

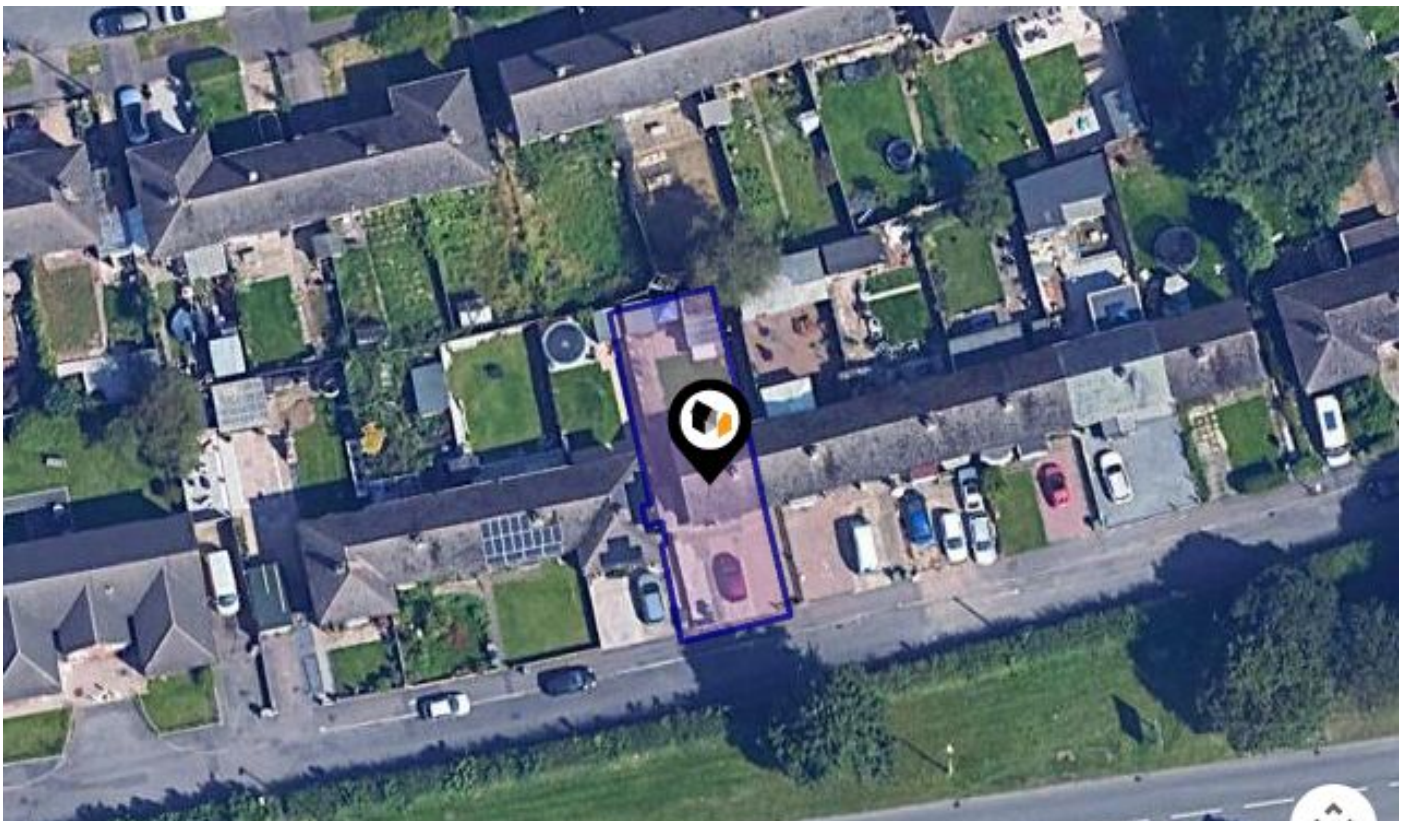


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 09th July 2025



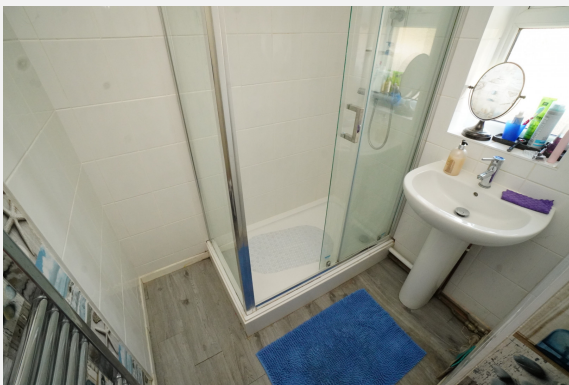
NEW ASHBY ROAD, LOUGHBOROUGH, LE11

Newton Fallowell Property Agency

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loughborough@newtonfallowell.co.uk
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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,810		
Title Number:	LT343535		

Local Area

Local Authority:	Charnwood	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	35 mb/s	1800 mb/s
• Surface Water	Very low			

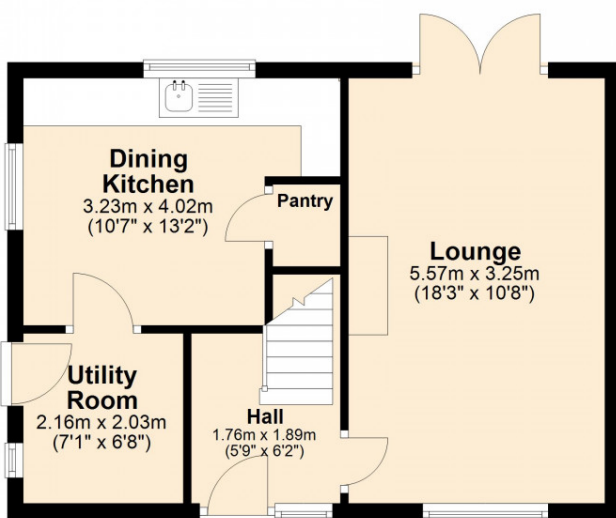
Satellite/Fibre TV Availability:



NEW ASHBY ROAD, LOUGHBOROUGH, LE11

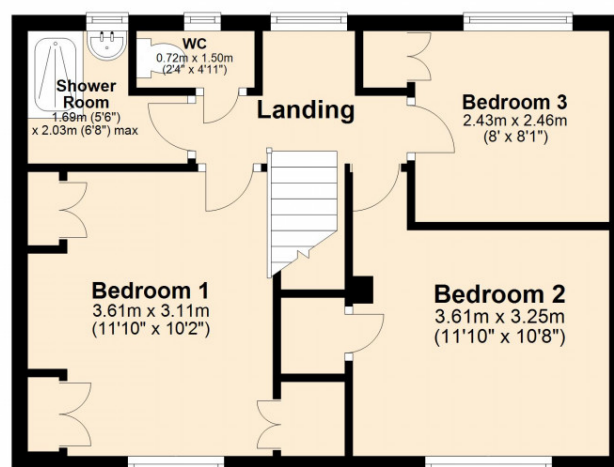
Ground Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 75.3 sq. metres (810.8 sq. feet)

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.

Planning records for: *The Cube 575 Ashby Road Loughborough LE11 4EX*

Reference - P/19/1228/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	11th June 2019
Description:	Display of 2 panel 5m high non-illuminated board sign and 1 non-illuminated 5.9m high flag banner sign to site frontage.

Planning records for: *The Cube 575 Ashby Road Loughborough Leicestershire LE11 4EX*

Reference - Charnwood/P/17/2209/2	
Decision:	Decided
Date:	26th October 2017
Description:	Removal of branches from 1 no. ash. 1 no. oak and 1 no. ash; crown raising of 1 no. ash, 1 no. sycamore; removal of overhanging branches from 1 no. sycamore; pruning back of 1 no. sycamore and 1 no. ash (Tree Preservation Order).

Reference - P/22/1517/2	
Decision:	FINAL DECISION
Date:	16th August 2022
Description:	Fell One Ash (T1) to ground level due to large Ganoderma Fungus bracket at the base of the tree. Crown Raise One Ash (T2) to 5 meters from the car park, to allow more clearance for vehicles to enter in and out. Remove any dead / dying branches from the crown. Crown Raise One Oak (T3) to 5 meters from the car park, to allow clearance for vehicles to enter in and out. Remove any dead / dying branches from the crown.

Planning records for: *537 New Ashby Road, Loughborough, Leicestershire, LE11 4EX*

Reference - Charnwood/P/05/2776/2	
Decision:	Decided
Date:	14th September 2005
Description:	Proposed conservatory.

Planning records for: **549 New Ashby Road, Loughborough, Leicestershire, LE11 4EX**

Reference - Charnwood/P/04/0108/2	
Decision:	Decided
Date:	12th January 2004
Description:	Proposed shed

Planning records for: **Wheatsheaf Harvester New Ashby Road Loughborough Leicestershire LE11 4EX**

Reference - Charnwood/P/14/1734/2	
Decision:	Decided
Date:	29th August 2014
Description:	Display of two illuminated fascia signs, one illuminated free-standing sign and one non-illuminated wall mounted sign.

