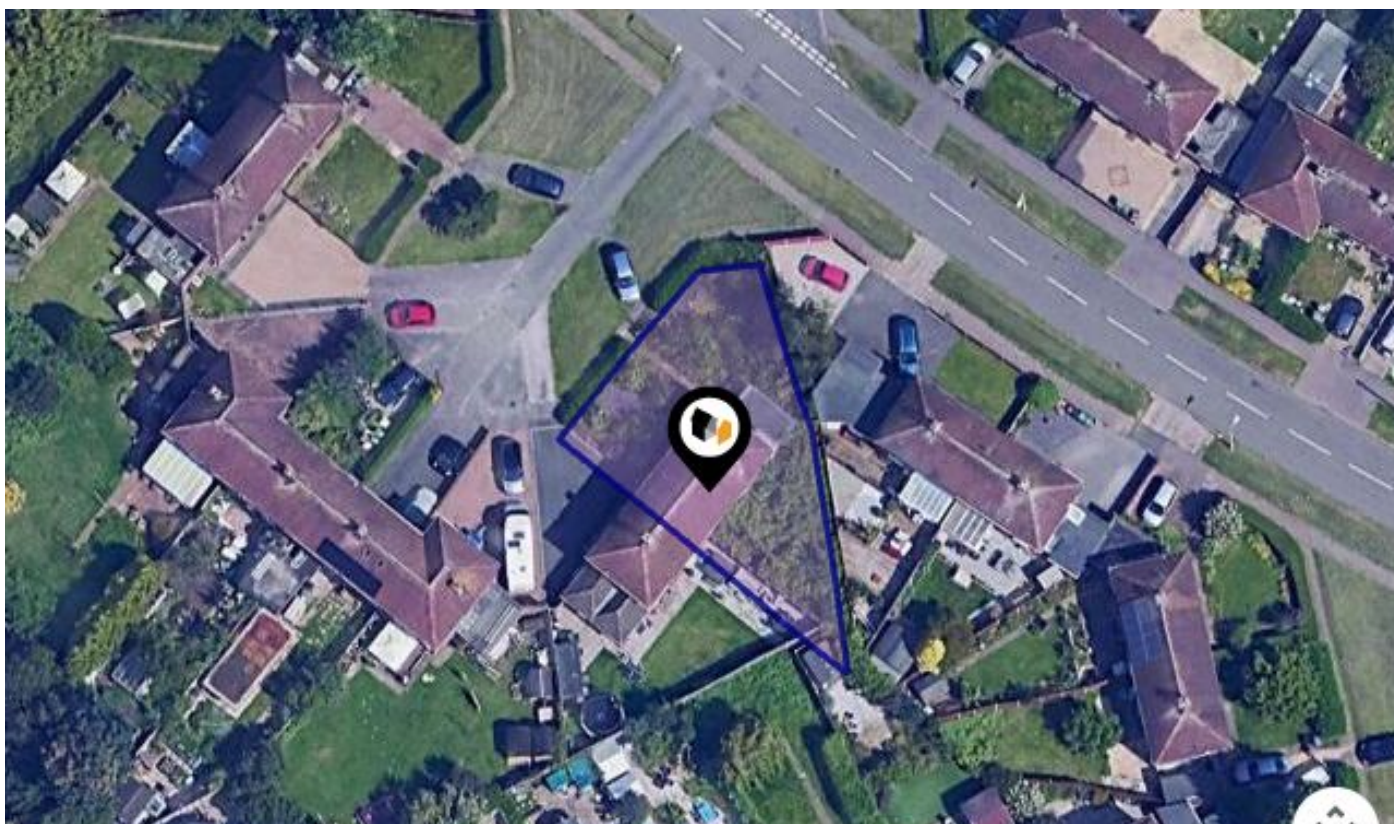# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 13th August 2025

118, BROADWAY, LOUGHBOROUGH, LE11 2JG

RICS
Regulated by RICS
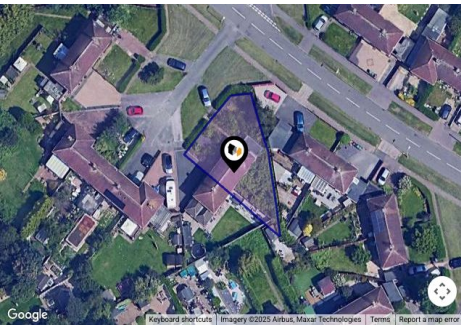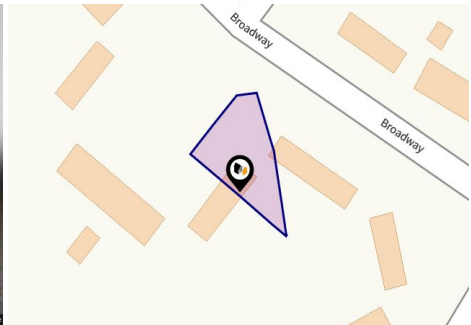
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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.1 acres		
Council Tax :	Band B		
Annual Estimate:	£1,810		
Title Number:	LT118023		
UPRN:	100030435874		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	**74**	**1000**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

10 Year History of Average House Prices by Property Type in LE11
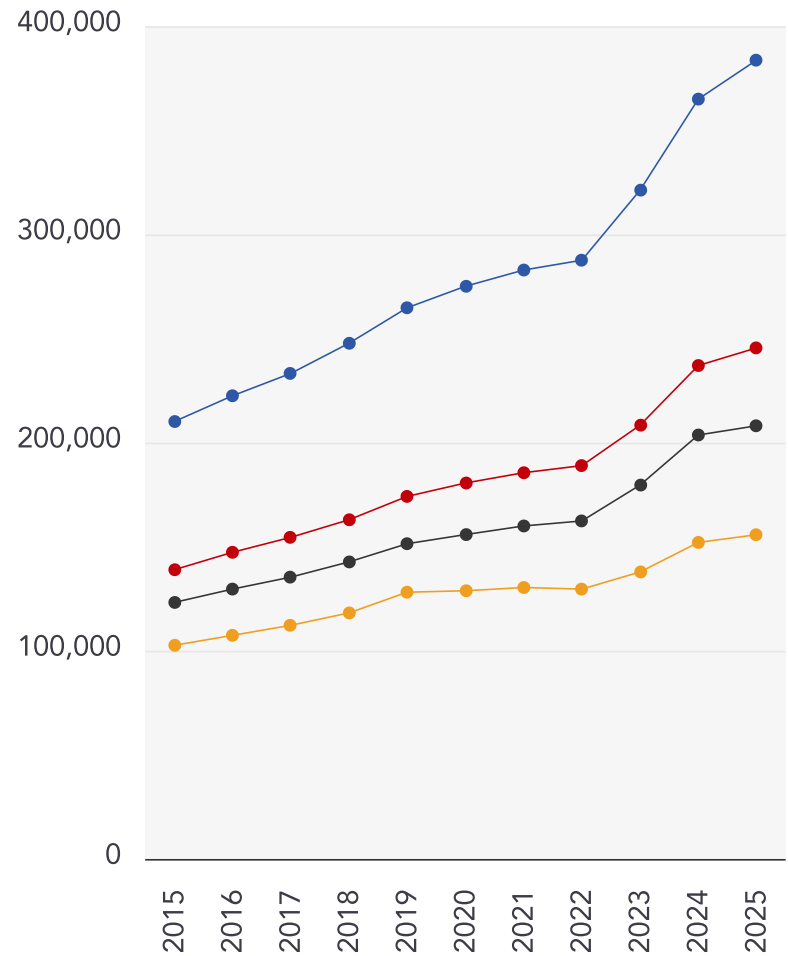
Detached
+82.61%

Semi-Detached
+76.69%

Terraced
+68.86%

Flat
+51.73%

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
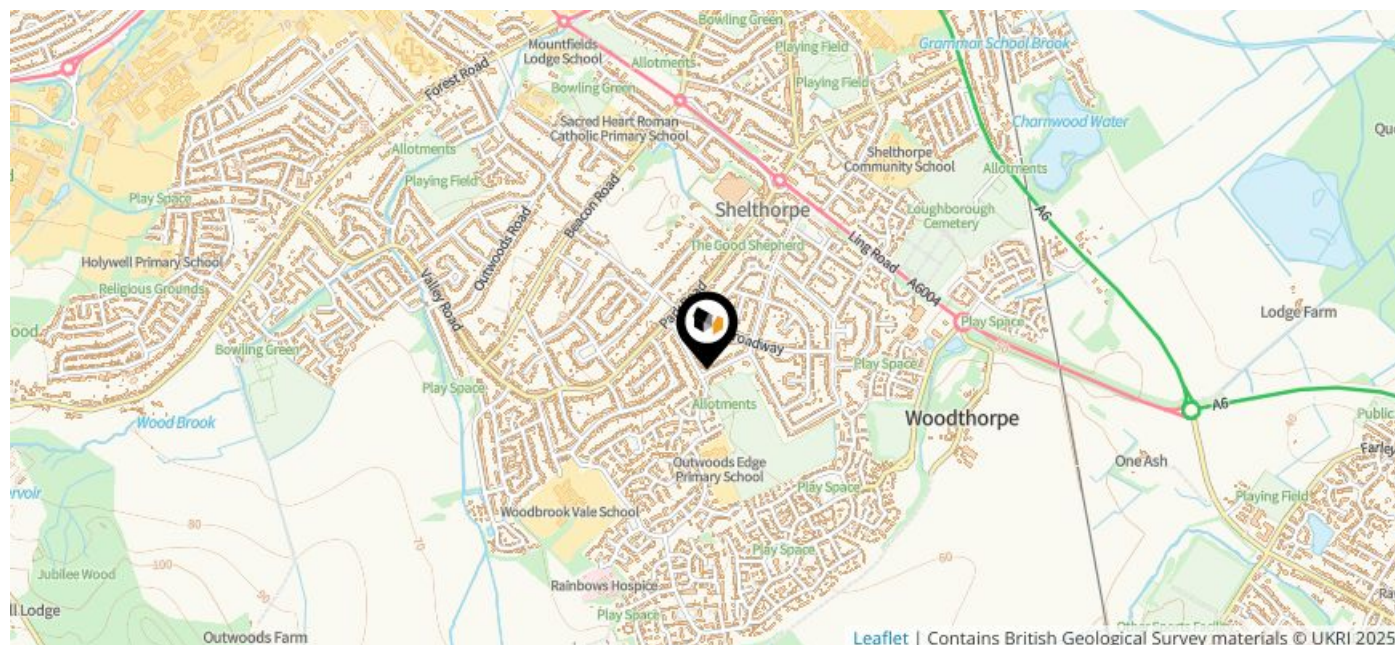
Mine Entry

✕   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.

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Conservation Areas

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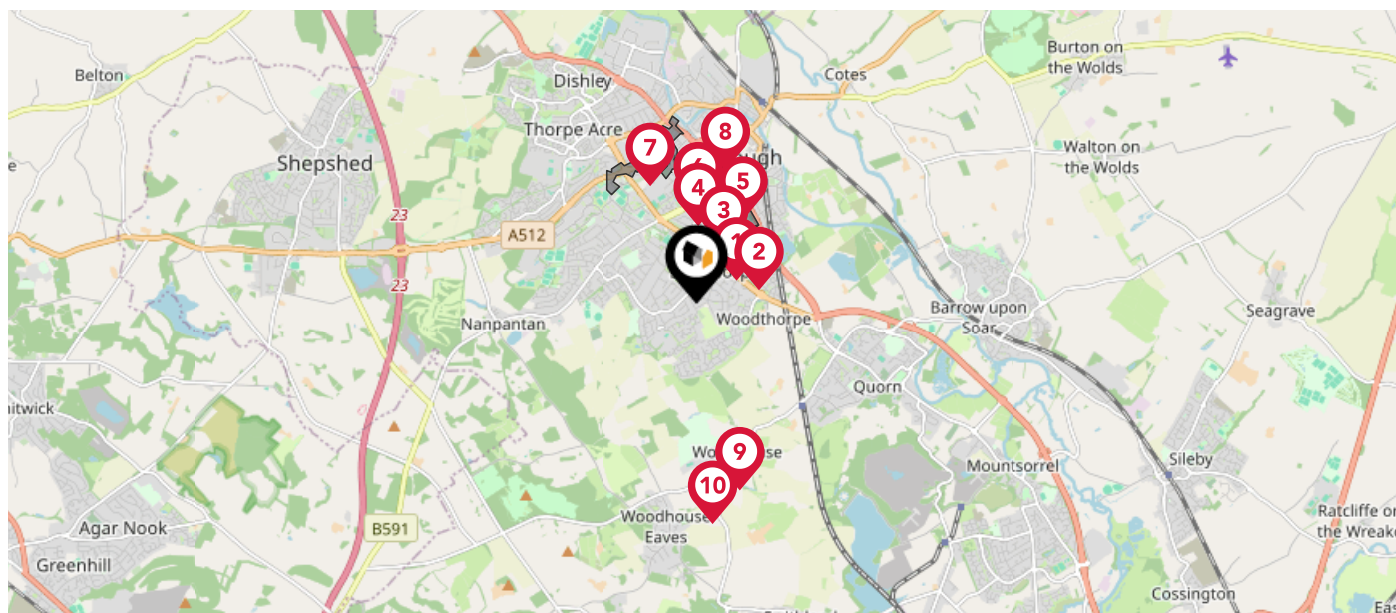
Nearby Conservation Areas	
1	Shelthorpe
2	Loughborough Cemetery
3	Victoria Street, Loughborough
4	Loughborough Emmanuel Church
5	Leicester Road, Loughborough
6	Queens Park
7	Ashby Road
8	Church Gate
9	Woodhouse Forest Road
10	Woodhouse School Lane

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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
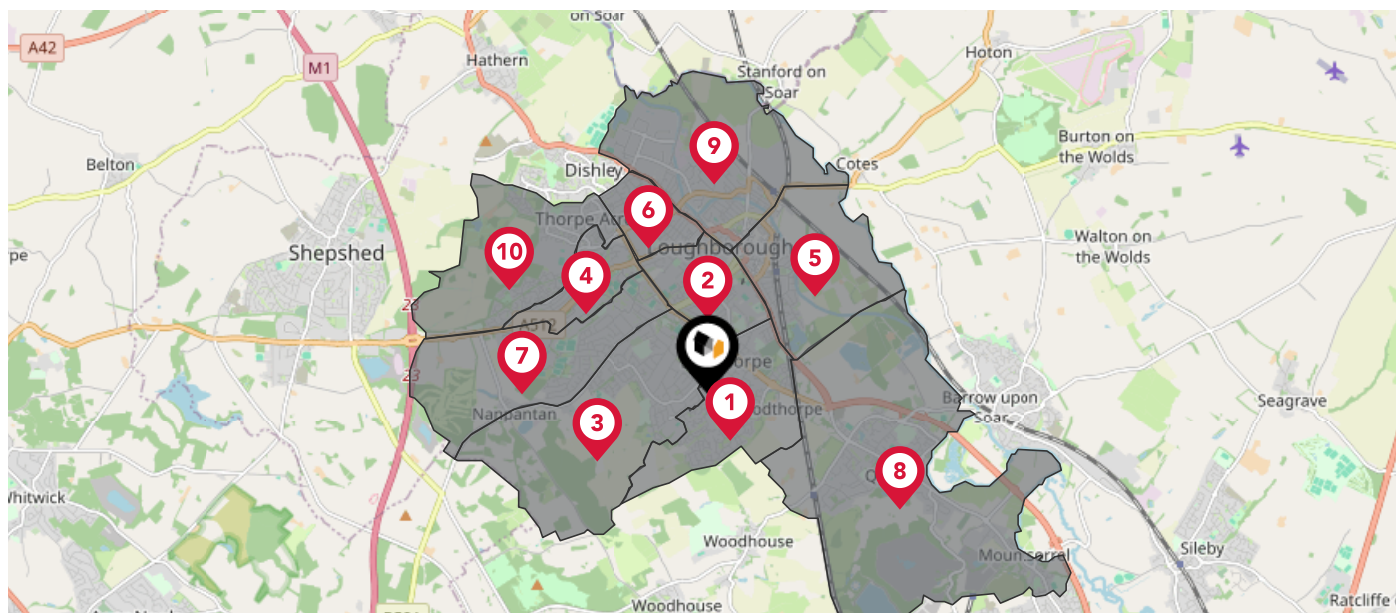
Nearby Council Wards

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

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
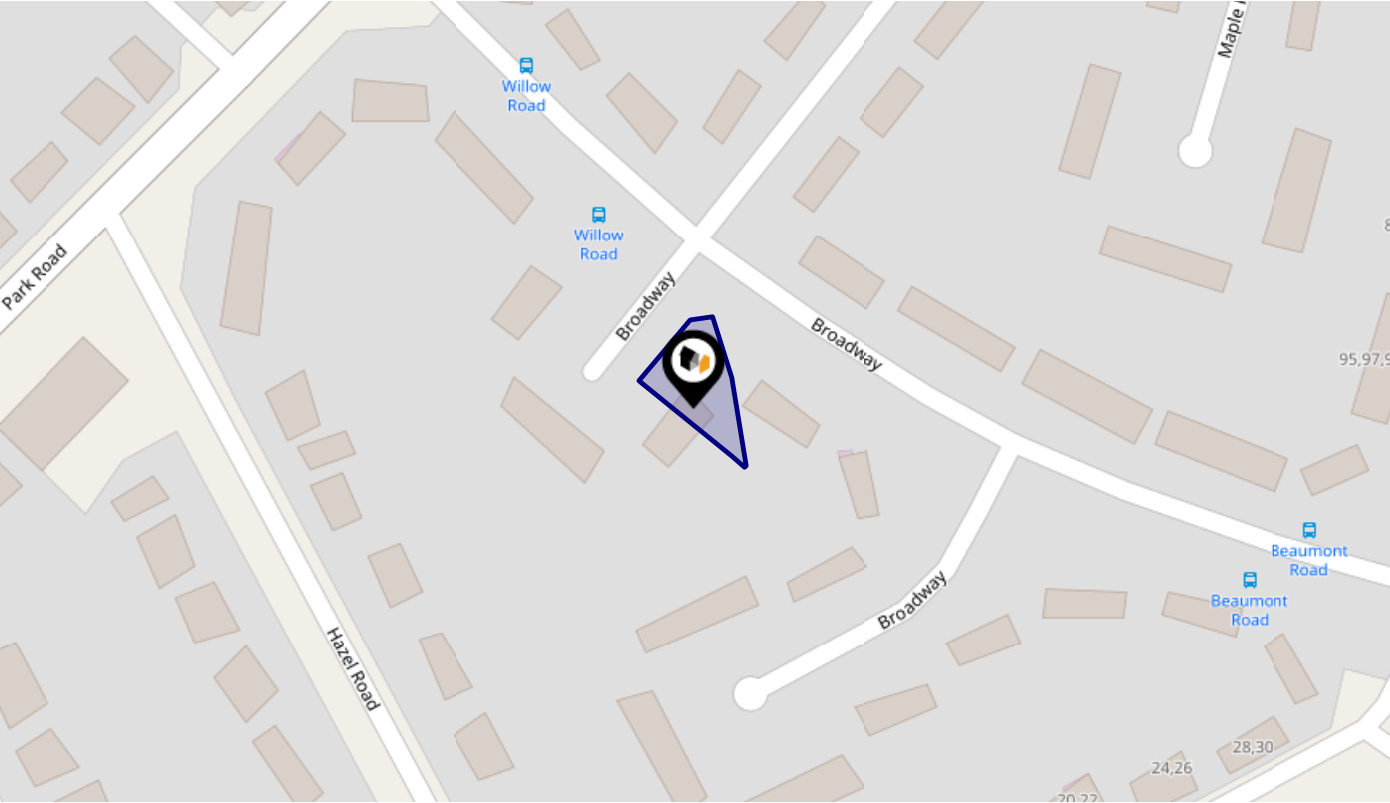
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

5	75.0+ dB	■
4	70.0-74.9 dB	■
3	65.0-69.9 dB	■
2	60.0-64.9 dB	■
1	55.0-59.9 dB	■

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Flood Risk
Rivers & Seas - Flood Risk

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

Risk Rating: Very low

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

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)	▬▬▬			
💧💧	Up to 30cm (1ft)	▬▬▬			
💧💧💧	Up to 60cm (2ft)	▬▬▬			

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

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

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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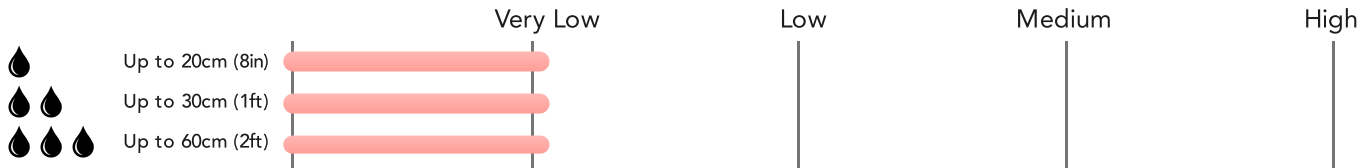

Risk Rating: Low

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.

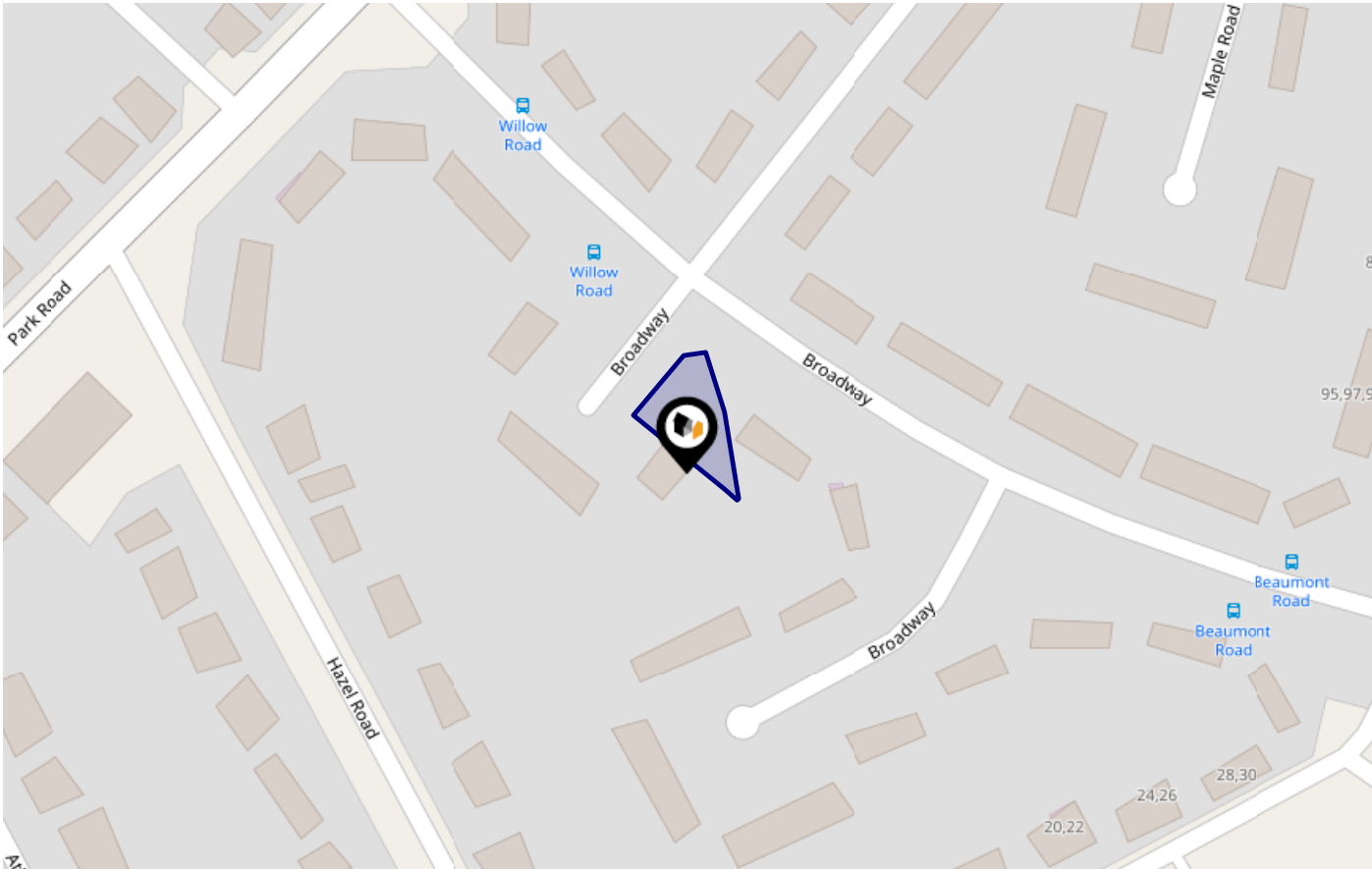- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.
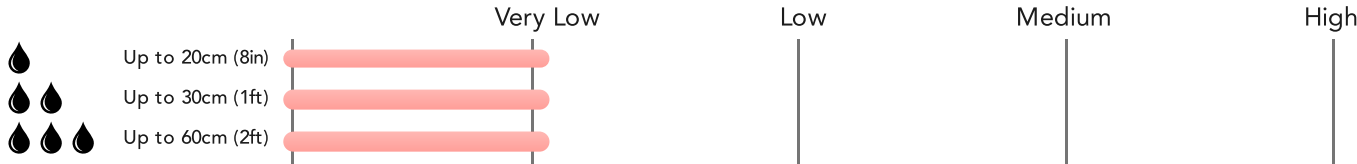

Risk Rating: Low

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.

■ **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.

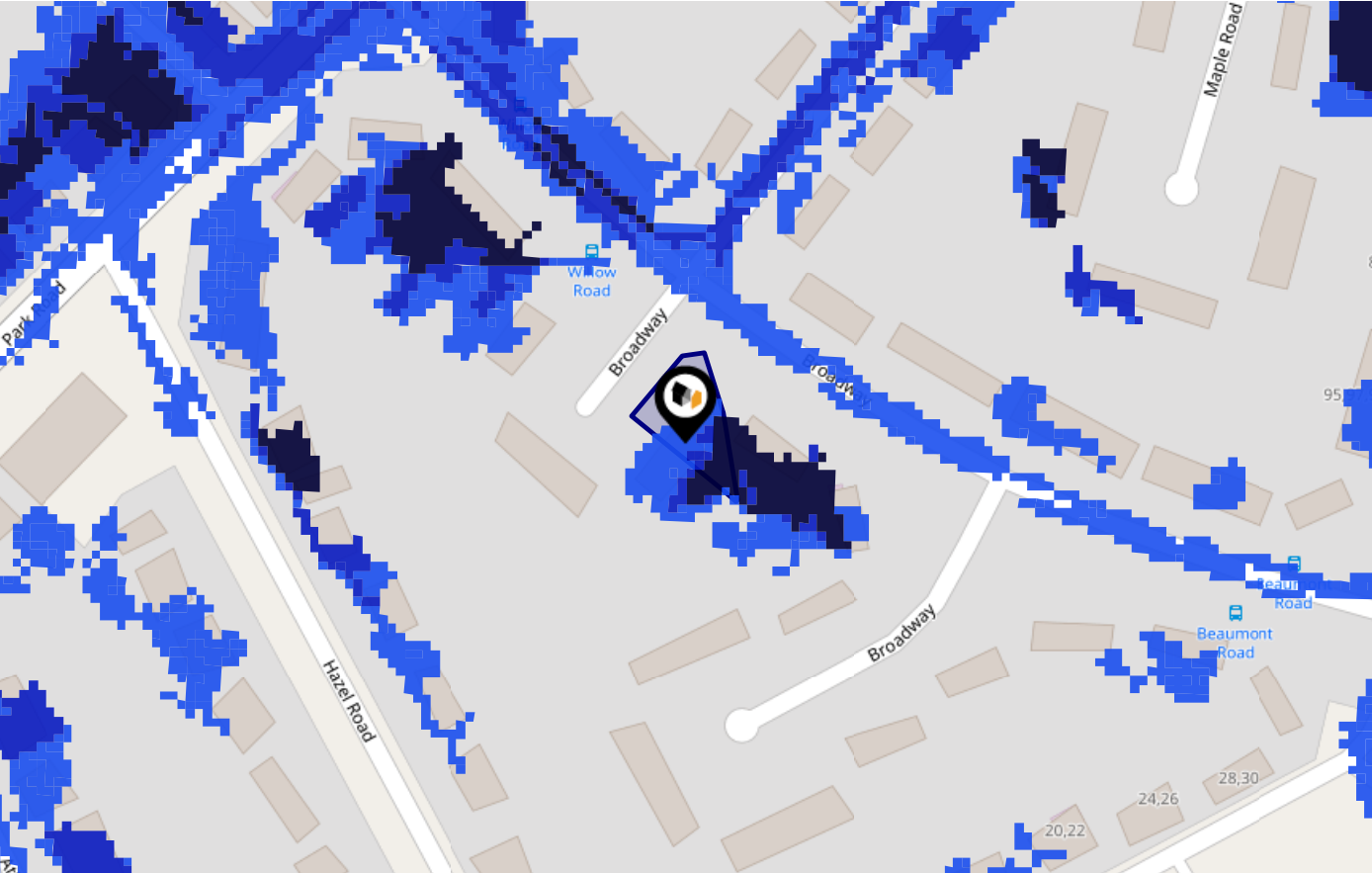■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

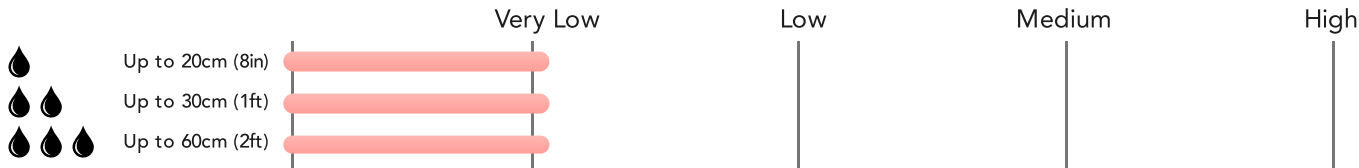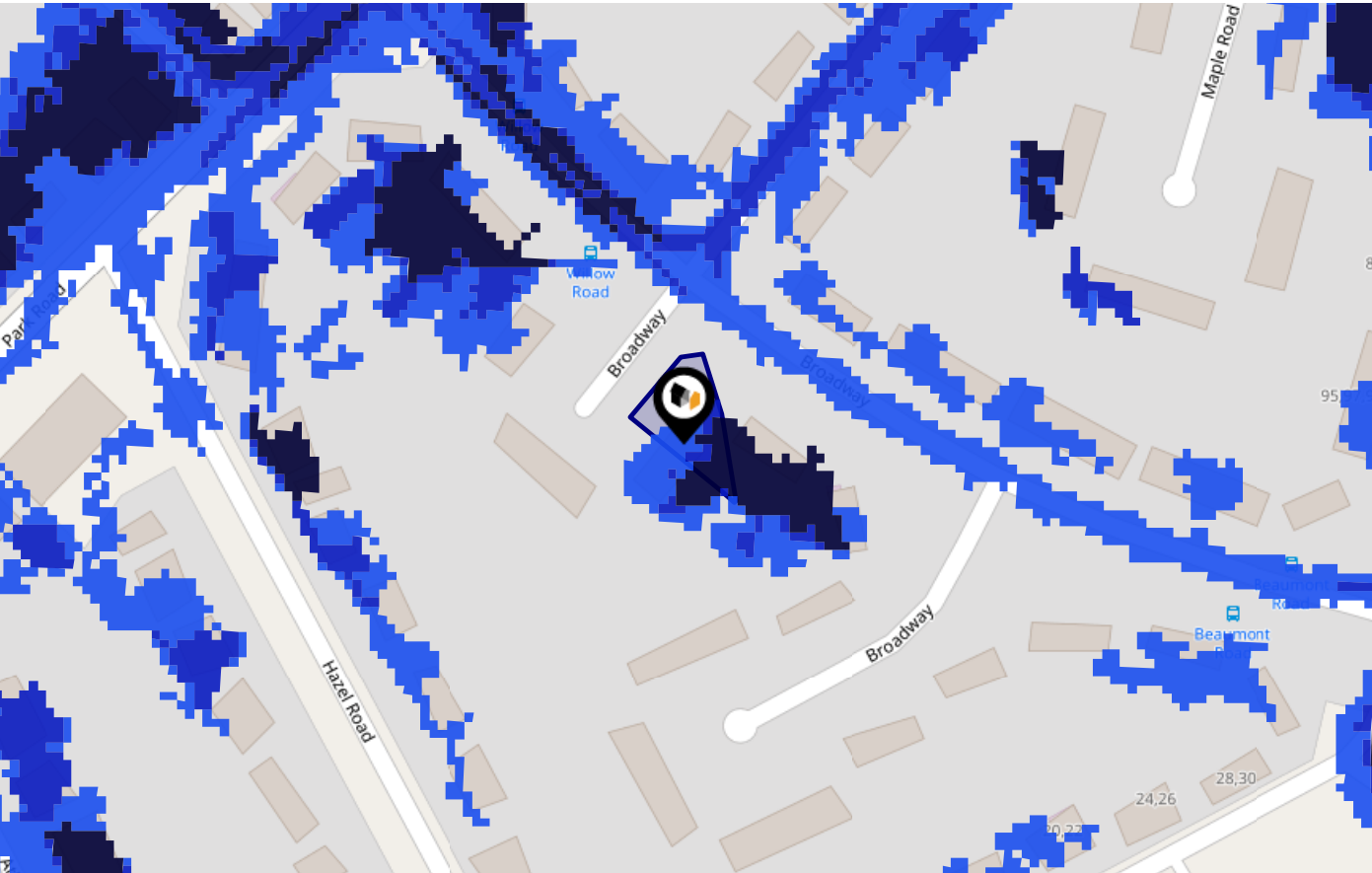Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
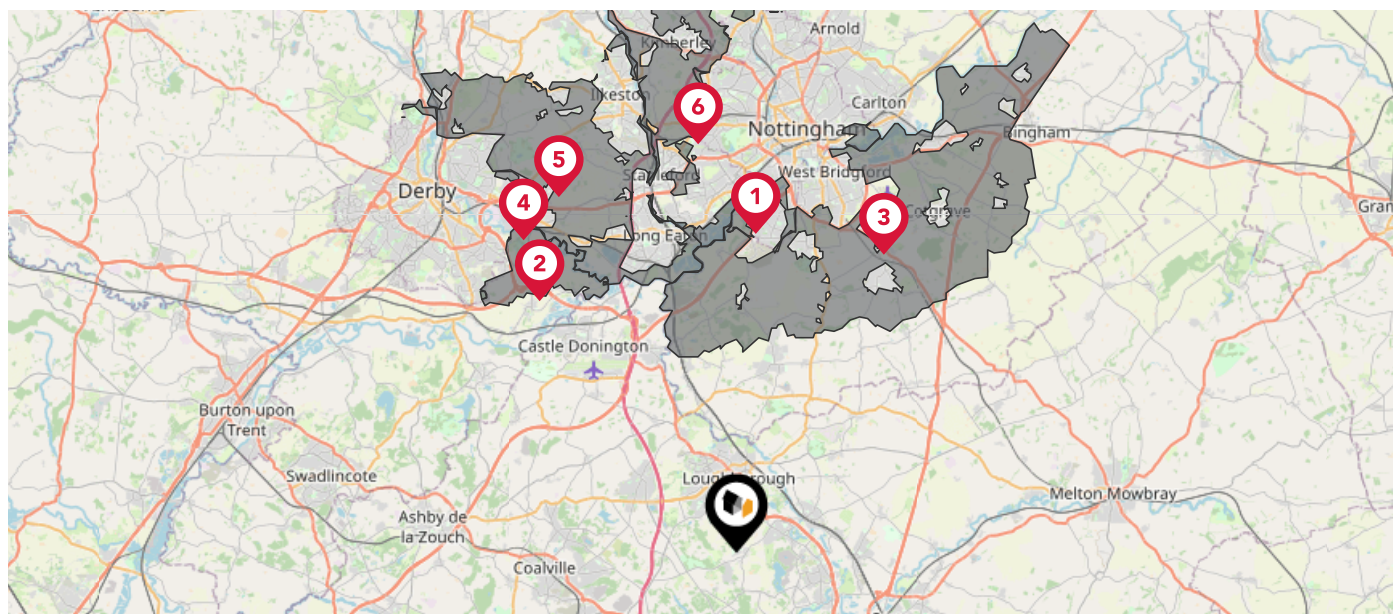
Nearby Green Belt Land	
1	Derby and Nottingham Green Belt - Broxtowe
2	Derby and Nottingham Green Belt - South Derbyshire
3	Derby and Nottingham Green Belt - Rushcliffe
4	Derby and Nottingham Green Belt - Derby
5	Derby and Nottingham Green Belt - Erewash
6	Derby and Nottingham Green Belt - Nottingham

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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

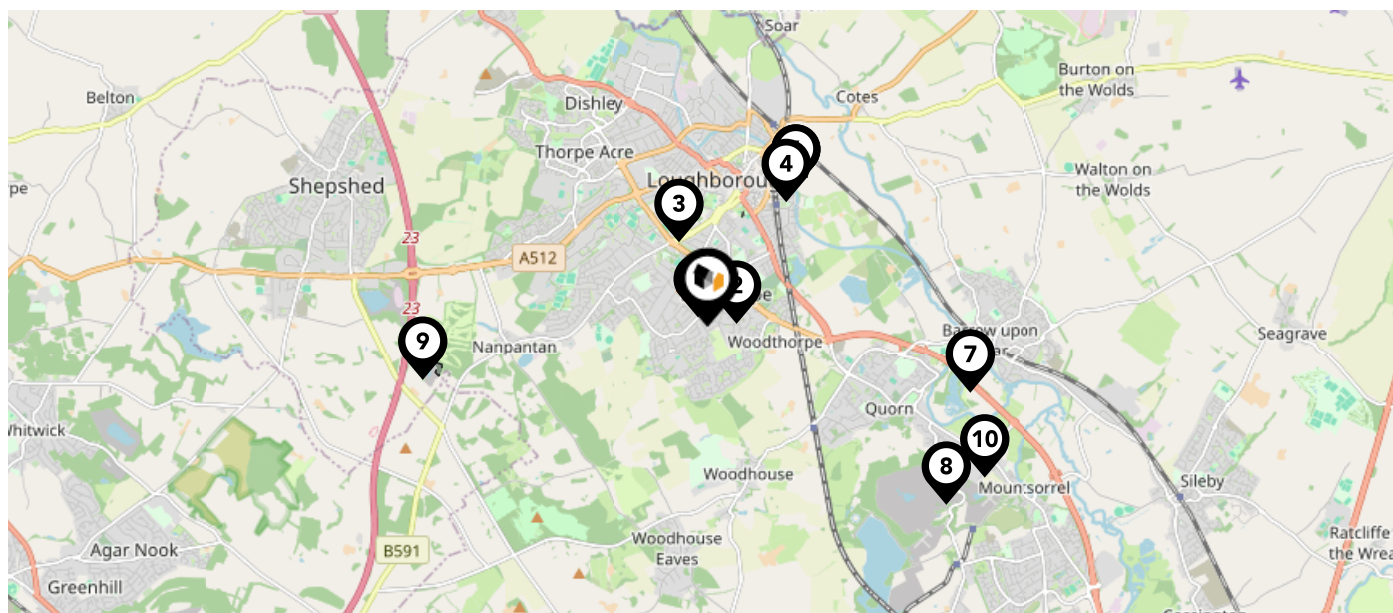|			
1	EA/EPR/FP3993CY/S003	Active Landfill	🟥
2	Ling Road, Loughborough-Ling Road, Loughborough, Leicestershire	Historic Landfill	⬚
3	Technical College, Loughborough-Technical College, Off William Street, Loughborough, Leicestershire	Historic Landfill	⬚
4	Off Empress Road, Loughborough-Off Empress Road, 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	Proctors Park, Barrow-On-Soar-Proctors Park, Barrow-On-Soar, Leicestershire	Historic Landfill	⬚
8	Off Wood Lane-Wood Lane, Quorn, Mountsorrel, Charnwood, Leicestershire	Historic Landfill	⬚
9	Longcliffe Quarry-Charnwood, Shepshed	Historic Landfill	⬚
10	Off Loughborough Road, Mountsorrel-Loughborough Road, Mountsorrel, Charnwood, Leicestershire	Historic Landfill	⬚

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
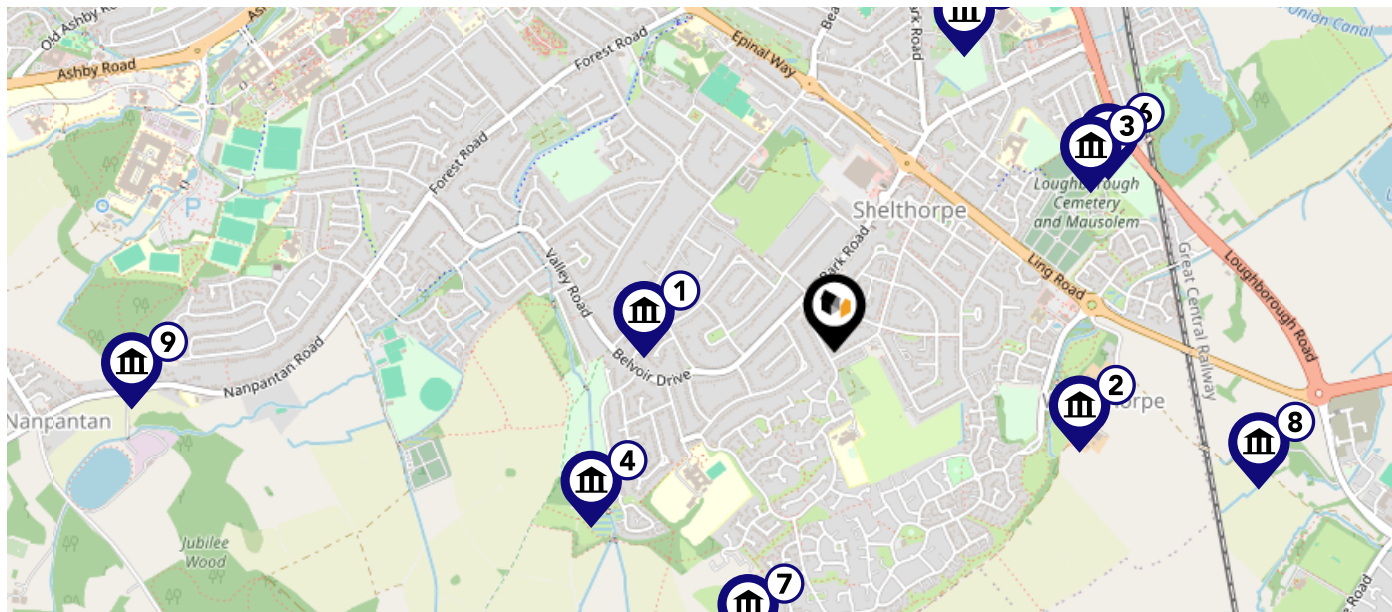
Listed Buildings in the local district	Grade	Distance
1 - 1469564 - White Ladies	Grade II	0.4 miles
2 - 1139035 - Reynalls	Grade II	0.6 miles
3 - 1115692 - Loughborough Cemetery Chapels	Grade II	0.7 miles
4 - 1116043 - Moat House	Grade II	0.7 miles
5 - 1391956 - Garage And Walls	Grade II	0.7 miles
6 - 1074525 - The Old Lodge, Gates And Railings	Grade II	0.7 miles
7 - 1074524 - Park Grange	Grade II	0.7 miles
8 - 1229859 - One Ash	Grade II	1.0 miles
9 - 1361165 - Burleigh Farmhouse	Grade II	1.6 miles

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Area
Schools
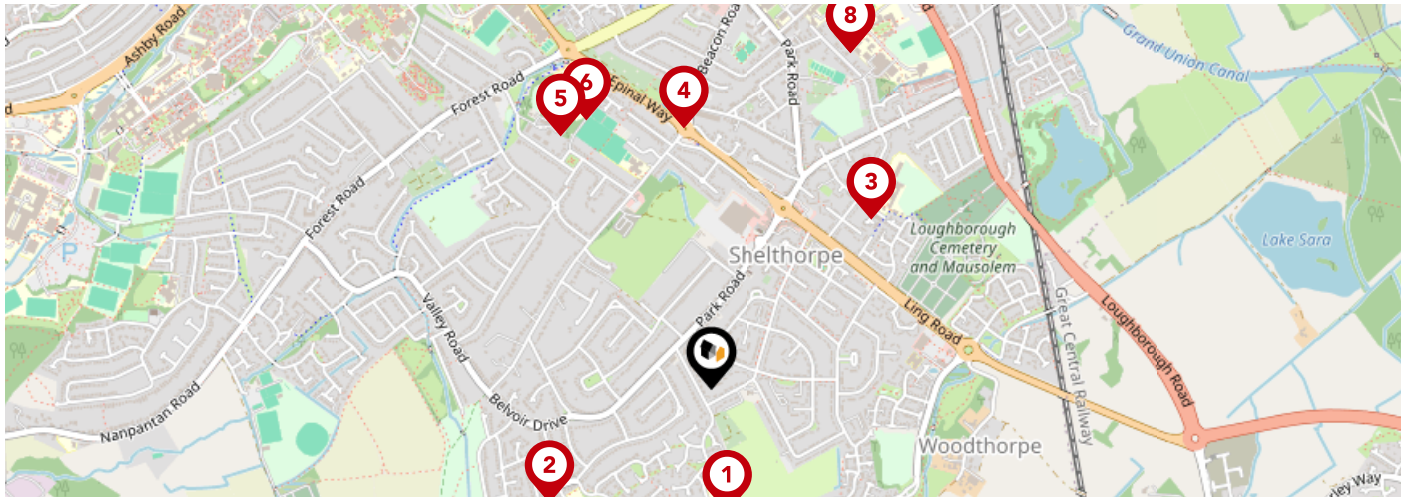
		Nursery	Primary	Secondary	College	Private
1	**Outwoods Edge Primary School** Ofsted Rating: Good	Pupils: 416	Distance:0.28	☐	☑	☐	☐	☐
2	**Woodbrook Vale School** Ofsted Rating: Good	Pupils: 840	Distance:0.44	☐	☐	☑	☐	☐
3	**Beacon Academy** Ofsted Rating: Good	Pupils: 333	Distance:0.53	☐	☑	☐	☐	☐
4	**Sacred Heart Catholic Voluntary Academy** Ofsted Rating: Good	Pupils: 200	Distance:0.59	☐	☑	☐	☐	☐
5	**Hardwick House School** Ofsted Rating: Not Rated	Pupils: 40	Distance:0.66	☐	☐	☑	☐	☐
6	**Compass Community School Mountfields Park** Ofsted Rating: Not Rated	Pupils: 16	Distance:0.67	☐	☐	☑	☐	☐
7	**Loughborough High School** Ofsted Rating: Not Rated	Pupils: 526	Distance:0.82	☐	☐	☑	☐	☐
8	**Loughborough Grammar School** Ofsted Rating: Not Rated	Pupils: 847	Distance:0.82	☐	☐	☑	☐	☐

	Nursery	Primary	Secondary	College	Private
Loughborough Amherst School Ofsted Rating: Not Rated	Pupils: 436	Distance:0.83	☐	☐	☑	☐	☐
Loughborough College Ofsted Rating: Good	Pupils:0	Distance:1.01	☐	☐	☑	☐	☐
Loughborough Church of England Primary School Ofsted Rating: Good	Pupils: 203	Distance:1.1	☐	☑	☐	☐	☐
Mountfields Lodge School Ofsted Rating: Good	Pupils: 488	Distance:1.1	☐	☑	☐	☐	☐
Fairfield Prep School Ofsted Rating: Not Rated	Pupils: 496	Distance:1.13	☐	☑	☐	☐	☐
Sense College Loughborough Ofsted Rating: Good	Pupils:0	Distance:1.19	☐	☐	☑	☐	☐
ASPIRE: Lifeskills Ofsted Rating: Good	Pupils: 24	Distance:1.23	☐	☐	☑	☐	☐
Holywell Primary School Ofsted Rating: Good	Pupils: 418	Distance:1.24	☐	☑	☐	☐	☐

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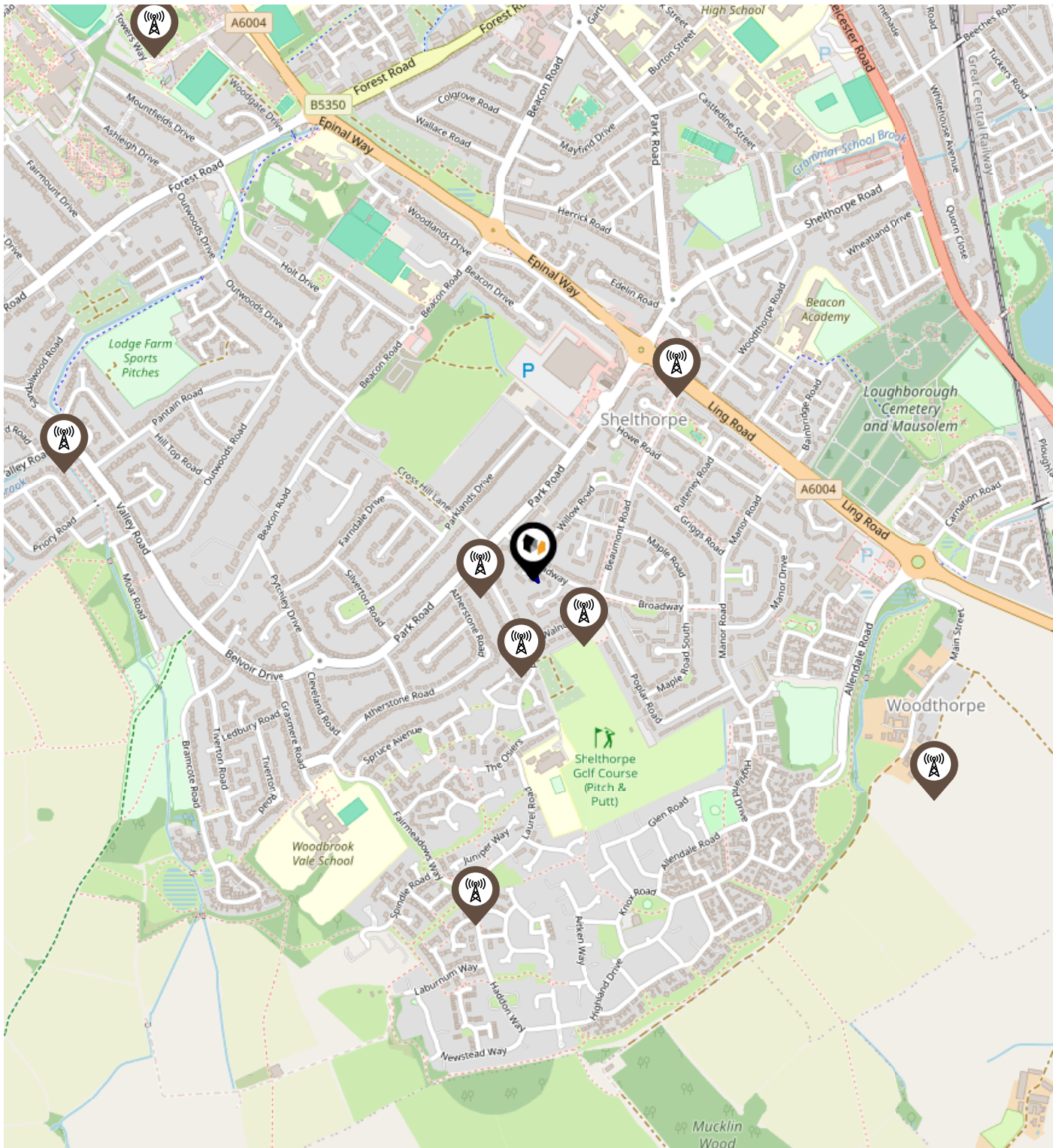
Key:

