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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 10th August 2026**



## 1, TRINITY COURT, HINCKLEY, LE10 0BY

**Price Estimate :** £113,000

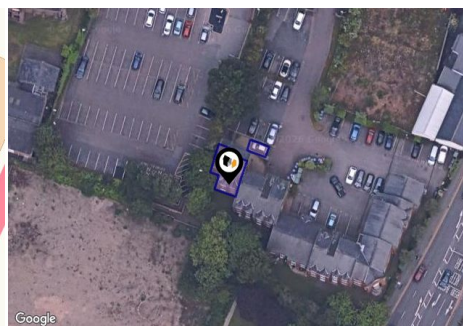
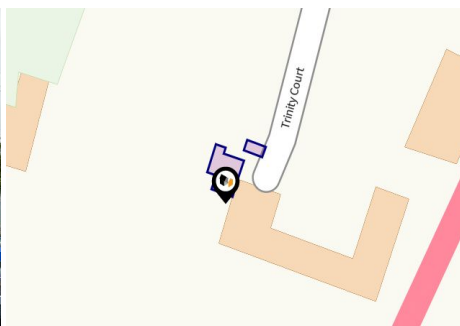
### Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

[steve.chadwick@martinco.com](mailto:steve.chadwick@martinco.com)

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



## Property

|                        |                                         |
|------------------------|-----------------------------------------|
| Type:                  | Flat / Maisonette                       |
| Bedrooms:              | 1                                       |
| Floor Area:            | 505 ft <sup>2</sup> / 47 m <sup>2</sup> |
| Plot Area:             | 0.02 acres                              |
| Year Built :           | 1996-2002                               |
| Council Tax :          | Band A                                  |
| Annual Estimate:       | £1,588                                  |
| Title Number:          | LT326647                                |
| UPRN:                  | 10033731189                             |
| Restrictive Covenants: | Yes                                     |

|                 |           |
|-----------------|-----------|
| Price Estimate: | £113,000  |
| Tenure:         | Leasehold |

## Local Area

|                                                                                            |                      |
|--------------------------------------------------------------------------------------------|----------------------|
| Local Authority:                                                                           | Leicestershire       |
| Conservation Area:                                                                         | No                   |
| Flood Risk:                                                                                |                      |
| <ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul> | Very low<br>Very low |

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**22** **1000**  
mb/s mb/s



### Mobile Coverage:

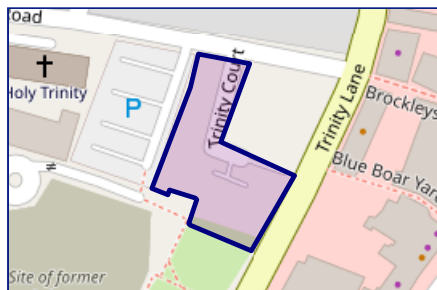
(based on calls indoors)



### Satellite/Fibre TV Availability:

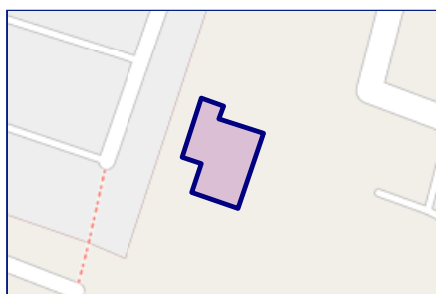


## Freehold Title Plan



**LT297846**

## Leasehold Title Plan



**LT326647**

|                 |                             |
|-----------------|-----------------------------|
| Start Date:     | 04/09/2000                  |
| End Date:       | 01/04/2998                  |
| Lease Term:     | 999 years from 1 April 1999 |
| Term Remaining: | 972 years                   |

| 1 Trinity Court, LE10 0BY |               | <div>Energy rating</div> <div>D</div>      |           |
|---------------------------|---------------|--------------------------------------------|-----------|
| Valid until 22.03.2036    |               | Certificate number<br>40006379092206273763 |           |
| Score                     | Energy rating | Current                                    | Potential |
| 92+                       | A             |                                            |           |
| 81-91                     | B             |                                            |           |
| 69-80                     | C             |                                            |           |
| 55-68                     | D             | 68   D                                     | 75   C    |
| 39-54                     | E             |                                            |           |
| 21-38                     | F             |                                            |           |
| 1-20                      | G             |                                            |           |

### Additional EPC Data

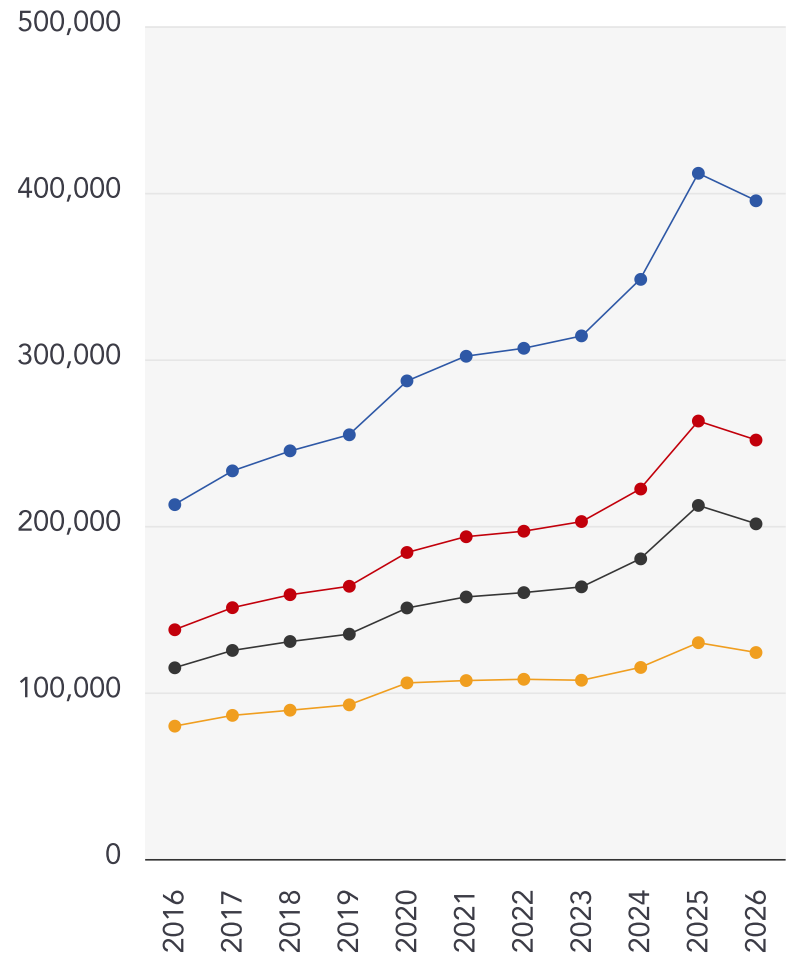
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|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | Flat                                       |
| <b>Build Form:</b>                  | Not Recorded                               |
| <b>Transaction Type:</b>            | Marketed sale                              |
| <b>Energy Tariff:</b>               | Unknown                                    |
| <b>Main Fuel:</b>                   | Electricity (not community)                |
| <b>Main Gas:</b>                    | No                                         |
| <b>Floor Level:</b>                 | 1                                          |
| <b>Flat Top Storey:</b>             | No                                         |
| <b>Previous Extension:</b>          | 0                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Ventilation:</b>                 | Natural                                    |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                | Good                                       |
| <b>Roof:</b>                        | (another dwelling above)                   |
| <b>Main Heating:</b>                | Electric storage heaters                   |
| <b>Main Heating Controls:</b>       | Automatic charge control                   |
| <b>Hot Water System:</b>            | Electric immersion, off-peak               |
| <b>Hot Water Energy Efficiency:</b> | Poor                                       |
| <b>Lighting:</b>                    | Good lighting efficiency                   |
| <b>Floors:</b>                      | Suspended, limited insulation (assumed)    |
| <b>Total Floor Area:</b>            | 47 m <sup>2</sup>                          |

|                                       |            |            |            |            |                       |
|---------------------------------------|------------|------------|------------|------------|-----------------------|
| 23, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 17/12/2025 | 20/10/2000 |            |            |                       |
| Last Sold Price:                      | £114,000   | £52,000    |            |            |                       |
|                                       |            |            |            |            |                       |
| 3, Trinity Court, Hinckley, LE10 0BY  |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 23/05/2025 | 14/02/2003 | 05/04/2001 | 26/05/2000 |                       |
| Last Sold Price:                      | £105,500   | £77,000    | £55,000    | £49,950    |                       |
|                                       |            |            |            |            |                       |
| 28, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 27/02/2025 | 23/06/2006 |            |            |                       |
| Last Sold Price:                      | £81,000    | £79,950    |            |            |                       |
|                                       |            |            |            |            |                       |
| 11, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 11/12/2023 | 11/02/2005 | 07/03/2002 |            |                       |
| Last Sold Price:                      | £120,000   | £104,000   | £60,000    |            |                       |
|                                       |            |            |            |            |                       |
| 17, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 18/08/2023 | 31/03/2006 | 27/06/2003 |            |                       |
| Last Sold Price:                      | £120,000   | £110,000   | £83,000    |            |                       |
|                                       |            |            |            |            |                       |
| 4, Trinity Court, Hinckley, LE10 0BY  |            |            |            |            | Semi-detached House   |
| Last Sold Date:                       | 06/10/2022 | 05/09/2005 |            |            |                       |
| Last Sold Price:                      | £130,000   | £104,000   |            |            |                       |
|                                       |            |            |            |            |                       |
| 10, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 01/07/2022 | 31/03/2020 | 20/06/2002 | 18/02/2000 |                       |
| Last Sold Price:                      | £130,000   | £100,000   | £69,950    | £46,950    |                       |
|                                       |            |            |            |            |                       |
| 22, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 20/08/2021 | 09/12/2005 | 14/06/2005 | 20/12/2000 |                       |
| Last Sold Price:                      | £104,000   | £100,450   | £93,000    | £67,500    |                       |
|                                       |            |            |            |            |                       |
| 13, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 26/02/2021 | 30/08/2013 | 16/11/2001 |            |                       |
| Last Sold Price:                      | £90,000    | £60,500    | £57,000    |            |                       |
|                                       |            |            |            |            |                       |
| 30, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 23/07/2018 | 26/10/2001 |            |            |                       |
| Last Sold Price:                      | £105,000   | £59,950    |            |            |                       |
|                                       |            |            |            |            |                       |
| 29, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 28/06/2018 |            |            |            |                       |
| Last Sold Price:                      | £105,000   |            |            |            |                       |
|                                       |            |            |            |            |                       |
| 26, Trinity Court, Hinckley, LE10 0BY |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                       | 19/05/2017 |            |            |            |                       |
| Last Sold Price:                      | £69,000    |            |            |            |                       |

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

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



Detached

**+85.76%**

Semi-Detached

**+82.76%**

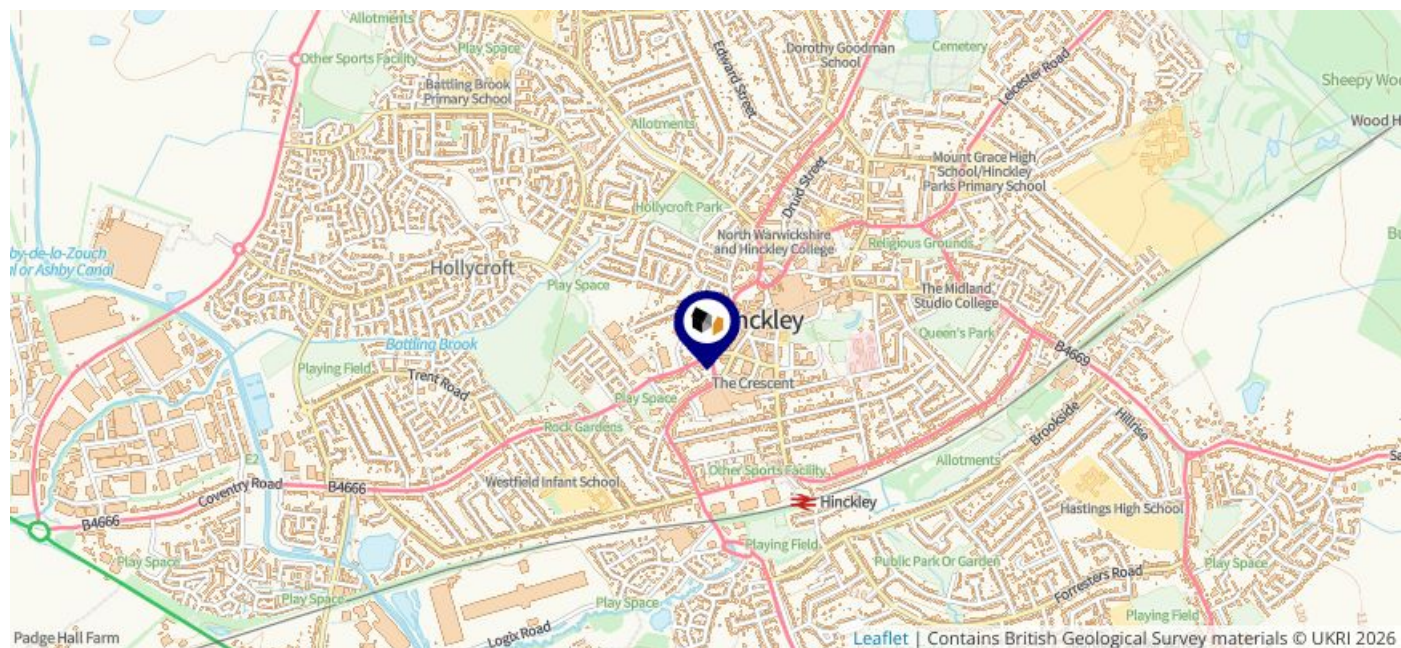
Terraced

**+75.3%**

Flat

**+55.42%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

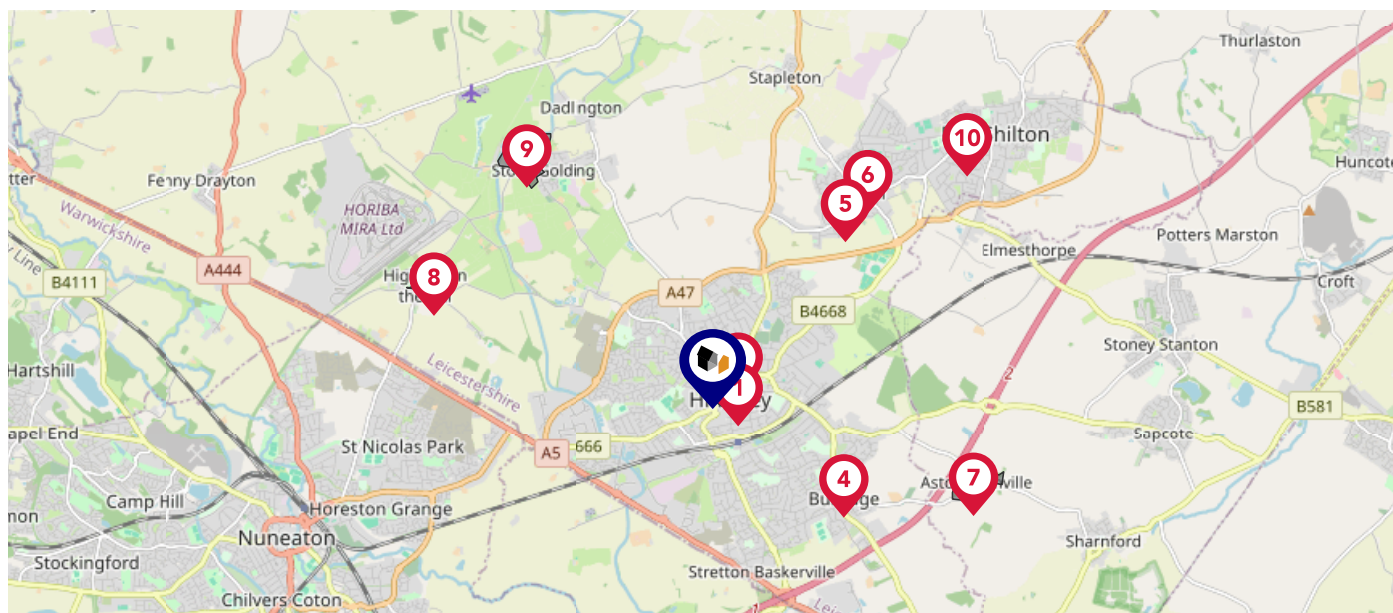
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# Maps

## Conservation Areas

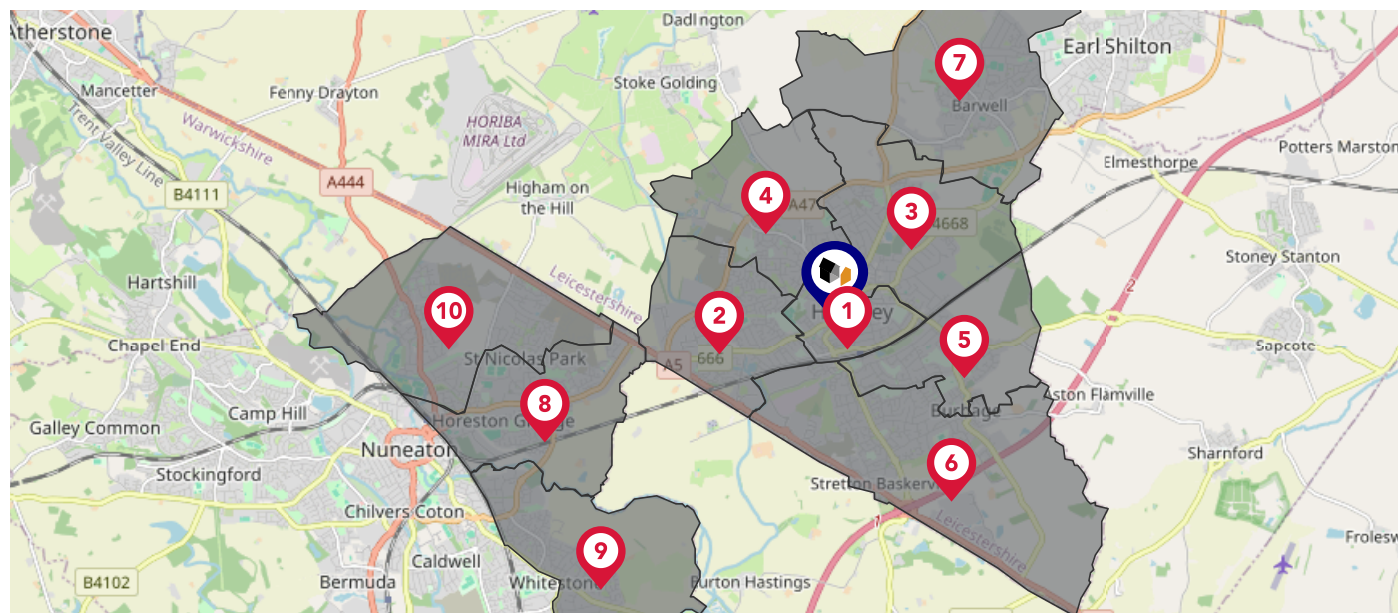
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Hinckley - Town Centre
-  Hinckley, Hollycroft
-  Hinckley - Druid Street
-  Burbage
-  Barwell A
-  Barwell B
-  Aston Flamville
-  Higham on the Hill
-  Stoke Golding
-  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

1

Hinckley Castle Ward

2

Hinckley Clarendon Ward

3

Hinckley De Montfort Ward

4

Hinckley Trinity Ward

5

Burbage St. Catherines and Lash Hill Ward

6

Burbage Sketchley and Stretton Ward

7

Barwell Ward

8

St. Nicolas Ward

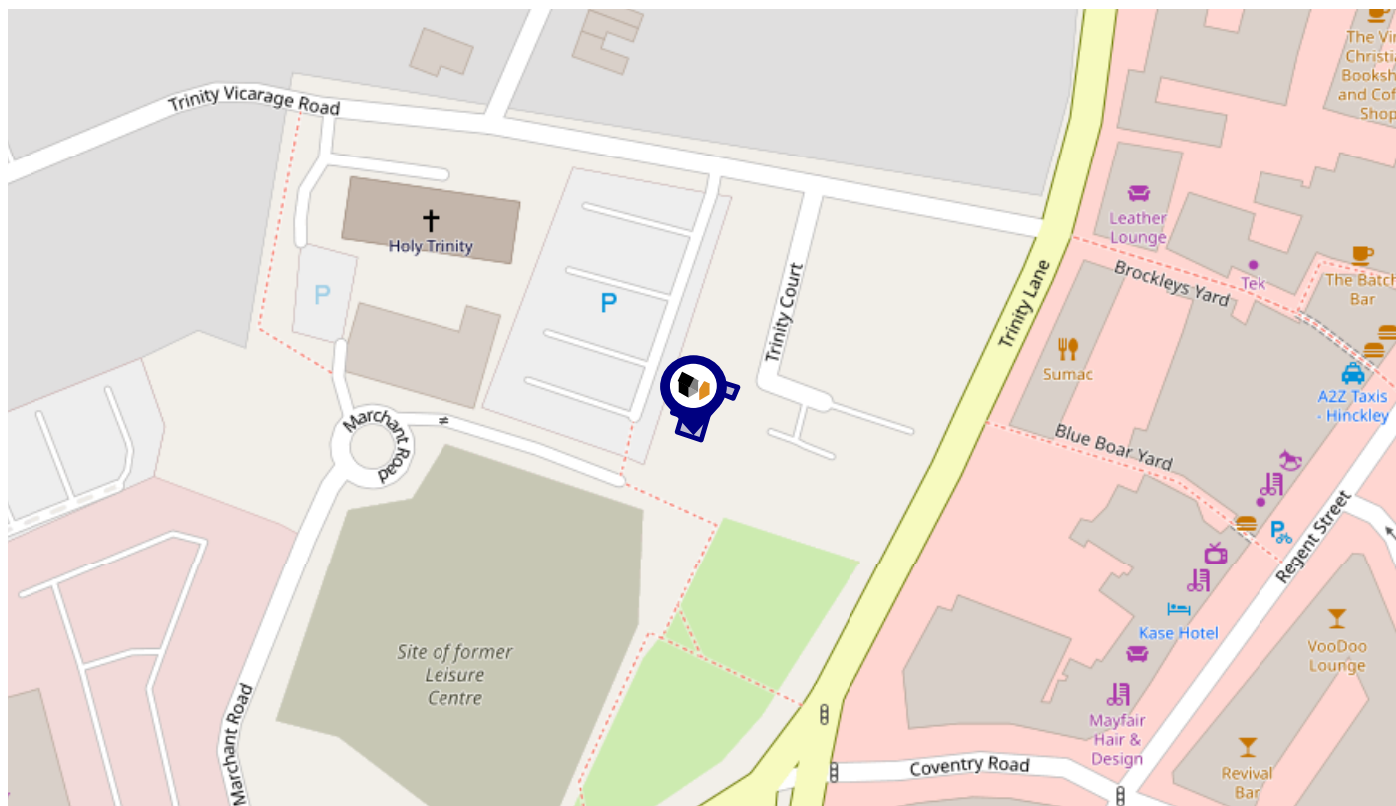
9

Whitstone Ward

10

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.

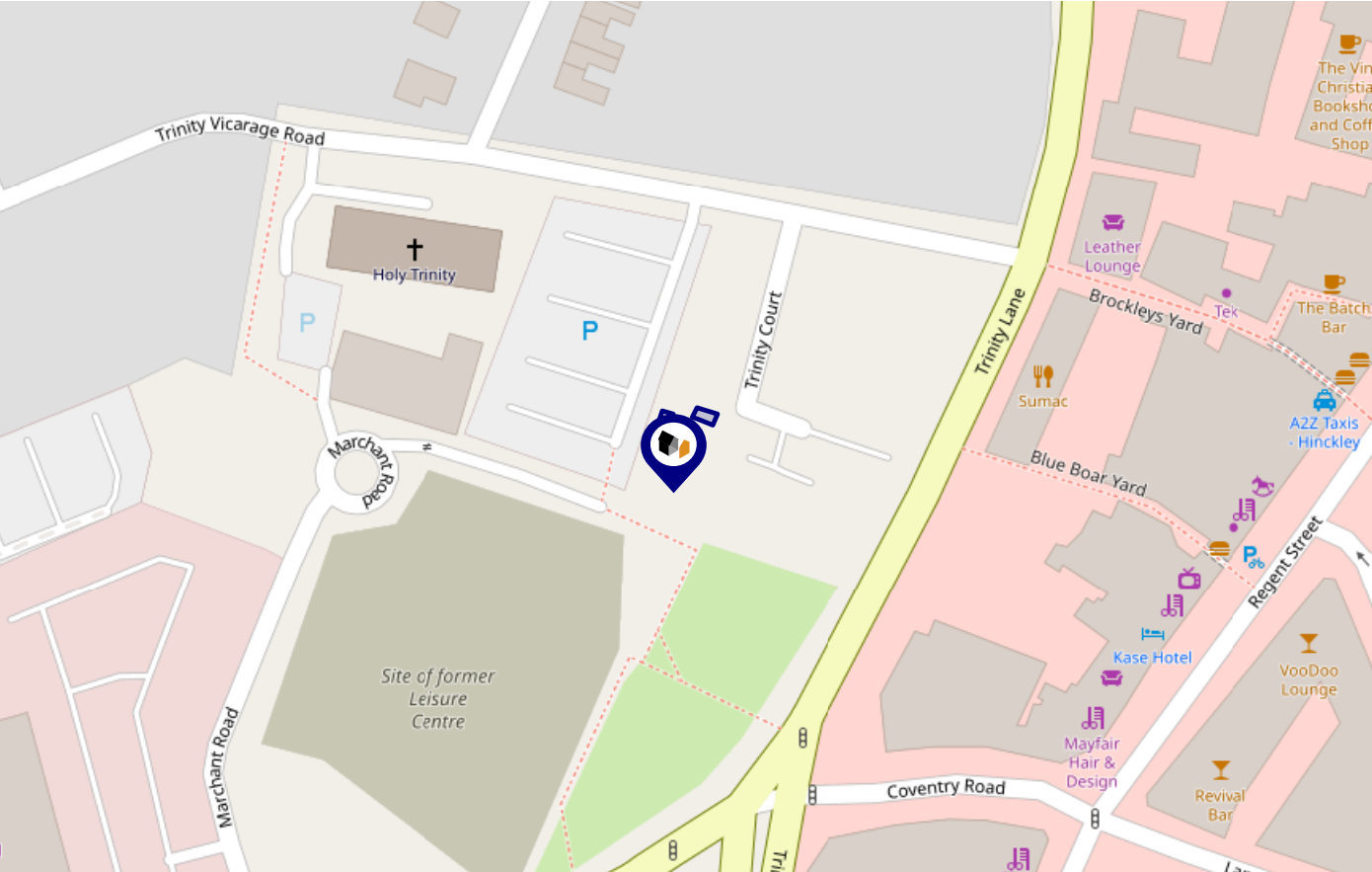
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# Flood Risk

