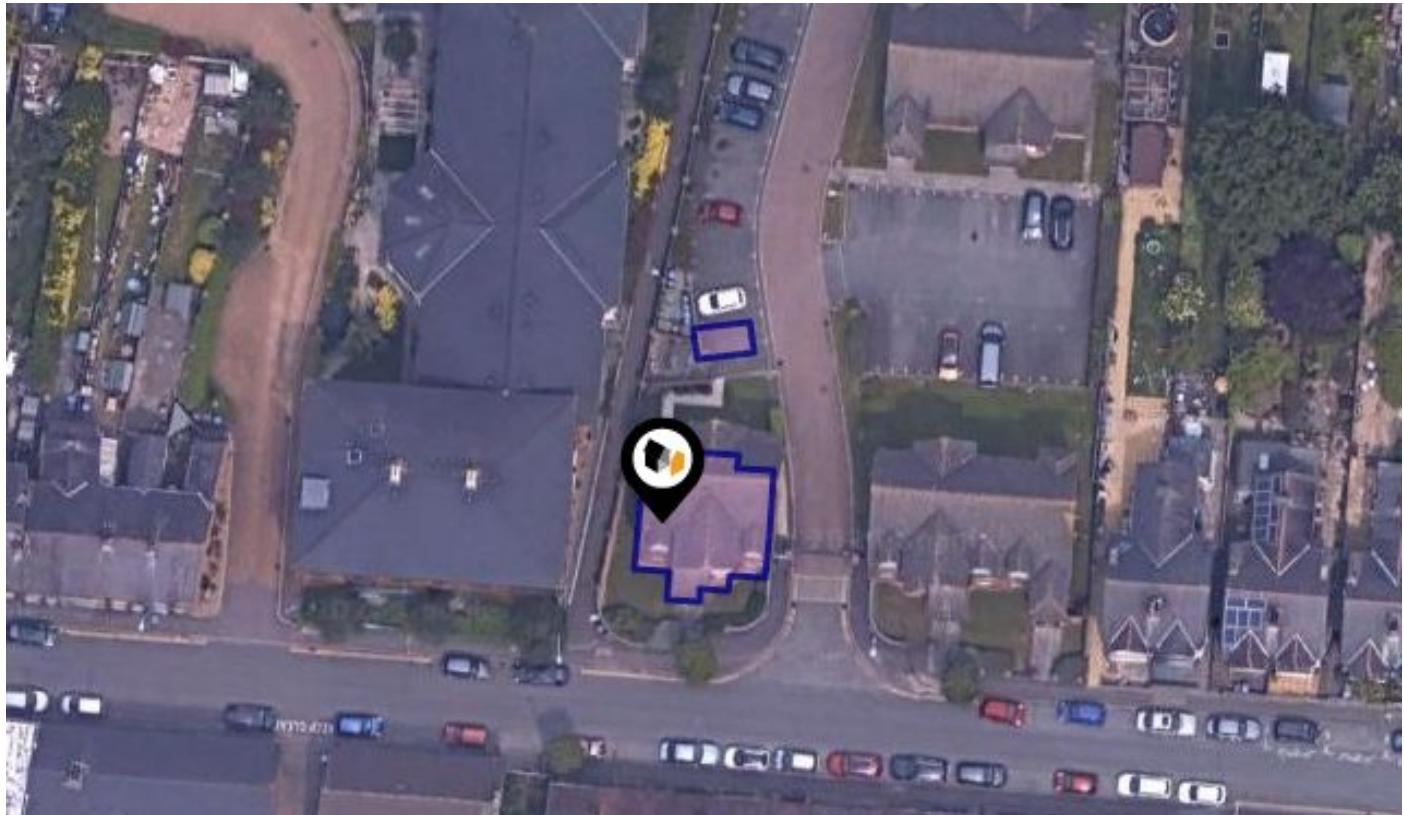


[See More Online](#)

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 06<sup>th</sup> February 2026**



## ST. JOHNS, HINCKLEY, LE10

**Price Estimate :** £129,000

### Martin & Co I Hinckley

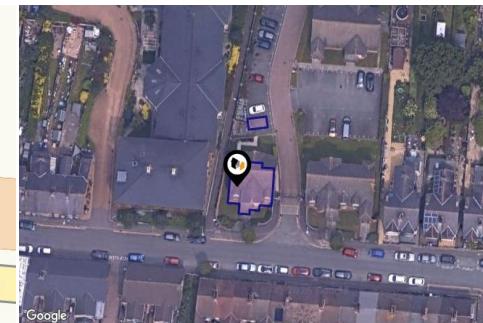
99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@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:	Flat / Maisonette	Price Estimate:	£129,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	602 ft <sup>2</sup> / 56 m <sup>2</sup>	Start Date:	28/07/1994
Plot Area:	0.03 acres	End Date:	25/09/2992
Council Tax :	Band A	Lease Term:	999 years from 25 September 1993
Annual Estimate:	£1,536	Term Remaining:	967 years
Title Number:	LT269234		

## Local Area

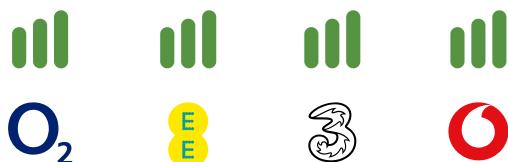
Local Authority:	Leicestershire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**26**  
mb/s      **80**  
mb/s      **1800**  
mb/s



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



### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

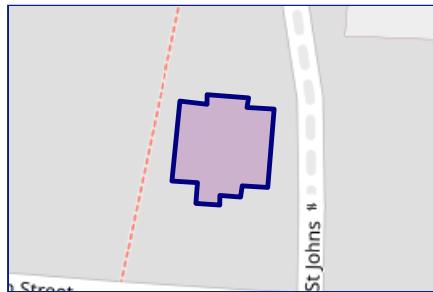


## Freehold Title Plan



**LT113705**

## Leasehold Title Plan



**LT269234**

Start Date: 28/07/1994  
End Date: 25/09/2992  
Lease Term: 999 years from 25 September 1993  
Term Remaining: 967 years

# Property EPC - Certificate



HINCKLEY, LE10

Energy rating

**D**

Valid until 01.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	71   C
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	Ground-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Automatic charge control
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	Electric instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	56 m <sup>2</sup>

# Market Sold in Street



## 1, St Johns, Hinckley, LE10 1NX

Last Sold Date:	07/05/2025	16/06/2016	14/01/2015	03/10/2006	16/07/2004
Last Sold Price:	£100,000	£85,750	£64,500	£95,000	£94,000

## 30, St Johns, Hinckley, LE10 1NX

Last Sold Date:	15/03/2024	25/08/2006	07/12/2001	21/07/1995
Last Sold Price:	£100,000	£89,000	£49,995	£37,950

## 15, St Johns, Hinckley, LE10 1NX

Last Sold Date:	31/03/2022	20/12/2001	03/02/1995
Last Sold Price:	£98,500	£47,000	£37,950

## 6, St Johns, Hinckley, LE10 1NX

Last Sold Date:	04/03/2022	17/12/2019	22/09/2000	24/03/1995
Last Sold Price:	£125,000	£94,500	£45,000	£42,950

## 7, St Johns, Hinckley, LE10 1NX

Last Sold Date:	28/01/2022	27/07/2001	27/01/1995
Last Sold Price:	£118,500	£50,000	£42,950

## 27, St Johns, Hinckley, LE10 1NX

Last Sold Date:	10/11/2021	05/10/2007	15/05/1998	24/05/1996
Last Sold Price:	£85,500	£85,000	£34,500	£37,950

## 21, St Johns, Hinckley, LE10 1NX

Last Sold Date:	06/08/2019	06/03/2006	31/07/2003	16/07/2001	31/10/2000	27/03/1998
Last Sold Price:	£105,000	£101,500	£81,000	£52,950	£47,500	£40,000

## 3, St Johns, Hinckley, LE10 1NX

Last Sold Date:	15/02/2019	25/04/2003	06/10/2000	02/08/1996
Last Sold Price:	£82,500	£69,950	£41,000	£37,000

## 4, St Johns, Hinckley, LE10 1NX

Last Sold Date:	27/11/2017	24/04/1998	31/03/1995
Last Sold Price:	£97,500	£42,000	£42,950

## 25, St Johns, Hinckley, LE10 1NX

Last Sold Date:	07/04/2017	24/06/2005	07/09/2001	17/03/1995
Last Sold Price:	£92,500	£105,000	£52,500	£42,950

## 18, St Johns, Hinckley, LE10 1NX

Last Sold Date:	10/02/2017	23/02/2007	21/01/2005	31/10/2003	29/10/1999	03/03/1995
Last Sold Price:	£87,000	£99,950	£93,000	£79,000	£39,000	£37,950

