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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th June 2026



APARTMENT, BARONS COURT, BARONS CLOSE, KIRBY MUXLOE, LEICESTER, LE9 2BU

Martin & Co | Hinckley

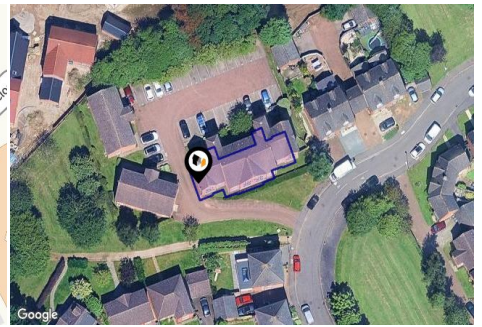
99-109 Castle Street Hinckley LE10 1DA

01455 636349

mark.cullen@martinco.com

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Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 430 ft² / 40 m²
Plot Area: 0.06 acres
Year Built : 2005
Council Tax : Band A
Annual Estimate: £1,588
Title Number: LT374092
UPRN: 10033734436
Restrictive Covenants: Yes

Last Sold Date: 25/02/2005
Last Sold Price: £92,950
Last Sold £/ft²: £215
Tenure: Leasehold

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	71 mb/s	- mb/s

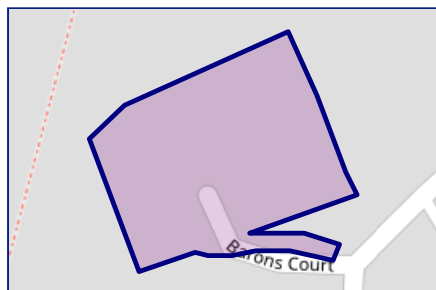
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

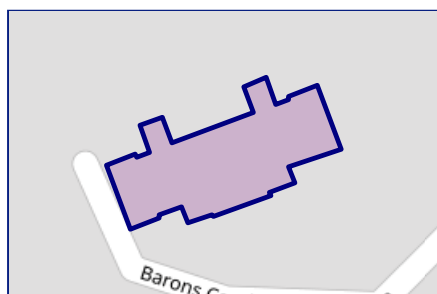


Freehold Title Plan



LT384604

Leasehold Title Plan



LT374092

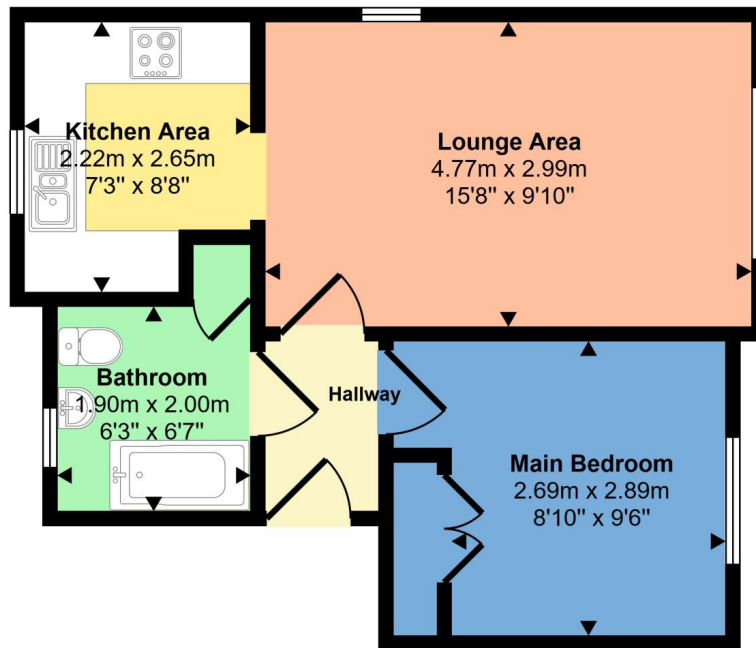
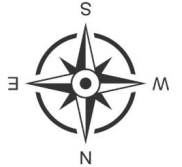
Start Date: 24/02/2005
End Date: 25/02/2130
Lease Term: 125 years from 25 February 2005
Term Remaining: 103 years





**APARTMENT, BARONS COURT, BARONS CLOSE, KIRBY
MUXLOE, LEICESTER, LE9 2BU**

Approx Gross Internal Area
37 sq m / 400 sq ft



Floorplan

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.

Apartment 1, Barons Court, Barons Close, LE9 2BU

Energy rating

C

Valid until 30.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

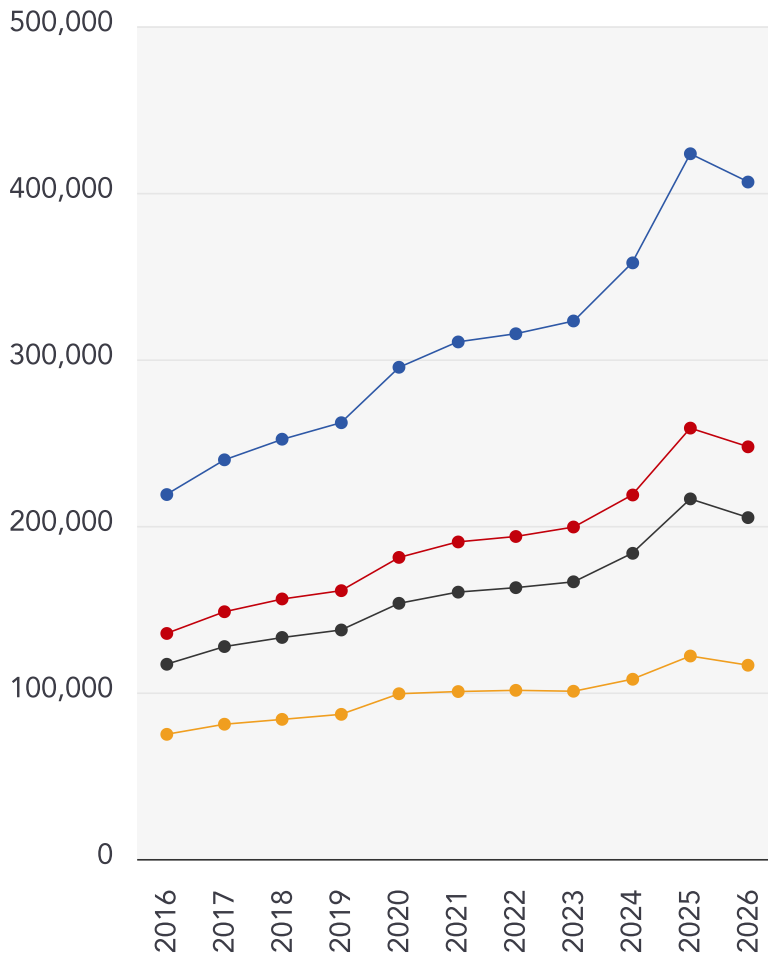
Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	40 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%

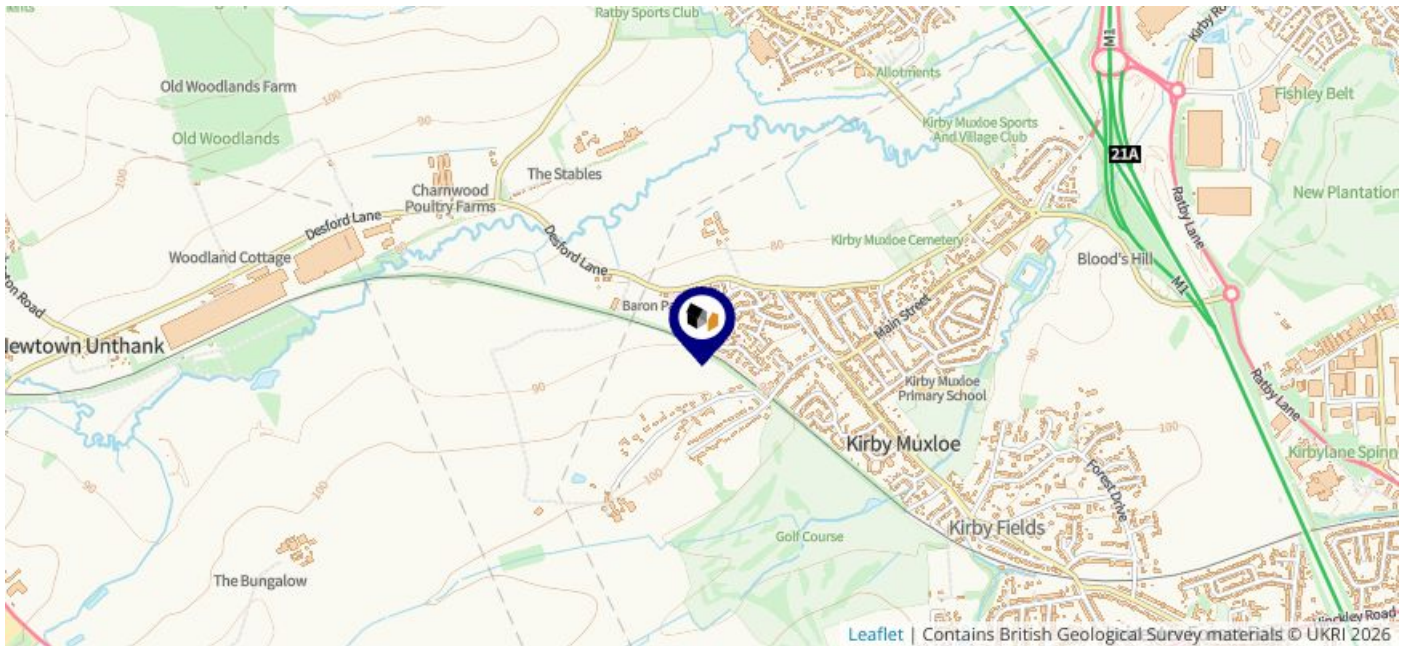
Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



