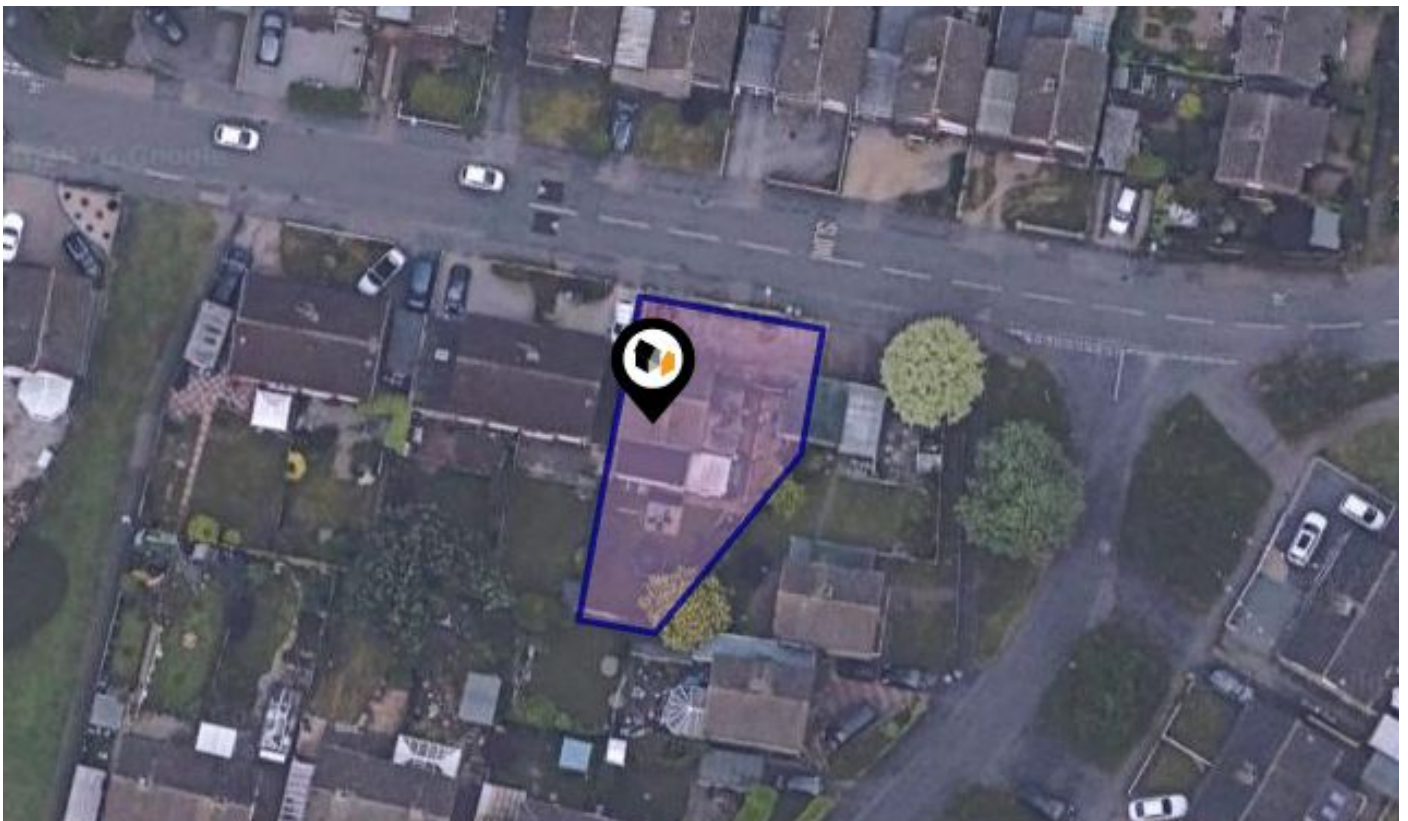


[See More Online](#)

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 18th February 2026**



**33, WESTRAY DRIVE, HINCKLEY, LE10 0TL**

**Price Estimate :** £350,000

## Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

[mark.cullen@martinco.com](mailto:mark.cullen@martinco.com)

[www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/](http://www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/)





## Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,304
Title Number:	LT309866
UPRN:	100030512827

Last Sold Date:	27/10/2017
Last Sold Price:	£230,000
Last Sold £/ft <sup>2</sup> :	£218
Price Estimate:	£350,000
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)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



<b>28, Westray Drive, Hinckley, LE10 0TL</b>			Detached House
Last Sold Date:	17/09/2025	05/05/2022	
Last Sold Price:	£335,000	£290,000	
<b>42, Westray Drive, Hinckley, LE10 0TL</b>			Semi-detached House
Last Sold Date:	14/02/2025	16/06/2003	
Last Sold Price:	£235,000	£120,000	
<b>16, Westray Drive, Hinckley, LE10 0TL</b>			Detached House
Last Sold Date:	19/12/2022	07/12/2001	
Last Sold Price:	£245,000	£99,000	
<b>4, Westray Drive, Hinckley, LE10 0TL</b>			Semi-detached House
Last Sold Date:	14/07/2021		
Last Sold Price:	£232,500		
<b>12b, Westray Drive, Hinckley, LE10 0TL</b>			Detached House
Last Sold Date:	02/11/2018		
Last Sold Price:	£225,000		
<b>33, Westray Drive, Hinckley, LE10 0TL</b>			Detached House
Last Sold Date:	27/10/2017	11/06/1999	
Last Sold Price:	£230,000	£65,000	
<b>37, Westray Drive, Hinckley, LE10 0TL</b>			Semi-detached House
Last Sold Date:	07/09/2017	30/09/2016	
Last Sold Price:	£204,000	£183,000	
<b>49, Westray Drive, Hinckley, LE10 0TL</b>			Semi-detached House
Last Sold Date:	08/08/2017		
Last Sold Price:	£184,000		
<b>51, Westray Drive, Hinckley, LE10 0TL</b>			Semi-detached House
Last Sold Date:	02/12/2016		
Last Sold Price:	£187,250		
<b>43, Westray Drive, Hinckley, LE10 0TL</b>			Detached House
Last Sold Date:	12/04/2013	24/03/2000	
Last Sold Price:	£178,500	£77,250	
<b>26, Westray Drive, Hinckley, LE10 0TL</b>			Detached House
Last Sold Date:	07/08/2009	19/06/1998	
Last Sold Price:	£151,950	£72,000	
<b>38, Westray Drive, Hinckley, LE10 0TL</b>			Detached House
Last Sold Date:	23/02/2009		
Last Sold Price:	£174,000		

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

53, Westray Drive, Hinckley, LE10 0TL				Semi-detached House
Last Sold Date:	27/10/2006	31/03/2000	27/11/1998	
Last Sold Price:	£155,000	£67,000	£58,500	
10, Westray Drive, Hinckley, LE10 0TL				Semi-detached House
Last Sold Date:	28/04/2006			
Last Sold Price:	£198,000			
2, Westray Drive, Hinckley, LE10 0TL				Semi-detached House
Last Sold Date:	23/12/2002			
Last Sold Price:	£100,000			
6, Westray Drive, Hinckley, LE10 0TL				Detached House
Last Sold Date:	29/11/2001			
Last Sold Price:	£106,000			
20, Westray Drive, Hinckley, LE10 0TL				Detached House
Last Sold Date:	16/06/2000			
Last Sold Price:	£74,000			
22, Westray Drive, Hinckley, LE10 0TL				Detached House
Last Sold Date:	15/08/1997			
Last Sold Price:	£47,500			
24, Westray Drive, Hinckley, LE10 0TL				Detached House
Last Sold Date:	23/08/1996			
Last Sold Price:	£49,500			
14, Westray Drive, Hinckley, LE10 0TL				Semi-detached House
Last Sold Date:	21/08/1995			
Last Sold Price:	£51,000			

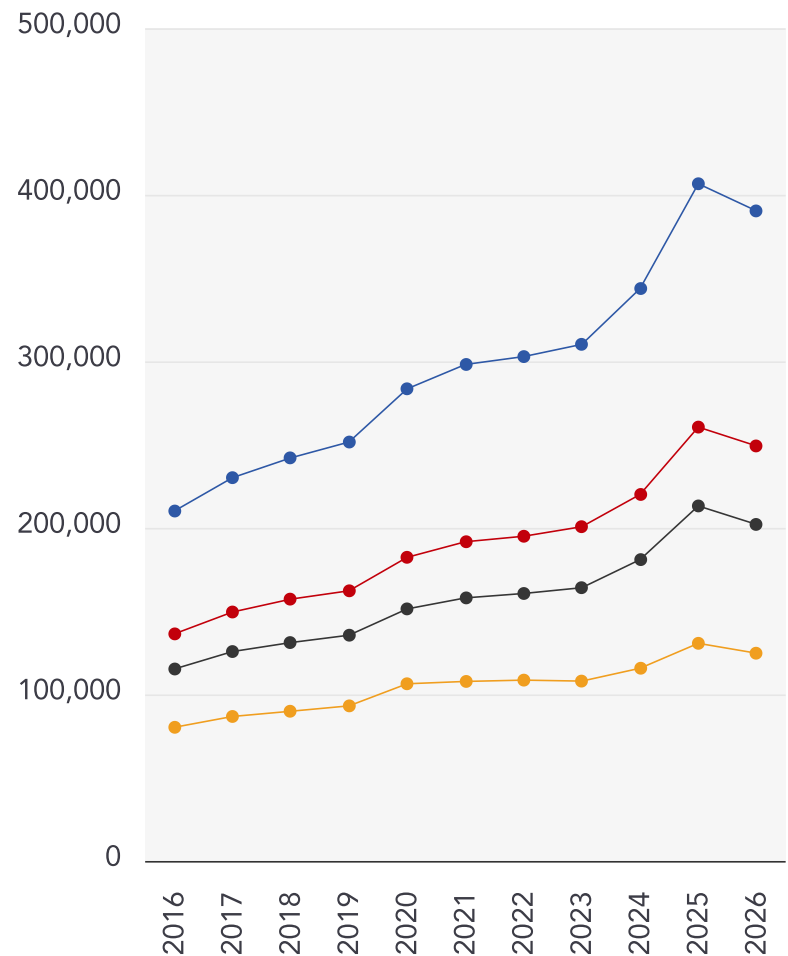
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LE10



Detached

**+85.76%**

Semi-Detached

**+82.76%**

Terraced

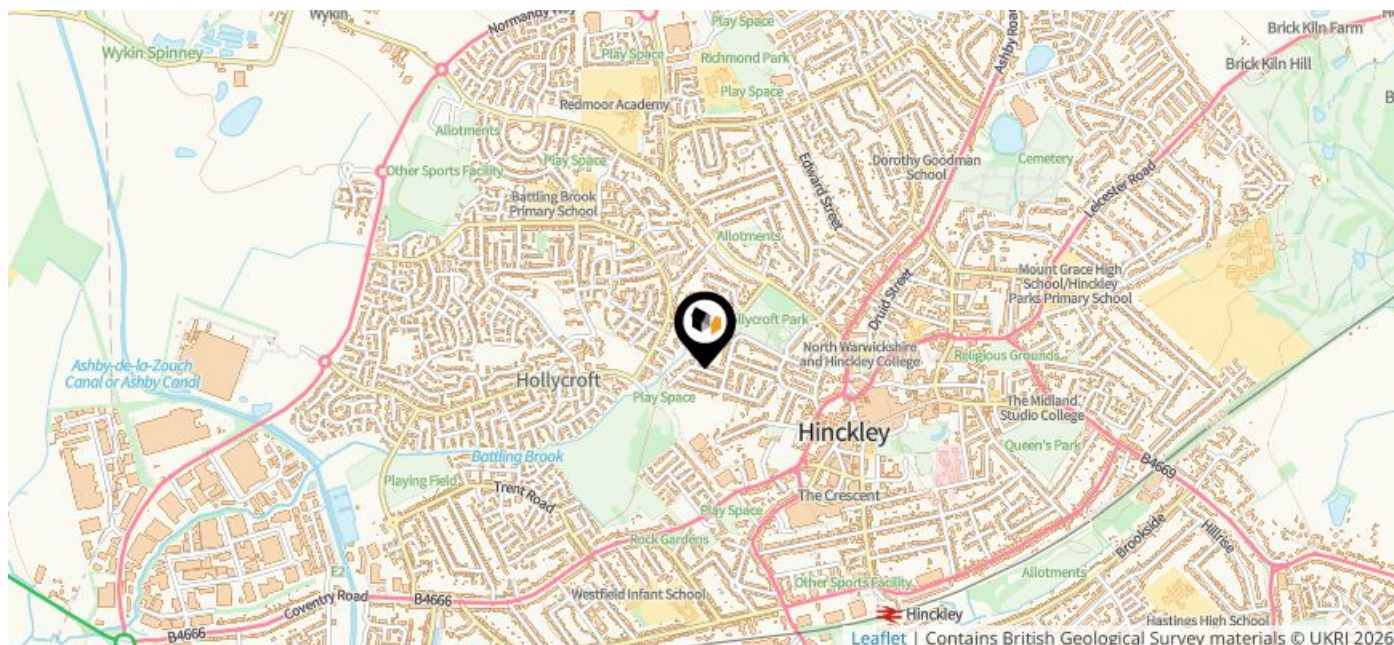
**+75.3%**

Flat

**+55.42%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

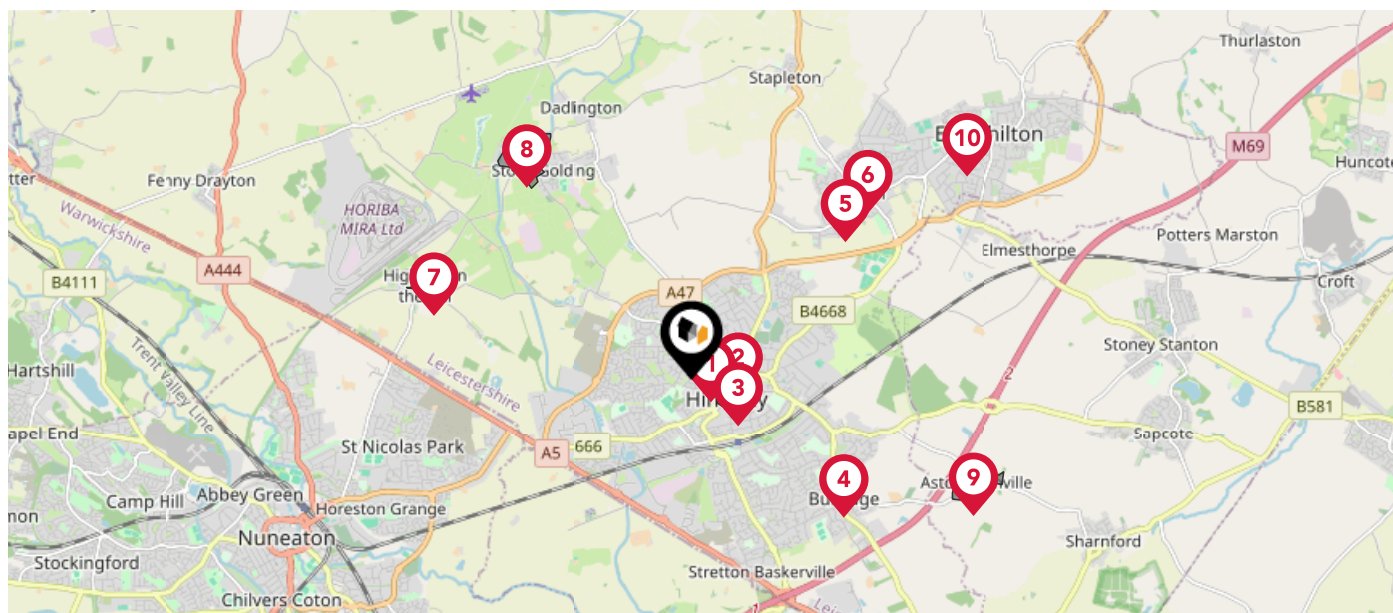
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

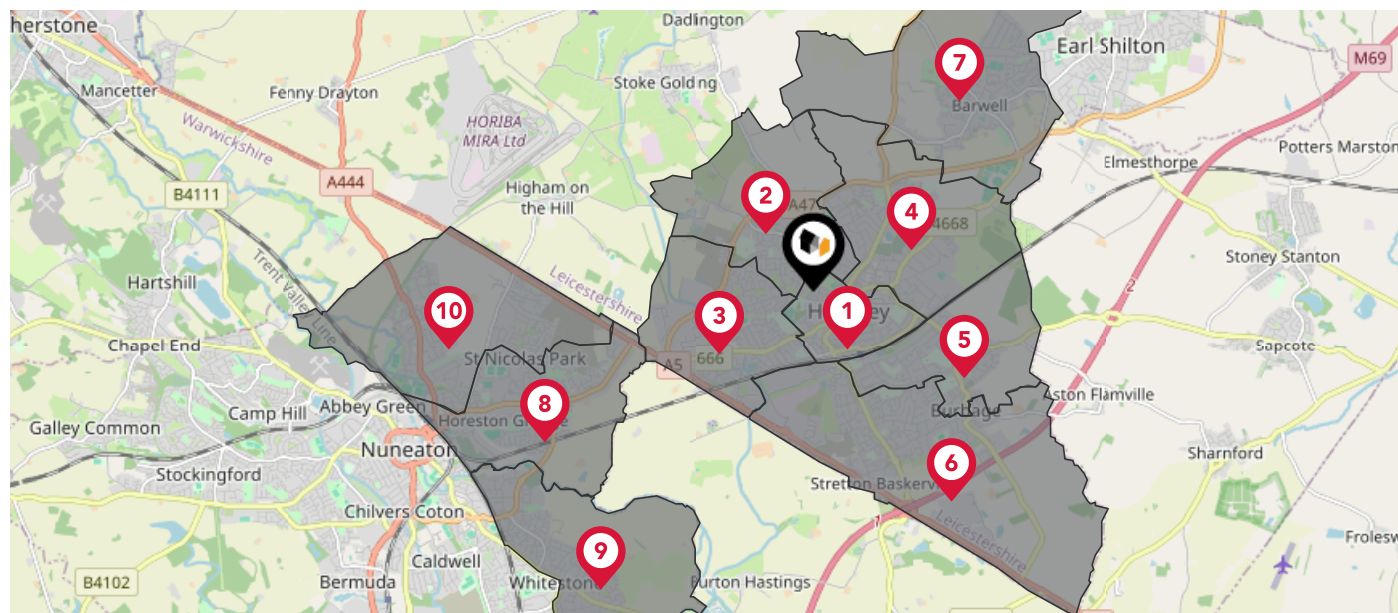
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

- 1 Hinckley, Hollycroft
- 2 Hinckley - Druid Street
- 3 Hinckley - Town Centre
- 4 Burbage
- 5 Barwell A
- 6 Barwell B
- 7 Higham on the Hill
- 8 Stoke Golding
- 9 Aston Flamville
- 10 Earl Shilton

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

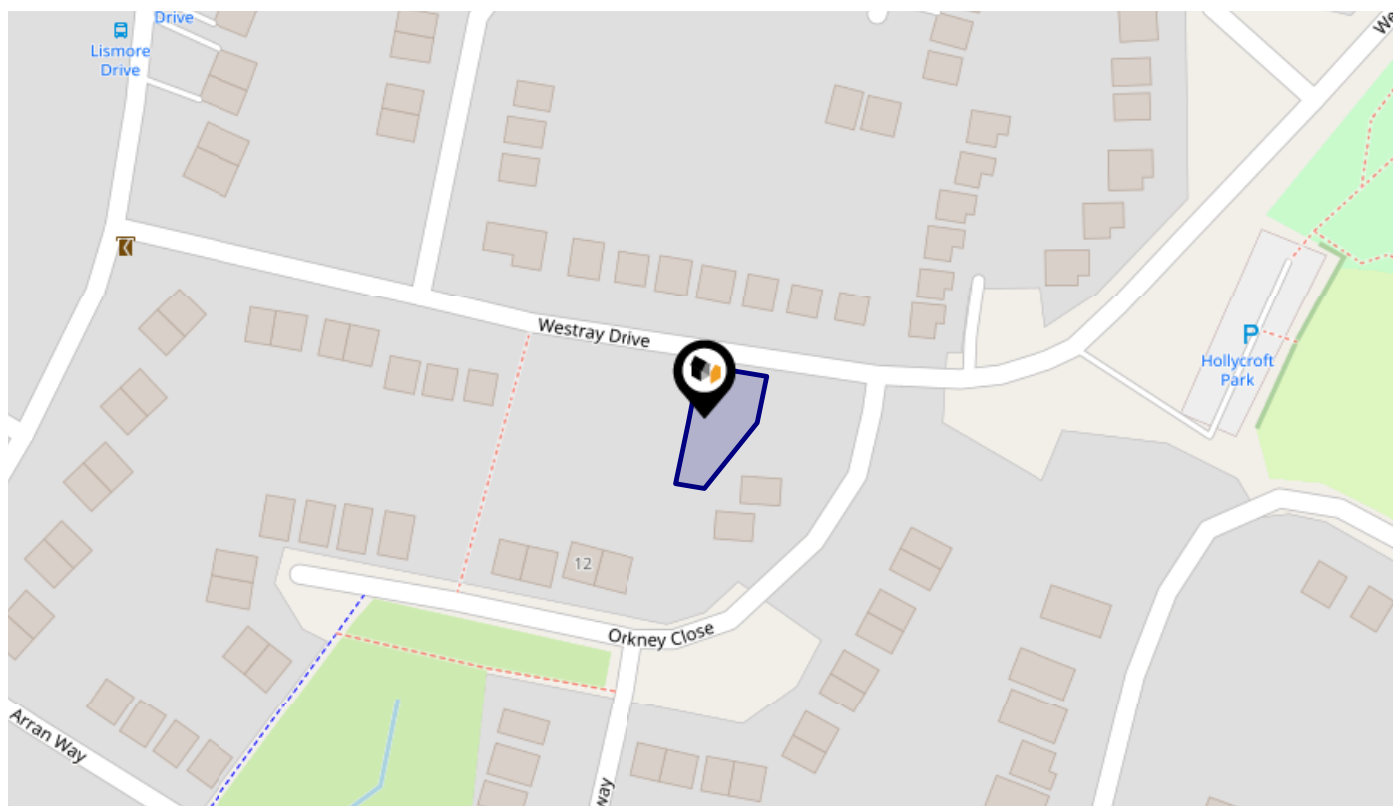


### Nearby Council Wards

-  Hinckley Castle Ward
-  Hinckley Trinity Ward
-  Hinckley Clarendon Ward
-  Hinckley De Montfort Ward
-  Burbage St. Catherines and Lash Hill Ward
-  Burbage Sketchley and Stretton Ward
-  Barwell Ward
-  St. Nicolas Ward
-  Whitestone Ward
-  Weddington 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.

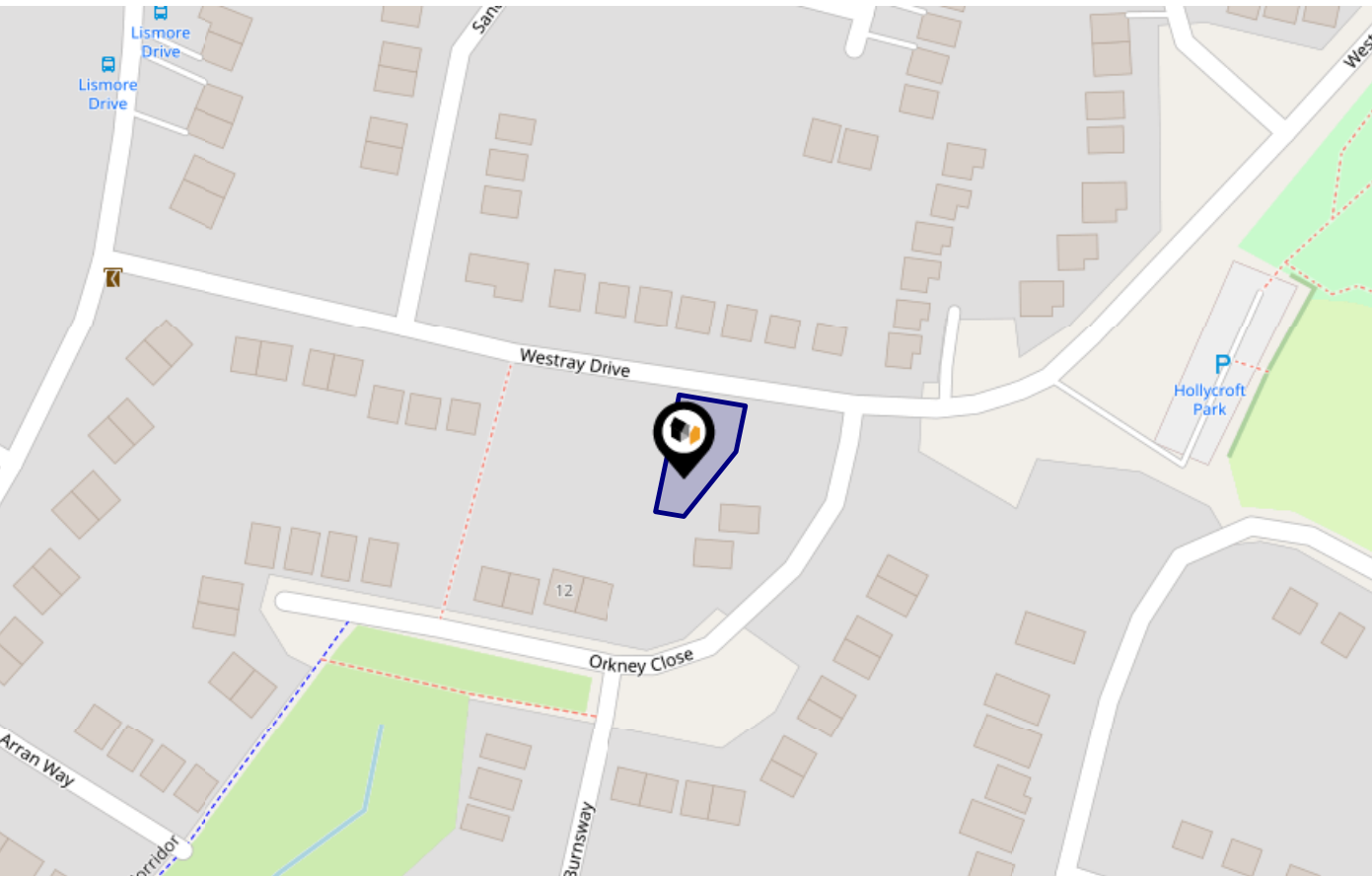
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

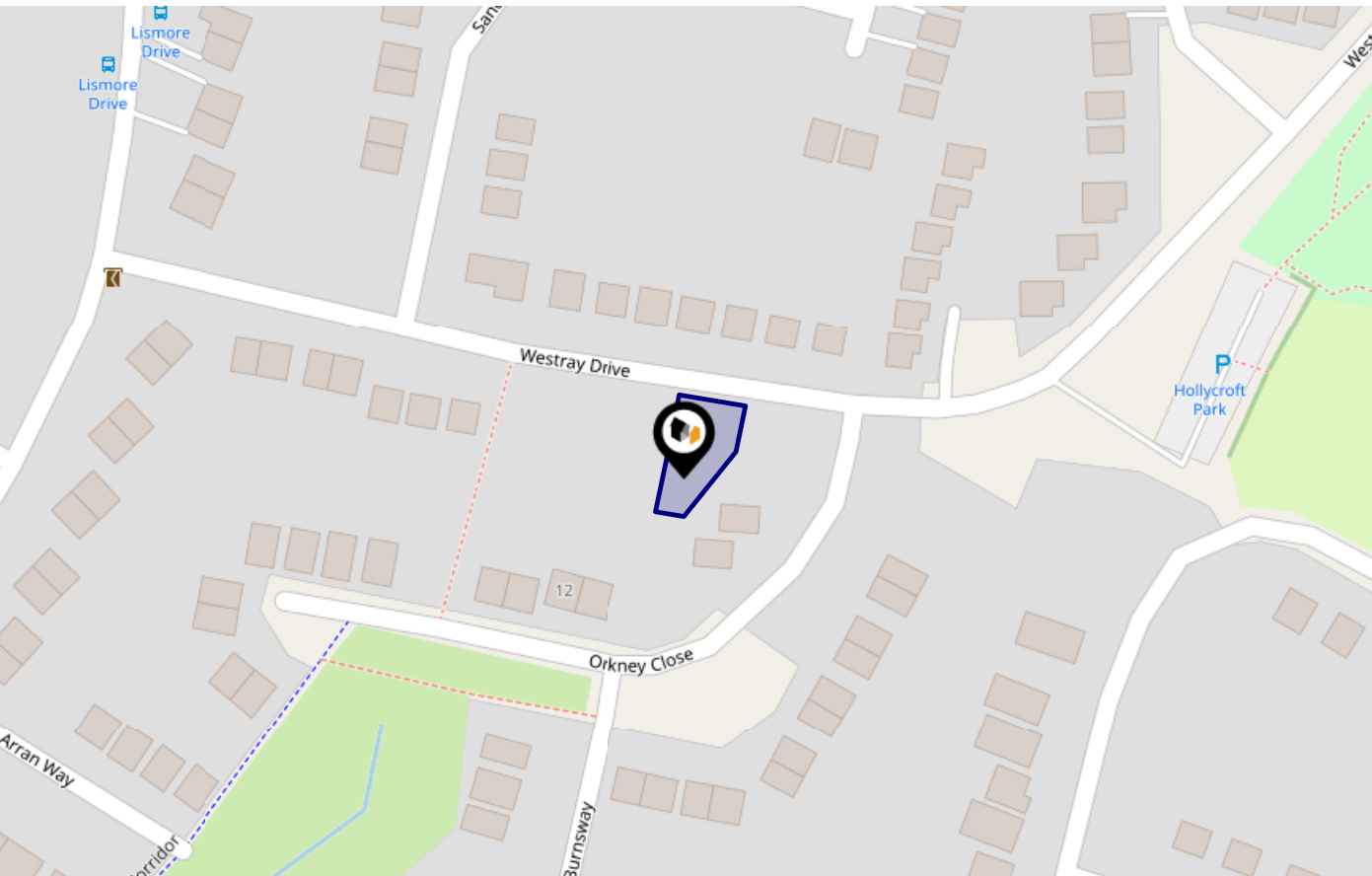
Chance of flooding to the following depths at this property:



# 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.

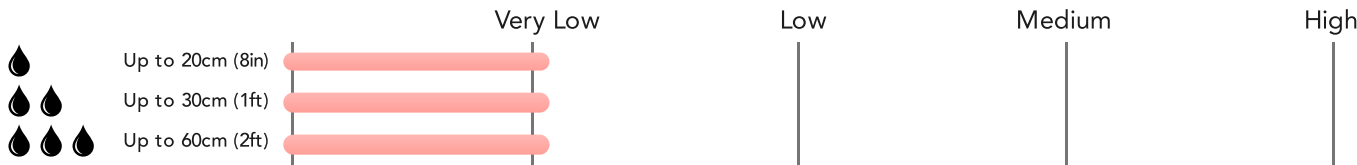


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

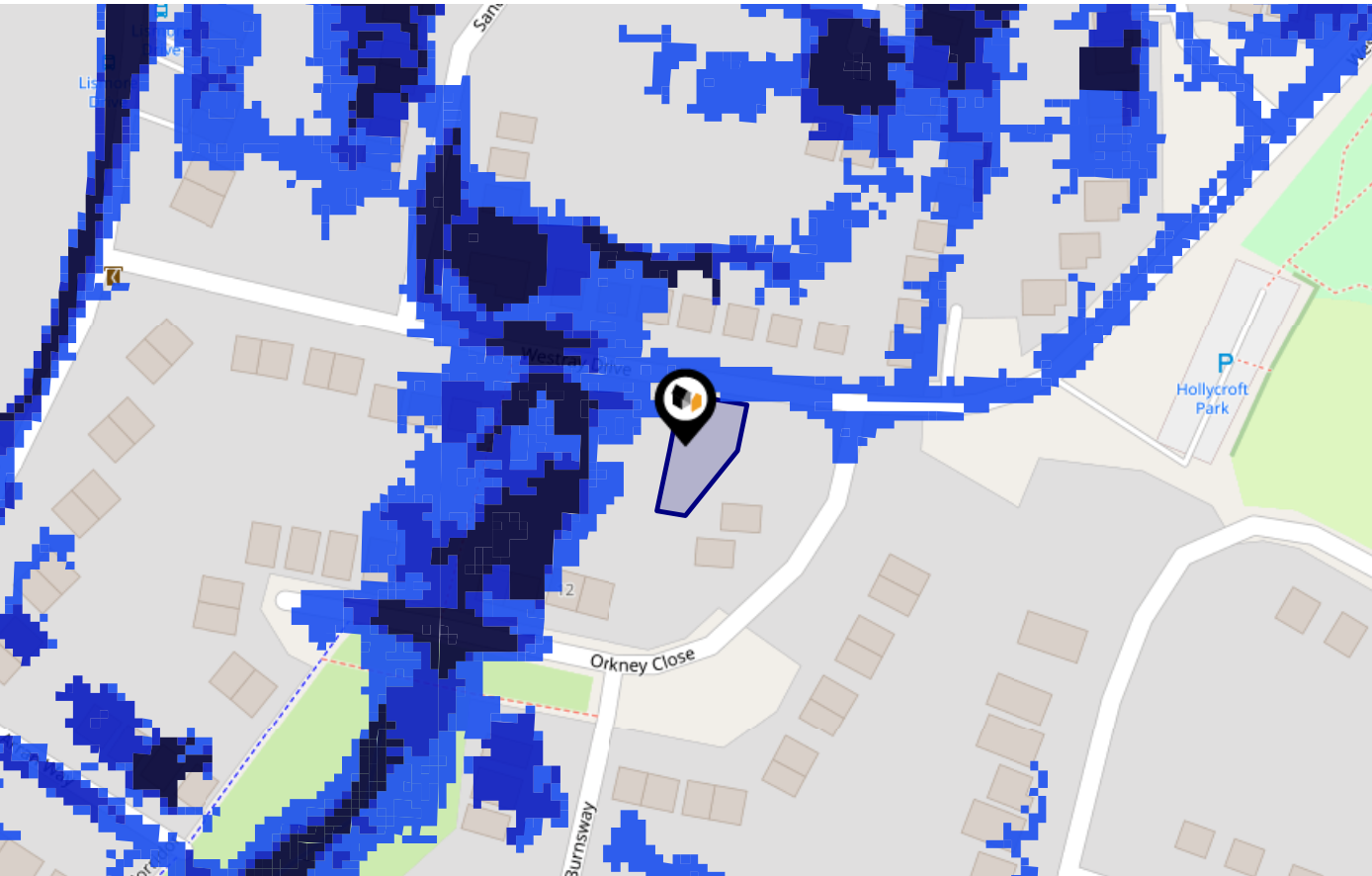
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Flood Risk

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

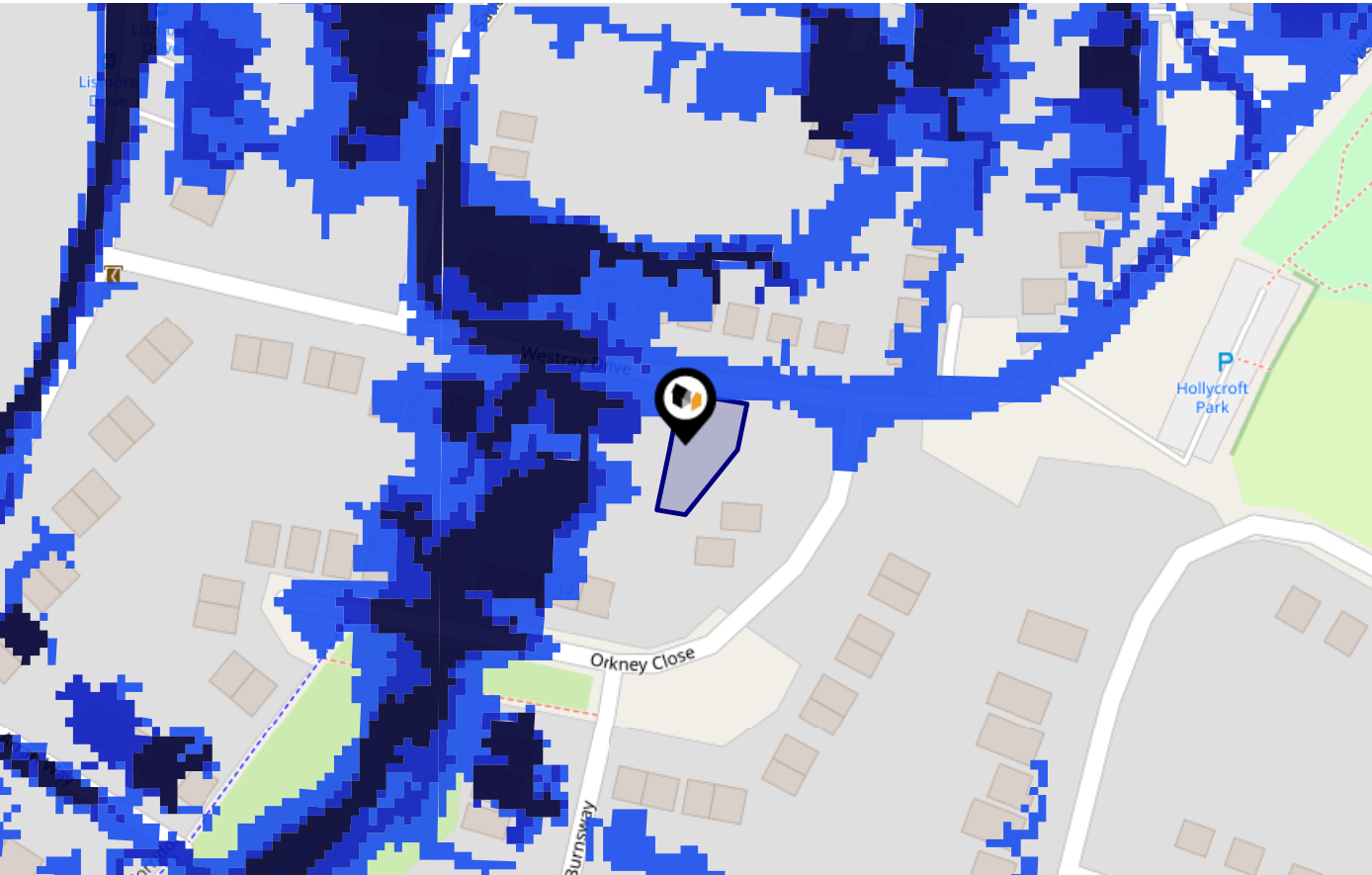
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

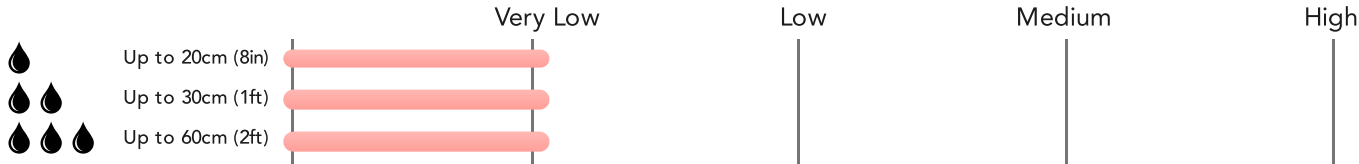


Risk Rating: Very low

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.

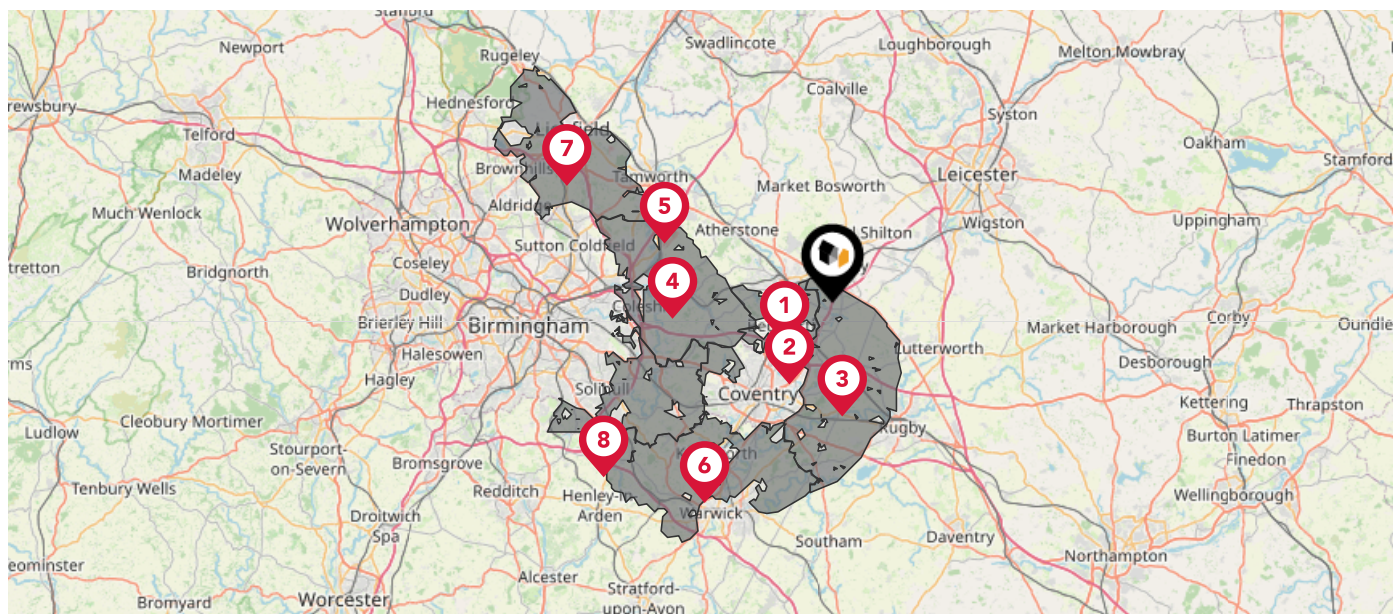
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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:













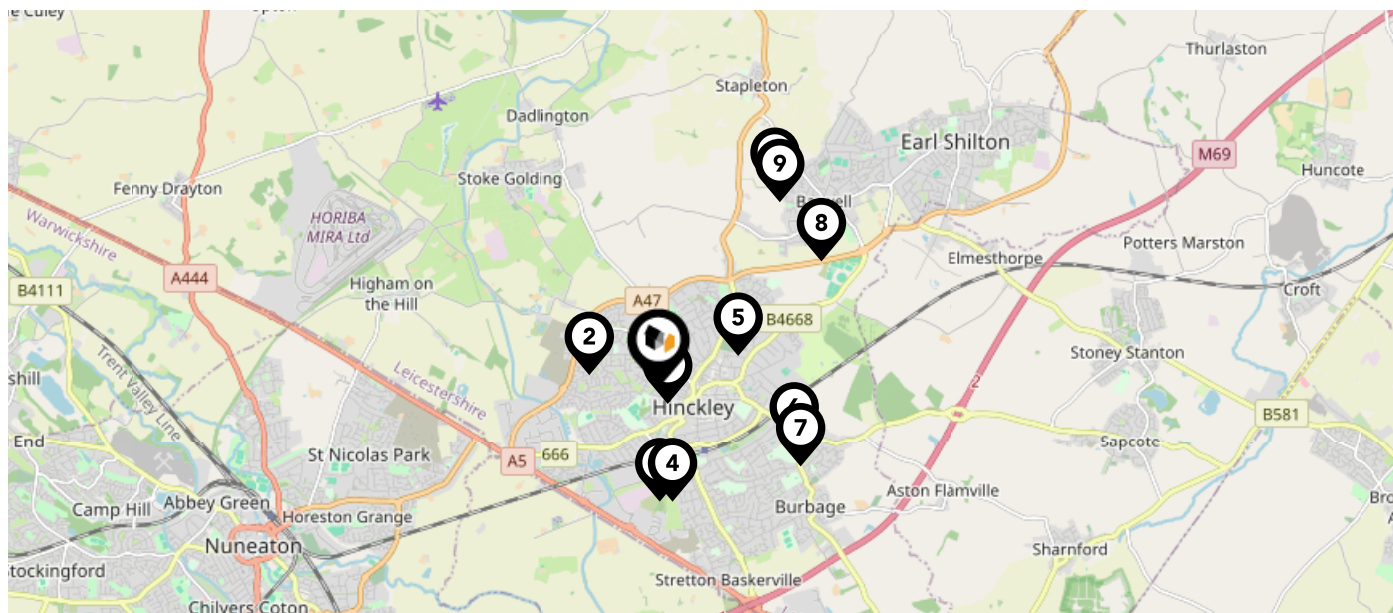
This map displays nearby areas that have been designated as Green Belt...



### 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

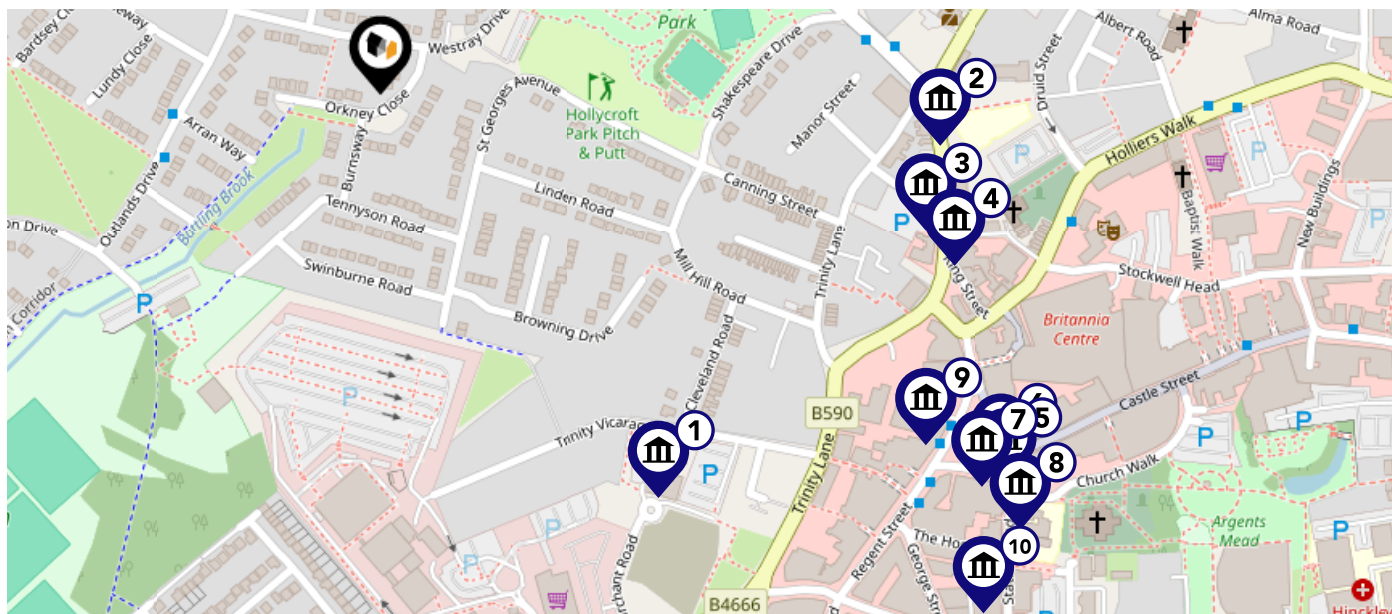
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

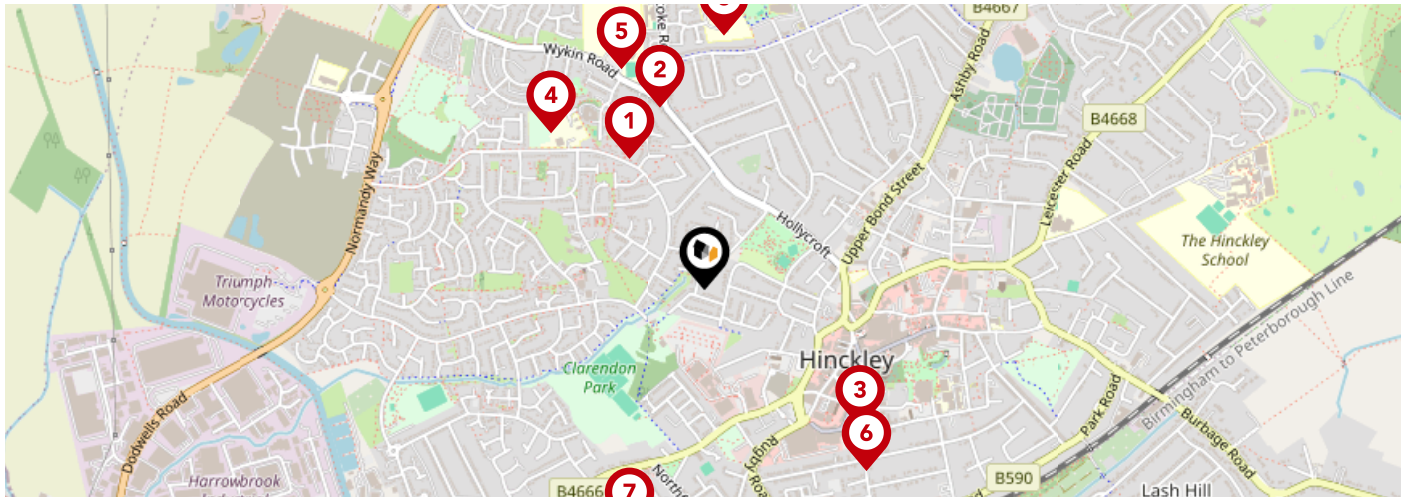
	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	
	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	
	Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
	Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	
	EA/EPR/NP3693CQ/A001	Active Landfill	
	Hinkley Road Landfill Site-Burbace Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth	Historic Landfill	
	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	
	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinckley, Leicestershire	Historic Landfill	
	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill	

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

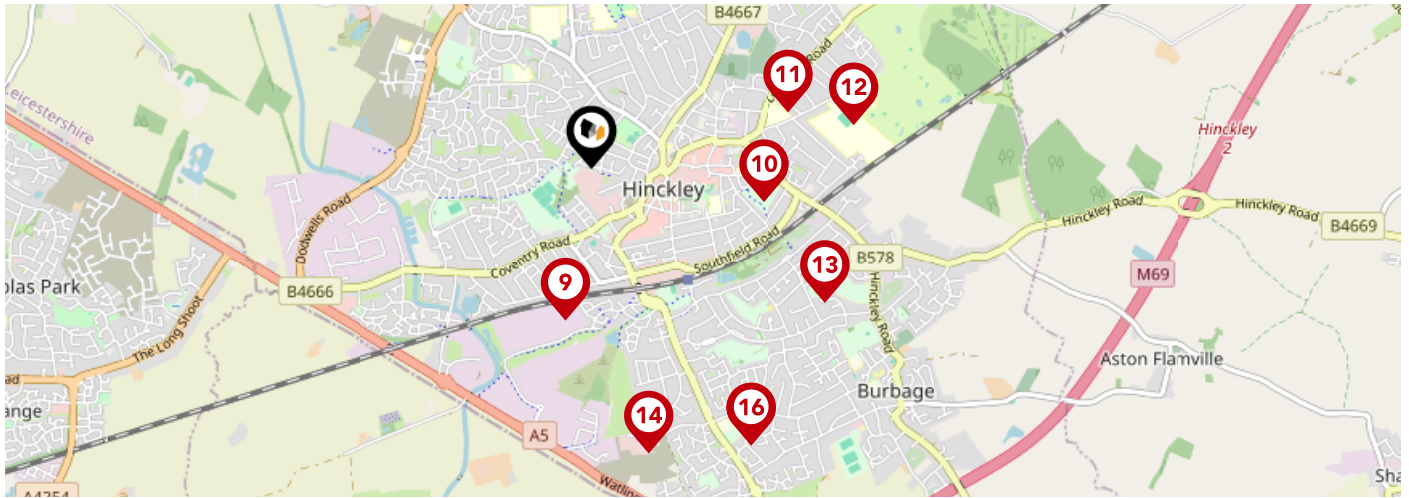


Listed Buildings in the local district		Grade	Distance
	1180269 - Church Of The Holy Trinity	Grade II	0.3 miles
	1391310 - The Holly Bush Public House	Grade II	0.3 miles
	1294992 - 30, Lower Bond Street	Grade II	0.3 miles
	1391481 - Atkins Brothers (hosiery) Factory	Grade II	0.3 miles
	1361294 - 2 And 2a, Castle Street	Grade II	0.4 miles
	1074221 - 3 The Borough	Grade II	0.4 miles
	1074223 - Barclays Bank	Grade II	0.4 miles
	1180214 - Thomas Flavell	Grade II	0.4 miles
	1361293 - United Reformed Church	Grade II	0.4 miles
	1475008 - Hinckley Former Constitutional Club	Grade II	0.4 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Dovetree School</b> Ofsted Rating: Good   Pupils: 49   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Dorothy Goodman School Hinckley</b> Ofsted Rating: Good   Pupils: 387   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Church of England Primary School, Hinckley</b> Ofsted Rating: Good   Pupils: 252   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Battling Brook Primary School</b> Ofsted Rating: Good   Pupils: 596   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Redmoor Academy</b> Ofsted Rating: Good   Pupils: 919   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>R.E.A.L Independent Schools Hinckley</b> Ofsted Rating: Good   Pupils: 16   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Westfield Infant School</b> Ofsted Rating: Outstanding   Pupils: 275   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Richmond Primary School</b> Ofsted Rating: Good   Pupils: 515   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

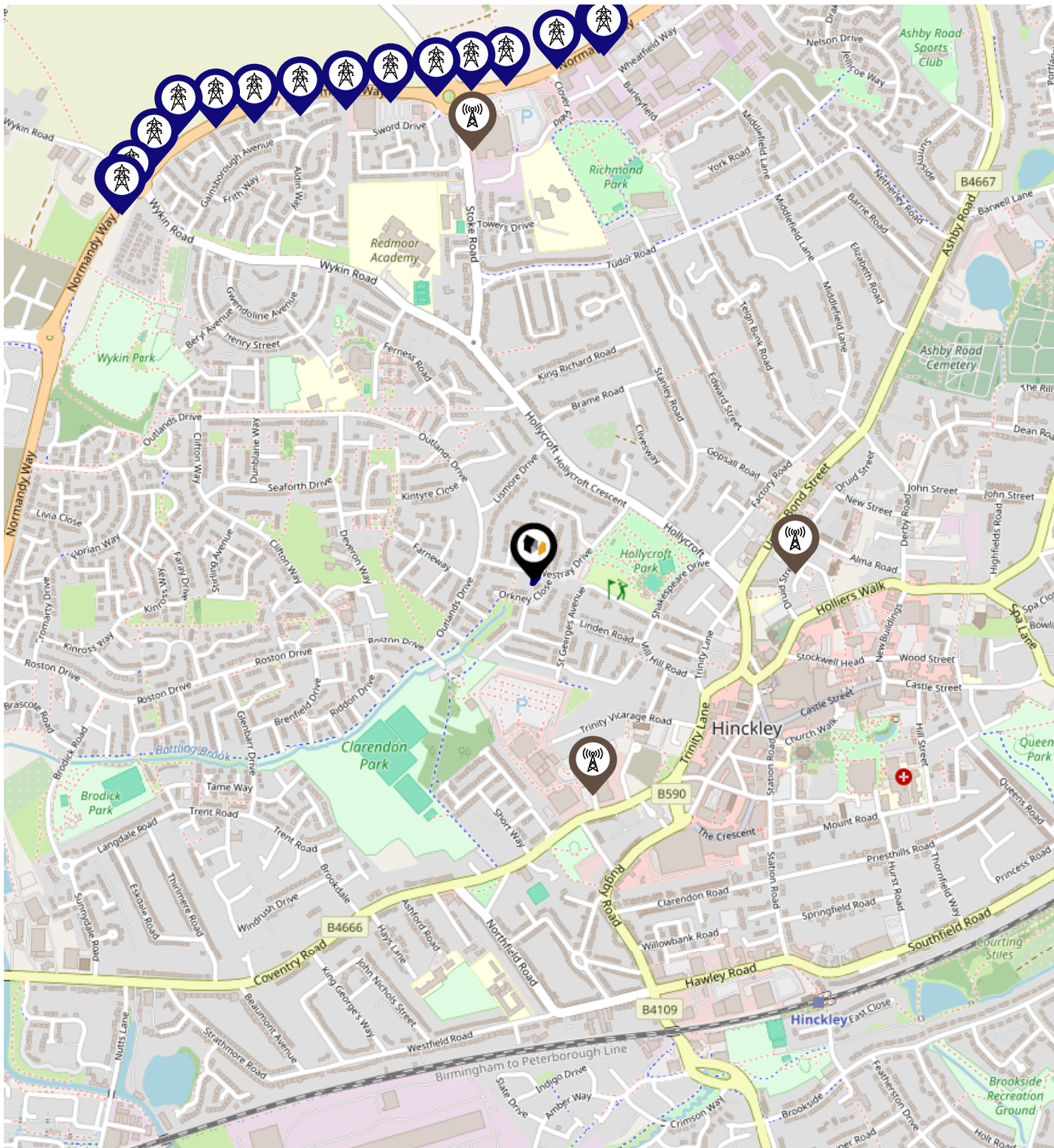


		Nursery	Primary	Secondary	College	Private
	<b>Westfield Junior School</b> Ofsted Rating: Requires improvement   Pupils: 366   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Peter's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hinckley Parks Primary School</b> Ofsted Rating: Good   Pupils: 564   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Hinckley School</b> Ofsted Rating: Good   Pupils: 1166   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hastings High School</b> Ofsted Rating: Good   Pupils: 854   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sketchley School</b> Ofsted Rating: Good   Pupils: 61   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sketchley Hill Menphys Nursery School, Burbage</b> Ofsted Rating: Good   Pupils: 57   Distance:1.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sketchley Hill Primary School Burbage</b> Ofsted Rating: Good   Pupils: 579   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

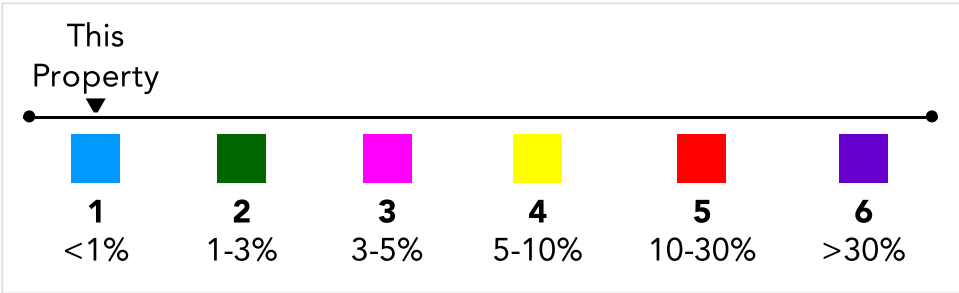
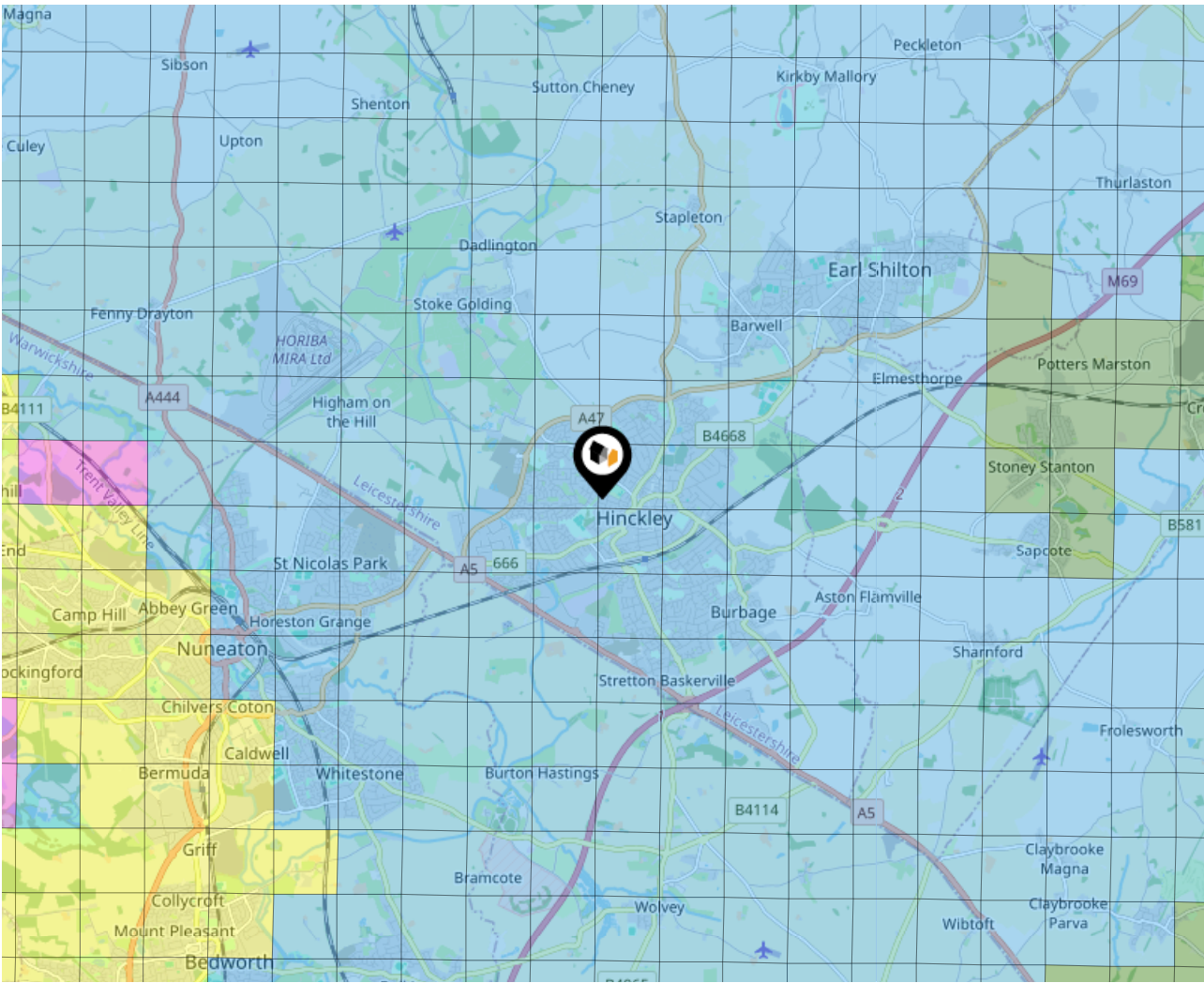


**Key:**

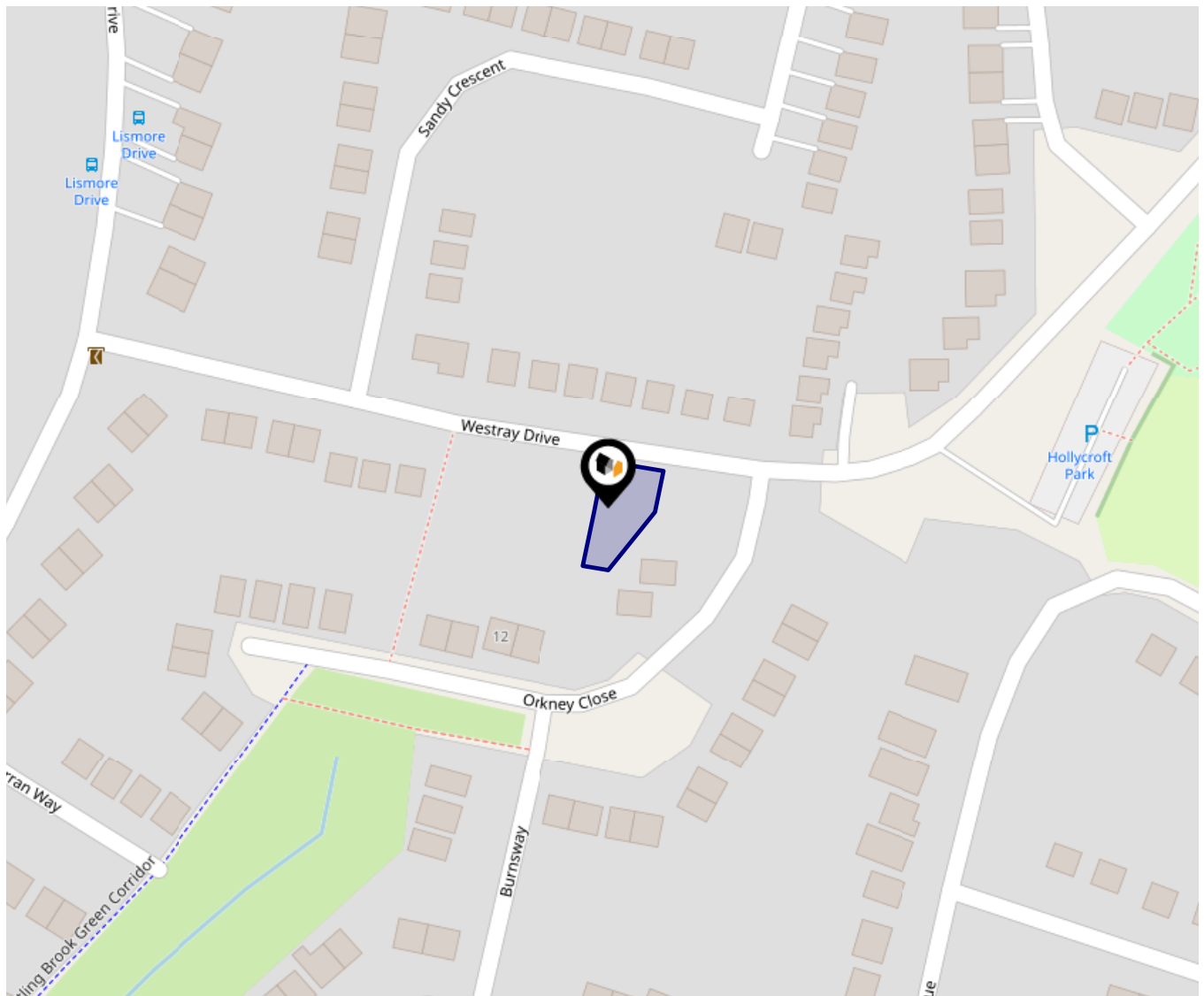
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).







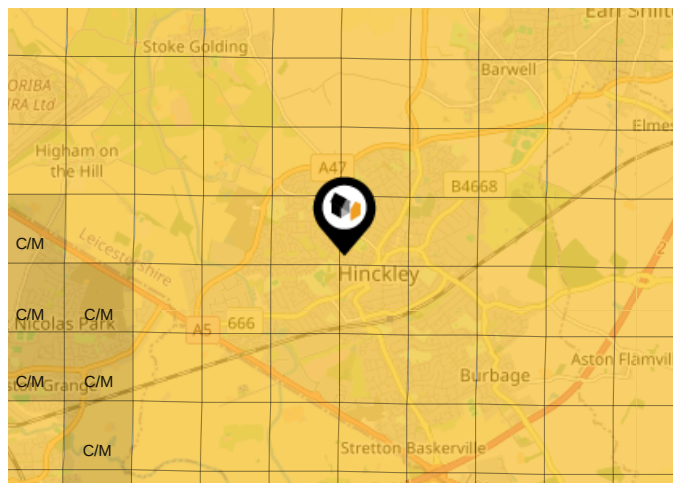
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

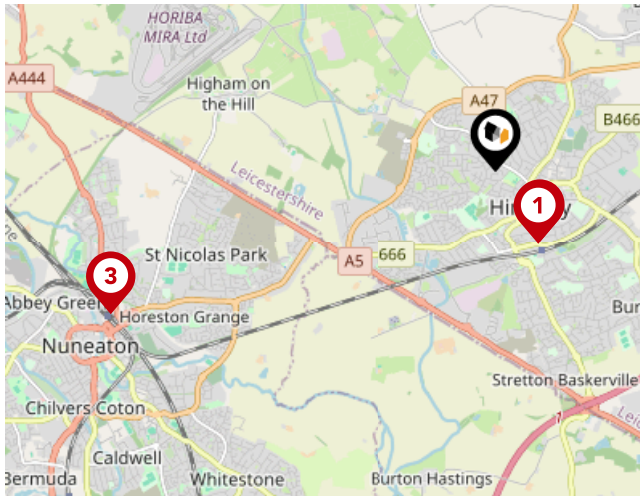


### Primary Classifications (Most Common Clay Types)

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

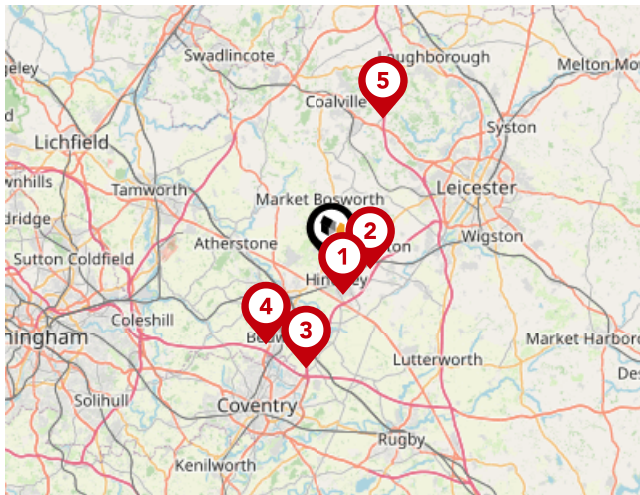
# Area

## Transport (National)



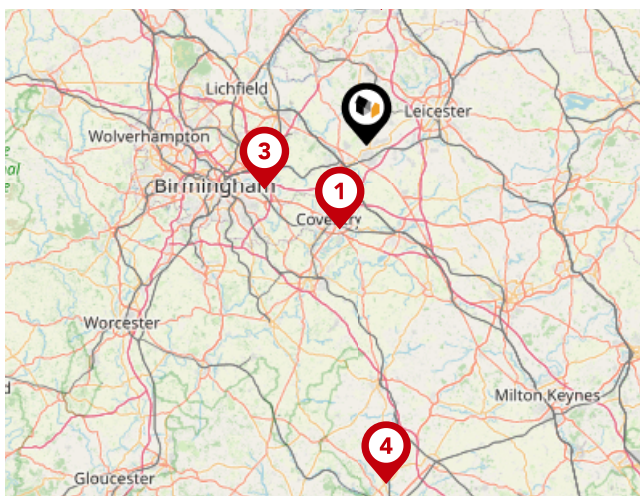
### National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	0.76 miles
2	Hinckley Rail Station	0.75 miles
3	Nuneaton Rail Station	3.7 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	2.19 miles
2	M69 J2	2.77 miles
3	M6 J2	7.63 miles
4	M6 J3	7.36 miles
5	M1 J22	11.24 miles



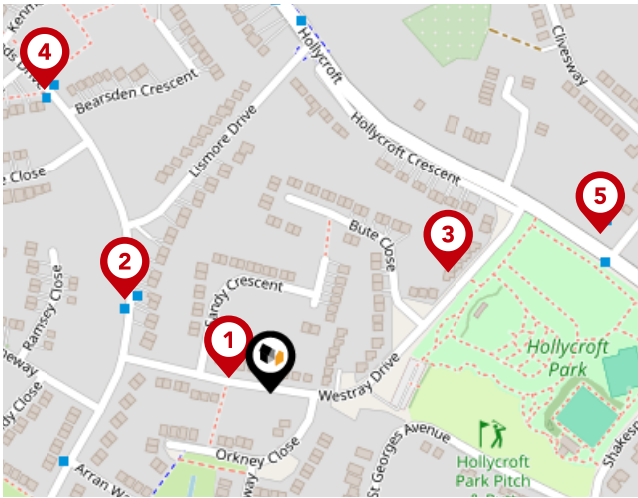
### Airports/Helipads

Pin	Name	Distance
1	Baginton	12.83 miles
2	East Mids Airport	19.63 miles
3	Birmingham Airport	16.03 miles
4	Kidlington	49.3 miles



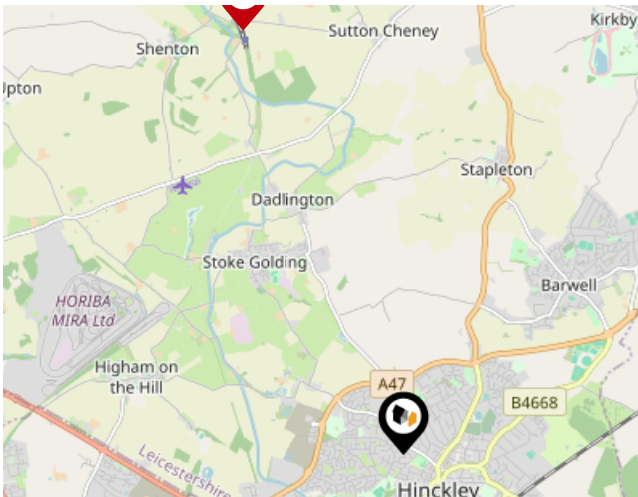
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sandy Crescent	0.02 miles
2	Farneway	0.1 miles
3	Bute Close	0.12 miles
4	Bearsden Crescent	0.21 miles
5	Westray Drive	0.21 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	4.08 miles



### **Martin & Co | Hinckley**

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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



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/martincouk



/company/martin-and-co/

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## Important - Please Read

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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.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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