

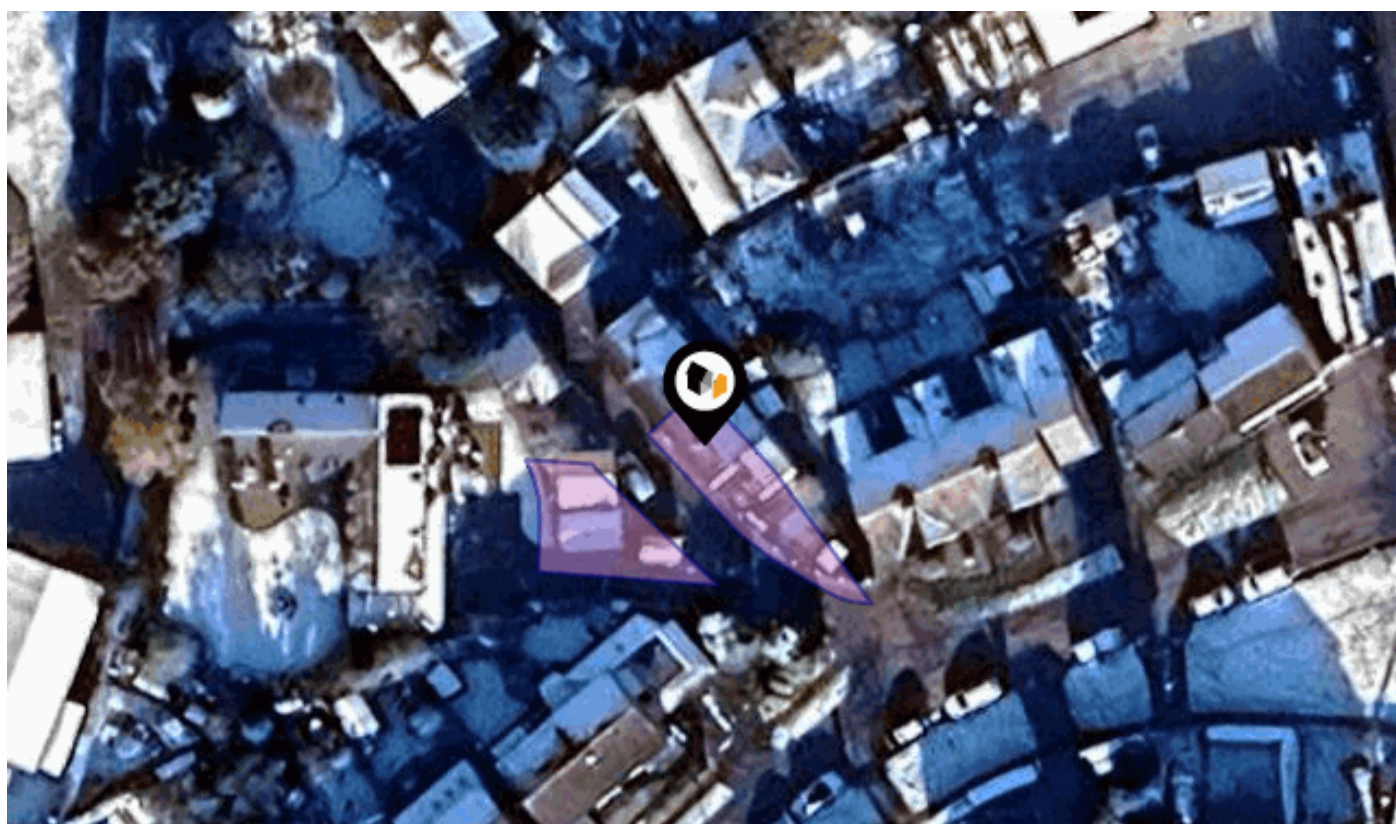


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 11th May 2025



**PASTURE LANE, SUTTON BONINGTON, LOUGHBOROUGH,
LE12**

Abbie McArthur Powered By EXP

SHEPSHED, LE12 9JY

07736331709

abbie.mcarthur@exp.uk.com

Abbie-mcarthur.co.uk



Property Overview

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.05 acres
Council Tax :	Band D
Annual Estimate:	£2,532
Title Number:	NT135463

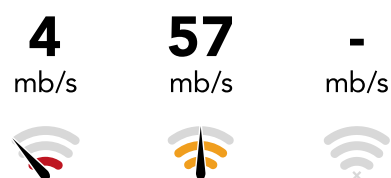
Tenure: Freehold

Local Area

Local Authority: Nottinghamshire
Conservation Area: Sutton Bonington Conservation Area

Flood Risk:
● Rivers & Seas: Very low
● Surface Water: Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



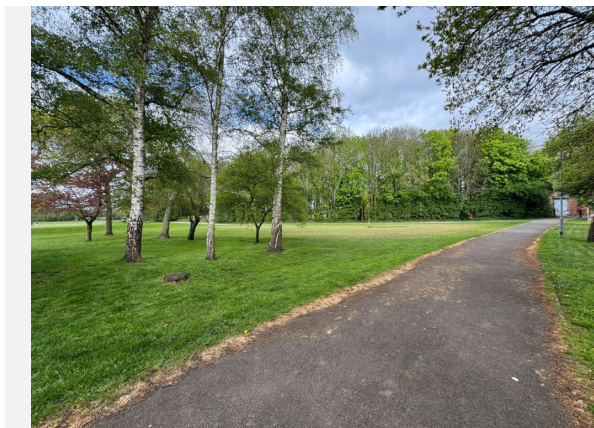
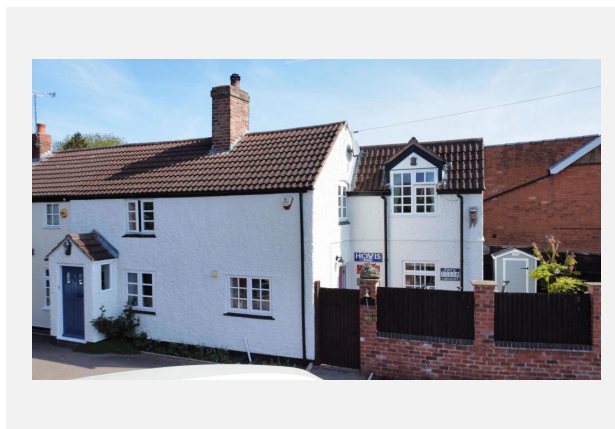
Planning History This Address

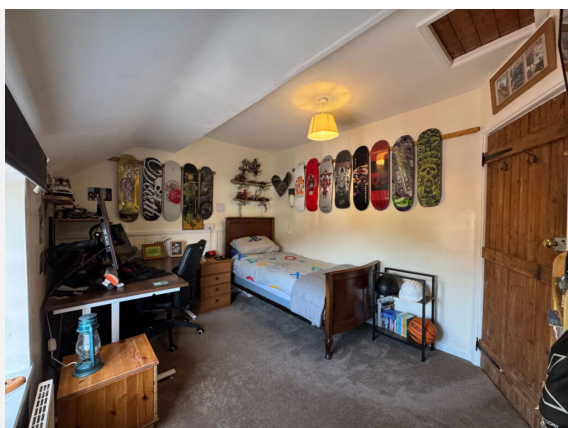
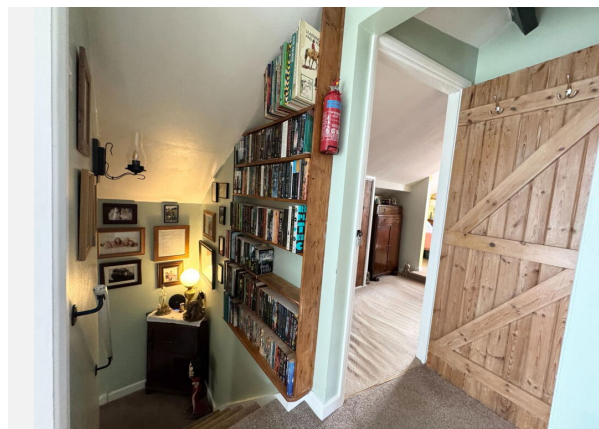
ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT

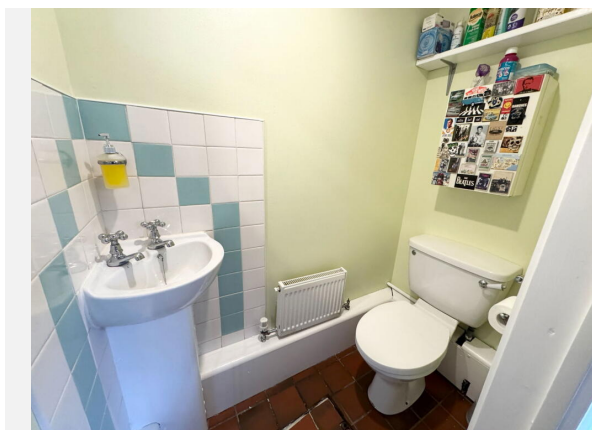
Planning records for: *Pasture Lane, Sutton Bonington, Loughborough, LE12*

Reference - 04/00831/FUL	
Decision:	Decided
Date:	27th May 2004
Description:	Construct garden house.

Reference - 94/01114/FUL	
Decision:	Decided
Date:	24th November 1994
Description:	New pitched roof on existing garage



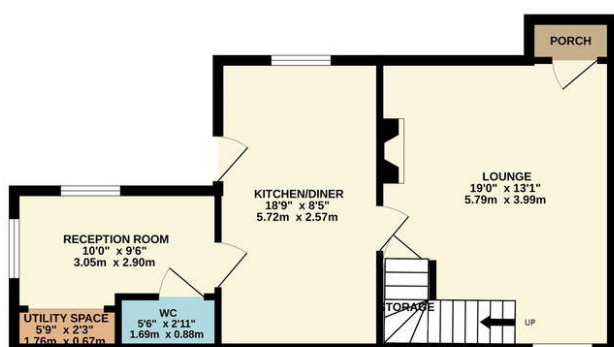




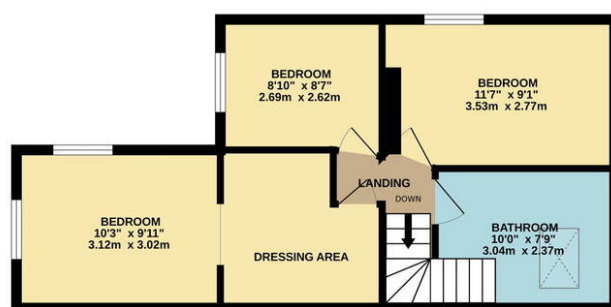


PASTURE LANE, SUTTON BONINGTON, LOUGHBOROUGH, LE12

GROUND FLOOR



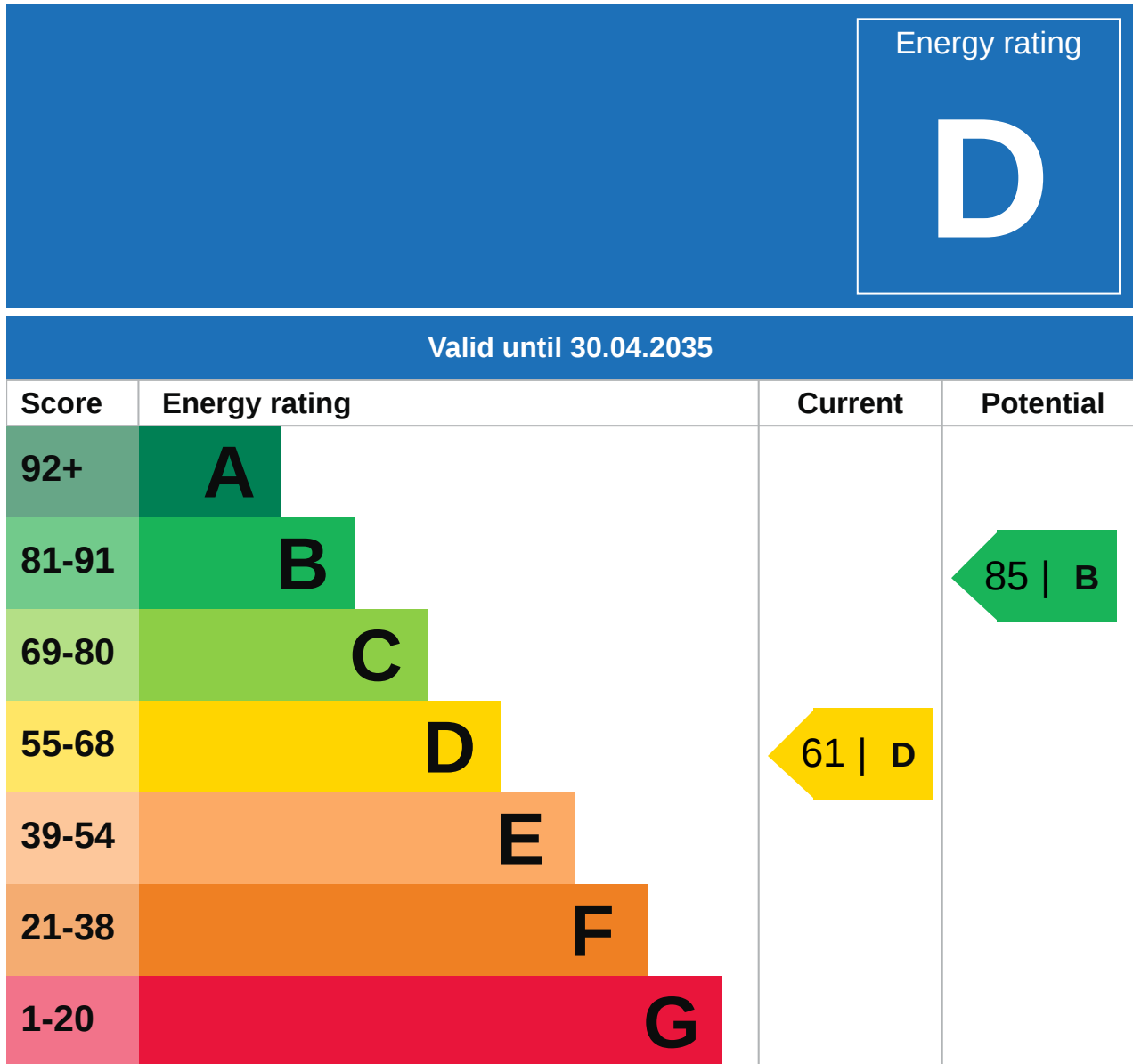
1ST FLOOR



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 ©2025

Property EPC - Certificate

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT



Property

EPC - Additional Data

ABBIE MCARTHUR

exp^{UK}

BESPOKE ESTATE AGENT

Additional EPC Data

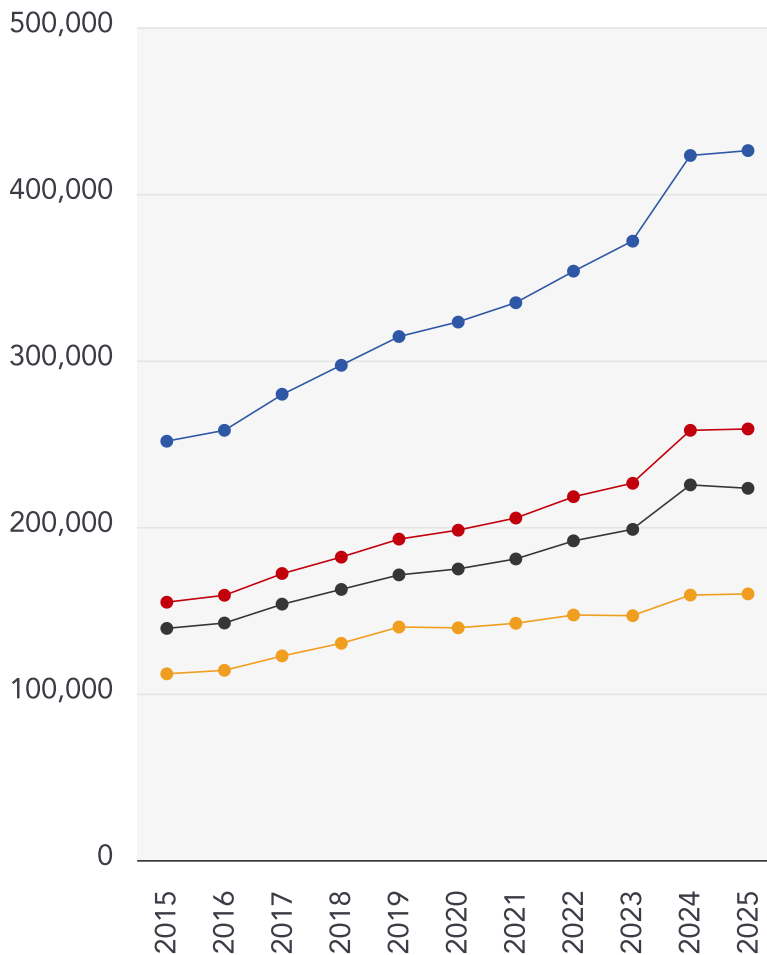
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
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:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m ²

