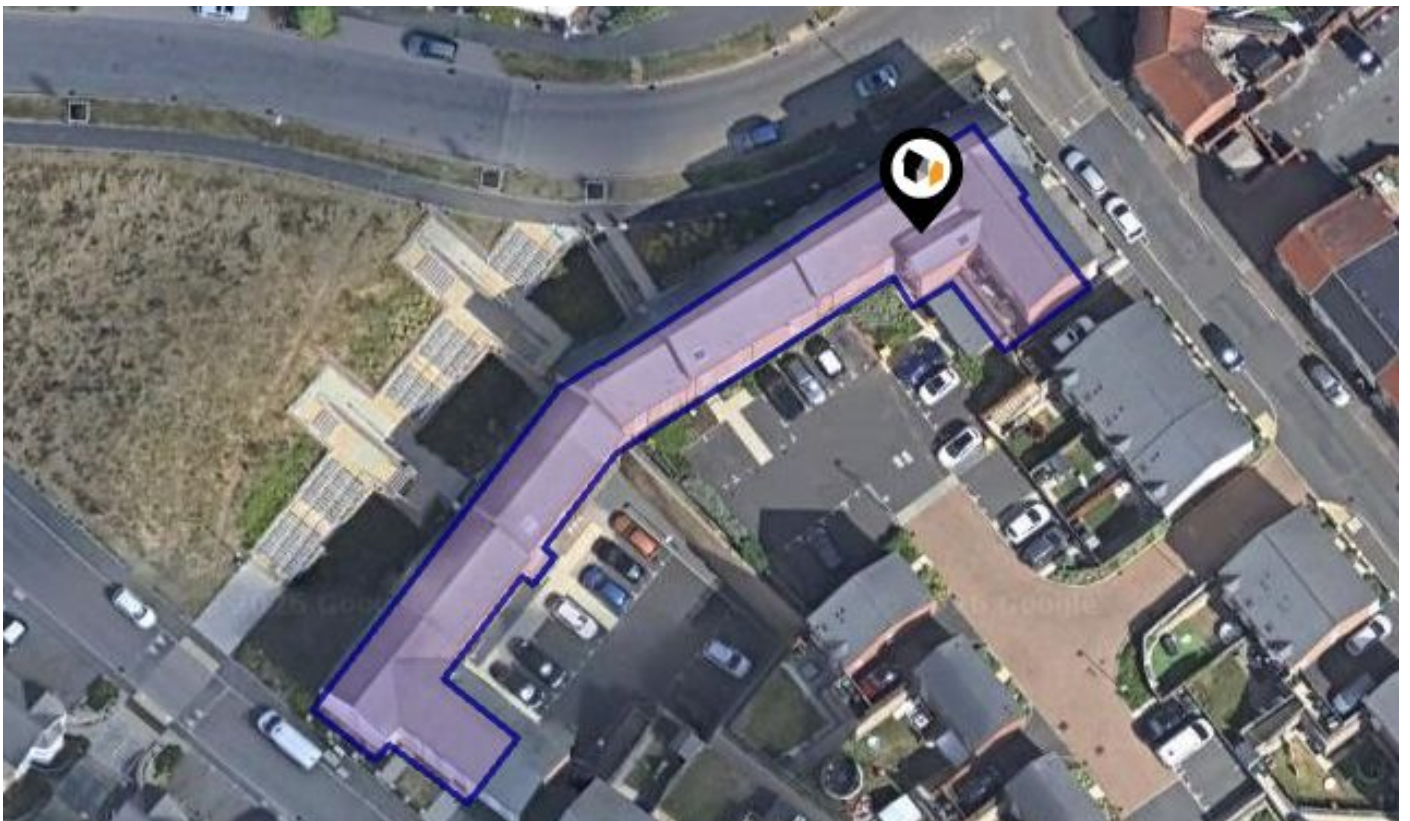




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 03rd July 2026**



## **APARTMENT 14, MIDDLETON HOUSE, BARBER MEWS, NUNEATON, CV10 9GH**

**Price Estimate** : £128,000

### **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/](http://www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/)





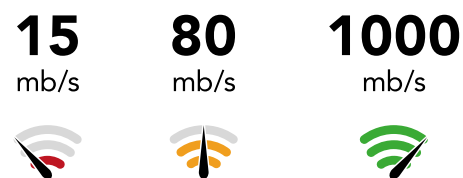
## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	21/01/2025
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£126,000
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£183
<b>Plot Area:</b>	0.17 acres	<b>Price Estimate:</b>	£128,000
<b>Year Built :</b>	2018	<b>Tenure:</b>	Leasehold
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,668		
<b>Title Number:</b>	WK501141		
<b>UPRN:</b>	10007782848		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

<b>Local Authority:</b>	Warwickshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



### Freehold Title Plan

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**WK447606**

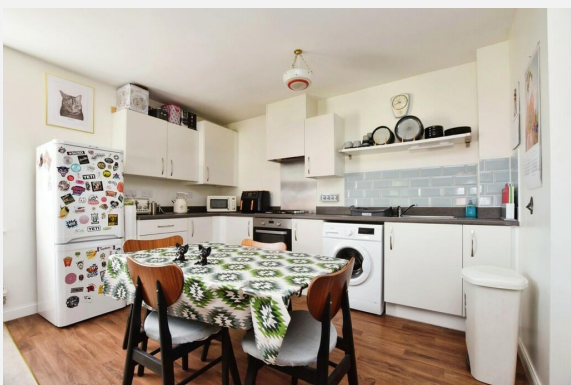
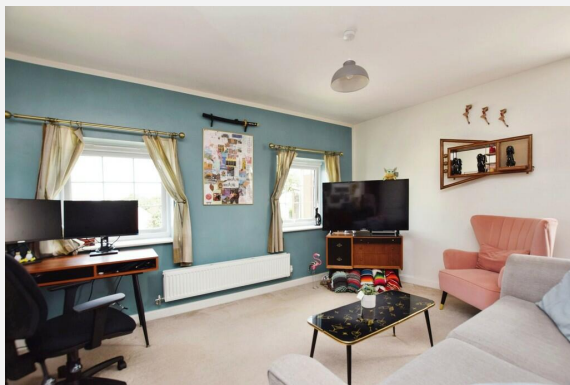
### Leasehold Title Plan

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**WK501141**

Start Date: 26/09/2018  
End Date: 01/06/3008  
Lease Term: 999 years from 1 June 2009  
Term Remaining: 982 years

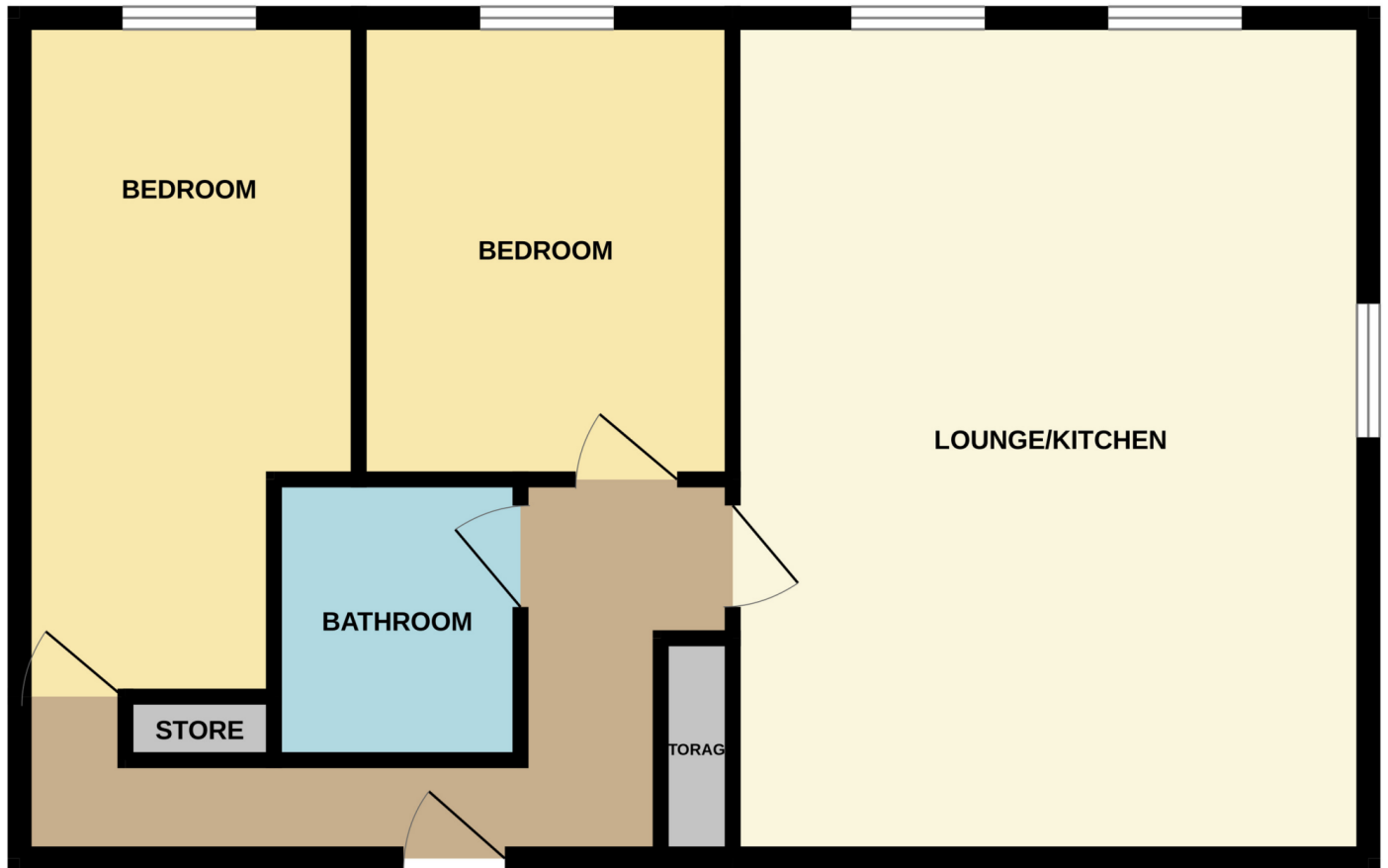


Boundary Land Registry Title Plan

PROPERTY KEY FACTS	AREA KEY FACTS	PLANNING HISTORY
<b>UPRN:</b> 10007762848 <b>Floor Area:</b> 688 sq ft <b>Plot Size:</b> 0.17 acres <b>Council Tax Band:</b> A <b>Annual Cost:</b> £1,526 <b>Land Registry Title Number:</b> WN301141 <b>Tenure:</b> Leasehold <b>Lease Start Date:</b> 26 Sep 2018 <b>Lease End Date:</b> 01 Jun 2058 <b>Lease Term:</b> 999 years from 1 June 2009 <b>Term Remaining:</b> 984 years <b>Last Sold On:</b> 27 September 2018 <b>Last Sold Price:</b> £120,000	<b>Local Authority:</b> Warwickshire <b>Flood Risk:</b> No Risk <b>Conservation Area:</b> No <b>Property Details</b> <b>Property Type:</b> Flat / Maisonette <b>Bedrooms:</b> 2 <b>Bathrooms:</b> 2 <b>Outside Space:</b> - <b>Parking:</b> + <b>Predicted Broadband Speeds</b> <b>Basic:</b> 14 Mbps <b>Superfast:</b> 80 Mbps <b>Ultrafast:</b> 1000 Mbps <b>Satellite / Fibre TV Availability</b> <b>BT:</b> ✓ <b>Sky:</b> ✓	<b>No Planning Records Available</b>

**APARTMENT 14, MIDDLETON HOUSE, BARBER MEWS,  
NUNEATON, CV10 9GH**

GROUND FLOOR



TWO BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Apartment 14 Middleton House, Barber Mews, CV10 9GH

Energy rating

# B

Valid until 16.07.2028

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

### Additional EPC Data

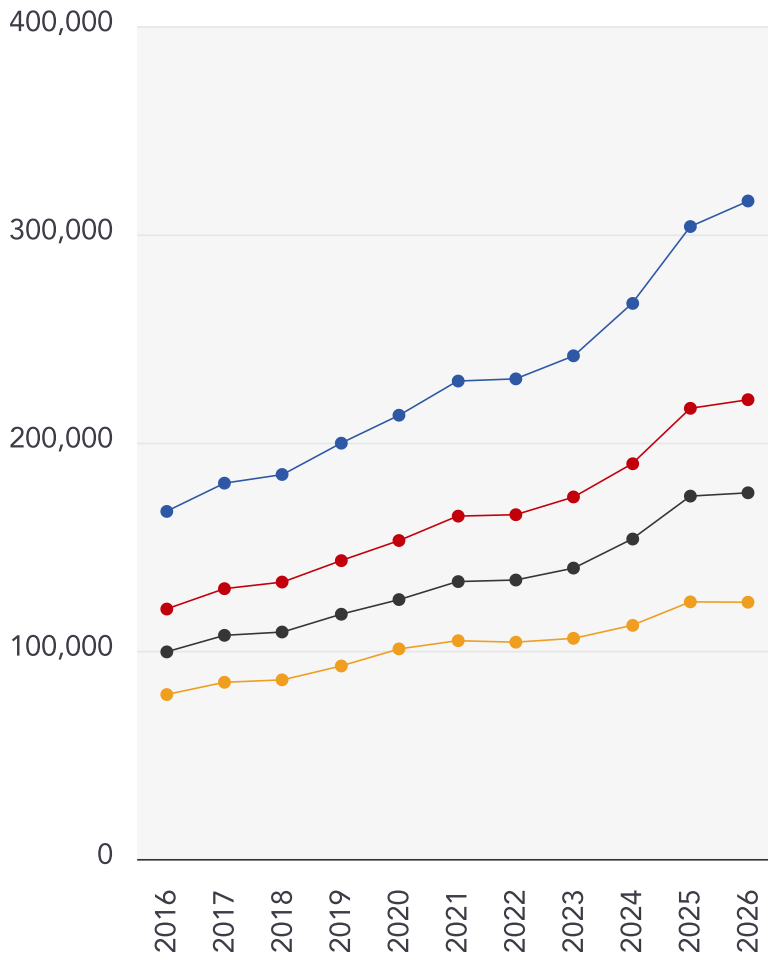
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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Top floor
<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 0.30 W/m-Â°K
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	(other premises below)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in CV10



Detached

**+89.32%**

Semi-Detached

**+83.77%**

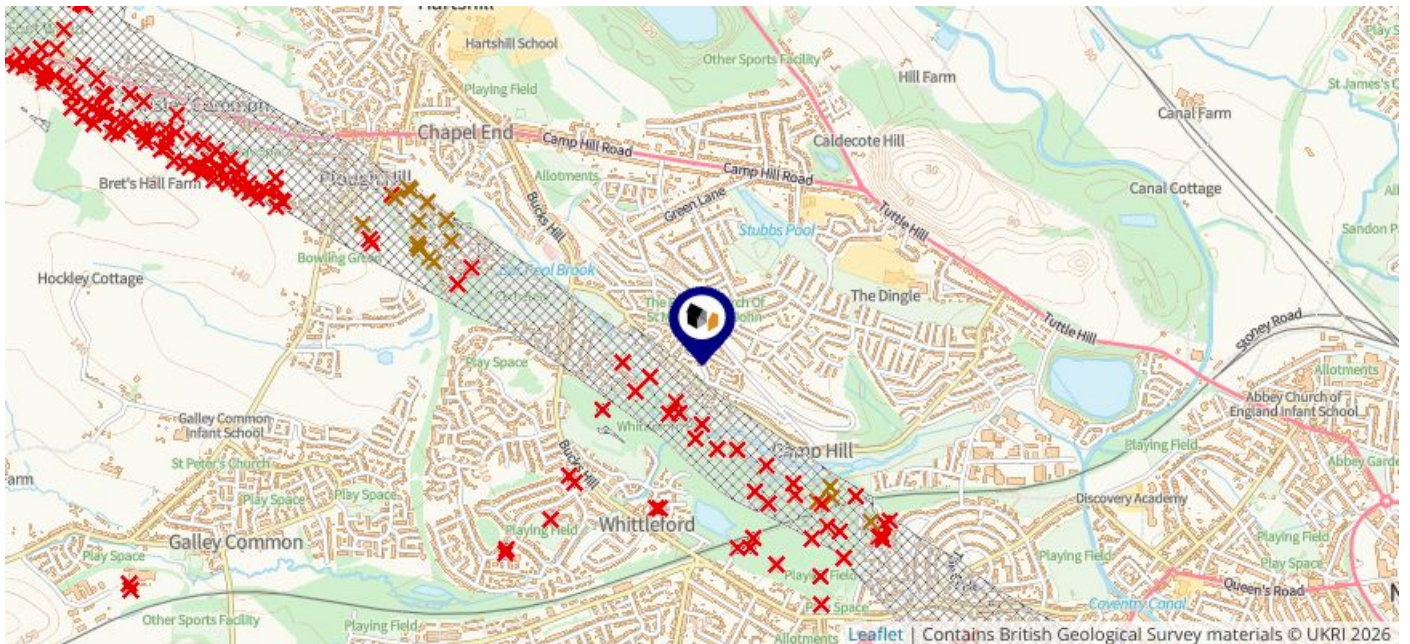
Terraced

**+76.83%**

Flat

**+56.15%**

This map displays nearby coal mine entrances and their classifications.



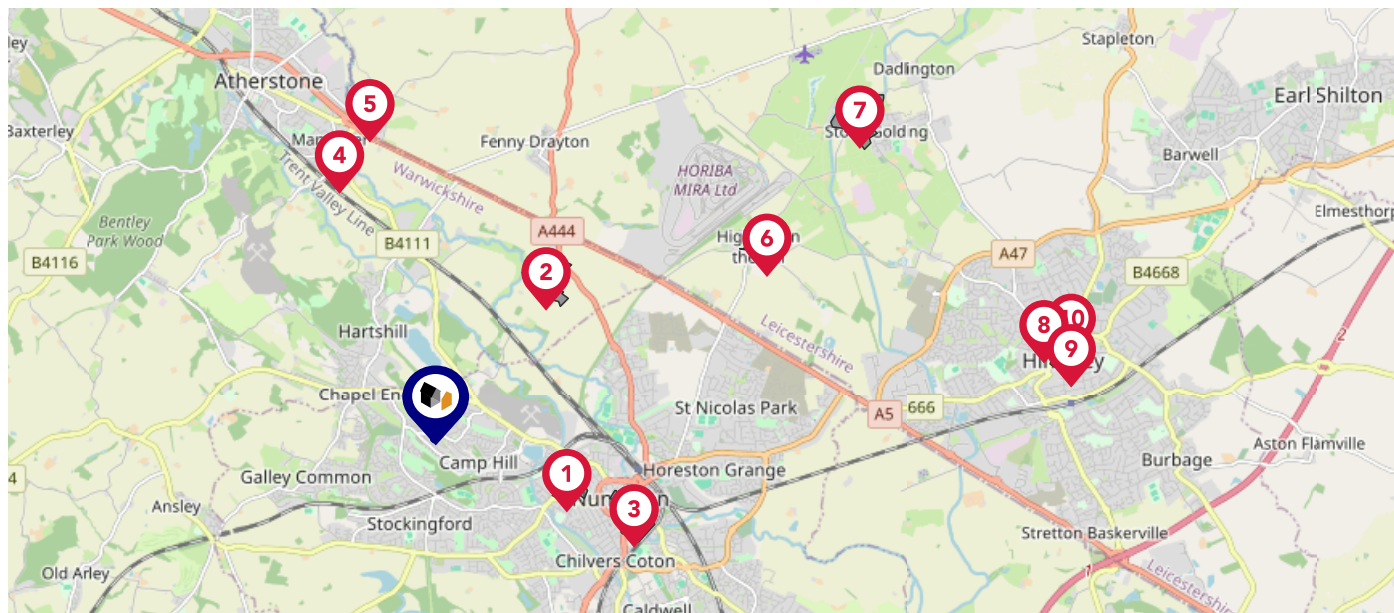
### Mine Entry

- ✕ 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.

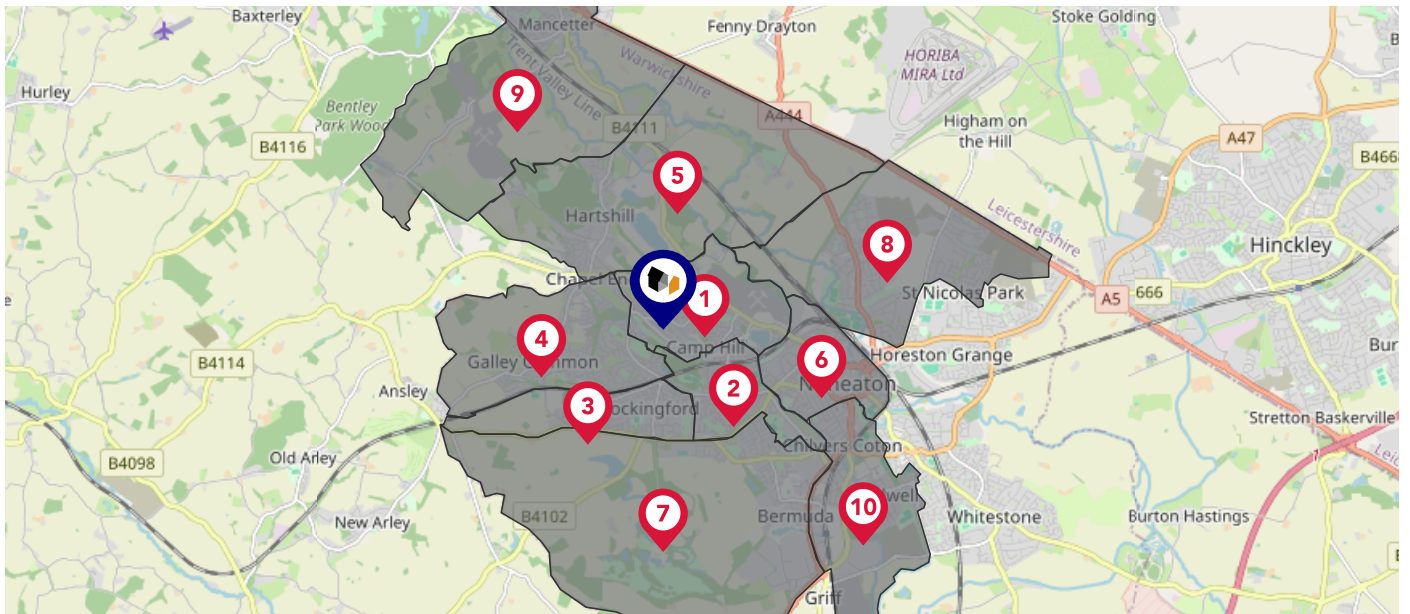
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

-  1 Abbey
-  2 Caldecote
-  3 Nuneaton Town Centre
-  4 Mancetter
-  5 Witherley
-  6 Higham on the Hill
-  7 Stoke Golding
-  8 Hinckley, Hollycroft
-  9 Hinckley - Town Centre
-  10 Hinckley - Druid Street

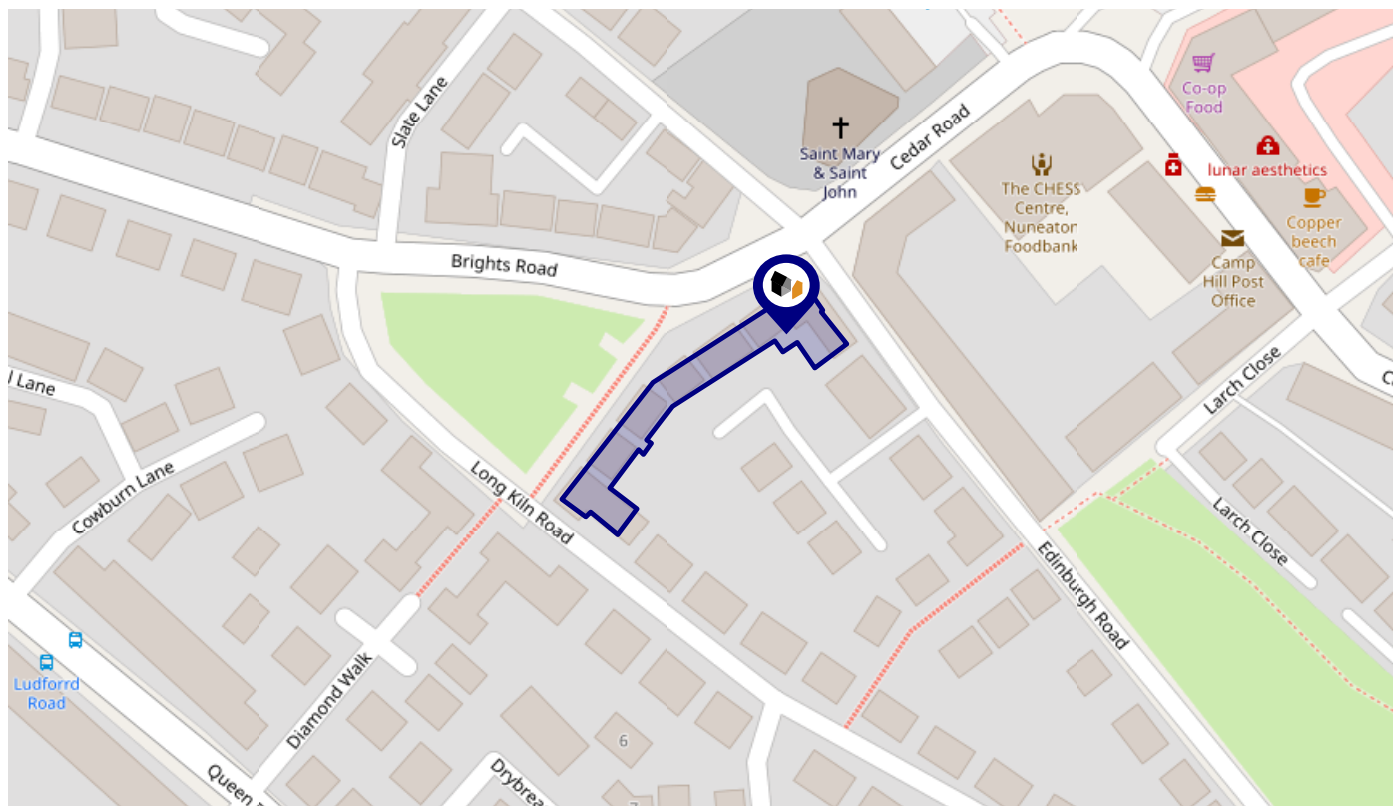
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Camp Hill Ward
-  2 Bar Pool Ward
-  3 Kingswood Ward
-  4 Galley Common Ward
-  5 Hartshill Ward
-  6 Abbey Ward
-  7 Arbury Ward
-  8 Weddington Ward
-  9 Atherstone South and Mancetter Ward
-  10 Wem Brook Ward

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

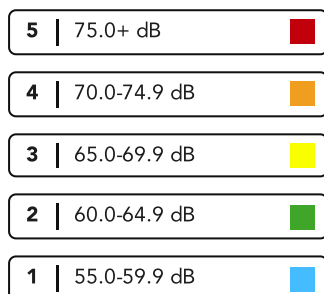


### Rail Noise Data

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.

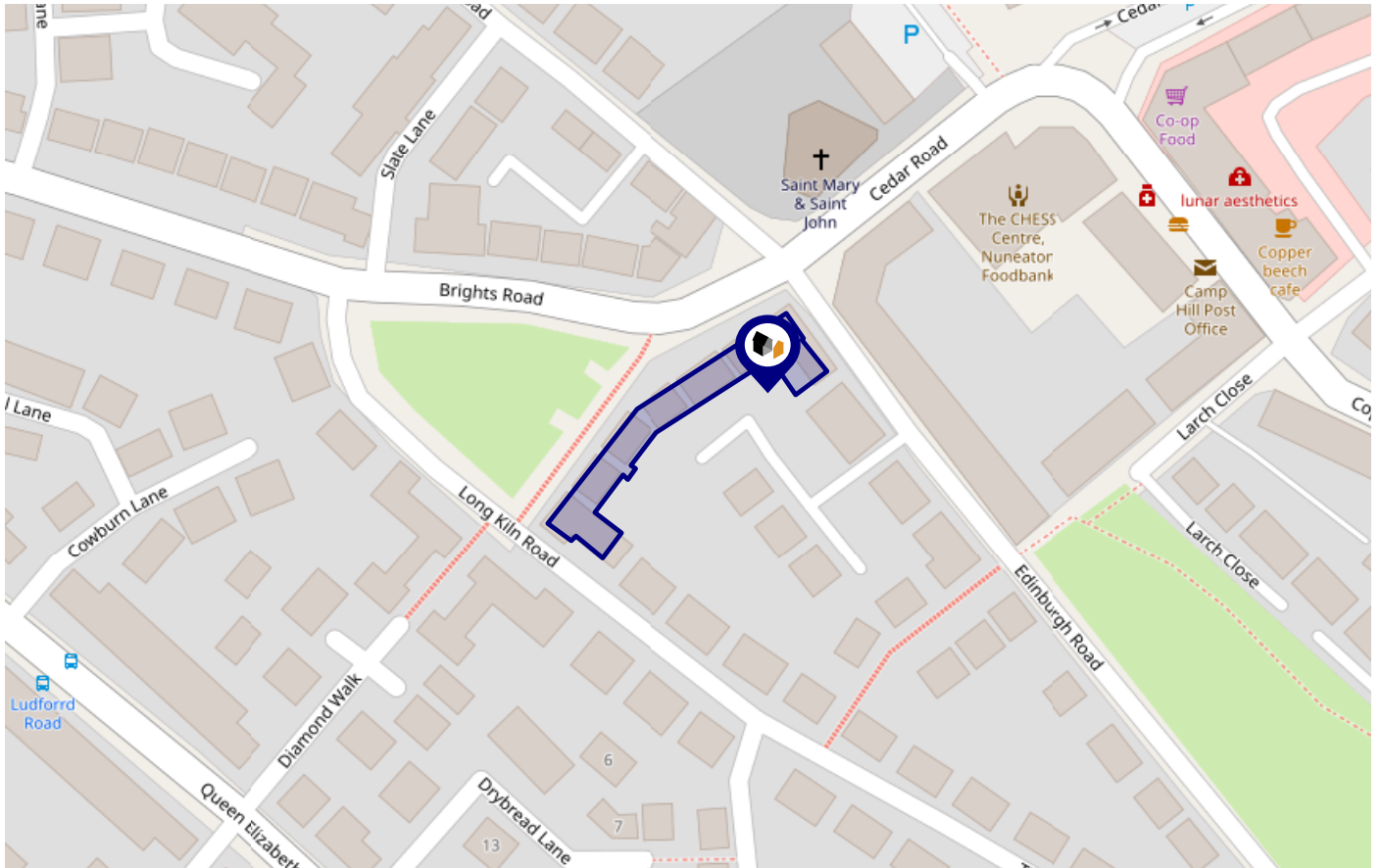
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

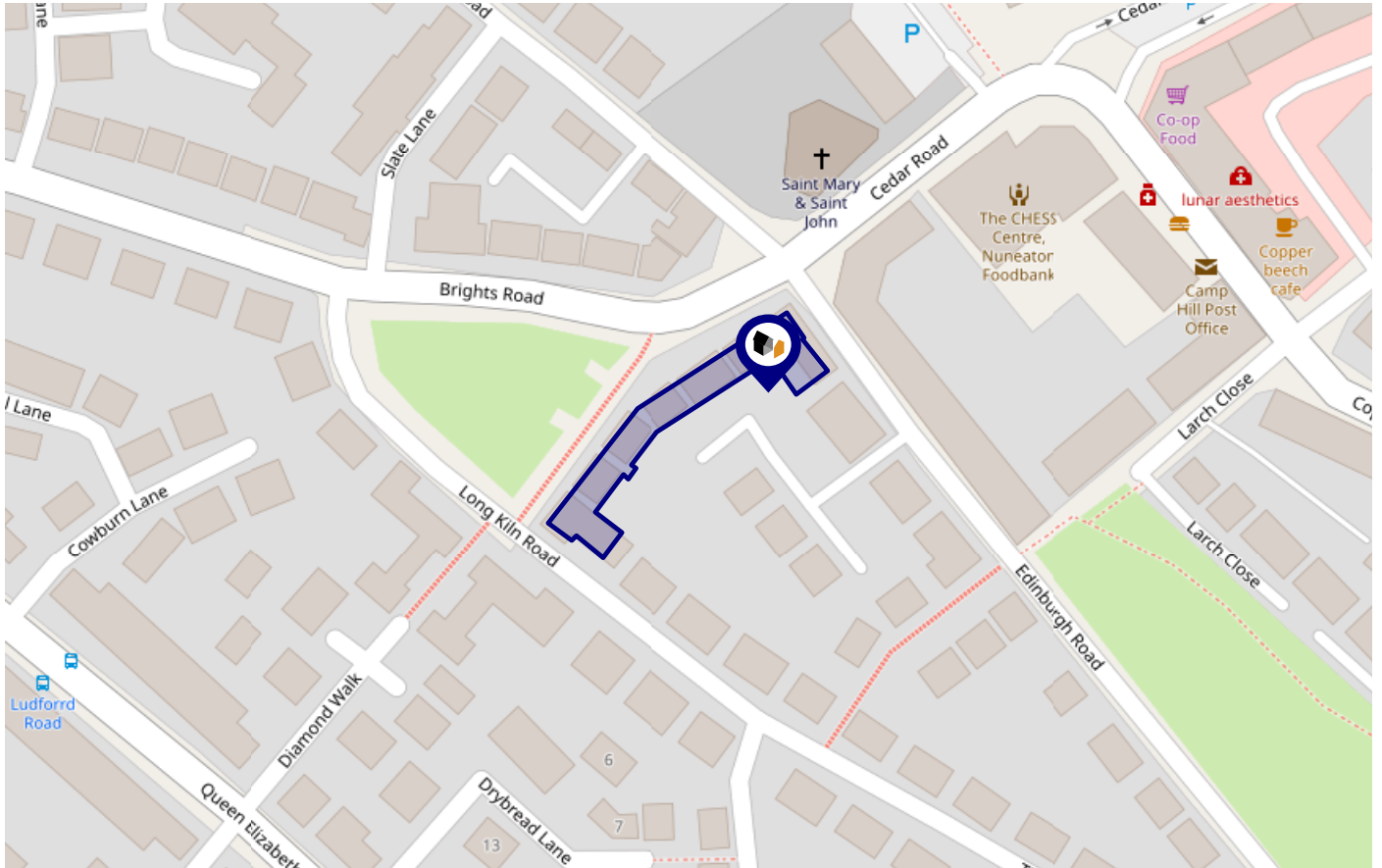
Chance of flooding to the following depths at this property:



# 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.

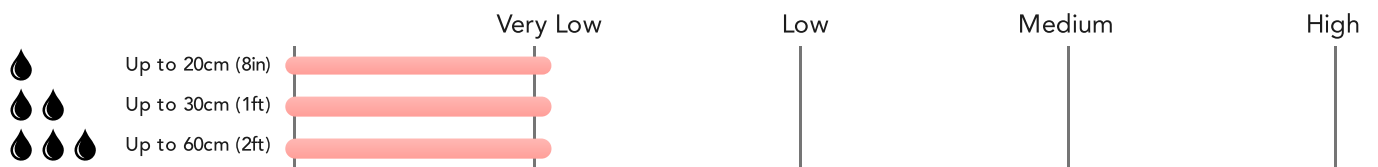


**Risk Rating: Very low**

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.

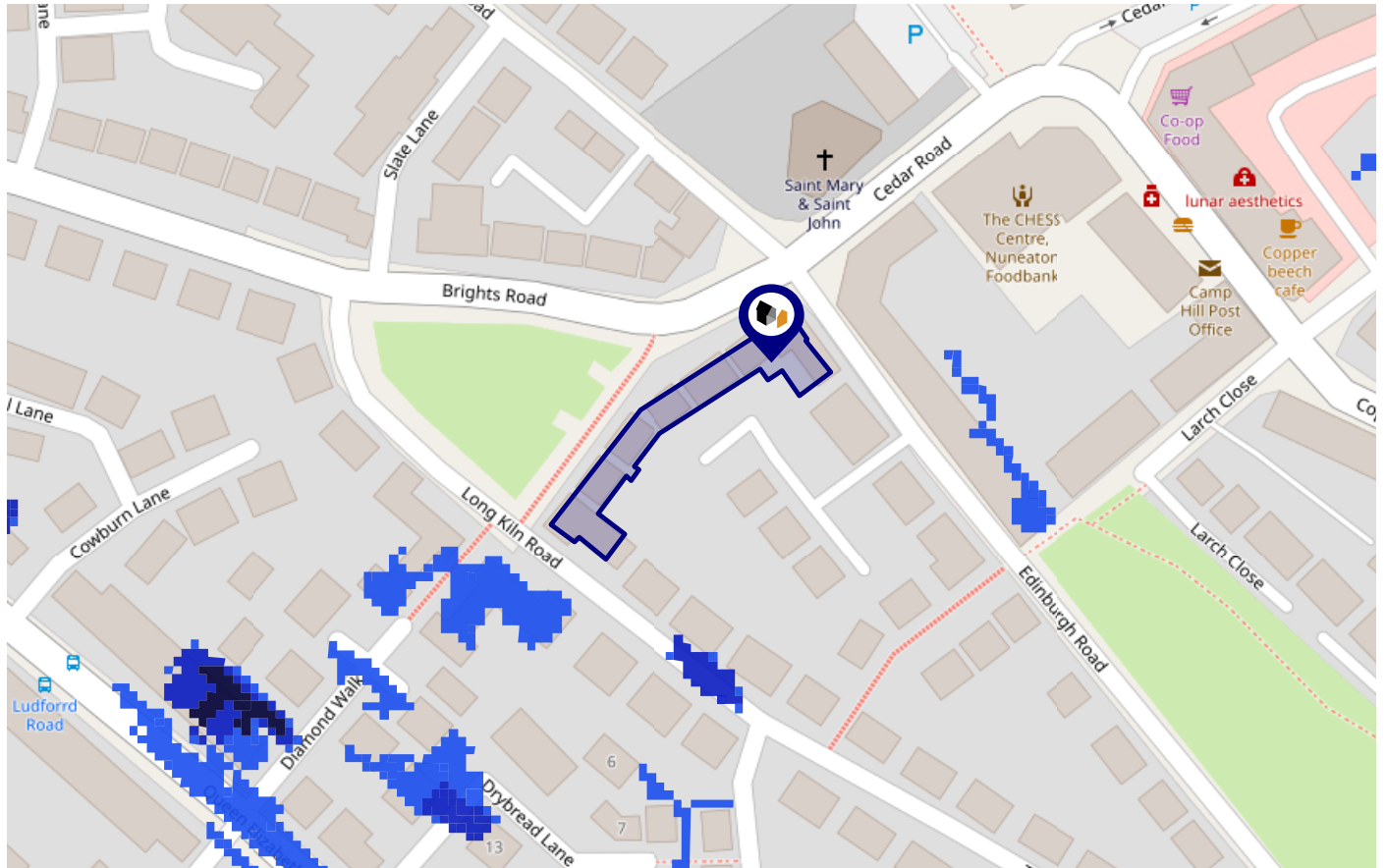
Chance of flooding to the following depths at this property:



# 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.

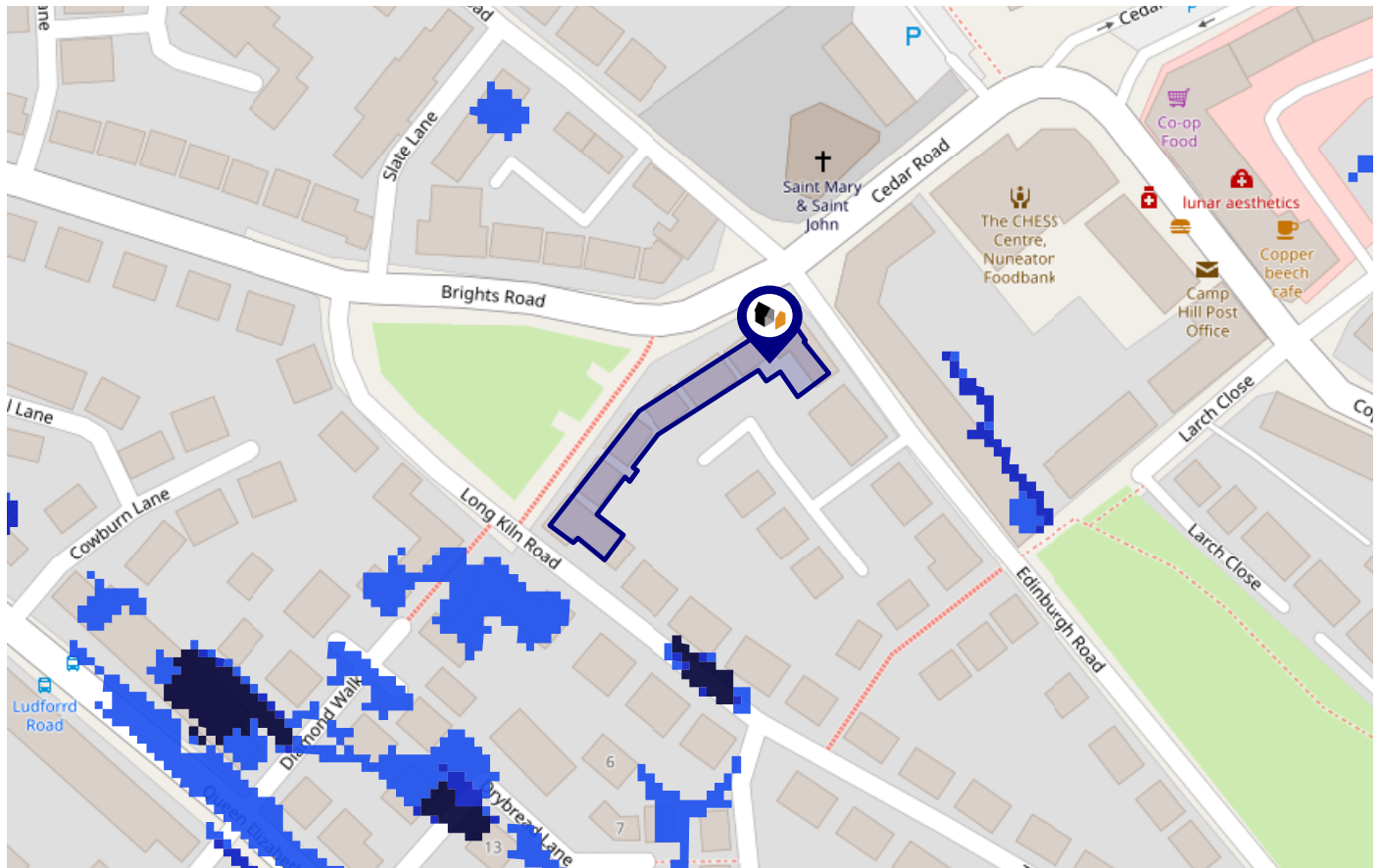
Chance of flooding to the following depths at this property:



# 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

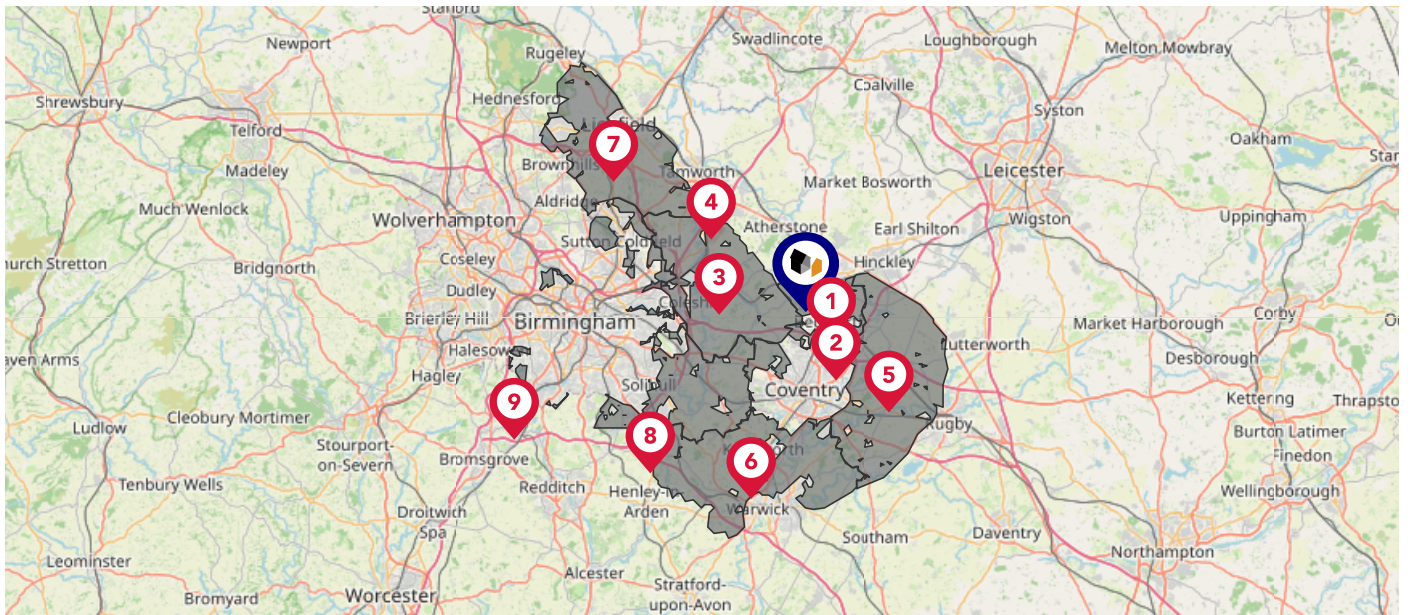
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



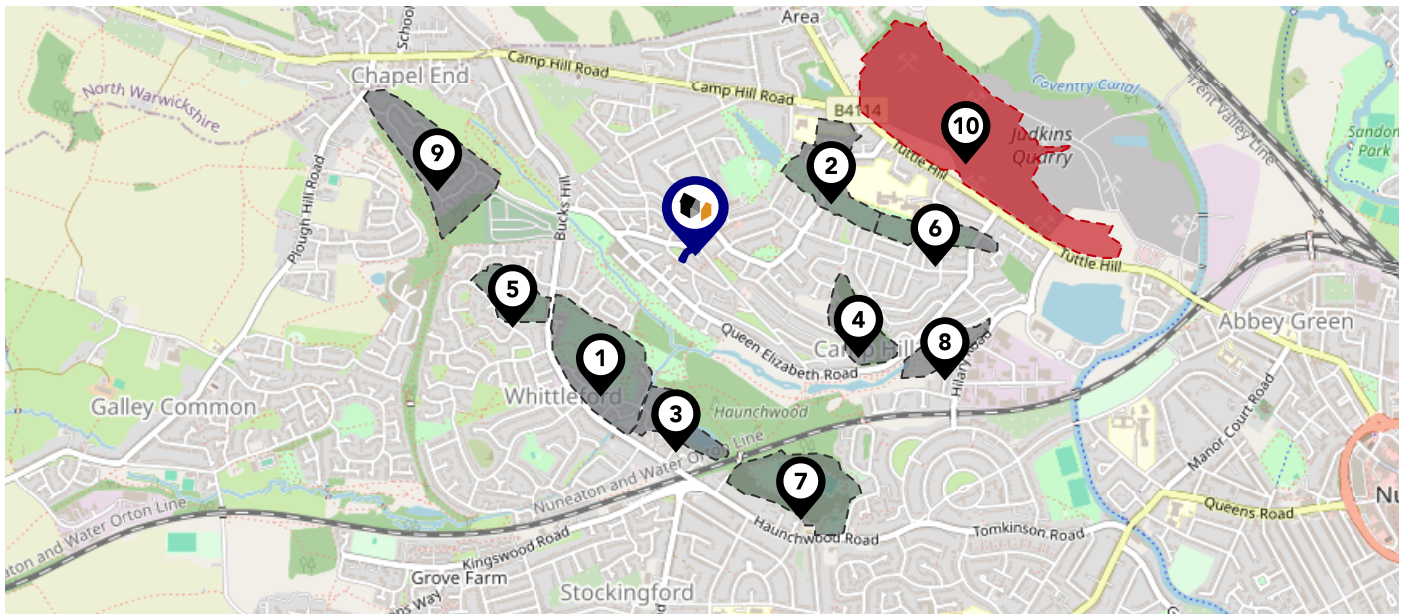
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 Birmingham Green Belt - Nuneaton and Bedworth
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Tamworth
- 5 Birmingham Green Belt - Rugby
- 6 Birmingham Green Belt - Warwick
- 7 Birmingham Green Belt - Lichfield
- 8 Birmingham Green Belt - Solihull
- 9 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.



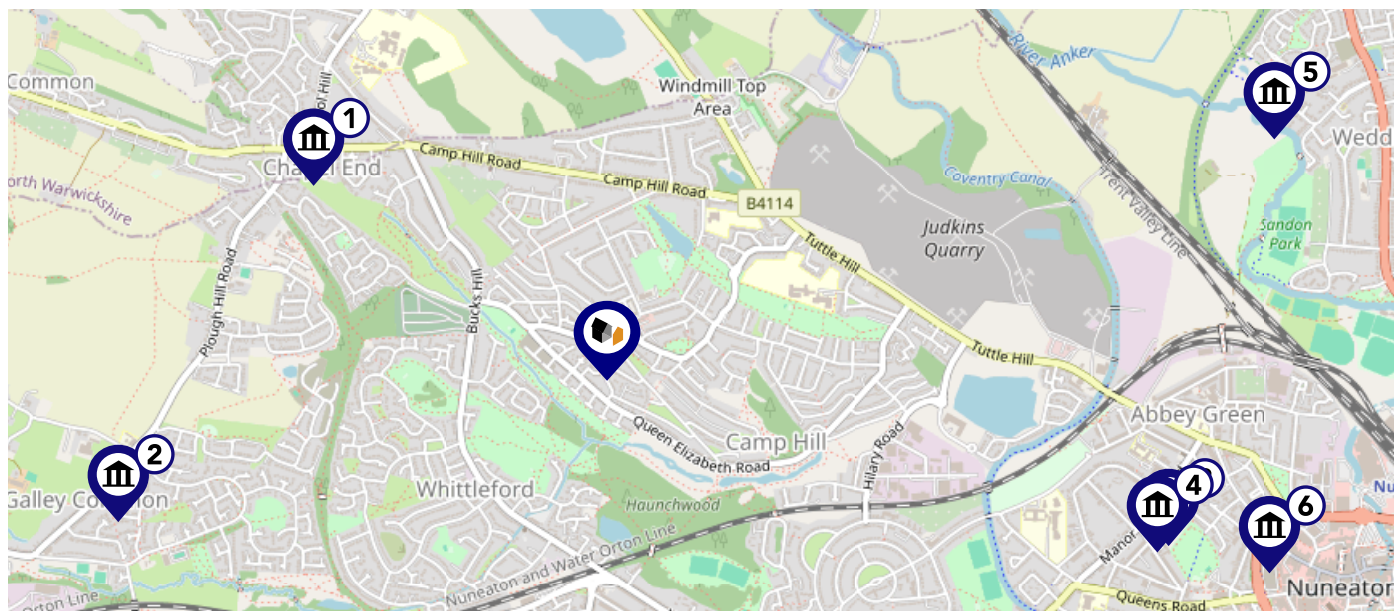
### Nearby Landfill Sites

<b>1</b>	Whittleford Road-Whittleford Road, Nuneaton, Warwickshire	Historic Landfill	
<b>2</b>	Dingle No.2-Camp Hill Road, Tuttle Hill, Nuneaton, Warwickshire	Historic Landfill	
<b>3</b>	Miners Arms-Whittleford Road, Nuneaton, Warwickshire	Historic Landfill	
<b>4</b>	Queen Elizabeth Road-Queen Elizabeth Road, Camp Hill, Nuneaton, Warwickshire	Historic Landfill	
<b>5</b>	Bucks Hill Landfill Site-Off Bucks Hill, Bucks Hill, Nuneaton, Warwickshire	Historic Landfill	
<b>6</b>	The Dingle-Queen Elizabeth Road, Tuttle Hill, Nuneaton, Warwickshire	Historic Landfill	
<b>7</b>	Haunchwood Road-Haunchwood Road, Haunchwood Vale, Nuneaton, Warwickshire	Historic Landfill	
<b>8</b>	Willow Road-Camp Hill, Nuneaton, Warwickshire	Historic Landfill	
<b>9</b>	Globe Works-Plough Hill Road, Chapel End, Nuneaton, Warwickshire	Historic Landfill	
<b>10</b>	EA/EPR/AP3296LW/V004	Active Landfill	

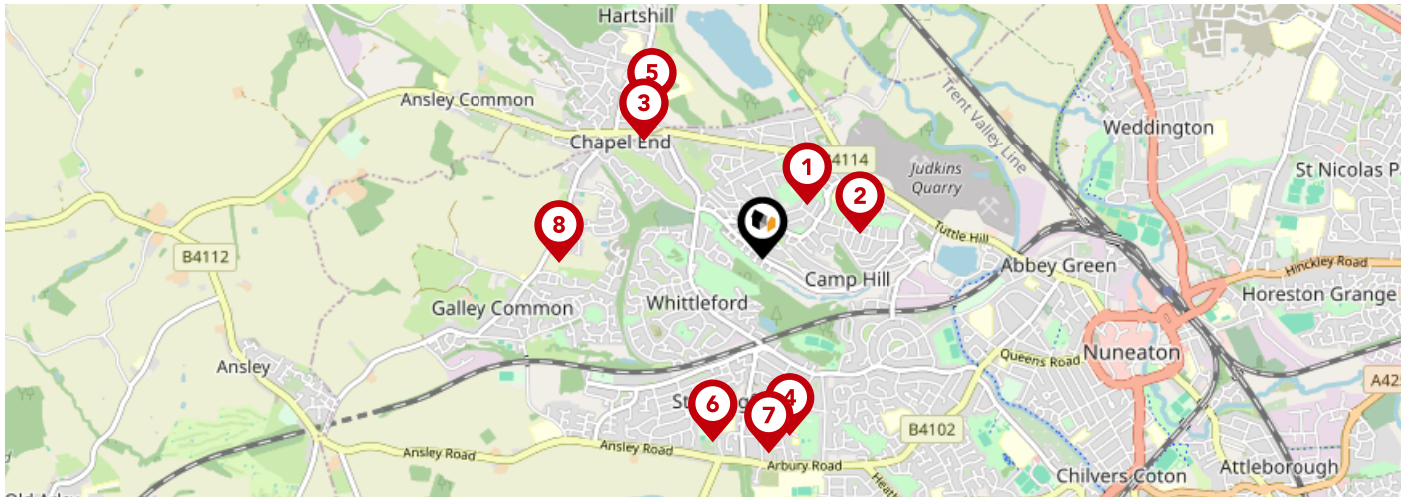
# Maps

## Listed Buildings

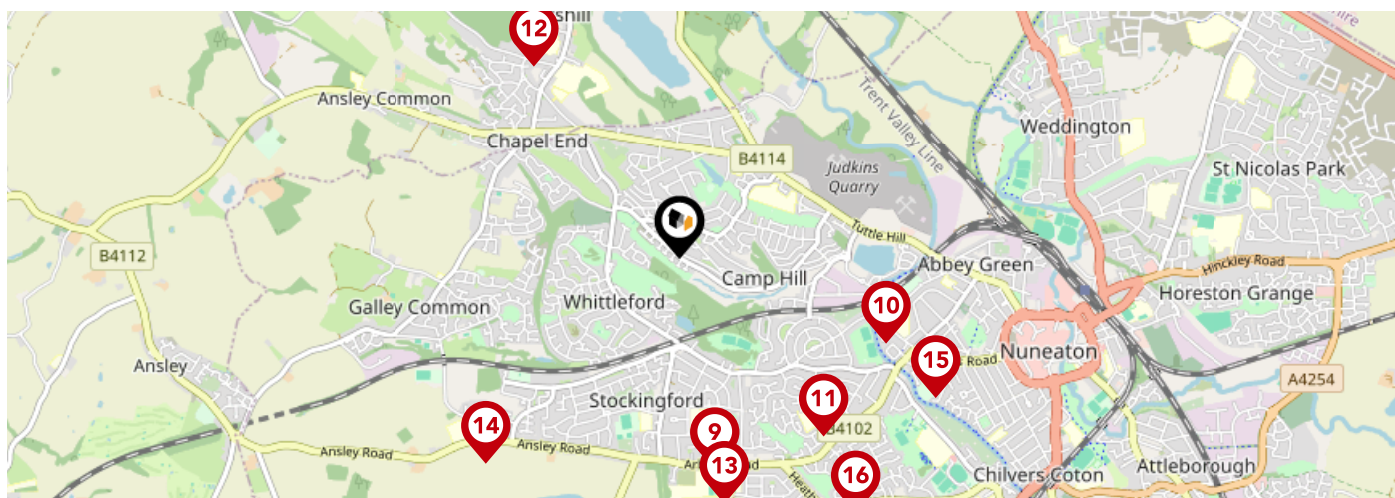
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1262600 - Chapel End Congregational Church	Grade II	0.8 miles
	1389490 - Church Of St Peter	Grade II	1.1 miles
	1034985 - Church Of St Mary (including Ruined Walls)	Grade II	1.3 miles
	1253688 - St Mary's Vicarage	Grade II	1.3 miles
	1185771 - Church Of St James	Grade II	1.6 miles
	1392744 - Ritz Cinema	Grade II	1.6 miles

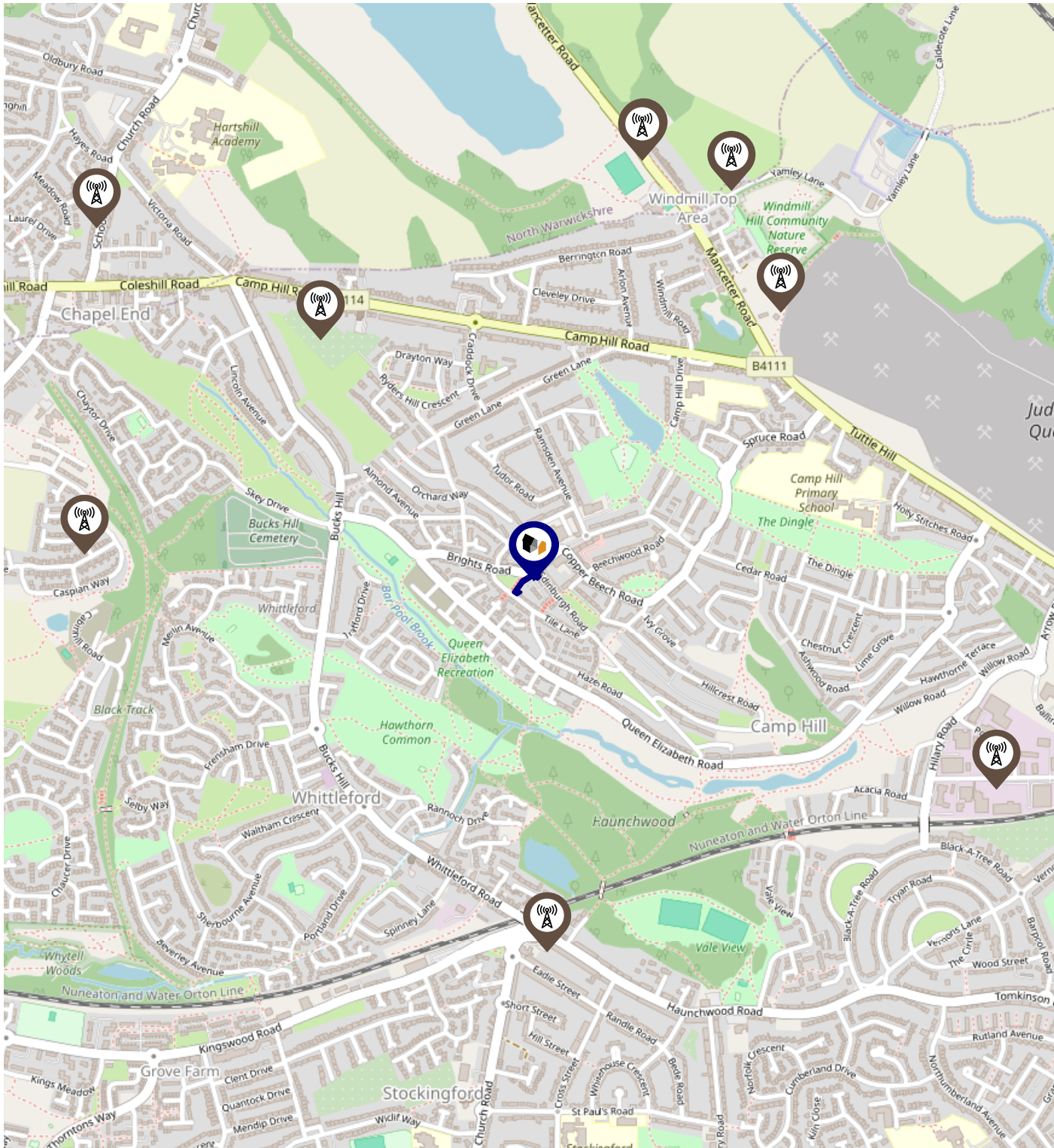


		Nursery	Primary	Secondary	College	Private
	<b>St Anne's Catholic Academy</b> Ofsted Rating: Good   Pupils: 245   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Camp Hill Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nathaniel Newton Infant School</b> Ofsted Rating: Good   Pupils: 262   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockingford Maintained Nursery School</b> Ofsted Rating: Outstanding   Pupils: 74   Distance:0.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartshill Academy</b> Ofsted Rating: Requires improvement   Pupils: 998   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's CofE Primary School, Nuneaton</b> Ofsted Rating: Good   Pupils: 442   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockingford Academy</b> Ofsted Rating: Good   Pupils: 492   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Galley Common Infant School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Values Academy</b> Ofsted Rating: Inadequate   Pupils: 22   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Discovery Academy</b> Ofsted Rating: Good   Pupils: 97   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Croft Junior School</b> Ofsted Rating: Good   Pupils: 349   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Michael Drayton Junior School</b> Ofsted Rating: Good   Pupils: 584   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Nuneaton Academy</b> Ofsted Rating: Not Rated   Pupils: 943   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Park Lane Primary School</b> Ofsted Rating: Good   Pupils: 476   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Queen's Church of England Academy</b> Ofsted Rating: Good   Pupils: 355   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Glendale Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

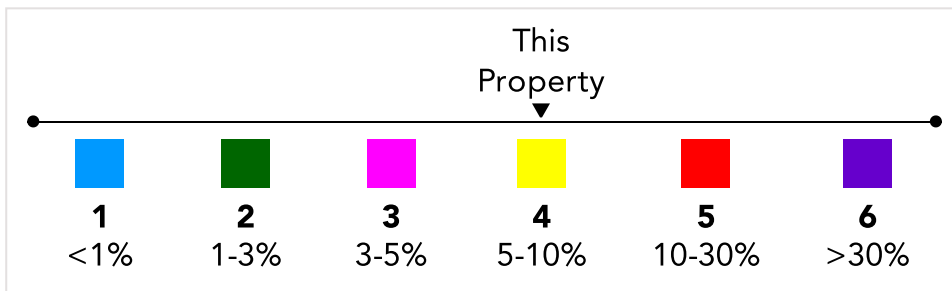
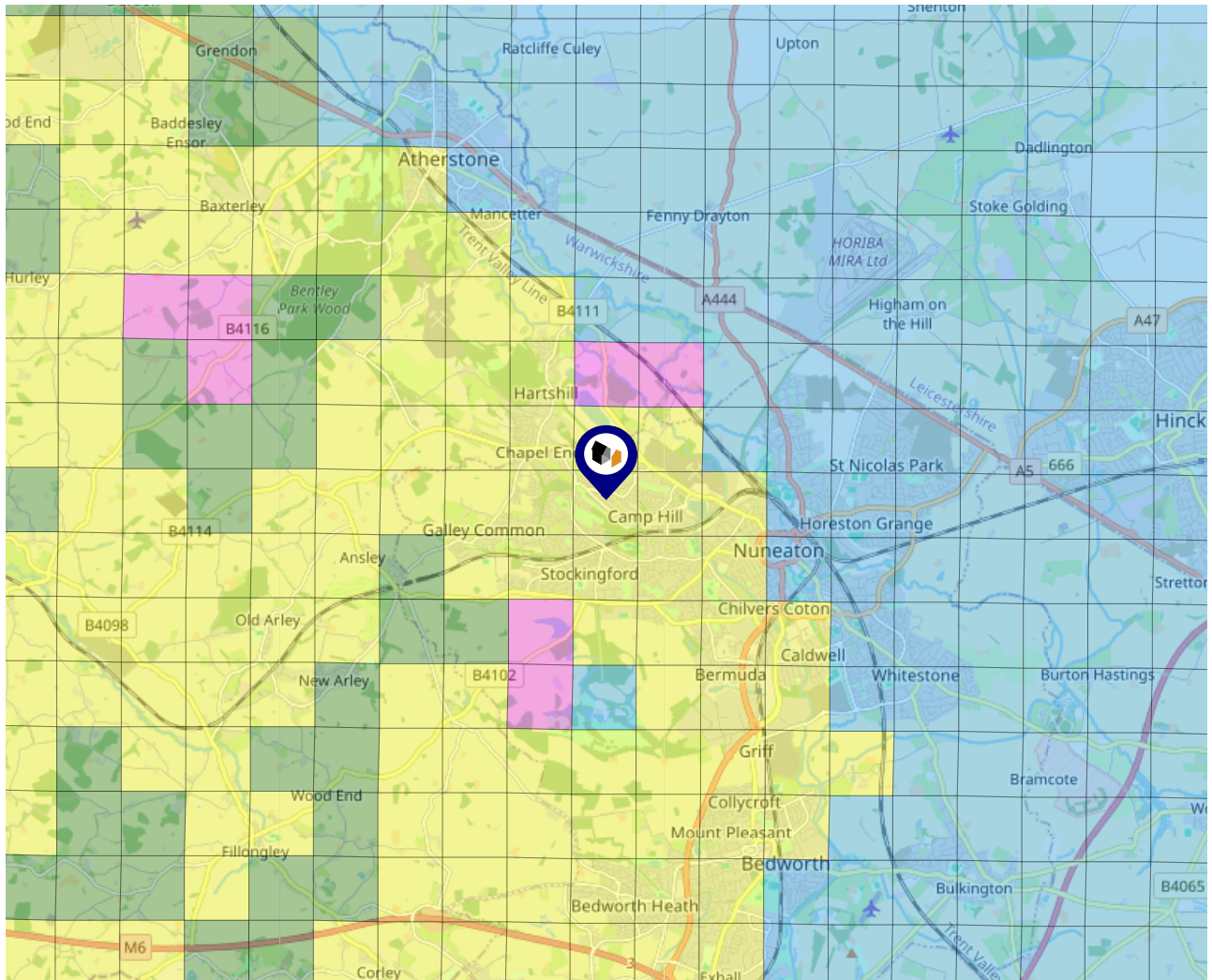
# Local Area Masts & Pylons



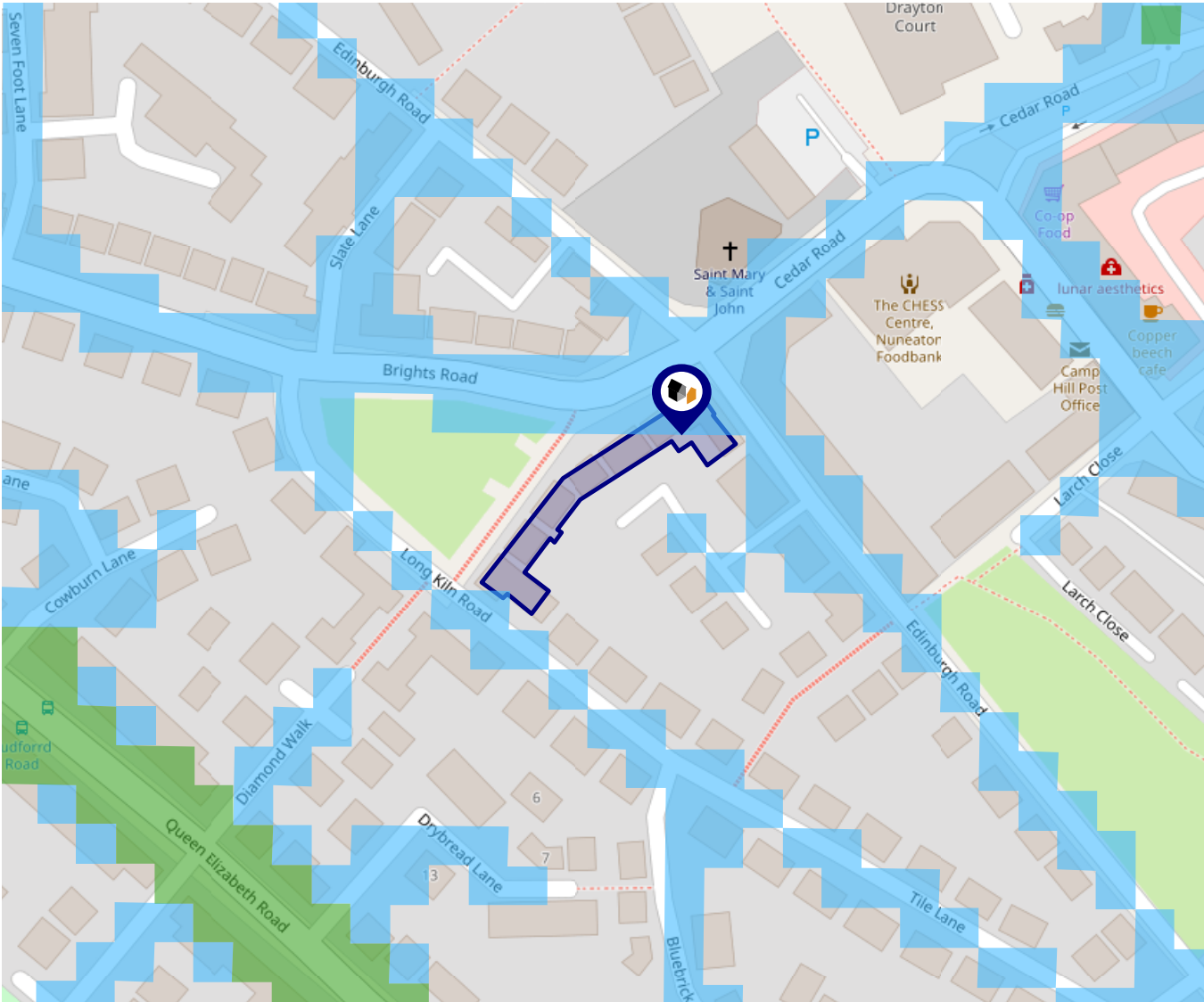
- Key:**
- Power Pylons
  - Communication Masts

### 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>).



# Local Area Road Noise

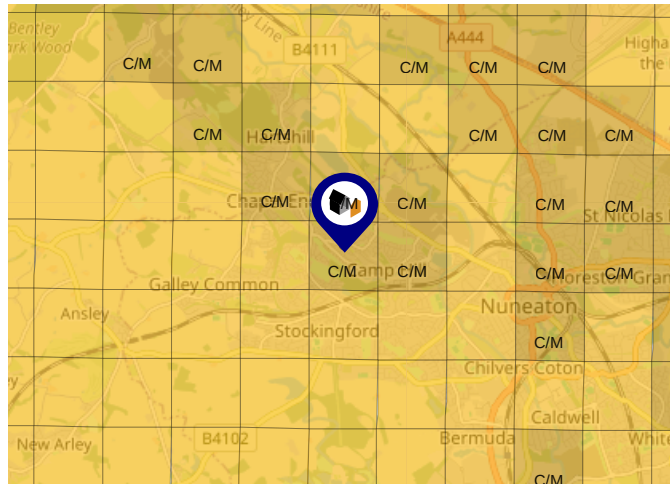


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

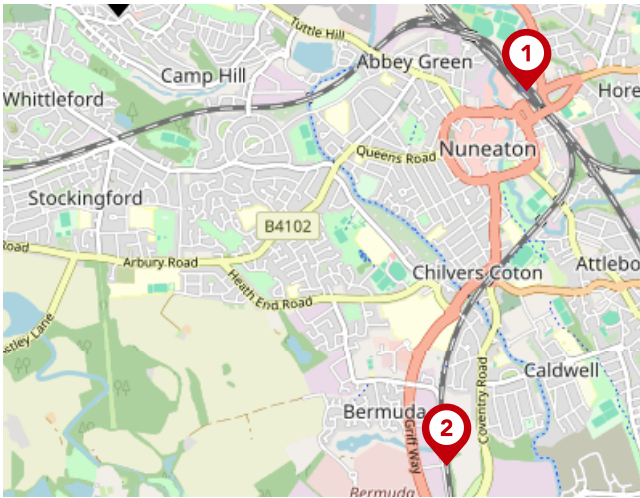


### Primary Classifications (Most Common Clay Types)

<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

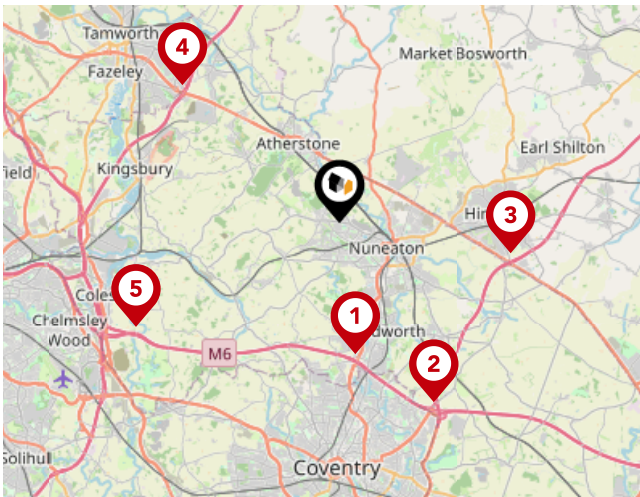
# Area

## Transport (National)



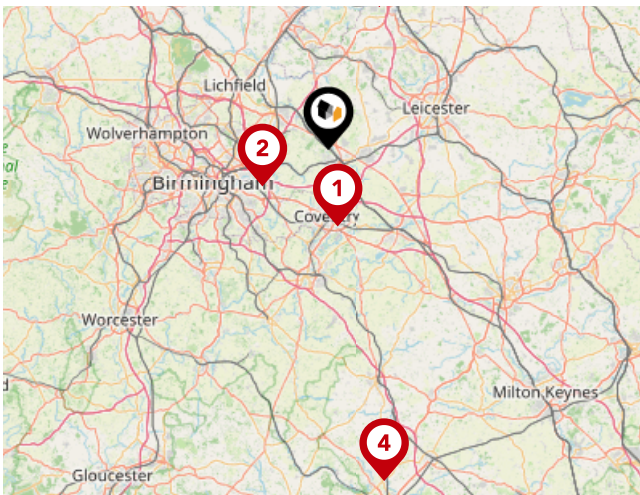
### National Rail Stations

Pin	Name	Distance
1	Nuneaton Rail Station	1.87 miles
2	Bermuda Park Rail Station	2.51 miles
3	Atherstone Rail Station	3.8 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.72 miles
2	M6 J2	7.3 miles
3	M69 J1	6.26 miles
4	M42 J10	7.54 miles
5	M6 J3A	8.26 miles

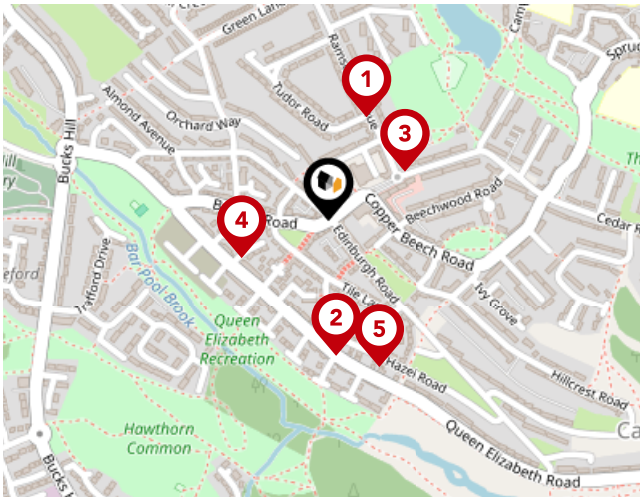


### Airports/Helipads

Pin	Name	Distance
1	Baginton	11.36 miles
2	Birmingham Airport	10.85 miles
3	East Mids Airport	21.76 miles
4	Kidlington	48.98 miles

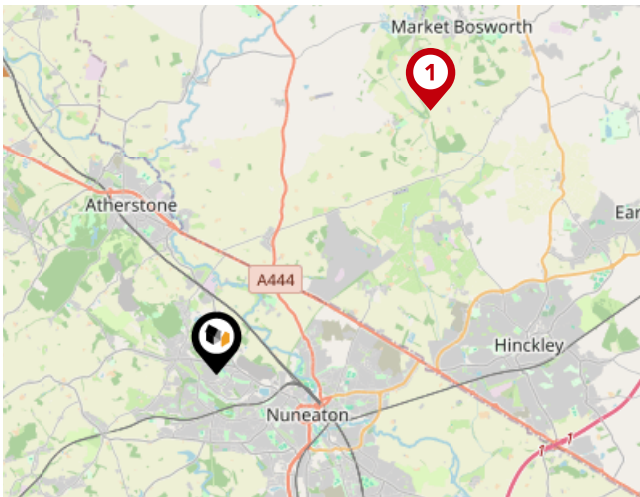
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Tudor Road	0.12 miles
2	Hazel Road	0.15 miles
3	Ramsden Avenue	0.1 miles
4	Ludford Road	0.11 miles
5	Hazel Road	0.17 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	6.13 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.



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## Important - Please Read

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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.

# 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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