

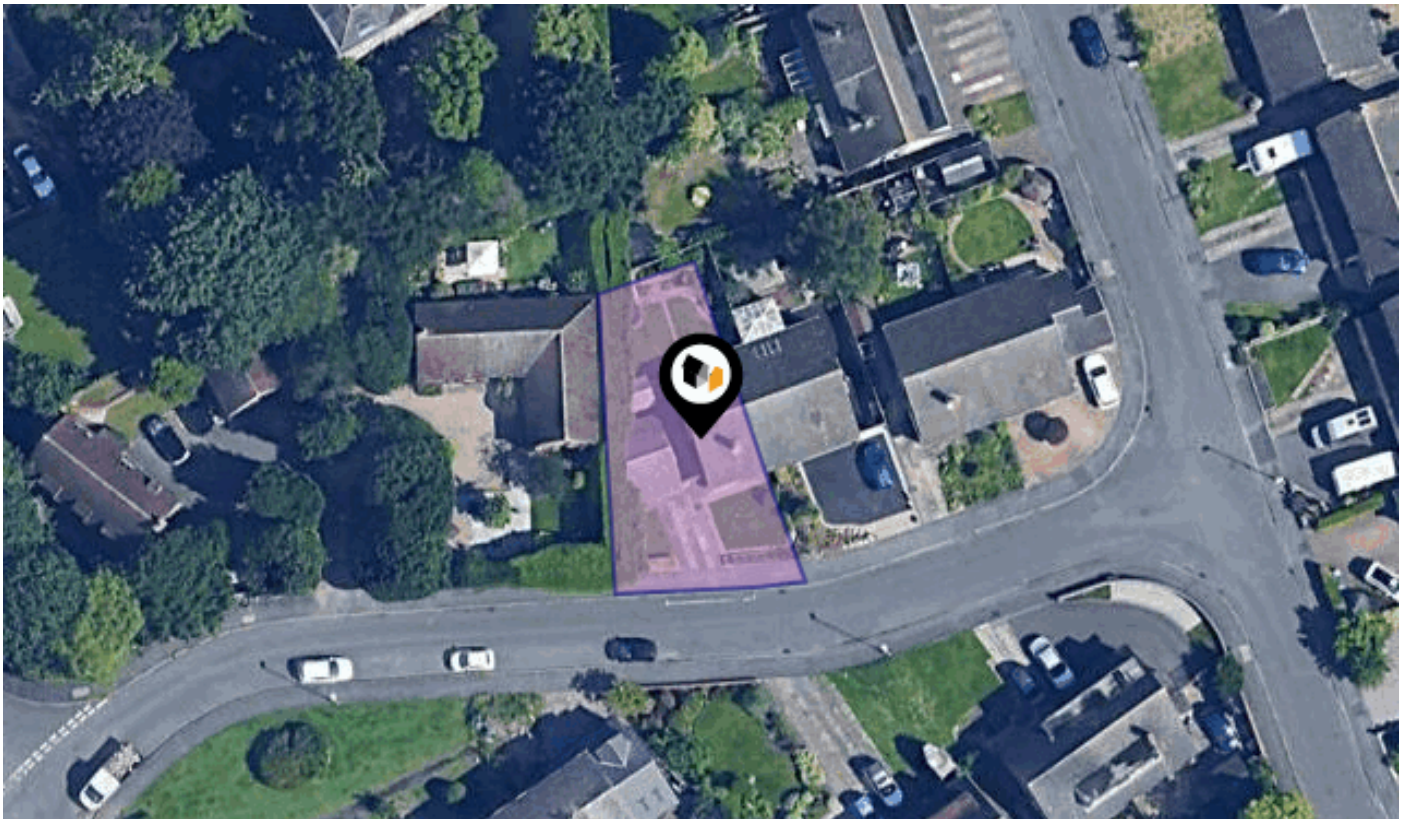


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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 17<sup>th</sup> December 2024**

