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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th March 2026



5, IVY CLOSE, STOKE GOLDING, NUNEATON, CV13 6HH

Martin & Co | Hinckley

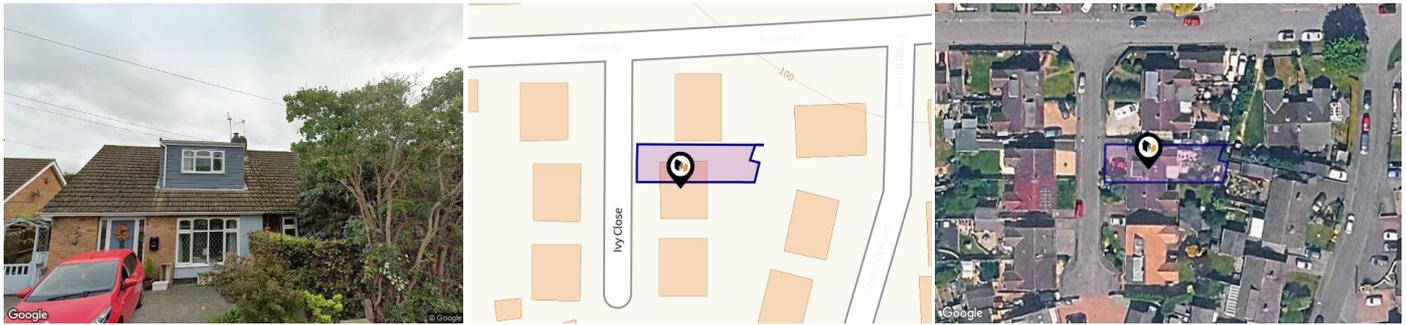
99-109 Castle Street Hinckley LE10 1DA

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





Property

Type:	Semi-Detached	Last Sold Date:	24/09/2015
Bedrooms:	3	Last Sold Price:	£170,000
Floor Area:	1,162 ft ² / 108 m ²	Last Sold £/ft²:	£171
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	LT158862		
UPRN:	100030531237		
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)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





5 Ivy Close, Stoke Golding, NUNEATON, CV13 6HH

Energy rating

D

Valid until 24.03.2036

Certificate number
 8000-0559-0022-1623-3763

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

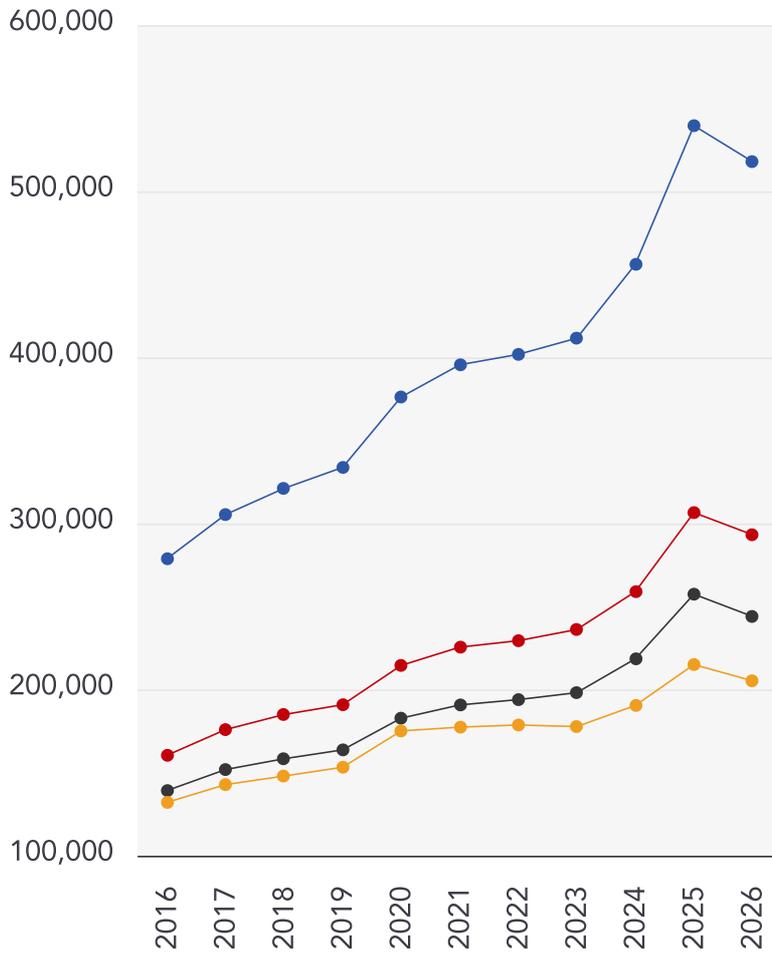
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	108 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV13



Detached

+85.76%

Semi-Detached

+82.76%

Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



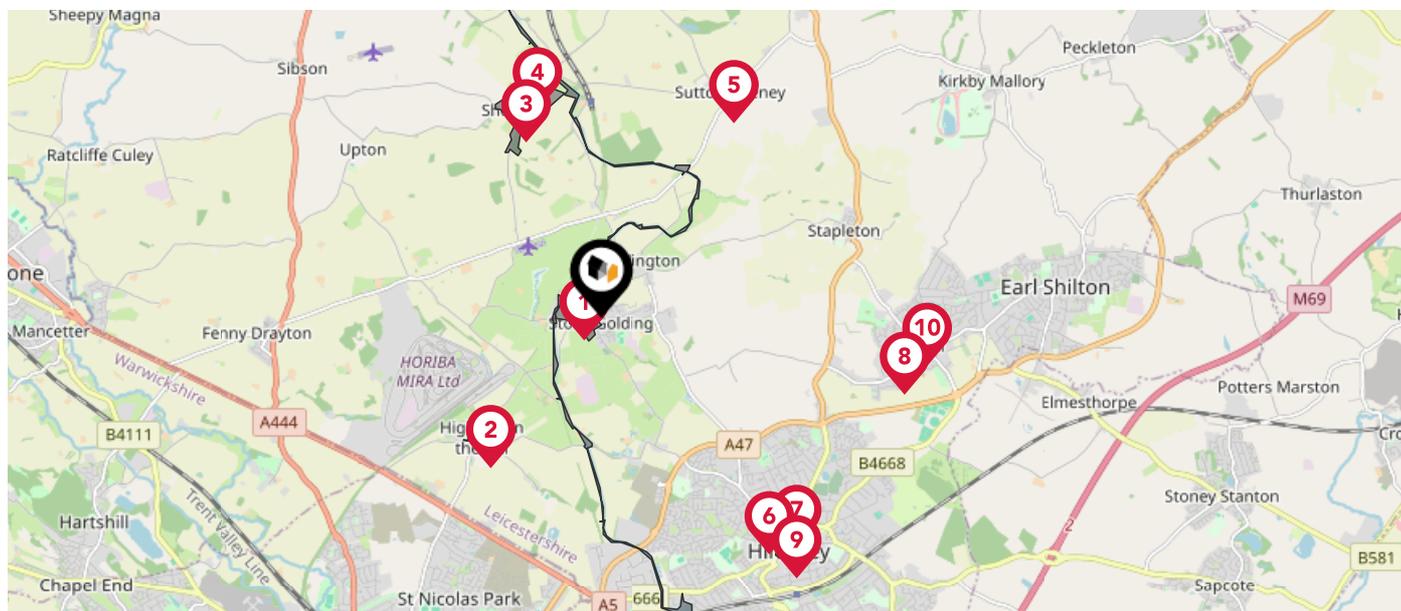
Mine Entry

- ✕ 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.

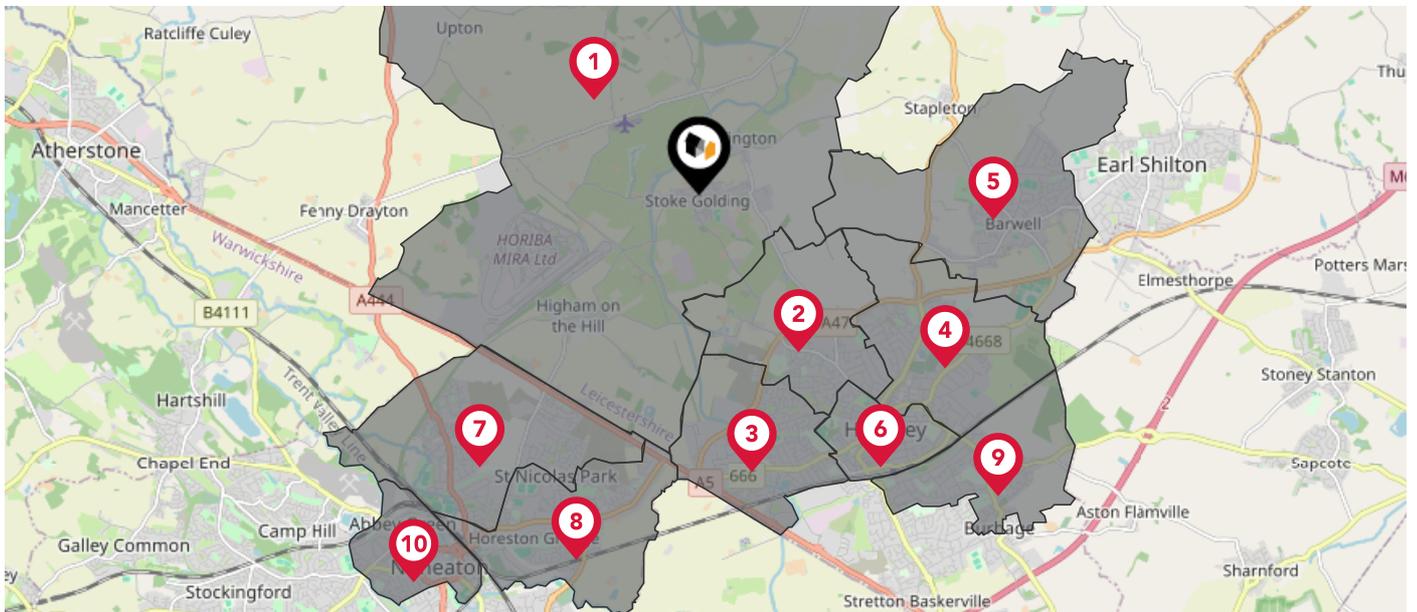
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Stoke Golding
-  2 Higham on the Hill
-  3 Shenton
-  4 Ashby-de-la-Zouch Canal
-  5 Sutton Cheney
-  6 Hinckley, Hollycroft
-  7 Hinckley - Druid Street
-  8 Barwell A
-  9 Hinckley - Town Centre
-  10 Barwell B

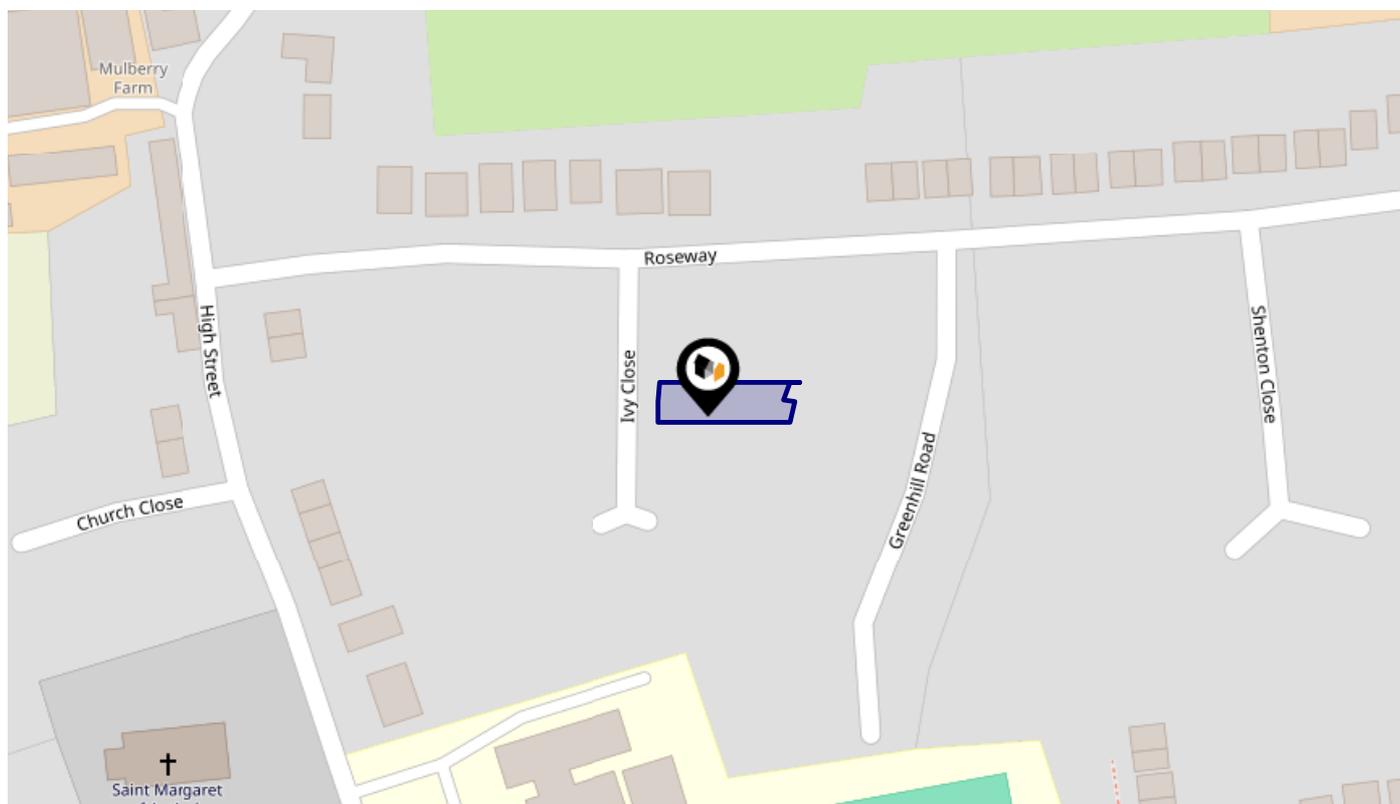
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Ambien Ward
-  Hinckley Trinity Ward
-  Hinckley Clarendon Ward
-  Hinckley De Montfort Ward
-  Barwell Ward
-  Hinckley Castle Ward
-  Weddington Ward
-  St. Nicolas Ward
-  Burbage St. Catherines and Lash Hill Ward
-  Abbey 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.

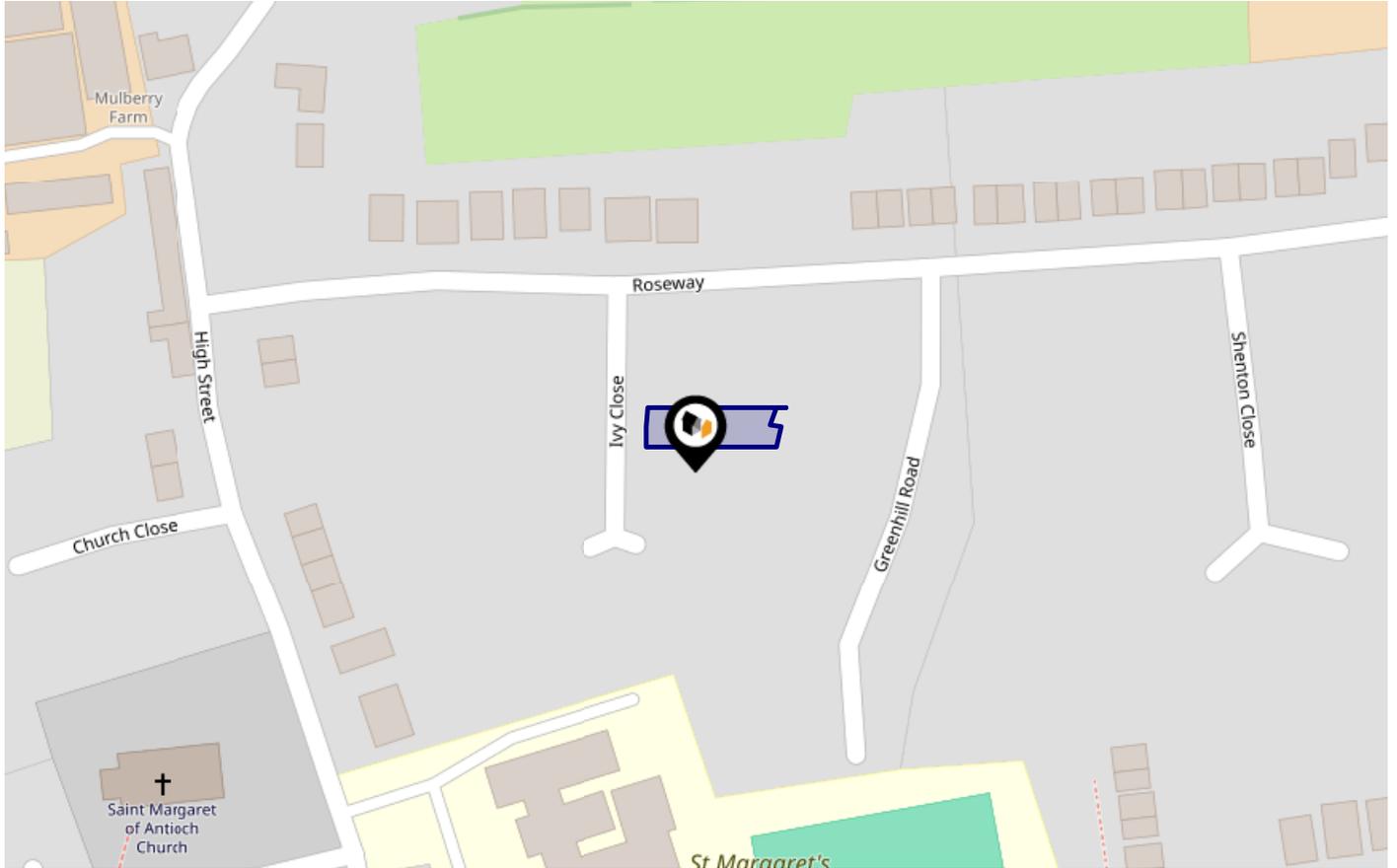
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

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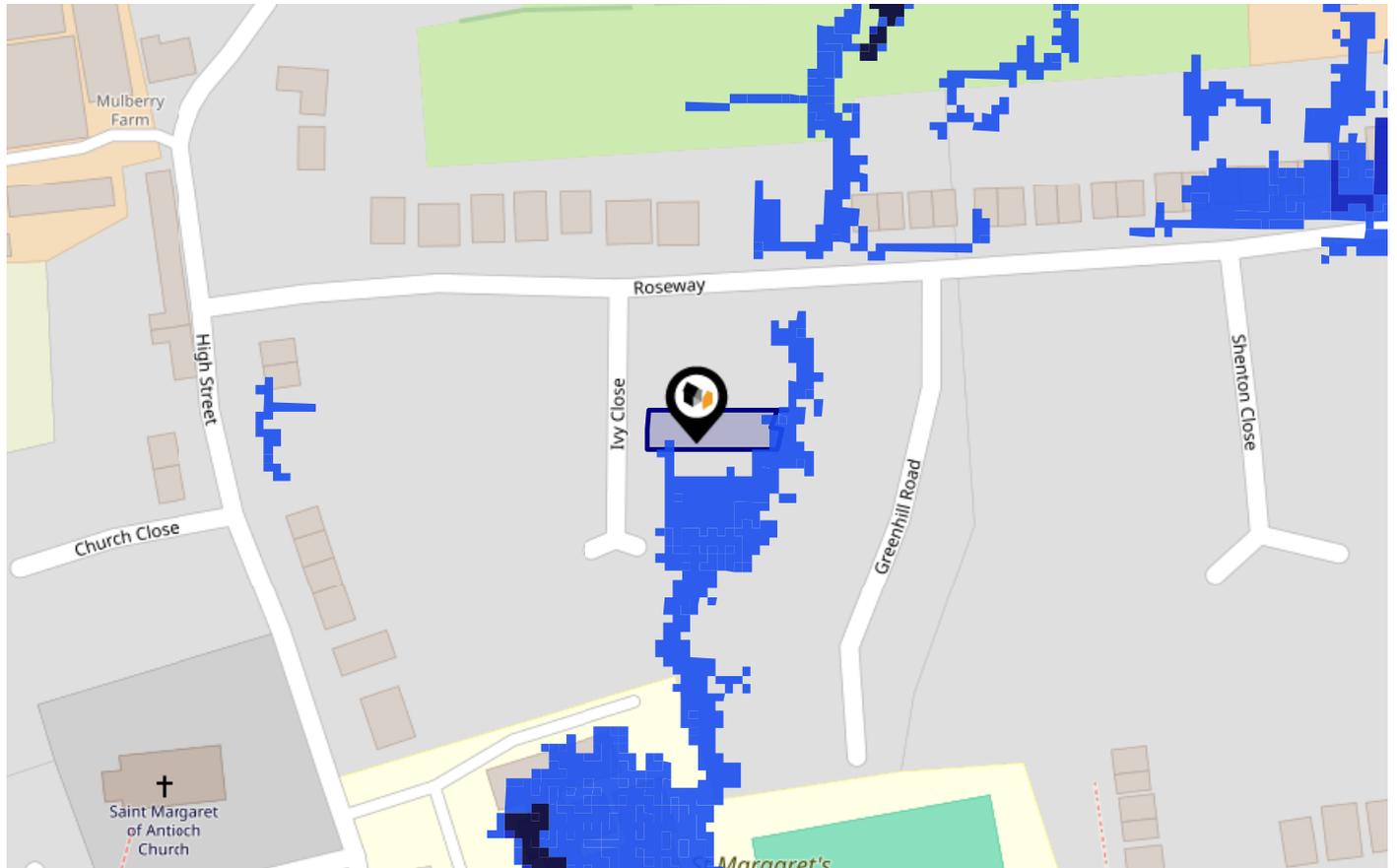
Chance of flooding to the following depths at this property:



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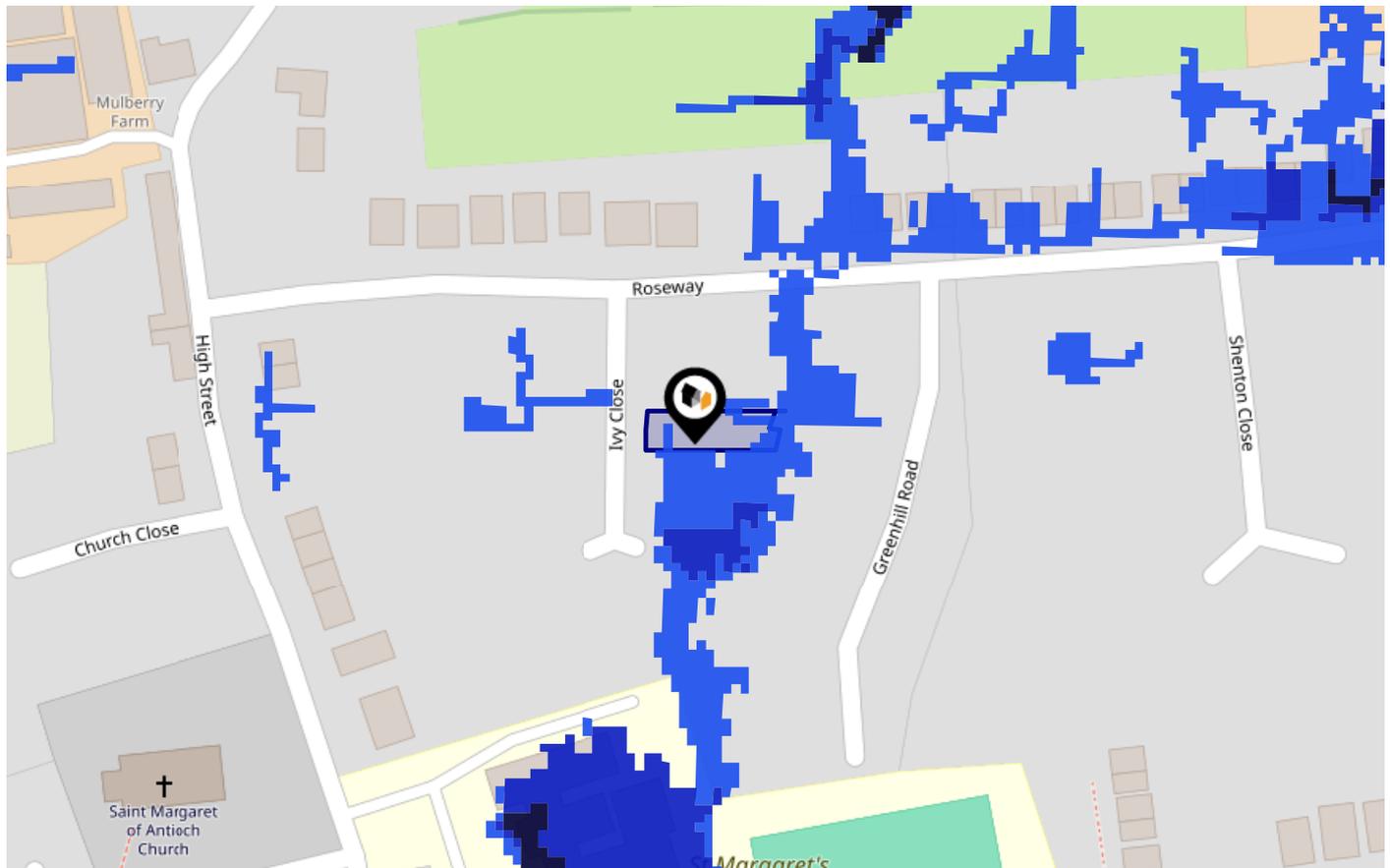
Chance of flooding to the following depths at this property:



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**

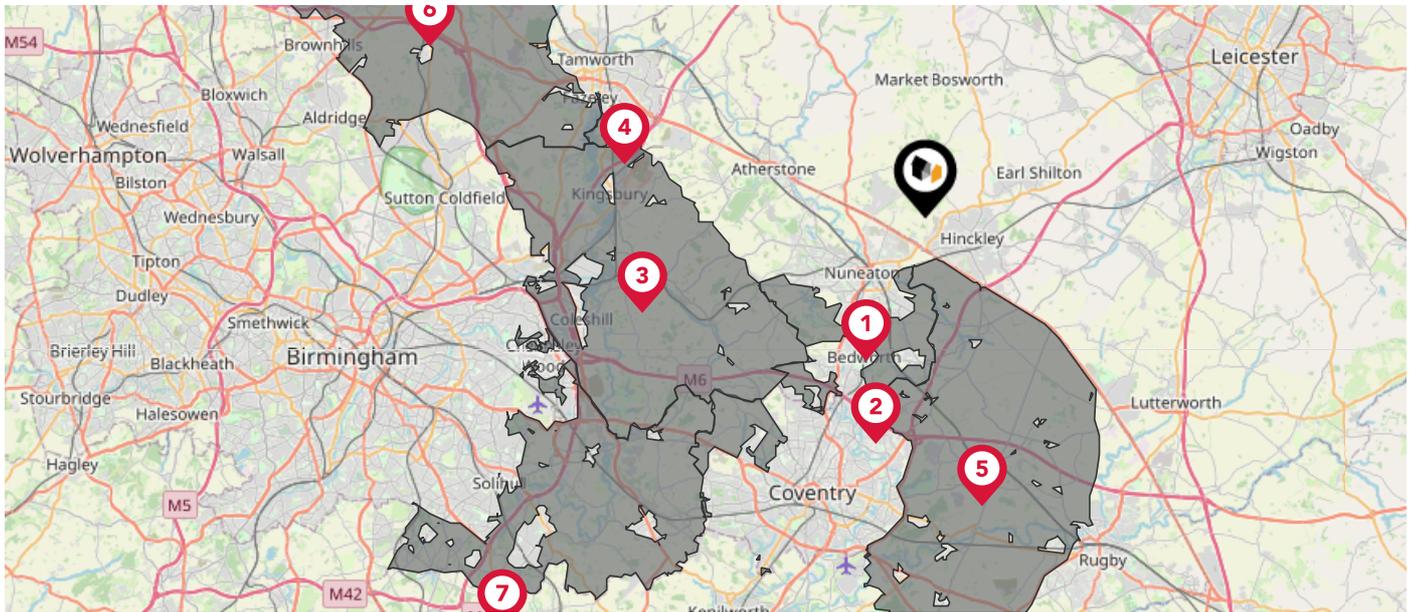
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Chance of flooding to the following depths at this property:



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 - North Warwickshire
-  Birmingham Green Belt - Tamworth
-  Birmingham Green Belt - Rugby
-  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	The Green Landfill Site-The Green, Dadlington, Hinckley and Bosworth	Historic Landfill
2	Hall Farm-Shenton Lane, Dadlington, Nuneaton, Warwickshire	Historic Landfill
3	Brook Farm Landfill Site-Adjacent To Brook Farm, Station Road, Stoke Golding, Leicestershire	Historic Landfill
4	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill
5	Stapleton Landfill Site B-Near Little Fields Farm, Ashby Road, Stapleton, Leicestershire	Historic Landfill
6	Shenton Landfill Site-Shenton Lane, Shenton, Market Bosworth	Historic Landfill
7	Stapleton Landfill Site A-Manor Farm, Green Lane, Stapleton, Leicestershire	Historic Landfill
8	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill
9	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill
10	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinckley, Leicestershire	Historic Landfill

Maps

Listed Buildings

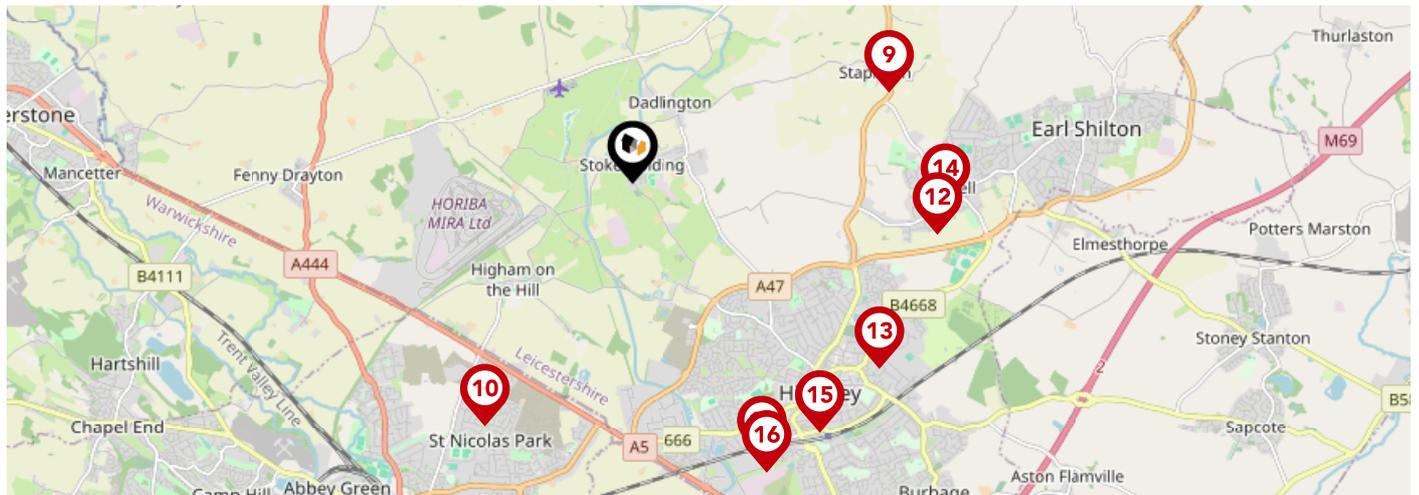
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1074214 - Church Of St Margaret	Grade I	0.1 miles
	1074215 - Woodyard Cottage	Grade II	0.1 miles
	1294849 - The Birches	Grade II	0.1 miles
	1424195 - Stoke Golding War Memorial	Grade II	0.2 miles
	1294814 - 12, Station Road	Grade II	0.2 miles
	1457493 - Royal Observer Corps Underground Monitoring Post	Grade II	0.4 miles
	1361304 - Church Of St James	Grade II	0.5 miles
	1178192 - Home Farmhouse	Grade II	0.6 miles
	1074258 - Grange Farmhouse	Grade II	0.8 miles



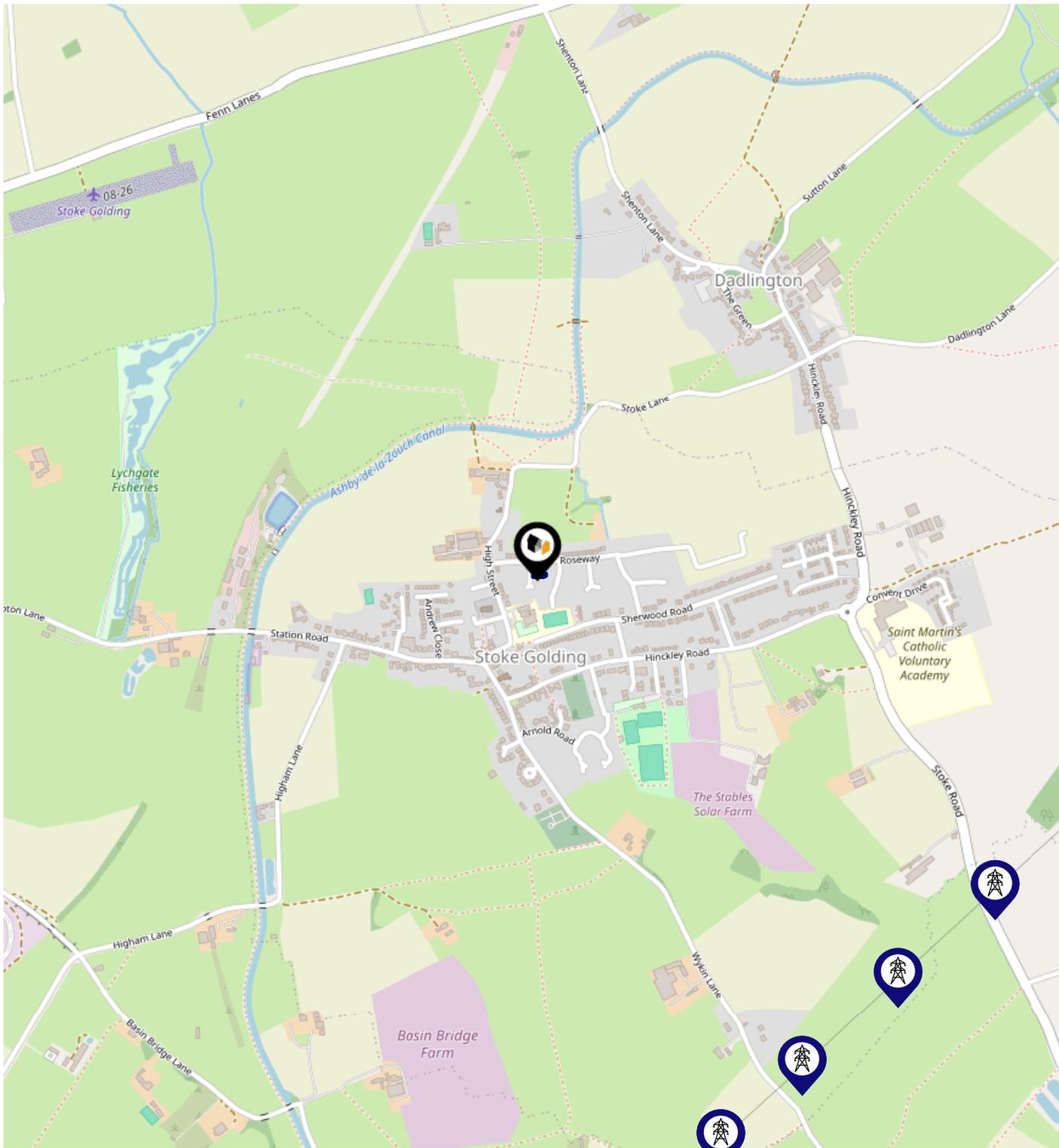
	Nursery	Primary	Secondary	College	Private
St Margaret's Church of England Primary School, Stoke Golding Ofsted Rating: Good Pupils: 214 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Saint Martin's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 775 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Higham-on-the-Hill Church of England Primary School Ofsted Rating: Good Pupils: 73 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Redmoor Academy Ofsted Rating: Good Pupils: 919 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Battling Brook Primary School Ofsted Rating: Good Pupils: 596 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dovetree School Ofsted Rating: Good Pupils: 49 Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Cedars Ofsted Rating: Good Pupils: 4 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milby Primary School Ofsted Rating: Good Pupils: 422 Distance:2.58	<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:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barwell Church of England Academy Ofsted Rating: Outstanding Pupils: 226 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barwell Infant School Ofsted Rating: Good Pupils: 160 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:2.81	<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:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

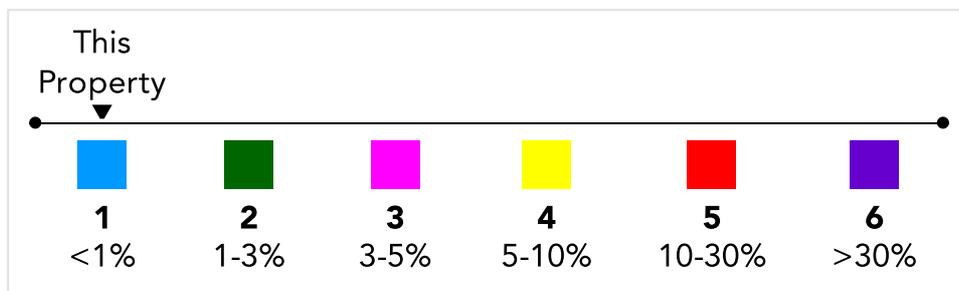
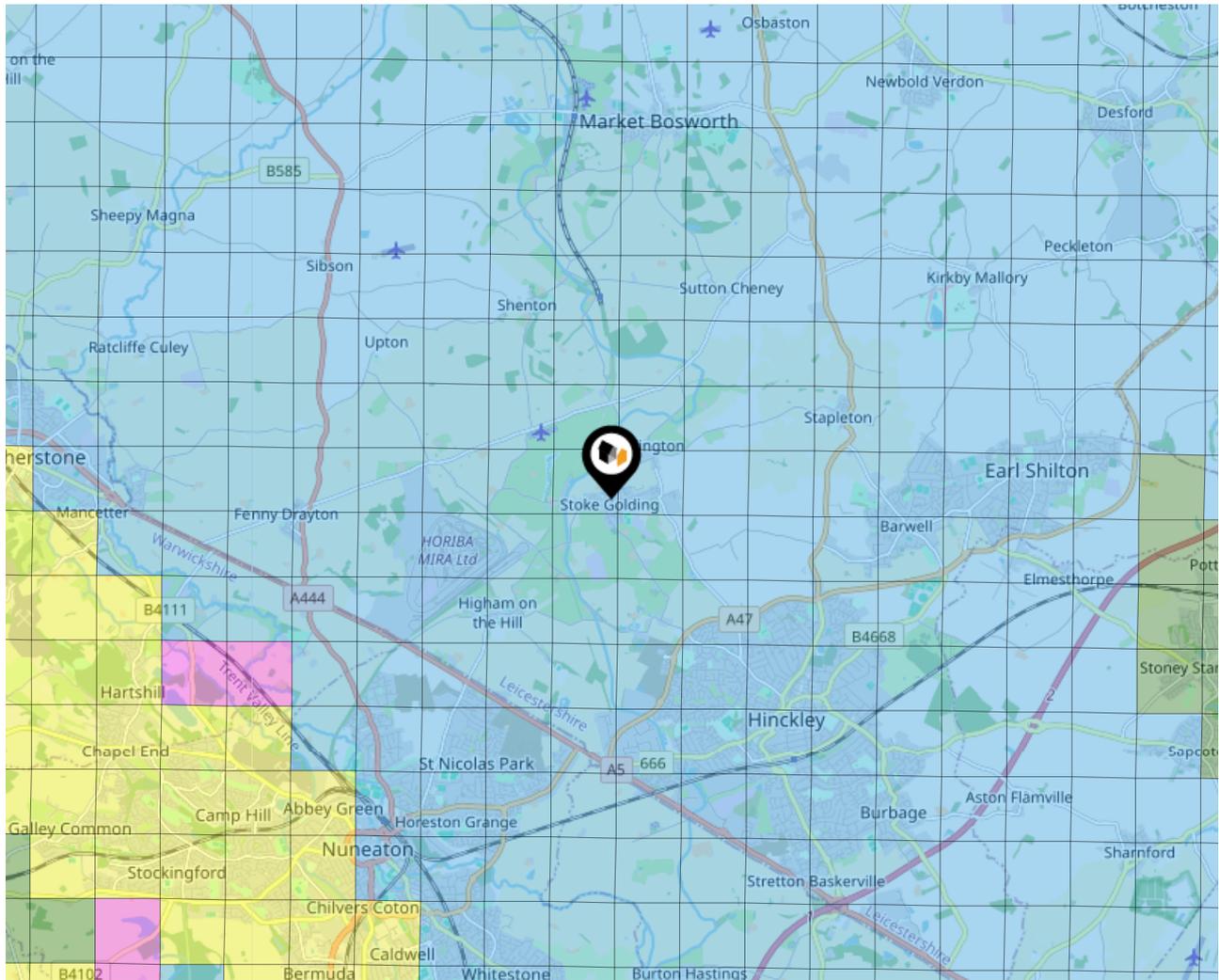
Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

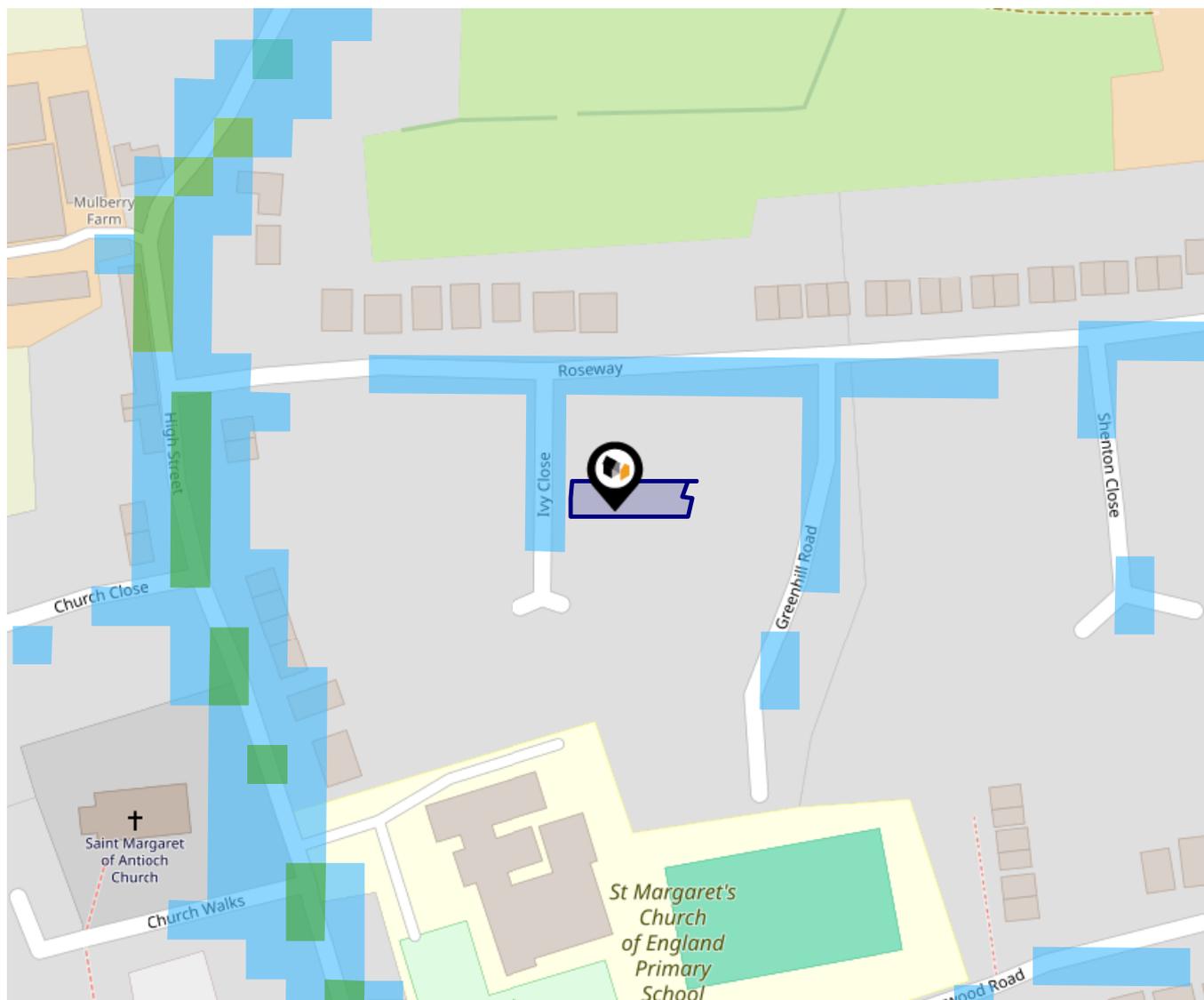
What is Radon?

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

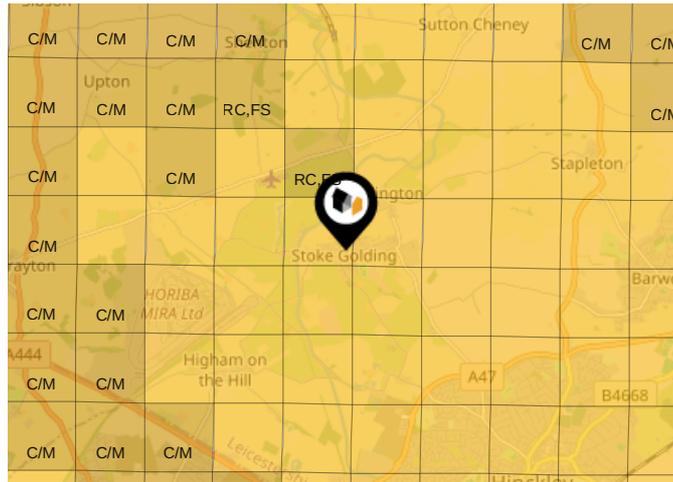


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

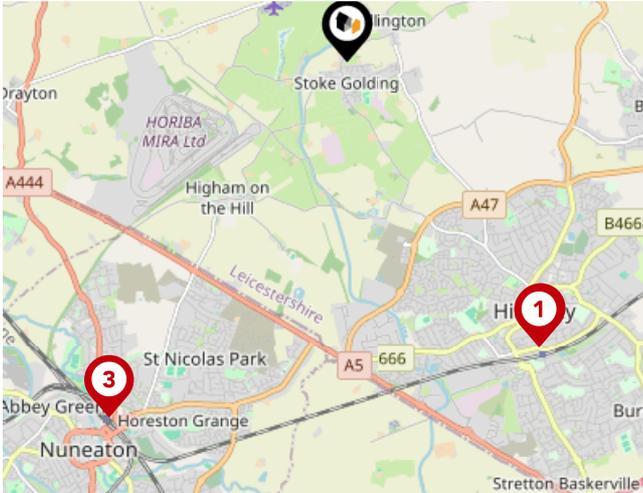
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT		



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



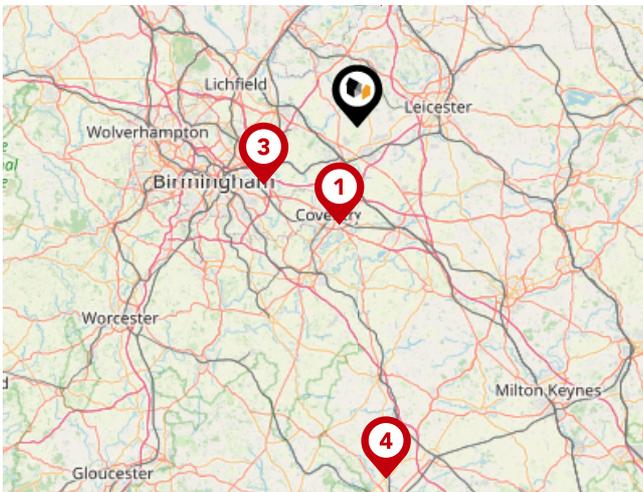
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	3.11 miles
2	Hinckley Rail Station	3.1 miles
3	Nuneaton Rail Station	3.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	4.52 miles
2	M69 J2	4.61 miles
3	M6 J2	9.35 miles
4	M6 J3	8.3 miles
5	M1 J22	10.02 miles

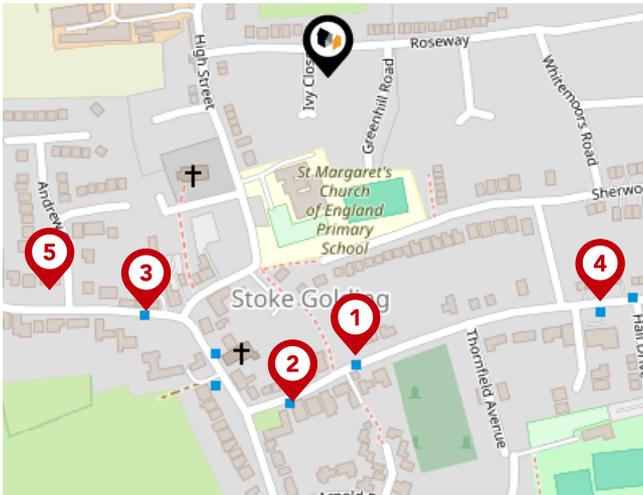


Airports/Helipads

Pin	Name	Distance
1	Baginton	14.4 miles
2	East Mids Airport	17.91 miles
3	Birmingham Airport	15.75 miles
4	Kidlington	51.34 miles

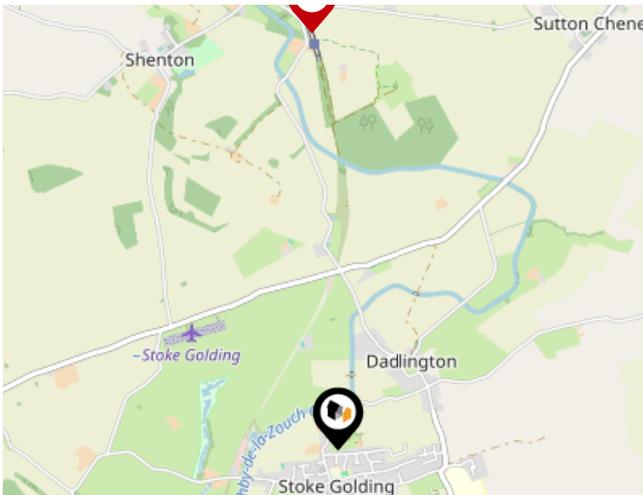
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Main Street	0.16 miles
2	Main Street	0.18 miles
3	Main Street	0.17 miles
4	Hall Drive	0.2 miles
5	Andrew Close	0.2 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	1.88 miles



Martin & Co | Hinckley

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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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