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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> May 2025



**BARTLES HOLLOW, KETTON, STAMFORD, PE9**

Ellie Hinton-Bardwell Powered by eXp

01780431202

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Perfect for growing families, multi-generational living, or working from home, this impressive detached property in the heart of Ketton offers flexible living at its finest. Featuring a stylish modern kitchen, adaptable living spaces, and a fully self-contained annexe with its own entrance, it's ideal for independent family members or guests. The two-room outbuilding provides even more potential, whether as a workshop, studio, gym or home office. A rare opportunity in a prime village location!



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>		
Plot Area:	0.12 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,374		
Title Number:	LT329957		

## Local Area

Local Authority:	Rutland	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			

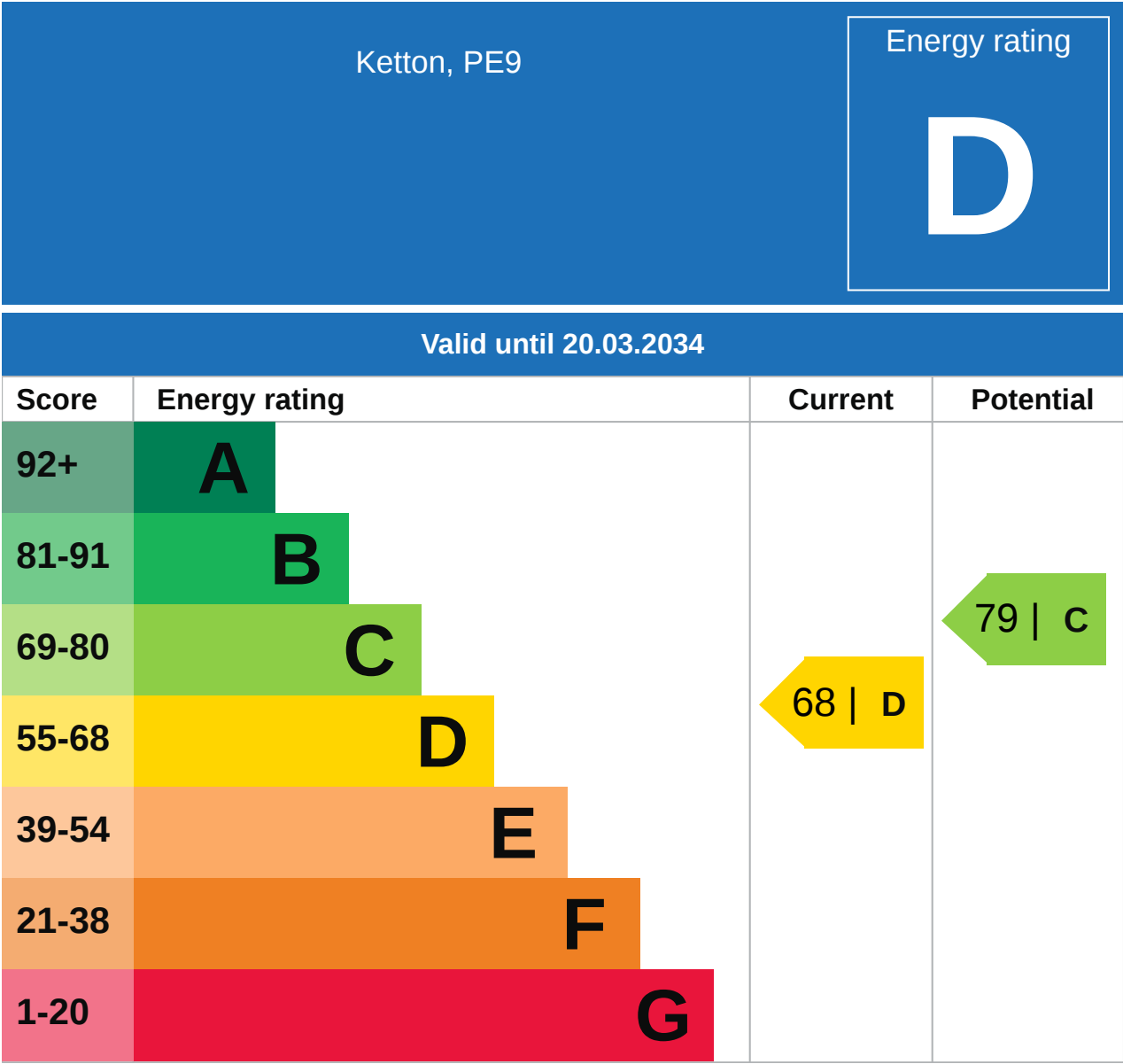
12	79	10000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

