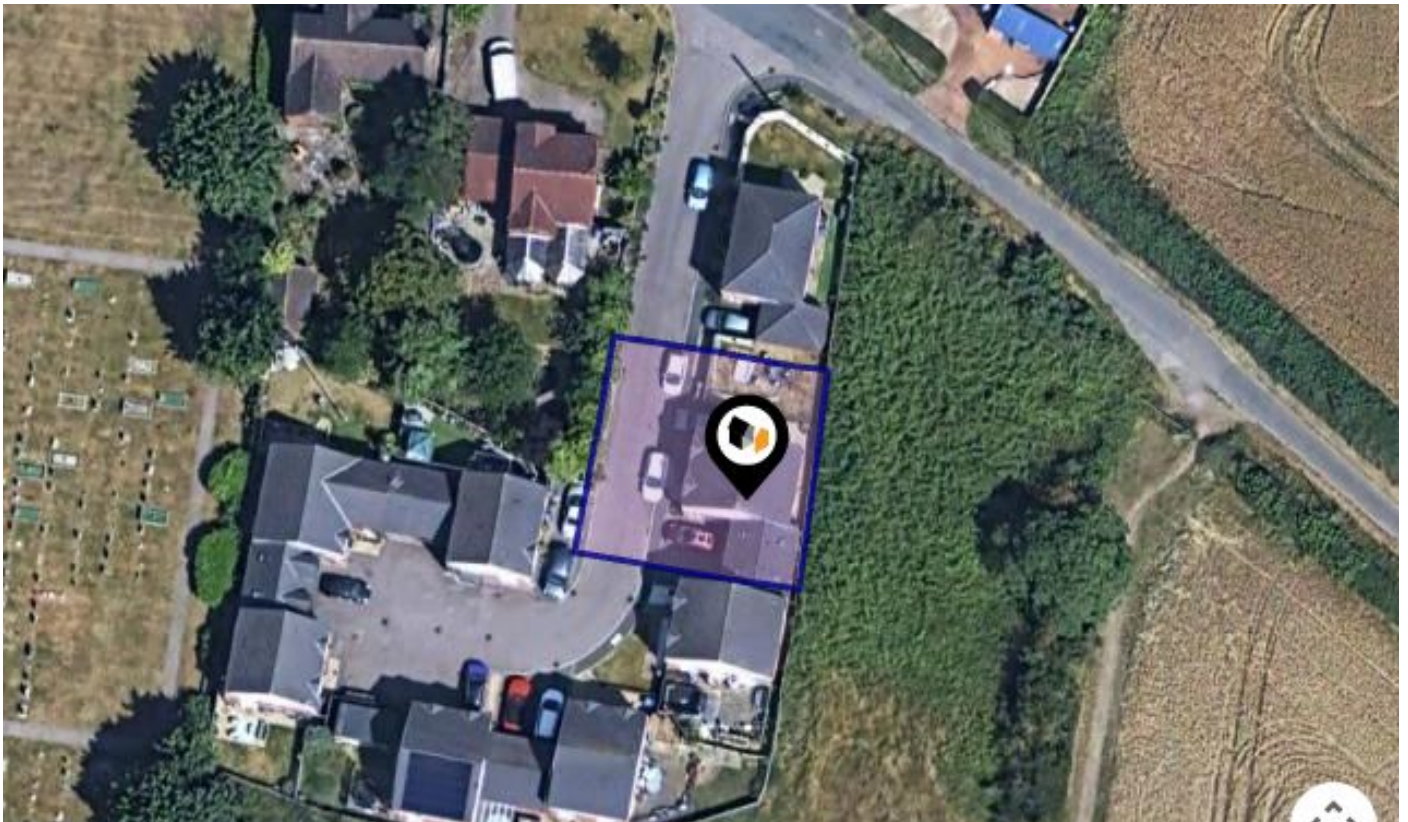


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 06th December 2025



UNION MILL CLOSE, EARL SHILTON, LEICESTER, LE9

Price Estimate : £309,000

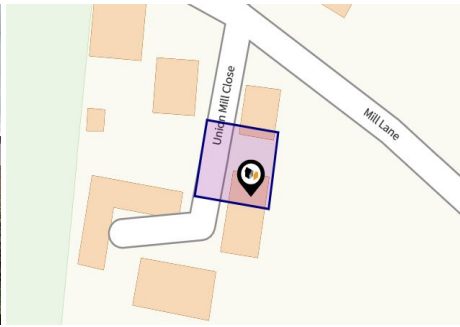
Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com



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

















Property

Type:	Semi-Detached	Price Estimate:	£309,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.08 acres		
Year Built :	2014		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	LT458179		

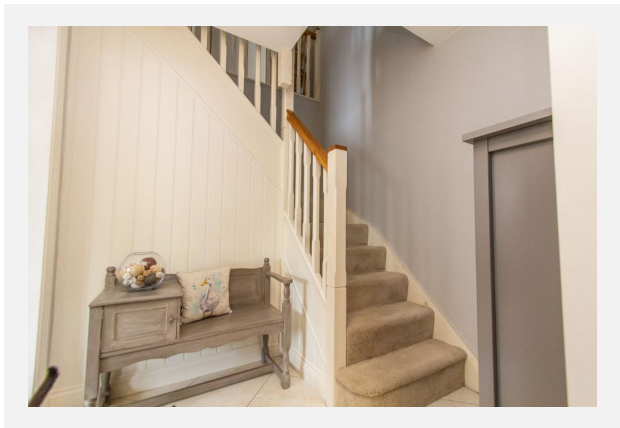
Local Area

Local Authority:	Leicestershire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		28	-
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						



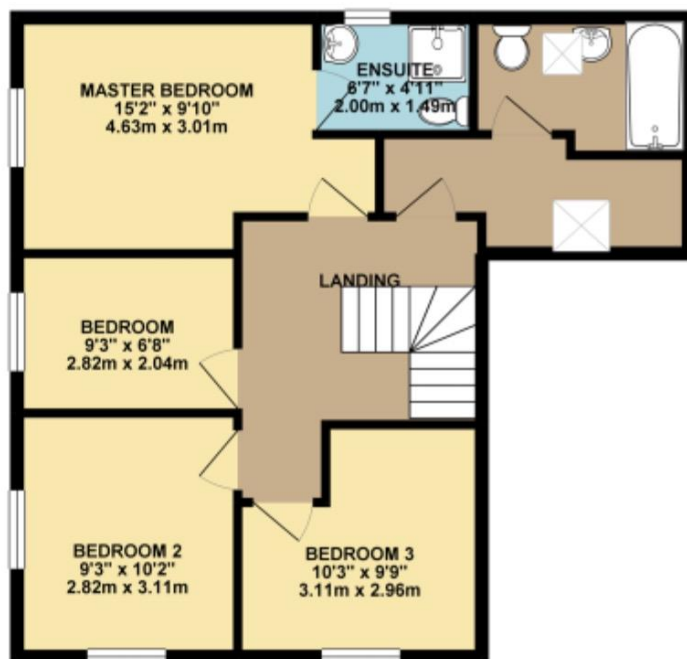
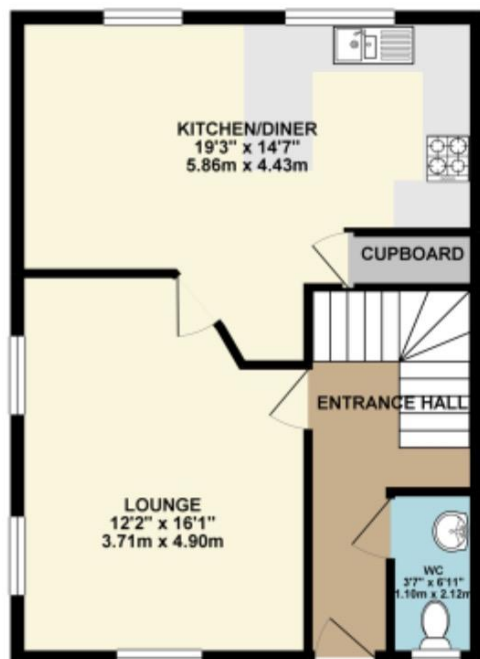




