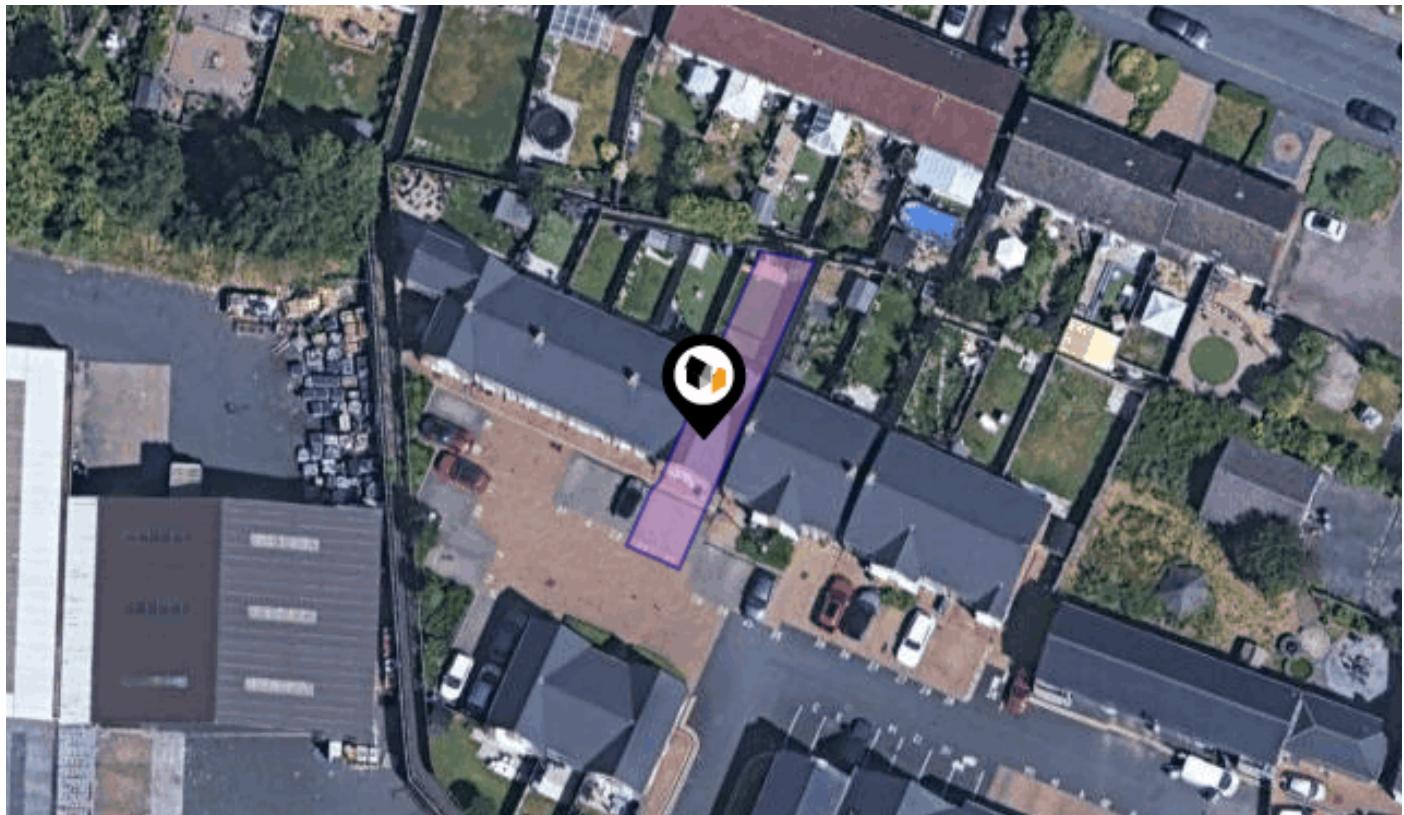


[See More Online](#)

MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Saturday 24th January 2026



23, CO-OP CLOSE, BARWELL, LEICESTER, LE9 8GD

Price Estimate : £222,000

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	Last Sold Date:	23/02/2024
Bedrooms:	3	Last Sold Price:	£215,000
Floor Area:	742 ft ² / 69 m ²	Last Sold £/ft ² :	£289
Plot Area:	0.03 acres	Price Estimate:	£222,000
Council Tax :	Band B	Tenure:	Freehold
Annual Estimate:	£1,792		
Title Number:	LT495679		
UPRN:	10093104912		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

29
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



23 Co-op Close, Barwell, LE9 8GD

Energy rating

B

Valid until 26.06.2027

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-°K
Total Floor Area:	69 m ²

16, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	02/04/2024	20/04/2018
Last Sold Price:	£174,000	£147,500

23, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	23/02/2024	27/04/2021	22/09/2017
Last Sold Price:	£215,000	£185,000	£177,500

24, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	23/06/2022	29/03/2018
Last Sold Price:	£220,000	£182,500

28, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	07/06/2021	30/05/2018
Last Sold Price:	£200,000	£189,950

26, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	01/11/2019
Last Sold Price:	£185,000

30, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	16/08/2019
Last Sold Price:	£171,500

29, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	25/02/2019
Last Sold Price:	£167,500

19, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	19/10/2018
Last Sold Price:	£149,500

27, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	06/08/2018
Last Sold Price:	£185,000

17, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	08/06/2018
Last Sold Price:	£179,500

15, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	17/04/2018
Last Sold Price:	£177,500

18, Co Op Close, Leicester, LE9 8GD

Last Sold Date:	21/12/2017
Last Sold Price:	£187,500

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

Market Sold in Street



20, Co Op Close, Leicester, LE9 8GD

Last Sold Date: 15/12/2017
Last Sold Price: £147,500

25, Co Op Close, Leicester, LE9 8GD

Last Sold Date: 27/10/2017
Last Sold Price: £182,500

22, Co Op Close, Leicester, LE9 8GD

Last Sold Date: 24/10/2017
Last Sold Price: £145,000

21, Co Op Close, Leicester, LE9 8GD

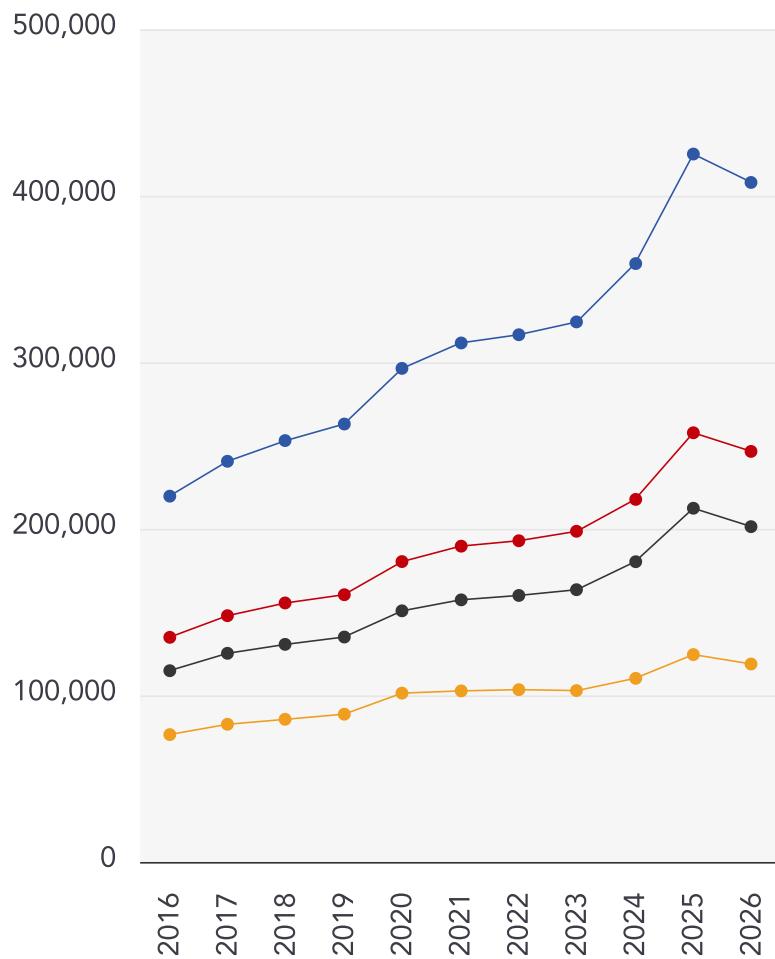
Last Sold Date: 29/09/2017
Last Sold Price: £147,500

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%

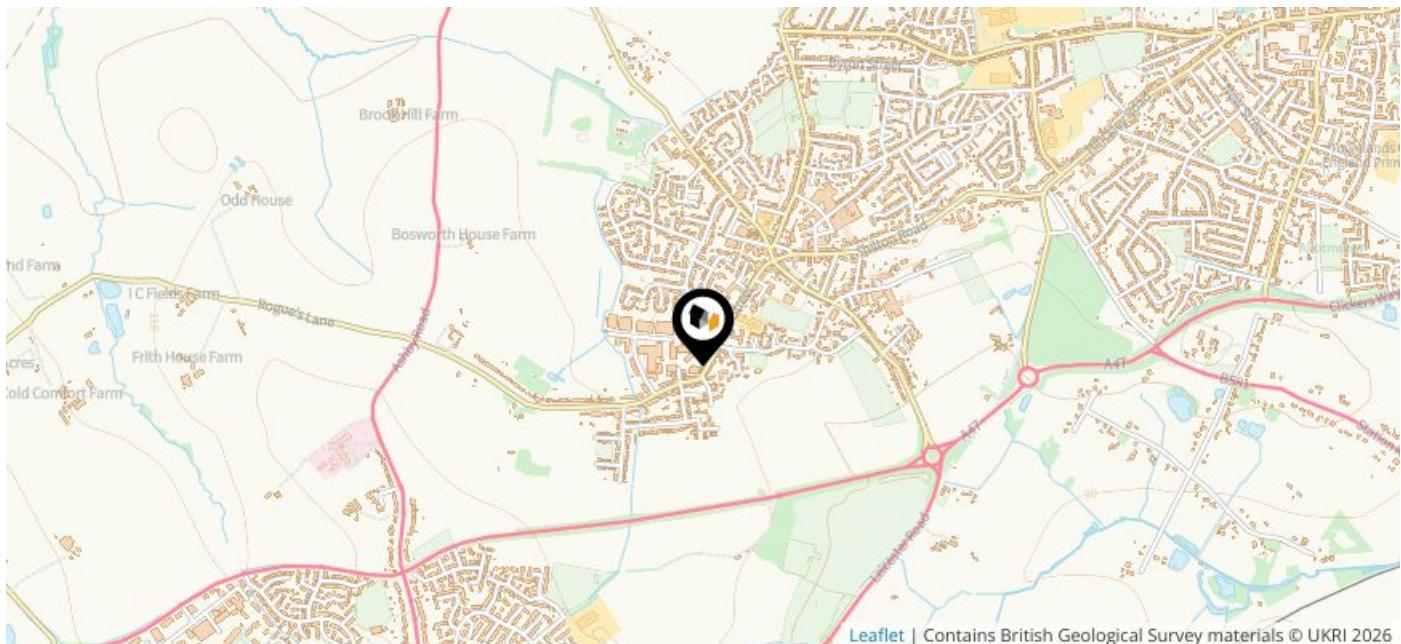
Flat

+55.42%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

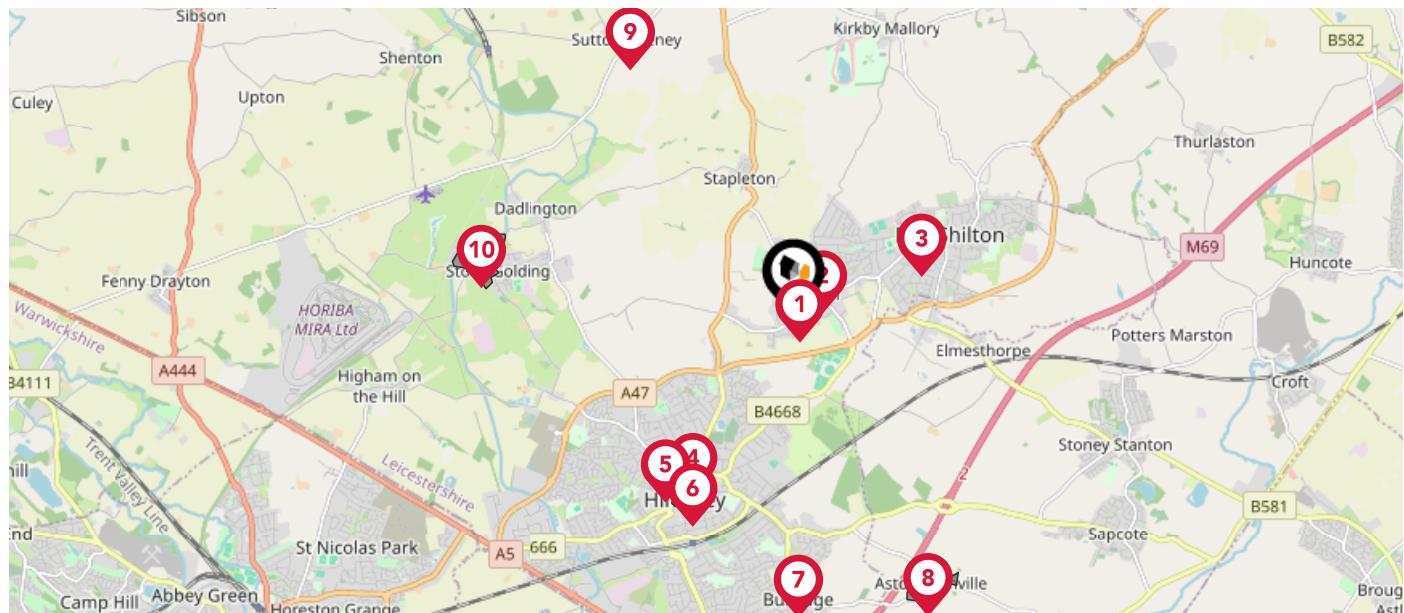
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



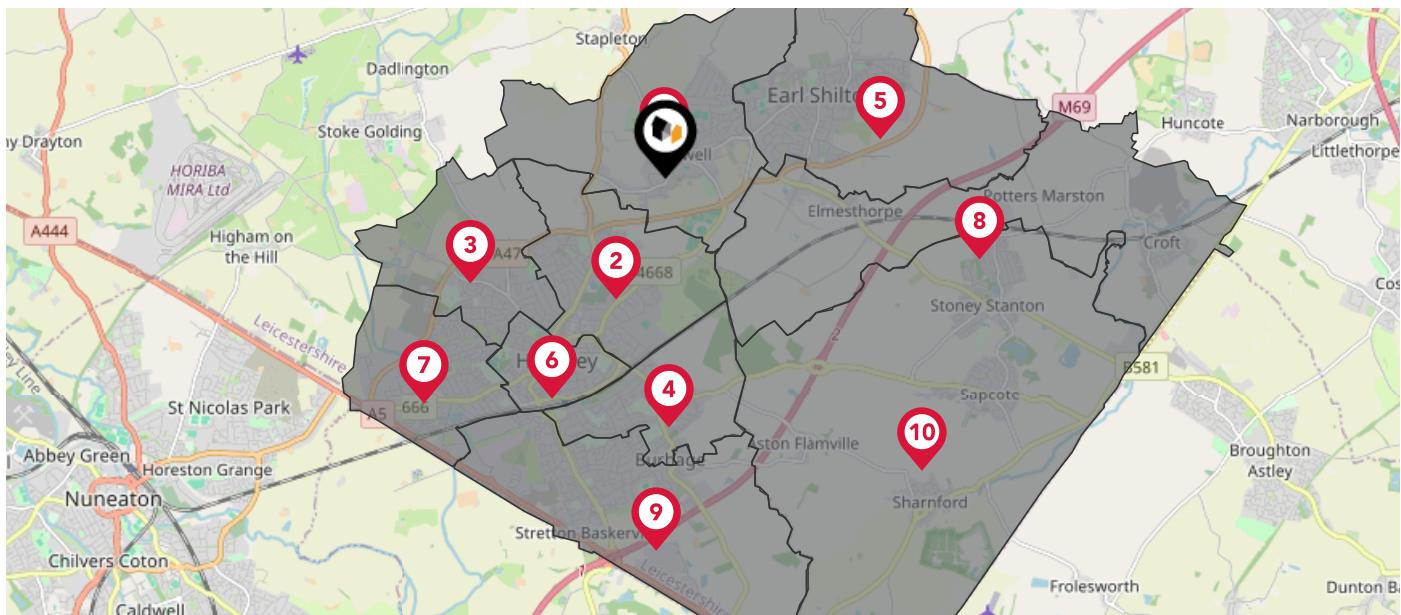
Nearby Conservation Areas

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

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



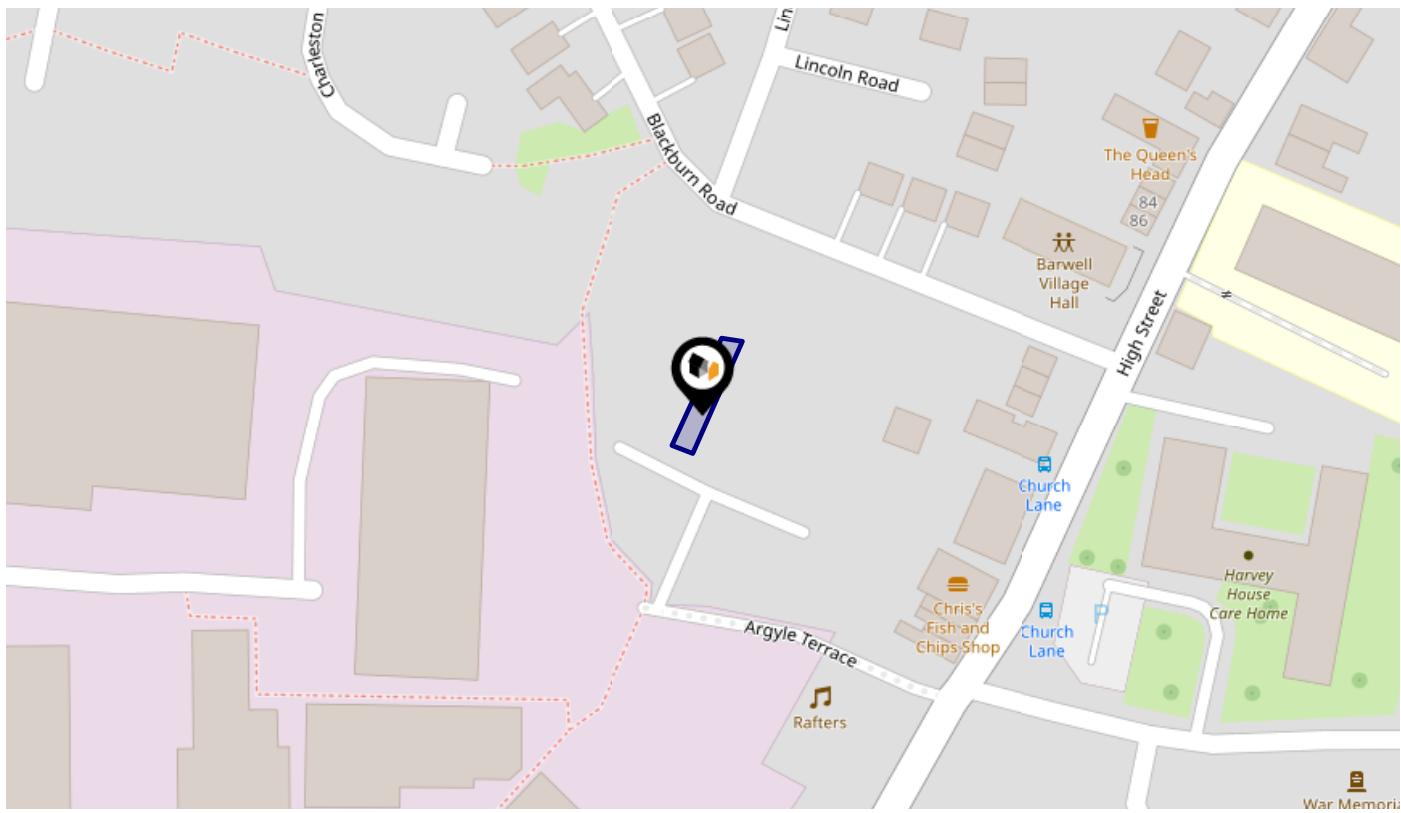
Nearby Council Wards

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

Maps

Rail Noise

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

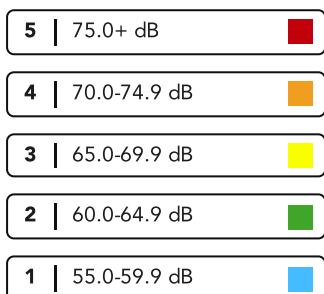


Rail Noise Data

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.

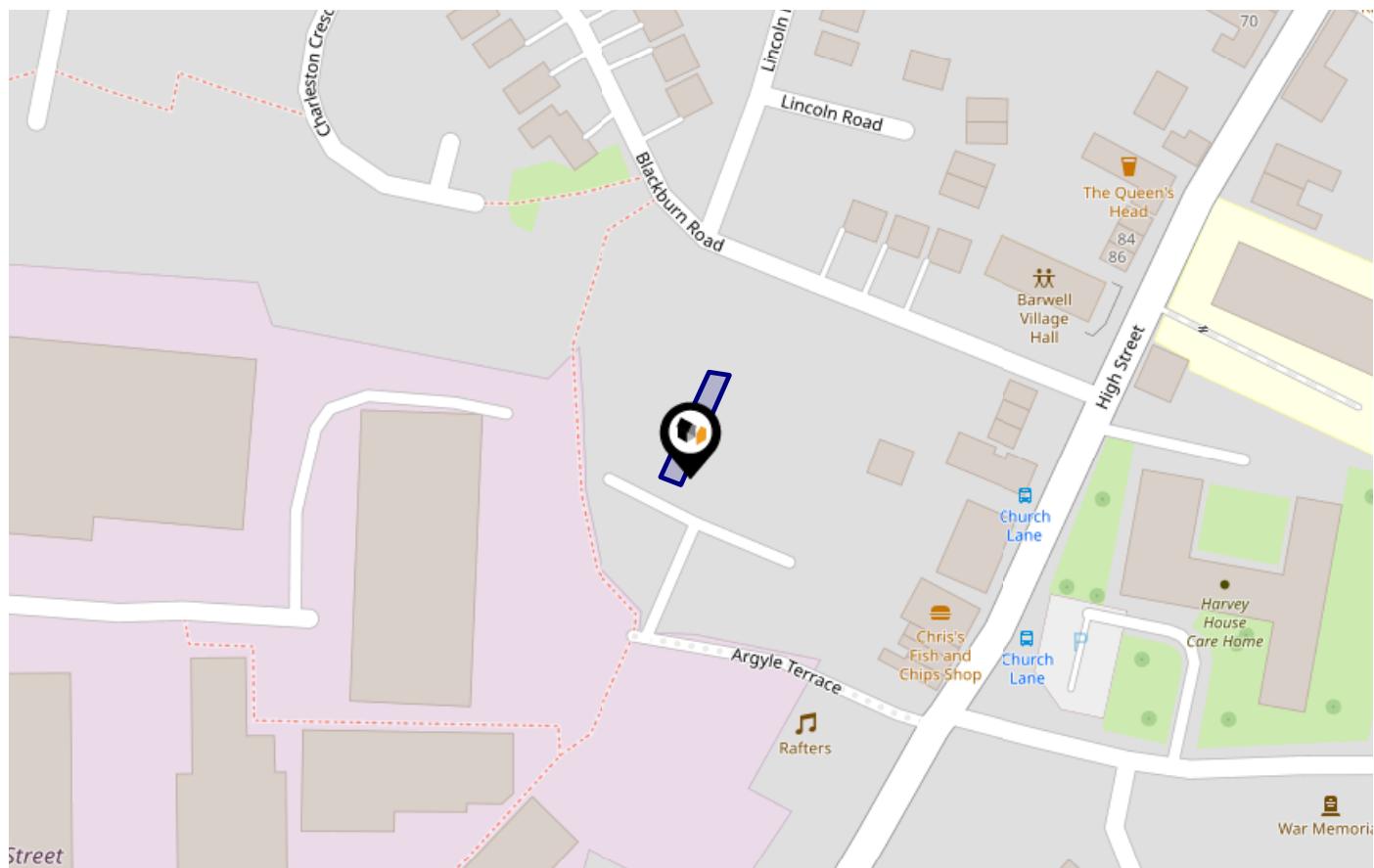
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

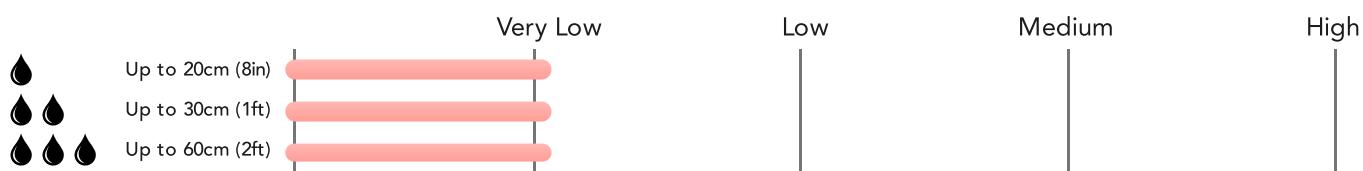


Risk Rating: Very low

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.

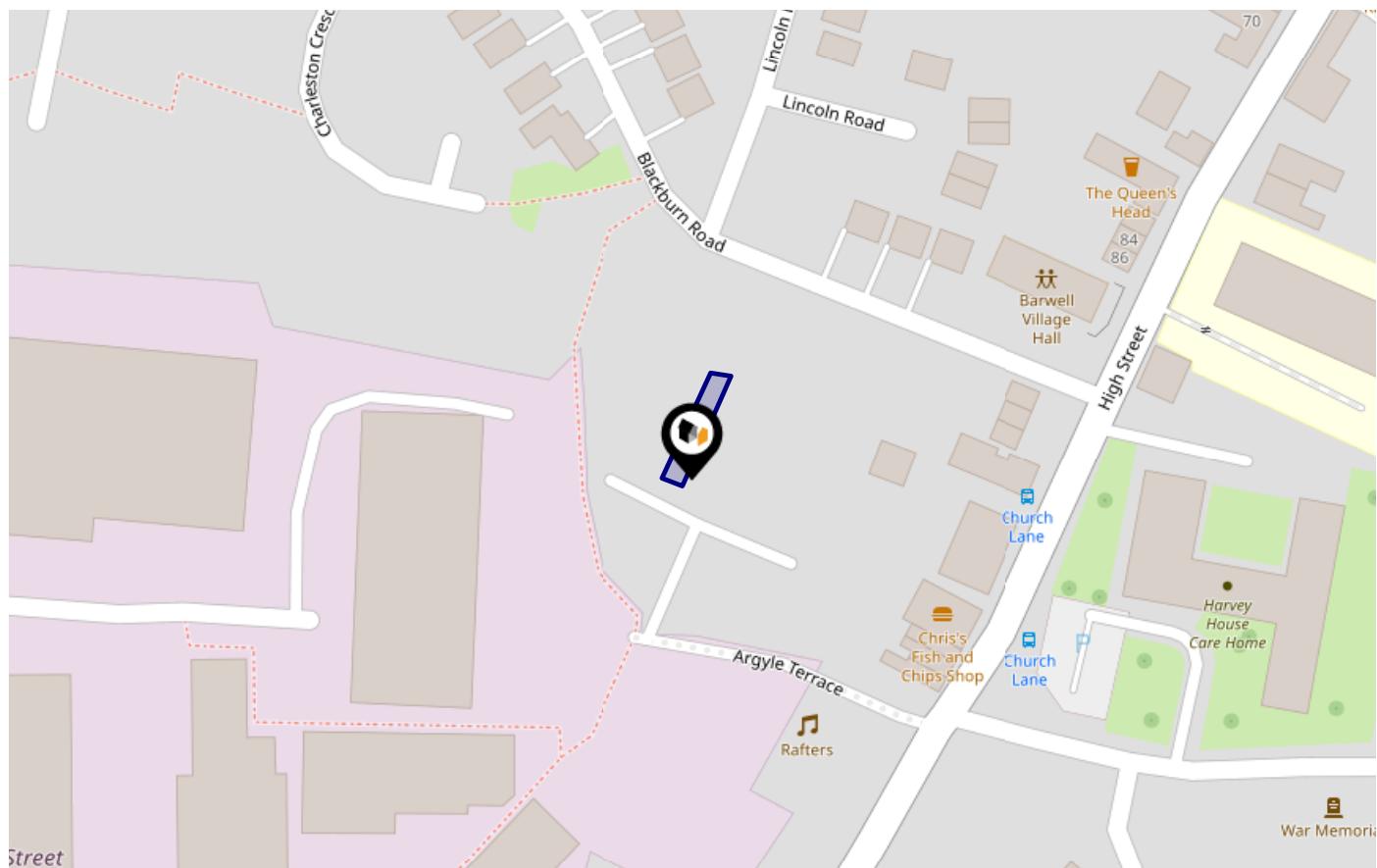
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

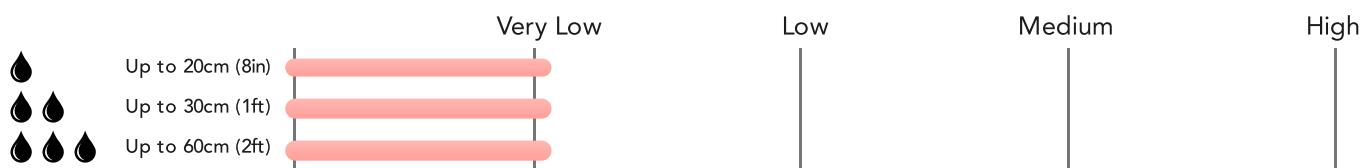


Risk Rating: Very low

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.

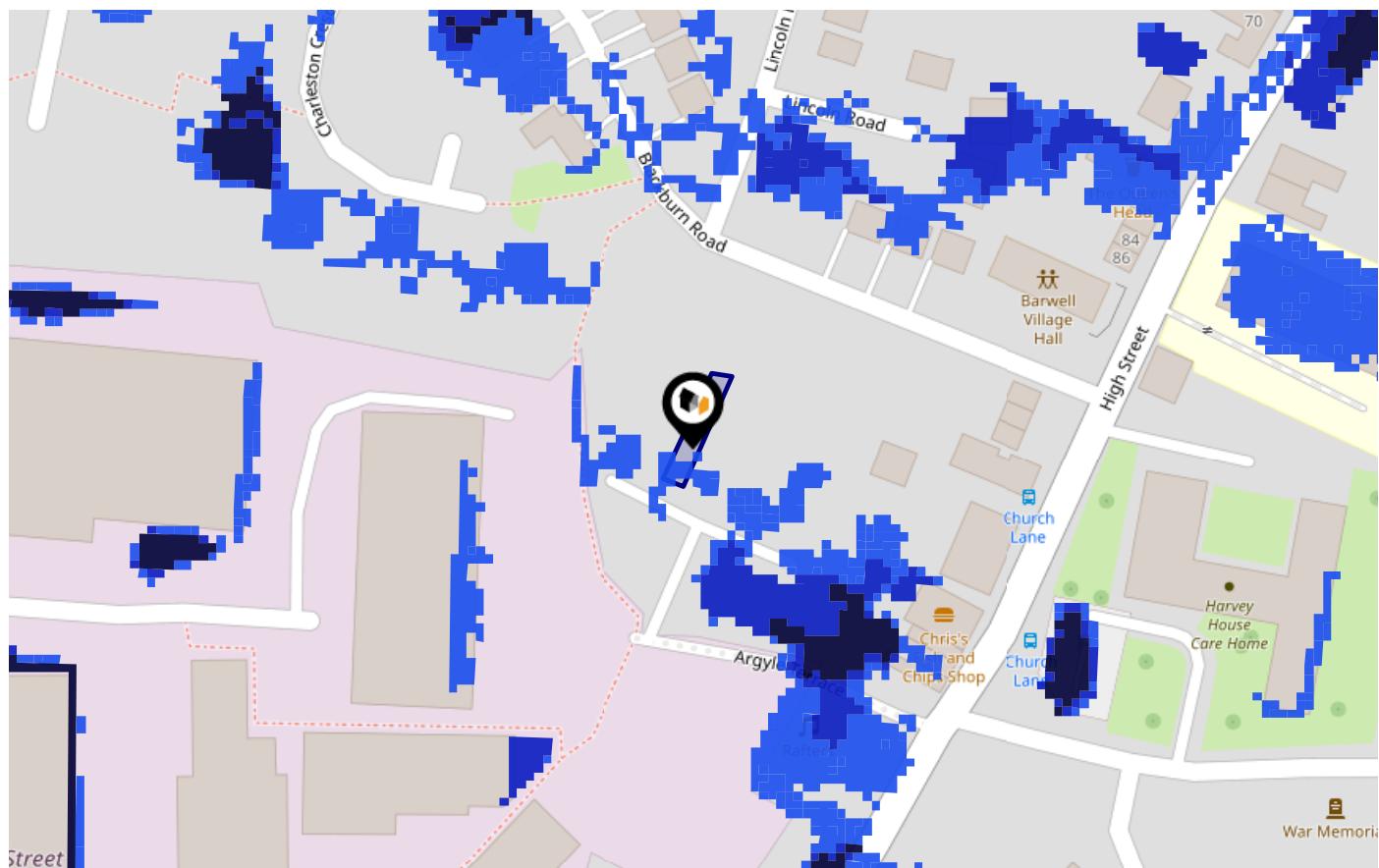
Chance of flooding to the following depths at this property:



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.

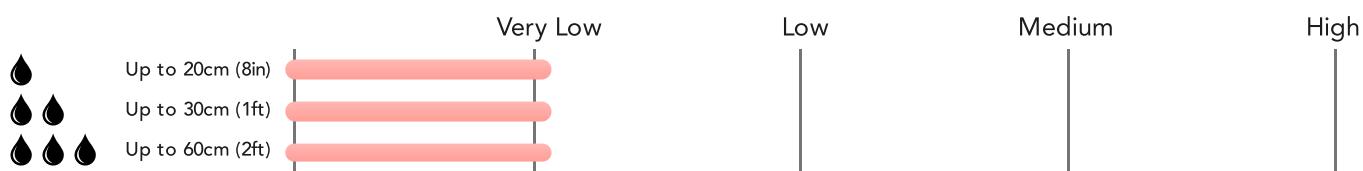


Risk Rating: Very low

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.

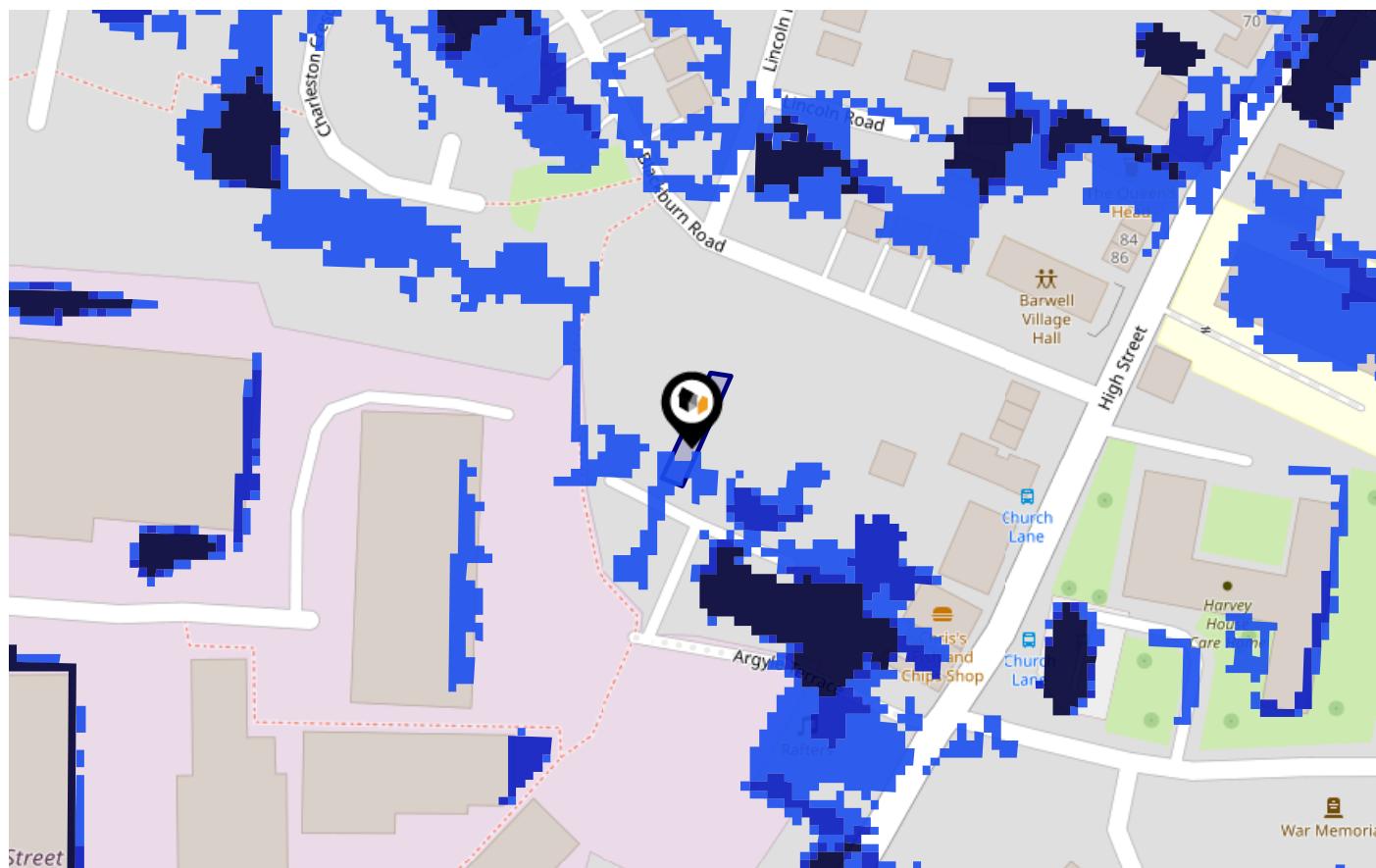
Chance of flooding to the following depths at this property:



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.

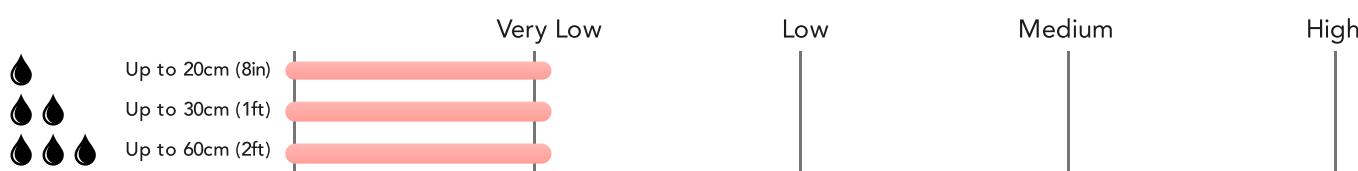


Risk Rating: Very low

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.

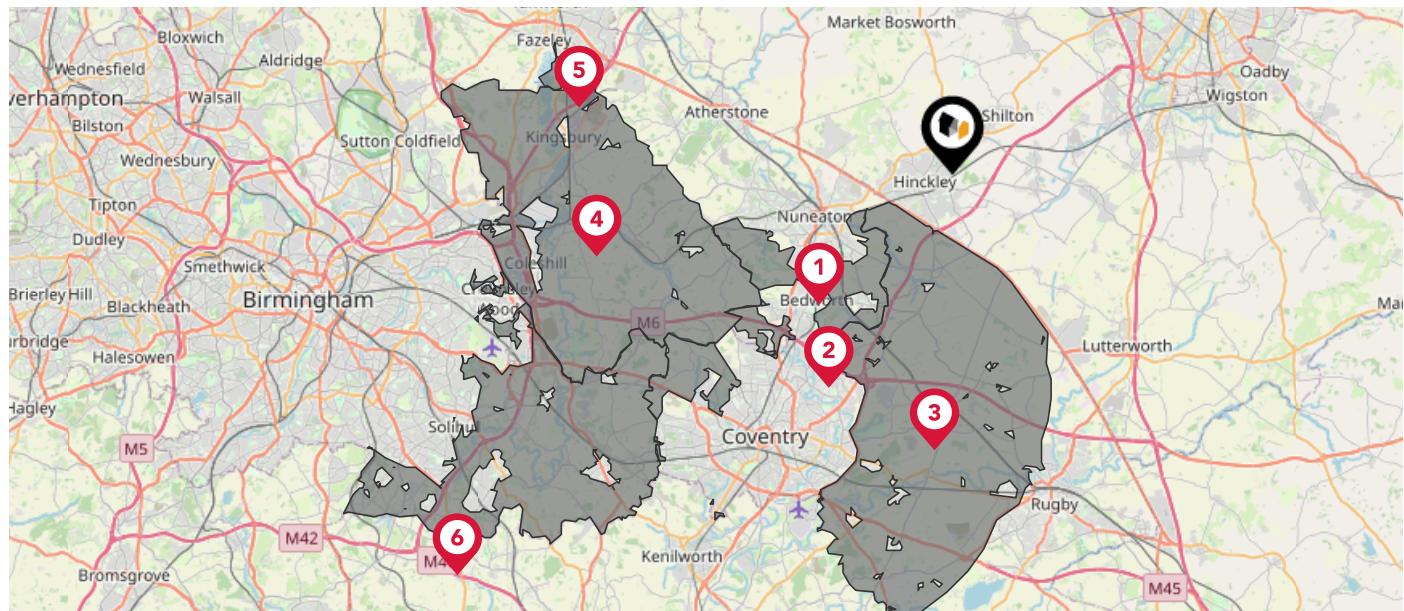
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



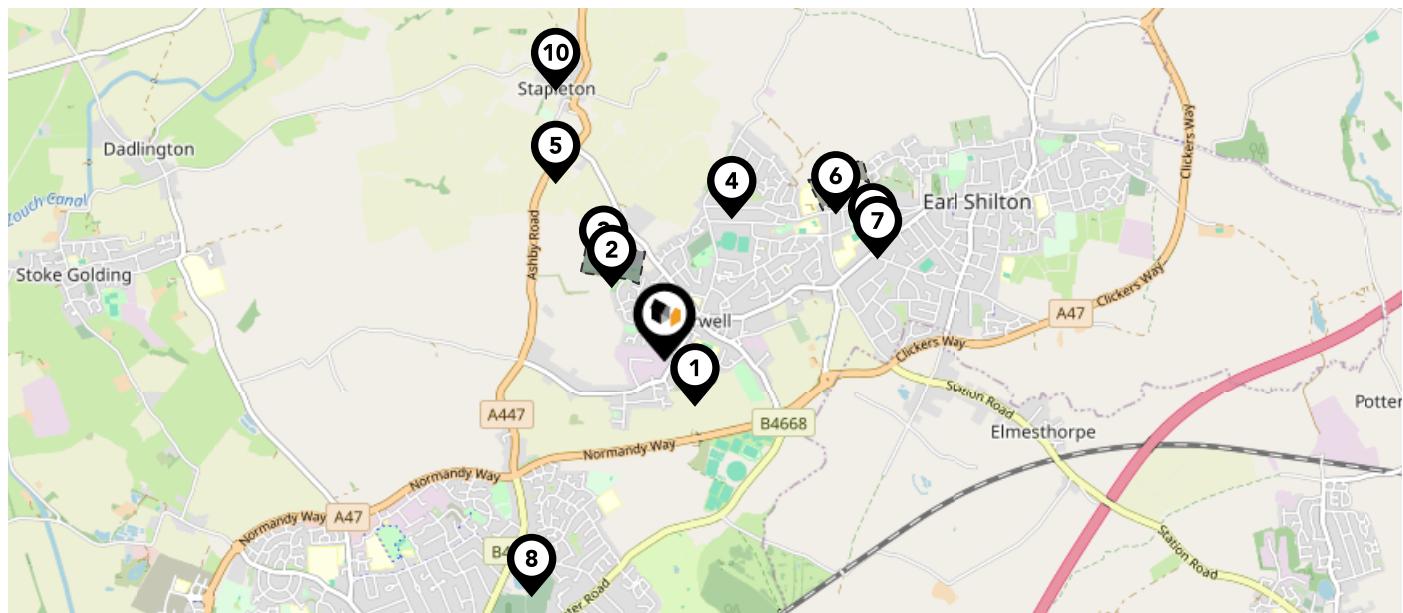
Nearby Green Belt Land

-  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

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.



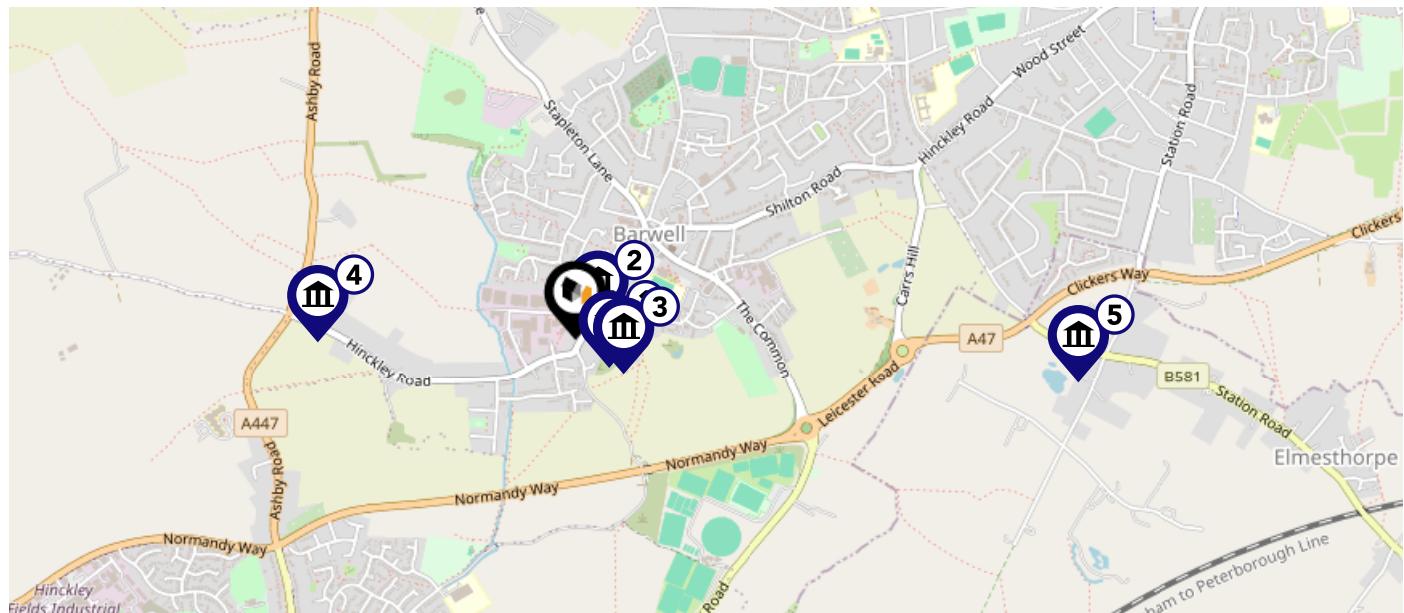
Nearby Landfill Sites

1	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	<input type="checkbox"/>
2	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinkley, Leicestershire	Historic Landfill	<input type="checkbox"/>
3	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill	<input type="checkbox"/>
4	Barwell Landfill Site B-Bardon Road, Barwell, Leicestershire	Historic Landfill	<input type="checkbox"/>
5	Stapleton Landfill Site B-Near Little Fields Farm, Ashby Road, Stapleton, Leicestershire	Historic Landfill	<input type="checkbox"/>
6	Earl Shilton College-Land North of Heath Lane, Earl Shilton, Leicestershire	Historic Landfill	<input type="checkbox"/>
7	Off Heath Lane South-Off Heath Lane South, Earl Shilton, Leicestershire	Historic Landfill	<input type="checkbox"/>
8	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	<input type="checkbox"/>
9	Off Heath Lane-Off Heath Lane, East Shilton, Leicestershire	Historic Landfill	<input type="checkbox"/>
10	Stapleton Landfill Site A-Manor Farm, Green Lane, Stapleton, Leicestershire	Historic Landfill	<input type="checkbox"/>

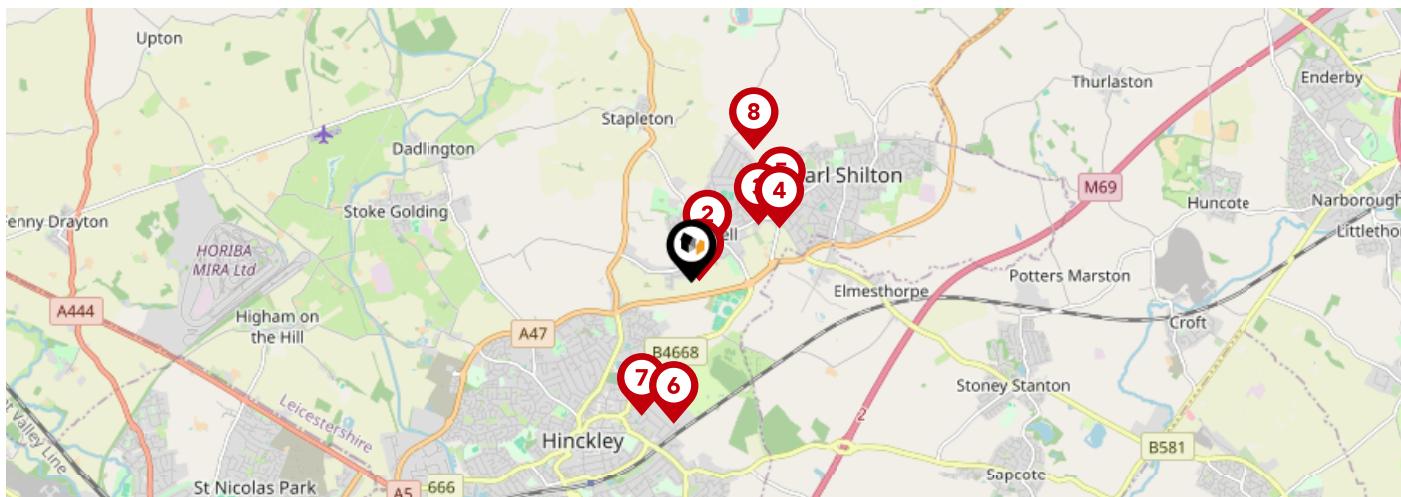
Maps

Listed Buildings

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

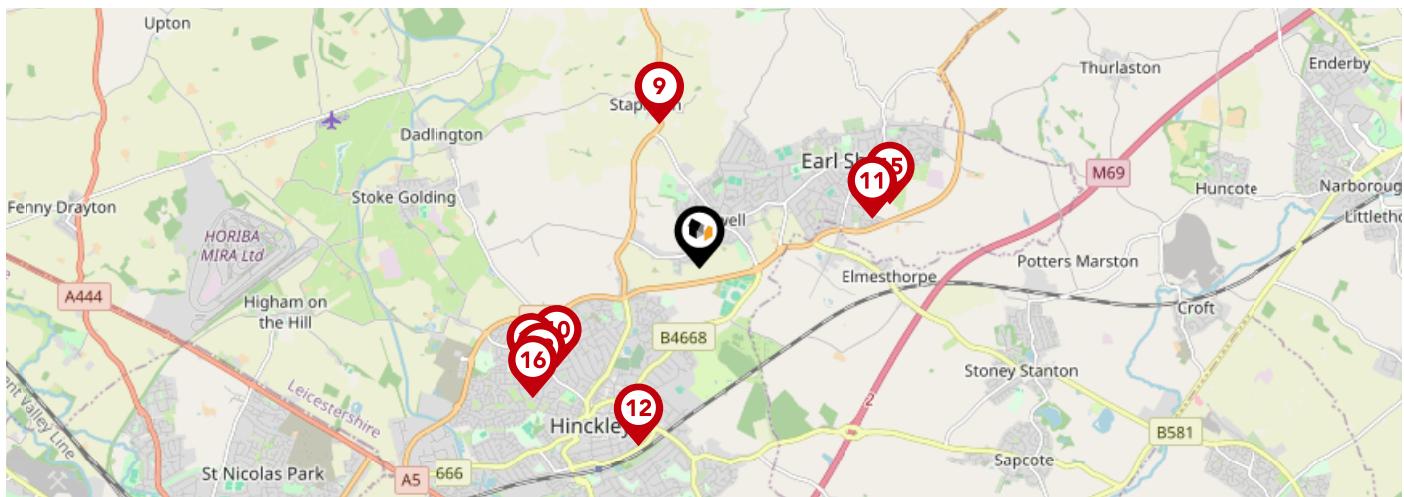


Listed Buildings in the local district	Grade	Distance
 1295064 - War Memorial	Grade II	0.1 miles
 1295017 - The Queens Head Public House	Grade II	0.1 miles
 1074229 - Church Of St Mary	Grade I	0.1 miles
 1361299 - Barwell House Farmhouse And Attached Stable Wing	Grade II	0.6 miles
 1074693 - Church Of St Mary	Grade II	1.2 miles



Nursery Primary Secondary College Private

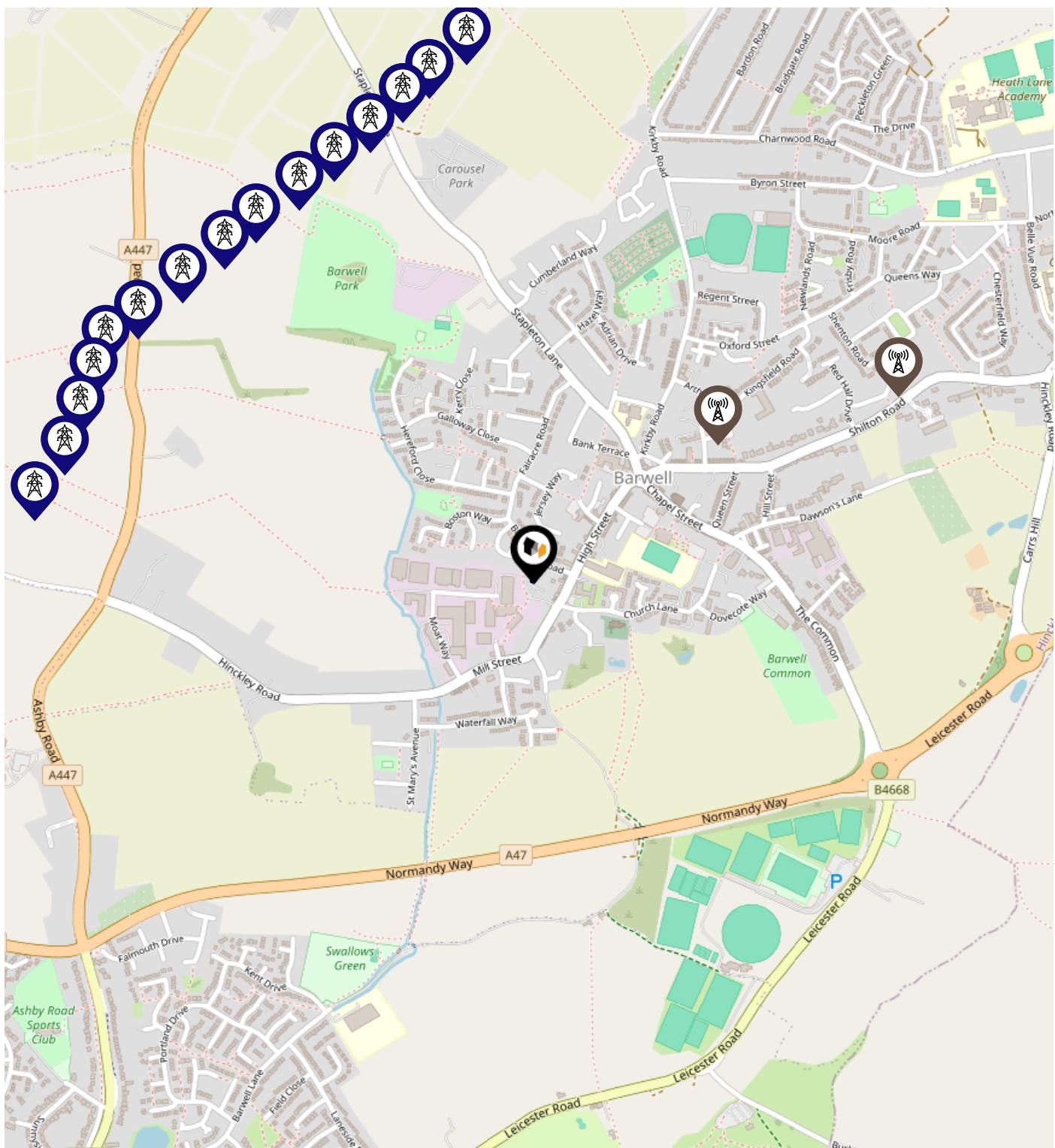
1	Barwell Church of England Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 226 Distance:0.07					
2	Barwell Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 160 Distance:0.31					
3	The Fusion Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 85 Distance:0.8					
4	Newlands Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 311 Distance:0.93					
5	Heath Lane Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 698 Distance:1.05					
6	The Hinckley School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1166 Distance:1.28					
7	Hinckley Parks Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 564 Distance:1.29					
8	Meadow View Farm School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 40 Distance:1.32					



Nursery Primary Secondary College Private

9	The Cedars	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 4 Distance:1.35					
10	Richmond Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 515 Distance:1.56					
11	Townlands Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 316 Distance:1.63					
12	Saint Peter's Catholic Primary School, A Voluntary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 206 Distance:1.7					
13	Dorothy Goodman School Hinckley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 387 Distance:1.78					
14	Redmoor Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 919 Distance:1.8					
15	St Simon and St Jude CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 160 Distance:1.81					
16	Dovetree School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 49 Distance:1.9					

Local Area Masts & Pylons

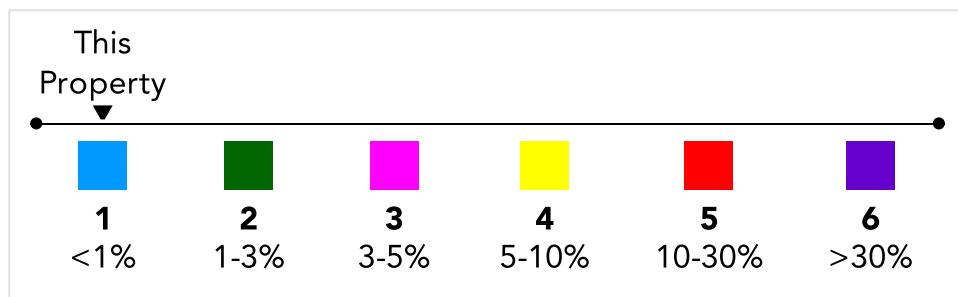
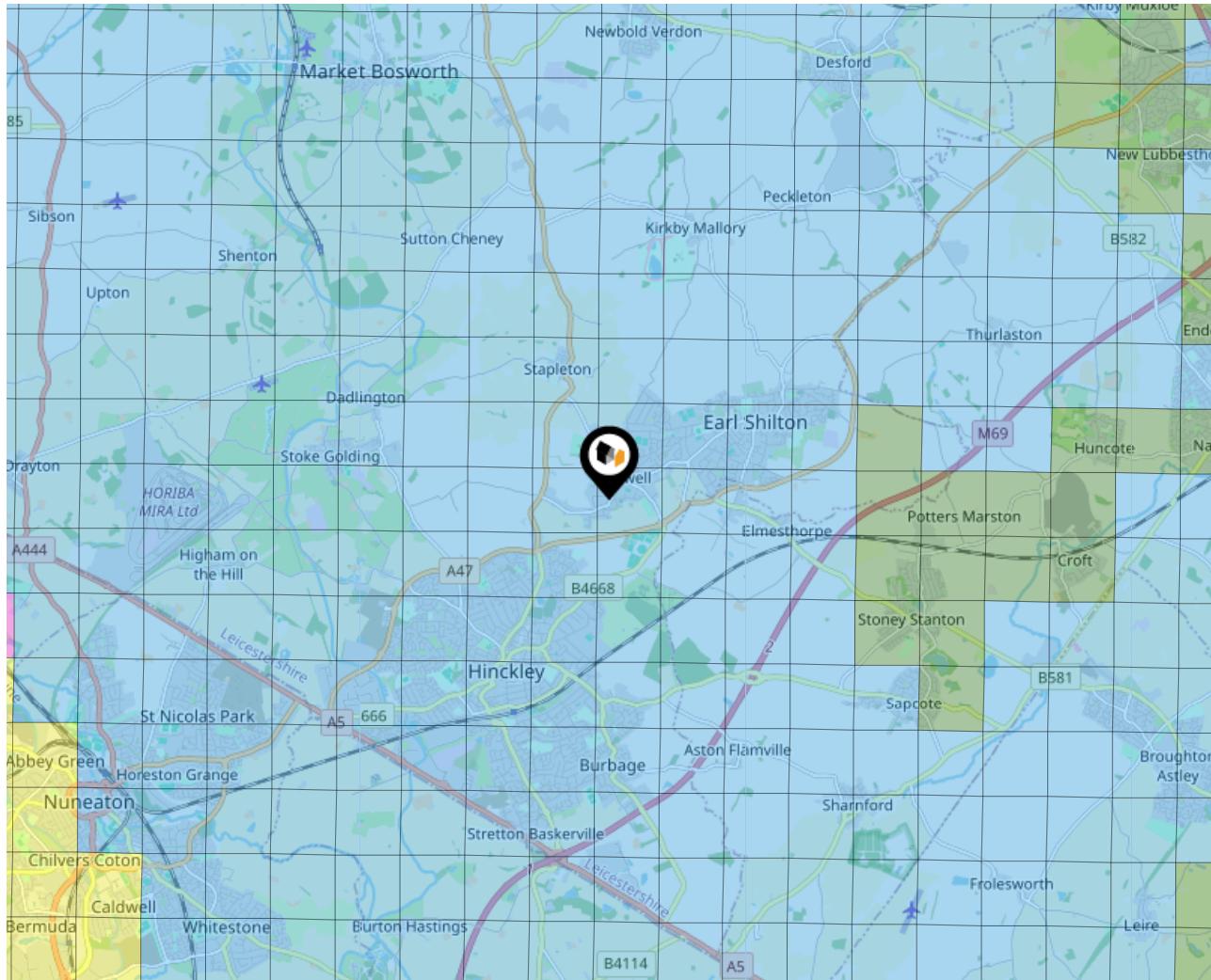


Key:

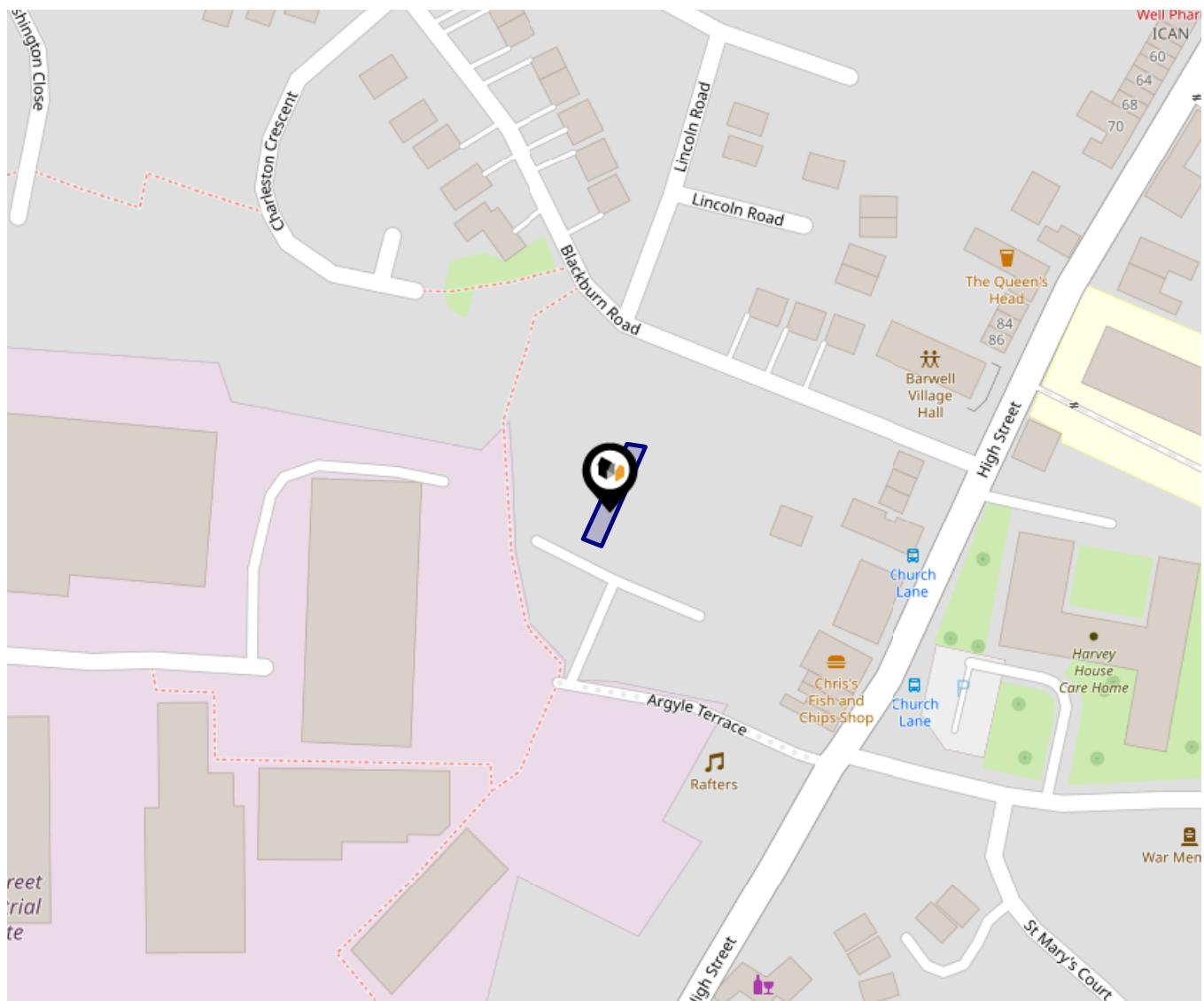
- Power Pylons
- Communication Masts

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



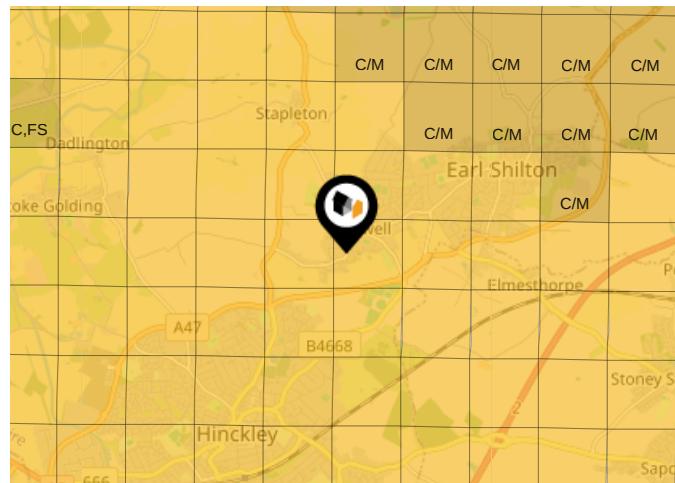
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

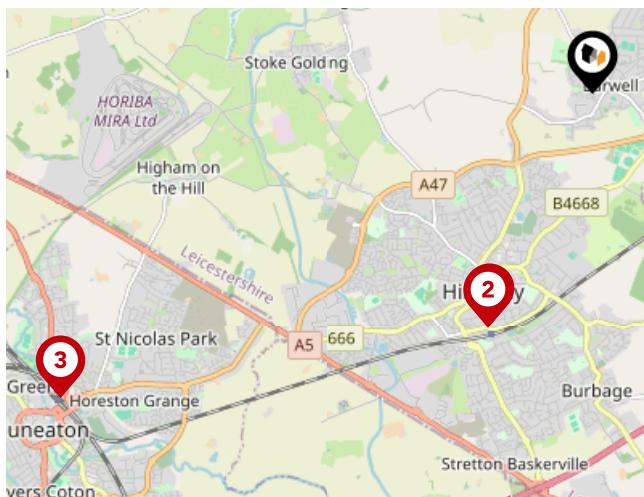
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

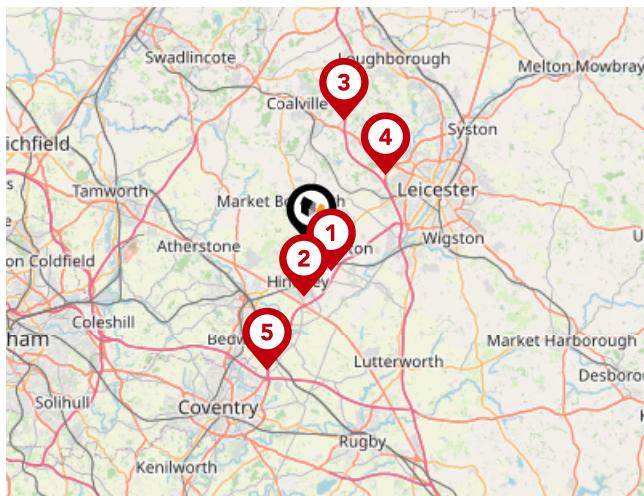
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



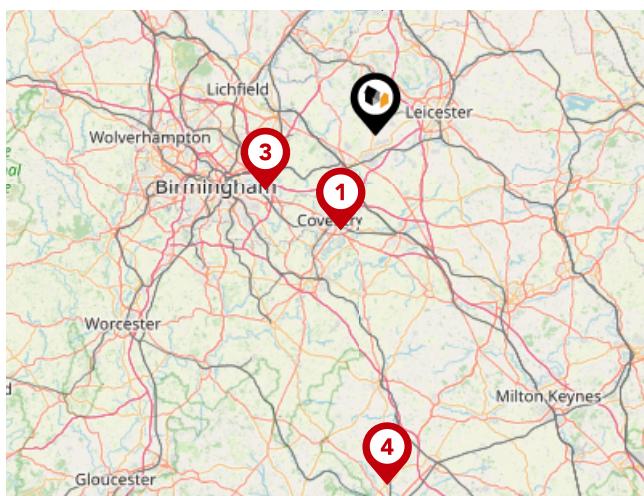
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	2.28 miles
2	Hinckley Rail Station	2.31 miles
3	Nuneaton Rail Station	5.53 miles



Trunk Roads/Motorways

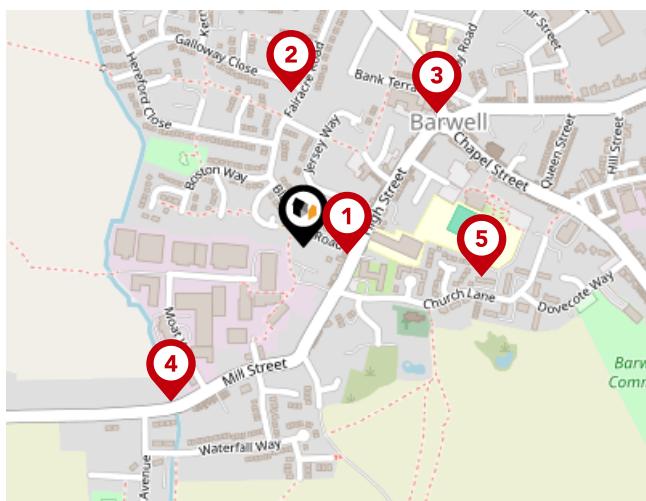
Pin	Name	Distance
1	M69 J2	2.18 miles
2	M69 J1	3.51 miles
3	M1 J22	9.45 miles
4	M1 J21A	7.46 miles
5	M6 J2	9.42 miles



Airports/Helipads

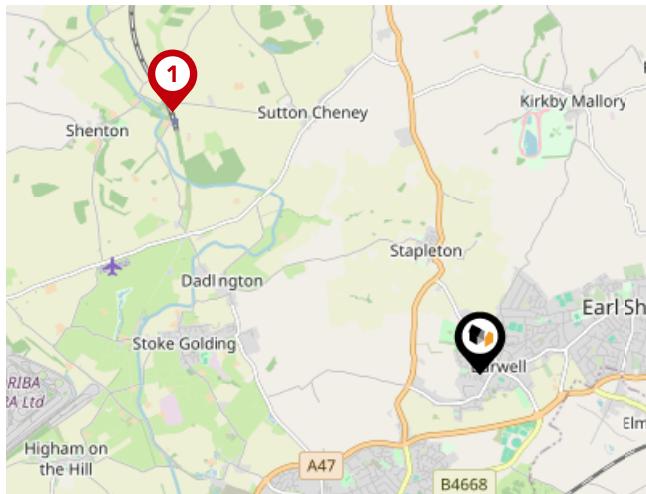
Pin	Name	Distance
1	Baginton	14.66 miles
2	East Mids Airport	18.06 miles
3	Birmingham Airport	17.85 miles
4	Kidlington	50.7 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.05 miles
2	Galloway Close	0.17 miles
3	The Square	0.21 miles
4	St Marys Avenue	0.23 miles
5	Adcote Close	0.2 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	3.64 miles
2	Shackerstone Rail Station (Battlefield Line)	7.28 miles



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.

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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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.

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Land Registry

