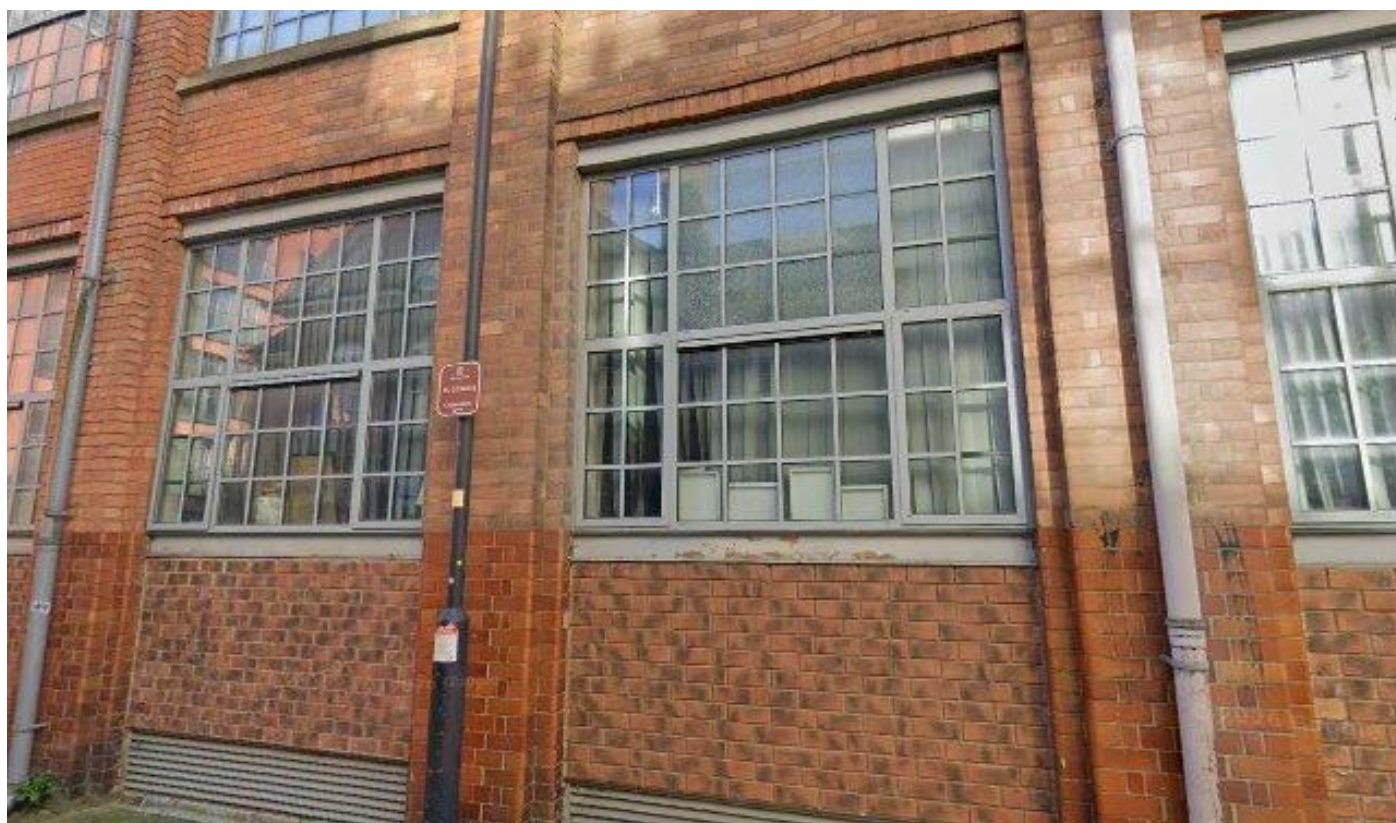




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 16th September 2026



APARTMENT 20, THE SQUIRREL BUILDING, 57, COLTON STREET, LEICESTER, LE1 1QA

Landwood Group

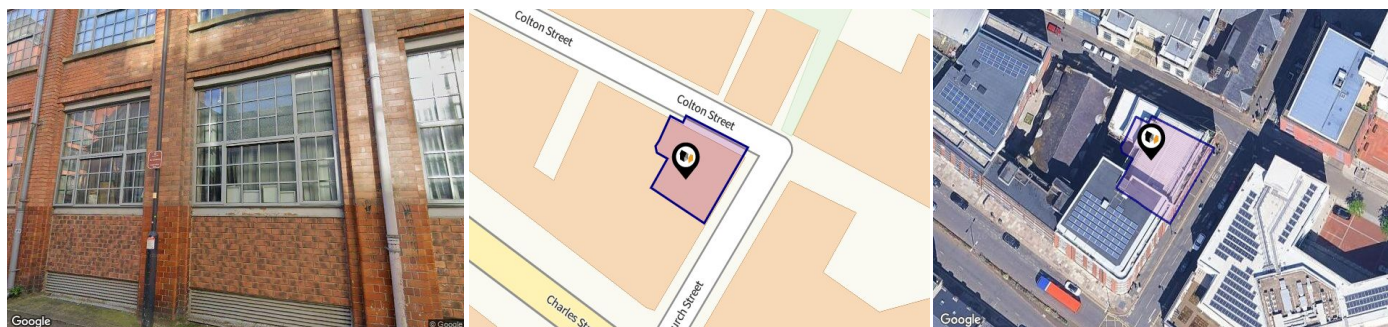
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	656 ft ² / 61 m ²
Plot Area:	0.09 acres
Year Built :	2008
Council Tax :	Band D
Annual Estimate:	£2,529
Title Number:	LT410372
UPRN:	2465174290
Restrictive Covenants:	No

Last Sold Date:	29/04/2008
Last Sold Price:	£140,250
Last Sold £/ft ² :	£232
Tenure:	Leasehold

Local Area

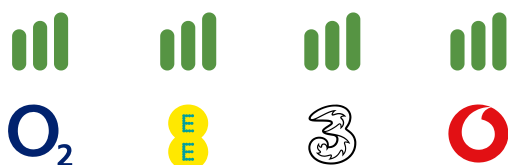
Local Authority:	Leicester city
Conservation Area:	St George's
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	-
mb/s	mb/s	mb/s



Mobile Coverage: (based on calls indoors)



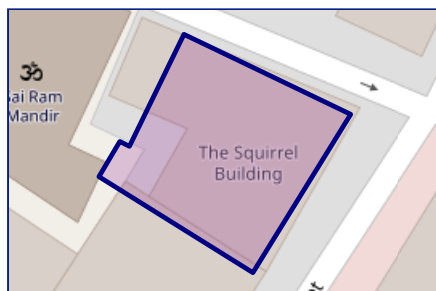
Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



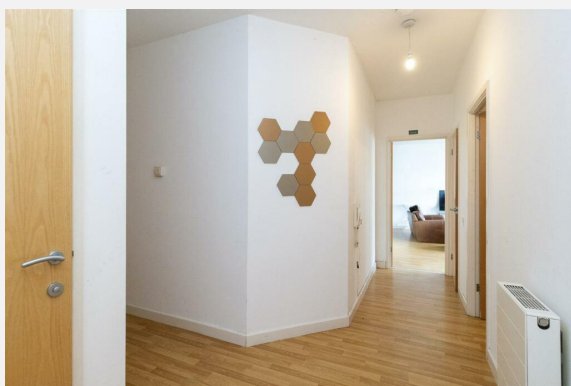
LT104018

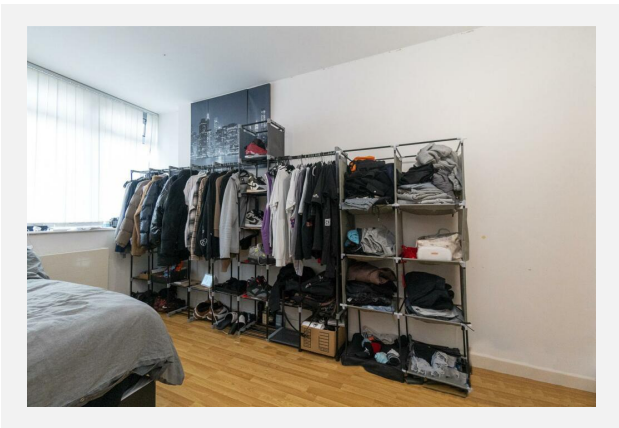
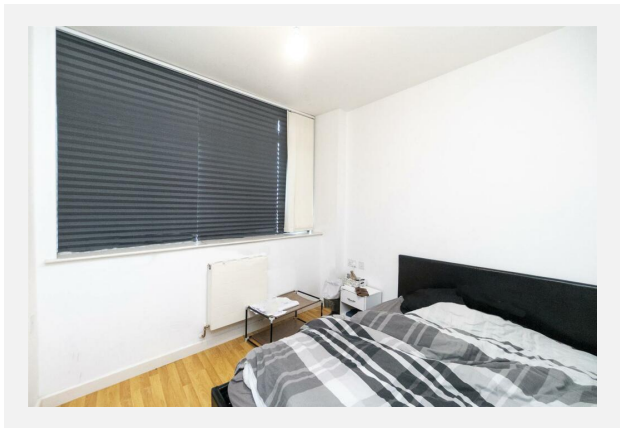
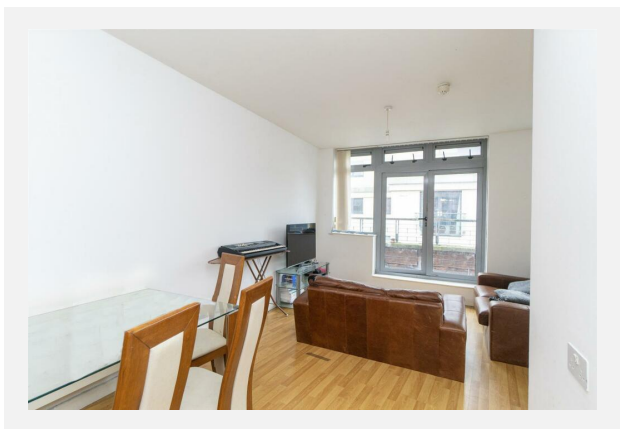
Leasehold Title Plan



LT410372

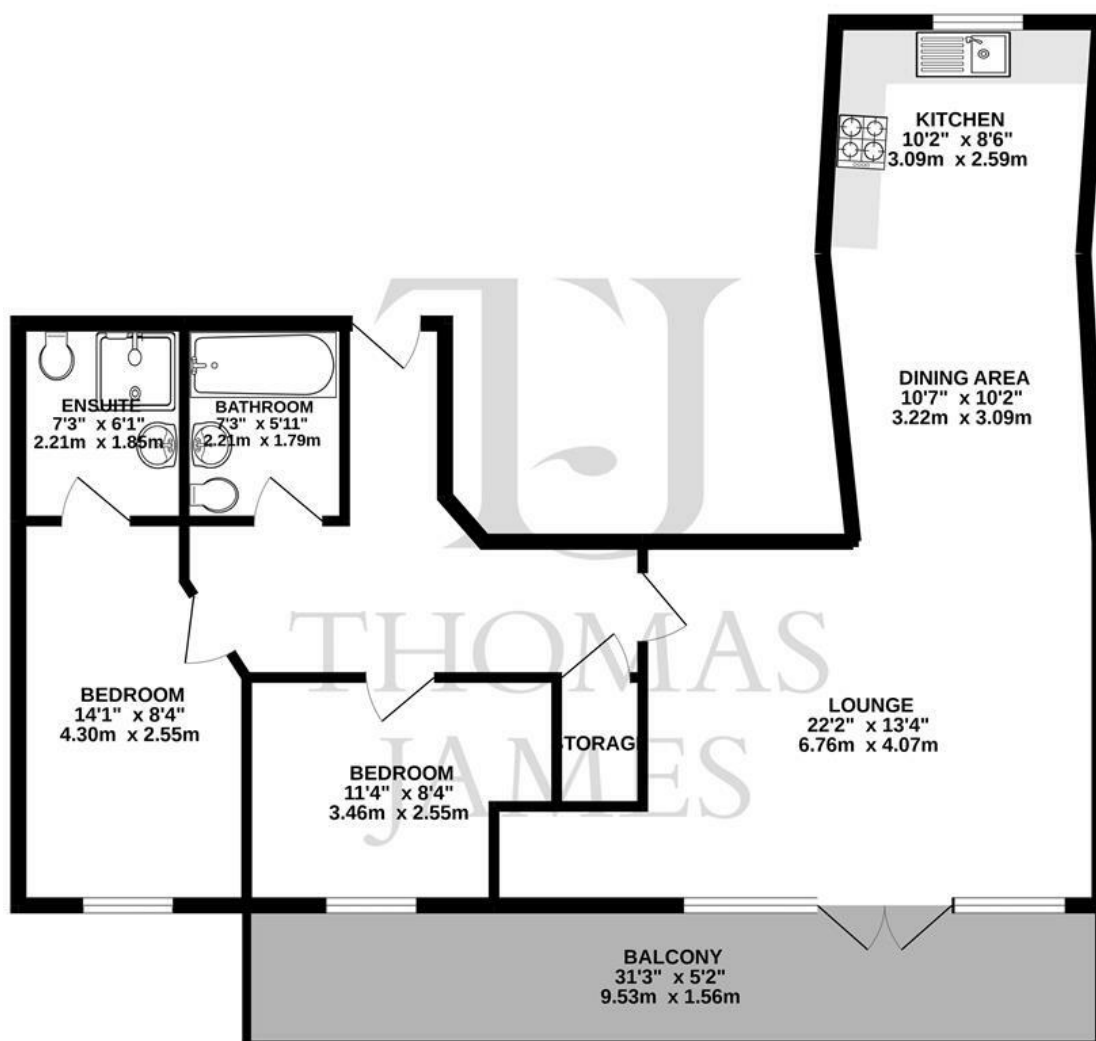
Start Date: 28/04/2008
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 977 years





APARTMENT 20, THE SQUIRREL BUILDING, 57, COLTON STREET, LEICESTER, LE1 1QA

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

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 ©2022

Property
EPC - Certificate

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Apartment 20, The Squirrel Building, 57 Colton Street,
LE1 1QA

Energy rating

D

Valid until 01.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	61 m ²

Market Sold in Street

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Flat 8, 40a, Colton Street, Leicester, LE1 1QA				Flat-maisonette House
Last Sold Date:	14/11/2025	09/10/2020	14/12/2010	
Last Sold Price:	£118,500	£113,000	£105,000	
Apartment 12, The Squirrel Building, 57, Colton Street, Leicester, LE1 1QA				Flat-maisonette House
Last Sold Date:	03/07/2025	12/11/2007		
Last Sold Price:	£100,000	£124,950		
Apartment 1, The Zenith Building, 26, Colton Street, Leicester, LE1 1QA				Flat-maisonette House
Last Sold Date:	24/01/2024	10/02/2017	03/02/2012	
Last Sold Price:	£160,000	£159,950	£154,000	
Apartment 44, The Zenith Building, 26, Colton Street, Leicester, LE1 1QA				Flat-maisonette House
Last Sold Date:	25/08/2023			
Last Sold Price:	£132,000			
Apartment 51, The Zenith Building, 26, Colton Street, Leicester, LE1 1QA				
Last Sold Date:	24/02/2023	09/09/2016		
Last Sold Price:	£140,000	£133,500		
Apartment 2, The Squirrel Building, 57, Colton Street, Leicester, LE1 1QA				other House
Last Sold Date:	13/12/2022	02/05/2007		
Last Sold Price:	£90,000	£105,000		
Apartment 19, The Squirrel Building, 57, Colton Street, Leicester, LE1 1QA				Flat-maisonette House
Last Sold Date:	02/11/2022	23/04/2008		
Last Sold Price:	£148,000	£165,000		
Apartment 10, The Squirrel Building, 57, Colton Street, Leicester, LE1 1QA				other House
Last Sold Date:	28/02/2022	10/08/2007		
Last Sold Price:	£92,500	£90,000		
2 - 4, Colton Street, Leicester, LE1 1QA				other House
Last Sold Date:	14/01/2022	26/08/2020	12/12/2014	
Last Sold Price:	£1,050,000	£1,045,000	£850,000	
Apartment 22, The Zenith Building, 26, Colton Street, Leicester, LE1 1QA				
Last Sold Date:	21/07/2021	24/02/2006		
Last Sold Price:	£100,000	£112,000		
Apartment 14, The Zenith Building, 26, Colton Street, Leicester, LE1 1QA				Flat-maisonette House
Last Sold Date:	30/10/2020	18/03/2009	05/01/2009	21/11/2006
Last Sold Price:	£149,000	£110,000	£148,000	£170,000
Apartment 33, The Zenith Building, 26, Colton Street, Leicester, LE1 1QA				Flat-maisonette House
Last Sold Date:	23/09/2020	15/06/2006		
Last Sold Price:	£100,000	£117,000		

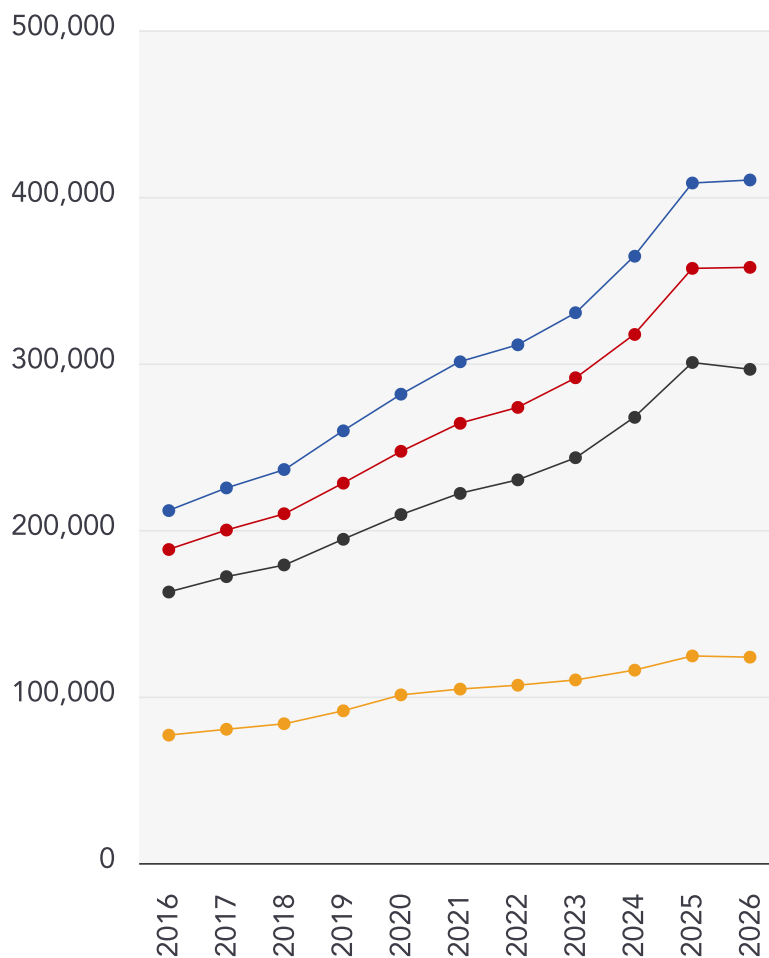
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in LE1



Detached

+93.8%

Semi-Detached

+89.99%

Terraced

+82.17%

Flat

+60.97%

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.

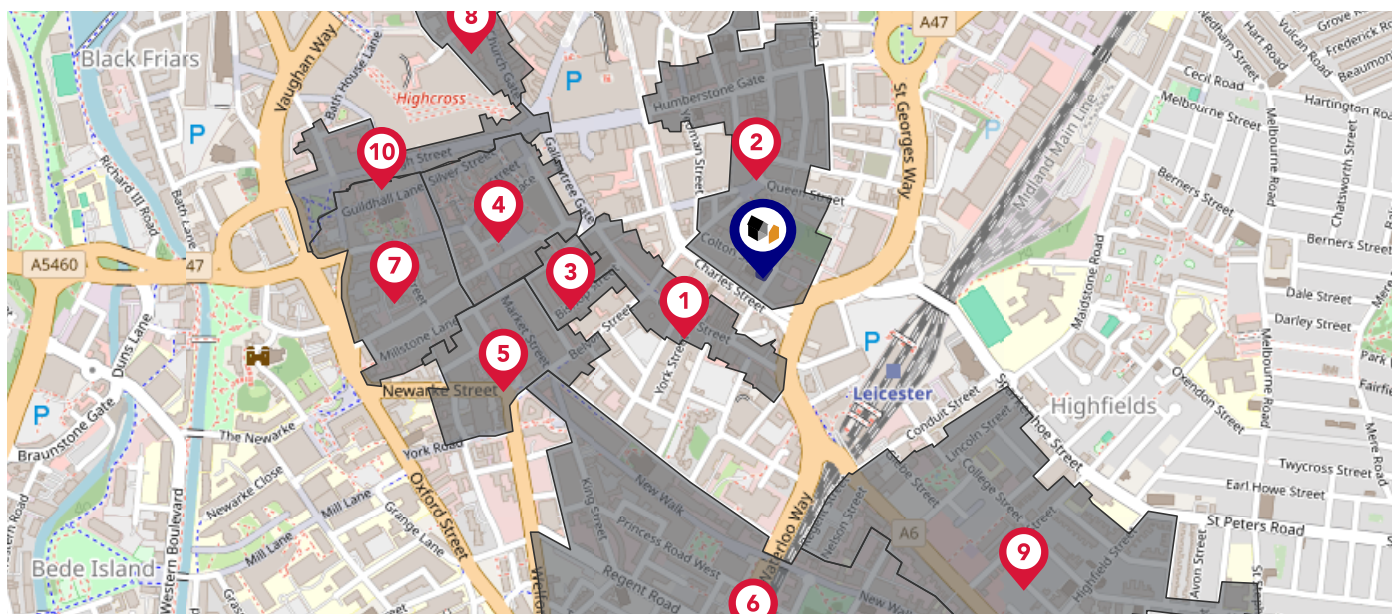
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

