

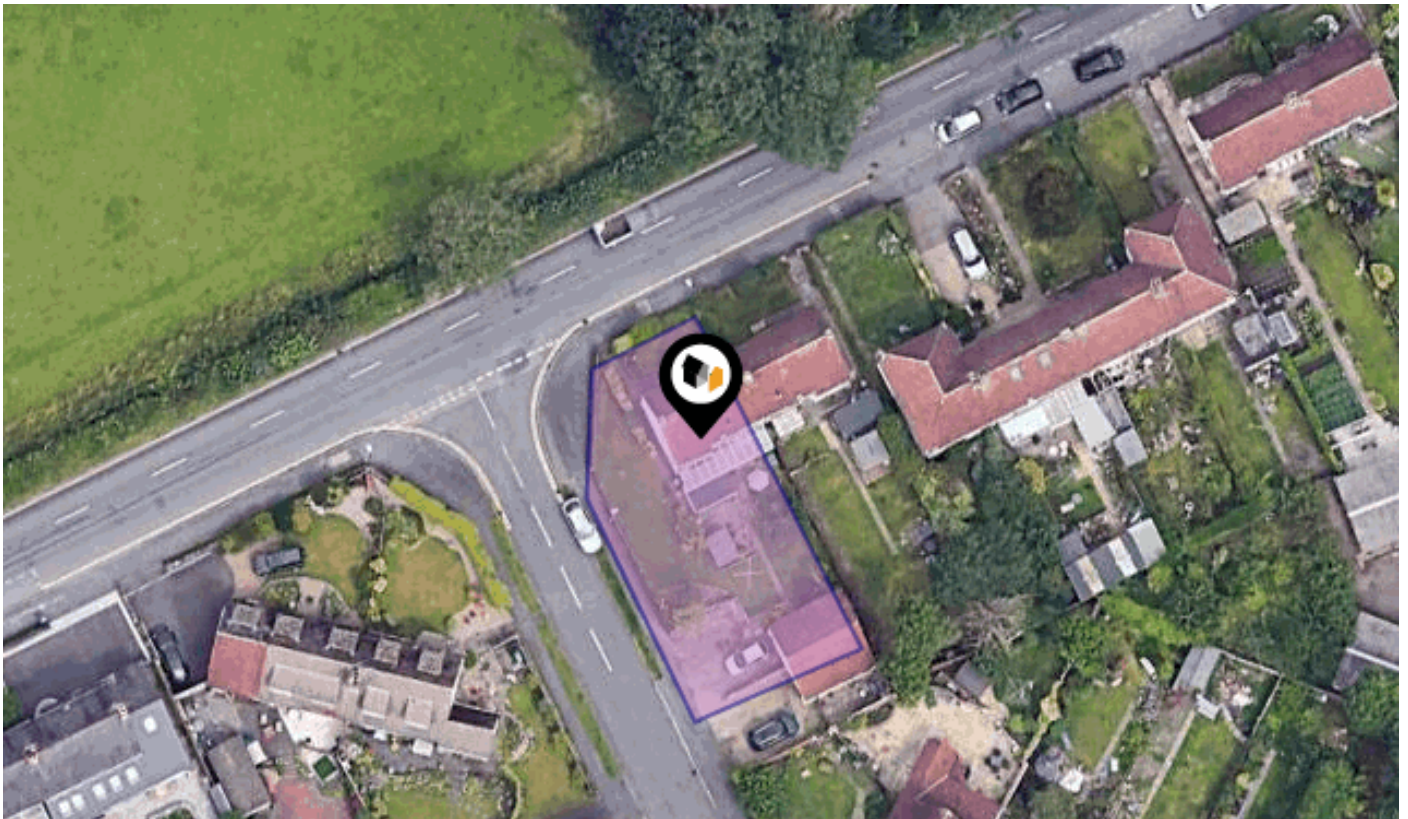


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 11th July 2025



**BEACON ROAD, WOODHOUSE EAVES, 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: | 3 | | |
| Plot Area: | 0.11 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,069 | | |
| Title Number: | LT170532 | | |

Local Area

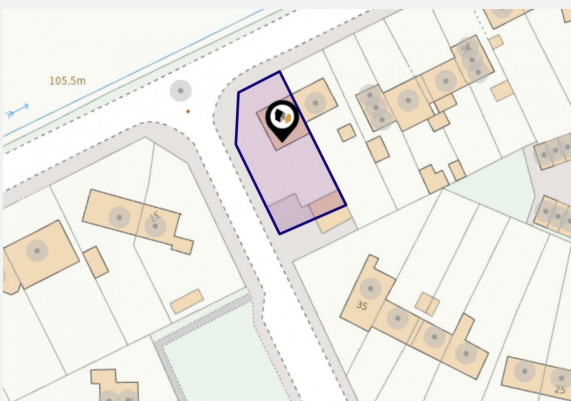
| | | | | |
|--------------------|----------------|---|---|---|
| Local Authority: | Leicestershire | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| ● Rivers & Seas | Very low | 18 mb/s | 76 mb/s | - mb/s |
| ● Surface Water | Very low |  |  |  |

Satellite/Fibre TV Availability:





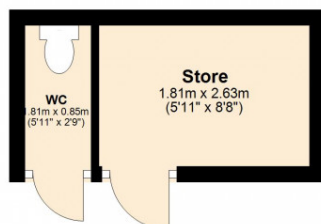




BEACON ROAD, WOODHOUSE EAVES, LOUGHBOROUGH, LE12

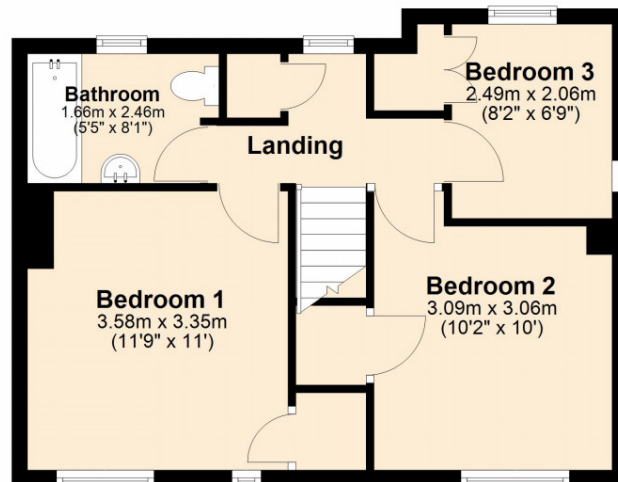
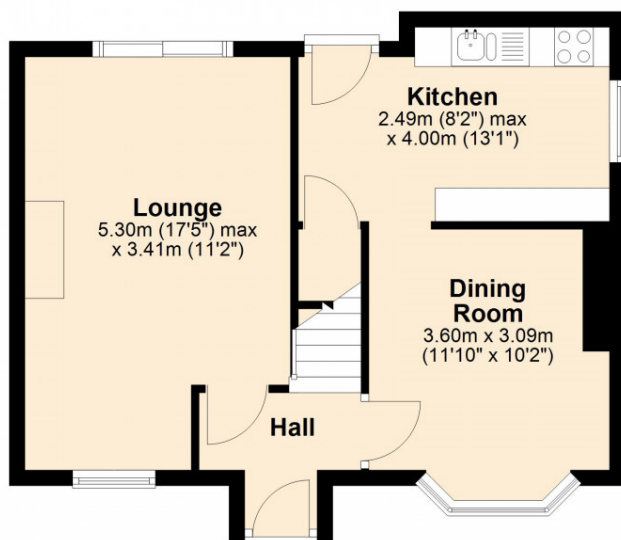
Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 85.2 sq. metres (917.1 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 landing airing cupboard

Water Supply

Mains water supply

Drainage

Mains drainage

Planning records for: **9 Beacon Road, Woodhouse Eaves, Leicestershire, LE12 8RN**

| Reference - P/23/0103/2 | |
|-------------------------|--|
| Decision: | Decided: GRANT CONDITIONALLY |
| Date: | 23rd January 2023 |
| Description: | Erection of single storey extension to rear of dwelling. |

| Reference - Charnwood/P/03/2082/2 | |
|-----------------------------------|---|
| Decision: | Decided |
| Date: | 02nd July 2003 |
| Description: | Proposed installation of replacement windows. |

Planning records for: **Wheelwright Cottage 13 Beacon Road Woodhouse Eaves Leicestershire LE12 8RN**

| Reference - P/19/1386/2 | |
|-------------------------|--|
| Decision: | Decided: GRANT CONDITIONALLY |
| Date: | 01st July 2019 |
| Description: | Retention of replacement front porch to dwelling following demolition of existing porch. |

| Reference - Charnwood/P/17/1135/2 | |
|-----------------------------------|---|
| Decision: | Decided |
| Date: | 02nd June 2017 |
| Description: | Remove chimney stack to rear of dwelling. |

Planning records for: *Wheelwright Cottage 13 Beacon Road Woodhouse Eaves Leicestershire LE12 8RN*

| Reference - Charnwood/P/17/1629/2 | |
|-----------------------------------|---|
| Decision: | Decided |
| Date: | 07th August 2017 |
| Description: | Felling of 1 Holly tree (Conservation Area Notice). |

Planning records for: *17 Beacon Road Woodhouse Eaves Leicestershire LE12 8RN*

| Reference - P/24/0529/2 | |
|-------------------------|--|
| Decision: | FINAL DECISION |
| Date: | 27th March 2024 |
| Description: | Erection of single storey rear extension and replacement of existing windows, following demolition of outhouse and entrance porch to dwelling. |

Planning records for: *19 Beacon Road, Woodhouse Eaves, Leicestershire, LE12 8RN*

| Reference - P/18/1821/2 | |
|-------------------------|--|
| Decision: | Decided: DO NOT MAKE A TREE PRESERVATION ORDER |
| Date: | 30th August 2018 |
| Description: | Raise crown of 1x sycamore and 1x ash, pollarding of 1x maple and reduction of 1x magnolia by 20% (Conservation Area Notice) |

| Reference - Charnwood/P/07/0677/2 | |
|-----------------------------------|--|
| Decision: | Decided |
| Date: | 05th March 2007 |
| Description: | Removal of lower branches of 1 Ash tree. |

Planning records for: **19 Beacon Road Woodhouse Eaves Leicestershire LE12 8RN**

| Reference - Charnwood/P/10/2109/2 |
|---|
| Decision: Decided |
| Date: 07th October 2010 |
| Description: Felling of two Conifer trees and reshaping of one Ash tree (Conservation Area Notice) |
| Reference - Charnwood/P/18/1821/2 |
| Decision: Decided |
| Date: 30th August 2018 |
| Description: Raise crown of 1x sycamore and 1x ash, pollarding of 1x maple and reduction of 1x magnolia by 20% (Conservation Area Notice) |
| Reference - P/21/1472/2 |
| Decision: Decided: DO NOT MAKE A TREE PRESERVATION ORDER |
| Date: 28th June 2021 |
| Description: T1 (Sycamore) - To remove |
| Reference - Charnwood/P/16/0258/2 |
| Decision: Decided |
| Date: 03rd February 2016 |
| Description: Felling of 1 conifer. (Conservation Area) |

Planning records for: **Breakback House 22 Beacon Road WOODHOUSE EAVES LE12 8RN**

| Reference - Charnwood/P/18/0613/2 |
|--|
| <p>Decision: Decided</p> |
| <p>Date: 19th March 2018</p> |
| <p>Description: Felling of 4 x Poplar trees - Conservation Area Notice</p> |
| Reference - P/18/0615/2 |
| <p>Decision: FINAL DECISION</p> |
| <p>Date: 19th March 2018</p> |
| <p>Description: Crown reduction to approximately 12 feet high & 6 feet wide of 1 x Conifer tree (C1) and Crown reduction to approximately 30 feet high and 20 feet wide to 3 x Cherry trees (Ch 1-3) - Conservation Area Notice</p> |
| Reference - P/18/0927/2 |
| <p>Decision: Decided: GRANT CONDITIONALLY</p> |
| <p>Date: 30th April 2018</p> |
| <p>Description: Erection of single storey extension to side of dwelling.</p> |
| Reference - Charnwood/P/08/2352/2 |
| <p>Decision: Decided</p> |
| <p>Date: 22nd August 2008</p> |
| <p>Description: Felling of 1 Ash tree and 1 Silver Birch tree.</p> |

Planning records for: **22 Beacon Road, Woodhouse Eaves, Loughborough, LE12 8RN**

| Reference - Charnwood/P/08/3110/2 | |
|-----------------------------------|---|
| Decision: | Decided |
| Date: | 03rd December 2008 |
| Description: | Erection of first floor extensions to side of dwelling, dormer extensions to side and porch to front of dwelling. |

| Reference - Charnwood/P/16/2476/2 | |
|-----------------------------------|--|
| Decision: | Decided |
| Date: | 01st November 2016 |
| Description: | Felling of 2 conifers. (Conservation Area) |

| Reference - Charnwood/P/14/0479/2 | |
|-----------------------------------|--|
| Decision: | Decided |
| Date: | 12th March 2014 |
| Description: | Remove 1 branch and lower overhanging branch of 1 Ash tree (Conservation Area Notice). |

| Reference - Charnwood/P/18/0927/2 | |
|-----------------------------------|--|
| Decision: | Decided |
| Date: | 30th April 2018 |
| Description: | Erection of single storey extension to side of dwelling. |

Planning records for: **Breakback House 22 Beacon Road WOODHOUSE EAVES LE12 8RN**

| Reference - Charnwood/P/18/0615/2 |
|--|
| Decision: Decided |
| Date: 19th March 2018 |
| Description: Crown reduction to approximately 12 feet high & 6 feet wide of 1 x Conifer tree (C1) and Crown reduction to approximately 30 feet high and 20 feet wide to 3 x Cherry trees (Ch 1-3) - Conservation Area Notice |
| Reference - P/18/0613/2 |
| Decision: FINAL DECISION |
| Date: 19th March 2018 |
| Description: Felling of 4 x Poplar trees - Conservation Area Notice |
| Reference - Charnwood/P/08/0752/2 |
| Decision: Decided |
| Date: 11th March 2008 |
| Description: (Enquiry) Erection of a satellite dish |
| Reference - Charnwood/P/04/0586/2 |
| Decision: Decided |
| Date: 18th February 2004 |
| Description: Removal of 1 Birch, 5 Ash, 1 Oak & 2 Holly trees, pruning of 4 Ash trees, topping and pruning of 1 Field Maple tree and cleaning stems from various trees. (Conservation Area Notice) |

Planning records for: *Breakback House 22 Beacon Road Woodhouse Eaves LE12 8RN*

| Reference - P/21/1320/2 | |
|-------------------------|--|
| Decision: | Decided: DO NOT MAKE A TREE PRESERVATION ORDER |
| Date: | 08th June 2021 |
| Description: | To fell 1no Ash Tree |

Planning records for: *The Old Mill House, 24 Beacon Road, Woodhouse Eaves, Loughborough, LE12 8RN*

| Reference - Charnwood/P/09/0826/2 | |
|-----------------------------------|--|
| Decision: | Decided |
| Date: | 24th April 2009 |
| Description: | Felling of 1 Holly tree and 1 Plum tree. |

| Reference - Charnwood/P/04/0587/2 | |
|-----------------------------------|--|
| Decision: | Decided |
| Date: | 18th February 2004 |
| Description: | Removal of 1 Sycamore & 20 Cypress trees, pruning of 1 Sycamore & 1 Holly trees and topping and pruning of 4 Sycamore trees. |

| Reference - P/20/1989/2 | |
|-------------------------|---------------------------|
| Decision: | FINAL DECISION |
| Date: | 29th October 2020 |
| Description: | Fell sycamore and conifer |

Planning records for: *The Old Mill House 24 Beacon Road WOODHOUSE EAVES LE12 8RN*

| Reference - Charnwood/P/18/0594/2 | |
|-----------------------------------|---|
| Decision: | Decided |
| Date: | 15th March 2018 |
| Description: | Pollard 1no weeping willow tree 10m from front of house. (Conservation Area Notice) |

| Reference - Charnwood/P/09/1279/2 | |
|-----------------------------------|--|
| Decision: | Decided |
| Date: | 02nd July 2009 |
| Description: | Felling of 5 Sycamore trees and 1 Willow tree. |

| Reference - P/18/0594/2 | |
|-------------------------|---|
| Decision: | FINAL DECISION |
| Date: | 15th March 2018 |
| Description: | Pollard 1no weeping willow tree 10m from front of house. (Conservation Area Notice) |

Planning records for: *29 Beacon Road, Woodhouse Eaves, Leicestershire, LE12 8RN*

| Reference - Charnwood/P/08/2765/2 | |
|-----------------------------------|--|
| Decision: | Decided |
| Date: | 14th October 2008 |
| Description: | (ENQUIRY) Installation of roof lights. |

Planning records for: **33 Beacon Road, Woodhouse Eaves, Leicestershire, LE12 8RN**

| Reference - P/25/0899/2 | |
|-------------------------|--|
| Decision: | REGISTERED: Under Consultation |
| Date: | 24th April 2025 |
| Description: | Drive way to the front of the property |

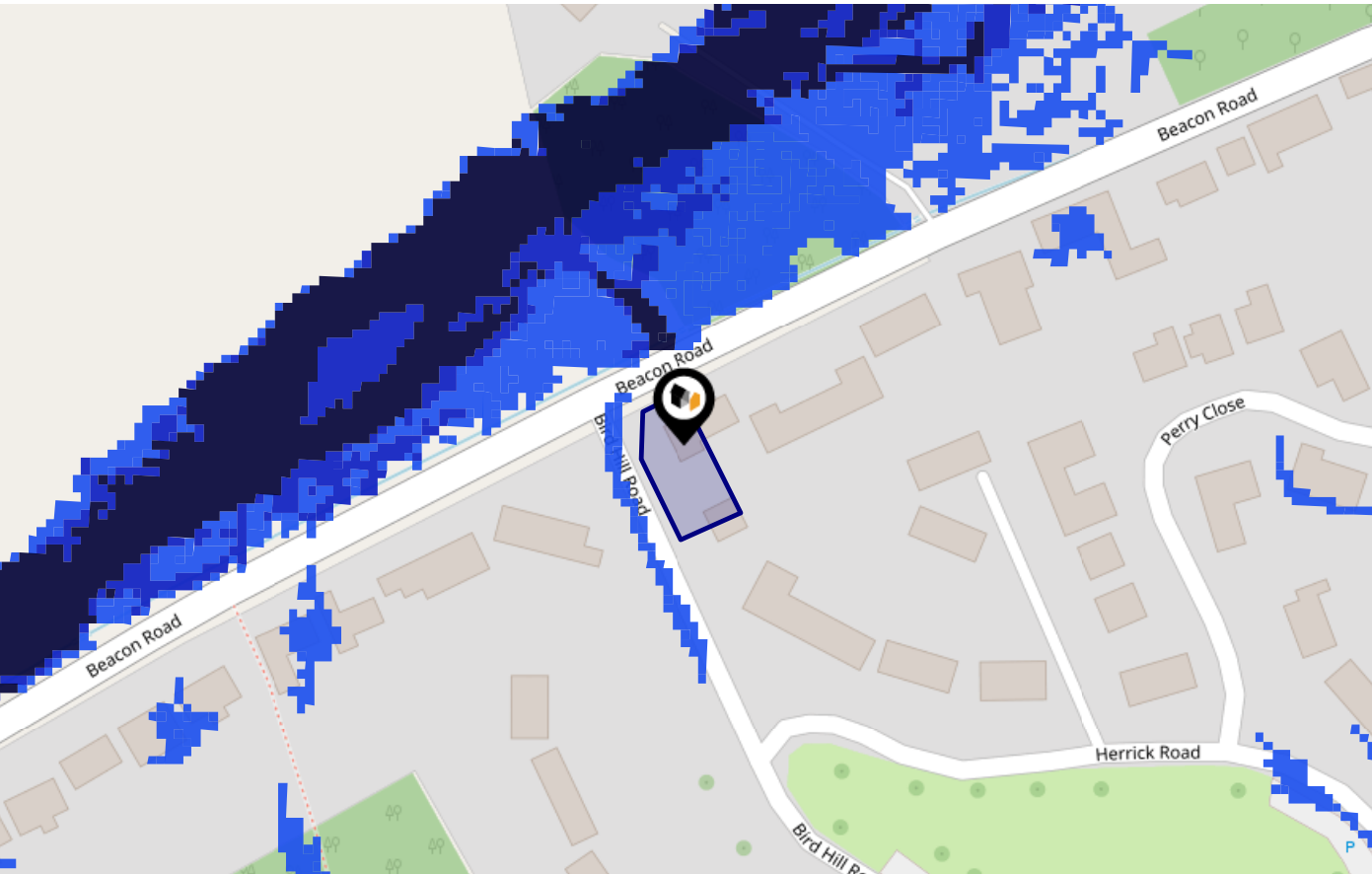
Planning records for: **41 Beacon Road Woodhouse Eaves Leicestershire LE12 8RN**