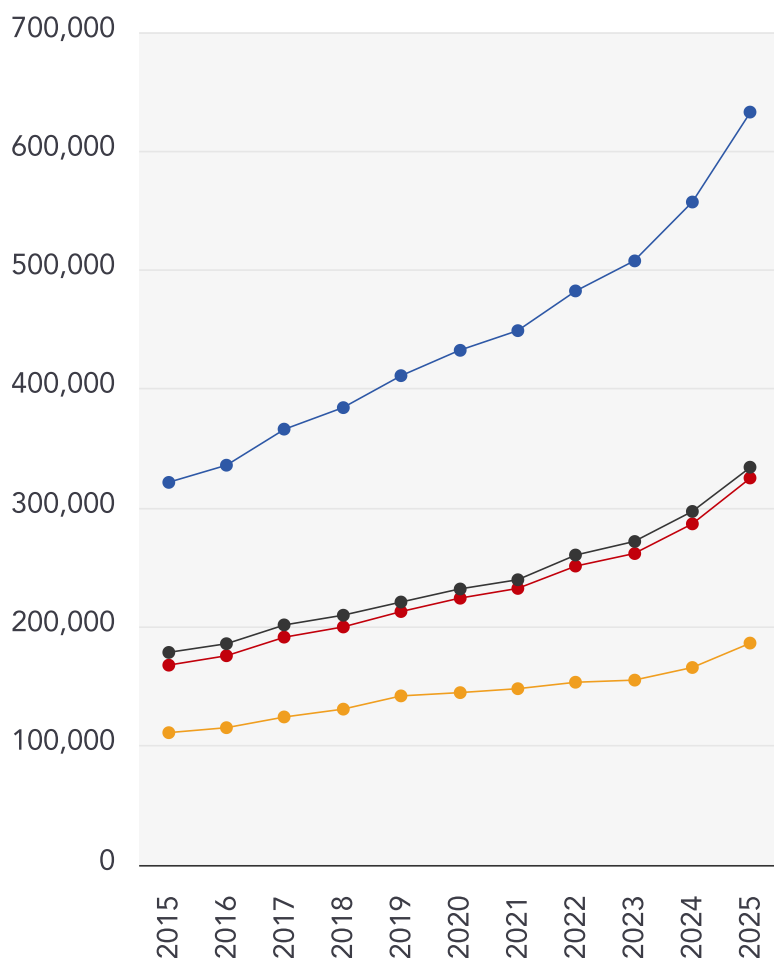




## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	110 m <sup>2</sup>

## 10 Year History of Average House Prices by Property Type in PE9



Detached

**+96.79%**

Terraced

**+87.13%**

Semi-Detached

**+93.68%**

Flat

**+67.72%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

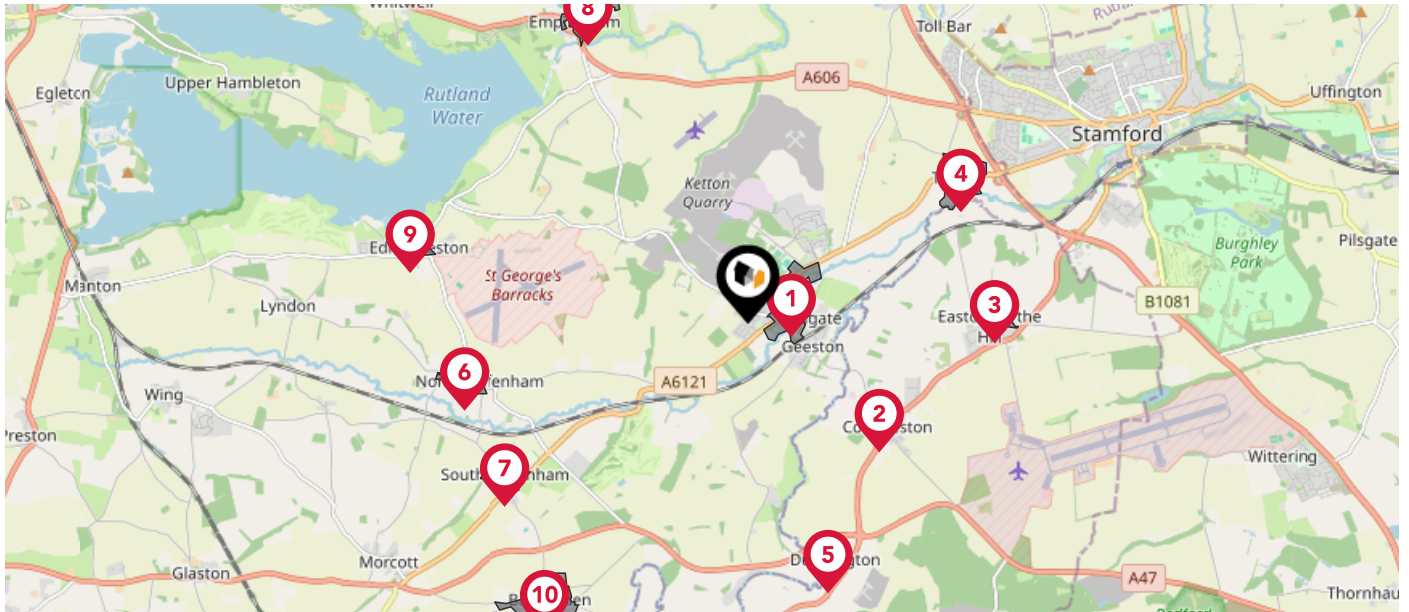
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.