LANDWOOD
GROUP

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

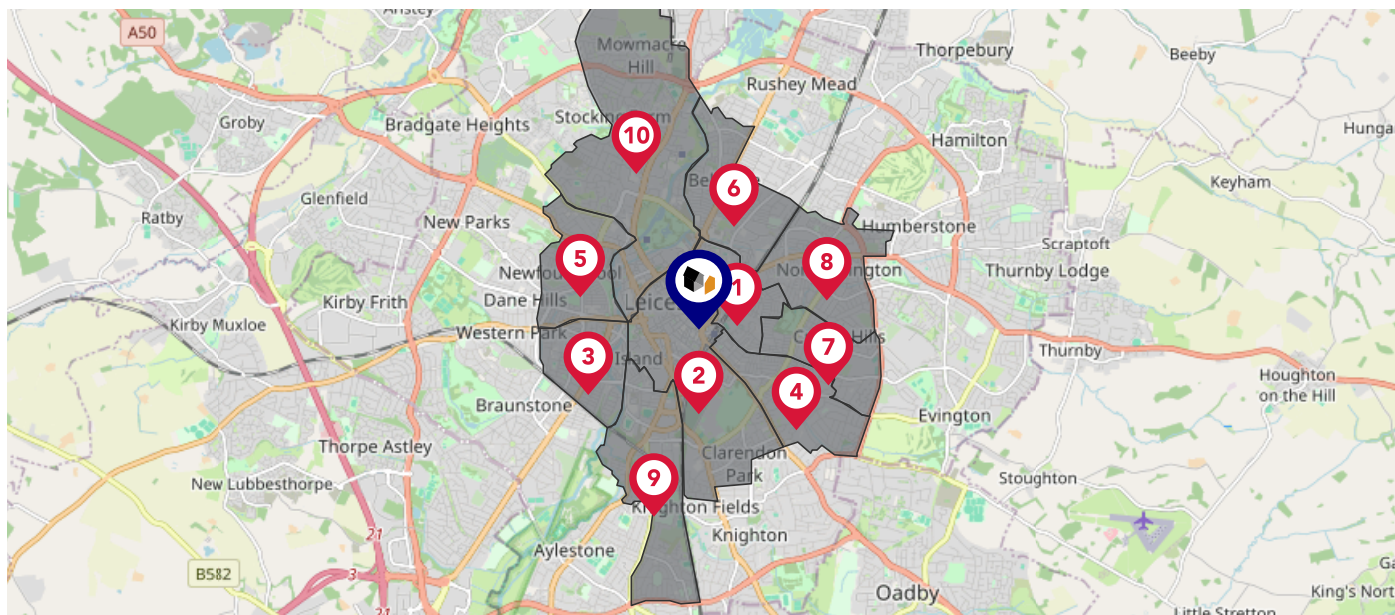
- 1 Granby Street
- 2 St George's
- 3 Town Hall Square
- 4 Market Place
- 5 Market Street
- 6 New Walk
- 7 Greyfriars
- 8 Church Gate
- 9 South Highfields
- 10 High Street

Maps

Council Wards

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GROUP

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

Wycliffe Ward

2

Castle Ward

3

Westcotes Ward

4

Stoneygate Ward

5

Fosse Ward

6

Belgrave Ward

7

Spinney Hills Ward

8

North Evington Ward

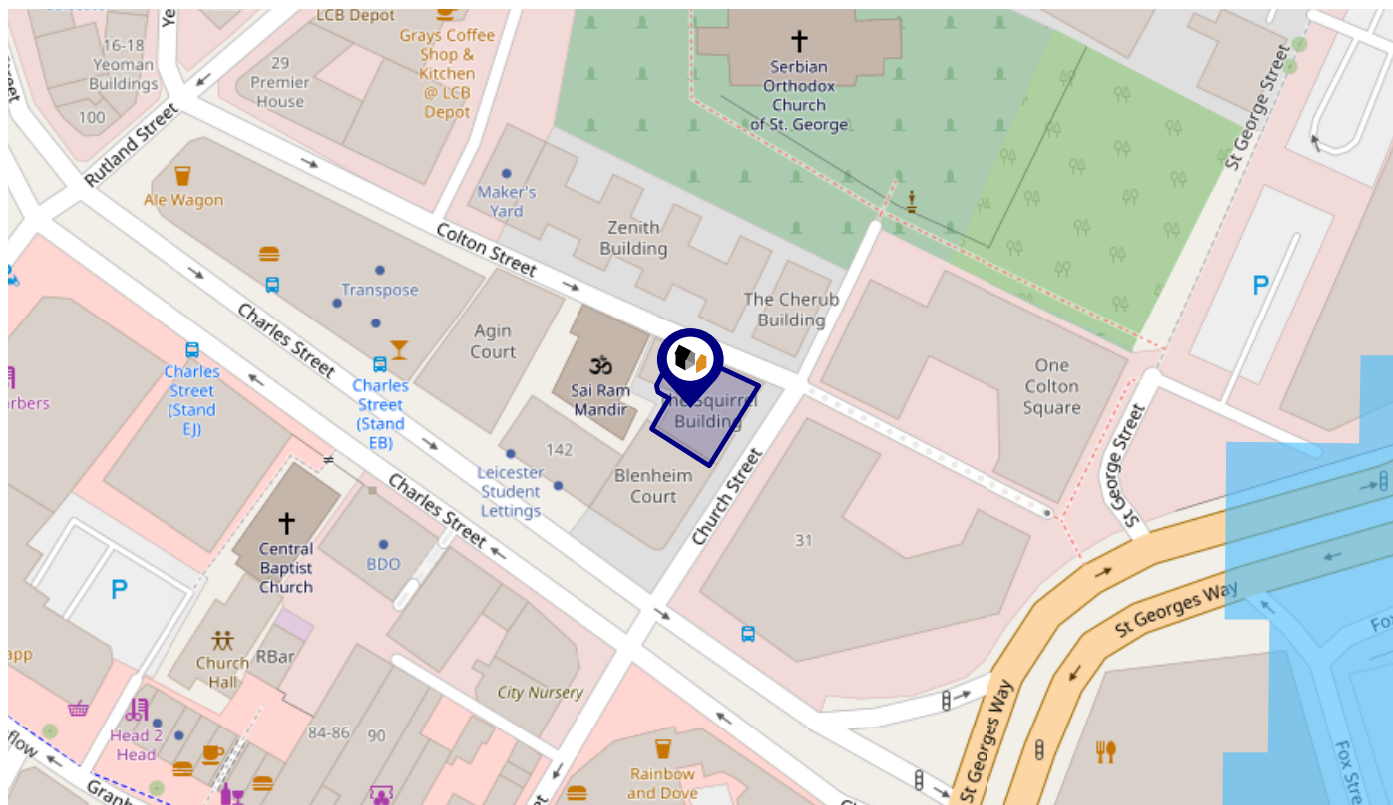
9

Saffron Ward

10

Abbey 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:

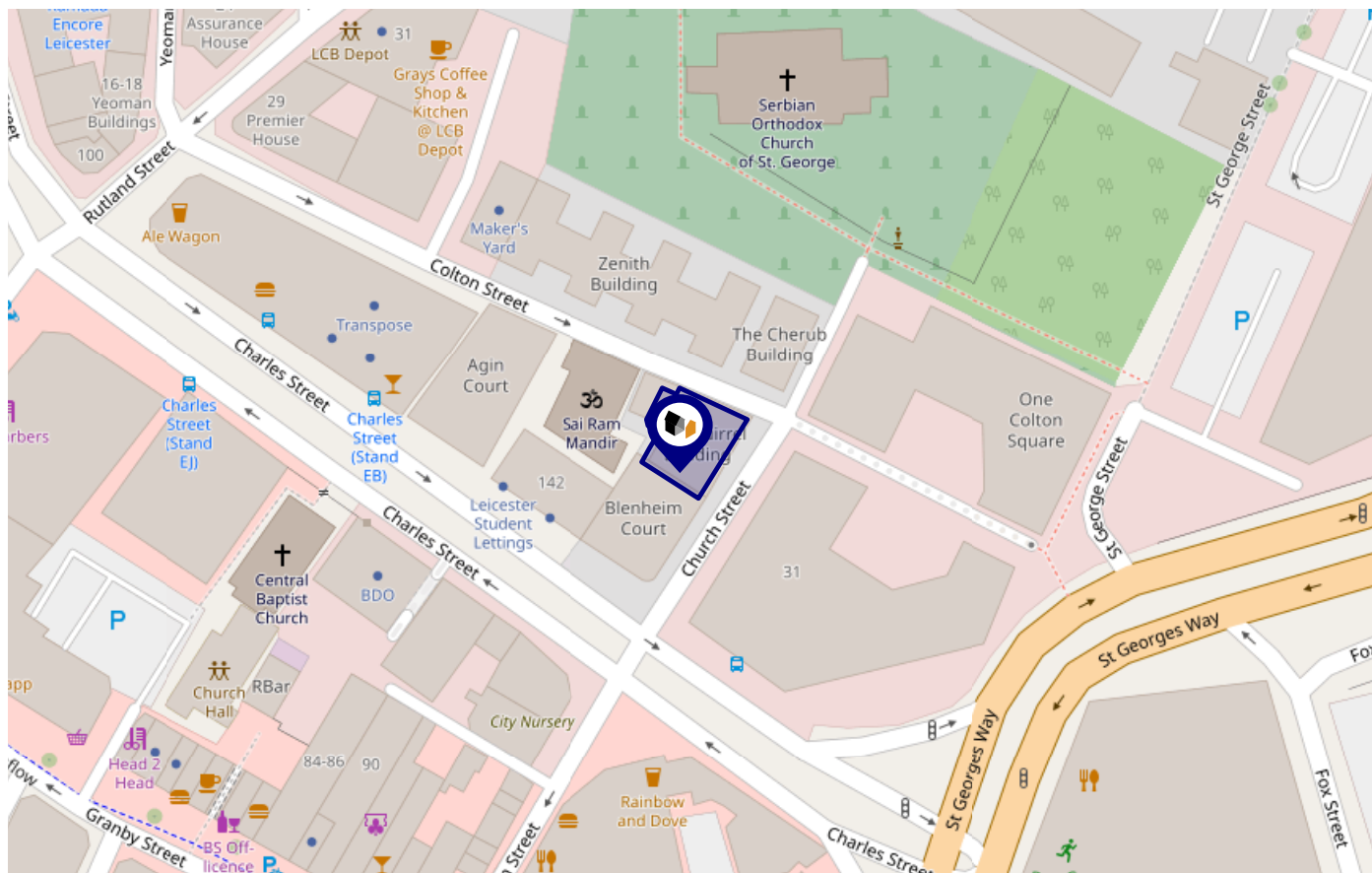
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

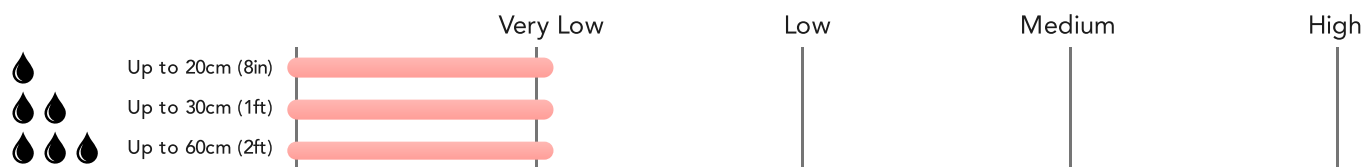


Risk Rating: Very low

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.

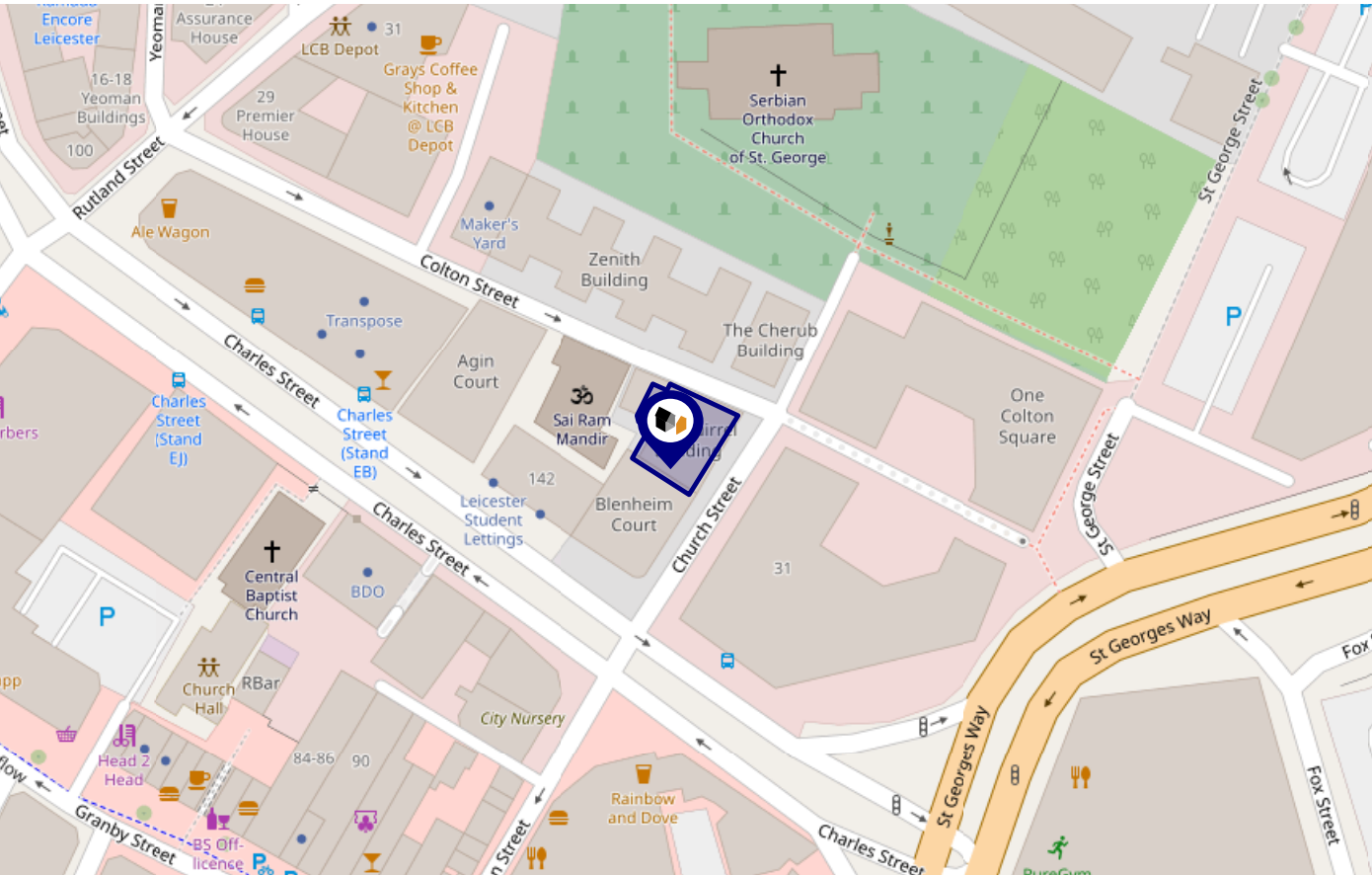
Chance of flooding to the following depths at this property:



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.

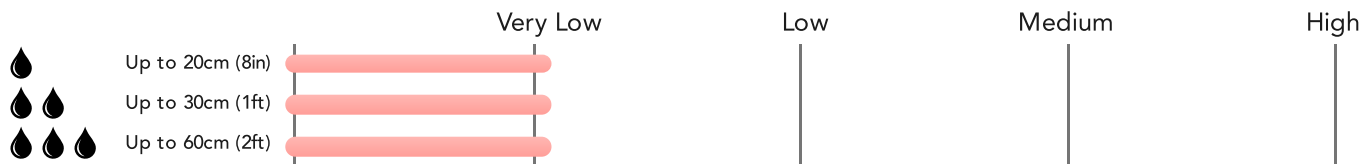


Risk Rating: Very low

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:

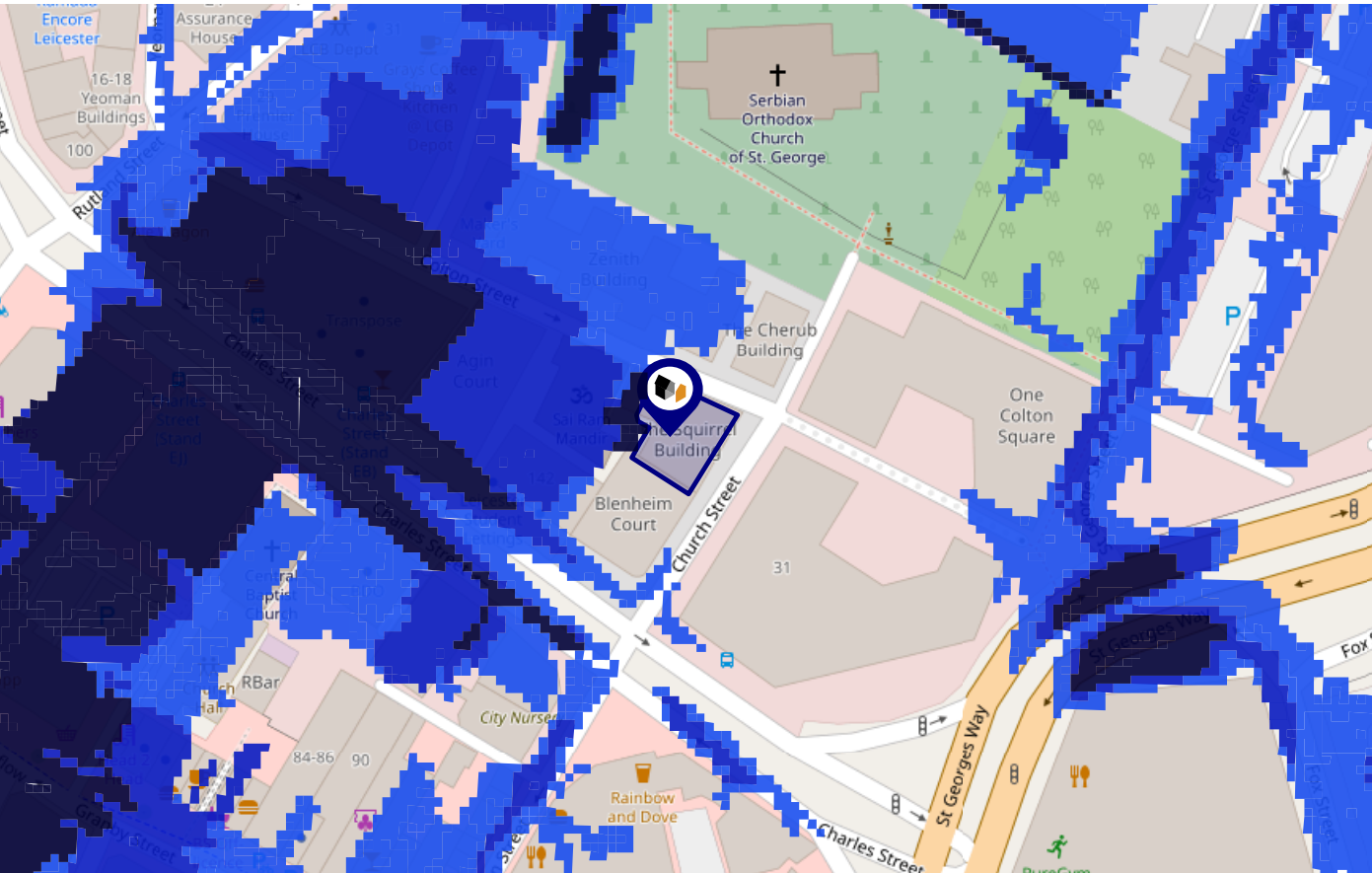


Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

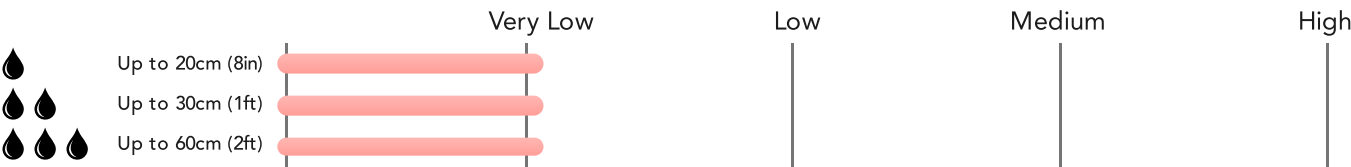


Risk Rating: Very low

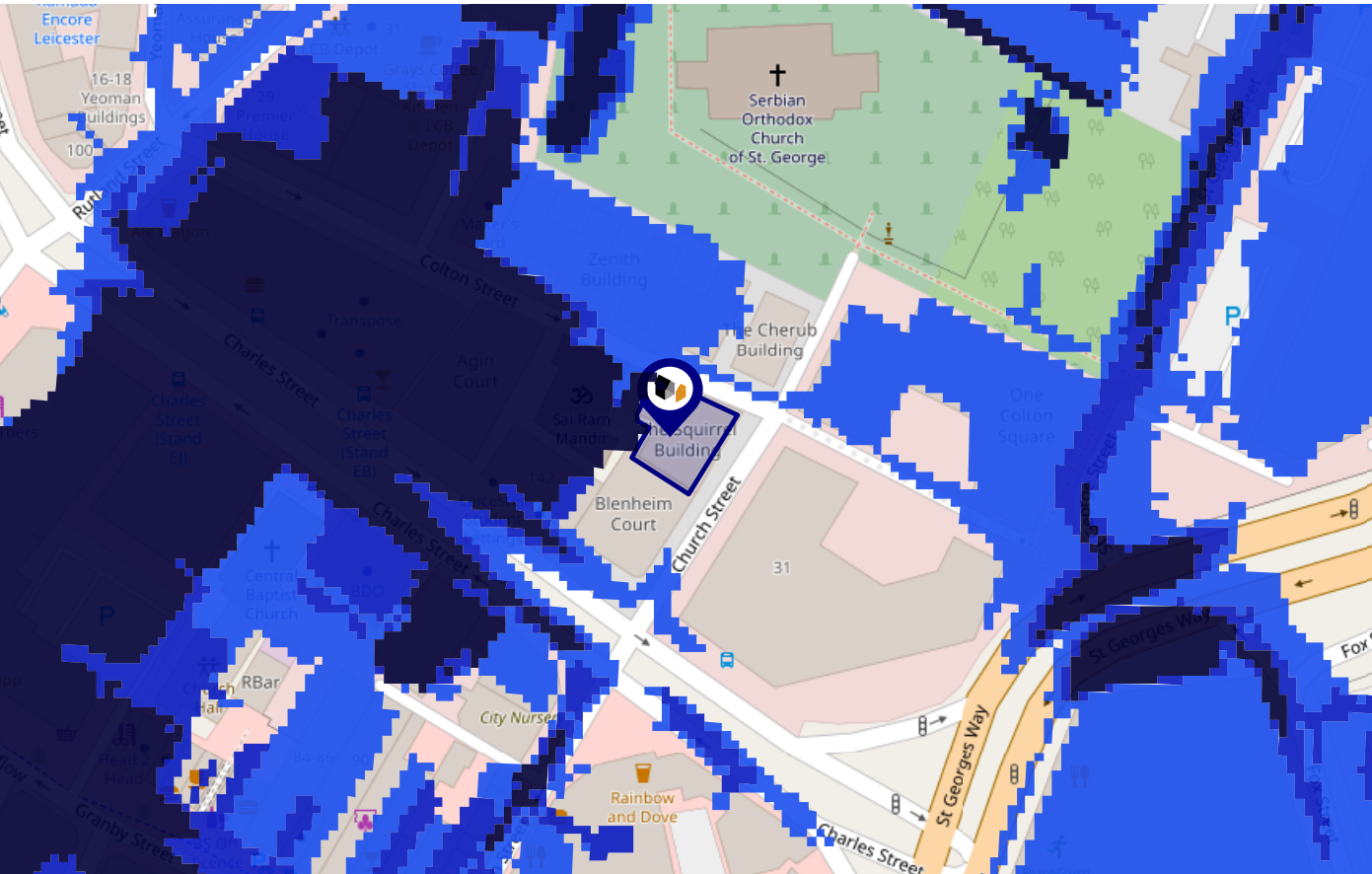
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

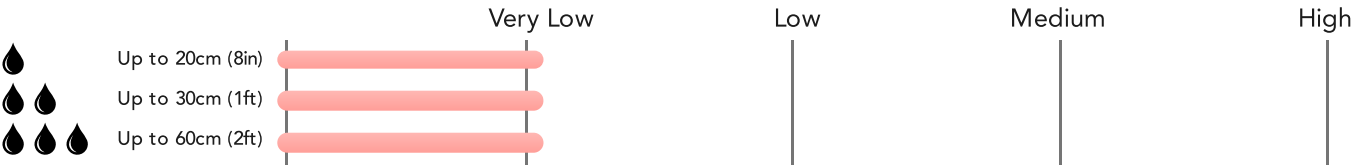


Risk Rating: Very low

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:

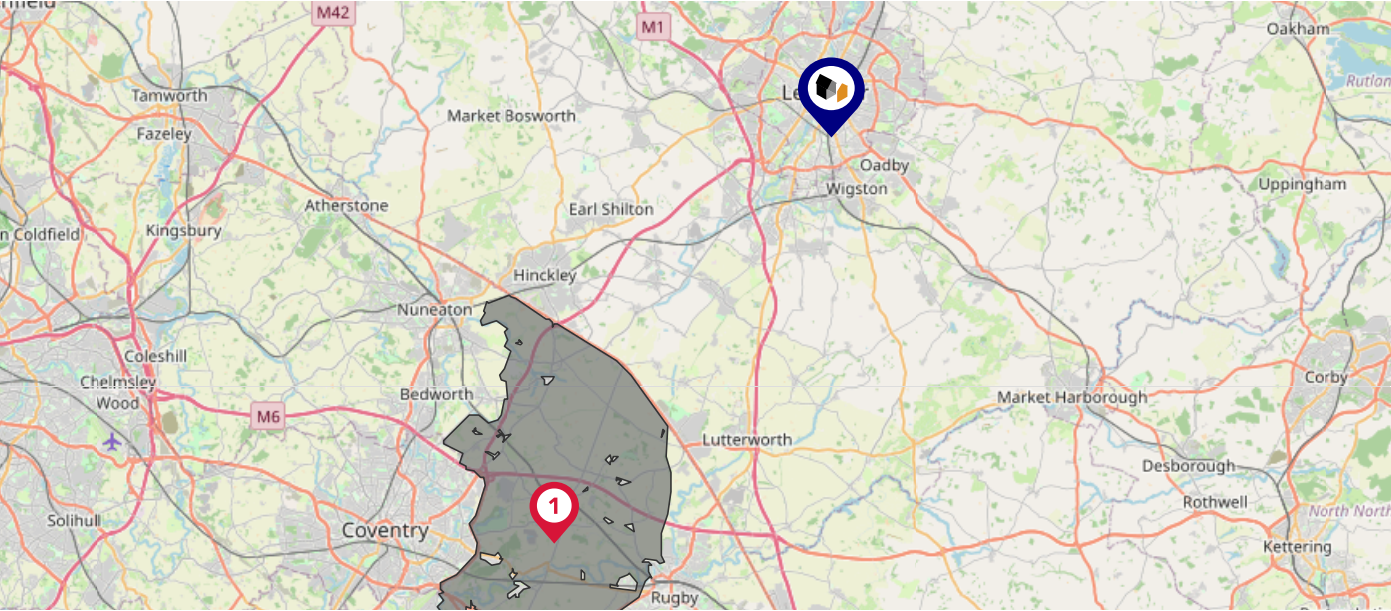


Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land



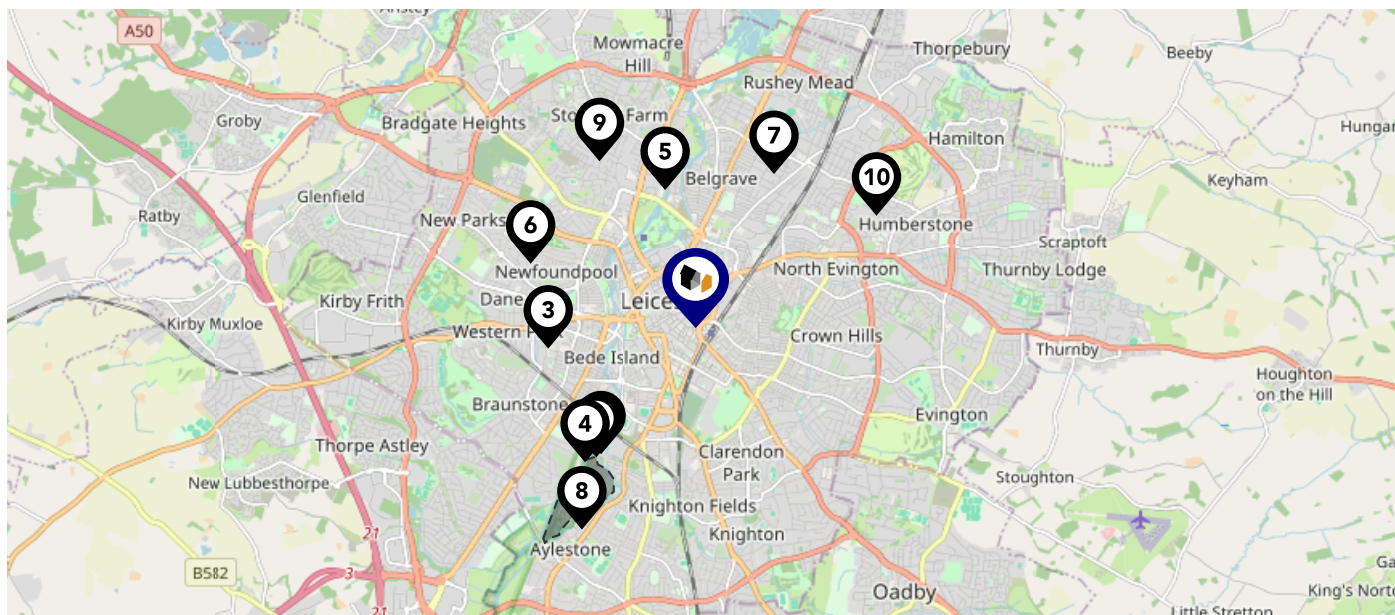
Birmingham Green Belt - Rugby

Maps

Landfill Sites

LANDWOOD
GROUP

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

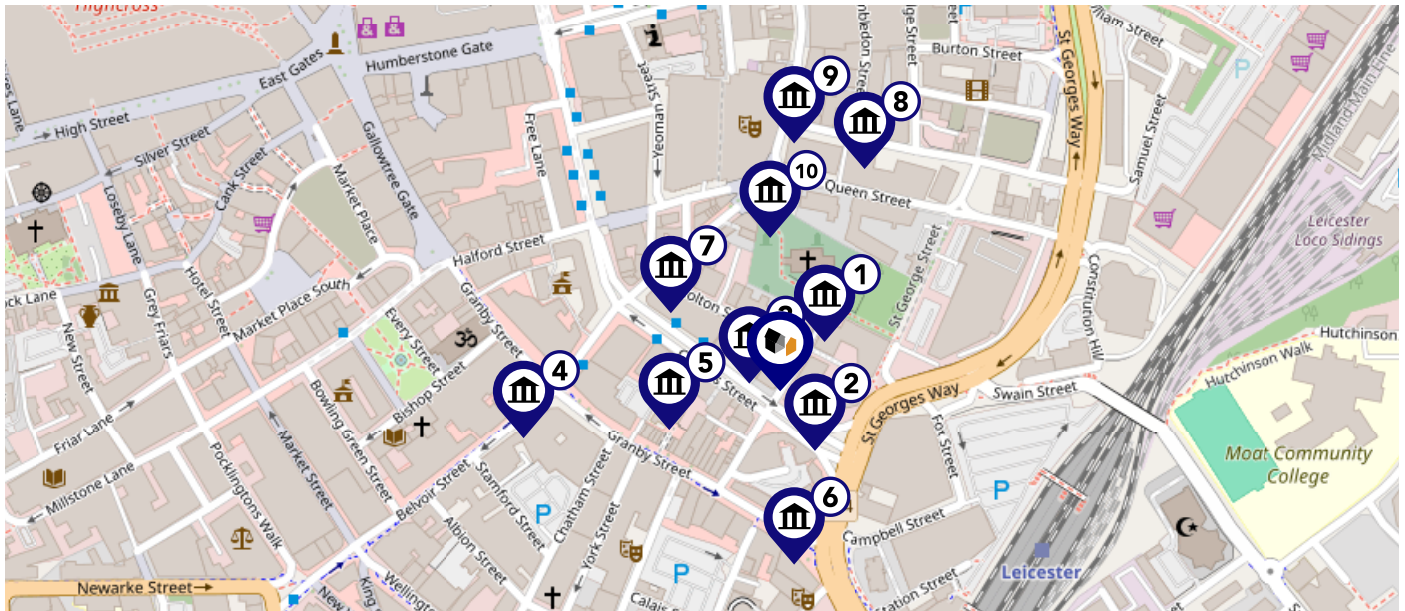
1	Leicestershire Hanlies Limited-Marlow Road, Leicestershire	Historic Landfill	
2	Marlow Road-Marlow Road, Bede Island, Leicester, Leicestershire	Historic Landfill	
3	Carlisle Street-Carlisle Street, Leicester, Leicestershire	Historic Landfill	
4	Great Central Railway, Leicester-Great Central Railway, Leicester, Leicestershire	Historic Landfill	
5	Corporation Road, Belgrave-Corporation Road, Belgrave, Leicester, Leicestershire	Historic Landfill	
6	New Parks, Off Samson-Off Samson Road, New Parks, Leicester, Leicestershire	Historic Landfill	
7	Rushey Fields-Harrison Road, Rushey Fields, Leicester, Leicestershire	Historic Landfill	
8	Aylestone Meadows-Aylestone Road, Leicester, Leicestershire	Historic Landfill	
9	Heacham Drive-Heacham Drive, Leicester, Leicestershire	Historic Landfill	
10	Gipsy Lane Tip-Gipsy Lane, Leicester, Leicestershire	Historic Landfill	

Maps

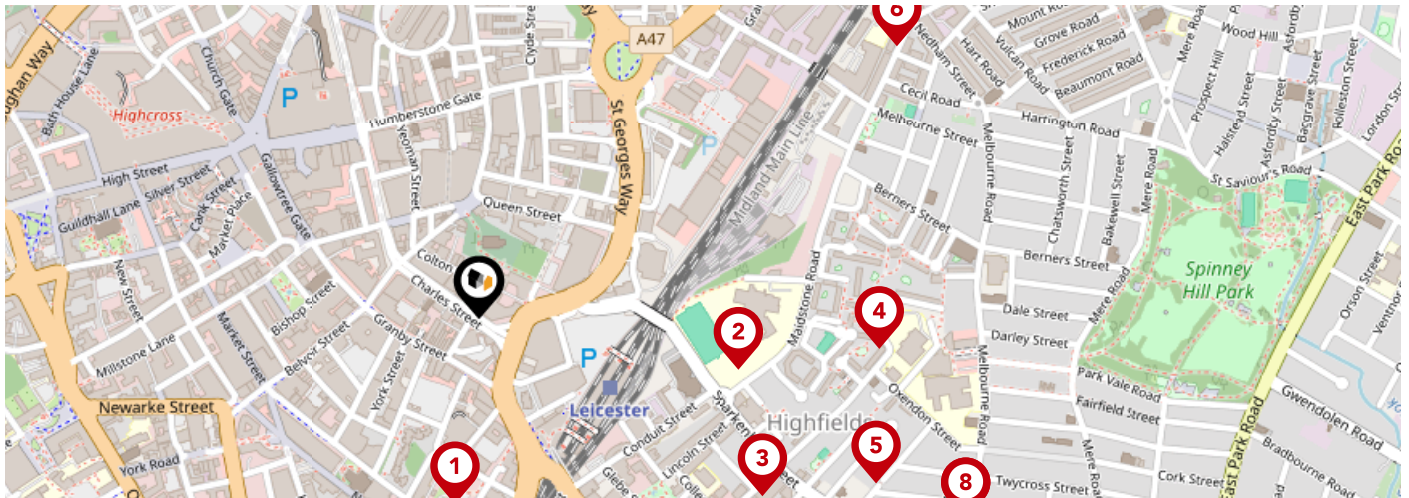
Listed Buildings

LANDWOOD
GROUP

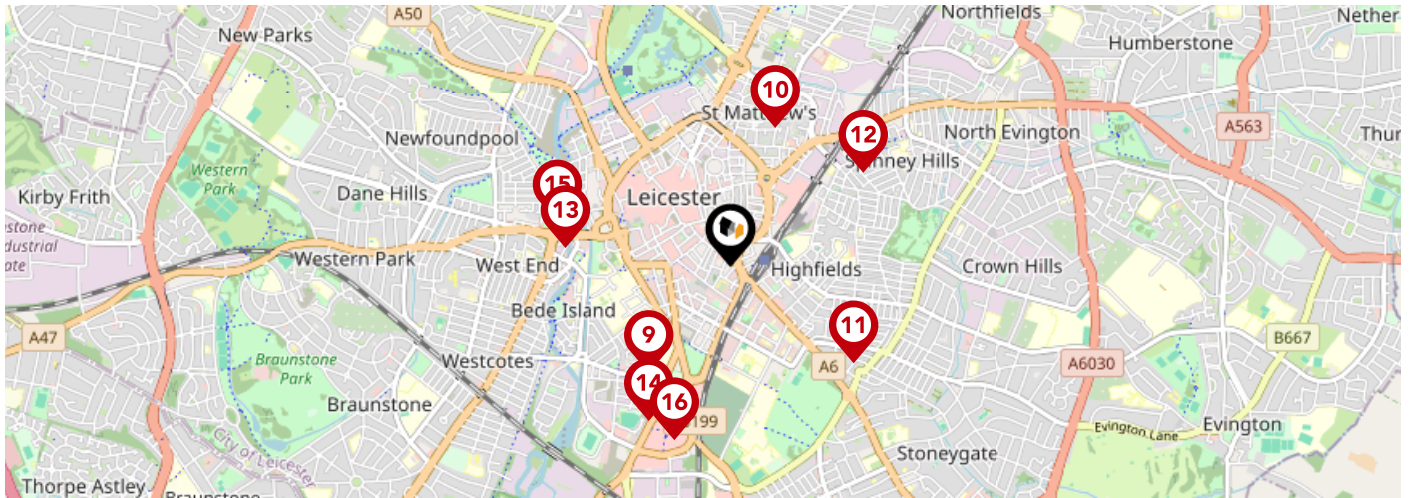
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1415471 - War Memorial In Churchyard Of St George's Church	Grade II	0.0 miles
 1387726 - Former Charles Street Police Station	Grade II	0.0 miles
 1074754 - Shirdi Sai Baba Temple	Grade II	0.0 miles
 1183651 - 55-59, Granby Street, And 1 And 3, Belvoir Street	Grade II	0.1 miles
 1074071 - Central Baptist Church	Grade II	0.1 miles
 1389451 - 128-132, Granby Street	Grade II	0.1 miles
 1074808 - 29, Rutland Street	Grade II	0.1 miles
 1391296 - Wimbledon House	Grade II	0.1 miles
 1074809 - Alexandra House	Grade II	0.1 miles
 1246129 - Queens Building	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Beauchamp City Sixth Form Ofsted Rating: Outstanding Pupils: 962 Distance:0.21	☐	☐	☒	☐	☐
2	Moat Community College Ofsted Rating: Good Pupils: 1089 Distance:0.3	☐	☐	☒	☐	☐
3	Sparkenhoe Community Primary School Ofsted Rating: Good Pupils: 470 Distance:0.38	☐	☒	☐	☐	☐
4	Highfields Primary School Ofsted Rating: Outstanding Pupils: 367 Distance:0.45	☐	☒	☐	☐	☐
5	Al-Islamia Institute for Education Ofsted Rating: Good Pupils: 85 Distance:0.48	☐	☒	☐	☐	☐
6	Charnwood Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:0.56	☐	☒	☐	☐	☐
7	Uplands Junior L.E.A.D Academy Ofsted Rating: Good Pupils: 480 Distance:0.59	☐	☒	☐	☐	☐
8	Uplands Infant School Ofsted Rating: Good Pupils: 424 Distance:0.59	☐	☒	☐	☐	☐

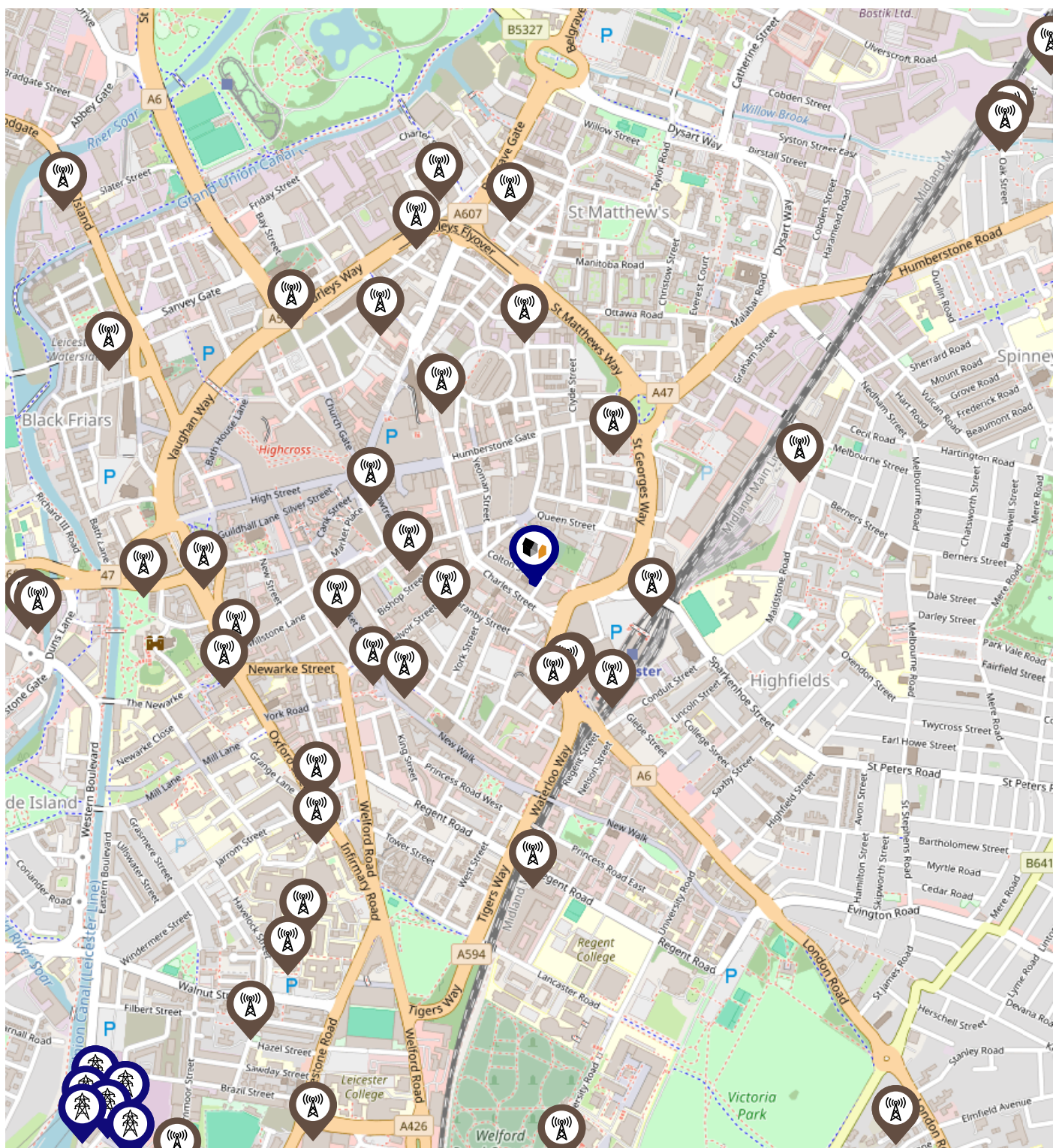


		Nursery	Primary	Secondary	College	Private
	The Children's Hospital School Ofsted Rating: Outstanding Pupils: 100 Distance:0.61	☐	☐	☒	☐	☐
	Taylor Road Primary School Ofsted Rating: Good Pupils: 681 Distance:0.66	☐	☒	☐	☐	☐
	Medway Community Primary School Ofsted Rating: Good Pupils: 459 Distance:0.7	☐	☒	☐	☐	☐
	Shenton Primary School Ofsted Rating: Good Pupils:0 Distance:0.73	☐	☒	☐	☐	☐
	Brook Mead Academy Ofsted Rating: Outstanding Pupils: 605 Distance:0.75	☐	☐	☒	☐	☐
	Hazel Community Primary School Ofsted Rating: Good Pupils: 410 Distance:0.79	☐	☒	☐	☐	☐
	Castle Mead Academy Ofsted Rating: Outstanding Pupils: 1227 Distance:0.81	☐	☐	☒	☐	☐
	Leicester College Ofsted Rating: Good Pupils:0 Distance:0.82	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

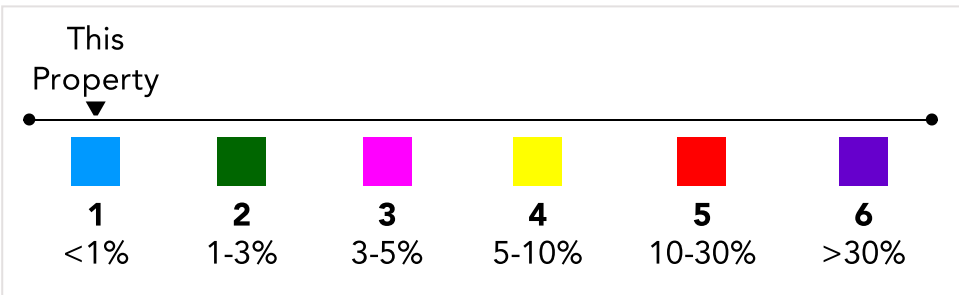
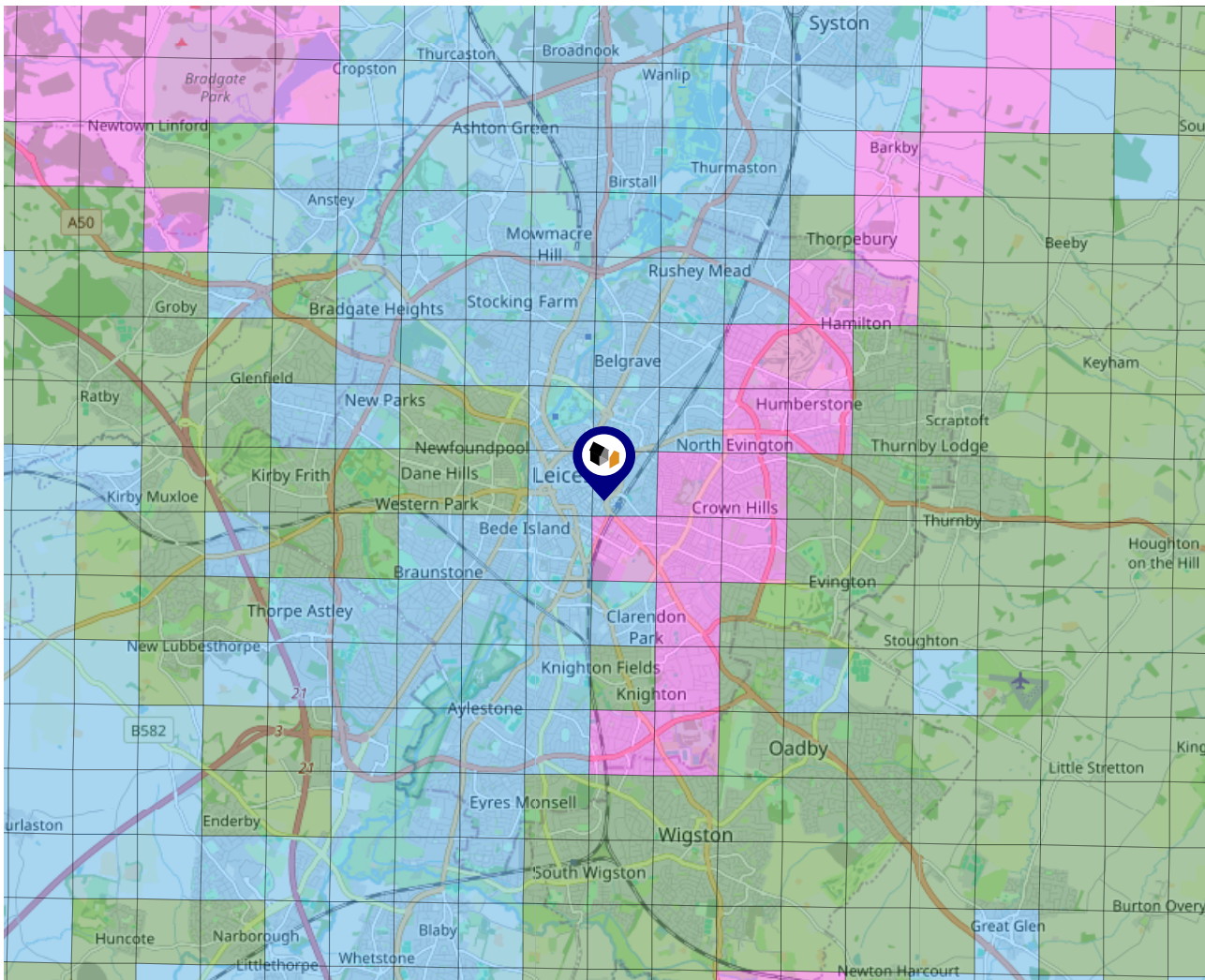


Key:

-  Power Pylons
-  Communication Masts

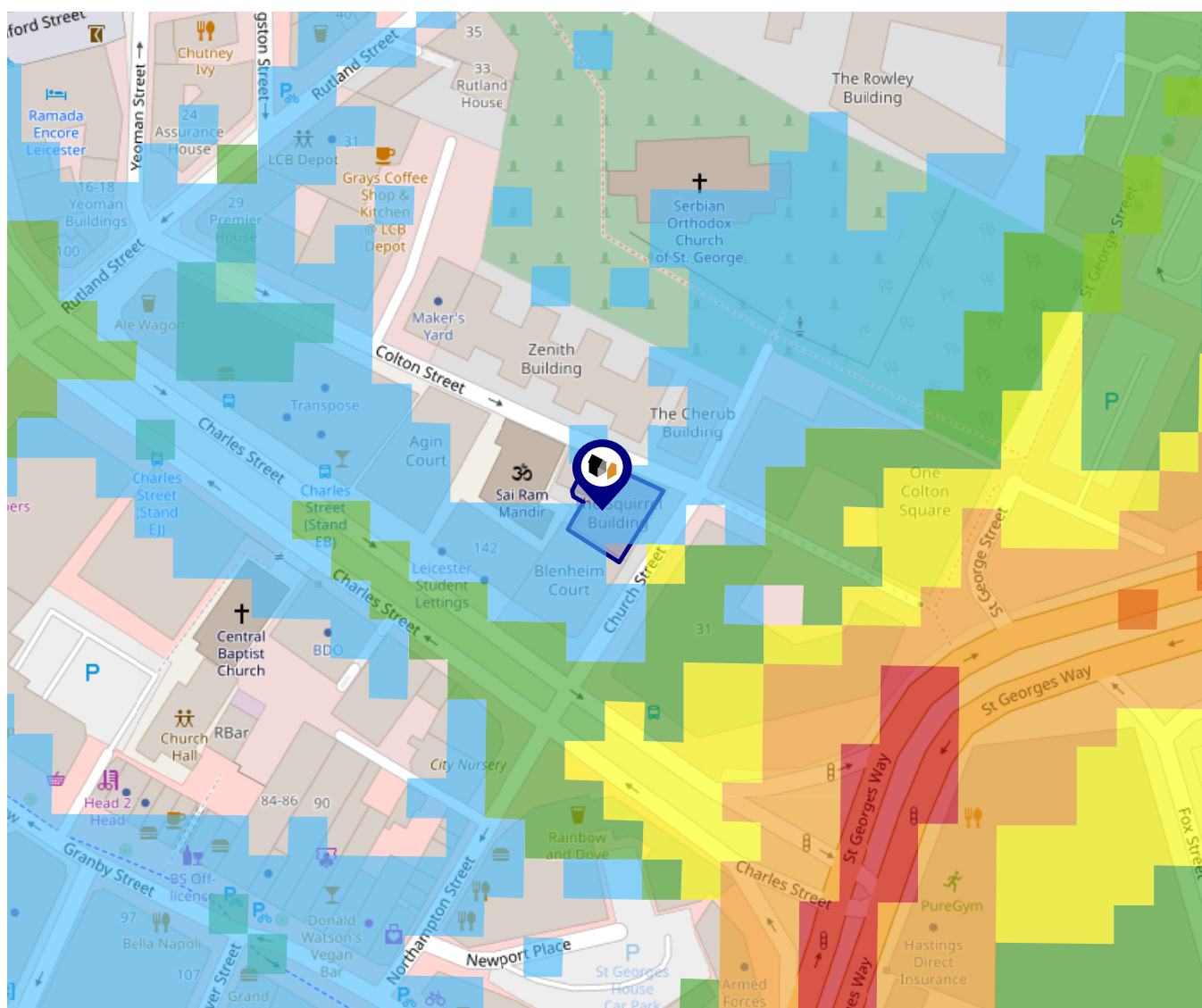
What is Radon?

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).



Local Area Road Noise

LANDWOOD
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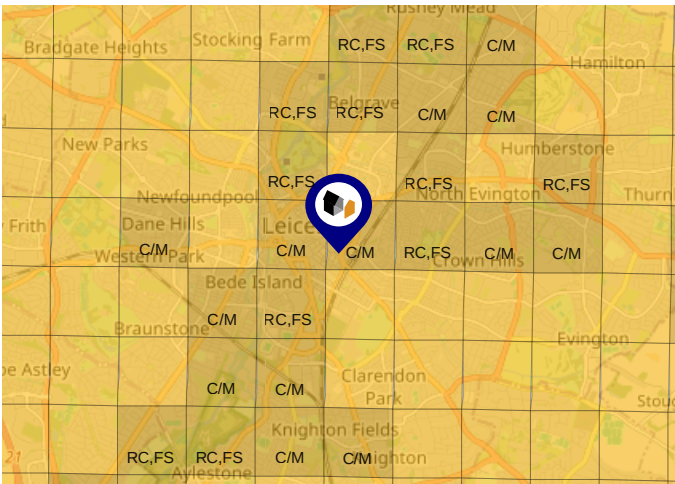


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



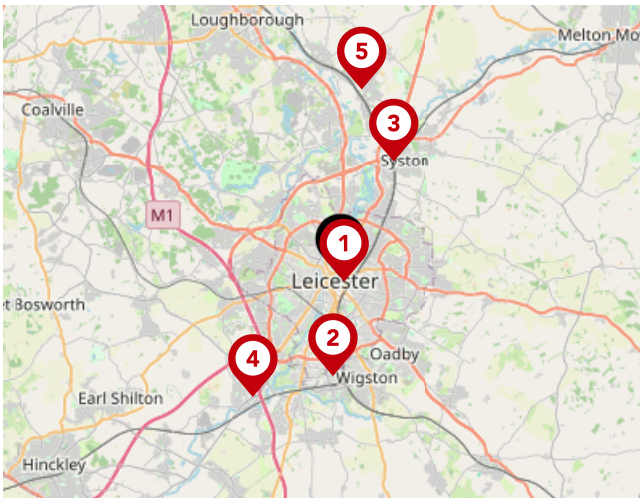
Primary Classifications (Most Common Clay Types)

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

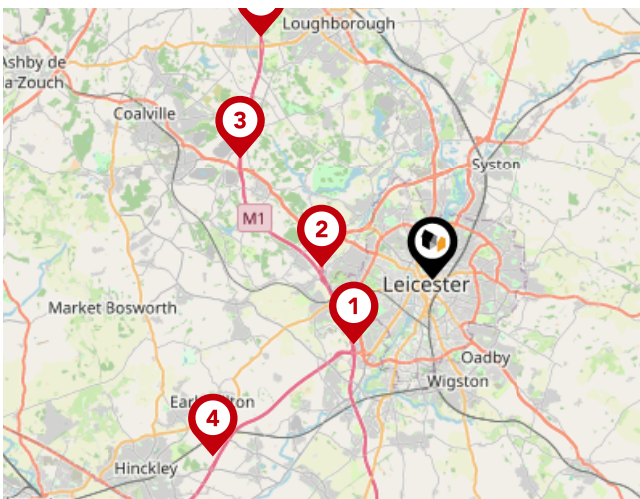
Transport (National)

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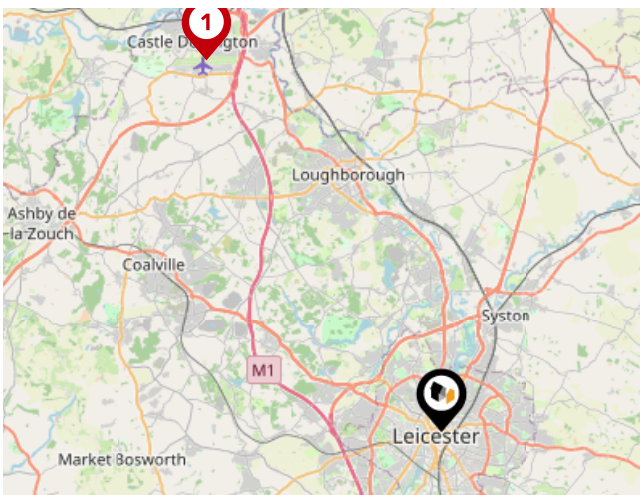
National Rail Stations

Pin	Name	Distance
1	Leicester Rail Station	0.17 miles
2	South Wigston Rail Station	3.57 miles
3	Syston Rail Station	4.57 miles
4	Narborough Rail Station	5.37 miles
5	Sileby Rail Station	6.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21	3.65 miles
2	M1 J21A	4 miles
3	M1 J22	8.21 miles
4	M69 J2	10.14 miles
5	M1 J23	10.69 miles



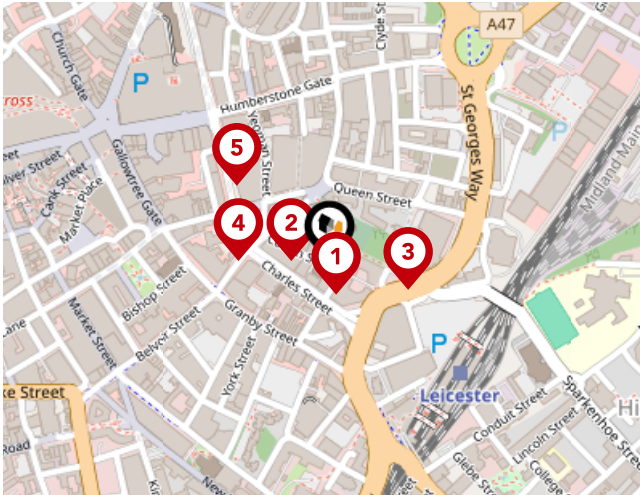
Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	15.81 miles

Area

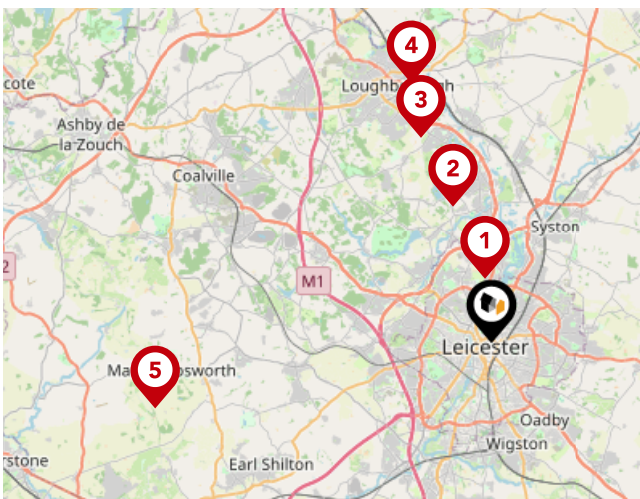
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Charles Street	0.03 miles
2	Charles Street	0.04 miles
3	Leicester Mercury	0.09 miles
4	Rutland Street	0.1 miles
5	Charles Street	0.13 miles



Local Connections

Pin	Name	Distance
1	Leicester North (Great Central Railway)	2.32 miles
2	Rothley (Great Central Railway)	5.09 miles
3	Quorn & Woodhouse (Great Central Railway)	7.8 miles
4	Loughborough Central (Great Central Railway)	9.75 miles
5	Shenton Rail Station (Battlefield Line)	12.33 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in white, uppercase, sans-serif font, set against a solid orange square background.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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