

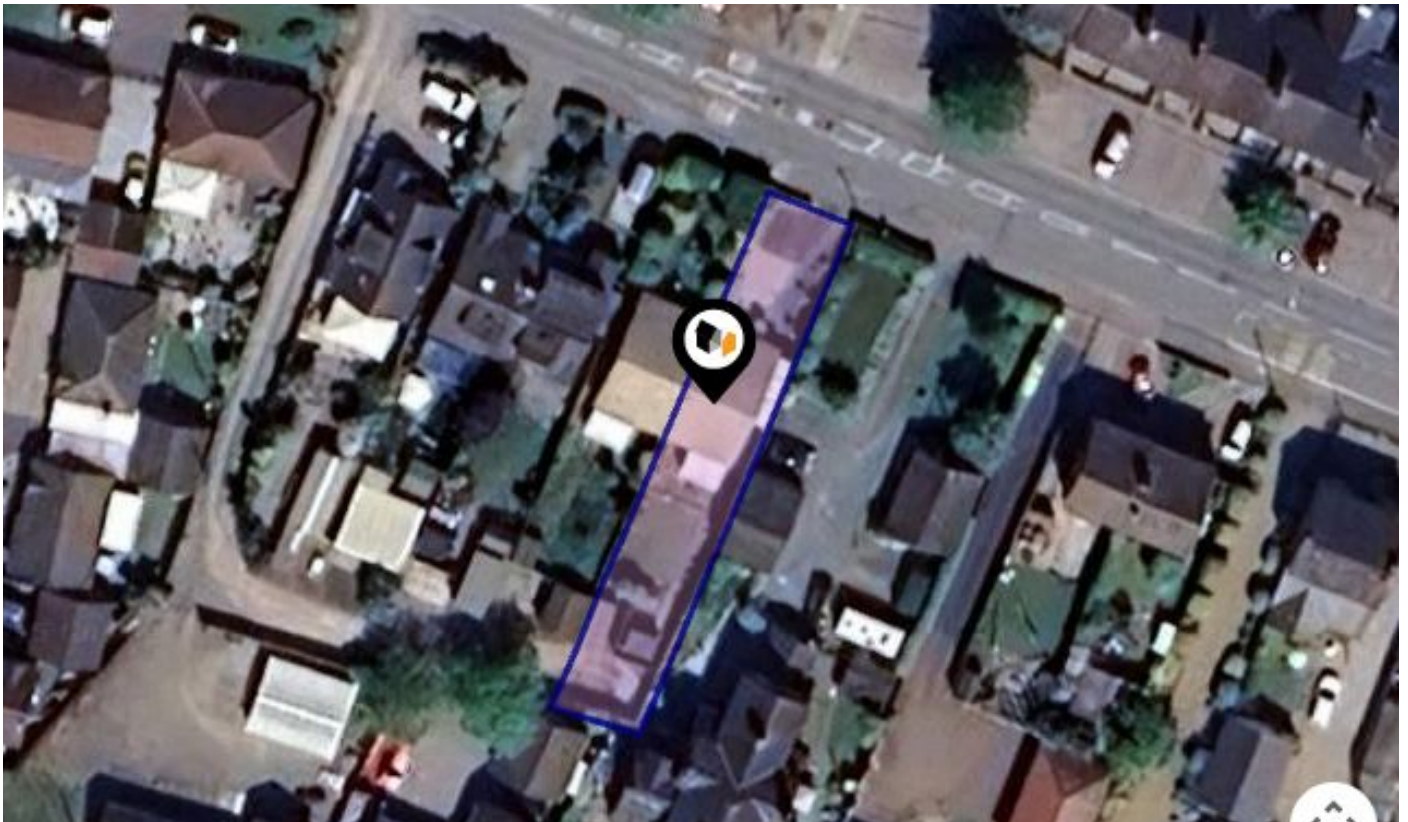


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 15th July 2025

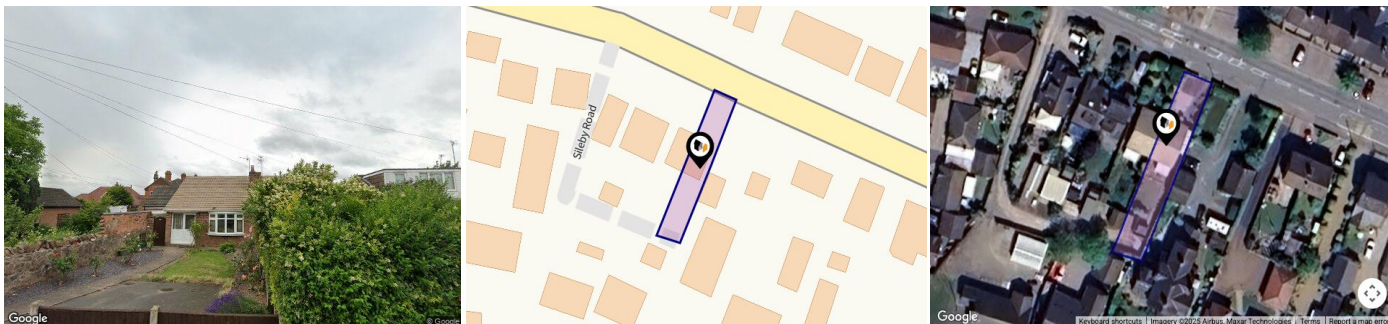


**SILEBY ROAD, BARROW UPON SOAR, LOUGHBOROUGH,
LE12**

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	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,810		
Title Number:	LT123251		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3	49	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



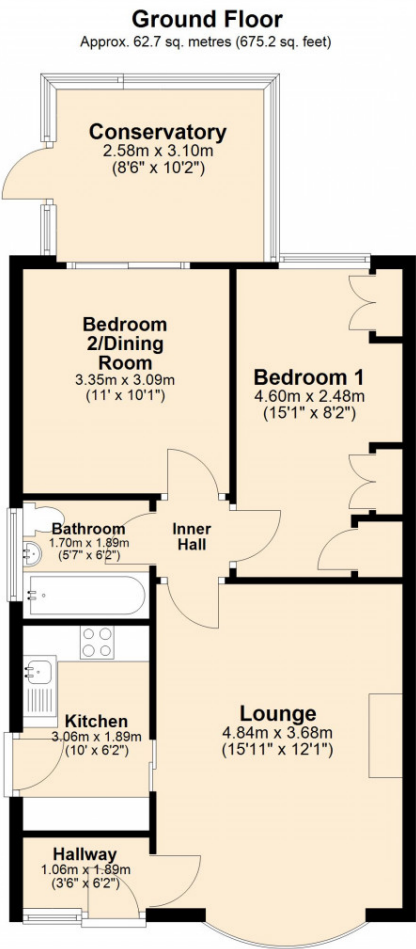
Satellite/Fibre TV Availability:







**SILEBY ROAD, BARROW UPON SOAR, LOUGHBOROUGH,
LE12**



Total area: approx. 62.7 sq. metres (675.2 sq. feet)

Electricity Supply

Mains electricity supply

Gas Supply

Mains gas supply

Central Heating

Gas central heating powered by a combination gas boiler located in the airing cupboard in bedroom one

Water Supply

Mains water supply

Drainage

Mains drainage

Planning records for: **108 Sileby Road, Barrow Upon Soar, Loughborough, LE12 8LS**

Reference - P/09/2322/2	
Decision:	Decided: NON MAT AMEND AGREED UNCONDITIONALLY
Date:	27th November 2009
Description:	Increase in depth of dormer extension by 400mm (Amendment to P/09/0725/2)

Reference - Charnwood/P/10/0131/2	
Decision:	Decided
Date:	22nd January 2010
Description:	Erection of dormer bungalow following demolition of dwelling. (Revised scheme P/09/0725/2 refers)

Reference - Charnwood/P/09/0725/2	
Decision:	Decided
Date:	08th April 2009
Description:	Erection of dormer bungalow following demolition of dwelling.

Planning records for: **106 Sileby Road, Barrow Upon Soar, Leicestershire, LE12 8LS**

Reference - Charnwood/P/06/3761/2	
Decision:	Decided
Date:	22nd December 2006
Description:	Single storey extension to rear of dwelling.

Planning records for: **114 Sileby Road, Barrow On Soar, Loughborough, Leicestershire, LE12 8LS**

Reference - Charnwood/P/03/1124/2	
Decision:	Decided
Date:	11th April 2003
Description:	Erection of single storey extension to rear of detached house.

Planning records for: **120 Sileby Road, Barrow On Soar, Loughborough, Leicestershire, LE12 8LS**

Reference - Charnwood/P/05/0771/2	
Decision:	Decided
Date:	11th March 2005
Description:	Erection of dormer window to rear of terraced house.

Planning records for: **122 Sileby Road, Barrow On Soar, Loughborough, Leicestershire, LE12 8LS**

Reference - Charnwood/P/04/0376/2	
Decision:	Decided
Date:	03rd February 2004
Description:	Insertion of dormer window to rear of dwelling.

Planning records for: **128 Sileby Road, Barrow On Soar, Loughborough, Leicestershire, LE12 8LS**

Reference - Charnwood/P/01/2187/2	
Decision:	Decided
Date:	29th August 2001
Description:	Retention of vehicle access.

Planning records for: **130 Sileby Road, Barrow On Soar, Loughborough, Leicestershire, LE12 8LS**

Reference - Charnwood/P/01/2217/2	
Decision:	Decided
Date:	31st August 2001
Description:	Retention of vehicle access.

Planning records for: **136 Sileby Road, Barrow Upon Soar, Leicestershire, LE12 8LS**

Reference - P/21/0572/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	12th March 2021
Description:	Erection of single storey rear extension

Planning records for: **152 Sileby Road, Barrow Upon Soar, Leicestershire, LE12 8LS**

Reference - Charnwood/P/06/3324/2	
Decision:	Decided
Date:	07th November 2006
Description:	(Enquiry) Loft Conversion.

Planning records for: **156 Sileby Road, Barrow On Soar, Loughborough, Leicestershire, LE12 8LS**

Reference - Charnwood/P/03/1382/2	
Decision:	Decided
Date:	09th May 2003
Description:	Installation of dormer window to rear and roof-light to front of terraced house for loft conversion.

Planning records for: **156 Sileby Road, Barrow Upon Soar, Leicestershire, LE12 8LS**

Reference - P/19/1130/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	30th May 2019
Description:	Erection of single storey extension to rear of dwelling.

Planning records for: **162 Sileby Road, Barrow Upon Soar, Loughborough, LE12 8LS**

Reference - Charnwood/P/10/1373/2	
Decision:	Decided
Date:	01st July 2010
Description:	Single storey extension to rear of dwelling.

Planning records for: **96 Sileby Road Barrow Upon Soar Leicestershire LE12 8LS**

Reference - Charnwood/P/13/1942/2	
Decision:	Decided
Date:	26th September 2013
Description:	Creation of dropped kerb to front of dwelling.

Planning records for: **98 Sileby Road Barrow Upon Soar Leicestershire LE12 8LS**

Reference - Charnwood/P/17/2367/2	
Decision:	Decided
Date:	16th November 2017
Description:	Formation of hard standing and dropped kerb to front of dwelling.

Planning records for: **98 Sileby Road Barrow Upon Soar Leicestershire LE12 8LS**

Reference - 23/00202/LBC	
Decision:	FINAL DECISION
Date:	01st February 2023
Description:	Replacement windows to front and side elevation

Reference - Charnwood/P/14/0885/2	
Decision:	Decided
Date:	28th April 2014
Description:	Erection of single storey extensions to front and rear of dwelling

Reference - P/23/0183/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	01st February 2023
Description:	Erection of single storey extension to rear of dwelling.

Planning records for: **118 Sileby Road, Barrow Upon Soar, Loughborough, LE12 8LS**

Reference - Charnwood/P/09/2043/2	
Decision:	Decided
Date:	12th October 2009
Description:	(ENQUIRY) Selling holly wreaths from property for 6 x Saturdays before Christmas.

Planning records for: **118 Sileby Road, Barrow On Soar, Loughborough, Leicestershire, LE12 8LS**

Reference - Charnwood/P/04/1554/2	
Decision:	Decided
Date:	06th May 2004
Description:	Change of use from shop to dwelling (Use Class C3) and alterations to the front elevation.

Planning records for: **104 Sileby Road, Barrow Upon Soar, Leicestershire, LE12 8LS**

Reference - Charnwood/P/08/2480/2	
Decision:	Decided
Date:	12th September 2008
Description:	Erection of dormer extension to front of dwelling.

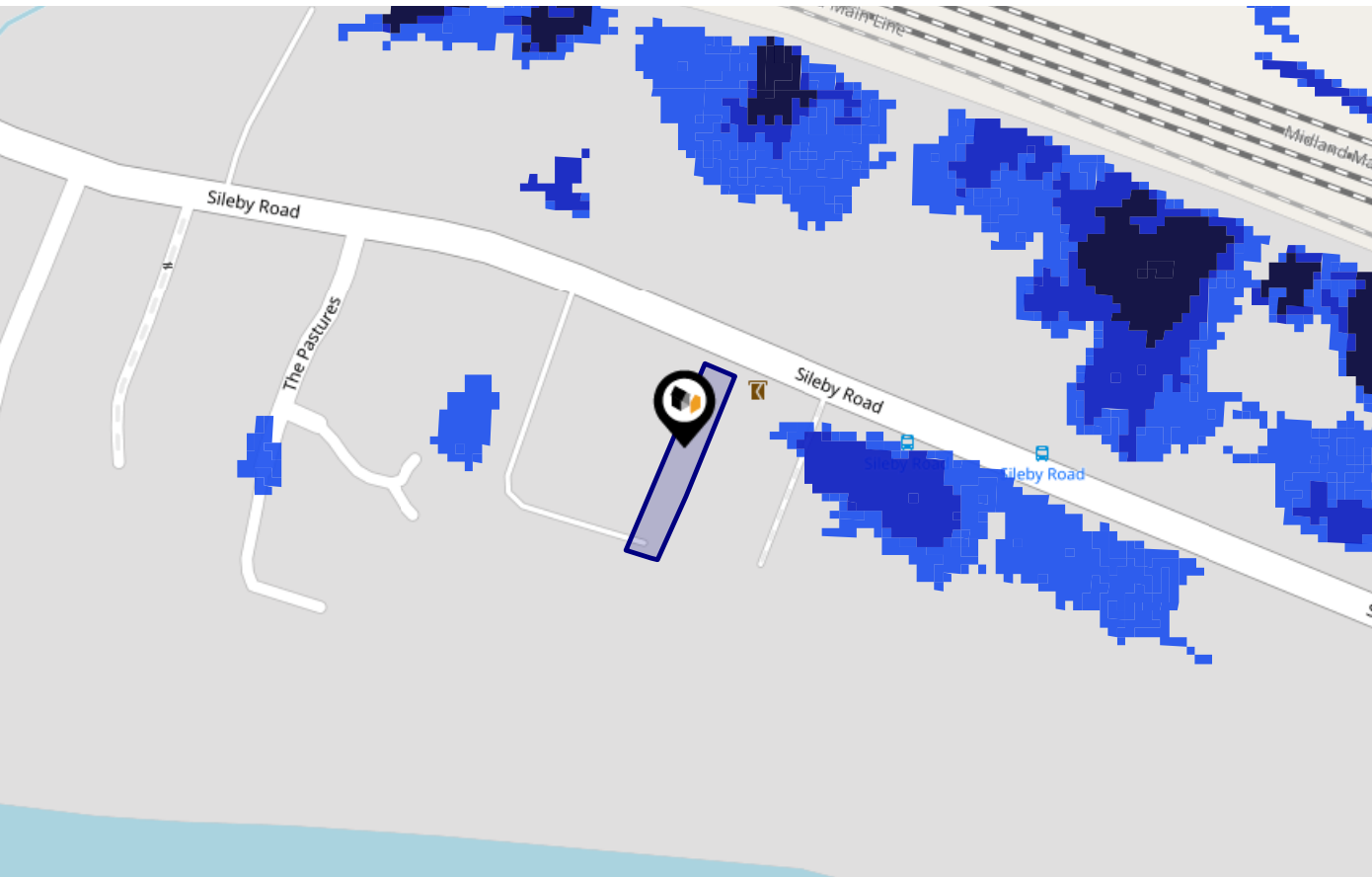
Reference - Charnwood/P/04/2250/2	
Decision:	Decided
Date:	23rd June 2004
Description:	Proposed garage

Reference - Charnwood/P/04/2866/2	
Decision:	Decided
Date:	11th August 2004
Description:	Erection of detached garage to front of semi-detached 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.

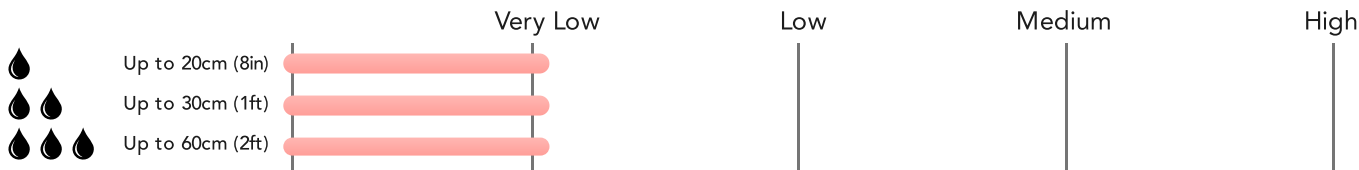


Risk Rating: Very low

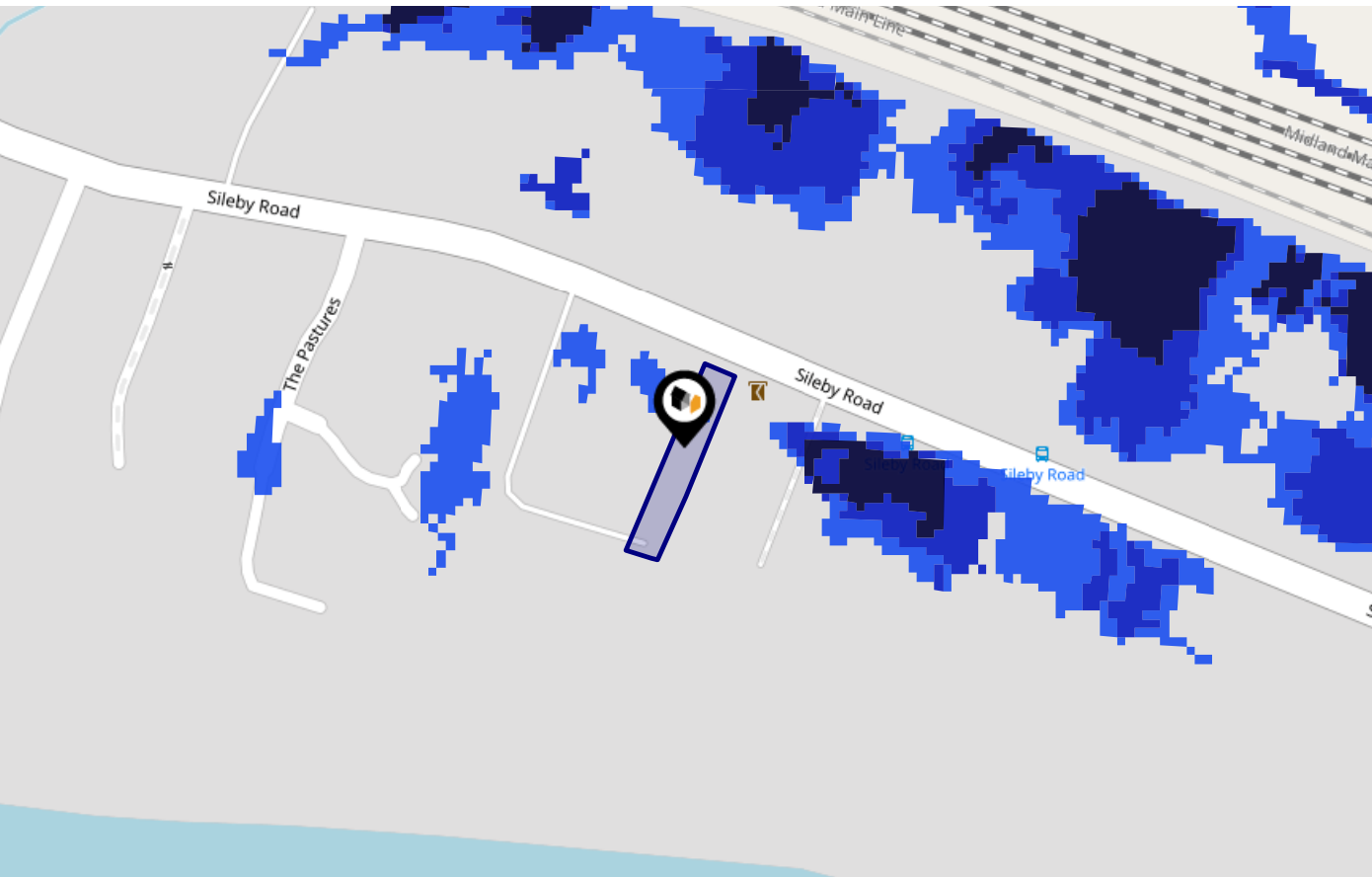
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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.

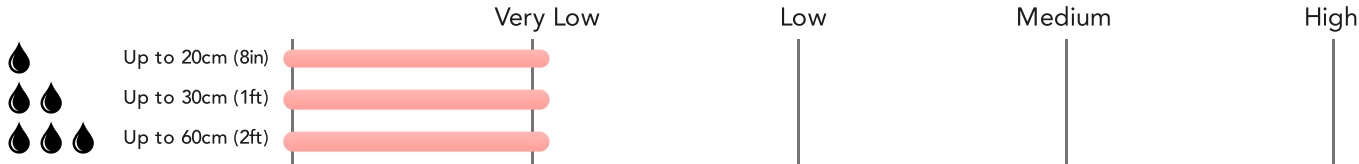


Risk Rating: Very low

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- 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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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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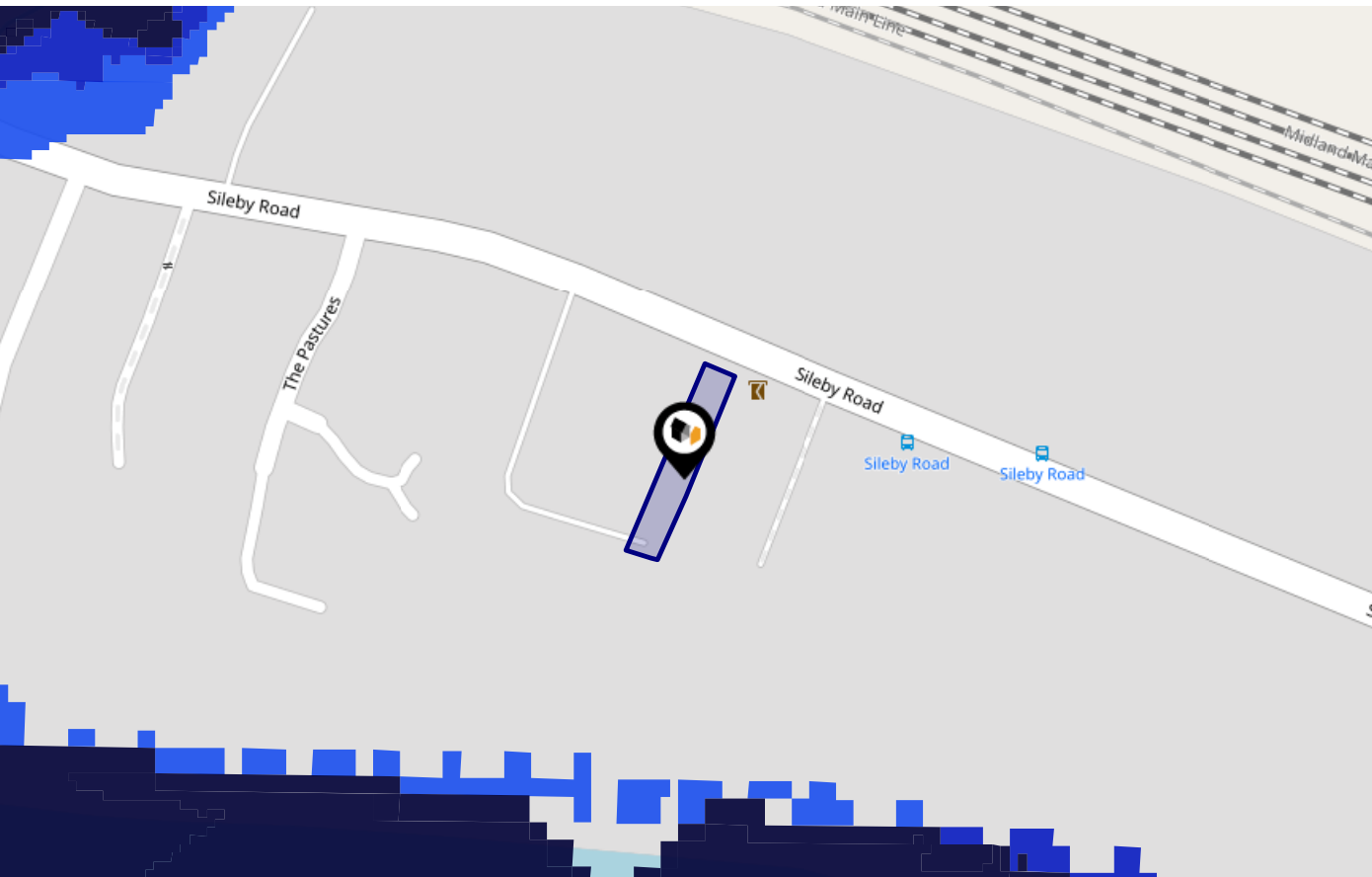
Chance of flooding to the following depths at this property:



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.

