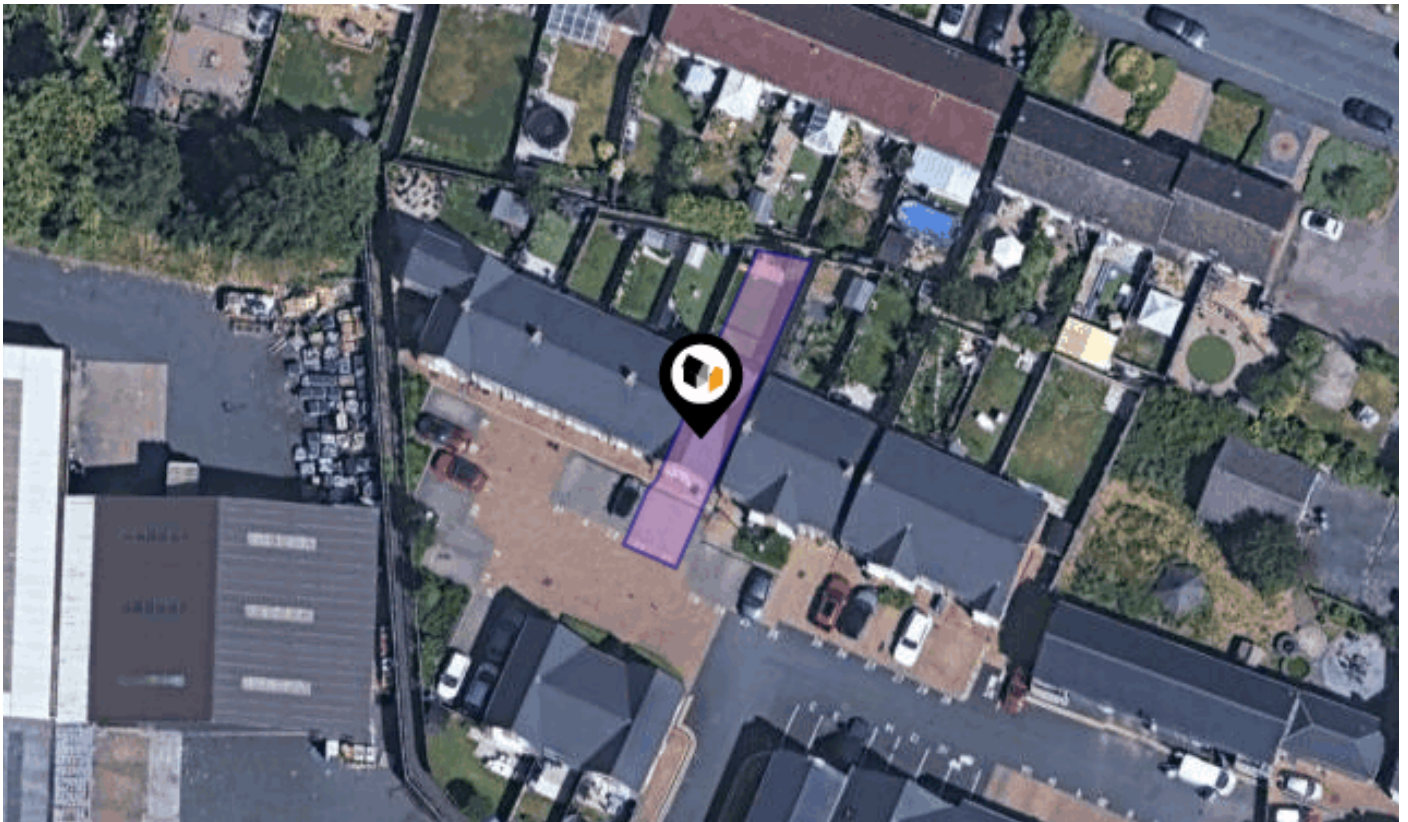


[See More Online](#)

# **MAR:** Market Appraisal Report

An Insight Into This Property & the Local Market

**Saturday 24<sup>th</sup> January 2026**



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

**Price Estimate :** £222,000

## **Martin & Co | Hinckley**

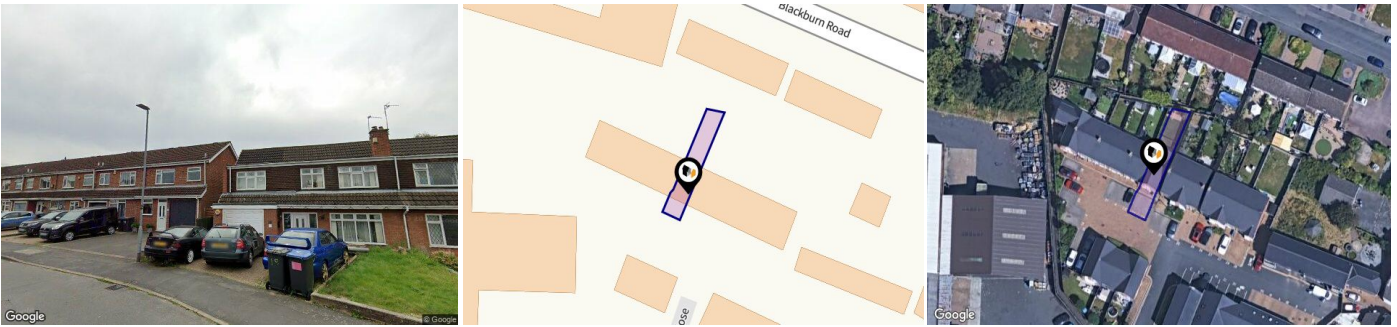
99-109 Castle Street Hinckley LE10 1DA

01455 636349

[steve.chadwick@martinco.com](mailto:steve.chadwick@martinco.com)

[www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/](http://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 <sup>2</sup> / 69 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£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	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		29	1000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	
	
	
	
	

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		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	69 m <sup>2</sup>

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.

## 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

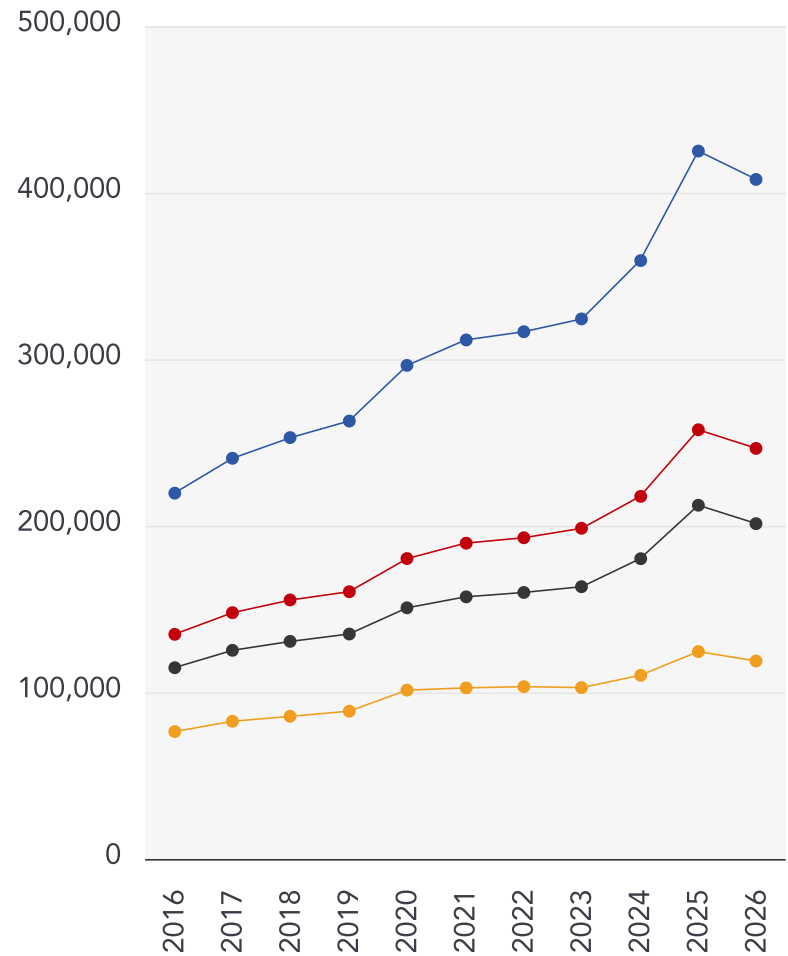
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

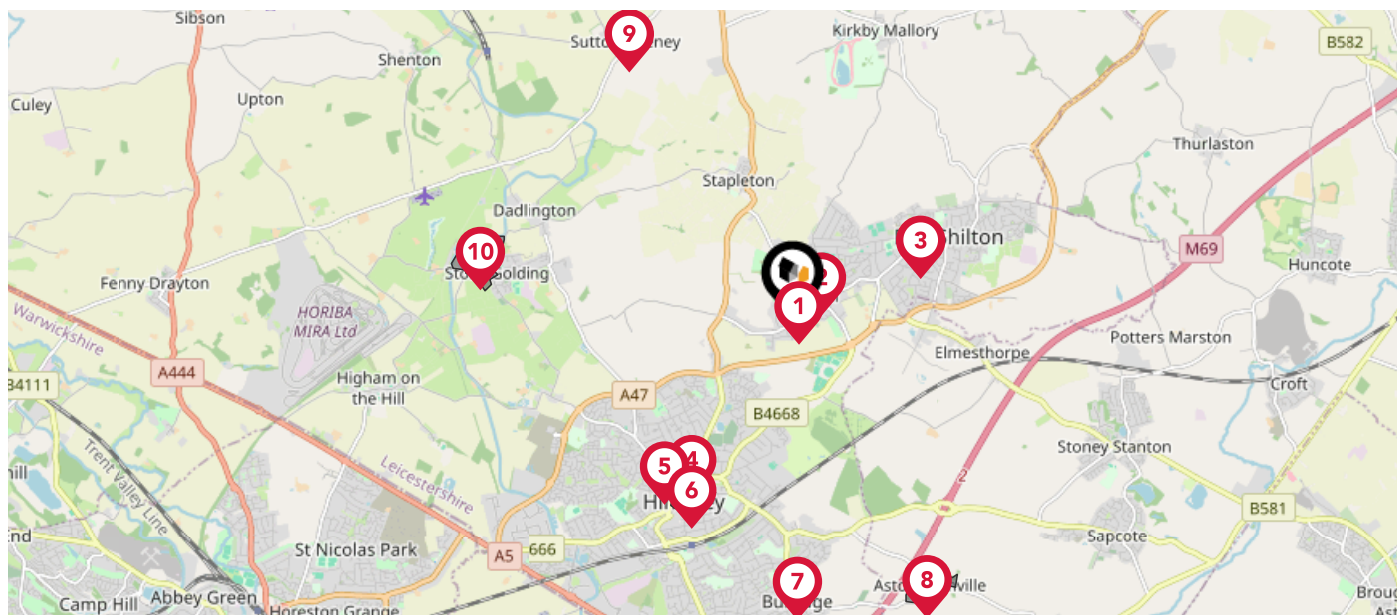
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.



# Maps

## Conservation Areas

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



### Nearby Conservation Areas



Barwell A



Barwell B



Earl Shilton



Hinckley - Druid Street



Hinckley, Hollycroft



Hinckley - Town Centre



Burbage



Aston Flamville

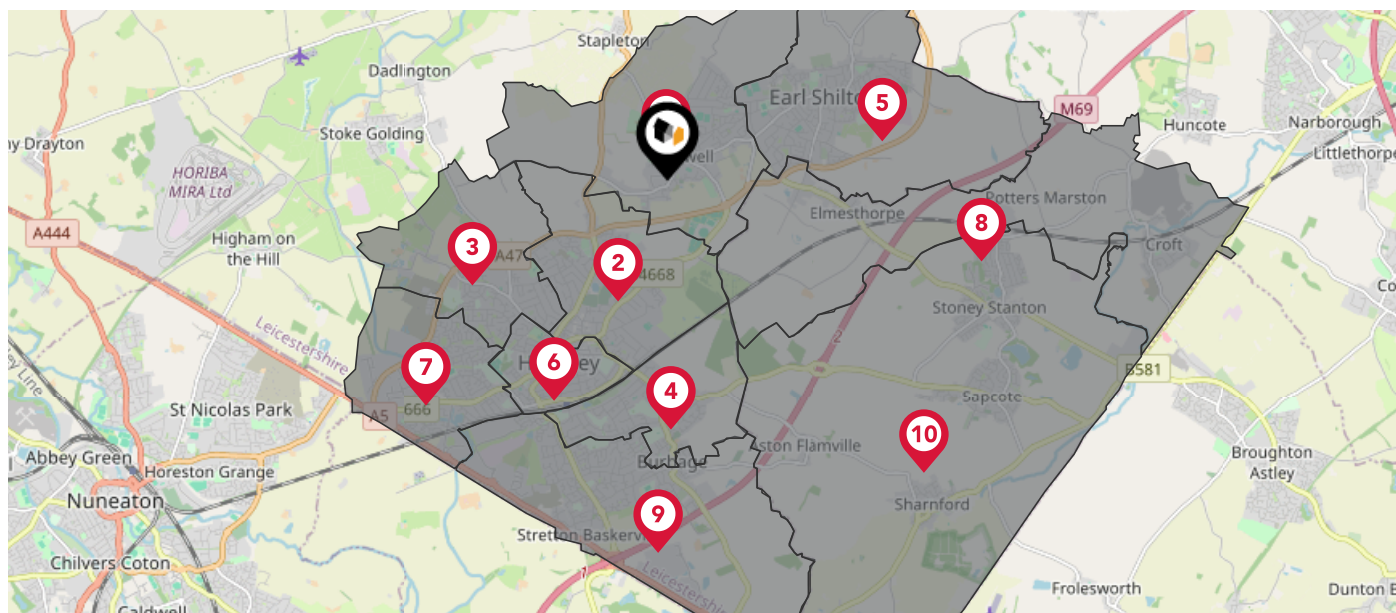


Sutton Cheney



Stoke Golding

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

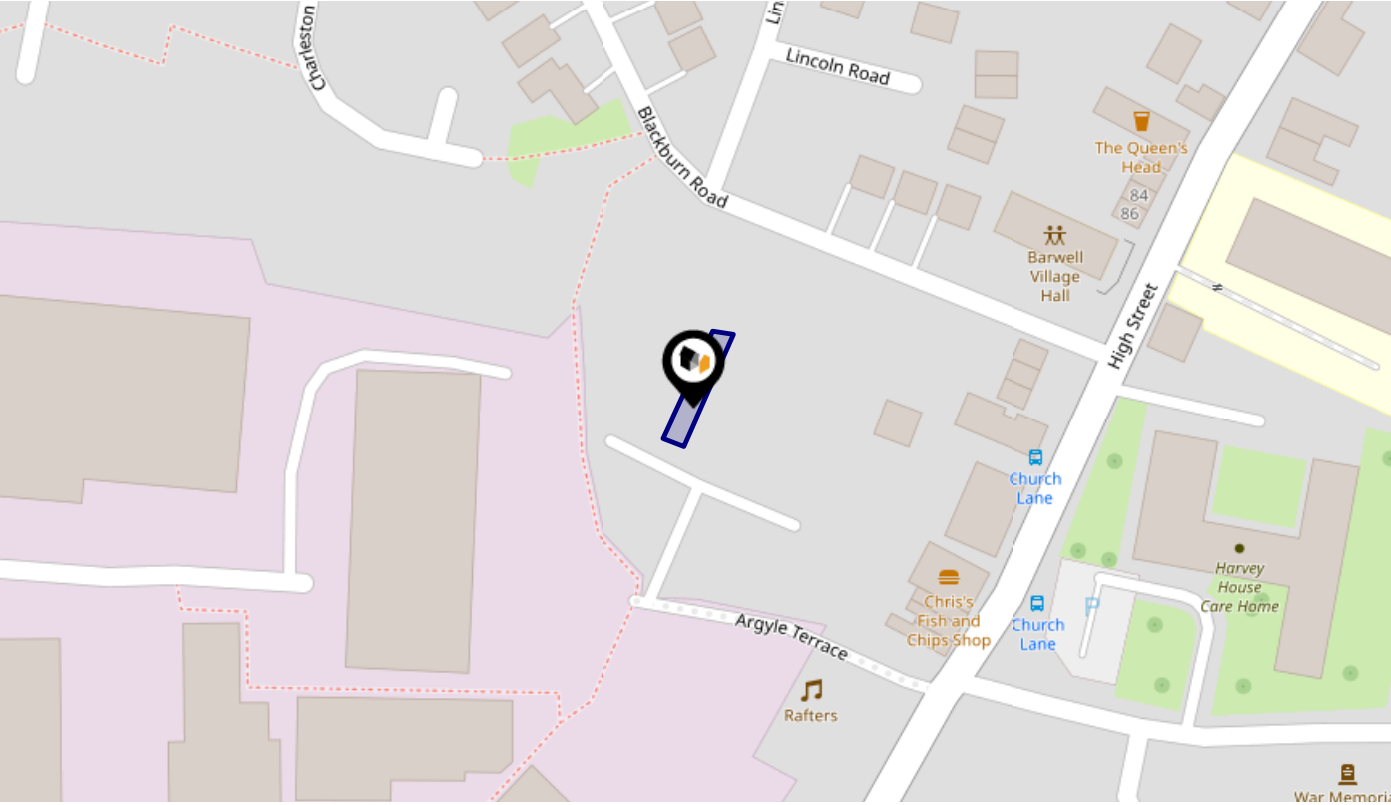
9

Burbage Sketchley and Stretton Ward

10

Stanton and Flamville Ward

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








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

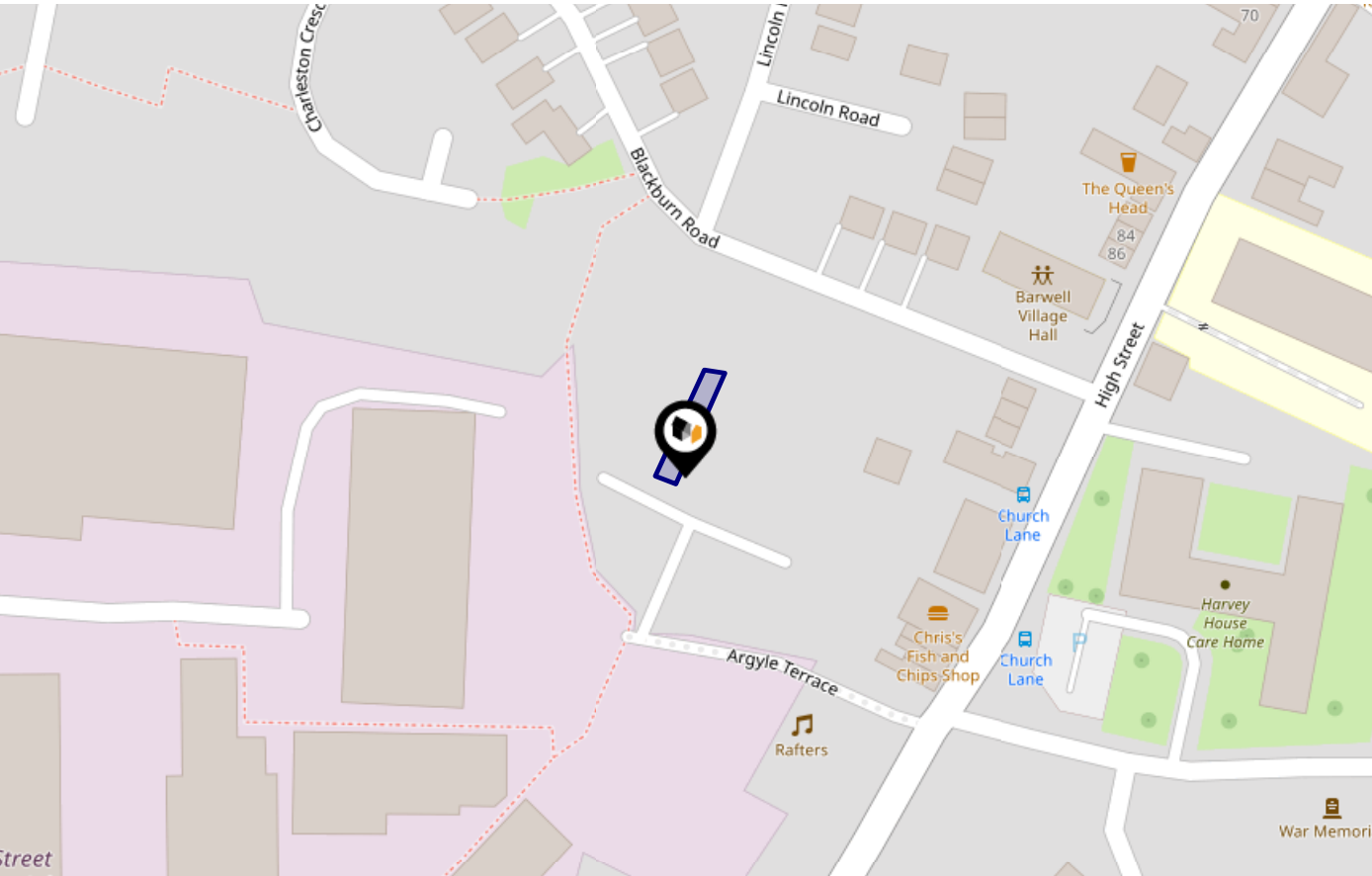
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating:** Very low

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

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

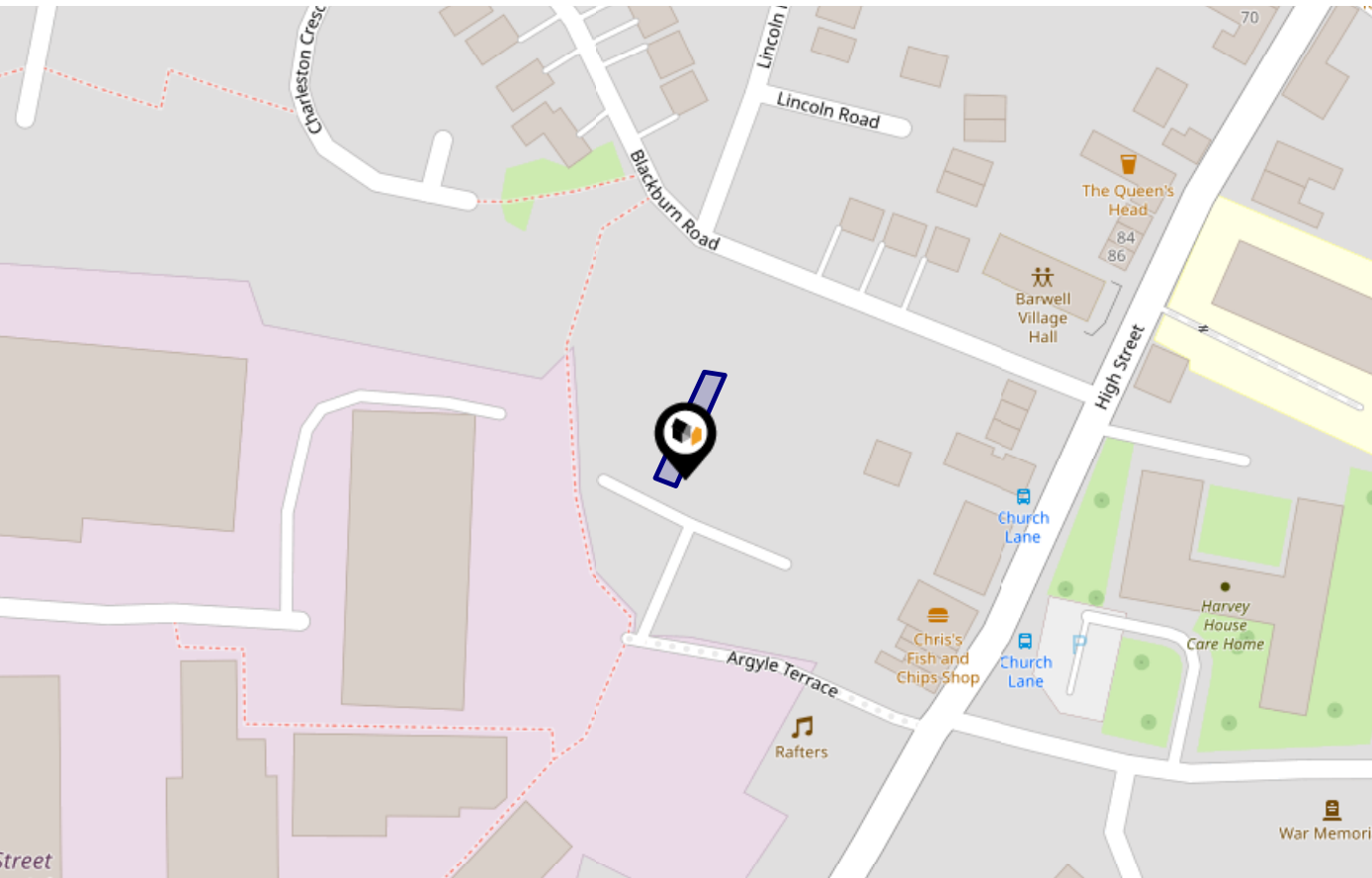
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

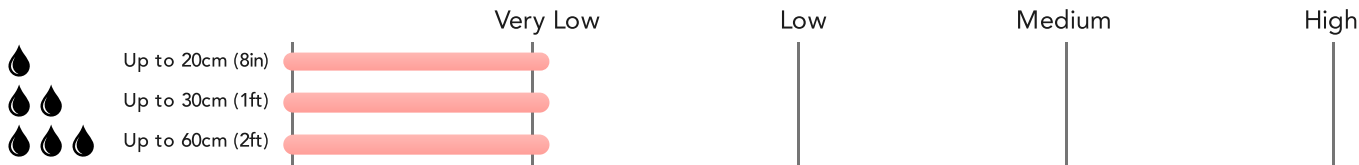


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

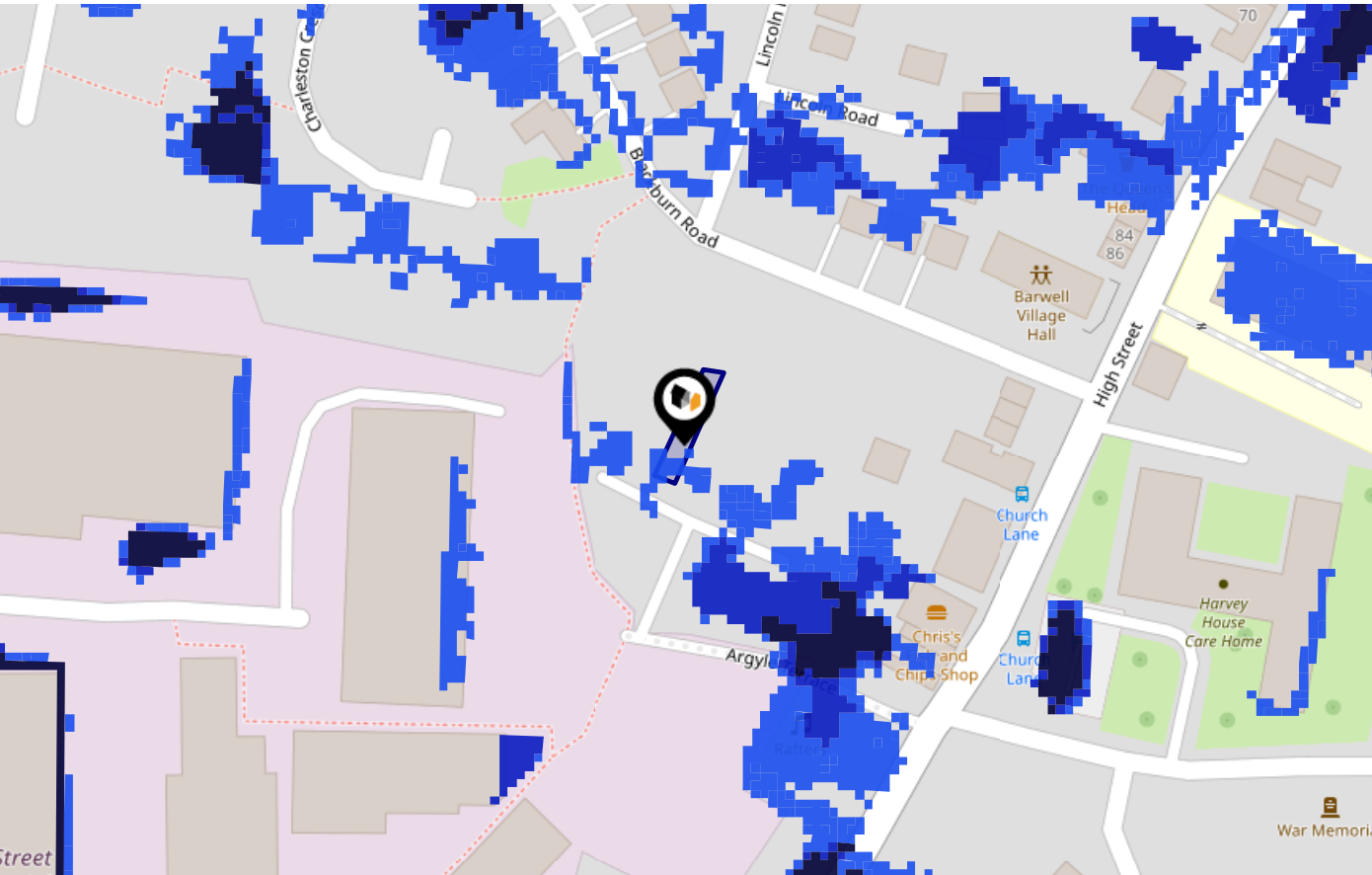




# Flood Risk





## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

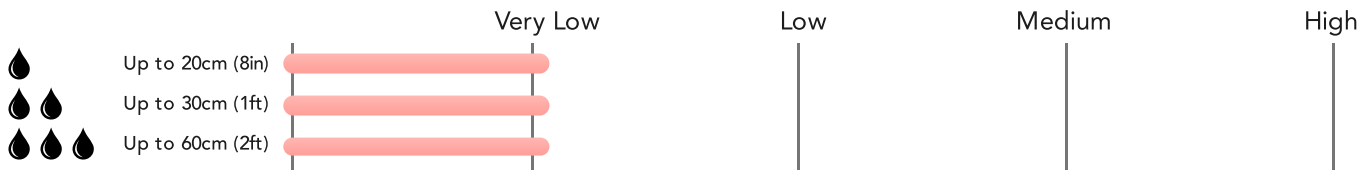


Risk Rating: **Very low**

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

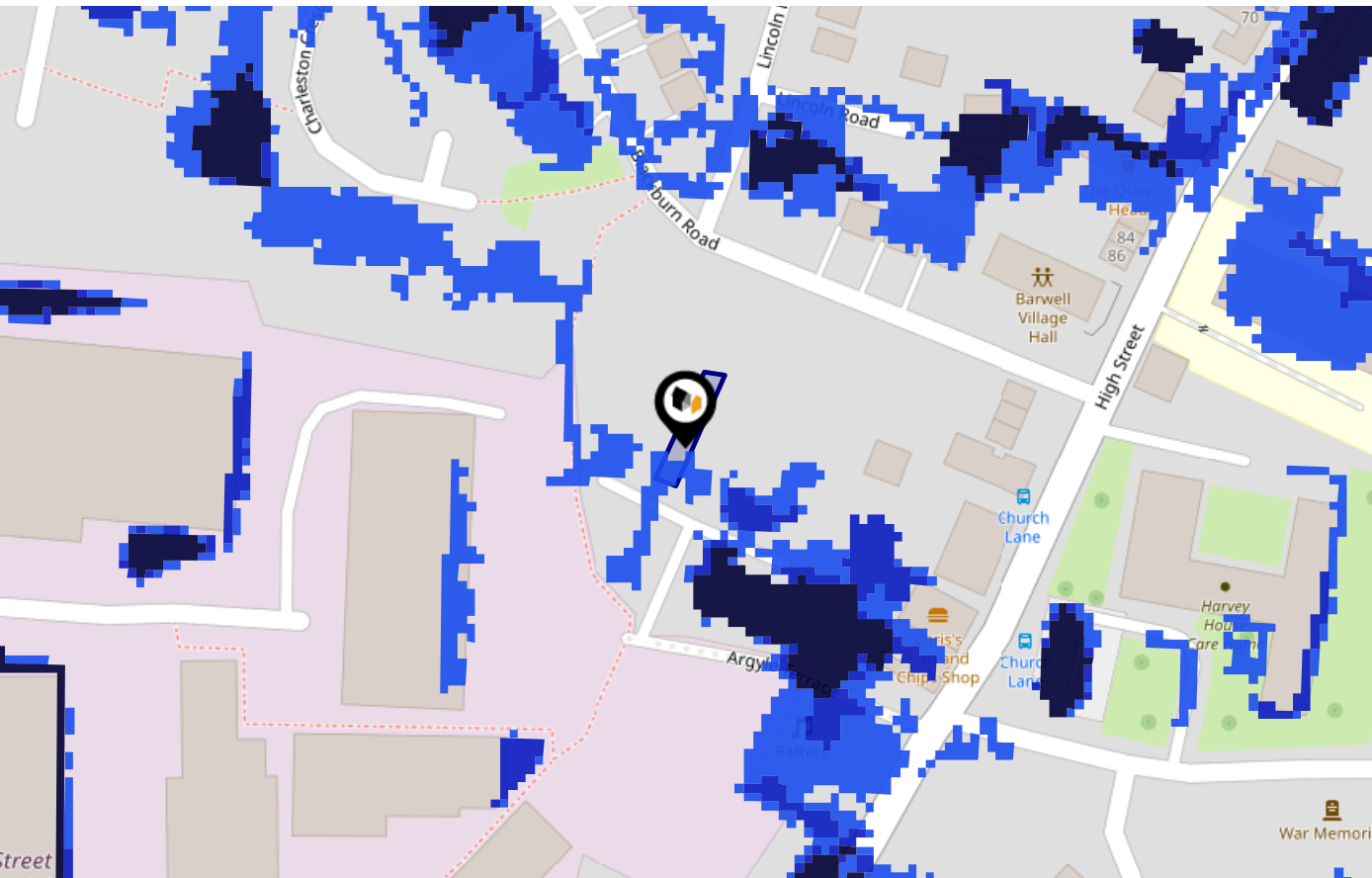
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

Chance of flooding to the following depths at this property:









This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

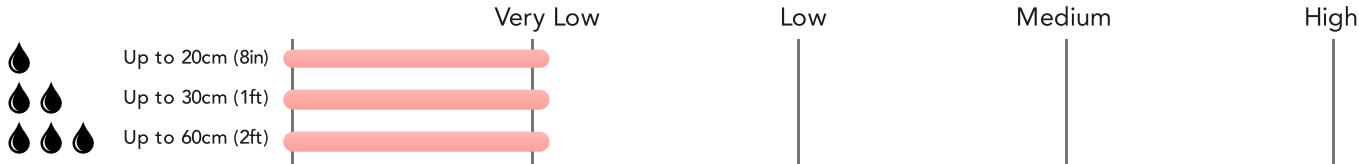


Risk Rating: Very low

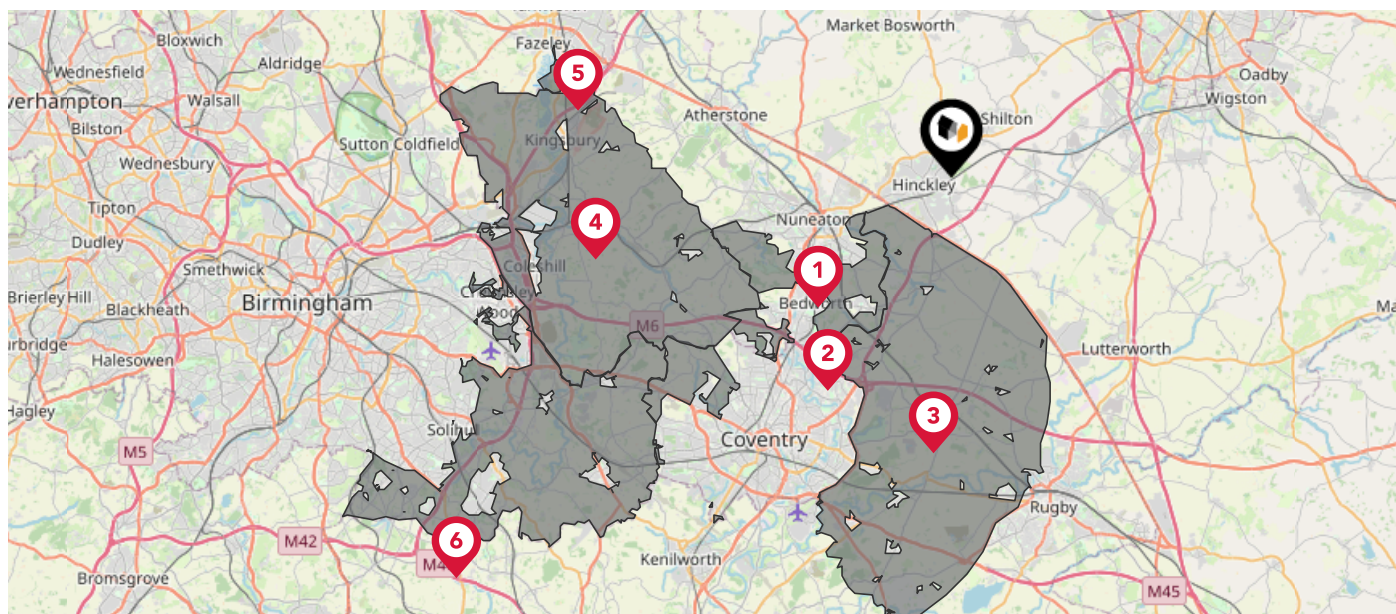
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



### Nearby Green Belt Land



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - North Warwickshire

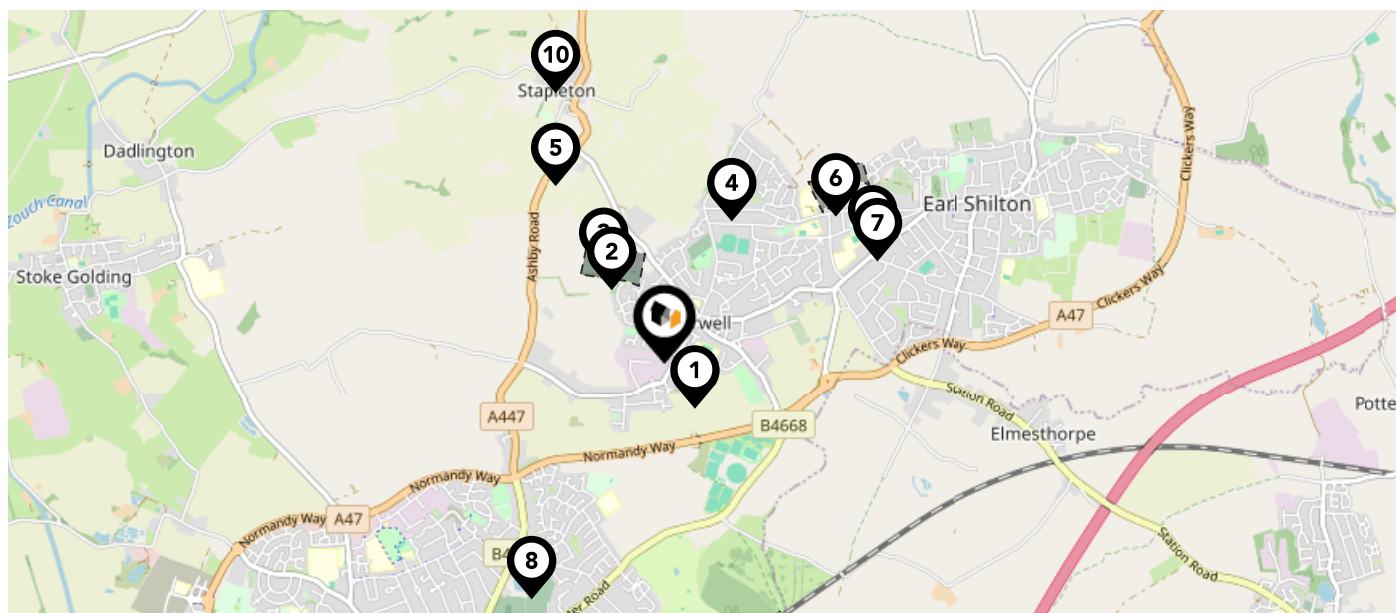


Birmingham Green Belt - Tamworth



Birmingham Green Belt - Solihull

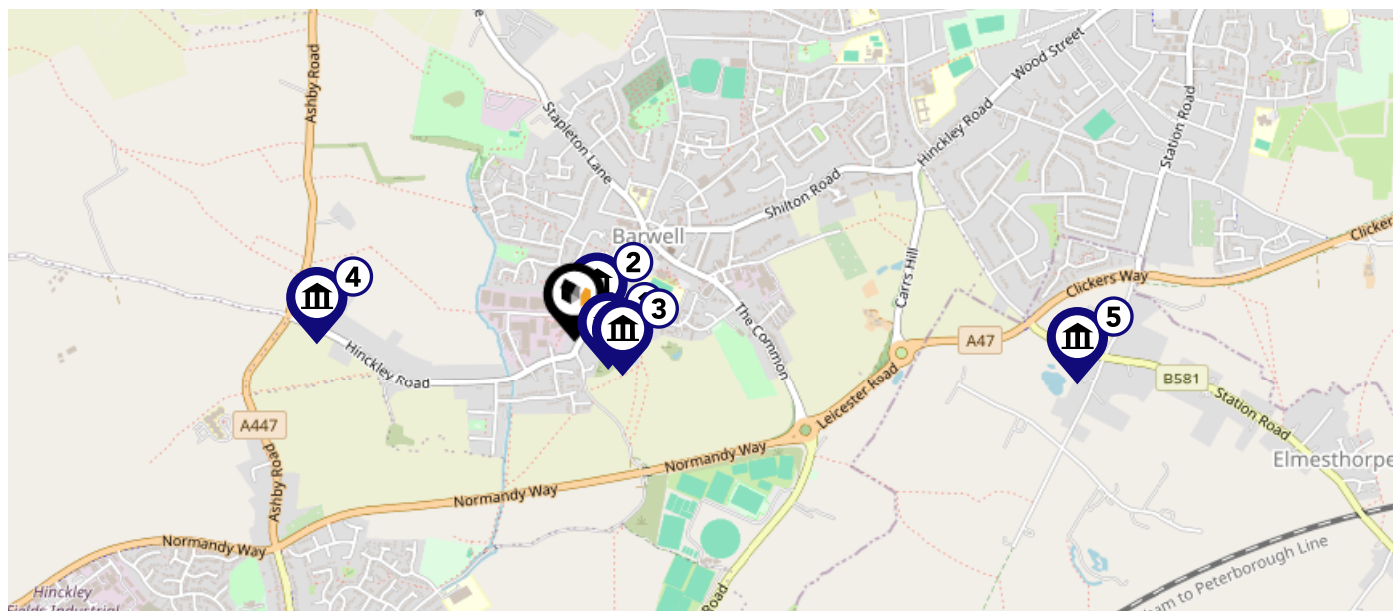
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

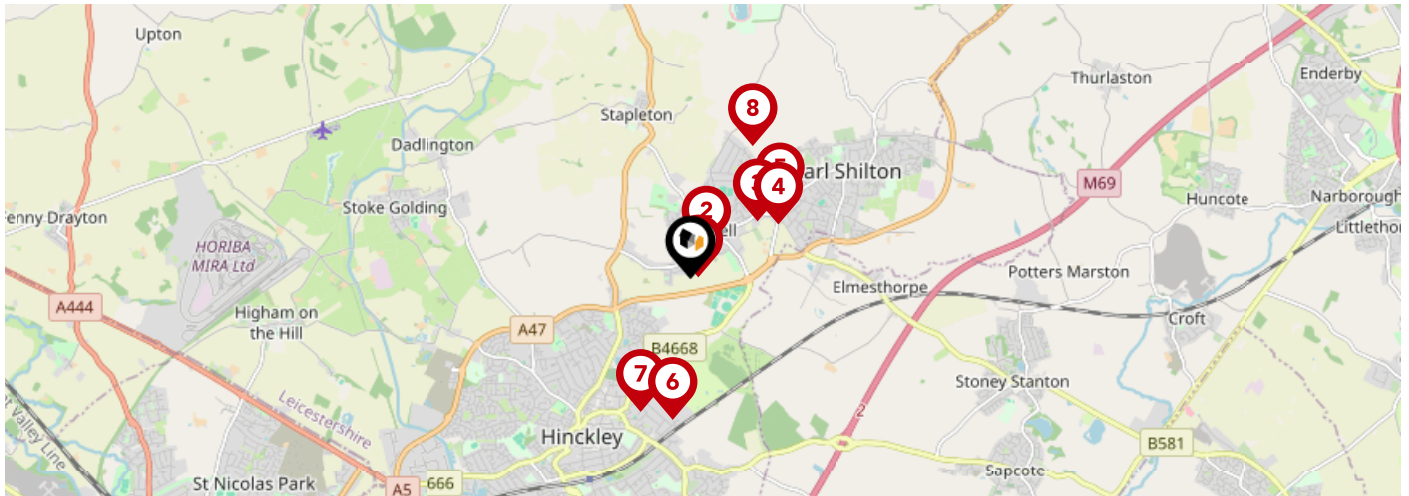
<b>1</b>	Barwell Landfill Site C, Church Lane-Church Lane, Barwell, Leicestershire	Historic Landfill	
<b>2</b>	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinkley, Leicestershire	Historic Landfill	
<b>3</b>	Urban District Council Refuse Tip-Stapleton Lane, Barwell, Leicestershire	Historic Landfill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

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

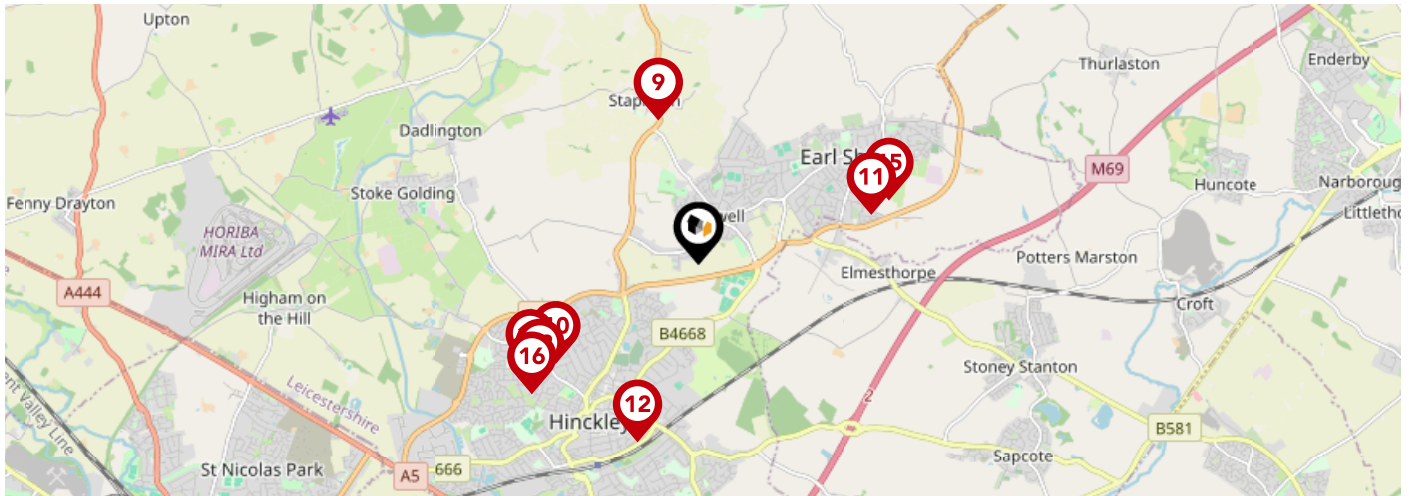


Listed Buildings in the local district		Grade	Distance
	1295064 - War Memorial	Grade II	0.1 miles
	1295017 - The Queens Head Public House	Grade II	0.1 miles
	1074229 - Church Of St Mary	Grade I	0.1 miles
	1361299 - Barwell House Farmhouse And Attached Stable Wing	Grade II	0.6 miles
	1074693 - Church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





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

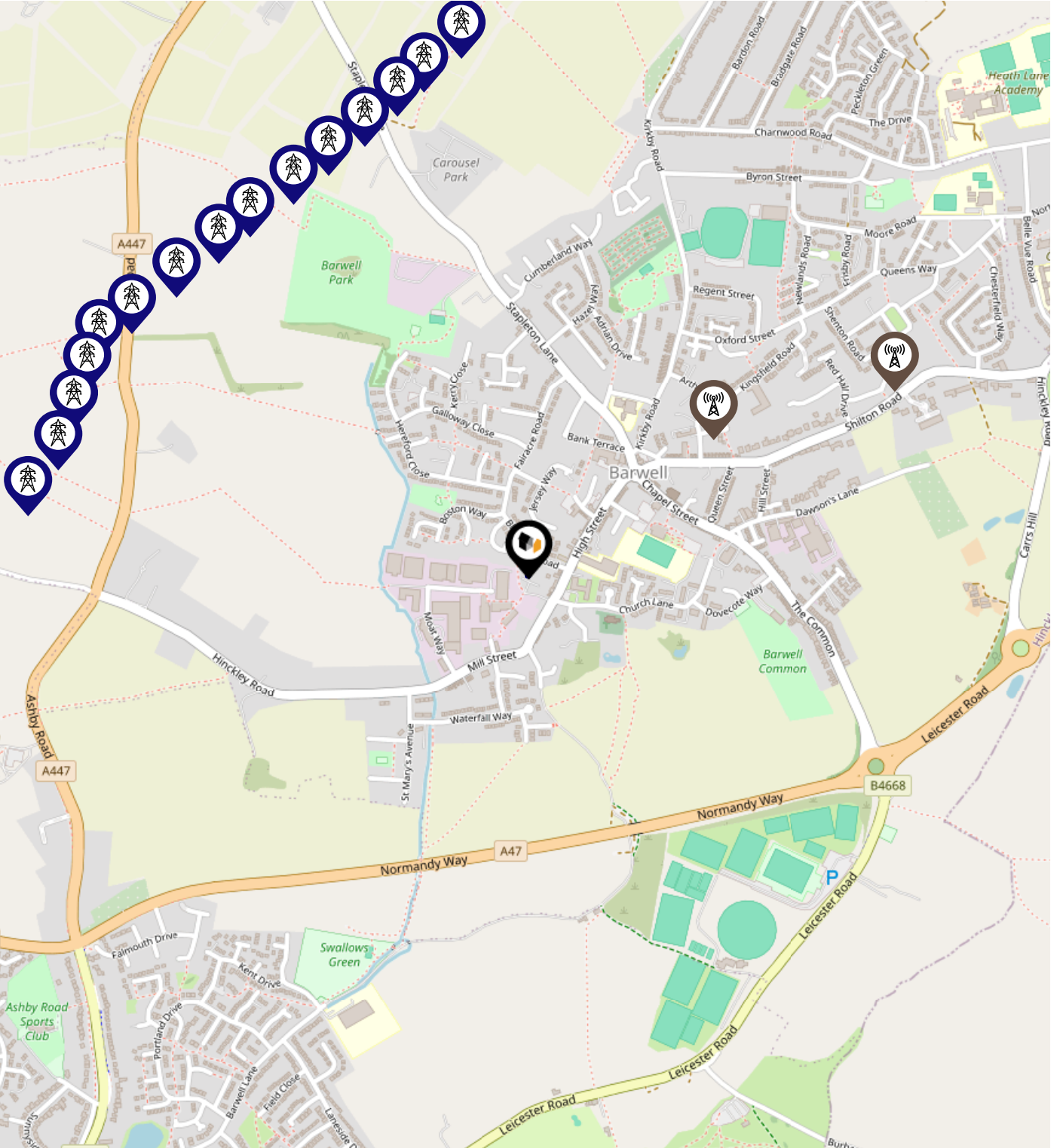


		Nursery	Primary	Secondary	College	Private
	<b>The Cedars</b> Ofsted Rating: Good   Pupils: 4   Distance: 1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Richmond Primary School</b> Ofsted Rating: Good   Pupils: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





# Local Area

## Masts & Pylons

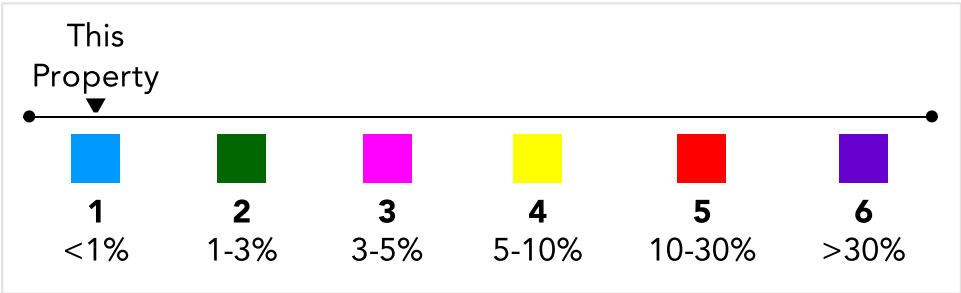
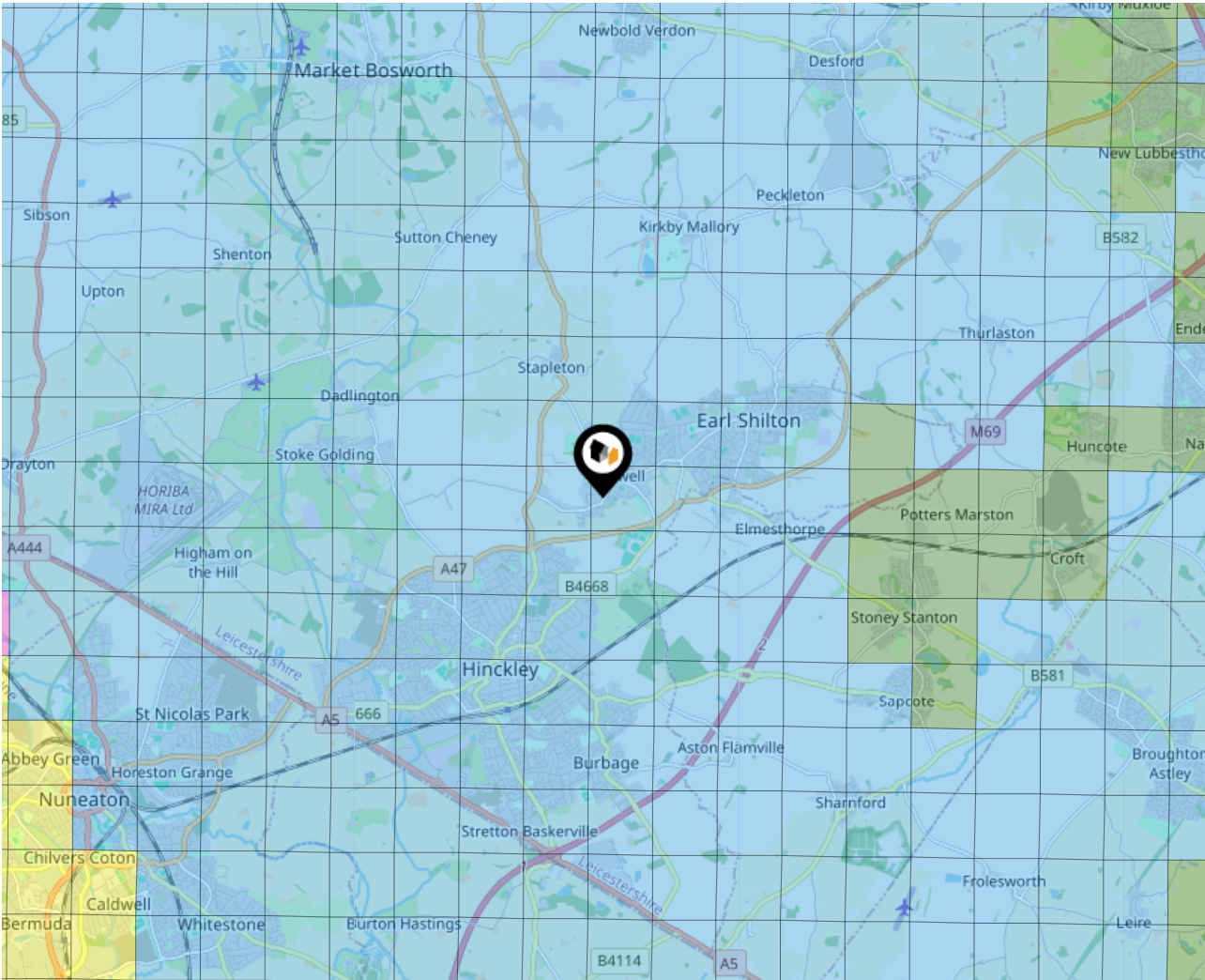


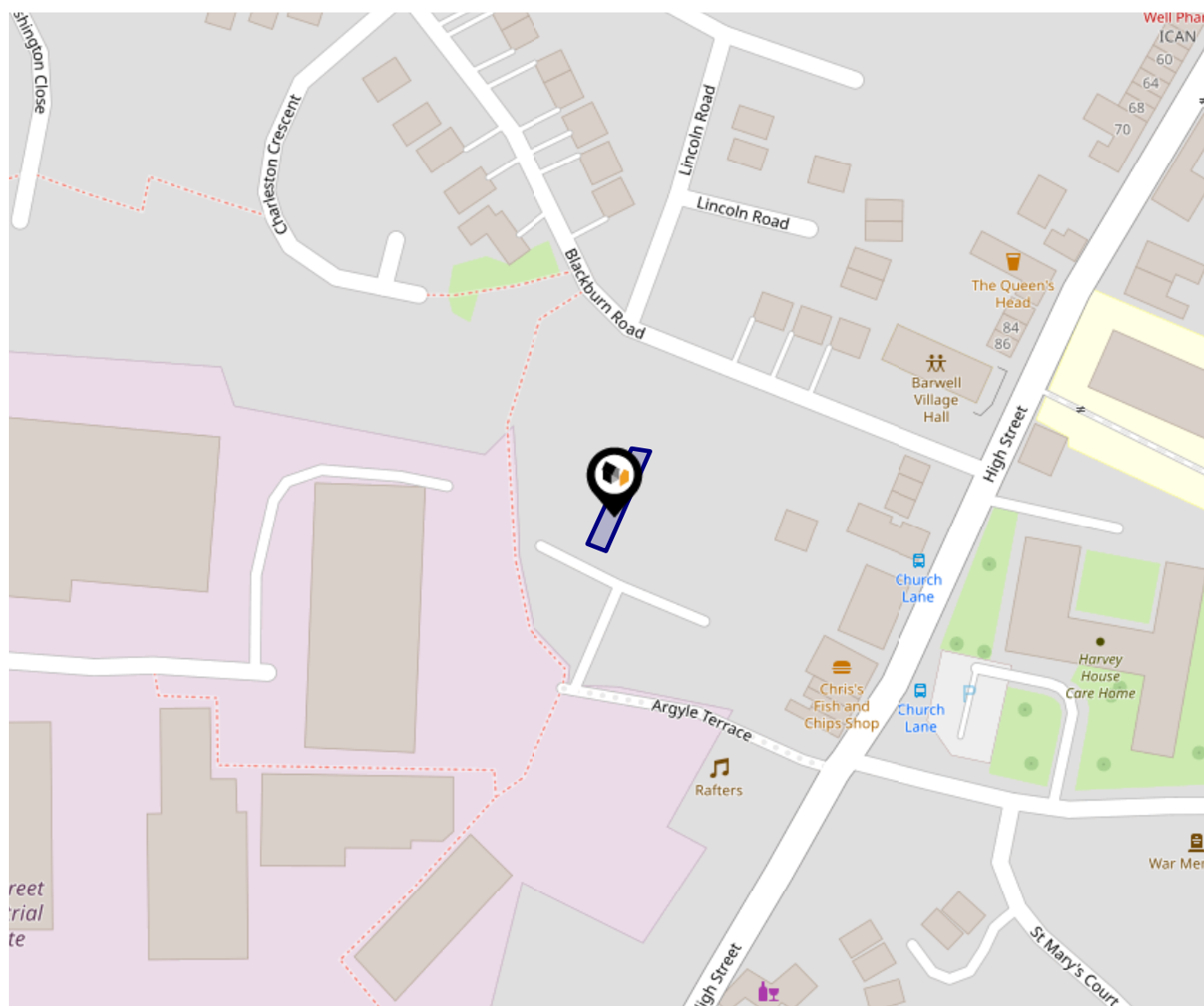
**Key:**

-  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>).





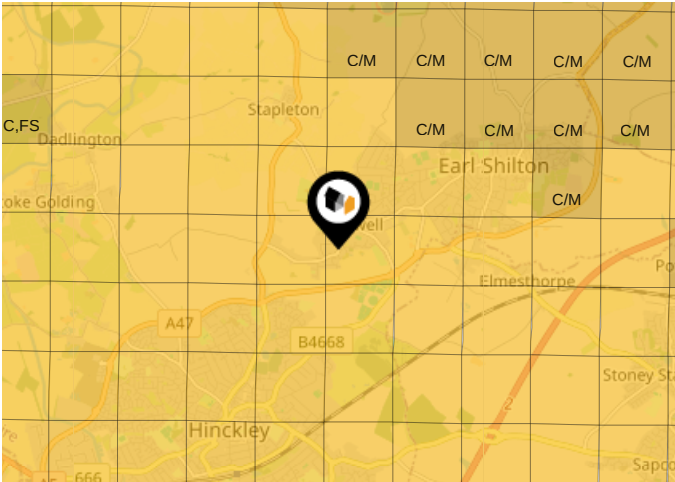
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

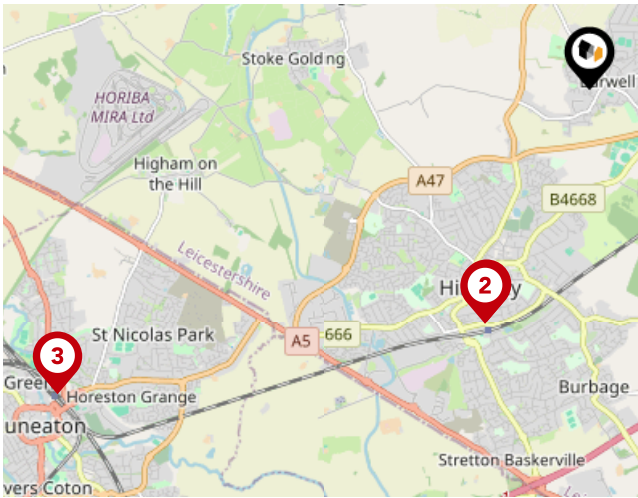
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

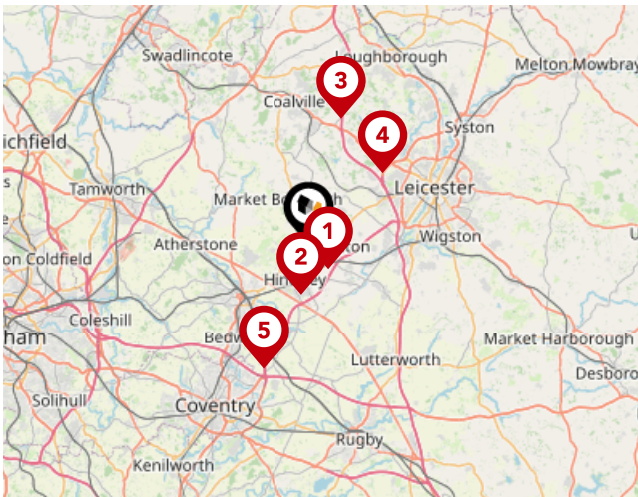
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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





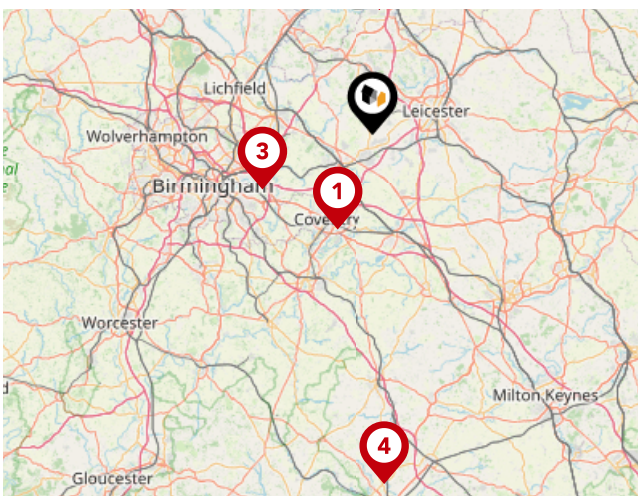
### National Rail Stations

Pin	Name	Distance
	Hinckley Rail Station	2.28 miles
	Hinckley Rail Station	2.31 miles
	Nuneaton Rail Station	5.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M69 J2	2.18 miles
	M69 J1	3.51 miles
	M1 J22	9.45 miles
	M1 J21A	7.46 miles
	M6 J2	9.42 miles

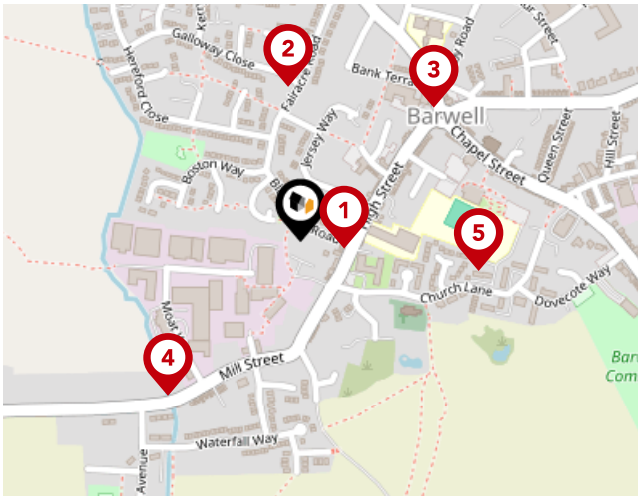


### Airports/Helipads






Pin	Name	Distance
	Baginton	14.66 miles
	East Mids Airport	18.06 miles
	Birmingham Airport	17.85 miles
	Kidlington	50.7 miles

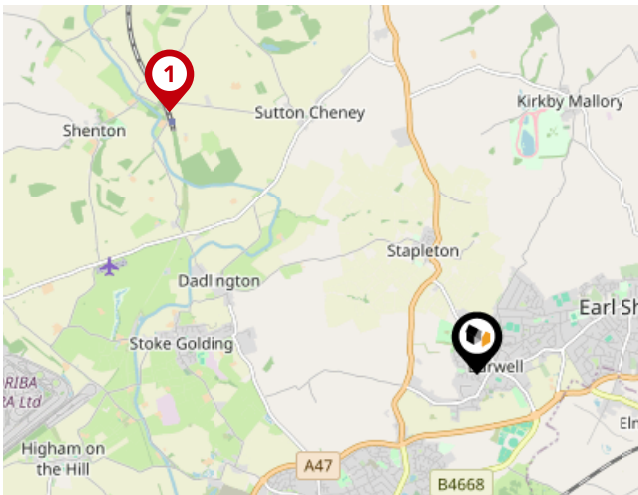
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Church Lane	0.05 miles
	Galloway Close	0.17 miles
	The Square	0.21 miles
	St Marys Avenue	0.23 miles
	Adcote Close	0.2 miles



### Local Connections

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



/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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