

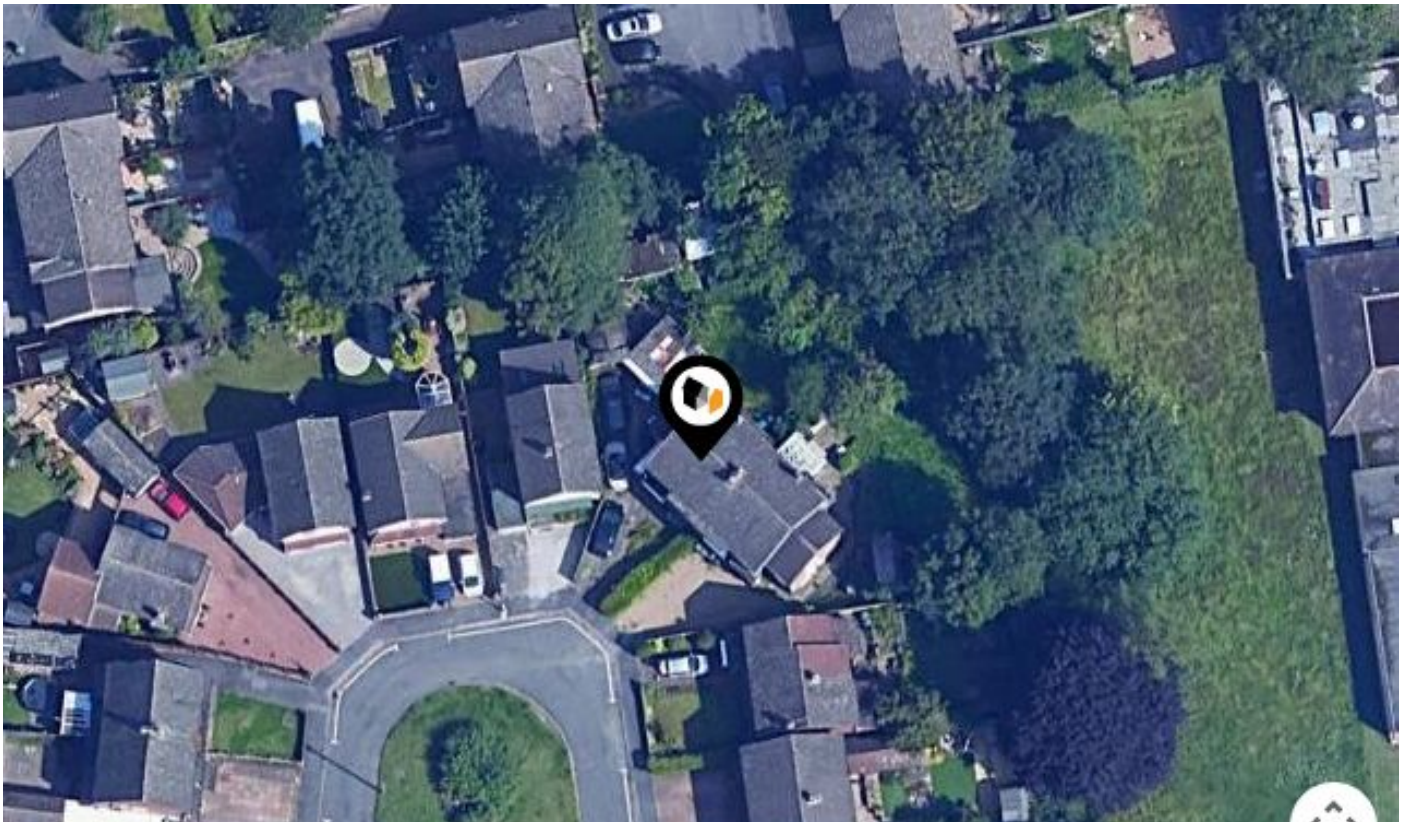


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 02nd September 2025



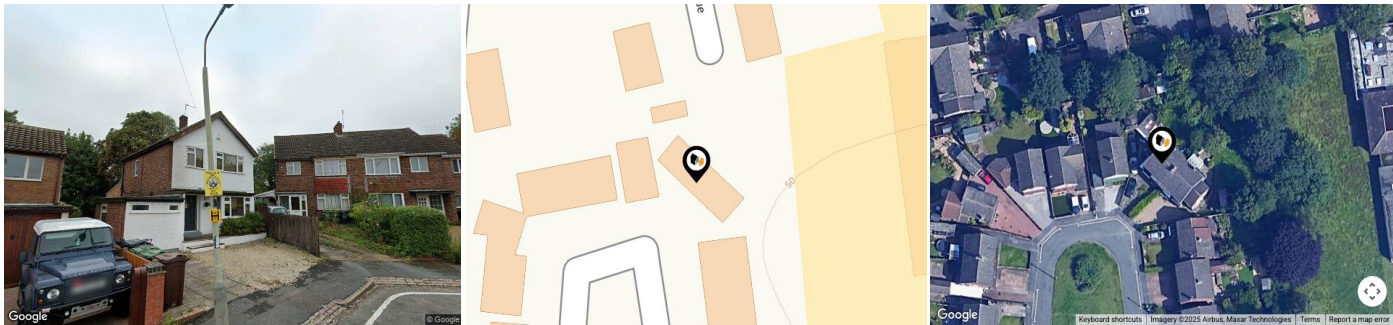
COTSWOLD CLOSE, LOUGHBOROUGH, LE11

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:	3
Floor Area:	925 ft ² / 86 m ²
Council Tax :	Band C
Annual Estimate:	£2,069

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14
mb/s



80
mb/s

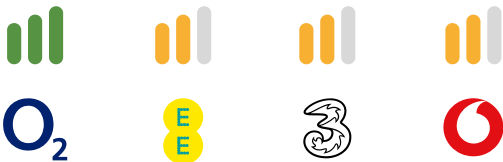


1000
mb/s



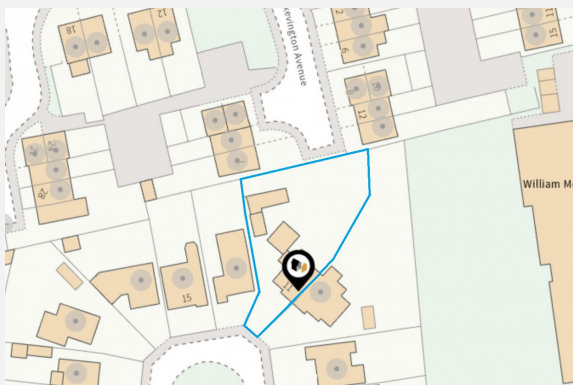
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



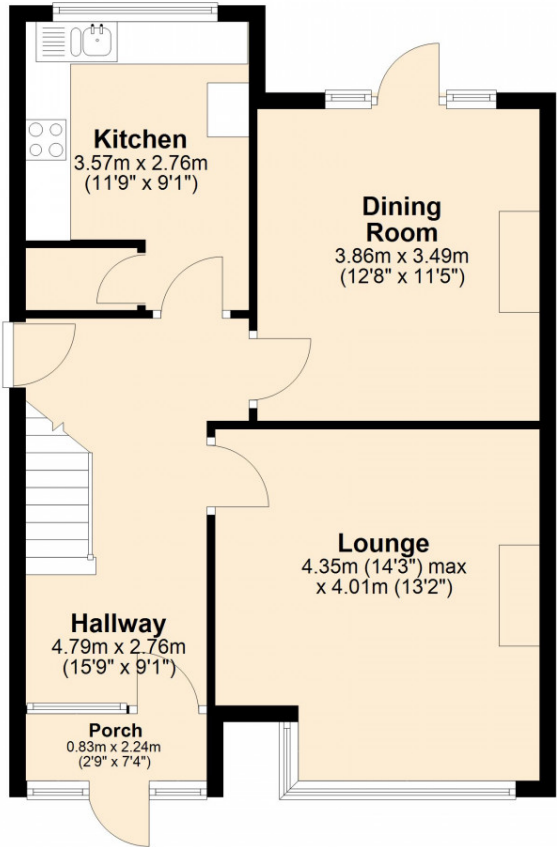




COTSWOLD CLOSE, LOUGHBOROUGH, LE11

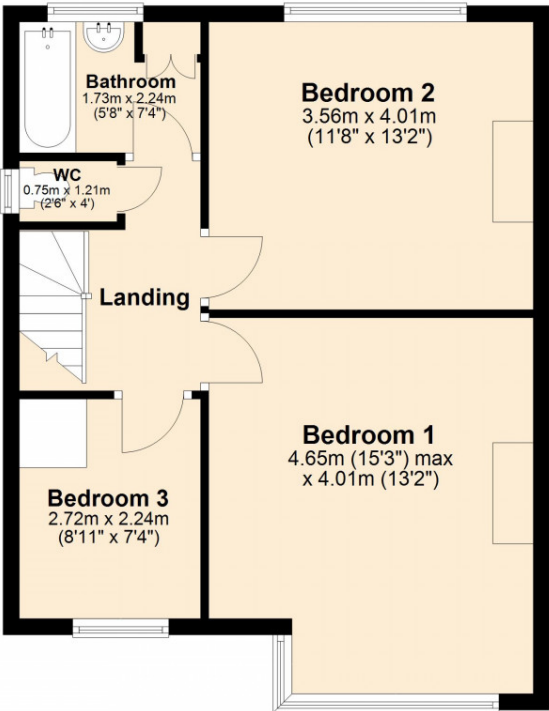
Ground Floor

Approx. 54.7 sq. metres (588.8 sq. feet)

