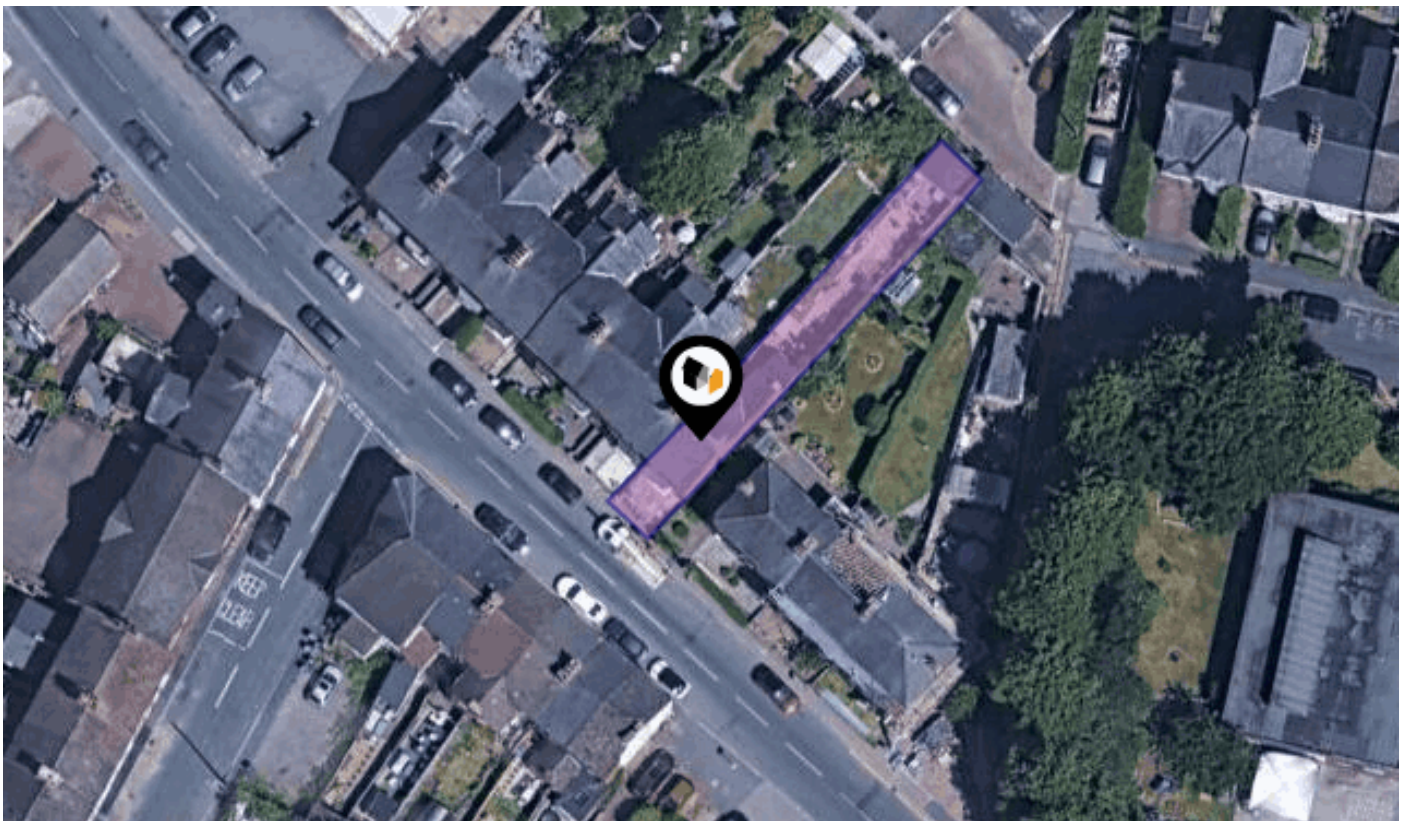


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th December 2025



STAPLETON LANE, BARWELL, LEICESTER, LE9

Price Estimate : £184,000

Martin & Co | Hinckley

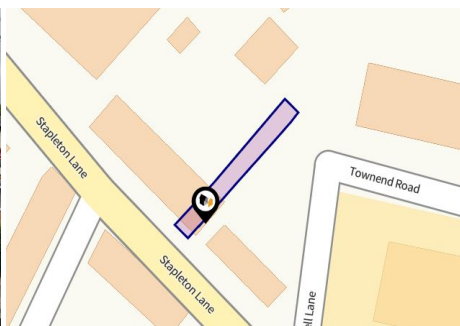
99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

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





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.05 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,536
Title Number:	LT258185

Price Estimate:	£184,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

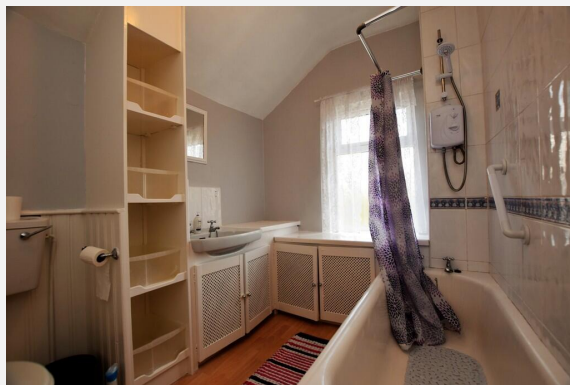
Mobile Coverage: (based on calls indoors)

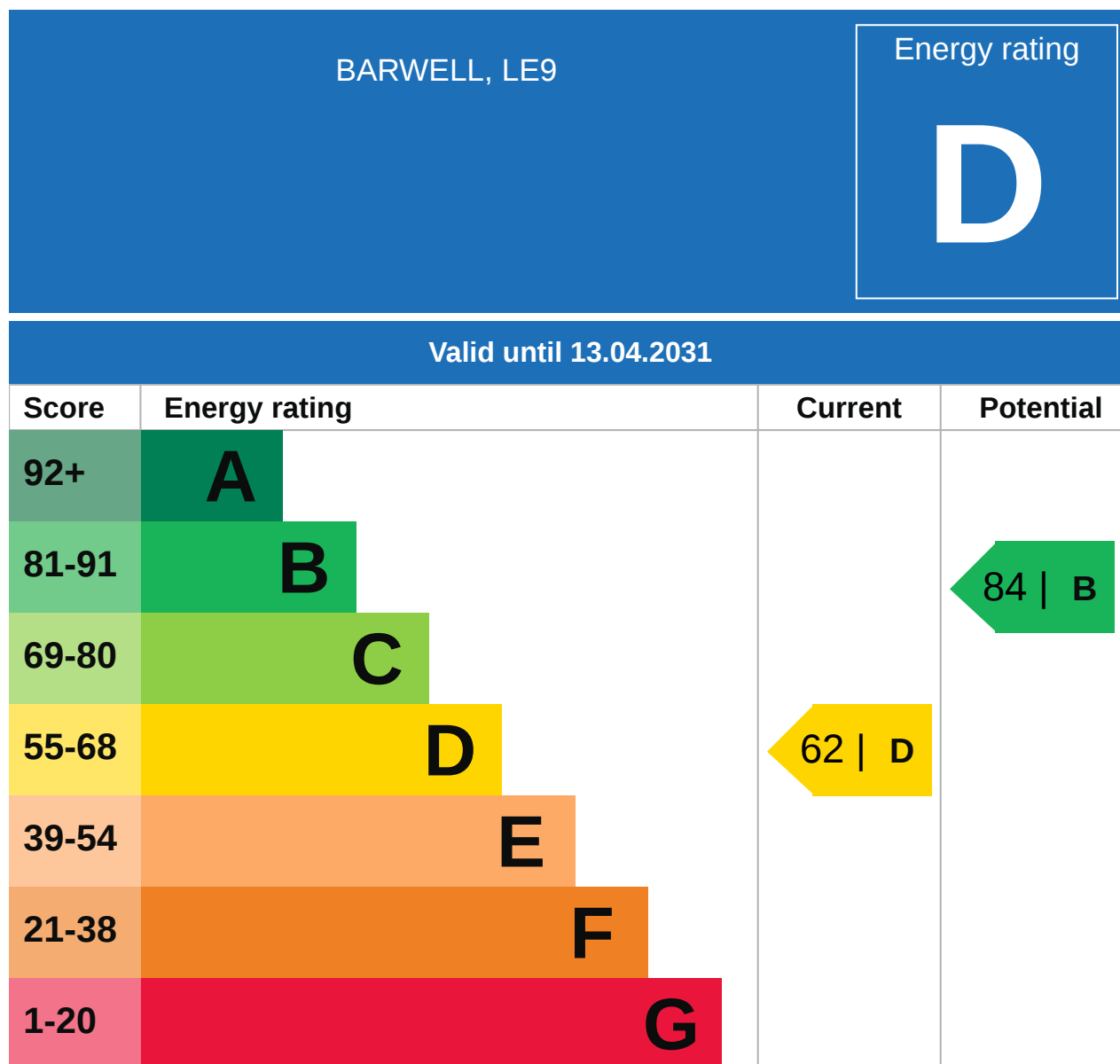


Satellite/Fibre TV Availability:









Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m ²

19, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	01/04/2025	07/01/2011
Last Sold Price:	£140,000	£42,500

11, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	30/06/2023	08/09/2017	11/12/1998
Last Sold Price:	£138,500	£117,000	£37,000

37, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	22/05/2023	17/07/2020	25/05/2016	27/04/2001	07/02/1997
Last Sold Price:	£162,000	£121,000	£90,000	£41,500	£16,000

25, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	07/11/2022	20/11/2020	13/04/2018	16/02/2001
Last Sold Price:	£220,000	£145,000	£130,000	£46,000

22, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	23/10/2020	02/07/2020	22/08/2001
Last Sold Price:	£123,500	£86,000	£47,000

31, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	04/12/2019	04/09/2019	05/02/2007
Last Sold Price:	£84,000	£84,000	£95,000

33, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	04/09/2019	24/02/2006	08/04/2005	14/11/2003	31/10/1996
Last Sold Price:	£112,000	£99,950	£99,000	£74,000	£28,000

13, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	16/07/2019	30/07/1999	30/06/1997
Last Sold Price:	£115,000	£36,500	£37,500

28, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	01/03/2019	22/07/2015	31/03/2005	27/09/2002	30/08/1996
Last Sold Price:	£138,000	£108,000	£127,000	£75,950	£36,000

5, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	19/09/2016	30/08/1996
Last Sold Price:	£88,900	£33,950

35, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	19/08/2016
Last Sold Price:	£77,500

24, Stapleton Lane, Leicester, LE9 8HD

Last Sold Date:	22/04/2016	28/07/2000	09/05/1997
Last Sold Price:	£98,000	£48,000	£38,000

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

21, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	30/03/2016	03/03/2006	01/03/2000	27/04/1995	
Last Sold Price:	£105,000	£91,000	£38,000	£34,950	
3, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	24/03/2016	01/07/2015	26/10/2001	14/04/2000	18/10/1996
Last Sold Price:	£105,000	£76,000	£49,000	£42,500	£37,500
17, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	12/12/2013	21/05/2003			
Last Sold Price:	£89,000	£75,000			
7, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	04/04/2008				
Last Sold Price:	£90,000				
39, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	19/04/2007	08/03/2002	26/04/2000	09/02/1996	
Last Sold Price:	£99,000	£52,500	£41,000	£21,500	
9, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	03/11/2006	20/12/2000	21/08/1998		
Last Sold Price:	£90,000	£40,000	£32,500		
14, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	16/04/2004	09/01/2002			
Last Sold Price:	£115,000	£61,500			
30, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	08/04/2004	08/09/2003			
Last Sold Price:	£93,000	£66,500			
20, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	23/06/2000				
Last Sold Price:	£49,500				
23, Stapleton Lane, Leicester, LE9 8HD					
Last Sold Date:	26/07/1996	15/01/1996			
Last Sold Price:	£39,950	£19,000			

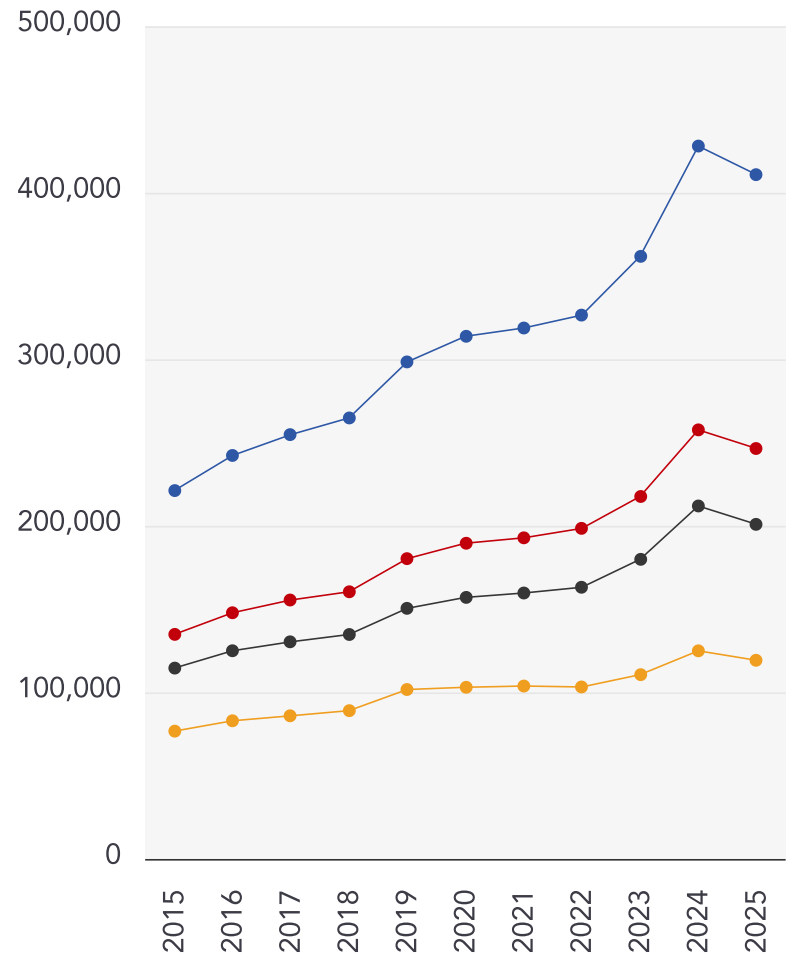
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LE9



Detached

+85.76%

Semi-Detached

+82.76%

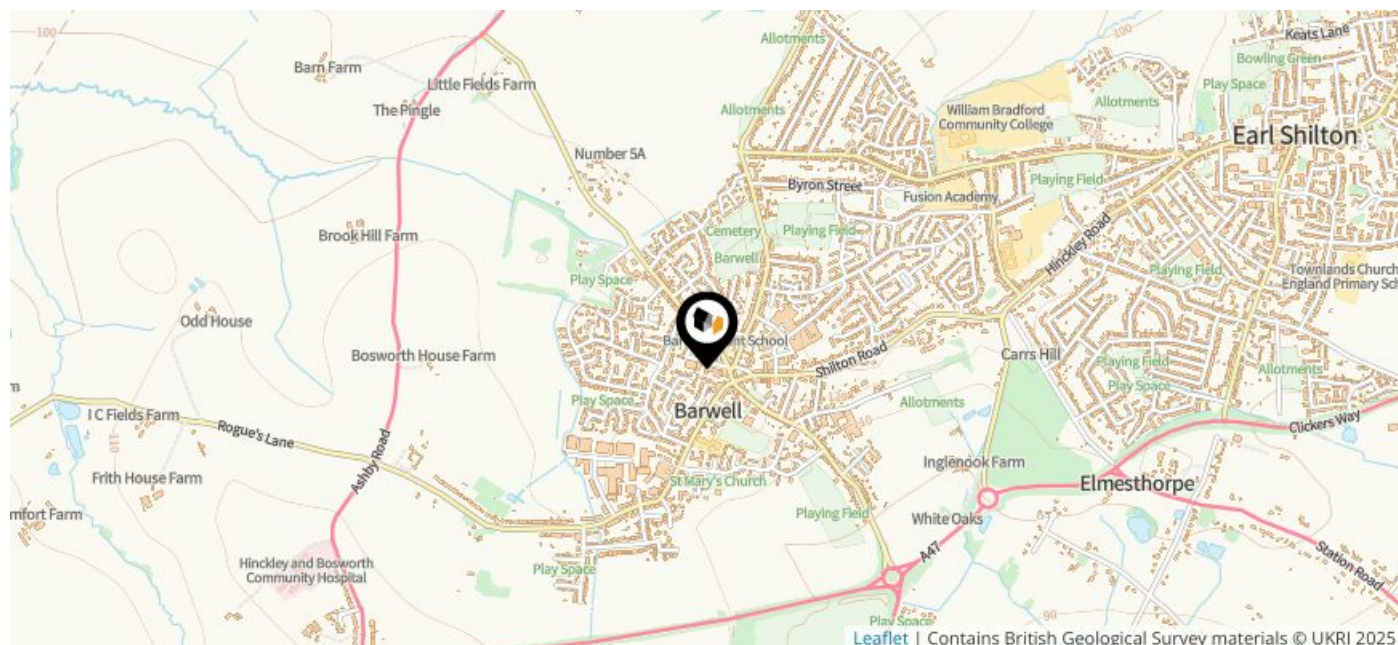
Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

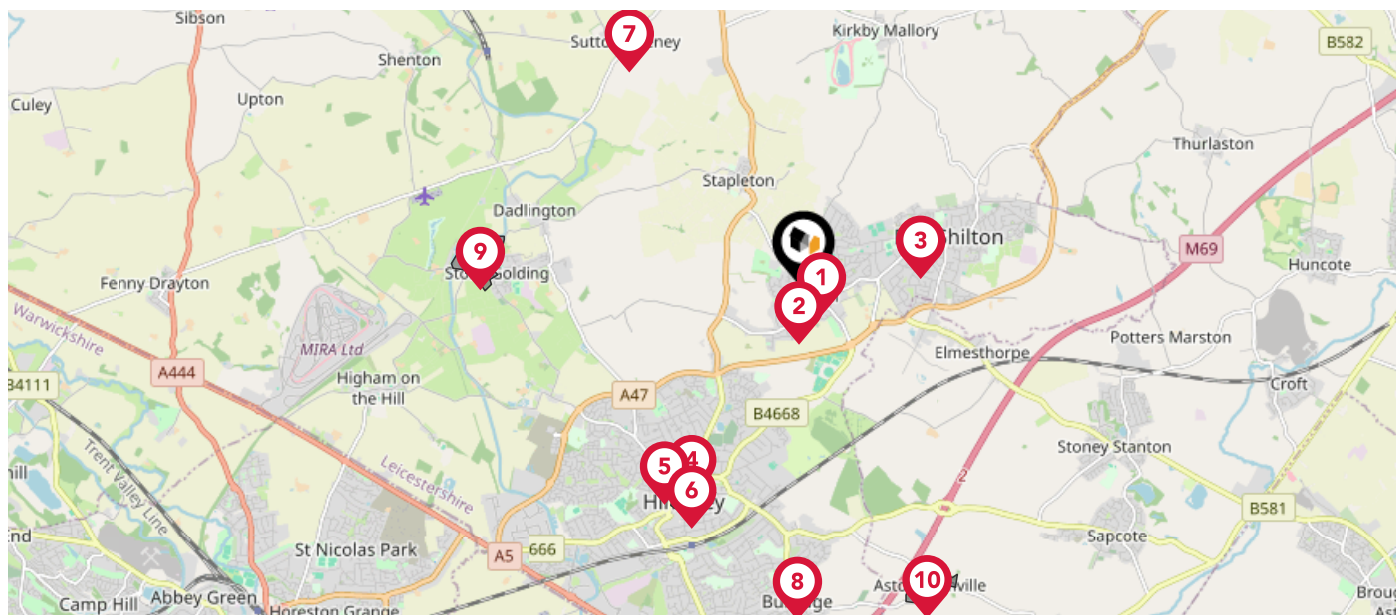
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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



Barwell B



Barwell A



Earl Shilton



Hinckley - Druid Street



Hinckley, Hollycroft



Hinckley - Town Centre



Sutton Cheney



Burbage

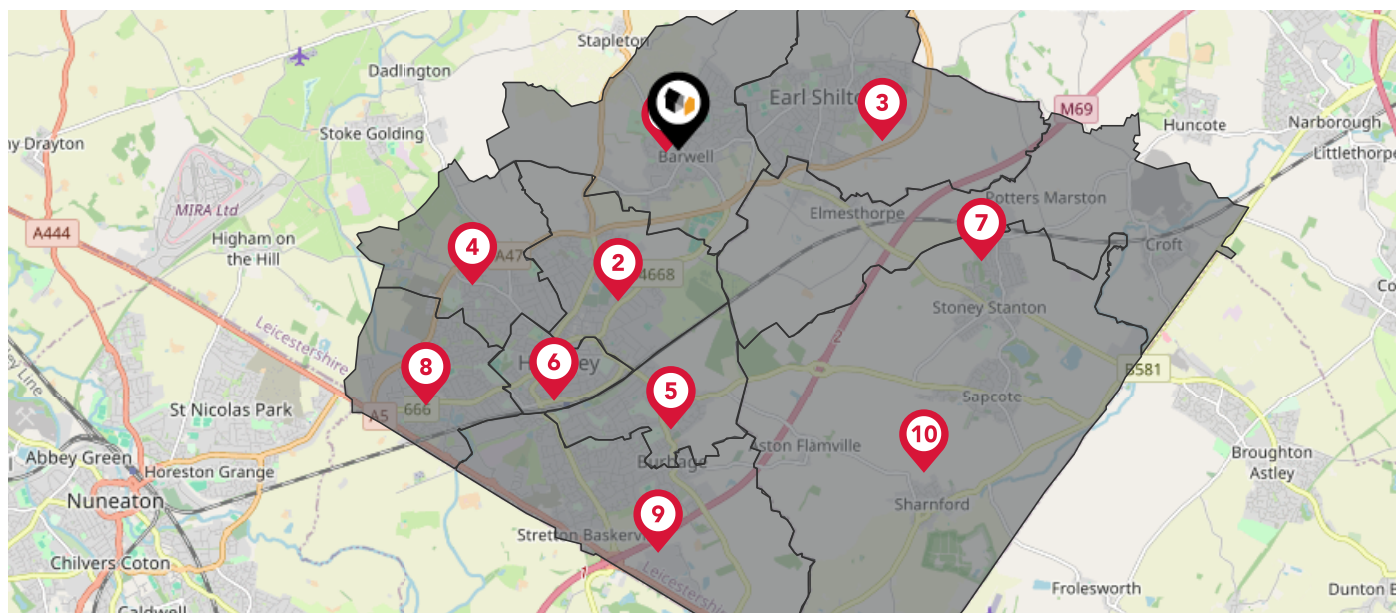


Stoke Golding



Aston Flamville

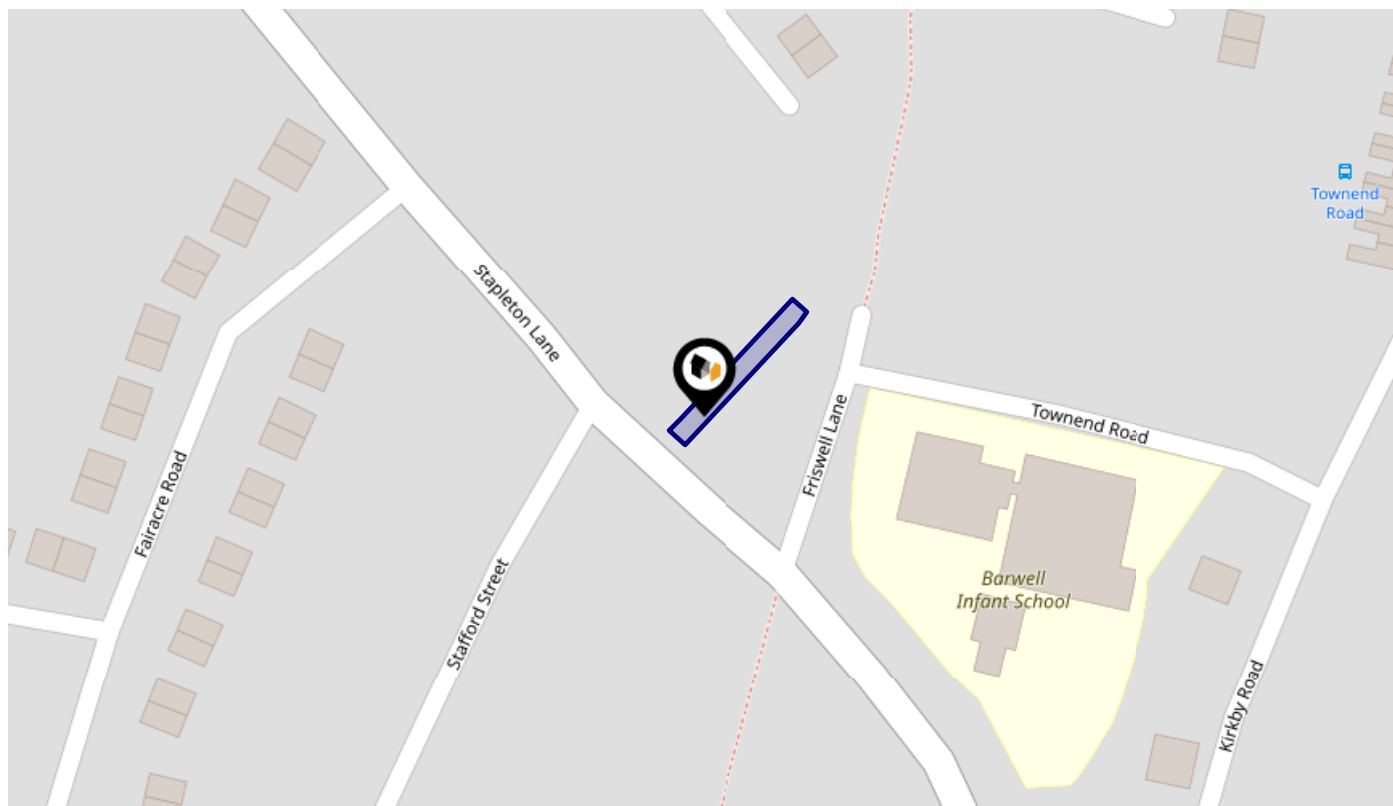
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|--|
| 1 | Barwell Ward |
| 2 | Hinckley De Montfort Ward |
| 3 | Earl Shilton Ward |
| 4 | Hinckley Trinity Ward |
| 5 | Burbage St. Catherine's and Lash Hill Ward |
| 6 | Hinckley Castle Ward |
| 7 | Croft Hill Ward |
| 8 | Hinckley Clarendon Ward |
| 9 | Burbage Sketchley and Stretton Ward |
| 10 | Stanton and Flamville 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.

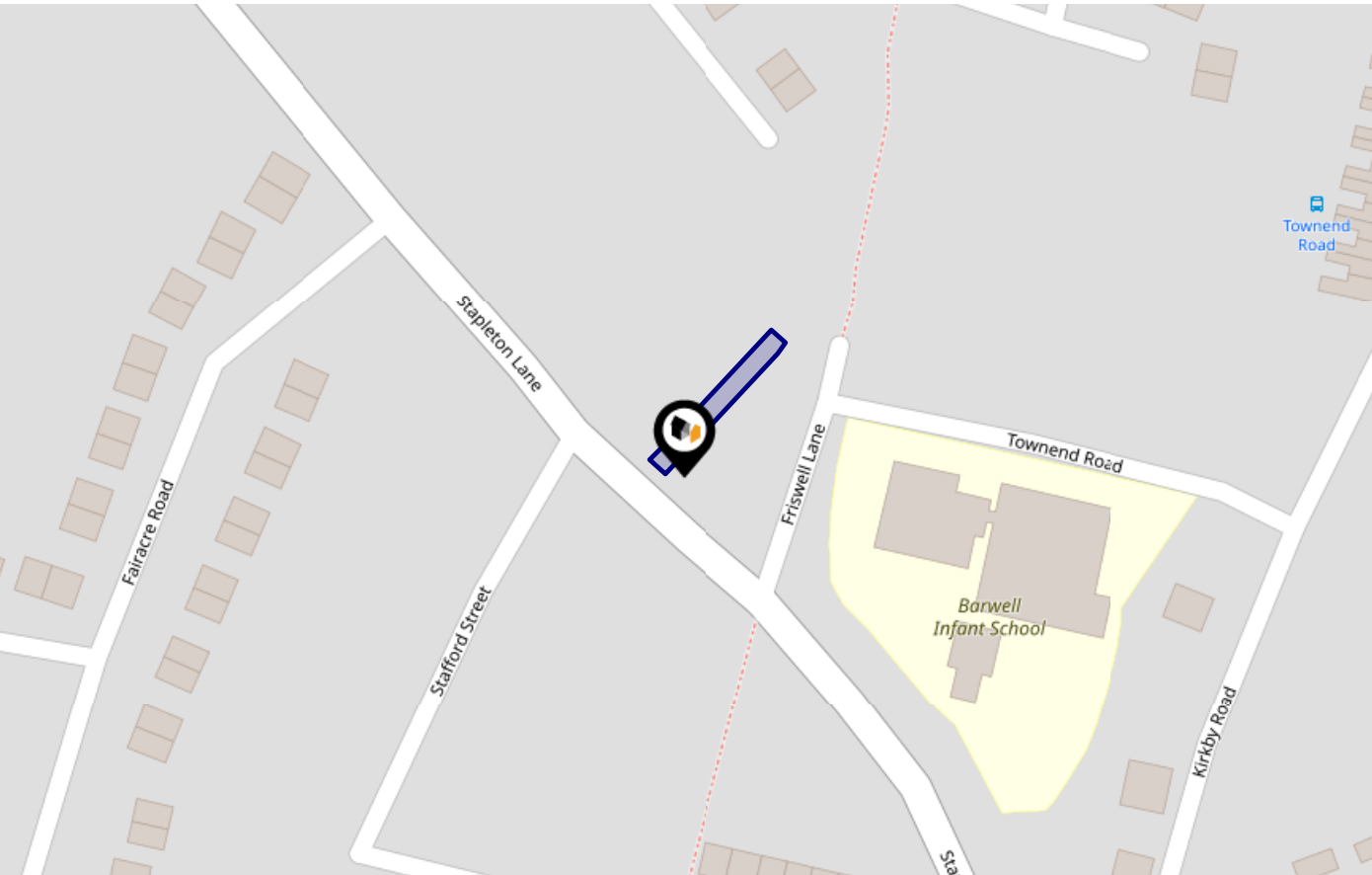
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

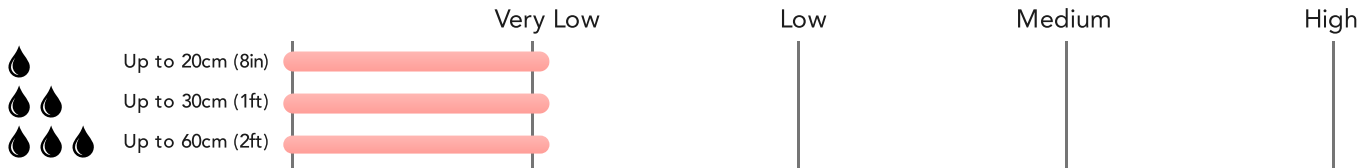


Risk Rating: Very low

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.

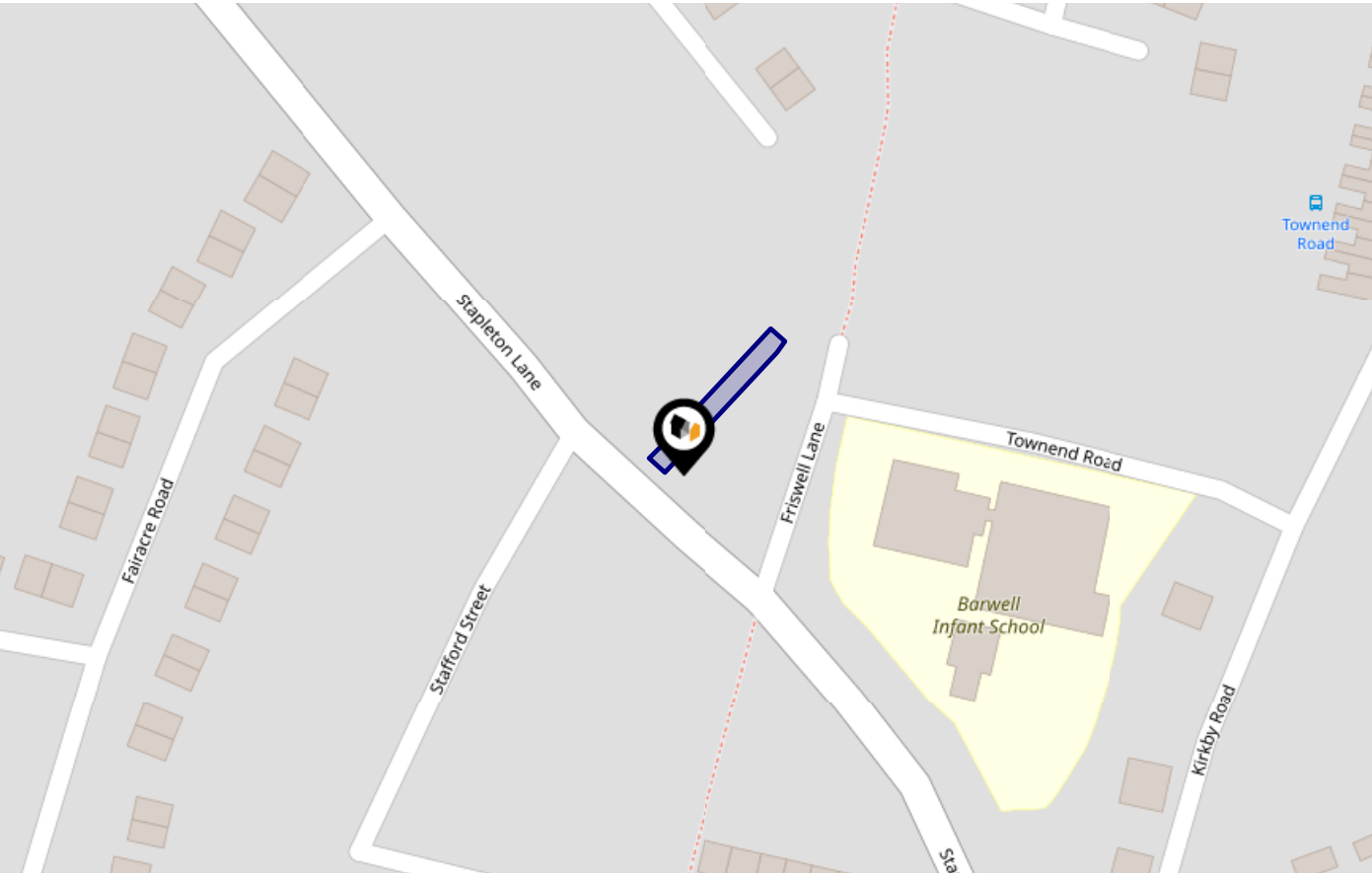
Chance of flooding to the following depths at this property:



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.

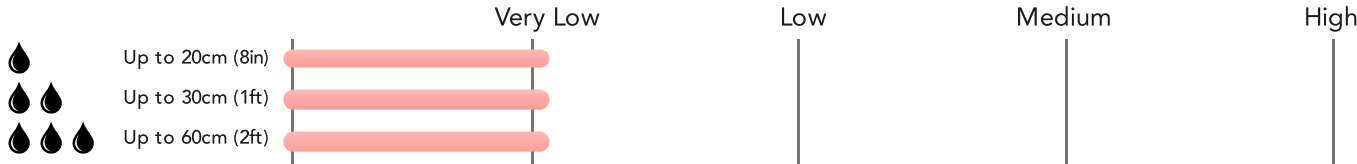


Risk Rating: Very low

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.
- 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:

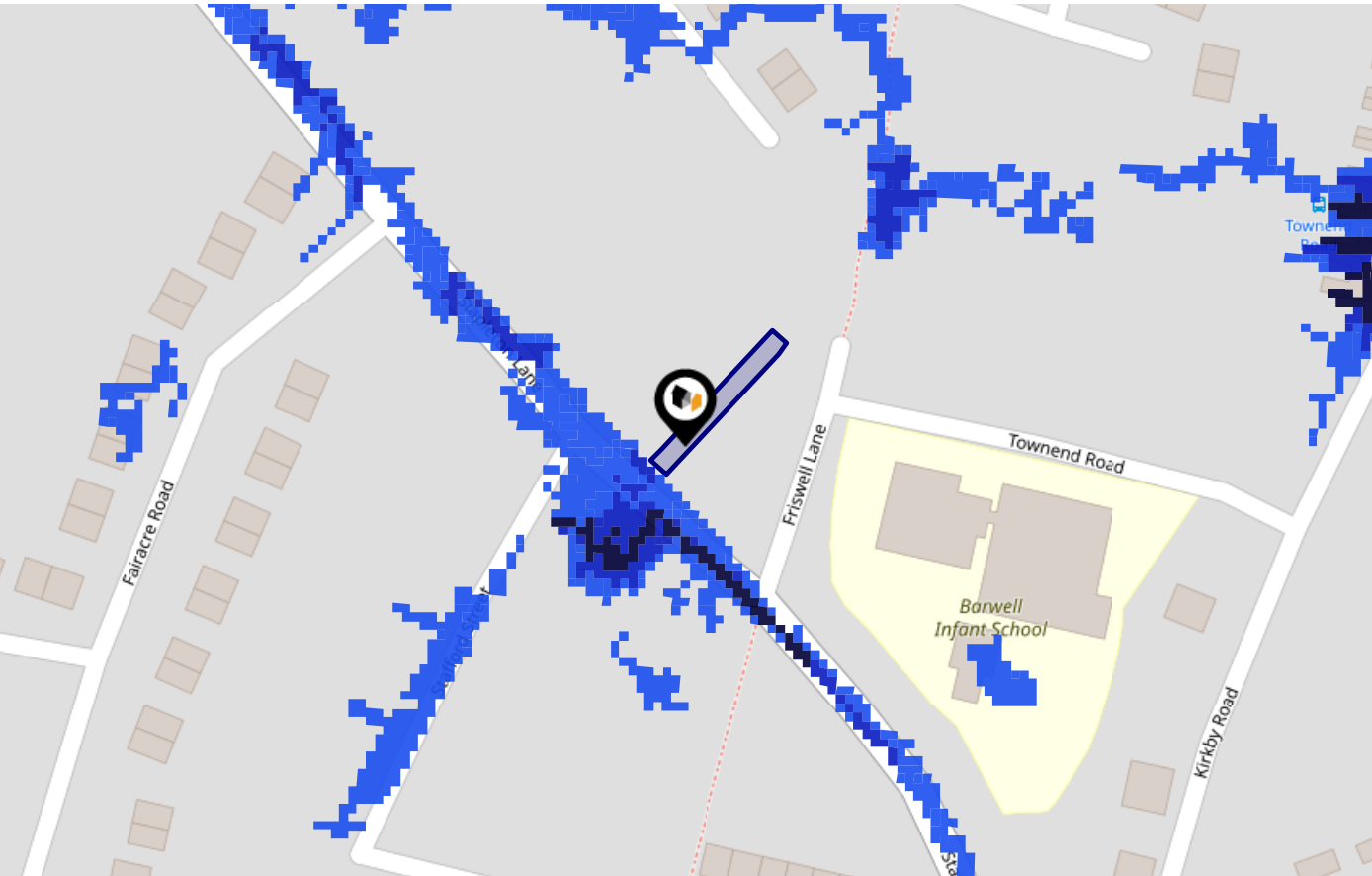


Flood Risk

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.

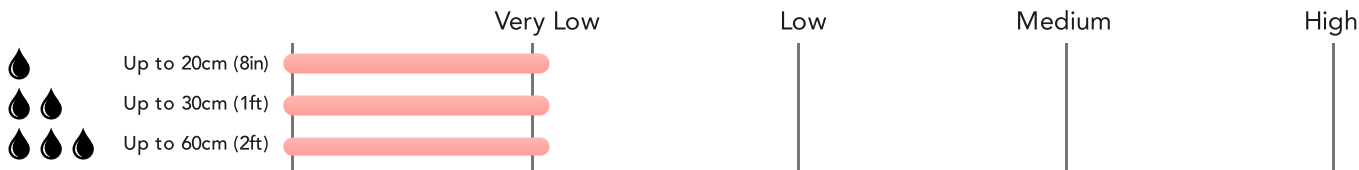


Risk Rating: Very low

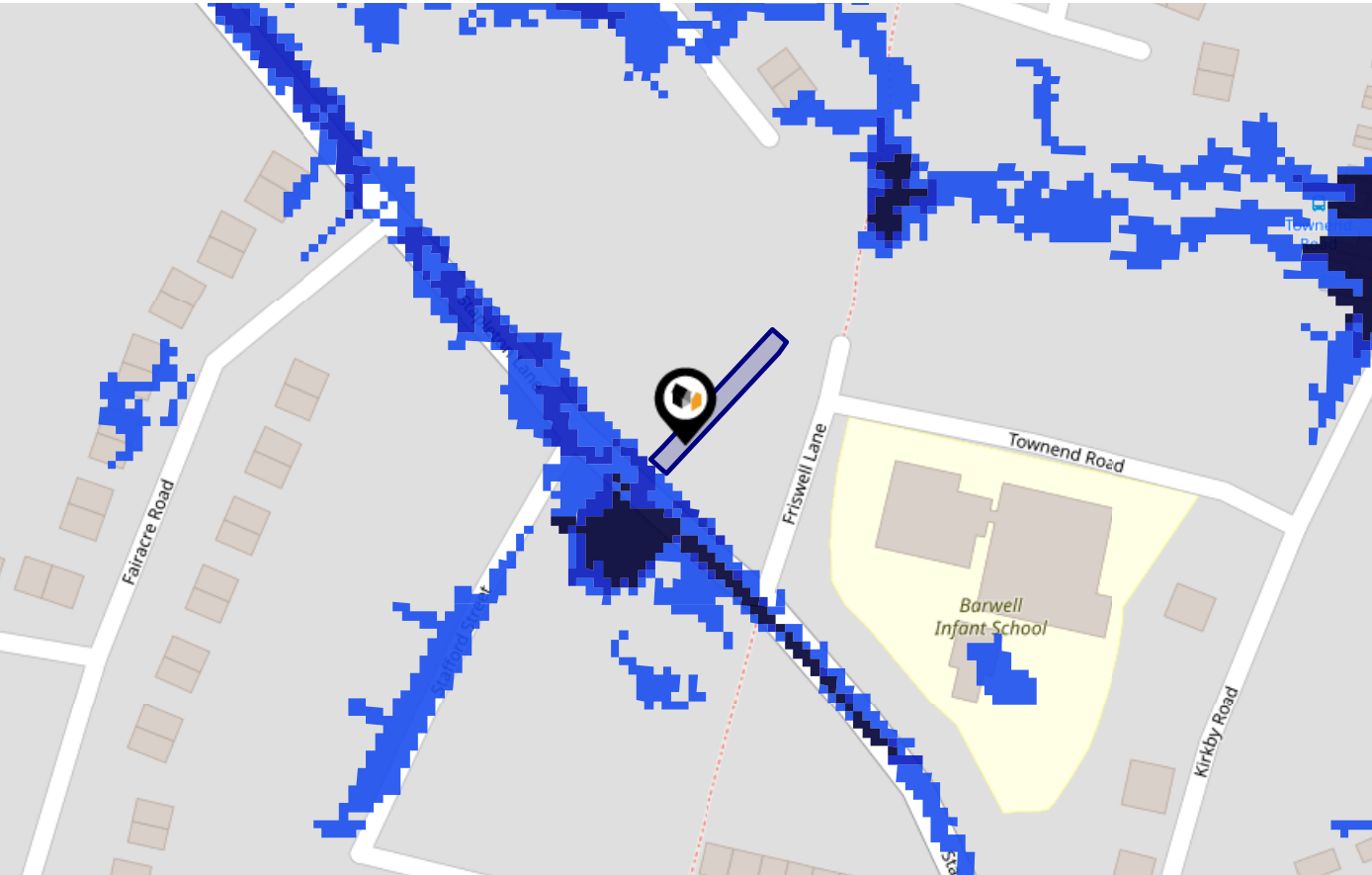
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

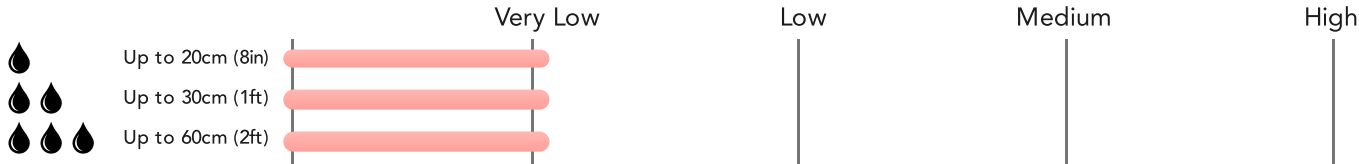


Risk Rating: Very low

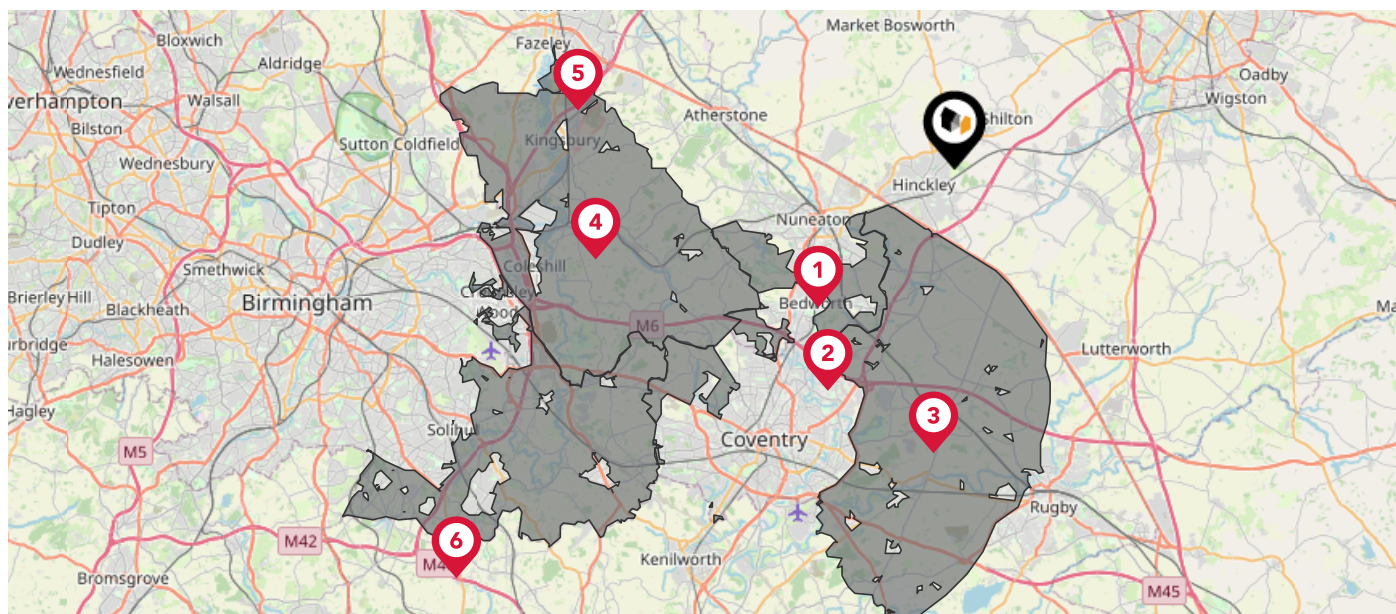
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - North Warwickshire

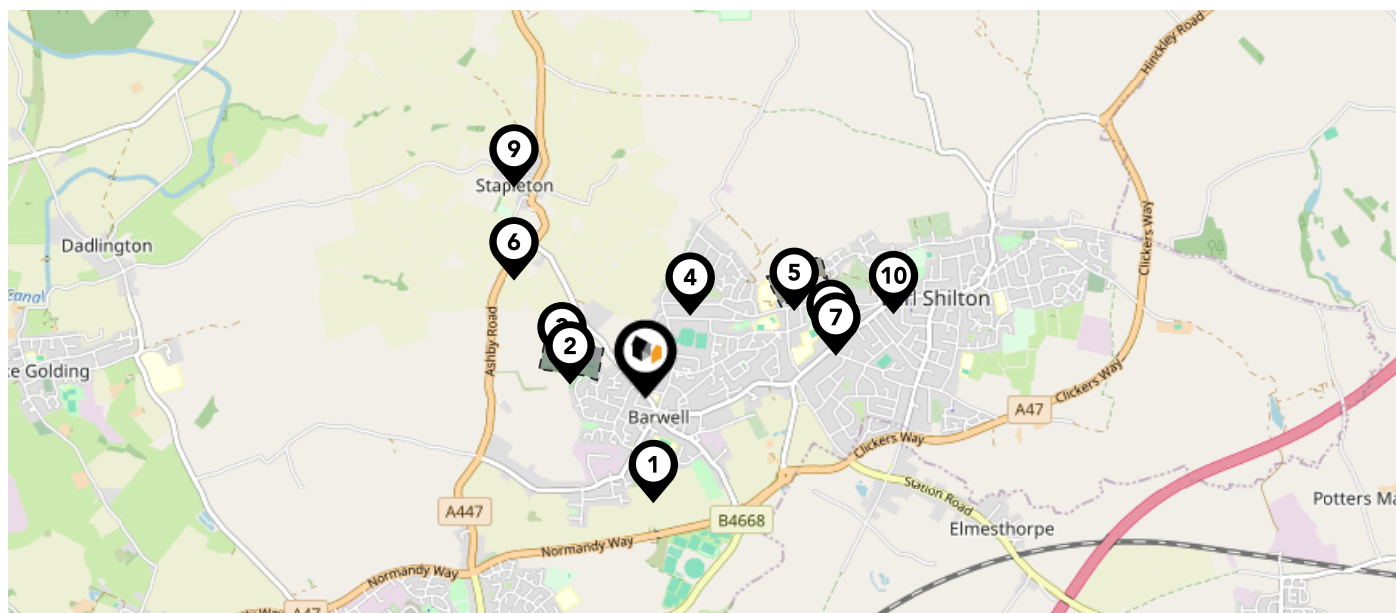


Birmingham Green Belt - Tamworth



Birmingham Green Belt - Solihull

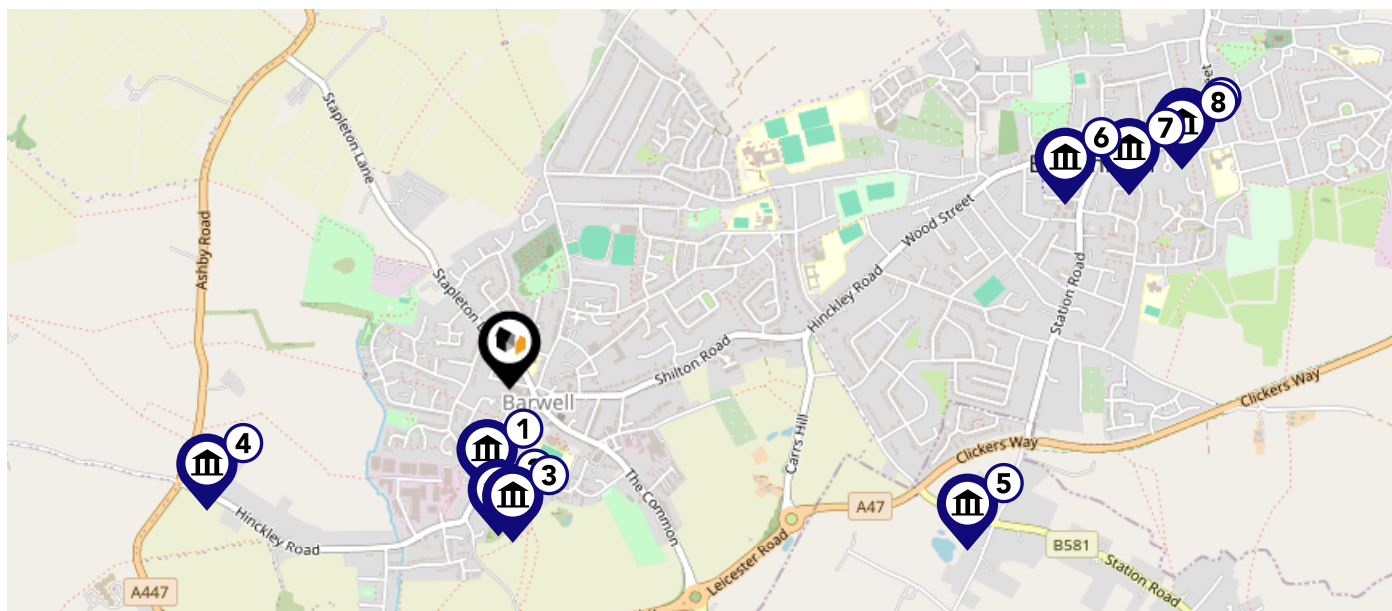
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



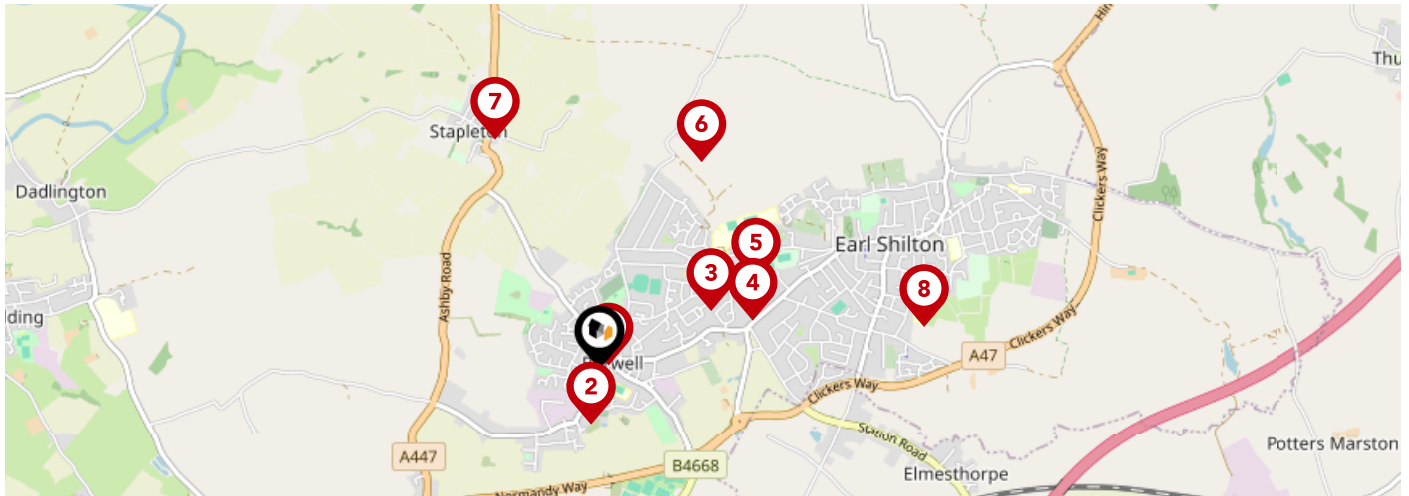
Nearby Landfill Sites

	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill
	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinkley, Leicestershire	Historic Landfill
	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill
	Barwell Landfill Site B-Bardon Road, Barwell, Leicestershire	Historic Landfill
	Earl Shilton College-Land North of Heath Lane, Earl Shilton, Leicestershire	Historic Landfill
	Stapleton Landfill Site B-Near Little Fields Farm, Ashby Road, Stapleton, Leicestershire	Historic Landfill
	Off Heath Lane South-Off Heath Lane South, Earl Shilton, Leicestershire	Historic Landfill
	Off Heath Lane-Off Heath Lane, East Shilton, Leicestershire	Historic Landfill
	Stapleton Landfill Site A-Manor Farm, Green Lane, Stapleton, Leicestershire	Historic Landfill
	Off Mountfield Road-Off Mountfield Road, Earl Shilton, Hinckley and Bosworth Leicestershire	Historic Landfill

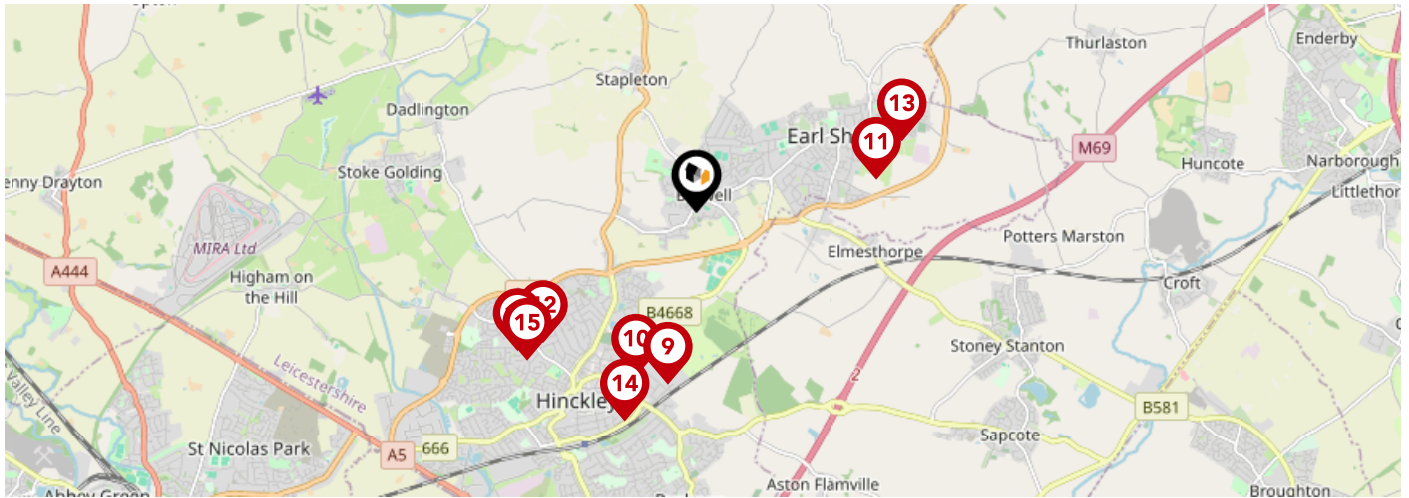
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1295017 - The Queens Head Public House	Grade II	0.2 miles
	1295064 - War Memorial	Grade II	0.3 miles
	1074229 - Church Of St Mary	Grade I	0.3 miles
	1361299 - Barwell House Farmhouse And Attached Stable Wing	Grade II	0.7 miles
	1074693 - Church Of St Mary	Grade II	1.1 miles
	1180304 - War Memorial	Grade II	1.3 miles
	1074232 - The Red Lion Public House	Grade II	1.5 miles
	1295021 - 73, High Street	Grade II	1.6 miles
	1180230 - 71, High Street	Grade II	1.6 miles



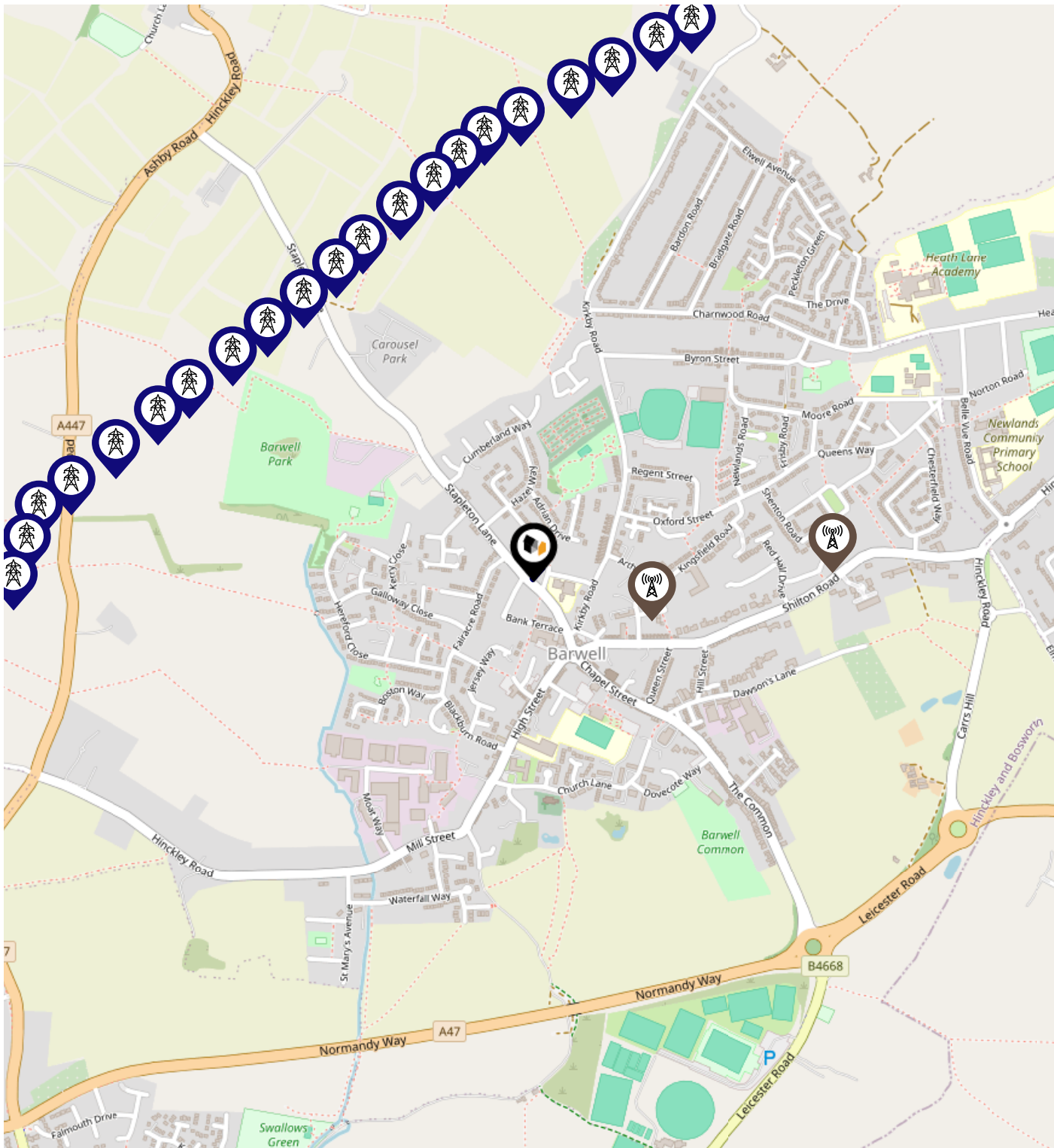
		Nursery	Primary	Secondary	College	Private
1	Barwell Infant School Ofsted Rating: Good Pupils: 160 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Barwell Church of England Academy Ofsted Rating: Outstanding Pupils: 226 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Fusion Academy Ofsted Rating: Good Pupils: 85 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Newlands Community Primary School Ofsted Rating: Requires improvement Pupils: 311 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heath Lane Academy Ofsted Rating: Good Pupils: 698 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Meadow View Farm School Ofsted Rating: Outstanding Pupils: 40 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Cedars Ofsted Rating: Good Pupils: 4 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Townlands Church of England Primary School Ofsted Rating: Good Pupils: 316 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Simon and St Jude CofE Primary School Ofsted Rating: Good Pupils: 160 Distance:1.64	<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:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Peters Catholic Voluntary Academy Ofsted Rating: Good Pupils: 201 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance:1.99	<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:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redmoor Academy Ofsted Rating: Good Pupils: 919 Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

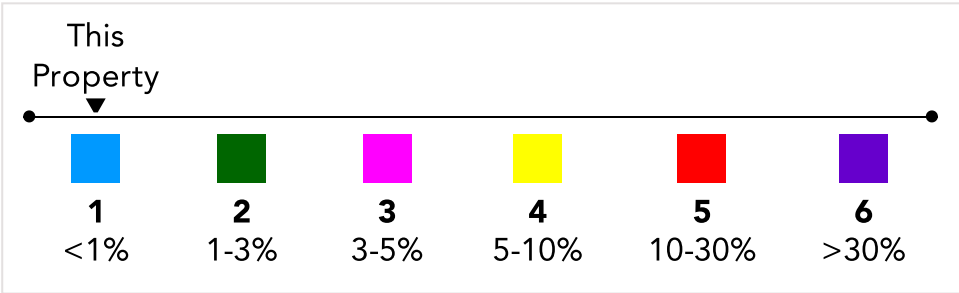
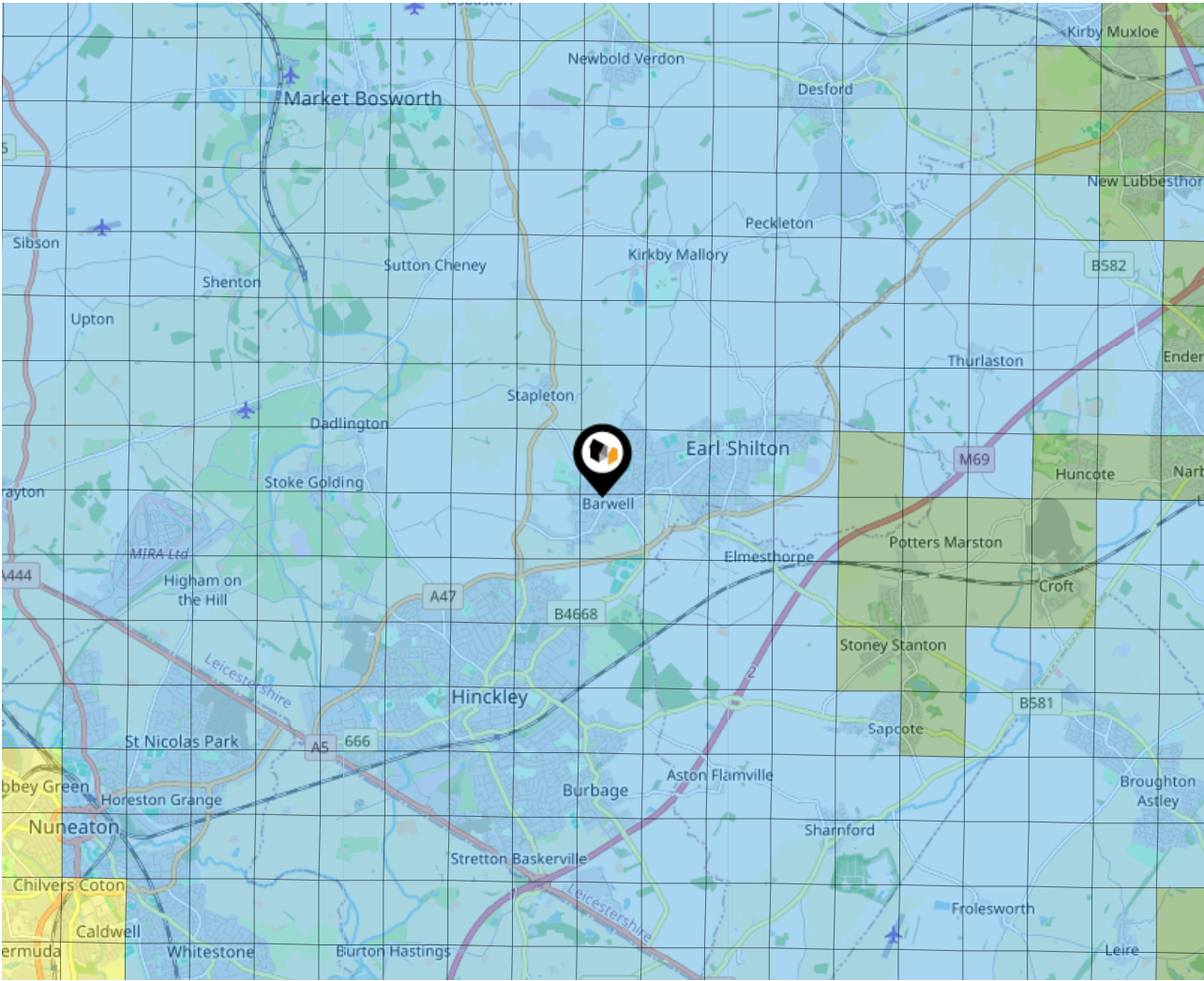


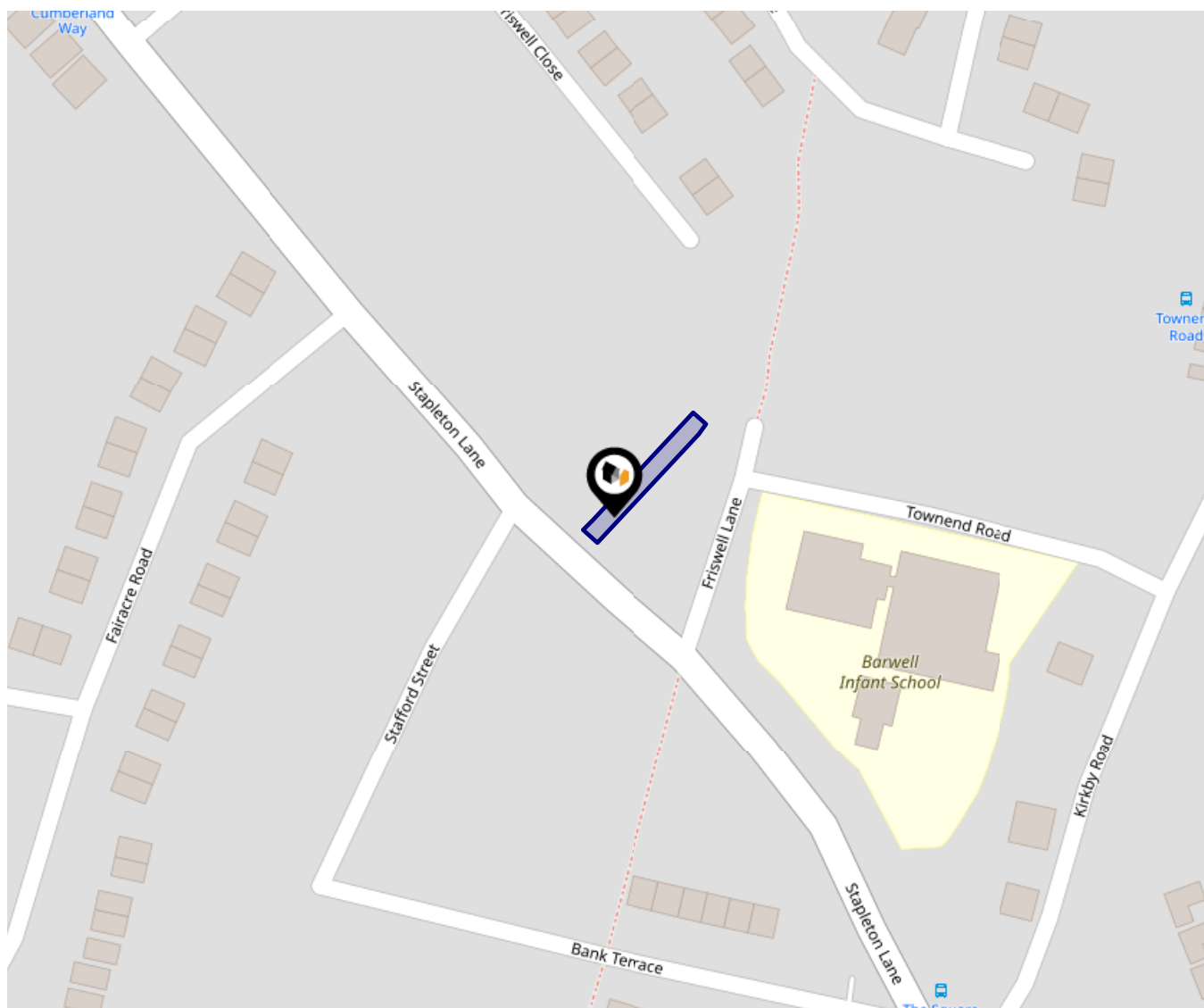
Key:

-  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).





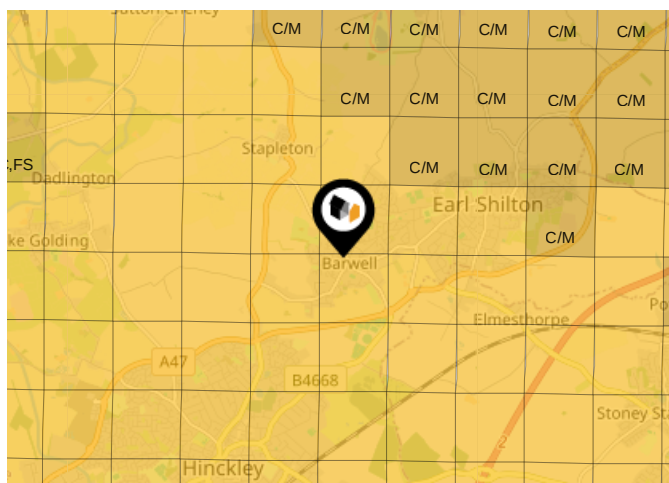
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

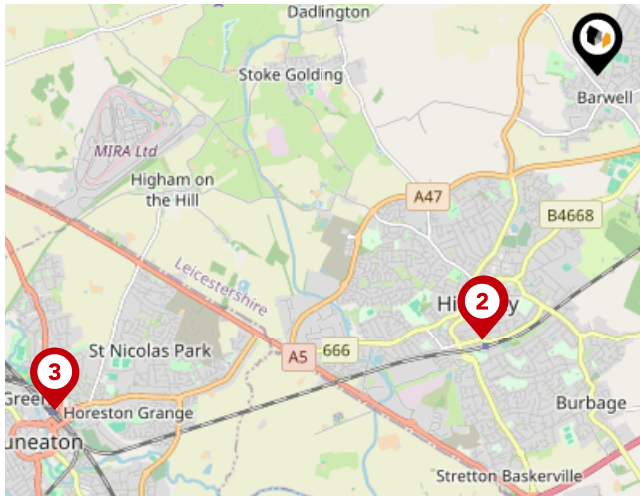
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



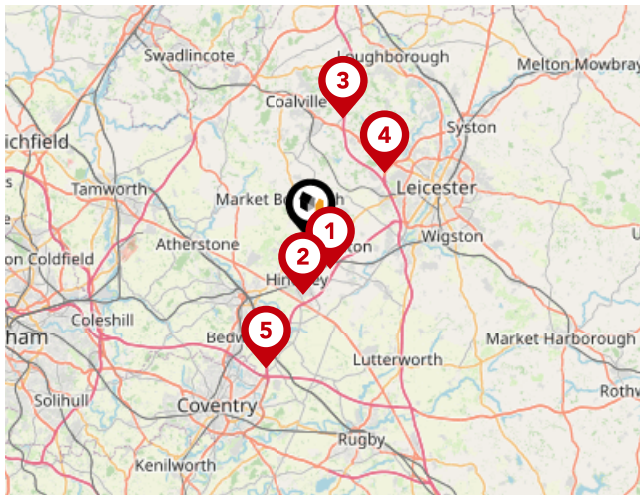
Primary Classifications (Most Common Clay Types)

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



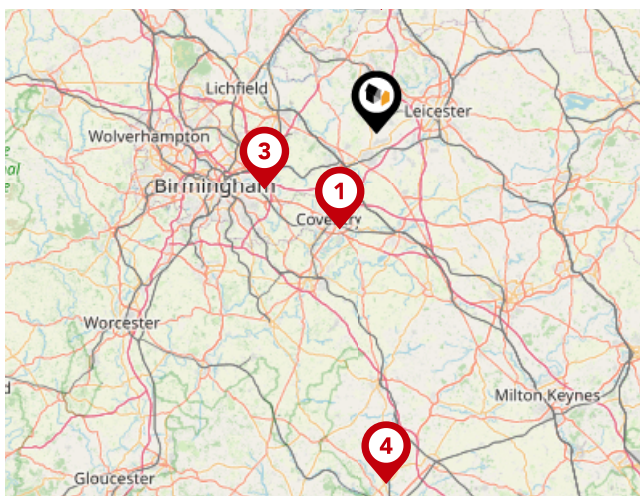
National Rail Stations

Pin	Name	Distance
	Hinckley Rail Station	2.57 miles
	Hinckley Rail Station	2.59 miles
	Nuneaton Rail Station	5.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M69 J2	2.33 miles
	M69 J1	3.79 miles
	M1 J22	9.16 miles
	M1 J21A	7.21 miles
	M6 J2	9.71 miles

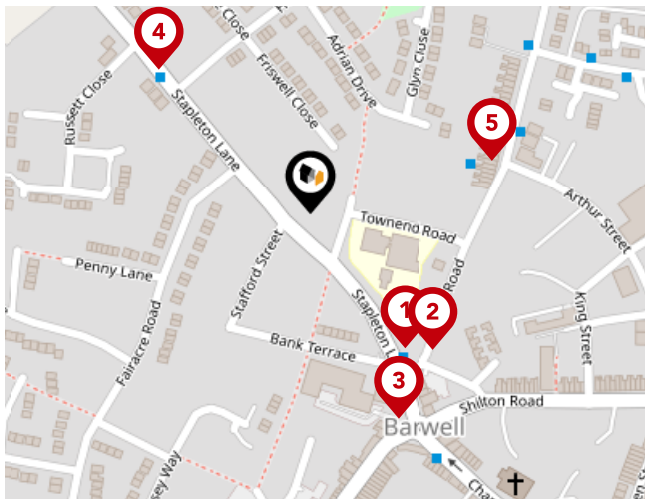


Airports/Helipads

Pin	Name	Distance
	Baginton	14.94 miles
	East Mids Airport	17.79 miles
	Birmingham Airport	18.05 miles
	Kidlington	50.97 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	East Green	0.09 miles
	East Green	0.1 miles
	The Square	0.13 miles
	Cumberland Way	0.12 miles
	Arthur Street	0.11 miles



Local Connections

Pin	Name	Distance
	Shenton Rail Station (Battlefield Line)	3.55 miles
	Shackerstone Rail Station (Battlefield Line)	7.11 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



/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.

Please note that all appliances and heating systems are not tested by Martin & Co I Hinckley and therefore no warranties can be given as to their good working order.

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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