

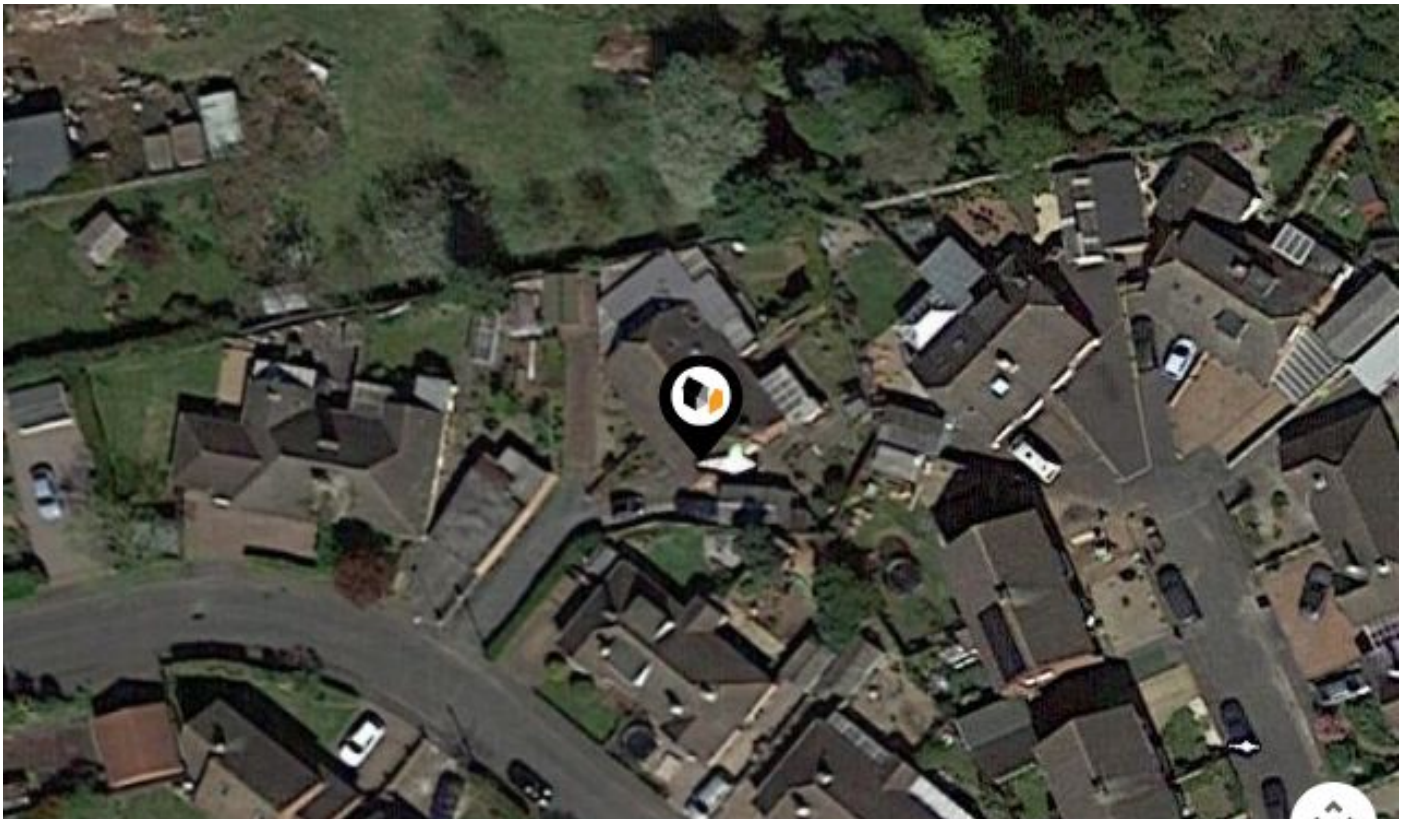


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 09th July 2025

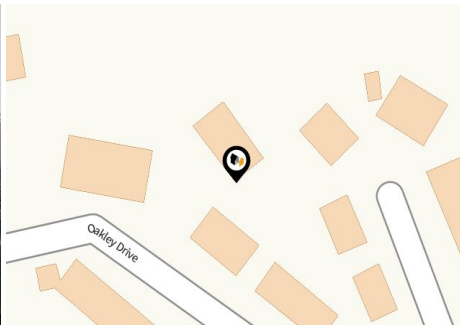


**OAKLEY DRIVE, LONG WHATTON, LOUGHBOROUGH,
LE12**

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:	Semi-Detached
Bedrooms:	2
Council Tax :	Band B
Annual Estimate:	£1,819

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	66	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



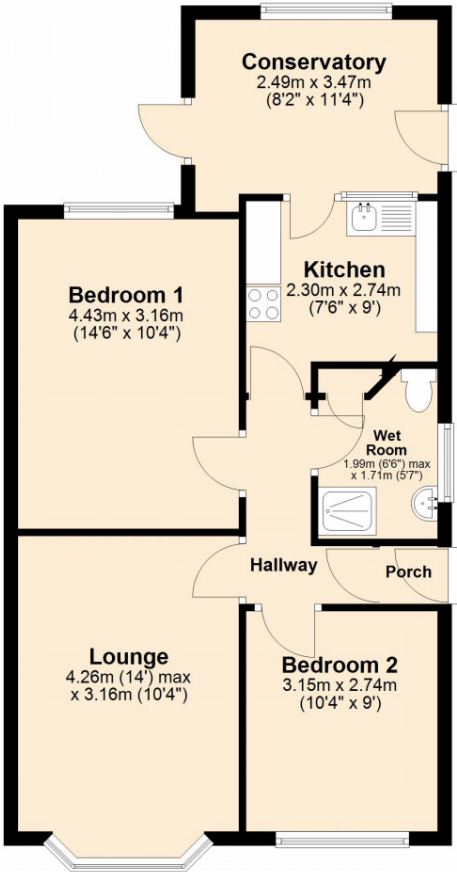
Satellite/Fibre TV Availability:



**OAKLEY DRIVE, LONG WHATTON, LOUGHBOROUGH,
LE12**

Ground Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



Total area: approx. 62.7 sq. metres (674.7 sq. feet)

Electricity Supply

Mains electricity supply

Gas Supply

Mains gas supply

Central Heating

Gas central heating powered by a Baxi condensing combination gas boiler located in the kitchen

Water Supply

Mains water supply

Drainage

Mains drainage

Planning records for: **1 Oakley Drive Long Whatton Loughborough Leicestershire LE12 5DQ**

Reference - 03/00916/FUL	
Decision:	Decided
Date:	06th June 2003
Description:	Erection of a single storey side extension

Planning records for: **6 Oakley Drive Long Whatton Loughborough Leicestershire LE12 5DQ**

Reference - 20/01934/FUL	
Decision:	Decided
Date:	11th December 2020
Description:	Proposed side and rear extension with loft conversion

Planning records for: **8 Oakley Drive Long Whatton Loughborough LE12 5DQ**

Reference - 08/01289/FUL	
Decision:	Decided
Date:	29th August 2008
Description:	Erection of a conservatory extension to the rear.

Planning records for: **12 Oakley Drive Long Whatton Loughborough Leicestershire LE12 5DQ**

Reference - 19/01140/FUL	
Decision:	Decided
Date:	14th June 2019
Description:	Two storey side extension

Planning records for: **29 Oakley Drive Long Whatton Loughborough Leicestershire LE12 5DQ**

Reference - 16/00314/FUL	
Decision:	Decided
Date:	10th March 2016
Description:	Two storey side extension

Planning records for: **34 Oakley Drive Long Whatton Loughborough Leicestershire LE12 5DQ**

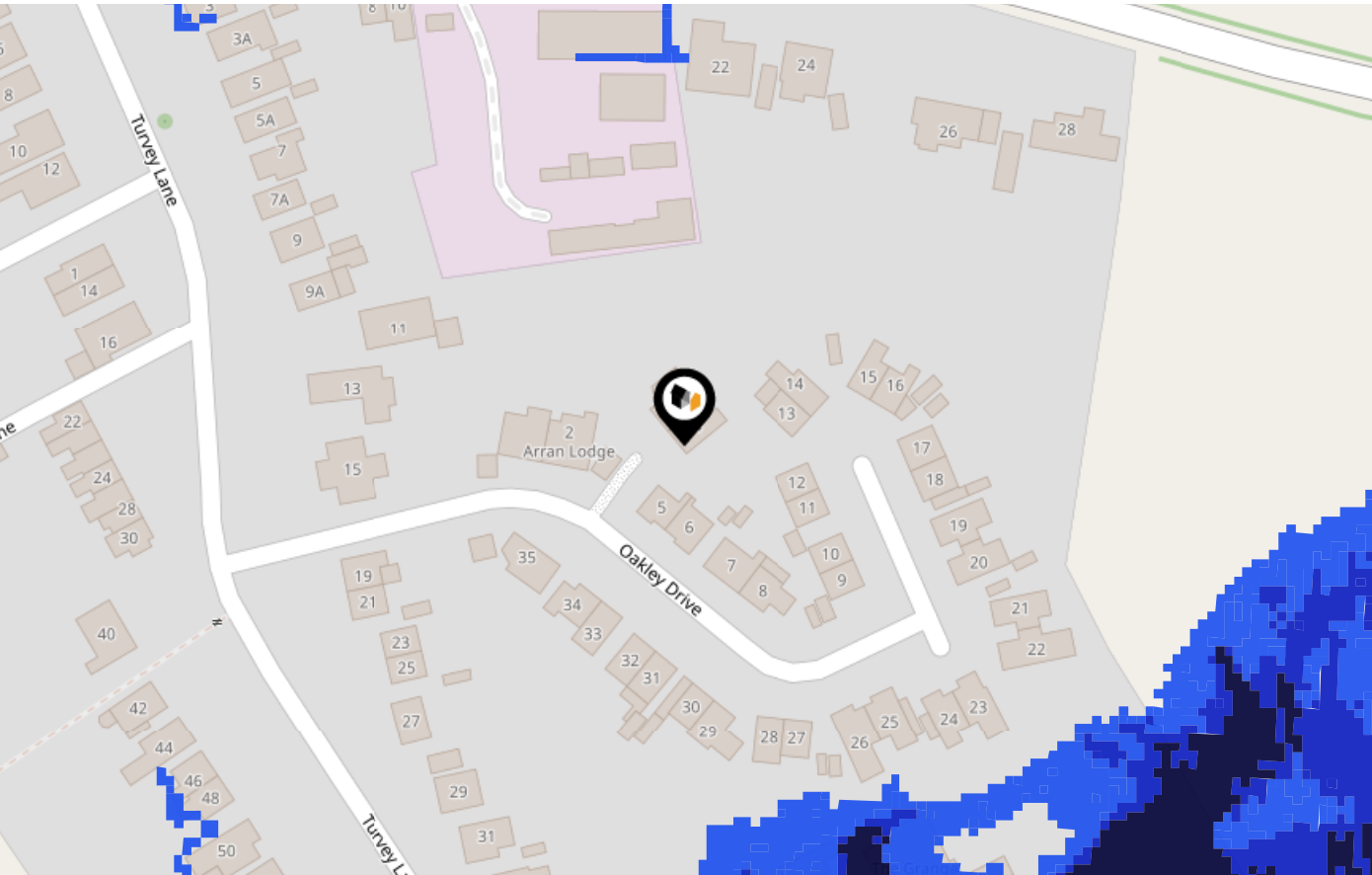
Reference - 23/00910/NMA	
Decision:	Decided
Date:	18th July 2023
Description:	Non material minor amendment to 20/01314/FUL to level out the rear wall of the rear extension and amend the roof design

Reference - 23/01010/VCU	
Decision:	Decided
Date:	02nd August 2023
Description:	Single storey rear extension and dormer window to front and rear roof slopes to amend condition 2 of planning permission 20/01314/FUL to amend the design of the single storey rear extension

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.

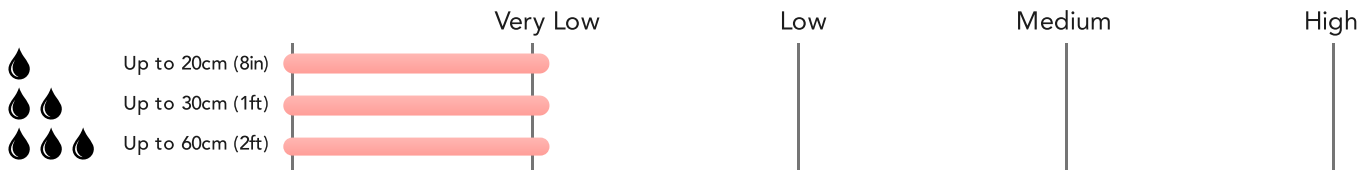


Risk Rating: Very low

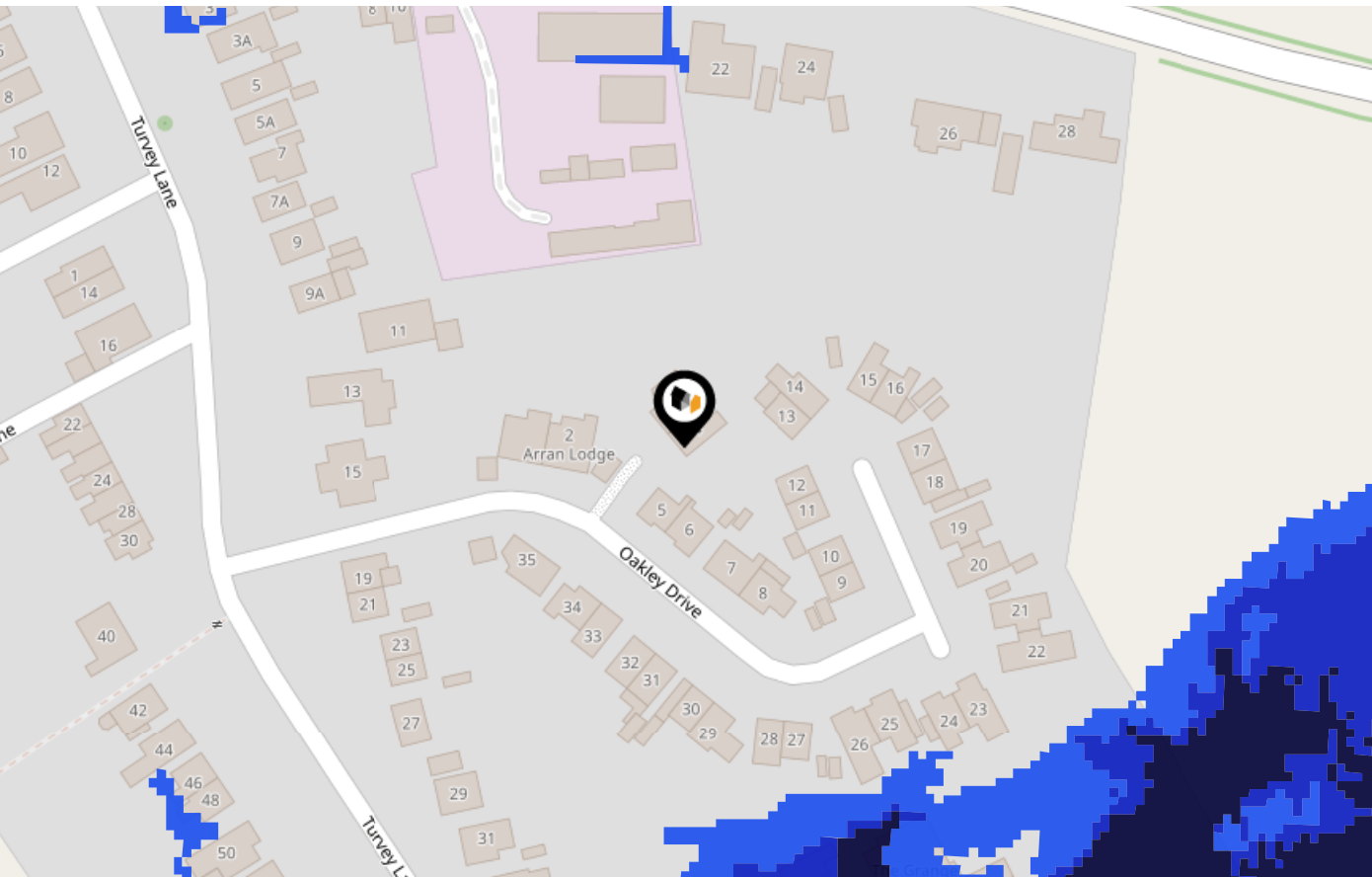
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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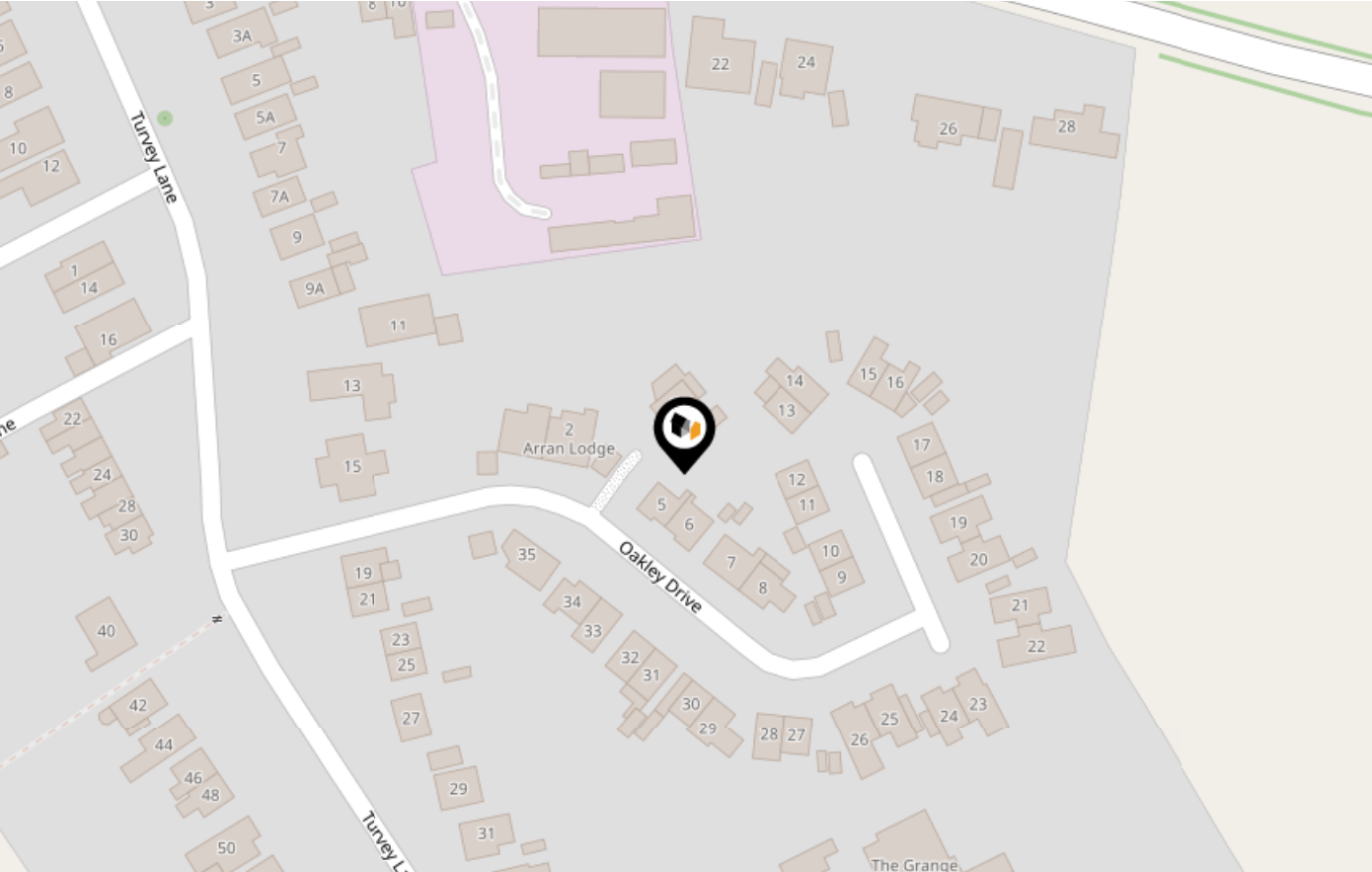
Chance of flooding to the following depths at this property:



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

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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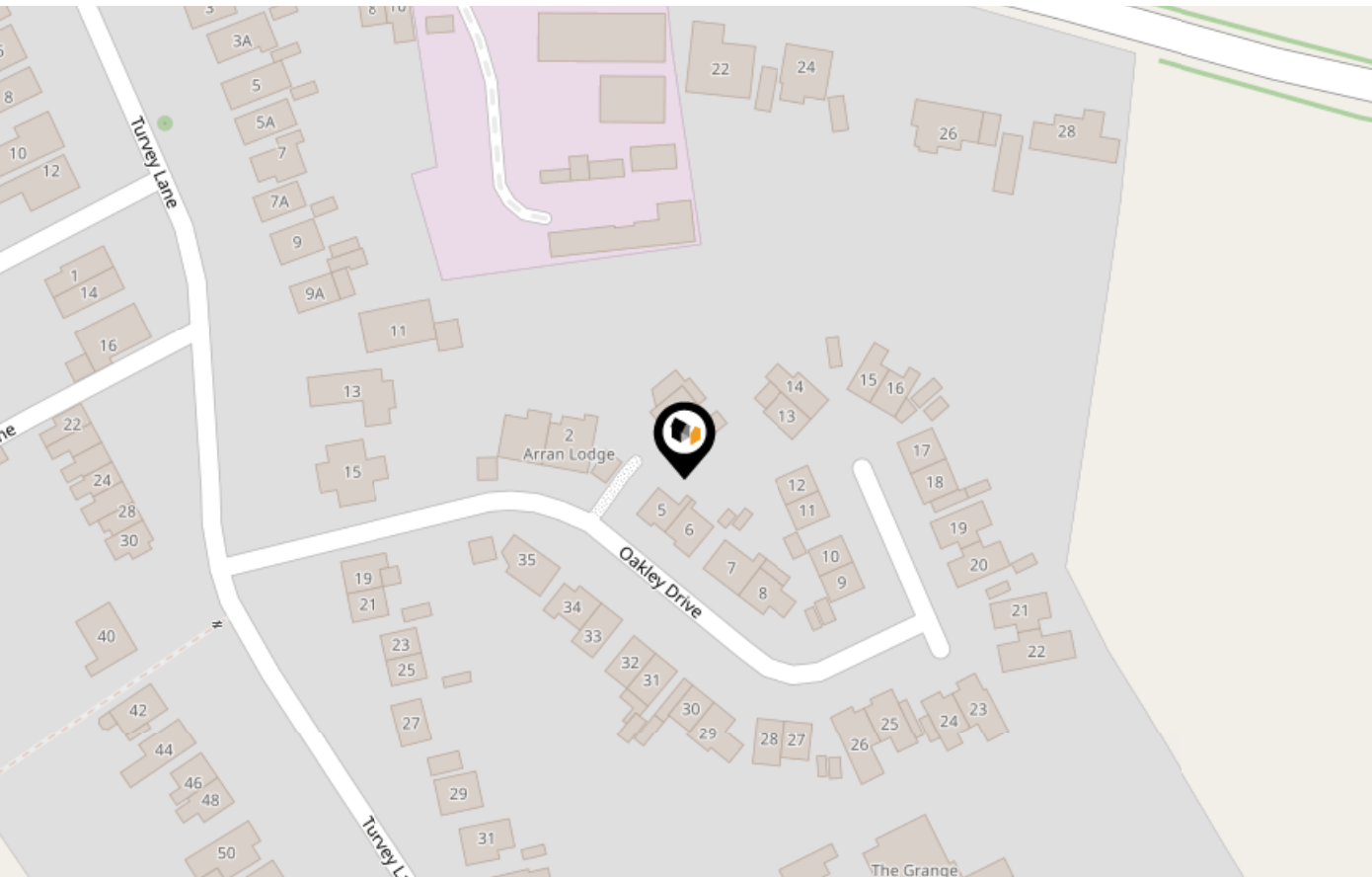
Chance of flooding to the following depths at this property:



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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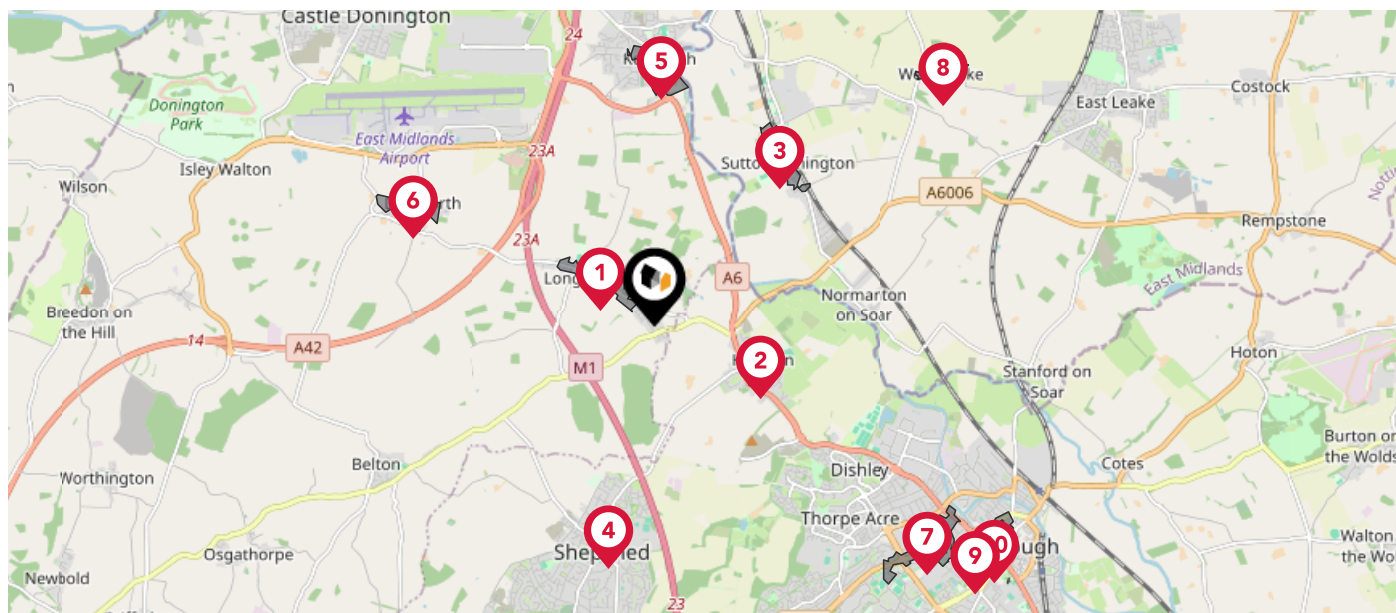
Chance of flooding to the following depths at this property:



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.



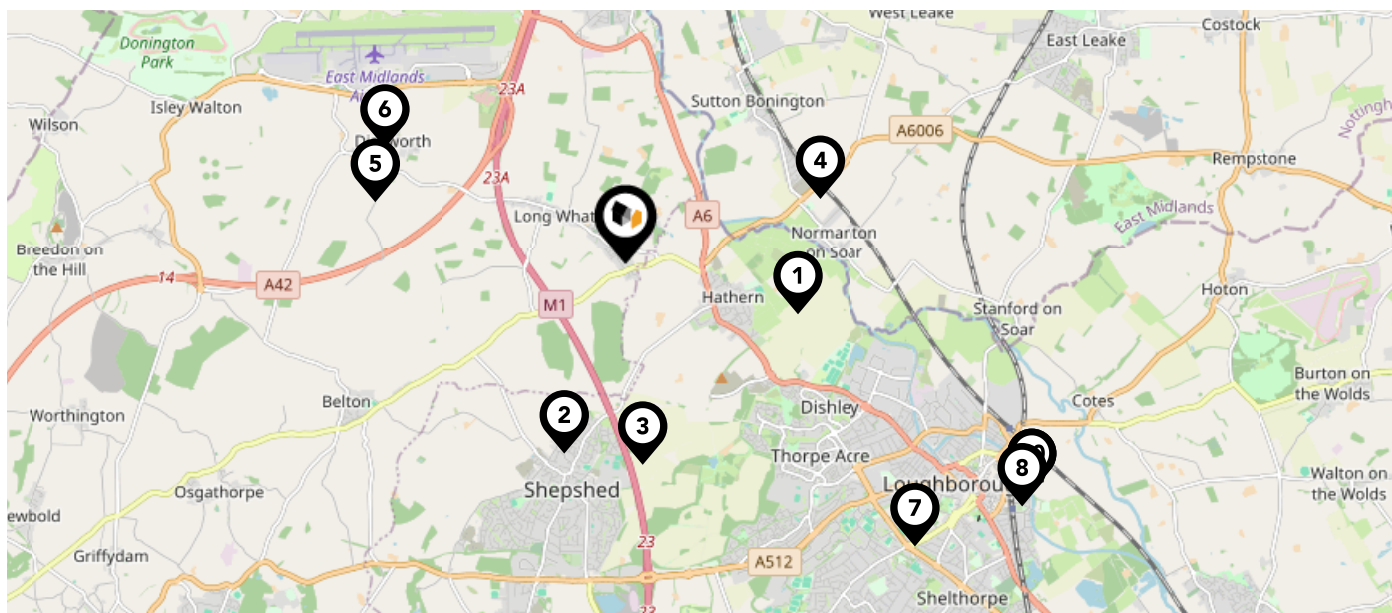
Nearby Conservation Areas

- 1 Long Whatton
- 2 Hathern
- 3 Sutton Bonington Conservation Area
- 4 Shepshed
- 5 Kegworth
- 6 Diseworth
- 7 Loughborough Ashby Road
- 8 West Leake Conservation Area
- 9 Loughborough Queens Park
- 10 Loughborough Church Gate

Maps

Landfill Sites

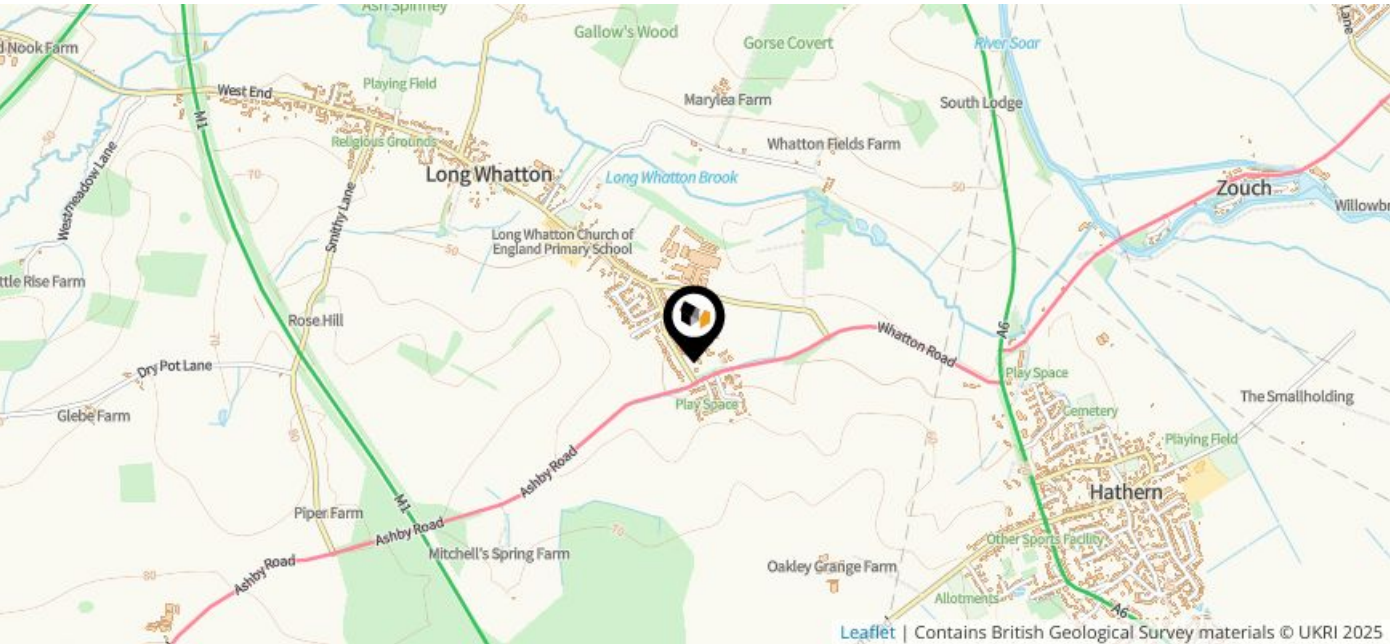
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Pasture Lane, Hathern-Pasture Lane, Hathern, Loughborough, Leicestershire	Historic Landfill	
2	Off Oakley Road, Shepshed, Charnwood-Shepshed, Charnwood, Leicestershire	Historic Landfill	
3	Off Hathern Road-Shepshed, Loughborough, Leicestershire	Historic Landfill	
4	Hathern Station Works-Hathern Station, Hathern, Near Sutton Bonnington, Loughborough, Leicestershire	Historic Landfill	
5	Long Mere Lane, Diseworth-Long Mere Lane, Diseworth, Leicestershire	Historic Landfill	
6	Off Grimes Gate, Diseworth-Off Grimes Gate, Diseworth, Leicestershire	Historic Landfill	
7	Technical College, Loughborough-Technical College, Off William Street, Loughborough, Leicestershire	Historic Landfill	
8	Off Empress Road, Loughborough-Off Empress Road, Loughborough, Leicestershire	Historic Landfill	
9	Refuse Tip at Railway Terrace-Railway Terrace, Loughborough, Leicestershire	Historic Landfill	
10	Loughborough Landfill, Railway Terrace, Loughborough-Loughborough Landfill, Railway Terrace, Loughborough, Leicestershire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



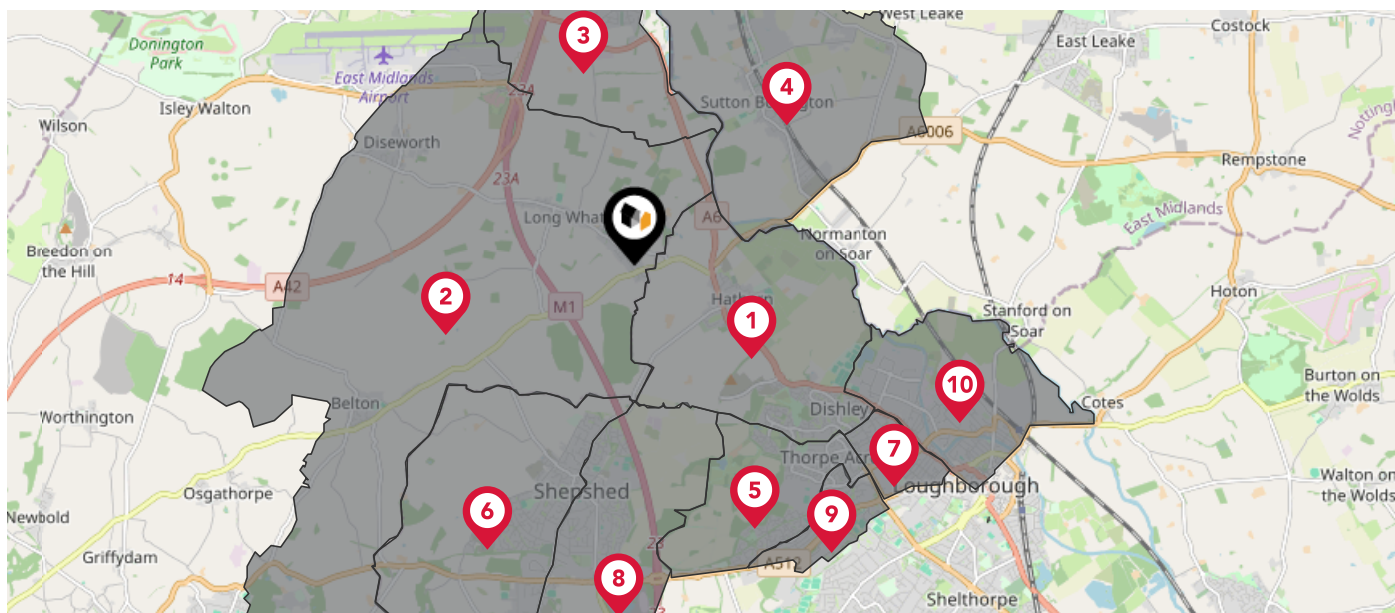
Mine Entry

- ✕ 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

1 Loughborough Dishley and Hathern Ward

2 Long Whatton & Diseworth Ward

3 Kegworth Ward

4 Sutton Bonington Ward

5 Loughborough Garendon Ward

6 Shepshed West Ward

7 Loughborough Storer Ward

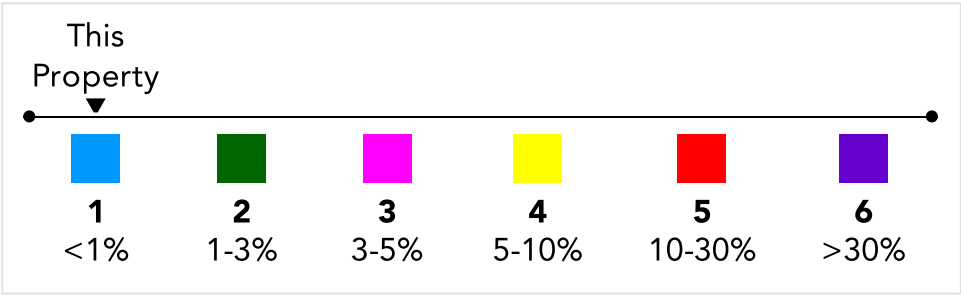
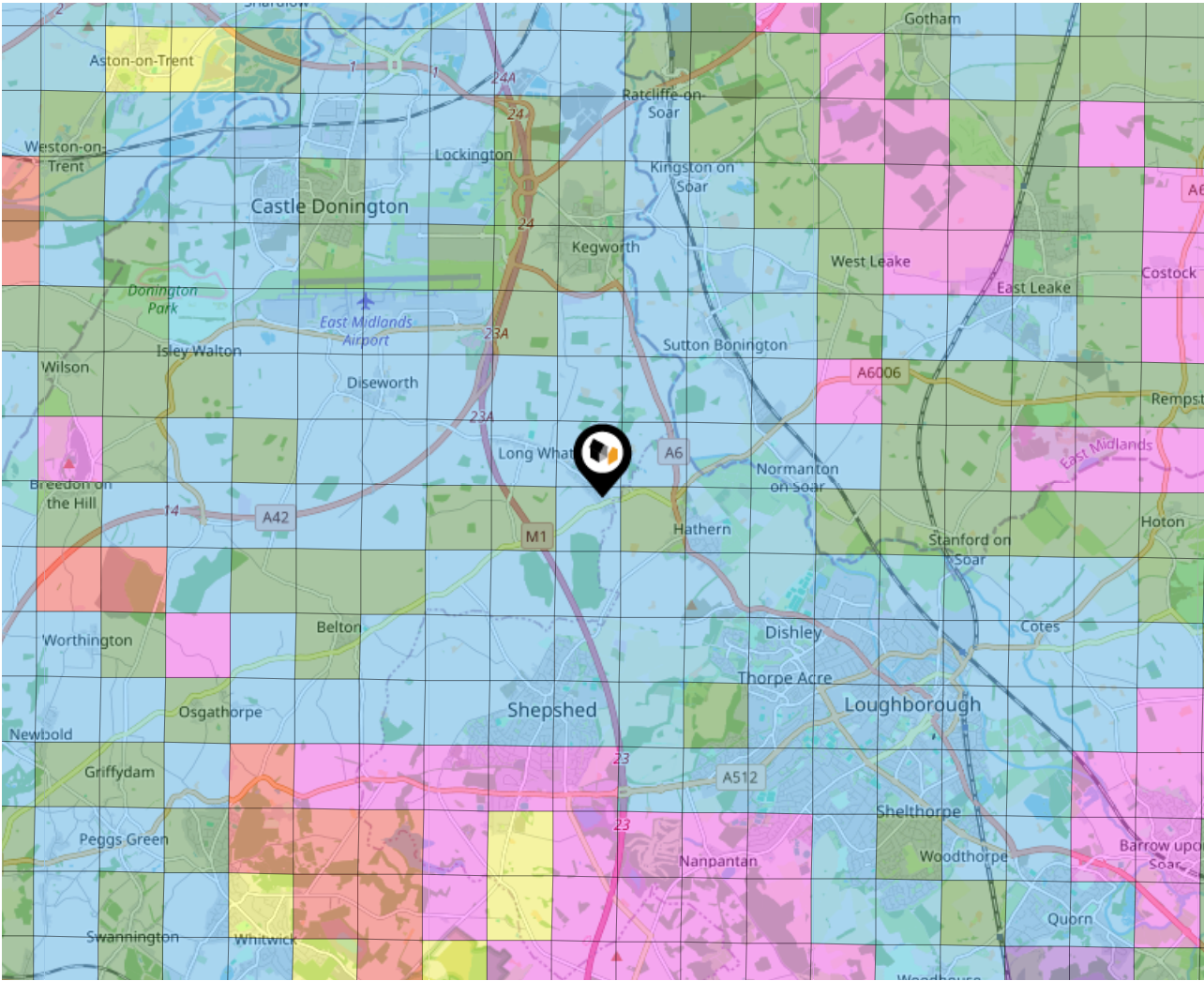
8 Shepshed East Ward

9 Loughborough Ashby Ward

10 Loughborough Lemyngton Ward

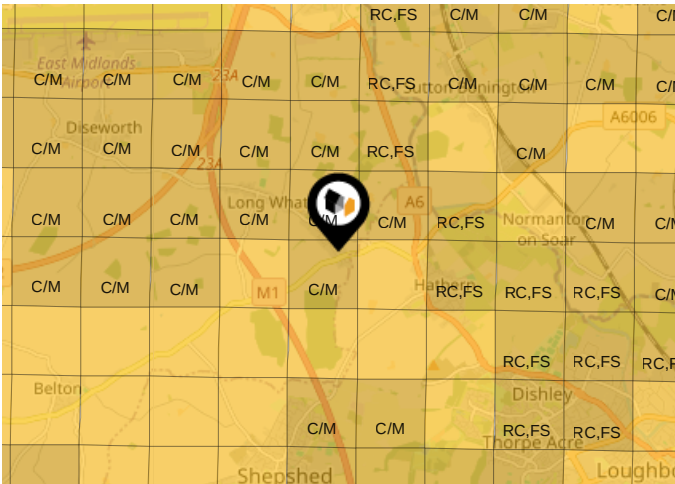
What is Radon?

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:	LOW	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

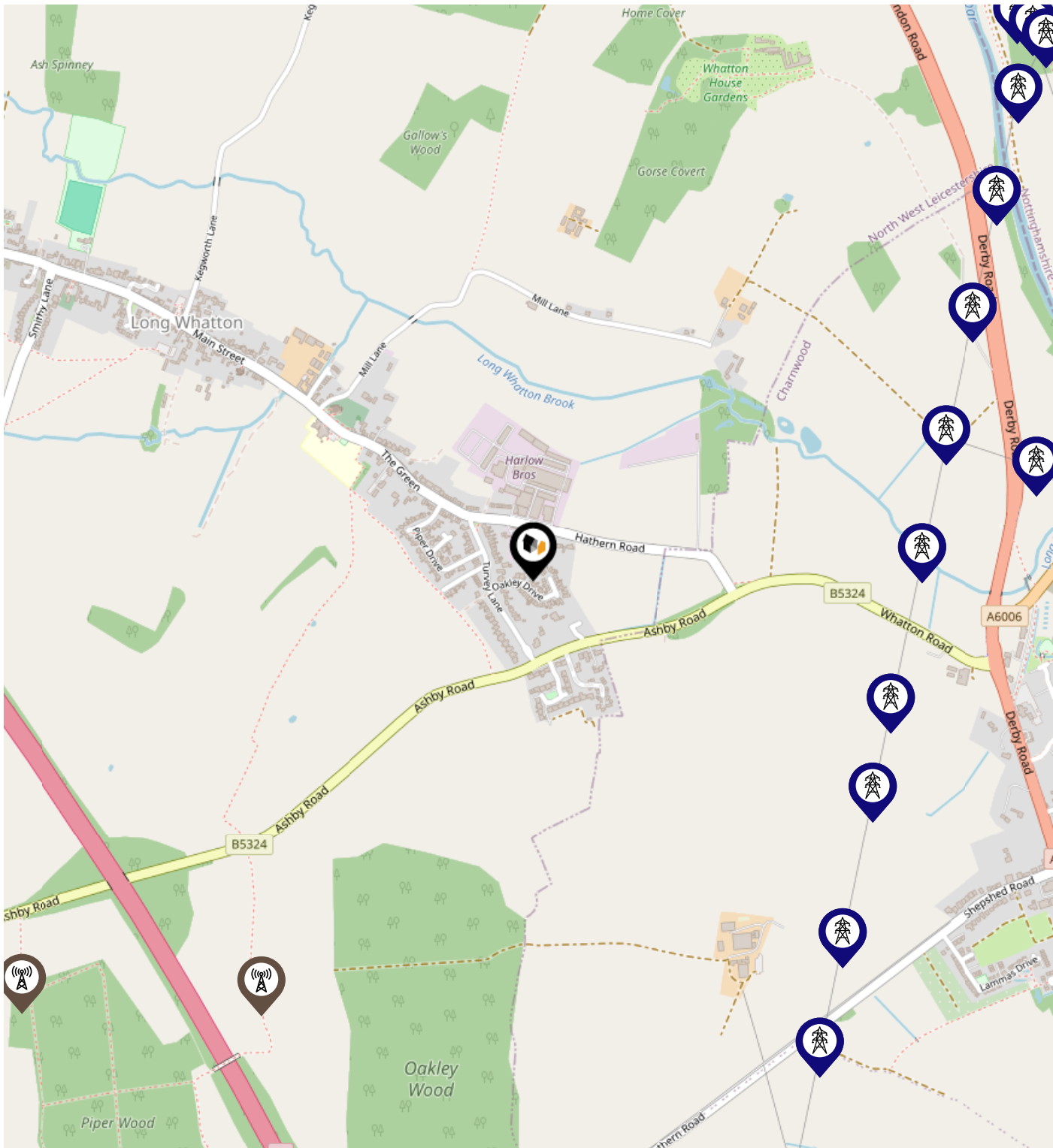


Primary Classifications (Most Common Clay Types)



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



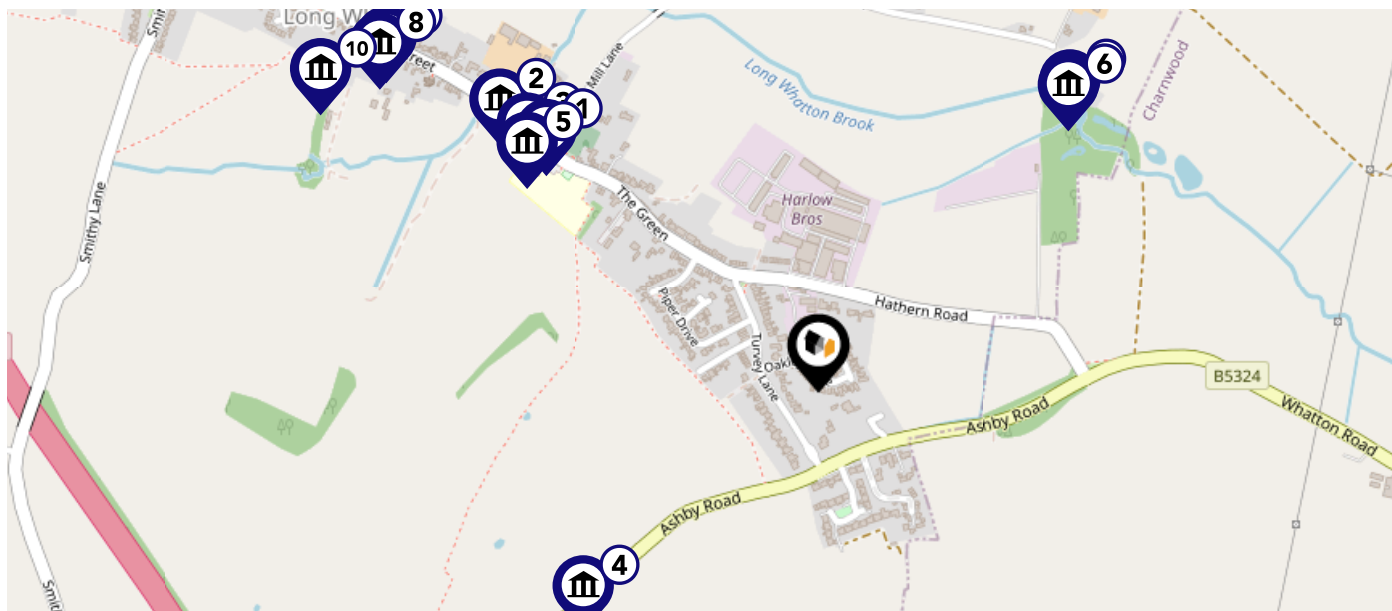
Key:

-  Power Pylons
-  Communication Masts

Maps

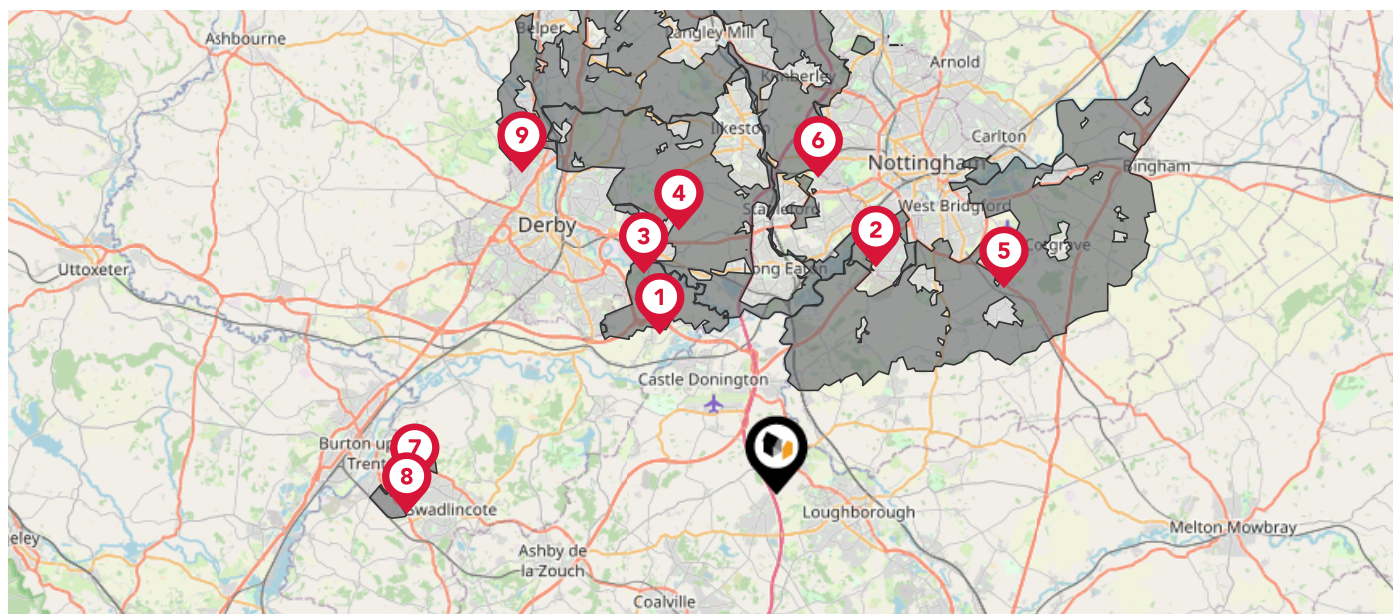
Listed Buildings

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












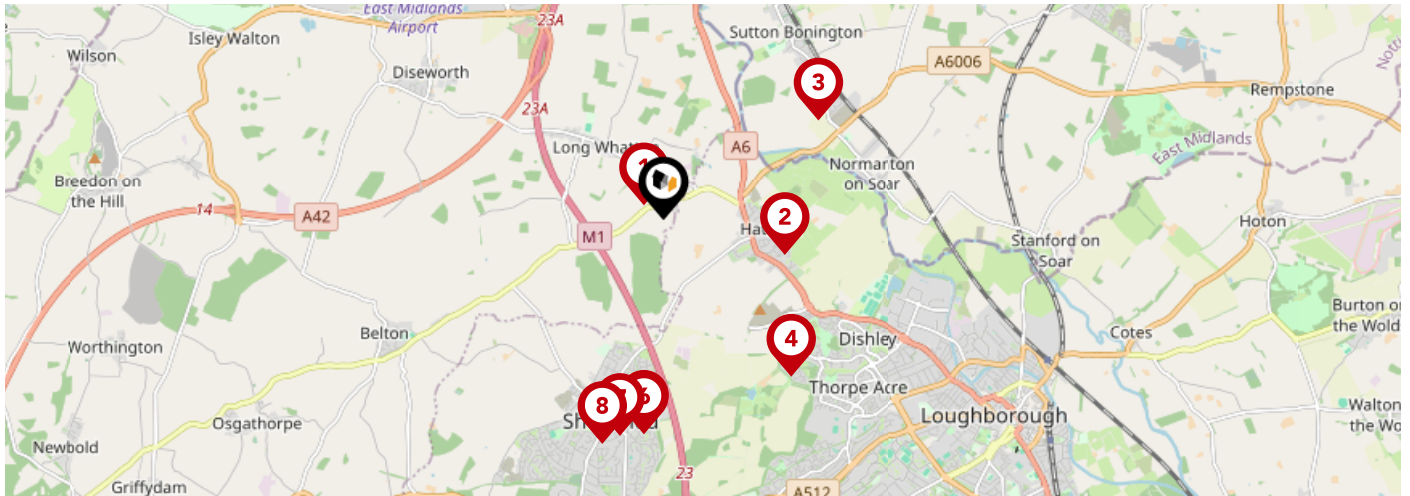
Listed Buildings in the local district		Grade	Distance
	1064262 - Church Of All Saints	Grade II	0.4 miles
	1067745 - Manor Farmhouse And Outbuildings Surrounding Yard Immediately To Rear	Grade II	0.4 miles
	1359390 - 81, Main Street	Grade II	0.4 miles
	1064259 - Milepost At Os Sk 483224	Grade II	0.4 miles
	1453166 - Long Whatton War Memorial	Grade II	0.4 miles
	1064270 - Long Whatton Mill And Bridge Over Stream	Grade II	0.4 miles
	1067737 - Mill House And Cottage And Stables Adjoining To North East	Grade II	0.4 miles
	1393310 - K6 Telephone Kiosk (adacent To No 72)	Grade II	0.6 miles
	1064268 - The Keeper's Lodge	Grade II	0.6 miles
	1359391 - The Cedars	Grade II	0.6 miles

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

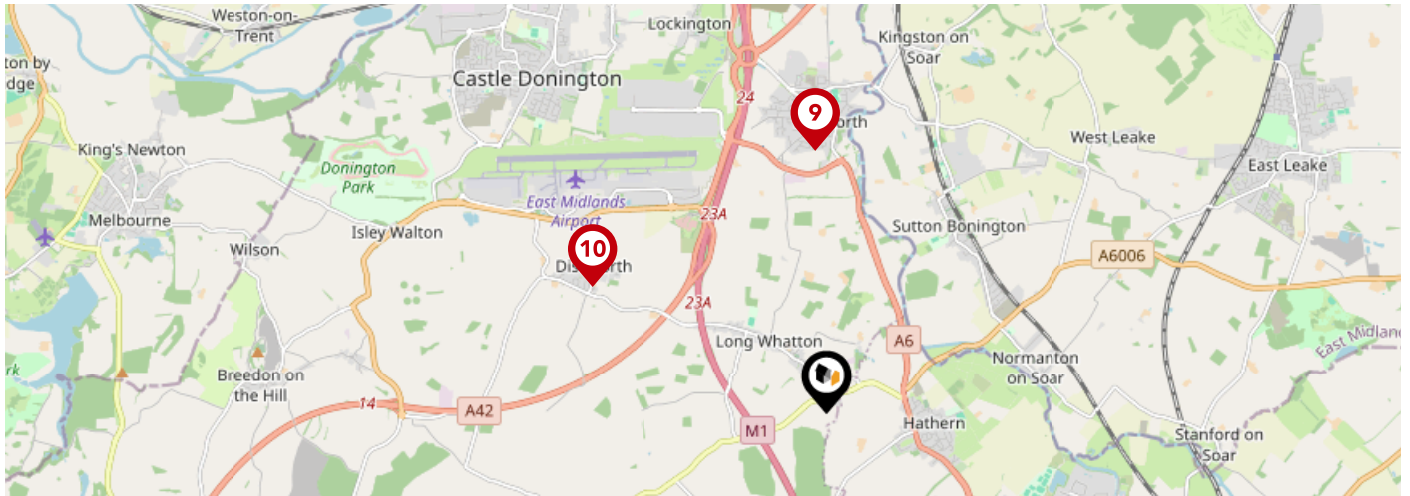


Nearby Green Belt Land

-  Derby and Nottingham Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham Green Belt - Derby
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - Rushcliffe
-  Derby and Nottingham Green Belt - Nottingham
-  Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire
-  Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Amber Valley



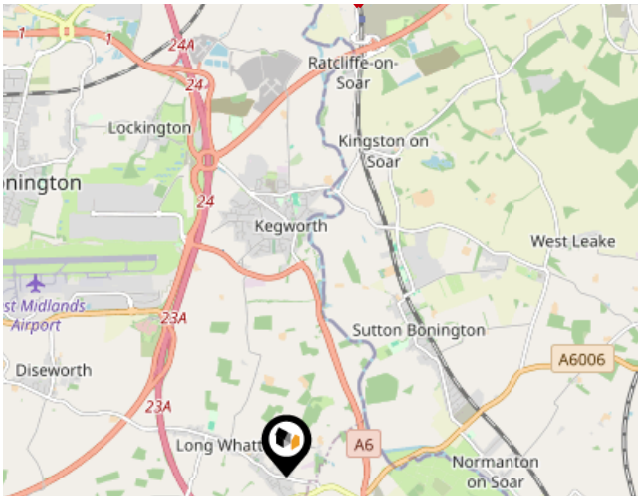
		Nursery	Primary	Secondary	College	Private
1	Long Whatton Church of England Primary School and Community Centre Ofsted Rating: Good Pupils: 91 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hathern Church of England Primary School Ofsted Rating: Good Pupils: 189 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sutton Bonington Primary School Ofsted Rating: Good Pupils: 144 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stonebow Primary School Loughborough Ofsted Rating: Good Pupils: 203 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oakfield School Ofsted Rating: Good Pupils: 6 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Iveshead School Ofsted Rating: Requires improvement Pupils: 991 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Botolph's Church of England Primary School Ofsted Rating: Good Pupils: 334 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Saint Winefride's Catholic Voluntary Academy, Shepshed, Leicestershire Ofsted Rating: Good Pupils: 154 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Kegworth Primary School Ofsted Rating: Good Pupils: 225 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Diseworth Church of England Primary School Ofsted Rating: Good Pupils: 44 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Newcroft Primary Academy Ofsted Rating: Outstanding Pupils: 384 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Robert Bakewell Primary School Ofsted Rating: Good Pupils: 307 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Oxley Primary School Shepshed Ofsted Rating: Good Pupils: 252 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Thorpe Acre Junior School Ofsted Rating: Good Pupils: 188 Distance:2.74	<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:2.74	<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:2.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

