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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th August 2026



3, THE RIDGEWAY, BURBAGE, HINCKLEY, LE10 2NR

Martin & Co | Hinckley

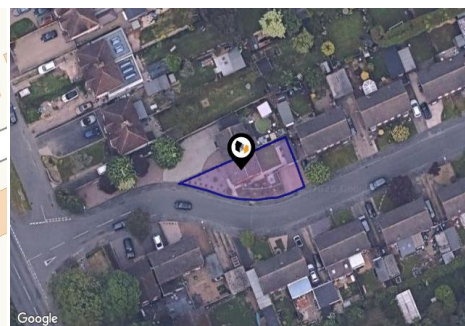
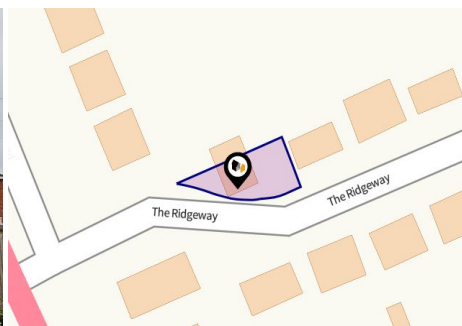
99-109 Castle Street Hinckley LE10 1DA

01455 636349

mark.cullen@martinco.com

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





Property

Type:	Semi-Detached	Last Sold Date:	30/09/2021
Bedrooms:	3	Last Sold Price:	£259,000
Floor Area:	968 ft ² / 90 m ²	Last Sold £/ft²:	£267
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1991-1995	Latest FENSA Work:	12/08/2019 - 1 door
Council Tax :	Band C		01/03/2019 - 7 windows,
Annual Estimate:	£2,118		2 doors
Title Number:	LT76653		
UPRN:	100030511363		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

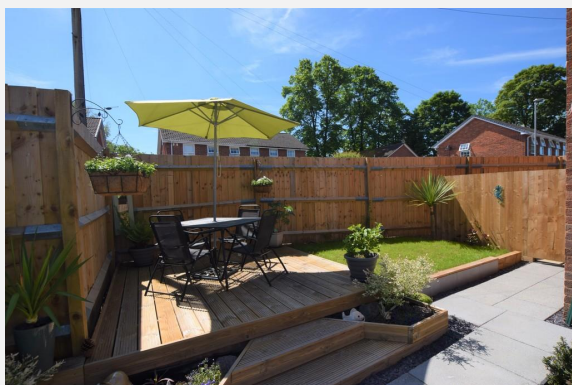
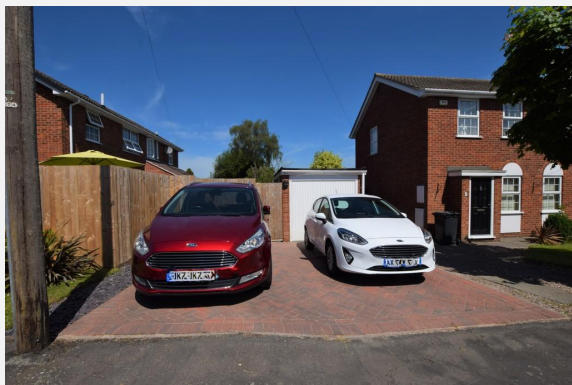
12 mb/s	75 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





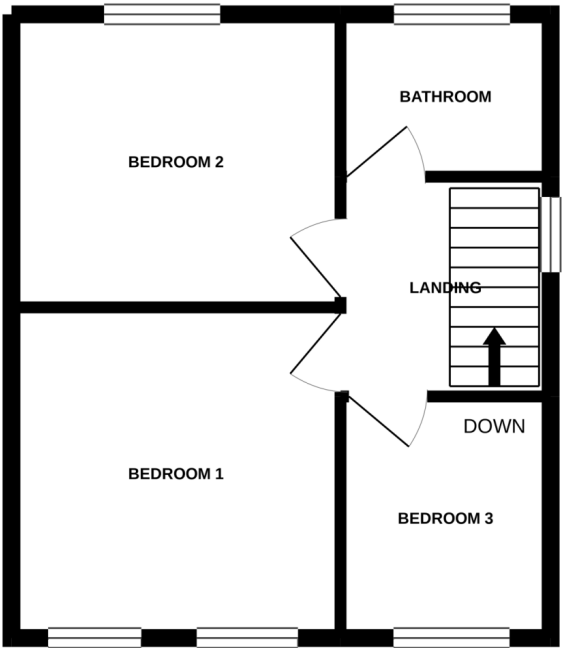
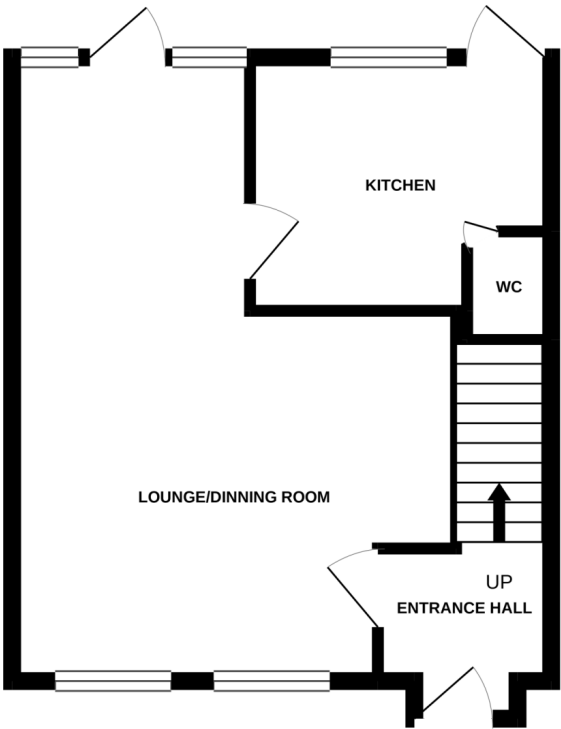




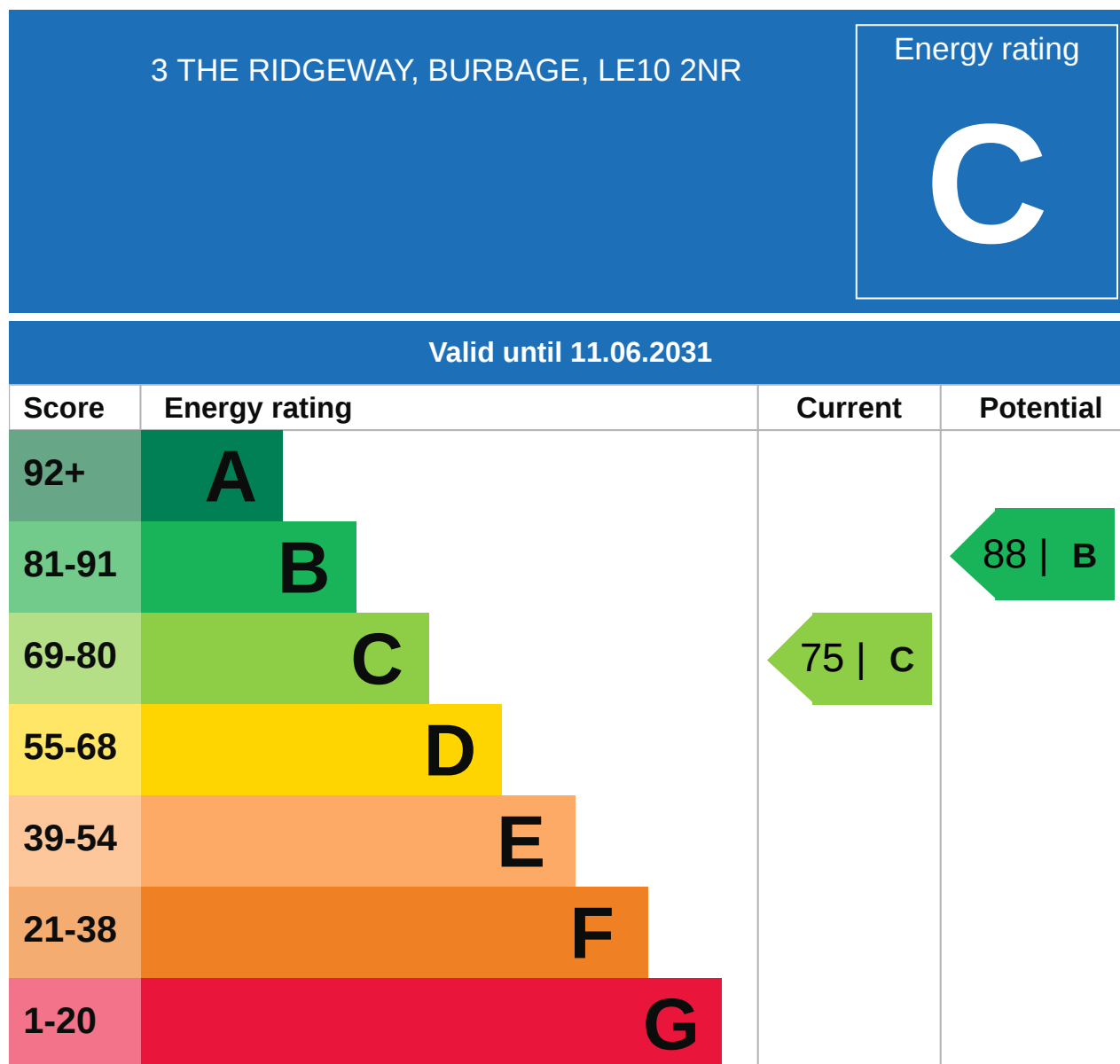
3, THE RIDGEWAY, BURBAGE, HINCKLEY, LE10 2NR