Planning records for: **The Link Hotel 571 New Ashby Road Loughborough Leicestershire LE11 4EX**

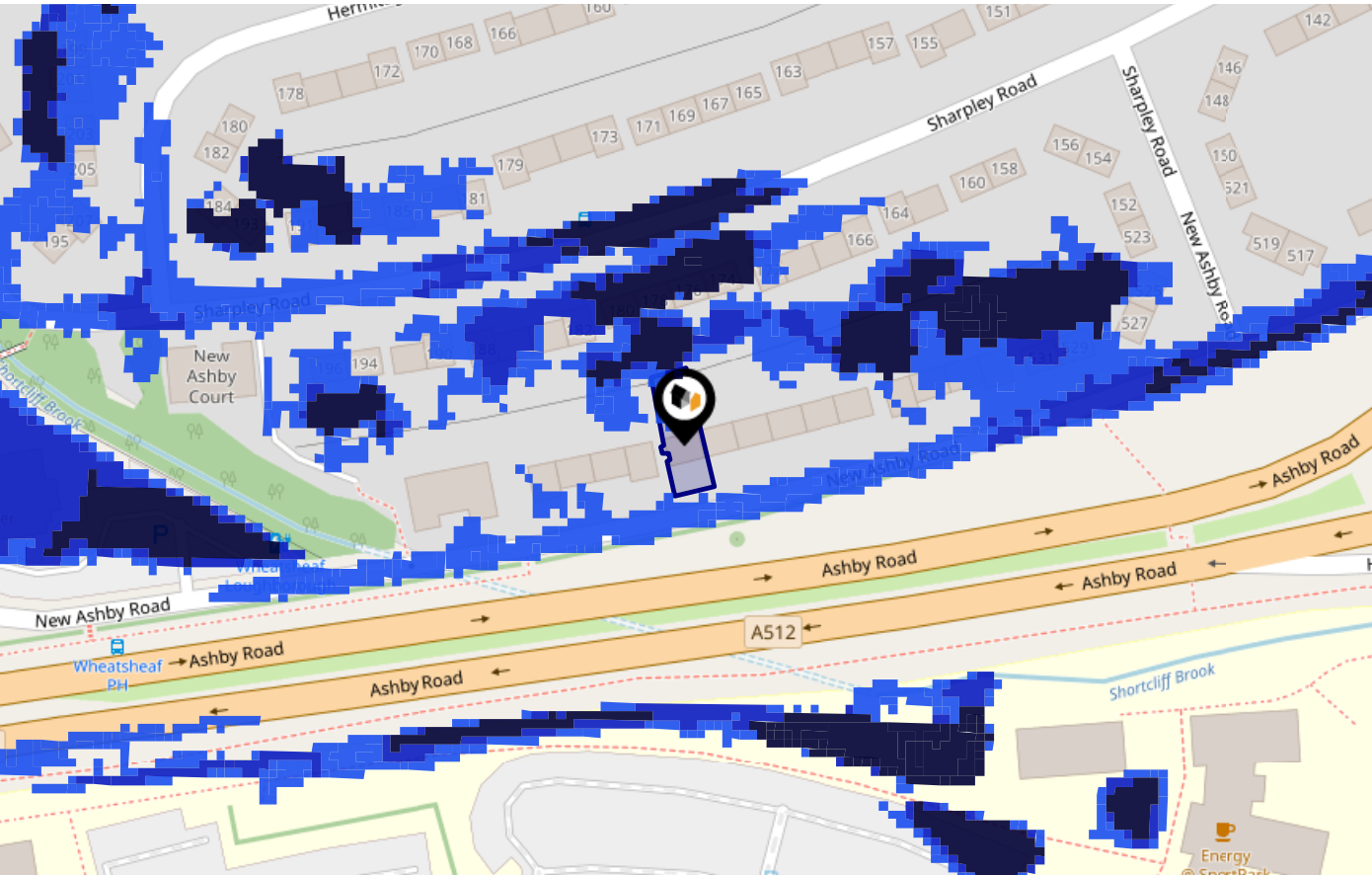
Reference - Charnwood/P/13/2181/2	
Decision:	Decided
Date:	30th October 2013
Description:	Display of advertisements

Reference - Charnwood/P/17/0014/2	
Decision:	Decided
Date:	05th January 2017
Description:	Installation of 2 free-standing, internally illuminated totem signs.

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

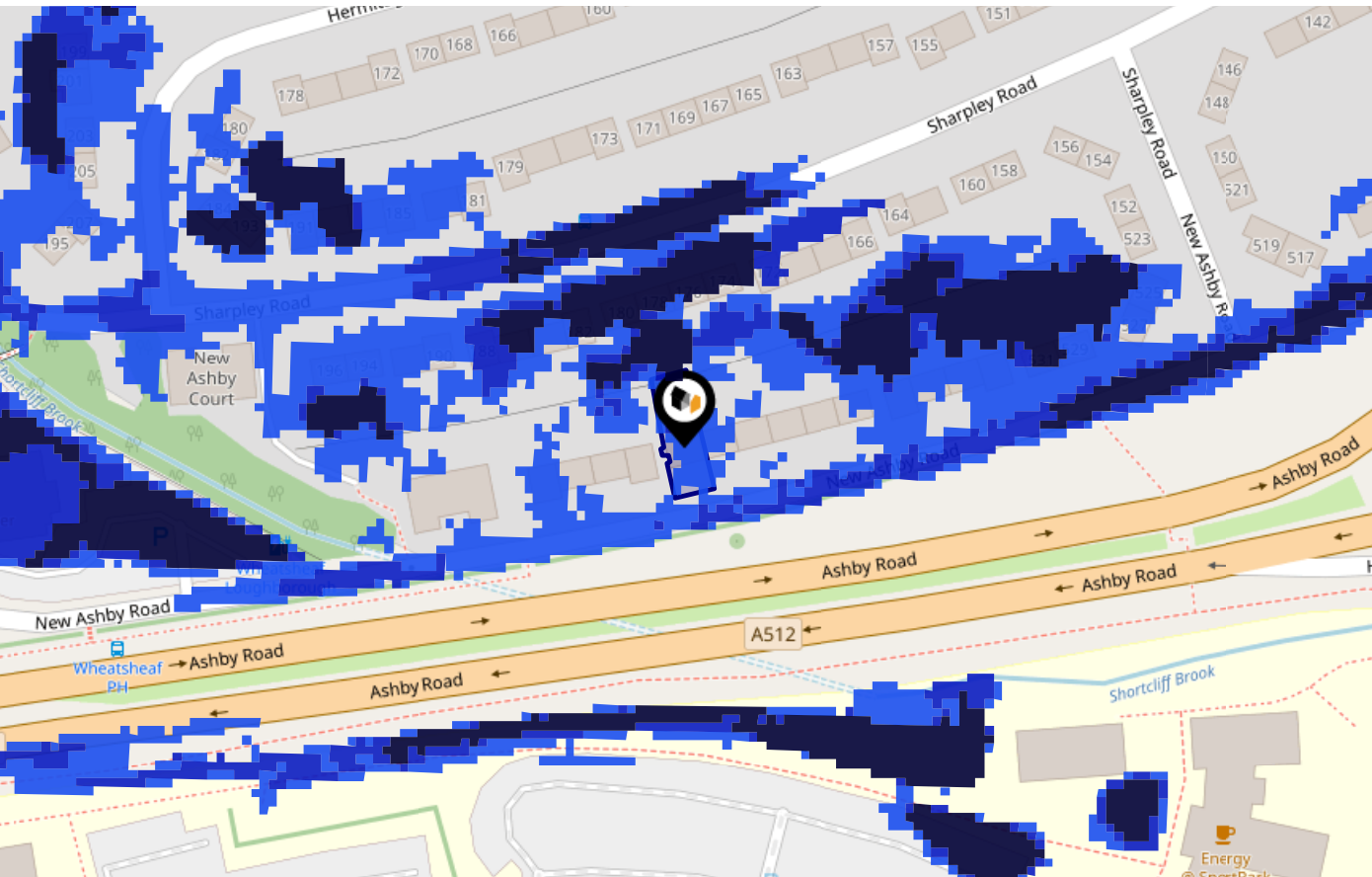
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

