

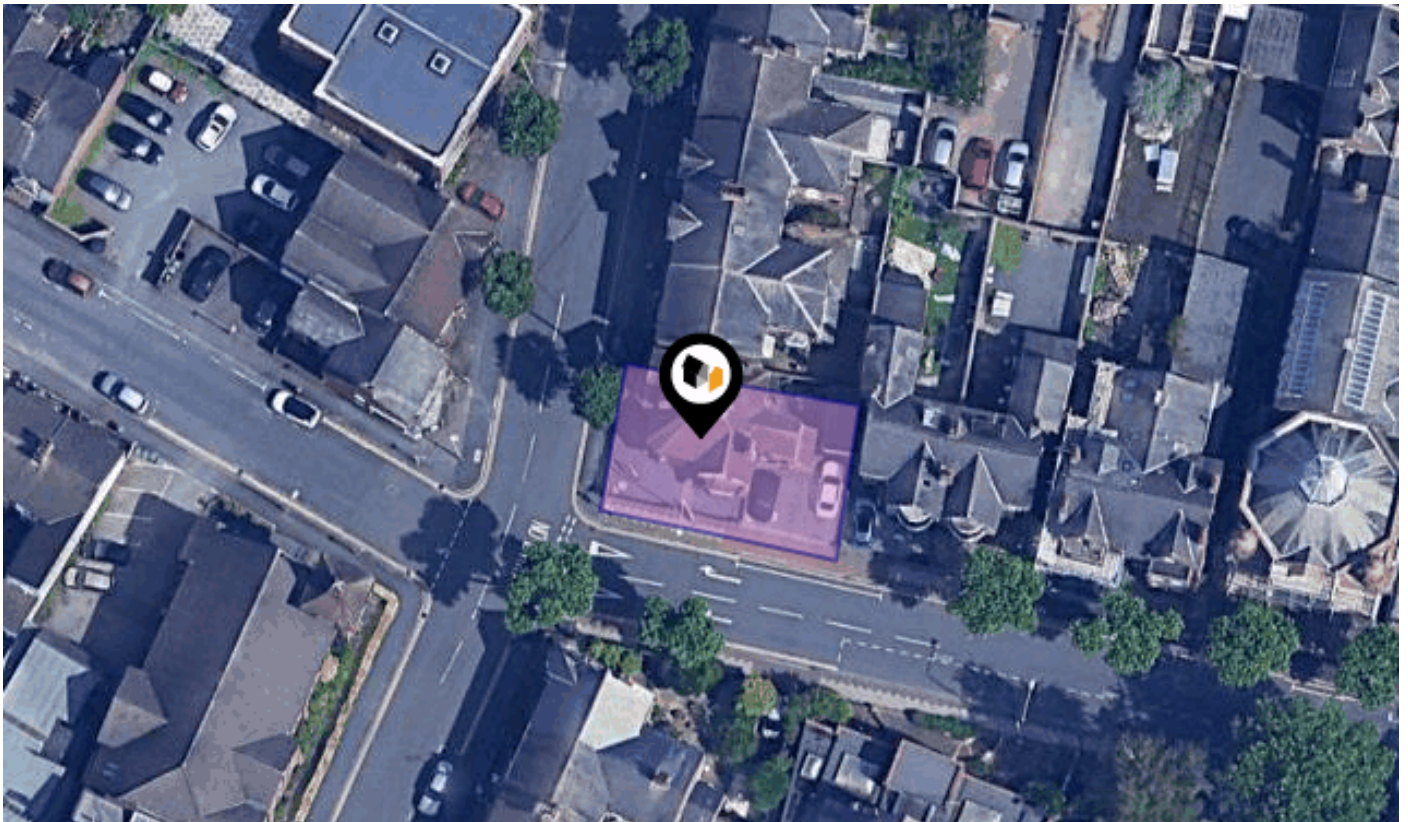


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th July 2025

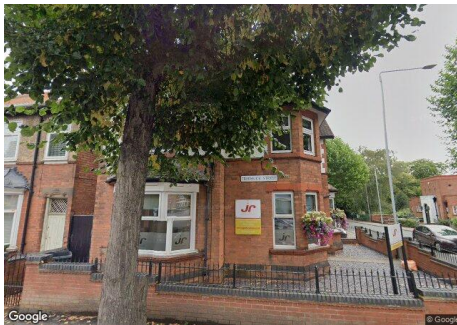


43, GRANBY STREET, LOUGHBOROUGH, LE11

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
Bedrooms: 8
Plot Area: 0.06 acres
Title Number: LT85607

Tenure: Freehold

Local Area

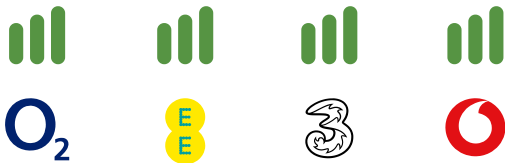
Local Authority: Leicestershire
Conservation Area: Loughborough Queens
Park

Flood Risk:
● Rivers & Seas Very low
● Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

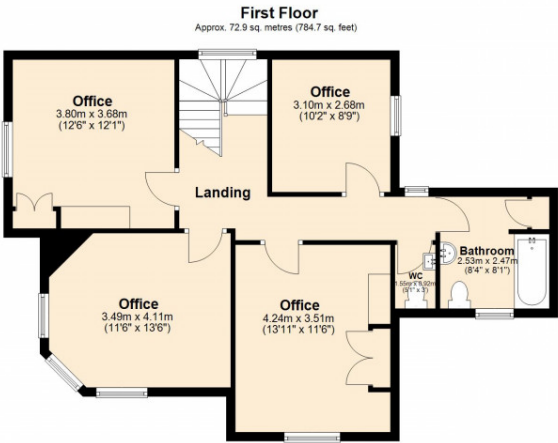
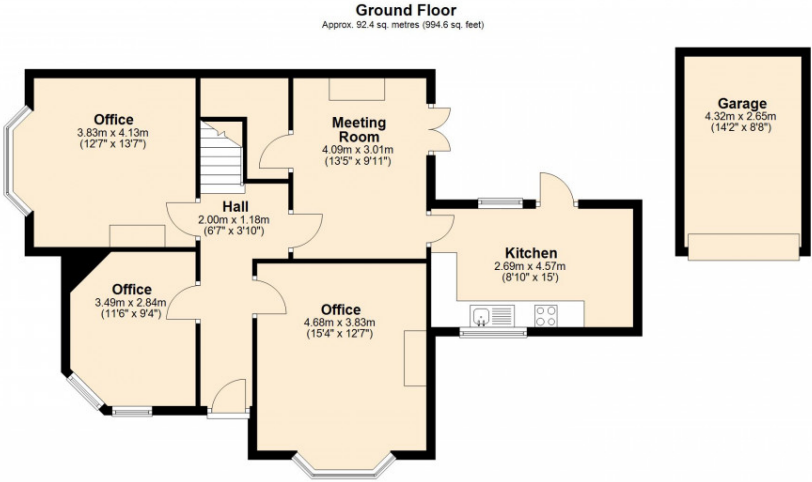








43, GRANBY STREET, LOUGHBOROUGH, LE11



Total area: approx. 165.3 sq. metres (1779.3 sq. feet)

Electricity Supply

Mains electricity supply

Gas Supply

Mains gas supply

Central Heating

Gas central heating powered by a Worcester combination boiler located in the bathroom airing cupboard.

Water Supply

Mains water supply

Drainage

Mains drainage

Planning records for: **Granby Hall 2A Granby Street Loughborough LE11 3DU**

Reference - P/19/0160/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	23rd January 2019
Description:	Change of use of first floors, first floor balcony area and part of ground floor from non-residential institutional (D1) to leisure (D2) for the provision of an indoor escape room centre.

Reference - Charnwood/P/19/0160/2	
Decision:	Decided
Date:	23rd January 2019
Description:	Change of use from non-residential institutional (D1) to leisure (D2) for the provision of an indoor escape room centre.

Planning records for: **Rickenbackers, Granby Street, Loughborough, Leicestershire, LE11 3DU**

Reference - Charnwood/P/01/0987/2	
Decision:	Decided
Date:	17th April 2001
Description:	Alteration of front and side elevations to public house.

Reference - Charnwood/P/01/1026/2	
Decision:	Decided
Date:	23rd April 2001
Description:	Display of replacement internally illuminated projecting sign.

Planning records for: **Public Toilets, Queens Park, Granby Street, Loughborough, Leicestershire, LE11 3DU**

Reference - Charnwood/P/08/0165/2	
Decision:	Decided
Date:	16th January 2008
Description:	Refurbishment of toilets, including replacement pitched roof with solar panels and disabled ramp. (Application Under Regulation 3)

Reference - Charnwood/P/15/2231/2	
Decision:	Decided
Date:	29th October 2015
Description:	Re-pollarding of 1 lime tree and crownlifting to mixed broadleaf species trees. (Conservation Area)

Planning records for: **5 Granby Street Loughborough Leicestershire LE11 3DU**

Reference - Charnwood/P/18/2568/2	
Decision:	Decided
Date:	19th December 2018
Description:	Discharge of conditions 2, 3, and 7 of P/17/0104/2 regarding external materials, building details and construction traffic/site traffic management plan.