Power Pylons

Communication Masts

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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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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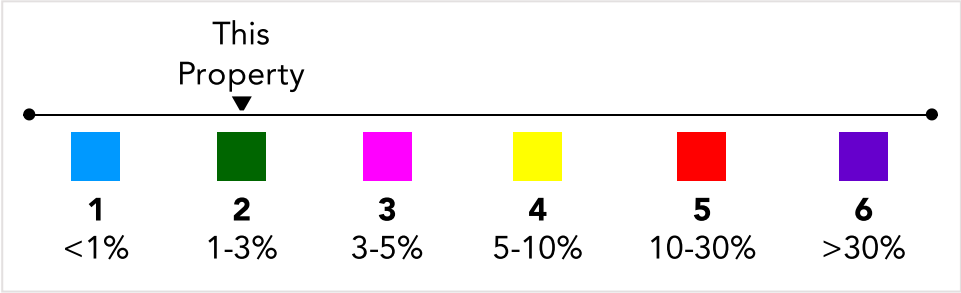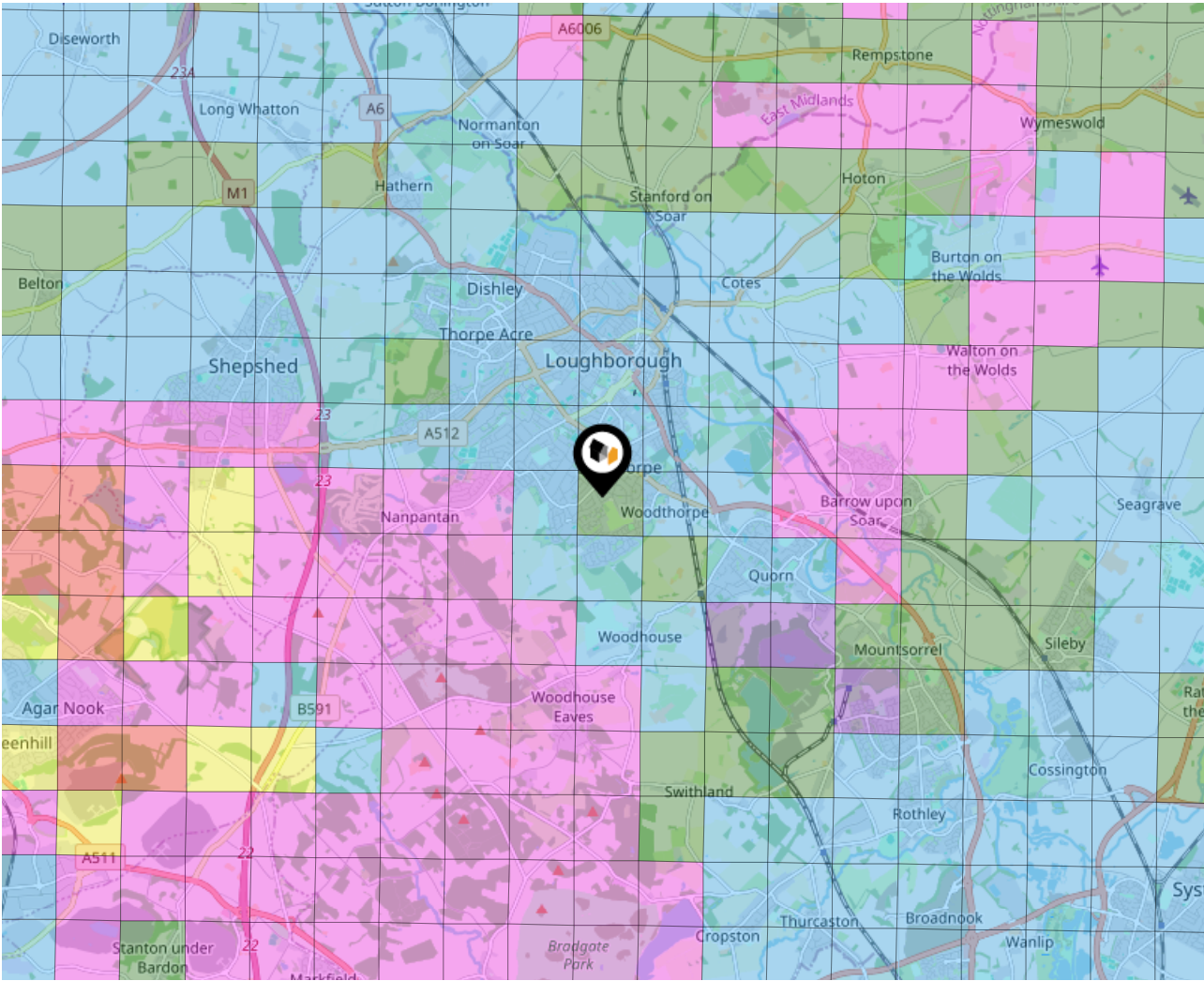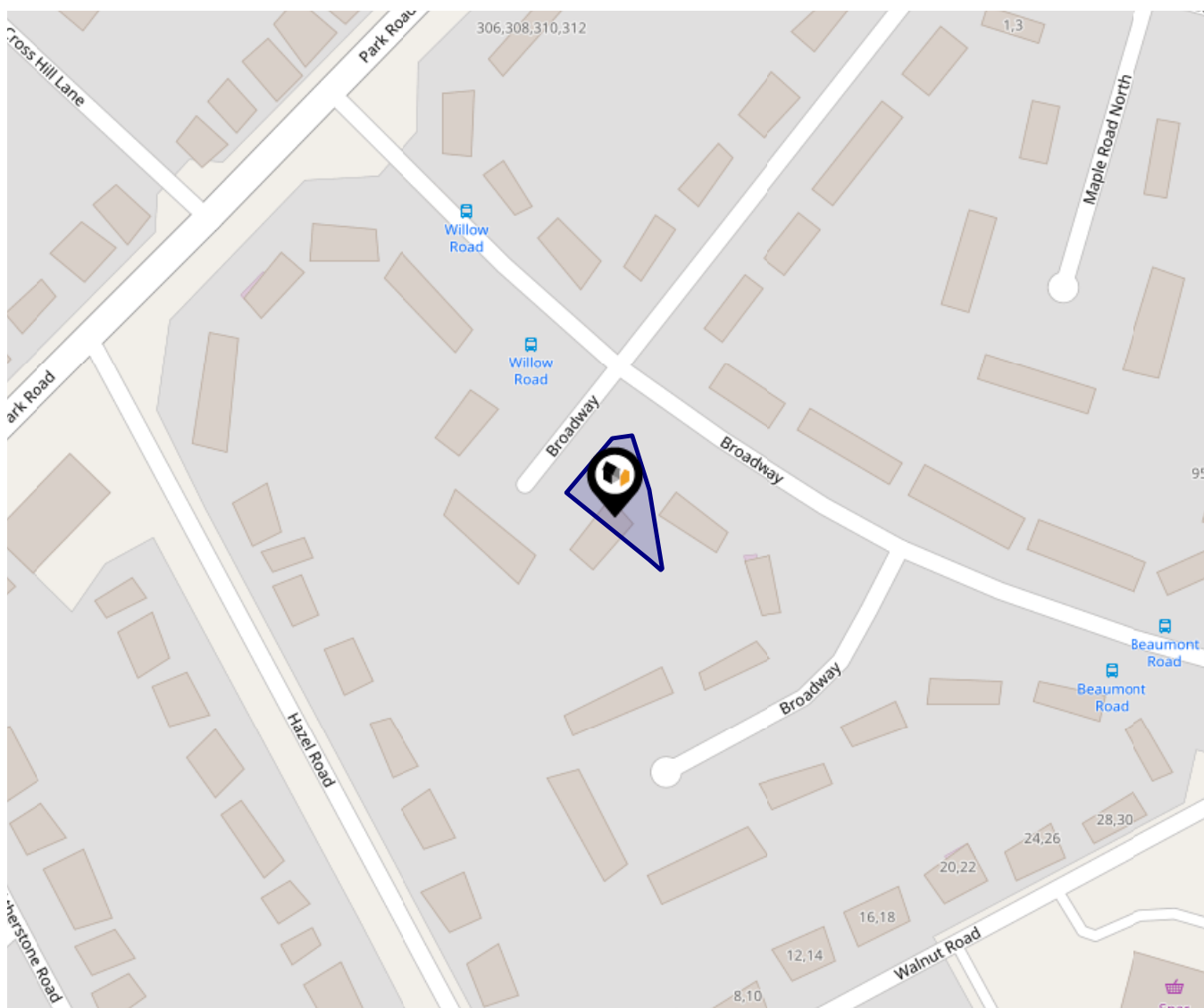
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
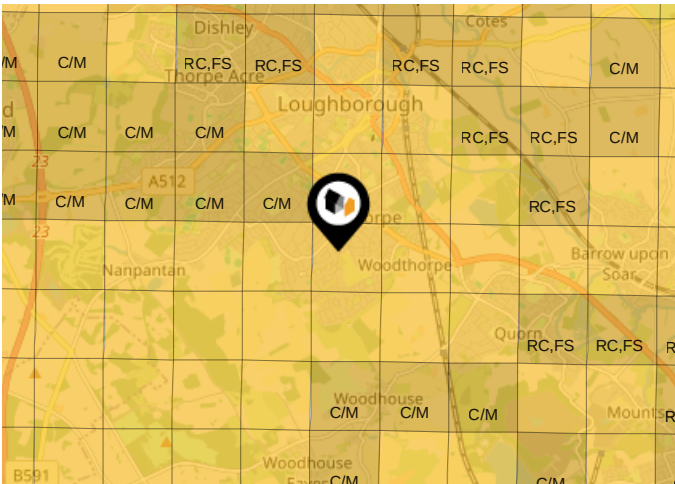
Primary Classifications (Most Common Clay Types)