## 16, St Johns, Hinckley, LE10 1NX

Last Sold Date:	04/11/2016	15/02/2008
Last Sold Price:	£75,000	£84,000

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

# Market Sold in Street



## 19, St Johns, Hinckley, LE10 1NX

Last Sold Date: 12/08/2016  
Last Sold Price: £86,000

## 9, St Johns, Hinckley, LE10 1NX

Last Sold Date: 30/10/2015  
Last Sold Price: £92,131

## 26, St Johns, Hinckley, LE10 1NX

Last Sold Date:	28/02/2014	18/08/2006	08/03/1996
Last Sold Price:	£88,000	£95,000	£42,950

## 23, St Johns, Hinckley, LE10 1NX

Last Sold Date:	02/12/2013	13/02/2006	23/10/1998	20/06/1996
Last Sold Price:	£80,000	£80,000	£39,250	£40,000

## 13, St Johns, Hinckley, LE10 1NX

Last Sold Date:	19/04/2013	30/09/2005	24/03/2005	19/05/1995
Last Sold Price:	£65,000	£98,000	£91,000	£37,950

## 22, St Johns, Hinckley, LE10 1NX

Last Sold Date:	29/10/2012	28/11/2003	30/08/1996
Last Sold Price:	£65,000	£75,000	£39,000

## 31, St Johns, Hinckley, LE10 1NX

Last Sold Date:	20/08/2012	30/11/2007	16/07/2004	30/05/2003	27/09/2001	30/11/1995
Last Sold Price:	£74,500	£97,500	£89,950	£70,000	£45,000	£37,950

## 10, St Johns, Hinckley, LE10 1NX

Last Sold Date:	28/05/2010	27/08/2004	07/05/2004	15/10/2001	17/02/1995
Last Sold Price:	£85,000	£94,950	£81,250	£50,000	£37,950

## 17, St Johns, Hinckley, LE10 1NX

Last Sold Date:	22/12/2005	26/02/1999
Last Sold Price:	£90,000	£34,100

## 5, St Johns, Hinckley, LE10 1NX

Last Sold Date:	27/08/2004	14/05/1999	12/05/1995
Last Sold Price:	£87,500	£34,250	£37,950

## 14, St Johns, Hinckley, LE10 1NX

Last Sold Date:	08/02/2002	23/01/1998	20/01/1995
Last Sold Price:	£52,500	£33,500	£37,950

## 2, St Johns, Hinckley, LE10 1NX

Last Sold Date:	31/10/2001
Last Sold Price:	£55,000

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

# Market Sold in Street



## 24, St Johns, Hinckley, LE10 1NX

Last Sold Date:	29/06/2001	31/03/1999	07/07/1995
Last Sold Price:	£45,000	£35,250	£37,950

## 11, St Johns, Hinckley, LE10 1NX

Last Sold Date:	26/11/1999	27/01/1995
Last Sold Price:	£44,750	£42,950

## 29, St Johns, Hinckley, LE10 1NX

Last Sold Date:	11/06/1999	22/03/1996
Last Sold Price:	£34,500	£36,500

## 12, St Johns, Hinckley, LE10 1NX

Last Sold Date:	07/08/1998	20/09/1996
Last Sold Price:	£35,000	£39,000

## 8, St Johns, Hinckley, LE10 1NX

Last Sold Date:	15/08/1997
Last Sold Price:	£36,000

## 28, St Johns, Hinckley, LE10 1NX

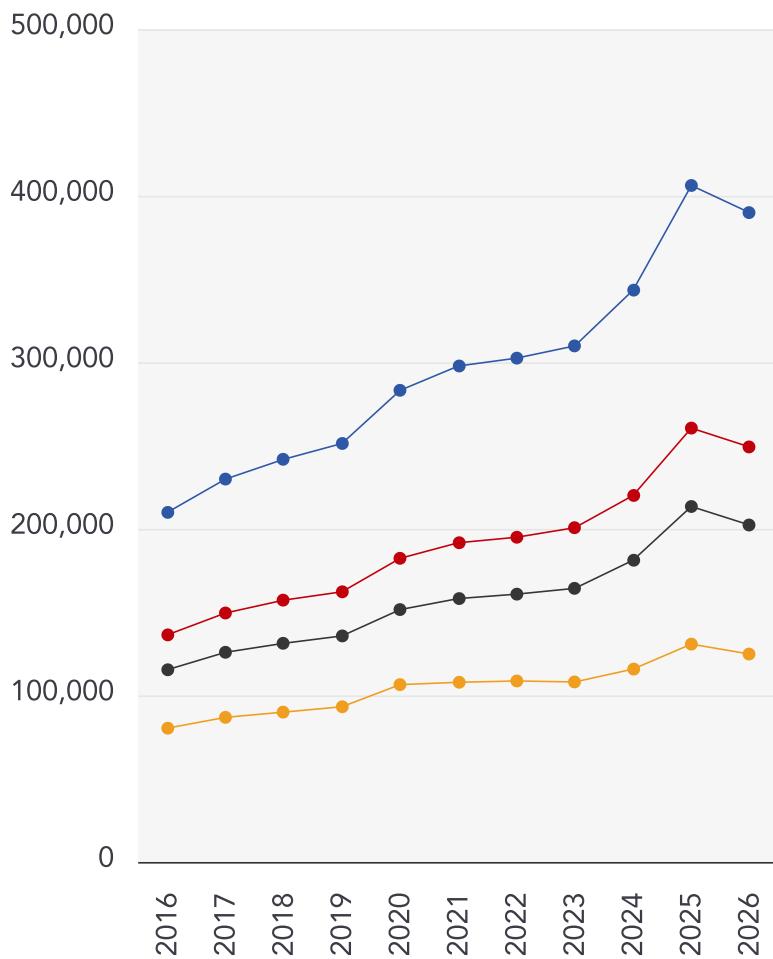
Last Sold Date:	12/05/1995
Last Sold Price:	£42,950