UNION MILL CLOSE, EARL SHILTON, LEICESTER, LE9

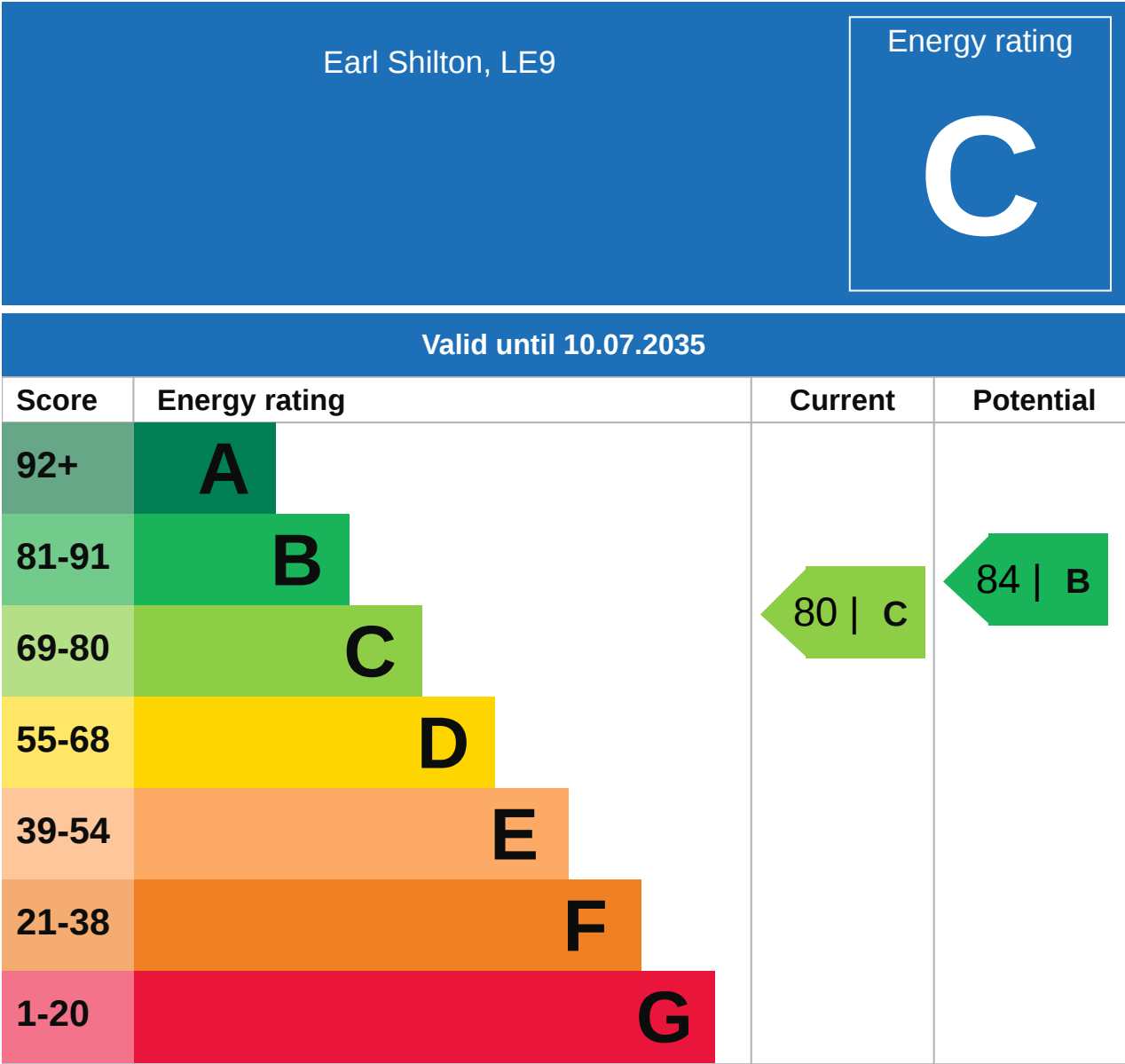
GROUND FLOOR 515.30 sq. ft.
(47.87 sq. m.)

1ST FLOOR 605.89 sq. ft.
(56.29 sq. m.)



TOTAL FLOOR AREA : 1121.19 sq. ft. (104.16 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, insulated (assumed)
Total Floor Area:	121 m ²

1, Union Mill Close, Leicester, LE9 7ED			
Last Sold Date:	25/02/2022	07/11/2014	
Last Sold Price:	£275,000	£210,000	
8, Union Mill Close, Leicester, LE9 7ED			
Last Sold Date:	22/09/2021	27/09/2019	29/07/2014
Last Sold Price:	£238,500	£202,000	£179,950
7, Union Mill Close, Leicester, LE9 7ED			
Last Sold Date:	23/07/2021	14/05/2020	22/08/2014
Last Sold Price:	£315,000	£310,000	£250,000
3, Union Mill Close, Leicester, LE9 7ED			
Last Sold Date:	27/01/2021	03/11/2014	
Last Sold Price:	£243,000	£210,000	
2, Union Mill Close, Leicester, LE9 7ED			
Last Sold Date:	20/11/2020	03/01/2019	21/02/2014
Last Sold Price:	£240,000	£225,000	£220,000
4, Union Mill Close, Leicester, LE9 7ED			
Last Sold Date:	12/12/2019	02/09/2019	08/08/2014
Last Sold Price:	£215,000	£245,000	£210,000
6, Union Mill Close, Leicester, LE9 7ED			
Last Sold Date:	01/06/2018	16/01/2015	
Last Sold Price:	£236,000	£200,000	
5, Union Mill Close, Leicester, LE9 7ED			
Last Sold Date:	17/10/2014		
Last Sold Price:	£210,000		

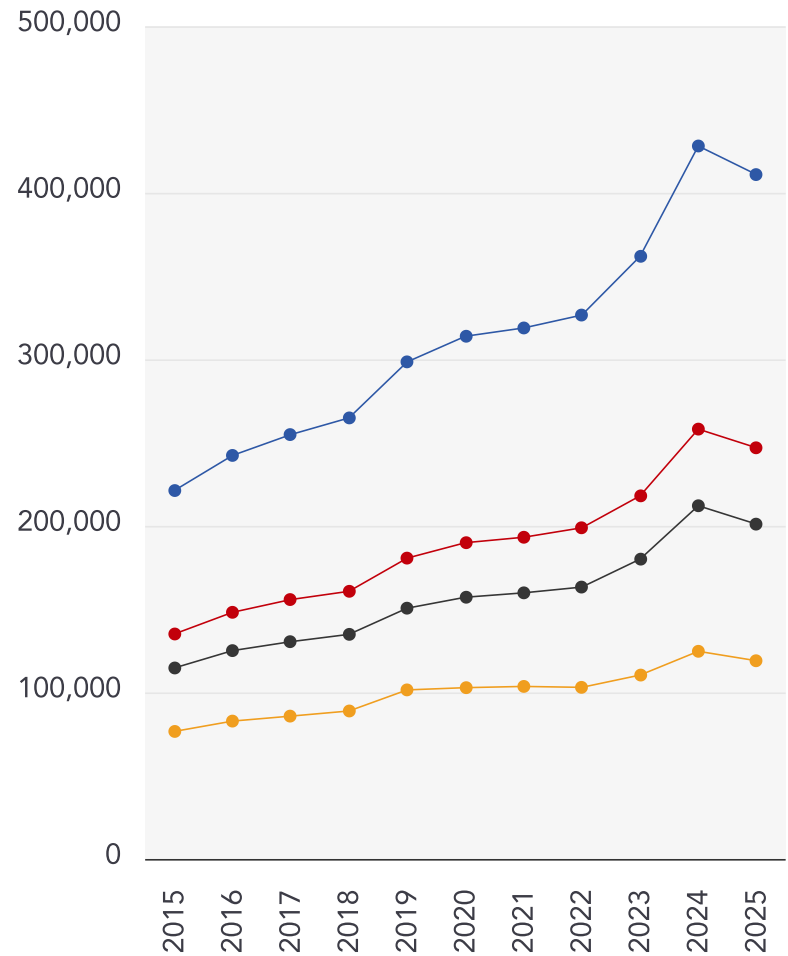
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+85.76%

Semi-Detached

+82.76%

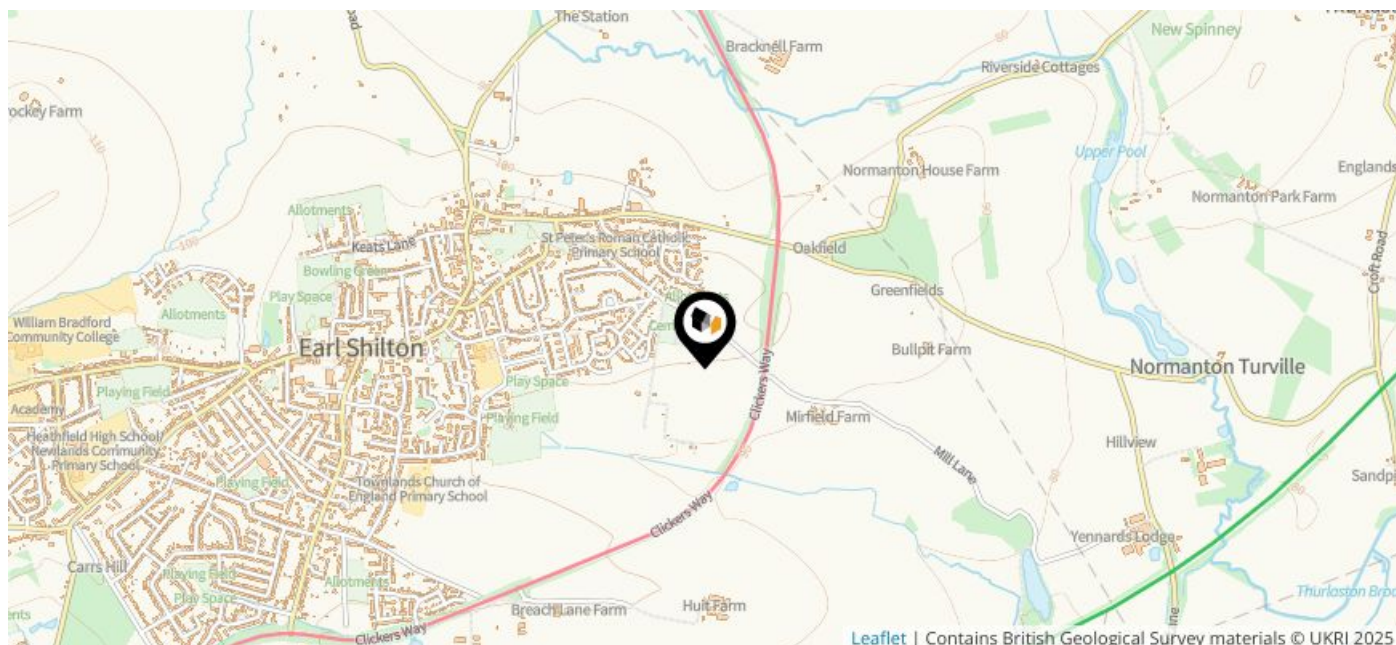
Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