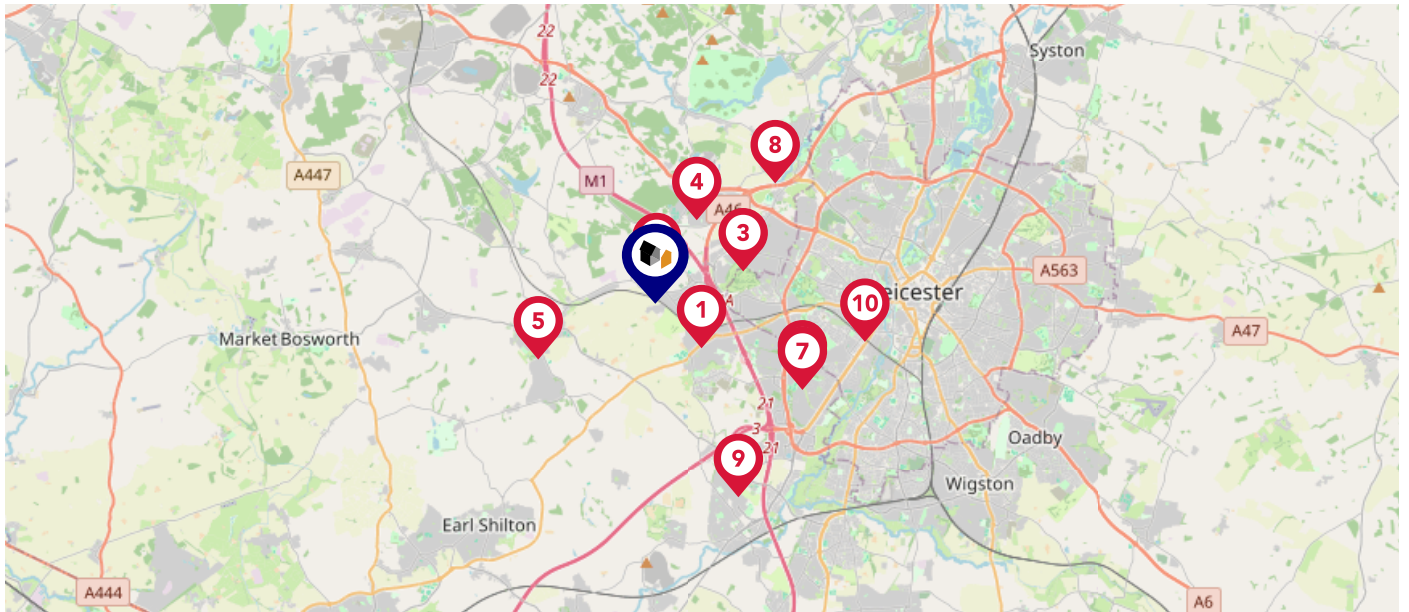
Mine Entry

- ✕ 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

1 Kirby Fields

2 Ratby

3 Glenfield

4 Groby

5 Desford

6 Braunstone Village

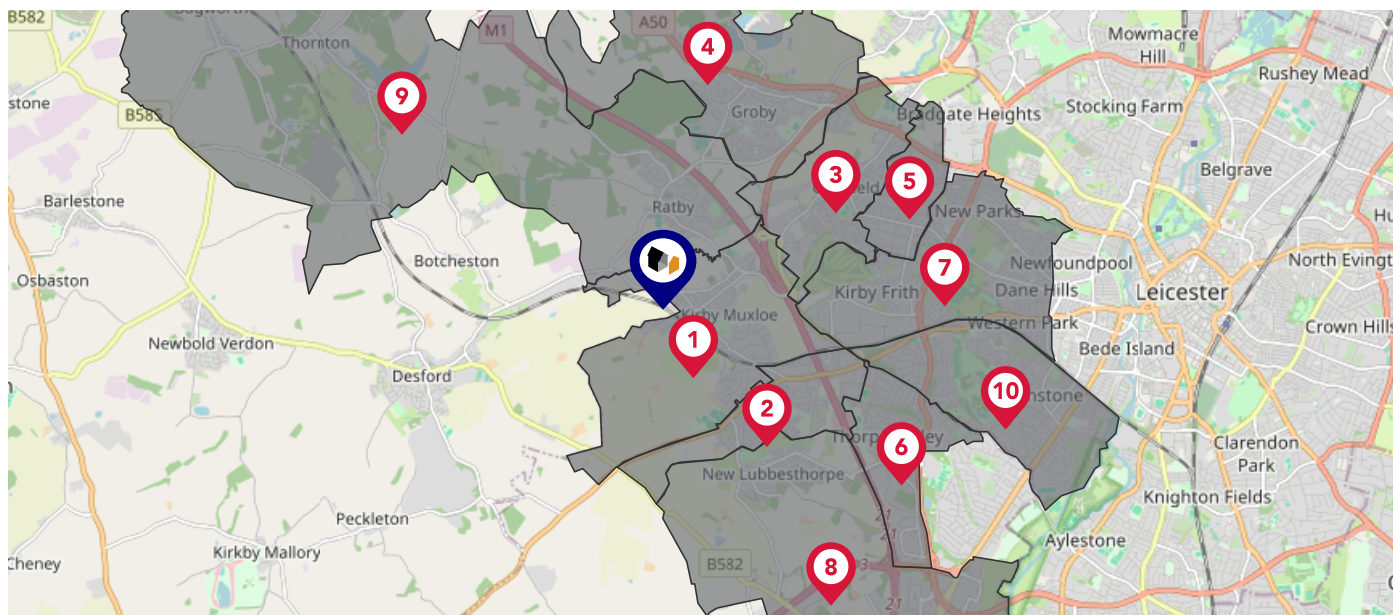
7 Braunstone Village

8 Anstey











9 Enderby

10 West End

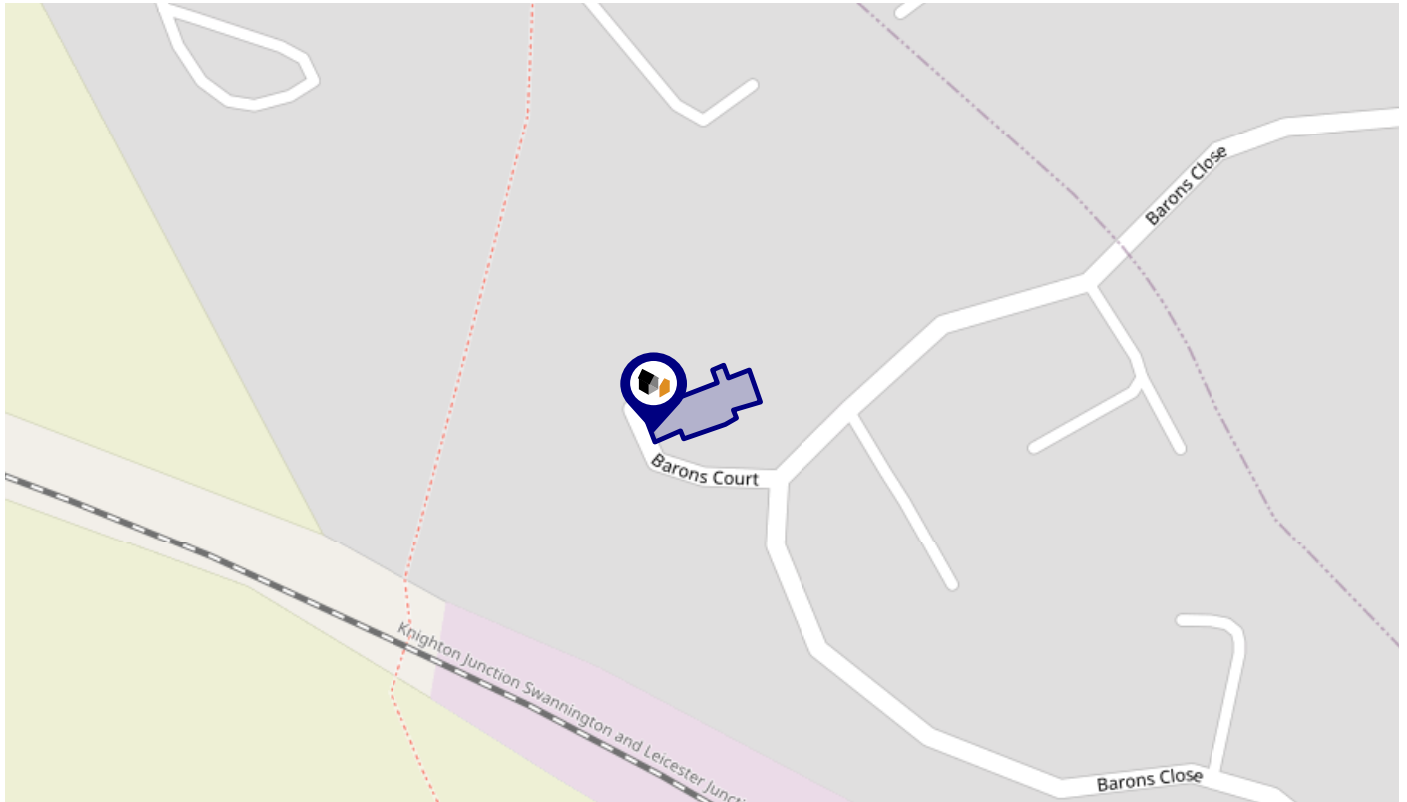
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Muxloe Ward
-  Forest Ward
-  Ellis Ward
-  Groby Ward
-  Fairstone Ward
-  Winstanley Ward
-  Western Ward
-  Enderby and St. John's Ward
-  Ratby, Bagworth and Thornton Ward
-  Braunstone Park & Rowley Fields 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.

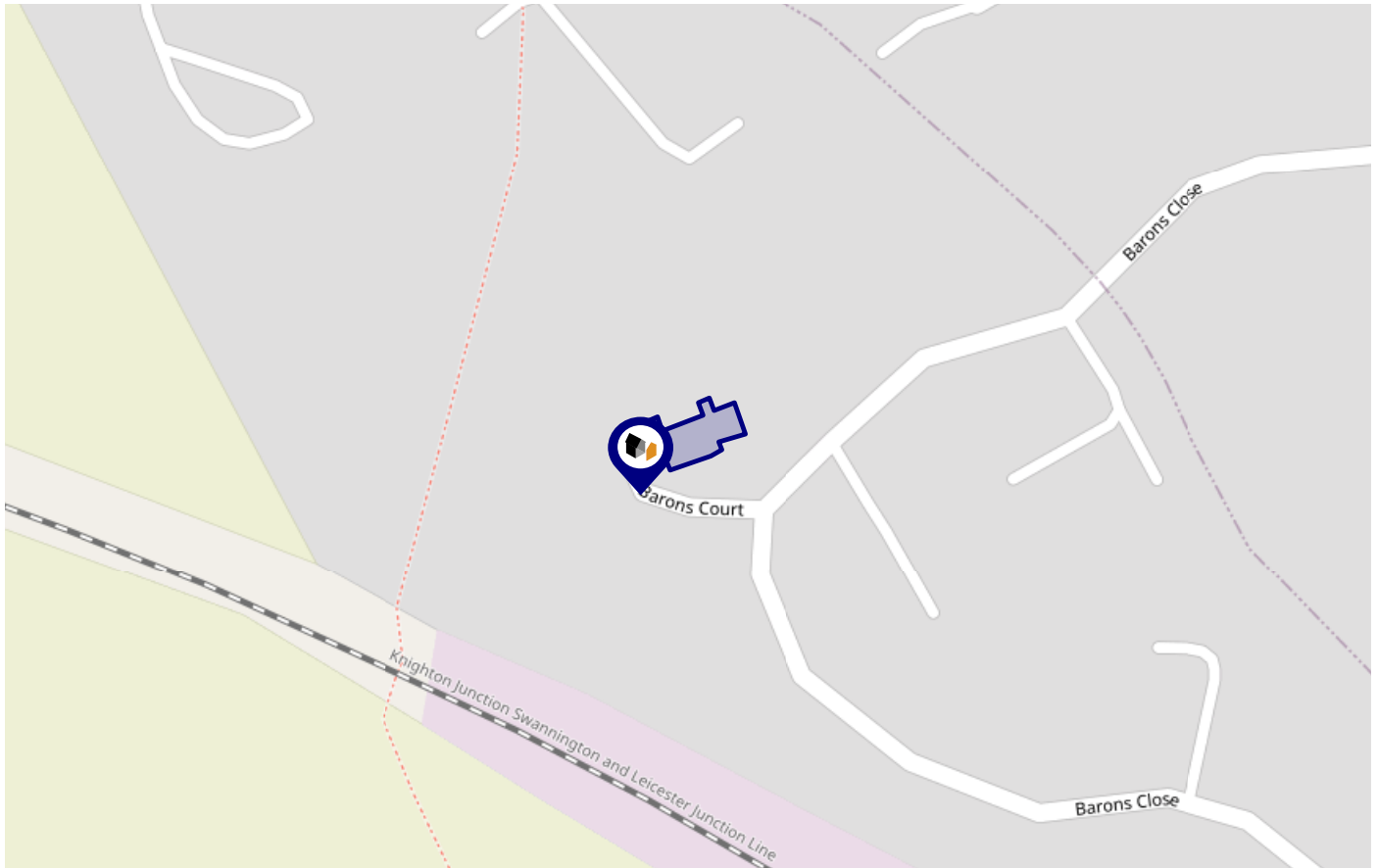
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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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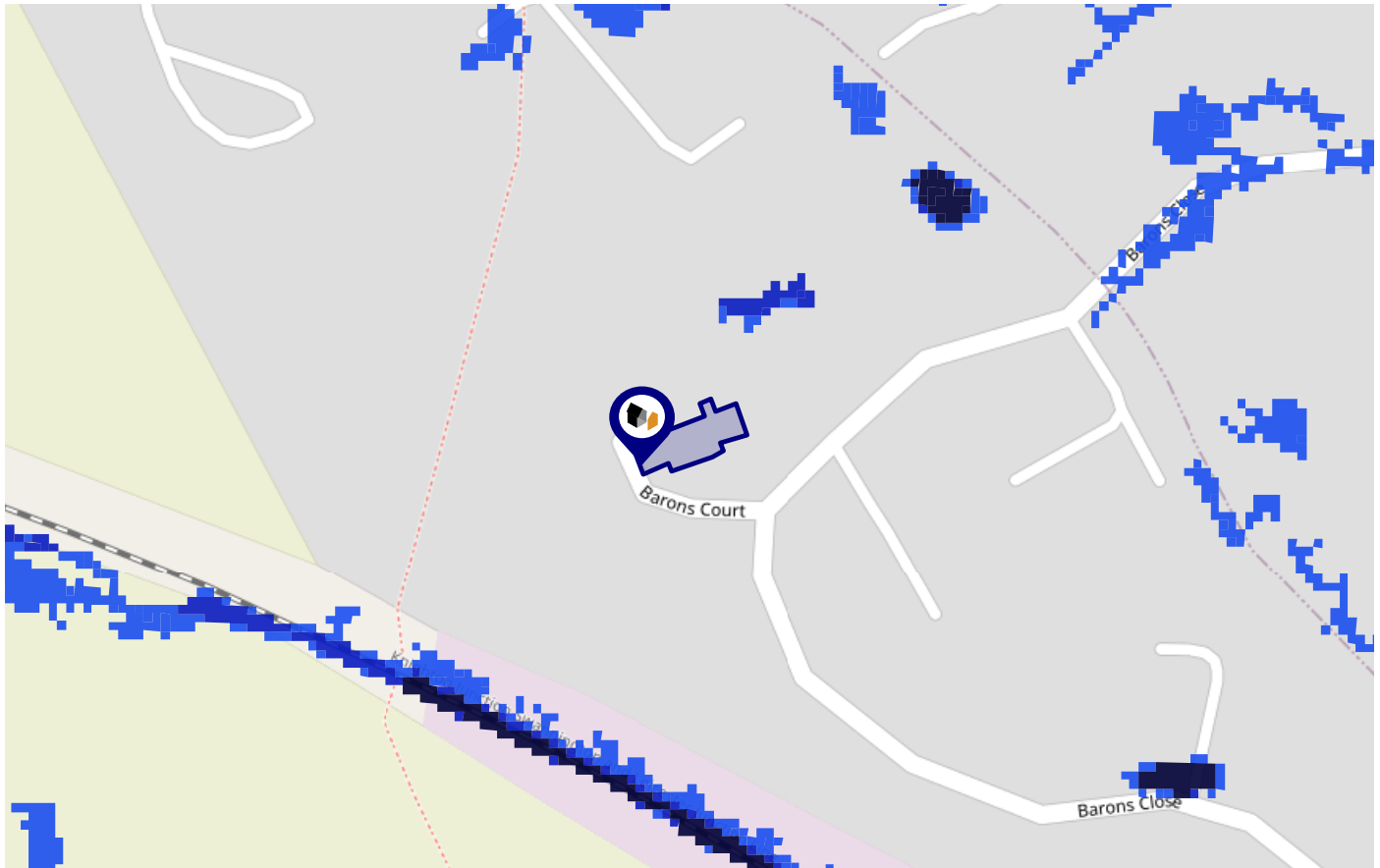
Chance of flooding to the following depths at this property:



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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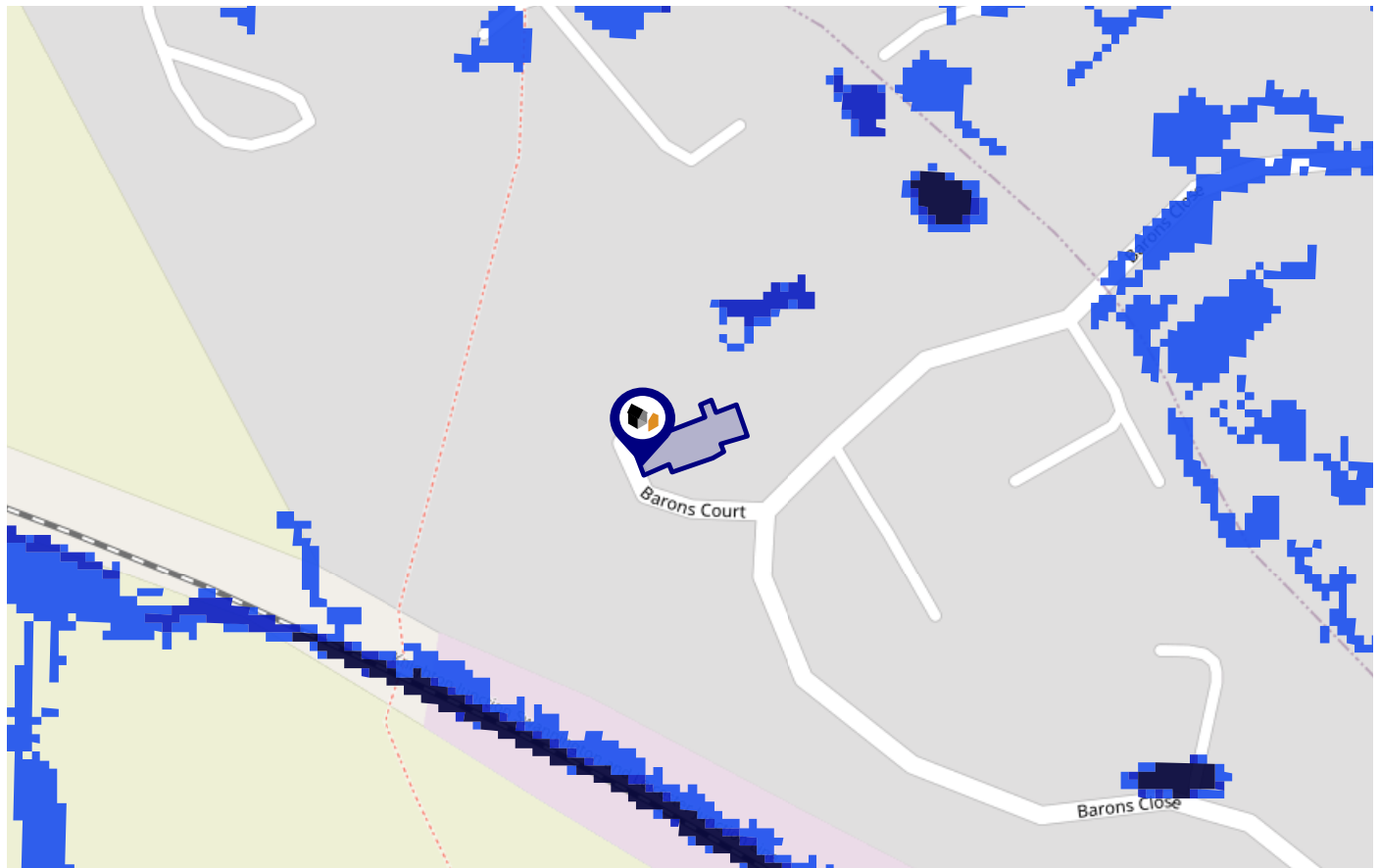
Chance of flooding to the following depths at this property:



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

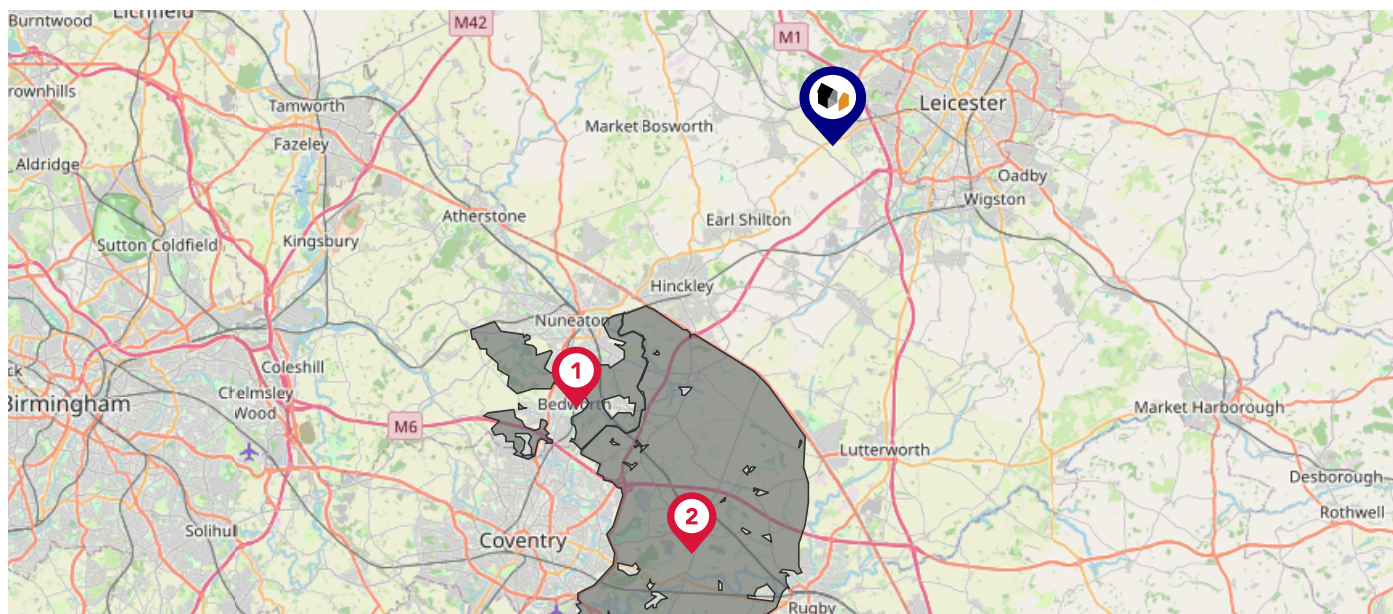
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

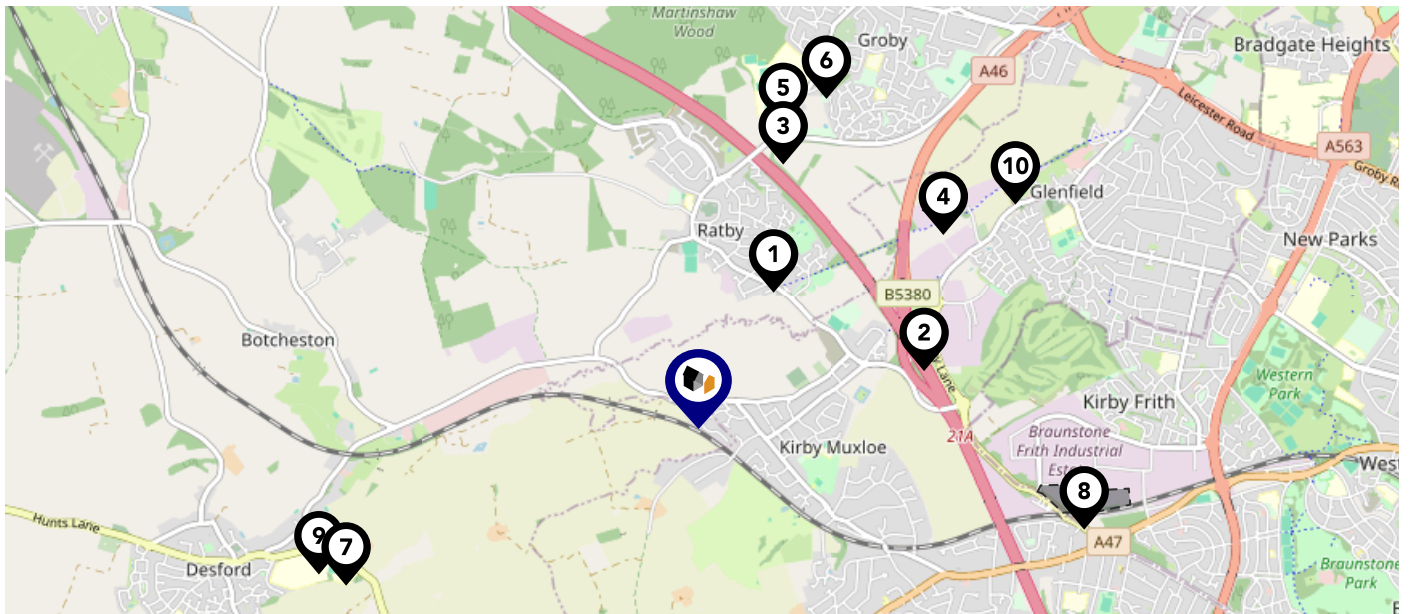


Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Rugby

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.



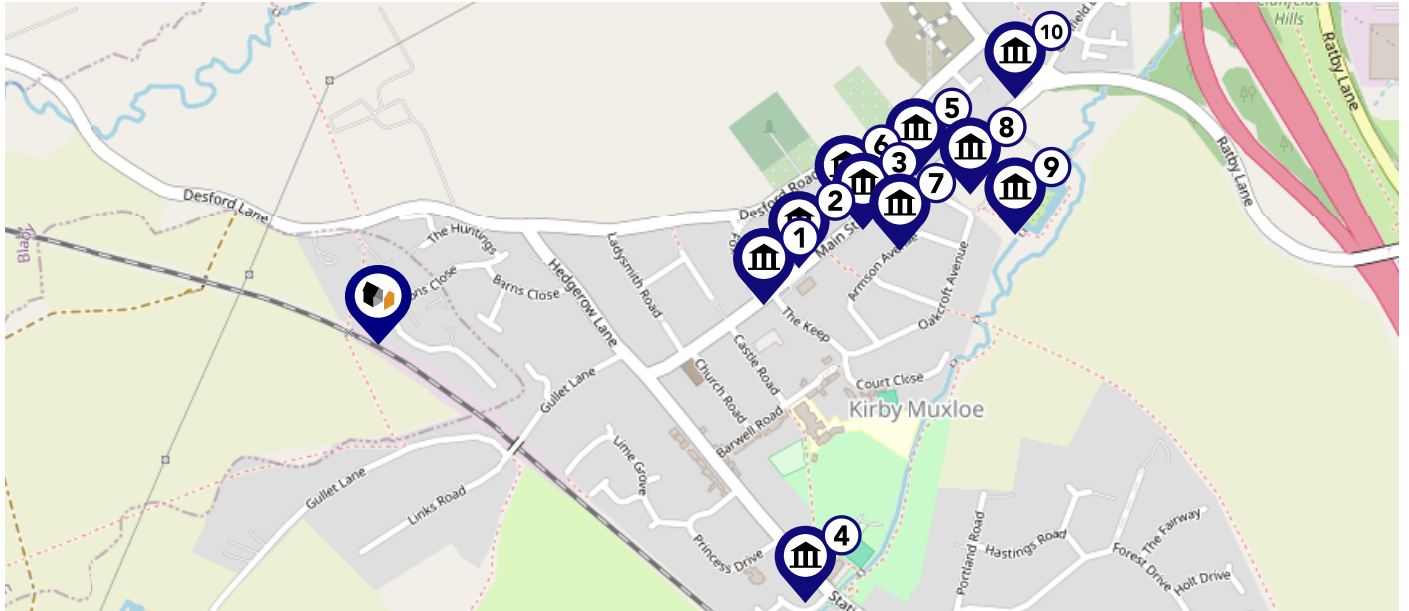
Nearby Landfill Sites

1	Centurion Court, Station Road, Ratby-Centurion Court, Station Road, Ratby, Leicestershire	Historic Landfill
2	M1 Widening-Land off Kirby Road, Kirby Muxloe	Historic Landfill
3	Sacheverall Way, Groby Road-Sacheverall Way, Groby Road, Groby, Leicestershire	Historic Landfill
4	Glenfield Brick and Tile Works-Glenfield Brick and Tile Works, Mill Lane, Glenfield, Leicestershire	Historic Landfill
5	Brookfield High School, Groby-Brookfield High School, Groby, Hinckley, Leicestershire	Historic Landfill
6	Cowpen Spinney-Cowpen Spinney, Oakfield Close, Groby, Hinckley, Leicestershire	Historic Landfill
7	Leicester Lane No.2, Desford-Leicester Lane, Desford, Leicestershire	Historic Landfill
8	Sunningdale Road-Sunningdale Road, Leicester, Leicestershire	Historic Landfill
9	Leicester Lane, Desford-Leicester Lane, Desford, Hinckley, Leicestershire	Historic Landfill
10	Barrows Lane, Glenfield-Barrows Lane, Glenfield, Leicestershire	Historic Landfill

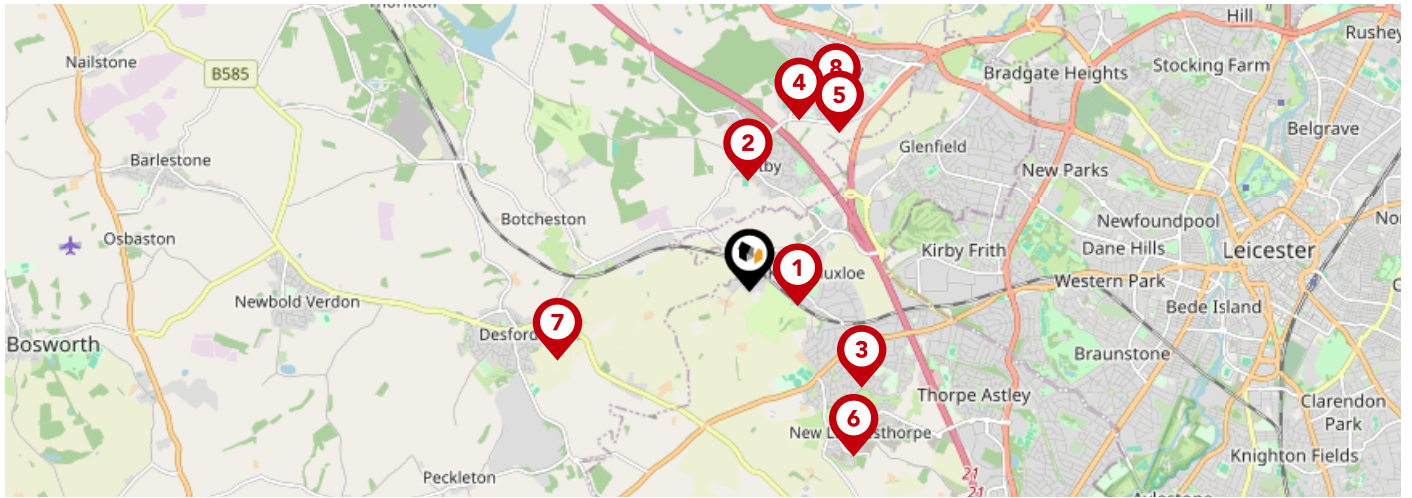
Maps

Listed Buildings

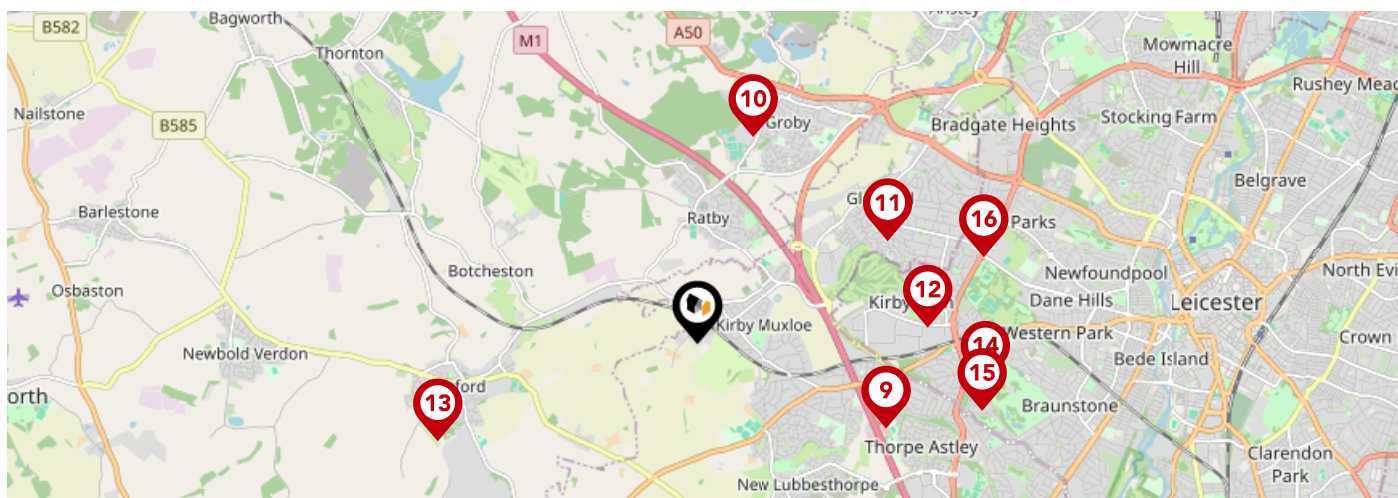
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1177200 - 30 And 32, Main Street	Grade II	0.4 miles
	1074715 - The Old White House	Grade II	0.5 miles
	1074716 - The Poplars	Grade II	0.6 miles
	1445821 - Kirby Muxloe Stone Of Remembrance And War Memorial Gates	Grade II	0.6 miles
	1074718 - The Woodlands	Grade II	0.6 miles
	1177204 - Church Of St Bartholomew	Grade II	0.6 miles
	1177194 - 75-85, Main Street	Grade II	0.6 miles
	1074714 - Castle Farmhouse	Grade II	0.7 miles
	1177213 - Kirby Muxloe Castle	Grade I	0.7 miles
	1074717 - Parsons Farewell	Grade II	0.8 miles

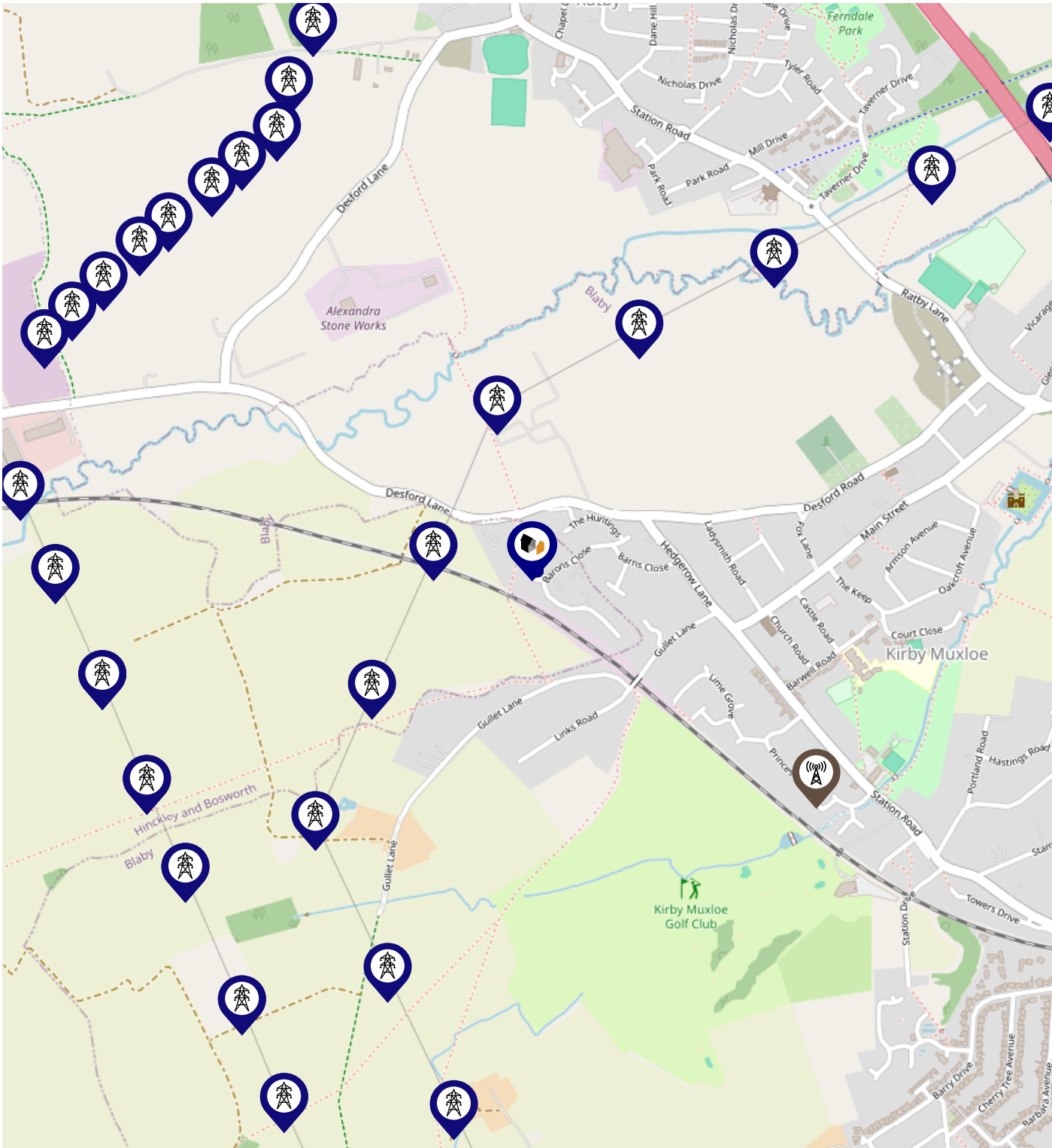


		Nursery	Primary	Secondary	College	Private
	Kirby Muxloe Primary School Ofsted Rating: Good Pupils: 404 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ratby Primary School Ofsted Rating: Good Pupils: 384 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stafford Leys Community Primary School Ofsted Rating: Good Pupils: 560 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookvale Groby Learning Campus Ofsted Rating: Outstanding Pupils: 1415 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lady Jane Grey Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Lubbethorpe Primary School Ofsted Rating: Good Pupils: 359 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bosworth Academy Ofsted Rating: Good Pupils: 1613 Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elizabeth Woodville Primary School Ofsted Rating: Good Pupils: 209 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Fossebrook Primary School Ofsted Rating: Good Pupils: 208 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Martinshaw Primary School Ofsted Rating: Good Pupils: 203 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glenfield Primary School Ofsted Rating: Good Pupils: 419 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Braunstone Frith Primary Academy Ofsted Rating: Good Pupils: 523 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Desford Community Primary School Ofsted Rating: Good Pupils: 384 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Braunstone Community Primary School Ofsted Rating: Good Pupils: 450 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Emmanuel Christian School Ofsted Rating: Not Rated Pupils: 54 Distance:2.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest Lodge Academy Ofsted Rating: Good Pupils: 608 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

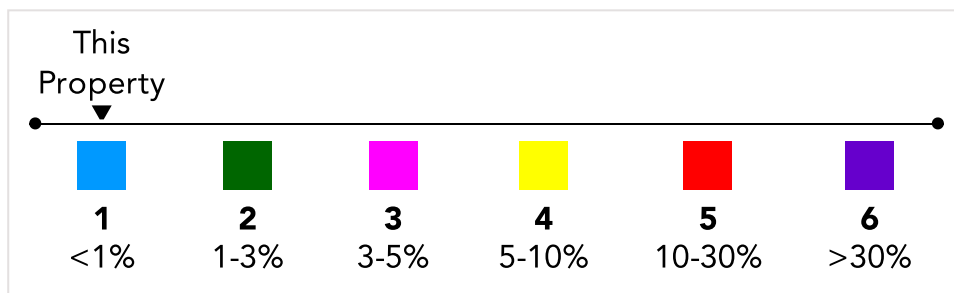
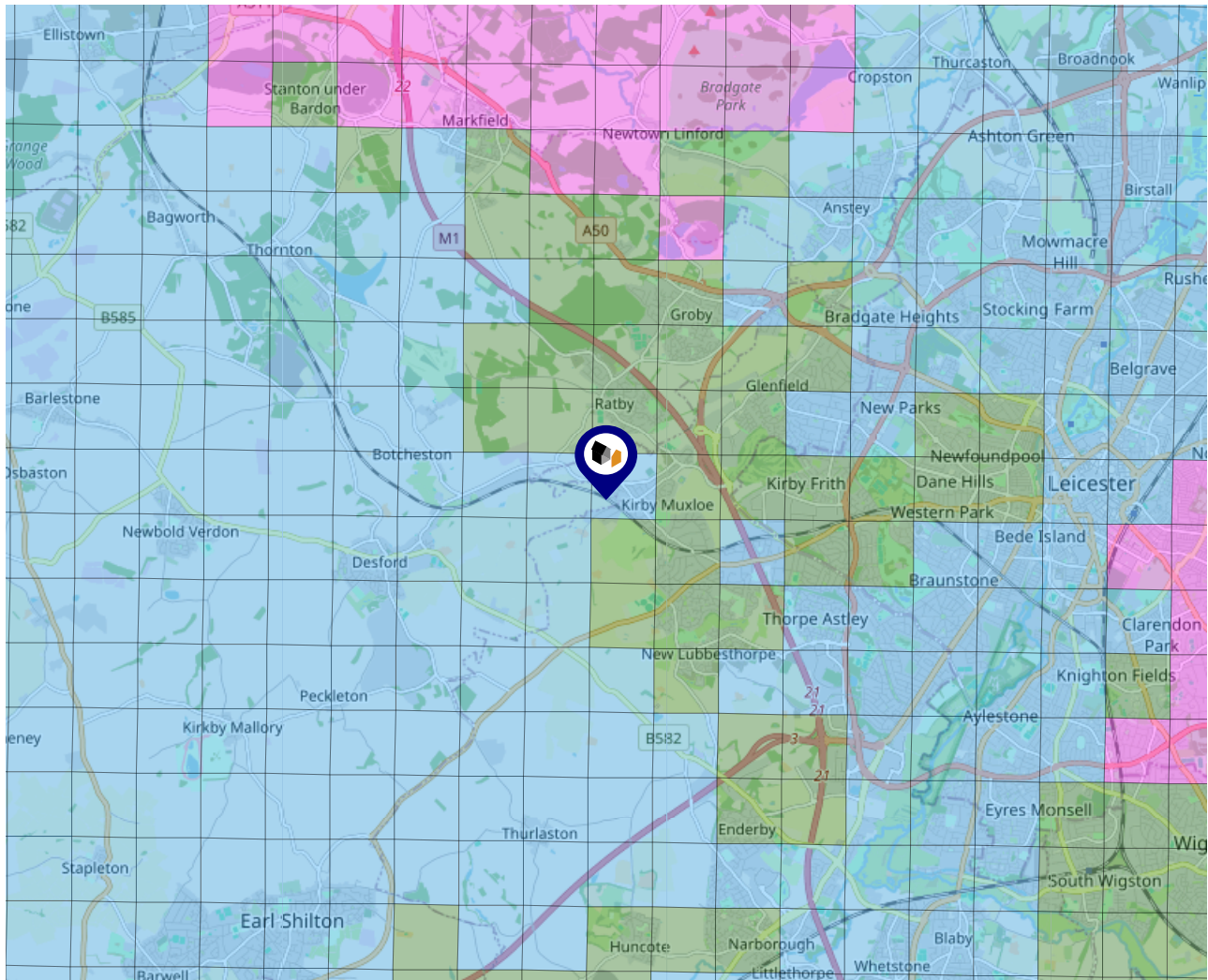


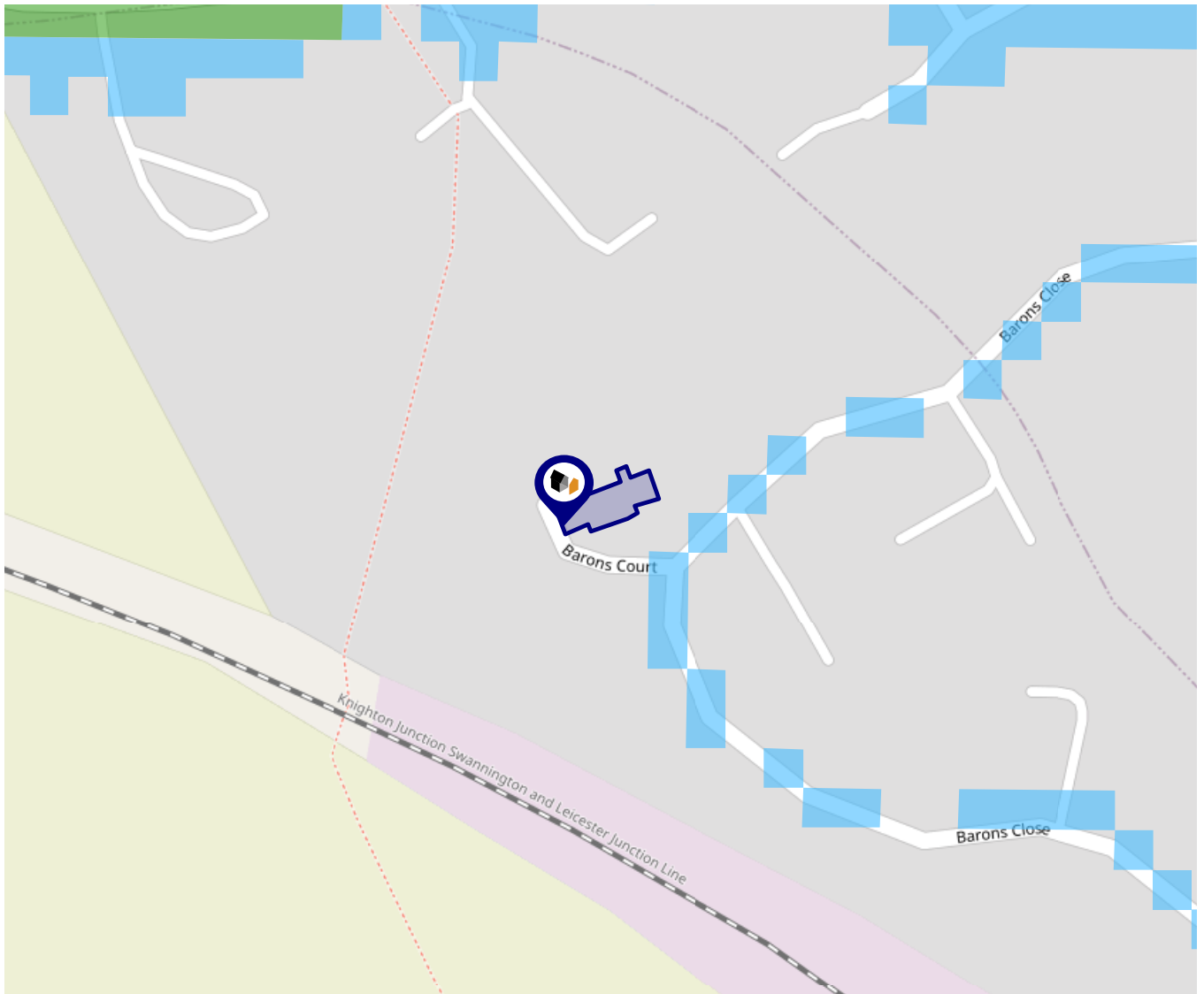
Key:

- 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).



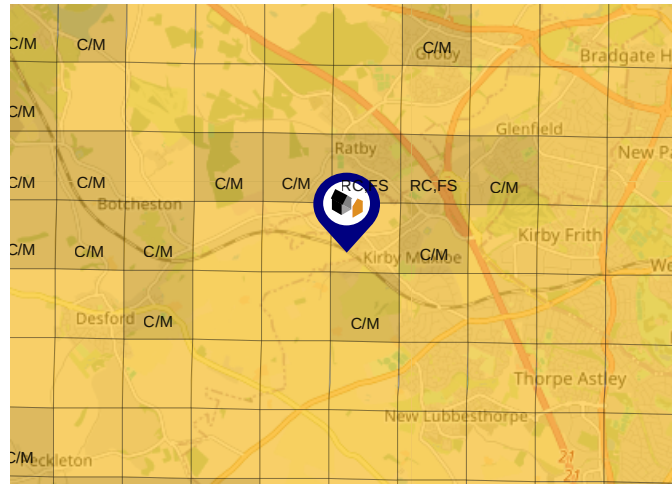


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

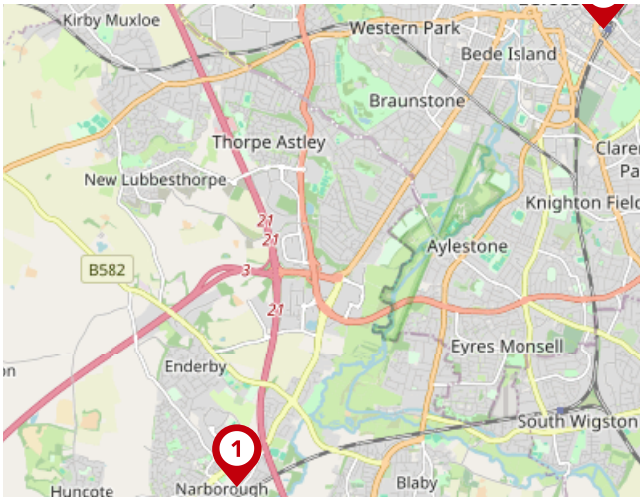


Primary Classifications (Most Common Clay Types)

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

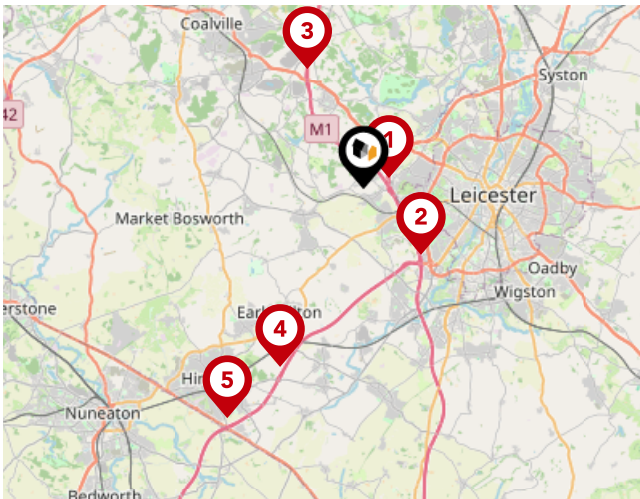
Area

Transport (National)



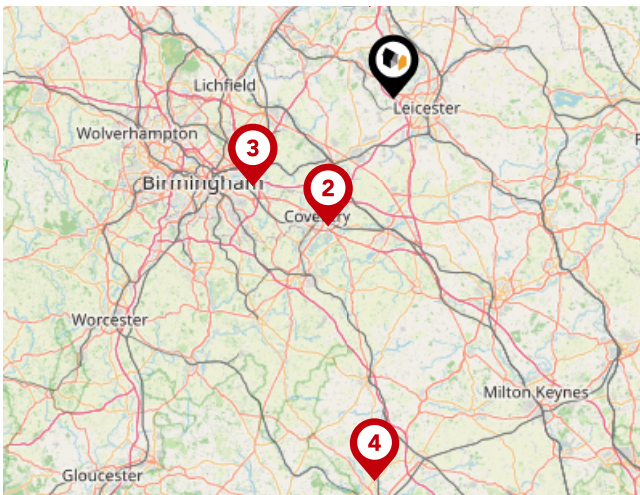
National Rail Stations

Pin	Name	Distance
1	Narborough Rail Station	4.73 miles
2	Leicester Rail Station	5.02 miles
3	Leicester Rail Station	5.04 miles



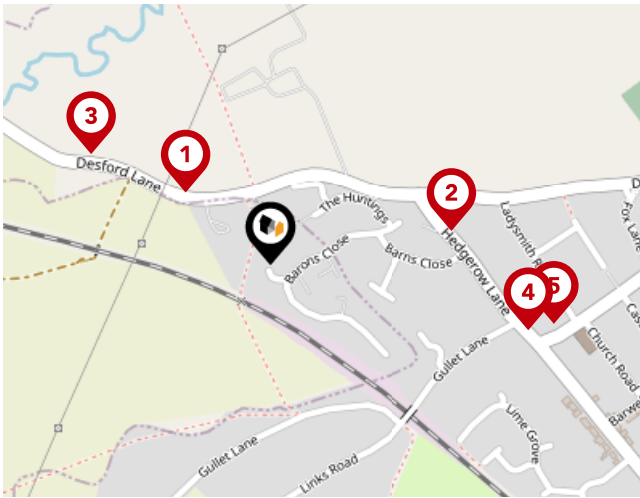
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21A	1.03 miles
2	M1 J21	3.17 miles
3	M1 J22	4.77 miles
4	M69 J2	7.09 miles
5	M69 J1	9.62 miles



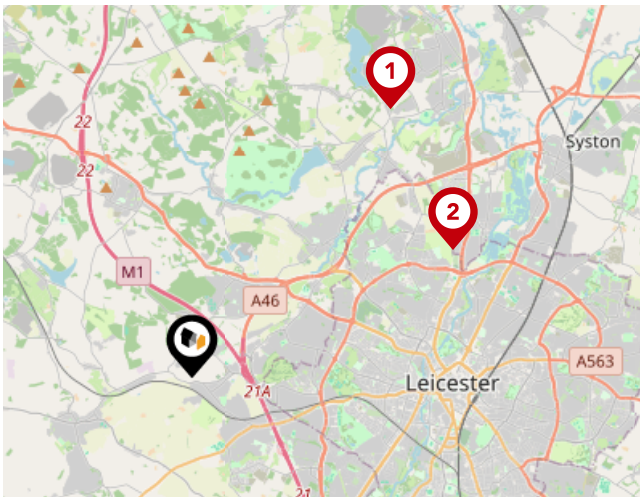
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	13.71 miles
2	Baginton	20.87 miles
3	Birmingham Airport	24.02 miles
4	Kidlington	55.56 miles



Bus Stops/Stations

Pin	Name	Distance
1	Baron Park Farm	0.13 miles
2	Barns Close	0.21 miles
3	Baron Park Farm	0.24 miles
4	Main Street	0.3 miles
5	Church Road	0.32 miles



Local Connections

Pin	Name	Distance
1	Rothley (Great Central Railway)	6.02 miles
2	Great Central Railway	5.22 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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