# Key Property Information

The information provided is given to the best of the seller’s knowledge at the time of publication. It is for general informational purposes only and does not constitute legal or professional advice. Prospective buyers should not rely solely on this information and are advised to obtain independent legal advice before making any purchase decisions.

| | |
|---|---|
| **Property Address** | 4 Sheldon Road<br>Chesterfield<br>S40 4RQ |
| **Date** | 22 October 2026 |

## Connection to Services

| | |
|---|---|
| **Mains Electricity:** | Yes |
| **Provider:** | Utility wearhouse |
| **Mains Gas:** | Yes |
| **Provider:** | Utility Wearhouse |
| **Mains Water:** | Yes |
| **Provider:** | Severn Trent |
| **Mains Sewerage** | Yes |
| **Provider:** | Severn Trent |

### Heating Systems

***How is the property heated?***

| | |
|---|---|
| **Mains gas** | ☒ |
| **Oil** | ☐ |
| **Heat pumps** | ☐ |
| **Liquid Gas** | ☐ |
| **Electricity** | ☐ |
| **Underfloor** | ☐ |
| **Woodburning / multi-fuel stove** | ☐ |
| **Other** | ☐ |

**Other Details (if applicable)**

## Services

***Which of the following services are available at the property?***

| | |
|---|---|
| **Broadband** | Yes |
| **Mobile Signal** | No |

## Flood Risk

| | |
|---|---|
| **Has the property flooded in the last 5 years?** | No |

***If yes, what was the source of the flood***

| | |
|---|---|
| **Ground water** | |
| **Sewer flooding** | |
| **Surface water** | |
| **Coastal flooding** | |
| **River flooding** | |
| **Other** | |
| **Are there any flood defences installed at the property?** | No |

## Structural and environmental defects

***Does the property have any of the following issues?***

| | |
|---|---|
| **Damp** | No |
| **Subsidence** | No |
| **Asbestos** | No |
| **Japanese knotweed** | No |
| **Structural hazards (e.g. damaged roof)** | No |
| **Other** | No |
| **Does the property show any signs of, or sit on land affected by, past or present mining activity?** | No |

## Accessibility

***Which of the following applies to this property?***

| | |
|---|---|
| **Step-free access from the street (including ramps/lifts)** | No |
| **Wet room** | No |
| **Lateral living (essential living accommodation on the entrance level)** | No |
| **Not suitable for wheelchair users** | No |
| **Level access** | No |
| **Lift access** | No |
| **Ramped access** | No |
| **Wide doorways** | No |
| **Level access shower** | No |

## Rights and informal arrangements

***Which of the following applies to this property?***

| | |
|---|---|
| **Private rights of way** | Yes |
| **Public rights of way** | No |
| **Listed property** | No |
| **Conservation Area** | No |
| **Other restrictions** | No |

## Planning permission

| | |
|---|---|
| **Does the property have the necessary planning and building regulation approvals for all alterations and extensions?** | No |