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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th April 2025



14, MAIN STREET, ROTHERBY, MELTON MOWBRAY, LE14 2LP

FIXED PRICE : £850,000

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Tucked away in the heart of the Leicestershire countryside, 14 Main Street is a five-bedroom home that blends generous space, peaceful surroundings, and countryside charm. Nestled on a quiet lane with nothing but fields behind and in front, it offers rural serenity while still being well-connected for everyday convenience. This attractive family home features a welcoming layout perfect for entertaining and daily living. The property is designed for comfortable modern life with multiple living areas, five well-proportioned bedrooms, and a bright, airy feel throughout. The spacious kitchen flows easily into the dining and lounge areas, making it the heart of the home. Step outside, and you'll find a private driveway with two separate access points for easy parking, plus a garage for added storage or workshop potential. Whether you're enjoying the countryside views from your garden or exploring the rural paths nearby, this is a home that encourages outdoor living and peace of mind.



Property

Type:	Detached
Bedrooms:	5
Floor Area:	3,358 ft ² / 312 m ²
Plot Area:	0.28 acres
Year Built :	1983-1990
Council Tax :	Band F
Annual Estimate:	£3,395
Title Number:	LT474675
UPRN:	100030542547

Last Sold Date:	11/09/2015
Last Sold Price:	£350,000
Last Sold £/ft²:	£220
FIXED PRICE:	£850,000
Tenure:	Freehold

Local Area

Local Authority:	Leicestershire
Conservation Area:	Rotherby
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	57 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **14, Main Street, Rotherby, Melton Mowbray, LE14 2LP**

Reference - 15/00909/FULHH	
Decision:	Decided
Date:	18th November 2015
Description:	Double story rear and front extension new garage on the side and loft extension.

Property EPC - Certificate

14 Main Street, Rotherby, LE14 2LP

Energy rating

D

Valid until 19.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	312 m ²

Market Sold in Street

Boutique Estate Agency

16, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	17/09/2021	15/05/2017
Last Sold Price:	£640,000	£580,000

1, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	17/09/2021	28/10/2005
Last Sold Price:	£1,075,000	£485,000

4, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	26/04/2021
Last Sold Price:	£466,356

18, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	22/02/2021	26/01/2018
Last Sold Price:	£785,000	£650,000

47, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	26/11/2020	31/07/2001
Last Sold Price:	£1,150,000	£597,000

17, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	25/03/2019
Last Sold Price:	£255,000

10, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	09/08/2018
Last Sold Price:	£930,000

The Gables, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	11/06/2018
Last Sold Price:	£400,000

31, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	30/04/2018	04/10/2004
Last Sold Price:	£625,000	£475,000

43, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	28/07/2017	16/08/2013	01/09/2008	30/03/2001
Last Sold Price:	£760,000	£660,000	£725,000	£430,000

The Nook, 37, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	18/04/2017
Last Sold Price:	£300,000

11, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	26/08/2016	27/06/2003
Last Sold Price:	£620,000	£395,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

Boutique Estate Agency

14, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date: 11/09/2015
Last Sold Price: £350,000

25, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	31/03/2015	19/11/2010	28/11/2003
Last Sold Price:	£749,950	£740,000	£635,000

Post Office Farm, 20, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	01/12/2014	01/10/2003
Last Sold Price:	£445,000	£220,000

46, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	05/08/2014	04/08/2003
Last Sold Price:	£168,000	£180,000

45, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	20/12/2013	04/10/2000
Last Sold Price:	£461,500	£249,500

39, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	19/11/2013	10/08/2007	20/10/2003	17/10/2000
Last Sold Price:	£465,000	£425,000	£380,000	£249,950

29, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	15/08/2012	16/12/2003
Last Sold Price:	£440,000	£337,500

52, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	12/11/2009	12/02/2004
Last Sold Price:	£238,500	£175,000

12, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	17/07/2009	06/11/1998
Last Sold Price:	£385,000	£158,000

27, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	29/05/2007	18/04/2005	27/05/2003	08/08/2001	28/05/1999
Last Sold Price:	£325,000	£320,000	£265,000	£180,000	£139,000

55, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date: 17/08/2005
Last Sold Price: £254,000

Greenacres, 7, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date: 31/03/2005
Last Sold Price: £350,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



41, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	09/11/2004	18/07/2002
Last Sold Price:	£530,000	£435,000

21, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	28/05/2004	04/02/1999
Last Sold Price:	£239,500	£85,000

3, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	28/05/2004	20/08/1999
Last Sold Price:	£195,000	£98,000

24, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	03/10/2003
Last Sold Price:	£317,500

53, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	27/09/2002	02/12/1996	29/10/1996
Last Sold Price:	£160,000	£55,750	£55,750

15, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	17/06/2002
Last Sold Price:	£250,000

49, Main Street, Melton Mowbray, LE14 2LP

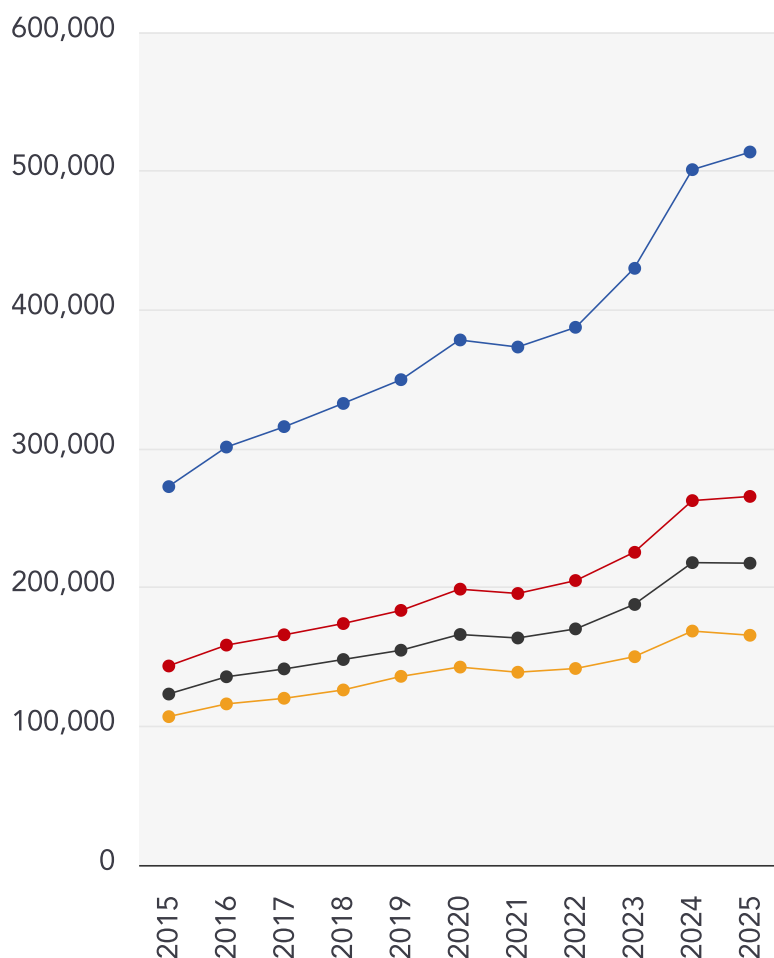
Last Sold Date:	29/03/2001
Last Sold Price:	£152,500

44, Main Street, Melton Mowbray, LE14 2LP

Last Sold Date:	09/04/1998
Last Sold Price:	£48,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in LE14



Detached

+88.44%

Semi-Detached

+85.22%

Terraced

+76.56%

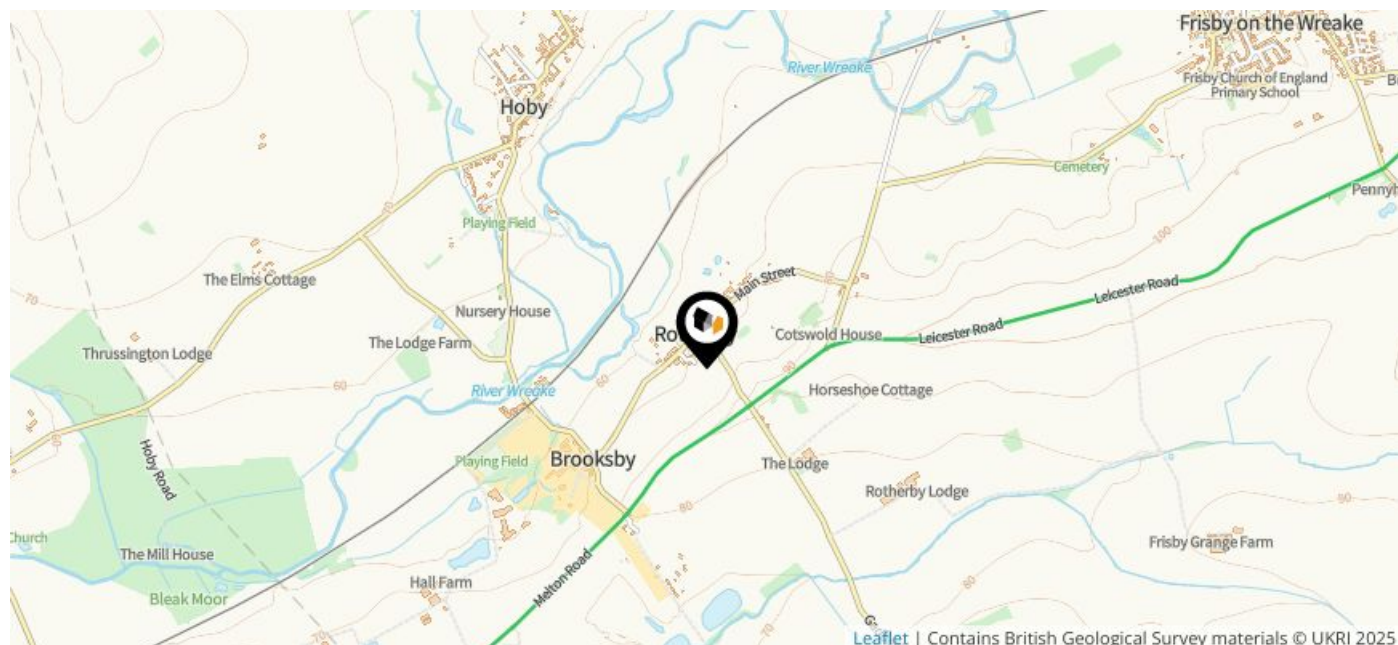
Flat

+54.85%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



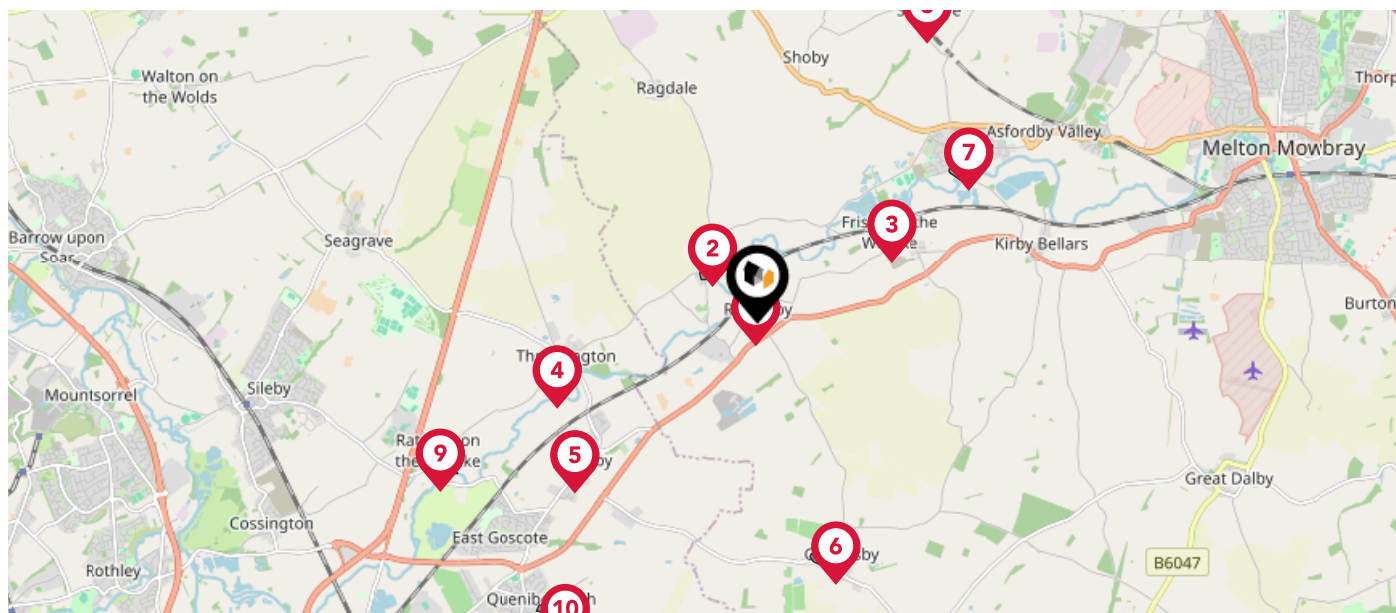
Mine Entry

- ✕ 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



Rotherby



Hoby



Frisby on the Wreake



Thrusington



Rearsby



Gaddesby



Asfordby



Saxelbye

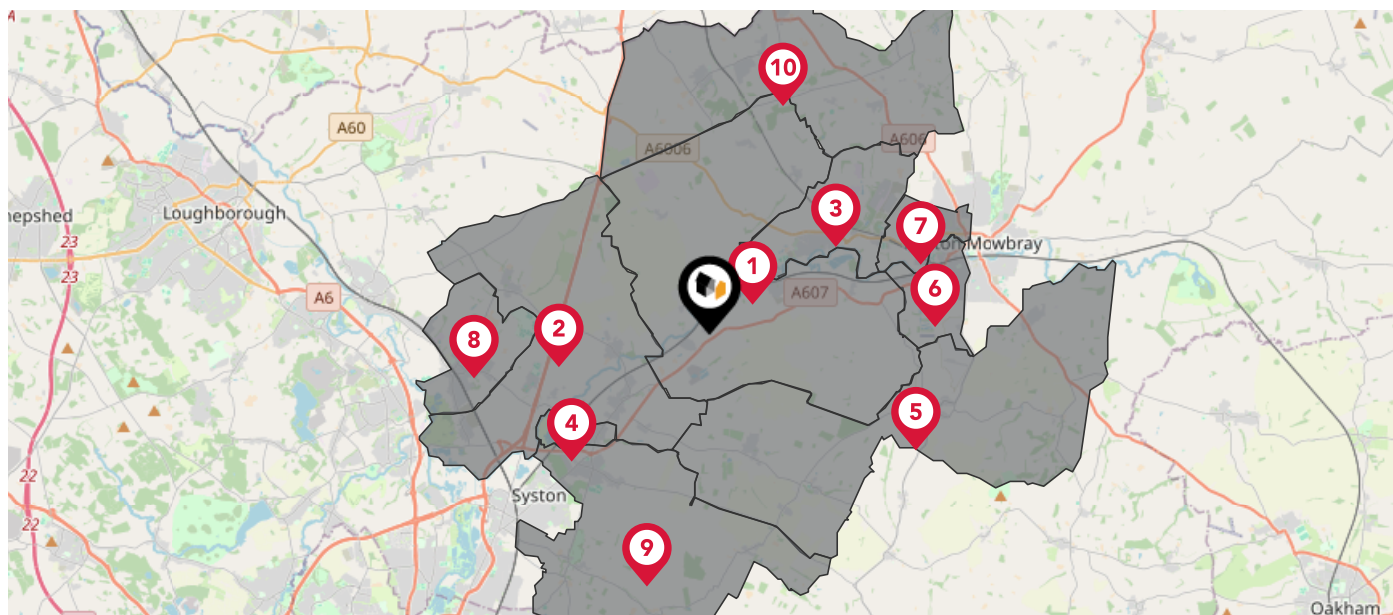


Ratcliffe on the Wreake



Queniborough

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

Frisby-on-the-Wreake Ward

2

Wreake Villages Ward

3

Asfordby Ward

4

East Goscote Ward

5

Gaddesby Ward

6

Melton Dorian Ward

7

Melton Egerton Ward

8

Sileby Ward

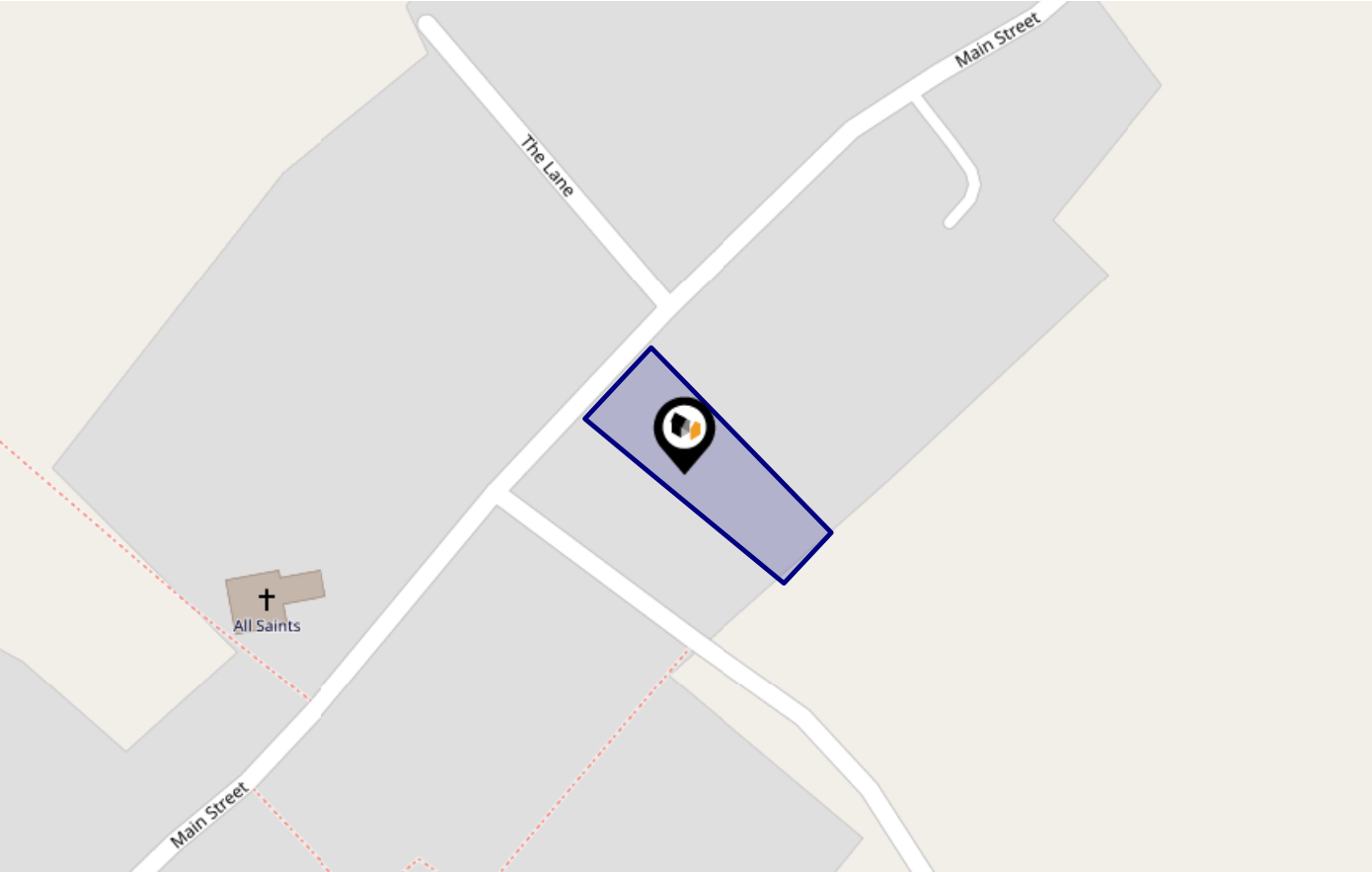
9

Queniborough Ward

10

Old Dalby Ward

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

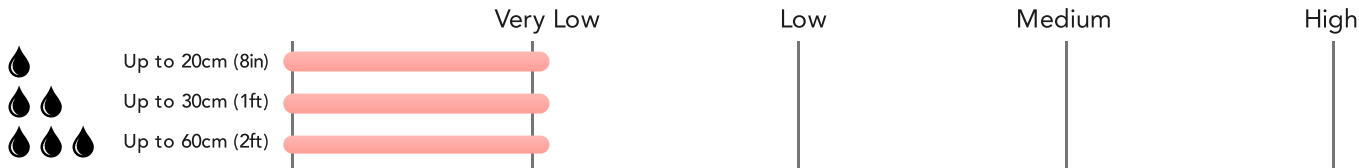


Risk Rating: Very low

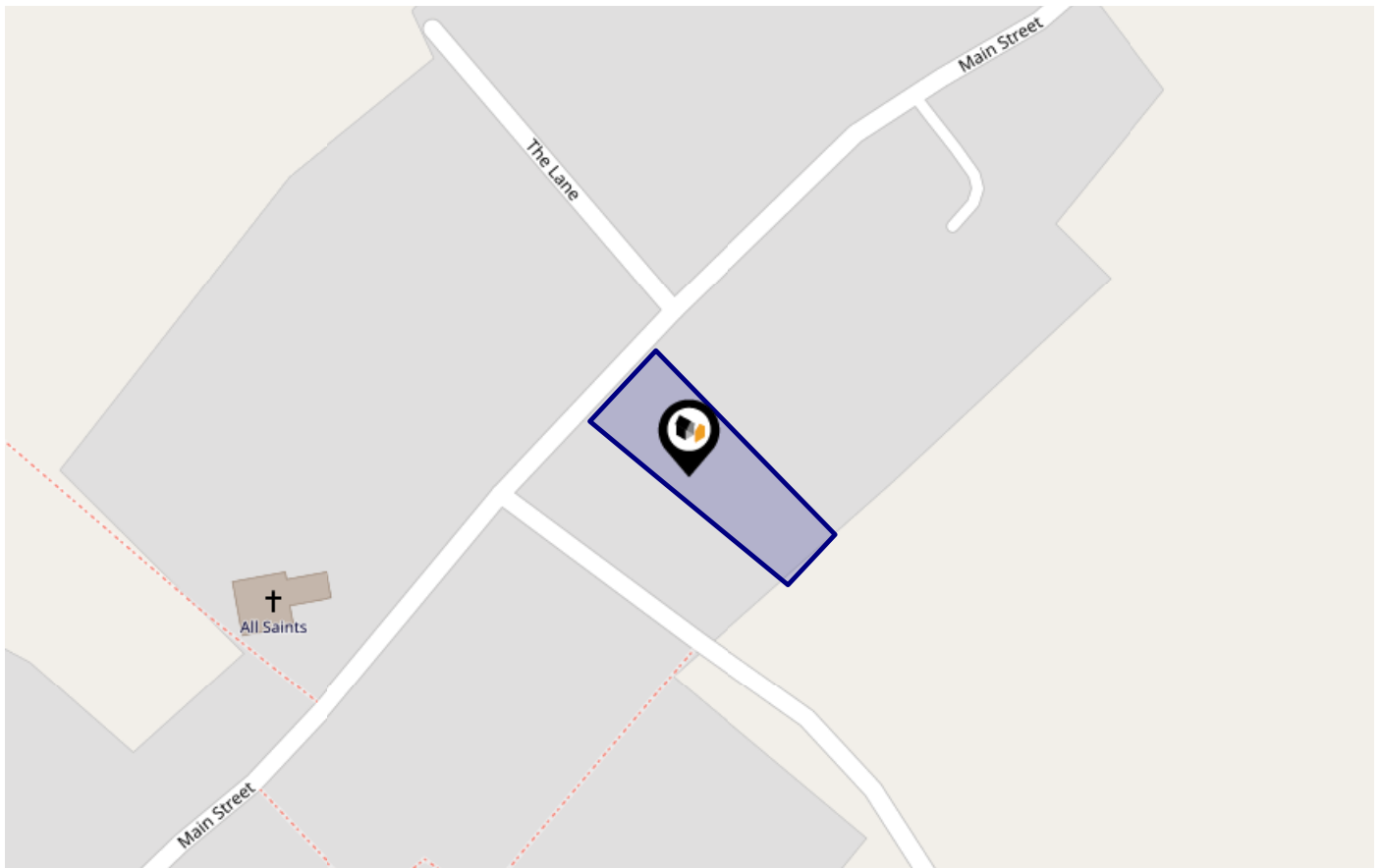
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

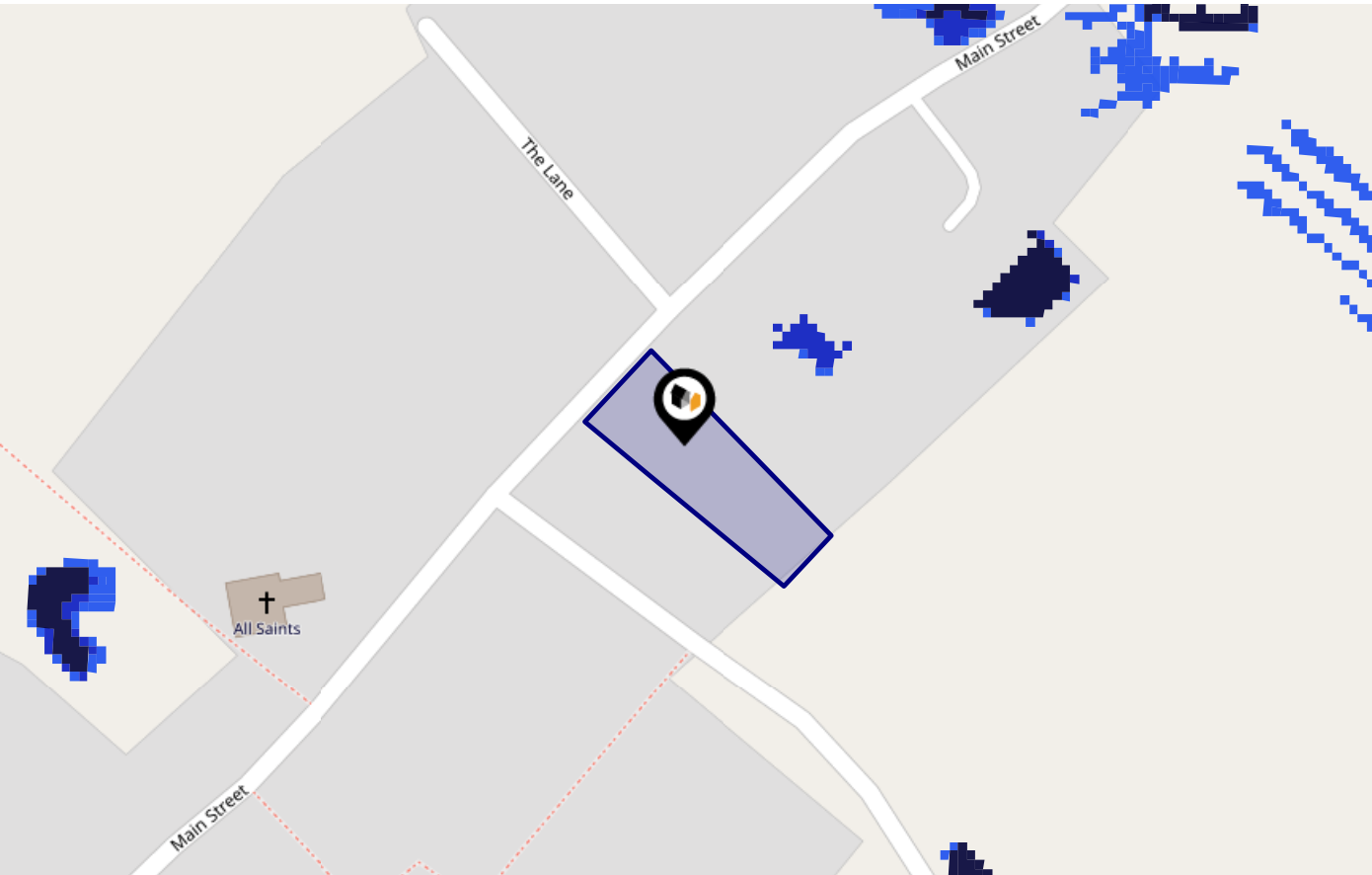
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

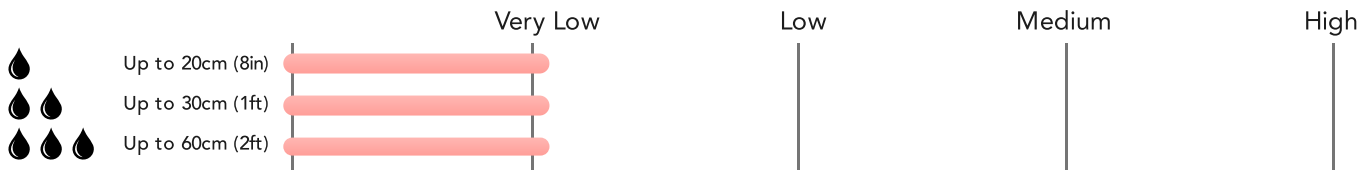


Risk Rating: Very low

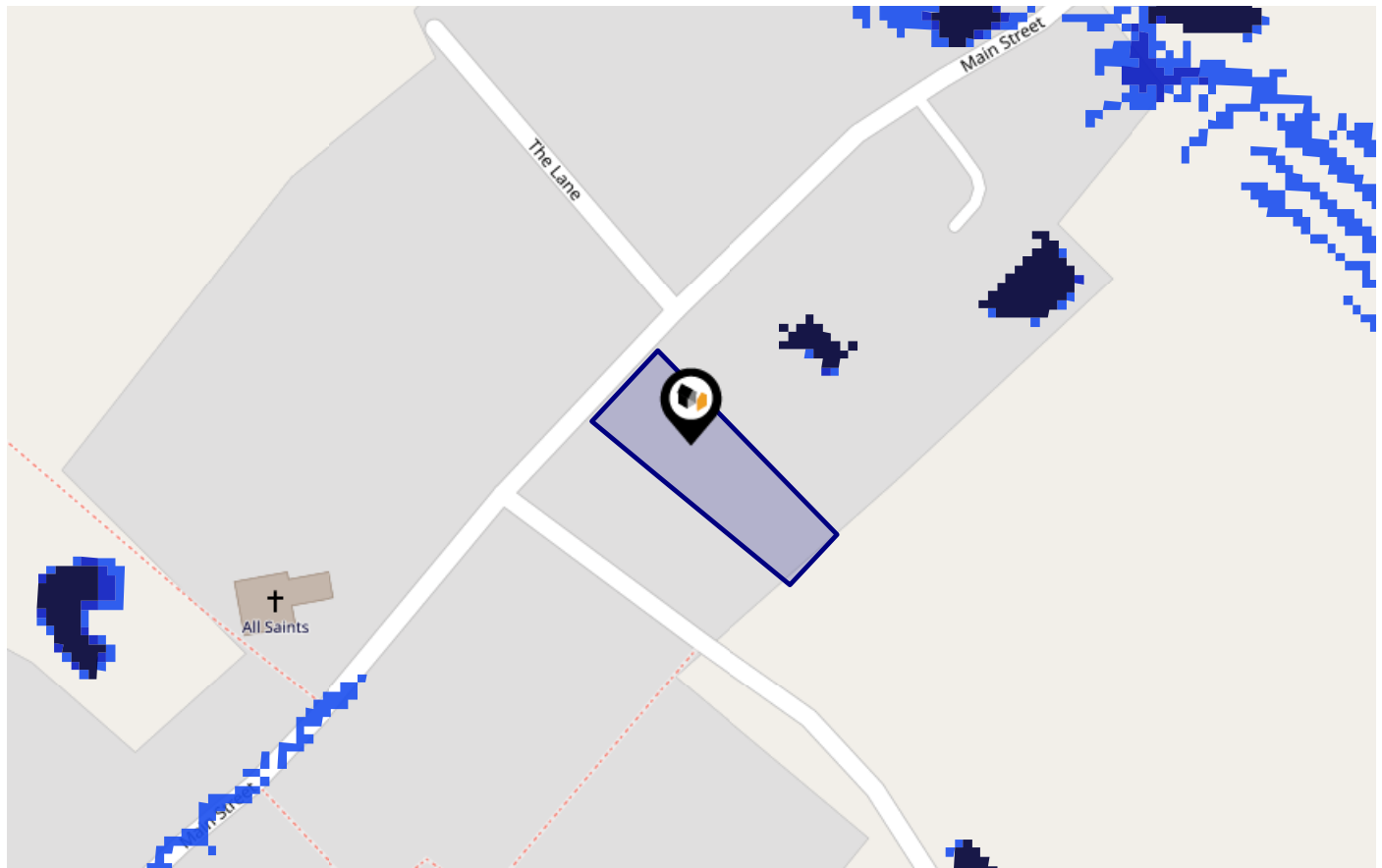
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



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

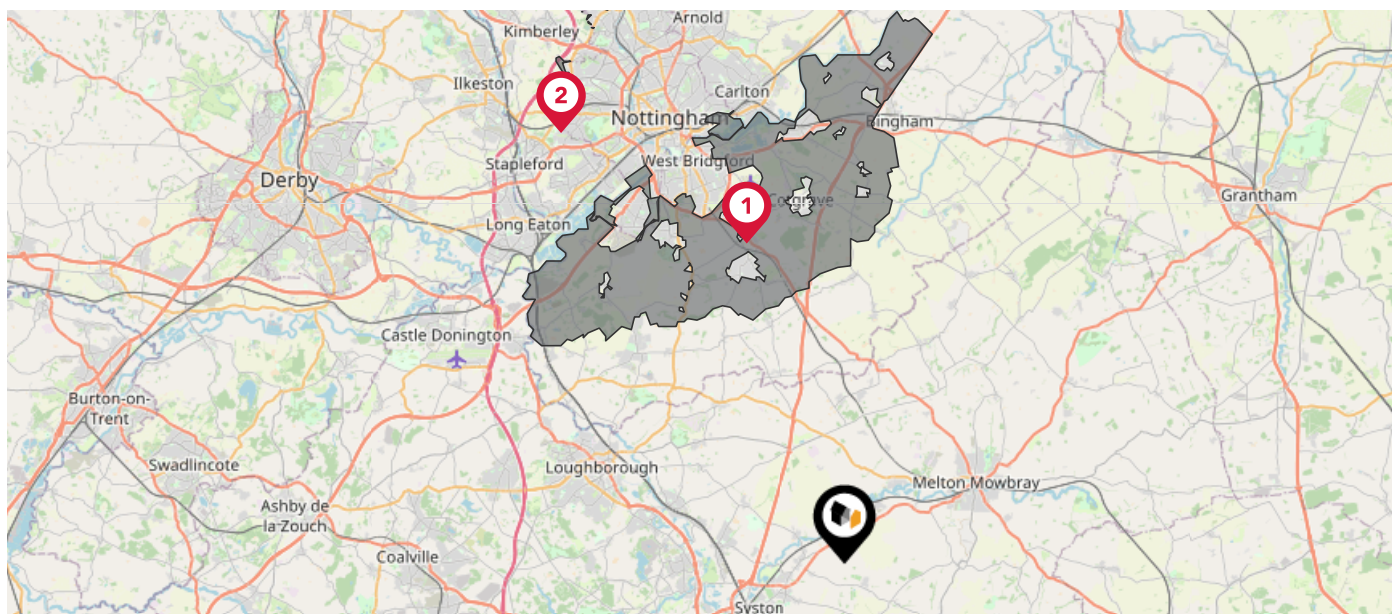
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

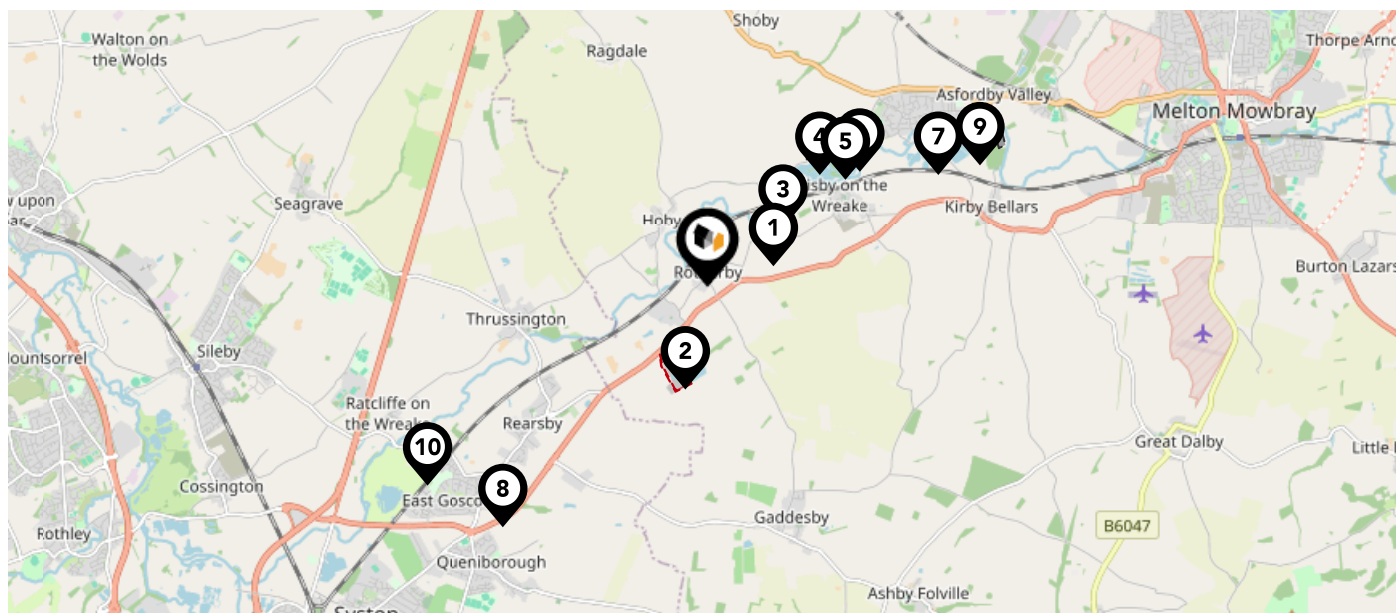


Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Nottingham

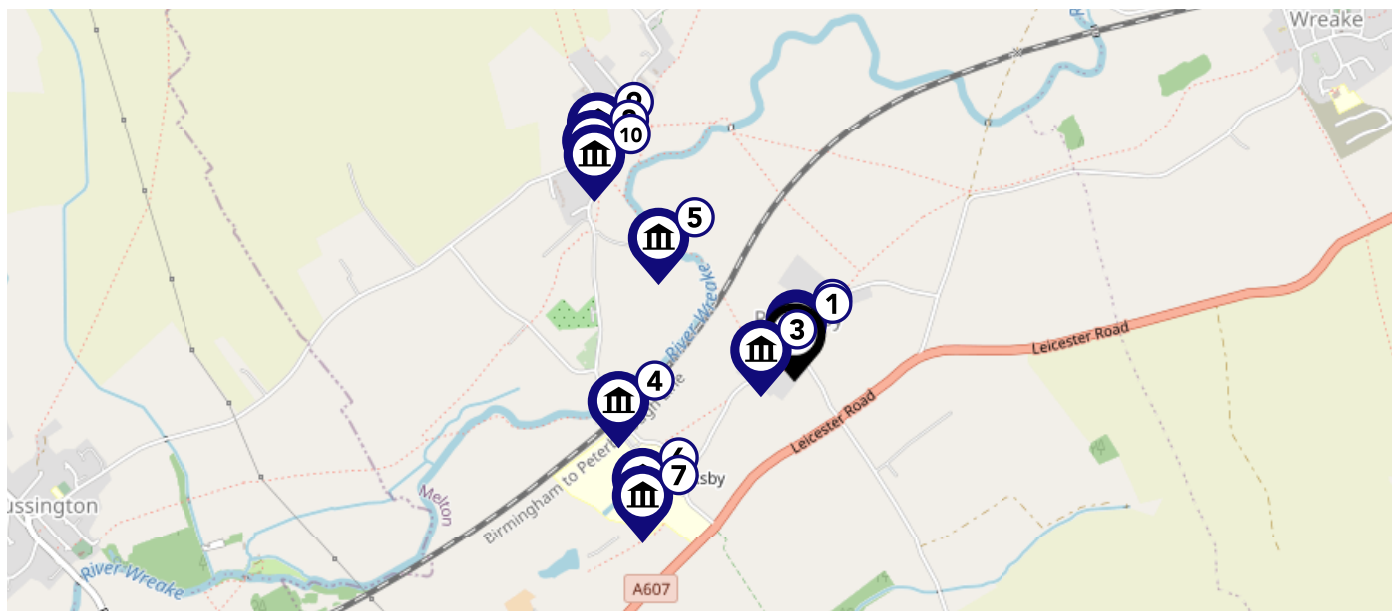
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

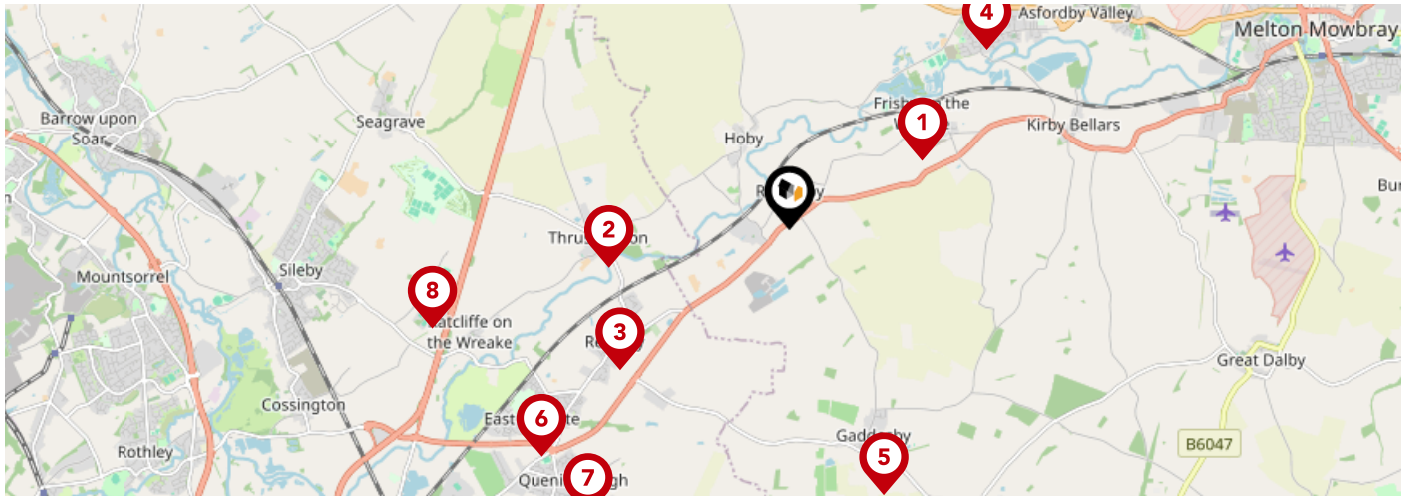
1	Off Rotherby Lane, Frisby on the Wreake-Off Rotherby Lane, Frisby On The Wreake, Leicestershire	Historic Landfill	
2	EA/EPR/CB3504CQ/A001	Active Landfill	
3	Off Washstones Lane, Frisby on the Wreake-Off Washstones Lane, Frisby On The Wreake, Leicestershire	Historic Landfill	
4	Hoby Road, Ashfordby-Hoby Road, Ashfordby, Melton Mowbray, Leicestershire	Historic Landfill	
5	Land off Hoby Road, Ashfordby-Off Hoby Road, Ashfordby, Melton Mowbray, Leicestershire	Historic Landfill	
6	Land off Hoby Road-Asforby, Melton Mowbray	Historic Landfill	
7	Kirby Bellars Quarry, Station Lane, Ashfordby, Melton Mowbray-Kirby Bellars Quarry, Station Lane, Ashfordby, Melton Mowbray, Leicestershire	Historic Landfill	
8	Rearsby Lodge Farm-Rearsby Lodge Farm, Melton Road, East Goscote, Charnwood, Leicestershire	Historic Landfill	
9	Kirby Bellars Quarry, Station Lane, Ashfordby, Melton Mowbray-Kirby Bellars Quarry, Station Lane, Ashfordby, Melton Mowbray, Leicestershire	Historic Landfill	
10	Rearsby Tipping Company-East Goscote, Leicester, Leicestershire	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
	1360930 - Laburnum Cottage Post Office Farmhouse	Grade II	0.0 miles
	1075006 - Orchard House	Grade II	0.0 miles
	1188547 - Church Of All Saints	Grade II	0.1 miles
	1074999 - Brooksby Station	Grade II	0.4 miles
	1360925 - Bridge Over River Wreake Approximately 475 Metres South East Of Church Of All Saints	Grade II	0.4 miles
	1075040 - Brooksby Hall	Grade II	0.4 miles
	1188473 - Church Of St Michael	Grade II	0.5 miles
	1360929 - Church Gables	Grade II	0.6 miles
	1075004 - Church Of All Saints	Grade I	0.6 miles
	1075000 - Rooftree Cottage	Grade II	0.6 miles

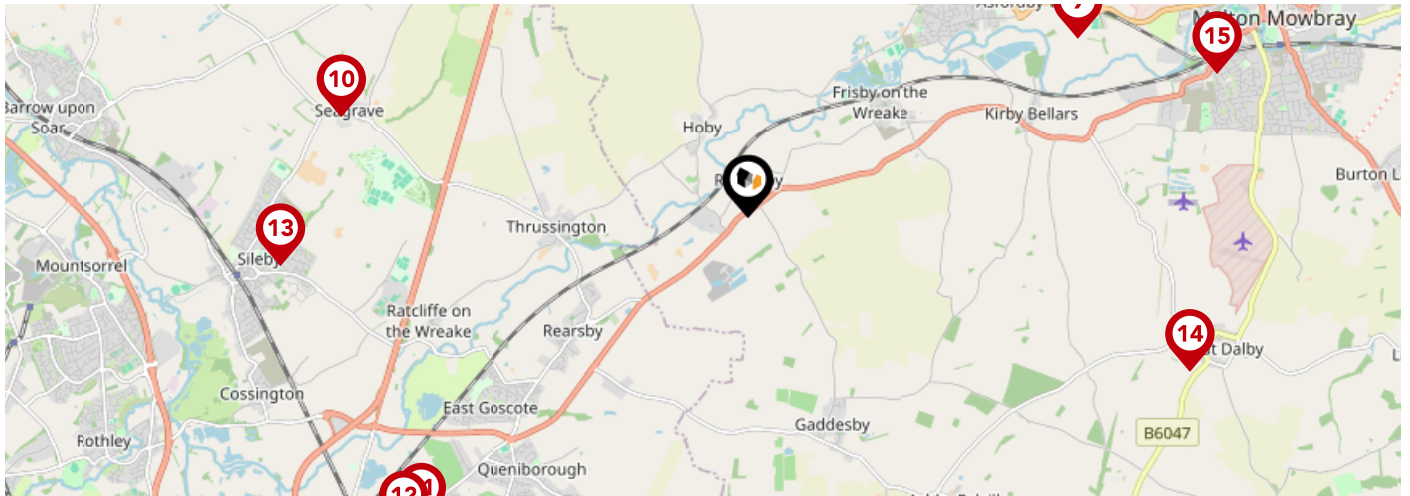
Area Schools











		Nursery	Primary	Secondary	College	Private
1	Frisby Church of England Primary School Ofsted Rating: Good Pupils: 107 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thrusington Church of England Primary School Ofsted Rating: Good Pupils: 94 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Michael & All Angels Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Captains Close Primary School Ofsted Rating: Good Pupils: 169 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gaddesby Primary School Ofsted Rating: Good Pupils: 188 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Broomfield Community Primary School Ofsted Rating: Good Pupils: 181 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Queniborough Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ratcliffe College Ofsted Rating: Not Rated Pupils: 917 Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

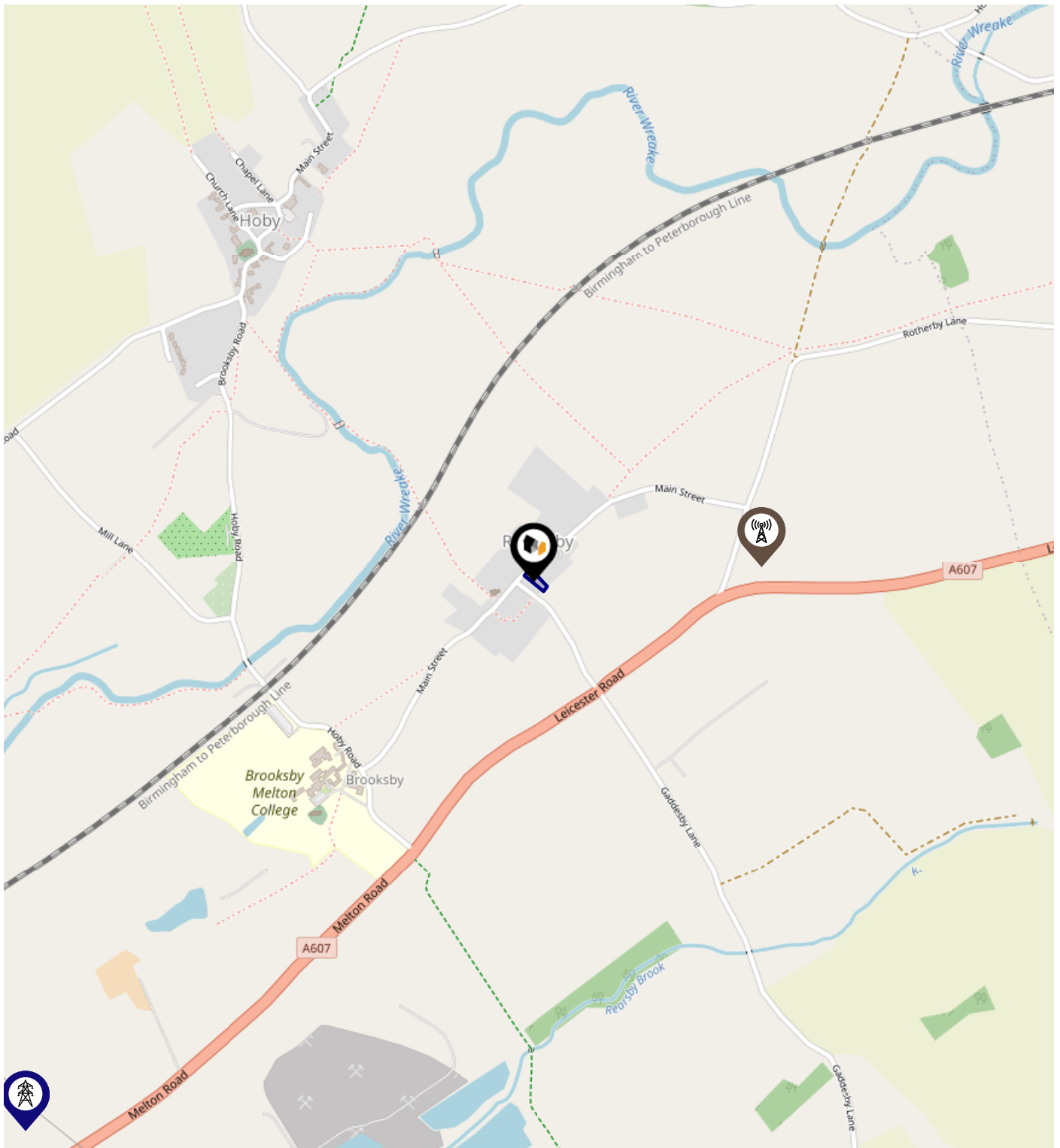
Area Schools

Boutique Estate Agency





		Nursery	Primary	Secondary	College	Private
	Asfordby Hill Primary School Ofsted Rating: Good Pupils: 190 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seagrave Village Primary School Ofsted Rating: Good Pupils: 97 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wreake Valley Academy Ofsted Rating: Good Pupils: 1048 Distance:4.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Academy Ofsted Rating: Good Pupils: 416 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highgate Primary School Ofsted Rating: Good Pupils: 214 Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Dalby School Ofsted Rating: Outstanding Pupils: 140 Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Field Spencer Academy Ofsted Rating: Good Pupils: 929 Distance:4.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Dalby Church of England Primary School Ofsted Rating: Good Pupils: 146 Distance:4.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Masts & Pylons

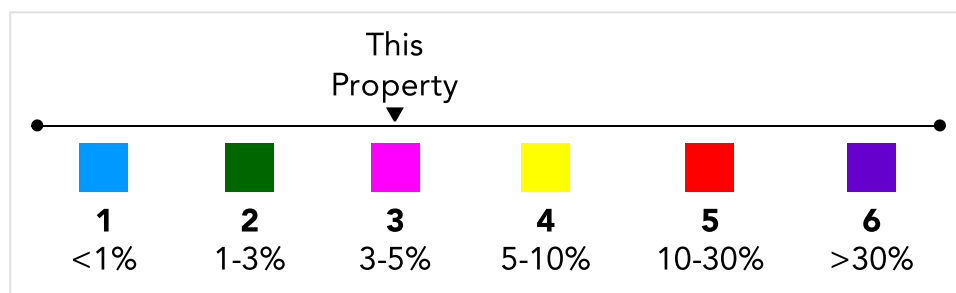
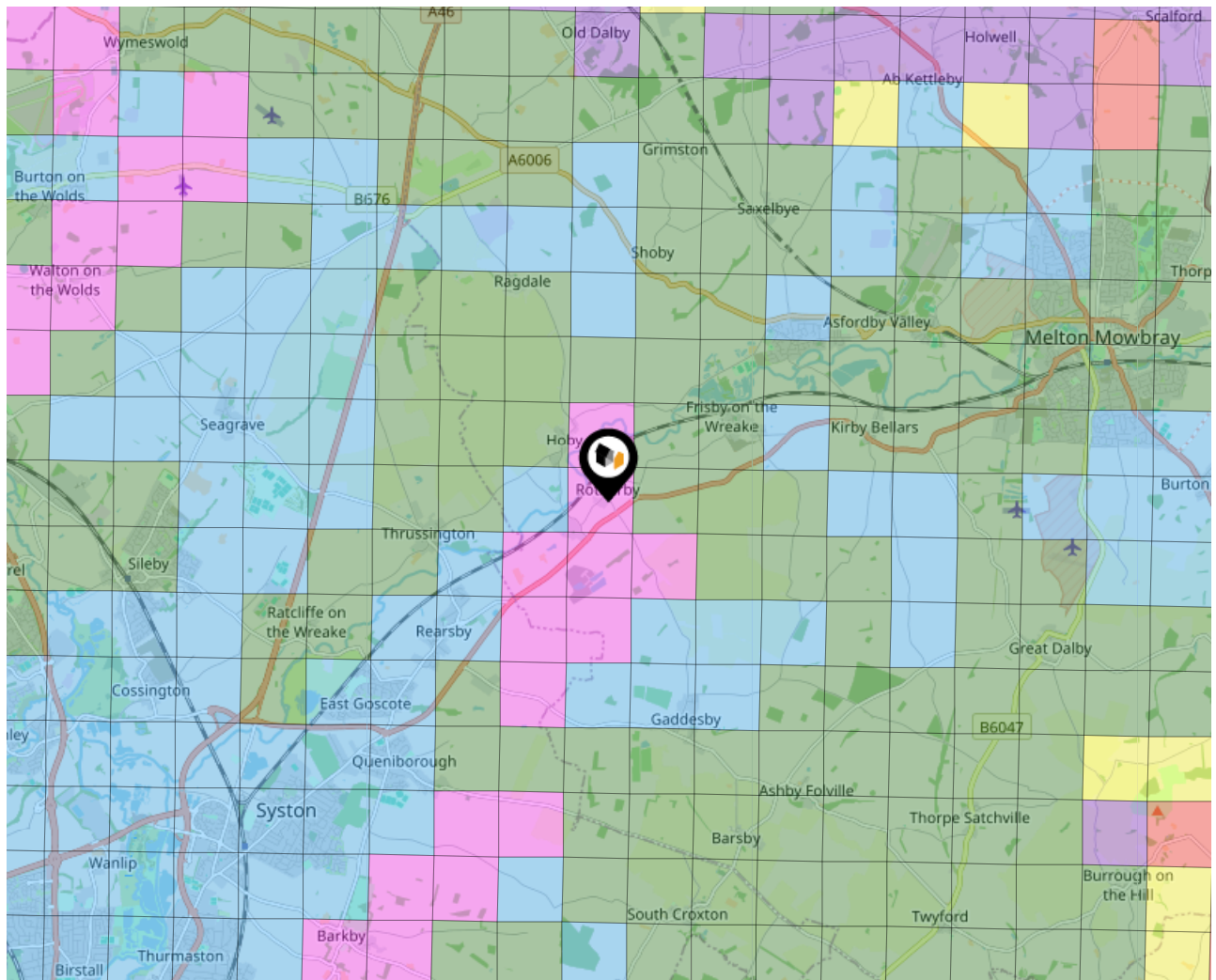


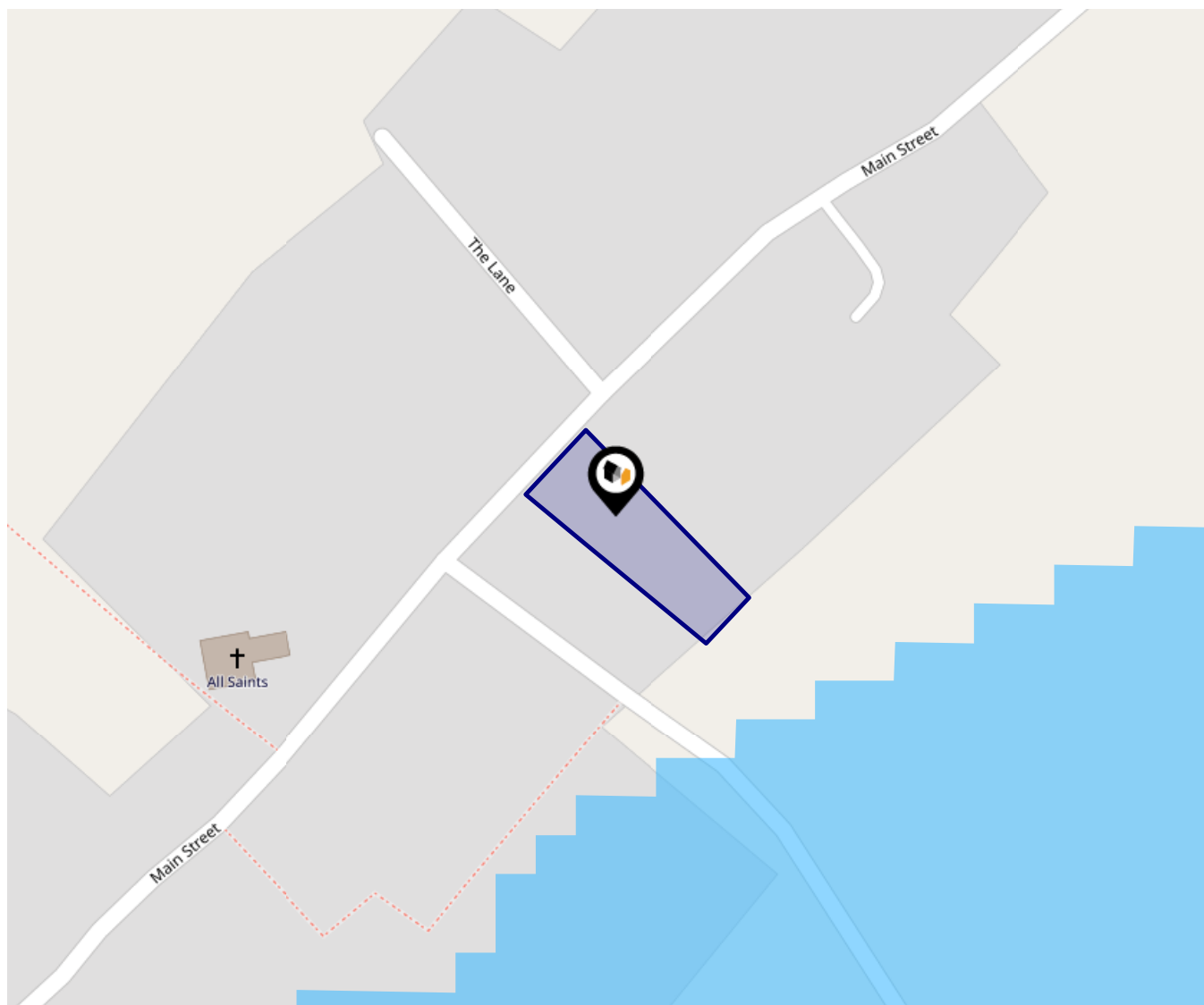
Key:

-  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/m³).



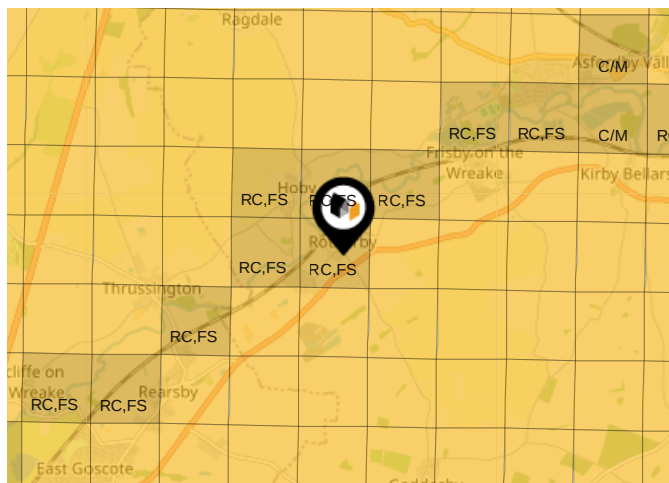


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

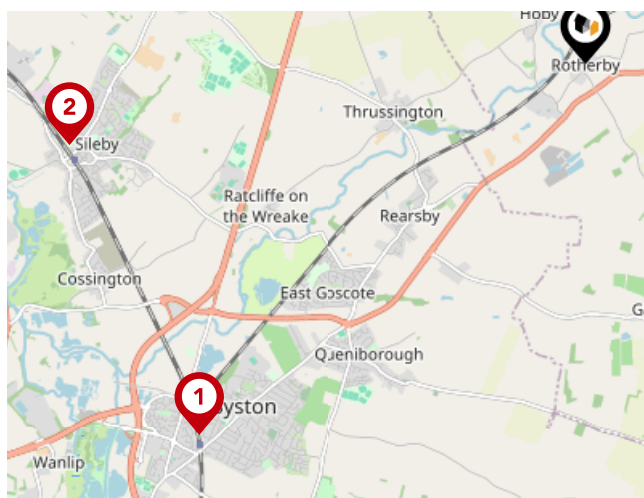
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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




Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT		

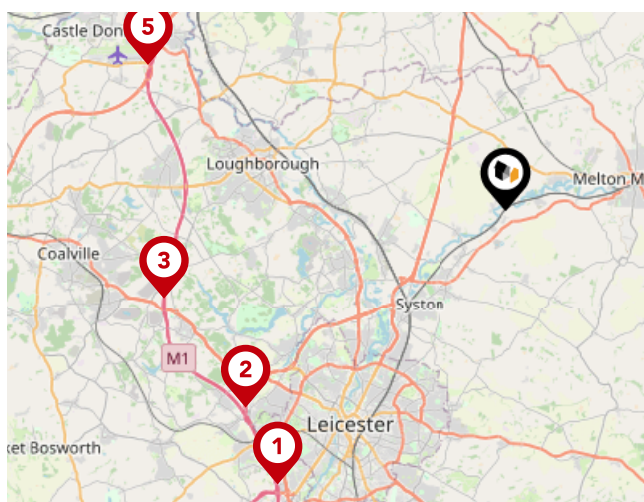


C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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








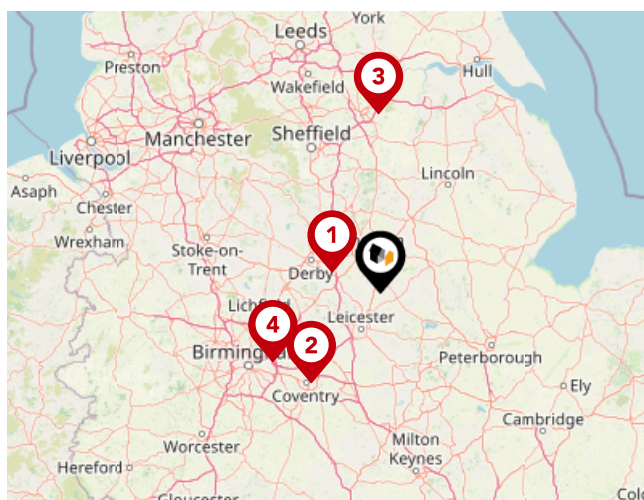
National Rail Stations

Pin	Name	Distance
	Syston Rail Station	4.81 miles
	Sileby Rail Station	4.68 miles
	Melton Mowbray Rail Station	4.95 miles





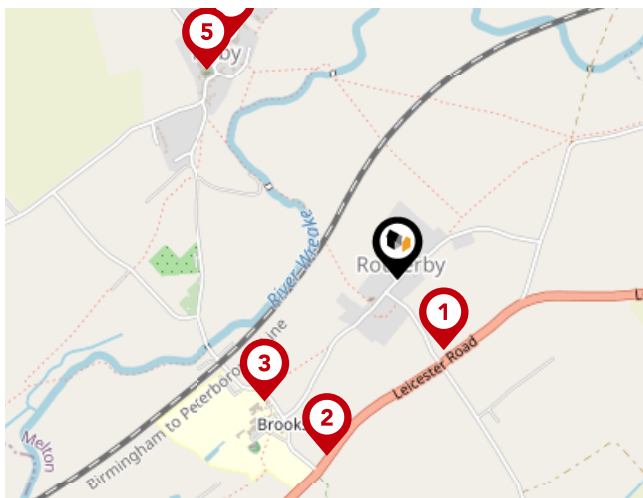
Trunk Roads/Motorways

Pin	Name	Distance
	M1 J21	12.79 miles
	M1 J21A	11.69 miles
	M1 J22	12.65 miles
	M1 J24	14.21 miles
	M1 J23A	13.82 miles



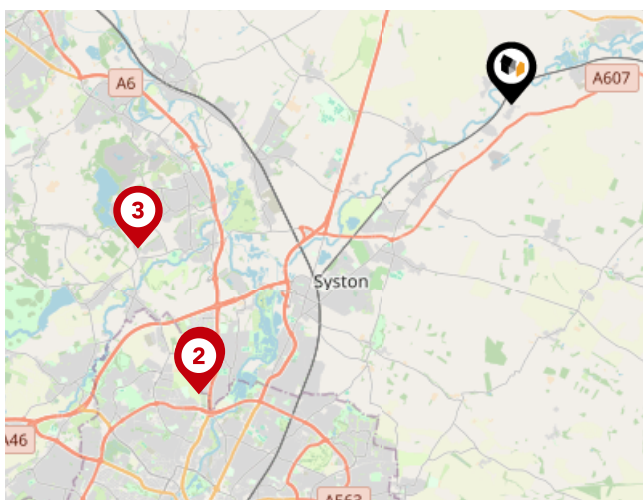
Airports/Helipads

Pin	Name	Distance
	East Mids Airport	14.95 miles
	Baginton	32.73 miles
	Finningley	51.06 miles
	Birmingham Airport	36.68 miles



Bus Stops/Stations

Pin	Name	Distance
1	Gaddesby Lane	0.19 miles
2	Brooksby Road	0.43 miles
3	Brooksby Hall	0.4 miles
4	The Bluebell	0.66 miles
5	All Saints Church	0.64 miles



Local Connections

Pin	Name	Distance
1	Great Central Railway	7.58 miles
2	Leicester North (Great Central Railway)	7.65 miles
3	Rothley (Great Central Railway)	7.18 miles



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My Estate Agency evolved after years of being in the industry in various roles, with various companies and compiling a list of mental notes on how I could be better. How I could offer more support, for less?

"My goal is not to have the biggest market portfolio. In fact, my goal is to have the biggest impact on people. I want you to remember me and my services long term and by doing this, I realised that I need a smaller amount of the market, offering a boutique service within the Estate Agency world where I create impactful relationships with those in the local community."

I offer a new and unique experience when it comes to selling your home. I will encourage, be your confidant and expose you to the support you never knew you needed.

I am not your average Estate Agent. Let's meet for a coffee and I'll show you why.

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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