

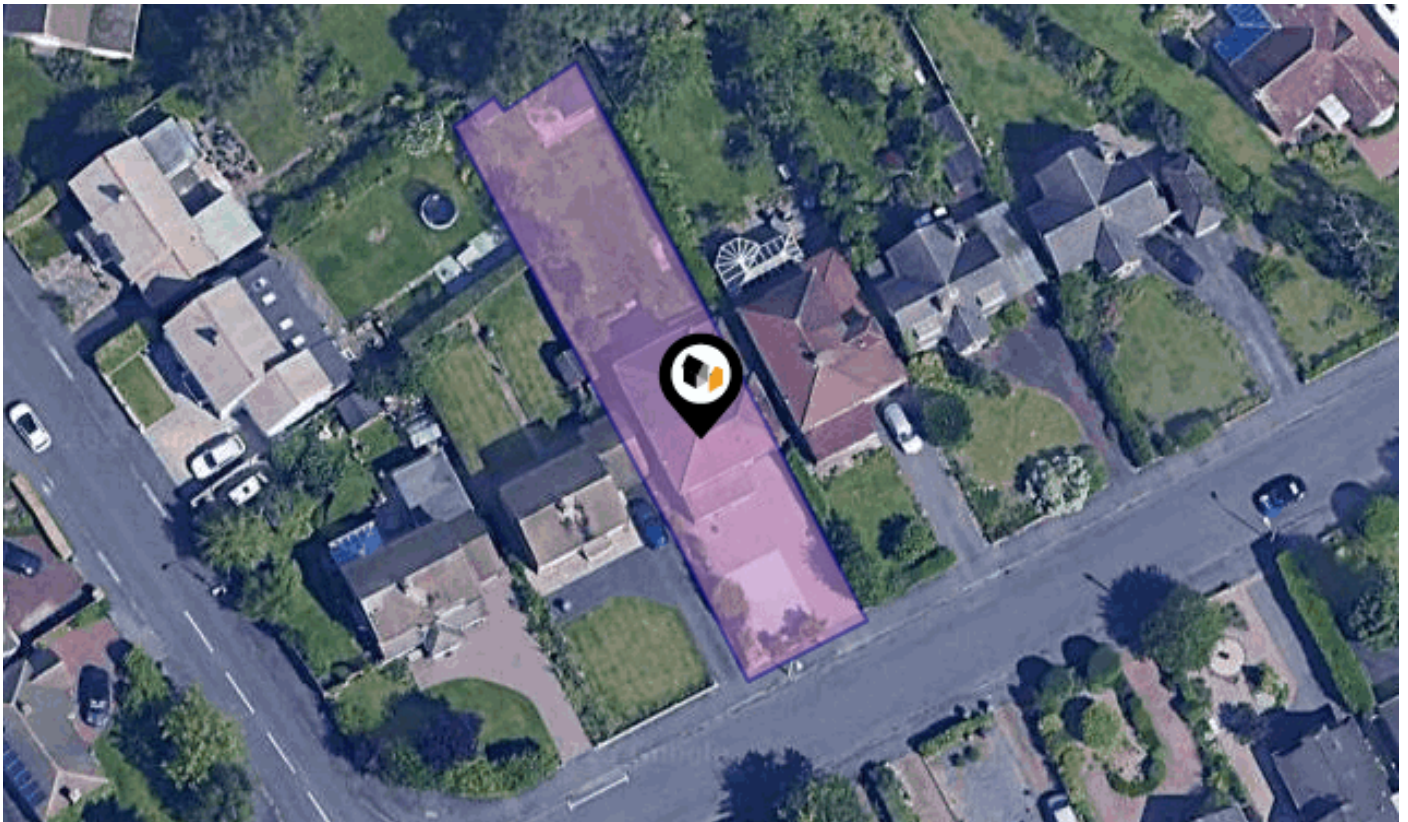


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 02nd September 2025



HOLYWELL DRIVE, 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:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,754 ft ² / 163 m ²		
Plot Area:	0.14 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,845		
Title Number:	LT311308		

Local Area

Local Authority:	Charnwood	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	37 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

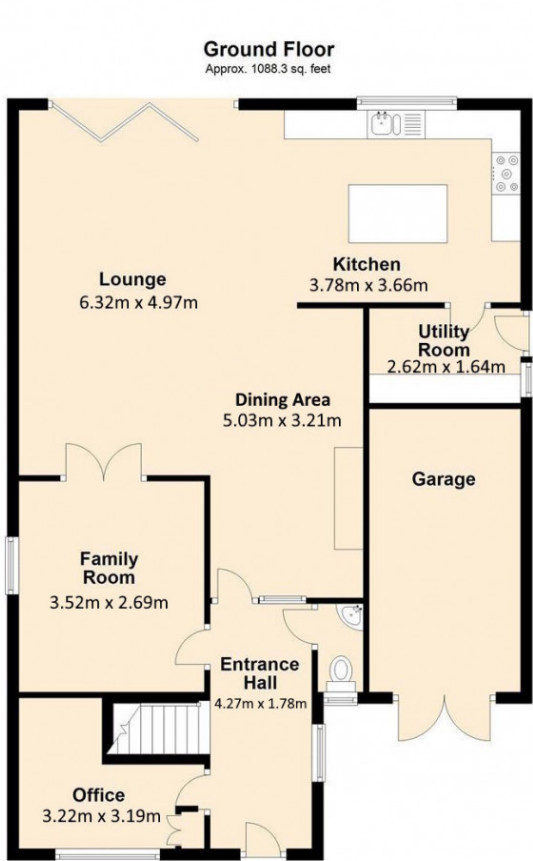




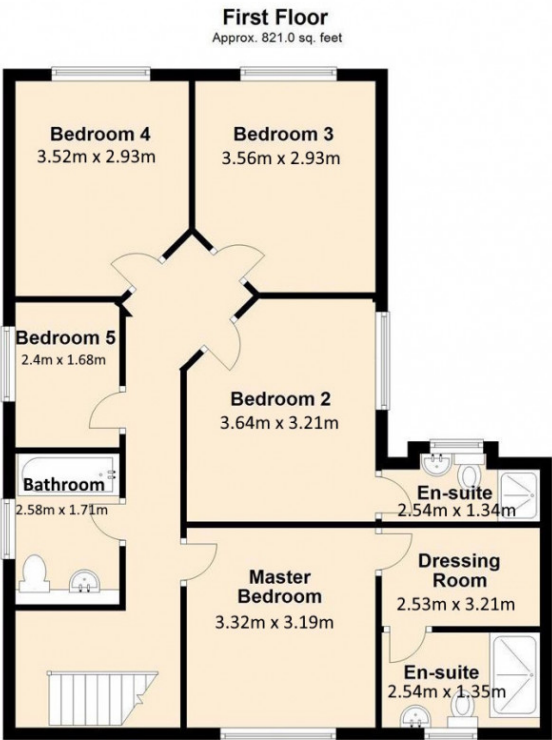


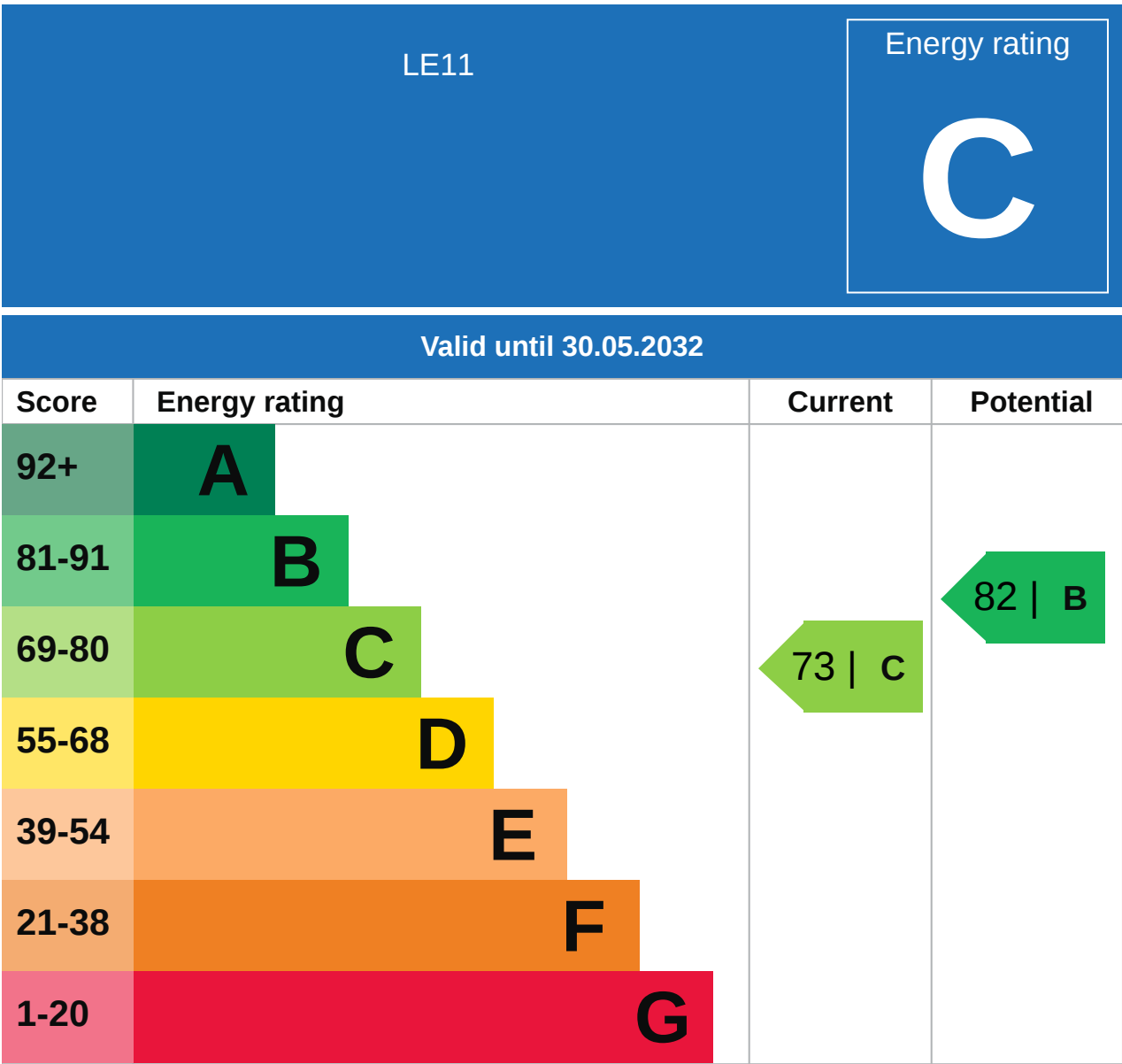


HOLYWELL DRIVE, LOUGHBOROUGH, LE11



Total area: approx. 1909.2 sq. feet





Additional EPC Data

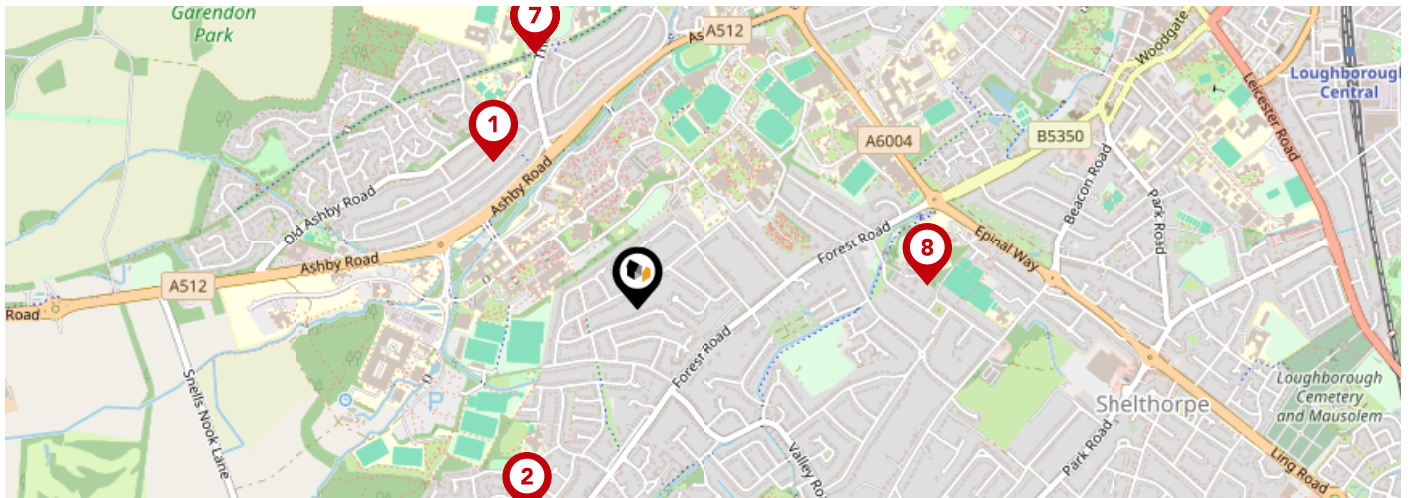
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 96% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	163 m ²

Planning History This Address

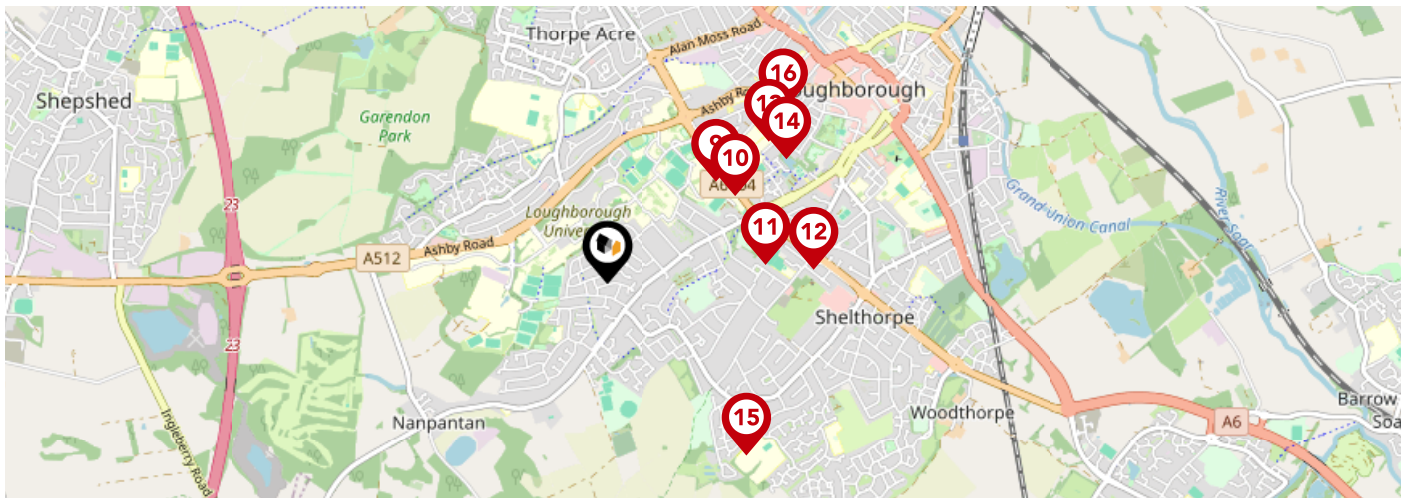
Planning records for: *Holywell Drive, Loughborough, LE11*

Reference - Charnwood/P/14/0787/2	
Decision:	Decided
Date:	25th April 2014
Description:	Erection of first floor extension to side and two storey extension to rear of dwelling.

Reference - P/23/1399/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	01st August 2023
Description:	Change of use of dwelling (Use Class C3) to a house in multiple occupation (Use Class C4)



		Nursery	Primary	Secondary	College	Private
1	Booth Wood Primary School Ofsted Rating: Outstanding Pupils: 215 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holywell Primary School Ofsted Rating: Good Pupils: 418 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thorpe Acre Junior School Ofsted Rating: Good Pupils: 188 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thorpe Acre Infant School Ofsted Rating: Good Pupils: 142 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	De Lisle College Loughborough Leicestershire Ofsted Rating: Good Pupils: 1297 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashmount School Ofsted Rating: Outstanding Pupils: 204 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Charnwood College Ofsted Rating: Good Pupils: 583 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hardwick House School Ofsted Rating: Not Rated Pupils: 40 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Mountfields Lodge School Ofsted Rating: Good Pupils: 488 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Loughborough College Ofsted Rating: Good Pupils:0 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Compass Community School Mountfields Park Ofsted Rating: Not Rated Pupils: 16 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sacred Heart Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Sense College Loughborough Ofsted Rating: Good Pupils:0 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Loughborough Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Woodbrook Vale School Ofsted Rating: Good Pupils: 840 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Saint Mary's Catholic Primary School, Loughborough Ofsted Rating: Good Pupils: 201 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning records for: **1 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/01/3112/2	
Decision:	Decided
Date:	11th December 2001
Description:	Extension to rear of bungalow.

Planning records for: **17 Holywell Drive Loughborough Leicestershire LE11 3JU**

Reference - Charnwood/P/16/0910/2	
Decision:	Decided
Date:	23rd April 2016
Description:	Erection of greenhouse and replacement of summerhouse. (Certificate of Proposed Lawful Development)

Planning records for: **23 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/02/1402/2	
Decision:	Decided
Date:	13th May 2002
Description:	Extension for conservatory to rear of detached bungalow.

Reference - Charnwood/P/02/1189/2	
Decision:	Decided
Date:	22nd April 2002
Description:	Proposed conservatory.

Planning records for: *Highlea 23 Holywell Drive Loughborough Leicestershire LE11 3JU*

Reference - Charnwood/P/11/0582/2	
Decision:	Decided
Date:	16th March 2011
Description:	Alterations to roof to form two gables, installation of two dormer windows to front elevation and two velux windows to rear of dwelling.

Planning records for: *27 Holywell Drive, Loughborough, LE11 3JU*

Reference - Charnwood/P/09/1951/2	
Decision:	Decided
Date:	06th October 2009
Description:	Erection of two storey extension to side and rear of dwelling. (Revised scheme P/09/1285/2 refers)

Reference - Charnwood/P/09/1285/2	
Decision:	Decided
Date:	02nd July 2009
Description:	Erection of two storey extension to the side and rear of dwelling.

Reference - Charnwood/P/09/1934/2	
Decision:	Decided
Date:	06th October 2009
Description:	Duplicate see P/09/1951/2.

Planning records for: **27 Holywell Drive Loughborough Leicestershire LE11 3JU**

Reference - Charnwood/P/12/1252/2	
Decision:	Decided
Date:	28th May 2012
Description:	Erection of two-storey extension to rear and porch extension to front of dwelling.

Reference - Charnwood/P/01/1310/2	
Decision:	Decided
Date:	23rd May 2001
Description:	Demolition of single storey extension to rear and erection of two storey extensions for garage and living accommodation to side and rear of detached house.

Planning records for: **29 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - P/14/1333/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	04th July 2014
Description:	Erection of single storey extension to front, side and rear and first floor side extension to rear of dwelling

Reference - P/25/0313/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	06th February 2025
Description:	Erection of single storey rear extension, front porch and replacement of garage door with window

Planning records for: **29 Holywell Drive Loughborough Leicestershire LE11 3JU**

Reference - Charnwood/P/14/1333/2	
Decision:	Decided
Date:	04th July 2014
Description:	Erection of single storey extension to front, side and rear and first floor side extension to rear of dwelling

Planning records for: **31 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/06/3188/2	
Decision:	Decided
Date:	23rd October 2006
Description:	Erection of two storey extension to side with two dormer windows to front, single storey extension to front and one and a half storey to rear with dormer window.

Planning records for: **33 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/05/2188/2	
Decision:	Decided
Date:	19th July 2005
Description:	Erection of single and two storey extensions to front and rear of dwelling

Planning records for: **35 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/07/1147/2	
Decision:	Decided
Date:	16th April 2007
Description:	Erection of two storey extension to side of dwelling

Planning records for: **35 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/05/0793/2	
Decision:	Decided
Date:	16th March 2005
Description:	Erection of single storey front and rear extensions to detached dwelling

Planning records for: **37 Holywell Drive Loughborough Leicestershire LE11 3JU**

Reference - Charnwood/P/15/1099/2	
Decision:	Decided
Date:	29th May 2015
Description:	Part-demolition of existing extension, alterations to front entrance and erection of two storey extensions to side and rear of dwelling.

Planning records for: **41 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/04/4389/2	
Decision:	Decided
Date:	23rd December 2004
Description:	Erection of first floor extensions to side and single and two-storey extension to rear of dwelling.

Planning records for: **45 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/07/0026/2	
Decision:	Decided
Date:	02nd January 2007
Description:	Replacement of dwelling with garage, 2.1 metre high wall to side of dwelling and formation of access.

Planning records for: **49 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/04/3608/2	
Decision:	Decided
Date:	15th October 2004
Description:	Erection of conservatory to rear of detached house.

Planning records for: **53 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - P/23/0433/2	
Decision:	Decided: REFUSE
Date:	07th March 2023
Description:	Two storey side/rear extension, single storey rear extension, front porch, and solar panels

Reference - P/24/0959/2	
Decision:	Decided: REFUSE
Date:	06th June 2024
Description:	Erection of two storey side extension, two storey partial rear extension, and front porch extension (Resubmission of Planning Application ref: P/23/0433/2)

Planning records for: **3 Holywell Drive, Loughborough, Leicestershire, LE11 3JU**

Reference - Charnwood/P/03/1664/2	
Decision:	Decided
Date:	03rd June 2003
Description:	Erection of single storey extension to rear of university counselling service office.

Electricity Supply

Mains electricity supply

Gas Supply

Mains gas supply

Central Heating

Gas central heating powered by a conventional boiler located in the garage

Water Supply

Mains water supply

Drainage

Mains drainage



Newton Fallowell Property Agency

Newton Fallowell Loughborough is a family run company built on a love of homes and passion for property and people. This, along with a culture of positivity and continuous innovation, allows us to deliver an amazing moving experience to all our customers. With extensive knowledge of the area and property market for over 20 years, we're here to guide and advise you in all aspects of the moving process.

'WHETHER YOU THINK YOU CAN, OR WHETHER YOU THINK YOU CAN'T, YOU'RE RIGHT' – Henry Ford

Here in our business we think we can, our mindset is finely tuned and we invest in our people who in turn produce incredible results for our clients.

Whether it's a new job, new school, new baby or just a change of scene, our extensive knowledge of the area and understanding of the process can provide all the answers you're searching for. Our highly driven, experienced and talented teams have a passion and desire to make a difference and will look after the full journey for our vendors to ensure it's the best possible move they can make.

Newton Fallowell Loughborough are here to offer advice on Sales, Lettings, Mortgages, Land and New Homes.

The branch is a



RICHARD MORRIS MNAEA MANAGING DIRECTOR

Richard is our 'Mr Positivity', the engine behind our brand and business!

Persistently banging on the door some 17 years ago with huge enthusiasm and a cheeky smile, Richard landed the job of tea boy and trainee. A huge dose of enthusiasm and an exhaustive collection of industry knowledge later, he has ended up in the driving seat leading his incredible team to achieve incredible results.

Richard's day to day activities usually start at 5am ('A beautiful part of the day!' says Richard) and covers talking (a lot!) listening (even more!) and specialist property advice from his unique marketing style through to achieving record prices for clients. (It's no surprise many become good friends!)

Testimonial 1



Recently bought a property via Newton Fallowell and couldn't be happier about their service and support. They have been very communicative and helped speed up the process along the way. Their assistance made it much less stressful than it would have been otherwise. I would definitely recommend them and use their services again.

Testimonial 2



The Loughborough office were the selling agents on a house I purchased. In all my dealings with their staff they demonstrated high levels of professionalism and were helpful and attentive.

Testimonial 3



Richard and whole team at Newton Fallowell were second to none. They were friendly, efficient and kept us up to date with everything throughout the sale of my parents house. They were helpful, gave great advice as well as being supportive through a difficult time. Many thanks go to all staff involved in the sale.



/newtonfallowellhartleys



/NFLoughborough

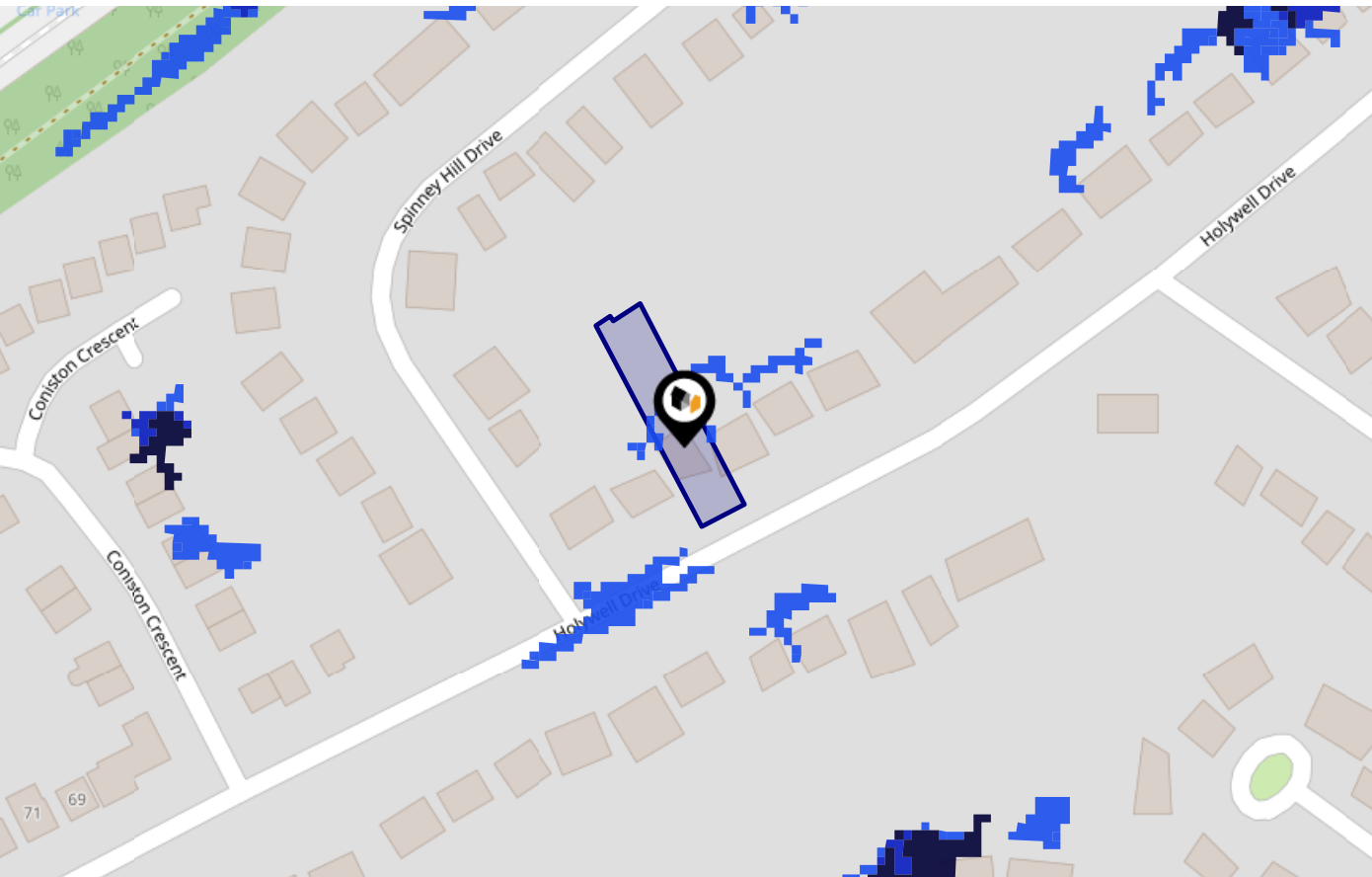


/rich_newton_fallowell_lboro

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

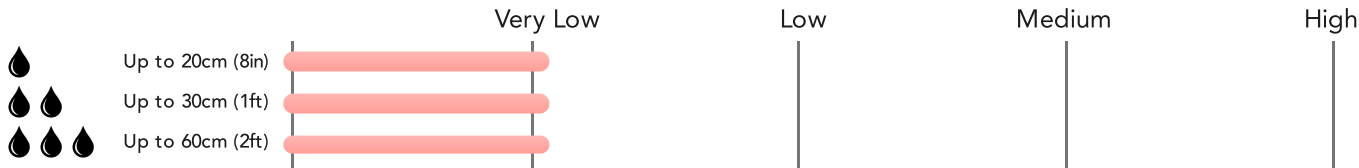


Risk Rating: Very low

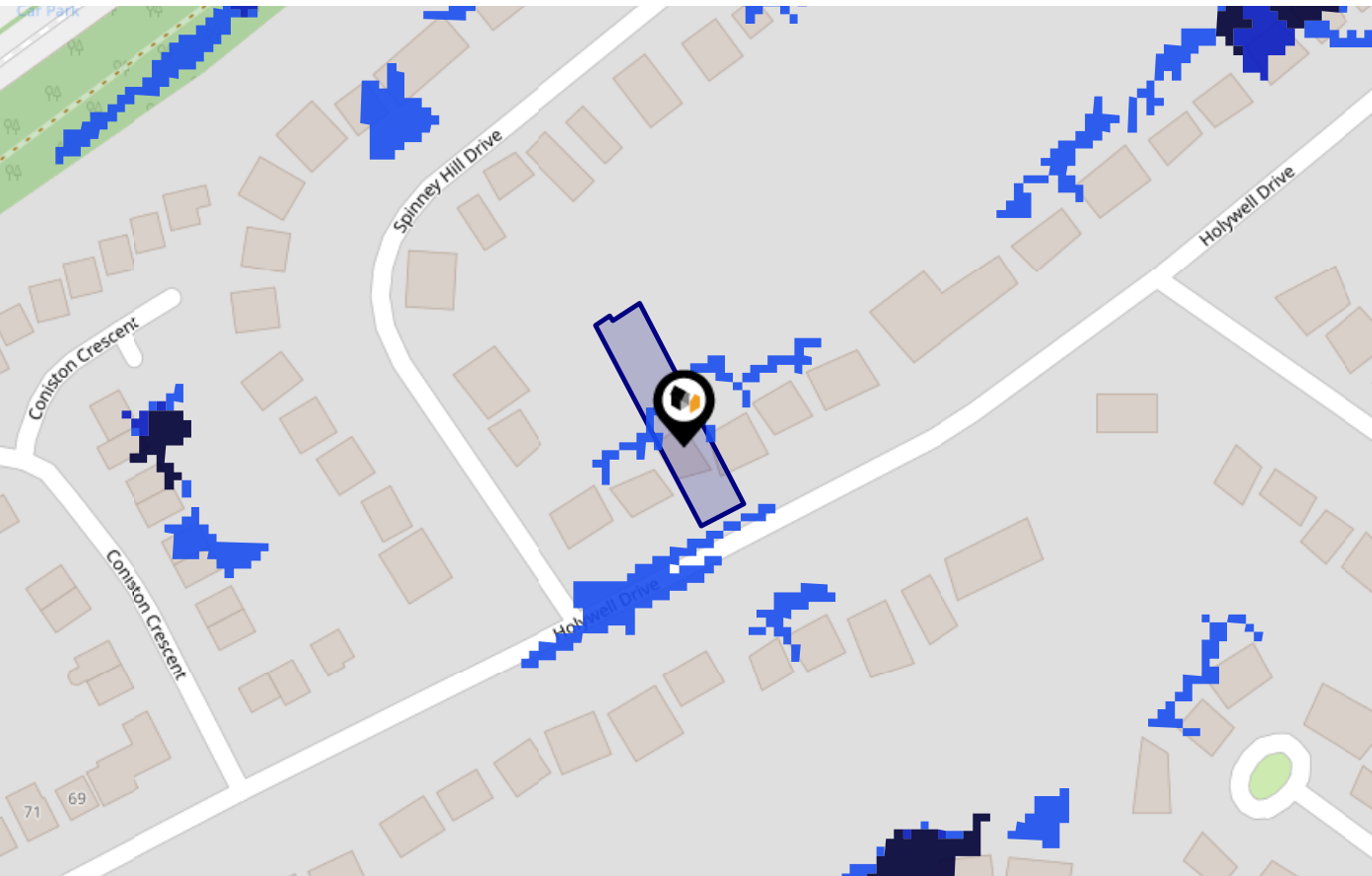
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

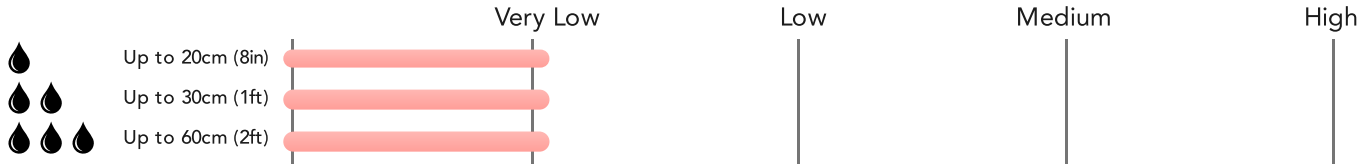


Risk Rating: Very low

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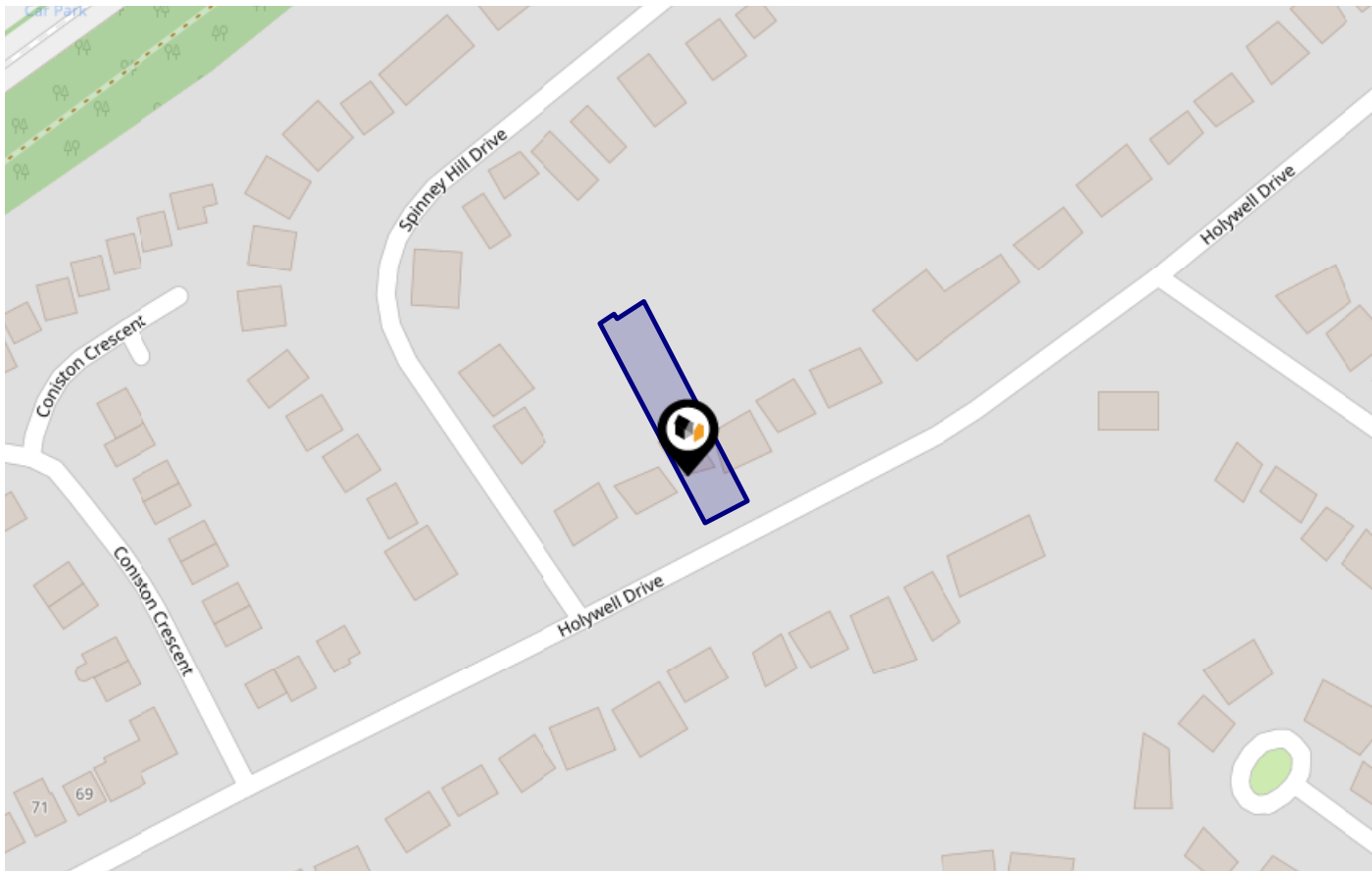
Chance of flooding to the following depths at this property:



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.

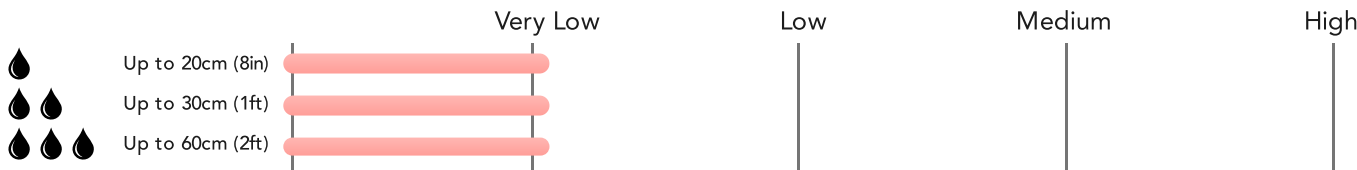


Risk Rating: Very low

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-  **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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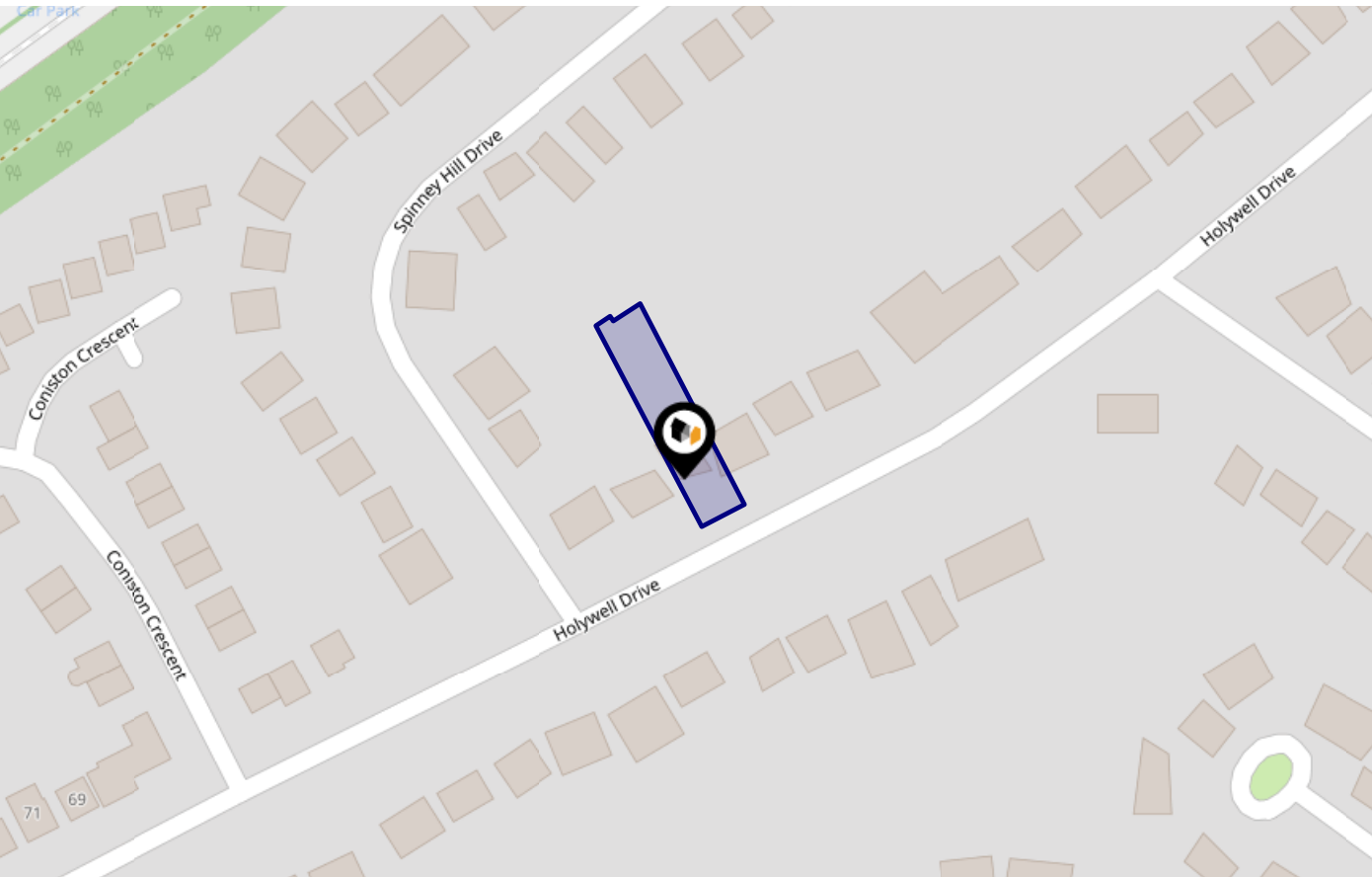
Chance of flooding to the following depths at this property:



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.

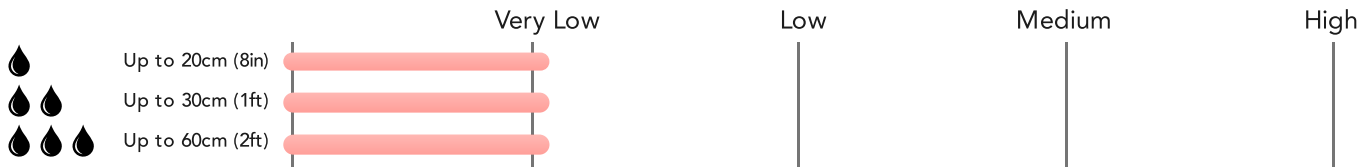


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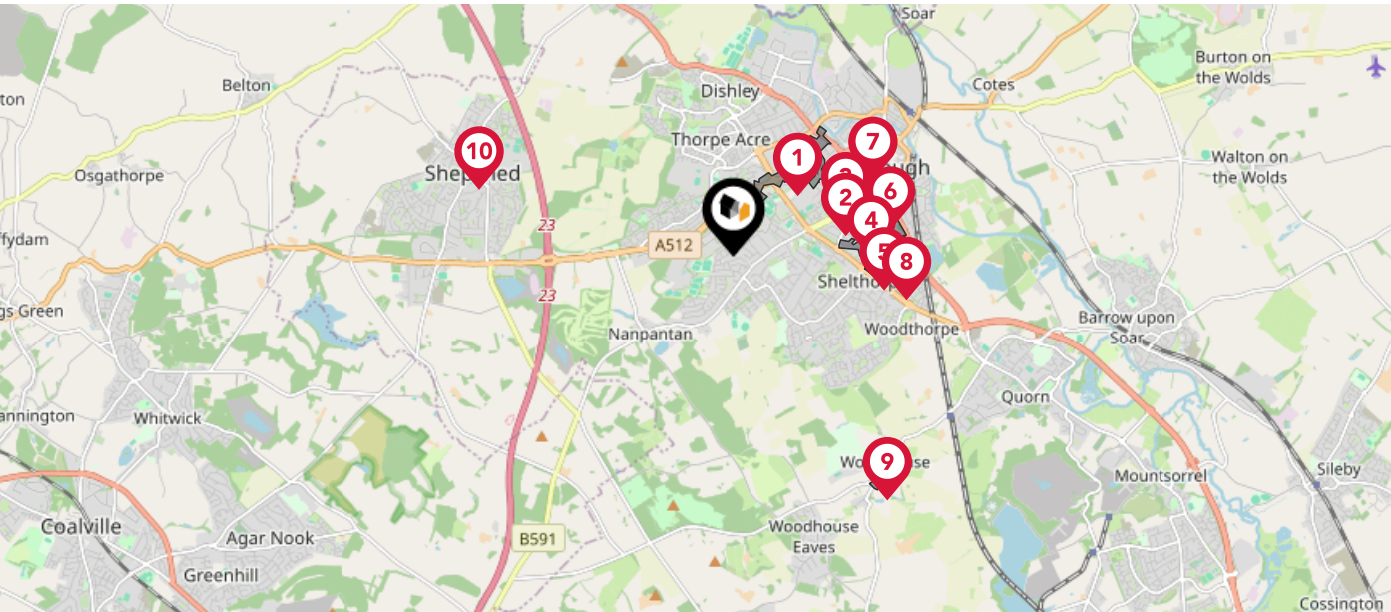
Chance of flooding to the following depths at this property:



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.

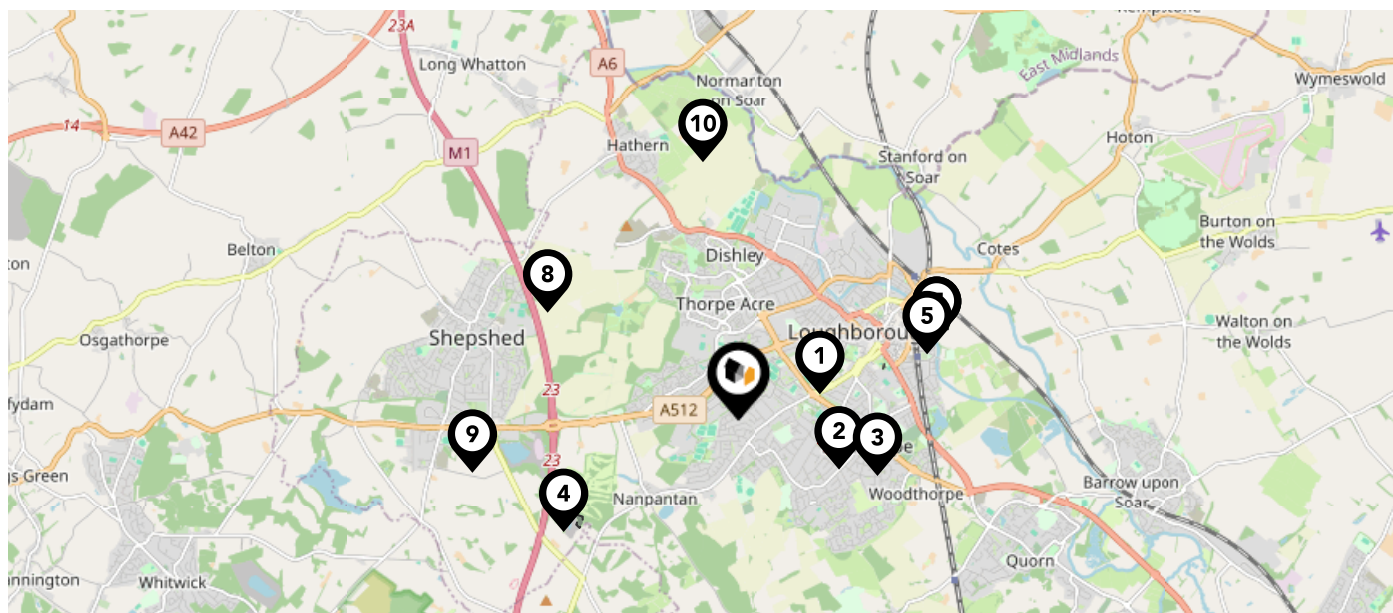


Nearby Conservation Areas	
1	Ashby Road
2	Loughborough Emmanuel Church
3	Queens Park
4	Victoria Street, Loughborough
5	Shelthorpe
6	Leicester Road, Loughborough
7	Church Gate
8	Loughborough Cemetery
9	Woodhouse Forest Road
10	Shepshed

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	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	Longcliffe Quarry-Charnwood, Shepshed	Historic Landfill	
5	Off Empress Road, Loughborough-Off Empress Road, Loughborough, Leicestershire	Historic Landfill	
6	Refuse Tip at Railway Terrace-Railway Terrace, Loughborough, Leicestershire	Historic Landfill	
7	Loughborough Landfill, Railway Terrace, Loughborough-Loughborough Landfill, Railway Terrace, Loughborough, Leicestershire	Historic Landfill	
8	Off Hathern Road-Shepshed, Loughborough, Leicestershire	Historic Landfill	
9	Shepshed Landfill Site-Ashby Road, Shepshed, Loughborough, Leicestershire	Historic Landfill	
10	Pasture Lane, Hathern-Pasture Lane, Hathern, Loughborough, Leicestershire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



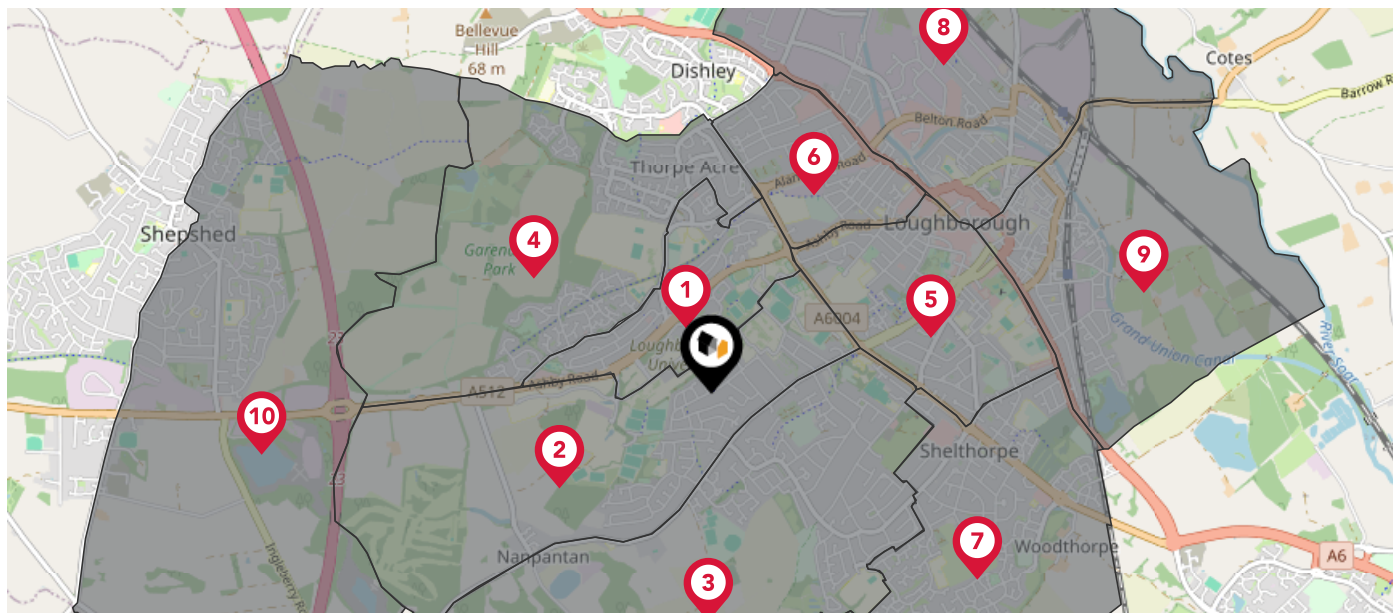
Mine Entry

- ✕ 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

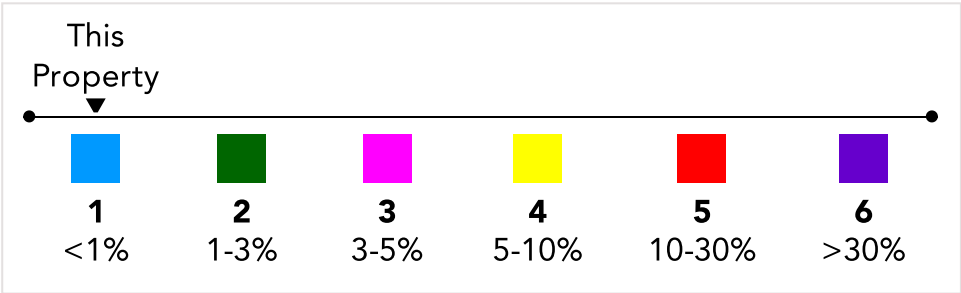
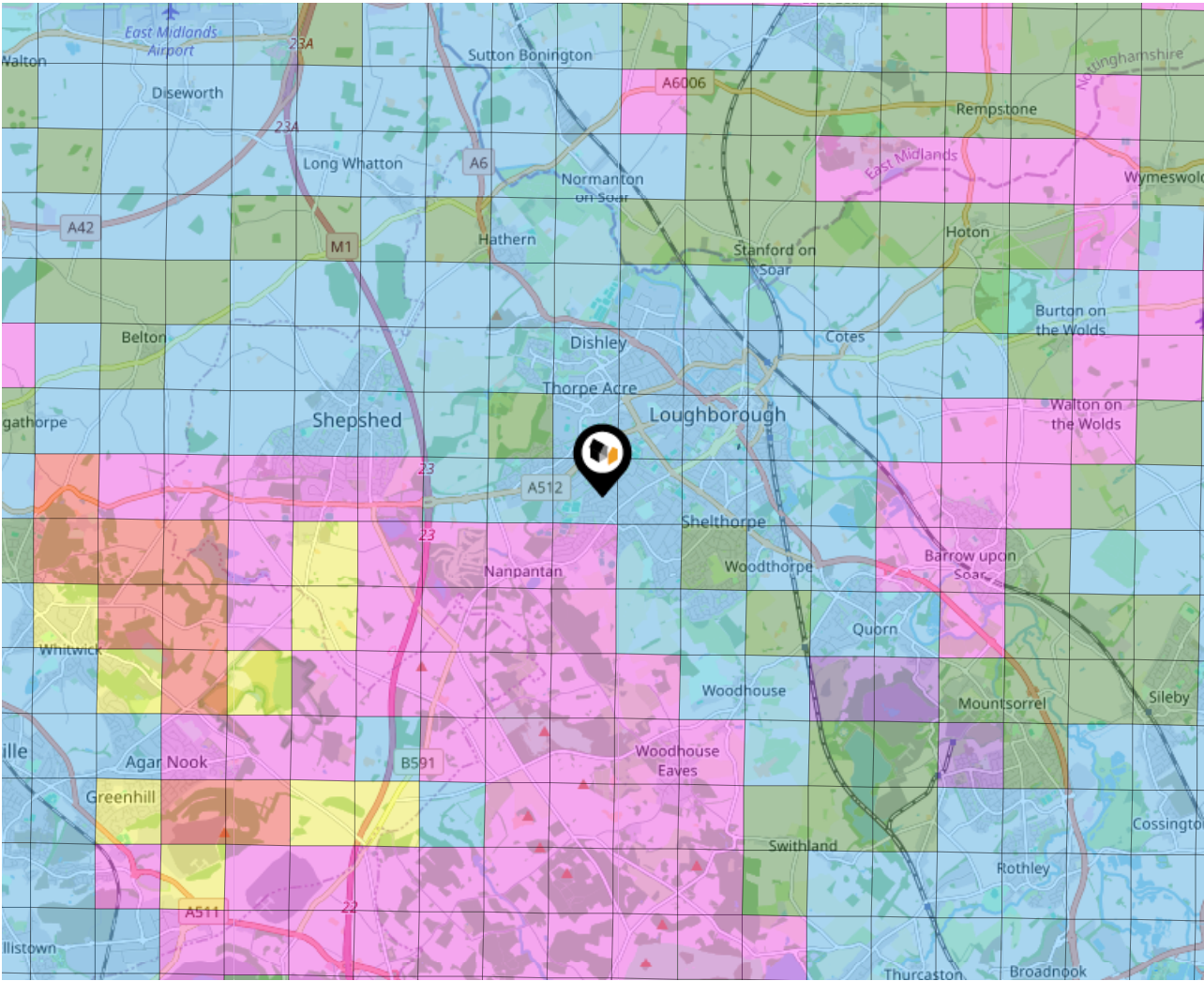


Nearby Council Wards

-  Loughborough Ashby Ward
-  Loughborough Nanpantan Ward
-  Loughborough Outwoods Ward
-  Loughborough Garendon Ward
-  Loughborough Southfields Ward
-  Loughborough Storer Ward
-  Loughborough Shelthorpe Ward
-  Loughborough Lemyngton Ward
-  Loughborough Hastings Ward
-  Shepshed East Ward

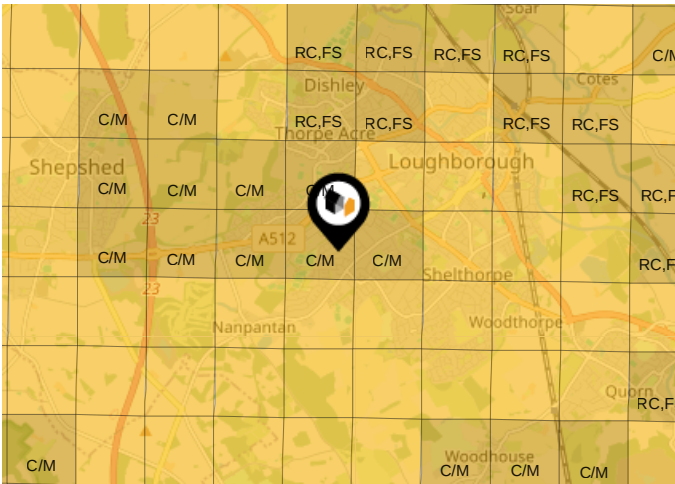
What is Radon?

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		

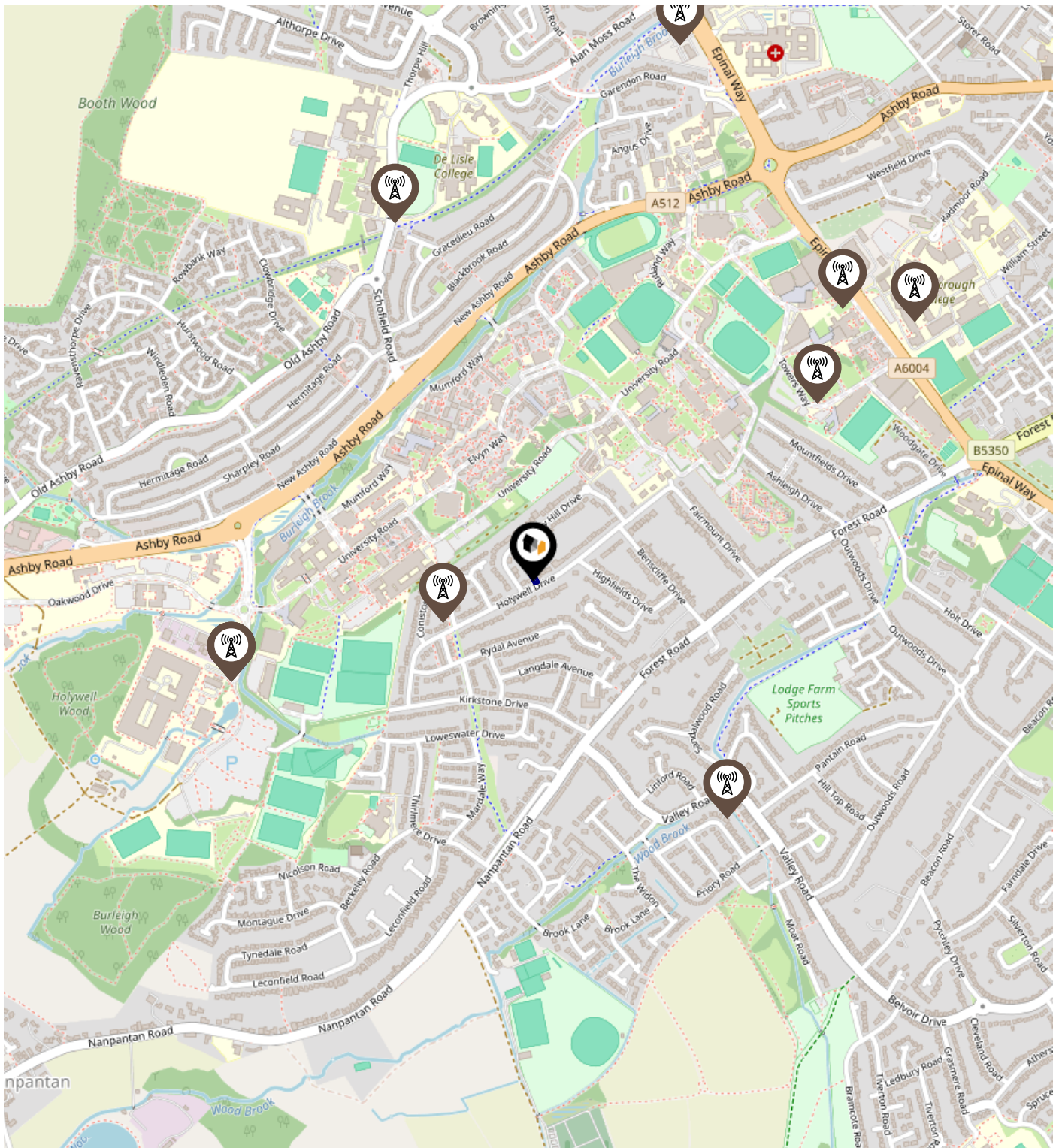


Primary Classifications (Most Common Clay Types)



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



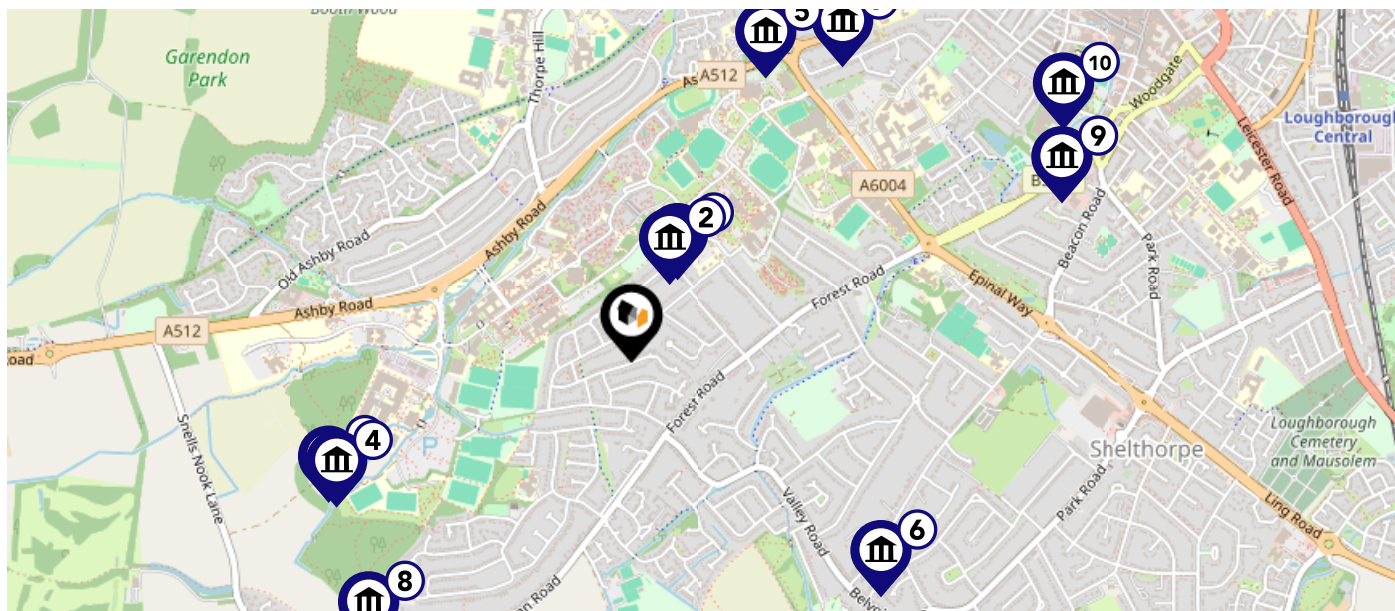
Key:











-  Power Pylons
-  Communication Masts

Maps

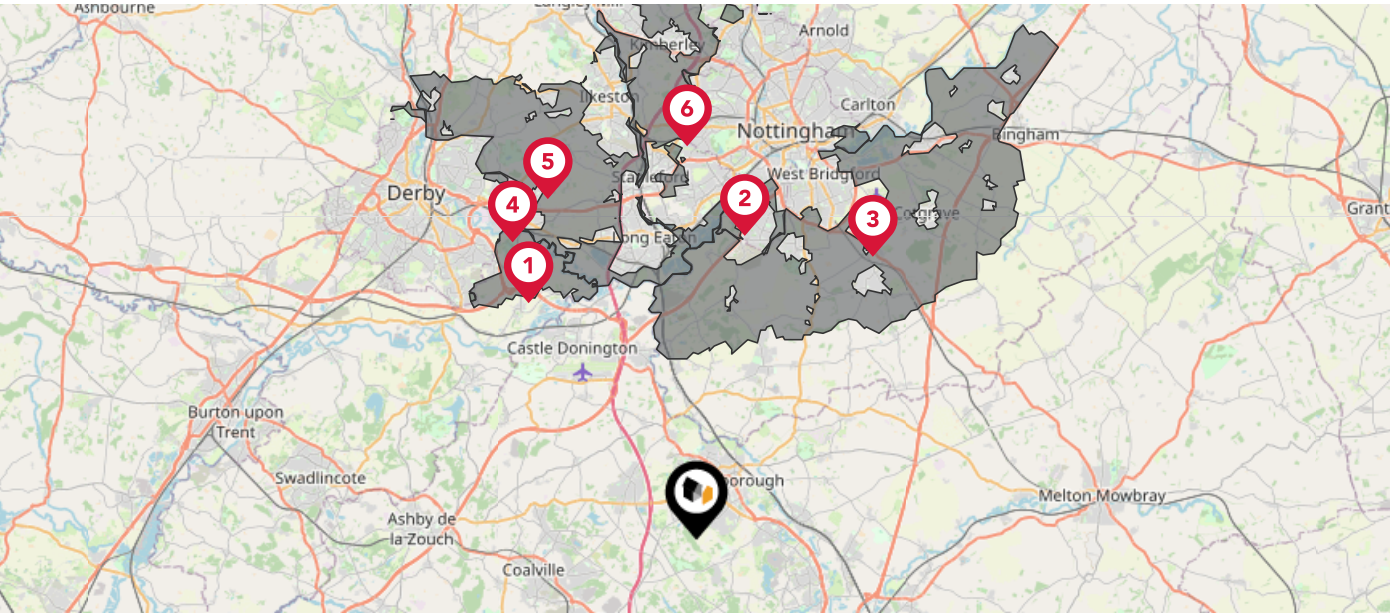
Listed Buildings

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
	1074551 - Summerhouse And Garden Walls, University Of Loughborough	Grade II	0.2 miles
	1320104 - Gardener's Cottage, University Of Loughborough	Grade II	0.2 miles
	1361138 - Holywell Farmhouse	Grade II	0.7 miles
	1320128 - Outbuilding To Holywell Farm	Grade II	0.7 miles
	1116122 - Field House	Grade II	0.7 miles
	1469564 - White Ladies	Grade II	0.8 miles
	1074546 - Gatepiers To The Grove	Grade II	0.8 miles
	1361165 - Burleigh Farmhouse	Grade II	0.9 miles
	1115716 - Emmanuel Church	Grade II	1.0 miles
	1074532 - Carillon Tower	Grade II	1.1 miles

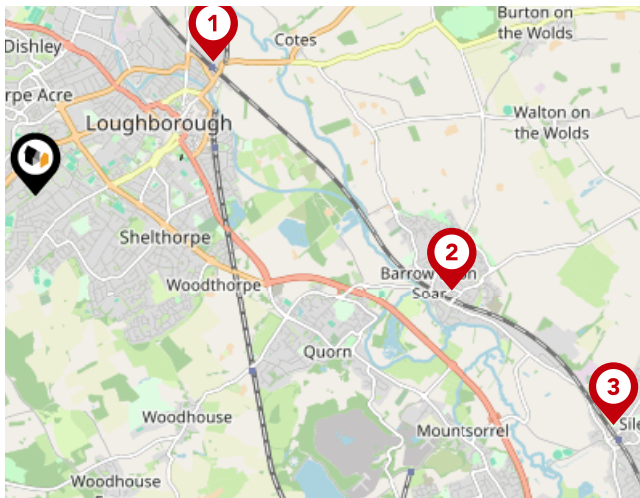
This map displays nearby areas that have been designated as Green Belt...



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

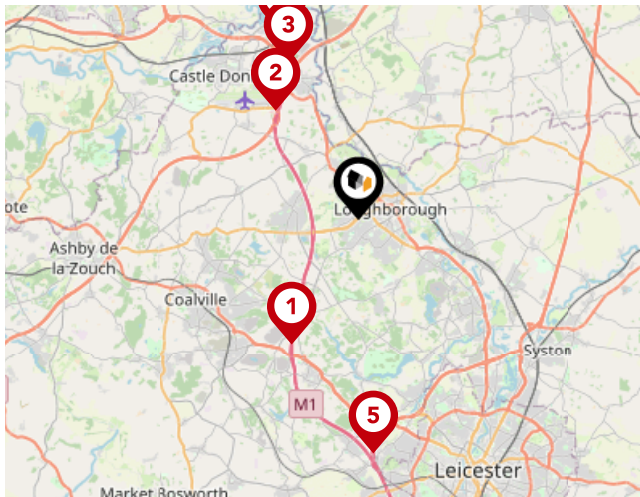
Area

Transport (National)



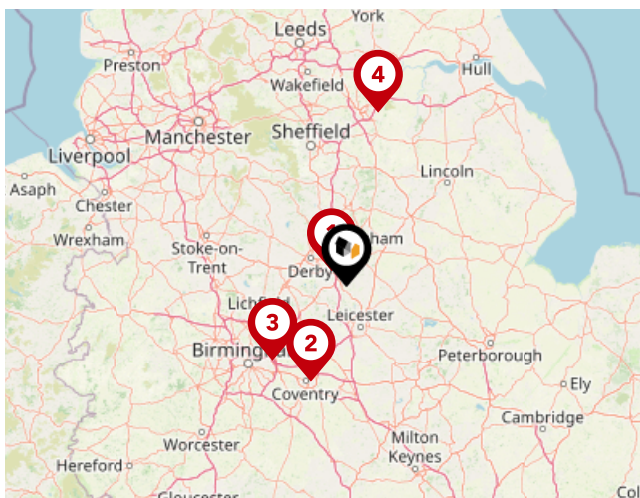
National Rail Stations

Pin	Name	Distance
1	Loughborough (Leics) Rail Station	1.99 miles
2	Barrow upon Soar Rail Station	3.83 miles
3	Sileby Rail Station	5.58 miles



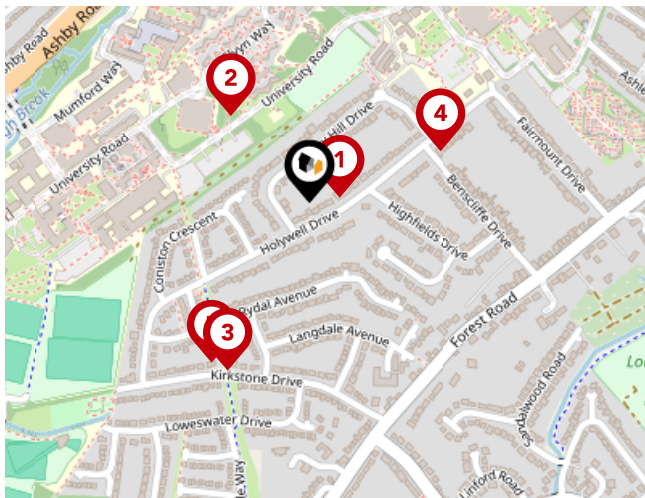
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J22	5.06 miles
2	M1 J23A	4.92 miles
3	M1 J24	6.22 miles
4	M1 J24A	7.2 miles
5	M1 J21A	8.39 miles








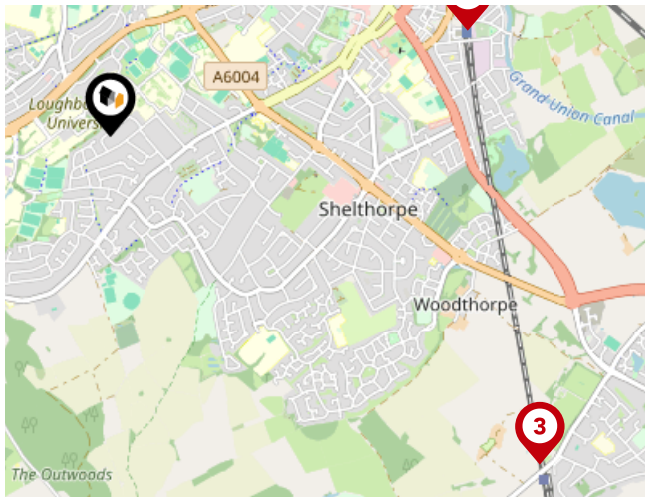
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	5.99 miles
2	Baginton	29.07 miles
3	Birmingham Airport	29.86 miles
4	Finningley	50.59 miles






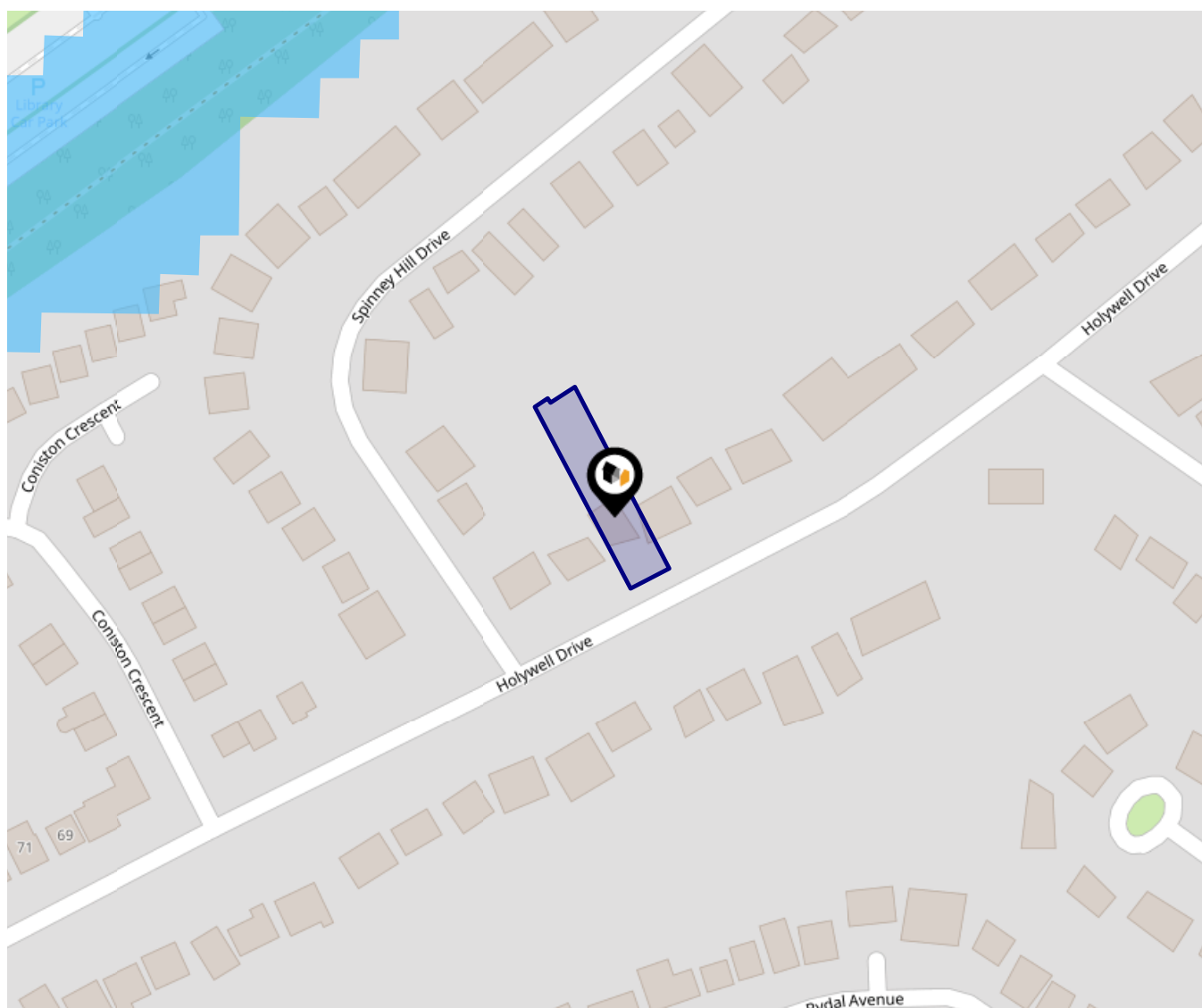
Bus Stops/Stations

Pin	Name	Distance
	Coniston Crescent	0.04 miles
	Pilkington Library	0.13 miles
	Derwent Drive	0.21 miles
	Holywell Drive	0.16 miles
	Derwent Drive	0.21 miles



Local Connections

Pin	Name	Distance
	Loughborough Central (Great Central Railway)	1.67 miles
	Loughborough Central (Great Central Railway)	1.67 miles
	Quorn & Woodhouse (Great Central Railway)	2.43 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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