**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

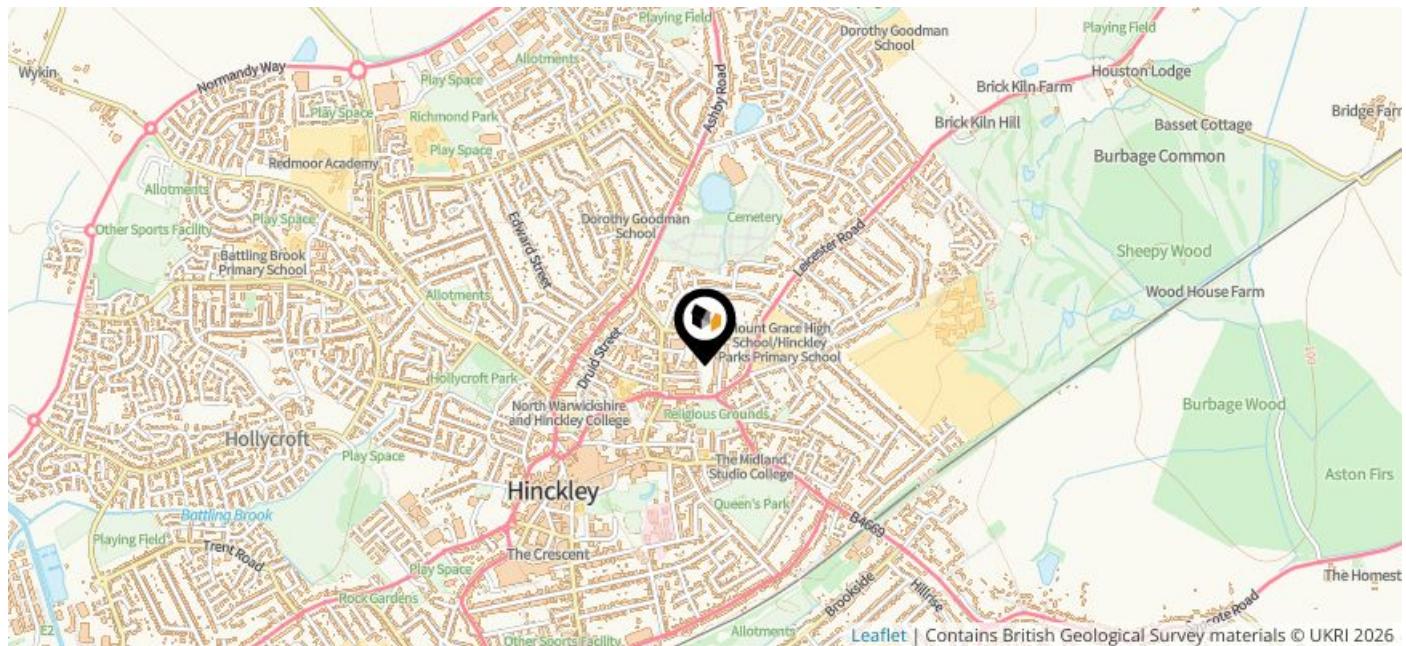
**+75.3%**

Flat

**+55.42%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

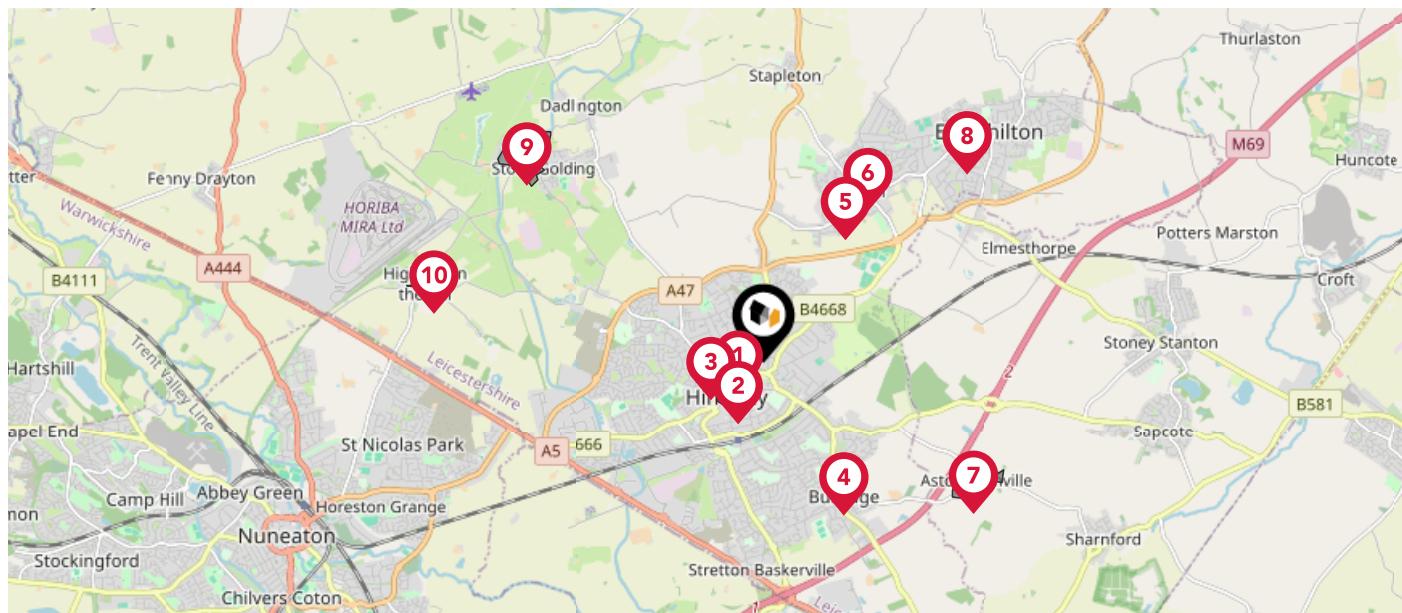
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



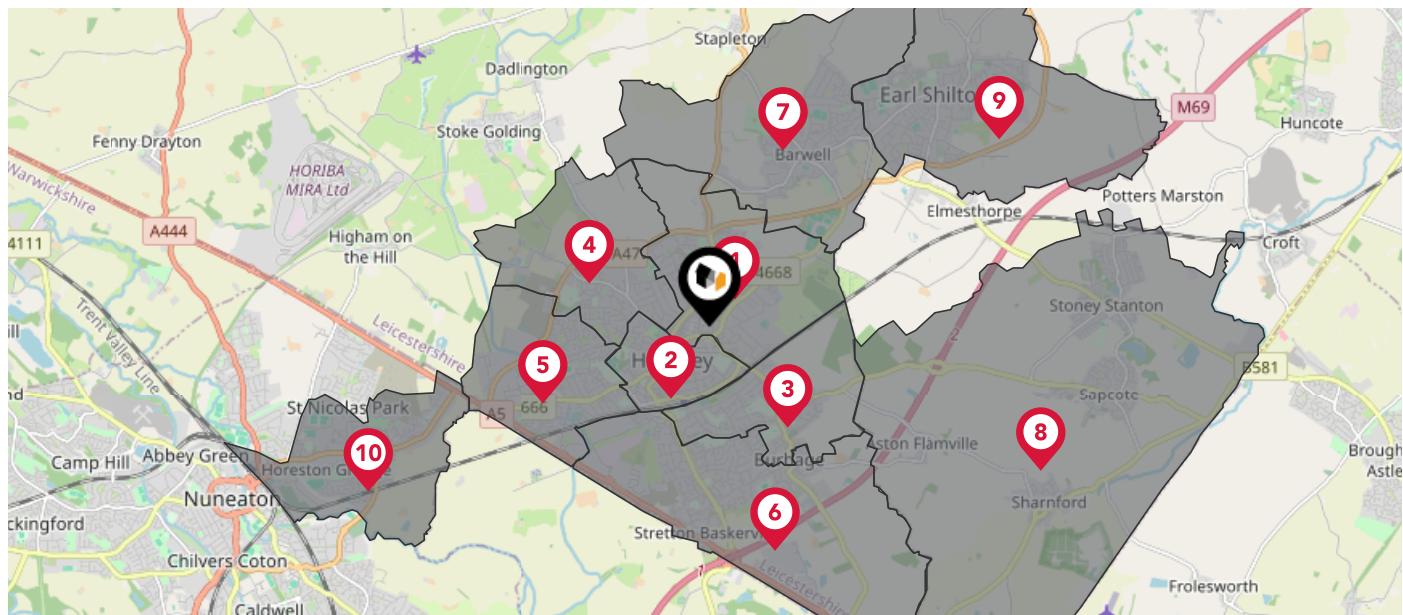
### Nearby Conservation Areas

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

# 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



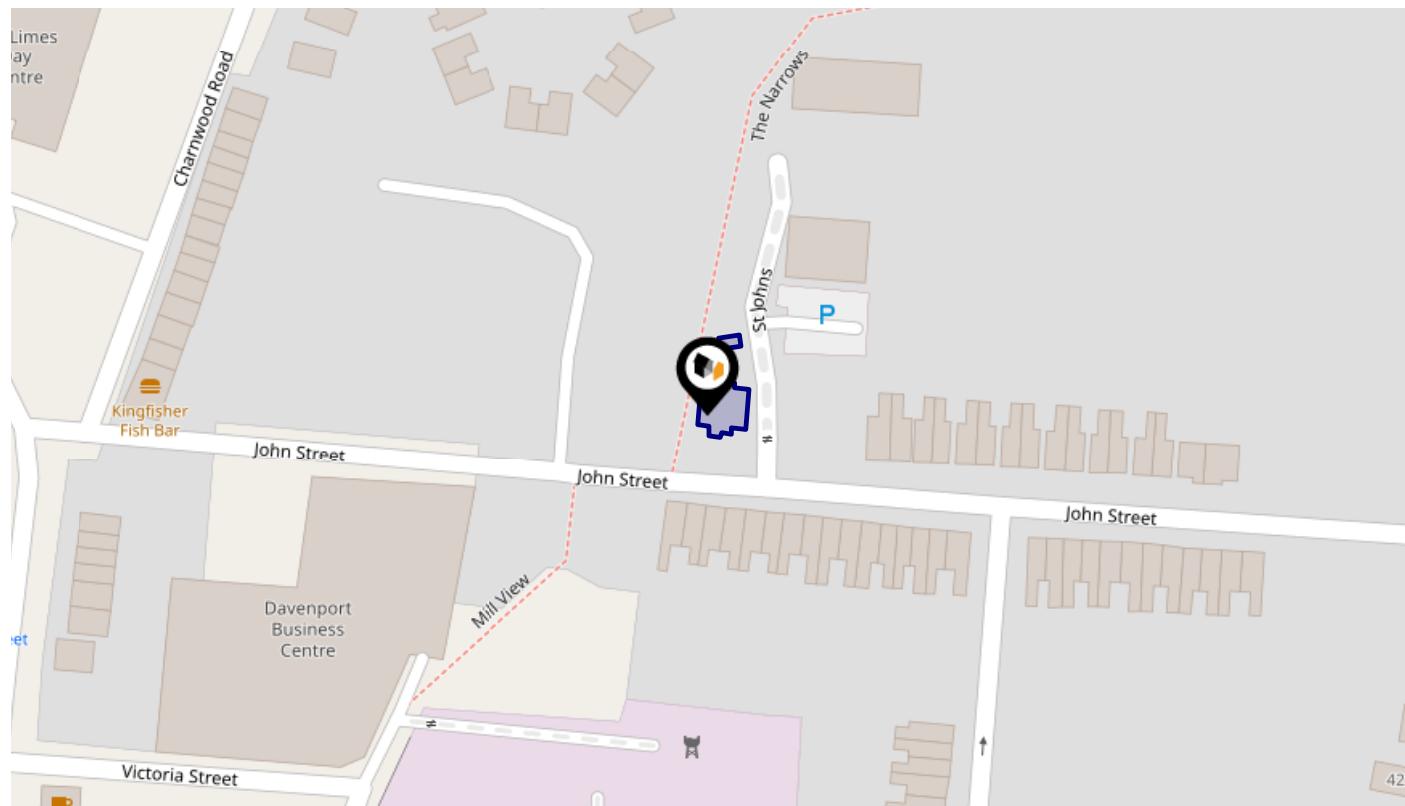
### Nearby Council Wards

- 1 Hinckley De Montfort Ward
- 2 Hinckley Castle Ward
- 3 Burbage St. Catherines and Lash Hill Ward
- 4 Hinckley Trinity Ward
- 5 Hinckley Clarendon Ward
- 6 Burbage Sketchley and Stretton Ward
- 7 Barwell Ward
- 8 Stanton and Flamville Ward
- 9 Earl Shilton Ward
- 10 St. Nicolas Ward