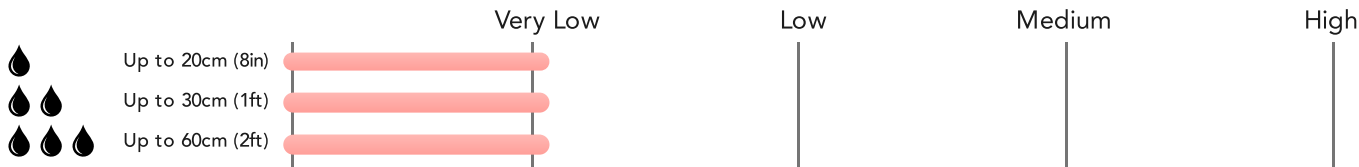


Risk Rating: Low

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

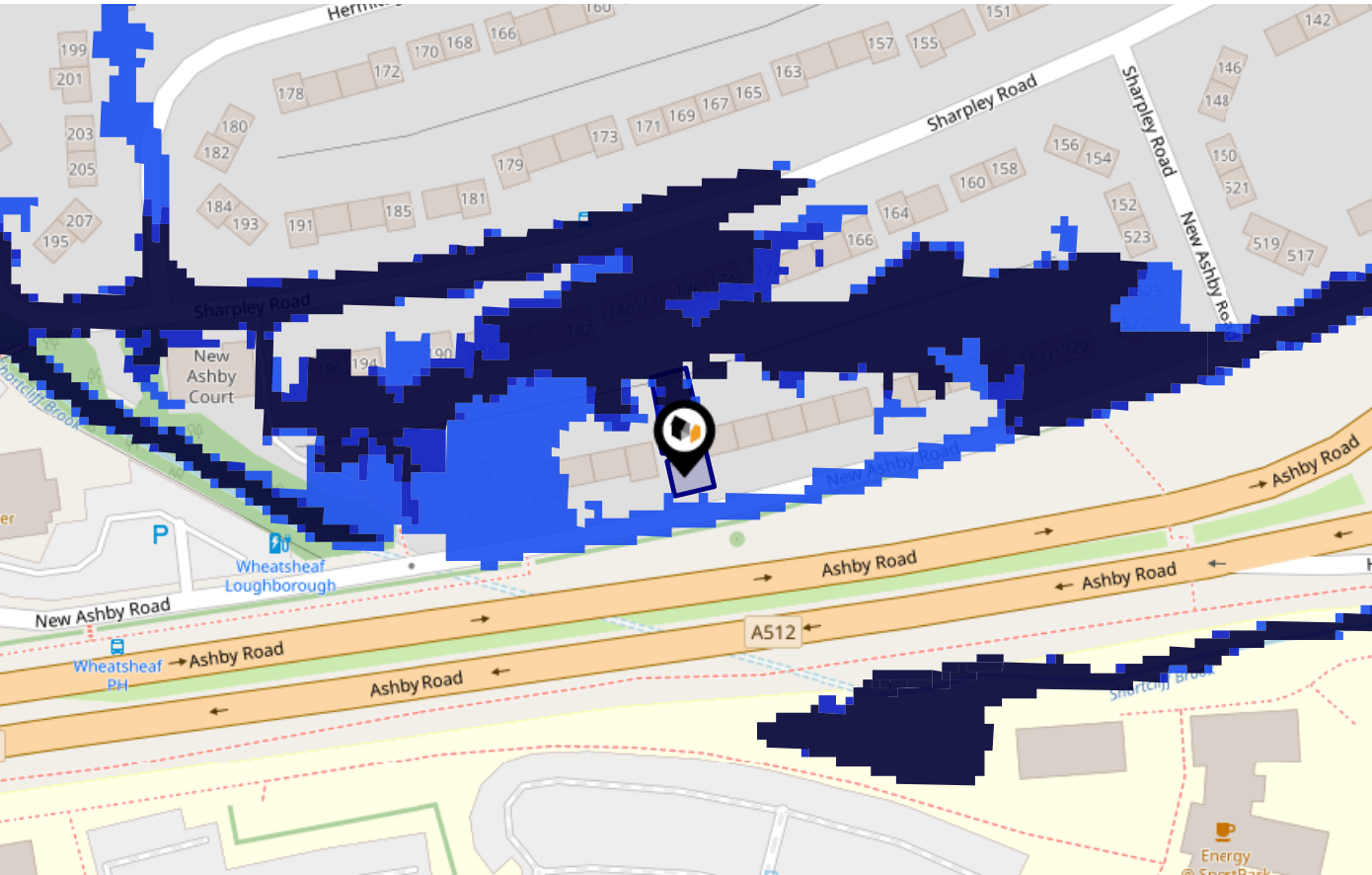
Chance of flooding to the following depths at this property:



Flood Risk

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.

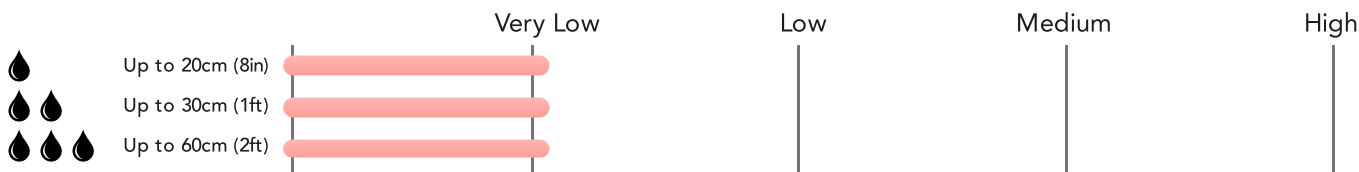


Risk Rating: Very low

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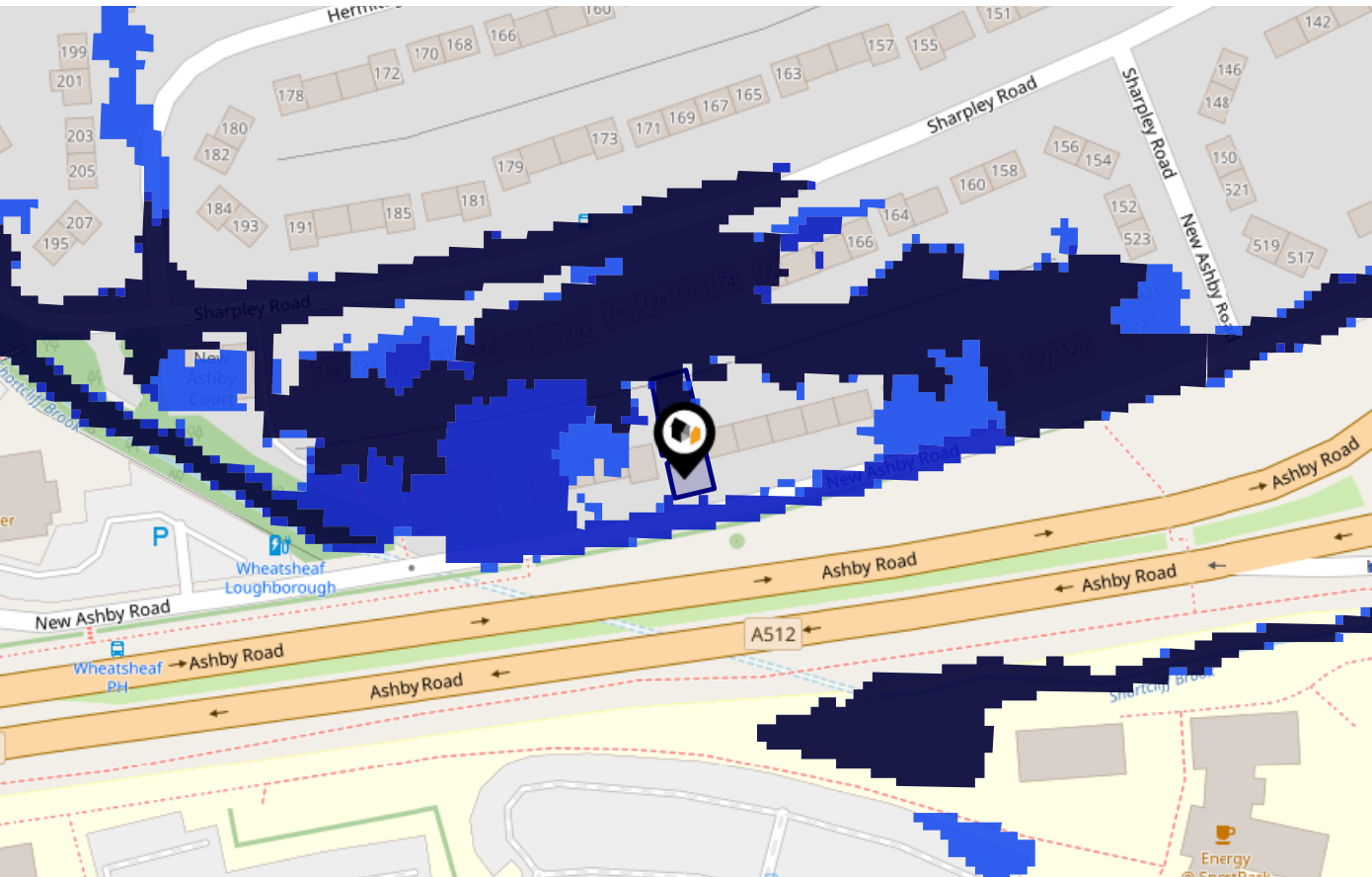
Chance of flooding to the following depths at this property:



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.

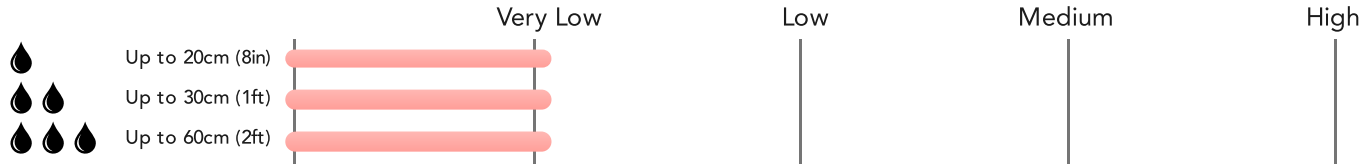


Risk Rating: Very low

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.

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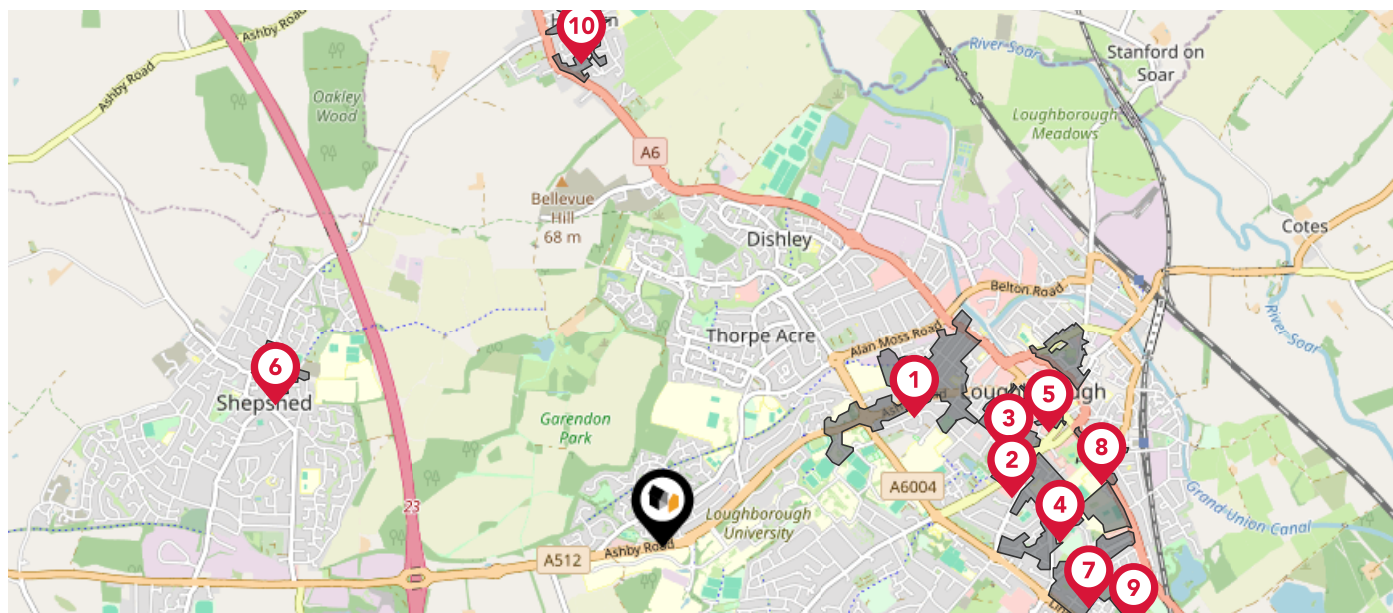
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

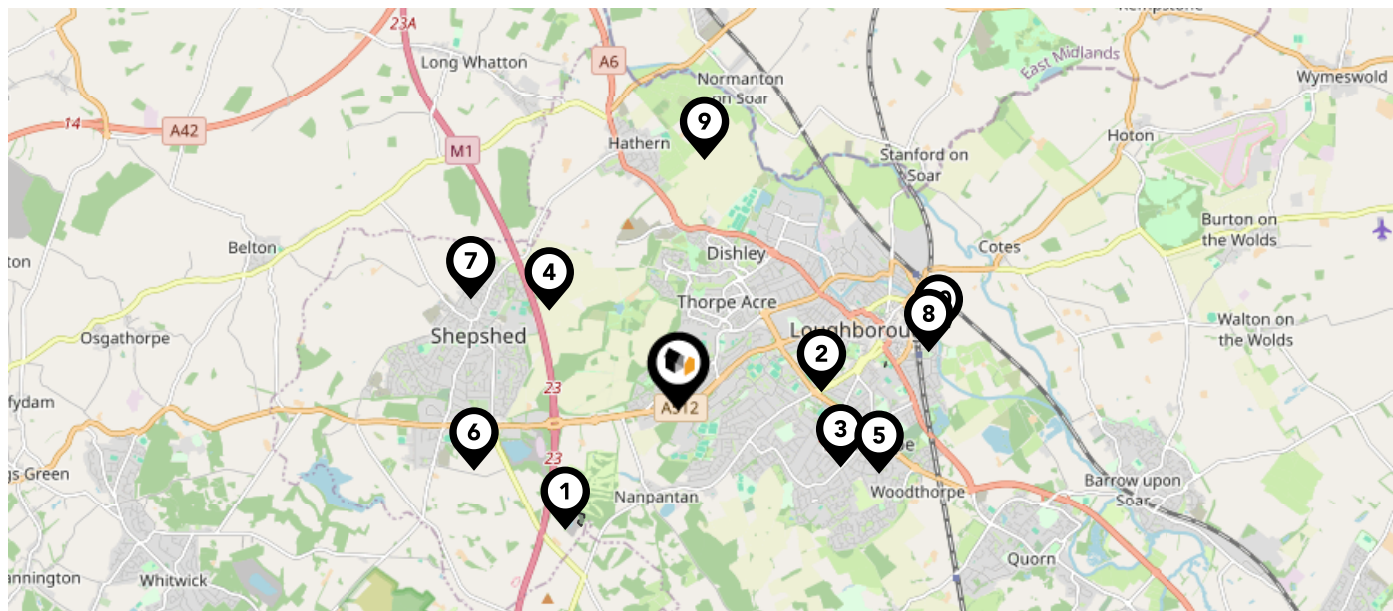
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Loughborough Ashby Road
- 2 Loughborough Emmanuel Church
- 3 Loughborough Queens Park
- 4 Loughborough Victoria Street
- 5 Loughborough Church Gate
- 6 Shepshed
- 7 Loughborough Shelthorpe
- 8 Loughborough Leicester Road
- 9 Loughborough Cemetery
- 10 Hathern

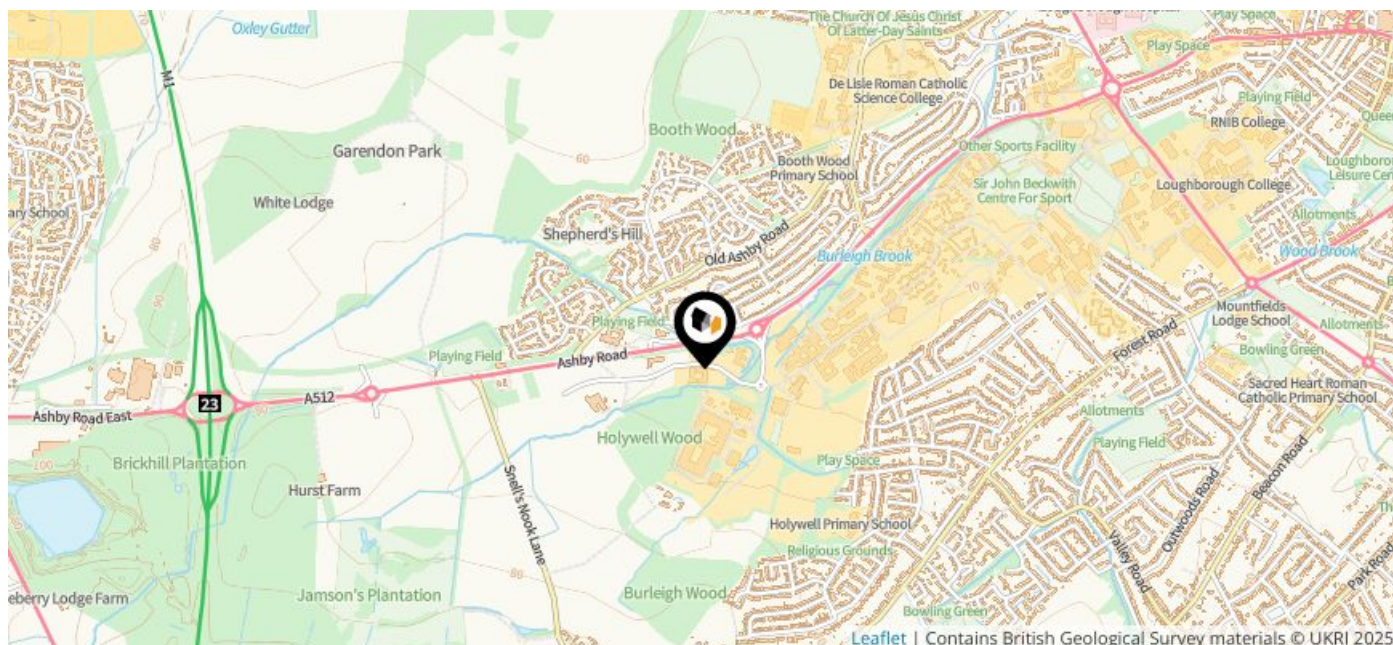
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Longcliffe Quarry-Charnwood, Shepshed	Historic Landfill	
2	Technical College, Loughborough-Technical College, Off William Street, Loughborough, Leicestershire	Historic Landfill	
3	EA/EPR/FP3993CY/S003	Active Landfill	
4	Off Hathern Road-Shepshed, Loughborough, Leicestershire	Historic Landfill	
5	Ling Road, Loughborough-Ling Road, Loughborough, Leicestershire	Historic Landfill	
6	Shepshed Landfill Site-Ashby Road, Shepshed, Loughborough, Leicestershire	Historic Landfill	
7	Off Oakley Road, Shepshed, Charnwood-Shepshed, Charnwood, Leicestershire	Historic Landfill	
8	Off Empress Road, Loughborough-Off Empress Road, Loughborough, Leicestershire	Historic Landfill	
9	Pasture Lane, Hathern-Pasture Lane, Hathern, Loughborough, Leicestershire	Historic Landfill	
10	Refuse Tip at Railway Terrace-Railway Terrace, Loughborough, Leicestershire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



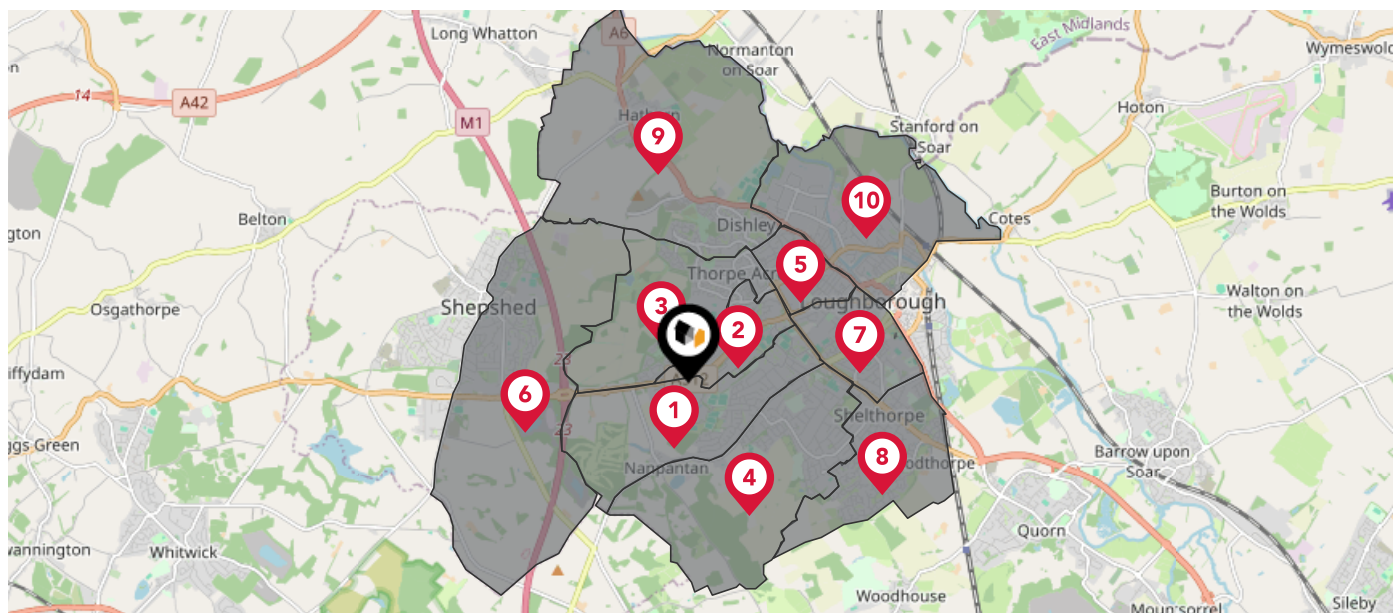
Mine Entry

- ✕ 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

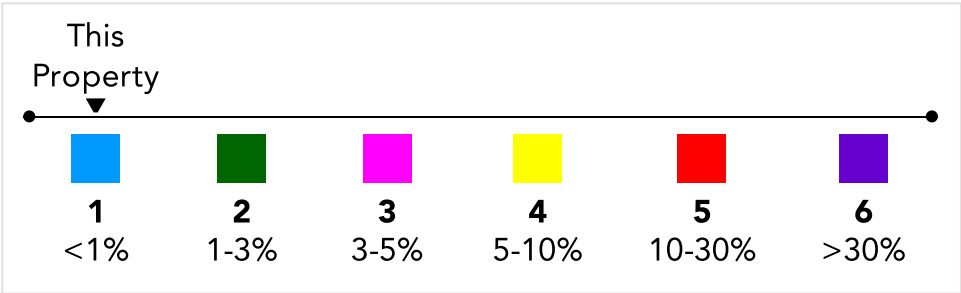
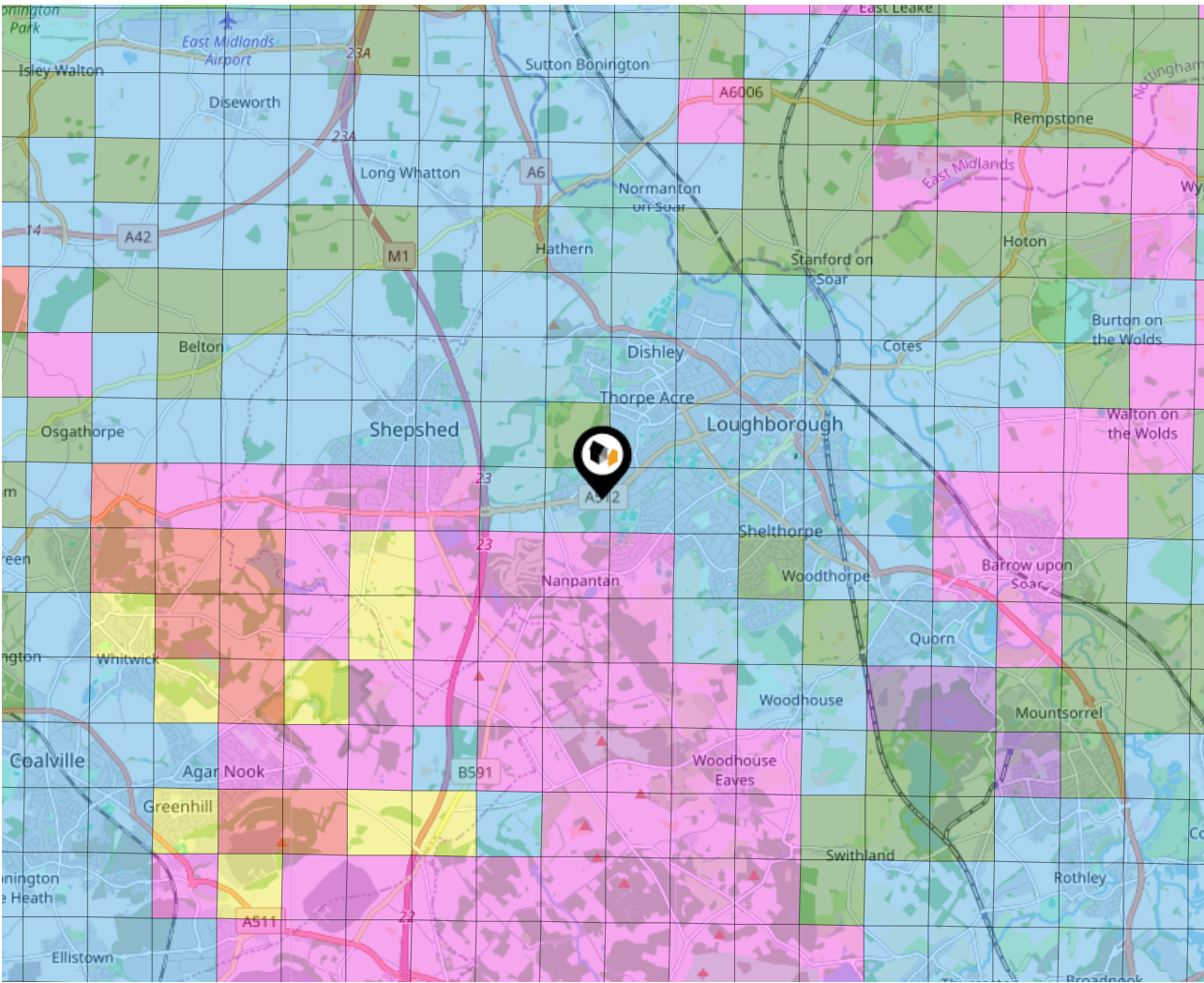


