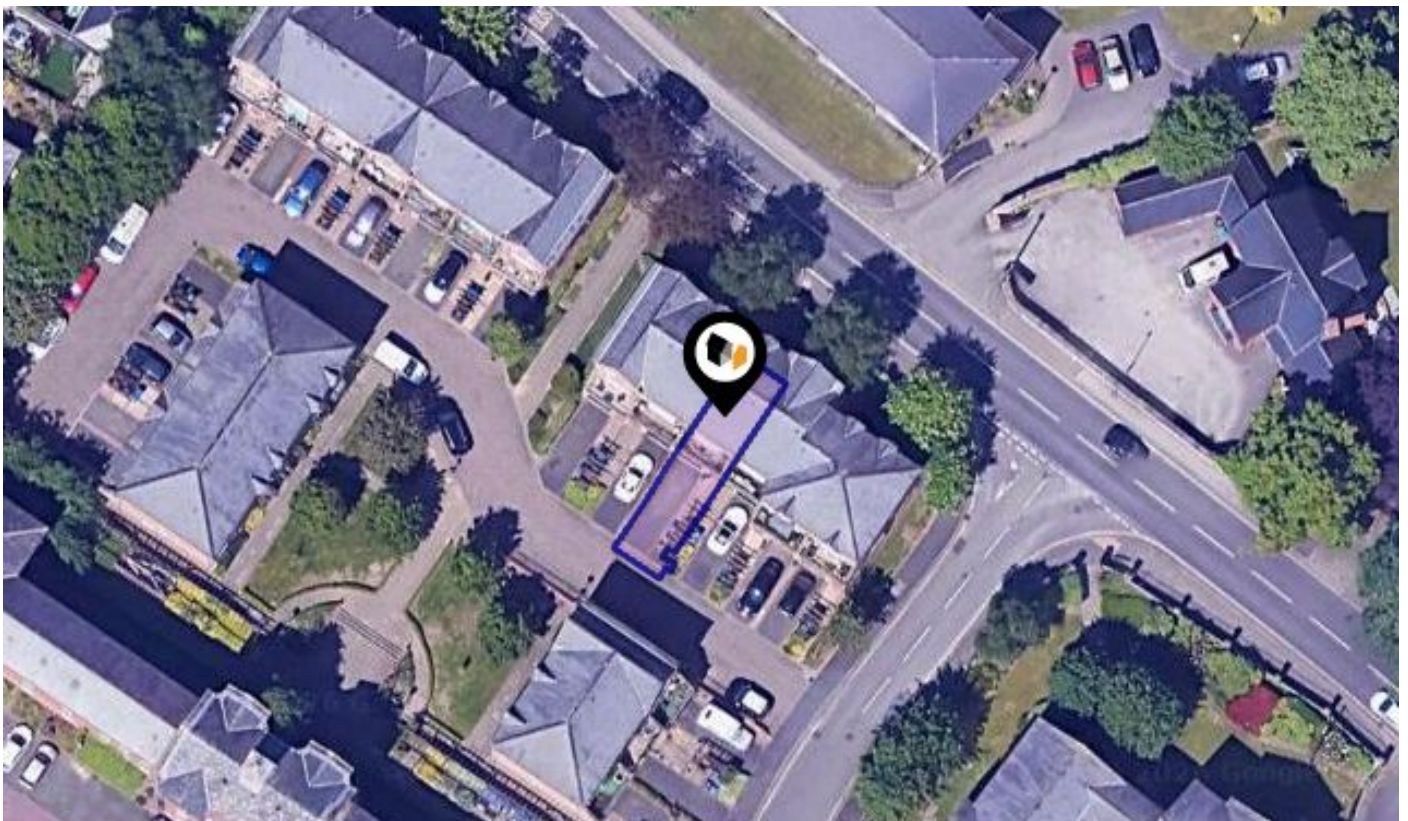




See More Online

# KFB: Key Facts For Buyers

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



## PORTLAND CLOSE, CHESTERFIELD, S41

### Martin & Co

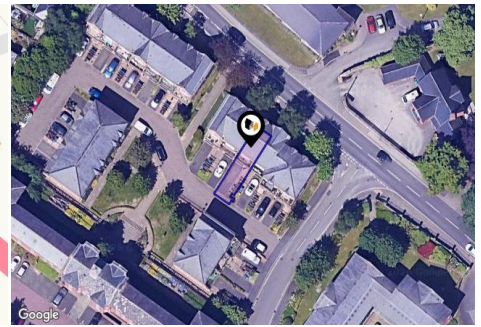
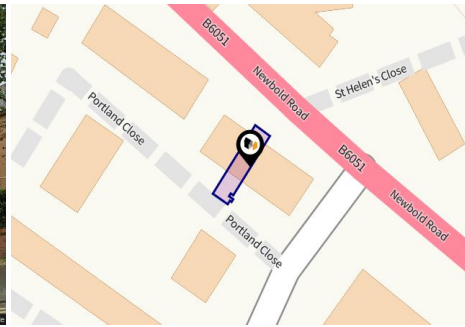
33 St Mary's Gate, Chesterfield S41 7TJ

01246 220160

[chesterfield@martinco.com](mailto:chesterfield@martinco.com)

[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>            | Terraced                                   | <b>Tenure:</b> | Leasehold |
| <b>Bedrooms:</b>        | 3  |                |           |
| <b>Floor Area:</b>      | 1,140 ft <sup>2</sup> / 106 m <sup>2</sup> |                |           |
| <b>Plot Area:</b>       | 0.02 acres                                 |                |           |
| <b>Year Built :</b>     | 2002                                       |                |           |
| <b>Council Tax :</b>    | Band C                                     |                |           |
| <b>Annual Estimate:</b> | £2,080                                     |                |           |
| <b>Title Number:</b>    | DY353114                                   |                |           |

## Local Area

|                           |                    |
|---------------------------|--------------------|
| <b>Local Authority:</b>   | Derbyshire         |
| <b>Conservation Area:</b> | Abercrombie Street |
| <b>Flood Risk:</b>        |                    |
| • Rivers & Seas           | Very low           |
| • Surface Water           | Very low           |

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>18</b><br>mb/s | <b>80</b><br>mb/s | <b>1800</b><br>mb/s |
|                   |                   |                     |

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



### Satellite/Fibre TV Availability:



## Freehold Title Plan

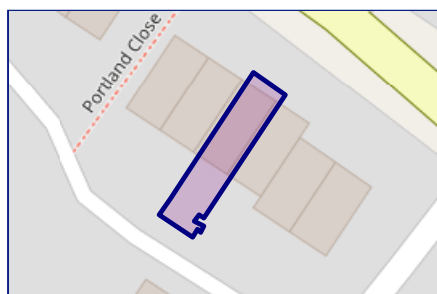
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**DY383349**

## Leasehold Title Plan

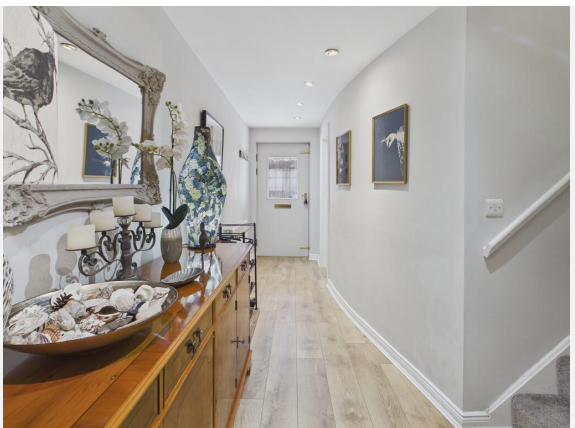
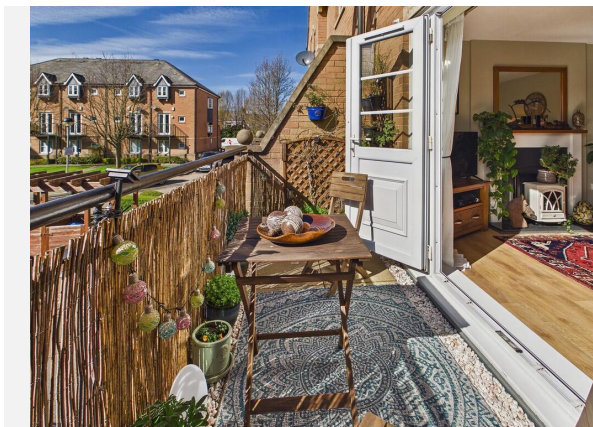
---



**DY353114**

Start Date: 24/07/2002  
End Date: 01/04/3001  
Lease Term: 999 years from 1 April 2002  
Term Remaining: 975 years



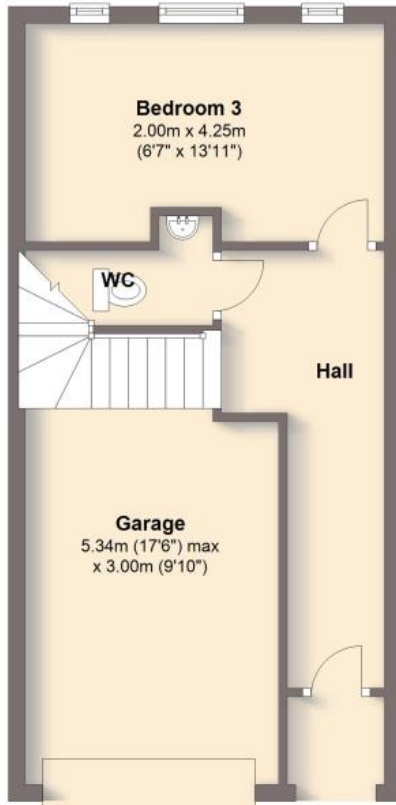




## PORTLAND CLOSE, CHESTERFIELD, S41

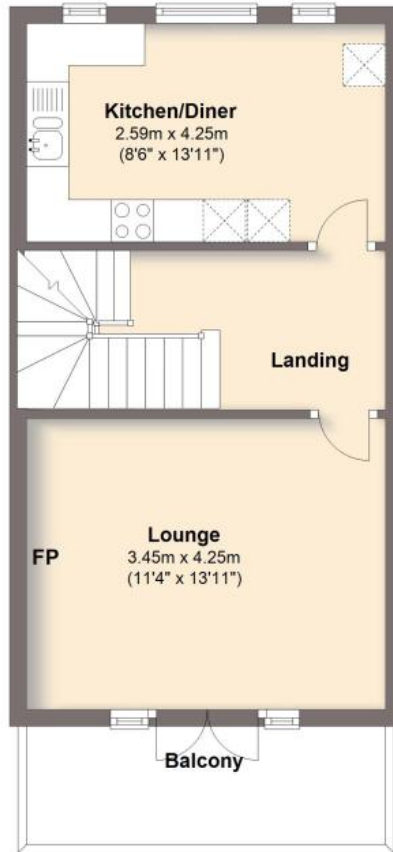
### Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



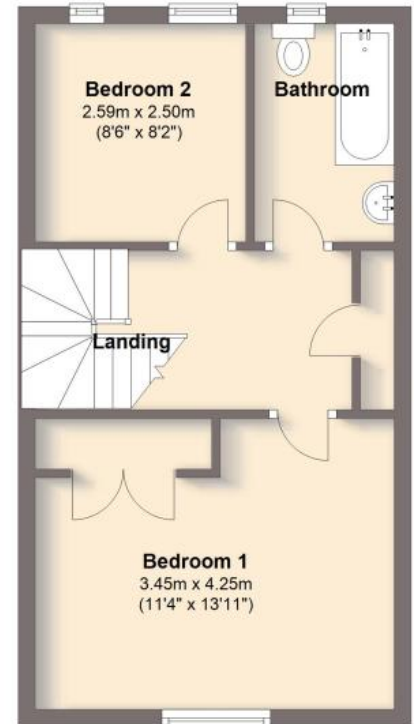
### First Floor

Approx. 34.6 sq. metres (371.9 sq. feet)



### Second Floor

Approx. 34.5 sq. metres (371.9 sq. feet)



Total area: approx. 107.4 sq. metres (1156.3 sq. feet)

CHESTERFIELD, S41

Energy rating

**C**

Valid until 05.04.2031

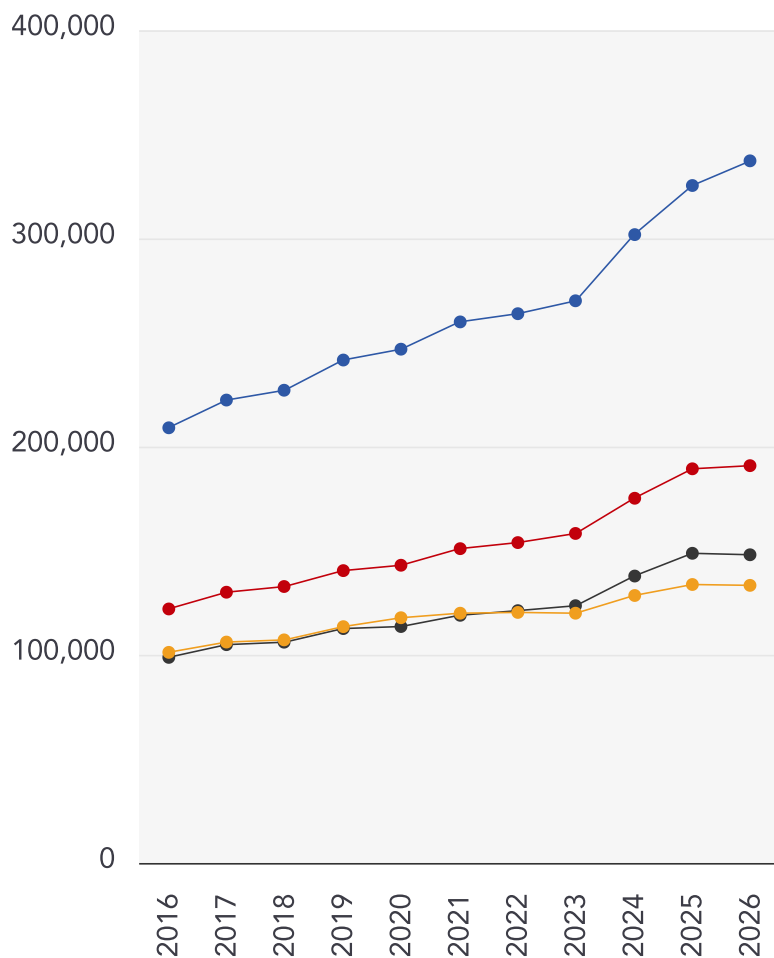
| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | 88   <b>B</b> |
| 69-80 | <b>C</b>      | 70   <b>c</b> |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

### Additional EPC Data

---

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Mid-Terrace                                   |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Dual  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)    |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, insulated at rafters                 |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                  |
| <b>Hot Water Energy Efficiency:</b> | Average                                       |
| <b>Lighting:</b>                    | Low energy lighting in 38% of fixed outlets   |
| <b>Floors:</b>                      | Solid, insulated (assumed)                    |
| <b>Total Floor Area:</b>            | 106 m <sup>2</sup>                            |

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



Detached

**+61.34%**

Semi-Detached

**+56.41%**

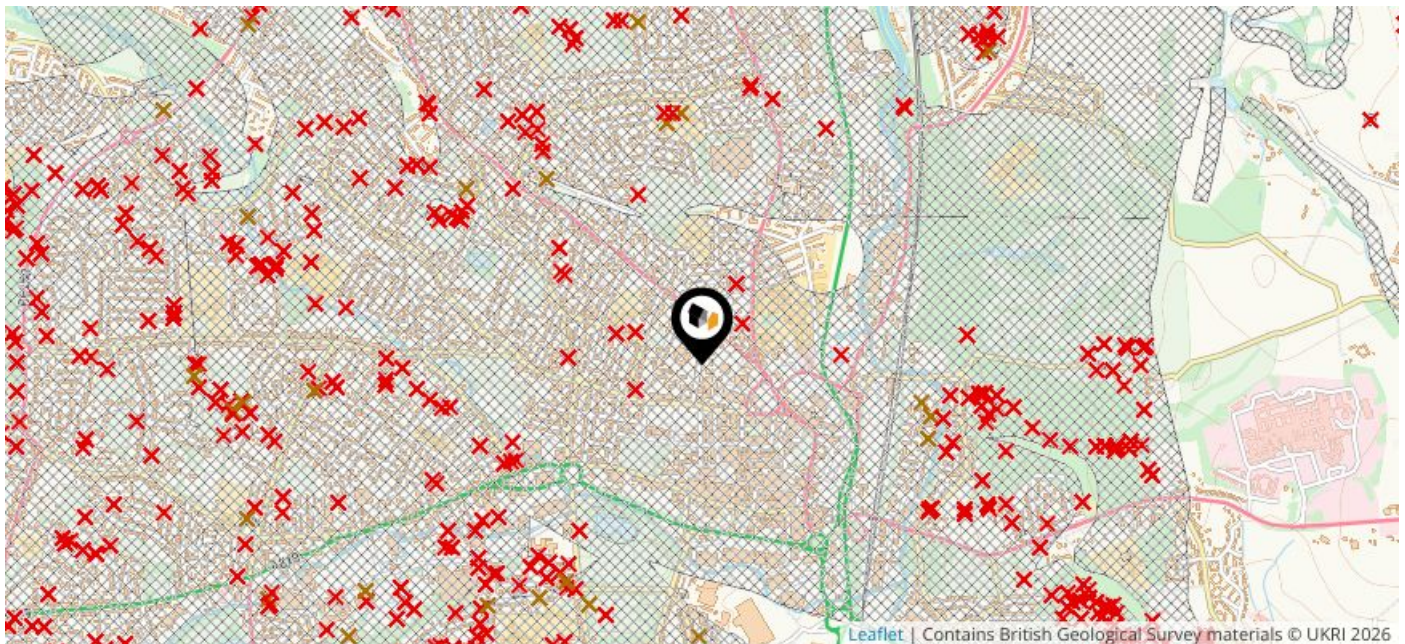
Terraced

**+49.91%**

Flat

**+31.81%**

This map displays nearby coal mine entrances and their classifications.



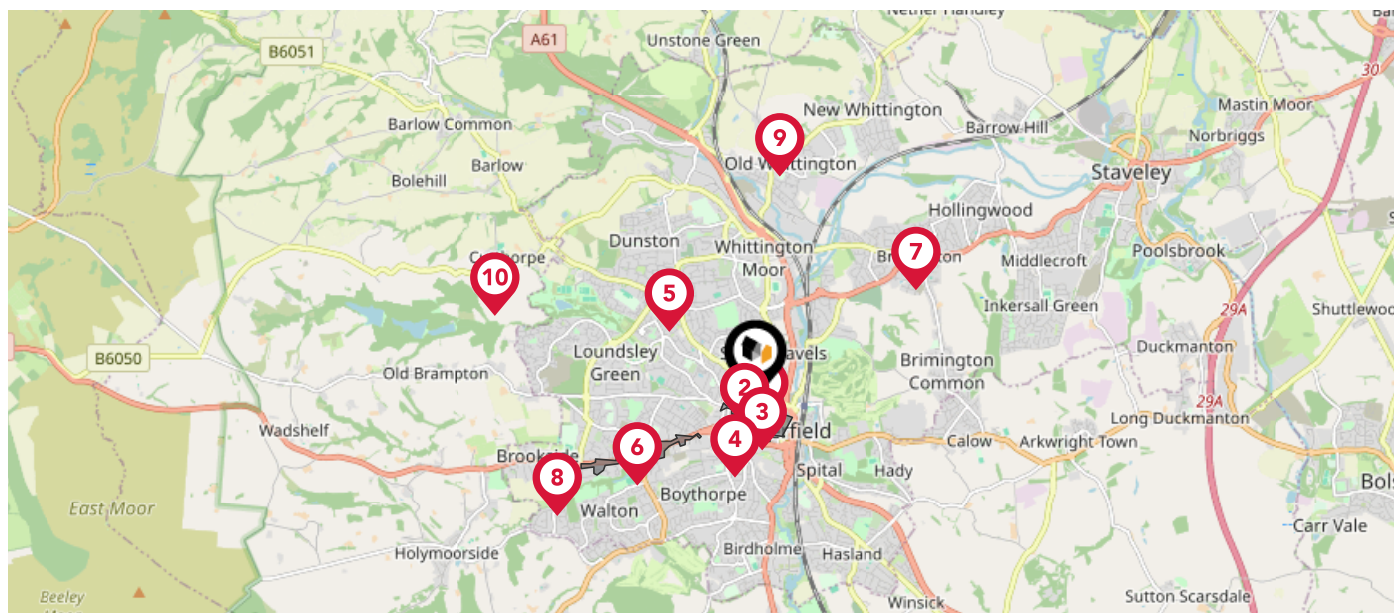
### Mine Entry

- ✕ 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.

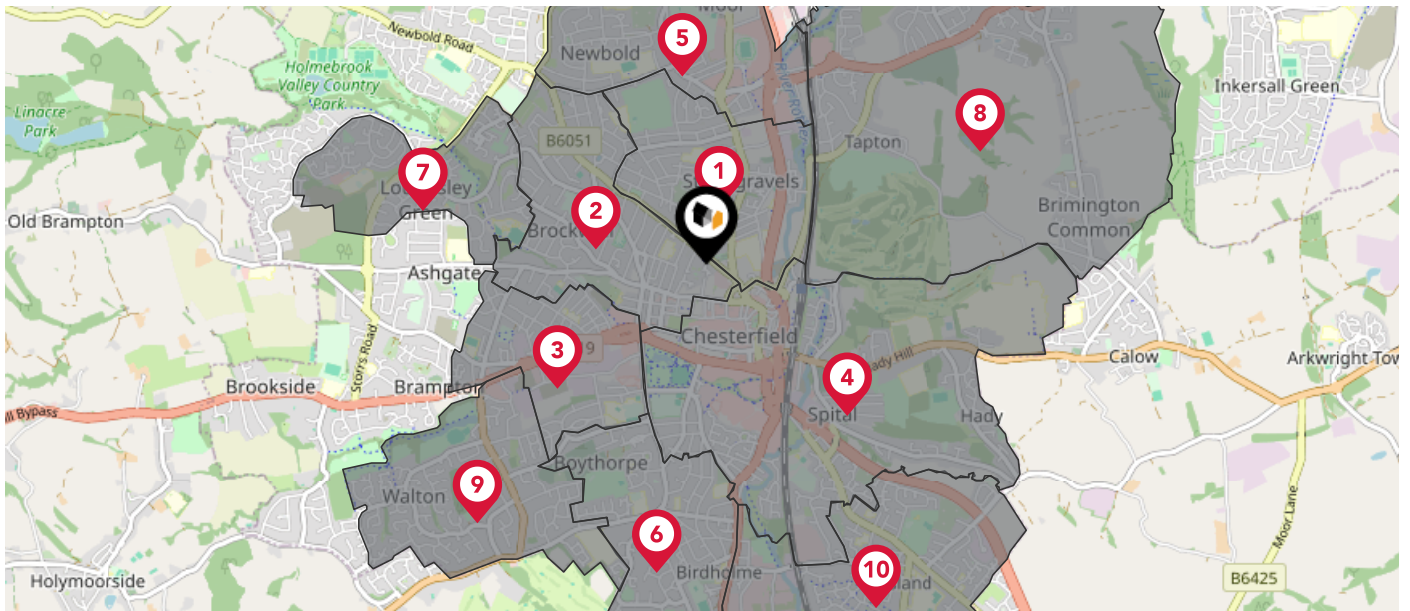
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

-  Abercrombie Street
-  Spencer Street
-  Town Centre (Chesterfield)
-  Queen's Park (Chesterfield)
-  Newbold Eyre
-  Chatsworth Road (Chesterfield)
-  Brimington
-  Somersall
-  Old Whittington
-  Cutthorpe

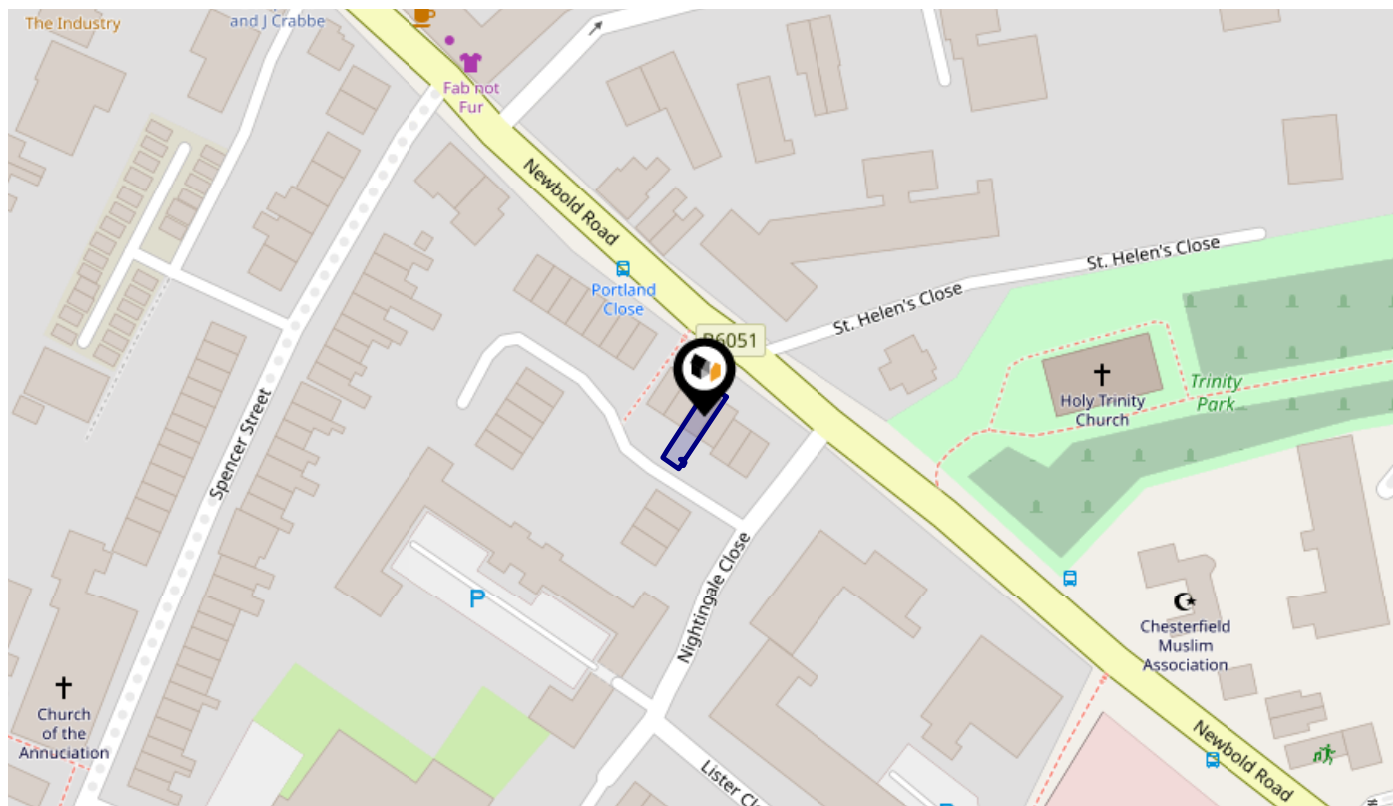
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

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

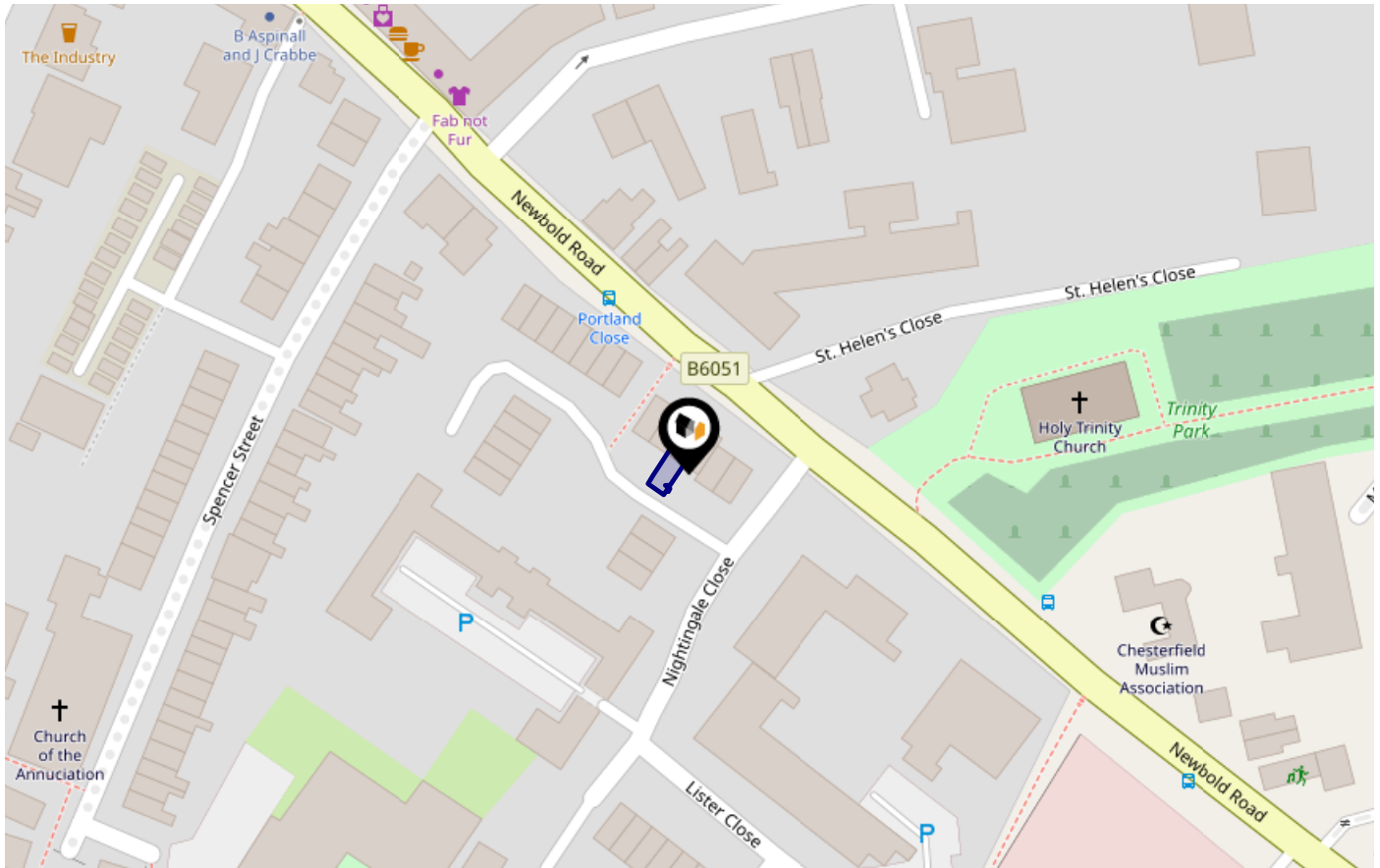
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

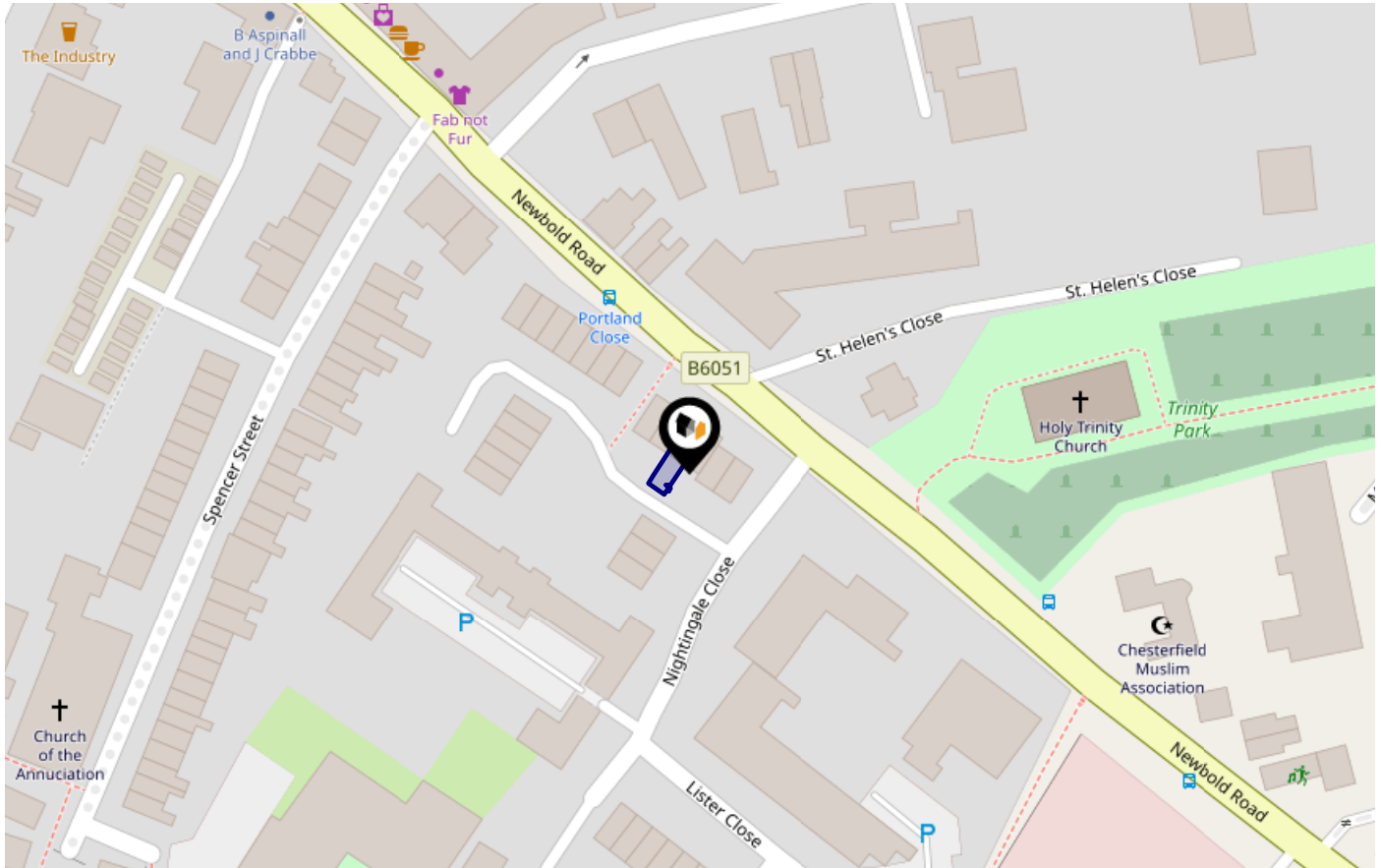
Chance of flooding to the following depths at this property:



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

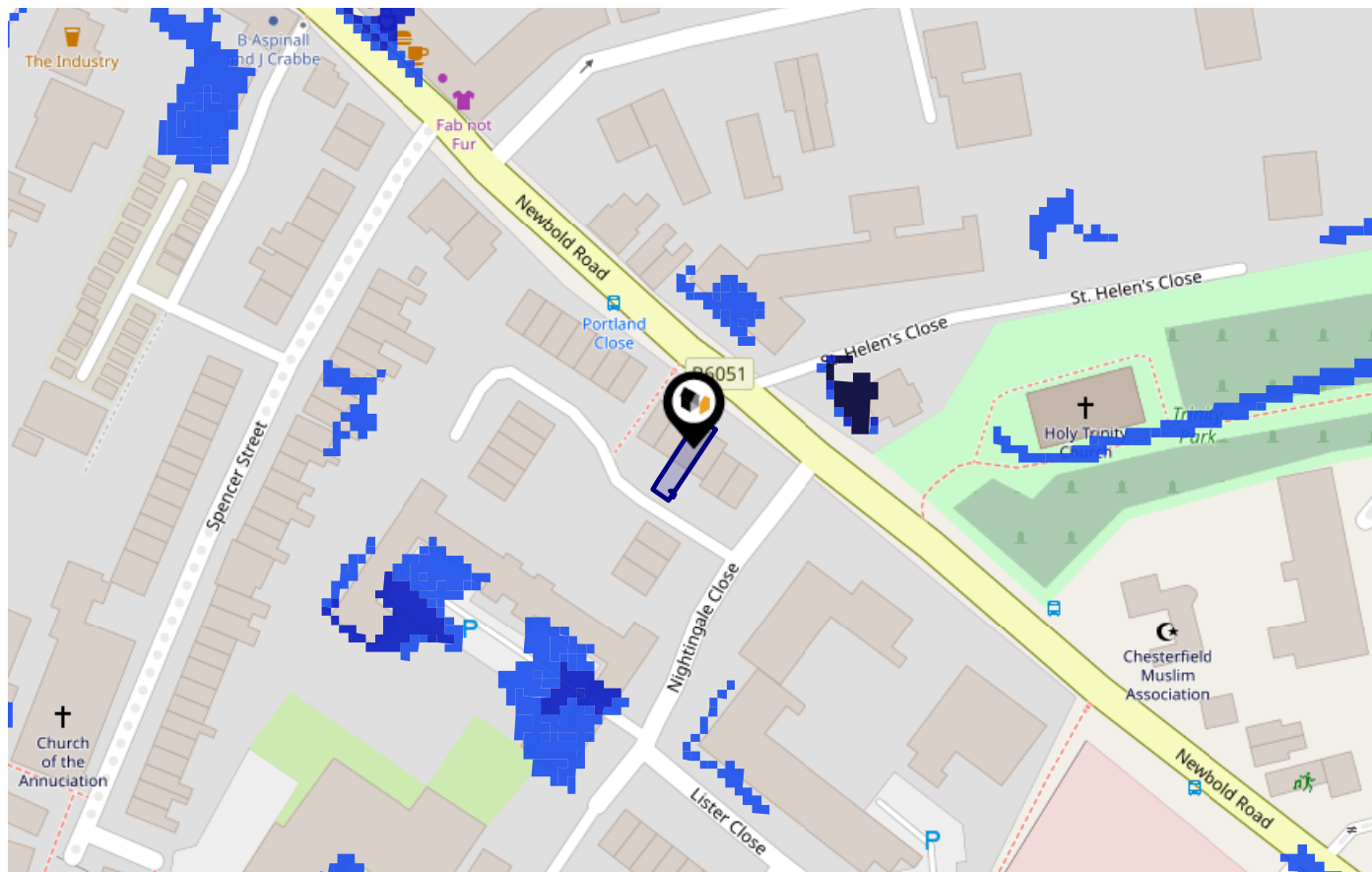
Chance of flooding to the following depths at this property:



# 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.

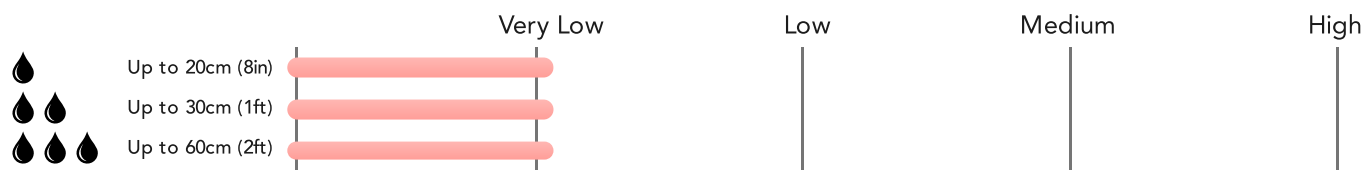


Risk Rating: **Very low**

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.

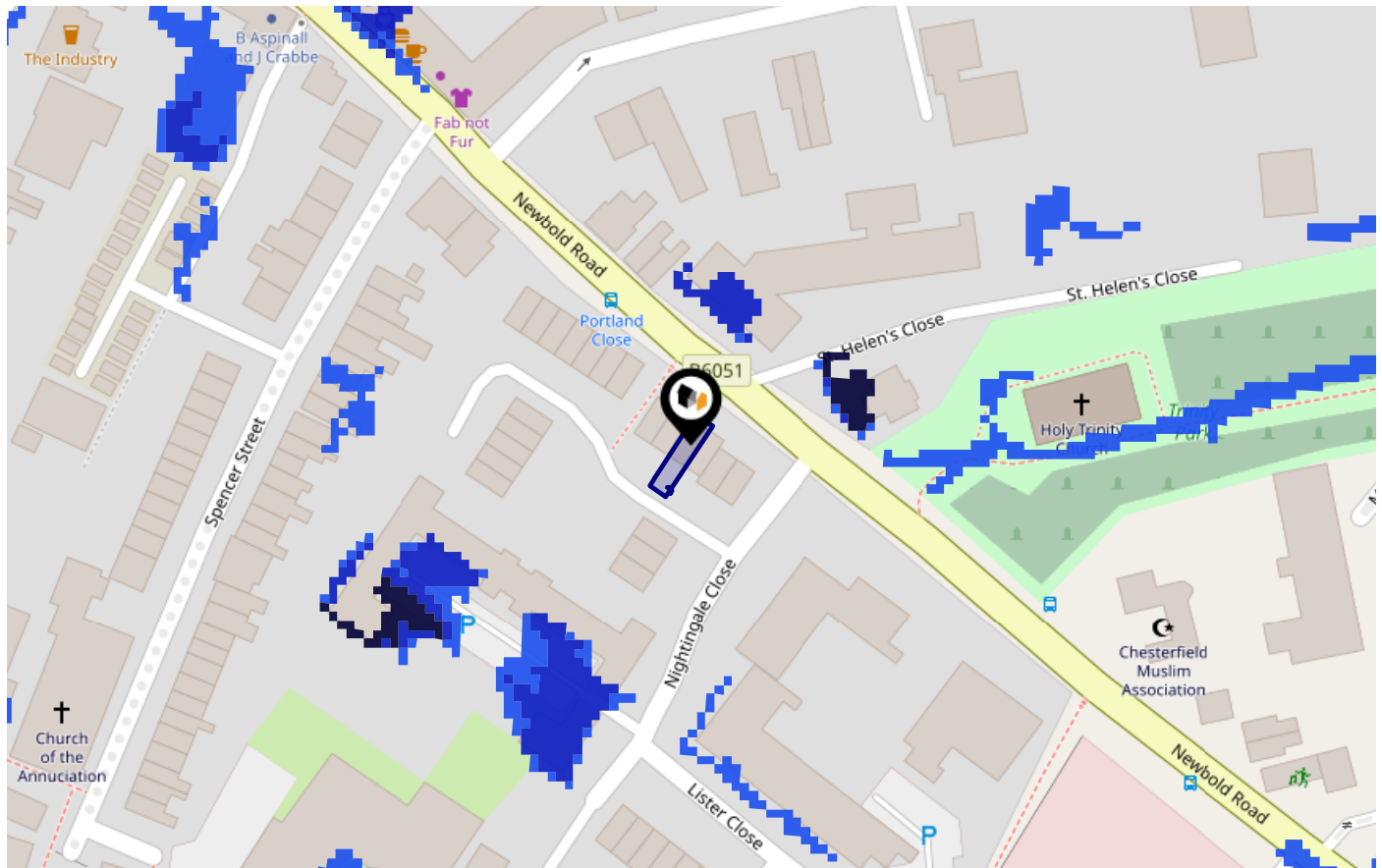
Chance of flooding to the following depths at this property:



# 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

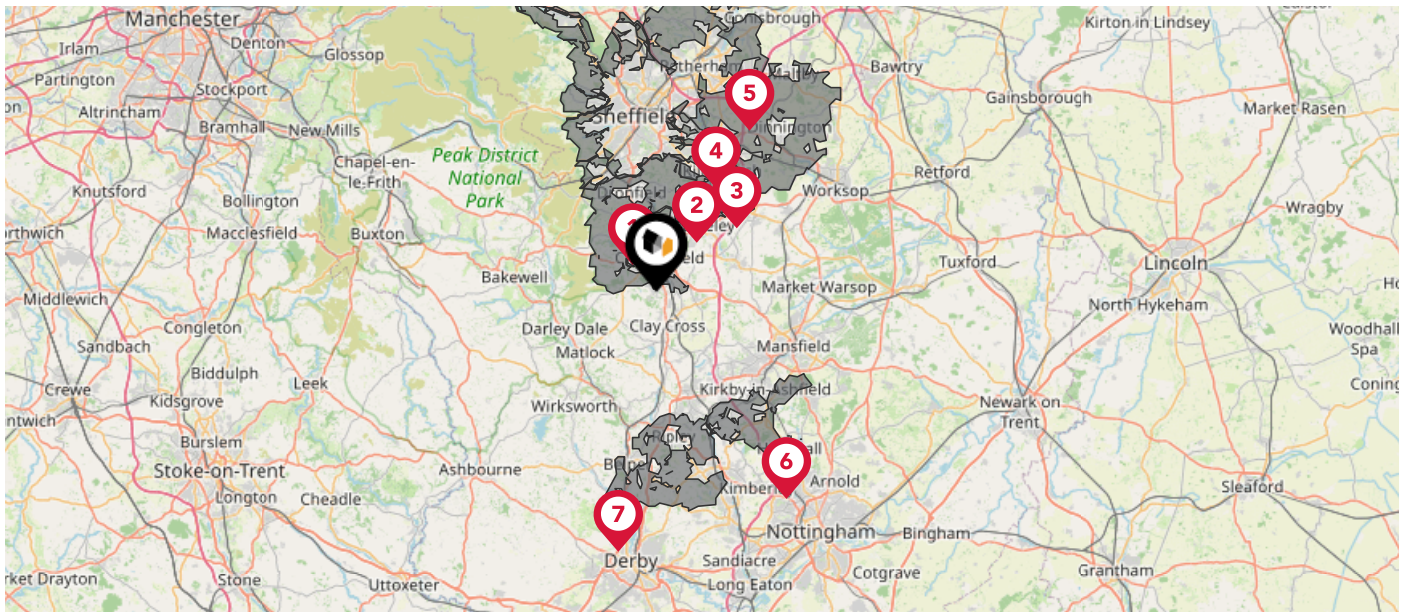
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



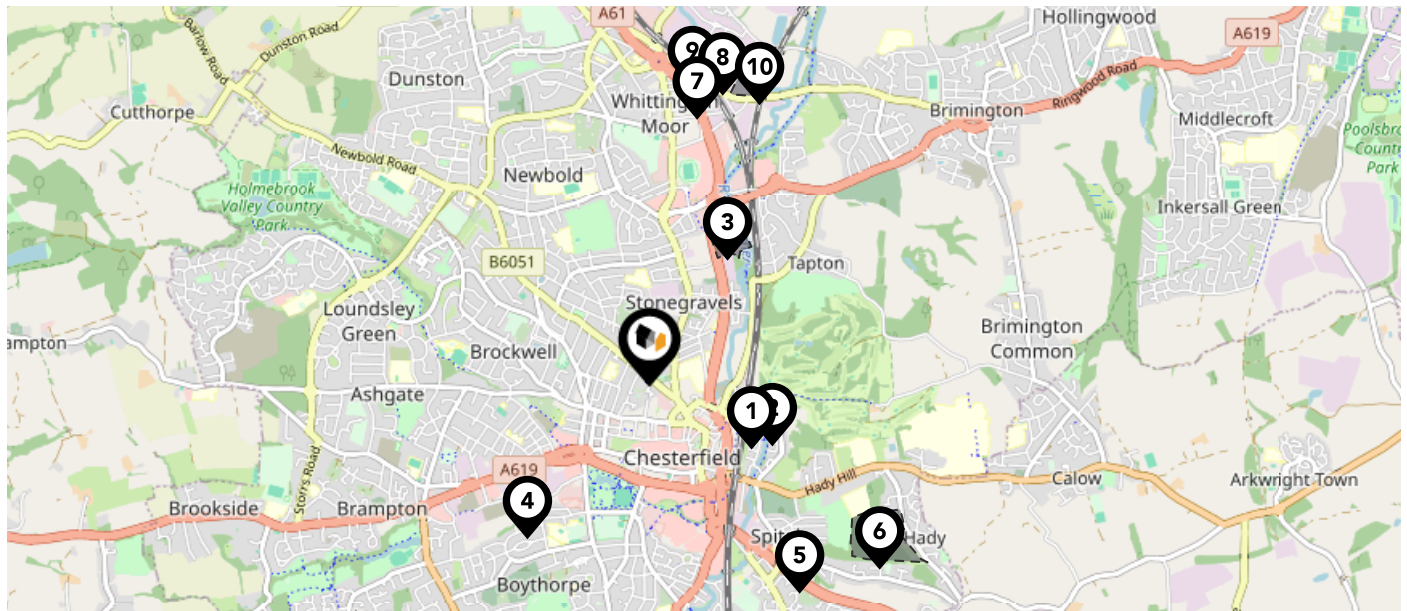
This map displays nearby areas that have been designated as Green Belt...












### 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 - Amber Valley

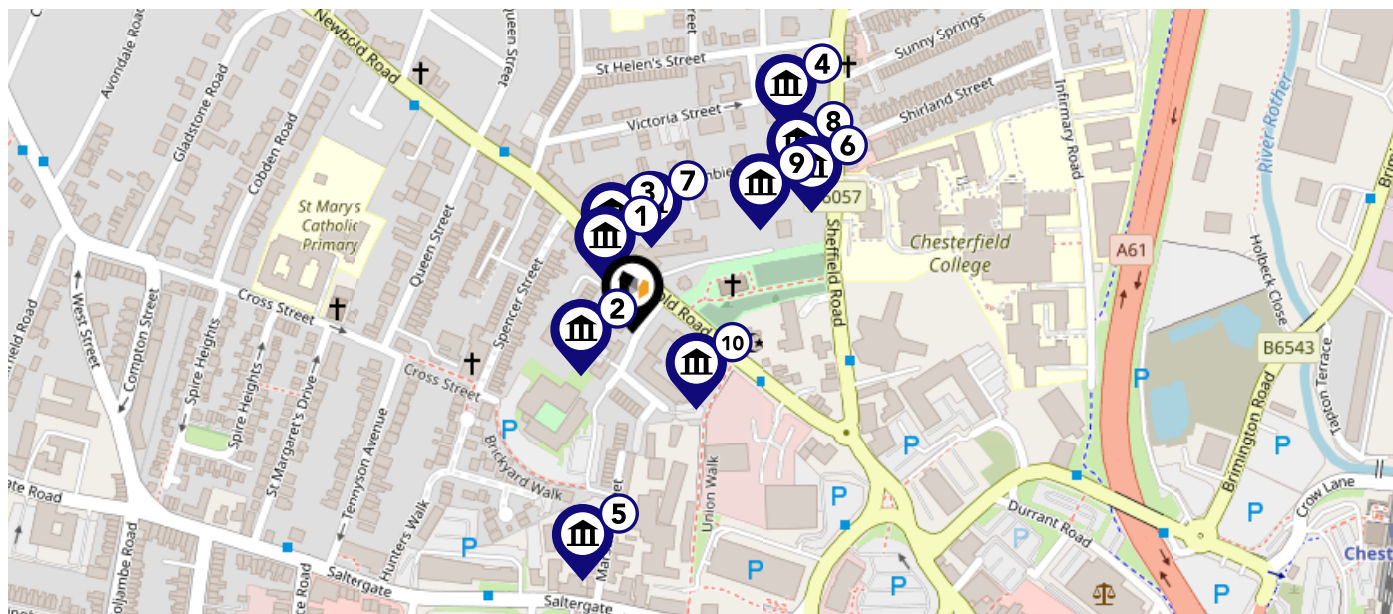
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













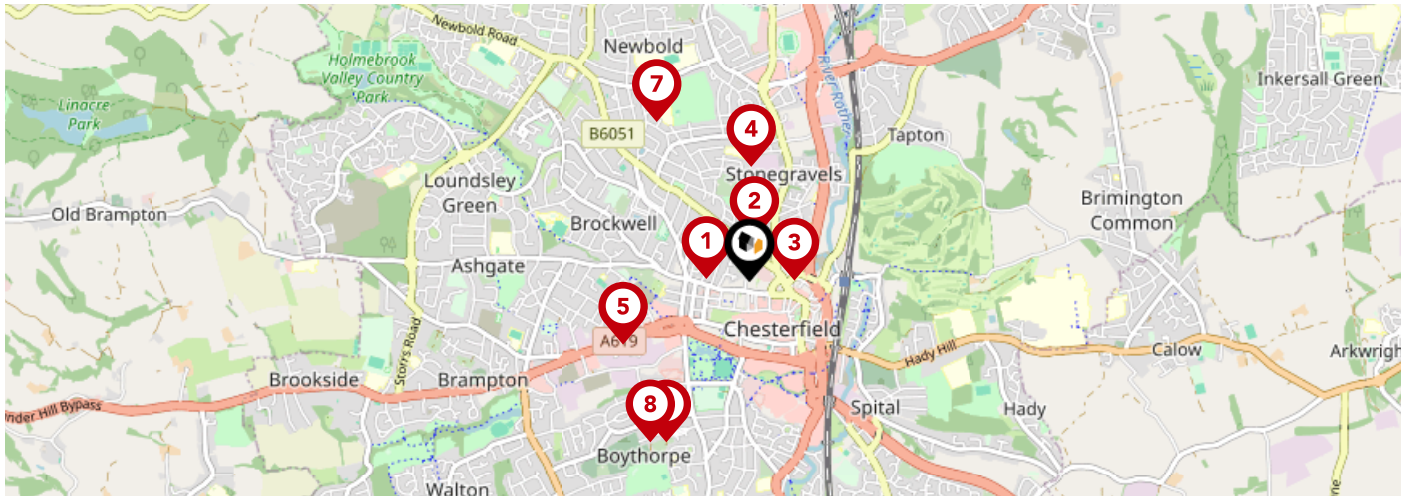
### Nearby Landfill Sites

|           |   |                   |   |
|-----------|---|-------------------|---|
| <b>1</b>  | Crow Lane-Chesterfield                                    | Historic Landfill |  |
| <b>2</b>  | Rear of Broad Works-Chesterfield                          | Historic Landfill |  |
| <b>3</b>  | Stonegravels Tip-Off Lockoford Lane, Chesterfield         | Historic Landfill |  |
| <b>4</b>  | Portland Works-Goyt Side, Chesterfield                    | Historic Landfill |  |
| <b>5</b>  | Spital Lane-Spital, Chesterfield                          | Historic Landfill |  |
| <b>6</b>  | Hady Lane-Chesterfield, South Yorkshire                   | Historic Landfill |  |
| <b>7</b>  | Thompson Street-Whittington Moor, Chesterfield            | Historic Landfill |  |
| <b>8</b>  | Off Brimington Road North-Chesterfield                    | Historic Landfill |  |
| <b>9</b>  | Station Road-Whittington Moor, Chesterfield               | Historic Landfill |  |
| <b>10</b> | Land to the rear of 49 Brimington Road North-Chesterfield | Historic Landfill |  |

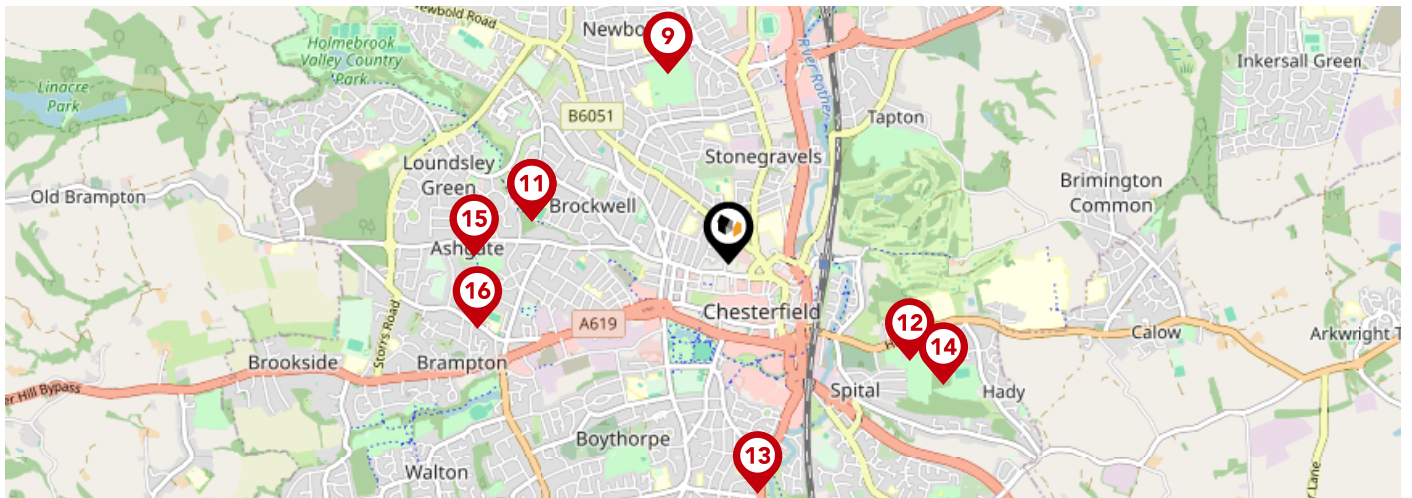
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
|  1088262 - West Lawn   | Grade II | 0.0 miles |
|  1334702 - Former Chesterfield Union Workhouse (scarsdale Hospital)        | Grade II | 0.0 miles |
|  1088323 - 1, 3 And 3a, Abercrombie Street                                 | Grade II | 0.0 miles |
|  1088242 - 52, Sheffield Road  | Grade II | 0.1 miles |
|  1334700 - Former Methodist Church   | Grade II | 0.1 miles |
|  1088327 - Garden Wall At Number 28 Gatepiers And Corner Pier              | Grade II | 0.1 miles |
|  1334692 - 5 And 7, Abercrombie Street                                     | Grade II | 0.1 miles |
|  1334654 - Ashton Lodge  | Grade II | 0.1 miles |
|  1334693 - Hursthouse (adult Education Centre, Sheffield University)       | Grade II | 0.1 miles |
|  1038569 - Social Services Department Building (derbyshire County Council) | Grade II | 0.1 miles |

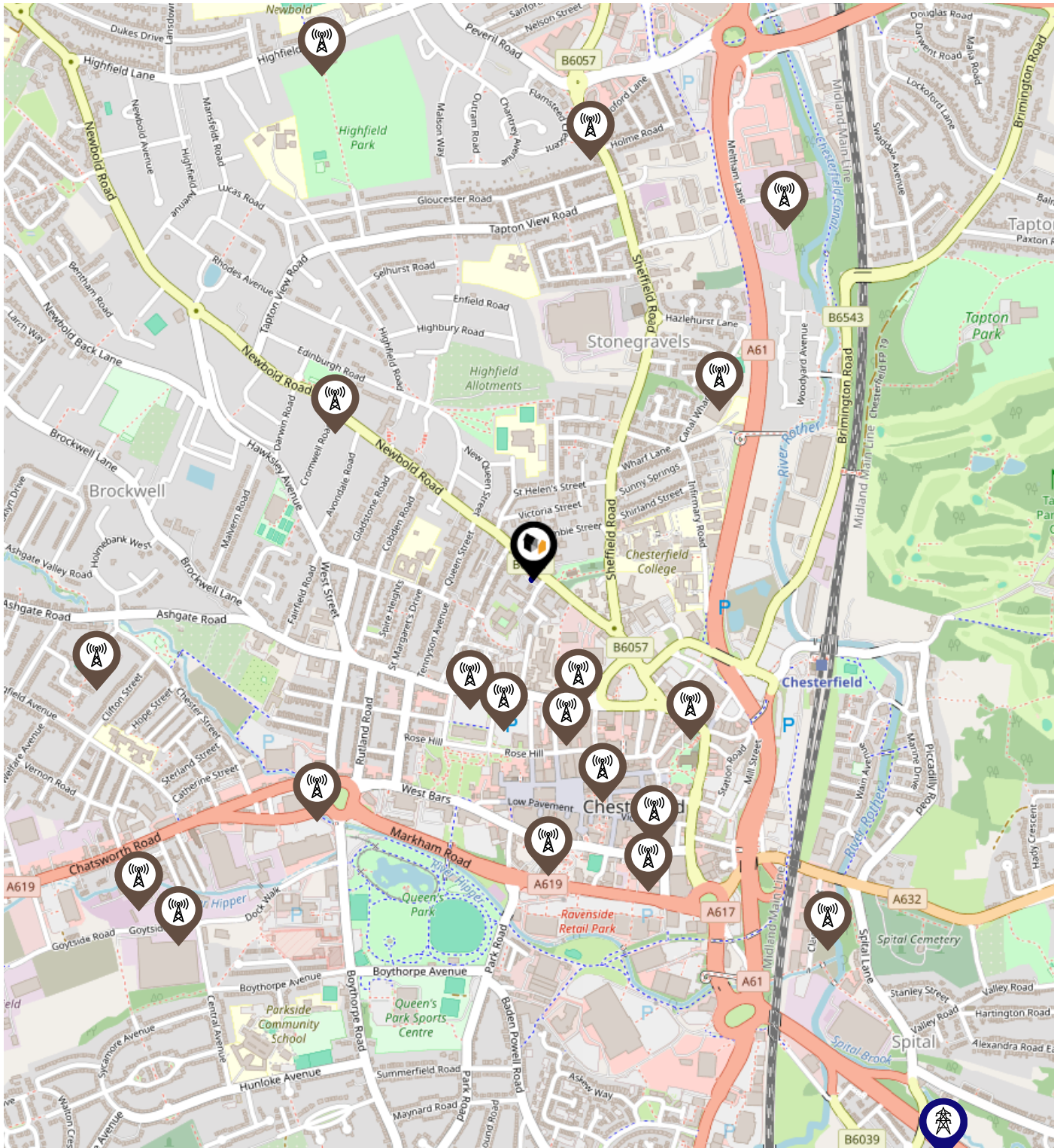


|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>St Mary's Catholic Primary</b><br>Ofsted Rating: Good   Pupils: 418   Distance:0.19                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Abercrombie Primary School</b><br>Ofsted Rating: Good   Pupils: 255   Distance:0.2                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Chesterfield College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.2  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Christ Church CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.51                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Brampton Primary School</b><br>Ofsted Rating: Good   Pupils: 305   Distance:0.62                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Parkside Community School</b><br>Ofsted Rating: Good   Pupils: 601   Distance:0.8                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Highfield Hall Primary School</b><br>Ofsted Rating: Good   Pupils: 410   Distance:0.82                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>William Rhodes Primary and Nursery School</b><br>Ofsted Rating: Requires improvement   Pupils: 169   Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|  |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Outwood Academy Newbold</b><br>Ofsted Rating: Good   Pupils: 1004   Distance:0.89           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Brockwell Junior School</b><br>Ofsted Rating: Good   Pupils: 243   Distance:0.9             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Brockwell Nursery and Infant School</b><br>Ofsted Rating: Good   Pupils: 203   Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Peter and St Paul School</b><br>Ofsted Rating: Not Rated   Pupils: 111   Distance:0.91   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Spire Junior School</b><br>Ofsted Rating: Good   Pupils: 188   Distance:1.02                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hady Primary School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.09              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ashgate Croft School</b><br>Ofsted Rating: Outstanding   Pupils: 154   Distance:1.13        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Old Hall Junior School</b><br>Ofsted Rating: Good   Pupils: 246   Distance:1.15             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

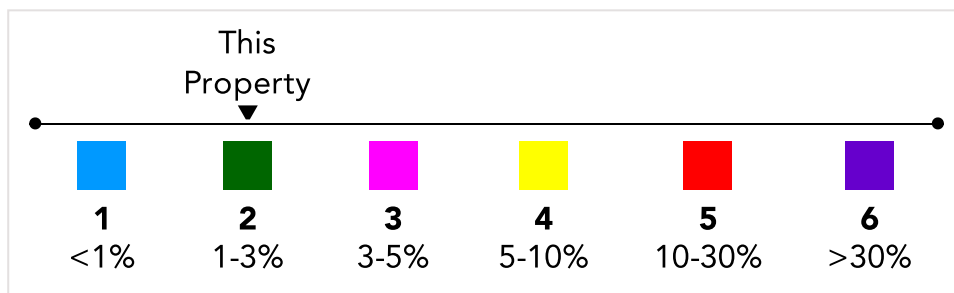
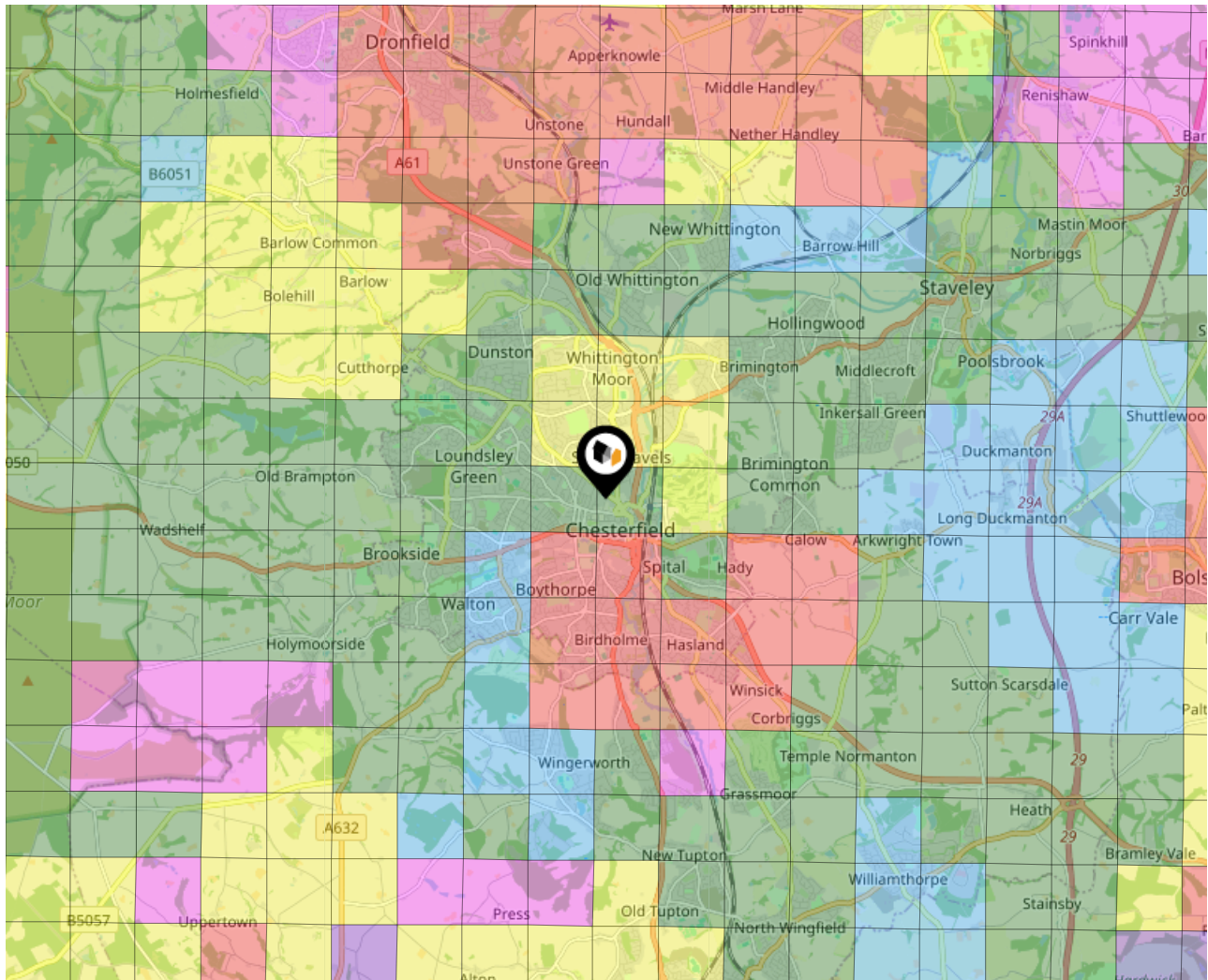
# Local Area Masts & Pylons



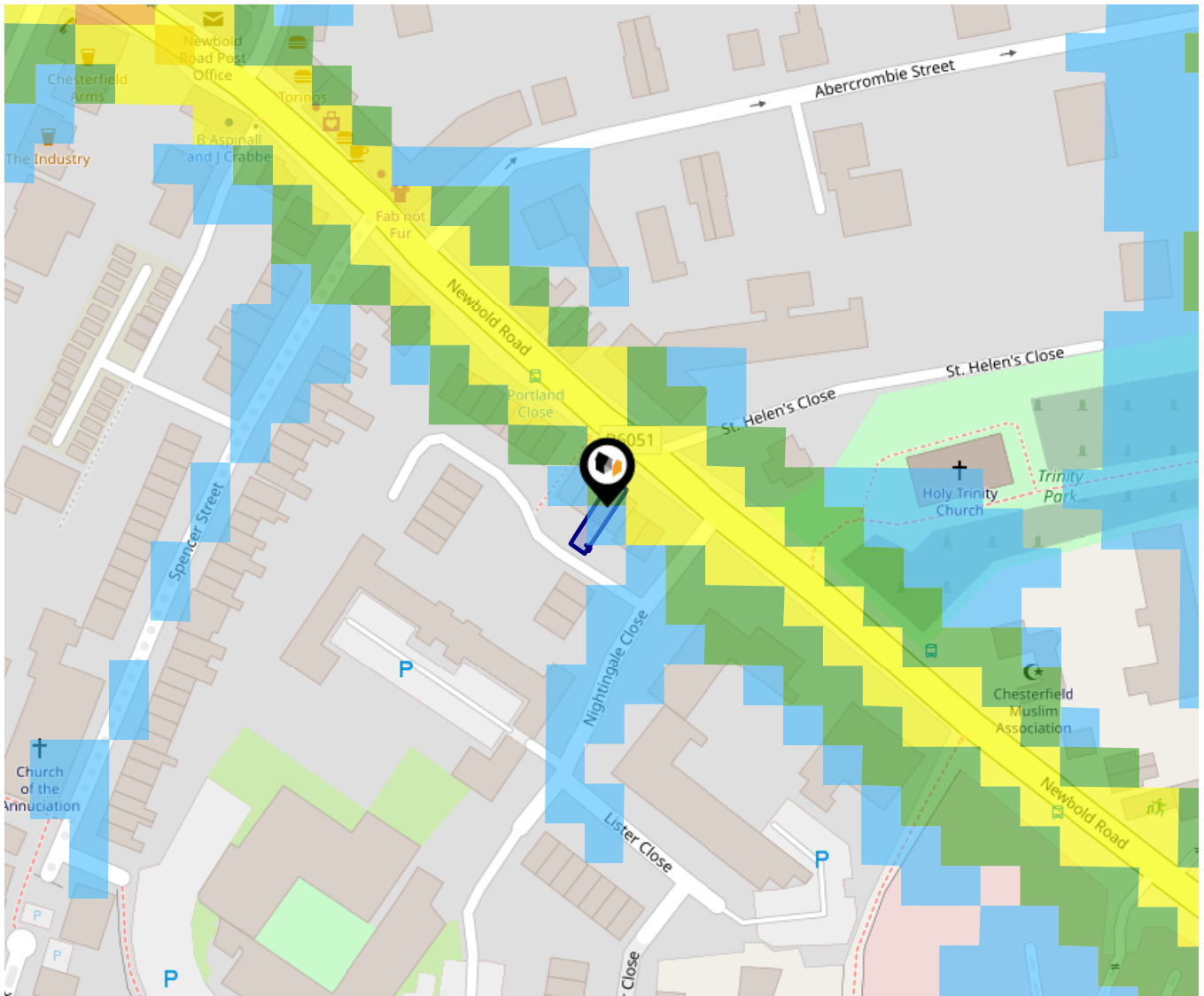
- Key:**
- Power Pylons
  - Communication Masts

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



# Local Area Road Noise

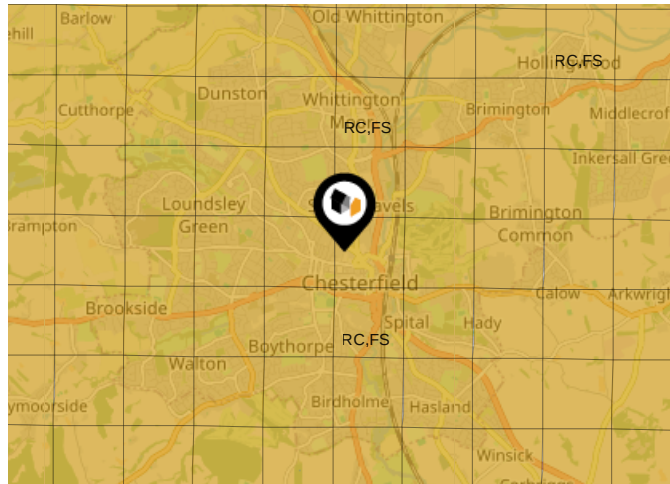


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

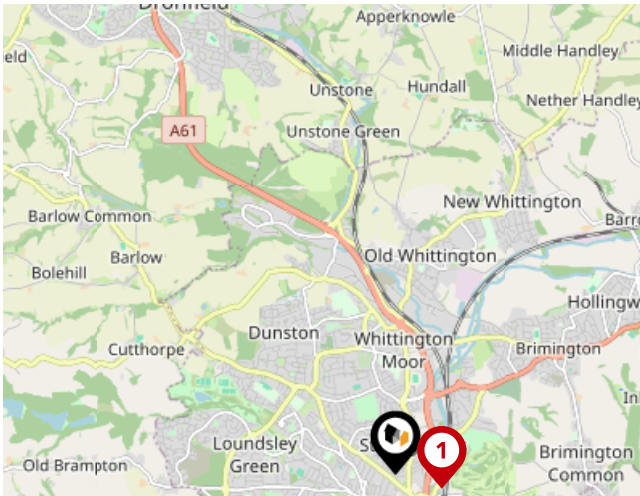
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



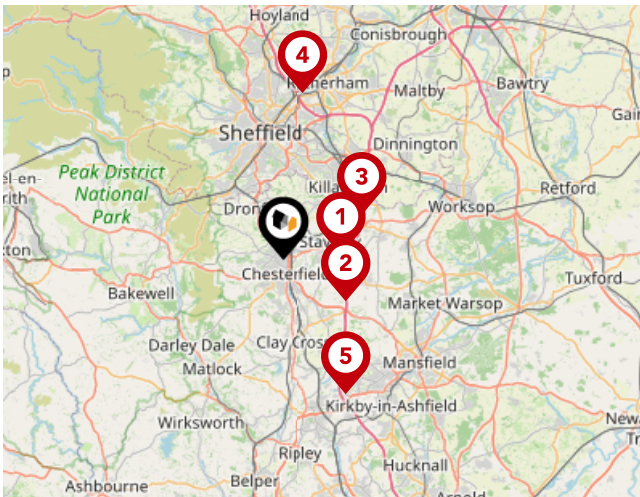
### Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <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   |
|-----|---------------------------|------------|
|     | Chesterfield Rail Station | 0.43 miles |
|     | Dronfield Rail Station    | 4.53 miles |
|     | Dronfield Rail Station    | 4.57 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
|     | M1 J29A | 4.08 miles  |
|     | M1 J29  | 5.29 miles  |
|     | M1 J30  | 6.39 miles  |
|     | M1 J34  | 11.88 miles |
|     | M1 J28  | 10.52 miles |

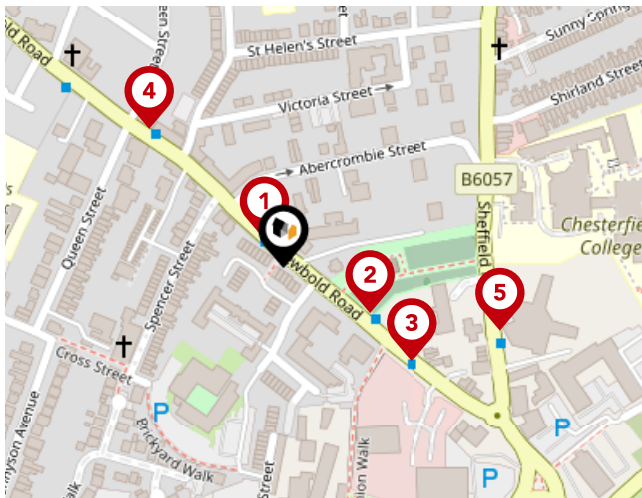


### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
|     | East Mids Airport      | 28.92 miles |
|     | Finningley             | 24.01 miles |
|     | Leeds Bradford Airport | 44.5 miles  |
|     | Manchester Airport     | 36.2 miles  |

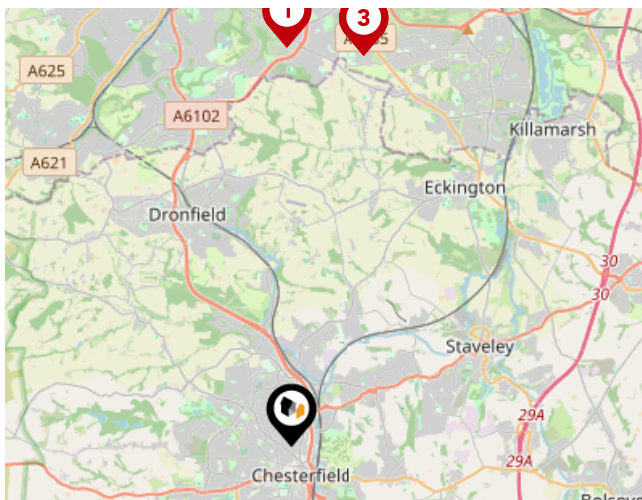
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Portland Close      | 0.02 miles |
| 2   | Holy Trinity Church | 0.05 miles |
| 3   | Holy Trinity Church | 0.09 miles |
| 4   | Chesterfield Arms   | 0.11 miles |
| 5   | St Helena Centre    | 0.12 miles |



### Local Connections

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Herdings-Leighton Rd to City | 7.07 miles |
| 2   | Birley Lane Platform to City | 7.04 miles |
| 3   | Birley Lane Platform to City | 7.05 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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