



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 21st May 2026



KEATS LANE, EARL SHILTON, LEICESTER, LE9

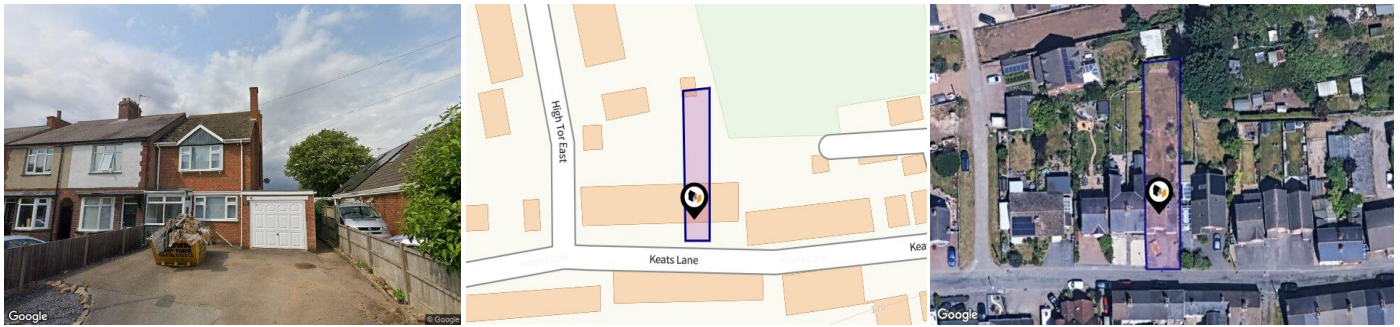
Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

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



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,853		
Title Number:	LT412834		

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)

12 mb/s	49 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

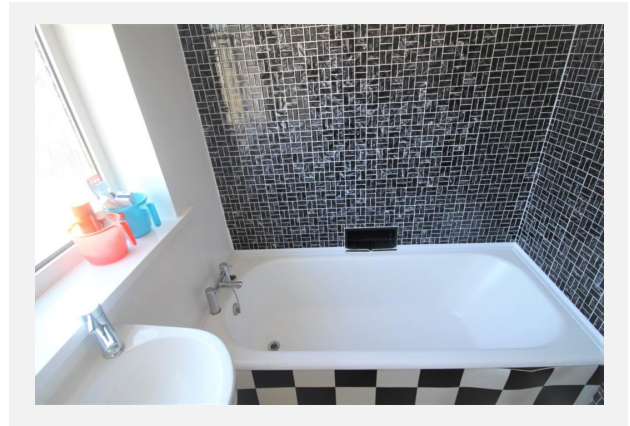
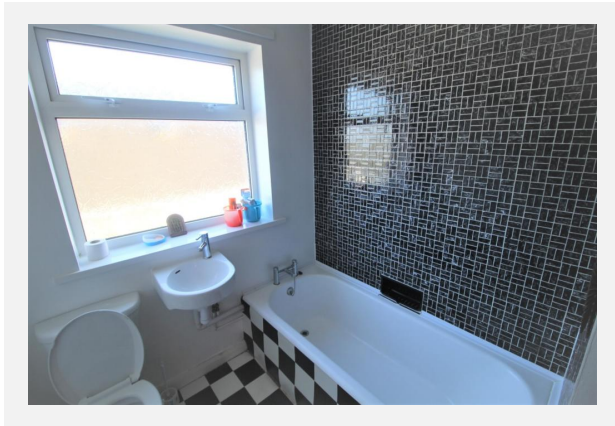
This Address



Planning records for: *Keats Lane, Earl Shilton, Leicester, LE9*

Reference - 23/00670/HOU	
Decision:	Permitted
Date:	06th July 2023
Description:	Conversion of existing garage to living accommodation





KEATS LANE, EARL SHILTON, LEICESTER, LE9



Total area: approx. 106.8 sq. metres (1149.7 sq. feet)

Keats Lane, Earl Shilton, LE9

Energy rating

D

Valid until 11.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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, no insulation (assumed)
Total Floor Area:	87 m ²

40, Keats Lane, Leicester, LE9 7DR				Semi-detached House		
Last Sold Date:	30/06/2023	04/12/2017	20/12/2006			
Last Sold Price:	£280,000	£220,000	£197,500			
88, Keats Lane, Leicester, LE9 7DR				Semi-detached House		
Last Sold Date:	26/05/2023	21/09/2007	09/08/2001	08/12/1995		
Last Sold Price:	£162,500	£112,000	£52,500	£16,000		
62, Keats Lane, Leicester, LE9 7DR				Terraced House		
Last Sold Date:	03/04/2023	24/07/2015	14/08/2006	03/11/2005	10/05/1996	17/03/1995
Last Sold Price:	£130,000	£91,000	£101,000	£109,000	£34,950	£20,750
116, Keats Lane, Leicester, LE9 7DR				Detached House		
Last Sold Date:	12/12/2022	20/08/2003				
Last Sold Price:	£247,000	£90,000				
78, Keats Lane, Leicester, LE9 7DR				Flat-maisonette House		
Last Sold Date:	08/12/2022	21/12/2016	23/05/2007	01/10/2004	27/09/2002	21/03/1995
Last Sold Price:	£90,000	£58,000	£77,500	£68,000	£34,000	£17,000
118, Keats Lane, Leicester, LE9 7DR				Semi-detached House		
Last Sold Date:	24/08/2022					
Last Sold Price:	£327,000					
82, Keats Lane, Leicester, LE9 7DR				Flat-maisonette House		
Last Sold Date:	26/05/2022	28/09/2001				
Last Sold Price:	£67,000	£34,950				
132, Keats Lane, Leicester, LE9 7DR				Detached House		
Last Sold Date:	07/01/2022					
Last Sold Price:	£275,000					
96, Keats Lane, Leicester, LE9 7DR				Terraced House		
Last Sold Date:	06/09/2021	17/05/2019				
Last Sold Price:	£260,000	£162,500				
46, Keats Lane, Leicester, LE9 7DR				Terraced House		
Last Sold Date:	08/07/2021	12/10/2006				
Last Sold Price:	£163,000	£124,999				
44, Keats Lane, Leicester, LE9 7DR				Terraced House		
Last Sold Date:	04/12/2020	23/01/2004	26/06/1998			
Last Sold Price:	£146,000	£83,500	£27,950			
98, Keats Lane, Leicester, LE9 7DR				Semi-detached House		
Last Sold Date:	11/09/2020	30/01/2009				
Last Sold Price:	£133,000	£95,000				

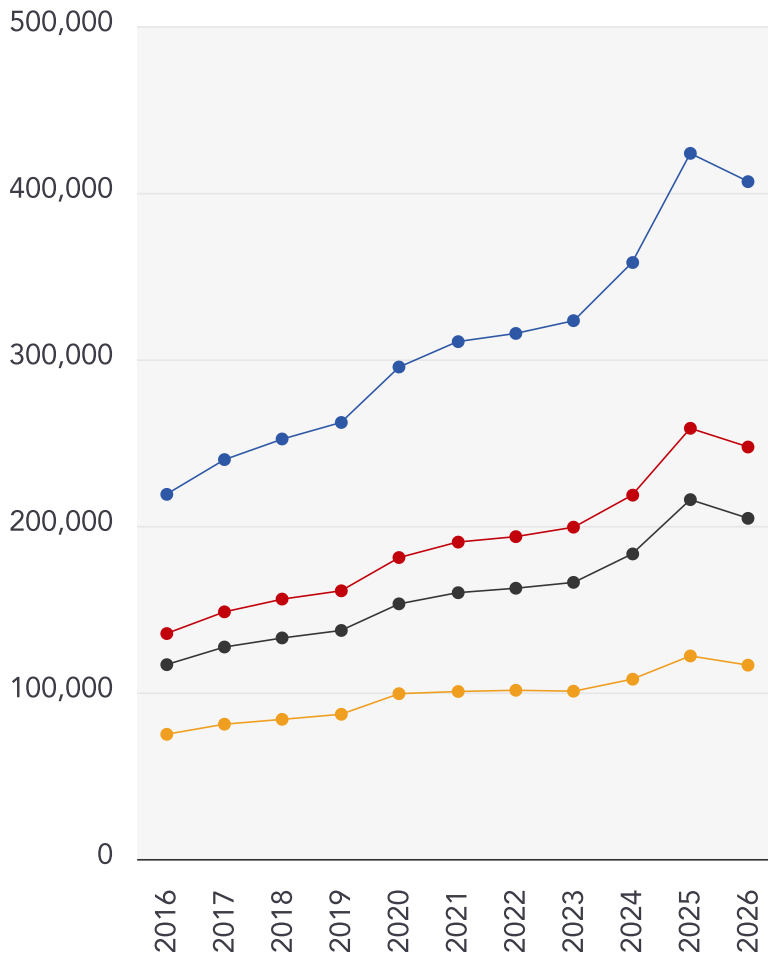
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+85.76%