Nearby Council Wards

-  Loughborough Nanpantan Ward
-  Loughborough Ashby Ward
-  Loughborough Garendon Ward
-  Loughborough Outwoods Ward
-  Loughborough Storer Ward
-  Shepshed East Ward
-  Loughborough Southfields Ward
-  Loughborough Shelthorpe Ward
-  Loughborough Dishley and Hathern Ward
-  Loughborough Lemyngton Ward

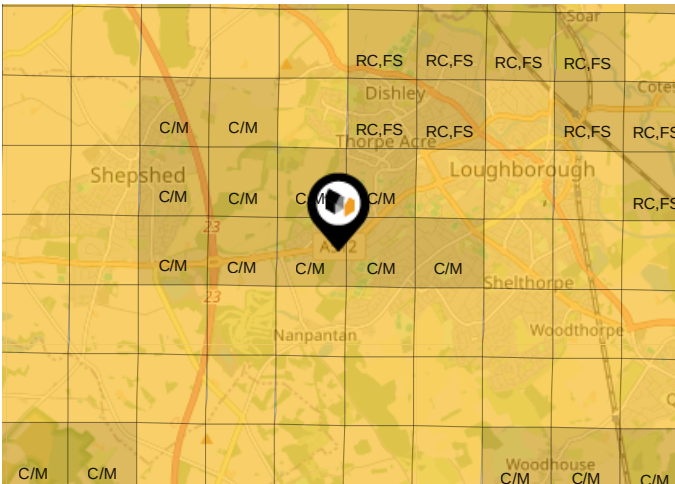
What is Radon?

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:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

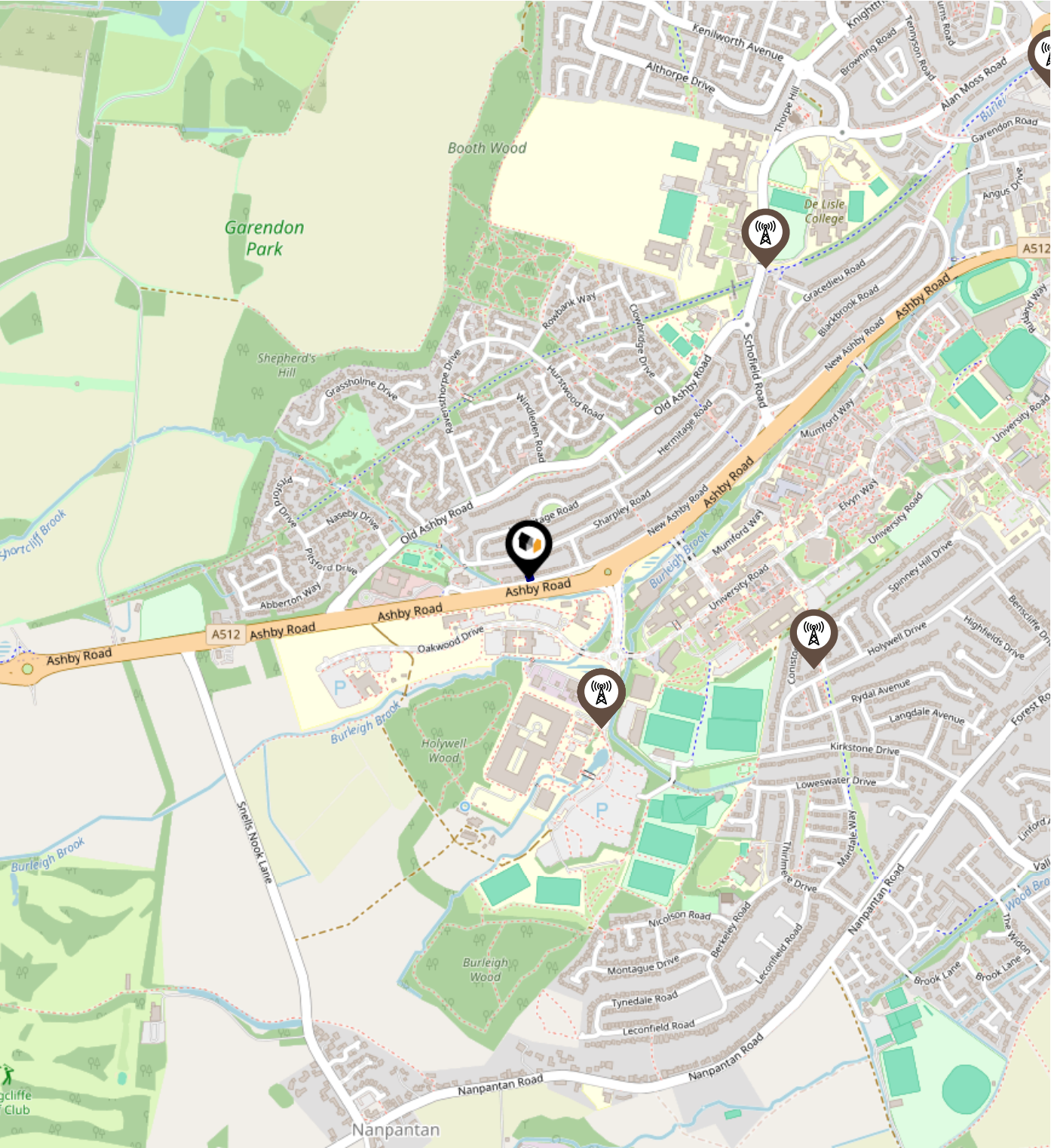


Primary Classifications (Most Common Clay Types)



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



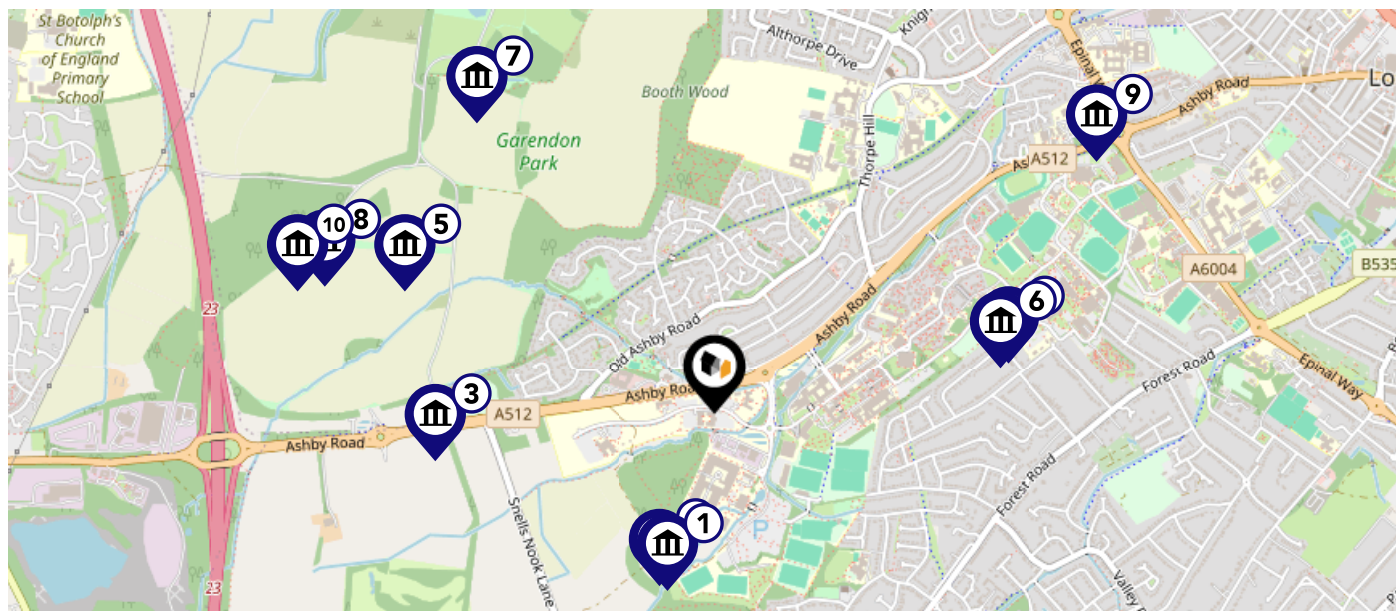
Key:











-  Power Pylons
-  Communication Masts

Maps

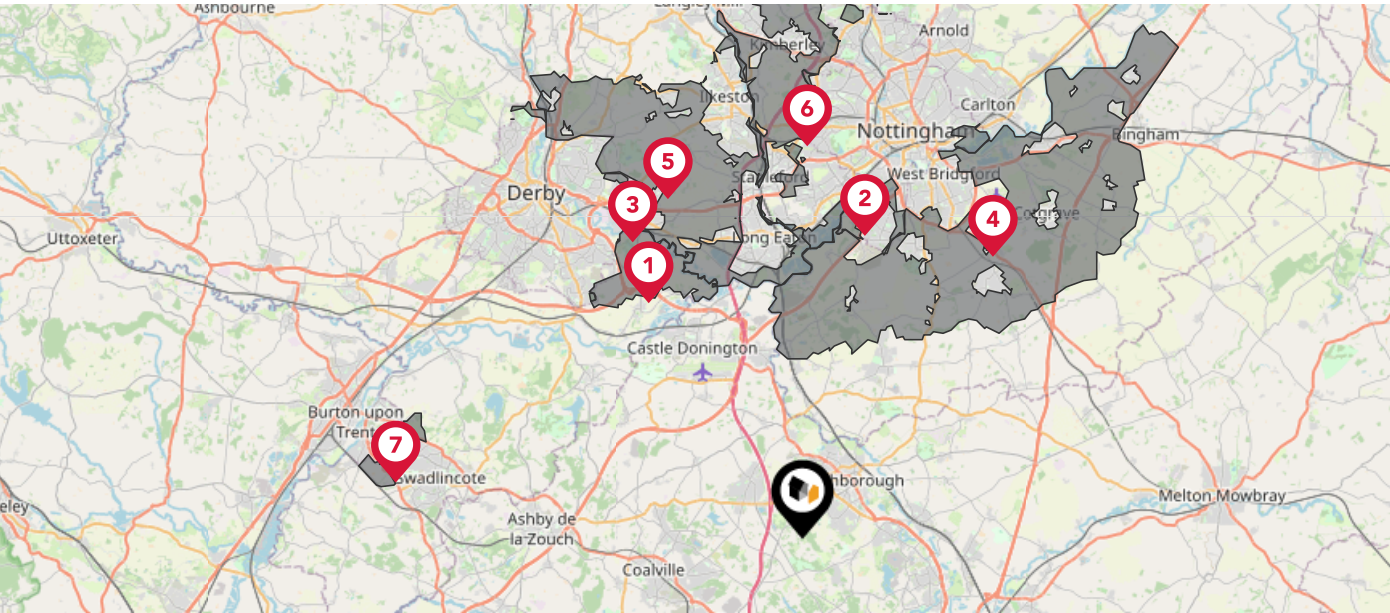
Listed Buildings

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

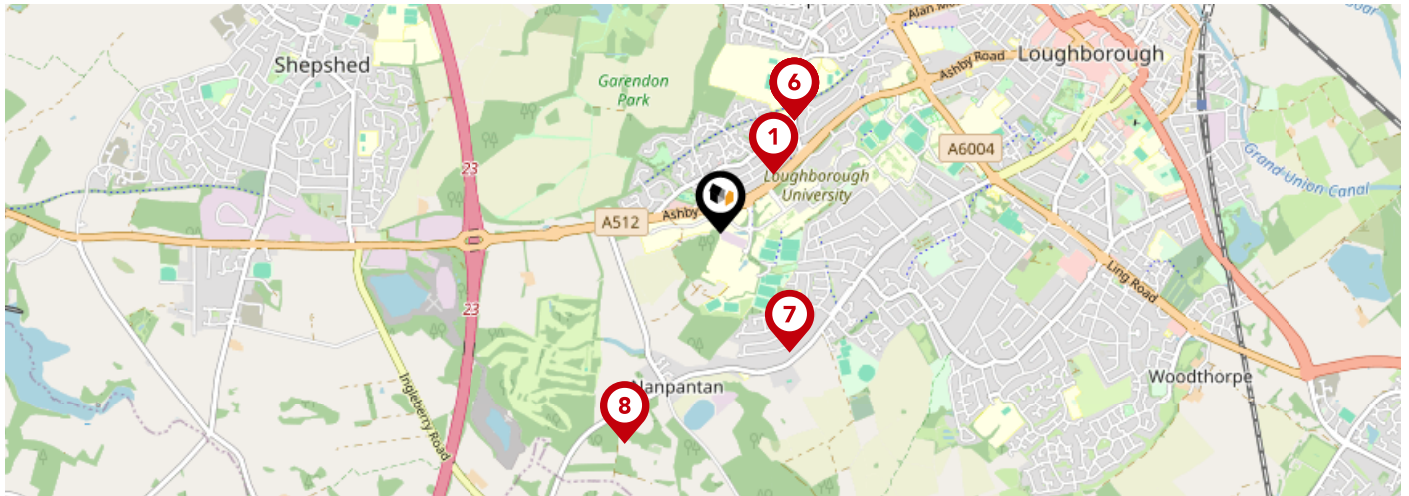


Listed Buildings in the local district		Grade	Distance
	1320128 - Outbuilding To Holywell Farm	Grade II	0.4 miles
	1361138 - Holywell Farmhouse	Grade II	0.4 miles
	1074547 - Lodge To Garendon Park	Grade II	0.6 miles
	1074551 - Summerhouse And Garden Walls, University Of Loughborough	Grade II	0.7 miles
	1116109 - Garendon Park, The Temple Of Venus	Grade II	0.7 miles
	1320104 - Gardener's Cottage, University Of Loughborough	Grade II	0.7 miles
	1116127 - Garendon Park, Wrought Iron Screens And Gates	Grade II	0.8 miles
	1361136 - Garendon Park, The Triumphal Arch	Grade I	0.9 miles
	1116122 - Field House	Grade II	1.0 miles
	1074493 - White Lodge, Garendon Park	Grade II	1.0 miles

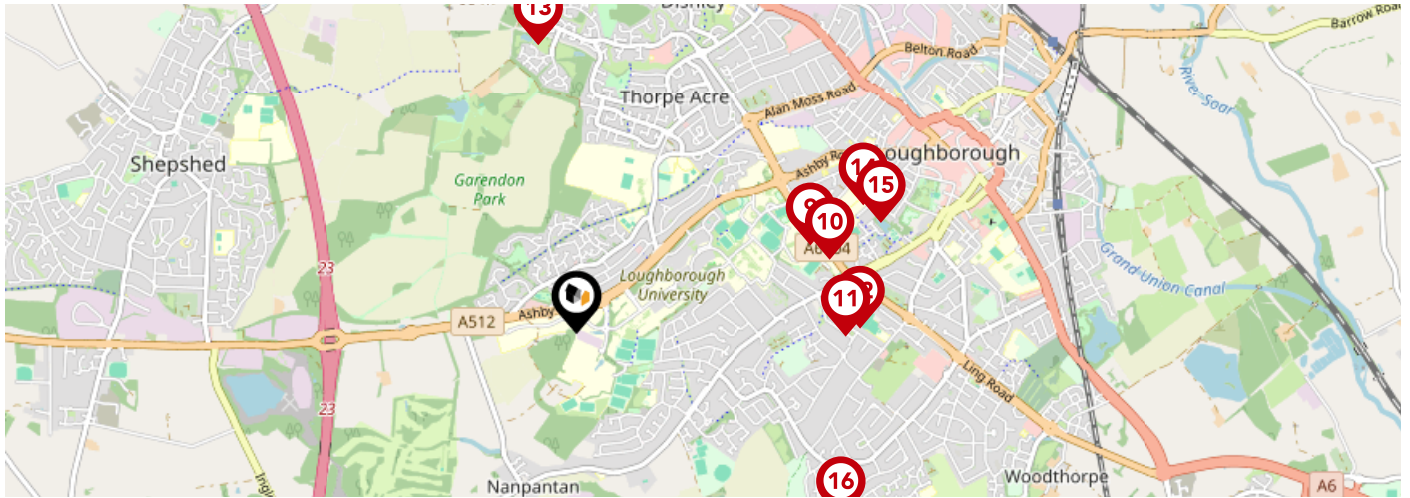
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Derby and Nottingham Green Belt - South Derbyshire
2	Derby and Nottingham Green Belt - Broxtowe
3	Derby and Nottingham Green Belt - Derby
4	Derby and Nottingham Green Belt - Rushcliffe
5	Derby and Nottingham Green Belt - Erewash
6	Derby and Nottingham Green Belt - Nottingham
7	Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire



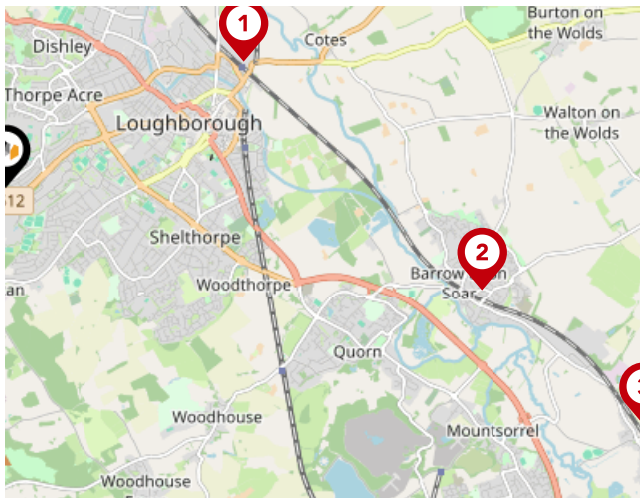
		Nursery	Primary	Secondary	College	Private
1	Booth Wood Primary School Ofsted Rating: Outstanding Pupils: 215 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thorpe Acre Junior School Ofsted Rating: Good Pupils: 188 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thorpe Acre Infant School Ofsted Rating: Good Pupils: 142 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	De Lisle College Loughborough Leicestershire Ofsted Rating: Good Pupils: 1297 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashmount School Ofsted Rating: Outstanding Pupils: 204 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Charnwood College Ofsted Rating: Good Pupils: 583 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holywell Primary School Ofsted Rating: Good Pupils: 418 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Nanpantan Hall Nurture Centre Ofsted Rating: Outstanding Pupils: 11 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Mountfields Lodge School Ofsted Rating: Good Pupils: 488 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Loughborough College Ofsted Rating: Good Pupils: 0 Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hardwick House School Ofsted Rating: Not Rated Pupils: 40 Distance: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Compass Community School Mountfields Park Ofsted Rating: Not Rated Pupils: 16 Distance: 1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Stonebow Primary School Loughborough Ofsted Rating: Good Pupils: 203 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Sense College Loughborough Ofsted Rating: Good Pupils: 0 Distance: 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Loughborough Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Woodbrook Vale School Ofsted Rating: Good Pupils: 840 Distance: 1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

