

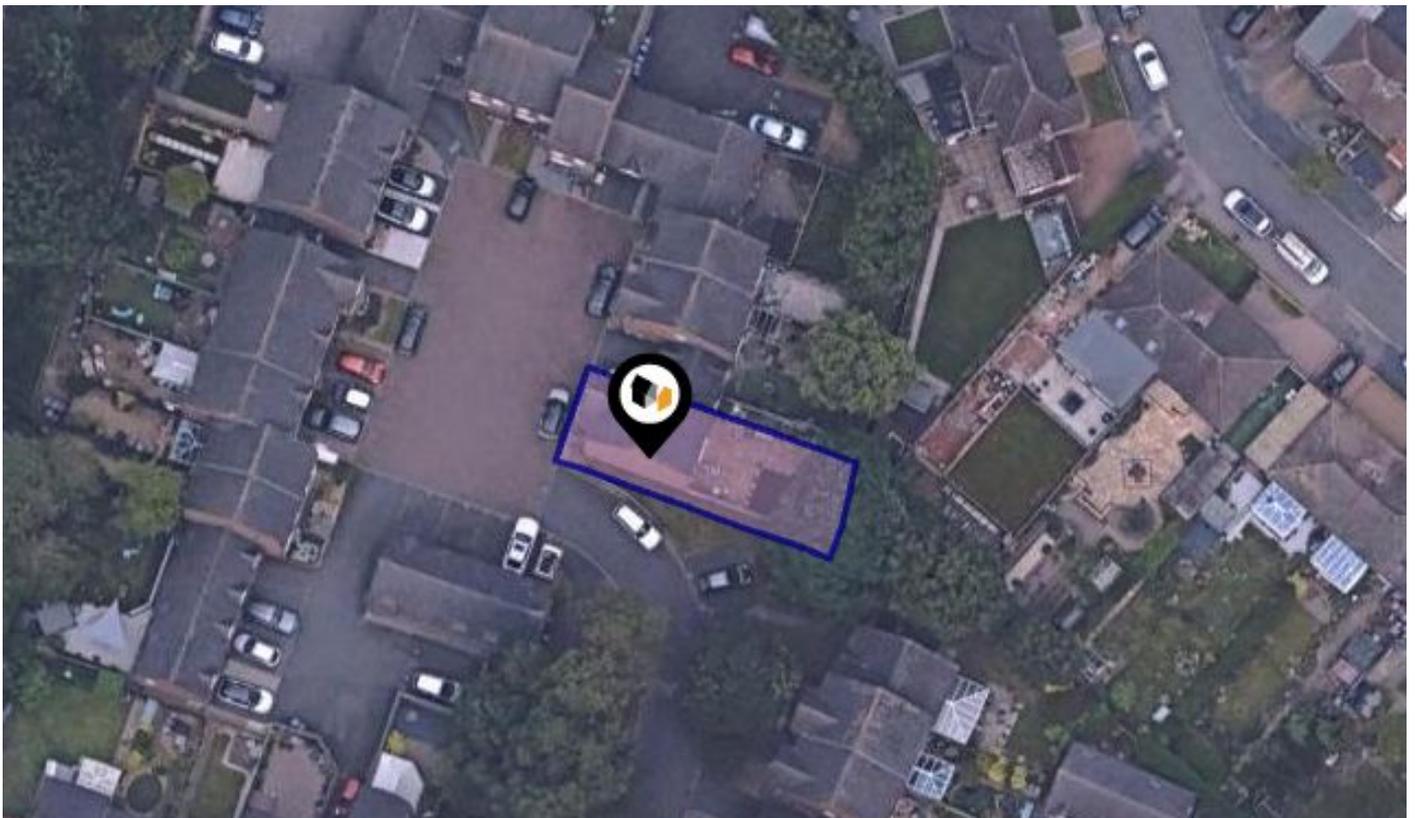


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th March 2026



ARGUILE PLACE, HINCKLEY, LE10

Price Estimate : £360,000

Martin & Co | Hinckley

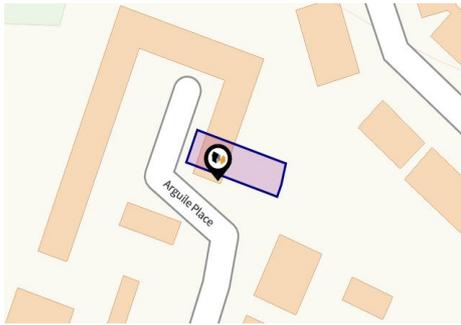
99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

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





Property

Type: Terraced
Bedrooms: 4
Plot Area: 0.05 acres
Year Built : 2003
Council Tax : Band E
Annual Estimate: £2,816
Title Number: LT360396

Price Estimate: £360,000
Tenure: Freehold

Local Area

Local Authority: Leicestershire
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s	221 mb/s	1800 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

17, Arguile Place, Hinckley, LE10 0GH				Flat-maisonette House
Last Sold Date:	14/07/2025	03/12/2004	01/08/2003	
Last Sold Price:	£240,000	£145,000	£123,995	
27, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	05/02/2024	17/09/2020	08/01/2016	28/11/2002
Last Sold Price:	£285,000	£263,500	£220,000	£228,995
33, Arguile Place, Hinckley, LE10 0GH				Semi-detached House
Last Sold Date:	07/01/2022	21/02/2014		
Last Sold Price:	£325,000	£180,000		
10, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	20/08/2021	18/09/2009	16/05/2003	
Last Sold Price:	£235,000	£190,000	£179,995	
1, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	06/02/2018	21/06/2007	14/03/2003	
Last Sold Price:	£215,000	£174,000	£129,995	
15, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	10/02/2017	01/04/2015		
Last Sold Price:	£190,000	£174,000		
11, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	05/06/2015	30/05/2003		
Last Sold Price:	£182,000	£179,995		
16, Arguile Place, Hinckley, LE10 0GH				Flat-maisonette House
Last Sold Date:	16/04/2015	25/08/2006	27/06/2003	
Last Sold Price:	£80,000	£105,000	£75,000	
8, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	04/02/2015	22/04/2005	28/04/2003	
Last Sold Price:	£175,000	£163,000	£141,995	
22, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	20/12/2013	12/10/2007	29/08/2003	
Last Sold Price:	£82,500	£95,000	£54,327	
29, Arguile Place, Hinckley, LE10 0GH				Semi-detached House
Last Sold Date:	19/08/2011	08/04/2011	30/01/2004	
Last Sold Price:	£145,000	£155,000	£135,995	
7, Arguile Place, Hinckley, LE10 0GH				Flat-maisonette House
Last Sold Date:	26/07/2010	30/05/2003		
Last Sold Price:	£149,000	£125,995		

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

6, Arguile Place, Hinckley, LE10 0GH				Flat-maisonette House
Last Sold Date:	20/03/2008	12/07/2004	26/03/2003	
Last Sold Price:	£155,000	£140,250	£121,995	
9, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	15/02/2008	25/04/2003		
Last Sold Price:	£180,000	£141,995		
23, Arguile Place, Hinckley, LE10 0GH				Flat-maisonette House
Last Sold Date:	25/08/2006	07/11/2003		
Last Sold Price:	£105,000	£75,000		
5, Arguile Place, Hinckley, LE10 0GH				Detached House
Last Sold Date:	03/02/2006	14/03/2003		
Last Sold Price:	£186,000	£143,995		
3, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	03/09/2004	19/03/2003		
Last Sold Price:	£170,000	£127,995		
30, Arguile Place, Hinckley, LE10 0GH				Terraced House
Last Sold Date:	11/03/2004			
Last Sold Price:	£214,995			
31, Arguile Place, Hinckley, LE10 0GH				Semi-detached House
Last Sold Date:	05/03/2004			
Last Sold Price:	£209,995			
Holly Lodge, 32, Arguile Place, Hinckley, LE10 0GH				Flat-maisonette House
Last Sold Date:	30/01/2004			
Last Sold Price:	£95,950			
28, Arguile Place, Hinckley, LE10 0GH				Semi-detached House
Last Sold Date:	28/11/2003			
Last Sold Price:	£200,000			
34, Arguile Place, Hinckley, LE10 0GH				Semi-detached House
Last Sold Date:	21/11/2003			
Last Sold Price:	£150,995			
24, Arguile Place, Hinckley, LE10 0GH				Flat-maisonette House
Last Sold Date:	31/10/2003			
Last Sold Price:	£54,327			
25, Arguile Place, Hinckley, LE10 0GH				Flat-maisonette House
Last Sold Date:	31/10/2003			
Last Sold Price:	£54,327			

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

26, Arguile Place, Hinckley, LE10 0GH	Flat-maisonette House
Last Sold Date:	31/10/2003
Last Sold Price:	£54,327
20, Arguile Place, Hinckley, LE10 0GH	Terraced House
Last Sold Date:	29/08/2003
Last Sold Price:	£54,327
21, Arguile Place, Hinckley, LE10 0GH	Terraced House
Last Sold Date:	29/08/2003
Last Sold Price:	£54,327
18, Arguile Place, Hinckley, LE10 0GH	Flat-maisonette House
Last Sold Date:	25/07/2003
Last Sold Price:	£89,995
4, Arguile Place, Hinckley, LE10 0GH	Detached House
Last Sold Date:	26/03/2003
Last Sold Price:	£219,995
2, Arguile Place, Hinckley, LE10 0GH	Semi-detached House
Last Sold Date:	14/03/2003
Last Sold Price:	£122,995

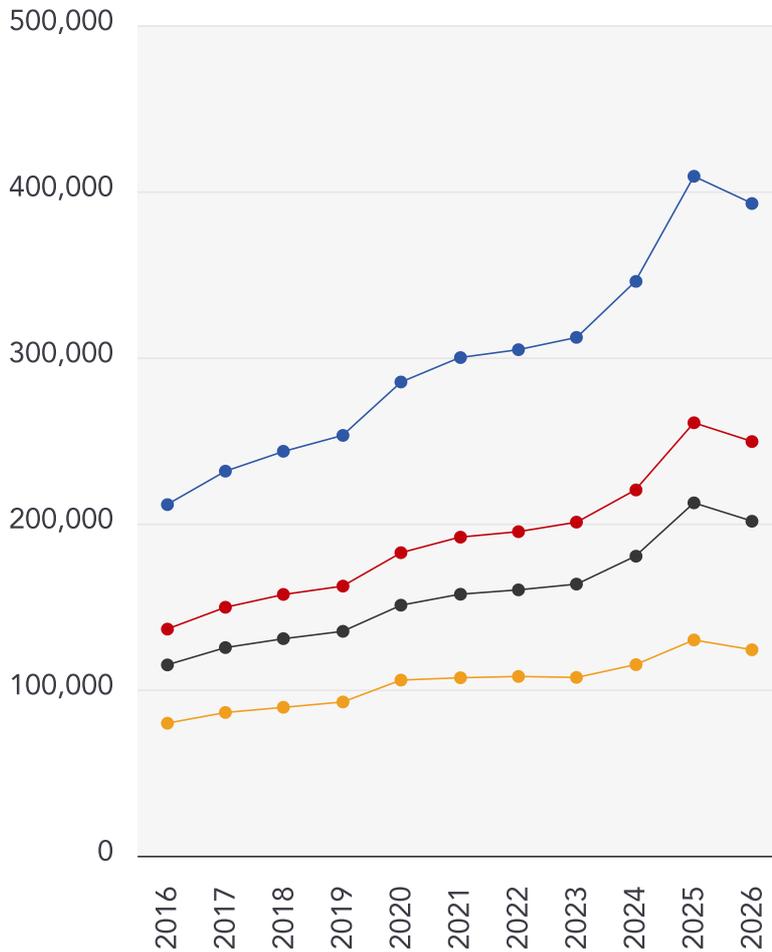
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+85.76%

Semi-Detached

+82.76%

Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



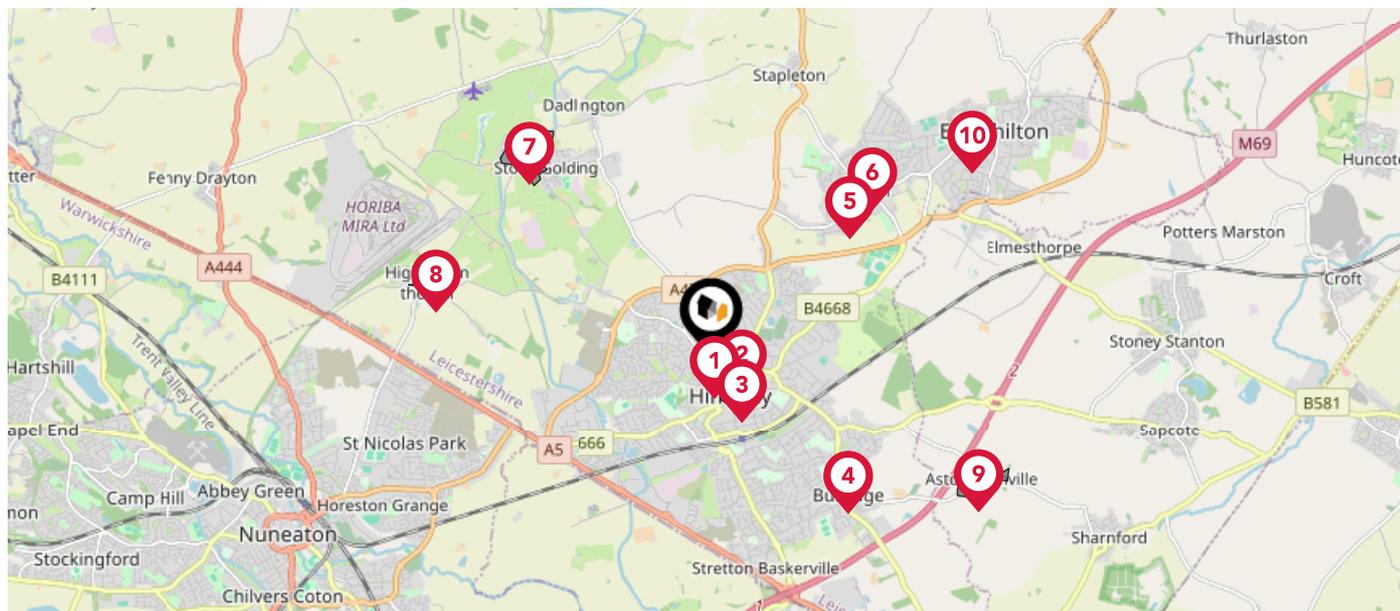
Mine Entry

- ✕ 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 Hinckley, Hollycroft

- 2 Hinckley - Druid Street

- 3 Hinckley - Town Centre

- 4 Burbage

- 5 Barwell A

- 6 Barwell B

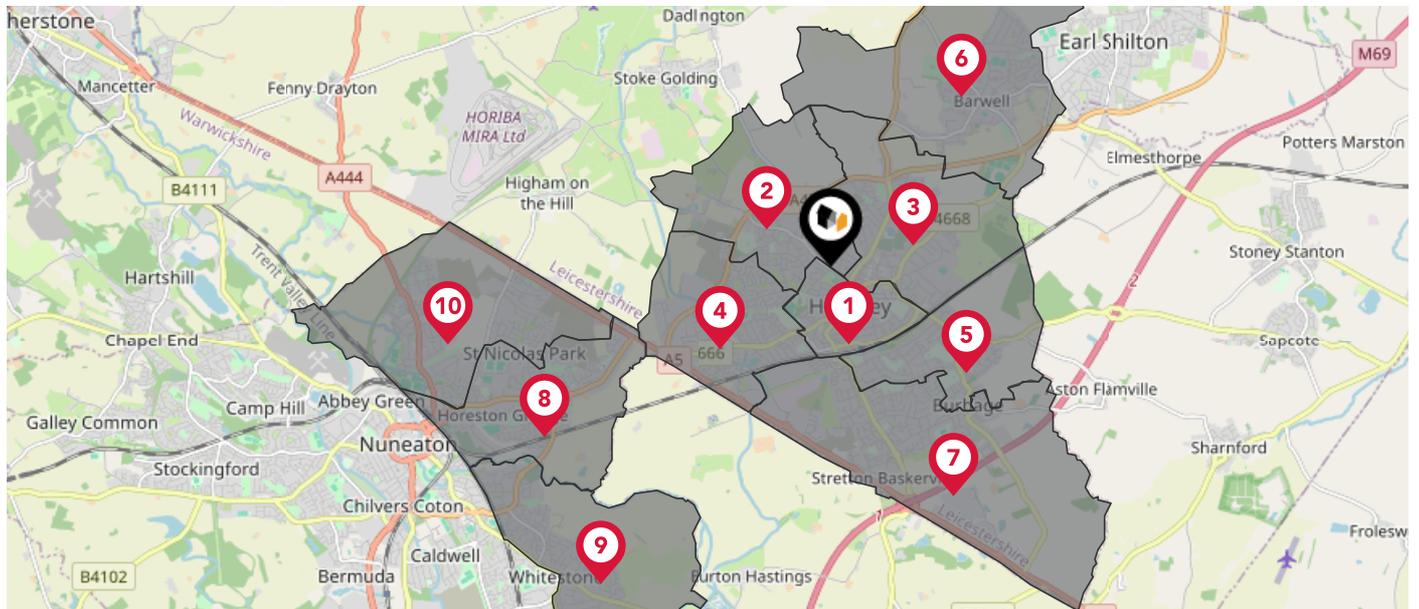
- 7 Stoke Golding

- 8 Higham on the Hill

- 9 Aston Flamville

- 10 Earl Shilton

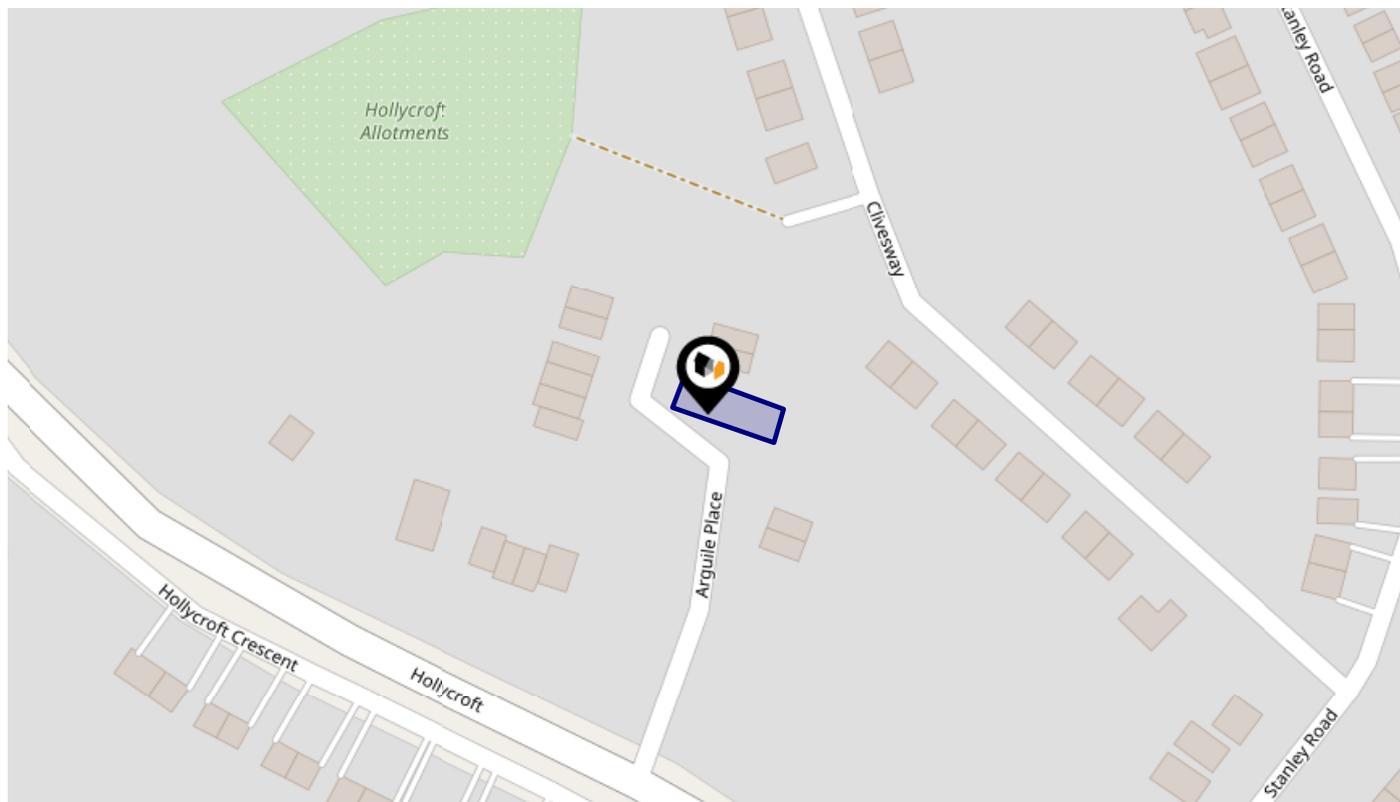
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Hinckley Castle Ward
-  Hinckley Trinity Ward
-  Hinckley De Montfort Ward
-  Hinckley Clarendon Ward
-  Burbage St. Catherines and Lash Hill Ward
-  Barwell Ward
-  Burbage Sketchley and Stretton Ward
-  St. Nicolas Ward
-  Whitestone Ward
-  Weddington 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.

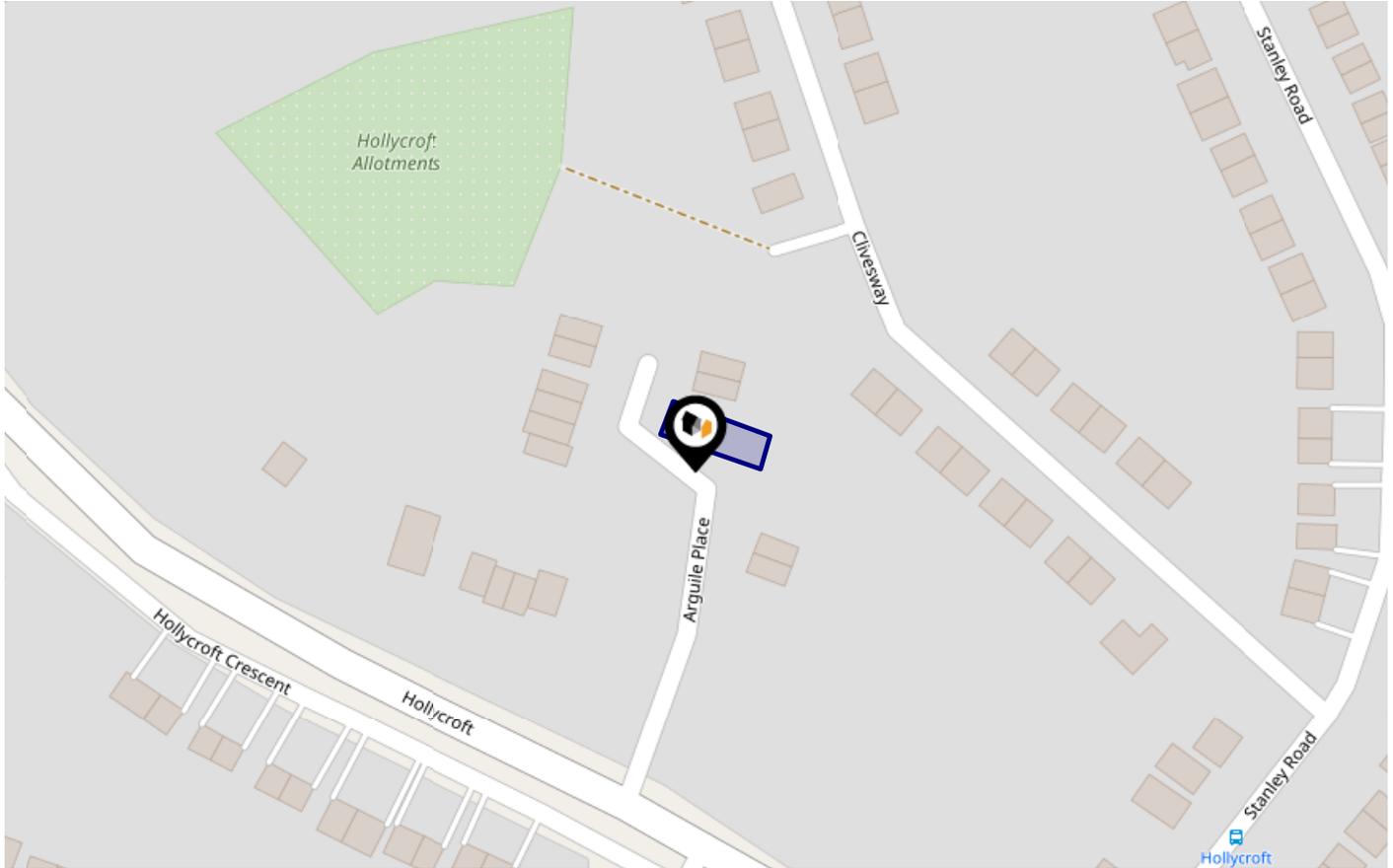
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