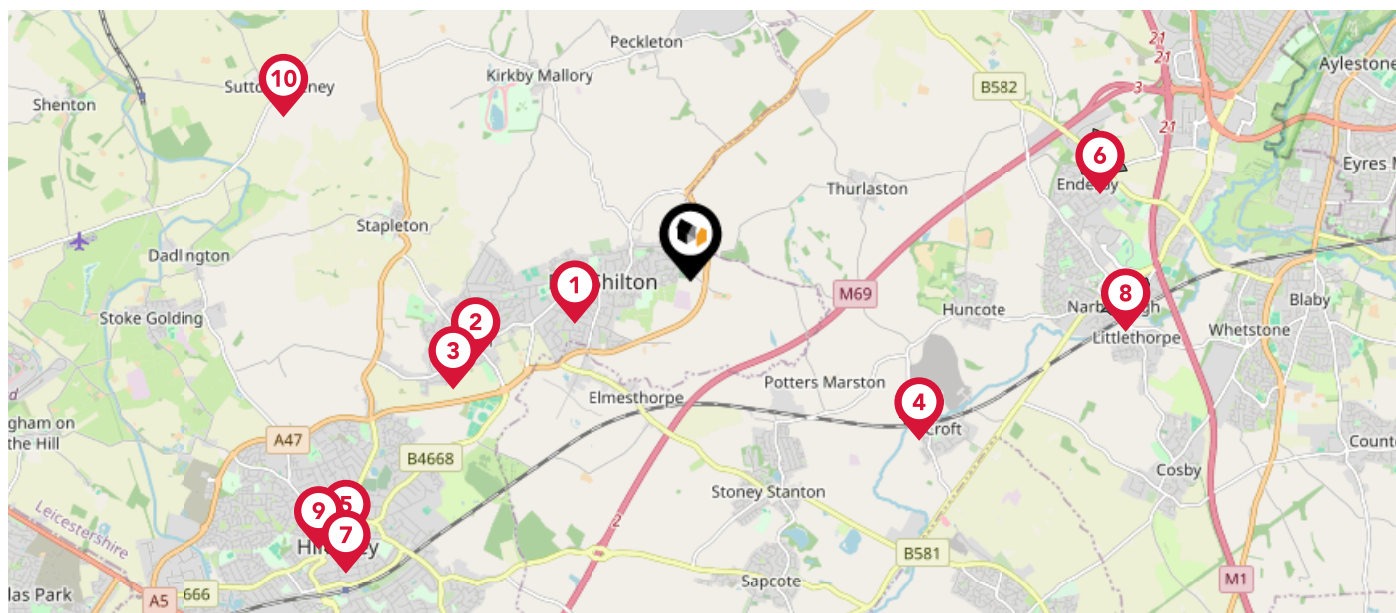
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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