Reference - P/20/0898/2	
Decision:	FINAL DECISION
Date:	29th May 2020
Description:	Variation of conditions 6 & 10 of application P/17/0104/2 to update flood risk assessment.

Planning records for: **5 Granby Street Loughborough Leicestershire LE11 3DU**

Reference - Charnwood/P/13/2367/2
Decision: Decided
Date: 02nd December 2013
Description: Side extension to the existing building with a new first floor and roof over for six flats.
Reference - Charnwood/P/14/2262/2
Decision: Decided
Date: 17th November 2014
Description: Erection of first floor extension and two storey extension to side of retail shop (Class A1).
Reference - P/22/1057/2
Decision: FINAL DECISION
Date: 01st June 2022
Description: Reduce canopy from the dwelling of one beech tree. Proposed spread of branches once trimmed to be circa 9m Need clarification on whether it is just the branches to the house to be reduced or all round. LM on mobile .1.8.22 JW
Reference - Charnwood/P/17/0104/2
Decision: Decided
Date: 19th January 2017
Description: Erection of a retail warehouse following demolition of building.

Planning records for: *Development land at site of Former 5 Granby Street Loughborough Leicestershire LE11 3DU*

Reference - P/22/1152/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	01st June 2022
Description:	Erection of building comprising one retail unit at ground floor (Use Class E(a)) with 9no self-contained flats above with associated cycle store and refuse/recycling facilities.
Reference - P/18/2568/2	
Decision:	Decided: CONDITIONS DISCHARGED - CONFIRMED
Date:	19th December 2018
Description:	Discharge of conditions 2, 3, and 7 of P/17/0104/2 regarding external materials, building details and construction traffic/site traffic management plan.
Reference - Charnwood/P/09/0788/2	
Decision:	Decided
Date:	21st April 2009
Description:	Display of 5 fascia signs to front and side, 1 to rear and 6 forecourt signs to premises.
Reference - Charnwood/P/06/2371/2	
Decision:	Decided
Date:	03rd August 2006
Description:	Erection of two storey extension to side and above cafe/bar.

Planning records for: **5 Granby Street, Loughborough, Leicestershire, LE11 3DU**

Reference - Charnwood/P/08/1438/2	
Decision:	Decided
Date:	21st May 2008
Description:	Erection of two storey cafe/bar, following demolition of cafe/bar.

Reference - Charnwood/P/04/2646/2	
Decision:	Decided
Date:	22nd July 2004
Description:	Erection of extension to side of restaurant (Planning refusal P/04/1440/2 refers).

Reference - Charnwood/P/07/0719/2	
Decision:	Decided
Date:	08th March 2007
Description:	Part demolition of bar and erection of two storey bar/restaurant and second floor extension over existing building to form store. (Revised scheme - withdrawn application P/06/2371/2 refers).

Reference - Charnwood/P/04/1440/2	
Decision:	Decided
Date:	26th April 2004
Description:	Erection of extension to side of restaurant.

Planning records for: **17 Granby Street Loughborough Leicestershire LE11 3DU**

Reference - P/20/1244/2	
Decision:	FINAL DECISION
Date:	17th July 2020
Description:	Replacement of shop front.

Reference - P/20/0374/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	24th February 2020
Description:	Change of use of ground floor premises to mixed use A1 shop and C3 dwelling and first floor use to a C4 dwelling.

Planning records for: **37 Granby Street, Loughborough, Leicestershire, LE11 3DU**

Reference - P/23/1014/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	09th June 2023
Description:	Change of use from mixed commercial and residential use to a dwellinghouse (Use Class C3) with proposed rear dormer extension, new roof lights to rear, and fenestration alterations.

Planning records for: **Loughborough Library 33 Granby Street Loughborough Leicestershire LE11 3DU**

Reference - Charnwood/P/15/2334/2	
Decision:	Decided
Date:	10th November 2015
Description:	LCC Reg 13 Appl. Installation of PV solar panels on 1970s extension utilising ballasted mounting. (LCC ID No. 2015/REG3Mi/0301/LCC)

Planning records for: **Loughborough Library 33 Granby Street Loughborough Leicestershire LE11 3DU**

Reference - Charnwood/P/15/2333/2	
Decision:	Decided
Date:	10th November 2015
Description:	LCC Reg 3 Appl. Installation of PV solar panels on 1970s extension utilising ballasted mounting. (LCC ID No. 2015/REG3Mi/0299/LCC)

Planning records for: **15 Granby Street, Loughborough, Leicestershire, LE11 3DU**

Reference - Charnwood/P/01/0722/2	
Decision:	Decided
Date:	20th March 2001
Description:	First floor extension with fire escape and change of use of flat (Class C3) to cafe (Class A3) and store

Planning records for: **27 Granby Street, Loughborough, Leicestershire, LE11 3DU**

Reference - P/19/2332/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	08th November 2019
Description:	Change of use to osteopathic clinic (class D1)

Planning records for: **29 Granby Street Loughborough LE11 3DU**

Reference - P/21/1301/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	07th June 2021
Description:	Change of use of training/meeting centre to a house in multiple occupation (Use Class C4).

Planning records for: **35 Granby Street, Loughborough, Leicestershire, LE11 3DU**

Reference - Charnwood/P/06/3637/2	
Decision:	Decided
Date:	30th November 2006
Description:	(Enquiry) Authorised use.

Reference - P/23/0071/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	16th January 2023
Description:	Change of use from offices to a 10-bedroom large House in Multiple Occupation (Use Class Sui Generis) with associated cycle store, refuse/recycling store and off street parking

Planning records for: **39 Granby Street Loughborough Leicestershire LE11 3DU**

Reference - P/20/1499/2	
Decision:	FINAL DECISION
Date:	20th August 2020
Description:	Change of use from offices to two residential flats (use class C3) including single storey rear extension.

Reference - P/20/0024/2	
Decision:	Appeal Decided: REFUSE
Date:	08th January 2020
Description:	Change of use from offices to a house in multiple occupation (Use Class C4)

Planning records for: **3 Granby Street, Loughborough, Leicestershire, LE11 3DU**

Reference - P/23/0531/2
Decision: Withdrawn: WITHDRAWN
Date: 22nd March 2023
Description: Erection of single storey rear extension

Reference - P/21/1497/2
Decision: WITHDRAWN
Date: 02nd July 2021
Description: to be checked SINGLE STOREY REAR STRUCTURE TO BE USED AS A SHISHA CAFE (THE PROPOSED PLANS ACHIEVE THE REQUIRED VENTILATION REQUIREMENTS)

Reference - P/20/1272/2
Decision: Withdrawn: WITHDRAWN
Date: 21st July 2020
Description: To be checked

Reference - Charnwood/P/10/0631/2
Decision: Decided
Date: 24th March 2010
Description: Enclosed covered area.

Planning records for: *Charnwood Museum Granby Street Loughborough Leicestershire LE11 3DU*

Reference - Charnwood/P/06/1006/2	
Decision:	Decided
Date:	30th March 2006
Description:	Attaching of sculptures to east elevation of museum.

Planning records for: *1A Granby Street, Loughborough, Leicestershire, LE11 3DU*

Reference - Charnwood/P/08/1774/2	
Decision:	Decided
Date:	24th June 2008
Description:	Change of use of first and second floor offices to church, training and community related uses (Use Class D1)

Planning records for: *41 Granby Street Loughborough Leicestershire LE11 3DU*

Reference - Charnwood/P/11/1992/2	
Decision:	Decided
Date:	01st September 2011
Description:	Change of use from office (Class B1) to residential (Class C3).

Planning records for: *The Mart 2 Granby Street Loughborough LE11 3DU*

Reference - P/23/1772/2	
Decision:	FINAL DECISION
Date:	27th September 2023
Description:	Discharge of Conditions 3 (Exterior Timber sample) and 4 (Shopfront and Entrance Door Plan) of Planning Application ref: P/23/1092/2 (Installation of new shopfront).

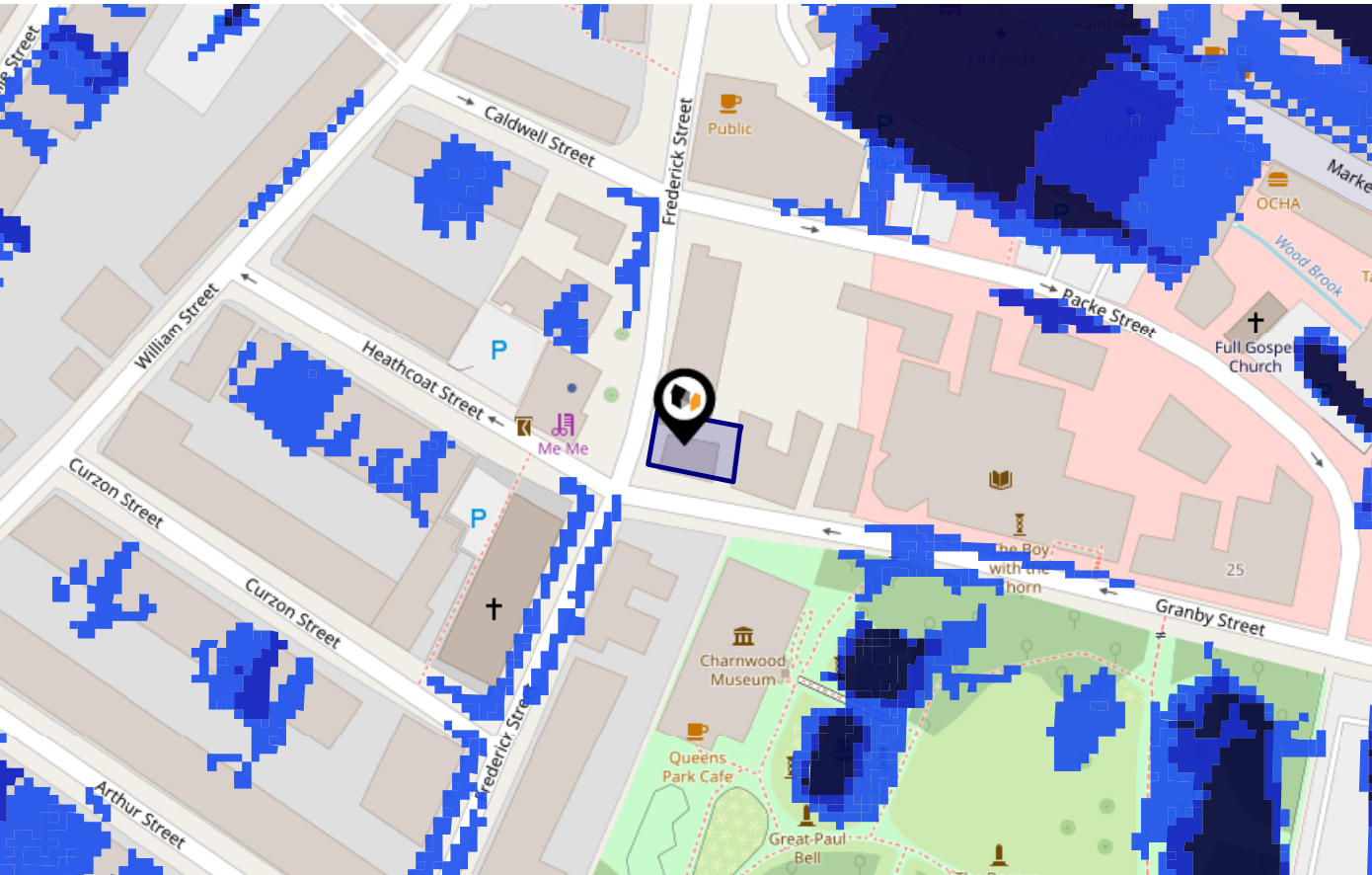
Planning records for: **2 Granby Street Loughborough LE11 3DU**

Reference - Charnwood/P/17/2610/2	
Decision:	Decided
Date:	21st December 2017
Description:	applicant requested withdrawal of application by email 21.12.17

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.

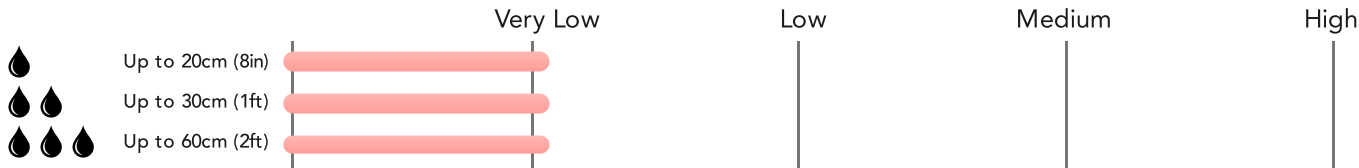


Risk Rating: Very low

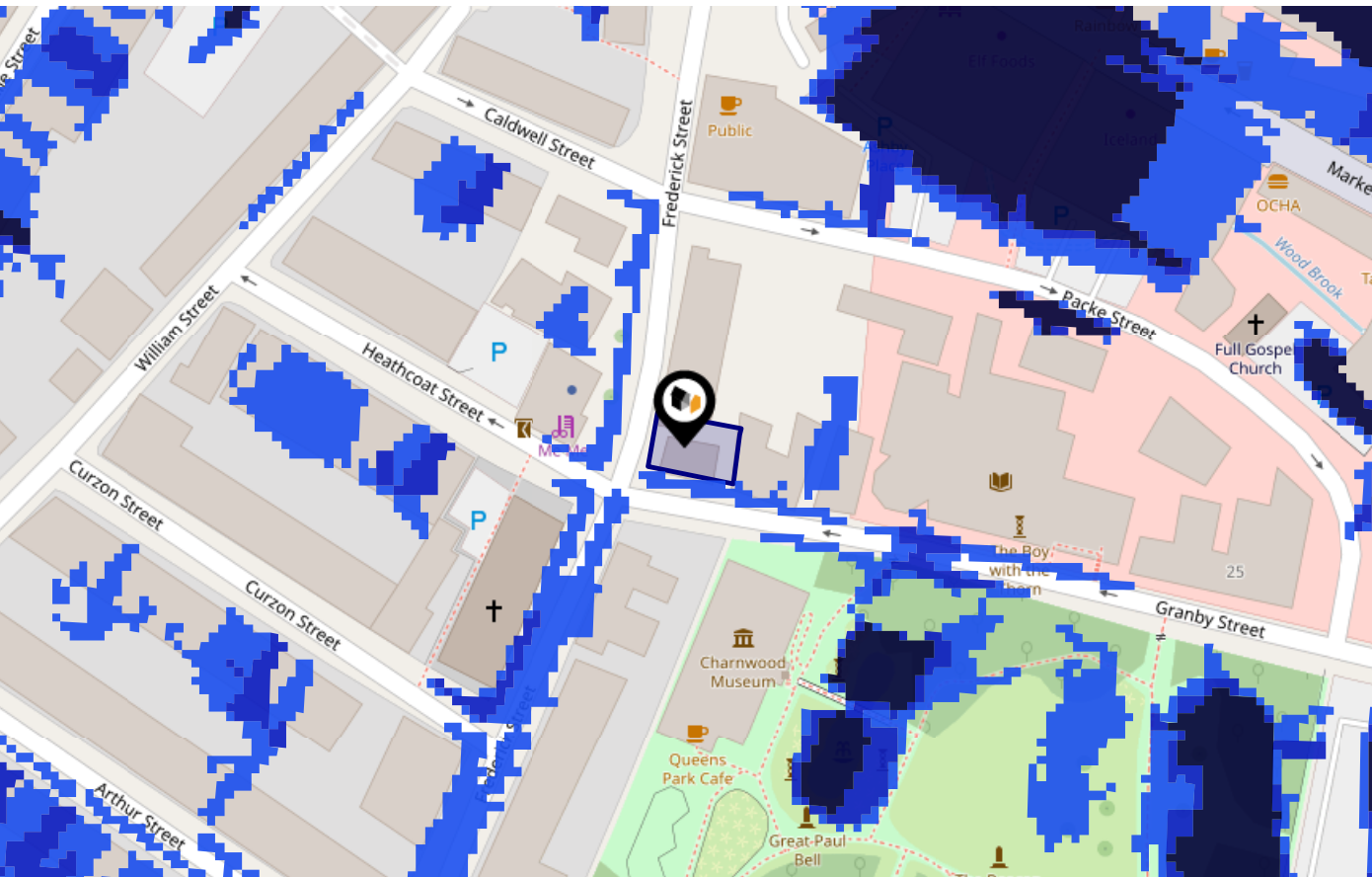
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

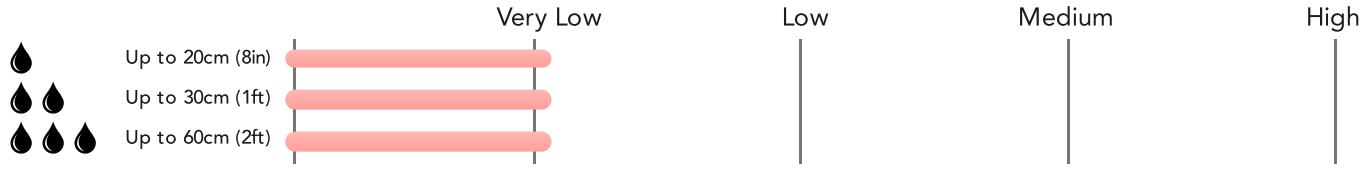


Risk Rating: Very low

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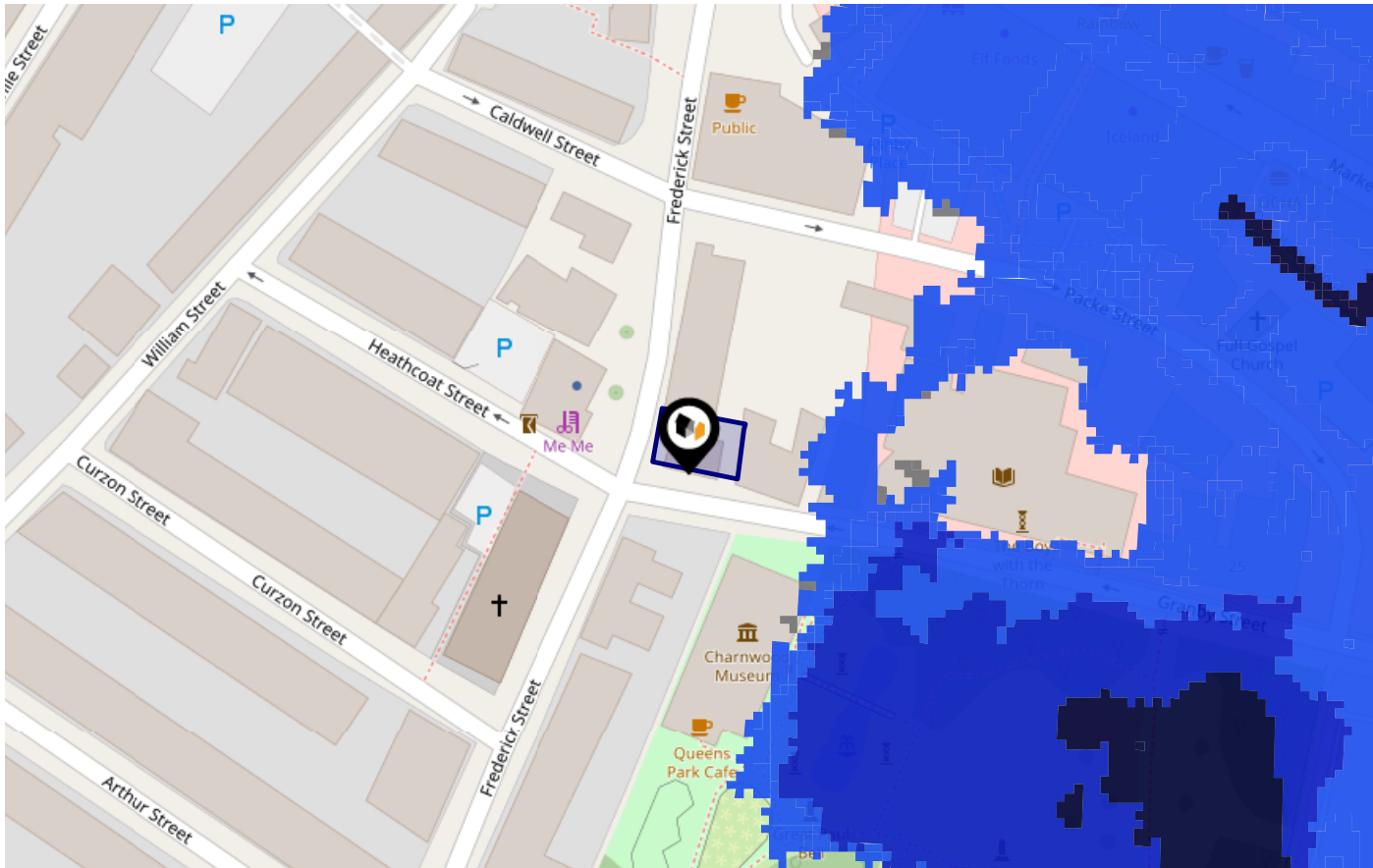
Chance of flooding to the following depths at this property:



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.

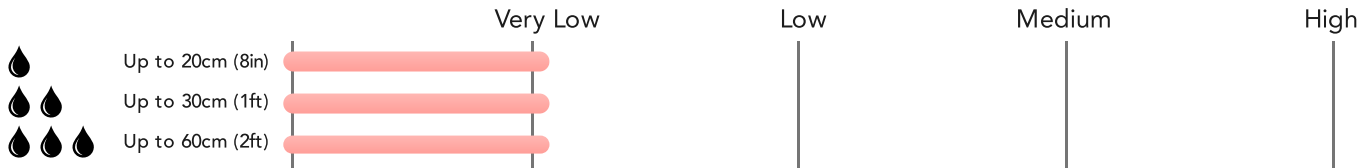


Risk Rating: Very low

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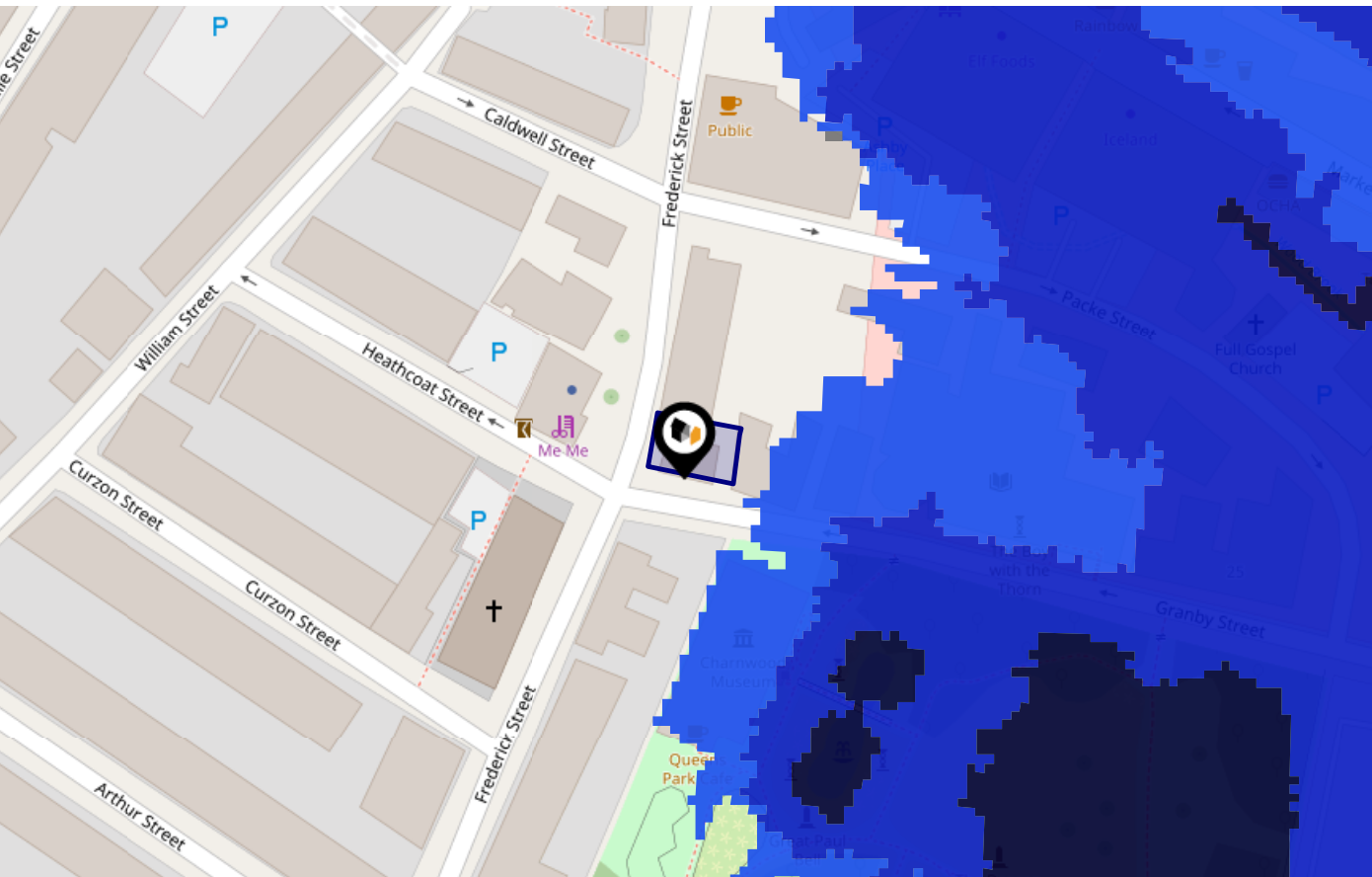
Chance of flooding to the following depths at this property:



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.

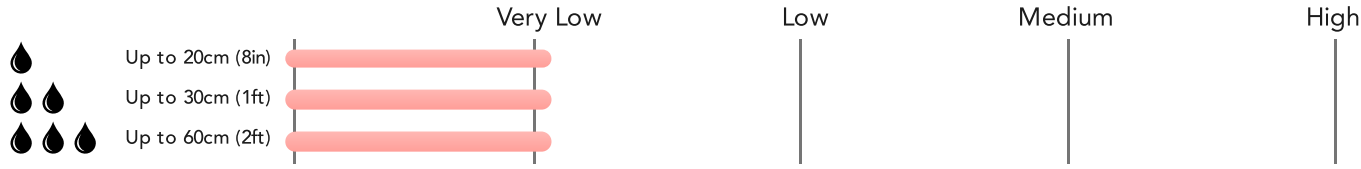


Risk Rating: Very low

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.

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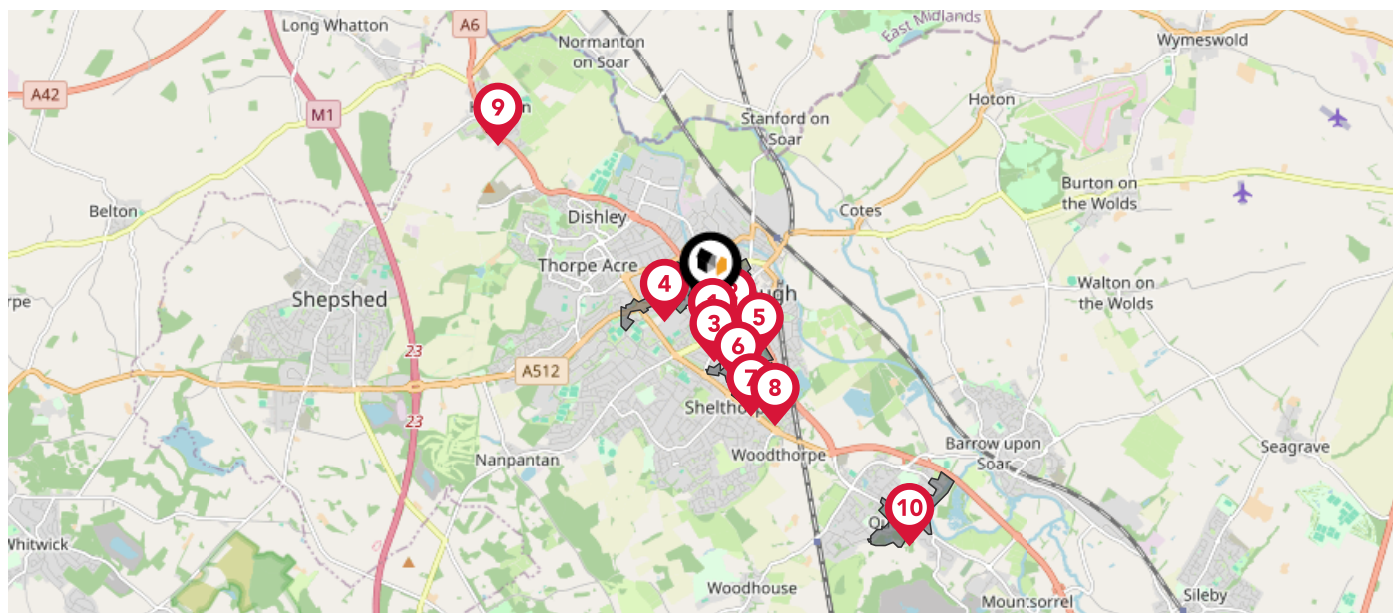
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

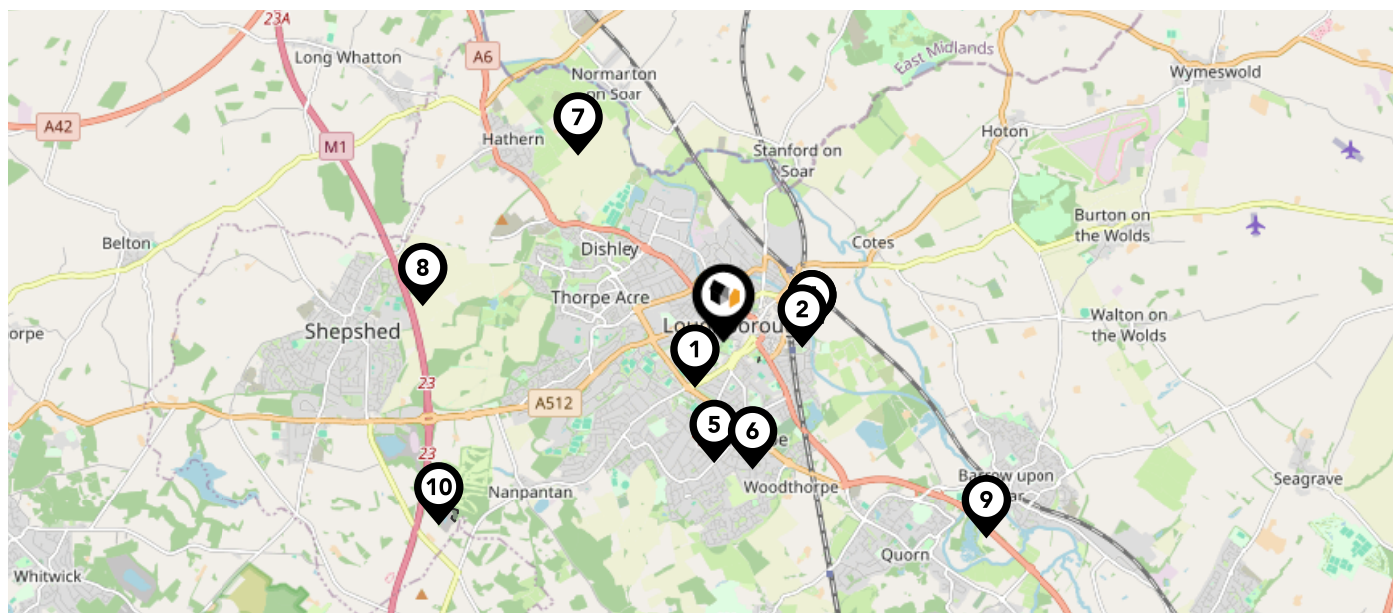
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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	Off Empress Road, Loughborough-Off Empress Road, Loughborough, Leicestershire	Historic Landfill	
3	Refuse Tip at Railway Terrace-Railway Terrace, Loughborough, Leicestershire	Historic Landfill	
4	Loughborough Landfill, Railway Terrace, Loughborough-Loughborough Landfill, Railway Terrace, Loughborough, Leicestershire	Historic Landfill	
5	EA/EPR/FP3993CY/S003	Active Landfill	
6	Ling Road, Loughborough-Ling Road, Loughborough, Leicestershire	Historic Landfill	
7	Pasture Lane, Hathern-Pasture Lane, Hathern, Loughborough, Leicestershire	Historic Landfill	
8	Off Hathern Road-Shepshed, Loughborough, Leicestershire	Historic Landfill	
9	Proctors Park, Barrow-On-Soar-Proctors Park, Barrow-On-Soar, Leicestershire	Historic Landfill	
10	Longcliffe Quarry-Charnwood, Shepshed	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



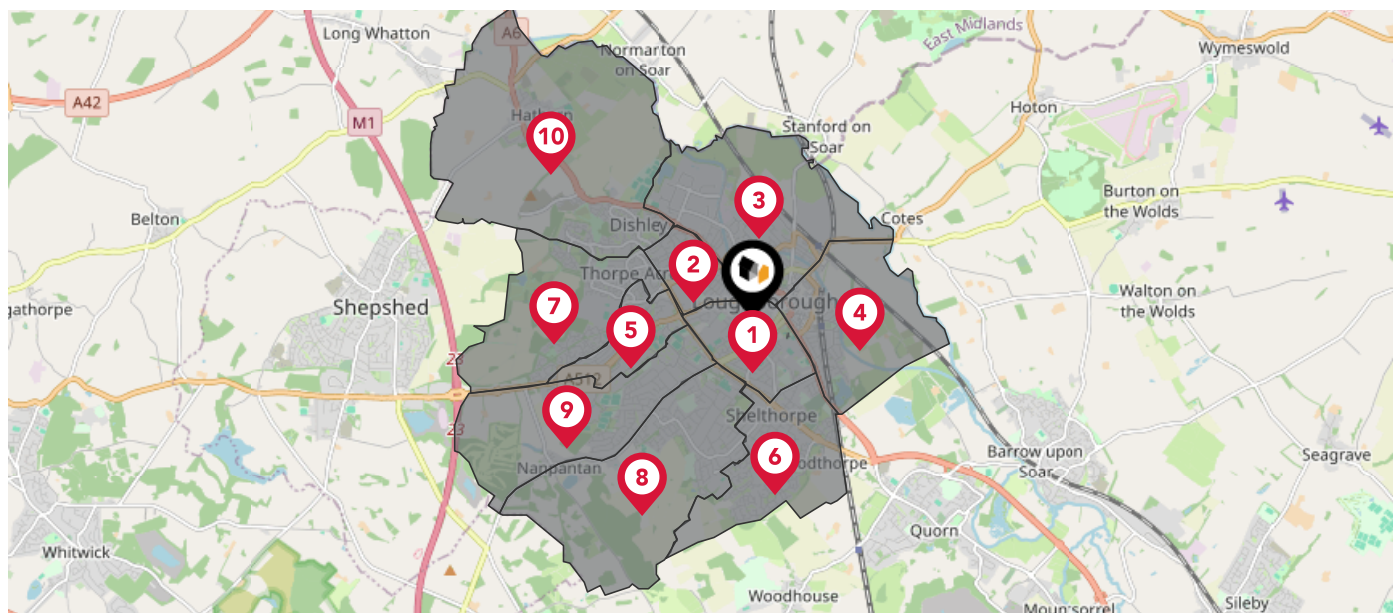
Mine Entry

- ✕ 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

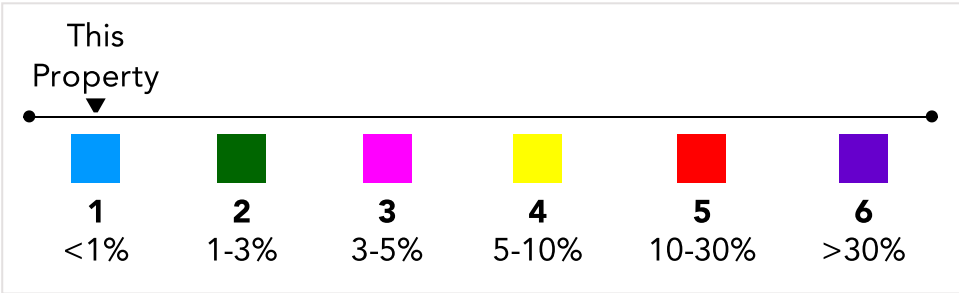
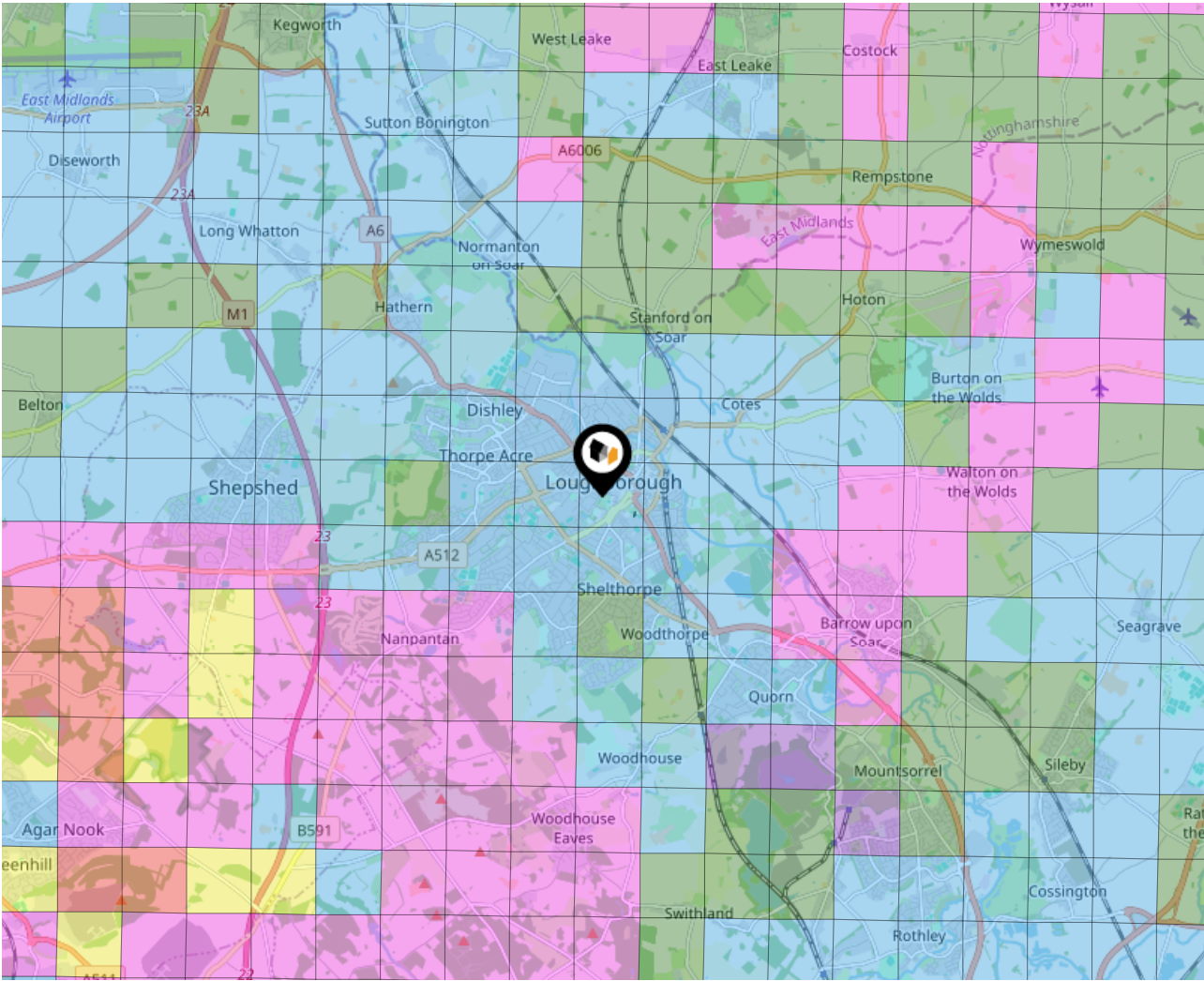


Nearby Council Wards

-  Loughborough Southfields Ward
-  Loughborough Storer Ward
-  Loughborough Lemyngton Ward
-  Loughborough Hastings Ward
-  Loughborough Ashby Ward
-  Loughborough Shelthorpe Ward
-  Loughborough Garendon Ward
-  Loughborough Outwoods Ward
-  Loughborough Nanpantan Ward
-  Loughborough Dishley and Hathern Ward

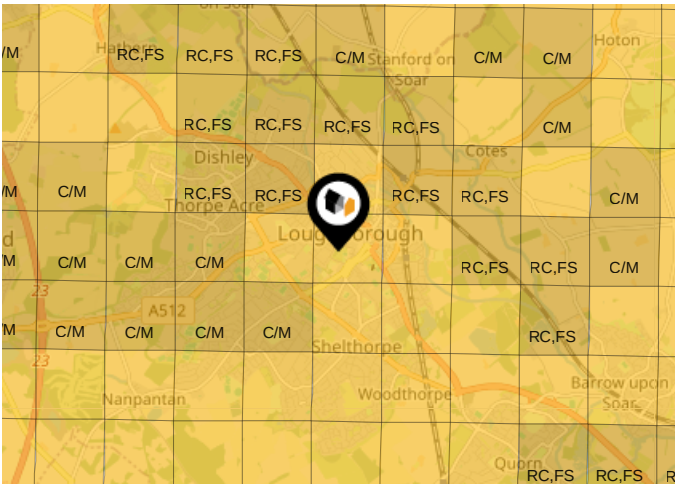
What is Radon?

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:	LOW	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

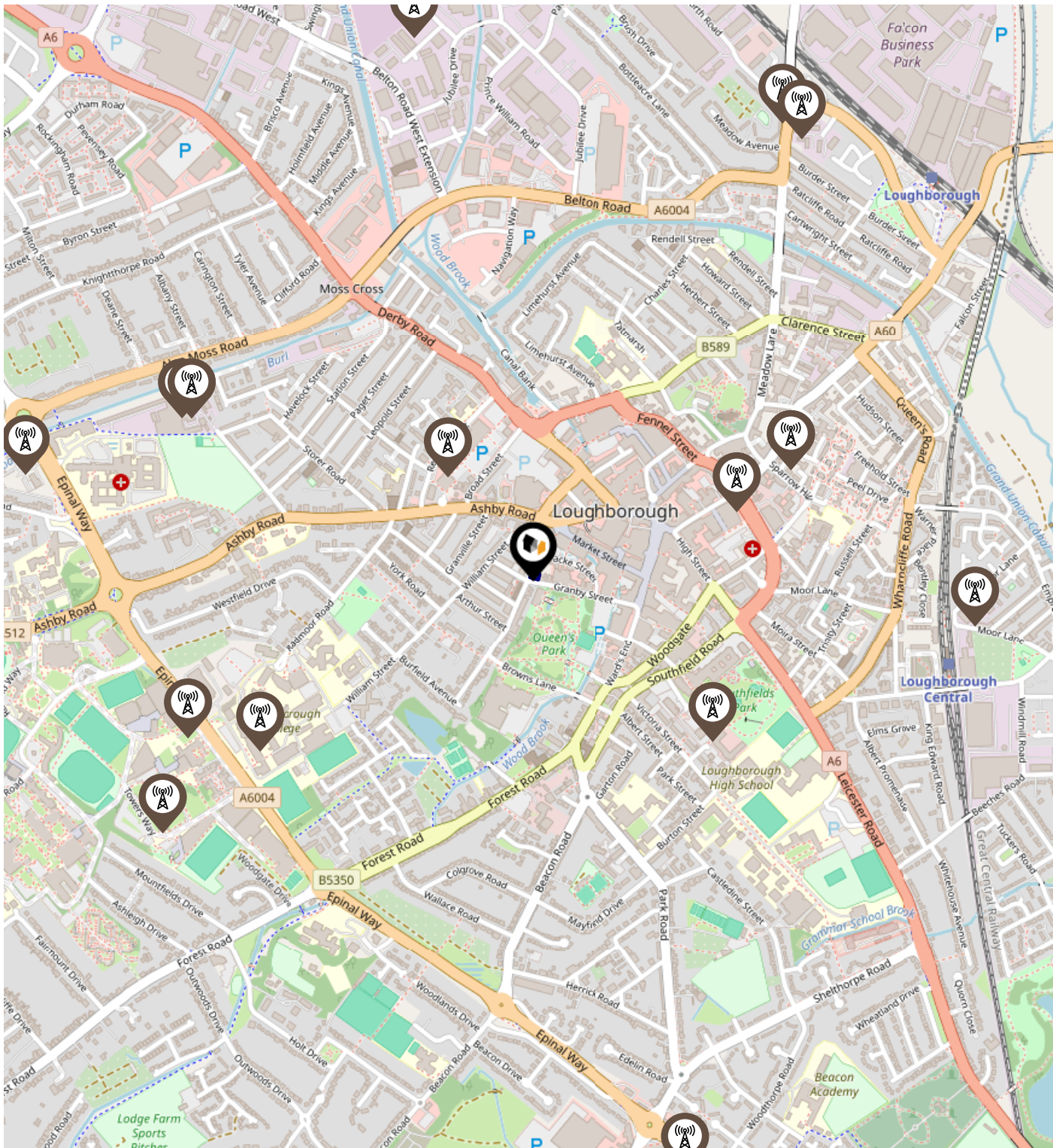


Primary Classifications (Most Common Clay Types)

