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KPF: Key Property Facts

An Analysis of This Property & The Local Area



74 HERMITAGE COURT, HONEYWELL CLOSE, OADBY, LEICESTER, LE2 5QQ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

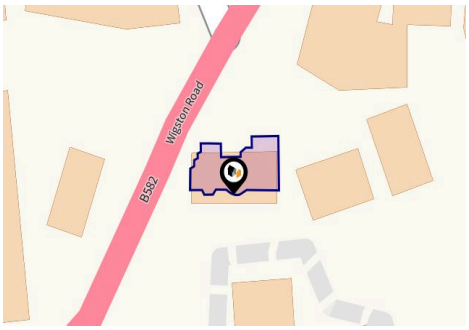
RICS

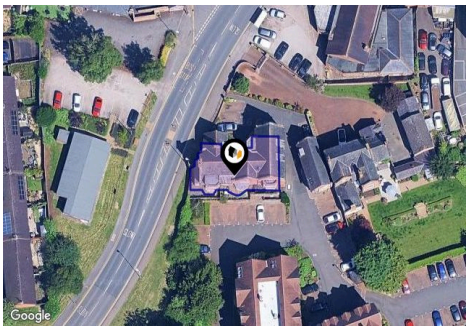
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Property
Overview







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	1		
Floor Area:	581 ft^2 / 54 m^2		
Plot Area:	0.06 acres		
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£1,872		
Title Number:	LT383256		
UPRN:	10010146187		
Restrictive Covenants:	No		

Local Area

Local Authority: Oadby and wigston

Conservation Area: London Road and Saint Peters

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **80** mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

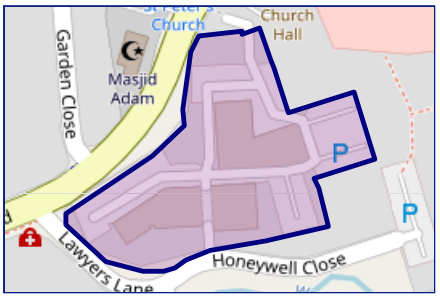
BT sky Virgin media

Property

Multiple Title Plans

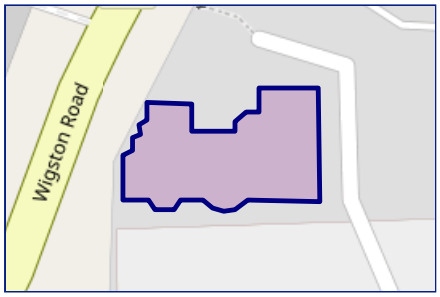
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Freehold Title Plan



LT105527

Leasehold Title Plan



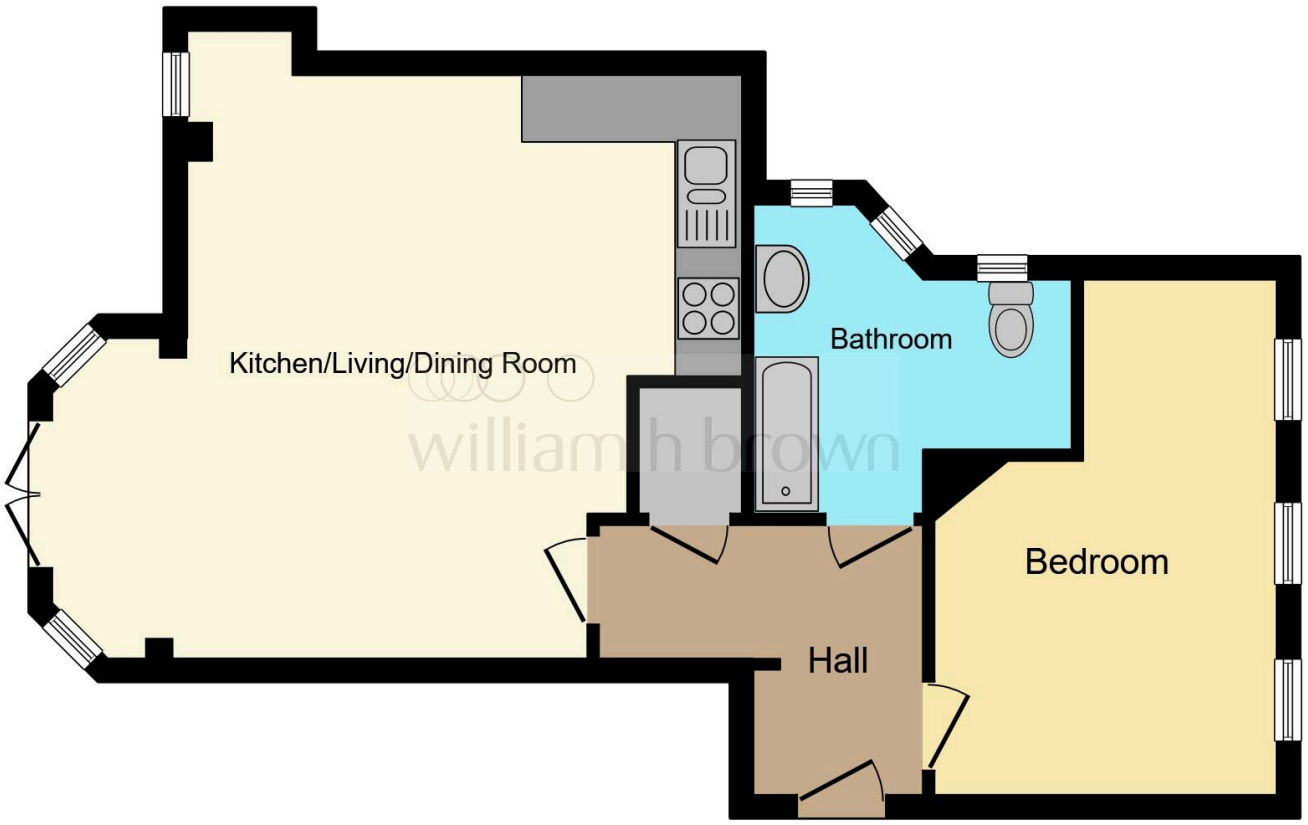
LT383256

Start Date:	22/12/2005
End Date:	01/01/2104
Lease Term:	99 years from 1 January 2005
Term Remaining:	77 years

Gallery
Floorplan

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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

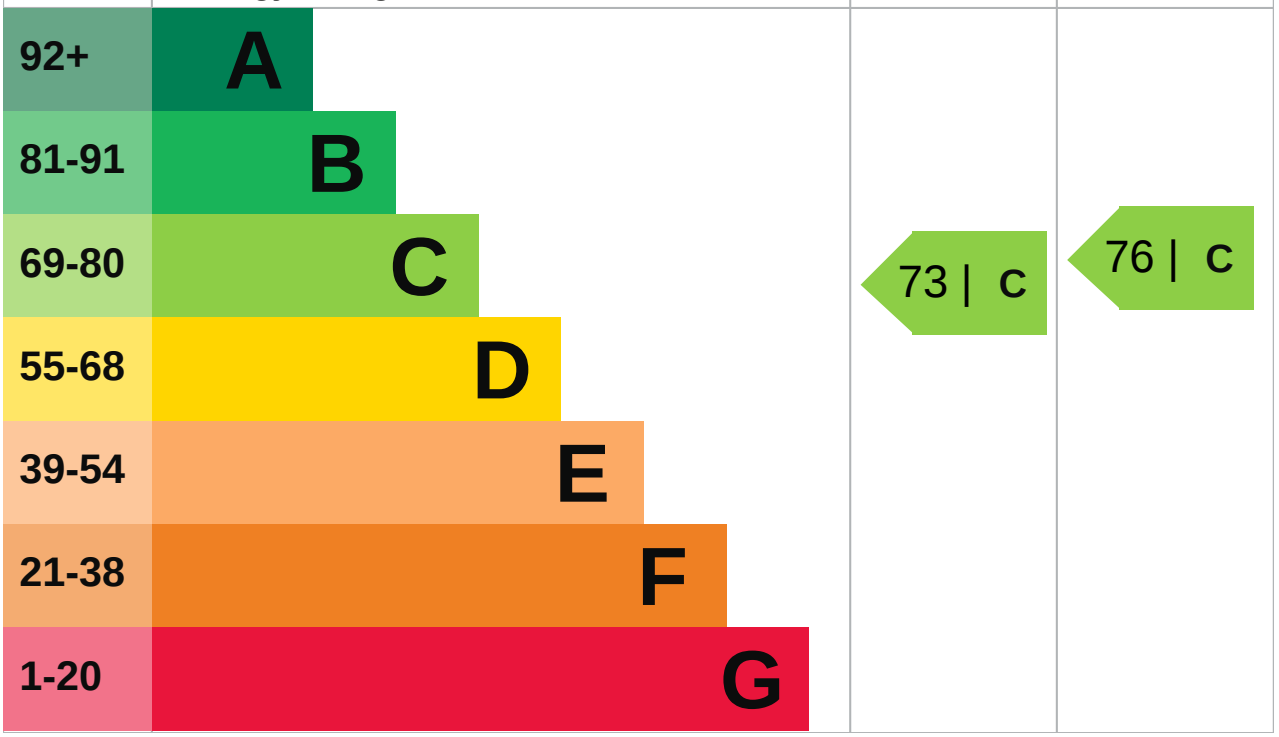
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74 HERMITAGE COURT, HONEYWELL CLOSE,
OADBY, LE2 5QQ

Energy rating

C

Valid until 27.04.2031



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 17% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	54 m^2

Market
Sold in Street

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49, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ					other House
Last Sold Date:	22/05/2026	22/08/2025	09/01/2018	07/10/2016	26/08/2011
Last Sold Price:	£135,500	£109,000	£155,000	£150,000	£137,500

1, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ		Flat-maisonette House
Last Sold Date:	28/11/2025	
Last Sold Price:	£150,000	

31, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ				Flat-maisonette House
Last Sold Date:	19/09/2025	05/12/2016	28/07/2006	
Last Sold Price:	£142,500	£150,000	£160,000	

13, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ				Flat-maisonette House
Last Sold Date:	16/05/2025	01/02/2019	15/09/2005	
Last Sold Price:	£135,100	£145,000	£150,000	

41, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ				Flat-maisonette House
Last Sold Date:	31/03/2025	01/11/2019	06/06/2006	
Last Sold Price:	£150,000	£166,500	£180,000	

58, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ					Flat-maisonette House
Last Sold Date:	11/03/2025	03/09/2019	01/07/2011	22/03/2006	
Last Sold Price:	£175,000	£160,000	£130,000	£172,450	

70, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ			Flat-maisonette House
Last Sold Date:	05/07/2024	05/12/2005	
Last Sold Price:	£148,000	£159,950	

52, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ				Flat-maisonette House
Last Sold Date:	09/11/2023	24/10/2017	19/12/2005	
Last Sold Price:	£157,500	£151,500	£131,707	

5, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ			Flat-maisonette House
Last Sold Date:	03/08/2023	04/11/2005	
Last Sold Price:	£175,000	£154,500	

46, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ				Flat-maisonette House
Last Sold Date:	02/08/2023	31/01/2020	12/12/2005	
Last Sold Price:	£175,000	£138,250	£152,450	

17, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ			Flat-maisonette House
Last Sold Date:	16/06/2023	19/11/2010	
Last Sold Price:	£152,000	£121,000	

20, Hermitage Court, Honeywell Close, Leicester, LE2 5QQ				Flat-maisonette House
Last Sold Date:	31/01/2023	06/05/2016	22/09/2005	
Last Sold Price:	£170,000	£135,000	£140,250	

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

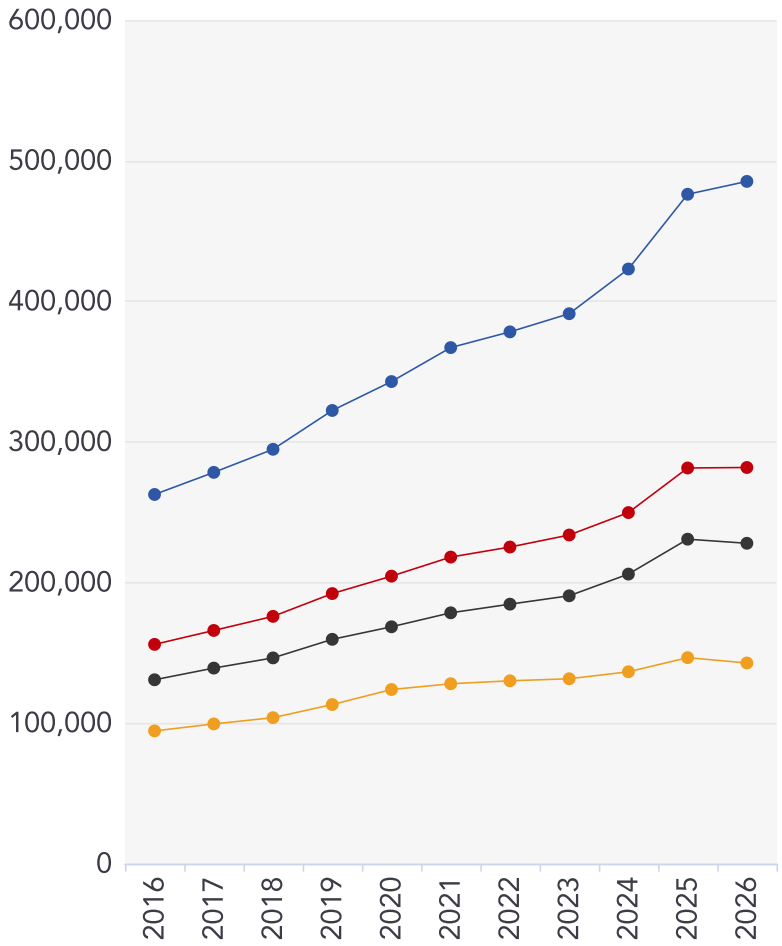
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Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in LE2



Detached

+84.78%

Semi-Detached

+80.65%

Terraced

+74.2%

Flat

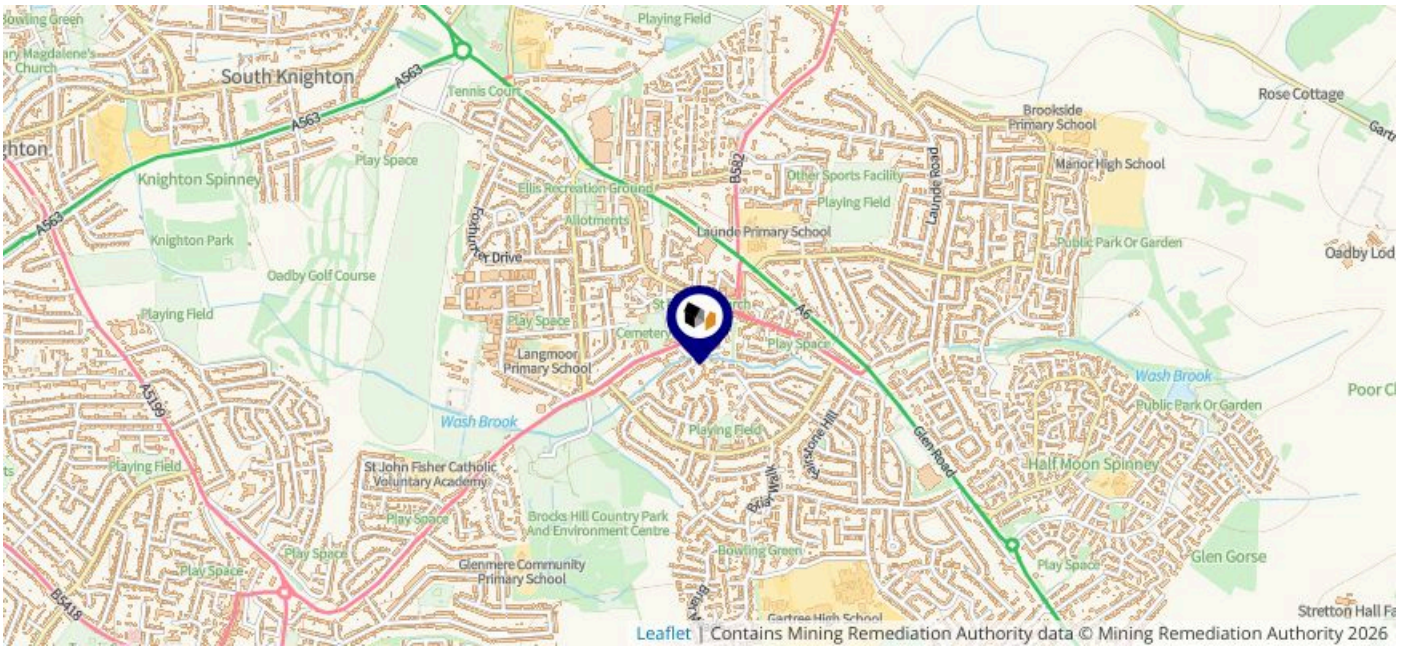
+51.17%

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Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

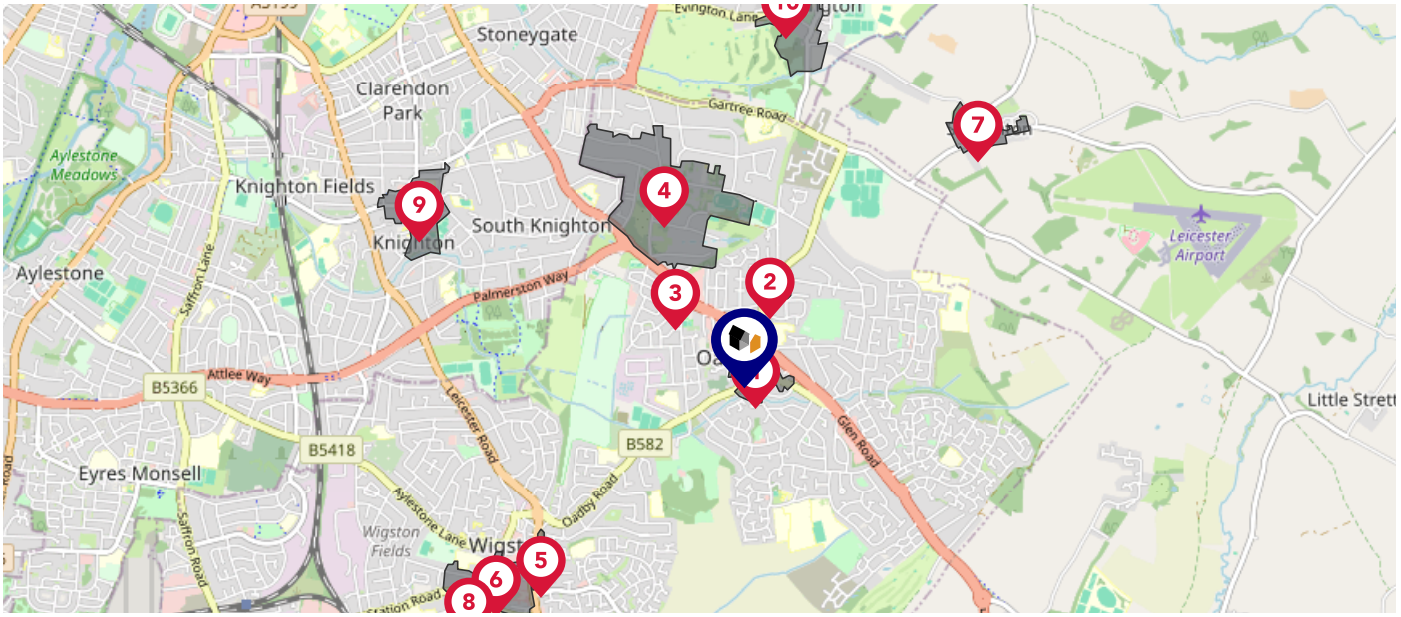
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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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.

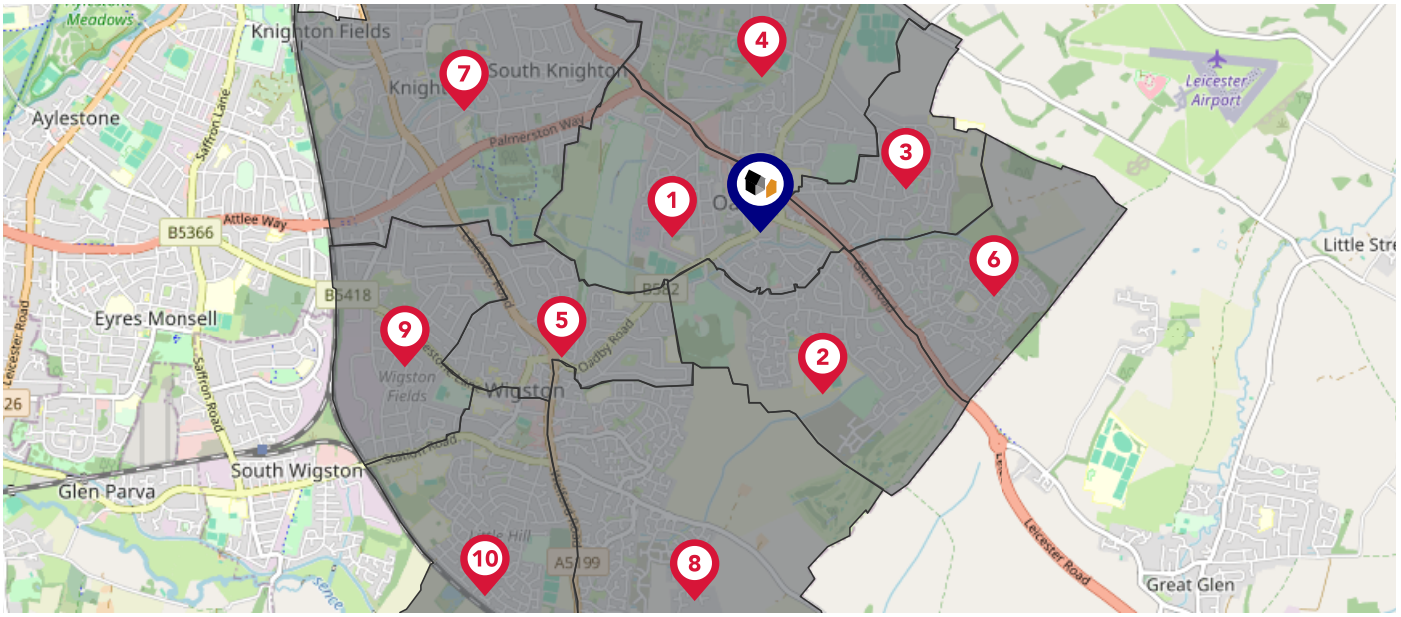


Nearby Conservation Areas

1	London Road and Saint Peters
2	North Memorial Homes & Framework Knitters Cottages
3	Oadby Court
4	Oadby Hill Top and Meadowcourt
5	Spa Lane
6	The Lanes
7	Stoughton
8	All Saints
9	Knighton Village
10	Evington Village

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



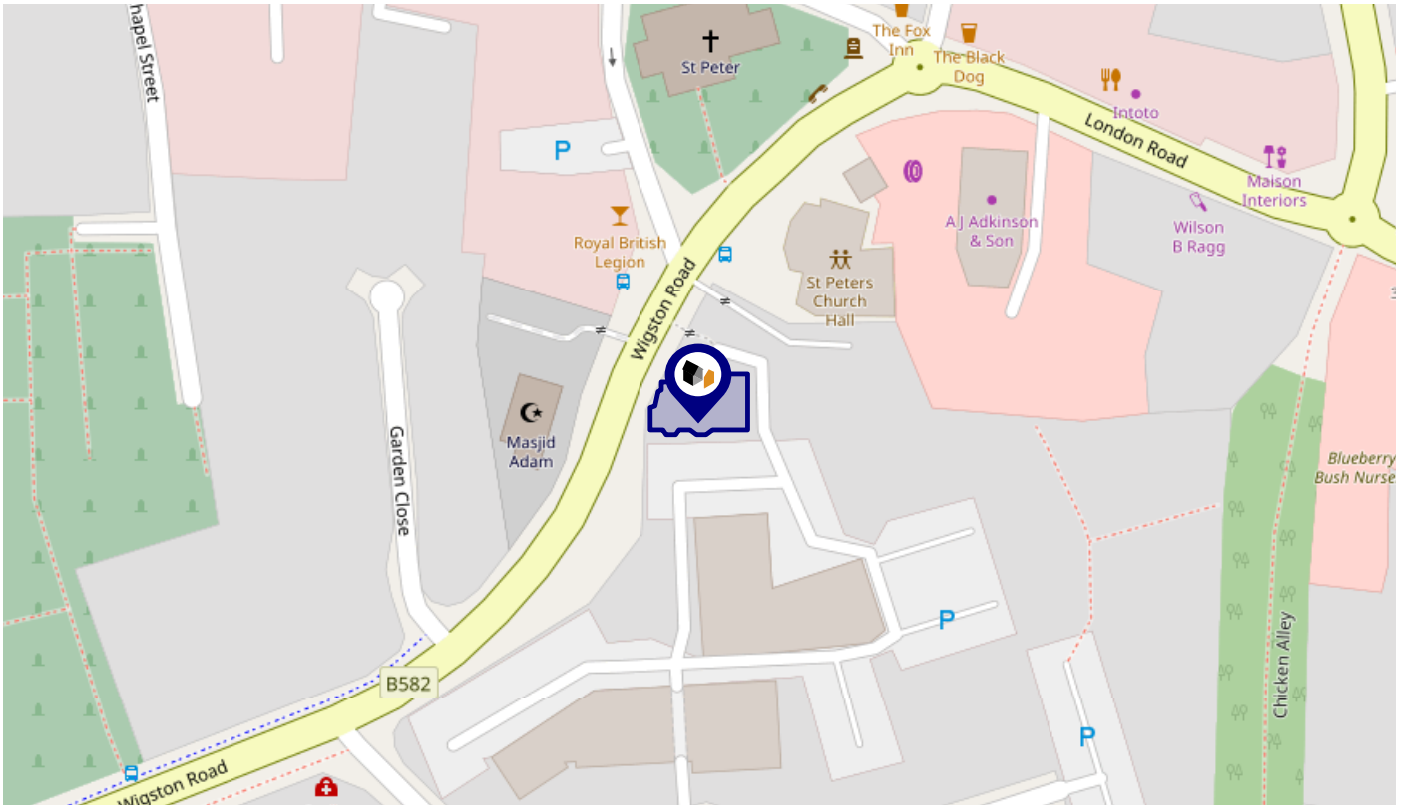
Nearby Council Wards

1	Oadby St. Peter's Ward
2	Oadby Brocks Hill Ward
3	Oadby Uplands Ward
4	Oadby Grange Ward
5	Wigston St. Wolstan's Ward
6	Oadby Woodlands Ward
7	Knighton Ward
8	Wigston Meadowcourt Ward
9	Wigston Fields Ward
10	Wigston All Saints Ward

Maps
Rail Noise

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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

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

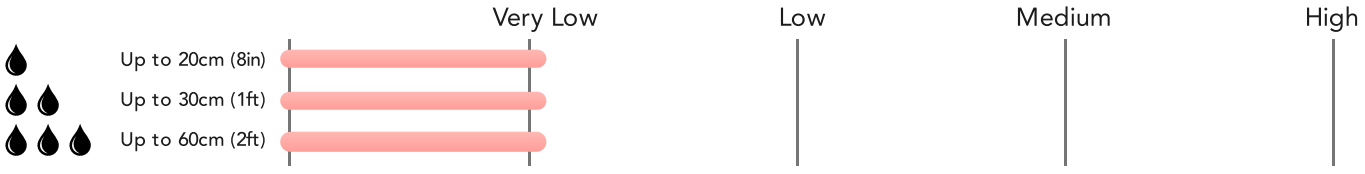


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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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:

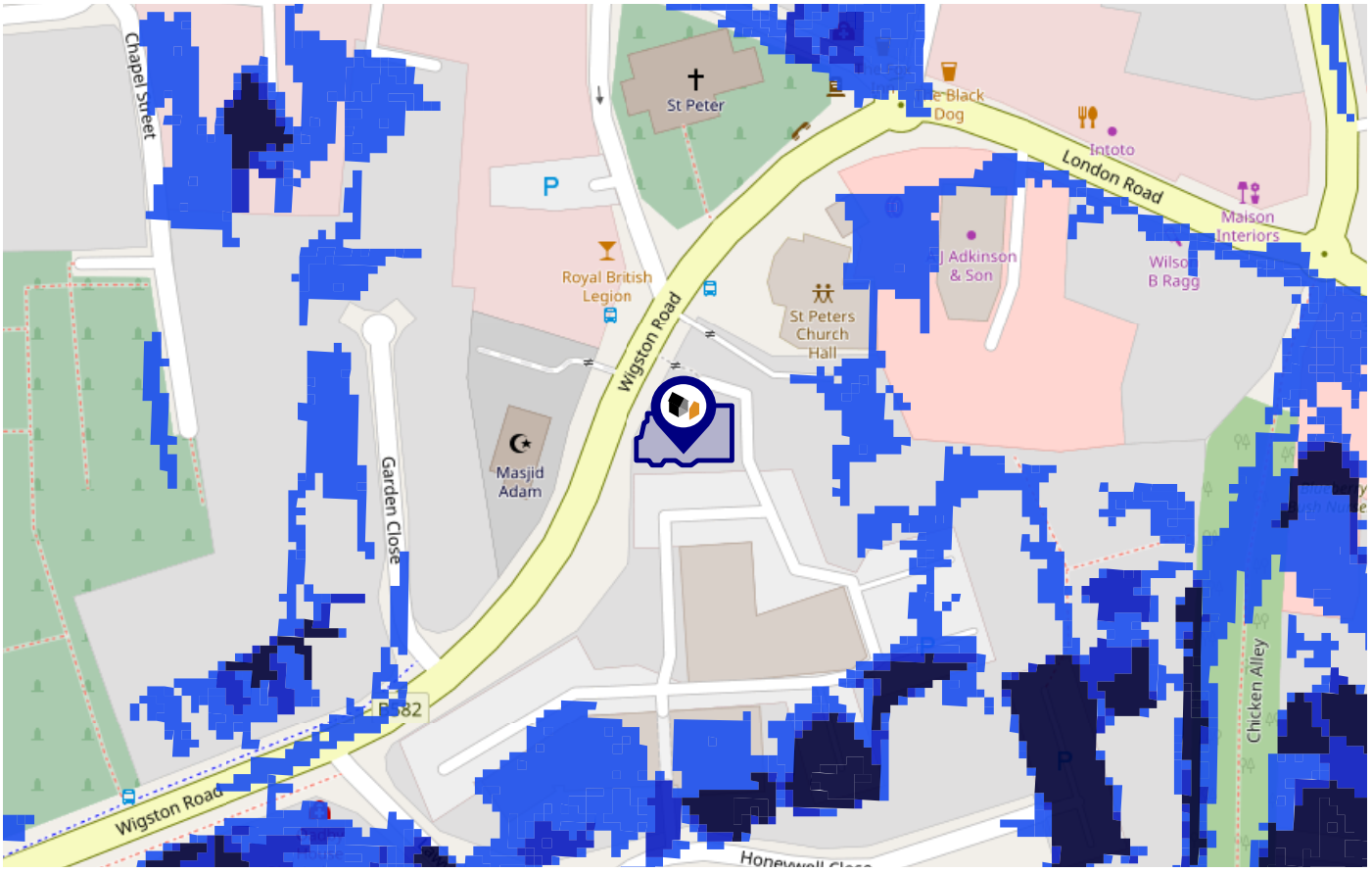


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Flood Risk
Surface Water - Flood Risk

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

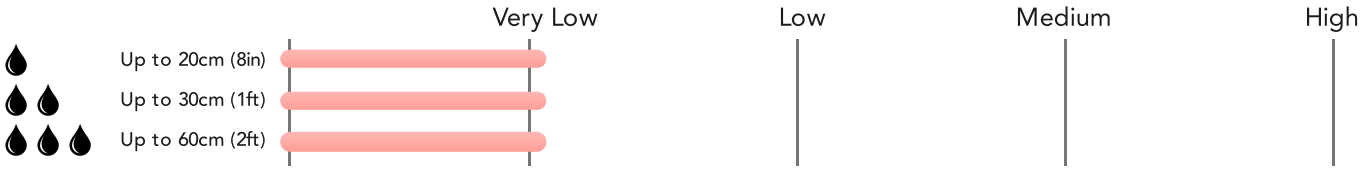


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Chance of flooding to the following depths at this property:

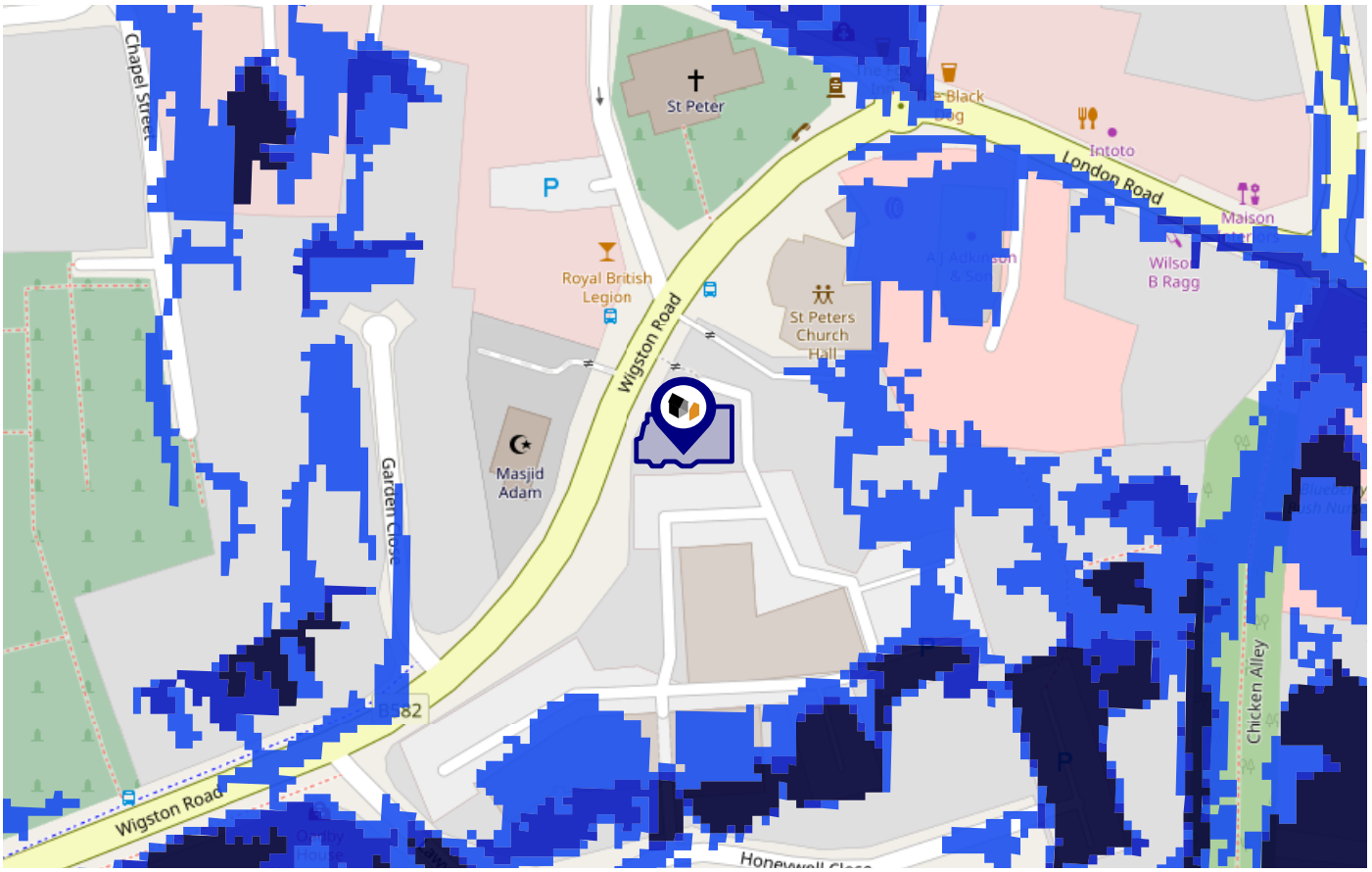


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Flood Risk
Surface Water - Climate Change

LANDWOOD GROUP

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.

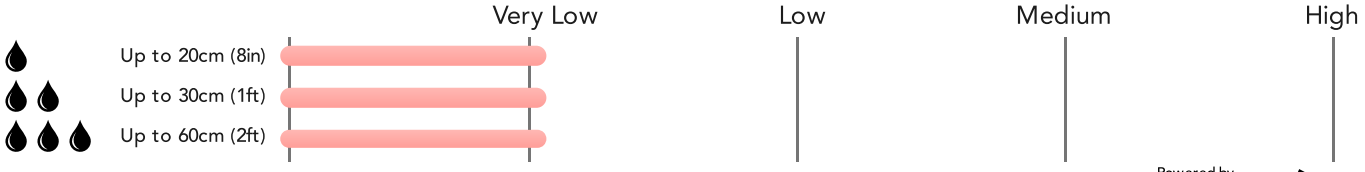


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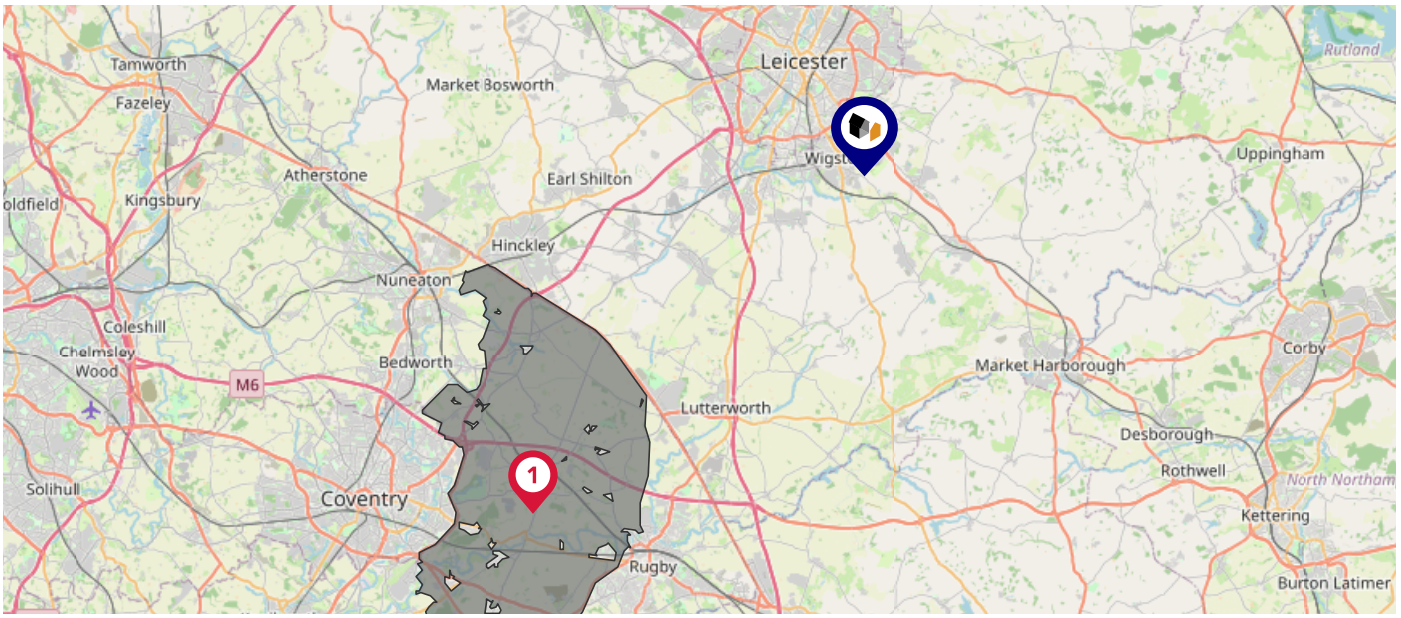
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



Nearby Green Belt Land

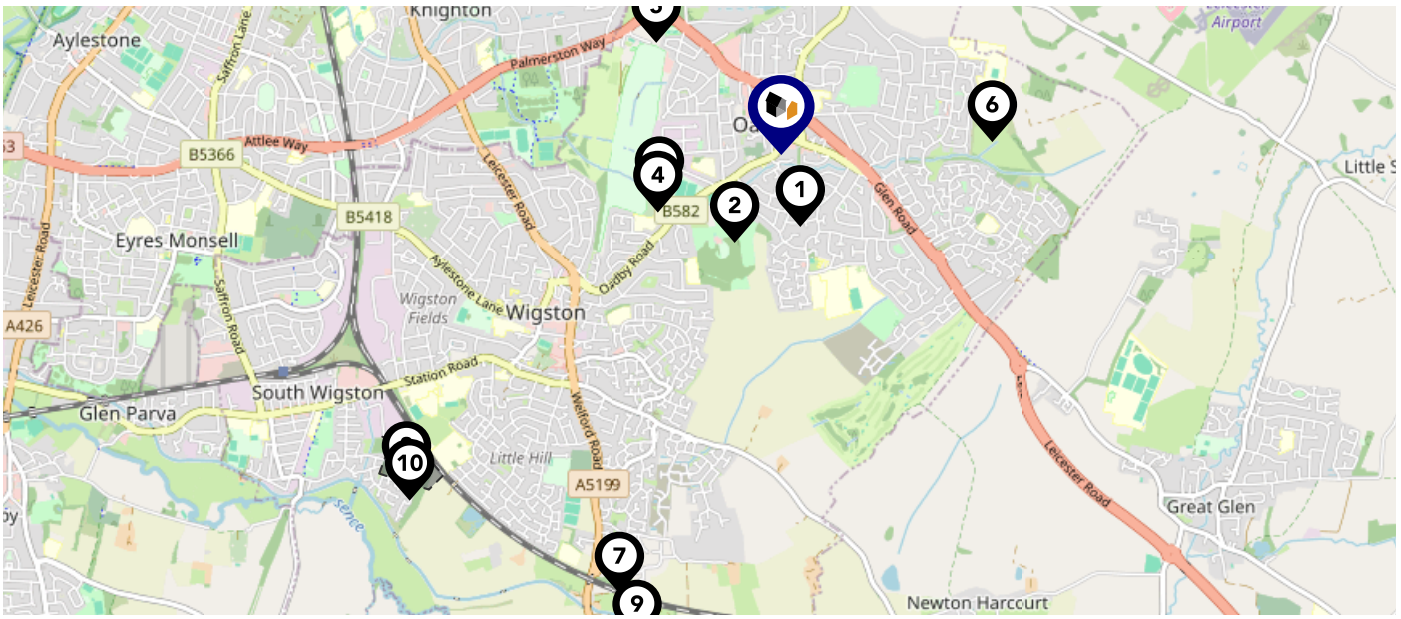
1	Birmingham Green Belt - Rugby

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Maps
Landfill Sites

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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.



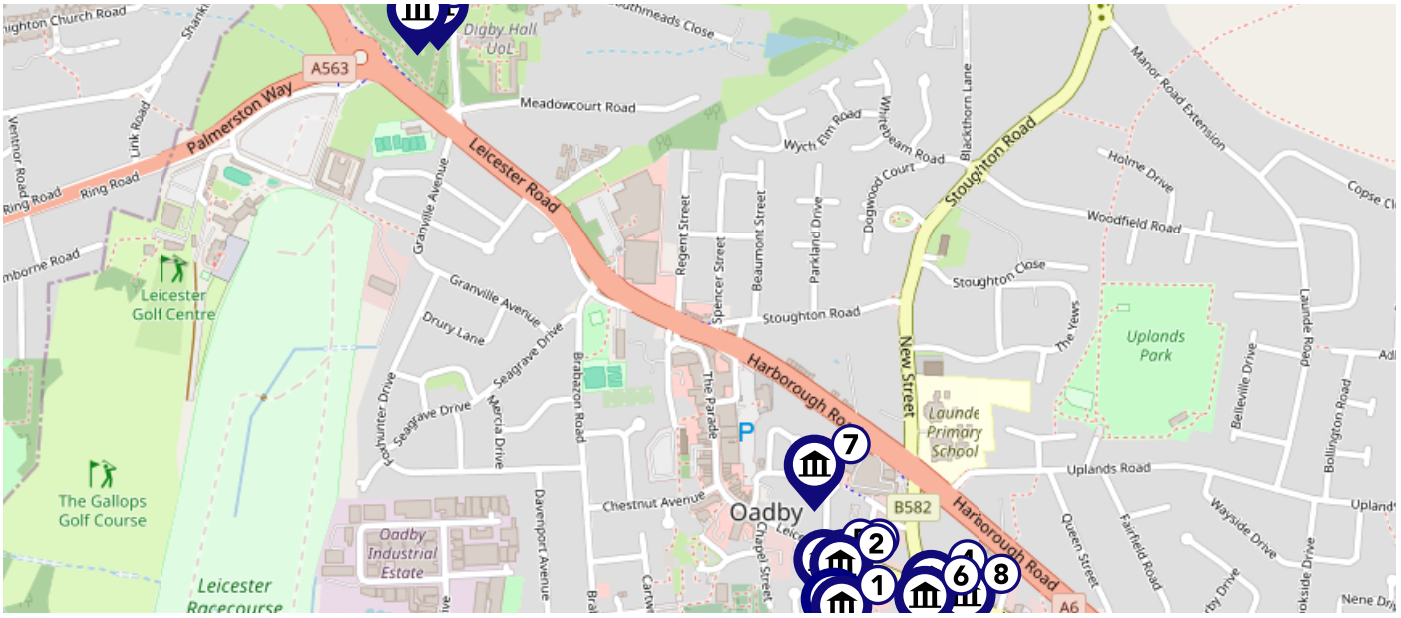
Nearby Landfill Sites

1	Rosemead Drive, Rear of Hidcote Road, Oadby and Wigston-Rosemead Drive, Oadby, Leicestershire	Historic Landfill
2	Rear of Hidcote Road, Oadby and Wigston-Rear of Hidcote Road, Oadby, Leicestershire	Historic Landfill
3	Oadby Civic Amenity Site-Wigston Road, Oadby, Leicestershire	Historic Landfill
4	Oadby Civic Amenity Site-Civic Amenity Site, Wigston Road, Oadby, Leicestershire	Historic Landfill
5	Land off Leicester Road, Oadby-Land off Leicester Road, Oadby, Leicestershire	Historic Landfill
6	Windrush Drive, Oadby-Windrush Drive, Oadby, Leicestershire	Historic Landfill
7	Rear of Kilby Bridge Garage-Rear of Kilby Bridge Garage, Kilby Bridge, Leicestershire	Historic Landfill
8	Magna Road, Wigston-Magna Road, Wigston, Leicestershire	Historic Landfill
9	Ellis Farm, Kilby Bridge, Wigston-Kilby Bridge, Wigston, Leicestershire	Historic Landfill
10	Council Refuse Tip-Wigston, Leicestershire	Historic Landfill

Maps
Listed Buildings

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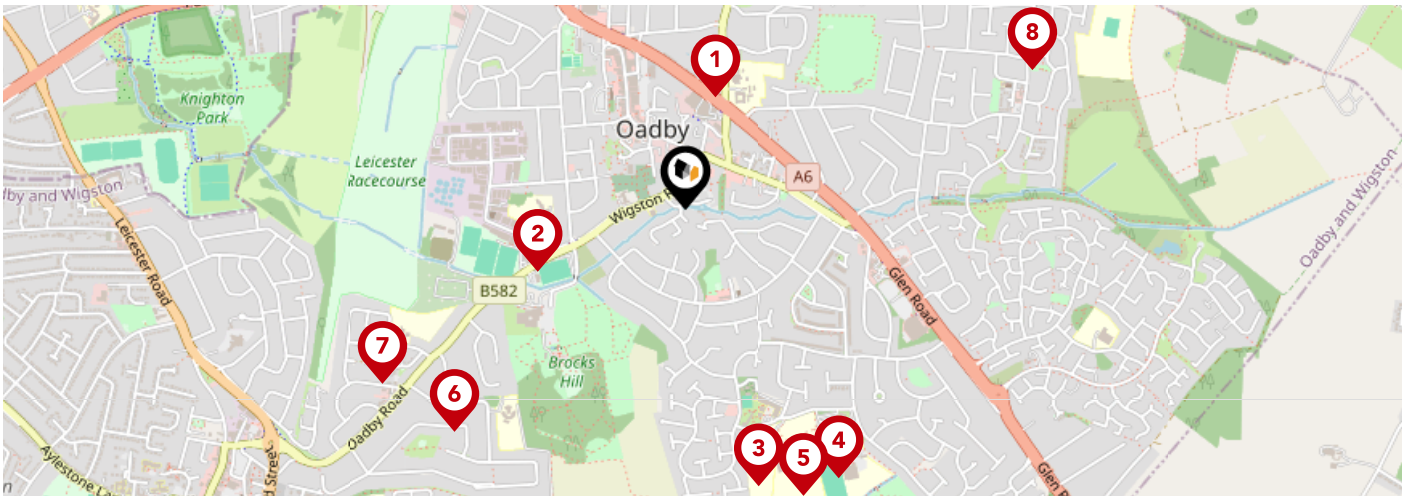
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1177368 - The Nook	Grade II	0.0 miles
2 1342136 - K6 Telephone Kiosk Outside St Peter's Church	Grade II	0.0 miles
3 1073651 - War Memorial	Grade II	0.1 miles
4 1073652 - 53, London Road	Grade II	0.1 miles
5 1073650 - Church Of St Peter	Grade II	0.1 miles
6 1073654 - 44-48, London Road	Grade II	0.1 miles
7 1073649 - 21, Church Street	Grade II	0.2 miles
8 1073653 - 67, London Road	Grade II	0.2 miles
9 1073655 - Lodge To Hastings House	Grade II	0.8 miles
10 1361573 - Hastings House	Grade II	0.8 miles

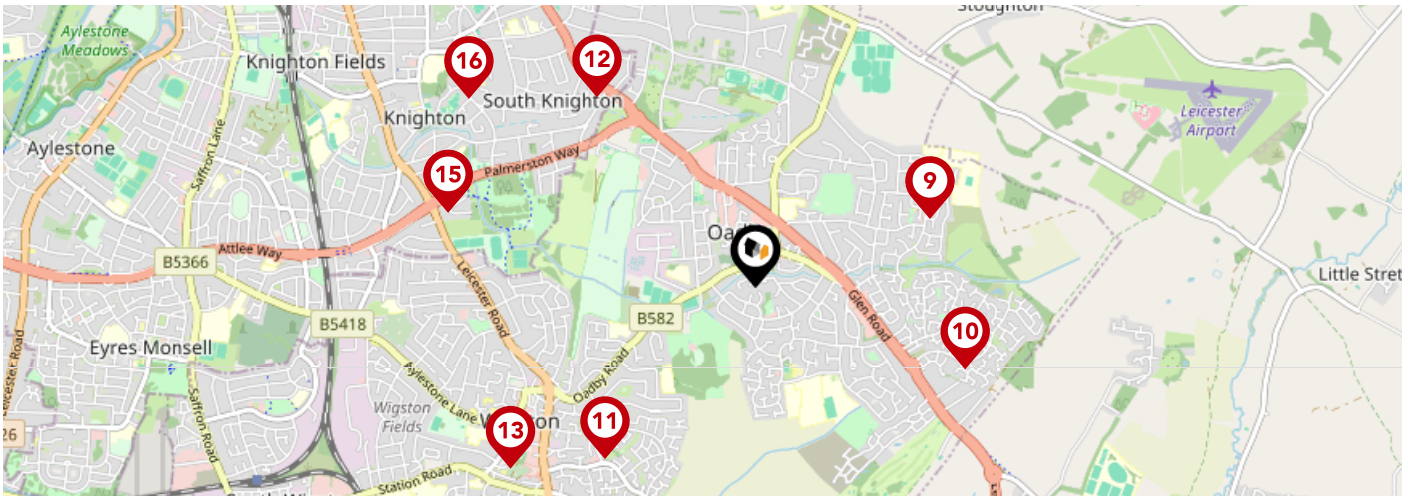
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Launde Primary School** Ofsted Rating: Requires improvement | Pupils: 629 | Distance:0.26	☐	☑	☐	☐	☐
2	**Langmoor Primary School Oadby** Ofsted Rating: Requires improvement | Pupils: 209 | Distance:0.36	☐	☑	☐	☐	☐
3	**Brocks Hill Primary School** Ofsted Rating: Outstanding | Pupils: 422 | Distance:0.64	☐	☑	☐	☐	☐
4	**Beauchamp College** Ofsted Rating: Good | Pupils: 2178 | Distance:0.7	☐	☐	☑	☐	☐
5	**Gartree High School** Ofsted Rating: Outstanding | Pupils: 889 | Distance:0.7	☐	☐	☑	☐	☐
6	**Glenmere Community Primary School** Ofsted Rating: Outstanding | Pupils: 211 | Distance:0.72	☐	☑	☐	☐	☐
7	**Saint John Fisher Catholic Voluntary Academy, Wigston, Leicestershire** Ofsted Rating: Good | Pupils: 212 | Distance:0.79	☐	☑	☐	☐	☐
8	**Brookside Primary School** Ofsted Rating: Good | Pupils: 440 | Distance:0.84	☐	☑	☐	☐	☐

Area
Schools

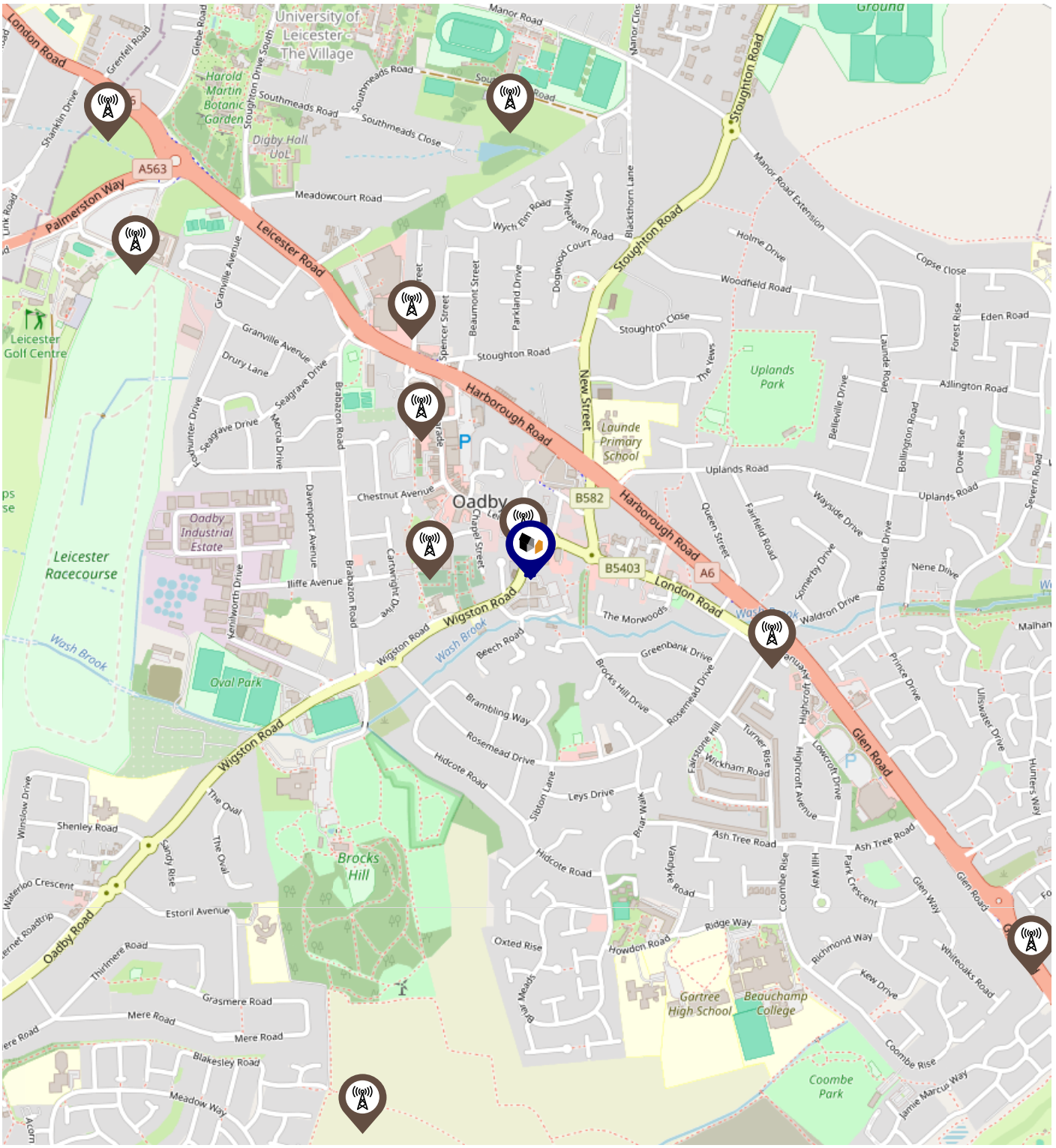


	Nursery	Primary	Secondary	College	Private
9 Manor High School Ofsted Rating: Good | Pupils: 925 | Distance:0.84	☐	☐	☑	☐	☐
10 Woodland Grange Primary School Ofsted Rating: Outstanding | Pupils: 424 | Distance:1.01	☐	☑	☐	☐	☐
11 The Meadow Community Primary School Ofsted Rating: Good | Pupils: 397 | Distance:1.02	☐	☑	☐	☐	☐
12 Leicester High School for Girls Ofsted Rating: Not Rated | Pupils: 306 | Distance:1.12	☐	☐	☑	☐	☐
13 All Saints Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 216 | Distance:1.37	☐	☑	☐	☐	☐
14 Overdale Infant School Ofsted Rating: Requires improvement | Pupils: 330 | Distance:1.43	☐	☑	☐	☐	☐
15 Overdale Junior School Ofsted Rating: Good | Pupils: 481 | Distance:1.43	☐	☑	☐	☐	☐
16 Leicester Partnership School Ofsted Rating: Good | Pupils: 35 | Distance:1.55	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

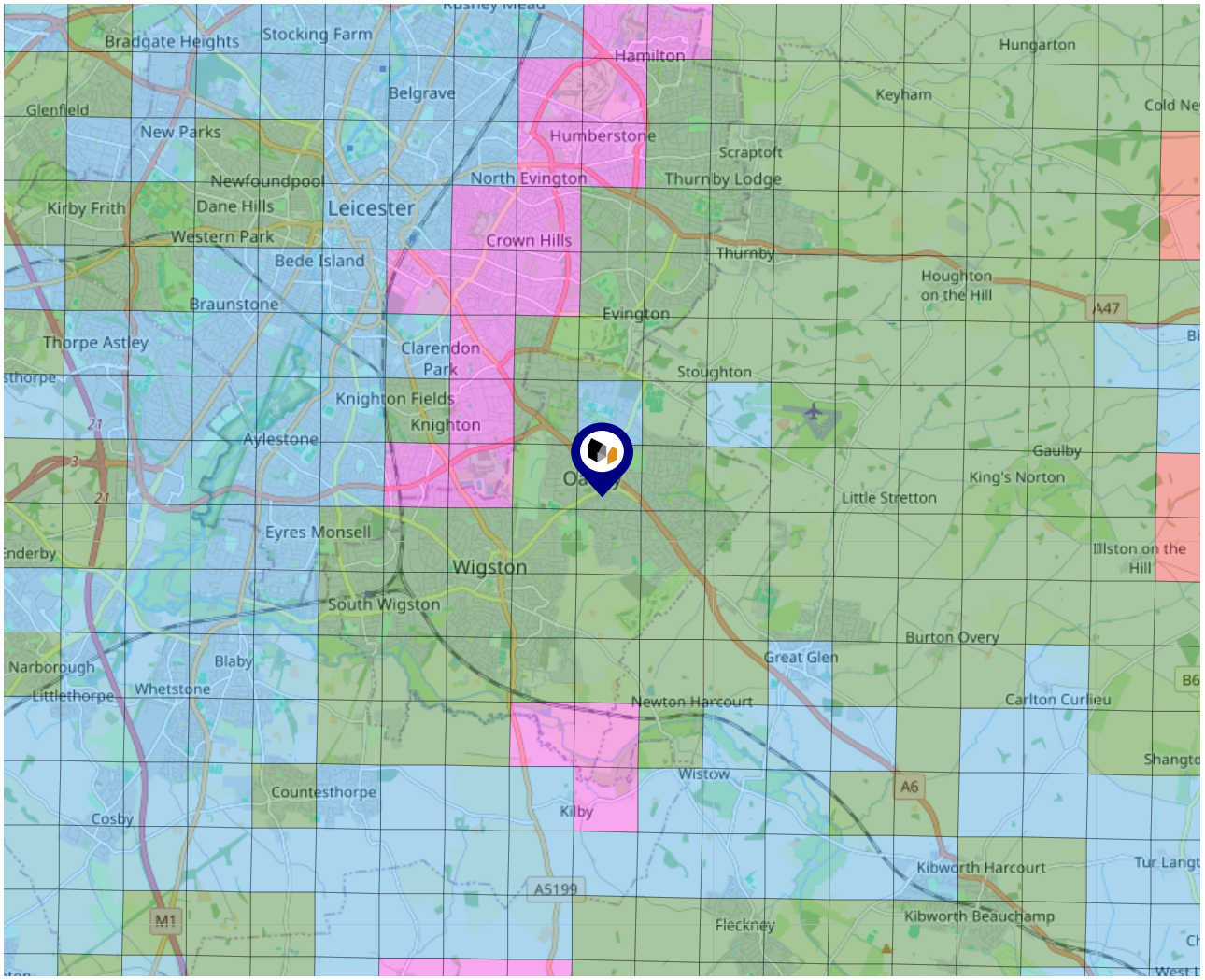
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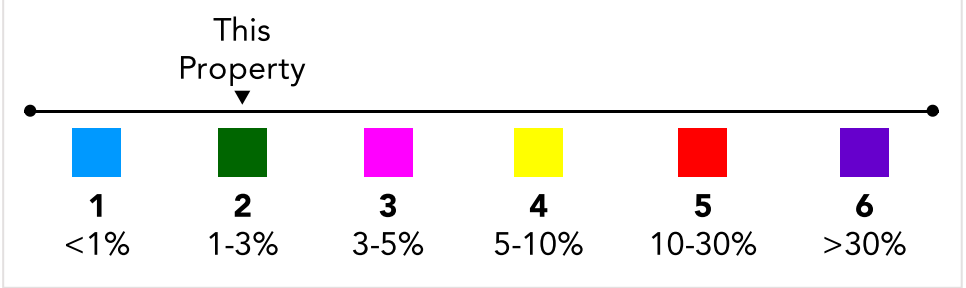
Environment
Radon Gas

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What is Radon?

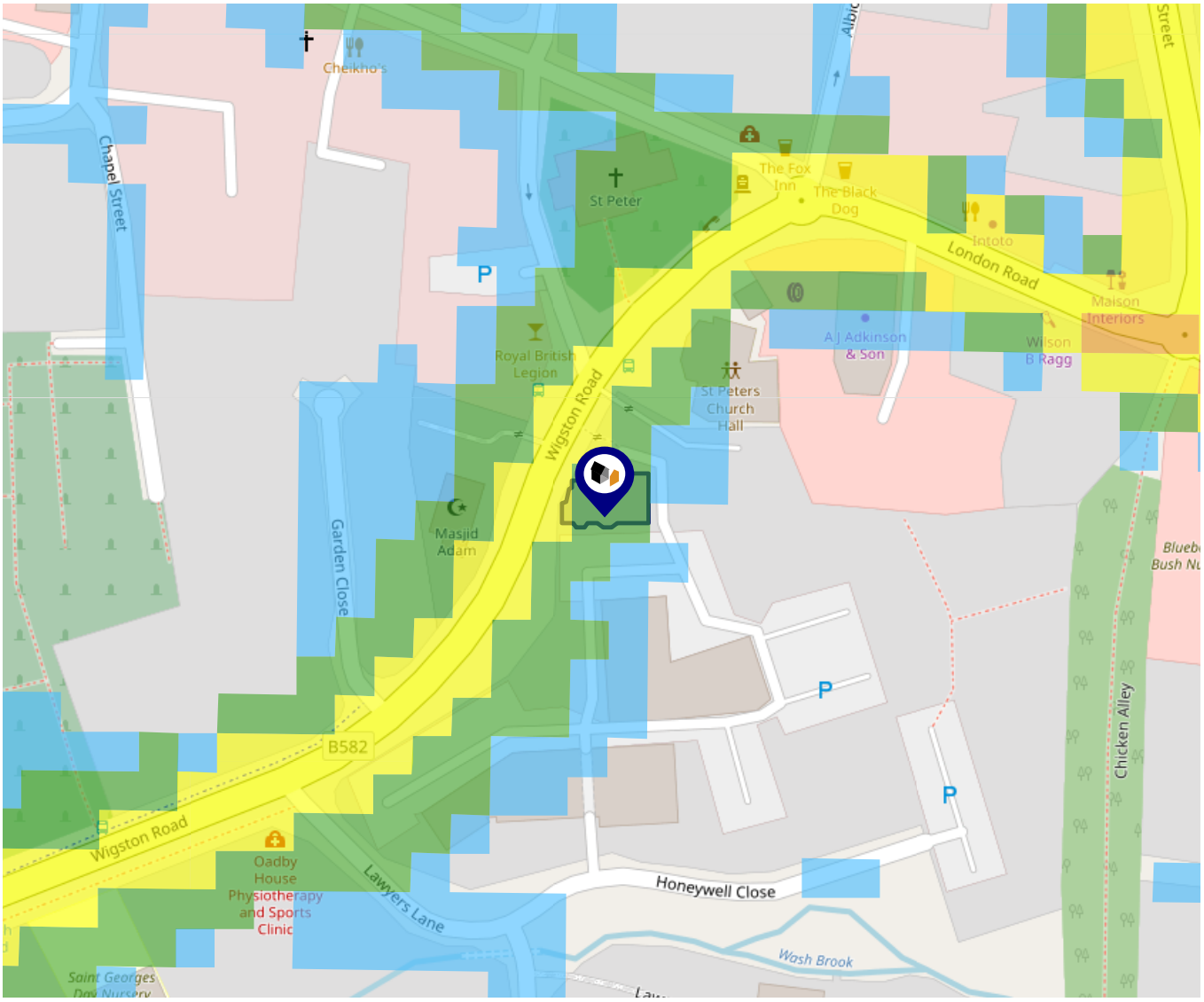
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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

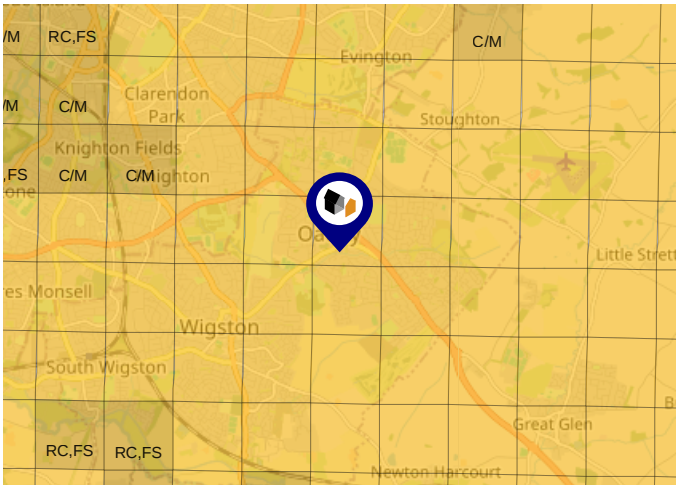
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Environment
Soils & Clay

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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		



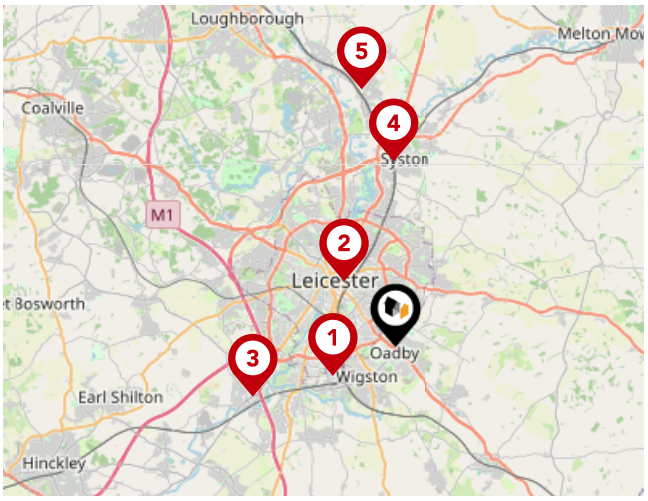
Primary Classifications (Most Common Clay Types)

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

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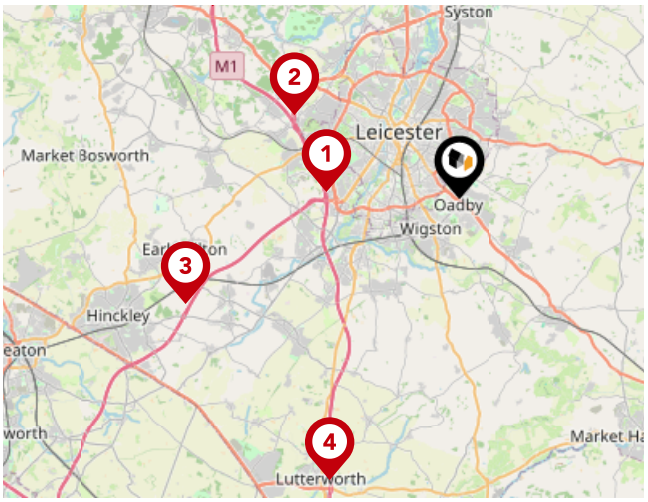
Area

Transport (National)



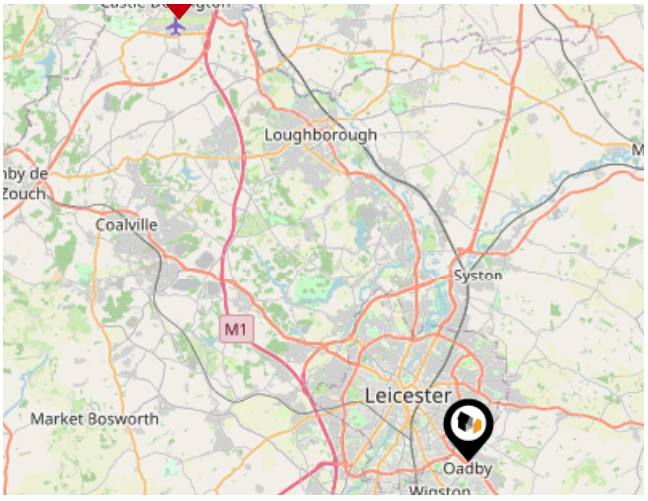
National Rail Stations

Pin	Name	Distance
1	South Wigston Rail Station	2.46 miles
2	Leicester Rail Station	3.03 miles
3	Narborough Rail Station	5.45 miles
4	Syston Rail Station	6.72 miles
5	Sileby Rail Station	9.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21	4.8 miles
2	M1 J21A	6.65 miles
3	M69 J2	10.57 miles
4	M1 J20	11.14 miles
5	M1 J22	11.28 miles



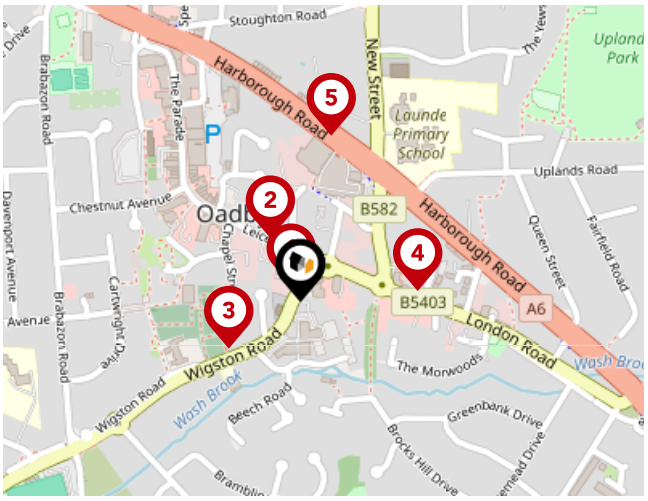
Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	19 miles

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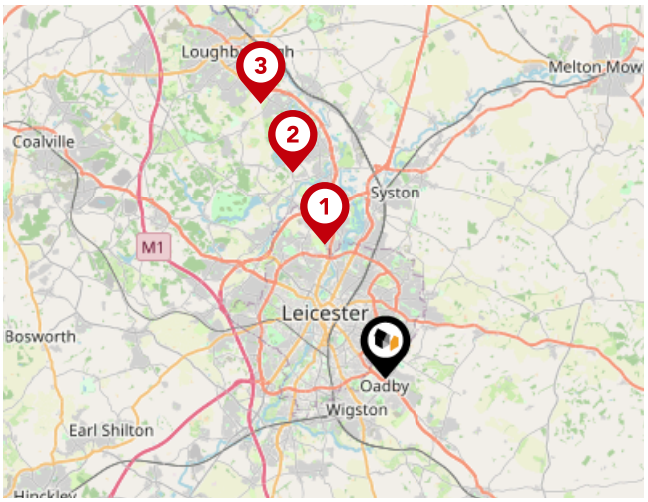
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Peter's Church	0.02 miles
2	Chapel Street	0.07 miles
3	Lawyers Lane	0.09 miles
4	Alexandra Court	0.13 miles
5	Waitrose	0.19 miles



Local Connections

Pin	Name	Distance
1	Leicester North (Great Central Railway)	5.33 miles
2	Rothley (Great Central Railway)	8.15 miles
3	Quorn & Woodhouse (Great Central Railway)	10.88 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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.

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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.

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