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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th August 2025



SALISBURY ROAD, BURBAGE, HINCKLEY, LE10

EweMove

Hinckley

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www.ewemove.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	3,132 ft ² / 291 m ²		
Plot Area:	0.17 acres		
Year Built :	1967-1975		
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	LT86592		

Local Area

Local Authority:	Hinckley and bosworth
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very low</p> <p>Very low</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

26 **1000**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

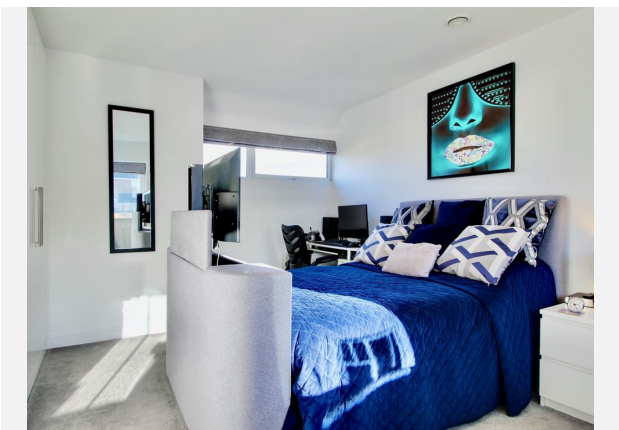


Planning records for: *Salisbury Road, Burbage, Hinckley, LE10*

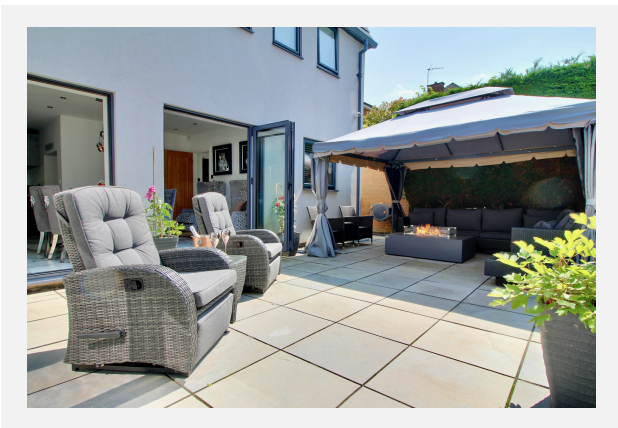
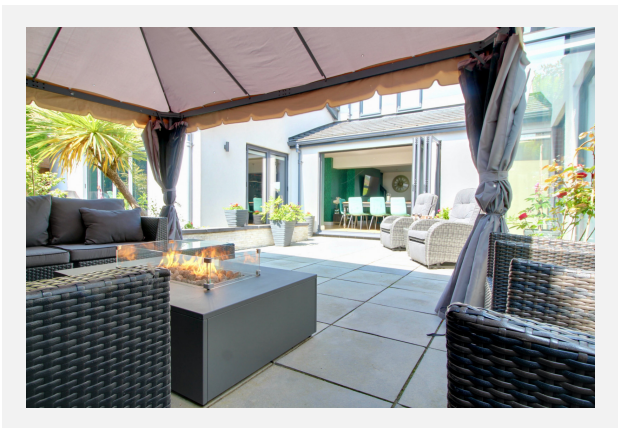
Reference - 12/00734/HOU	
Decision:	Permitted
Date:	03rd September 2012
Description:	Extensions And Alterations To Dwelling





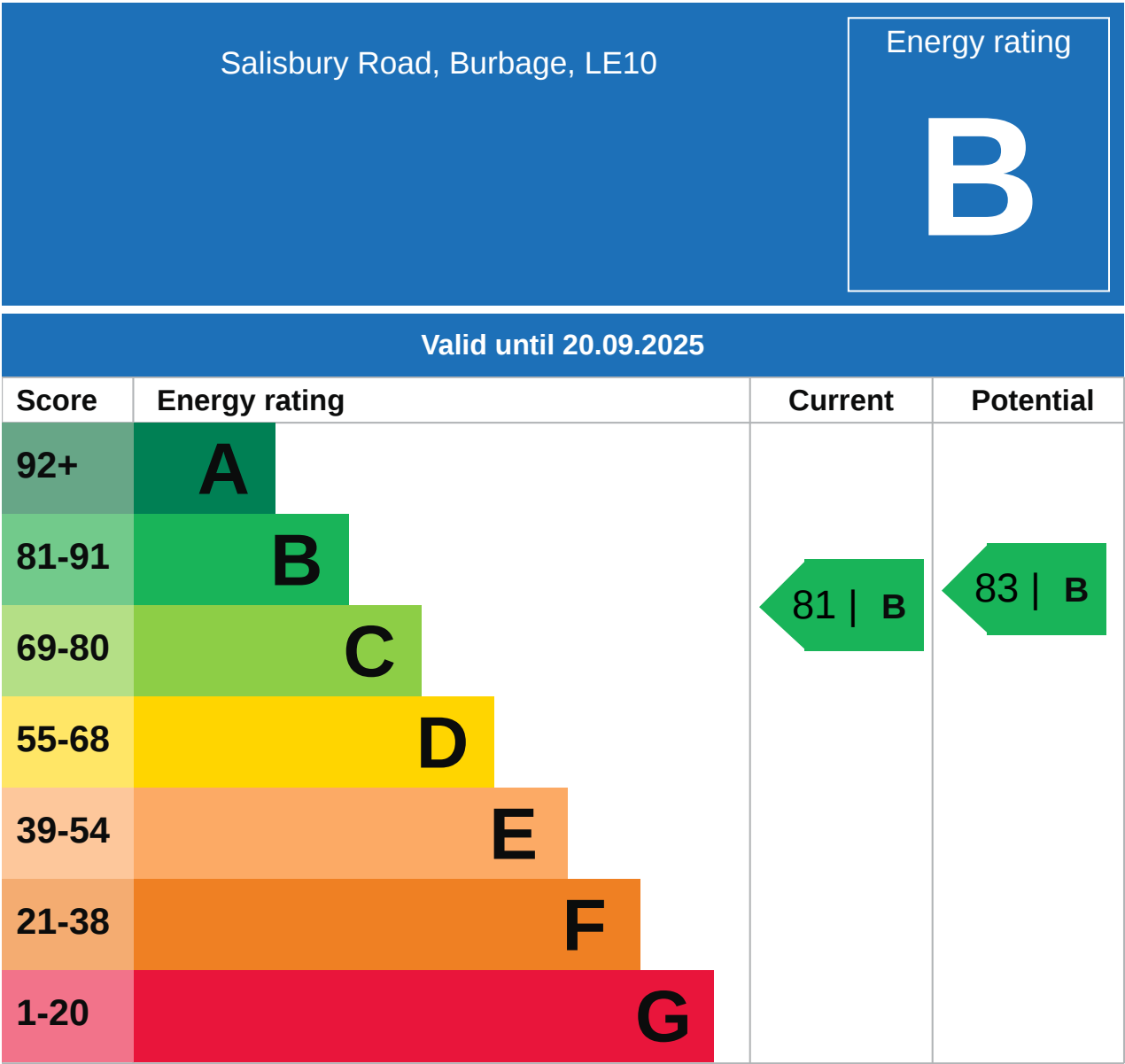








Property
EPC - Certificate



Additional EPC Data

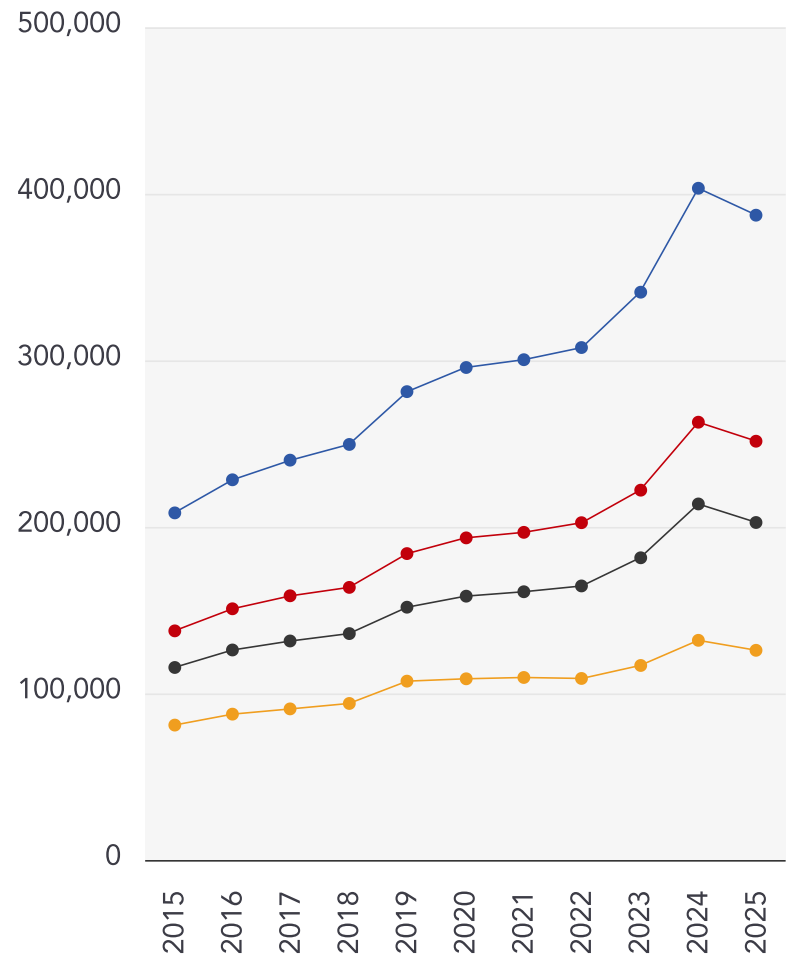
Property Type:	House
Build Form:	Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	291 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LE10



Detached

+85.76%

Semi-Detached

+82.76%

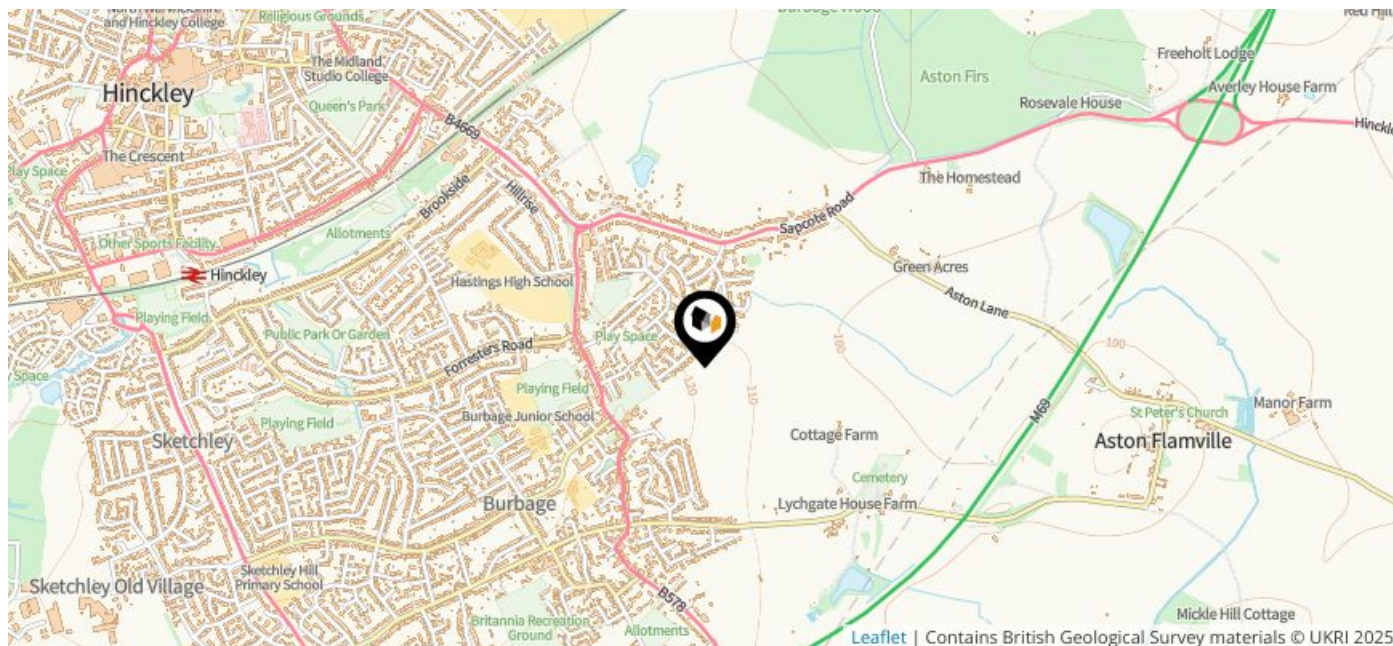
Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

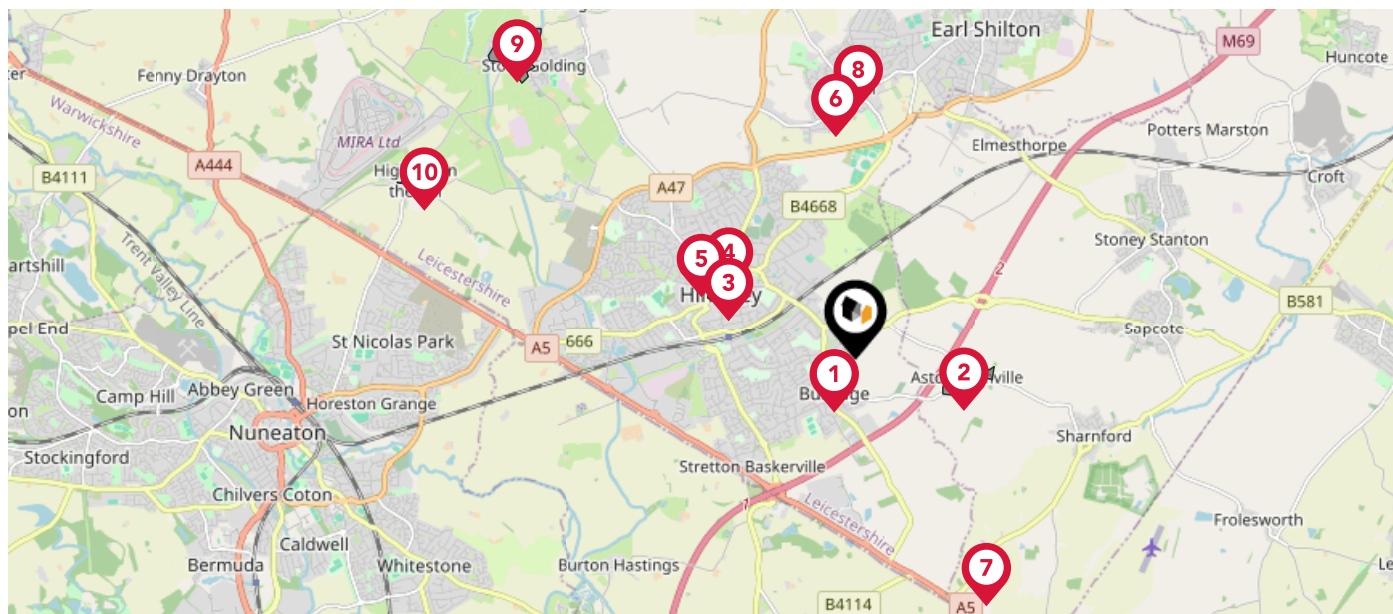
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



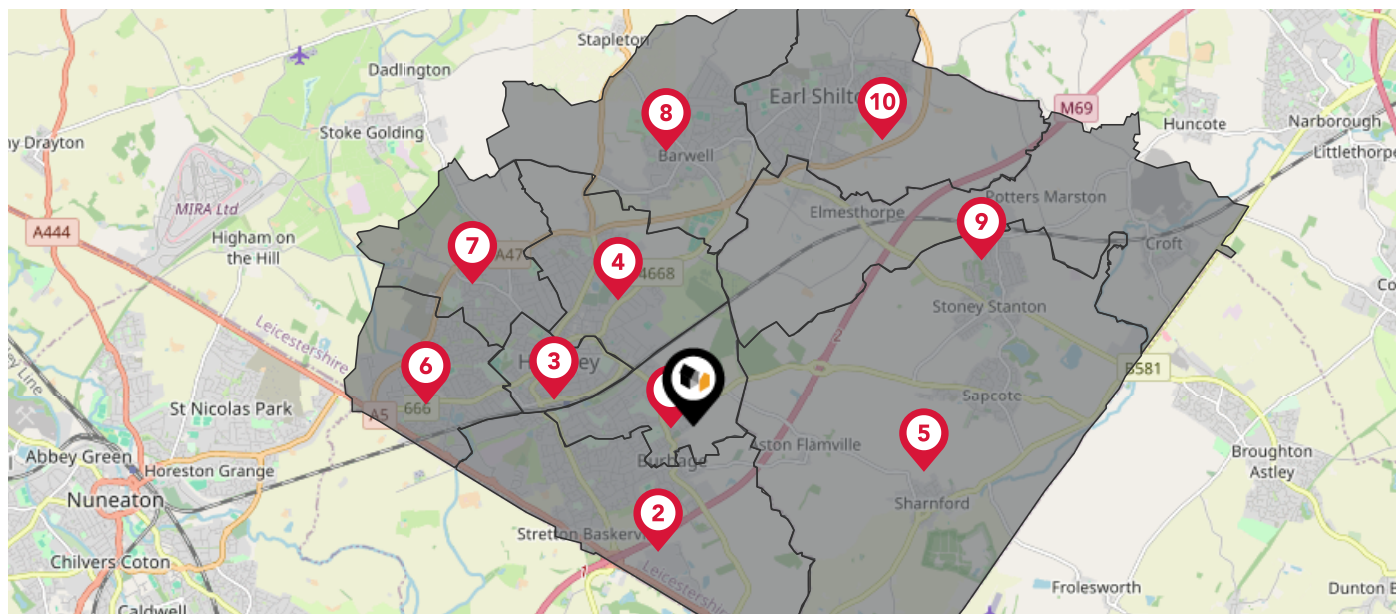
Nearby Conservation Areas

-  Burbage
-  Aston Flamville
-  Hinckley - Town Centre
-  Hinckley - Druid Street
-  Hinckley, Hollycroft
-  Barwell A
-  Wigston Parva
-  Barwell B
-  Stoke Golding
-  Higham on the Hill

Maps

Council Wards

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



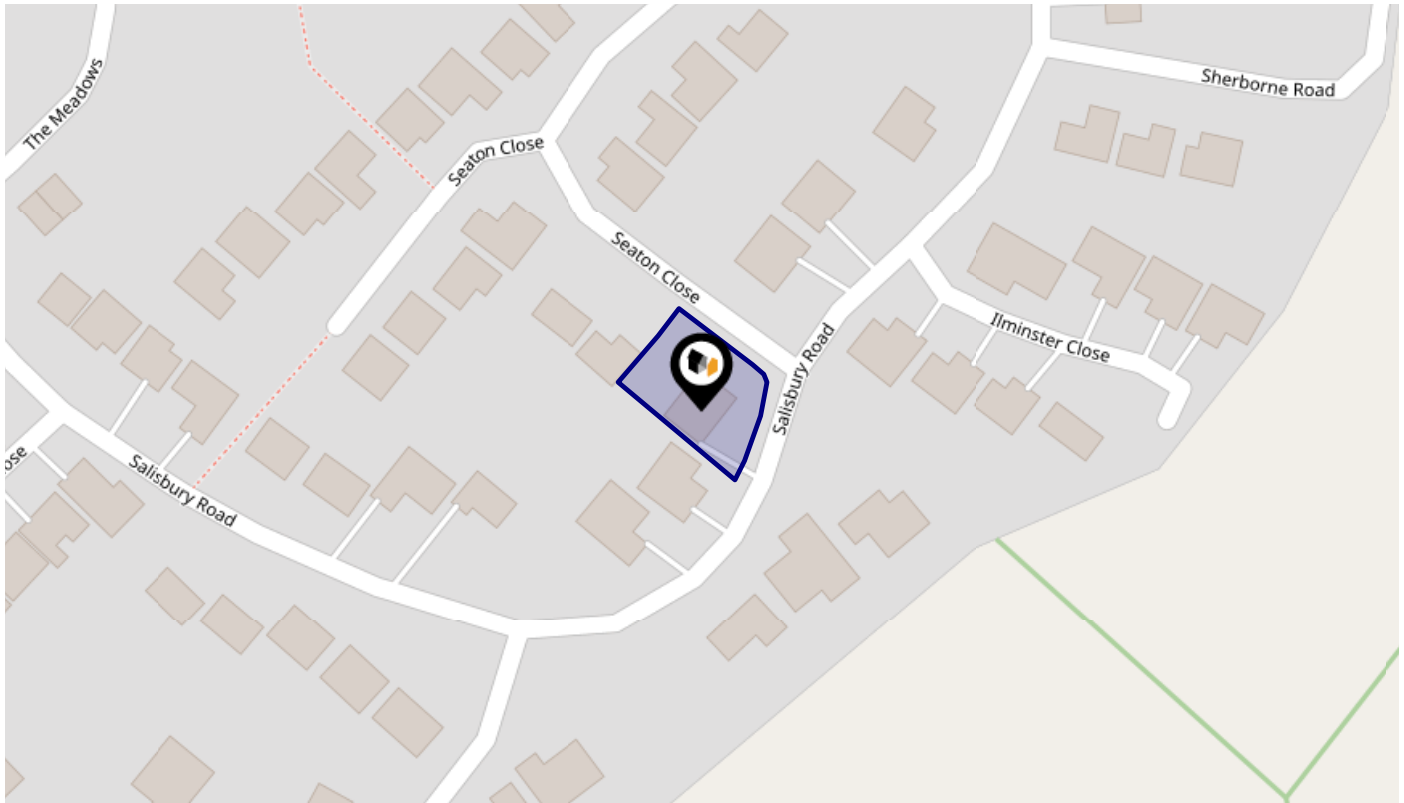
Nearby Council Wards

- 1 Burbage St. Catherines and Lash Hill Ward
- 2 Burbage Sketchley and Stretton Ward
- 3 Hinckley Castle Ward
- 4 Hinckley De Montfort Ward
- 5 Stanton and Flamville Ward
- 6 Hinckley Clarendon Ward
- 7 Hinckley Trinity Ward
- 8 Barwell Ward
- 9 Croft Hill Ward
- 10 Earl Shilton Ward

Maps

Rail Noise

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:

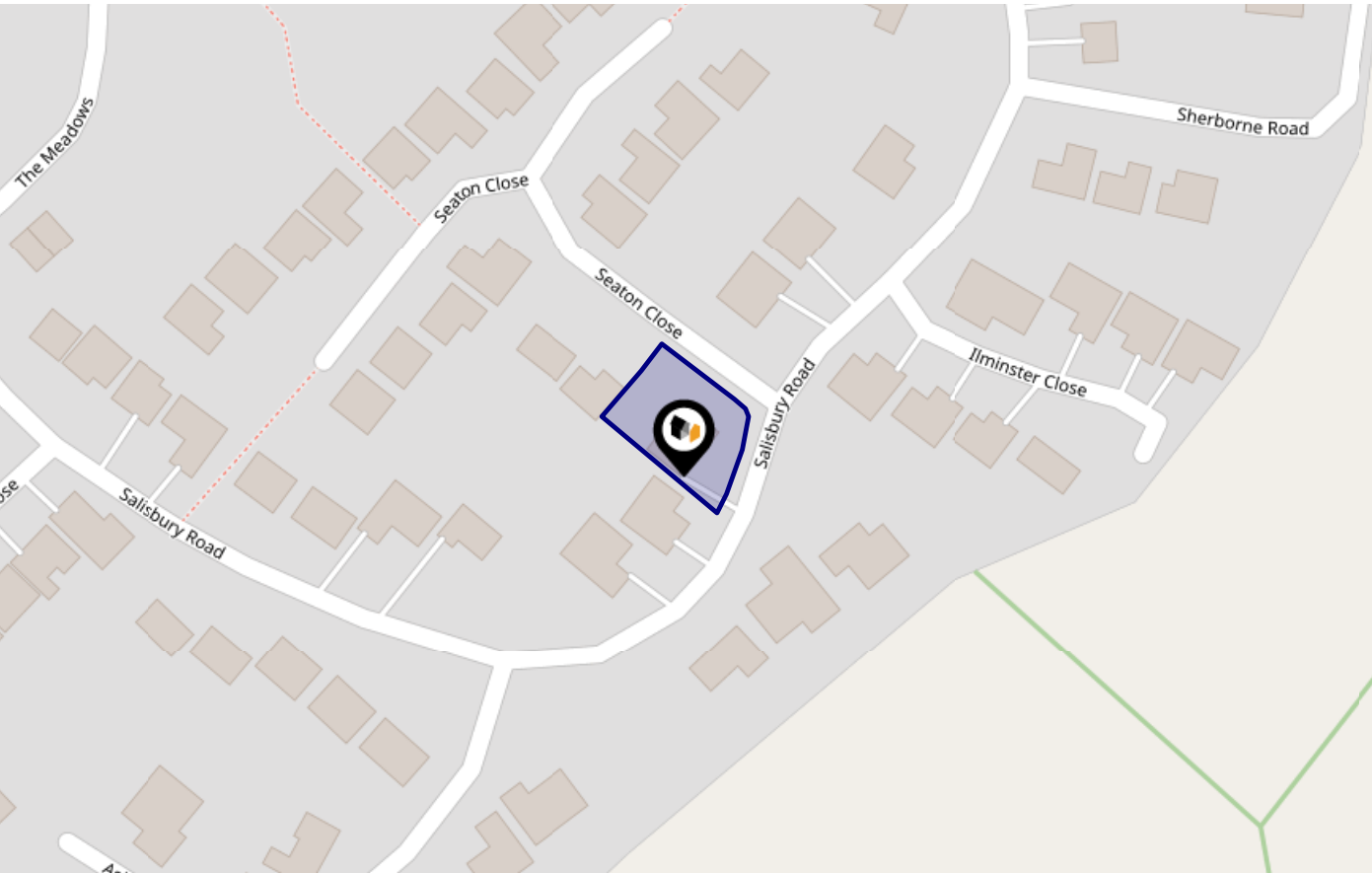
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

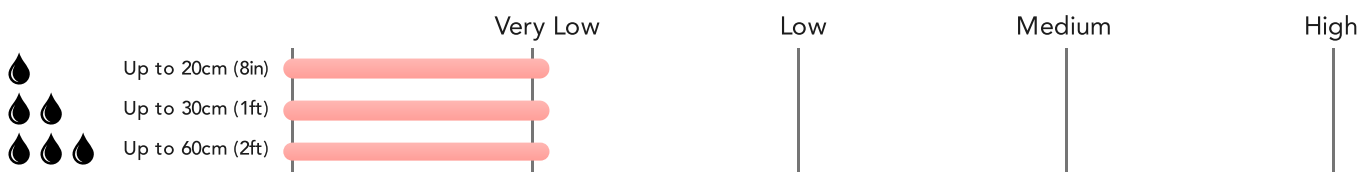


Risk Rating: Very low

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:

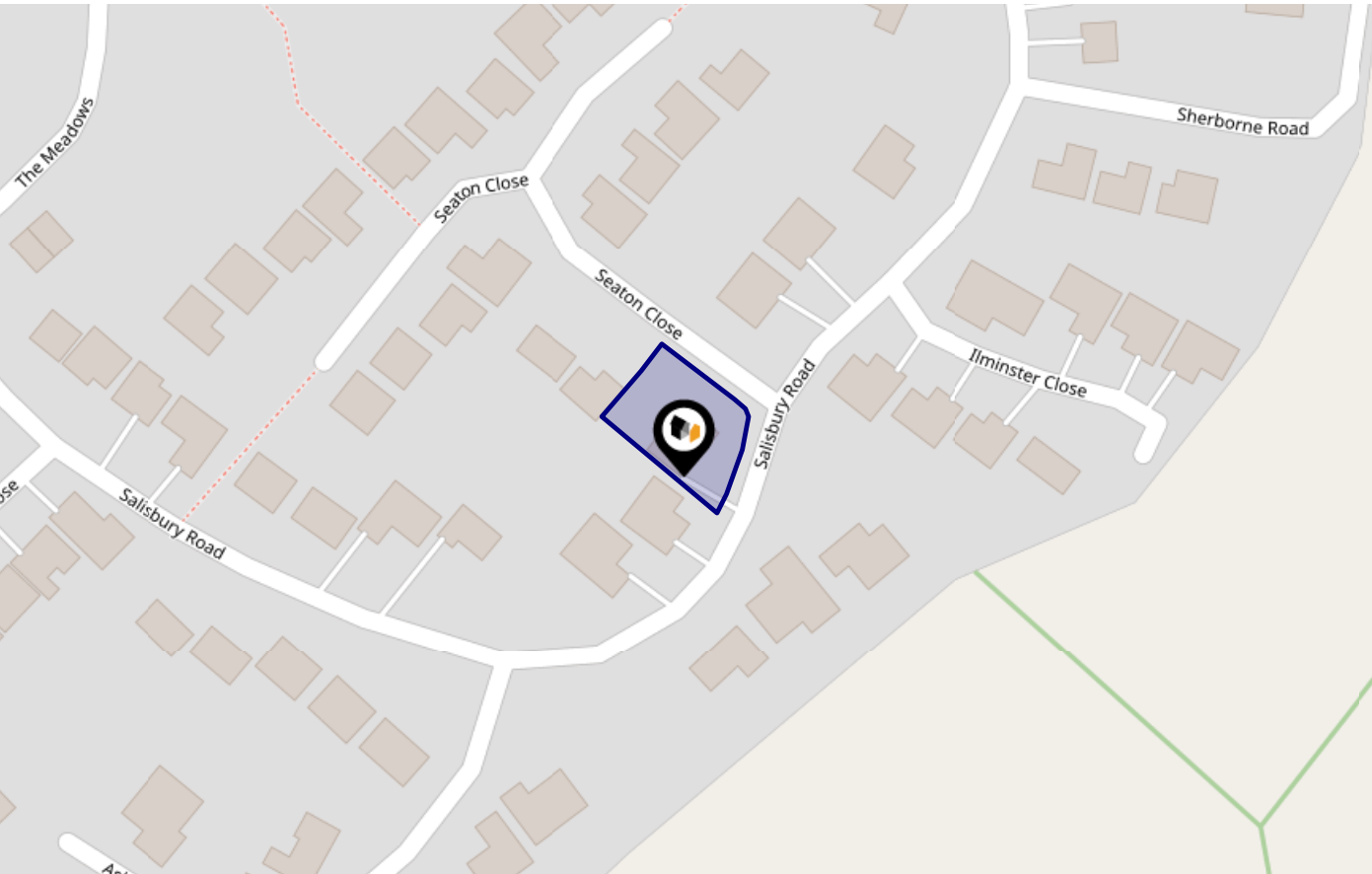


Flood Risk

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.

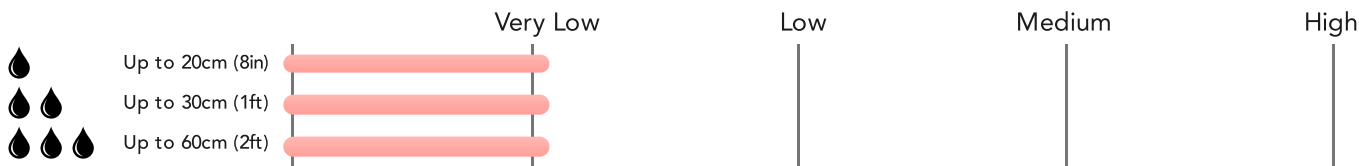


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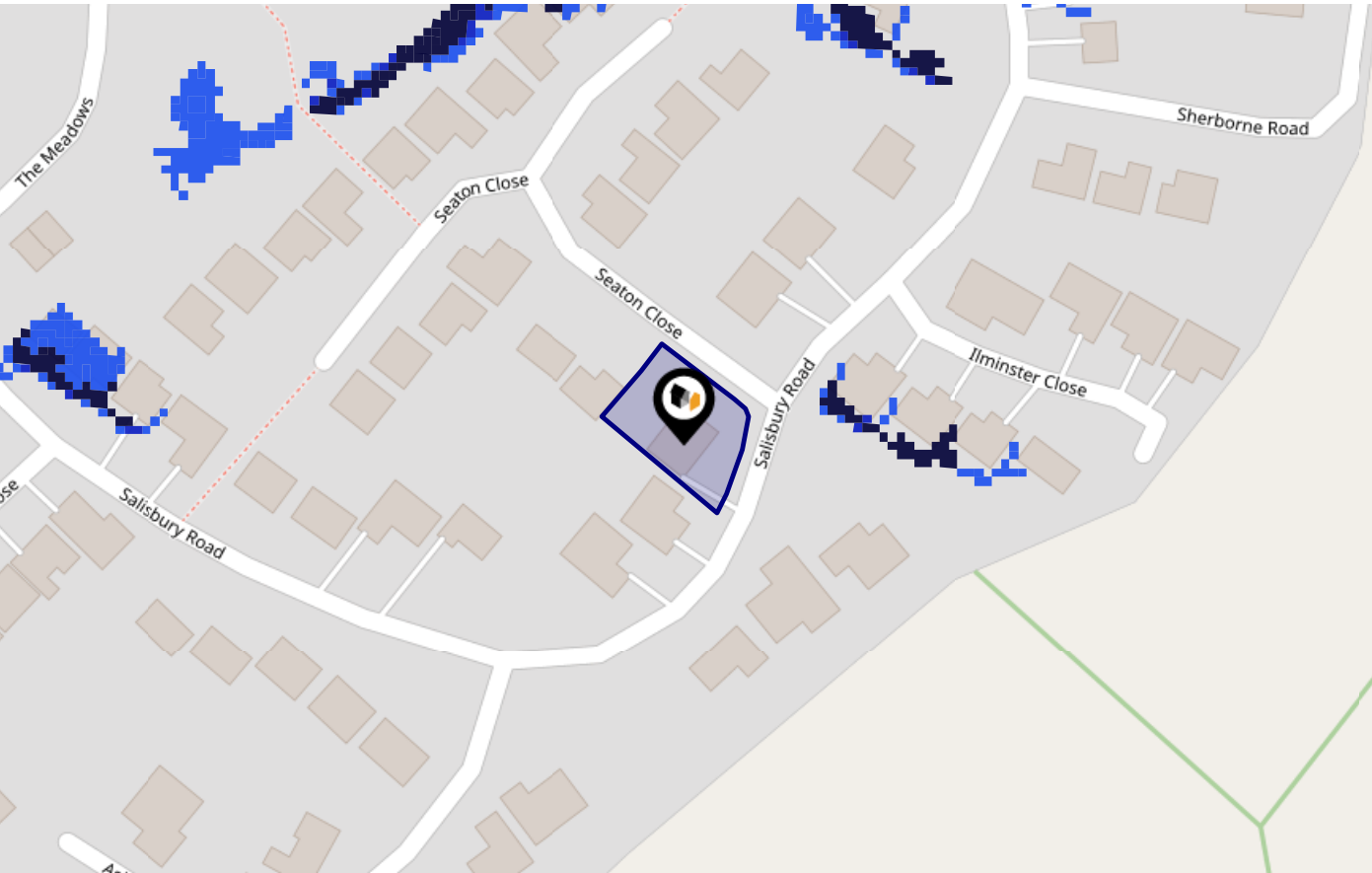


Flood Risk

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.

