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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th May 2026



25, NORTHLEIGH WAY, EARL SHILTON, LEICESTER, LE9 7BJ

Martin & Co | Hinckley

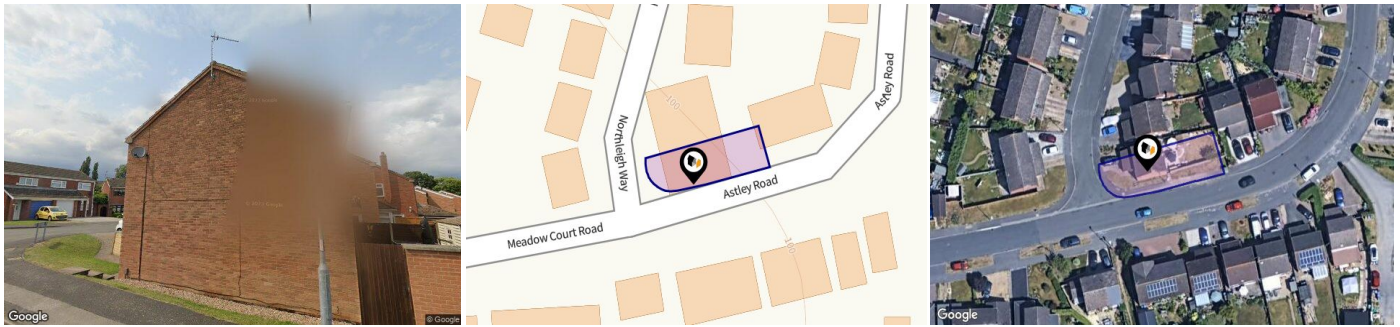
99-109 Castle Street Hinckley LE10 1DA

01455 636349

mark.cullen@martinco.com

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





Property

Type:	Detached	Last Sold Date:	16/12/2016
Bedrooms:	2	Last Sold Price:	£153,000
Floor Area:	1,011 ft ² / 94 m ²	Last Sold £/ft²:	£151
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1967-1975	Latest FENSA Work:	19/04/2010 - 3 windows, 1 door
Council Tax :	Band C		
Annual Estimate:	£2,118		
Title Number:	LT127418		
UPRN:	100030523420		
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)

13 mb/s	45 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



25, Northleigh Way, Earl Shilton, LE9 7BJ

Energy rating

E

Valid until 13.05.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Additional EPC Data

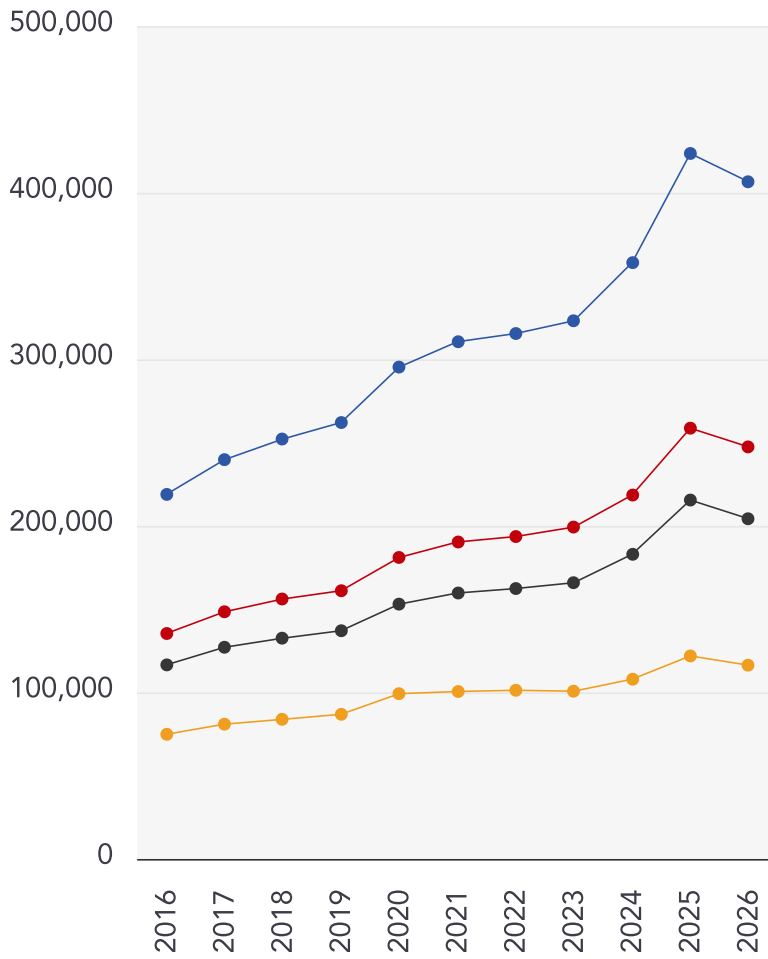
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 m ²

Market

House Price Statistics



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



Detached

+85.76%

Semi-Detached

+82.76%

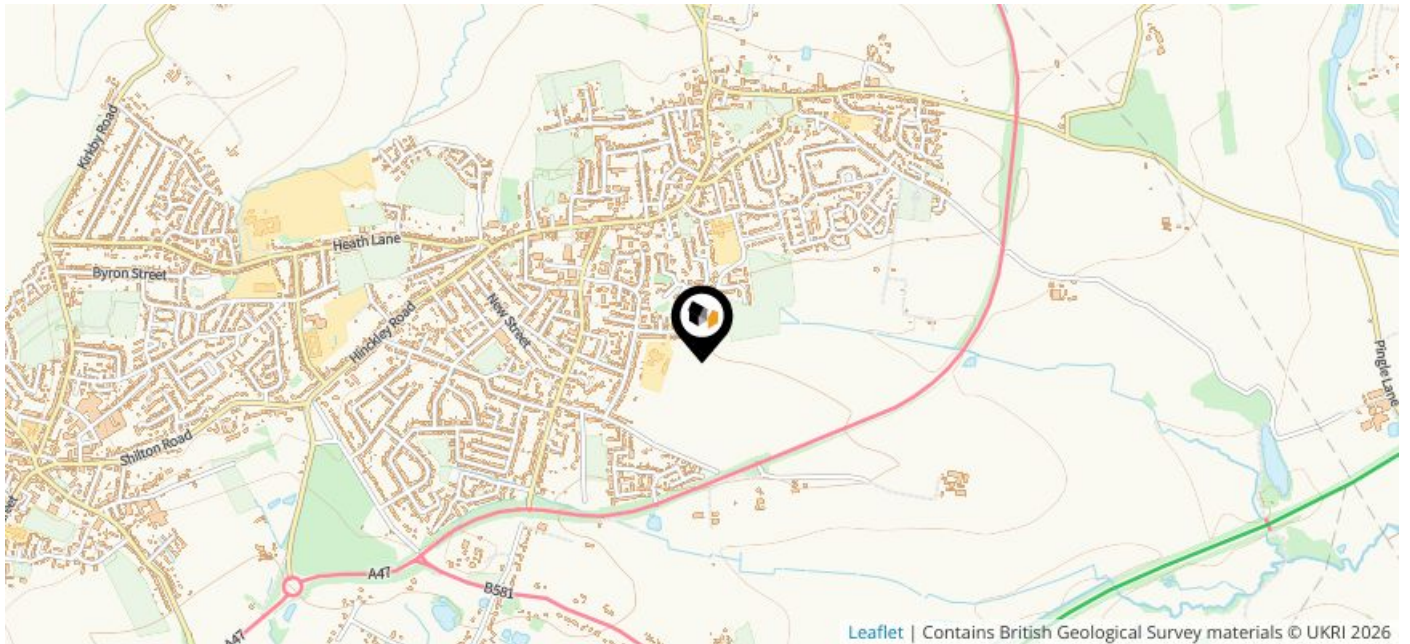
Terraced

+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.