GROUND FLOOR

1ST FLOOR



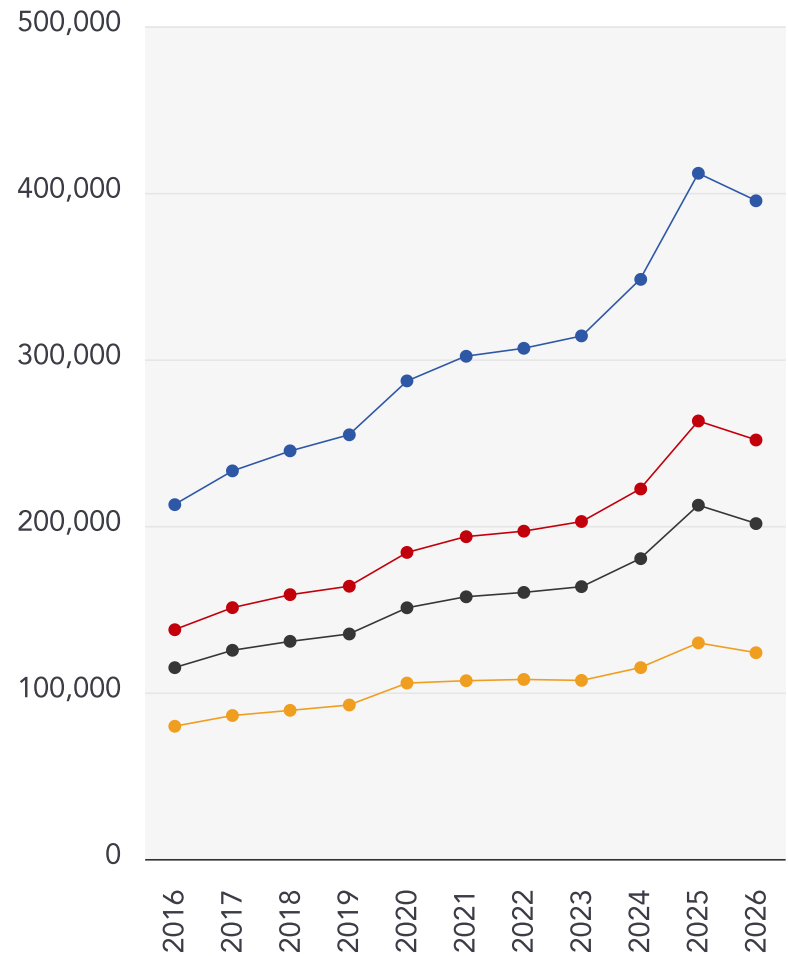
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2021



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
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:	90 m ²

10 Year History of Average House Prices by Property Type in LE10



Detached

+85.76%

Semi-Detached

+82.76%

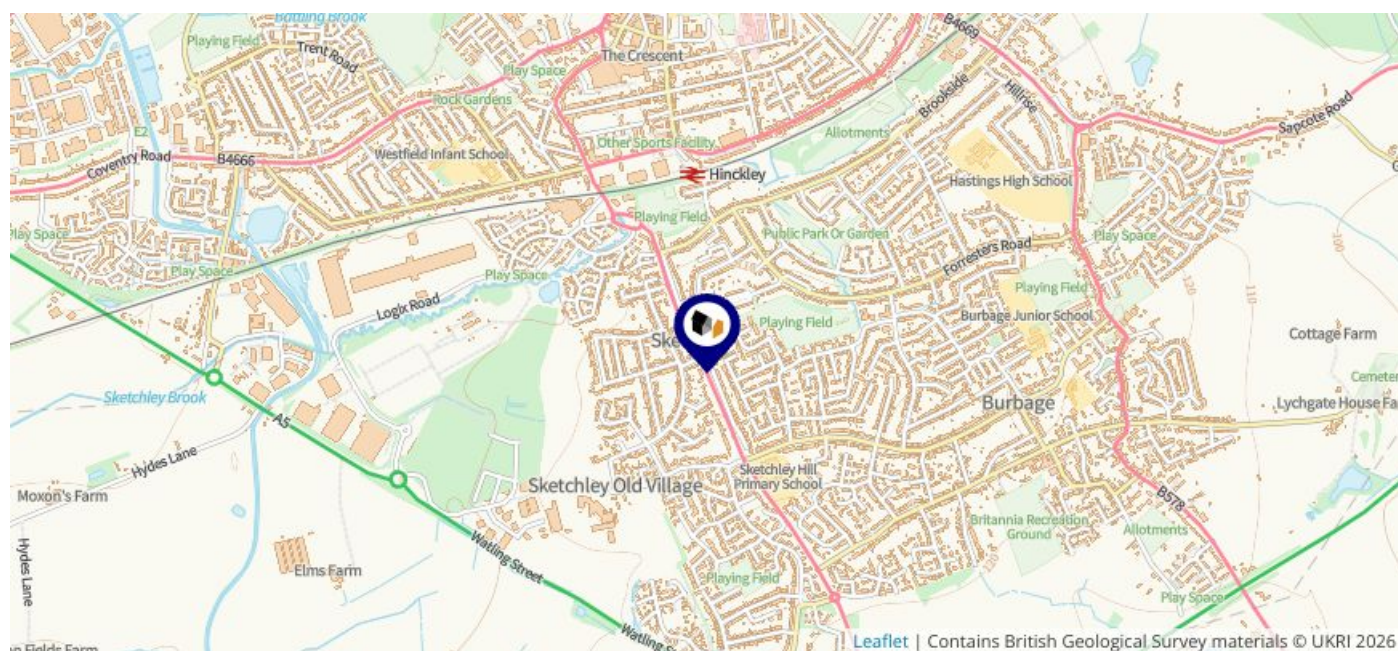
Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

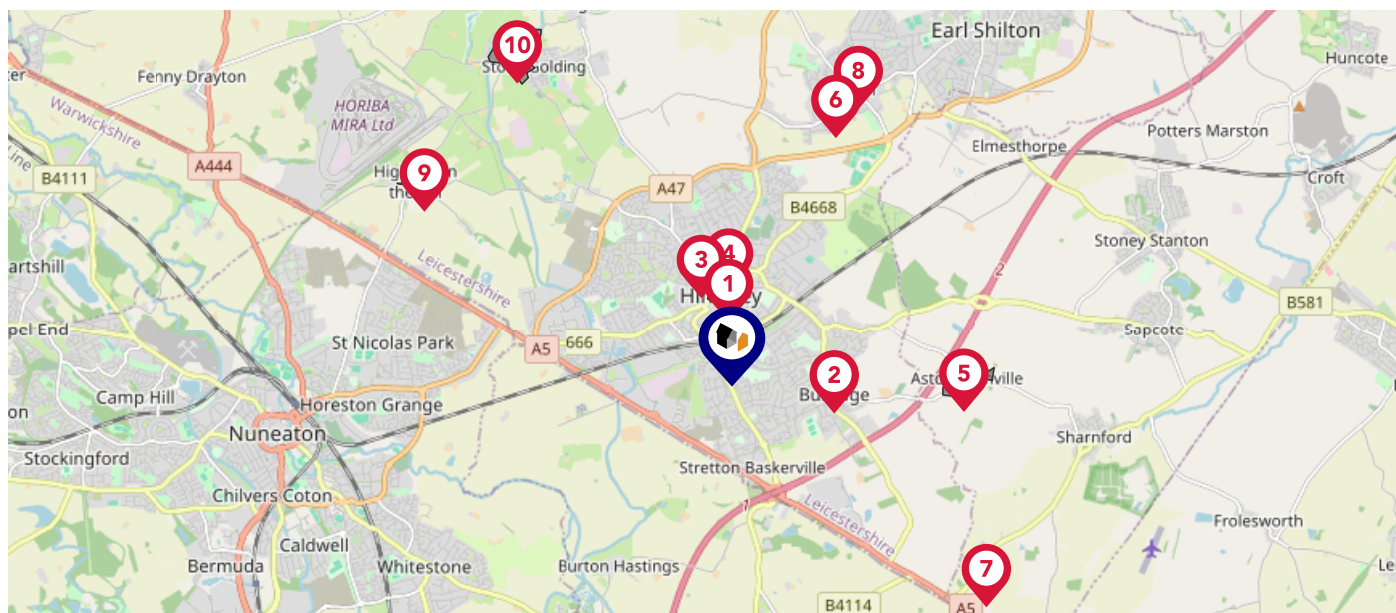
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

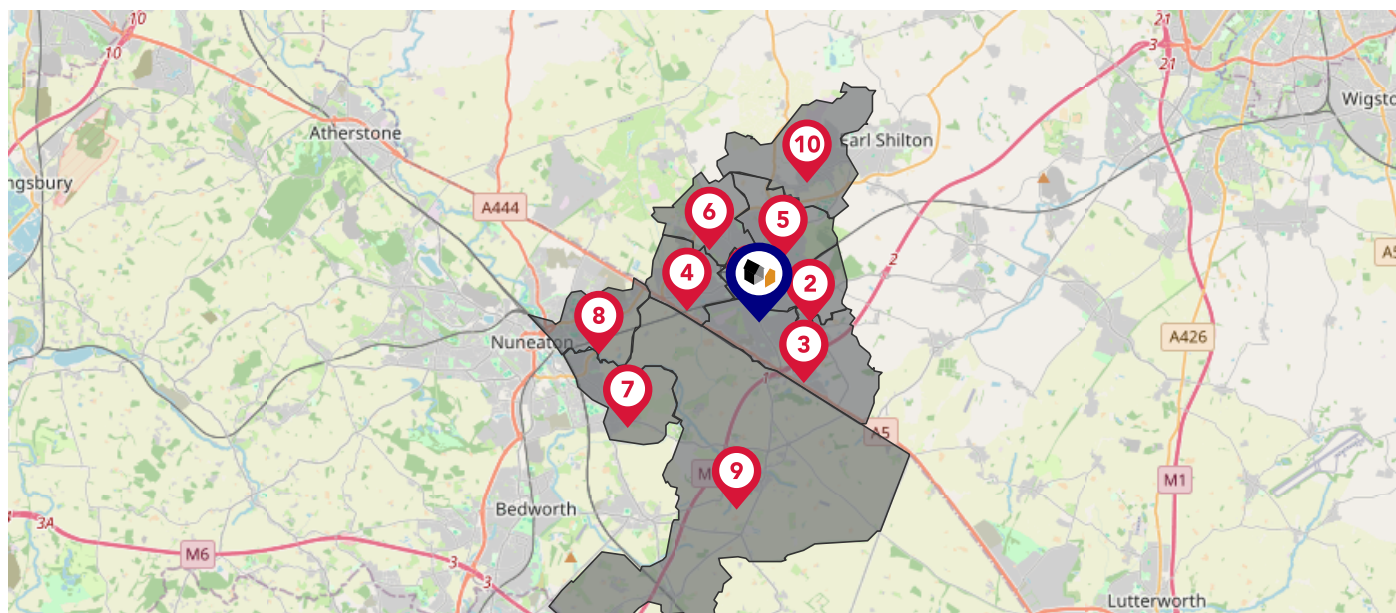
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

