

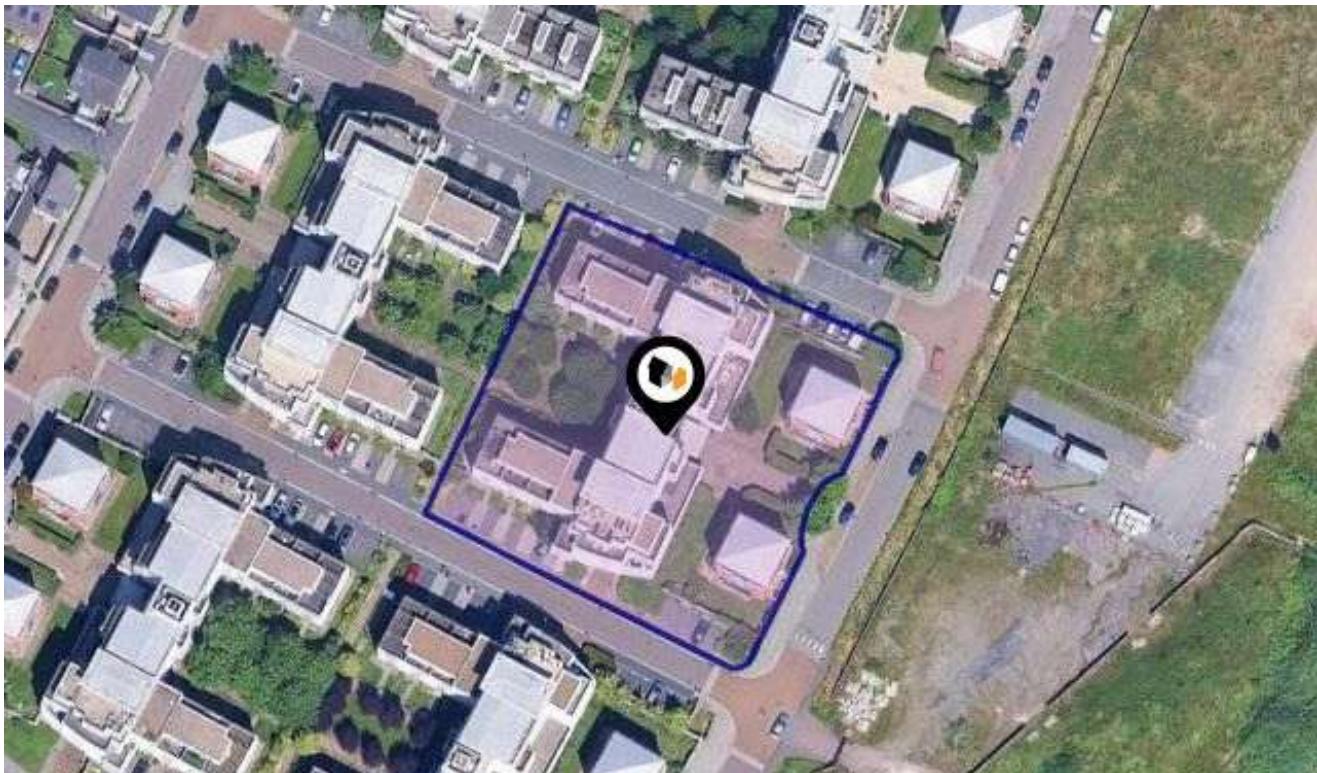


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 07th January 2026



APARTMENT 30, 31, WATKIN ROAD, LEICESTER, LE2 7HY

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>

Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	29/02/2008
Bedrooms:	2	Last Sold Price:	£240,000
Floor Area:	882 ft ² / 82 m ²	Last Sold £/ft ² :	£271
Plot Area:	0.96 acres	Tenure:	Leasehold
Year Built :	2003-2006	Start Date:	28/02/2008
Council Tax :	Band D	End Date:	01/01/2158
Annual Estimate:	£2,408	Lease Term:	155 years from 1 January 2003
Title Number:	LT408643	Term Remaining:	132 years
UPRN:	2465173553		

Local Area

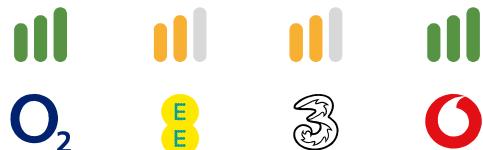
Local Authority:	Leicester city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



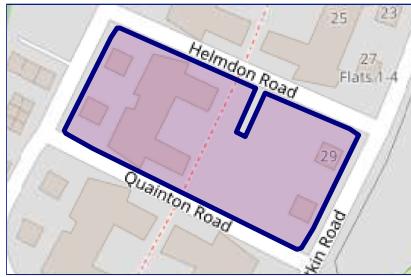
Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



LT434624

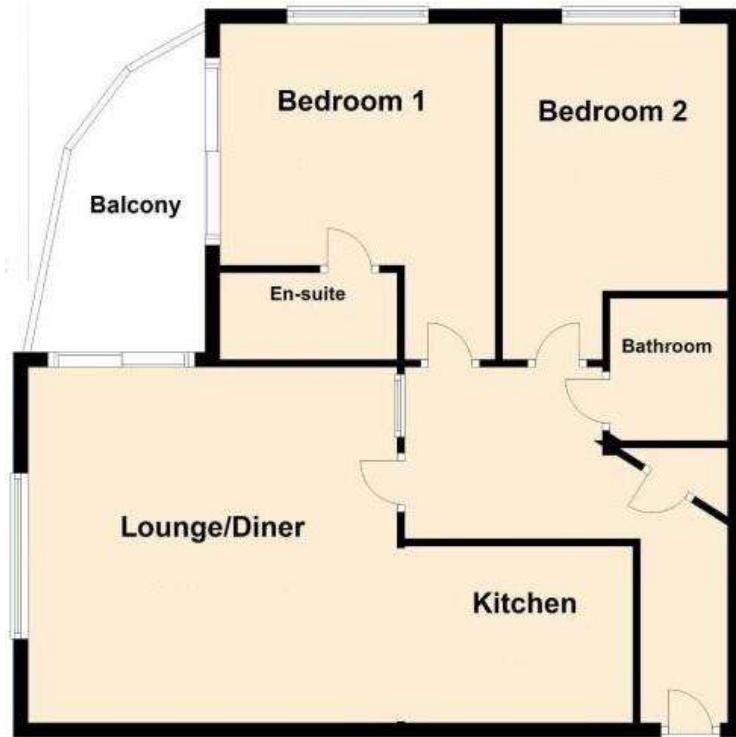
Leasehold Title Plan



LT408643

Start Date: 28/02/2008
End Date: 01/01/2158
Lease Term: 155 years from 1 January 2003
Term Remaining: 132 years

APARTMENT 30, 31, WATKIN ROAD, LEICESTER, LE2 7HY



Property EPC - Certificate

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Apartment 30, 31 Watkin Road, LE2 7HY

Energy rating

B

Valid until 11.10.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	03
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:	System built, 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:	(another dwelling below)
Total Floor Area:	82 m ²

Maps

Coal Mining

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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.

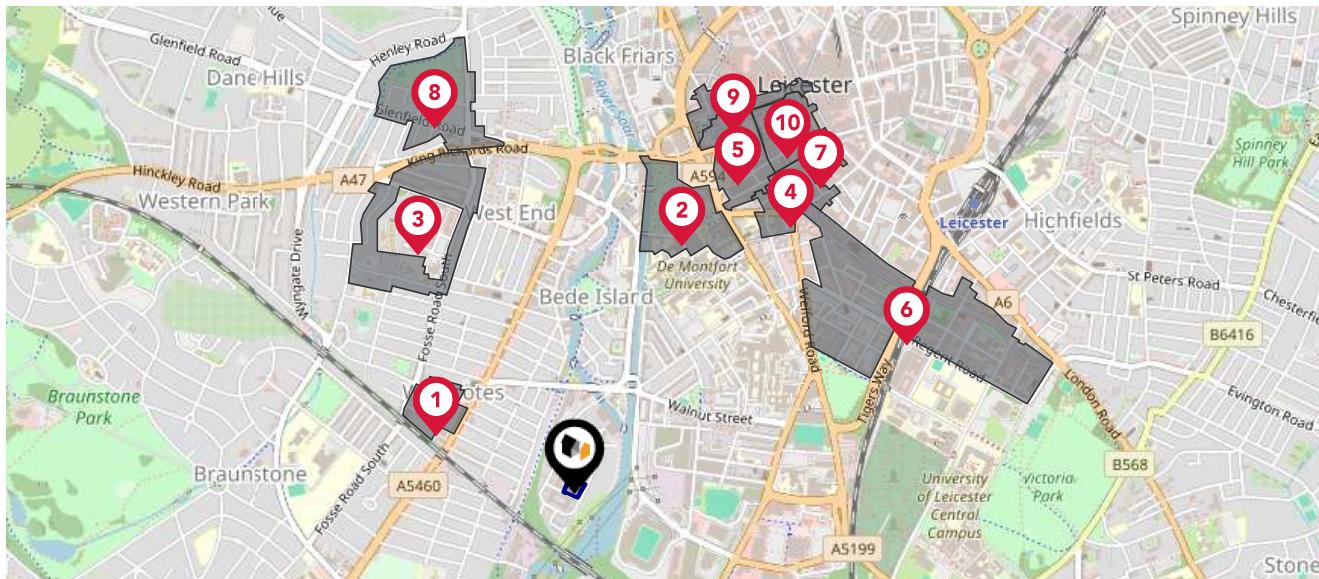
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

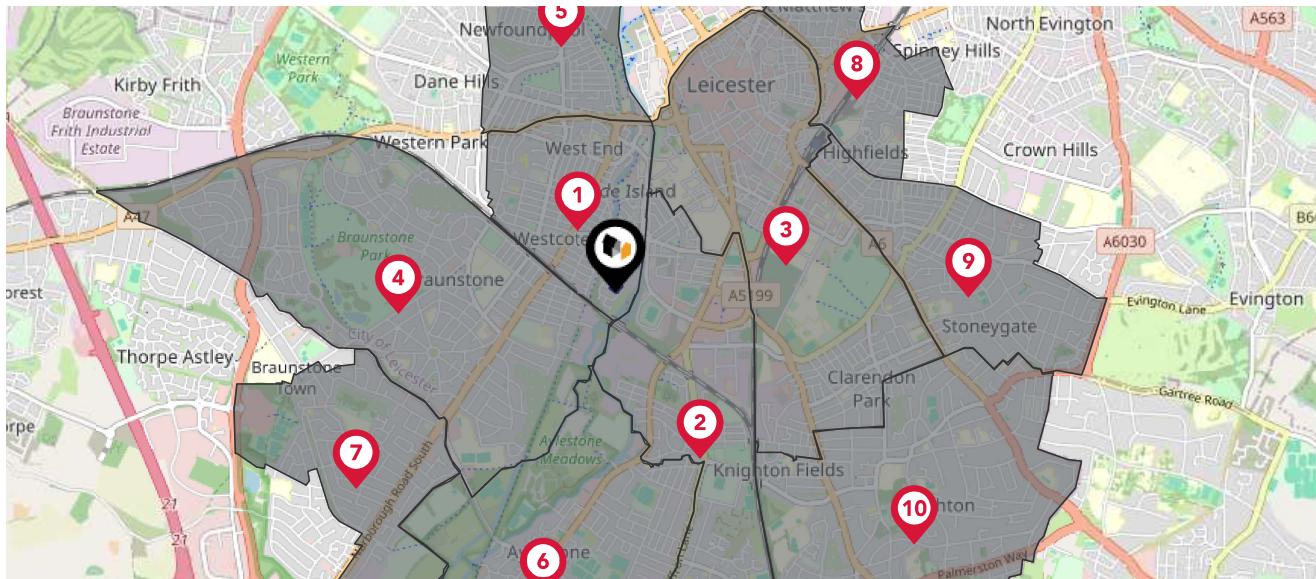
- 1 Ashleigh Road
- 2 Castle
- 3 West End
- 4 Market Street
- 5 Greyfriars
- 6 New Walk
- 7 Town Hall Square
- 8 St Paul's
- 9 High Street
- 10 Market Place

Maps

Council Wards

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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

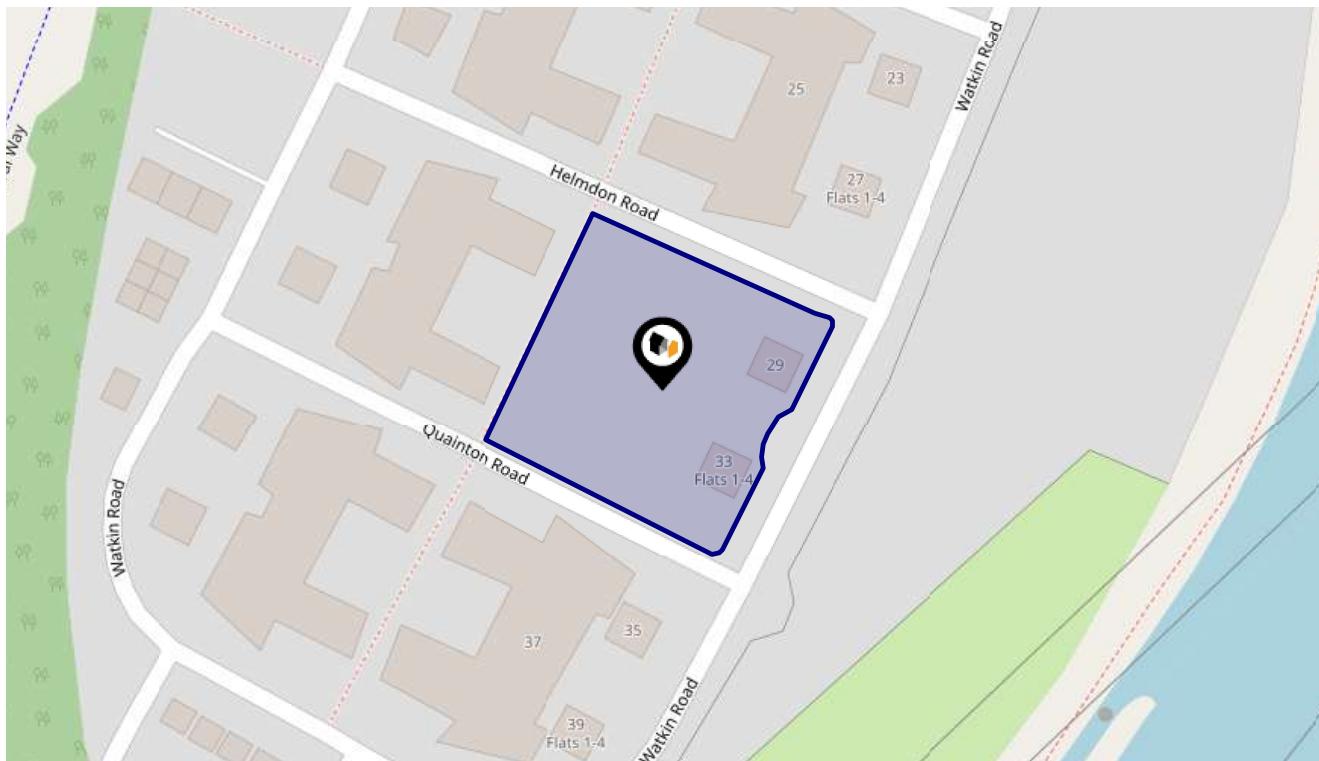
- 1 Westcotes Ward
- 2 Saffron Ward
- 3 Castle Ward
- 4 Braunstone Park & Rowley Fields Ward
- 5 Fosse Ward
- 6 Aylestone Ward
- 7 Ravenhurst and Fosse Ward
- 8 Wycliffe Ward
- 9 Stoneygate Ward
- 10 Knighton Ward

Maps

Rail Noise

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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:

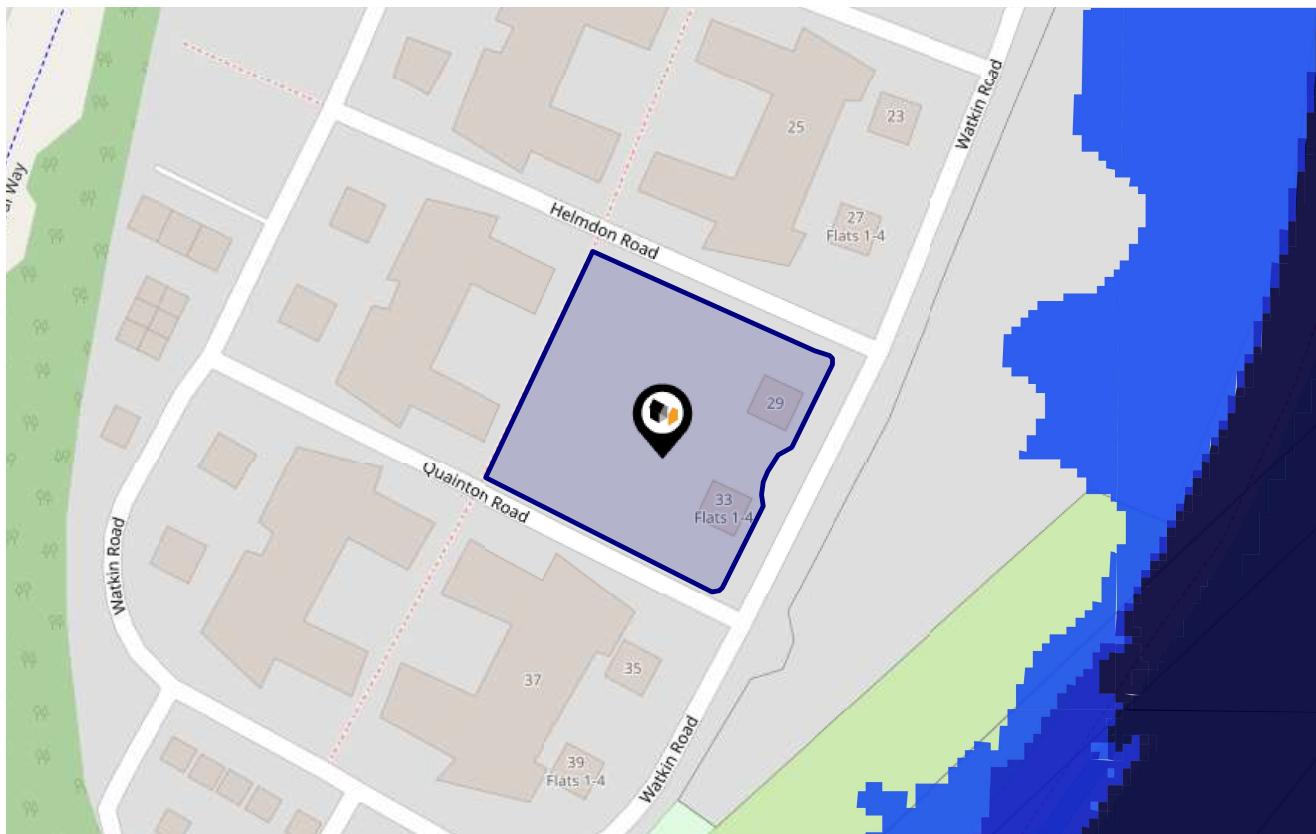
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

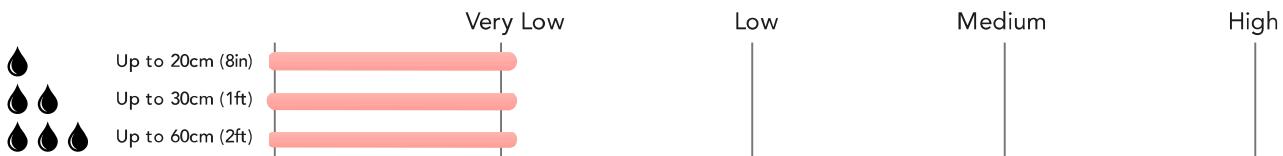


Risk Rating: Very low

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.

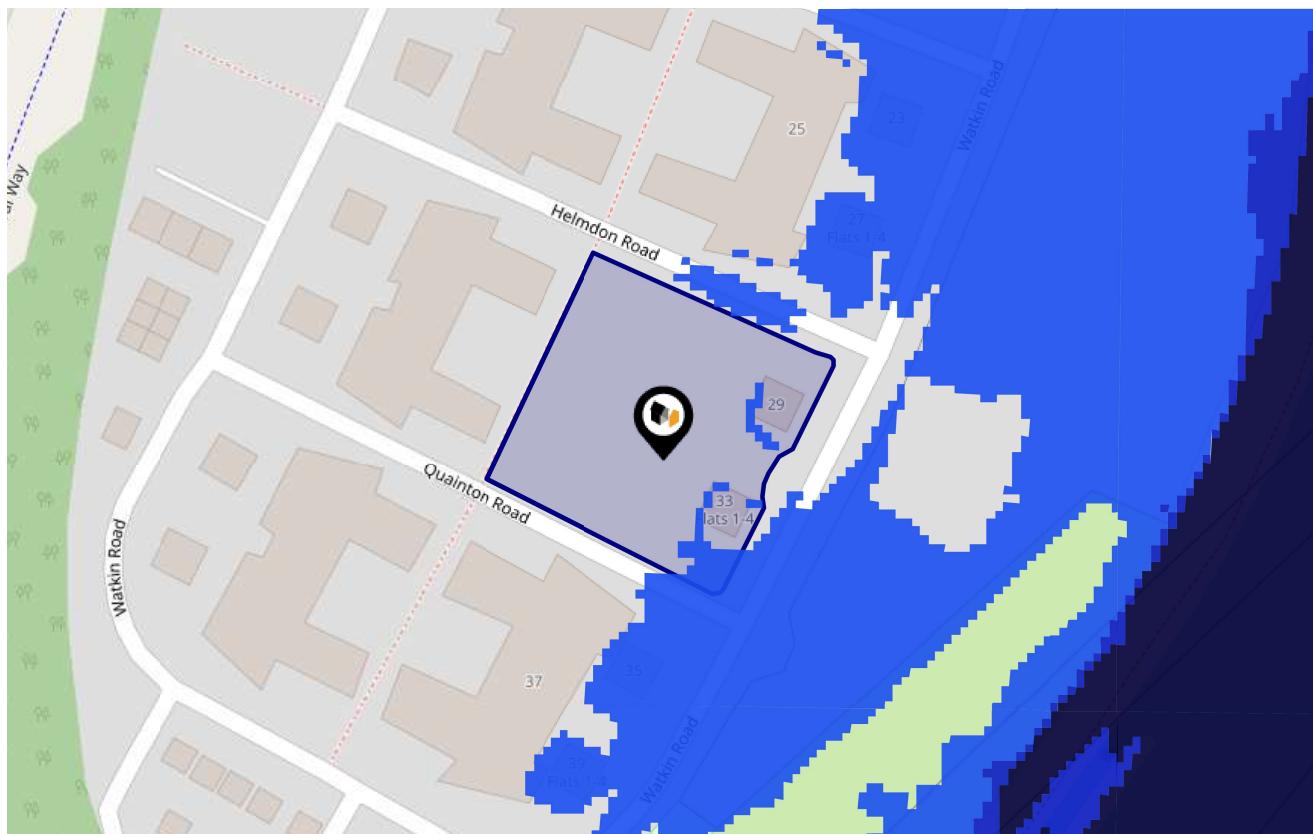
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

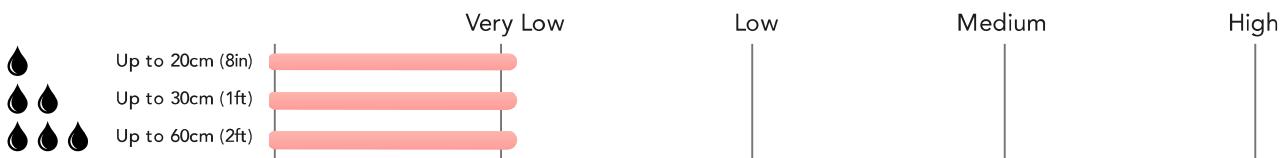


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

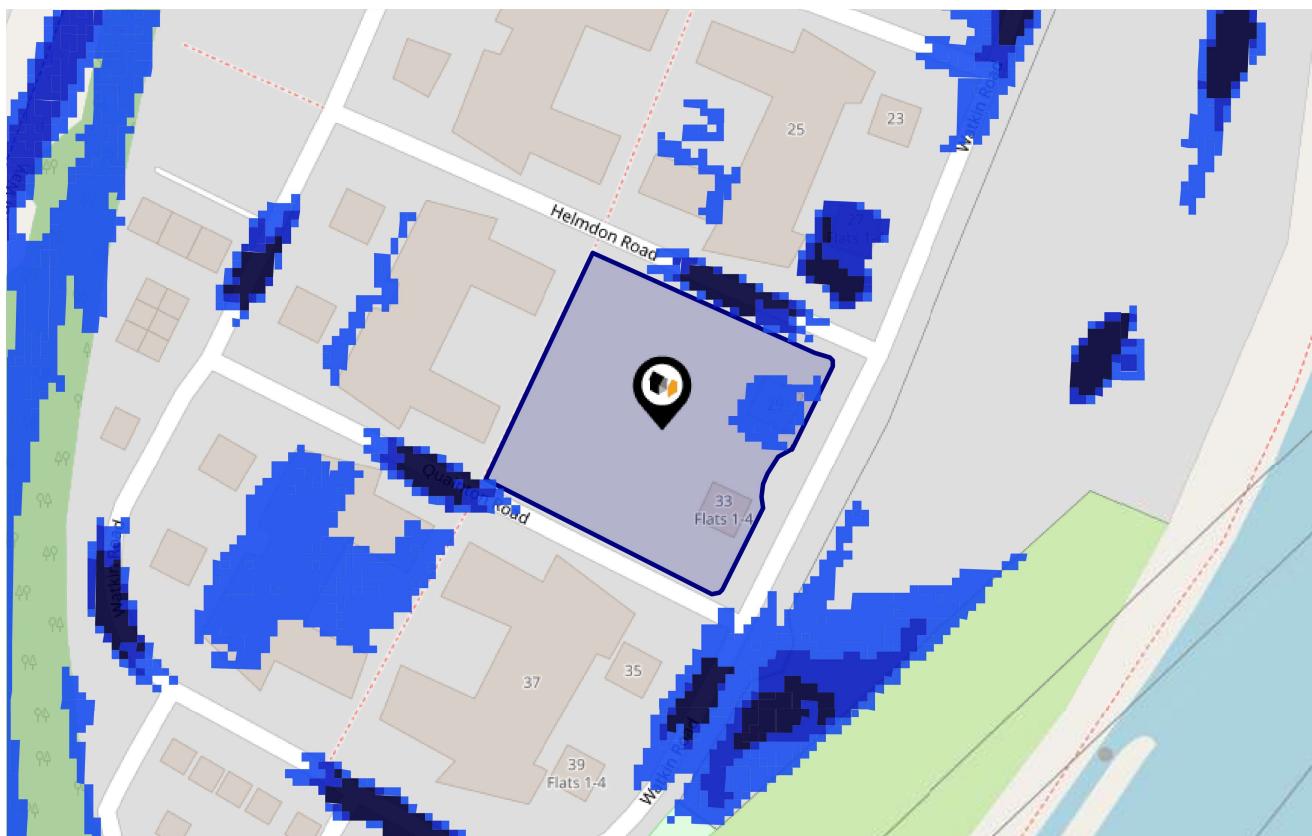


Flood Risk

Surface Water - Flood Risk

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

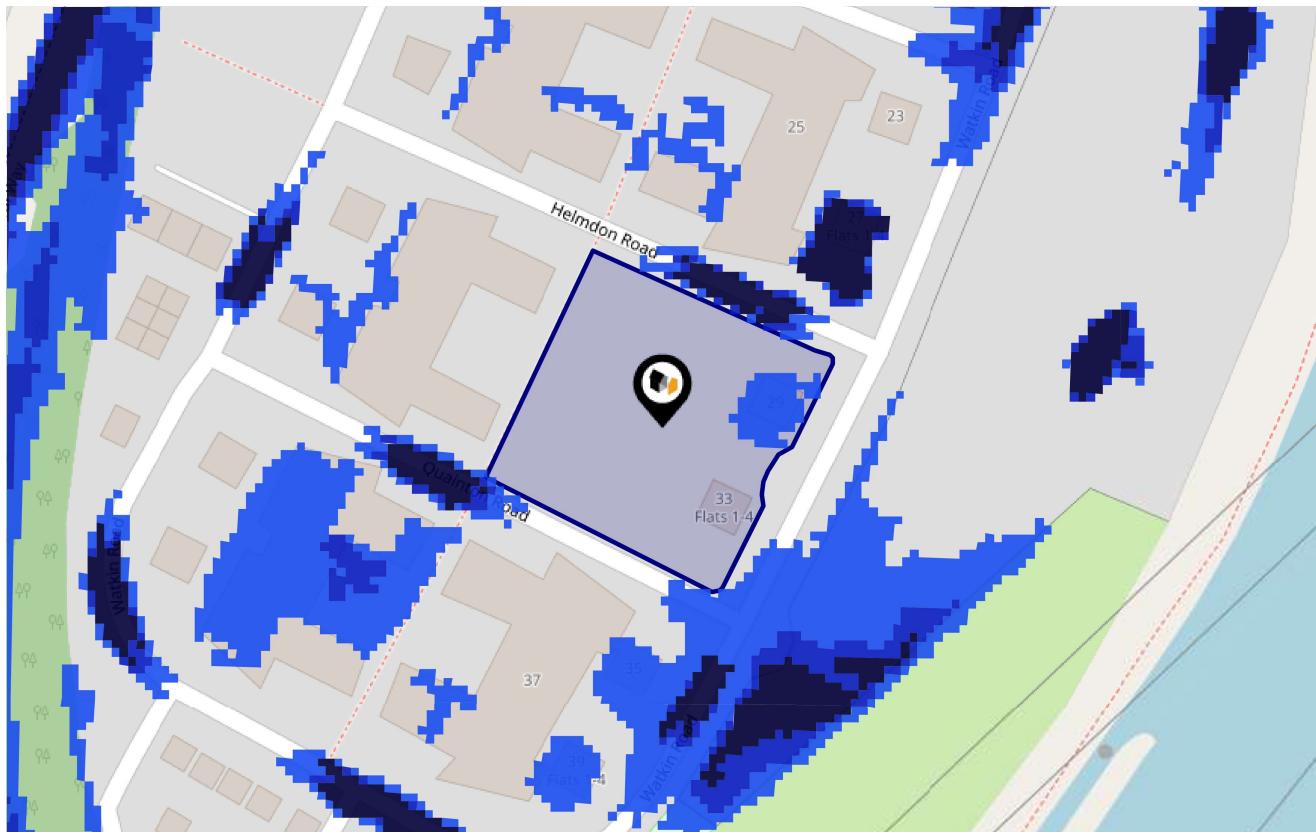
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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

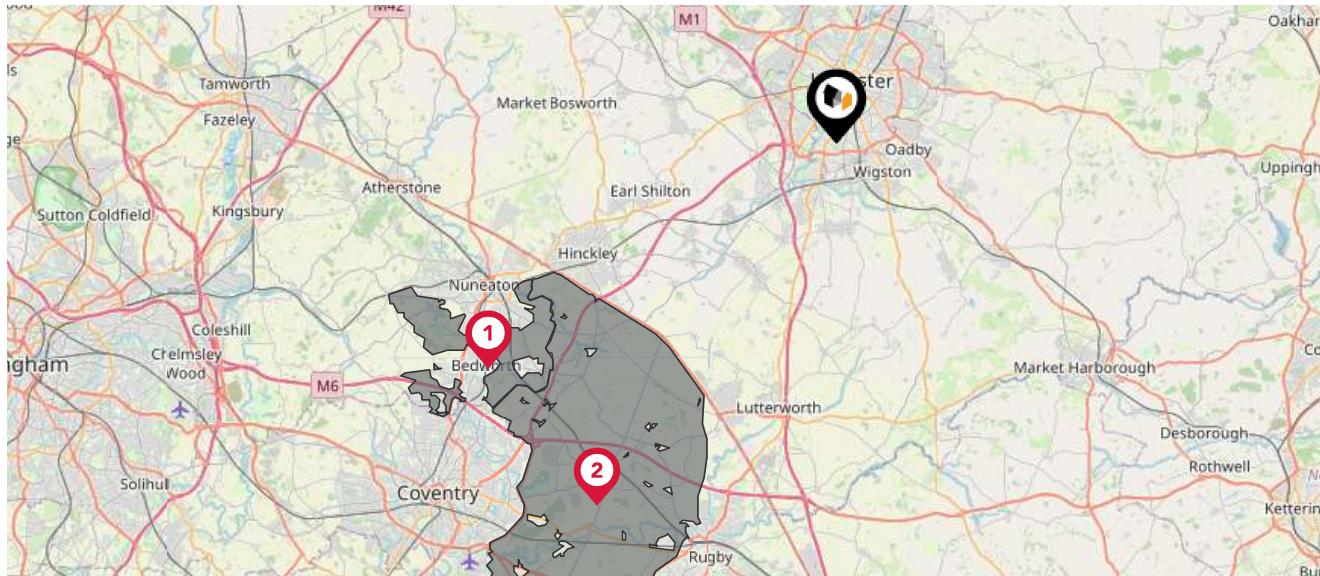


Maps

Green Belt

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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

Maps

Landfill Sites

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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	Leicestershire Hanlies Limited-Marlow Road, Leicestershire	Historic Landfill 
 2	Marlow Road-Marlow Road, Bede Island, Leicester, Leicestershire	Historic Landfill 
 3	Great Central Railway, Leicester-Great Central Railway, Leicestershire	Historic Landfill 
 4	Aylestone Meadows-Aylestone Road, Leicester, Leicestershire	Historic Landfill 
 5	Carlisle Street-Carlisle Street, Leicester, Leicestershire	Historic Landfill 
 6	Braunstone Lane East-Leicester, Leicestershire	Historic Landfill 
 7	Leicester Sports Ground-Leicester Sports Ground, Off Braunstone Lane East, Leicester, Leicestershire	Historic Landfill 
 8	Land off Wigston Lane-Land off Wigston Lane, Aylestone, Leicester, Leicestershire	Historic Landfill 
 9	New Parks, Off Samson-Off Samson Road, New Parks, Leicester, Leicestershire	Historic Landfill 
 10	Off Watergate Lane, Braunstone-Braunstone, Leicestershire	Historic Landfill 

Maps Listed Buildings

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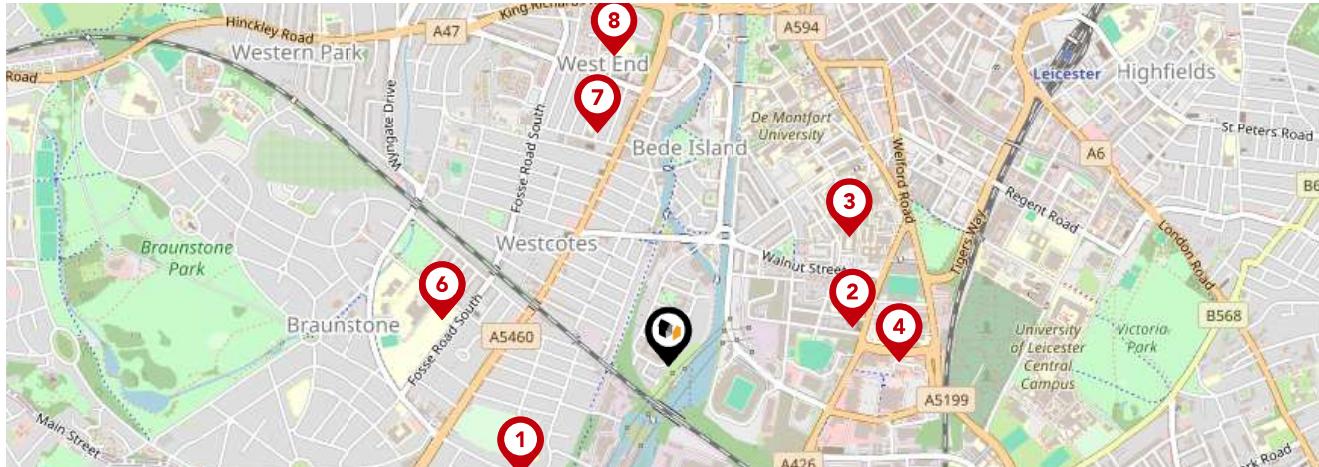
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1387176 - Bedehouse Towpath Bridge	Grade II	0.2 miles
2 1074785 - Bridge Over River Soar	Grade II	0.3 miles
3 1391754 - Robert Hall Memorial Baptist Church	Grade II	0.3 miles
4 1067131 - Former Narborough Road School	Grade II	0.3 miles
5 1067127 - Hazel Primary School And Community Centre	Grade II	0.4 miles
6 1074056 - Gates, Gatepiers And Railings At West Entrance Of Cattle Market	Grade II	0.4 miles
7 1391186 - Gas Works Gatehouse With Clocktower	Grade II	0.4 miles
8 1119770 - 2 And 2a, Sawday Street	Grade II	0.4 miles
9 1074057 - Greek Orthodox Church Of St Nicholas And St Xenophon	Grade II	0.5 miles
10 1389139 - Vicarage To St Andrews Church	Grade II	0.5 miles

Area Schools

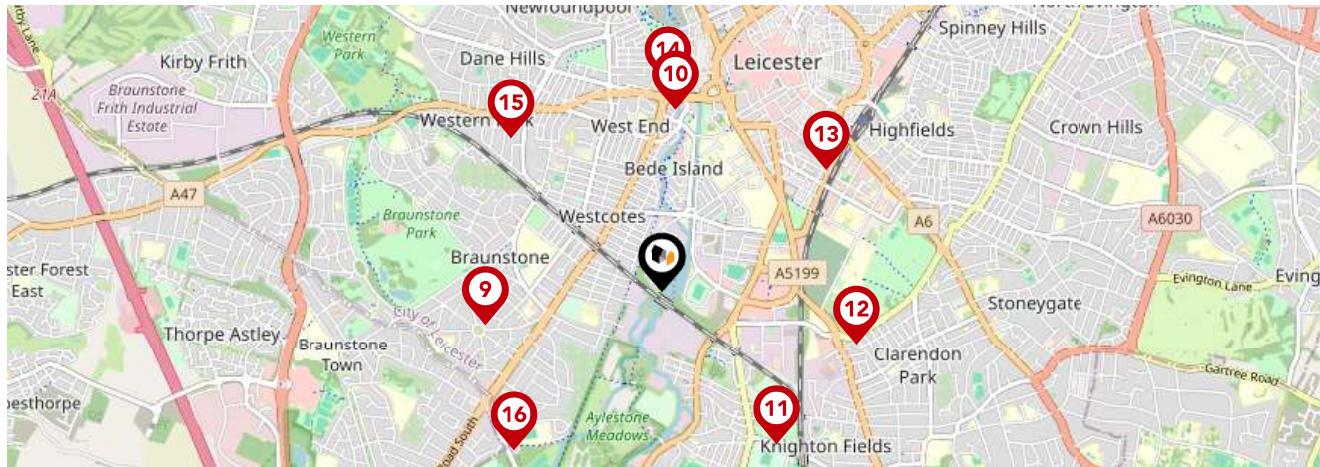
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		Nursery	Primary	Secondary	College	Private
1	St Mary's Fields Academy Ofsted Rating: Requires improvement Pupils:0 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hazel Community Primary School Ofsted Rating: Good Pupils: 410 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Children's Hospital School Ofsted Rating: Outstanding Pupils: 100 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Leicester College Ofsted Rating: Good Pupils:0 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Imperial Avenue Infant School Ofsted Rating: Good Pupils: 316 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fullhurst Community College Ofsted Rating: Good Pupils: 1528 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shaftesbury Junior School Ofsted Rating: Good Pupils: 245 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King Richard III Infant and Nursery School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

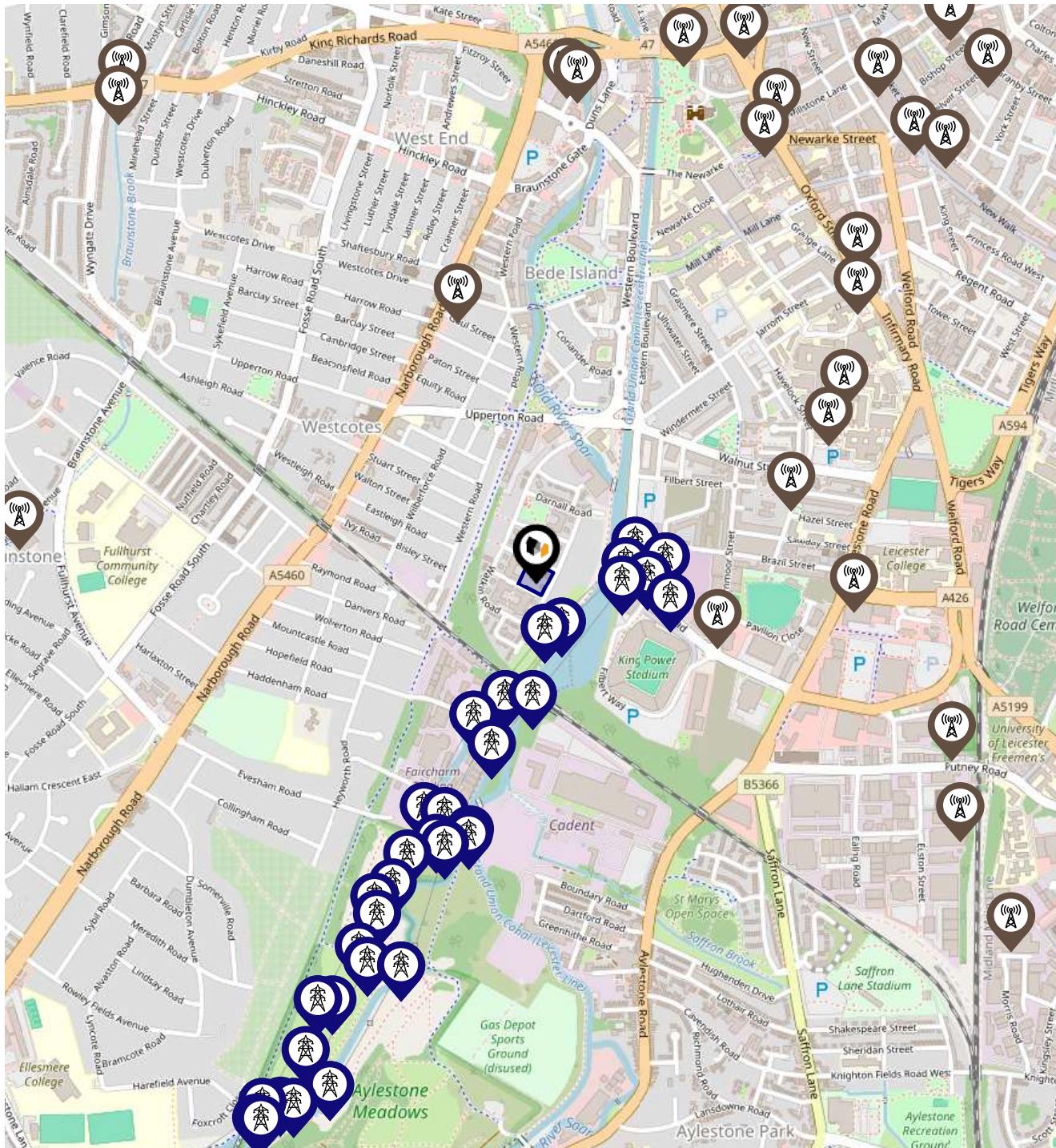
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
9	Folville Junior School Ofsted Rating: Good Pupils: 351 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Brook Mead Academy Ofsted Rating: Outstanding Pupils: 605 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Knighton Mead Primary Academy Ofsted Rating: Good Pupils: 235 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	WQE and Regent College Group Ofsted Rating: Good Pupils: 0 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Beauchamp City Sixth Form Ofsted Rating: Outstanding Pupils: 962 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Castle Mead Academy Ofsted Rating: Outstanding Pupils: 1227 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Doveland Primary School Ofsted Rating: Good Pupils: 546 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ellesmere College Ofsted Rating: Good Pupils: 435 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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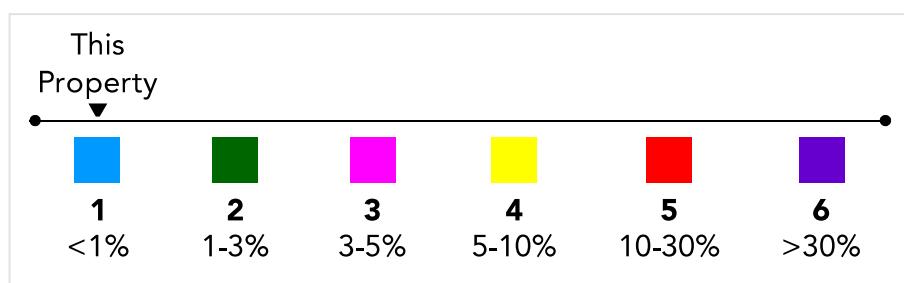
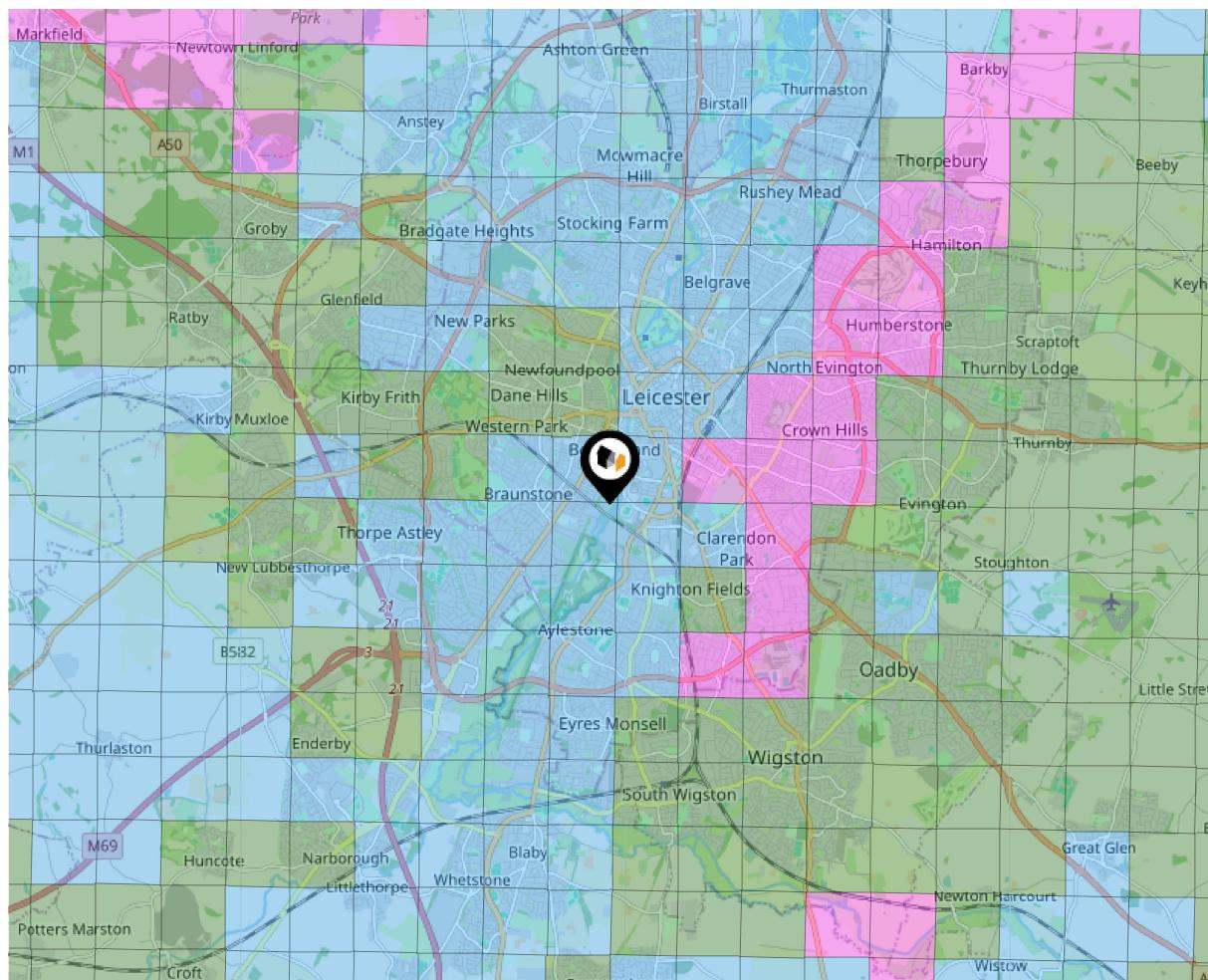


Key:

-  Power Pylons
-  Communication Masts

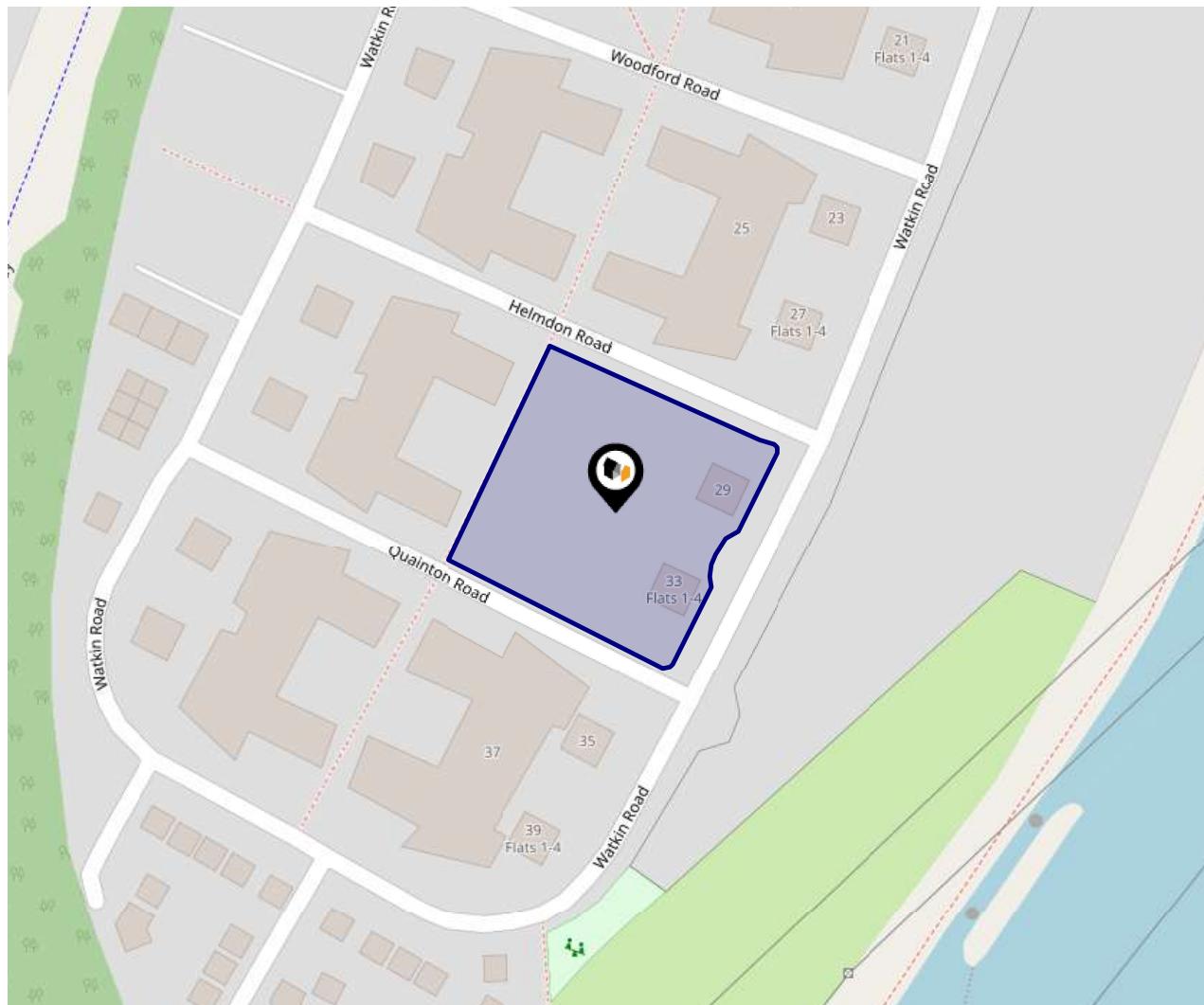
What is Radon?

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

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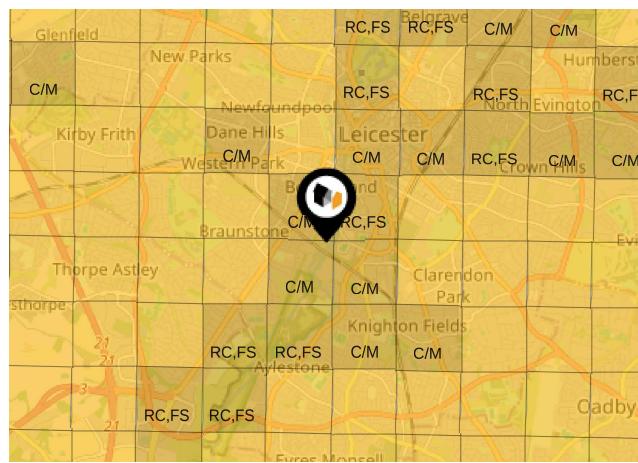
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL

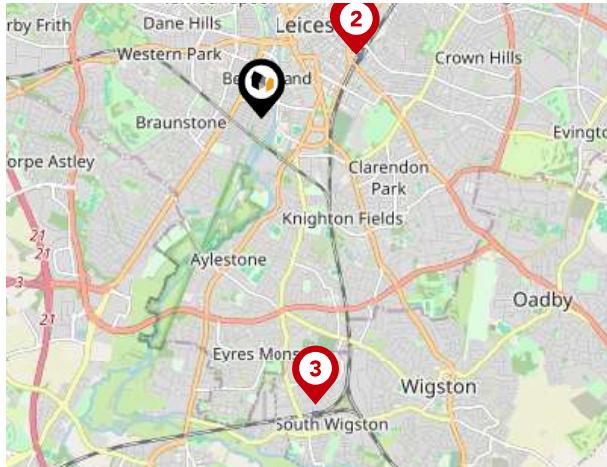


Primary Classifications (Most Common Clay Types)

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)

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National Rail Stations

Pin	Name	Distance
1	Leicester Rail Station	1.08 miles
2	Leicester Rail Station	1.08 miles
3	South Wigston Rail Station	2.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21	2.54 miles
2	M1 J21A	3.42 miles
3	M1 J22	8.05 miles
4	M1 J20	12.04 miles
5	M69 J2	9.03 miles



Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	16.06 miles
2	Baginton	22.39 miles
3	Birmingham Airport	27.25 miles
4	Kidlington	55.06 miles

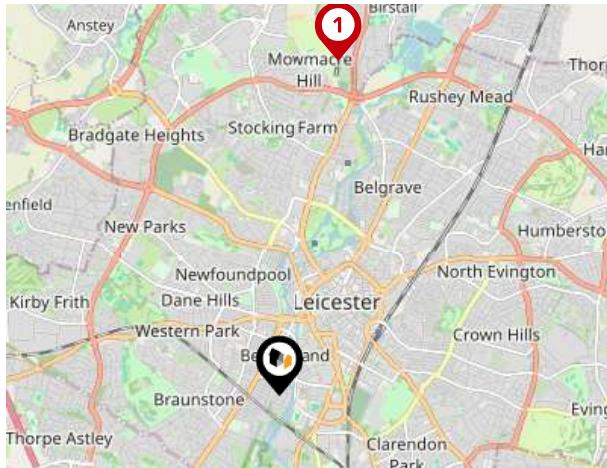
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Lidl	0.24 miles
2	Eastern Boulevard	0.19 miles
3	Wilberforce Road	0.3 miles
4	King Power Stadium	0.24 miles
5	Windermere Street	0.28 miles



Local Connections

Pin	Name	Distance
1	Great Central Railway	3.24 miles
2	Rothley (Great Central Railway)	5.74 miles

Landwood Group

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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The Landwood Group logo consists of the company name 'LANDWOOD GROUP' in a white, sans-serif font, enclosed within a rounded orange square.

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<https://landwoodgroup.com/>



Land Registry



Valuation Office Agency

