

# KEY FACTS FOR BUYERS

5, Rowan Close, Measham, Swadlincote, DE12 7NE

August 2022



## A guide to this property and the local area

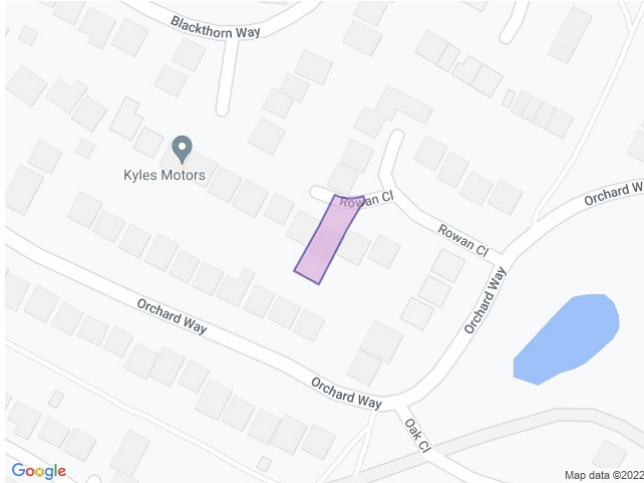
### George Edwards

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# PROPERTY OVERVIEW

5, ROWAN CLOSE, MEASHAM, SWADLINCOTE, DE12 7NE



 Boundary (Land Registry Title Plan)

## PROPERTY KEY FACTS

Detached  
3 Bedrooms

Floor Area: 914.93 ft<sup>2</sup>  
85.00 m<sup>2</sup>

Plot Size: 0.08 acres

Council Tax Band: D

Annual Cost: £2,031.29 (avg)

Land Registry Title Number: LT296276

Tenure: Freehold

Last Sold On: 22 July 2016

Last Sold Price: £188,000

## AREA KEY FACTS

Local Authority: NORTH WEST LEICESTERSHIRE

Flood Risk: Very Low

Conservation Area: No


Predicted Broadband Speeds


Basic: 14 Mbps


Superfast: 80 Mbps


Ultrafast: 600 Mbps

Mobile Coverage  
(based on voice calls made indoors)


EE: 


Three: 


O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

## PLANNING HISTORY

No Planning Records Available

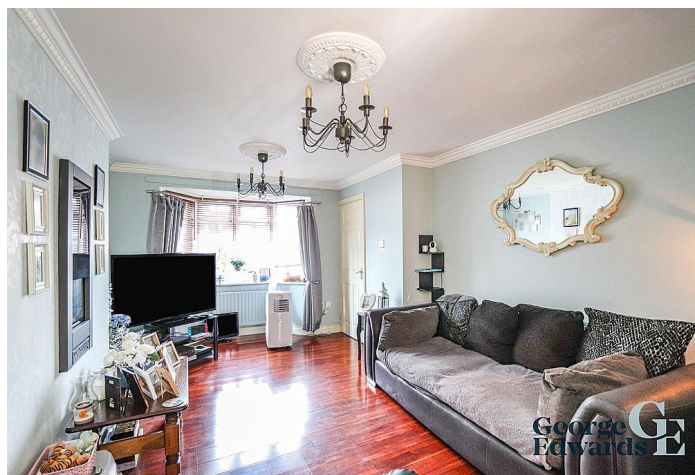
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# PROPERTY OVERVIEW

## PHOTO GALLERY



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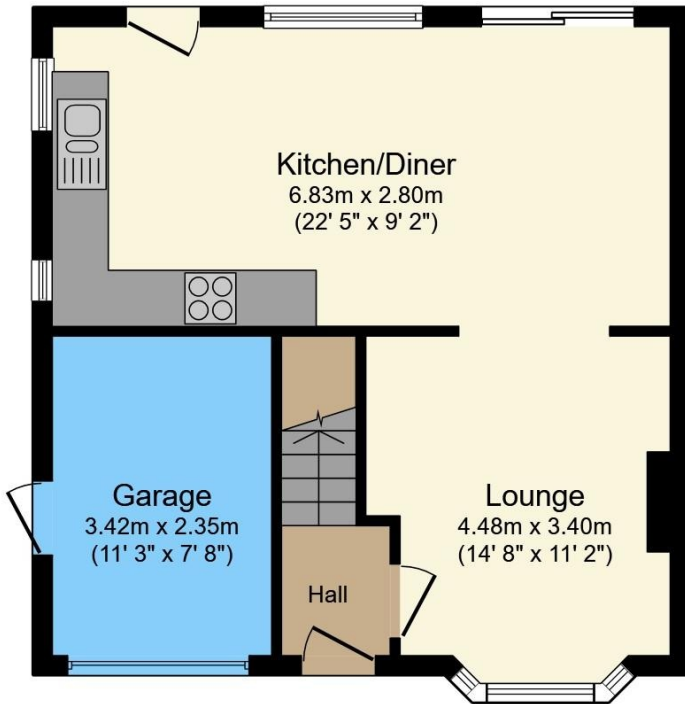


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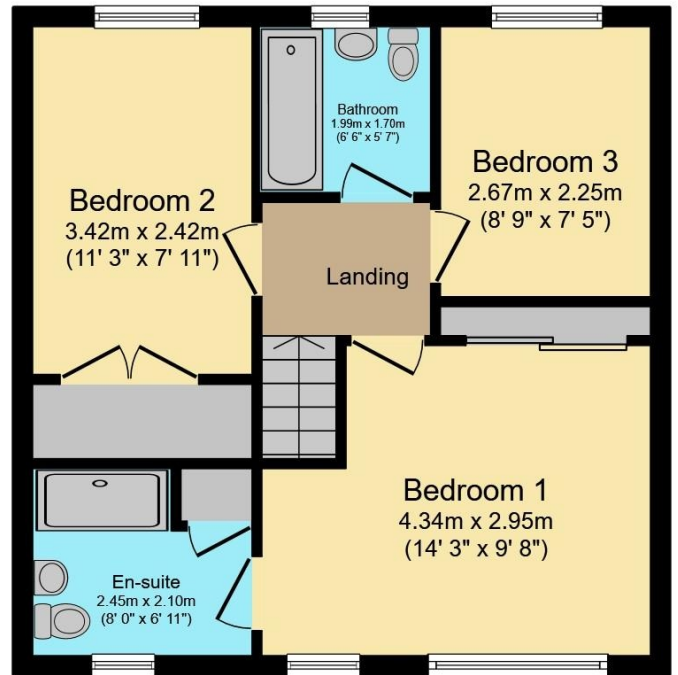
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# PROPERTY OVERVIEW

## FLOORPLANS



**Ground Floor**



**First Floor**

Total floor area 89.3 sq.m. (962 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