Earl Shilton



Barwell B



Barwell A



Croft



Hinckley - Druid Street



Enderby



Hinckley - Town Centre



Narborough

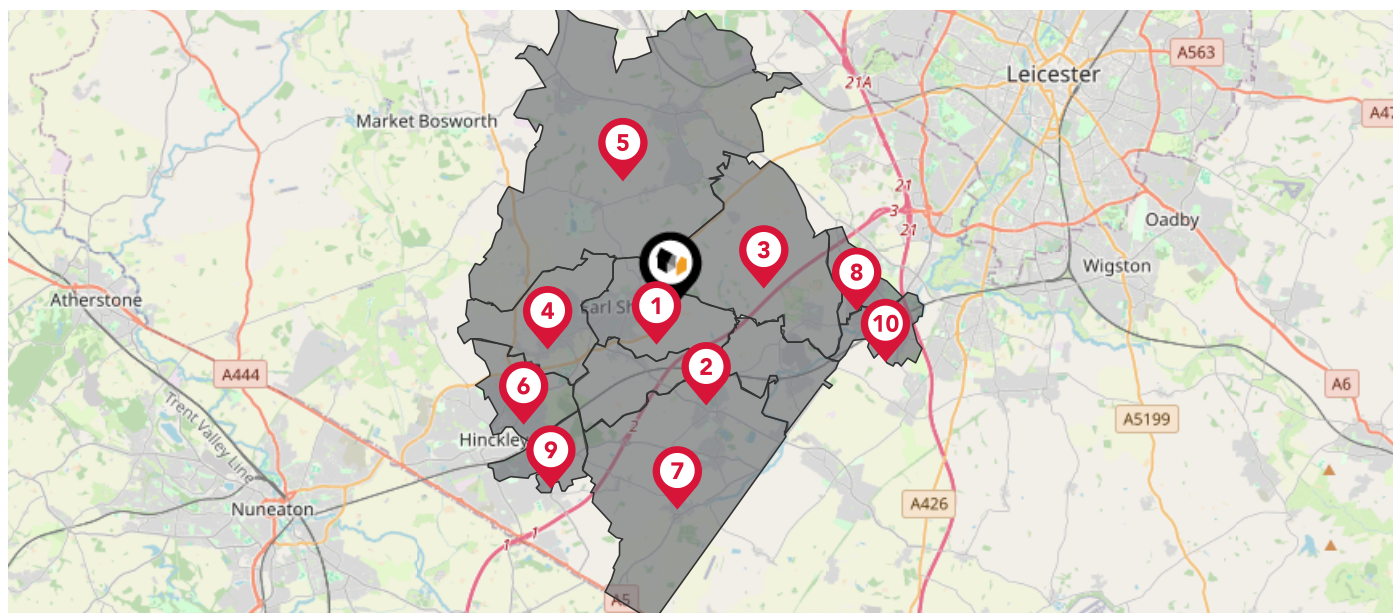


Hinckley, Hollycroft



Sutton Cheney

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

Earl Shilton Ward

2

Croft Hill Ward

3

Normanton Ward

4

Barwell Ward

5

Newbold Verdon with Desford and Peckleton Ward

6

Hinckley De Montfort Ward

7

Stanton and Flamville Ward

8

Pastures Ward

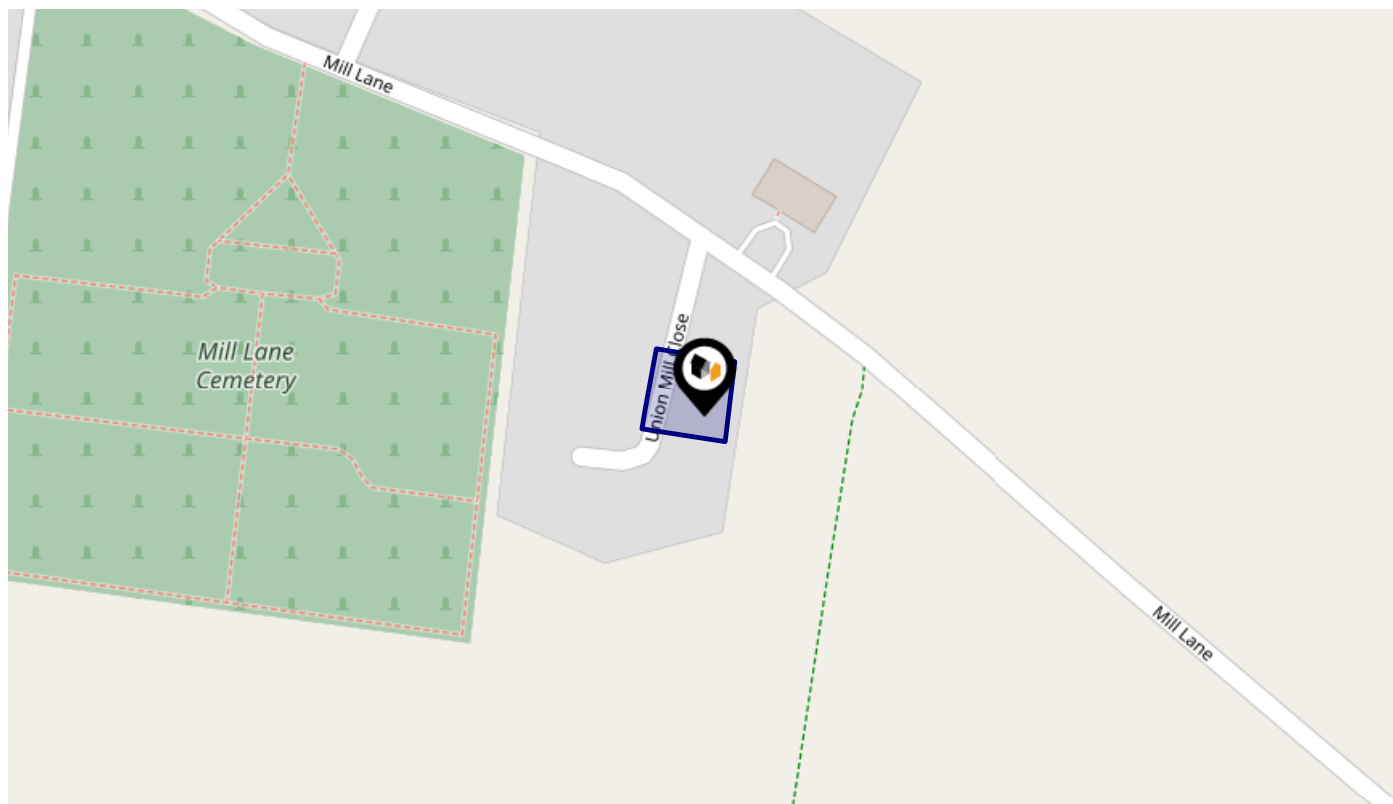
9

Burbage St. Catherines and Lash Hill Ward

10

Narborough and Littlethorpe Ward

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








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

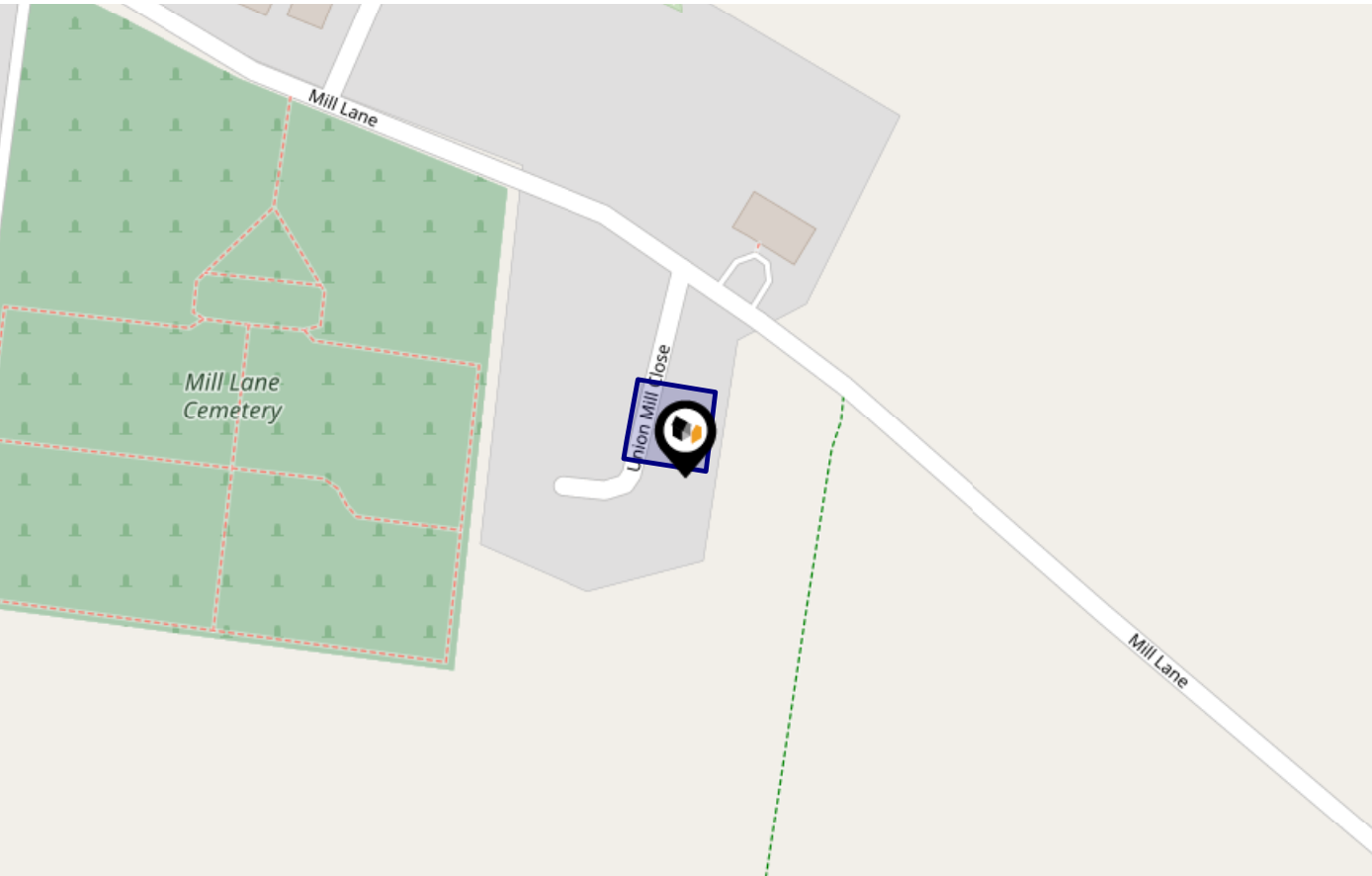
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk





Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

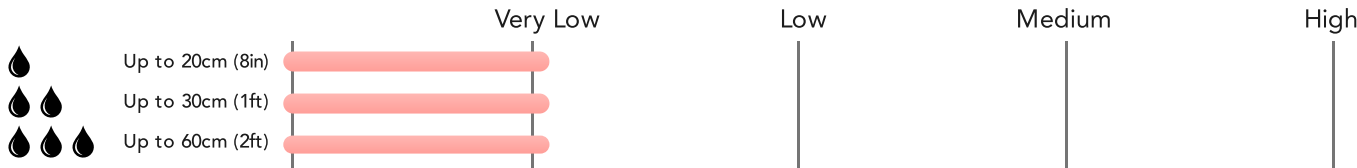


Risk Rating: Very low

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

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

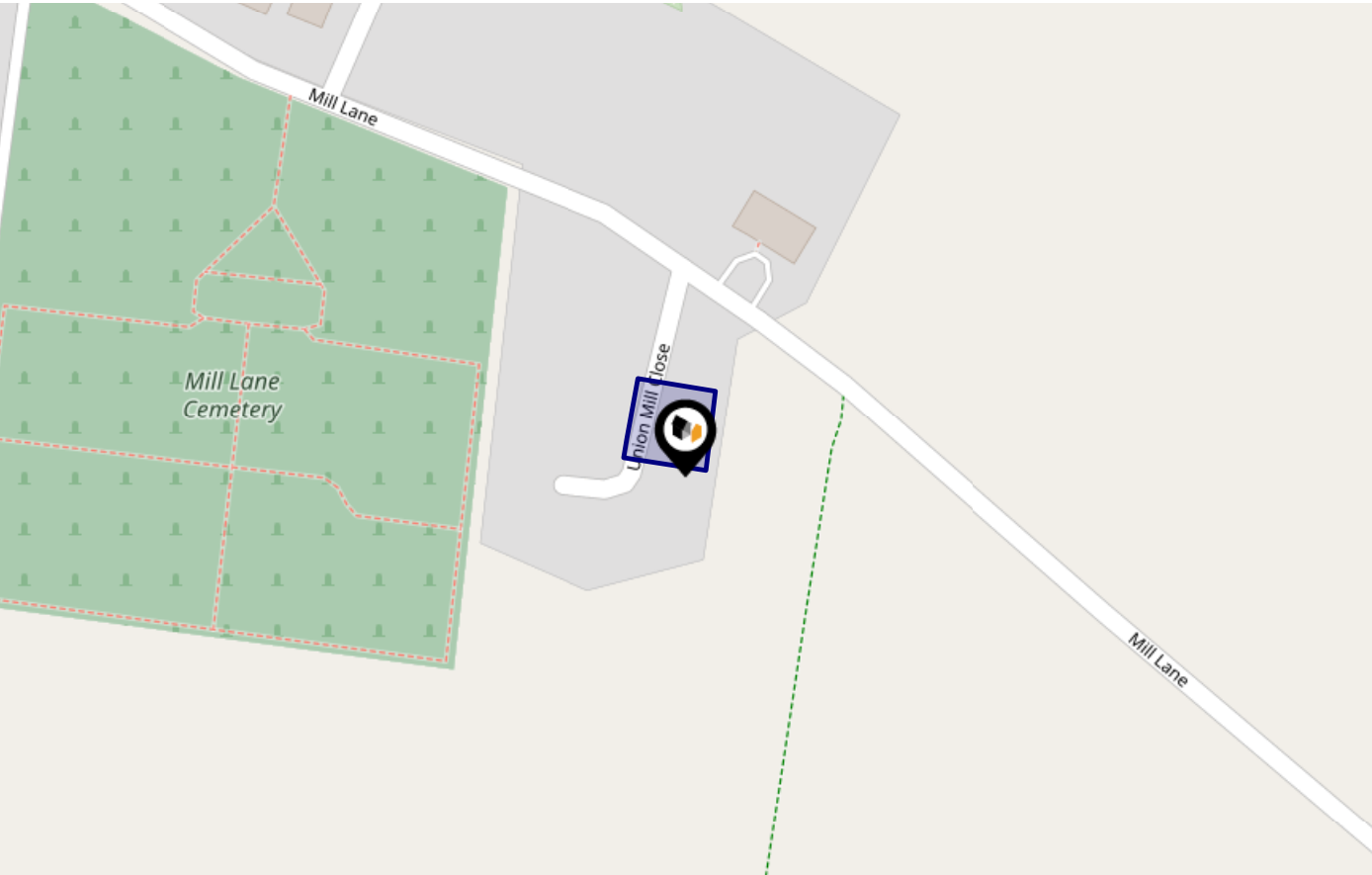
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

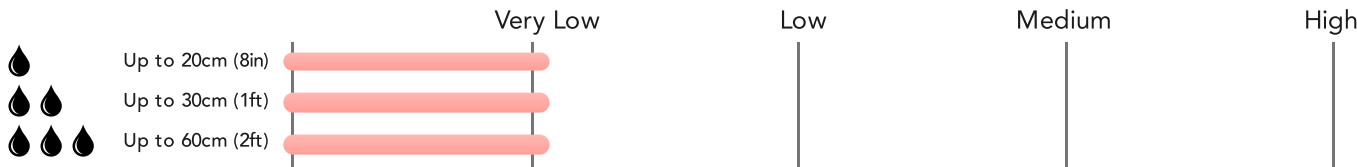


Risk Rating: Very low

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

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

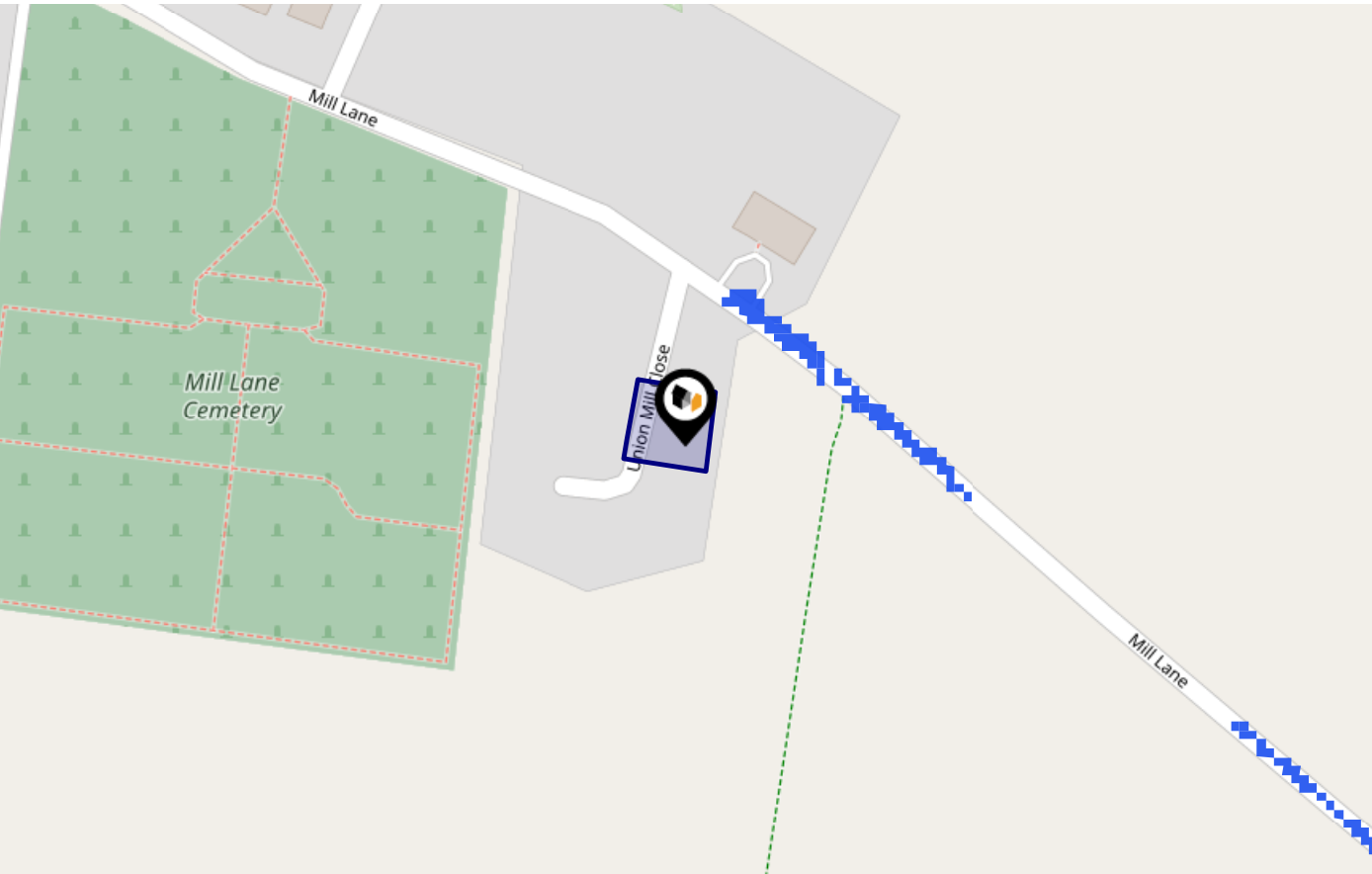
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Flood Risk

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



Risk Rating: Very low

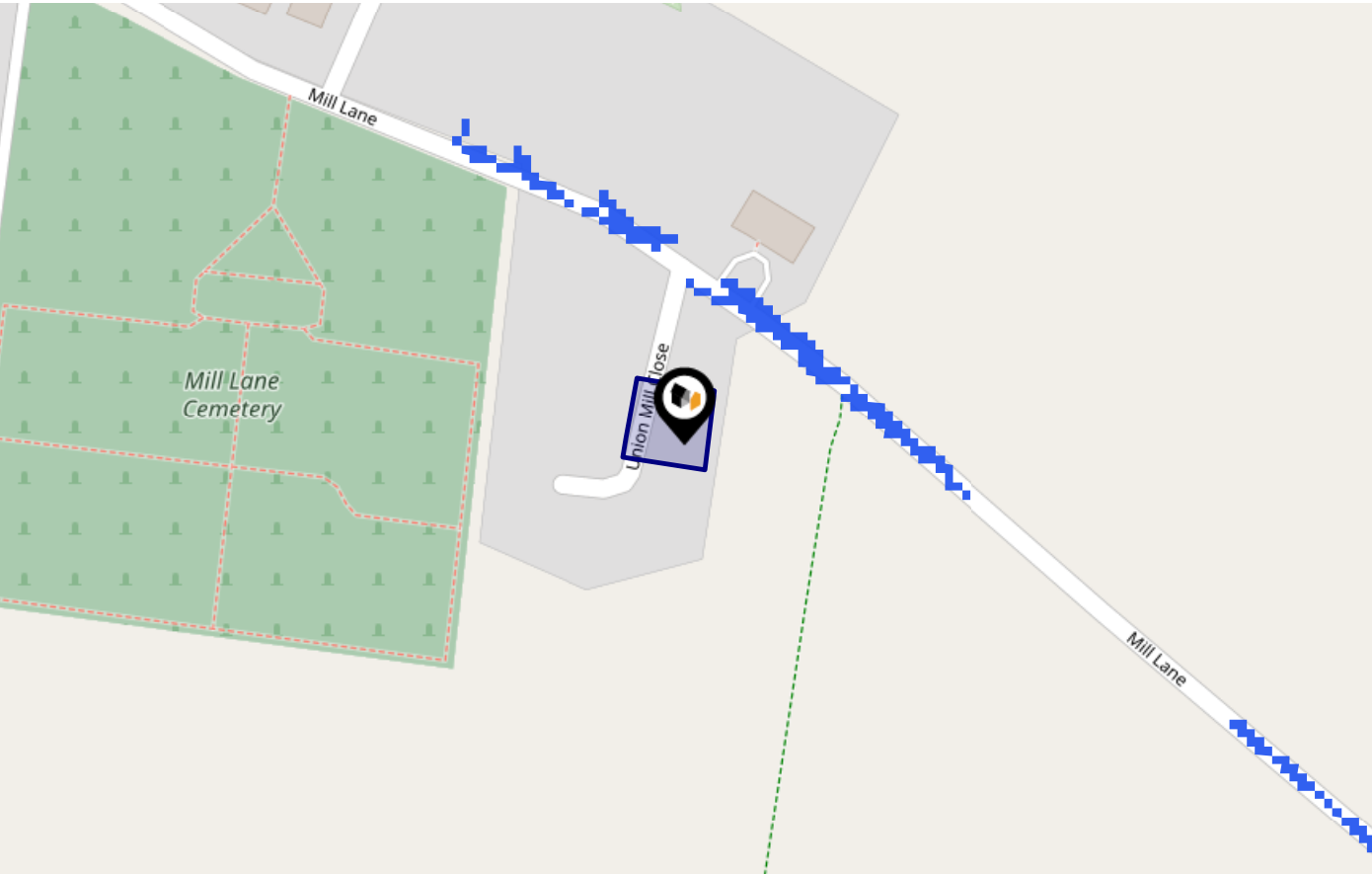
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

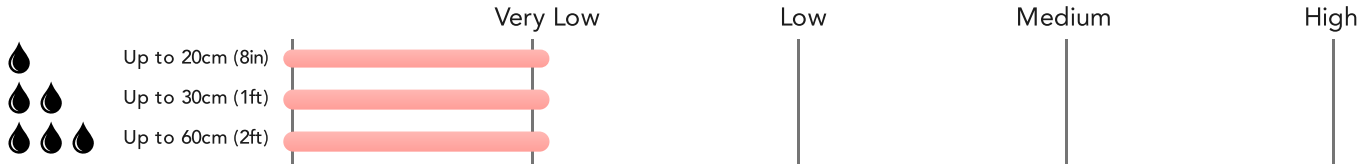


Risk Rating: Very low

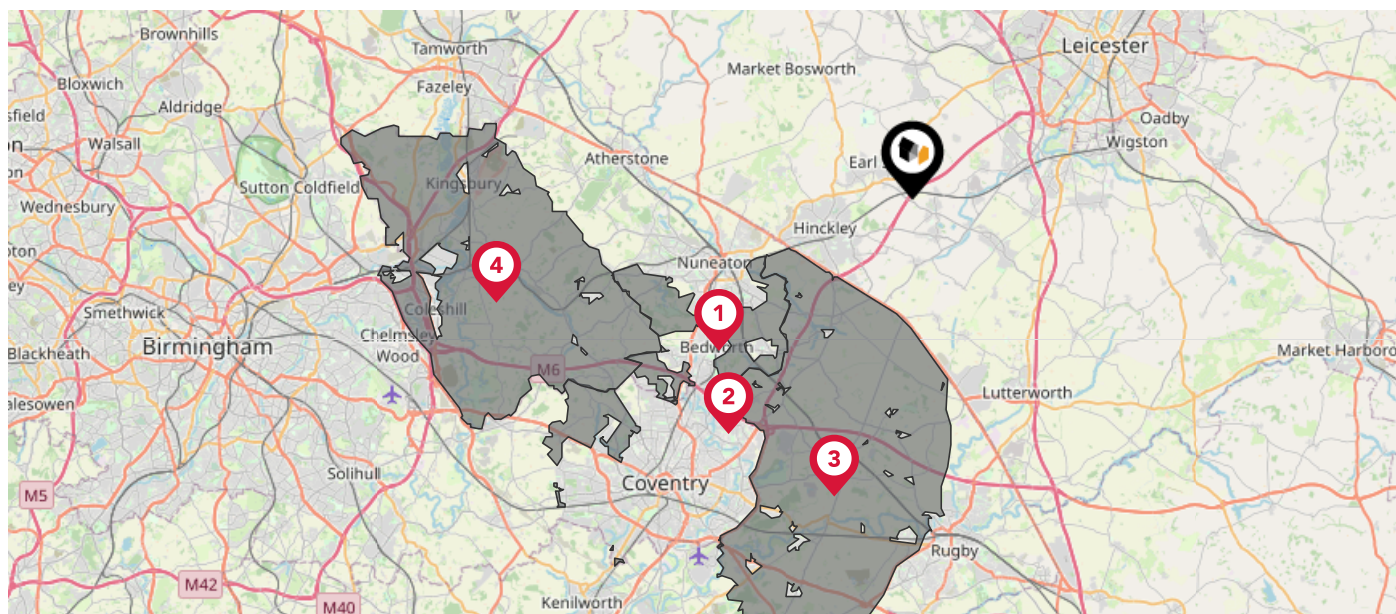
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



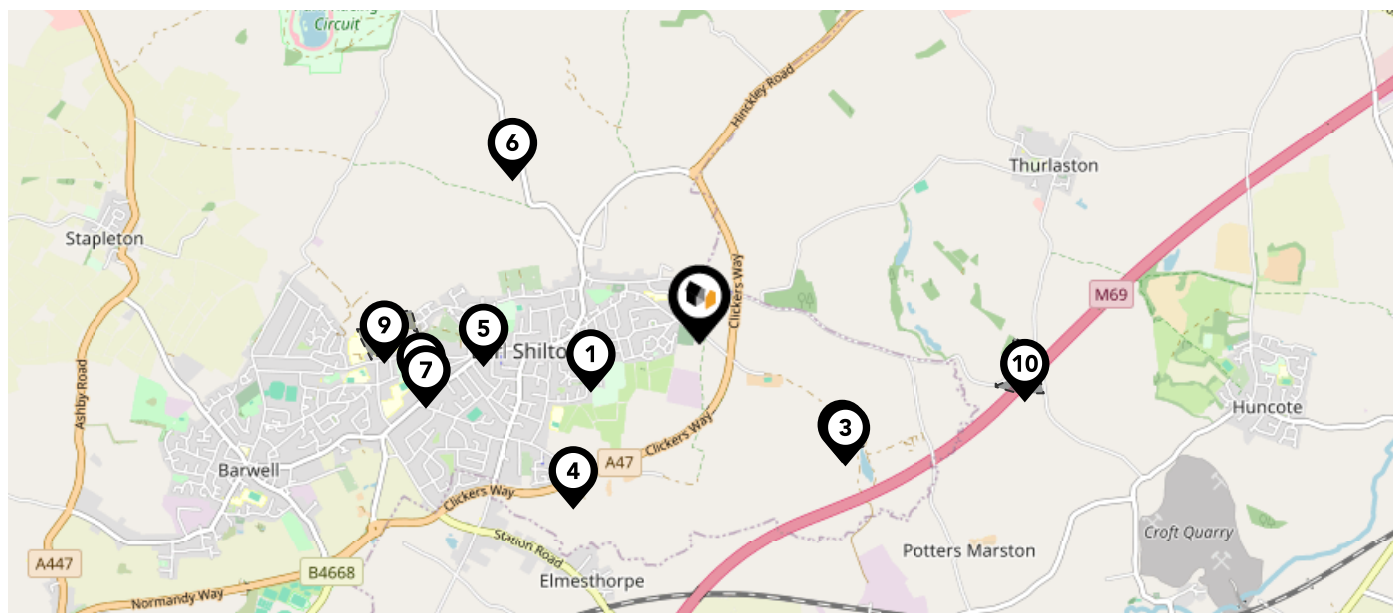
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - North Warwickshire

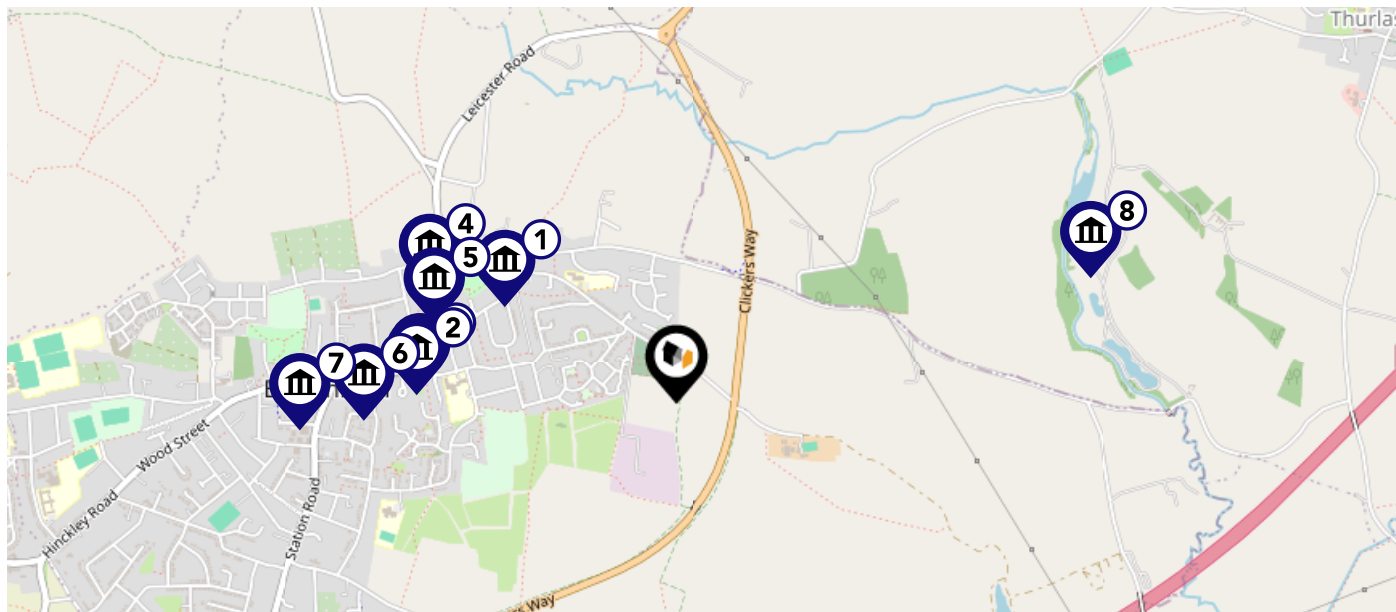
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.











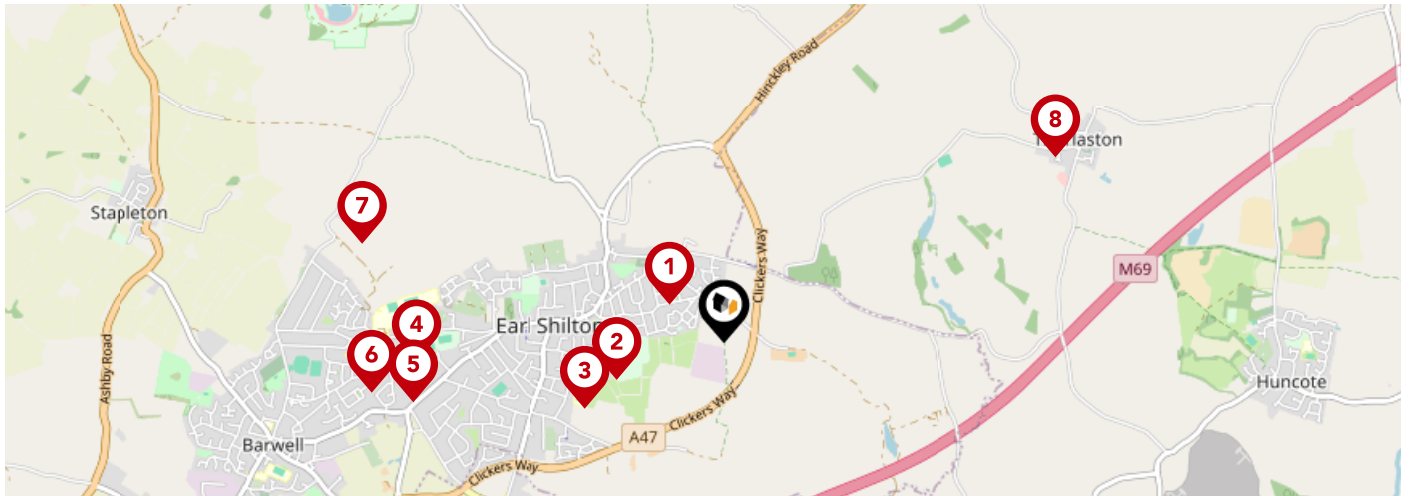
Nearby Landfill Sites

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

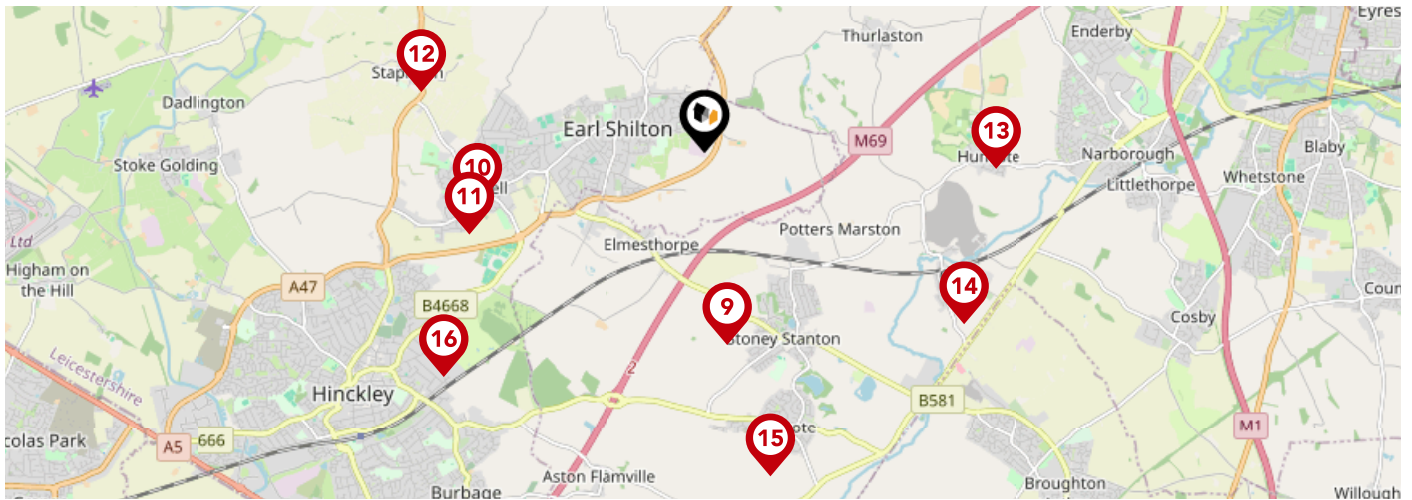
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1074259 - Church Of St Simon And St Jude	Grade II	0.4 miles
	1295021 - 73, High Street	Grade II	0.6 miles
	1180230 - 71, High Street	Grade II	0.6 miles
	1180239 - Top House	Grade II	0.6 miles
	1361298 - Hill Top House	Grade II	0.6 miles
	1074232 - The Red Lion Public House	Grade II	0.7 miles
	1180304 - War Memorial	Grade II	0.8 miles
	1361064 - Ice House Approximately 20 Metres To North Of Normanton	Grade II	1.0 miles



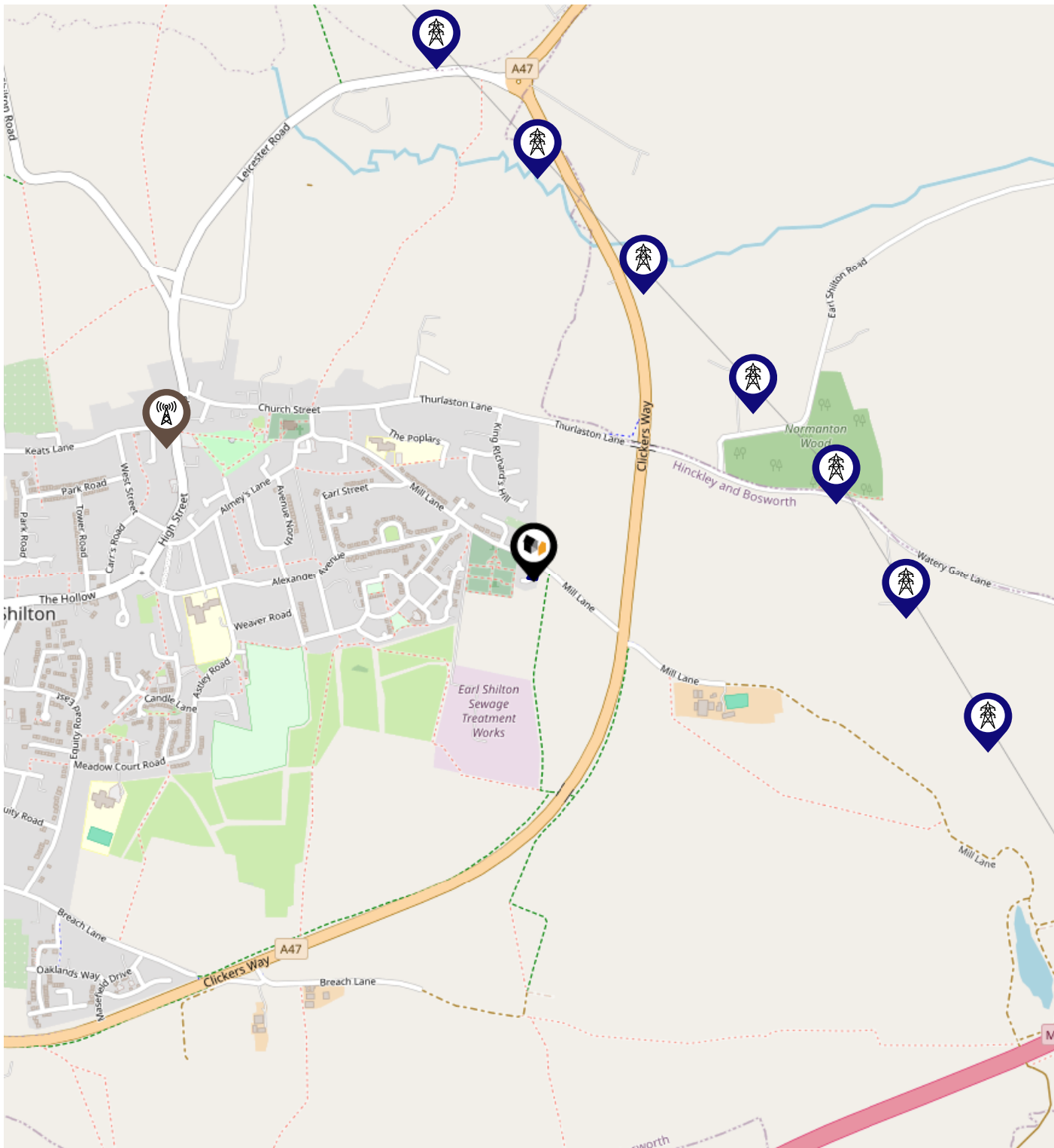
		Nursery	Primary	Secondary	College	Private
1	Saint Peters Catholic Voluntary Academy Ofsted Rating: Good Pupils: 201 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Simon and St Jude CofE Primary School Ofsted Rating: Good Pupils: 160 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Townlands Church of England Primary School Ofsted Rating: Good Pupils: 316 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Heath Lane Academy Ofsted Rating: Good Pupils: 698 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Newlands Community Primary School Ofsted Rating: Requires improvement Pupils: 311 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Fusion Academy Ofsted Rating: Good Pupils: 85 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadow View Farm School Ofsted Rating: Outstanding Pupils: 40 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thurlaston Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Manorfield Church of England Primary School Ofsted Rating: Good Pupils: 404 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barwell Infant School Ofsted Rating: Good Pupils: 160 Distance: 2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barwell Church of England Academy Ofsted Rating: Outstanding Pupils: 226 Distance: 2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cedars Ofsted Rating: Good Pupils: 4 Distance: 2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Huncote Primary School Ofsted Rating: Good Pupils: 177 Distance: 2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Croft Church of England Primary School Ofsted Rating: Requires improvement Pupils: 117 Distance: 2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School, Sapcote Ofsted Rating: Good Pupils: 297 Distance: 2.97	<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: 3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

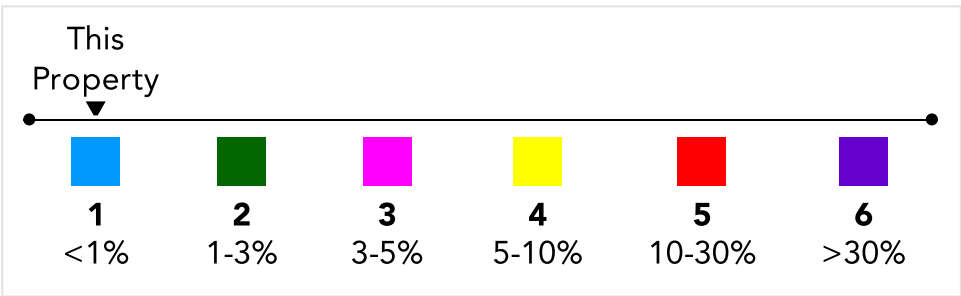
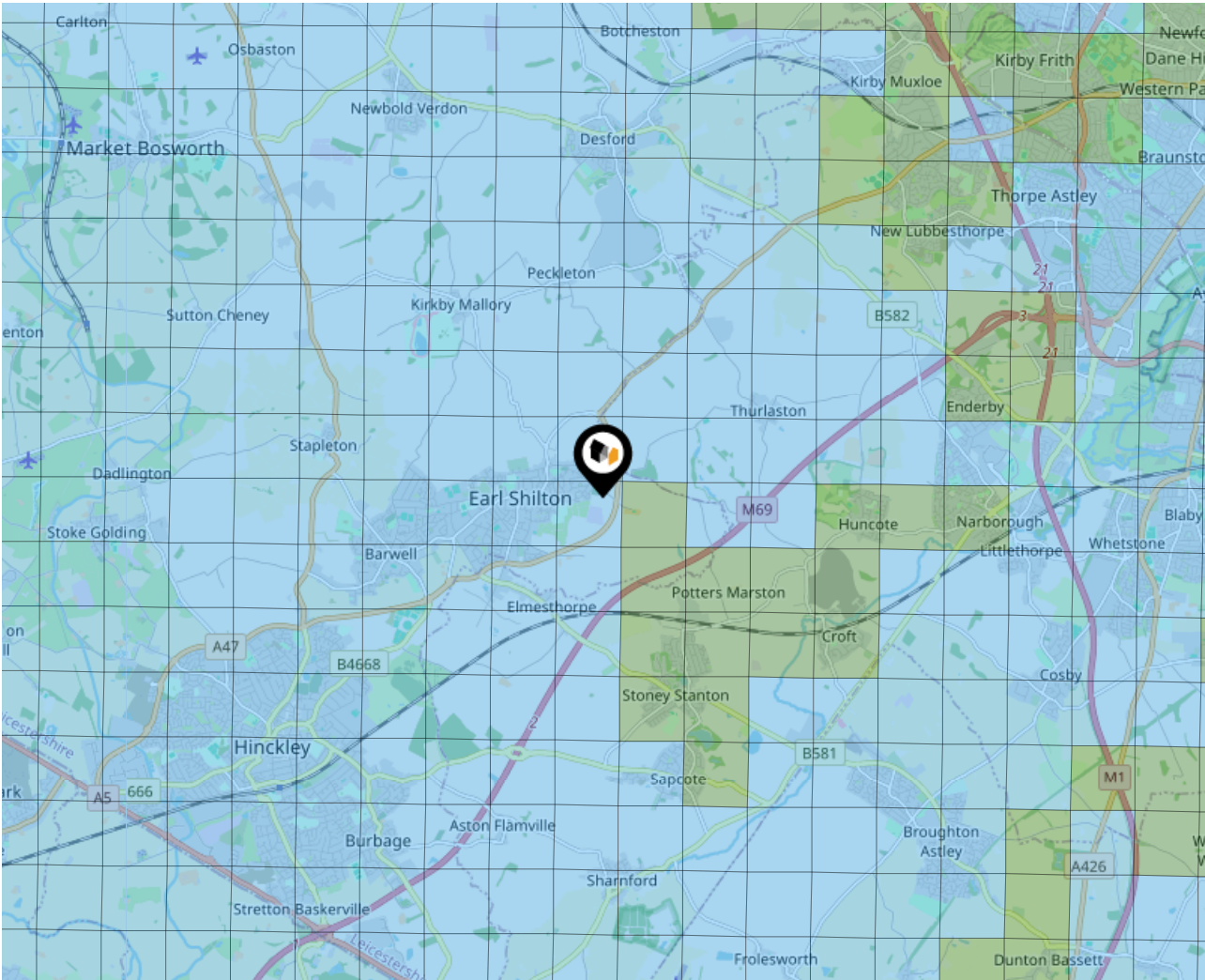