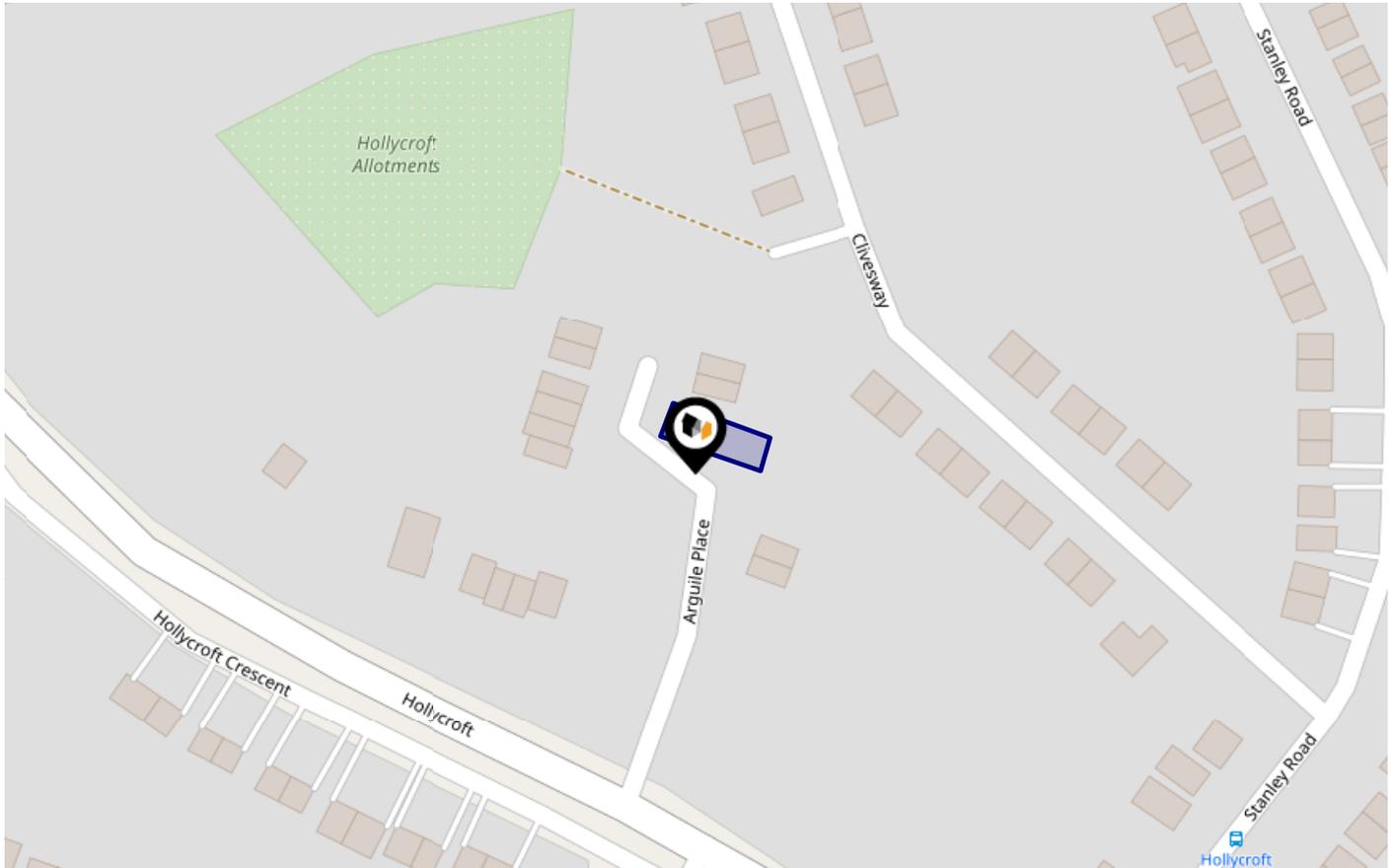
Chance of flooding to the following depths at this property:



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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

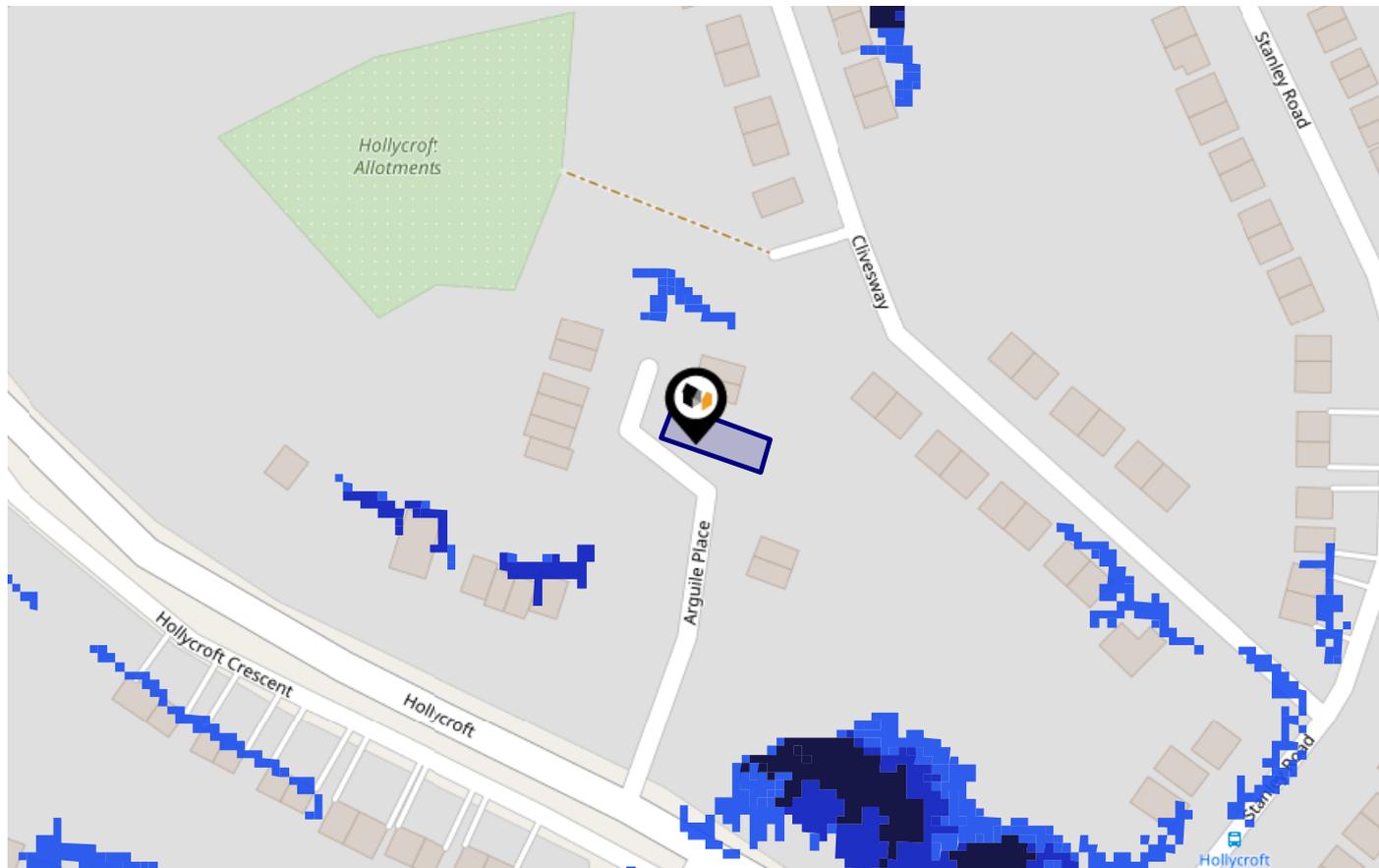
Chance of flooding to the following depths at this property:



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.

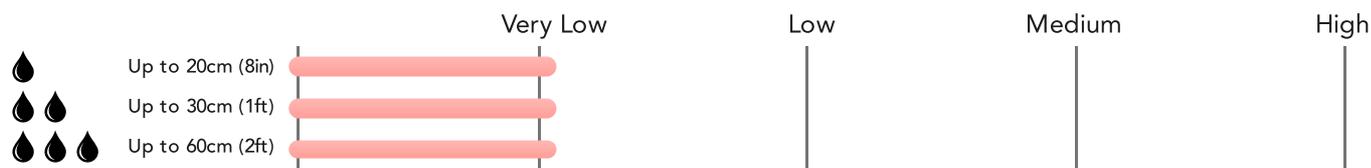


Risk Rating: Very low

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.
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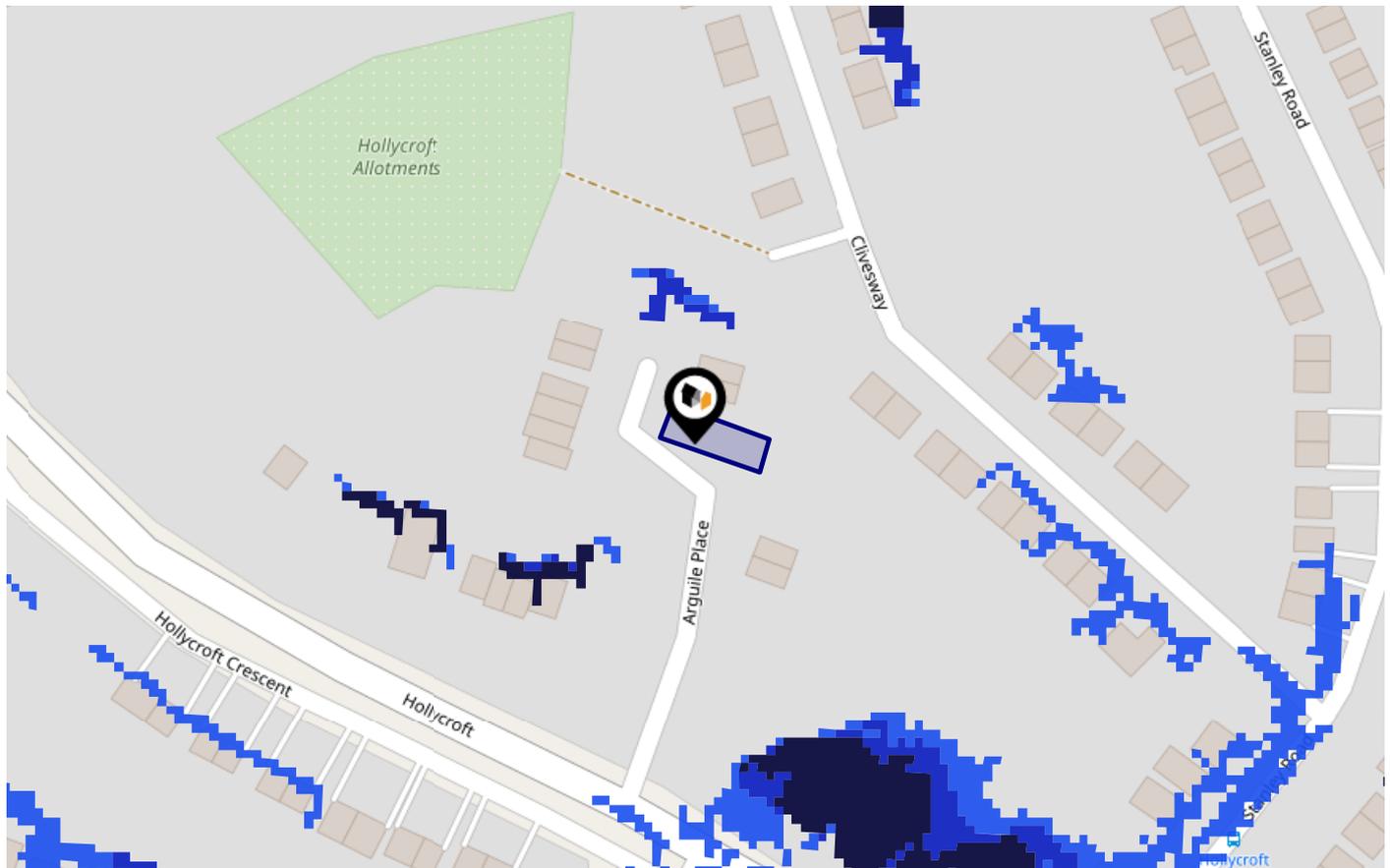
Chance of flooding to the following depths at this property:



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

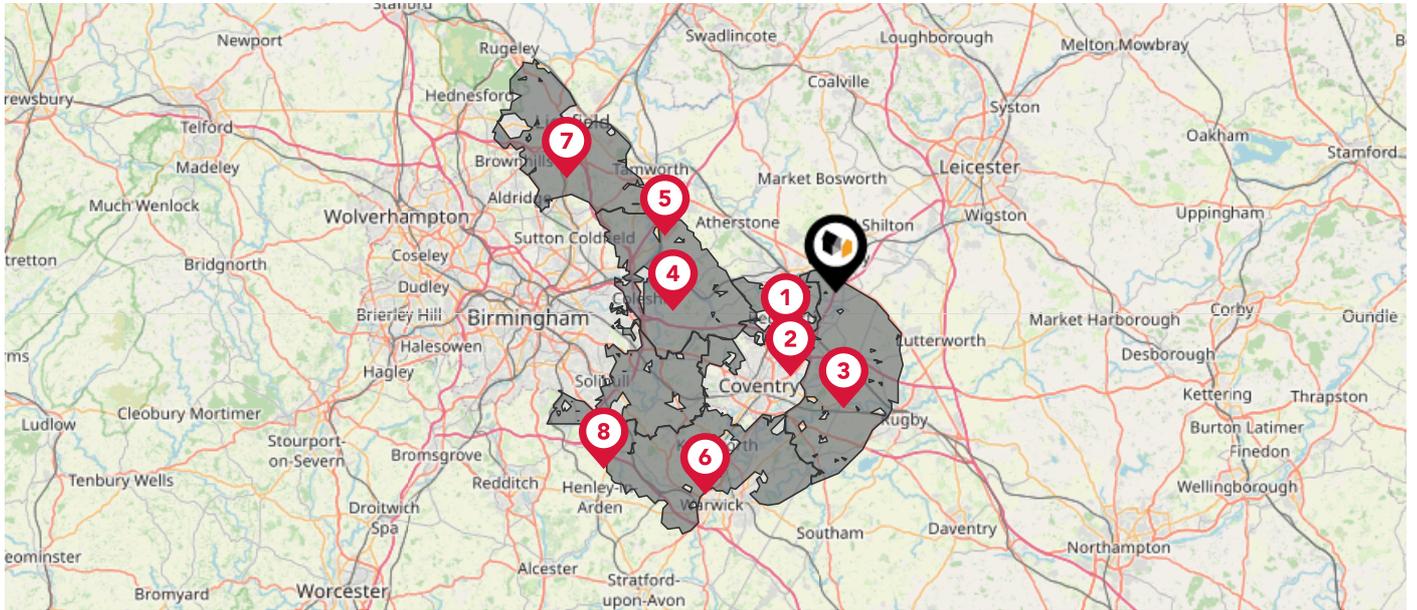
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



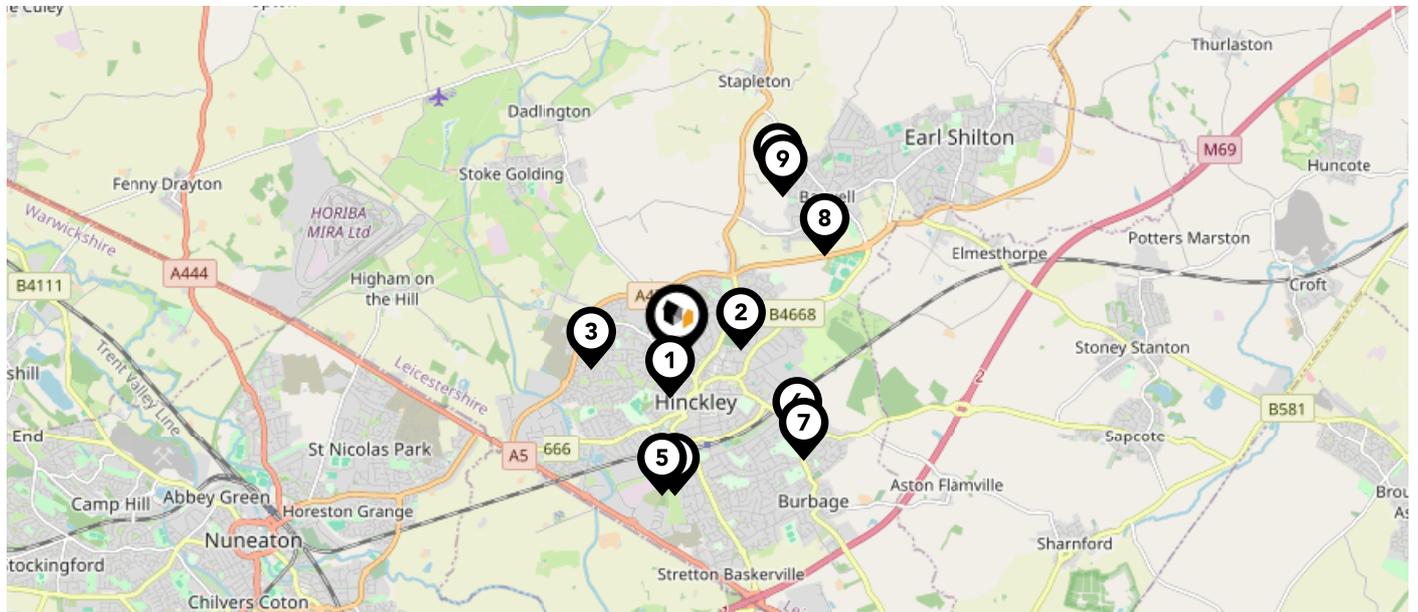
This map displays nearby areas that have been designated as Green Belt...



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 - Lichfield
-  Birmingham Green Belt - Solihull

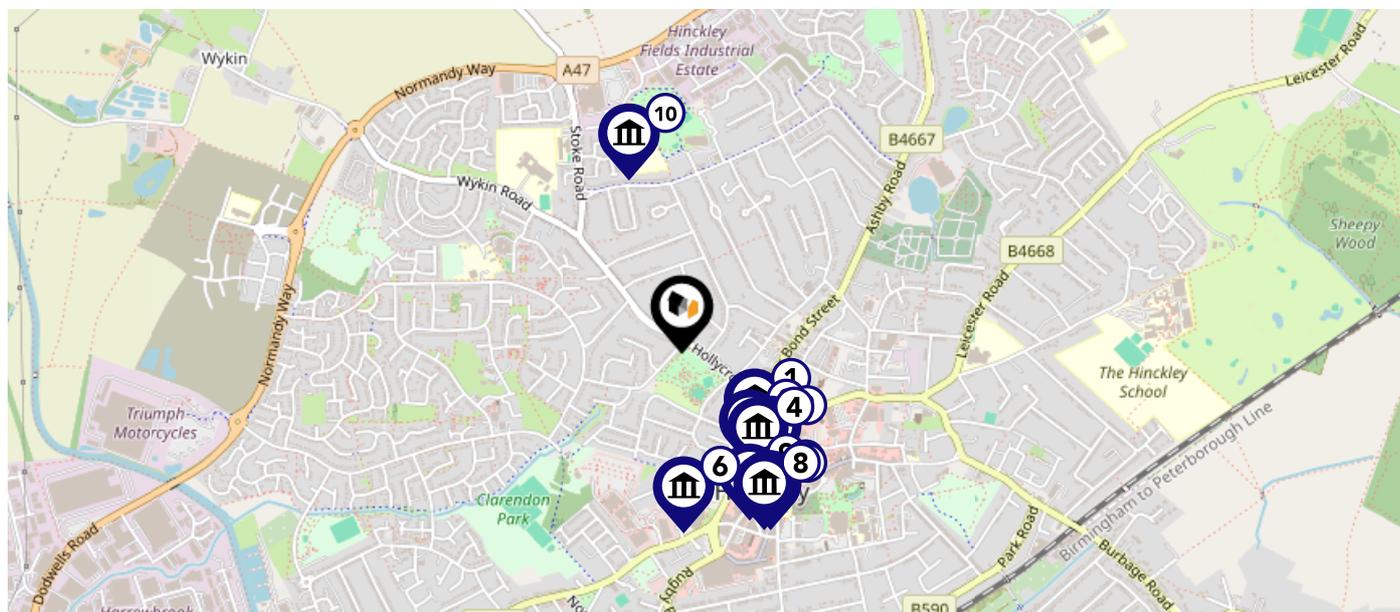
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



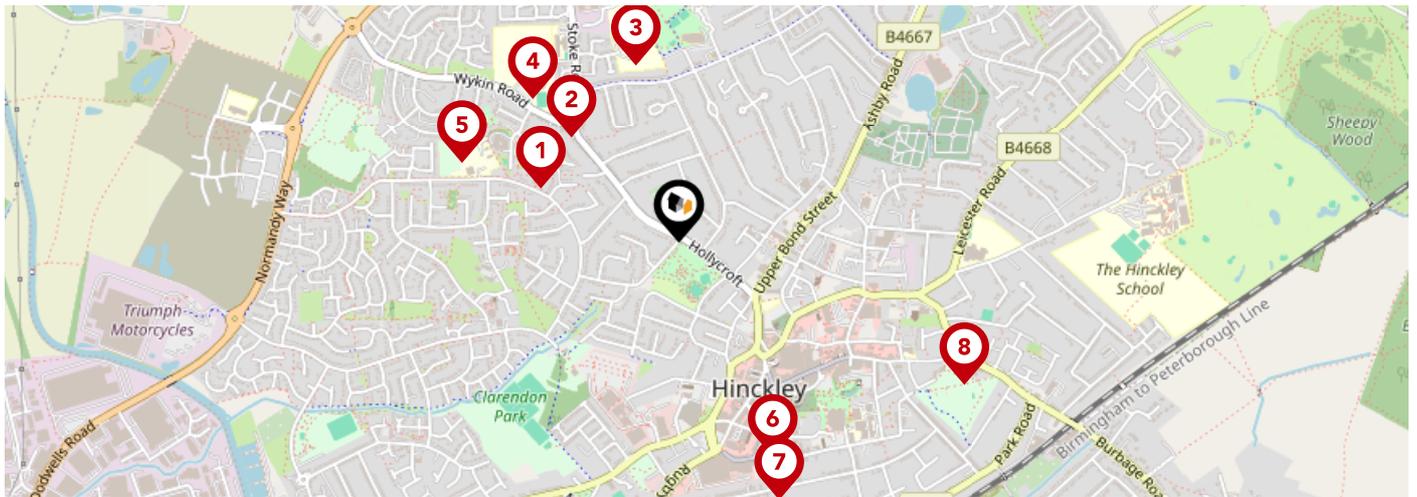
Nearby Landfill Sites

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

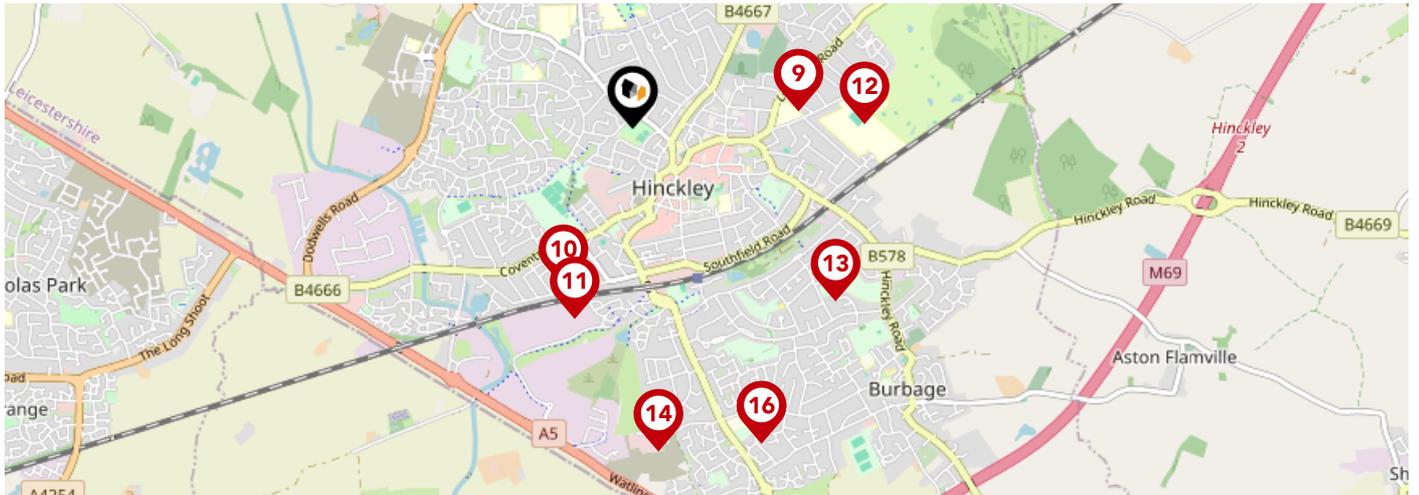
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1391310 - The Holly Bush Public House	Grade II	0.3 miles
 1294992 - 30, Lower Bond Street	Grade II	0.3 miles
 1295167 - The Great Meeting	Grade II	0.3 miles
 1391481 - Atkins Brothers (hosiery) Factory	Grade II	0.3 miles
 1361294 - 2 And 2a, Castle Street	Grade II	0.4 miles
 1180269 - Church Of The Holy Trinity	Grade II	0.4 miles
 1074221 - 3 The Borough	Grade II	0.4 miles
 1074223 - Barclays Bank	Grade II	0.4 miles
 1361293 - United Reformed Church	Grade II	0.4 miles
 1440485 - Richmond Primary School	Grade II	0.4 miles



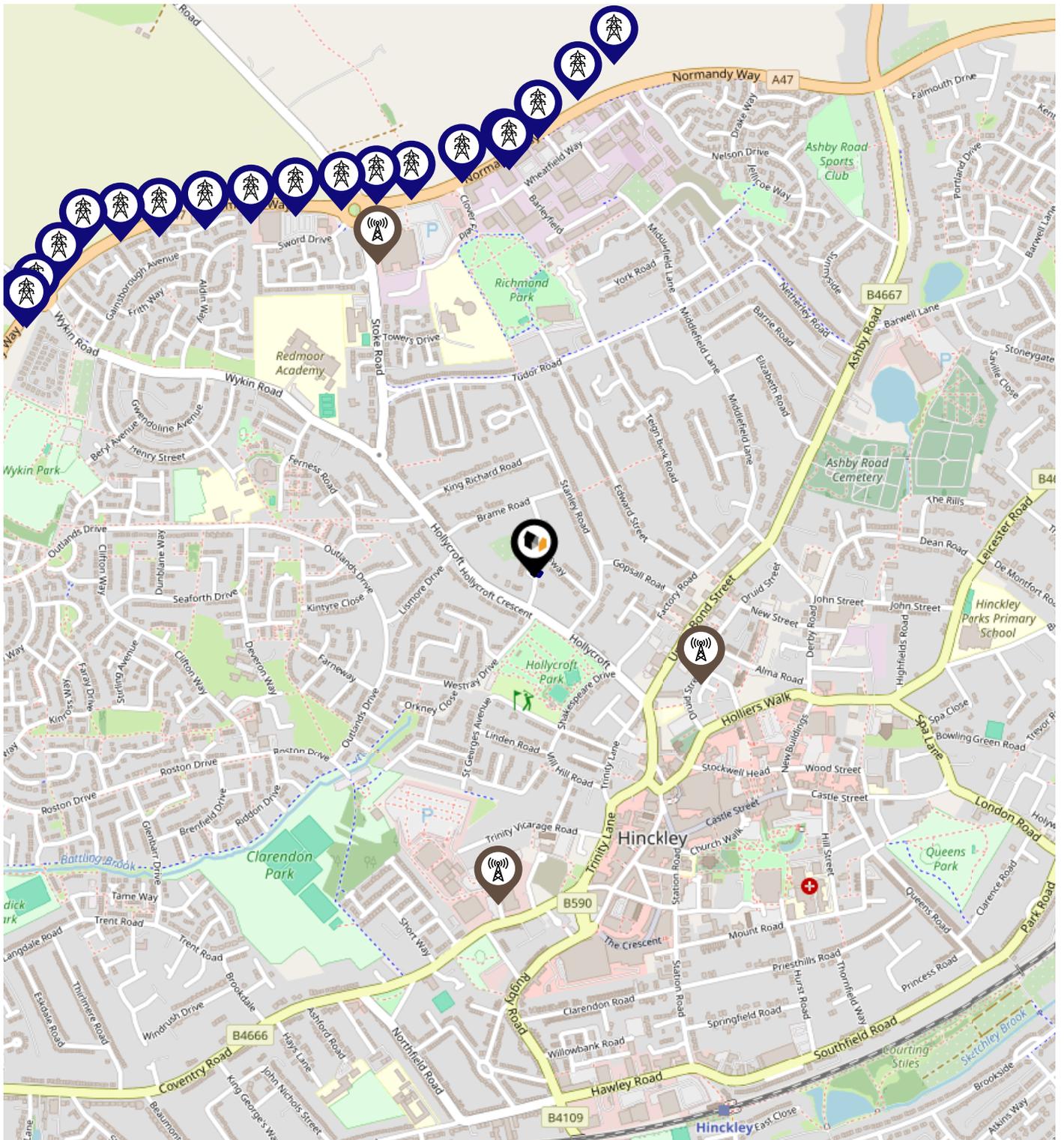
		Nursery	Primary	Secondary	College	Private
1	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Redmoor Academy Ofsted Rating: Good Pupils: 919 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Battling Brook Primary School Ofsted Rating: Good Pupils: 596 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance:0.89	<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:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hastings High School Ofsted Rating: Good Pupils: 854 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sketchley School Ofsted Rating: Good Pupils: 61 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sketchley Hill Menphys Nursery School, Burbage Ofsted Rating: Good Pupils: 57 Distance:1.53	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sketchley Hill Primary School Burbage Ofsted Rating: Good Pupils: 579 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

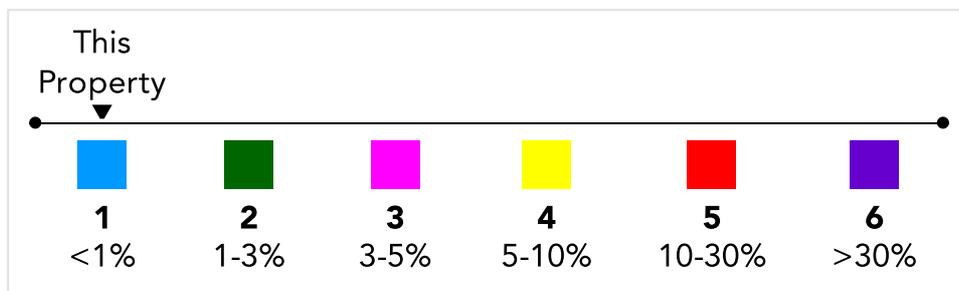
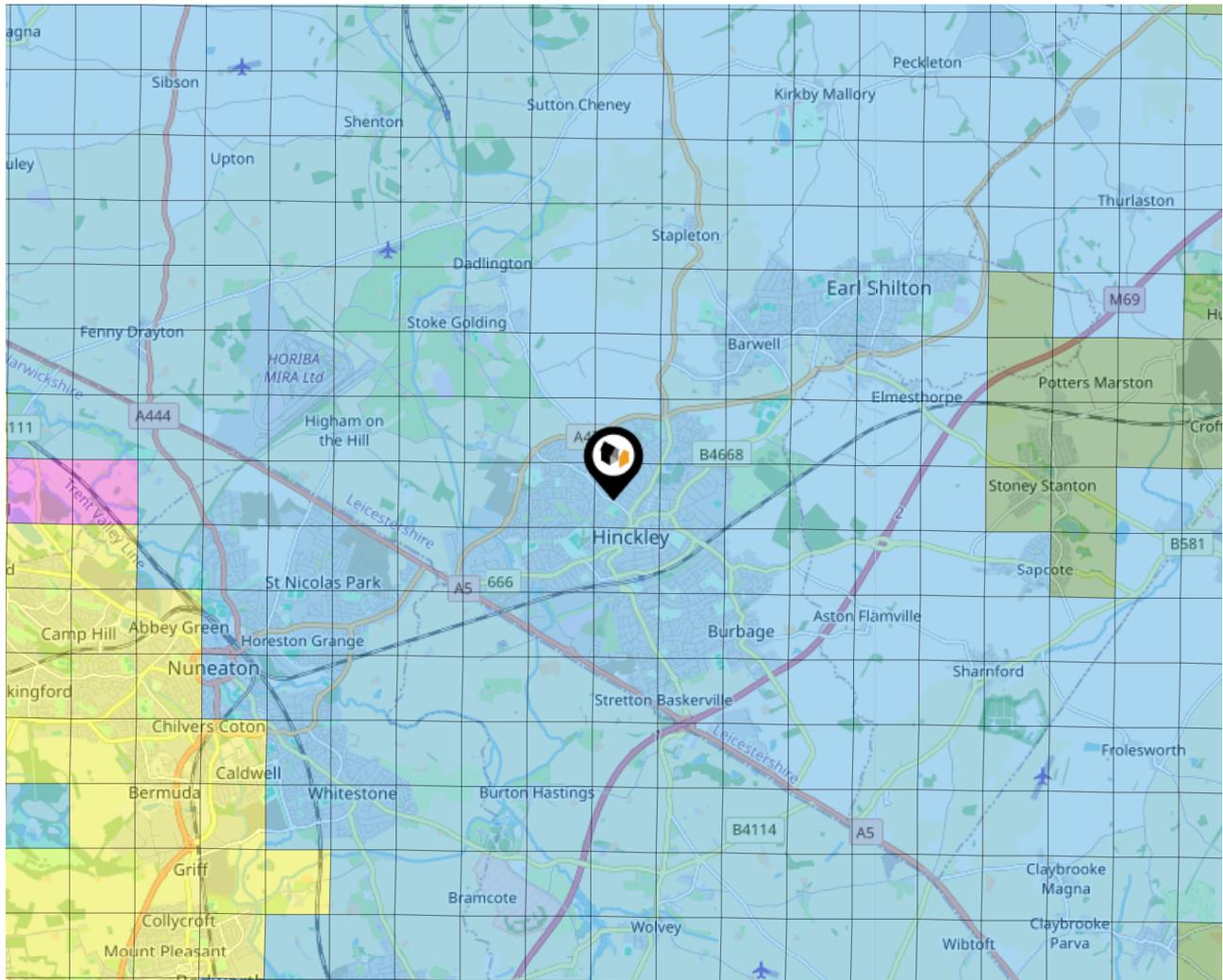
Masts & Pylons



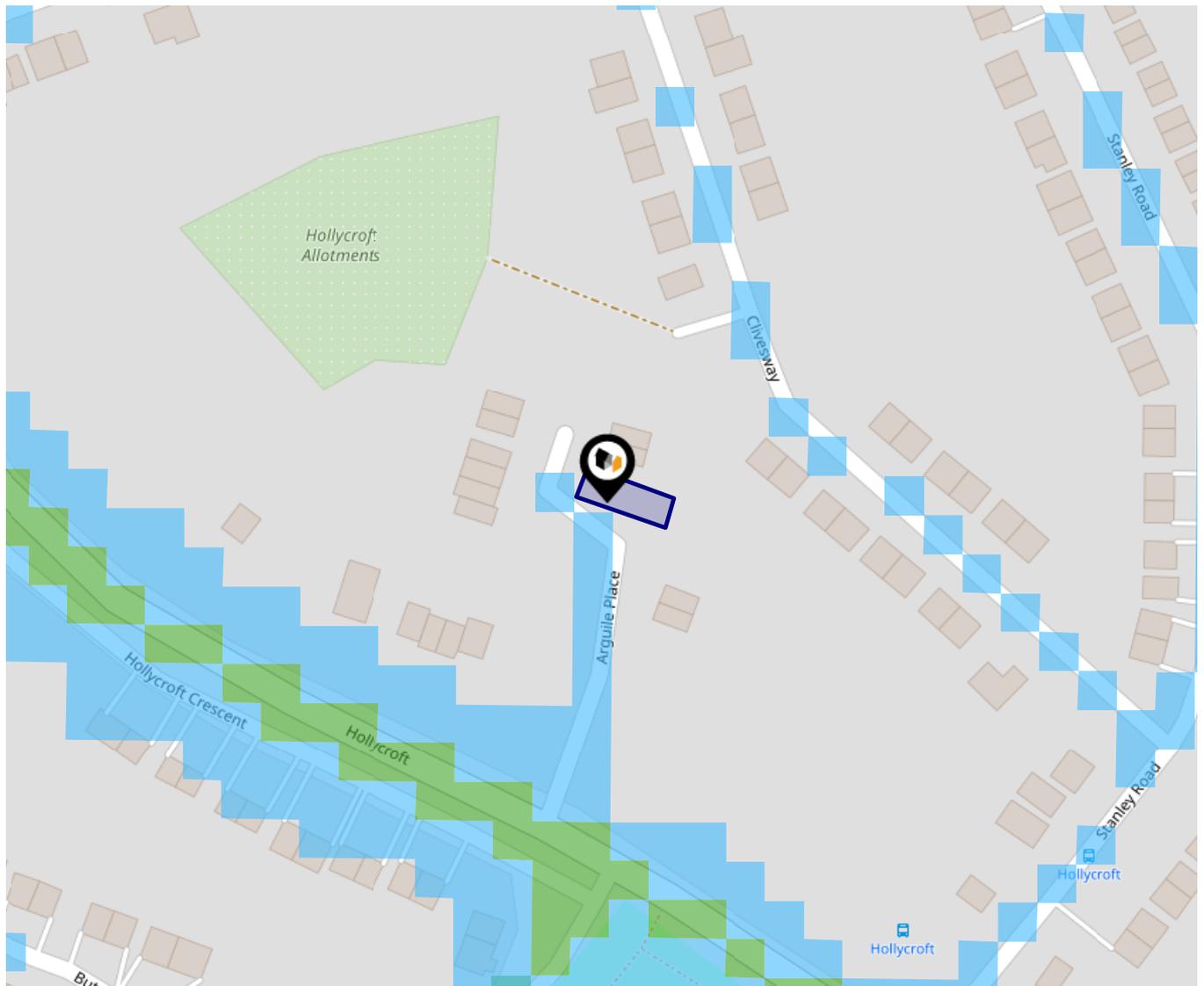
- Key:**
- Power Pylons
 - Communication Masts

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

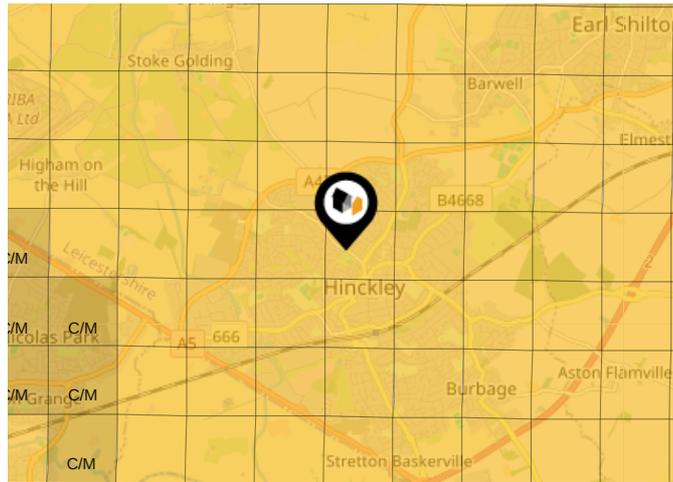


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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		

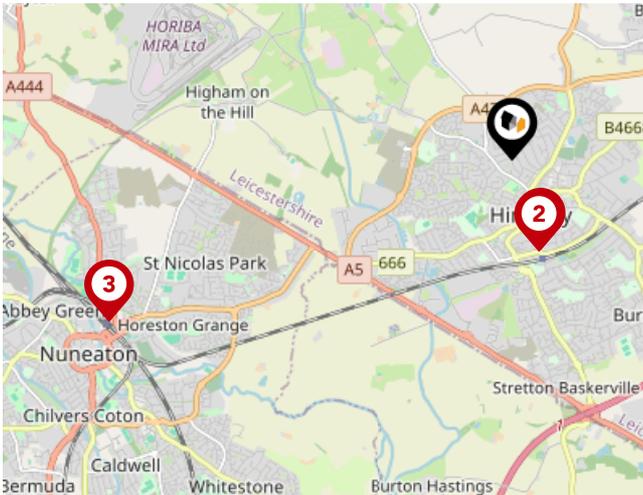


Primary Classifications (Most Common Clay Types)

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

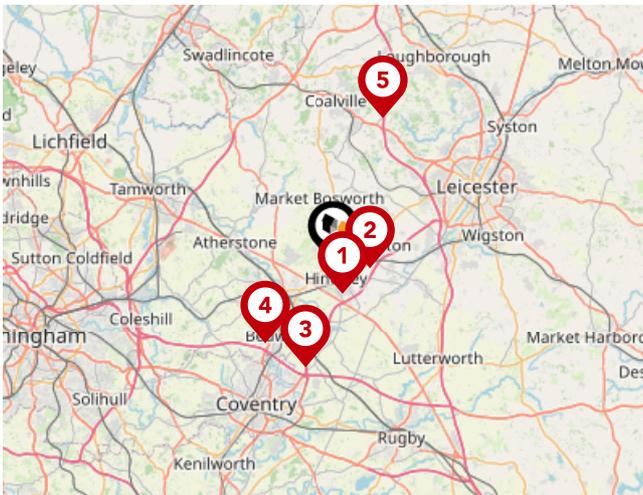
Area

Transport (National)



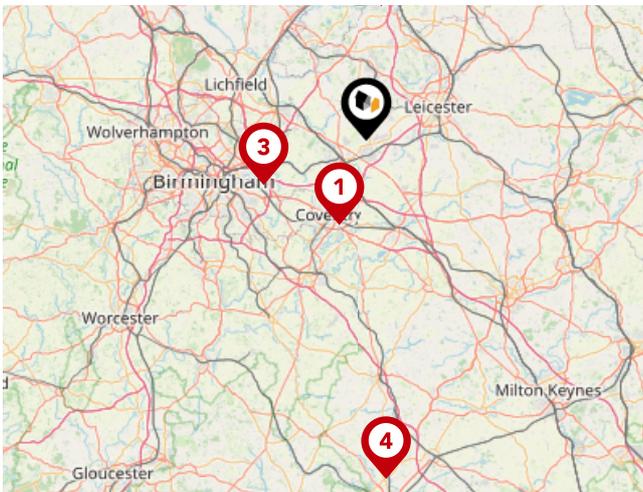
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	0.84 miles
2	Hinckley Rail Station	0.86 miles
3	Nuneaton Rail Station	3.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	2.3 miles
2	M69 J2	2.65 miles
3	M6 J2	7.83 miles
4	M6 J3	7.58 miles
5	M1 J22	11.02 miles

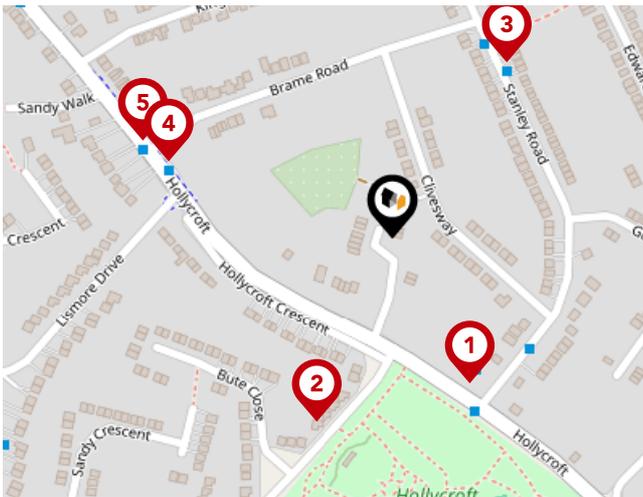


Airports/Helipads

Pin	Name	Distance
1	Baginton	13.04 miles
2	East Mids Airport	19.44 miles
3	Birmingham Airport	16.23 miles
4	Kidlington	49.47 miles

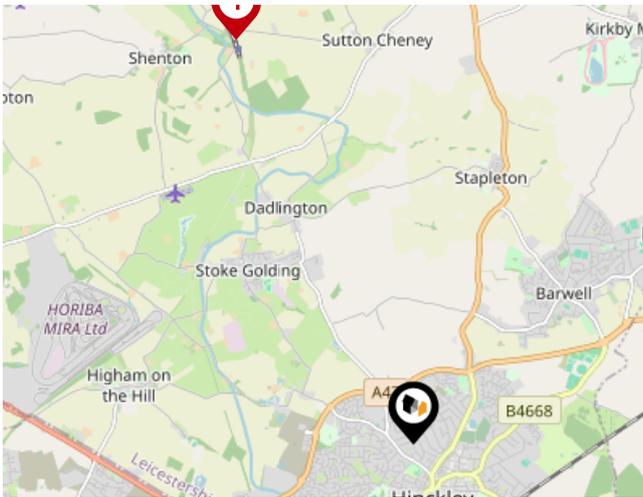
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westray Drive	0.09 miles
2	Bute Close	0.11 miles
3	Brame Road	0.12 miles
4	Lismore Drive	0.13 miles
5	Lismore Drive	0.15 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	3.98 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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/martincouk



/martinco_uk/



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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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