George **GE**  
Edwards

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# PROPERTY OVERVIEW

## EPC

5, Rowan Close, Measham,  
SWADLINCOTE, DE12 7NE

Energy rating  
**D**

Valid until 14.07.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

No Additional EPC data available

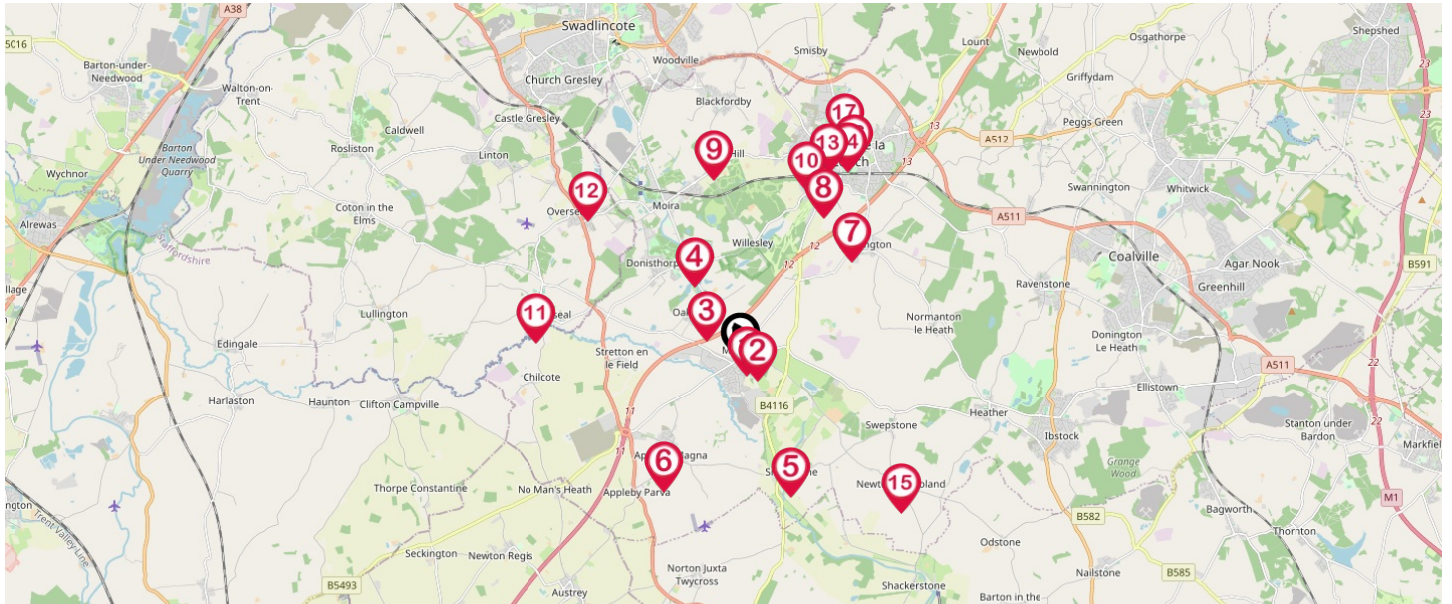
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Measham Church of England Primary School	Good	205	0.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Charles Catholic Primary Voluntary Academy	-	126	0.43 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakthorpe Primary School	Good	92	0.5 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Donisthorpe Primary School	Good	205	1.23 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Snarstone Church of England Primary School	Requires improvement	83	2.08 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sir John Moore Church of England Primary School	Good	146	2.13 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Packington Church of England Primary School	Good	107	2.21 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashby Willesley Primary School	Good	419	2.43 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Moira Primary School	Good	194	2.63 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ashby Hill Top Primary School	Outstanding	312	2.67 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Netherseal St Peter's CofE (C) Primary School	Requires improvement	66	2.88 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Overseal Primary School	Good	210	2.93 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ashby-de-la-Zouch Church of England Primary School	Good	310	3.02 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lewis Charlton Learning Centre	Inadequate	36	3.17 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Newton Burgoland Primary School	Outstanding	92	3.22 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ivanhoe College Ashby-De-La-Zouch	Good	956	3.31 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Woodcote Primary School	Good	191	3.51 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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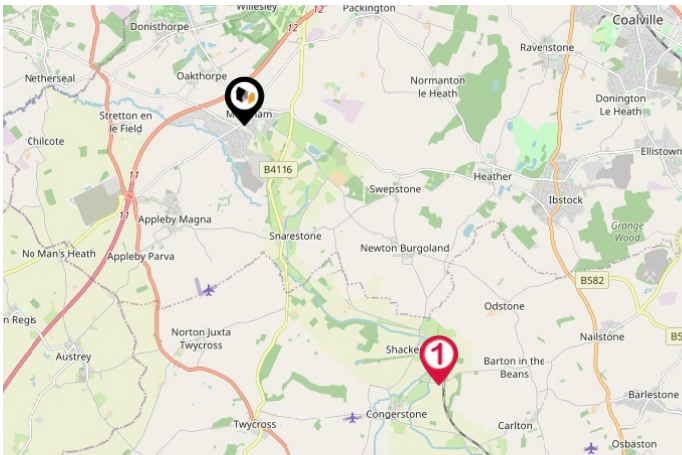
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Blackthorn Way | 0.11 miles
- 2 - Blackthorn Way | 0.13 miles
- 3 - Bus Terminus | 0.18 miles
- 4 - Church | 0.2 miles
- 5 - The Swan | 0.19 miles



### LOCAL CONNECTIONS

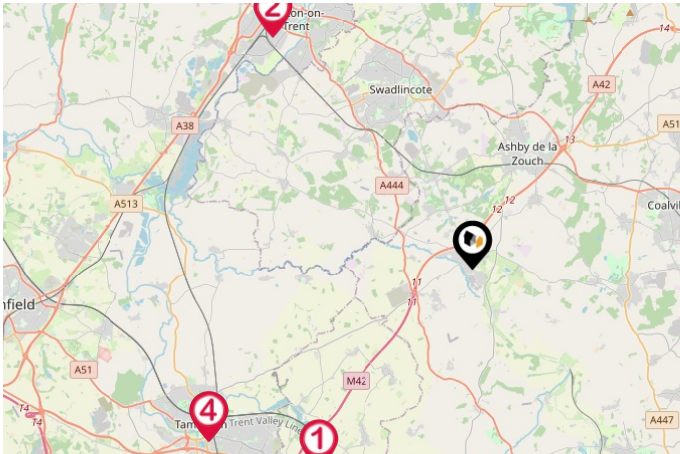
- 1 - Shackerstone Rail Station (Battlefield Line) | 4.69 miles

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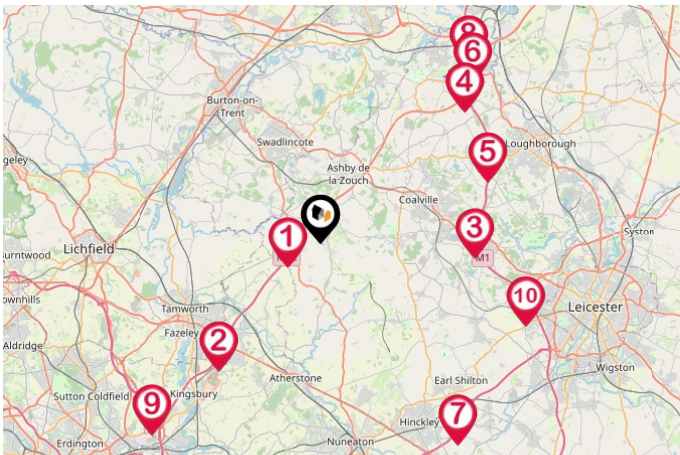
# LOCAL AREA

## NEAREST TRANSPORT LINKS



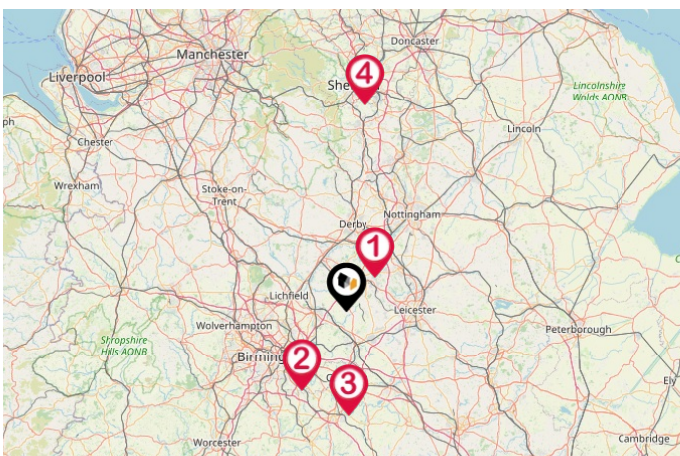
### NATIONAL RAIL STATIONS

- 1 - Polesworth Rail Station | 7.15 miles
- 2 - Burton-on-Trent Rail Station | 8.73 miles
- 3 - Tamworth High Level Rail Station | 8.93 miles
- 4 - Tamworth Rail Station | 8.93 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M42 J11 | 2.13 miles
- 2 - M42 J10 | 9.22 miles
- 3 - M1 J22 | 9.11 miles
- 4 - M1 J23A | 11.38 miles
- 5 - M1 J23 | 10.47 miles
- 6 - M1 J24 | 12.9 miles
- 7 - M69 J2 | 14.13 miles
- 8 - M1 J24A | 13.48 miles
- 9 - M6 TOLL T2 | 14.49 miles
- 10 - M1 J21A | 12.93 miles



### AIRPORTS/HELIPADS

- 1 - East Midlands Airport | 11.08 miles
- 2 - Birmingham International Airport | 20.01 miles
- 3 - Coventry Airport | 23.63 miles
- 4 - Sheffield City Airport | 47.79 miles