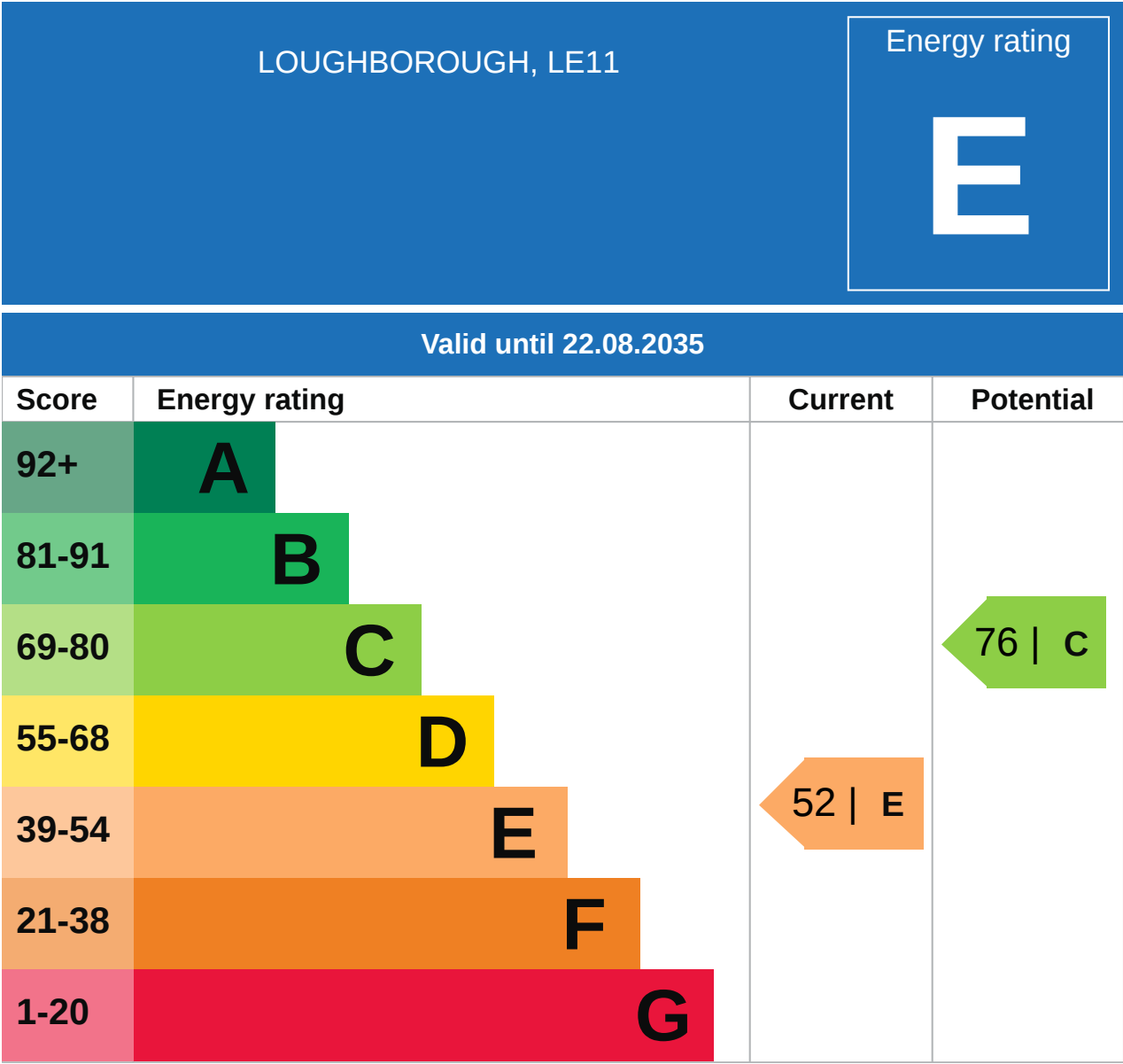


First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 104.3 sq. metres (1123.1 sq. feet)



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Very poor
Window:	Partial double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	86 m ²

Electricity Supply

Mains electricity supply

Gas Supply

Mains gas supply

Central Heating

Gas central heating powered by a conventional boiler located in the kitchen.

Water Supply

Mains water supply

Drainage

Mains drainage

Planning History This Address

Planning records for: *Cotswold Close, Loughborough, LE11*

Reference - Charnwood/P/07/1996/2	
Decision:	Decided
Date:	02nd July 2007
Description:	(Enquiry) Proposed extension to form toilet.

Planning records for: **13 Cotswold Close Loughborough Leicestershire LE11 3AN**

Reference - Charnwood/P/14/0522/2	
Decision:	Decided
Date:	19th March 2014
Description:	Erection of single storey extension to rear of house in multiple occupation.

Planning records for: **15 Cotswold Close, Loughborough, Leicestershire, LE11 3AN**

Reference - Charnwood/P/01/1749/2	
Decision:	Decided
Date:	09th July 2001
Description:	Erection of conservatory to rear of detached house.

Planning records for: **19 Cotswold Close Loughborough Leicestershire LE11 3AN**

Reference - Charnwood/P/12/0340/2	
Decision:	Decided
Date:	09th February 2012
Description:	Proposed outbuilding/ toilet (SELF ASSESSMENT FORM B COMPLETED).

Planning records for: **23 Cotswold Close Loughborough Leicestershire LE11 3AN**

Reference - P/22/0675/2	
Decision:	FINAL DECISION
Date:	07th April 2022
Description:	Erection of single storey extension to side and rear of house.

Planning records for: **27 Cotswold Close, Loughborough, Leicestershire, LE11 3AN**

Reference - Charnwood/P/01/1756/2	
Decision:	Decided
Date:	09th July 2001
Description:	Proposed erection of a carport.

Reference - Charnwood/P/02/0876/2	
Decision:	Decided
Date:	22nd March 2002
Description:	Proposed extension for garage.

Reference - Charnwood/P/02/0875/2	
Decision:	Decided
Date:	22nd March 2002
Description:	Proposed pitched roof over bay window.

Planning records for: **33 Cotswold Close, Loughborough, Leicestershire, LE11 3AN**

Reference - P/20/2337/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	14th December 2020
Description:	Retention of single storey extensions to side and rear of existing house in multiple occupation (Retrospective application)

Planning records for: **33 Cotswold Close, Loughborough, Leicestershire, LE11 3AN**

Reference - P/19/1502/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	10th July 2019
Description:	Change of use from dwelling (Use Class C3) to a house in multiple occupation (Use Class C4)

Planning records for: **35 Cotswold Close, Loughborough, Leicestershire, LE11 3AN**

Reference - P/22/1380/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	25th July 2022
Description:	Erection of two storey extension to side, single storey extension to rear and porch to front of dwelling.

Reference - Charnwood/P/05/1257/2	
Decision:	Decided
Date:	26th April 2005
Description:	Erection of single storey extensions to side and rear of dwelling.

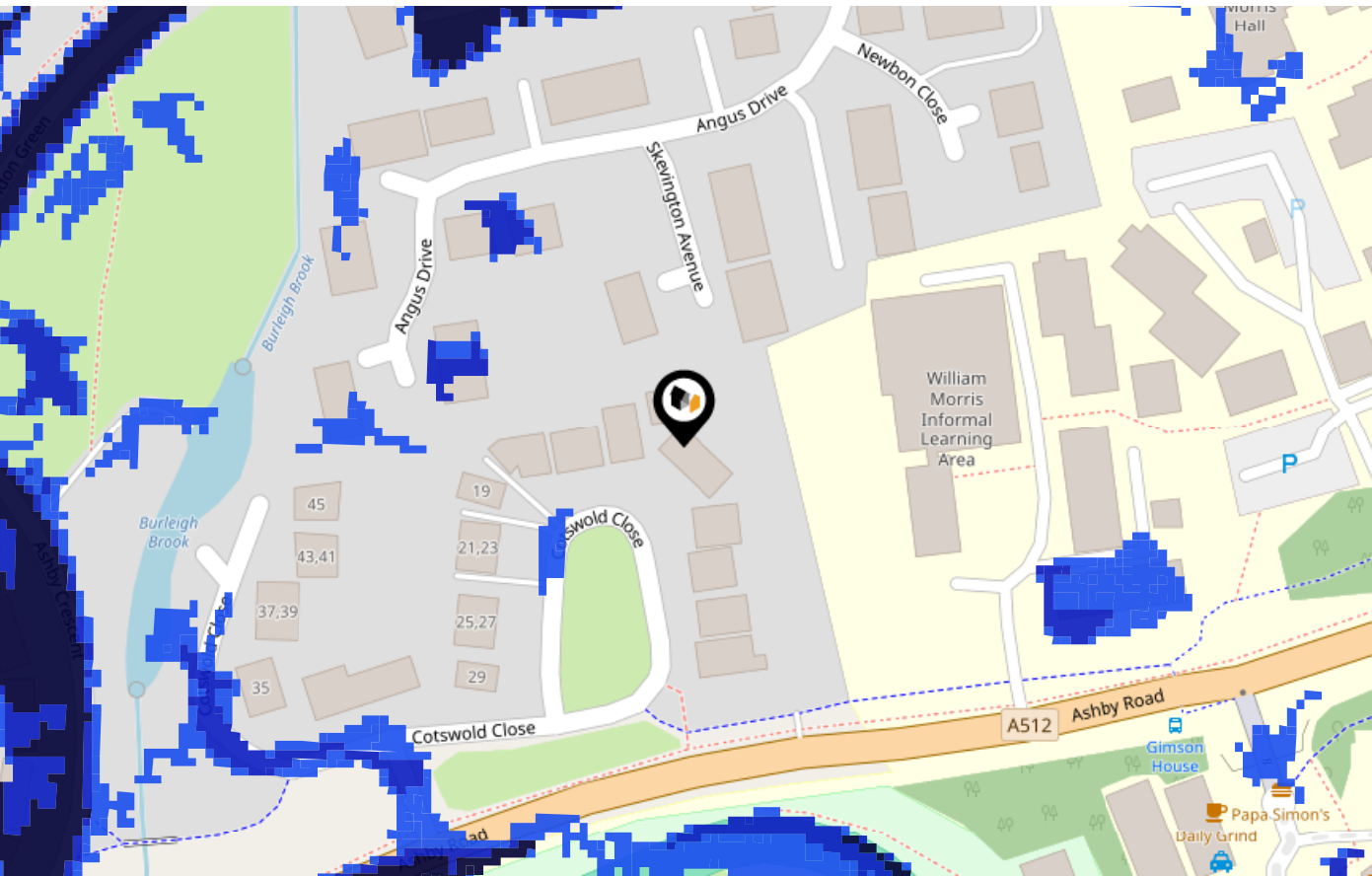
Planning records for: **43 Cotswold Close, Loughborough, Leicestershire, LE11 3AN**