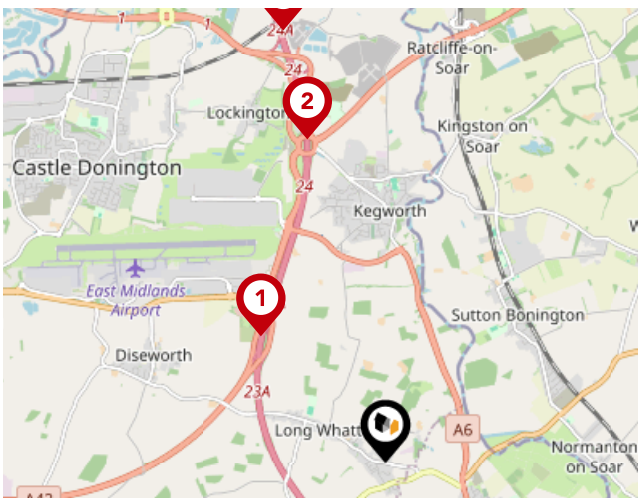
Area

Transport (National)



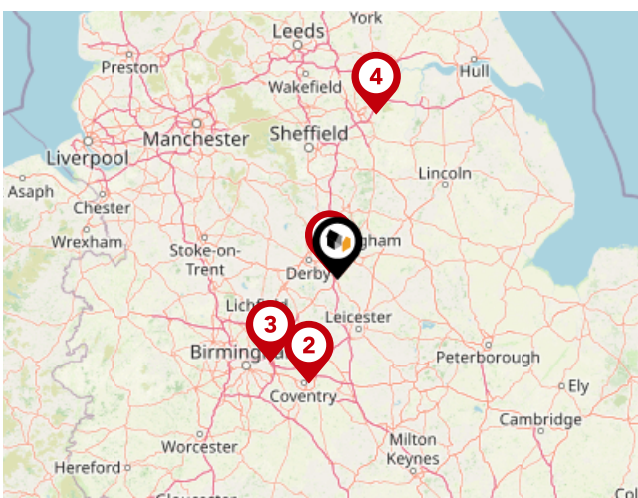
National Rail Stations

Pin	Name	Distance
1	East Midlands Parkway Rail Station	4.26 miles
2	East Midlands Parkway Rail Station	4.26 miles
3	Loughborough (Leics) Rail Station	3.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J23A	1.6 miles
2	M1 J24	2.98 miles
3	M1 J24A	3.98 miles
4	M1 J22	7.22 miles
5	M1 J25	7.93 miles

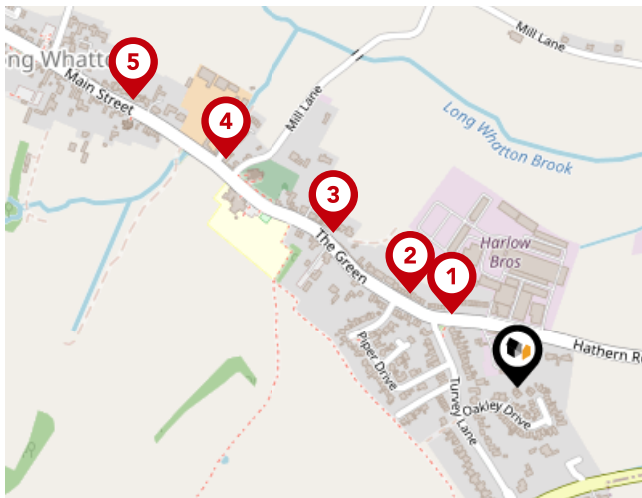


Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	2.72 miles
2	Baginton	31.12 miles
3	Birmingham Airport	30.7 miles
4	Finningley	48.27 miles

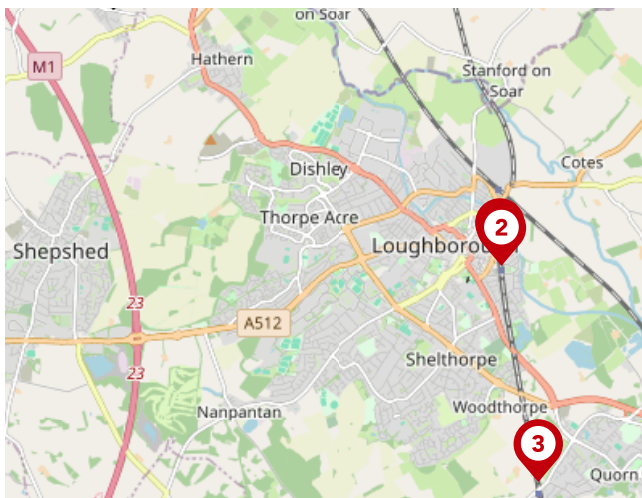
Area

Transport (Local)



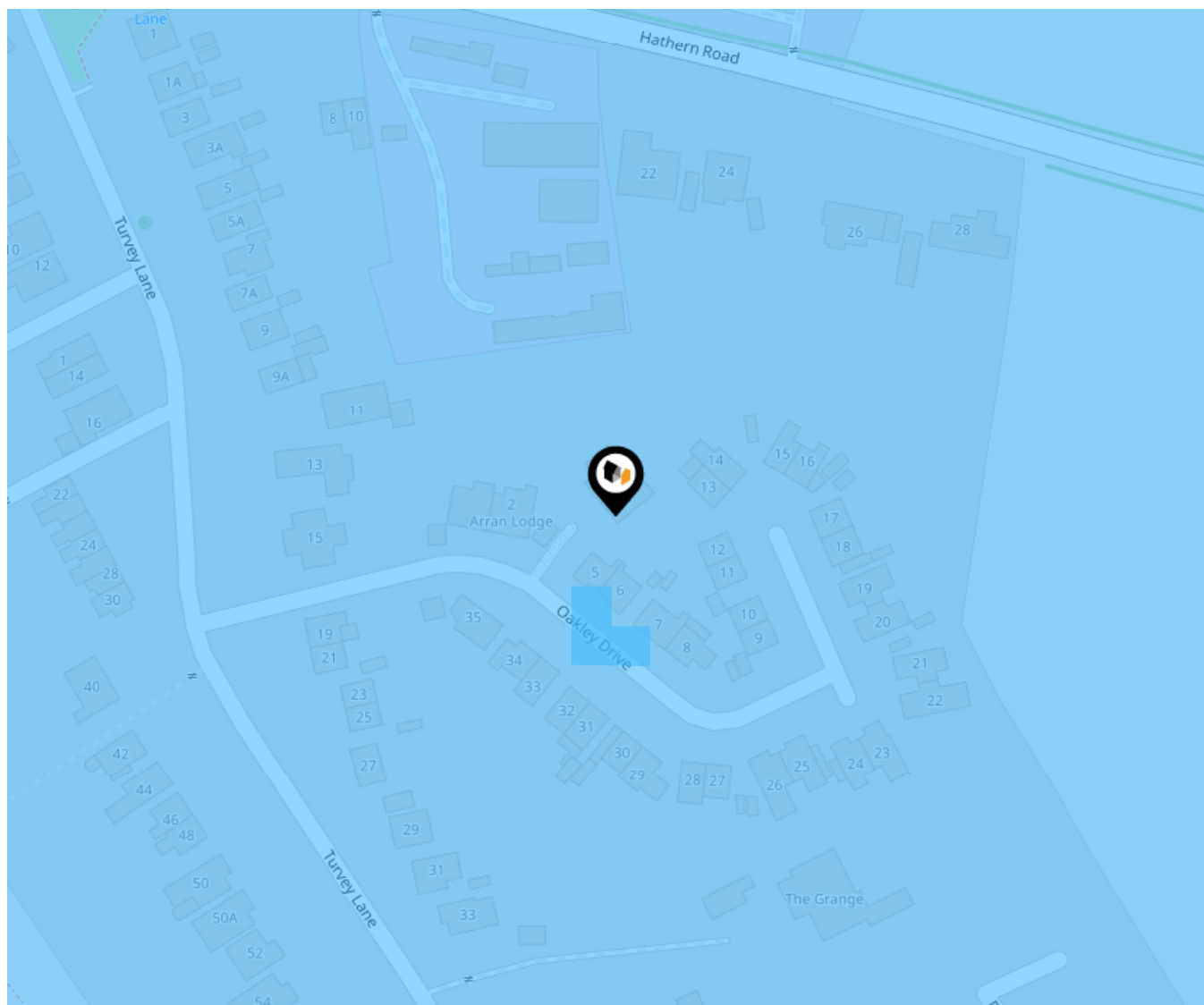
Bus Stops/Stations

Pin	Name	Distance
1	Piper Drive	0.11 miles
2	Piper Drive	0.16 miles
3	Royal Oak	0.27 miles
4	Mill Lane	0.41 miles
5	Methodist Church	0.54 miles



Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	4.14 miles
2	Loughborough Central (Great Central Railway)	4.16 miles
3	Quorn & Woodhouse (Great Central Railway)	5.69 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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