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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 05th October 2026



STATION ROAD, STOKE GOLDING, NUNEATON, CV13

Martin & Co | Hinckley

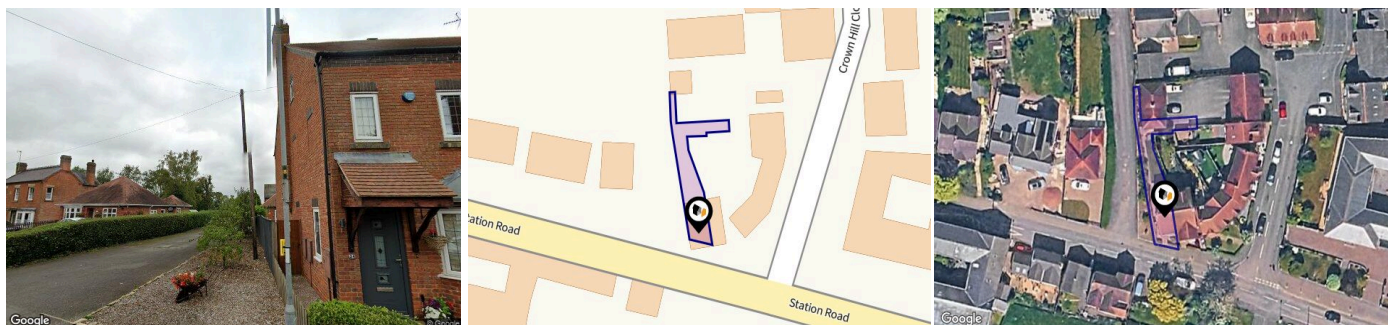
99-109 Castle Street Hinckley LE10 1DA

01455 636349

Gus.critchlow@martinco.com

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





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.05 acres		
Year Built :	2005		
Council Tax :	Band D		
Annual Estimate:	£2,383		
Title Number:	LT367625		

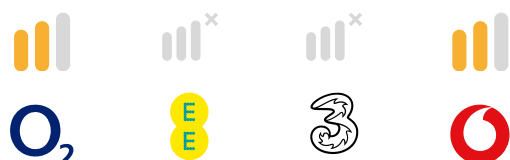
Local Area

Local Authority:	Leicestershire
Conservation Area:	Stoke Golding
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

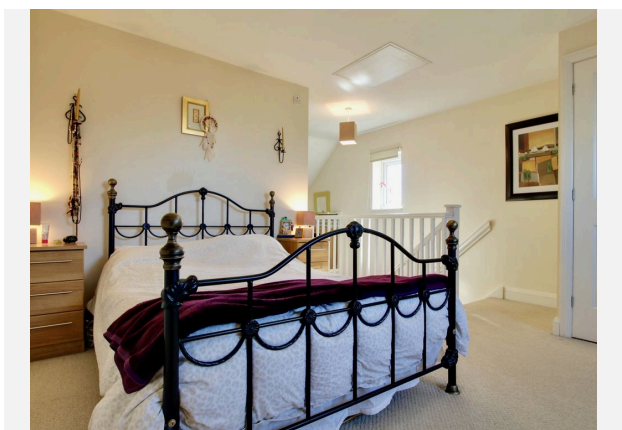
17 mb/s	80 mb/s	- mb/s

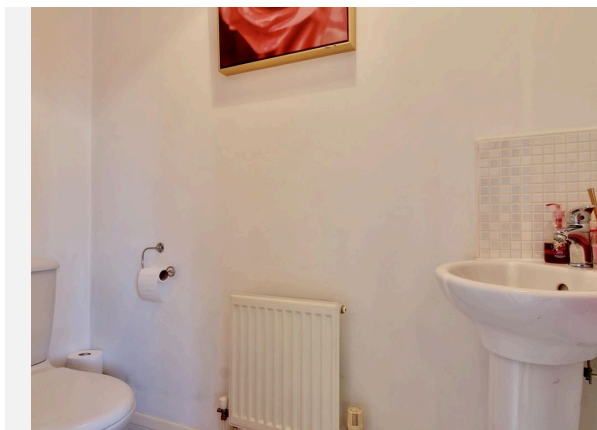
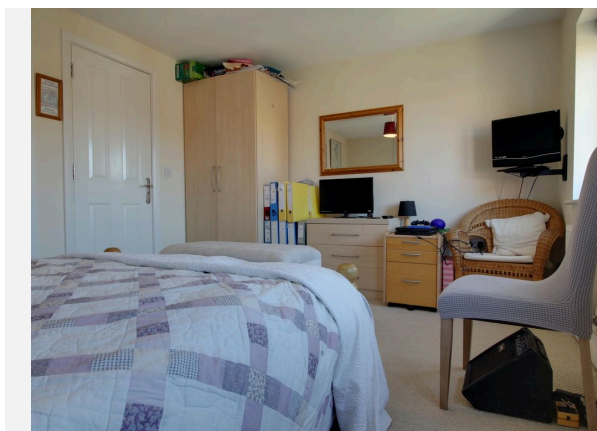
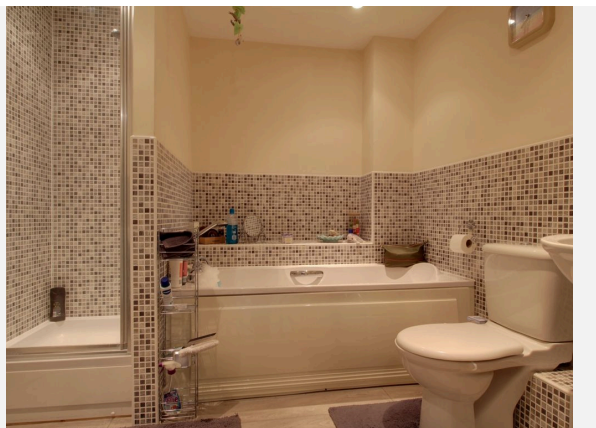
Mobile Coverage: (based on calls indoors)