1

Hinckley Castle Ward

2

Burbage St. Catherines and Lash Hill Ward

3

Burbage Sketchley and Stretton Ward

4

Hinckley Clarendon Ward

5

Hinckley De Montfort Ward

6

Hinckley Trinity Ward

7

Whitestone Ward

8

St. Nicolas Ward

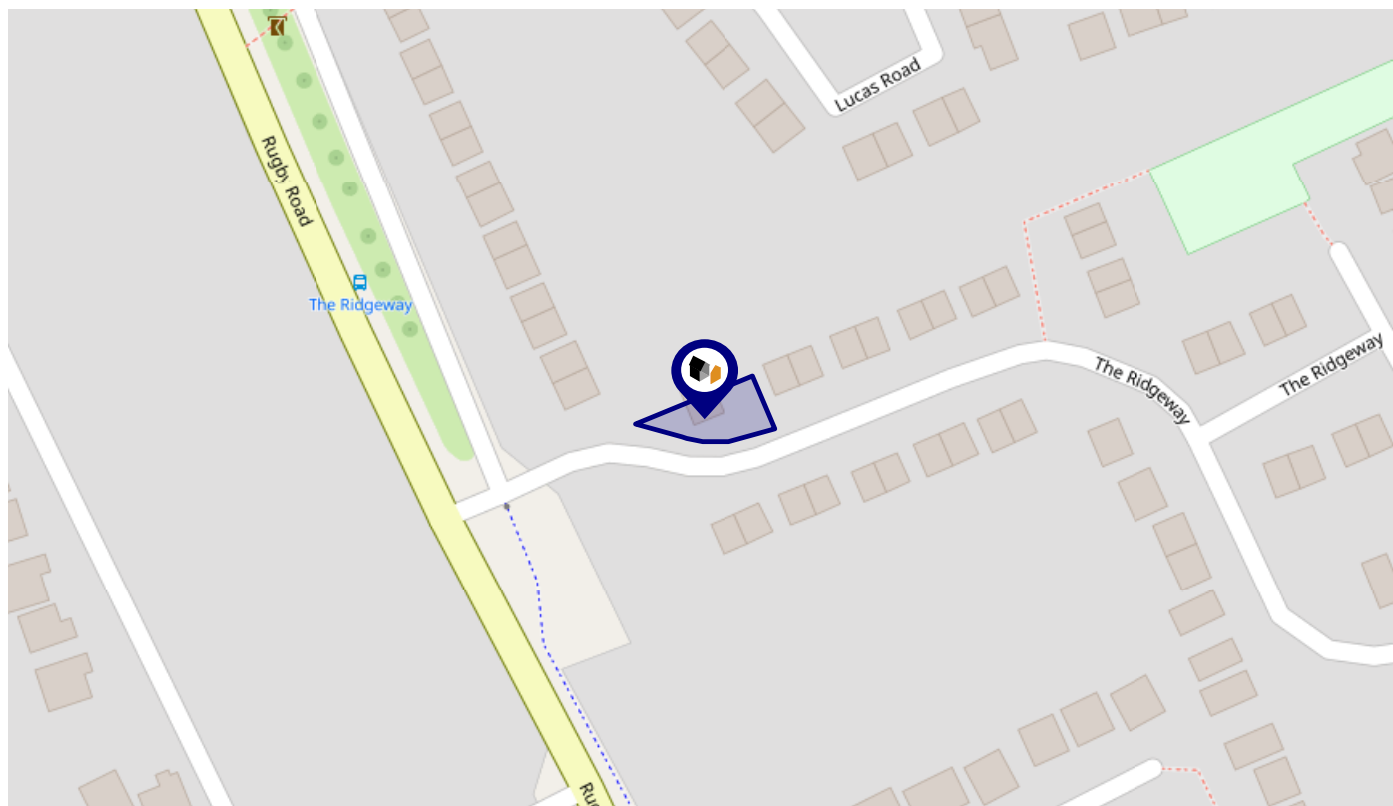
9

Wolvey and Shilton Ward

10

Barwell 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.

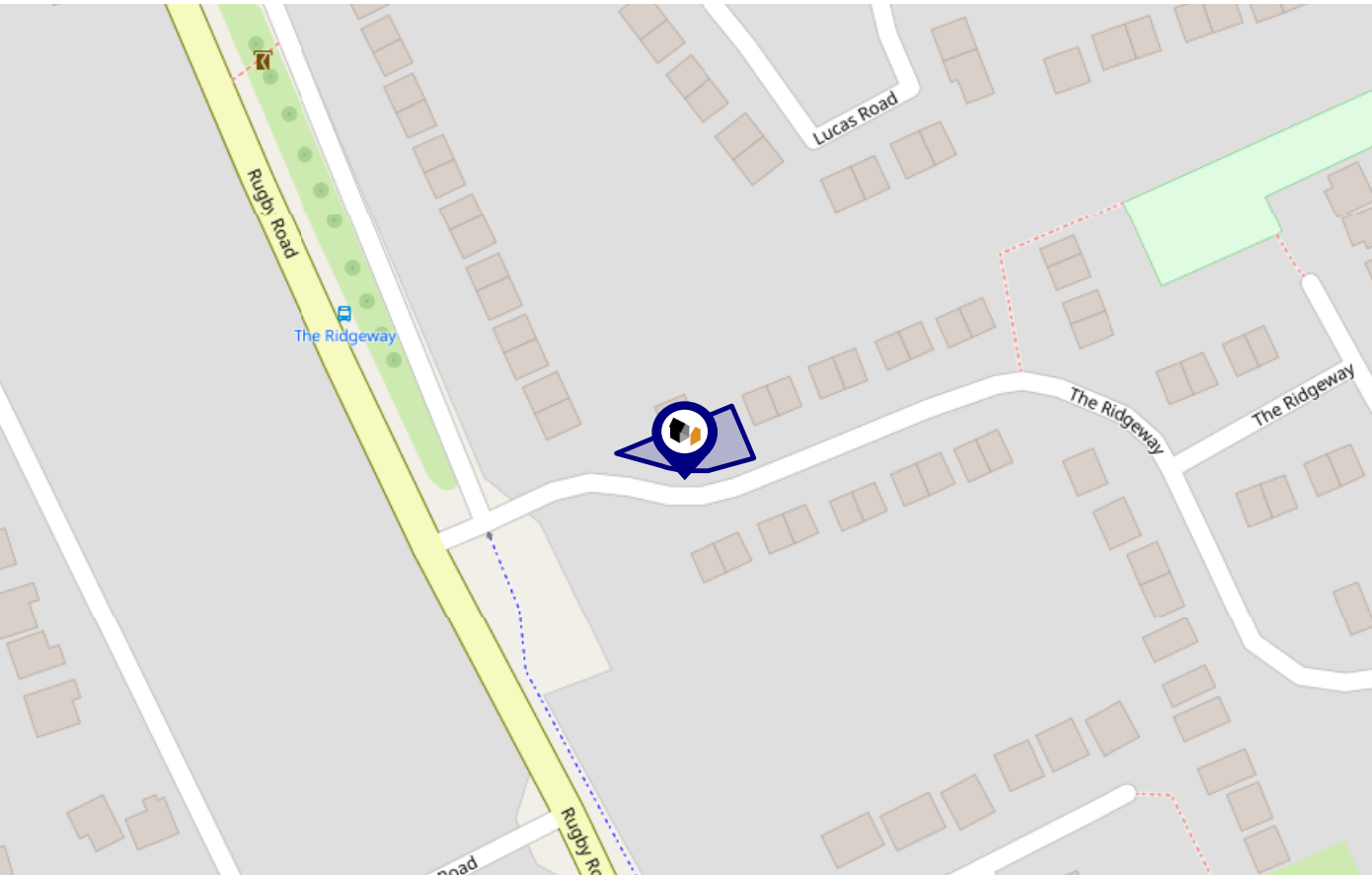
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

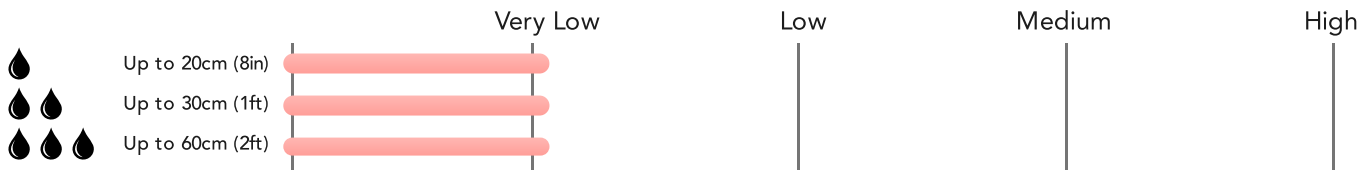


Risk Rating: Very low

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.

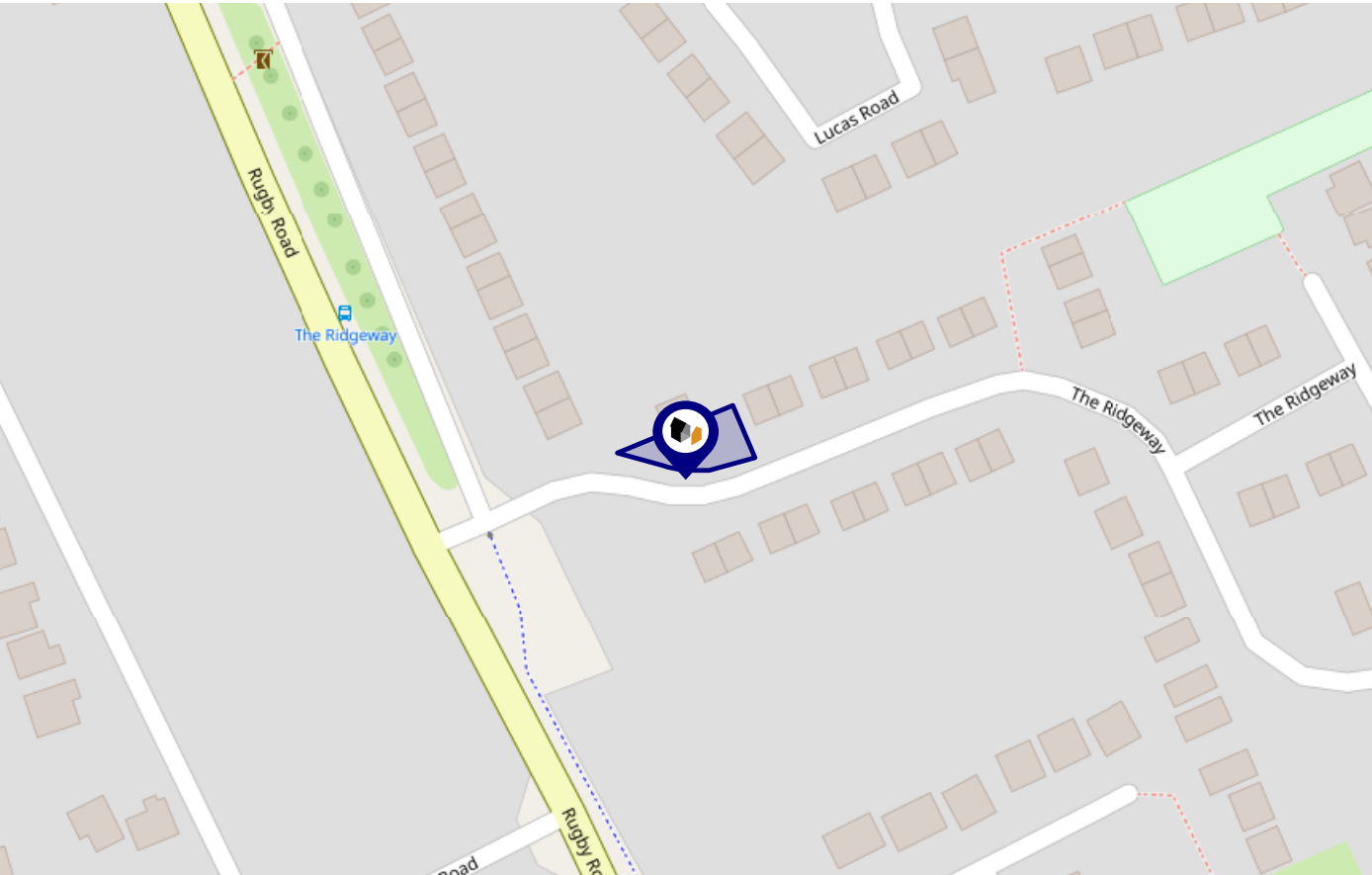
Chance of flooding to the following depths at this property:



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.

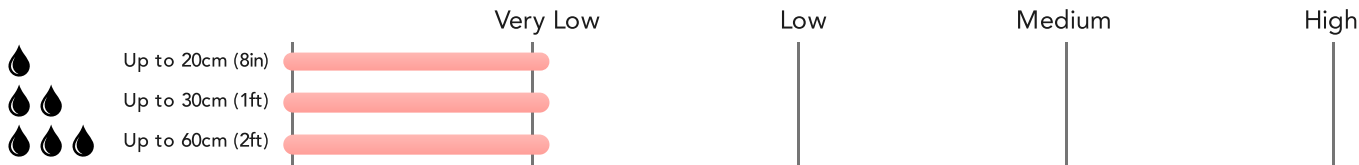


Risk Rating: Very low

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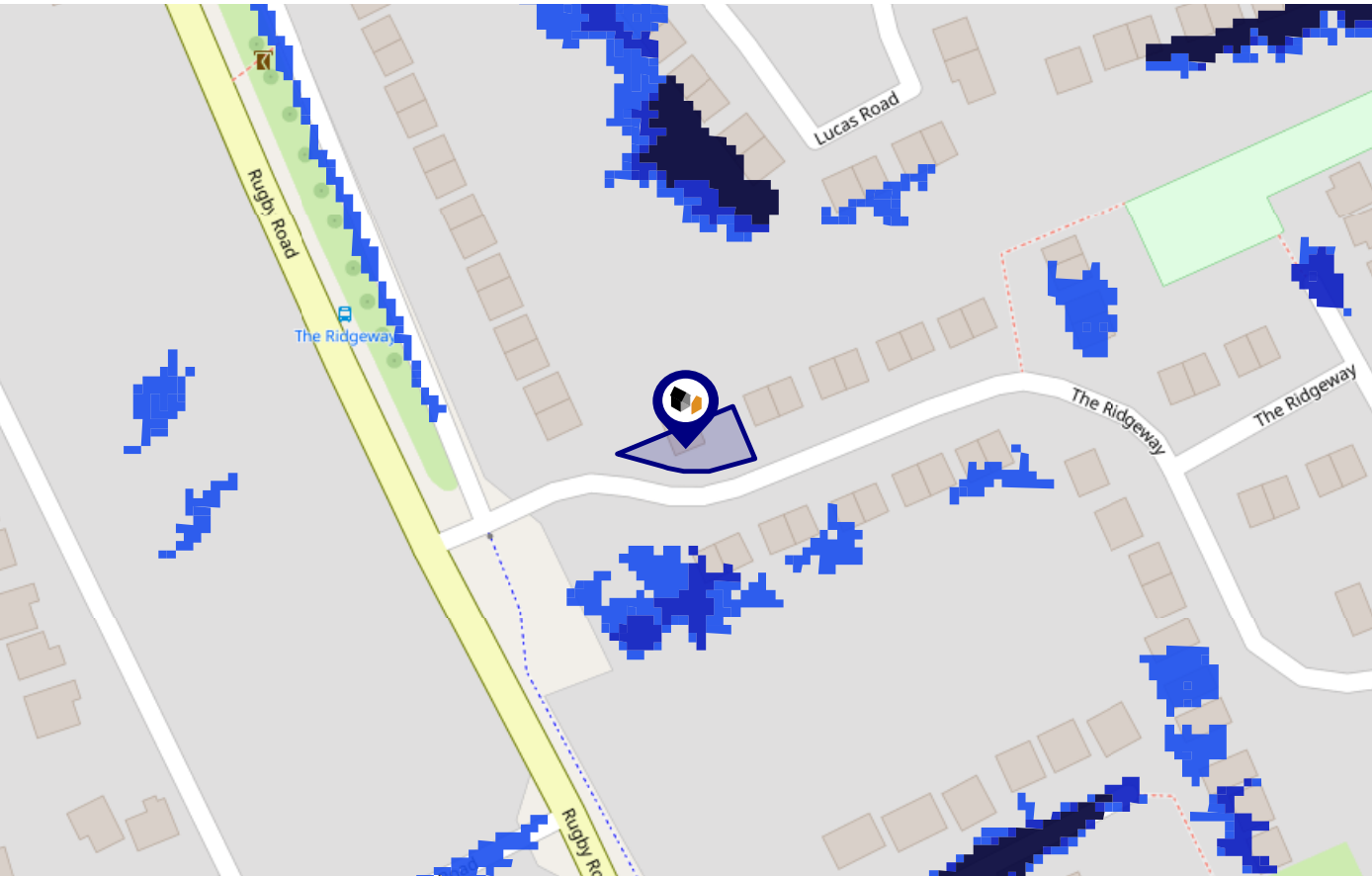
Chance of flooding to the following depths at this property:



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.