## Rivers & Seas - Flood Risk

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

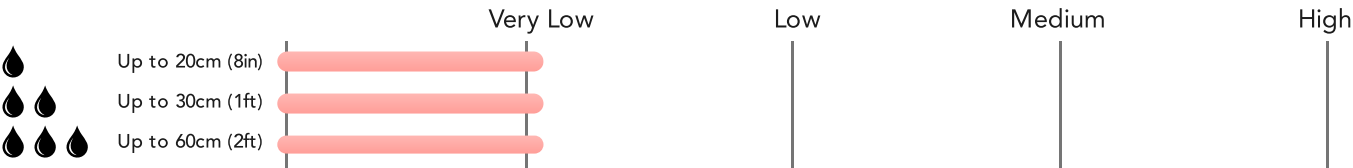


**Risk Rating:** Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

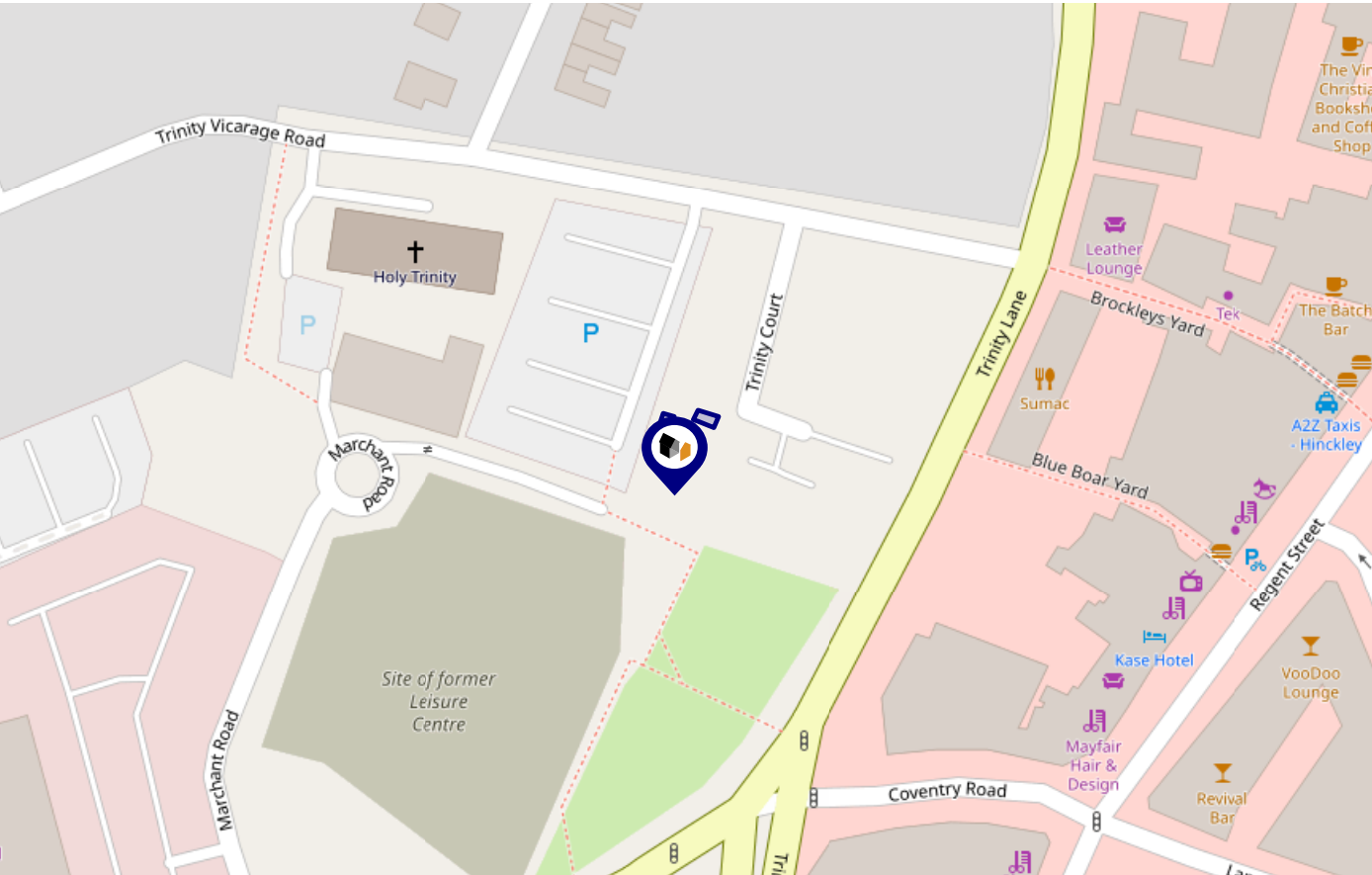
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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

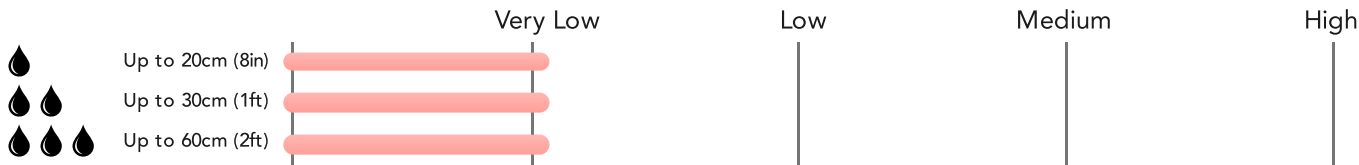


**Risk Rating: Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

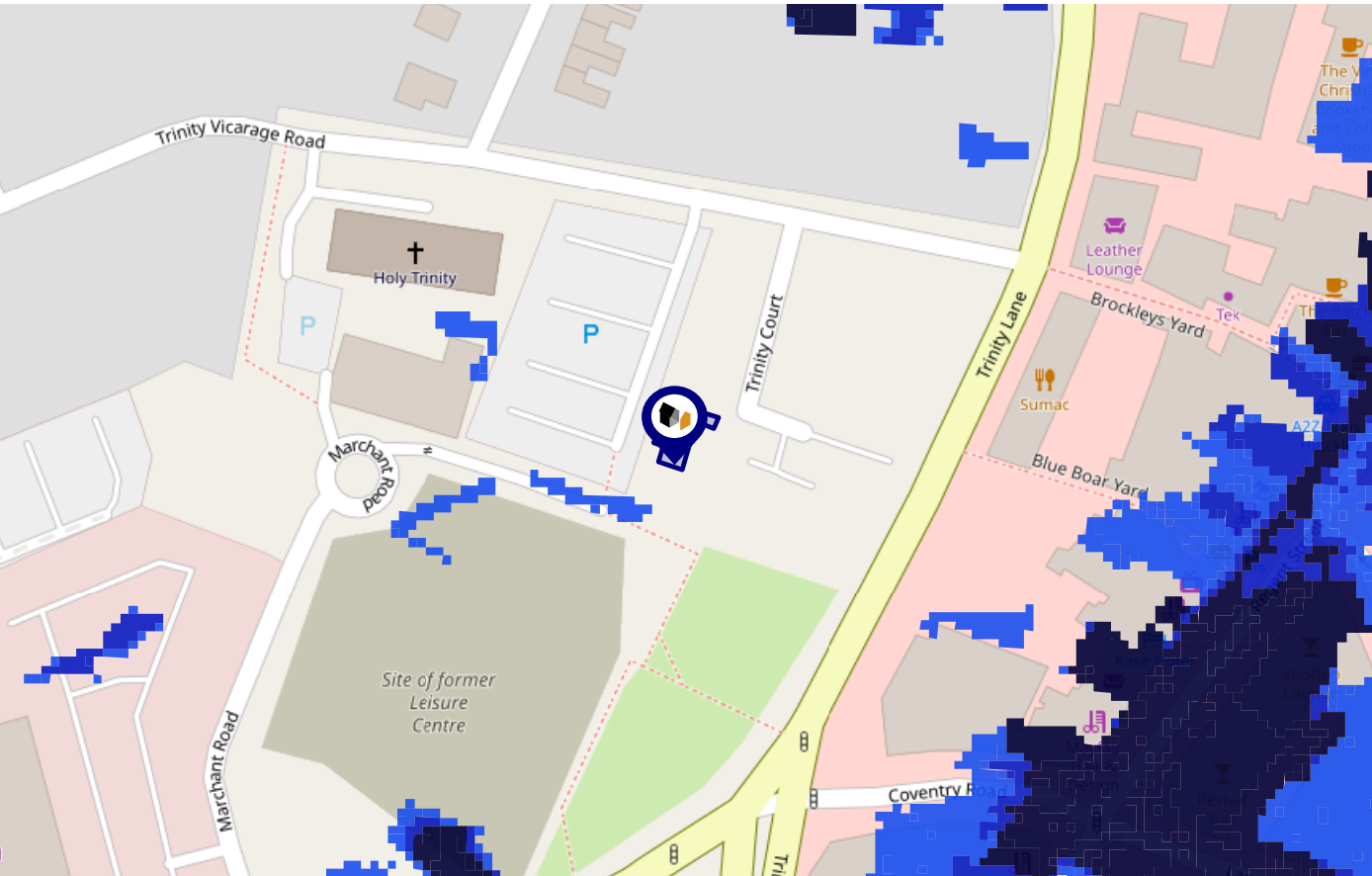
Chance of flooding to the following depths at this property:



# 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.

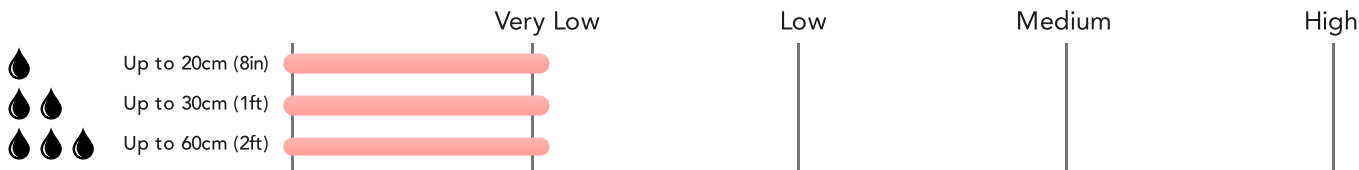


**Risk Rating:** Very low

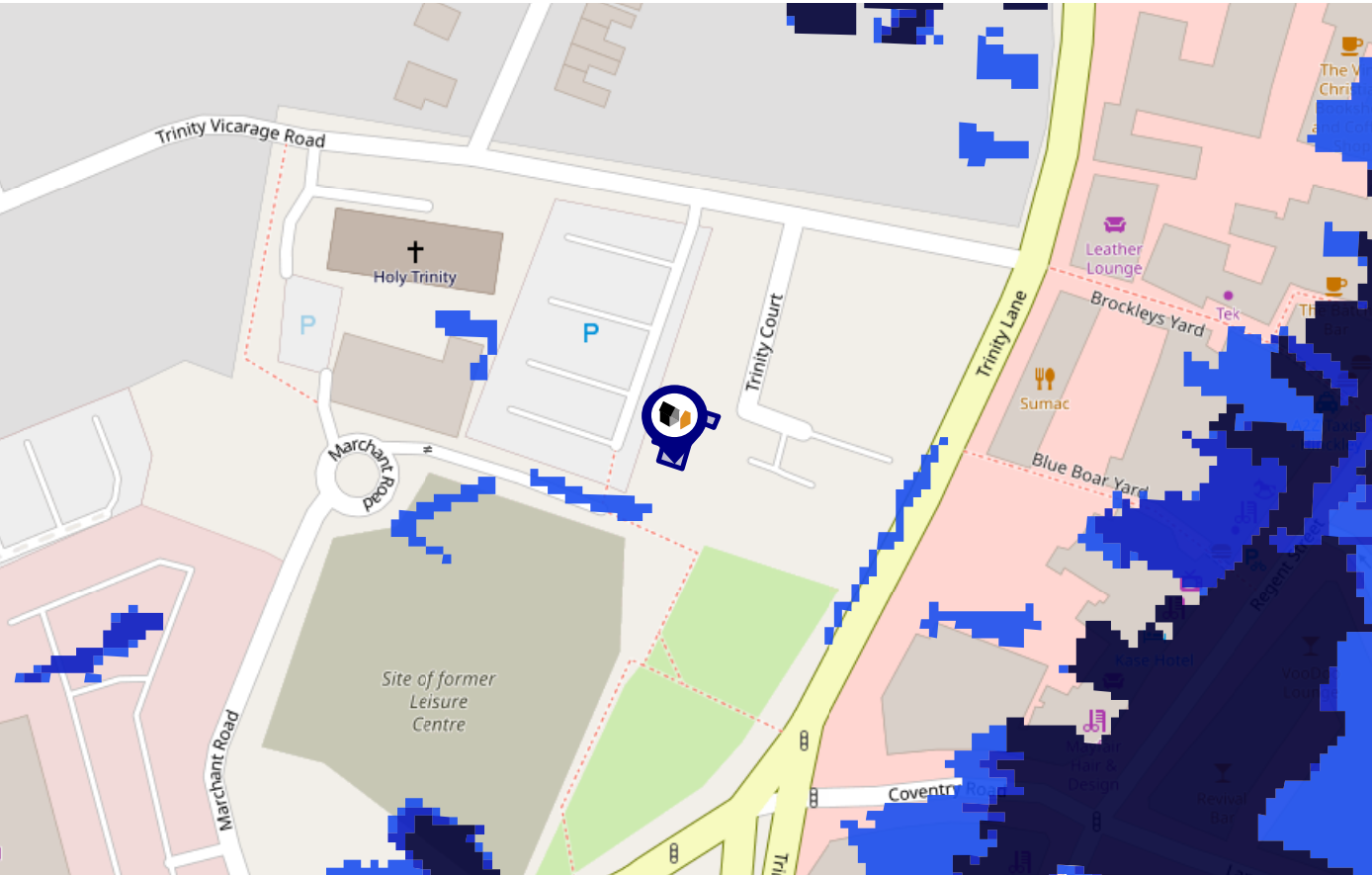
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **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 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.

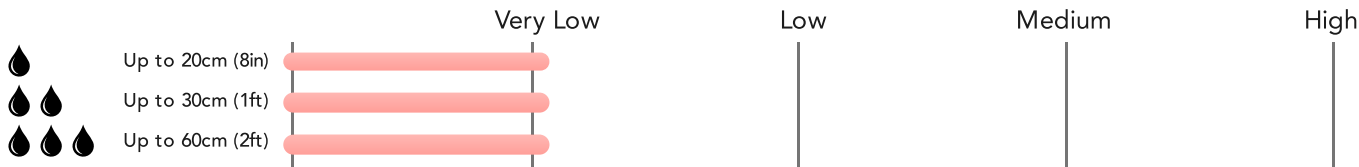


**Risk Rating:** Very low

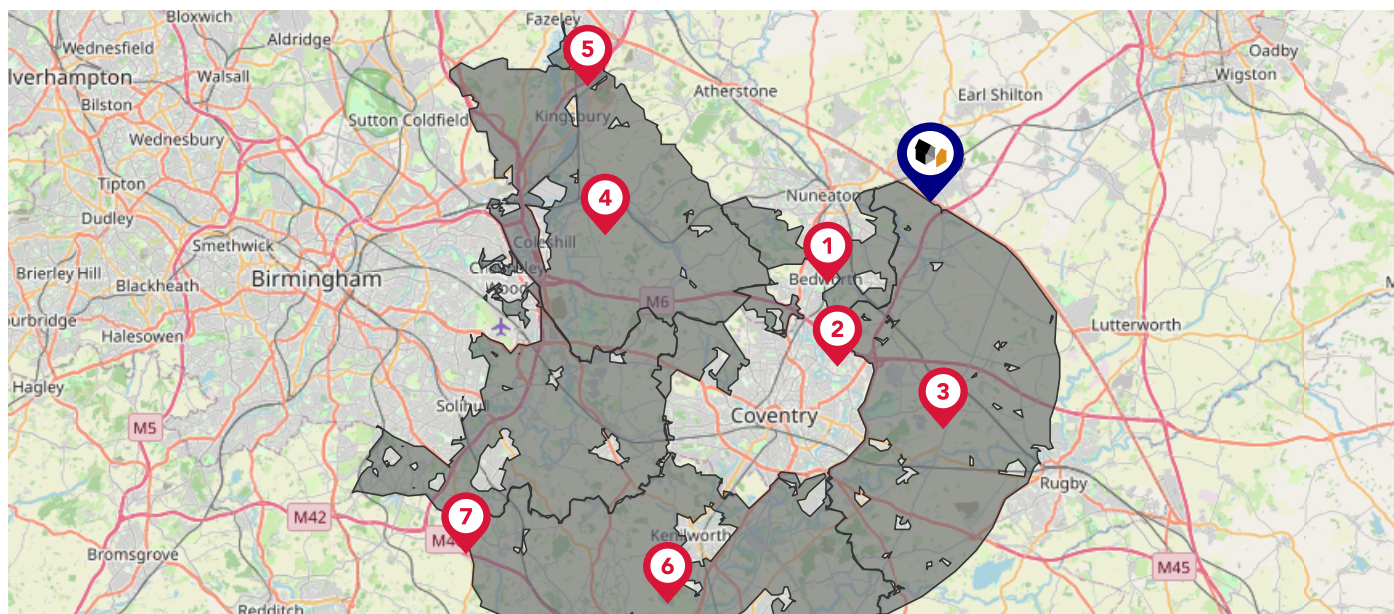
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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:



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



### Nearby Green Belt Land



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Tamworth

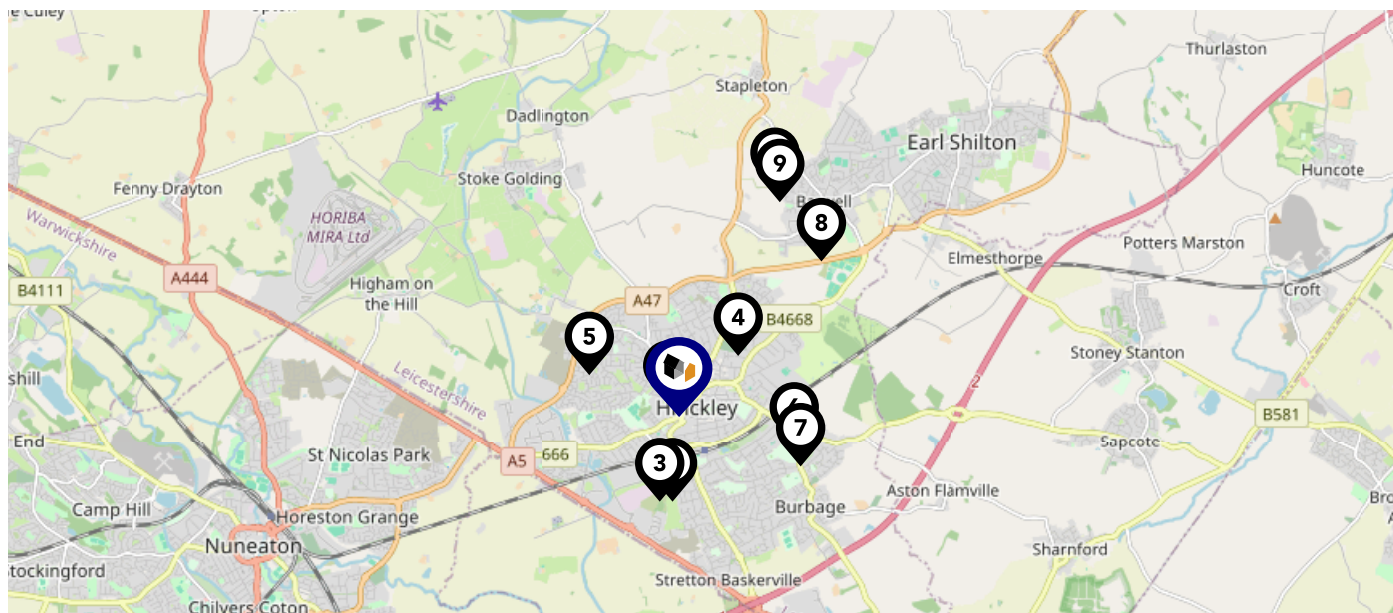


Birmingham Green Belt - Warwick



Birmingham Green Belt - Solihull

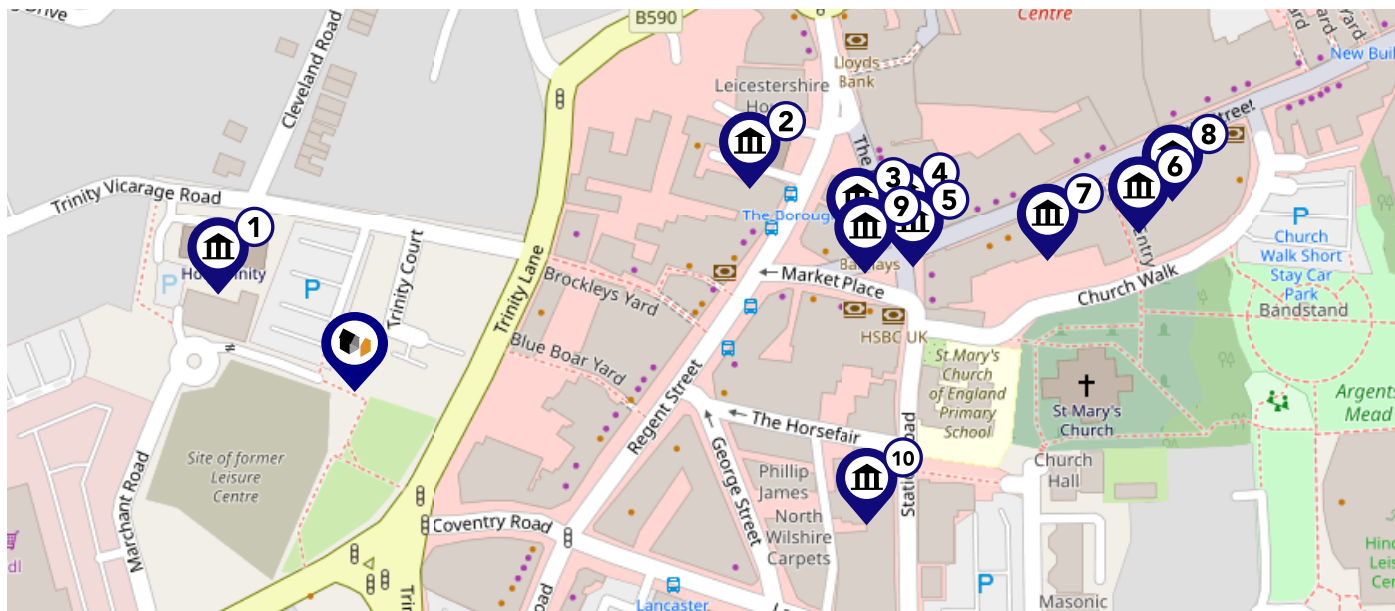
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



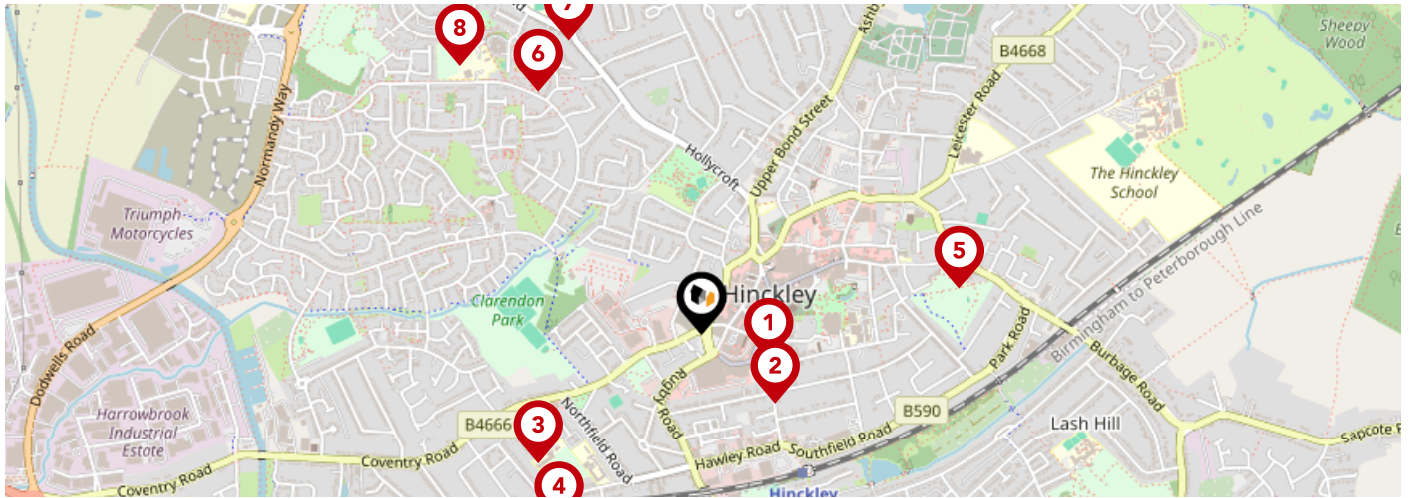
### Nearby Landfill Sites

|  |                                                                                                 |                   |
|--|-------------------------------------------------------------------------------------------------|-------------------|
|  | Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth                            | Historic Landfill |
|  | Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire            | Historic Landfill |
|  | Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire               | Historic Landfill |
|  | Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire                               | Historic Landfill |
|  | Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire                        | Historic Landfill |
|  | EA/EPR/NP3693CQ/A001                                                                            | Active Landfill   |
|  | Hinkley Road Landfill Site-Burbace Road, Sapcote Road Junction, Hinckley, Hinckley and Bosworth | Historic Landfill |
|  | Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire                       | Historic Landfill |
|  | Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinckley, Leicestershire                     | Historic Landfill |
|  | Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire                       | Historic Landfill |

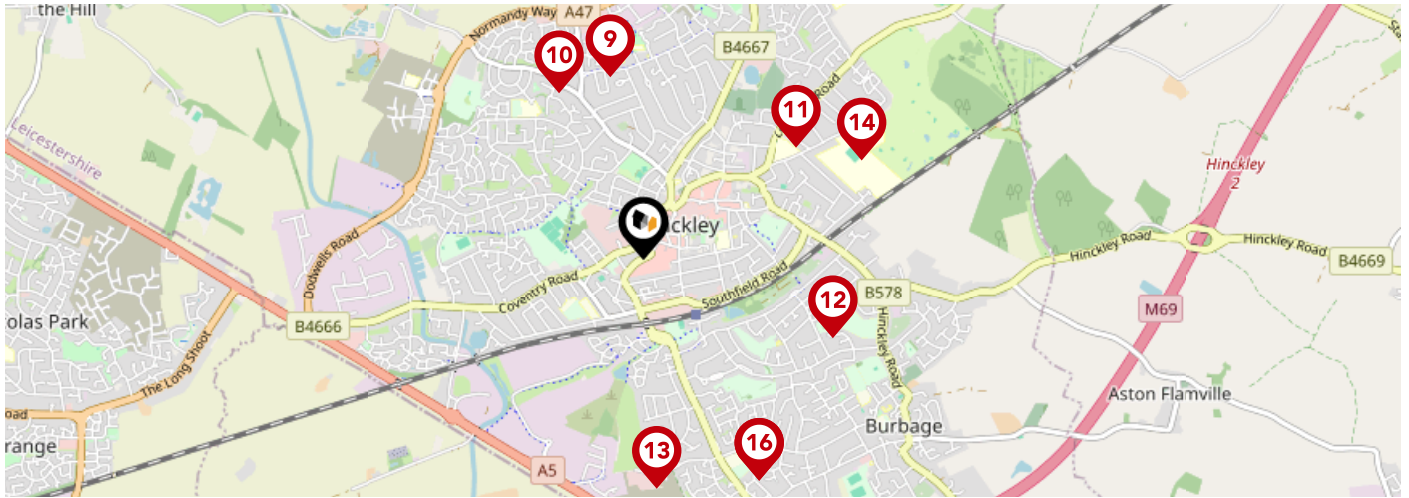
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |                                               | Grade    | Distance  |
|----------------------------------------|-----------------------------------------------|----------|-----------|
|                                        | 1180269 - Church Of The Holy Trinity          | Grade II | 0.0 miles |
|                                        | 1361293 - United Reformed Church              | Grade II | 0.1 miles |
|                                        | 1361292 - Suttons                             | Grade II | 0.1 miles |
|                                        | 1074221 - 3 The Borough                       | Grade II | 0.2 miles |
|                                        | 1361294 - 2 And 2a, Castle Street             | Grade II | 0.2 miles |
|                                        | 1178354 - 23 Castle Street                    | Grade II | 0.2 miles |
|                                        | 1178342 - Stage 1                             | Grade II | 0.2 miles |
|                                        | 1295108 - Francis And Mister Mint             | Grade II | 0.2 miles |
|                                        | 1074223 - Barclays Bank                       | Grade II | 0.2 miles |
|                                        | 1475008 - Hinckley Former Constitutional Club | Grade II | 0.2 miles |



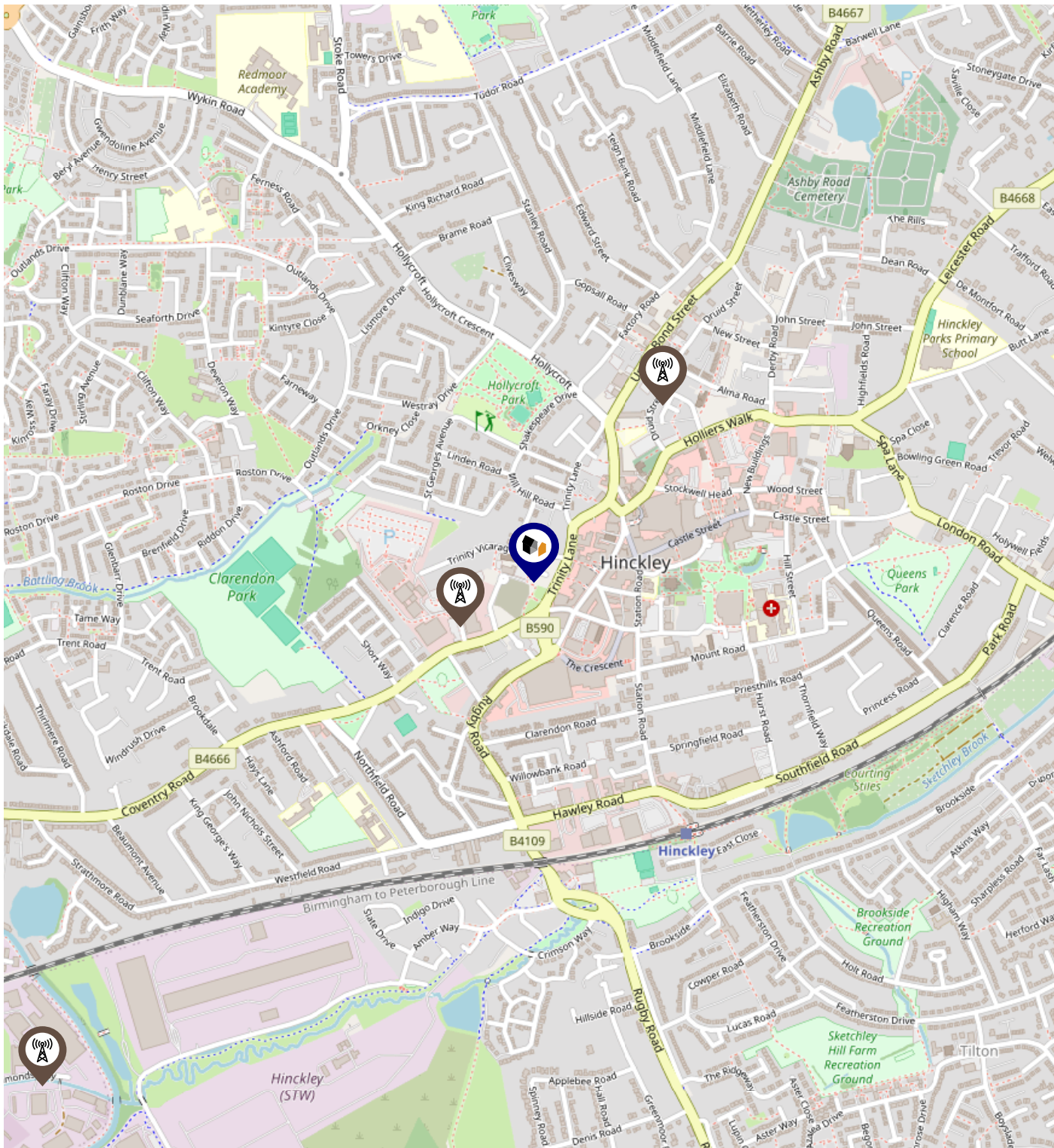
|          |                                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Mary's Church of England Primary School, Hinckley</b><br>Ofsted Rating: Good   Pupils: 252   Distance:0.16       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>R.E.A.L Independent Schools Hinckley</b><br>Ofsted Rating: Good   Pupils: 16   Distance:0.23                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Westfield Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 275   Distance:0.47                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Westfield Junior School</b><br>Ofsted Rating: Requires improvement   Pupils: 366   Distance:0.53                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Saint Peter's Catholic Primary School, A Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 206   Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Dovetree School</b><br>Ofsted Rating: Good   Pupils: 49   Distance:0.66                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Dorothy Goodman School Hinckley</b><br>Ofsted Rating: Good   Pupils: 387   Distance:0.73                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Battling Brook Primary School</b><br>Ofsted Rating: Good   Pupils: 596   Distance:0.81                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|  |                                                                                                           | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|--|-----------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Richmond Primary School</b><br>Ofsted Rating: Good   Pupils: 515   Distance:0.84                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Redmoor Academy</b><br>Ofsted Rating: Good   Pupils: 919   Distance:0.84                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hinckley Parks Primary School</b><br>Ofsted Rating: Good   Pupils: 564   Distance:0.85                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hastings High School</b><br>Ofsted Rating: Good   Pupils: 854   Distance:0.92                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sketchley School</b><br>Ofsted Rating: Good   Pupils: 61   Distance:1.03                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Hinckley School</b><br>Ofsted Rating: Good   Pupils: 1166   Distance:1.08                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sketchley Hill Menphys Nursery School, Burbage</b><br>Ofsted Rating: Good   Pupils: 57   Distance:1.12 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sketchley Hill Primary School Burbage</b><br>Ofsted Rating: Good   Pupils: 579   Distance:1.12         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

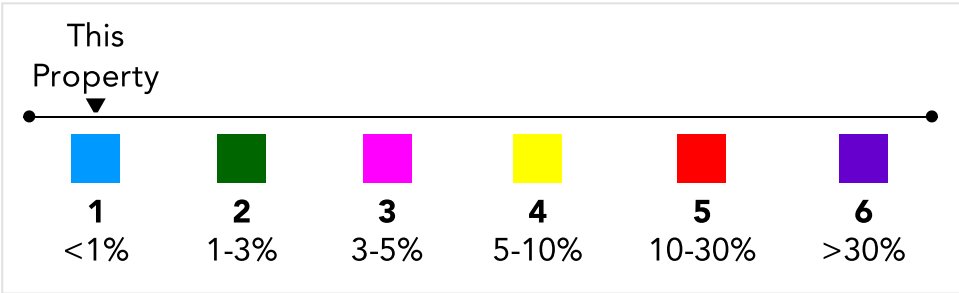
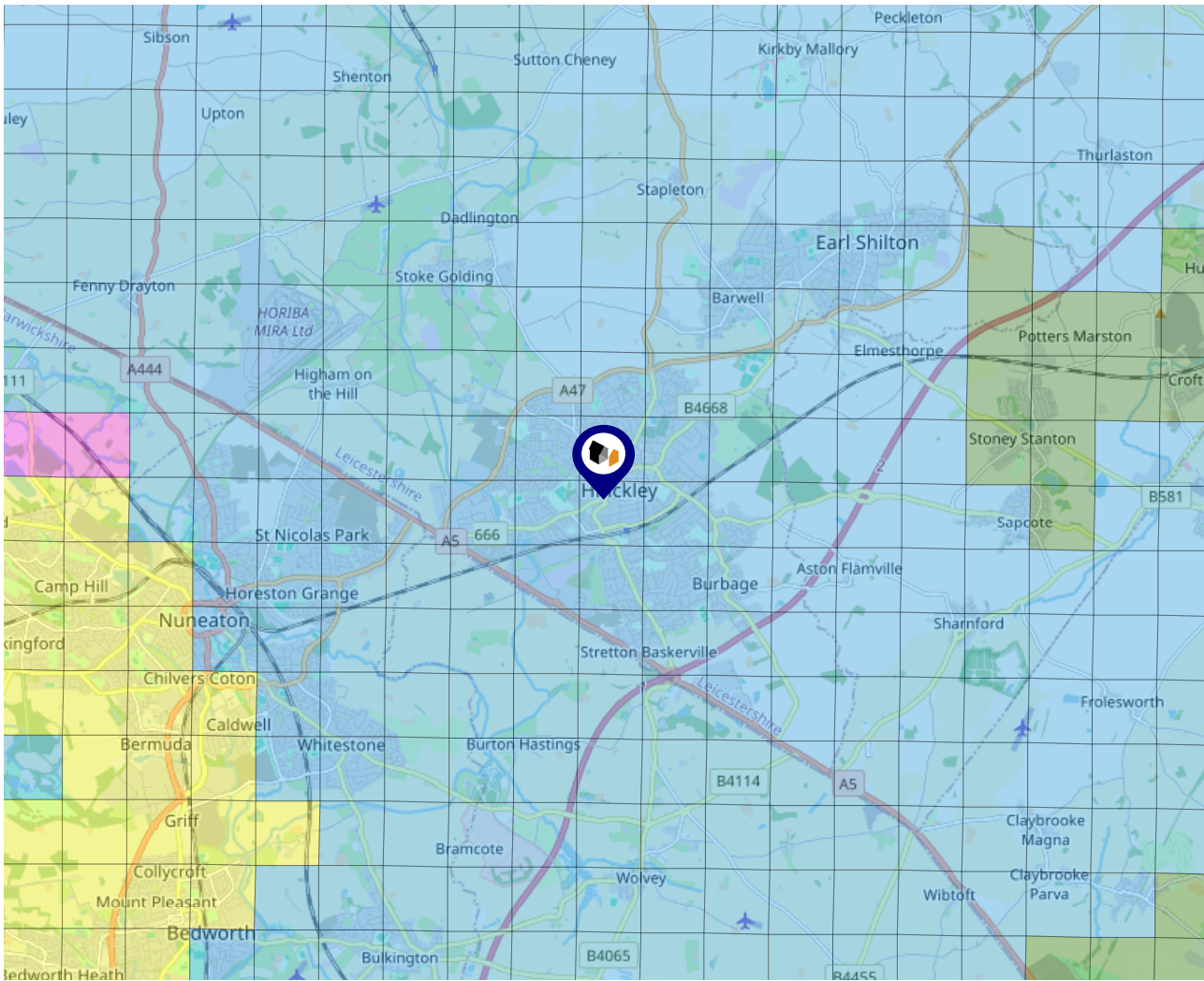


**Key:**

-  Power Pylons
-  Communication Masts

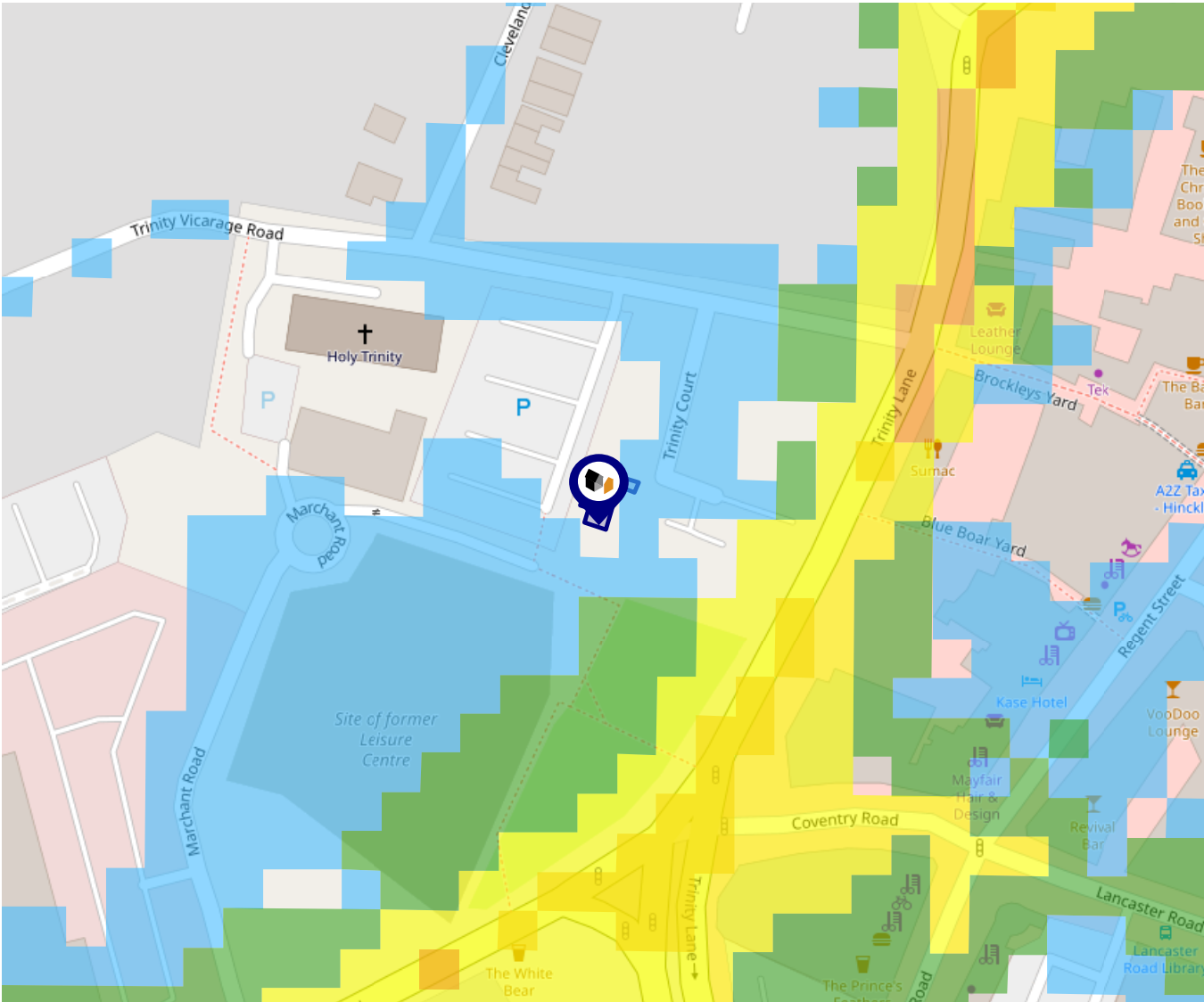
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area

## Road Noise

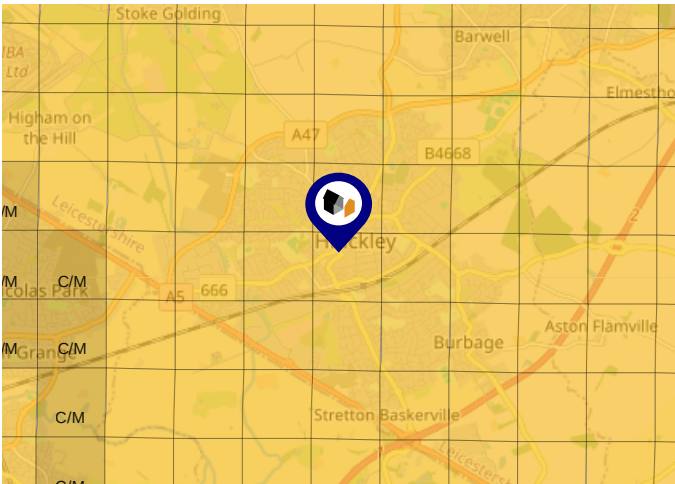


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

|                               |                                    |                      |                     |
|-------------------------------|------------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                      | <b>Soil Texture:</b> | CLAY TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | ARGILLACEOUS                       | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                     |

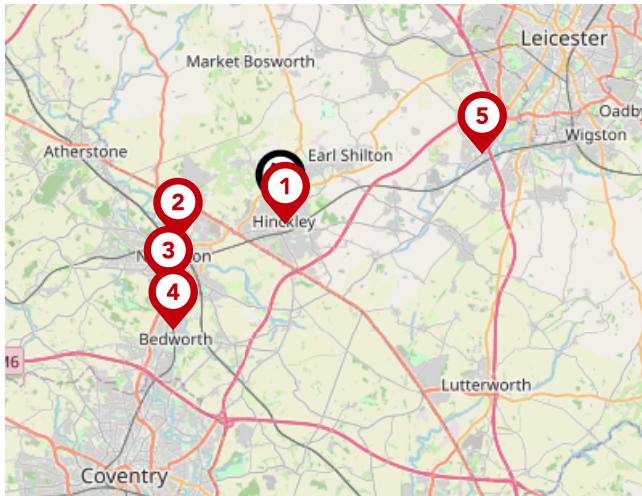


Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

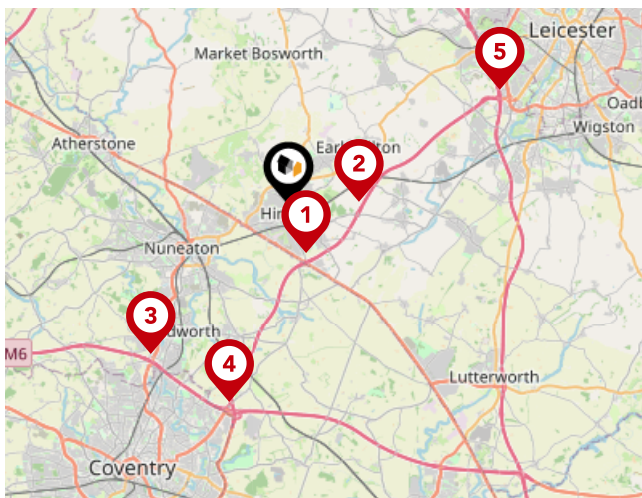
# Area

## Transport (National)



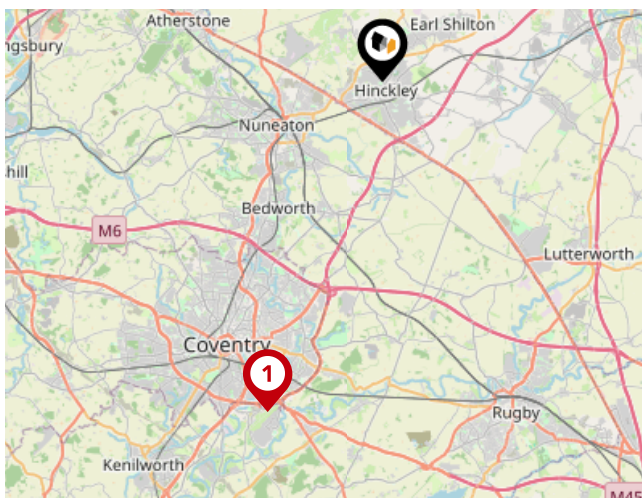
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Hinckley Rail Station     | 0.44 miles |
| 2   | Nuneaton Rail Station     | 3.8 miles  |
| 3   | Bermuda Park Rail Station | 4.85 miles |
| 4   | Bedworth Rail Station     | 5.71 miles |
| 5   | Narborough Rail Station   | 7.57 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M69 J1 | 1.88 miles |
| 2   | M69 J2 | 2.56 miles |
| 3   | M6 J3  | 7.29 miles |
| 4   | M6 J2  | 7.43 miles |
| 5   | M1 J21 | 8.67 miles |

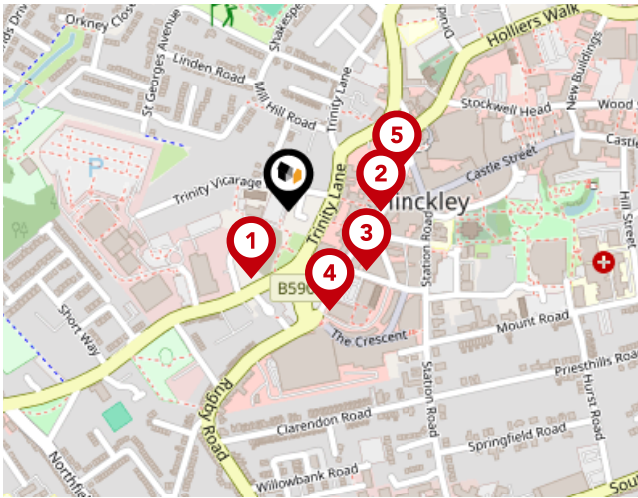


### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Coventry Airport | 12.64 miles |

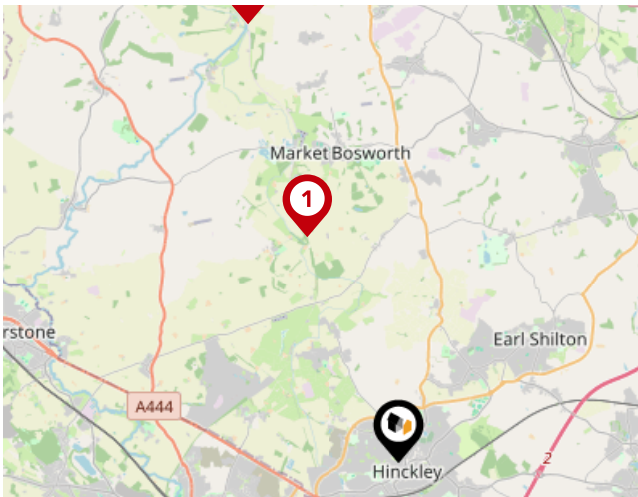
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Marchant Road            | 0.08 miles |
| 2   | Regent Street            | 0.1 miles  |
| 3   | Library                  | 0.11 miles |
| 4   | The Crescent Bus Station | 0.12 miles |
| 5   | Regent Street            | 0.13 miles |



### Local Connections

| Pin | Name                                            | Distance   |
|-----|-------------------------------------------------|------------|
| 1   | Shenton Rail Station<br>(Battlefield Line)      | 4.39 miles |
| 2   | Shackerstone Rail Station<br>(Battlefield Line) | 8.34 miles |

### Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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

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Martin & Co is a national network of independently-owned letting and estate agents. Each of these businesses is committed to simplifying your property journey, using our expertise and experience to get you where you need to go, without any fuss.

We take time to understand your goals, empowering you to make informed choices about your next steps.

Having started as lettings specialists, we're nationally recognised as market-leading lettings experts. Over the years, we've continued to evolve, developing into residential sales and investments.

With more than 30 years' experience of delivering exceptional customer service and innovation, you'll have confidence in your move when you work with your local Martin & Co agent.

### Testimonial 1



Martin & co were great for me in the purchase of my home. Janet in particular was amazing and really went above and beyond in getting my purchase done in time to beat the rise in stamp duty. Completed for me inside 6 weeks of the original listing. Highly recommend.

### Testimonial 2



Definitely recommend Martin and Co in Hinckley. I sold my flat through them. Service second to none. Excellent communication especially Jan. Thank you very much.

### Testimonial 3



Currently purchasing through Martin and Co and Mark and Jan have both been amazing, really helpful, full communication at all times with fast responses and very friendly which makes the process much easier. Would recommend!

### Testimonial 4



Fantastic service when purchasing a property. Friendly staff and went the extra mile during tricky negotiations also very efficient on moving day. Will use them again.



/martincouk



/martinco\_uk/



/martincouk



/company/martin-and-co/

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# Martin & Co | Hinckley

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