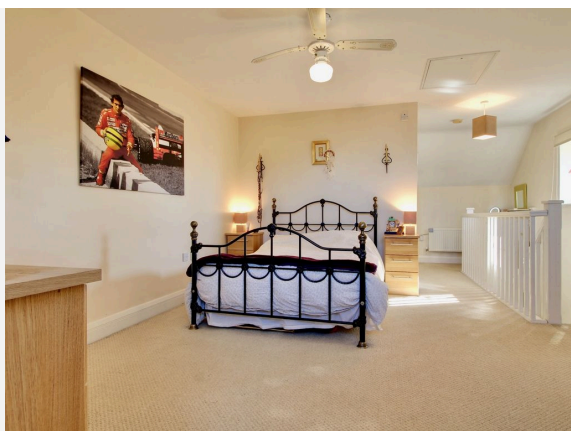


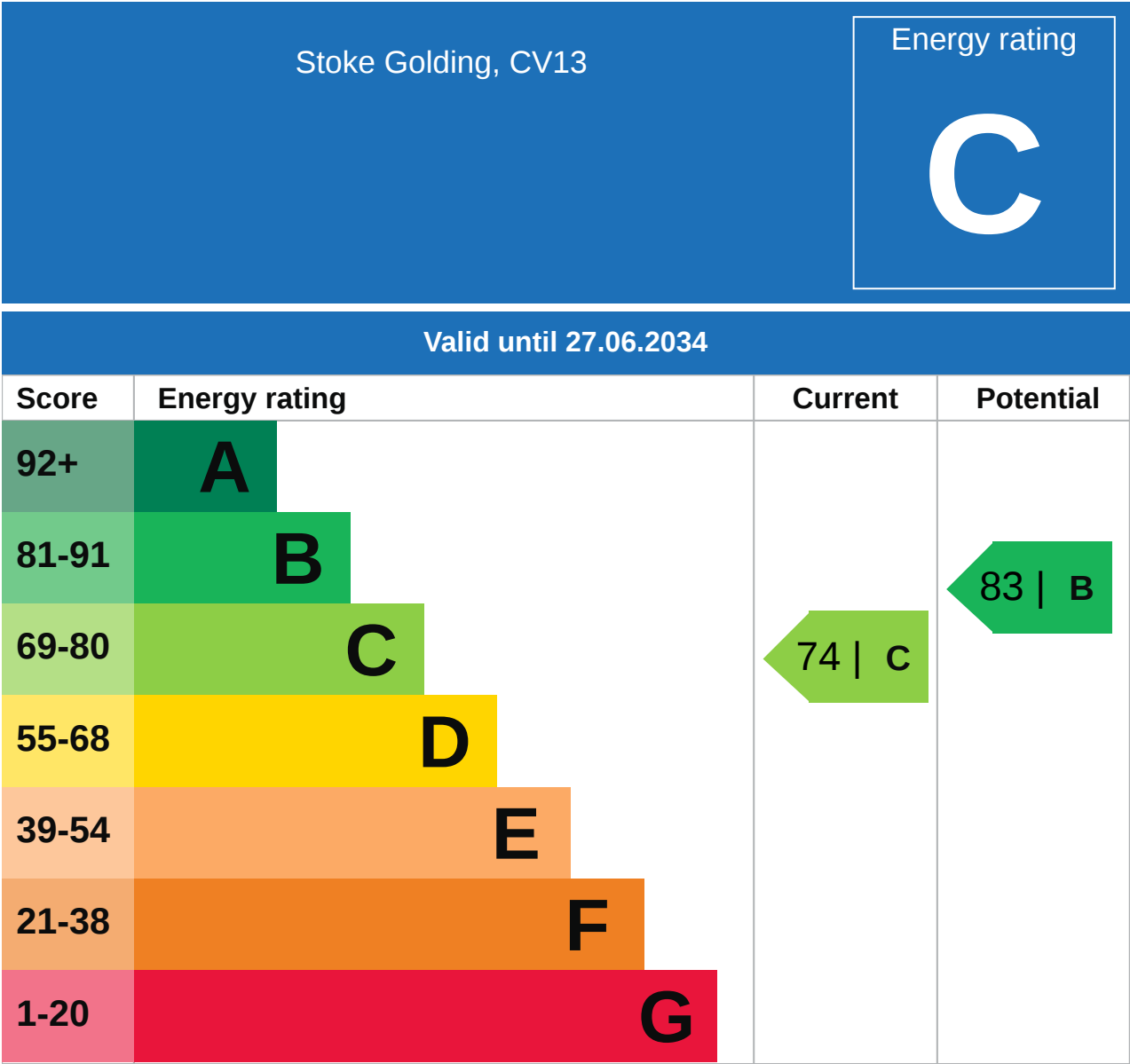
Satellite/Fibre TV Availability:







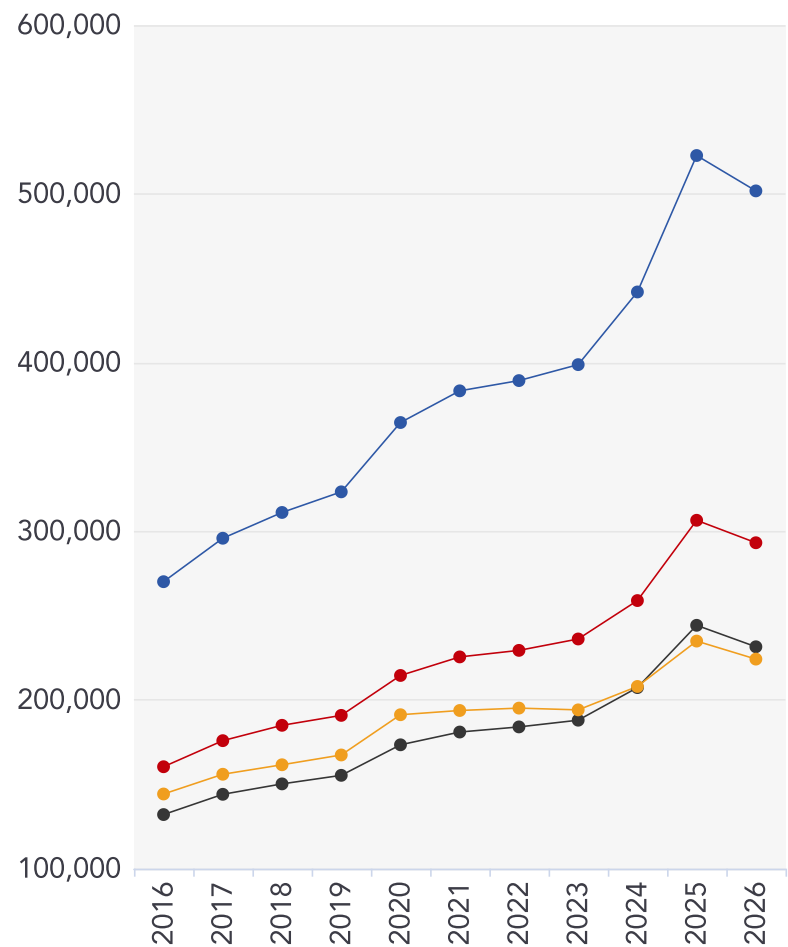




Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), 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:	122 m ²

10 Year History of Average House Prices by Property Type in CV13



Detached

+85.76%

Semi-Detached

+82.76%

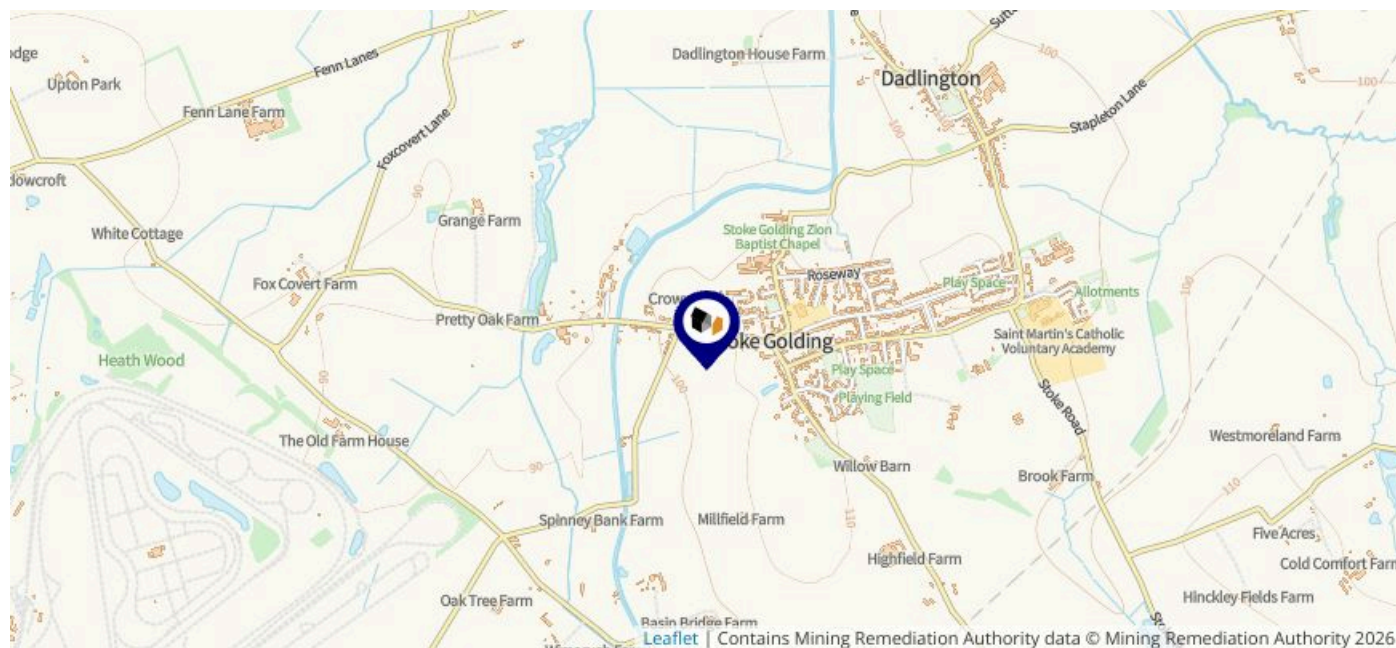
Flat

+55.42%

Terraced

+75.3%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

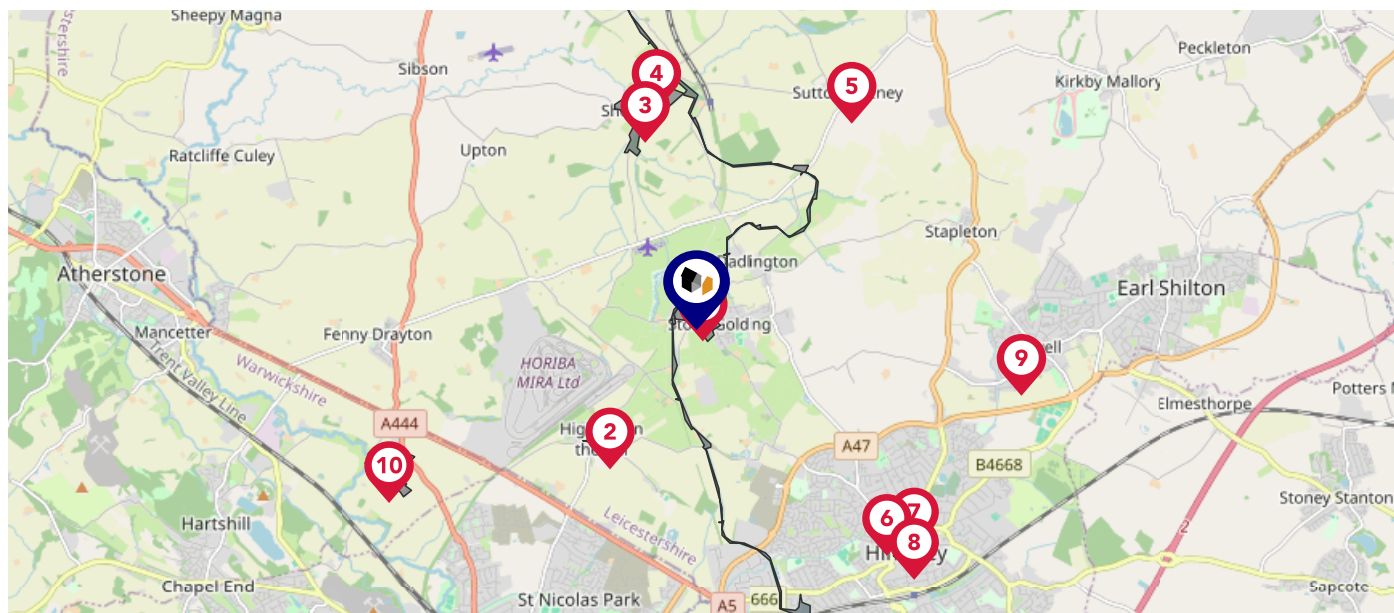
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

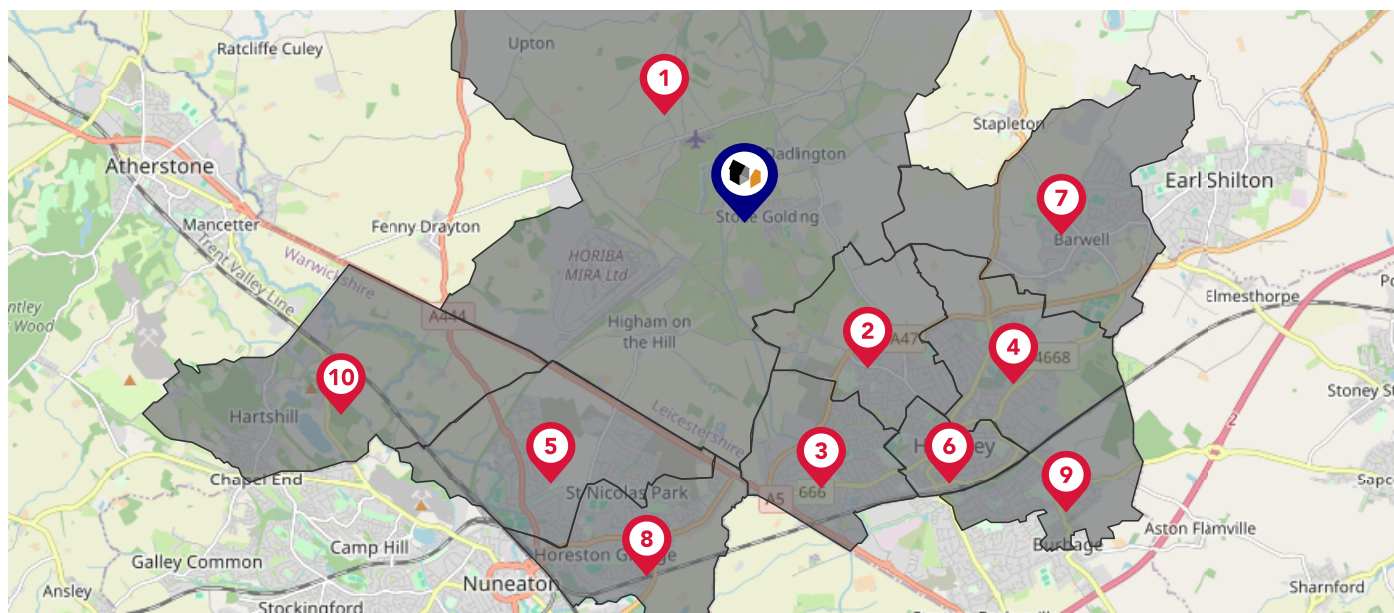
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Stoke Golding
-  2 Higham on the Hill
-  3 Shenton
-  4 Ashby-de-la-Zouch Canal
-  5 Sutton Cheney
-  6 Hinckley, Hollycroft
-  7 Hinckley - Druid Street
-  8 Hinckley - Town Centre
-  9 Barwell A
-  10 Caldecote

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 | Ambien Ward |
| 2 | Hinckley Trinity Ward |
| 3 | Hinckley Clarendon Ward |
| 4 | Hinckley De Montfort Ward |
| 5 | Weddington Ward |
| 6 | Hinckley Castle Ward |
| 7 | Barwell Ward |
| 8 | St. Nicolas Ward |
| 9 | Burbage St. Catherine's and Lash Hill Ward |
| 10 | Hartshill 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.

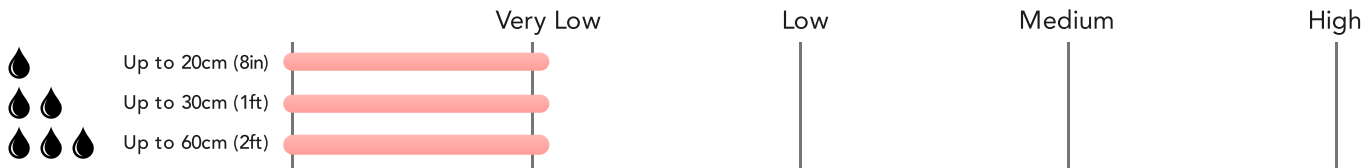


Risk Rating: Very low

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.

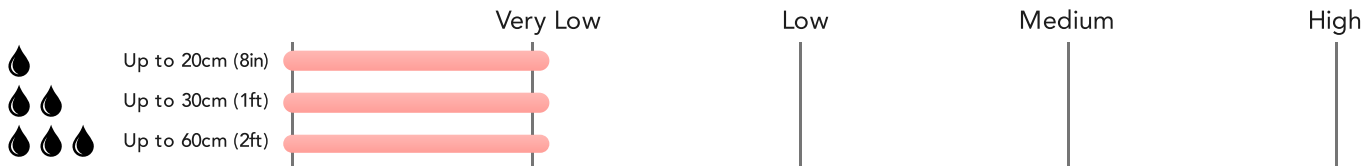


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Chance of flooding to the following depths at this property:



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.

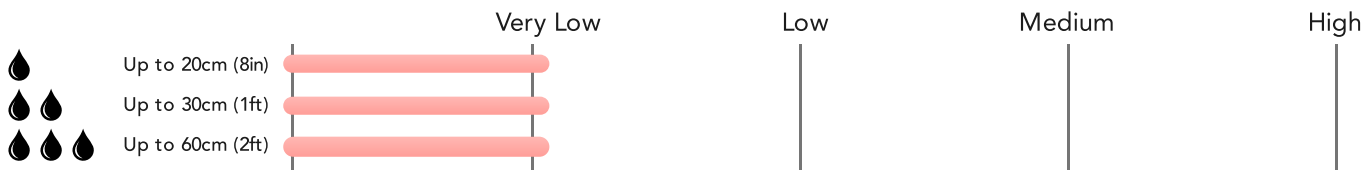


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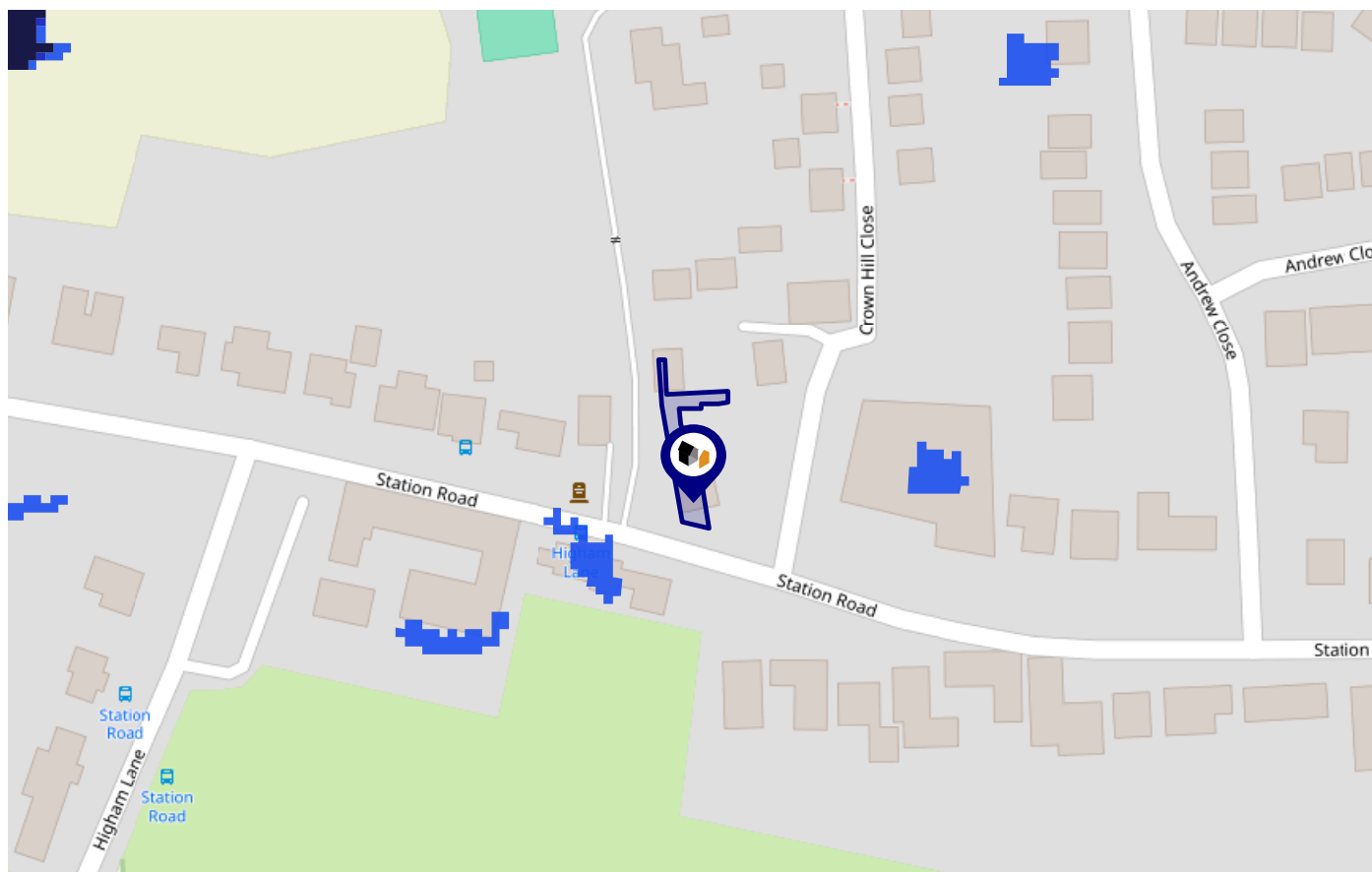
Chance of flooding to the following depths at this property:



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.

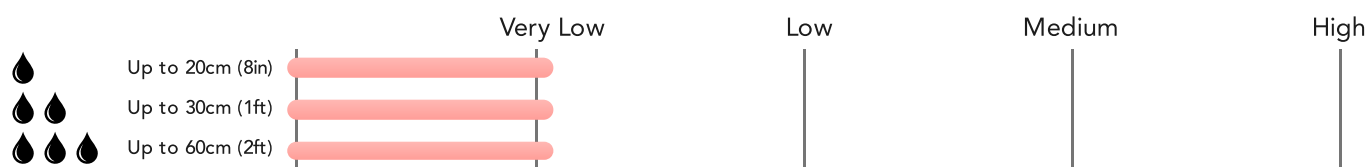


Risk Rating: Very low

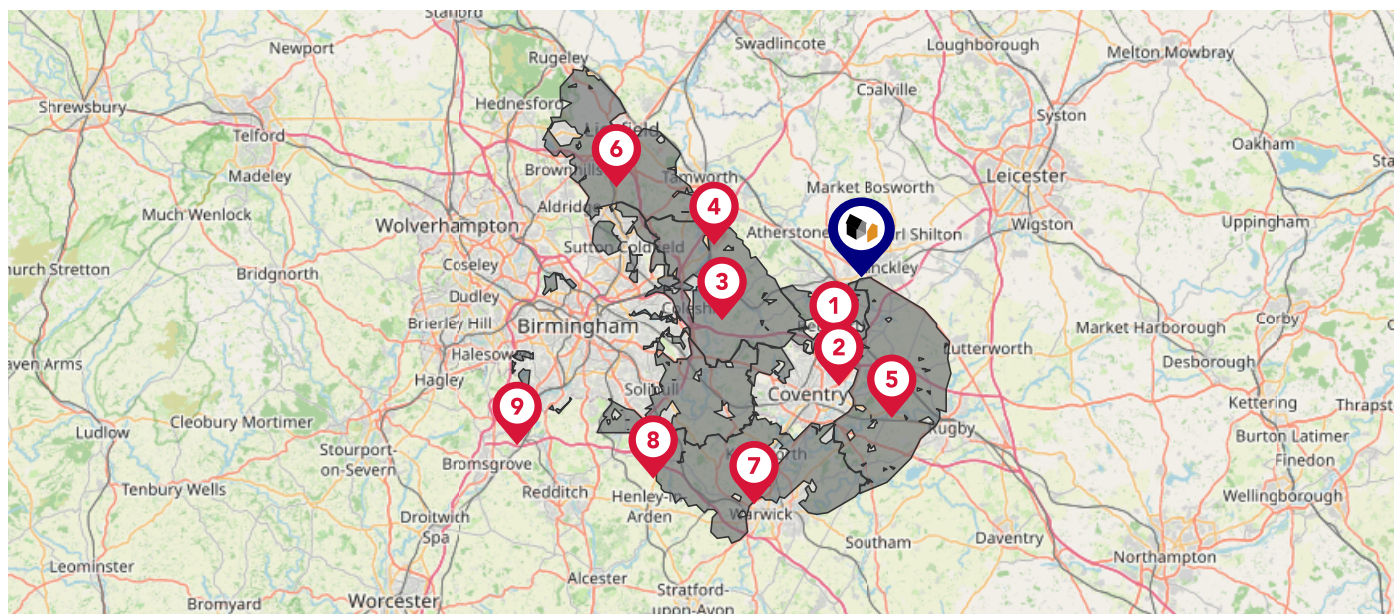
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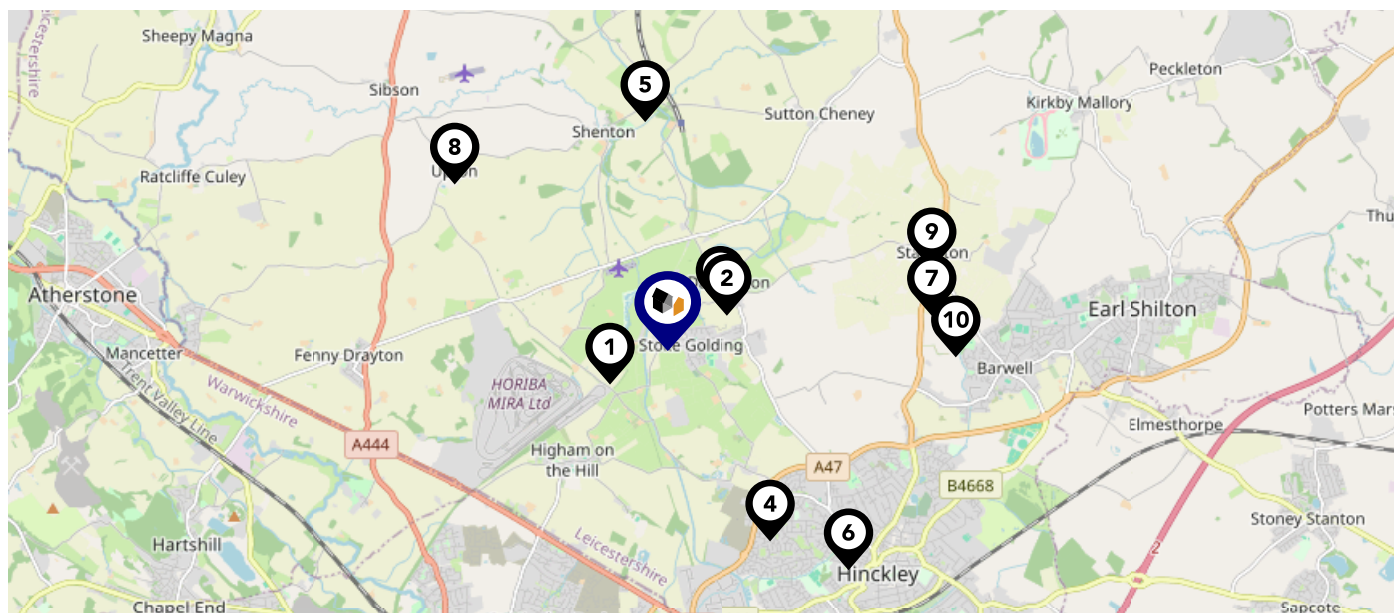
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

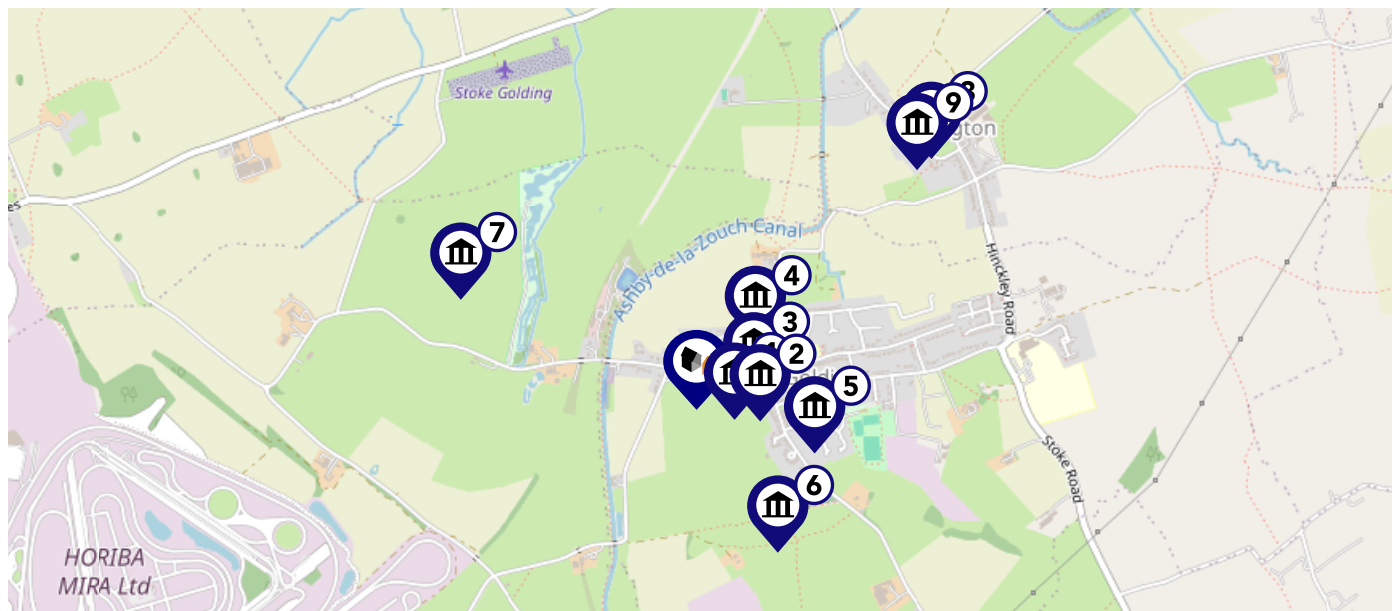
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



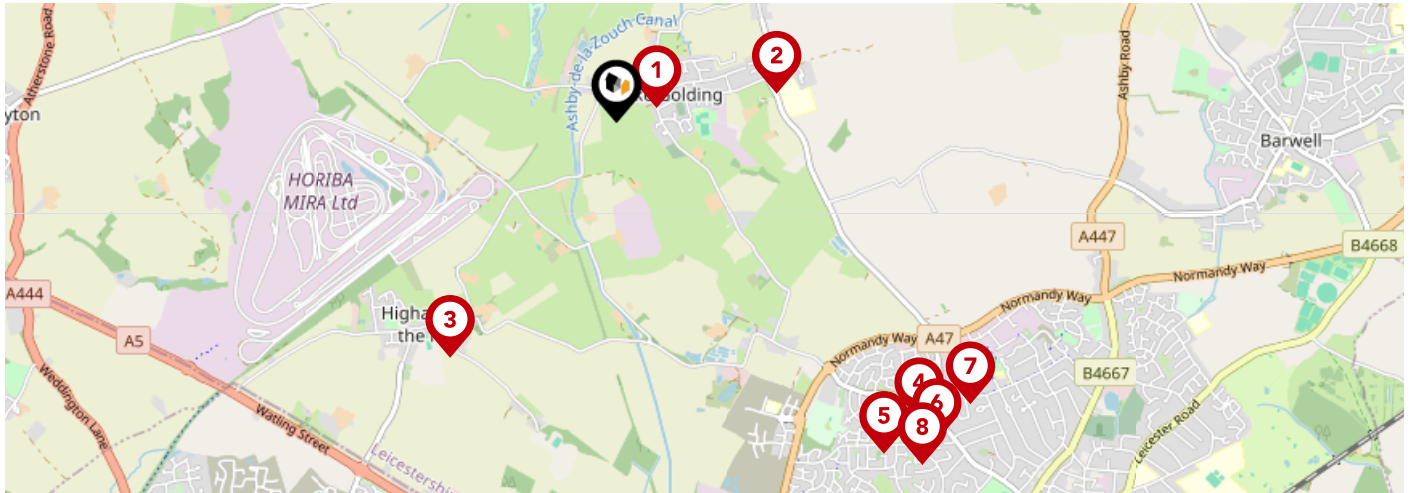
Nearby Landfill Sites

1	Brook Farm Landfill Site-Adjacent To Brook Farm, Station Road, Stoke Golding, Leicestershire	Historic Landfill	☐
2	The Green Landfill Site-The Green, Dadlington, Hinckley and Bosworth	Historic Landfill	☐
3	Hall Farm-Shenton Lane, Dadlington, Nuneaton, Warwickshire	Historic Landfill	☐
4	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	☐
5	Shenton Landfill Site-Shenton Lane, Shenton, Market Bosworth	Historic Landfill	☐
6	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	☐
7	Stapleton Landfill Site B-Near Little Fields Farm, Ashby Road, Stapleton, Leicestershire	Historic Landfill	☐
8	Chestnut Barn-Shenton Lane, Upton	Historic Landfill	☐
9	Stapleton Landfill Site A-Manor Farm, Green Lane, Stapleton, Leicestershire	Historic Landfill	☐
10	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill	☐

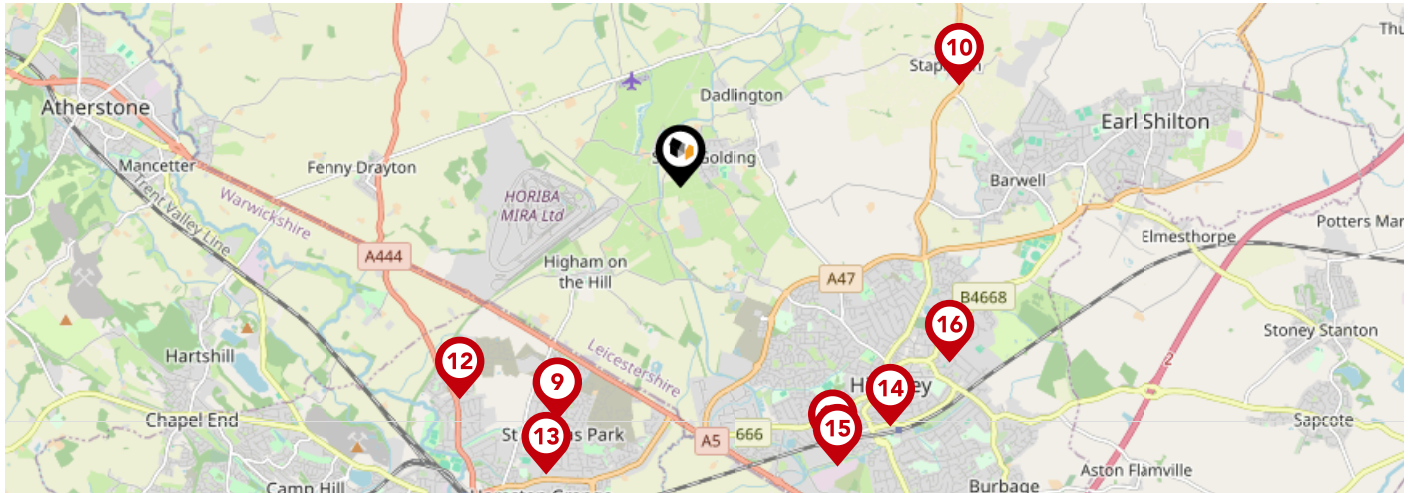
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1294814 - 12, Station Road	Grade II	0.1 miles
	1074215 - Woodyard Cottage	Grade II	0.2 miles
	1074214 - Church Of St Margaret	Grade I	0.2 miles
	1294849 - The Birches	Grade II	0.2 miles
	1424195 - Stoke Golding War Memorial	Grade II	0.3 miles
	1457493 - Royal Observer Corps Underground Monitoring Post	Grade II	0.4 miles
	1074258 - Grange Farmhouse	Grade II	0.6 miles
	1178192 - Home Farmhouse	Grade II	0.8 miles
	1361304 - Church Of St James	Grade II	0.8 miles



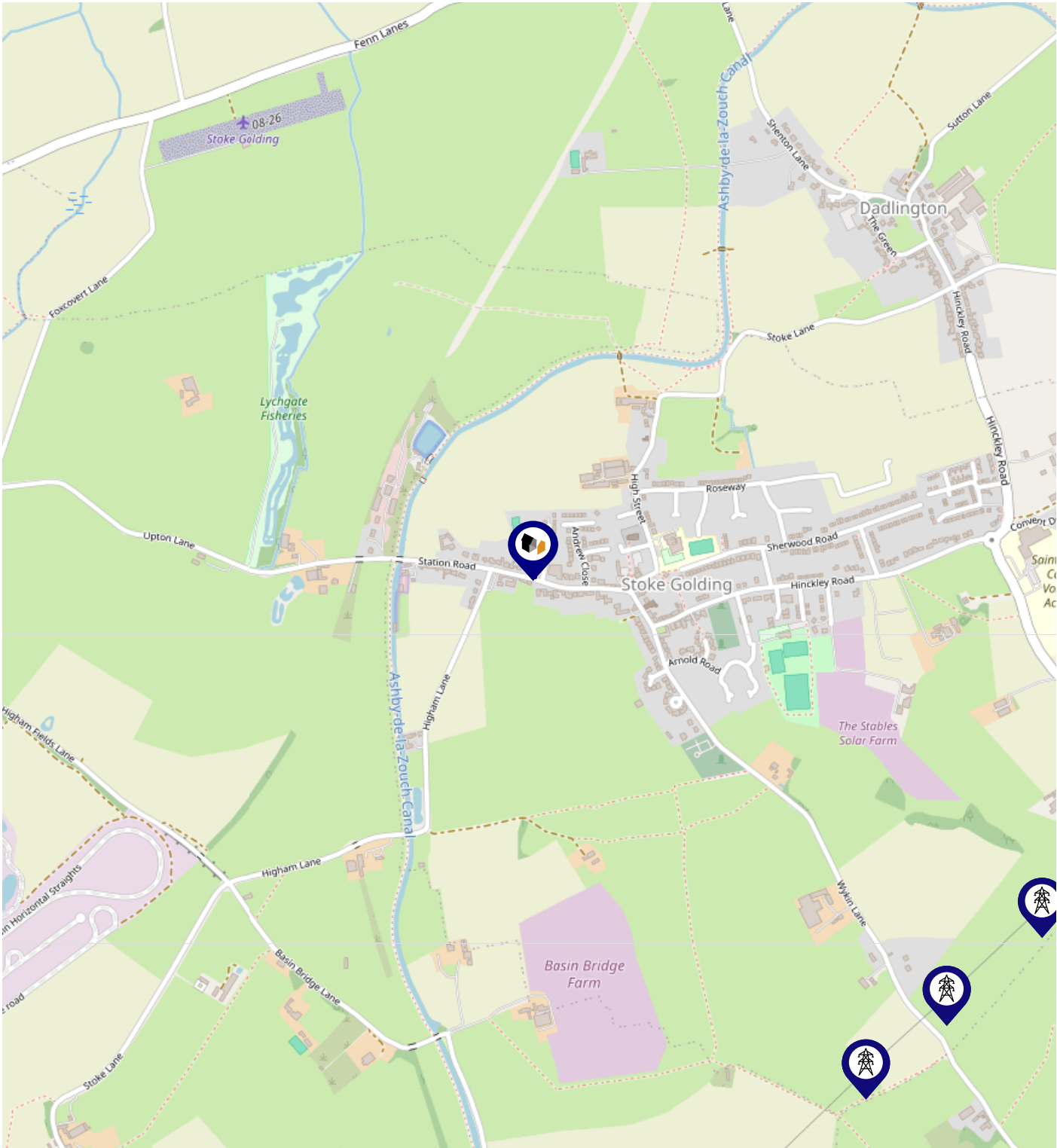
		Nursery	Primary	Secondary	College	Private
1	St Margaret's Church of England Primary School, Stoke Golding Ofsted Rating: Good Pupils: 214 Distance:0.19	☐	☒	☐	☐	☐
2	Saint Martin's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 775 Distance:0.73	☐	☐	☒	☐	☐
3	Higham-on-the-Hill Church of England Primary School Ofsted Rating: Good Pupils: 73 Distance:1.29	☐	☒	☐	☐	☐
4	Redmoor Academy Ofsted Rating: Good Pupils: 919 Distance:1.91	☐	☐	☒	☐	☐
5	Battling Brook Primary School Ofsted Rating: Good Pupils: 596 Distance:1.91	☐	☒	☐	☐	☐
6	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:2.03	☐	☐	☒	☐	☐
7	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:2.03	☐	☒	☐	☐	☐
8	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:2.07	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Milby Primary School Ofsted Rating: Good Pupils: 422 Distance:2.38	☐	☒	☐	☐	☐
	The Cedars Ofsted Rating: Good Pupils: 4 Distance:2.68	☐	☐	☒	☐	☐
	Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:2.75	☐	☒	☐	☐	☐
	Lower Farm Academy Ofsted Rating: Good Pupils: 283 Distance:2.76	☐	☒	☐	☐	☐
	St Nicolas CofE Academy Ofsted Rating: Good Pupils: 423 Distance:2.86	☐	☒	☐	☐	☐
	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:2.87	☐	☒	☐	☐	☐
	Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance:2.9	☐	☒	☐	☐	☐
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance:2.9	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

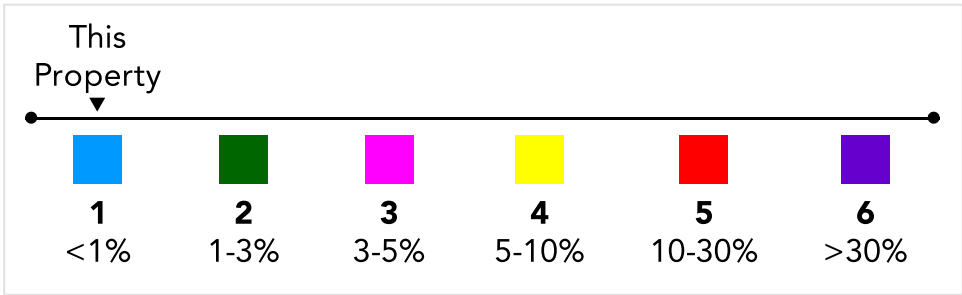
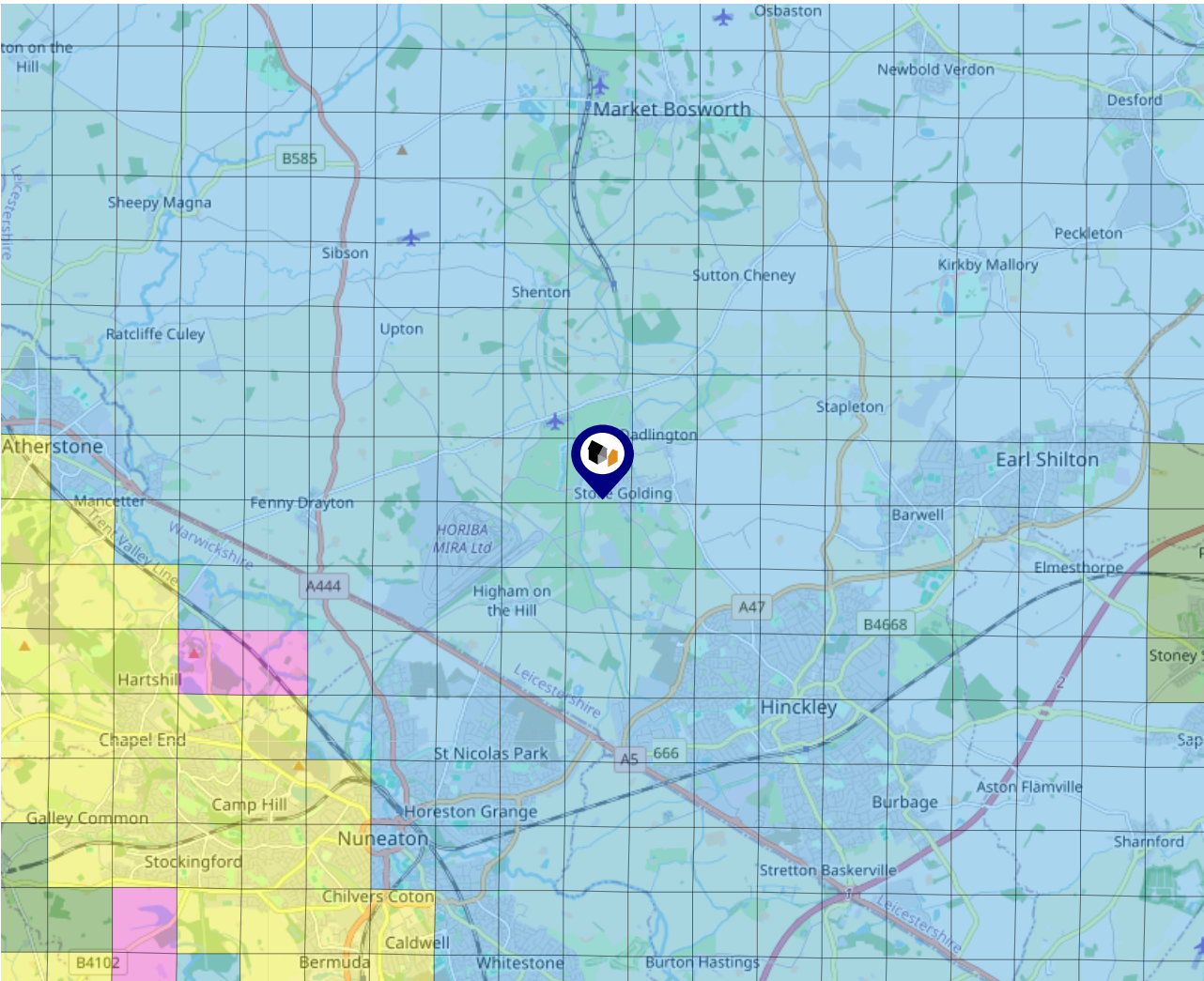


Key:

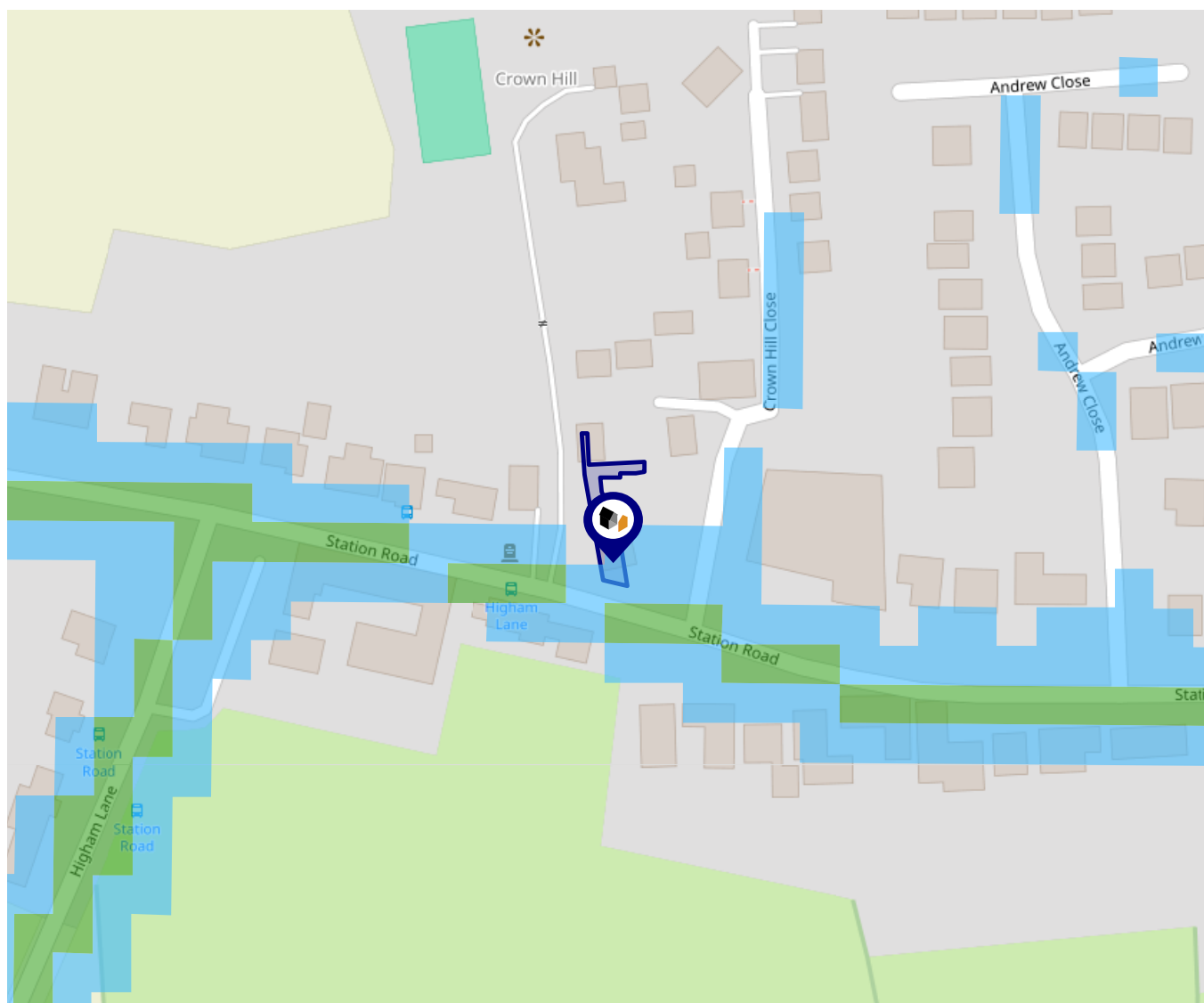
-  Power Pylons
-  Communication Masts

What is Radon?

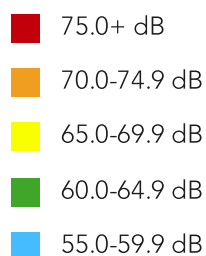
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

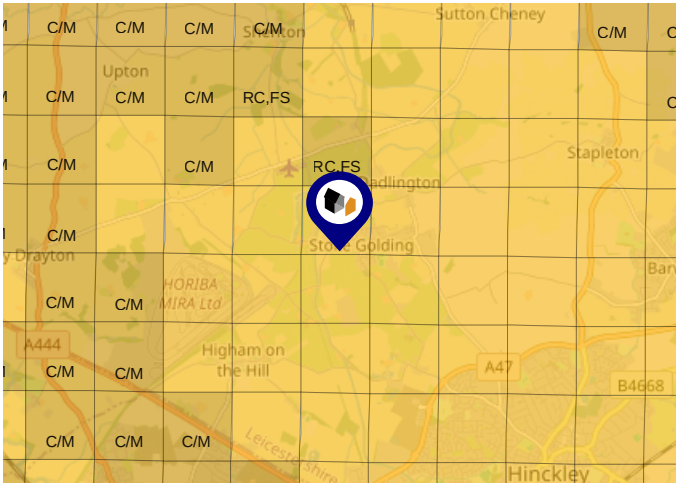


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)		LOAM
		Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT		

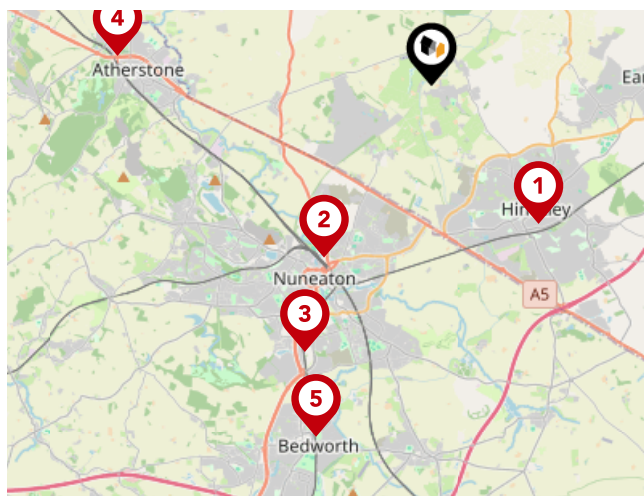


Primary Classifications (Most Common Clay Types)

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

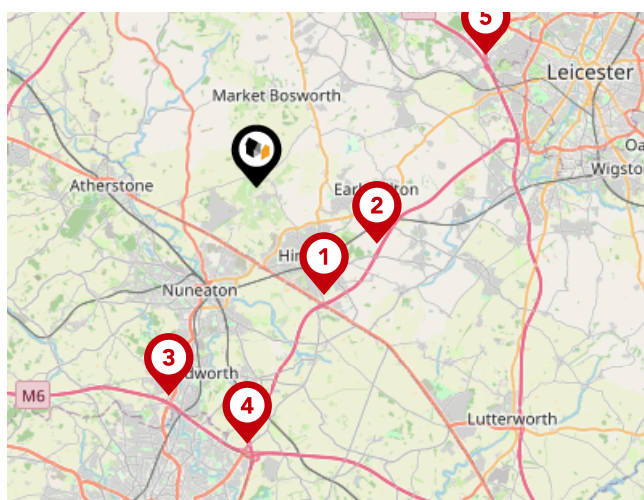
Area

Transport (National)



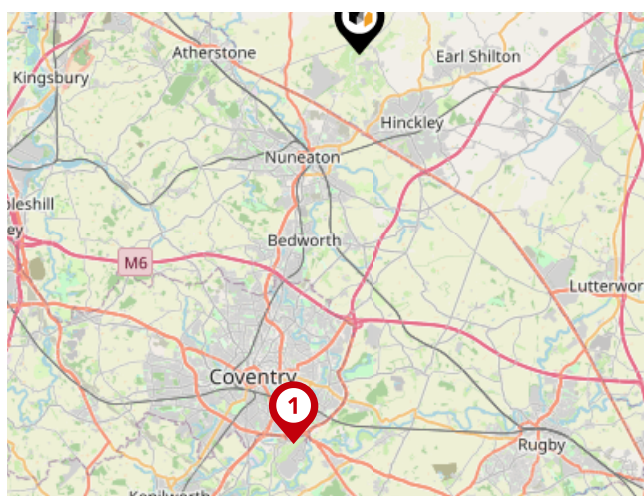
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	3.15 miles
2	Nuneaton Rail Station	3.63 miles
3	Bermuda Park Rail Station	5.31 miles
4	Atherstone Rail Station	5.68 miles
5	Bedworth Rail Station	6.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	4.54 miles
2	M69 J2	4.75 miles
3	M6 J3	8.11 miles
4	M6 J2	9.22 miles
5	M1 J21A	9.52 miles

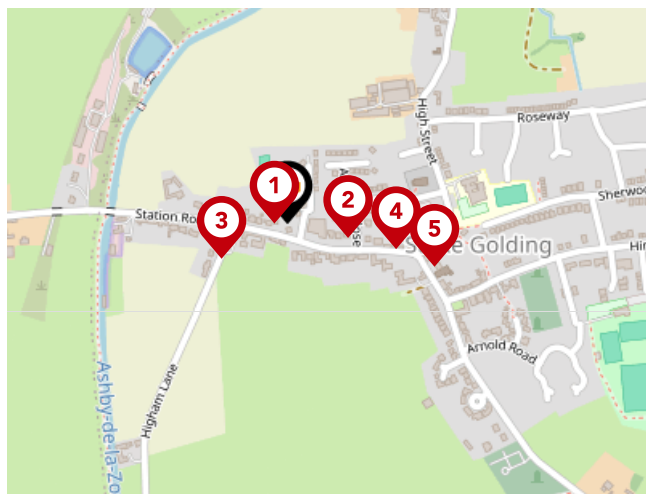


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	14.23 miles

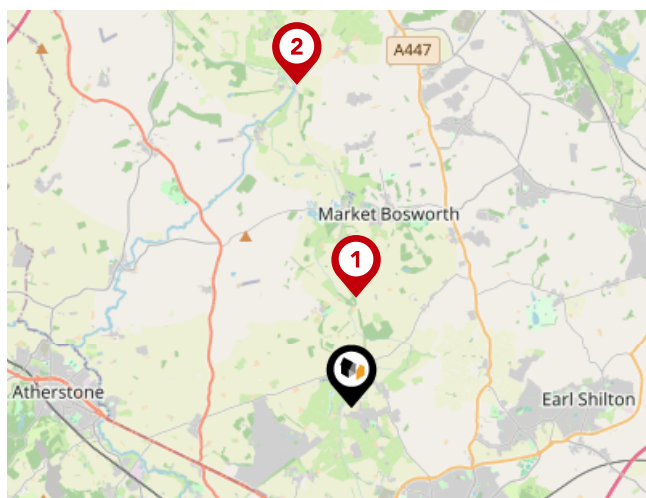
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Higham Lane	0.01 miles
2	Andrew Close	0.07 miles
3	Station Road	0.08 miles
4	Main Street	0.12 miles
5	Methodist Church	0.17 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	1.99 miles
2	Shackerstone Rail Station (Battlefield Line)	5.88 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



Martin & Co | Hinckley

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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/

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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