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



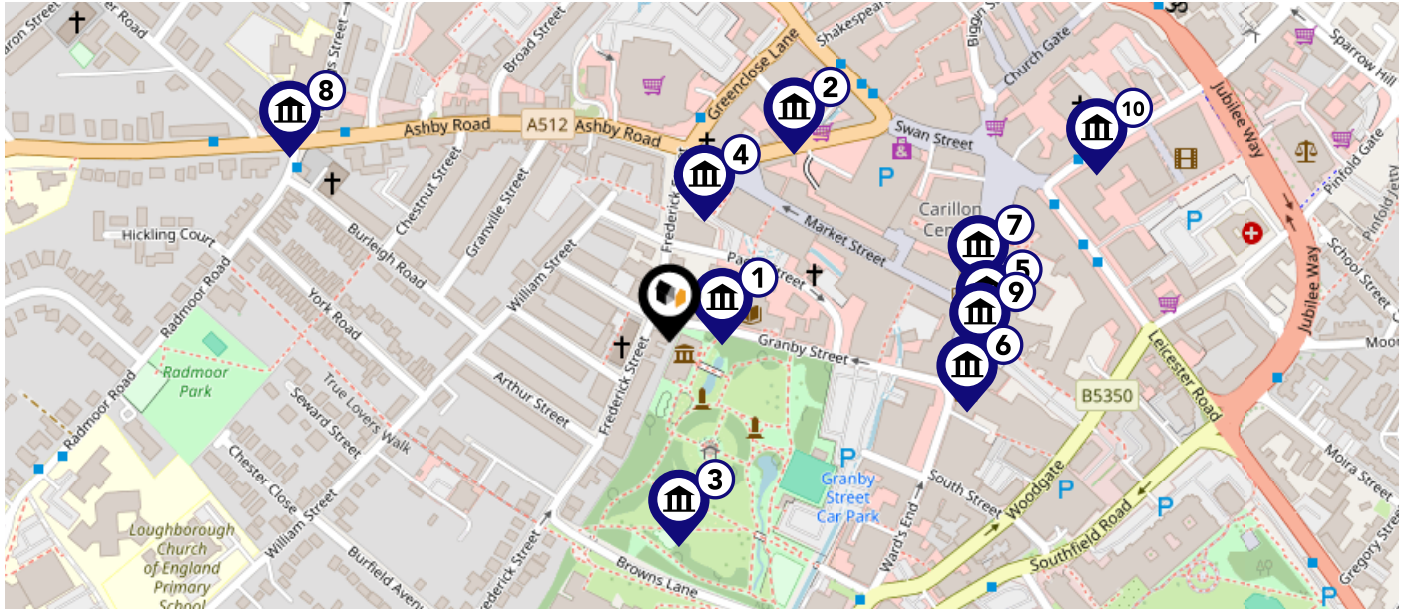
Key:

-  Power Pylons
-  Communication Masts

Maps

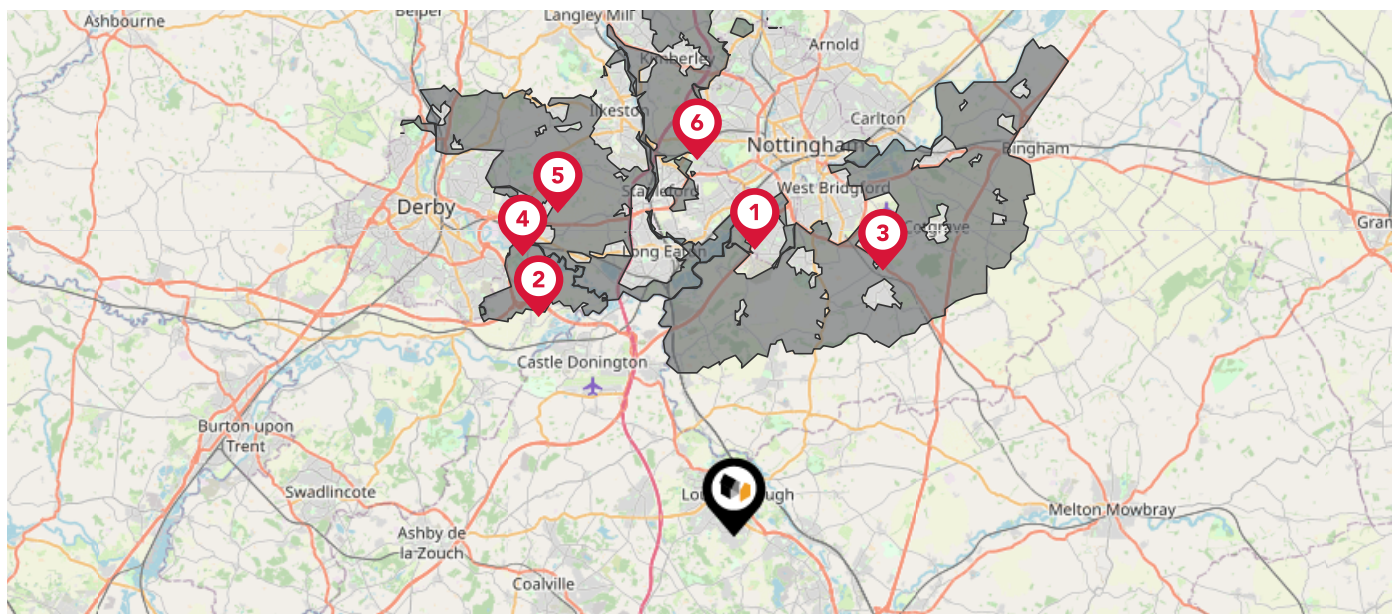
Listed Buildings

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
	1391969 - The Carnegie Library	Grade II	0.0 miles
	1074531 - Loughborough Masonic Hall	Grade II	0.1 miles
	1074532 - Carillon Tower	Grade II	0.1 miles
	1074552 - The Griffin Inn	Grade II	0.1 miles
	1320336 - Midland Bank	Grade II	0.2 miles
	1115796 - National Westminster Bank	Grade II	0.2 miles
	1320309 - Fearon Fountain	Grade II	0.2 miles
	1320089 - Church Of St Mary And House Adjoining	Grade II	0.2 miles
	1361164 - Town Hall	Grade II	0.2 miles
	1467397 - Loughborough Baptists War Memorial	Grade II	0.3 miles

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



Nearby Green Belt Land



Derby and Nottingham Green Belt - Broxtowe



Derby and Nottingham Green Belt - South Derbyshire



Derby and Nottingham Green Belt - Rushcliffe



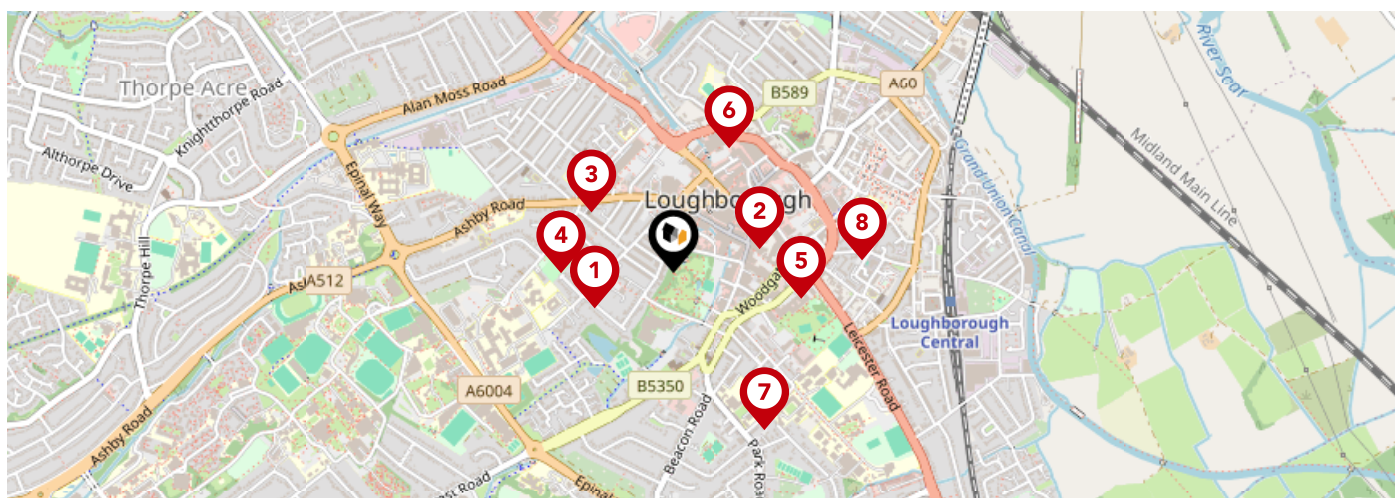
Derby and Nottingham Green Belt - Derby



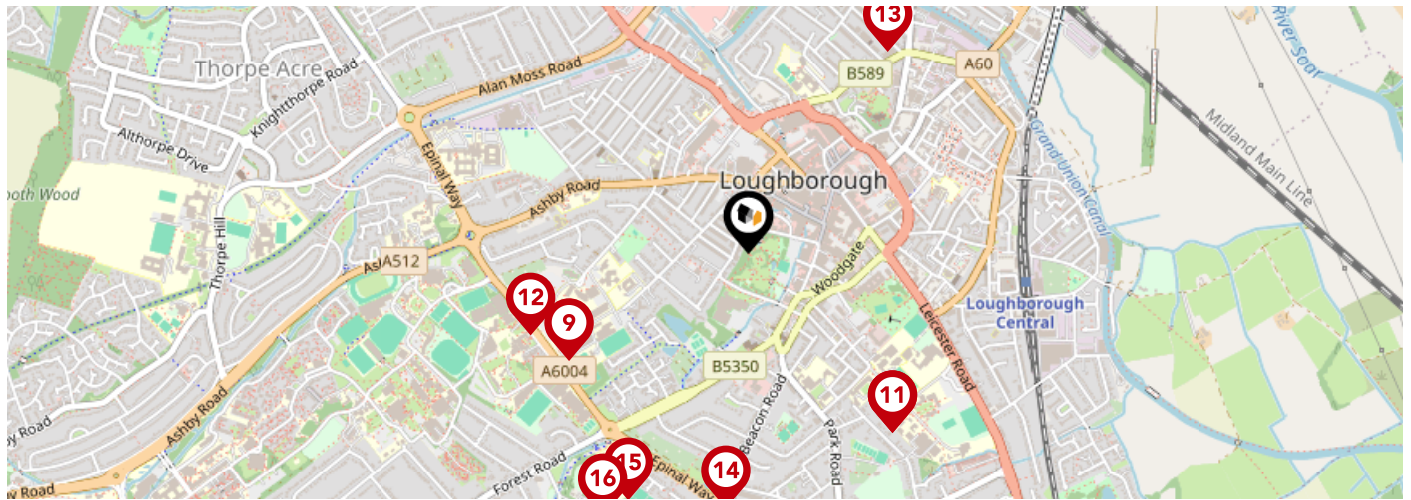
Derby and Nottingham Green Belt - Erewash



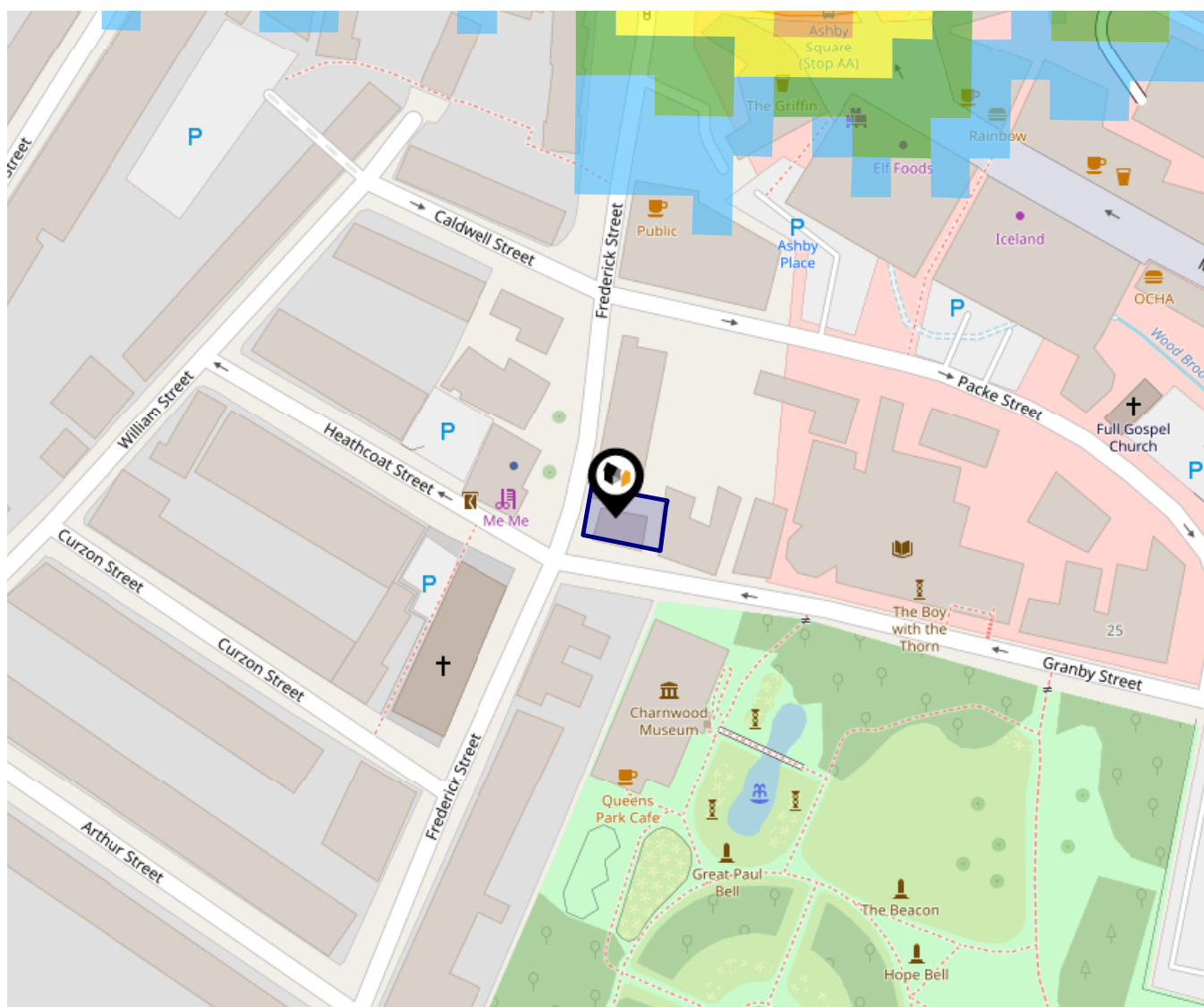
Derby and Nottingham Green Belt - Nottingham



		Nursery	Primary	Secondary	College	Private
1	Loughborough Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:0.19	☐	☒	☐	☐	☐
2	ASPIRE: Lifeskills Ofsted Rating: Good Pupils: 24 Distance:0.2	☐	☐	☒	☐	☐
3	Saint Mary's Catholic Primary School, Loughborough Ofsted Rating: Good Pupils: 201 Distance:0.23	☐	☒	☐	☐	☐
4	Sense College Loughborough Ofsted Rating: Good Pupils:0 Distance:0.25	☐	☐	☒	☐	☐
5	Fairfield Prep School Ofsted Rating: Not Rated Pupils: 496 Distance:0.29	☐	☒	☐	☐	☐
6	Limehurst Academy Ofsted Rating: Good Pupils: 643 Distance:0.31	☐	☐	☒	☐	☐
7	Loughborough Amherst School Ofsted Rating: Not Rated Pupils: 436 Distance:0.41	☐	☐	☒	☐	☐
8	Cobden Primary School & Community Centre Ofsted Rating: Good Pupils: 383 Distance:0.42	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Loughborough College Ofsted Rating: Good Pupils:0 Distance:0.47	☐	☐	☒	☐	☐
10	Loughborough High School Ofsted Rating: Not Rated Pupils: 526 Distance:0.51	☐	☐	☒	☐	☐
11	Loughborough Grammar School Ofsted Rating: Not Rated Pupils: 847 Distance:0.51	☐	☐	☒	☐	☐
12	Mountfields Lodge School Ofsted Rating: Good Pupils: 488 Distance:0.52	☐	☒	☐	☐	☐
13	Rendell Primary School Ofsted Rating: Good Pupils: 397 Distance:0.55	☐	☒	☐	☐	☐
14	Sacred Heart Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:0.57	☐	☒	☐	☐	☐
15	Compass Community School Mountfields Park Ofsted Rating: Not Rated Pupils: 16 Distance:0.62	☐	☐	☒	☐	☐
16	Hardwick House School Ofsted Rating: Not Rated Pupils: 40 Distance:0.67	☐	☐	☒	☐	☐



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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Newton Fallowell Property Agency

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

loughborough@newtonfallowell.co.uk
www.newtonfallowell.co.uk