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

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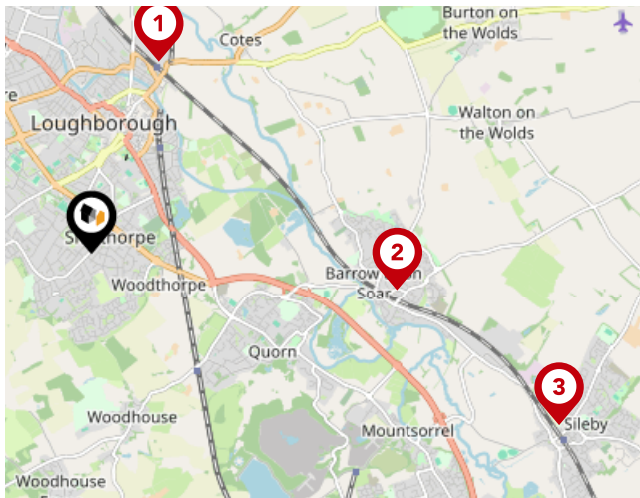
National Rail Stations

Pin	Name	Distance
1	Loughborough (Leics) Rail Station	1.82 miles
2	Barrow upon Soar Rail Station	2.77 miles
3	Sileby Rail Station	4.48 miles
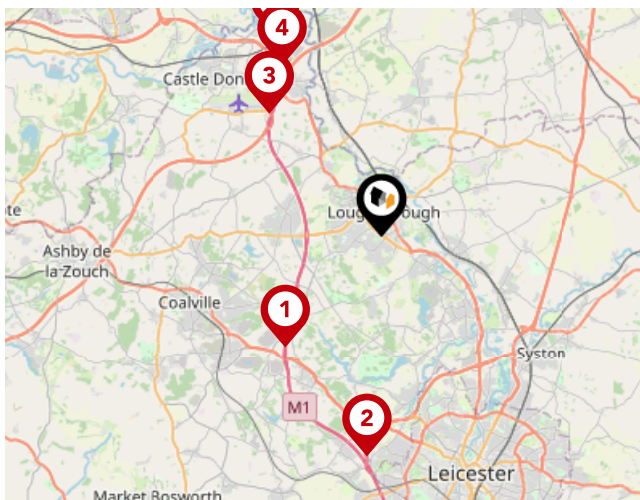
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J22	5.21 miles
2	M1 J21A	7.88 miles
3	M1 J23A	5.95 miles
4	M1 J24	7.13 miles
5	M1 J24A	8.09 miles
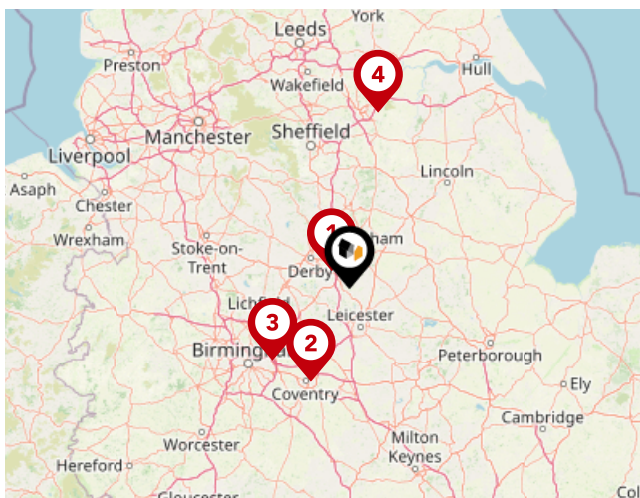
Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.05 miles
2	Baginton	28.95 miles
3	Birmingham Airport	30.21 miles
4	Finningley	50.93 miles
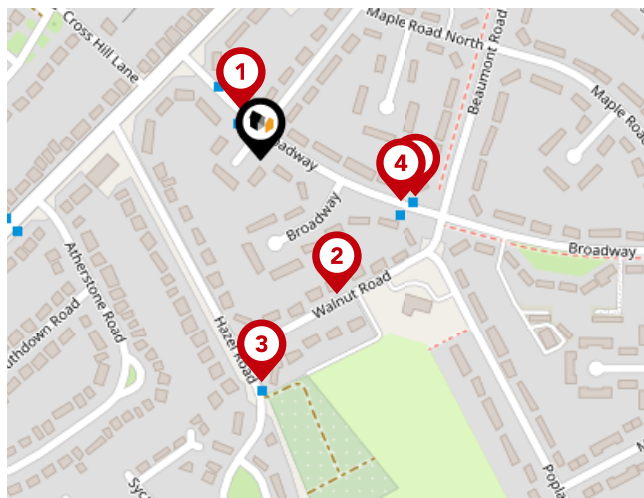
Bus Stops/Stations

Pin	Name	Distance
1	Willow Road	0.03 miles
2	Poplar Road	0.09 miles
3	Walnut Road	0.12 miles
4	Beaumont Road	0.08 miles
5	Beaumont Road	0.09 miles
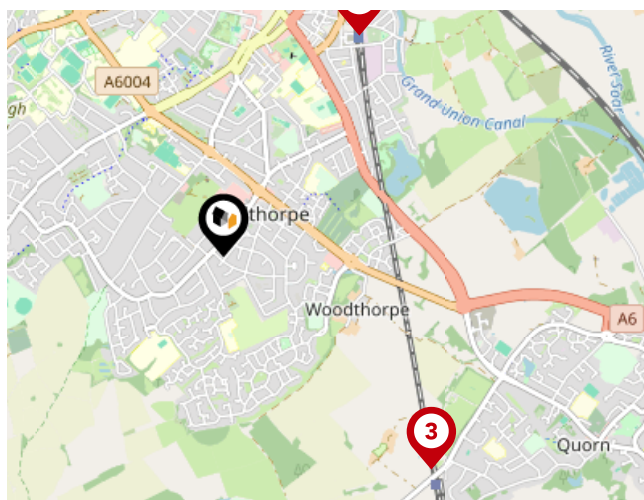
Local Connections

Pin	Name	Distance
1	Loughborough Central (Great Central Railway)	1.16 miles
2	Loughborough Central (Great Central Railway)	1.19 miles
3	Quorn & Woodhouse (Great Central Railway)	1.34 miles

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Data Quality

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KPF - Key Property Facts

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02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk