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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Saturday 28th March 2026**



**19A, HIGH STREET, LUTTERWORTH, LE17 4AT**

**Price Estimate :** £200,000

## **Martin & Co | Hinckley**

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





## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>
<b>Plot Area:</b>	0.13 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,550
<b>Title Number:</b>	LT390405
<b>UPRN:</b>	10034458729
<b>Restrictive Covenants:</b>	No

<b>Price Estimate:</b>	£200,000
<b>Tenure:</b>	Freehold

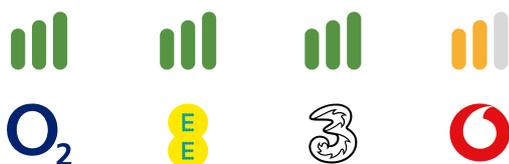
## Local Area

<b>Local Authority:</b>	Leicestershire
<b>Conservation Area:</b>	Lutterworth
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



19a High Street, LE17 4AT

Energy rating

**C**

Valid until 08.05.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69   c	74   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

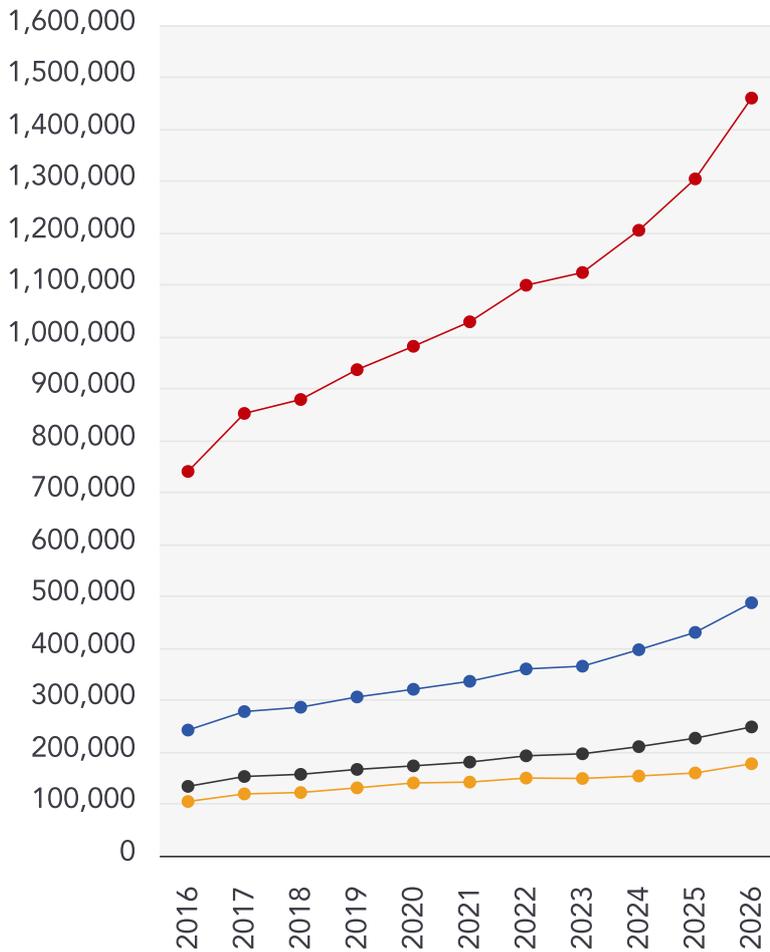
<b>9, High Street, Lutterworth, LE17 4AT</b>	other House
Last Sold Date:	13/02/2026
Last Sold Price:	£300,000
<b>15, High Street, Lutterworth, LE17 4AT</b>	other House
Last Sold Date:	01/07/2020
Last Sold Price:	£160,000
<b>17, High Street, Lutterworth, LE17 4AT</b>	other House
Last Sold Date:	29/10/2018
Last Sold Price:	£228,000

**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 LE17



Semi-Detached

**+97.16%**

Detached

**+101.29%**

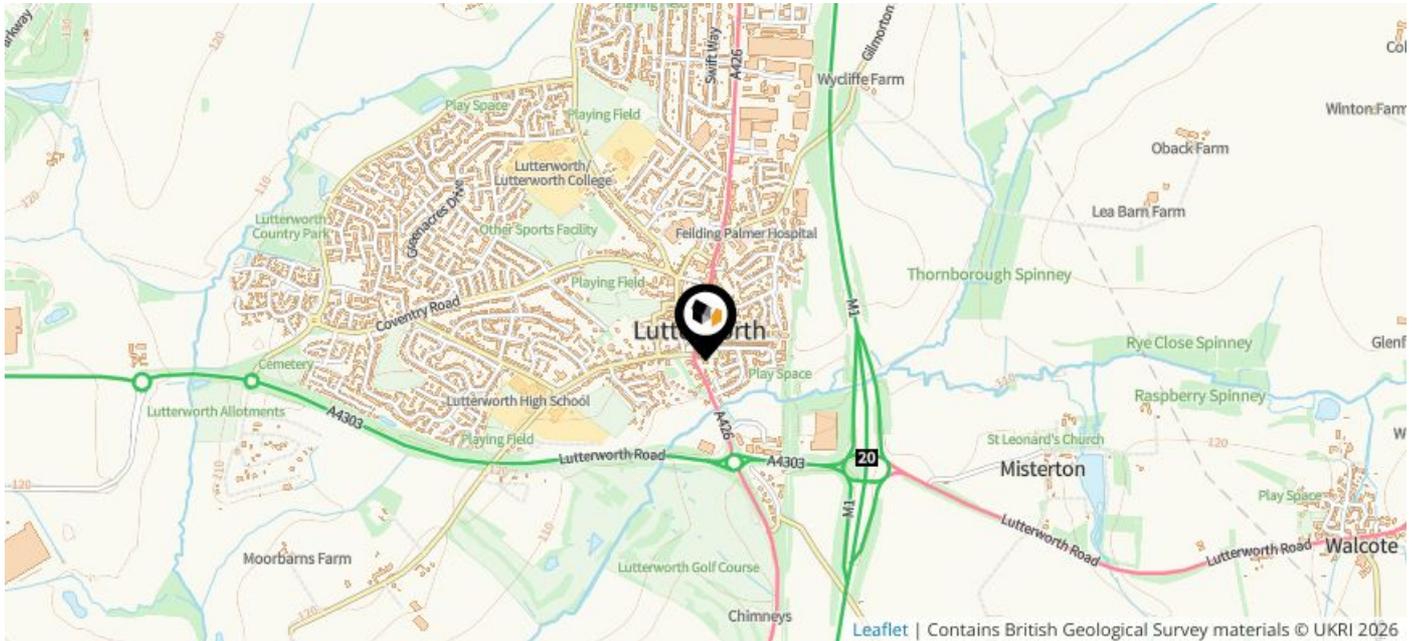
Terraced

**+85.7%**

Flat

**+69.58%**

This map displays nearby coal mine entrances and their classifications.



