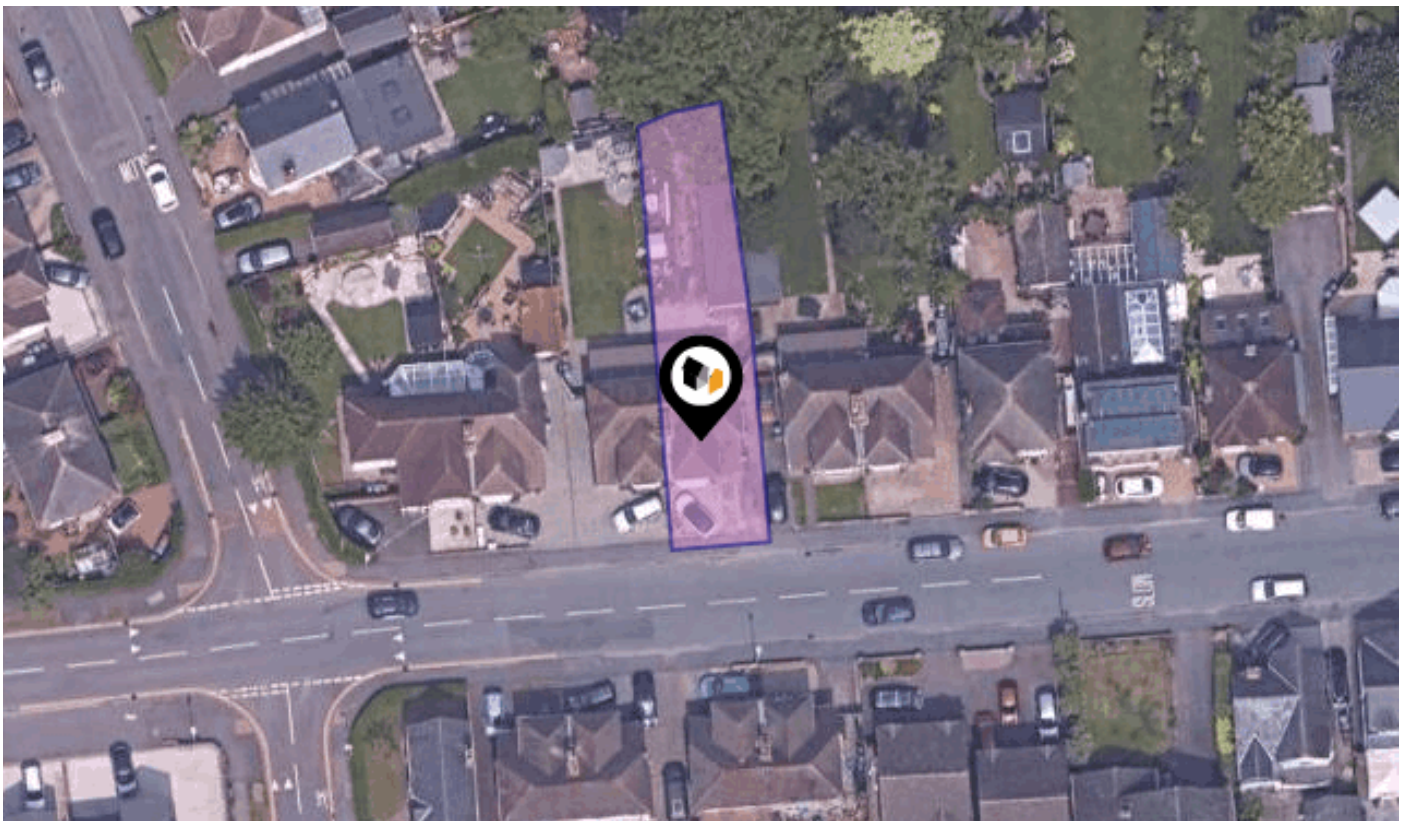




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 10th April 2026**



**26, FORRESTERS ROAD, BURBAGE, HINCKLEY, LE10 2RX**

## 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/](http://www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/)





## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	24/05/2019
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£176,000
<b>Plot Area:</b>	0.07 acres	<b>Last Sold £/ft<sup>2</sup>:</b>	£199
<b>Year Built :</b>	1930-1949	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band C	<b>Latest FENSA Work:</b>	29/08/2011 - 26 Forresters Road windows, Burbage doors
<b>Title Number:</b>	LT448402		17/10/2003 - 26 Forresters Road windows, Burbage doors
<b>UPRN:</b>	100030502191		31/03/2003 - 26 Forresters Road windows, Burbage doors
<b>Restrictive Covenants:</b>	Yes		

## Local Area

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

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

**24** mb/s      **1800** mb/s



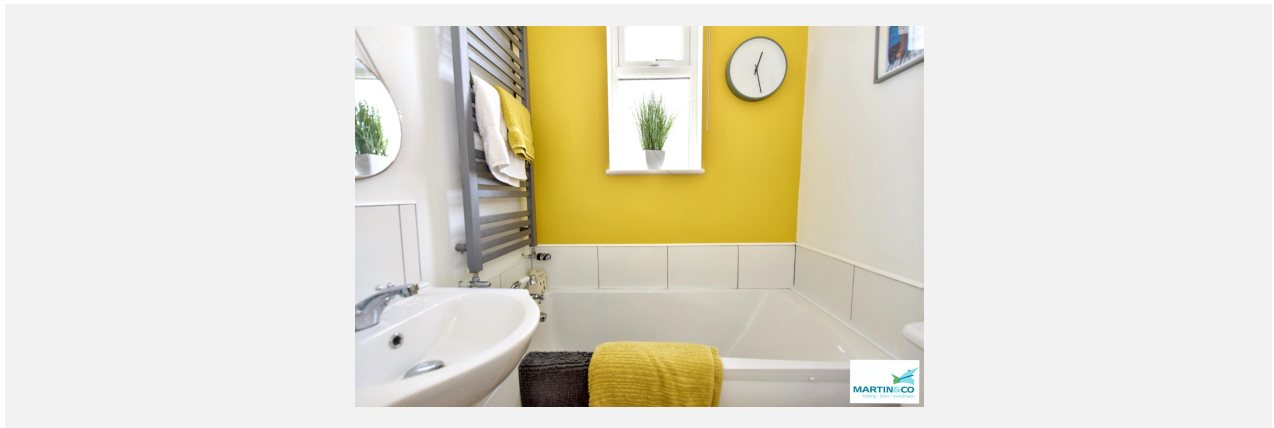
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

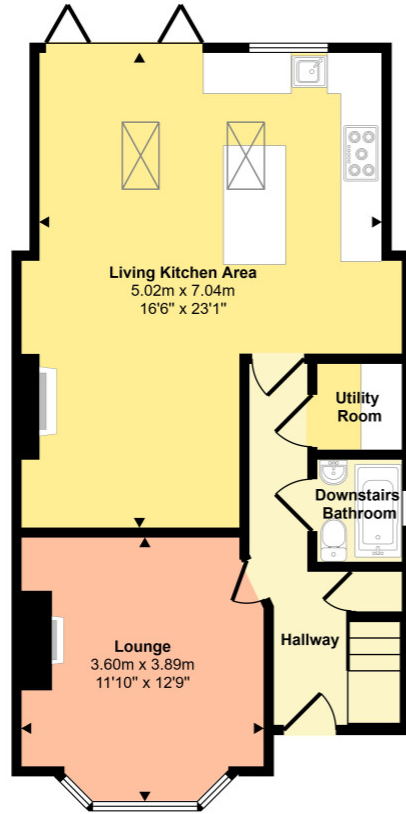




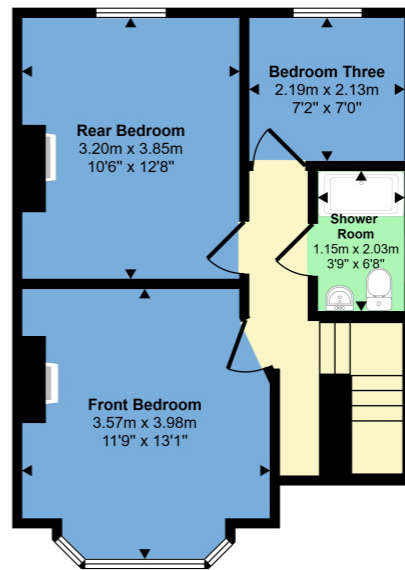


# 26, FORRESTERS ROAD, BURBAGE, HINCKLEY, LE10 2RX

Approx Gross Internal Area  
98 sq m / 1056 sq ft



Ground Floor  
Approx 57 sq m / 615 sq ft



First Floor  
Approx 41 sq m / 441 sq ft

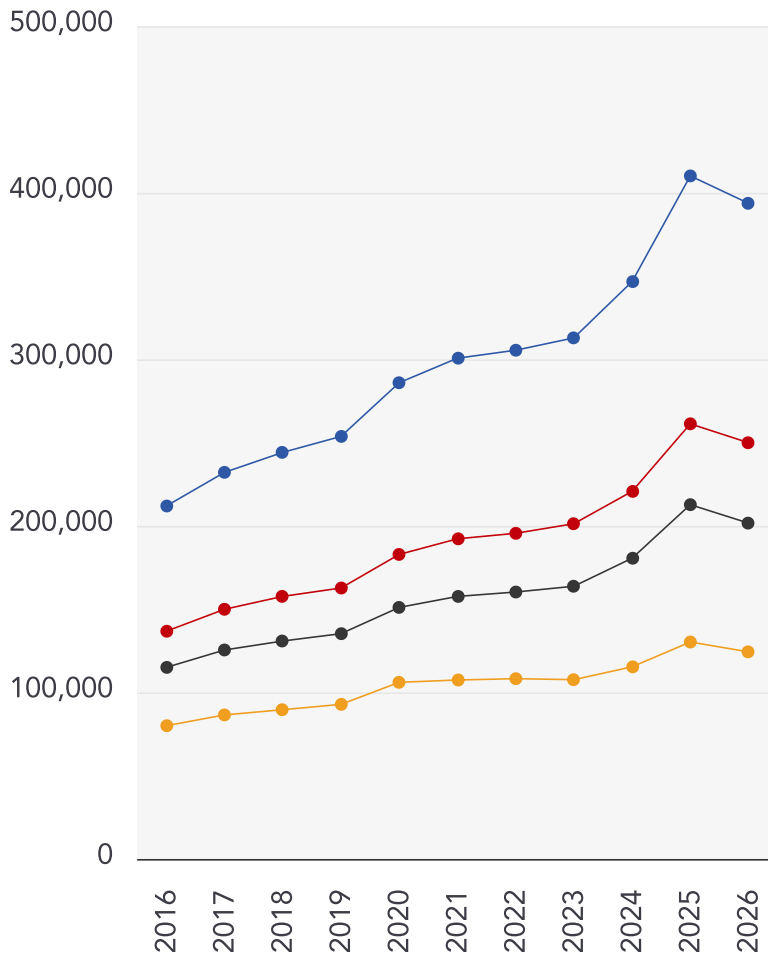
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 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%**

This map displays nearby coal mine entrances and their classifications.



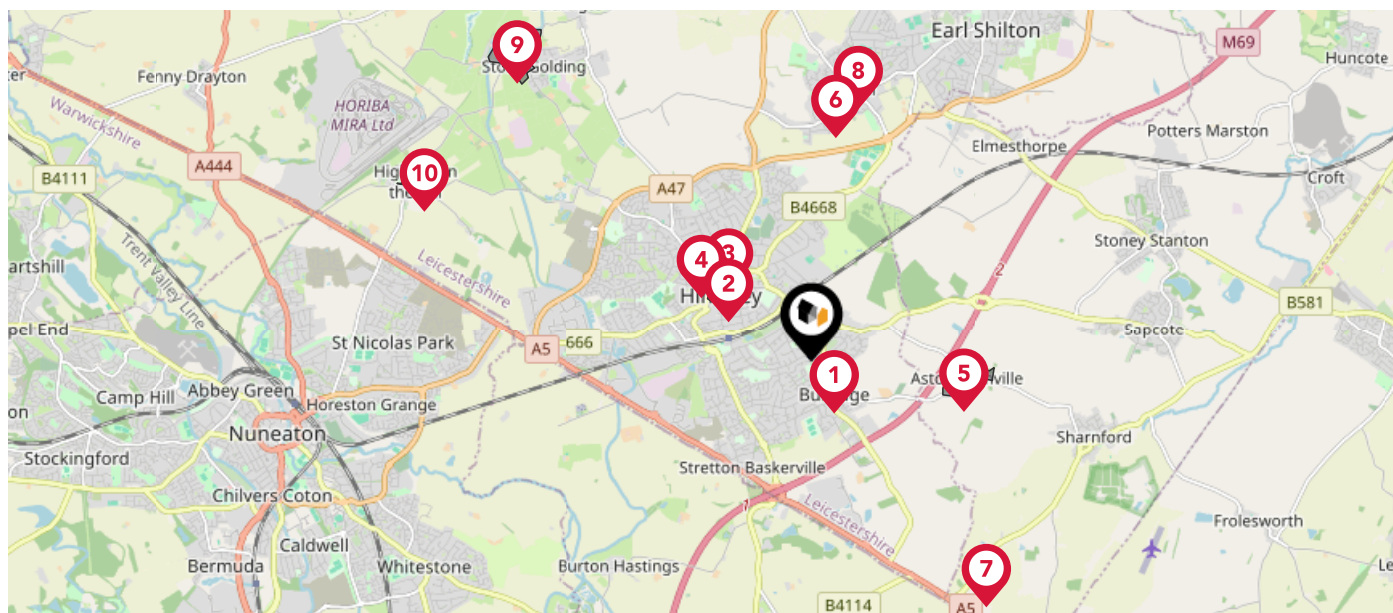
### Mine Entry

- ✕ 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.

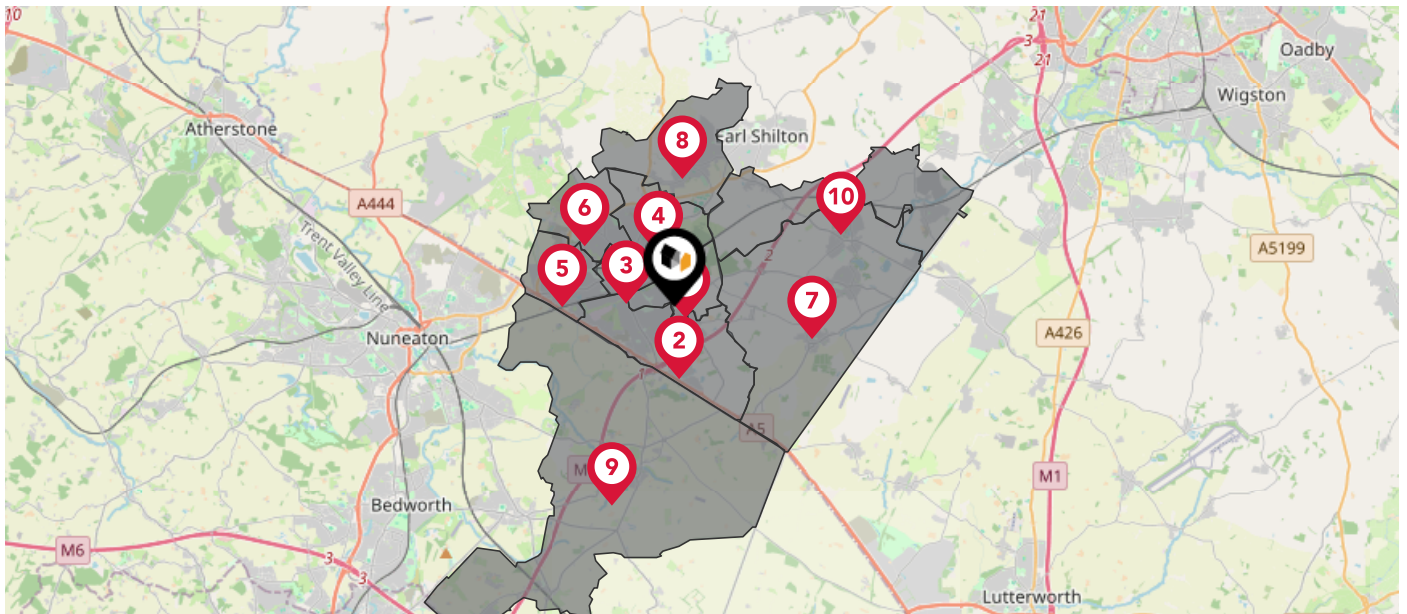
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

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

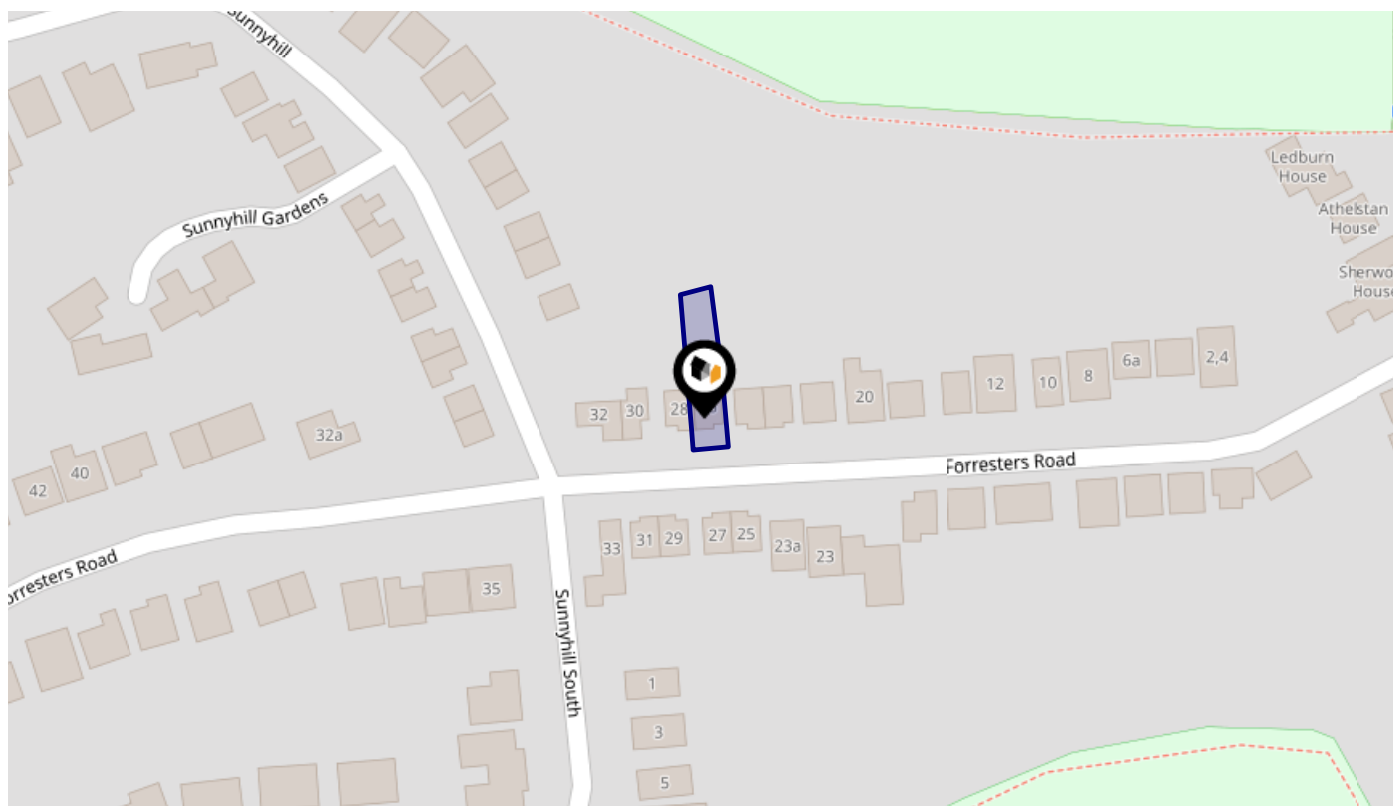
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Burbage St. Catherines and Lash Hill Ward
-  Burbage Sketchley and Stretton Ward
-  Hinckley Castle Ward
-  Hinckley De Montfort Ward
-  Hinckley Clarendon Ward
-  Hinckley Trinity Ward
-  Stanton and Flamville Ward
-  Barwell Ward
-  Wolvey and Shilton Ward
-  Croft Hill Ward

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

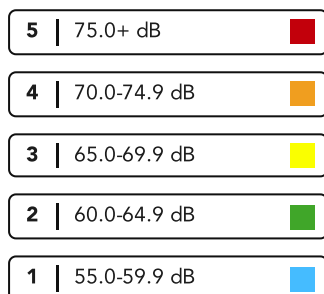


### Rail Noise Data

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.

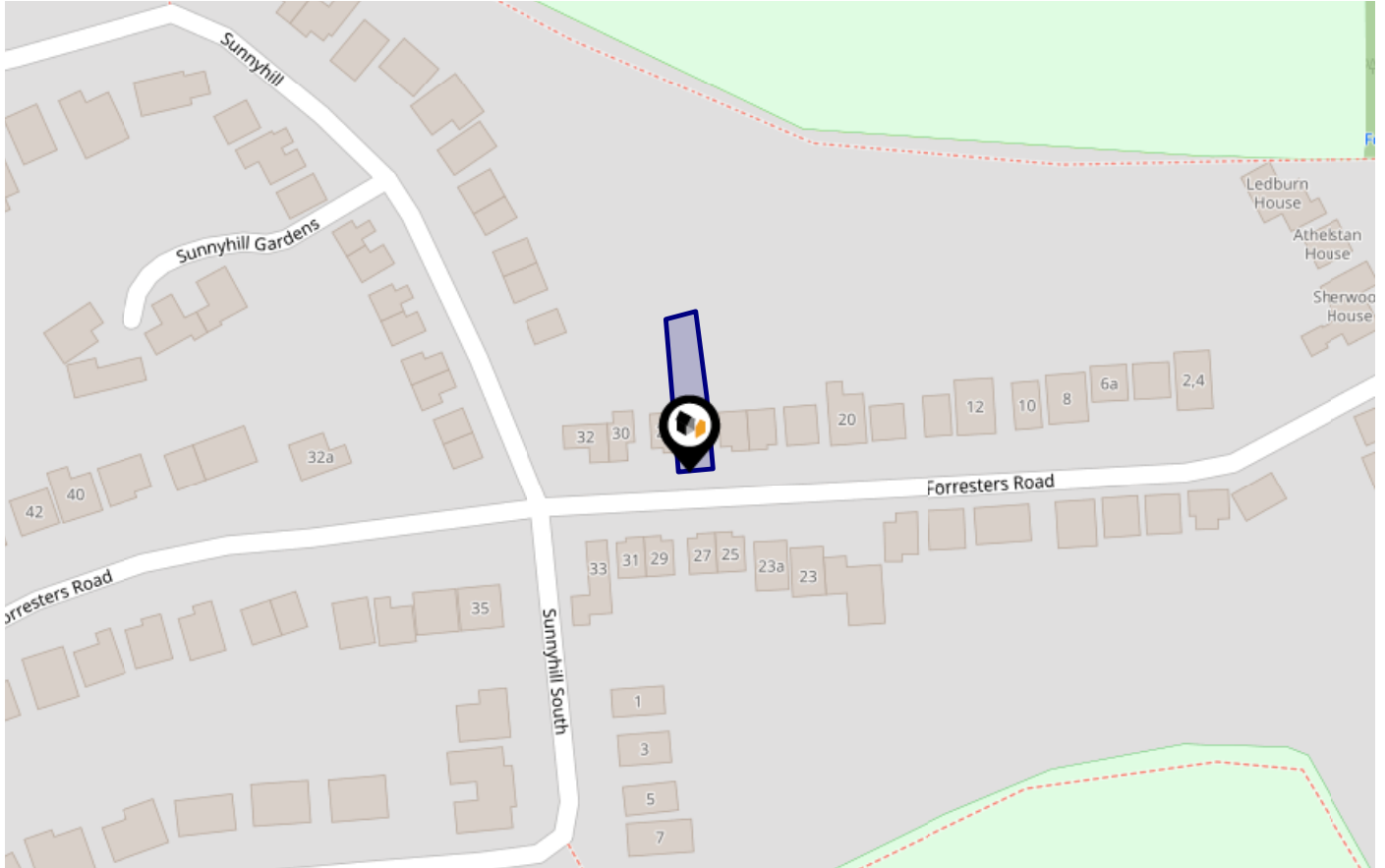
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

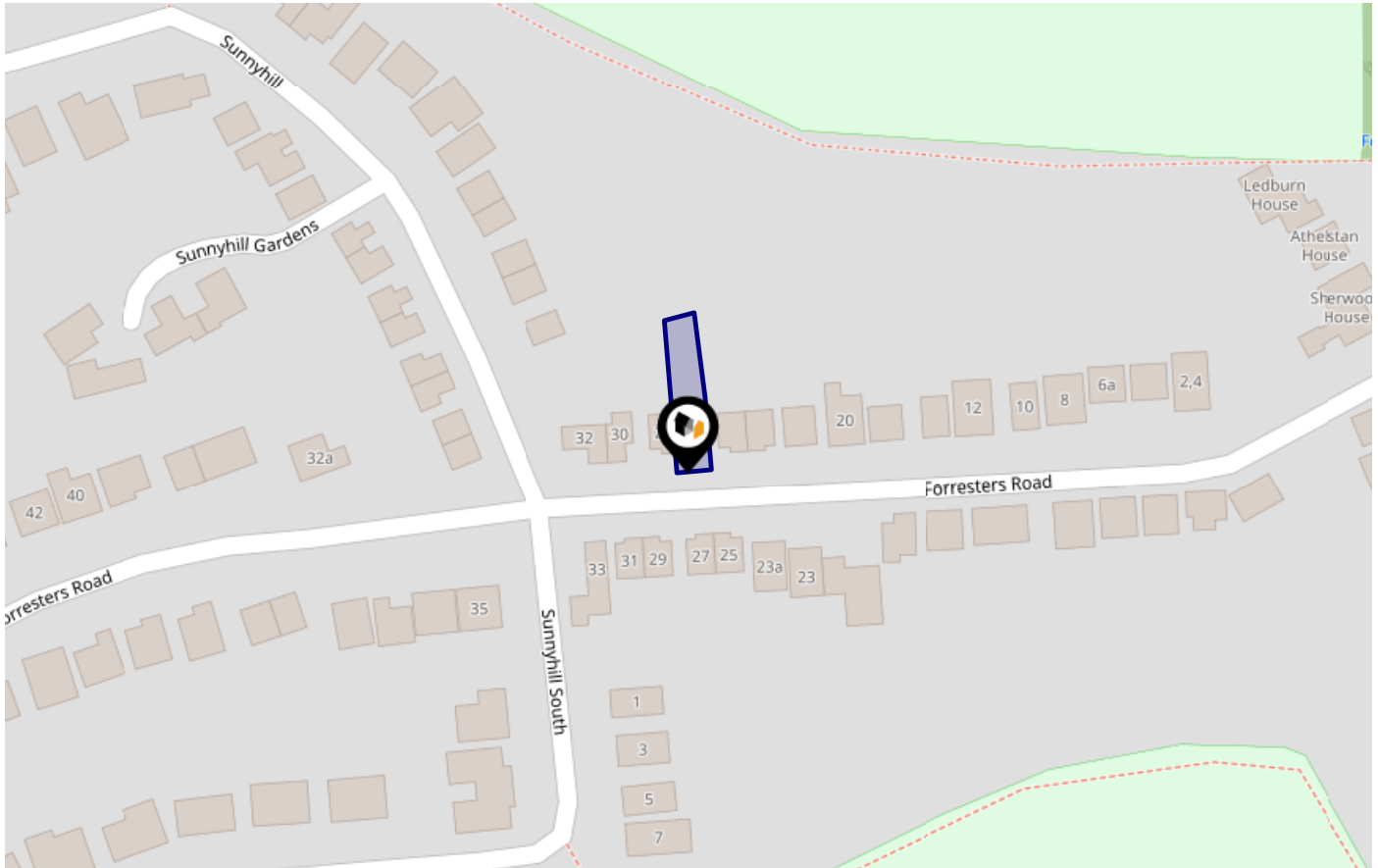
Chance of flooding to the following depths at this property:



# 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.

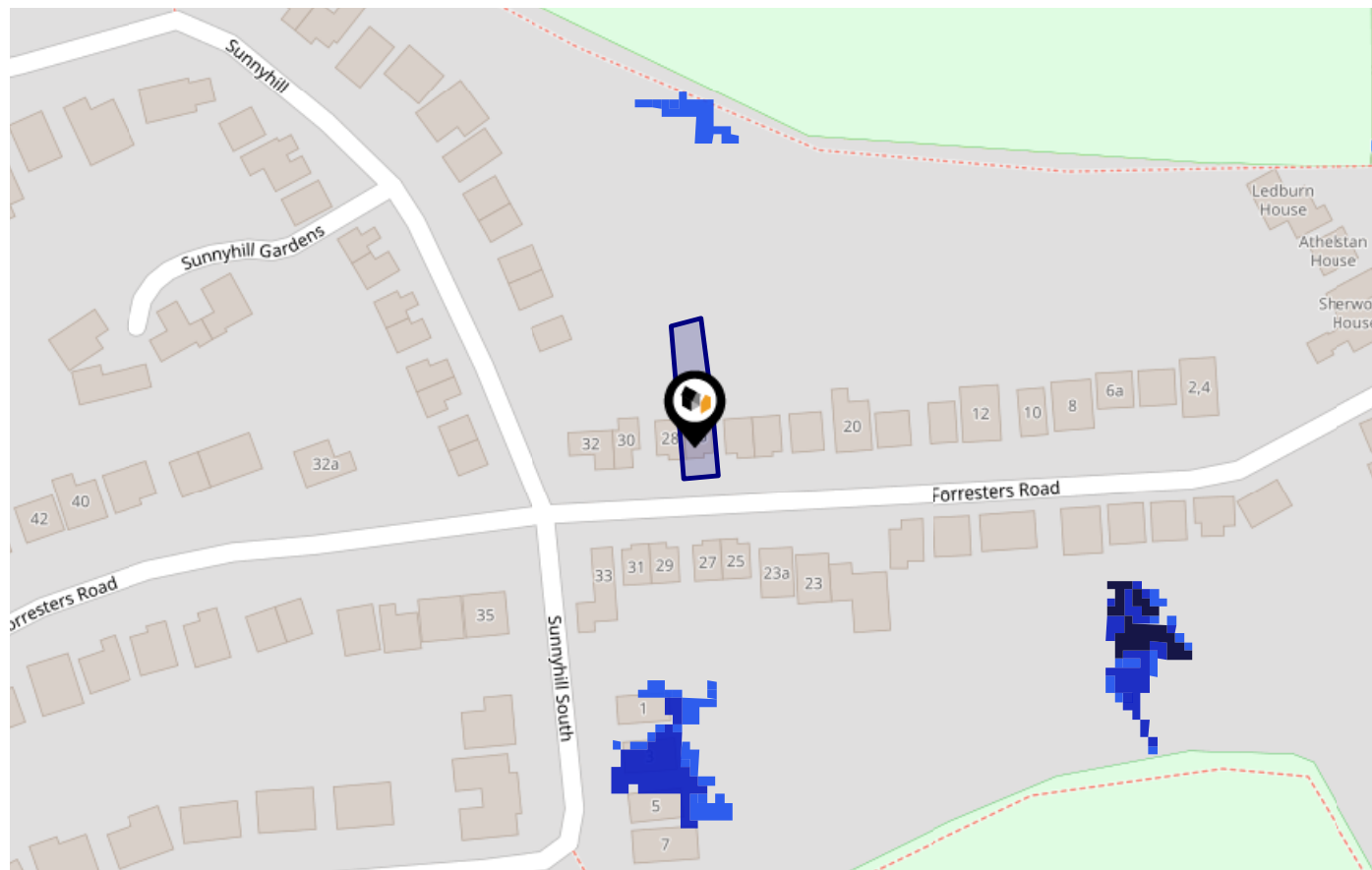
Chance of flooding to the following depths at this property:



# 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.

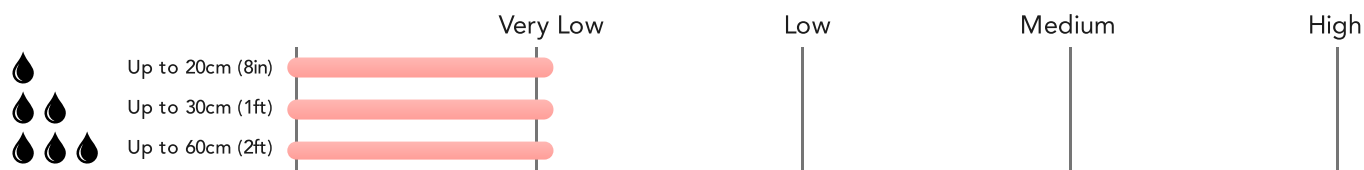


**Risk Rating: Very low**

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.

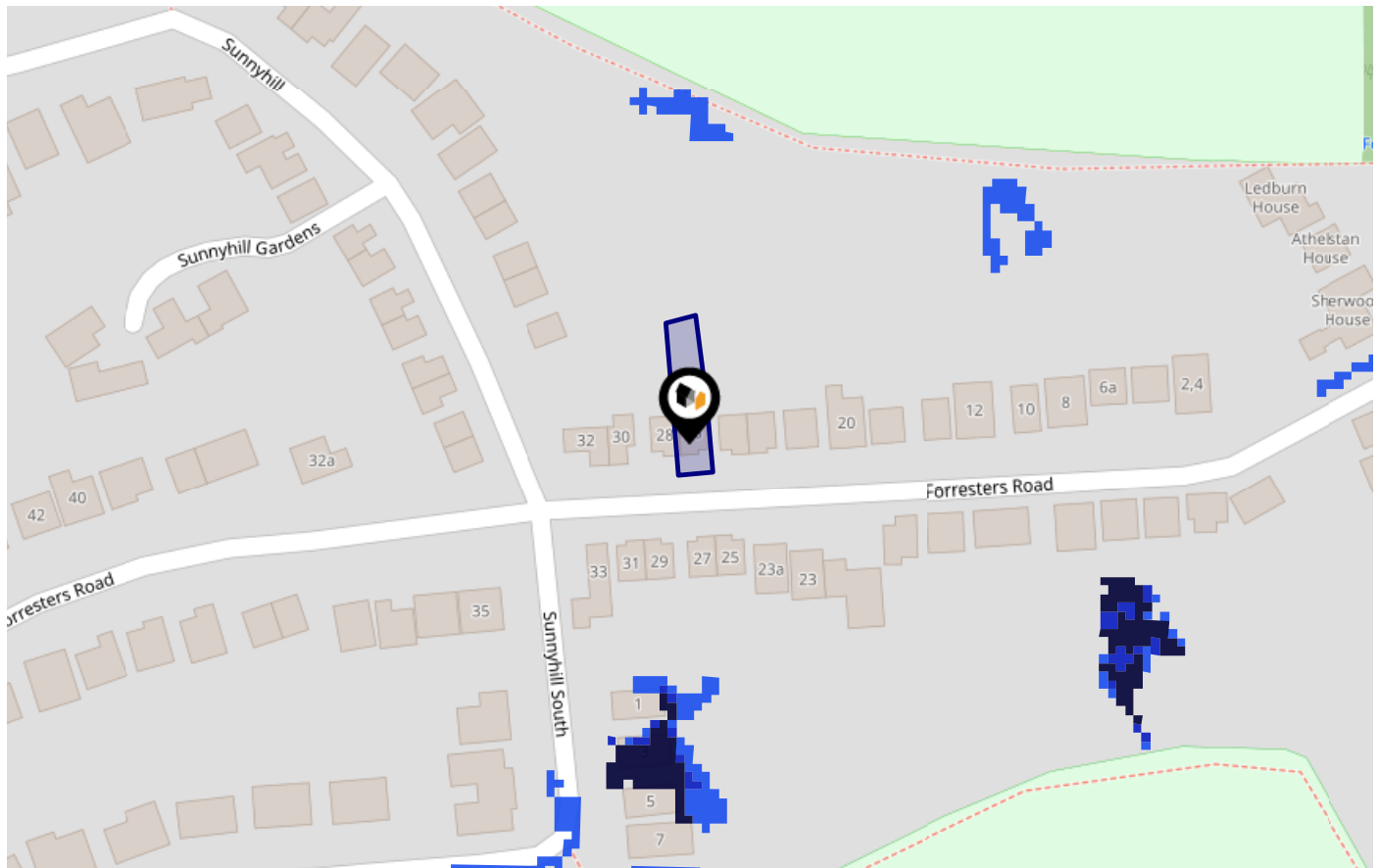
Chance of flooding to the following depths at this property:



