



See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Friday 08<sup>th</sup> August 2025**

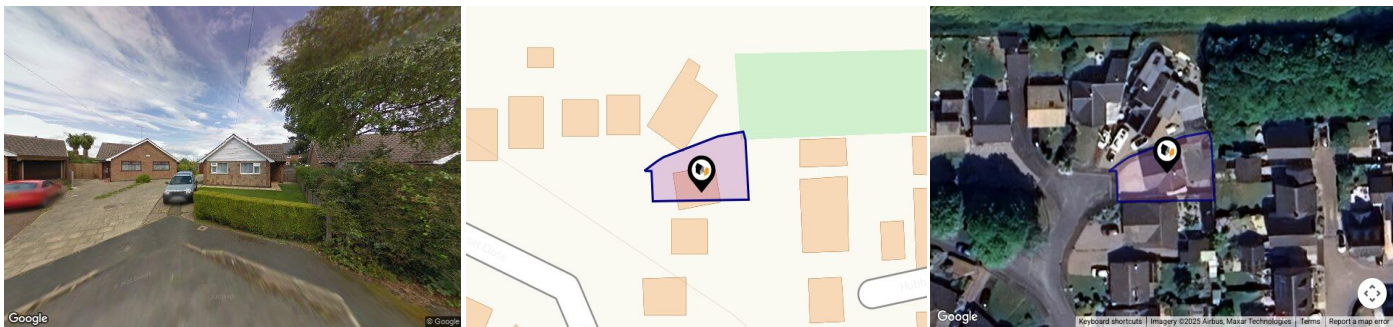


**SOMERSET CLOSE, BURTON-ON-THE-WOLDS,  
LOUGHBOROUGH, LE12**

**Newton Fallowell Property Agency**

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk) / 01509 611119 [eastleake@newtonfallowell.co.uk](mailto:eastleake@newtonfallowell.co.uk) / 01509 856934




[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)



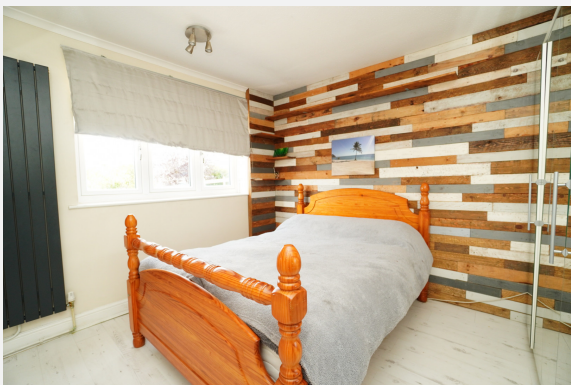
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	635 ft <sup>2</sup> / 59 m <sup>2</sup>		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,069		
Title Number:	LT34230		

## Local Area

<b>Local Authority:</b>	Charnwood	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No			
<b>Flood Risk:</b>				
<div><div></div> Rivers &amp; Seas</div>	Very low	6 mb/s	79 mb/s	- mb/s
<div><div></div> Surface Water</div>	Low			
<b>Mobile Coverage:</b> (based on calls indoors)		<b>Satellite/Fibre TV Availability:</b>		



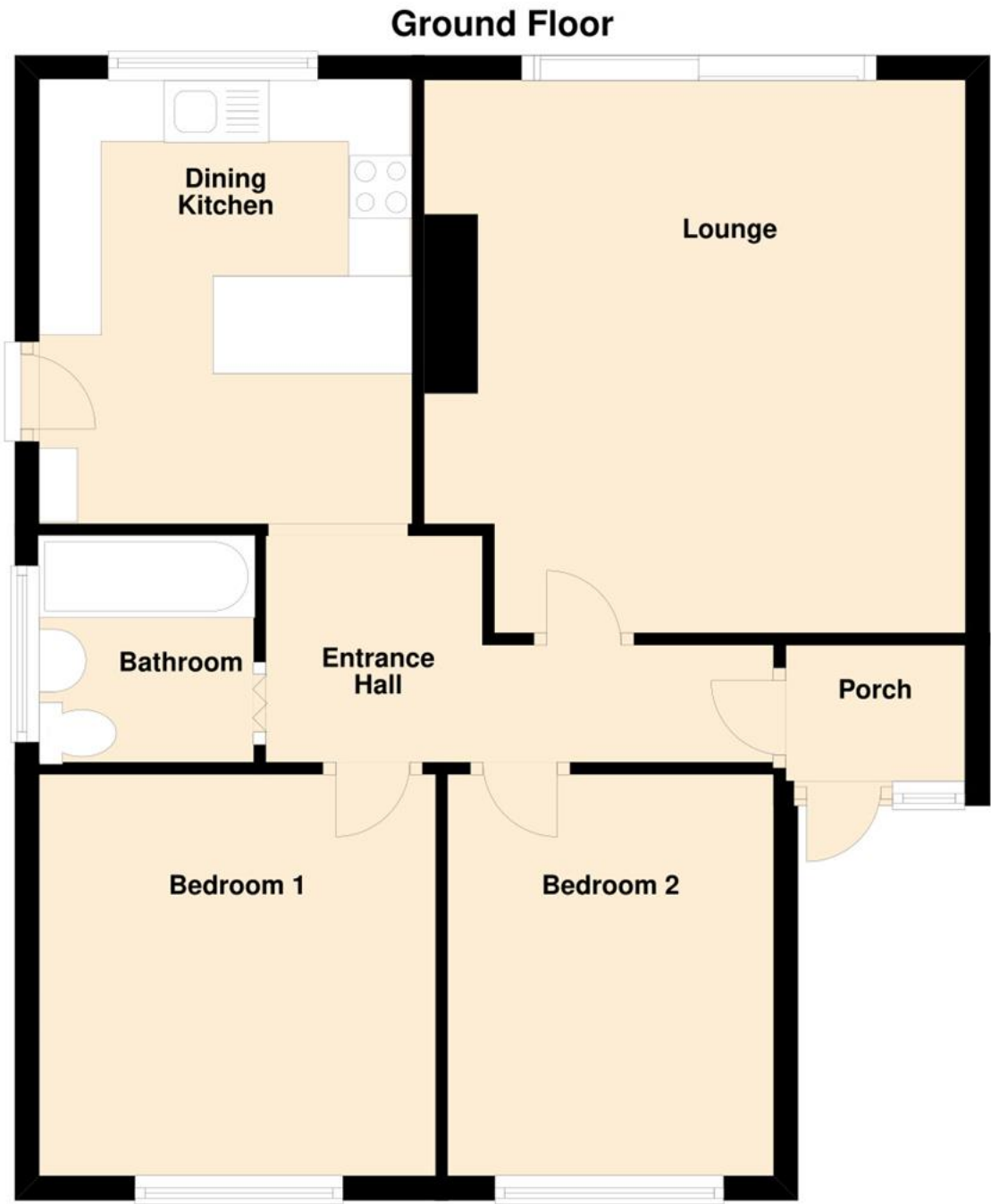


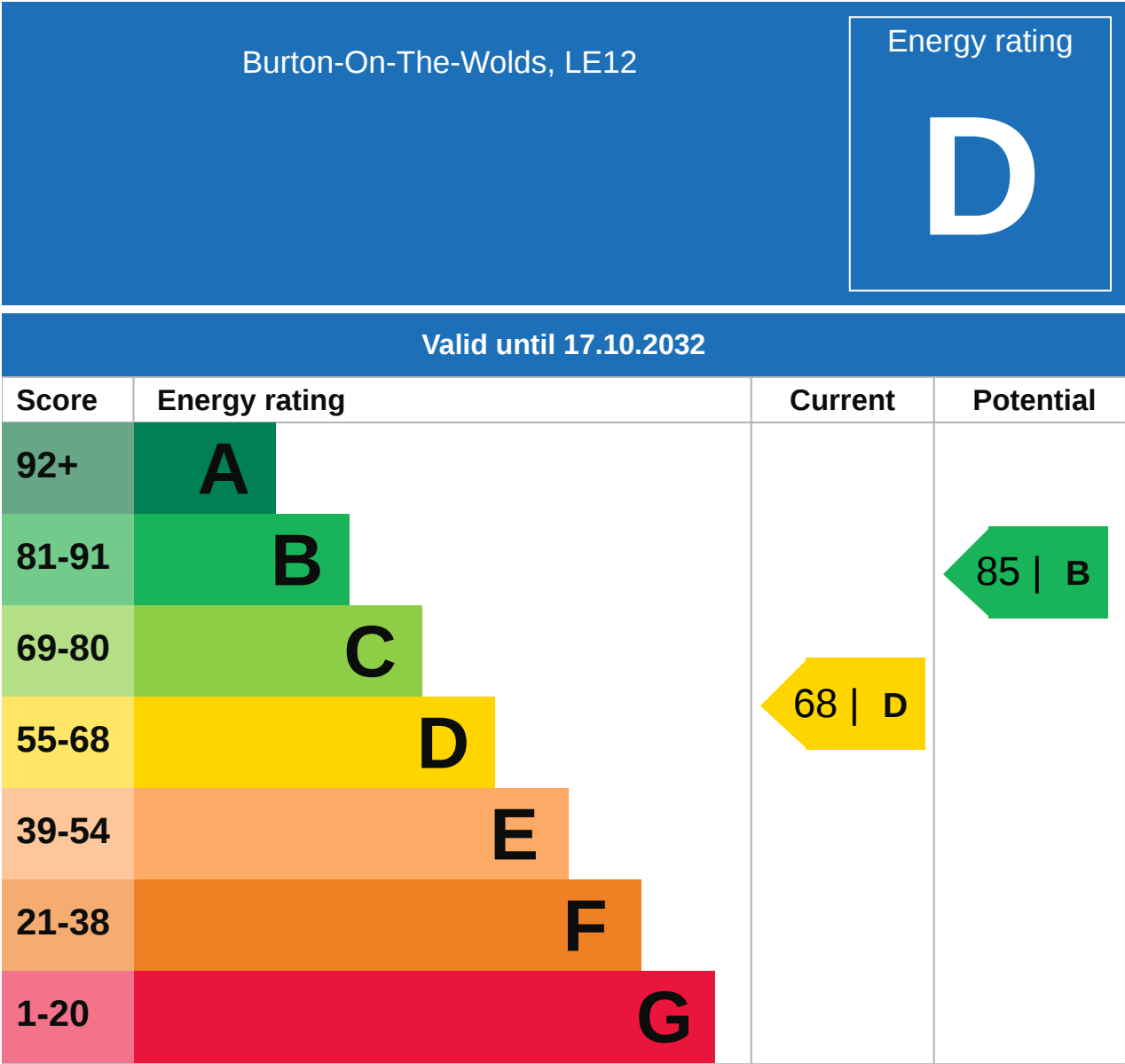






**SOMERSET CLOSE, BURTON-ON-THE-WOLDS,  
LOUGHBOROUGH, LE12**







## Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 91% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	59 m <sup>2</sup>

