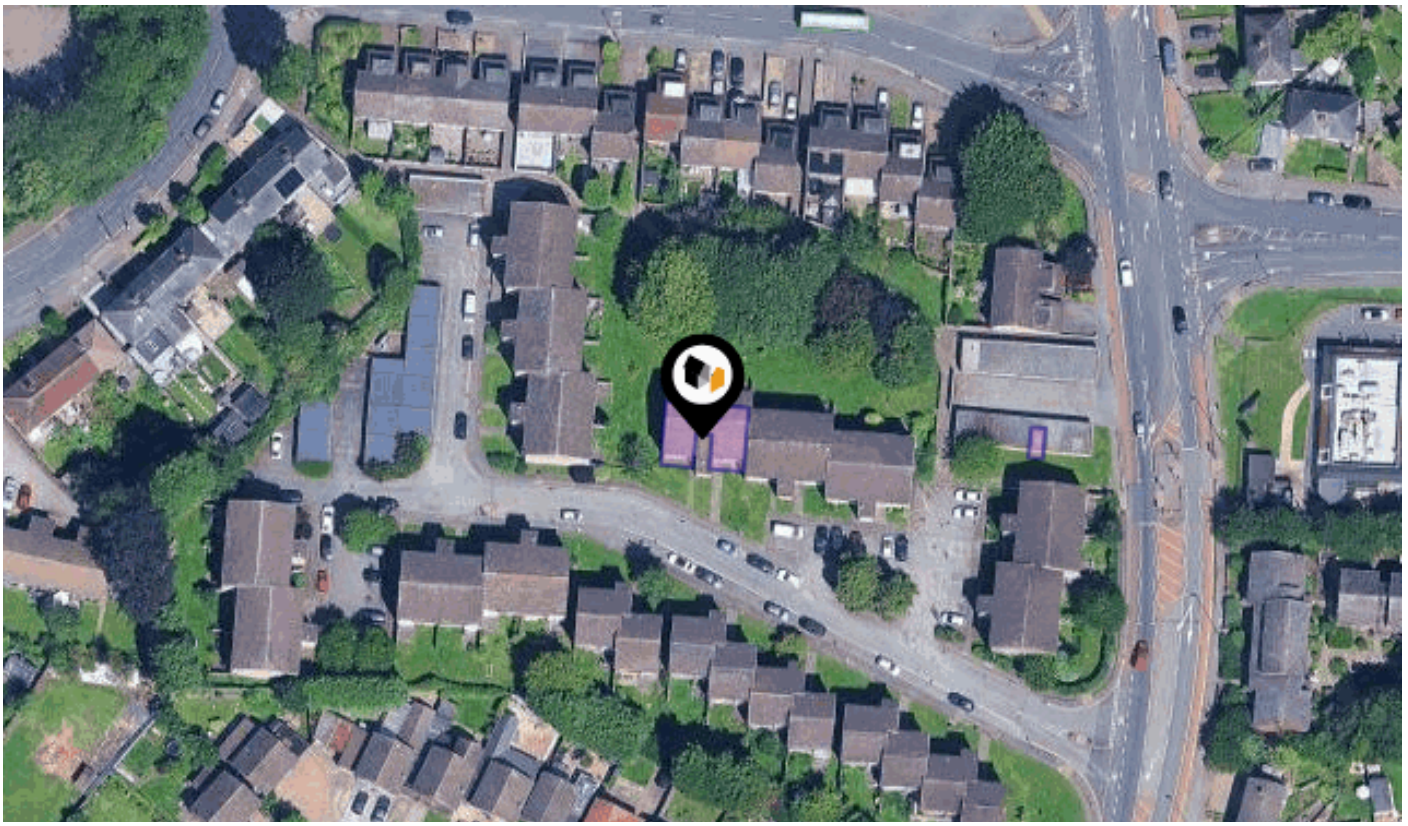
LANDWOOD GROUP

See More Online

# KPF: Key Property Facts

## An Analysis of This Property & The Local Area



## 27, HOTOFT ROAD, LEICESTER, LE5 1EF


**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/


RICS

Powered by sprift

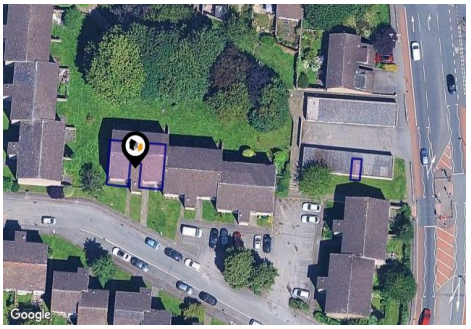
Know any property instantly

# Property
# Overview










## Property

| | | | |
|---|---|---|---|
| **Type:** | Flat / Maisonette | **Last Sold Date:** | 13/12/2006 |
| **Bedrooms:** | 2 | **Last Sold Price:** | £77,500 |
| **Floor Area:** | 548 $ft^2$ / 51 $m^2$ | **Last Sold £/$ft^2$:** | £141 |
| **Plot Area:** | 0.03 acres | **Tenure:** | Leasehold |
| **Year Built :** | 2000 | | |
| **Council Tax :** | Band A | | |
| **Annual Estimate:** | £1,686 | | |
| **Title Number:** | LT327263 | | |
| **UPRN:** | 2465000389 | | |
| **Restrictive Covenants:** | Yes | | |

## Local Area

| | |
|---|---|
| **Local Authority:** | Leicester city |
| **Conservation Area:** | No |
| **Flood Risk:** | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| 6 | 76 | 5500 |
|---|---|---|
| mb/s | mb/s | mb/s |

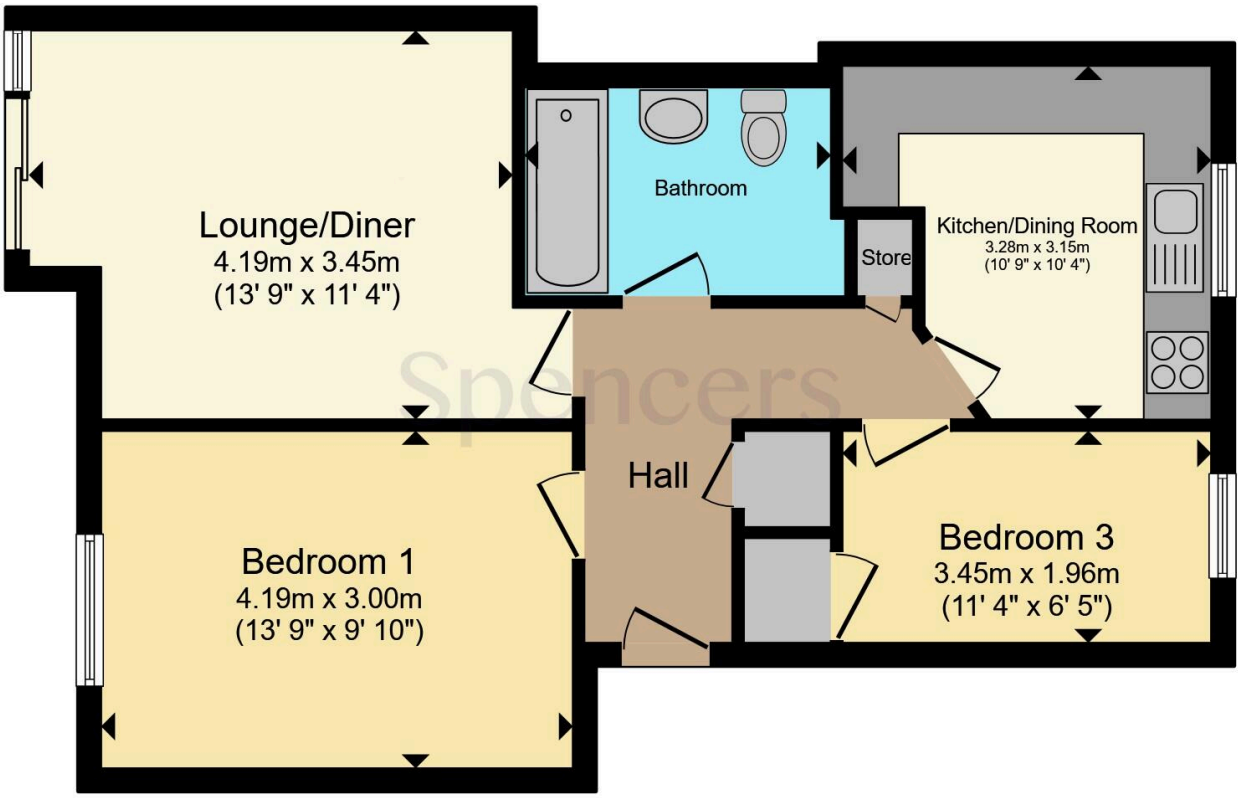
**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

Gallery
# Floorplan

LANDWOOD GROUP

## 27, HOTOFT ROAD, LEICESTER, LE5 1EF




Total floor area 57.1 m² (615 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property

# EPC - Certificate

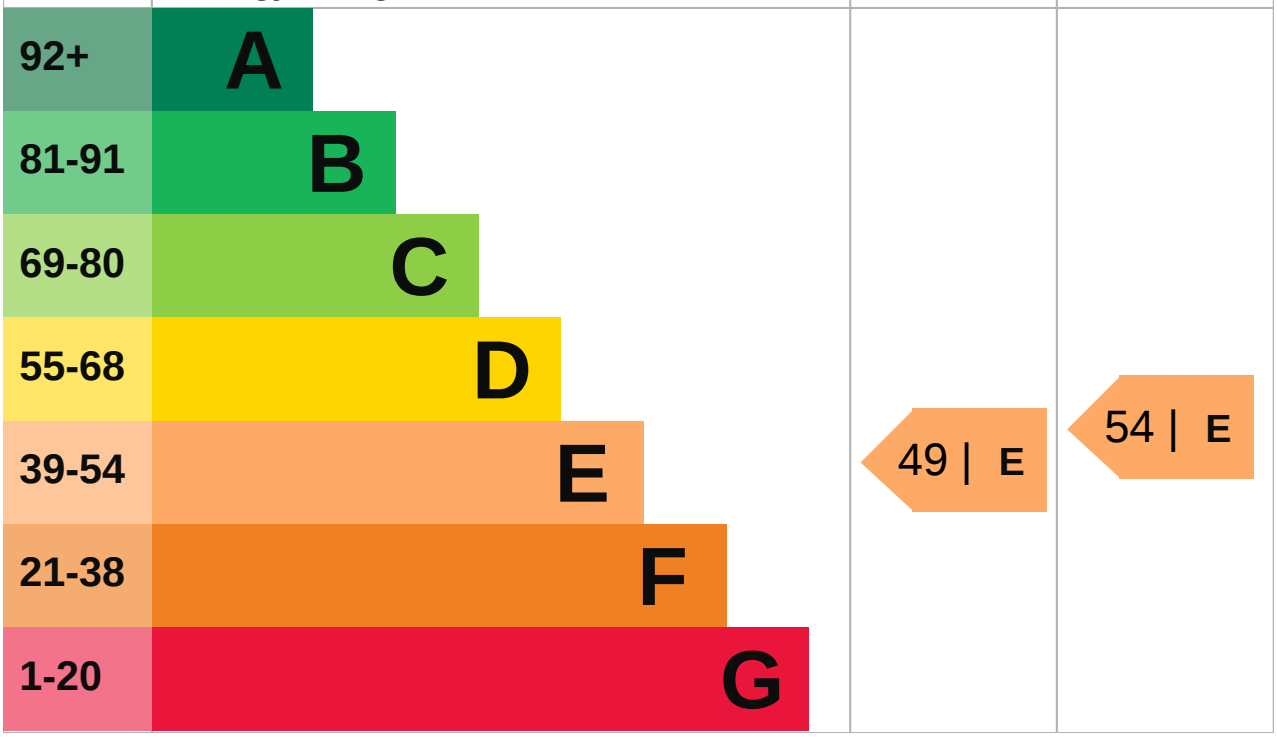
LANDWOOD GROUP

27, Hotoft Road, LE5 1EF

Energy rating

E

Valid until 04.11.2029






Powered by sprift
Know any property instantly

Property

# EPC - Additional Data

LANDWOOD GROUP

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Flat |
| **Build Form:** | Mid-Terrace |
| **Transaction Type:** | Rental |
| **Energy Tariff:** | Unknown |
| **Main Fuel:** | Electricity (not community) |
| **Main Gas:** | No |
| **Floor Level:** | 2nd |
| **Flat Top Storey:** | Yes |
| **Glazing Type:** | Double glazing, unknown install date |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, filled cavity |
| **Walls Energy:** | Average |
| **Roof:** | Pitched, limited insulation (assumed) |
| **Roof Energy:** | Very Poor |
| **Main Heating:** | Electric underfloor heating |
| **Main Heating Controls:** | Room thermostat only |
| **Hot Water System:** | Electric immersion, off-peak |
| **Hot Water Energy Efficiency:** | Very Poor |
| **Lighting:** | Low energy lighting in 40% of fixed outlets |
| **Floors:** | (another dwelling below) |
| **Total Floor Area:** | 51 $m^2$ |

# Market
# Sold in Street

LANDWOOD GROUP

| 48, Hotoft Road, Leicester, LE5 1EF | | | | | Flat-maisonette House |
|---|---|---|---|---|---|
| Last Sold Date: | 19/12/2025 | 31/05/2013 | 28/07/2000 | | |
| Last Sold Price: | £120,000 | £74,000 | £31,000 | | |

| 43, Hotoft Road, Leicester, LE5 1EF | | | Flat-maisonette House |
|---|---|---|---|
| Last Sold Date: | 05/09/2025 | 14/11/2003 | |
| Last Sold Price: | £95,000 | £66,000 | |

| 32, Hotoft Road, Leicester, LE5 1EF | | | | | Semi-detached House |
|---|---|---|---|---|---|
| Last Sold Date: | 25/07/2025 | 30/04/2007 | 22/03/2002 | 08/10/1999 | |
| Last Sold Price: | £85,000 | £78,000 | £35,000 | £26,000 | |

| 28, Hotoft Road, Leicester, LE5 1EF | | | Flat-maisonette House |
|---|---|---|---|
| Last Sold Date: | 21/02/2025 | 27/06/2007 | |
| Last Sold Price: | £60,000 | £81,000 | |

| 42, Hotoft Road, Leicester, LE5 1EF | | | | | Flat-maisonette House |
|---|---|---|---|---|---|
| Last Sold Date: | 30/08/2024 | 03/09/2021 | 14/06/2017 | 23/07/2004 | |
| Last Sold Price: | £140,000 | £107,000 | £88,000 | £75,000 | |

| 5, Hotoft Road, Leicester, LE5 1EF | | | | Flat-maisonette House |
|---|---|---|---|---|
| Last Sold Date: | 22/11/2023 | 21/04/2023 | 14/03/2016 | |
| Last Sold Price: | £89,500 | £67,000 | £65,000 | |

| 13, Hotoft Road, Leicester, LE5 1EF | | | Flat-maisonette House |
|---|---|---|---|
| Last Sold Date: | 31/03/2023 | 19/09/2008 | |
| Last Sold Price: | £133,000 | £67,500 | |

| 22, Hotoft Road, Leicester, LE5 1EF | | | | | Terraced House |
|---|---|---|---|---|---|
| Last Sold Date: | 27/07/2022 | 27/05/2021 | 13/01/2017 | 02/12/2011 | 04/04/2008 |
| Last Sold Price: | £121,000 | £105,000 | £87,500 | £82,500 | £79,950 |

| 4, Hotoft Road, Leicester, LE5 1EF | | | | | Flat-maisonette House |
|---|---|---|---|---|---|
| Last Sold Date: | 14/01/2022 | 16/05/2008 | 03/02/2006 | 16/06/2004 | |
| Last Sold Price: | £116,000 | £88,950 | £84,000 | £67,750 | |

| 18, Hotoft Road, Leicester, LE5 1EF | | | | Flat-maisonette House |
|---|---|---|---|---|
| Last Sold Date: | 17/12/2021 | 05/02/2019 | 19/03/2008 | |
| Last Sold Price: | £120,000 | £105,000 | £80,000 | |

| 6, Hotoft Road, Leicester, LE5 1EF | | | | Flat-maisonette House |
|---|---|---|---|---|
| Last Sold Date: | 03/09/2021 | 19/10/2007 | 12/05/1995 | |
| Last Sold Price: | £115,000 | £82,000 | £24,500 | |

| 14, Hotoft Road, Leicester, LE5 1EF | | | | Flat-maisonette House |
|---|---|---|---|---|
| Last Sold Date: | 20/07/2021 | 10/09/2004 | 25/07/1997 | |
| Last Sold Price: | £100,000 | £84,950 | £27,500 | |

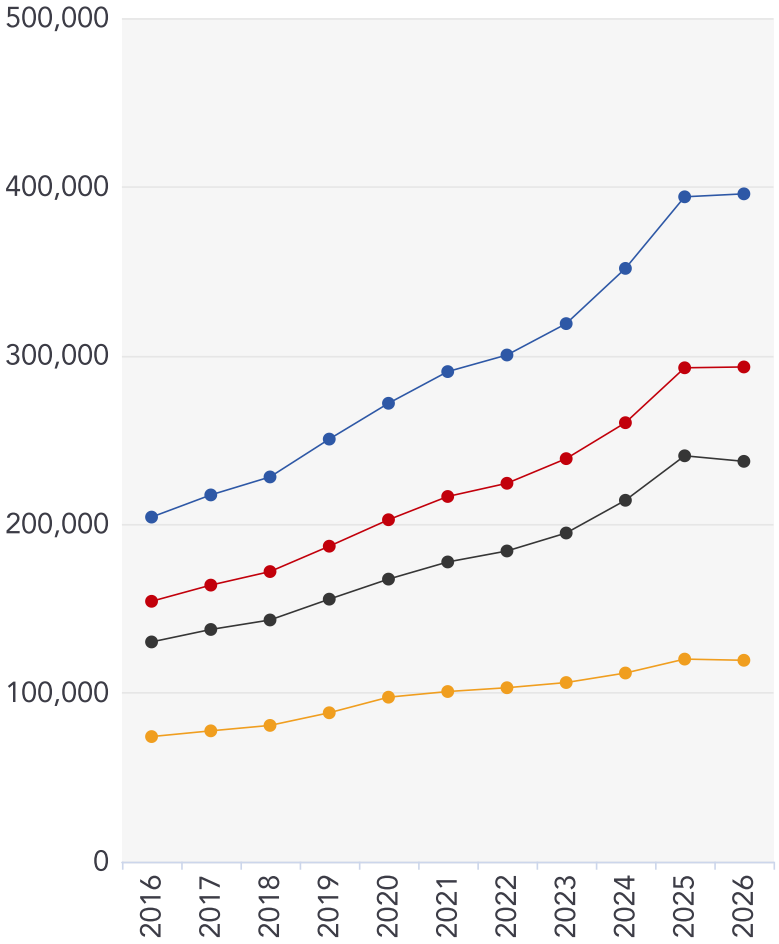
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

Market

# House Price Statistics

LANDWOOD GROUP

10 Year History of Average House Prices by Property Type in LE5




Detached

**+93.8%**

Semi-Detached

**+89.99%**

Terraced

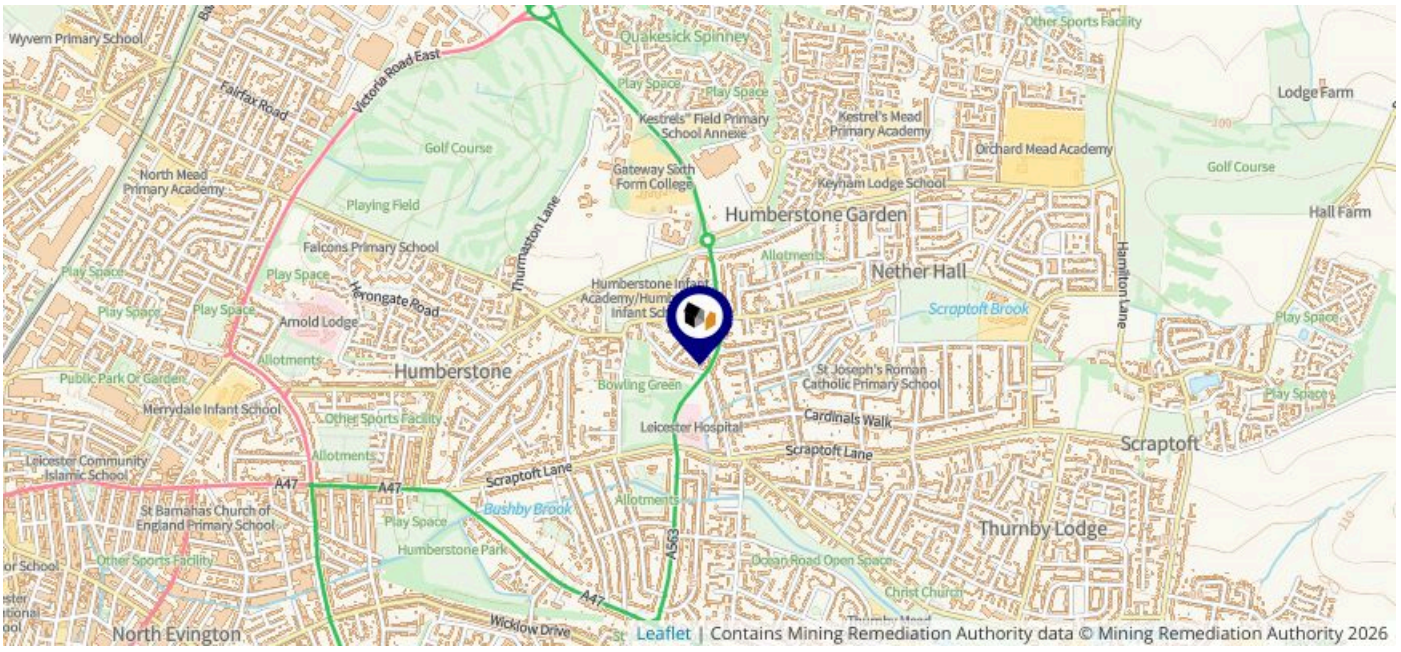
**+82.17%**

Flat

**+60.97%**

# 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.

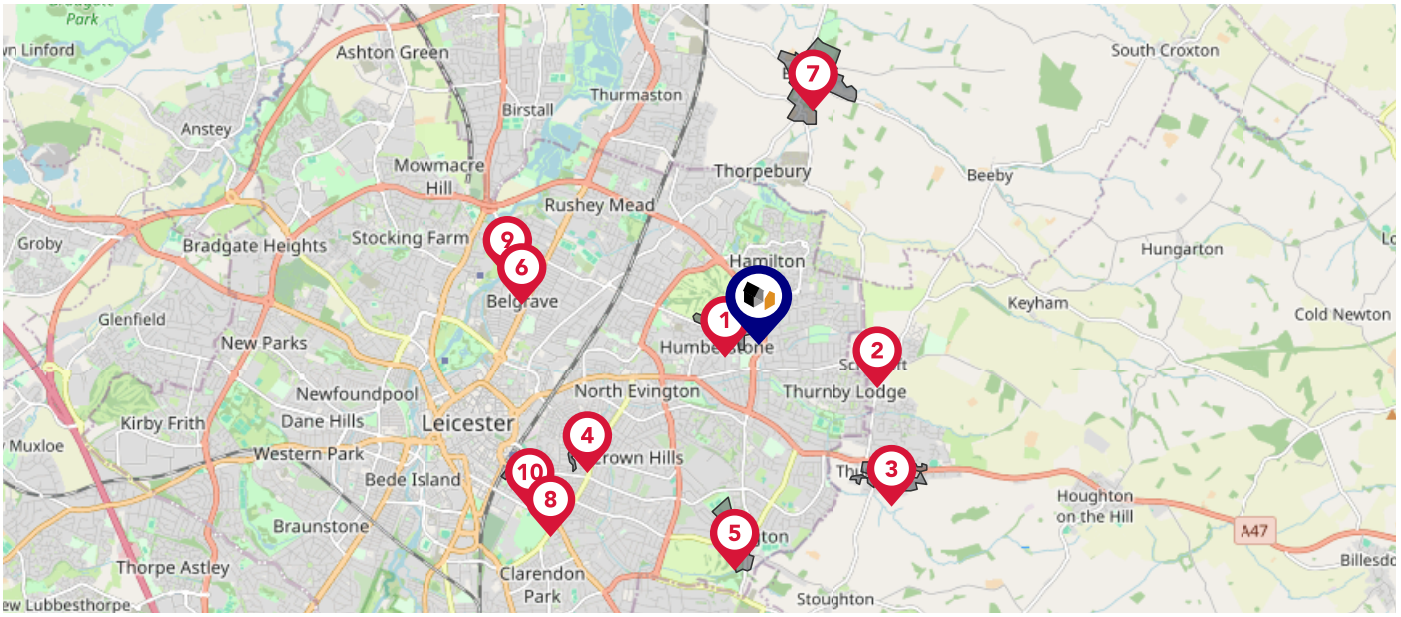


Powered by sprift
Know any property instantly

# 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.

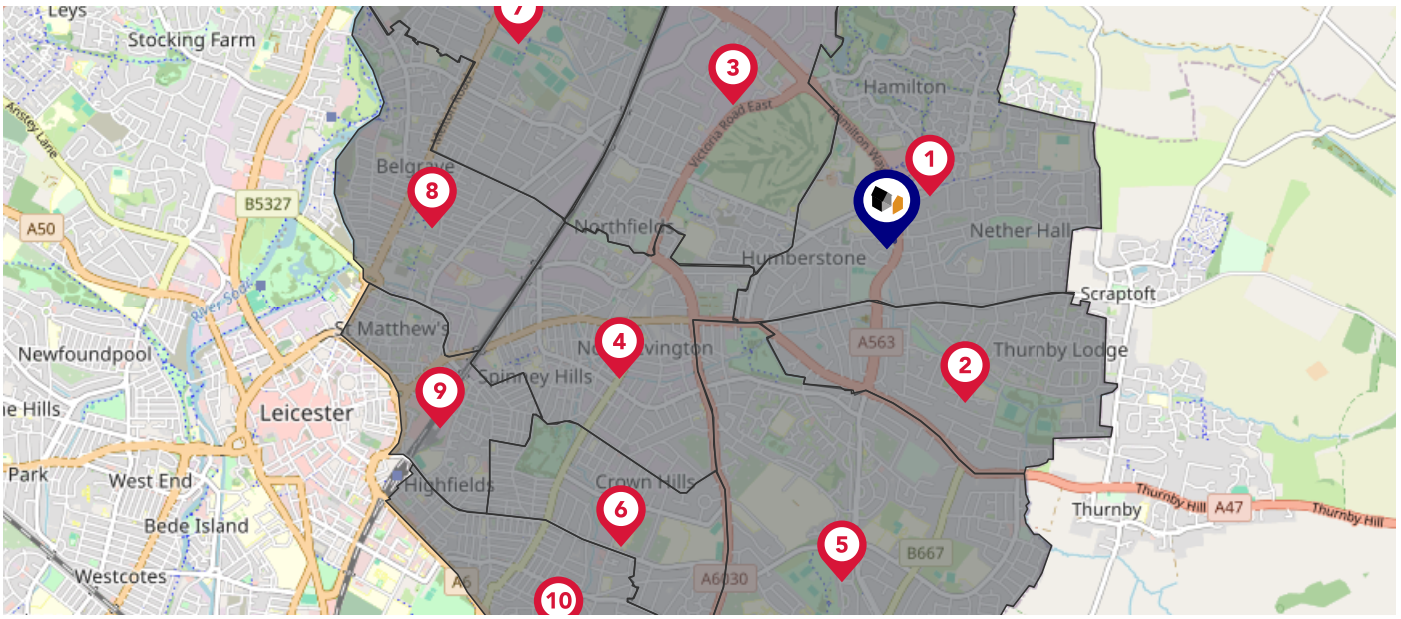



## Nearby Conservation Areas

| | |
|---|---|
| 1 | Old Humberstone |
| 2 | Scraptoft |
| 3 | Thurnby and Bushby |
| 4 | Spinney Hill Park |
| 5 | Evington Village |
| 6 | Loughborough Road |
| 7 | Barkby and Barkby Thorpe |
| 8 | Evington Footpath |
| 9 | Belgrave Hall |
| 10 | South Highfields |

# 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

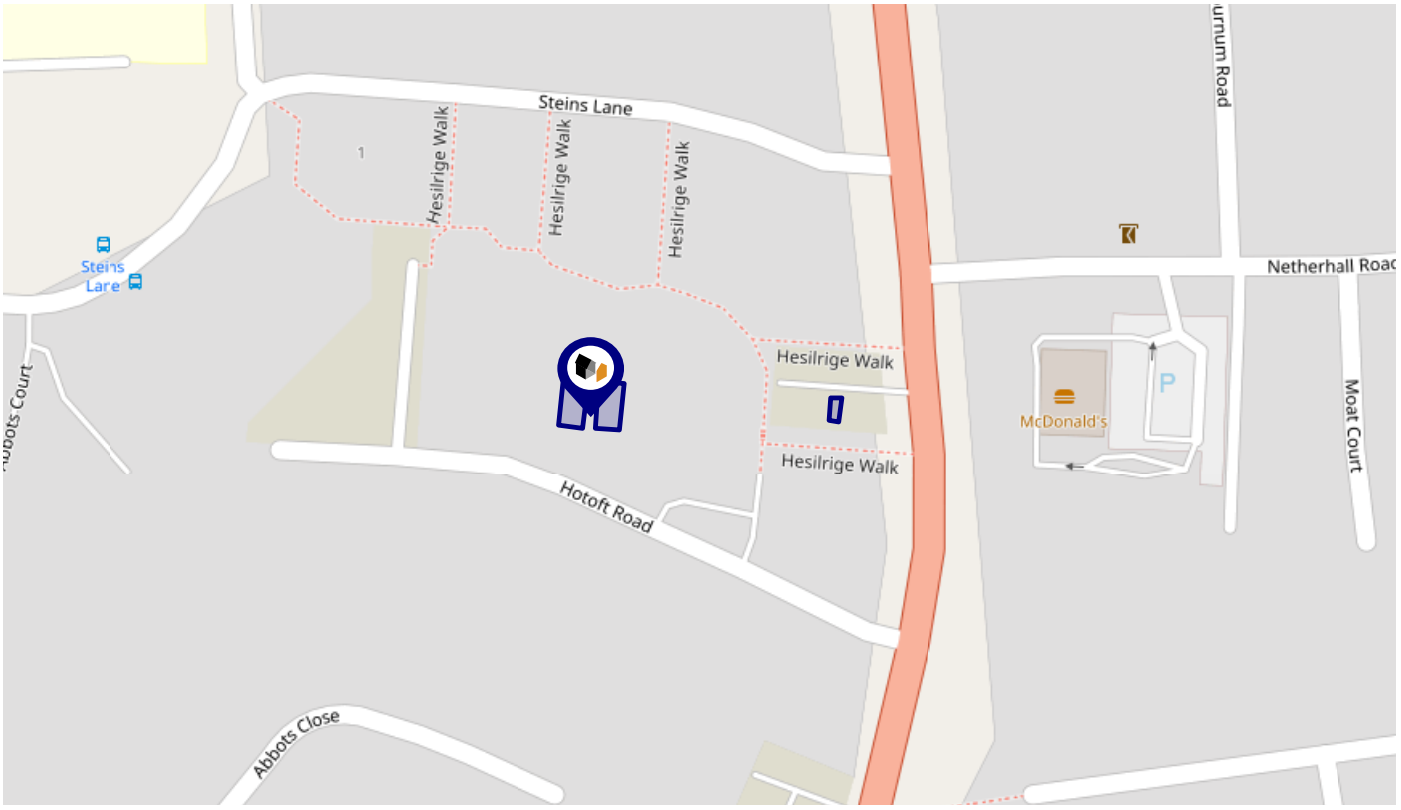



## Nearby Council Wards

| | |
|---|---|
| 1 | Humberstone & Hamilton Ward |
| 2 | Thurncourt Ward |
| 3 | Troon Ward |
| 4 | North Evington Ward |
| 5 | Evington Ward |
| 6 | Spinney Hills Ward |
| 7 | Rushey Mead Ward |
| 8 | Belgrave Ward |
| 9 | Wycliffe Ward |
| 10 | Stoneygate 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.

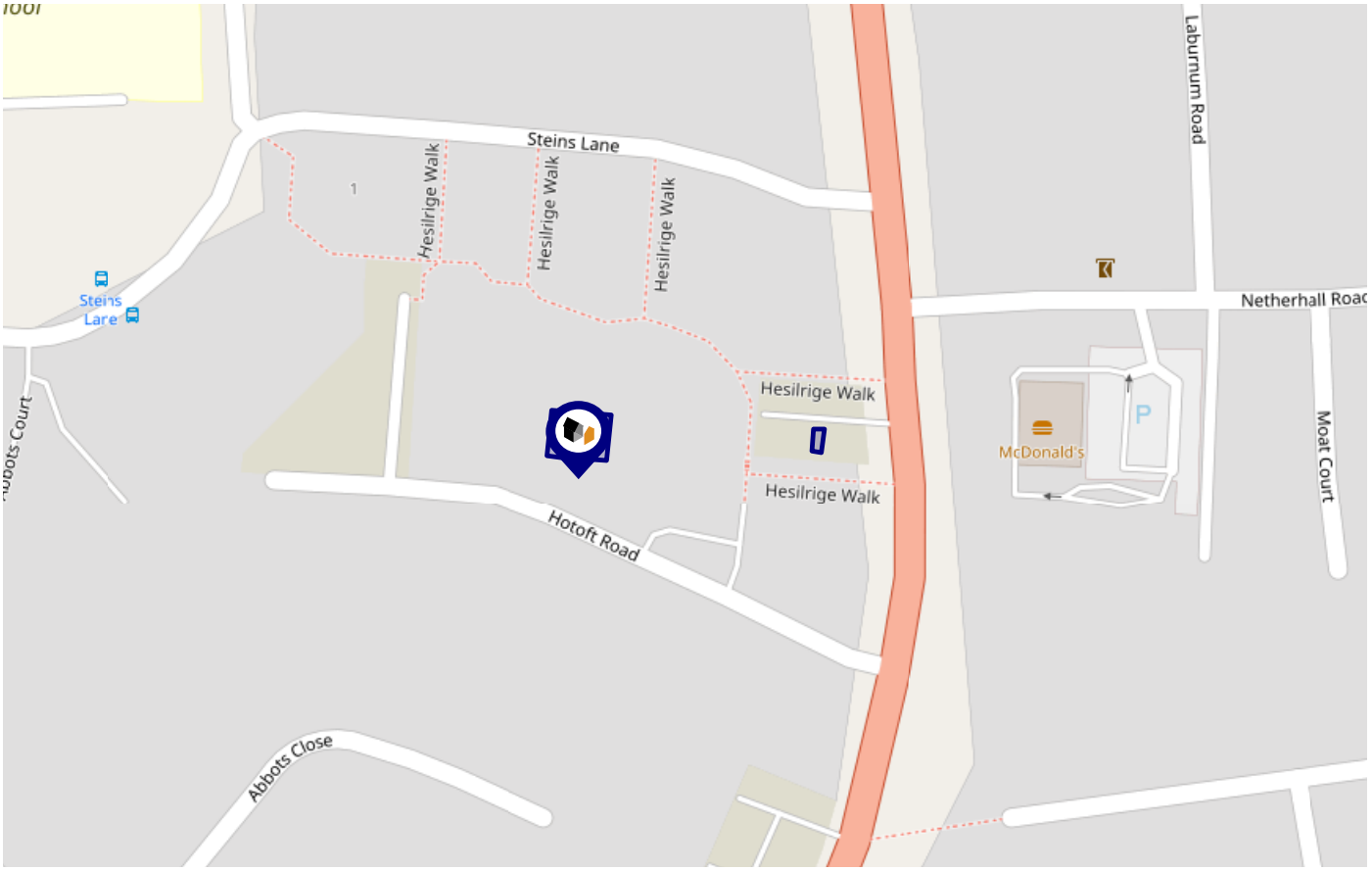
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | |
|---|---|
| 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

LANDWOOD GROUP

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

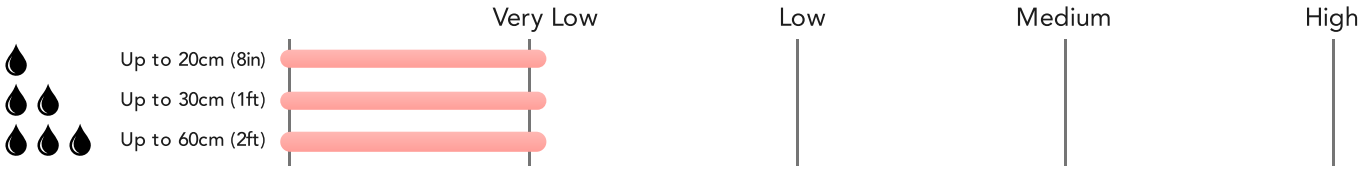



Risk Rating: Very low

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:



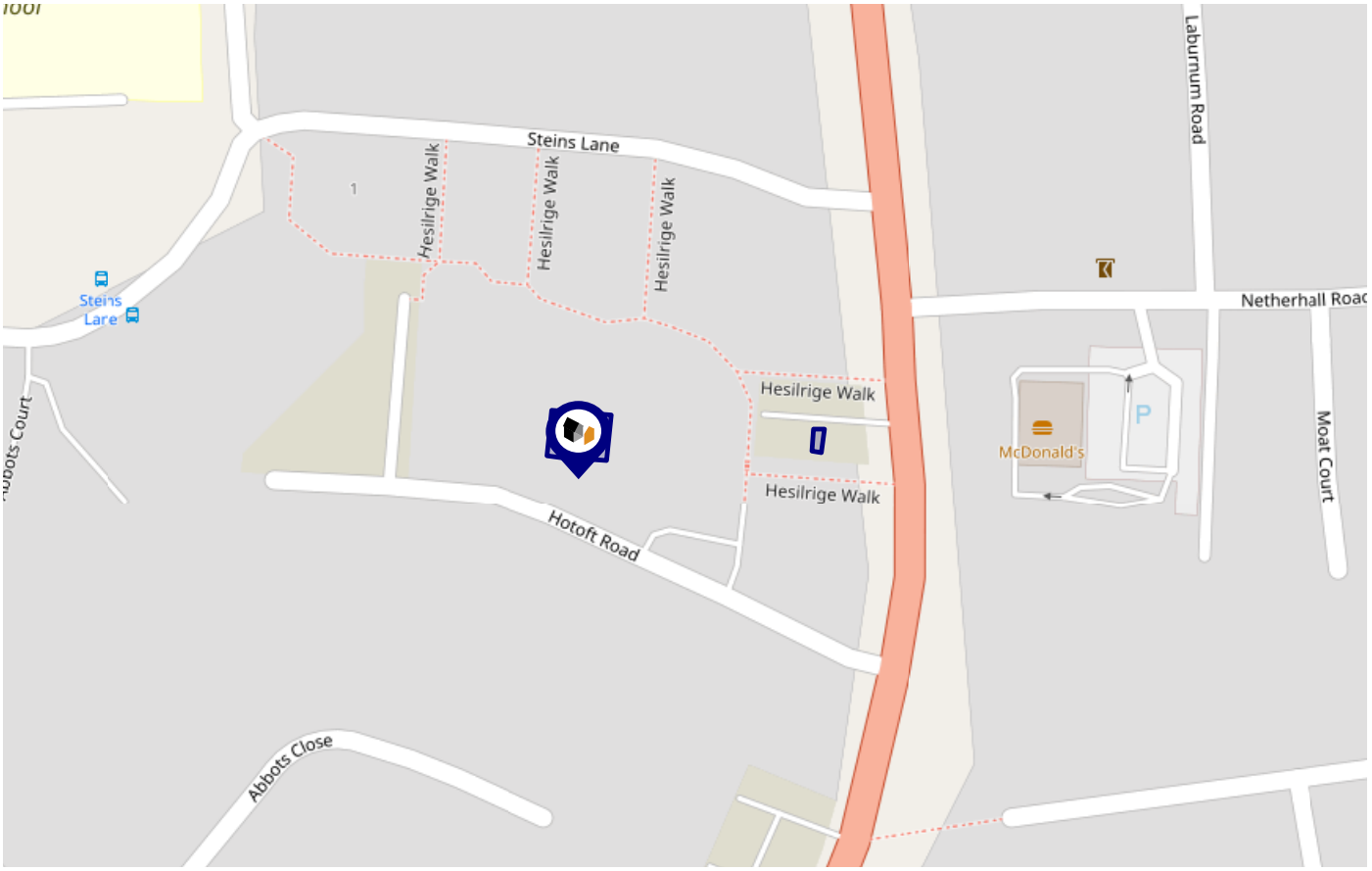



Powered by sprift
Know any property instantly

# Flood Risk
# Rivers & Seas - Climate Change

LANDWOOD GROUP

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:



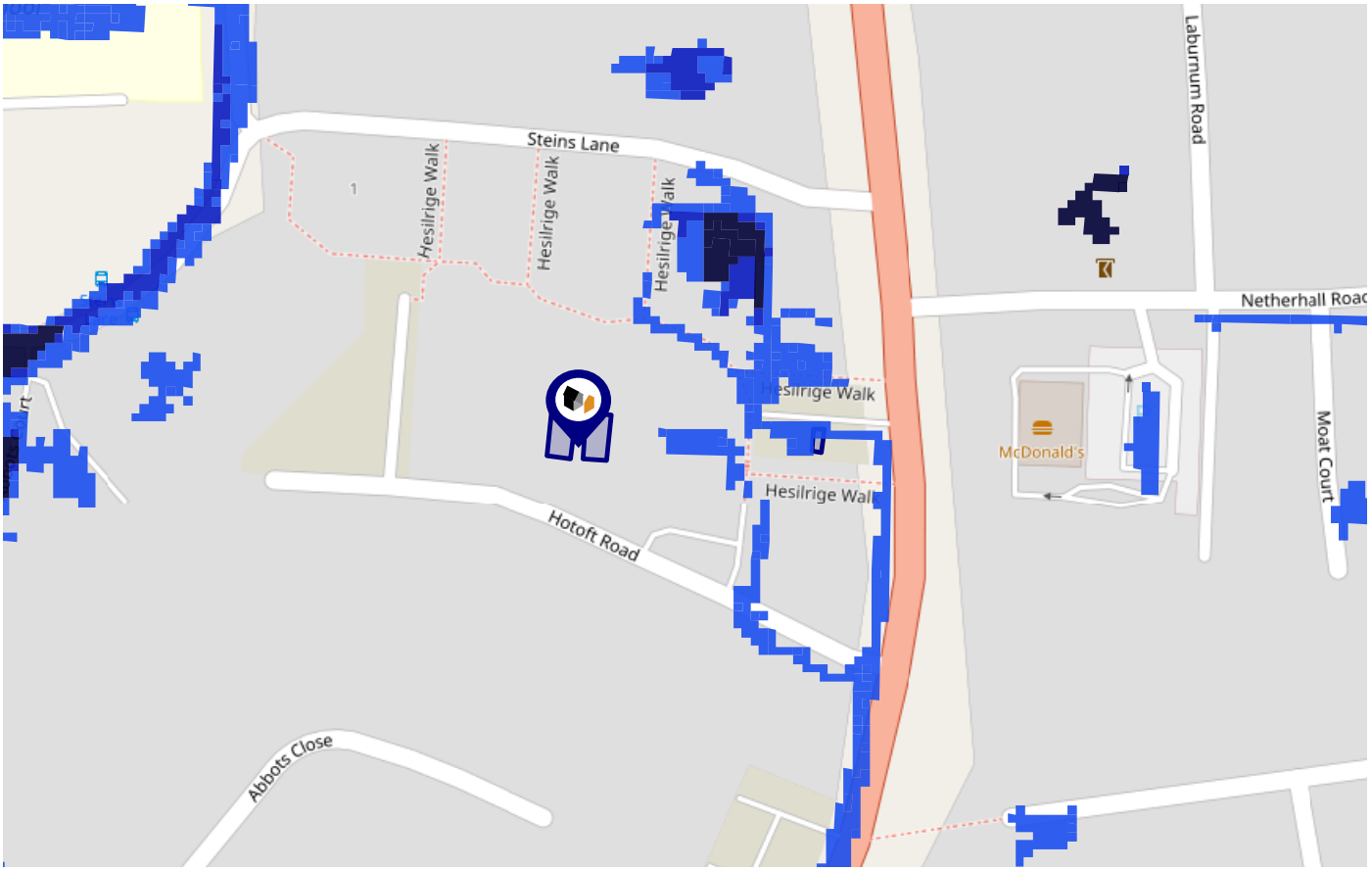



Powered by sprift
Know any property instantly

# 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.

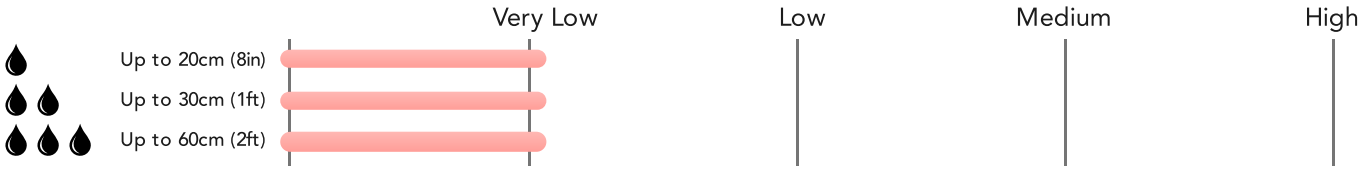



Risk Rating: Very low

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:

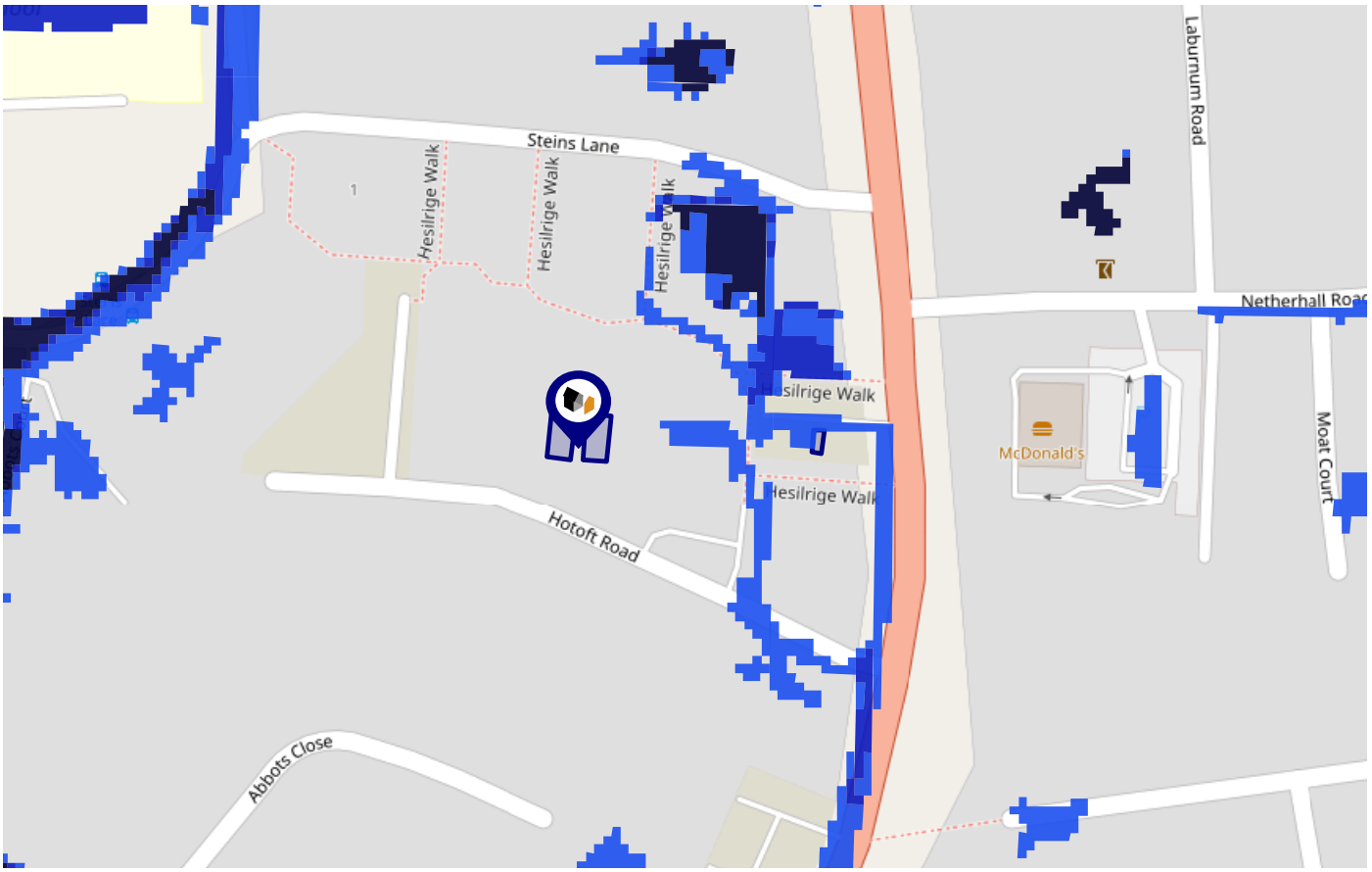





Powered by sprift
Know any property instantly

# 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

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:

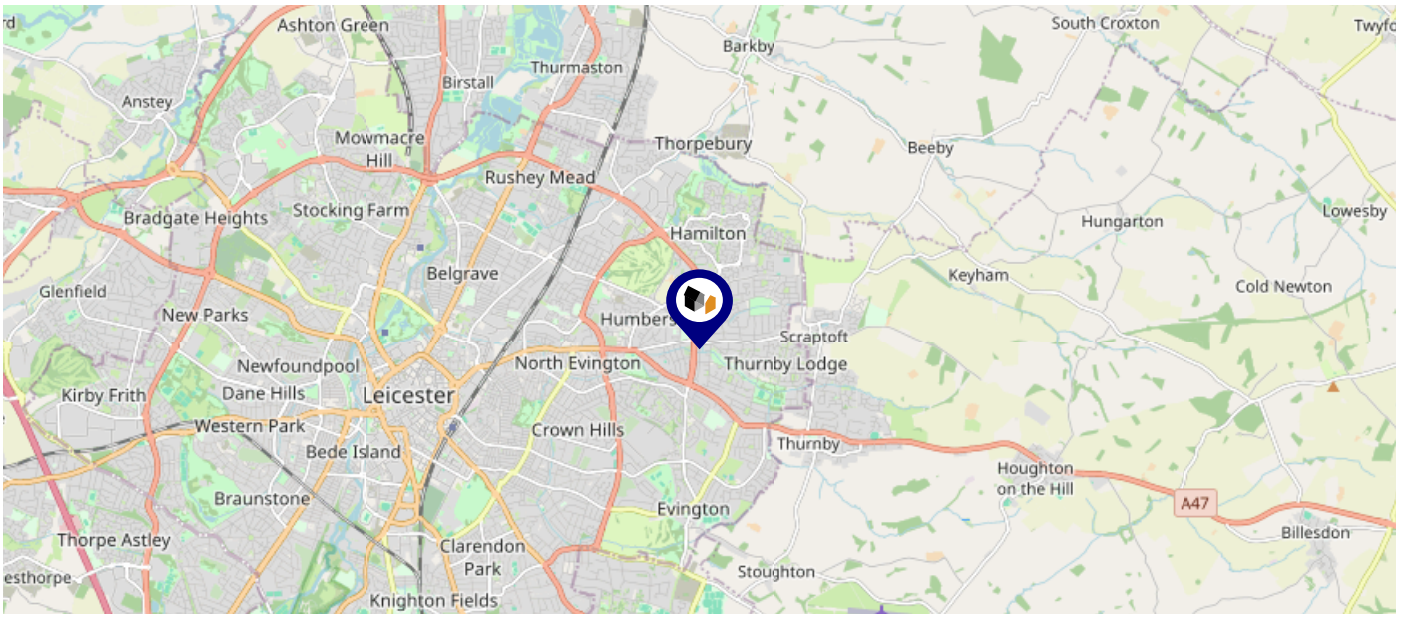





Powered by sprift
Know any property instantly

# Maps
# Green Belt

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




## Nearby Green Belt Land

**No data available.**

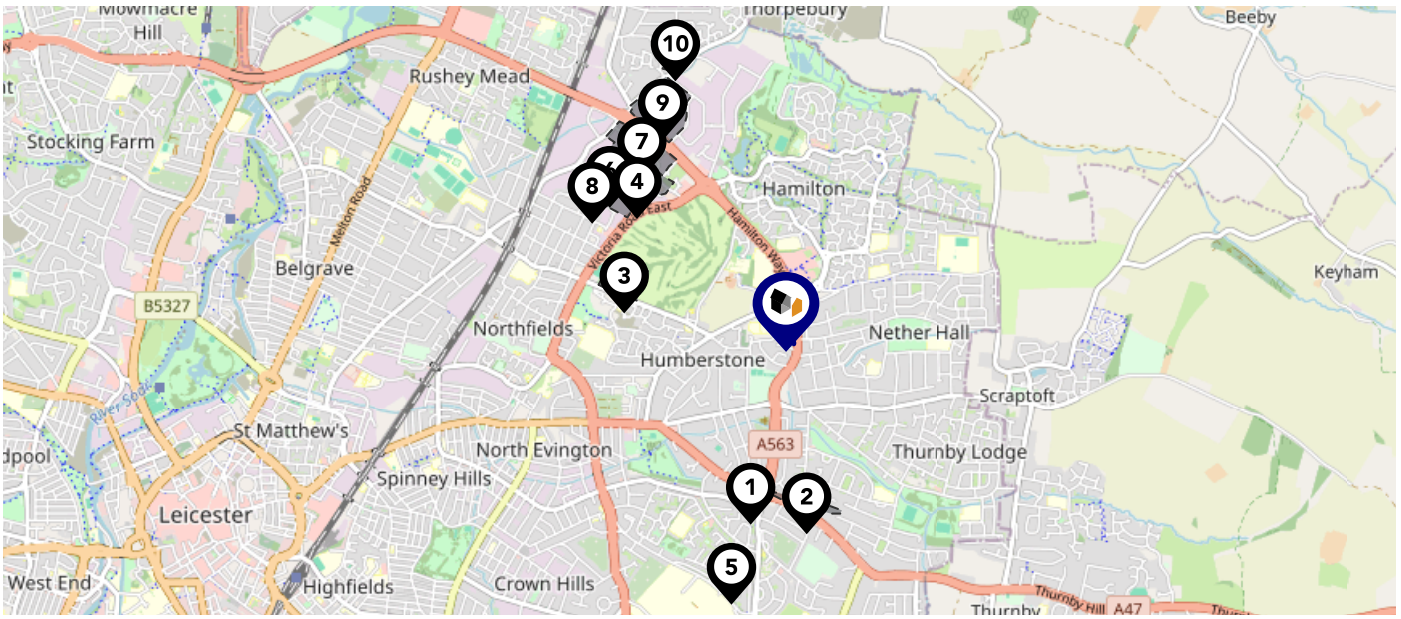


Powered by sprift
Know any property instantly

# 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.



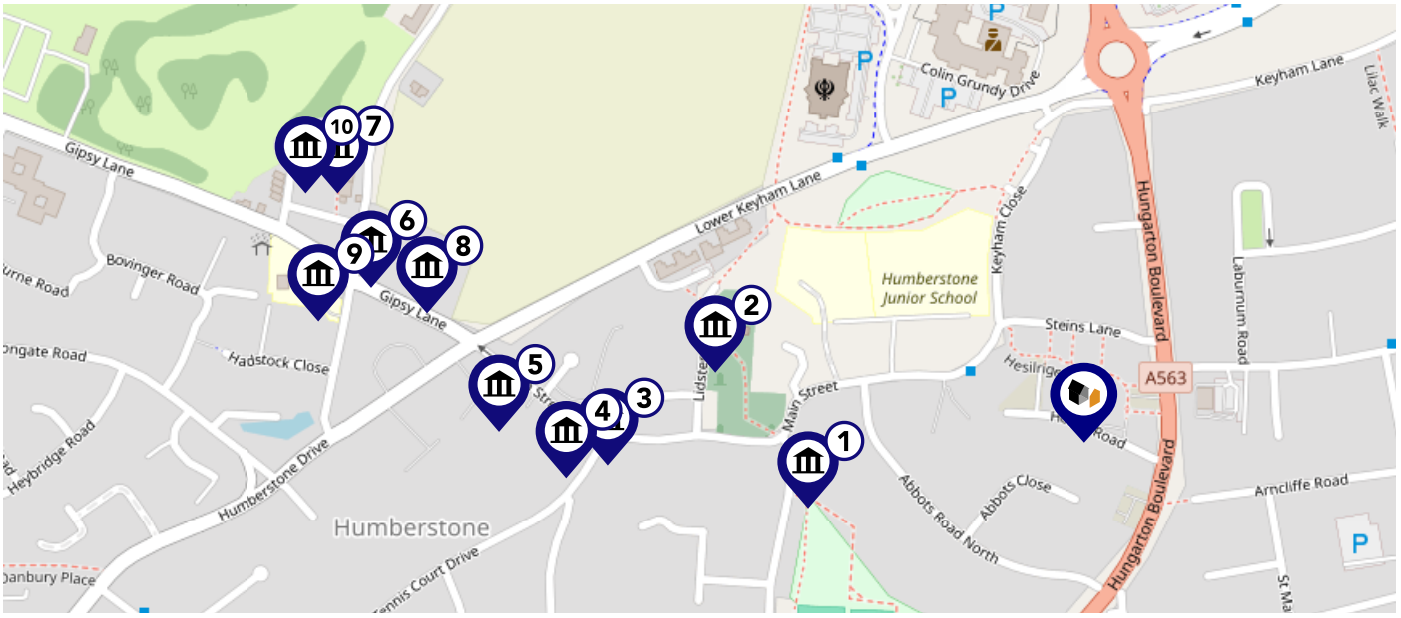

## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Uppingham Road-Leicester, Leicestershire | Historic Landfill |
| 2 | Uppingham Road-Leicester | Historic Landfill |
| 3 | Gipsy Lane Tip-Gipsy Lane, Leicester, Leicestershire | Historic Landfill |
| 4 | Pit Disused off Progress Way-Progress Way | Historic Landfill |
| 5 | Waterfield Close, Leicester-Waterfield Close, Leicester, Leicestershire | Historic Landfill |
| 6 | Lewisher/Langham Roads Area-Lewisher/Langham Roads Area, Thurmaston, Leicester, Leicestershire | Historic Landfill |
| 7 | Thurmaston Boulevard Area, Leicester-Thurmaston Boulevard Area, Thurmaston, Leicester, Leicestershire | Historic Landfill |
| 8 | Lewisher Road-Lewisher Road, Leicester, Leicestershire | Historic Landfill |
| 9 | New Star Road Area-New Star Brickworks, New Star Road, Leicester, Thurmaston, Leicester, Leicestershire | Historic Landfill |
| 10 | Barkby Thorpe Road, Barratts Development-Barkby Thorpe Road, Thurmaston, Leicester, Leicestershire | Historic Landfill |

# Maps
# Listed Buildings

LANDWOOD GROUP

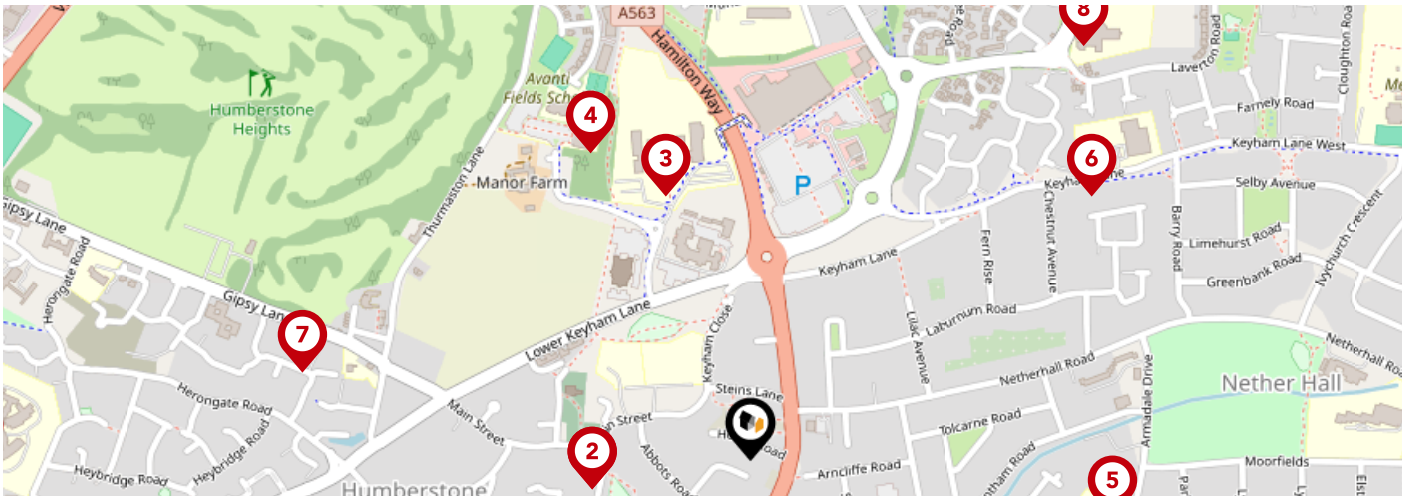
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...




| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1185457 - Monks Rest House | Grade II | 0.2 miles |
| 2 1074015 - Parish Church Of St Mary | Grade II | 0.2 miles |
| 3 1073988 - Little Warren And The Warren | Grade II | 0.3 miles |
| 4 1073990 - 106, Tennis Court Drive | Grade II | 0.3 miles |
| 5 1361416 - 3, Main Street | Grade II | 0.3 miles |
| 6 1073989 - Former Barn To North West Of Humberstone Manor | Grade II | 0.4 miles |
| 7 1300493 - Former Stables Immediately East Of Langdale View | Grade II | 0.4 miles |
| 8 1361415 - Humberstone Manor | Grade II | 0.4 miles |
| 9 1074779 - The Grange Cottage | Grade II | 0.4 miles |
| 10 1074044 - Langdale View | Grade II | 0.5 miles |

# Area
# Schools

LANDWOOD GROUP

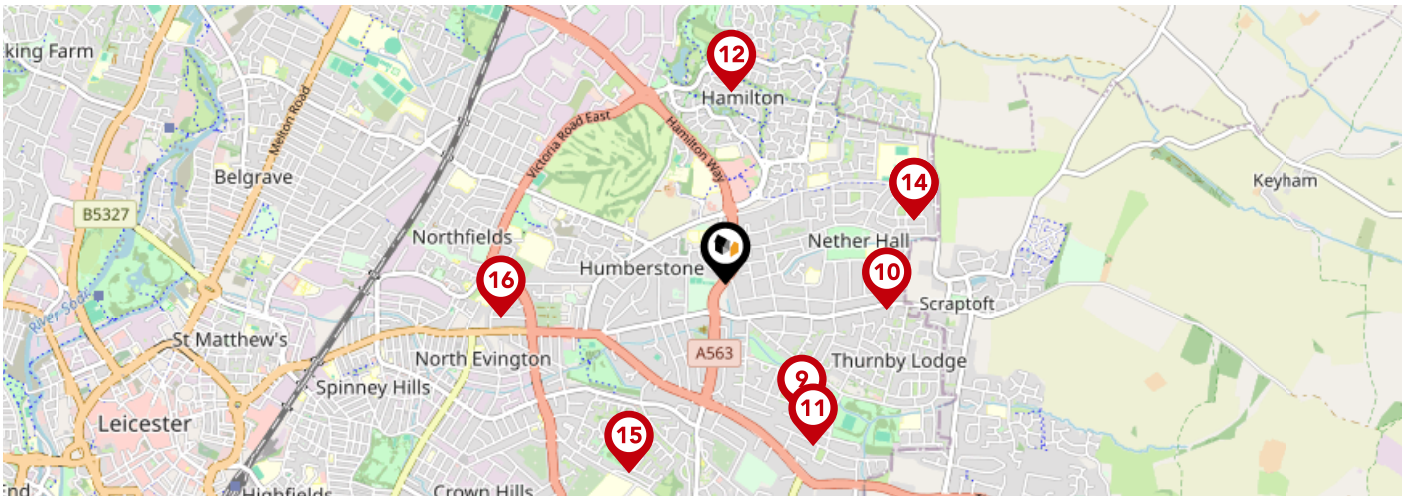



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| 1 **Humberstone Junior School**<br>Ofsted Rating: Outstanding \| Pupils: 358 \| Distance:0.18 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 **Humberstone Infant Academy**<br>Ofsted Rating: Good \| Pupils: 280 \| Distance:0.18 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 **Gateway Sixth Form College**<br>Ofsted Rating: Good \| Pupils:0 \| Distance:0.31 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 4 **Avanti Fields School**<br>Ofsted Rating: Good \| Pupils: 1086 \| Distance:0.39 | ☐ | ☑ | ☑ | ☐ | ☐ |
| 5 **St Josephs Catholic Academy**<br>Ofsted Rating: Good \| Pupils: 242 \| Distance:0.41 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 **Keyham Lodge School**<br>Ofsted Rating: Outstanding \| Pupils: 123 \| Distance:0.49 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 7 **Falcons Primary School**<br>Ofsted Rating: Good \| Pupils: 328 \| Distance:0.51 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 **Kestrel Mead Primary Academy**<br>Ofsted Rating: Good \| Pupils: 818 \| Distance:0.6 | ☐ | ☑ | ☐ | ☐ | ☐ |



Powered by sprift
Know any property instantly

# Area
# Schools



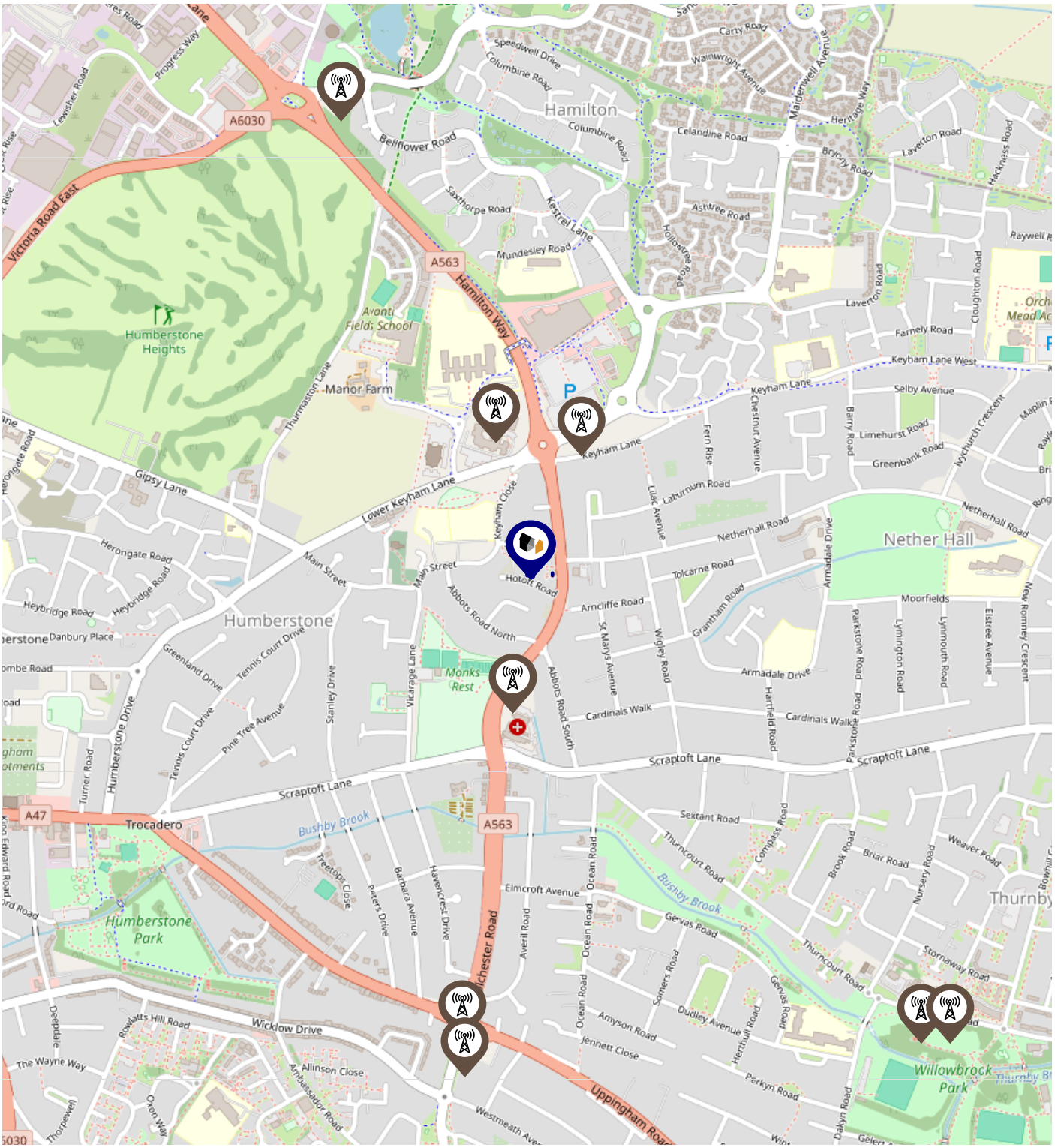

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** Leicester City Primary PRU<br>Ofsted Rating: Good \| Pupils: 17 \| Distance:0.69 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** Scraptoft Valley Primary School<br>Ofsted Rating: Good \| Pupils: 454 \| Distance:0.74 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** Thurnby Mead Primary Academy<br>Ofsted Rating: Good \| Pupils: 250 \| Distance:0.83 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** Hope Hamilton CofE Primary School<br>Ofsted Rating: Good \| Pupils: 447 \| Distance:0.87 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13** Nether Hall School<br>Ofsted Rating: Good \| Pupils: 133 \| Distance:0.89 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **14** Orchard Mead Academy<br>Ofsted Rating: Good \| Pupils: 1086 \| Distance:0.89 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **15** Rowlatts Mead Primary Academy<br>Ofsted Rating: Good \| Pupils: 385 \| Distance:0.96 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** Merrydale Infant School<br>Ofsted Rating: Good \| Pupils: 352 \| Distance:1.02 | ☐ | ☑ | ☐ | ☐ | ☐ |



Powered by sprift

# Local Area
# Masts & Pylons

LANDWOOD GROUP

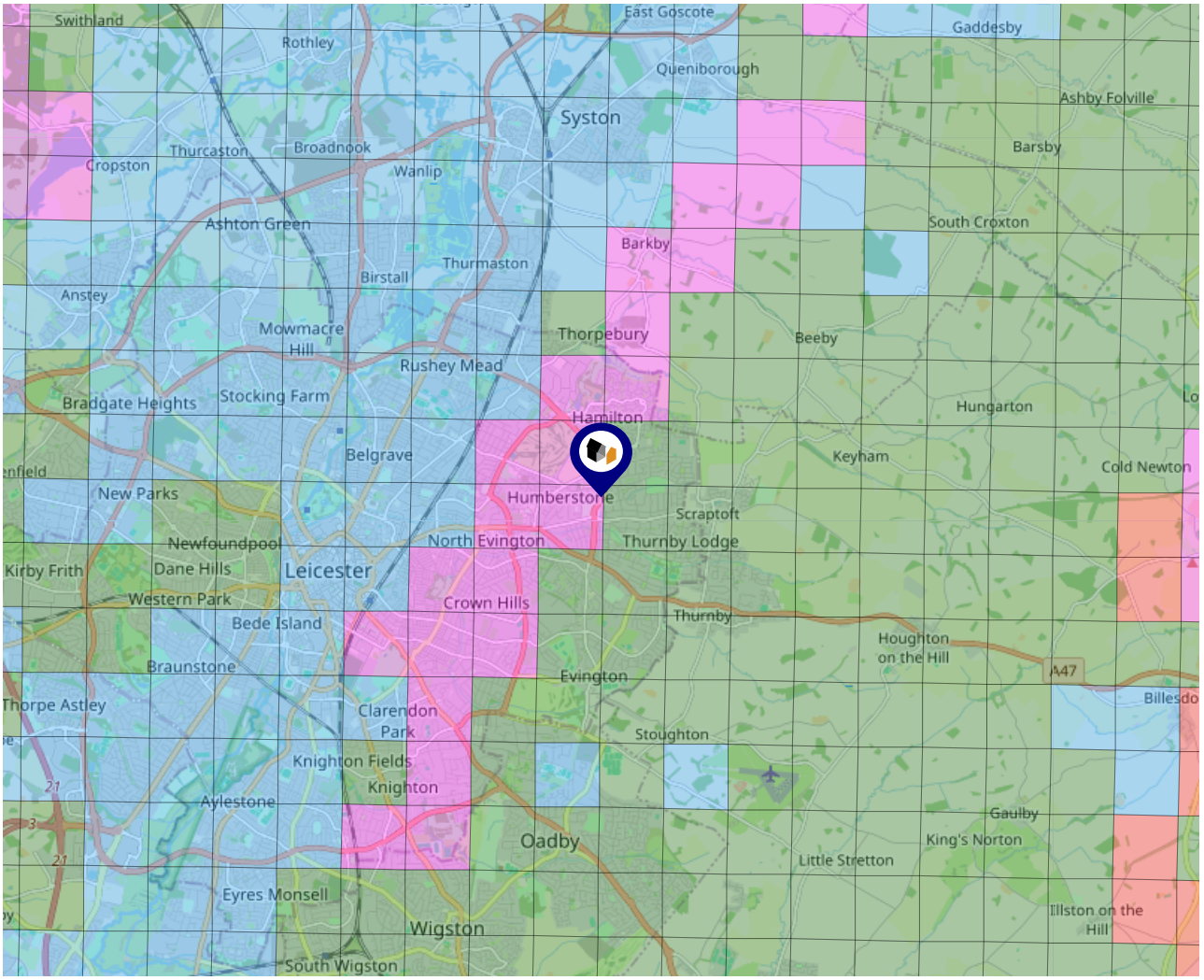

A6030
A563
A47
Victoria Road East
Hamilton Way
Hamilton
Humberstone Heights
Avanti Fields School
Manor Farm
Humberstone
Nether Hall
Monks Rest
Humberstone Park
Willowbrook Park
Bushby Brook
Scraptoft Lane
Lower Keyham Lane
Keyham Lane
Gipsy Lane
Main Street
Abbots Road North
Abbots Road South
Uppingham Road
Wicklow Drive
Trocadero
Hotel Road
Netherhall Road
Armadale Drive
Cardinals Walk
Elmcroft Avenue
Thurncourt Road
Gevas Road
Dudley Avenue
Jennett Close
Perkyn Road
Bellflower Road
Columbine Road
Celandine Road
Keyham Lane West
Selby Avenue
Greenbank Road
Limehurst Road
Laburnum Road
Moorfields
Arncliffe Road
Tolcarne Road
Granham Road
Sextant Road
Briar Road
Weaver Road
Stornaway Road
Herongate Road
Heybridge Road
Danbury Place
Greenland Drive
Tennis Court Drive
Pine Tree Avenue
Stanley Drive
Vicarage Lane
Humberstone Drive
Turner Road
Treetops Close
Barbara Avenue
Havencrest Drive
Peter's Drive
Averil Road
Ocean Road
Somers Road
Amyson Road
Rowlatts Hill Road
Deepdale
The Wayne Way
Allinson Close
Ambassador Road
Oxon Way
Thorpewell
Westmeath Avenue
Dakyn Road
Nursery Road
Brook Road
Compass Road
Parkstone Road
Hartfield Road
Wigley Road
St Mary's Avenue
Lymington Road
Lymouth Road
Elstree Avenue
New Romney Crescent
Netherhall Road
Laverton Road
Farnely Road
Clonghton Road
Hackness Road
Maidenwell Avenue
Wainwright Avenue
Carty Road
Speedwell Drive
Columbine Road
Saxthorpe Road
Kestrel Lane
Mundesley Road
Astbree Road
Hollowtree Road
Heritage Way
Brixey Road
Raywell Road
Keyham Close
Fern Rise
Chestnut Avenue
Barry Road
Lilac Avenue
Nychurch Crescent
Maplin Road
Progress Way
Lewisher Road
Rise
Herongate Road
Heybridge Road
Danbury Place
Turner Road
Humberstone Drive
Tennis Court Drive
Pine Tree Avenue
Greenland Drive
Stanley Drive
Vicarage Lane
Monks Rest
Abbots Road South
Abbots Road North
Main Street
Arncliffe Road
St Mary's Avenue
Wigley Road
Granham Road
Armadale Drive
Hartfield Road
Cardinals Walk
Parkstone Road
Lymington Road
Lymouth Road
Elstree Avenue
New Romney Crescent
Netherhall Road
Tolcarne Road
Laburnum Road
Moorfields
Nether Hall
Keyham Lane
Keyham Lane West
Selby Avenue
Greenbank Road
Limehurst Road
Nychurch Crescent
Laverton Road
Farnely Road
Clonghton Road
Hackness Road
Maidenwell Avenue
Wainwright Avenue
Carty Road
Speedwell Drive
Columbine Road
Saxthorpe Road
Kestrel Lane
Mundesley Road
Astbree Road
Hollowtree Road
Heritage Way
Brixey Road
Raywell Road
Celandine Road
Bellflower Road
Columbine Road
Hamilton
Thurmaston Lane
Gipsy Lane
Lower Keyham Lane
Keyham Close
Keyham Lane
Hotel Road
Netherhall Road
Armadale Drive
Cardinals Walk
Elmcroft Avenue
Thurncourt Road
Gevas Road
Dudley Avenue
Jennett Close
Perkyn Road
Bushby Brook
Scraptoft Lane
Uppingham Road
Wicklow Drive
Trocadero
Hotel Road
Sextant Road
Briar Road
Weaver Road
Stornaway Road
Nursery Road
Brook Road
Compass Road
Parkstone Road
Hartfield Road
Wigley Road
St Mary's Avenue

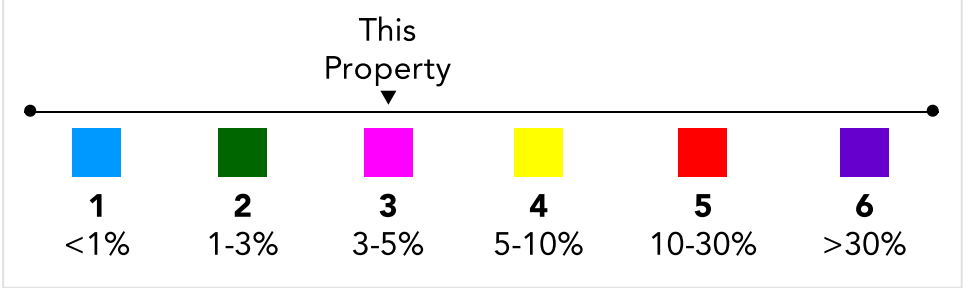
# Environment
# Radon Gas

LANDWOOD GROUP

## 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).

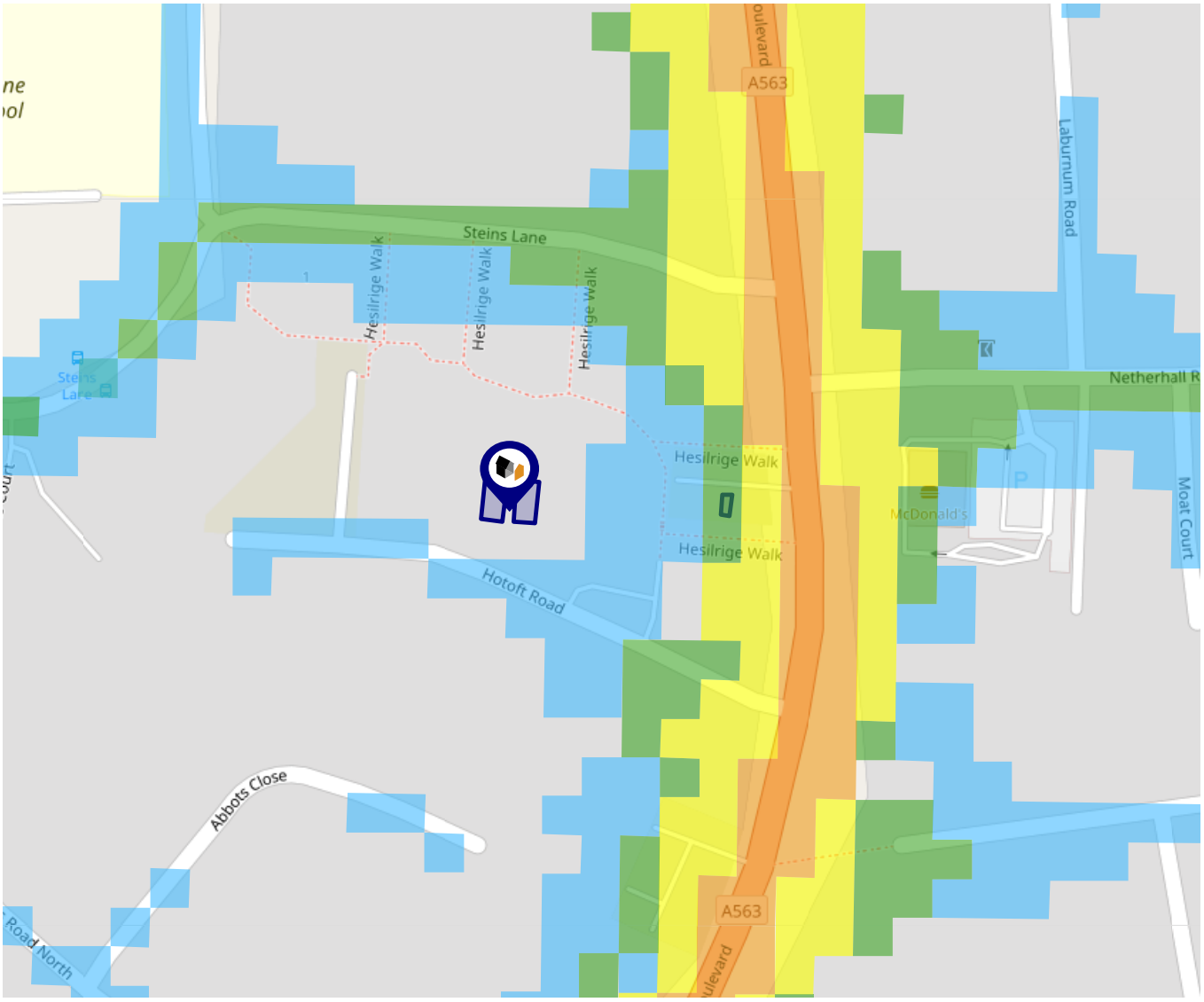





Powered by sprift
Know any property instantly

# Local Area
# Road Noise




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



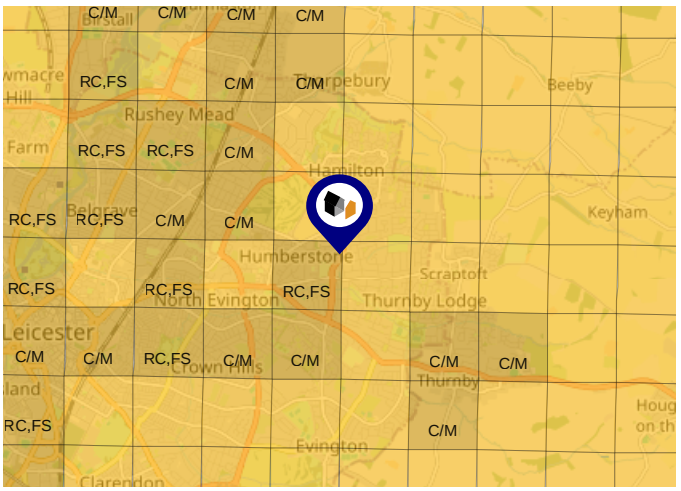
Powered by sprift

# Environment
# Soils & Clay

LANDWOOD GROUP

## 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)

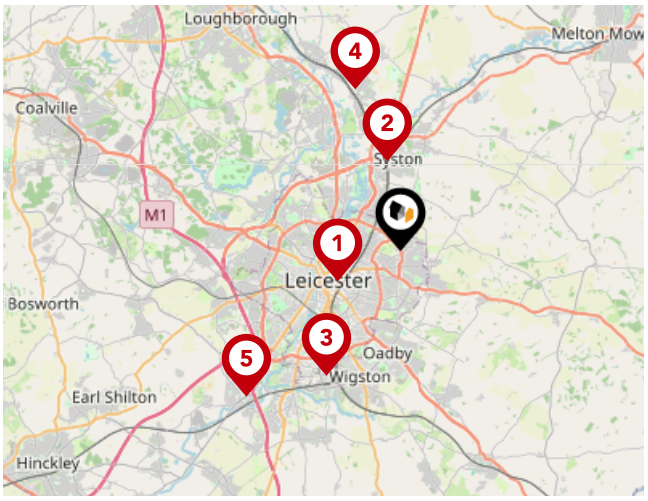
| | |
|---|---|
| **C/M** | Claystone / Mudstone |
| **FPC,S** | Floodplain Clay, Sand / Gravel |
| **FC,S** | Fluvial Clays & Silts |
| **FC,S,G** | Fluvial Clays, Silts, Sands & Gravel |
| **PM/EC** | Prequaternary Marine / Estuarine Clay / Silt |
| **QM/EC** | Quaternary Marine / Estuarine Clay / 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 |



Powered by sprift
Know any property instantly

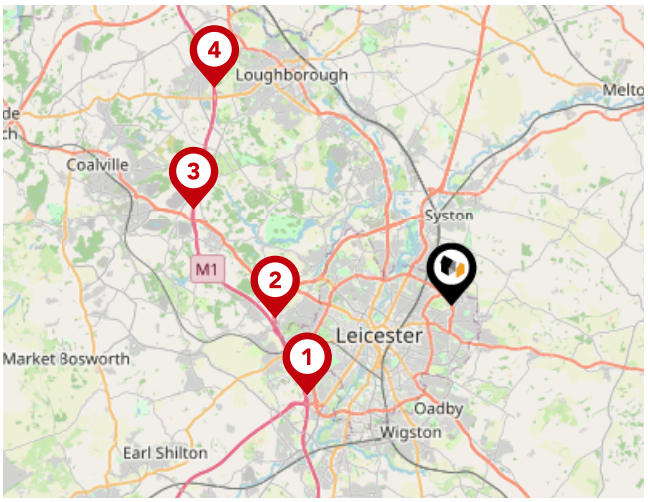
Area

# Transport (National)



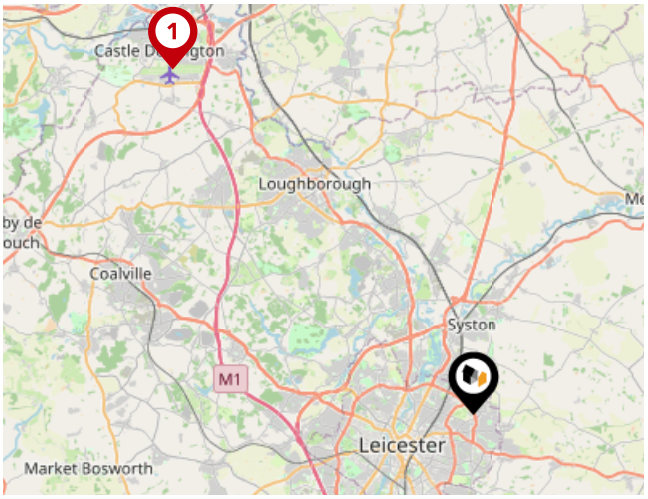

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Leicester Rail Station | 2.53 miles |
| 2 | Syston Rail Station | 3.27 miles |
| 3 | South Wigston Rail Station | 5.22 miles |
| 4 | Sileby Rail Station | 6.04 miles |
| 5 | Narborough Rail Station | 7.64 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M1 J21 | 6.13 miles |
| 2 | M1 J21A | 6.35 miles |
| 3 | M1 J22 | 9.9 miles |
| 4 | M1 J23 | 11.53 miles |

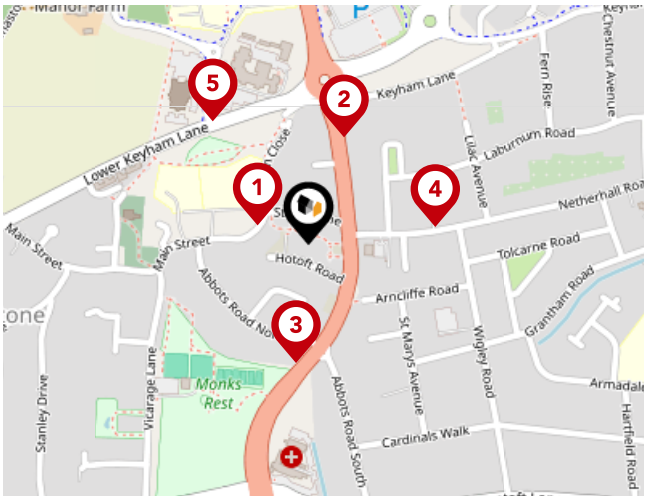



## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | East Midlands Airport | 16.46 miles |

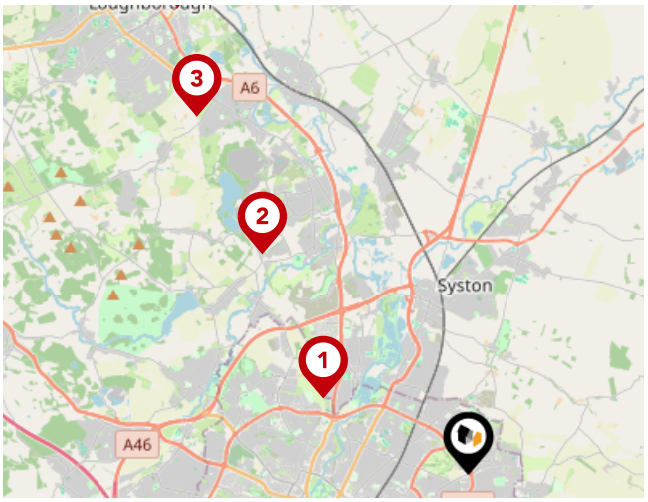
Area

# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Steins Lane | 0.06 miles |
| 2 | Keyham Lane | 0.12 miles |
| 3 | Abbots Road North | 0.13 miles |
| 4 | Wigley Road | 0.14 miles |
| 5 | Gateway College | 0.17 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Leicester North (Great Central Railway) | 2.95 miles |
| 2 | Rothley (Great Central Railway) | 5.44 miles |
| 3 | Quorn & Woodhouse (Great Central Railway) | 8.08 miles |
| 4 | Loughborough Central (Great Central Railway) | 9.87 miles |

## Ferry Terminals

No Ferry Terminals found within 60 km of this property.

## 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.

Landwood Group

# 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.

Powered by sprift
Know any property instantly

**Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.


LANDWOOD GROUP

**Landwood Group**

77 Deansgate Manchester M3 2BW
0161 710 2010
Emma.judge@landwoodgroup.com
https://landwoodgroup.com/


Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail