



See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 08th September 2025



HOLT DRIVE, LOUGHBOROUGH, LE11

Newton Fallowell Property Agency

loughborough@newtonfallowell.co.uk / 01509 611119 eastleake@newtonfallowell.co.uk / 01509 856934

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Property

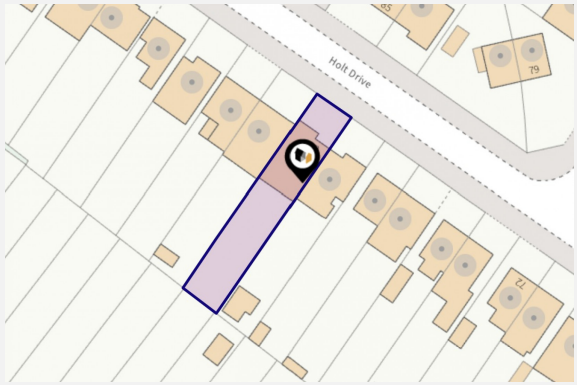
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,328		
Title Number:	LT249826		

Local Area

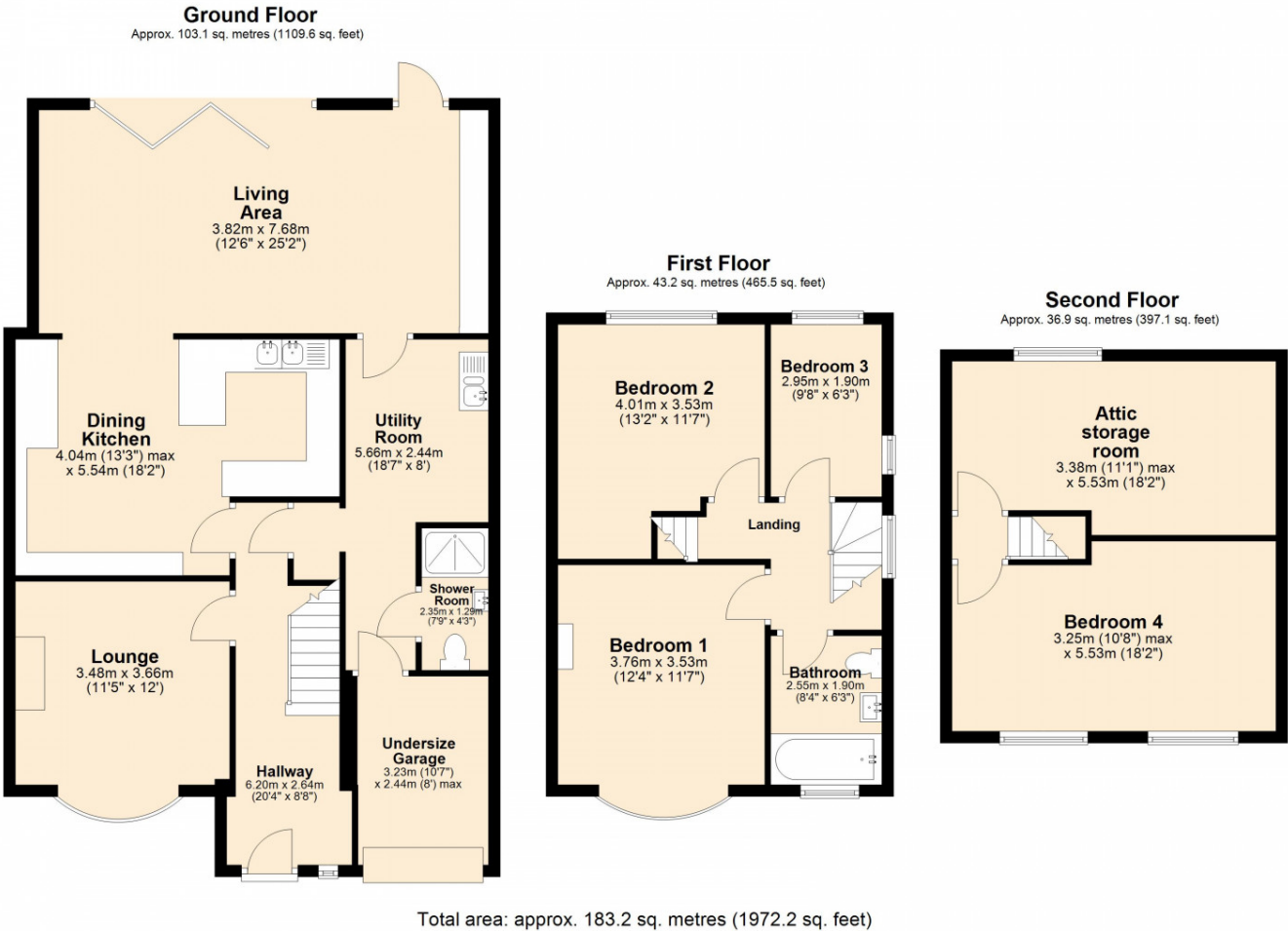
Local Authority:	Leicestershire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	23 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				







HOLT DRIVE, LOUGHBOROUGH, LE11



Electricity Supply

Mains electricity supply

Gas Supply

Mains gas supply

Central Heating

Gas central heating powered by a combination boiler located in the utility room.

Water Supply

Mains water supply

Drainage

Mains drainage

Planning History This Address

Planning records for: *Holt Drive, Loughborough, LE11*

Reference - Charnwood/P/09/0995/2	
Decision:	Decided
Date:	22nd May 2009
Description:	Erection of single storey extension to front, side and rear of dwelling.

Planning records for: **2 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/06/2713/2	
Decision:	Decided
Date:	06th September 2006
Description:	(Enquiry) Loft conversion.

Planning records for: **4 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/04/1565/2	
Decision:	Decided
Date:	27th April 2004
Description:	Proposed conservatory.

Planning records for: **6 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/04/0906/2	
Decision:	Decided
Date:	16th March 2004
Description:	Erection of conservatory to rear of semi-detached house.

Planning records for: **14 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/06/2990/2	
Decision:	Decided
Date:	05th October 2006
Description:	(Enquiry) Dropped kerb.

Planning records for: **18 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/06/2921/2	
Decision:	Decided
Date:	27th September 2006
Description:	Erection of ground floor extension to sides and rear and first floor extensions to side

Planning records for: **24 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - Charnwood/P/16/0612/2	
Decision:	Decided
Date:	15th March 2016
Description:	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.7m, with a maximum height of 4m, and height to the eaves of 2.45m.

Reference - Charnwood/P/02/0619/2	
Decision:	Decided
Date:	15th February 2002
Description:	Proposed kitchen extension and conservatory.

Planning records for: **36 Holt Drive Loughborough LE11 3JA**

Reference - Charnwood/P/17/2485/2	
Decision:	Decided
Date:	04th December 2017
Description:	Erection of two storey and single storey extensions to side of dwelling.

Planning records for: **36 Holt Drive LOUGHBOROUGH LE11 3JA**

Reference - Charnwood/P/18/0446/2	
Decision:	Decided
Date:	26th February 2018
Description:	Erection of two storey and single storey extensions to side of dwelling (revised scheme of P/17/2485/2)

Reference - P/24/1533/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	03rd September 2024
Description:	Erection of 2m wall to front boundary

Reference - P/18/0446/2	
Decision:	FINAL DECISION
Date:	26th February 2018
Description:	Erection of two storey and single storey extensions to side of dwelling (revised scheme of P/17/2485/2)

Planning records for: **38 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/07/0044/2	
Decision:	Decided
Date:	09th January 2007
Description:	(Enquiry) Extension.

Planning records for: **40 Holt Drive Loughborough LE11 3JA**

Reference - P/19/0783/2	
Decision:	Decided: GRANT UNCONDITIONALLY
Date:	08th April 2019
Description:	Certificate of Lawfulness (existing) for use of property as a HMO (Class C4).

Planning records for: **44 Holt Drive, Loughborough, LE11 3JA**

Reference - Charnwood/P/10/0325/2	
Decision:	Decided
Date:	16th February 2010
Description:	Erection of dormer extension to side, two rooflights to rear and 1 to front of dwelling. (Certificate of Lawful Use Proposed)

Planning records for: **46 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - Charnwood/P/06/1445/2	
Decision:	Decided
Date:	05th May 2006
Description:	(Enquiry) Kitchen extension

Reference - Charnwood/P/06/1270/2	
Decision:	Decided
Date:	20th April 2006
Description:	(Enquiry) Erection of single storey extension to rear of dwelling.

Planning records for: **52 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/03/0172/2	
Decision:	Decided
Date:	22nd January 2003
Description:	Proposed conservatory.

Planning records for: **54 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - Charnwood/P/06/1349/2	
Decision:	Decided
Date:	28th April 2006
Description:	Erection of single and two-storey extension to rear of dwelling.

Reference - Charnwood/P/07/1479/2	
Decision:	Decided
Date:	16th May 2007
Description:	Erection of single storey extension to rear of dwelling

Planning records for: **58 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/03/1173/2	
Decision:	Decided
Date:	15th April 2003
Description:	Erection of two storey extension to rear of semi-detached house. (Revised scheme - planning refusal P/03/0388/2 refers)

Planning records for: **58 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/03/0388/2	
Decision:	Decided
Date:	10th February 2003
Description:	Two storey extension to rear of semi-detached house.

Planning records for: **62 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - P/23/1414/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	02nd August 2023
Description:	Outline Application for erection of single storey dwellinghouse (All Matters reserved)

Planning records for: **64 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/05/3258/2	
Decision:	Decided
Date:	27th October 2005
Description:	Proposed velux windows.

Planning records for: **68 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/04/1651/2	
Decision:	Decided
Date:	11th May 2004
Description:	Single storey extension to side & rear of detached house.

Planning records for: **72 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - P/24/1439/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	15th August 2024
Description:	Erection of single storey side/rear extension (following demolition of existing garage and conservatory)

Planning records for: **74 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - P/23/0415/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	06th March 2023
Description:	Erection of hip to gable end extension with rear dormer and single storey side/rear extension (Resubmission of P/22/0361/2).

Reference - 22/00331/FULHH	
Decision:	FINAL DECISION
Date:	01st March 2022
Description:	Demolition of Existing Conservatory to make way for Single Storey Extension

Reference - Charnwood/P/16/1020/2	
Decision:	Decided
Date:	10th May 2016
Description:	Retention of replacement single storey extension to rear of dwelling. Revised scheme - P/16/0077/2 refers.

Planning records for: **74 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - P/22/0361/2	
Decision:	FINAL DECISION
Date:	01st March 2022
Description:	Proposed Hip to Gable enlargement with new dormer to rear and single storey side and rear extension.

Reference - Charnwood/P/16/0077/2	
Decision:	Decided
Date:	13th January 2016
Description:	Erection of replacement single storey extension to rear of dwelling and erection of new detached playroom/office to replace existing garage.

Planning records for: **76 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/01/1055/2	
Decision:	Decided
Date:	25th April 2001
Description:	Replace existing garage.

Planning records for: **82 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - Charnwood/P/11/2333/2	
Decision:	Decided
Date:	17th October 2011
Description:	Rear single storey extension forming day lounge.

Planning records for: **86 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - Charnwood/P/16/1808/2	
Decision:	Decided
Date:	05th August 2016
Description:	Erection of single storey extension to front, side and rear of dwelling.

Planning records for: **88 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/03/0672/2	
Decision:	Decided
Date:	05th March 2003
Description:	Proposed replacement pitched roof and installation of garage door to front of dwelling.

Reference - Charnwood/P/03/2946/2	
Decision:	Decided
Date:	06th October 2003
Description:	Single storey extension to side of semi-detached dwelling. (Revised scheme)

Reference - Charnwood/P/03/3485/2	
Decision:	Decided
Date:	24th November 2003
Description:	Erection of dormer-style roof extensions to side and rear to facilitate a loft conversion to semi-detached house.

Planning records for: **90 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/01/0485/2	
Decision:	Decided
Date:	21st February 2001
Description:	Demolition of single storey extension and erection of two storey extension with dormer and canopy to side of detached house.

Planning records for: **94 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - Charnwood/P/05/3658/2	
Decision:	Decided
Date:	02nd December 2005
Description:	Erection of two storey extension to side of dwelling.

Planning records for: **96 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - Charnwood/P/15/1322/2	
Decision:	Decided
Date:	30th June 2015
Description:	Erection of two storey extension to front and side of dwelling with single storey extension to rear.

Reference - Charnwood/P/04/3672/2	
Decision:	Decided
Date:	20th October 2004
Description:	Erection of a two storey extension to side of semi-detached house.

Planning records for: **98 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - Charnwood/P/07/1457/2	
Decision:	Decided
Date:	15th May 2007
Description:	Erection of single storey extension to side and rear of dwelling.

Planning records for: **100 Holt Drive, Loughborough, Leicestershire, LE11 3JA**

Reference - P/20/0136/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	23rd January 2020
Description:	Single storey extension to side of semi-detached dwelling and roof extensions to side and rear for dormer windows.

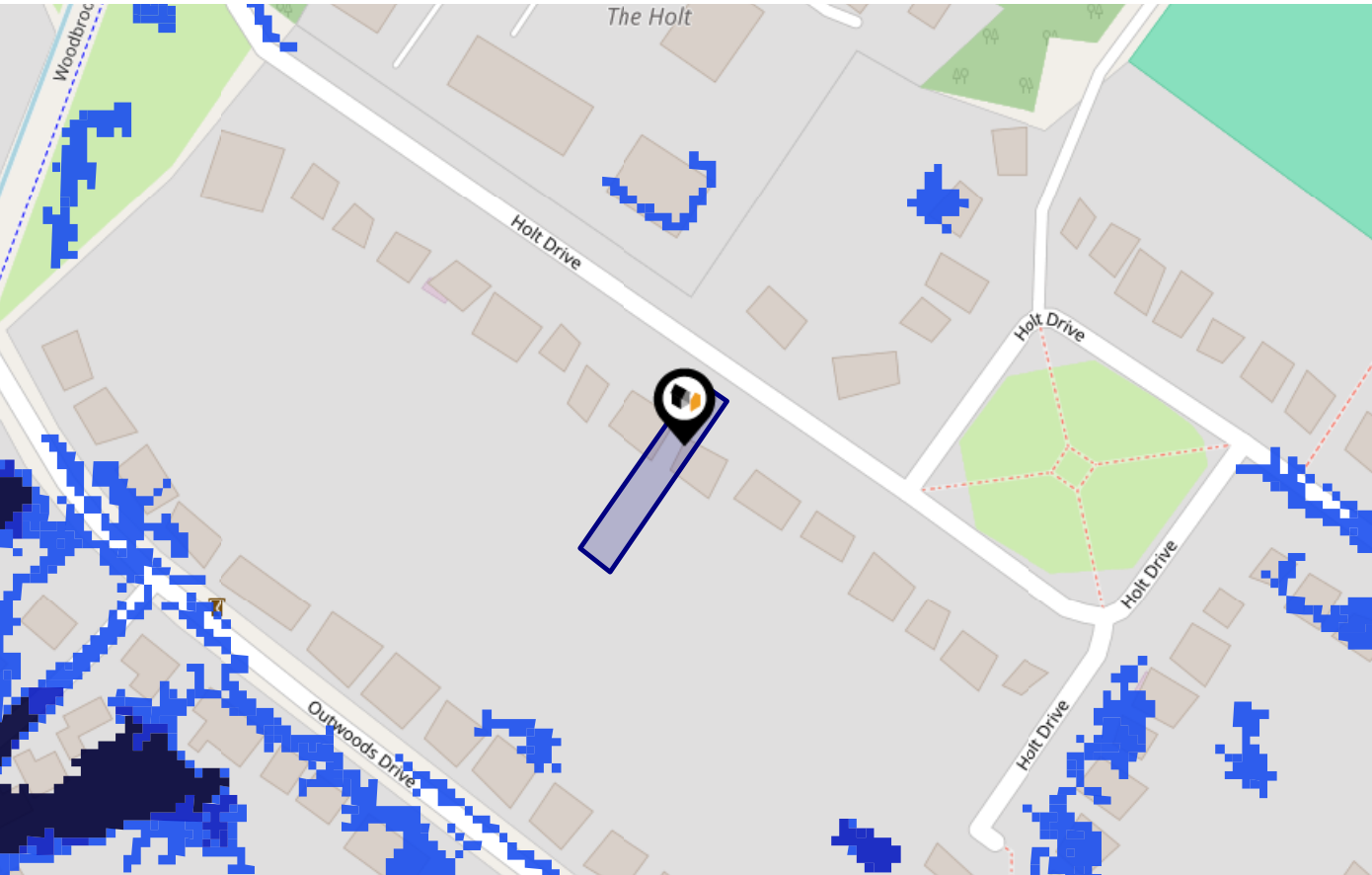
Planning records for: **108 Holt Drive Loughborough Leicestershire LE11 3JA**

Reference - P/23/2128/2	
Decision:	FINAL DECISION
Date:	22nd November 2023
Description:	Proposed partial conversion of garage to habitable accommodation, including brickwork infill & fenestration changes, internal alterations & associated works. (Lawful Development Certificate for Proposed Development)

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.

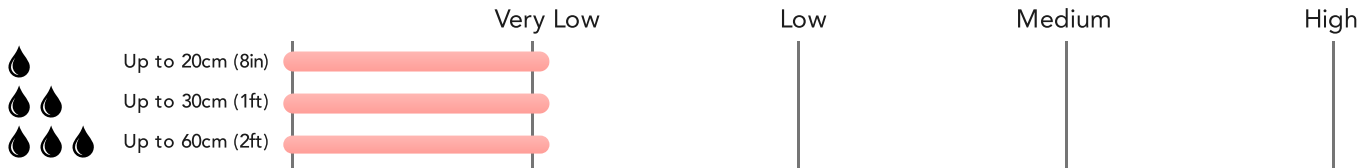


Risk Rating: Very low

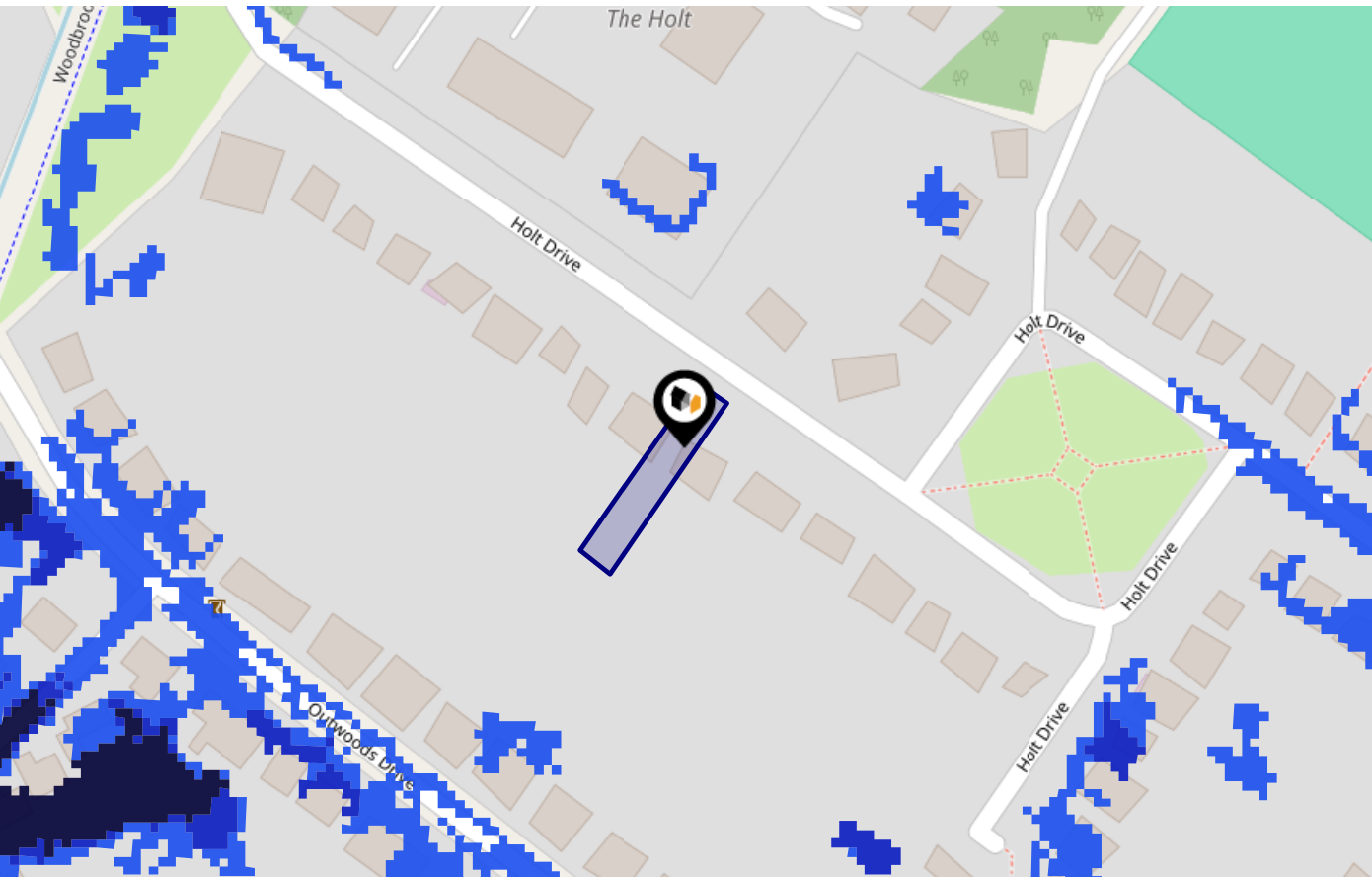
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

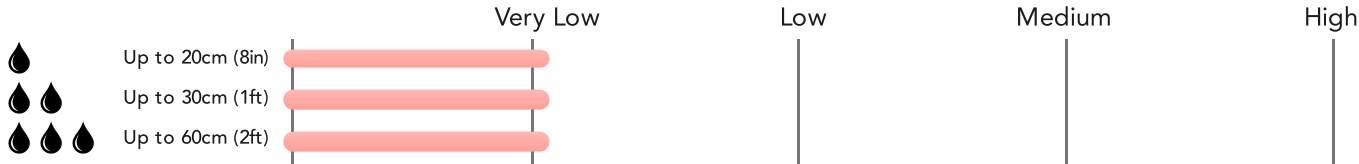


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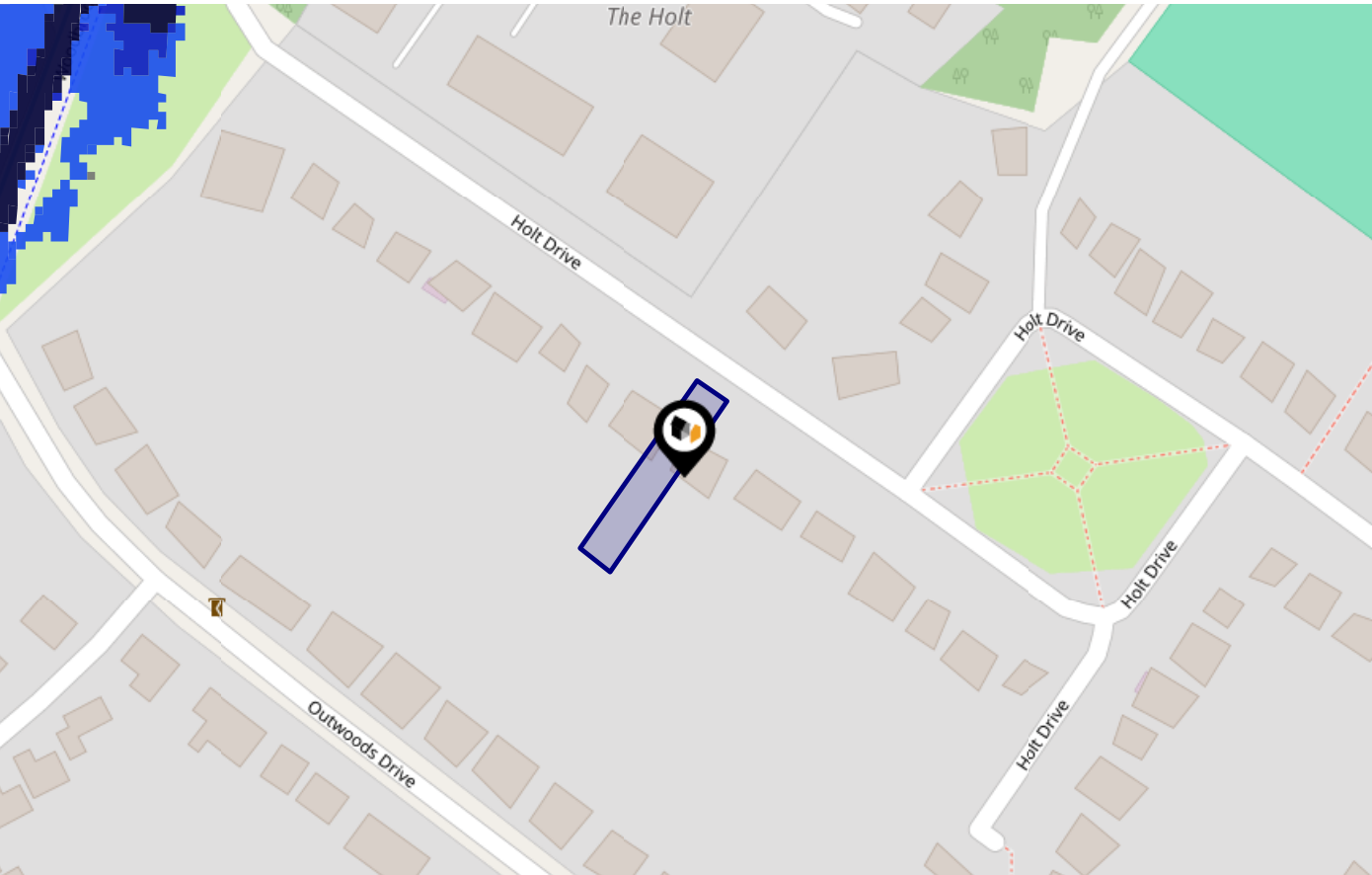
Chance of flooding to the following depths at this property:



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.

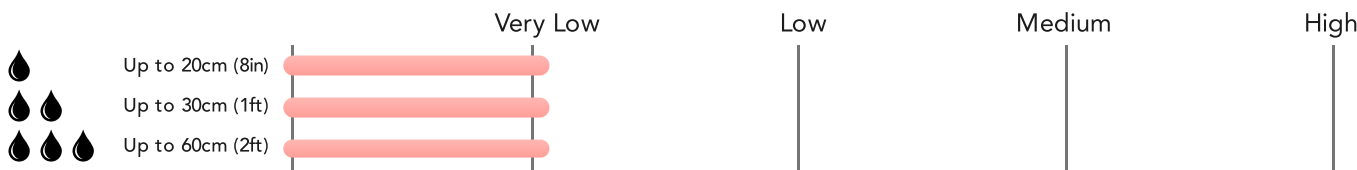


Risk Rating: Very low

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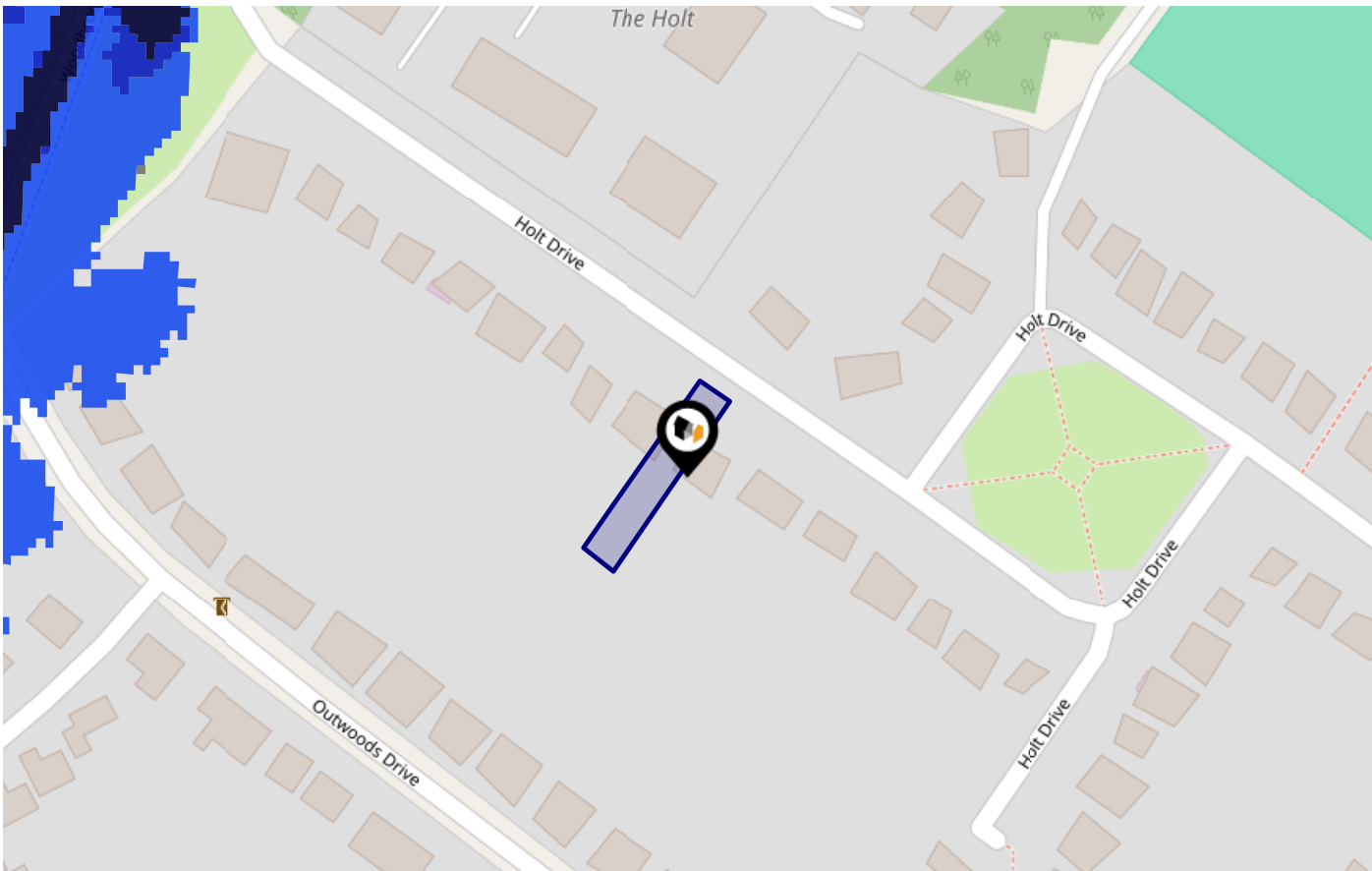
Chance of flooding to the following depths at this property:



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.

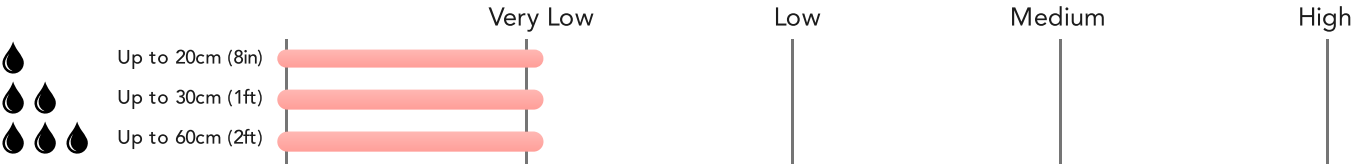


Risk Rating: Very low

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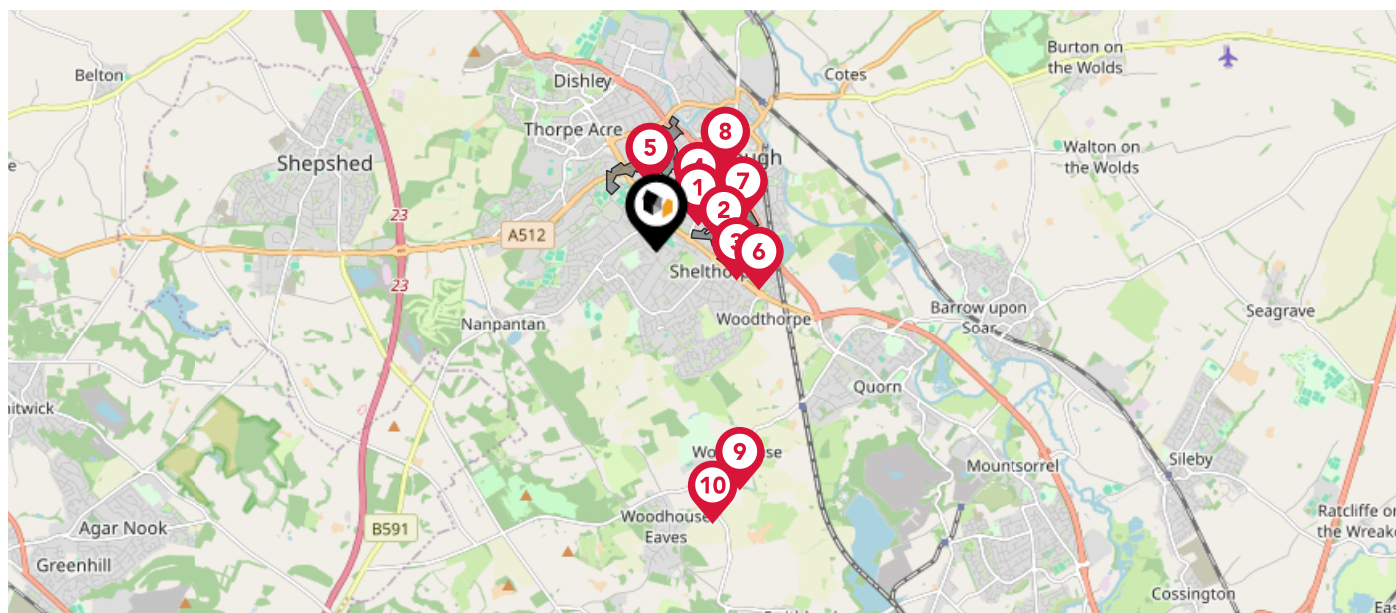
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

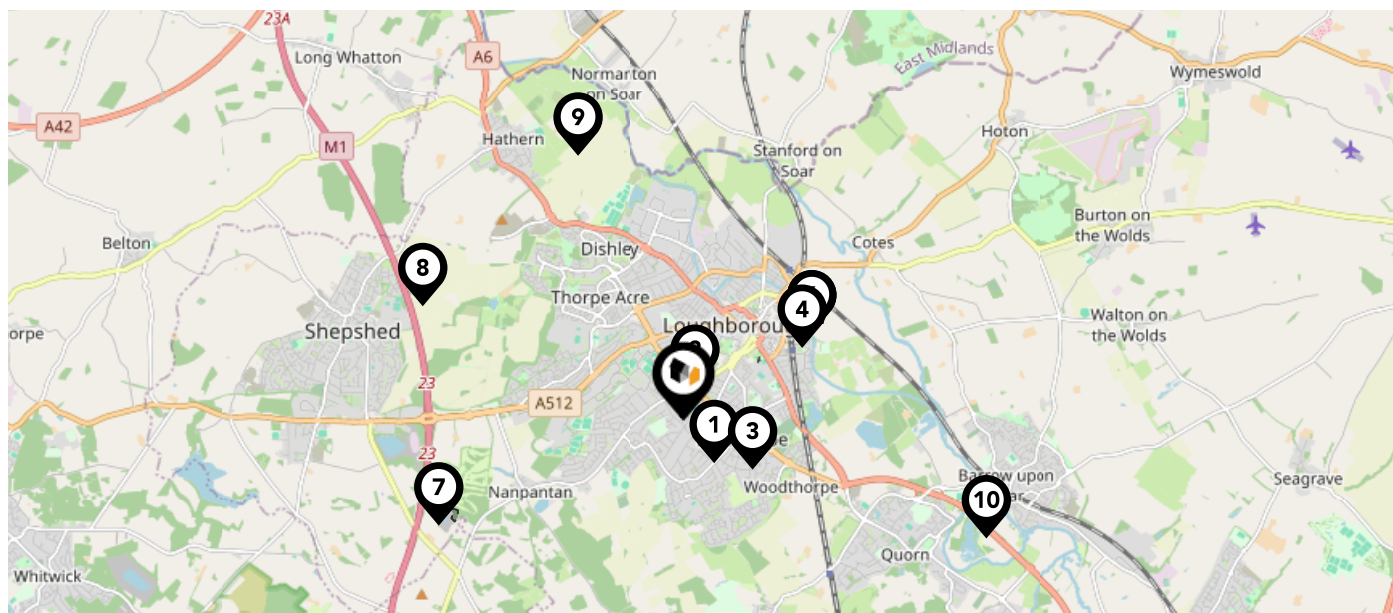
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Loughborough Emmanuel Church
- 2 Victoria Street, Loughborough
- 3 Shelthorpe
- 4 Queens Park
- 5 Ashby Road
- 6 Loughborough Cemetery
- 7 Leicester Road, Loughborough
- 8 Church Gate
- 9 Woodhouse Forest Road
- 10 Woodhouse School Lane

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	Technical College, Loughborough-Technical College, Off William Street, Loughborough, Leicestershire	Historic 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	Longcliffe Quarry-Charnwood, Shepshed	Historic Landfill	
8	Off Hathern Road-Shepshed, Loughborough, Leicestershire	Historic Landfill	
9	Pasture Lane, Hathern-Pasture Lane, Hathern, Loughborough, Leicestershire	Historic Landfill	
10	Proctors Park, Barrow-On-Soar-Proctors Park, Barrow-On-Soar, Leicestershire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



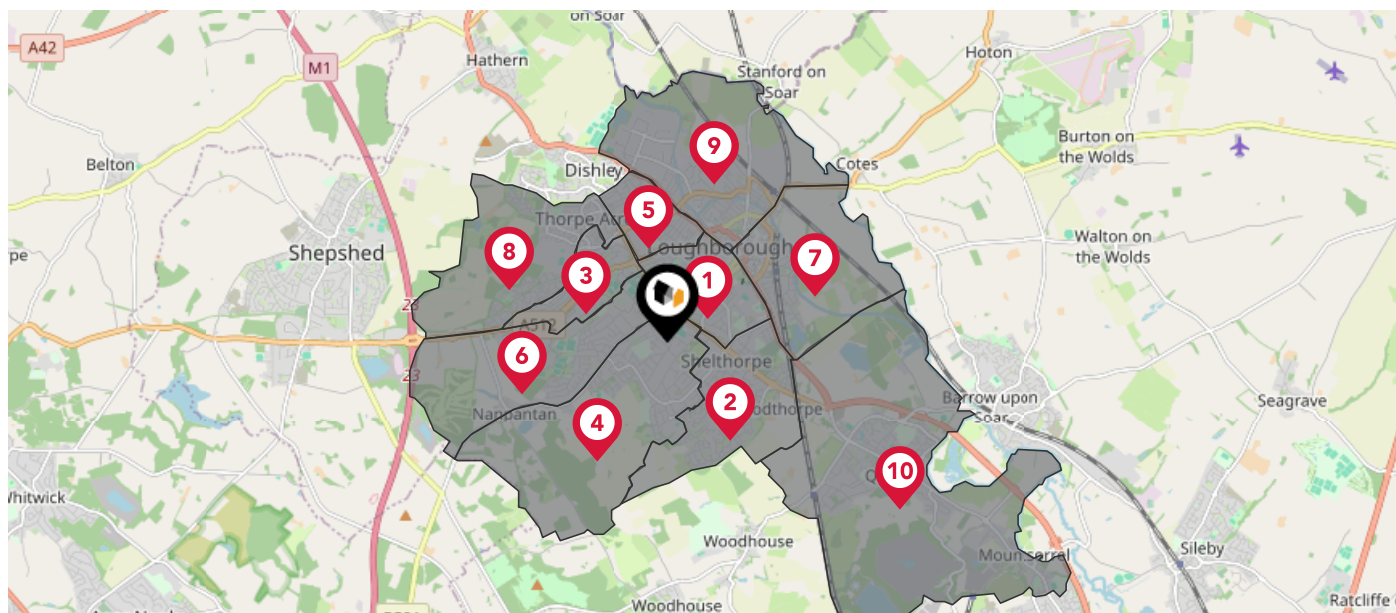
Mine Entry

- ✕ 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

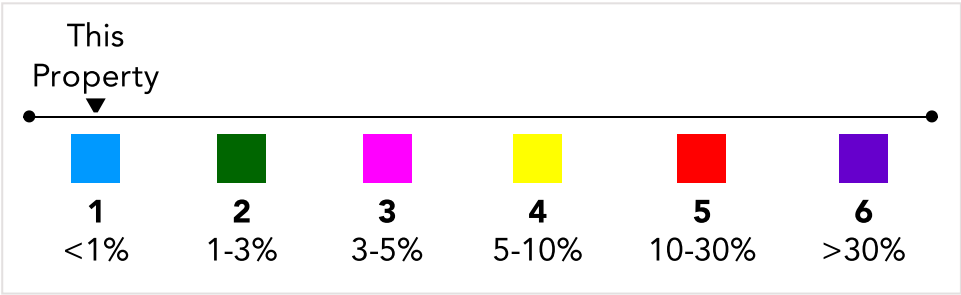
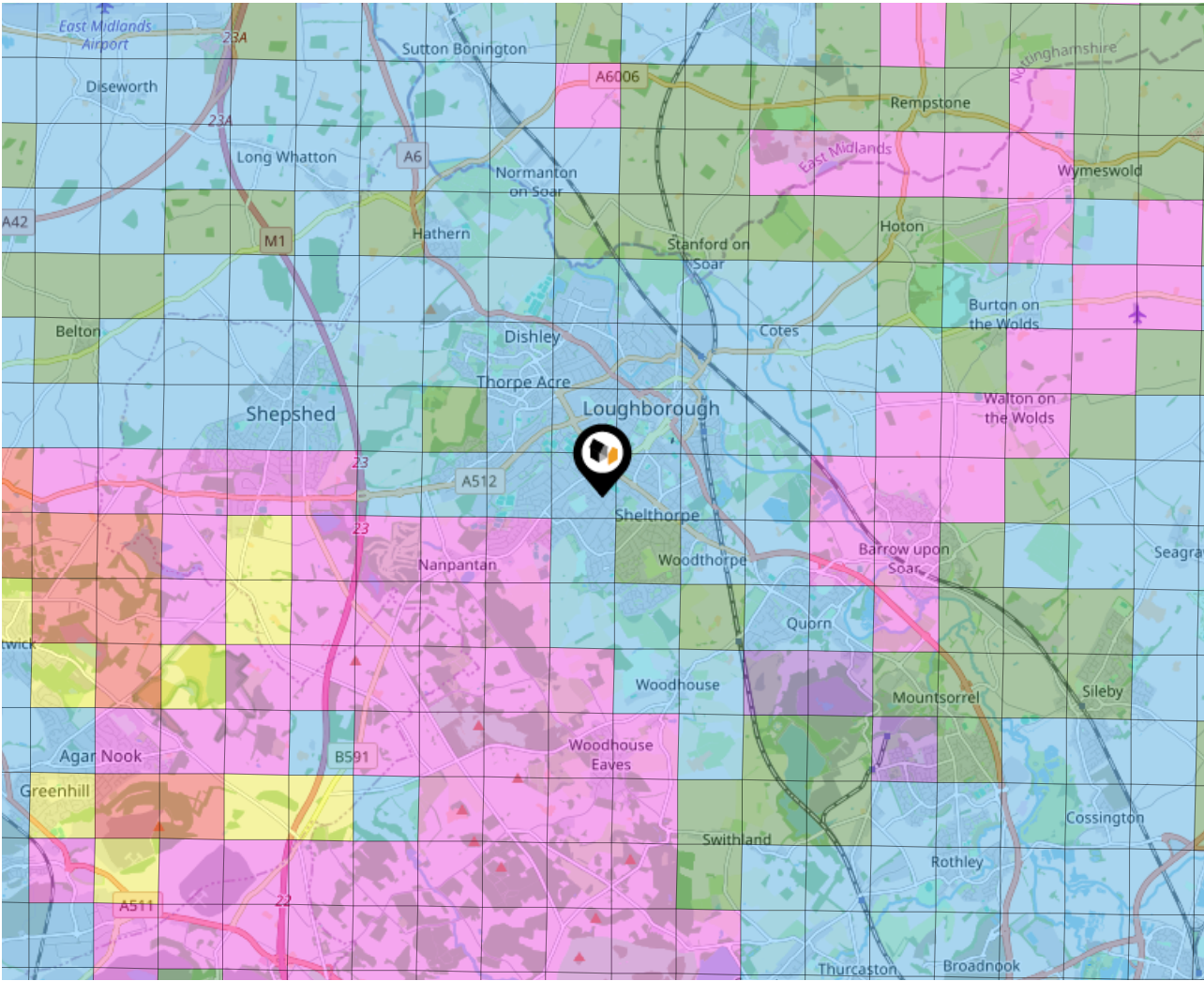


Nearby Council Wards

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

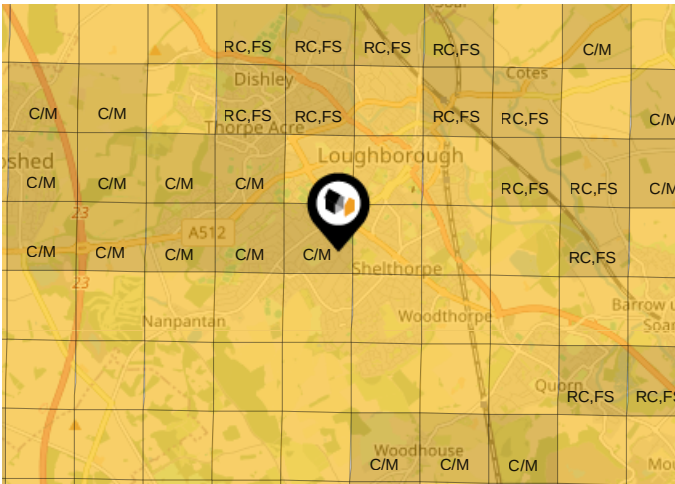
What is Radon?

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		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

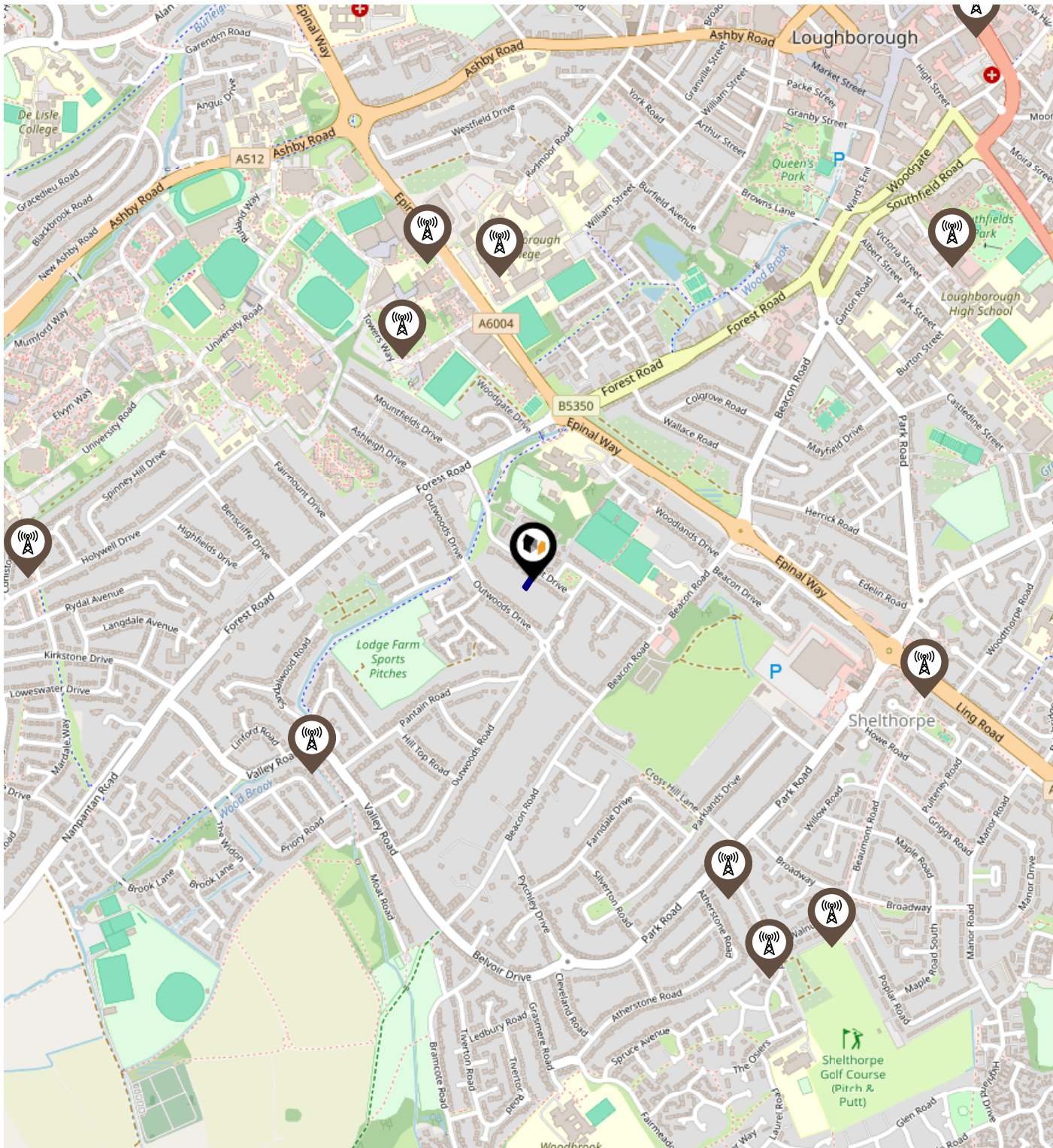


Primary Classifications (Most Common Clay Types)

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



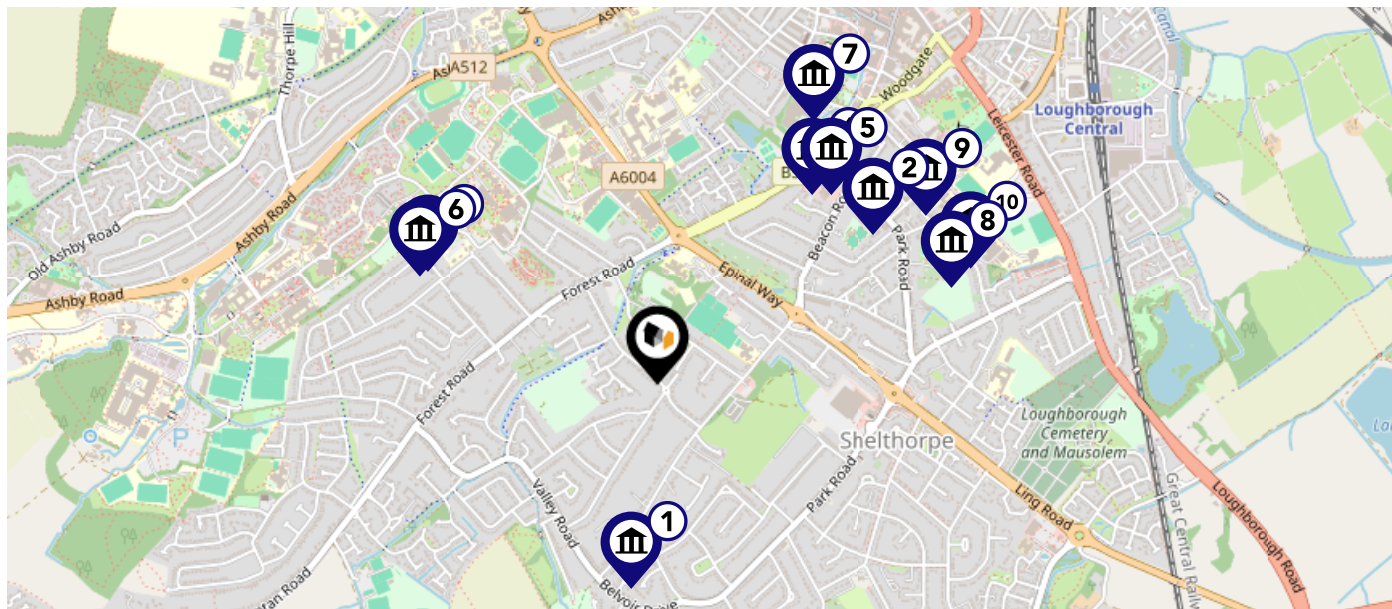
Key:

-  Power Pylons
-  Communication Masts

Maps

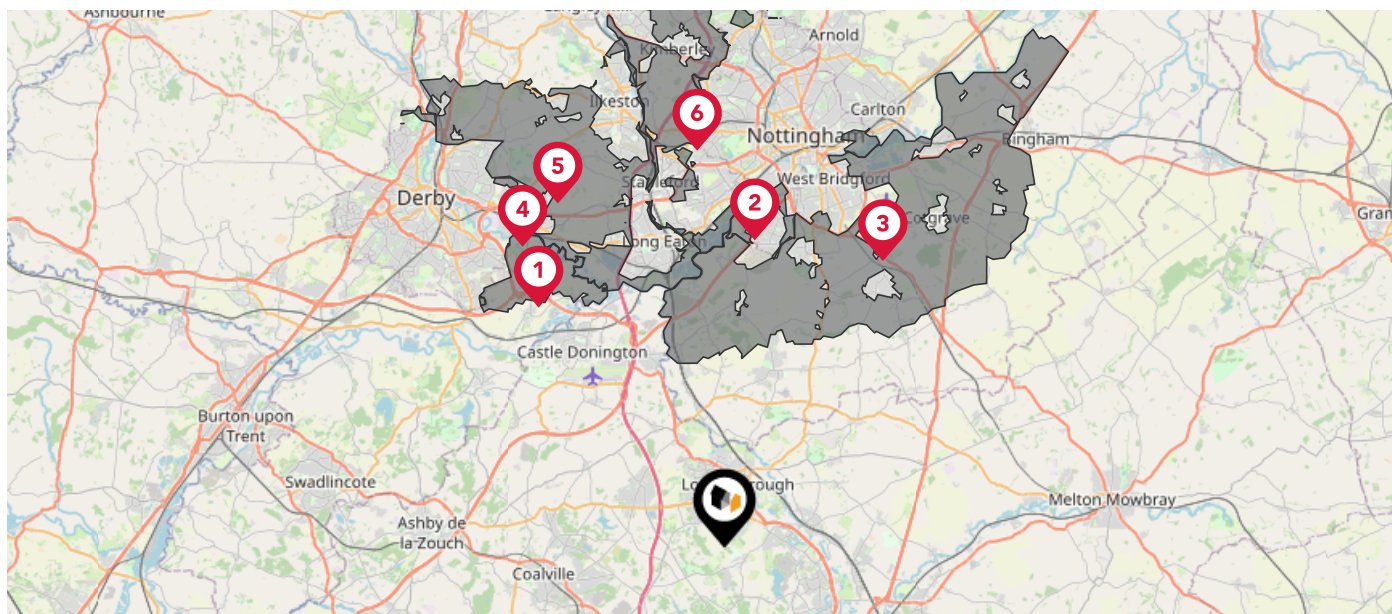
Listed Buildings

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
	1469564 - White Ladies	Grade II	0.5 miles
	1115510 - Our Lady's Convent And School Adjoining	Grade II	0.6 miles
	1074551 - Summerhouse And Garden Walls, University Of Loughborough	Grade II	0.6 miles
	1115716 - Emmanuel Church	Grade II	0.6 miles
	1074522 - 14, Forest Road	Grade II	0.6 miles
	1320104 - Gardener's Cottage, University Of Loughborough	Grade II	0.6 miles
	1074532 - Carillon Tower	Grade II	0.7 miles
	1391956 - Garage And Walls	Grade II	0.7 miles
	1074553 - 1 And 2, Burton Street	Grade II	0.7 miles
	1361140 - 6, Burton Walks	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



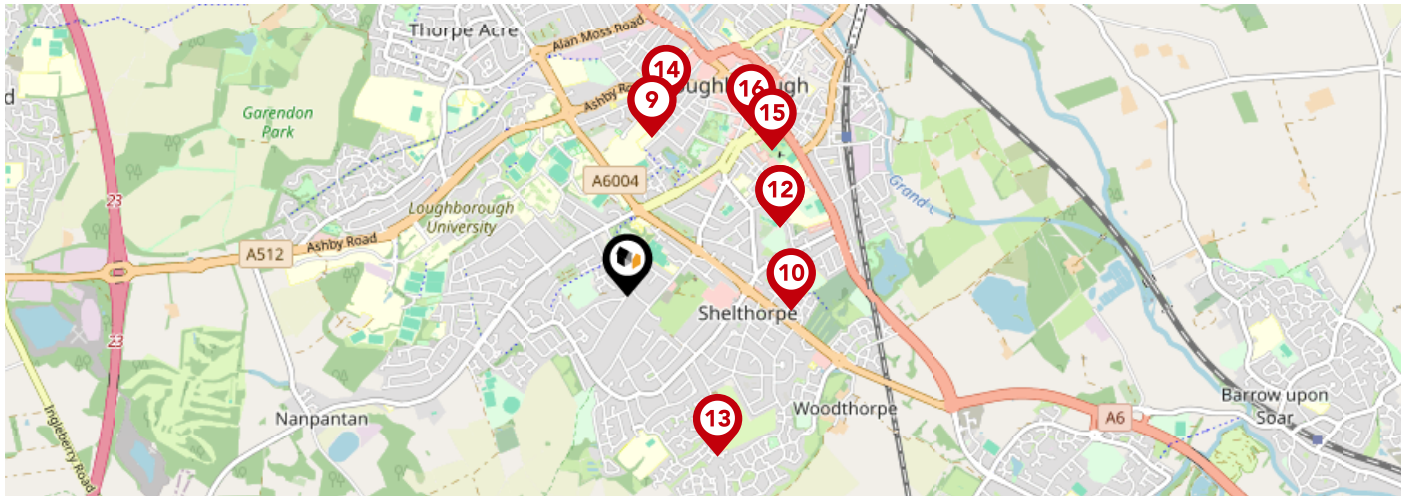
Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Nottingham



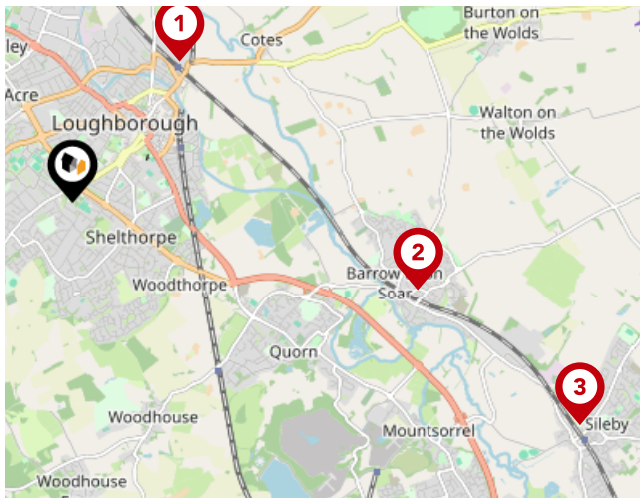
		Nursery	Primary	Secondary	College	Private
1	Hardwick House School Ofsted Rating: Not Rated Pupils: 40 Distance:0.13	☐	☐	☒	☐	☐
2	Compass Community School Mountfields Park Ofsted Rating: Not Rated Pupils: 16 Distance:0.18	☐	☐	☒	☐	☐
3	Sacred Heart Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:0.34	☐	☒	☐	☐	☐
4	Loughborough College Ofsted Rating: Good Pupils:0 Distance:0.47	☐	☐	☒	☐	☐
5	Mountfields Lodge School Ofsted Rating: Good Pupils: 488 Distance:0.54	☐	☒	☐	☐	☐
6	Loughborough Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:0.66	☐	☒	☐	☐	☐
7	Loughborough Amherst School Ofsted Rating: Not Rated Pupils: 436 Distance:0.67	☐	☐	☒	☐	☐
8	Woodbrook Vale School Ofsted Rating: Good Pupils: 840 Distance:0.7	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Sense College Loughborough Ofsted Rating: Good Pupils:0 Distance:0.72	☐	☐	☒	☐	☐
10	Beacon Academy Ofsted Rating: Good Pupils: 333 Distance:0.73	☐	☒	☐	☐	☐
11	Loughborough High School Ofsted Rating: Not Rated Pupils: 526 Distance:0.75	☐	☐	☒	☐	☐
12	Loughborough Grammar School Ofsted Rating: Not Rated Pupils: 847 Distance:0.75	☐	☐	☒	☐	☐
13	Outwoods Edge Primary School Ofsted Rating: Good Pupils: 416 Distance:0.83	☐	☒	☐	☐	☐
14	Saint Mary's Catholic Primary School, Loughborough Ofsted Rating: Good Pupils: 201 Distance:0.86	☐	☒	☐	☐	☐
15	Fairfield Prep School Ofsted Rating: Not Rated Pupils: 496 Distance:0.92	☐	☒	☐	☐	☐
16	ASPIRE: Lifeskills Ofsted Rating: Good Pupils: 24 Distance:0.94	☐	☐	☒	☐	☐

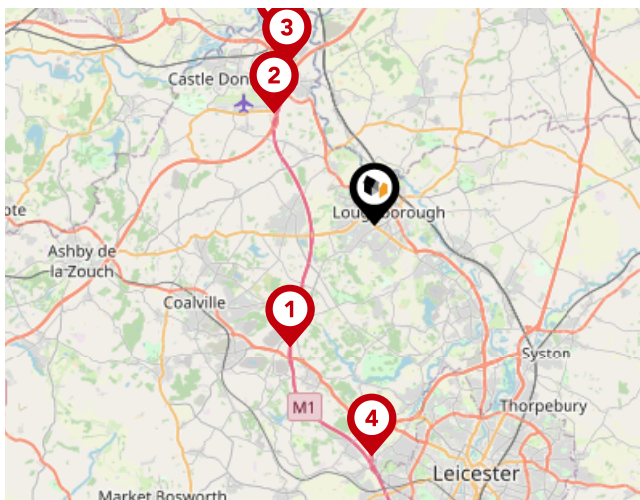
Area

Transport (National)



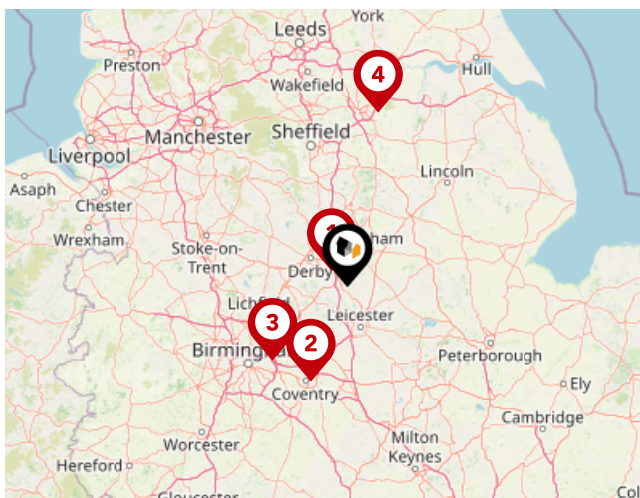
National Rail Stations

Pin	Name	Distance
	Loughborough (Leics) Rail Station	1.6 miles
	Barrow upon Soar Rail Station	3.21 miles
	Sileby Rail Station	4.99 miles



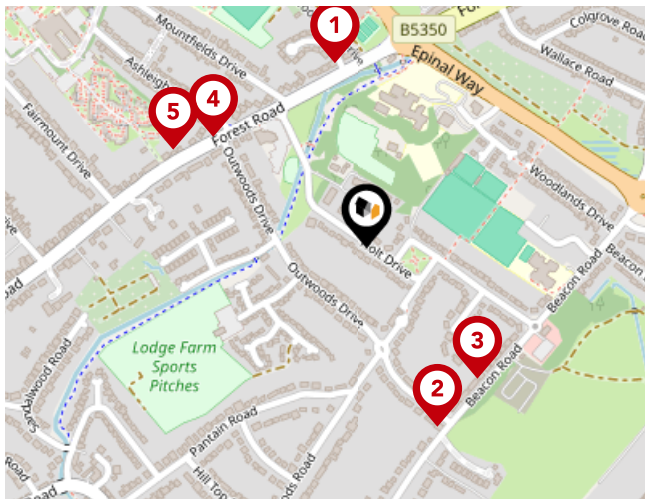
Trunk Roads/Motorways

Pin	Name	Distance
	M1 J22	5.34 miles
	M1 J23A	5.37 miles
	M1 J24	6.56 miles
	M1 J21A	8.31 miles
	M1 J24A	7.53 miles



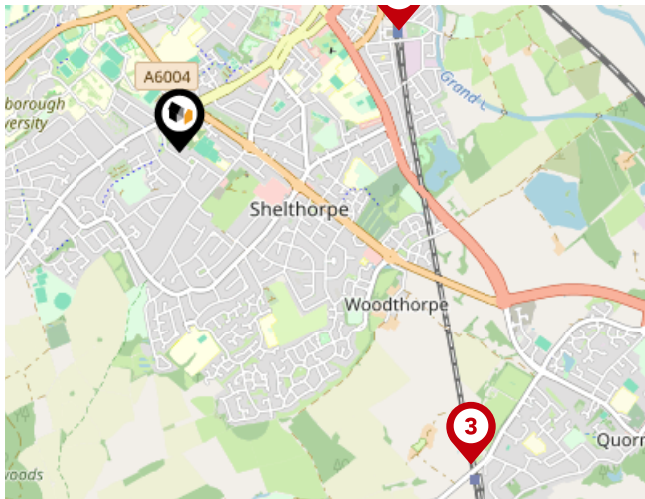
Airports/Helipads

Pin	Name	Distance
	East Mids Airport	6.47 miles
	Baginton	29.22 miles
	Birmingham Airport	30.25 miles
	Finningley	50.55 miles



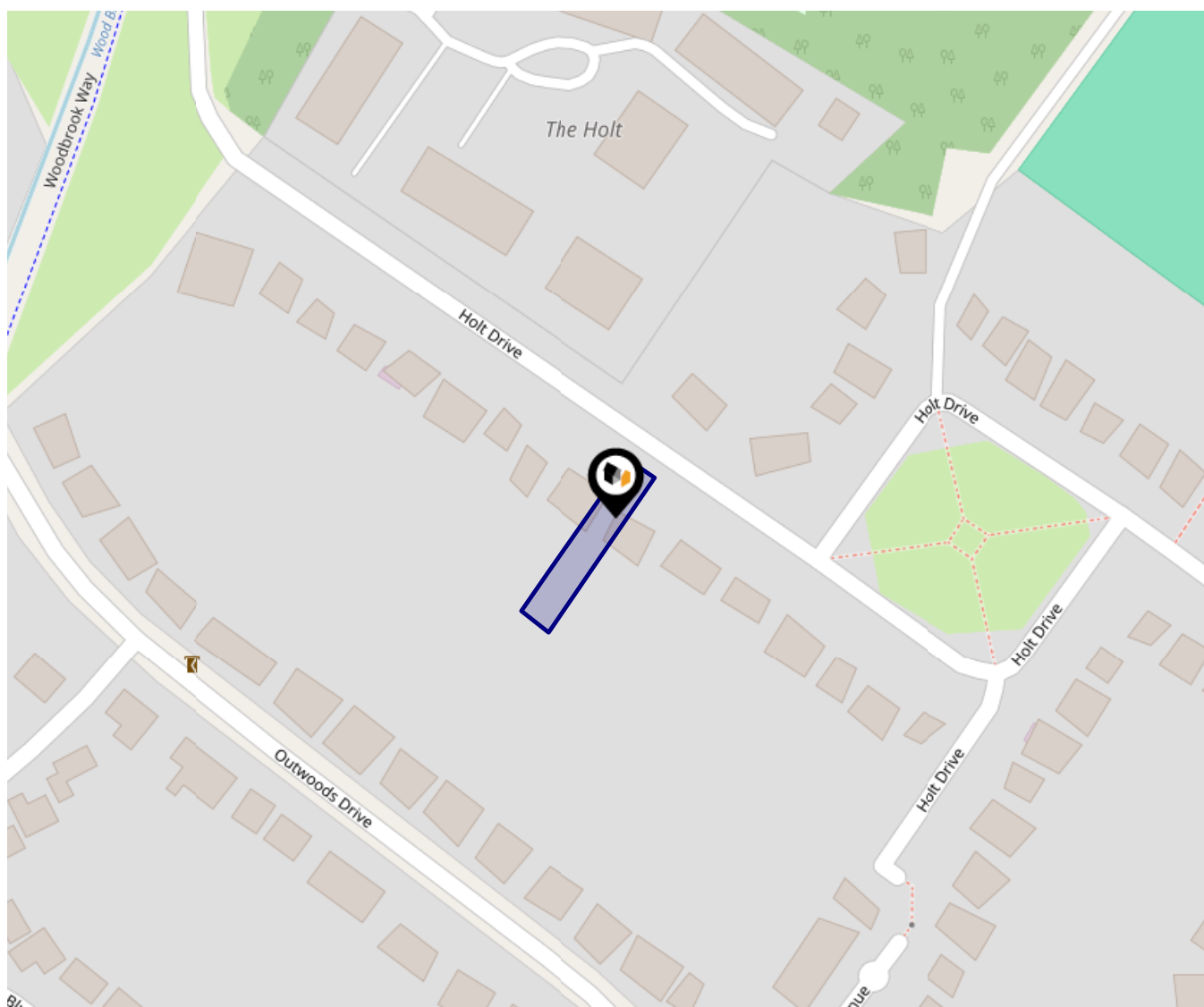
Bus Stops/Stations

Pin	Name	Distance
	Oaklands Avenue	0.21 miles
	Cross Hill Lane	0.21 miles
	Outwoods Drive	0.19 miles
	Ashleigh Drive	0.21 miles
	Ashleigh Drive	0.24 miles



Local Connections

Pin	Name	Distance
	Loughborough Central (Great Central Railway)	1.12 miles
	Loughborough Central (Great Central Railway)	1.13 miles
	Quorn & Woodhouse (Great Central Railway)	1.92 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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