Market

House Price Statistics

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT

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



Detached

+69.39%

Semi-Detached

+67.21%

Terraced

+60.48%

Flat

+42.91%

Maps

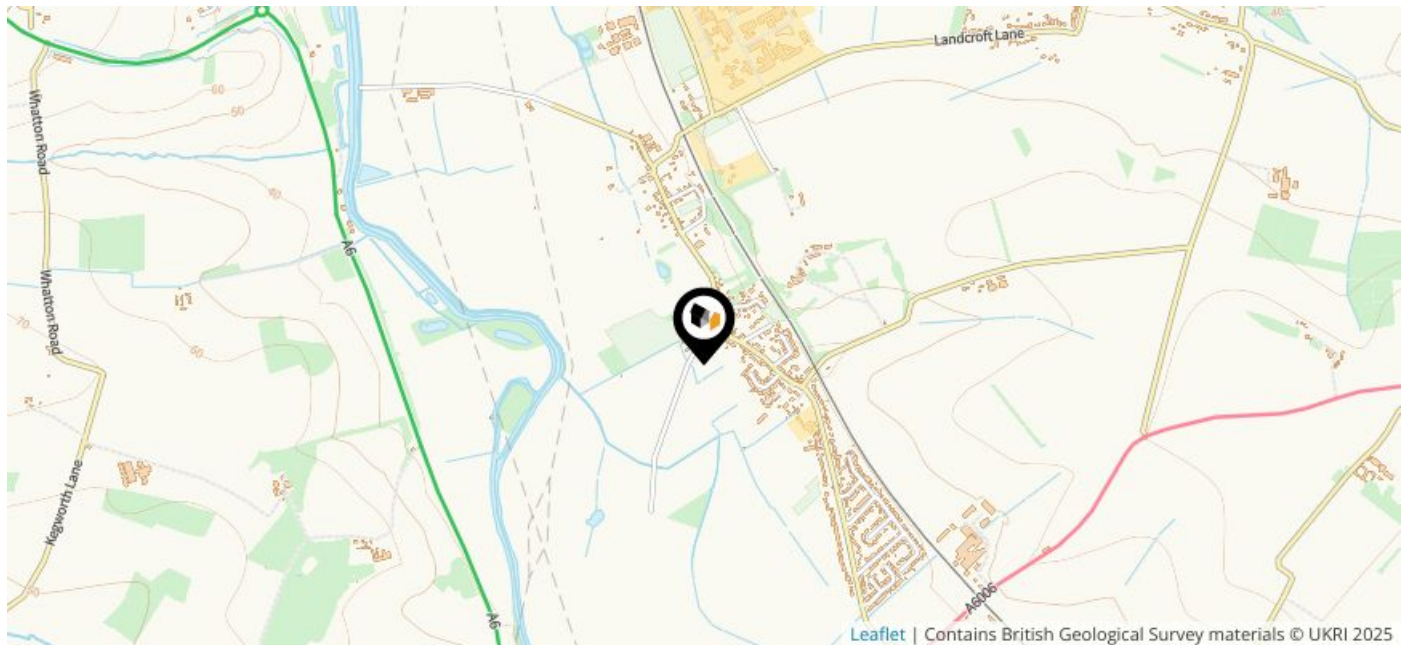
Coal Mining

ABBIE MCARTHUR

exp^{UK}

BESPOKE ESTATE AGENT

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

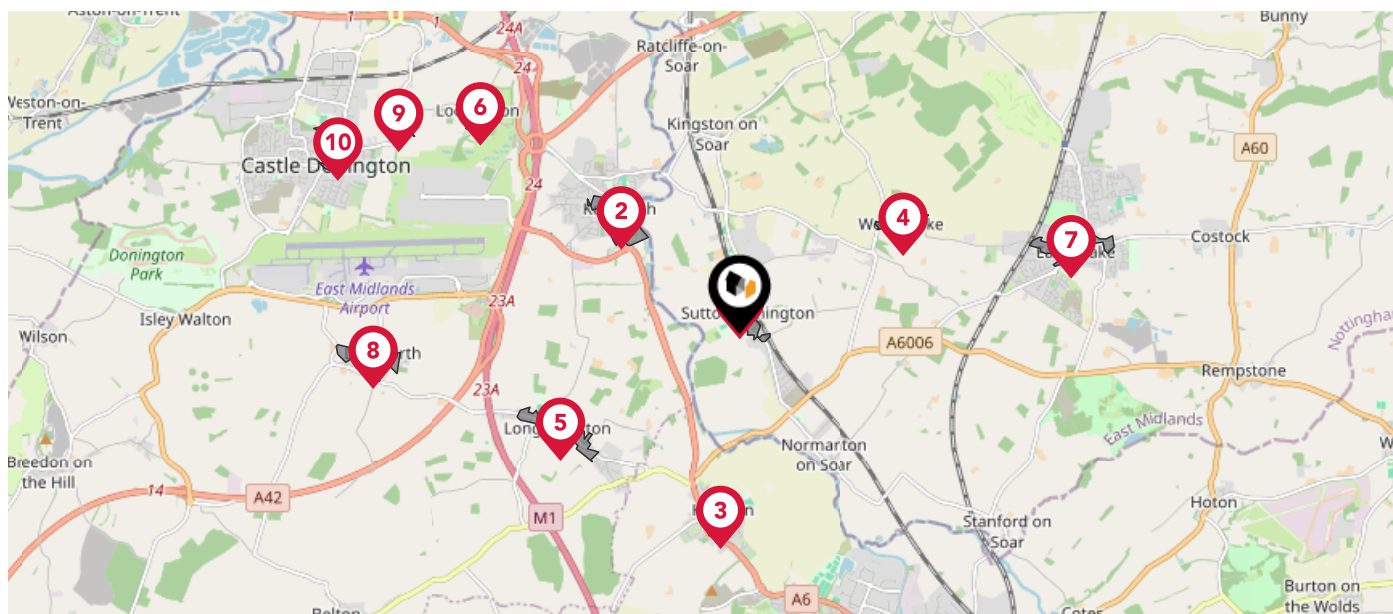
Conservation Areas

ABBIE MCARTHUR

exp^{UK}

BESPOKE ESTATE AGENT

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



Sutton Bonington Conservation Area



Kegworth



Hathern



West Leake Conservation Area



Long Whatton



Lockington



East Leake



Diseworth



Hemington



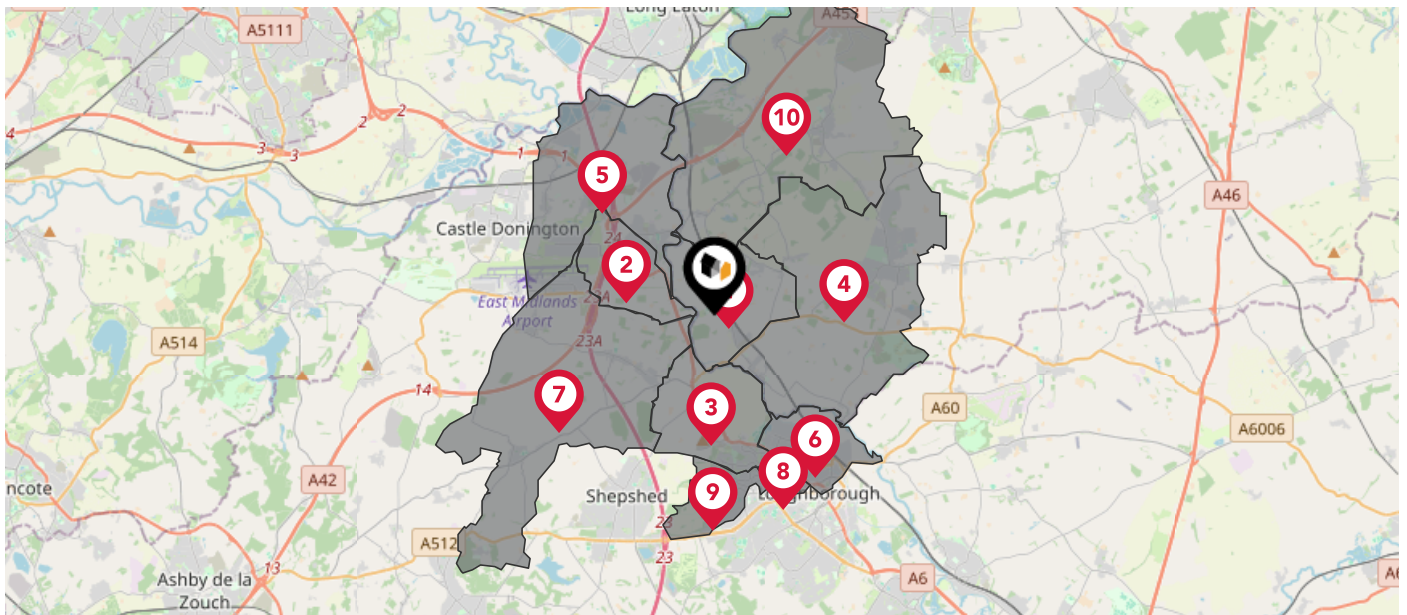
Castle Donington

Maps

Council Wards

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT

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

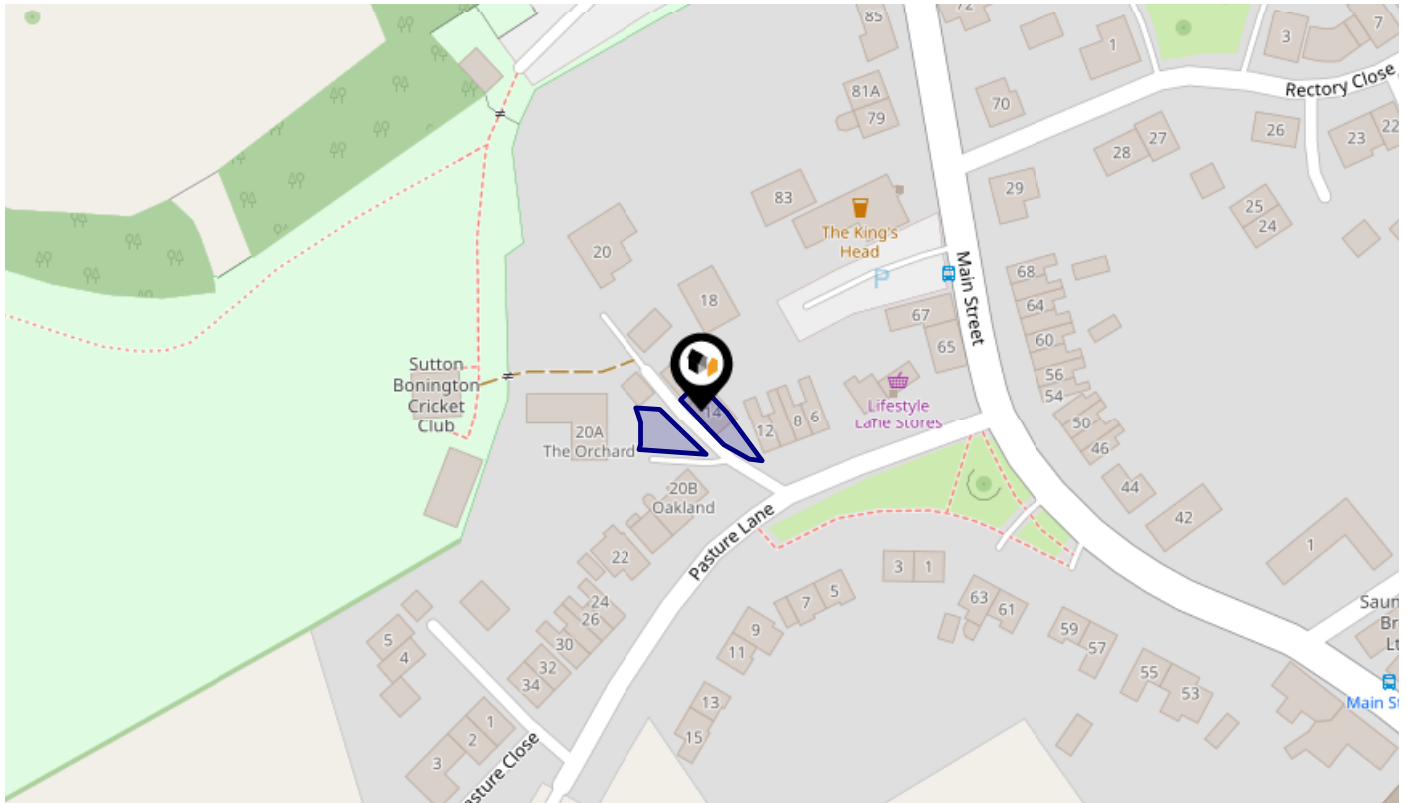
- | | |
|----|---------------------------------------|
| 1 | Sutton Bonington Ward |
| 2 | Kegworth Ward |
| 3 | Loughborough Dishley and Hathern Ward |
| 4 | Leake Ward |
| 5 | Daleacre Hill Ward |
| 6 | Loughborough Lemyngton Ward |
| 7 | Long Whatton & Diseworth Ward |
| 8 | Loughborough Storer Ward |
| 9 | Loughborough Garendon Ward |
| 10 | Gotham Ward |

Maps

Rail Noise

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT

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:

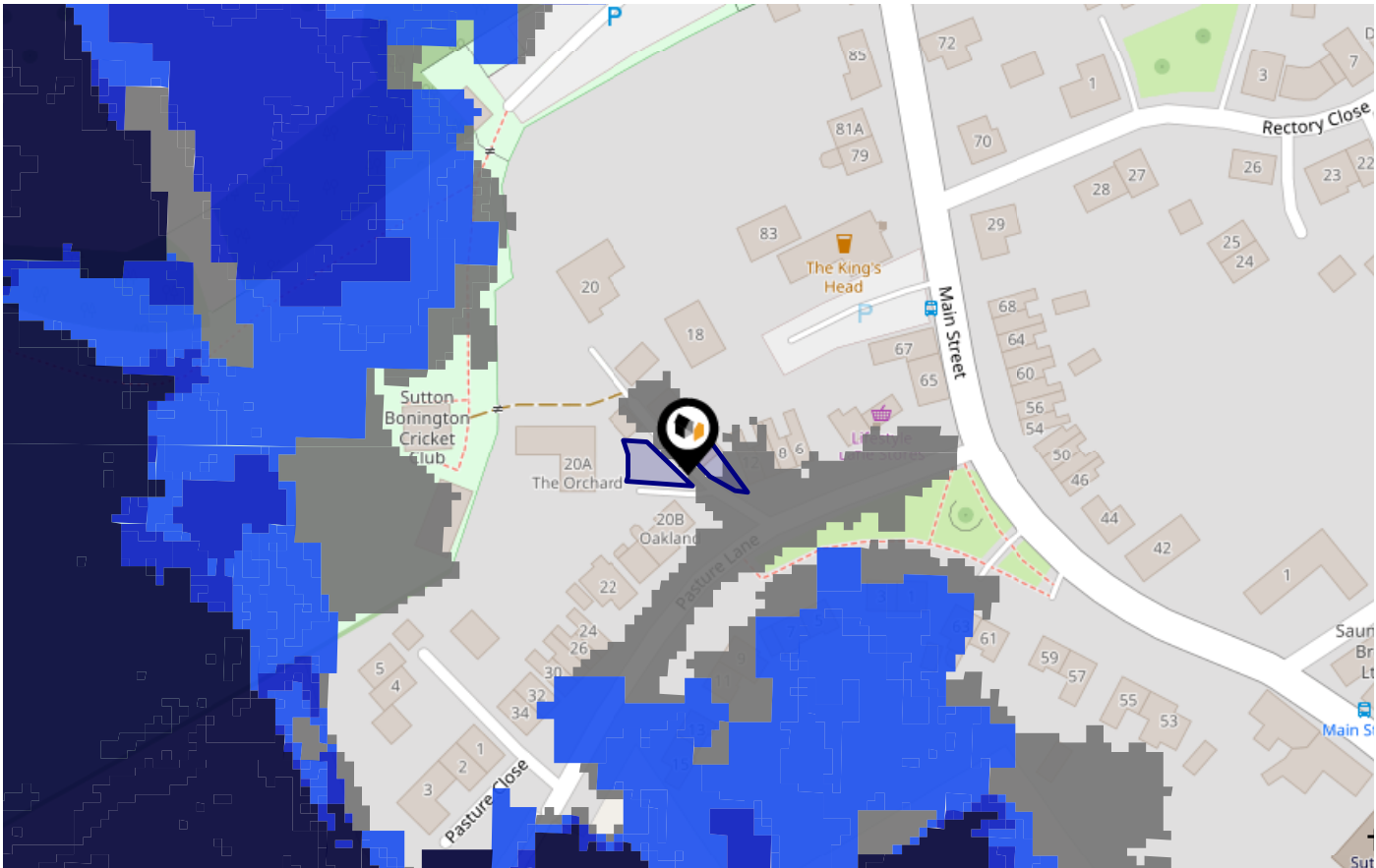
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT

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

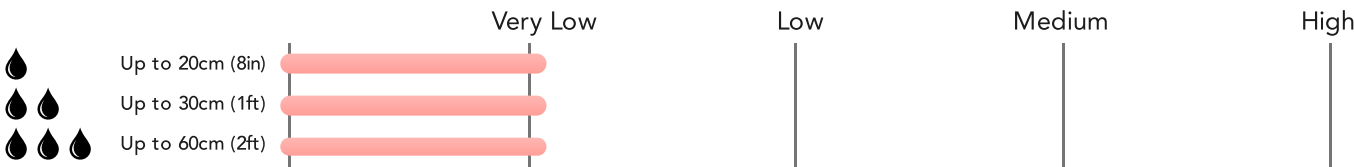


Risk Rating: Very low

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:

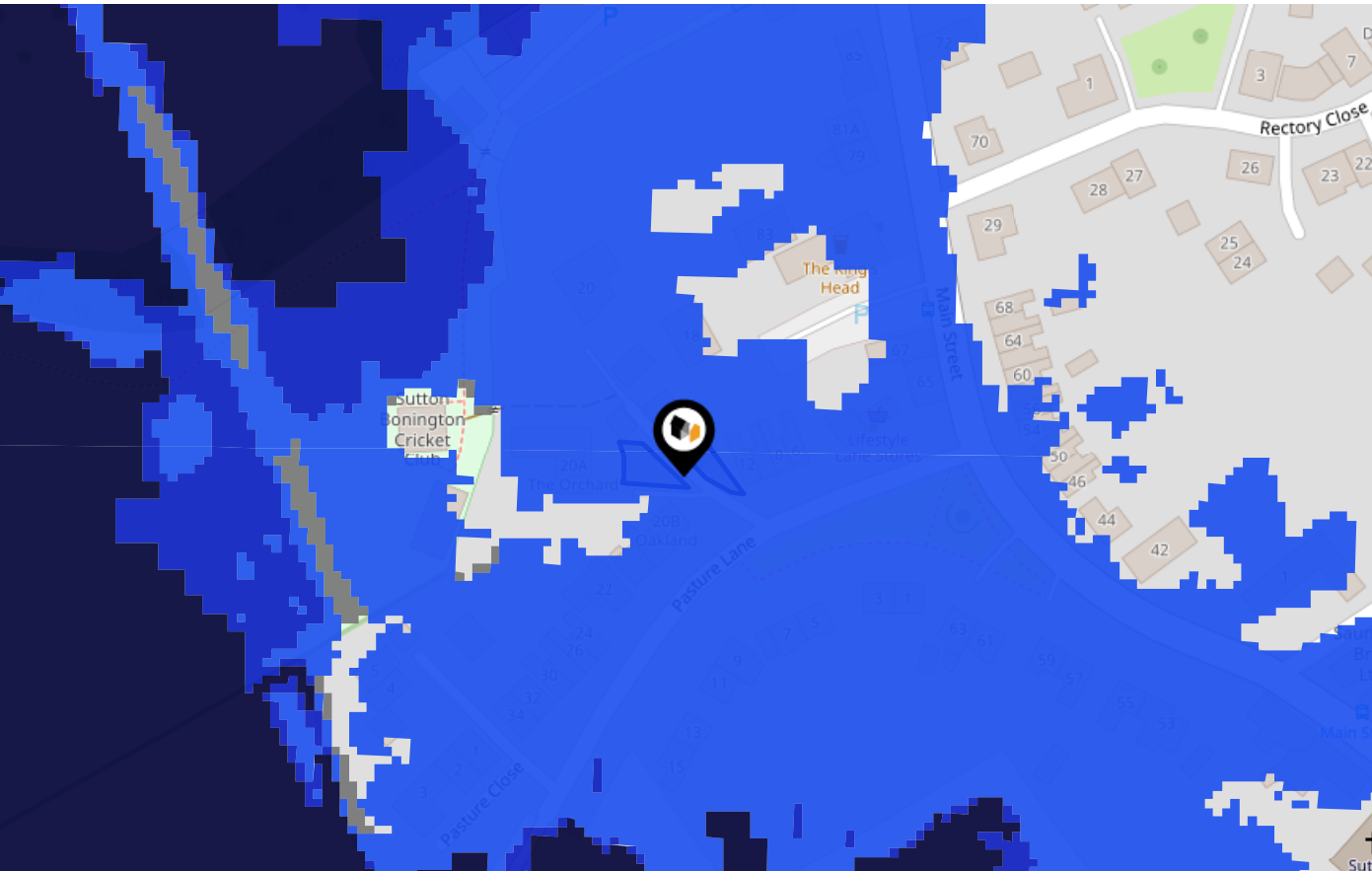


Flood Risk

Rivers & Seas - Climate Change

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT

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.

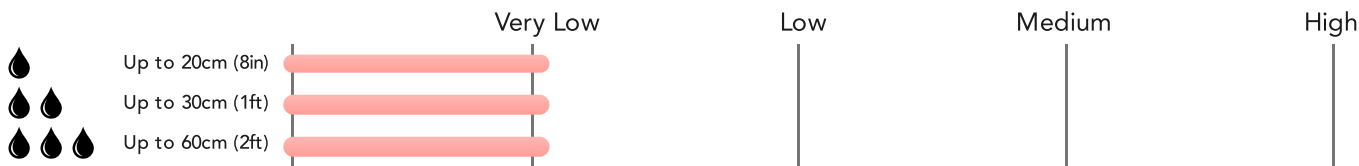


Risk Rating: Low

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:



Maps

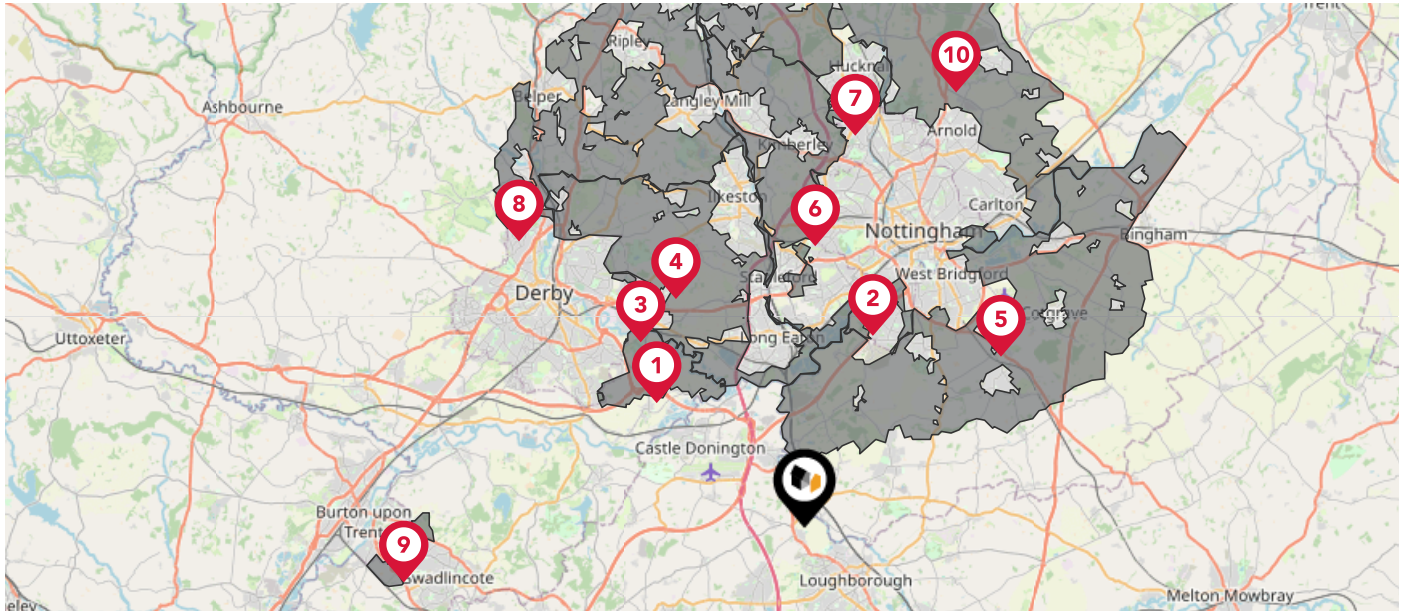
Green Belt

ABBIE MCARTHUR

exp^{UK}

BESPOKE ESTATE AGENT

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



Nearby Green Belt Land

1

Derby and Nottingham Green Belt - South Derbyshire

2

Derby and Nottingham Green Belt - Broxtowe

3

Derby and Nottingham Green Belt - Derby

4

Derby and Nottingham Green Belt - Erewash

5

Derby and Nottingham Green Belt - Rushcliffe

6

Derby and Nottingham Green Belt - Nottingham

7

Derby and Nottingham Green Belt - Ashfield

8

Derby and Nottingham Green Belt - Amber Valley

9

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

10

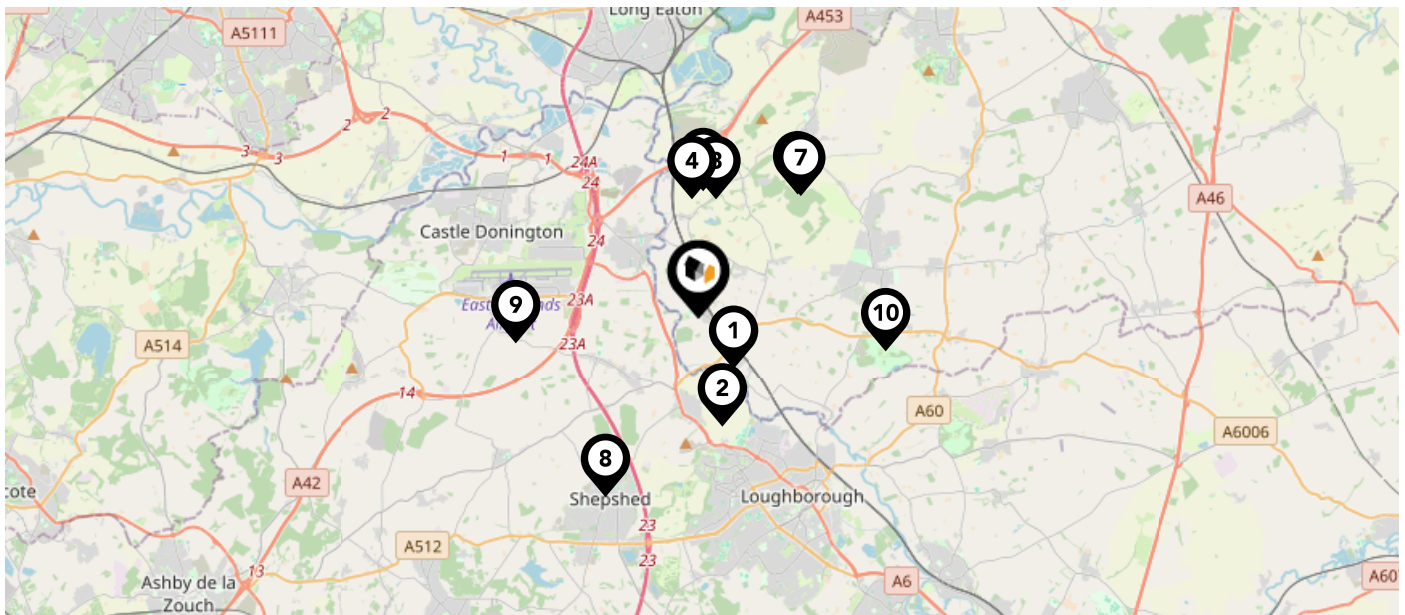
Derby and Nottingham Green Belt - Gedling

Maps

Landfill Sites

ABBIE MCARTHUR
exp^{UK}
BESPOKE ESTATE AGENT

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

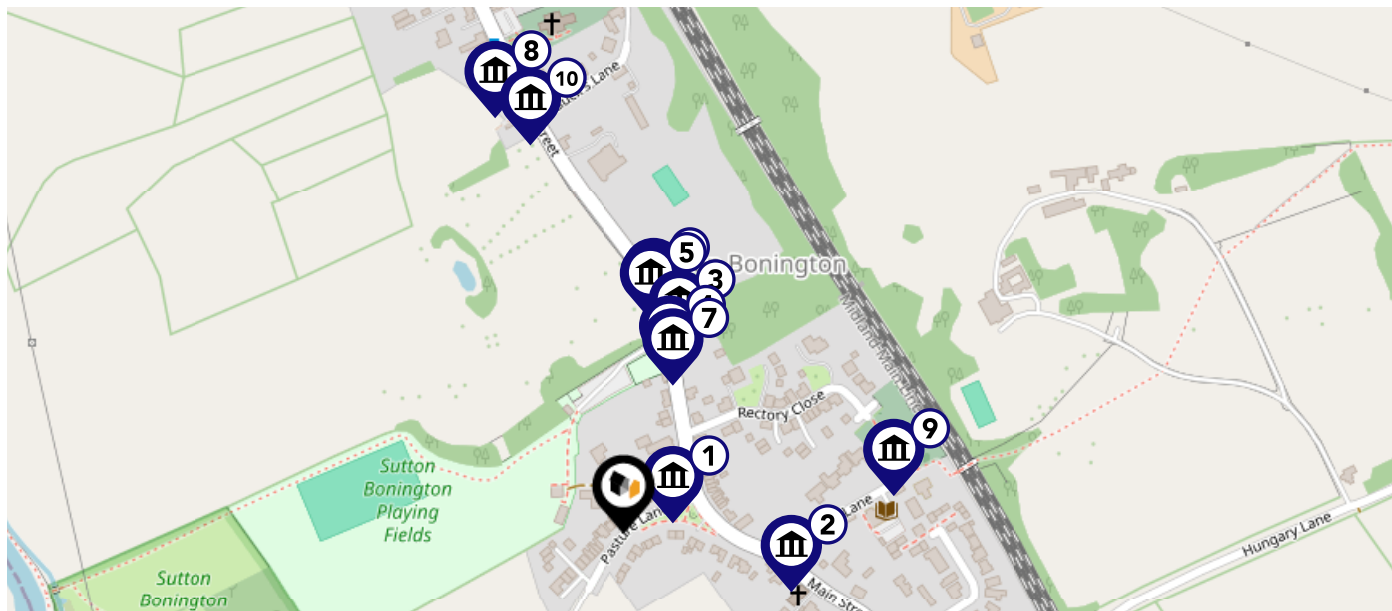
1	Hathern Station Works-Hathern Station, Hathern, Near Sutton Bonnington, Loughborough, Leicestershire	Historic Landfill	
2	Pasture Lane, Hathern-Pasture Lane, Hathern, Loughborough, Leicestershire	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Winking Hill-Ratcliffe on Soar	Historic Landfill	
5	EA/EPR/DB3307LF/V002	Active Landfill	
6	Land South West of Hill Road, Adjacent to Dismantled Railway Line-Gotham, Nottingham, Nottinghamshire	Historic Landfill	
7	Land South West of Hill Road Gotham-British Gypsum, Hill Road, Gotham	Historic Landfill	
8	Off Oakley Road, Shepshed, Charnwood-Shepshed, Charnwood, Leicestershire	Historic Landfill	
9	Off Grimes Gate, Diseworth-Off Grimes Gate, Diseworth, Leicestershire	Historic Landfill	
10	Gypsy Lane-East Leake, Nottinghamshire	Historic Landfill	











Maps

Listed Buildings

ABBIE MCARTHUR
exp^{UK}
BESPOKE ESTATE AGENT

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



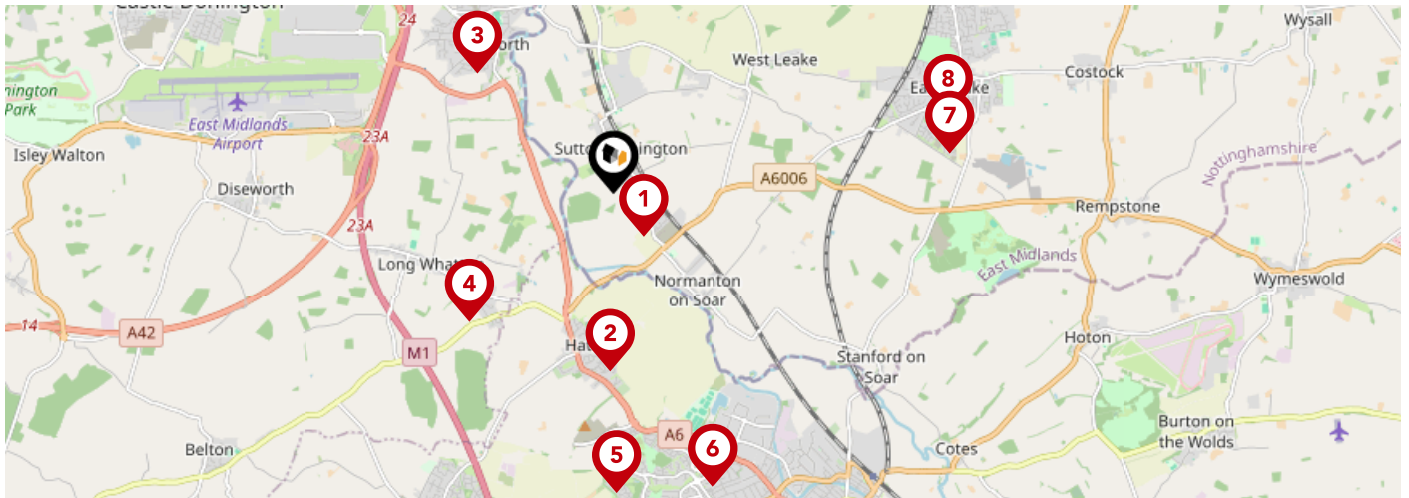
Listed Buildings in the local district	Grade	Distance
 1242362 - 65, Main Street	Grade II	0.0 miles
 1260057 - 40, Main Street	Grade II	0.1 miles
 1242388 - Framework Knitter's Workshop At Number 80	Grade II	0.1 miles
 1260058 - 78 And 80, Main Street	Grade II	0.1 miles
 1242369 - 82 And 84, Main Street	Grade II	0.1 miles
 1260051 - 86, Main Street	Grade II	0.1 miles
 1260050 - The Dower House	Grade II	0.1 miles
 1260084 - Peel Cottage	Grade II	0.2 miles
 1242374 - Church Of St Anne	Grade II	0.2 miles
 1242399 - 92, Main Street	Grade II	0.2 miles

Area Schools

ABBIE MCARTHUR

exp^{UK}

BESPOKE ESTATE AGENT



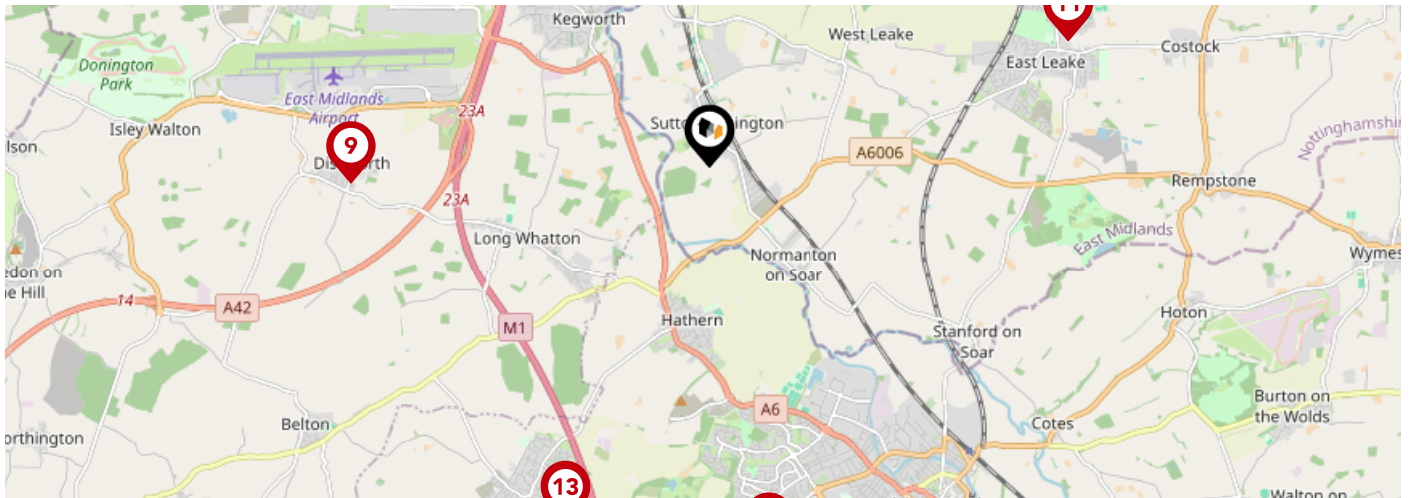
		Nursery	Primary	Secondary	College	Private
1	Sutton Bonington Primary School Ofsted Rating: Good Pupils: 144 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hathern Church of England Primary School Ofsted Rating: Good Pupils: 189 Distance:1.6	<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:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Long Whatton Church of England Primary School and Community Centre Ofsted Rating: Good Pupils: 91 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stonebow Primary School Loughborough Ofsted Rating: Good Pupils: 203 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Robert Bakewell Primary School Ofsted Rating: Good Pupils: 307 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Millside Spencer Academy Ofsted Rating: Not Rated Pupils: 128 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brookside Primary School Ofsted Rating: Good Pupils: 295 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

ABBIE MCARTHUR

exp^{UK}

BESPOKE ESTATE AGENT



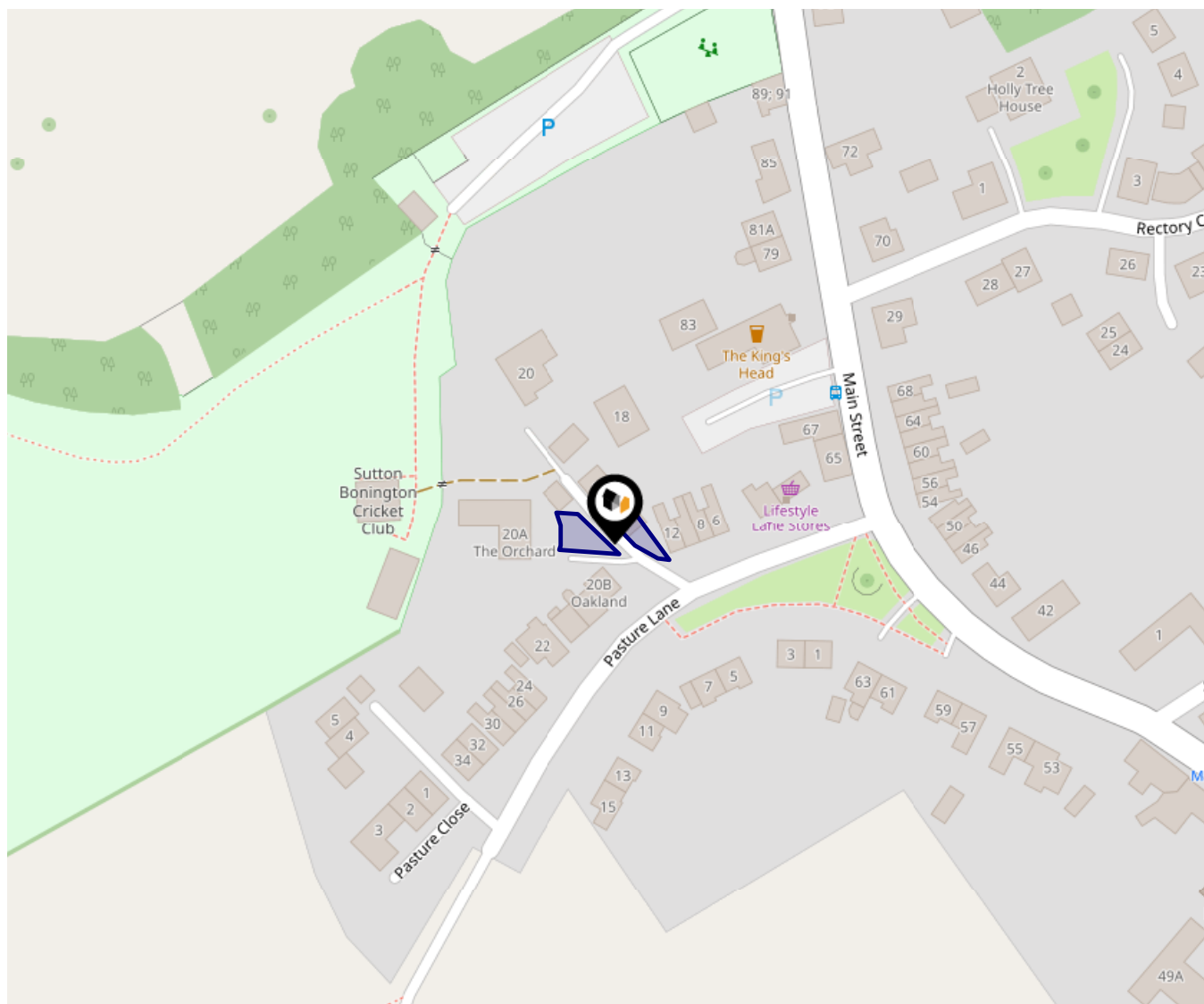
		Nursery	Primary	Secondary	College	Private
9	Diseworth Church of England Primary School Ofsted Rating: Good Pupils: 44 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lantern Lane Primary and Nursery School Ofsted Rating: Good Pupils: 424 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	East Leake Academy Ofsted Rating: Good Pupils: 1100 Distance:3.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Oakfield School Ofsted Rating: Good Pupils: 6 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Iveshead School Ofsted Rating: Requires improvement Pupils: 991 Distance:3.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Thorpe Acre Junior School Ofsted Rating: Good Pupils: 188 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Thorpe Acre Infant School Ofsted Rating: Good Pupils: 142 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	De Lisle College Loughborough Leicestershire Ofsted Rating: Good Pupils: 1297 Distance:3.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Road Noise

ABBIE MCARTHUR

exp^{UK}

BESPOKE ESTATE AGENT



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.

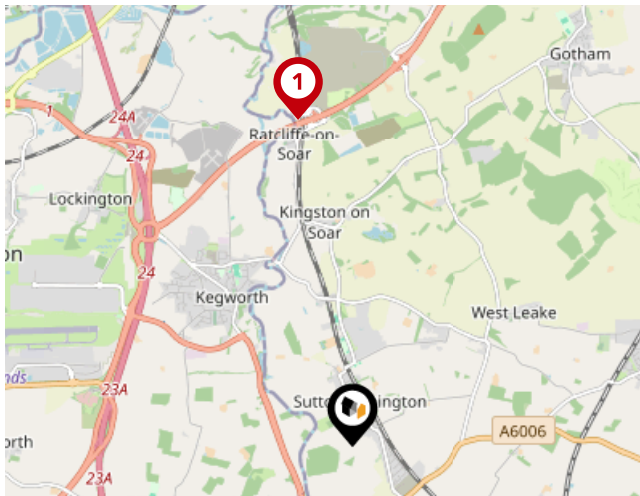
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Area

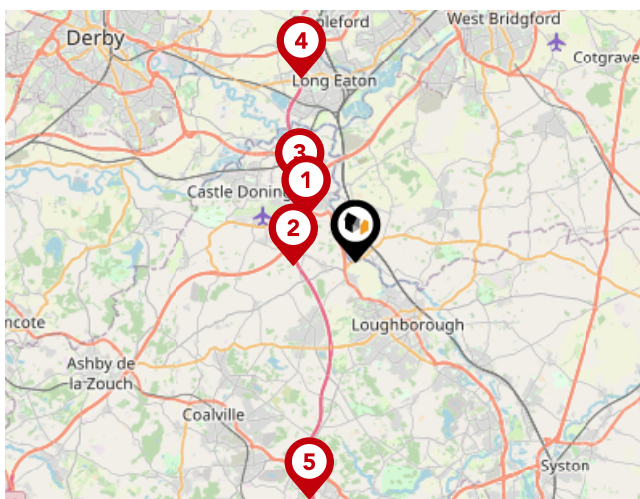
Transport (National)

ABBIE MCARTHUR
exp^{UK}
BESPOKE ESTATE AGENT



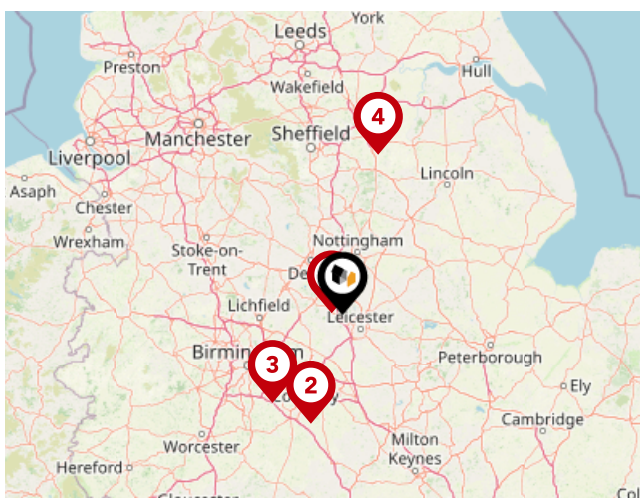
National Rail Stations

Pin	Name	Distance
1	East Midlands Parkway Rail Station	2.97 miles
2	Loughborough (Leics) Rail Station	3.69 miles
3	Long Eaton Rail Station	4.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J24	2.43 miles
2	M1 J23A	2.24 miles
3	M1 J24A	3.3 miles
4	M1 J25	6.89 miles
5	M1 J22	8.65 miles



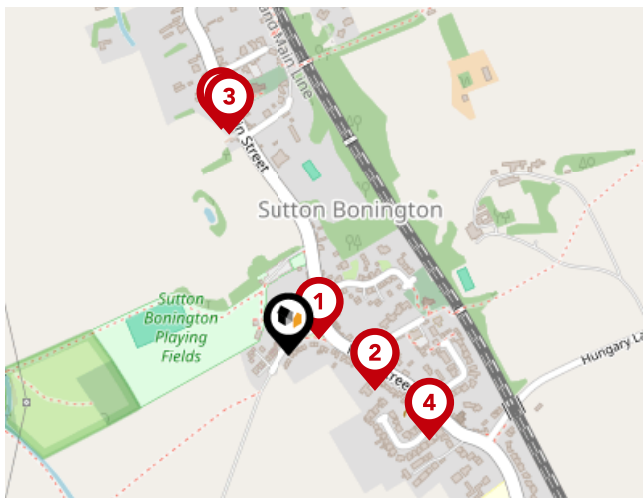
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	3.25 miles
2	Baginton	32.66 miles
3	Birmingham Airport	32.39 miles
4	Finningley	46.77 miles






Area

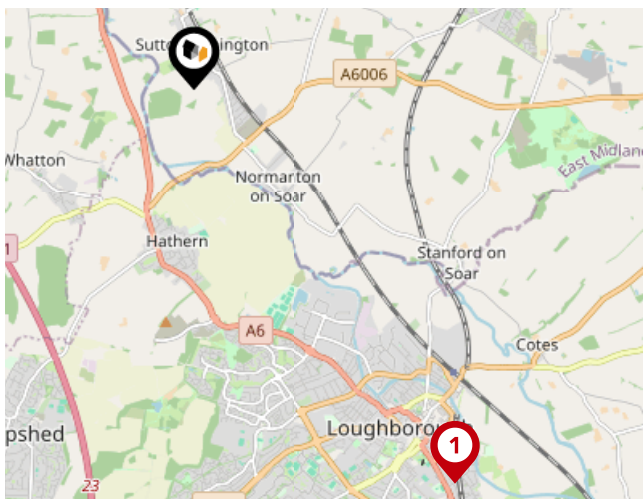
Transport (Local)

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT




Bus Stops/Stations

Pin	Name	Distance
	Pasture Lane	0.04 miles
	St Annes Lane	0.1 miles
	St Michaels Church	0.26 miles
	The Paddocks	0.18 miles
	St Michaels Church	0.26 miles



Local Connections

Pin	Name	Distance
	Loughborough Central (Great Central Railway)	4.25 miles
	Clifton Park and Ride	5.8 miles
	Clifton South Tram Stop	5.84 miles

Abbie McArthur Powered By EXP

About Us

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT

ABBIE MCARTHUR
exp UK
BESPOKE ESTATE AGENT

Abbie McArthur Powered By EXP

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.

Abbie McArthur Powered By EXP

Testimonials

ABBIE MCARTHUR
exp UK
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.



/abbiemcarthurexp



/@abbiemcarthurestateagen

Abbie McArthur Powered By EXP 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Abbie McArthur Powered By EXP

SHEPSHED, LE12 9JY

07736331709

abbie.mcarthur@exp.uk.com

Abbie-mcarthur.co.uk