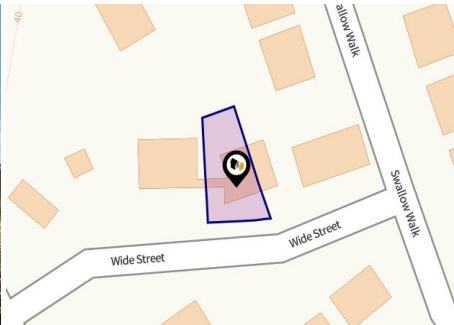


**WIDE STREET, HATHERN, LOUGHBOROUGH, LE12**

## Newton Fallowell Property Agency

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk) / 01509 611119 [eastleake@newtonfallowell.co.uk](mailto:eastleake@newtonfallowell.co.uk) / 01509 856934

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## Property

Type:	Semi-Detached
Bedrooms:	2
Plot Area:	0.08 acres
Council Tax :	Band B
Annual Estimate:	£1,726
Title Number:	LT46124

**Tenure:** Freehold

## Local Area

Local Authority:	Leicestershire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

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

**20**  
mb/s



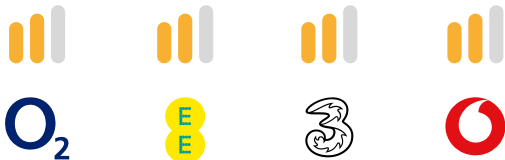
**138**  
mb/s



**1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



Planning records for: **2 Wide Street, Hathern, Leicestershire, LE12 5JH**

Reference - Charnwood/P/07/2145/2	
<b>Decision:</b>	Decided
<b>Date:</b>	13th July 2007
<b>Description:</b>	Erection of first floor extension to side and single storey extension to rear of dwelling and extension to rear of annex.

Planning records for: **opp 10 Wide Street Hathern Leicestershire LE12 5JH**

Reference - Charnwood/P/15/0290/2	
<b>Decision:</b>	Decided
<b>Date:</b>	05th February 2015
<b>Description:</b>	Installation of 1 DSLAM equipment cabinet PCP009EO. (Permitted development notification)

Planning records for: **12 Wide Street Hathern Leicestershire LE12 5JH**

Reference - Charnwood/P/17/2274/2	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd November 2017
<b>Description:</b>	Erection of two storey extension to rear of dwelling, single storey garage to front and side including entrance porch to front.

Reference - P/19/0315/2	
<b>Decision:</b>	FINAL DECISION
<b>Date:</b>	11th February 2019
<b>Description:</b>	Installation of 1 x DSLAM High Speed Broadband Cabinet (Exchange PCP 009).

Planning records for: **22 Wide Street, Hathern, Loughborough, Leicestershire, LE12 5JH**

Reference - Charnwood/P/04/1075/2	
<b>Decision:</b>	Decided
<b>Date:</b>	29th March 2004
<b>Description:</b>	Erection of a single storey extension to side and two storey extension to rear of detached dwelling.

Reference - Charnwood/P/04/3714/2	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd October 2004
<b>Description:</b>	Erection of porch to side and single storey extension to rear of detached dwelling. (Revised Scheme P/04/1075/2 refers)

Planning records for: **28 Wide Street Hathern Leicestershire LE12 5JH**

Reference - Charnwood/P/18/0397/2	
<b>Decision:</b>	Decided
<b>Date:</b>	21st February 2018
<b>Description:</b>	Construction of two storey side extension and detached garage with hobby room.

Reference - Charnwood/P/11/1549/2	
<b>Decision:</b>	Decided
<b>Date:</b>	07th July 2011
<b>Description:</b>	Conversion of existing garage into self contained two bedroom annex and erection of new double garage.

Planning records for: **28 Wide Street Hathern LE12 5JH**

Reference - P/20/0981/2	
Decision:	FINAL DECISION
Date:	15th June 2020
Description:	Proposed single storey extension to rear of dwelling.

Reference - P/18/0397/2	
Decision:	FINAL DECISION
Date:	21st February 2018
Description:	Construction of two storey side extension and detached garage with hobby room.

Reference - Charnwood/P/03/3387/2	
Decision:	Decided
Date:	14th November 2003
Description:	First floor extension to side of detached house, new pitched roofs and all elevations rendered.

Planning records for: **30 Wide Street Hathern LE12 5JH**

Reference - P/19/1544/2	
Decision:	FINAL DECISION
Date:	19th July 2019
Description:	Erection of replacement garage to rear of dwelling.

Planning records for: **34 Wide Street Hathern Leicestershire LE12 5JH**

Reference - P/23/0685/2	
Decision:	REGISTERED: Under Assessment
Date:	18th April 2023
Description:	T 1 Silver birch - Fell. Outgrown current position. Crown reduction would leave a poor specimen.

Reference - Charnwood/P/14/2216/2	
Decision:	Decided
Date:	10th November 2014
Description:	Felling of 1 Pine tree (Conservation Area Notice).

Planning records for: **38 Wide Street Hathern Leicestershire LE12 5JH**

Reference - Charnwood/P/13/1227/2	
Decision:	Decided
Date:	01st July 2013
Description:	Erection of a porch, pitched roof to bay window and widening of vehicular access to front of dwelling.

Reference - P/22/0968/2	
Decision:	FINAL DECISION
Date:	17th May 2022
Description:	T1 Holly - Fell T2 Oak - Fell Excessive shading, re-landscaping works to be undertaken.

Planning records for: **38 Wide Street, Hathern, Loughborough, LE12 5JH**

Reference - Charnwood/P/10/1326/2	
Decision:	Decided
Date:	22nd June 2010
Description:	Removal of 1 Conifer tree. (Conservation Area Notice)

Reference - Charnwood/P/13/1758/2	
Decision:	Decided
Date:	28th August 2013
Description:	Part demolition of front boundary wall to extend vehicular access.

Planning records for: **40 Wide Street, Hathern, Loughborough, Leicestershire, LE12 5JH**

Reference - Charnwood/P/05/3569/2	
Decision:	Decided
Date:	25th November 2005
Description:	(Enquiry) Proposed enclosure of porch area

Planning records for: **42 Wide Street, Hathern, Loughborough, Leicestershire, LE12 5JH**

Reference - Charnwood/P/03/3082/2	
Decision:	Decided
Date:	17th October 2003
Description:	Cutting down and uprooting of a conifer tree.



Planning records for: **44 Wide Street Hathern LE12 5JH**

Reference - P/20/0443/2	
Decision:	FINAL DECISION
Date:	02nd March 2020
Description:	T1 - Deadwood removal of large branch, building clearance up to 2 m, removal of lowest limb back to branch collar, selective lower branch removal to secondary branch and remove low hanging branch on secondary branch to crown lift.

Reference - P/21/1314/2	
Decision:	FINAL DECISION
Date:	08th June 2021
Description:	Selective pruning of branches overhanging boundaries with no42, 44, 46 and 48 Wide Street.

Planning records for: **46 Wide Street Hathern LE12 5JH**

Reference - P/20/1691/2	
Decision:	FINAL DECISION
Date:	16th September 2020
Description:	Erection of single storey extension to rear of dwelling.

Reference - Charnwood/P/08/0400/2	
Decision:	Decided
Date:	06th February 2008
Description:	Cutting down of 3 Poplar Trees.



Planning records for: **48 Wide Street, Hathern, Loughborough, LE12 5JH**

Reference - Charnwood/P/10/0139/2	
<b>Decision:</b>	Decided
<b>Date:</b>	25th January 2010
<b>Description:</b>	Fell 8x trees in total, 1x Cedrus Deodara, 1x Laburnum, 1xLilac, 1x Cherry, 1x Cypress, 1x Prunus, 1x Spruce and 1x Eucalyptus tree. (Conservation area notice)

Reference - Charnwood/P/10/0761/2	
<b>Decision:</b>	Decided
<b>Date:</b>	13th April 2010
<b>Description:</b>	Erection of pitched roof over garage and conversion of outbuilding to residential annex.

Planning records for: **50 Wide Street, Hathern, Loughborough, Leicestershire, LE12 5JH**

Reference - Charnwood/P/05/1258/2	
<b>Decision:</b>	Decided
<b>Date:</b>	27th April 2005
<b>Description:</b>	Proposed conservatory to rear

Reference - Charnwood/P/14/1654/2	
<b>Decision:</b>	Decided
<b>Date:</b>	18th August 2014
<b>Description:</b>	Works to one Cherry, one Cedar, one Silver Birch and one Lawson Cypress tree, (Conservation Area Notice)

Planning records for: **58 Wide Street Hathern Leicestershire LE12 5JH**

Reference - P/21/1521/2	
Decision:	FINAL DECISION
Date:	06th July 2021
Description:	Proposed single storey rear extension to create toilet and cloakroom.

Planning records for: **64 Wide Street, Hathern, Leicestershire, LE12 5JH**

Reference - Charnwood/P/07/2964/2	
Decision:	Decided
Date:	11th October 2007
Description:	Various tree works.

Reference - Charnwood/P/07/2280/2	
Decision:	Decided
Date:	30th July 2007
Description:	Crown reduction of 3 lime trees and trimming of yew trees.

Reference - Charnwood/P/07/2825/2	
Decision:	Decided
Date:	24th September 2007
Description:	Erection of stainless steel control kiosk. (Consultation by Leicestershire County Council) Identity Number: 2007/C103/02

Planning records for: **64 Wide Street Hathern Leicestershire LE12 5JH**

Reference - Charnwood/P/15/0218/2	
Decision:	Decided
Date:	30th January 2015
Description:	Works to various trees (Conservation Area Notice).

Planning records for: **74 Wide Street, Hathern, Leicestershire, LE12 5JH**

Reference - Charnwood/P/06/2807/2	
Decision:	Decided
Date:	15th September 2006
Description:	Pollarding of Weeping Willow tree and 30% reduction of 4 Yew trees.

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## Building Safety

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N/A

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## Accessibility / Adaptations

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N/A

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## Restrictive Covenants

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Non Known

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## Rights of Way (Public & Private)

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Currently being checked - please ask estate agent

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## Construction Type

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Traditional cavity wall

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## Property Lease Information

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N/A

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## Listed Building Information

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Not listed

## Electricity Supply

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Mains supply

## Gas Supply

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Mains supply

## Central Heating

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Gas central heating - Conventional boiler and hot water tank (untested)

## Water Supply

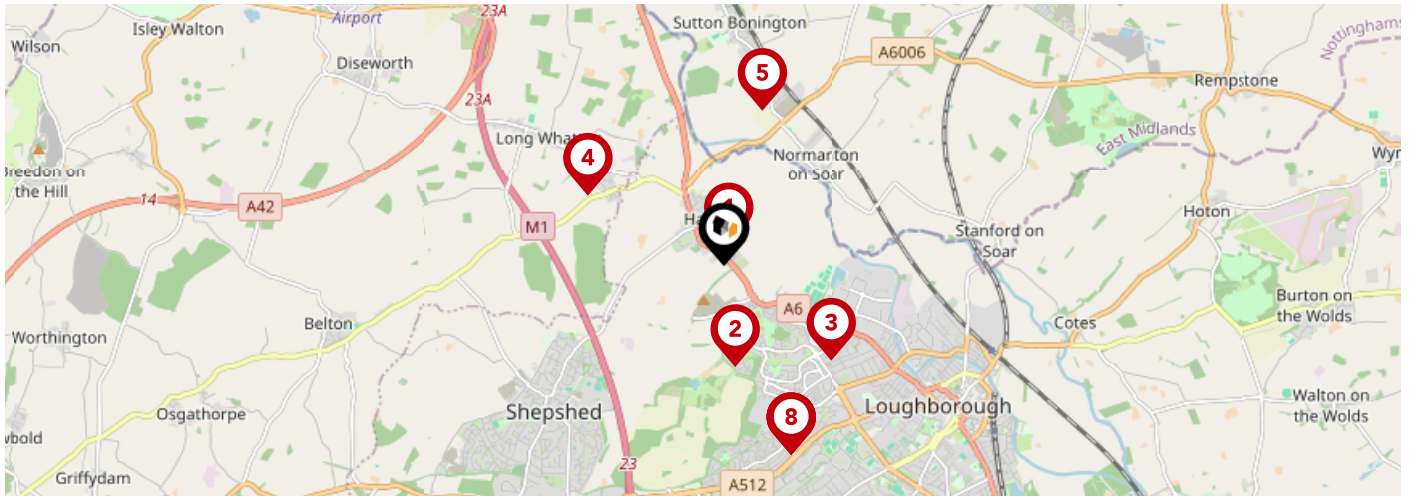
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Mains supply

## Drainage

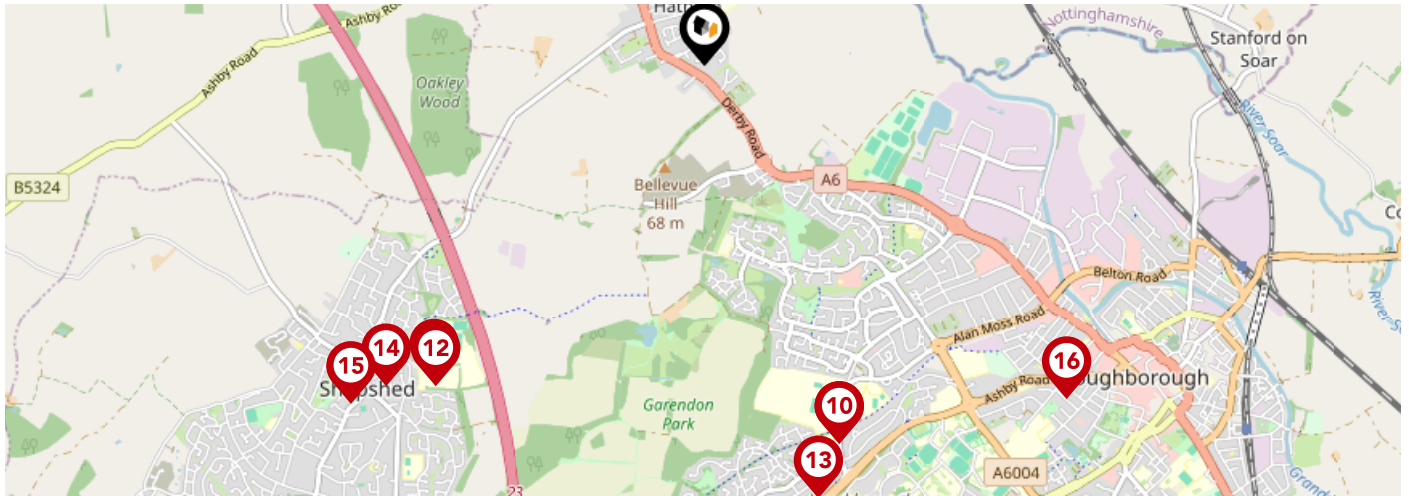
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Mains drainage

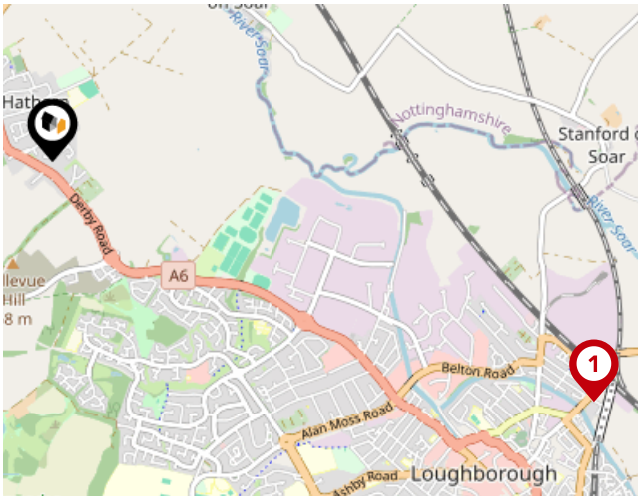


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hathern Church of England Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stonebow Primary School Loughborough</b> Ofsted Rating: Good   Pupils: 203   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Robert Bakewell Primary School</b> Ofsted Rating: Good   Pupils: 307   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Long Whatton Church of England Primary School and Community Centre</b> Ofsted Rating: Good   Pupils: 91   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Sutton Bonington Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Thorpe Acre Junior School</b> Ofsted Rating: Good   Pupils: 188   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Thorpe Acre Infant School</b> Ofsted Rating: Good   Pupils: 142   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>De Lisle College Loughborough Leicestershire</b> Ofsted Rating: Good   Pupils: 1297   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



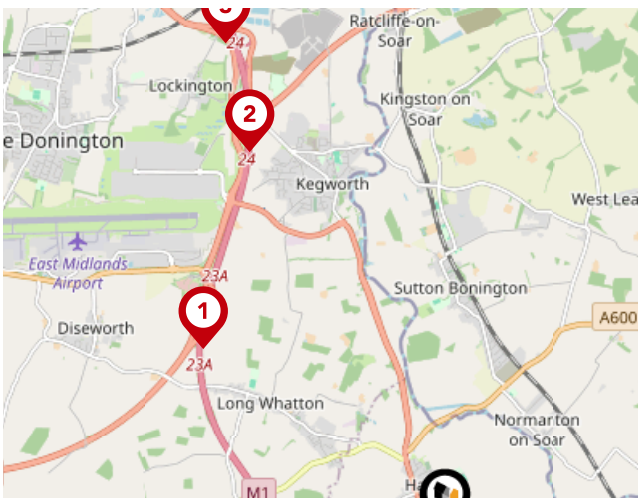


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Ashmount School</b> Ofsted Rating: Outstanding   Pupils: 204   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Charnwood College</b> Ofsted Rating: Good   Pupils: 583   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Oakfield School</b> Ofsted Rating: Good   Pupils: 6   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Iveshead School</b> Ofsted Rating: Requires improvement   Pupils: 991   Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Booth Wood Primary School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Botolph's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 334   Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Saint Winefride's Catholic Voluntary Academy, Shepshed, Leicestershire</b> Ofsted Rating: Good   Pupils: 154   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Saint Mary's Catholic Primary School, Loughborough</b> Ofsted Rating: Good   Pupils: 201   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



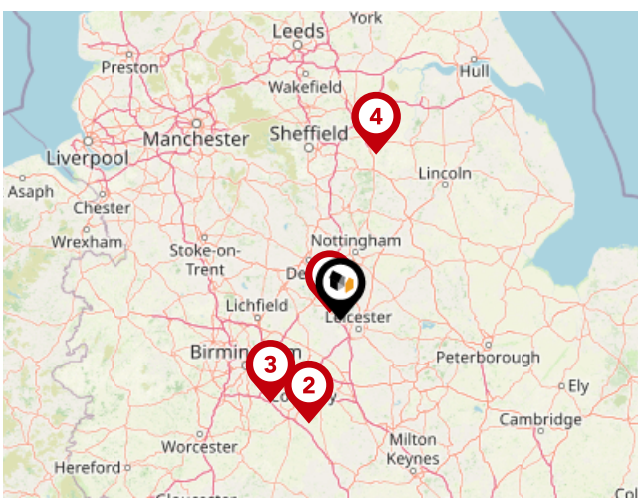
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Loughborough (Leics) Rail Station	2.65 miles
<b>2</b>	East Midlands Parkway Rail Station	4.72 miles
<b>3</b>	Barrow upon Soar Rail Station	5.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M1 J23A	2.71 miles
<b>2</b>	M1 J24	3.81 miles
<b>3</b>	M1 J24A	4.79 miles
<b>4</b>	M1 J22	6.9 miles
<b>5</b>	M1 J25	8.59 miles



