

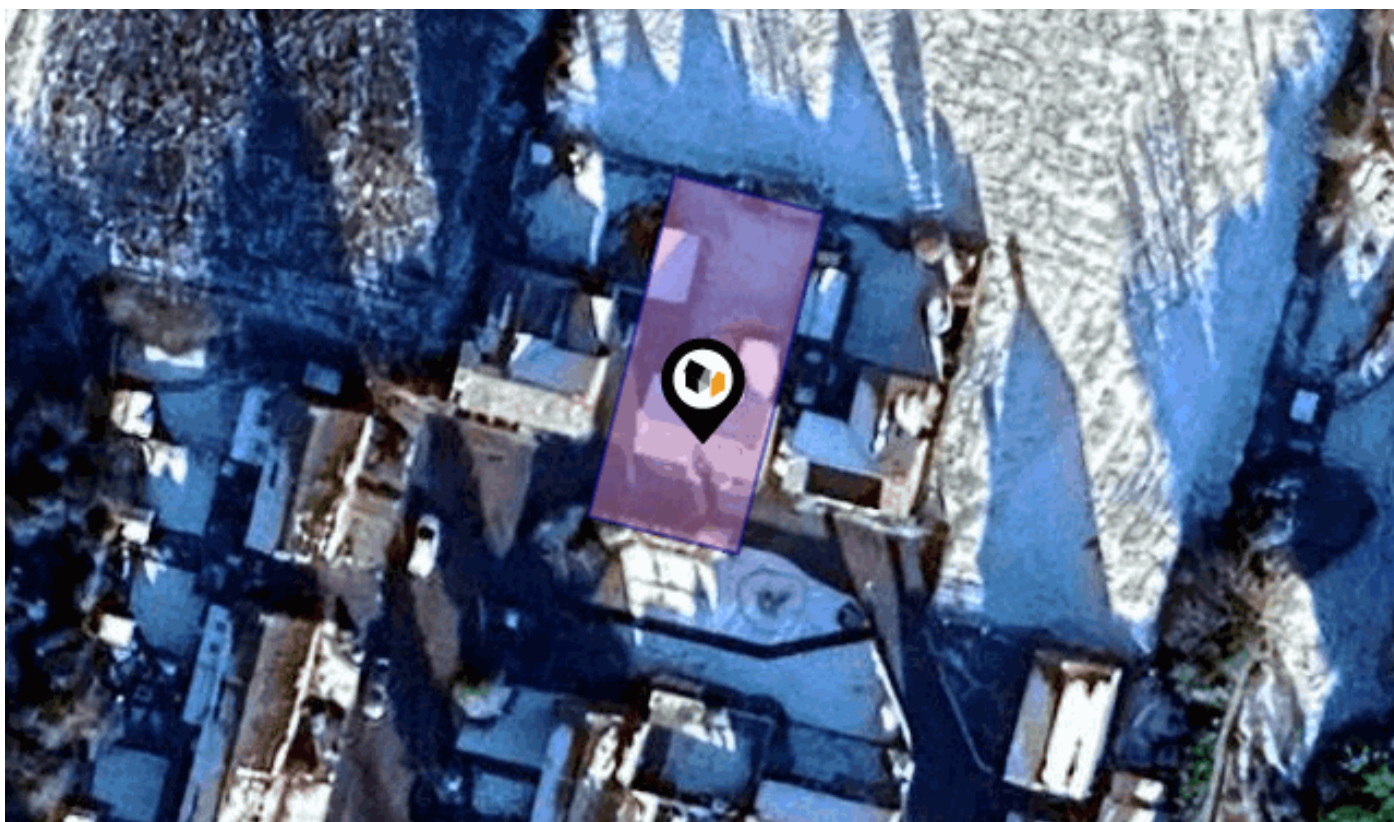


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 11th May 2025



SHERWOOD COURT, LOUGHBOROUGH, LE12

Abbie McArthur Powered By EXP

SHEPSHED, LE12 9JY

07736331709

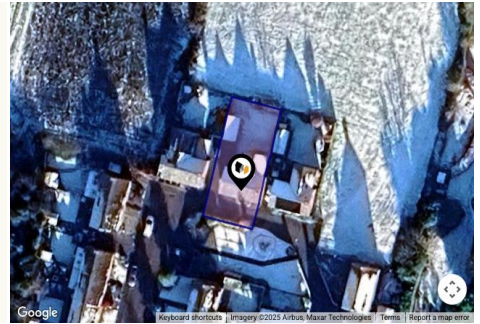
abbie.mcarthur@exp.uk.com

Abbie-mcarthur.co.uk



Property Overview

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BESPOKE ESTATE AGENT





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.09 acres		
Year Built :	2010		
Council Tax :	Band F		
Annual Estimate:	£3,377		
Title Number:	LT433012		

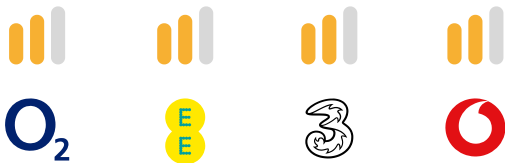
Local Area

Local Authority:	North west leicestershire
Conservation Area:	Long Whatton
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

29 mb/s	- mb/s
	

Mobile Coverage: (based on calls indoors)

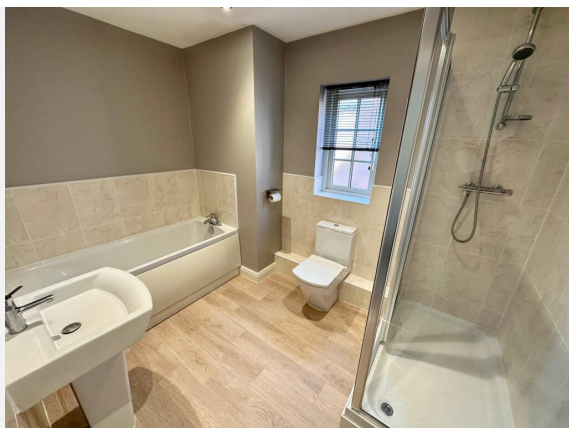
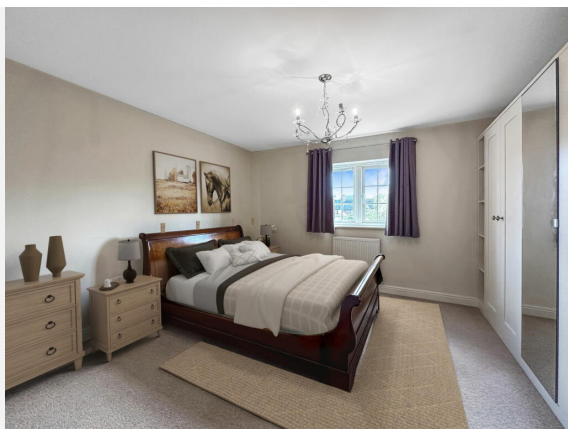


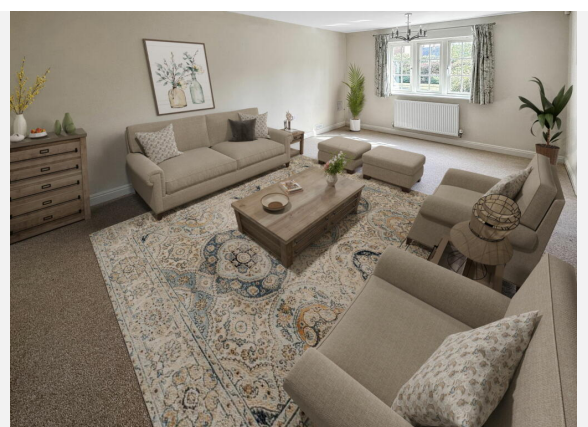
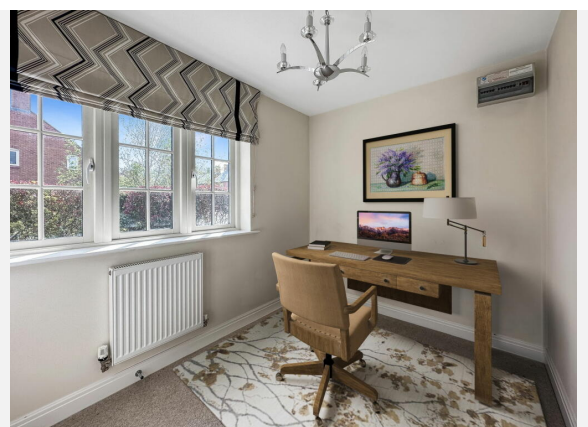
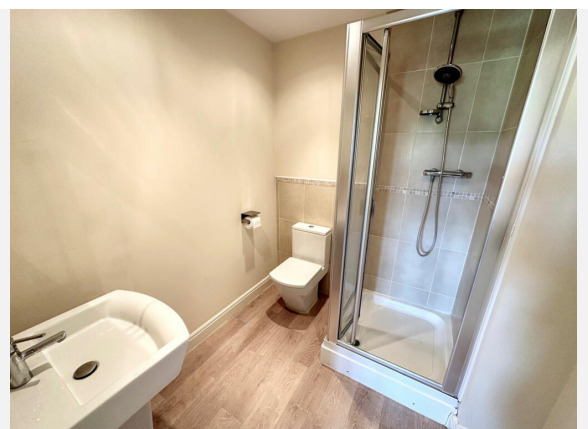
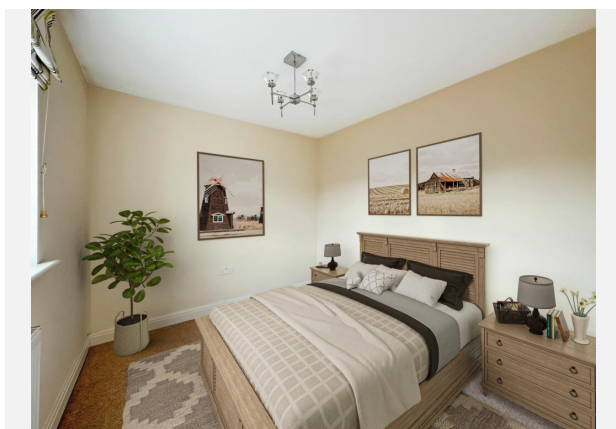
Satellite/Fibre TV Availability:



Gallery Photos

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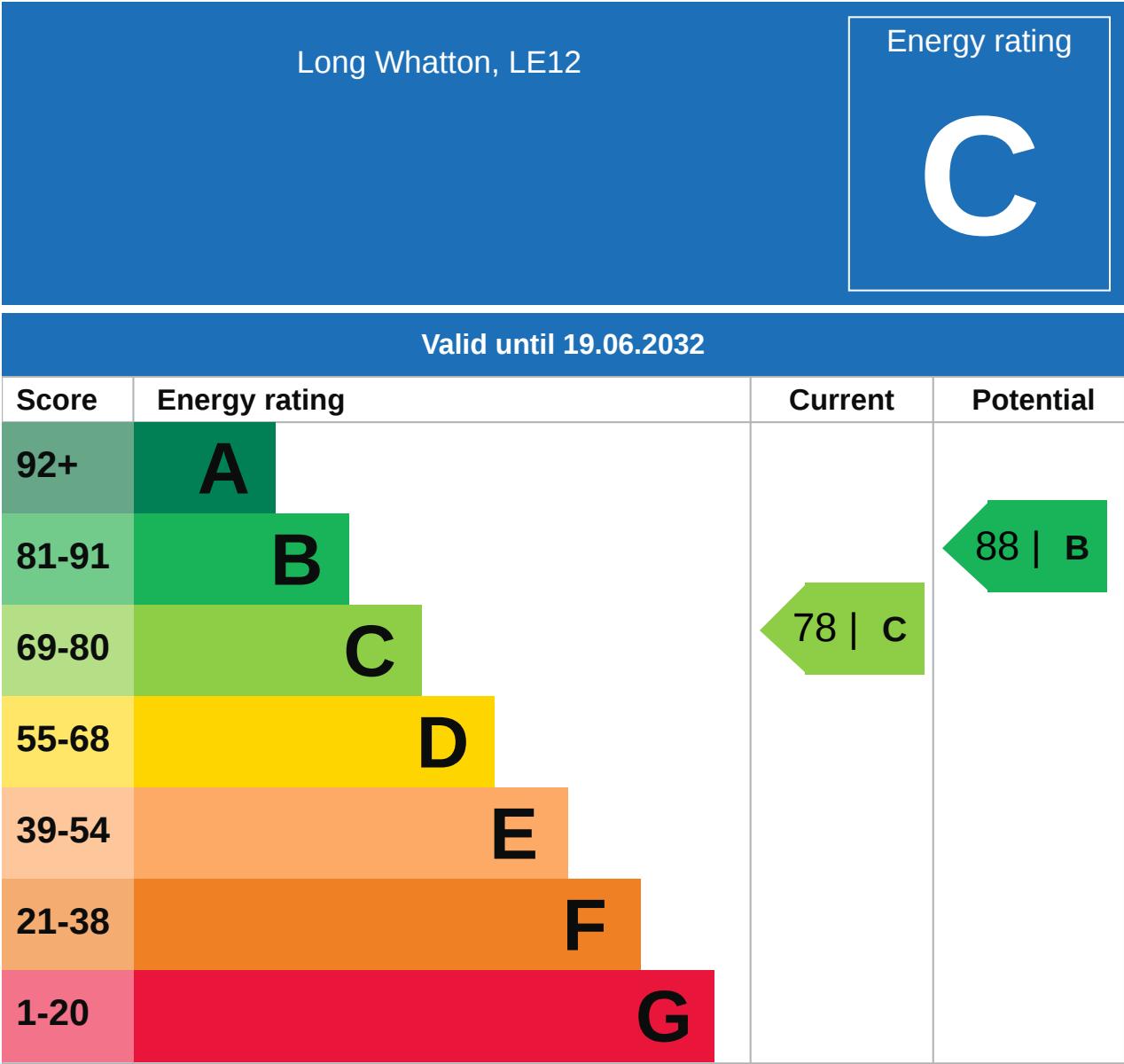


SHERWOOD COURT, LOUGHBOROUGH, LE12



Property EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

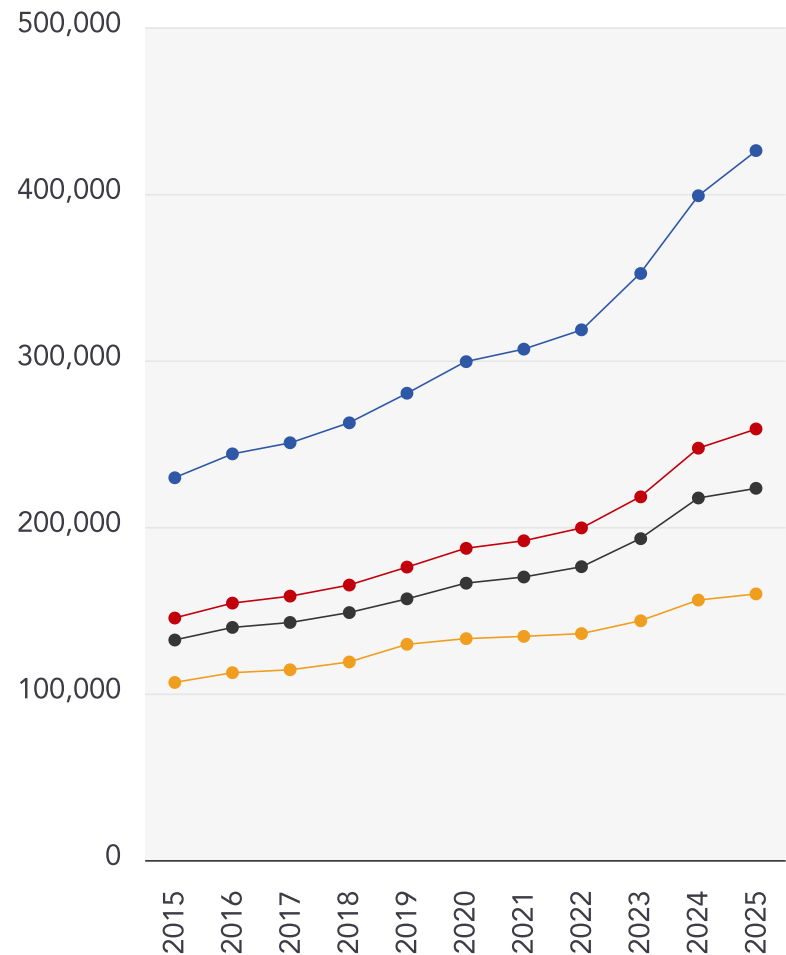
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 35% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	158 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in LE12



Detached

+85.58%

Semi-Detached

+78.13%

Terraced

+68.96%

Flat

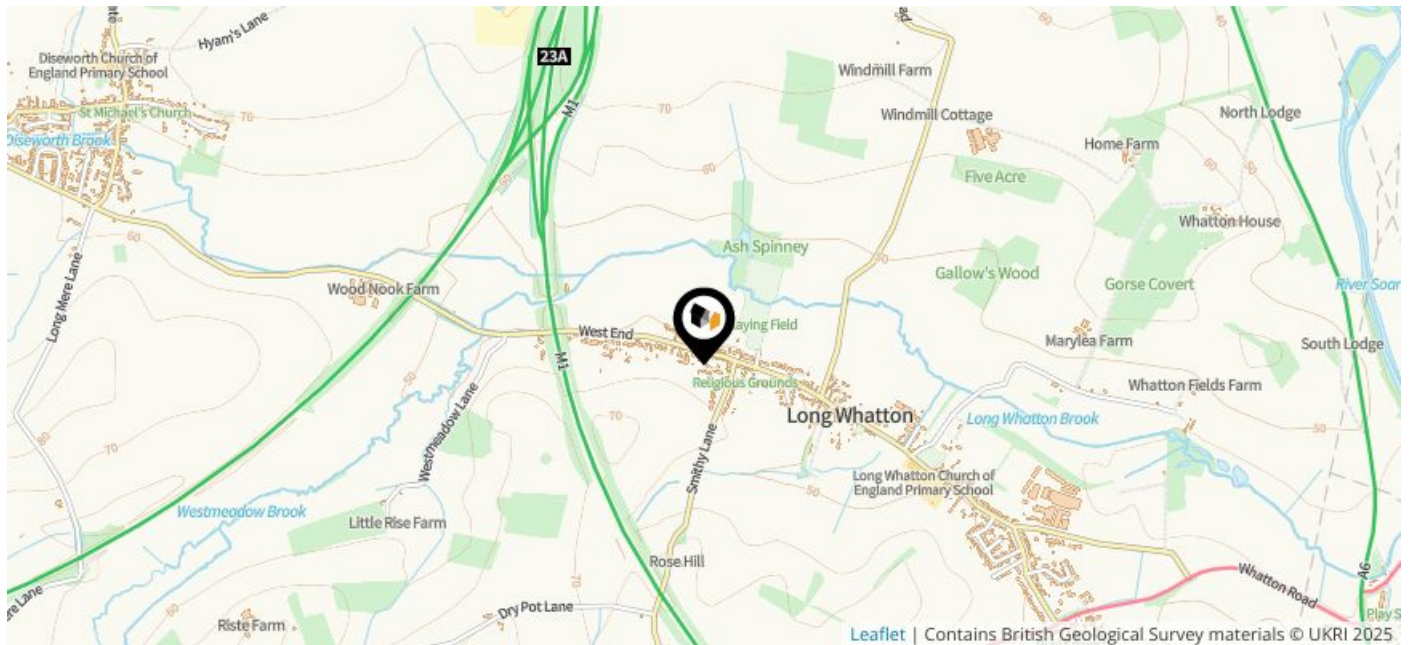
+49.86%

Maps

Coal Mining

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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.