# Maps

## Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

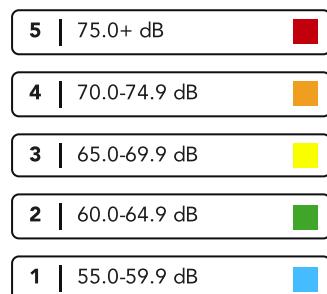


### Rail Noise Data

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.

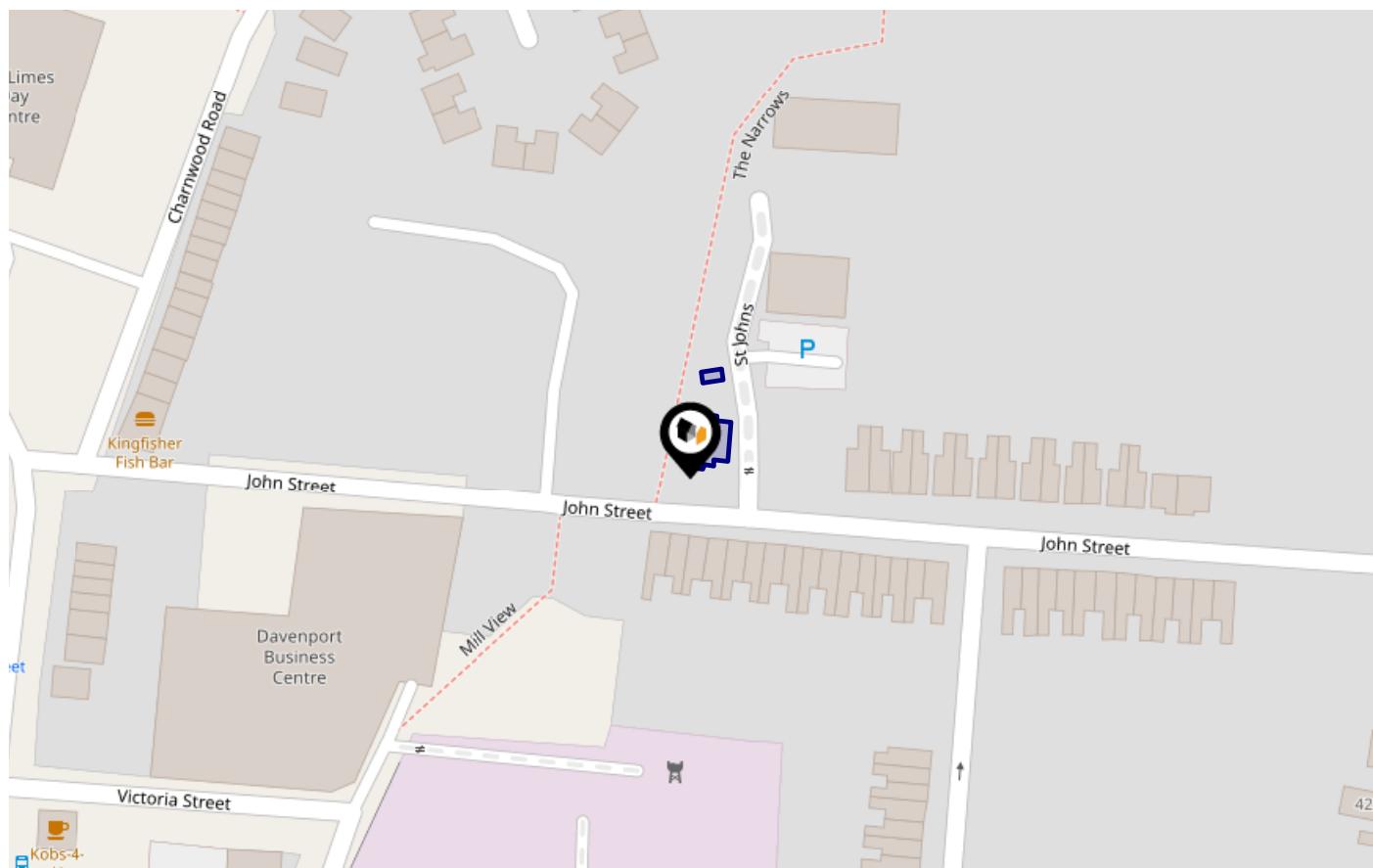
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

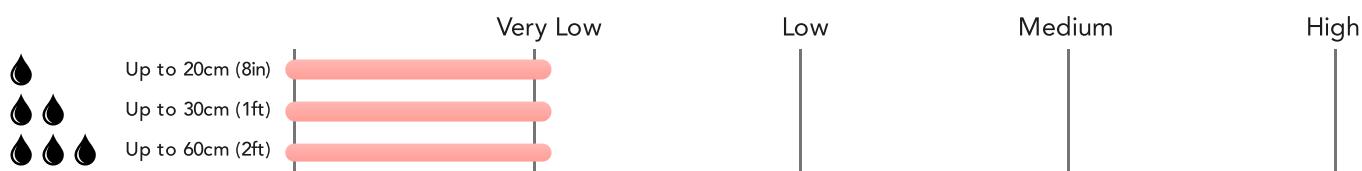


**Risk Rating: Very low**

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.

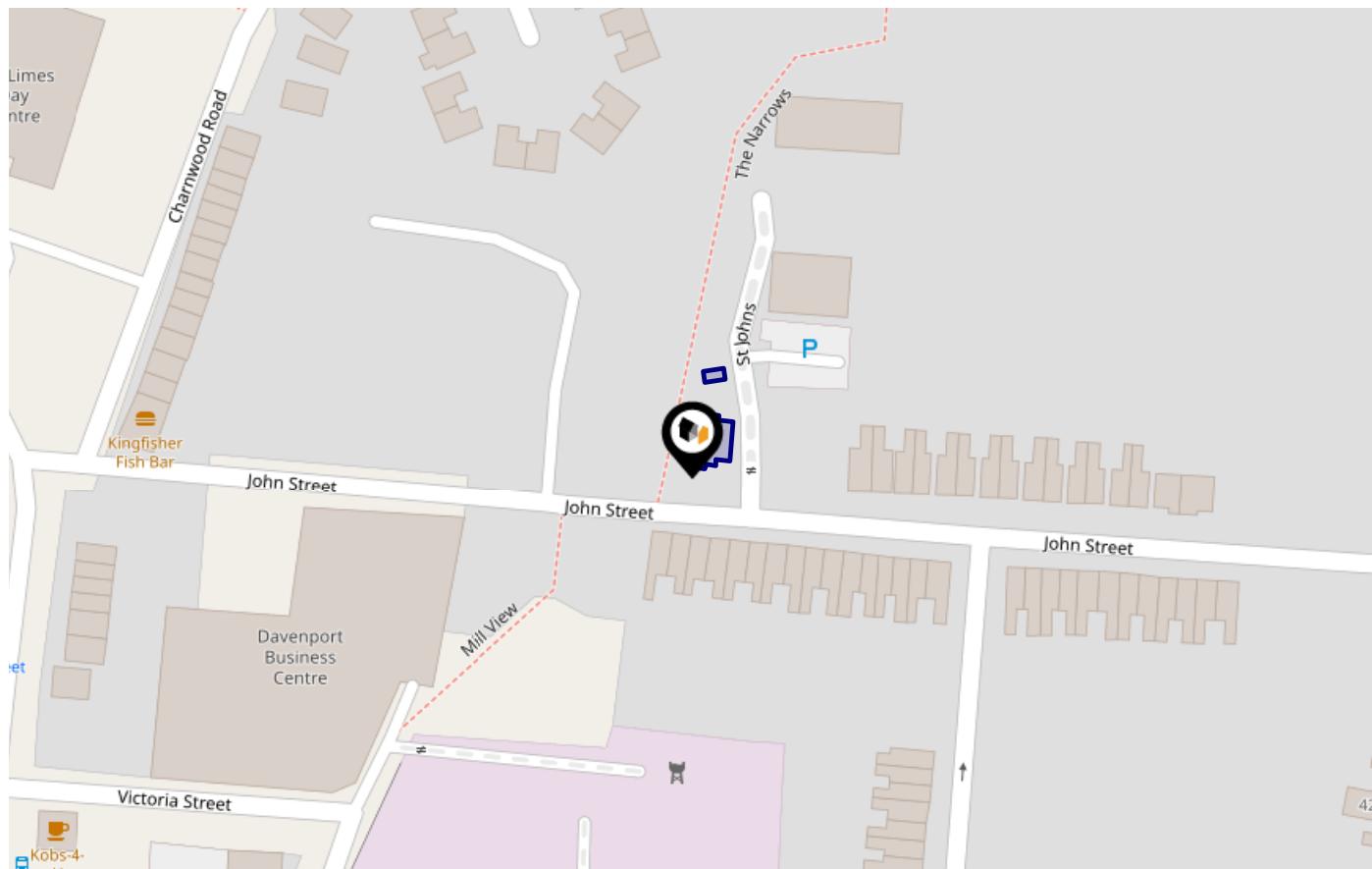
Chance of flooding to the following depths at this property:



# 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.

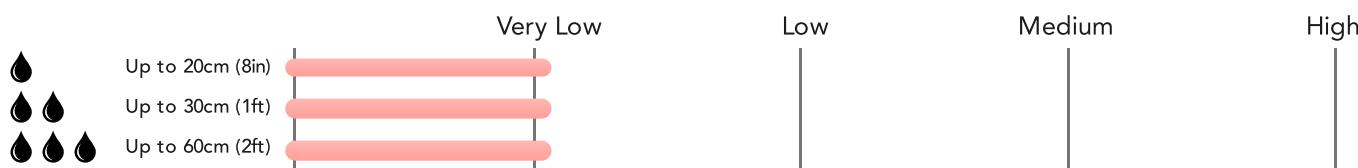


**Risk Rating: Very low**

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.

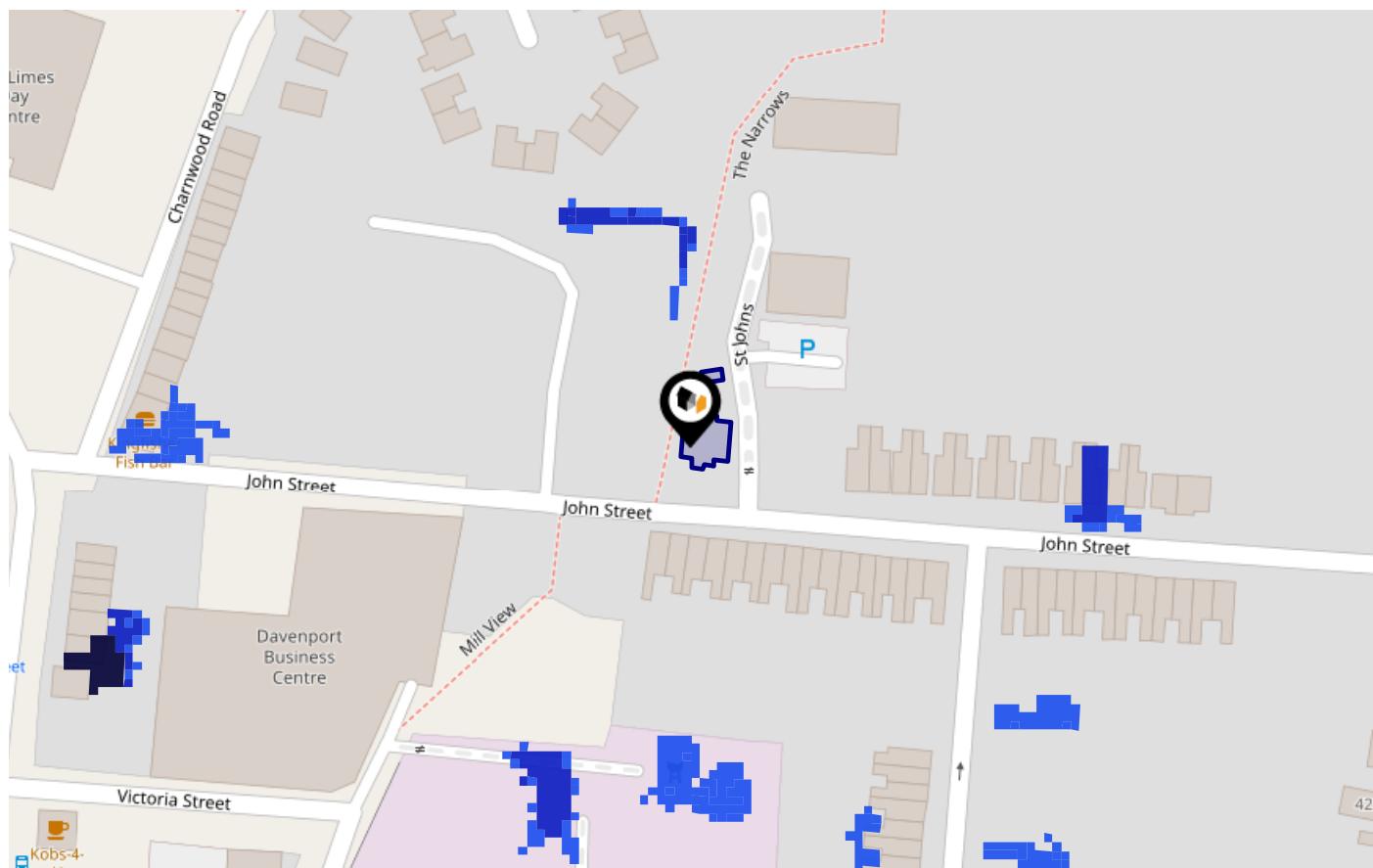
Chance of flooding to the following depths at this property:



# 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.

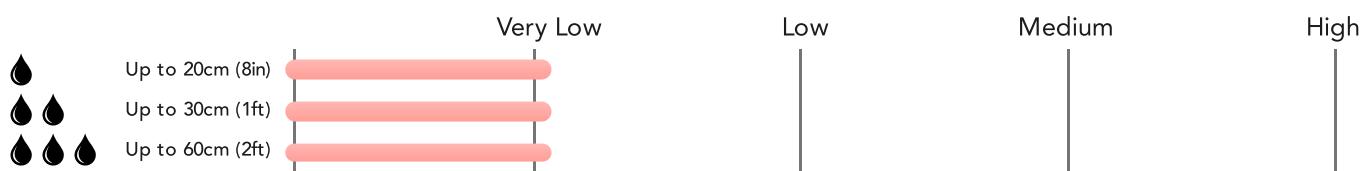


Risk Rating: Very low

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.

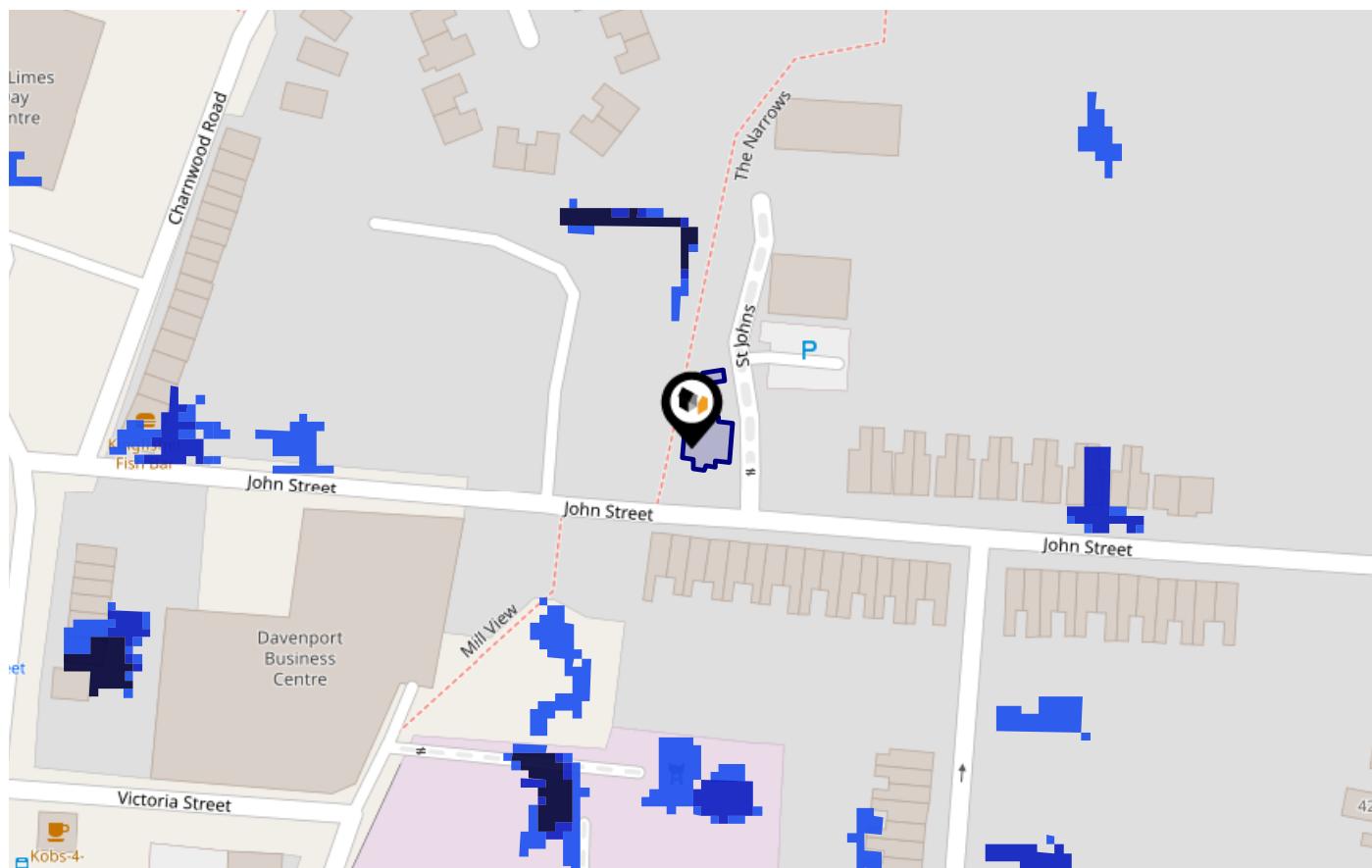
Chance of flooding to the following depths at this property:



# 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.

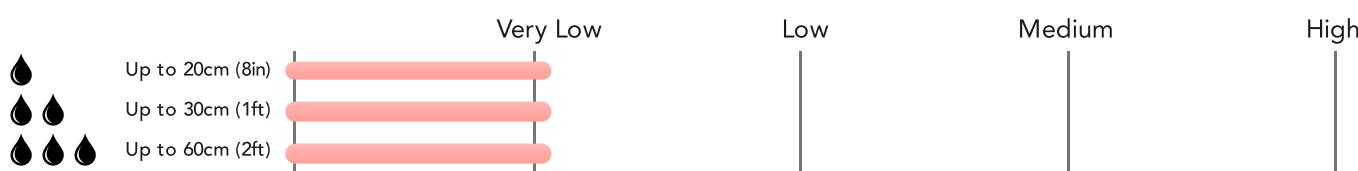


Risk Rating: Very low

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.

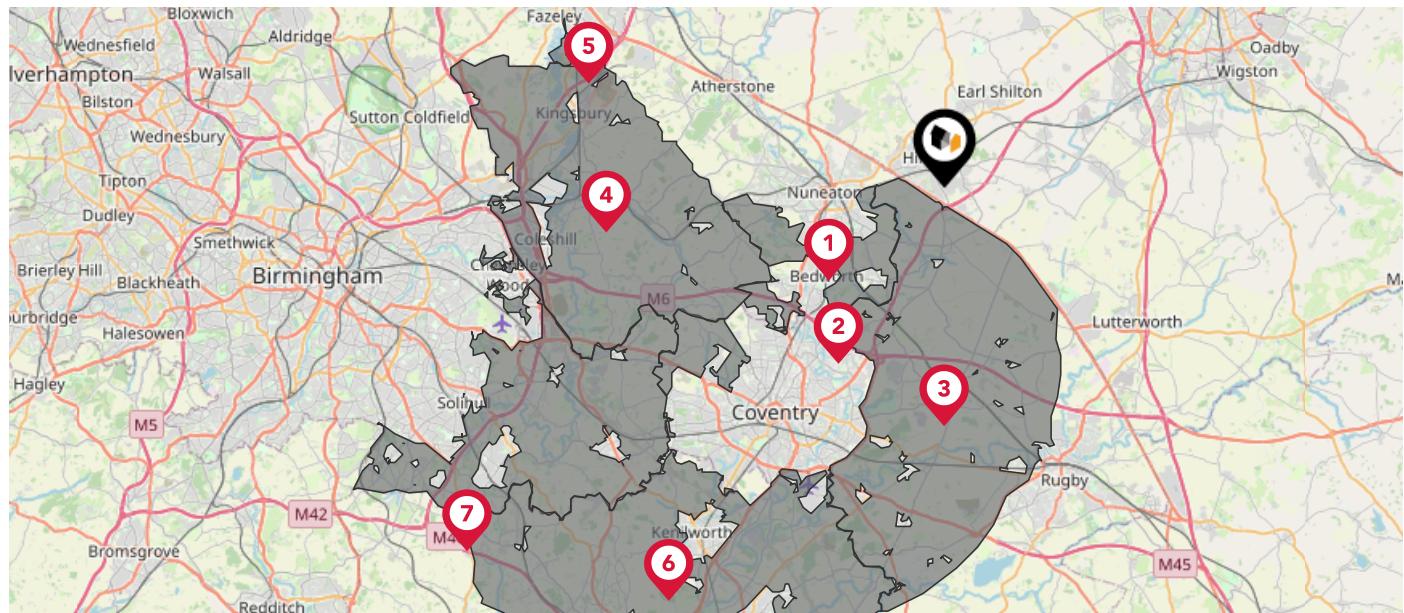
Chance of flooding to the following depths at this property:



# 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 - Warwick
-  7 Birmingham Green Belt - Solihull

# 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	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	<input type="checkbox"/>
2	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/NP3693CQ/A001	Active Landfill	<input checked="" type="checkbox"/>
4	Hinkley Road Landfill Site-Burbage Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth	Historic Landfill	<input type="checkbox"/>
5	Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	<input type="checkbox"/>
6	Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	<input type="checkbox"/>
7	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	<input type="checkbox"/>
8	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	<input type="checkbox"/>
9	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinckley, Leicestershire	Historic Landfill	<input type="checkbox"/>
10	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill	<input type="checkbox"/>

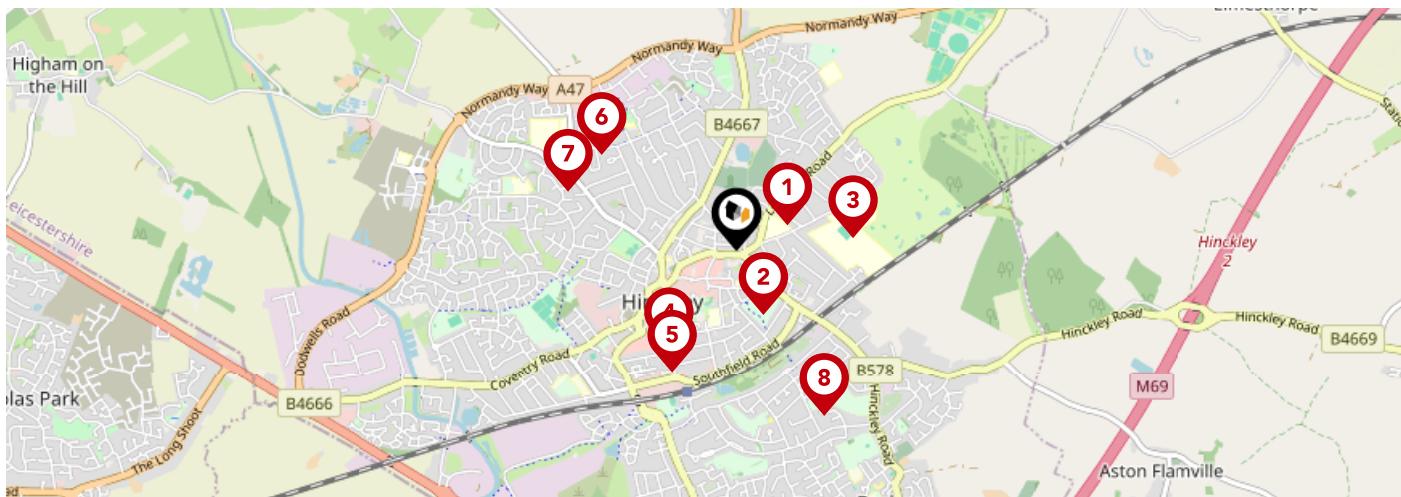
# Maps

## 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
	1454914 - War Memorial At St Peter's Roman Catholic Church	Grade II	0.2 miles
	1361295 - Four Seasons Fruiterers	Grade II	0.3 miles
	1295108 - Francis And Mister Mint	Grade II	0.4 miles
	1178342 - Stage 1	Grade II	0.4 miles
	1178354 - 23 Castle Street	Grade II	0.4 miles
	1391310 - The Holly Bush Public House	Grade II	0.4 miles
	1074228 - Hinckley And Rugby Building Society	Grade II	0.4 miles
	1294992 - 30, Lower Bond Street	Grade II	0.4 miles
	1074224 - War Memorial	Grade II	0.4 miles
	1180092 - Swonews	Grade II	0.4 miles



Nursery Primary Secondary College Private

<b>1</b>	<b>Hinckley Parks Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 564   Distance:0.25					
<b>2</b>	<b>Saint Peter's Catholic Primary School, A Voluntary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 206   Distance:0.31					
<b>3</b>	<b>The Hinckley School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1166   Distance:0.53					
<b>4</b>	<b>St Mary's Church of England Primary School, Hinckley</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 252   Distance:0.55					
<b>5</b>	<b>R.E.A.L Independent Schools Hinckley</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 16   Distance:0.62					
<b>6</b>	<b>Richmond Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 515   Distance:0.75					
<b>7</b>	<b>Dorothy Goodman School Hinckley</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 387   Distance:0.8					
<b>8</b>	<b>Hastings High School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 854   Distance:0.84					



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Dovetree School	Good	49	0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Redmoor Academy	Good	919	0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Battling Brook Primary School	Good	596	1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Westfield Infant School	Outstanding	275	1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Westfield Junior School	Requires improvement	366	1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Burbage Junior School	Good	362	1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sketchley Hill Memphis Nursery School, Burbage	Good	57	1.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sketchley Hill Primary School Burbage	Good	579	1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

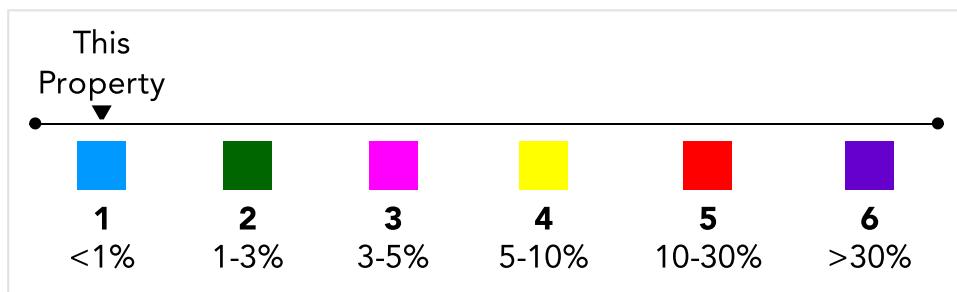
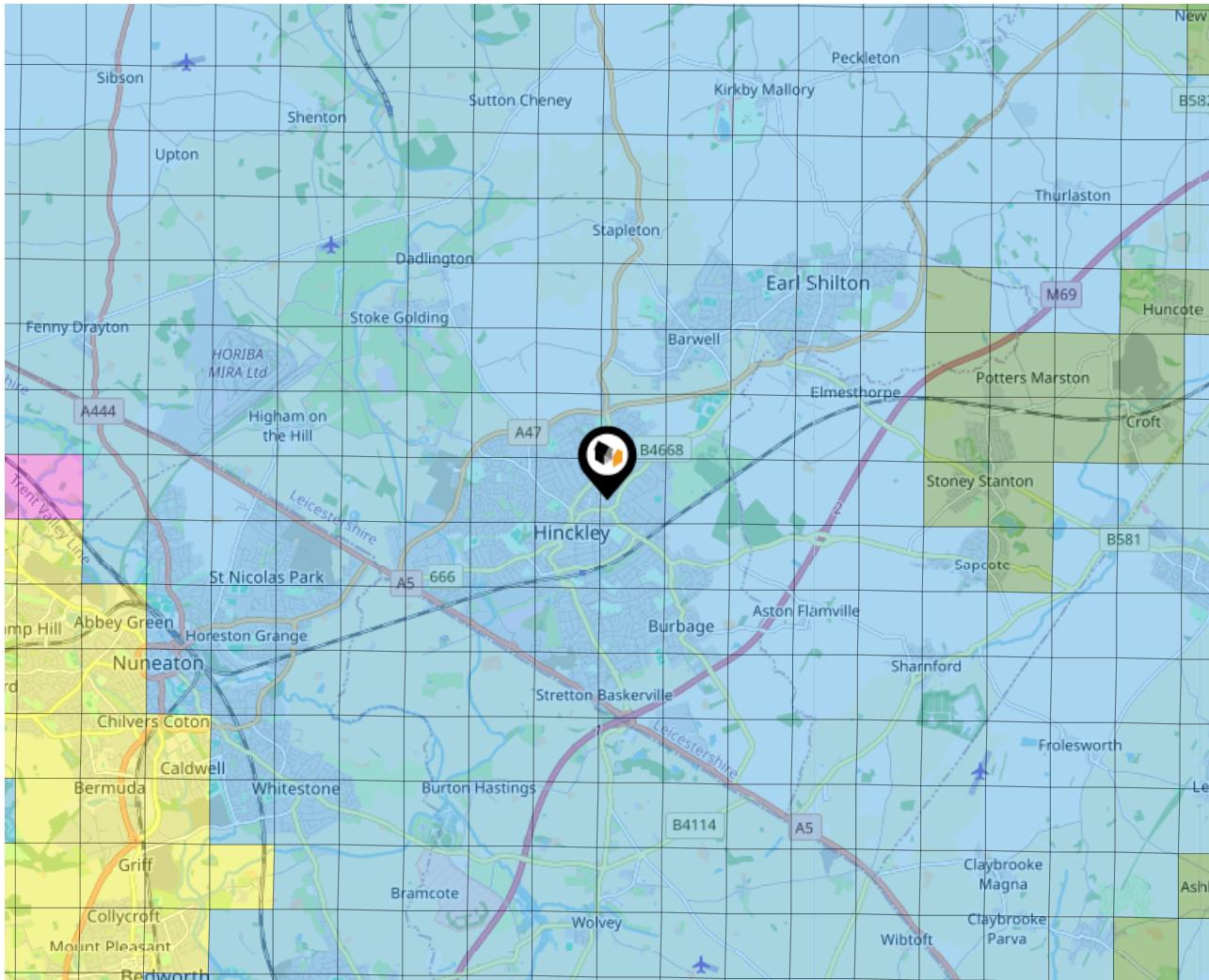