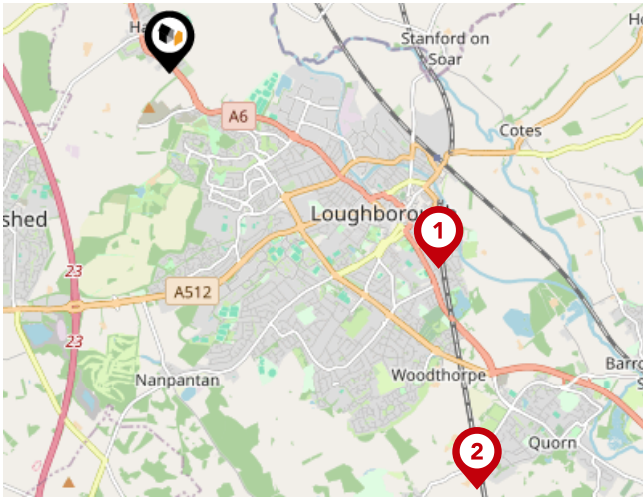
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	East Mids Airport	3.85 miles
<b>2</b>	Baginton	30.94 miles
<b>3</b>	Birmingham Airport	30.98 miles
<b>4</b>	Finningley	48.53 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Nottsbus On Demand Hathern	0.14 miles
2	Anchor Inn	0.17 miles
3	Anchor Inn	0.17 miles
4	Edward Phillipps Road	0.24 miles
5	Shepshed Road	0.27 miles



### Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	3 miles
2	Quorn & Woodhouse (Great Central Railway)	4.65 miles
3	Clifton Park and Ride	7.47 miles





### Newton Fallowell Property Agency

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Newton Fallowell Loughborough is a family run company built on a love of homes and passion for property and people. This, along with a culture of positivity and continuous innovation, allows us to deliver an amazing moving experience to all our customers. With extensive knowledge of the area and property market for over 20 years, we're here to guide and advise you in all aspects of the moving process.

'WHETHER YOU THINK YOU CAN, OR WHETHER YOU THINK YOU CAN'T, YOU'RE RIGHT' – Henry Ford

Here in our business we think we can, our mindset is finely tuned and we invest in our people who in turn produce incredible results for our clients.

Whether it's a new job, new school, new baby or just a change of scene, our extensive knowledge of the area and understanding of the process can provide all the answers you're searching for. Our highly driven, experienced and talented teams have a passion and desire to make a difference and will look after the full journey for our vendors to ensure it's the best possible move they can make.

Newton Fallowell Loughborough are here to offer advice on Sales, Lettings, Mortgages, Land and New Homes.

The branch is a



### RICHARD MORRIS MNAEA MANAGING DIRECTOR

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Richard is our 'Mr Positivity', the engine behind our brand and business!

Persistently banging on the door some 17 years ago with huge enthusiasm and a cheeky smile, Richard landed the job of tea boy and trainee. A huge dose of enthusiasm and an exhaustive collection of industry knowledge later, he has ended up in the driving seat leading his incredible team to achieve incredible results.

Richard's day to day activities usually start at 5am ('A beautiful part of the day!' says Richard) and covers talking (a lot!) listening (even more!) and specialist property advice from his unique marketing style through to achieving record prices for clients. (It's no surprise many become good friends!)

### Testimonial 1



Recently bought a property via Newton Fallowell and couldn't be happier about their service and support. They have been very communicative and helped speed up the process along the way. Their assistance made it much less stressful than it would have been otherwise. I would definitely recommend them and use their services again.

### Testimonial 2



The Loughborough office were the selling agents on a house I purchased. In all my dealings with their staff they demonstrated high levels of professionalism and were helpful and attentive.

### Testimonial 3



Richard and whole team at Newton Fallowell were second to none. They were friendly, efficient and kept us up to date with everything throughout the sale of my parents house. They were helpful, gave great advice as well as being supportive through a difficult time. Many thanks go to all staff involved in the sale.



/newtonfallowellhartleys



/NFLoughborough



/rich\_newton\_fallowell\_lboro



# Newton Fallowell Property Agency 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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### Newton Fallowell Property Agency

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