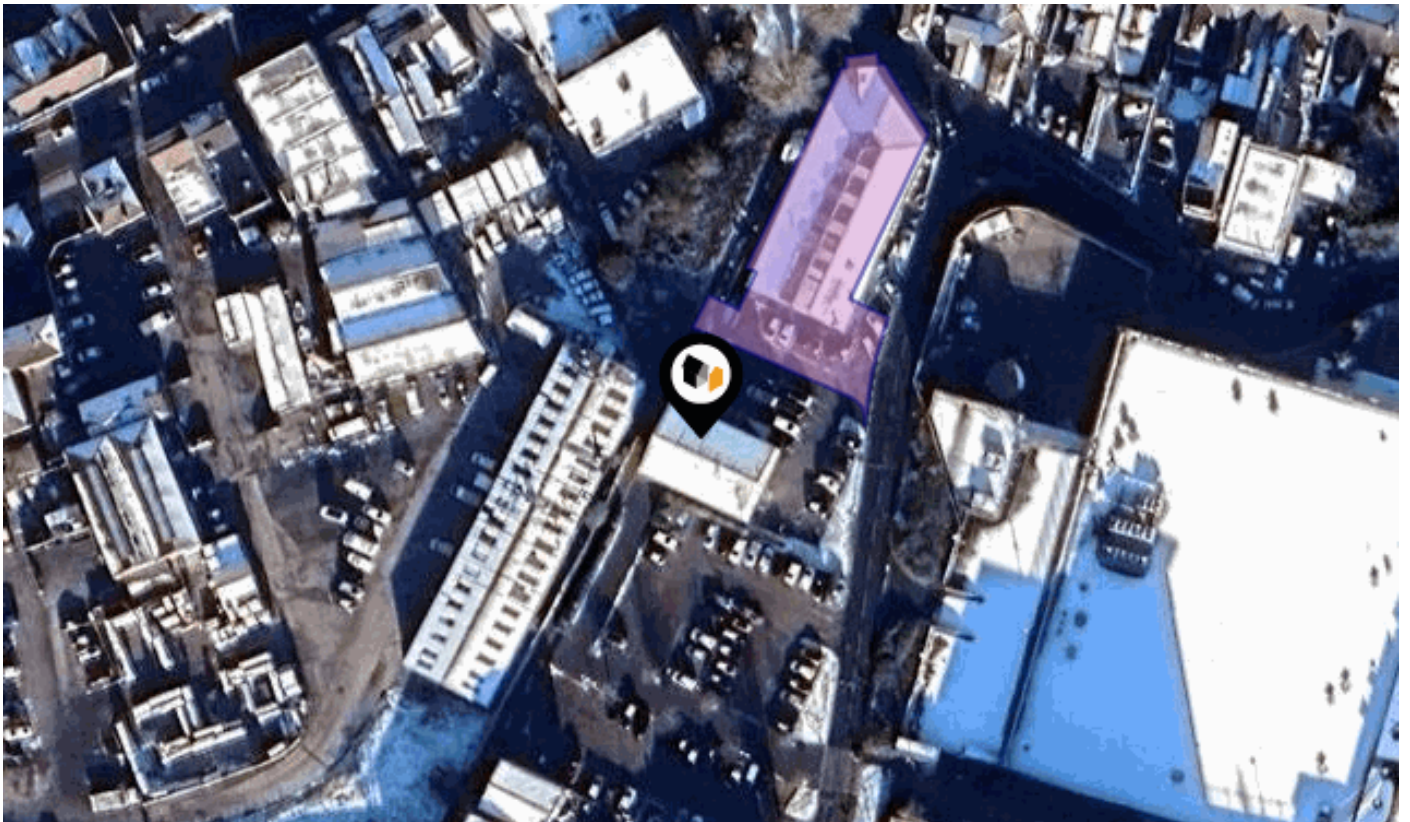# **KPF:** Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 19th March 2025

DERBYSHIRE COUNTY CO, RINK HOUSE, RINK DRIVE, SWADLINCOTE, DE11 8JL

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Office / Work Studio	**Tenure:**	Leasehold
Plot Area:	0.25 acres	**Start Date:**	21/09/2023
Title Number:	DY529122	**End Date:**	04/12/2033
UPRN:	10012010077	**Lease Term:**	10 years beginning on and including 5 December 2023 and ending on and including 4 December 2033
		Term Remaining:	8 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

-
mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔   ✔   ✘
BT   sky   Virgin media

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

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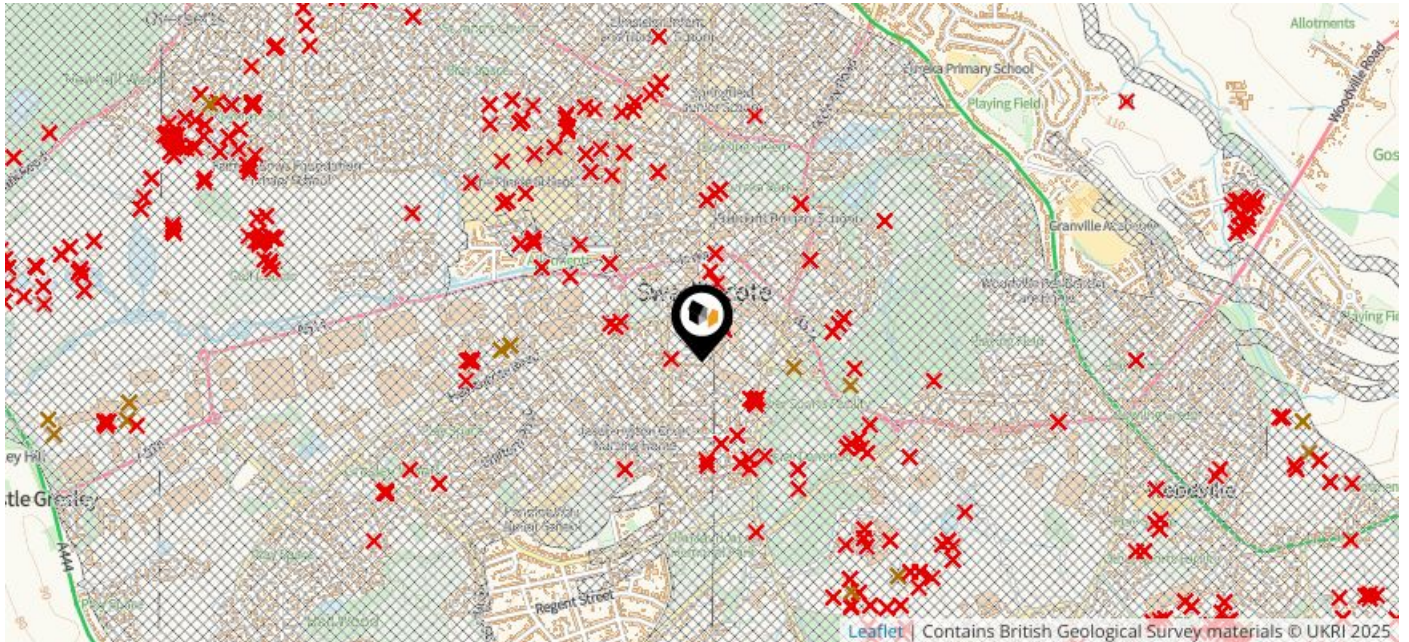
## Mine Entry

