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# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Friday 13th November 2026**




## RUSSETT CLOSE, BARWELL, LEICESTER, LE9

**Martin & Co I Hinckley**

99-109 Castle Street Hinckley LE10 1DA

01455 636349

Gus.critchlow@martinco.com

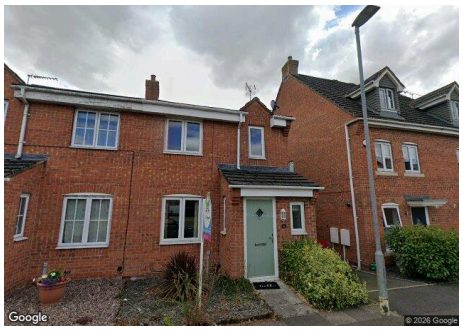
www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/

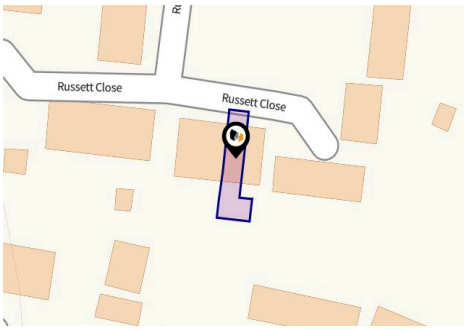
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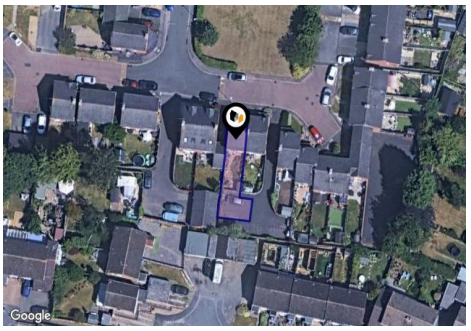
The Property Ombudsman

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# Property
# Overview




## Property

| | |
|---|---|
| **Type:** | Semi-Detached |
| **Bedrooms:** | 3 |
| **Floor Area:** | 678 $ft^2$ / 63 $m^2$ |
| **Plot Area:** | 0.04 acres |
| **Year Built :** | 2003 |
| **Council Tax :** | Band B |
| **Annual Estimate:** | £1,853 |
| **Title Number:** | LT360793 |

| | |
|---|---|
| **Tenure:** | Freehold |

## Local Area

| | |
|---|---|
| **Local Authority:** | Hinckley and bosworth |
| **Conservation Area:** | No |
| **Flood Risk:** | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

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

**7** mb/s

**80** mb/s

**1800** mb/s

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

**Satellite/Fibre TV Availability:**

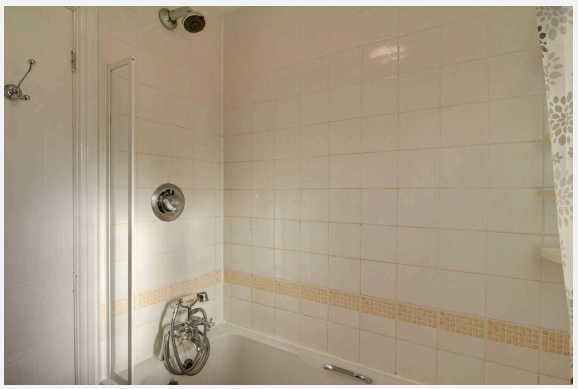
# Gallery
# Photos

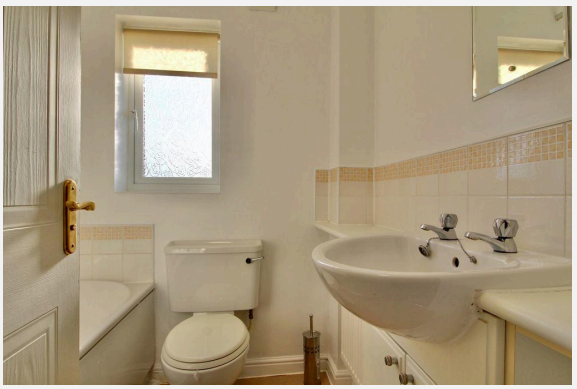












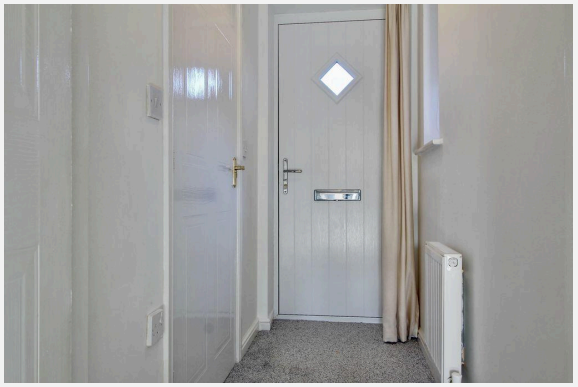




# Gallery
## Photos

















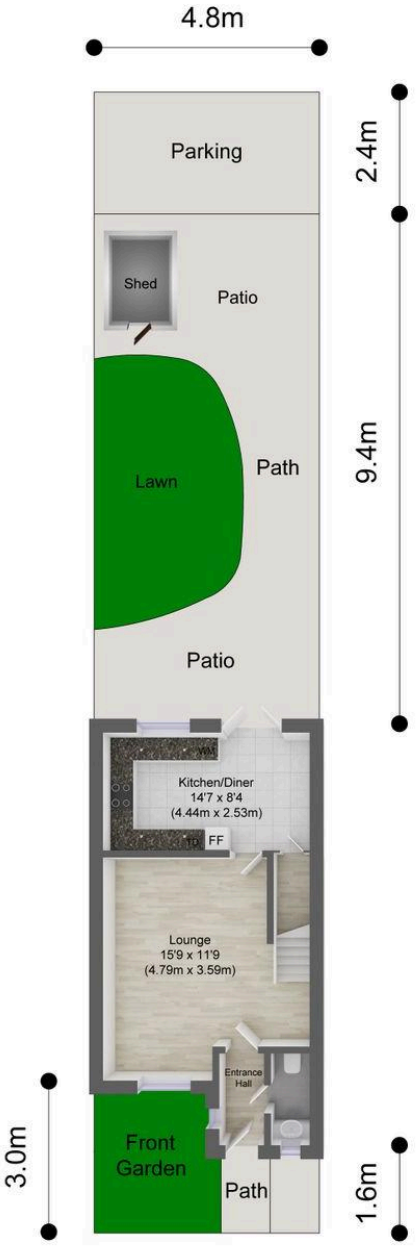


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# Gallery
# Floorplan

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## RUSSETT CLOSE, BARWELL, LEICESTER, LE9




Site Plan

**32 Russett Close, Barwell, LE9 8HZ**

Illustration for identification purposes only, measurements are approximate, not to scale.

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# RUSSETT CLOSE, BARWELL, LEICESTER, LE9




Ground Floor First Floor

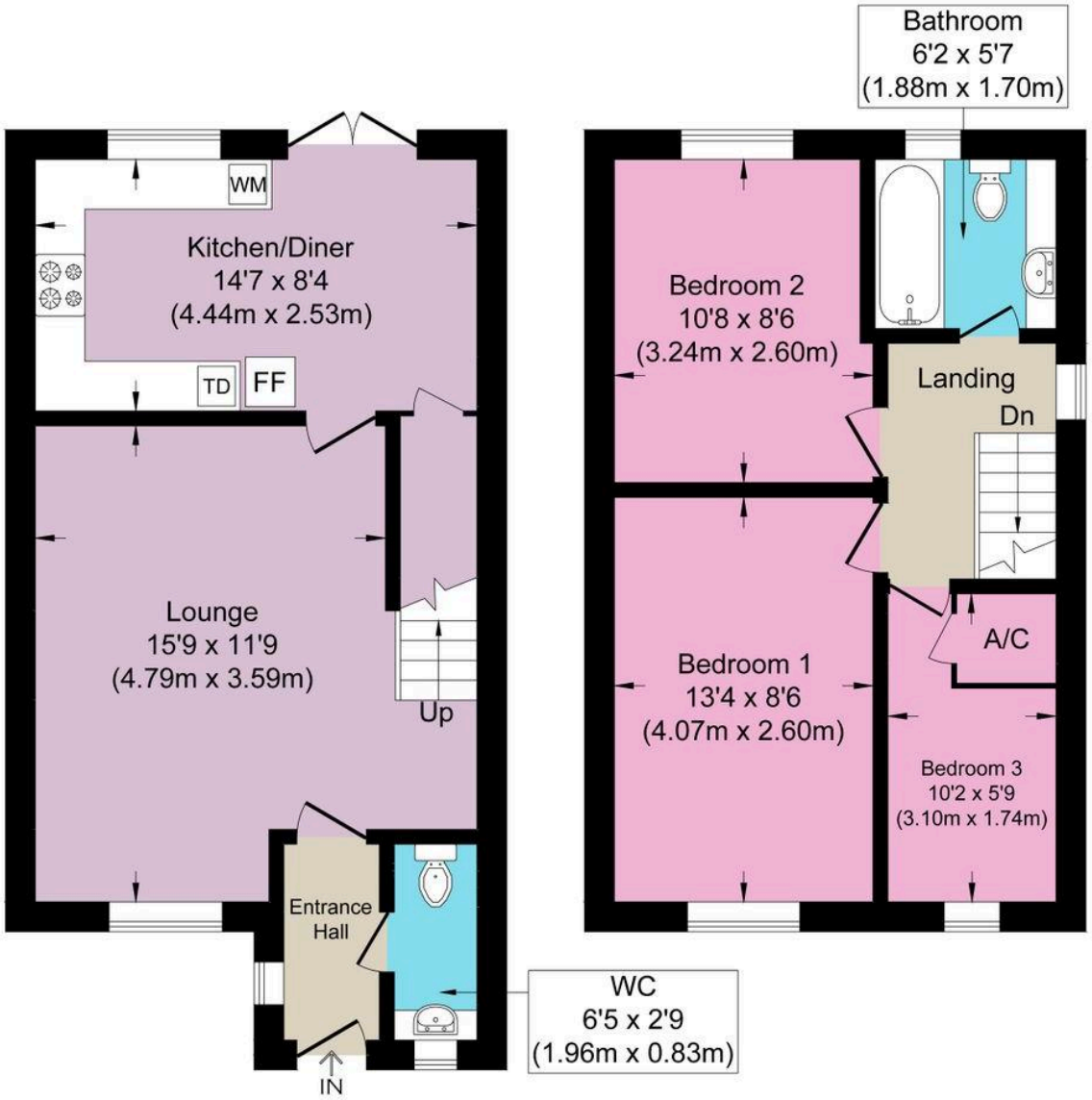
## 32 Russett Close, Barwell, LE9 8HZ

Approximate Gross Internal Area = 69.03 sq m / 743.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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# RUSSETT CLOSE, BARWELL, LEICESTER, LE9




## 32 Russett Close, Barwell, LE9 8HZ

Approximate Gross Internal Area = 69.03 sq m / 743.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By www.myphotogenie.co.uk



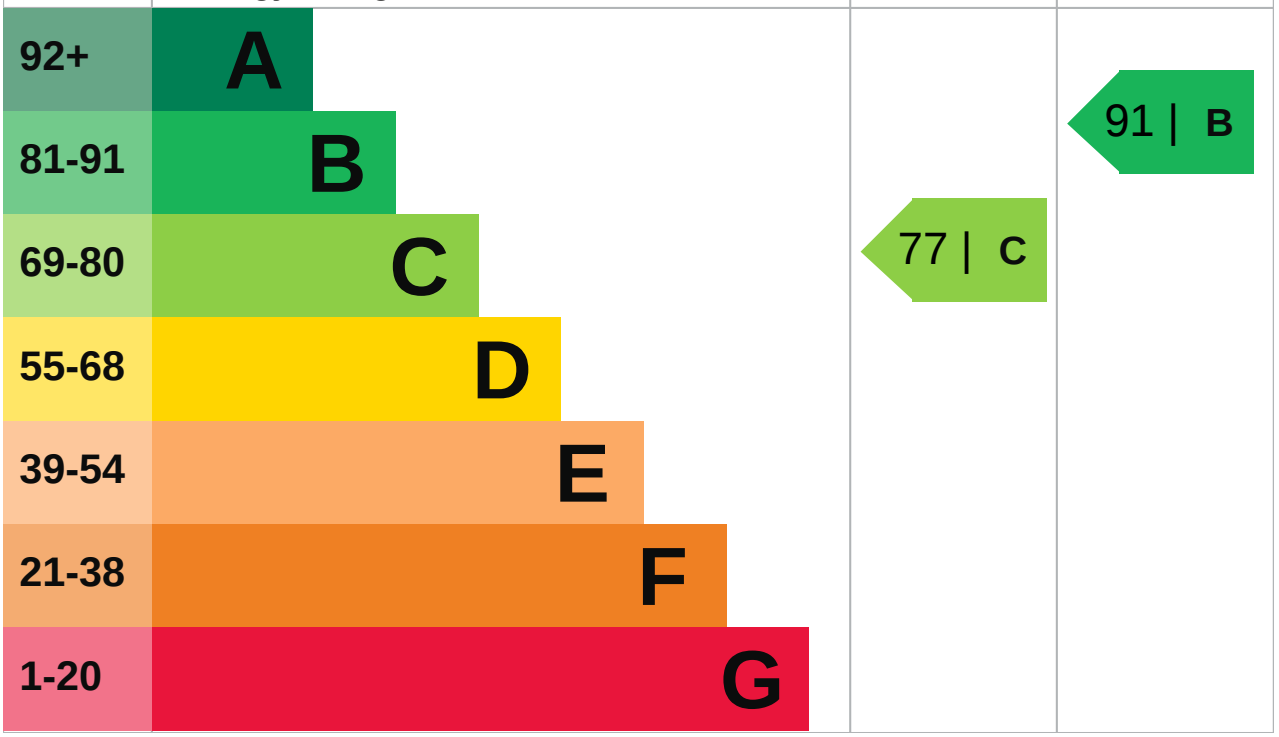
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BARWELL, LE9

Energy rating

C

Valid until 20.01.2031






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# EPC - Additional Data

## Additional EPC Data

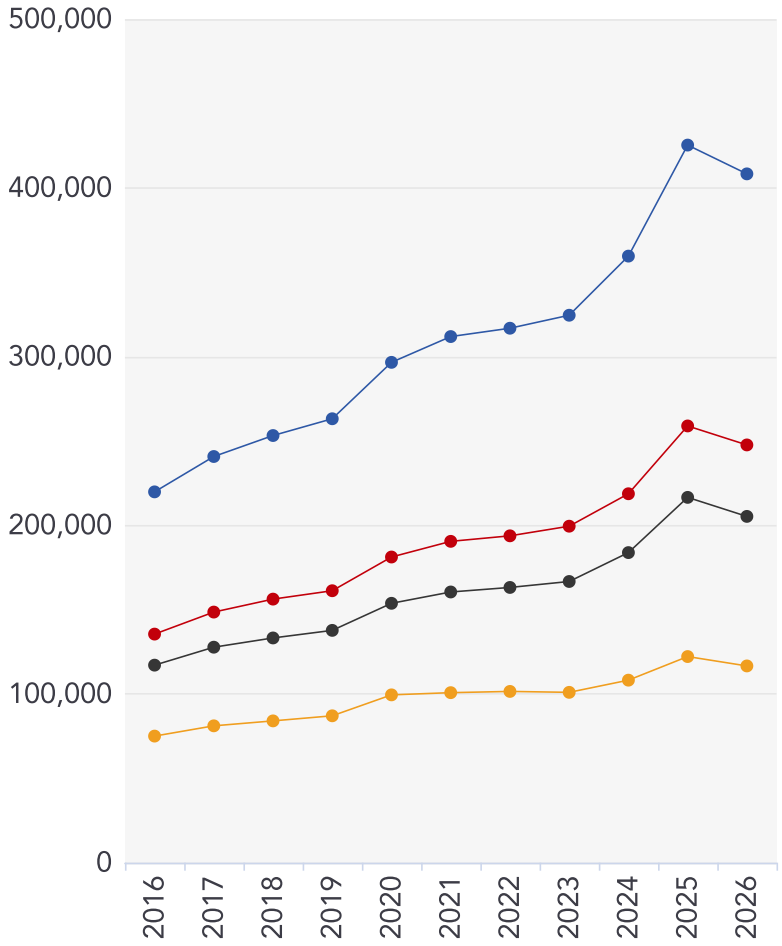
| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Off-peak 10 hour |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Glazing Type:** | Double glazing installed during or after 2002 |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 250 mm loft insulation |
| **Roof Energy:** | Good |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Controls:** | Programmer and room thermostat |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in all fixed outlets |
| **Floors:** | Solid, insulated (assumed) |
| **Total Floor Area:** | 63 $m^2$ |



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# Market
## House Price Statistics

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




Detached

**+85.76%**

Semi-Detached

**+82.76%**

Terraced

**+75.3%**

Flat

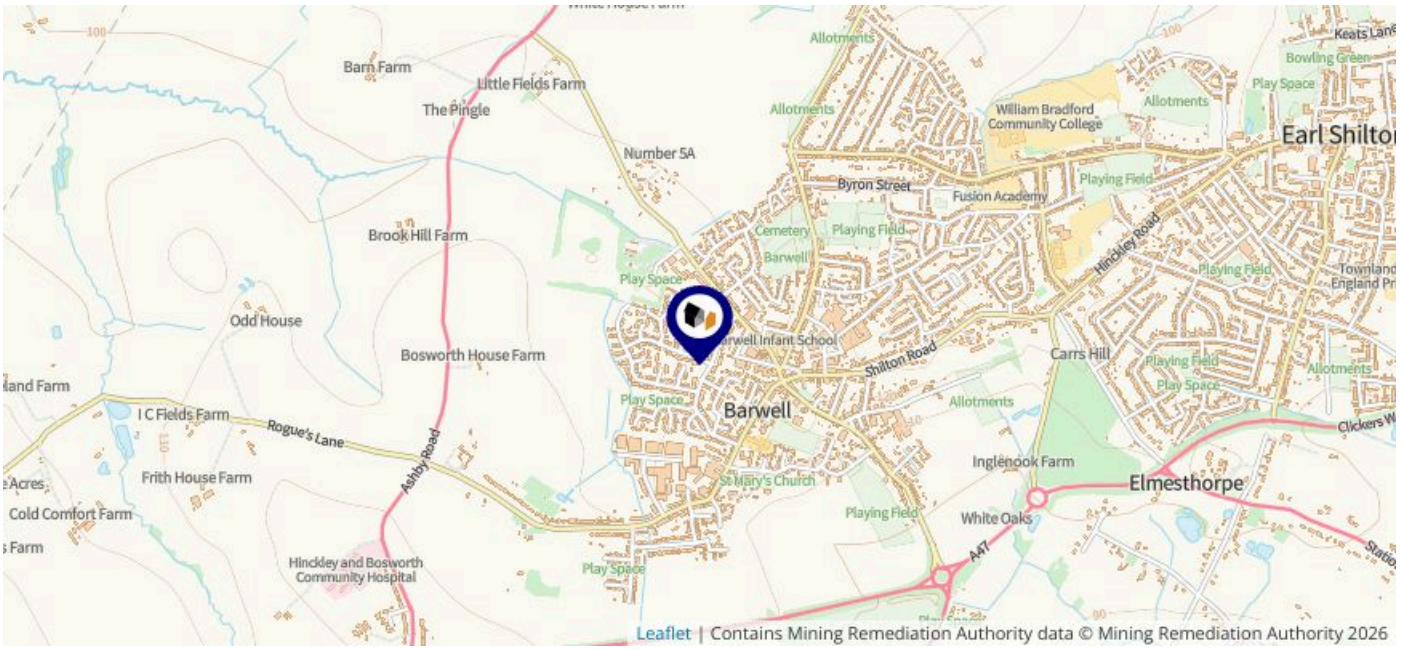
**+55.42%**



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# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

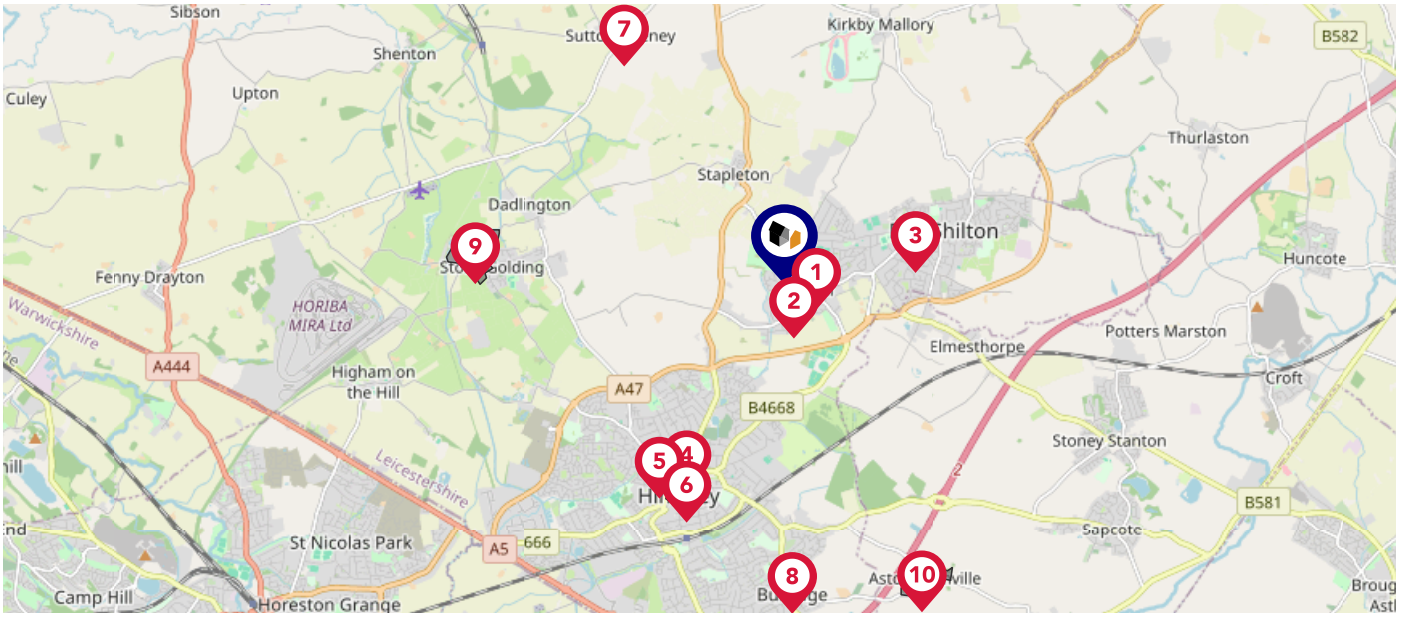
- Adit
- Gutter Pit
- Shaft

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.



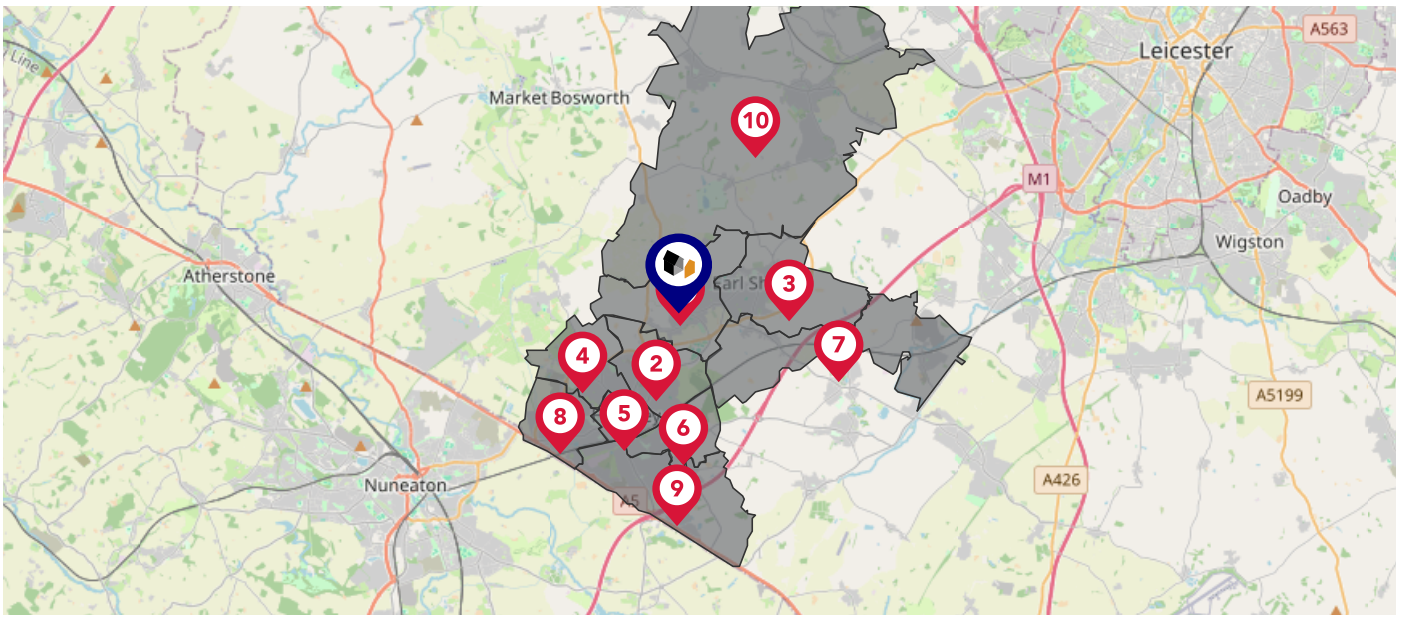

| Nearby Conservation Areas | |
|---|---|
| 1 | Barwell B |
| 2 | Barwell A |
| 3 | Earl Shilton |
| 4 | Hinckley - Druid Street |
| 5 | Hinckley, Hollycroft |
| 6 | Hinckley - Town Centre |
| 7 | Sutton Cheney |
| 8 | Burbage |
| 9 | Stoke Golding |
| 10 | Aston Flamville |



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# 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



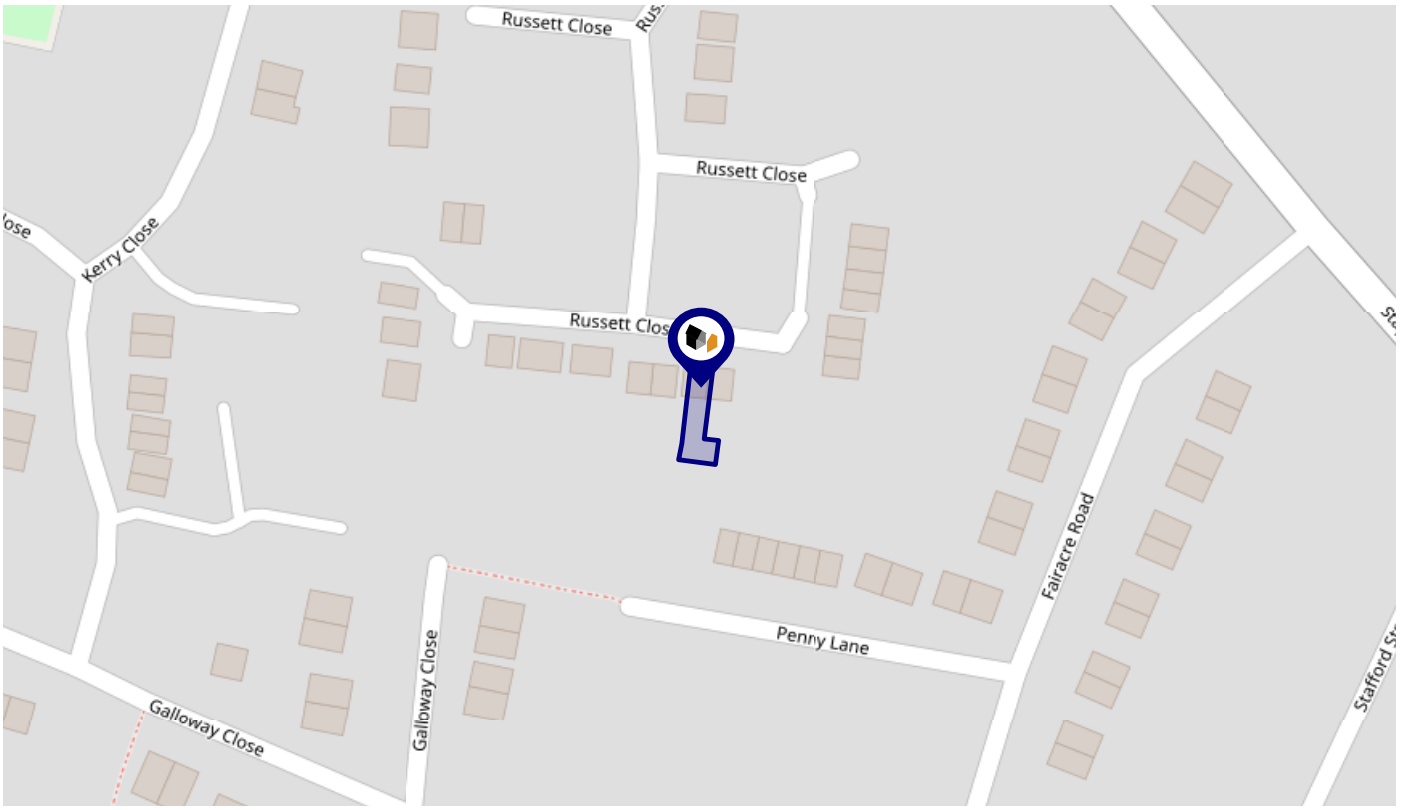

| Nearby Council Wards | |
|---|---|
| 1 | Barwell Ward |
| 2 | Hinckley De Montfort Ward |
| 3 | Earl Shilton Ward |
| 4 | Hinckley Trinity Ward |
| 5 | Hinckley Castle Ward |
| 6 | Burbage St. Catherines and Lash Hill Ward |
| 7 | Croft Hill Ward |
| 8 | Hinckley Clarendon Ward |
| 9 | Burbage Sketchley and Stretton Ward |
| 10 | Newbold Verdon with Desford and Peckleton Ward |



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# Maps
# Rail Noise

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.

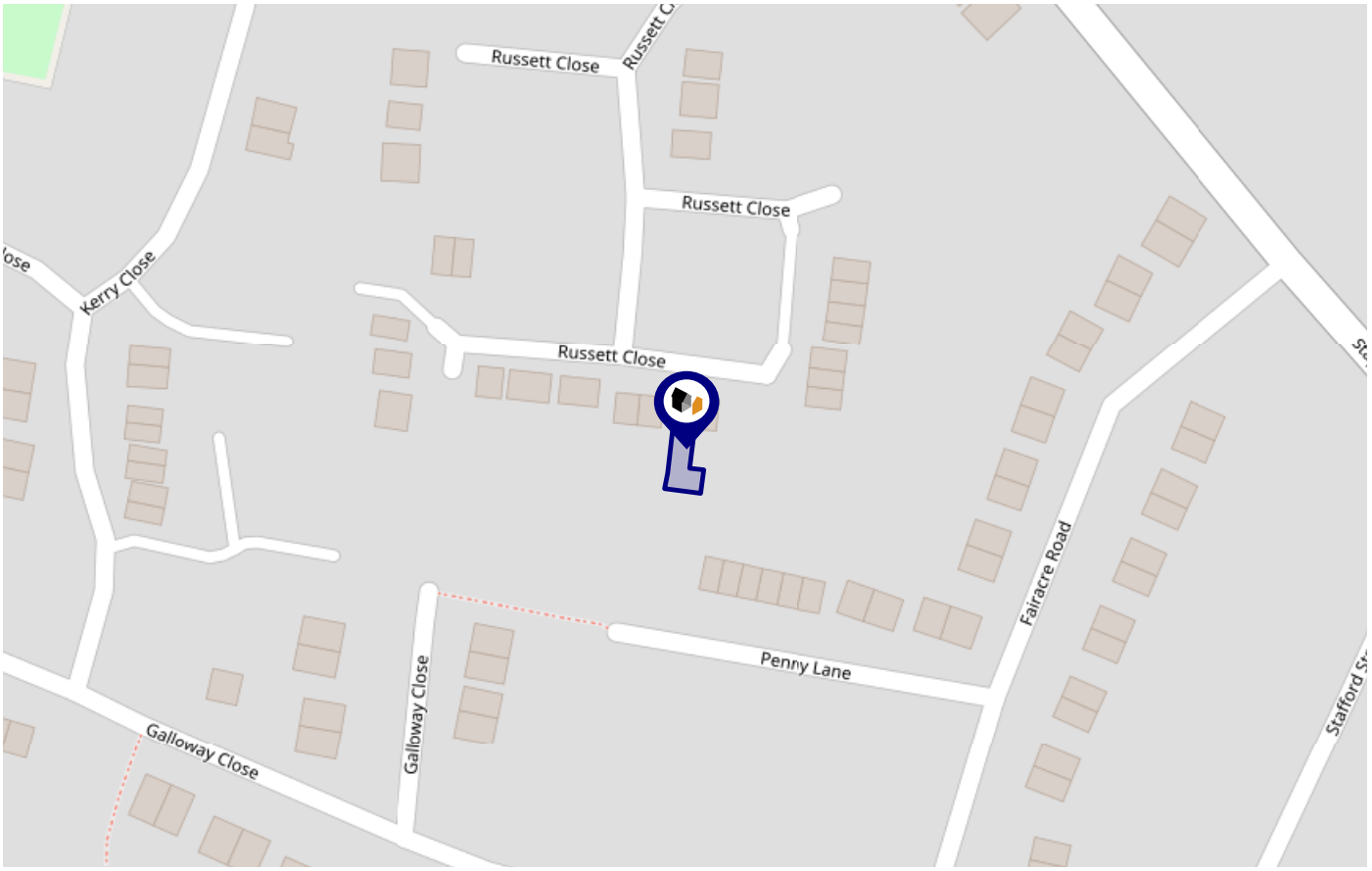
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

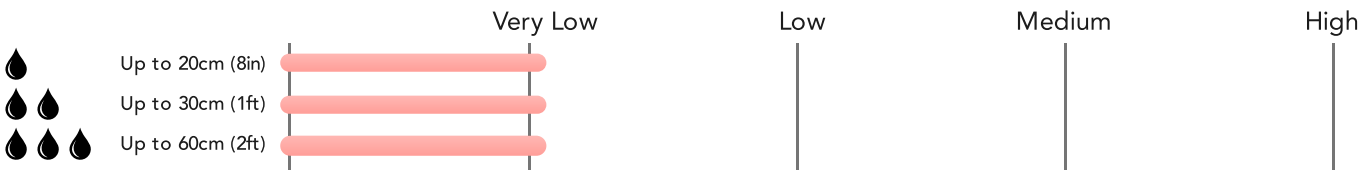



Risk Rating: Very low

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:

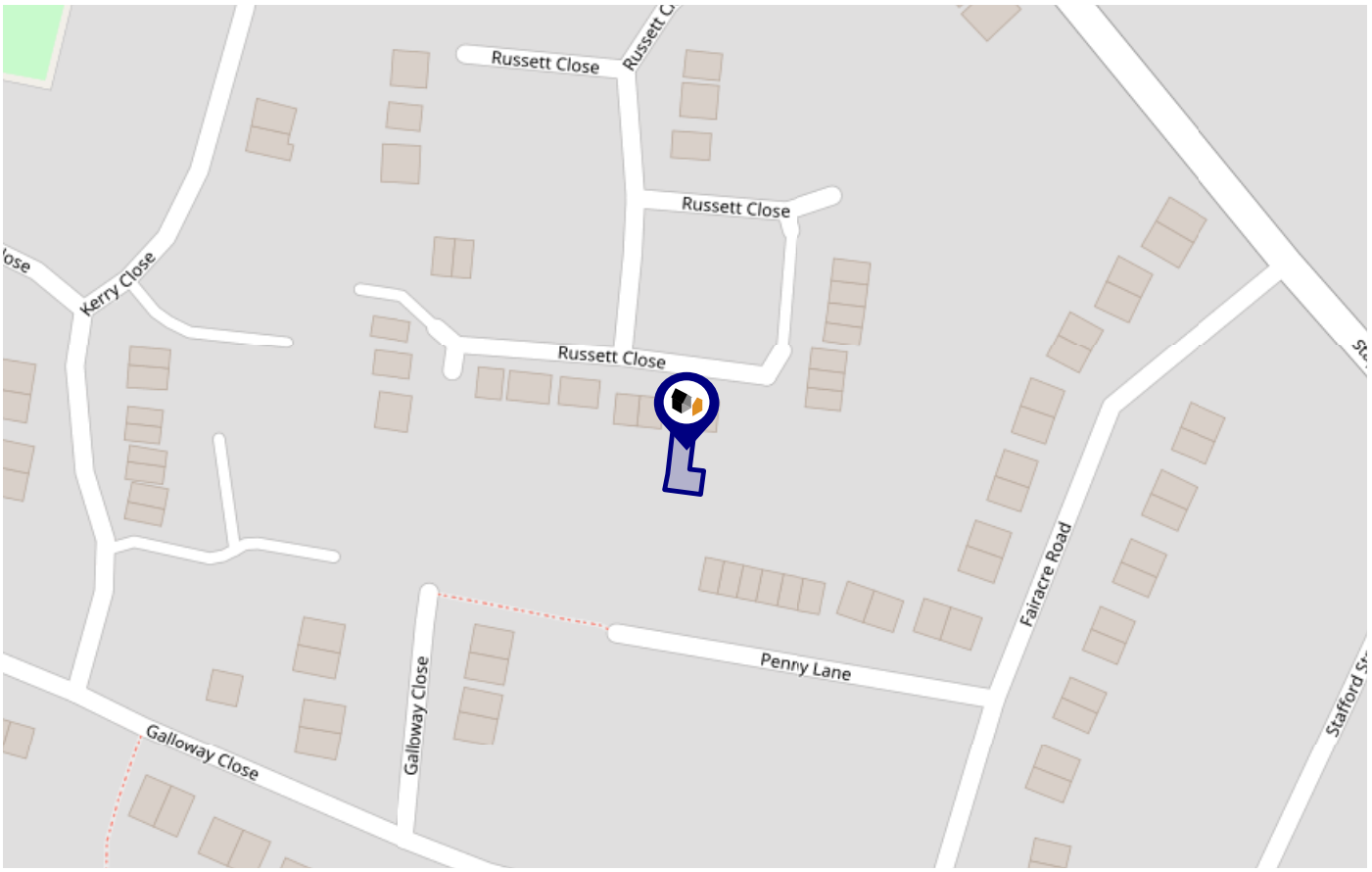





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# Flood Risk
## Rivers & Seas - Climate Change

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.

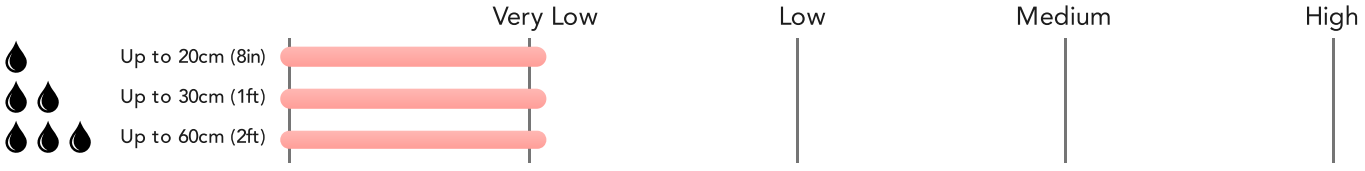



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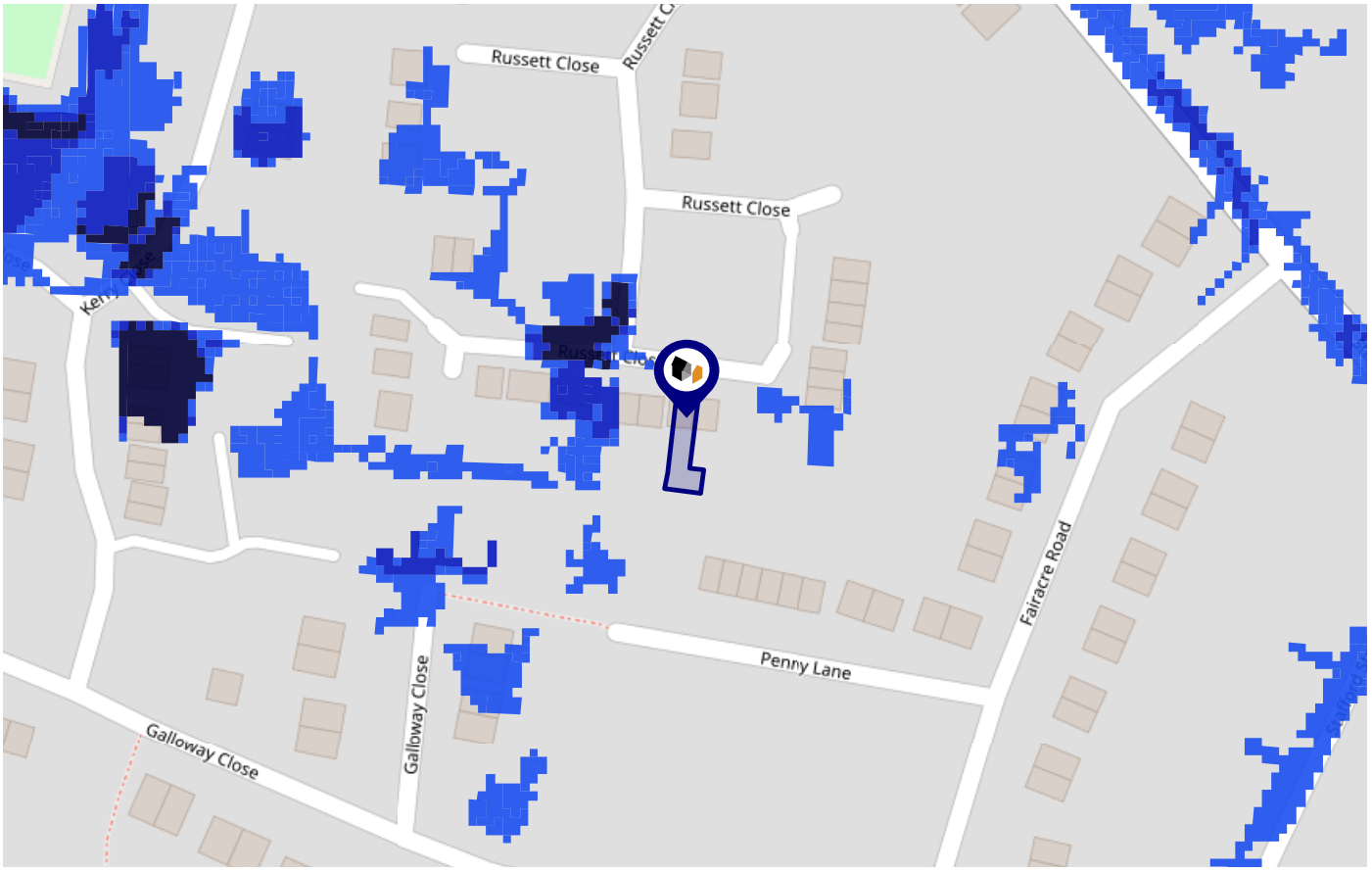





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# Flood Risk
## Surface Water - Flood Risk

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

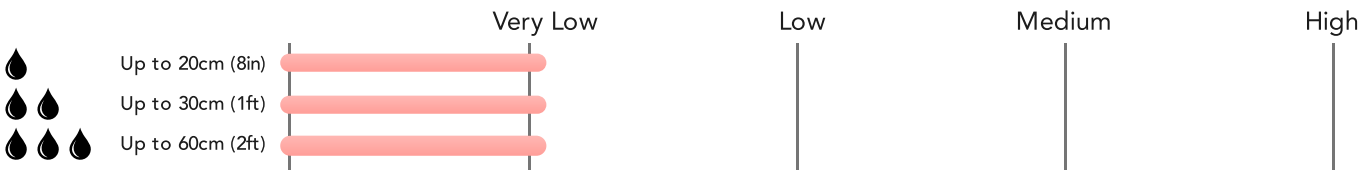



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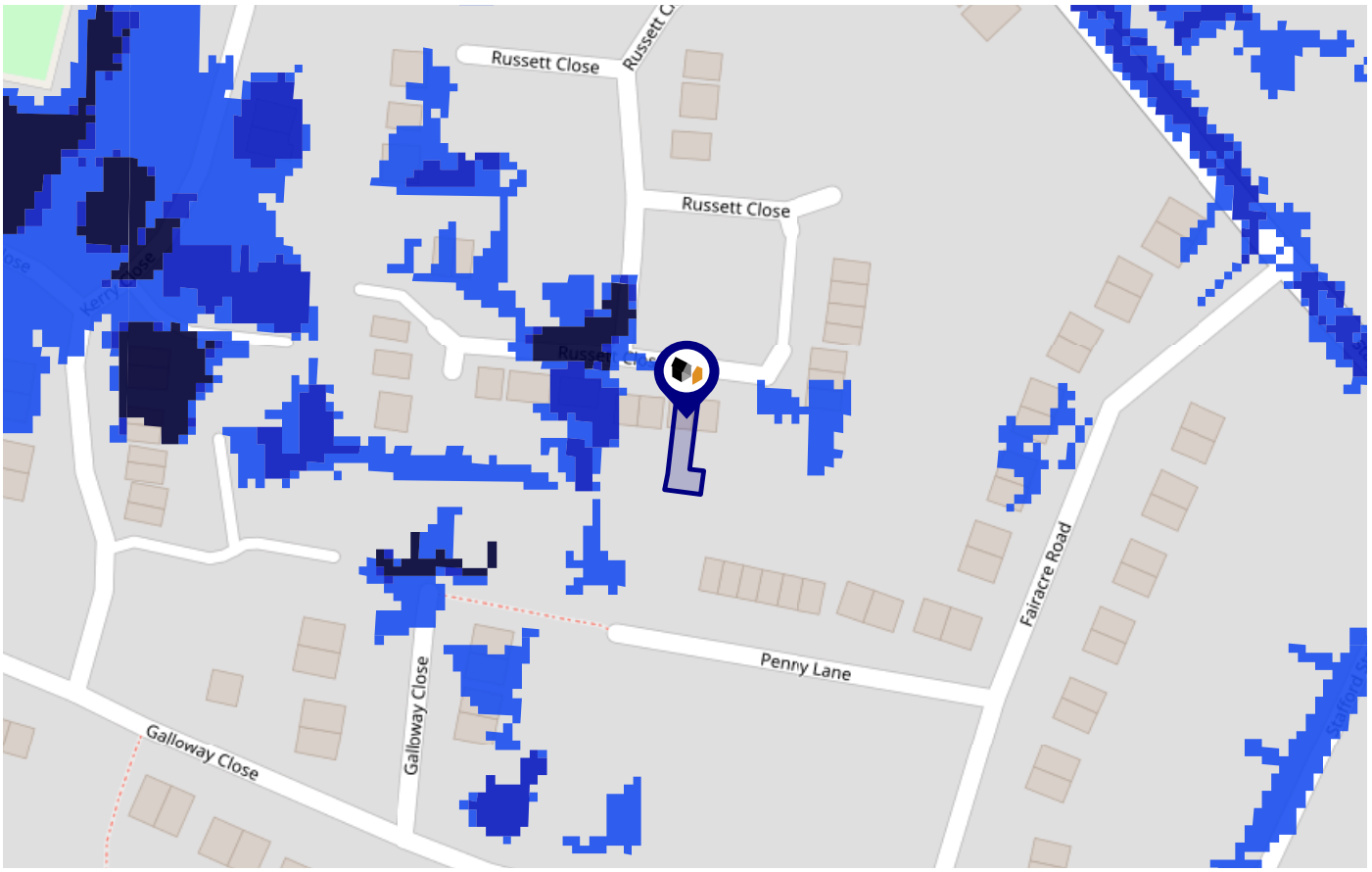





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# Flood Risk
## Surface Water - Climate Change

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.

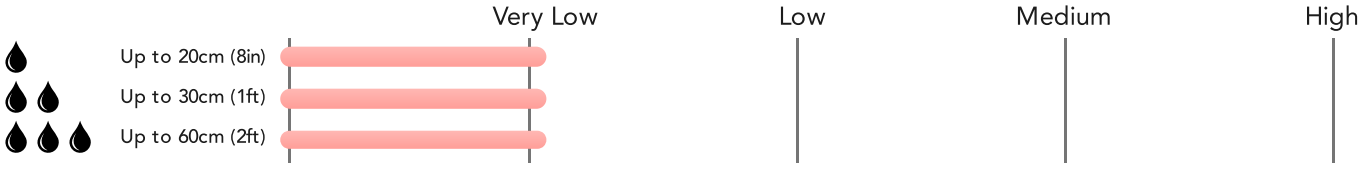



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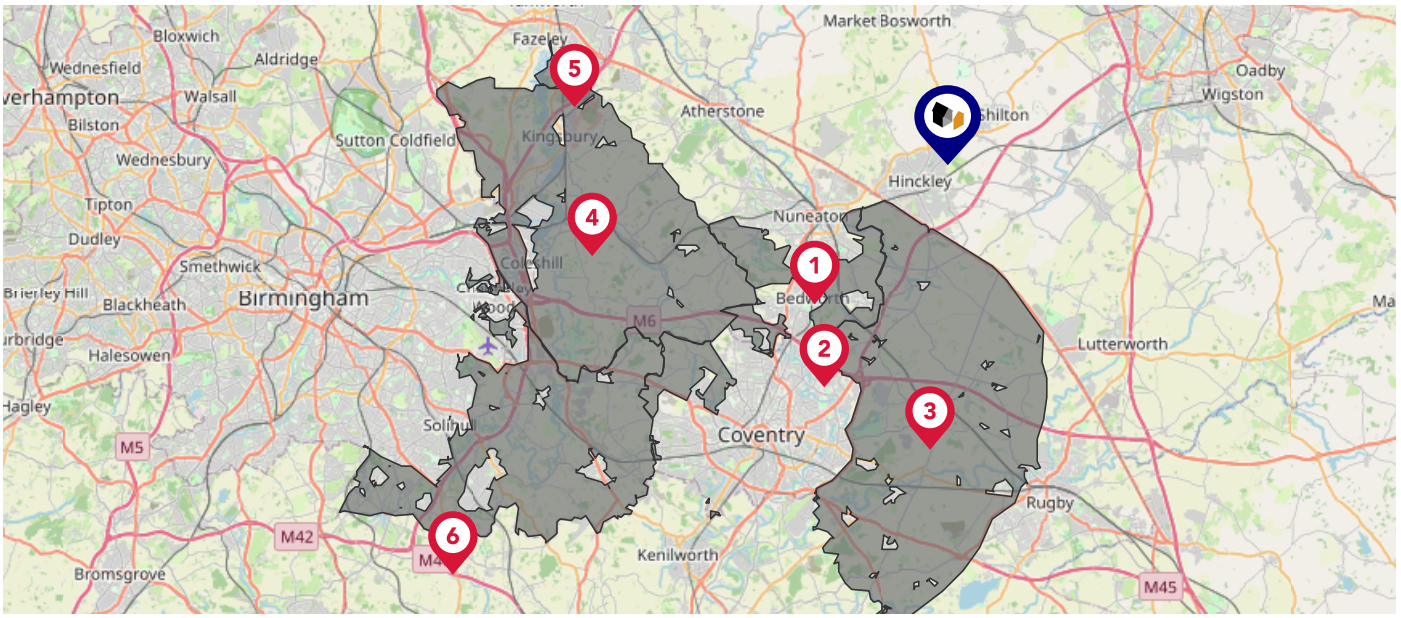





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# Maps
## Green Belt

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



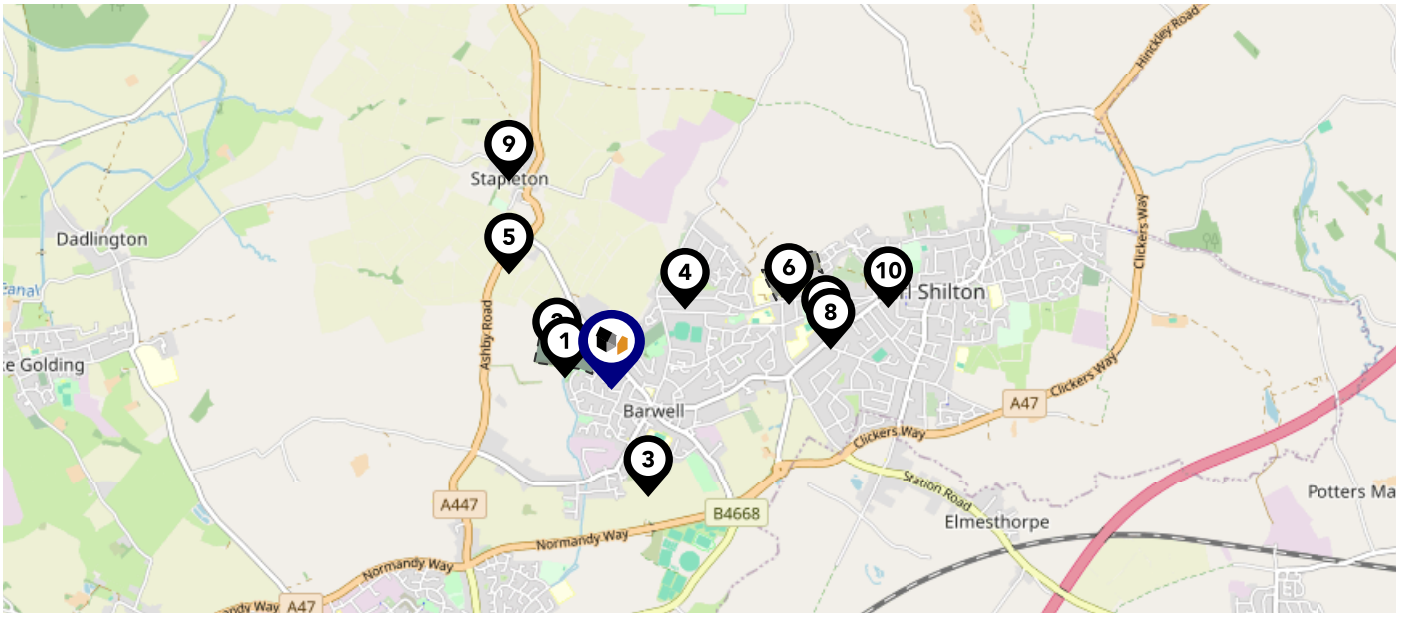

| Nearby Green Belt Land | |
|---|---|
| 1 | Birmingham Green Belt - Nuneaton and Bedworth |
| 2 | Birmingham Green Belt - Coventry |
| 3 | Birmingham Green Belt - Rugby |
| 4 | Birmingham Green Belt - North Warwickshire |
| 5 | Birmingham Green Belt - Tamworth |
| 6 | Birmingham Green Belt - Solihull |



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# Maps
## Landfill Sites

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 | Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinkley, Leicestershire | Historic Landfill |
| 2 | Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire | Historic Landfill |
| 3 | Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire | Historic Landfill |
| 4 | Barwell Landfill Site B-Bardon Road, Barwell, Leicestershire | Historic Landfill |
| 5 | Stapleton Landfill Site B-Near Little Fields Farm, Ashby Road, Stapleton, Leicestershire | Historic Landfill |
| 6 | Earl Shilton College-Land North of Heath Lane, Earl Shinton, Leicestershire | Historic Landfill |
| 7 | Off Heath Lane-Off Heath Lane, East Shilton, Leicestershire | Historic Landfill |
| 8 | Off Heath Lane South-Off Heath Lane South, Earl Shilton, Leicestershire | Historic Landfill |
| 9 | Stapleton Landfill Site A-Manor Farm, Green Lane, Stapleton, Leicestershire | Historic Landfill |
| 10 | Off Mountfield Road-Off Mountfield Road, Earl Shilton, Hinckley and Bosworth Leicestershire | Historic Landfill |



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# Maps
## Listed Buildings

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

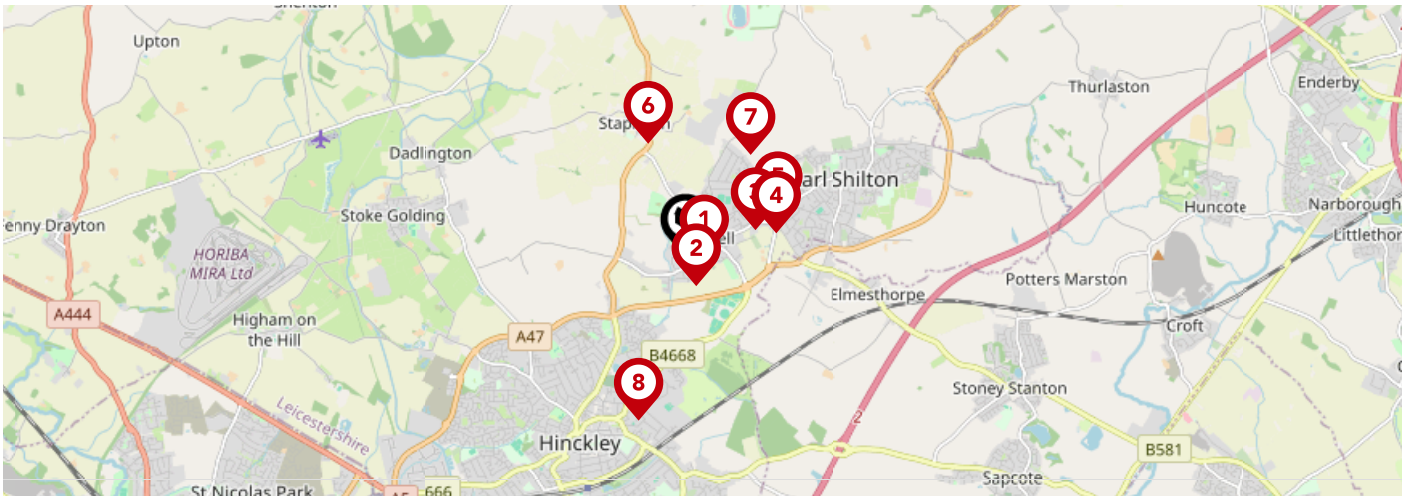



| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1295017 - The Queens Head Public House | Grade II | 0.3 miles |
| 2 1295064 - War Memorial | Grade II | 0.4 miles |
| 3 1074229 - Church Of St Mary | Grade I | 0.4 miles |
| 4 1361299 - Barwell House Farmhouse And Attached Stable Wing | Grade II | 0.6 miles |
| 5 1074693 - Church Of St Mary | Grade II | 1.2 miles |
| 6 1180304 - War Memorial | Grade II | 1.5 miles |
| 7 1074232 - The Red Lion Public House | Grade II | 1.6 miles |



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# Area
# Schools

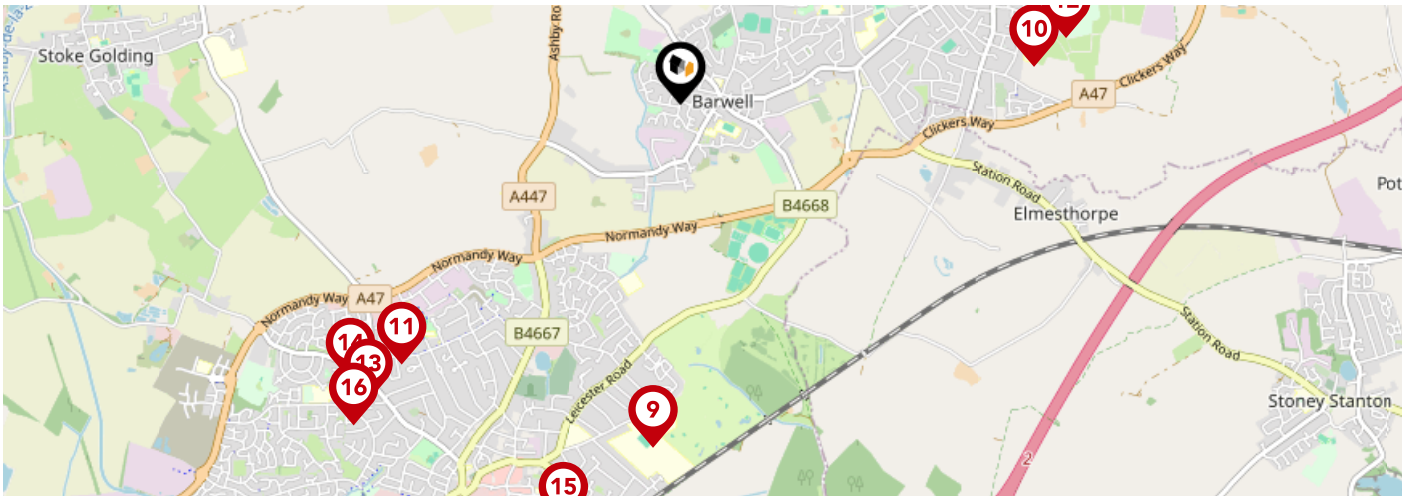



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Barwell Infant School**<br>Ofsted Rating: Good \| Pupils: 160 \| Distance:0.17 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **Barwell Church of England Academy**<br>Ofsted Rating: Outstanding \| Pupils: 226 \| Distance:0.29 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | **The Fusion Academy**<br>Ofsted Rating: Good \| Pupils: 85 \| Distance:0.68 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 4 | **Newlands Community Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 311 \| Distance:0.85 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **Heath Lane Academy**<br>Ofsted Rating: Good \| Pupils: 698 \| Distance:0.92 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 6 | **The Cedars**<br>Ofsted Rating: Good \| Pupils: 4 \| Distance:1.07 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 7 | **Meadow View Farm School**<br>Ofsted Rating: Outstanding \| Pupils: 40 \| Distance:1.1 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | **Hinckley Parks Primary School**<br>Ofsted Rating: Good \| Pupils: 564 \| Distance:1.54 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

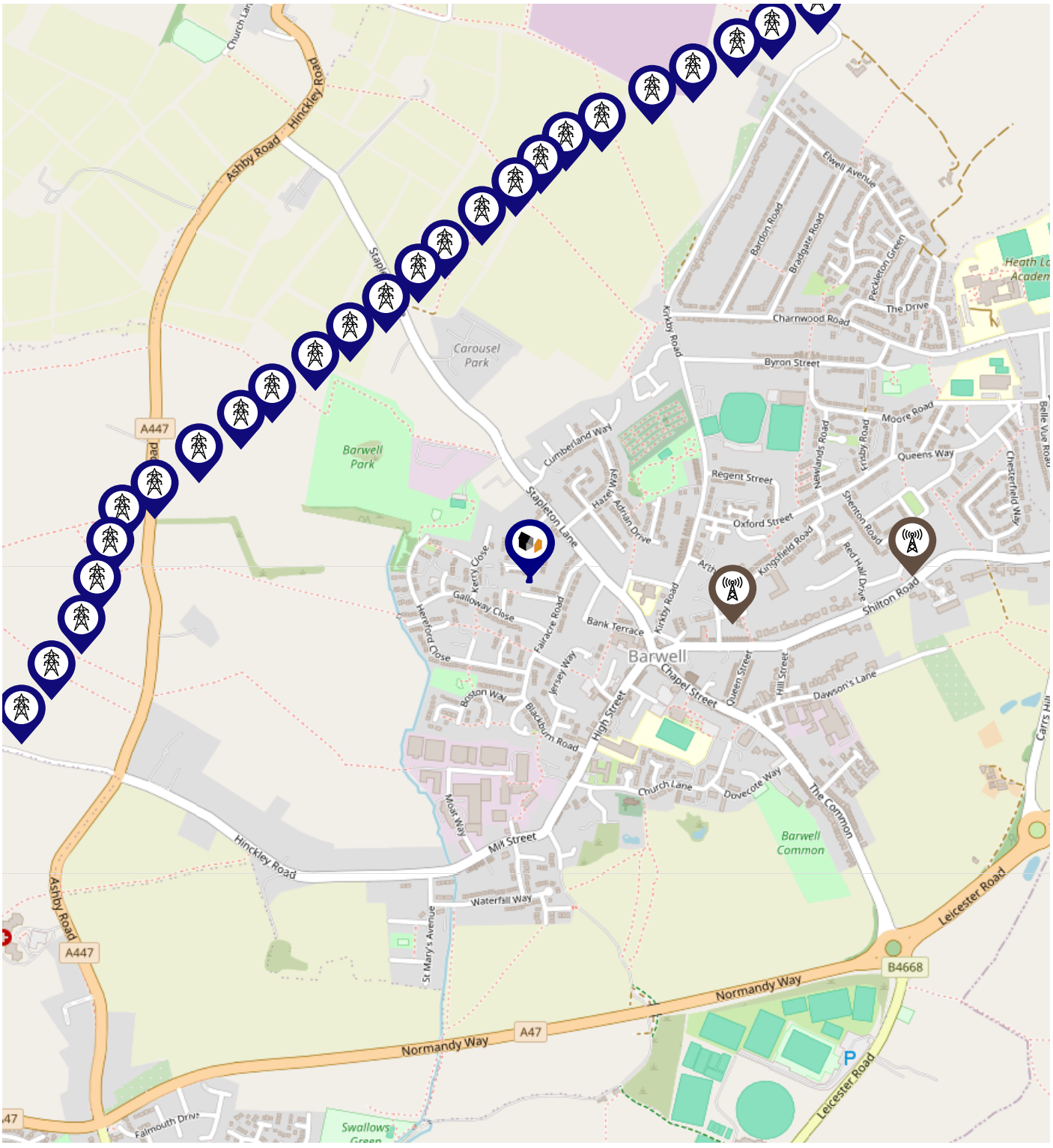



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 9 | **The Hinckley School**<br>Ofsted Rating: Good \| Pupils: 1166 \| Distance:1.55 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 10 | **Townlands Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 316 \| Distance:1.6 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 11 | **Richmond Primary School**<br>Ofsted Rating: Good \| Pupils: 515 \| Distance:1.72 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 12 | **St Simon and St Jude CofE Primary School**<br>Ofsted Rating: Good \| Pupils: 160 \| Distance:1.77 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 | **Dorothy Goodman School Hinckley**<br>Ofsted Rating: Good \| Pupils: 387 \| Distance:1.93 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 14 | **Redmoor Academy**<br>Ofsted Rating: Good \| Pupils: 919 \| Distance:1.94 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 15 | **Saint Peter's Catholic Primary School, A Voluntary Academy**<br>Ofsted Rating: Good \| Pupils: 206 \| Distance:1.96 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 | **Dovetree School**<br>Ofsted Rating: Good \| Pupils: 49 \| Distance:2.06 | ☐ | ☐ | ☑ | ☐ | ☐ |



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# Local Area
## Masts & Pylons




**Key:**

- Power Pylons
- Communication Masts

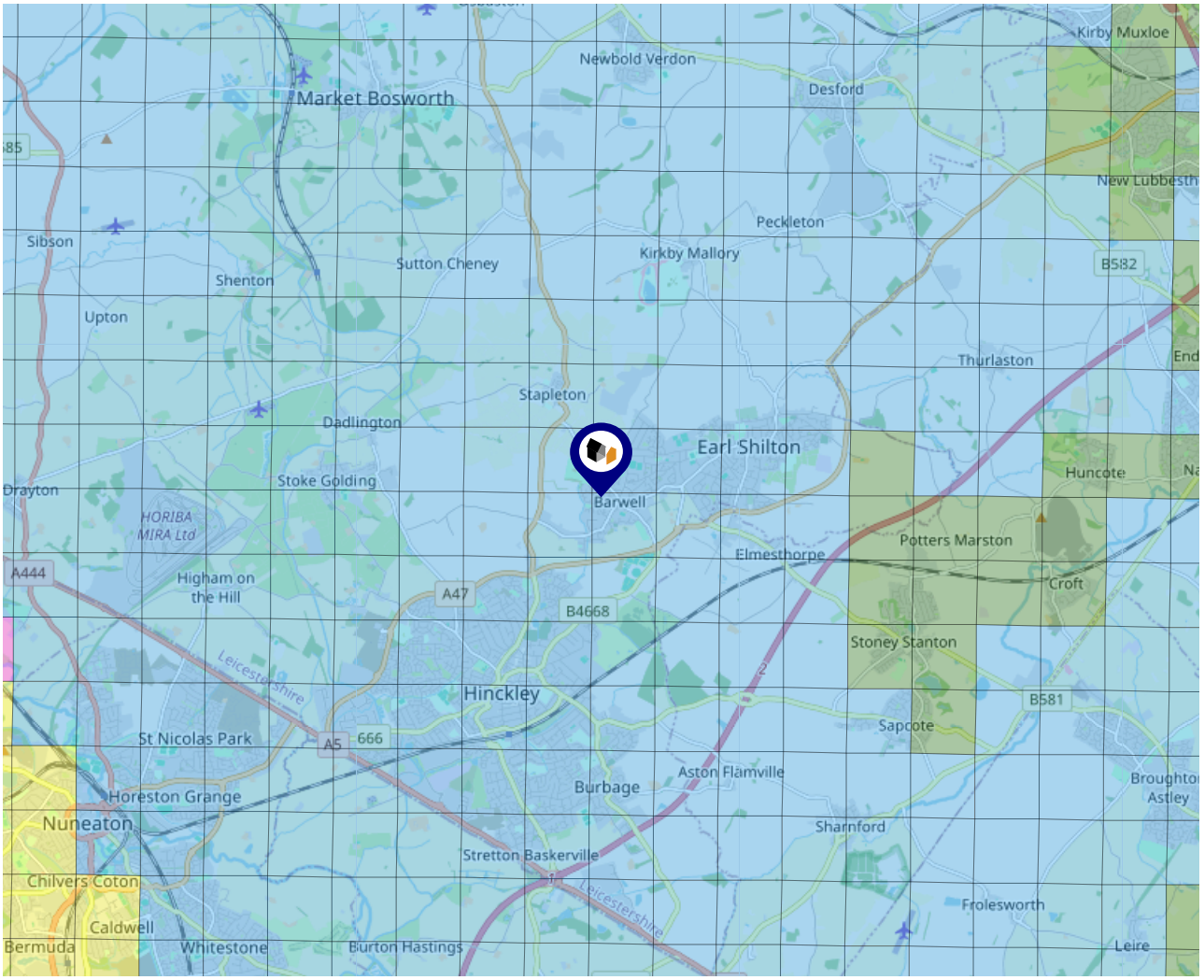


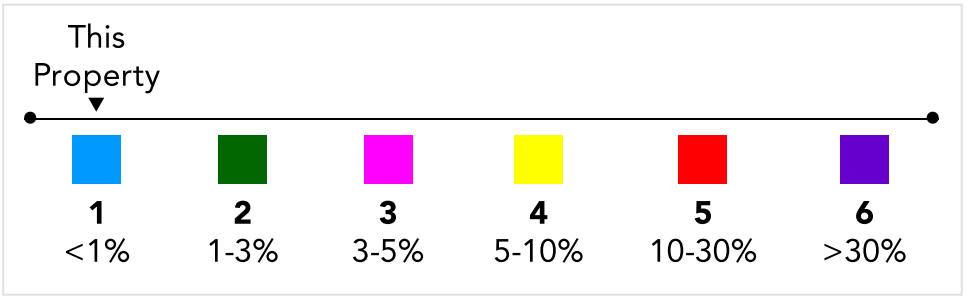
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# Environment
# Radon Gas

## 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).

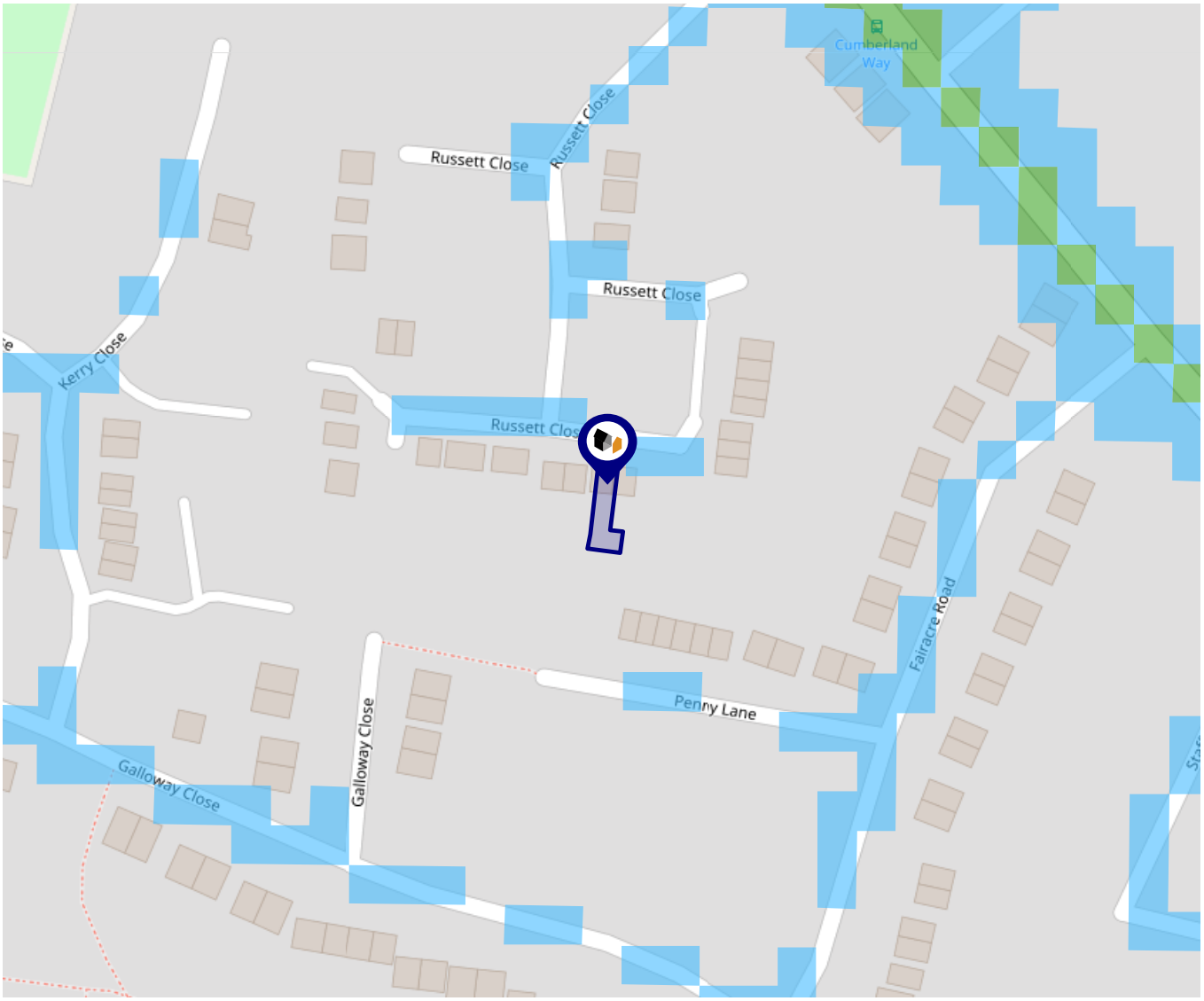





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# Local Area
# Road Noise



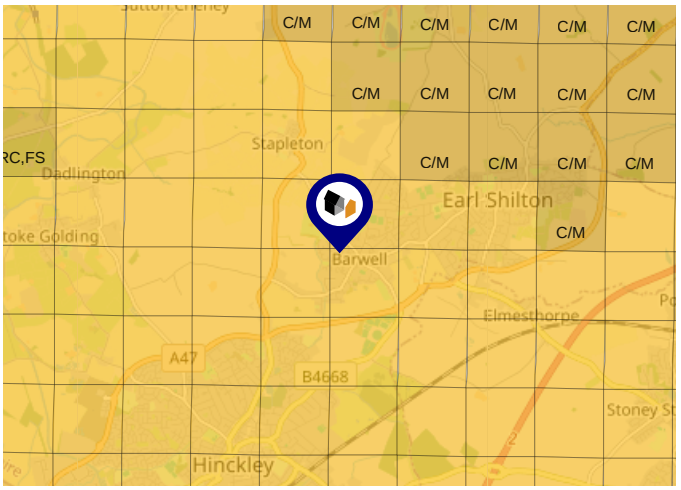

The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

# Environment
# Soils & Clay

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

| | | | |
|---|---|---|---|
| **Carbon Content:** | NONE | **Soil Texture:** | CLAY TO CLAYEY LOAM |
| **Parent Material Grain:** | ARGILLACEOUS | **Soil Depth:** | DEEP |
| **Soil Group:** | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |



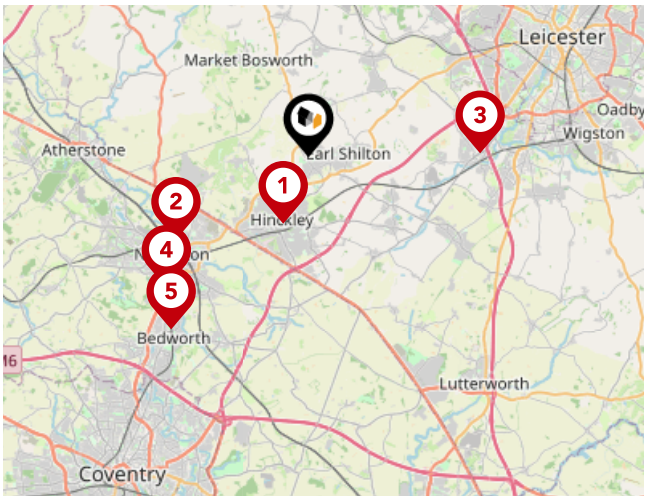

## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |



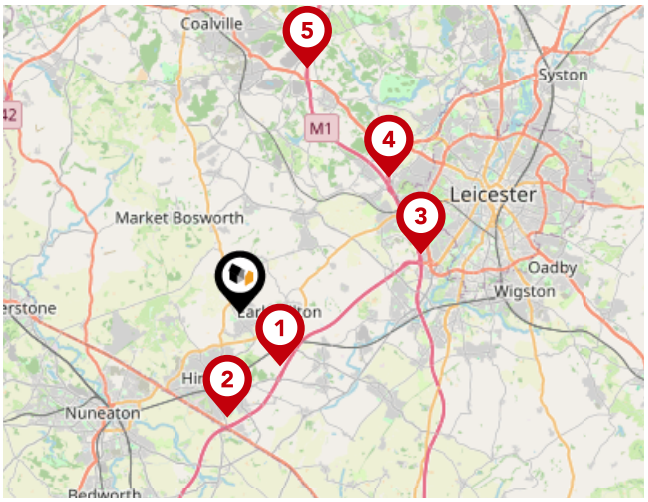
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# Area
# Transport (National)



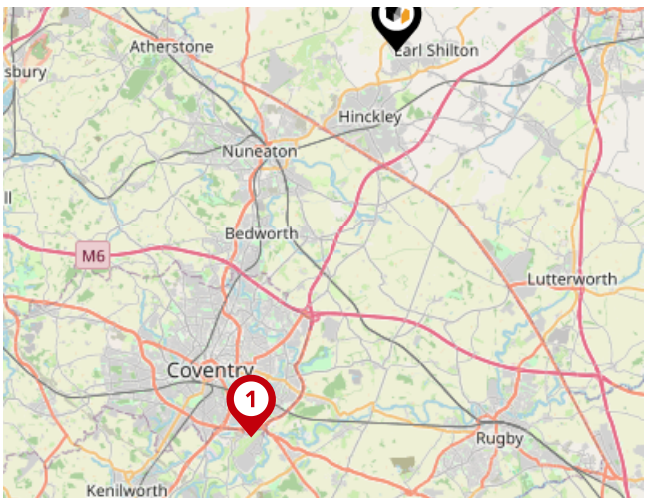

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Hinckley Rail Station | 2.55 miles |
| 2 | Nuneaton Rail Station | 5.62 miles |
| 3 | Narborough Rail Station | 6.17 miles |
| 4 | Bermuda Park Rail Station | 6.95 miles |
| 5 | Bedworth Rail Station | 7.94 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M69 J2 | 2.4 miles |
| 2 | M69 J1 | 3.78 miles |
| 3 | M1 J21 | 6.86 miles |
| 4 | M1 J21A | 7.28 miles |
| 5 | M1 J22 | 9.17 miles |



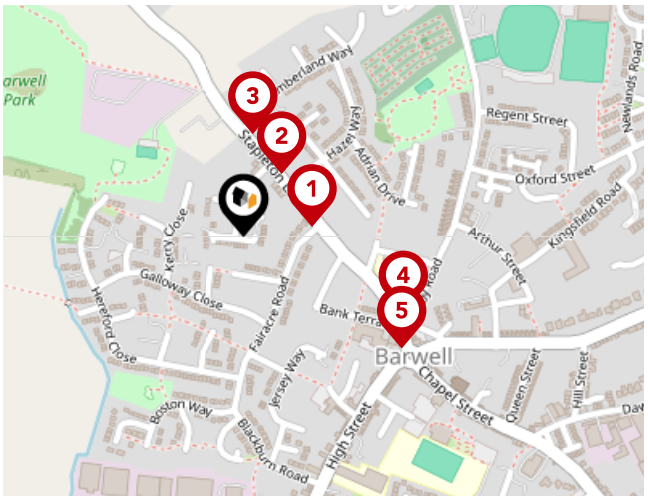

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Coventry Airport | 14.88 miles |



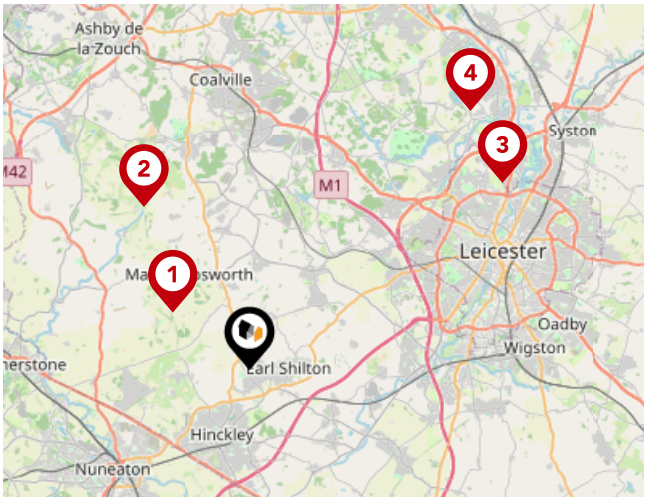
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# Area
# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Penny Lane | 0.07 miles |
| 2 | Cumberland Way | 0.08 miles |
| 3 | Cumberland Way | 0.11 miles |
| 4 | East Green | 0.2 miles |
| 5 | The Square | 0.21 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Shenton Rail Station (Battlefield Line) | 3.45 miles |
| 2 | Shackerstone Rail Station (Battlefield Line) | 7.02 miles |
| 3 | Leicester North (Great Central Railway) | 11.32 miles |
| 4 | Rothley (Great Central Railway) | 12.28 miles |

## Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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## Martin & Co I 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.

# Martin & Co I Hinckley
# Testimonials

## 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 I 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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