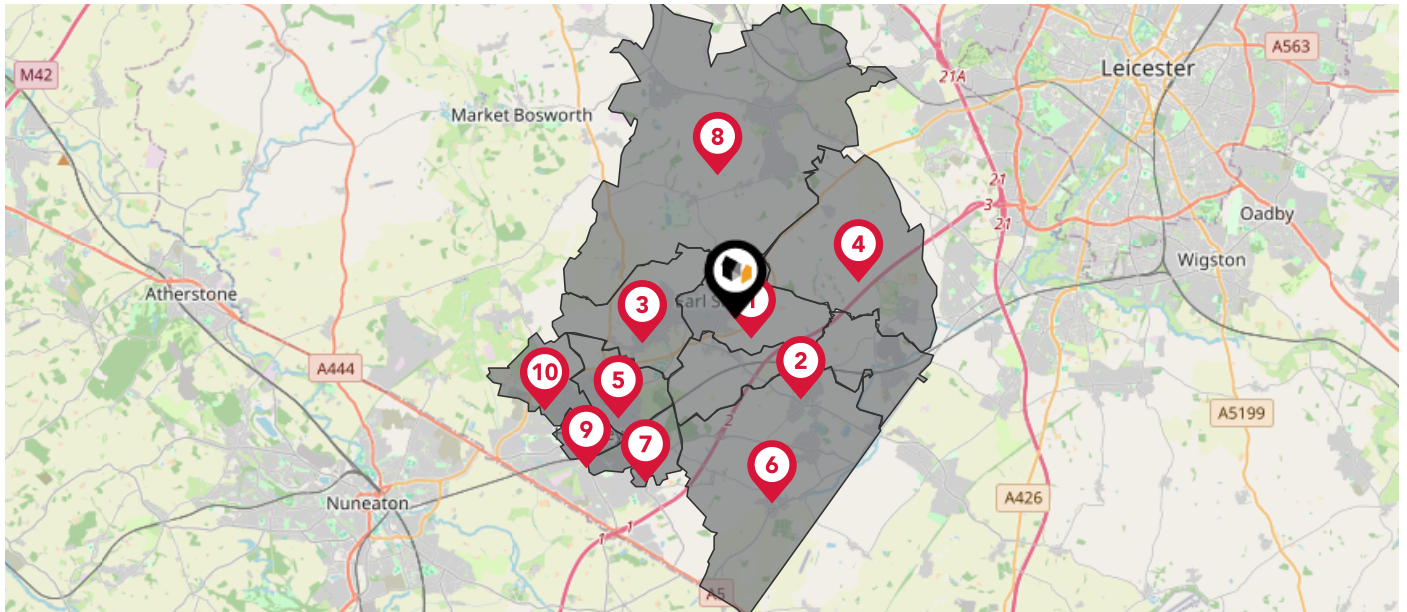
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

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

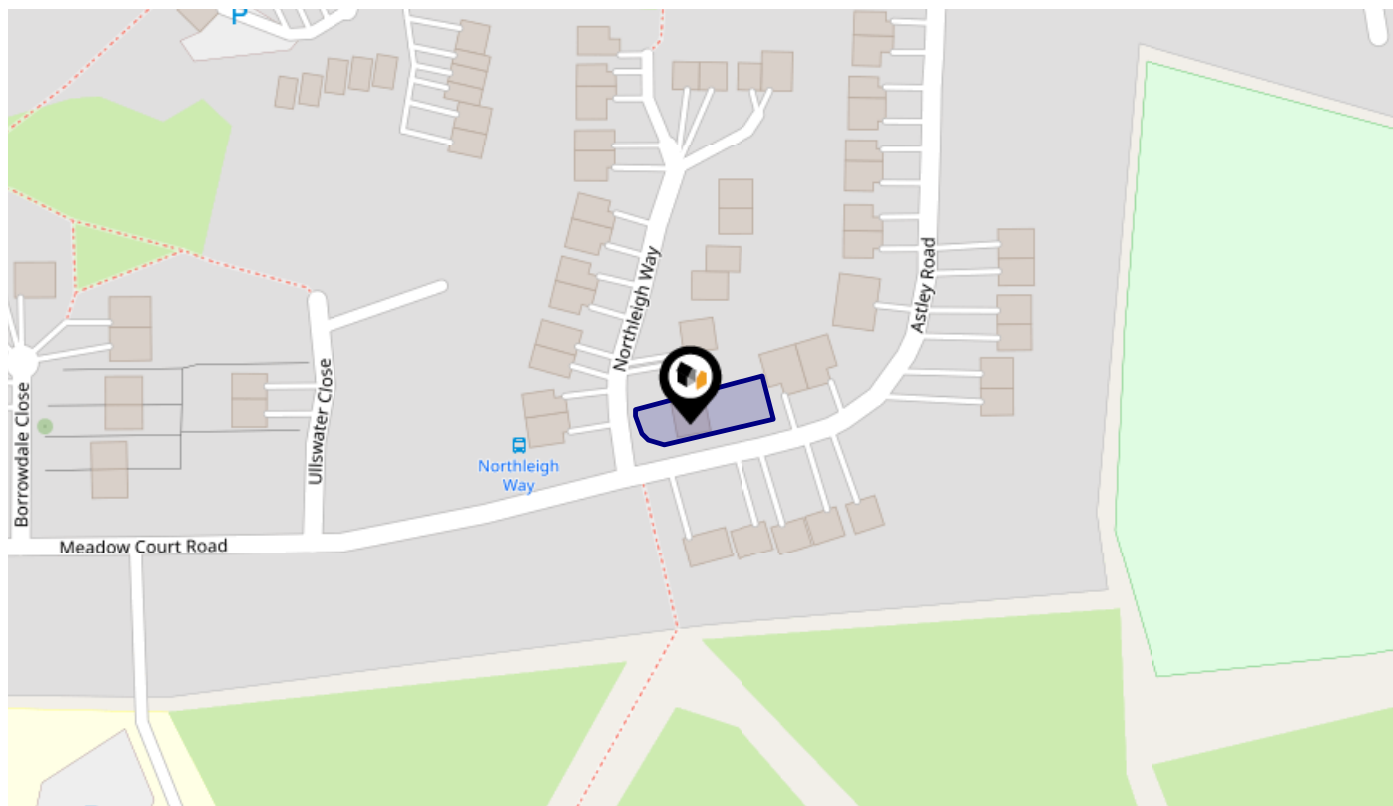
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