✕ Adit
✕ Gutter Pit
✕ Shaft

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

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

Conservation Areas

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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.
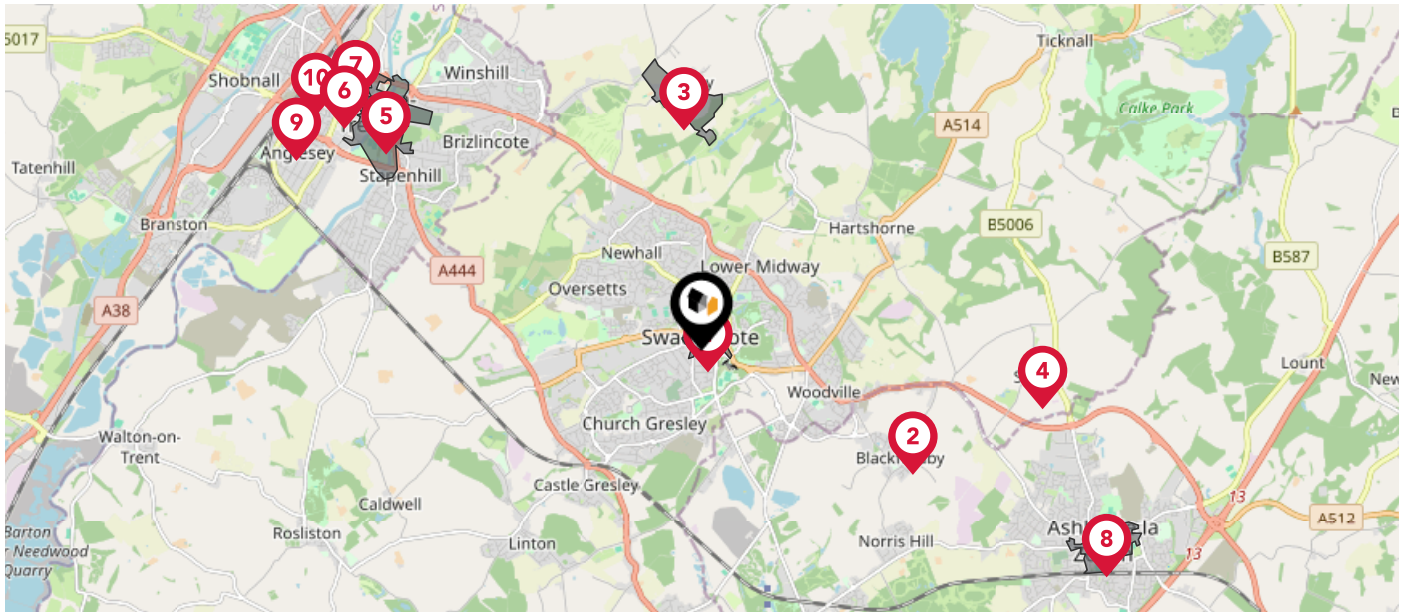

Nearby Conservation Areas	
1	Swadlincote
2	Blackfordby
3	Bretby
4	Smisby
5	Burton upon Trent Town Centre, Burton upon Trent
6	George Street, Burton upon Trent
7	Horninglow Street and Guild Street, Burton upon Trent
8	Ashby-de-la-Zouch
9	Clarence Street and Anglesey Road, Burton upon Trent
10	Station Street and Borough Road, Burton upon Trent

Council Wards

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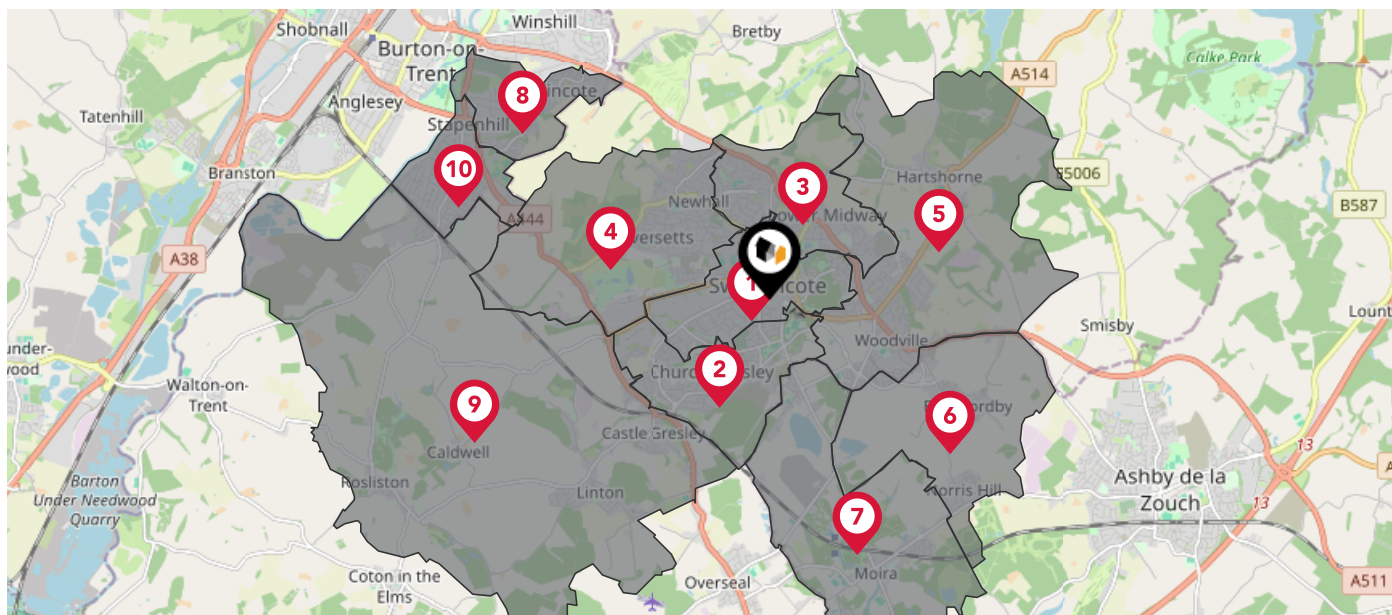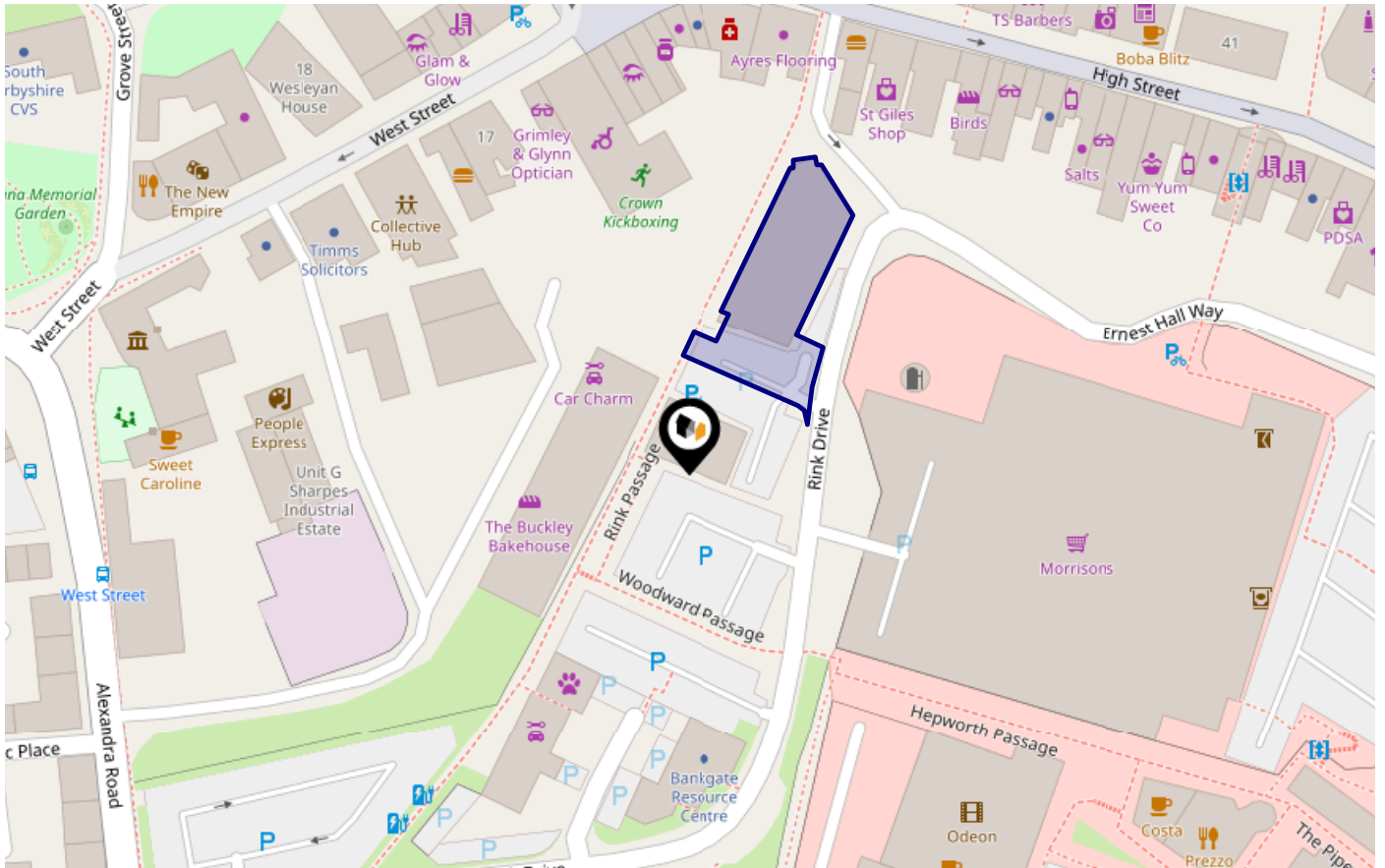