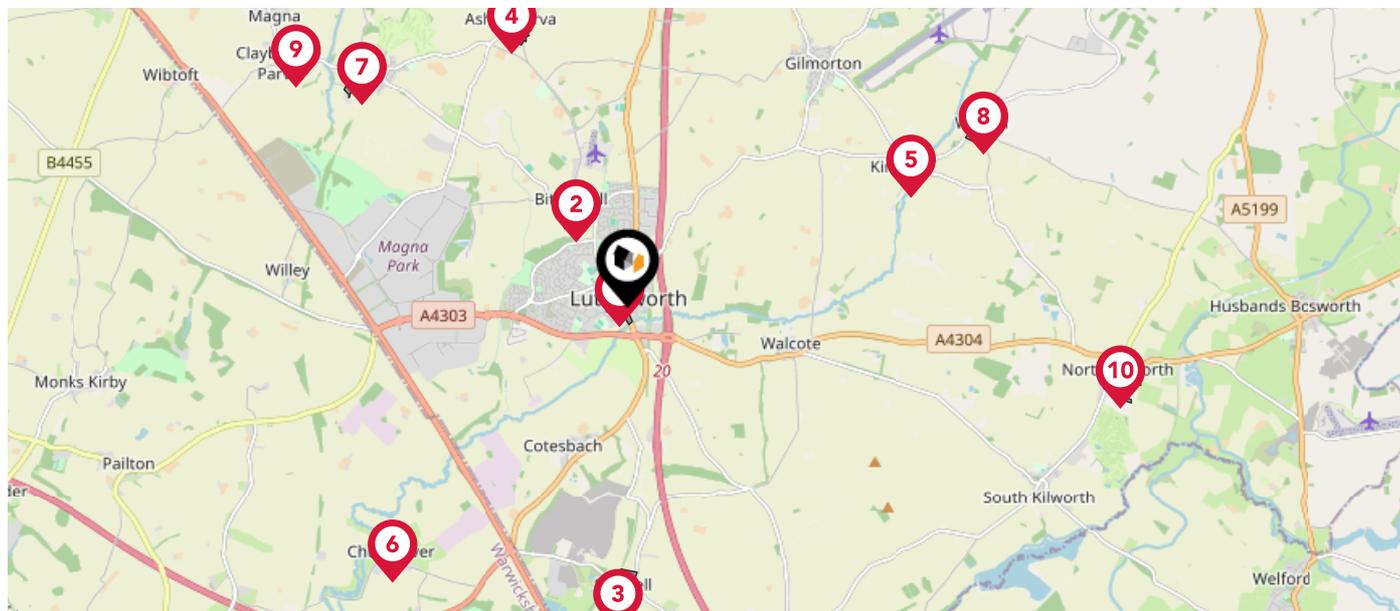
### Mine Entry

- ✕ 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

-  Lutterworth

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-  Bitteswell

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-  Shawell

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-  Ashby Parva

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-  Kimcote

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-  Churchover

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-  Ullesthorpe

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-  Walton

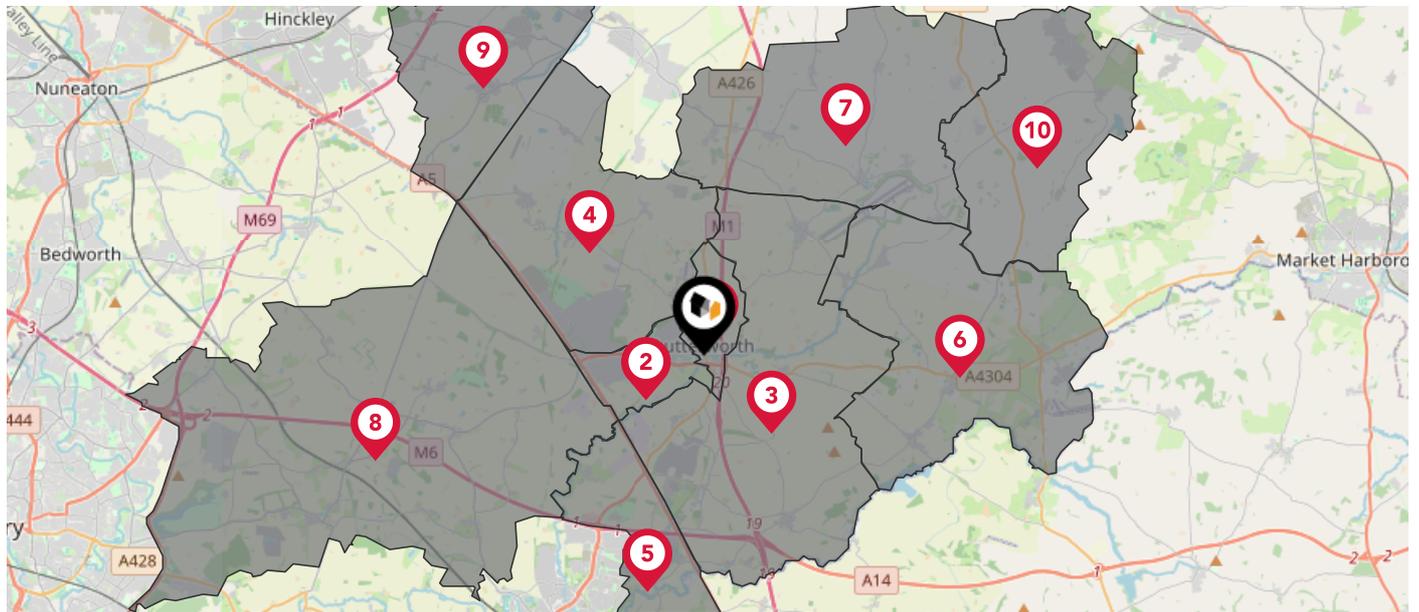
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-  Claybrooke Parva

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-  North Kilworth

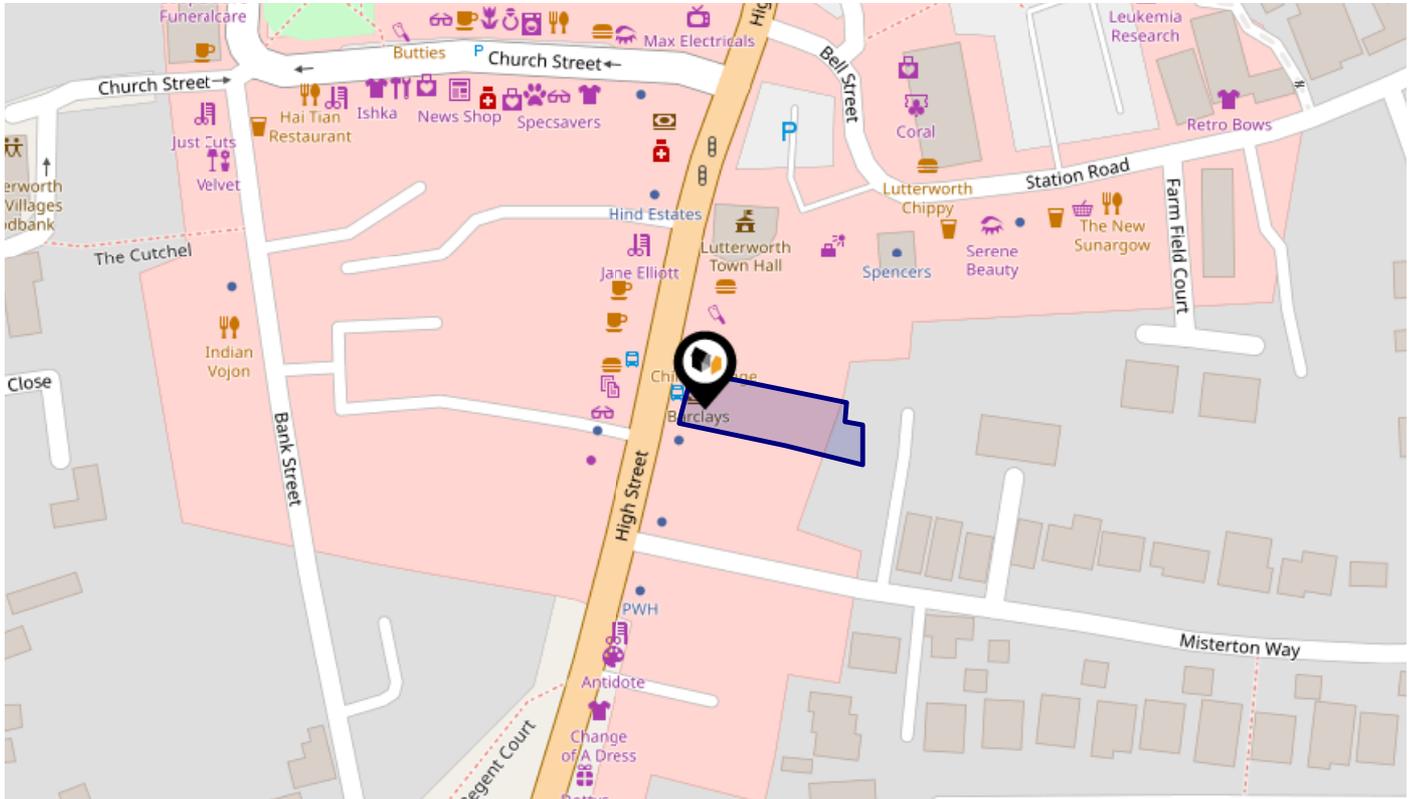
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Lutterworth East Ward
-  Lutterworth West Ward
-  Misterton Ward
-  Ullesthorpe Ward
-  Clifton, Newton and Churchover Ward
-  Bosworth Ward
-  Dunton Ward
-  Revel and Binley Woods Ward
-  Stanton and Flamville Ward
-  Fleckney Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

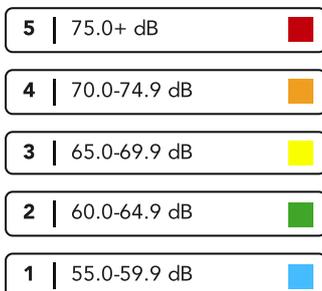


### Rail Noise Data

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.