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## Electricity Supply

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Mains electricity supply

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## Gas Supply

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Mains gas supply

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## Central Heating

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Gas central heating powered by a Worcester combination boiler located in a kitchen cupboard.

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## Water Supply

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Mains water supply.

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## Drainage

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Mains drainage.



Planning records for: **6 Somerset Close, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5AJ**

Reference - Charnwood/P/04/2056/2	
Decision:	Decided
Date:	11th June 2004
Description:	Erection of single storey extension to front of detached bungalow. (Revised scheme - P/03/2001/2 refers).

Reference - Charnwood/P/03/2001/2	
Decision:	Decided
Date:	02nd July 2003
Description:	Erection of single storey extensions to sides and rear of detached bungalow.

Planning records for: **7 Somerset Close Burton on the Wolds Leics LE12 5AJ**

Reference - Charnwood/P/12/0722/2	
Decision:	Decided
Date:	28th March 2012
Description:	Erection of extension to front, 1.5 storey extension to rear and insertion of roof lights to bungalow.

Reference - Charnwood/P/12/2339/2	
Decision:	Decided
Date:	06th November 2012
Description:	Amendment to application P/12/0722/2 for alterations to roof.

Planning records for: **10 Somerset Close Burton On The Wolds Leicestershire LE12 5AJ**

Reference - Charnwood/P/11/2485/2	
<b>Decision:</b>	Decided
<b>Date:</b>	07th November 2011
<b>Description:</b>	Erection of single storey extension to rear, raising of roof and insertion of four rooflights.

Planning records for: **11 Somerset Close, Burton On The Wolds, Leicestershire, LE12 5AJ**

Reference - P/21/1315/2	
<b>Decision:</b>	Decided: GRANT CONDITIONALLY
<b>Date:</b>	27th May 2021
<b>Description:</b>	Proposed single storey front & side extensions (Re-submission of P/20/2074/2)

Reference - P/20/2074/2	
<b>Decision:</b>	FINAL DECISION
<b>Date:</b>	03rd November 2020
<b>Description:</b>	Single storey front & side extensions including removal of chimney.

Planning records for: **15 Somerset Close Burton On The Wolds Leicestershire LE12 5AJ**

Reference - Charnwood/P/12/0874/2	
<b>Decision:</b>	Decided
<b>Date:</b>	05th April 2012
<b>Description:</b>	Erection of single storey extensions to sides and rear of dwelling.



Planning records for: **15 Somerset Close Burton On The Wolds Leicestershire LE12 5AJ**

Reference - Charnwood/P/14/0487/2	
Decision:	Decided
Date:	12th March 2014
Description:	Erection of conservatory to side and rear of dwelling

Planning records for: **16 Somerset Close, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5AJ**

Reference - Charnwood/P/04/1863/2	
Decision:	Decided
Date:	26th May 2004
Description:	Single storey extension to rear of dwelling.

Reference - Charnwood/P/10/0554/2	
Decision:	Decided
Date:	15th March 2010
Description:	Erection of single storey extension to rear of dwelling.

Planning records for: **18 Somerset Close, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5AJ**

Reference - Charnwood/P/05/1756/2	
Decision:	Decided
Date:	09th June 2005
Description:	Single storey extension to rear of bungalow.

Planning records for: **29 Somerset Close, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5AJ**

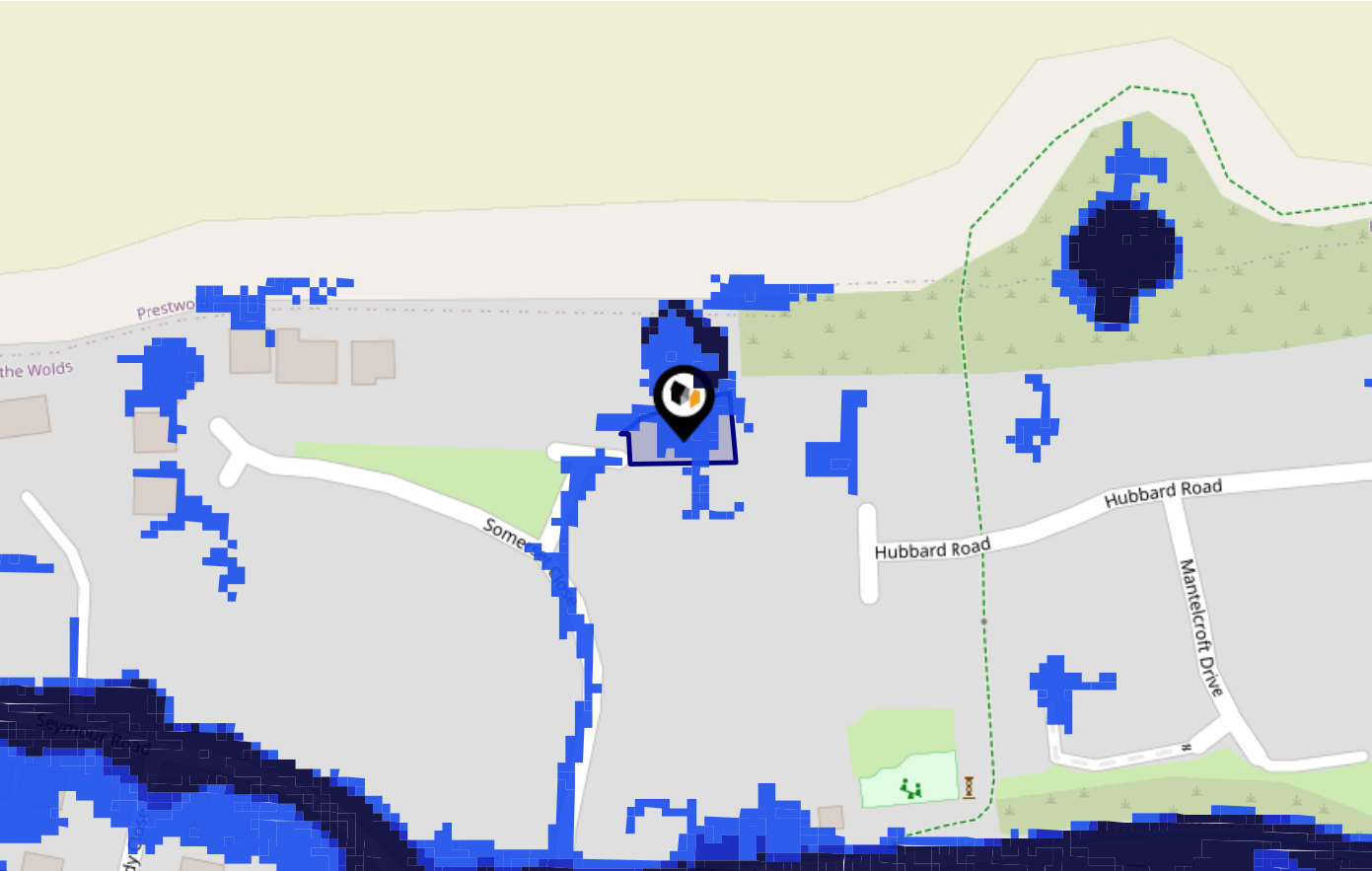
Reference - Charnwood/P/03/3395/2	
Decision:	Decided
Date:	17th November 2003
Description:	Conservatory extension to rear of detached house.