Nearby Council Wards	
1	Swadlincote Ward
2	Church Gresley Ward
3	Midway Ward
4	Newhall and Stanton Ward
5	Woodville Ward
6	Blackfordby Ward
7	Ashby Woulds Ward
8	Brizlincote Ward
9	Linton Ward
10	Stapenhill Ward

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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 (0.25%)** in any one year.

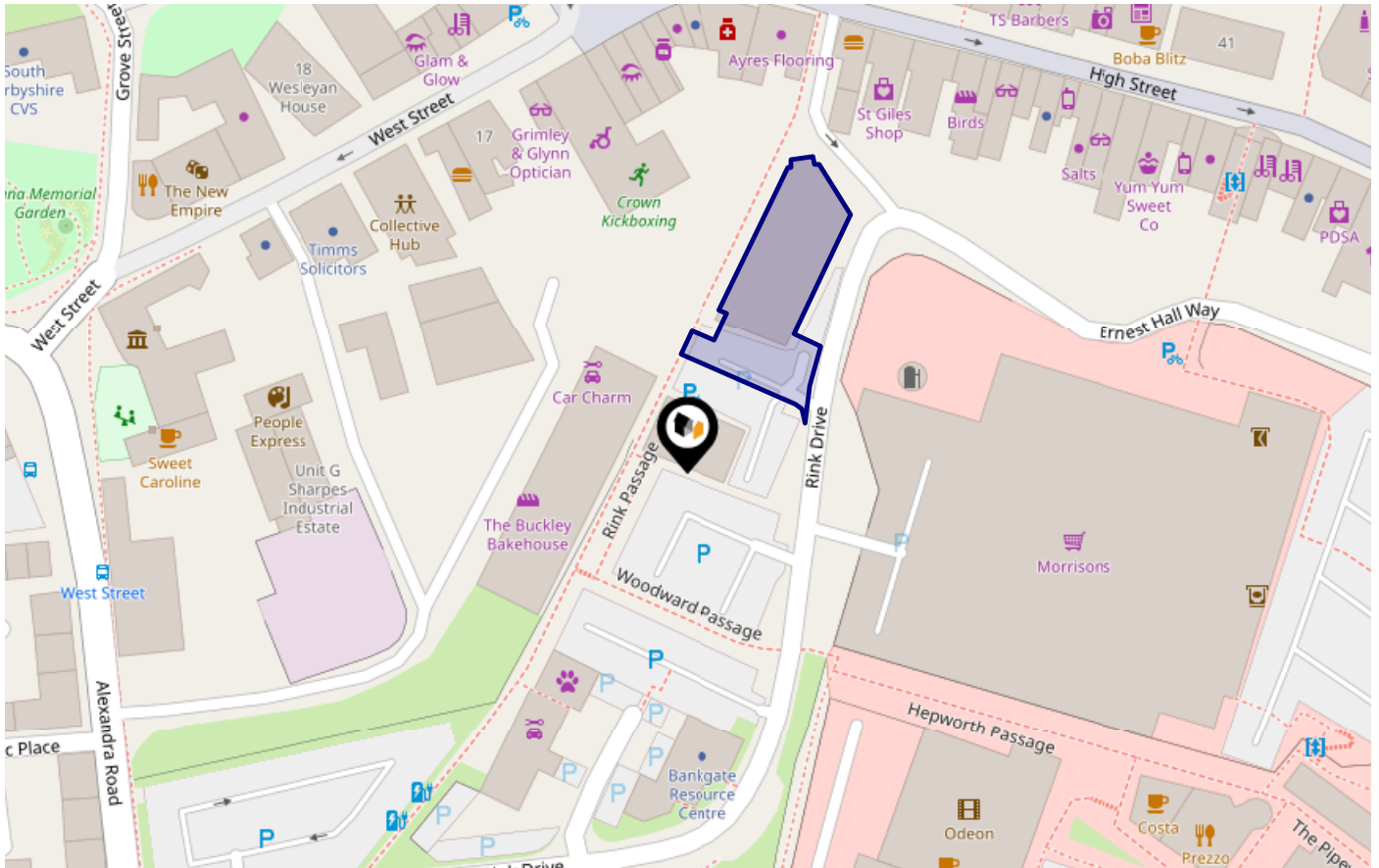■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.
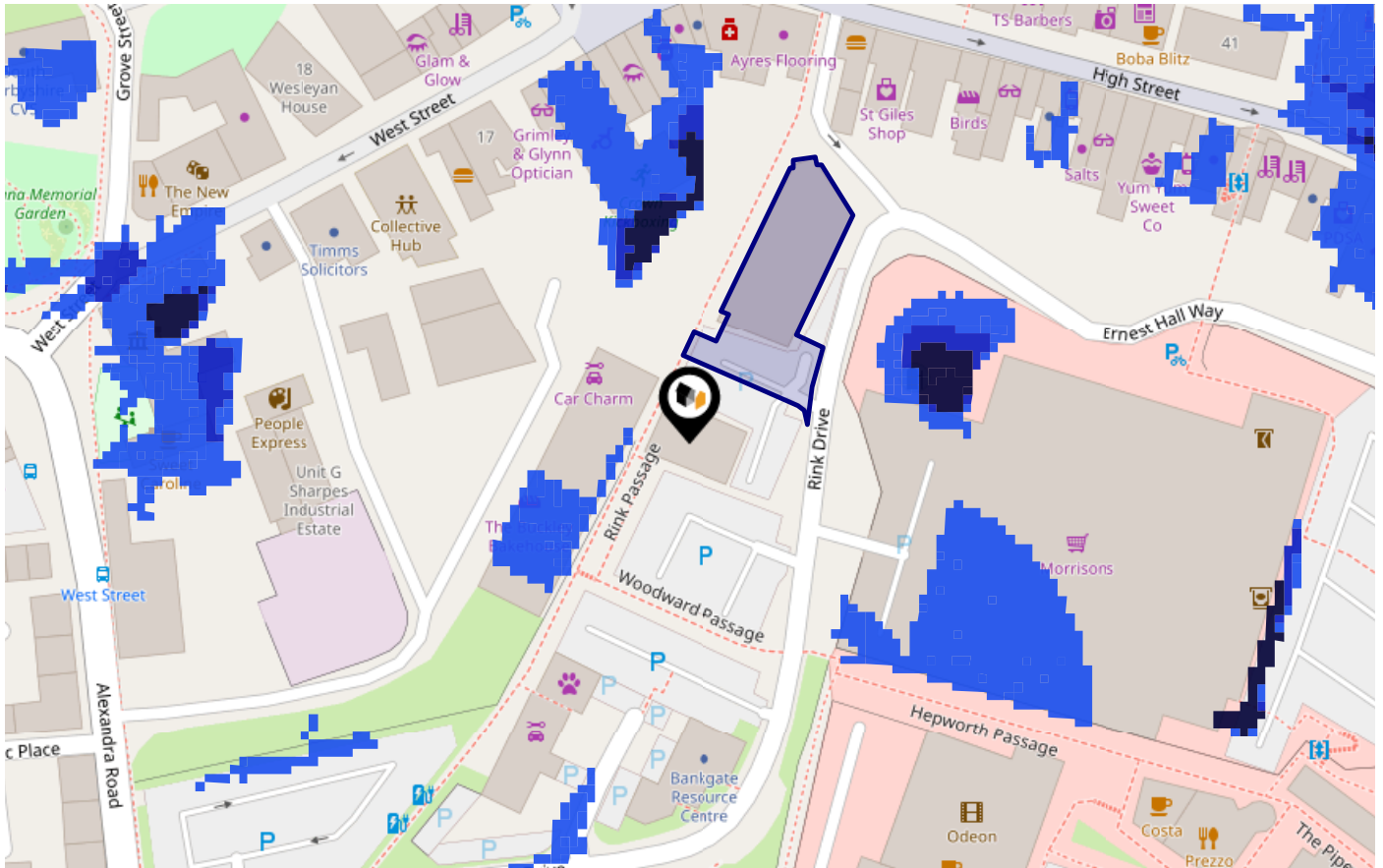
Chance of flooding to the following depths at this property:

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

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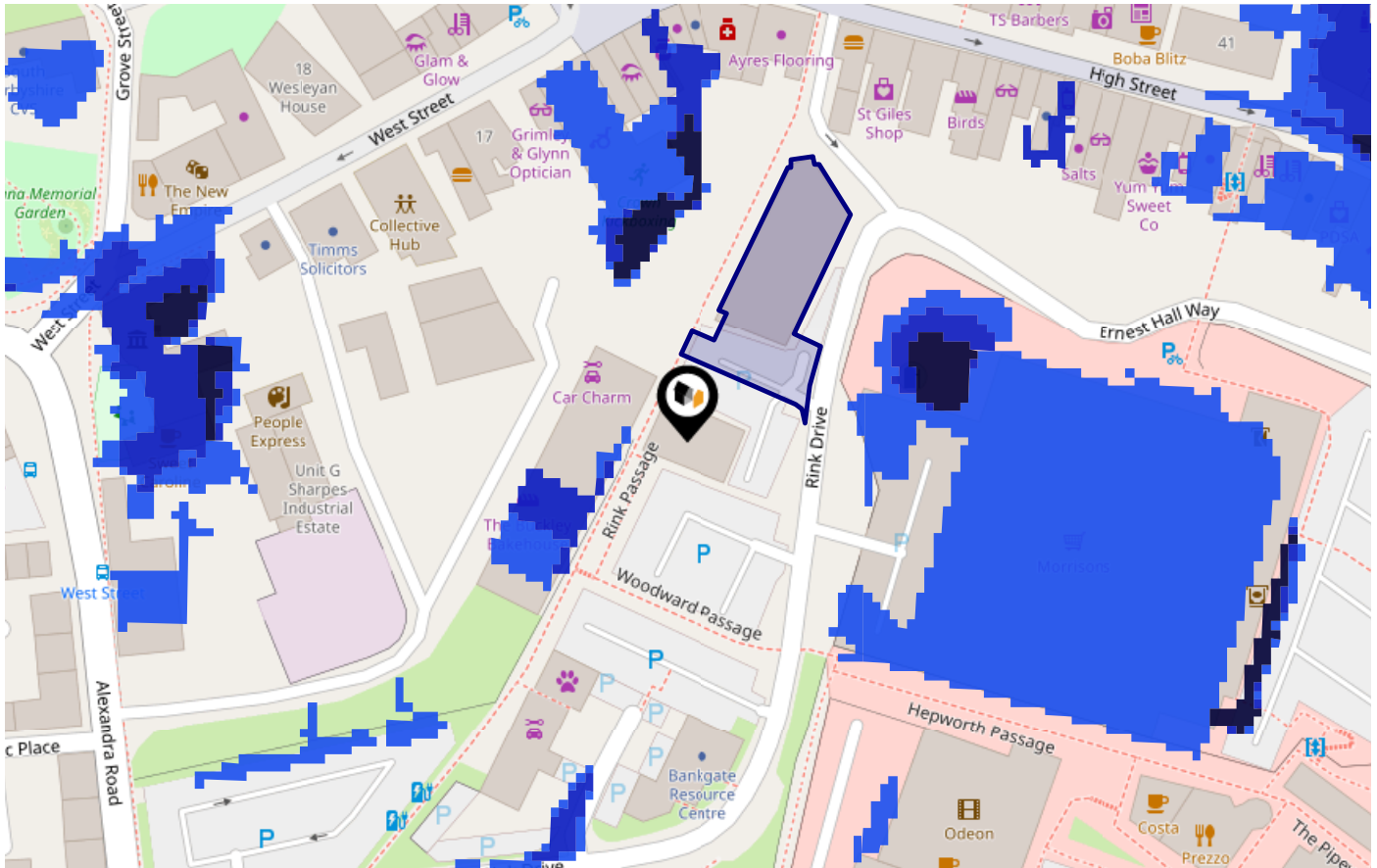- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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 (0.25%)** in any one year.