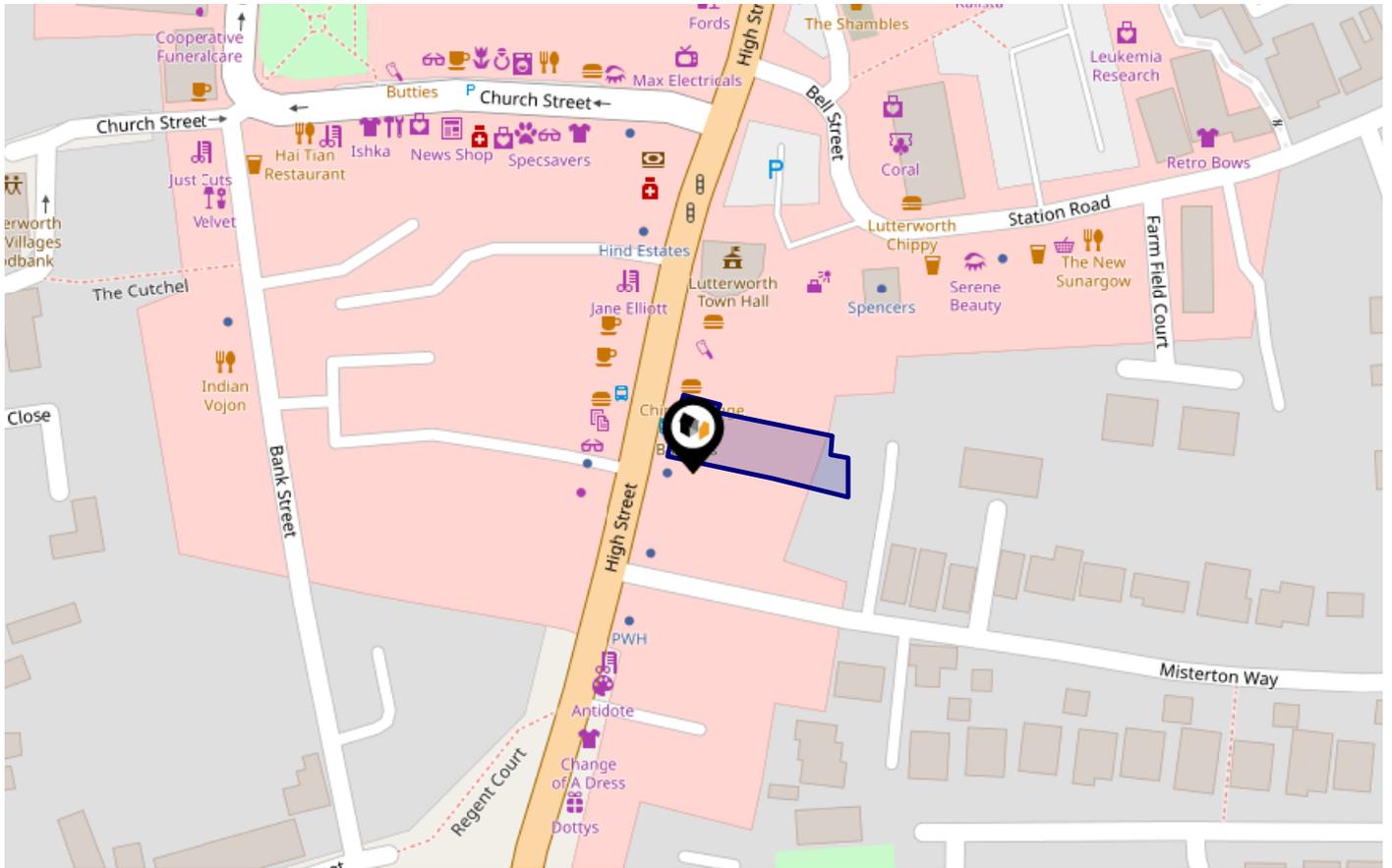
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

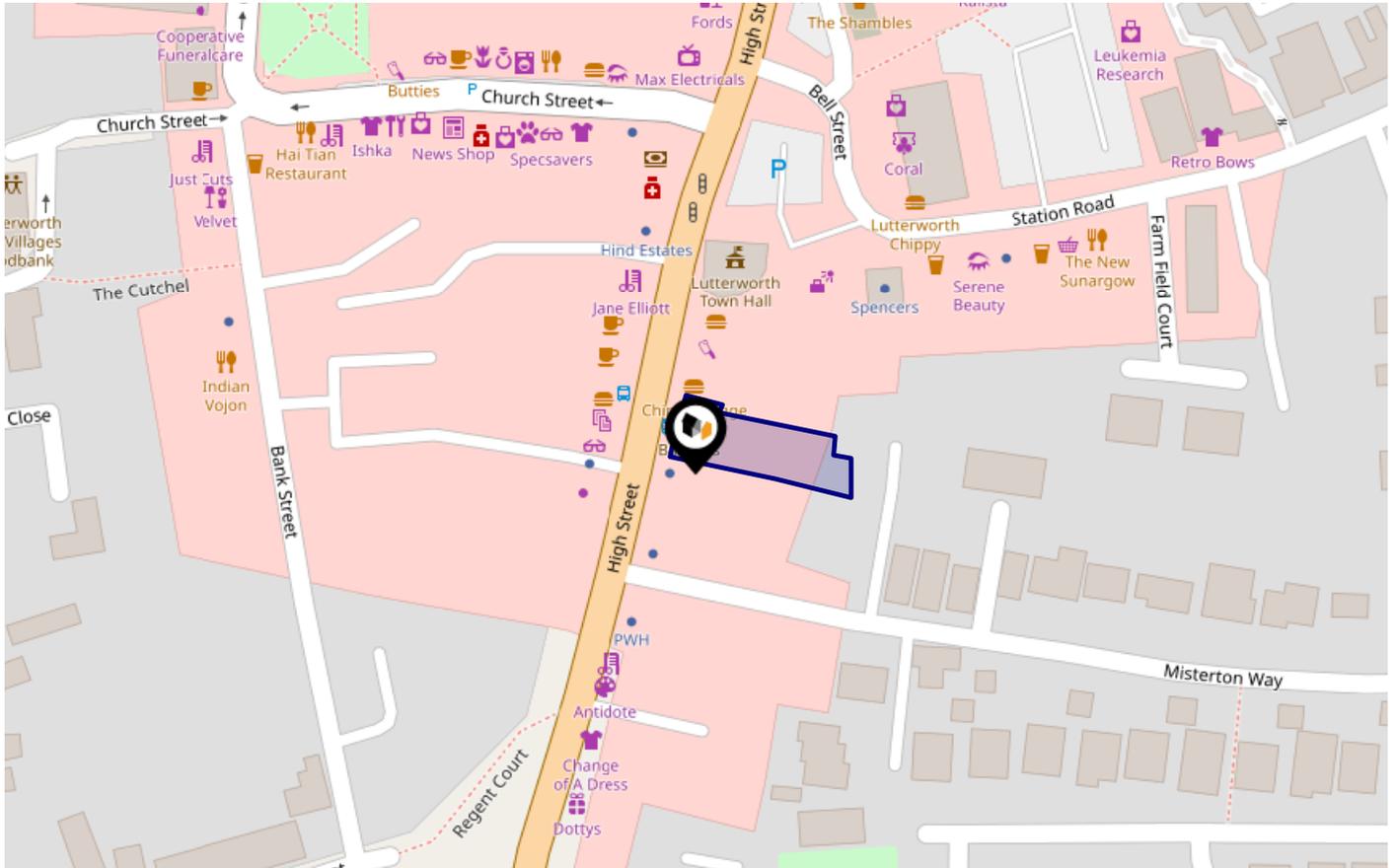
Chance of flooding to the following depths at this property:



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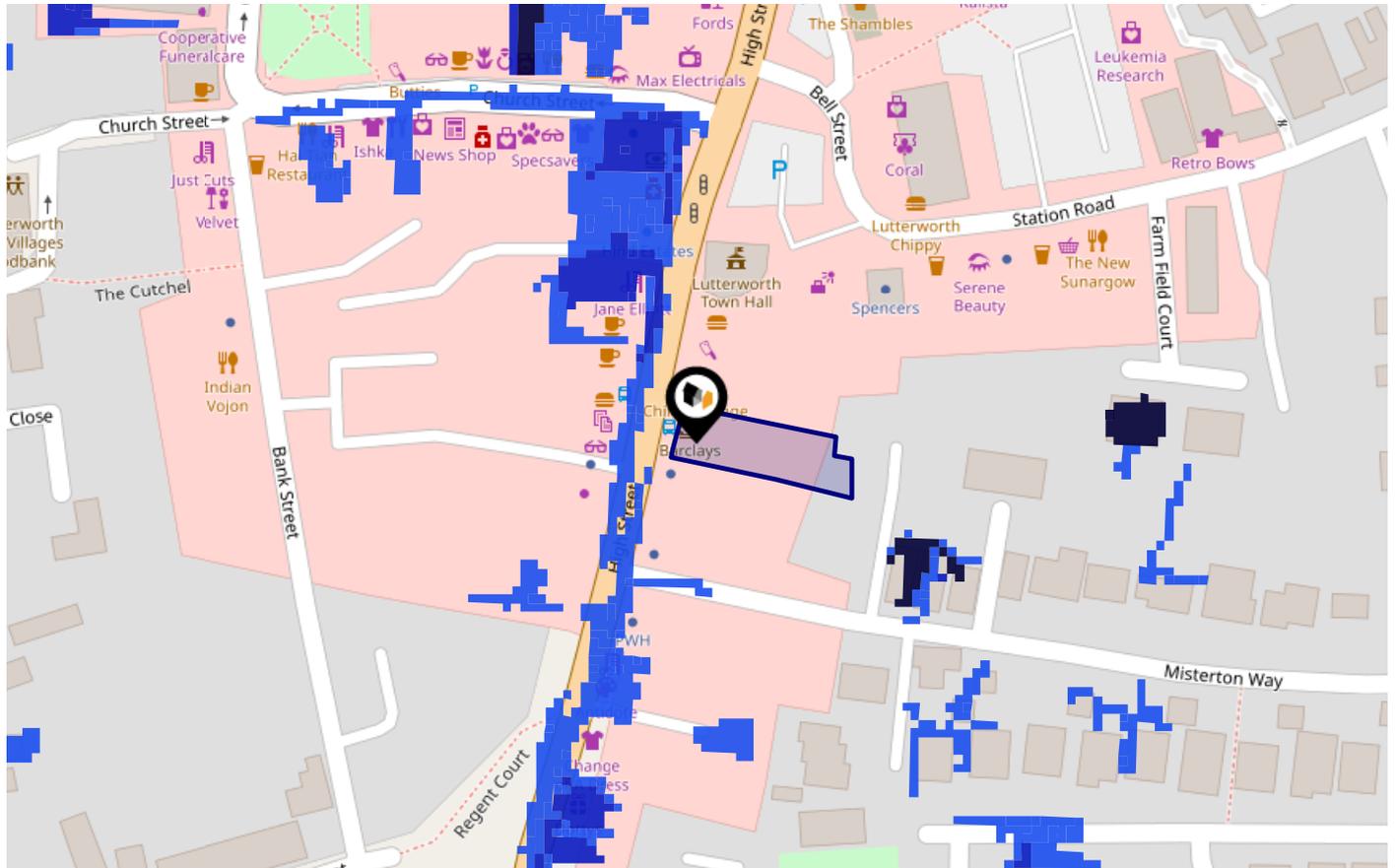
Chance of flooding to the following depths at this property:



# 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.
- 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.

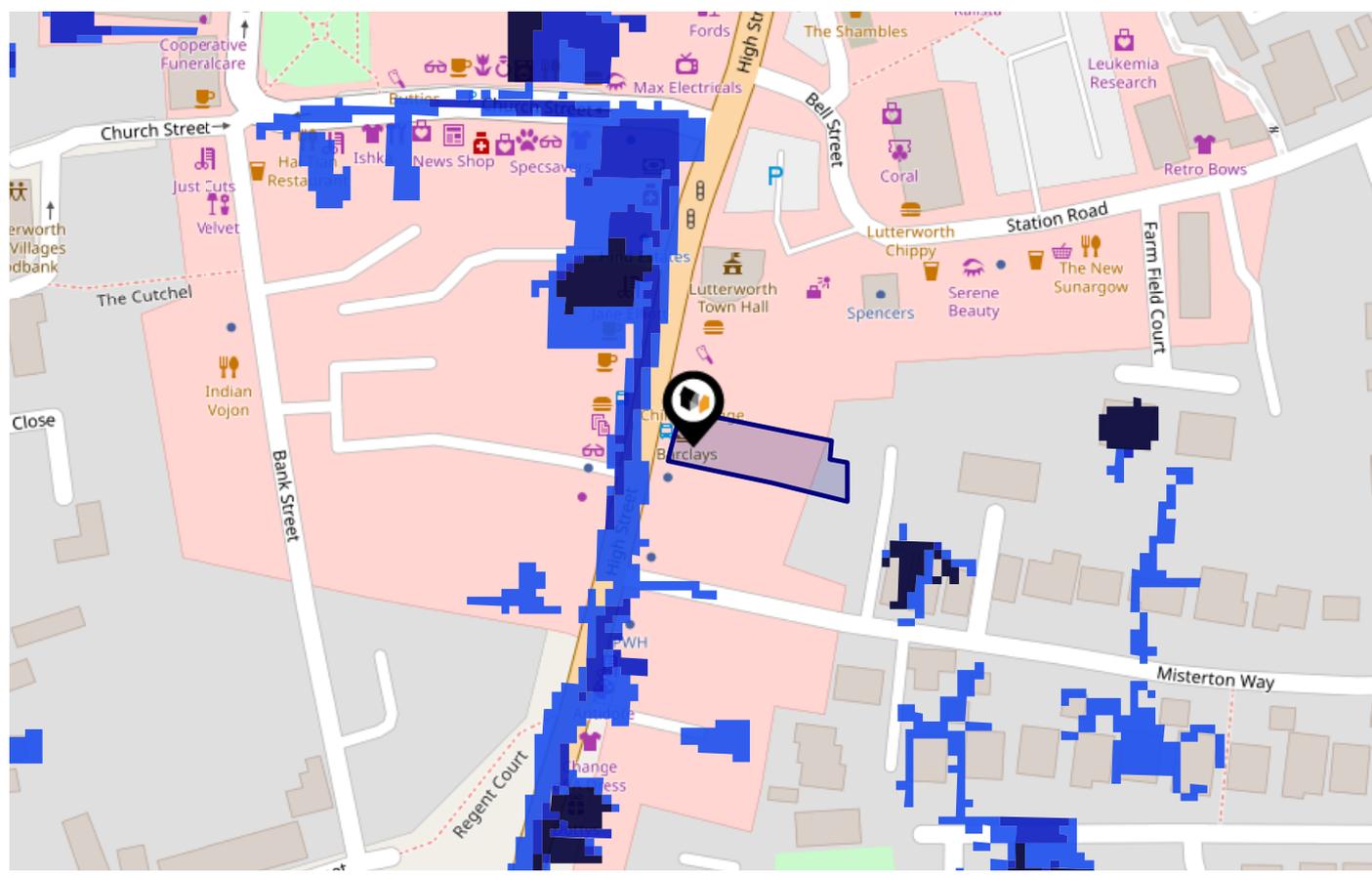
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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.

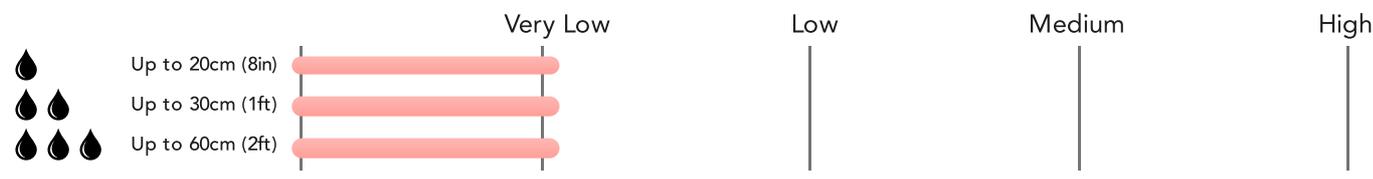


Risk Rating: Very low

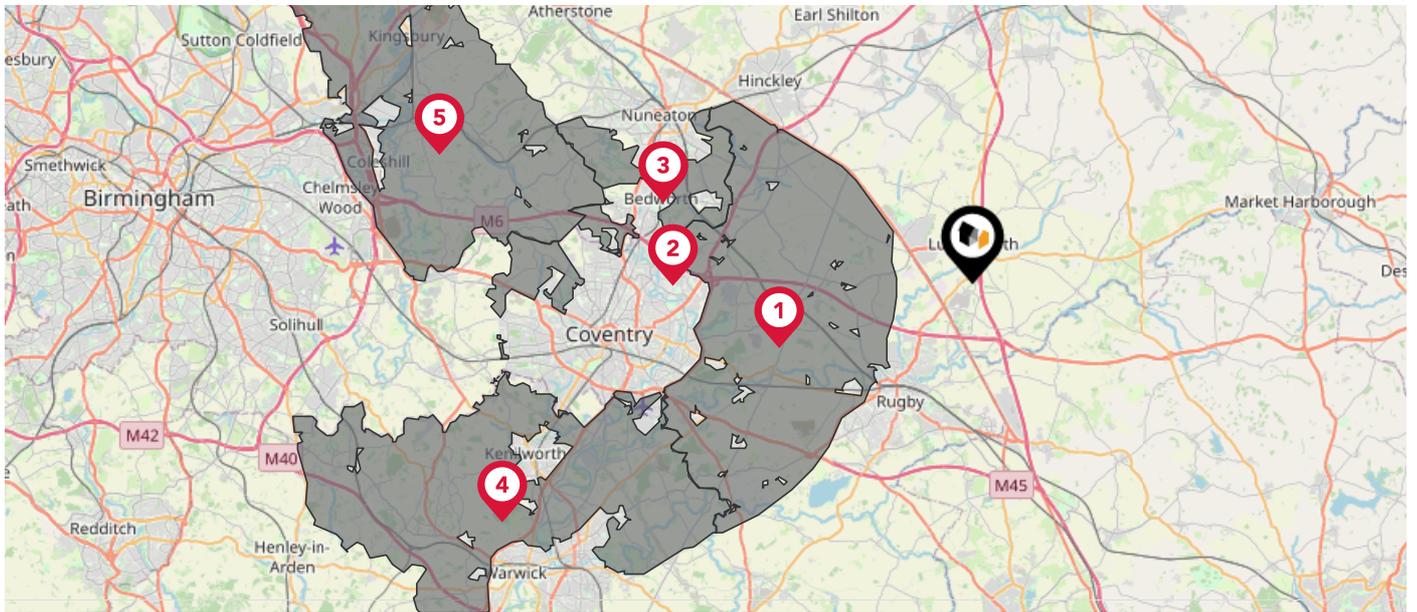
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Chance of flooding to the following depths at this property:



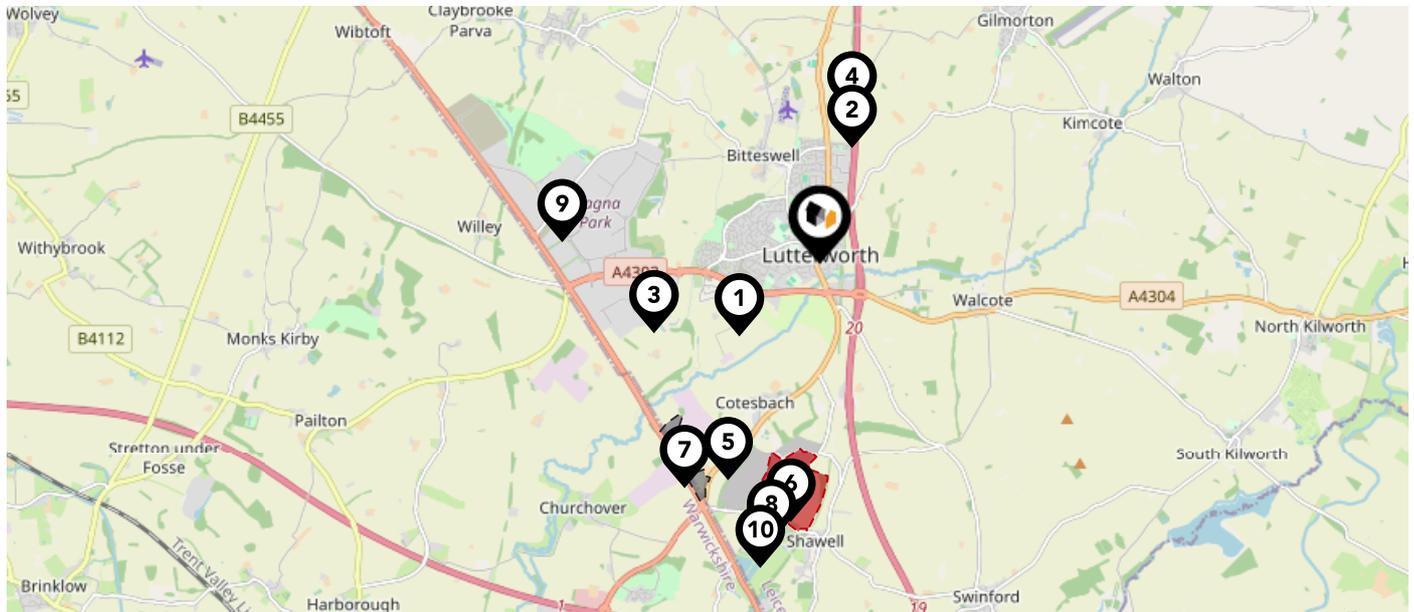
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - North Warwickshire

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.



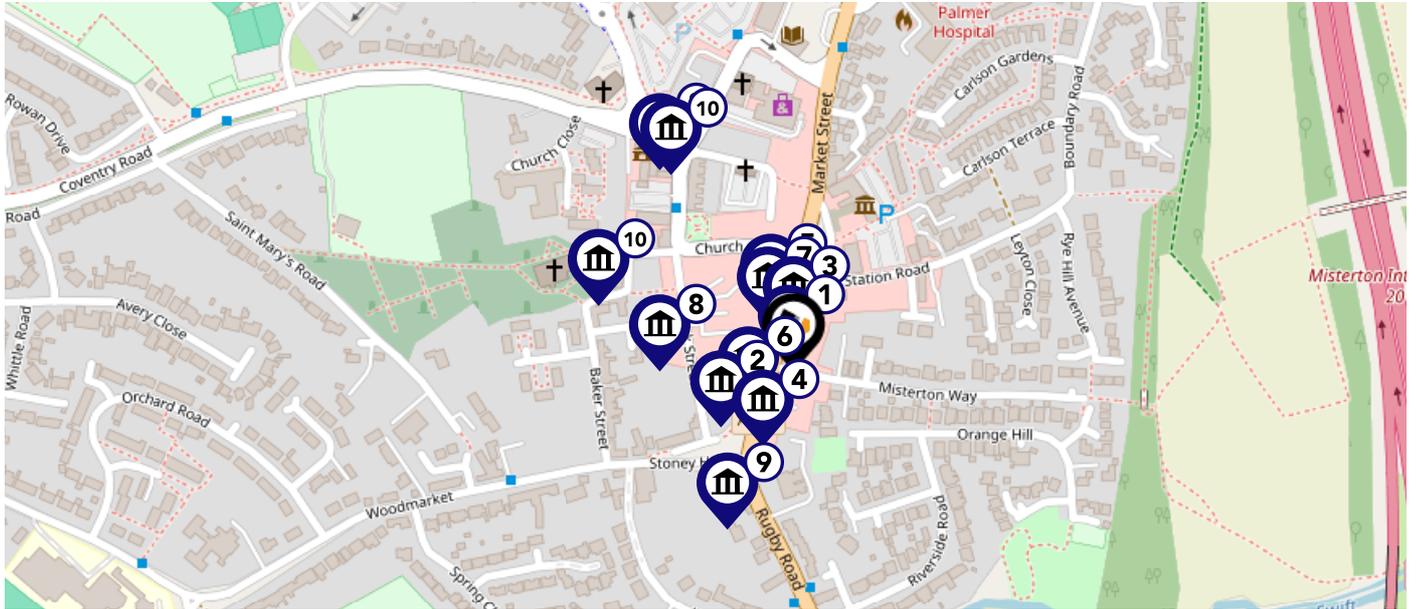
### Nearby Landfill Sites

<b>1</b>	Moorbarns Lane-Lutterworth, Leicestershire	Historic Landfill
<b>2</b>	Milords Farm-Milords Farm, Near Lutterworth, Leicestershire	Historic Landfill
<b>3</b>	Glebe Farm-Coventry Road, Lutterworth, Leicester	Historic Landfill
<b>4</b>	Milords Farm-Milords Farm, Near Lutterworth, Leicestershire	Historic Landfill
<b>5</b>	Hill Farm-Colesbach	Historic Landfill
<b>6</b>	No name provided by source	Active Landfill
<b>7</b>	Land Adjacent to A5-Colesbach	Historic Landfill
<b>8</b>	Gibbet Lane-Silt Lagoon, Gibbett Lane, Shawell, Harborough, Leicestershire	Historic Landfill
<b>9</b>	Bitteswell Aerodrome-Bitteswell Aerodrome, Lutterworth, Leicestershire	Historic Landfill
<b>10</b>	Shawell Landfill, Gibbett Lane-Off Gibbett Lane, Harborough, 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
	1211095 - 13-17, High Street	Grade II	0.0 miles
	1209172 - Denbigh Arms Hotel	Grade II	0.0 miles
	1211129 - Town Hall	Grade II	0.0 miles
	1211112 - 31 And 33, High Street	Grade II	0.0 miles
	1211088 - 4 And 6, High Street	Grade II	0.0 miles
	1209171 - 22, High Street	Grade II	0.0 miles
	1292770 - Hind Hotel	Grade II	0.0 miles
	1292200 - 14, Bank Street	Grade II	0.1 miles
	1211221 - The Springs	Grade II	0.1 miles
	1292769 - 29, George Street	Grade II	0.1 miles
	1209169 - 25 And 27, George Street	Grade II	0.1 miles
	1209168 - Tomb Chest And Railings 20 Metres East Of Church Of St Mary	Grade II	0.1 miles



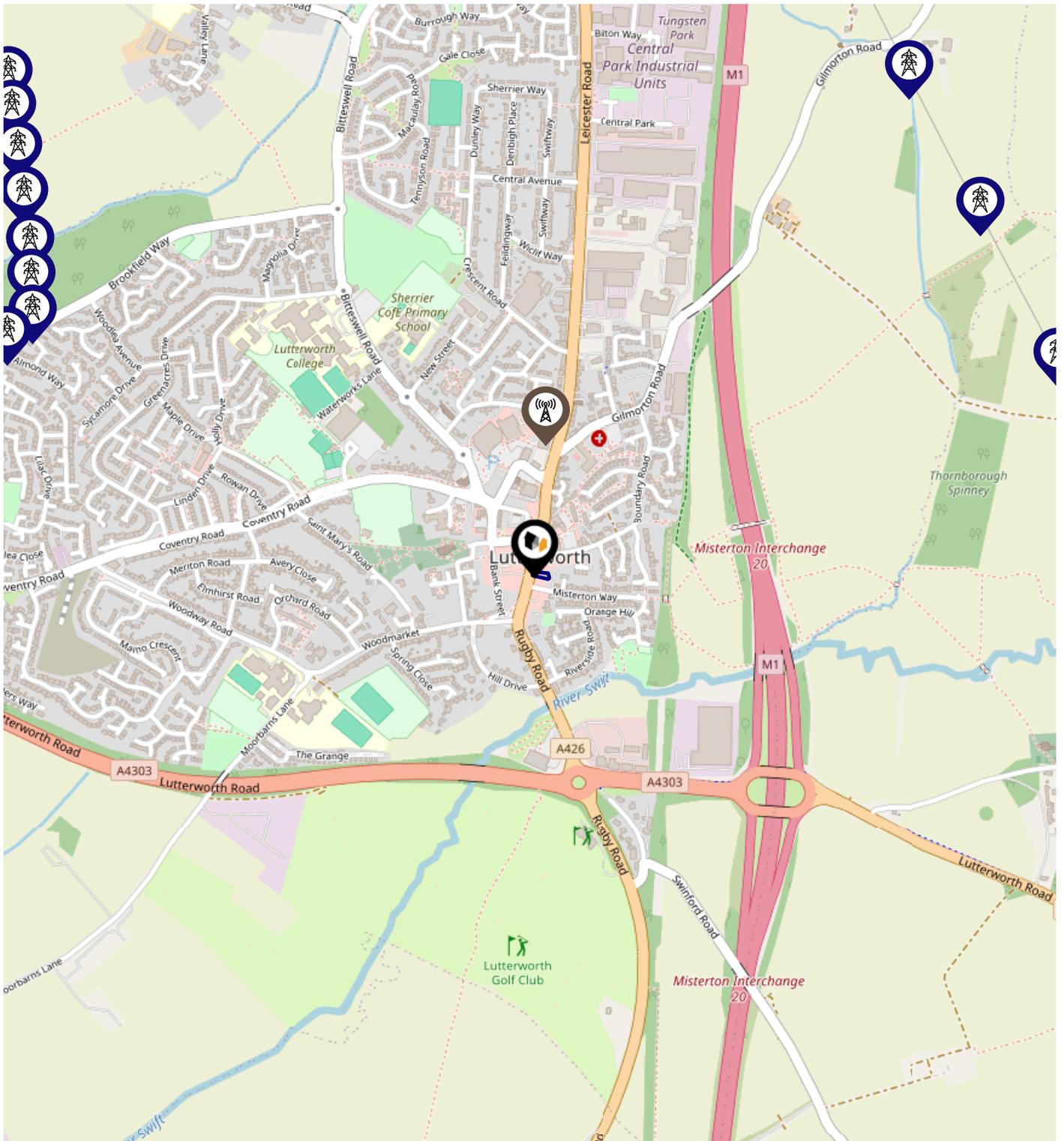
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sherrier Church of England Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lutterworth High School</b> Ofsted Rating: Good   Pupils: 844   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>John Wycliffe Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lutterworth College</b> Ofsted Rating: Good   Pupils: 1563   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's Church of England Primary School, Bitteswell</b> Ofsted Rating: Outstanding   Pupils: 106   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Gilmorton Chandler Church of England Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ullesthorpe Church of England Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Swinford Church of England Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Dunton Bassett Primary School</b> Ofsted Rating: Good   Pupils: 60   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claybrooke Primary School</b> Ofsted Rating: Good   Pupils: 78   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>South Kilworth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rugby Free Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church of England Primary School, North Kilworth</b> Ofsted Rating: Good   Pupils: 92   Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brownsover Community Infant School</b> Ofsted Rating: Good   Pupils: 117   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hallbrook Primary School</b> Ofsted Rating: Requires improvement   Pupils: 182   Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Henry David Learning Woodfield School</b> Ofsted Rating: Requires improvement   Pupils: 19   Distance:4.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

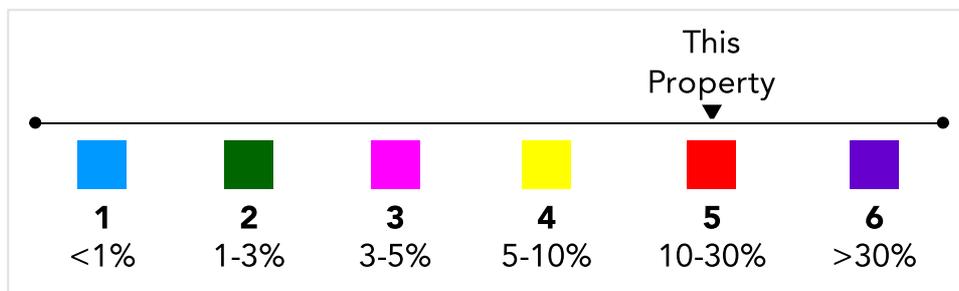
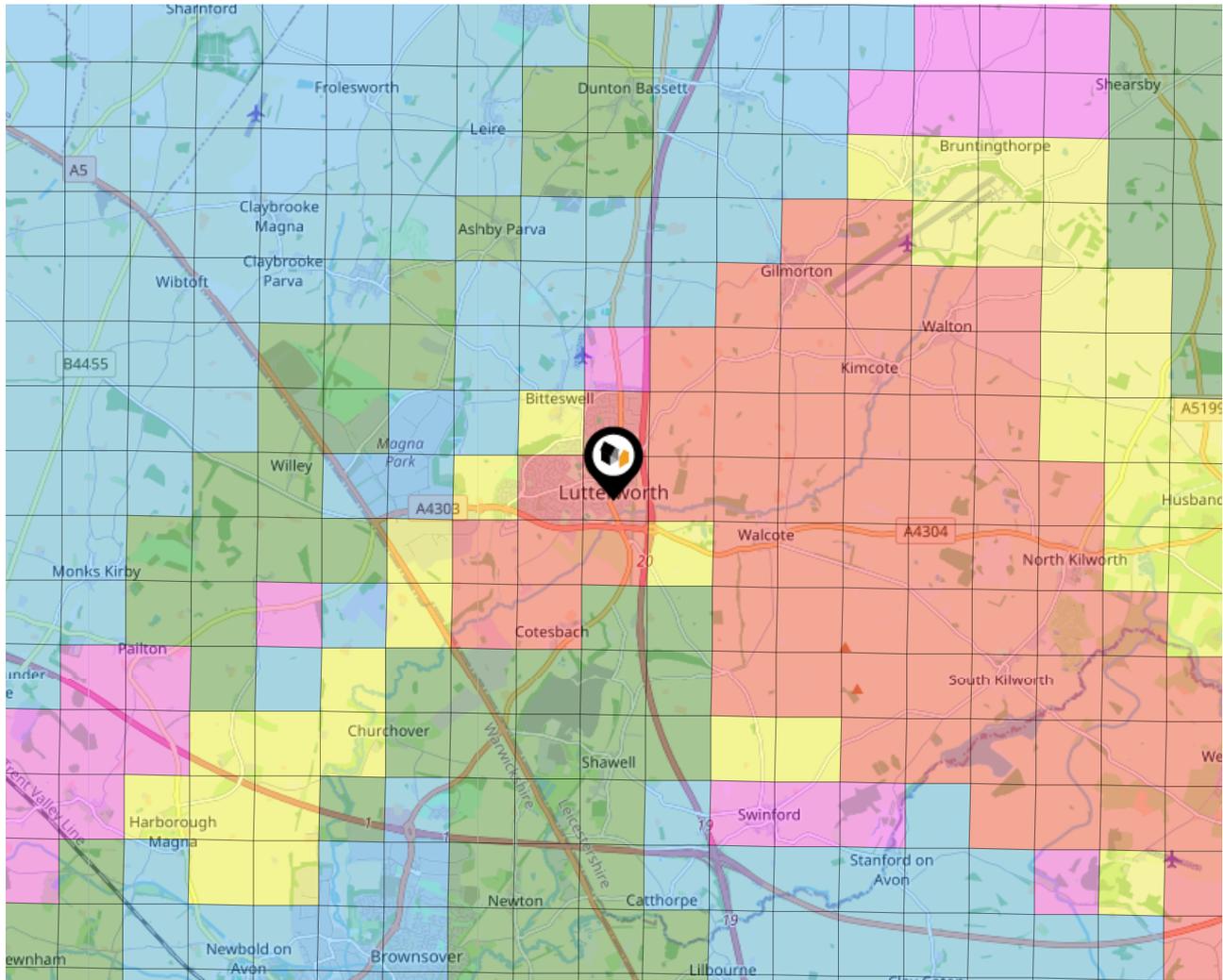
## Masts & Pylons



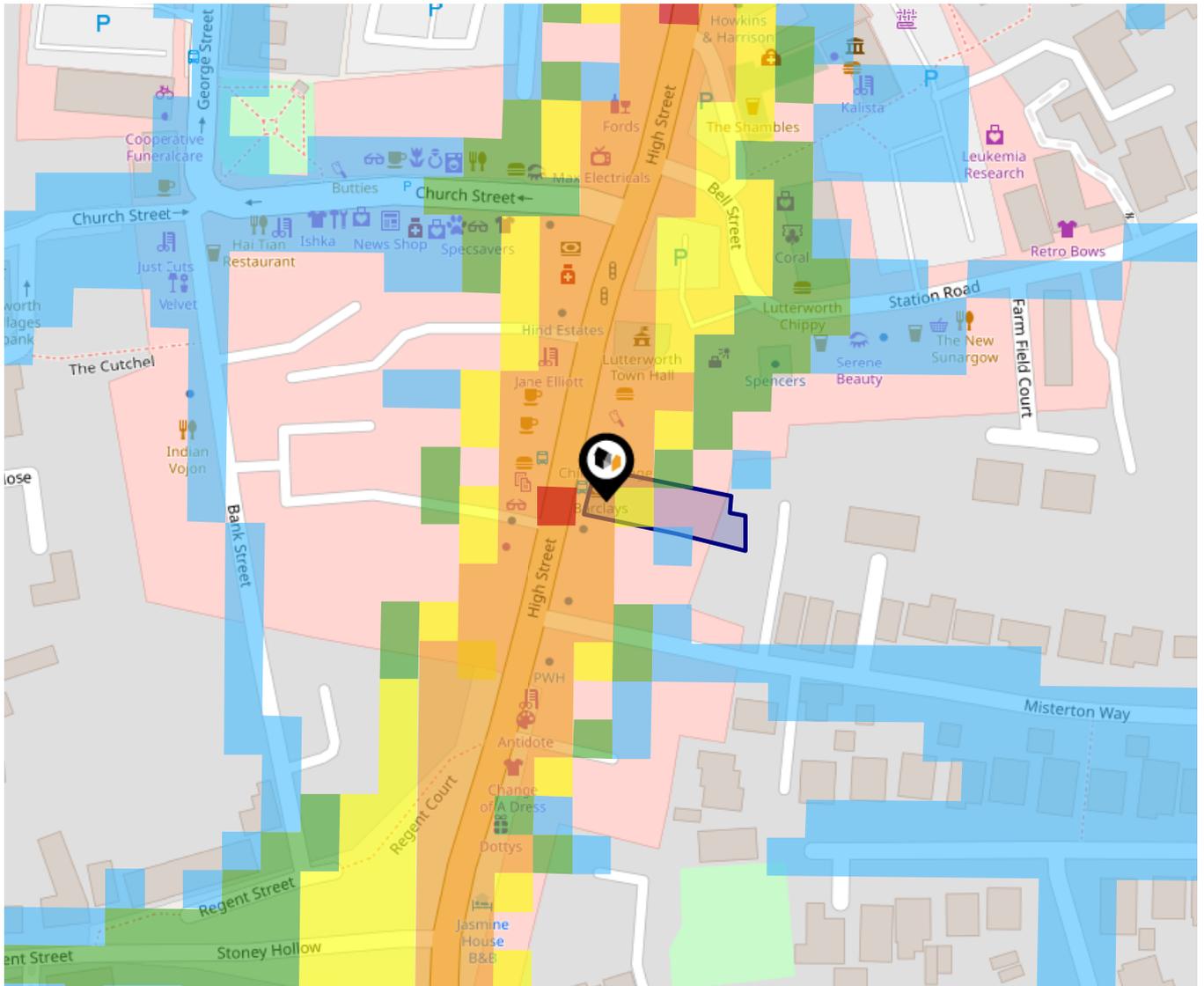
- Key:**
- Power Pylons
  - Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