# 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.

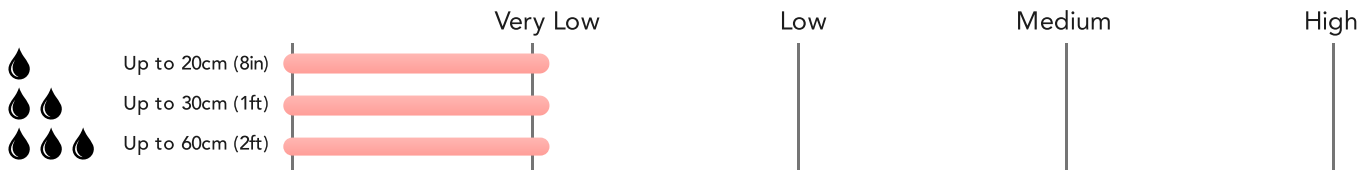


Risk Rating: Low

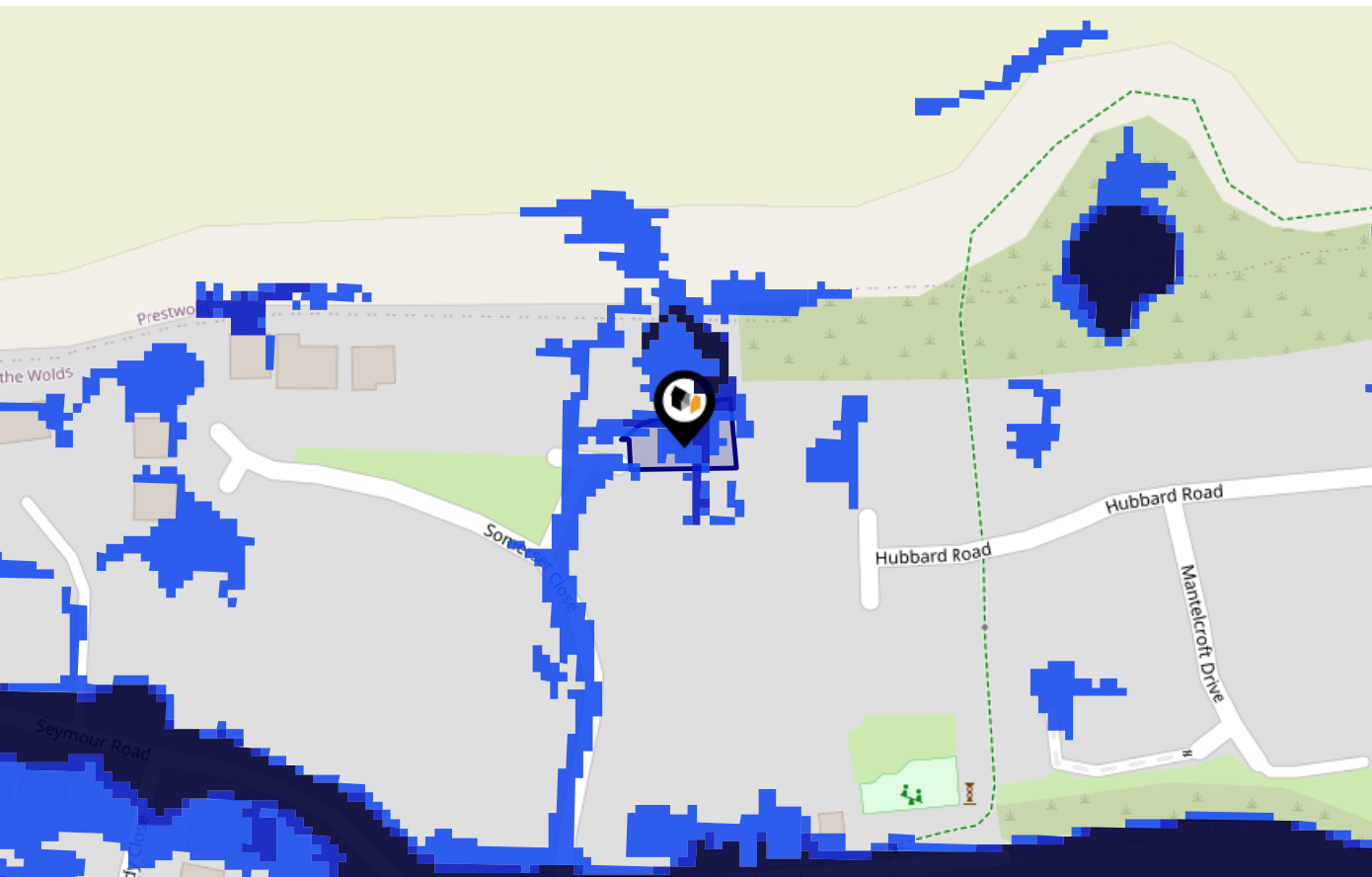
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

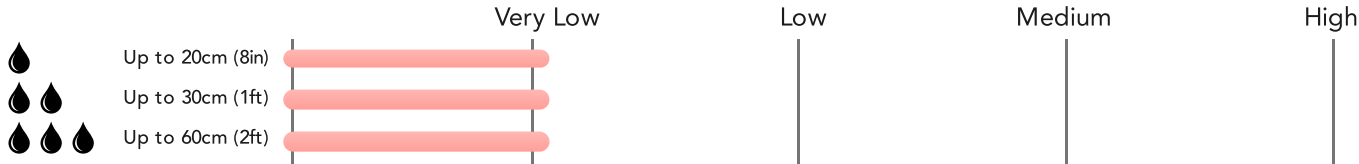


Risk Rating: Low

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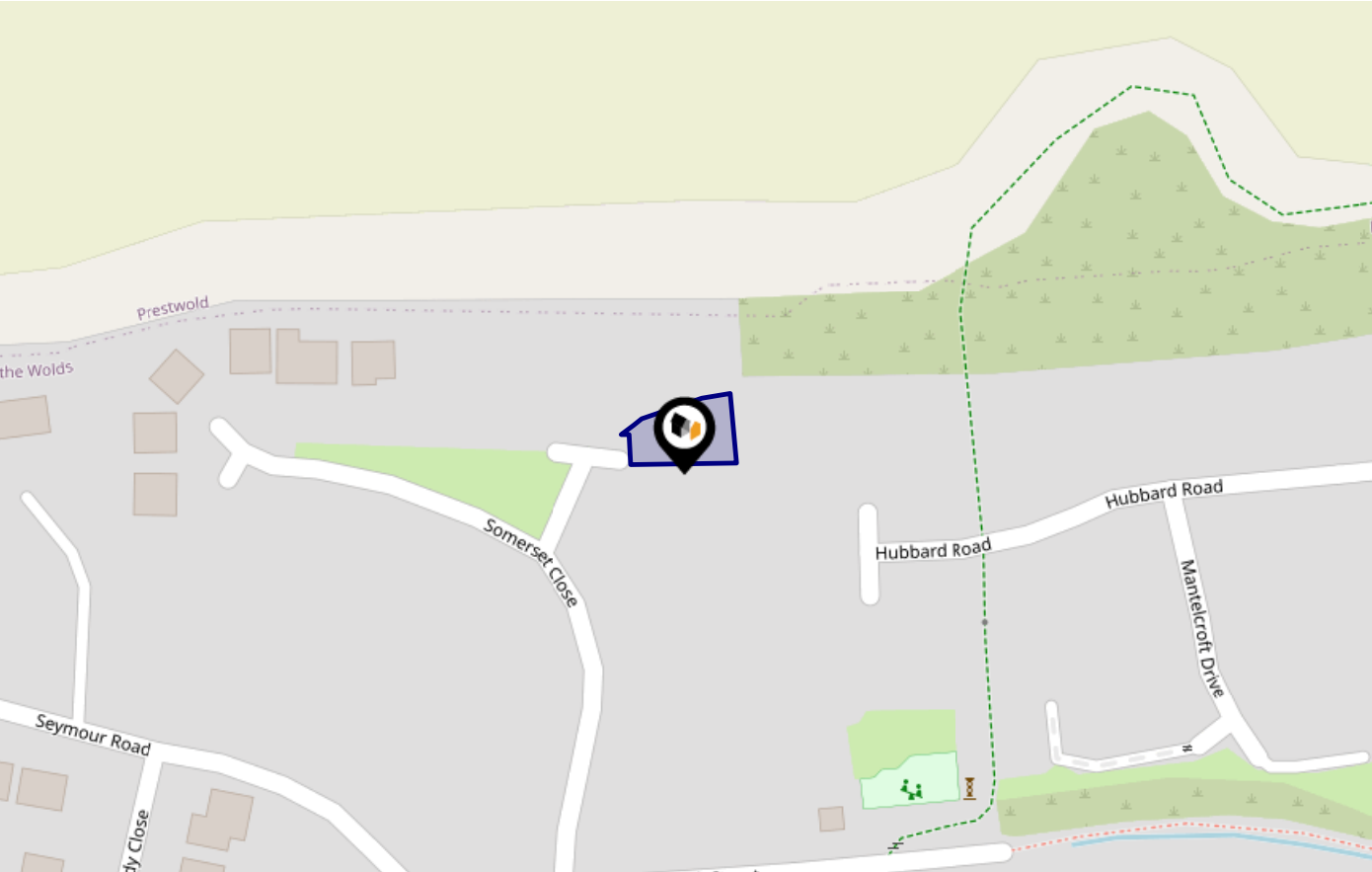
Chance of flooding to the following depths at this property:



# 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.

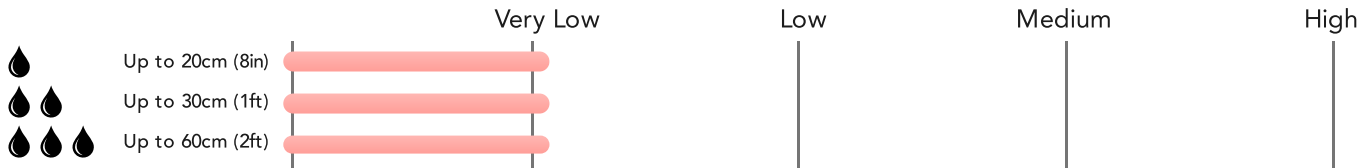


**Risk Rating:** Very low

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.
- 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.

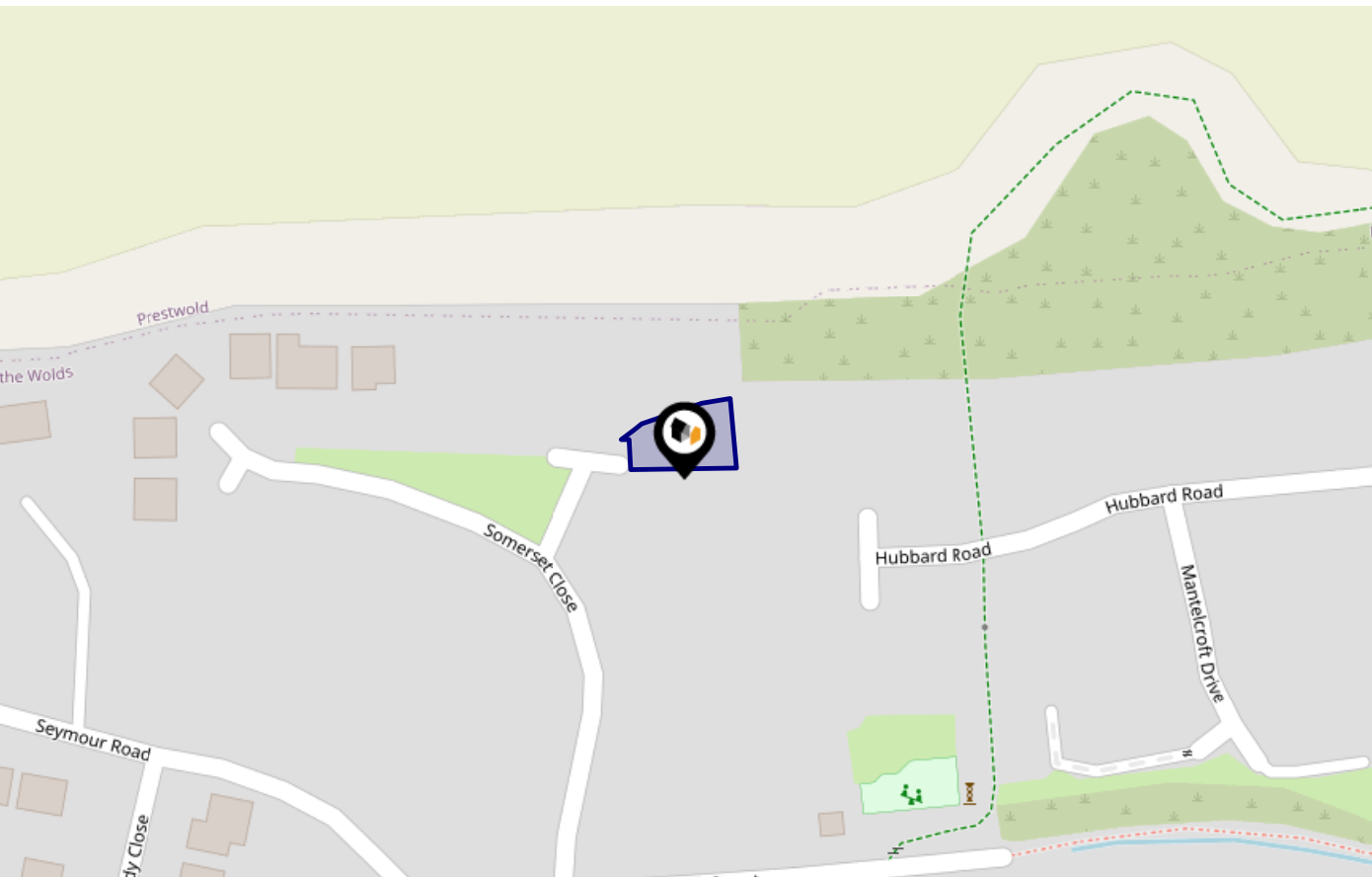
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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.

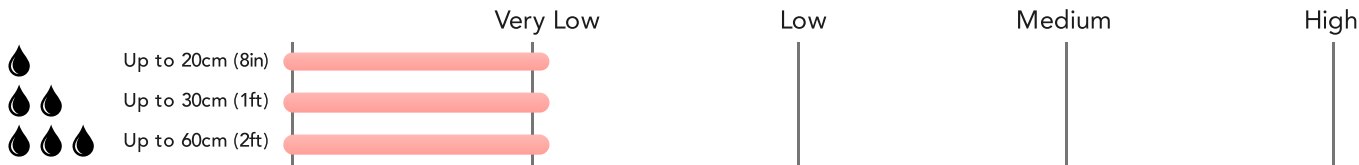


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

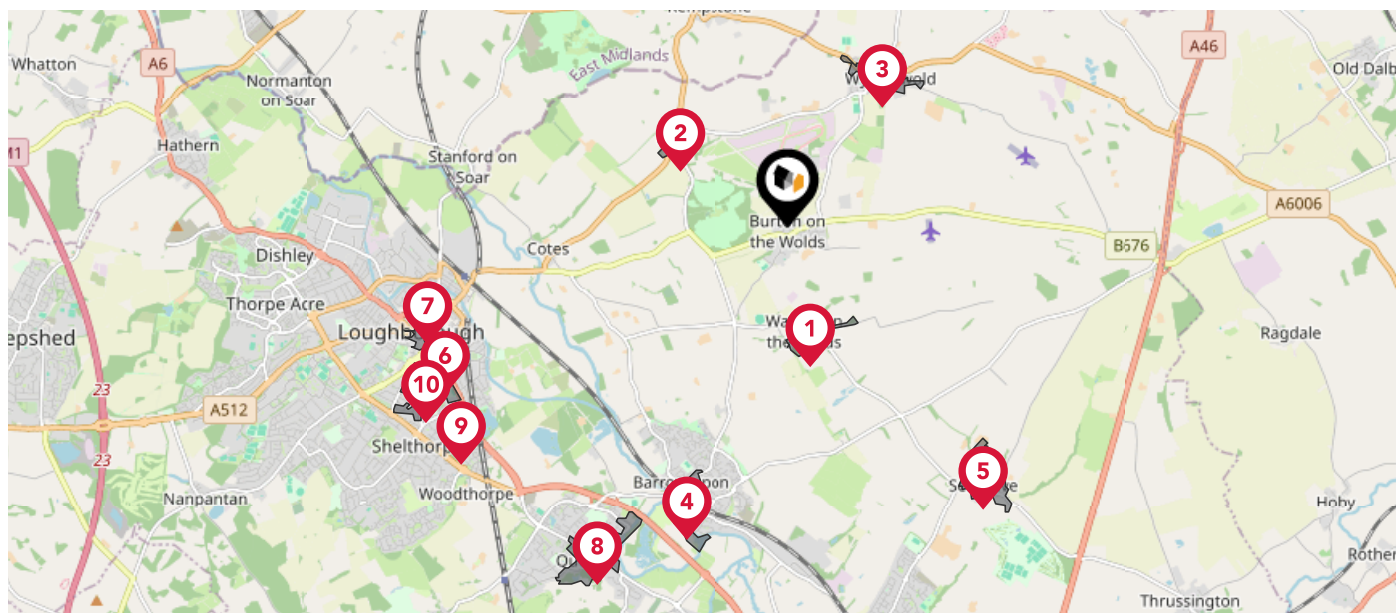




# Maps

## Conservation Areas

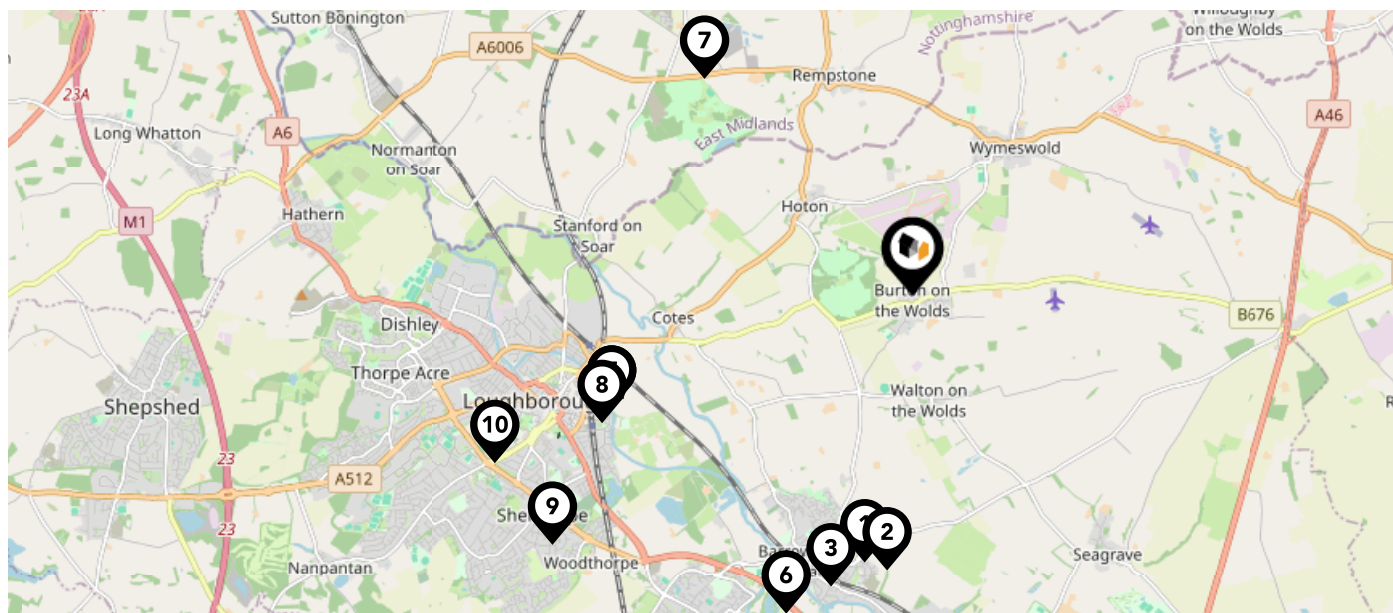
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |                               |
|----|-------------------------------|
| 1  | Walton on the Wolds           |
| 2  | Hoton                         |
| 3  | Wymeswold                     |
| 4  | Barrow upon Soar              |
| 5  | Seagrave                      |
| 6  | Leicester Road, Loughborough  |
| 7  | Church Gate                   |
| 8  | Quorn                         |
| 9  | Loughborough Cemetery         |
| 10 | Victoria Street, Loughborough |

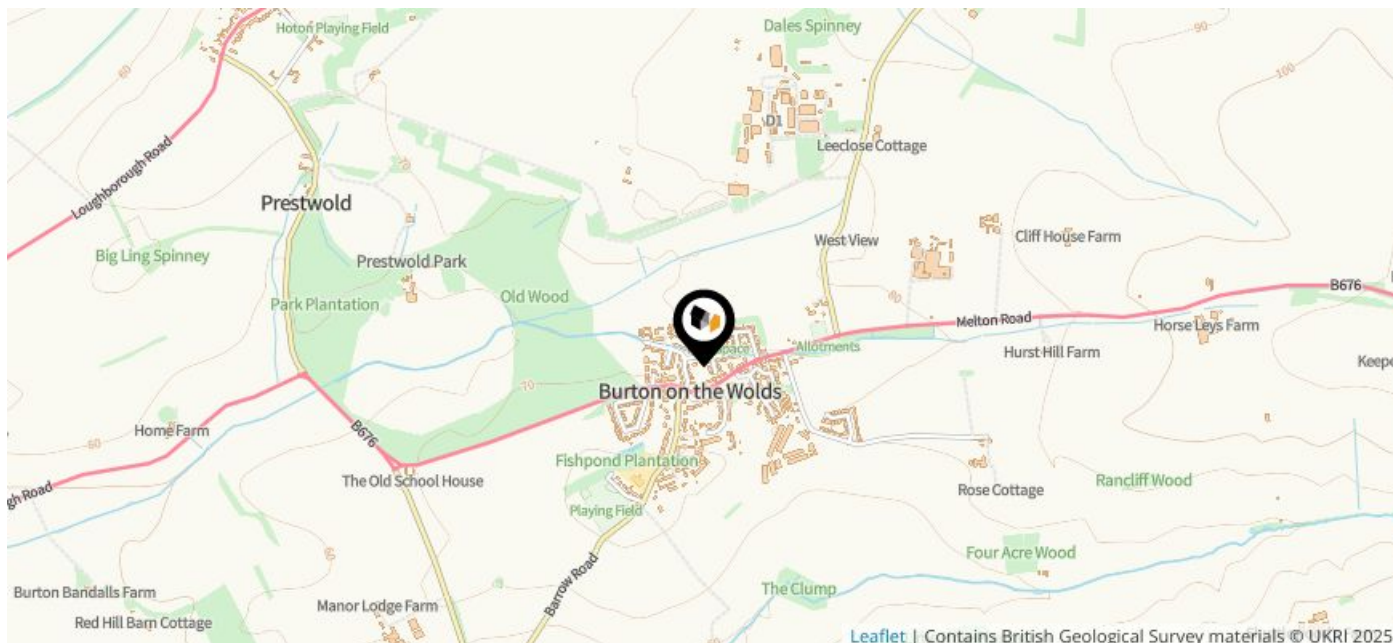
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Brook Lane, Barrow on Soar-Brook Lane, Barrow on Soar, Leicestershire	Historic Landfill	
<b>2</b>	Paudy Rise Farm, Melton Road, Barrow on Soar-Paudy Rise Farm, Melton Road, Barrow on Soar, Charnwood, Leicestershire	Historic Landfill	
<b>3</b>	Land off Highfields, Barrow on Soar-Highfields, Barrow On Soar, Leicestershire	Historic Landfill	
<b>4</b>	Loughborough Landfill, Railway Terrace, Loughborough-Loughborough Landfill, Railway Terrace, Loughborough, Leicestershire	Historic Landfill	
<b>5</b>	Refuse Tip at Railway Terrace-Railway Terrace, Loughborough, Leicestershire	Historic Landfill	
<b>6</b>	Proctors Park, Barrow-On-Soar-Proctors Park, Barrow-On-Soar, Leicestershire	Historic Landfill	
<b>7</b>	Gypsy Lane-East Leake, Nottinghamshire	Historic Landfill	
<b>8</b>	Off Empress Road, Loughborough-Off Empress Road, Loughborough, Leicestershire	Historic Landfill	
<b>9</b>	Ling Road, Loughborough-Ling Road, Loughborough, Leicestershire	Historic Landfill	
<b>10</b>	Technical College, Loughborough-Technical College, Off William Street, Loughborough, Leicestershire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



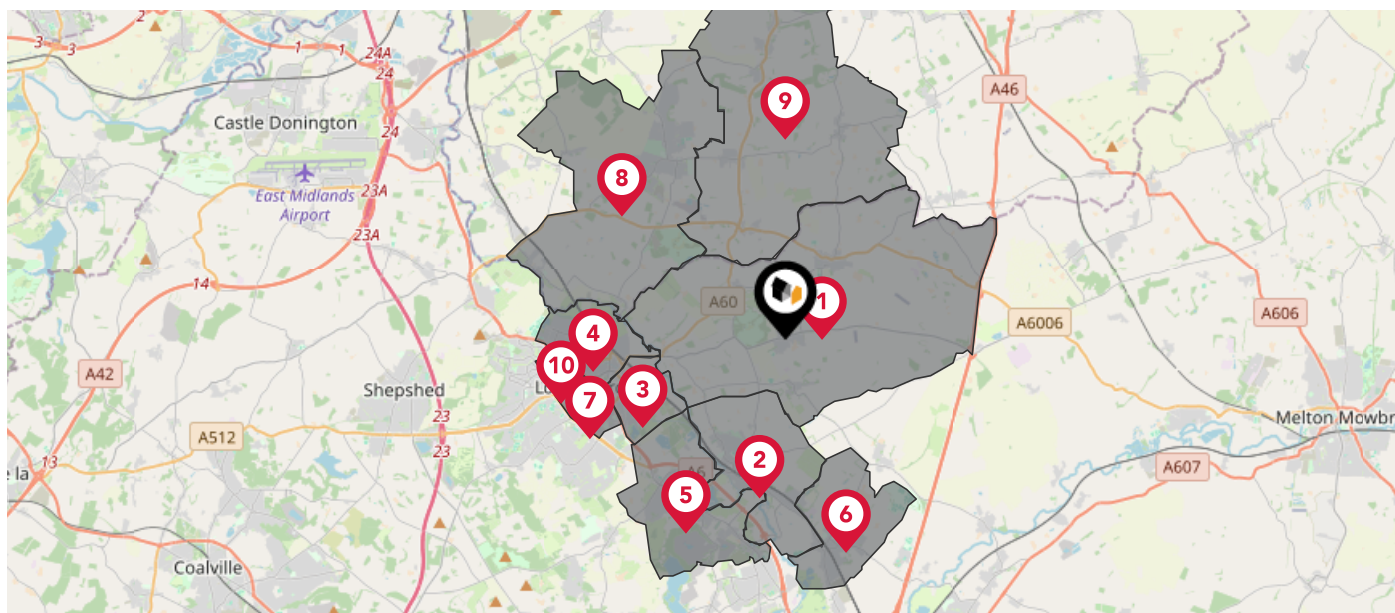
## Mine Entry

- ✕ 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



The Wolds Ward



Barrow and Sileby West Ward



Loughborough Hastings Ward



Loughborough Lemyngton Ward



Quorn and Mountsorrel Castle Ward



Sileby Ward



Loughborough Southfields Ward



Leake Ward



Bunny Ward

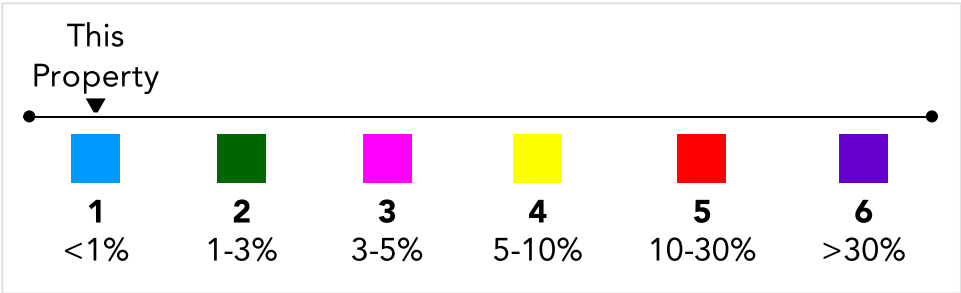
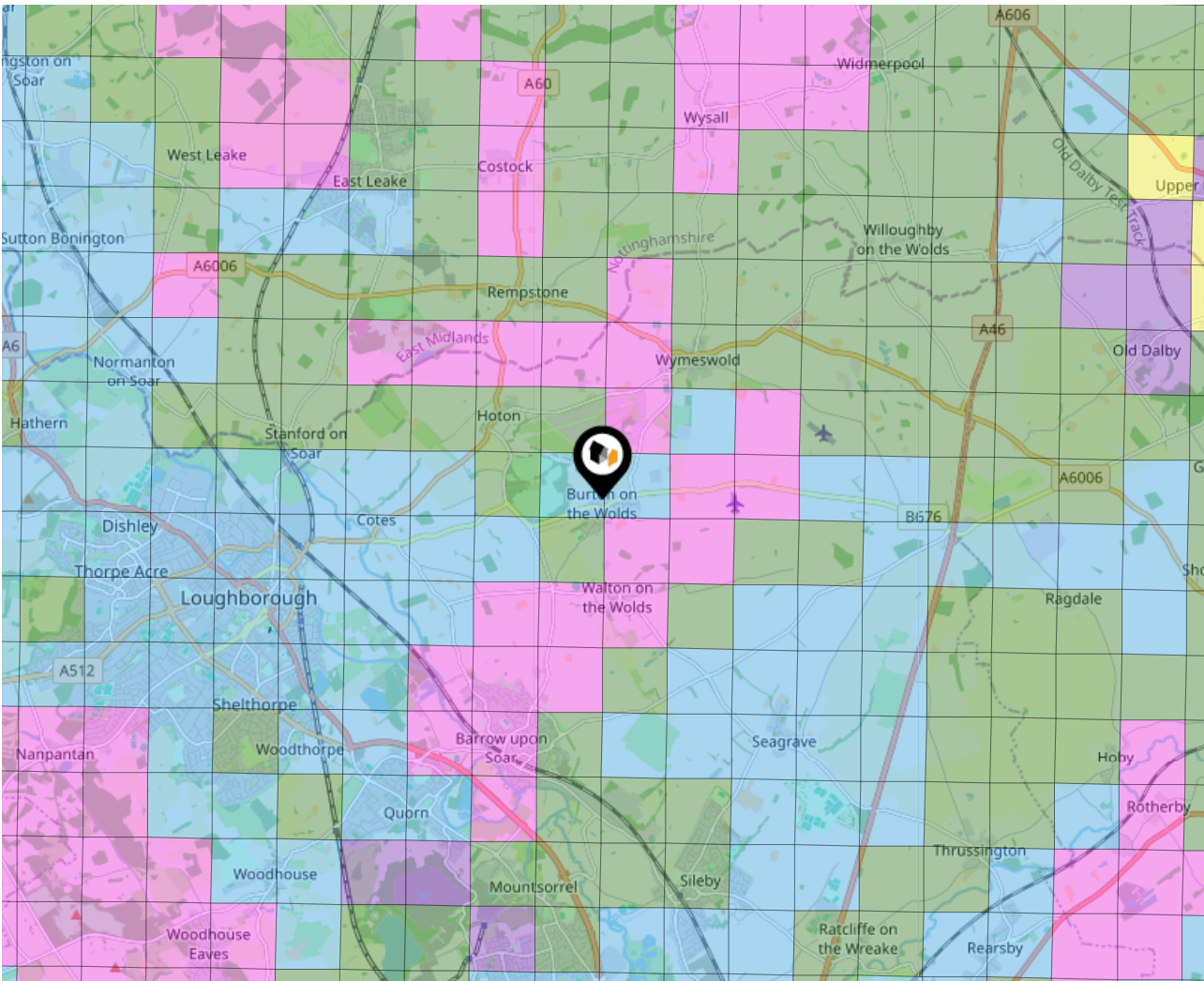


Loughborough Storer Ward



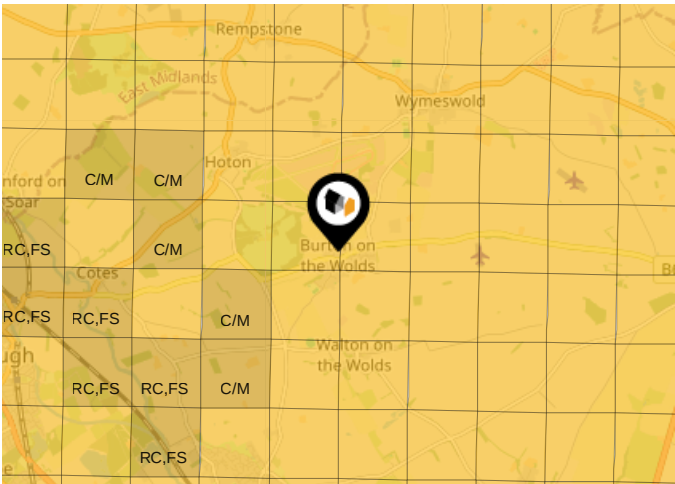
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