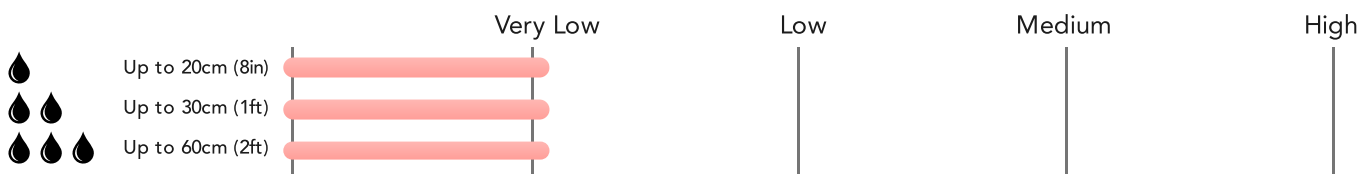


Risk Rating: Very low

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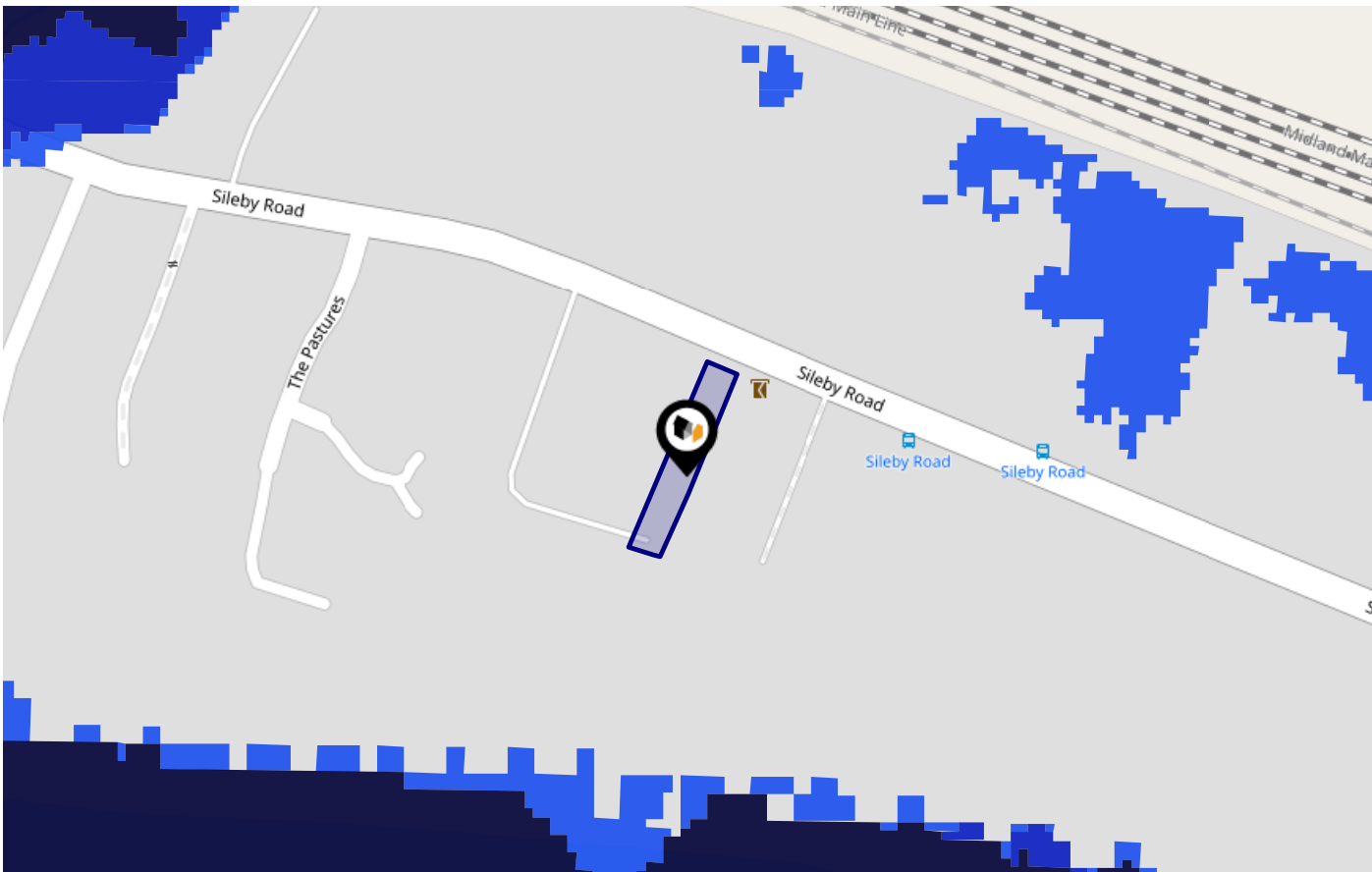
Chance of flooding to the following depths at this property:



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.

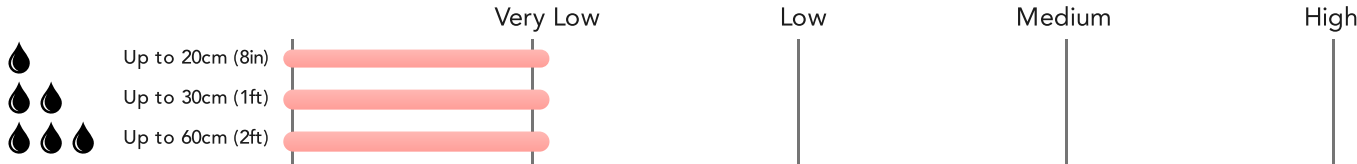


Risk Rating: Very low

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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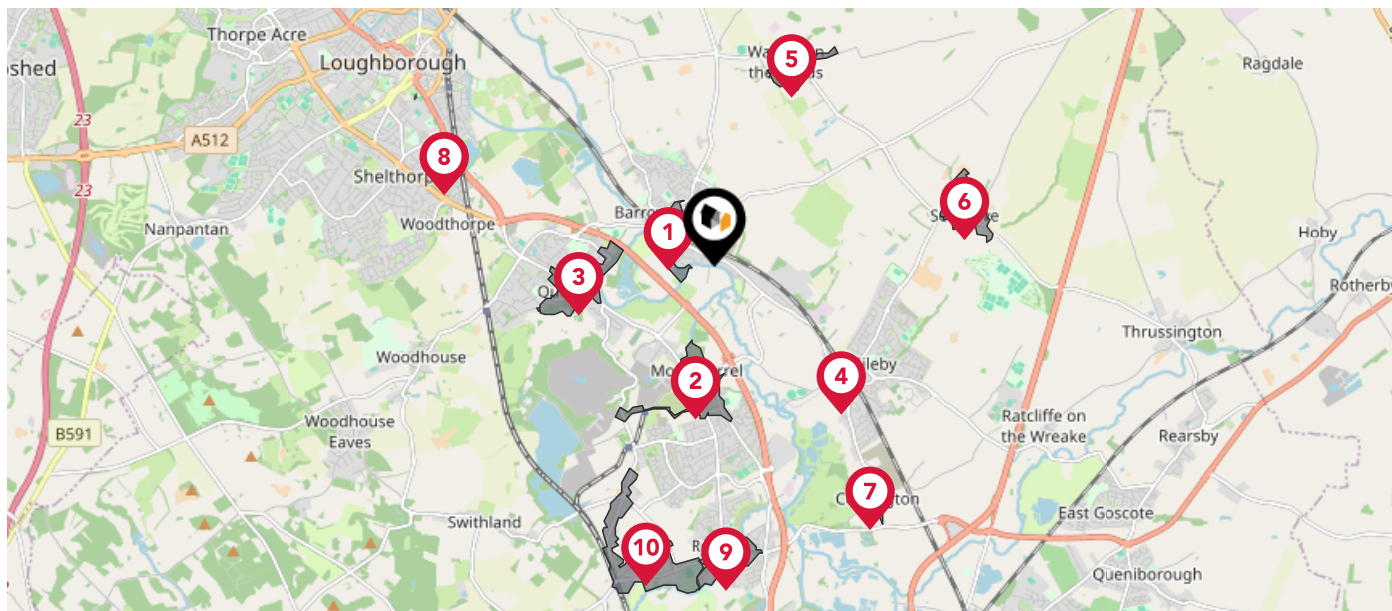
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

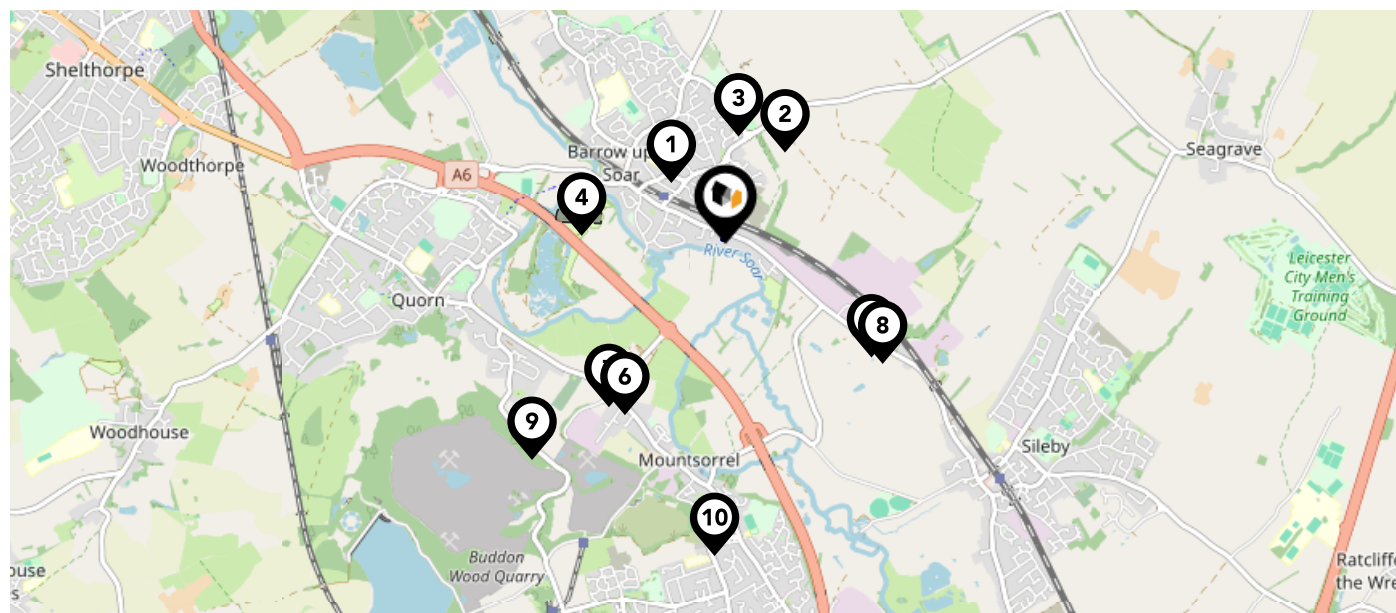
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-----------------------|
| 1 | Barrow Upon Soar |
| 2 | Mountsorrel |
| 3 | Quorn |
| 4 | Sileby |
| 5 | Walton on the Wolds |
| 6 | Seagrave |
| 7 | Cossington |
| 8 | Loughborough Cemetery |
| 9 | Rothley |
| 10 | Rothley Ridgeway |

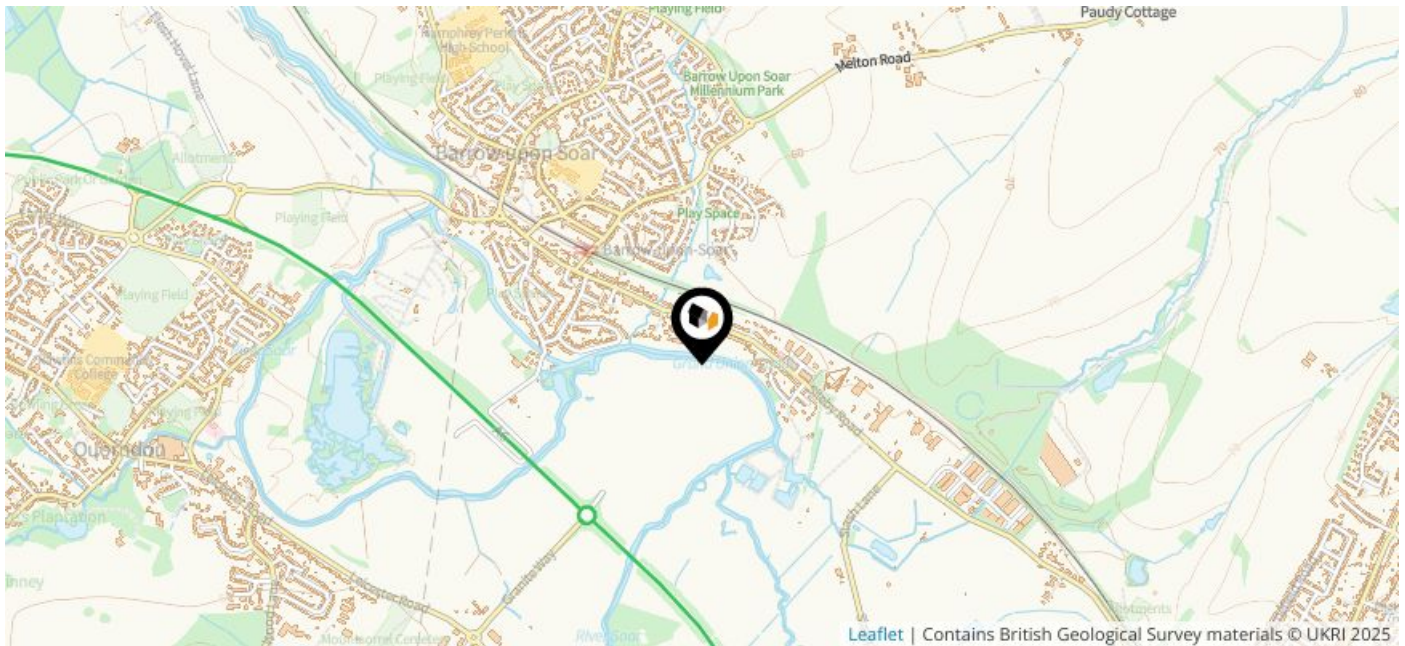
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Land off Highfields, Barrow on Soar-Highfields, Barrow On Soar, Leicestershire	Historic Landfill	
2	Paudy Rise Farm, Melton Road, Barrow on Soar-Paudy Rise Farm, Melton Road, Barrow on Soar, Charnwood, Leicestershire	Historic Landfill	
3	Brook Lane, Barrow on Soar-Brook Lane, Barrow on Soar, Leicestershire	Historic Landfill	
4	Proctors Park, Barrow-On-Soar-Proctors Park, Barrow-On-Soar, Leicestershire	Historic Landfill	
5	Barrow Road-Barrow Road, Sileby, Leicestershire	Historic Landfill	
6	Land off Betty Hensers Lane-Off Betty Hensers Lane, Mountsorrel, Charnwood, Leicestershire	Historic Landfill	
7	Off Loughborough Road, Mountsorrel-Loughborough Road, Mountsorrel, Charnwood, Leicestershire	Historic Landfill	
8	Barrow Road-Barrow Road, Sileby, Charnwood, Leicestershire	Historic Landfill	
9	Off Wood Lane-Wood Lane, Quorn, Mountsorrel, Charnwood, Leicestershire	Historic Landfill	
10	Land off The Green-Mountsorrel, Charnwood	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



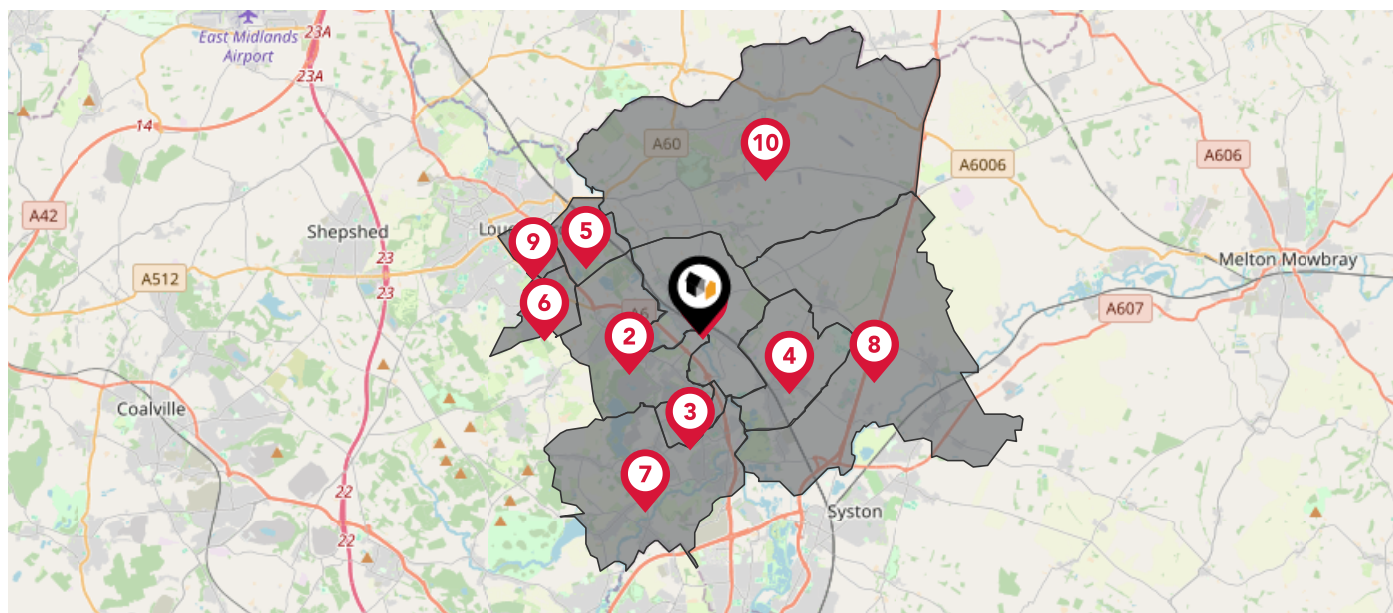
Mine Entry

- ✕ 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

Barrow and Sileby West Ward

2

Quorn and Mountsorrel Castle Ward

3

Mountsorrel Ward

4

Sileby Ward

5

Loughborough Hastings Ward

6

Loughborough Shelthorpe Ward

7

Rothley and Thurcaston Ward

8

Wreake Villages Ward

9

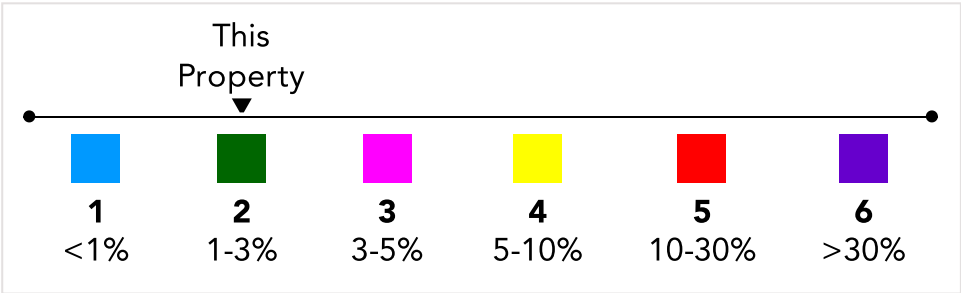
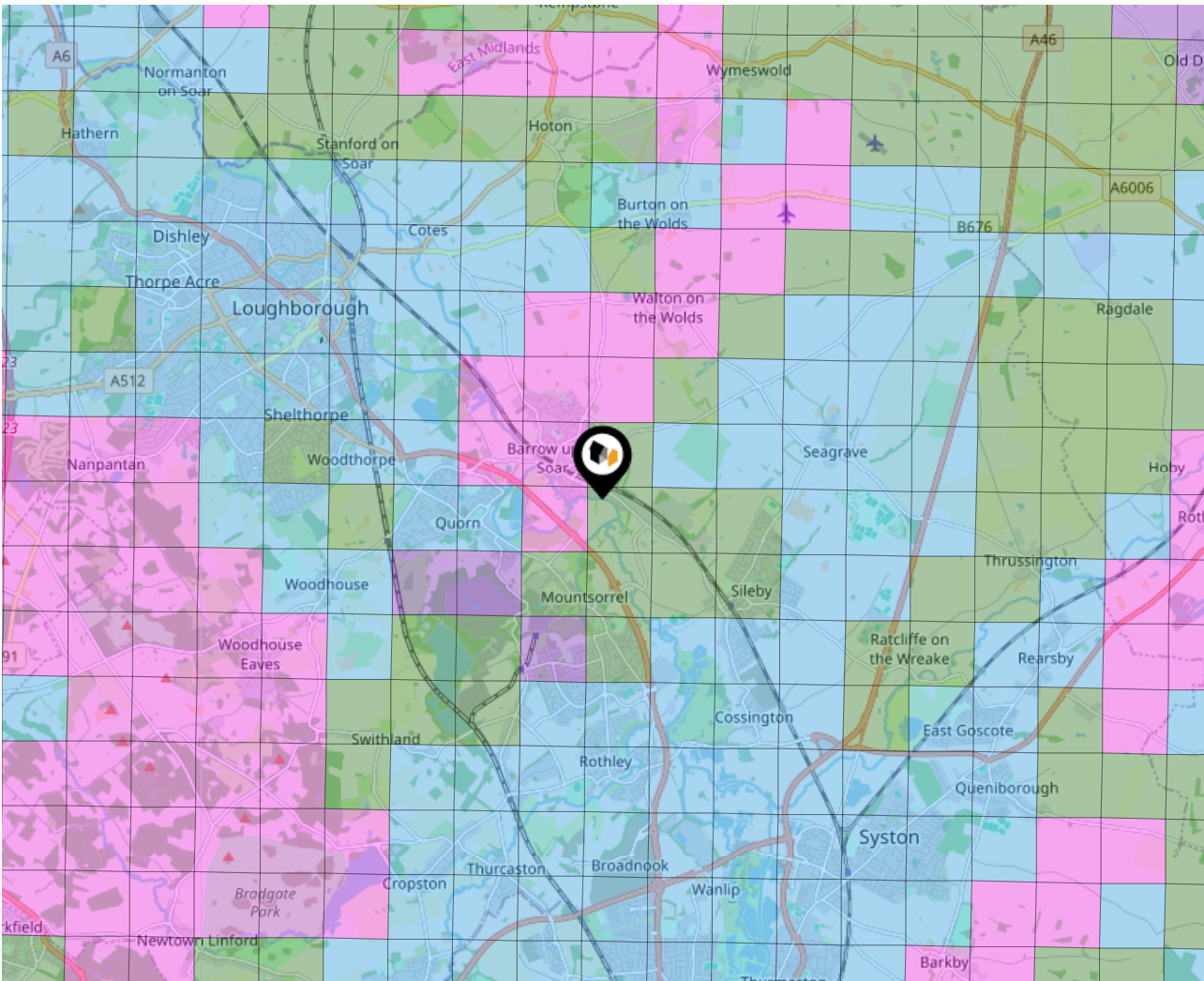
Loughborough Southfields Ward

10

The Wolds Ward

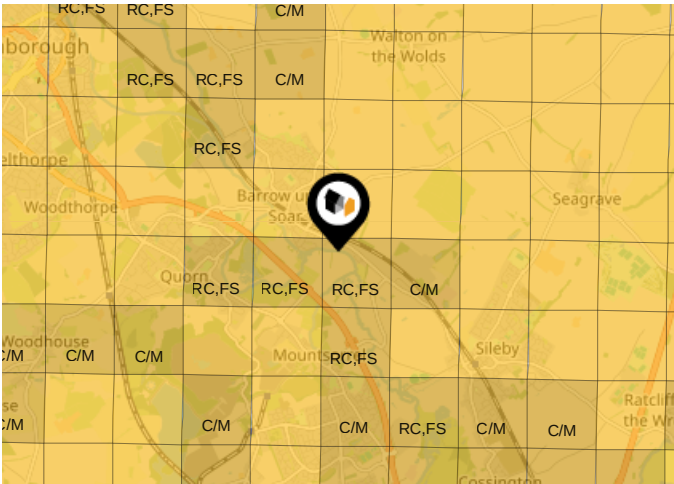
What is Radon?

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		

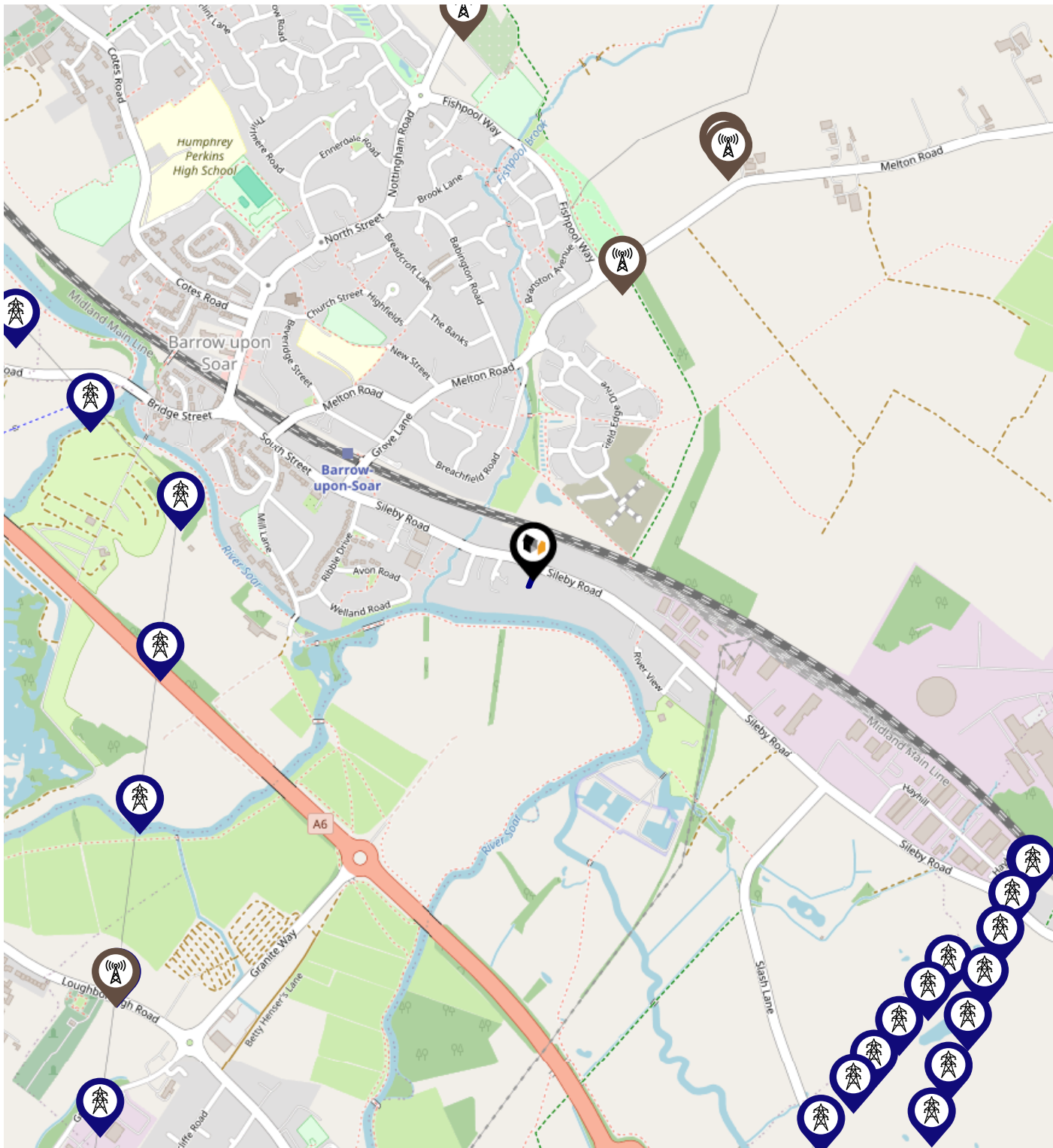


Primary Classifications (Most Common Clay Types)

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

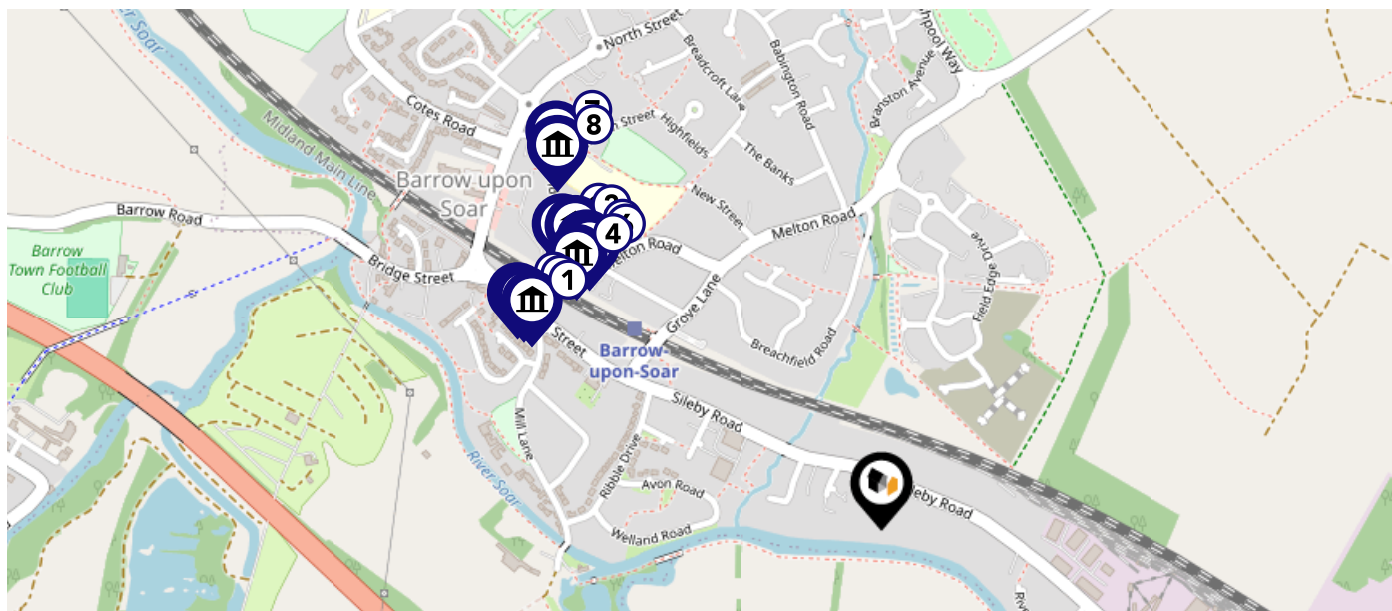
Masts & Pylons



Key:

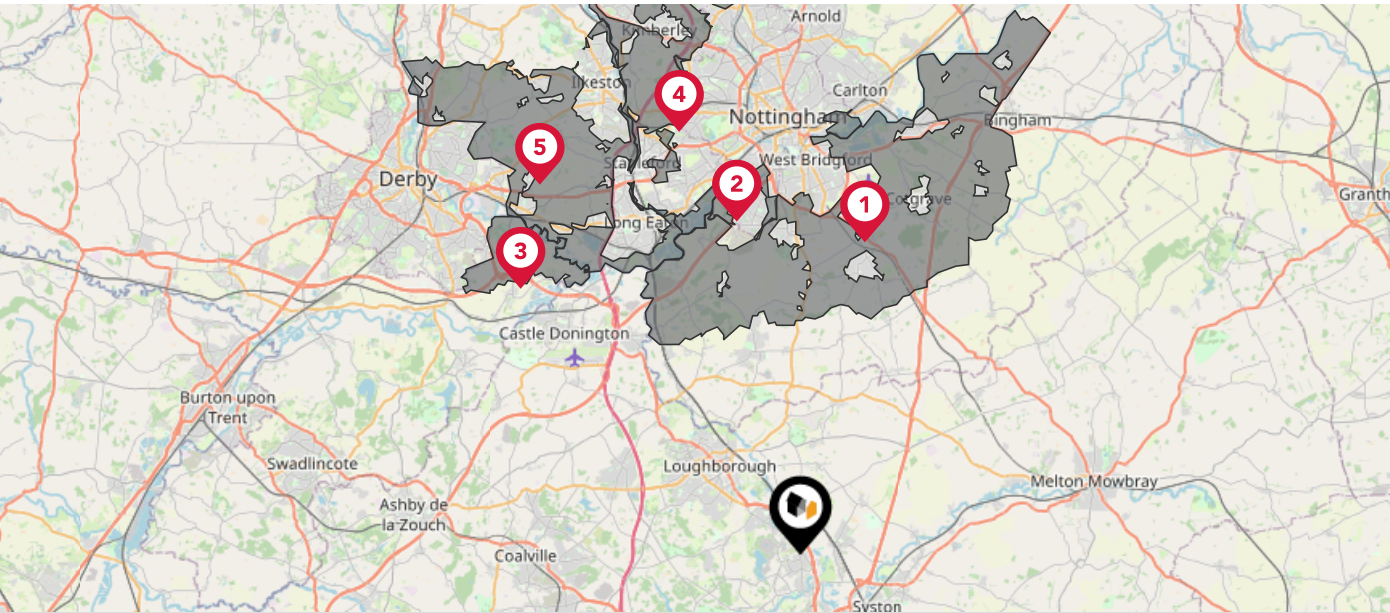
-  Power Pylons
-  Communication Masts

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

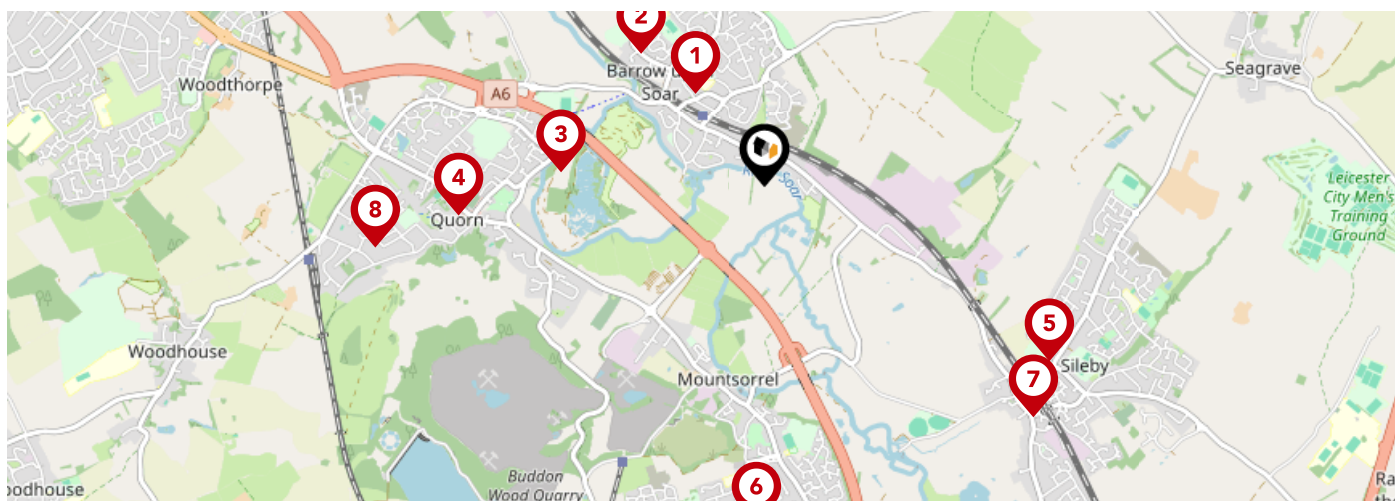


Listed Buildings in the local district		Grade	Distance
	1224927 - 2, Melton Road	Grade II	0.4 miles
	1074584 - Number 47 With Garden Wall And Attached Gazedo To Rear	Grade II	0.4 miles
	1074585 - 49 And 49a, Beveridge Street	Grade II	0.4 miles
	1392758 - Barrow Upon Soar War Memorial	Grade II	0.4 miles
	1074593 - 1, Melton Road	Grade II	0.4 miles
	1074586 - 51, Beveridge Street	Grade II	0.4 miles
	1361116 - Churchyard, Memorial To John Storer Beaumont Et Al, Circa 10 Yards South East Of South Porch	Grade II	0.5 miles
	1074591 - The Round House	Grade II	0.5 miles
	1177544 - 7 And 9, South Street	Grade II	0.5 miles
	1074583 - 22-24, Beveridge Street	Grade II	0.5 miles

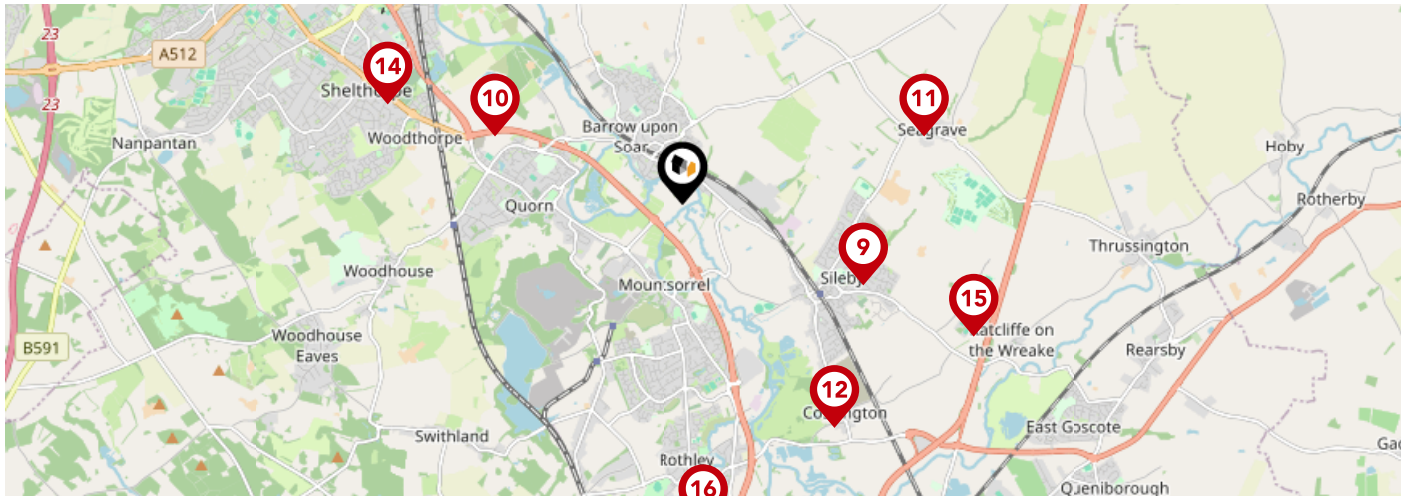
This map displays nearby areas that have been designated as Green Belt...



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



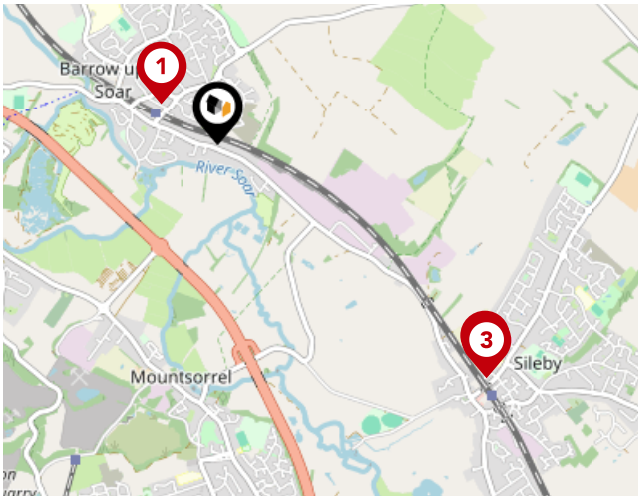
		Nursery	Primary	Secondary	College	Private
1	Barrow Hall Orchard Church of England Primary School Ofsted Rating: Good Pupils: 527 Distance:0.52	☐	☒	☐	☐	☐
2	Humphrey Perkins School Ofsted Rating: Good Pupils: 842 Distance:0.81	☐	☐	☒	☐	☐
3	Quorn Hall School Ofsted Rating: Requires improvement Pupils: 76 Distance:0.91	☐	☐	☒	☐	☐
4	Rawlins Ofsted Rating: Requires improvement Pupils: 1566 Distance:1.38	☐	☐	☒	☐	☐
5	Homefield College Ofsted Rating: Good Pupils:0 Distance:1.5	☐	☐	☒	☐	☐
6	Christ Church & Saint Peter's Cofe Primary School Ofsted Rating: Good Pupils: 403 Distance:1.52	☐	☒	☐	☐	☐
7	Sileby Redlands Community Primary School Ofsted Rating: Good Pupils: 374 Distance:1.59	☐	☒	☐	☐	☐
8	St Bartholomew's Church of England Primary School Ofsted Rating: Good Pupils: 505 Distance:1.77	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Highgate Primary School Ofsted Rating: Good Pupils: 214 Distance: 1.79	☐	☒	☐	☐	☐
	Woodside Lodge Outdoor Learning Centre Ofsted Rating: Good Pupils: 43 Distance: 1.79	☐	☐	☒	☐	☐
	Seagrave Village Primary School Ofsted Rating: Good Pupils: 97 Distance: 2.25	☐	☒	☐	☐	☐
	Cossington Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance: 2.43	☐	☒	☐	☐	☐
	Burton-on-the-Wolds Primary School Ofsted Rating: Outstanding Pupils: 196 Distance: 2.48	☐	☒	☐	☐	☐
	Beacon Academy Ofsted Rating: Good Pupils: 333 Distance: 2.79	☐	☒	☐	☐	☐
	Ratcliffe College Ofsted Rating: Not Rated Pupils: 917 Distance: 2.88	☐	☐	☒	☐	☐
	Rothley Church of England Primary School Ofsted Rating: Good Pupils: 511 Distance: 2.9	☐	☒	☐	☐	☐

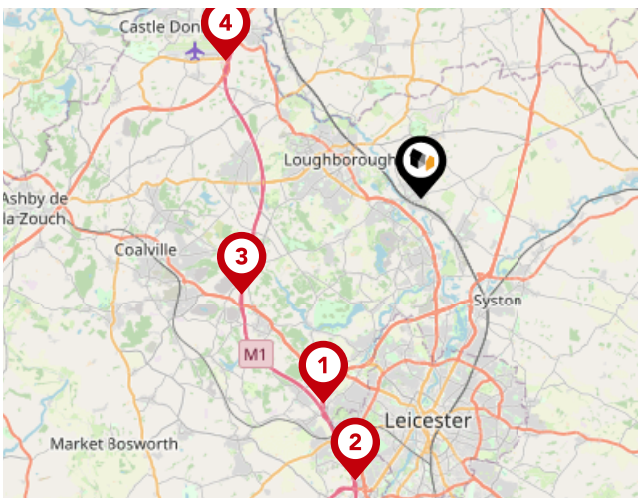
Area

Transport (National)



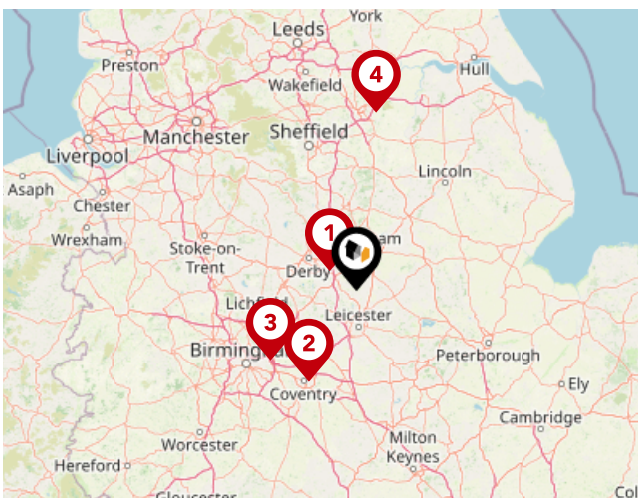
National Rail Stations

Pin	Name	Distance
1	Barrow upon Soar Rail Station	0.31 miles
2	Sileby Rail Station	1.58 miles
3	Sileby Rail Station	1.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21A	8.13 miles
2	M1 J21	10.39 miles
3	M1 J22	7.28 miles
4	M1 J23A	8.55 miles
5	M1 J24	9.37 miles



Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	9.69 miles
2	Baginton	29.78 miles
3	Birmingham Airport	32.13 miles
4	Finningley	51.05 miles

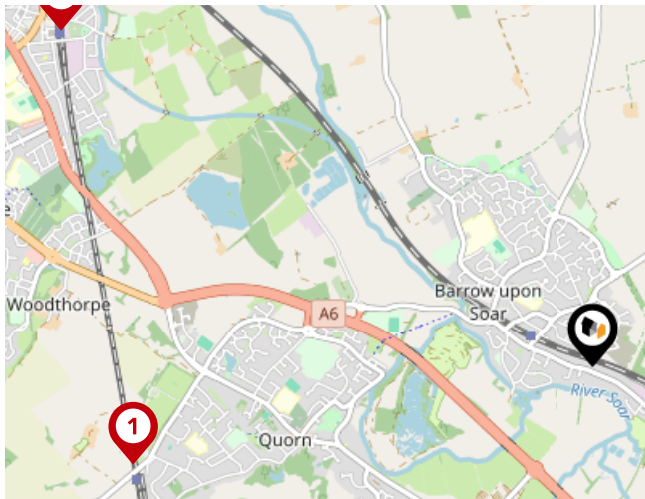
Area

Transport (Local)



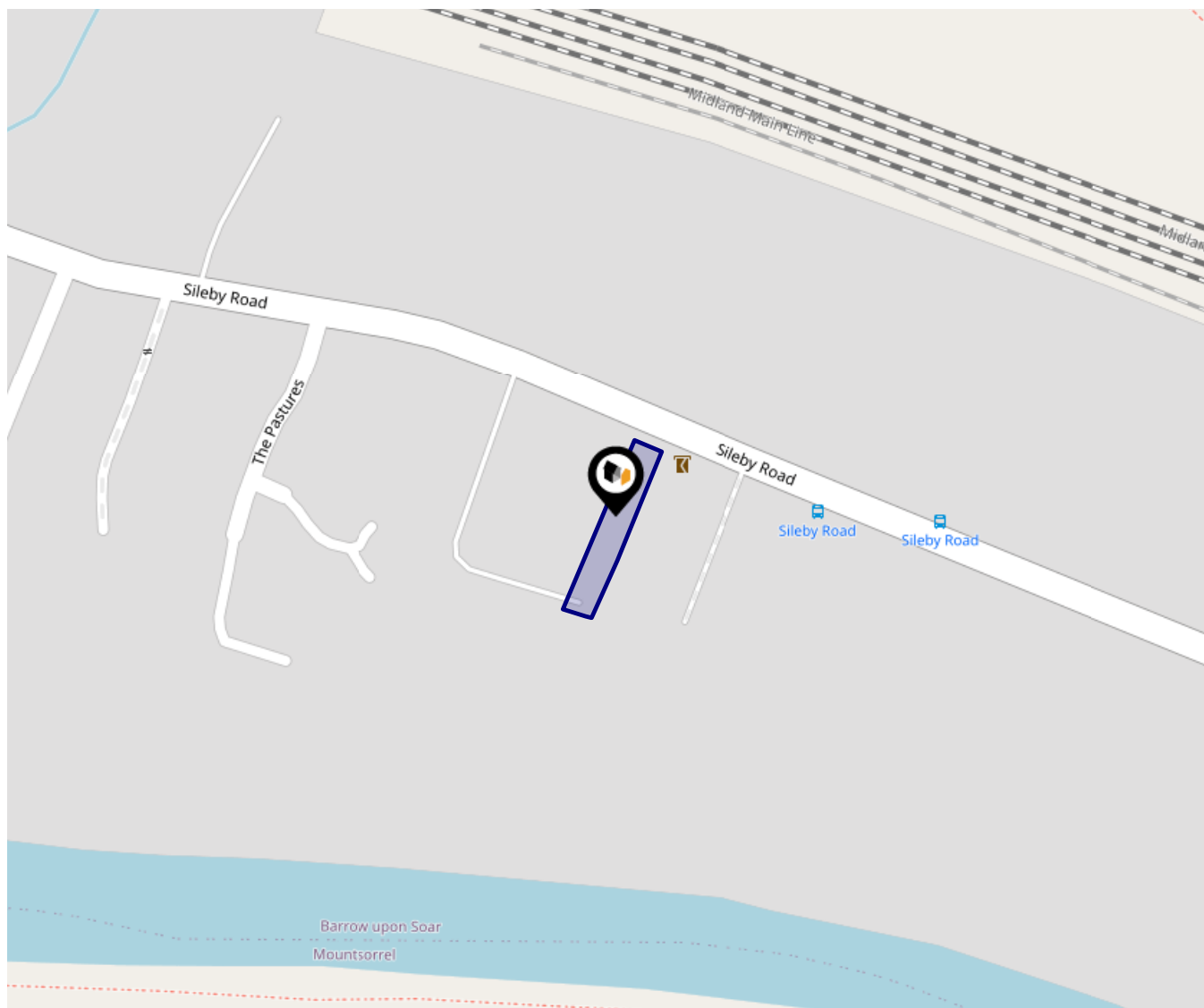
Bus Stops/Stations

Pin	Name	Distance
1	The Pastures	0.05 miles
2	European Leisure	0.16 miles
3	Huston Close	0.2 miles
4	Huston Close	0.23 miles
5	Rail Station	0.29 miles



Local Connections

Pin	Name	Distance
1	Quorn & Woodhouse (Great Central Railway)	2.11 miles
2	Loughborough Central (Great Central Railway)	2.82 miles
3	Loughborough Central (Great Central Railway)	2.85 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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