# 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

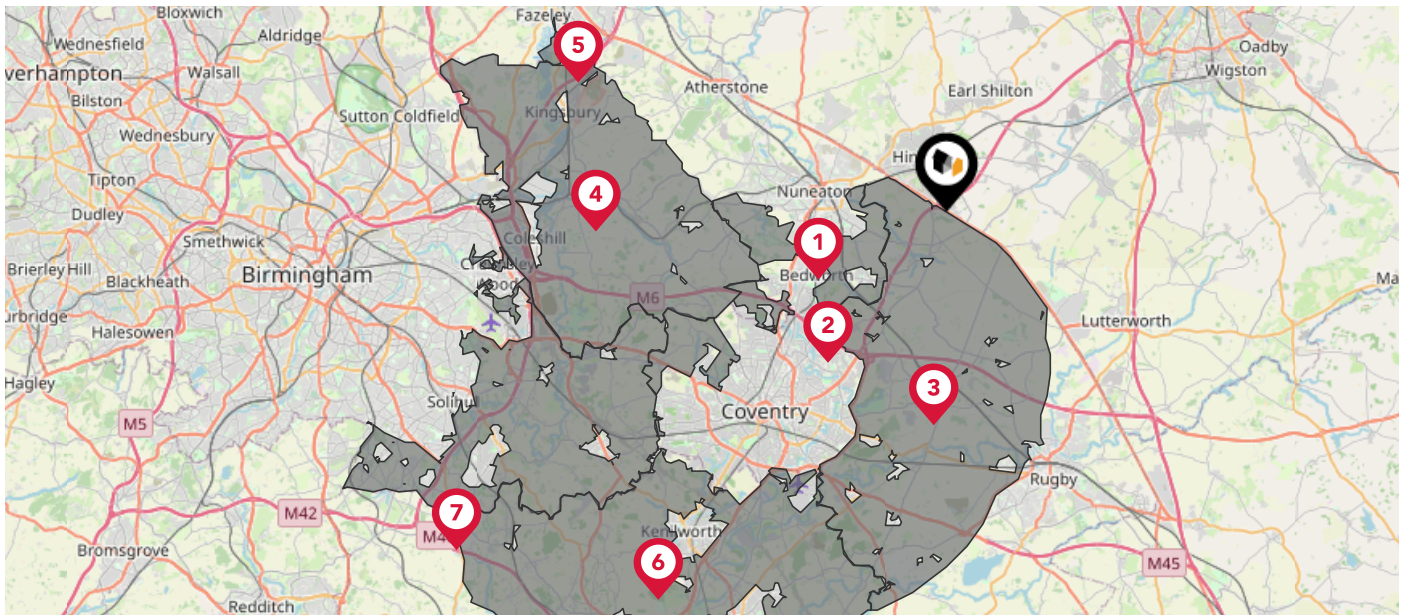
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



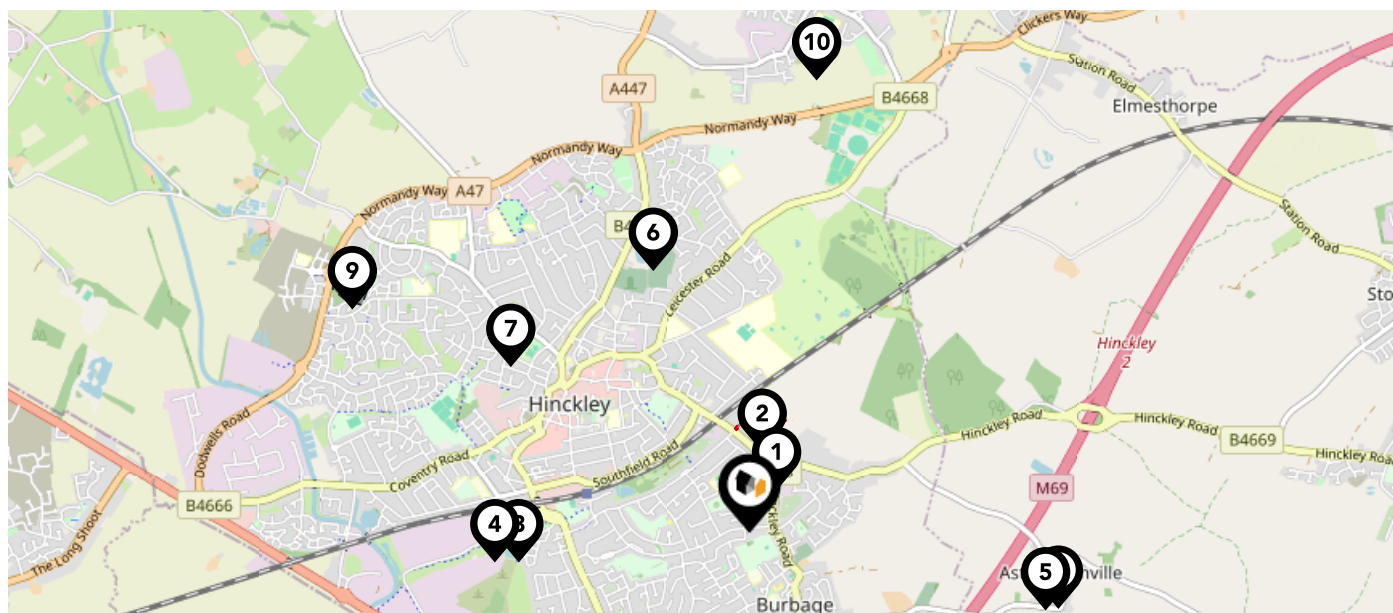
This map displays nearby areas that have been designated as Green Belt...



### 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.



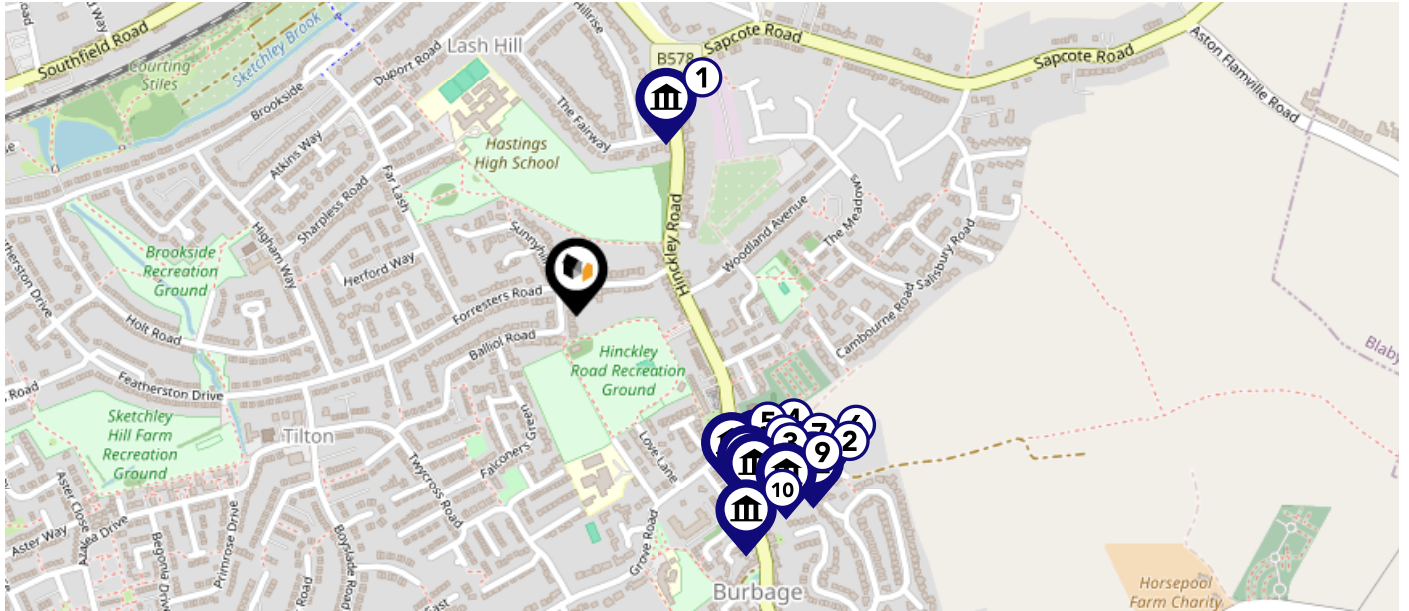
### Nearby Landfill Sites

<b>1</b>	Hinkley Road Landfill Site-Burbace Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth	Historic Landfill <input type="checkbox"/>
<b>2</b>	EA/EPR/NP3693CQ/A001	Active Landfill <input checked="" type="checkbox"/>
<b>3</b>	Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill <input type="checkbox"/>
<b>5</b>	Off Lychgate Lane/Burbage Lane-Aston Flamville, Blaby, Leicestershire	Historic Landfill <input type="checkbox"/>
<b>6</b>	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill <input type="checkbox"/>
<b>7</b>	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill <input type="checkbox"/>
<b>8</b>	Off Lychgate Lane-Aston Flamville, Blaby	Historic Landfill <input type="checkbox"/>
<b>9</b>	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill <input type="checkbox"/>

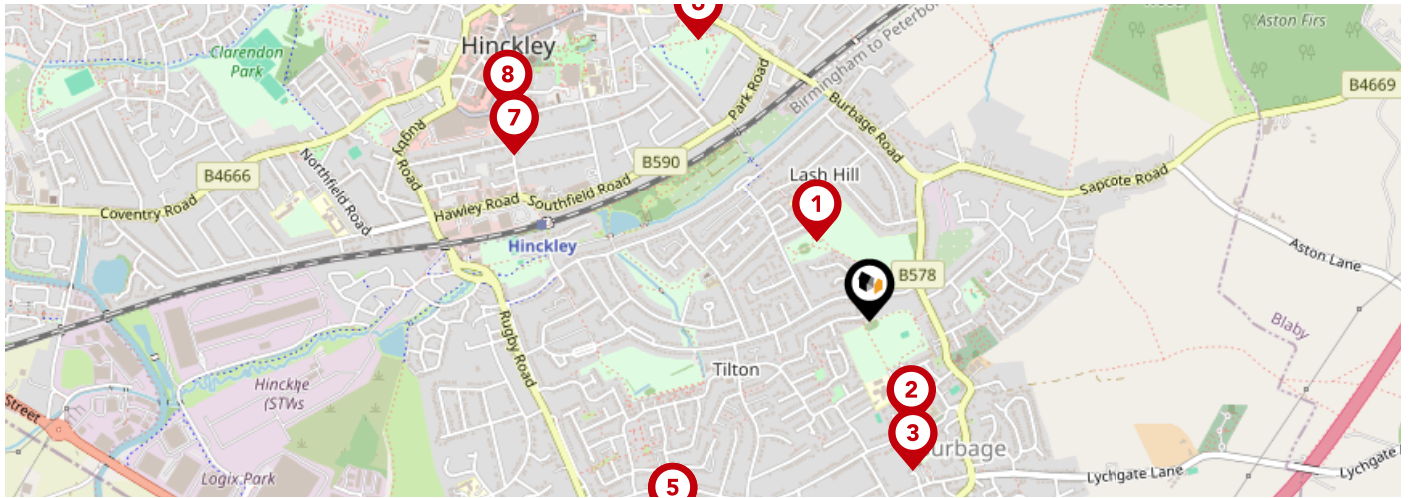
# Maps

## Listed Buildings

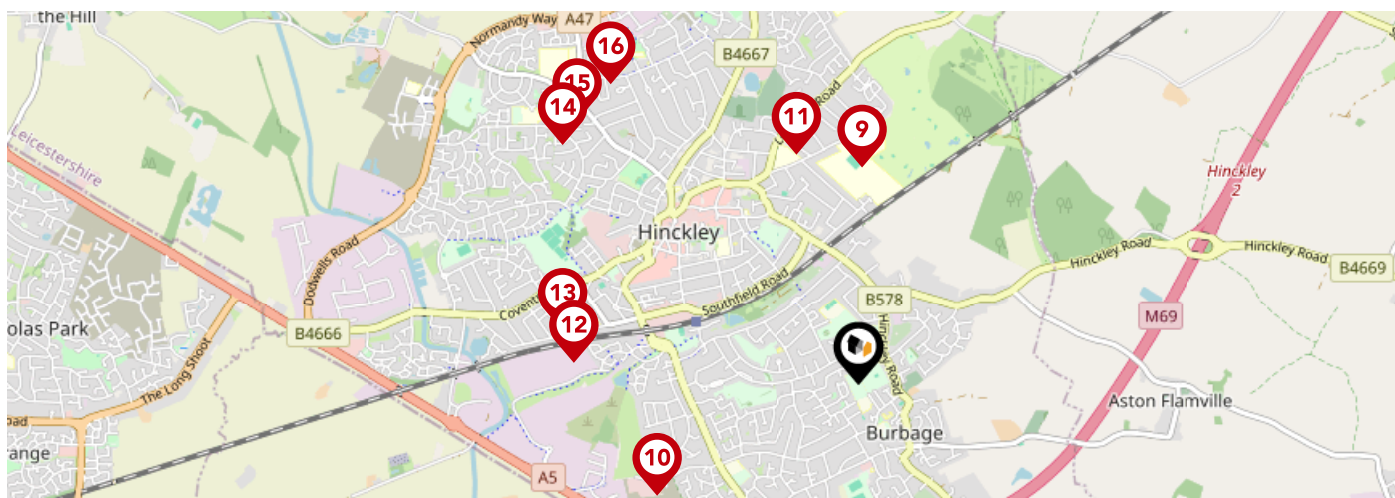
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1361310 - Milestone At Ngr Sp 4412 9332	Grade II	0.2 miles
1178068 - The Old Grange And Attached Stable Wing	Grade II	0.3 miles
1074254 - The Constitutional Club	Grade II	0.3 miles
1361309 - Archer Cottage	Grade II	0.3 miles
1295198 - Cedar Lawn	Grade II	0.3 miles
1074253 - Burbage Hall	Grade II	0.3 miles
1178080 - Manor House	Grade II	0.3 miles
1074255 - 66, Church Street	Grade II	0.3 miles
1178077 - 129, Church Street	Grade II	0.3 miles
1464981 - Burbage War Memorial	Grade II	0.3 miles

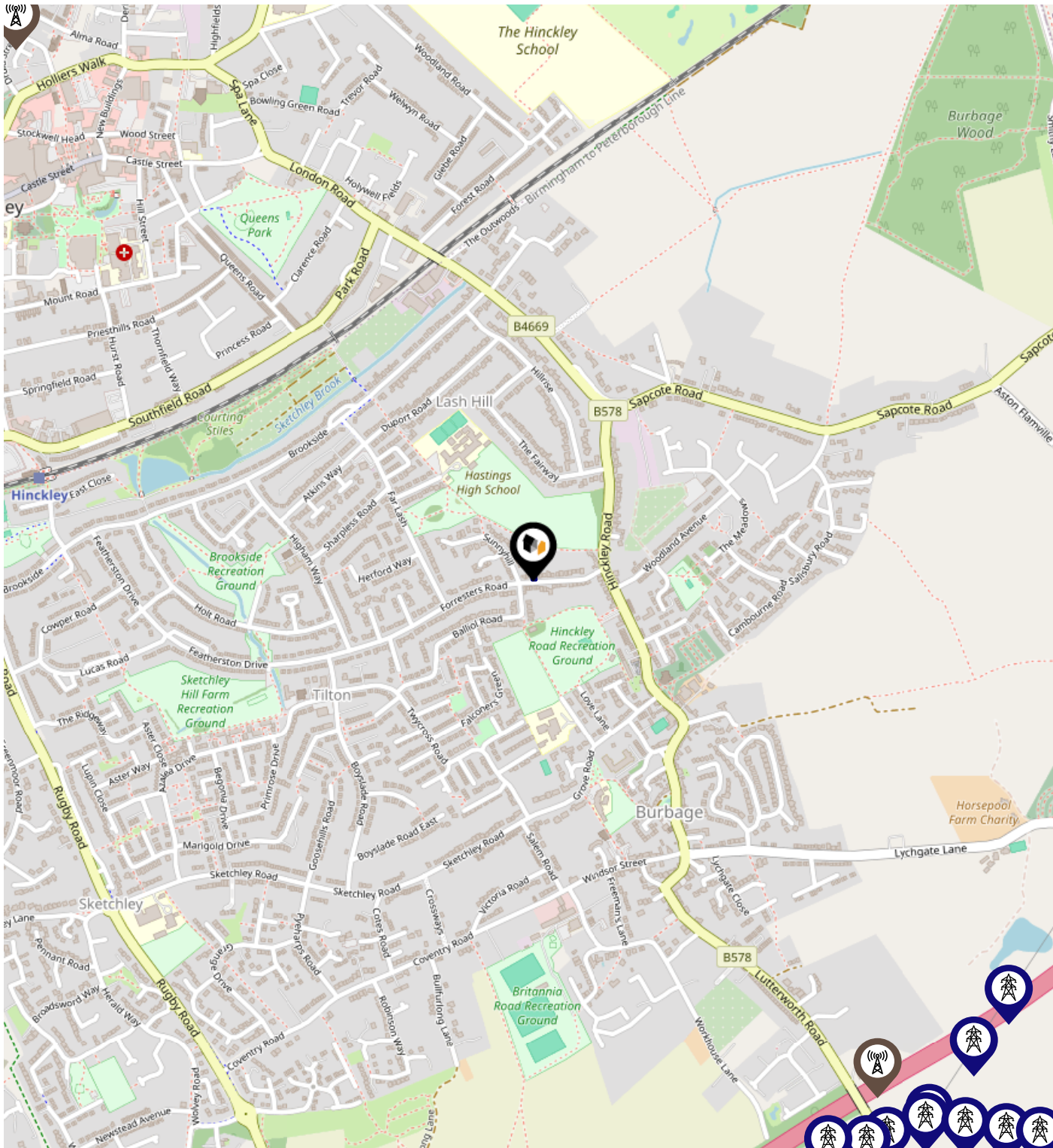


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Hastings High School</b> Ofsted Rating: Good   Pupils: 854   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Burbage Junior School</b> Ofsted Rating: Good   Pupils: 362   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Burbage Church of England Infant School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Sketchley Hill Menphys Nursery School, Burbage</b> Ofsted Rating: Good   Pupils: 57   Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Sketchley Hill Primary School Burbage</b> Ofsted Rating: Good   Pupils: 579   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Saint Peter's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>R.E.A.L Independent Schools Hinckley</b> Ofsted Rating: Good   Pupils: 16   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St Mary's Church of England Primary School, Hinckley</b> Ofsted Rating: Good   Pupils: 252   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>The Hinckley School</b> Ofsted Rating: Good   Pupils: 1166   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sketchley School</b> Ofsted Rating: Good   Pupils: 61   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hinckley Parks Primary School</b> Ofsted Rating: Good   Pupils: 564   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westfield Junior School</b> Ofsted Rating: Requires improvement   Pupils: 366   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westfield Infant School</b> Ofsted Rating: Outstanding   Pupils: 275   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dovetree School</b> Ofsted Rating: Good   Pupils: 49   Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dorothy Goodman School Hinckley</b> Ofsted Rating: Good   Pupils: 387   Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Richmond Primary School</b> Ofsted Rating: Good   Pupils: 515   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

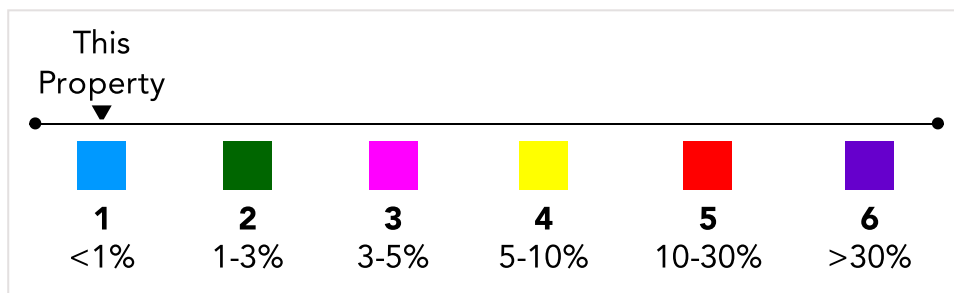
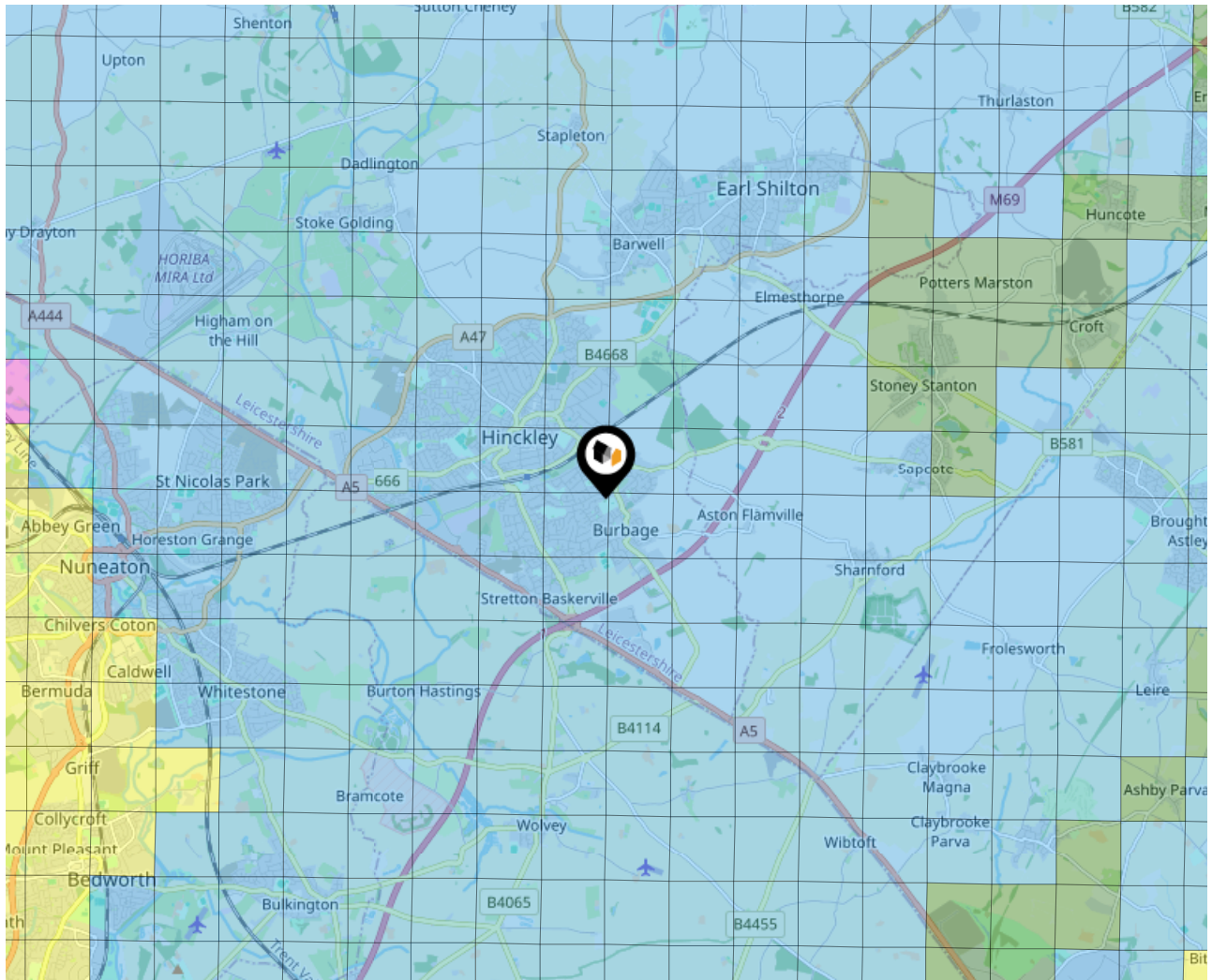


