



See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 10th June 2025

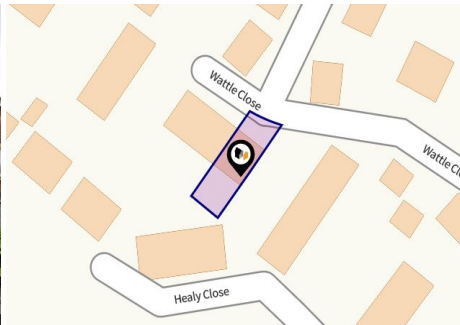


WATTLE CLOSE, SILEBY, LOUGHBOROUGH, LE12

Newton Fallowell Property Agency

loughborough@newtonfallowell.co.uk / 01509 611119 eastleake@newtonfallowell.co.uk / 01509 856934

loughborough@newtonfallowell.co.uk
www.newtonfallowell.co.uk



Property

Type:	Detached
Bedrooms:	3
Floor Area:	957 ft ² / 89 m ²
Plot Area:	0.05 acres
Year Built :	2013
Council Tax :	Band D
Annual Estimate:	£2,328
Title Number:	LT455093

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

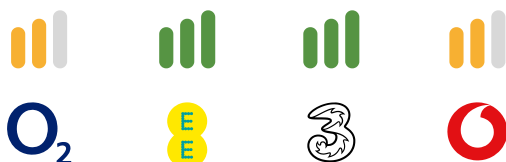
12
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



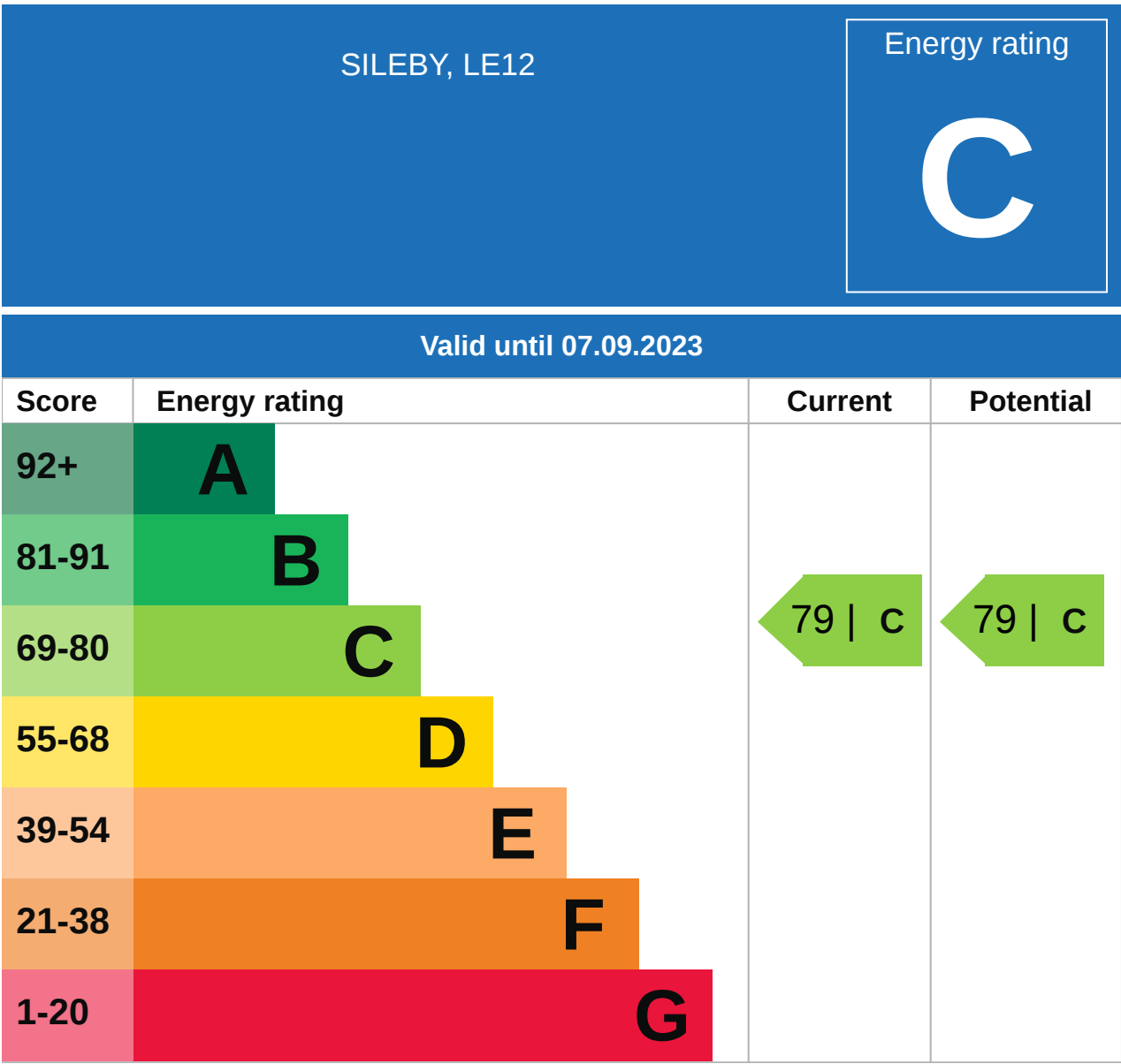
Satellite/Fibre TV Availability:







Property
EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Average thermal transmittance 0.30 W/m ² K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.14 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.21 W/m ² K
Floors Energy:	Good
Secondary Heating:	None
Air Tightness:	Air permeability 8.0 m ³ /h.m ² (assessed average)
Air Tightness Energy:	Average
Total Floor Area:	89 m ²

Planning records for: **6 Wattle Close Sileby Leicestershire LE12 7WU**

Reference - 23/00182/FUL	
Decision:	FINAL DECISION
Date:	09th May 2023
Description:	Retrospective application for retention of timber frame single storey extension and fencing to side and rear of commercial office space (Class E(g)(i)).

Reference - P/23/0791/2	
Decision:	Decided: REFUSE
Date:	09th May 2023
Description:	Erection of single storey rear extension, front and rear dormer extensions and installation of rooflights to front roof slope of dwelling.

Planning records for: **25 Wattle Close Sileby LE12 7WU**

Reference - Charnwood/P/18/1464/2	
Decision:	Decided
Date:	17th July 2018
Description:	Single storey extension to rear of dwelling

Reference - P/18/1464/2	
Decision:	Decided: CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT
Date:	17th July 2018
Description:	Single storey extension to rear of dwelling

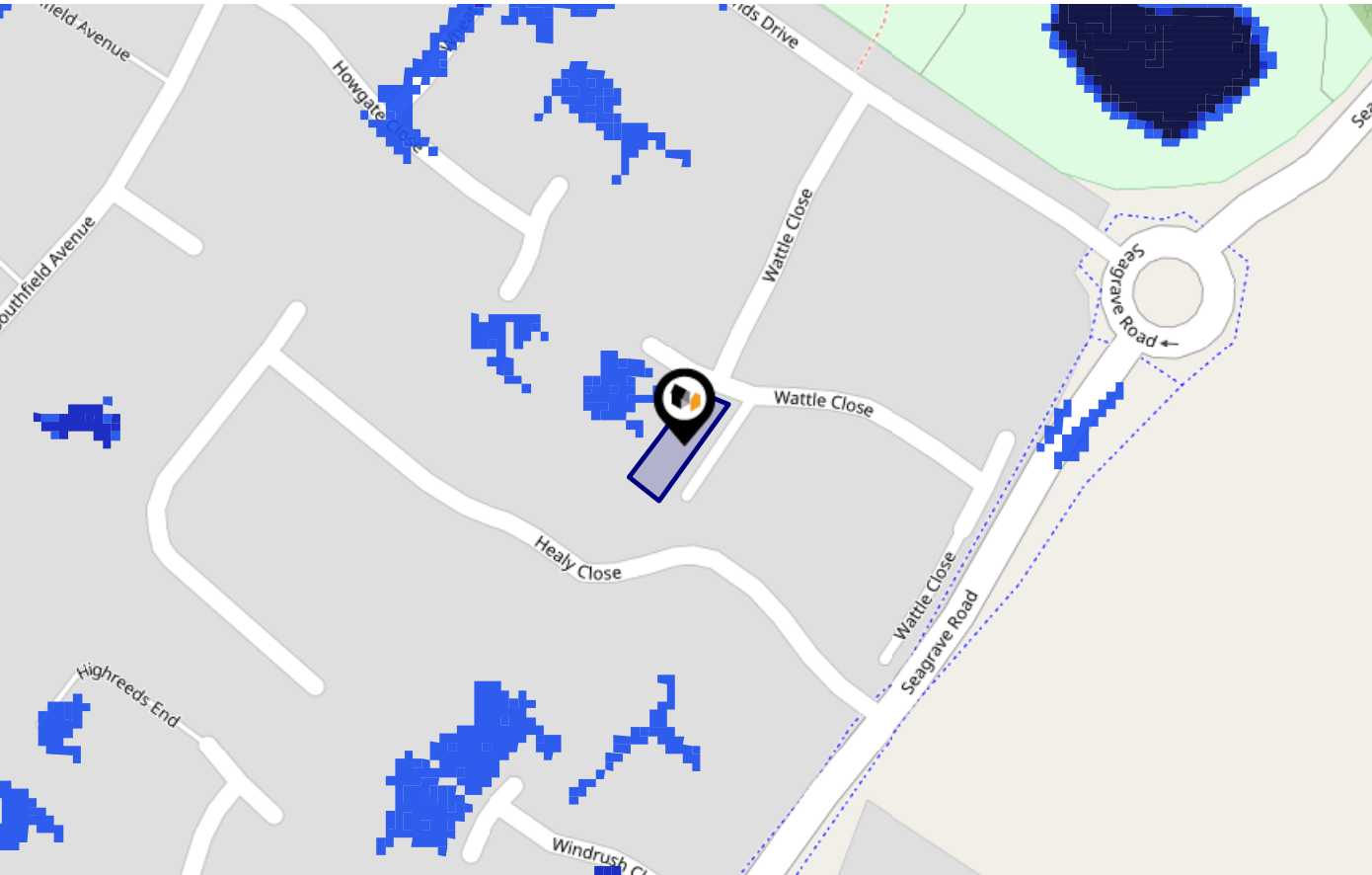
Planning records for: **31 Wattle Close Sileby Leicestershire LE12 7WU**

Reference - P/21/0009/2	
Decision:	FINAL DECISION
Date:	04th January 2021
Description:	Single storey extension to rear of dwelling.

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.

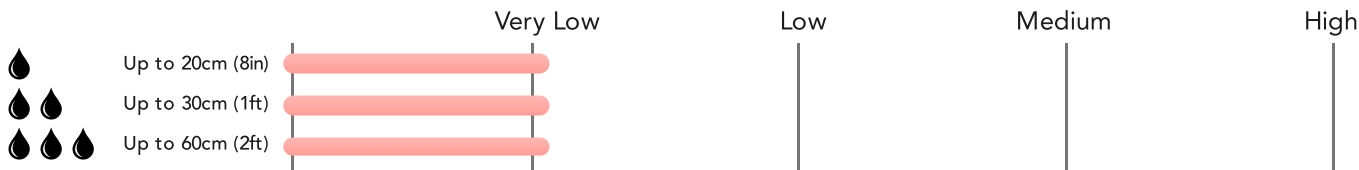


Risk Rating: Very low

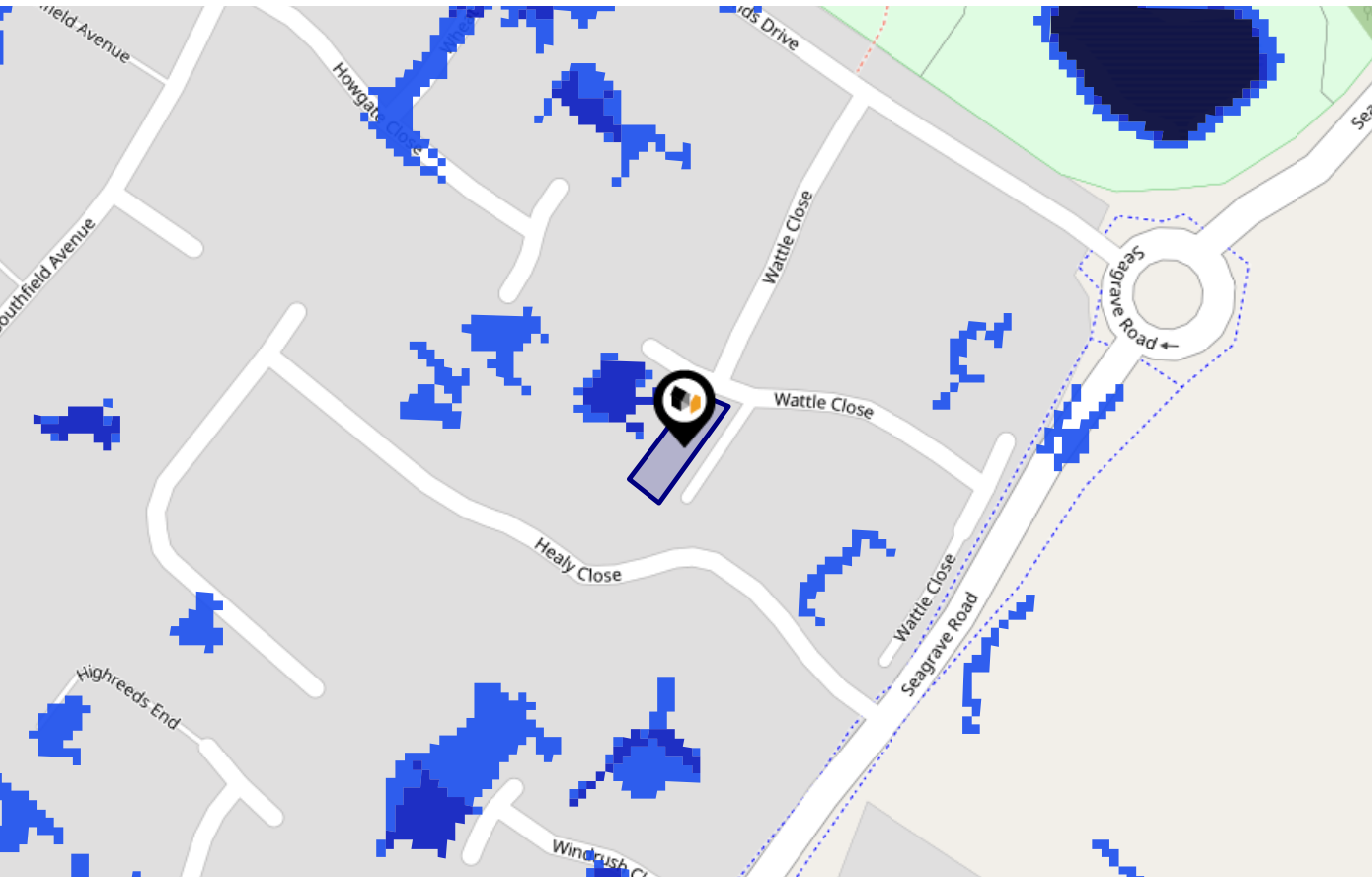
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.25%) 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:



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.

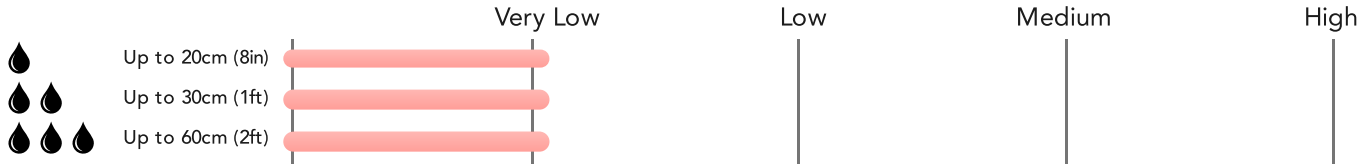


Risk Rating: Very low

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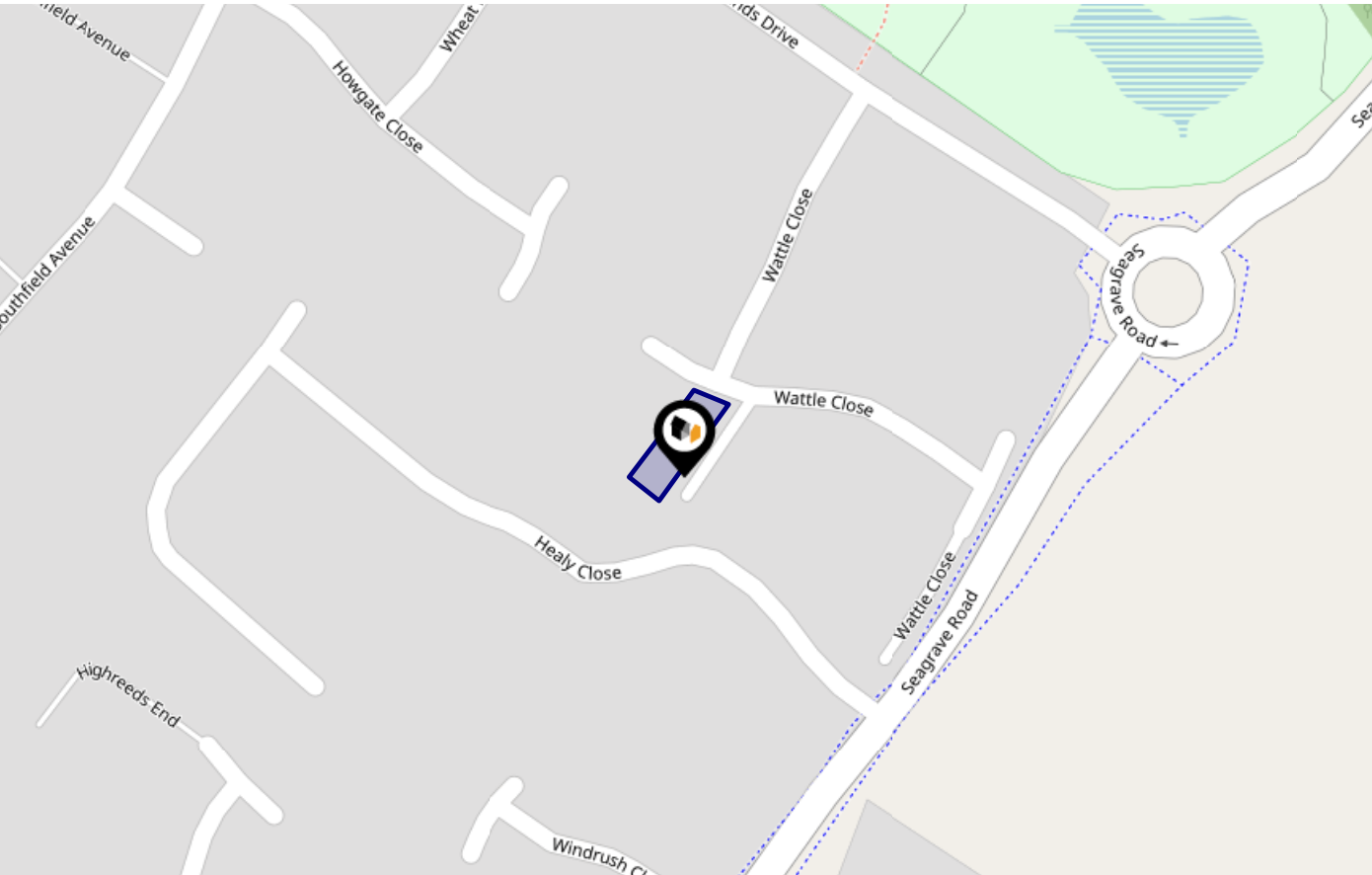
Chance of flooding to the following depths at this property:



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.

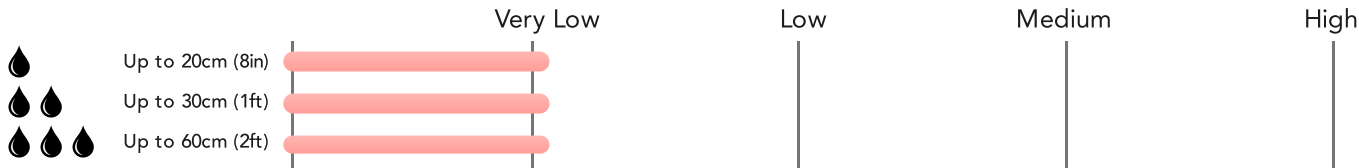


Risk Rating: Very low

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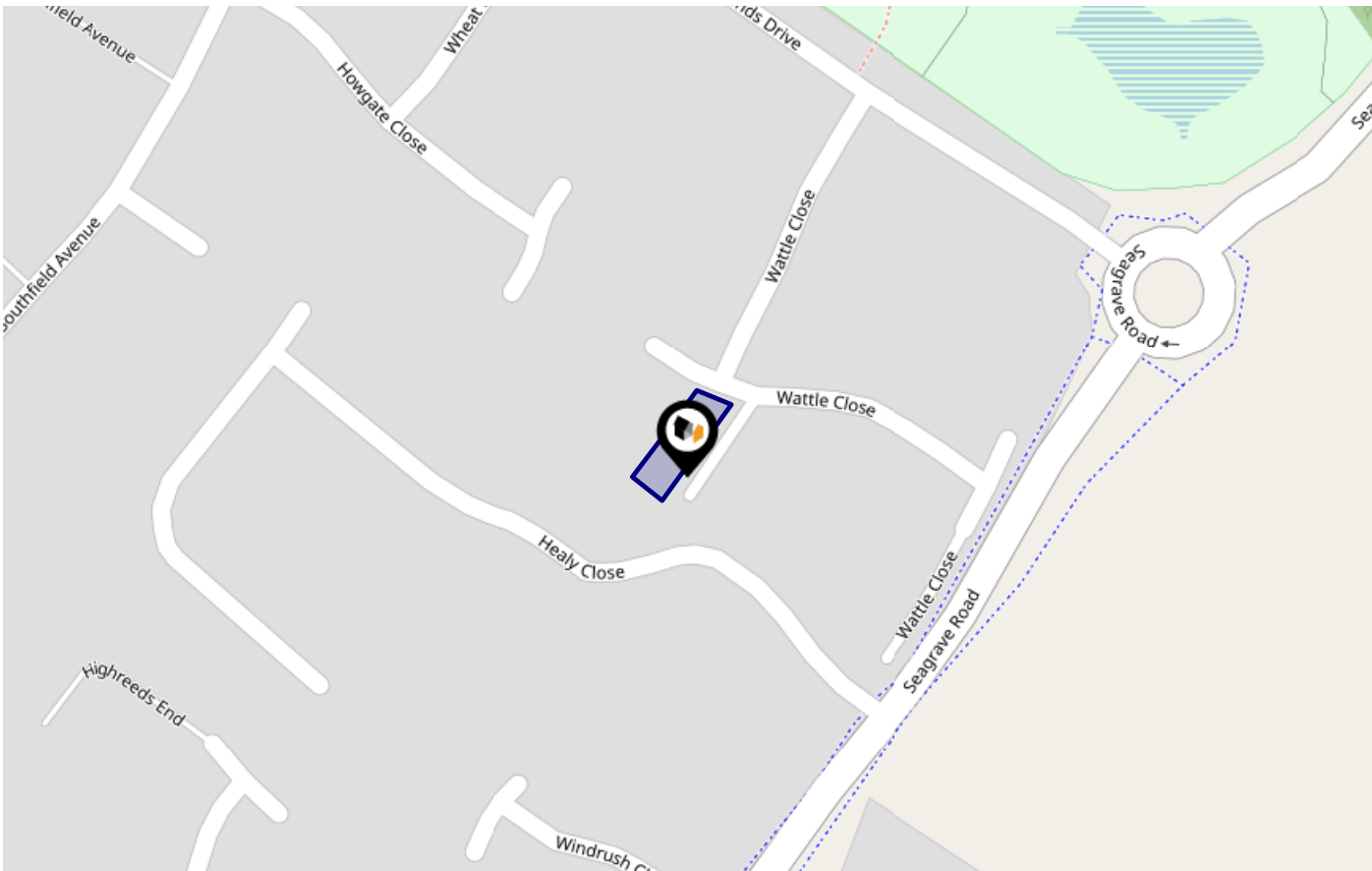
Chance of flooding to the following depths at this property:



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.

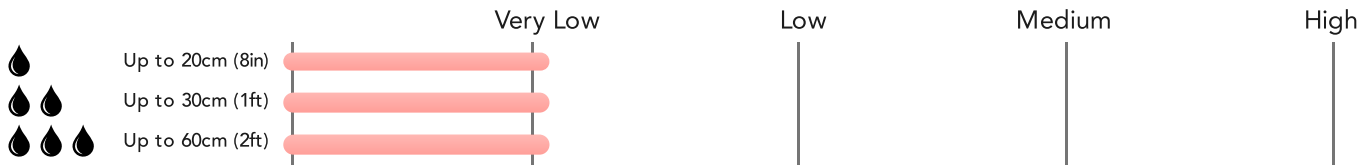


Risk Rating: Very low

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.

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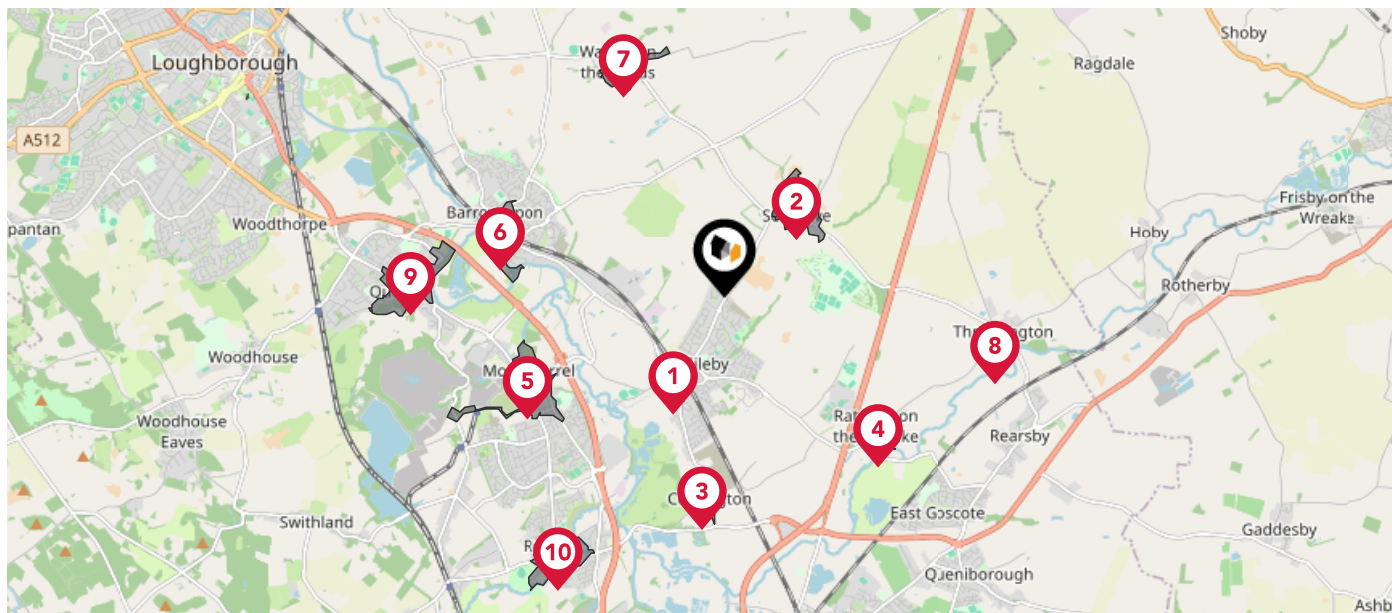
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

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



Nearby Conservation Areas



Sileby



Seagrave



Cossington



Ratcliffe on the Wreake



Mountsorrel



Barrow Upon Soar



Walton on the Wolds



Thrussington



Quorn

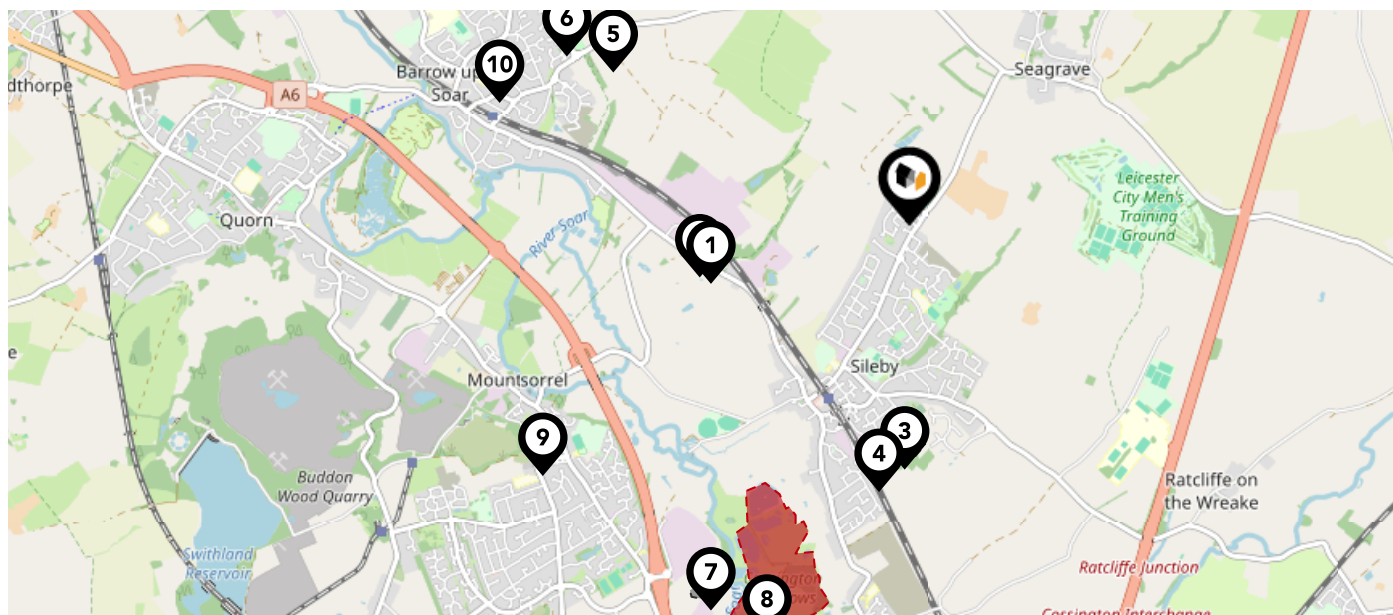


Rothley

Maps

Landfill Sites

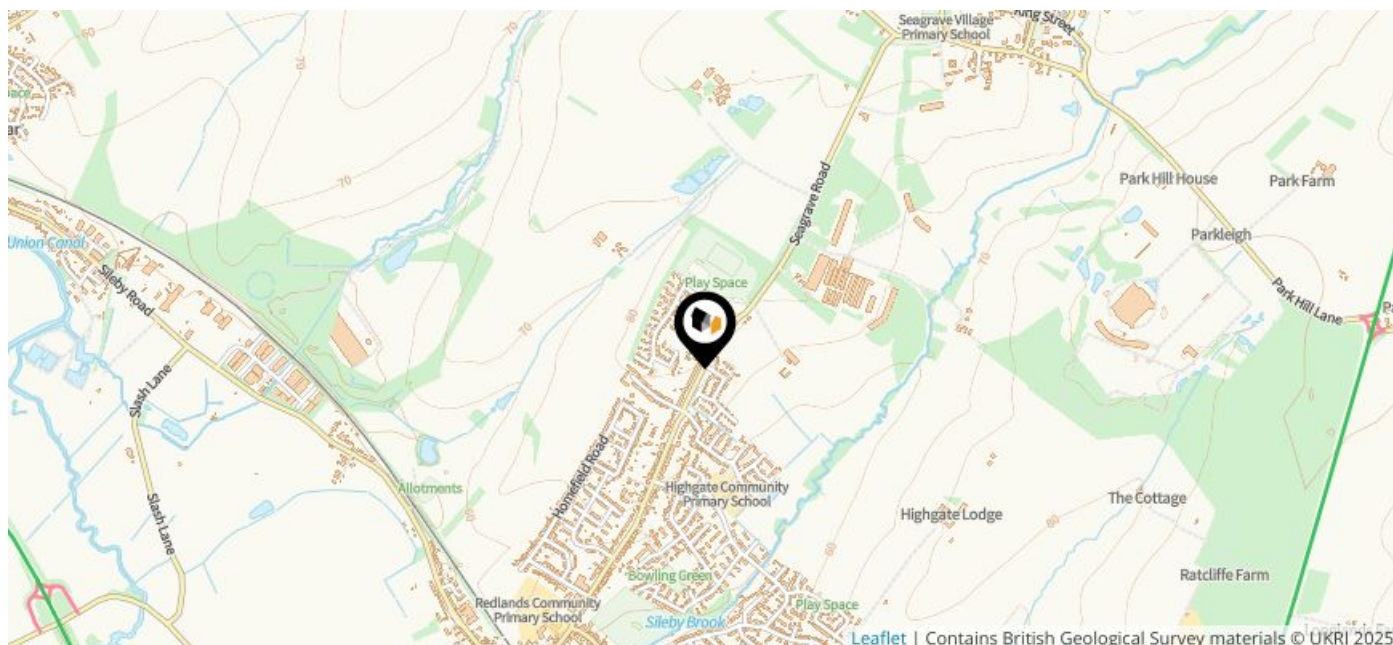
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Barrow Road-Barrow Road, Sileby, Charnwood, Leicestershire	Historic Landfill	
2	Barrow Road-Barrow Road, Sileby, Leicestershire	Historic Landfill	
3	Council Depot-Cemetery Road, Sileby, Leicestershire	Historic Landfill	
4	Off Albion Road-Off Albion Road, Sileby, Charnwood, Leicestershire	Historic Landfill	
5	Paudy Rise Farm, Melton Road, Barrow on Soar-Paudy Rise Farm, Melton Road, Barrow on Soar, Charnwood, Leicestershire	Historic Landfill	
6	Brook Lane, Barrow on Soar-Brook Lane, Barrow on Soar, Leicestershire	Historic Landfill	
7	Rothley Borrow Pit-Near Rowena Nurseries, Rothley	Historic Landfill	
8	EA/EPR/FB3105TZ/V002	Active Landfill	
9	Land off The Green-Mountsorrel, Charnwood	Historic Landfill	
10	Land off Highfields, Barrow on Soar-Highfields, Barrow On Soar, Leicestershire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



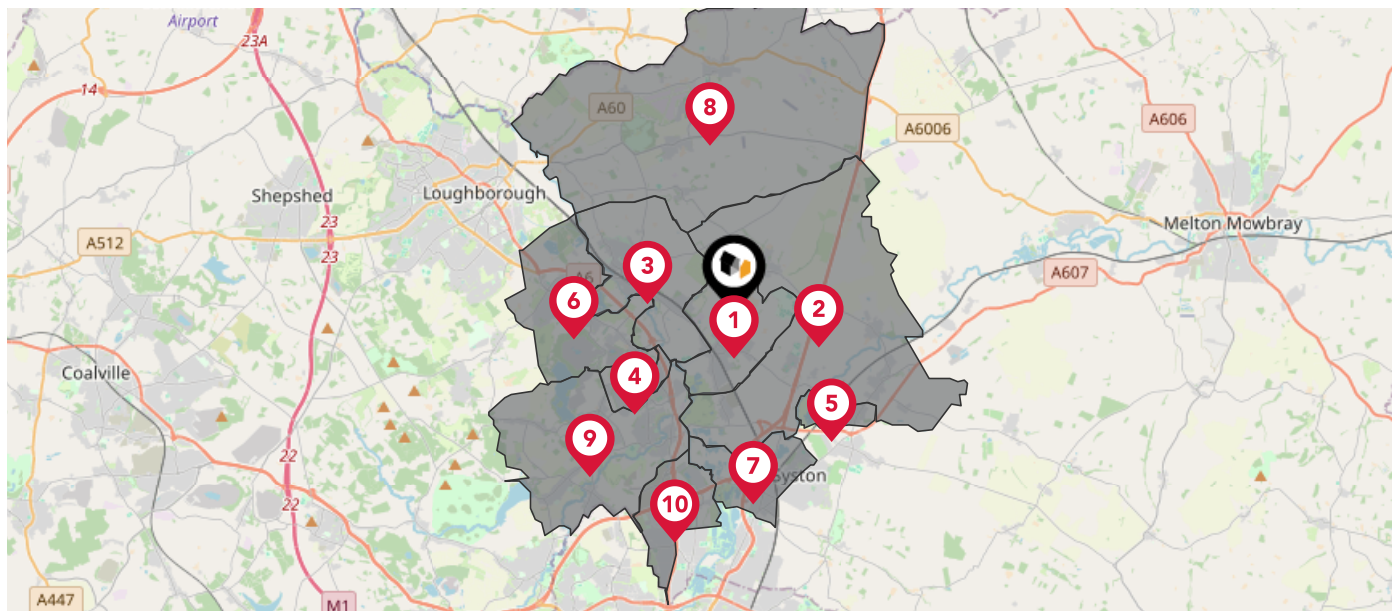
Mine Entry

- ✕ 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.

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

Sileby Ward

2

Wreake Villages Ward

3

Barrow and Sileby West Ward

4

Mountsorrel Ward

5

East Goscote Ward

6

Quorn and Mountsorrel Castle Ward

7

Syston West Ward

8

The Wolds Ward

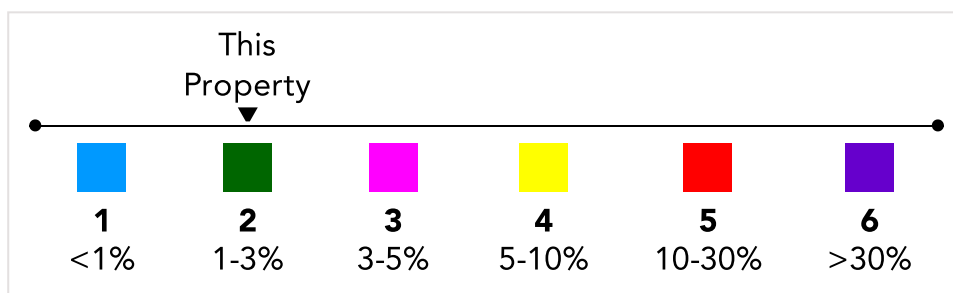
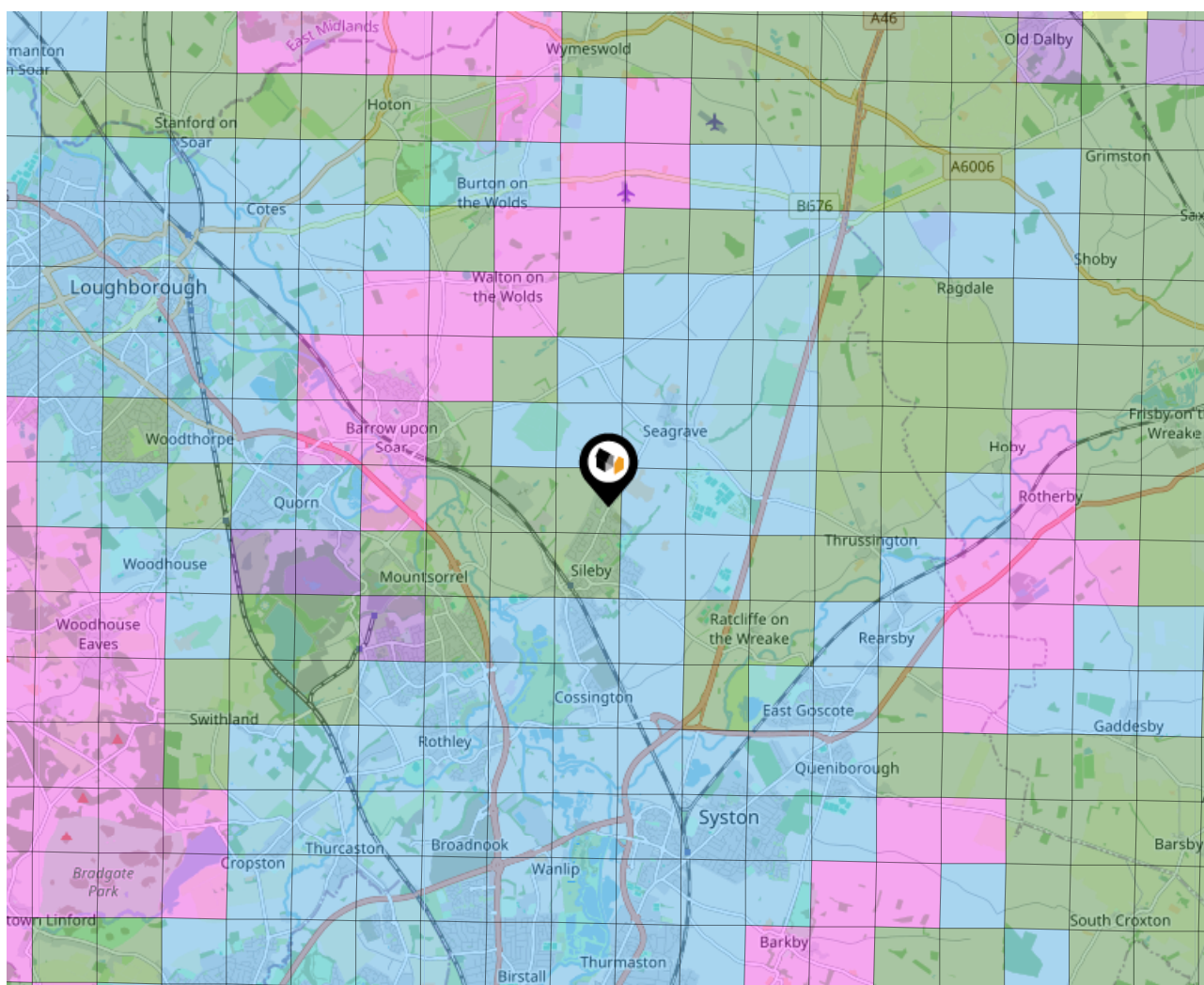
9

Rothley and Thurcaston Ward

10

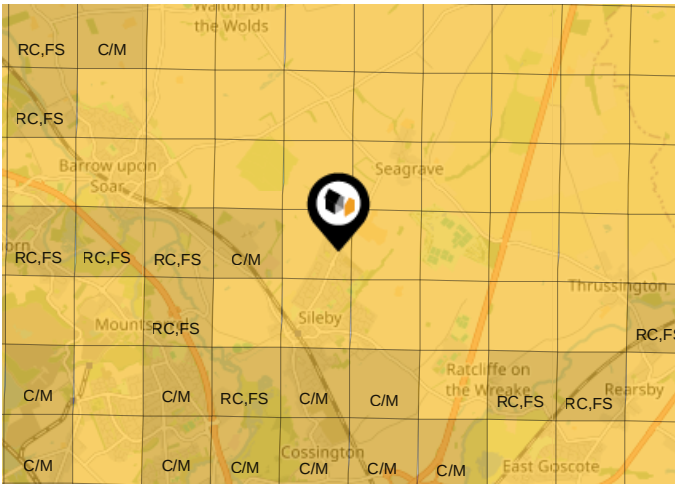
Birstall Wanlip Ward

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).



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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

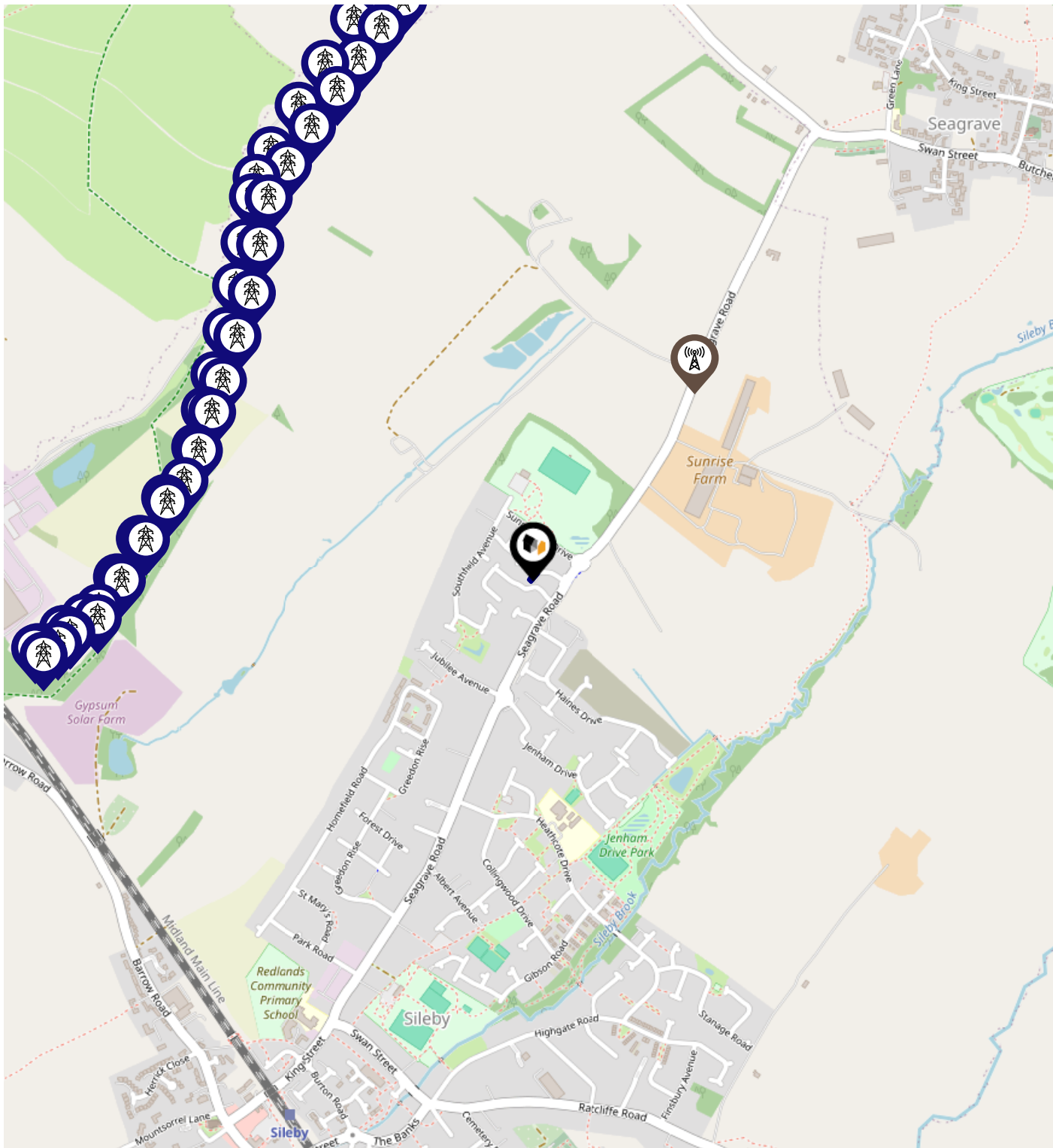


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

Masts & Pylons



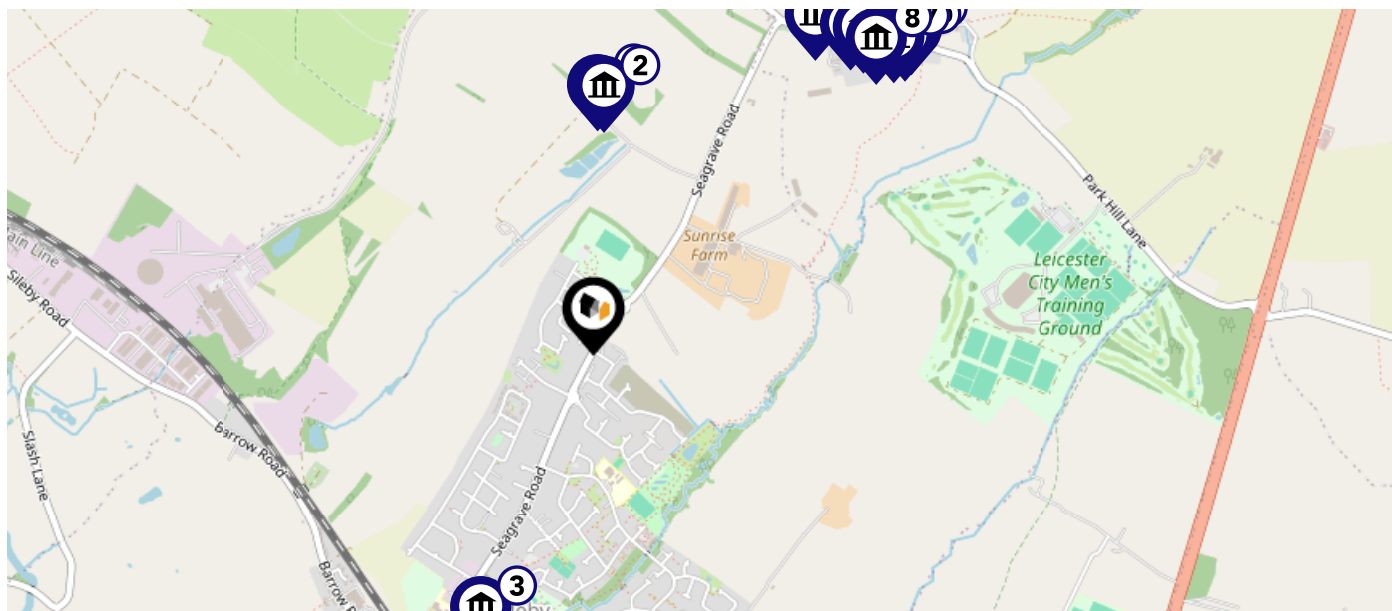
Key:











-  Power Pylons
-  Communication Masts

Maps

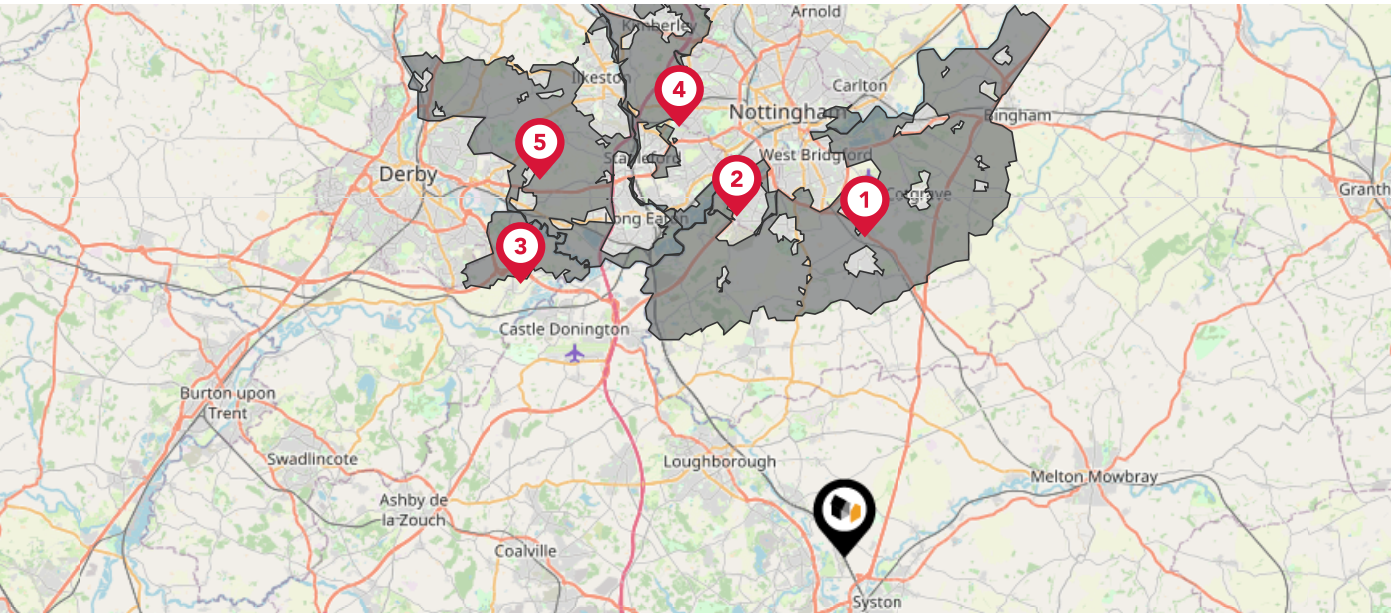
Listed Buildings

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

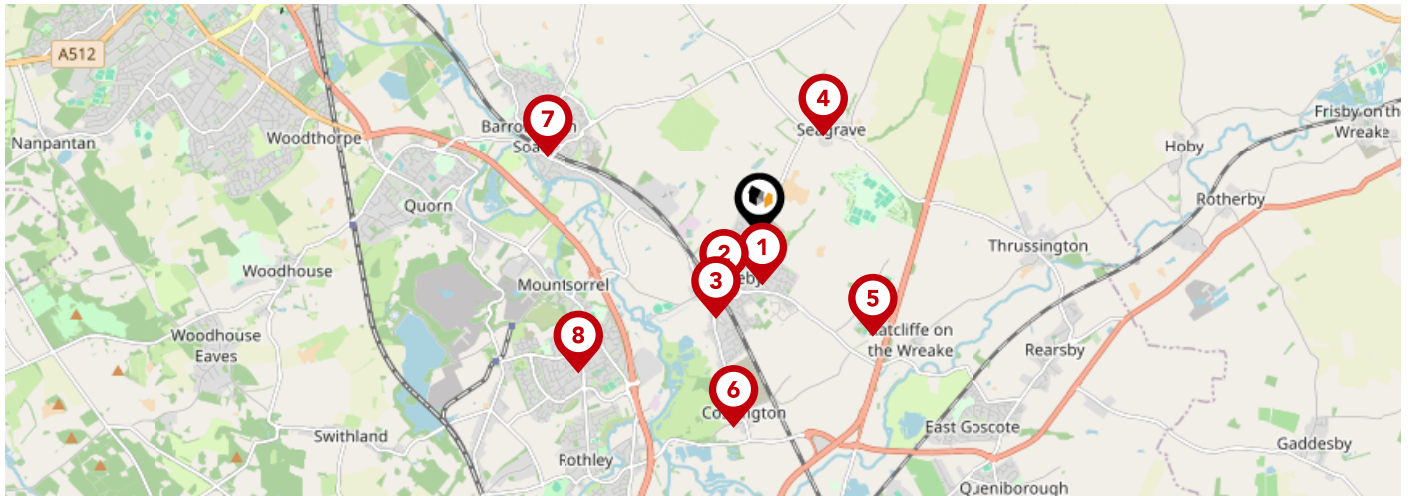


Listed Buildings in the local district	Grade	Distance
 1230695 - Quebec House Farmhouse	Grade II	0.5 miles
 1230696 - Barn And 2 Outbuildings At Quebec House Farm	Grade II	0.5 miles
 1278459 - War Memorial At Sileby Memorial Park	Grade II	0.7 miles
 1464975 - Seagrave War Memorial	Grade II	0.8 miles
 1230539 - The Croft	Grade II	0.9 miles
 1278517 - Barn Approximately 20 Metres To West Of And At Number 26 (the Croft)	Grade II	0.9 miles
 1230645 - 45, Swan Street	Grade II	0.9 miles
 1230541 - Abbotsbury Court	Grade II	0.9 miles
 1278578 - Park Farmhouse	Grade II	1.0 miles
 1230529 - Barn And Outbuildings At Number 8 (park Farmhouse)	Grade II	1.0 miles

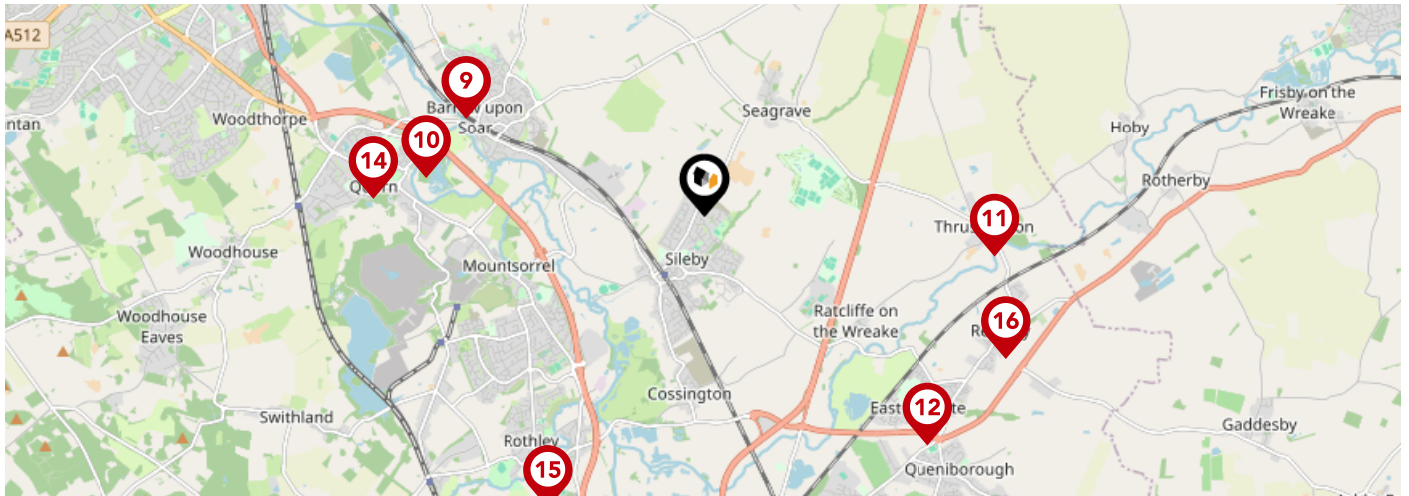
This map displays nearby areas that have been designated as Green Belt...











Nearby Green Belt Land	
1	Derby and Nottingham Green Belt - Rushcliffe
2	Derby and Nottingham Green Belt - Broxtowe
3	Derby and Nottingham Green Belt - South Derbyshire
4	Derby and Nottingham Green Belt - Nottingham
5	Derby and Nottingham Green Belt - Erewash



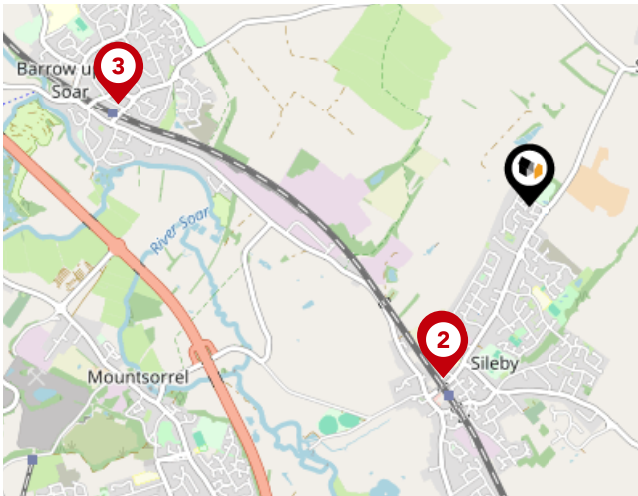
		Nursery	Primary	Secondary	College	Private
1	Highgate Primary School Ofsted Rating: Good Pupils: 214 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Homefield College Ofsted Rating: Good Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sileby Redlands Community Primary School Ofsted Rating: Good Pupils: 374 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Seagrave Village Primary School Ofsted Rating: Good Pupils: 97 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ratcliffe College Ofsted Rating: Not Rated Pupils: 917 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cossington Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Barrow Hall Orchard Church of England Primary School Ofsted Rating: Good Pupils: 527 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ Church & Saint Peter's Cofe Primary School Ofsted Rating: Good Pupils: 403 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Humphrey Perkins School Ofsted Rating: Good Pupils: 842 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Quorn Hall School Ofsted Rating: Requires improvement Pupils: 76 Distance:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thrusington Church of England Primary School Ofsted Rating: Good Pupils: 94 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broomfield Community Primary School Ofsted Rating: Good Pupils: 181 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton-on-the-Wolds Primary School Ofsted Rating: Outstanding Pupils: 196 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rawlins Ofsted Rating: Requires improvement Pupils: 1566 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rothley Church of England Primary School Ofsted Rating: Good Pupils: 511 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael & All Angels Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

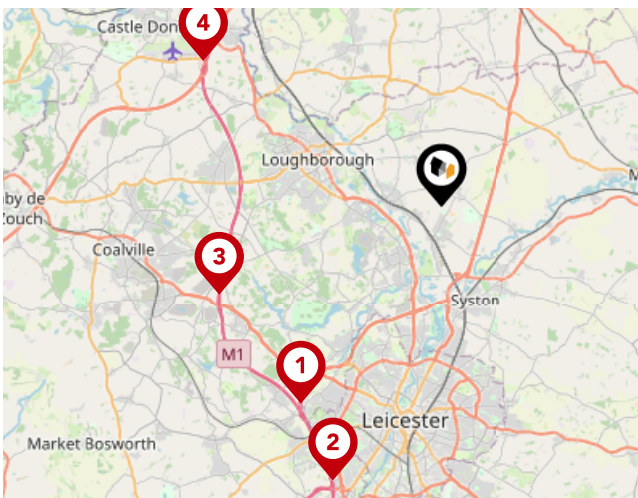
Area

Transport (National)



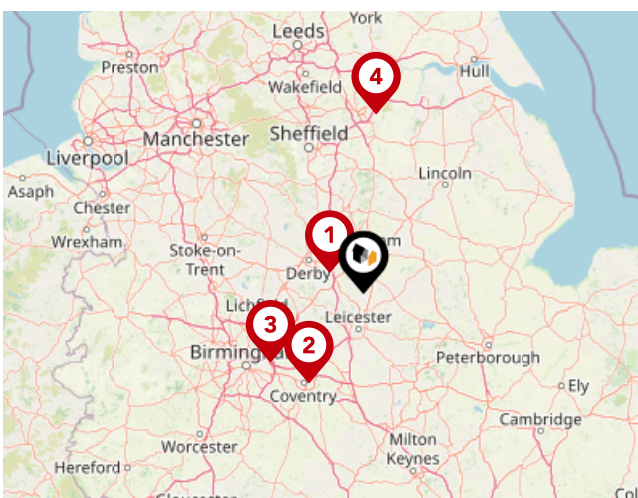
National Rail Stations

Pin	Name	Distance
1	Sileby Rail Station	0.85 miles
2	Sileby Rail Station	0.86 miles
3	Barrow upon Soar Rail Station	1.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21A	8.71 miles
2	M1 J21	10.61 miles
3	M1 J22	8.62 miles
4	M1 J23A	10.04 miles
5	M1 J24	10.73 miles








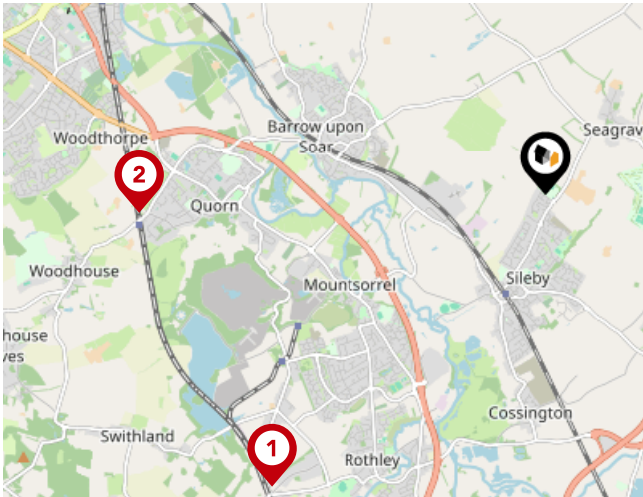
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	11.18 miles
2	Baginton	30.33 miles
3	Birmingham Airport	33.21 miles
4	Finningley	51.18 miles






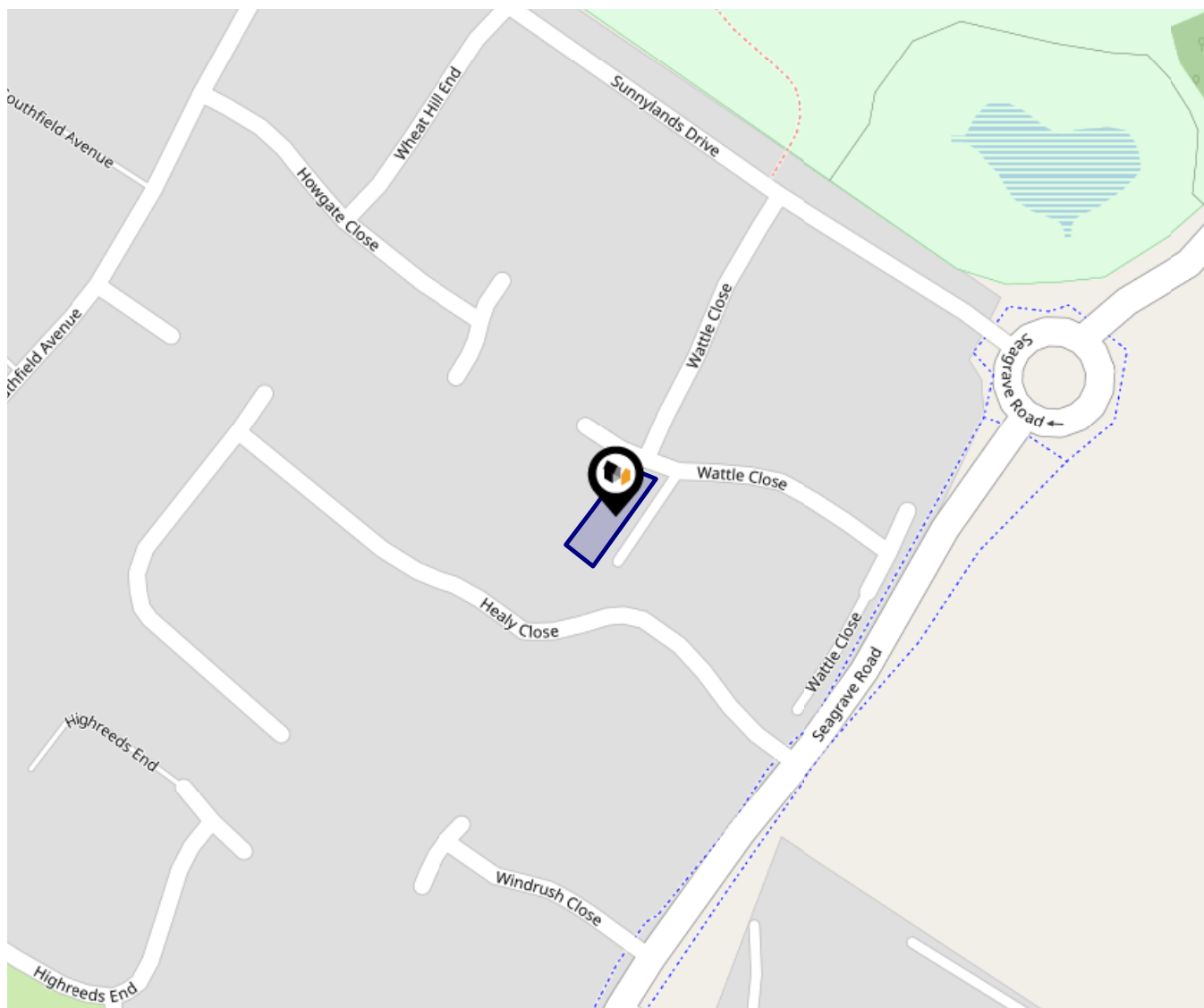
Bus Stops/Stations

Pin	Name	Distance
	Wattle Close	0.05 miles
	Jubilee Avenue	0.23 miles
	Collingwood Drive	0.36 miles
	Nebold Close	0.41 miles
	Greedon Rise	0.39 miles



Local Connections

Pin	Name	Distance
	Rothley (Great Central Railway)	3.59 miles
	Quorn & Woodhouse (Great Central Railway)	3.66 miles
	Loughborough Central (Great Central Railway)	4.36 miles



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

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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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.

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