| Reference - Charnwood/P/16/1236/2 | |
|-----------------------------------|---|
| Decision: | Decided |
| Date: | 31st May 2016 |
| Description: | Erection of a single storey rear extension to 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**

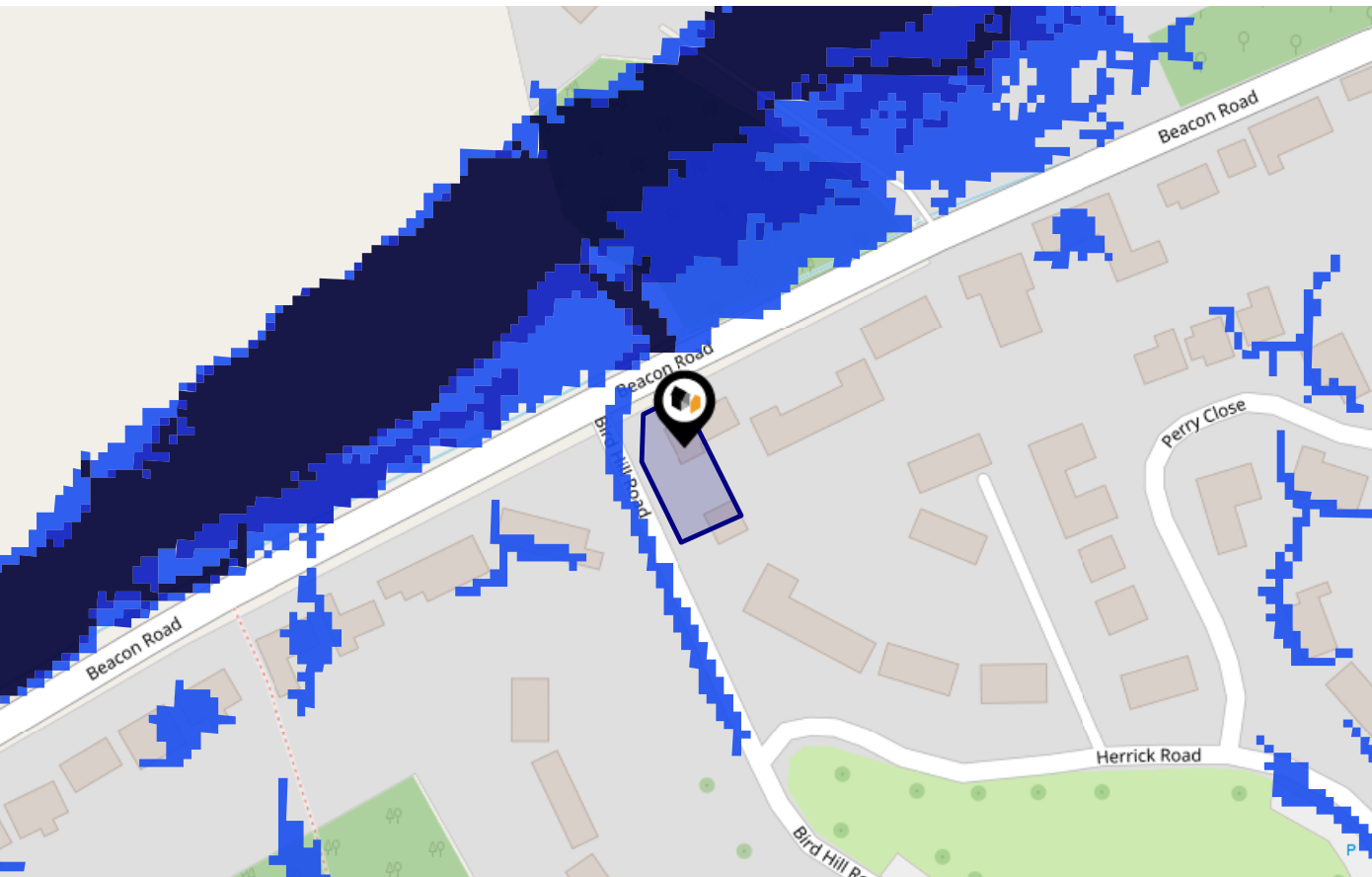
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

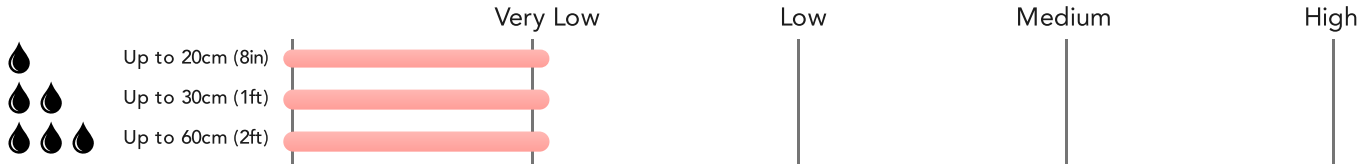


Risk Rating: Very low

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.

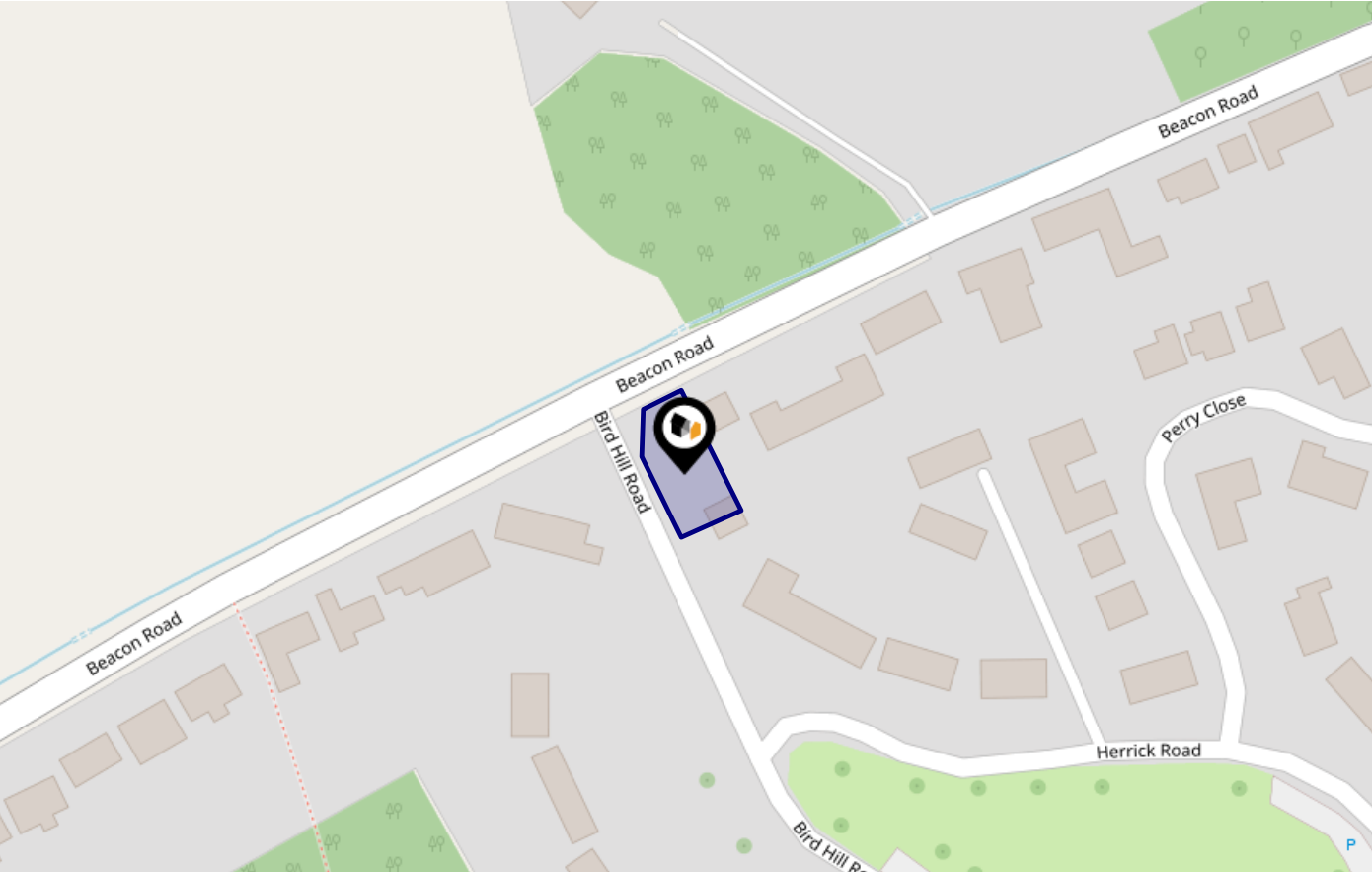
Chance of flooding to the following depths at this property:



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.

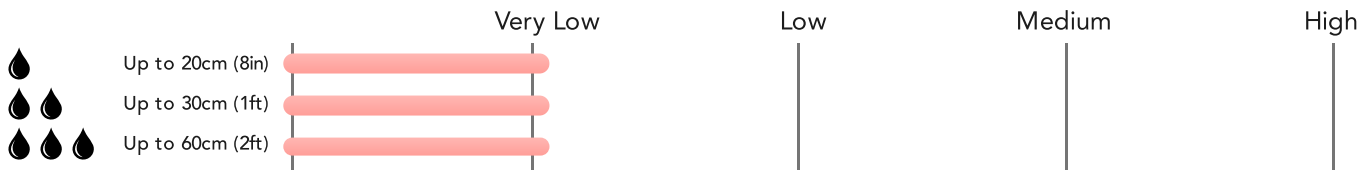


Risk Rating: Very low

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.

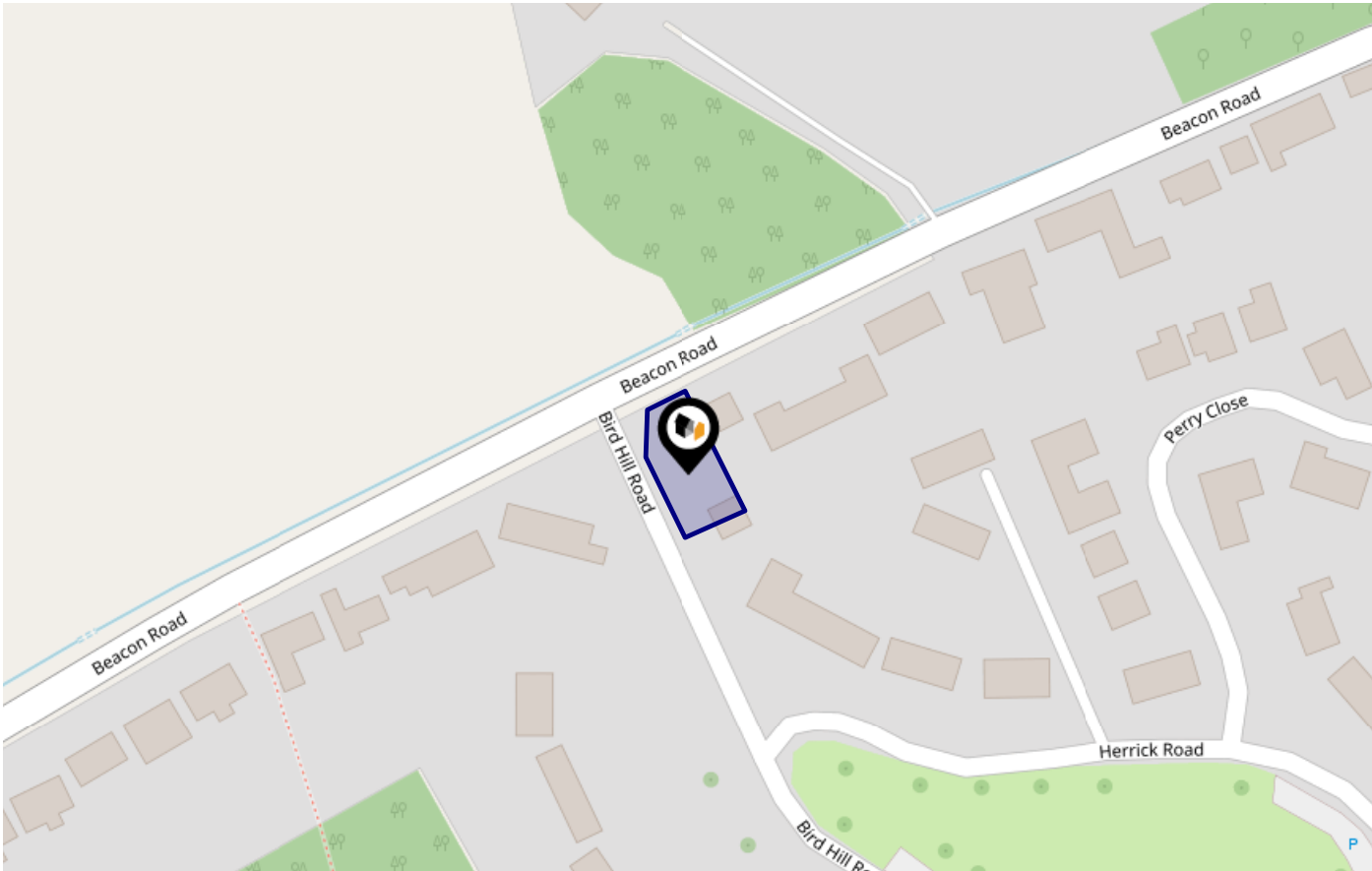
Chance of flooding to the following depths at this property:



Flood Risk

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.

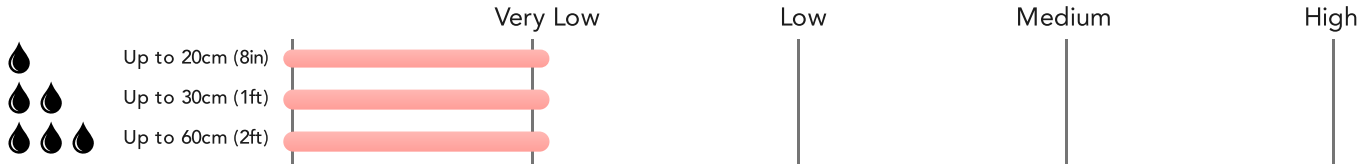


Risk Rating: Very low

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.
- 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.

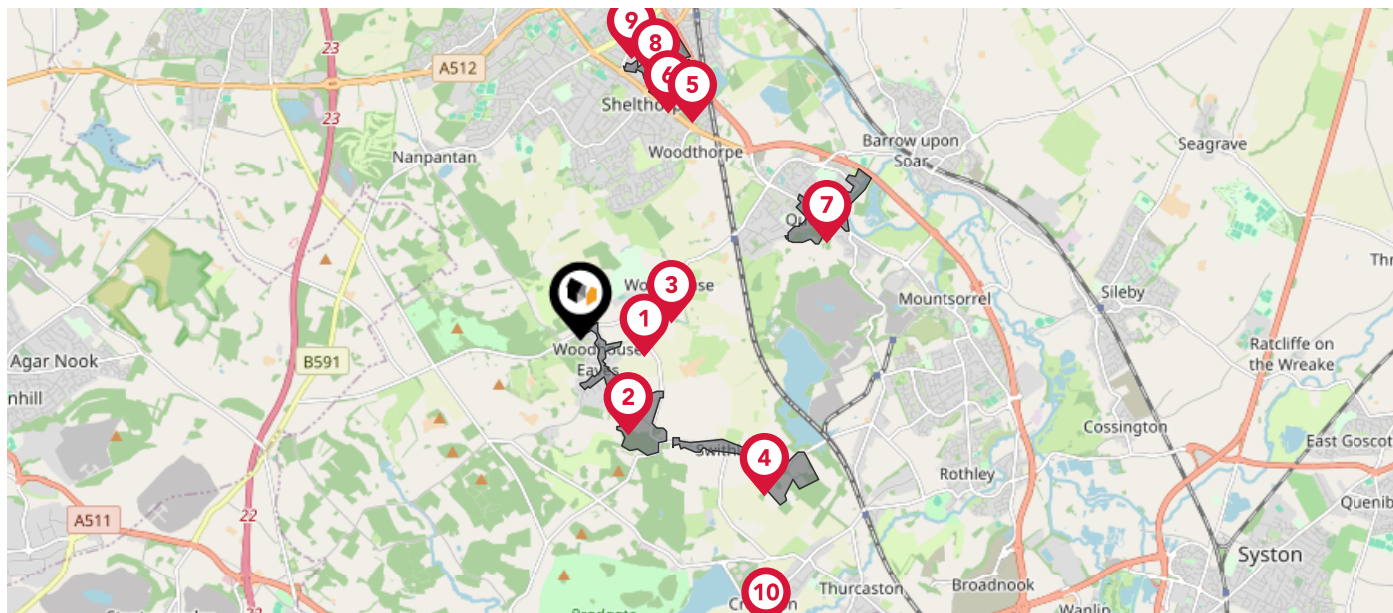
Chance of flooding to the following depths at this property:



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.



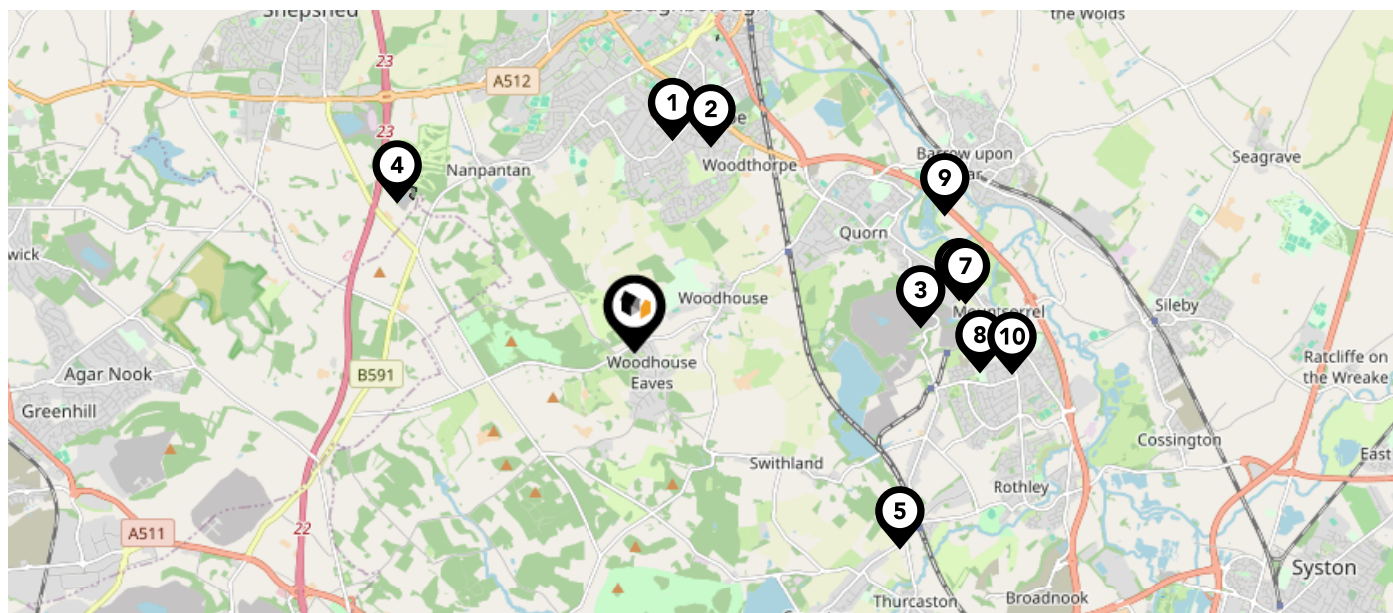
Nearby Conservation Areas

- 1 Woodhouse School Lane
- 2 Woodhouse Eaves
- 3 Woodhouse Forest Road
- 4 Swithland
- 5 Loughborough Cemetery
- 6 Loughborough Shelthorpe
- 7 Quorn
- 8 Loughborough Victoria Street
- 9 Loughborough Emmanuel Church
- 10 Cropston

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 | EA/EPR/FP3993CY/S003 | Active Landfill | |
| 2 | Ling Road, Loughborough-Ling Road, Loughborough, Leicestershire | Historic Landfill | |
| 3 | Off Wood Lane-Wood Lane, Quorn, Mountsorrel, Charnwood, Leicestershire | Historic Landfill | |
| 4 | Longcliffe Quarry-Charnwood, Shepshed | Historic Landfill | |
| 5 | Sandfield Quarry-Station Road, Cropston, , Leicestershire | Historic Landfill | |
| 6 | Off Loughborough Road, Mountsorrel-Loughborough Road, Mountsorrel, Charnwood, Leicestershire | Historic Landfill | |
| 7 | Land off Betty Hensers Lane-Off Betty Hensers Lane, Mountsorrel, Charnwood, Leicestershire | Historic Landfill | |
| 8 | EA/EPR/HP3393CF/A001 | Active Landfill | |
| 9 | Proctors Park, Barrow-On-Soar-Proctors Park, Barrow-On-Soar, Leicestershire | Historic Landfill | |
| 10 | Land off The Green-Mountsorrel, Charnwood | Historic Landfill | |

This map displays nearby coal mine entrances and their classifications.



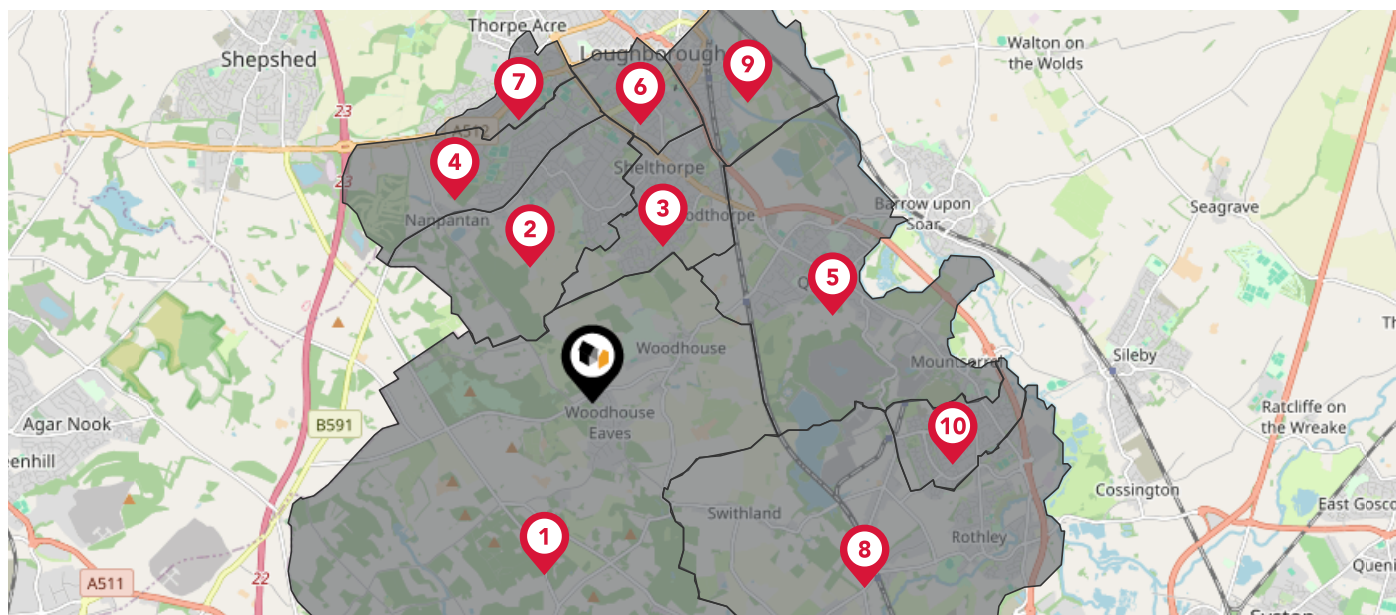
Mine Entry

- ✕ 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



Forest Bradgate Ward



Loughborough Outwoods Ward



Loughborough Shelthorpe Ward



Loughborough Nanpantan Ward



Quorn and Mountsorrel Castle Ward



Loughborough Southfields Ward



Loughborough Ashby Ward



Rothley and Thurstaston Ward



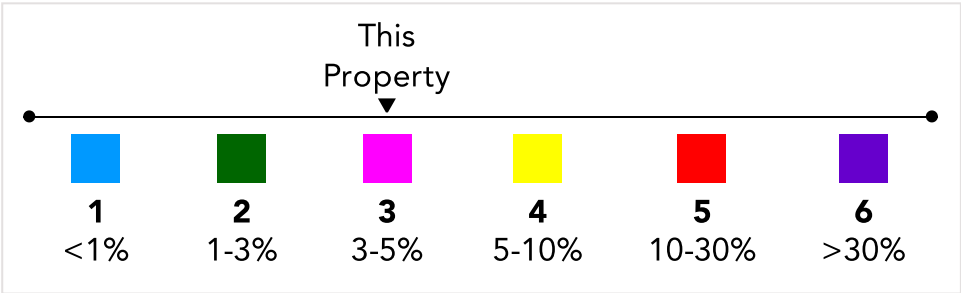
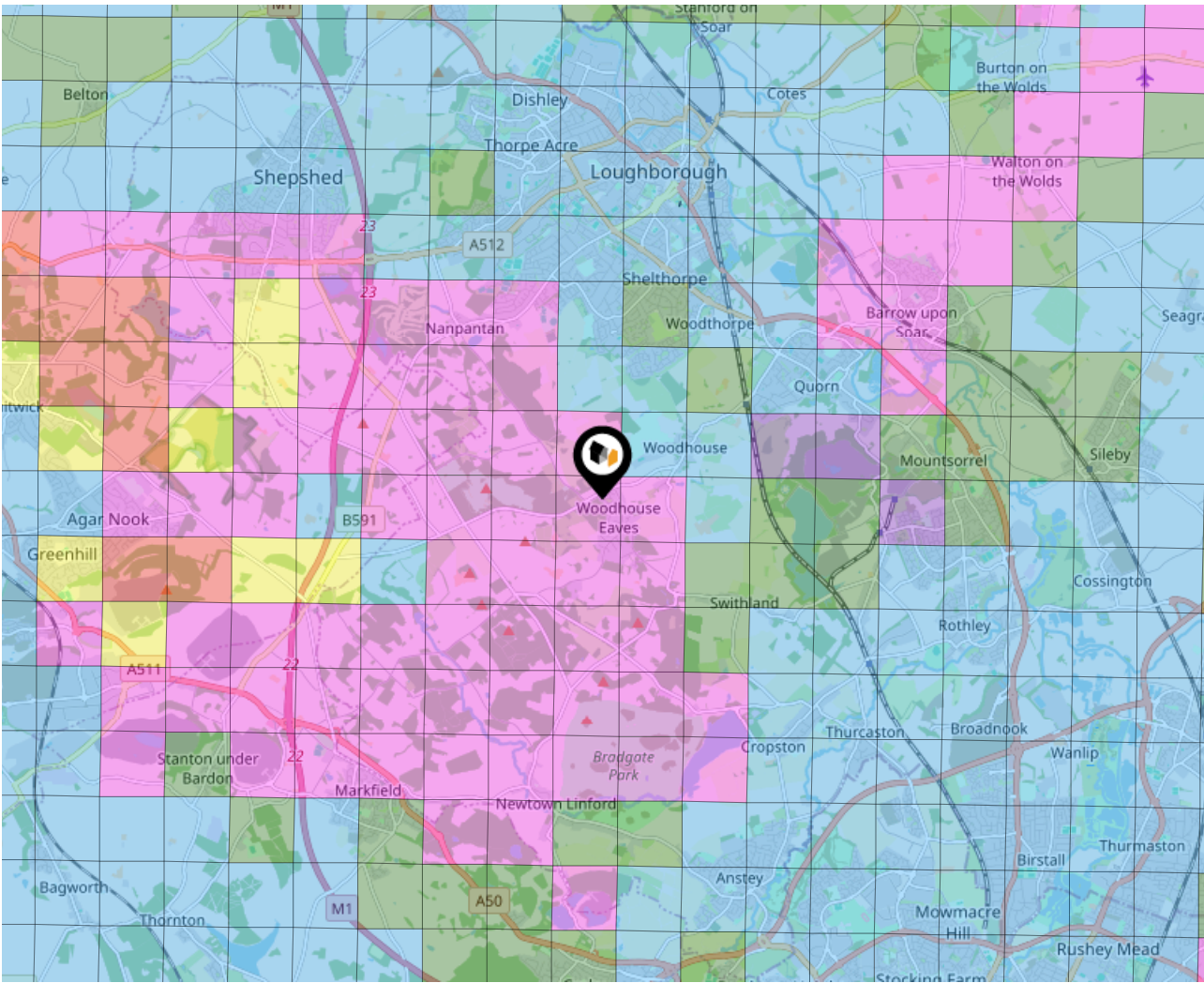
Loughborough Hastings Ward



Mountsorrel Ward

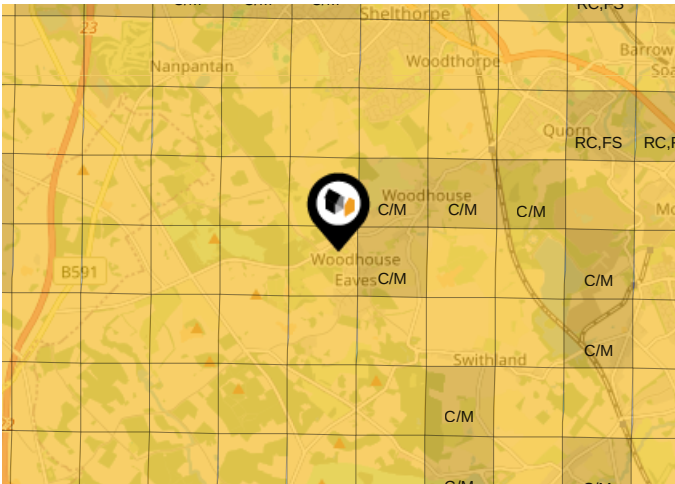
What is Radon?

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 | | |

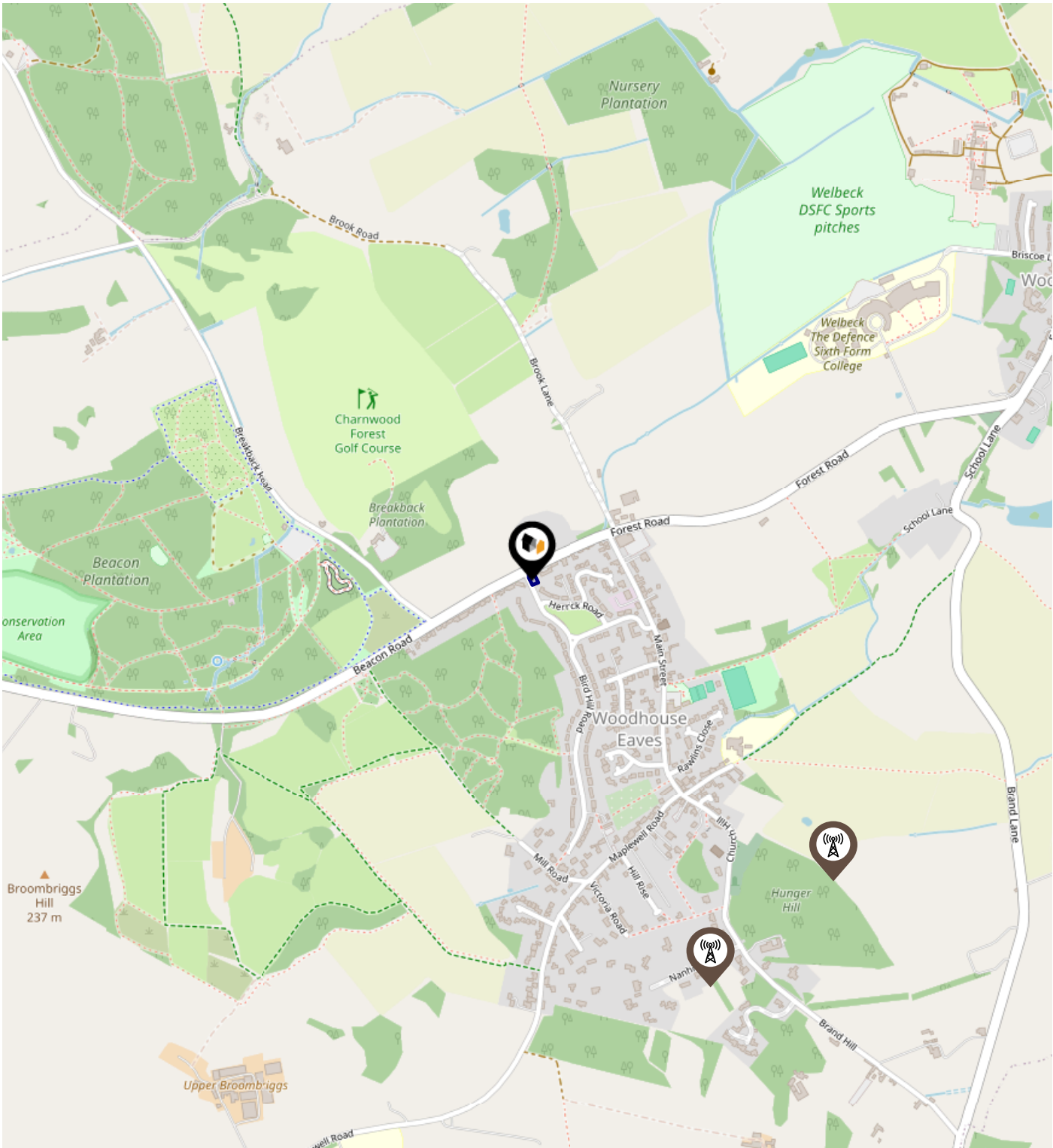


Primary Classifications (Most Common Clay Types)



| | |
|--------|--|
| 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



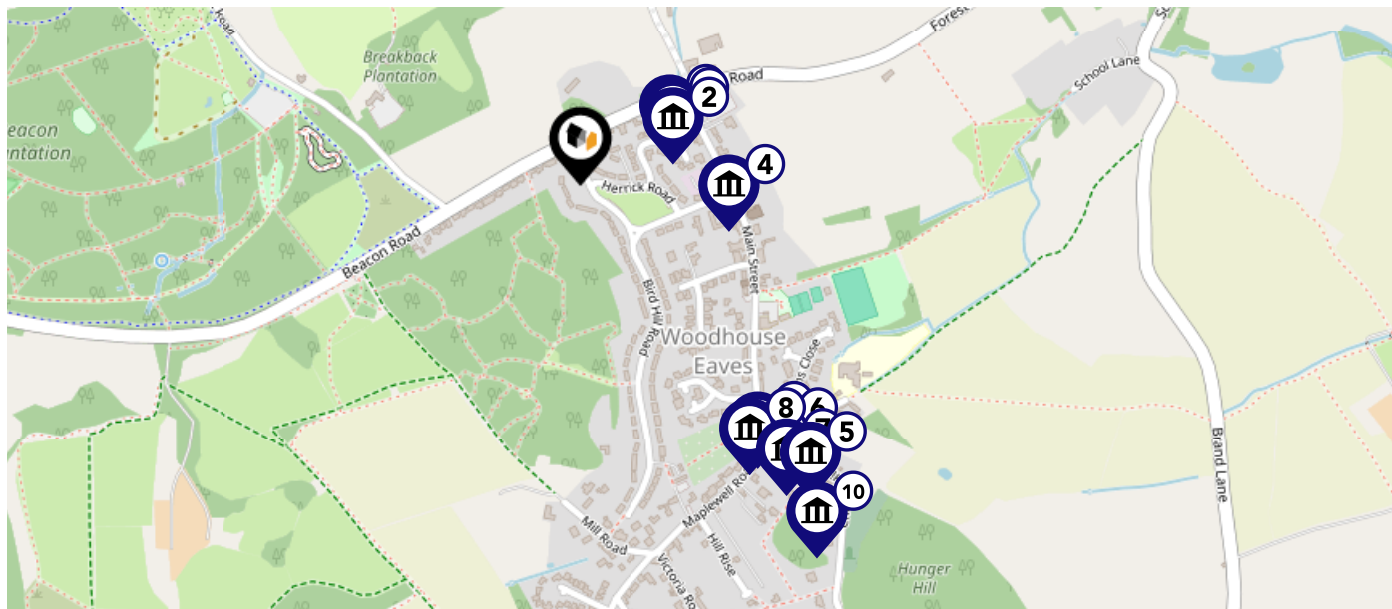
Key:











-  Power Pylons
-  Communication Masts

Maps

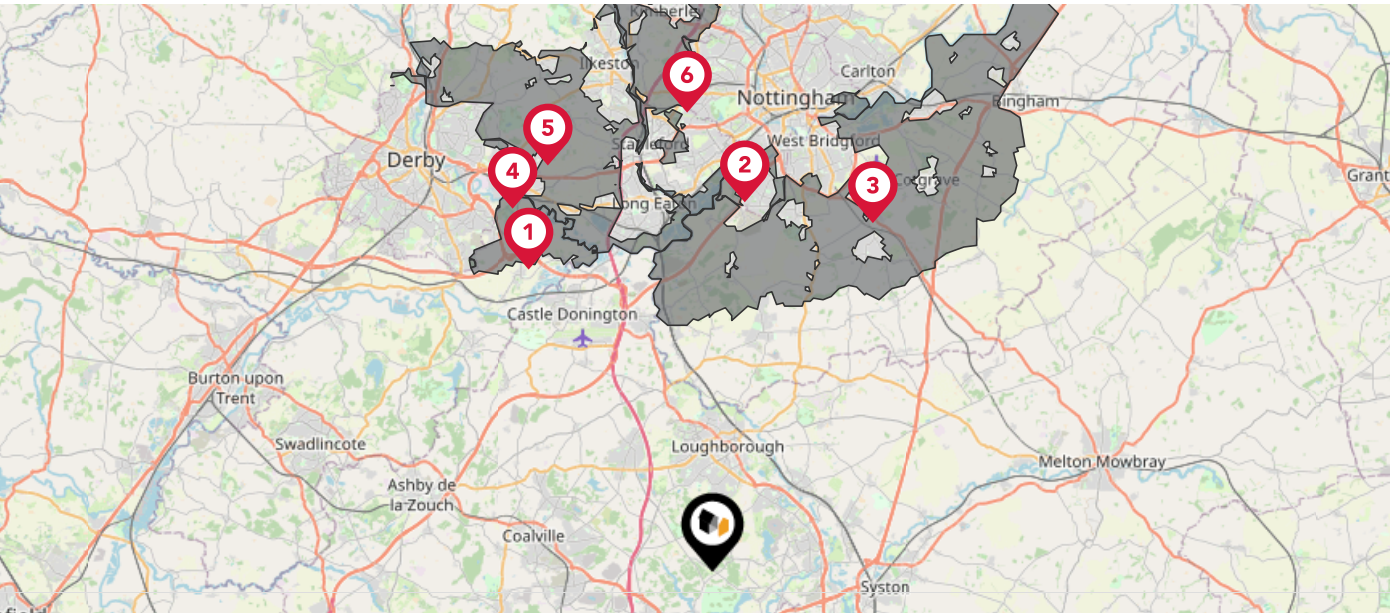
Listed Buildings

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

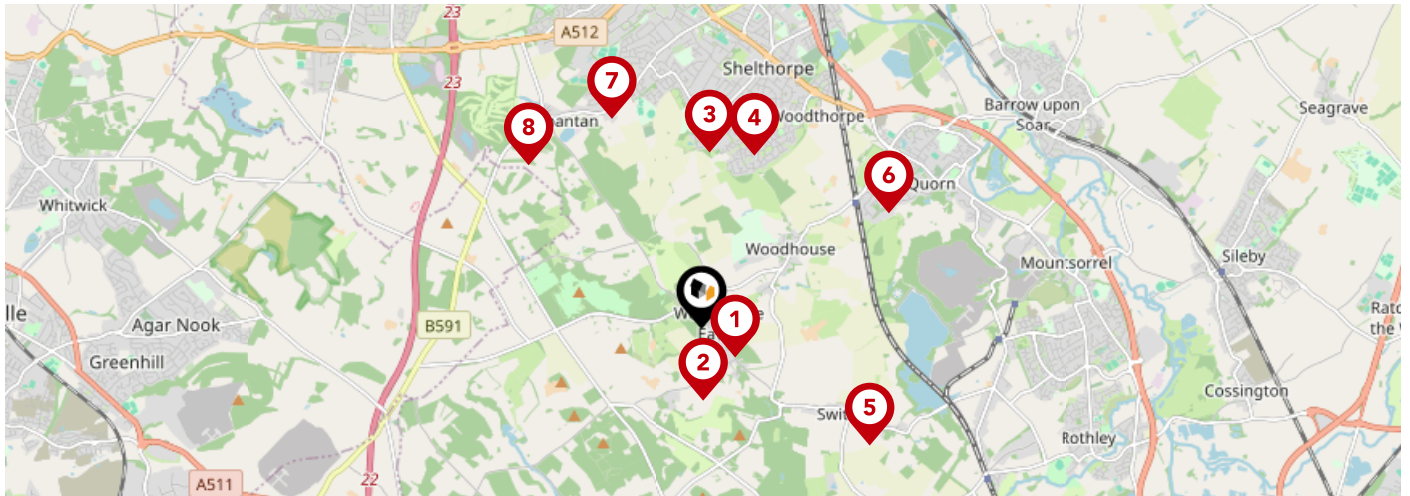


| Listed Buildings in the local district | | Grade | Distance |
|---|------------------------------------|----------|-----------|
|  | 1074621 - 123, Main Street | Grade II | 0.1 miles |
|  | 1188212 - 115, Main Street | Grade II | 0.1 miles |
|  | 1361133 - 119 And 121, Main Street | Grade II | 0.1 miles |
|  | 1188209 - 90, Main Street | Grade II | 0.2 miles |
|  | 1074605 - School House | Grade II | 0.4 miles |
|  | 1361094 - 1, Meadow Road | Grade II | 0.4 miles |
|  | 1074606 - 10-14, Church Hill | Grade II | 0.4 miles |
|  | 1188216 - 2-12, Maplewell Road | Grade II | 0.4 miles |
|  | 1074620 - Village Pump | Grade II | 0.4 miles |
|  | 1074609 - Church Of St Paul | Grade II | 0.5 miles |

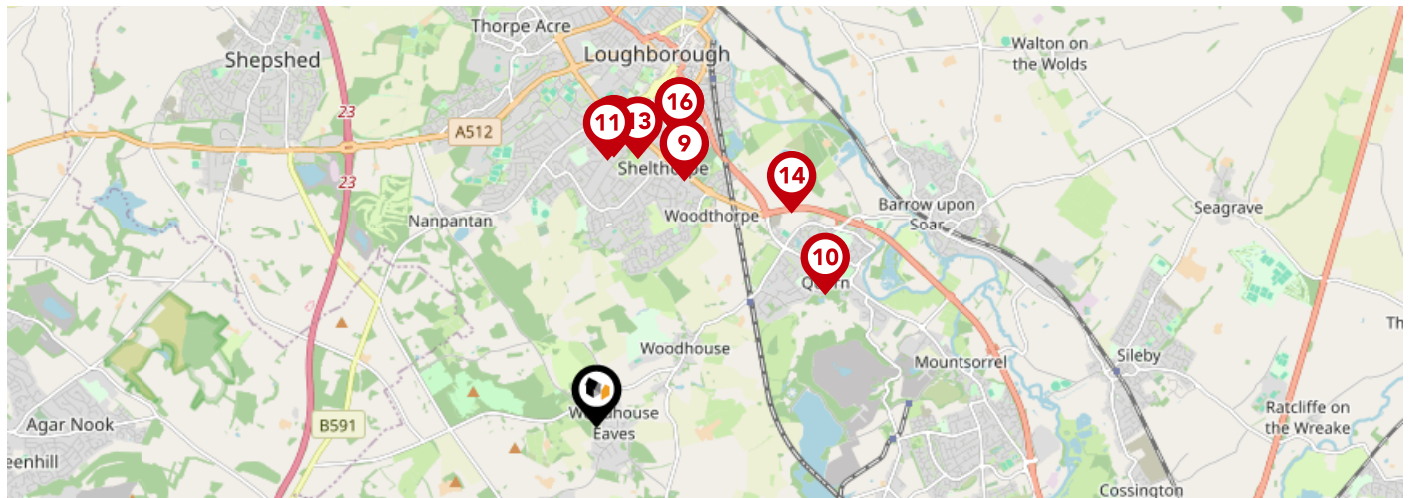
This map displays nearby areas that have been designated as Green Belt...











| Nearby Green Belt Land | |
|------------------------|--|
| 1 | Derby and Nottingham Green Belt - South Derbyshire |
| 2 | Derby and Nottingham Green Belt - Broxtowe |
| 3 | Derby and Nottingham Green Belt - Rushcliffe |
| 4 | Derby and Nottingham Green Belt - Derby |
| 5 | Derby and Nottingham Green Belt - Erewash |
| 6 | Derby and Nottingham Green Belt - Nottingham |



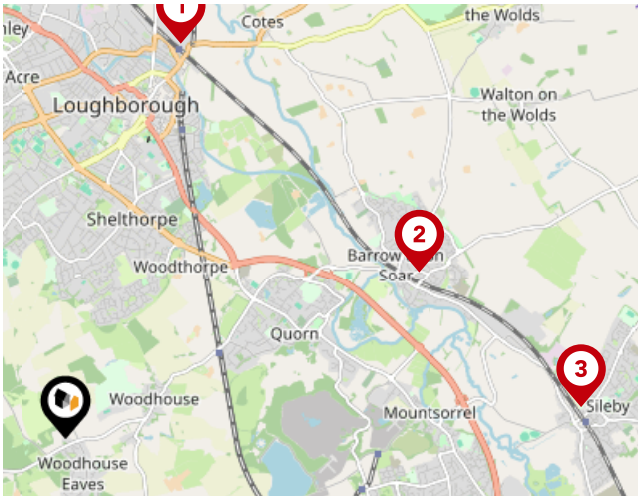
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Woodhouse Eaves St Paul's Church of England Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Maplewell Hall School Ofsted Rating: Outstanding Pupils: 307 Distance:0.64 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Woodbrook Vale School Ofsted Rating: Good Pupils: 840 Distance:1.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Outwoods Edge Primary School Ofsted Rating: Good Pupils: 416 Distance:1.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Swithland St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:1.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St Bartholomew's Church of England Primary School Ofsted Rating: Good Pupils: 505 Distance:1.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Holywell Primary School Ofsted Rating: Good Pupils: 418 Distance:2.05 | <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:2.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Beacon Academy Ofsted Rating: Good Pupils: 333 Distance:2.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Rawlins Ofsted Rating: Requires improvement Pupils: 1566 Distance:2.38 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hardwick House School Ofsted Rating: Not Rated Pupils: 40 Distance:2.41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Compass Community School Mountfields Park Ofsted Rating: Not Rated Pupils: 16 Distance:2.44 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sacred Heart Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:2.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Woodside Lodge Outdoor Learning Centre Ofsted Rating: Good Pupils: 43 Distance:2.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Loughborough High School Ofsted Rating: Not Rated Pupils: 526 Distance:2.7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Loughborough Grammar School Ofsted Rating: Not Rated Pupils: 847 Distance:2.7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

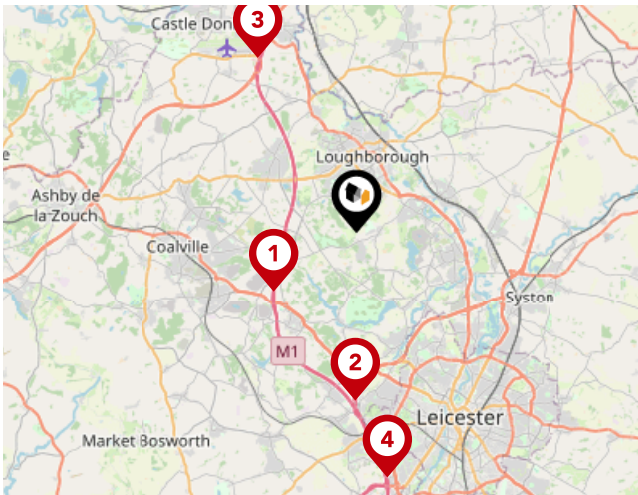
Area

Transport (National)



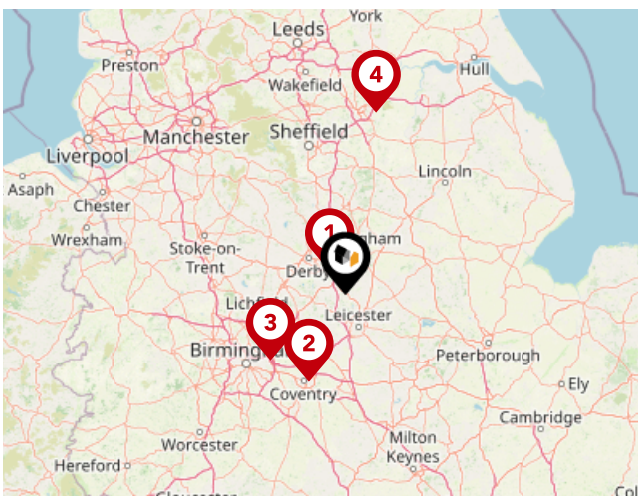
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------------|------------|
| 1 | Loughborough (Leics) Rail Station | 3.7 miles |
| 2 | Barrow upon Soar Rail Station | 3.52 miles |
| 3 | Sileby Rail Station | 4.64 miles |



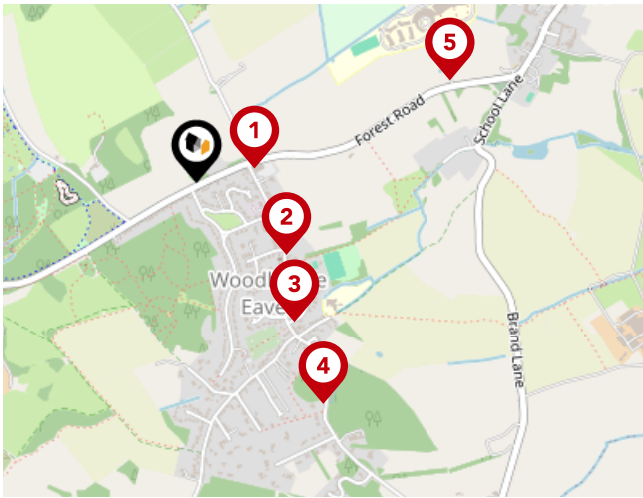
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M1 J22 | 3.65 miles |
| 2 | M1 J21A | 6.03 miles |
| 3 | M1 J23A | 7.19 miles |
| 4 | M1 J21 | 8.87 miles |
| 5 | M1 J24 | 8.6 miles |








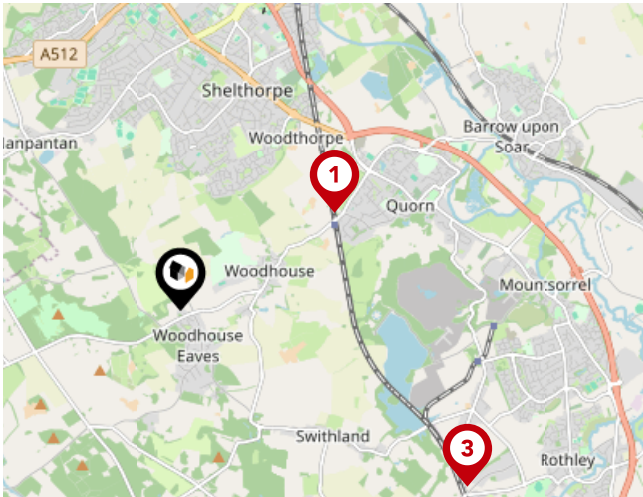
Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | East Mids Airport | 8.2 miles |
| 2 | Baginton | 27.09 miles |
| 3 | Birmingham Airport | 28.65 miles |
| 4 | Finningley | 52.81 miles |






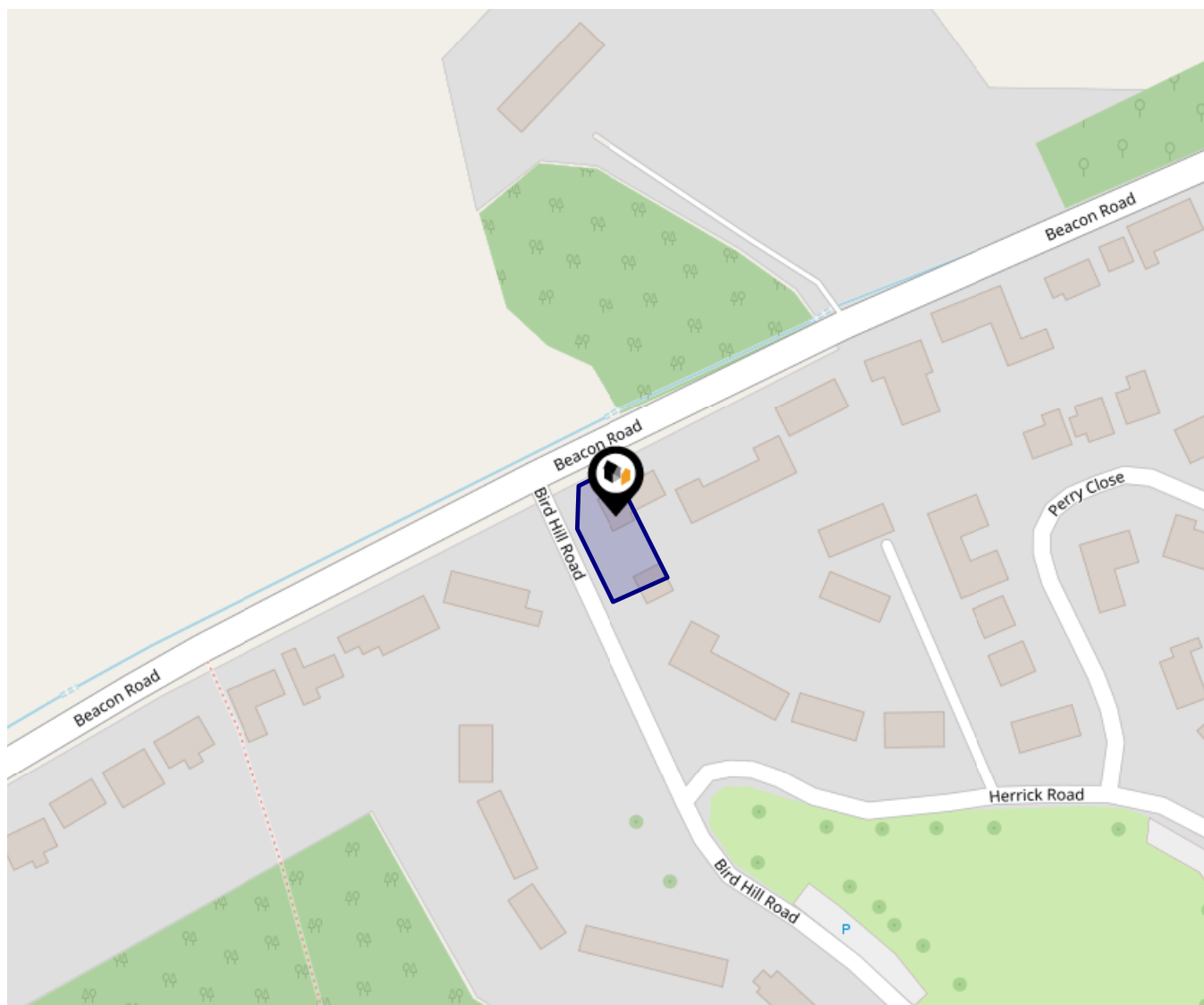
Bus Stops/Stations

| Pin | Name | Distance |
|---|--------------------|------------|
|  | The Old Bulls Head | 0.13 miles |
|  | Windmill Rise | 0.26 miles |
|  | Pear Tree | 0.38 miles |
|  | Nanhill Drive | 0.57 miles |
|  | Barracks | 0.61 miles |



Local Connections

| Pin | Name | Distance |
|---|---|------------|
|  | Quorn & Woodhouse (Great Central Railway) | 1.63 miles |
|  | Loughborough Central (Great Central Railway) | 3.01 miles |
|  | Rothley (Great Central Railway) | 3.01 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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