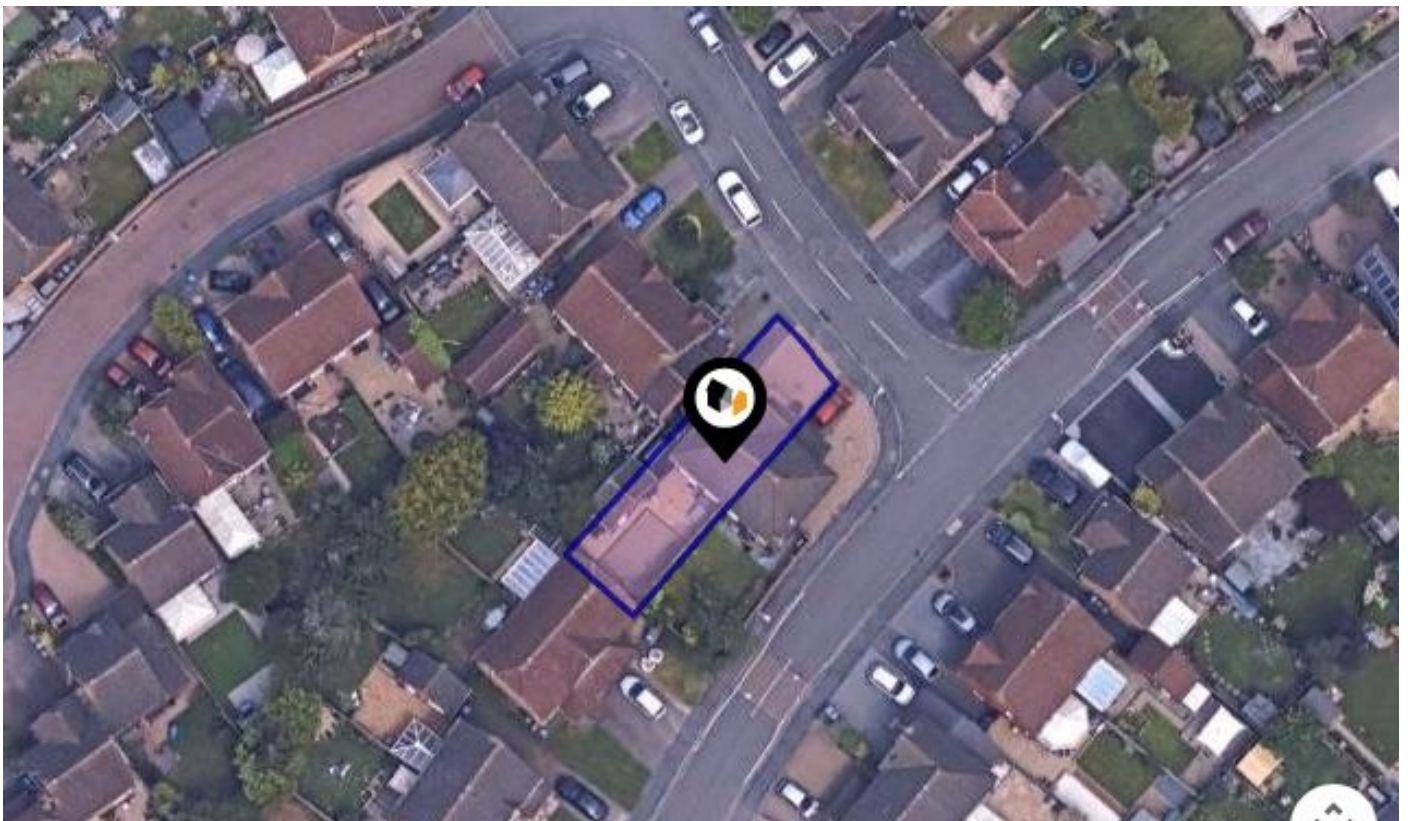


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st October 2025



HOGARTH DRIVE, HINCKLEY, LE10

Price Estimate : £268,000

Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

mark.cullen@martinco.com

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



Property

Type:	Semi-Detached	Price Estimate:	£268,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.05 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,792		
Title Number:	LT259750		

Local Area

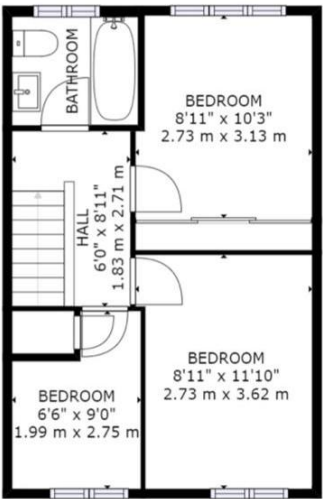
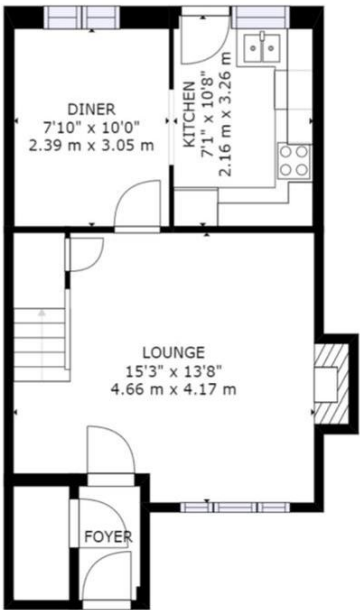
Local Authority:	Hinckley and bosworth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

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





HOGARTH DRIVE, HINCKLEY, LE10

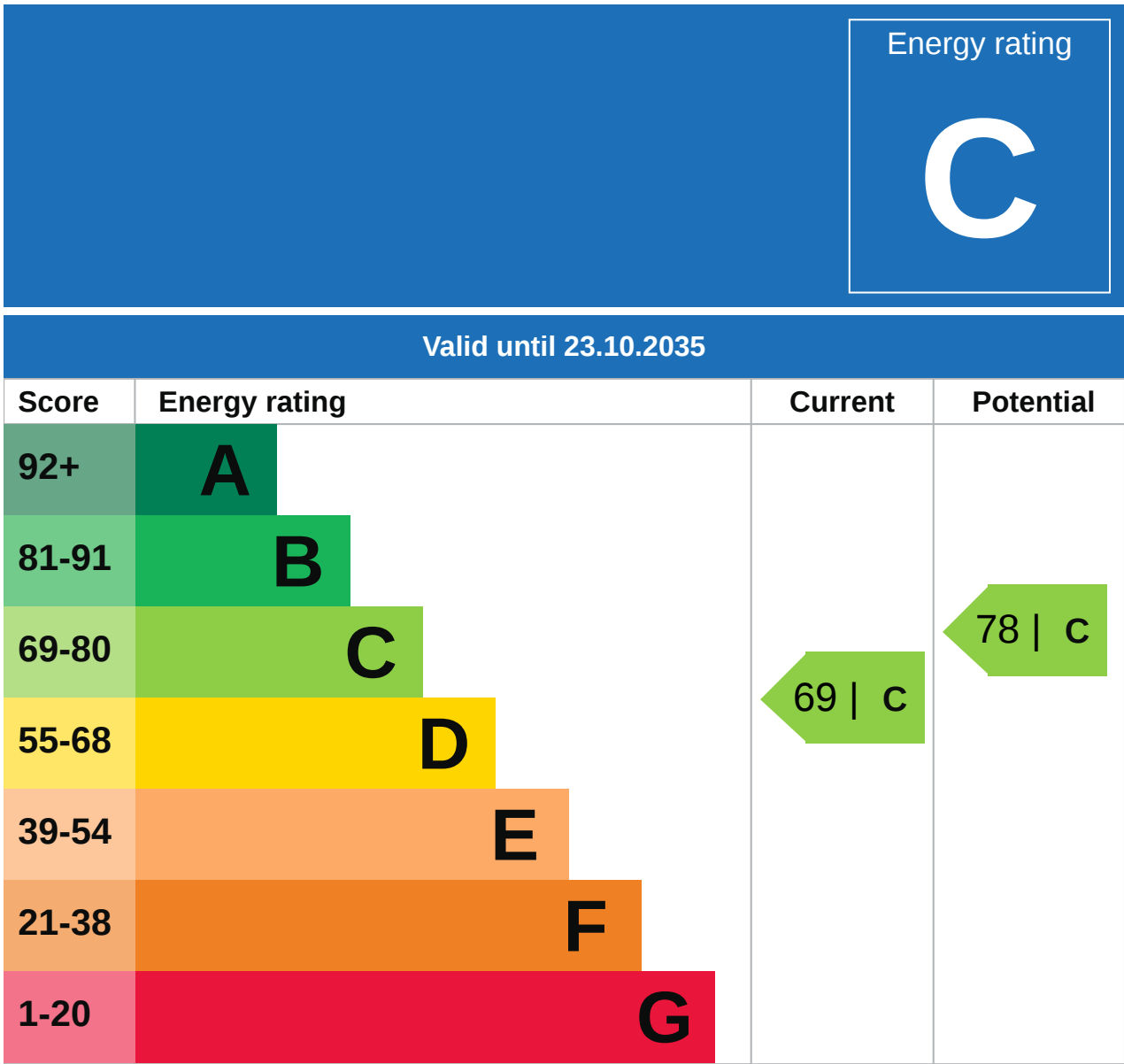


FLOOR 2

FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 407 sq. ft, 38 m², FLOOR 2: 365 sq. ft, 34 m²
EXCLUDED AREAS: , GARAGE: 133 sq. ft, 12 m²
TOTAL: 771 sq. ft, 72 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	71 m ²

13, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	03/12/2021	20/07/2012	31/10/2003	30/08/2002	18/04/1997
Last Sold Price:	£222,500	£140,000	£104,000	£93,250	£48,250

2, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	05/07/2021	26/11/2010	27/01/2006	30/06/2000	11/12/1998
Last Sold Price:	£225,000	£142,000	£137,500	£72,000	£60,000

11, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	15/03/2019	23/11/2007
Last Sold Price:	£225,000	£185,000

17, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	06/07/2018
Last Sold Price:	£176,500

14, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	18/05/2018	15/09/2011	27/07/2001
Last Sold Price:	£180,000	£135,000	£75,000

20, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	16/12/2016	19/02/2010
Last Sold Price:	£202,000	£140,000

12, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	11/04/2014	27/04/2009	02/06/2000
Last Sold Price:	£155,000	£134,000	£73,000

7, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	20/11/2013	15/03/2002
Last Sold Price:	£152,000	£87,000

19, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	19/04/2013	24/09/1996
Last Sold Price:	£145,500	£49,950

5, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	18/05/2012	17/03/2000
Last Sold Price:	£150,000	£66,000

8, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	09/02/2011	29/03/1999	27/09/1996
Last Sold Price:	£125,000	£60,000	£50,500

18, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	09/10/2009
Last Sold Price:	£140,000

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

1, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	01/05/2009	24/03/2006
Last Sold Price:	£125,000	£140,950

9, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	29/06/2007	12/06/1998
Last Sold Price:	£151,500	£58,000

15, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	07/03/2003
Last Sold Price:	£102,500

6, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	17/03/2000
Last Sold Price:	£64,000

4, Hogarth Drive, Hinckley, LE10 0JG

Last Sold Date:	14/03/1997
Last Sold Price:	£49,000

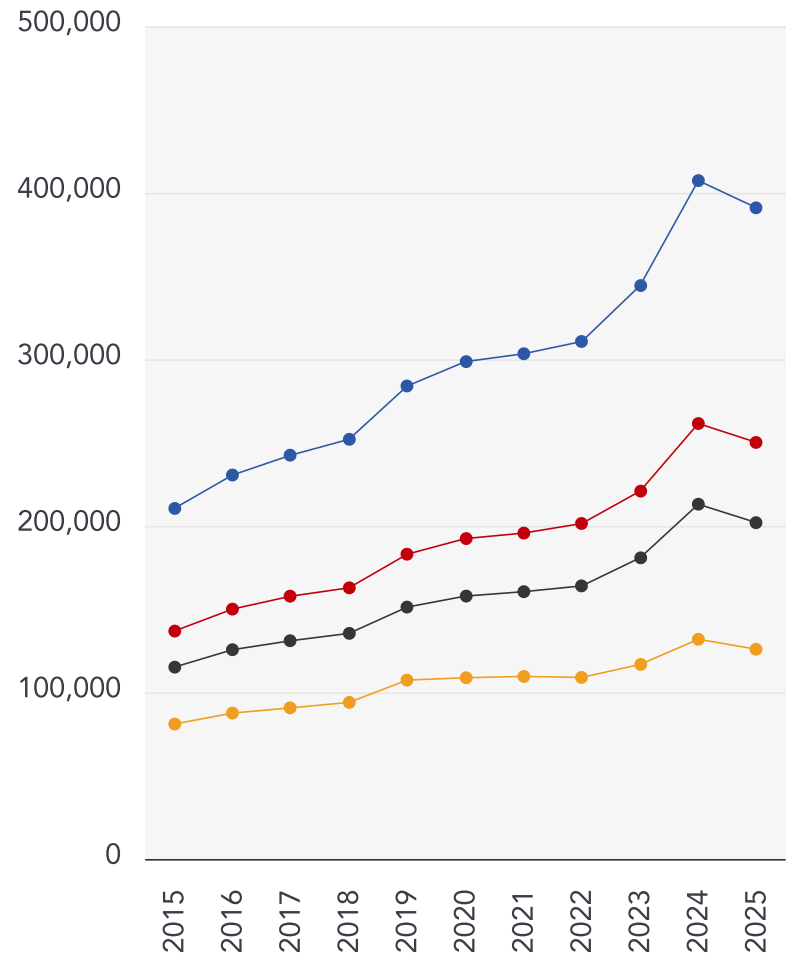
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LE10



Detached

+85.76%

Semi-Detached

+82.76%

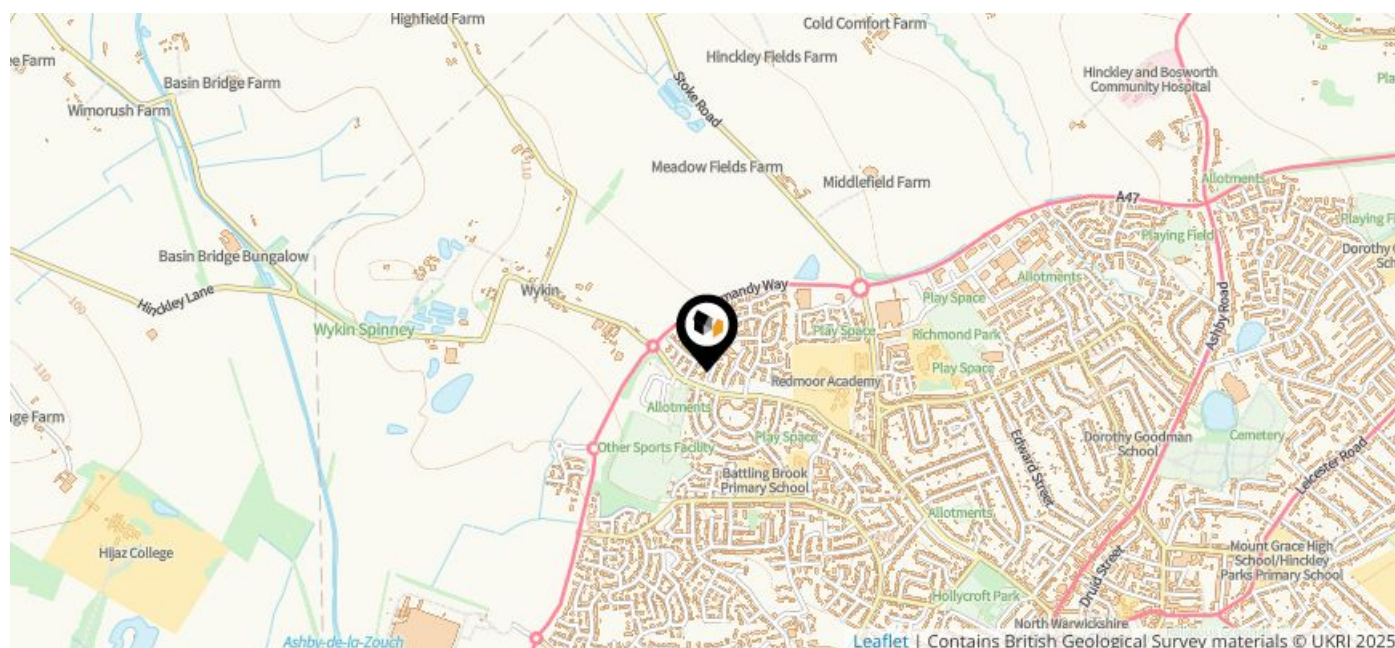
Terraced

+75.3%

Flat

+55.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

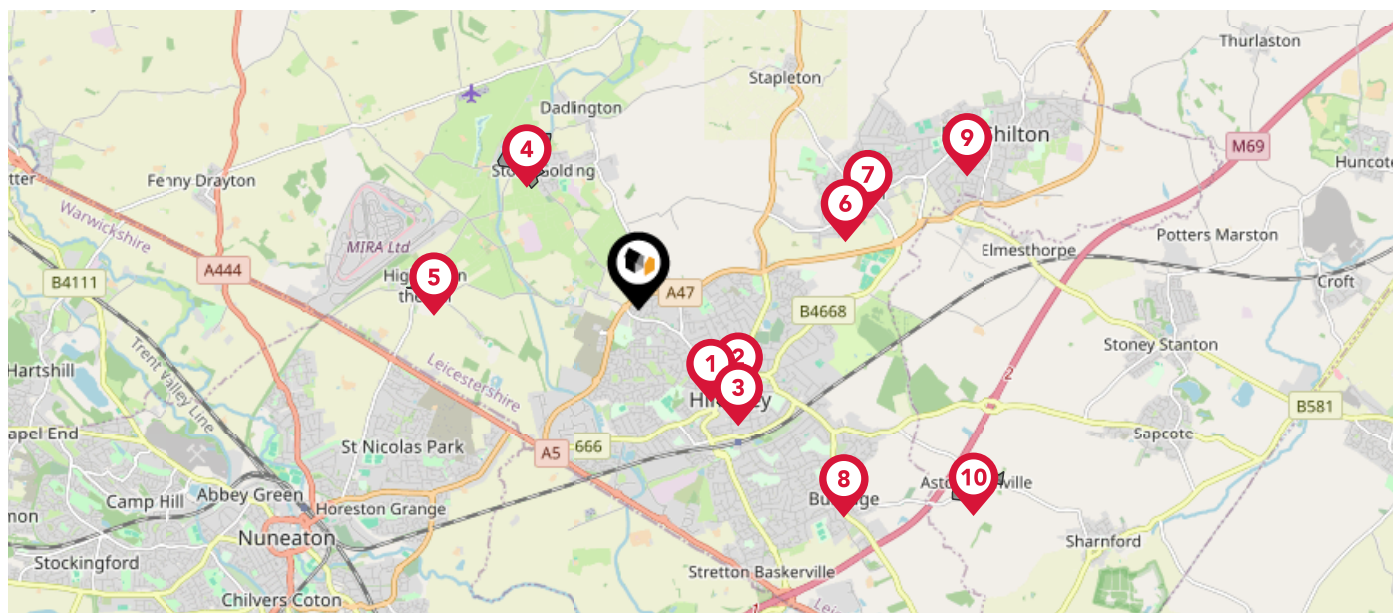
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

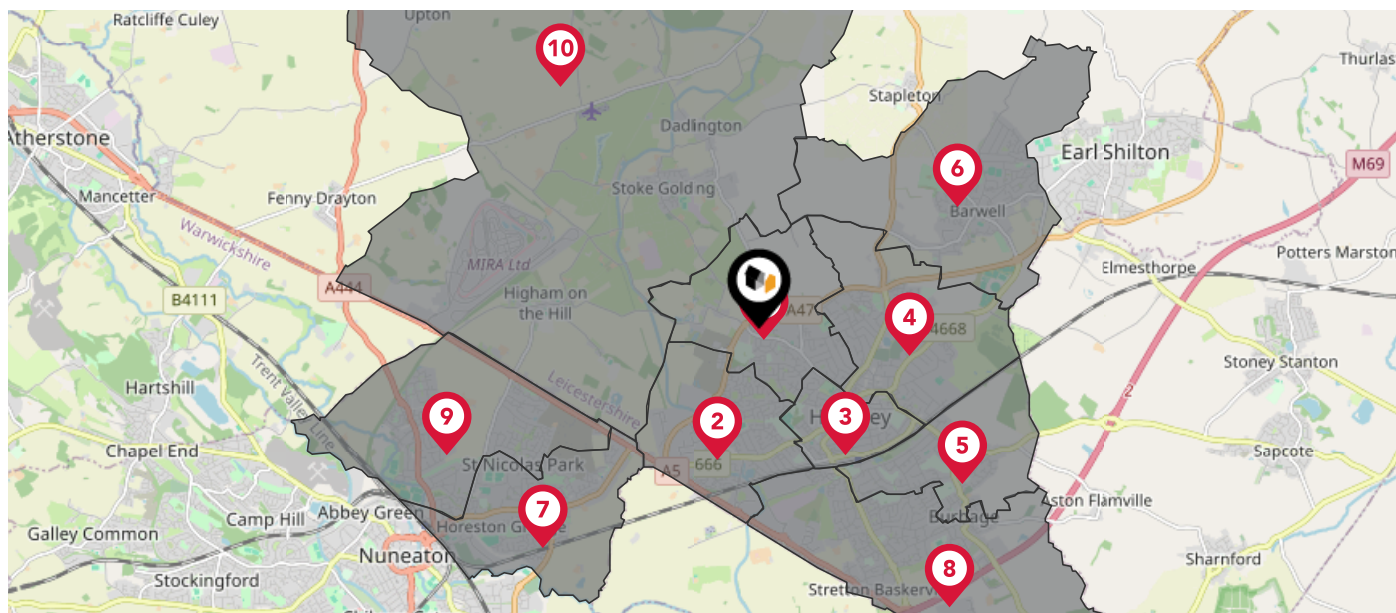
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

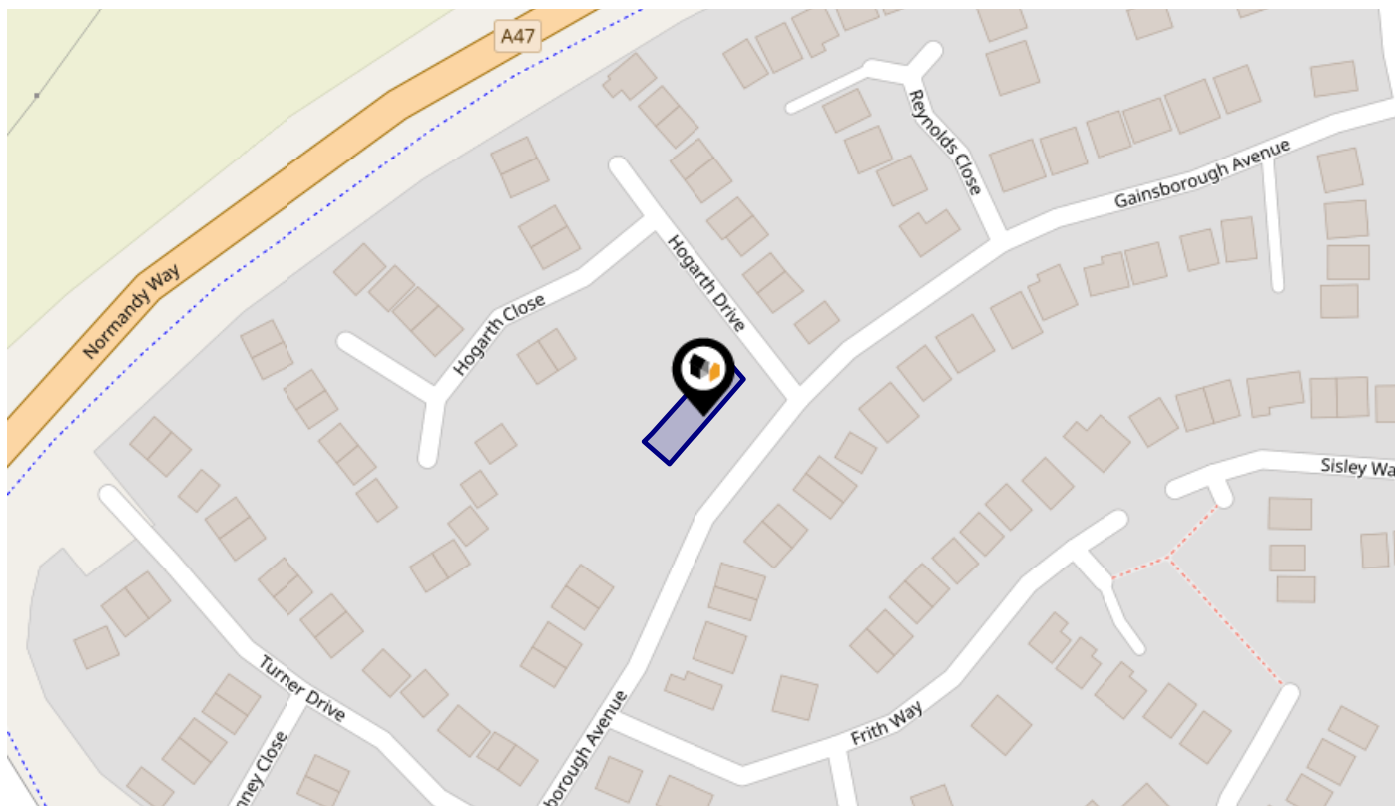
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Hinckley Trinity Ward
-  Hinckley Clarendon Ward
-  Hinckley Castle Ward
-  Hinckley De Montfort Ward
-  Burbage St. Catherines and Lash Hill Ward
-  Barwell Ward
-  St. Nicolas Ward
-  Burbage Sketchley and Stretton Ward
-  Weddington Ward
-  Ambien 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.

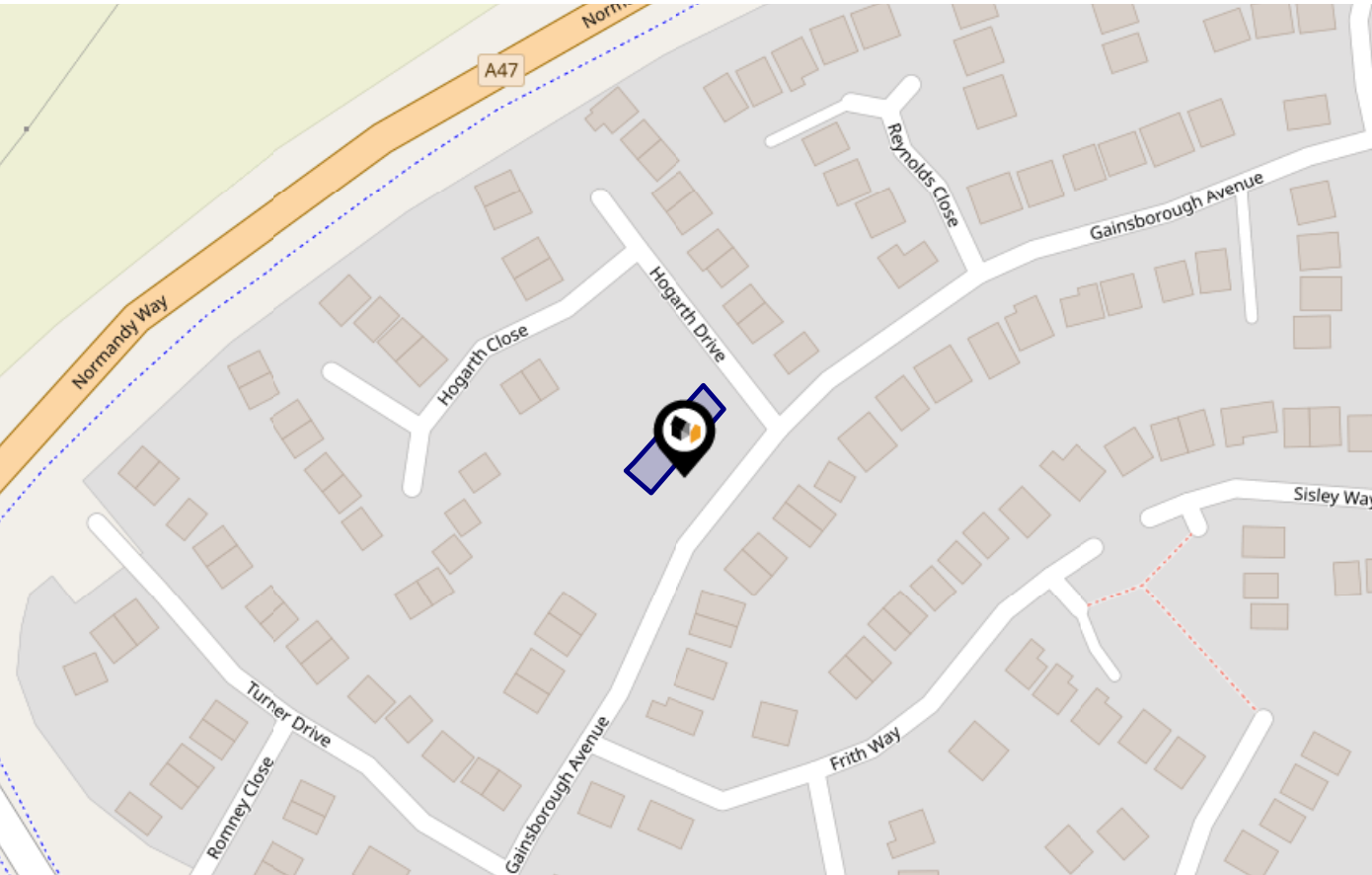
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

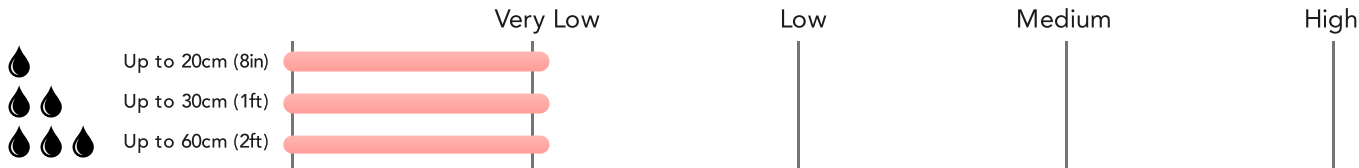


Risk Rating: Very low

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.

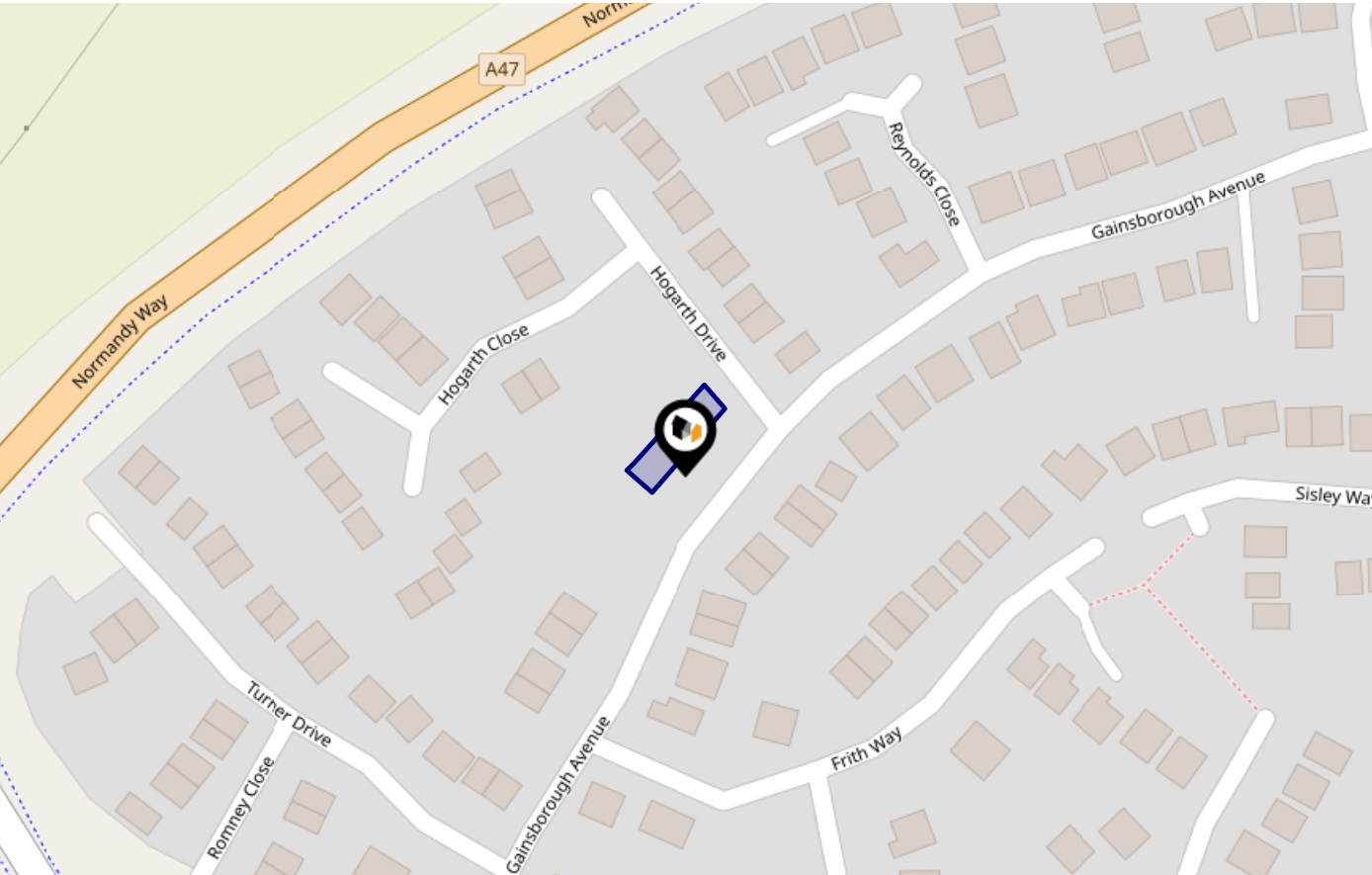
Chance of flooding to the following depths at this property:



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.

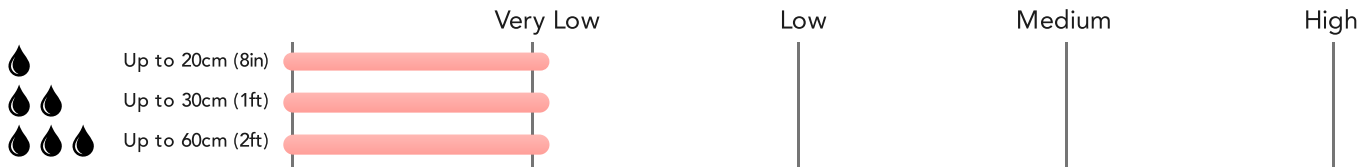


Risk Rating: Very low

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.

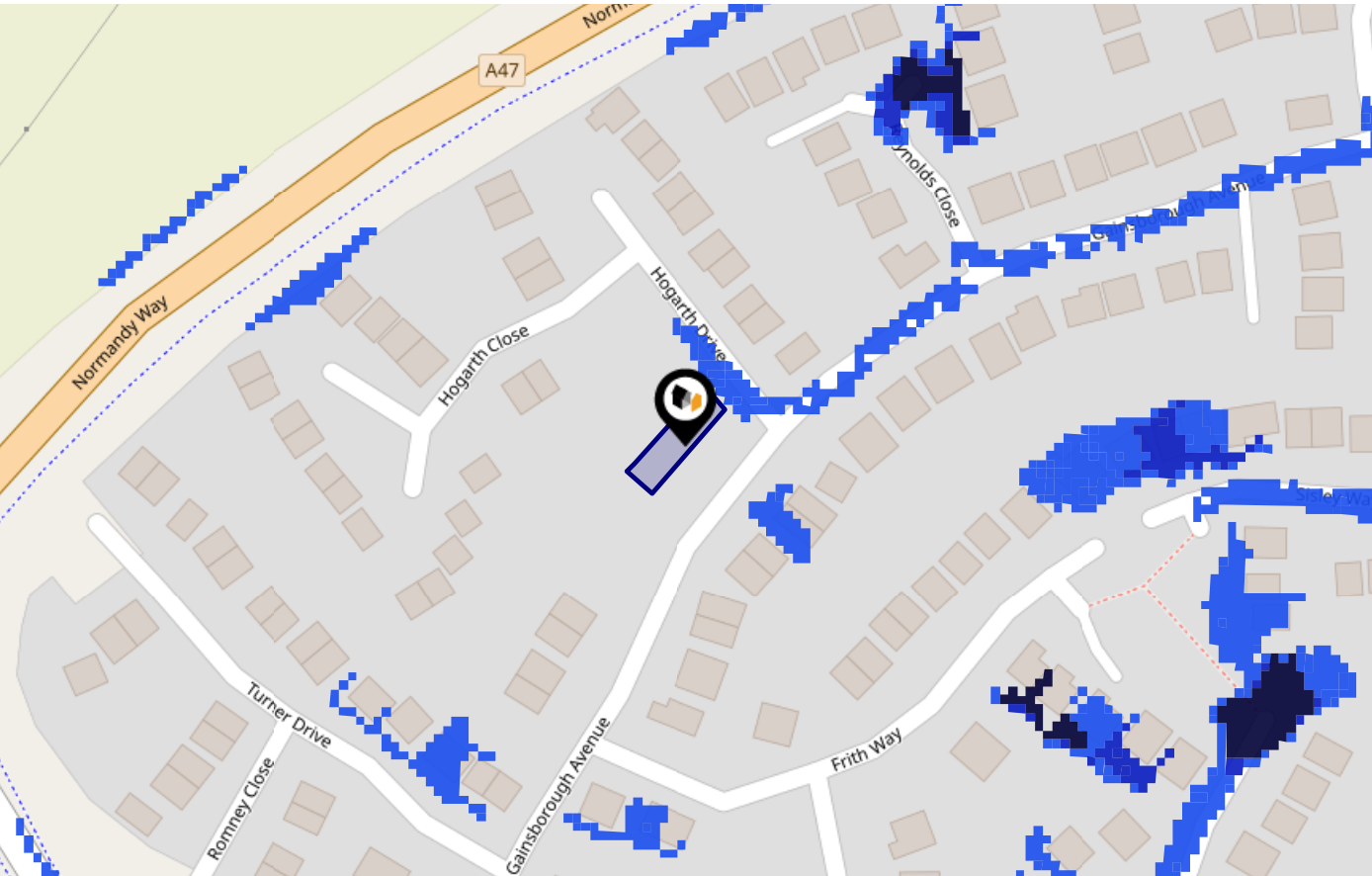
Chance of flooding to the following depths at this property:



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.

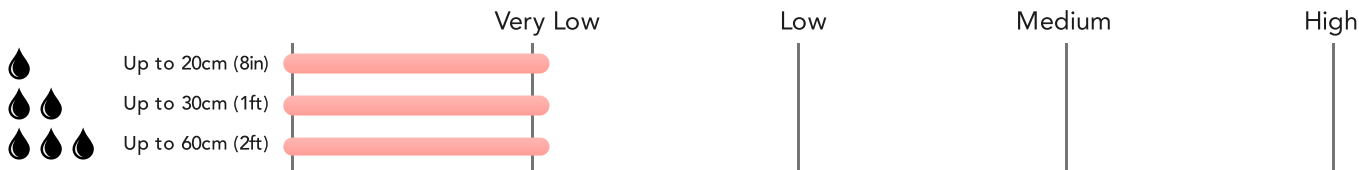


Risk Rating: Very low

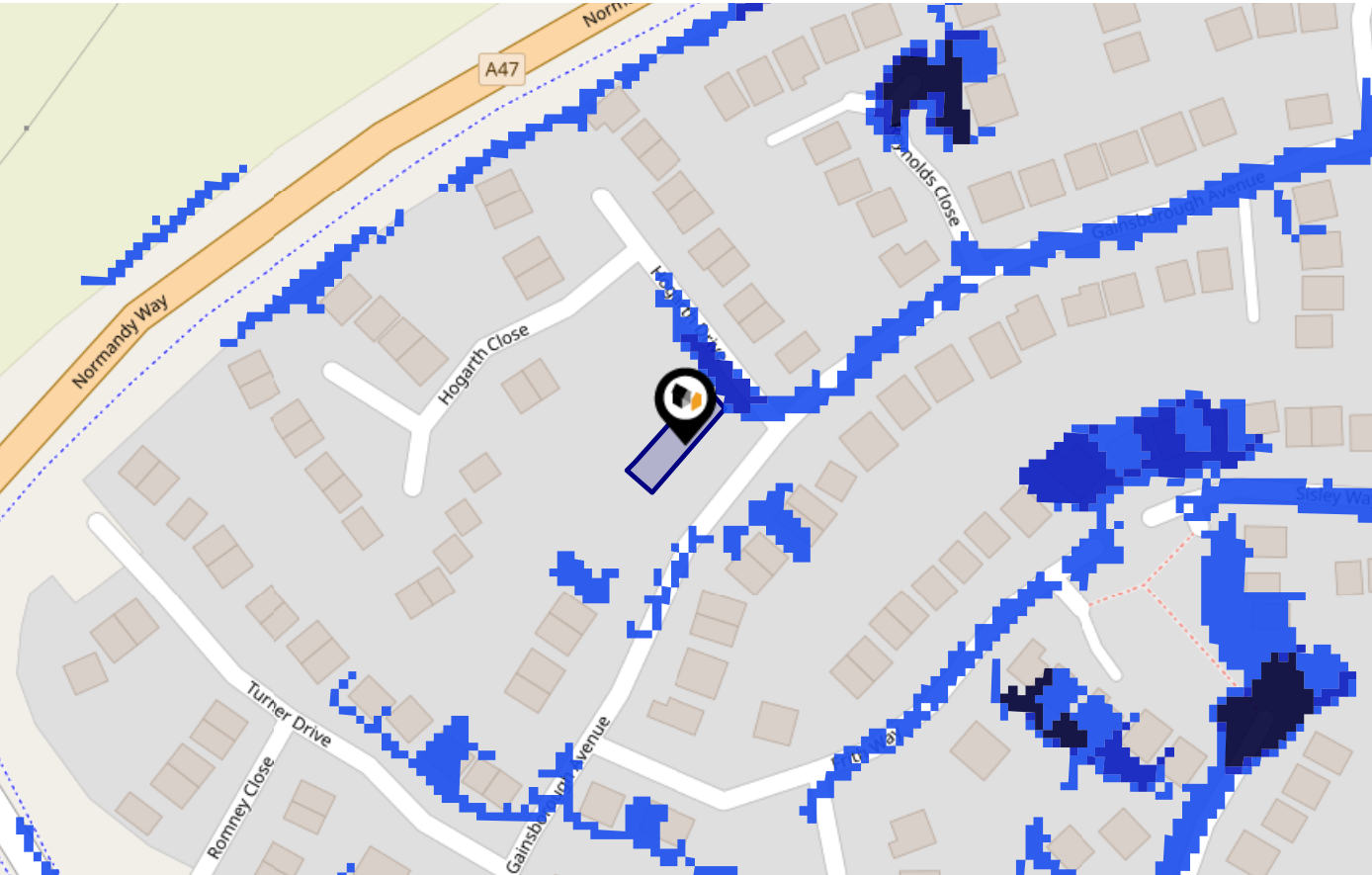
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

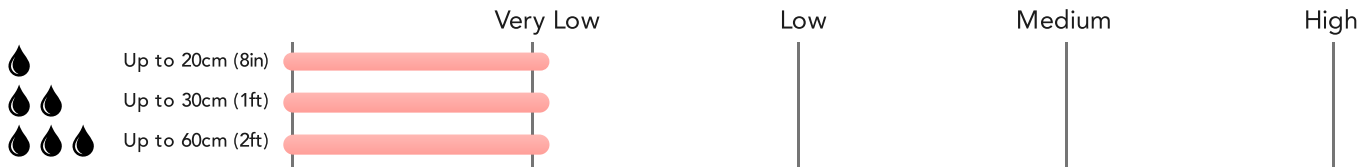


Risk Rating: Very low

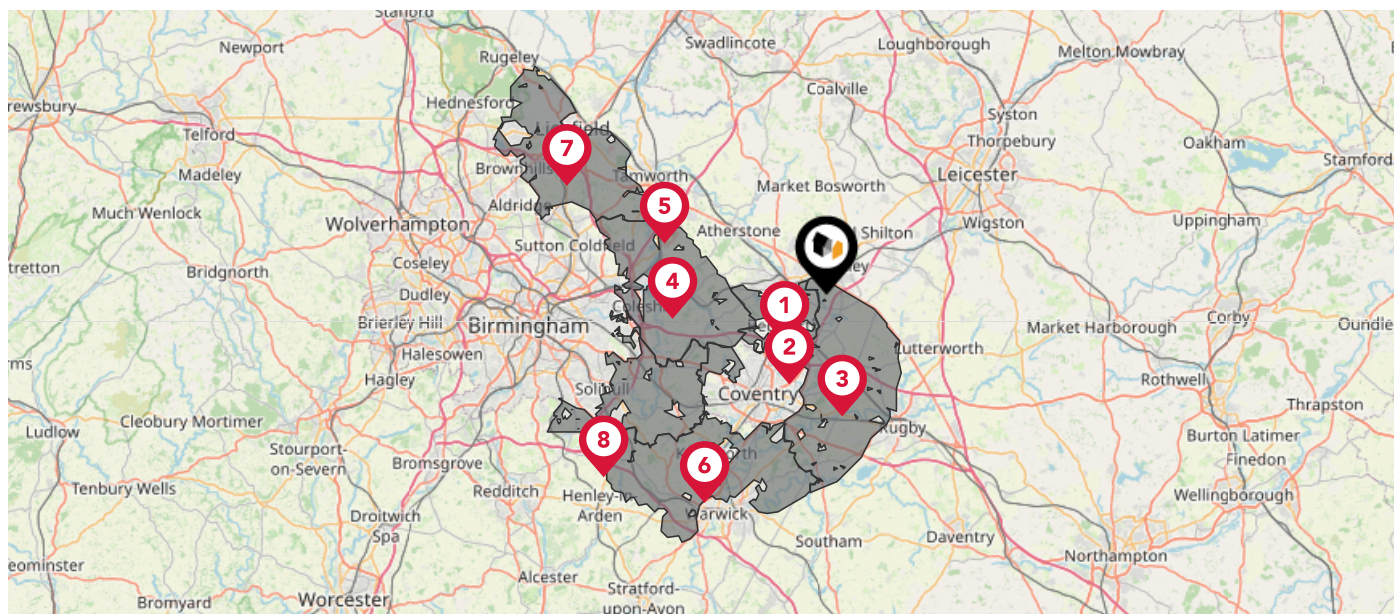
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 - Warwick
-  Birmingham Green Belt - Lichfield
-  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.



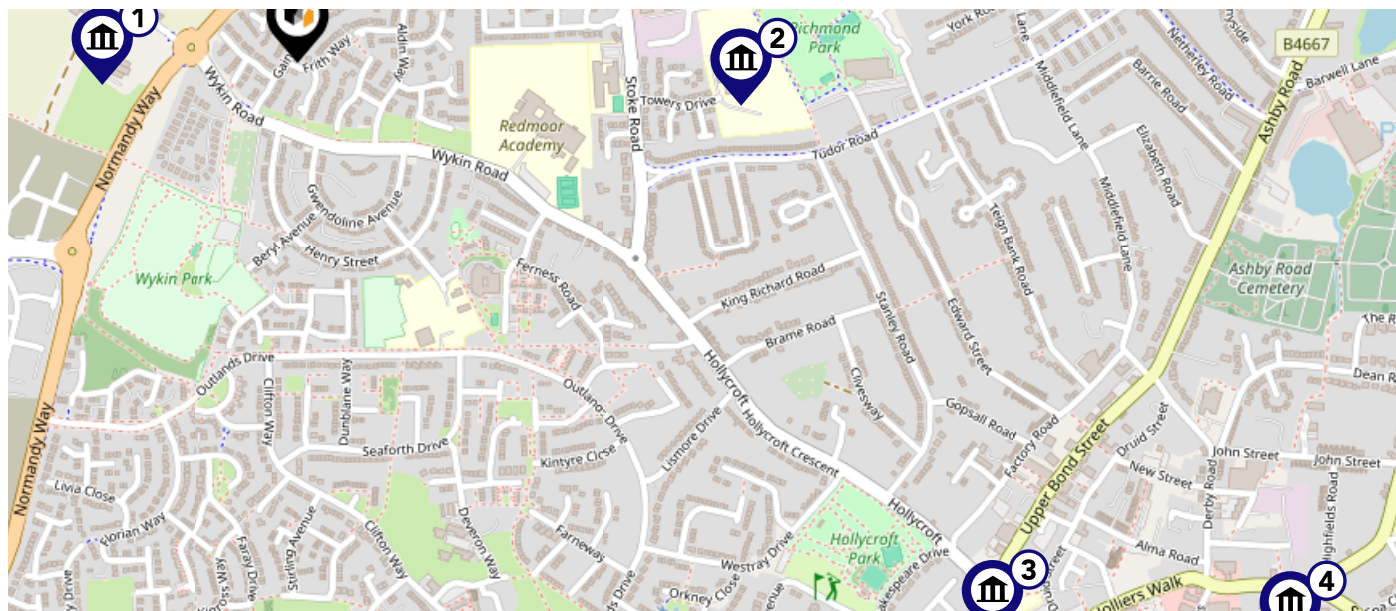
Nearby Landfill Sites

	Urban District Council Refuse Tip-Beryl Avenue, Hinckley, Leicestershire	Historic Landfill	
	Bute Close Landfill Site-Bute Close, Hinckley, Hinckley and Bosworth	Historic Landfill	
	Off Barwell Lane-ASDA, Off Barwell Lane, Hinckley, Leicestershire	Historic Landfill	
	Nelson Burgess Landfill Site-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
	Brookfield Road Landfill Site A-Brookfield Road, Sketchley, Hinckley, Leicestershire	Historic Landfill	
	The Green Landfill Site-The Green, Dadlington, Hinckley and Bosworth	Historic Landfill	
	Hall Farm-Shenton Lane, Dadlington, Nuneaton, Warwickshire	Historic Landfill	
	EA/EPR/NP3693CQ/A001	Active Landfill	
	Brook Farm Landfill Site-Adjacent To Brook Farm, Station Road, Stoke Golding, Leicestershire	Historic Landfill	
	Barwell Landfill Site-Barwell Tip, Stapleton Lane, Hinckley, Leicestershire	Historic Landfill	

Maps

Listed Buildings

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



Listed Buildings in the local district

Grade

Distance



1361300 - Wykin Hall Farmhouse

Grade II

0.2 miles



1440485 - Richmond Primary School

Grade II

0.5 miles



1391310 - The Holly Bush Public House

Grade II

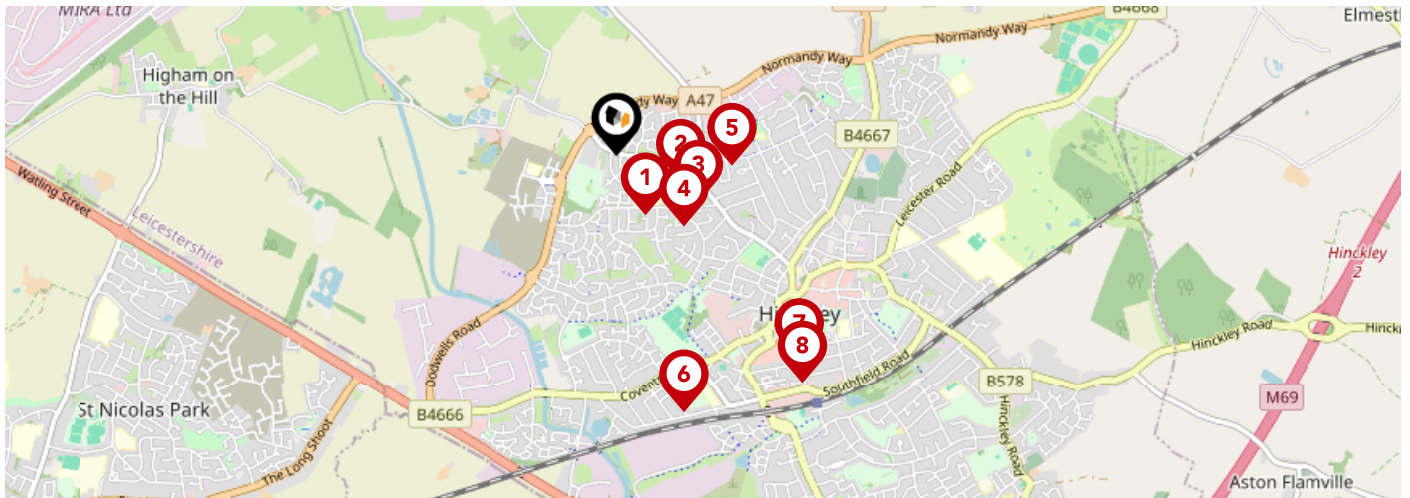
1.0 miles



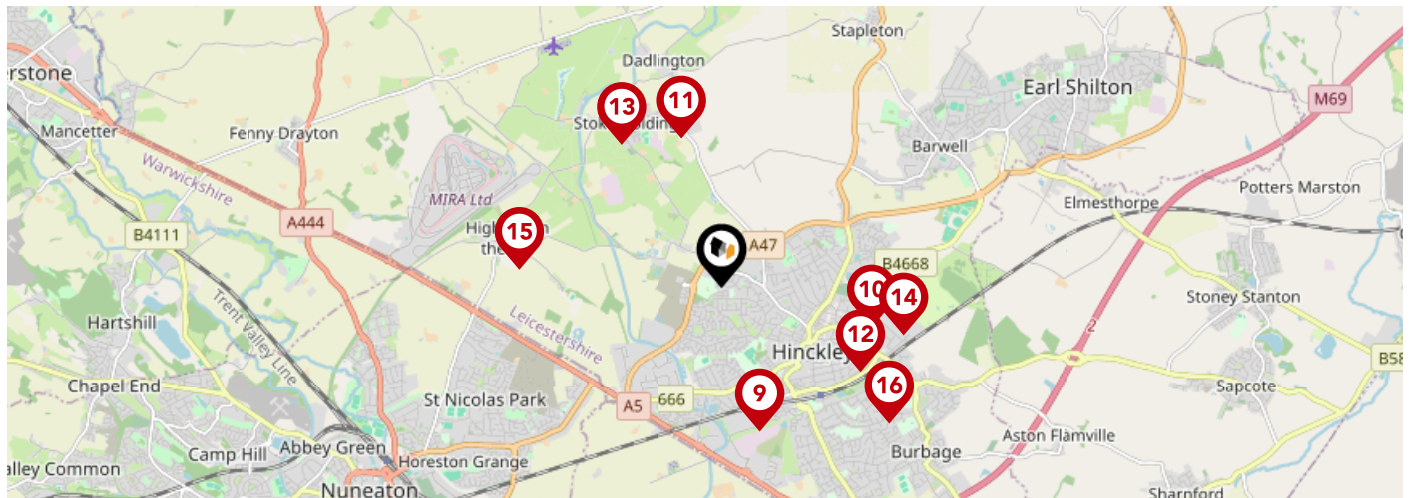
1454914 - War Memorial At St Peter's Roman Catholic Church

Grade II

1.3 miles



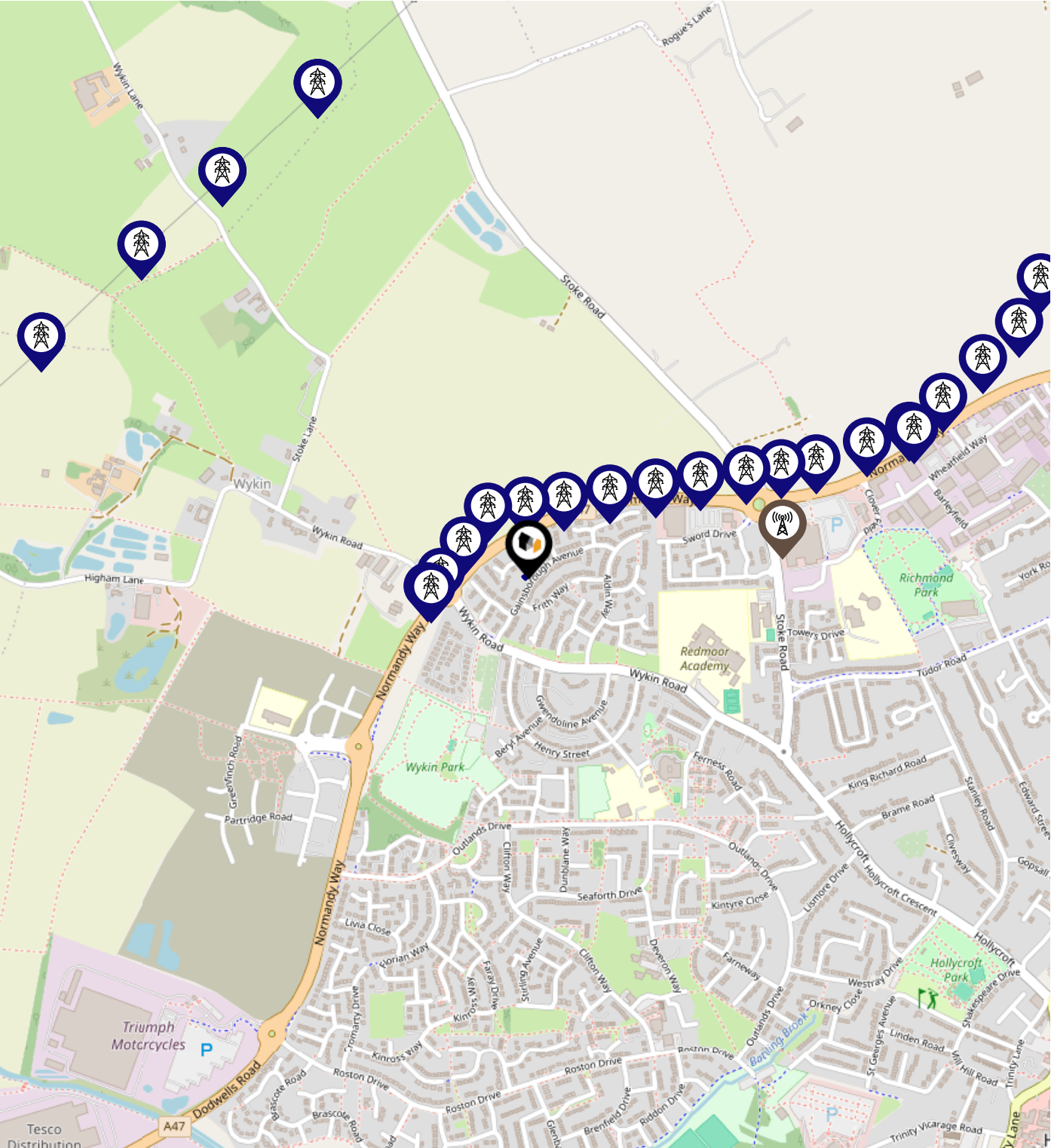
		Nursery	Primary	Secondary	College	Private
1	Battling Brook Primary School Ofsted Rating: Good Pupils: 596 Distance:0.29	☐	☒	☐	☐	☐
2	Redmoor Academy Ofsted Rating: Good Pupils: 919 Distance:0.31	☐	☐	☒	☐	☐
3	Dorothy Goodman School Hinckley Ofsted Rating: Good Pupils: 387 Distance:0.42	☐	☐	☒	☐	☐
4	Dovetree School Ofsted Rating: Good Pupils: 49 Distance:0.44	☐	☐	☒	☐	☐
5	Richmond Primary School Ofsted Rating: Good Pupils: 515 Distance:0.52	☐	☒	☐	☐	☐
6	Westfield Infant School Ofsted Rating: Outstanding Pupils: 275 Distance:1.2	☐	☒	☐	☐	☐
7	St Mary's Church of England Primary School, Hinckley Ofsted Rating: Good Pupils: 252 Distance:1.24	☐	☒	☐	☐	☐
8	R.E.A.L Independent Schools Hinckley Ofsted Rating: Good Pupils: 16 Distance:1.33	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Westfield Junior School Ofsted Rating: Requires improvement Pupils: 366 Distance: 1.34	☐	☒	☐	☐	☐
	Hinckley Parks Primary School Ofsted Rating: Good Pupils: 564 Distance: 1.4	☐	☒	☐	☐	☐
	Saint Martin's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 775 Distance: 1.4	☐	☐	☒	☐	☐
	Saint Peter's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 206 Distance: 1.47	☐	☒	☐	☐	☐
	St Margaret's Church of England Primary School, Stoke Golding Ofsted Rating: Good Pupils: 214 Distance: 1.57	☐	☒	☐	☐	☐
	The Hinckley School Ofsted Rating: Good Pupils: 1166 Distance: 1.71	☐	☐	☒	☐	☐
	Higham-on-the-Hill Church of England Primary School Ofsted Rating: Good Pupils: 73 Distance: 1.83	☐	☒	☐	☐	☐
	Hastings High School Ofsted Rating: Good Pupils: 854 Distance: 1.95	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

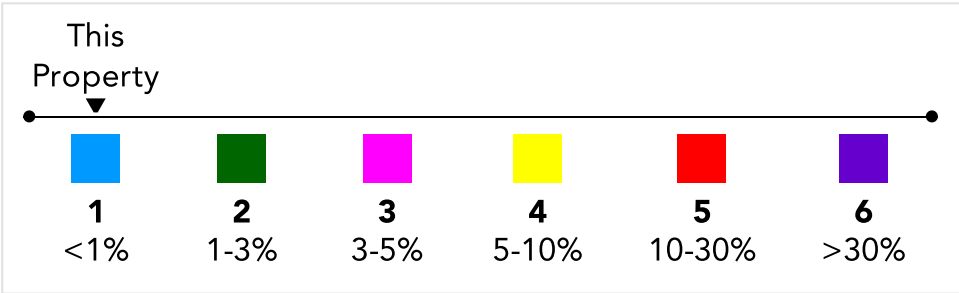
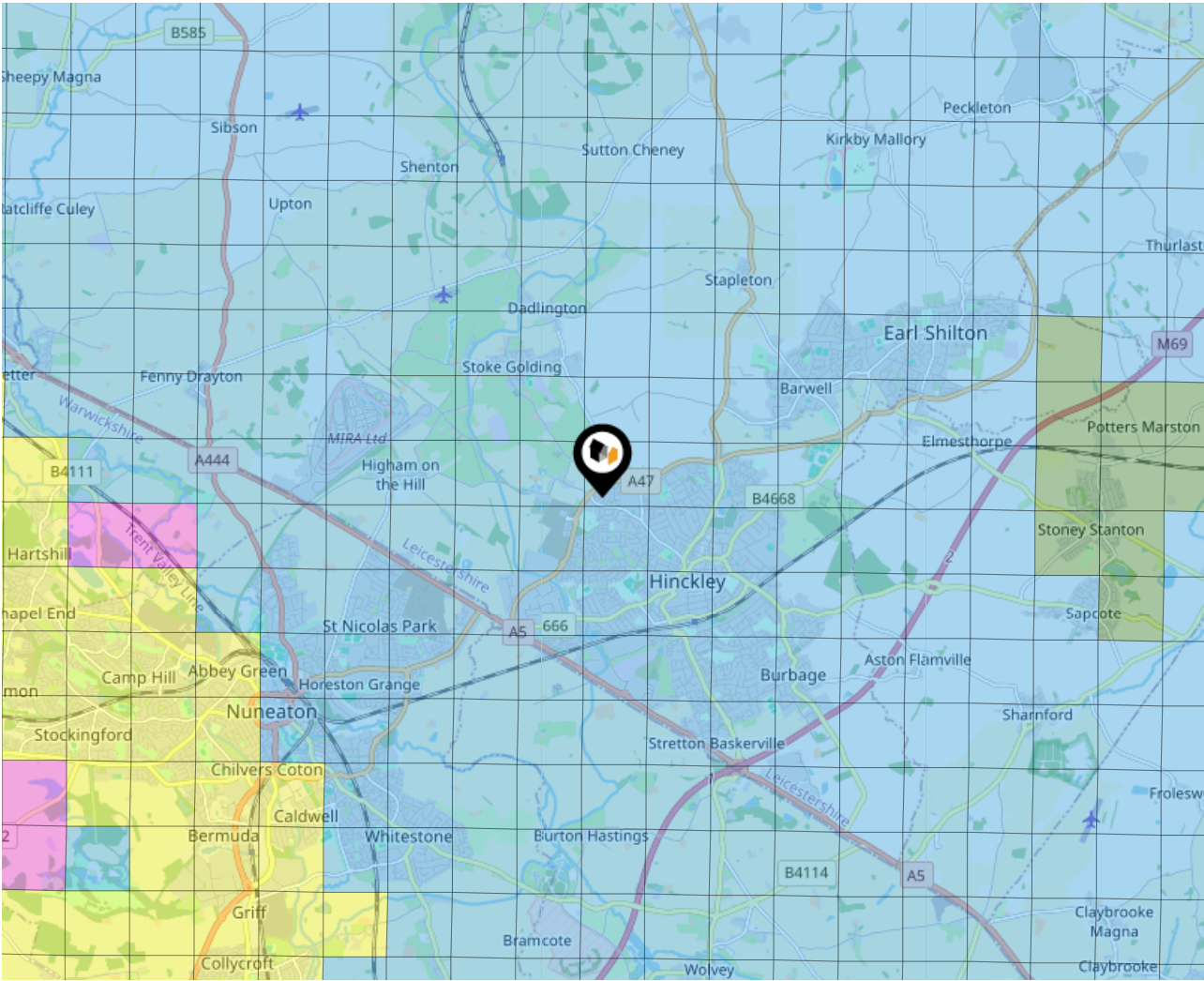


Key:

-  Power Pylons
-  Communication Masts

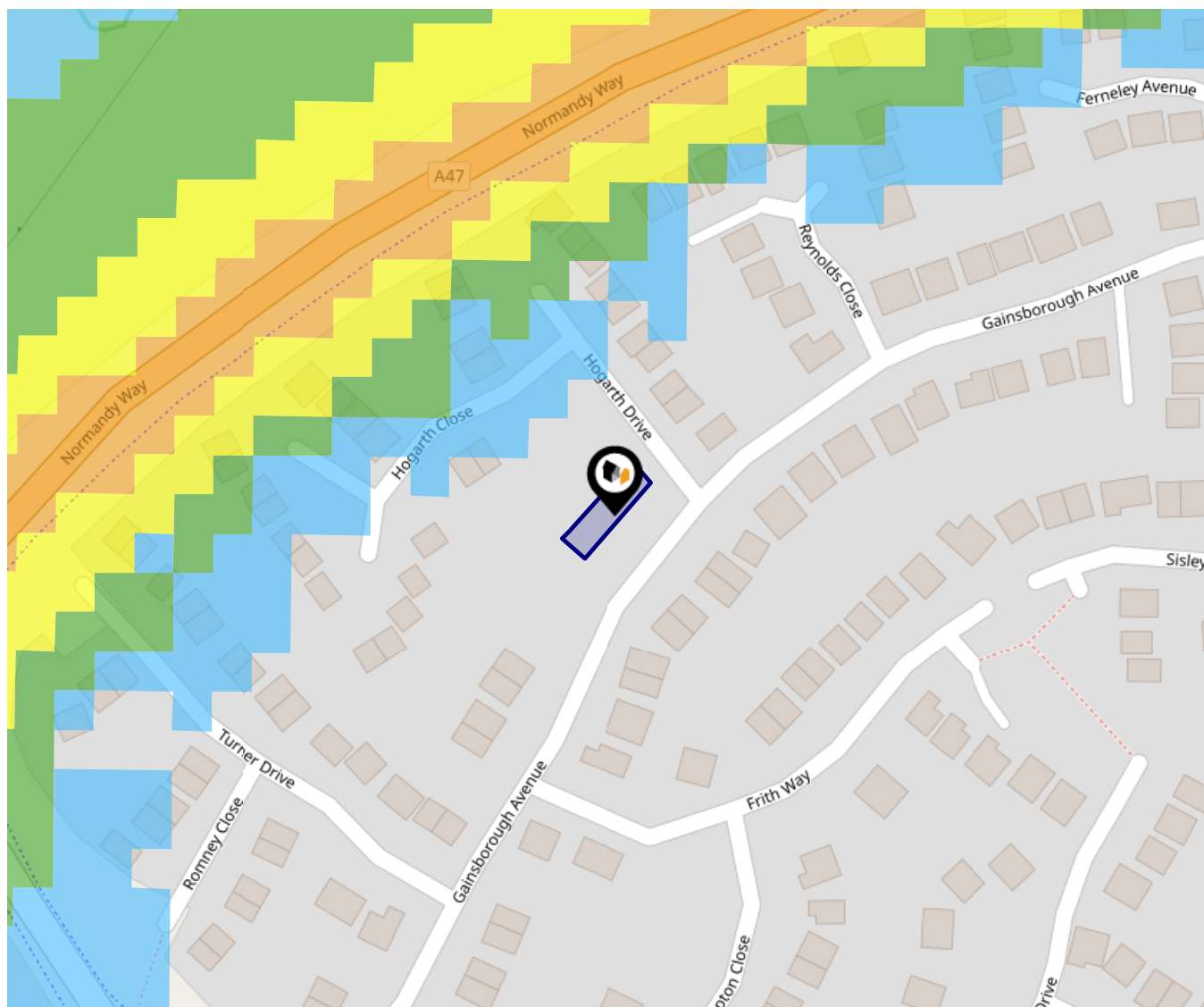
What is Radon?

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



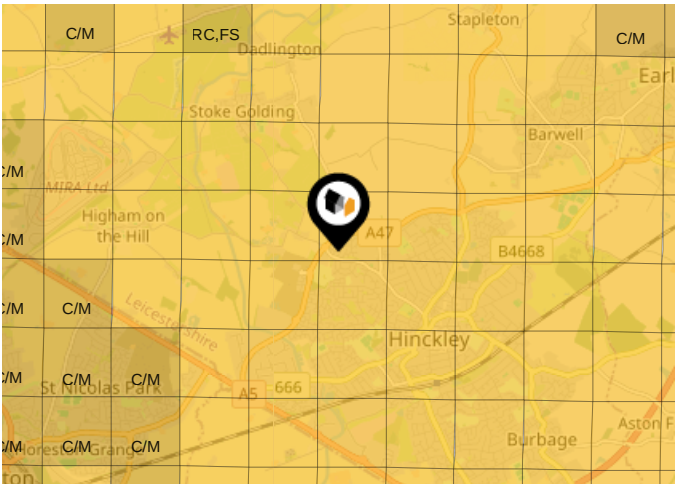
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

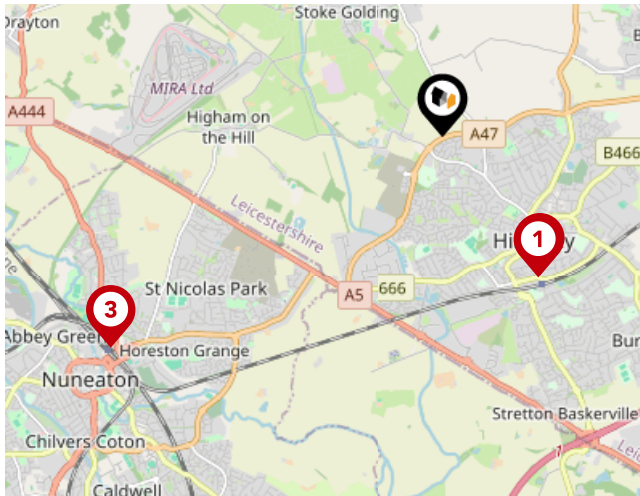


Primary Classifications (Most Common Clay Types)

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

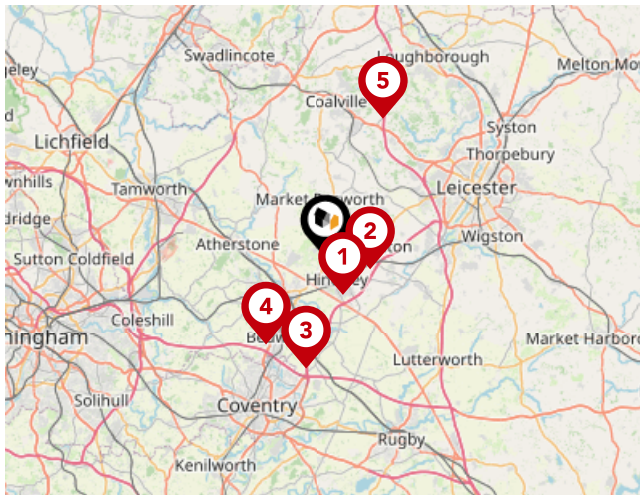
Area

Transport (National)



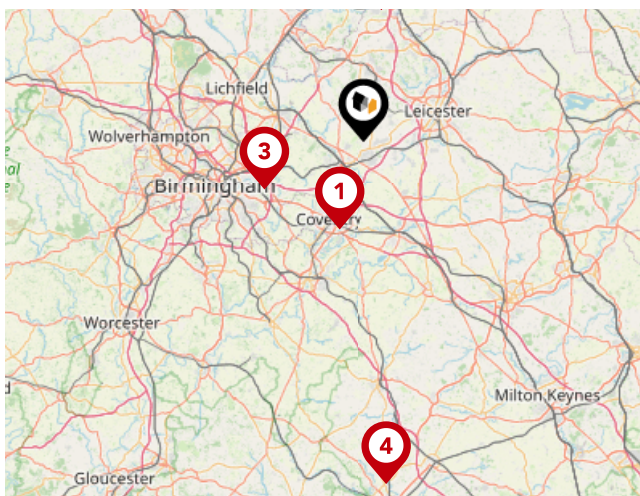
National Rail Stations

Pin	Name	Distance
1	Hinckley Rail Station	1.53 miles
2	Hinckley Rail Station	1.53 miles
3	Nuneaton Rail Station	3.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M69 J1	2.95 miles
2	M69 J2	3.33 miles
3	M6 J2	8.13 miles
4	M6 J3	7.56 miles
5	M1 J22	10.83 miles

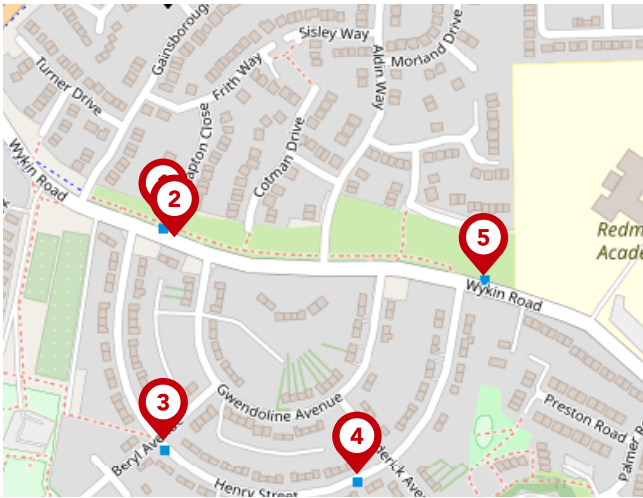


Airports/Helipads

Pin	Name	Distance
1	Baginton	13.29 miles
2	East Mids Airport	19.07 miles
3	Birmingham Airport	15.86 miles
4	Kidlington	49.95 miles

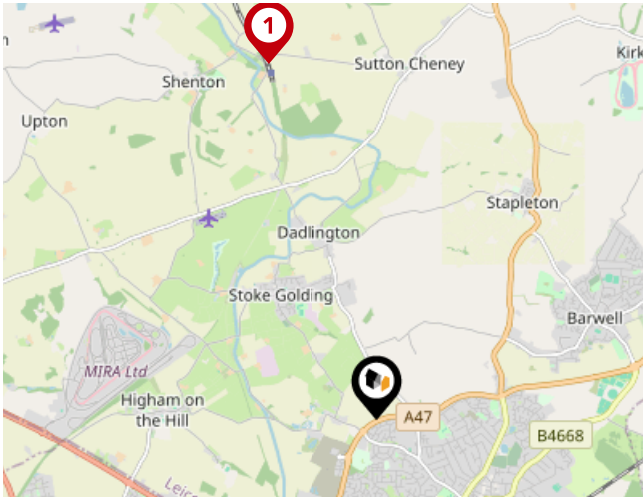
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Henry Street	0.12 miles
2	Henry Close	0.13 miles
3	Beryl Avenue	0.24 miles
4	Frederick Avenue	0.28 miles
5	Redmoor High School	0.23 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	3.35 miles



Martin & Co | 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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/martincouk



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Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co I Hinckley or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co I Hinckley and therefore no warranties can be given as to their good working order.

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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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