

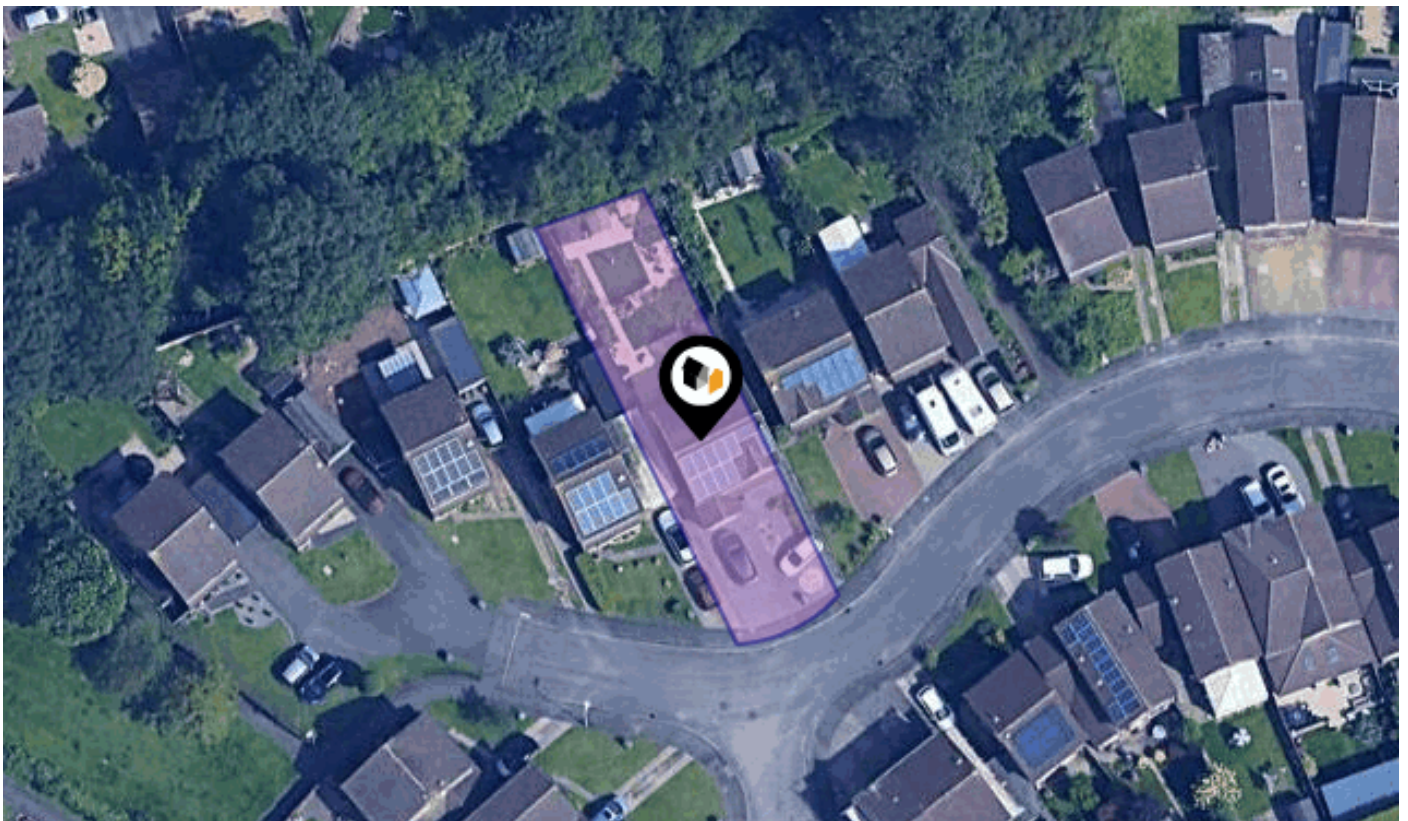


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 25th July 2025



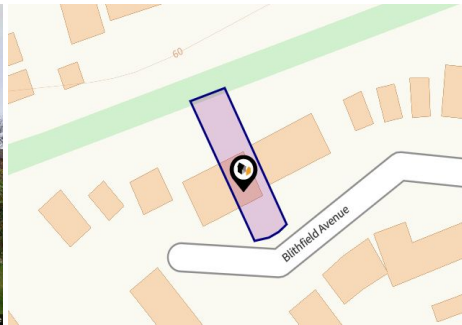
BLITHFIELD AVENUE, LOUGHBOROUGH, LE11

Newton Fallowell Property Agency

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.09 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,328		
Title Number:	LT165887		

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	1800 mb/s
• Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

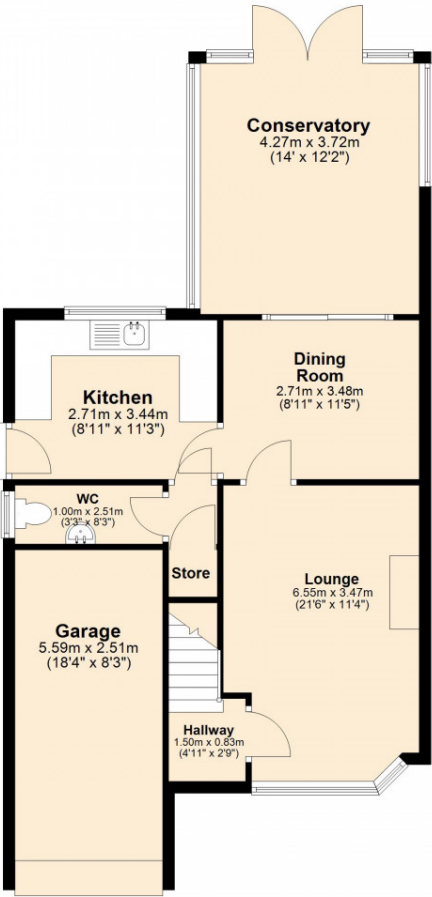




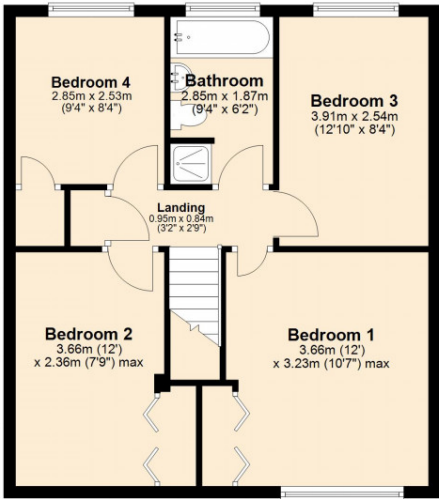


BLITHFIELD AVENUE, LOUGHBOROUGH, LE11

Ground Floor
Approx. 73.1 sq. metres (787.0 sq. feet)



First Floor
Approx. 50.3 sq. metres (540.9 sq. feet)



Total area: approx. 123.4 sq. metres (1327.9 sq. feet)

Electricity Supply

Mains electricity supply

Gas Supply

Mains gas supply

Central Heating

Gas central heating powered by an Ideal conventional gas boiler located in the kitchen with hot water tank in landing airing cupboard

There are property owned solar panels on the front - 4KW system which provides generated 'free' electricity' during certain hours in the daytime with any remaining being sold back to the electricity grid. More info to be provided.

Water Supply

Mains water supply

Drainage

Mains drainage

Planning records for: **1 Blithfield Avenue Loughborough LE11 4SY**

Reference - Charnwood/P/18/1507/2	
Decision:	Decided
Date:	23rd July 2018
Description:	Erection of two storey extension to rear of dwelling.

Reference - P/18/1507/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	23rd July 2018
Description:	Erection of two storey extension to rear of dwelling.

Planning records for: **3 Blithfield Avenue, Loughborough, Leicestershire, LE11 4SY**

Reference - P/21/0655/2	
Decision:	Decided: PRIOR APPROVAL NOT REQUIRED
Date:	12th March 2021
Description:	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3.67m, and height to the eaves of 2.3m.

Planning records for: **8 Blithfield Avenue, Loughborough, Leicestershire, LE11 4SY**

Reference - Charnwood/P/05/0442/2	
Decision:	Decided
Date:	11th February 2005
Description:	Erection of first floor extension to side and ground floor extension to rear of dwelling.

Planning records for: **9 Blithfield Avenue, Loughborough, Leicestershire, LE11 4SY**

Reference - Charnwood/P/07/0406/2	
Decision:	Decided
Date:	08th February 2007
Description:	Erection of a conservatory to rear of dwelling.

Reference - Charnwood/P/06/1583/2	
Decision:	Decided
Date:	23rd May 2006
Description:	(Enquiry) Conservatory.

Planning records for: **10 Blithfield Avenue, Loughborough, Leicestershire, LE11 4SY**

Reference - Charnwood/P/07/3253/2	
Decision:	Decided
Date:	12th November 2007
Description:	(Enquiry) Erection of a conservatory.

Planning records for: **28 Blithfield Avenue Loughborough Leicestershire LE11 4SY**

Reference - Charnwood/P/17/1601/2	
Decision:	Decided
Date:	01st August 2017
Description:	Erection of single storey extension to rear/side of dwelling.

Planning records for: *28 Blithfield Avenue Loughborough LE11 4SY*

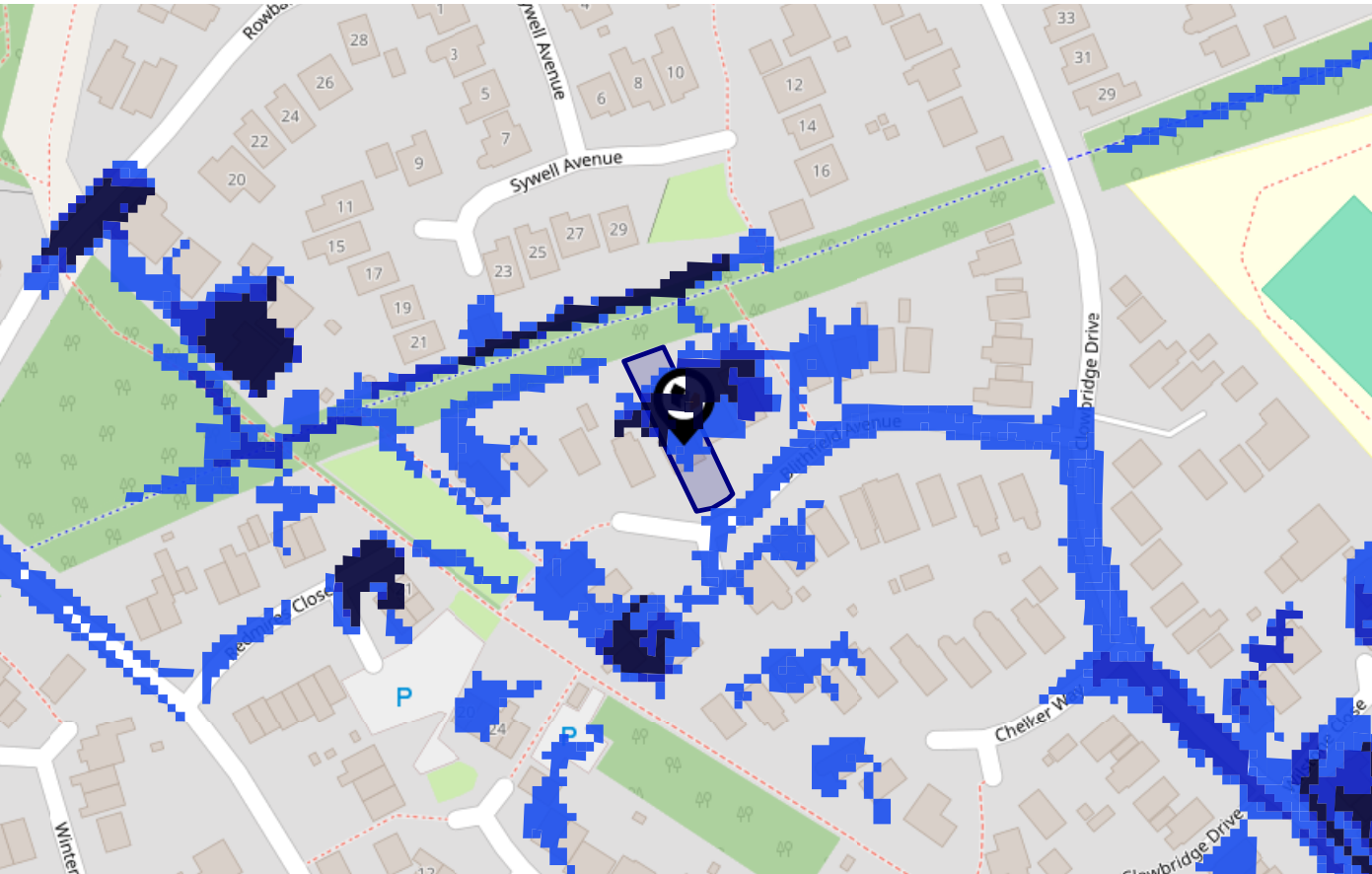
Reference - Charnwood/P/18/1172/2	
Decision:	Decided
Date:	06th June 2018
Description:	Erection of single storey extension to rear and side. First floor extension over garage.

Reference - P/18/1172/2	
Decision:	Decided: GRANT CONDITIONALLY
Date:	06th June 2018
Description:	Erection of single storey extension to rear and side. First floor extension over garage.

Flood Risk





Surface Water - Flood Risk

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



Risk Rating: Low

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

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

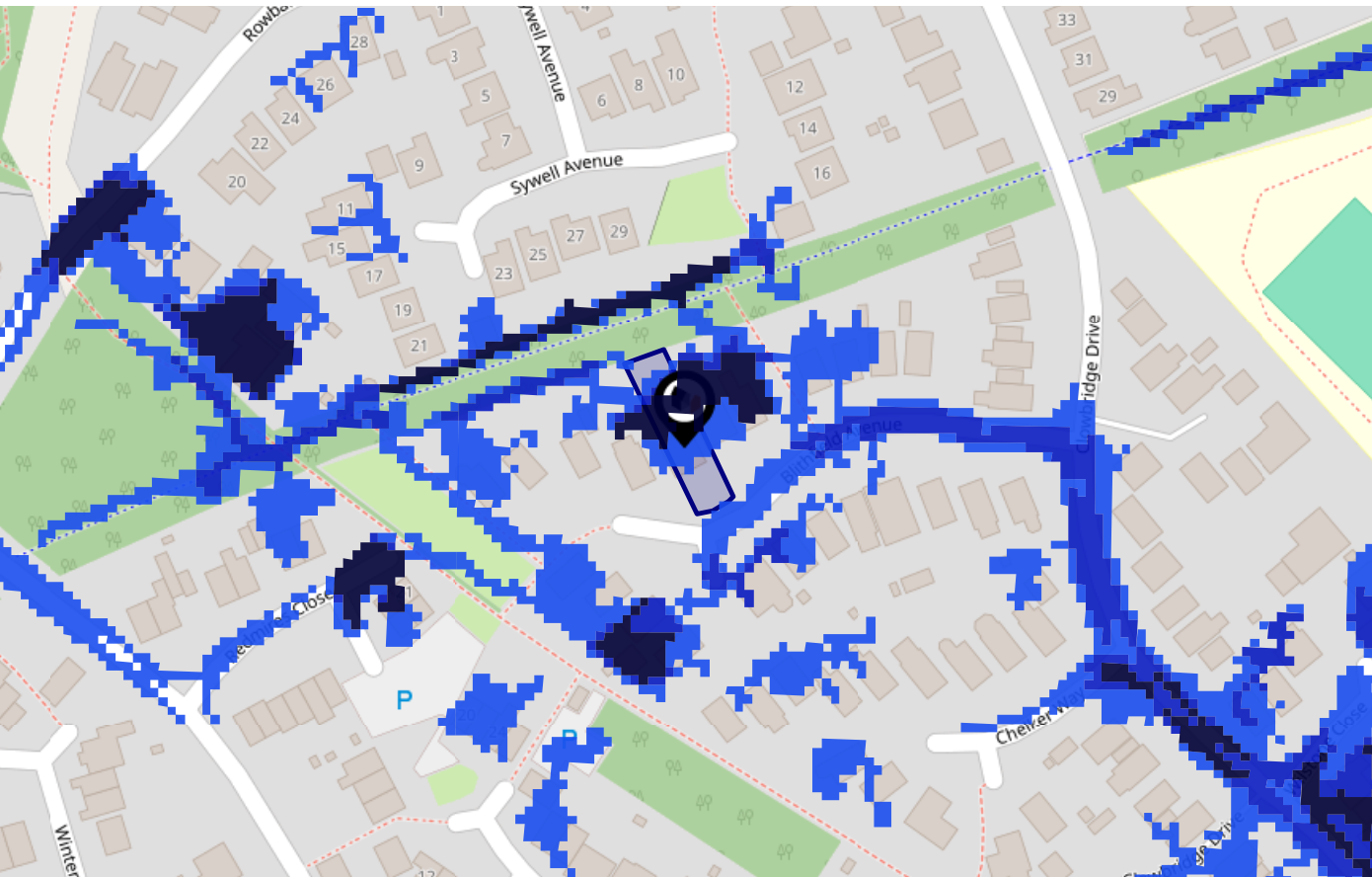
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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



Risk Rating: Low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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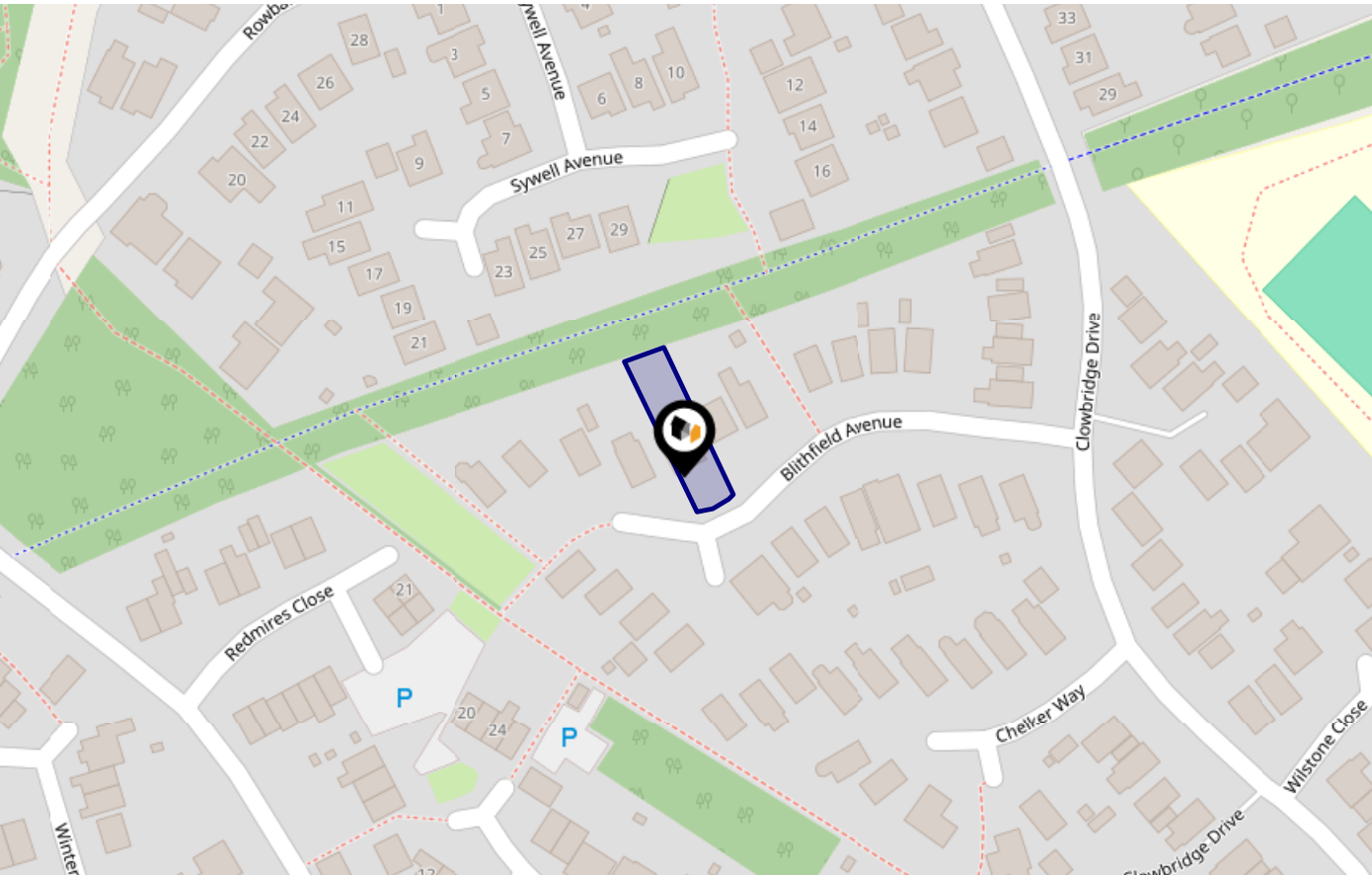
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

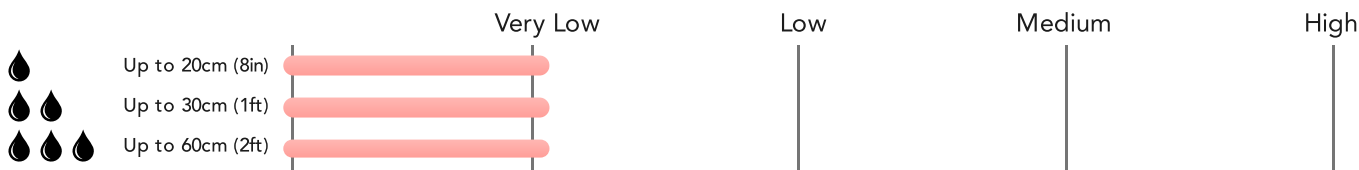


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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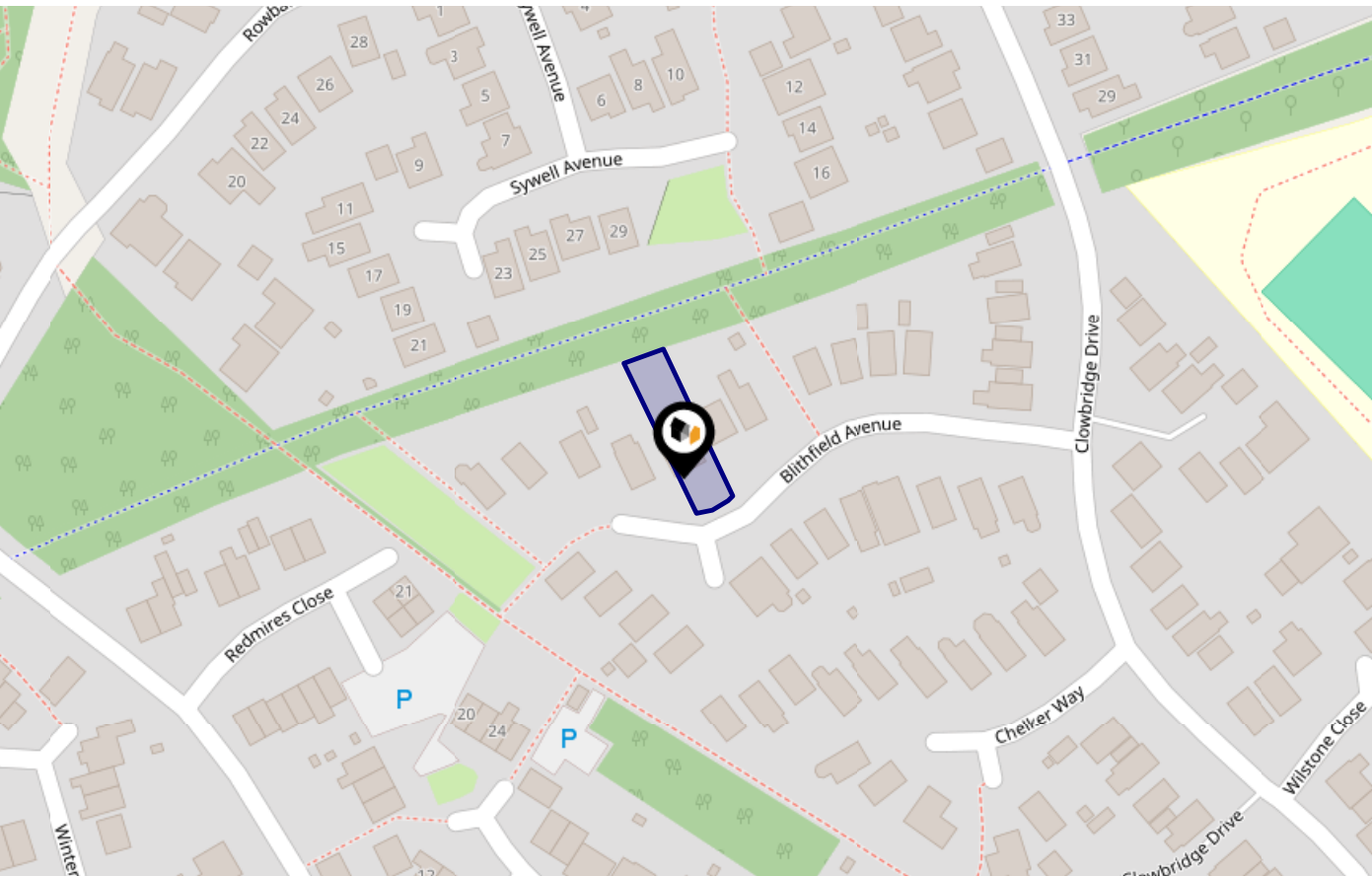
Chance of flooding to the following depths at this property:



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.

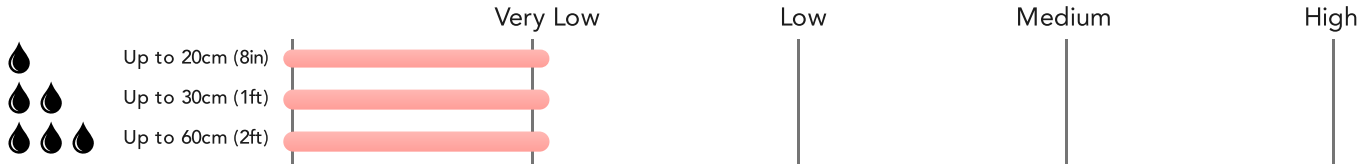


Risk Rating: Very low

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.

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

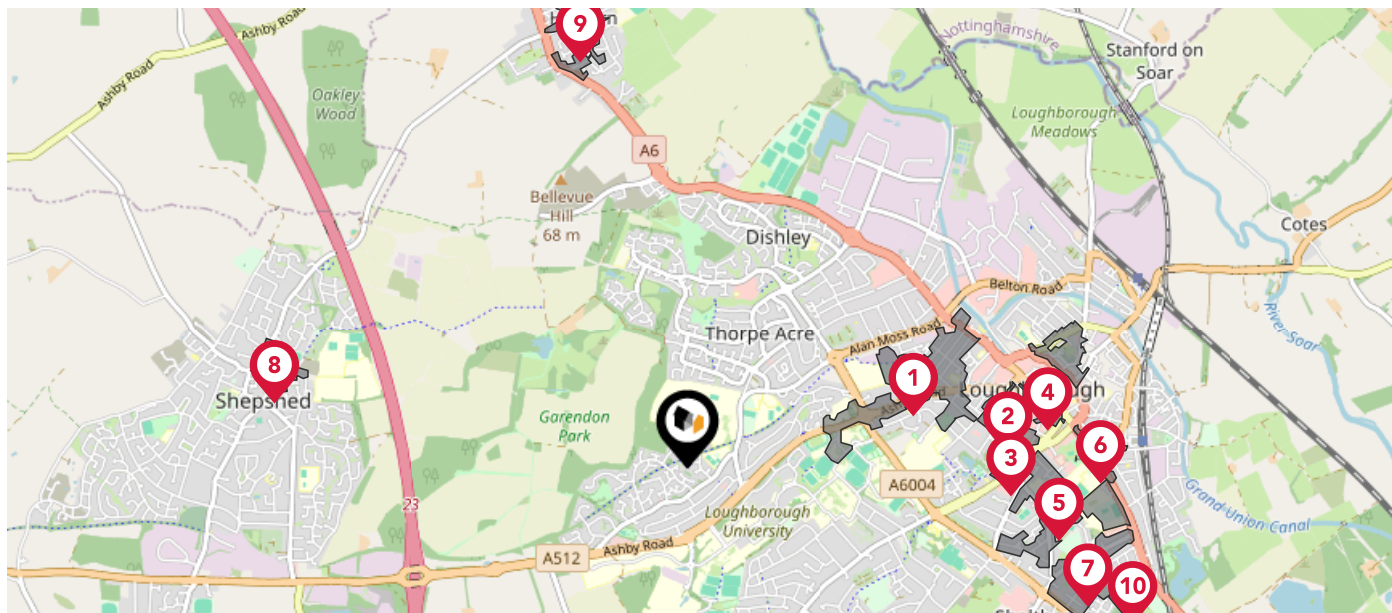
Chance of flooding to the following depths at this property:



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.



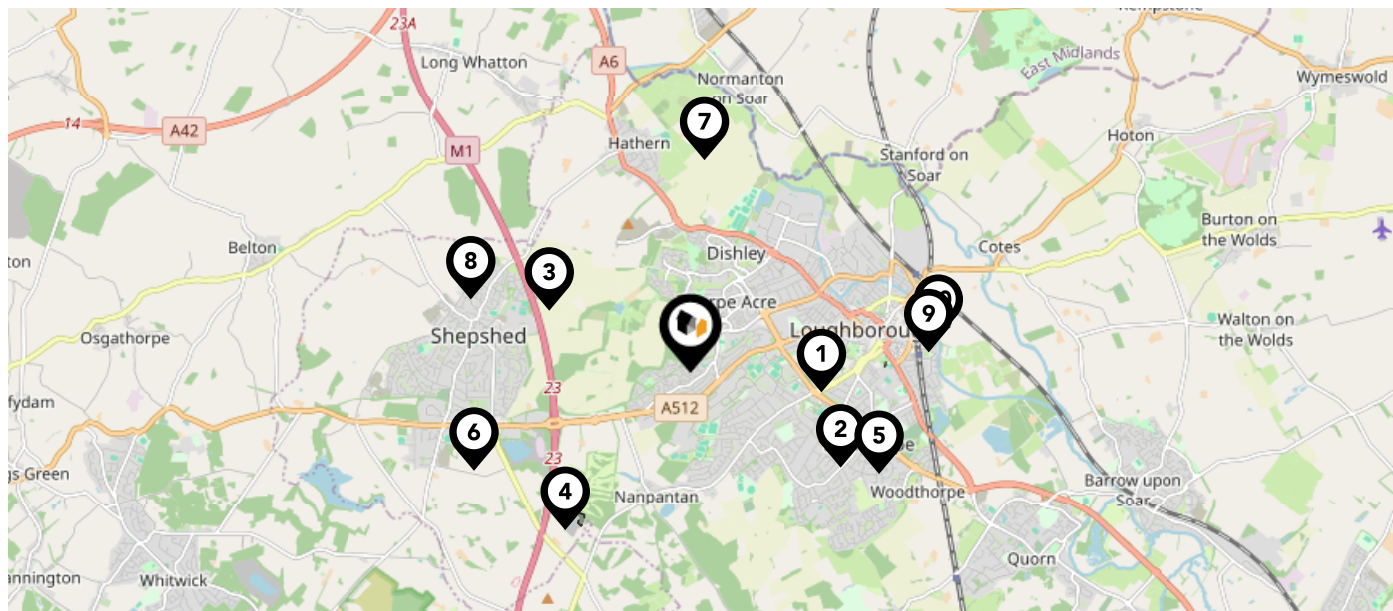
Nearby Conservation Areas

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

Maps

Landfill Sites

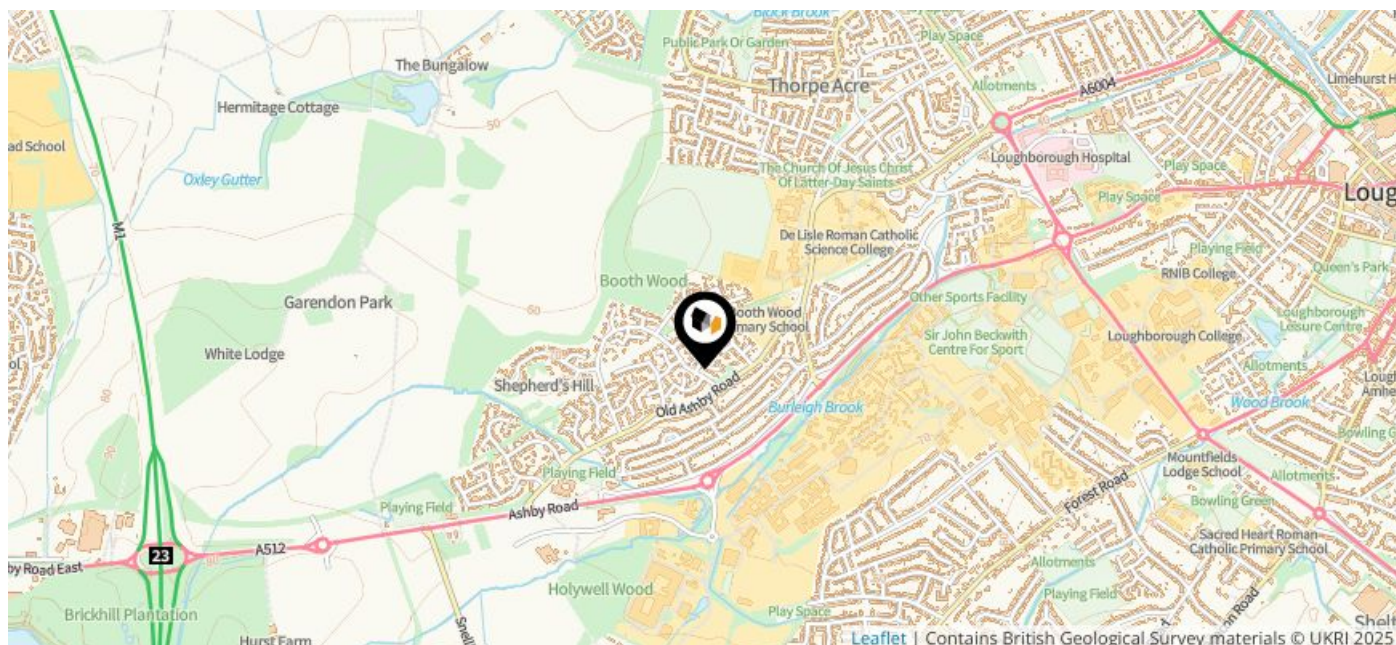
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



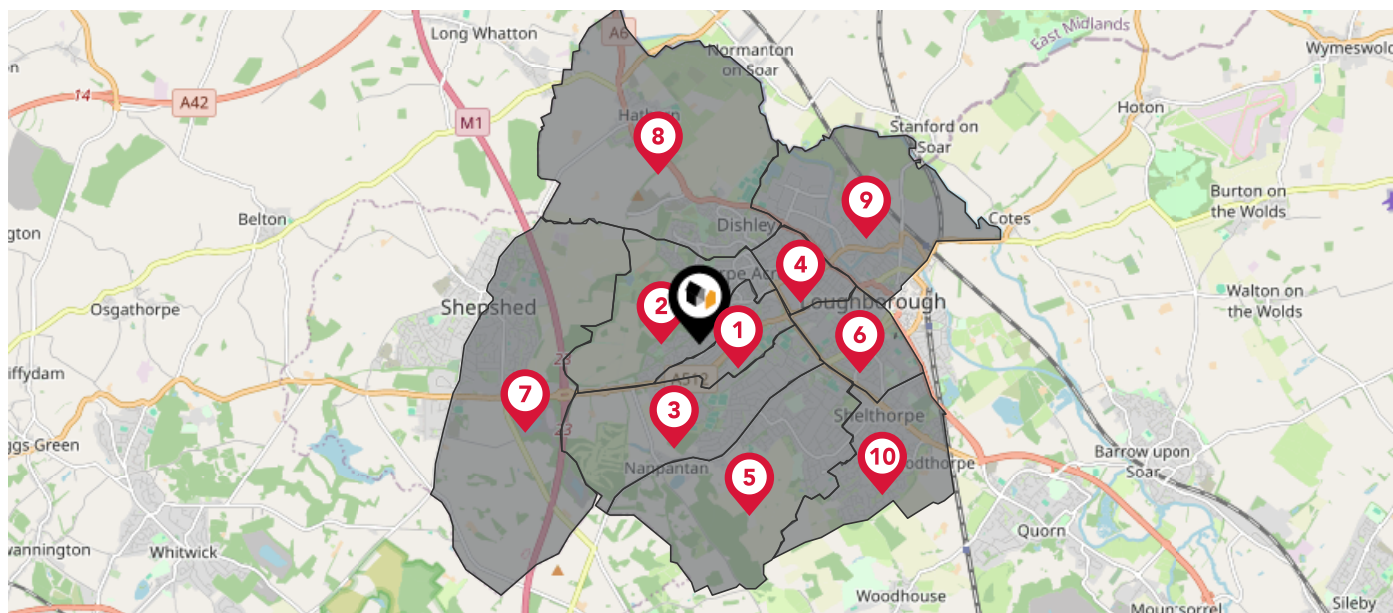
Mine Entry

- ✕ 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

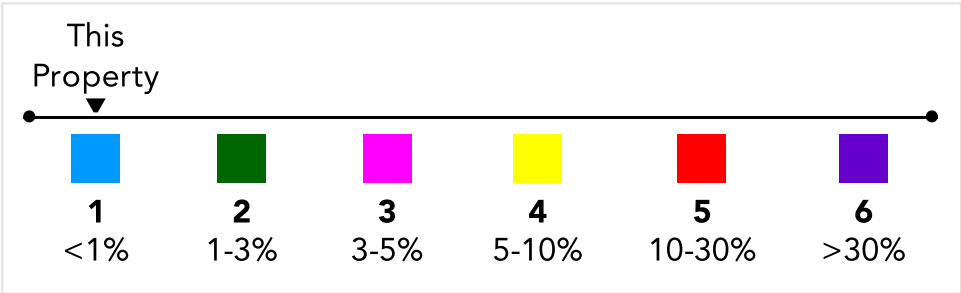
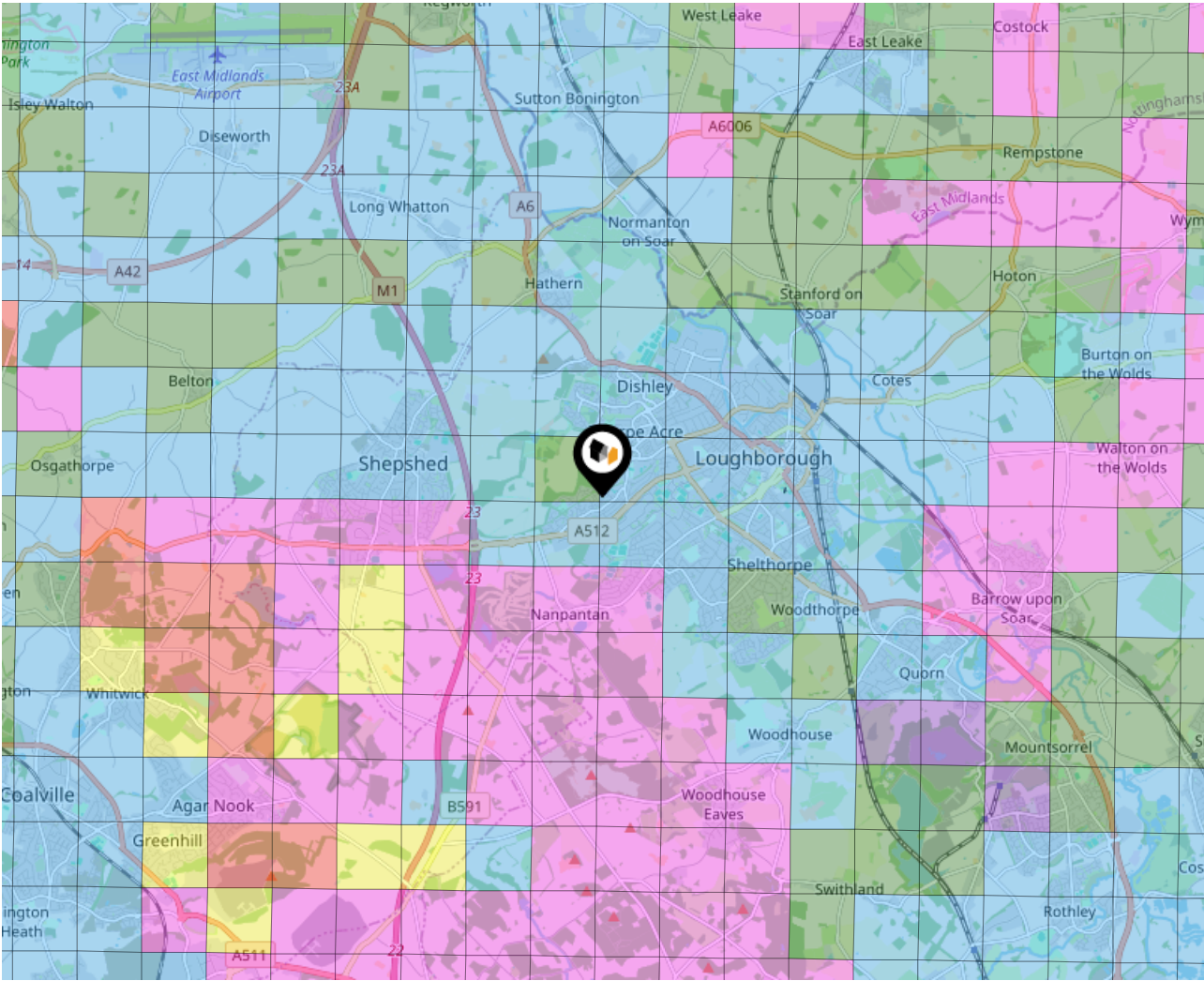


Nearby Council Wards

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

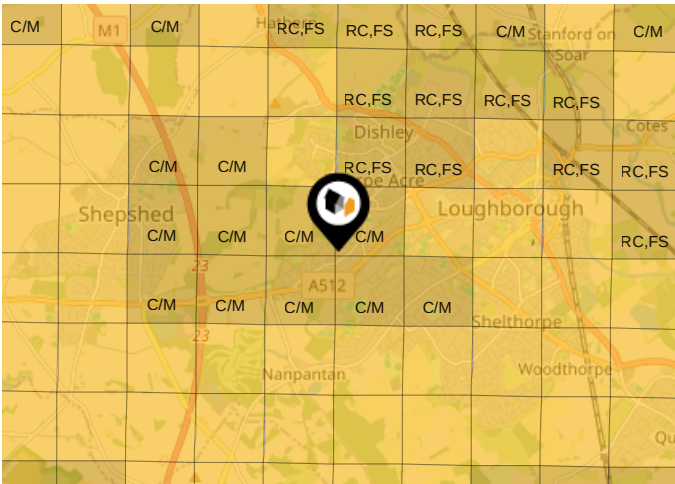
What is Radon?

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		

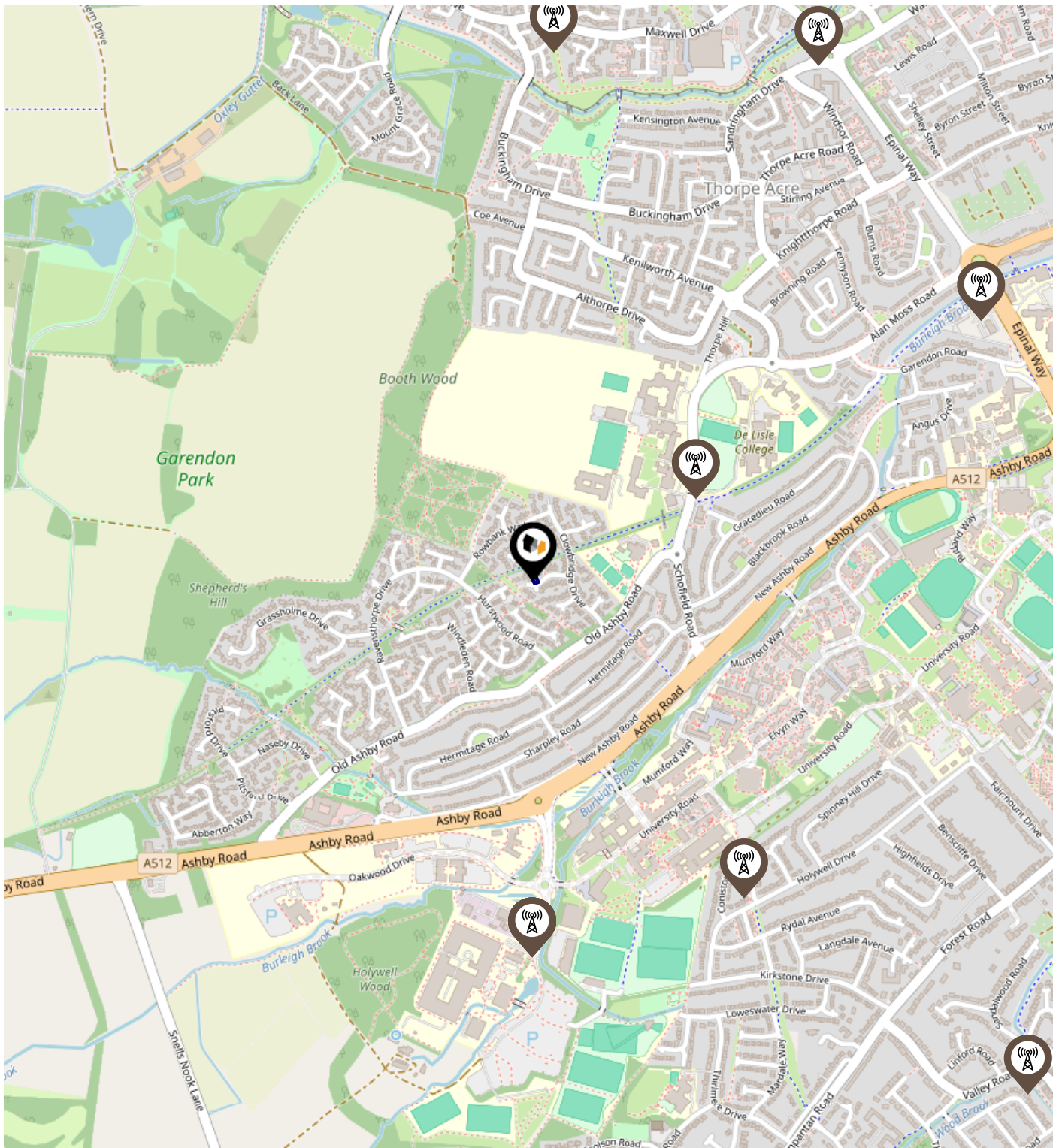


Primary Classifications (Most Common Clay Types)



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

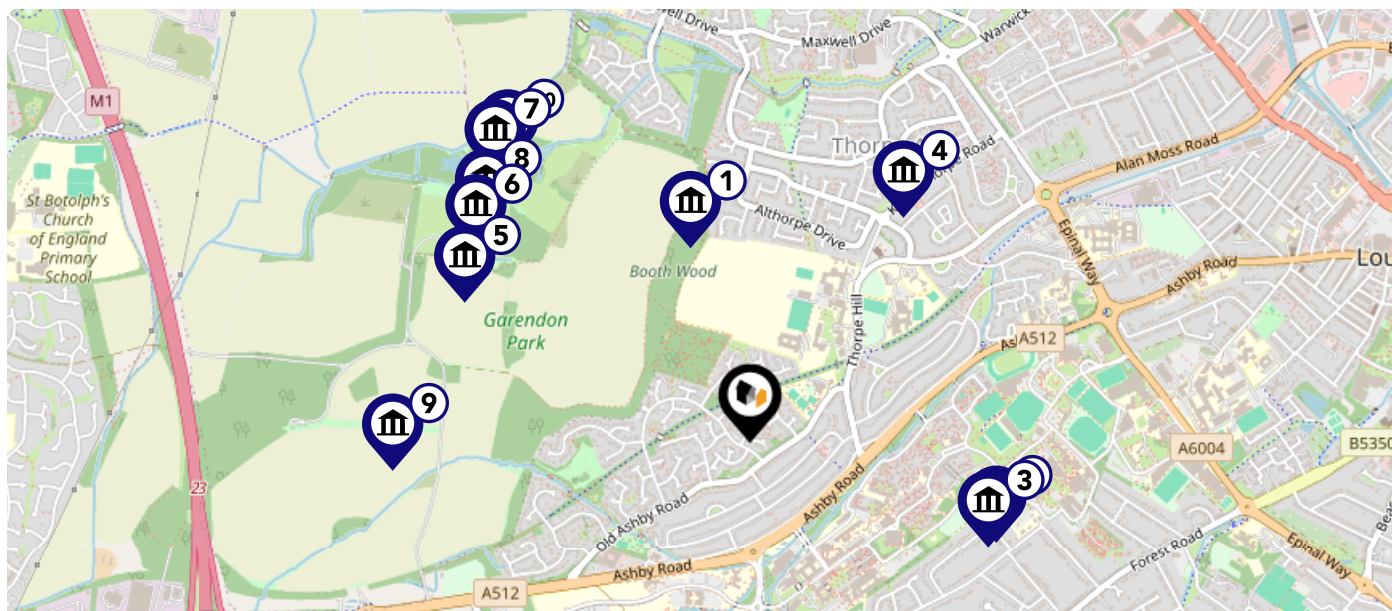
Masts & Pylons



Key:

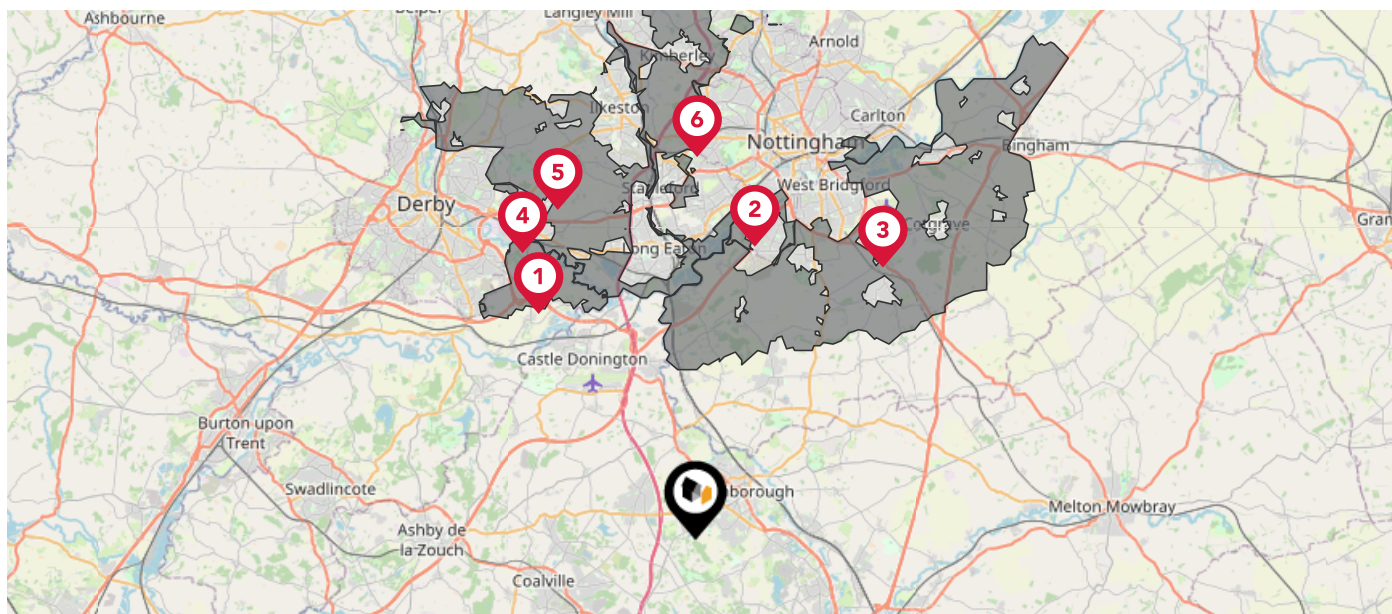
-  Power Pylons
-  Communication Masts

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
	1074548 - Garendon Park, The Obelisk	Grade II	0.5 miles
	1074551 - Summerhouse And Garden Walls, University Of Loughborough	Grade II	0.6 miles
	1320104 - Gardener's Cottage, University Of Loughborough	Grade II	0.6 miles
	1074535 - Church Of All Saints	Grade II	0.6 miles
	1116127 - Garendon Park, Wrought Iron Screens And Gates	Grade II	0.7 miles
	1320094 - Garendon Park, Gateway And Railings To Hall	Grade II	0.7 miles
	1074550 - Garendon Park, Outbuildings	Grade II	0.8 miles
	1361135 - Garendon Park, Entrance Archway To Hall	Grade II	0.8 miles
	1116109 - Garendon Park, The Temple Of Venus	Grade II	0.8 miles
	1116082 - Garendon Park, Dovecote	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



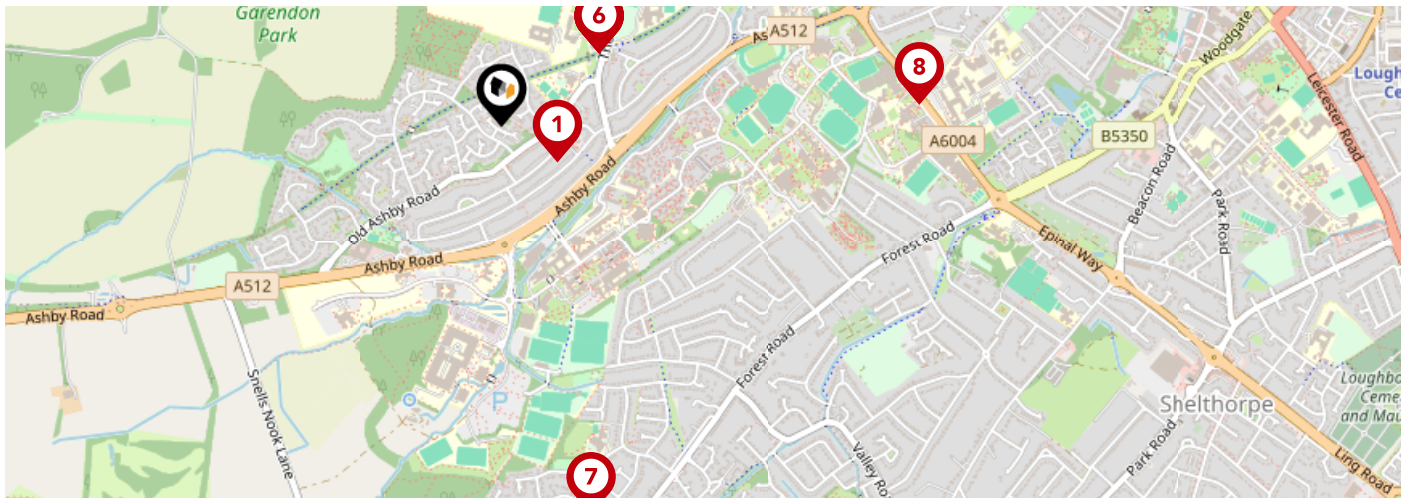
Derby and Nottingham Green Belt - Derby



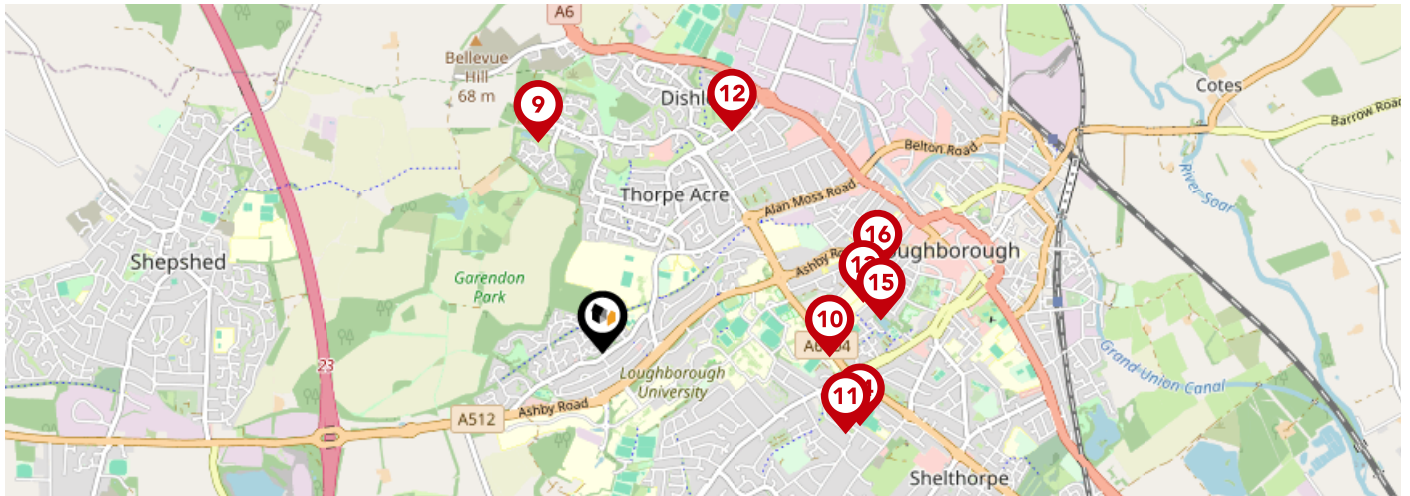
Derby and Nottingham Green Belt - Erewash



Derby and Nottingham Green Belt - Nottingham



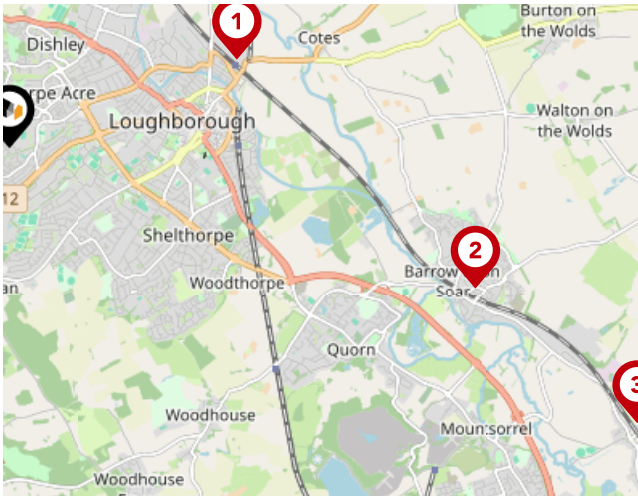
		Nursery	Primary	Secondary	College	Private
1	Booth Wood Primary School Ofsted Rating: Outstanding Pupils: 215 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thorpe Acre Junior School Ofsted Rating: Good Pupils: 188 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thorpe Acre Infant School Ofsted Rating: Good Pupils: 142 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	De Lisle College Loughborough Leicestershire Ofsted Rating: Good Pupils: 1297 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashmount School Ofsted Rating: Outstanding Pupils: 204 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Charnwood College Ofsted Rating: Good Pupils: 583 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holywell Primary School Ofsted Rating: Good Pupils: 418 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mountfields Lodge School Ofsted Rating: Good Pupils: 488 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
9	Stonebow Primary School Loughborough Ofsted Rating: Good Pupils: 203 Distance:0.99	<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:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hardwick House School Ofsted Rating: Not Rated Pupils: 40 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Robert Bakewell Primary School Ofsted Rating: Good Pupils: 307 Distance:1.16	<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:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Compass Community School Mountfields Park Ofsted Rating: Not Rated Pupils: 16 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Loughborough Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Saint Mary's Catholic Primary School, Loughborough Ofsted Rating: Good Pupils: 201 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

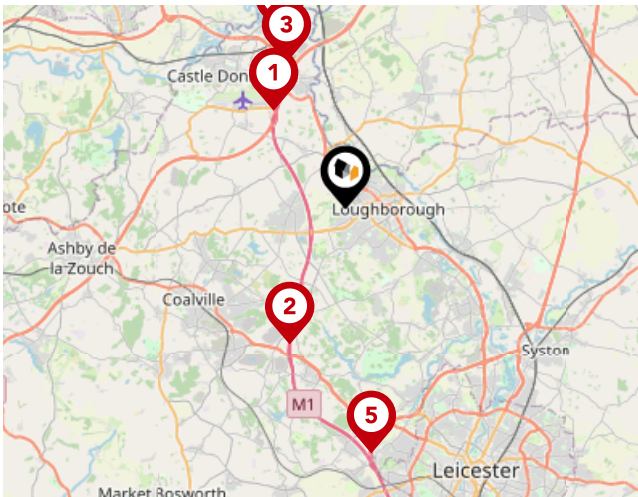
Area

Transport (National)








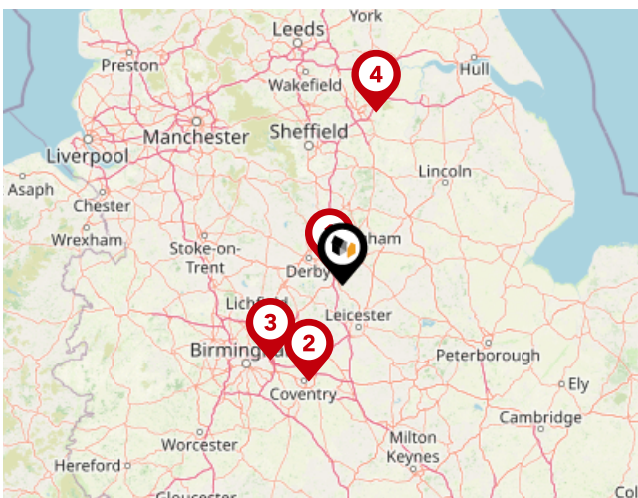
National Rail Stations

Pin	Name	Distance
	Loughborough (Leics) Rail Station	2.19 miles
	Barrow upon Soar Rail Station	4.37 miles
	Sileby Rail Station	6.16 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M1 J23A	4.33 miles
	M1 J22	5.24 miles
	M1 J24	5.67 miles
	M1 J24A	6.66 miles
	M1 J21A	8.84 miles

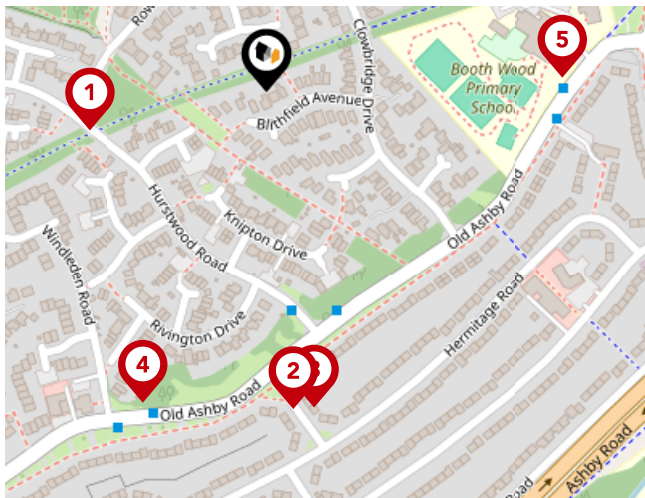


Airports/Helipads

Pin	Name	Distance
	East Mids Airport	5.39 miles
	Baginton	29.3 miles
	Birmingham Airport	29.85 miles
	Finningley	50.27 miles

Area

Transport (Local)



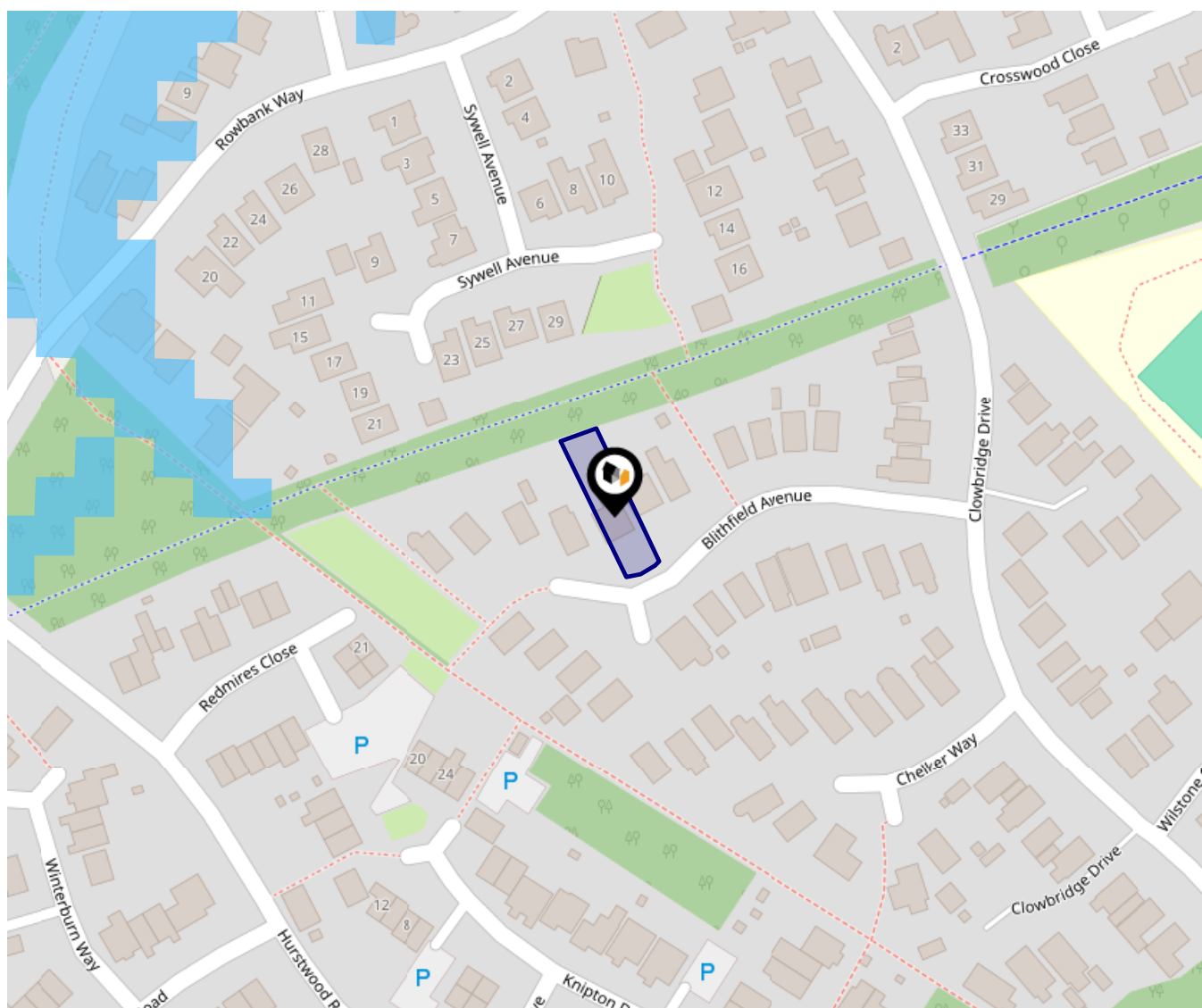
Bus Stops/Stations

Pin	Name	Distance
1	Redmires Close	0.1 miles
2	Sharpley Road	0.18 miles
3	Sharpley Road	0.18 miles
4	Windleden Road	0.19 miles
5	Booth Wood Primary School	0.17 miles



Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	2.04 miles
2	Loughborough Central (Great Central Railway)	2.05 miles
3	Quorn & Woodhouse (Great Central Railway)	3.03 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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