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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th September 2026



**9, HODGES CLOSE, STOKE GOLDING, NUNEATON, CV13
6FD**

Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

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



Property

Type: Detached
Floor Area: 753 ft² / 70 m²
Plot Area: 0.09 acres
Title Number: LT560477
UPRN: 10096373168
Restrictive Covenants: No

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

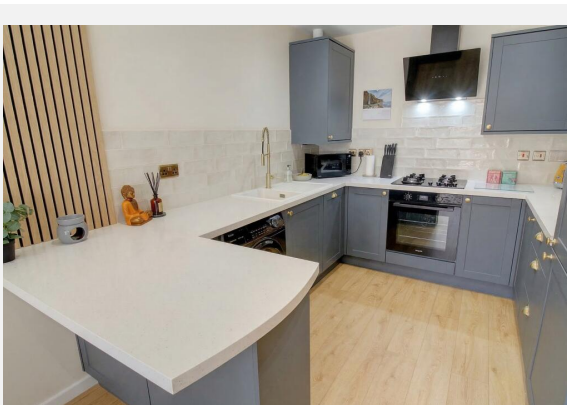
17	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



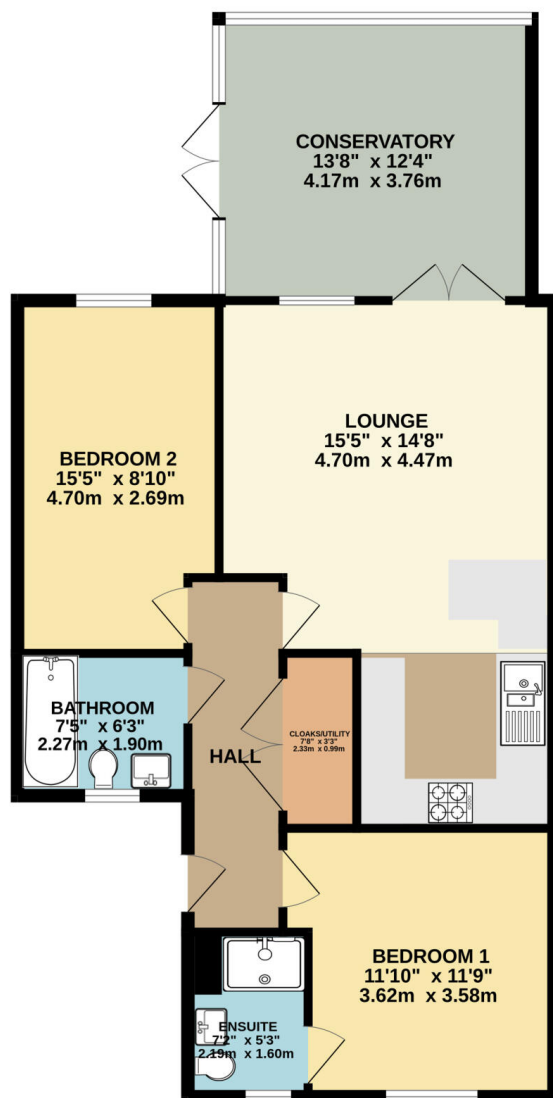




9, HODGES CLOSE, STOKE GOLDING, NUNEATON, CV13

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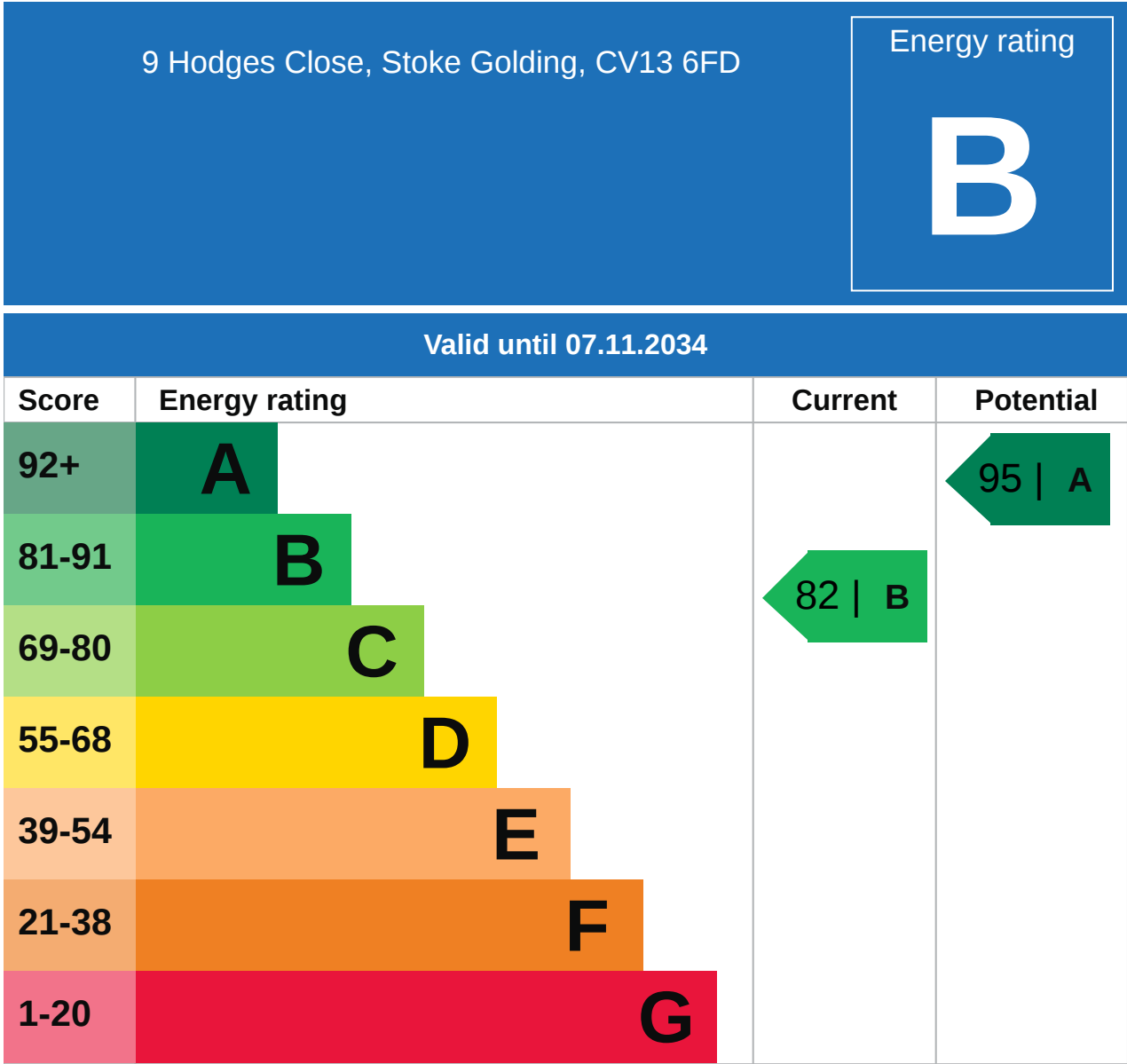
GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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 ©2026



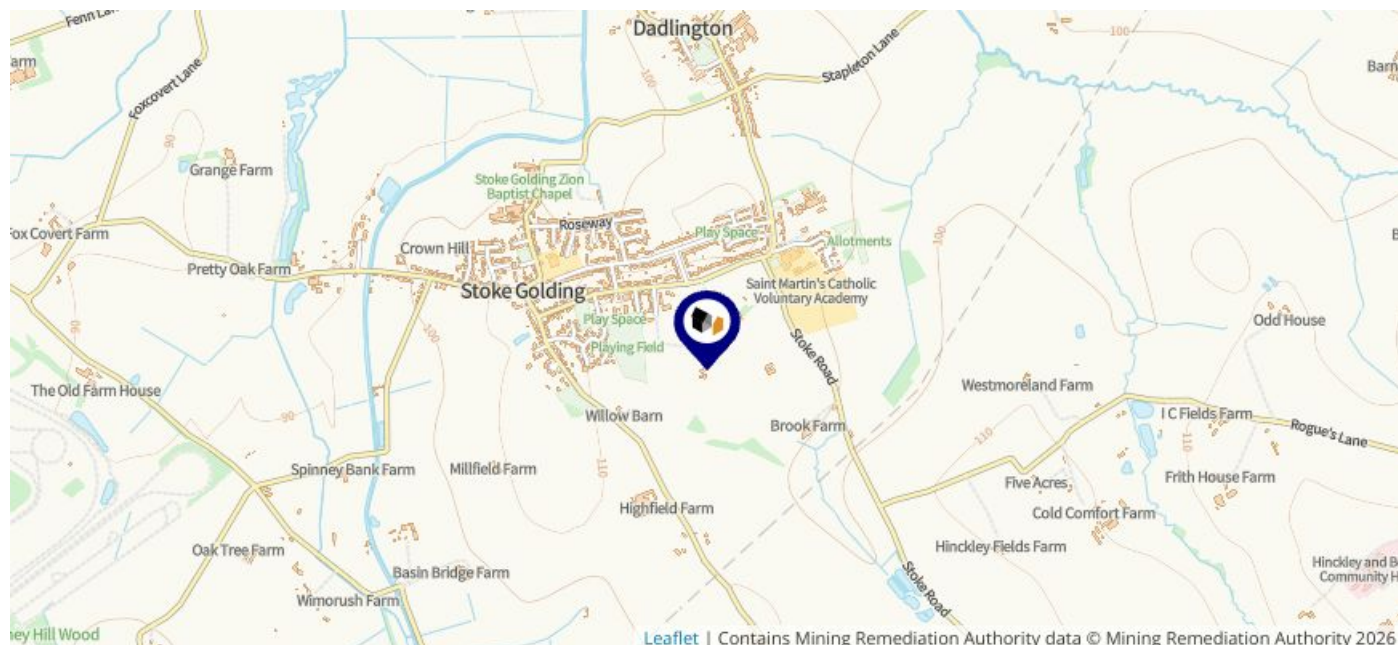
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â°K
Roof Energy:	Good
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 all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m-Â°K
Total Floor Area:	70 m ²

10, Hodges Close, Nuneaton, CV13 6FD	Detached House
Last Sold Date: 28/03/2025	
Last Sold Price: £299,000	
9, Hodges Close, Nuneaton, CV13 6FD	Detached House
Last Sold Date: 27/03/2025	
Last Sold Price: £299,000	
16, Hodges Close, Nuneaton, CV13 6FD	Detached House
Last Sold Date: 27/03/2025	
Last Sold Price: £320,000	
15, Hodges Close, Nuneaton, CV13 6FD	Detached House
Last Sold Date: 13/12/2024	
Last Sold Price: £365,000	
8, Hodges Close, Nuneaton, CV13 6FD	Detached House
Last Sold Date: 29/11/2024	
Last Sold Price: £360,000	
11, Hodges Close, Nuneaton, CV13 6FD	Detached House
Last Sold Date: 29/11/2024	
Last Sold Price: £361,000	
12, Hodges Close, Nuneaton, CV13 6FD	Detached House
Last Sold Date: 29/11/2024	
Last Sold Price: £335,000	
14, Hodges Close, Nuneaton, CV13 6FD	Detached House
Last Sold Date: 29/11/2024	
Last Sold Price: £365,000	
6, Hodges Close, Nuneaton, CV13 6FD	Semi-detached House
Last Sold Date: 25/10/2024	
Last Sold Price: £236,000	
7, Hodges Close, Nuneaton, CV13 6FD	Semi-detached House
Last Sold Date: 25/10/2024	
Last Sold Price: £264,000	
1, Hodges Close, Nuneaton, CV13 6FD	other House
Last Sold Date: 27/09/2023	
Last Sold Price: £146,437	

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

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

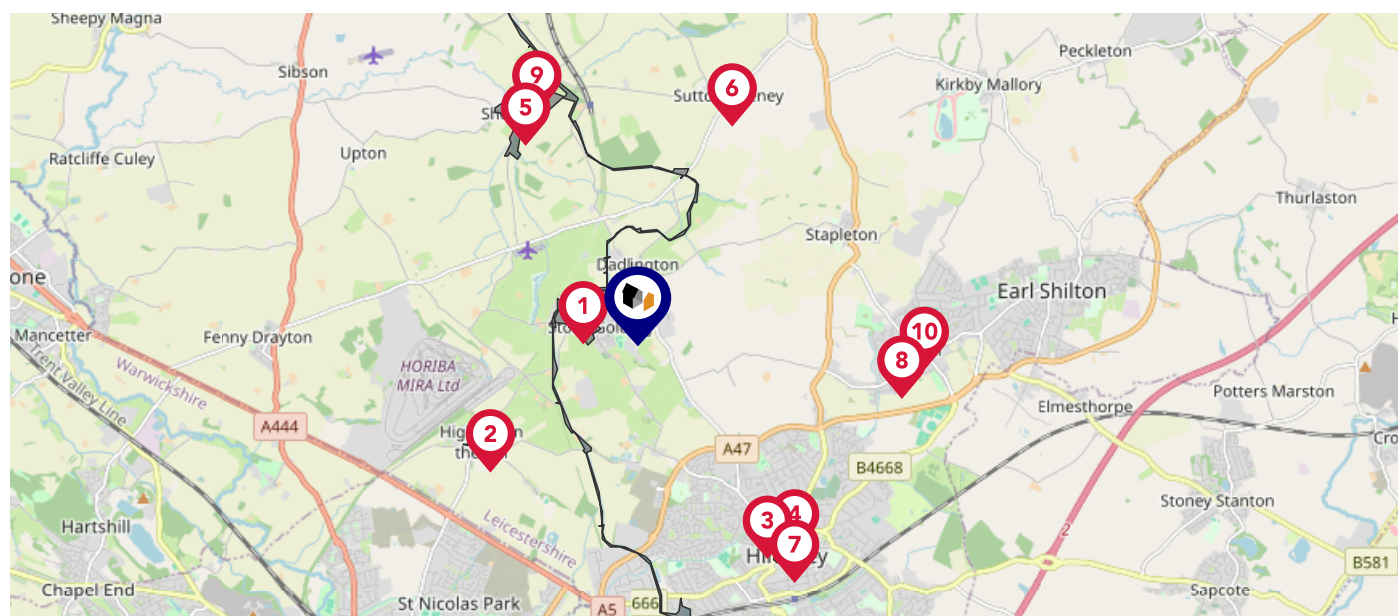
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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



Stoke Golding



Higham on the Hill



Hinckley, Hollycroft



Hinckley - Druid Street



Shenton



Sutton Cheney



Hinckley - Town Centre



Barwell A

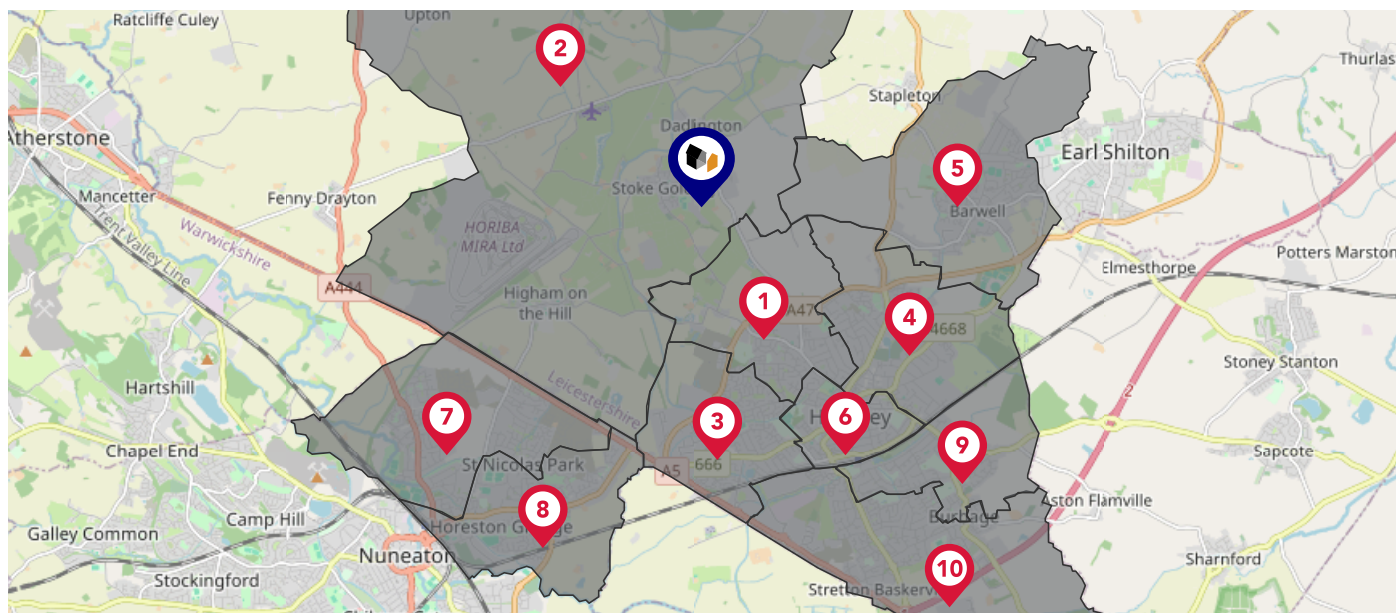


Ashby-de-la-Zouch Canal



Barwell B

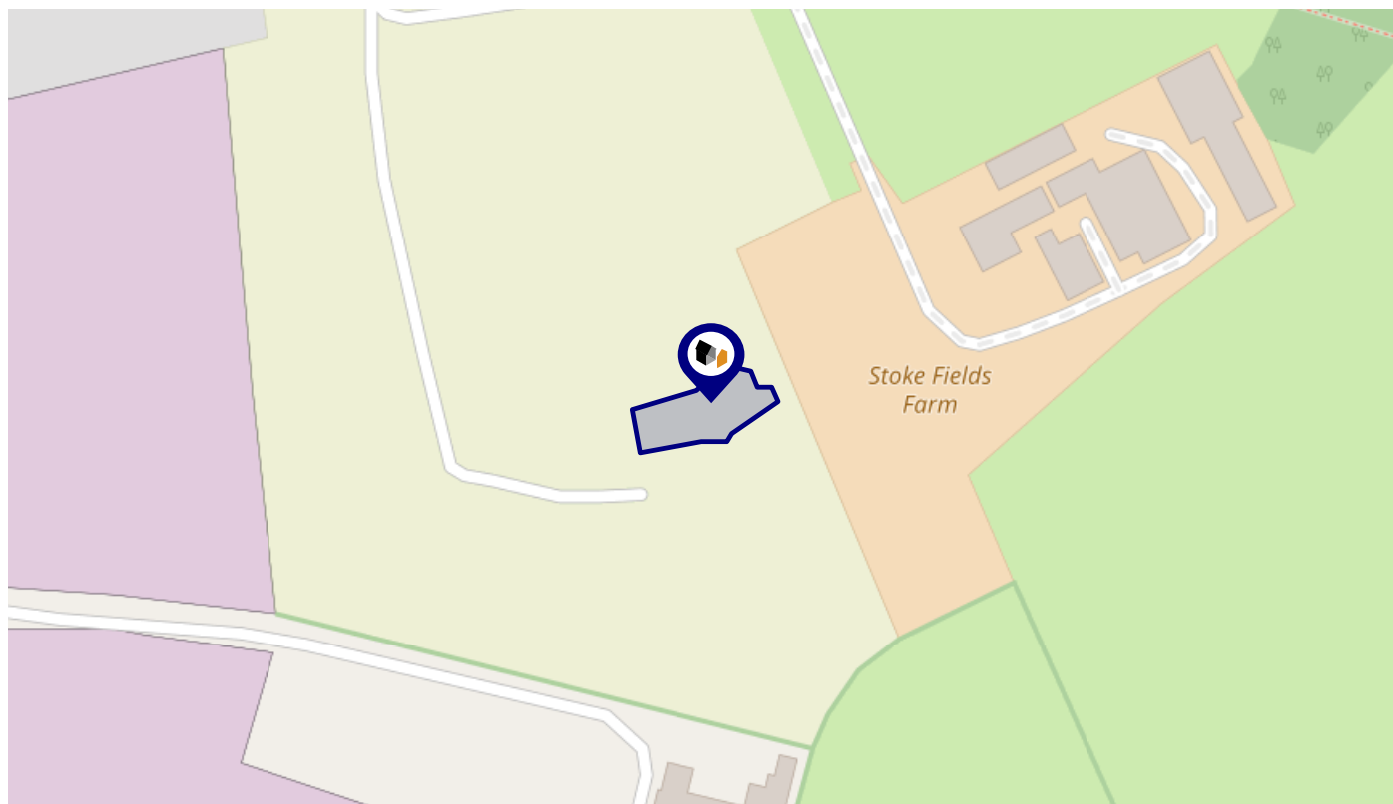
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|---|
| 1 | Hinckley Trinity Ward |
| 2 | Ambien Ward |
| 3 | Hinckley Clarendon Ward |
| 4 | Hinckley De Montfort Ward |
| 5 | Barwell Ward |
| 6 | Hinckley Castle Ward |
| 7 | Weddington Ward |
| 8 | St. Nicolas Ward |
| 9 | Burbage St. Catherines and Lash Hill Ward |
| 10 | Burbage Sketchley and Stretton 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.

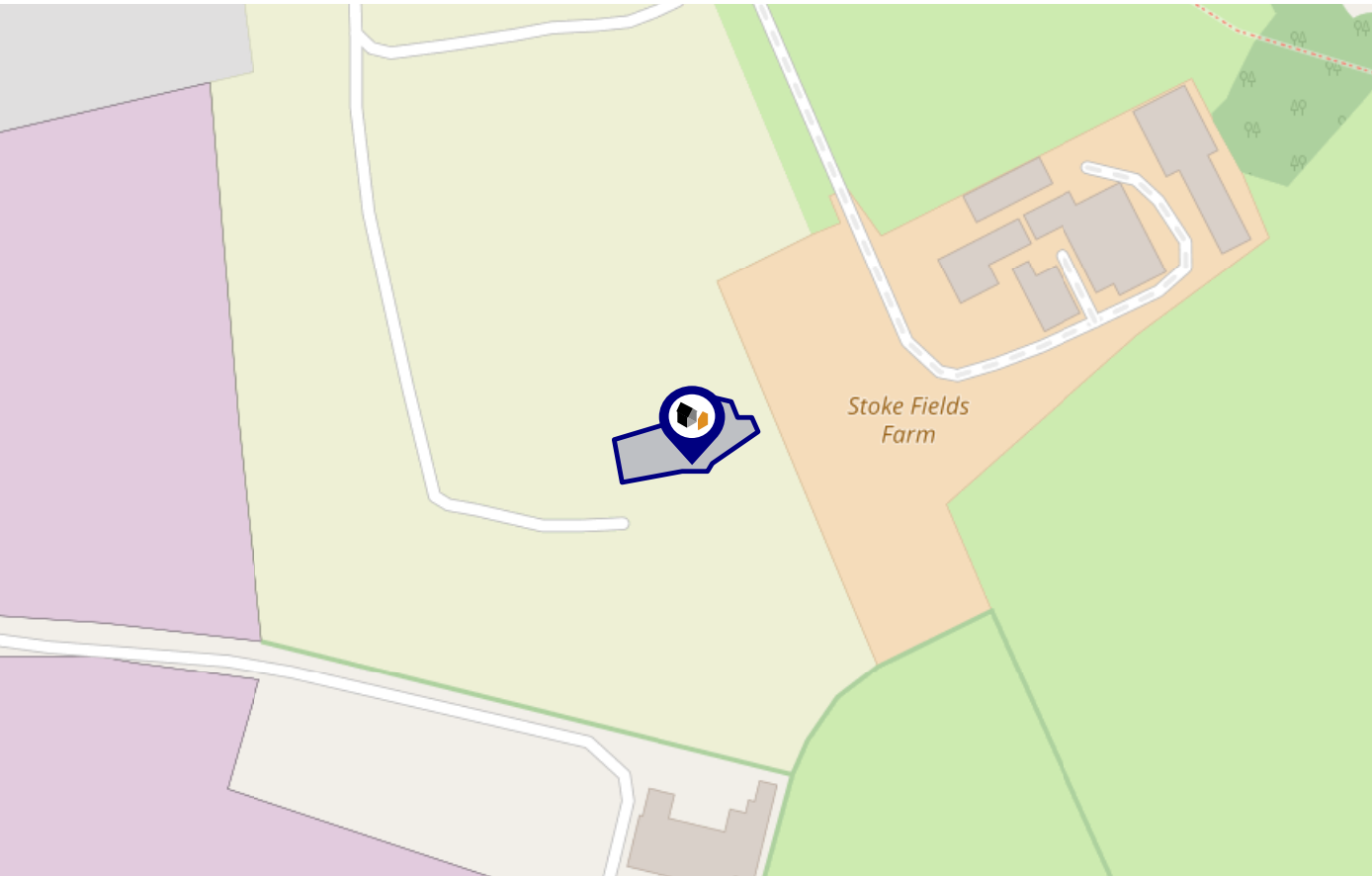
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

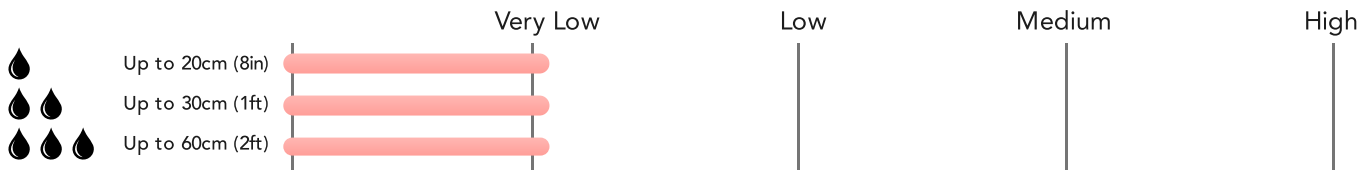


Risk Rating: Very low

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.

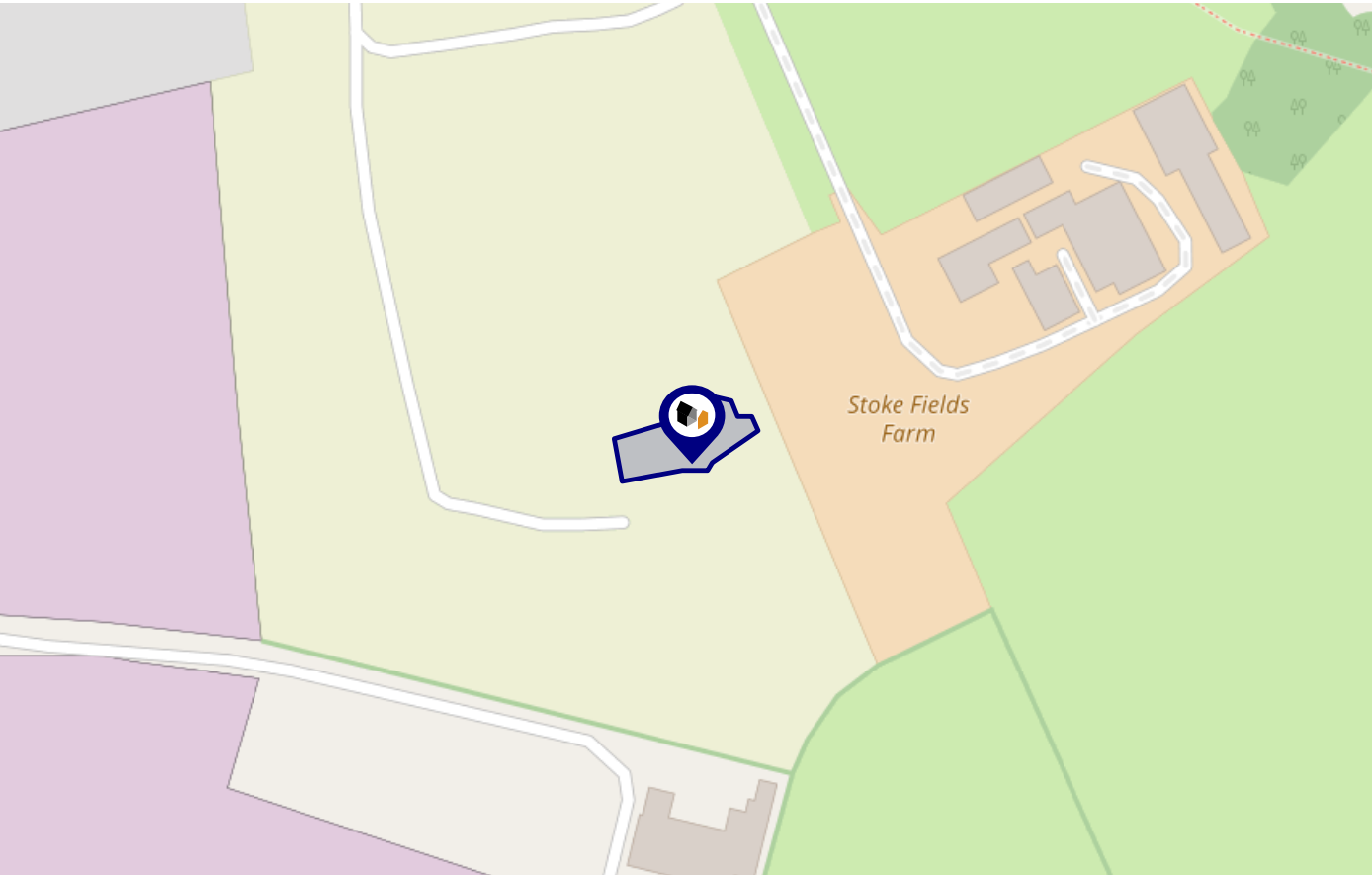
Chance of flooding to the following depths at this property:



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.

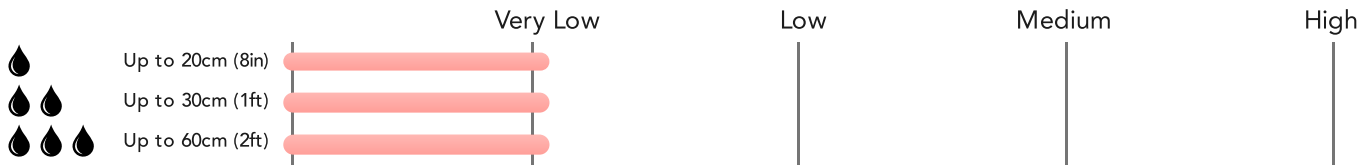


Risk Rating: Very low

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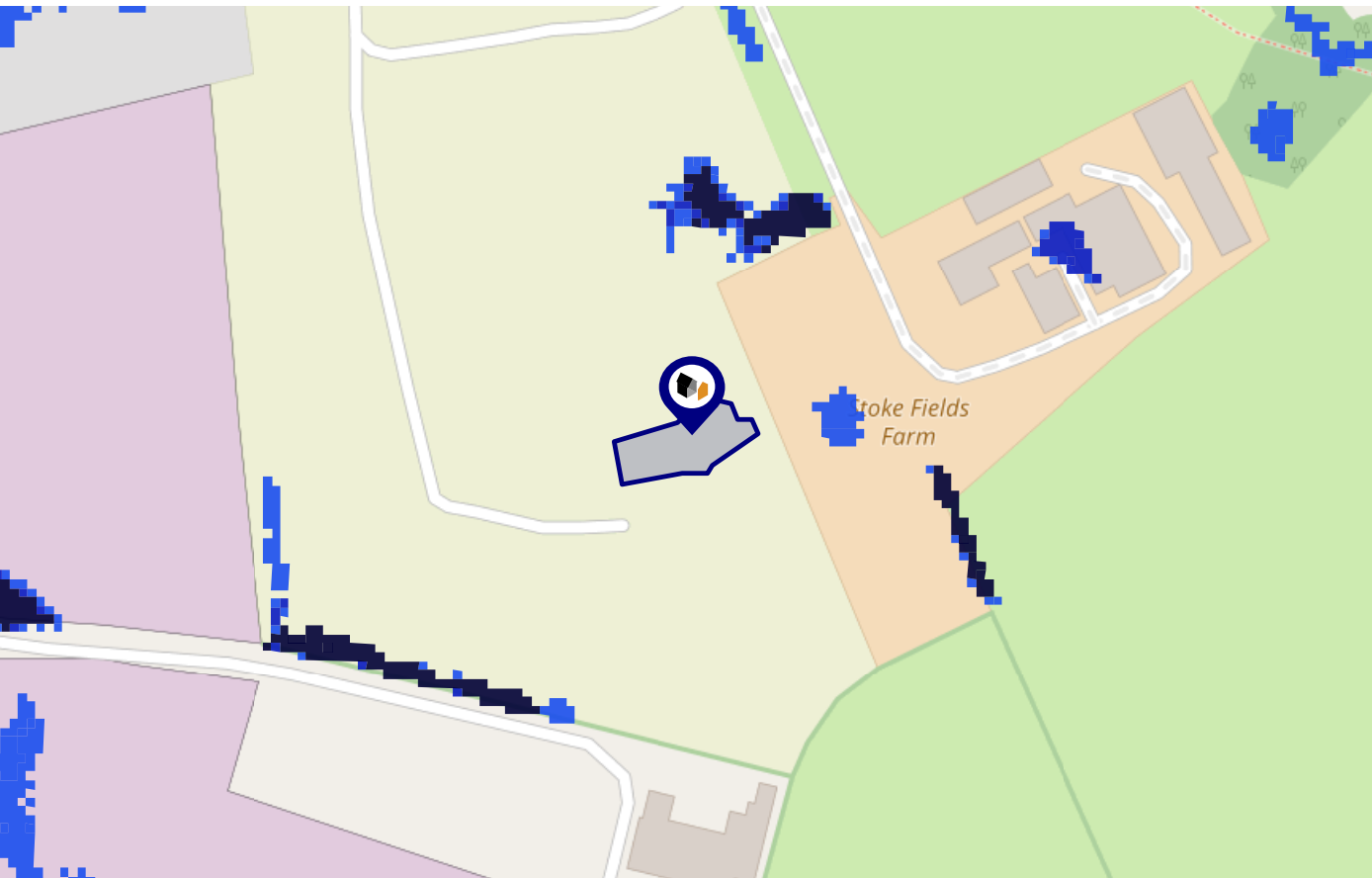
Chance of flooding to the following depths at this property:



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.

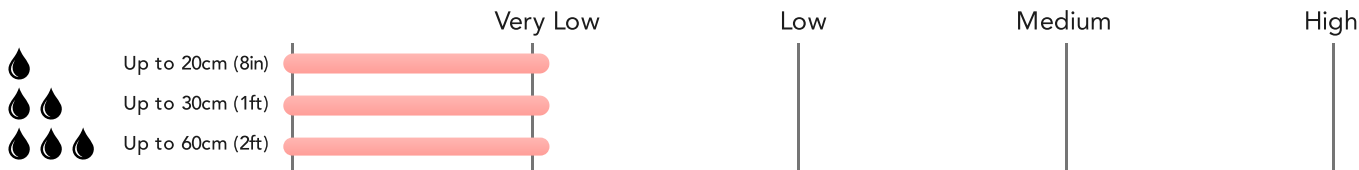


Risk Rating: Very low

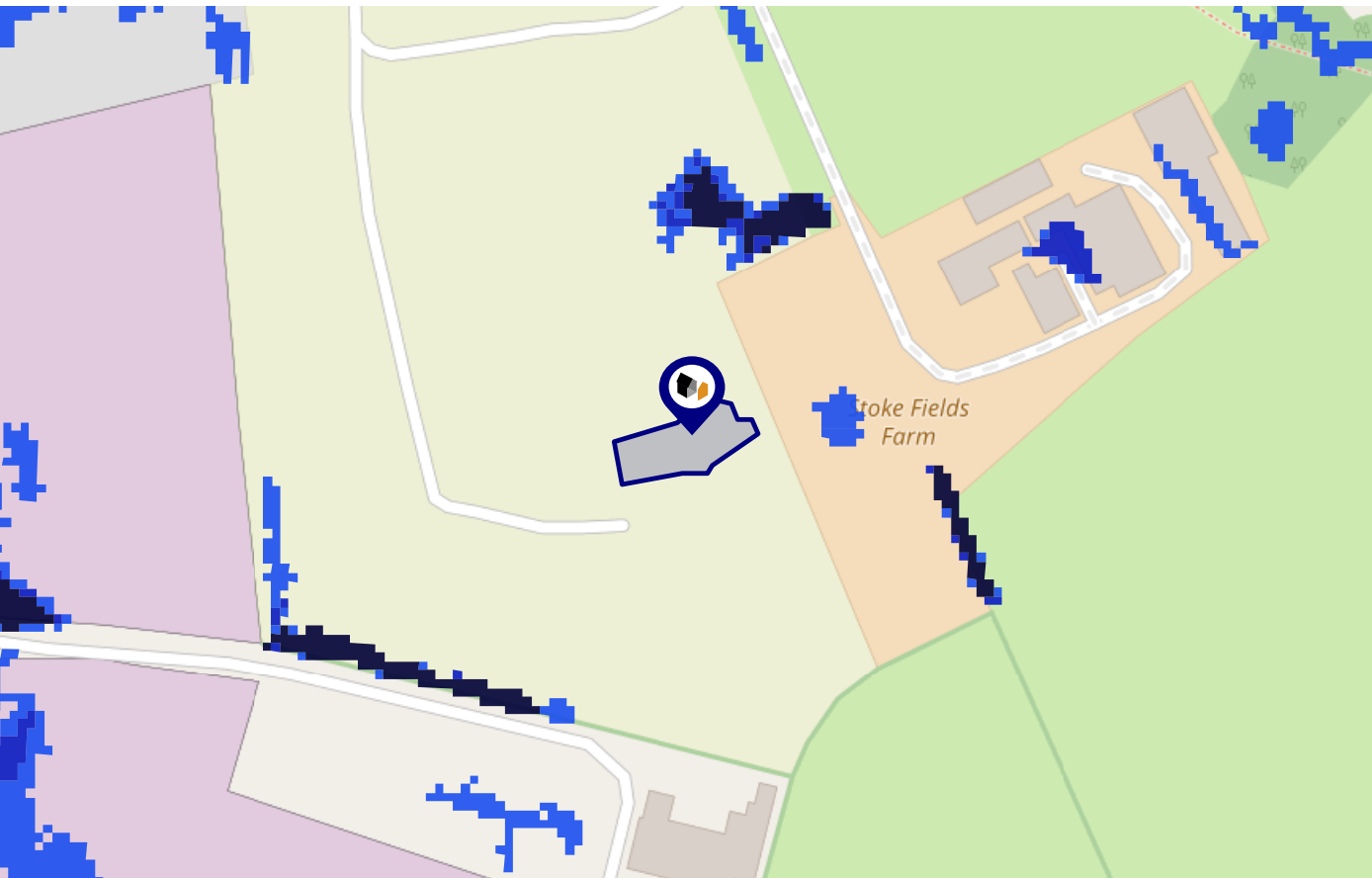
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

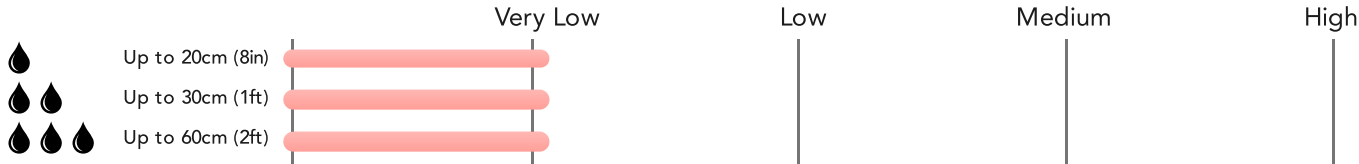


Risk Rating: Very low

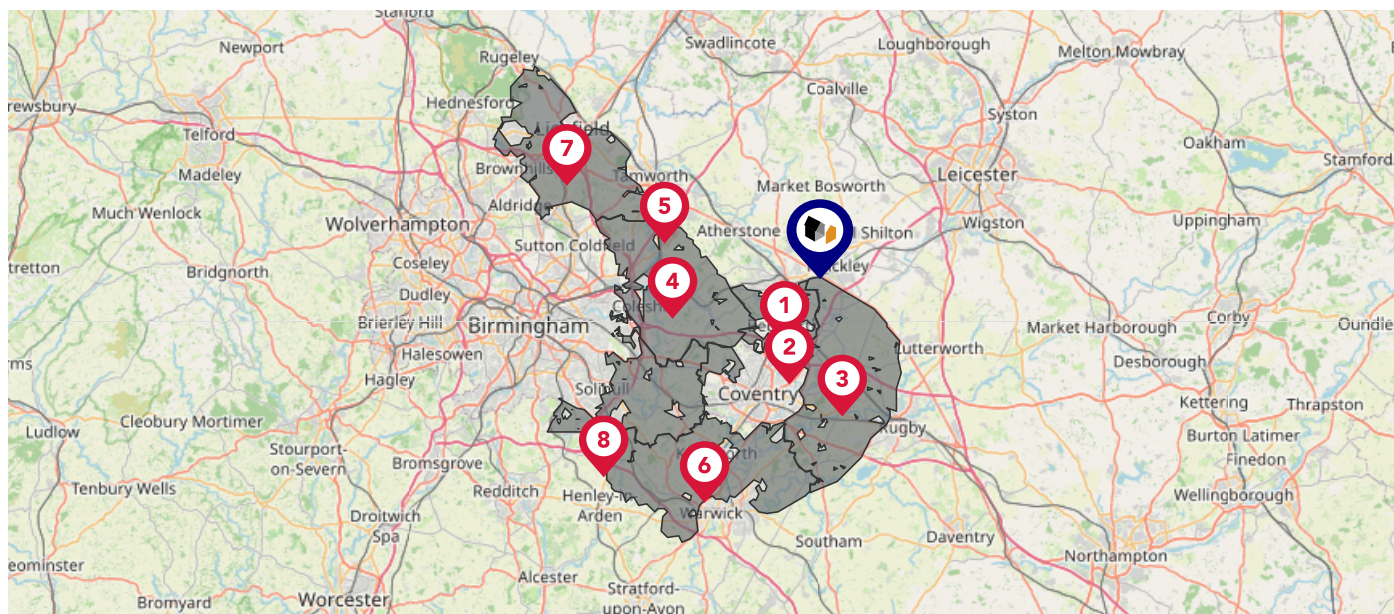
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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

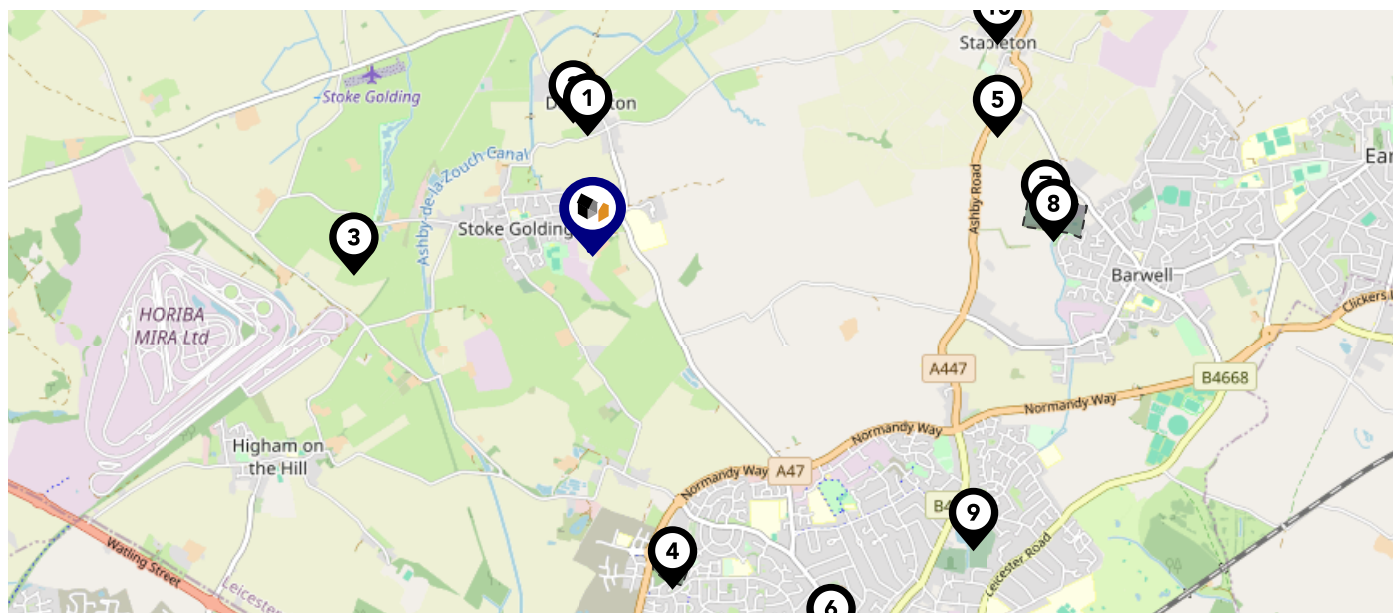


Birmingham Green Belt - Lichfield



Birmingham Green Belt - Solihull

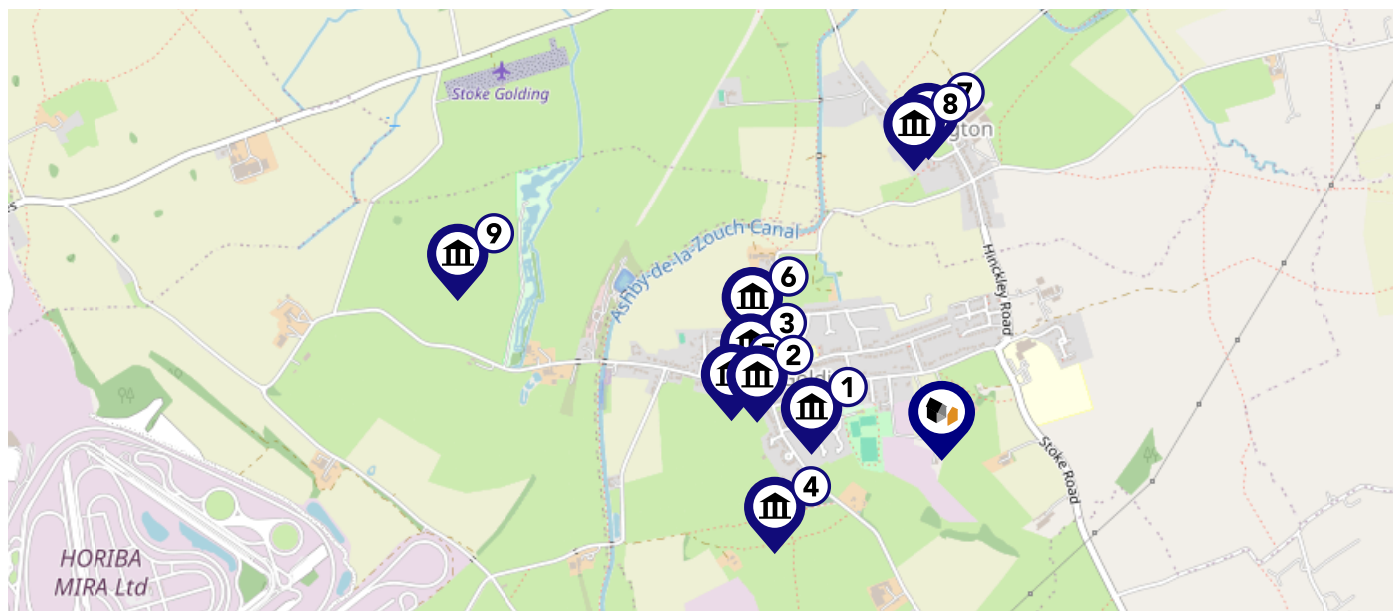
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



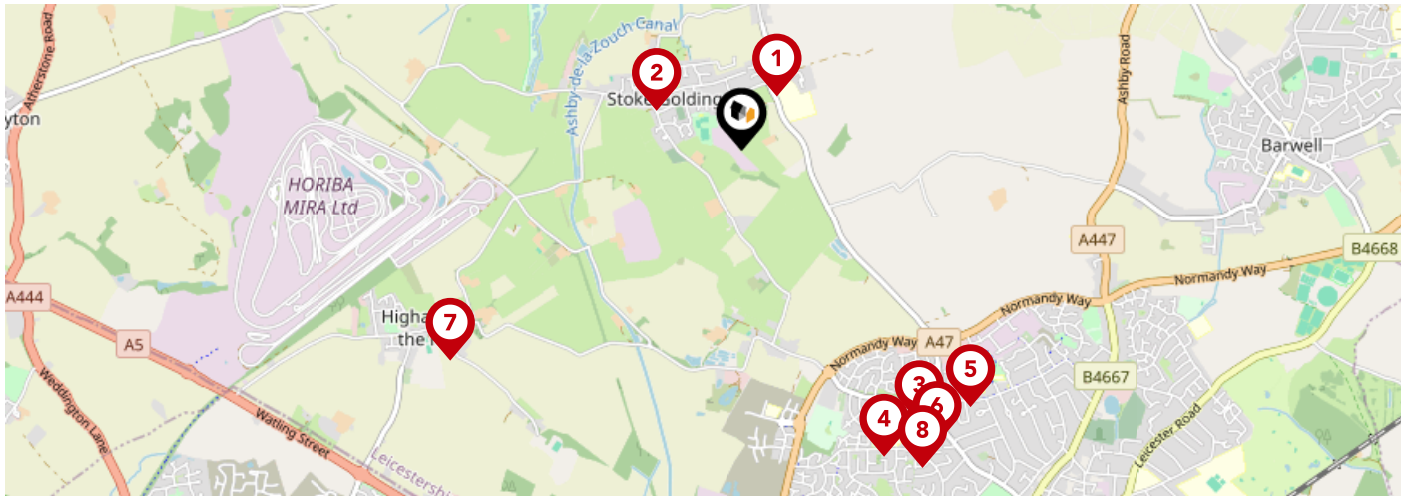
Nearby Landfill Sites

1	The Green Landfill Site-The Green, Dadlington, Hinckley and Bosworth	Historic Landfill	
2	Hall Farm-Shenton Lane, Dadlington, Nuneaton, Warwickshire	Historic Landfill	
3	Brook Farm Landfill Site-Adjacent To Brook Farm, Station Road, Stoke Golding, Leicestershire	Historic Landfill	
4	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	
5	Stapleton Landfill Site B-Near Little Fields Farm, Ashby Road, Stapleton, Leicestershire	Historic Landfill	
6	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	
7	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill	
8	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinkley, Leicestershire	Historic Landfill	
9	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	
10	Stapleton Landfill Site A-Manor Farm, Green Lane, Stapleton, 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
	1424195 - Stoke Golding War Memorial	Grade II	0.3 miles
	1074215 - Woodyard Cottage	Grade II	0.4 miles
	1074214 - Church Of St Margaret	Grade I	0.4 miles
	1457493 - Royal Observer Corps Underground Monitoring Post	Grade II	0.4 miles
	1294814 - 12, Station Road	Grade II	0.5 miles
	1294849 - The Birches	Grade II	0.5 miles
	1178192 - Home Farmhouse	Grade II	0.7 miles
	1361304 - Church Of St James	Grade II	0.7 miles
	1074258 - Grange Farmhouse	Grade II	1.1 miles



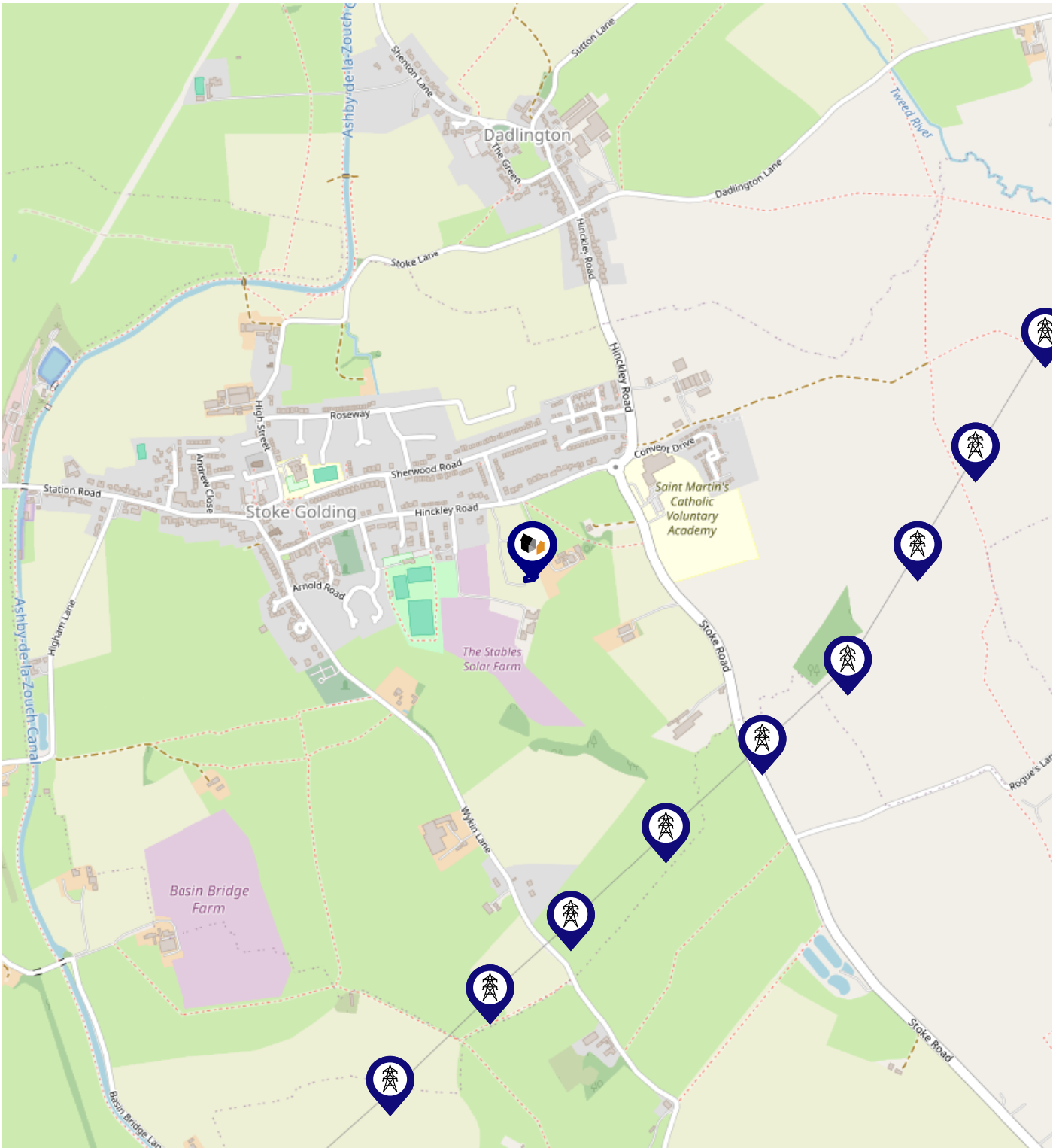
		Nursery	Primary	Secondary	College	Private
1	Saint Martin's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 775 Distance:0.29	☐	☐	☒	☐	☐
2	St Margaret's Church of England Primary School, Stoke Golding Ofsted Rating: Good Pupils: 214 Distance:0.42	☐	☒	☐	☐	☐
3	Redmoor Academy Ofsted Rating: Good Pupils: 919 Distance:1.47	☐	☐	☒	☐	☐
4	Battling Brook Primary School Ofsted Rating: Good Pupils: 596 Distance:1.52	☐	☒	☐	☐	☐
5	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:1.55	☐	☒	☐	☐	☐
6	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:1.59	☐	☐	☒	☐	☐
7	Higham-on-the-Hill Church of England Primary School Ofsted Rating: Good Pupils: 73 Distance:1.61	☐	☒	☐	☐	☐
8	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:1.65	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Cedars Ofsted Rating: Good Pupils: 4 Distance:2.21	☐	☐	☒	☐	☐
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:2.38	☐	☒	☐	☐	☐
	Barwell Church of England Academy Ofsted Rating: Outstanding Pupils: 226 Distance:2.4	☐	☒	☐	☐	☐
	Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:2.41	☐	☒	☐	☐	☐
	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:2.44	☐	☒	☐	☐	☐
	Barwell Infant School Ofsted Rating: Good Pupils: 160 Distance:2.46	☐	☒	☐	☐	☐
	R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance:2.53	☐	☐	☒	☐	☐
	Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance:2.56	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

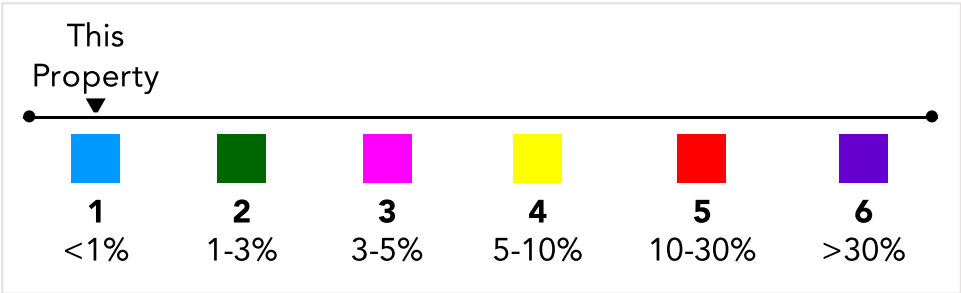
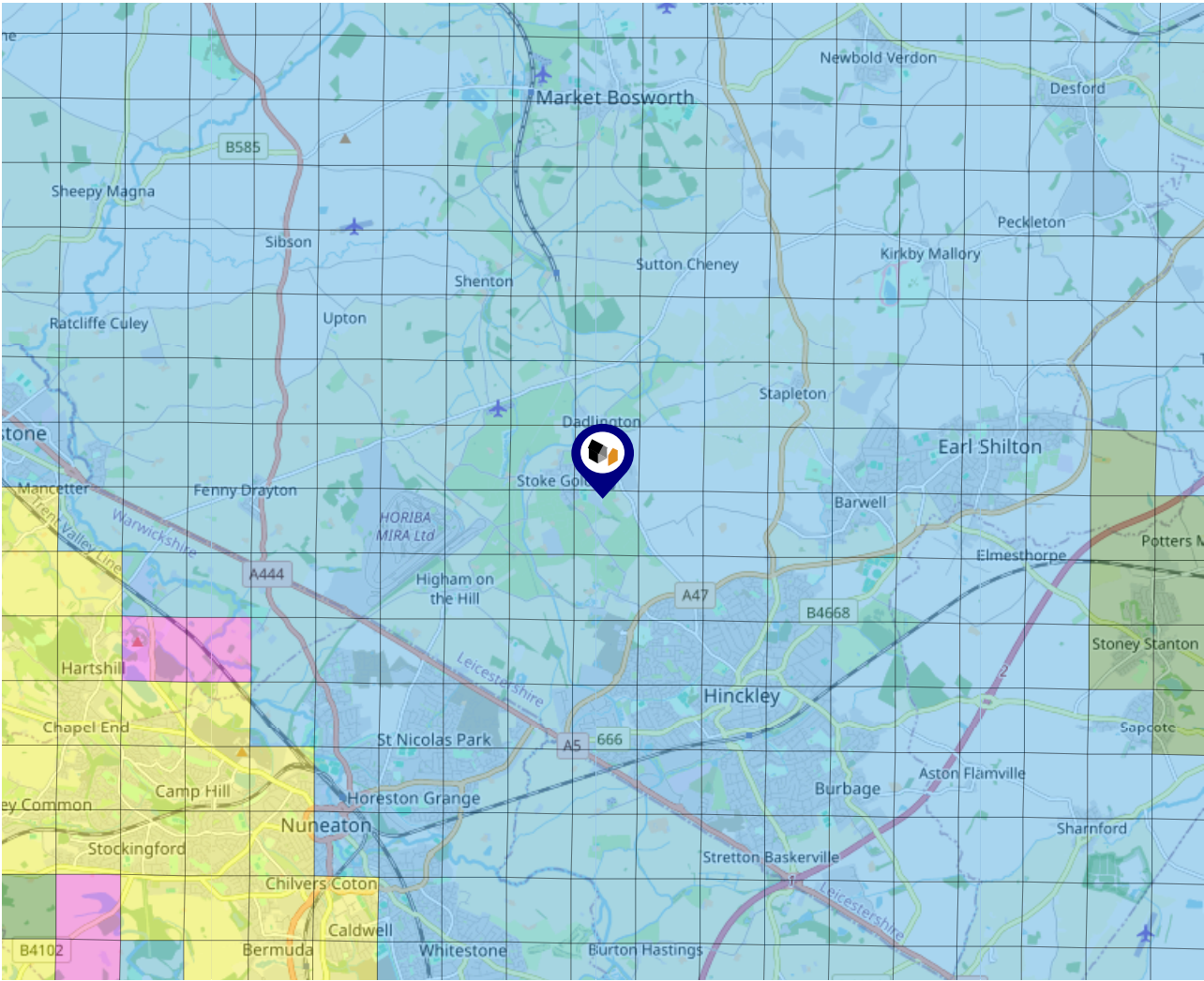


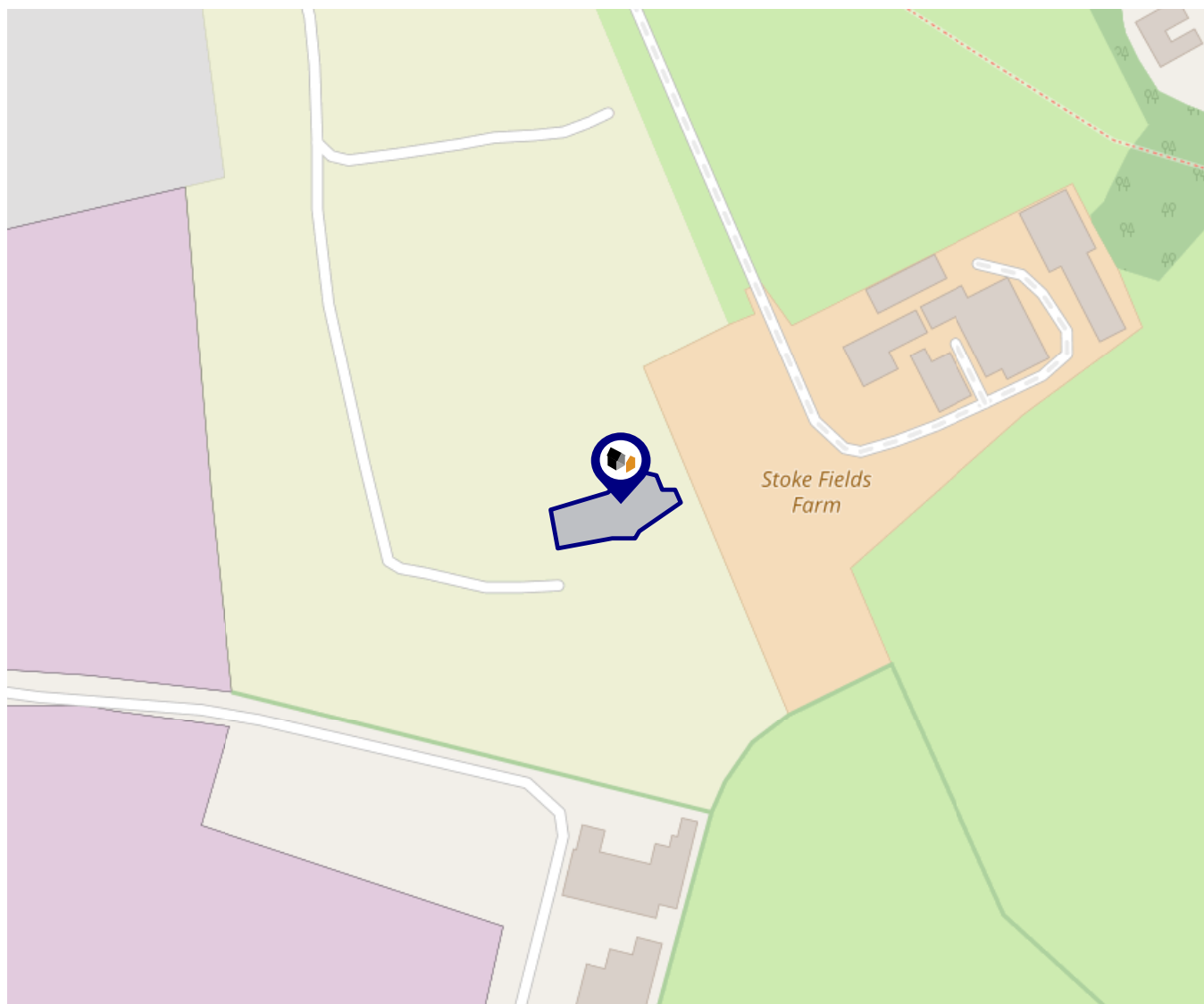
Key:

-  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).



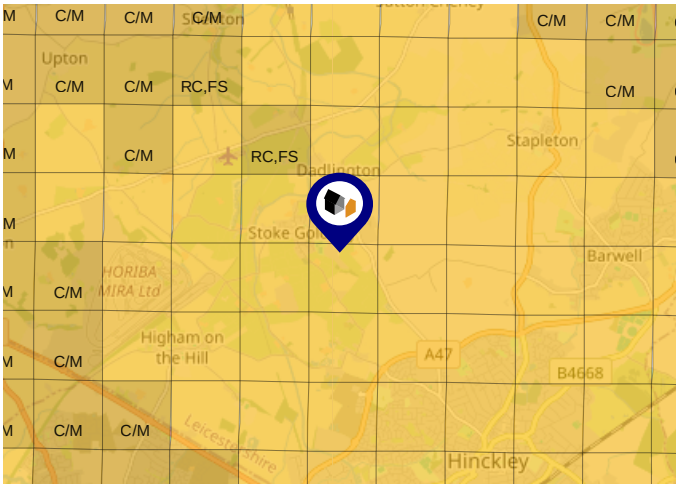


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

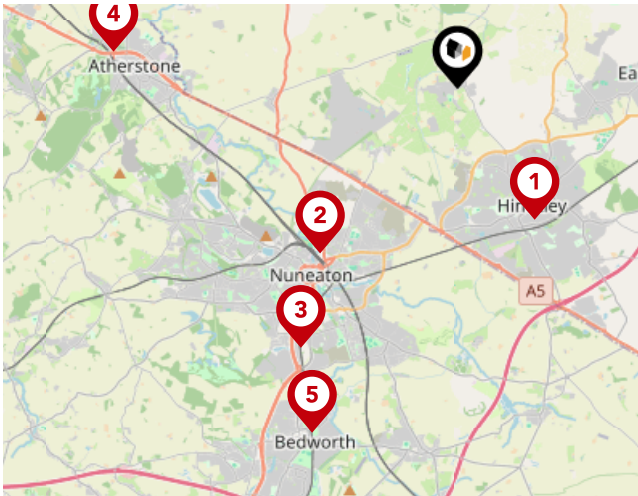


Primary Classifications (Most Common Clay Types)

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

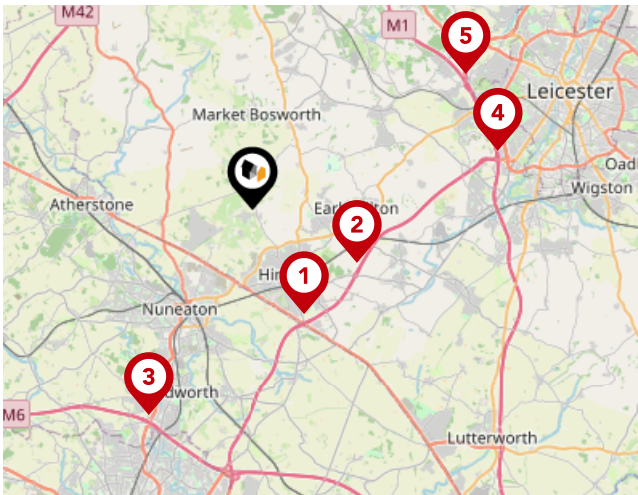
Area

Transport (National)



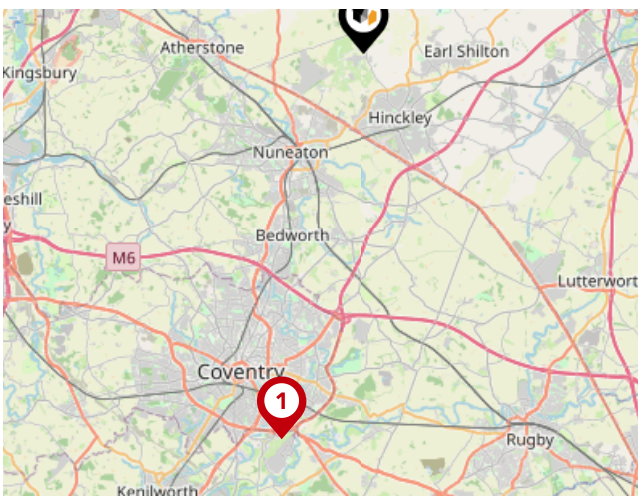
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	2.74 miles
2	Nuneaton Rail Station	3.87 miles
3	Bermuda Park Rail Station	5.48 miles
4	Atherstone Rail Station	6.25 miles
5	Bedworth Rail Station	6.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	4.16 miles
2	M69 J2	4.2 miles
3	M6 J3	8.24 miles
4	M1 J21	9.06 miles
5	M1 J21A	9.1 miles



Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	14.23 miles

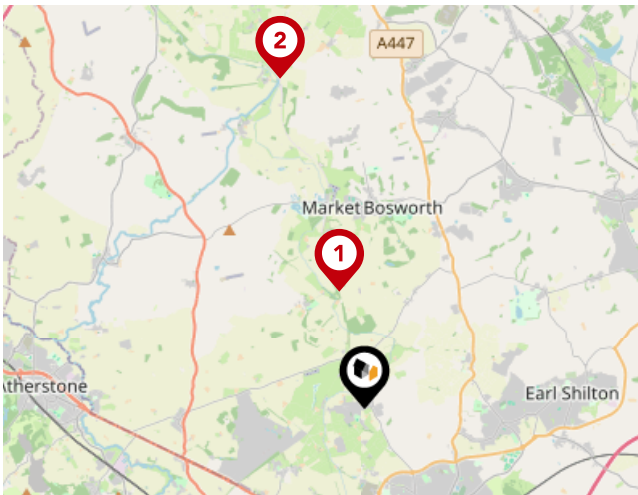
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Greenwood Road	0.1 miles
2	St Martins School	0.18 miles
3	Hall Drive	0.18 miles
4	Main Street	0.32 miles
5	Main Street	0.35 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	2.15 miles
2	Shackerstone Rail Station (Battlefield Line)	6.1 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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.



/martincouk



/martinco_uk/



/martincouk



/company/martin-and-co/

Market

Market summary



Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM /	(8/3)	(11/3)	(22/5)	(40/29)	(10/10)	(1/0)
SSTC	38%	27%	23%	73%	100%	0%
Total on market: 82 Total sold: 40 Average days on market: 191						

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	—	—	—	—	—	—	—	—	—	—
+1 Type	—	—	—	—	—	—	—	—	—	—
+1 Beds	—	—	—	—	—	—	—	—	—	—
All considered			—	—	—	—	—	—	—	—

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co I Hinckley or the seller.

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Please note that all appliances and heating systems are not tested by Martin & Co I Hinckley and therefore no warranties can be given as to their good working order.

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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