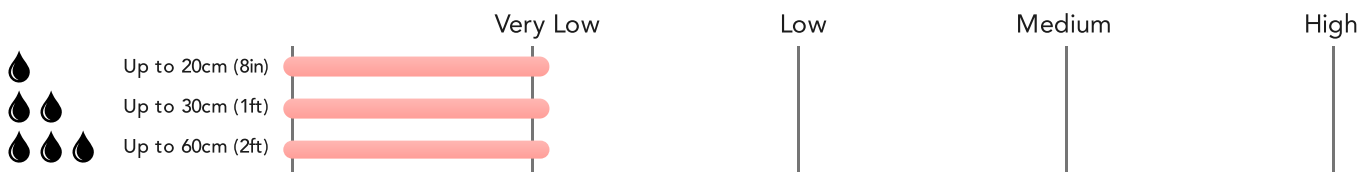


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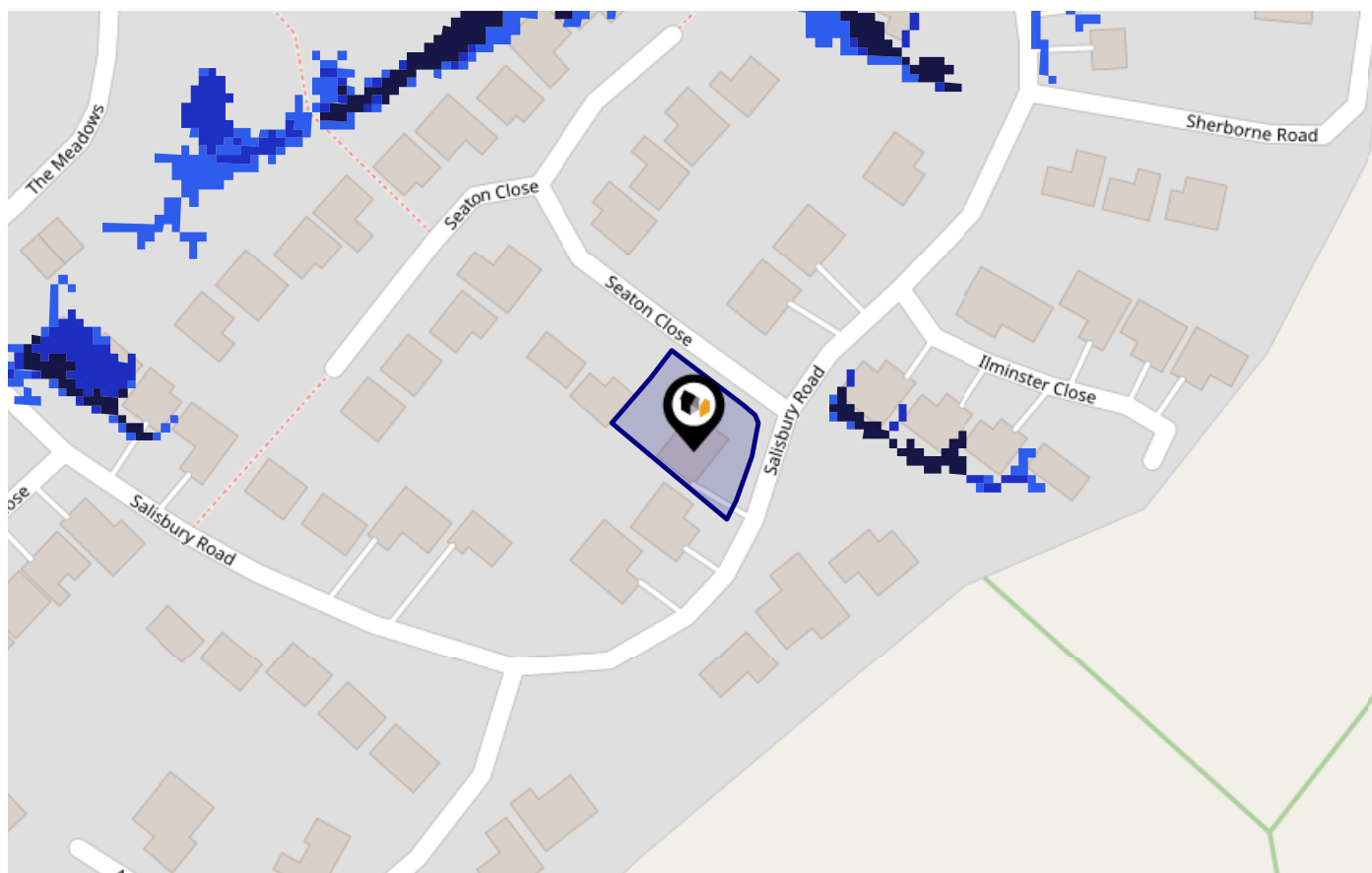


Flood Risk

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.

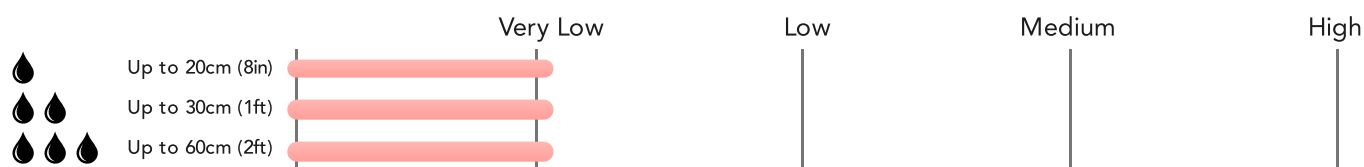


Risk Rating: Very low

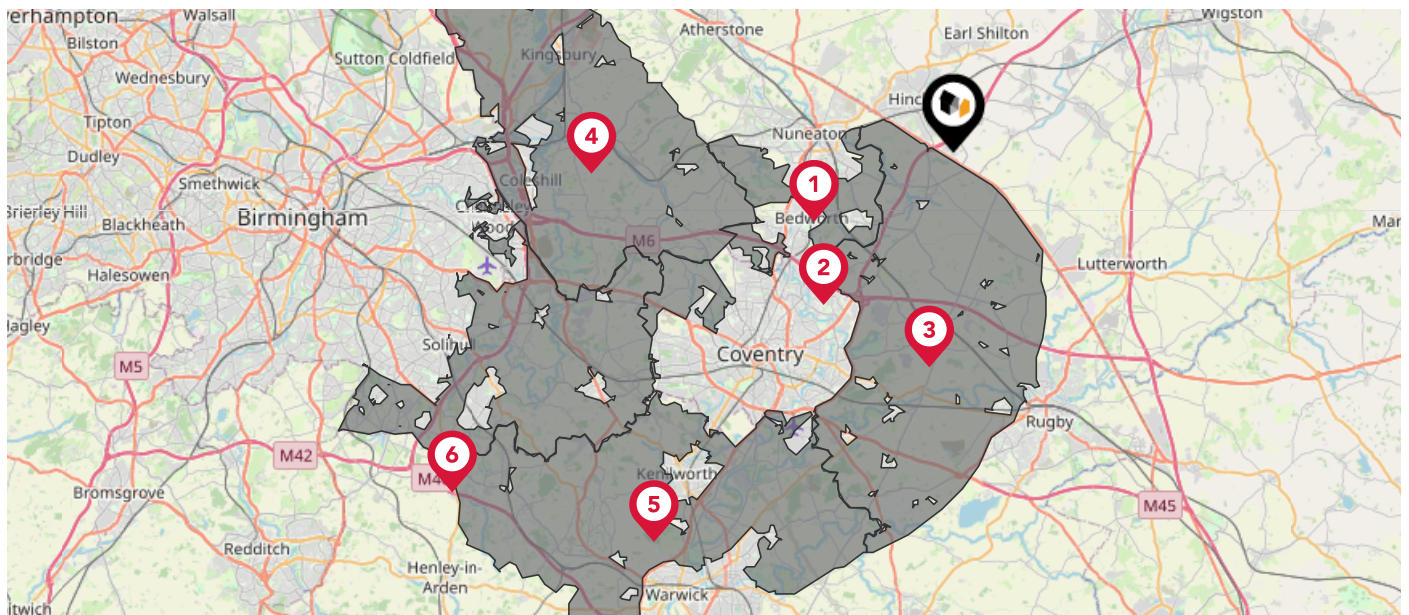
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Birmingham Green Belt - Nuneaton and Bedworth

2

Birmingham Green Belt - Coventry

3

Birmingham Green Belt - Rugby

4

Birmingham Green Belt - North Warwickshire

5

Birmingham Green Belt - Warwick

6

Birmingham Green Belt - Solihull

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.



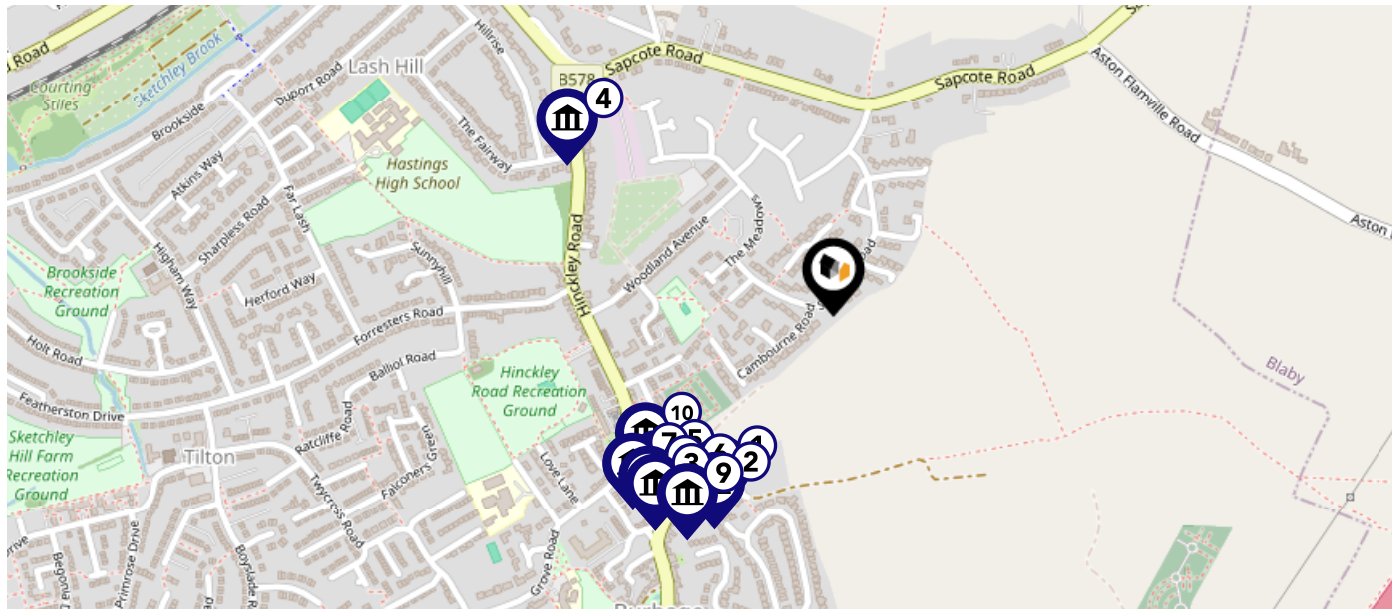
Nearby Landfill Sites











1	Hinkley Road Landfill Site-Burbace Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth	Historic Landfill	
2	EA/EPR/NP3693CQ/A001	Active Landfill	
3	Off Lychgate Lane/Burbage Lane-Aston Flamville, Blaby, Leicestershire	Historic Landfill	
4	Off Lychgate Lane-Aston Flamville, Blaby	Historic Landfill	
5	Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
6	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	
7	Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
8	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	
9	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	
10	Off Coventry Road, Shamford-Off Coventry Road, Sharnwood, Blaby, Leicestershire	Historic Landfill	

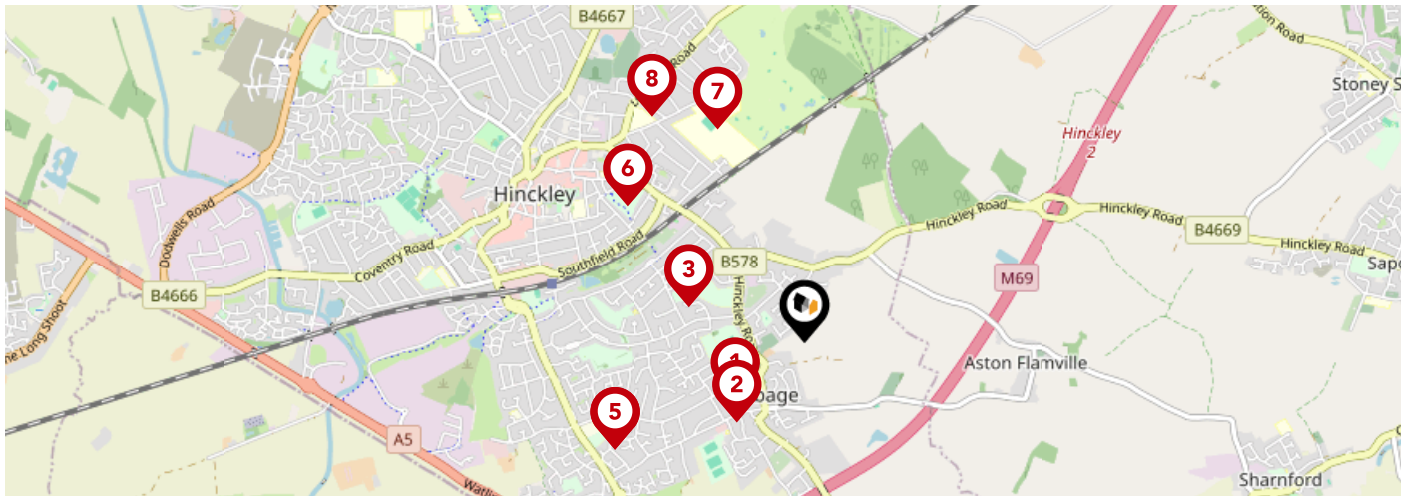
Maps

Listed Buildings

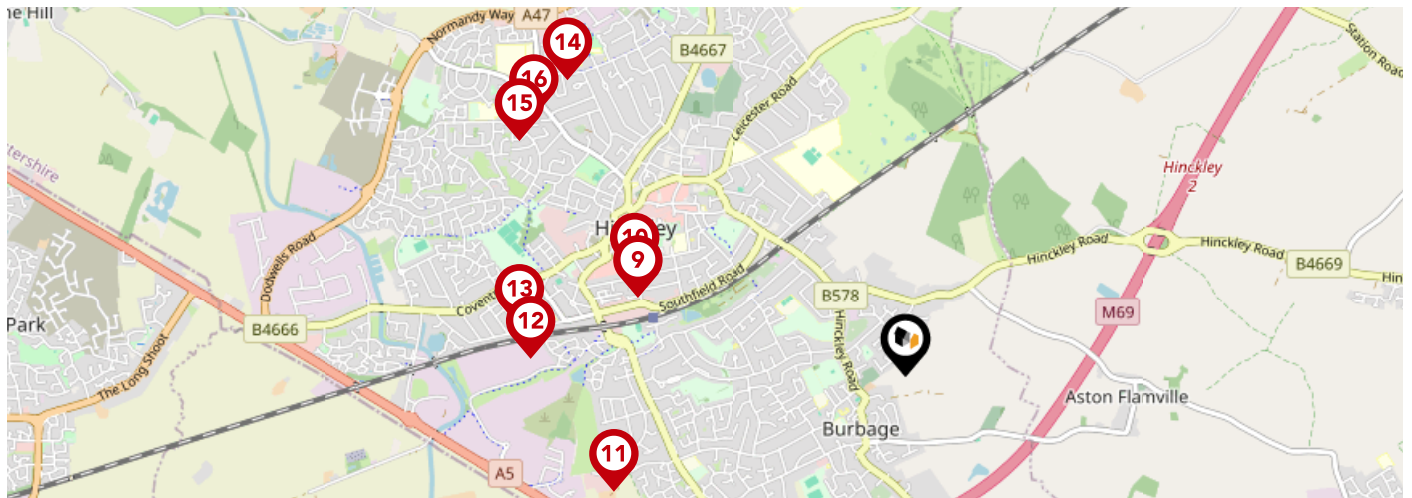
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1074253 - Burbage Hall	Grade II	0.2 miles
 1178068 - The Old Grange And Attached Stable Wing	Grade II	0.3 miles
 1074254 - The Constitutional Club	Grade II	0.3 miles
 1361310 - Milestone At Ngr Sp 4412 9332	Grade II	0.3 miles
 1361309 - Archer Cottage	Grade II	0.3 miles
 1178080 - Manor House	Grade II	0.3 miles
 1295198 - Cedar Lawn	Grade II	0.3 miles
 1074255 - 66, Church Street	Grade II	0.3 miles
 1178077 - 129, Church Street	Grade II	0.3 miles
 1295212 - Church Of St Catherine	Grade II	0.3 miles



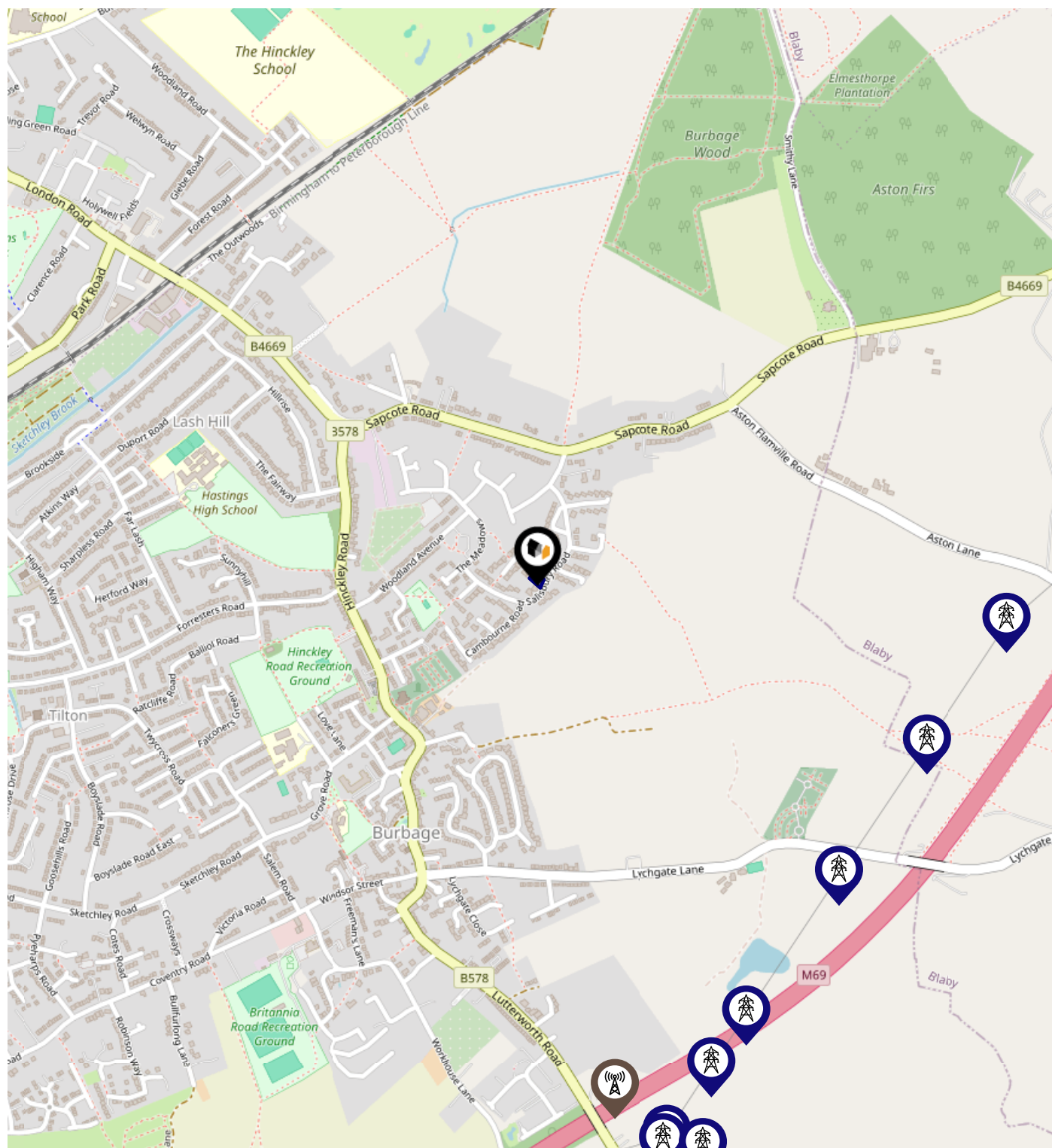
		Nursery	Primary	Secondary	College	Private
1	Burbage Junior School Ofsted Rating: Good Pupils: 362 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Burbage Church of England Infant School Ofsted Rating: Good Pupils: 249 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hastings High School Ofsted Rating: Good Pupils: 854 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sketchley Hill Menphys Nursery School, Burbage Ofsted Rating: Good Pupils: 57 Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sketchley Hill Primary School Burbage Ofsted Rating: Good Pupils: 579 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sketchley School Ofsted Rating: Good Pupils: 61 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:2.04	<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

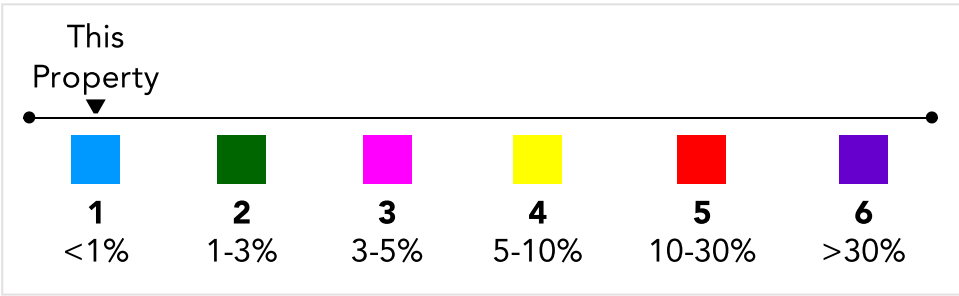
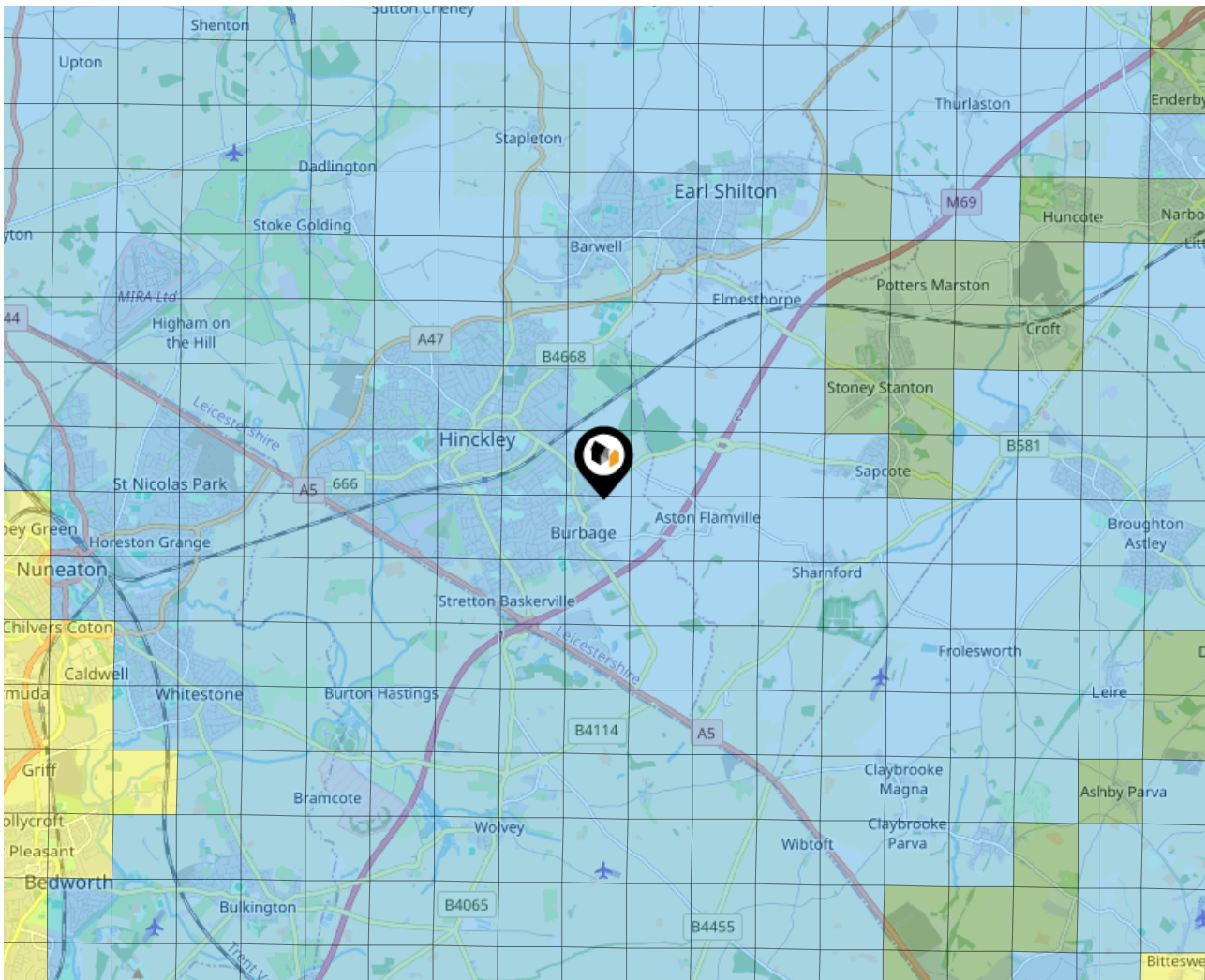
Environment

Radon Gas



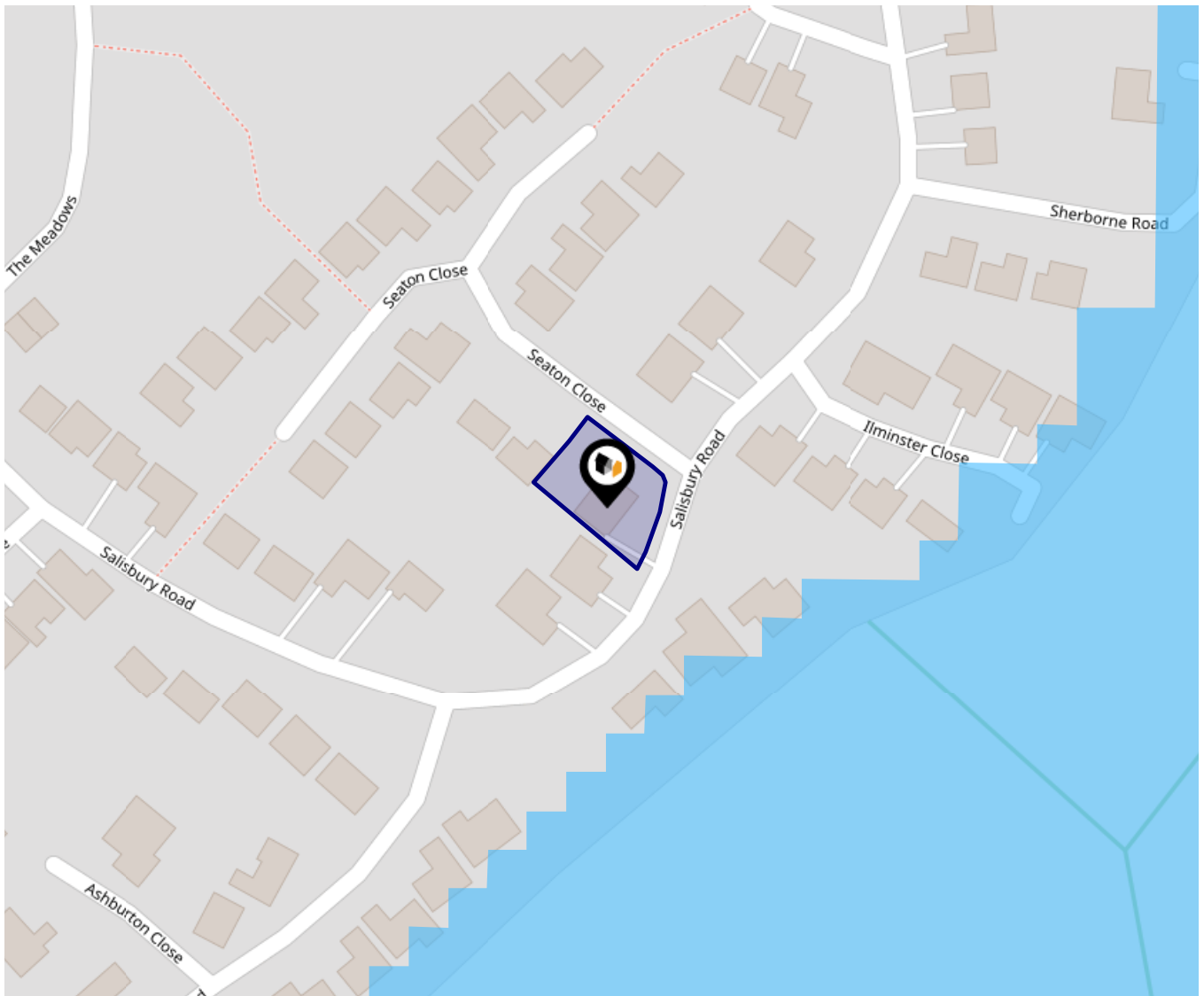
What is Radon?

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



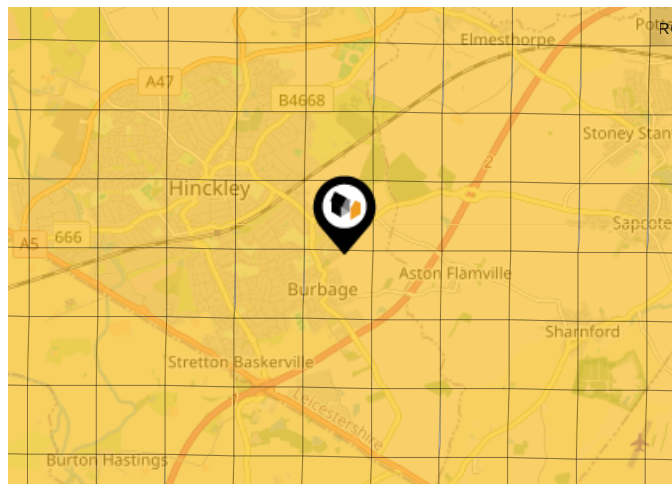
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

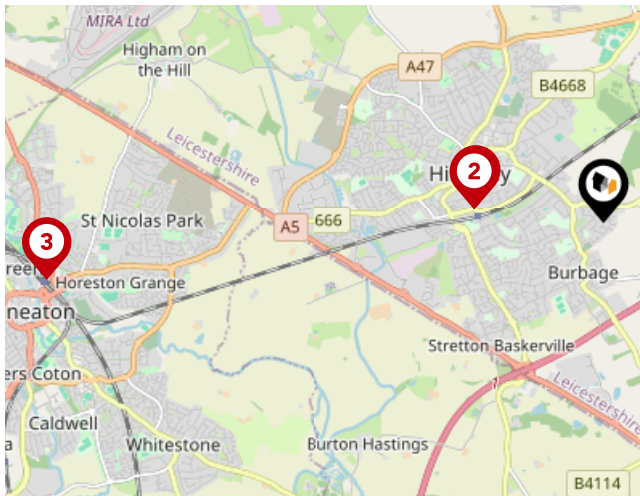


Primary Classifications (Most Common Clay Types)




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

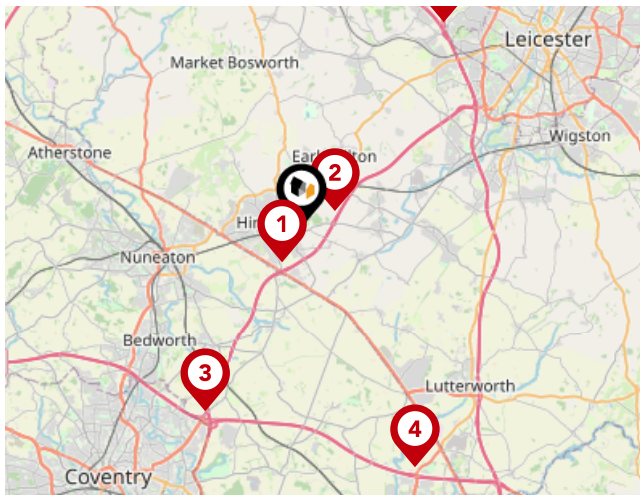
Area

Transport (National)








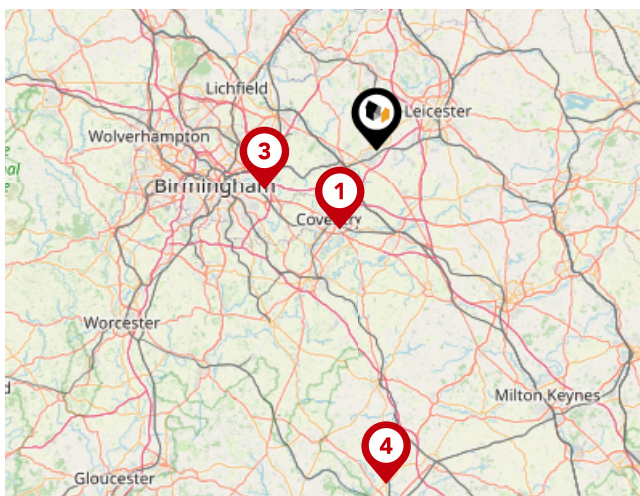
National Rail Stations

Pin	Name	Distance
	Hinckley Rail Station	1.16 miles
	Hinckley Rail Station	1.18 miles
	Nuneaton Rail Station	5.07 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M69 J1	1.44 miles
	M69 J2	1.34 miles
	M6 J2	7.48 miles
	M6 J1	9.59 miles
	M1 J21A	9.01 miles

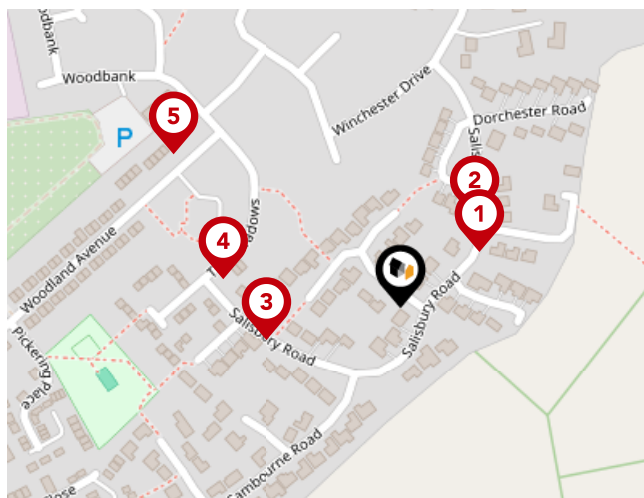


Airports/Helipads

Pin	Name	Distance
	Baginton	12.71 miles
	East Mids Airport	20.28 miles
	Birmingham Airport	17.23 miles
	Kidlington	48.47 miles

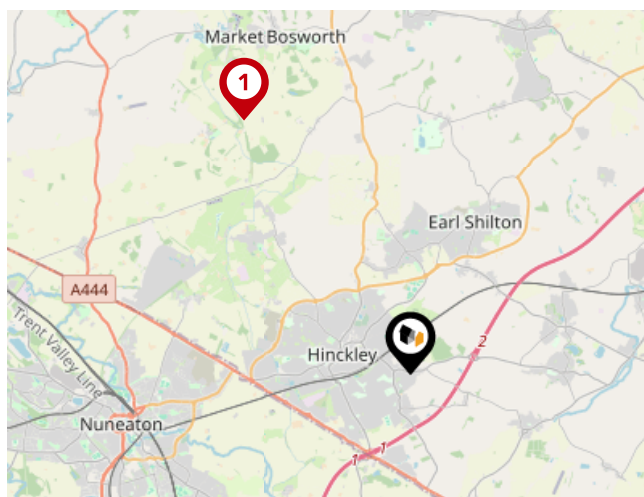
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sherborne Road	0.05 miles
2	Sherborne Road	0.07 miles
3	Lyndhurst Close	0.08 miles
4	Lyndhurst Close	0.1 miles
5	The Meadows	0.16 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	5.48 miles



EweMove

If you're interested in putting your property on the market with us, you won't be alone.

Thousands of homeowners have trusted us to sell their properties – you'll see their reviews dotted around the site – and based upon independent seller reviews, we've also got the coveted title of "The UK's Most Trusted Estate Agent".

If you're thinking of selling, we'd be delighted to provide you with a FREE no-obligation valuation of your home so you can start to see how much you could get for your property.

As your local expert Estate Agent in Hinckley, we will provide you with an in-depth valuation as well as answer any questions.

Financial Services

No matter what type of mortgage you are looking for The Mortgage Genie team offer free specialist advice 7 days a week. In under 20 minutes, they'll be able to tell you how much you can borrow and with access to over 90 lenders and exclusive rates, they'll make sure you get the most competitive rate available. It's quick and simple and they can also advise about insurance packages.

Testimonial 1



Gus Critchlow at EweMove Hinckley was very professional. He allocated quality time to secure detailed information on the property and produced great photographs, describing and showing the property at its best. He had a detailed knowledge of other properties in the area, both for sale and sold, and knew exactly where to pitch the property price.

Gus handled all viewings and was quick to provide detailed feedback on these. He is an excellent communicator.

Testimonial 2

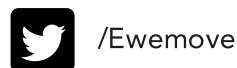
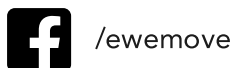


From the beginning, creating a fantastic listing, and generating massive amounts of interest in our house, all the way to the end where he worked the hardest to keep our chain together through a very difficult exchange process. I've never had an agent that is as easy to communicate with as Gus, answering texts very late at night at times which suited us the clients. I wouldn't hesitate to use him again, and I would recommend him to anybody.

Testimonial 3



A big thank you to Gus Critchlow at EweMove Hinckley for selling our house. He succeeded where other established companies failed. He was absolutely brilliant from start to finish. Always available, nothing was a problem to him, we had nothing but praise from viewers about him. He was 100% committed throughout the whole sale. We would highly recommend him and his company to anyone.



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of EweMove or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by EweMove and therefore no warranties can be given as to their good working order.

EweMove

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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