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MIR: Material Info

The Material Information Affecting this Property

Friday 11th July 2025



SOUTHFIELD AVENUE, SILEBY, LOUGHBOROUGH, LE12

Newton Fallowell Property Agency

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,388 ft ² / 129 m ²		
Plot Area:	0.08 acres		
Year Built :	2015		
Council Tax :	Band E		
Annual Estimate:	£2,845		
Title Number:	LT476081		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

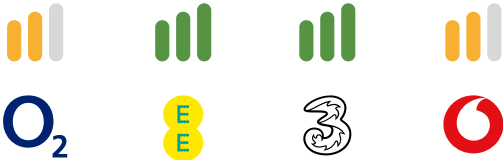
10
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)

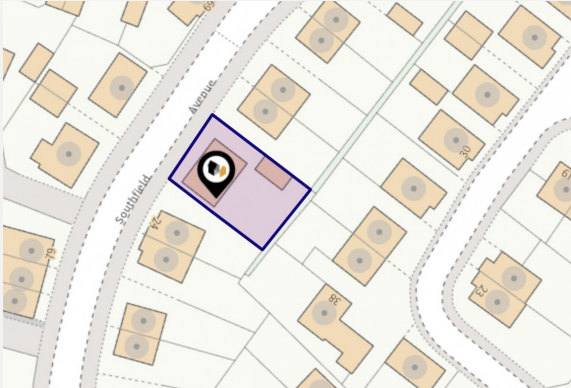


Satellite/Fibre TV Availability:





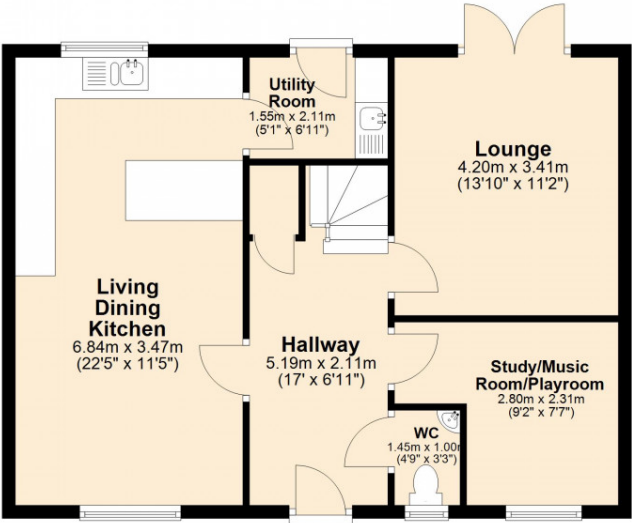




SOUTHFIELD AVENUE, SILEBY, LOUGHBOROUGH, LE12

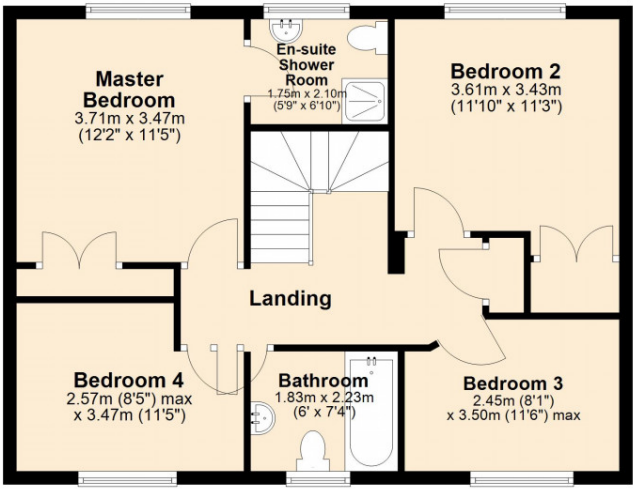
Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)

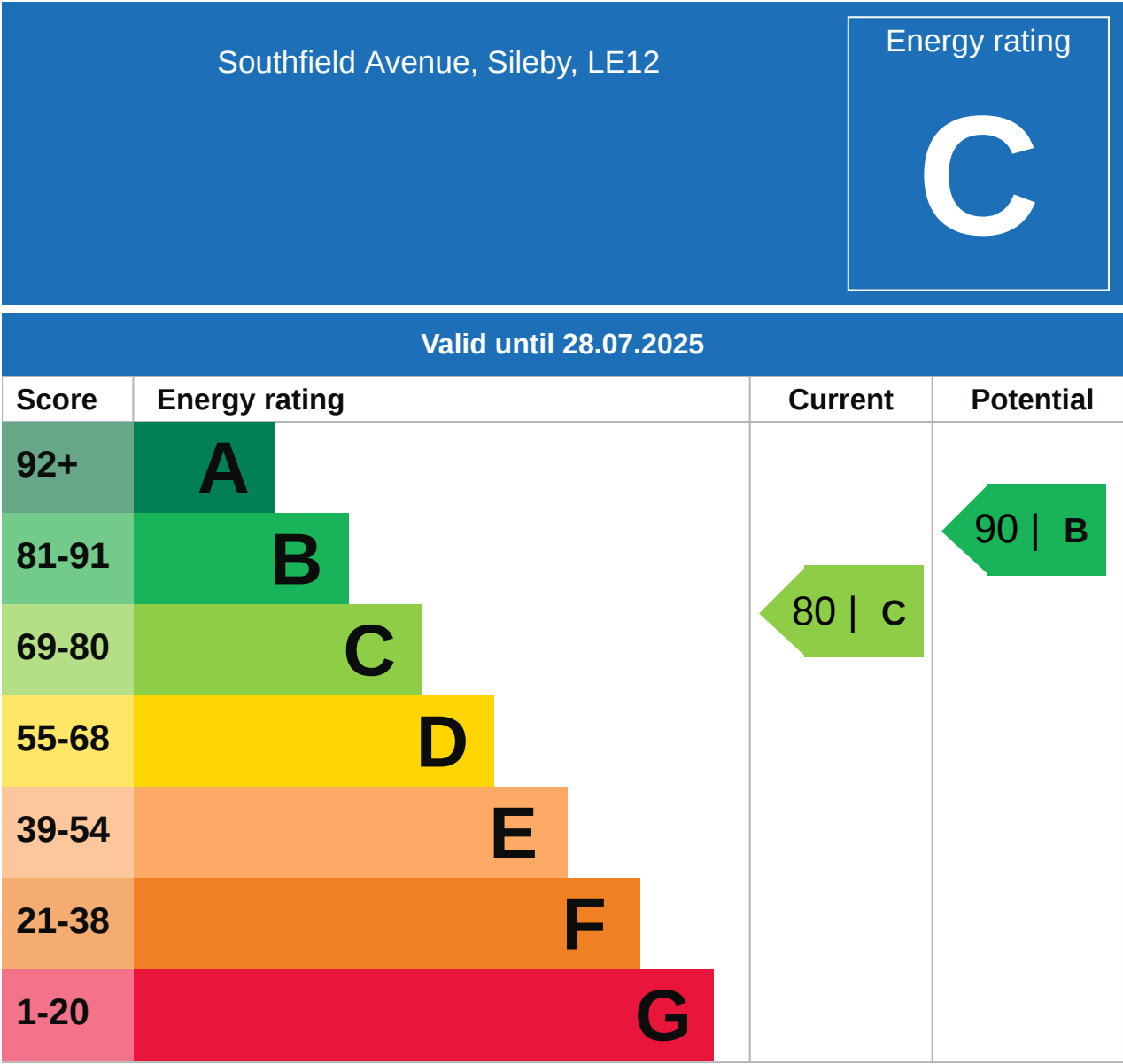


First Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 126.1 sq. metres (1357.7 sq. feet)



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.30 W/m-Â°K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
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 75% of fixed outlets
Floors:	Average thermal transmittance 0.20 W/m-Â°K
Total Floor Area:	129 m ²

Planning records for: **38 Southfield Avenue, Sileby, Leicestershire, LE12 7WQ**

Reference - P/19/1646/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	05th August 2019
Description:	Proposed single storey extension to rear and garage to rear and side of dwelling.

Electricity Supply

Mains electricity supply

Gas Supply

Mains gas supply

Central Heating

Gas central heating powered by a combination boiler located in the utility room

Water Supply

Mains water supply

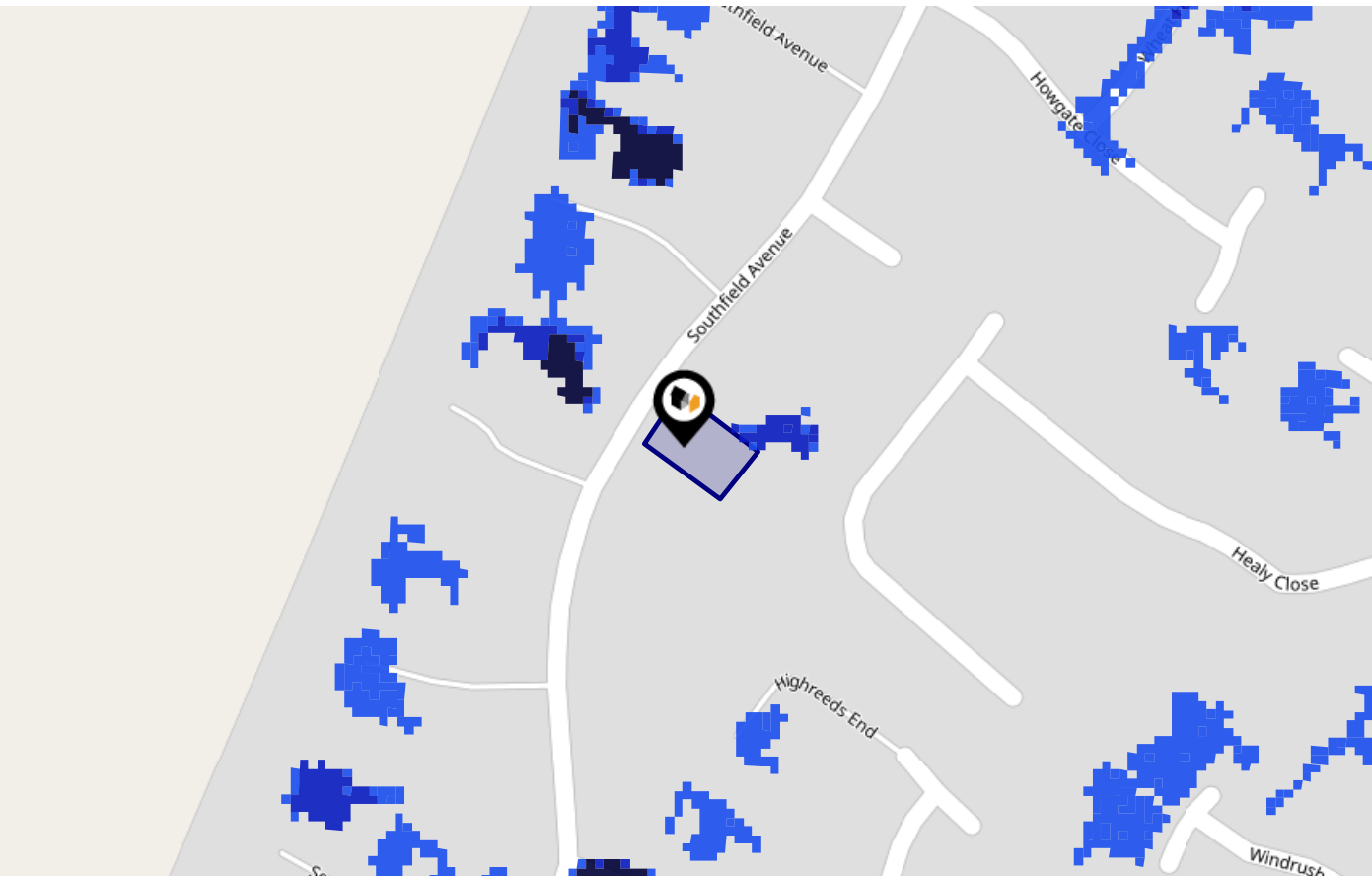
Drainage

Mains drainage

Flood Risk

Surface Water - Flood Risk

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

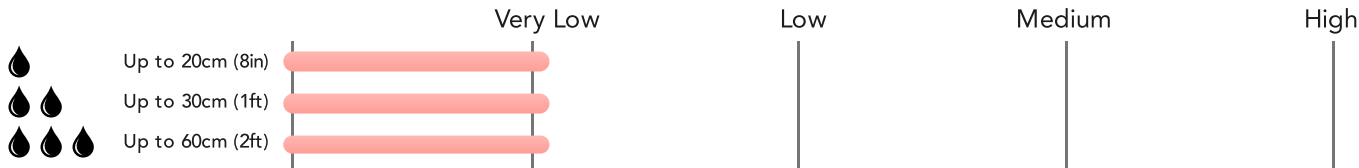


Risk Rating: **Very low**

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

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

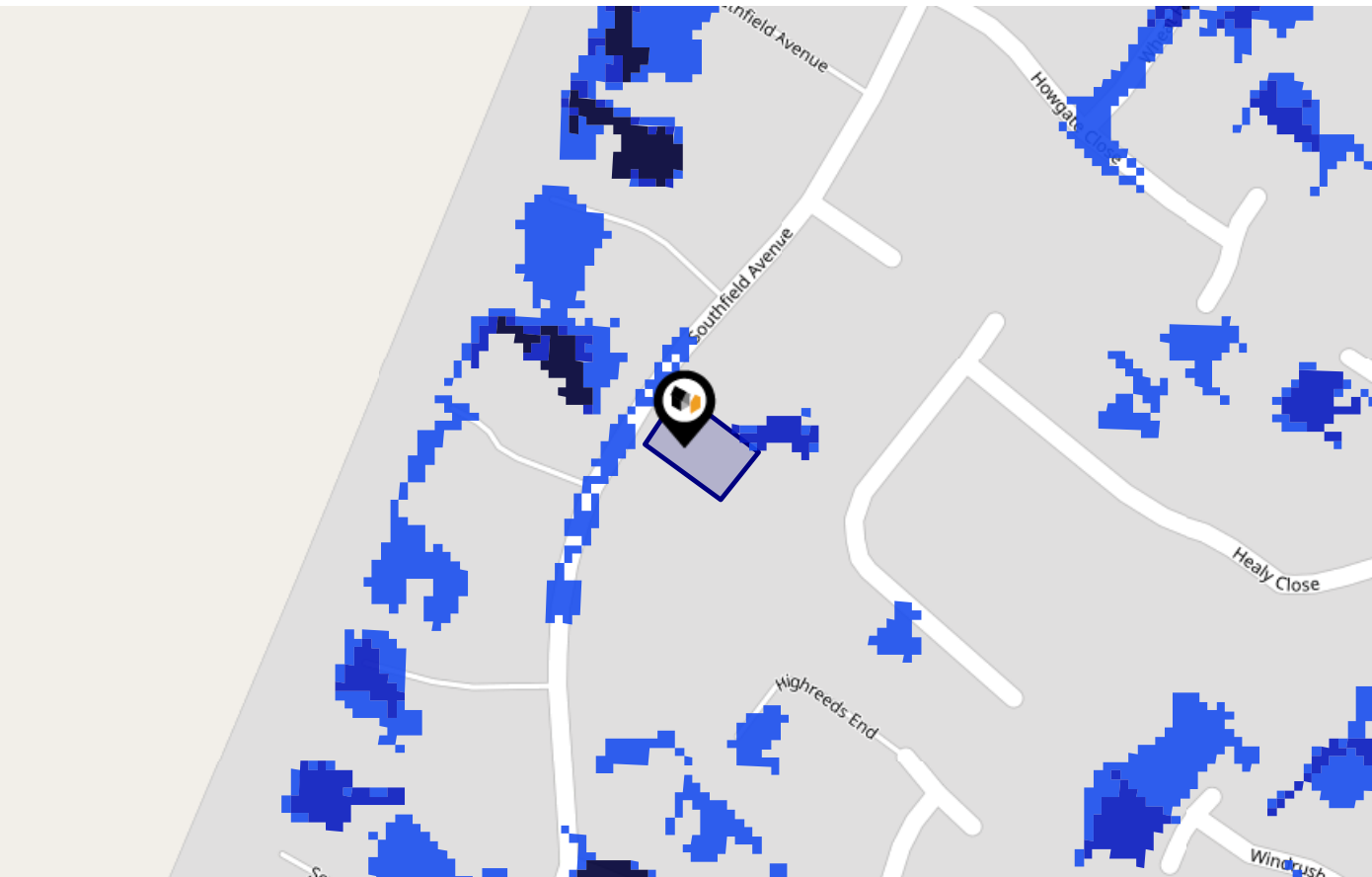
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

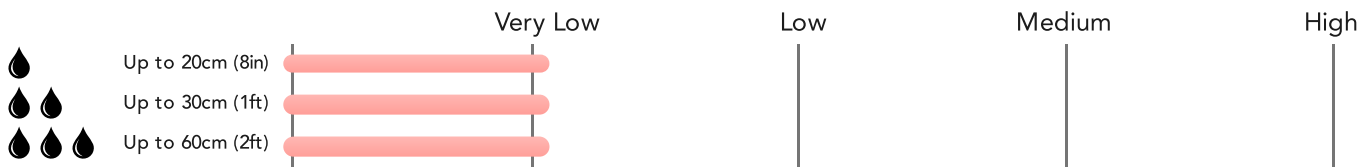


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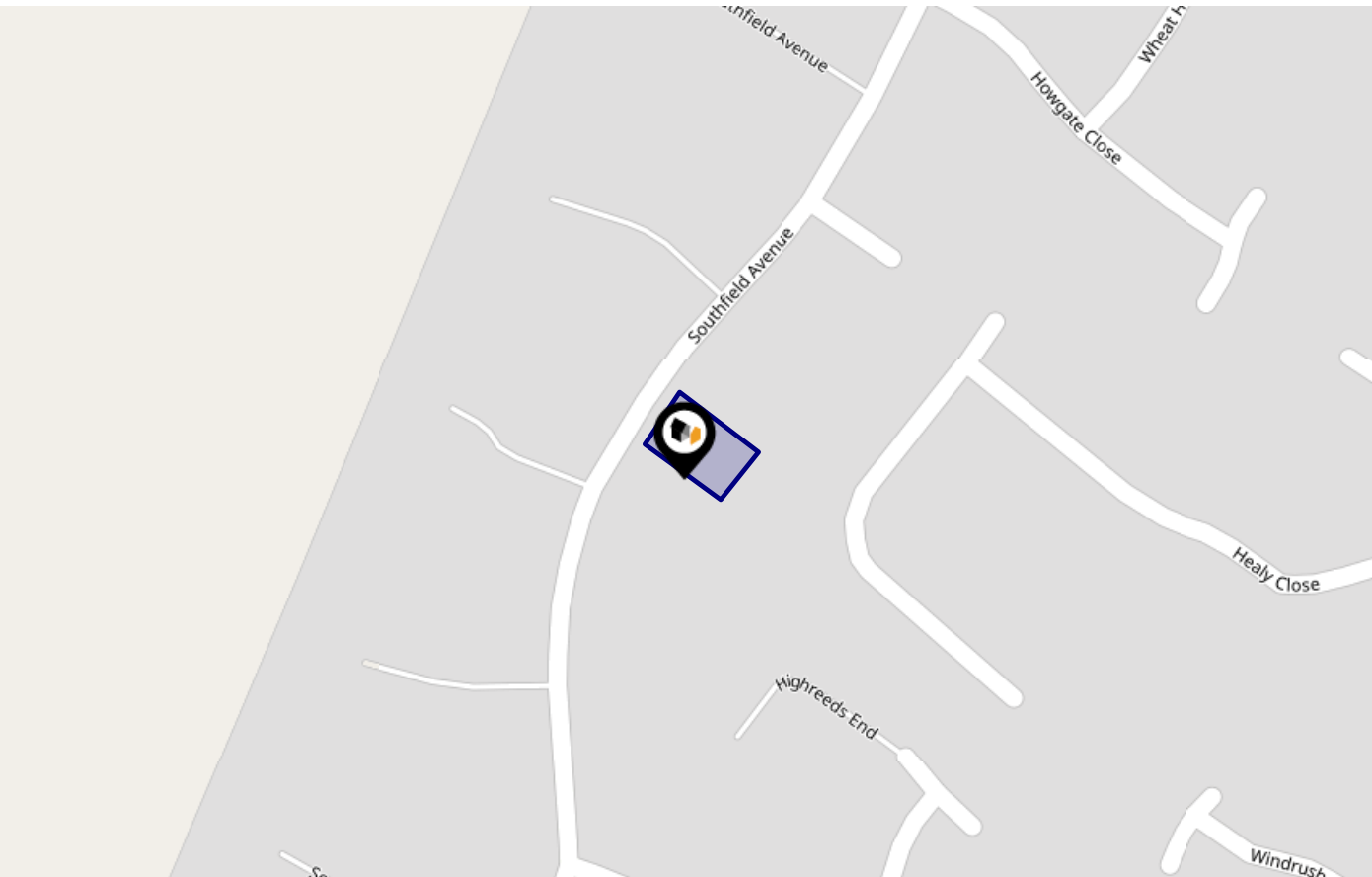
Chance of flooding to the following depths at this property:



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.

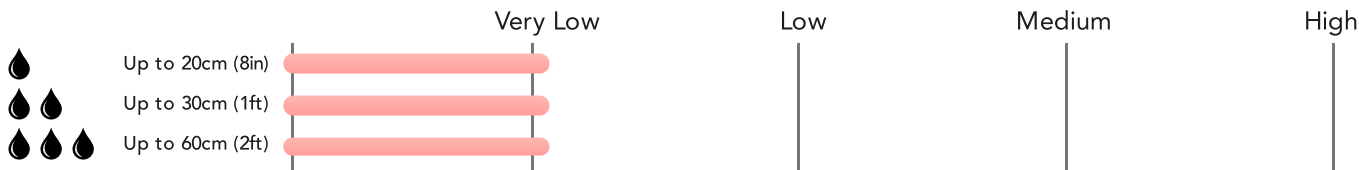


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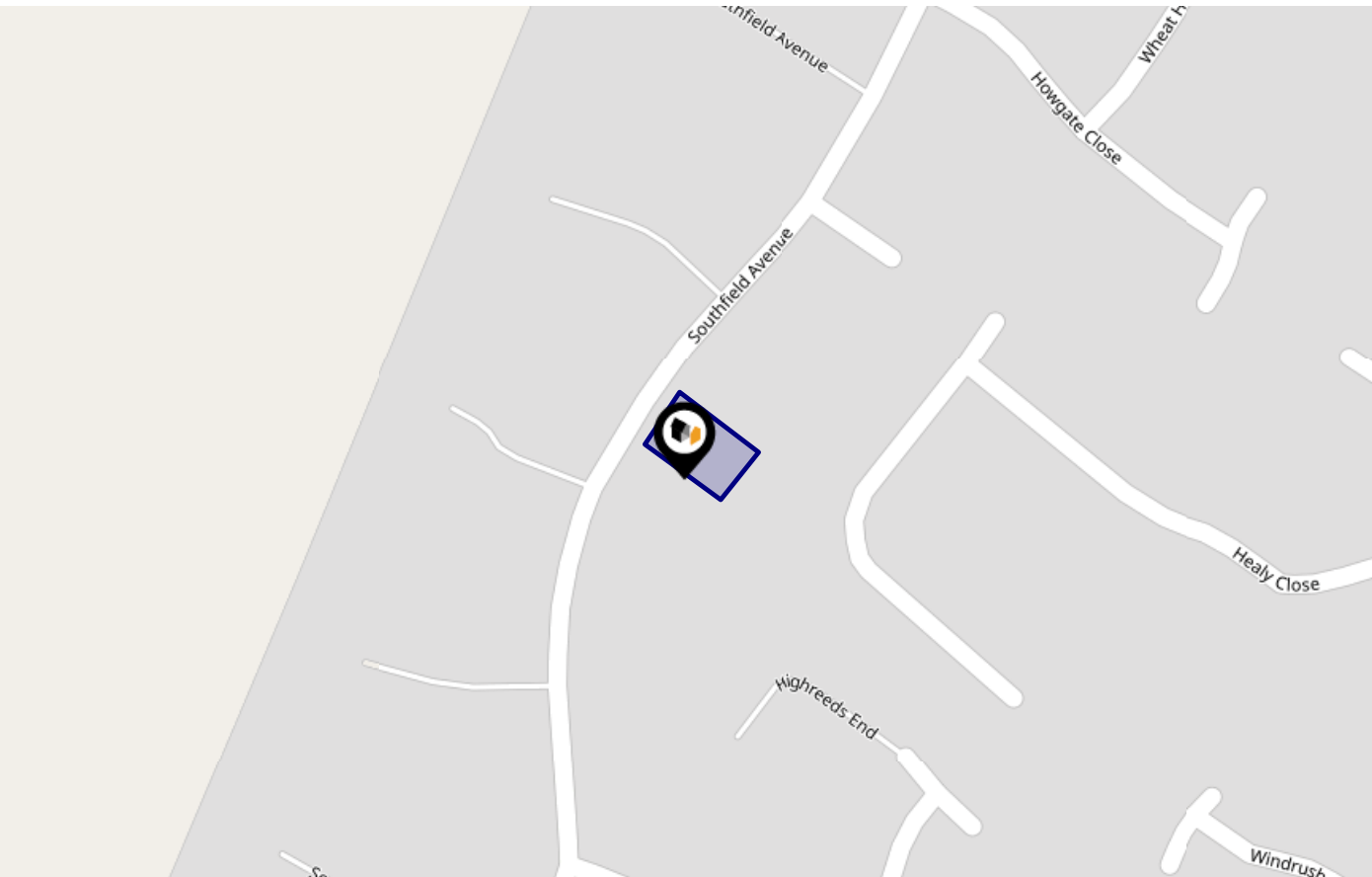
Chance of flooding to the following depths at this property:



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.

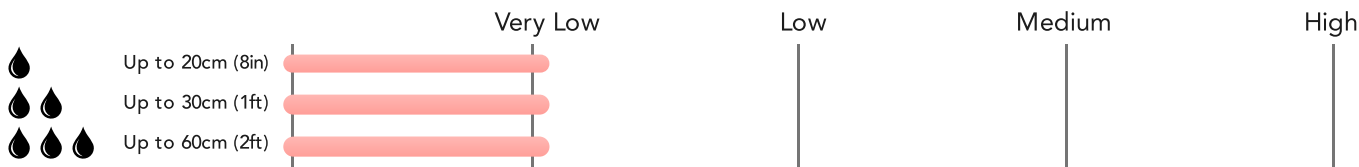


Risk Rating: Very low

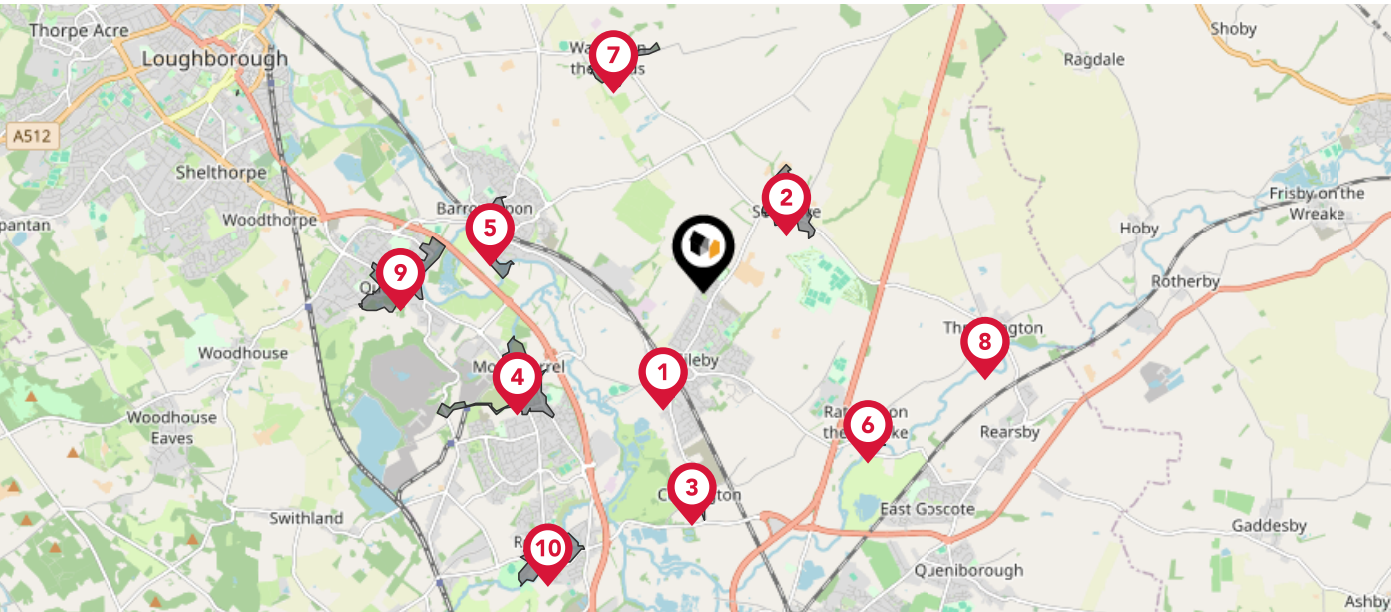
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Chance of flooding to the following depths at this property:



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.

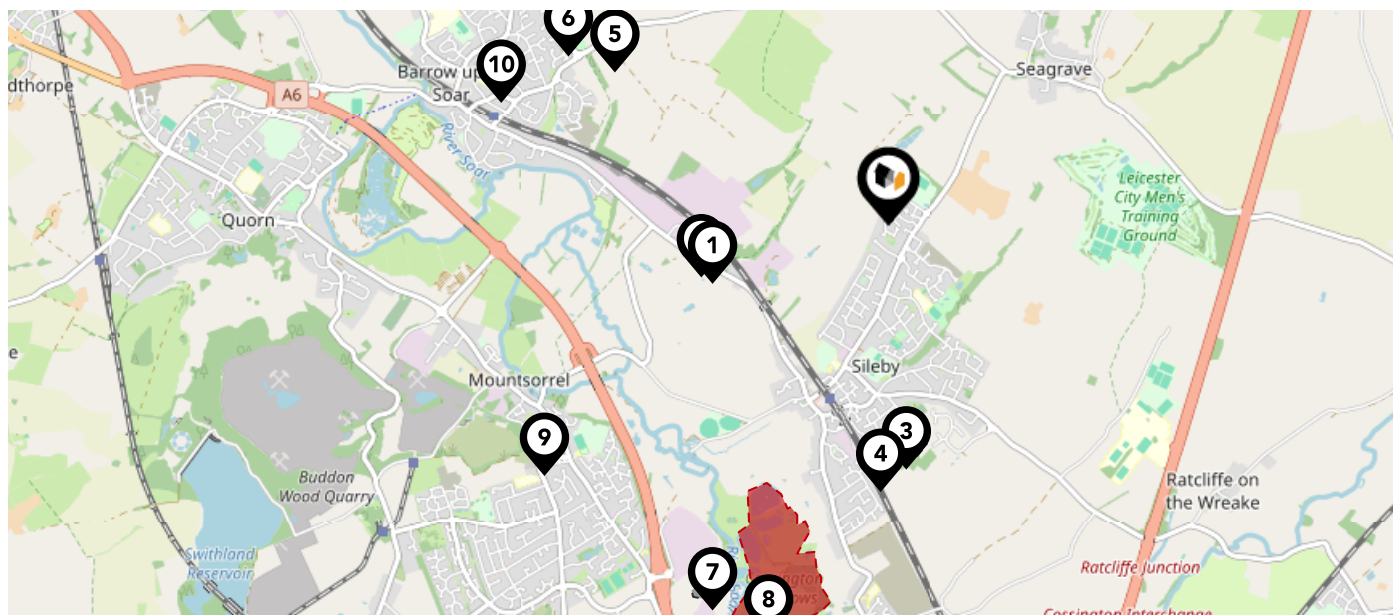


Nearby Conservation Areas	
1	Sileby
2	Seagrave
3	Cossington
4	Mountsorrel
5	Barrow Upon Soar
6	Ratcliffe on the Wreake
7	Walton on the Wolds
8	Thrussington
9	Quorn
10	Rothley

Maps

Landfill Sites

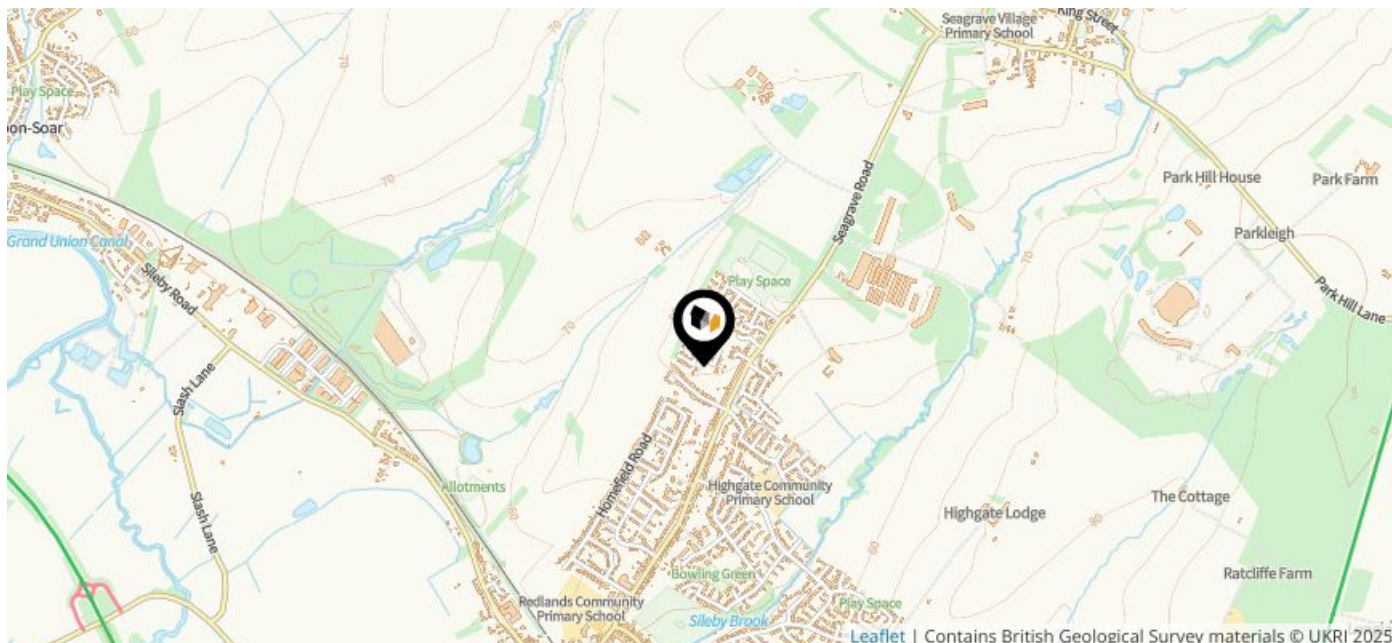
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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.



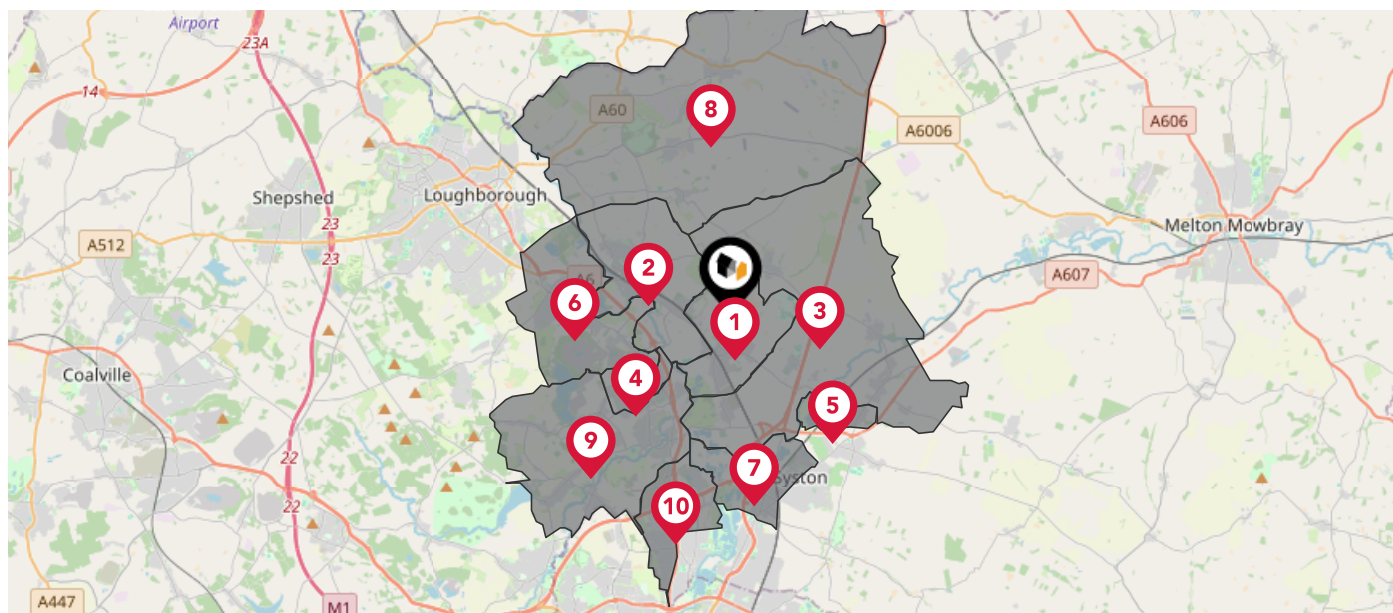
Mine Entry

- ✕ 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

Barrow and Sileby West Ward

3

Wreake Villages Ward

4

Mountsorrel Ward

5

East Goscote Ward

6

Quorn and Mountsorrel Castle Ward

7

Syston West Ward

8

The Wolds Ward

9

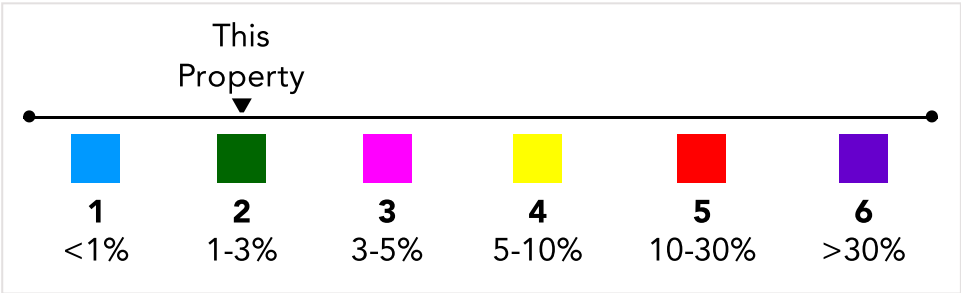
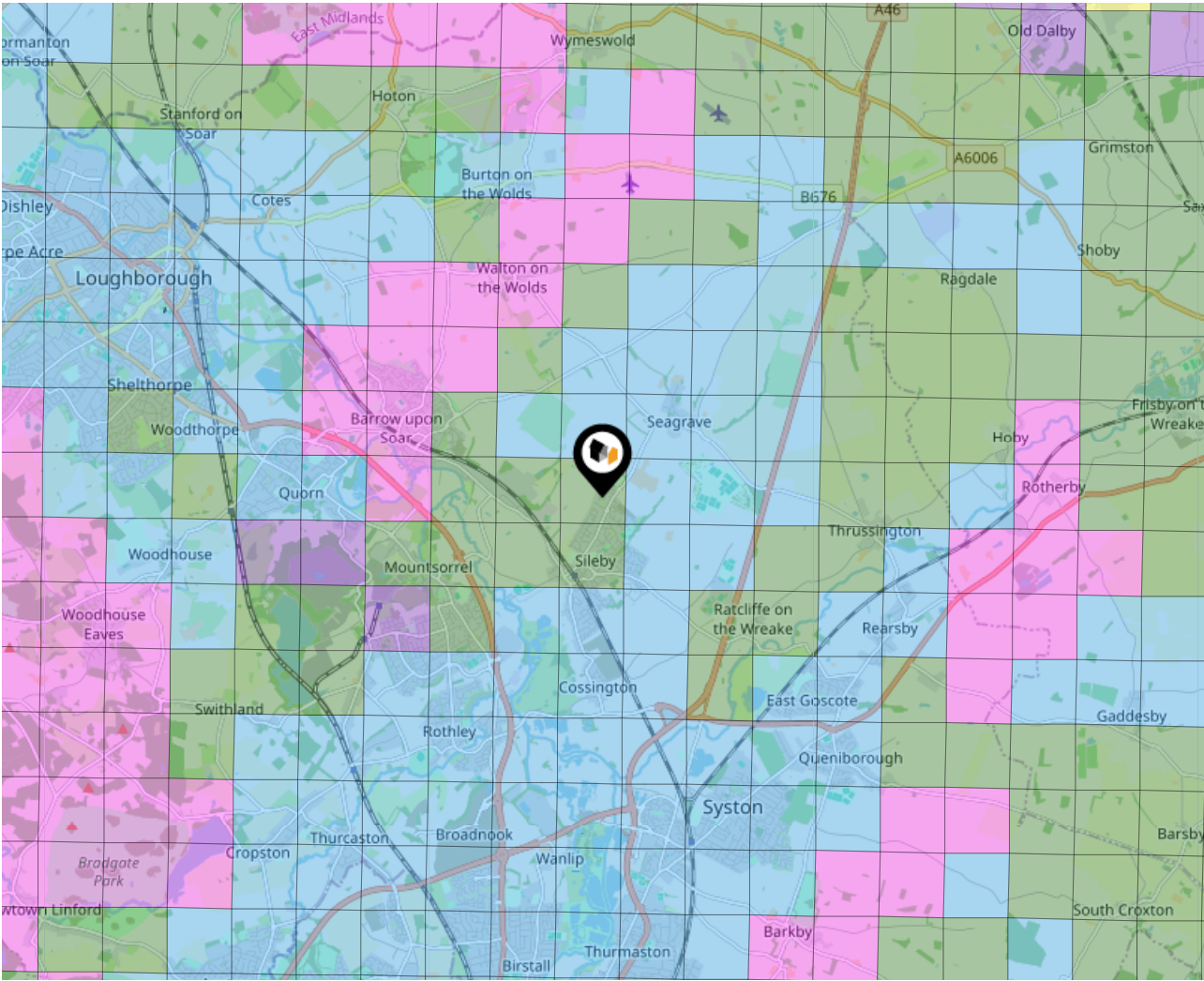
Rothley and Thurcaston Ward

10

Birstall Wanlip Ward

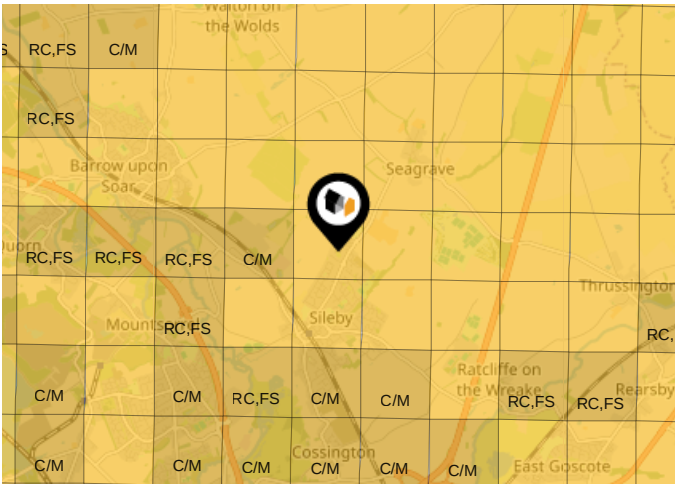
What is Radon?

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).



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		

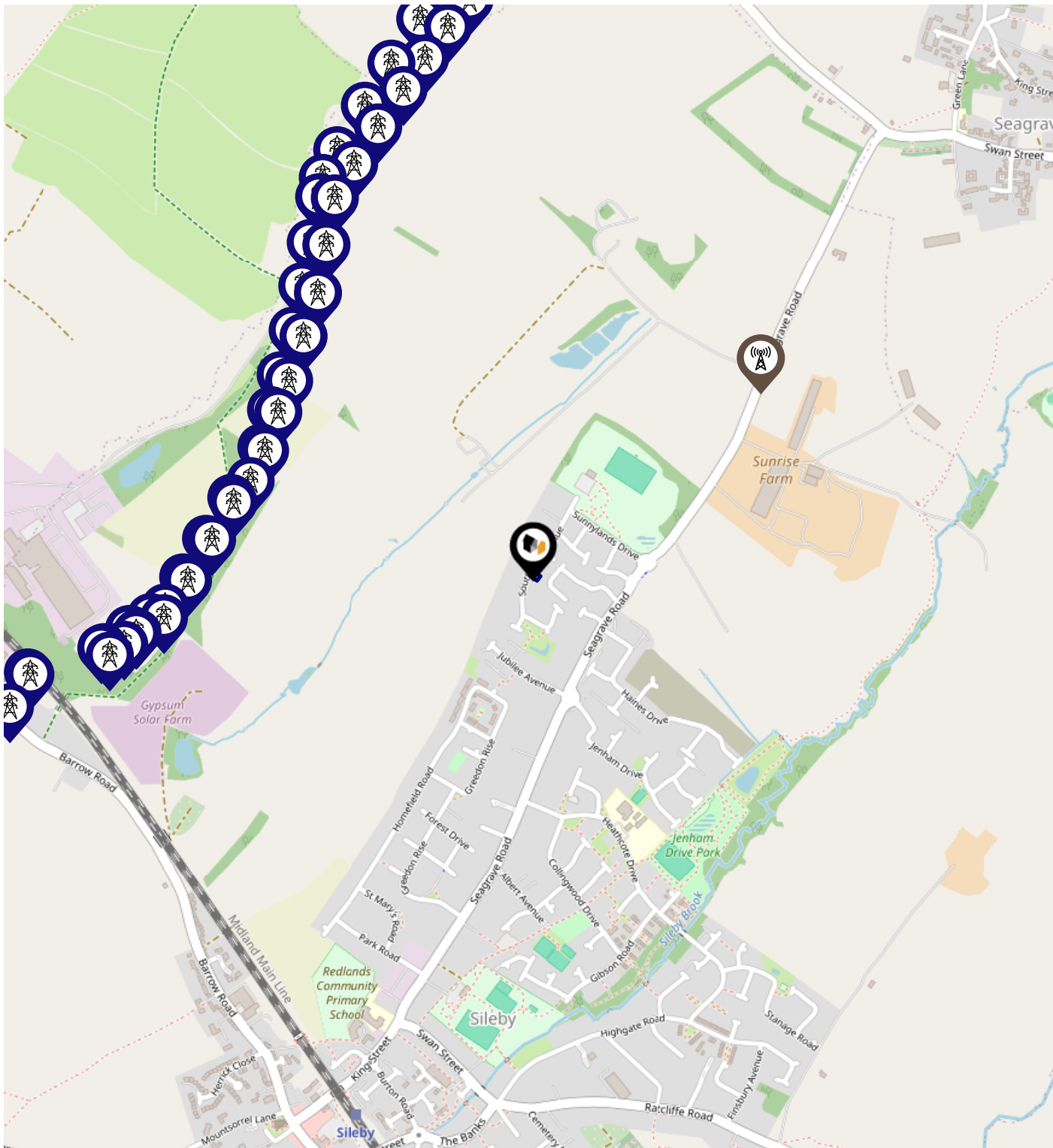


Primary Classifications (Most Common Clay Types)

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



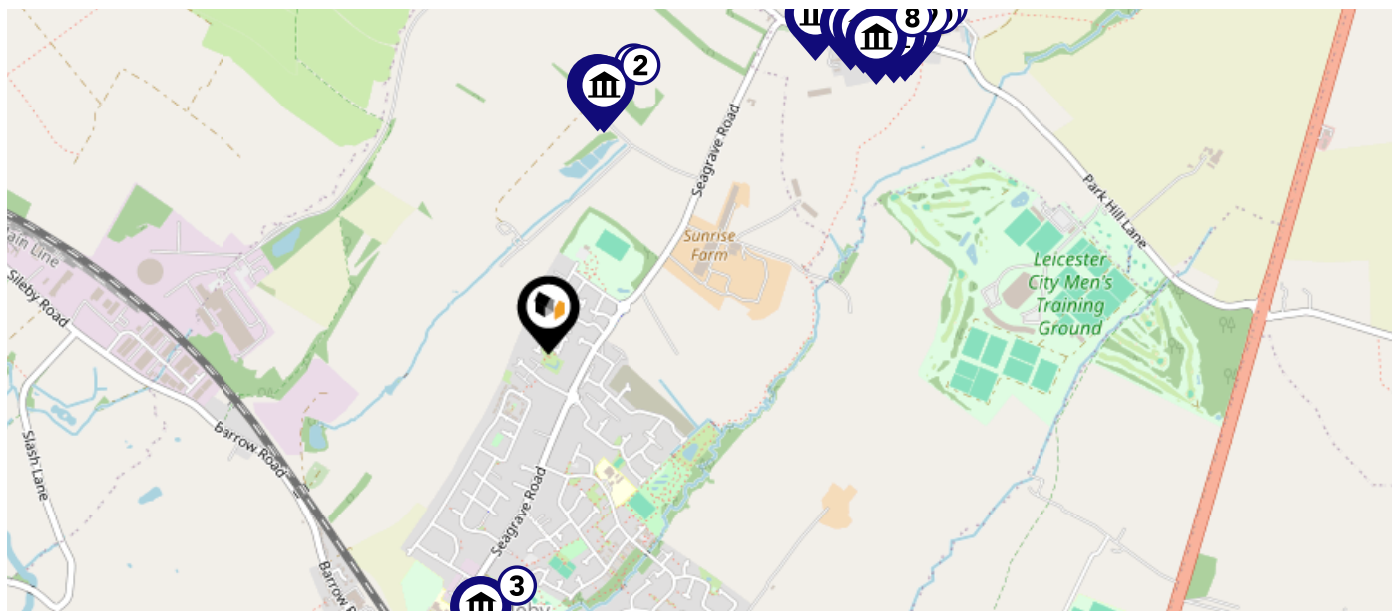
Key:

-  Power Pylons
-  Communication Masts

Maps

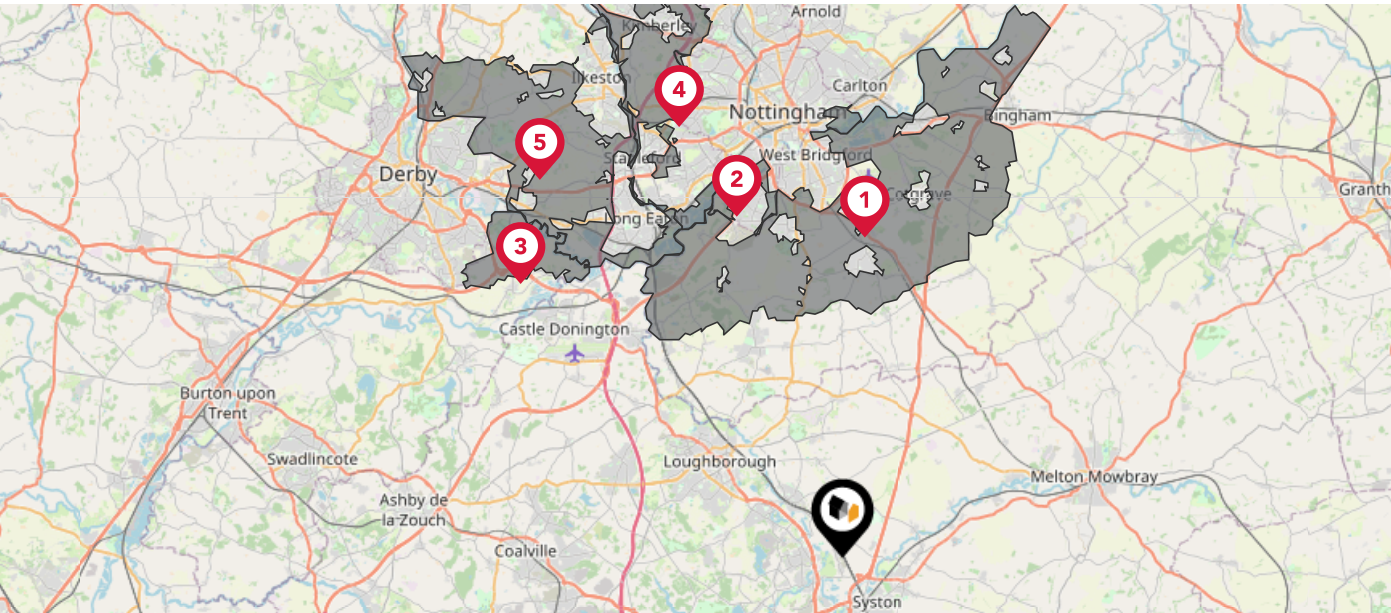
Listed Buildings

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

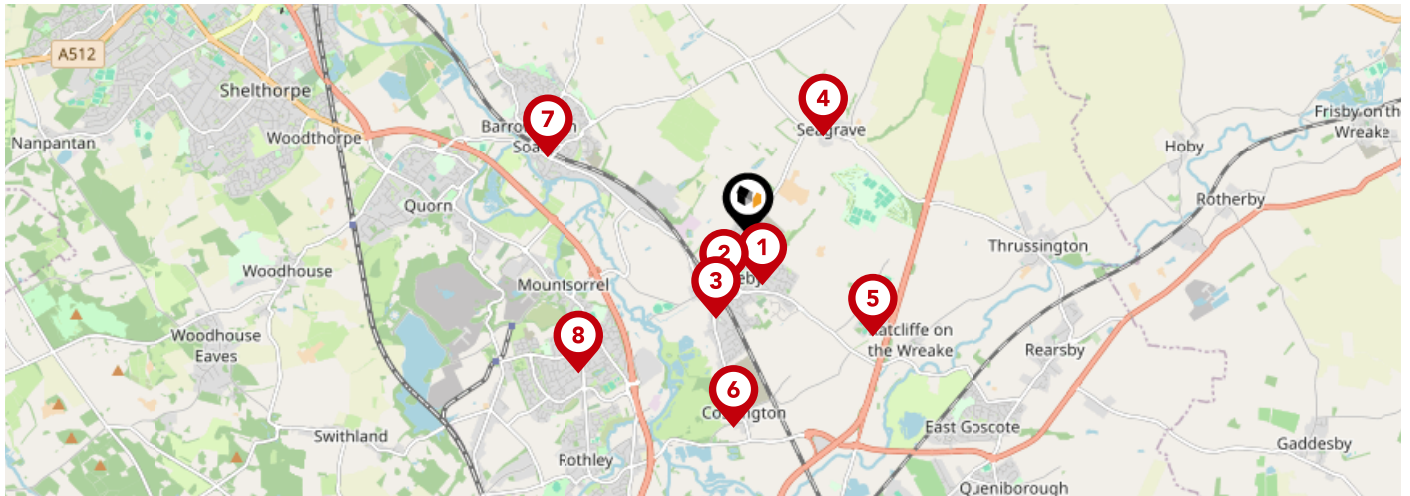


Listed Buildings in the local district	Grade	Distance
 1230695 - Quebec House Farmhouse	Grade II	0.5 miles
 1230696 - Barn And 2 Outbuildings At Quebec House Farm	Grade II	0.5 miles
 1278459 - War Memorial At Sileby Memorial Park	Grade II	0.7 miles
 1464975 - Seagrave War Memorial	Grade II	0.9 miles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

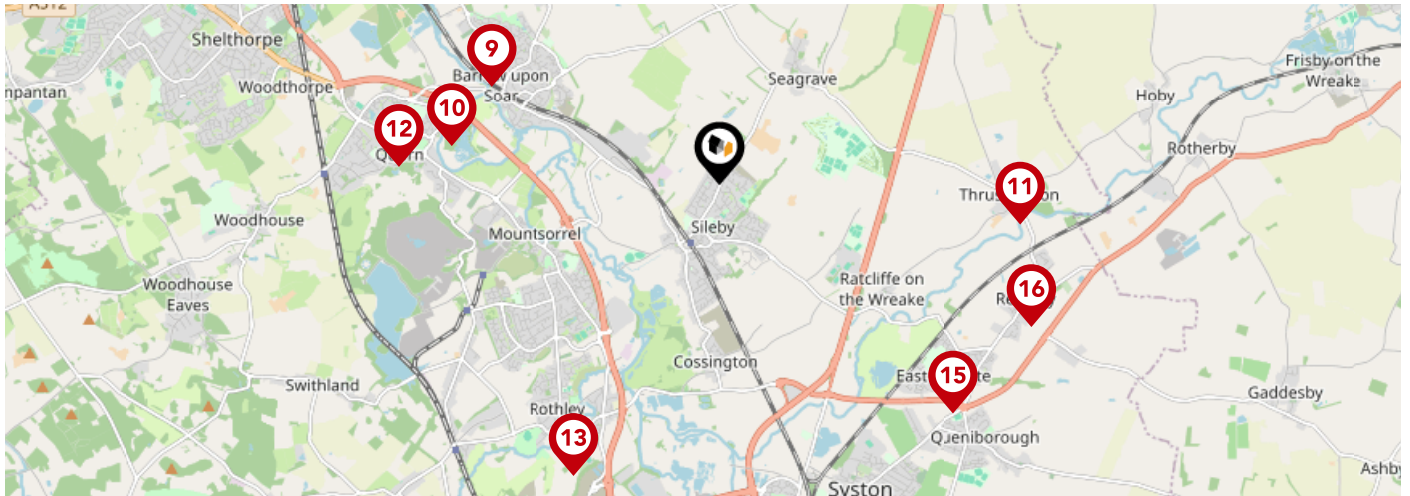
This map displays nearby areas that have been designated as Green Belt...



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



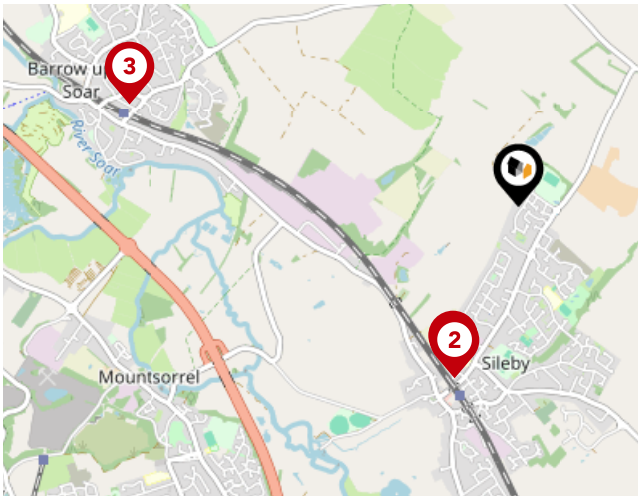
		Nursery	Primary	Secondary	College	Private
1	Highgate Primary School Ofsted Rating: Good Pupils: 214 Distance:0.47	☐	☒	☐	☐	☐
2	Homefield College Ofsted Rating: Good Pupils:0 Distance:0.55	☐	☐	☒	☐	☐
3	Sileby Redlands Community Primary School Ofsted Rating: Good Pupils: 374 Distance:0.81	☐	☒	☐	☐	☐
4	Seagrave Village Primary School Ofsted Rating: Good Pupils: 97 Distance:1.11	☐	☒	☐	☐	☐
5	Ratcliffe College Ofsted Rating: Not Rated Pupils: 917 Distance:1.44	☐	☐	☒	☐	☐
6	Cossington Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:1.74	☐	☒	☐	☐	☐
7	Barrow Hall Orchard Church of England Primary School Ofsted Rating: Good Pupils: 527 Distance:1.93	☐	☒	☐	☐	☐
8	Christ Church & Saint Peter's Cofe Primary School Ofsted Rating: Good Pupils: 403 Distance:1.97	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Humphrey Perkins School Ofsted Rating: Good Pupils: 842 Distance:2.22	☐	☐	☒	☐	☐
	Quorn Hall School Ofsted Rating: Requires improvement Pupils: 76 Distance:2.43	☐	☐	☒	☐	☐
	Thrusington Church of England Primary School Ofsted Rating: Good Pupils: 94 Distance:2.72	☐	☒	☐	☐	☐
	Rawlins Ofsted Rating: Requires improvement Pupils: 1566 Distance:2.87	☐	☐	☒	☐	☐
	Rothley Church of England Primary School Ofsted Rating: Good Pupils: 511 Distance:2.93	☐	☒	☐	☐	☐
	Burton-on-the-Wolds Primary School Ofsted Rating: Outstanding Pupils: 196 Distance:2.93	☐	☒	☐	☐	☐
	Broomfield Community Primary School Ofsted Rating: Good Pupils: 181 Distance:2.94	☐	☒	☐	☐	☐
	St Michael & All Angels Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:3.08	☐	☒	☐	☐	☐

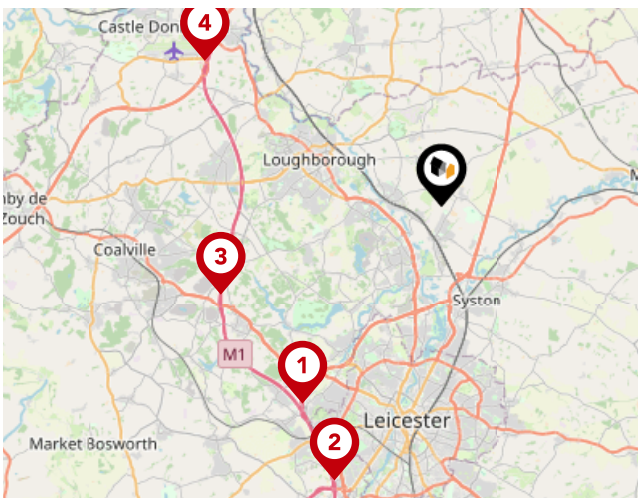
Area

Transport (National)



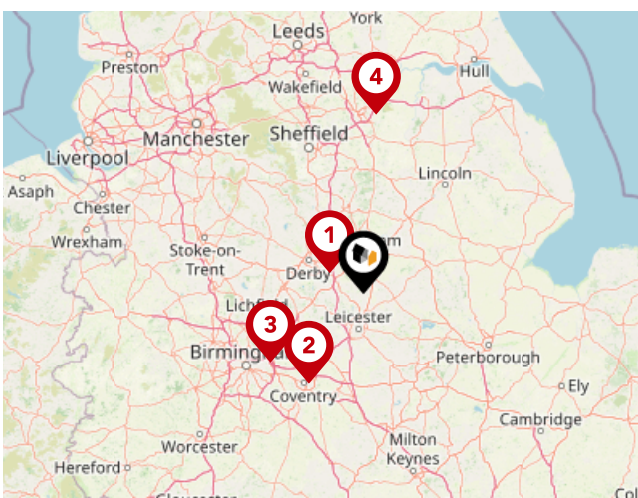
National Rail Stations

Pin	Name	Distance
1	Sileby Rail Station	0.81 miles
2	Sileby Rail Station	0.83 miles
3	Barrow upon Soar Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21A	8.65 miles
2	M1 J21	10.57 miles
3	M1 J22	8.53 miles
4	M1 J23A	9.95 miles
5	M1 J24	10.65 miles



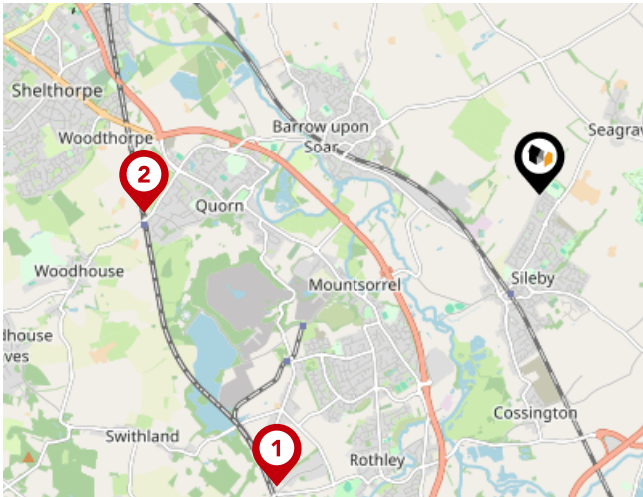
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	11.09 miles
2	Baginton	30.28 miles
3	Birmingham Airport	33.14 miles
4	Finningley	51.19 miles



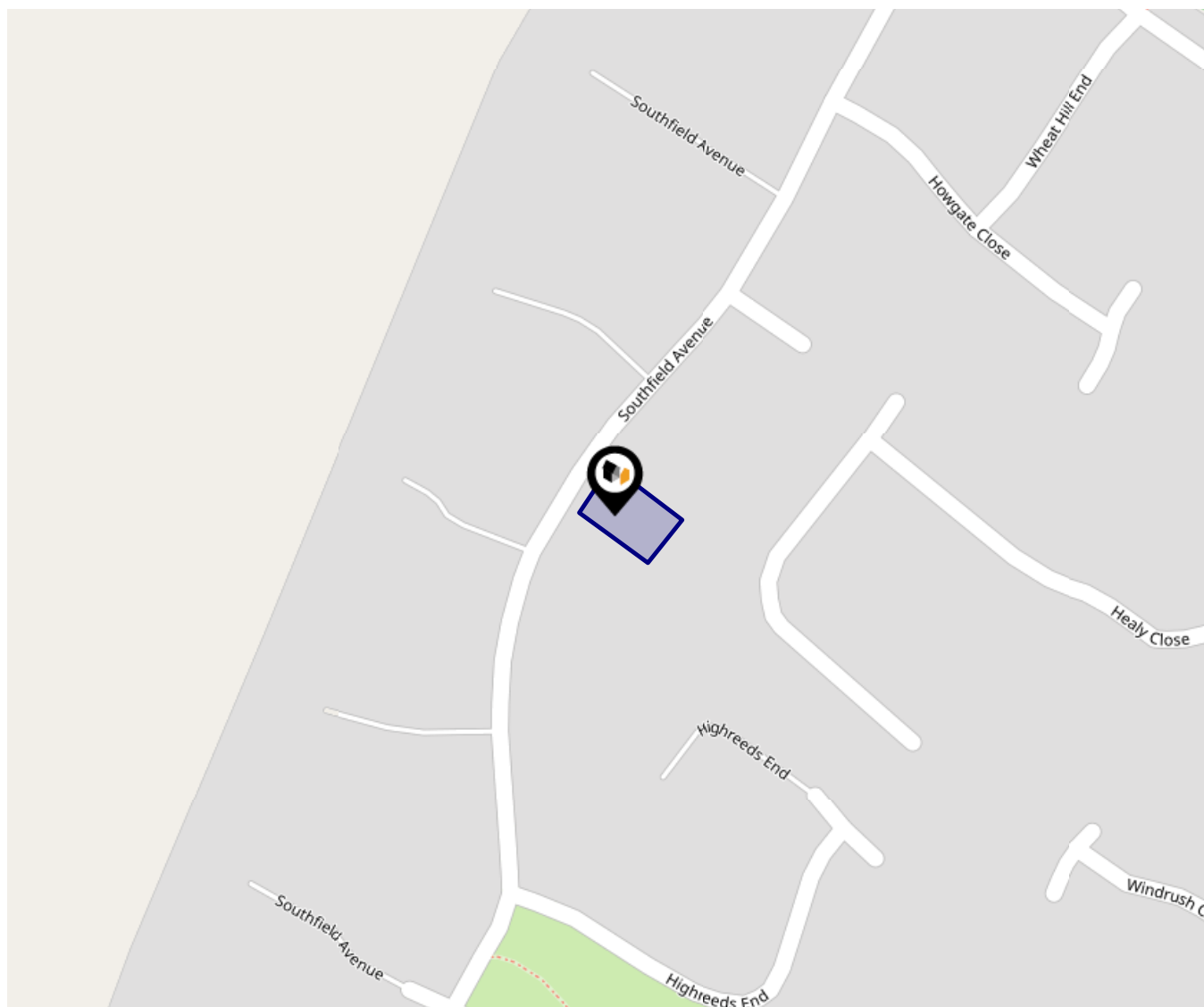
Bus Stops/Stations

Pin	Name	Distance
	Jubilee Avenue	0.22 miles
	Wattle Close	0.14 miles
	Collingwood Drive	0.35 miles
	Greedon Rise	0.34 miles
	Forest Drive	0.42 miles



Local Connections

Pin	Name	Distance
	Rothley (Great Central Railway)	3.53 miles
	Quorn & Woodhouse (Great Central Railway)	3.56 miles
	Loughborough Central (Great Central Railway)	4.27 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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