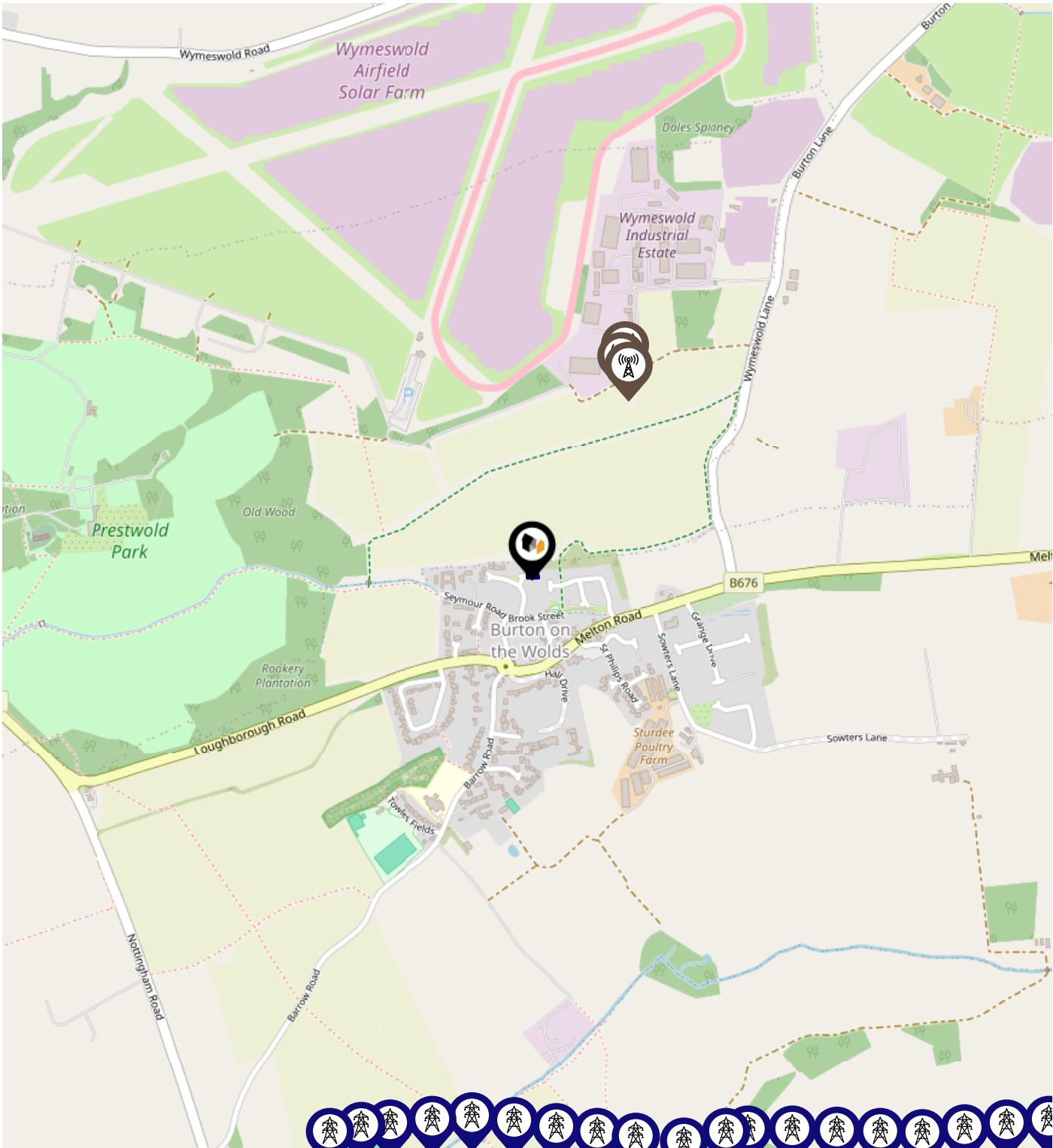


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

# Local Area

## Masts & Pylons



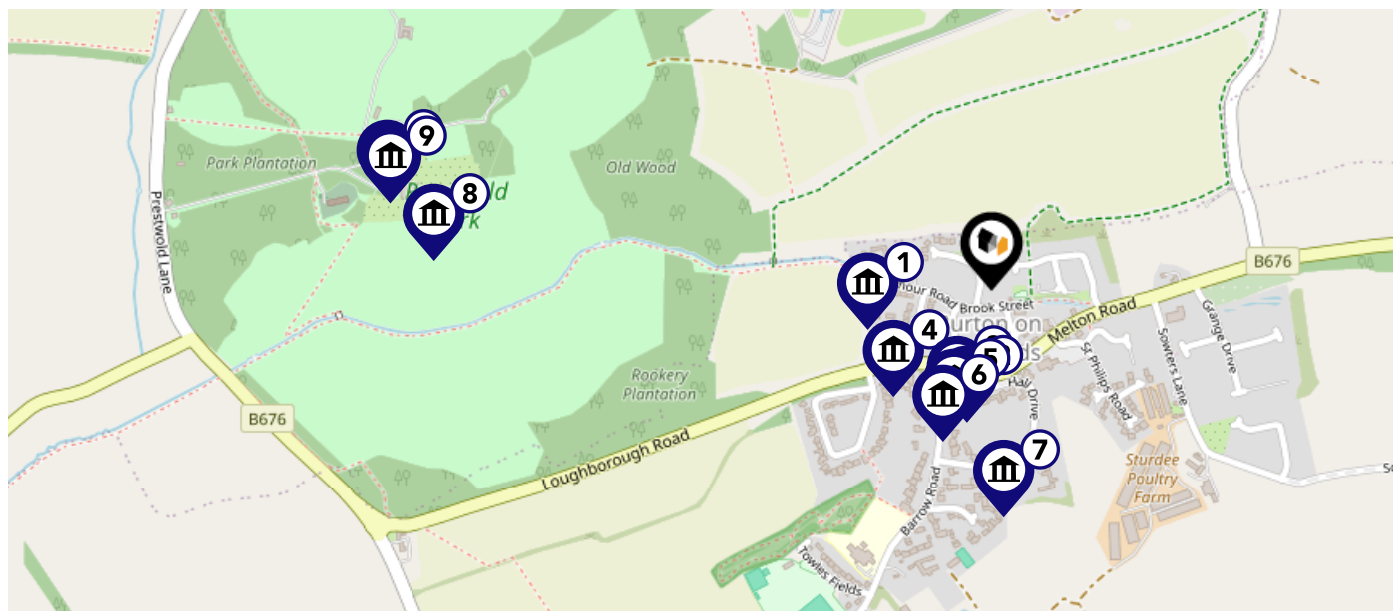
**Key:**











-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

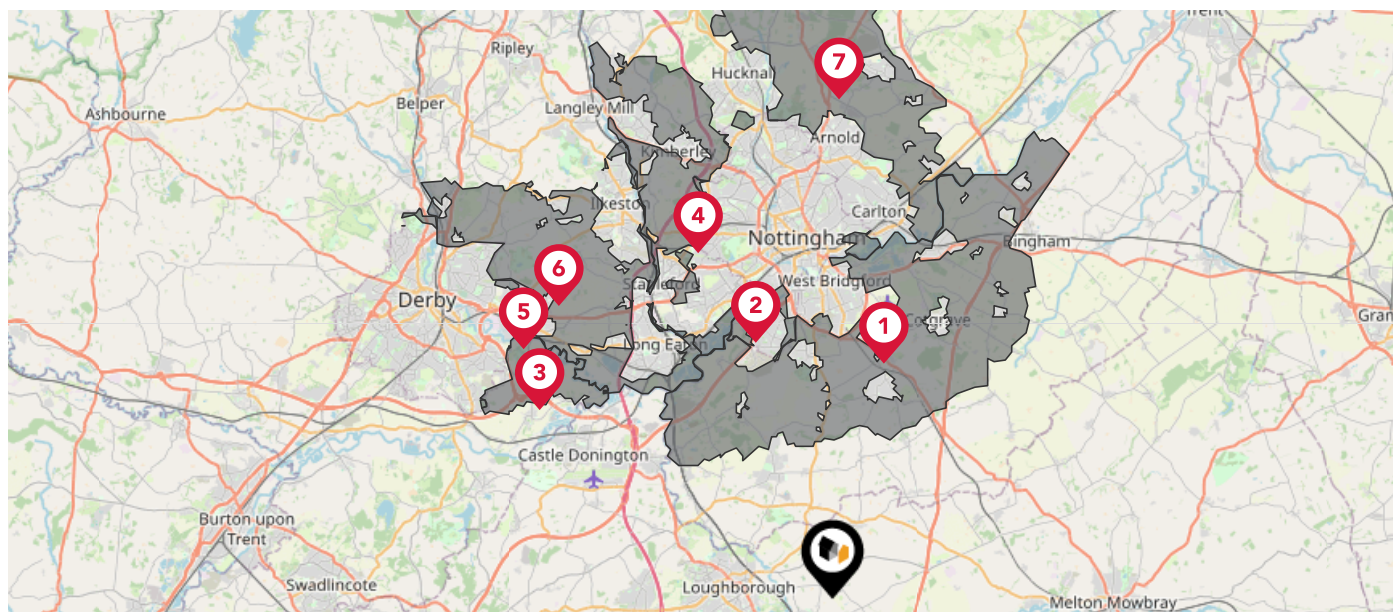
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1177634 - 32-34, Seymour Road	Grade II	0.1 miles
	1177579 - Fountain	Grade II	0.1 miles
	1078228 - K6 Telephone Kiosk, Seymour Road	Grade II	0.1 miles
	1074596 - 19, Loughborough Road	Grade II	0.2 miles
	1074595 - Hall Lodge And Gates	Grade II	0.2 miles
	1361119 - 4, Barrow Road	Grade II	0.2 miles
	1361120 - Burton Hall	Grade II	0.3 miles
	1074563 - Prestwold Hall, Garden Walls	Grade II	0.6 miles
	1177876 - Laundry Cottage	Grade II	0.7 miles
	1074564 - Stable Block, Prestwold Hall	Grade II	0.7 miles



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



## Nearby Green Belt Land



Derby and Nottingham Green Belt - Rushcliffe



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Nottingham



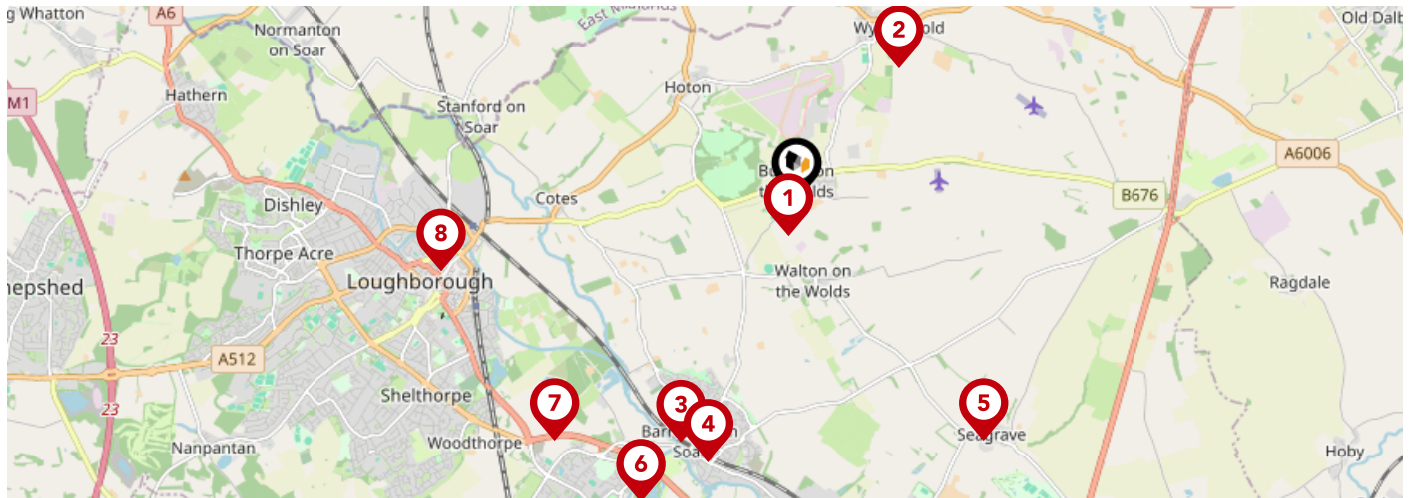
Derby and Nottingham Green Belt - Derby



Derby and Nottingham Green Belt - Erewash

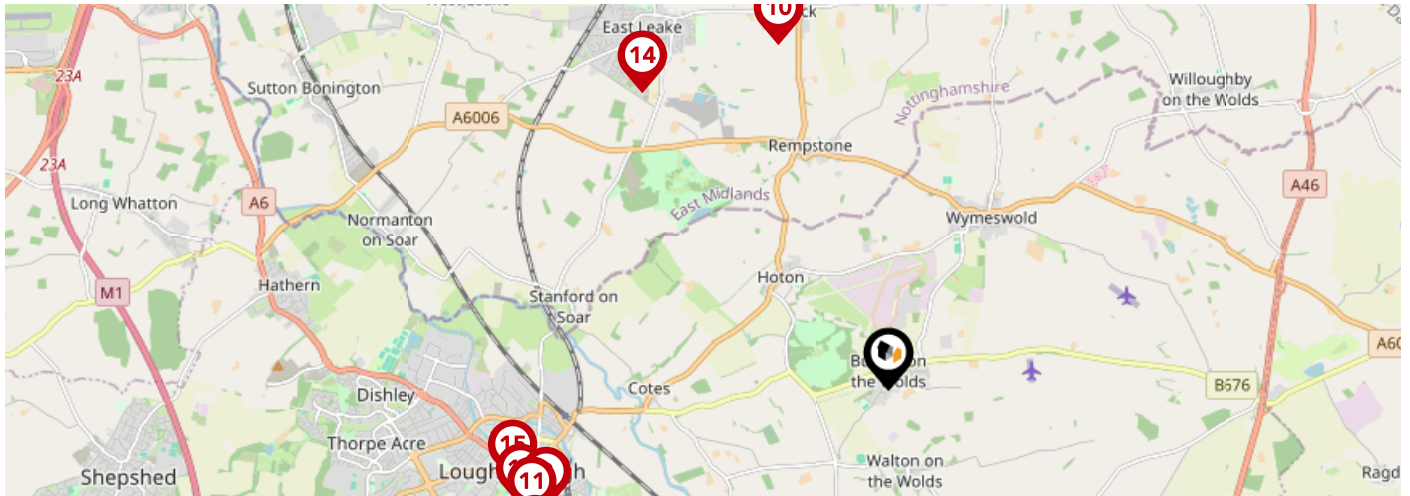


Derby and Nottingham Green Belt - Gedling



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Burton-on-the-Wolds Primary School</b> Ofsted Rating: Outstanding   Pupils: 196   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wymeswold Church of England Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Humphrey Perkins School</b> Ofsted Rating: Good   Pupils: 842   Distance:2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Barrow Hall Orchard Church of England Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Seagrave Village Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Quorn Hall School</b> Ofsted Rating: Requires improvement   Pupils: 76   Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Woodside Lodge Outdoor Learning Centre</b> Ofsted Rating: Good   Pupils: 43   Distance:3.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Rendell Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

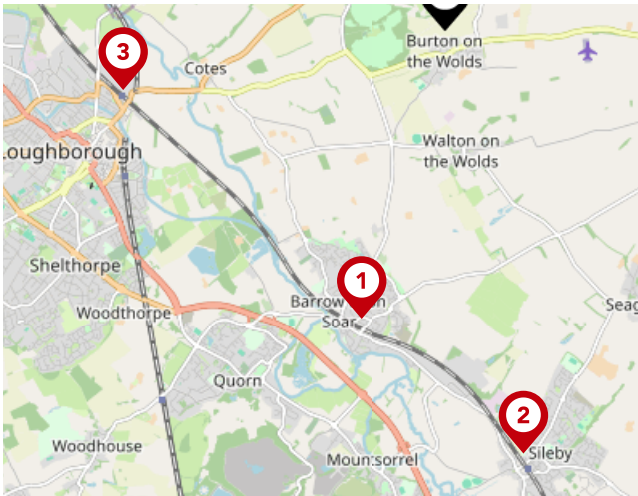




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Cobden Primary School &amp; Community Centre</b> Ofsted Rating: Good   Pupils: 383   Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Costock CofE Primary School</b> Ofsted Rating: Good   Pupils: 79   Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Fairfield Prep School</b> Ofsted Rating: Not Rated   Pupils: 496   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Rawlins</b> Ofsted Rating: Requires improvement   Pupils: 1566   Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>ASPIRE: Lifeskills</b> Ofsted Rating: Good   Pupils: 24   Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Millside Spencer Academy</b> Ofsted Rating: Not Rated   Pupils: 128   Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Limehurst Academy</b> Ofsted Rating: Good   Pupils: 643   Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Loughborough High School</b> Ofsted Rating: Not Rated   Pupils: 526   Distance:3.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

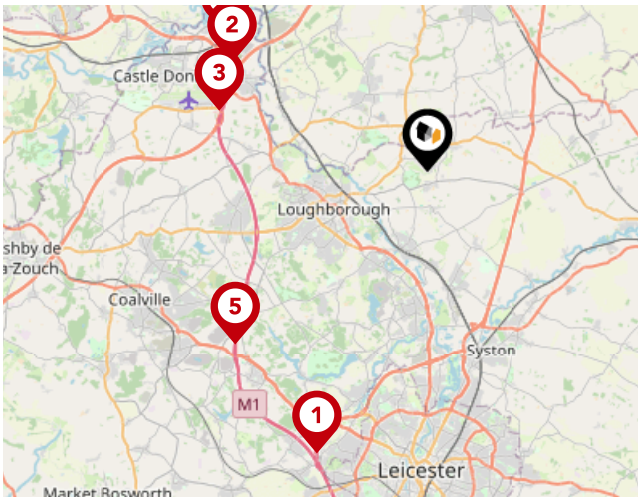
# Area

## Transport (National)



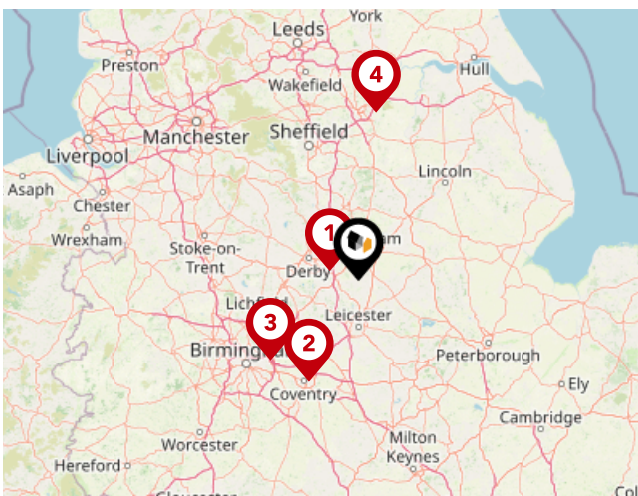
### National Rail Stations

Pin	Name	Distance
1	Barrow upon Soar Rail Station	2.69 miles
2	Sileby Rail Station	3.86 miles
3	Loughborough (Leics) Rail Station	2.93 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21A	10.86 miles
2	M1 J24	8.07 miles
3	M1 J23A	7.78 miles
4	M1 J24A	8.77 miles
5	M1 J22	9.27 miles



### Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	8.9 miles
2	Baginton	32.45 miles
3	Birmingham Airport	34.3 miles
4	Finningley	48.25 miles

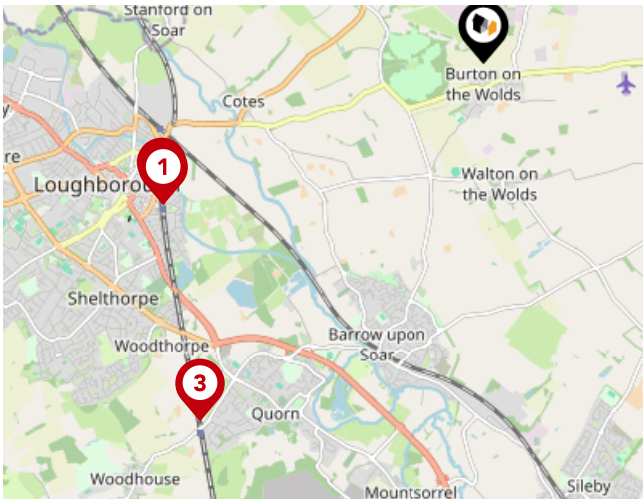
# Area

## Transport (Local)



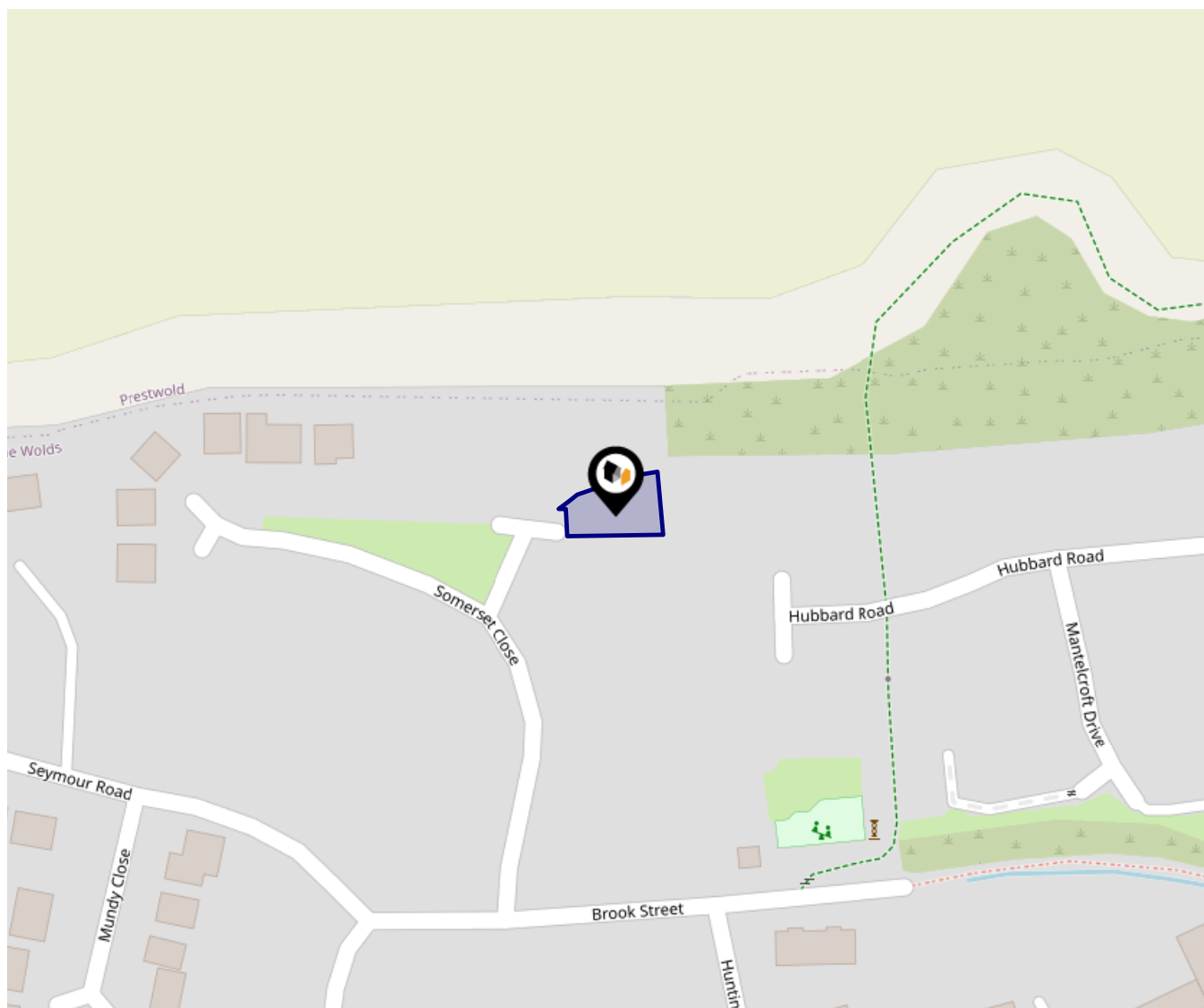
### Bus Stops/Stations

Pin	Name	Distance
1	Hall Drive	0.15 miles
2	Hall Drive	0.14 miles
3	Greyhound Inn	0.12 miles
4	Sowters Lane	0.15 miles
5	Sowters Lane	0.18 miles



### Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	3.14 miles
2	Loughborough Central (Great Central Railway)	3.13 miles
3	Quorn & Woodhouse (Great Central Railway)	4.09 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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