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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 18th September 2026**



**6, MEADOW CLOSE, STONEY STANTON, LEICESTER, LE9 4BX**

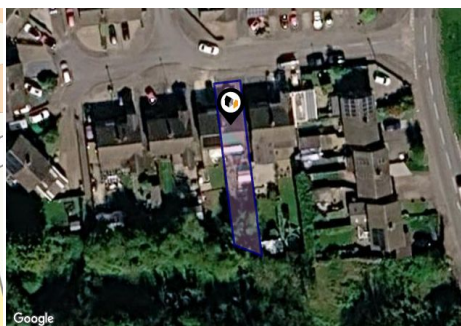
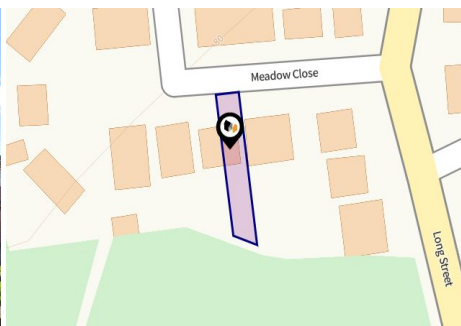
## Martin & Co | Hinckley

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

|                               |                                         |
|-------------------------------|-----------------------------------------|
| <b>Type:</b>                  | Semi-Detached                           |
| <b>Bedrooms:</b>              | 3                                       |
| <b>Floor Area:</b>            | 742 ft <sup>2</sup> / 69 m <sup>2</sup> |
| <b>Plot Area:</b>             | 0.07 acres                              |
| <b>Year Built :</b>           | 1967-1975                               |
| <b>Council Tax :</b>          | Band B                                  |
| <b>Annual Estimate:</b>       | £1,937                                  |
| <b>Title Number:</b>          | LT516918                                |
| <b>UPRN:</b>                  | 100030396438                            |
| <b>Restrictive Covenants:</b> | No                                      |

|                                    |            |
|------------------------------------|------------|
| <b>Last Sold Date:</b>             | 11/10/2019 |
| <b>Last Sold Price:</b>            | £188,000   |
| <b>Last Sold £/ft<sup>2</sup>:</b> | £253       |
| <b>Tenure:</b>                     | Freehold   |

## Local Area

|                           |                |
|---------------------------|----------------|
| <b>Local Authority:</b>   | Leicestershire |
| <b>Conservation Area:</b> | No             |
| <b>Flood Risk:</b>        |                |
| • Rivers & Seas           | Very low       |
| • Surface Water           | Very low       |

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

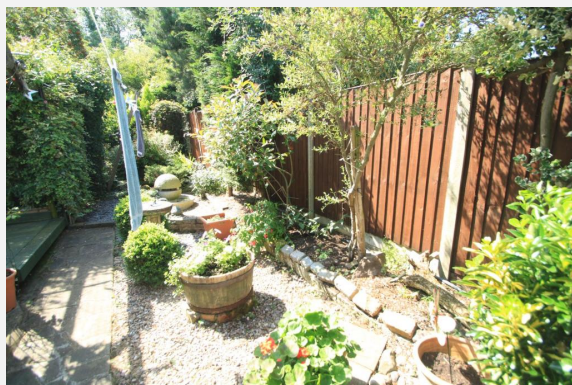
|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>8</b><br>mb/s | <b>80</b><br>mb/s | <b>1800</b><br>mb/s |
|                  |                   |                     |

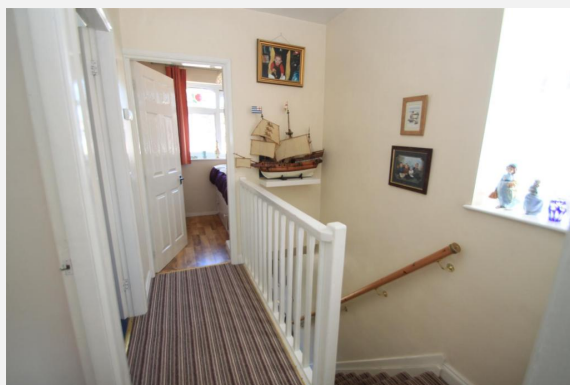
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



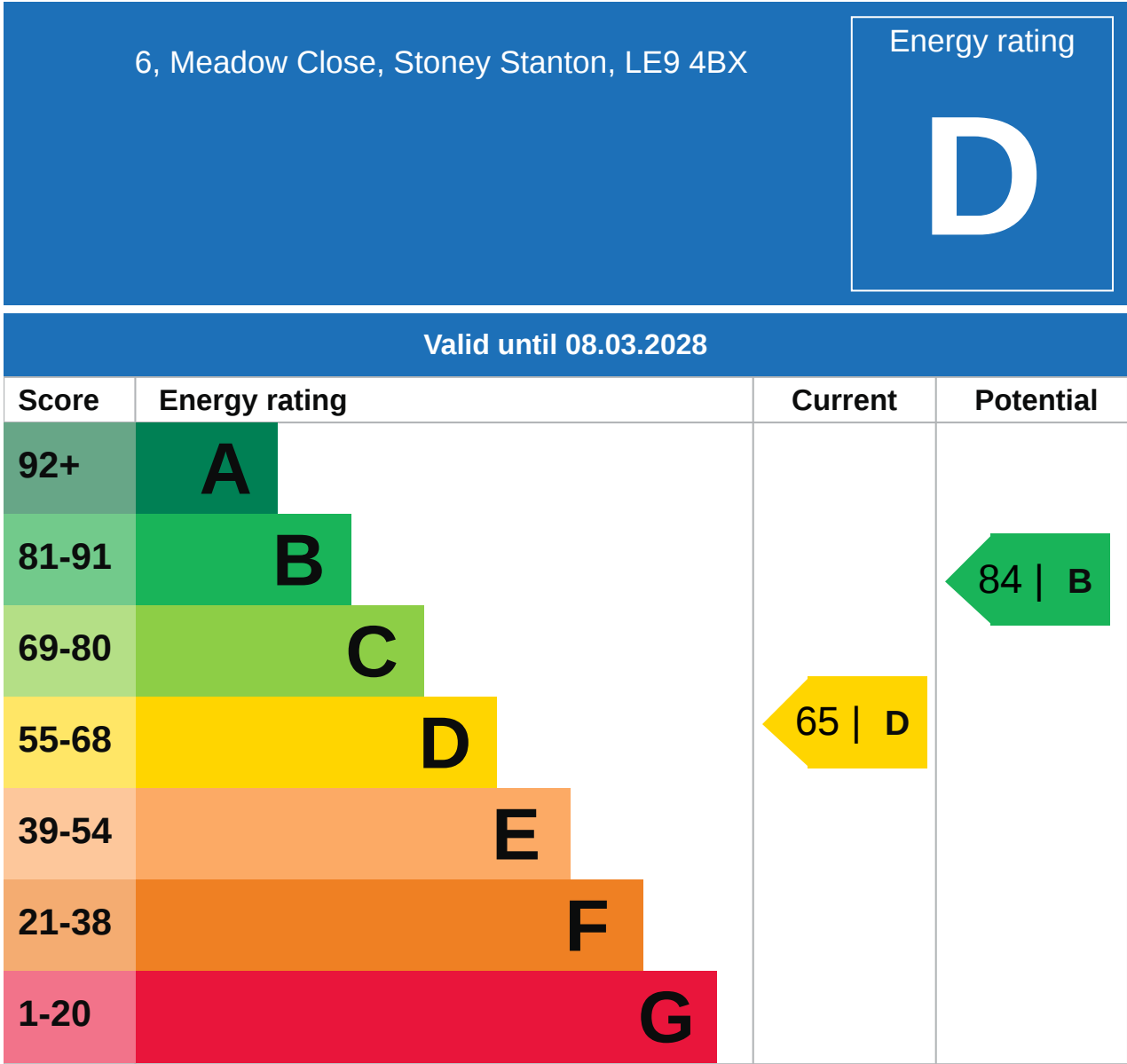






**6, MEADOW CLOSE, STONEY STANTON, LEICESTER, LE9  
4BX**





### Additional EPC Data

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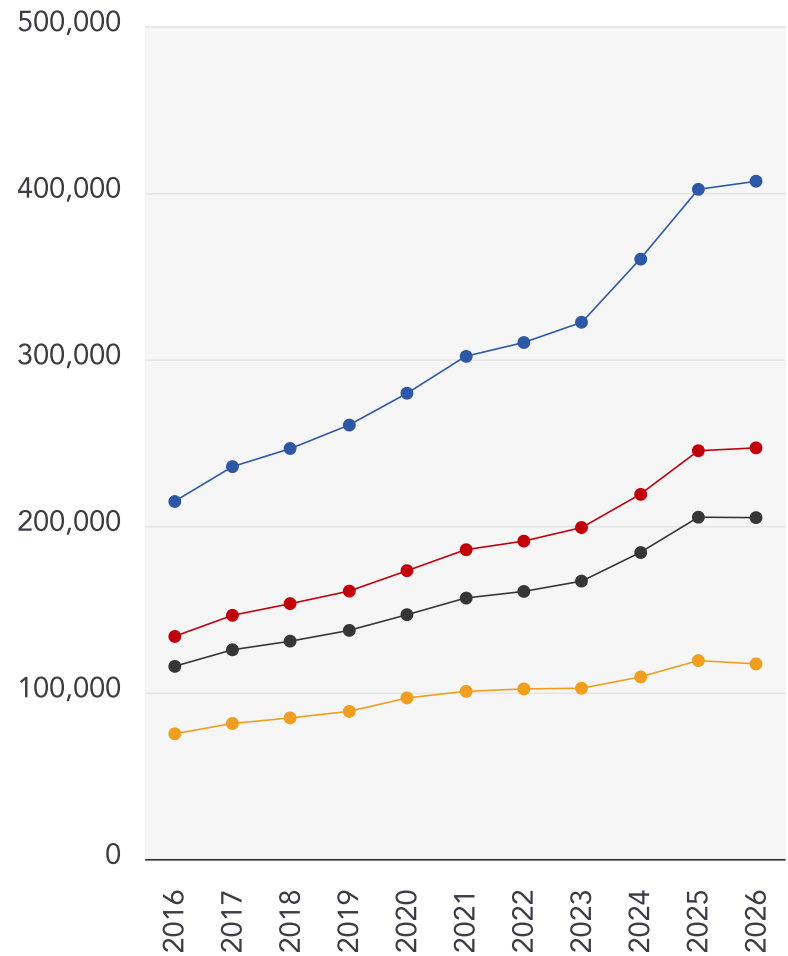
|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Unknown                                        |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 0                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor                                           |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good                                           |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good                                           |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets       |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 69 m <sup>2</sup>                              |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LE9



Detached

**+89.6%**

Semi-Detached

**+84.74%**

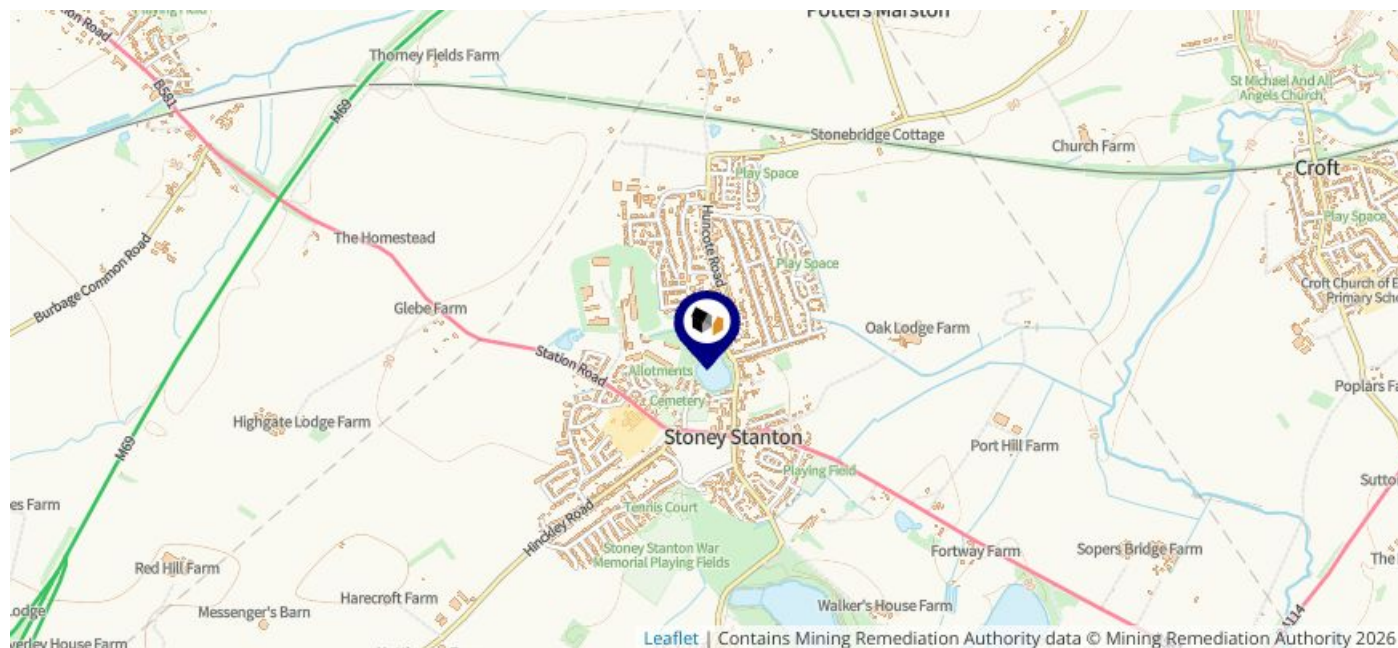
Terraced

**+77.21%**

Flat

**+55.79%**

This map displays nearby coal mine entrances and their classifications.



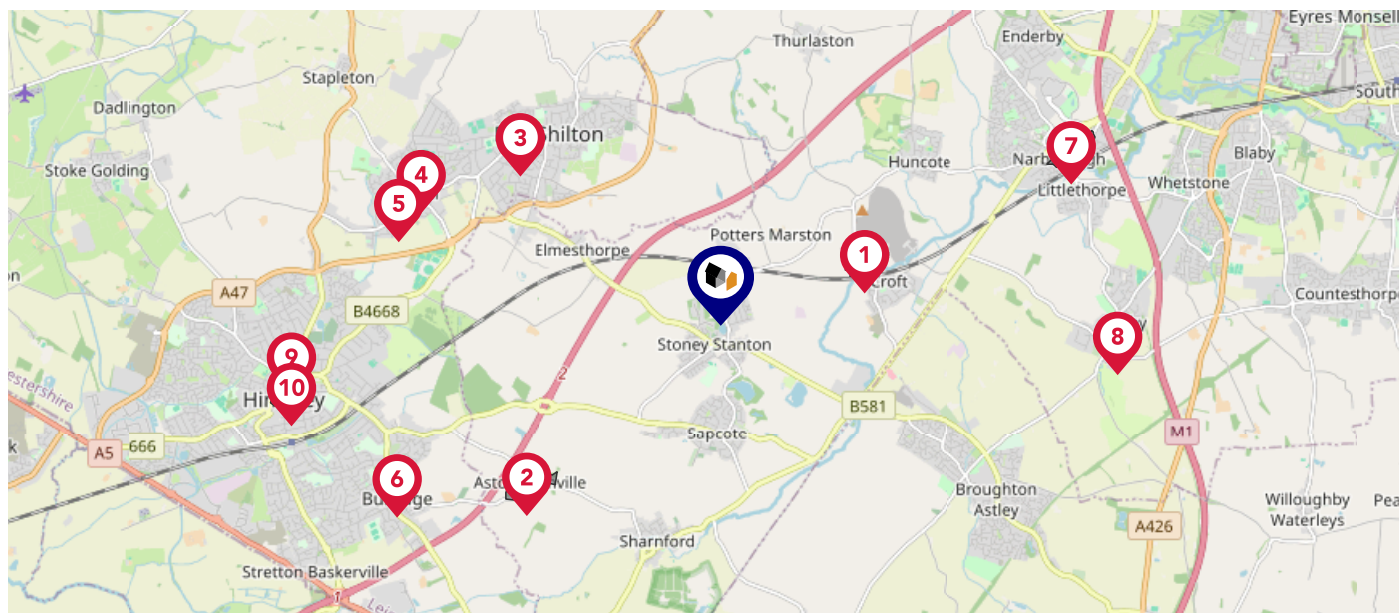
### Mine Entry

- ✕ 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.

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



Croft



Aston Flamville



Earl Shilton



Barwell B



Barwell A



Burbage



Narborough



Cosby

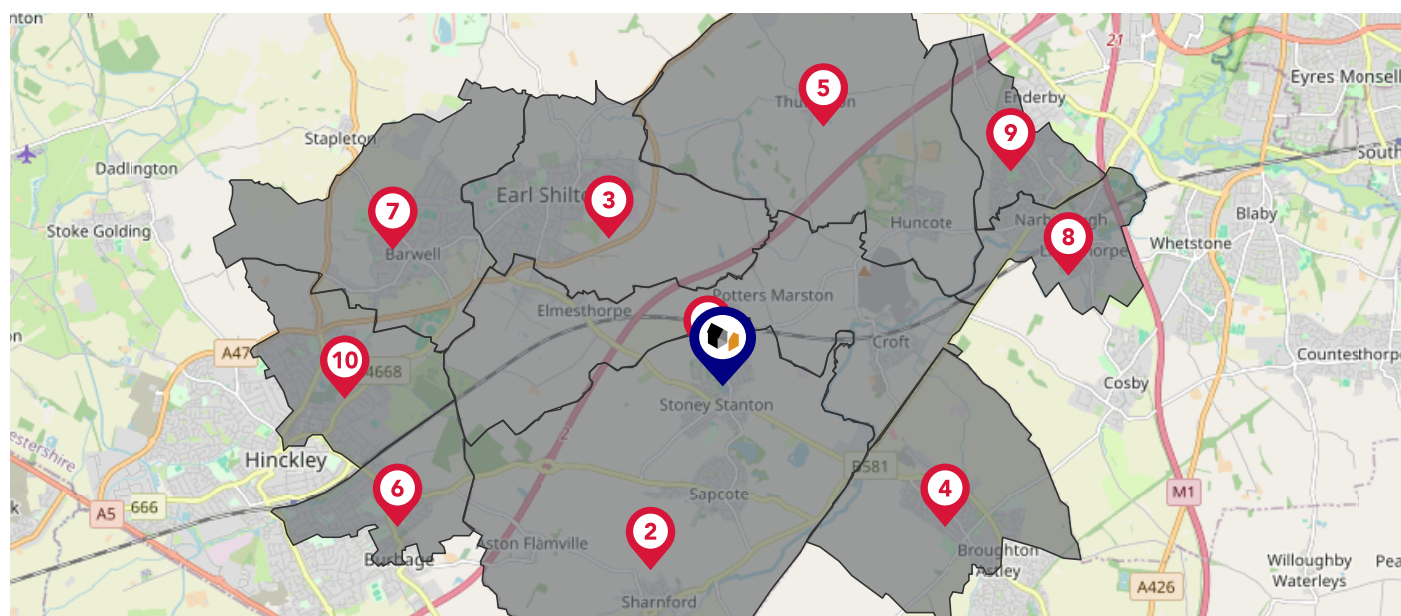


Hinckley - Druid Street



Hinckley - Town Centre

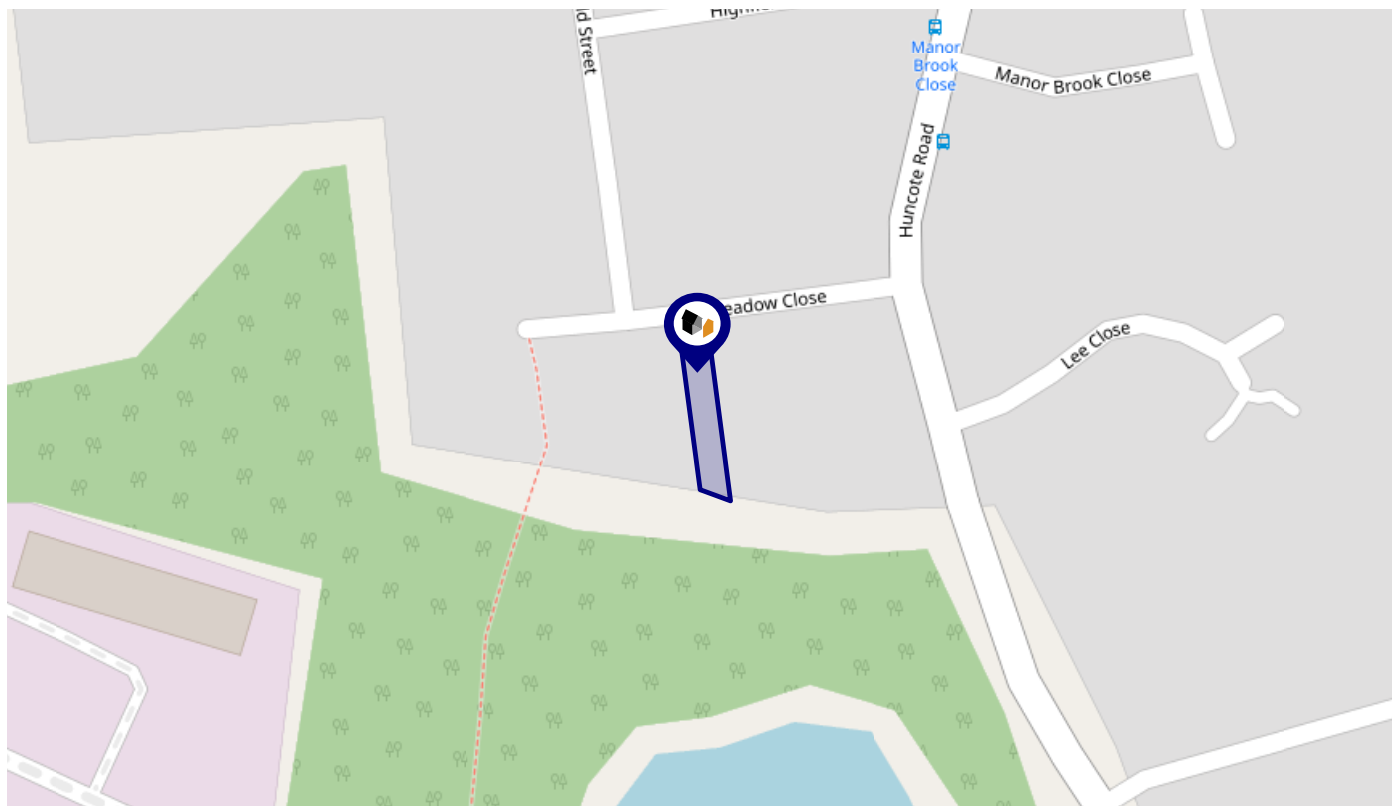
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Croft Hill Ward
-  Stanton and Flamville Ward
-  Earl Shilton Ward
-  Broughton Astley-Primethorpe & Sutton Ward
-  Normanton Ward
-  Burbage St. Catherines and Lash Hill Ward
-  Barwell Ward
-  Narborough and Littlethorpe Ward
-  Pastures Ward
-  Hinckley De Montfort 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.

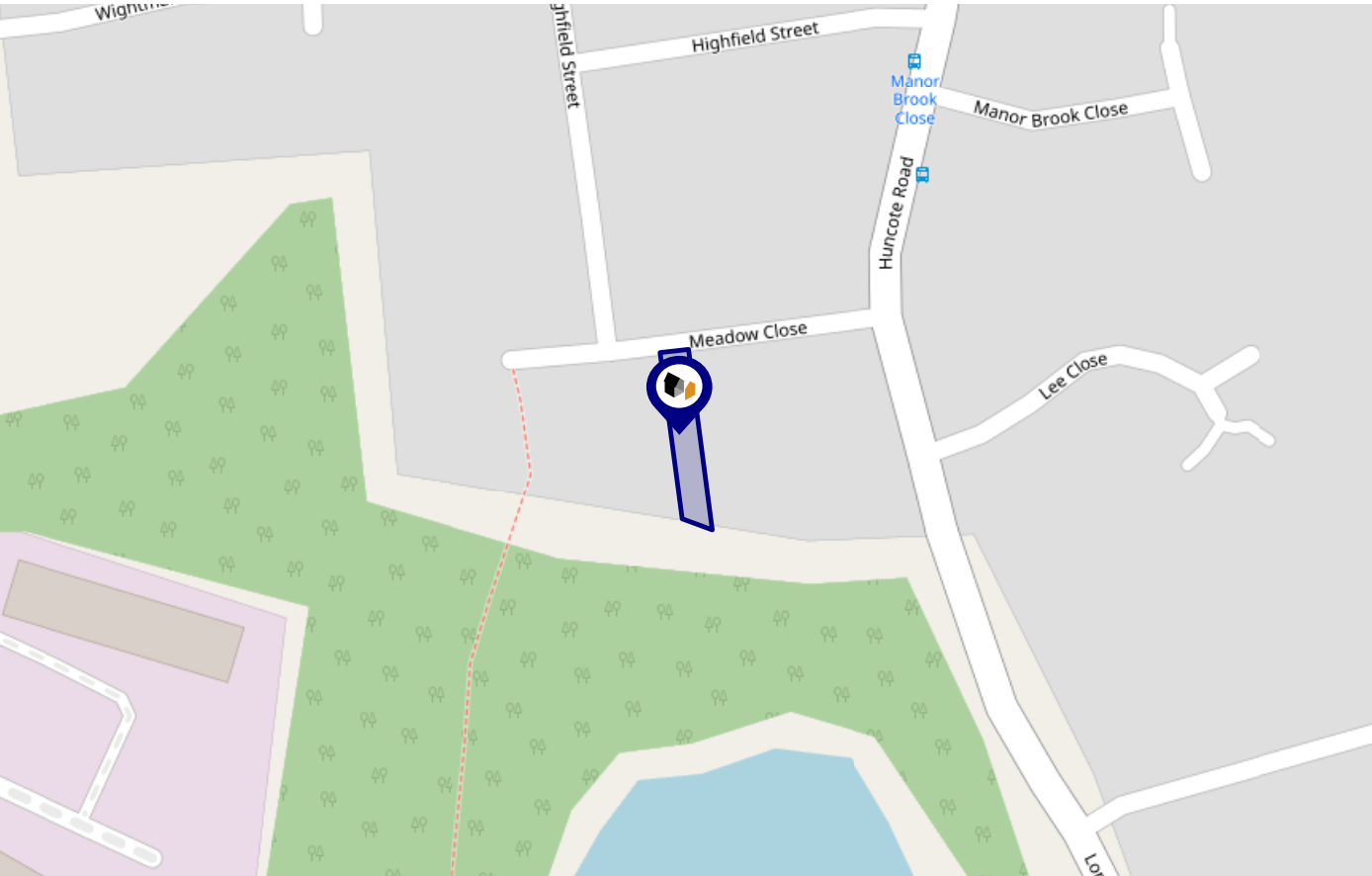
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                                                                     |
|---|--|--------------|-------------------------------------------------------------------------------------|
| 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.

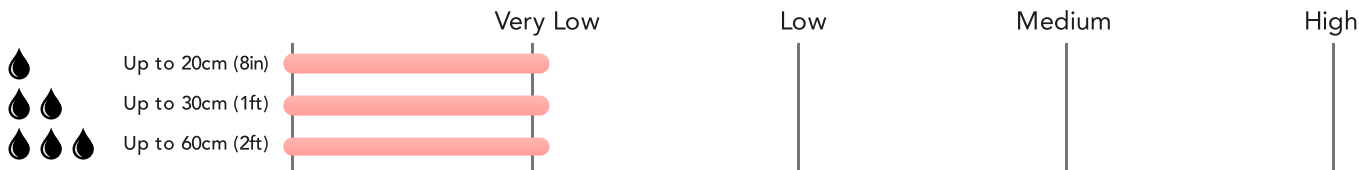


**Risk Rating:** Very low

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.

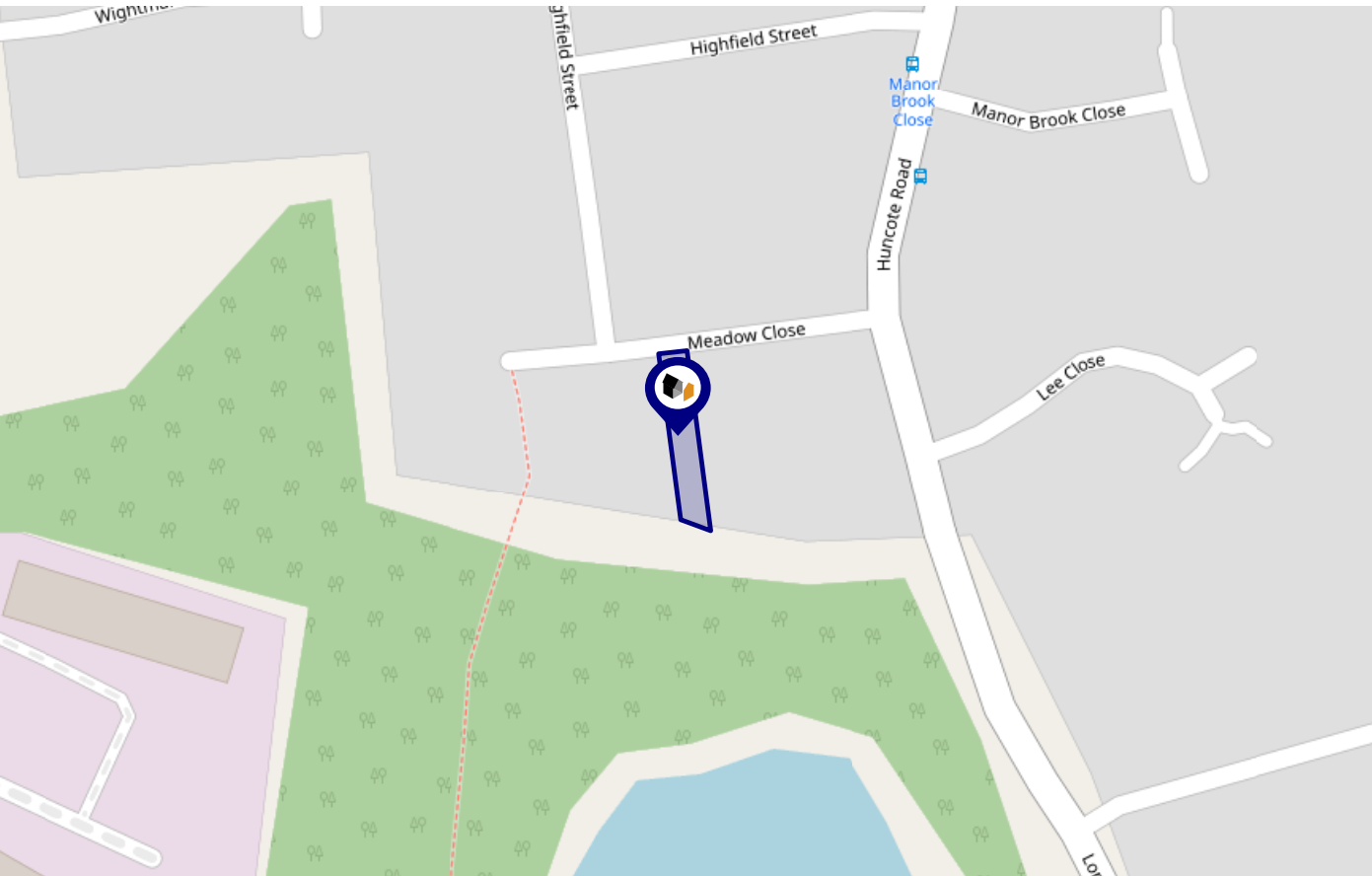
Chance of flooding to the following depths at this property:



# 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.

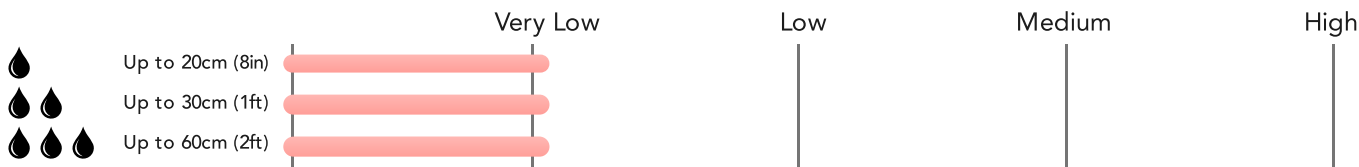


**Risk Rating: Very low**

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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

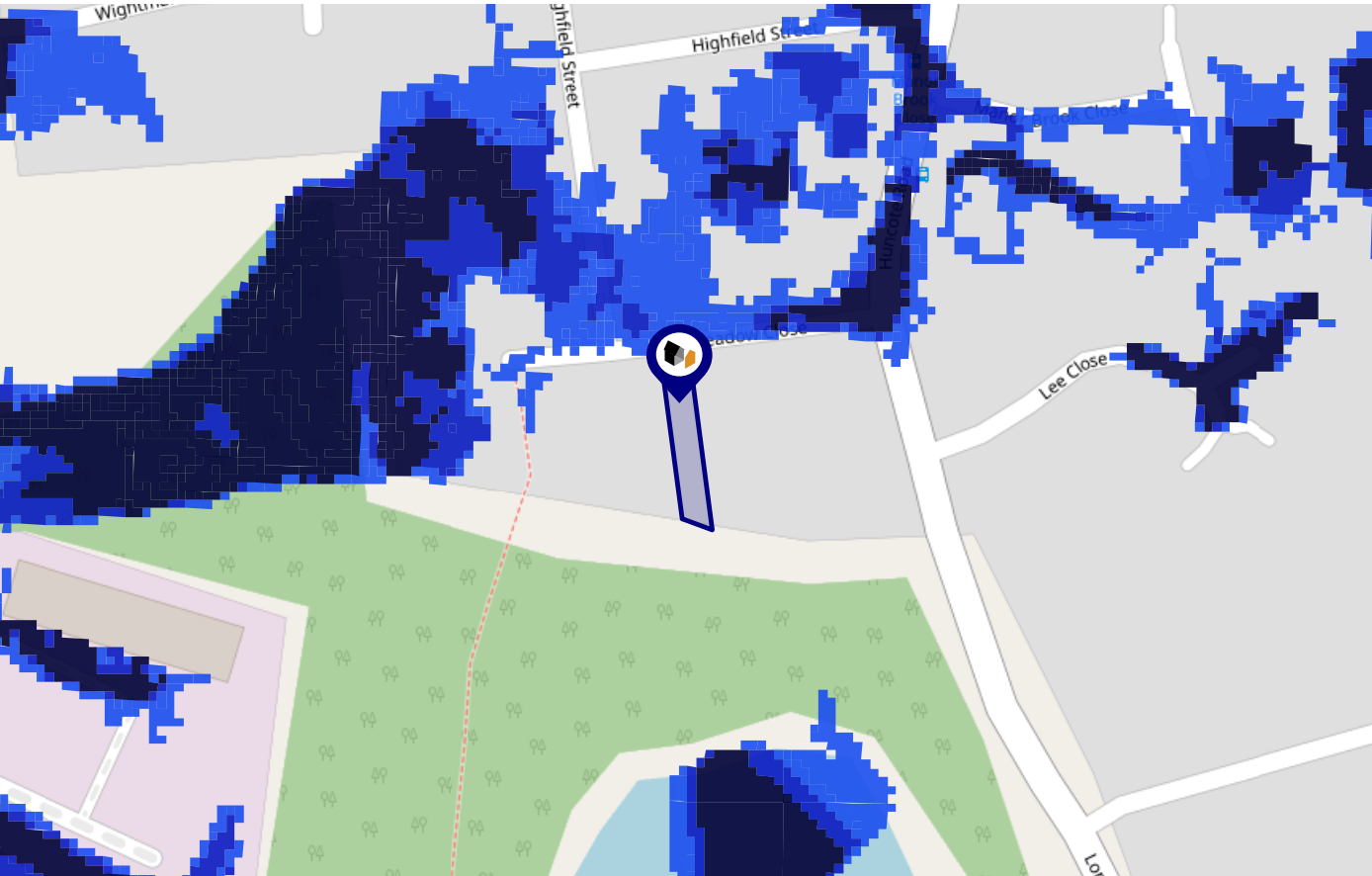
Chance of flooding to the following depths at this property:



# 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.

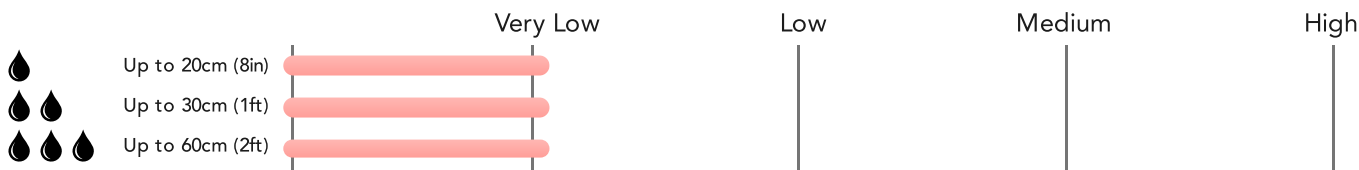


Risk Rating: Very low

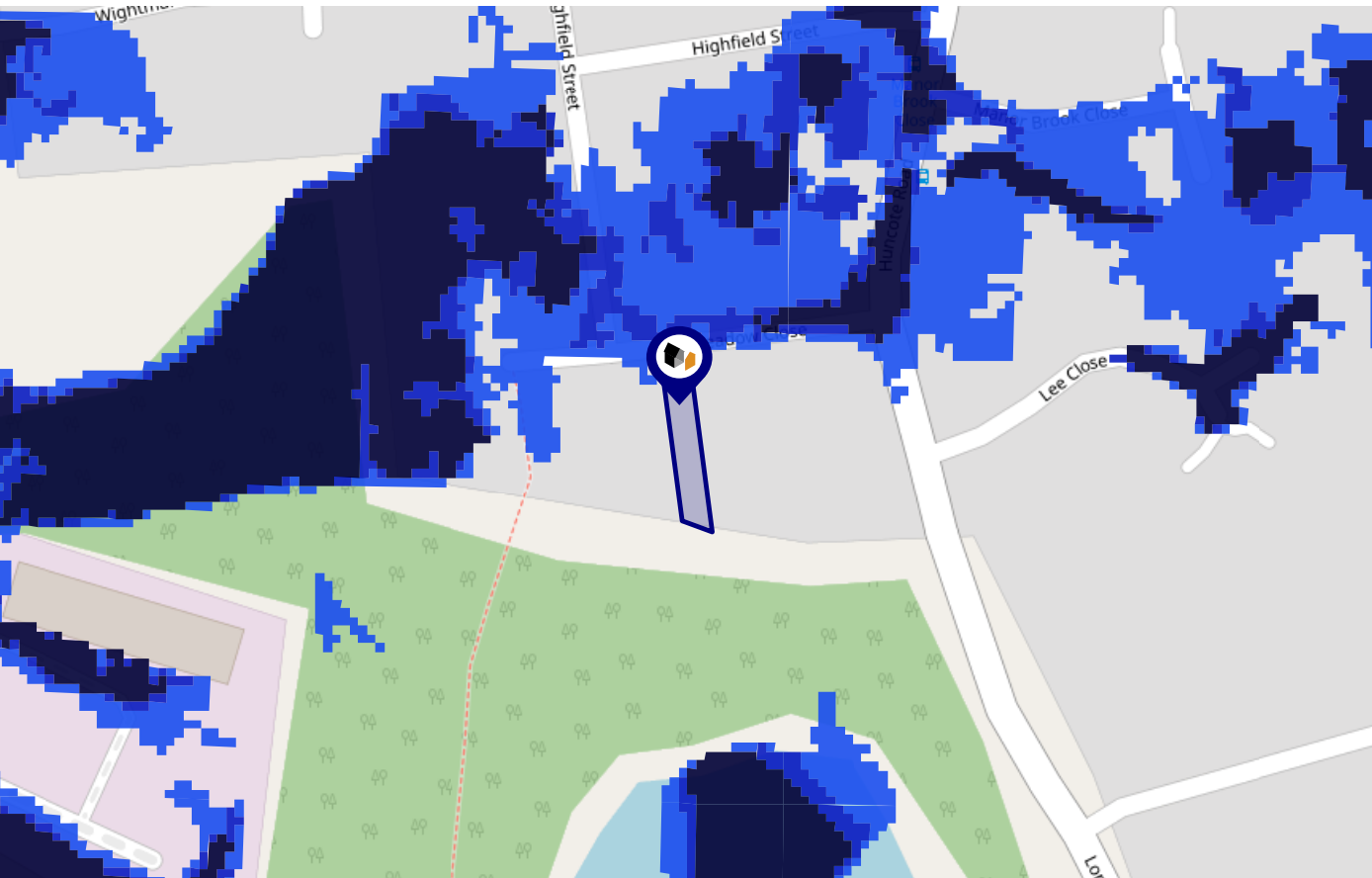
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

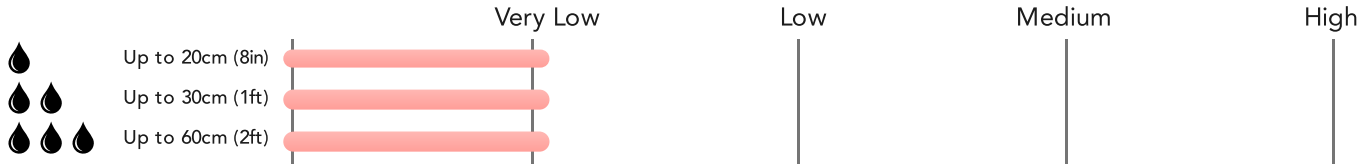


Risk Rating: Very low

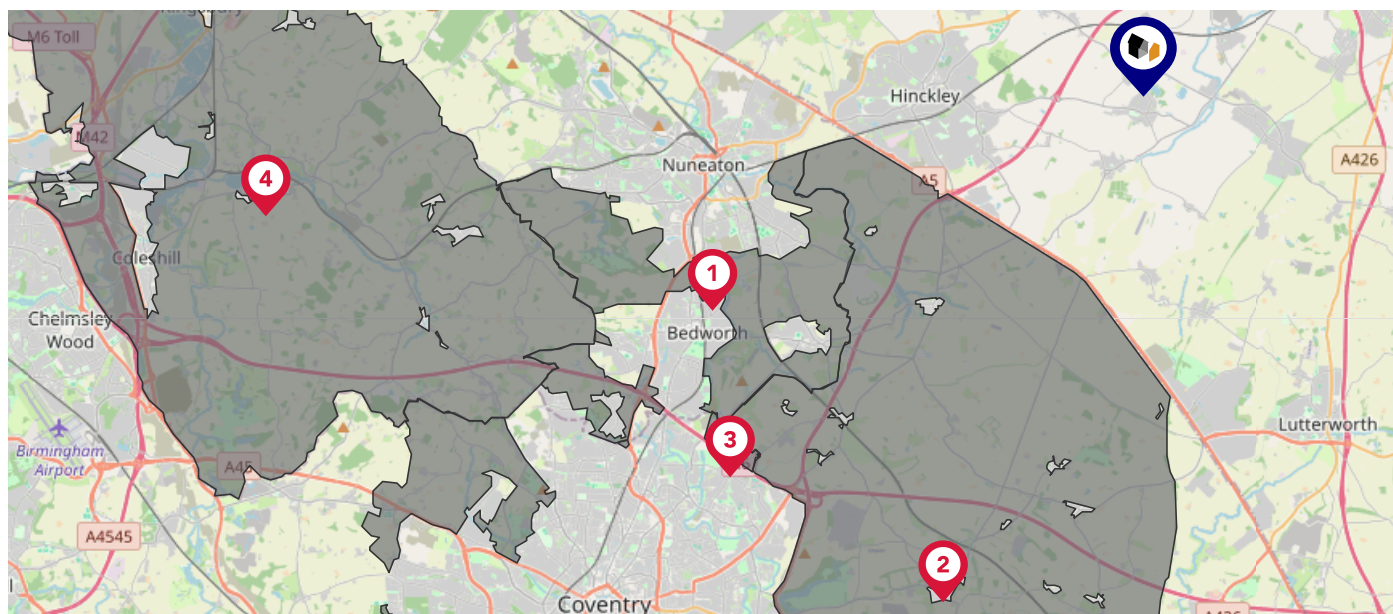
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-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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 - Rugby

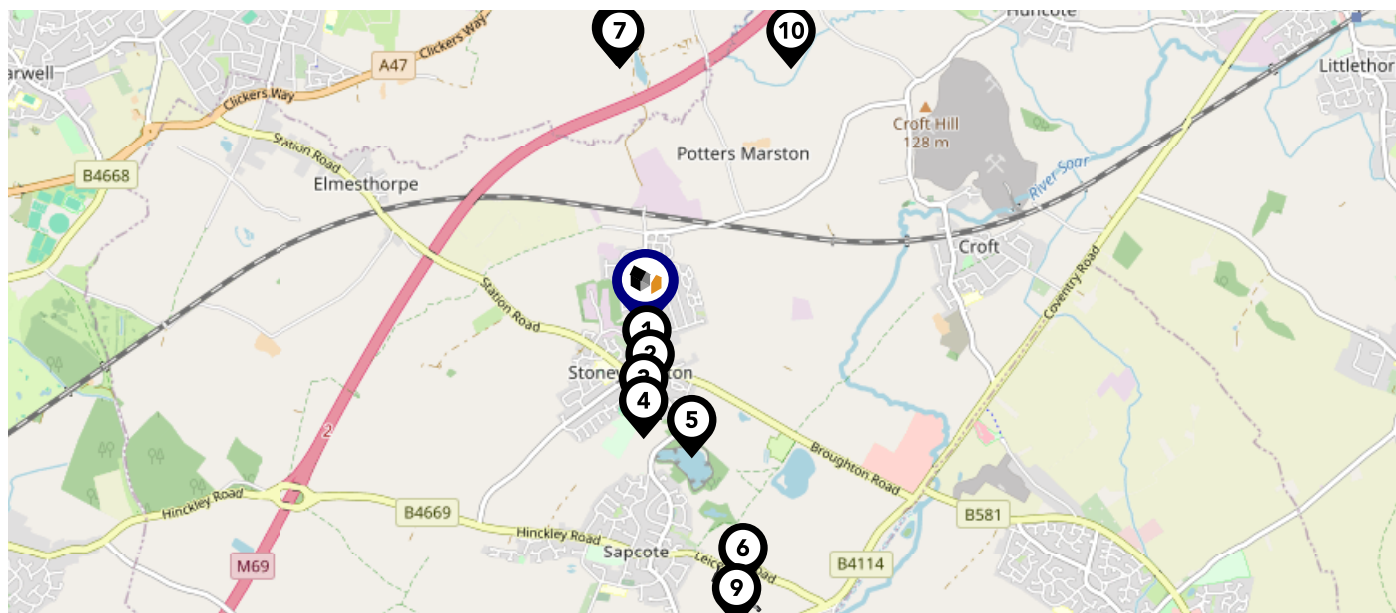


Birmingham Green Belt - Coventry



Birmingham Green Belt - North Warwickshire

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.



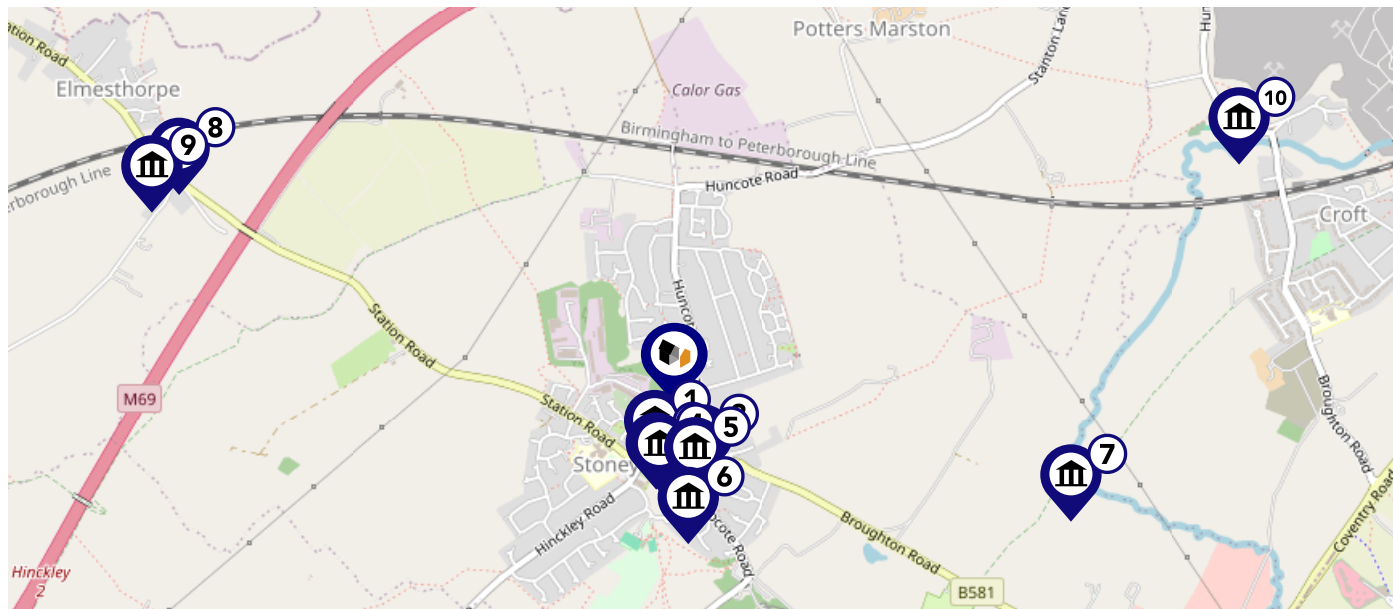
### Nearby Landfill Sites

|  |                                                                                                               |                   |
|--|---------------------------------------------------------------------------------------------------------------|-------------------|
|  | Clint Hill Quarry-Clint Hill Quarry, Stoney Stanton, Leicestershire                                           | Historic Landfill |
|  | Off Church and Long Streets, Stoney Stanton-Off Church Street and Long Street, Stoney Stanton, Leicestershire | Historic Landfill |
|  | Carey Hill Quarry-Carey Hill Quarry/Railway Cutting, Stoney Stanton, Leicestershire                           | Historic Landfill |
|  | Railway Cutting-Carey Hill Quarry/Railway Cutting, 1675 Carey Hill Road, Stoney Stanton, Leicestershire       | Historic Landfill |
|  | Coley's Hole-Sapcote Road, Stoney Stanton, Leicestershire                                                     | Historic Landfill |
|  | Sapcote Quarry-Leicester Road, Sapcote, Blaby                                                                 | Historic Landfill |
|  | Barrow Hill Quarry-                                                                                           | Historic Landfill |
|  | Barrow Hill Quarry-Mill Lane, Earl Shilton, Potters Marston, Leicestershire                                   | Historic Landfill |
|  | Calver Hill Quarry, Sapcote, Blaby-Calver Hill Quarry, Sapcote, Blaby, Leicestershire                         | Historic Landfill |
|  | Off Watery Gate Lane-Off Watery Gate Lane, Thurlaston, Blaby                                                  | Historic Landfill |

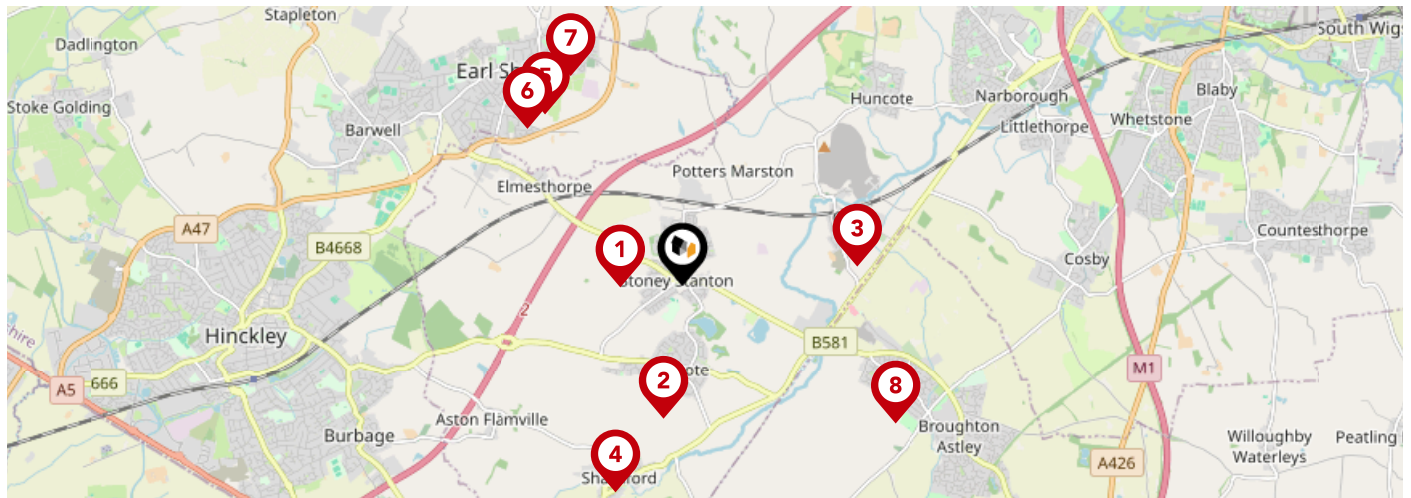
# Maps

## Listed Buildings

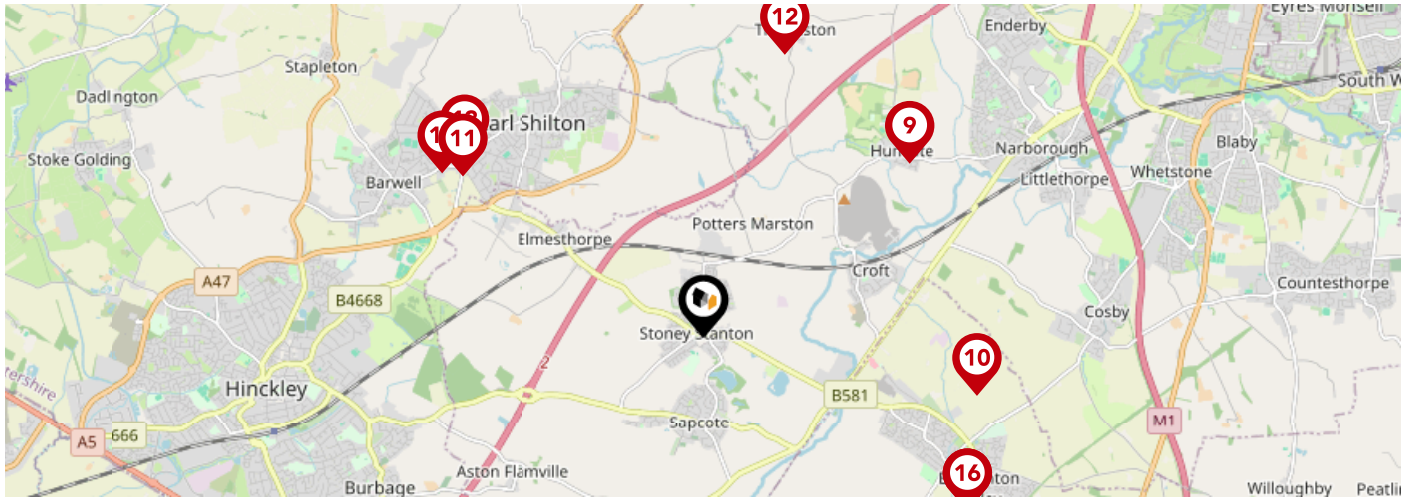
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                                                                                                                 | Grade    | Distance  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1078226 - The Old Rectory                                                          | Grade II | 0.1 miles |
|  1466898 - Stoney Stanton War Memorial                                              | Grade II | 0.2 miles |
|  1178033 - Stanton House And Adjoining Conservatory                                 | Grade II | 0.2 miles |
|  1074704 - Church Of St Michael                                                     | Grade II | 0.2 miles |
|  1361093 - Number 33, Yew Tree House And Adjoining Outbuildings                     | Grade II | 0.2 miles |
|  1178025 - Tudor Cottage And Adjoining House To East                                | Grade II | 0.3 miles |
|  1074692 - Soper's Bridge                                                           | Grade II | 0.9 miles |
|  1074694 - Home Farmhouse And Adjoining Outbuilding                                 | Grade II | 1.2 miles |
|  1307251 - The Wentworth Arms And Adjoining Stables                                 | Grade II | 1.2 miles |
|  1177852 - Stone Coffin One And A Half Metres South Of Nave At Church Of St Michael | Grade II | 1.4 miles |



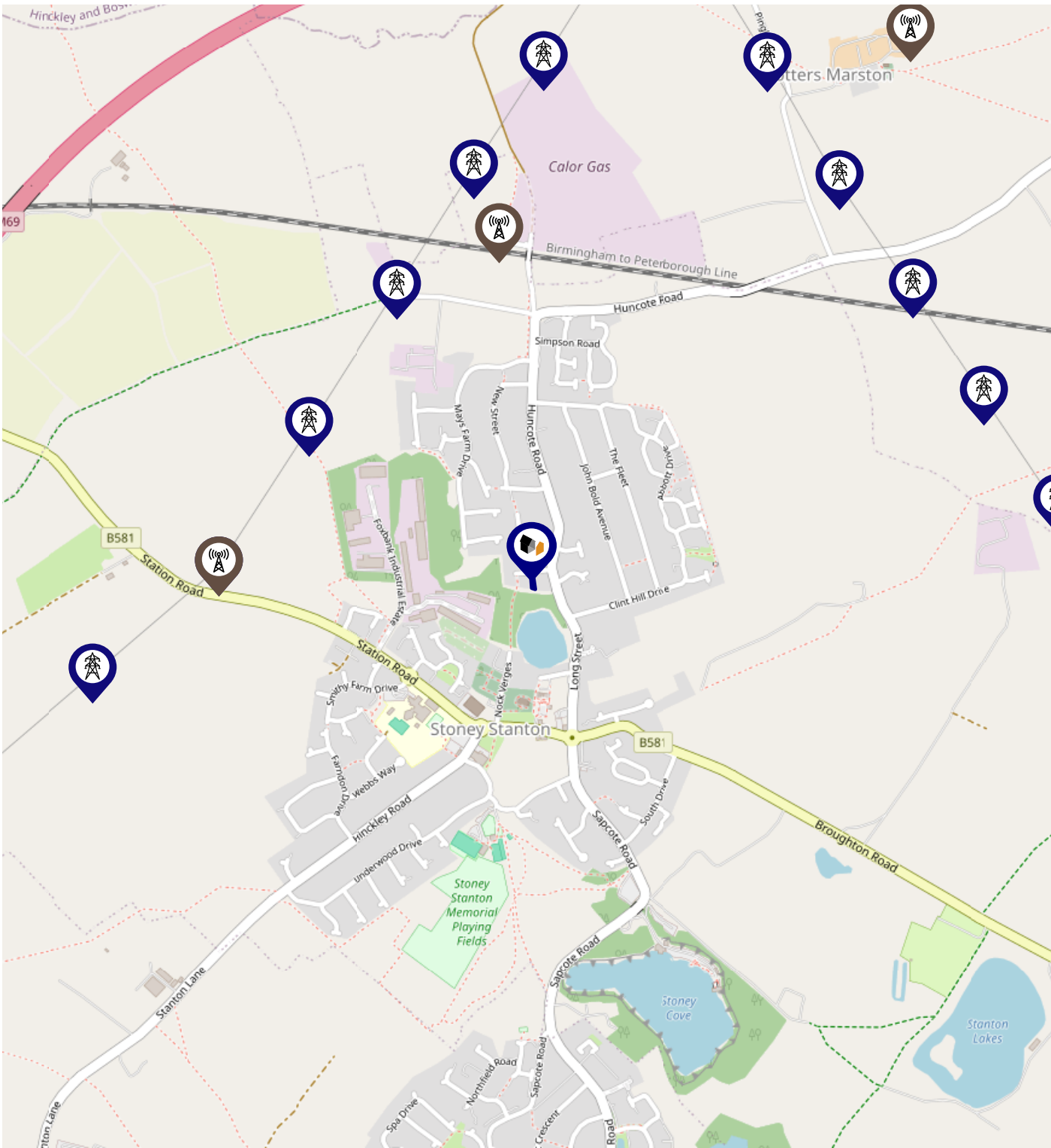
|  |                                                                                                                        | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|--|------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  | <b>Manorfield Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 404   Distance:0.57                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>All Saints Church of England Primary School, Sapcote</b><br>Ofsted Rating: Good   Pupils: 297   Distance:1.2        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Croft Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 117   Distance:1.58     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sharnford Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 95   Distance:1.96                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Simon and St Jude CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 160   Distance:1.99                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Townlands Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 316   Distance:1.99                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Saint Peters Catholic Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 201   Distance:2.15                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Orchard Church of England Primary School, Broughton Astley</b><br>Ofsted Rating: Good   Pupils: 192   Distance:2.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|  |                                                                                                               | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Huncote Primary School</b><br>Ofsted Rating: Good   Pupils: 177   Distance:2.44                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lodge Farm Education</b><br>Ofsted Rating: Good   Pupils: 10   Distance:2.52                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Newlands Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 311   Distance:2.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Thurlaston Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 81   Distance:2.66        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Heath Lane Academy</b><br>Ofsted Rating: Good   Pupils: 698   Distance:2.7                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Fusion Academy</b><br>Ofsted Rating: Good   Pupils: 85   Distance:2.79                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Old Mill Primary School</b><br>Ofsted Rating: Good   Pupils: 364   Distance:2.84                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Thomas Estley Community College</b><br>Ofsted Rating: Good   Pupils: 901   Distance:2.84                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

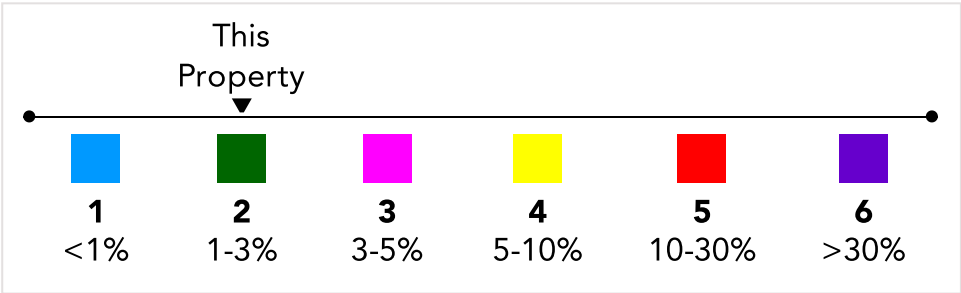
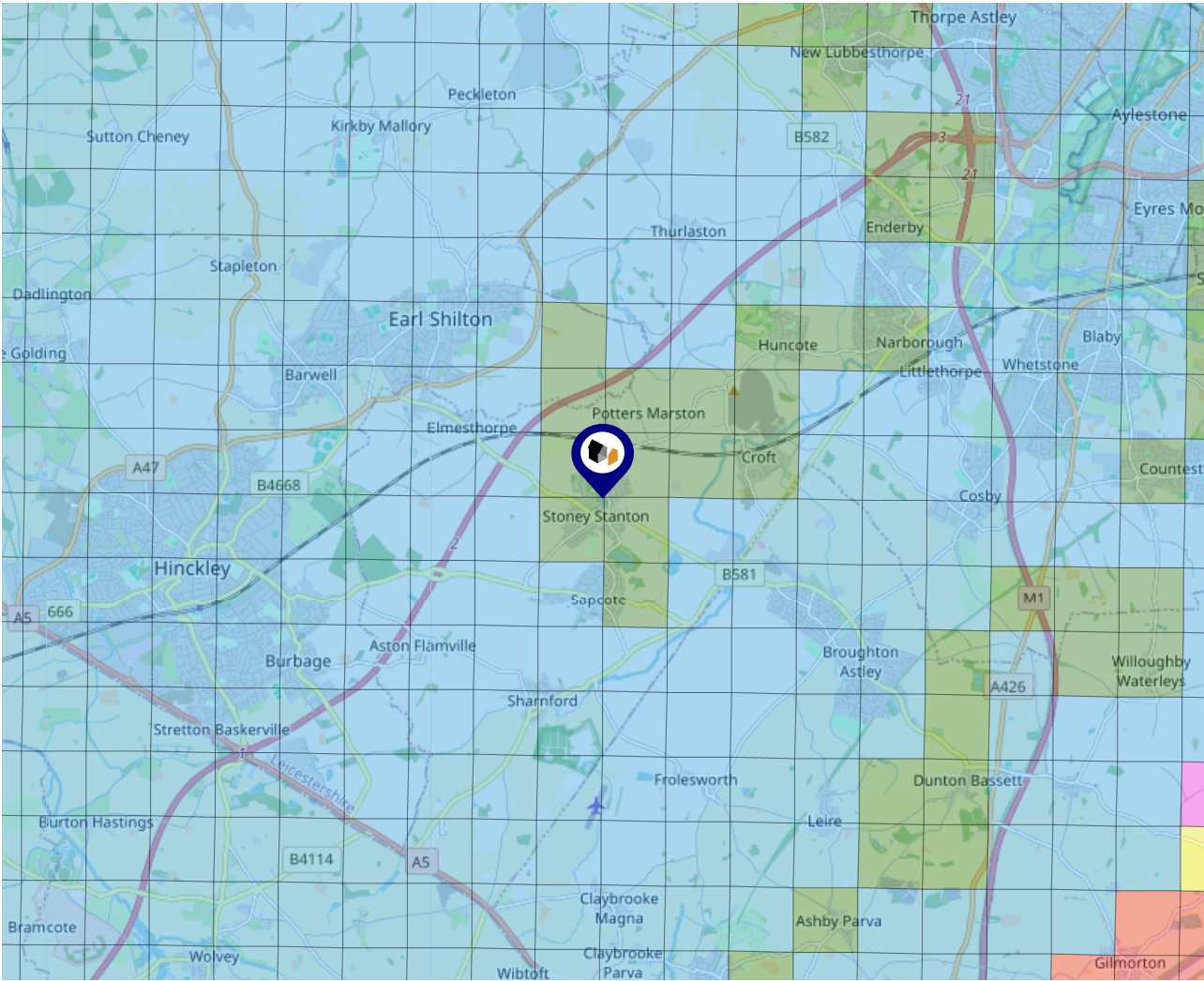


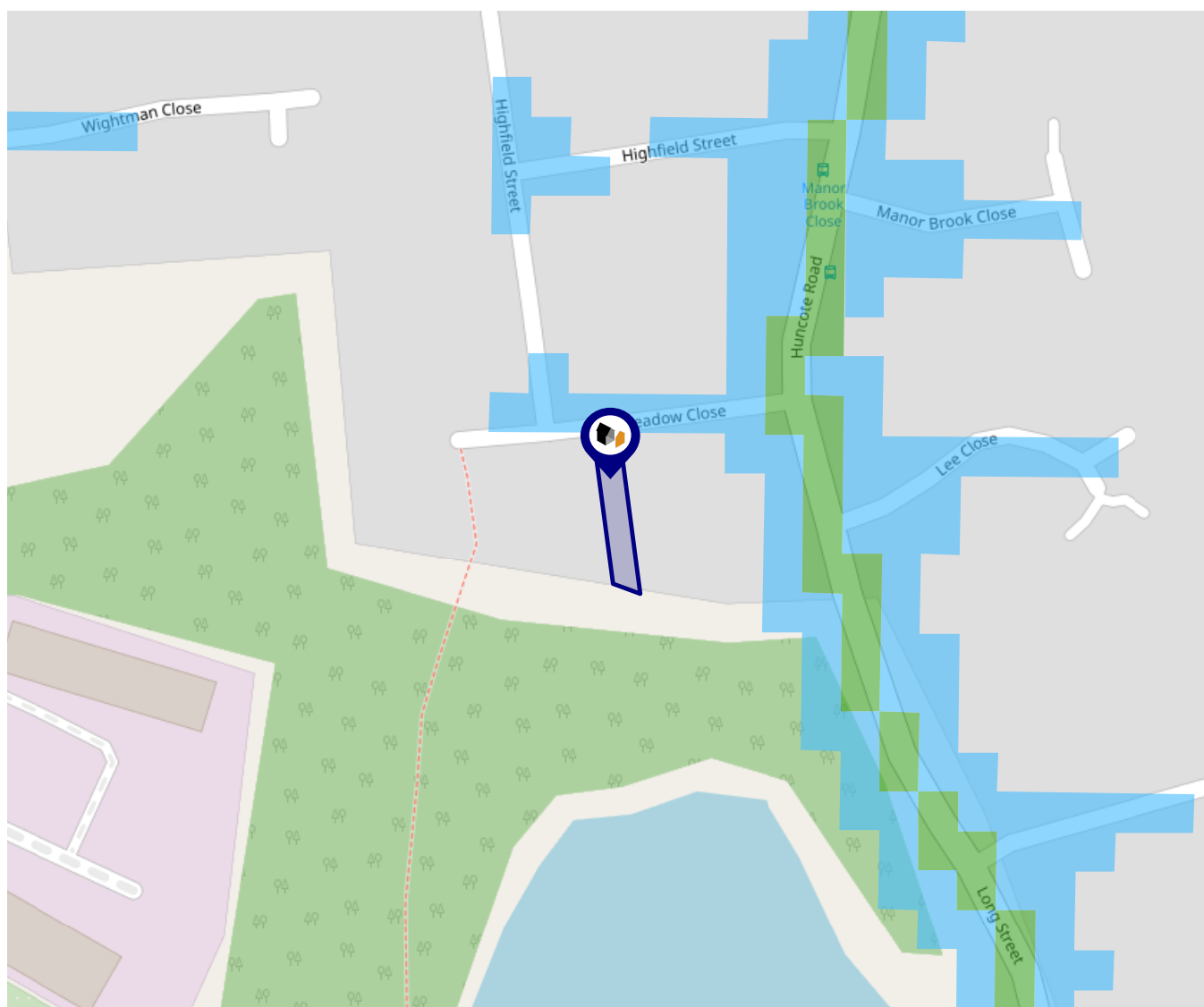
**Key:**

-  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>).



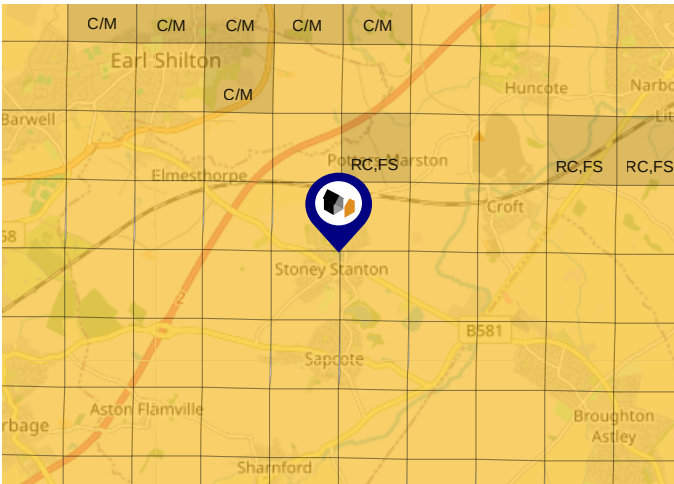


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

|                               |                                    |                      |                     |
|-------------------------------|------------------------------------|----------------------|---------------------|
| <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)<br>TO HEAVY |                      |                     |

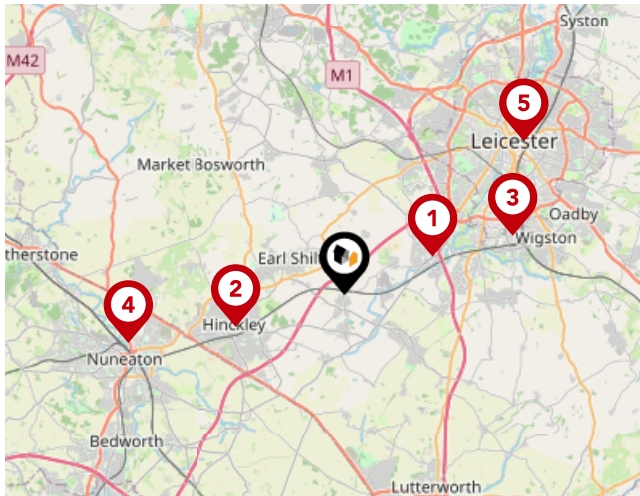


Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |

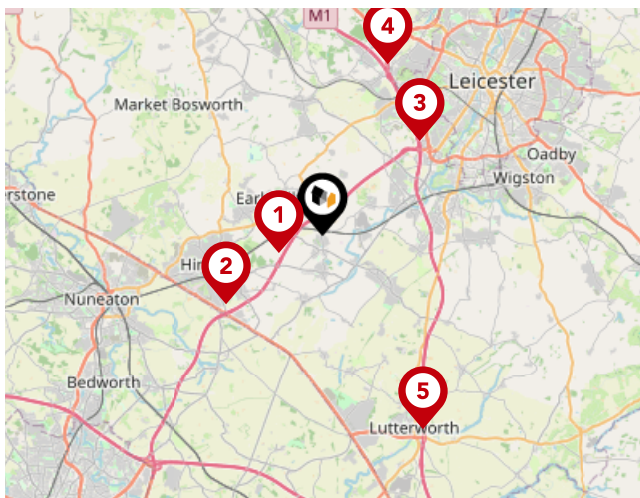
# Area

## Transport (National)



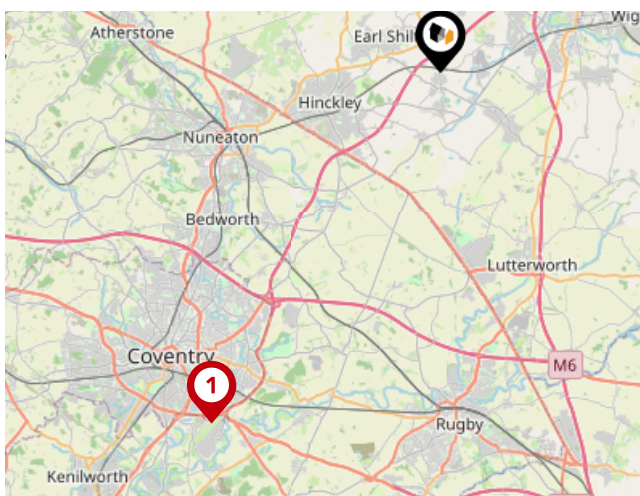
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Narborough Rail Station    | 3.46 miles |
| 2   | Hinckley Rail Station      | 4.06 miles |
| 3   | South Wigston Rail Station | 6.45 miles |
| 4   | Nuneaton Rail Station      | 7.95 miles |
| 5   | Leicester Rail Station     | 8.49 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M69 J2  | 1.66 miles |
| 2   | M69 J1  | 4.25 miles |
| 3   | M1 J21  | 4.89 miles |
| 4   | M1 J21A | 6.6 miles  |
| 5   | M1 J20  | 7.89 miles |

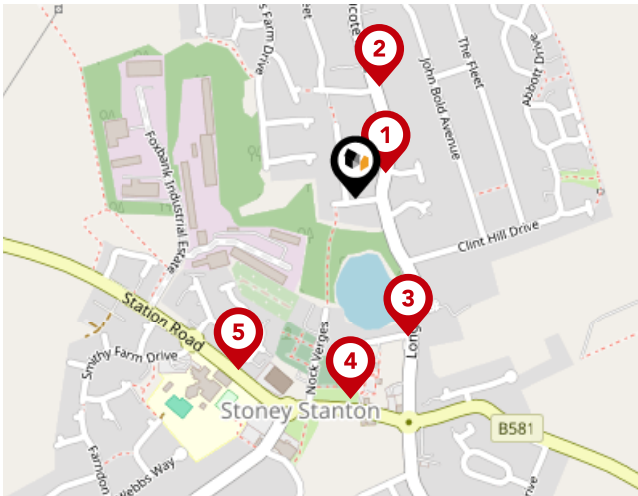


### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Coventry Airport | 15.13 miles |

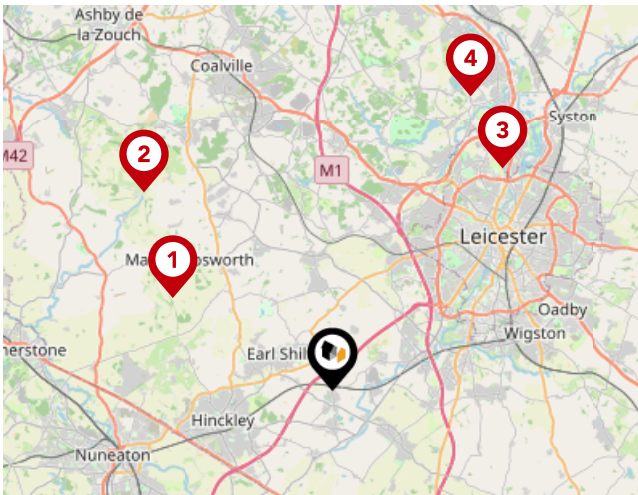
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Manor Brook Close   | 0.04 miles |
| 2   | James Street        | 0.13 miles |
| 3   | Bluebell Inn        | 0.16 miles |
| 4   | St Michael's Church | 0.22 miles |
| 5   | School              | 0.23 miles |



### Local Connections

| Pin | Name                                         | Distance    |
|-----|----------------------------------------------|-------------|
| 1   | Shenton Rail Station (Battlefield Line)      | 6.63 miles  |
| 2   | Shackerstone Rail Station (Battlefield Line) | 9.86 miles  |
| 3   | Leicester North (Great Central Railway)      | 10.05 miles |
| 4   | Rothley (Great Central Railway)              | 11.7 miles  |

### Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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

99-109 Castle Street Hinckley LE10 1DA

01455 636349

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

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