Reference - Charnwood/P/01/2640/2	
Decision:	Decided
Date:	18th October 2001
Description:	Erection of two-storey extension including carport to side 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

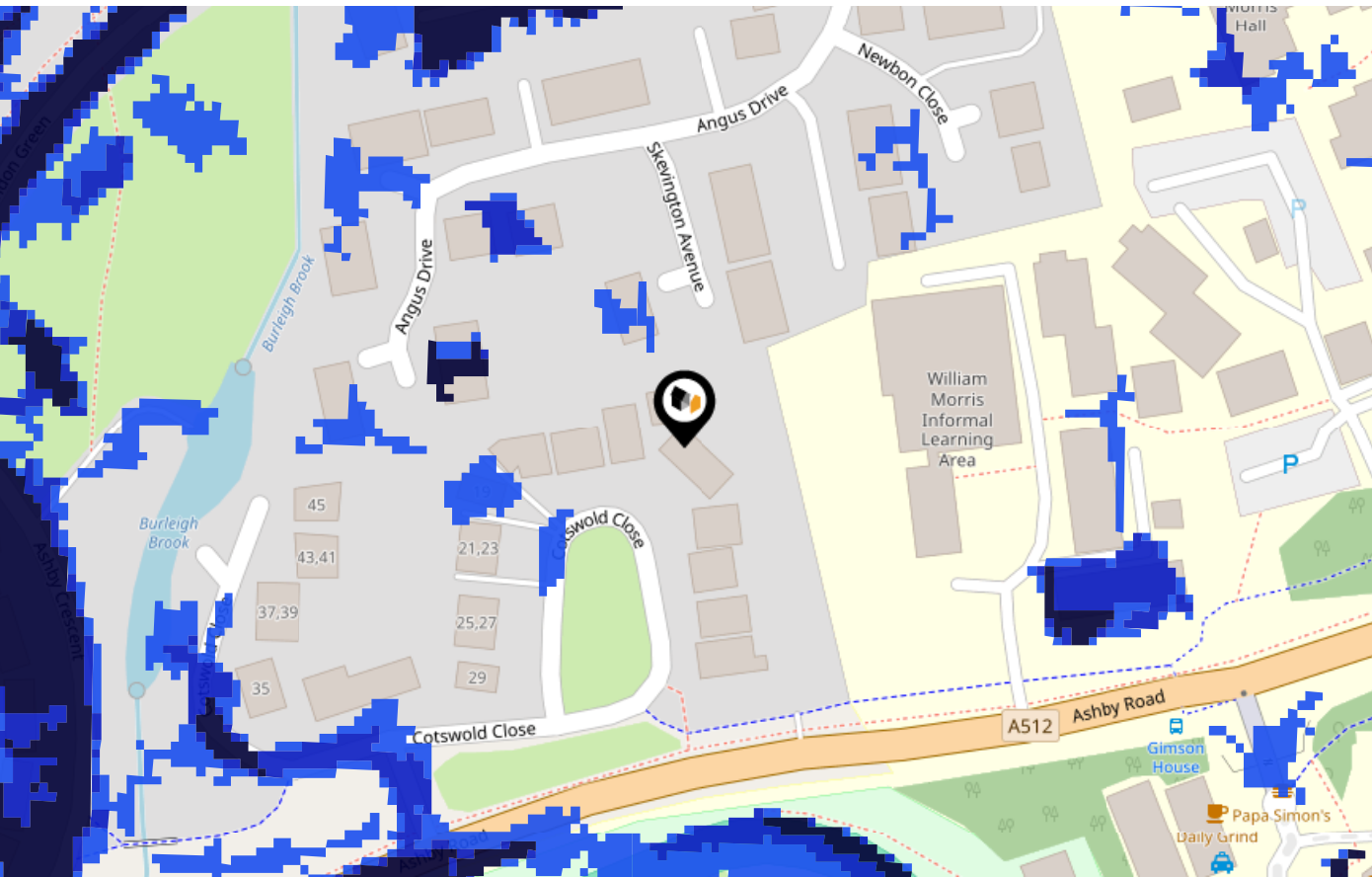
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

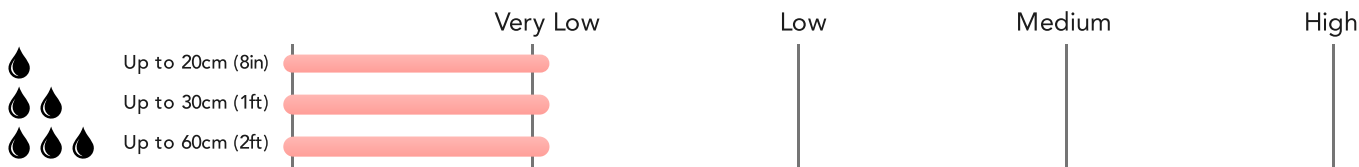


Risk Rating: Very low

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.

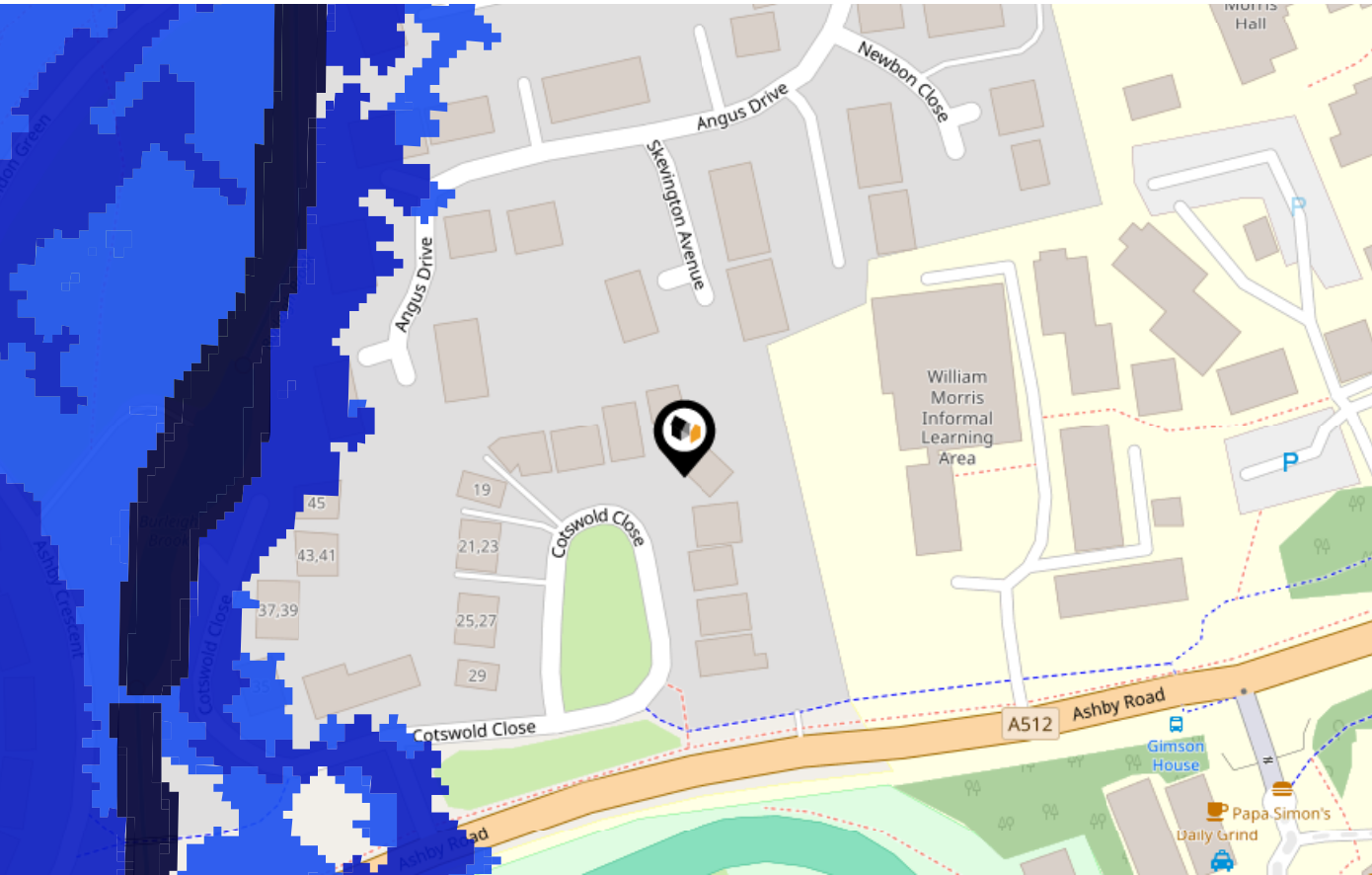
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

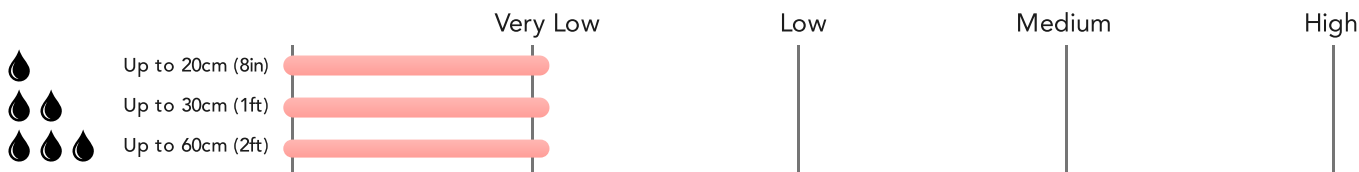


Risk Rating: Very low

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.

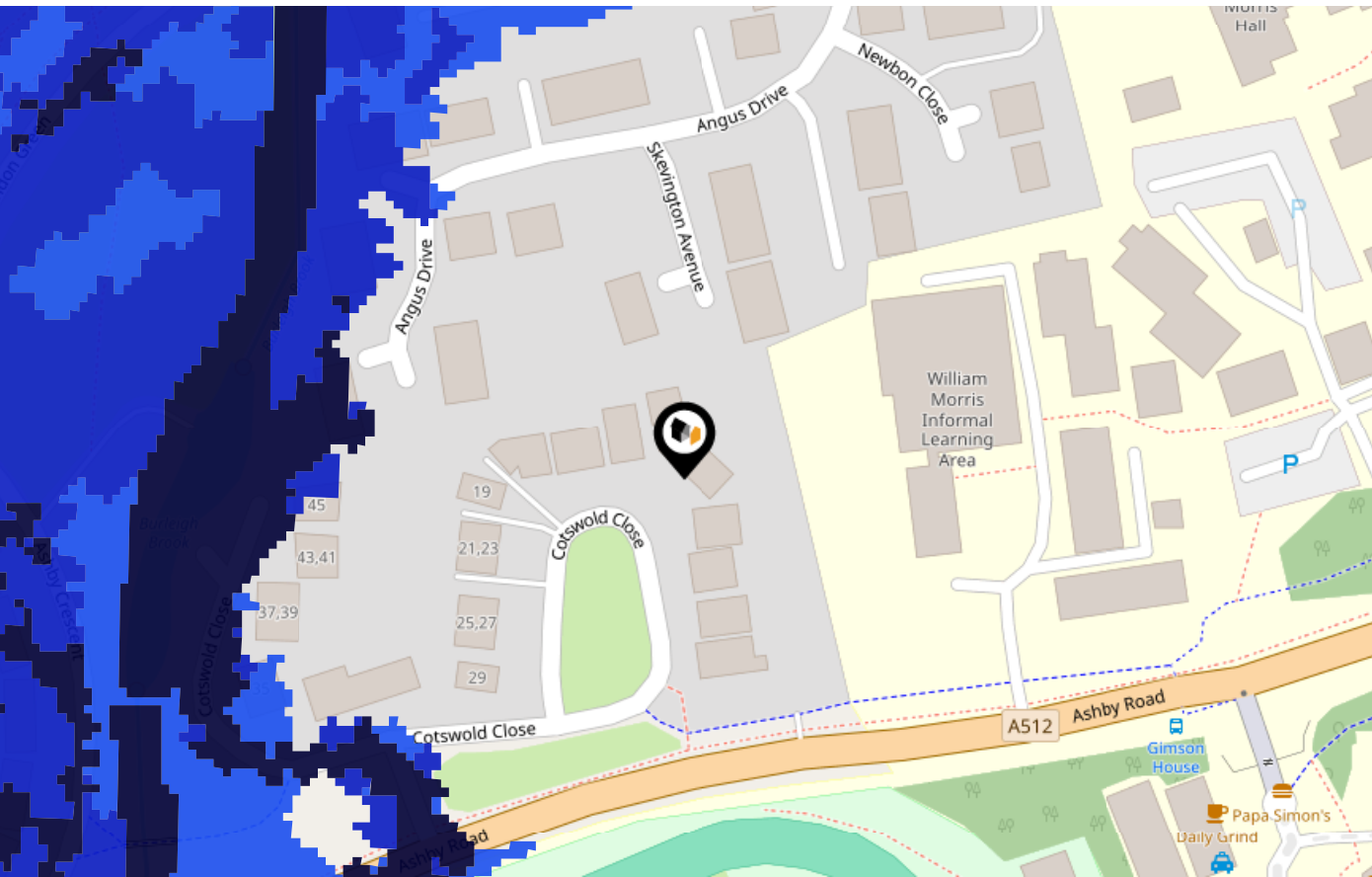
Chance of flooding to the following depths at this property:



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.

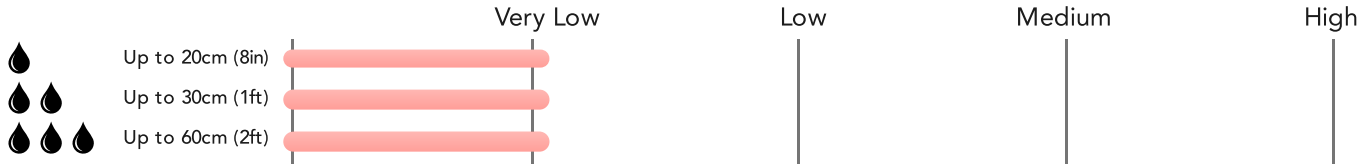


Risk Rating: Very low

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.
- 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.

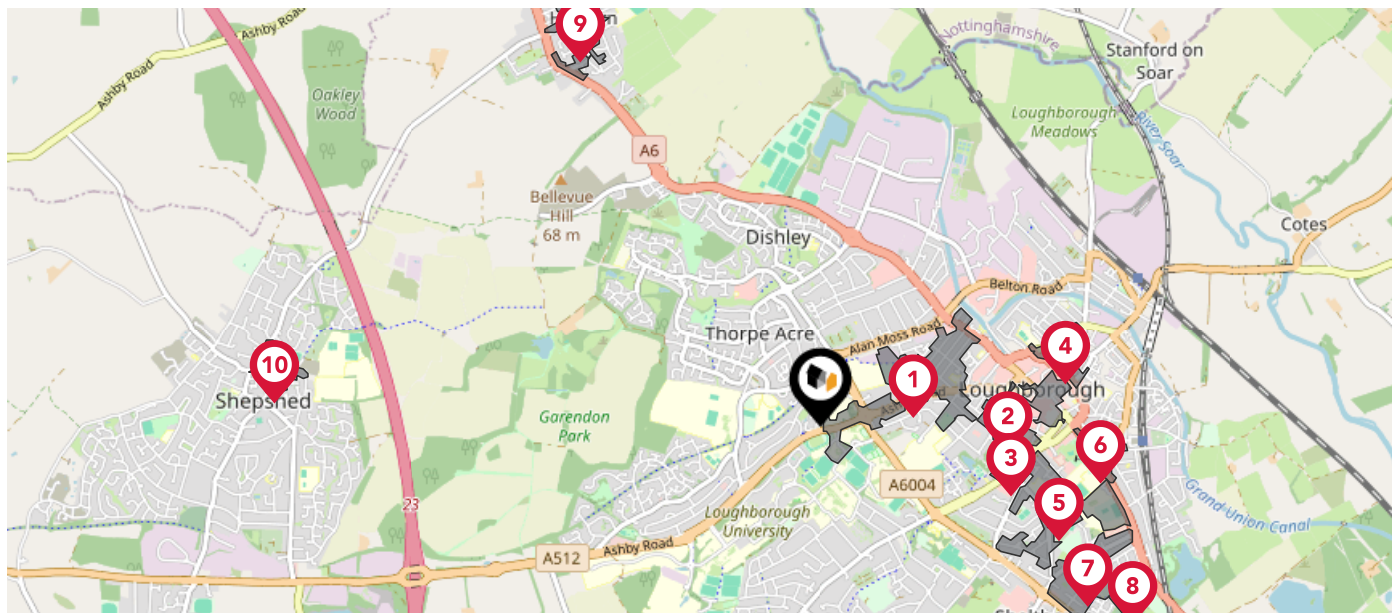
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

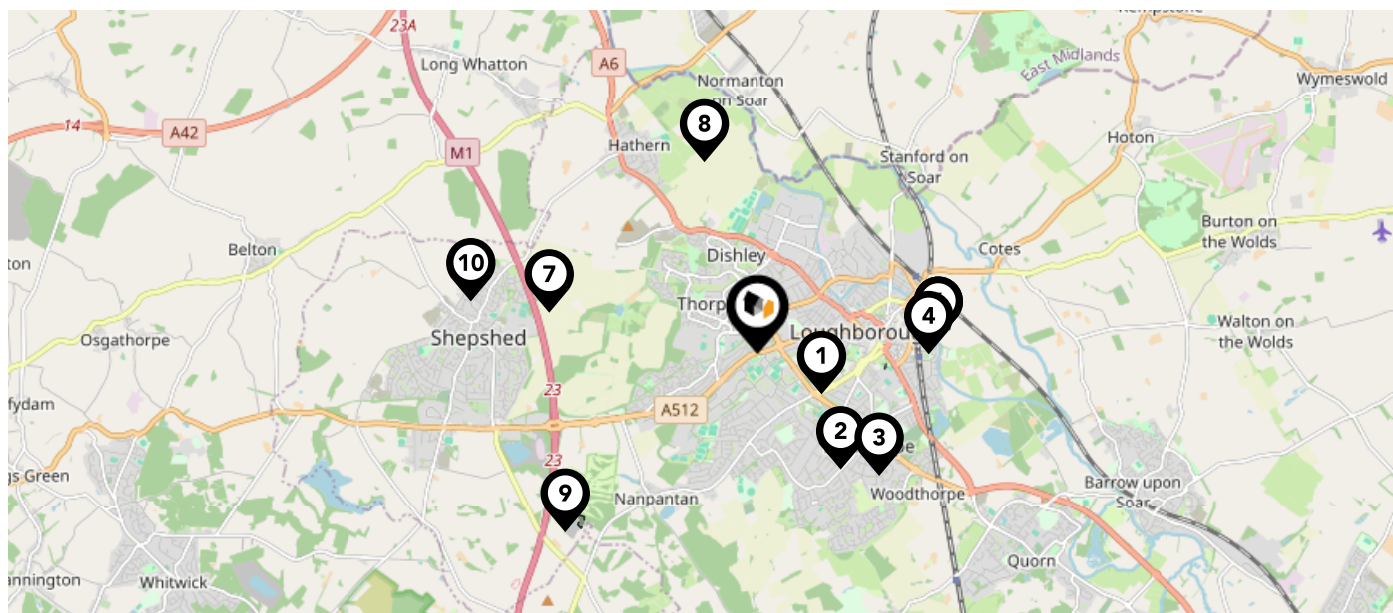
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

This map displays nearby coal mine entrances and their classifications.



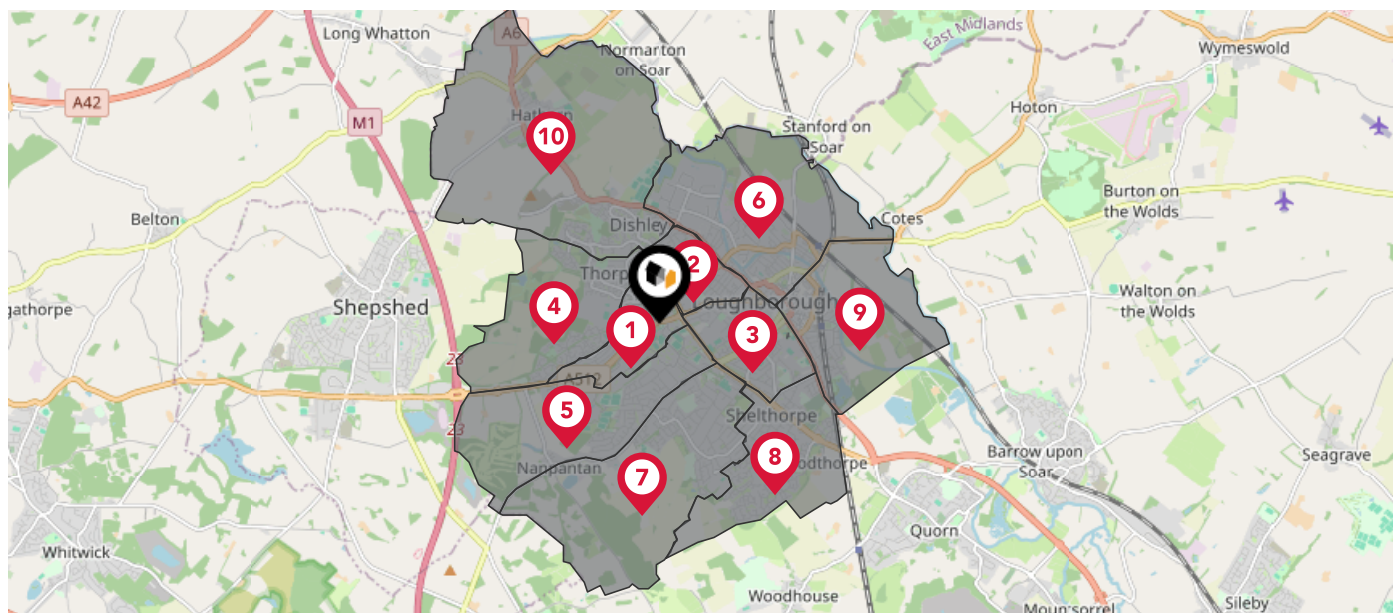
Mine Entry

- ✕ 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

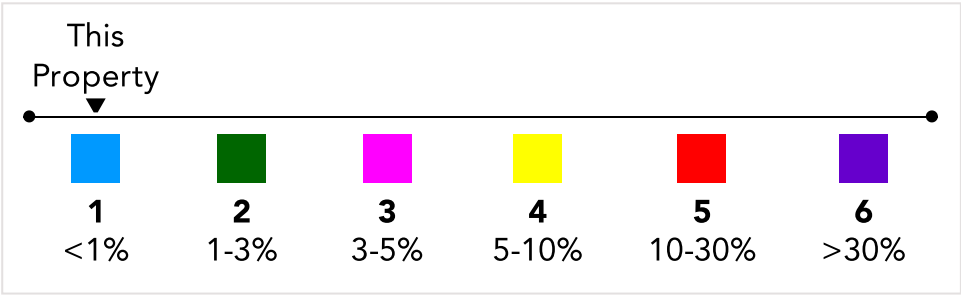
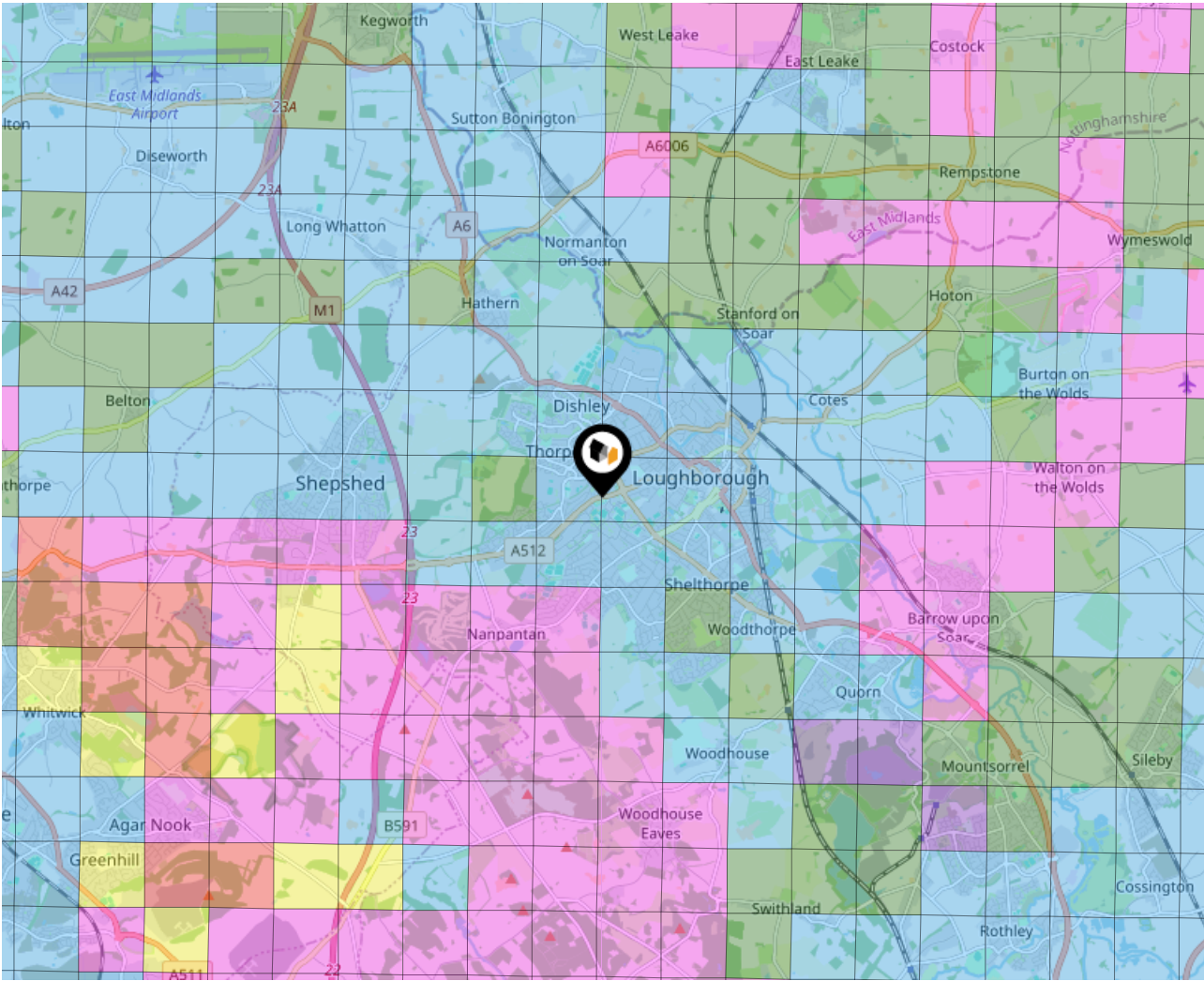


Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Loughborough Ashby Ward |
| 2 | Loughborough Storer Ward |
| 3 | Loughborough Southfields Ward |
| 4 | Loughborough Garendon Ward |
| 5 | Loughborough Nanpantan Ward |
| 6 | Loughborough Lemyngton Ward |
| 7 | Loughborough Outwoods Ward |
| 8 | Loughborough Shelthorpe Ward |
| 9 | Loughborough Hastings Ward |
| 10 | Loughborough Dishley and Hathern Ward |

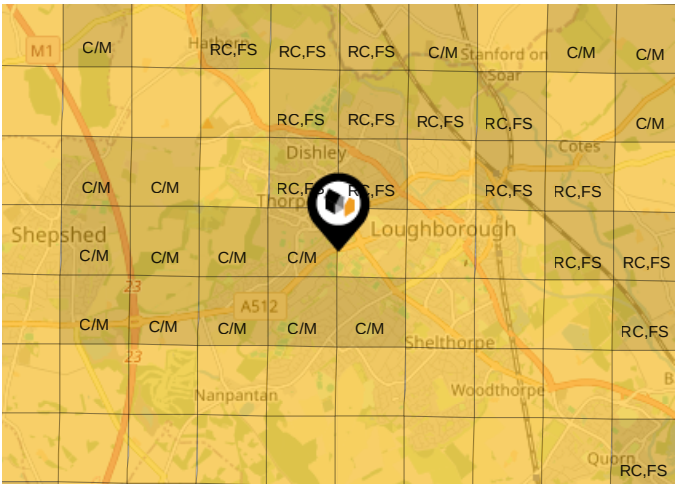
What is Radon?

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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

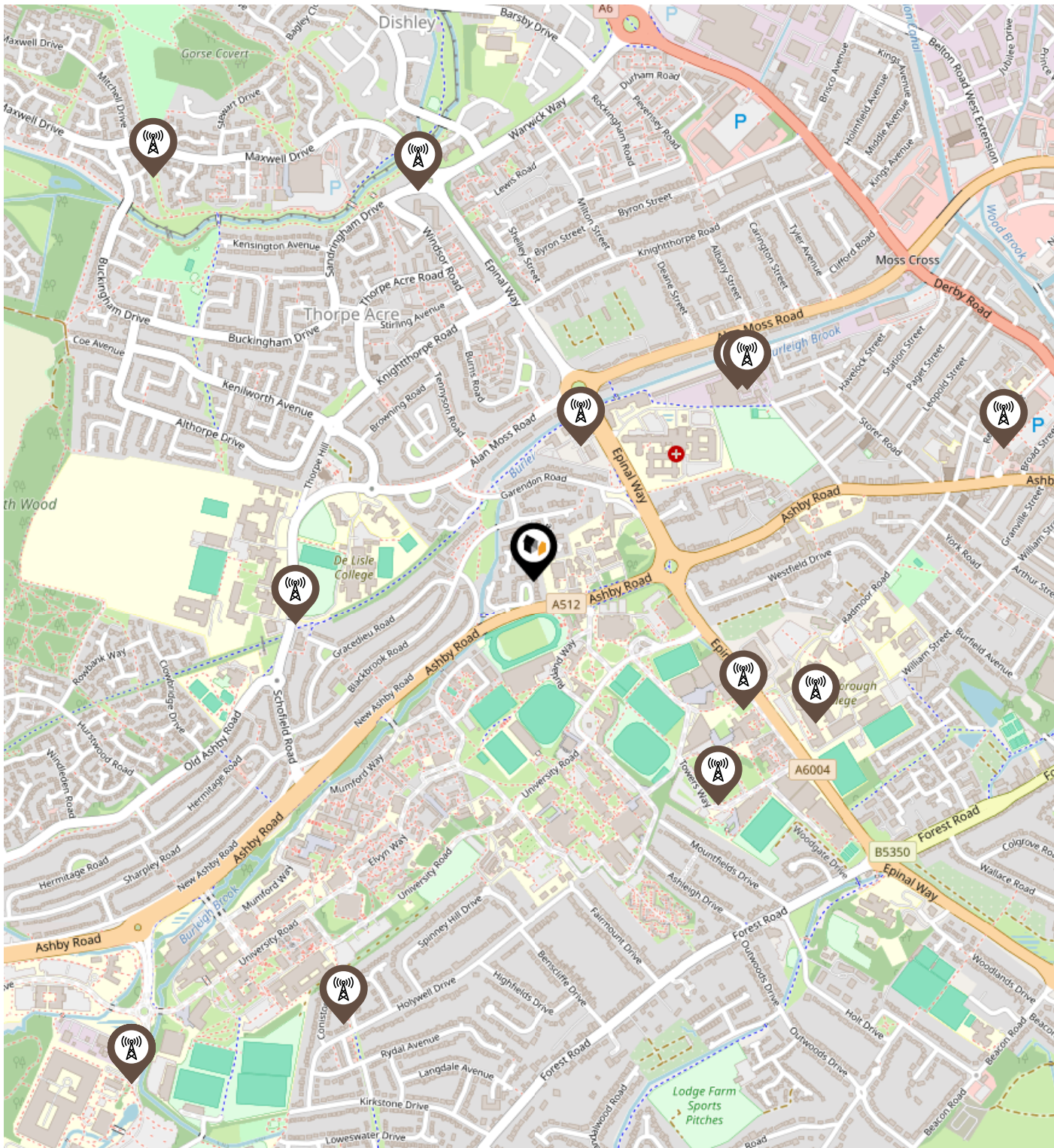


Primary Classifications (Most Common Clay Types)

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



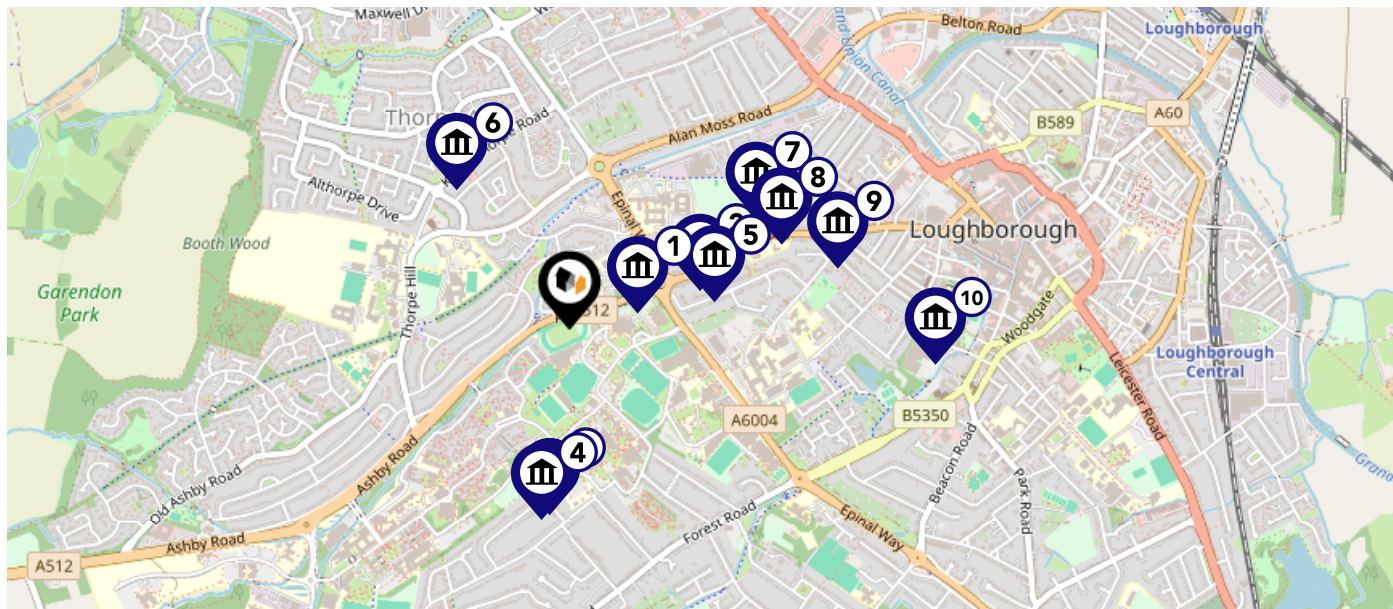
Key:

-  Power Pylons
-  Communication Masts

Maps

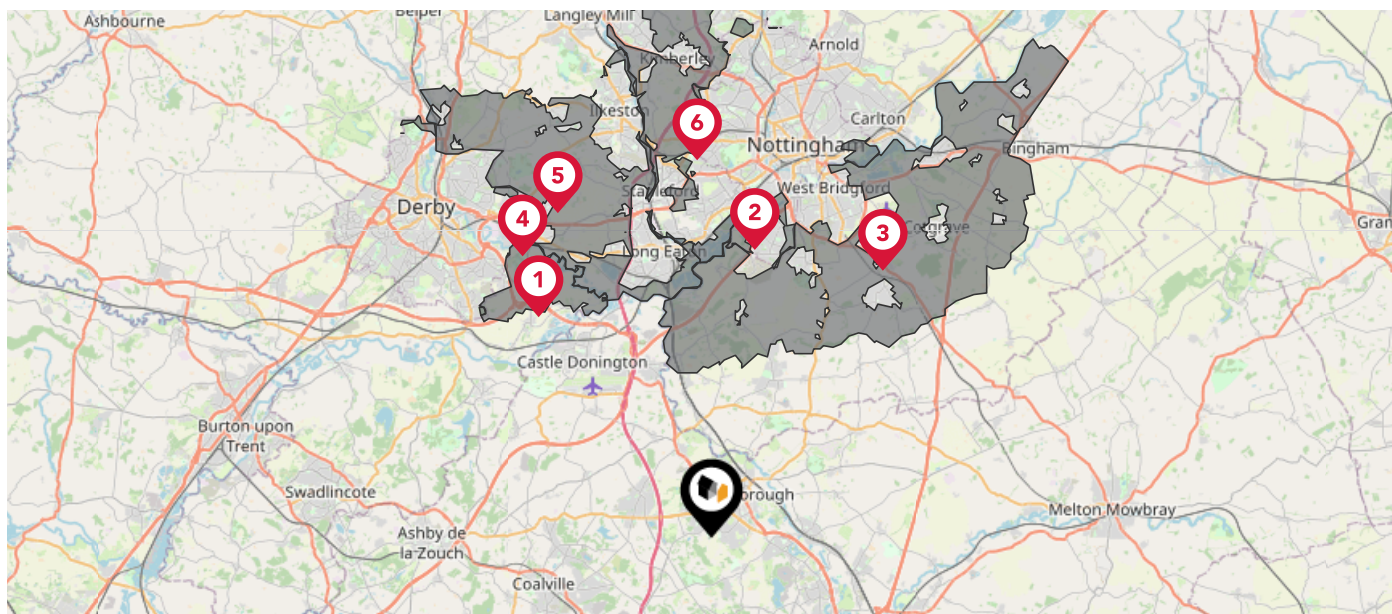
Listed Buildings

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



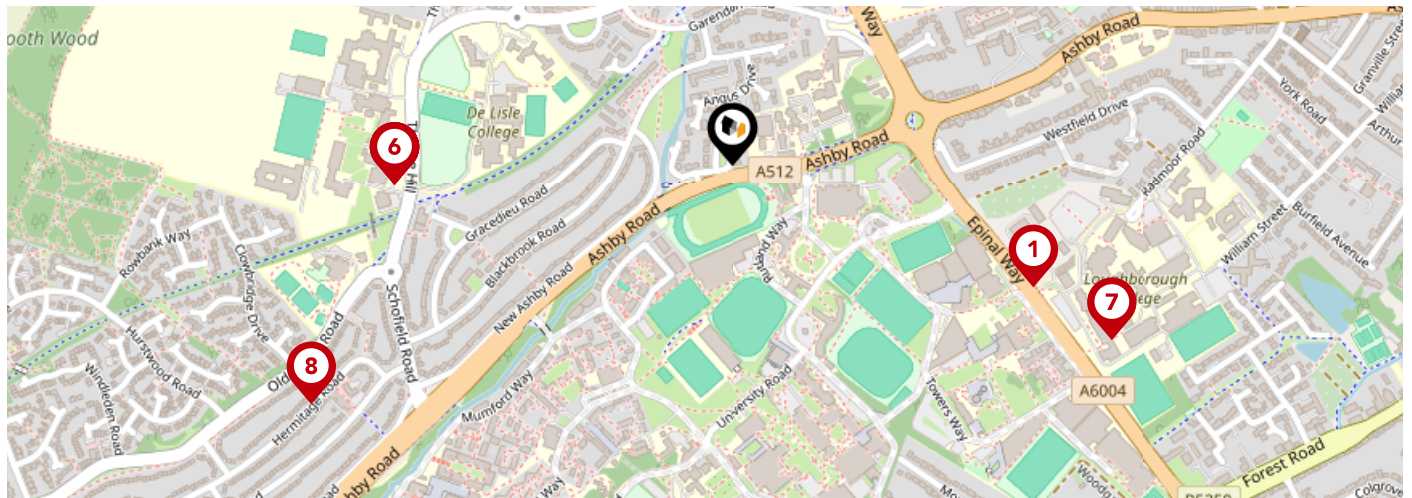
Listed Buildings in the local district		Grade	Distance
	1116122 - Field House	Grade II	0.2 miles
	1361134 - The Grove	Grade II	0.3 miles
	1074551 - Summerhouse And Garden Walls, University Of Loughborough	Grade II	0.4 miles
	1320104 - Gardener's Cottage, University Of Loughborough	Grade II	0.4 miles
	1074546 - Gatepiers To The Grove	Grade II	0.4 miles
	1074535 - Church Of All Saints	Grade II	0.4 miles
	1391905 - Rosebery School	Grade II	0.5 miles
	1391866 - Church Of St Peter	Grade II	0.5 miles
	1320089 - Church Of St Mary And House Adjoining	Grade II	0.6 miles
	1074532 - Carillon Tower	Grade II	0.8 miles

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

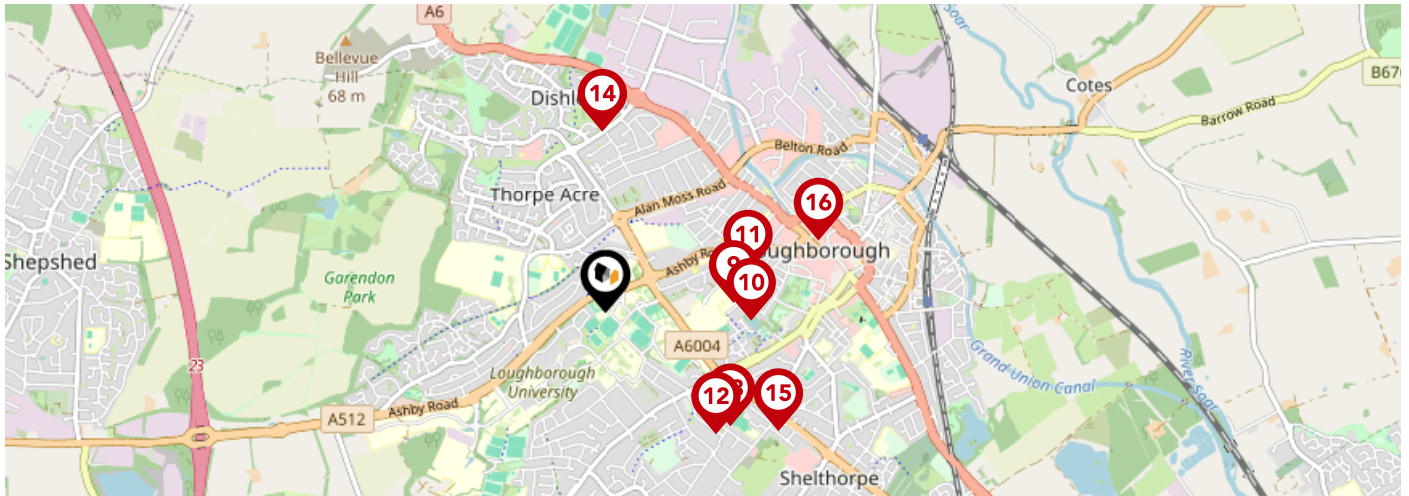


Nearby Green Belt Land

-  Derby and Nottingham Green Belt - South Derbyshire
-  Derby and Nottingham Green Belt - Broxtowe
-  Derby and Nottingham Green Belt - Rushcliffe
-  Derby and Nottingham Green Belt - Derby
-  Derby and Nottingham Green Belt - Erewash
-  Derby and Nottingham Green Belt - Nottingham



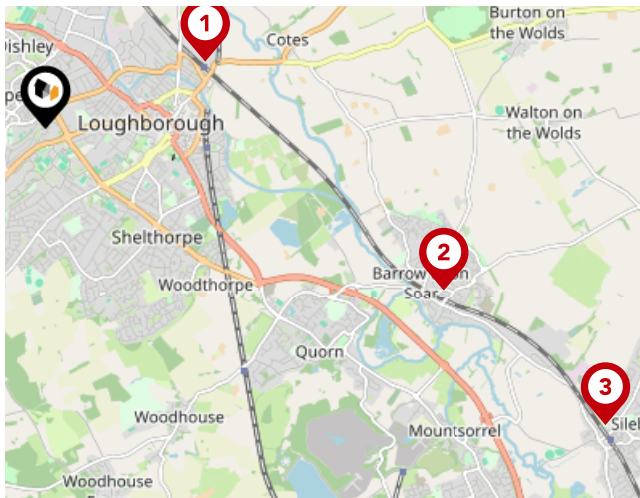
		Nursery	Primary	Secondary	College	Private
1	Mountfields Lodge School Ofsted Rating: Good Pupils: 488 Distance:0.37	☐	☒	☐	☐	☐
2	Thorpe Acre Junior School Ofsted Rating: Good Pupils: 188 Distance:0.38	☐	☒	☐	☐	☐
3	Thorpe Acre Infant School Ofsted Rating: Good Pupils: 142 Distance:0.38	☐	☒	☐	☐	☐
4	De Lisle College Loughborough Leicestershire Ofsted Rating: Good Pupils: 1297 Distance:0.38	☐	☐	☒	☐	☐
5	Ashmount School Ofsted Rating: Outstanding Pupils: 204 Distance:0.38	☐	☐	☒	☐	☐
6	Charnwood College Ofsted Rating: Good Pupils: 583 Distance:0.38	☐	☐	☒	☐	☐
7	Loughborough College Ofsted Rating: Good Pupils:0 Distance:0.47	☐	☐	☒	☐	☐
8	Booth Wood Primary School Ofsted Rating: Outstanding Pupils: 215 Distance:0.54	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Sense College Loughborough Ofsted Rating: Good Pupils: 0 Distance: 0.58	☐	☐	☒	☐	☐
10	Loughborough Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance: 0.65	☐	☒	☐	☐	☐
11	Saint Mary's Catholic Primary School, Loughborough Ofsted Rating: Good Pupils: 201 Distance: 0.67	☐	☒	☐	☐	☐
12	Hardwick House School Ofsted Rating: Not Rated Pupils: 40 Distance: 0.74	☐	☐	☒	☐	☐
13	Compass Community School Mountfields Park Ofsted Rating: Not Rated Pupils: 16 Distance: 0.76	☐	☐	☒	☐	☐
14	Robert Bakewell Primary School Ofsted Rating: Good Pupils: 307 Distance: 0.82	☐	☒	☐	☐	☐
15	Sacred Heart Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance: 0.94	☐	☒	☐	☐	☐
16	Limehurst Academy Ofsted Rating: Good Pupils: 643 Distance: 1.01	☐	☐	☒	☐	☐

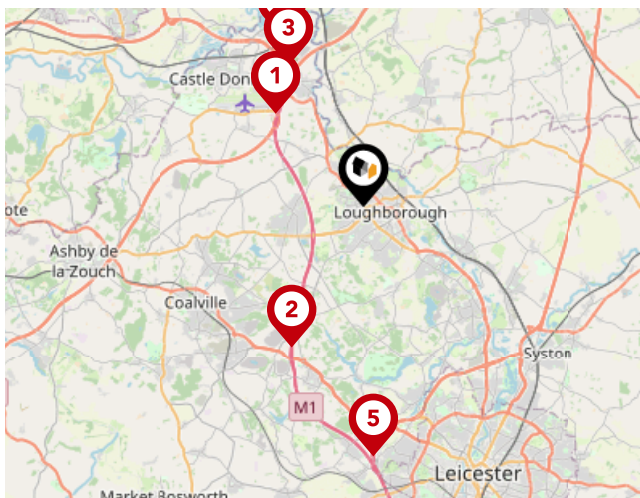
Area

Transport (National)



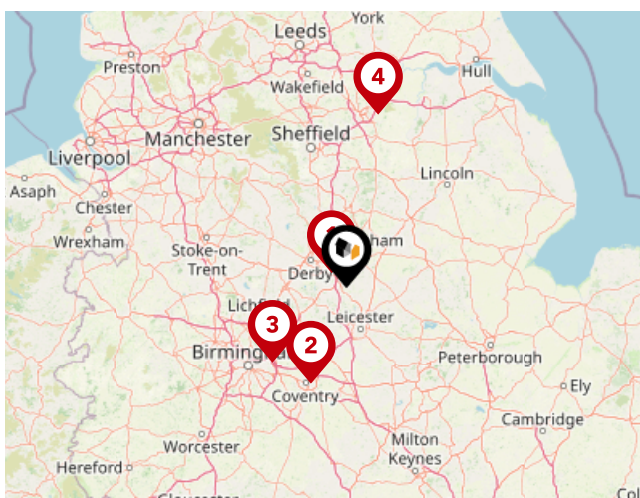
National Rail Stations

Pin	Name	Distance
1	Loughborough (Leics) Rail Station	1.56 miles
2	Barrow upon Soar Rail Station	3.87 miles
3	Sileby Rail Station	5.7 miles



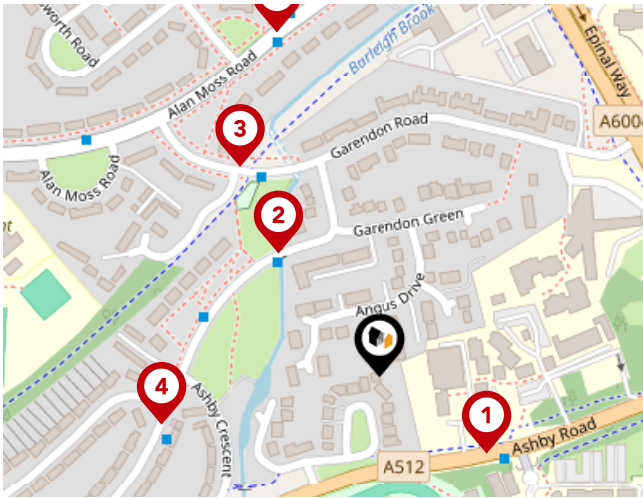
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J23A	4.57 miles
2	M1 J22	5.66 miles
3	M1 J24	5.75 miles
4	M1 J24A	6.72 miles
5	M1 J21A	8.98 miles



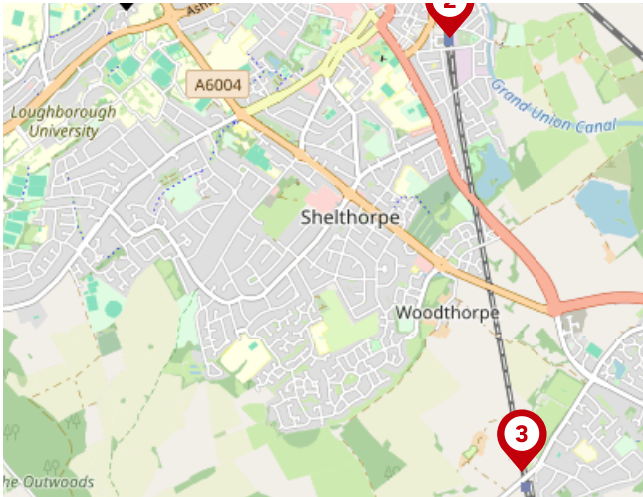
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	5.67 miles
2	Baginton	29.68 miles
3	Birmingham Airport	30.39 miles
4	Finningley	49.98 miles



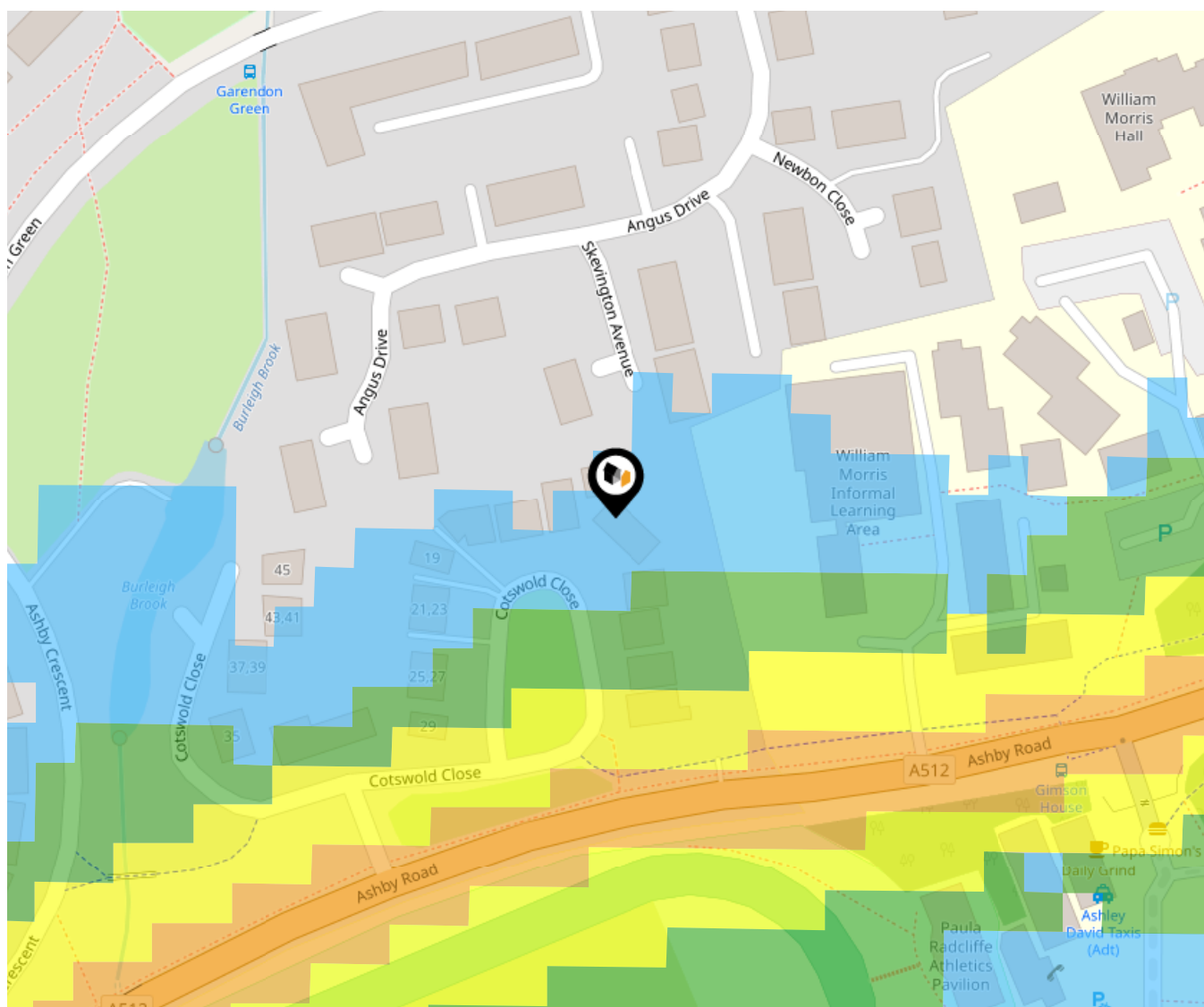
Bus Stops/Stations

Pin	Name	Distance
	Gimson House	0.07 miles
	Angus Drive	0.09 miles
	Trackside Close	0.14 miles
	Gracedieu Road	0.12 miles
	Tennyson Road	0.2 miles



Local Connections

Pin	Name	Distance
	Loughborough Central (Great Central Railway)	1.45 miles
	Loughborough Central (Great Central Railway)	1.46 miles
	Quorn & Woodhouse (Great Central Railway)	2.73 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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