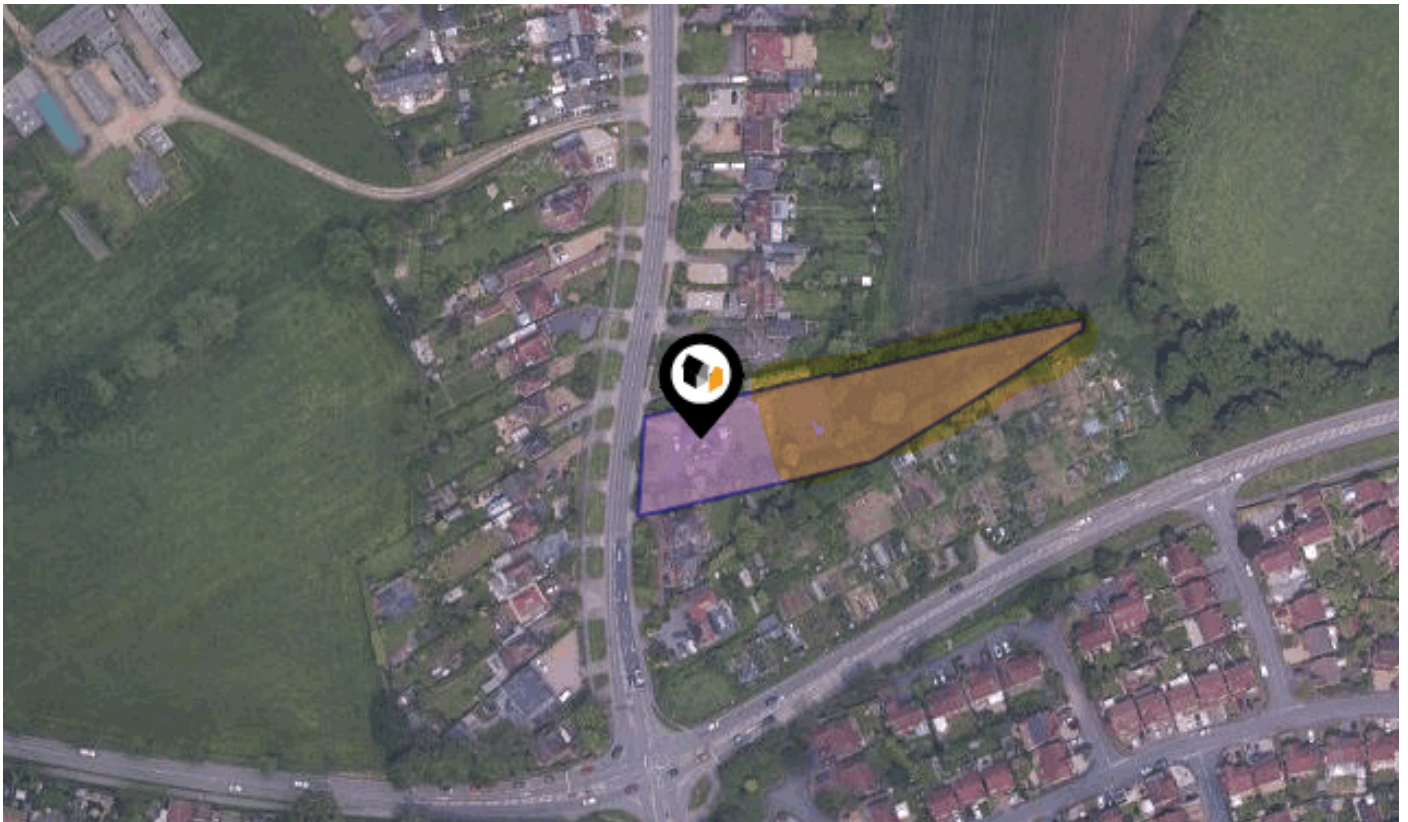


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 26th October 2025



ASHBY ROAD, HINCKLEY, LE10

Price Estimate : £625,000

Note: The land highlighted above, has previously been sold,
and two bungalows are currently being built.

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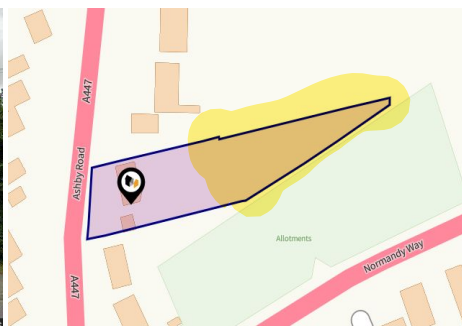
99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/





Property

Type: Dual Use
Bedrooms: 5
Floor Area: 2,281 ft² / 212 m²
Plot Area: 0.92 acres
Year Built : 1930-1949
Council Tax : Band G
Annual Estimate: £3,840
Title Number: LT189138

Price Estimate: £625,000
Tenure: Freehold

Note: The land highlighted above, has been previously sold and two bungalows are currently being built

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

12
mb/s



77
mb/s



1800
mb/s



Mobile Coverage:
 (based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



BT



sky



Virgin media

Planning records for: **Ashby Road, Hinckley, LE10**

Reference - 23/00567/CONDIT	
Decision:	Permitted
Date:	08th June 2023
Description:	Variation of Condition 2, 10 and 13 of planning permission 21/00130/FUL (Planning Appeal ref: APP/K2420/W/21/3288892). Amendment to relocate garage and replace Appeal Approved Drawings ref: 1882-SP-002C and 1882-SP-007B (visibility splay) with new revision Drawings ref: 1882-SP-002D and 1882-SP-007C
Reference - 96/00427/COU	
Decision:	Permitted
Date:	05th June 1996
Description:	Change Of Use To Nursery
Reference - 24/01041/DISCON	
Decision:	Awaiting decision
Date:	13th November 2024
Description:	Application to discharge C3 (Construction Traffic Management Plan) C5 (Tree Protection Plan) C8 (New Tree Planting details) C9 (Electric Vehicle Charging) attached to the planning permission 23/00567/CONDIT
Reference - 21/00130/FUL	
Decision:	Refused
Date:	02nd February 2021
Description:	Erection of two dwellings

Planning records for: **Ashby Road, Hinckley, LE10**

Reference - 97/00697/CONDIT
Decision: Permitted
Date: 01st August 1997
Description: Continued Use Of Premises Without Compliance With Conditions 1 And 2 Of Consent 96/00427/Cou (Permanent Consent And Increase In Number Of Children)

Reference - 25/00606/DISCON
Decision: Decided
Date: 19th June 2025
Description: Application to discharge C3, (Construction Traffic Management Plan) C4, (SuDs) C5, (Tree Protection Plan) C6, (ProtectaWeb) C8, (New Tree Details) C9, (EV Charging) attached to planning permission 24/01010/CONDIT

Reference - 23/00864/SCR
Decision: Permitted
Date: 08th June 2023
Description: Request for screening opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) in order to determine whether an Environmental Impact Assessment is required to accompany an outline application for up to 250 Dwellings, a 70-Bed Residential Care Home and retail provision up to 500m2 (GEA) with all matters reserved (scale, layout, appearance, landscaping) except access. Access details (unreserved) are to the land south of the A47 for a new junction with the A47 and a new road to join Gaulby Lane (with the existing A47/Gaulby Lane junction closed off) and to the north of the A47 for a new junction with the A47 and a new access to Ingarsby Lane, with Ingarsby Lane stopped up at a point adjacent to the new Ingarsby Lane site access

Reference - 24/01010/CONDIT
Decision: Permitted
Date: 01st November 2024
Description: Application to vary condition 2 of 23/00567/CONDIT. Changes to design of the proposed dwellings and position on site.



ASHBY ROAD, HINCKLEY, LE10

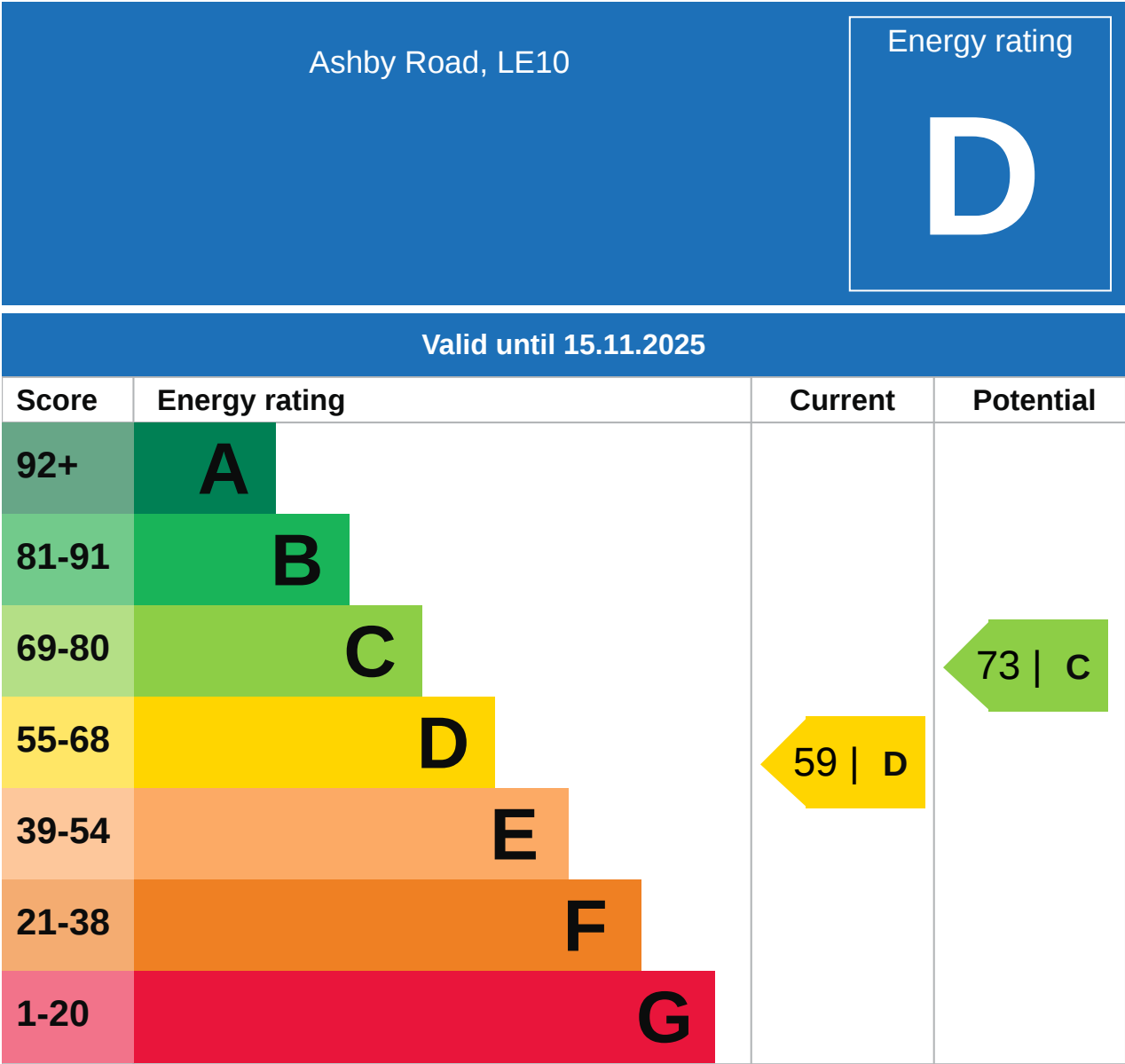
GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Additional EPC Data

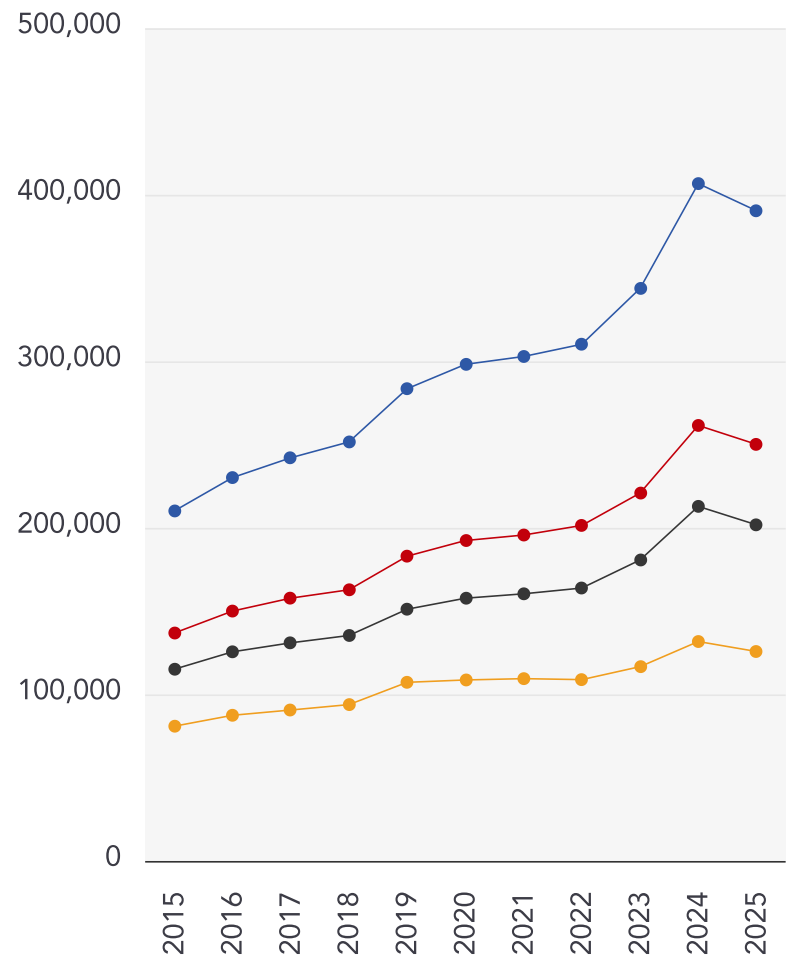
Property Type:	House
Build Form:	Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 26% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	212 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%

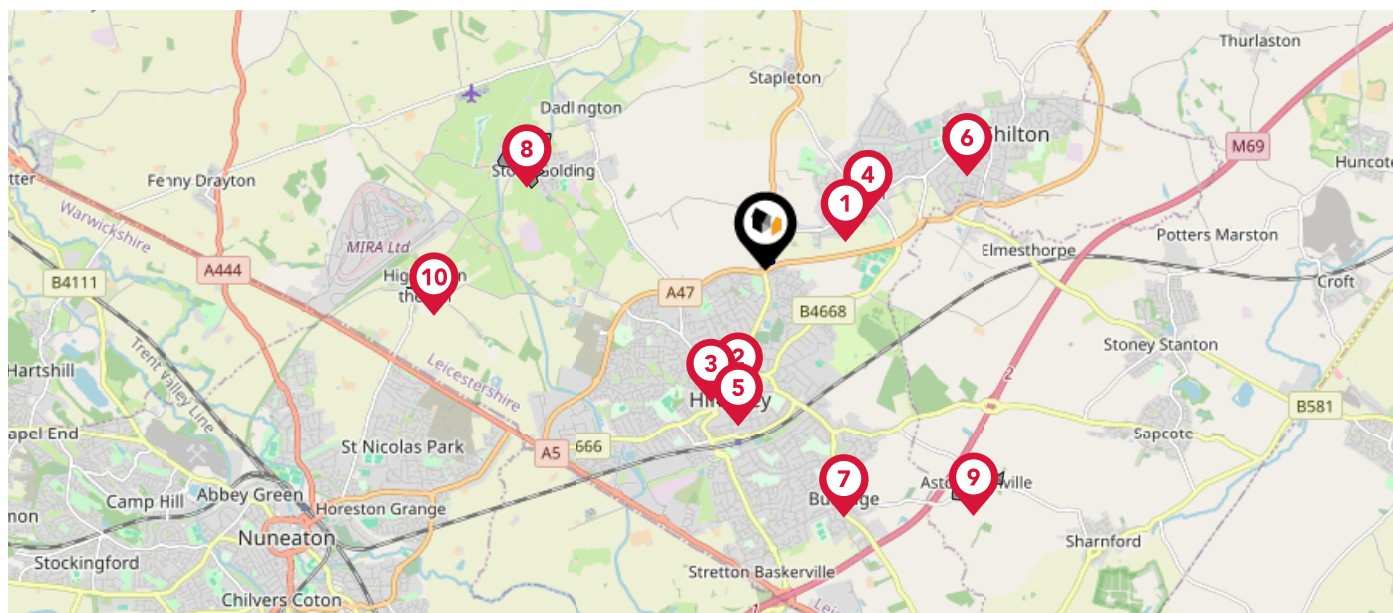
- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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

1

Barwell A

2

Hinckley - Druid Street

3

Hinckley, Hollycroft

4

Barwell B

5

Hinckley - Town Centre

6

Earl Shilton

7

Burbage

8

Stoke Golding

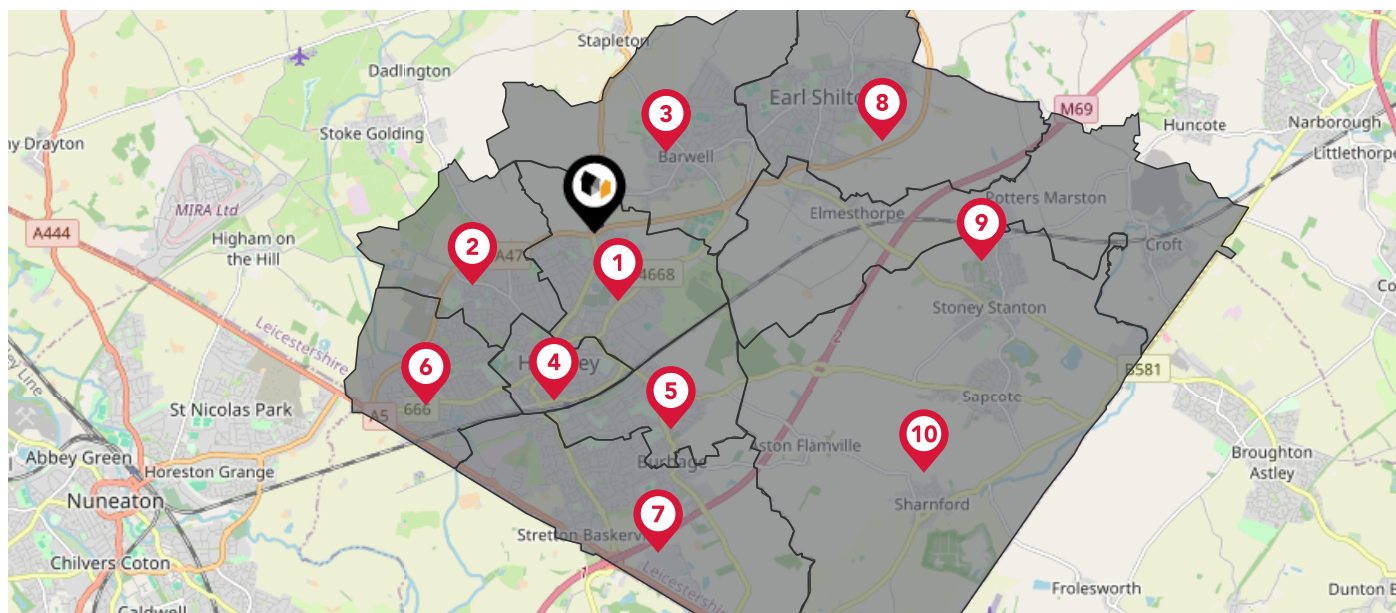
9

Aston Flamville

10

Higham on the Hill

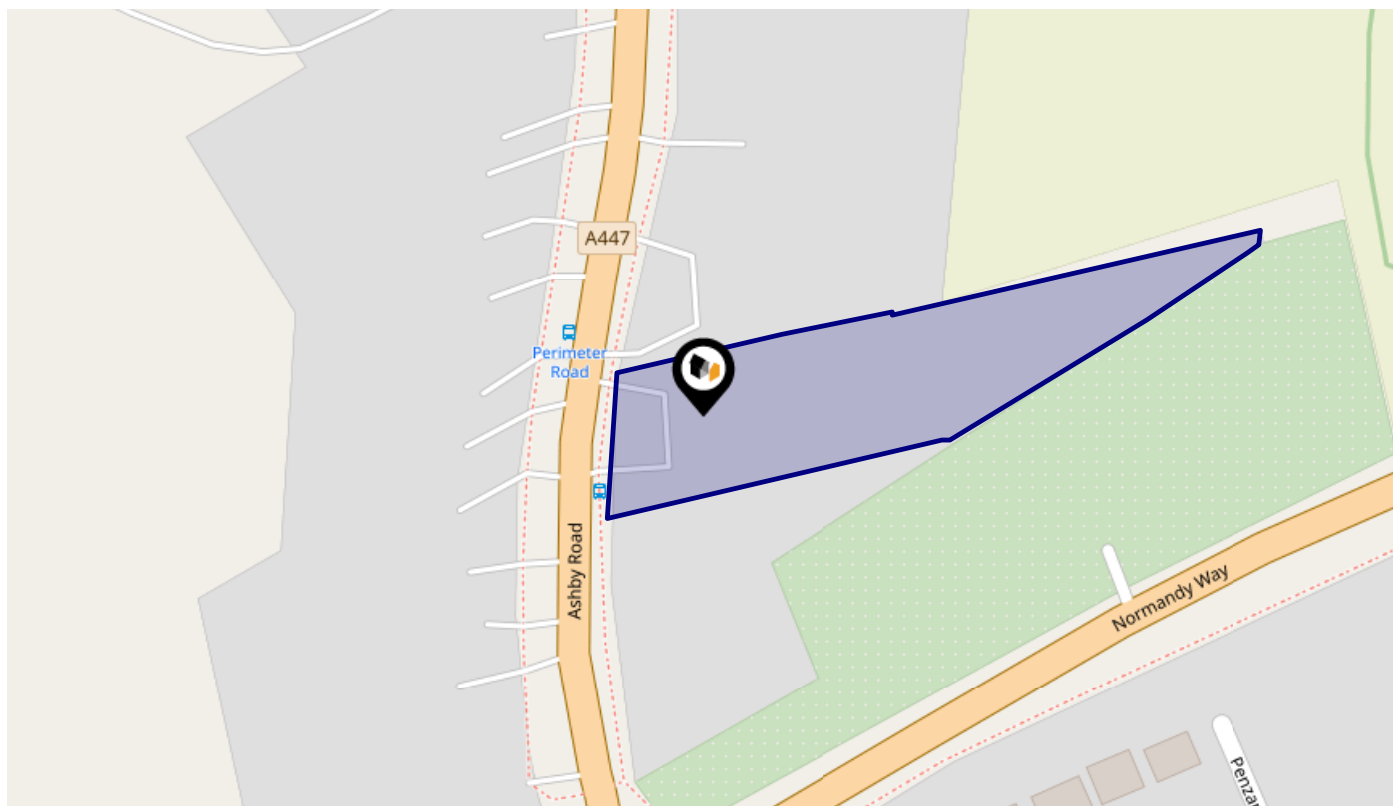
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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.

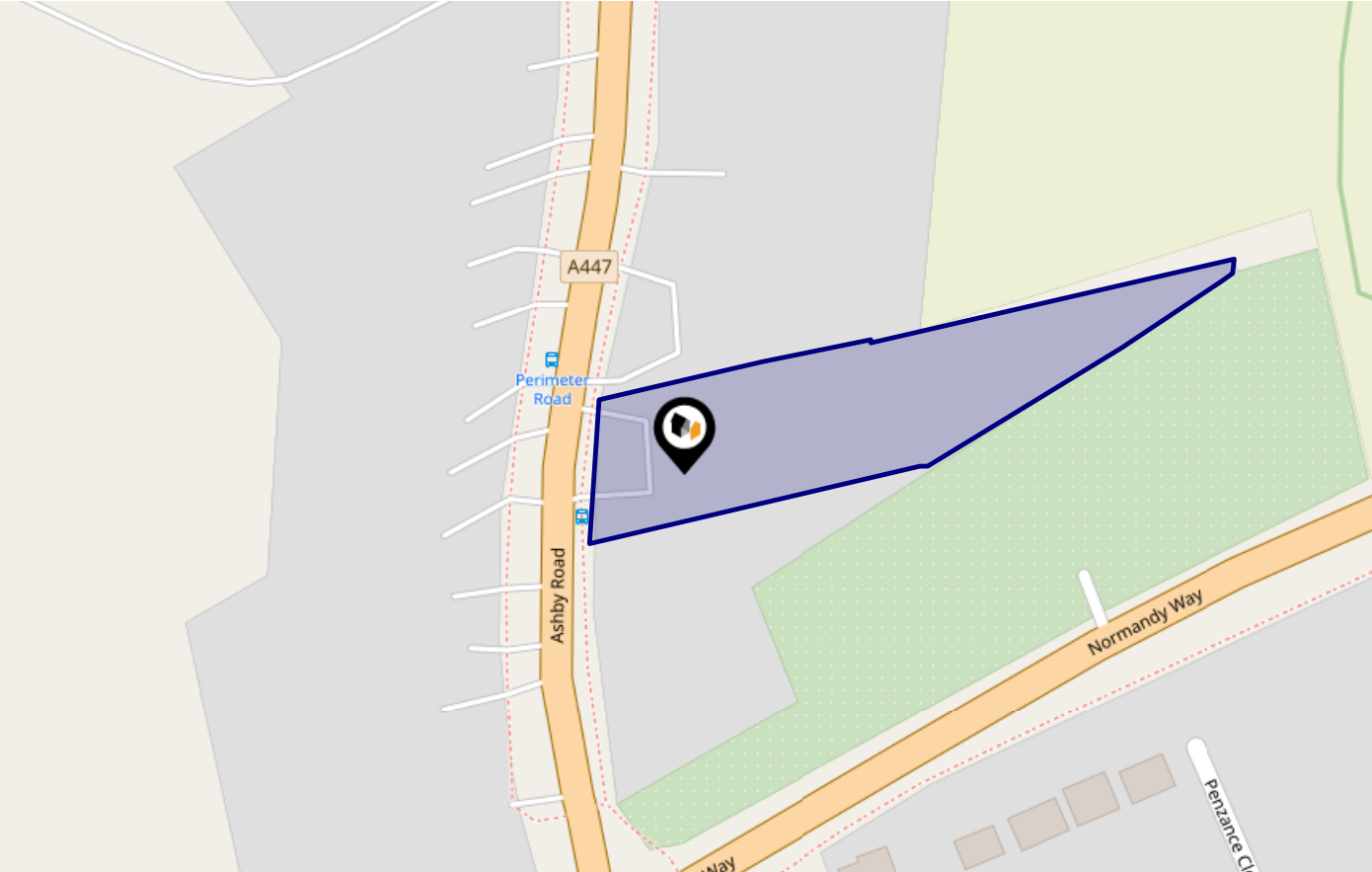
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

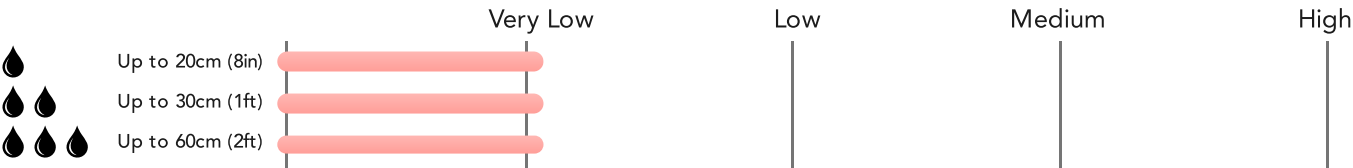


Risk Rating: Very low

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.

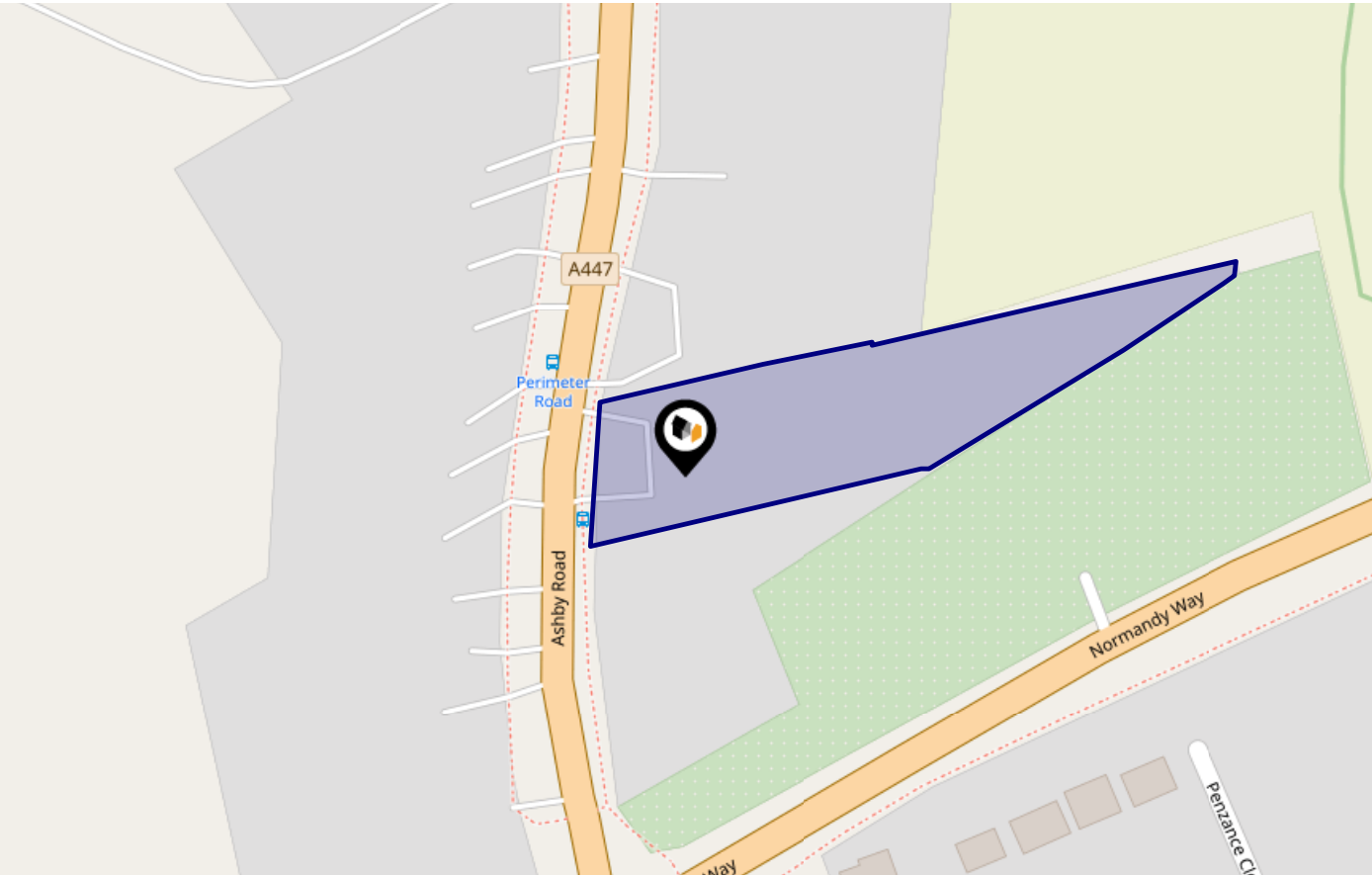
Chance of flooding to the following depths at this property:



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.

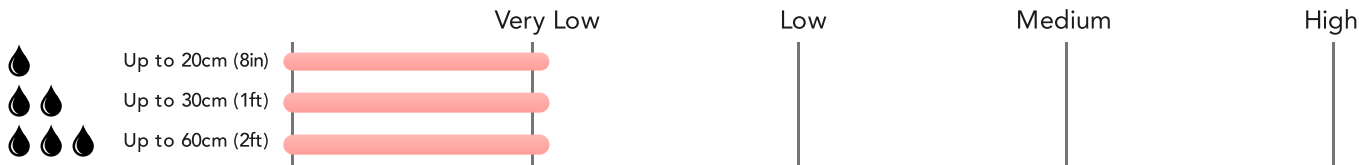


Risk Rating: Very low

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.

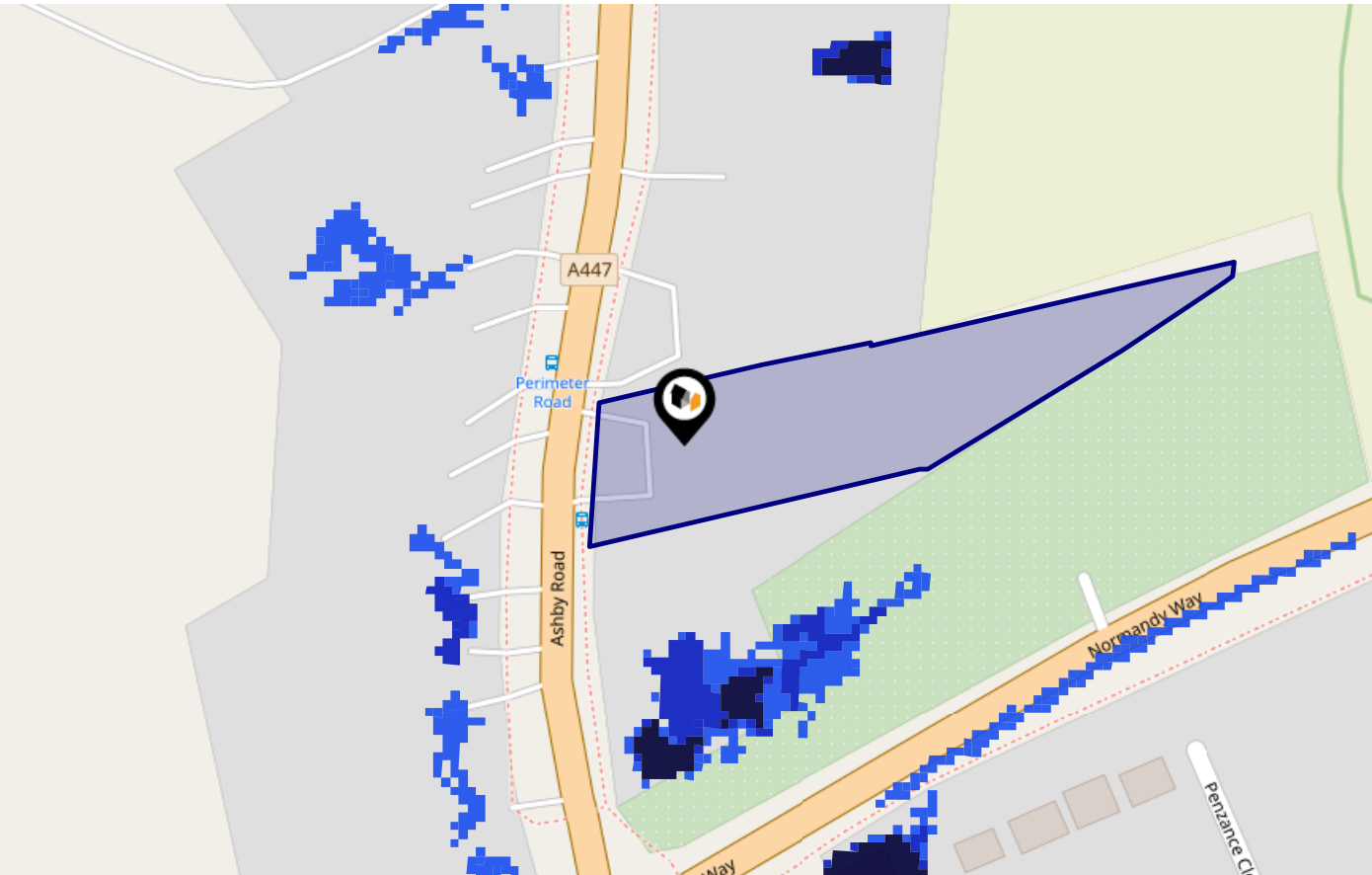
Chance of flooding to the following depths at this property:



Flood Risk

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.

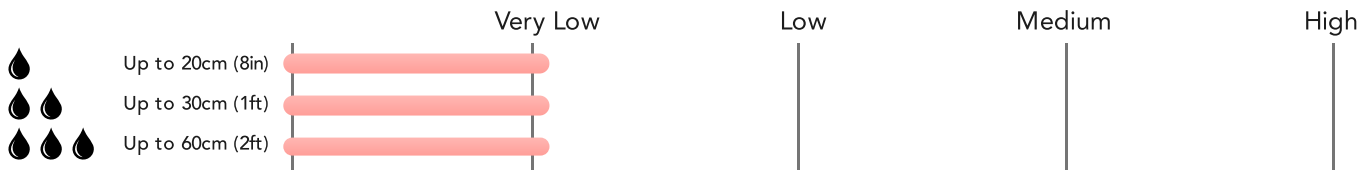


Risk Rating: Very low

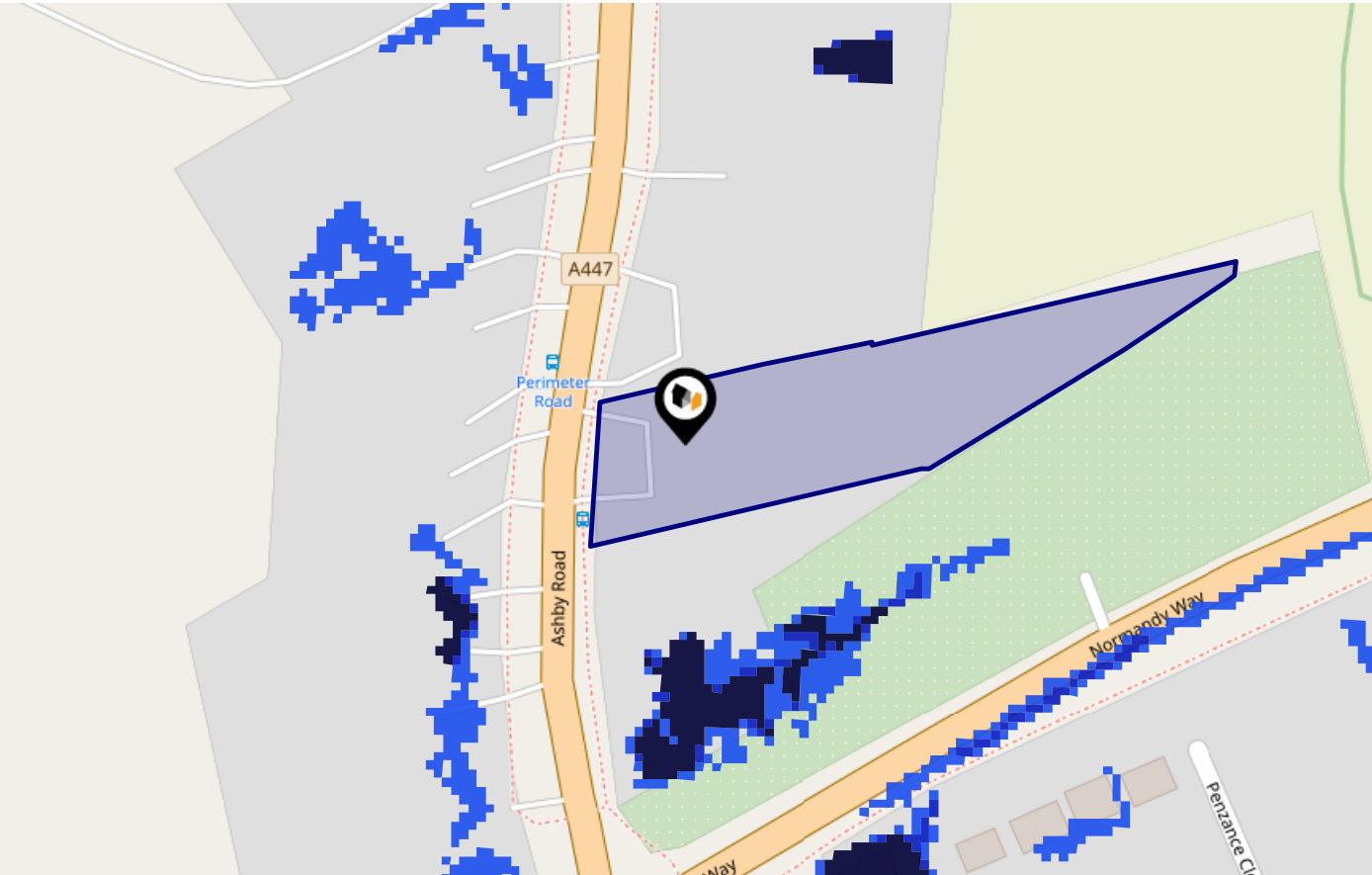
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) 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 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.

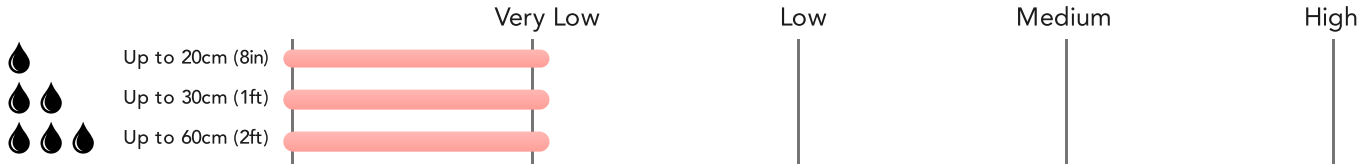


Risk Rating: Very low

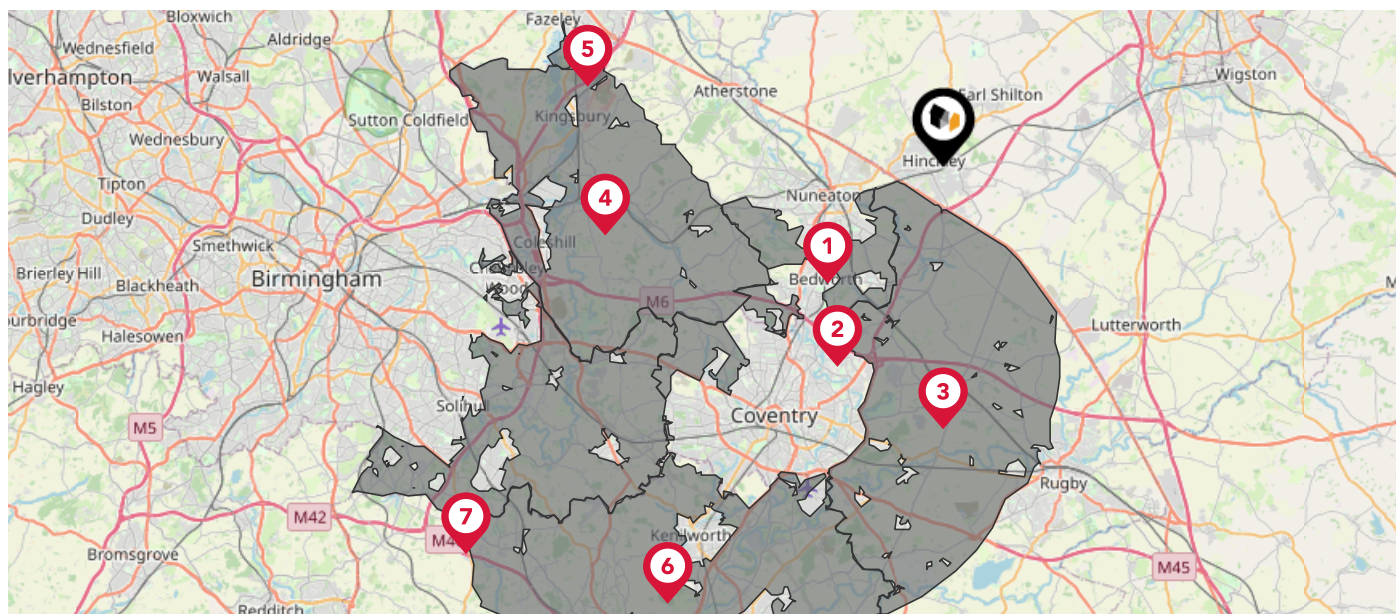
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Tamworth

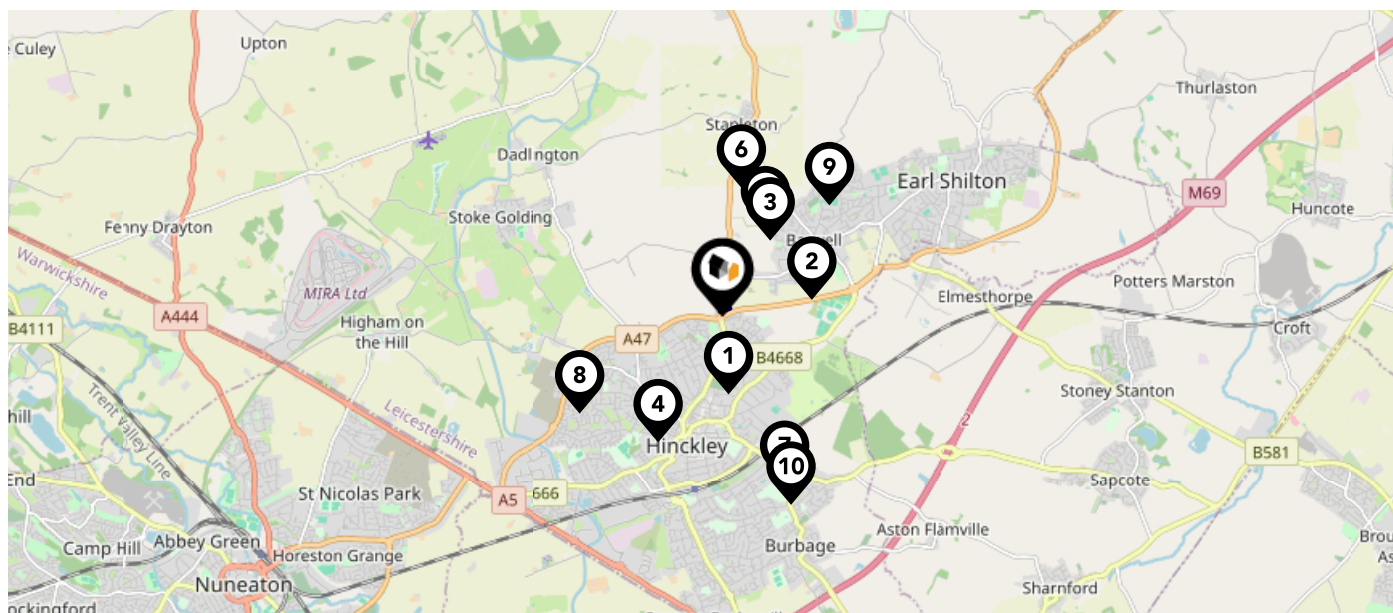


Birmingham Green Belt - Warwick



Birmingham Green Belt - Solihull

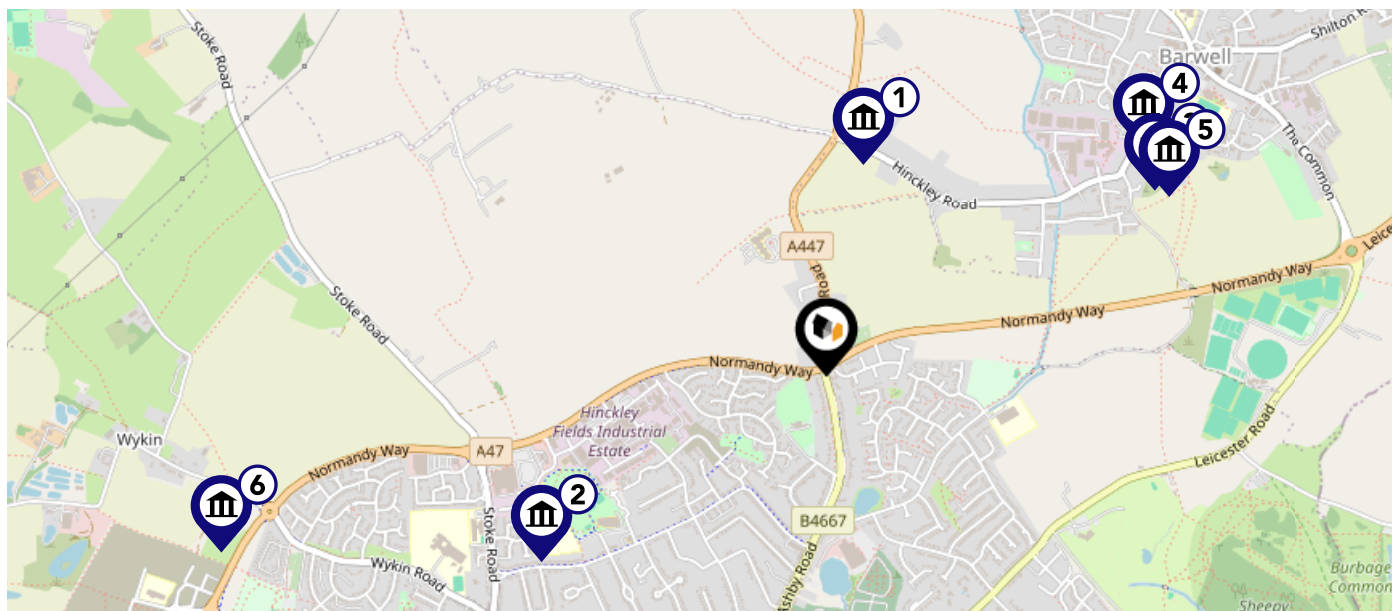
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



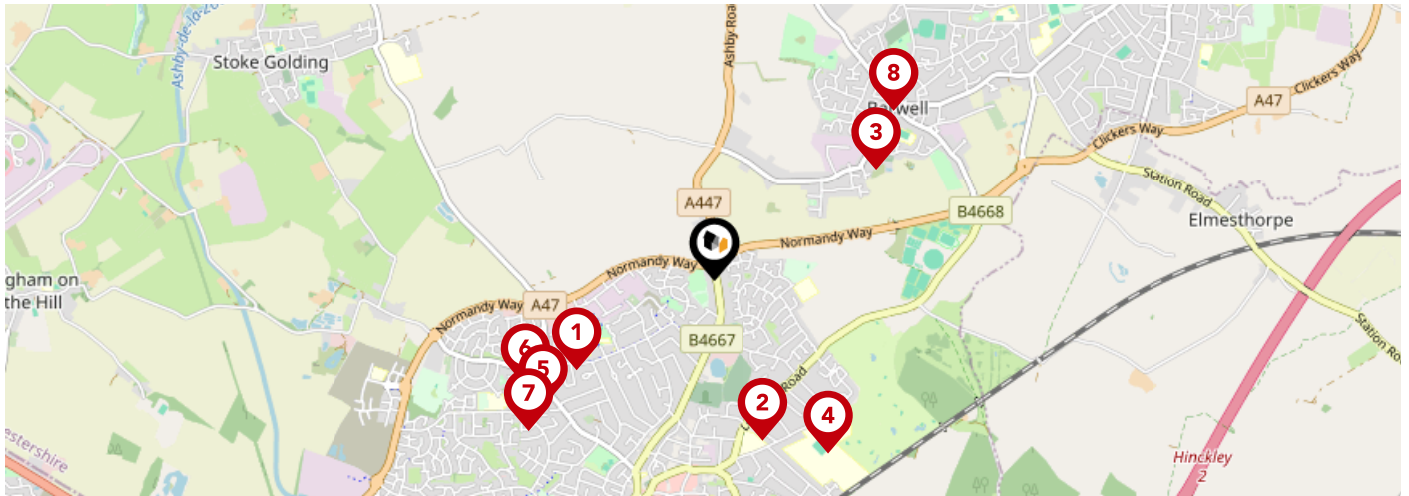
Nearby Landfill Sites

1	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	
2	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	
3	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinkley, Leicestershire	Historic Landfill	
4	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	
5	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill	
6	Stapleton Landfill Site B-Near Little Fields Farm, Ashby Road, Stapleton, Leicestershire	Historic Landfill	
7	EA/EPR/NP3693CQ/A001	Active Landfill	
8	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	
9	Barwell Landfill Site B-Bardon Road, Barwell, Leicestershire	Historic Landfill	
10	Hinkley Road Landfill Site-Burbace Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth	Historic Landfill	

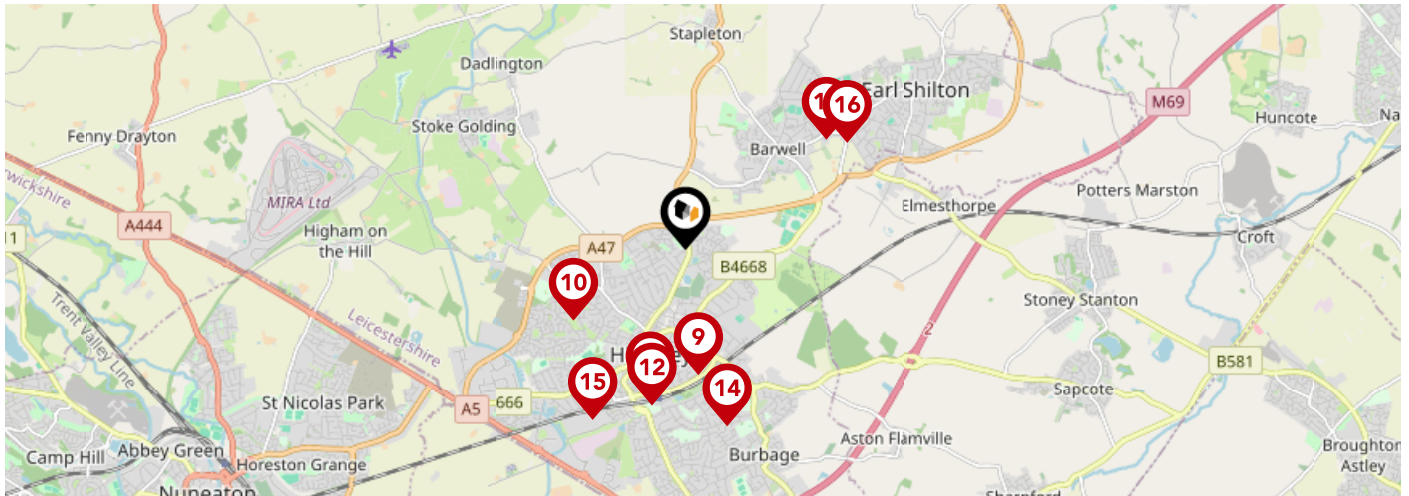
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1361299 - Barwell House Farmhouse And Attached Stable Wing	Grade II	0.5 miles
	1440485 - Richmond Primary School	Grade II	0.7 miles
	1295064 - War Memorial	Grade II	0.9 miles
	1295017 - The Queens Head Public House	Grade II	0.9 miles
	1074229 - Church Of St Mary	Grade I	0.9 miles
	1361300 - Wykin Hall Farmhouse	Grade II	1.4 miles



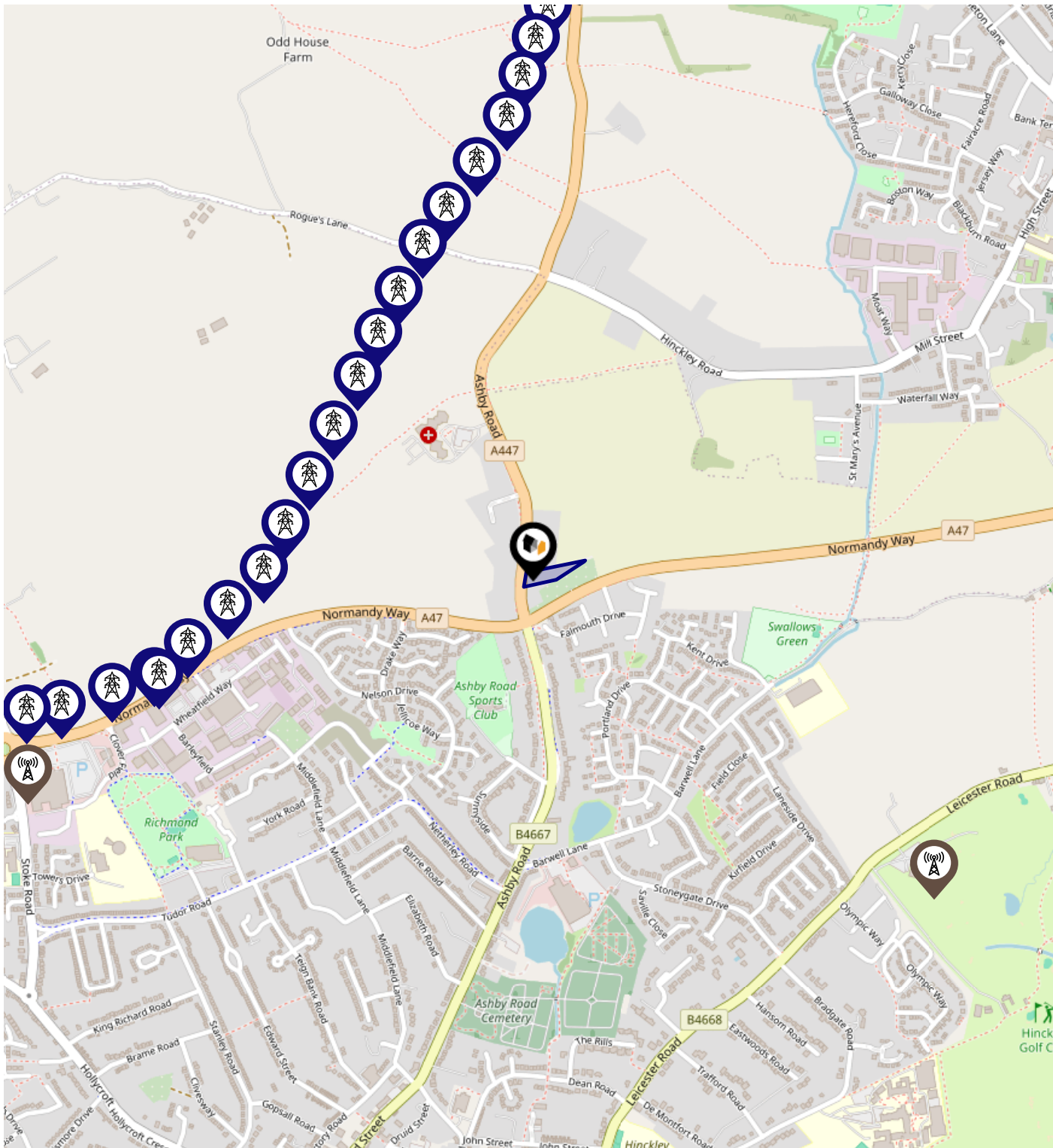
		Nursery	Primary	Secondary	College	Private
1	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:0.74	☐	☒	☐	☐	☐
2	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:0.75	☐	☒	☐	☐	☐
3	Barwell Church of England Academy Ofsted Rating: Outstanding Pupils: 226 Distance:0.88	☐	☒	☐	☐	☐
4	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:0.94	☐	☐	☒	☐	☐
5	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:0.96	☐	☐	☒	☐	☐
6	Redmoor Academy Ofsted Rating: Good Pupils: 919 Distance:0.98	☐	☐	☒	☐	☐
7	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:1.08	☐	☐	☒	☐	☐
8	Barwell Infant School Ofsted Rating: Good Pupils: 160 Distance:1.11	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance: 1.13	☐	☒	☐	☐	☐
	Battling Brook Primary School Ofsted Rating: Good Pupils: 596 Distance: 1.19	☐	☒	☐	☐	☐
	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance: 1.33	☐	☒	☐	☐	☐
	R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance: 1.42	☐	☐	☒	☐	☐
	The Fusion Academy Ofsted Rating: Good Pupils: 85 Distance: 1.62	☐	☐	☒	☐	☐
	Hastings High School Ofsted Rating: Good Pupils: 854 Distance: 1.63	☐	☐	☒	☐	☐
	Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance: 1.74	☐	☒	☐	☐	☐
	Newlands Community Primary School Ofsted Rating: Requires improvement Pupils: 311 Distance: 1.75	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

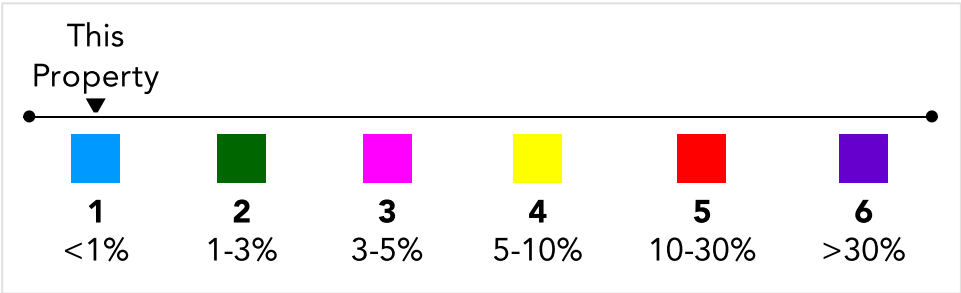
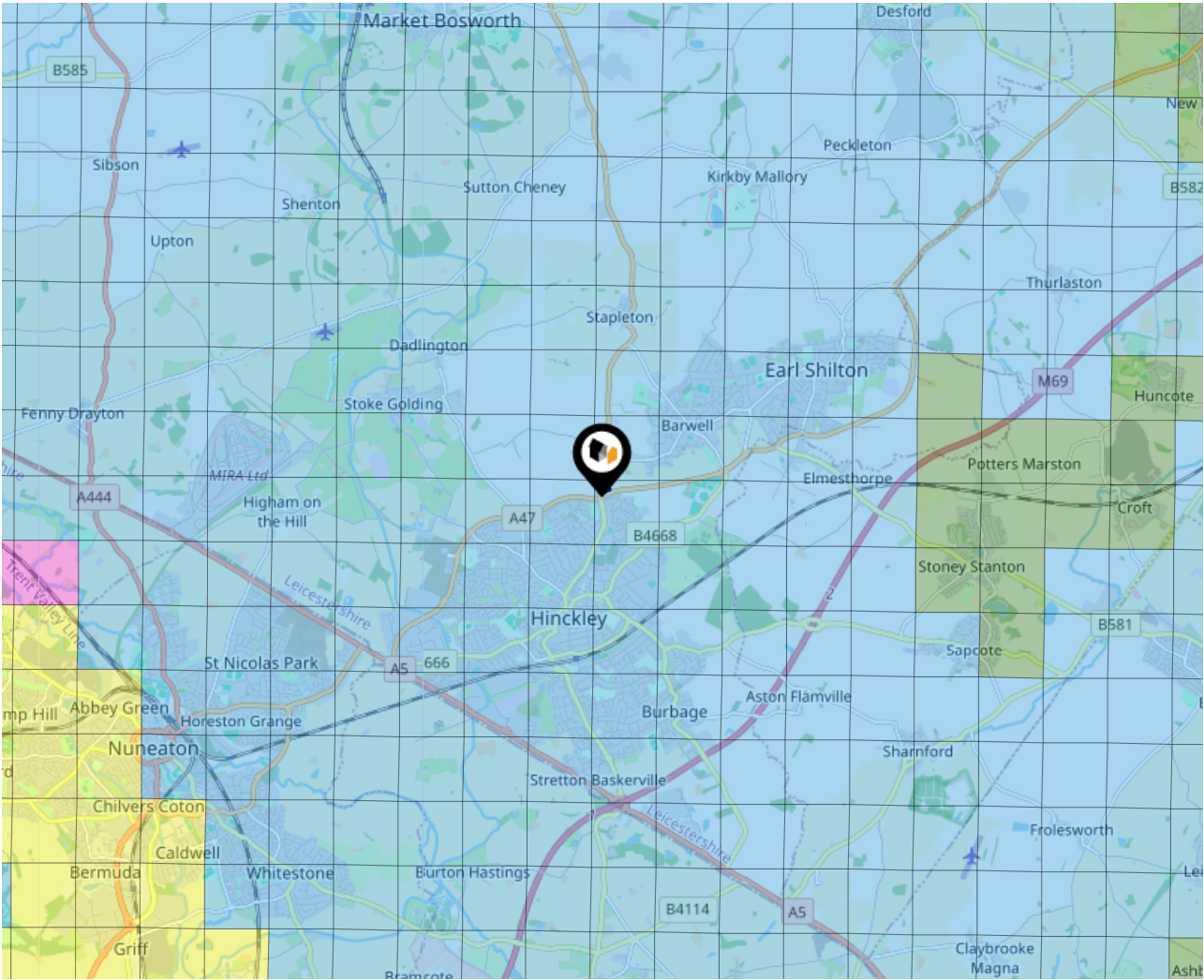


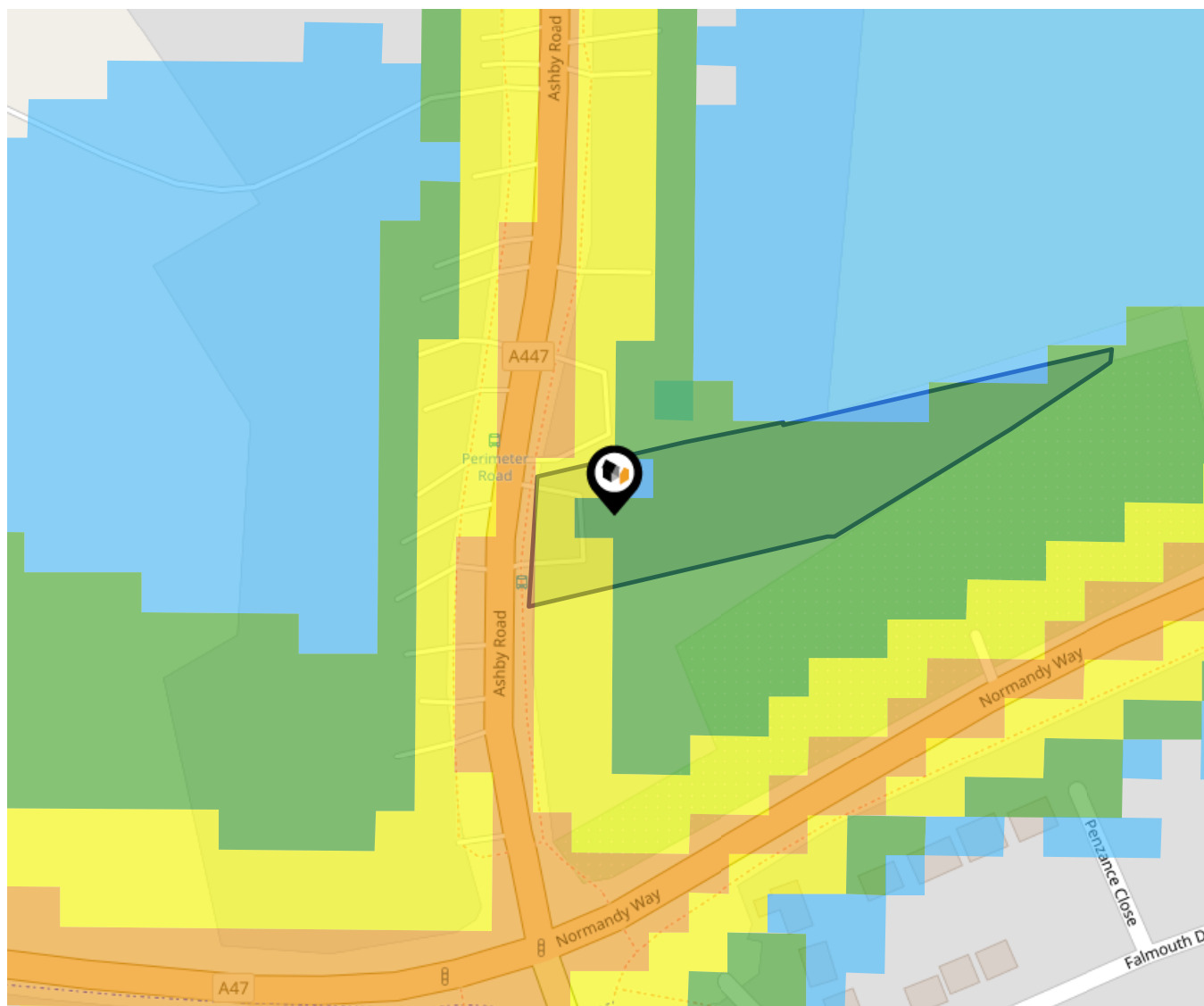
Key:

-  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).





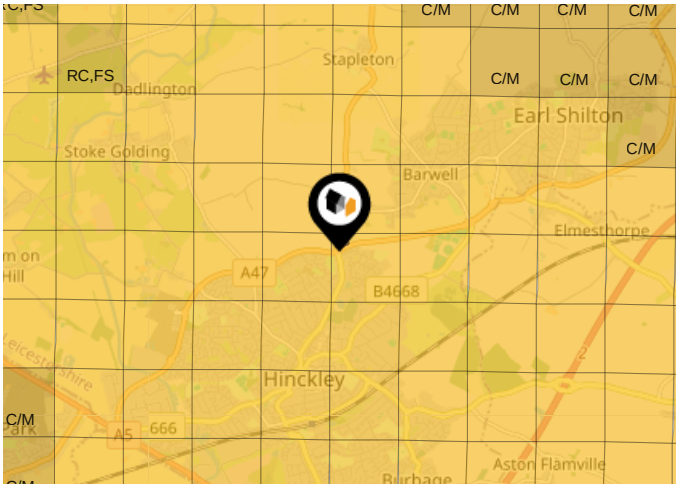
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

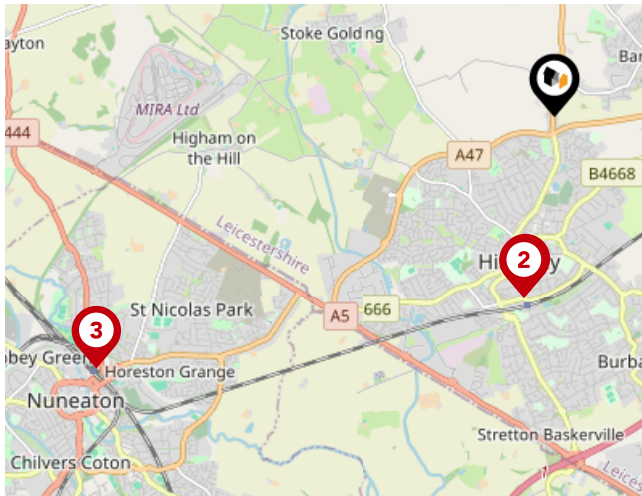
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



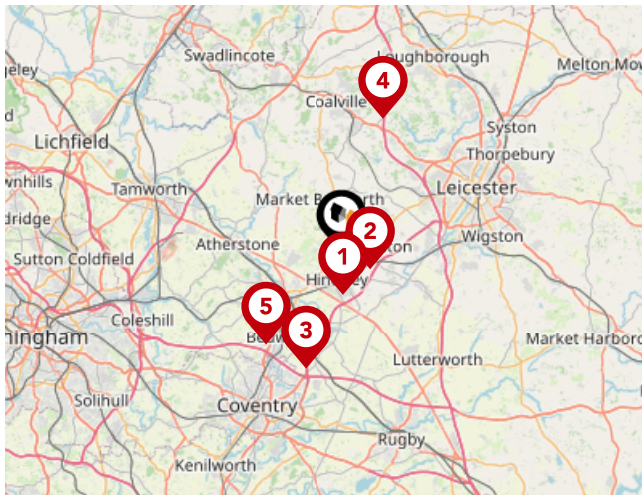
Primary Classifications (Most Common Clay Types)

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



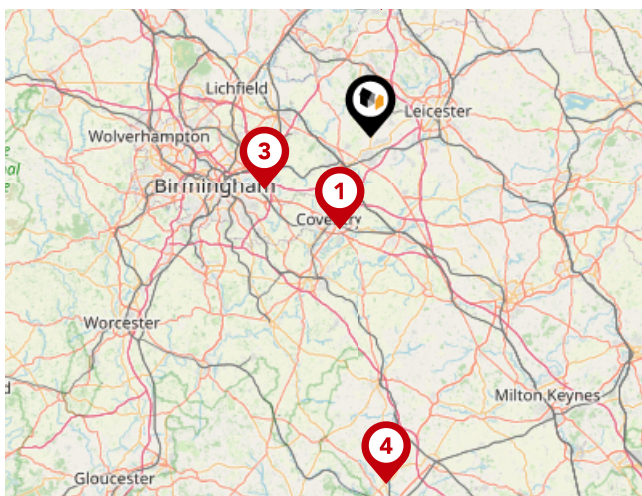
National Rail Stations

Pin	Name	Distance
	Hinckley Rail Station	1.63 miles
	Hinckley Rail Station	1.65 miles
	Nuneaton Rail Station	4.71 miles



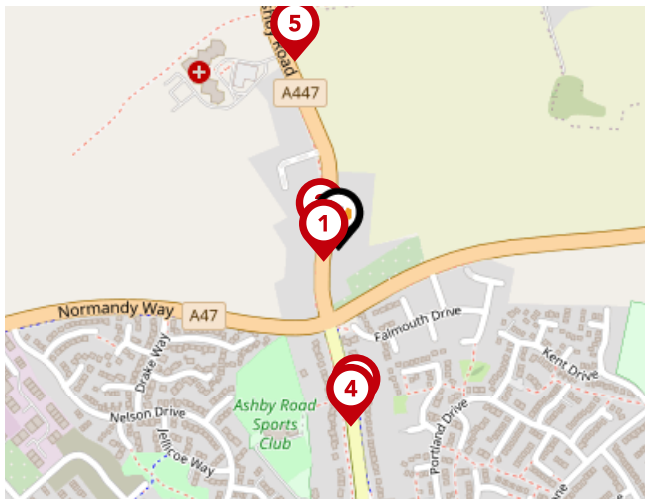
Trunk Roads/Motorways

Pin	Name	Distance
	M69 J1	3 miles
	M69 J2	2.4 miles
	M6 J2	8.76 miles
	M1 J22	10.09 miles
	M6 J3	8.54 miles



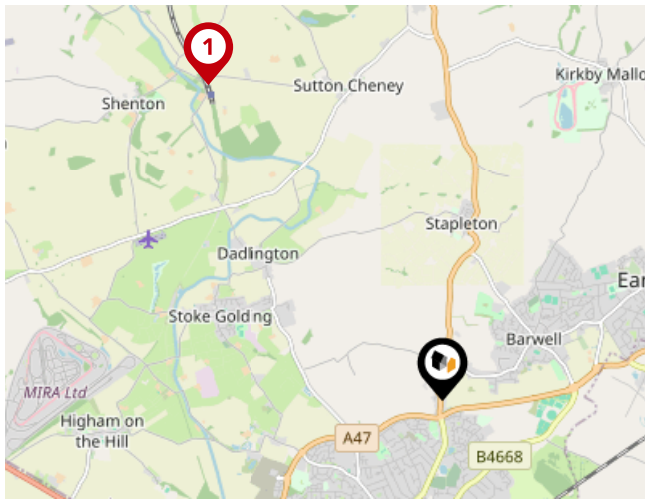
Airports/Helipads

Pin	Name	Distance
	Baginton	13.98 miles
	East Mids Airport	18.59 miles
	Birmingham Airport	17.04 miles
	Kidlington	50.25 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ashby Grange	0.02 miles
2	Ashby Grange	0.02 miles
3	Hangmans Lane	0.19 miles
4	Hangmans Lane	0.2 miles
5	Community Hospital	0.22 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	3.54 miles



Martin & Co | Hinckley

Martin & Co is a national network of independently-owned letting and estate agents. Each of these businesses is committed to simplifying your property journey, using our expertise and experience to get you where you need to go, without any fuss.

We take time to understand your goals, empowering you to make informed choices about your next steps.

Having started as lettings specialists, we're nationally recognised as market-leading lettings experts. Over the years, we've continued to evolve, developing into residential sales and investments.

With more than 30 years' experience of delivering exceptional customer service and innovation, you'll have confidence in your move when you work with your local Martin & Co agent.

Testimonial 1



Martin & co were great for me in the purchase of my home. Janet in particular was amazing and really went above and beyond in getting my purchase done in time to beat the rise in stamp duty. Completed for me inside 6 weeks of the original listing. Highly recommend.

Testimonial 2



Definitely recommend Martin and Co in Hinckley. I sold my flat through them. Service second to none. Excellent communication especially Jan. Thank you very much.

Testimonial 3



Currently purchasing through Martin and Co and Mark and Jan have both been amazing, really helpful, full communication at all times with fast responses and very friendly which makes the process much easier. Would recommend!

Testimonial 4



Fantastic service when purchasing a property. Friendly staff and went the extra mile during tricky negotiations also very efficient on moving day. Will use them again.



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Martin & Co | Hinckley

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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