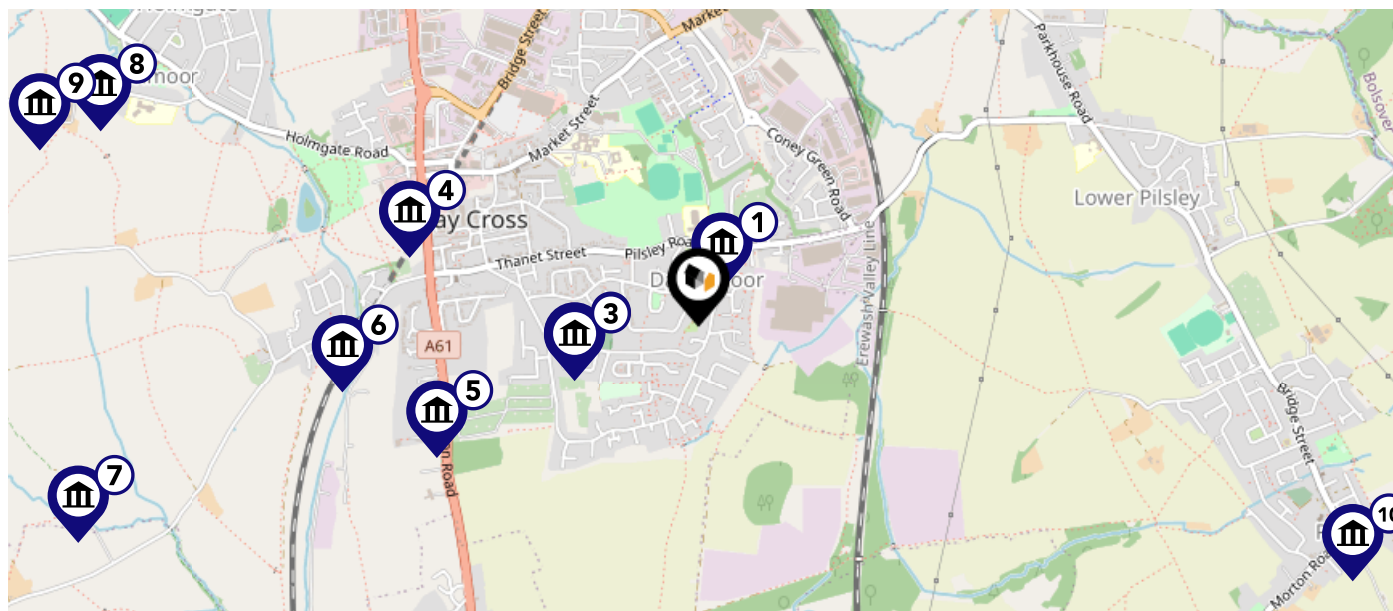
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













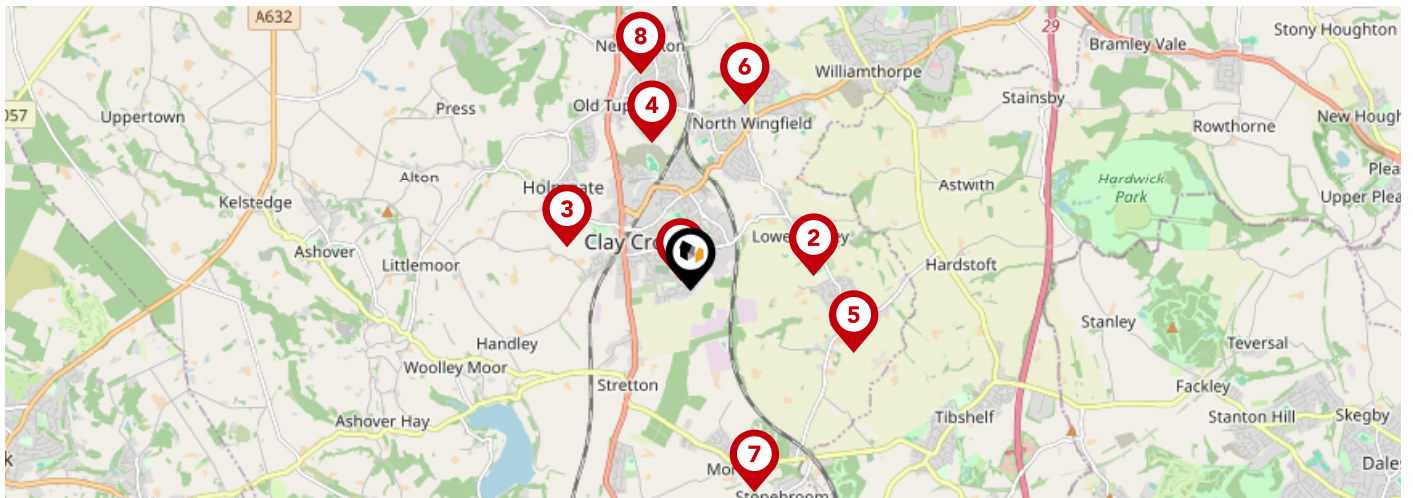
### Nearby Landfill Sites

<b>1</b>	Pit Lane-Danesmoor, Near Clay Cross, Derbyshire	Historic Landfill
<b>2</b>	Off Clay Lane - High Street-Clay Cross, Chesterfield	Historic Landfill
<b>3</b>	Bridge Street-Clay Cross	Historic Landfill
<b>4</b>	L.A. Tip-Clay Cross, Derby, Derbyshire	Historic Landfill
<b>5</b>	Nursery off Park House Lane-Egstow, North East Derbyshire	Historic Landfill
<b>6</b>	Egstow Quarry Site - Brassington Lane-Brassington Lane, Chesterfield, Clay Cross, Derbyshire	Historic Landfill
<b>7</b>	EA/EPR/BP3835SU/	Active Landfill
<b>8</b>	Morton Road-Stretton, Derbyshire	Historic Landfill
<b>9</b>	Smithymoore Farm-Stretton, Alfreton, Derbyshire	Historic Landfill
<b>10</b>	6 Green Lane-Lower Pilsley, Chesterfield	Historic Landfill

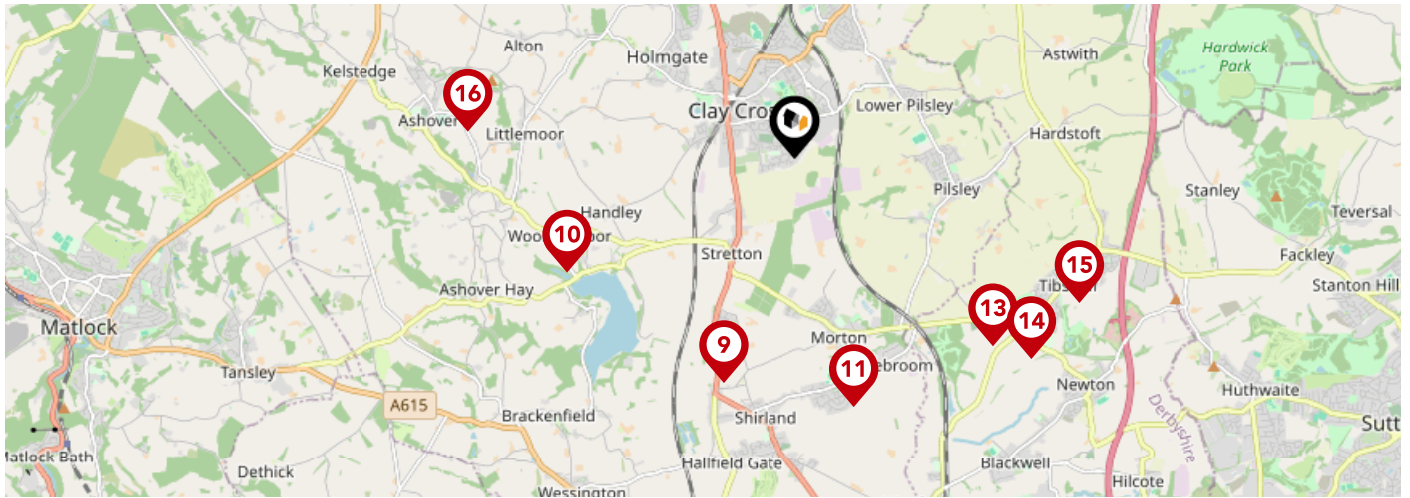
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1430663 - Danesmoor War Memorial	Grade II	0.1 miles
 1335449 - Cemetery Chapels	Grade II	0.3 miles
 1087811 - Monument To South Of Cemetery Chapels	Grade II	0.3 miles
 1087812 - Church Of St Bartholomew	Grade II	0.6 miles
 1335451 - Milepost 15 Metres East Of Rose Villa	Grade II	0.6 miles
 1417699 - Clay Cross Tunnel South Portal (spc8 68p1)	Grade II	0.8 miles
 1158609 - Handley Lodge Farmhouse And Attached Outbuildings And Garden Wall	Grade II	1.4 miles
 1158636 - Henmore Cottage	Grade II	1.4 miles
 1311422 - Ashmore House	Grade II	1.5 miles
 1158014 - Sitwell Lane Cottages	Grade II	1.6 miles

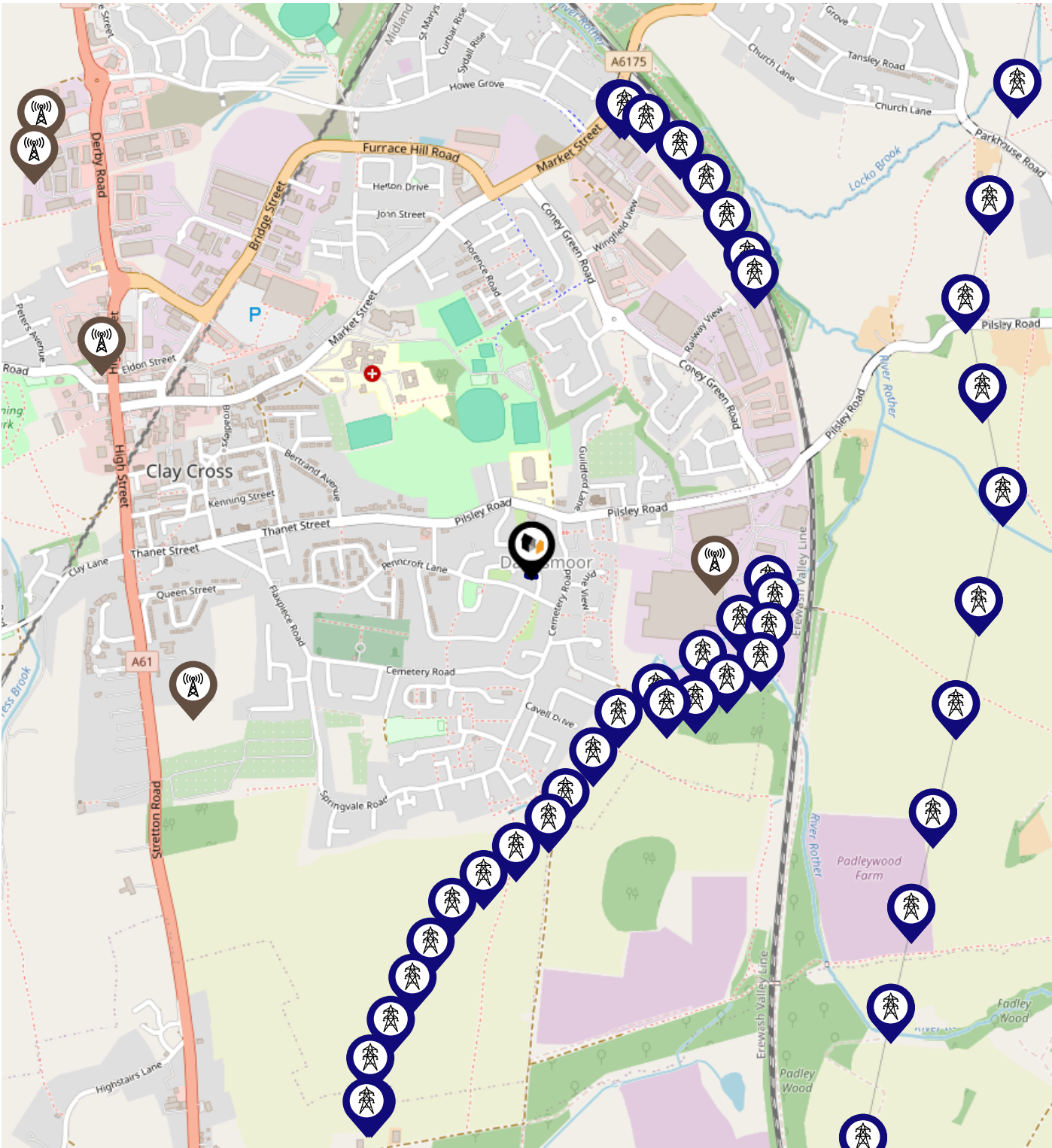


		Nursery	Primary	Secondary	College	Private
	<b>Sharley Park Community Primary School</b> Ofsted Rating: Good   Pupils: 402   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Park House Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holmgate Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 238   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tupton Hall School</b> Ofsted Rating: Good   Pupils: 1637   Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pilsley Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Wingfield Primary and Nursery Academy</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morton Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tupton Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 239   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Mickley Village Primary &amp; Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 55   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stretton Handley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 56   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stonebroom Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 209   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grassmoor Primary School</b> Ofsted Rating: Good   Pupils: 238   Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tibshelf Community School</b> Ofsted Rating: Good   Pupils: 810   Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Town End Junior School</b> Ofsted Rating: Good   Pupils: 176   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tibshelf Infant School</b> Ofsted Rating: Good   Pupils: 178   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eastwood Grange School</b> Ofsted Rating: Requires improvement   Pupils: 45   Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

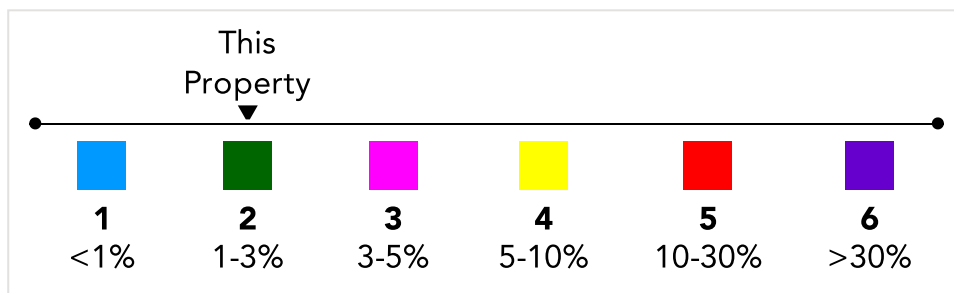
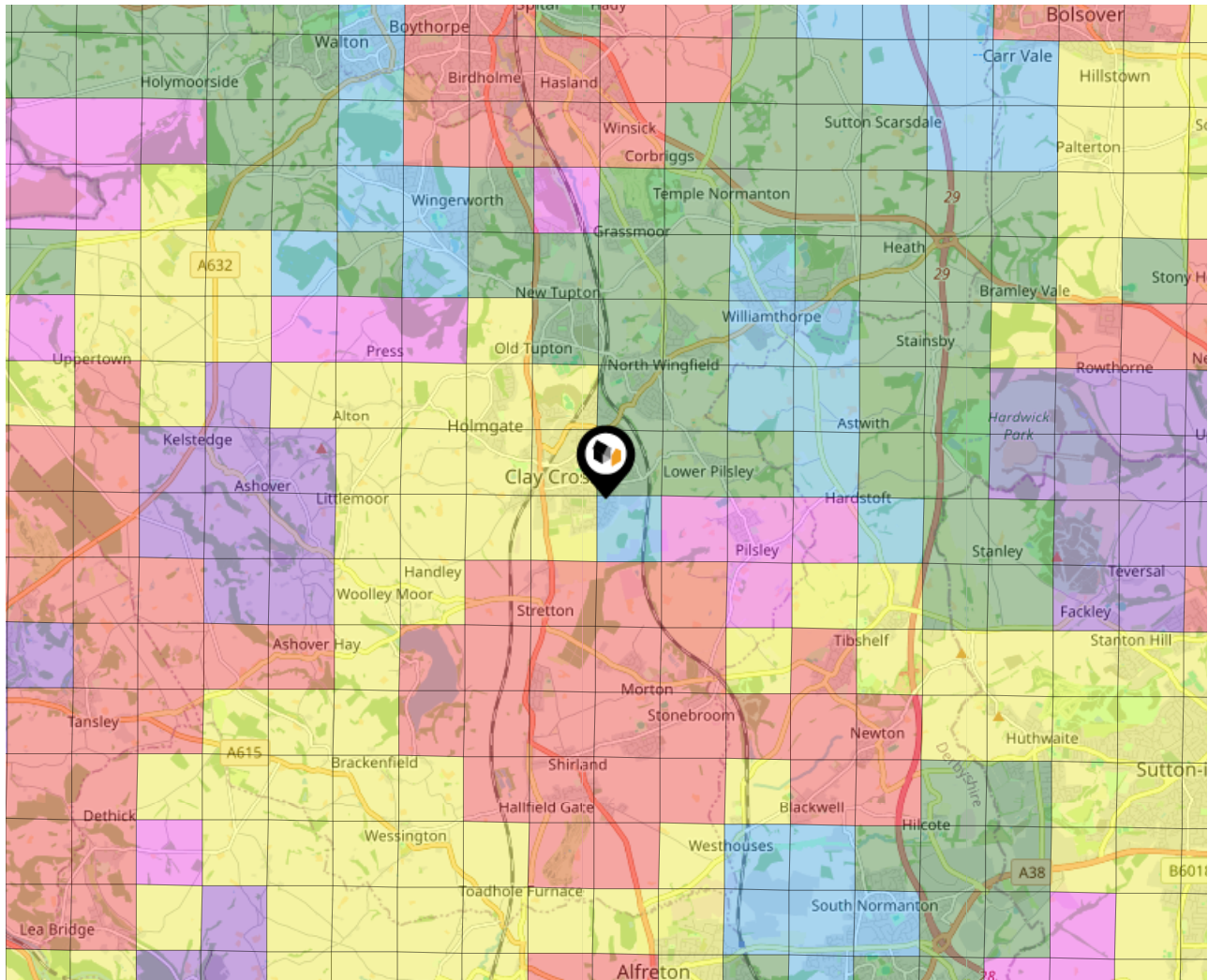


**Key:**

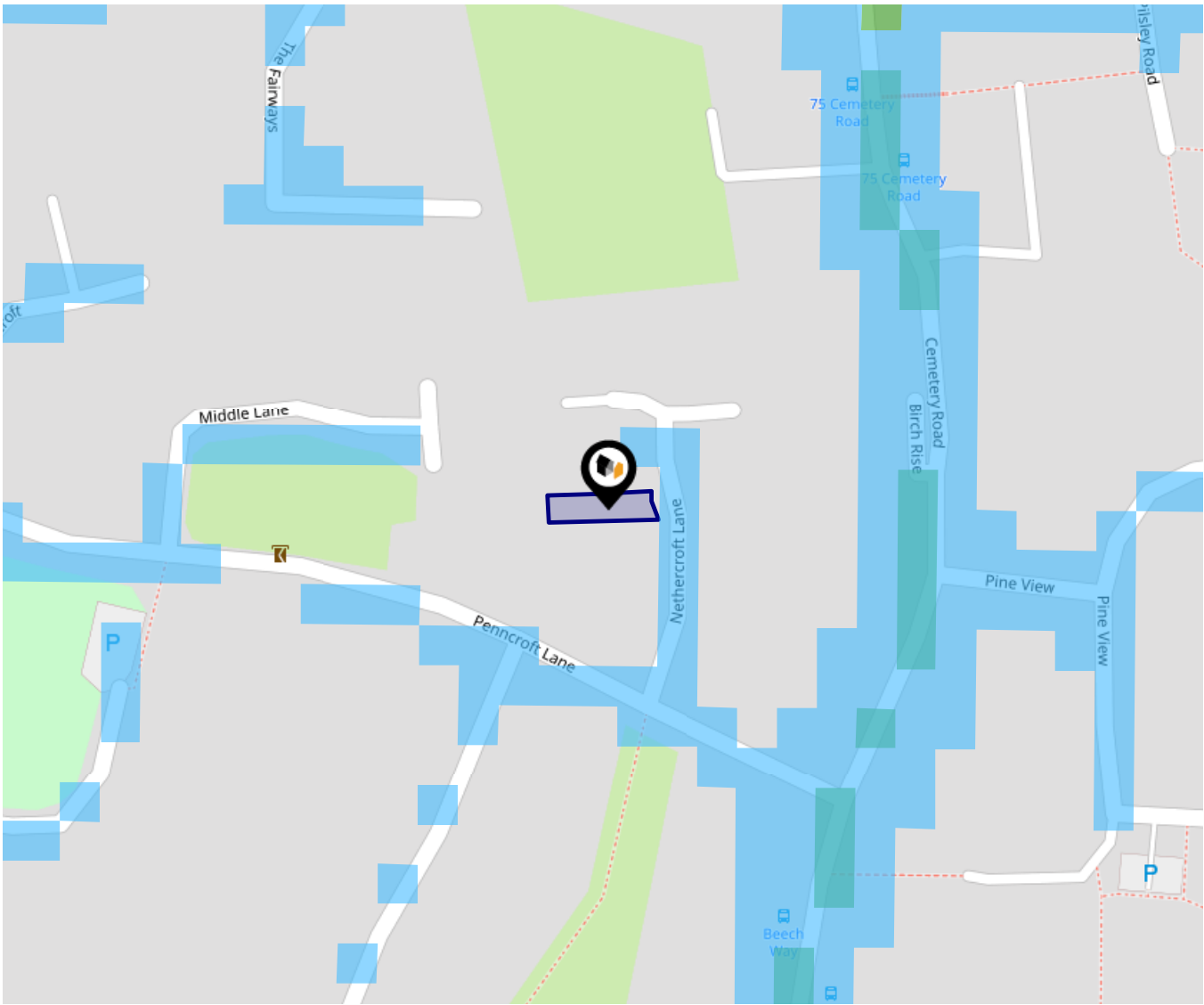
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

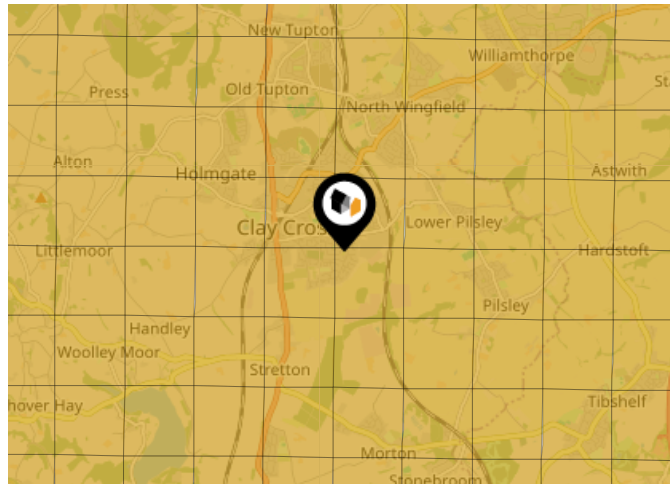


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

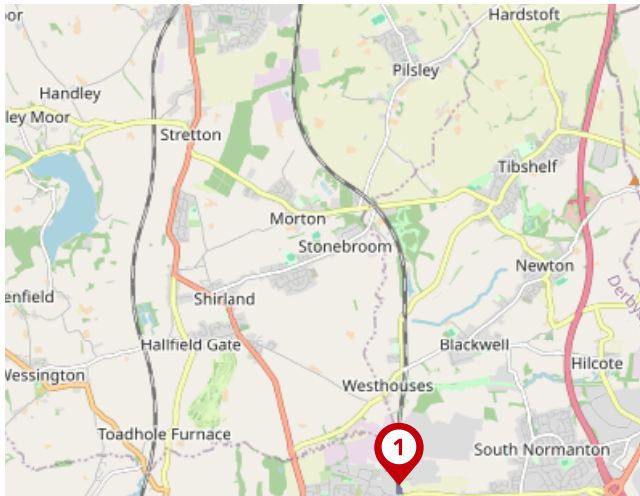
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO HEAVY		



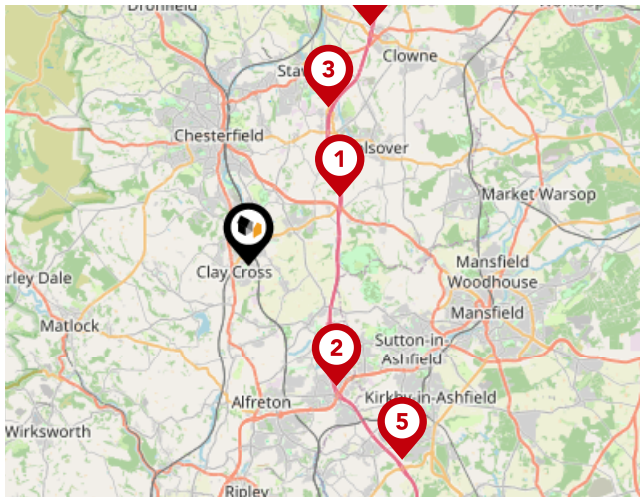
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



### National Rail Stations

Pin	Name	Distance
1	Alfreton Rail Station	4.5 miles
2	Chesterfield Rail Station	5.27 miles
3	Matlock Rail Station	6.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J29	4.08 miles
2	M1 J28	5.29 miles
3	M1 J29A	6.36 miles
4	M1 J30	9.56 miles
5	M1 J27	8.82 miles

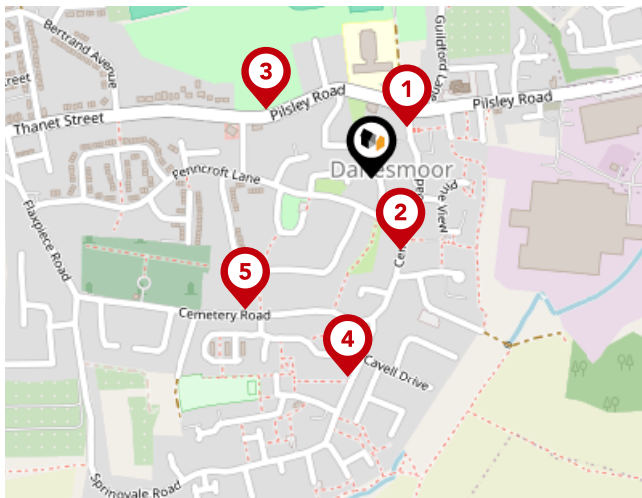


### Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	23.48 miles
2	Finningley	27.26 miles
3	Leeds Bradford Airport	49.97 miles
4	Manchester Airport	39 miles

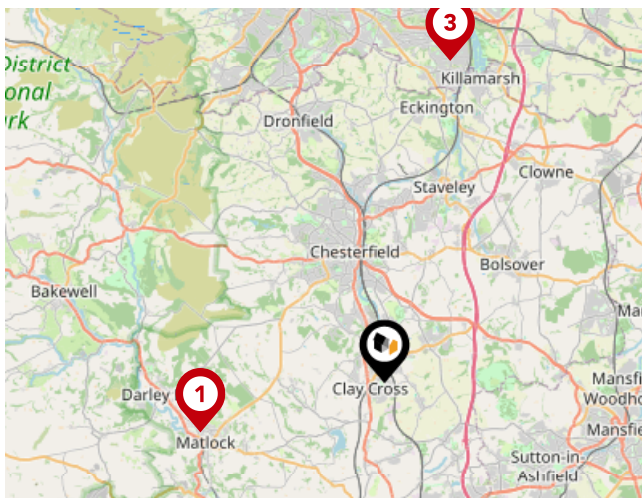
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	75 Cemetery Road	0.07 miles
2	Beech Way	0.09 miles
3	Penncroft Lane	0.14 miles
4	Springvale Close	0.22 miles
5	Bevan Road	0.2 miles



### Local Connections

Pin	Name	Distance
1	Matlock (Peak Rail)	6.76 miles
2	Matlock (Peak Rail)	6.78 miles
3	Halfway Platform	11.68 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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