**Key:**

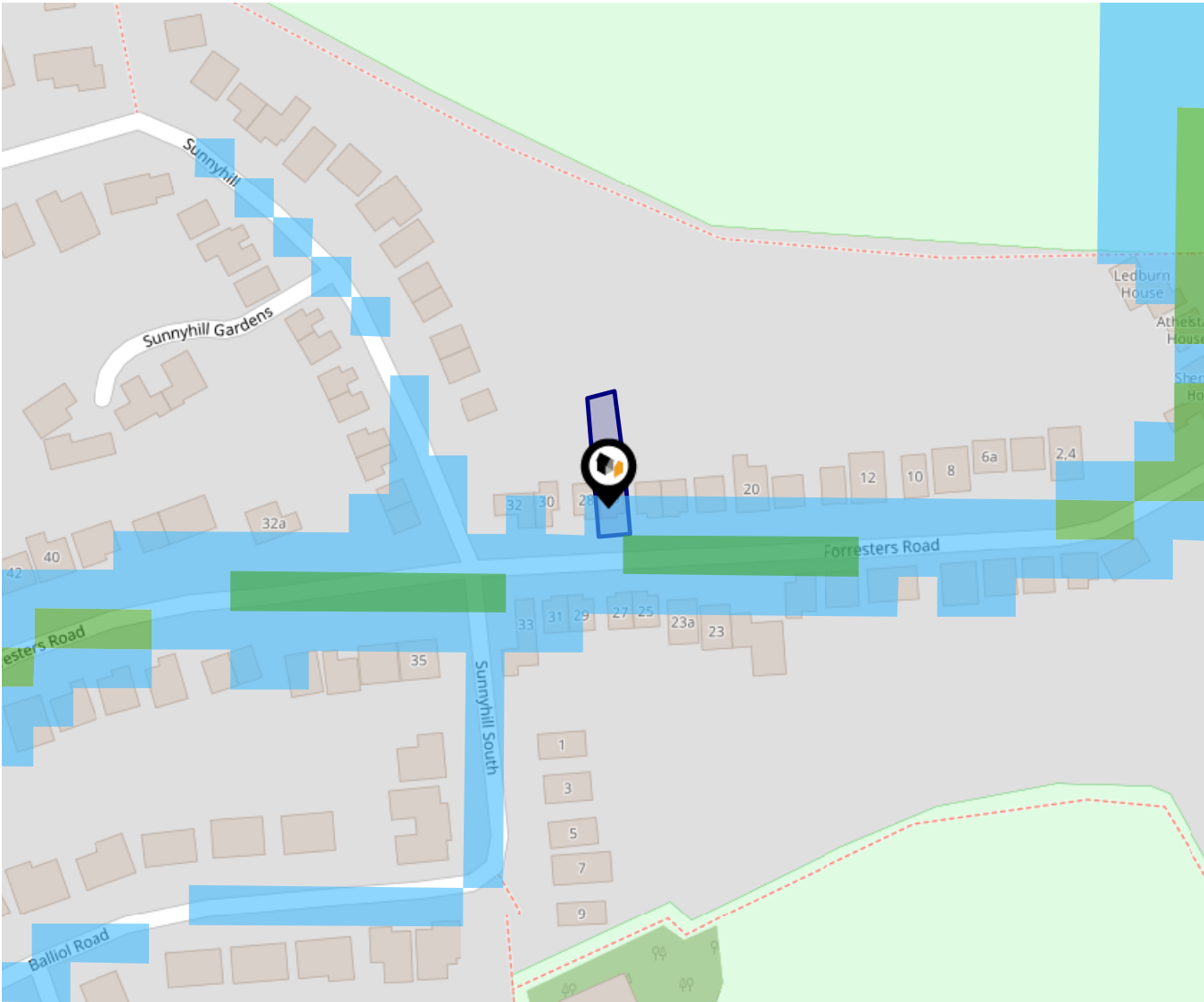
-  Power Pylons
-  Communication Masts

### 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

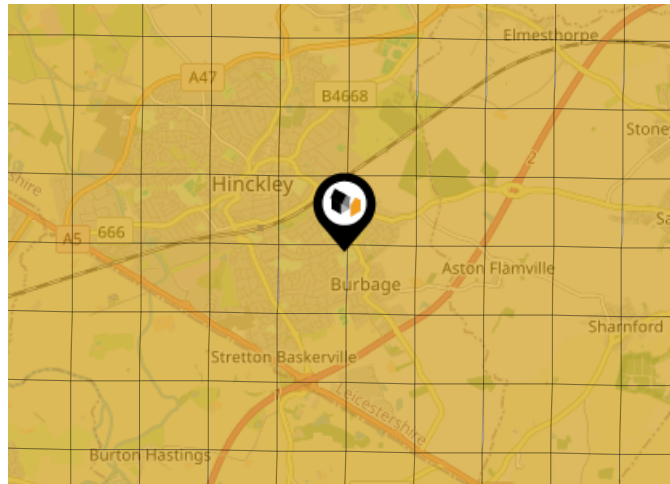


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

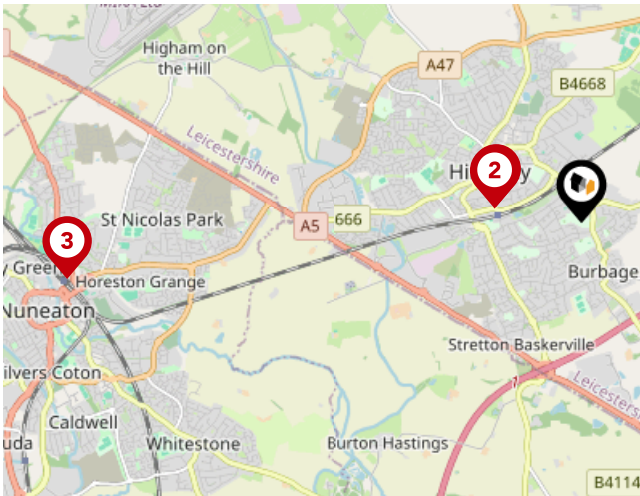
### Ground Composition for this Address (Surrounding square kilometer zone around property)

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



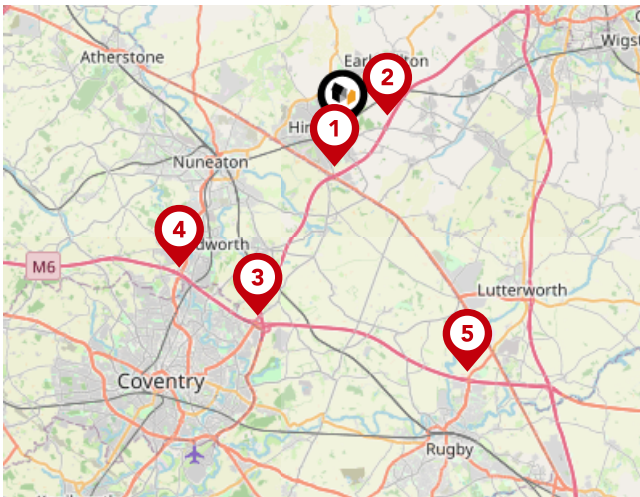
### Primary Classifications (Most Common Clay Types)

<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



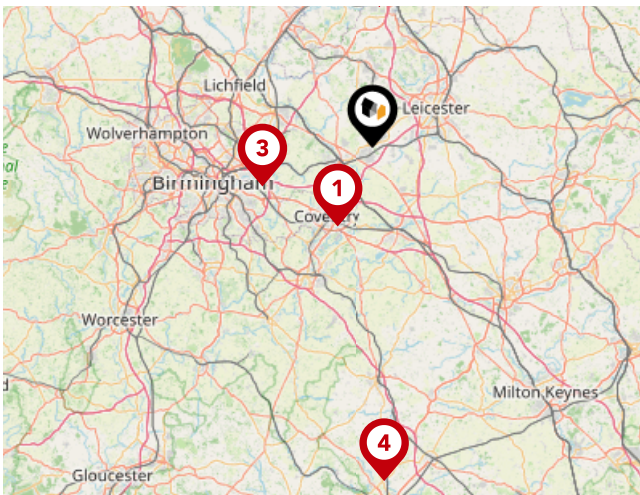
### National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	0.77 miles
2	Hinckley Rail Station	0.79 miles
3	Nuneaton Rail Station	4.67 miles



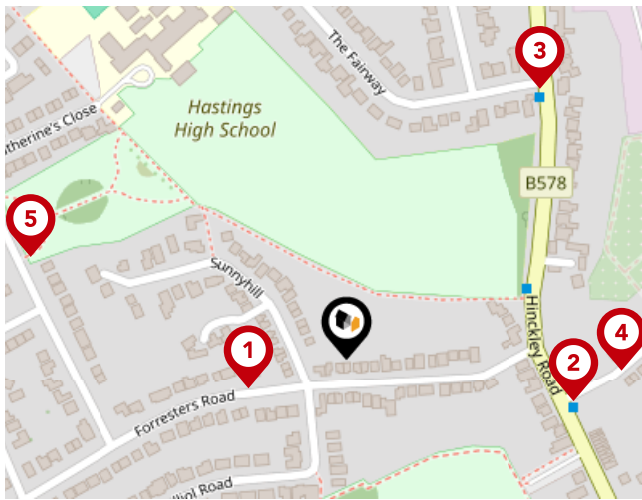
### Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	1.27 miles
2	M69 J2	1.71 miles
3	M6 J2	7.28 miles
4	M6 J3	7.64 miles
5	M6 J1	9.74 miles



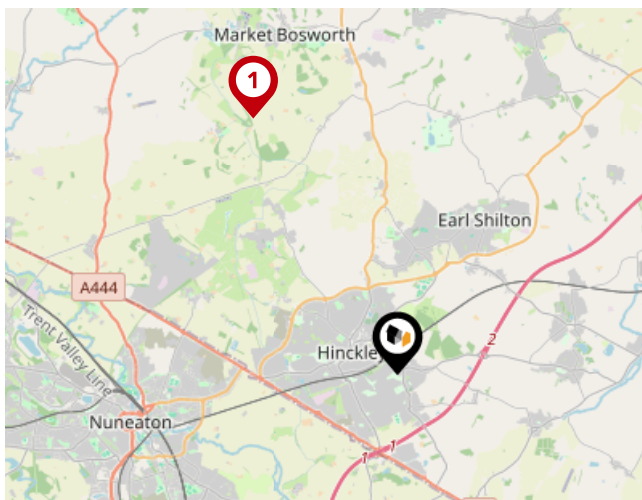
### Airports/HELIPADS

Pin	Name	Distance
1	Baginton	12.52 miles
2	East Mids Airport	20.32 miles
3	Birmingham Airport	16.84 miles
4	Kidlington	48.46 miles



Bus Stops/Stations

Pin	Name	Distance
1	Sunnyhill	0.06 miles
2	Forrester's Road	0.13 miles
3	The Fairway	0.19 miles
4	Pickering Place	0.16 miles
5	Herford Way	0.19 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	5.29 miles



### **Martin & Co | Hinckley**

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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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