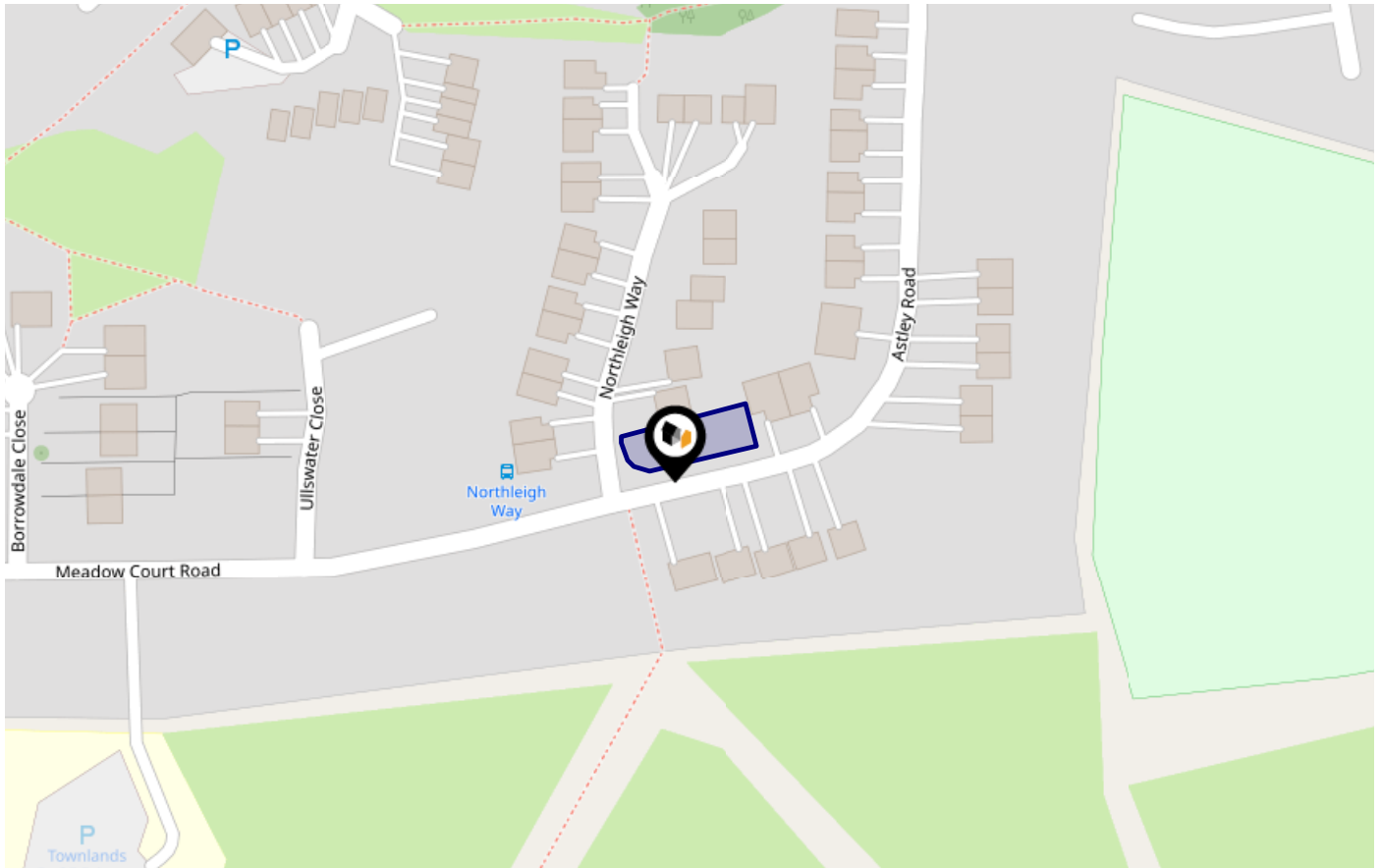
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

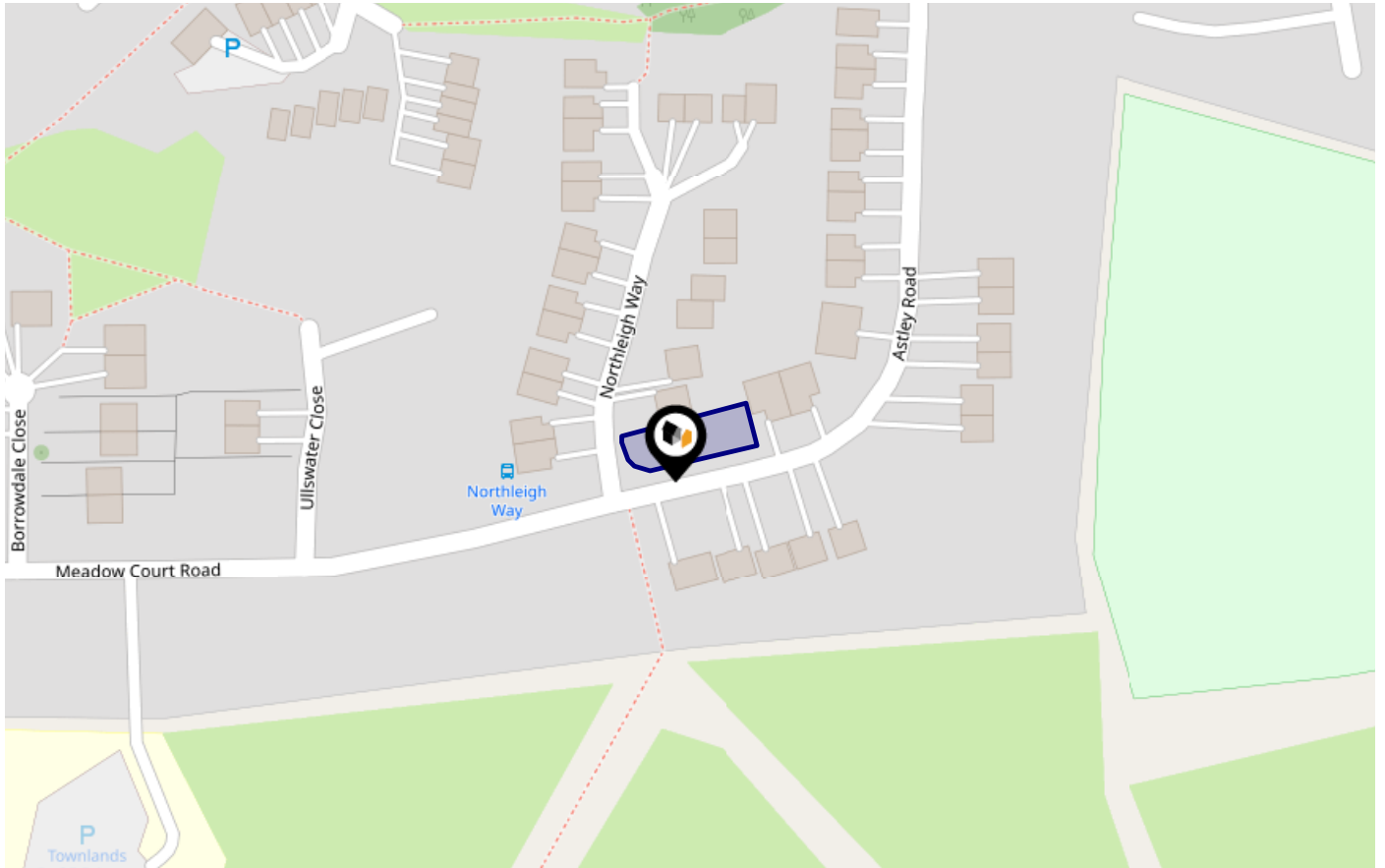
Chance of flooding to the following depths at this property:



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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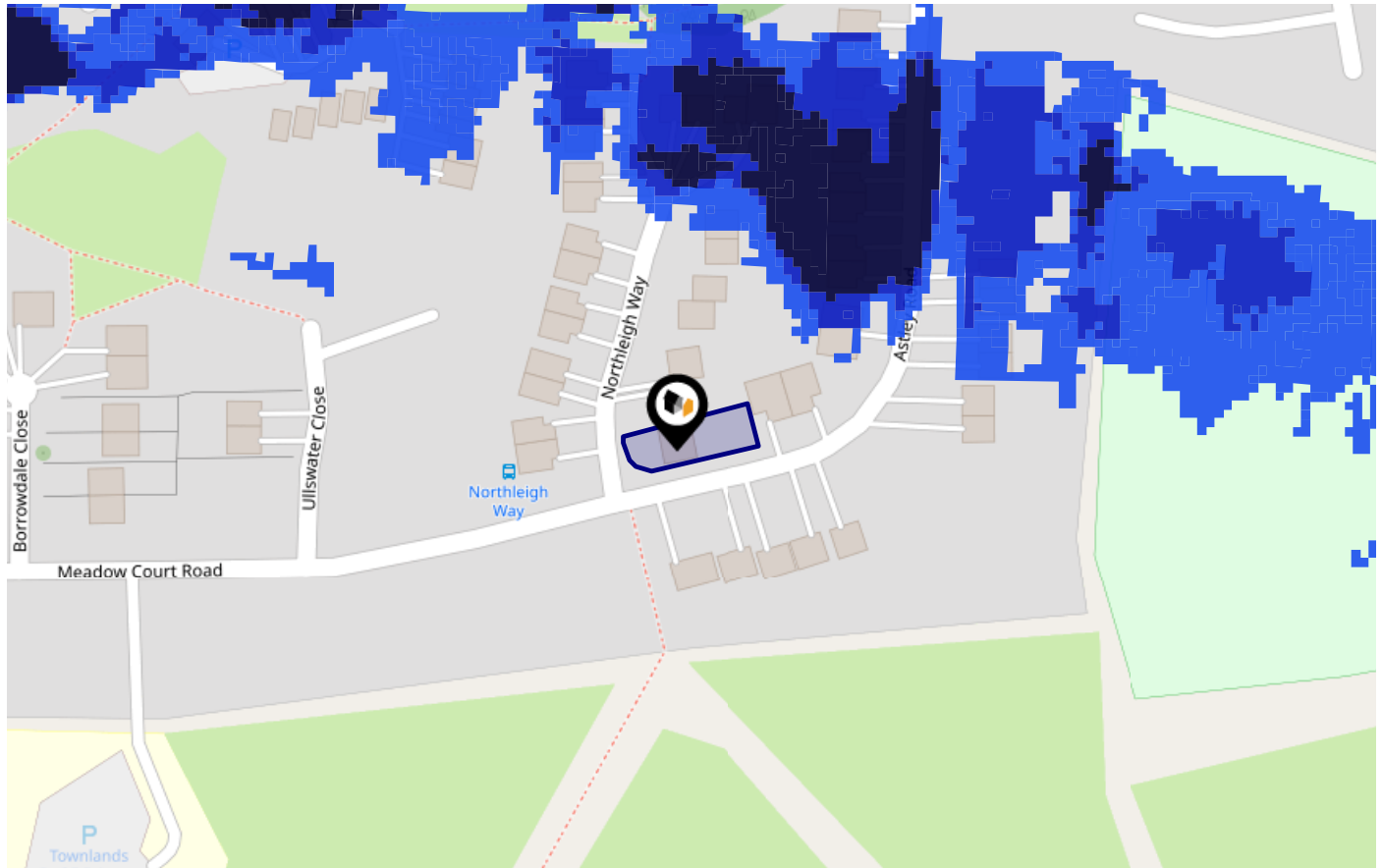
Chance of flooding to the following depths at this property:



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

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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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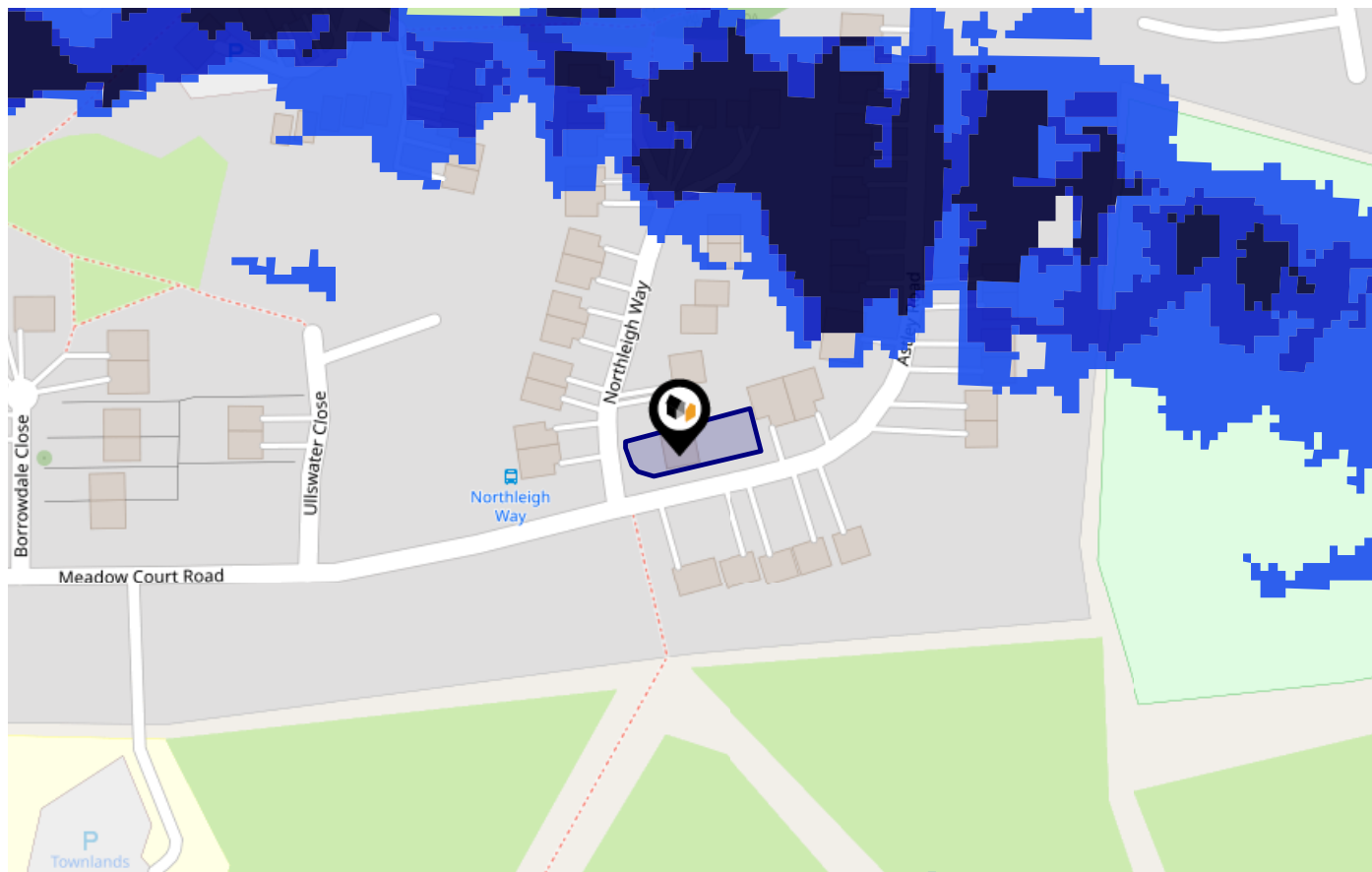
Chance of flooding to the following depths at this property:



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.

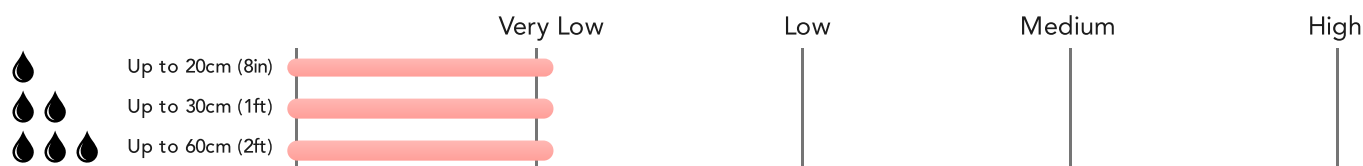


Risk Rating: Very low

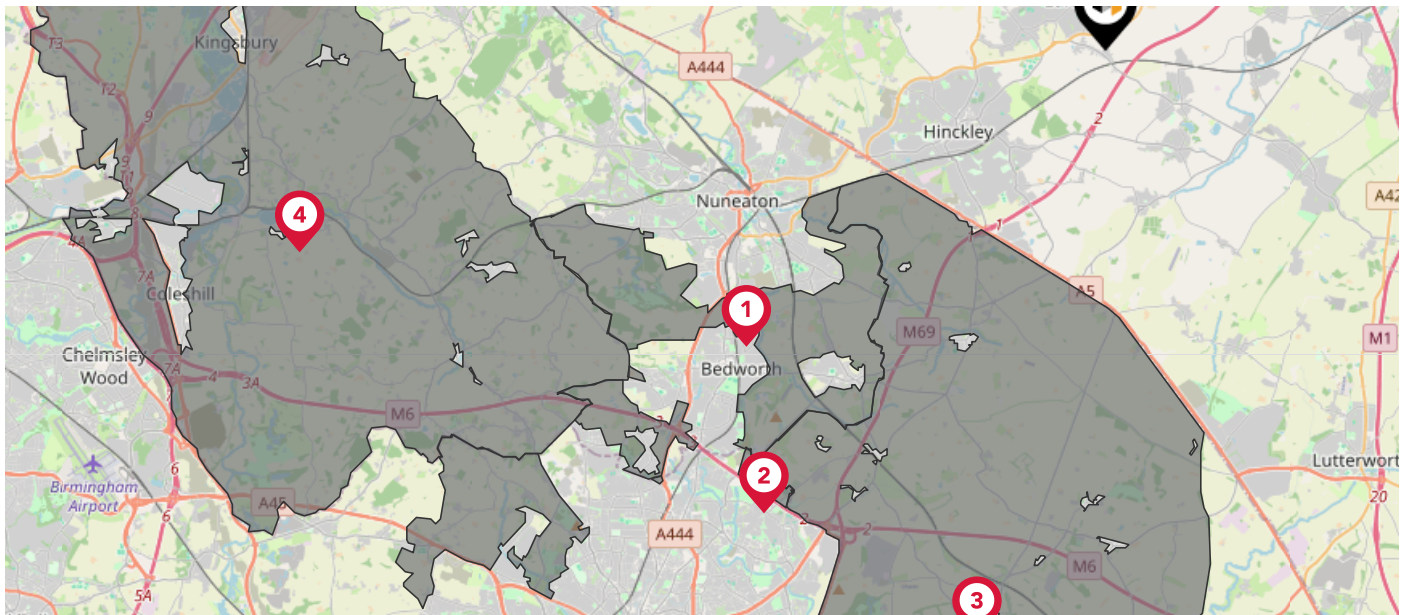
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Chance of flooding to the following depths at this property:



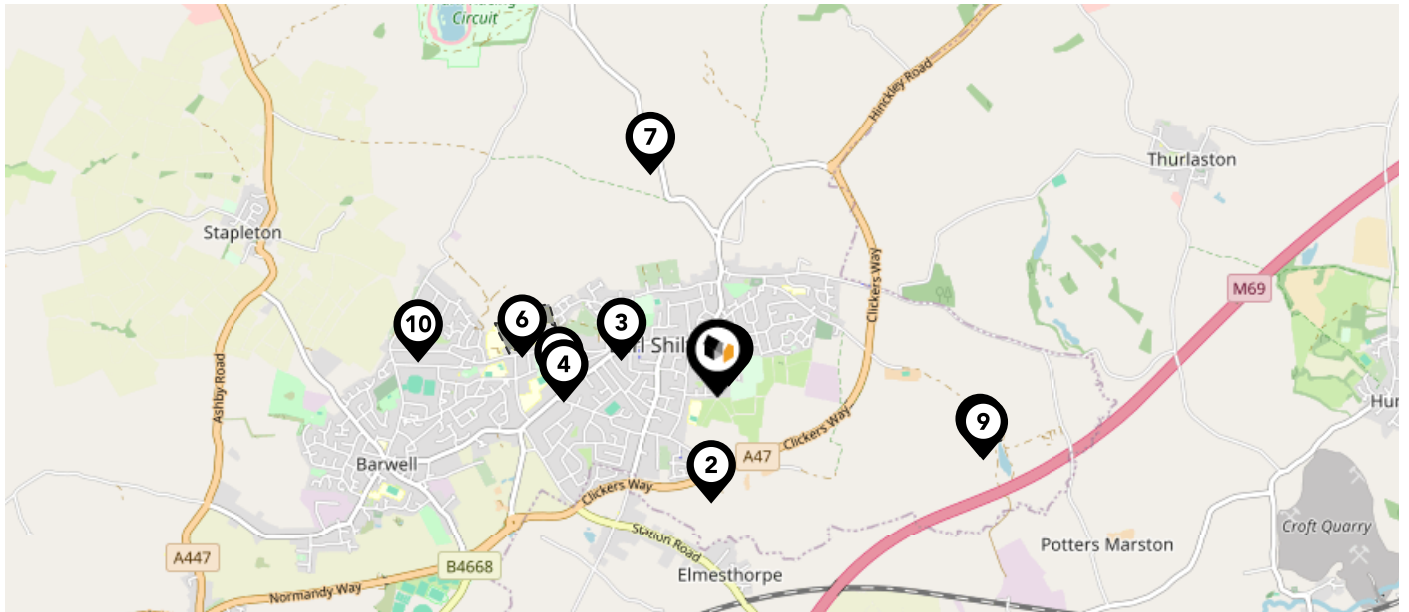
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

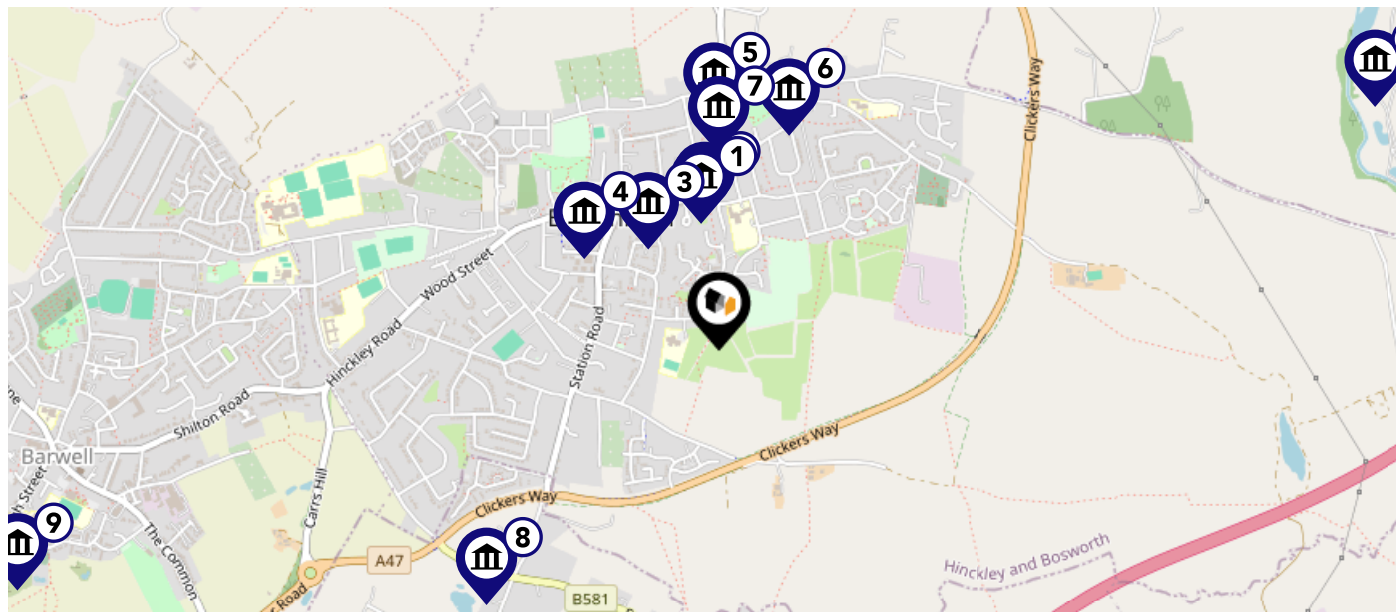
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













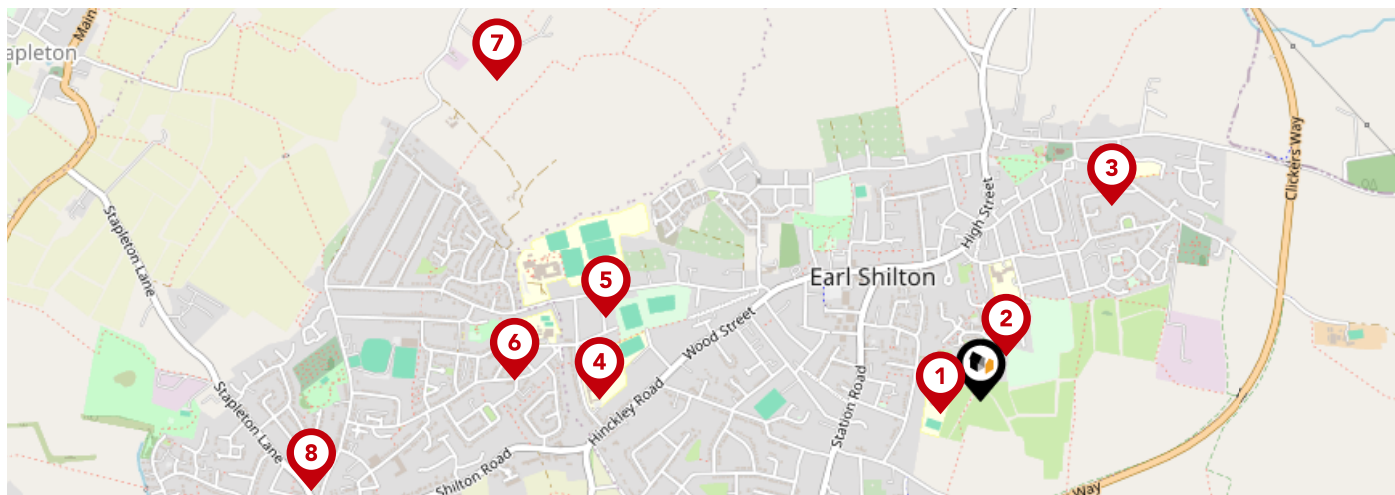
Nearby Landfill Sites

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

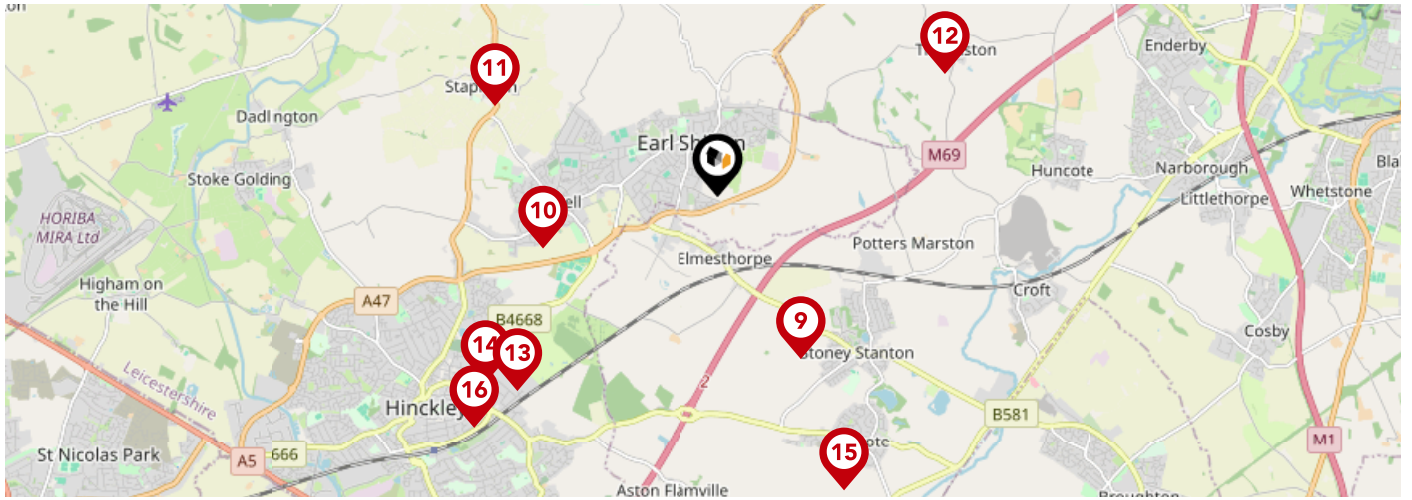
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1295021 - 73, High Street	Grade II	0.3 miles
 1180230 - 71, High Street	Grade II	0.3 miles
 1074232 - The Red Lion Public House	Grade II	0.3 miles
 1180304 - War Memorial	Grade II	0.4 miles
 1180239 - Top House	Grade II	0.5 miles
 1074259 - Church Of St Simon And St Jude	Grade II	0.5 miles
 1361298 - Hill Top House	Grade II	0.5 miles
 1074693 - Church Of St Mary	Grade II	0.8 miles
 1295064 - War Memorial	Grade II	1.6 miles
 1361064 - Ice House Approximately 20 Metres To North Of Normanton	Grade II	1.6 miles



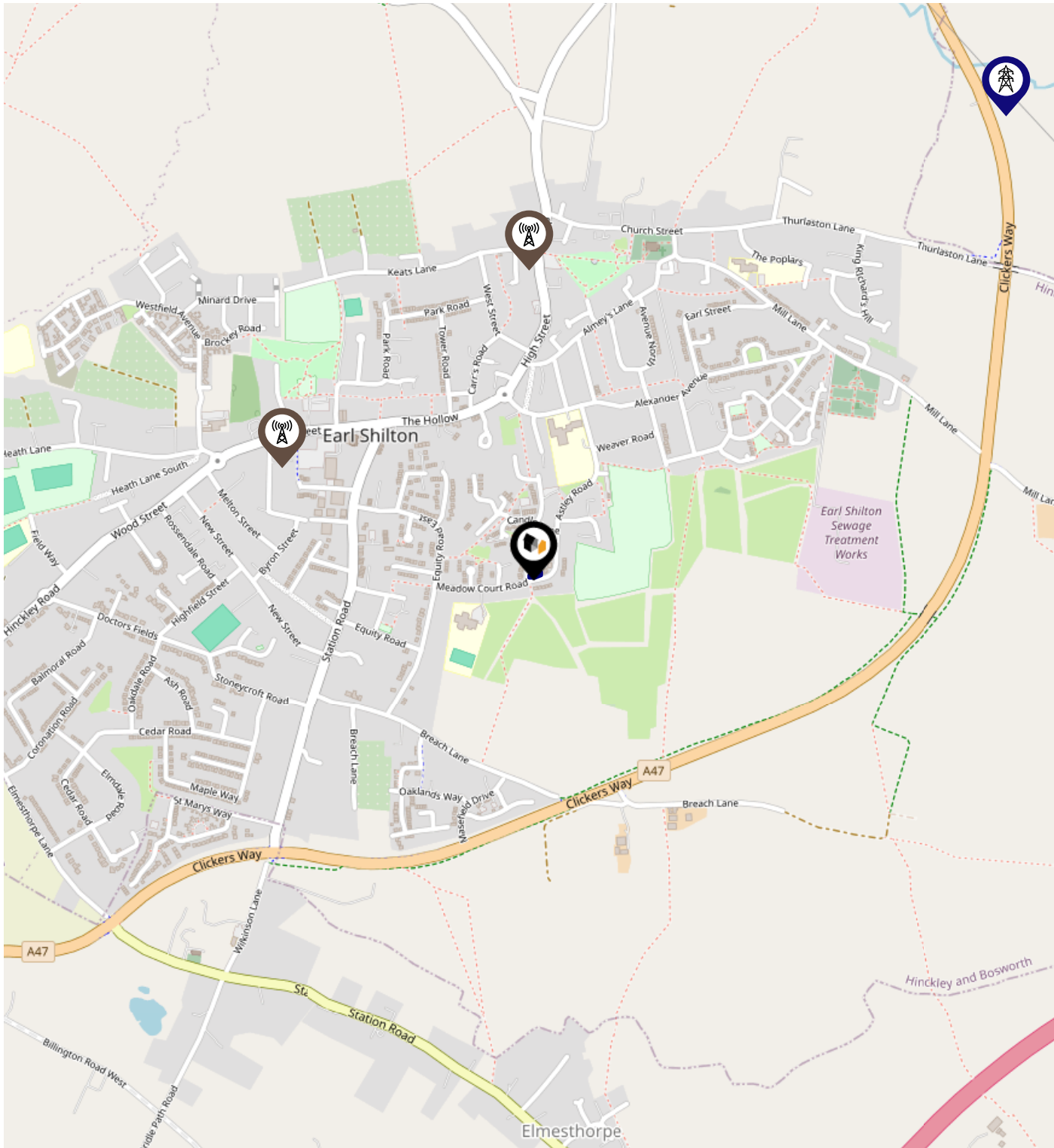
	Nursery	Primary	Secondary	College	Private
1 Townlands Church of England Primary School Ofsted Rating: Good Pupils: 316 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Simon and St Jude CofE Primary School Ofsted Rating: Good Pupils: 160 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Saint Peters Catholic Voluntary Academy Ofsted Rating: Good Pupils: 201 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Newlands Community Primary School Ofsted Rating: Requires improvement Pupils: 311 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Heath Lane Academy Ofsted Rating: Good Pupils: 698 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Fusion Academy Ofsted Rating: Good Pupils: 85 Distance:1.05	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Barwell Infant School Ofsted Rating: Good Pupils: 160 Distance:1.52	<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:1.64	<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: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:2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thurlaston Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:2.32	<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:2.51	<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:2.69	<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:2.87	<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:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

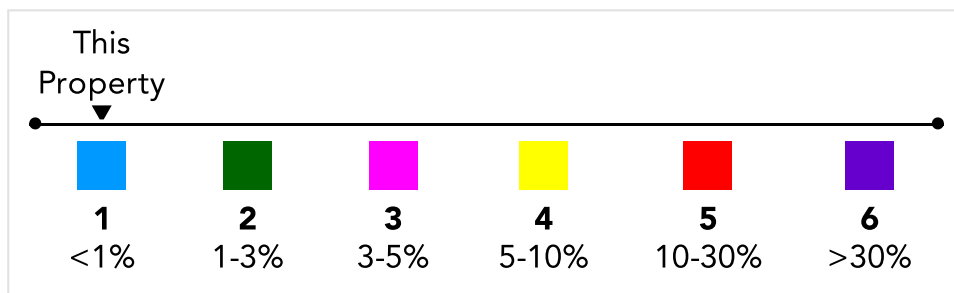
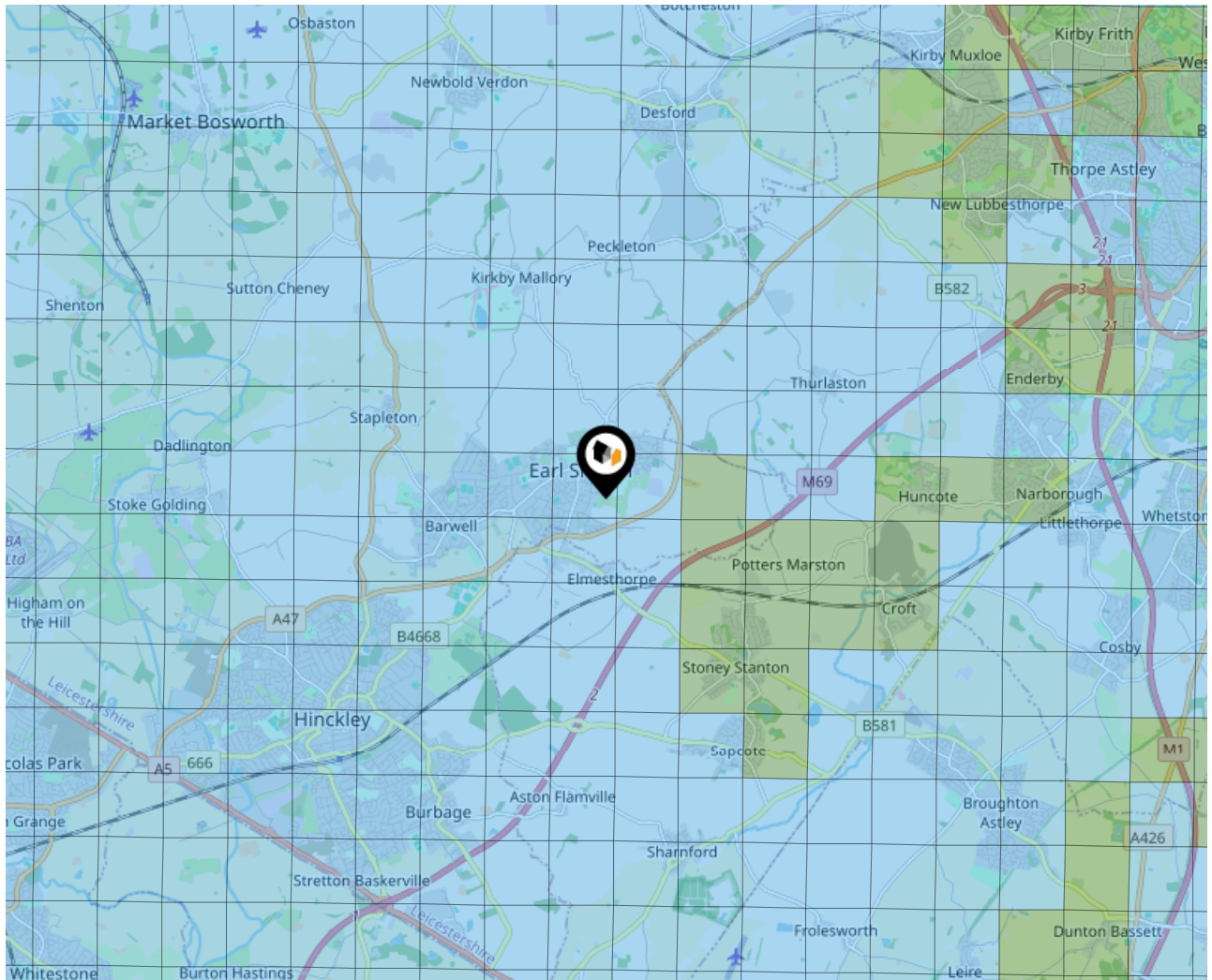


Key:

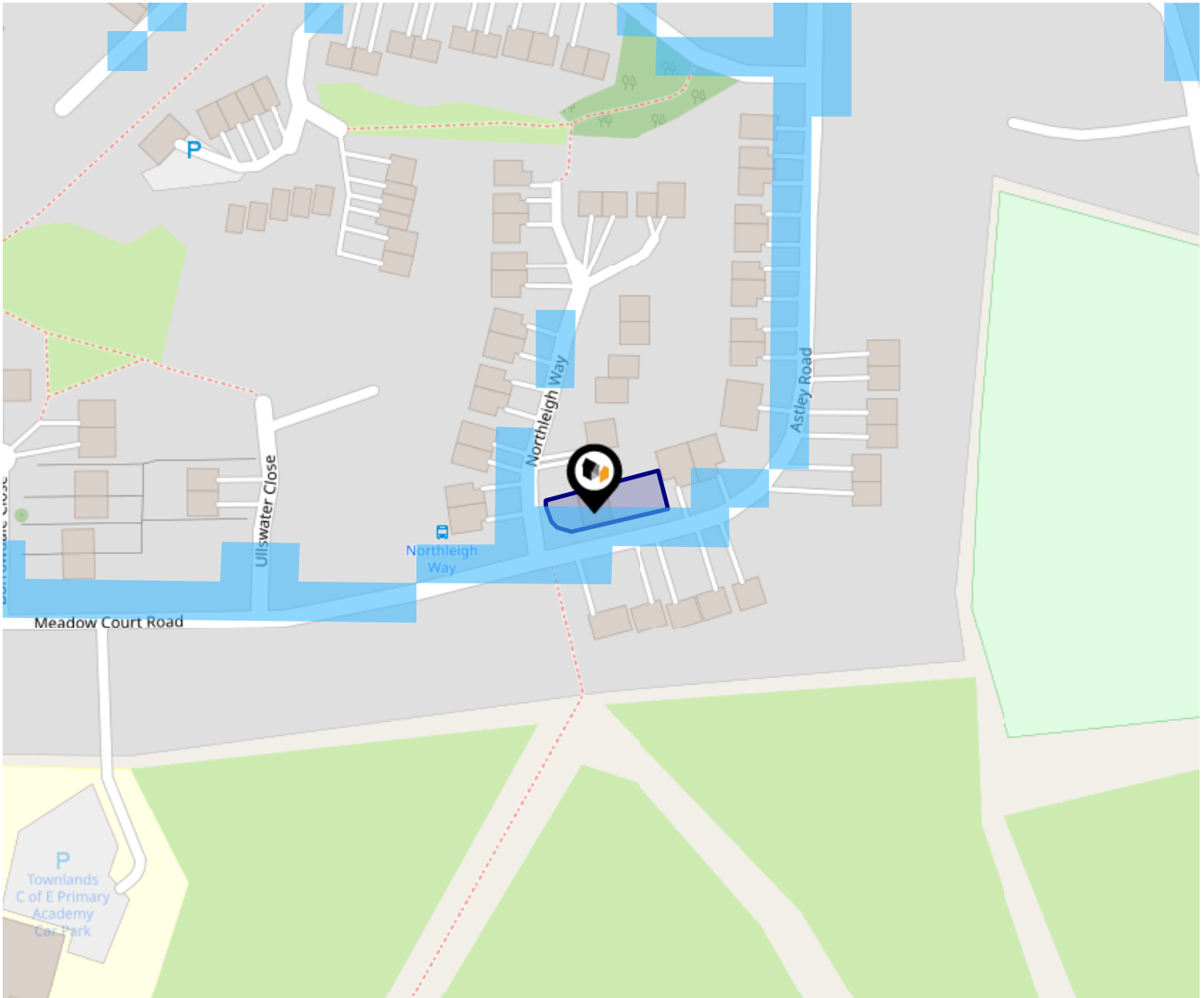
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

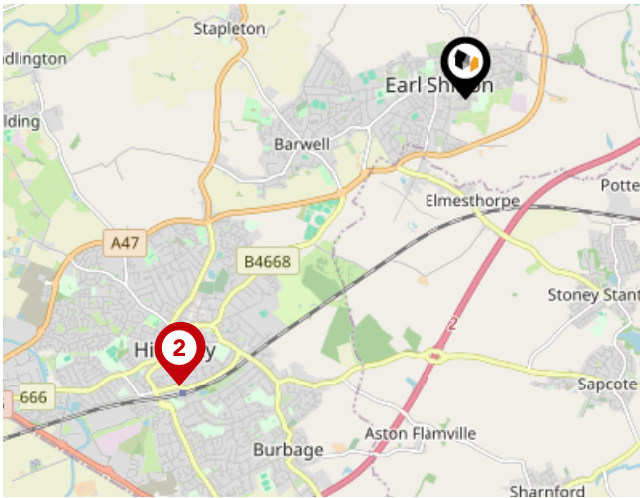


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

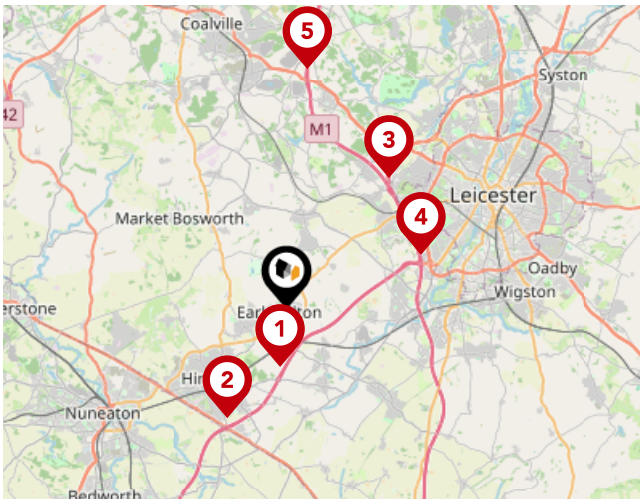
Area

Transport (National)



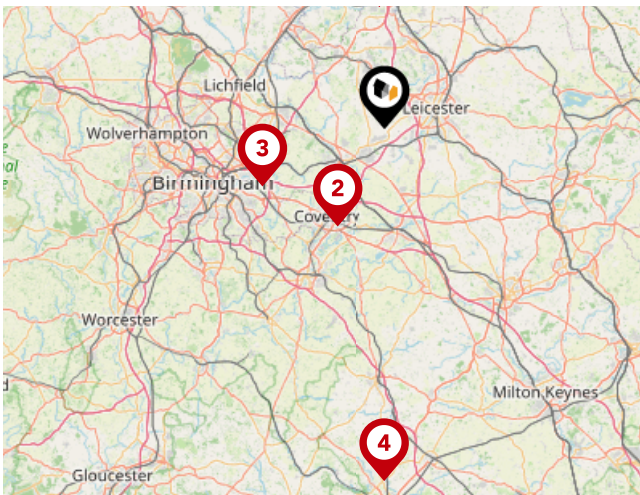
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	3.63 miles
2	Hinckley Rail Station	3.66 miles
3	Narborough Rail Station	4.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J2	2.13 miles
2	M69 J1	4.5 miles
3	M1 J21A	5.99 miles
4	M1 J21	5.22 miles
5	M1 J22	8.69 miles

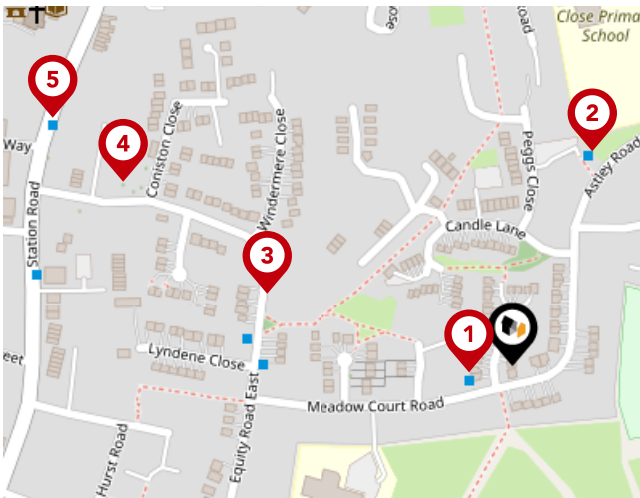


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	17.58 miles
2	Baginton	15.76 miles
3	Birmingham Airport	19.55 miles
4	Kidlington	51.16 miles

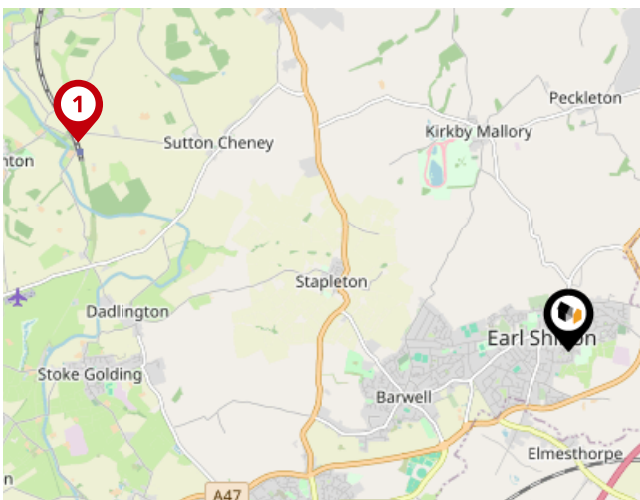
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Northleigh Way	0.02 miles
2	Astley Road	0.13 miles
3	Lyndene Close	0.14 miles
4	Coniston Close	0.24 miles
5	Oaks Way	0.29 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	4.8 miles
2	Shackerstone Rail Station (Battlefield Line)	7.92 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.



/martincouk



/martincouk



/martinco_uk/



/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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