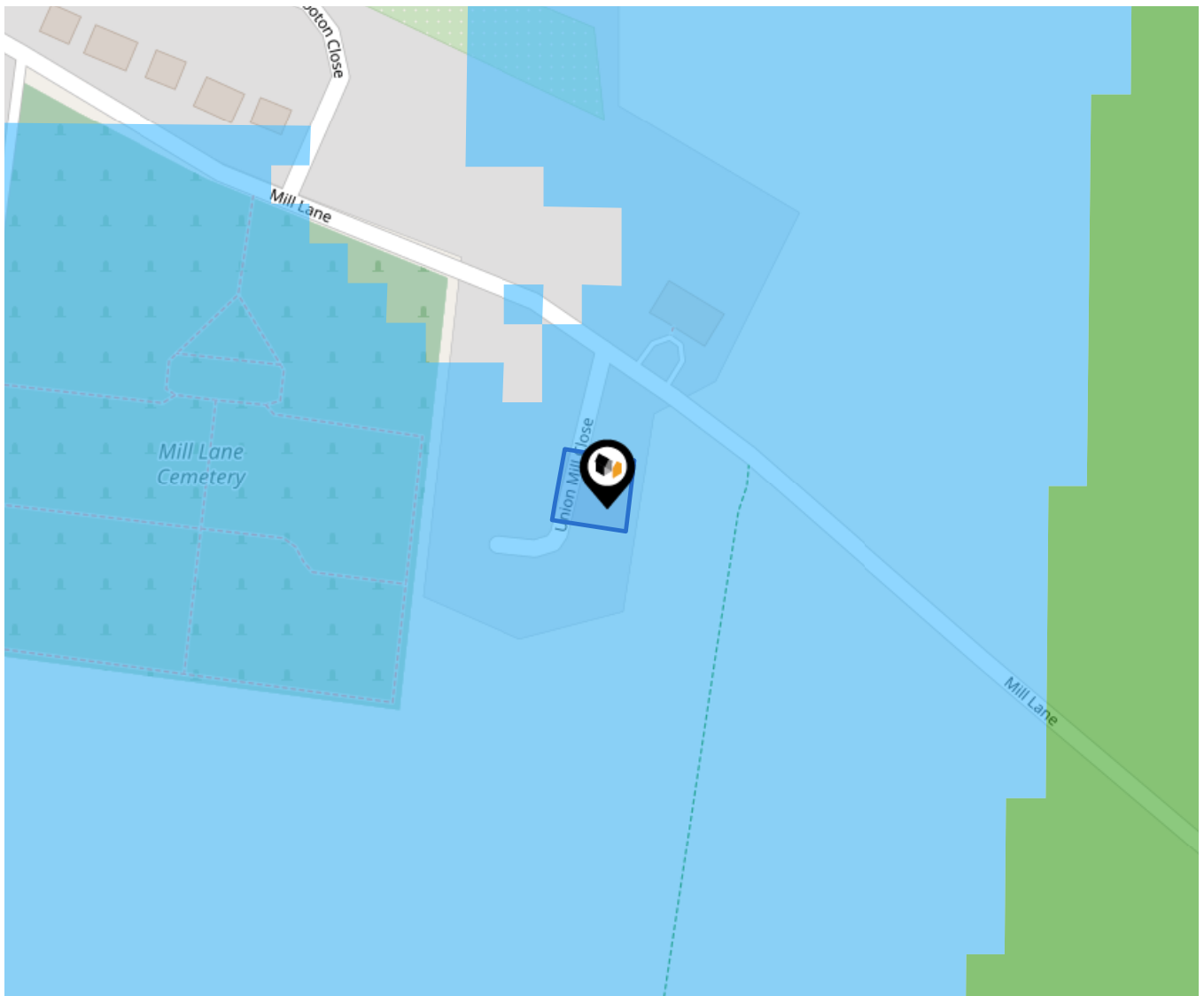
Key:

-  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/m³).





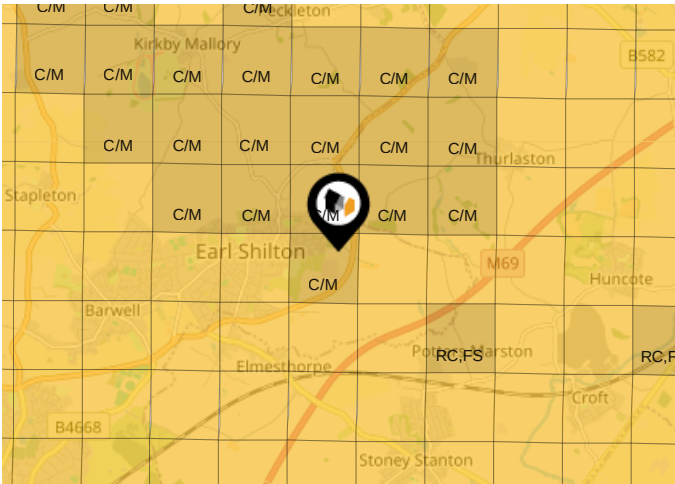
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

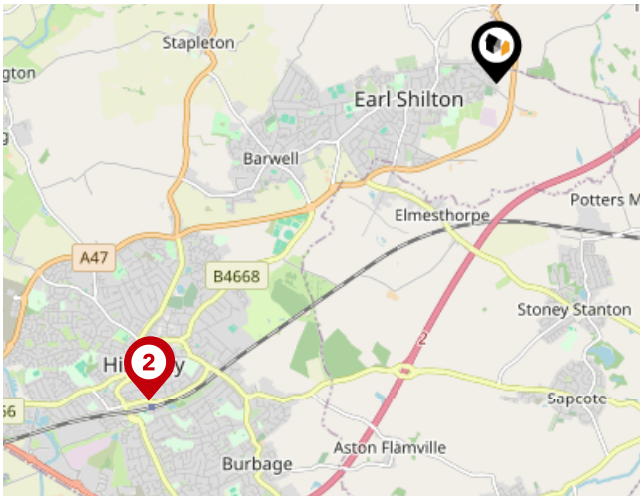


Primary Classifications (Most Common Clay Types)

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

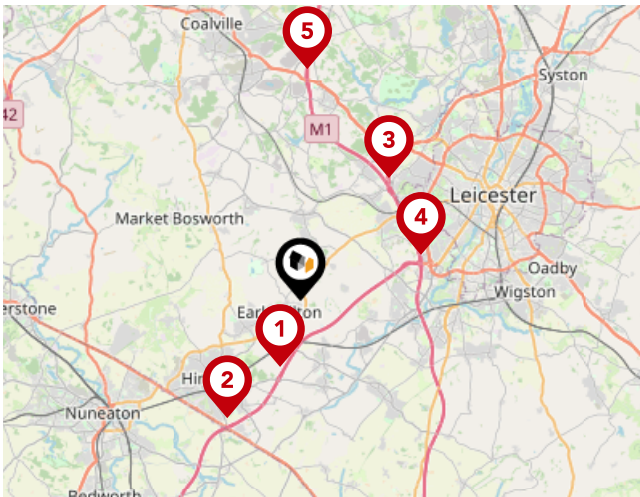
Area

Transport (National)



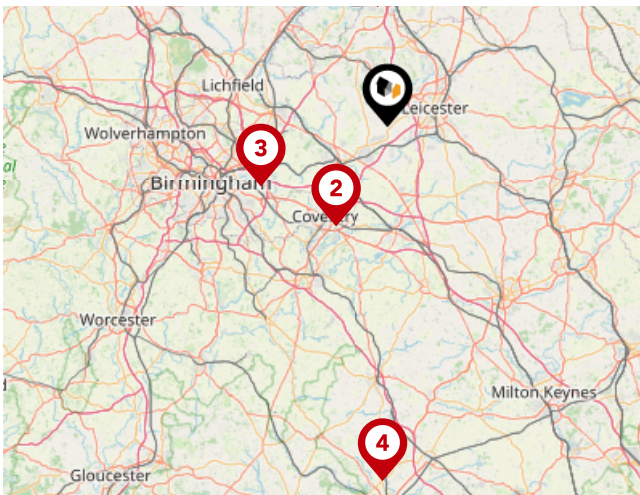
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	4.21 miles
2	Hinckley Rail Station	4.24 miles
3	Narborough Rail Station	3.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J2	2.5 miles
2	M69 J1	5 miles
3	M1 J21A	5.46 miles
4	M1 J21	4.62 miles
5	M1 J22	8.39 miles

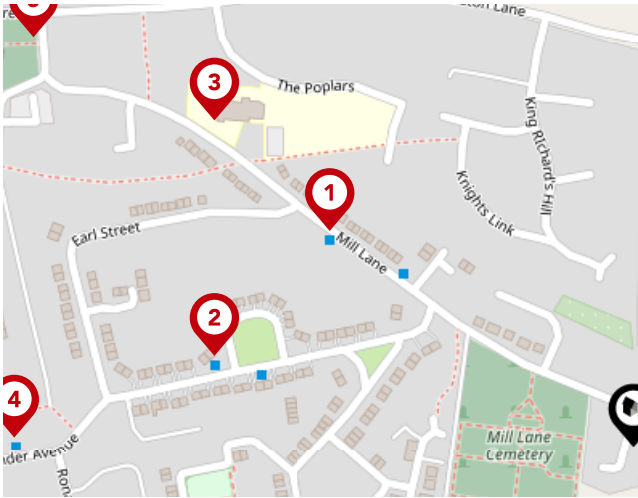


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	17.35 miles
2	Baginton	16.25 miles
3	Birmingham Airport	20.15 miles
4	Kidlington	51.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alexander Avenue	0.21 miles
2	The Green	0.24 miles
3	St Peter's School	0.3 miles
4	Ronald Toon Road	0.35 miles
5	Church Street	0.41 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	5.22 miles
2	Shackerstone Rail Station (Battlefield Line)	8.13 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.



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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.

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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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