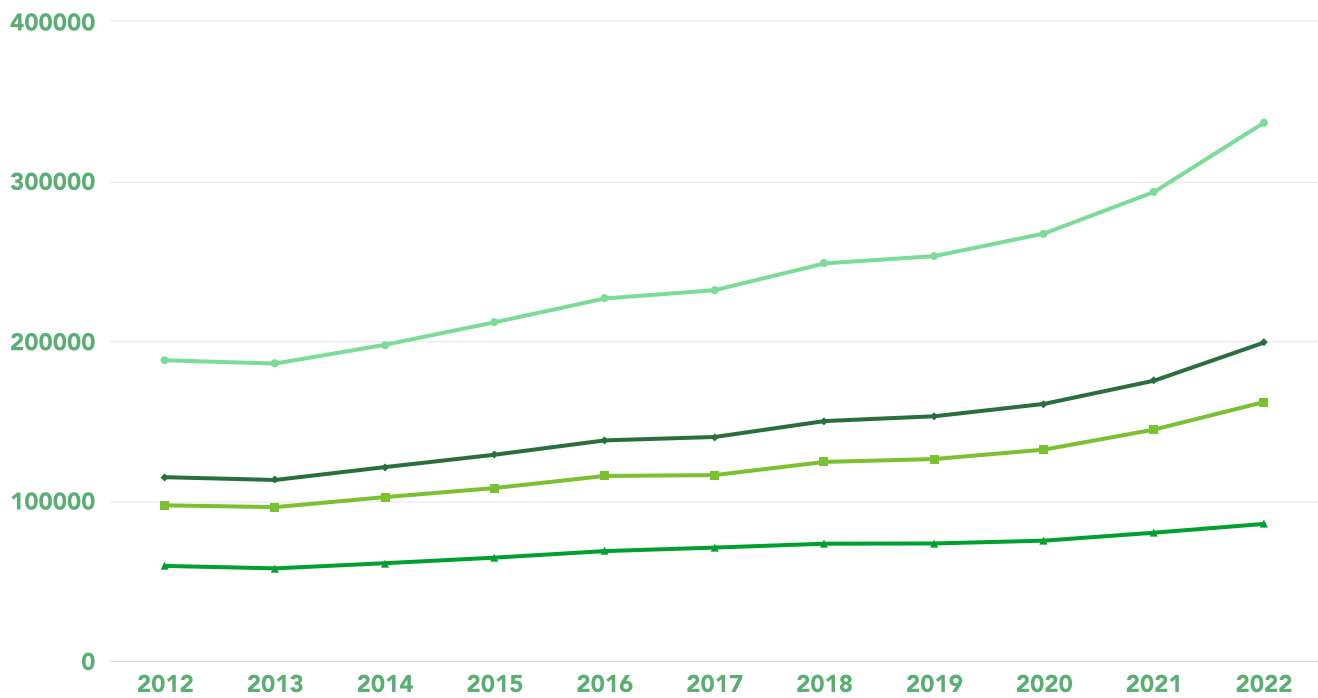
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR DE12

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 44.23%



**TERRACED**  
+ 66.43%



**SEMI-DETACHED**  
+ 73.3%



**DETACHED**  
+ 79.06%

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# GEORGE EDWARDS

## About Us

We understand that buying, selling & letting property is about more than just deposits, equity & surveyors. It's about building a future for your family, finding a place to call home, starting a new exciting chapter, or securing your future financially.

George Edwards offers a fresh take. Our team of experts pride themselves on not only having in-depth industry experience, but caring about delivering the best possible outcome for you. Whether that's the perfect garden for the kids to play in, a pet-friendly flat for you and your Cockapoo, quick access to transport links for commuters, or a fair price for the home you've taken years to build.

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# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### Testimonial 1



Due to the excellent sales particulars produced by Paul and the advice he provided we were in a position to accept an offer after the house had been on the market for only four days. – Rob

### Testimonial 2



Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even available on a Sunday just before Christmas! – Stephen

### Testimonial 3



Selling a home can be emotionally trying but Paul Halliday did everything possible to relieve us of that and accommodate our sticking points and specifics. We have bought and sold many times on different continents over the years but Paul proved the easiest agent of all. – Robert



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## Data Partners:



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