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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th October 2026



37, WIMBORNE DRIVE, COVENTRY, CV2 2HZ

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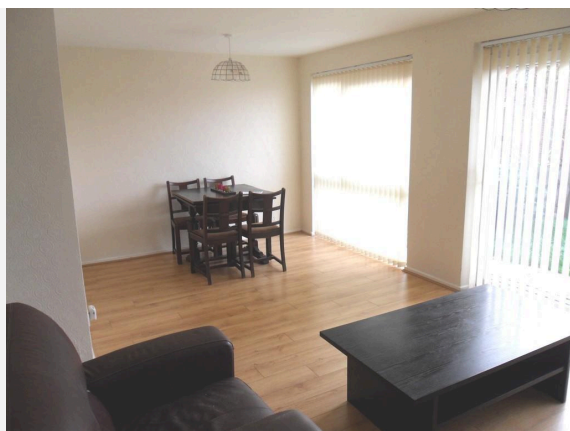
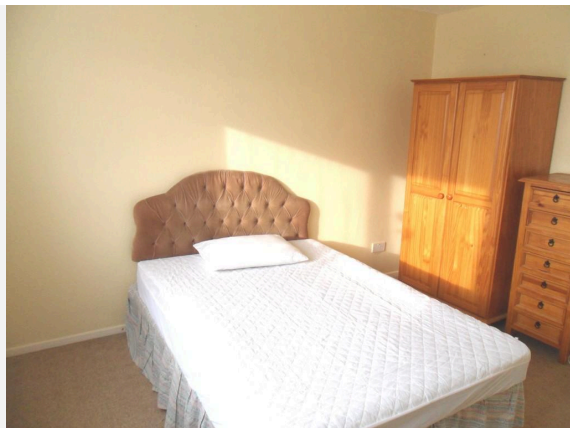
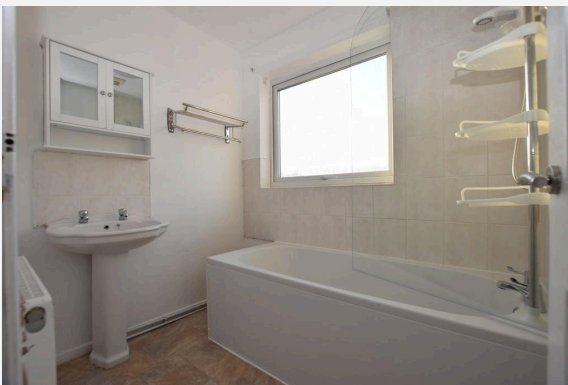


Property

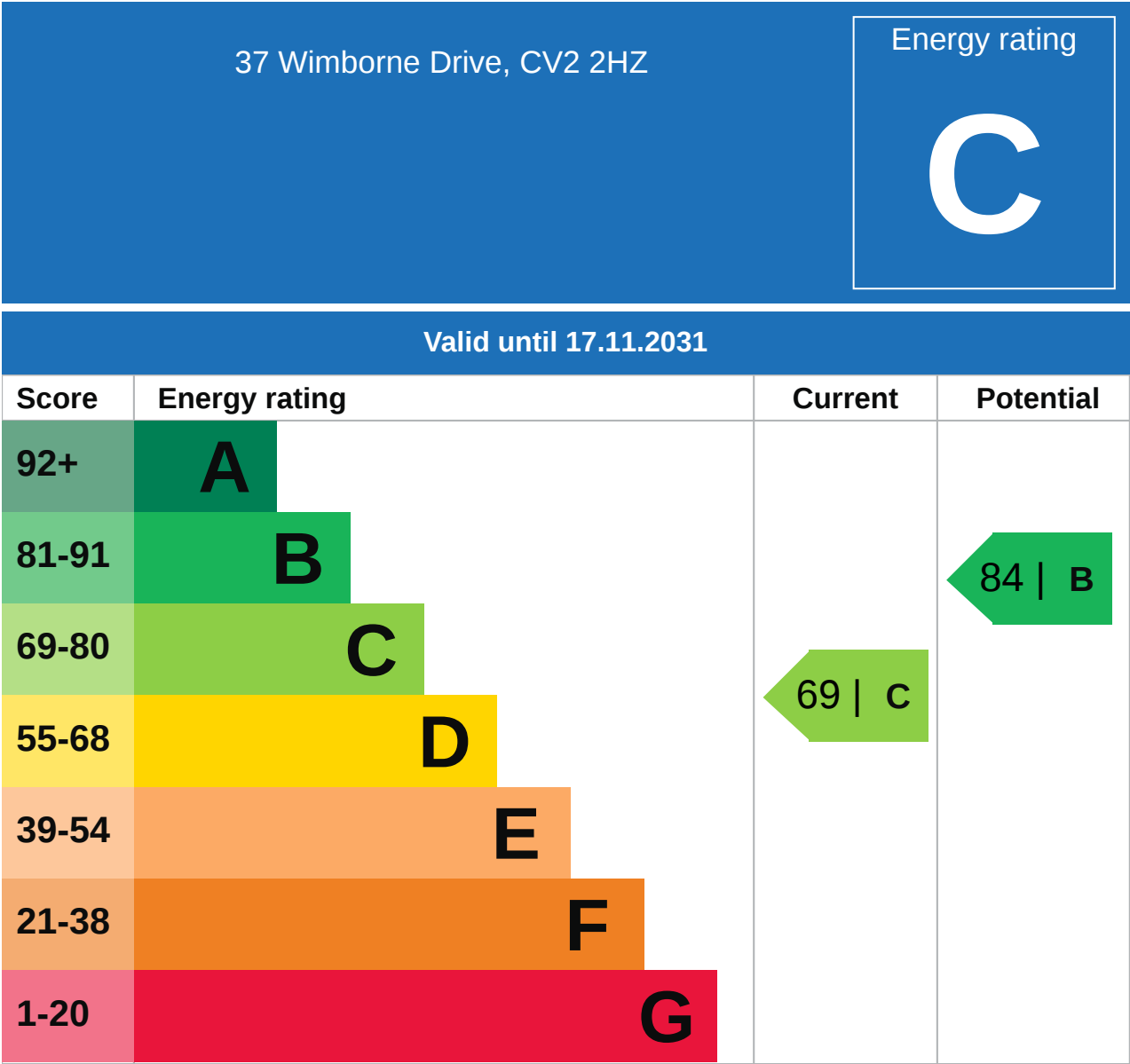
Type:	Terraced	Last Sold Date:	03/07/1995
Bedrooms:	3	Last Sold Price:	£41,750
Floor Area:	828 ft ² / 77 m ²	Last Sold £/ft ² :	£50
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1976-1982	Latest FENSA Work:	17/10/2003 - 8 windows, 1 door
Council Tax :	Band B		
Annual Estimate:	£1,957		
Title Number:	WM30105		
UPRN:	100070721204		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	15	80	5500
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



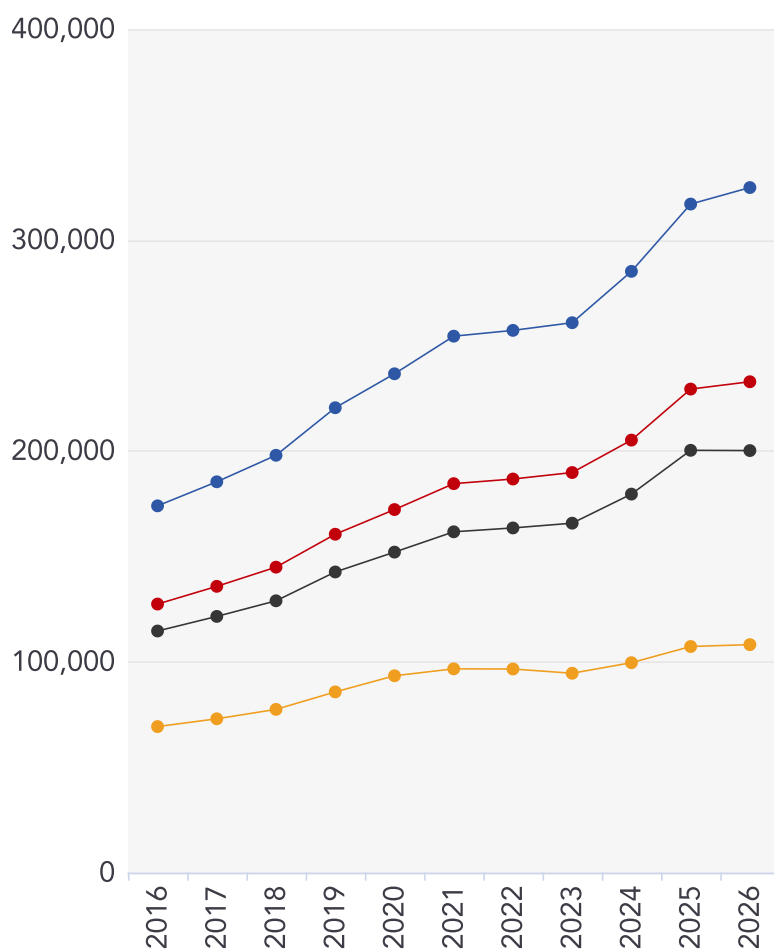




Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
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:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

10 Year History of Average House Prices by Property Type in CV2



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

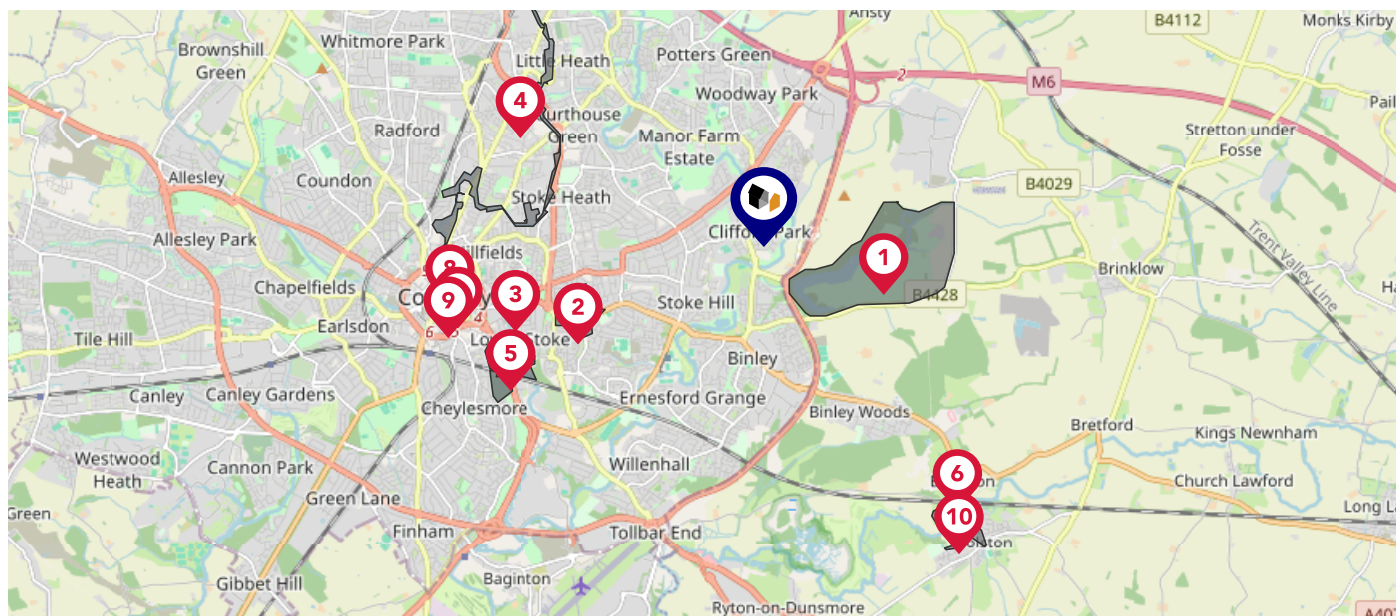
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1

Combe Abbey

2

Stoke Green

3

Far Gosford Street

4

Coventry Canal

5

London Road

6

Brandon

7

Hill Top and Cathedral

8

Lady Herbert's Garden

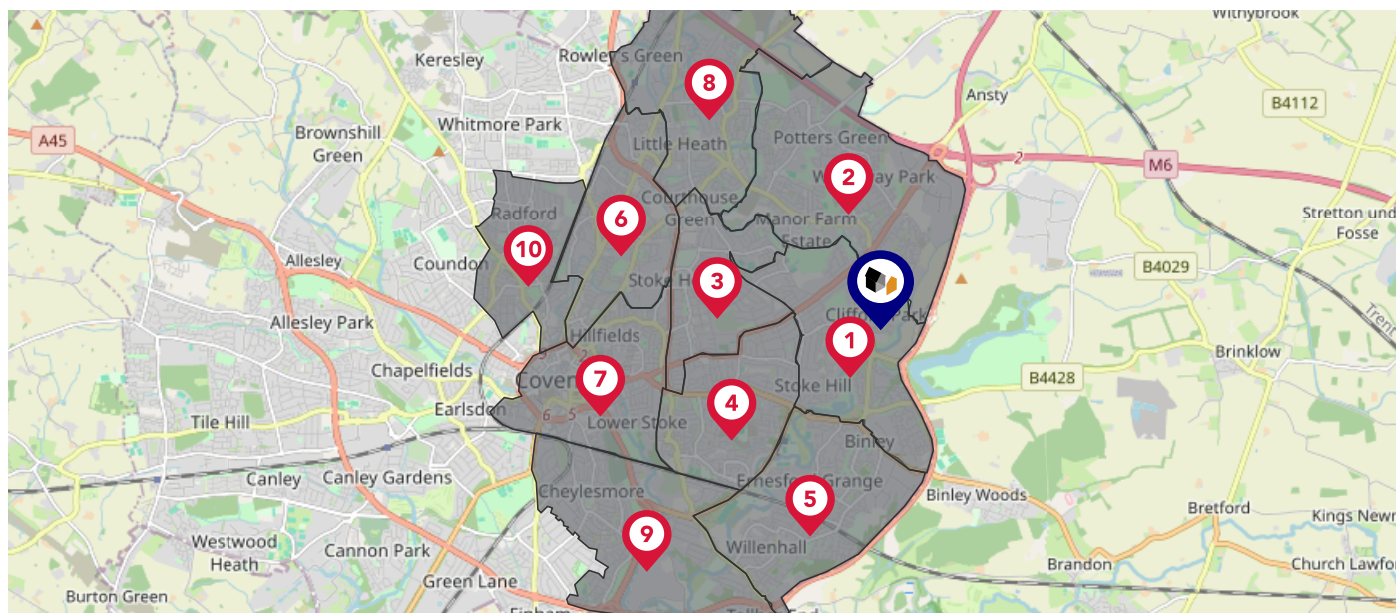
9

High Street

10

Wolston

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



Wyken Ward



Henley Ward



Upper Stoke Ward



Lower Stoke Ward



Binley and Willenhall Ward



Foleshill Ward



St. Michael's Ward



Longford Ward

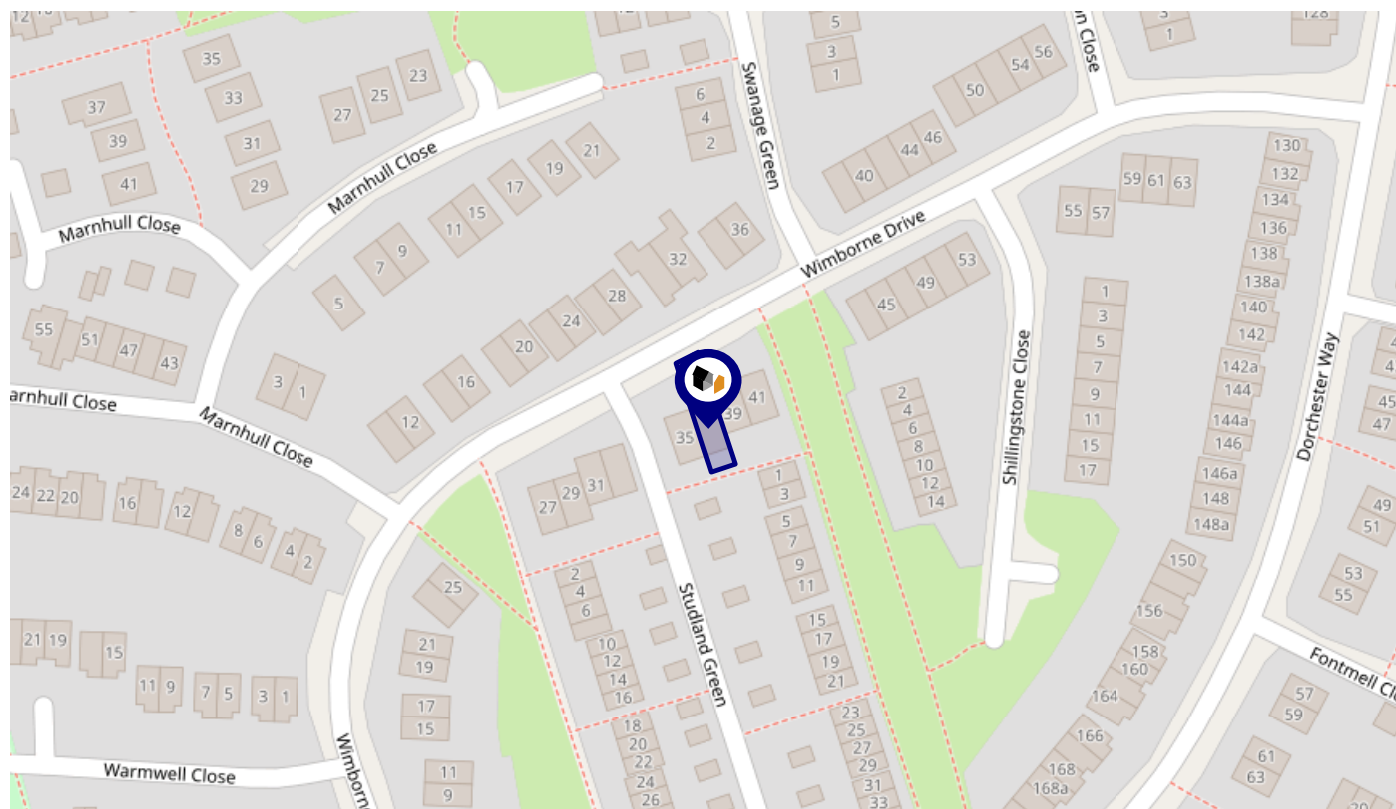


Cheylesmore Ward



Radford 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.

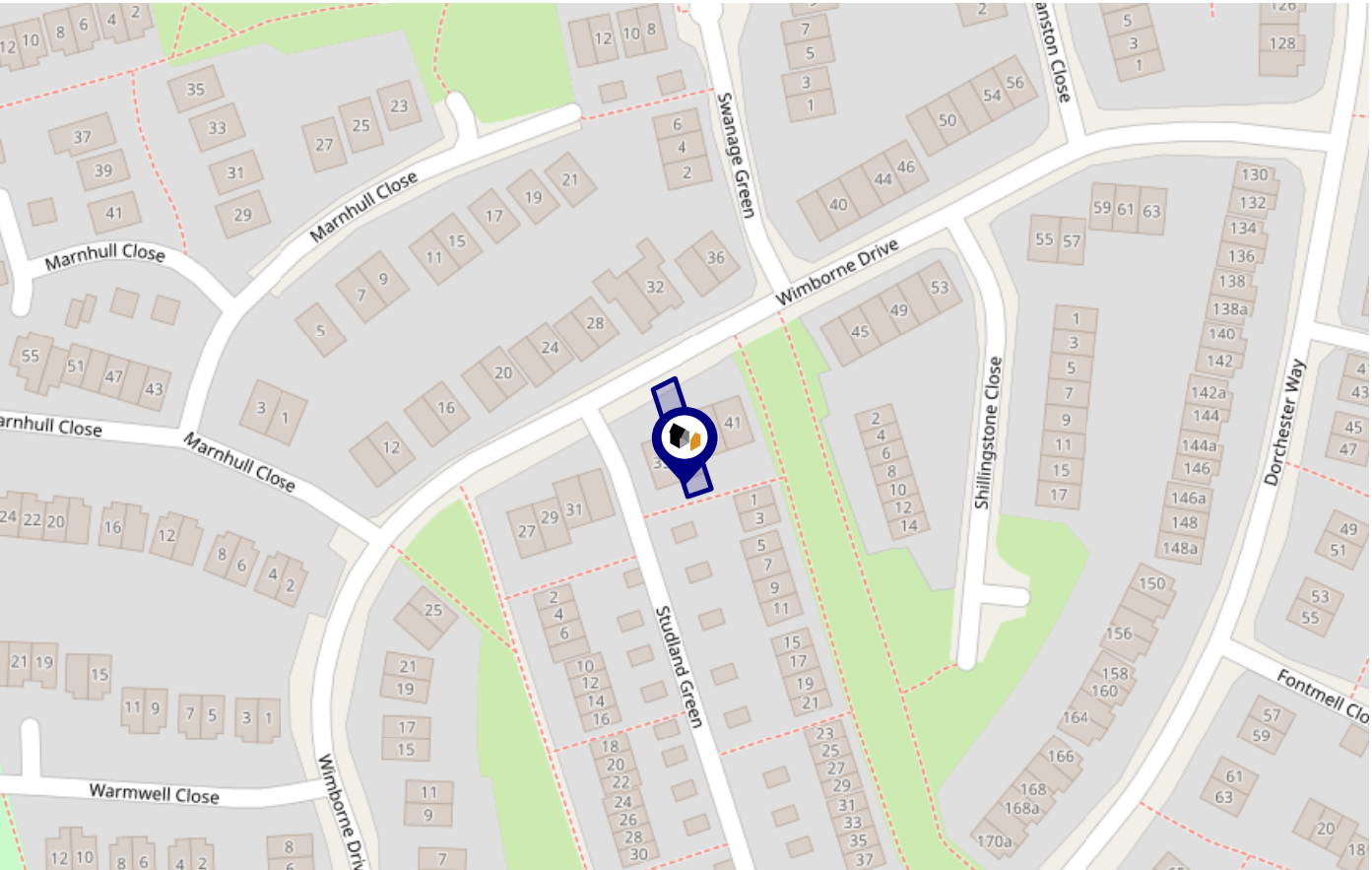
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

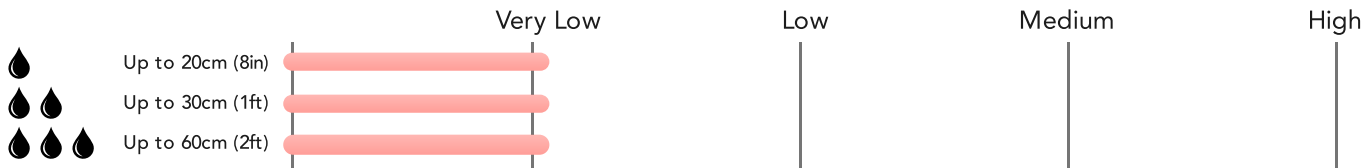


Risk Rating: Very low

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.

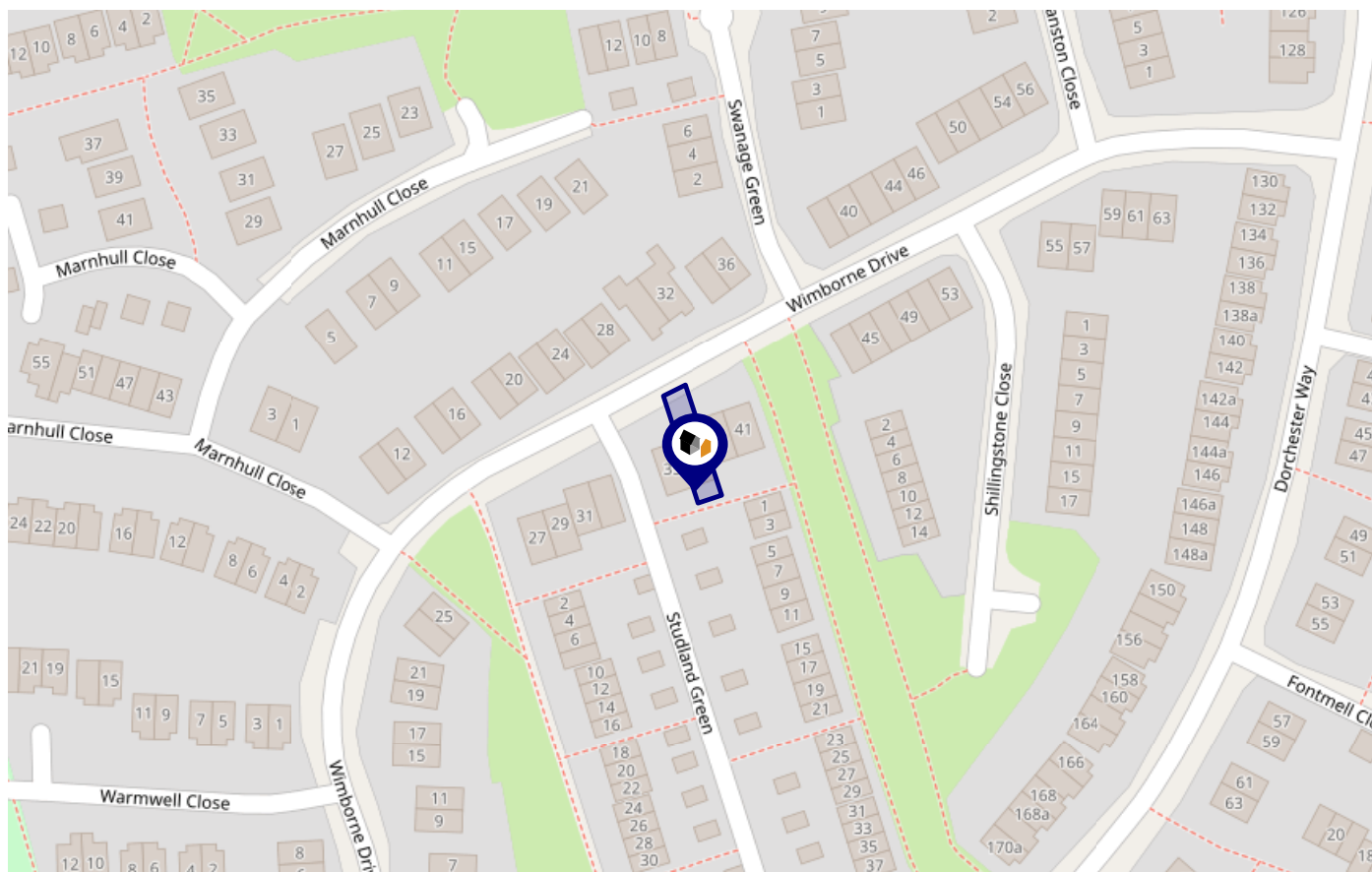
Chance of flooding to the following depths at this property:



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.

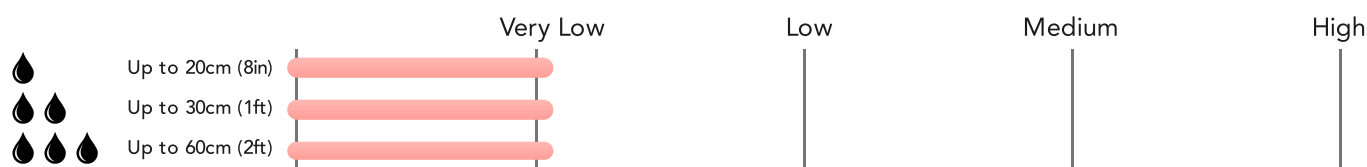


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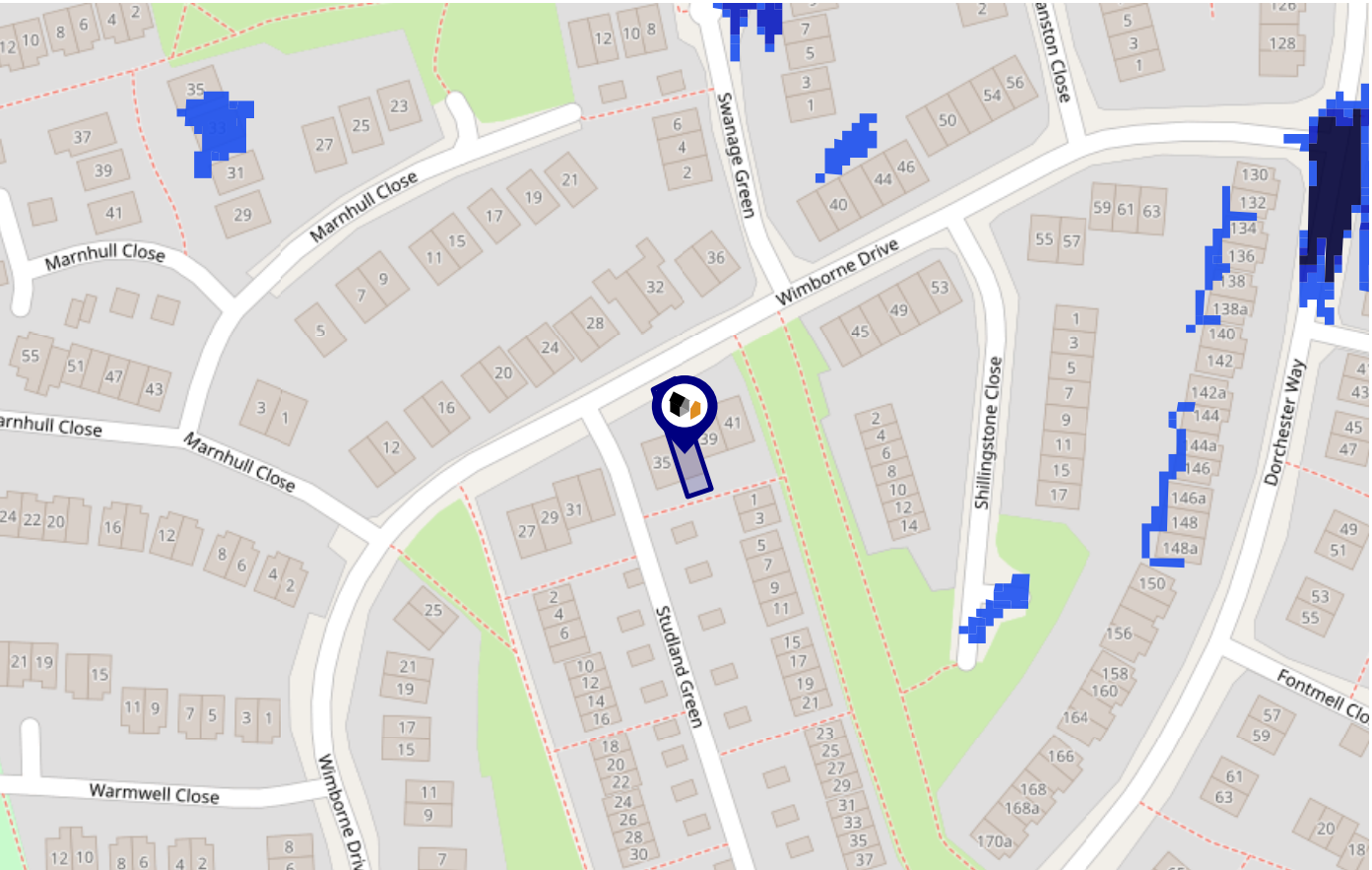
Chance of flooding to the following depths at this property:



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.

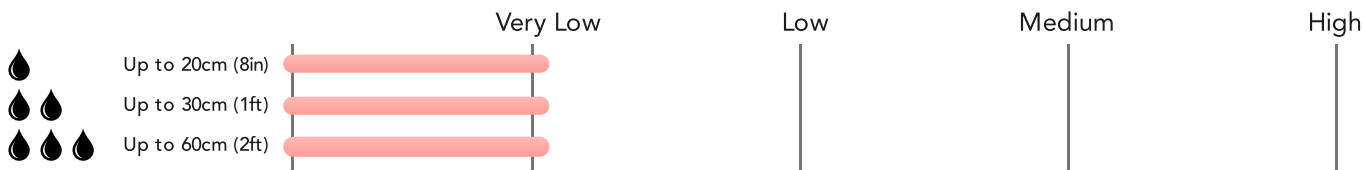


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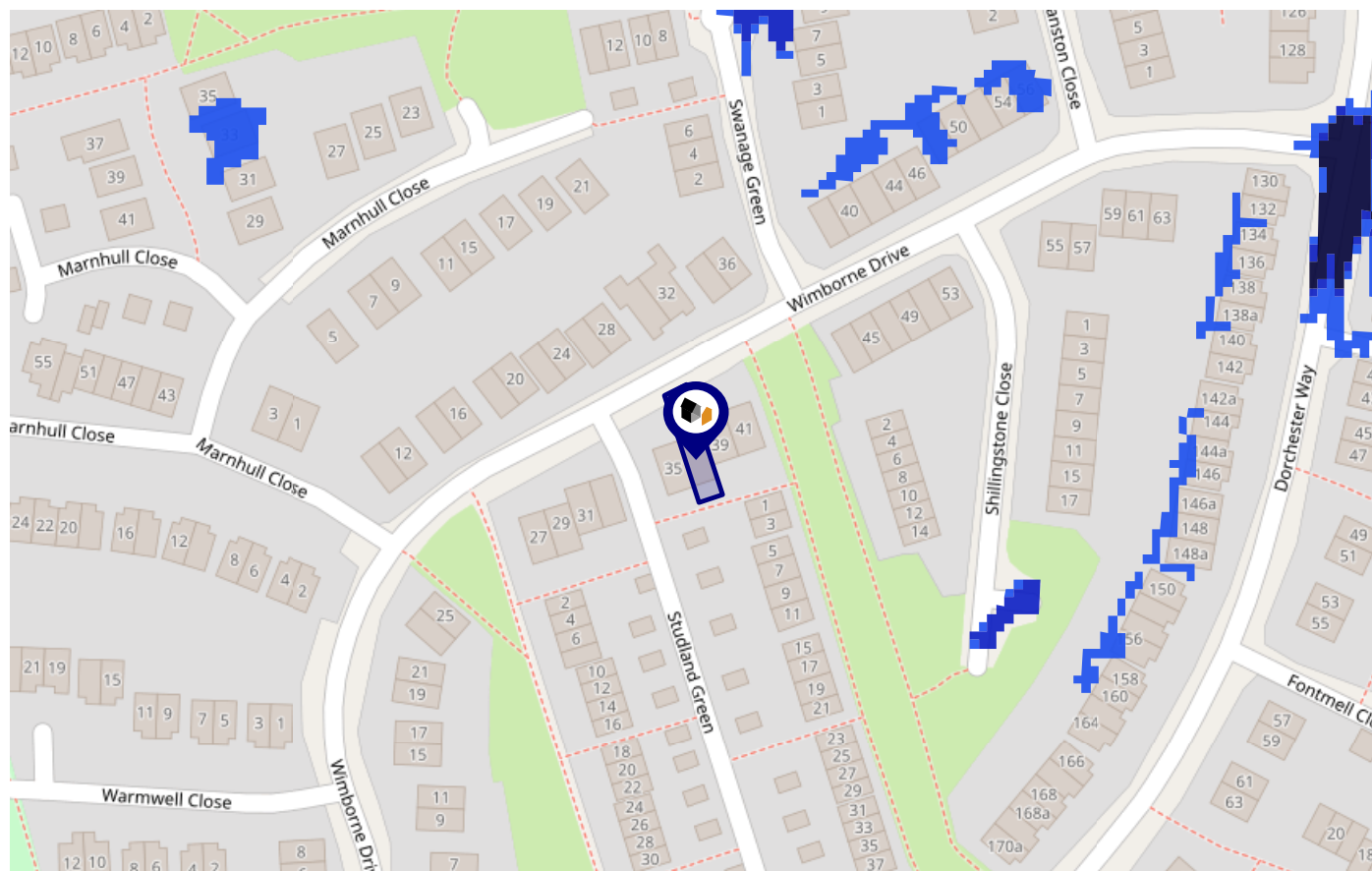
Chance of flooding to the following depths at this property:



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.

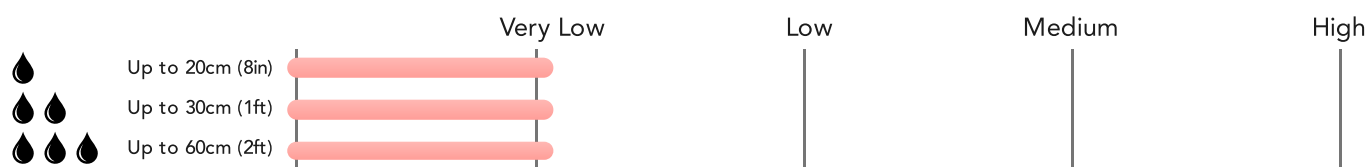


Risk Rating: Very low

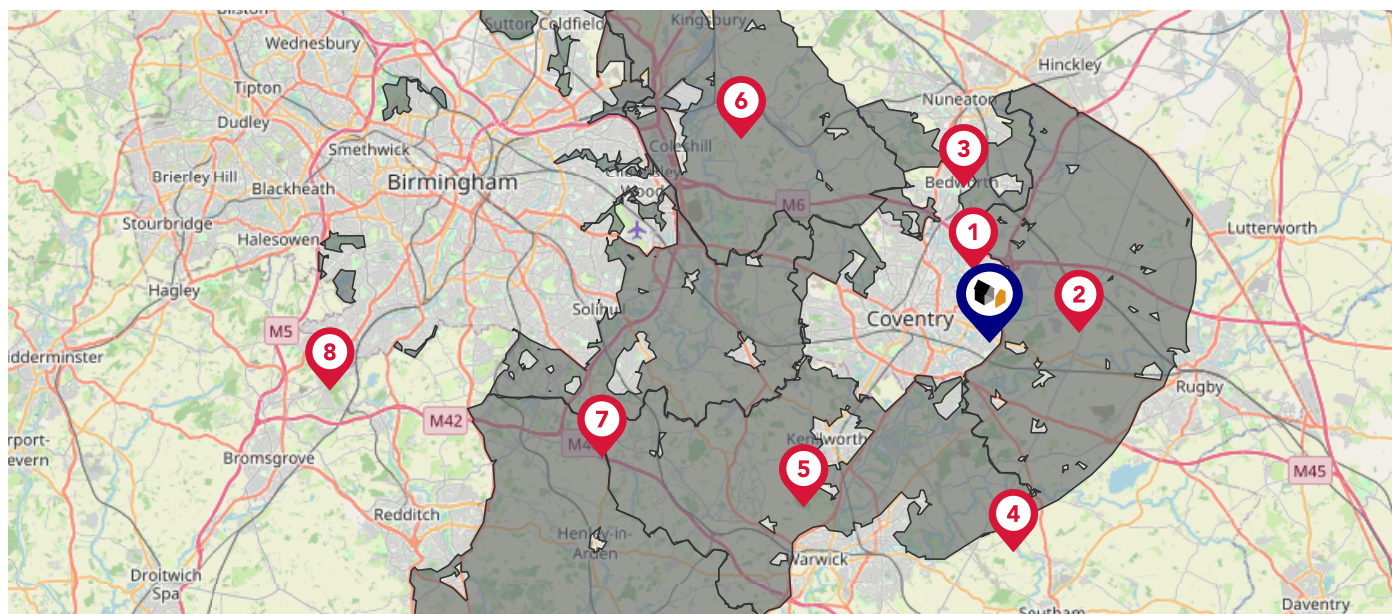
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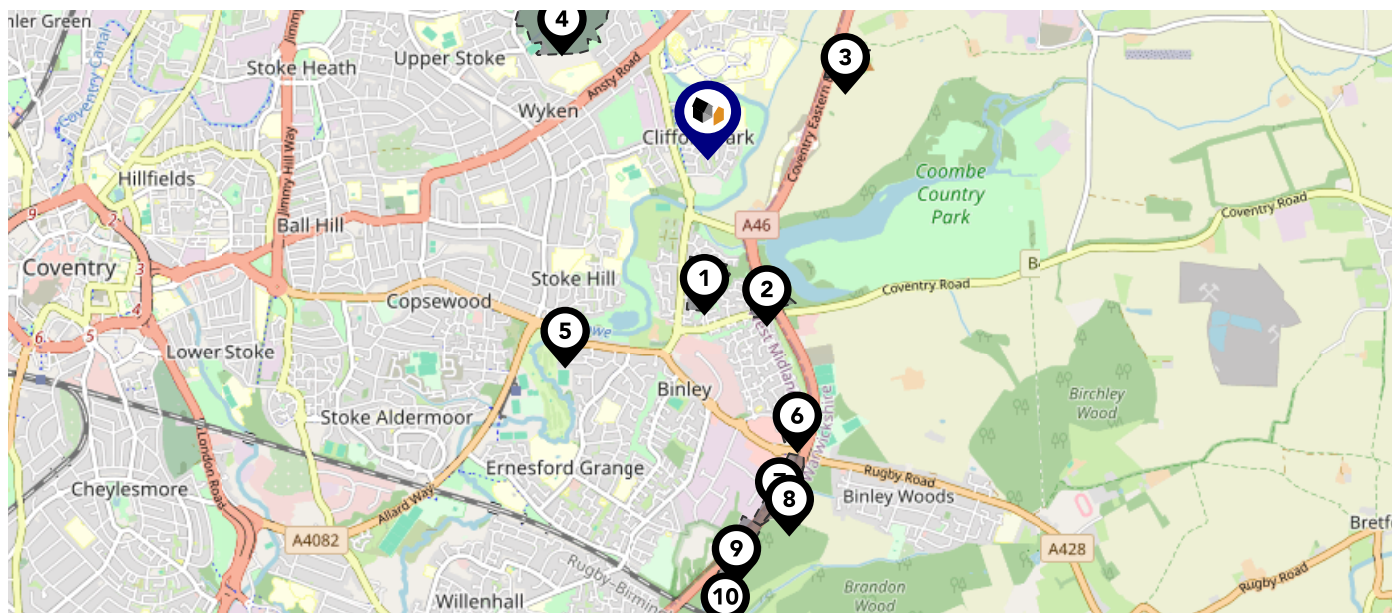
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Birmingham

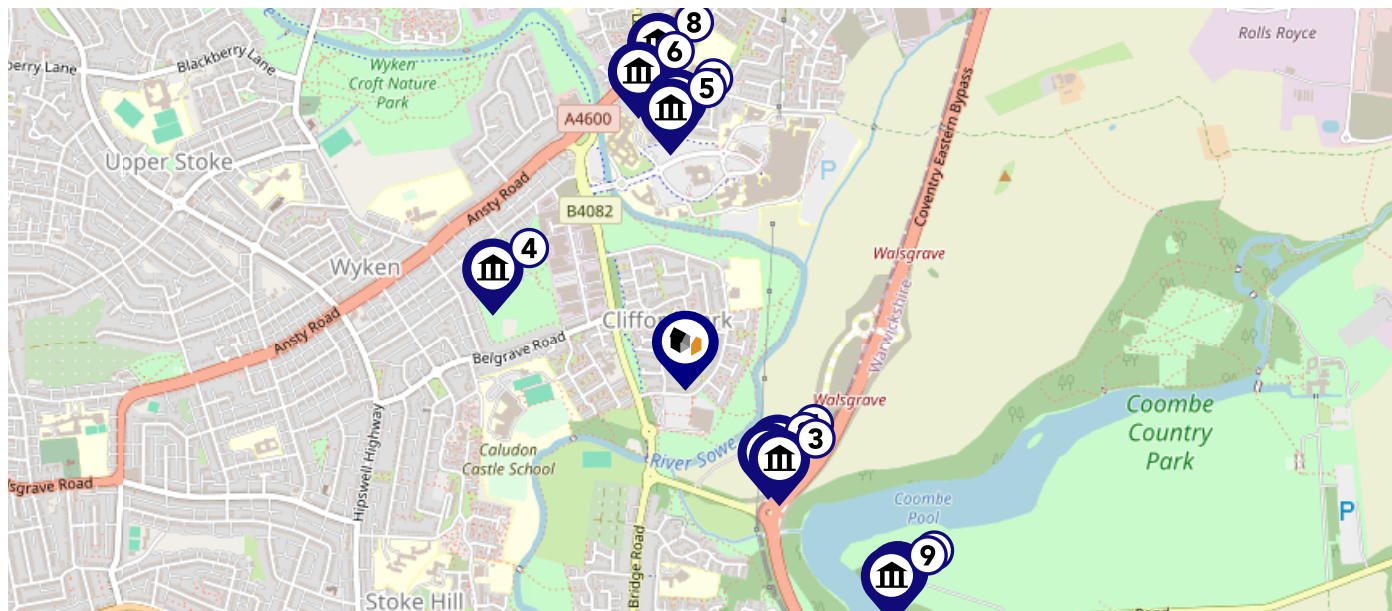
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



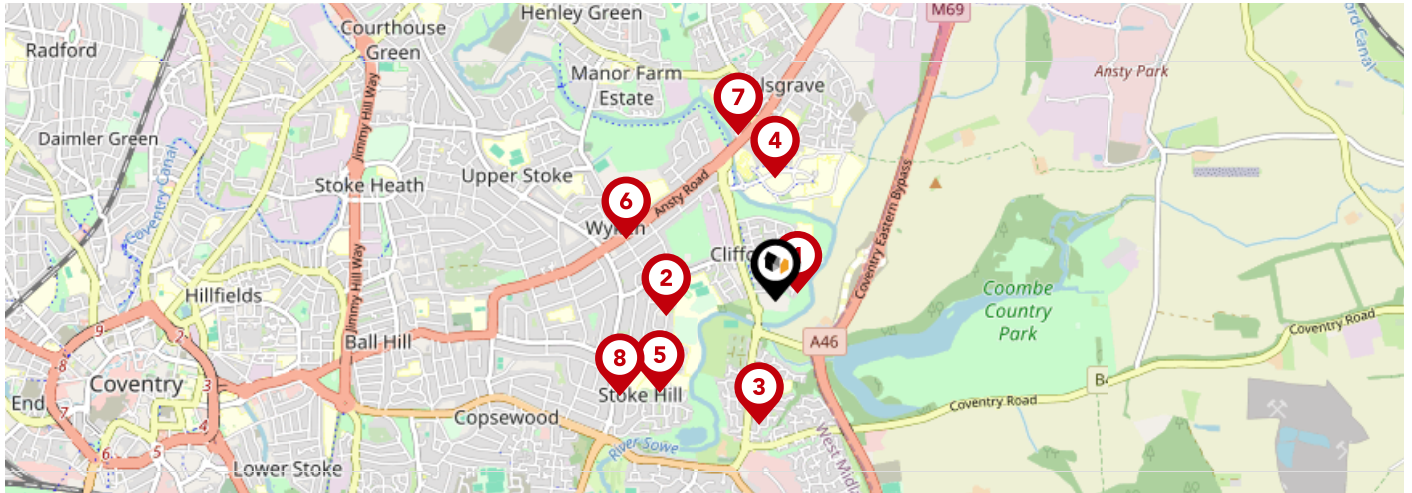
Nearby Landfill Sites

	Coombe Estate-Binley, Coventry	Historic Landfill
	Coombe Fields-Binley, Coventry	Historic Landfill
	Site No.4 Walsgrave Hill Borrow Pit-Walgrave Hill Farm, Coventry, Warwickshire	Historic Landfill
	Wyken Croft-Wyken, Coventry	Historic Landfill
	Binley Road A-Binley, Coventry	Historic Landfill
	Borrow Pit-North A428	Historic Landfill
	A428 Borrow Pit-Binley, Coventry	Historic Landfill
	A428 Borrow Pit-Adjacent to Barn Antiques, Brandon Road, Coventry, Warwickshire	Historic Landfill
	Fosseway Sand and Gravel Company Limited, Landfill Site-Piles Coppice, Binley Woods, Near Rugby, Warwickshire	Historic Landfill
	Harpers Lodge Landfill Site-Off Brandon Lane, Coventry, Warwickshire	Historic Landfill

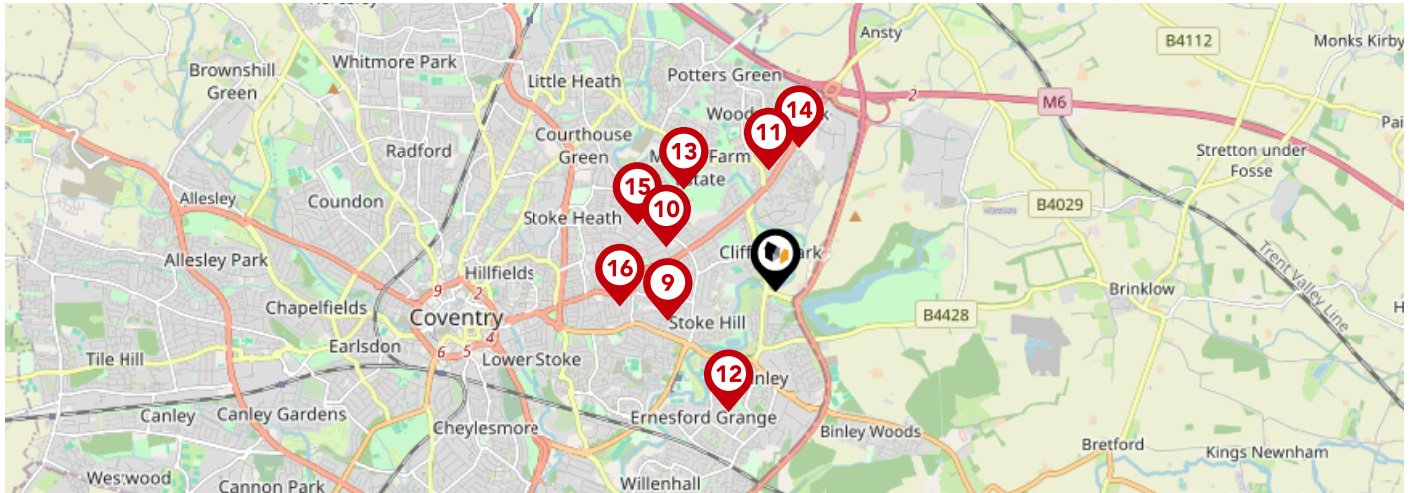
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1226789 - Barn Approximately 50 Metres North Of Hungerley Hall Farmhouse	Grade II	0.3 miles
	1265638 - Granary, Cowshed And Stable Range Approximately 15 Metres North West Of Hungerley Hall Farmhouse	Grade II	0.3 miles
	1265694 - Hungerley Hall Farmhouse	Grade II	0.3 miles
	1076645 - Remains Of Caludon Castle	Grade I	0.5 miles
	1342892 - White House	Grade II	0.5 miles
	1115404 - Church Of St Mary The Virgin	Grade II	0.6 miles
	1335842 - 14, School House Lane	Grade II	0.6 miles
	1342913 - Cruck House	Grade II	0.7 miles
	1276493 - Wall To North Of The Woodlands, Combe Abbey And Attached Farmbuildings	Grade II	0.7 miles
	1233663 - Menagerie Farmbuildings To North West Of The Woodlands	Grade II	0.7 miles



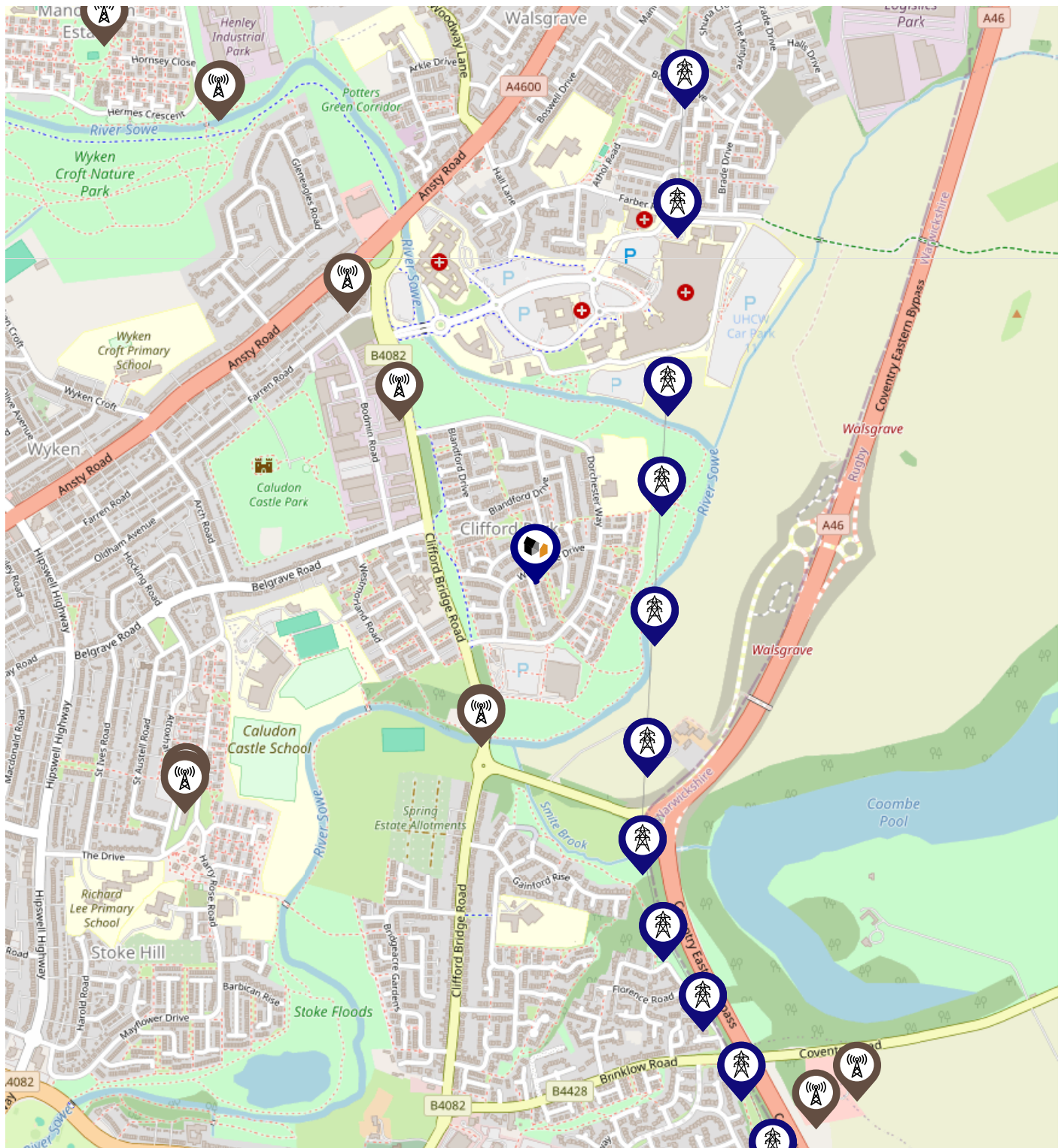
		Nursery	Primary	Secondary	College	Private
1	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 285 Distance:0.11	☐	☒	☐	☐	☐
2	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:0.5	☐	☐	☒	☐	☐
3	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:0.56	☐	☒	☐	☐	☐
4	Walsgrave Church of England Academy Ofsted Rating: Good Pupils: 465 Distance:0.56	☐	☒	☐	☐	☐
5	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.66	☐	☒	☐	☐	☐
6	Wyken Croft Primary School Ofsted Rating: Good Pupils: 916 Distance:0.73	☐	☒	☐	☐	☐
7	SS Peter and Paul Catholic Primary School Ofsted Rating: Good Pupils: 213 Distance:0.78	☐	☒	☐	☐	☐
8	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:1	☐	☒	☐	☐	☐
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 466 Distance:1.07	☐	☒	☐	☐	☐
	Whittle Academy Ofsted Rating: Good Pupils: 253 Distance:1.1	☐	☒	☐	☐	☐
	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:1.17	☐	☒	☐	☐	☐
	Henley Green Primary Ofsted Rating: Good Pupils: 478 Distance:1.24	☐	☒	☐	☐	☐
	Seva School Ofsted Rating: Good Pupils: 705 Distance:1.32	☐	☒	☒	☐	☐
	Lyng Hall School Ofsted Rating: Good Pupils: 981 Distance:1.39	☐	☐	☒	☐	☐
	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:1.41	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

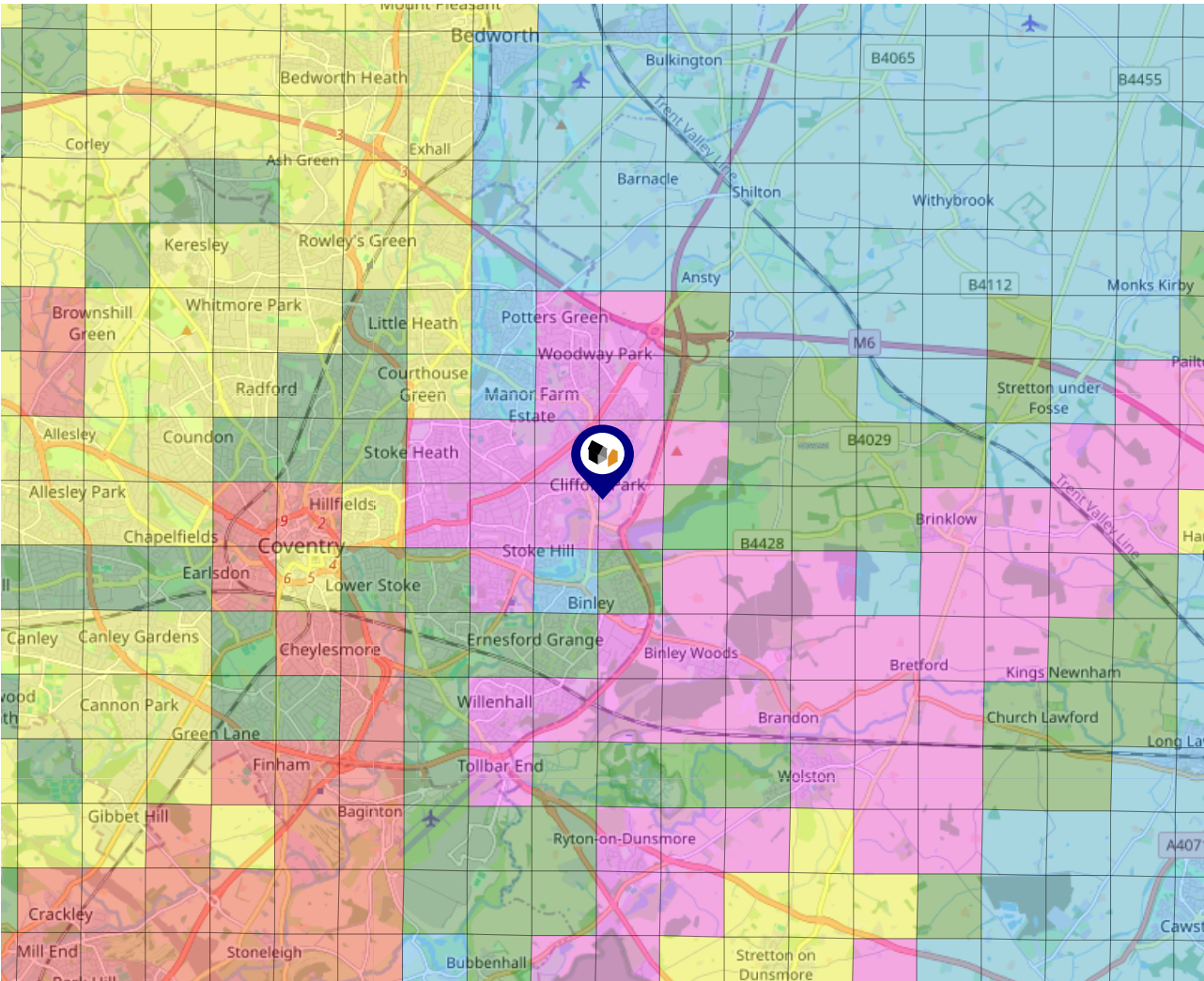
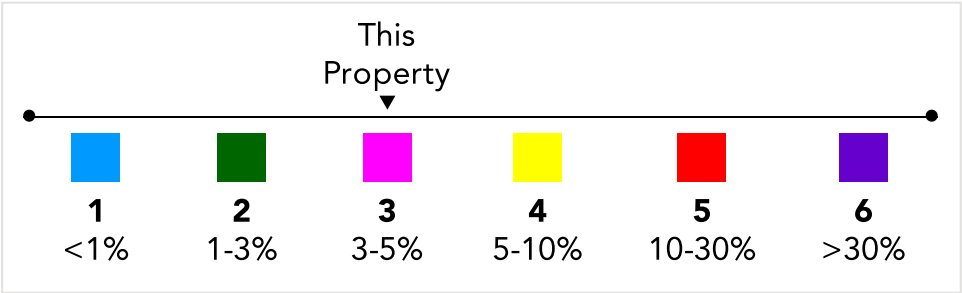


Key:

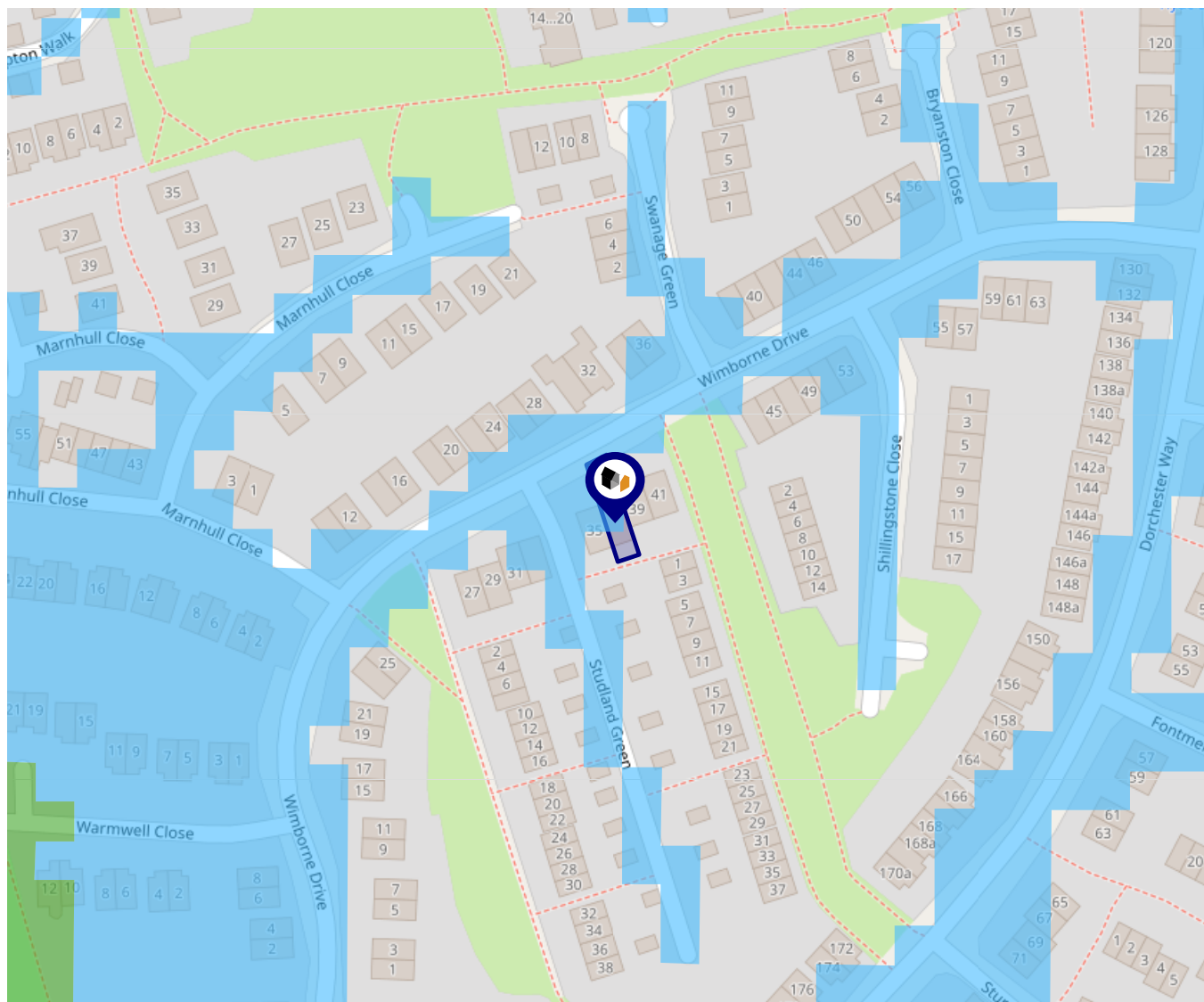
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

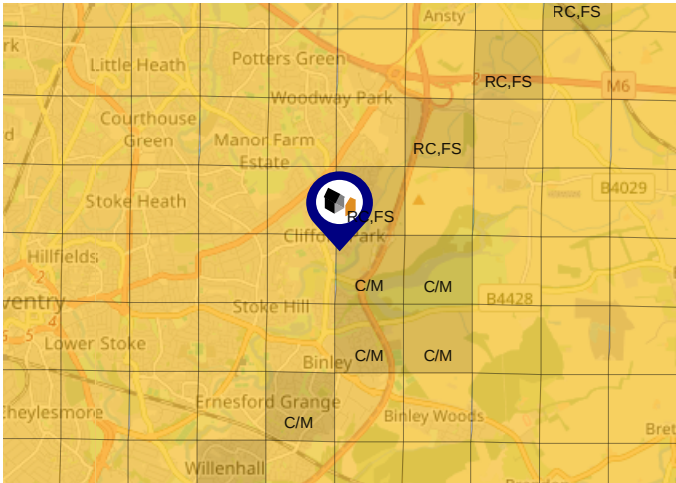


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

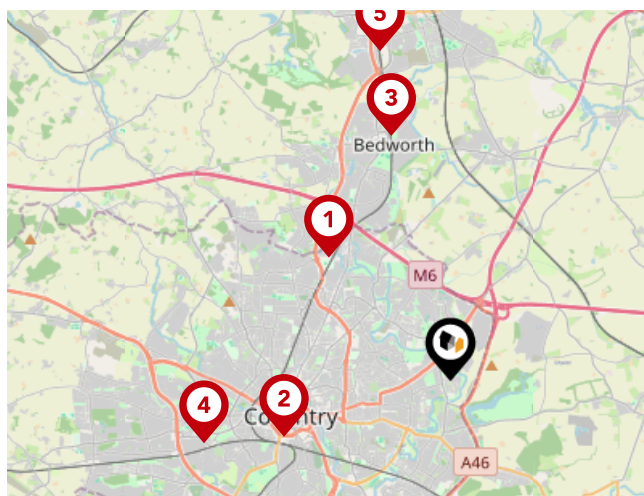
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



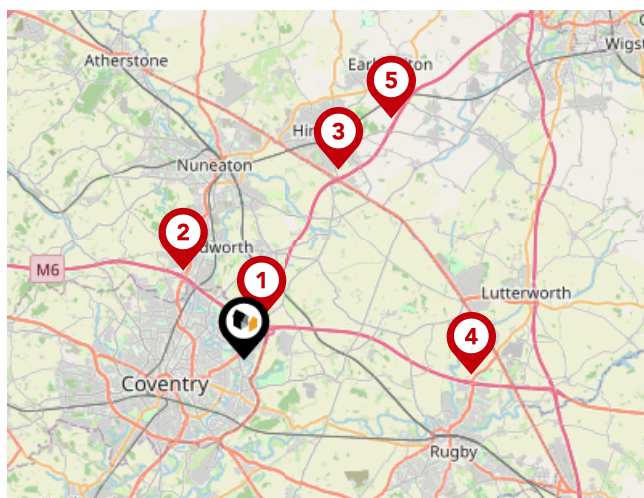
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



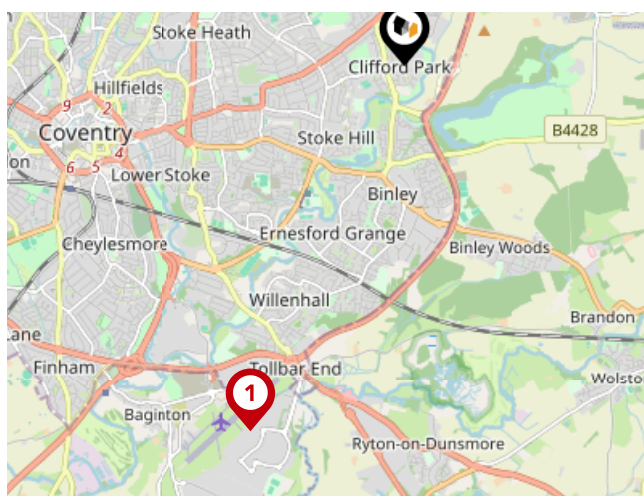
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	3.12 miles
2	Coventry Rail Station	3.18 miles
3	Bedworth Rail Station	4.53 miles
4	Canley Rail Station	4.59 miles
5	Bermuda Park Rail Station	6.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	1.65 miles
2	M6 J3	3.94 miles
3	M69 J1	7.68 miles
4	M6 J1	8.25 miles
5	M69 J2	10.21 miles

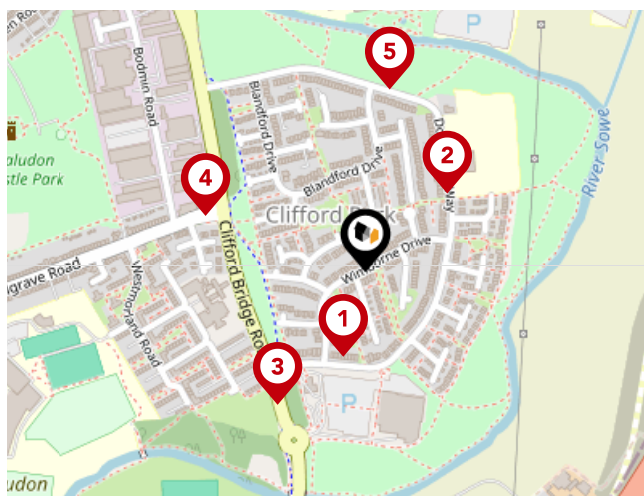


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.58 miles

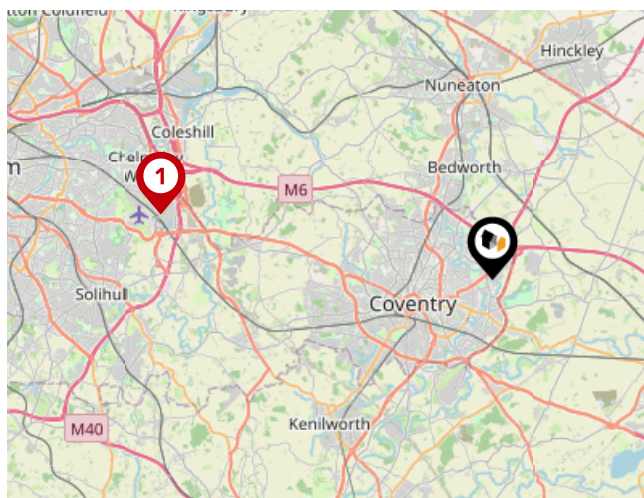
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wimborne Drive	0.09 miles
2	Pearl Hyde School	0.12 miles
3	Tesco	0.18 miles
4	Clifford Bridge Rd	0.19 miles
5	Blandford Drive	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	12.21 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



/martincouk



/martinco_uk/



/company/martin-and-co/

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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