## Key:

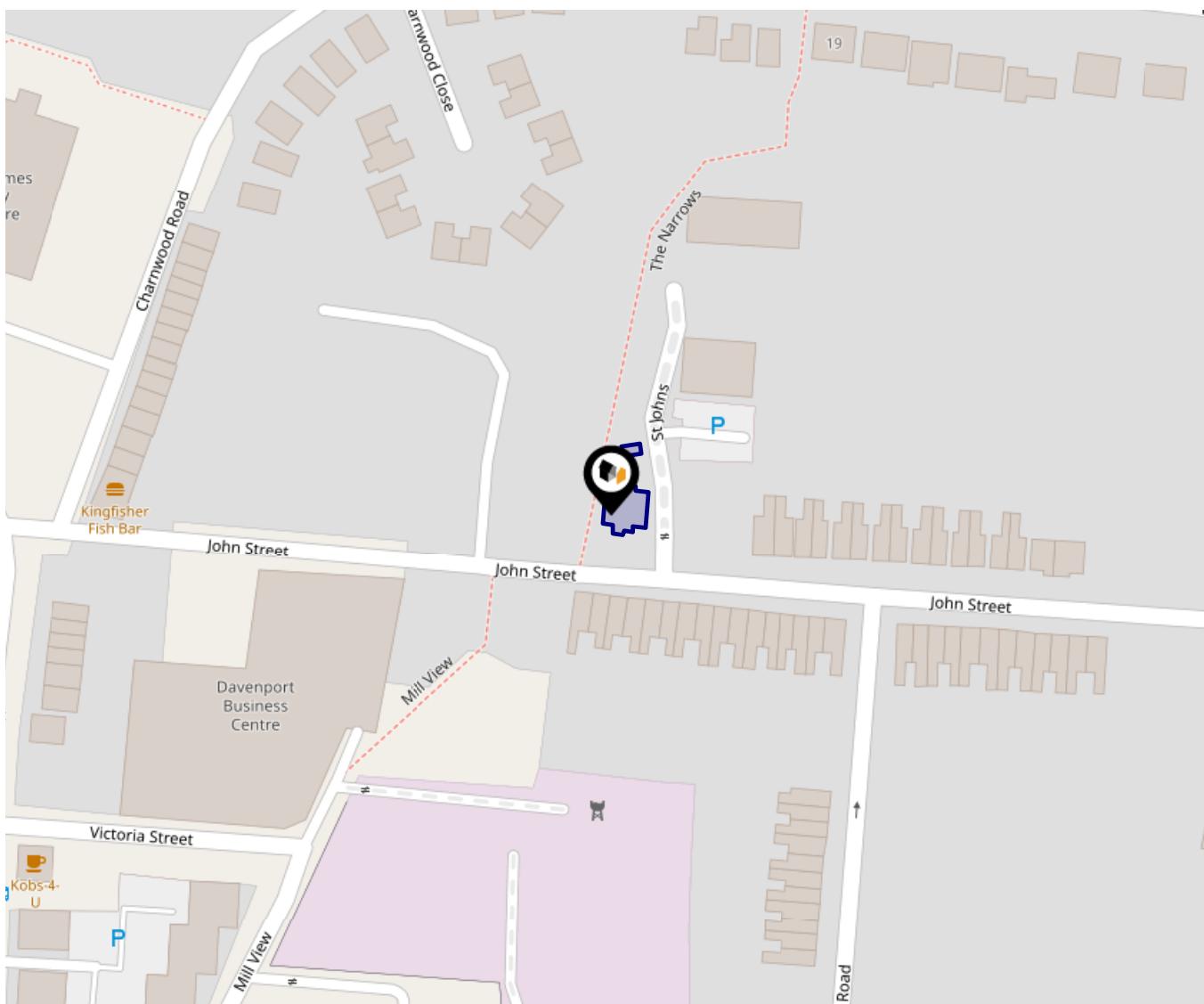
- Power Pylons
- Communication Masts

## 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>).



# Local Area Road Noise



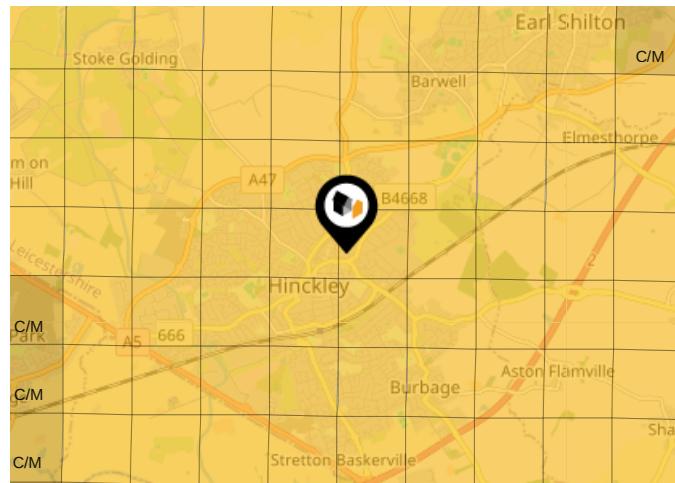
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

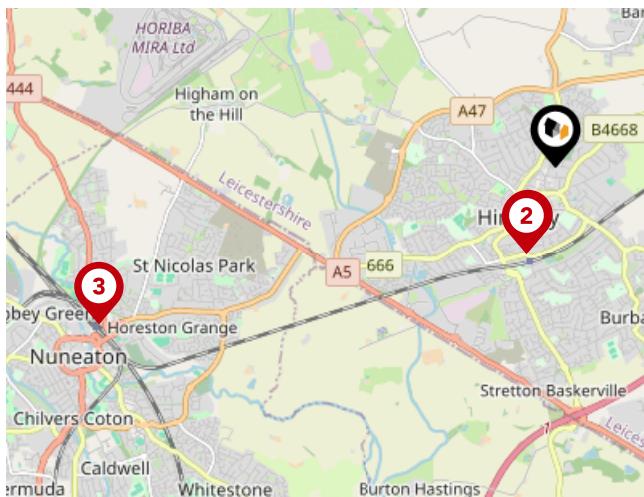
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLO-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



## Primary Classifications (Most Common Clay Types)

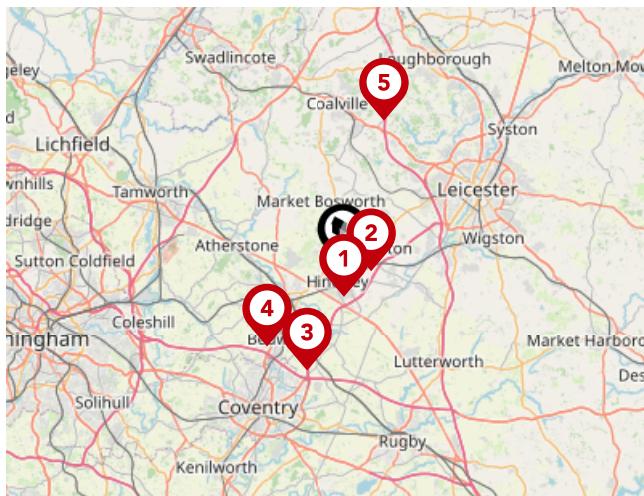
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



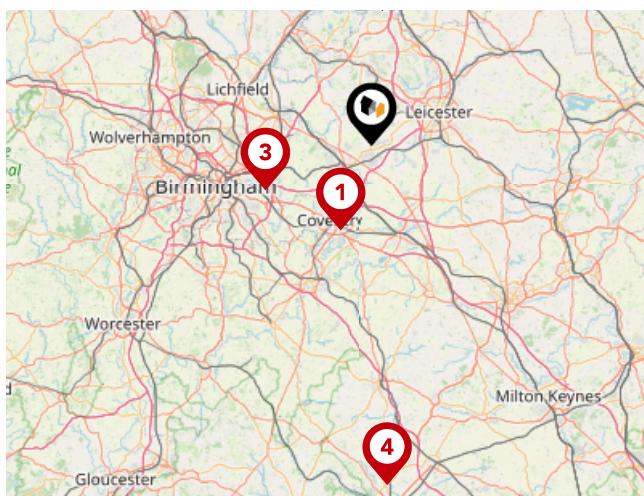
## National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	0.8 miles
2	Hinckley Rail Station	0.83 miles
3	Nuneaton Rail Station	4.36 miles



## Trunk Roads/Motorways

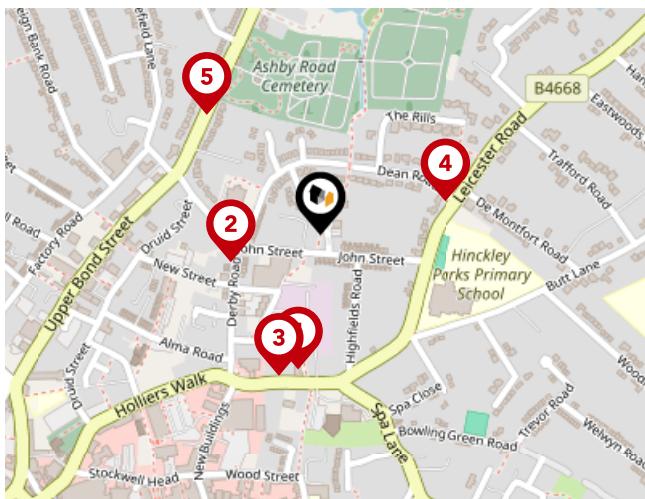
Pin	Name	Distance
1	M69 J1	2.17 miles
2	M69 J2	2.14 miles
3	M6 J2	7.95 miles
4	M6 J3	7.9 miles
5	M1 J22	10.9 miles



## Airports/Helpads

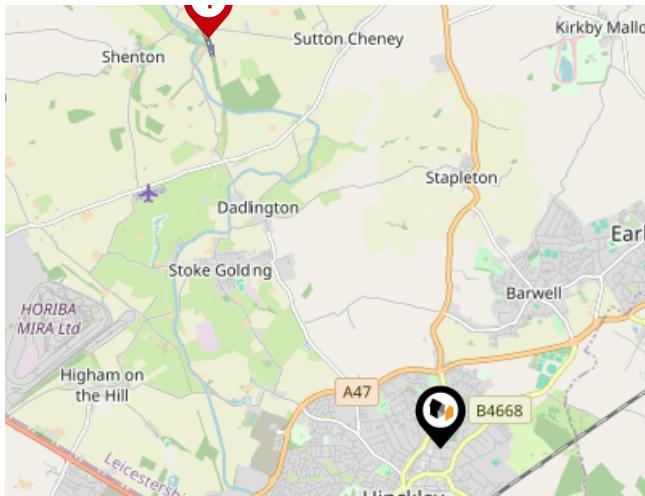
Pin	Name	Distance
1	Baginton	13.18 miles
2	East Mids Airport	19.43 miles
3	Birmingham Airport	16.69 miles
4	Kidlington	49.41 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Highfields Road	0.15 miles
2	New Street	0.11 miles
3	Fire Station	0.17 miles
4	De Montfort Road	0.15 miles
5	Factory Road	0.19 miles



## Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	4.24 miles



### 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.

### 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

 /martinco\_uk/

 /martincouk

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# Martin & Co I Hinckley

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### Land Registry