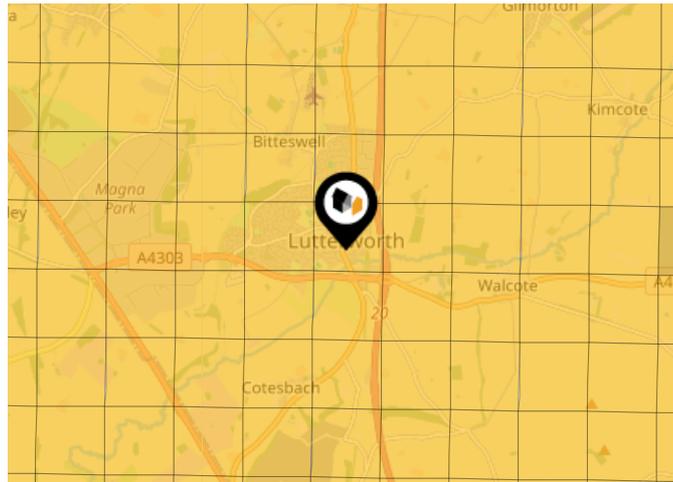


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

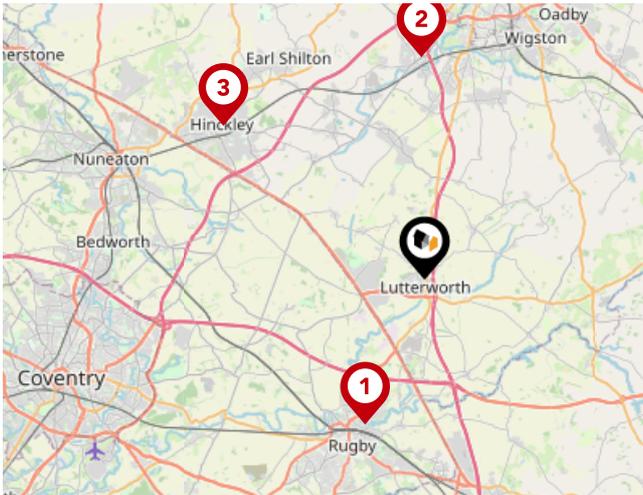


### Primary Classifications (Most Common Clay Types)

<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

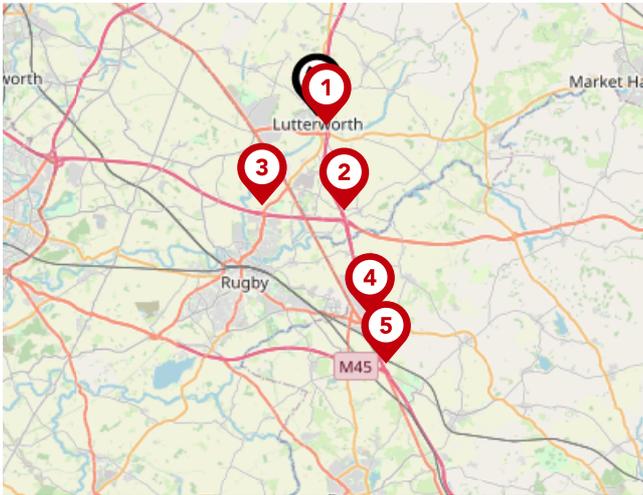
# Area

## Transport (National)



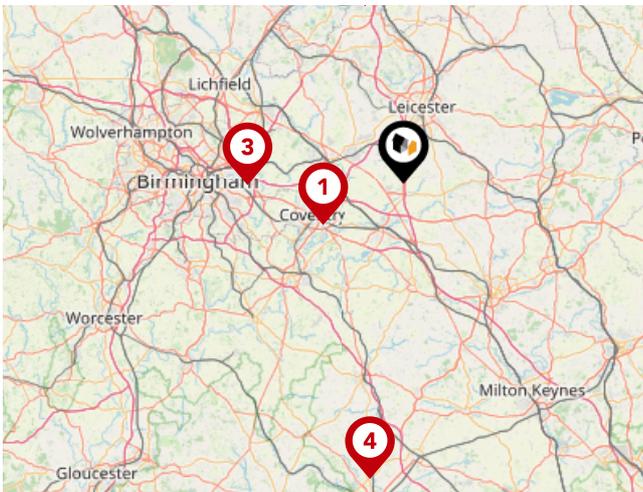
### National Rail Stations

Pin	Name	Distance
	Rugby Rail Station	5.68 miles
	Narborough Rail Station	8.06 miles
	Hinckley Rail Station	9.12 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M1 J20	0.47 miles
	M1 J19	3.55 miles
	M6 J1	3.78 miles
	M1 J18	7.46 miles
	M1 J17	9.31 miles

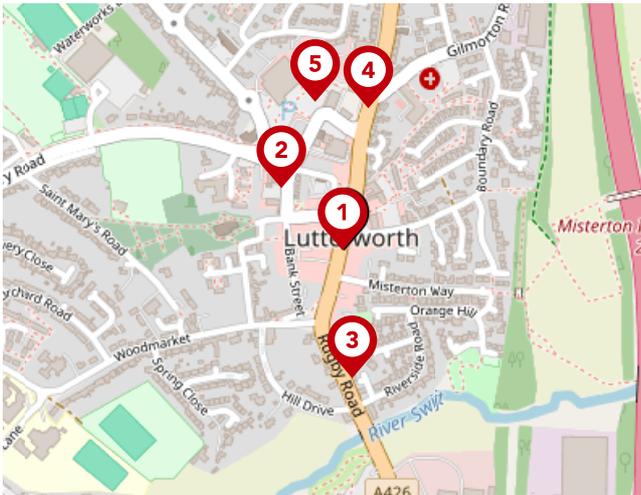


### Airports/HELIPADS

Pin	Name	Distance
	Baginton	13.07 miles
	East Mids Airport	26.27 miles
	Birmingham Airport	22.39 miles
	Kidlington	43.29 miles

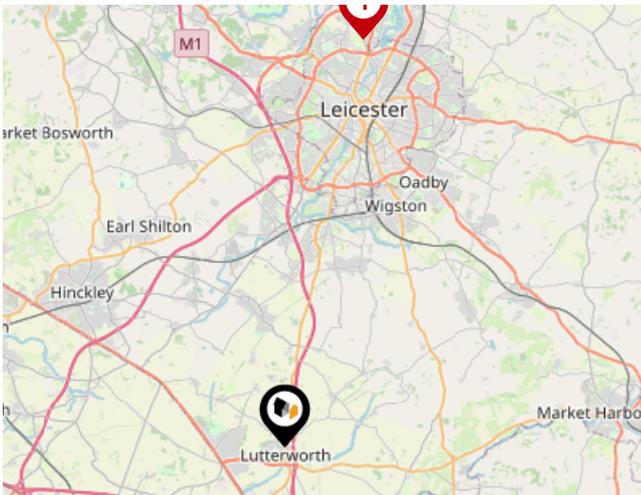
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Barclays Bank	0 miles
2	George Street Car Park	0.1 miles
3	Fox Inn	0.14 miles
4	George Street	0.16 miles
5	Morrisons	0.17 miles



### Local Connections

Pin	Name	Distance
1	Great Central Railway	15.04 miles



### **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.



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## Important - Please Read

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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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