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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th November 2026



8, RUSSETT CLOSE, BARWELL, LEICESTER, LE9 8HZ

Martin & Co I Hinckley

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

arla | propertymark PROTECTED

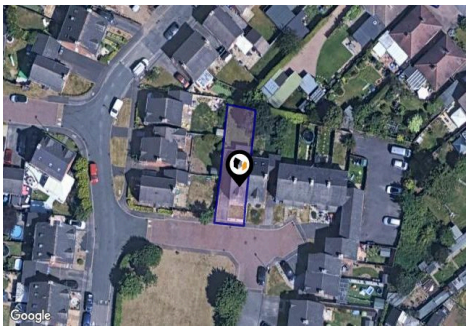
The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	23/06/2023
Bedrooms:	3	**Last Sold Price:**	£220,000
Floor Area:	1,097 ft^2 / 102 m^2	**Last Sold £/ft^2:**	£200
Plot Area:	0.05 acres	**Tenure:**	Freehold
Year Built :	2004		
Council Tax :	Band D		
Annual Estimate:	£2,383		
Title Number:	LT368830		
UPRN:	10033730458		
Restrictive Covenants:	Yes		

Local Area

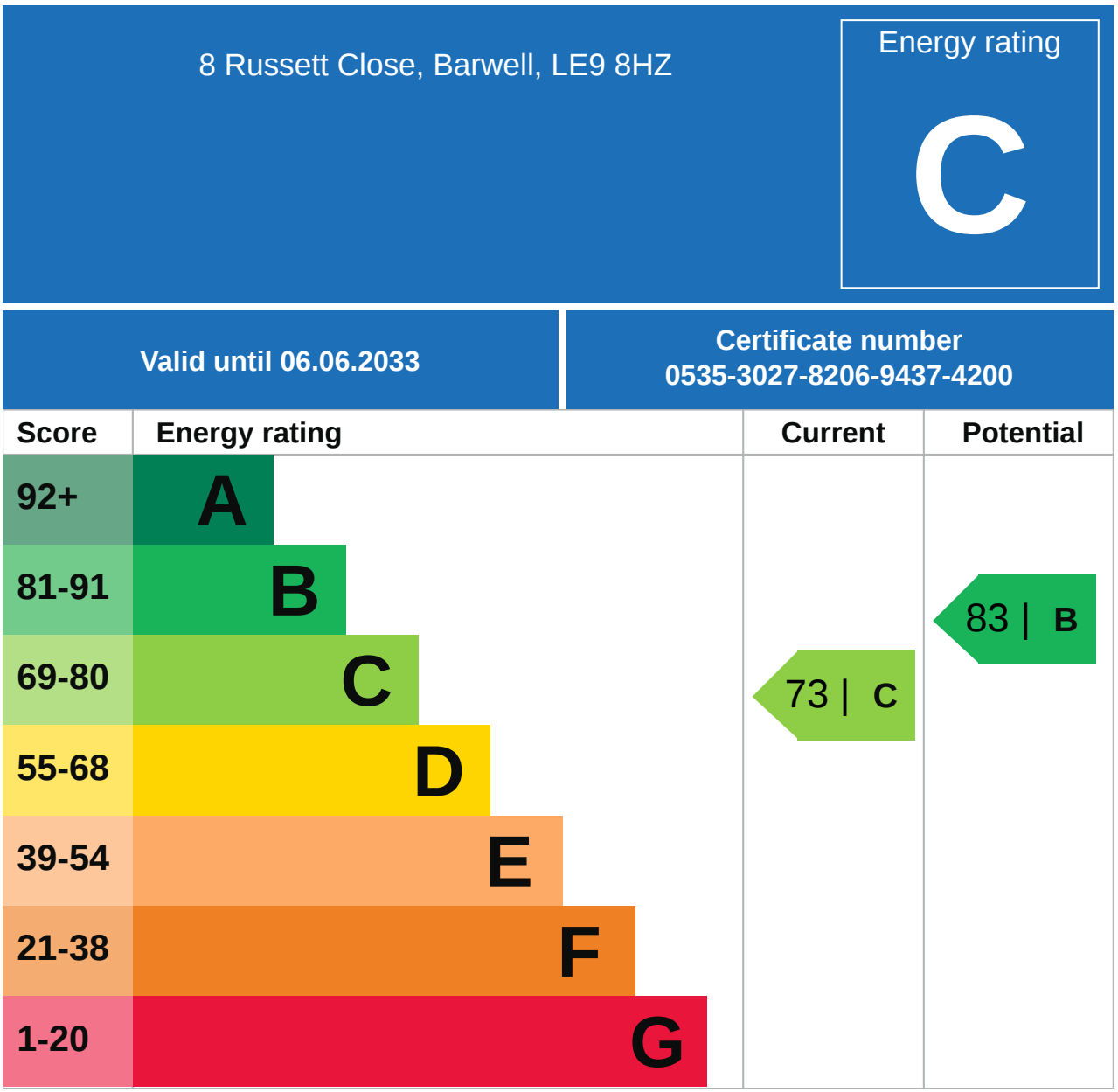
Local Authority:	Leicestershire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s **80** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



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EPC - Additional Data

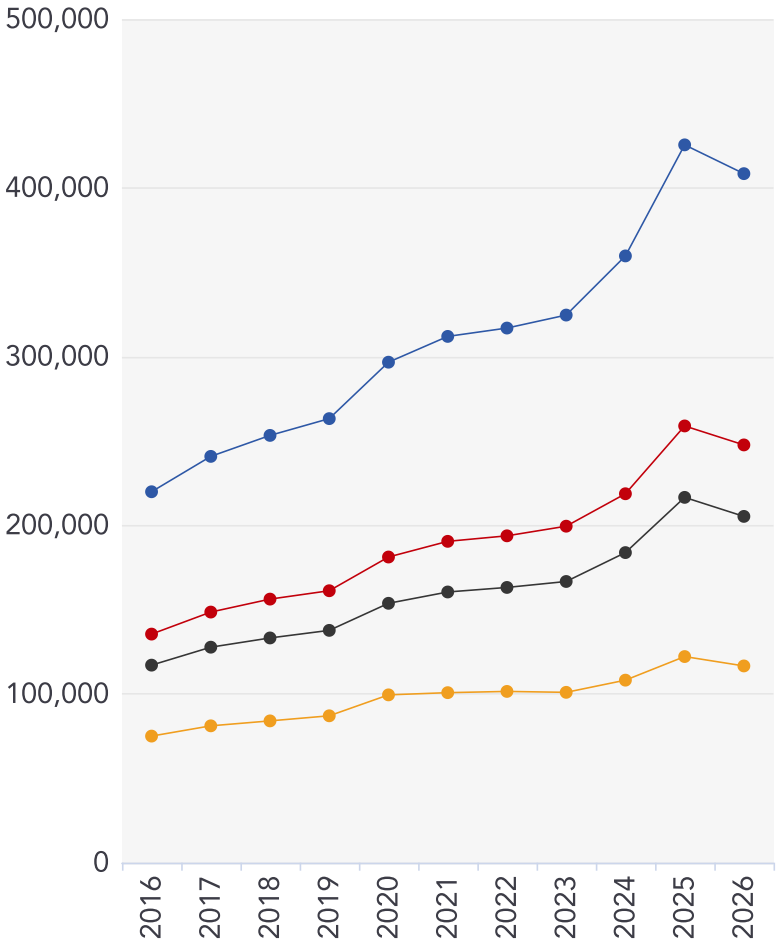
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	102 m^2

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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%

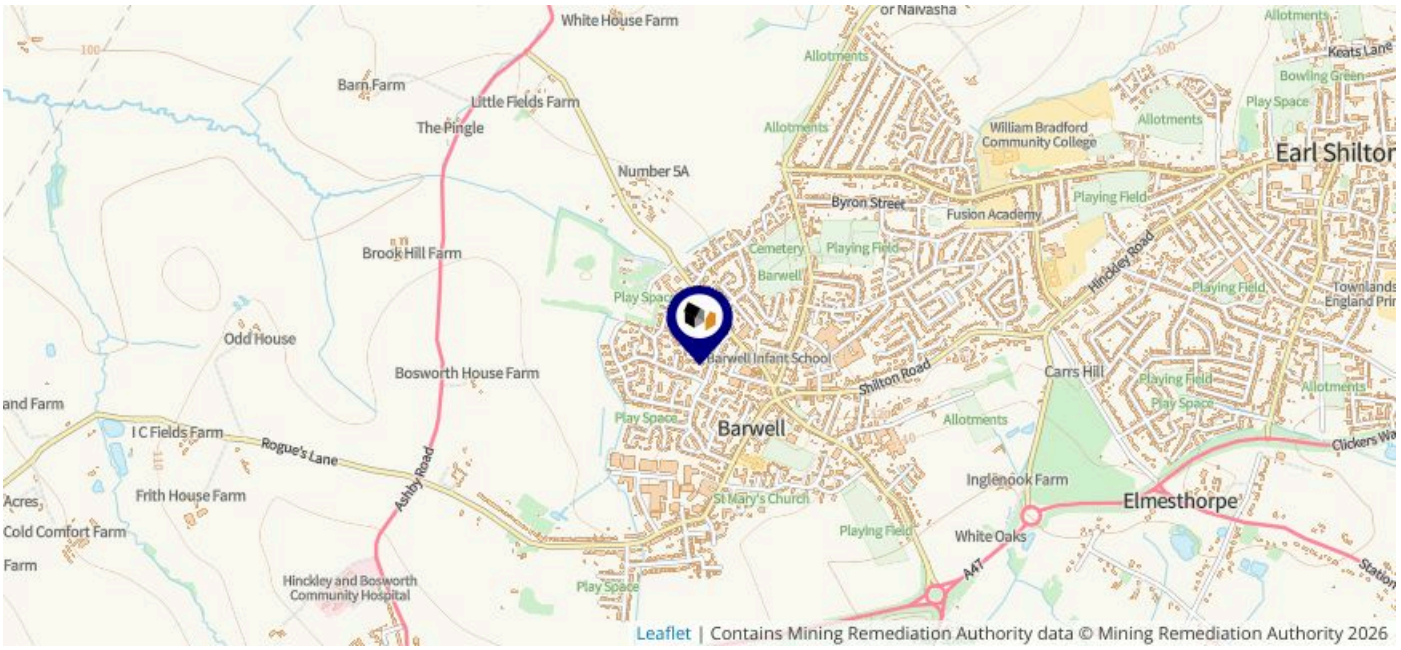
Flat

+55.42%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

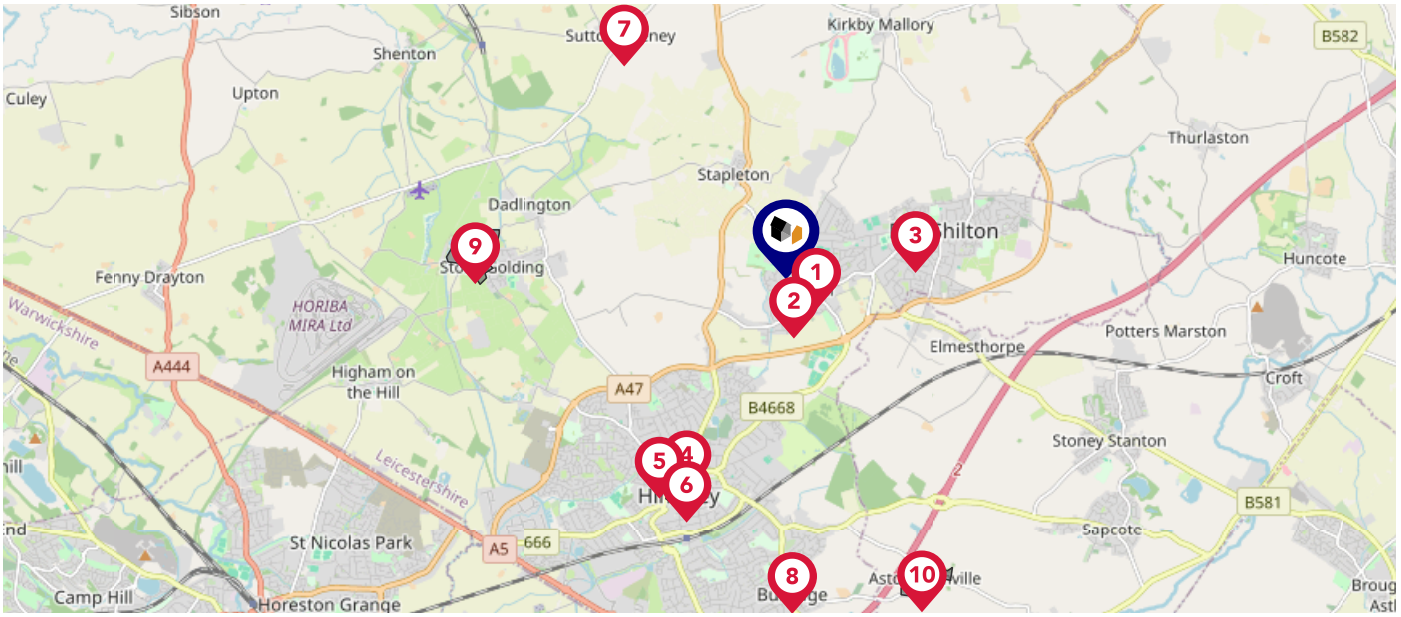
- Adit
- Gutter Pit
- Shaft

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.

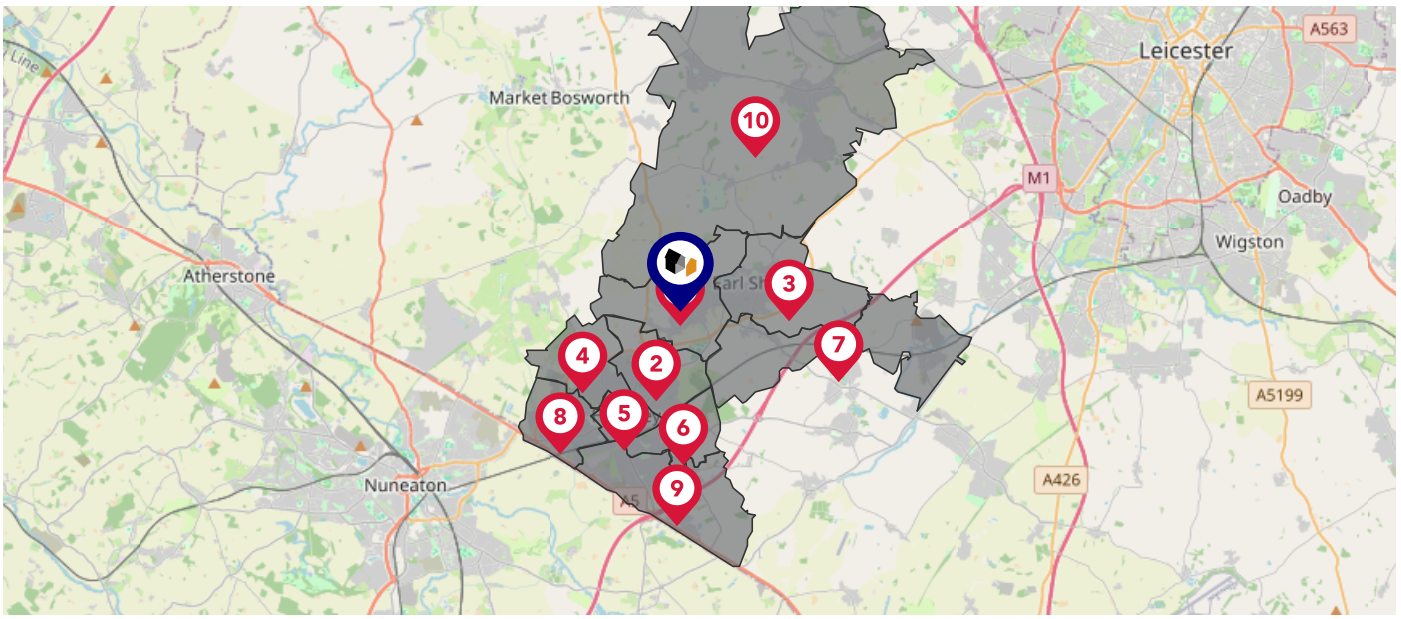


Nearby Conservation Areas	
1	Barwell B
2	Barwell A
3	Earl Shilton
4	Hinckley - Druid Street
5	Hinckley, Hollycroft
6	Hinckley - Town Centre
7	Sutton Cheney
8	Burbage
9	Stoke Golding
10	Aston Flamville

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Maps
Council Wards

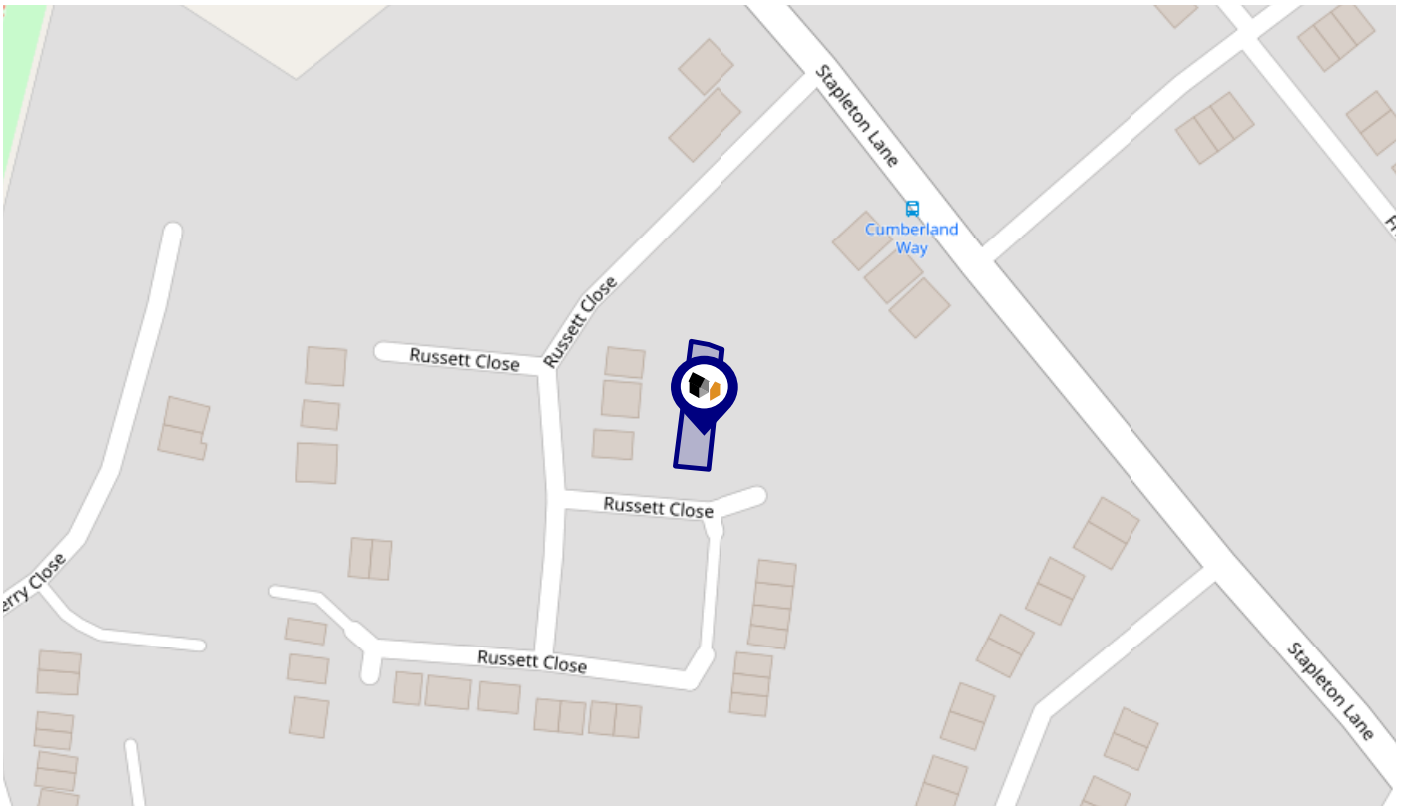
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Barwell Ward
2	Hinckley De Montfort Ward
3	Earl Shilton Ward
4	Hinckley Trinity Ward
5	Hinckley Castle Ward
6	Burbage St. Catherines and Lash Hill Ward
7	Croft Hill Ward
8	Hinckley Clarendon Ward
9	Burbage Sketchley and Stretton Ward
10	Newbold Verdon with Desford and Peckleton Ward