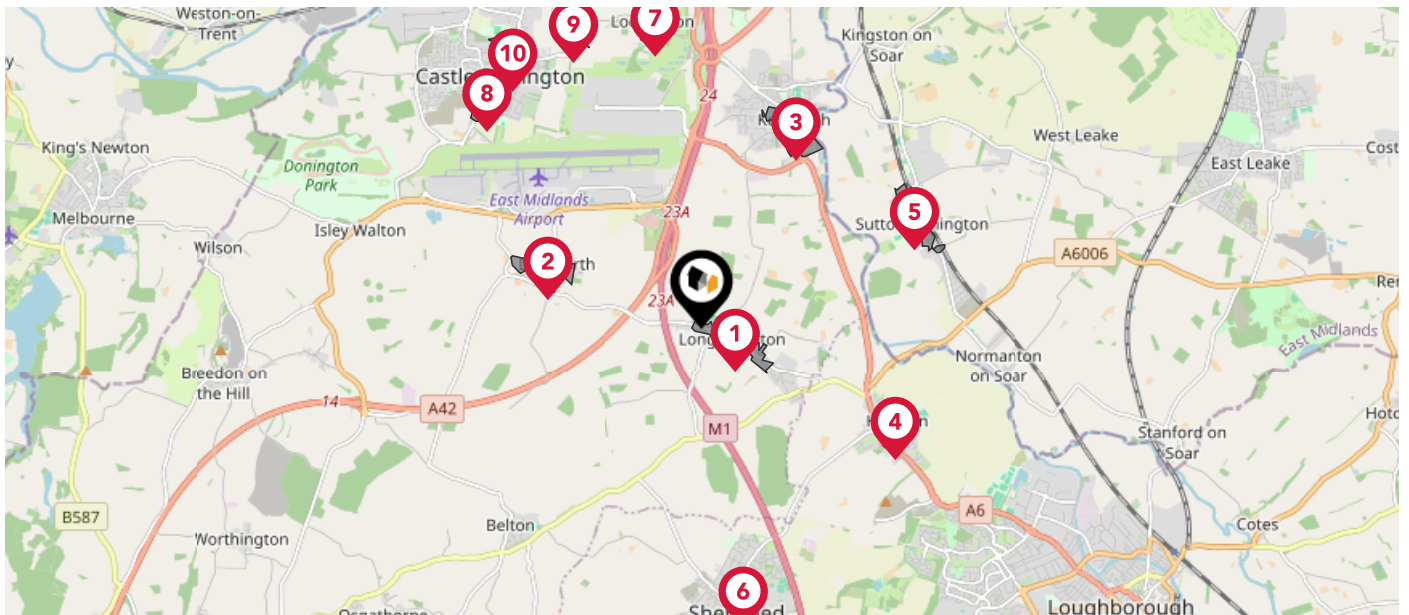
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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 | Long Whatton |
| 2 | Diseworth |
| 3 | Kegworth |
| 4 | Hathern |
| 5 | Sutton Bonington Conservation Area |
| 6 | Shepshed |
| 7 | Lockington |
| 8 | High Street |
| 9 | Hemington |
| 10 | Castle Donington |

Maps

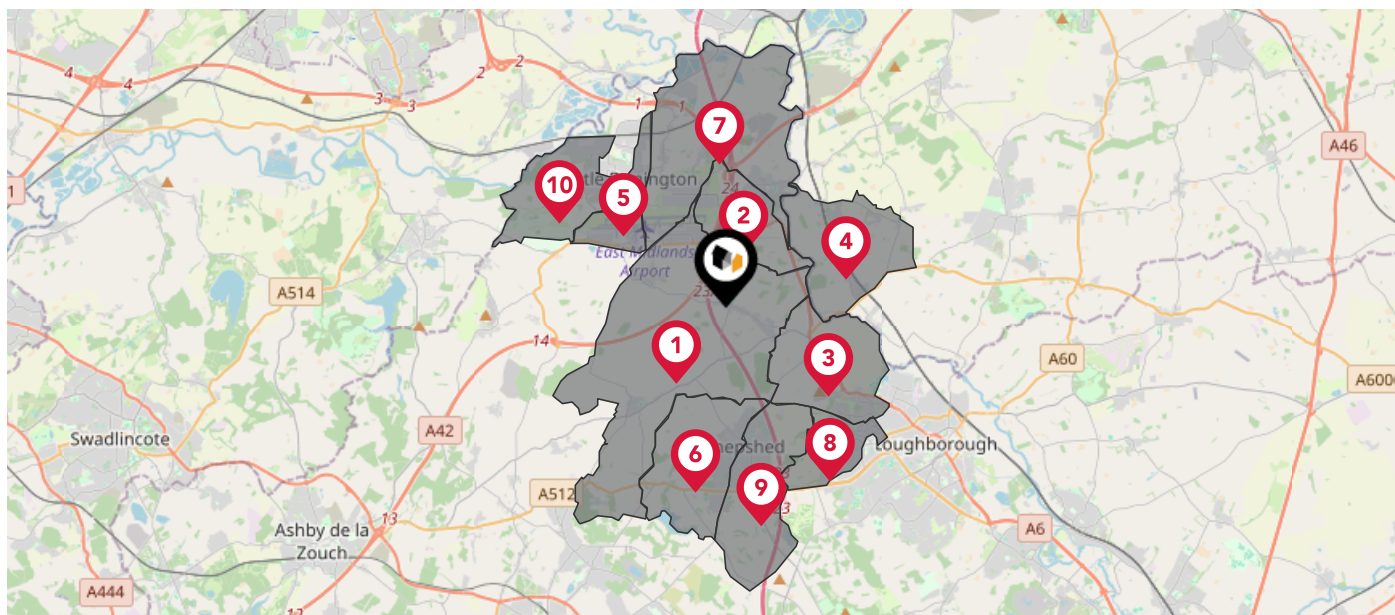
Council Wards

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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



Long Whatton & Diseworth Ward



Kegworth Ward



Loughborough Dishley and Hathern Ward



Sutton Bonington Ward



Castle Donington Castle Ward



Shepshed West Ward



Daleacre Hill Ward



Loughborough Garendon Ward

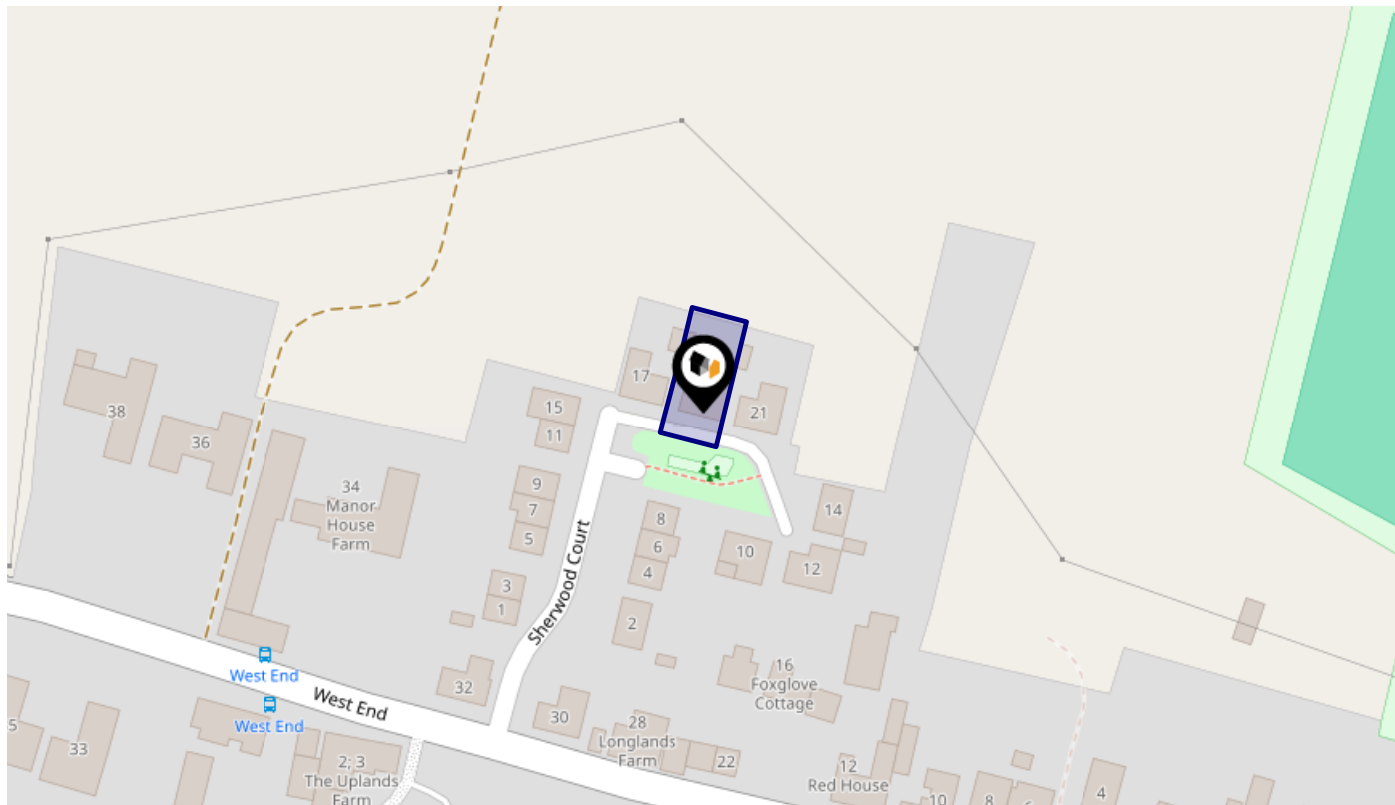


Shepshed East Ward



Castle Donington Park 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:

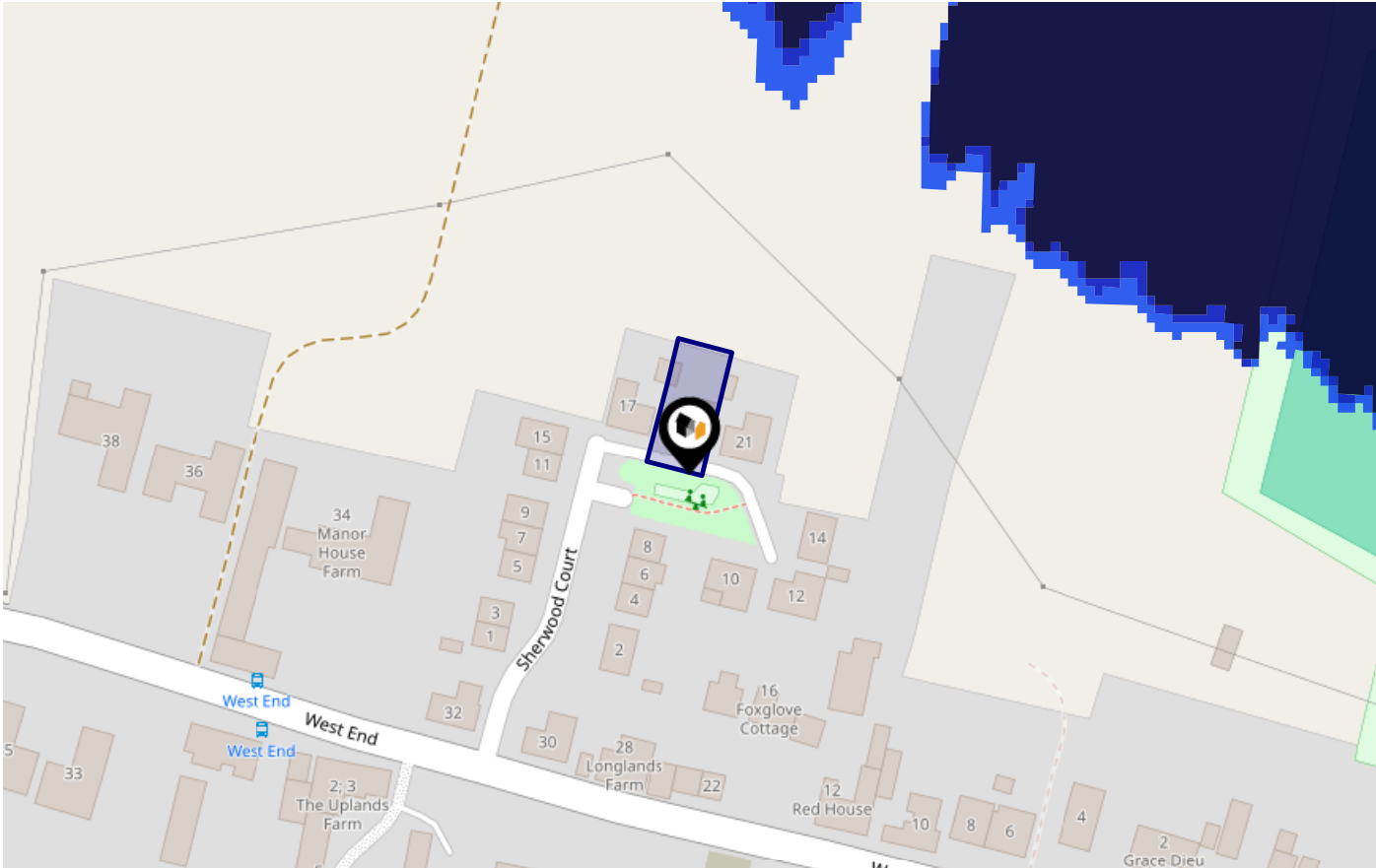
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

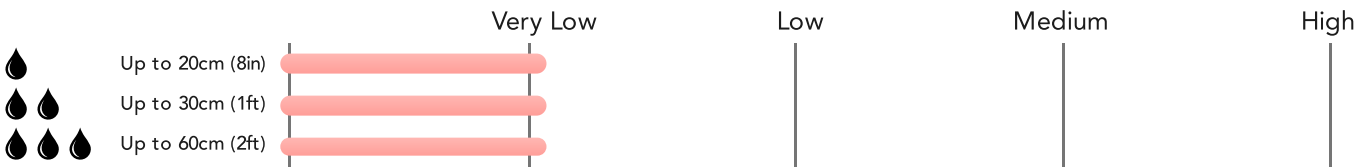


Risk Rating: Very low

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 (0.25%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

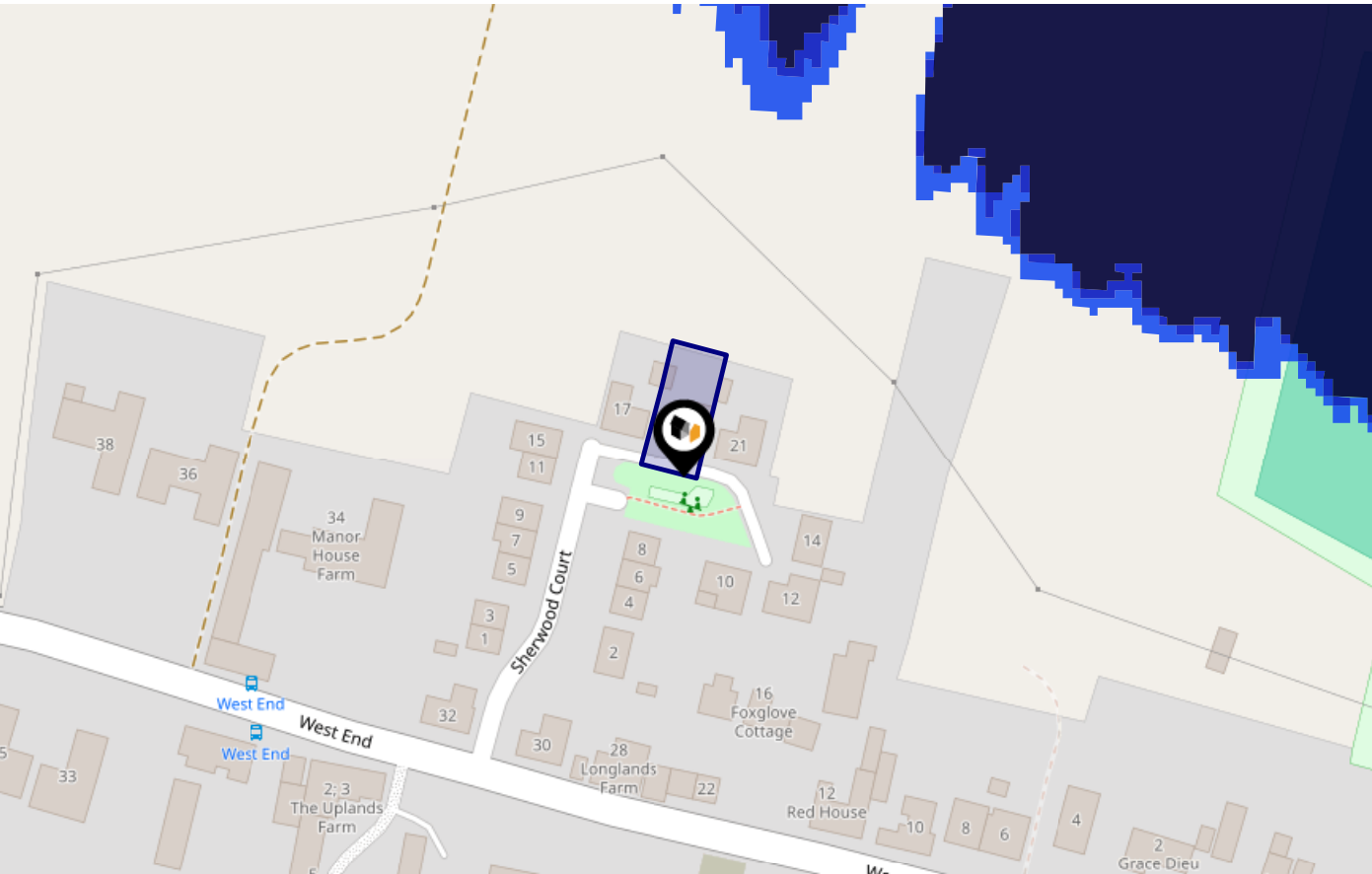


Flood Risk

Rivers & Seas - Climate Change

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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.

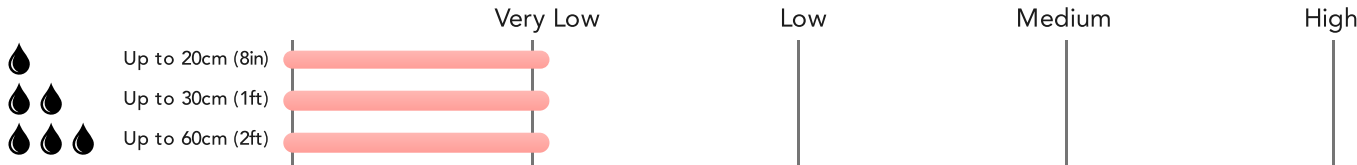


Risk Rating: Very low

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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:

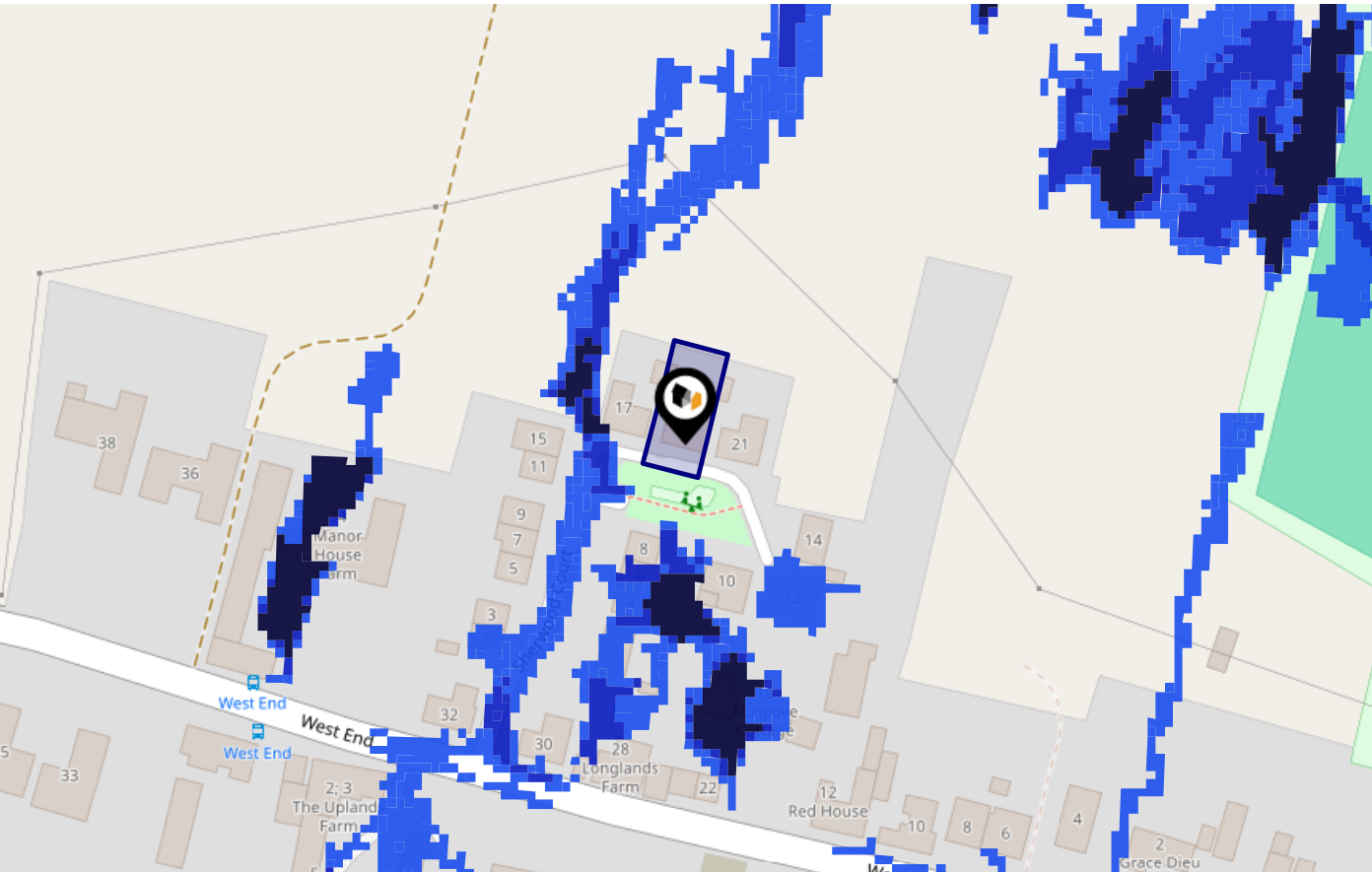


Flood Risk

Surface Water - Flood Risk

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

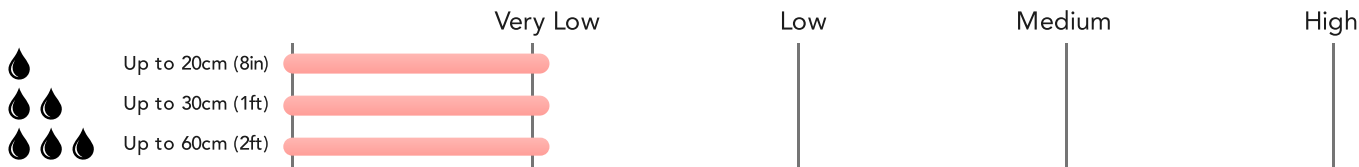


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

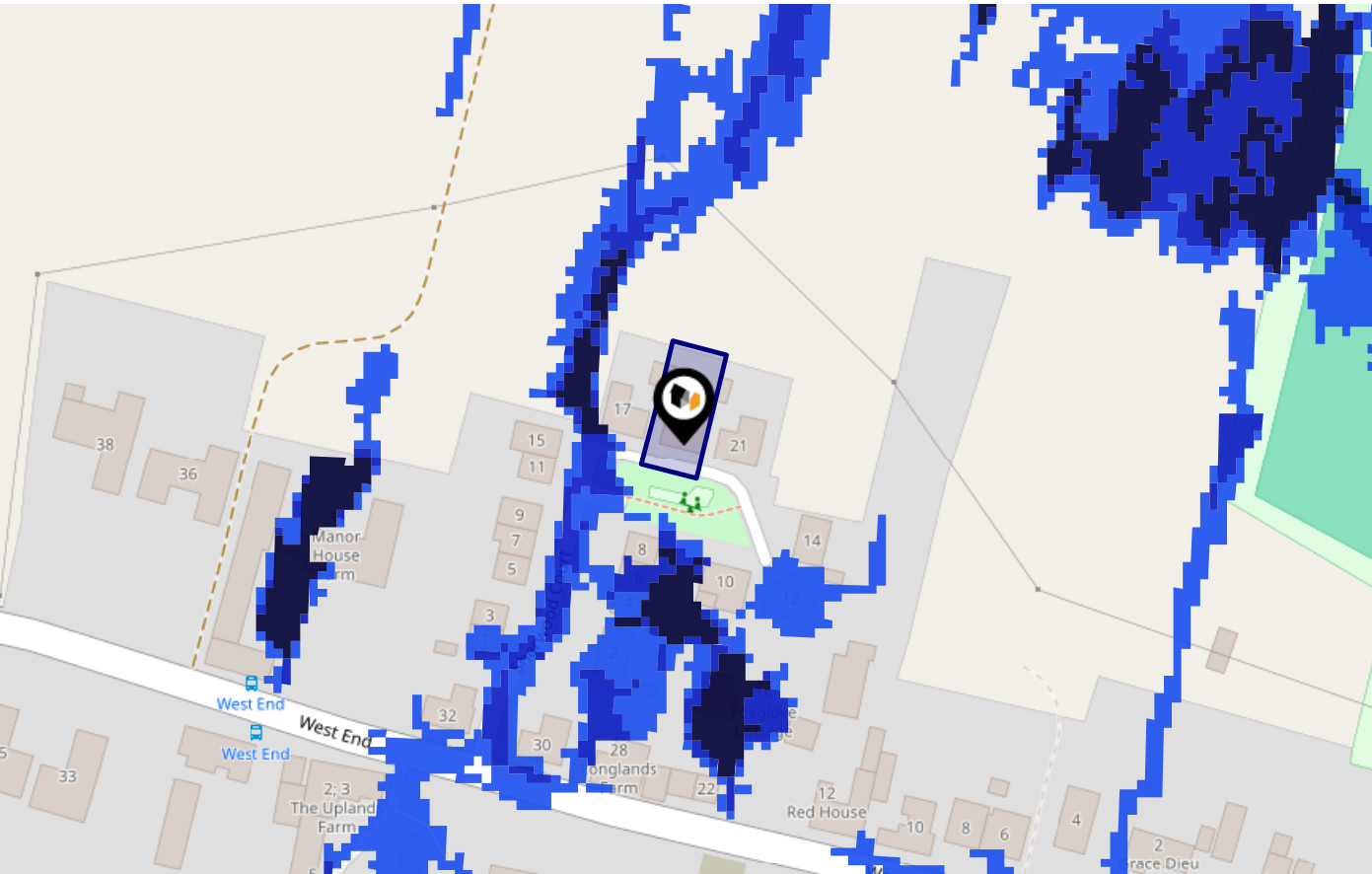


Flood Risk

Surface Water - Climate Change

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

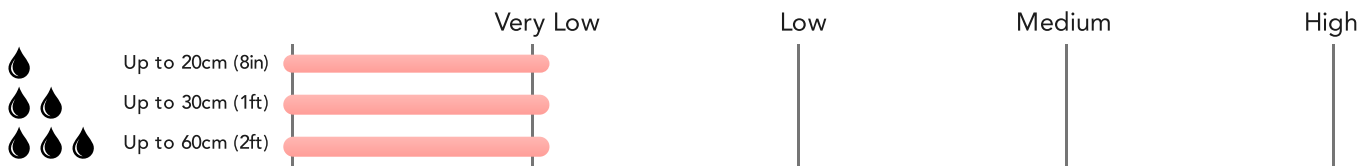


Risk Rating: Very low

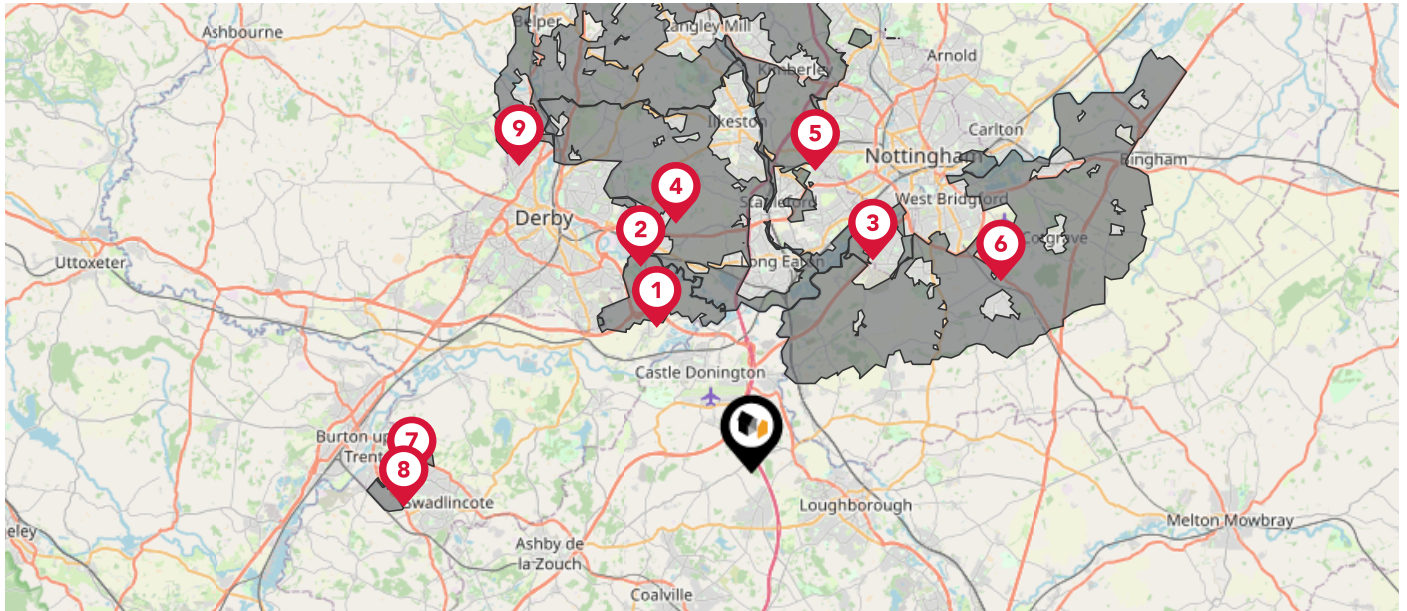
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Nottingham



Derby and Nottingham Green Belt - Rushcliffe



Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire



Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Amber Valley

Maps

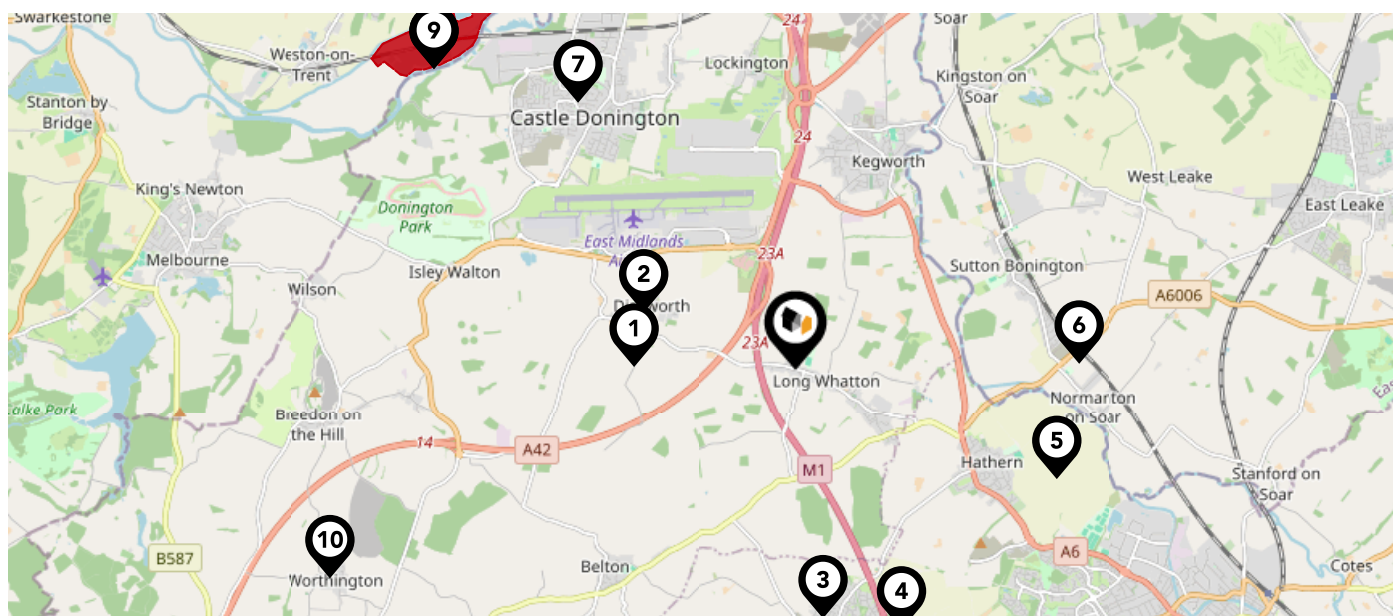
Landfill Sites

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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

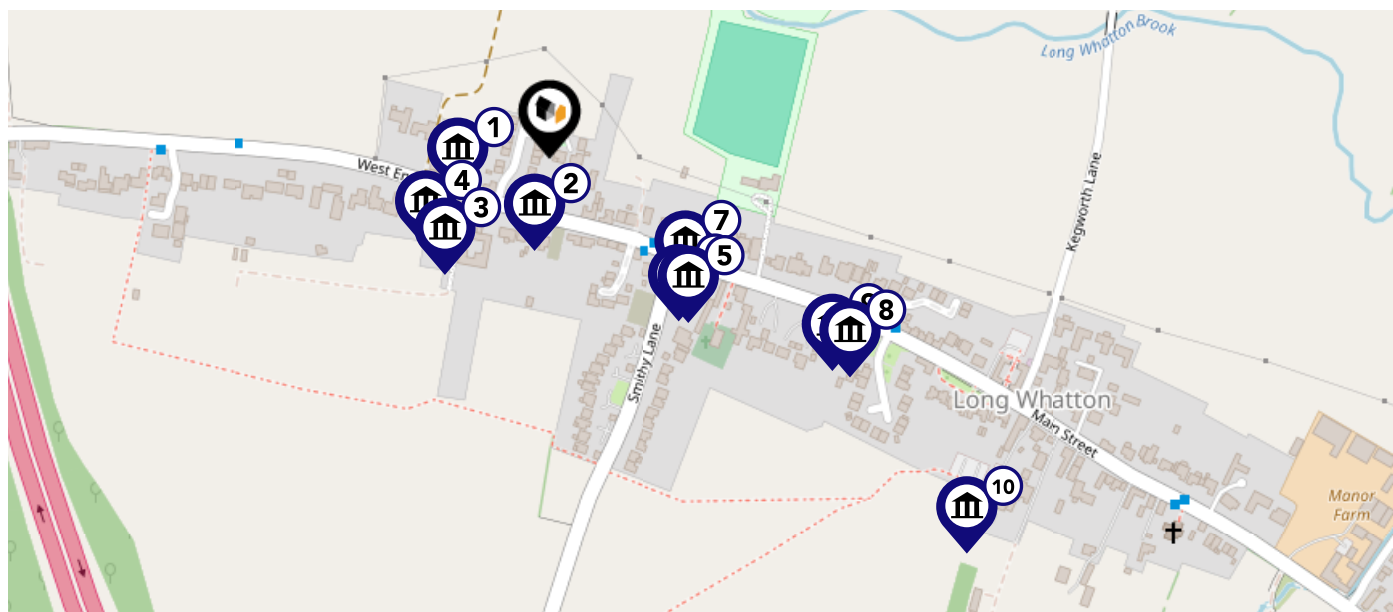
1	Long Mere Lane, Diseworth-Long Mere Lane, Diseworth, Leicestershire	Historic Landfill	
2	Off Grimes Gate, Diseworth-Off Grimes Gate, Diseworth, Leicestershire	Historic Landfill	
3	Off Oakley Road, Shepshed, Charnwood-Shepshed, Charnwood, Leicestershire	Historic Landfill	
4	Off Hathern Road-Shepshed, Loughborough, Leicestershire	Historic Landfill	
5	Pasture Lane, Hathern-Pasture Lane, Hathern, Loughborough, Leicestershire	Historic Landfill	
6	Hathern Station Works-Hathern Station, Hathern, Near Sutton Bonnington, Loughborough, Leicestershire	Historic Landfill	
7	The Spittal-Donington, Leicestershire	Historic Landfill	
8	EA/EPR/HP3690CF/V004	Active Landfill	
9	No name provided by source	Active Landfill	
10	Sewage Works, Off Breedon Lane-Breedon Lane, Worthington, Leicestershire	Historic Landfill	











Maps

Listed Buildings

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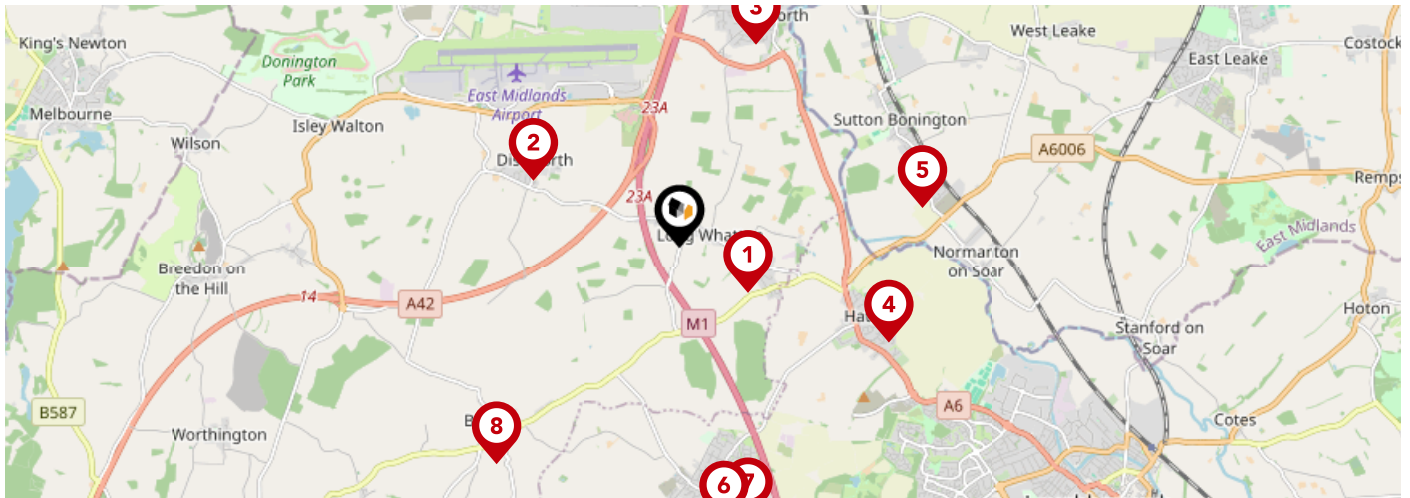
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1064292 - Manor House Farmhouse With Outbuildings Attached To Rear	Grade II	0.0 miles
	1064272 - 22, 24 And 26, West End	Grade II	0.0 miles
	1064271 - Uplands Farmhouse And Former Outbuildings Attached To Rear	Grade II	0.1 miles
	1356579 - Farthings	Grade II	0.1 miles
	1067753 - 4, Main Street	Grade II	0.1 miles
	1380340 - 2, Main Street	Grade II	0.1 miles
	1064267 - The Wheel House	Grade II	0.1 miles
	1067729 - 24, Main Street	Grade II	0.2 miles
	1064269 - Ivy House Farmhouse	Grade II	0.2 miles
	1359391 - The Cedars	Grade II	0.3 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Long Whatton Church of England Primary School and Community Centre Ofsted Rating: Good Pupils: 91 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Diseworth Church of England Primary School Ofsted Rating: Good Pupils: 44 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kegworth Primary School Ofsted Rating: Good Pupils: 225 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hathern Church of England Primary School Ofsted Rating: Good Pupils: 189 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sutton Bonington Primary School Ofsted Rating: Good Pupils: 144 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Botolph's Church of England Primary School Ofsted Rating: Good Pupils: 334 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oakfield School Ofsted Rating: Good Pupils: 6 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Belton Church of England Primary School Ofsted Rating: Good Pupils: 96 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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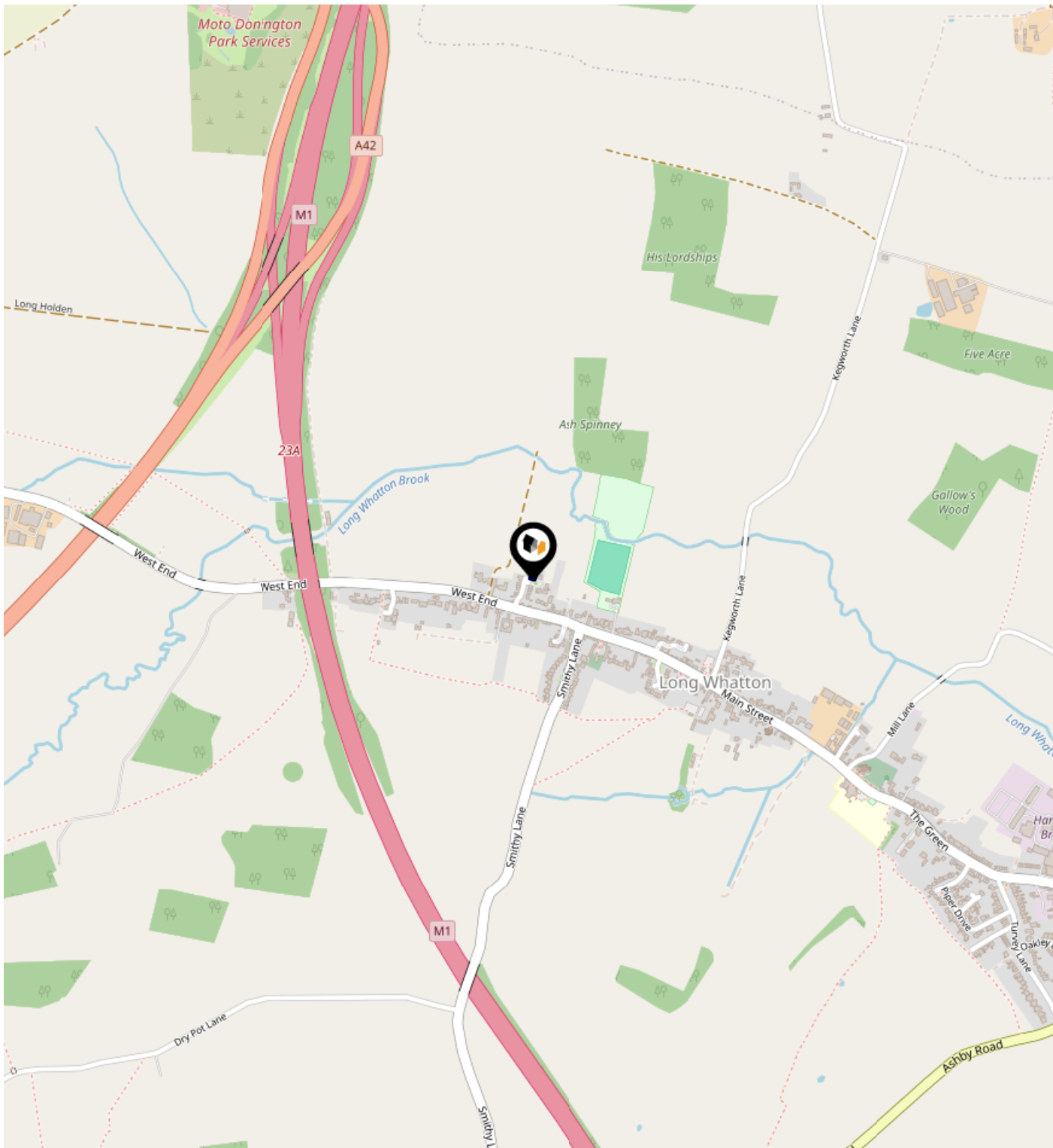


		Nursery	Primary	Secondary	College	Private
9	Iveshead School Ofsted Rating: Requires improvement Pupils: 991 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Saint Winefride's Catholic Voluntary Academy, Shepshed, Leicestershire Ofsted Rating: Good Pupils: 154 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Castle Donington College Ofsted Rating: Good Pupils: 657 Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Stonebow Primary School Loughborough Ofsted Rating: Good Pupils: 203 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Edward's Church of England Primary School Ofsted Rating: Good Pupils: 187 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Oxley Primary School Shepshed Ofsted Rating: Good Pupils: 252 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hemington Primary School Ofsted Rating: Good Pupils: 61 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Orchard Community Primary School Ofsted Rating: Good Pupils: 329 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

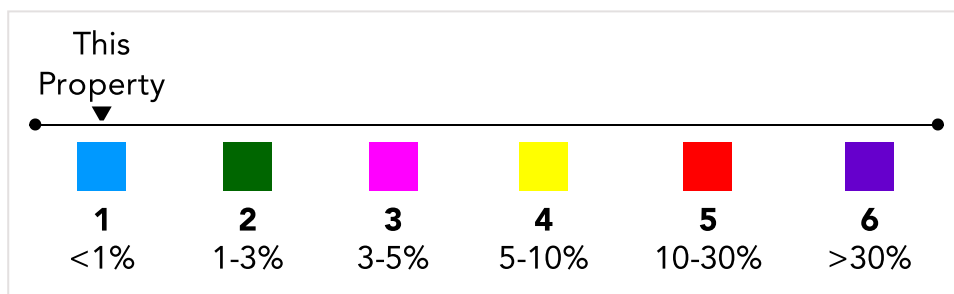
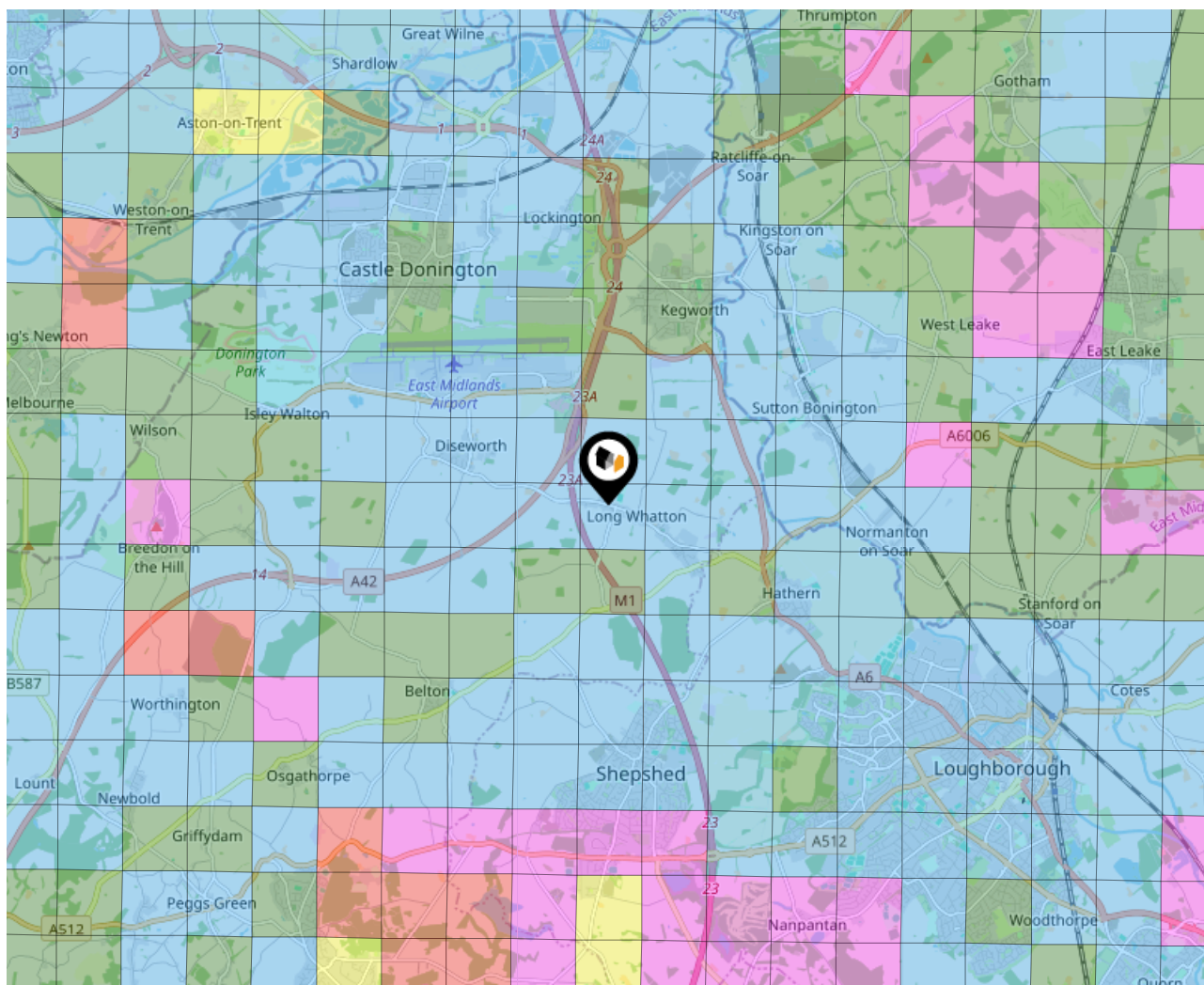
Environment

Radon Gas

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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).

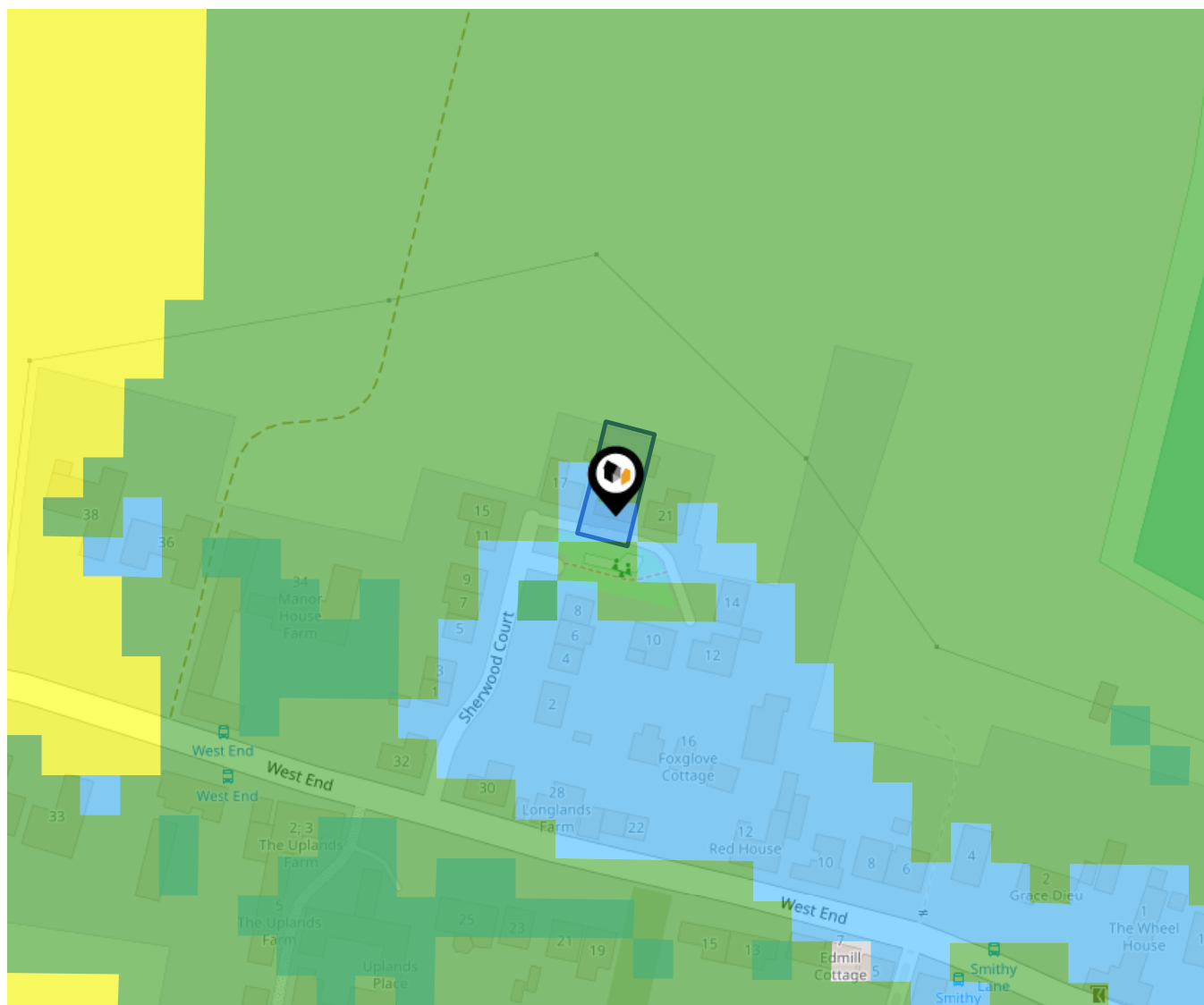


Local Area Road Noise

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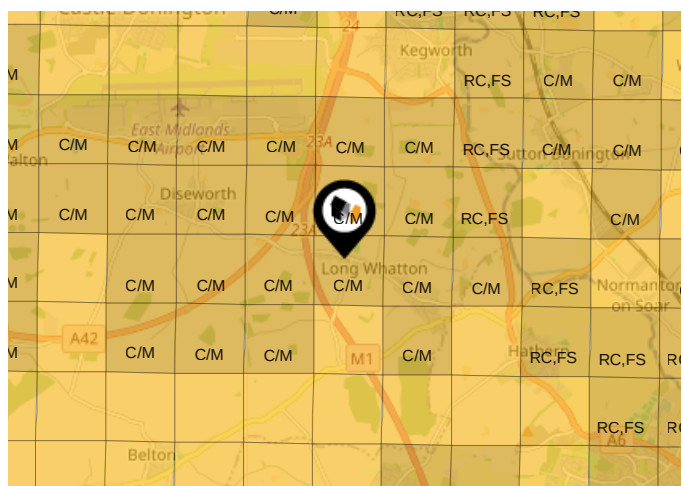
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	LOW	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

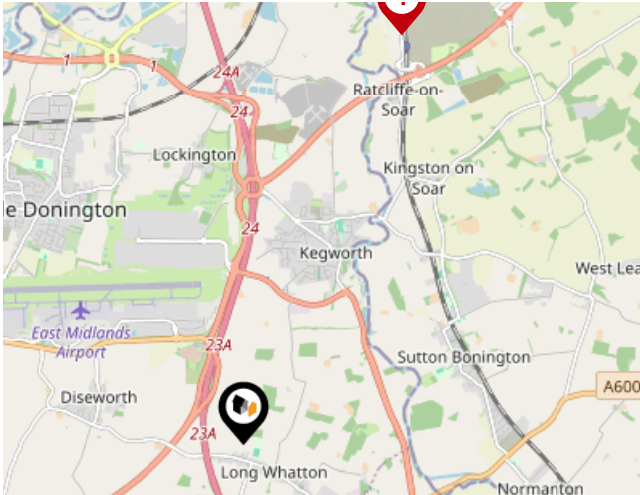


Primary Classifications (Most Common Clay Types)

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

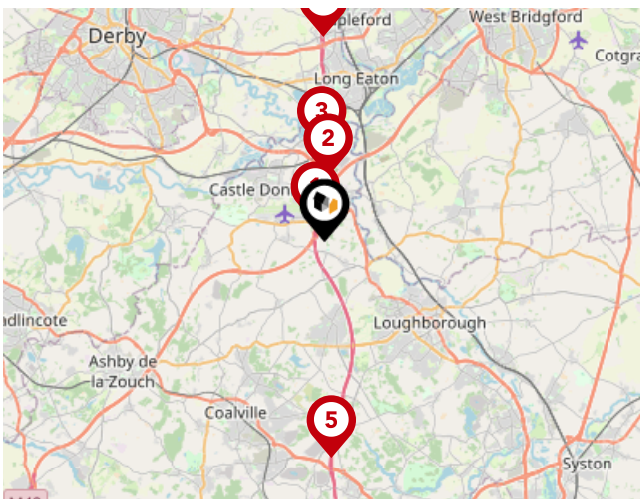
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	East Midlands Parkway Rail Station	3.94 miles
2	Long Eaton Rail Station	5.27 miles
3	Loughborough (Leics) Rail Station	4.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J23A	0.69 miles
2	M1 J24	2.36 miles
3	M1 J24A	3.34 miles
4	M1 J25	7.35 miles
5	M1 J22	7.74 miles



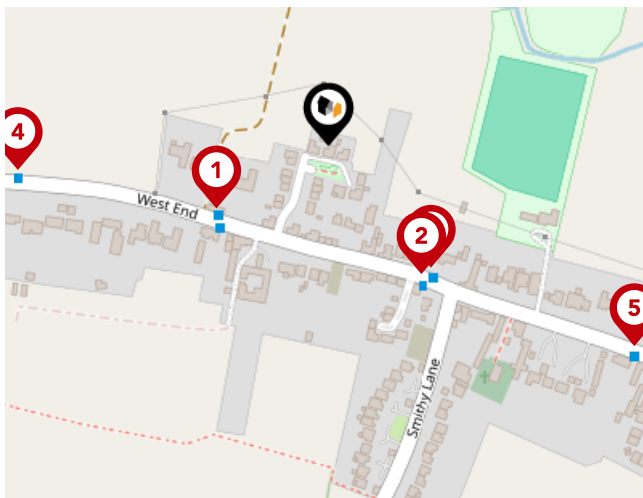
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	1.77 miles
2	Baginton	31.44 miles
3	Birmingham Airport	30.64 miles
4	Finningley	47.94 miles

Area

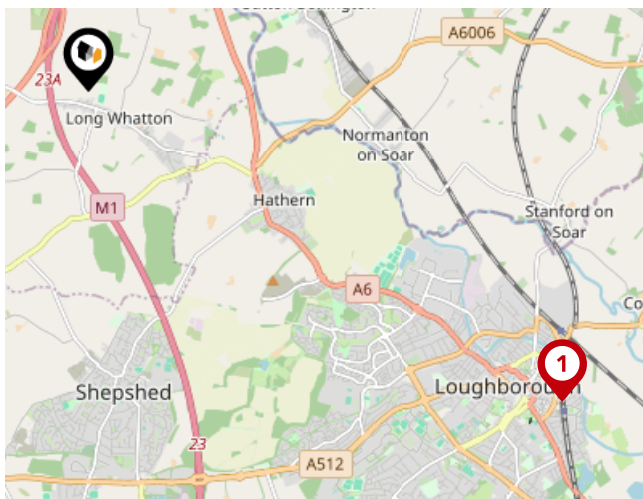
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Sherwood Court	0.07 miles
2	Smithy Lane	0.09 miles
3	Smithy Lane	0.09 miles
4	Lester Court	0.17 miles
5	Barnfield Close	0.21 miles



Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	5.09 miles
2	Toton Lane Tram Stop	7.68 miles
3	Quorn & Woodhouse (Great Central Railway)	6.62 miles

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About Us

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Estate agency business located in North West Leicestershire focusing on Shepshed and Loughborough villages. Believing in a bespoke service, I have focused my attention on what I believe to be the most important factors for you, my clients. Supporting you from the start in market appraisal and marketing, right through the legal process to finally handing your keys over.

By starting this bespoke agency, my aim is to ensure that you, my clients, selling experience is smooth, hassle-free, and enjoyable every step of the way.

To ensure this, I will only ever work with a select number of clients at any one time. Investing the time to deliver the service and results that you deserve!

The fee represents the value for money we offer in getting you the BEST price possible while providing you with a high end business service.

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Testimonials

ABBIE MCARTHUR
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BESPOKE ESTATE AGENT

Testimonial 1



Abbie has assisted myself in various ways along my property journey. Including property sales, negotiations and EPC compliance just to name a few.

She has always been very efficient, professional and reliable. I would highly recommend her services!!

Testimonial 2



Abbie is great, whether she is working for a big firm or on her own I would recommend her in a heartbeat, I've had a few dealings with her in a world that confuses me but she made every step easy and stress free, I can honestly say that I hope she is involved in all my house buying/selling deals for the future!

Testimonial 3



I highly recommend Abbie, she makes life so easy to sell your home, she was there at the end of the phone, at unsociable hours, even on little things, I wouldn't be able to do the things I do now if it wasn't for her help today, stress free, I never sold a house before, everything was there, (paperwork, everything) many thanks to you Abbie, good luck, you will do well.



/abbiecarthurexp



/@abbiecarthurestateagen

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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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