**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** 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)					

KPF - Key Property Facts

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.
- **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)				

Maps
Landfill Sites

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.
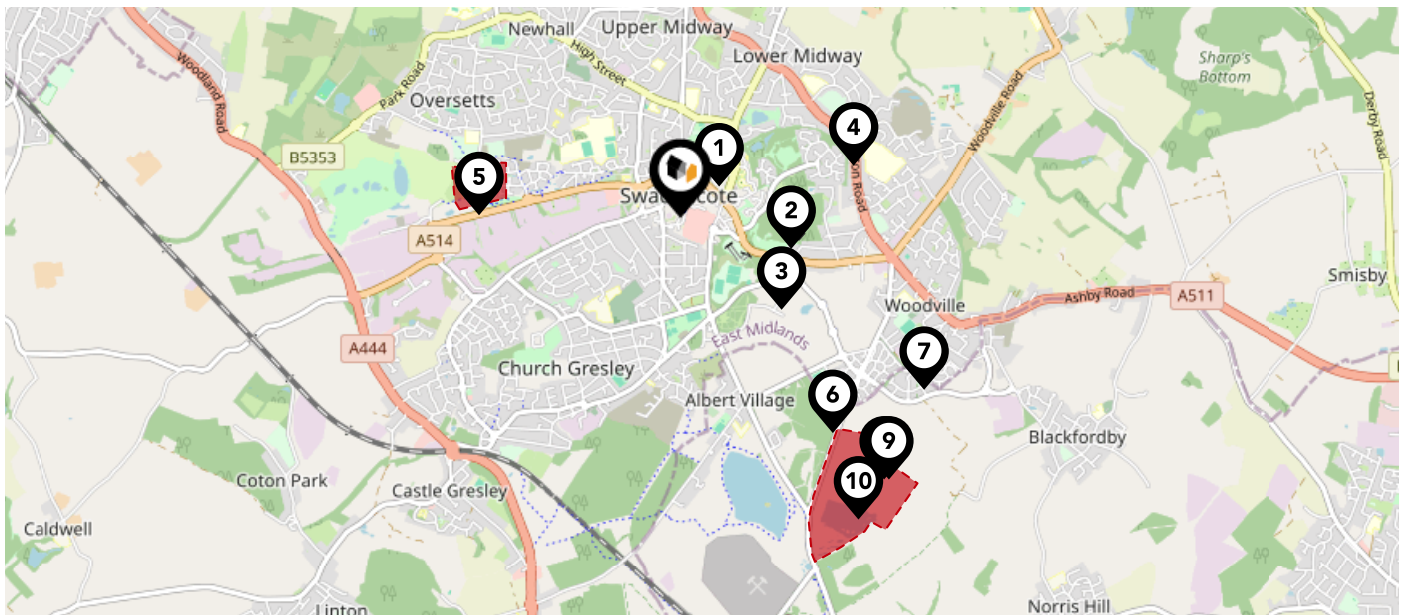
Nearby Landfill Sites

1	Rear Of Belmont Filling Station-Section Of Railway Cutting, Belmont Street, Swadlincote, Derbyshire	Historic Landfill
2	Hillside Quarry Landfill Site-Near Swadlincote Road, Swadlincote, Derbyshire	Historic Landfill
3	Derbyshire Incineration Limited-Woodhouse Street, Swadlincote, Derbyshire	Historic Landfill
4	Railway Cutting off A511/Former Railway Cutting-Lincoln Way-Burton Way, Midway, Near Swadlincote, Derbyshire	Historic Landfill
5	EA/EPR/AB3501GR/S002	Active Landfill
6	John Knowles and Company Landfill Site-Woodville, Swadlincote, Derbyshire	Historic Landfill
7	Sun Street Landfill Site-Sun Street, Woodville, Swadlincote, Derbyshire	Historic Landfill
8	EA/EPR/UP3397FF/A001	Active Landfill
9	Woodville Landfill Site-Off Moira Road, Woodville, Leicestershire	Historic Landfill
10	No name provided by source	Active Landfill

KPF - Key Property Facts
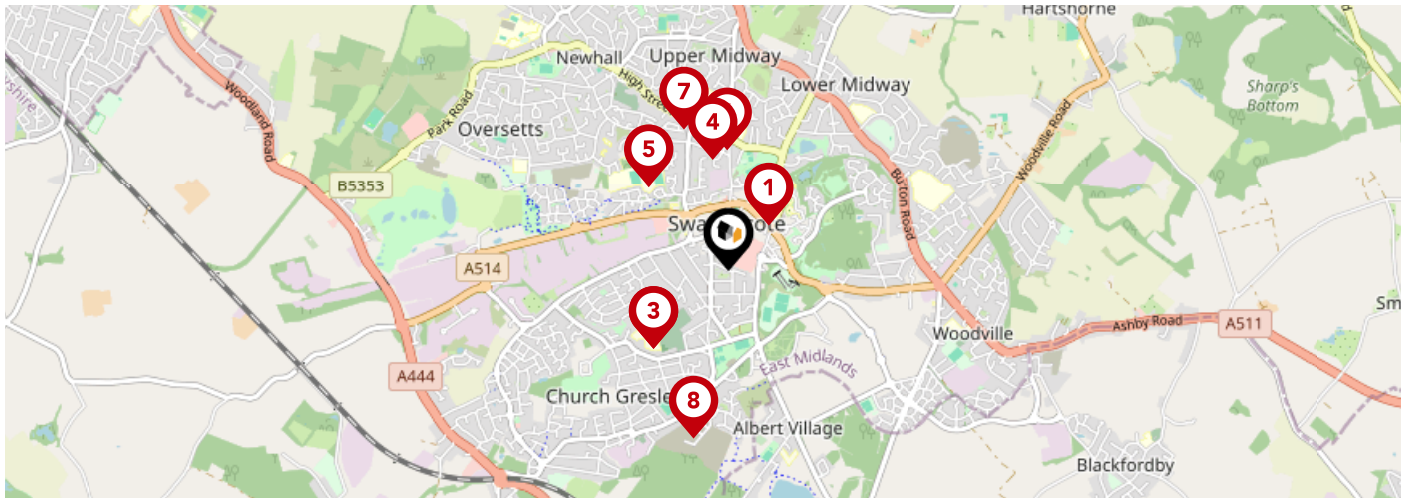
	Nursery	Primary	Secondary	College	Private
1 **Belmont Primary School** Ofsted Rating: Good	Pupils: 415	Distance:0.27	☐	☑	☐	☐	☐
2 **Pennine Way Junior Academy** Ofsted Rating: Good	Pupils: 377	Distance:0.48	☐	☑	☐	☐	☐
3 **Church Gresley Infant and Nursery School** Ofsted Rating: Good	Pupils: 329	Distance:0.48	☐	☑	☐	☐	☐
4 **St Edward's Catholic Academy** Ofsted Rating: Good	Pupils: 242	Distance:0.5	☐	☑	☐	☐	☐
5 **The Pingle Academy** Ofsted Rating: Good	Pupils: 1419	Distance:0.52	☐	☐	☑	☐	☐
6 **Springfield Junior School** Ofsted Rating: Good	Pupils: 195	Distance:0.54	☐	☑	☐	☐	☐
7 **Elmsleigh Infant & Nursery School** Ofsted Rating: Requires improvement	Pupils: 143	Distance:0.67	☐	☑	☐	☐	☐
8 **St George's CofE Primary School** Ofsted Rating: Good	Pupils: 212	Distance:0.77	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Granville Academy Ofsted Rating: Requires improvement	Pupils: 889	Distance:0.83			☑		
10 Eureka Primary School Ofsted Rating: Good	Pupils: 147	Distance:0.83		☑			
11 Fairmeadows Foundation Primary School Ofsted Rating: Good	Pupils: 221	Distance:1.01		☑			
12 Albert Village Primary School Ofsted Rating: Good	Pupils: 203	Distance:1.04		☑			
13 Three Trees Infant Academy Ofsted Rating: Not Rated	Pupils: 234	Distance:1.12		☑			
14 Three Trees CofE Junior Academy Ofsted Rating: Not Rated	Pupils: 317	Distance:1.12		☑			
15 Esteem South Academy Ofsted Rating: Good	Pupils: 15	Distance:1.24			☑		
16 Newhall Junior School Ofsted Rating: Not Rated	Pupils:0	Distance:1.3		☑			
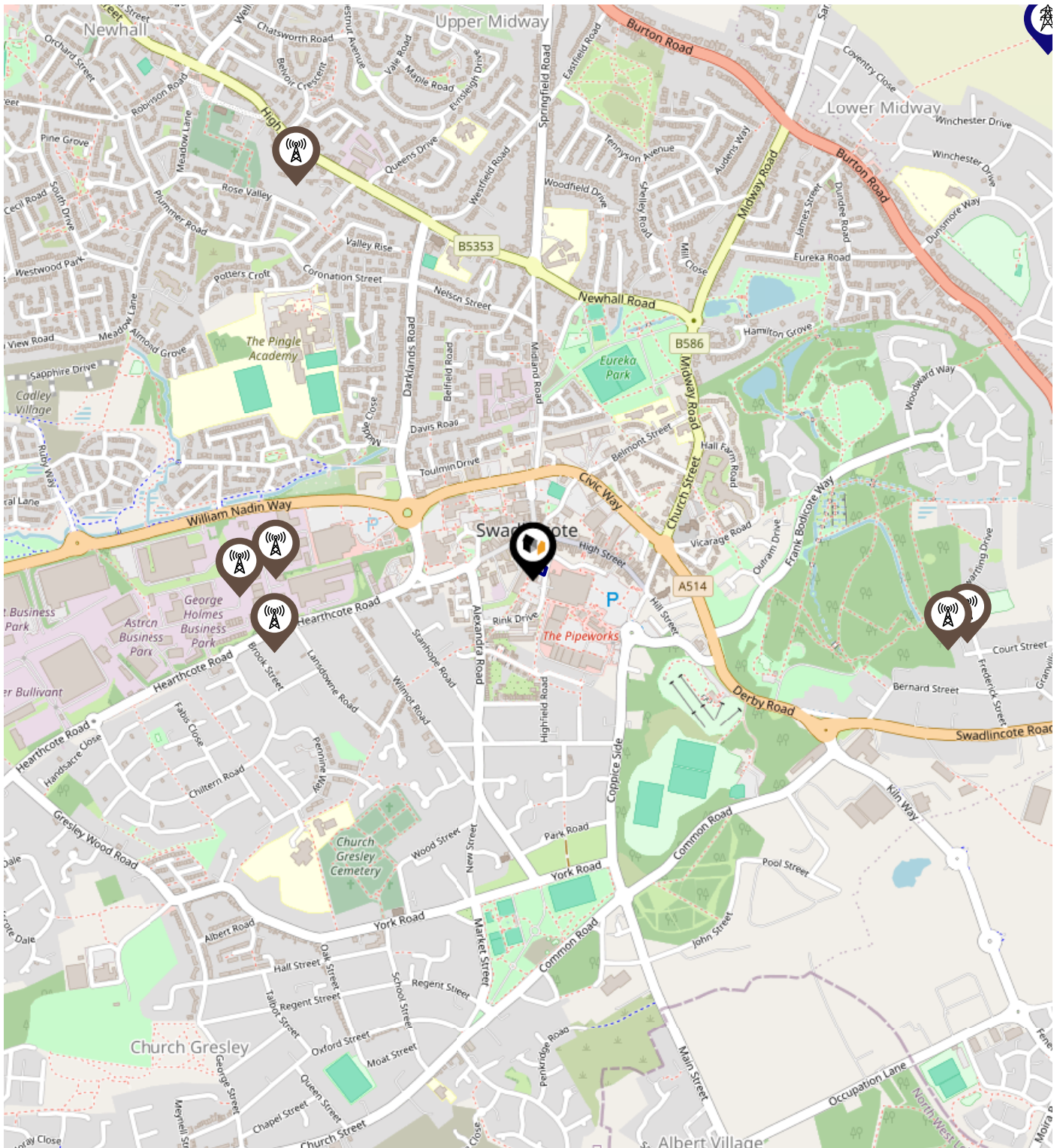
Key:

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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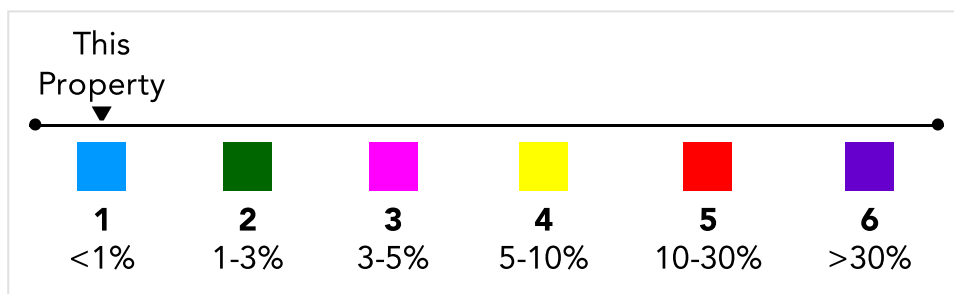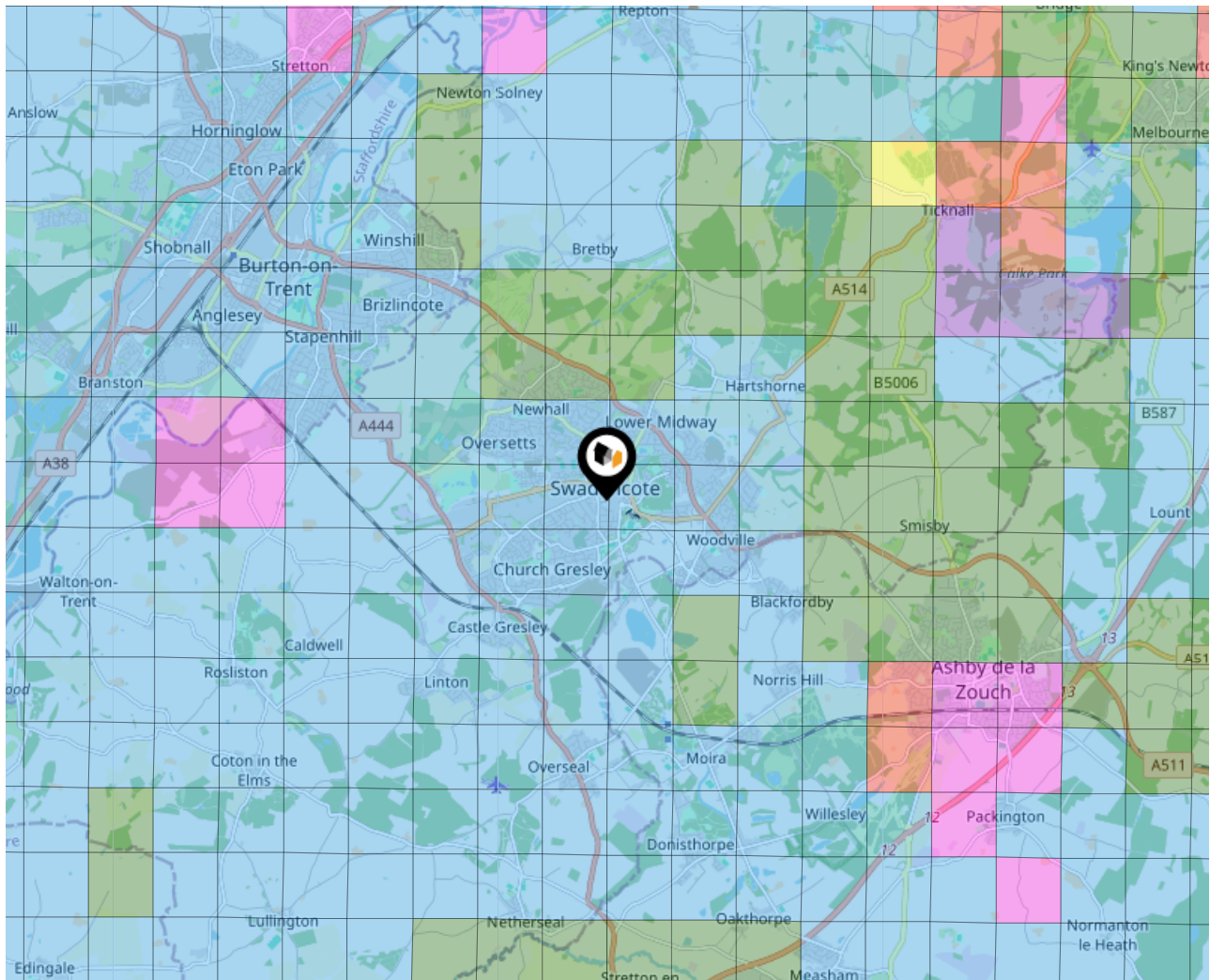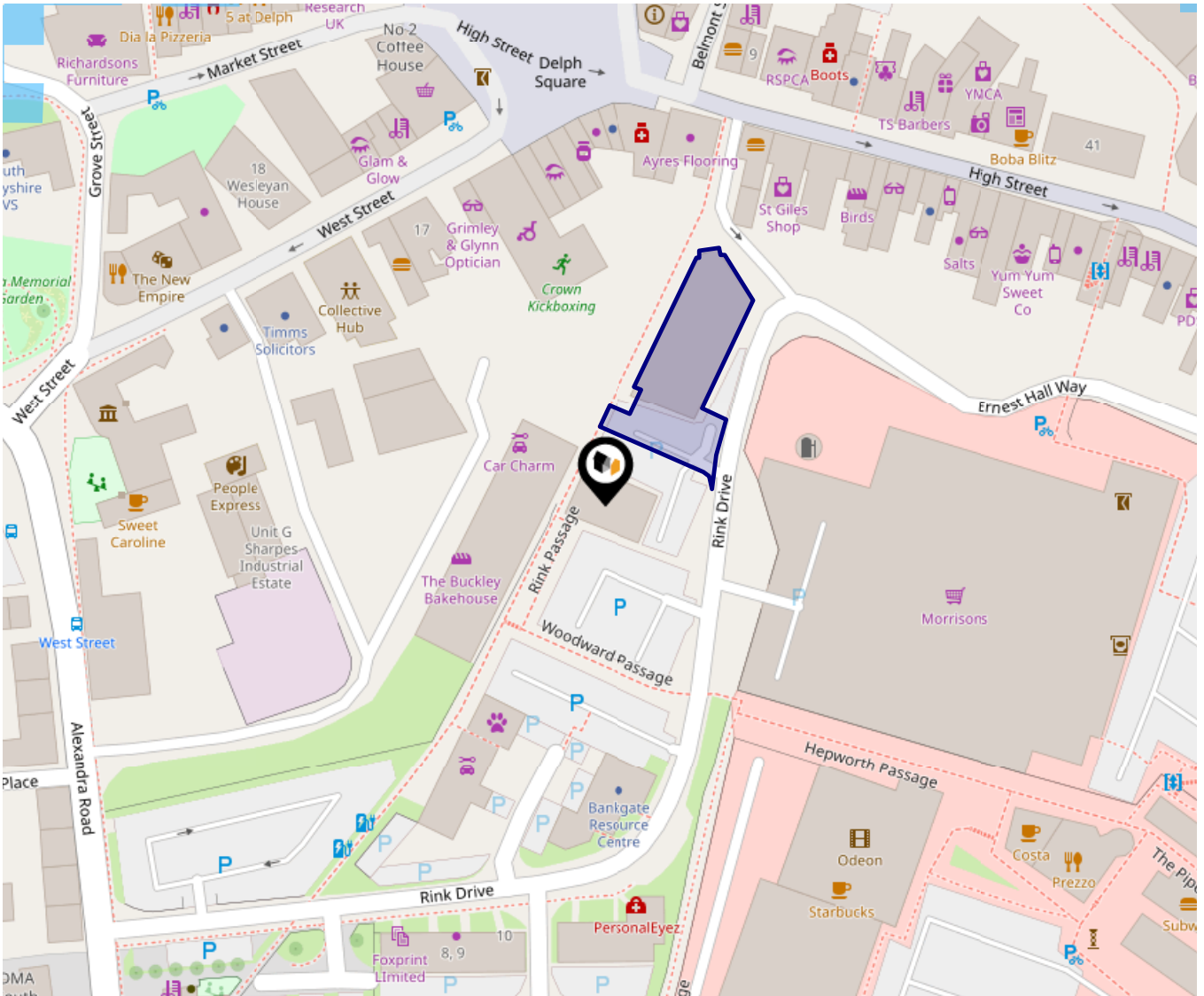
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		
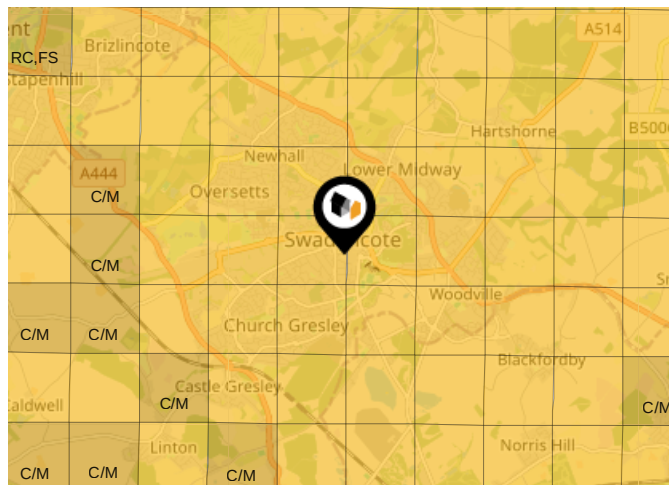
Primary Classifications (Most Common Clay Types)

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

Transport (National)
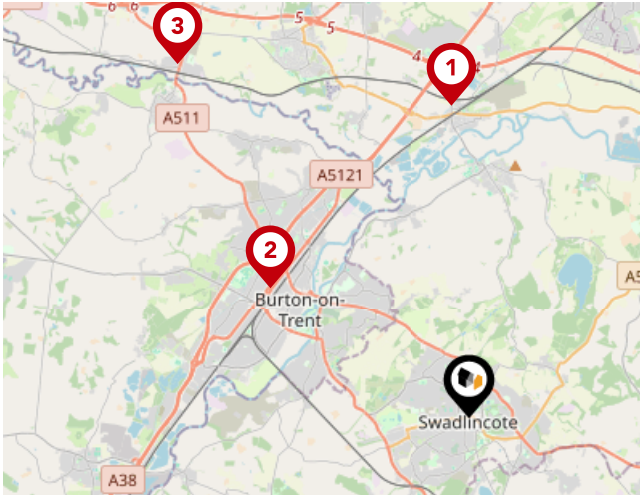
National Rail Stations

Pin	Name	Distance
1	Willington Rail Station	5.6 miles
2	Burton-on-Trent Rail Station	4.24 miles
3	Tutbury & Hatton Rail Station	8.2 miles
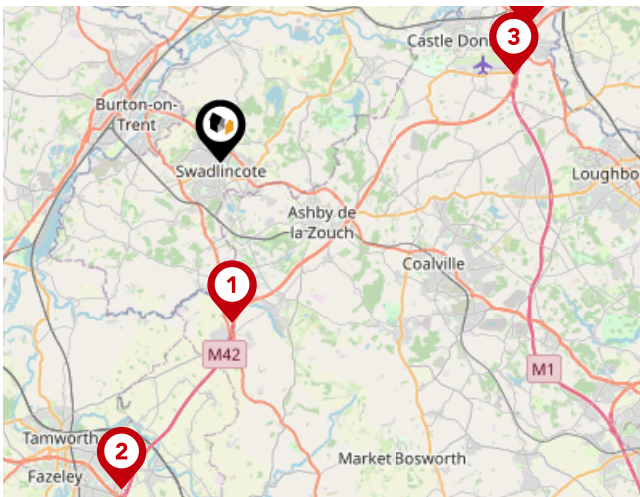
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J11	5.77 miles
2	M42 J10	12.27 miles
3	M1 J23A	10.99 miles
4	M1 J24A	12.23 miles
5	M1 J24	11.99 miles
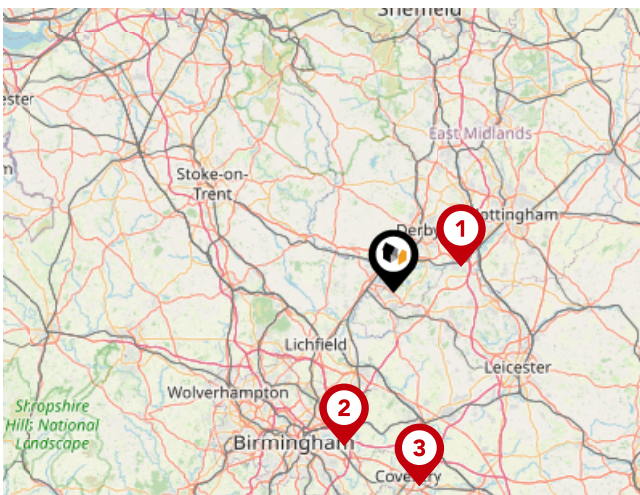
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	10.23 miles
2	Birmingham Airport	23.28 miles
3	Baginton	28.21 miles
4	Manchester Airport	50.5 miles

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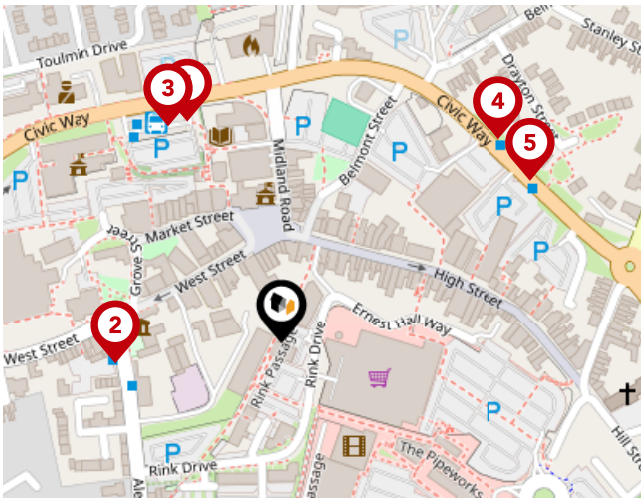
Bus Stops/Stations

Pin	Name	Distance
1	Bus Station	0.13 miles
2	West Street	0.09 miles
3	Bus Station	0.14 miles
4	Civic Way	0.17 miles
5	Civic Way	0.17 miles
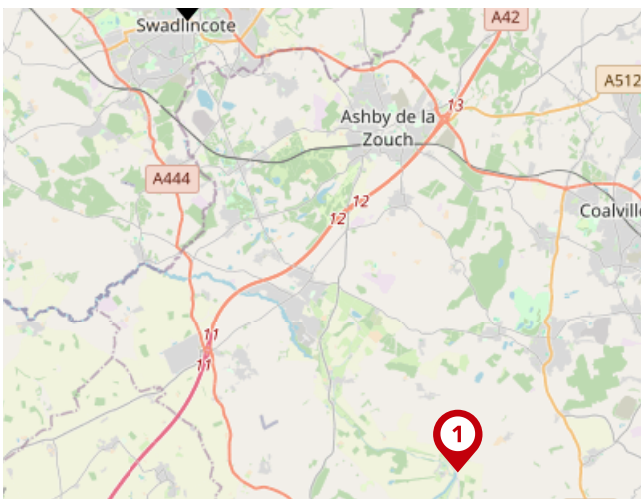
Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	9.49 miles

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Landwood Group
Data Quality

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

G

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KPF - Key Property Facts