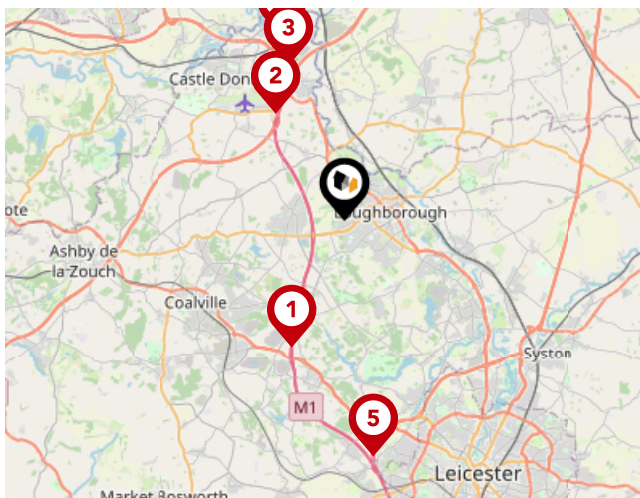
Area

Transport (National)



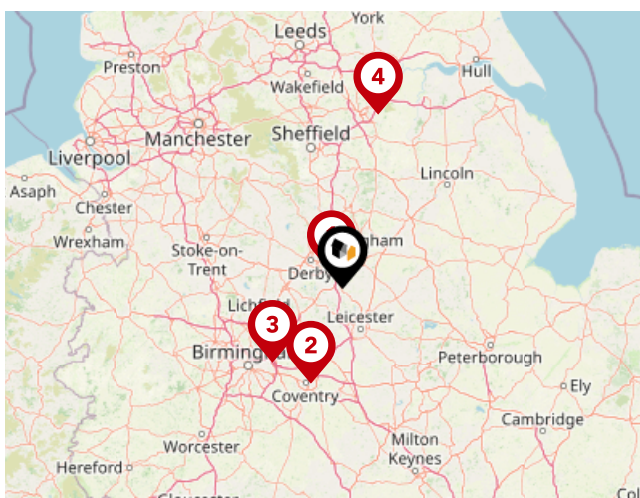
National Rail Stations

Pin	Name	Distance
1	Loughborough (Leics) Rail Station	2.43 miles
2	Barrow upon Soar Rail Station	4.39 miles
3	Sileby Rail Station	6.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J22	4.88 miles
2	M1 J23A	4.55 miles
3	M1 J24	5.95 miles
4	M1 J24A	6.94 miles
5	M1 J21A	8.52 miles








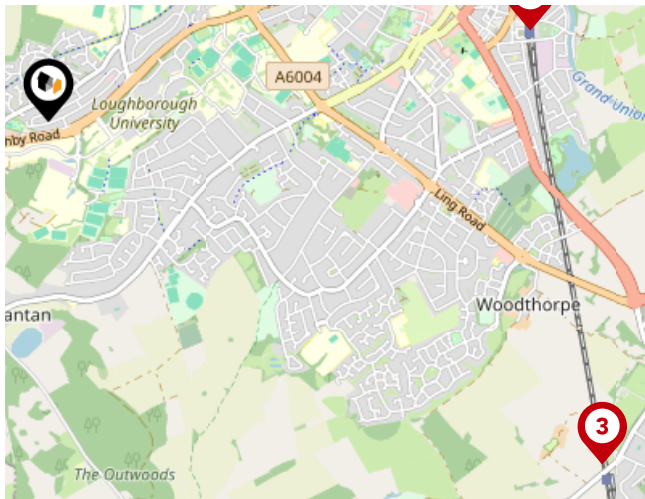
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	5.58 miles
2	Baginton	28.94 miles
3	Birmingham Airport	29.52 miles
4	Finningley	50.63 miles






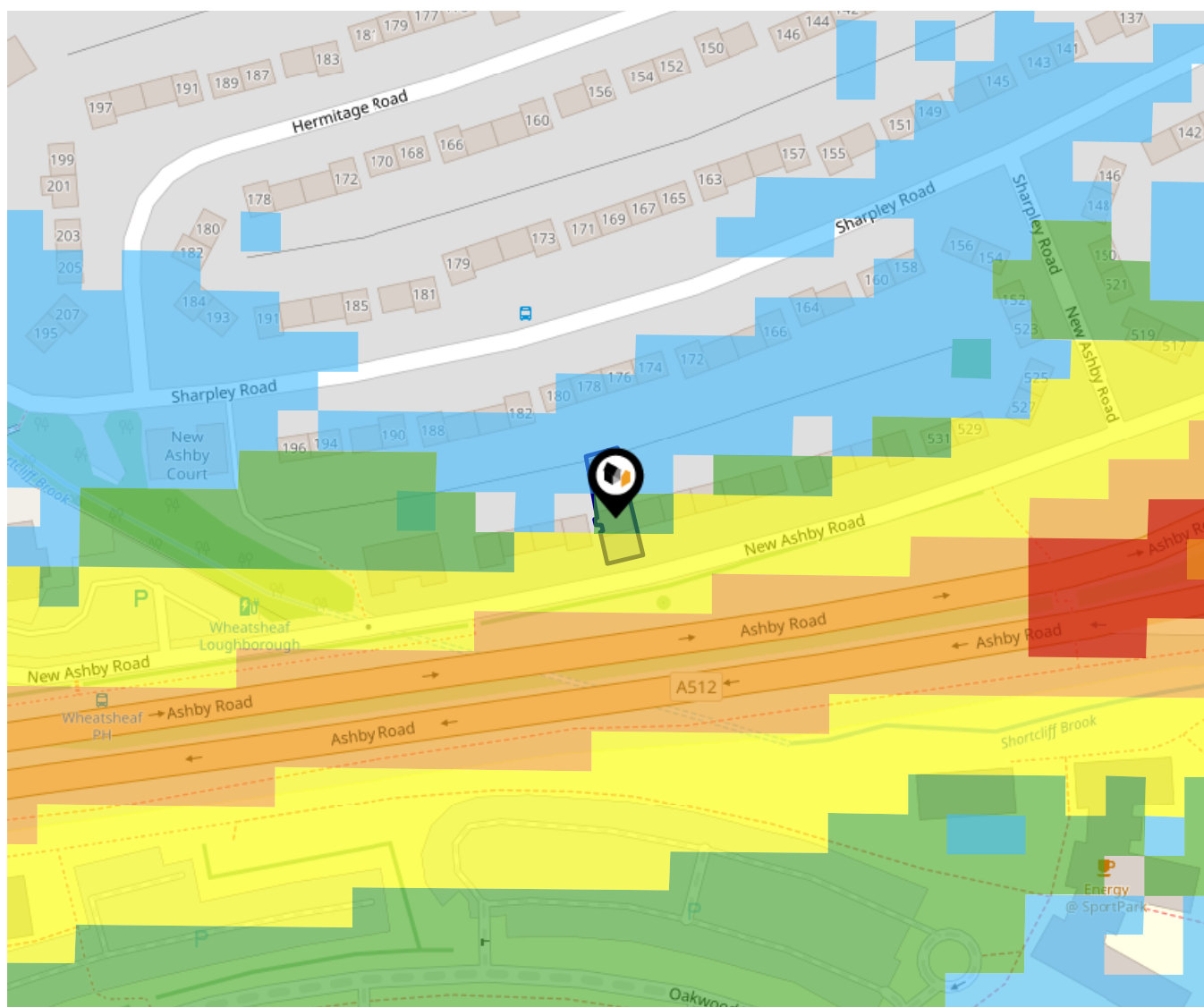
Bus Stops/Stations

Pin	Name	Distance
	Hermitage Road	0.04 miles
	Green	0.1 miles
	Wheatsheaf	0.09 miles
	New Ashby Road	0.11 miles
	Ravensthorpe Drive	0.15 miles



Local Connections

Pin	Name	Distance
	Loughborough Central (Great Central Railway)	2.2 miles
	Loughborough Central (Great Central Railway)	2.2 miles
	Quorn & Woodhouse (Great Central Railway)	2.93 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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