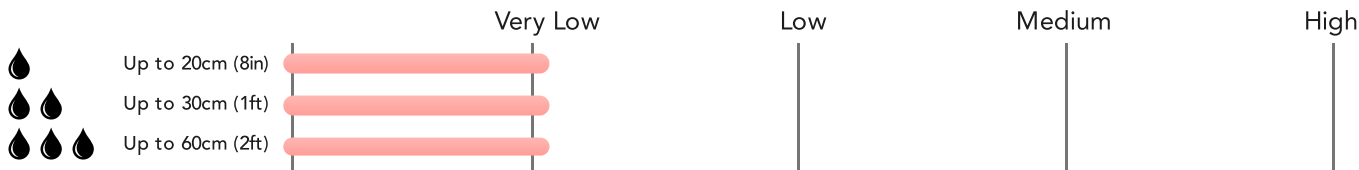


Risk Rating: Very low

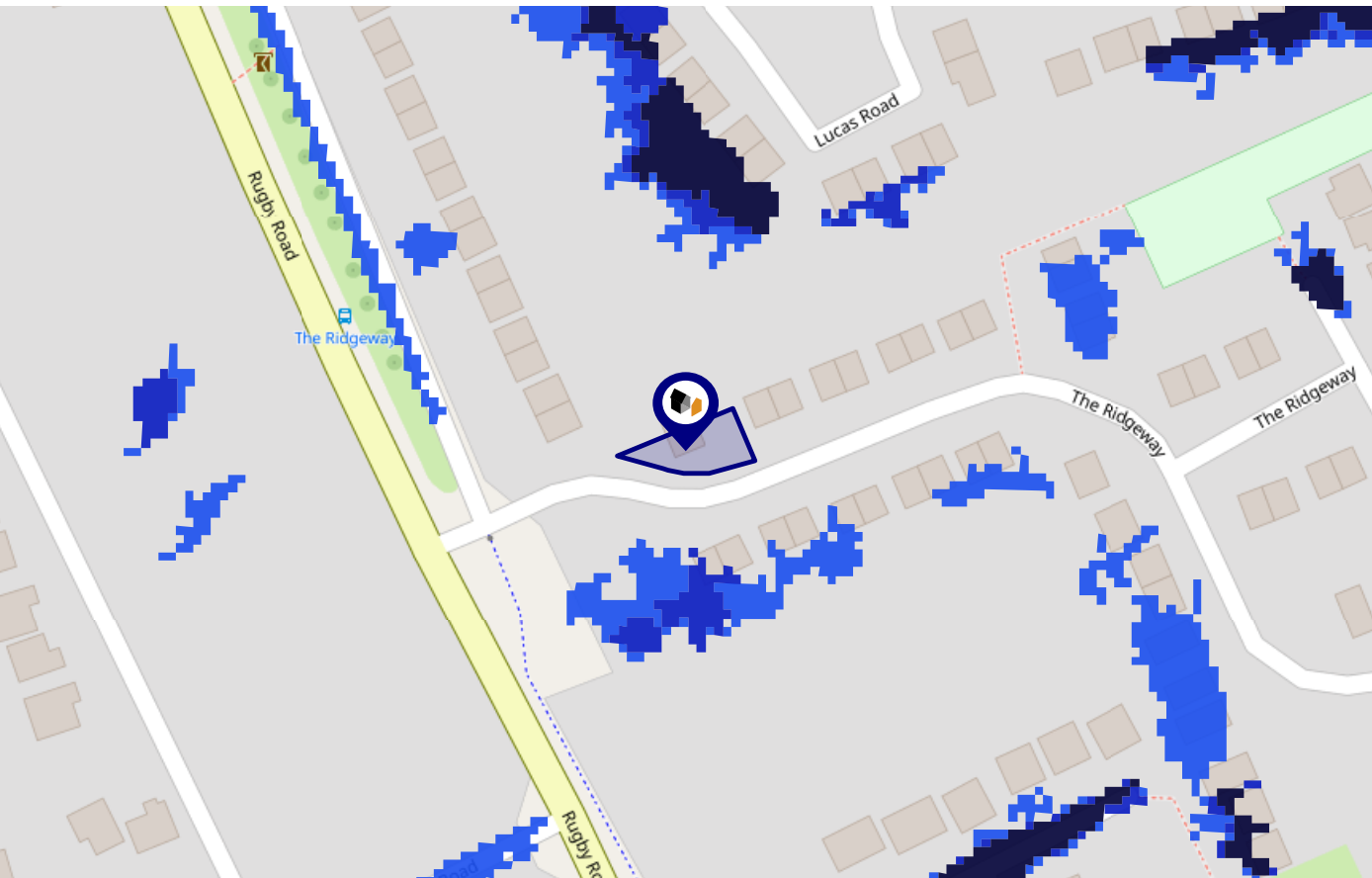
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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

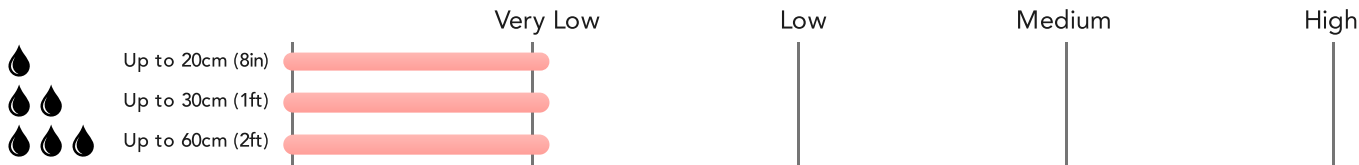


Risk Rating: Very low

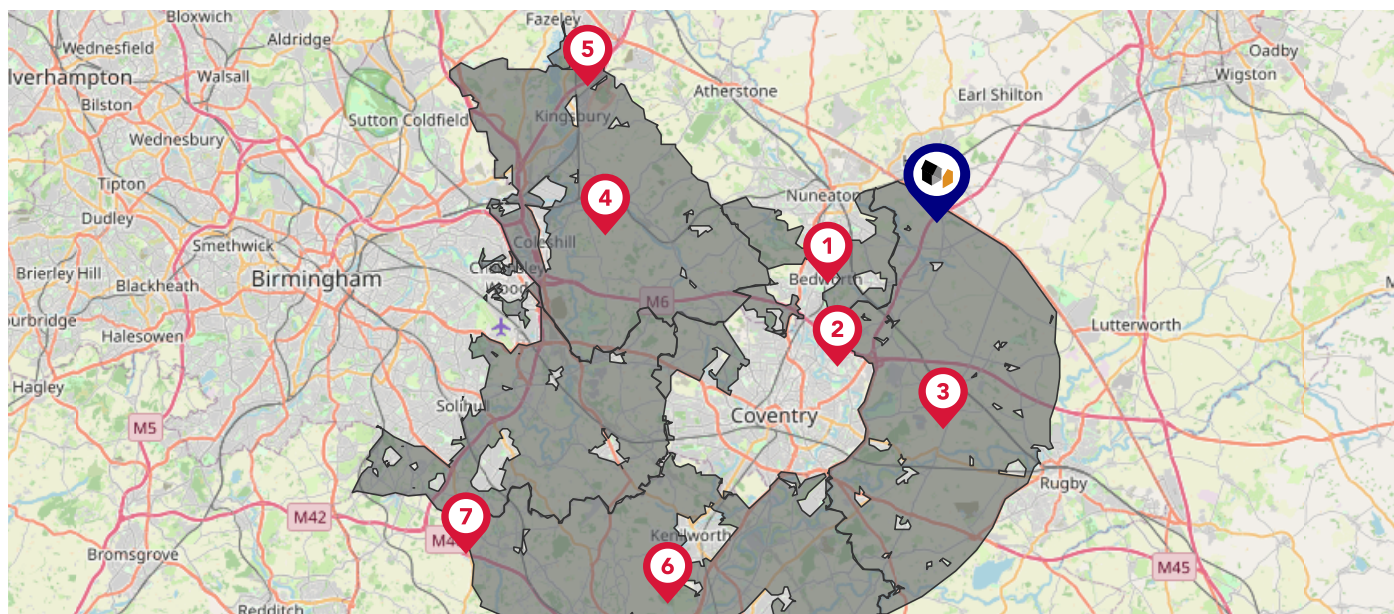
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Chance of flooding to the following depths at this property:



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



Birmingham Green Belt - Tamworth

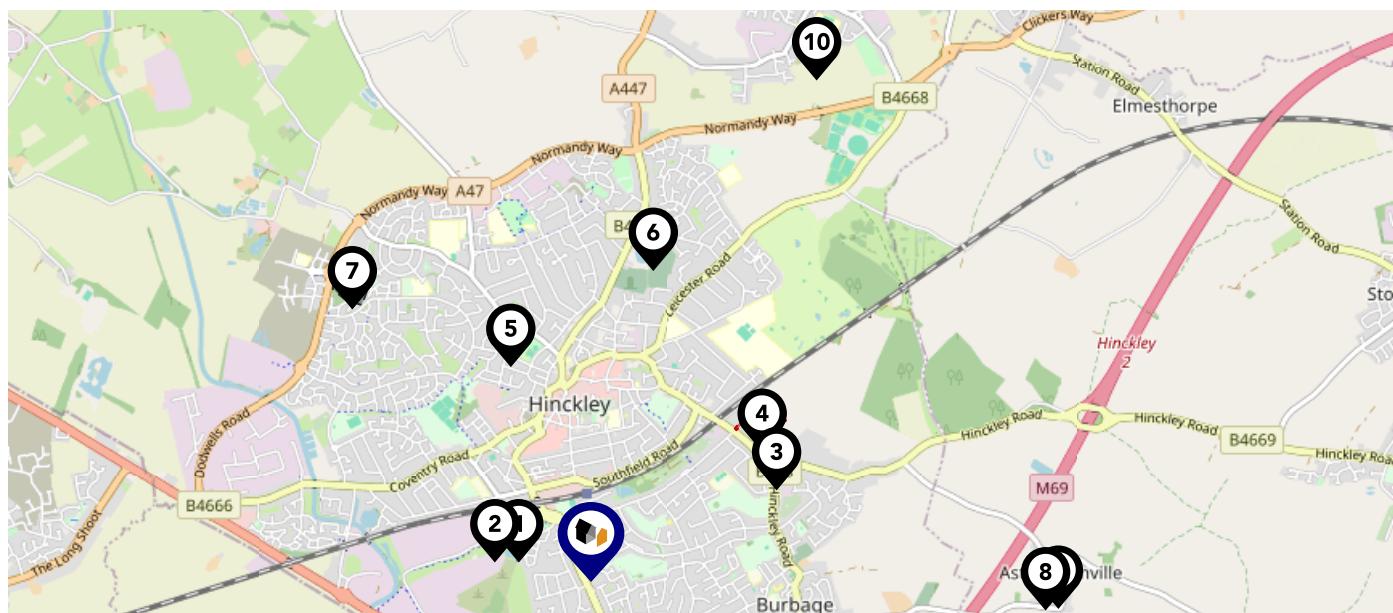


Birmingham Green Belt - Warwick



Birmingham Green Belt - Solihull

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.



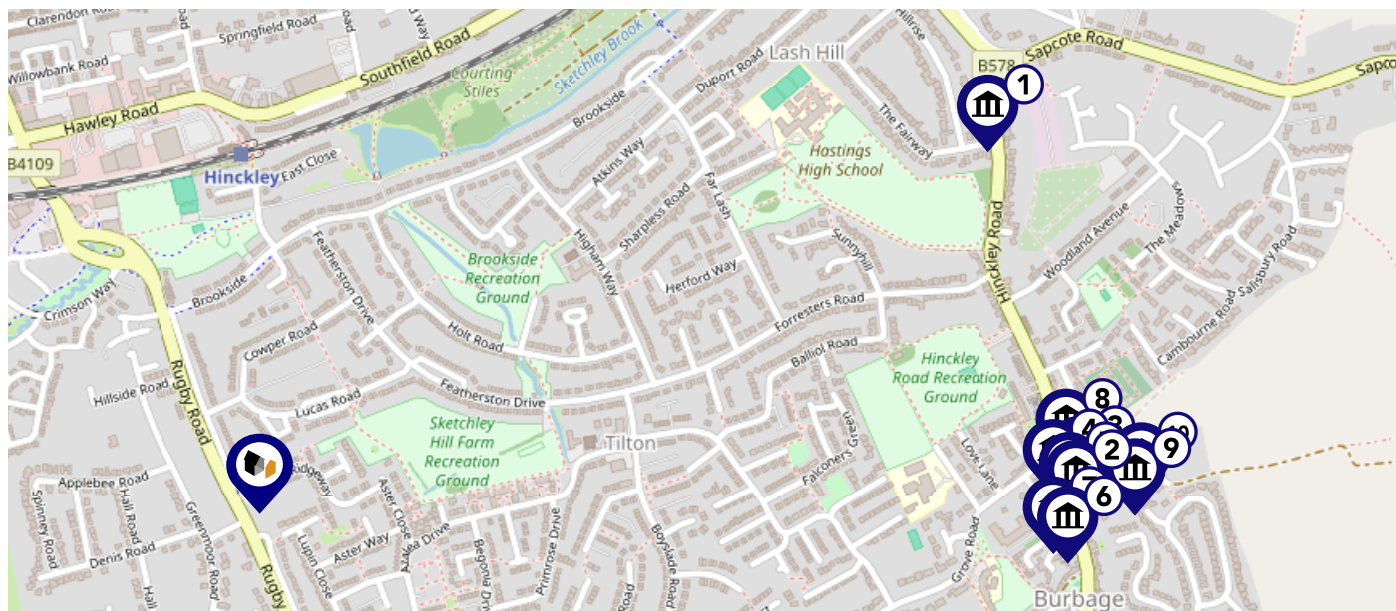
Nearby Landfill Sites

	Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
	Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
	Hinkley Road Landfill Site-Burbace Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth	Historic Landfill	
	EA/EPR/NP3693CQ/A001	Active Landfill	
	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	
	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	
	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	
	Off Lychgate Lane/Burbage Lane-Aston Flamville, Blaby, Leicestershire	Historic Landfill	
	Off Lychgate Lane-Aston Flamville, Blaby	Historic Landfill	
	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	

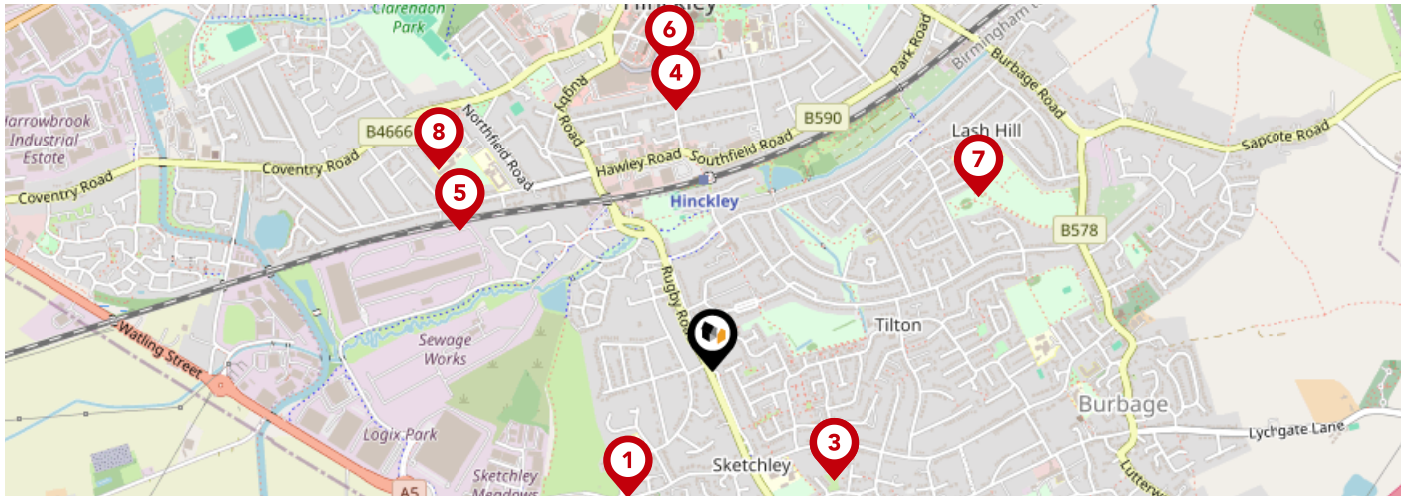
Maps

Listed Buildings

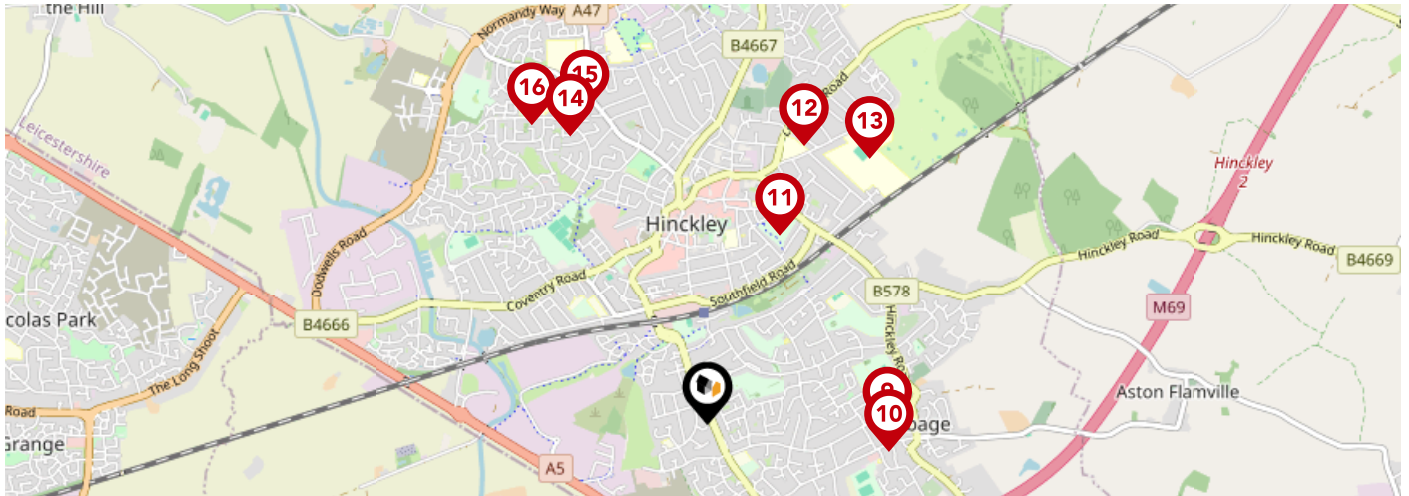
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1361310 - Milestone At Ngr Sp 4412 9332	Grade II	0.9 miles
 1074254 - The Constitutional Club	Grade II	0.9 miles
 1361309 - Archer Cottage	Grade II	0.9 miles
 1295198 - Cedar Lawn	Grade II	0.9 miles
 1074255 - 66, Church Street	Grade II	0.9 miles
 1464981 - Burbage War Memorial	Grade II	0.9 miles
 1295191 - 28 And 30, Church Street	Grade II	0.9 miles
 1295212 - Church Of St Catherine	Grade II	0.9 miles
 1178068 - The Old Grange And Attached Stable Wing	Grade II	1.0 miles
 1074253 - Burbage Hall	Grade II	1.0 miles



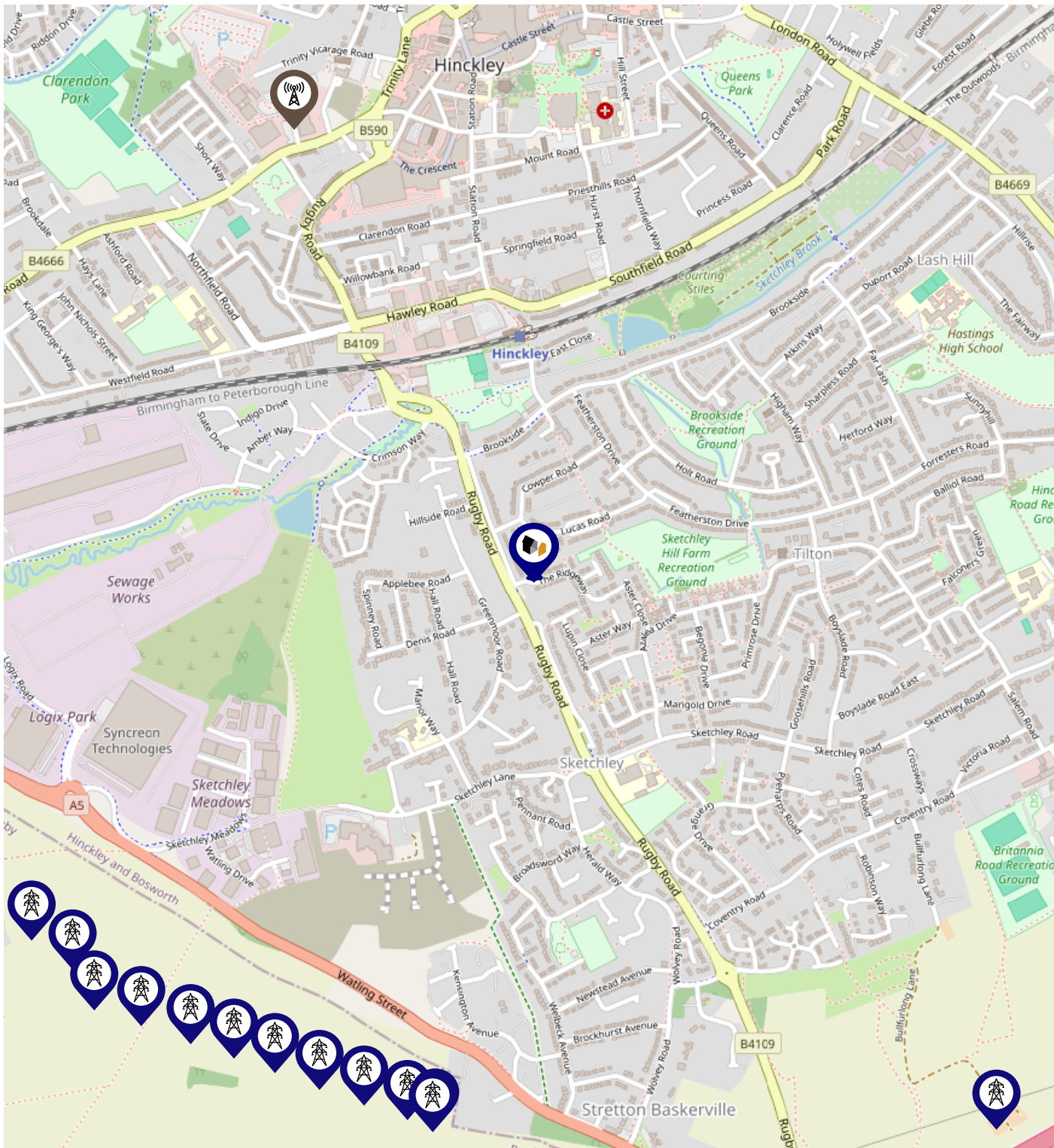
		Nursery	Primary	Secondary	College	Private
1	Sketchley School Ofsted Rating: Good Pupils: 61 Distance:0.34	☐	☐	☒	☐	☐
2	Sketchley Hill Menphys Nursery School, Burbage Ofsted Rating: Good Pupils: 57 Distance:0.37	☒	☐	☐	☐	☐
3	Sketchley Hill Primary School Burbage Ofsted Rating: Good Pupils: 579 Distance:0.37	☐	☒	☐	☐	☐
4	R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance:0.59	☐	☐	☒	☐	☐
5	Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance:0.65	☐	☒	☐	☐	☐
6	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:0.69	☐	☒	☐	☐	☐
7	Hastings High School Ofsted Rating: Good Pupils: 854 Distance:0.72	☐	☐	☒	☐	☐
8	Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:0.77	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Burbage Junior School Ofsted Rating: Good Pupils: 362 Distance:0.81	☐	☒	☐	☐	☐
	Burbage Church of England Infant School Ofsted Rating: Good Pupils: 249 Distance:0.83	☐	☒	☐	☐	☐
	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:0.91	☐	☒	☐	☐	☐
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:1.33	☐	☒	☐	☐	☐
	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:1.4	☐	☐	☒	☐	☐
	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:1.43	☐	☐	☒	☐	☐
	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:1.51	☐	☐	☒	☐	☐
	Battling Brook Primary School Ofsted Rating: Good Pupils: 596 Distance:1.57	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

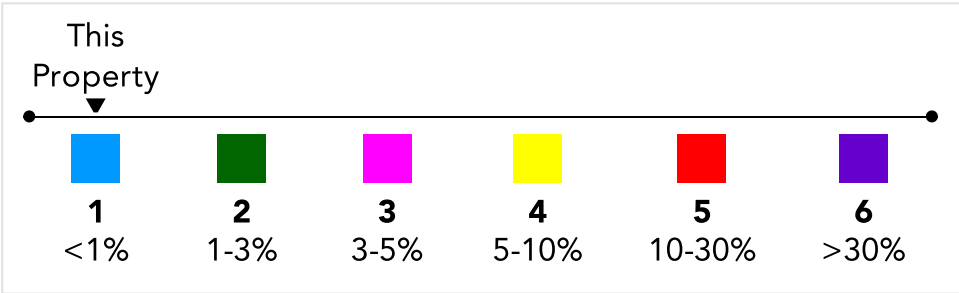
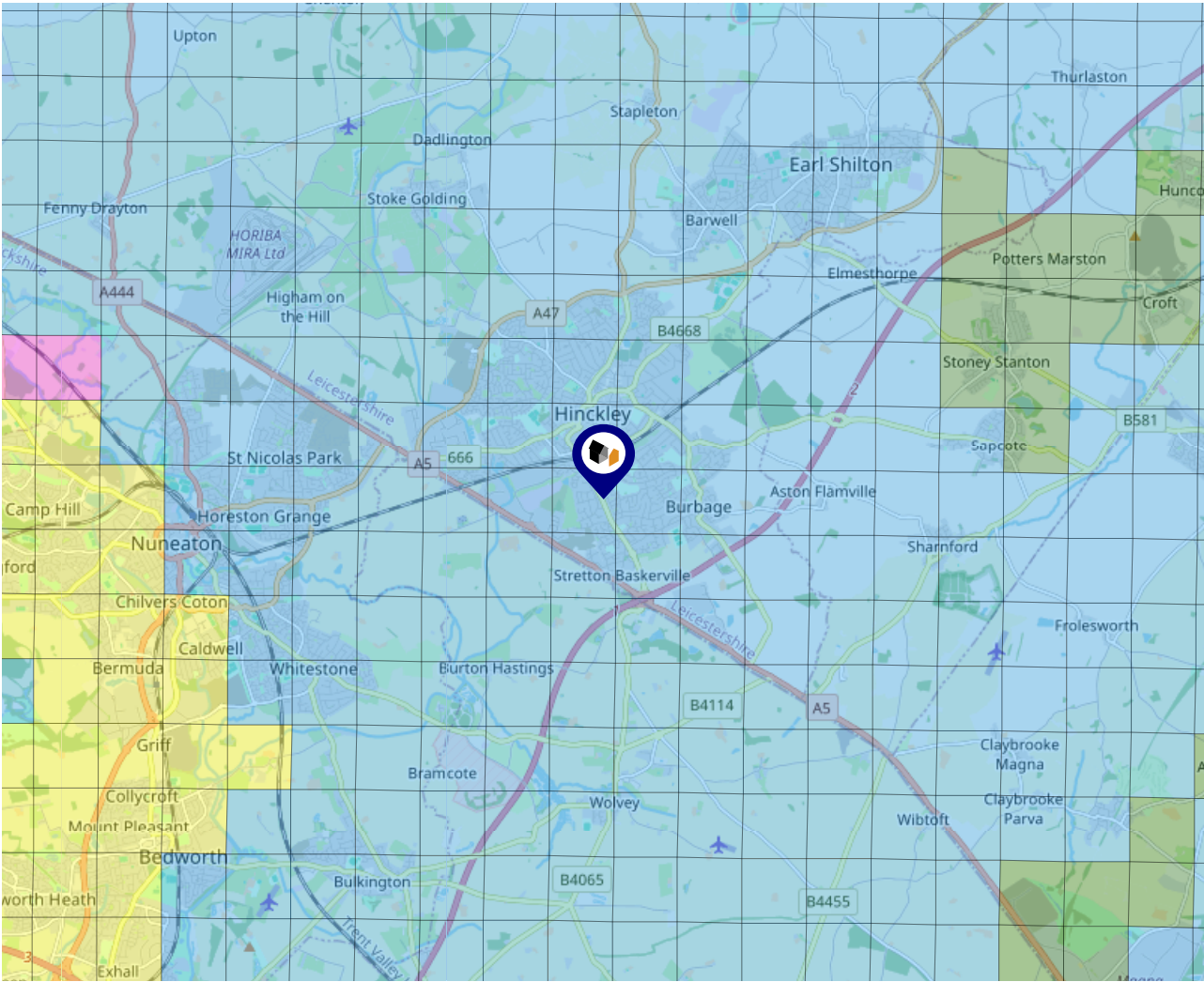


Key:

-  Power Pylons
-  Communication Masts

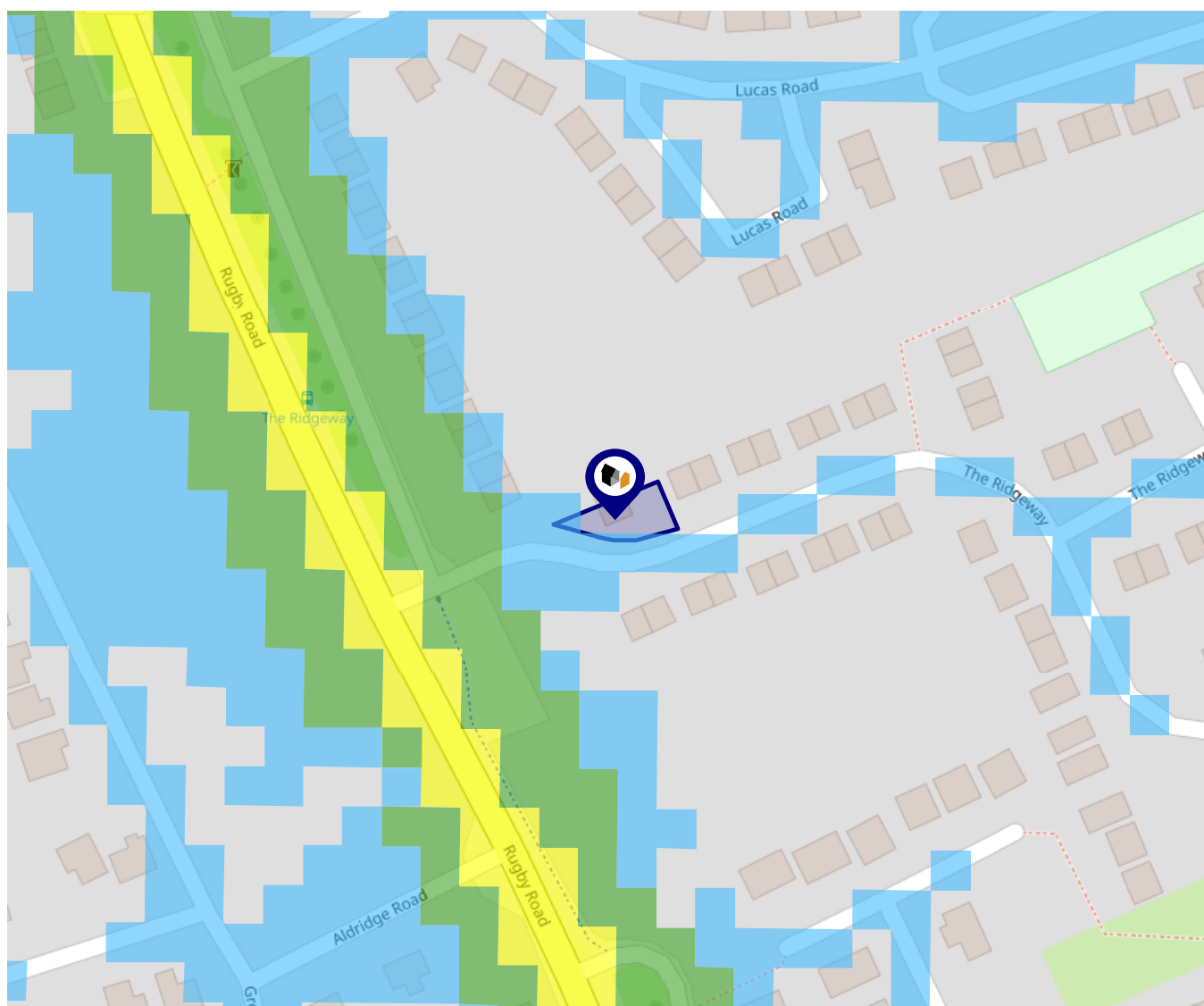
What is Radon?

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).



Local Area

Road Noise

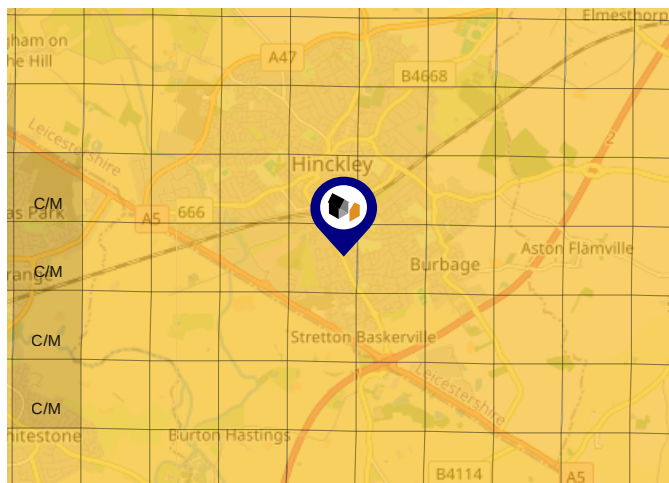


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

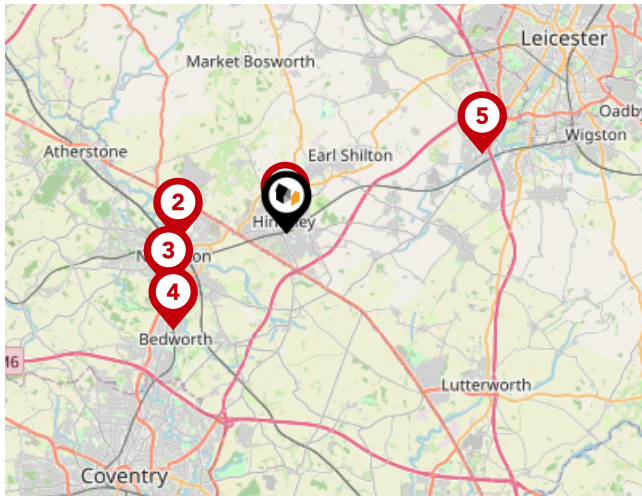


Primary Classifications (Most Common Clay Types)

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

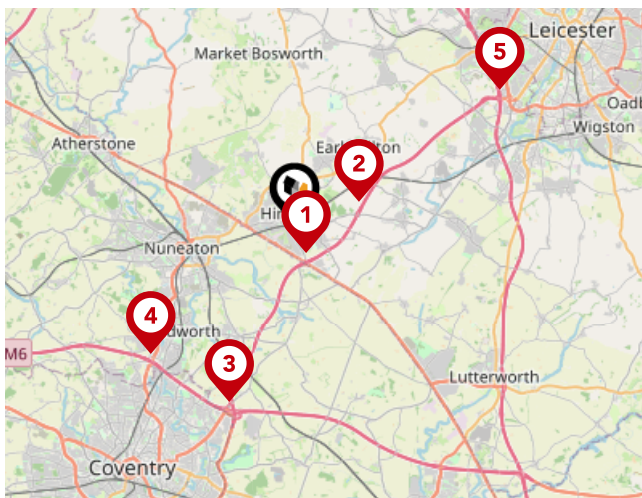
Area

Transport (National)



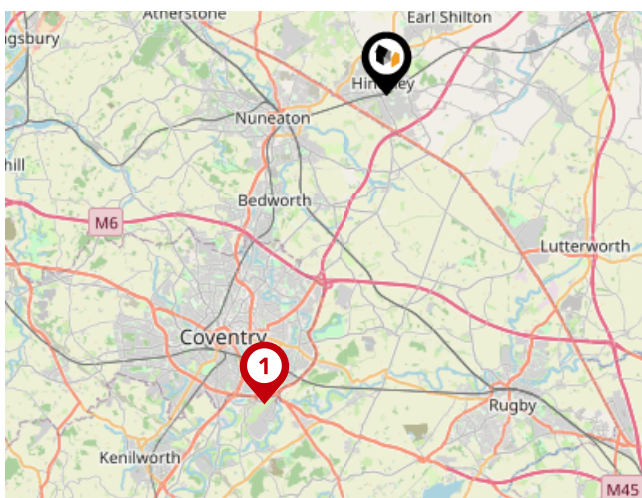
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	0.35 miles
2	Nuneaton Rail Station	3.92 miles
3	Bermuda Park Rail Station	4.7 miles
4	Bedworth Rail Station	5.36 miles
5	Narborough Rail Station	7.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	1.09 miles
2	M69 J2	2.45 miles
3	M6 J2	6.8 miles
4	M6 J3	6.94 miles
5	M1 J21	8.83 miles

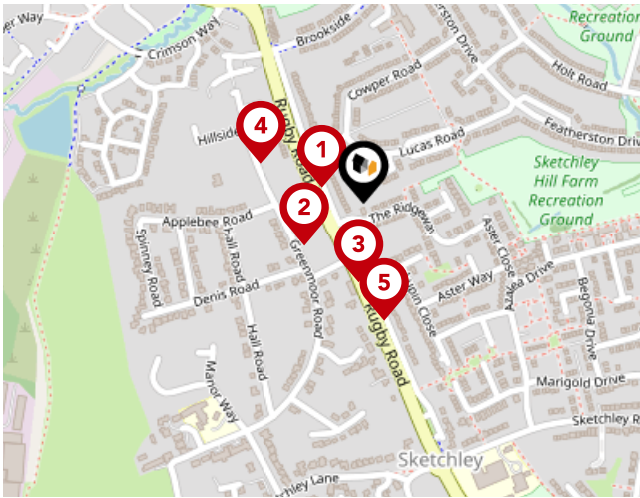


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	12.03 miles

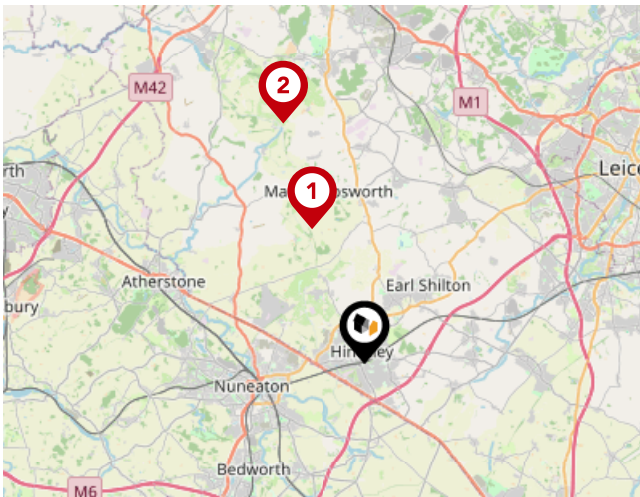
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sketchley Hill House	0.05 miles
2	Denis Road	0.08 miles
3	Aldridge Road	0.08 miles
4	Applebee Road	0.12 miles
5	Aldridge Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	5.18 miles
2	Shackerstone Rail Station (Battlefield Line)	9.12 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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.



/martincouk



/martinco_uk/



/martincouk



/company/martin-and-co/

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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