Semi-Detached

+82.76%

Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



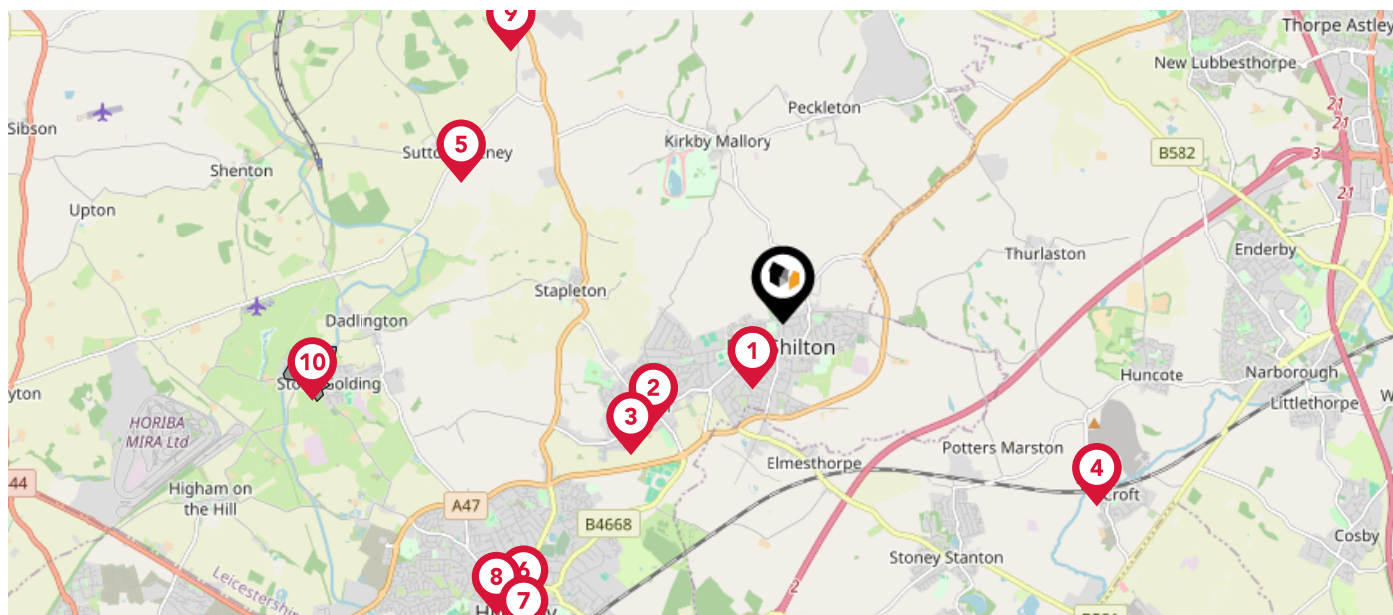
Mine Entry

- ✕ 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.

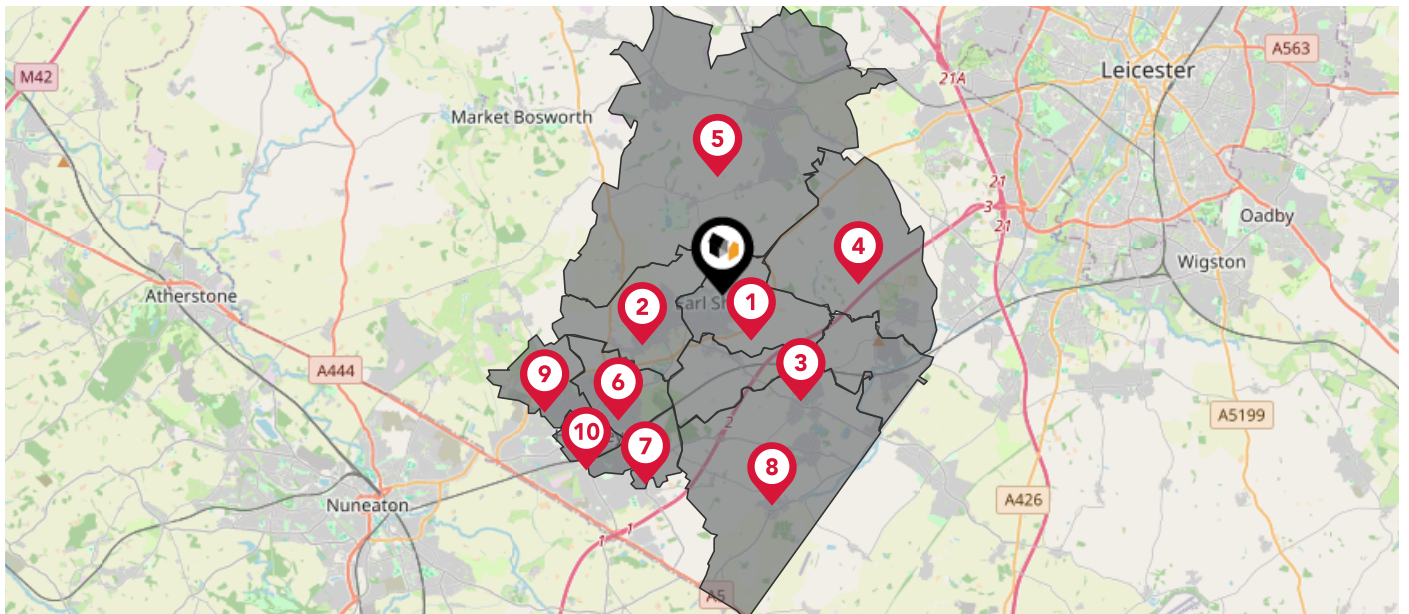
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Earl Shilton
-  Barwell B
-  Barwell A
-  Croft
-  Sutton Cheney
-  Hinckley - Druid Street
-  Hinckley - Town Centre
-  Hinckley, Hollycroft
-  Cadeby
-  Stoke Golding

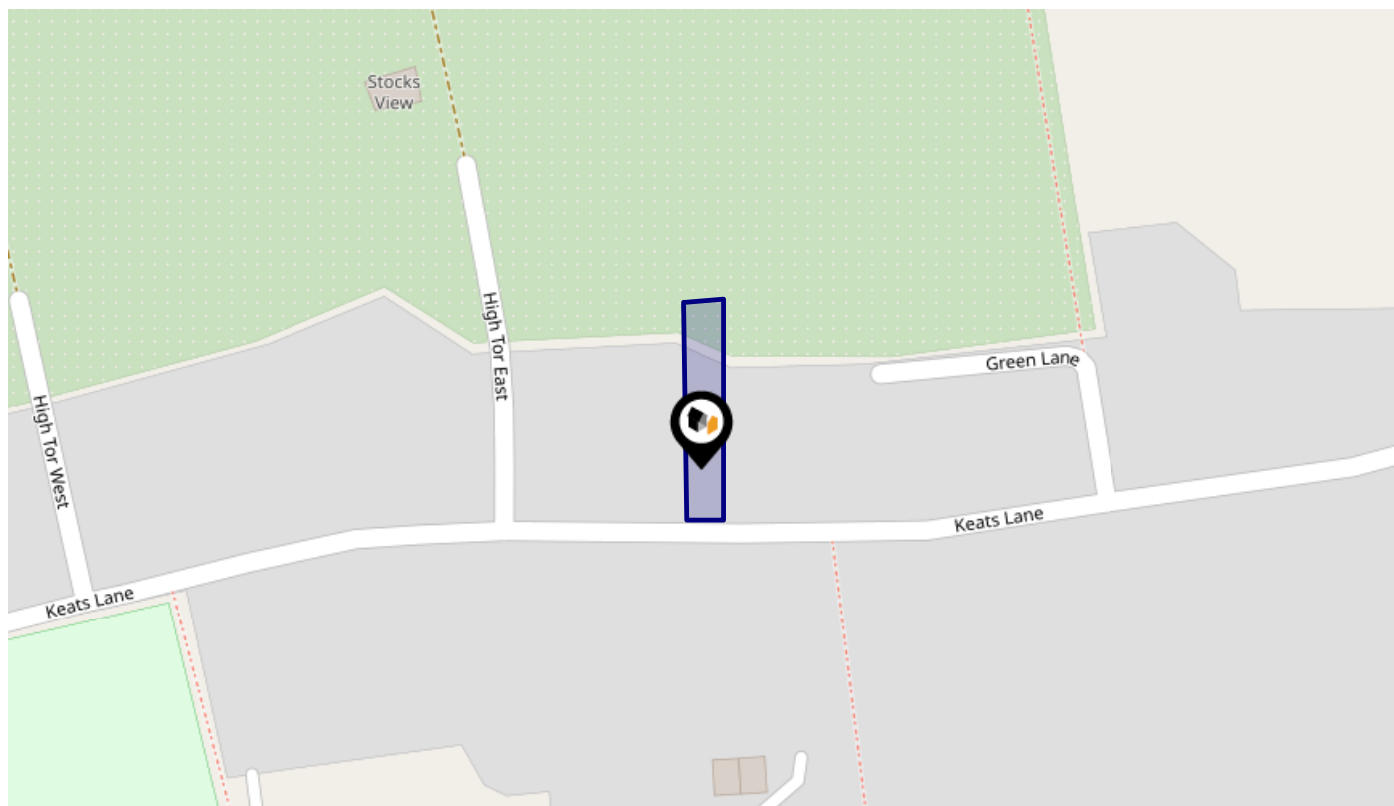
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Earl Shilton Ward
-  Barwell Ward
-  Croft Hill Ward
-  Normanton Ward
-  Newbold Verdon with Desford and Peckleton Ward
-  Hinckley De Montfort Ward
-  Burbage St. Catherines and Lash Hill Ward
-  Stanton and Flamville Ward
-  Hinckley Trinity Ward
-  Hinckley Castle 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.

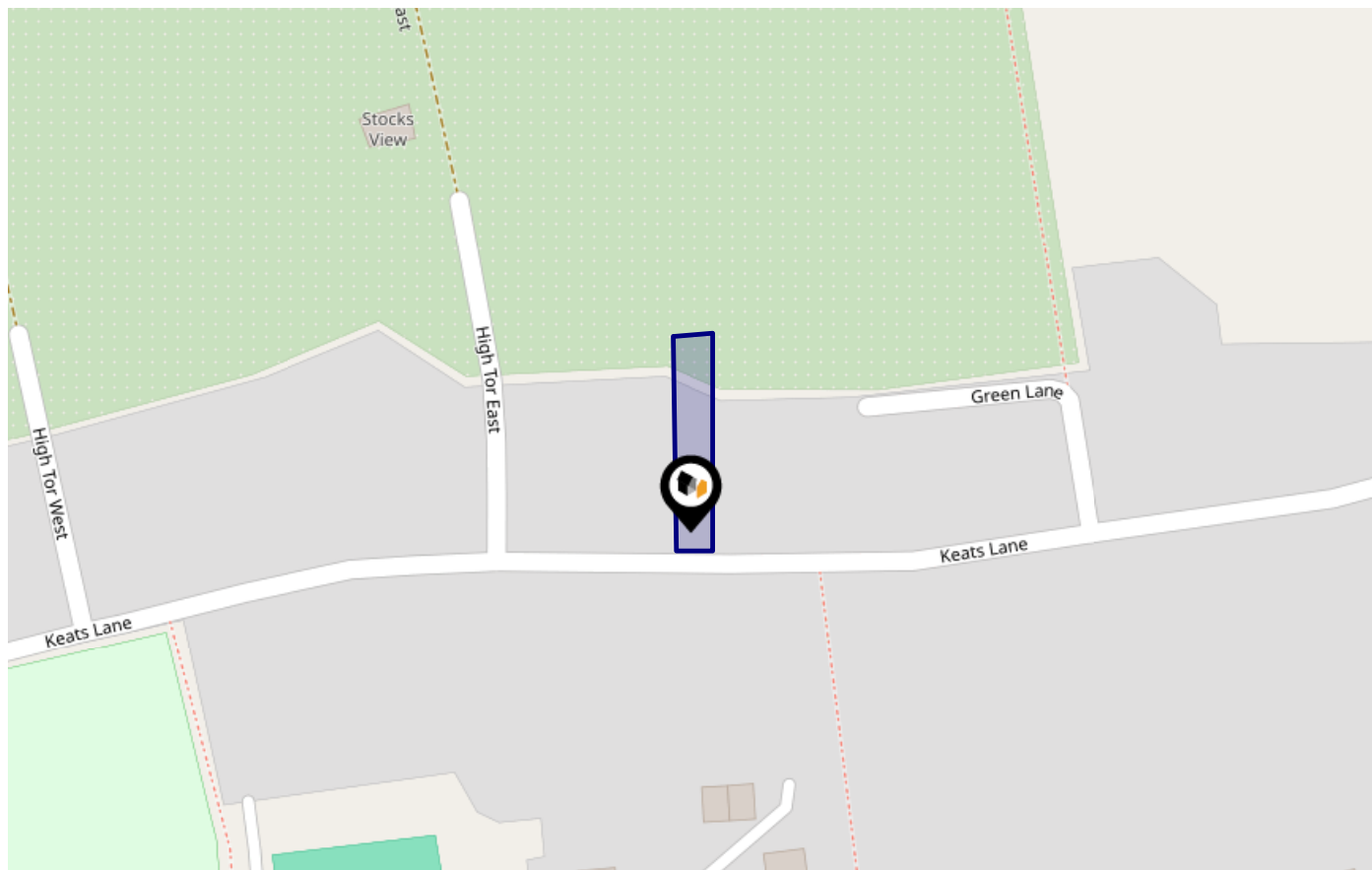
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

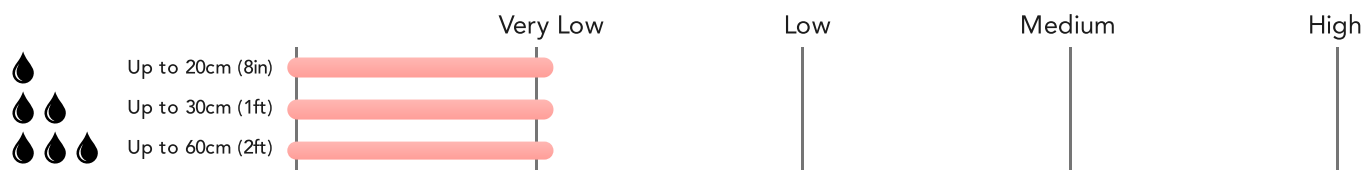


Risk Rating: **Very low**

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.

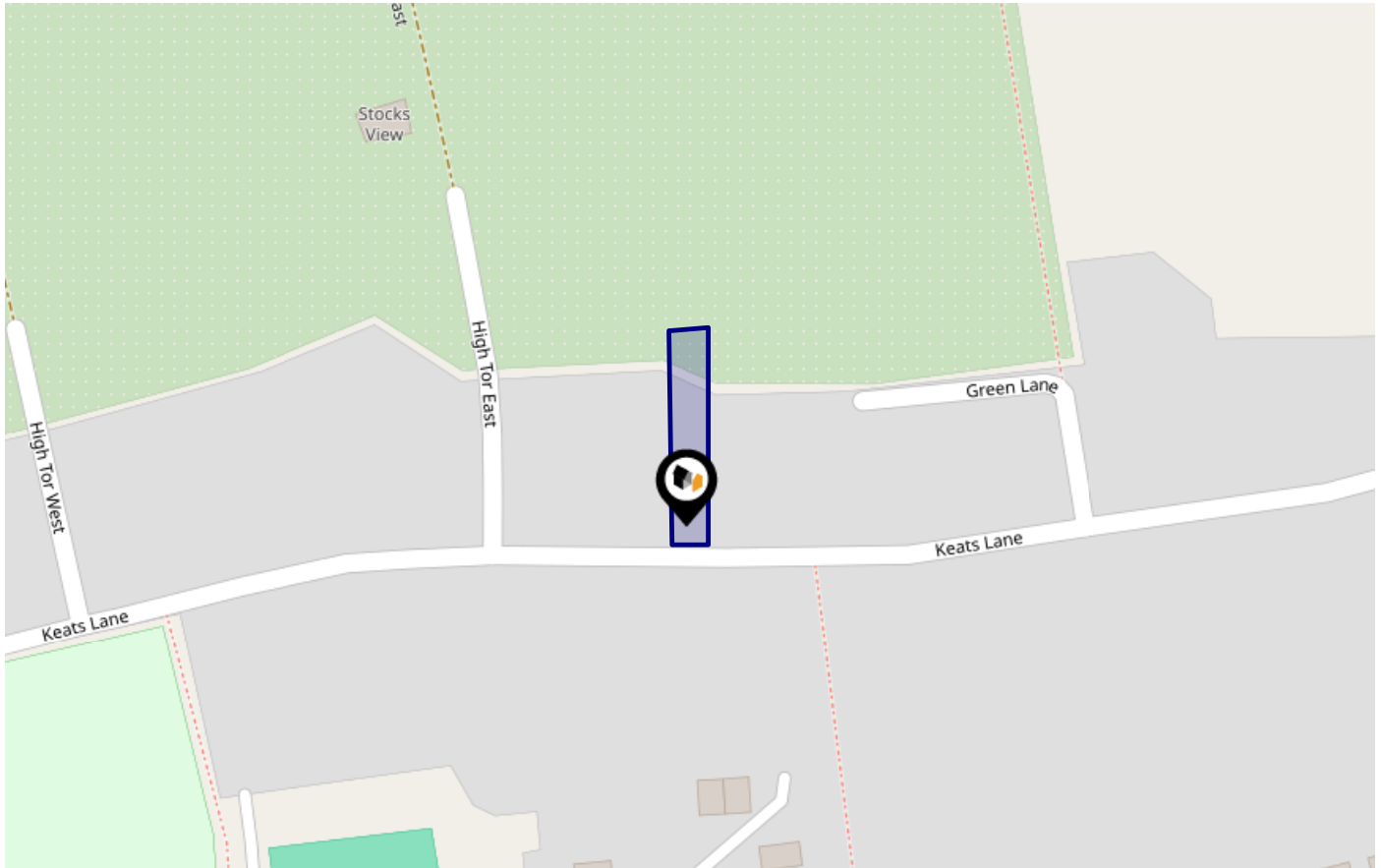
Chance of flooding to the following depths at this property:



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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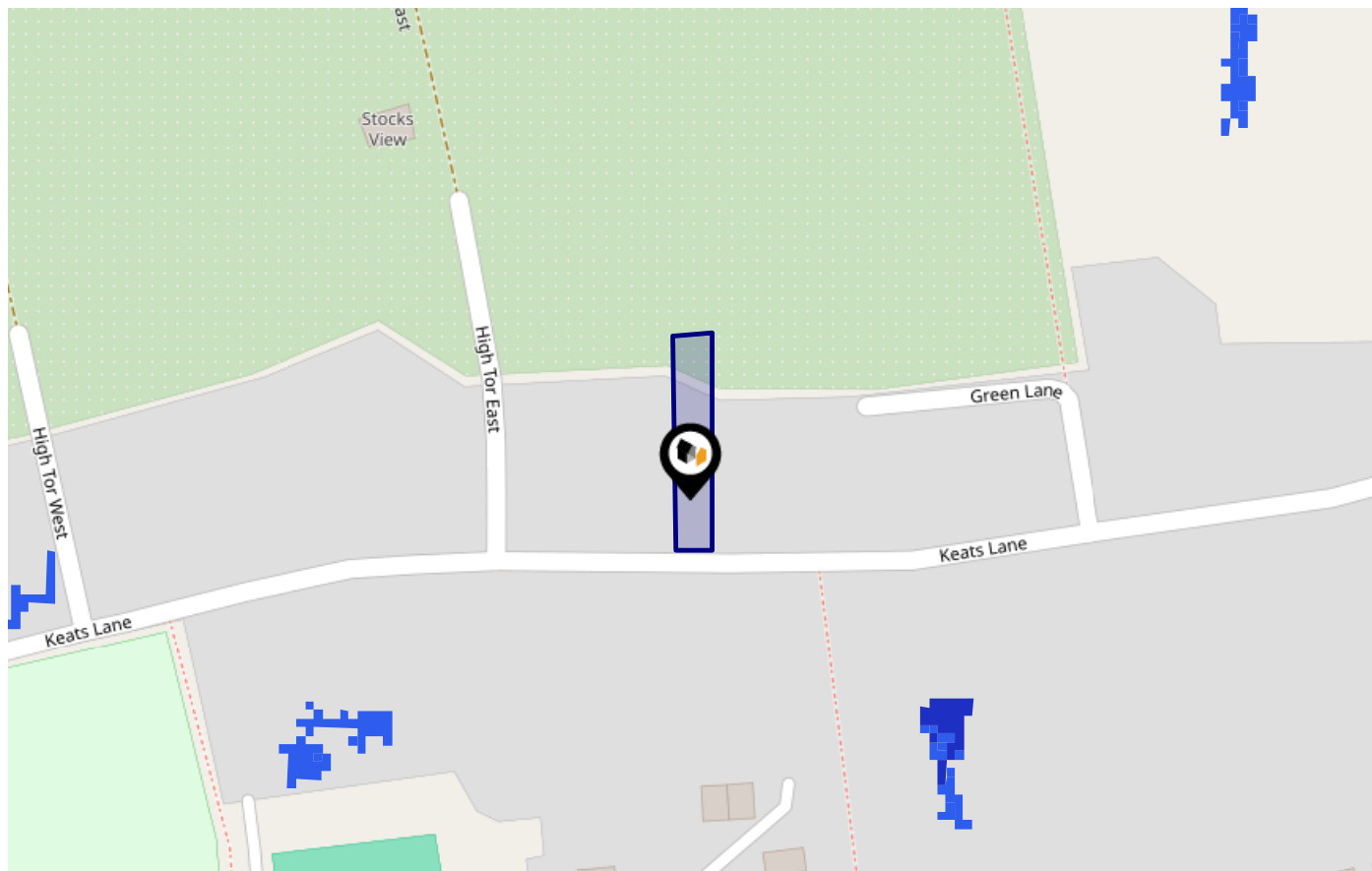
Chance of flooding to the following depths at this property:



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.

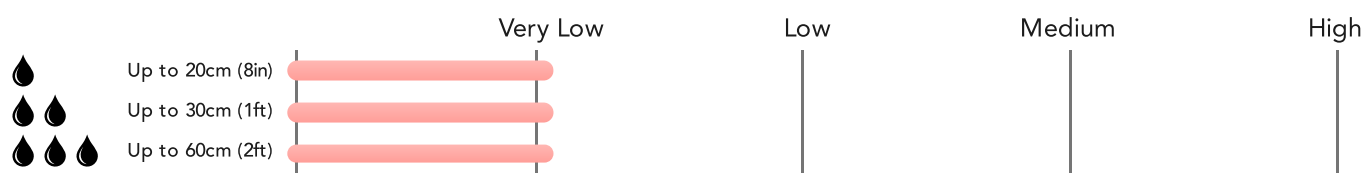


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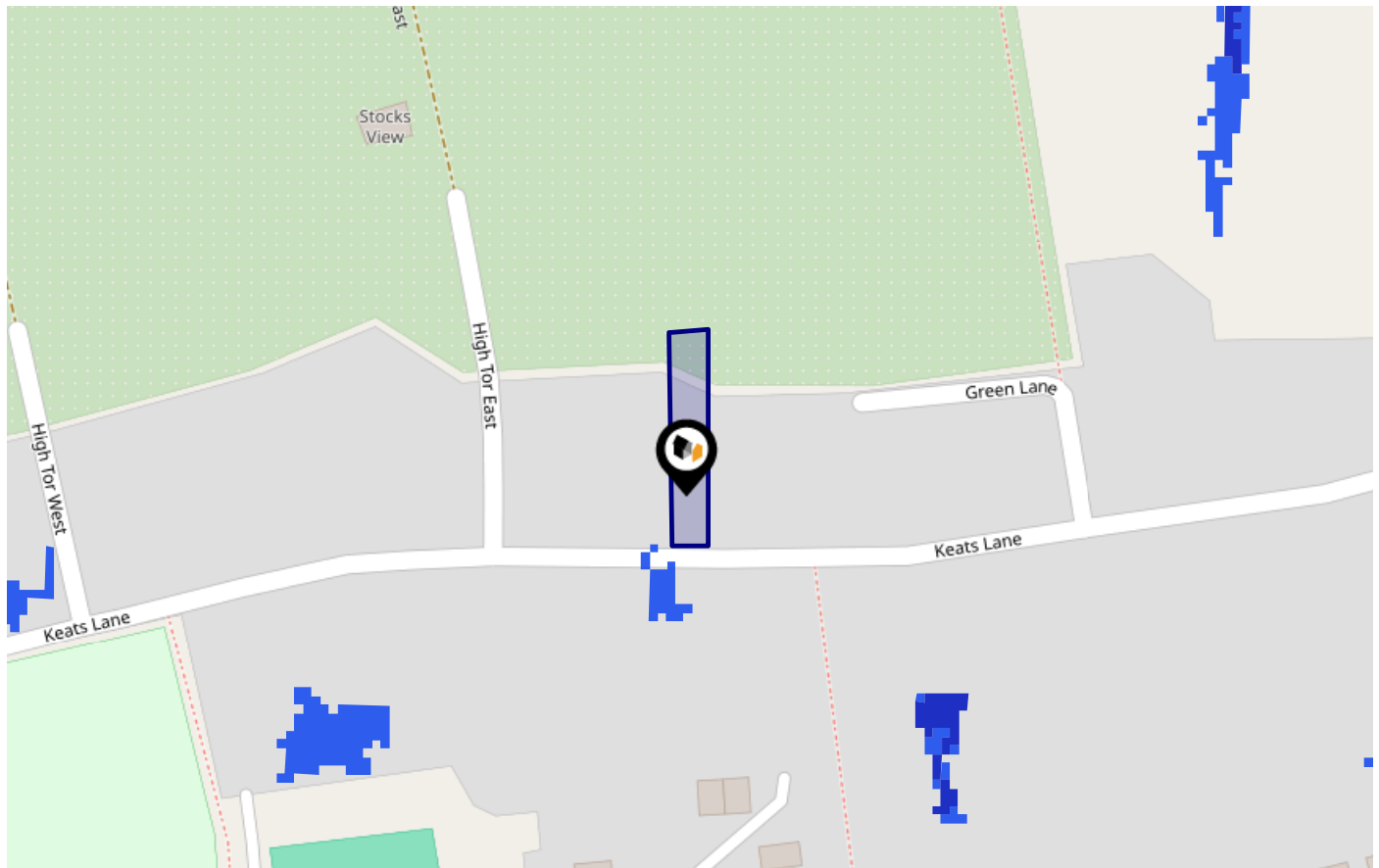
Chance of flooding to the following depths at this property:



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**

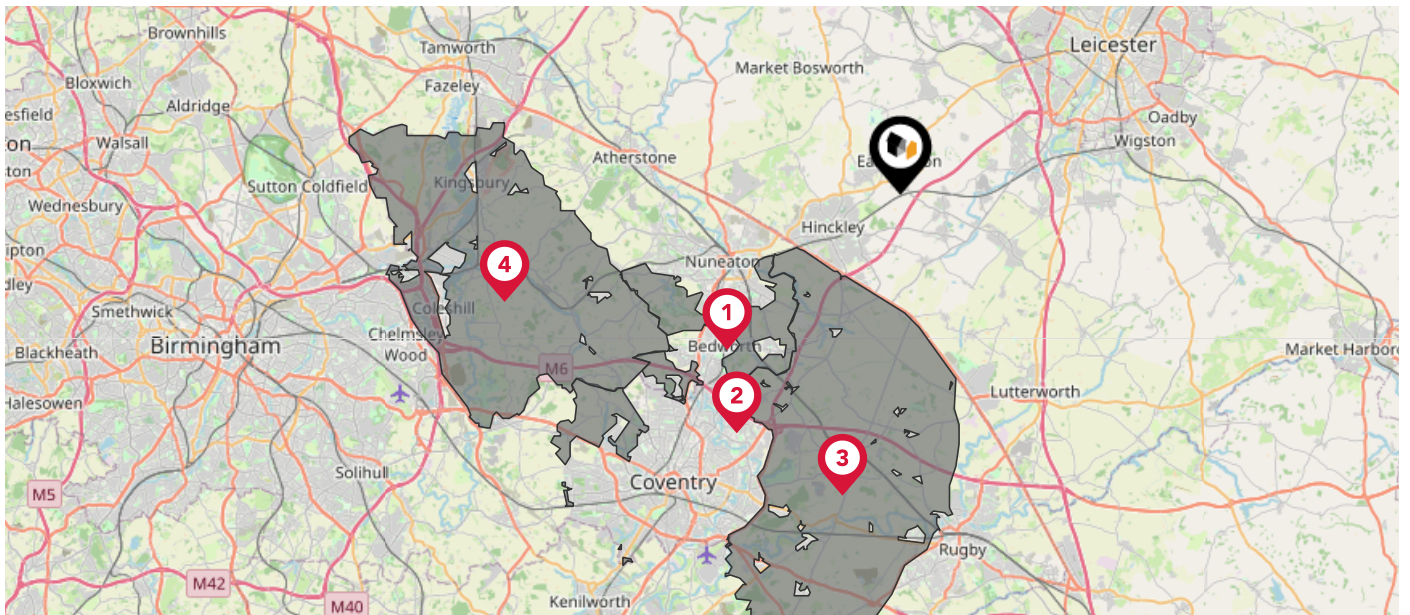
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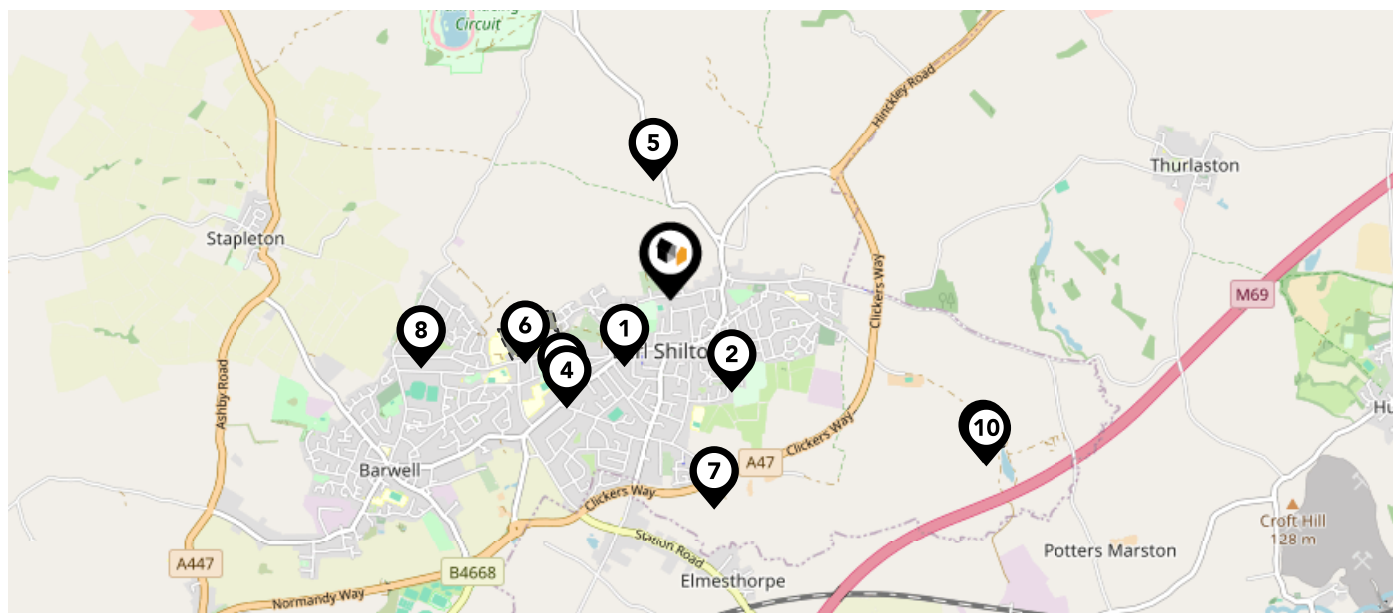
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Birmingham Green Belt - Nuneaton and Bedworth
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Rugby
- 4 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.



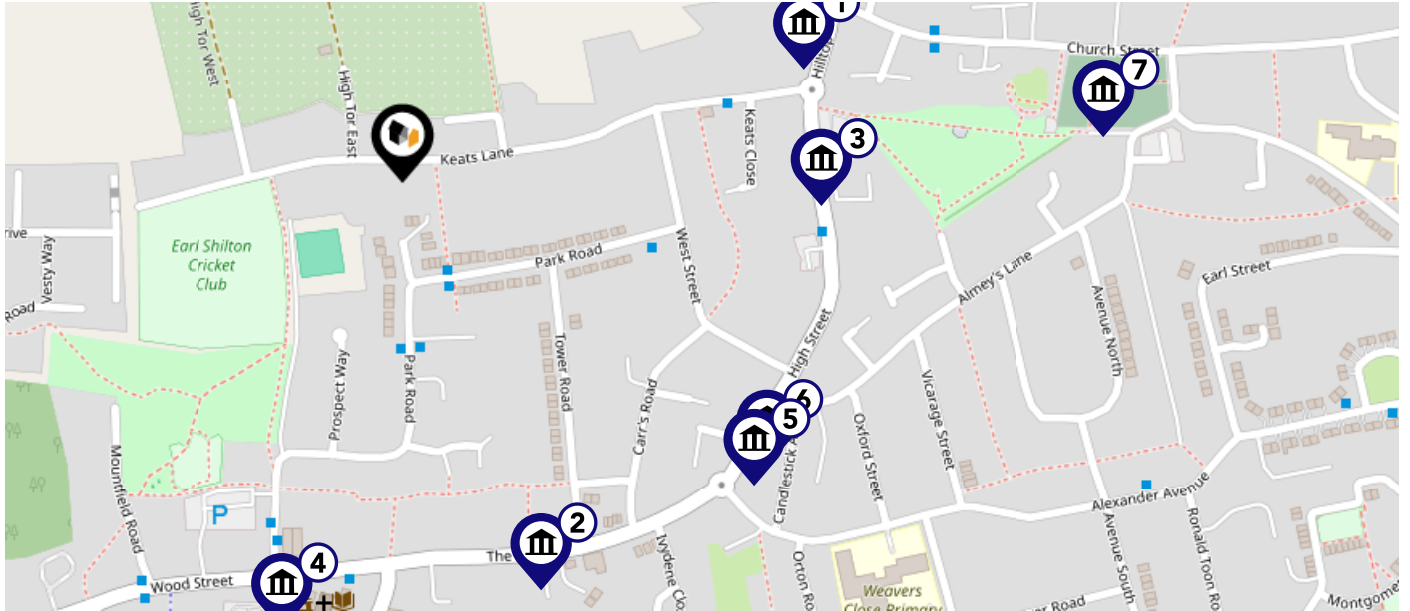
Nearby Landfill Sites

1	Off Mountfield Road-Off Mountfield Road, Earl Shilton, Hinckley and Bosworth Leicestershire	Historic Landfill
2	Weaver Close, Earl Shilton-Weavers Close, Earl Shilton, Hinckley, Leicestershire	Historic Landfill
3	Off Heath Lane-Off Heath Lane, East Shilton, Leicestershire	Historic Landfill
4	Off Heath Lane South-Off Heath Lane South, Earl Shilton, Leicestershire	Historic Landfill
5	Land off Shilton Lane-Kirkby Mallory, Leicestershire	Historic Landfill
6	Earl Shilton College-Land North of Heath Lane, Earl Shinton, Leicestershire	Historic Landfill
7	Breach Farm, Breach Lane, Earl Shilton-Breach Lane, Earl Shilton, Leicestershire	Historic Landfill
8	Barwell Landfill Site B-Bardon Road, Barwell, Leicestershire	Historic Landfill
9	Barrow Hill Quarry-Mill Lane, Earl Shilton, Potters Marston, Leicestershire	Historic Landfill
10	Barrow Hill Quarry-	Historic Landfill

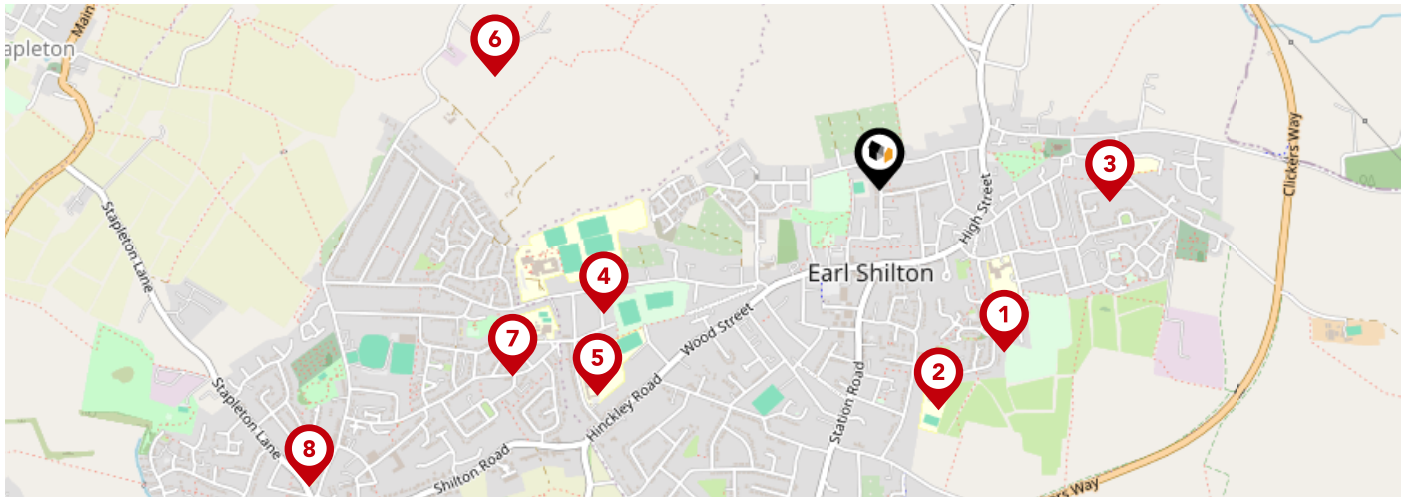
Maps

Listed Buildings

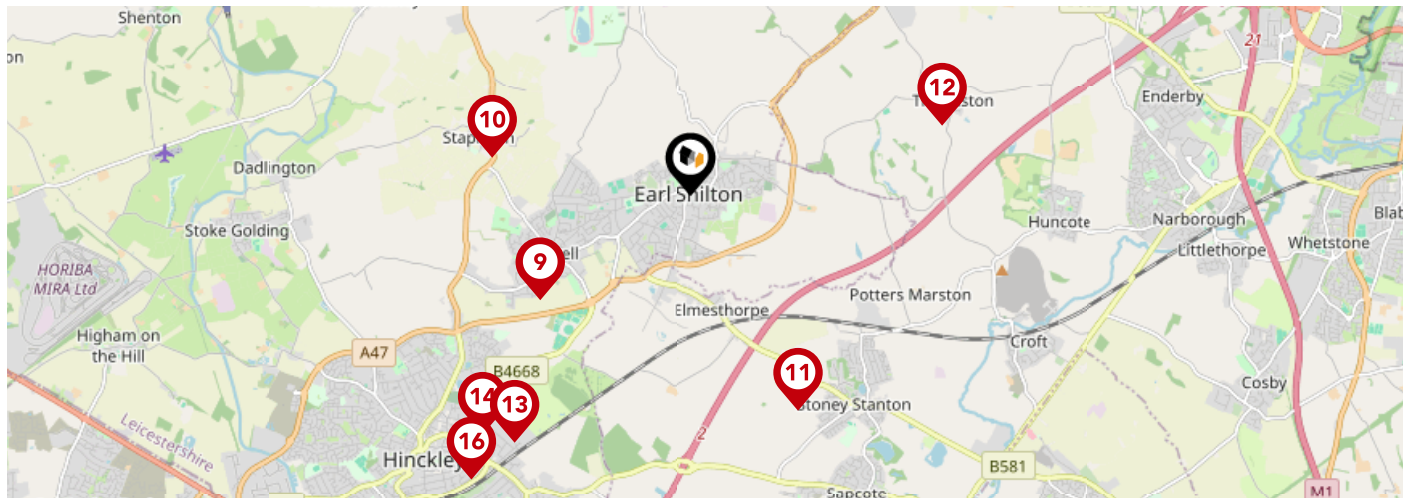
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1180239 - Top House	Grade II	0.2 miles
	1074232 - The Red Lion Public House	Grade II	0.2 miles
	1361298 - Hill Top House	Grade II	0.2 miles
	1180304 - War Memorial	Grade II	0.3 miles
	1295021 - 73, High Street	Grade II	0.3 miles
	1180230 - 71, High Street	Grade II	0.3 miles
	1074259 - Church Of St Simon And St Jude	Grade II	0.4 miles



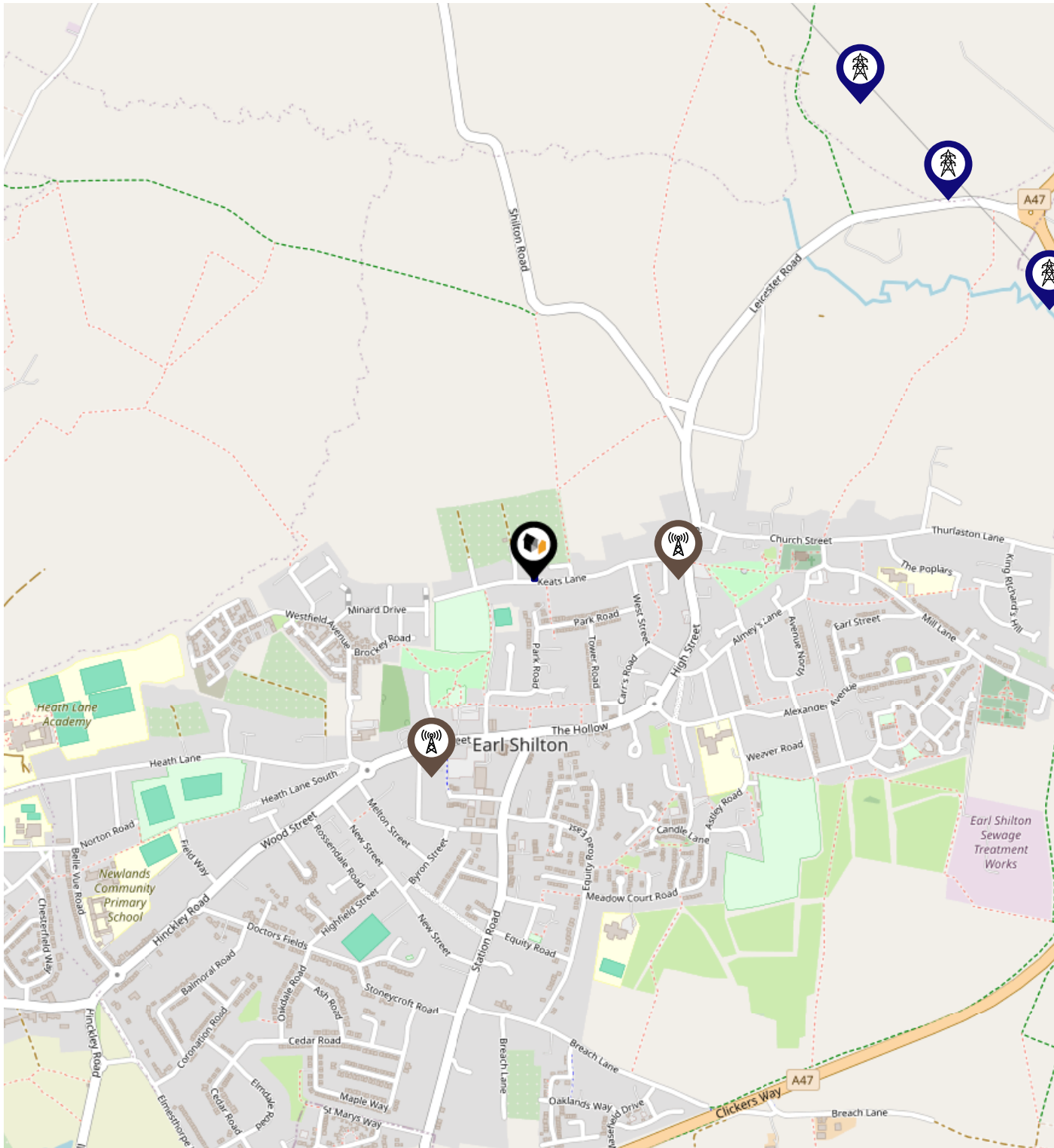
	Nursery	Primary	Secondary	College	Private
St Simon and St Jude CofE Primary School Ofsted Rating: Good Pupils: 160 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townlands Church of England Primary School Ofsted Rating: Good Pupils: 316 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Saint Peters Catholic Voluntary Academy Ofsted Rating: Good Pupils: 201 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heath Lane Academy Ofsted Rating: Good Pupils: 698 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newlands Community Primary School Ofsted Rating: Requires improvement Pupils: 311 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meadow View Farm School Ofsted Rating: Outstanding Pupils: 40 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Fusion Academy Ofsted Rating: Good Pupils: 85 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barwell Infant School Ofsted Rating: Good Pupils: 160 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Barwell Church of England Academy Ofsted Rating: Outstanding Pupils: 226 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cedars Ofsted Rating: Good Pupils: 4 Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manorfield Church of England Primary School Ofsted Rating: Good Pupils: 404 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thurlaston Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Desford Community Primary School Ofsted Rating: Good Pupils: 384 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

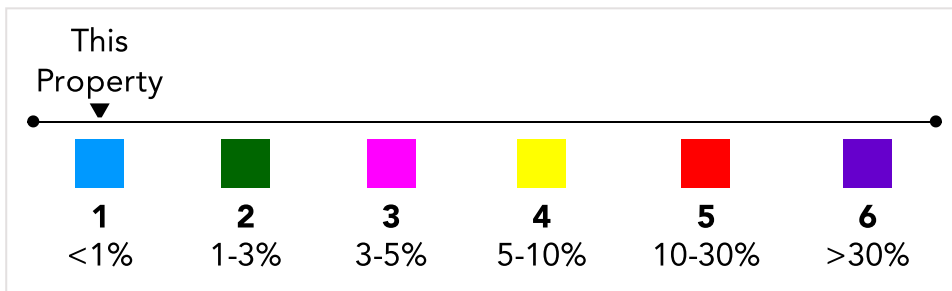
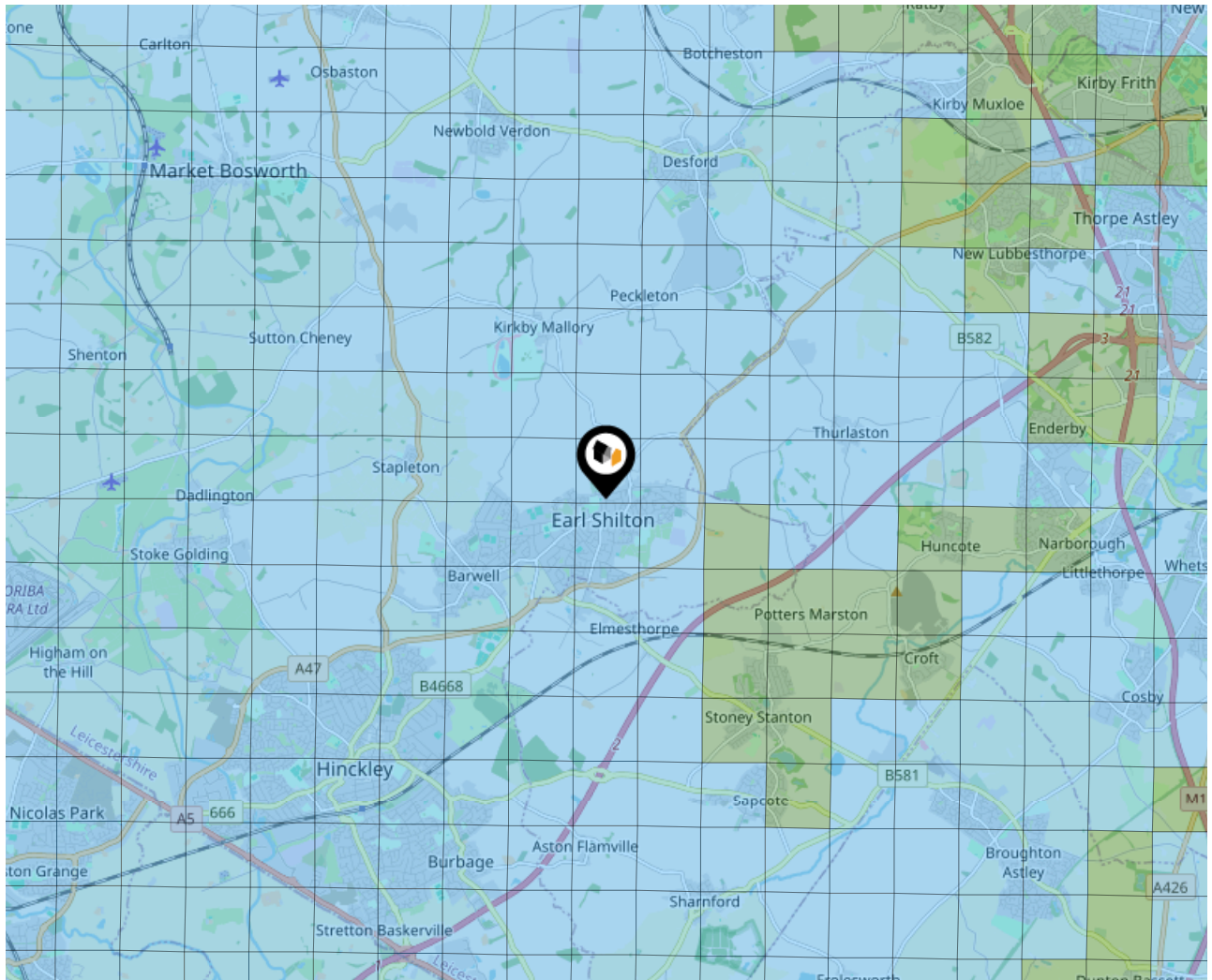


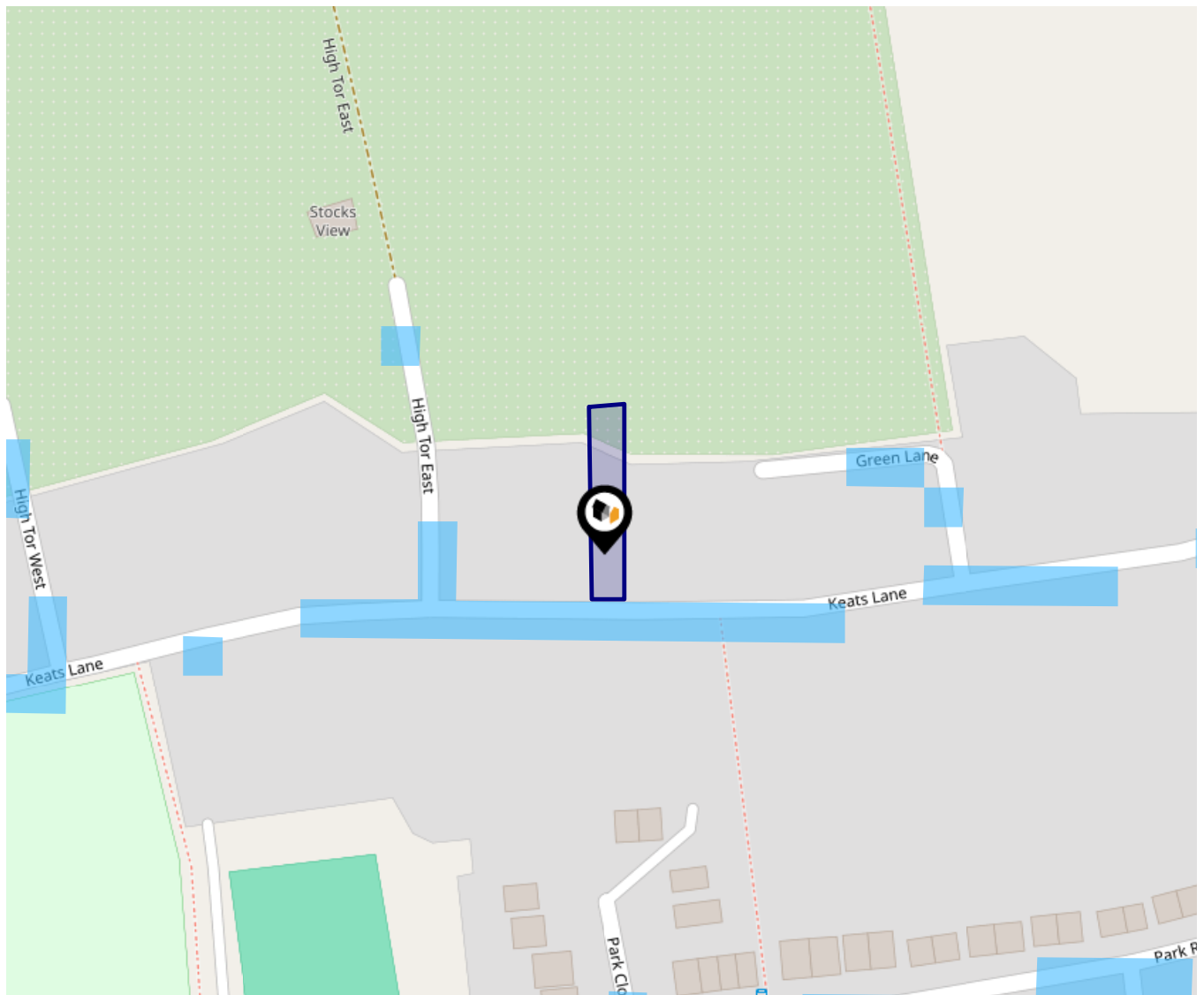
Key:

- 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/m³).



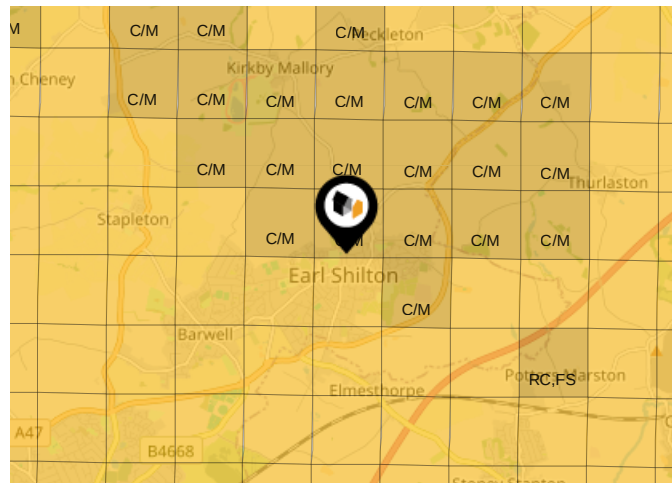


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

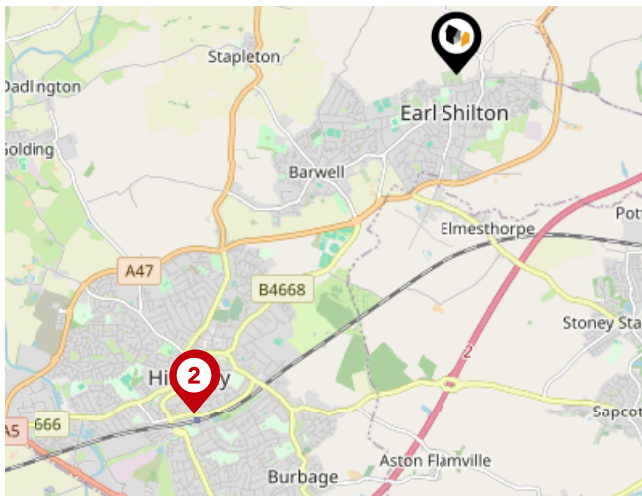
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



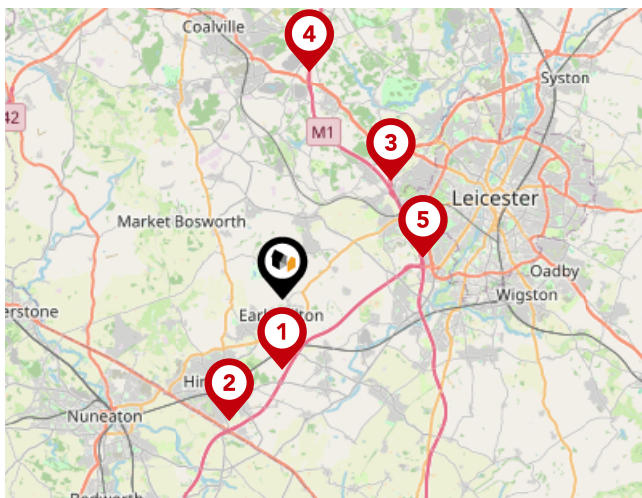
Primary Classifications (Most Common Clay Types)

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



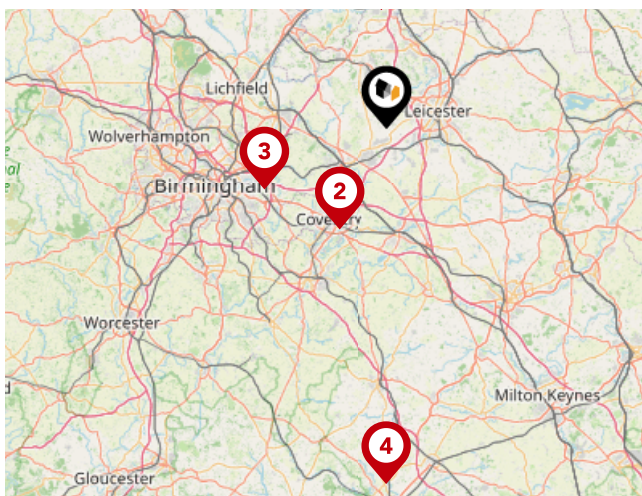
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	3.84 miles
2	Hinckley Rail Station	3.87 miles
3	Narborough Rail Station	4.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J2	2.58 miles
2	M69 J1	4.82 miles
3	M1 J21A	5.79 miles
4	M1 J22	8.25 miles
5	M1 J21	5.28 miles

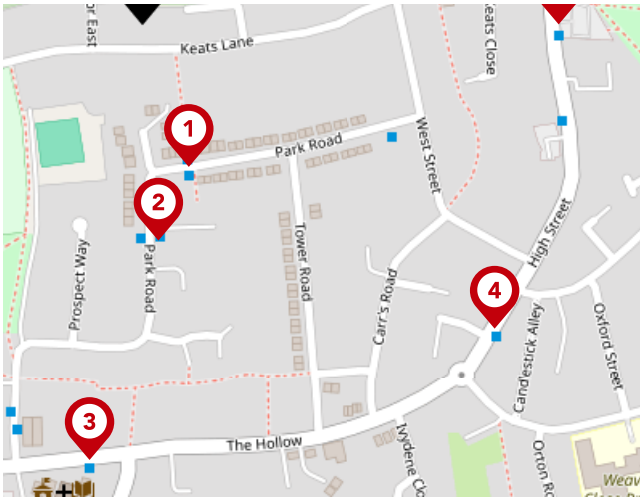


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	17.11 miles
2	Baginton	16.09 miles
3	Birmingham Airport	19.55 miles
4	Kidlington	51.62 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Park Close	0.09 miles
2	Park House Grange	0.12 miles
3	Library	0.25 miles
4	Almeys Lane	0.26 miles
5	Keats Lane	0.23 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	4.43 miles
2	Shackerstone Rail Station (Battlefield Line)	7.43 miles



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

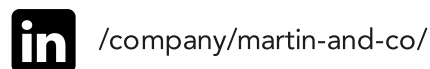


Currently purchasing through Martin and Co and Mark and Jan have both been amazing, really helpful, full communication at all times with fast responses and very friendly which makes the process much easier. Would recommend!

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.



Important - Please Read

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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