Maps
Rail Noise

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.

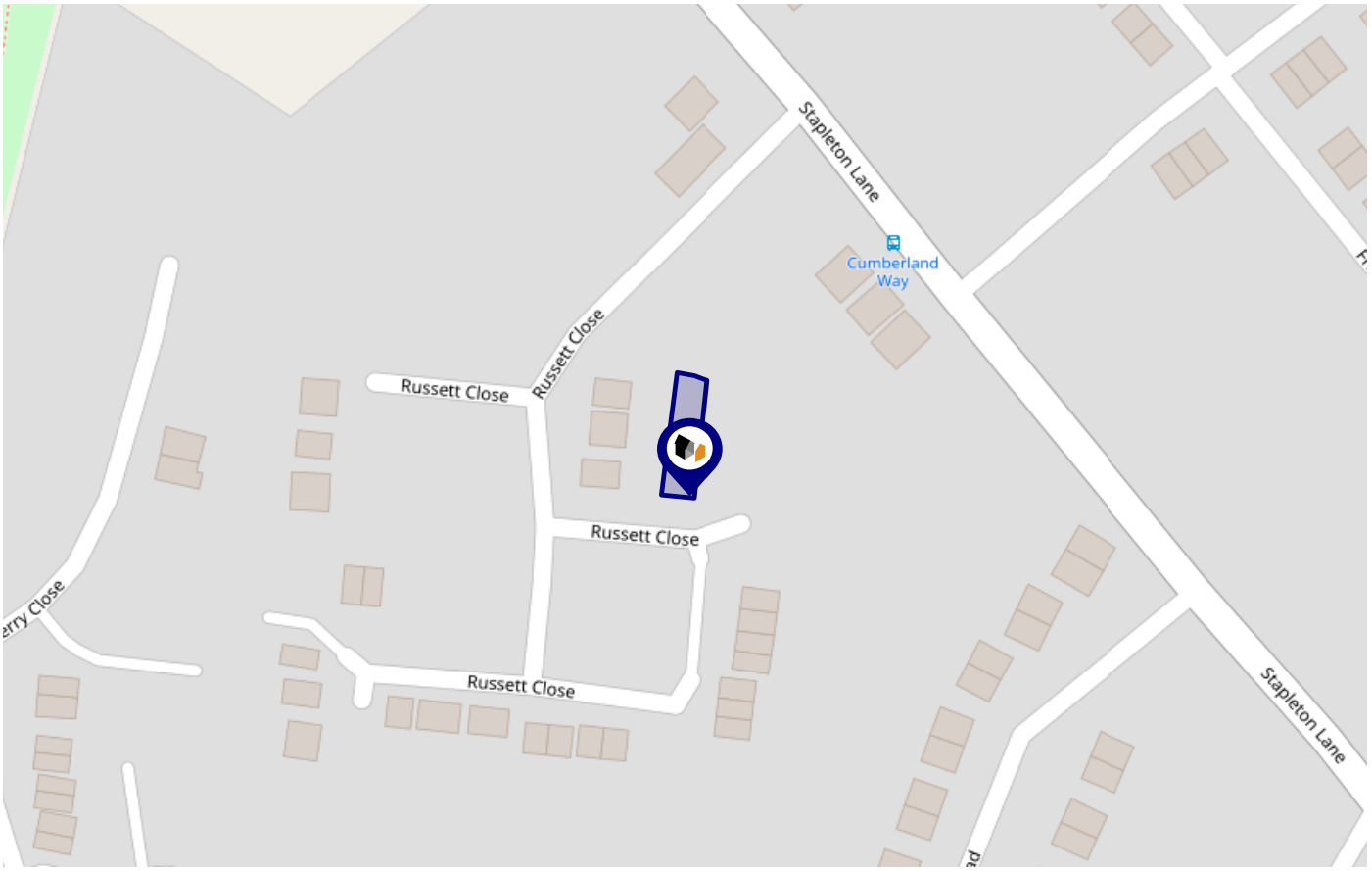
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

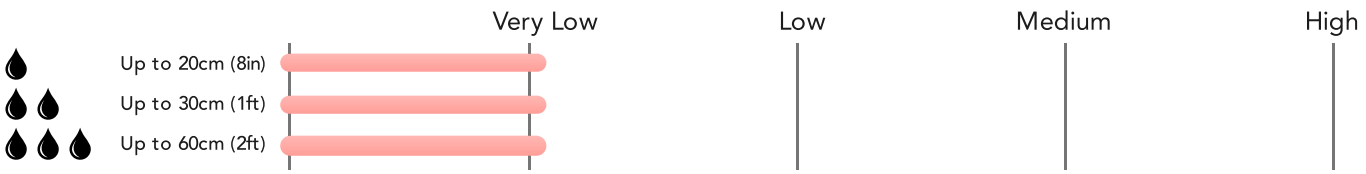


Risk Rating: Very low

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.

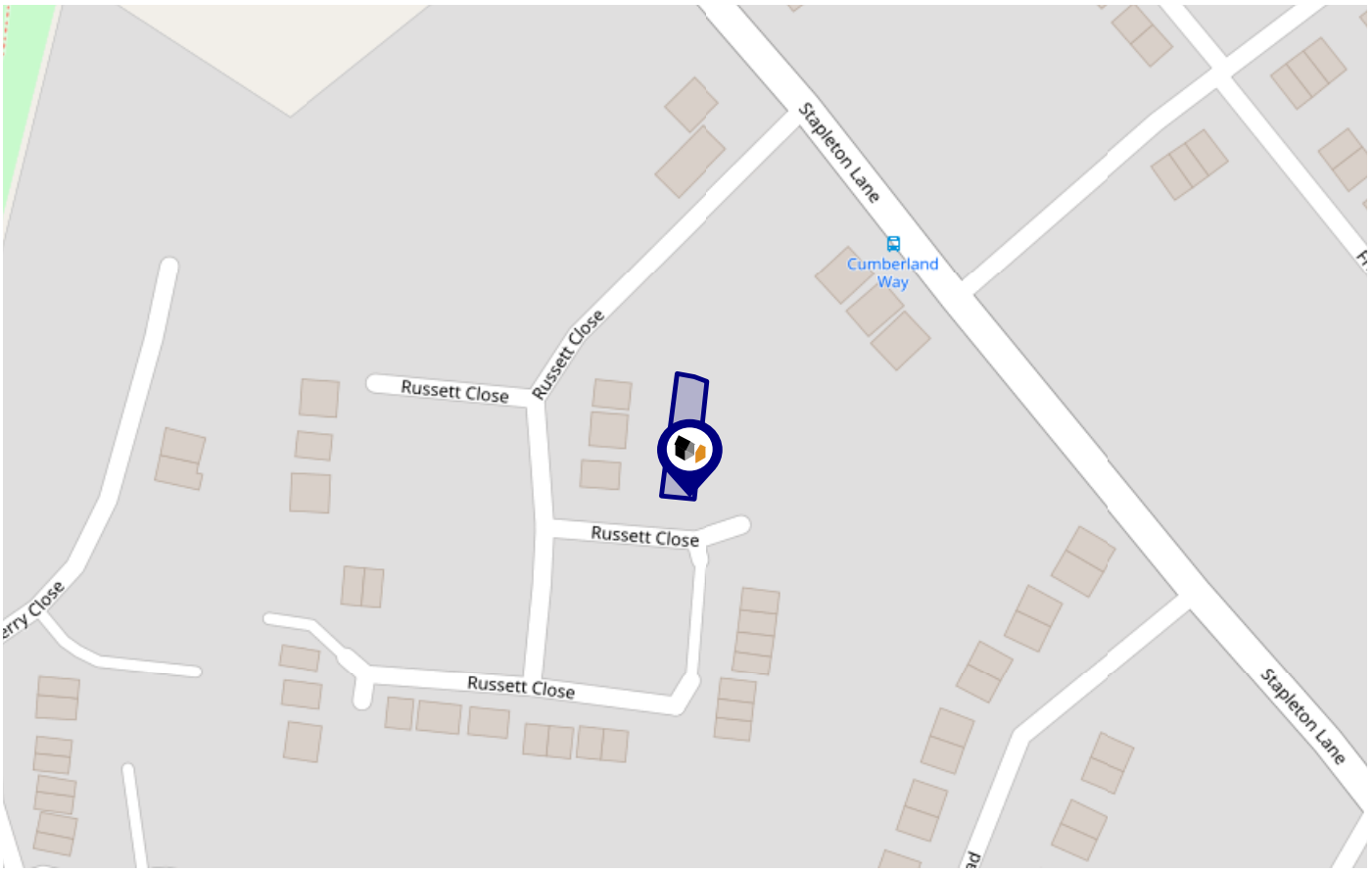
Chance of flooding to the following depths at this property:



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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.

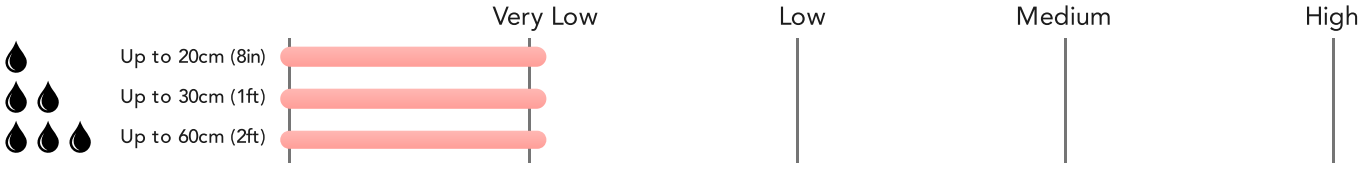


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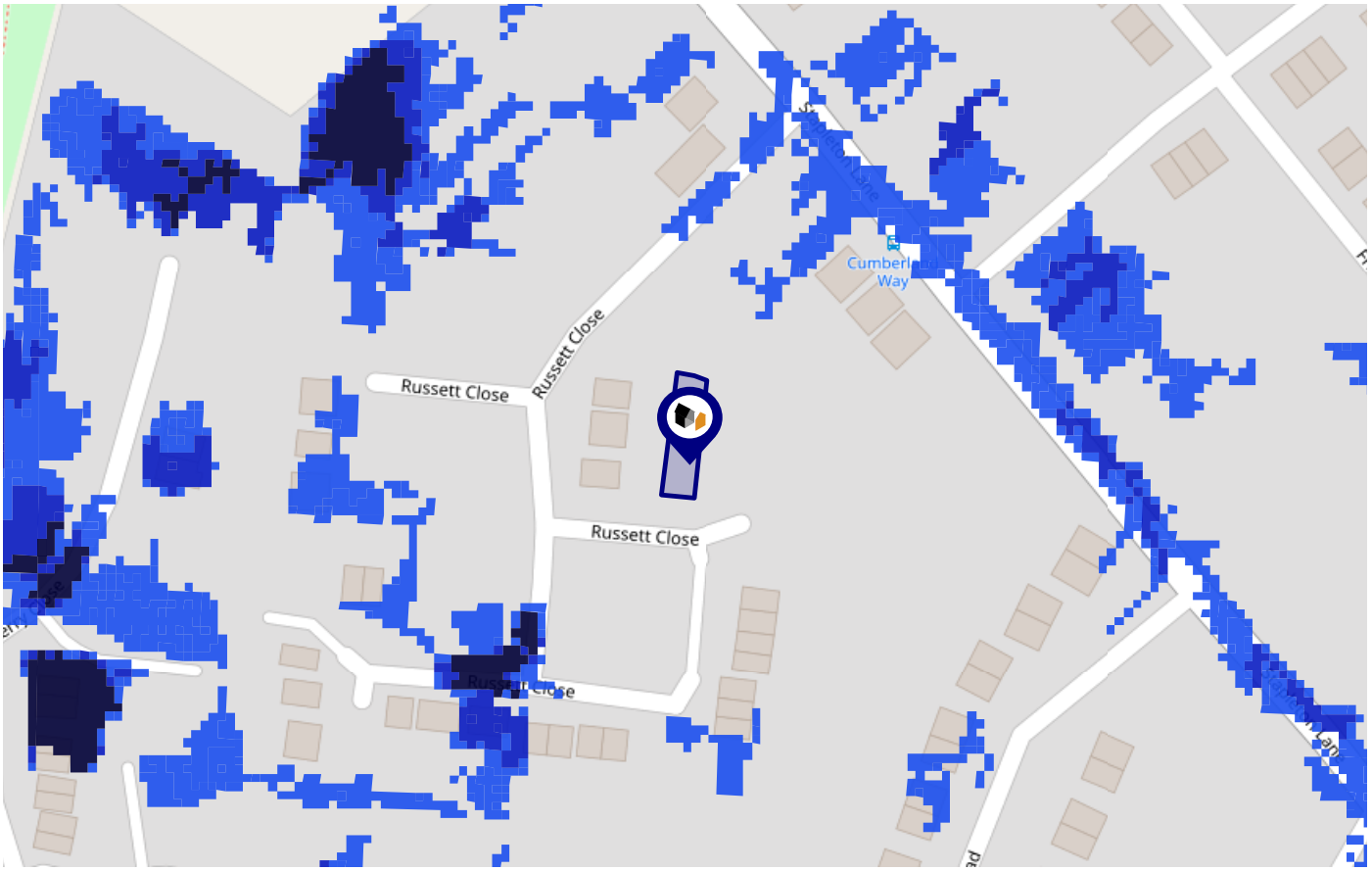
Chance of flooding to the following depths at this property:



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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.

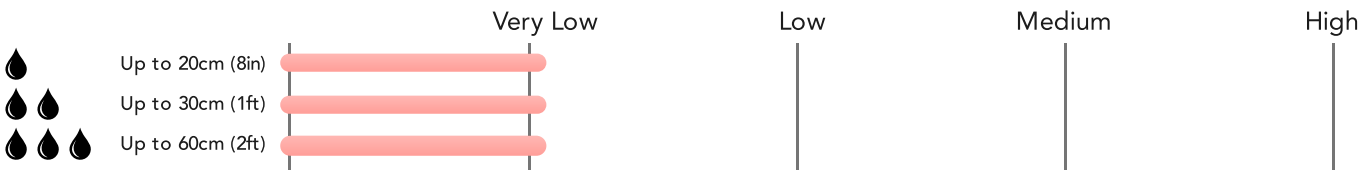


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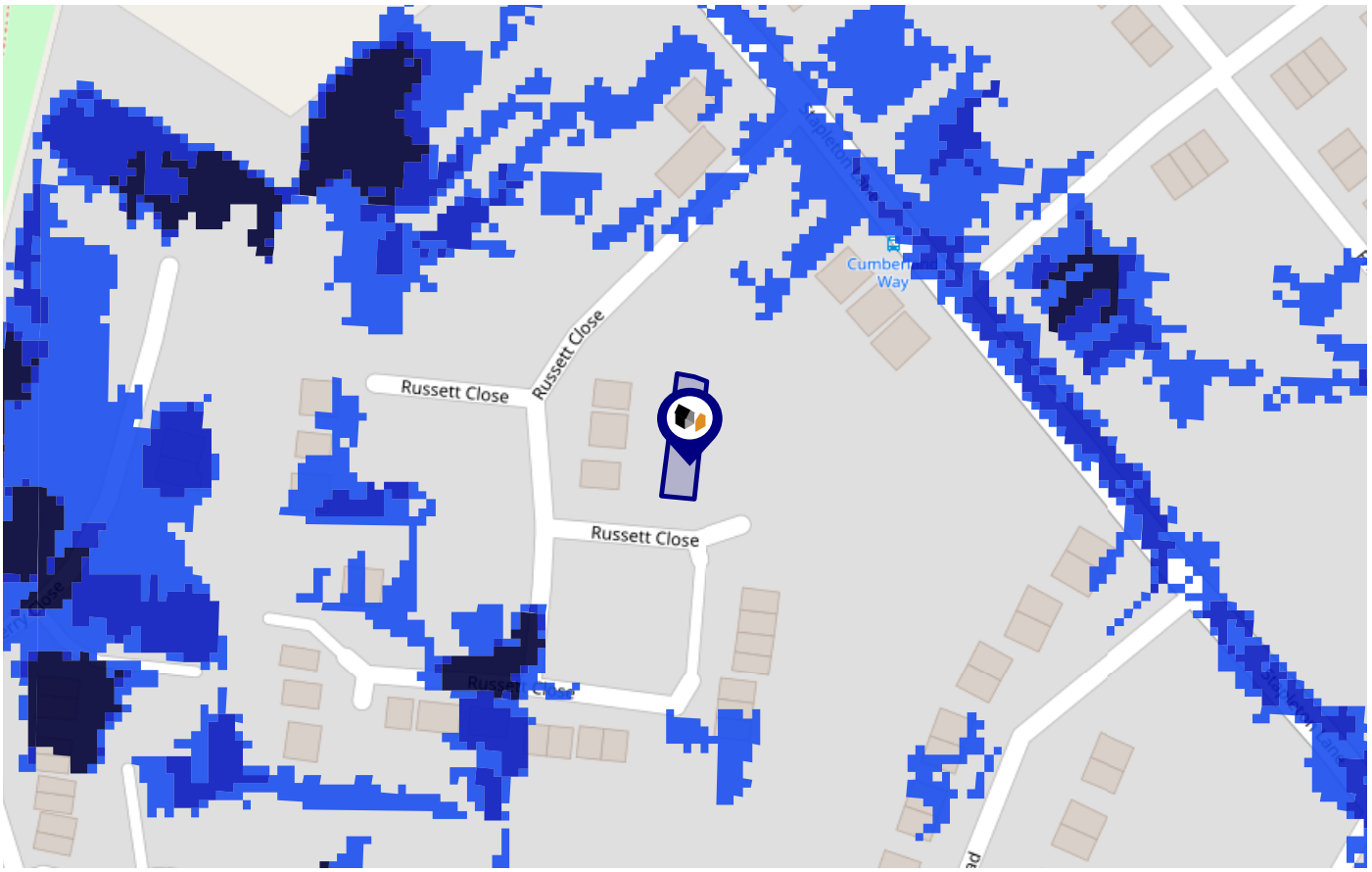
Chance of flooding to the following depths at this property:



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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.

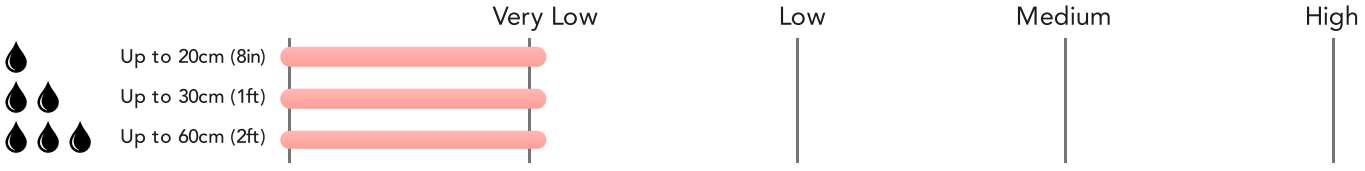


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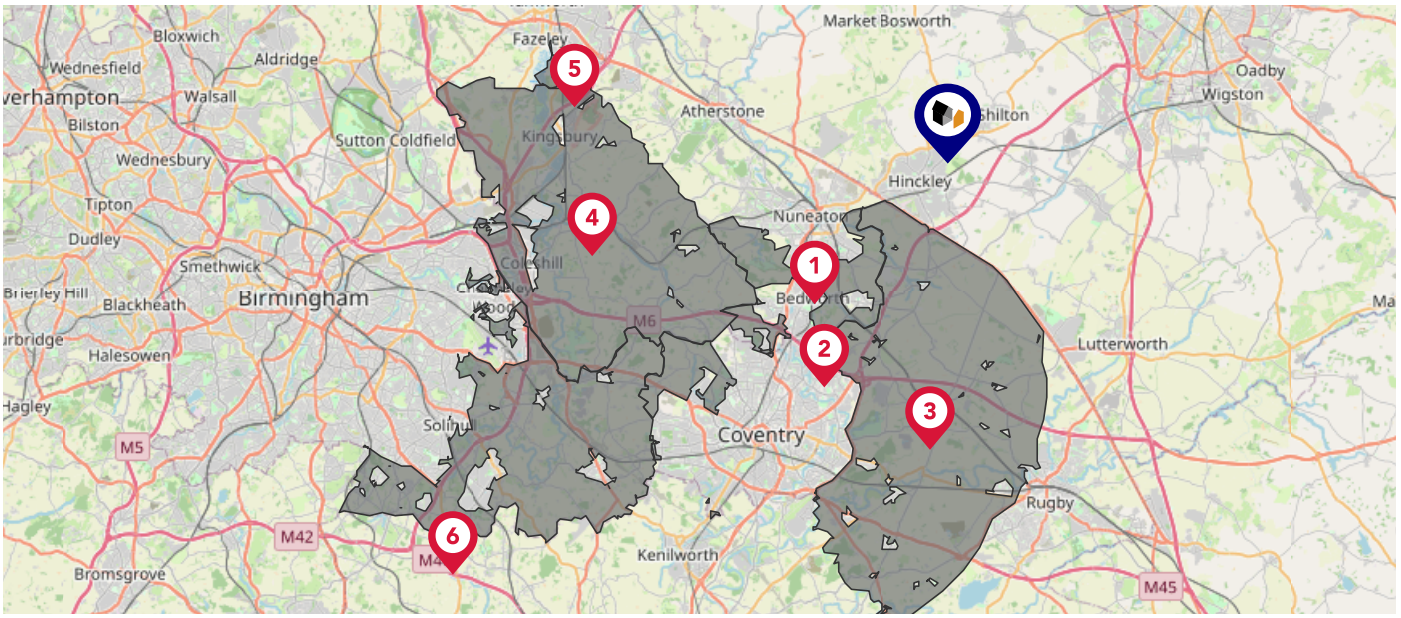
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

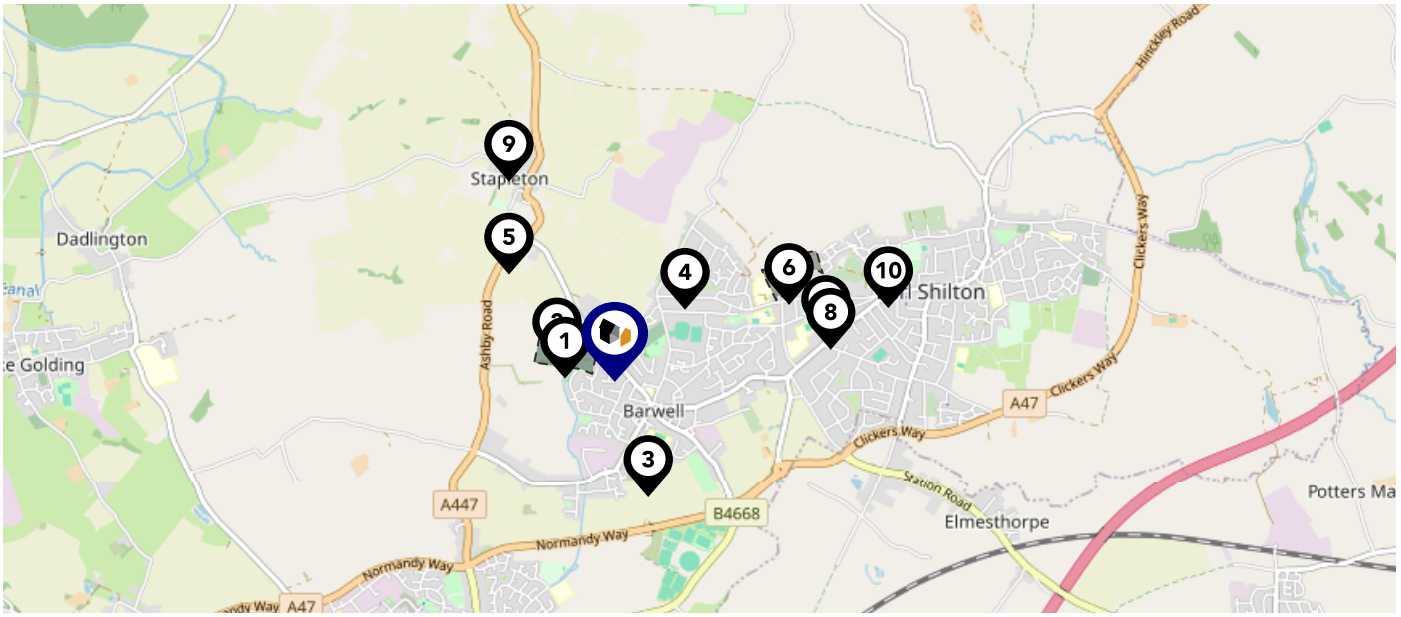


Nearby Green Belt Land	
1	Birmingham Green Belt - Nuneaton and Bedworth
2	Birmingham Green Belt - Coventry
3	Birmingham Green Belt - Rugby
4	Birmingham Green Belt - North Warwickshire
5	Birmingham Green Belt - Tamworth
6	Birmingham Green Belt - Solihull

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Maps
Landfill Sites

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



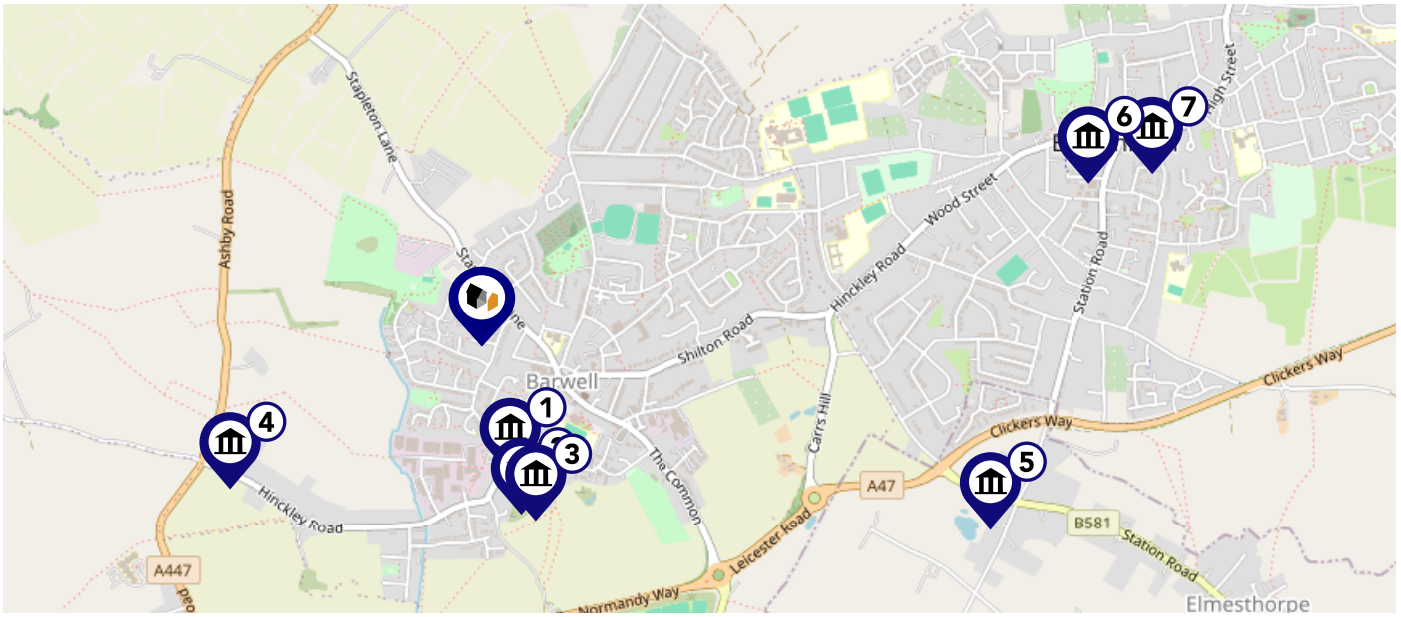
Nearby Landfill Sites

1	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinkley, Leicestershire	Historic Landfill
2	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill
3	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill
4	Barwell Landfill Site B-Bardon Road, Barwell, Leicestershire	Historic Landfill
5	Stapleton Landfill Site B-Near Little Fields Farm, Ashby Road, Stapleton, Leicestershire	Historic Landfill
6	Earl Shilton College-Land North of Heath Lane, Earl Shinton, Leicestershire	Historic Landfill
7	Off Heath Lane-Off Heath Lane, East Shilton, Leicestershire	Historic Landfill
8	Off Heath Lane South-Off Heath Lane South, Earl Shilton, Leicestershire	Historic Landfill
9	Stapleton Landfill Site A-Manor Farm, Green Lane, Stapleton, Leicestershire	Historic Landfill
10	Off Mountfield Road-Off Mountfield Road, Earl Shilton, Hinckley and Bosworth Leicestershire	Historic Landfill

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Maps
Listed Buildings

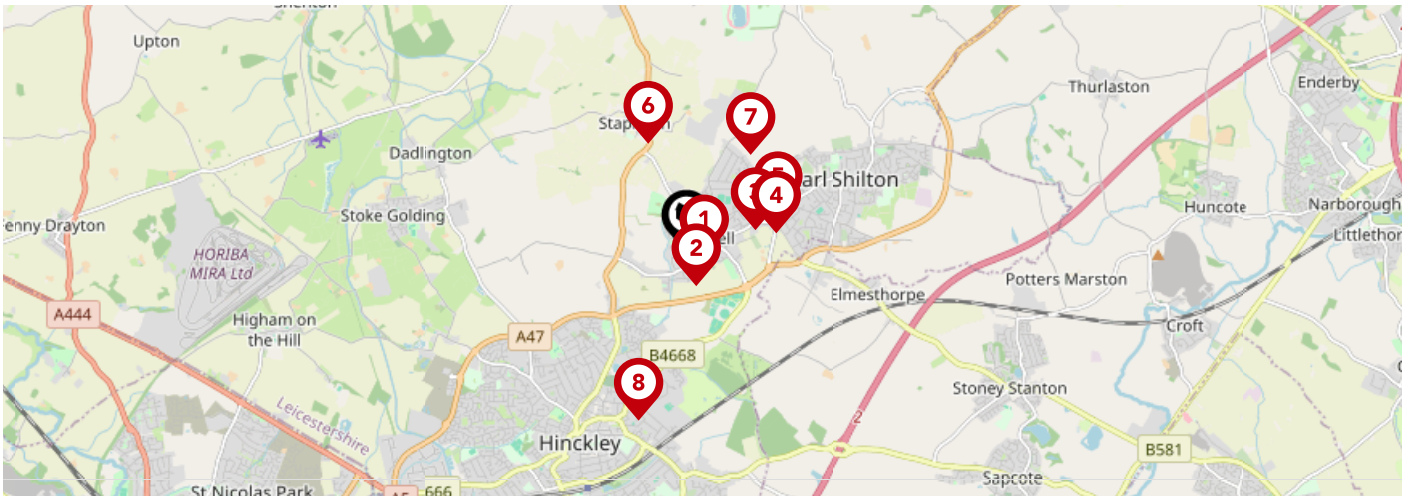
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1295017 - The Queens Head Public House	Grade II	0.3 miles
2 1295064 - War Memorial	Grade II	0.4 miles
3 1074229 - Church Of St Mary	Grade I	0.4 miles
4 1361299 - Barwell House Farmhouse And Attached Stable Wing	Grade II	0.6 miles
5 1074693 - Church Of St Mary	Grade II	1.2 miles
6 1180304 - War Memorial	Grade II	1.4 miles
7 1074232 - The Red Lion Public House	Grade II	1.6 miles

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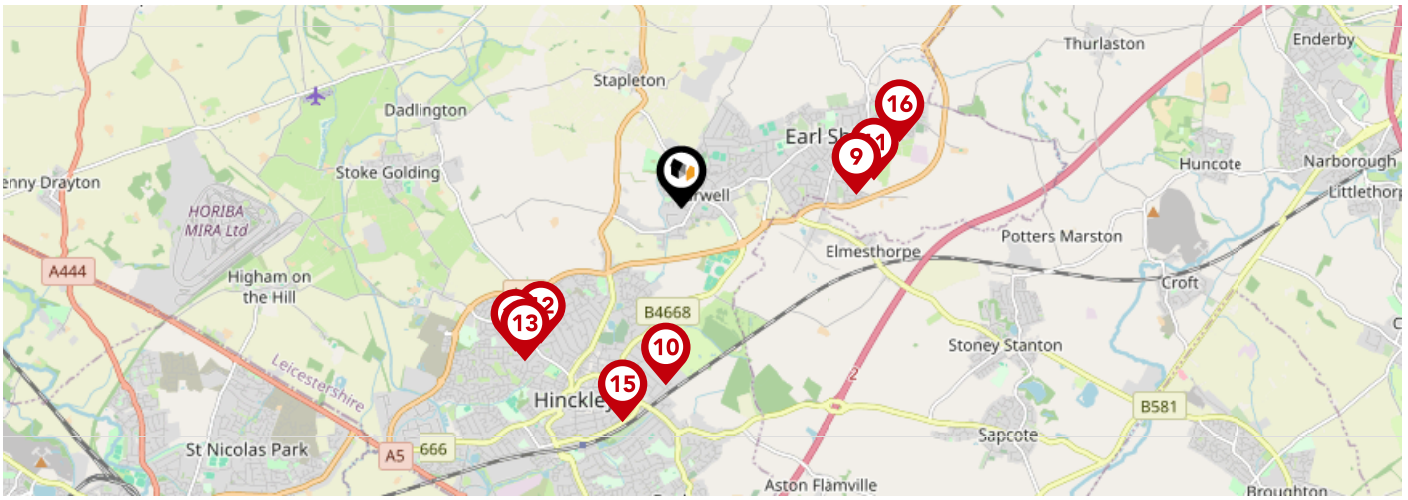
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Barwell Infant School** Ofsted Rating: Good | Pupils: 160 | Distance:0.17	☐	☑	☐	☐	☐
2	**Barwell Church of England Academy** Ofsted Rating: Outstanding | Pupils: 226 | Distance:0.32	☐	☑	☐	☐	☐
3	**The Fusion Academy** Ofsted Rating: Good | Pupils: 85 | Distance:0.65	☐	☐	☑	☐	☐
4	**Newlands Community Primary School** Ofsted Rating: Requires improvement | Pupils: 311 | Distance:0.83	☐	☑	☐	☐	☐
5	**Heath Lane Academy** Ofsted Rating: Good | Pupils: 698 | Distance:0.9	☐	☐	☑	☐	☐
6	**The Cedars** Ofsted Rating: Good | Pupils: 4 | Distance:1.04	☐	☐	☑	☐	☐
7	**Meadow View Farm School** Ofsted Rating: Outstanding | Pupils: 40 | Distance:1.06	☐	☑	☐	☐	☐
8	**Hinckley Parks Primary School** Ofsted Rating: Good | Pupils: 564 | Distance:1.58	☐	☑	☐	☐	☐

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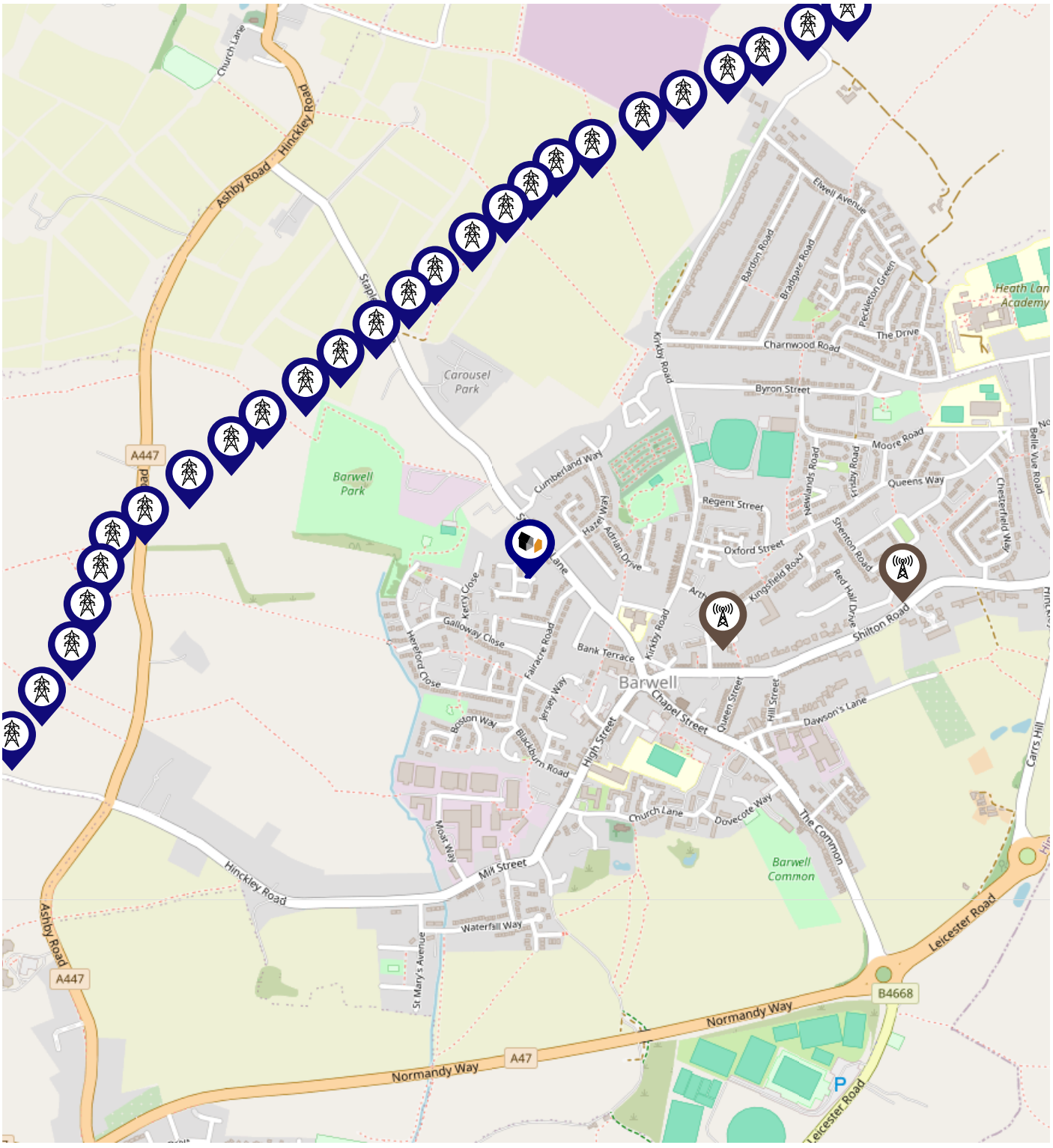
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Townlands Church of England Primary School Ofsted Rating: Good | Pupils: 316 | Distance:1.59	☐	☑	☐	☐	☐
10 The Hinckley School Ofsted Rating: Good | Pupils: 1166 | Distance:1.59	☐	☐	☑	☐	☐
11 St Simon and St Jude CofE Primary School Ofsted Rating: Good | Pupils: 160 | Distance:1.75	☐	☑	☐	☐	☐
12 Richmond Primary School Ofsted Rating: Good | Pupils: 515 | Distance:1.75	☐	☑	☐	☐	☐
13 Dorothy Goodman School Hinckley Ofsted Rating: Good | Pupils: 387 | Distance:1.97	☐	☐	☑	☐	☐
14 Redmoor Academy Ofsted Rating: Good | Pupils: 919 | Distance:1.97	☐	☐	☑	☐	☐
15 Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good | Pupils: 206 | Distance:2	☐	☑	☐	☐	☐
16 Saint Peters Catholic Voluntary Academy Ofsted Rating: Good | Pupils: 201 | Distance:2.05	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

Power Pylons

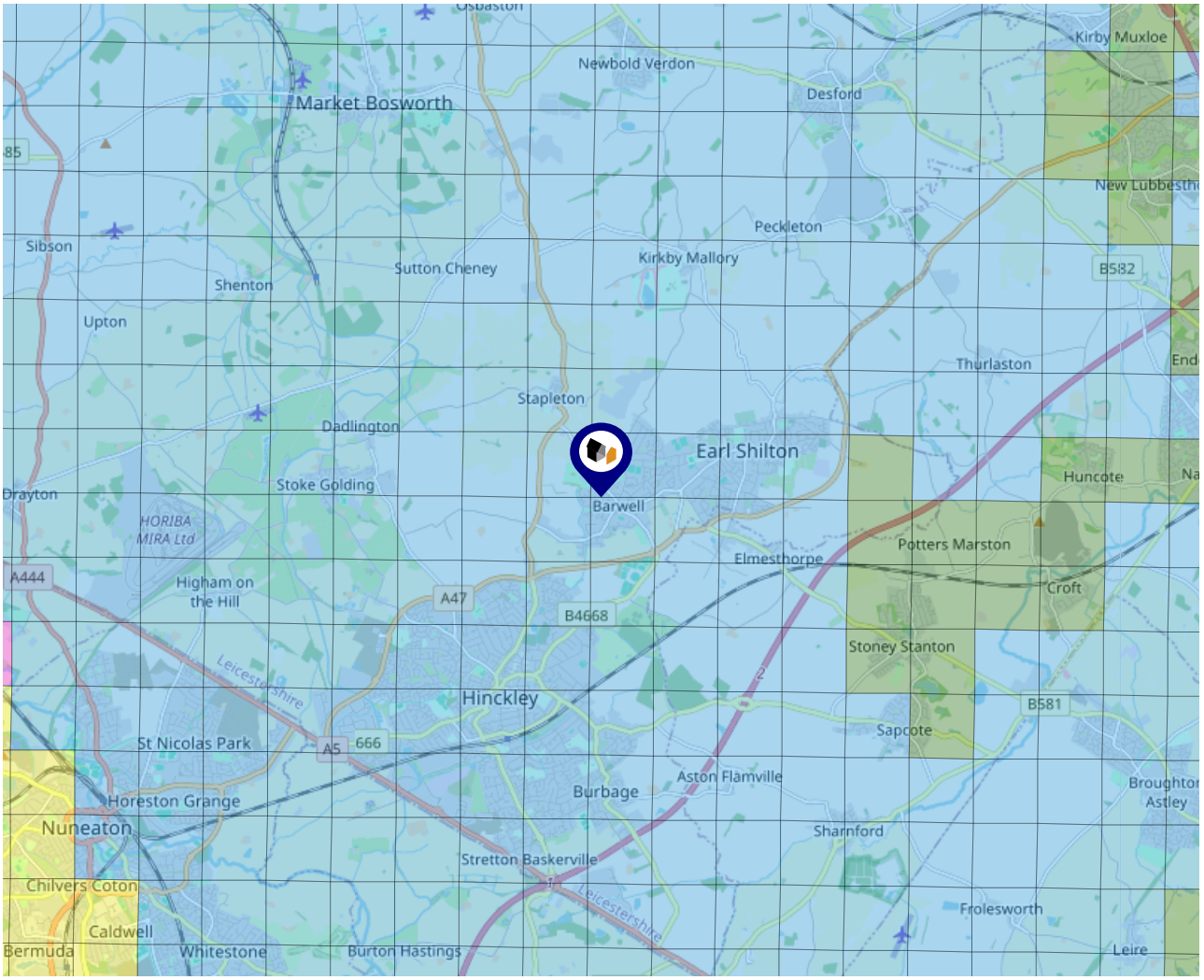
Communication Masts

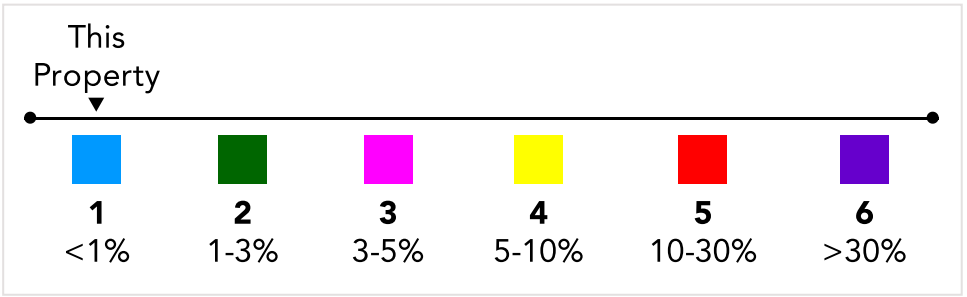
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Environment
Radon Gas

What is Radon?

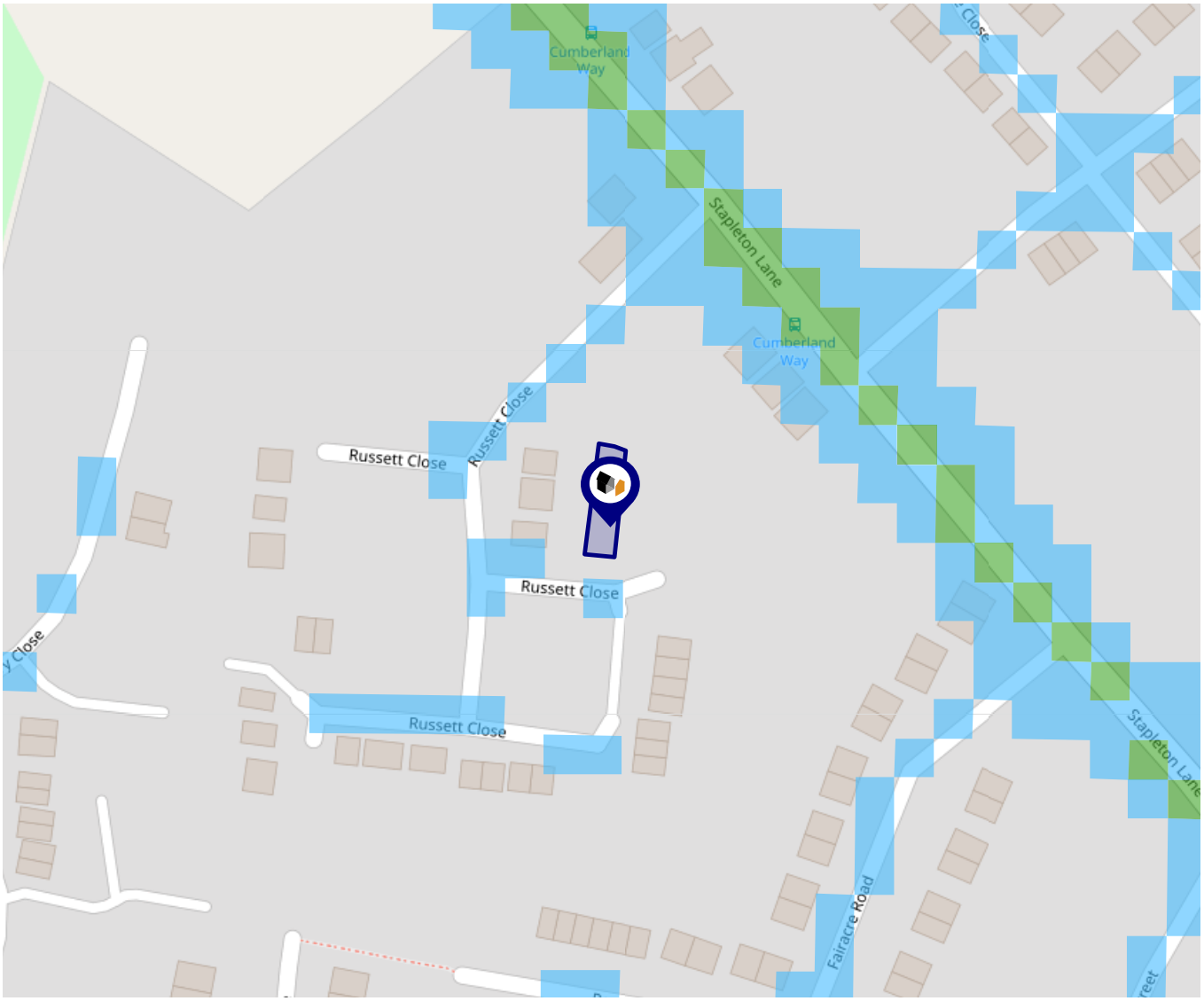
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

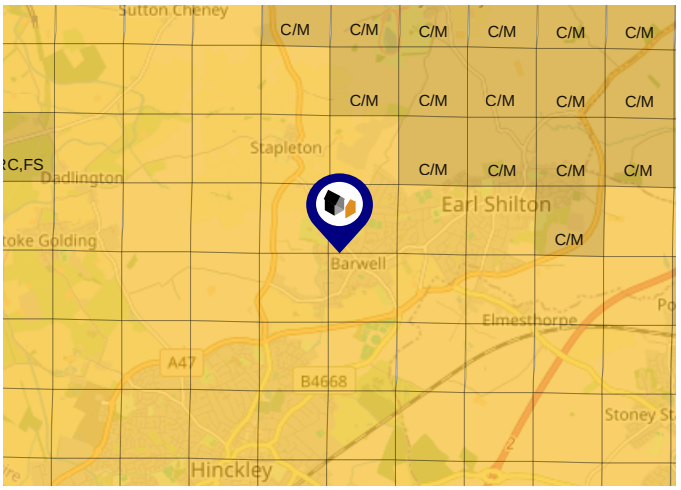
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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)		

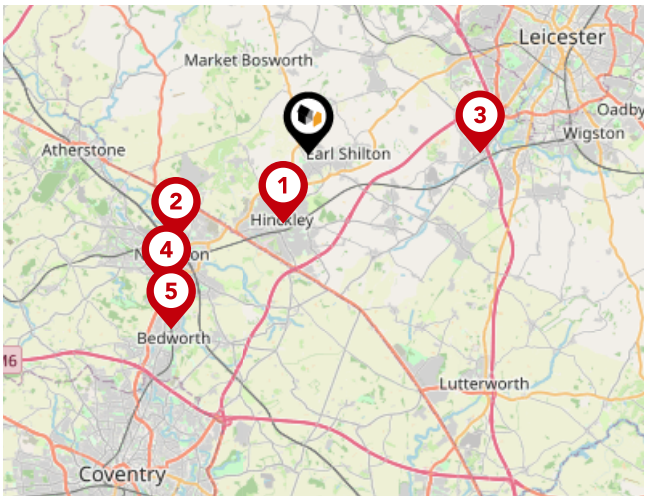


Primary Classifications (Most Common Clay Types)

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

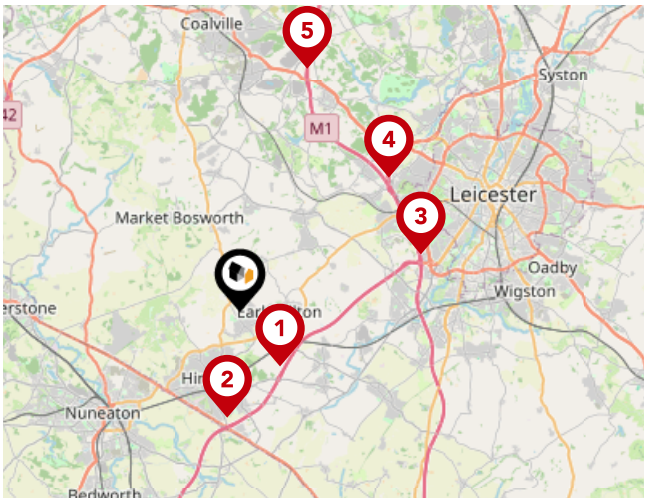
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Area
Transport (National)



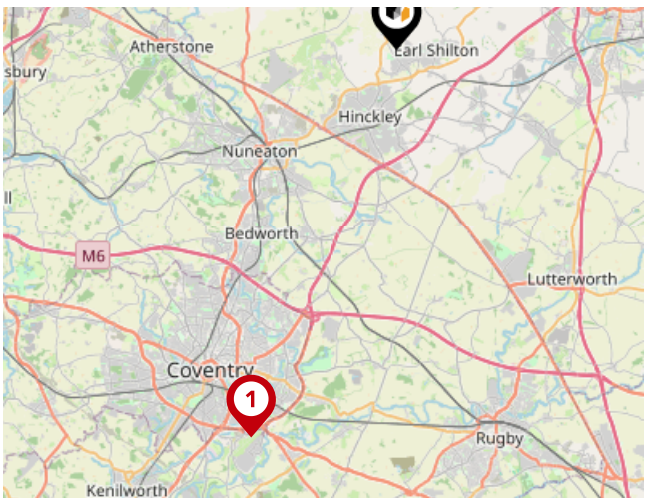
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	2.59 miles
2	Nuneaton Rail Station	5.65 miles
3	Narborough Rail Station	6.15 miles
4	Bermuda Park Rail Station	6.99 miles
5	Bedworth Rail Station	7.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J2	2.43 miles
2	M69 J1	3.82 miles
3	M1 J21	6.83 miles
4	M1 J21A	7.24 miles
5	M1 J22	9.13 miles

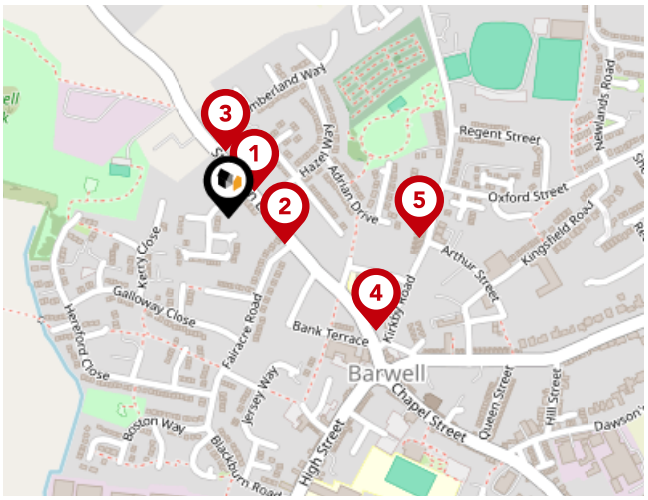


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	14.93 miles

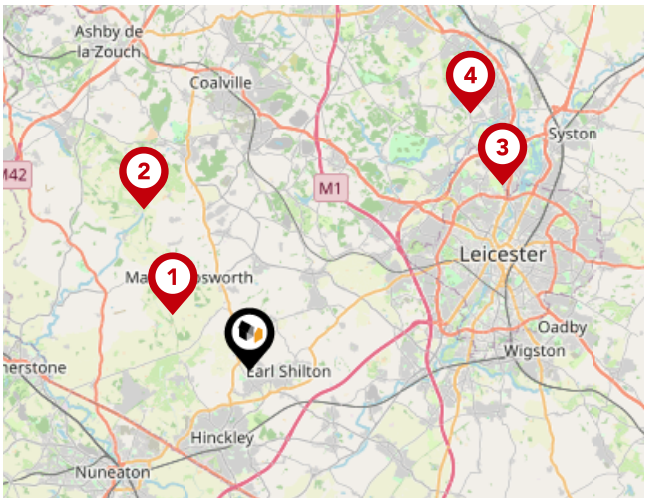
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cumberland Way	0.04 miles
2	Penny Lane	0.07 miles
3	Cumberland Way	0.07 miles
4	East Green	0.2 miles
5	Arthur Street	0.21 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	3.43 miles
2	Shackerstone Rail Station (Battlefield Line)	6.99 miles
3	Leicester North (Great Central Railway)	11.28 miles
4	Rothley (Great Central Railway)	12.24 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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Martin & Co I 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.

Martin & Co I Hinckley
Testimonials

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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/company/martin-and-co/

Martin & Co I 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.

Powered by sprift
Know any property instantly

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail