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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 20th April 2026



SPITAL GARDENS, CHESTERFIELD, S41

Martin & Co

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Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 581 ft ² / 54 m ² | | |
| Plot Area: | 0.07 acres | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,560 | | |
| Title Number: | DY74381 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 15 mb/s | 80 mb/s | 2000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



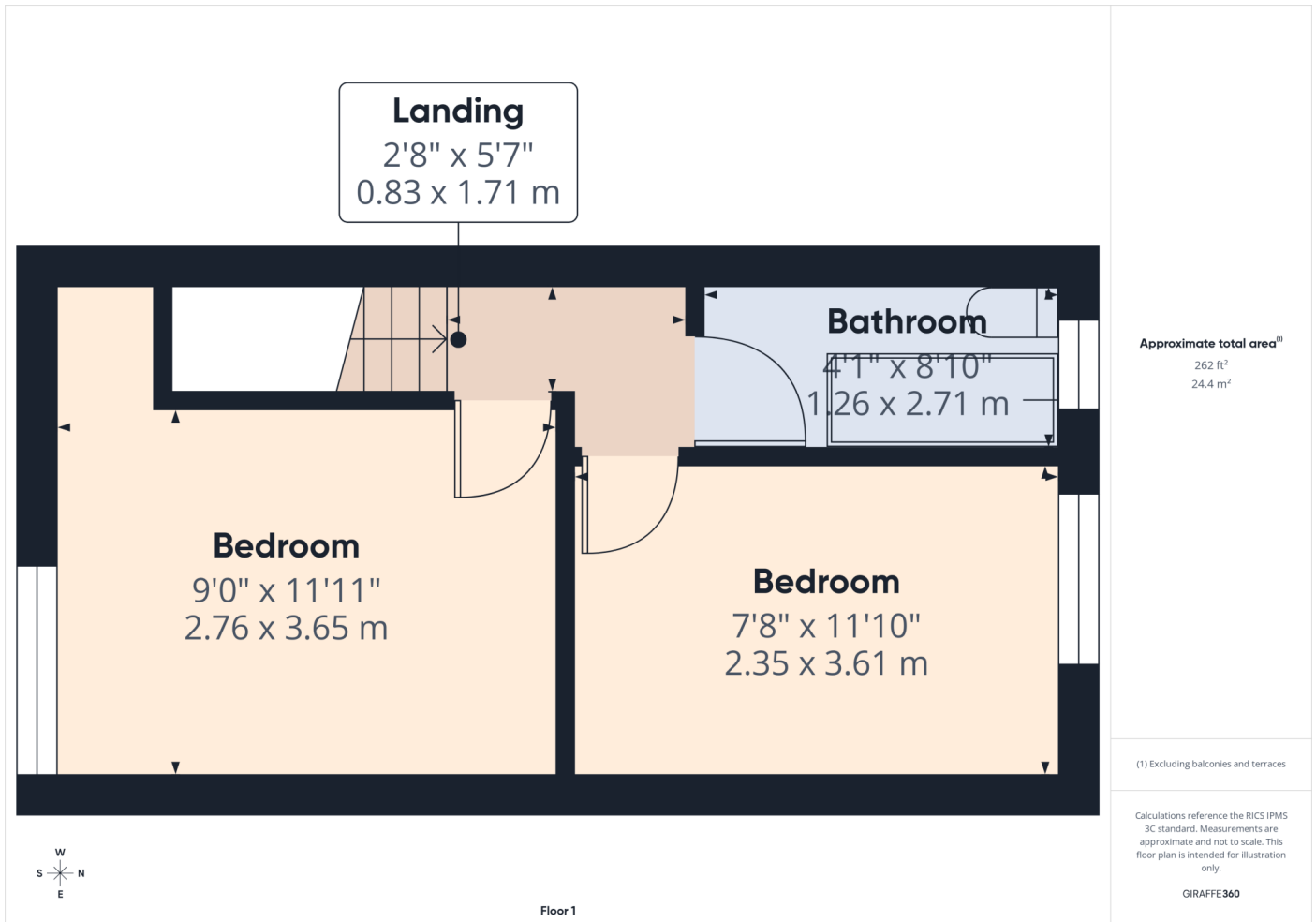
Satellite/Fibre TV Availability:







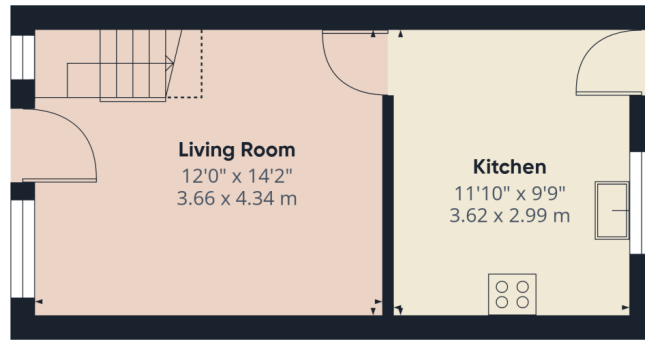
SPITAL GARDENS, CHESTERFIELD, S41



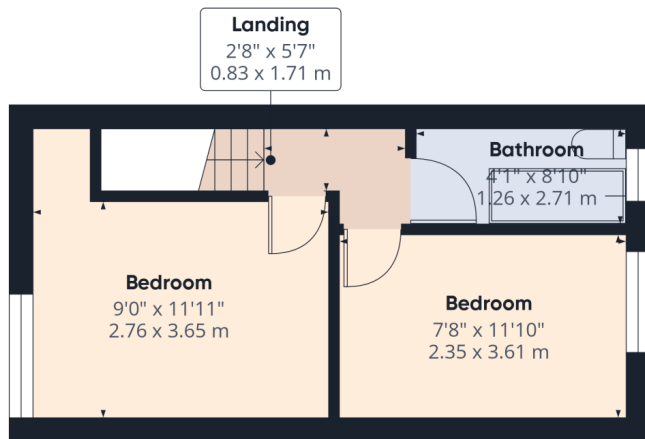
SPITAL GARDENS, CHESTERFIELD, S41



SPITAL GARDENS, CHESTERFIELD, S41



Ground Floor



Floor 1

Approximate total area⁽¹⁾
554 ft²
51.6 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Energy rating

D

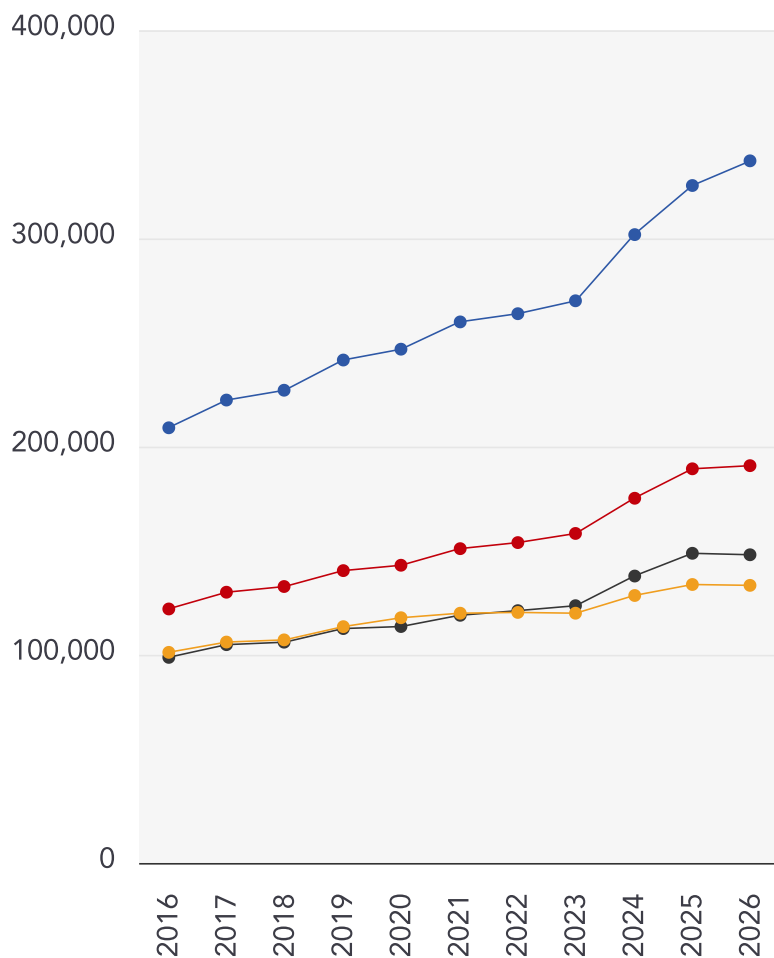
Valid until 27.01.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Mid-terrace house |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Solid brick, as built, no insulation (assumed) |
| Roof: | Pitched, 25 mm loft insulation |
| Roof Energy: | Pitched, 25 mm loft insulation |
| 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: | From main system |
| Lighting: | Good lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 51 m ² |

10 Year History of Average House Prices by Property Type in S41



Detached

+61.34%

Semi-Detached

+56.41%

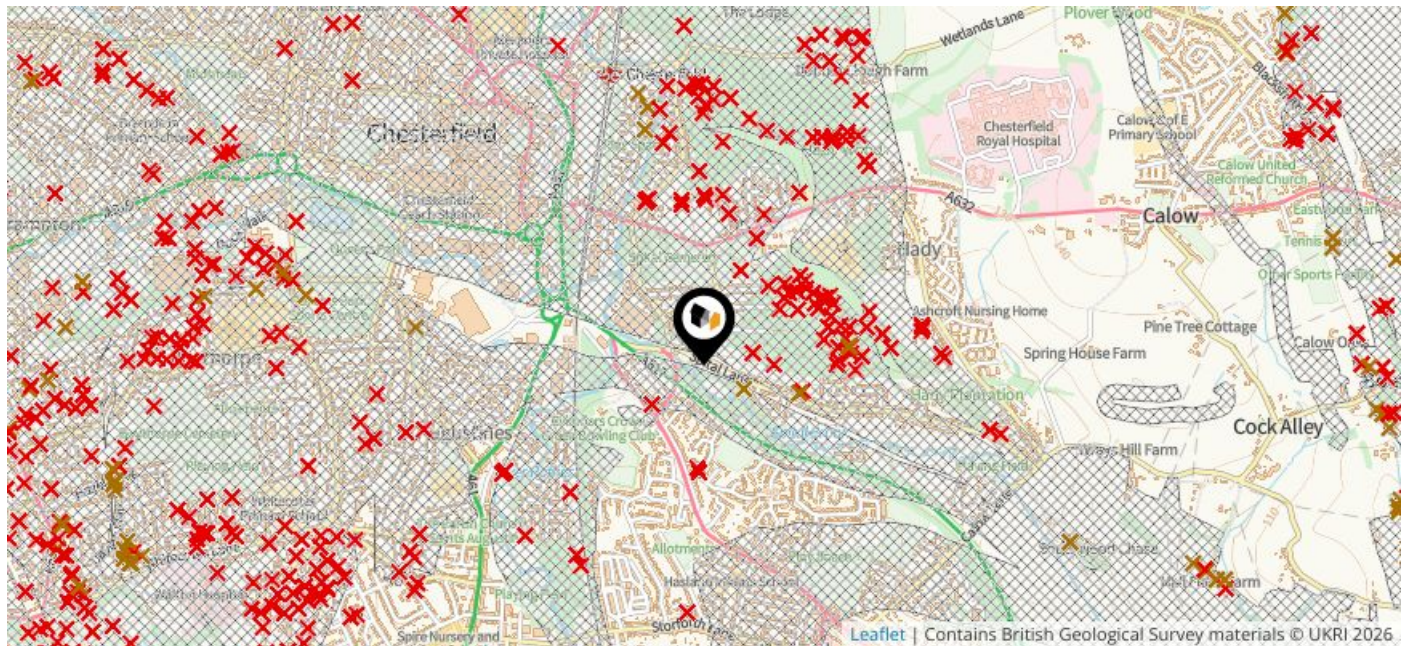
Terraced

+49.91%

Flat

+31.81%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

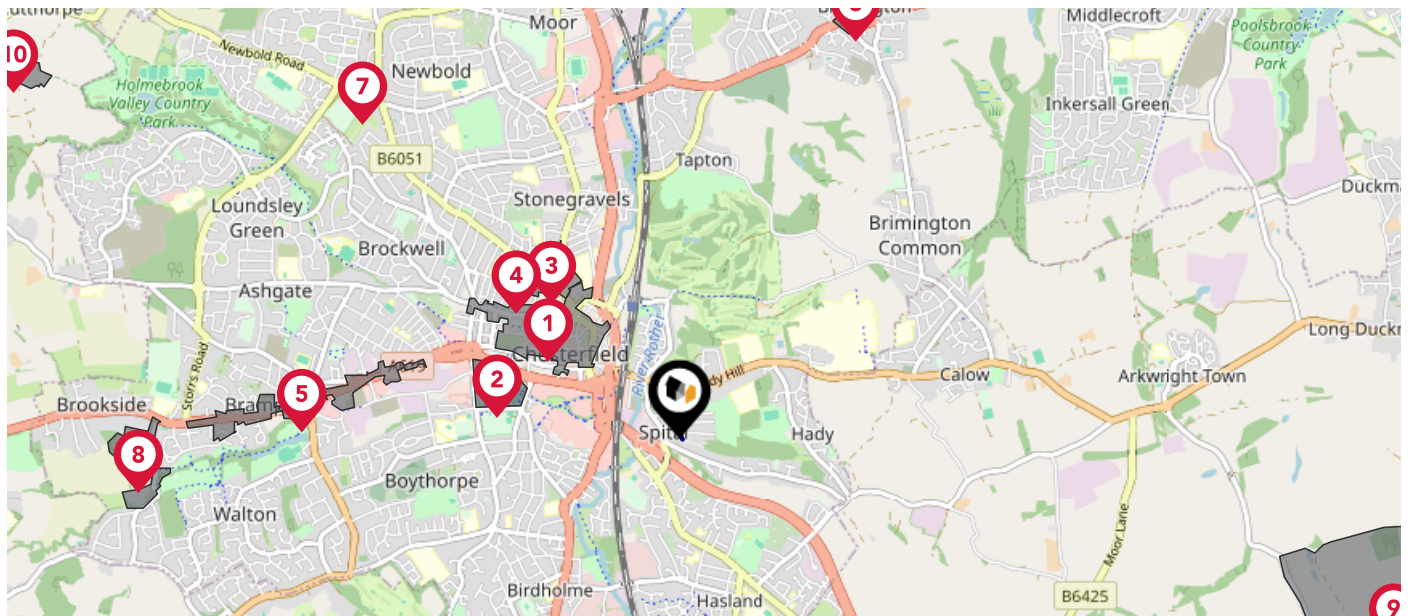
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

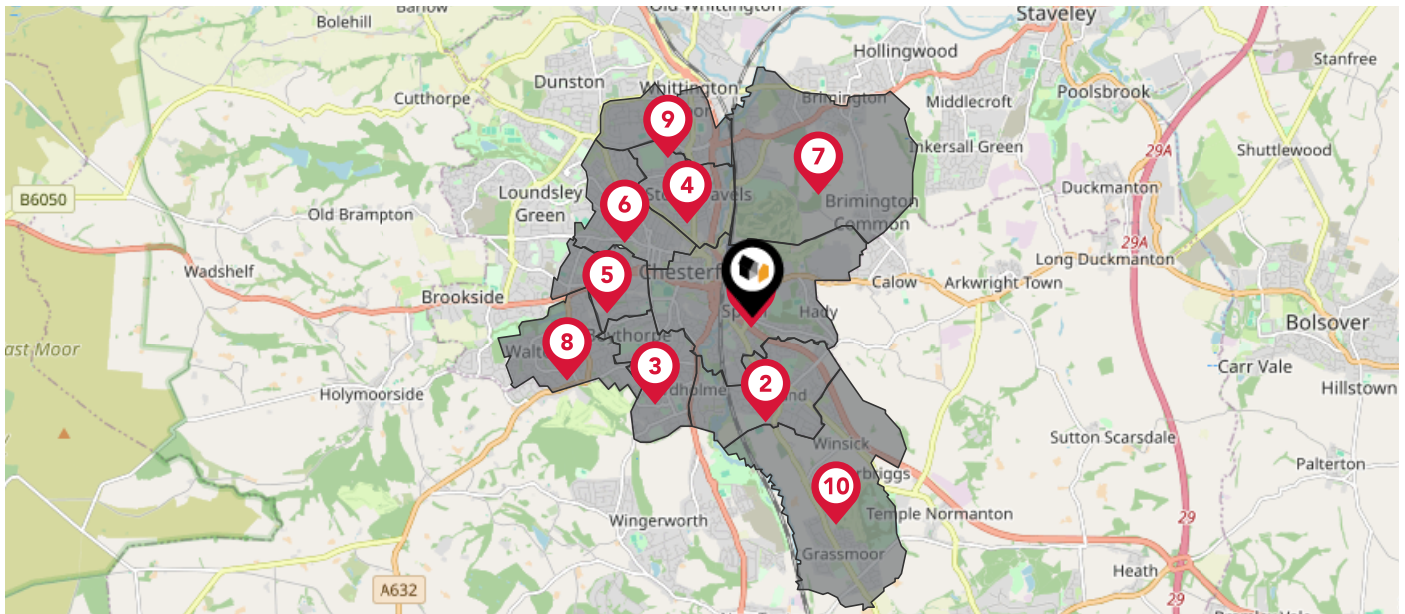
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Town Centre (Chesterfield)
- 2 Queen's Park (Chesterfield)
- 3 Abercrombie Street
- 4 Spencer Street
- 5 Chatsworth Road (Chesterfield)
- 6 Brimington
- 7 Newbold Eyre
- 8 Somersall
- 9 Sutton Scarsdale
- 10 Cutthorpe

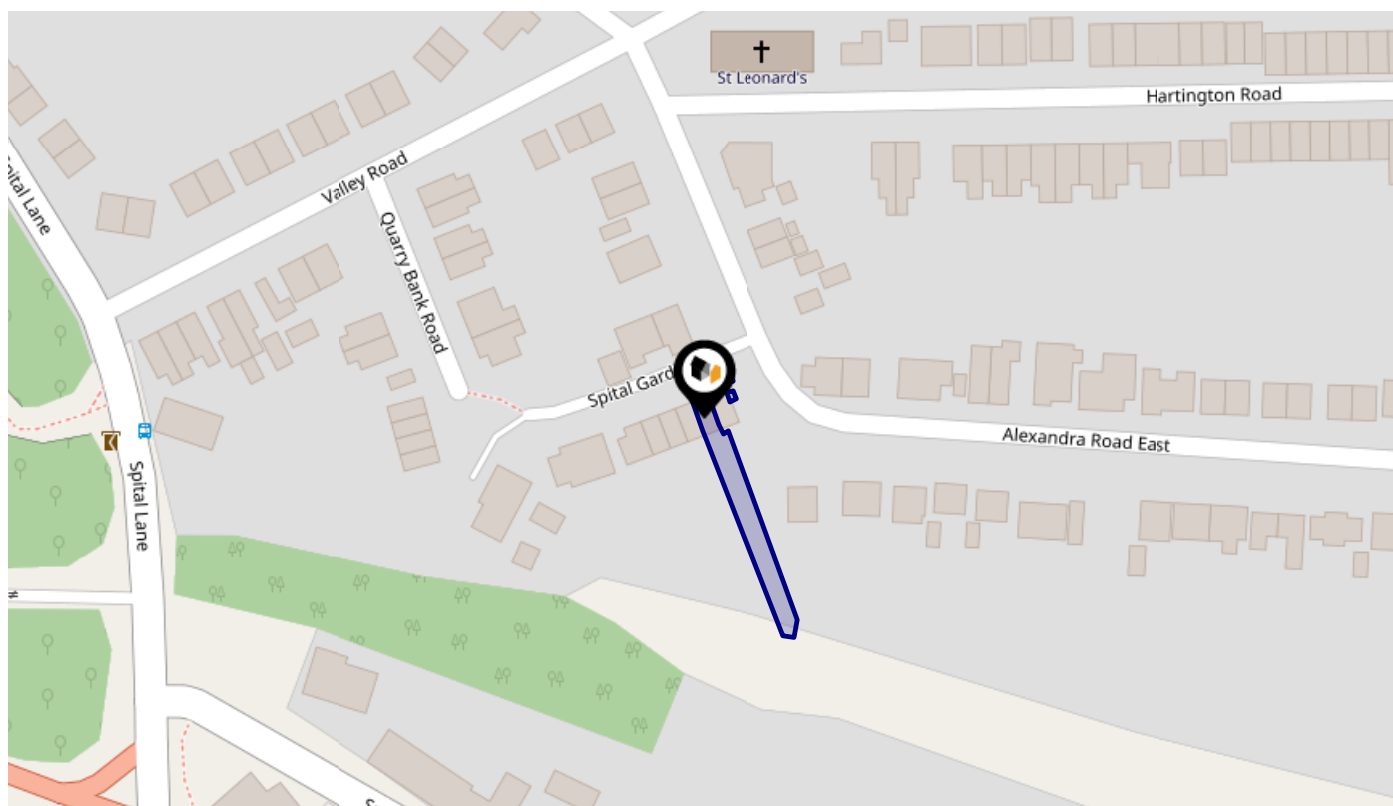
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  St. Leonard's Ward
-  Hasland Ward
-  Rother Ward
-  St. Helen's Ward
-  Holmebrook Ward
-  Brockwell Ward
-  Brimington South Ward
-  Walton Ward
-  Moor Ward
-  Grassmoor 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.

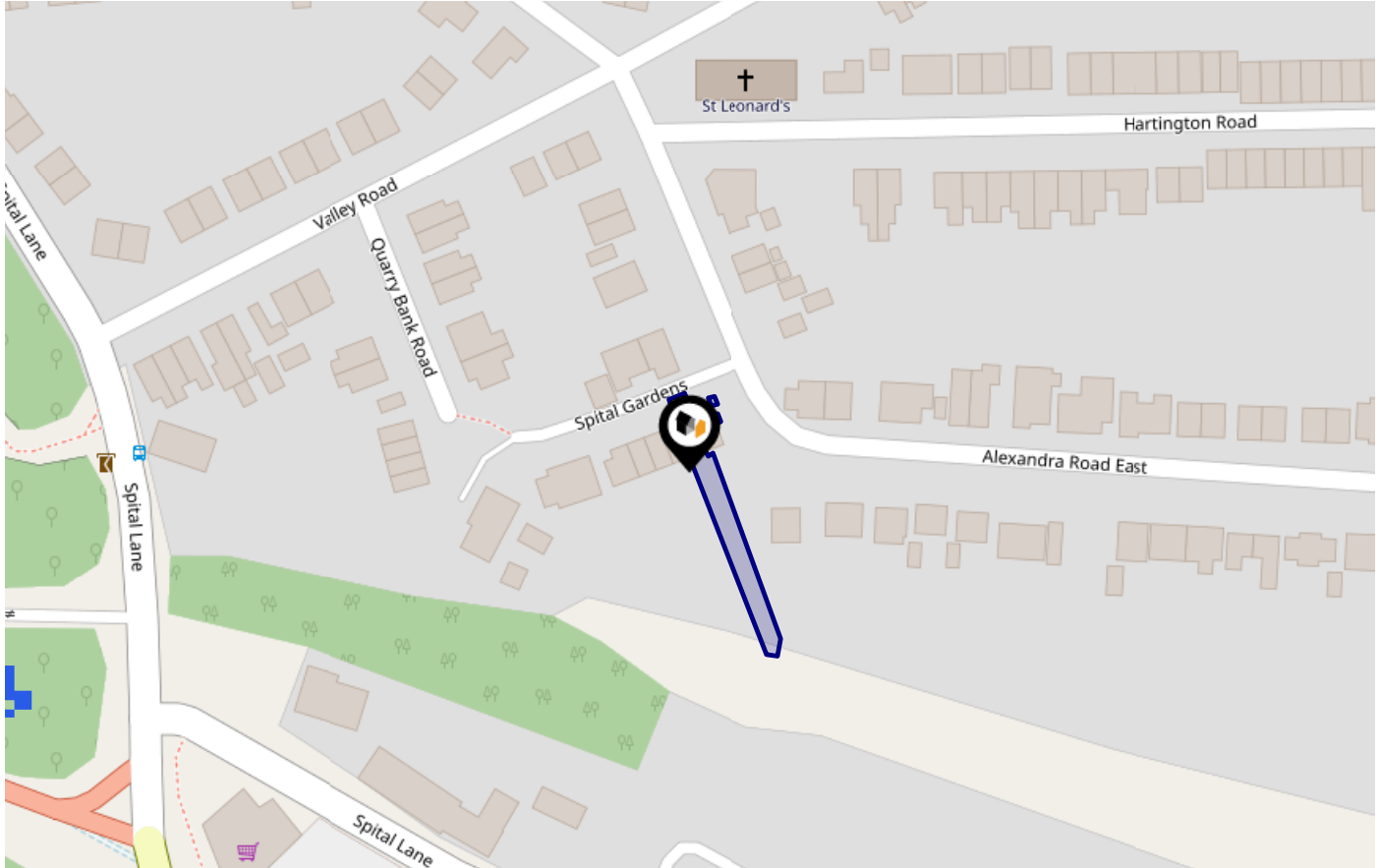
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---------------------------------------|
| 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.

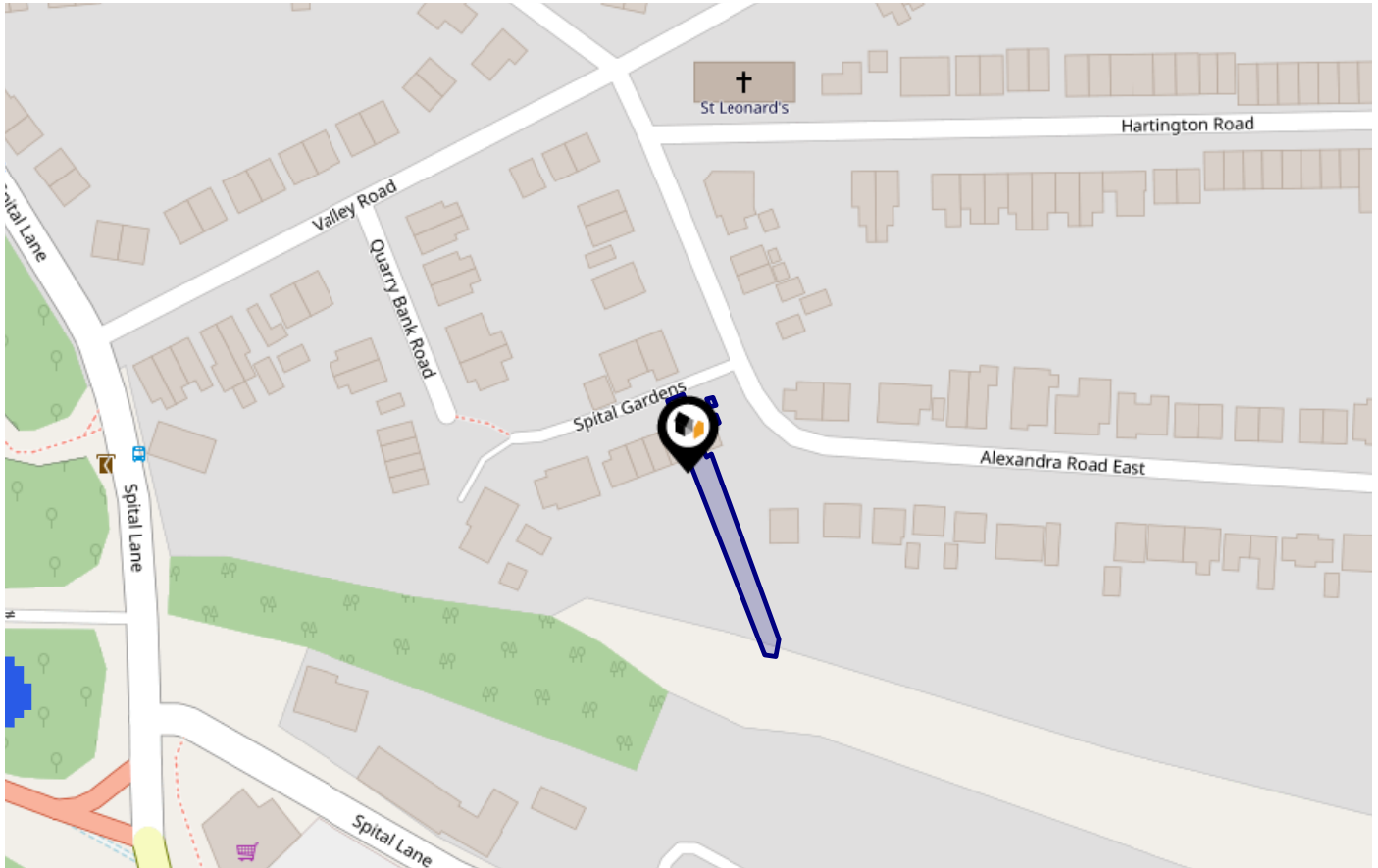
Chance of flooding to the following depths at this property:



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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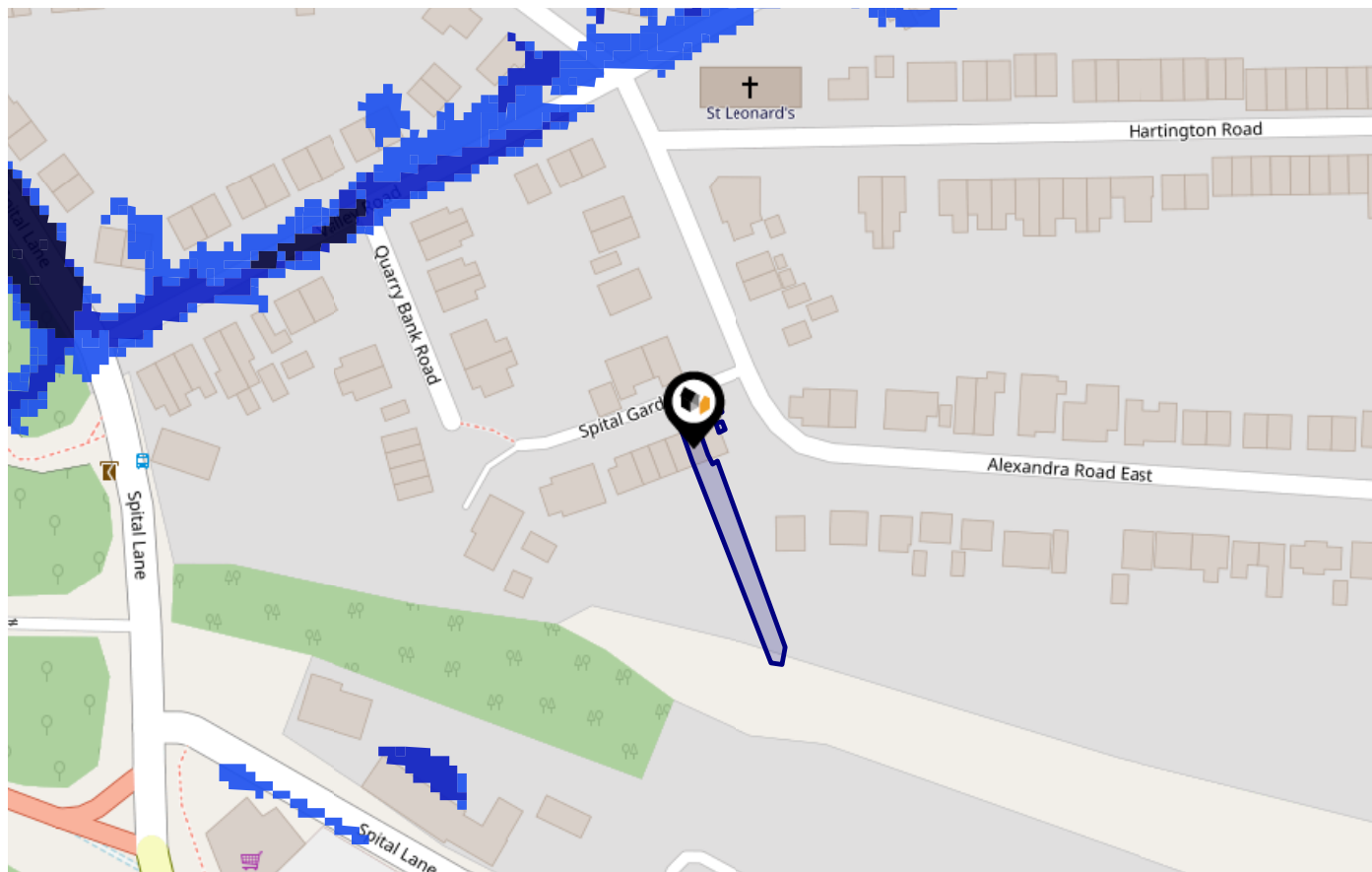
Chance of flooding to the following depths at this property:



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.

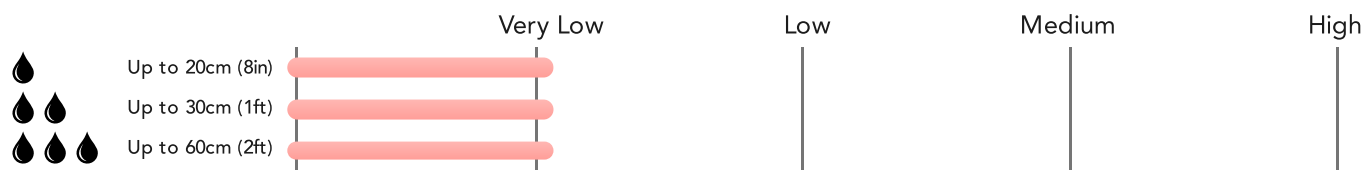


Risk Rating: **Very low**

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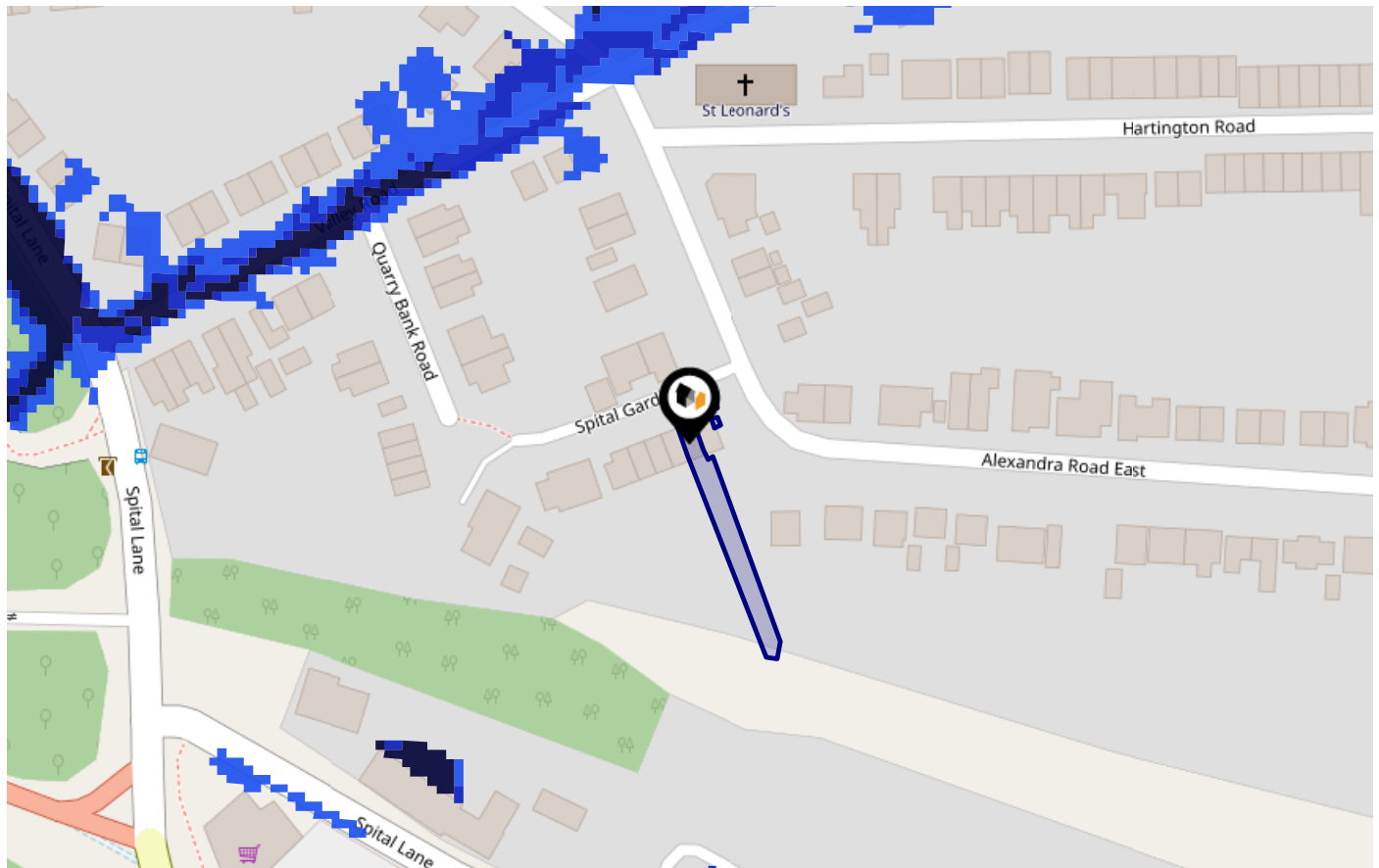
Chance of flooding to the following depths at this property:



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**

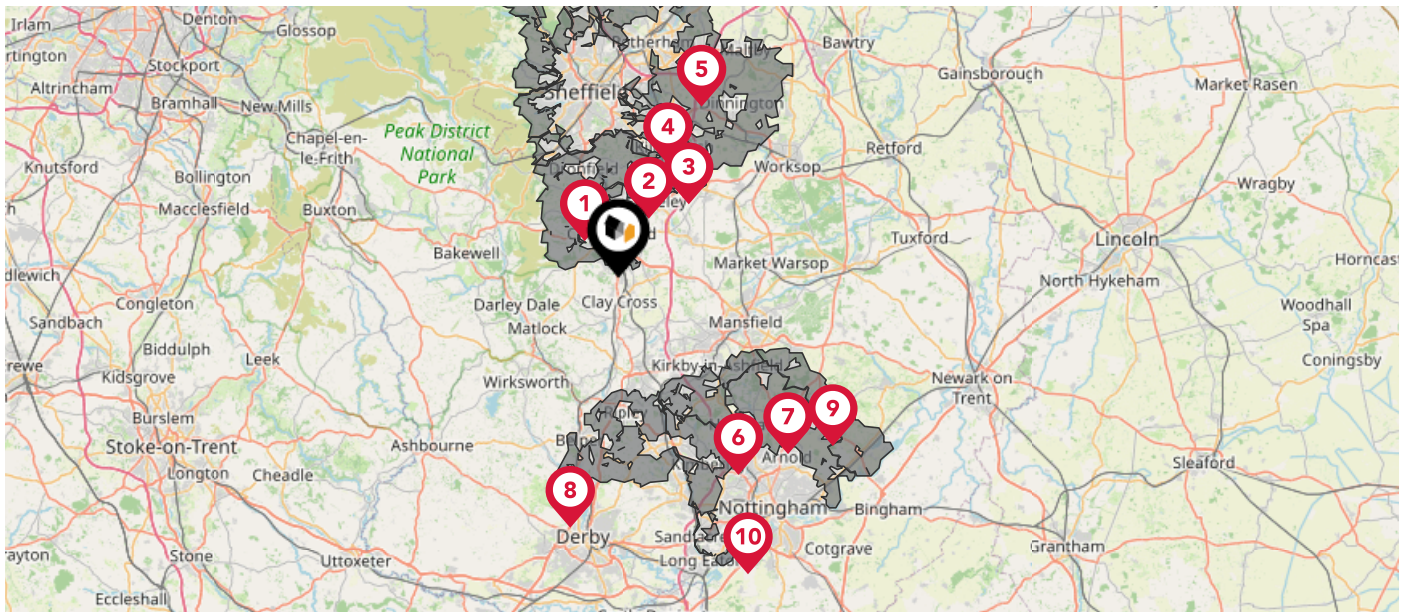
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Chance of flooding to the following depths at this property:



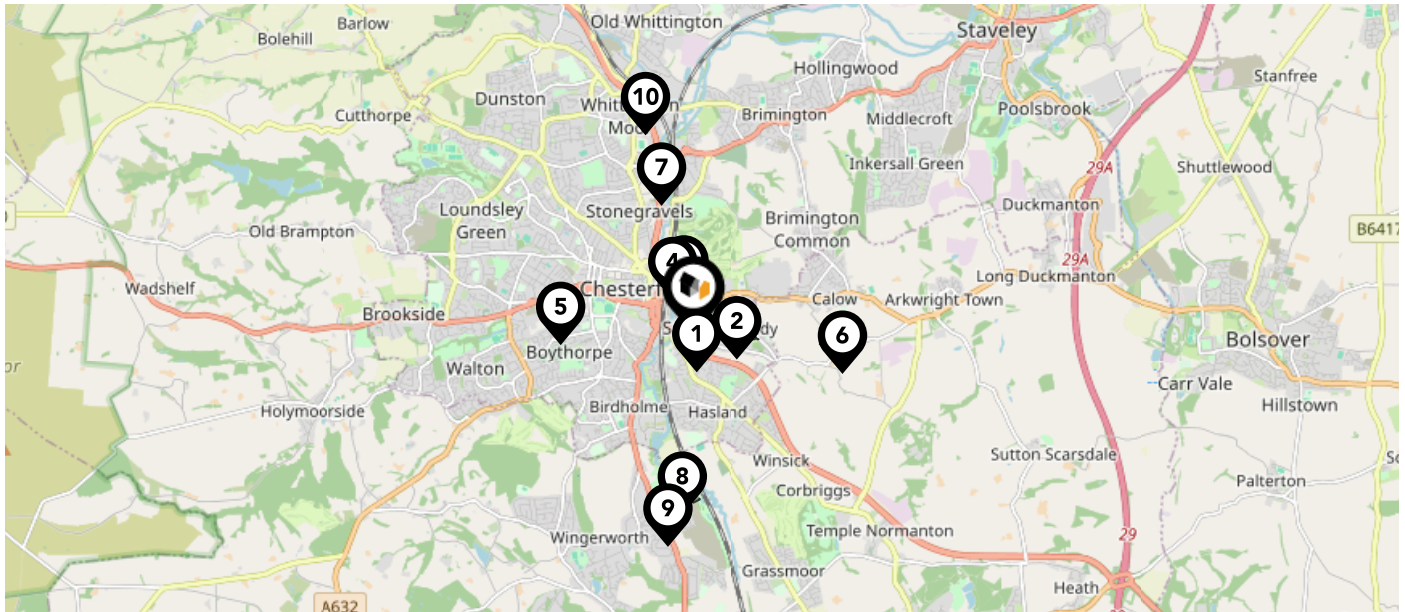
This map displays nearby areas that have been designated as Green Belt...



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 - Bolsover
-  South and West Yorkshire Green Belt - Sheffield
-  South and West Yorkshire Green Belt - Rotherham
-  Derby and Nottingham Green Belt - Ashfield
-  Derby and Nottingham Green Belt - Gedling
-  Derby and Nottingham Green Belt - Amber Valley
-  Derby and Nottingham Green Belt - Newark and Sherwood
-  Derby and Nottingham Green Belt - Broxtowe

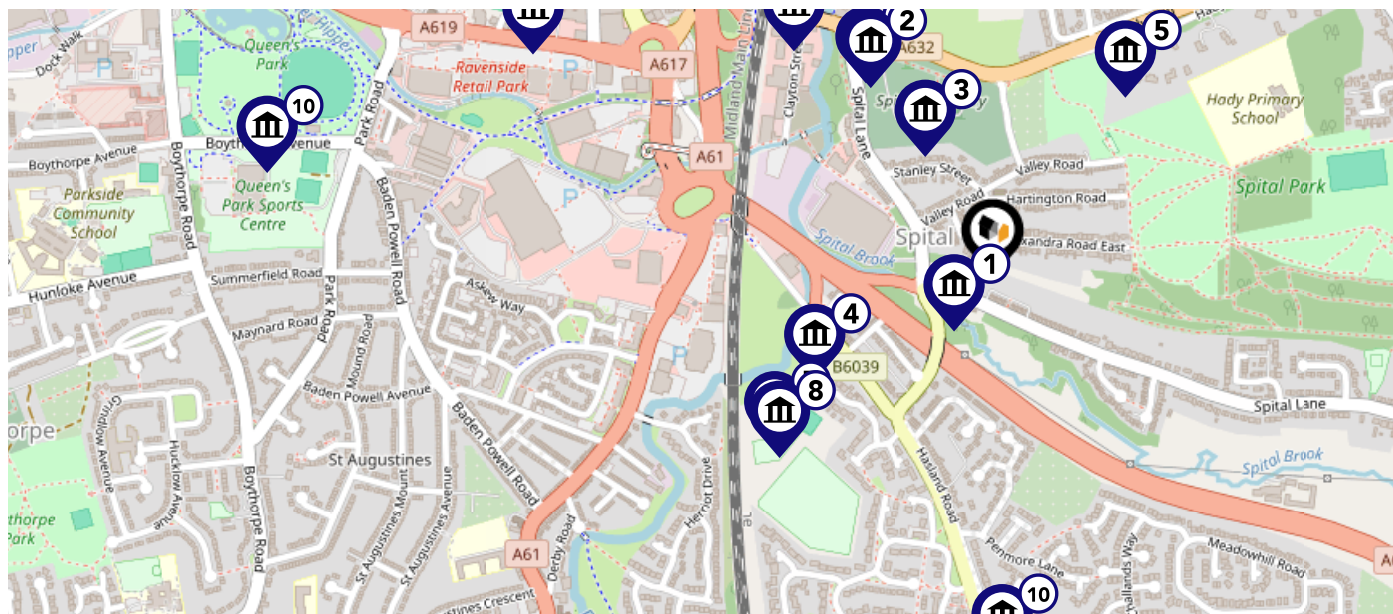
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.











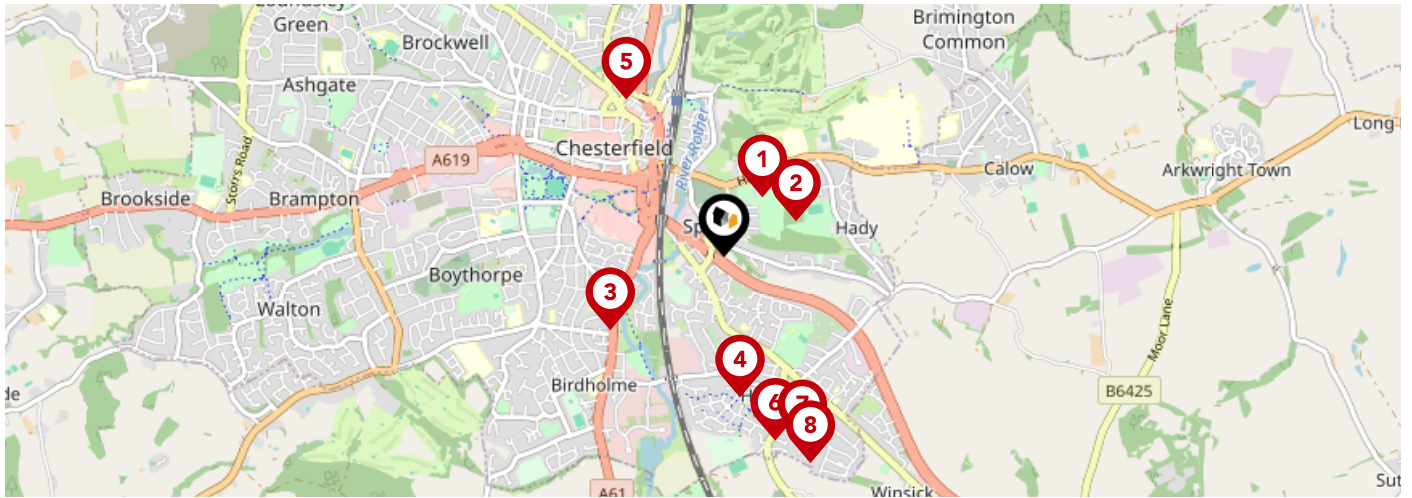
Nearby Landfill Sites

| | | |
|-----------|---|-------------------|
| 1 | Spital Lane-Spital, Chesterfield | Historic Landfill |
| 2 | Hady Lane-Chesterfield, South Yorkshire | Historic Landfill |
| 3 | Rear of Broad Works-Chesterfield | Historic Landfill |
| 4 | Crow Lane-Chesterfield | Historic Landfill |
| 5 | Portland Works-Goyt Side, Chesterfield | Historic Landfill |
| 6 | Calow Railway Cutting-Dark Lane, Calow | Historic Landfill |
| 7 | Stonegravels Tip-Off Lockoford Lane, Chesterfield | Historic Landfill |
| 8 | Avenue Coking and Chemical Plant-Chesterfield, Derbyshire | Historic Landfill |
| 9 | Hunloke Farm-Wingerworth, North East Derbyshire | Historic Landfill |
| 10 | Thompson Street-Whittington Moor, Chesterfield | Historic Landfill |

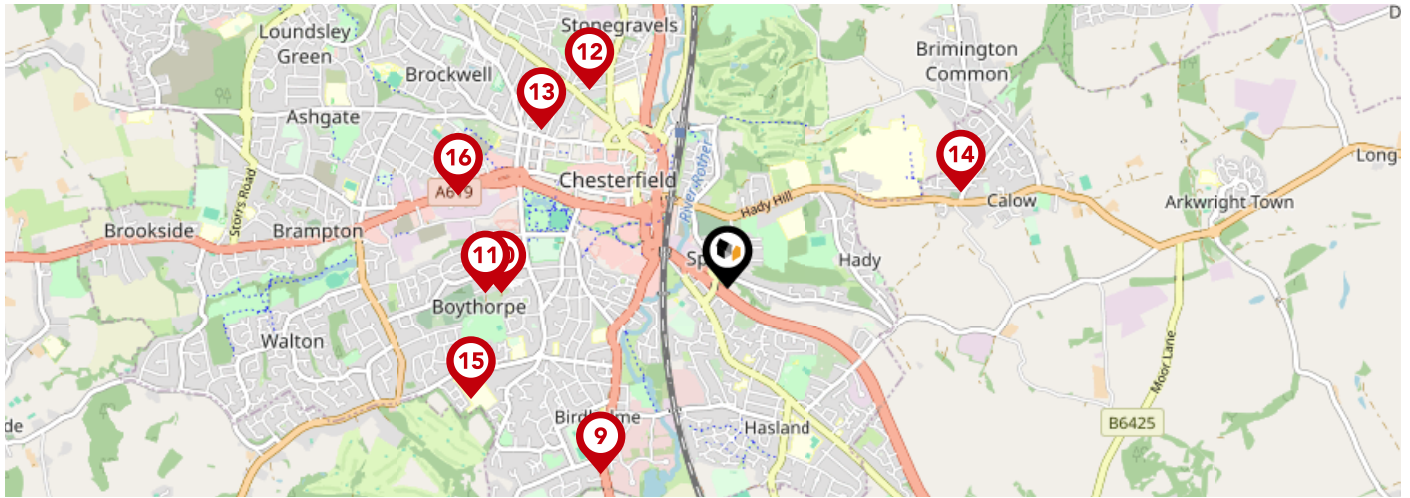
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1097011 - Spital Barn | Grade II | 0.1 miles |
|  1088314 - Lodge To Spital Cemetery | Grade II | 0.2 miles |
|  1052260 - Cemetery Church And Chapel At Spital Cemetery | Grade II | 0.2 miles |
|  1088275 - Gatepiers At Entrance To Bank Close Drive | Grade II | 0.2 miles |
|  1334690 - Hady House | Grade II | 0.3 miles |
|  1088286 - Riverside House | Grade II | 0.3 miles |
|  1088274 - Bank Close (t I Guest House Sports And Social Club) | Grade II | 0.3 miles |
|  1088276 - Former Coach House And Stables At Rear Of Bank Close (including Connecting Walls And Gatepiers) | Grade II | 0.3 miles |
|  1088315 - Entrance Walls With Stone Arch And Gate Piers At Spital Cemetery | Grade II | 0.3 miles |
|  1088273 - Penmore House | Grade II | 0.4 miles |
|  1088332 - Outbuilding At Rear Of Number 11 | Grade II | 0.6 miles |
|  1088334 - Conservatory At Queens Park | Grade II | 0.8 miles |

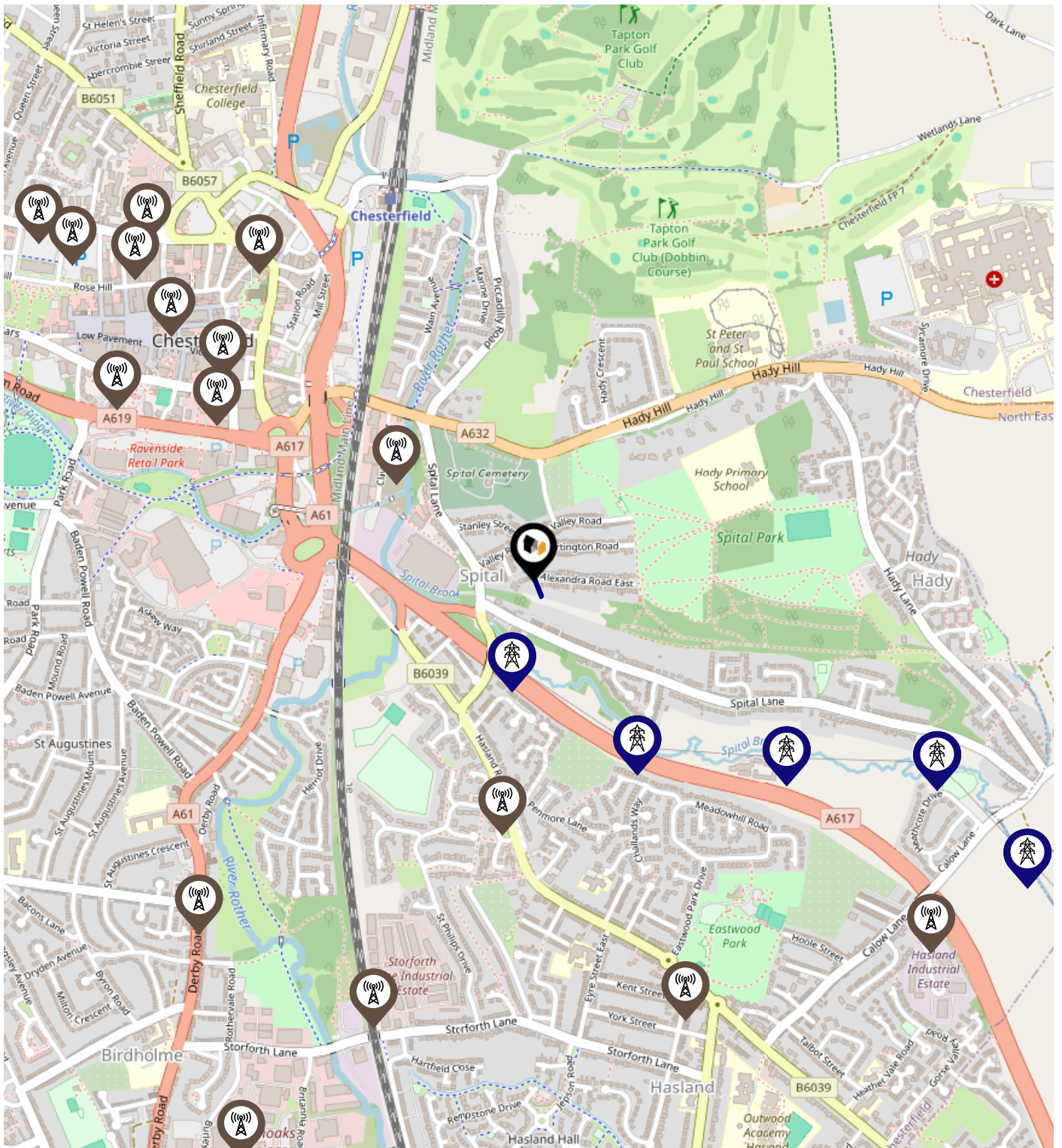


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Peter and St Paul School Ofsted Rating: Not Rated Pupils: 111 Distance:0.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Hady Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Spire Junior School Ofsted Rating: Good Pupils: 188 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Hasland Infant School Ofsted Rating: Good Pupils: 344 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Chesterfield College Ofsted Rating: Good Pupils:0 Distance:0.82 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Esteem North Academy Ofsted Rating: Good Pupils: 228 Distance:0.84 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Outwood Academy Hasland Hall Ofsted Rating: Good Pupils: 820 Distance:0.89 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Hasland Junior School Ofsted Rating: Good Pupils: 376 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Spire Nursery and Infant School Ofsted Rating: Good Pupils: 183 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parkside Community School Ofsted Rating: Good Pupils: 601 Distance:1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| William Rhodes Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 169 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Abercrombie Primary School Ofsted Rating: Good Pupils: 255 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| St Mary's Catholic Primary Ofsted Rating: Good Pupils: 418 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Calow CofE VC Primary School Ofsted Rating: Good Pupils: 175 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Walton Peak Flying High Academy Ofsted Rating: Good Pupils: 131 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Brampton Primary School Ofsted Rating: Good Pupils: 305 Distance:1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

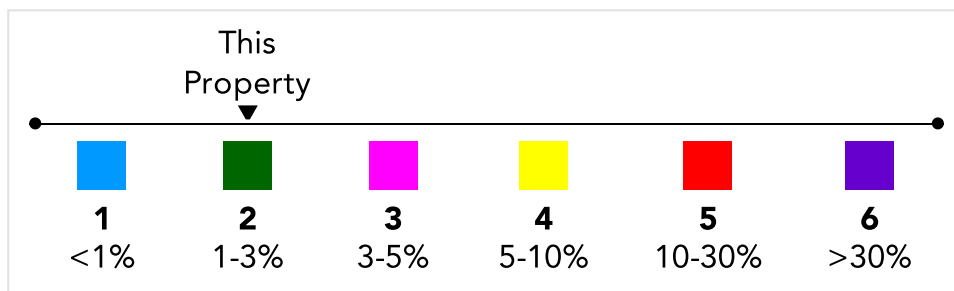
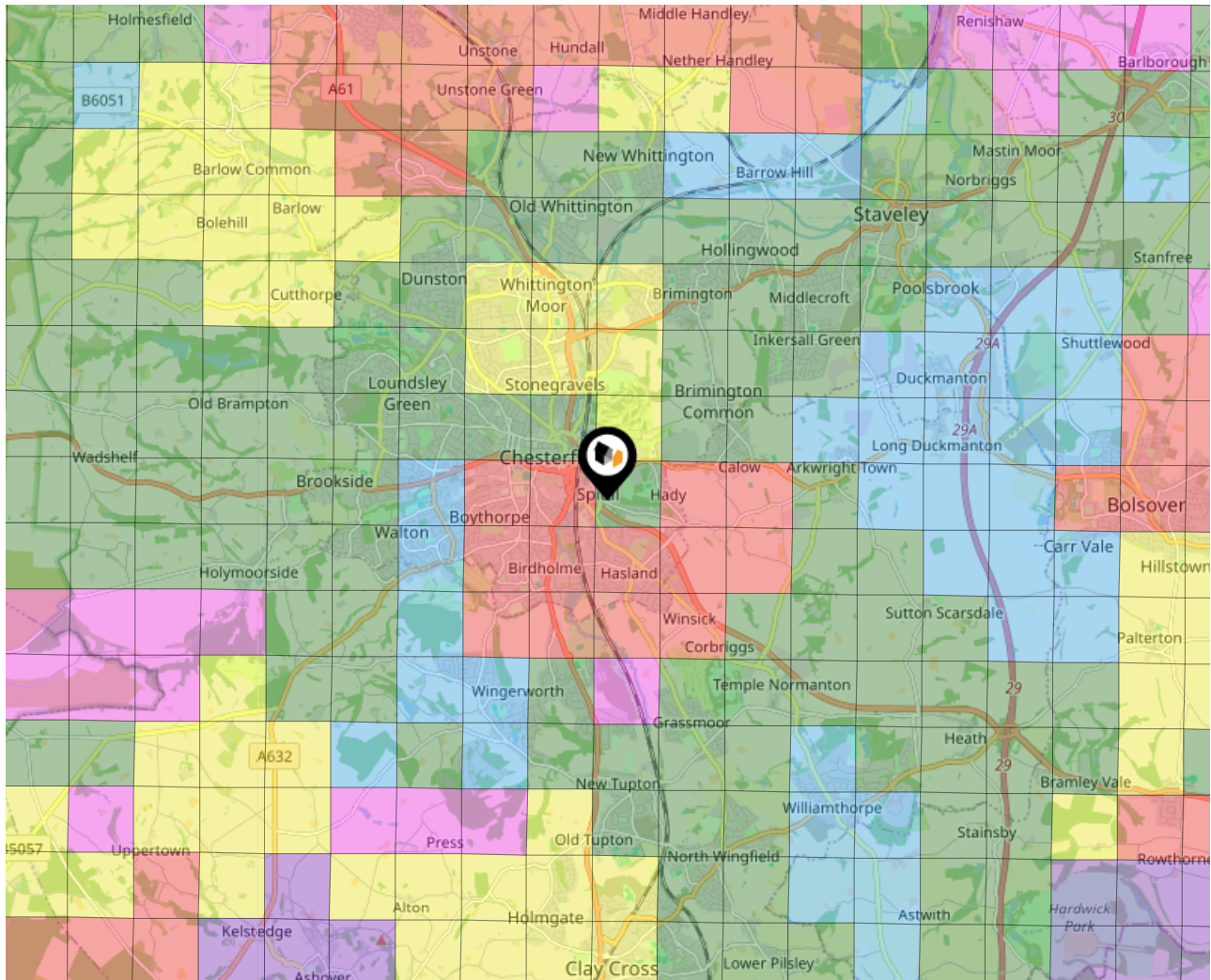


Key:

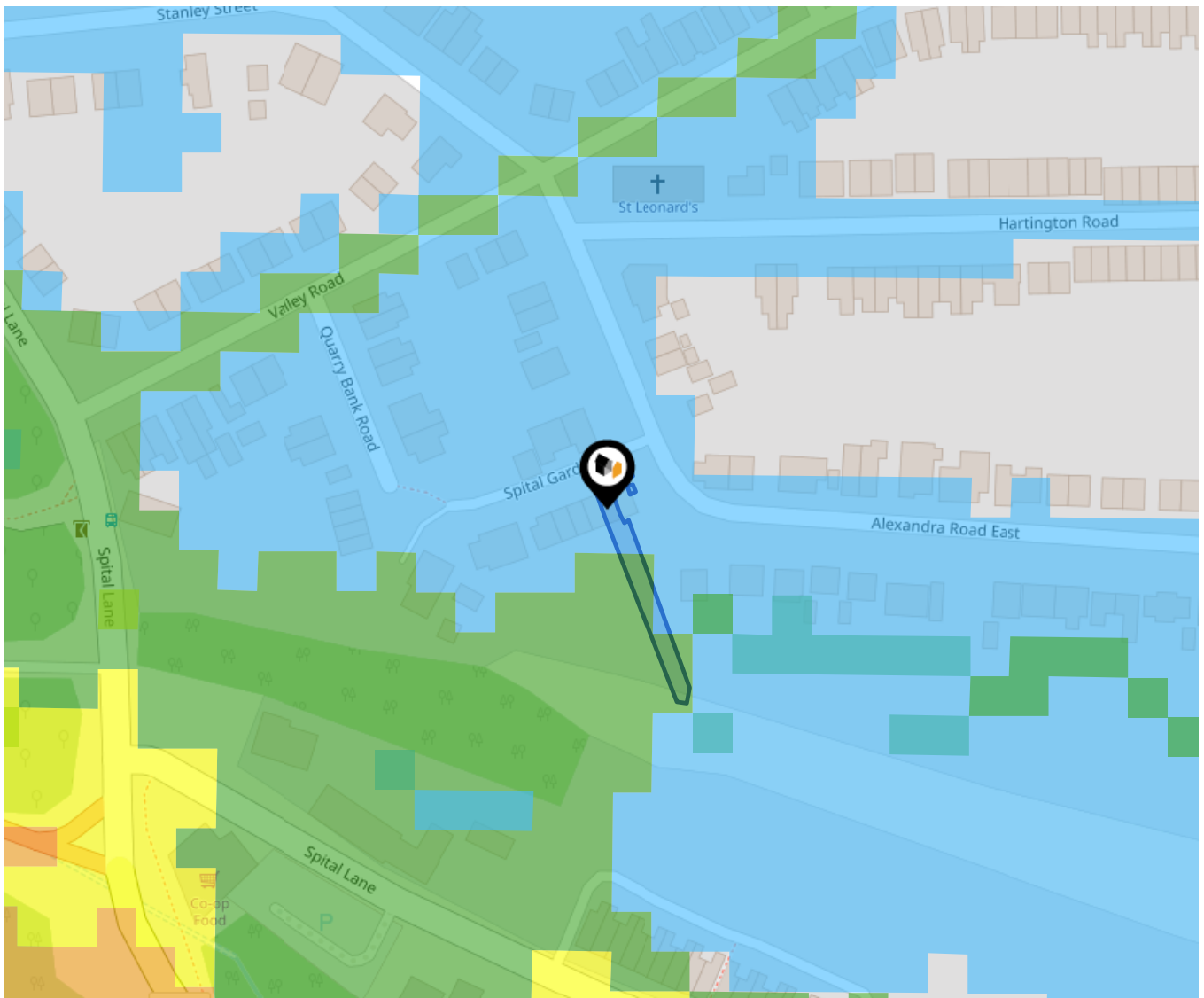
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

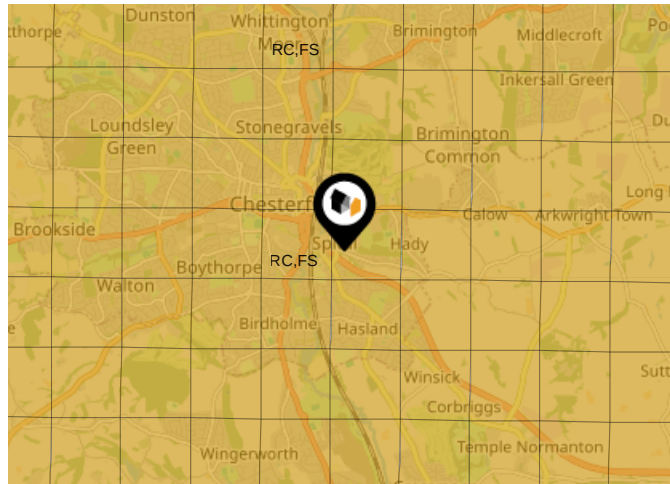


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

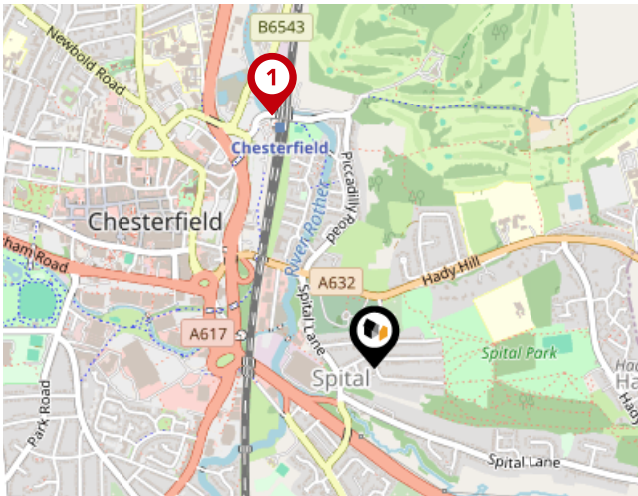
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



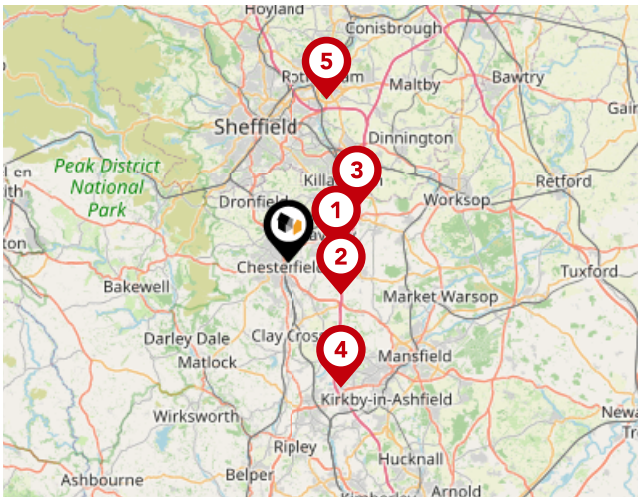
Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 | Chesterfield Rail Station | 0.61 miles |
| 2 | Dronfield Rail Station | 5.41 miles |
| 3 | Dronfield Rail Station | 5.46 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J29A | 3.58 miles |
| 2 | M1 J29 | 4.39 miles |
| 3 | M1 J30 | 6.25 miles |
| 4 | M1 J28 | 9.63 miles |
| 5 | M1 J33 | 11.96 miles |

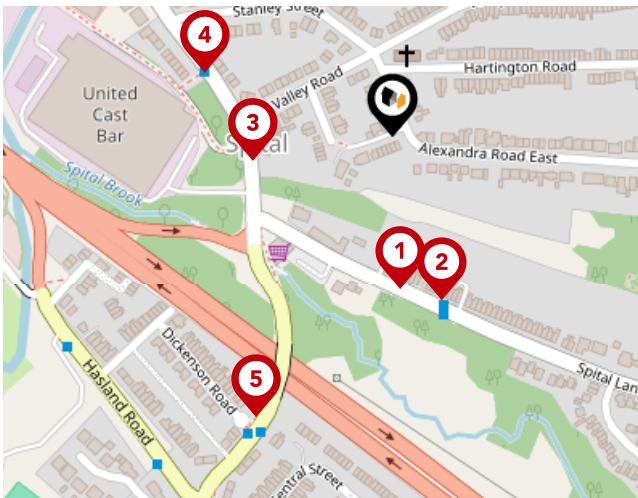


Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | East Mids Airport | 28.15 miles |
| 2 | Finningley | 24.05 miles |
| 3 | Leeds Bradford Airport | 45.31 miles |
| 4 | Manchester Airport | 36.99 miles |

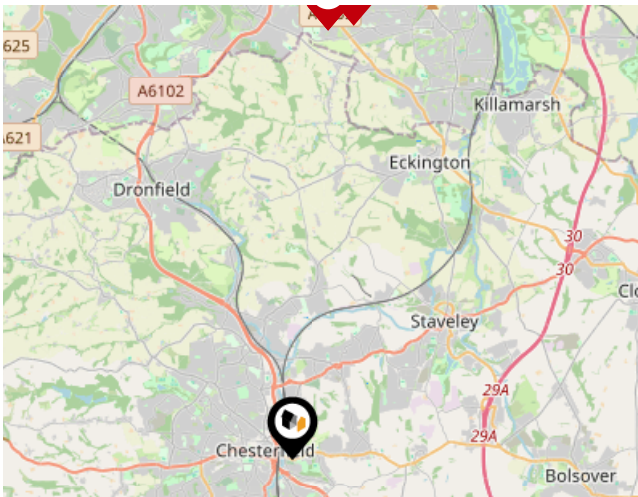
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Co-op Store | 0.08 miles |
| 2 | Co-op Store | 0.1 miles |
| 3 | Valley Crescent | 0.08 miles |
| 4 | Valley Crescent | 0.11 miles |
| 5 | St Leonards Drive Bridge | 0.17 miles |



Local Connections

| Pin | Name | Distance |
|-----|-----------------------------------|------------|
| 1 | Birley Lane Platform to City | 7.64 miles |
| 2 | Birley Lane Platform to City | 7.65 miles |
| 3 | Birley Moor Road Platform to City | 7.78 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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