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.

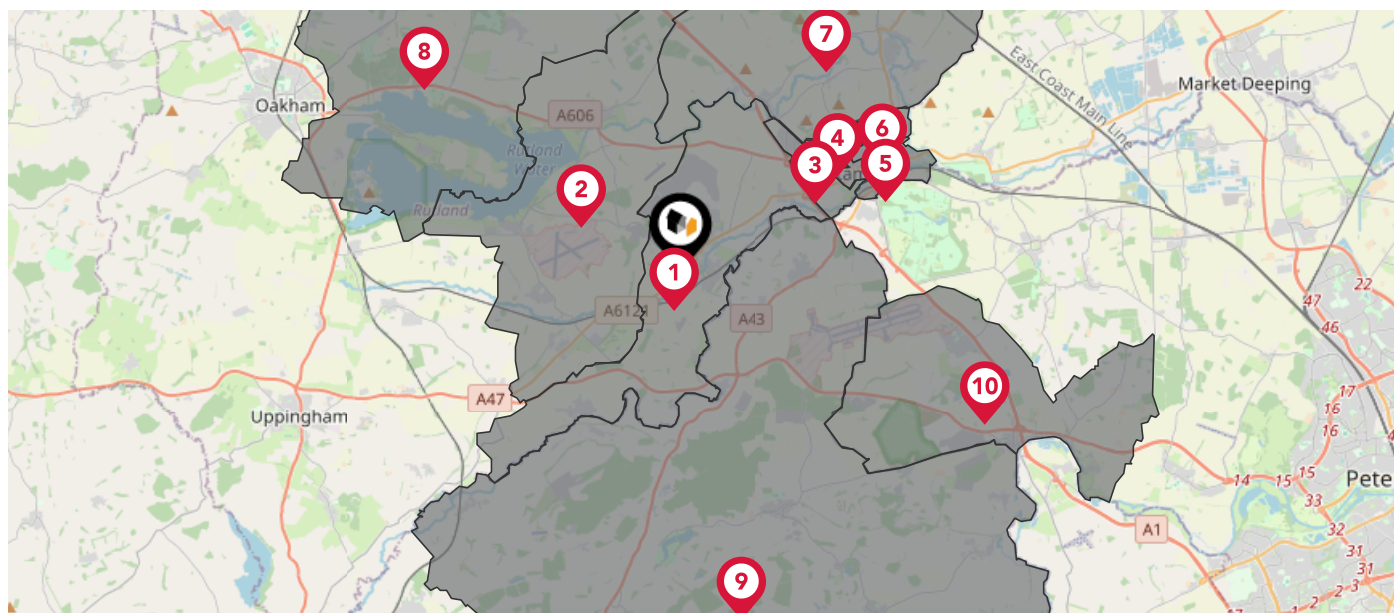


## Nearby Conservation Areas

- |    |                    |
|----|--------------------|
| 1  | Ketton             |
| 2  | Collyweston        |
| 3  | Easton on the Hill |
| 4  | Tinwell            |
| 5  | Duddington         |
| 6  | North Luffenham    |
| 7  | South Luffenham    |
| 8  | Empingham          |
| 9  | Edith Weston       |
| 10 | Barrowden          |



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



Ketton Ward



Normanton Ward



Stamford St. John's Ward



Stamford All Saints Ward



Stamford St. Mary's Ward



Stamford St. George's Ward



Ryhall & Casterton Ward



Exton Ward

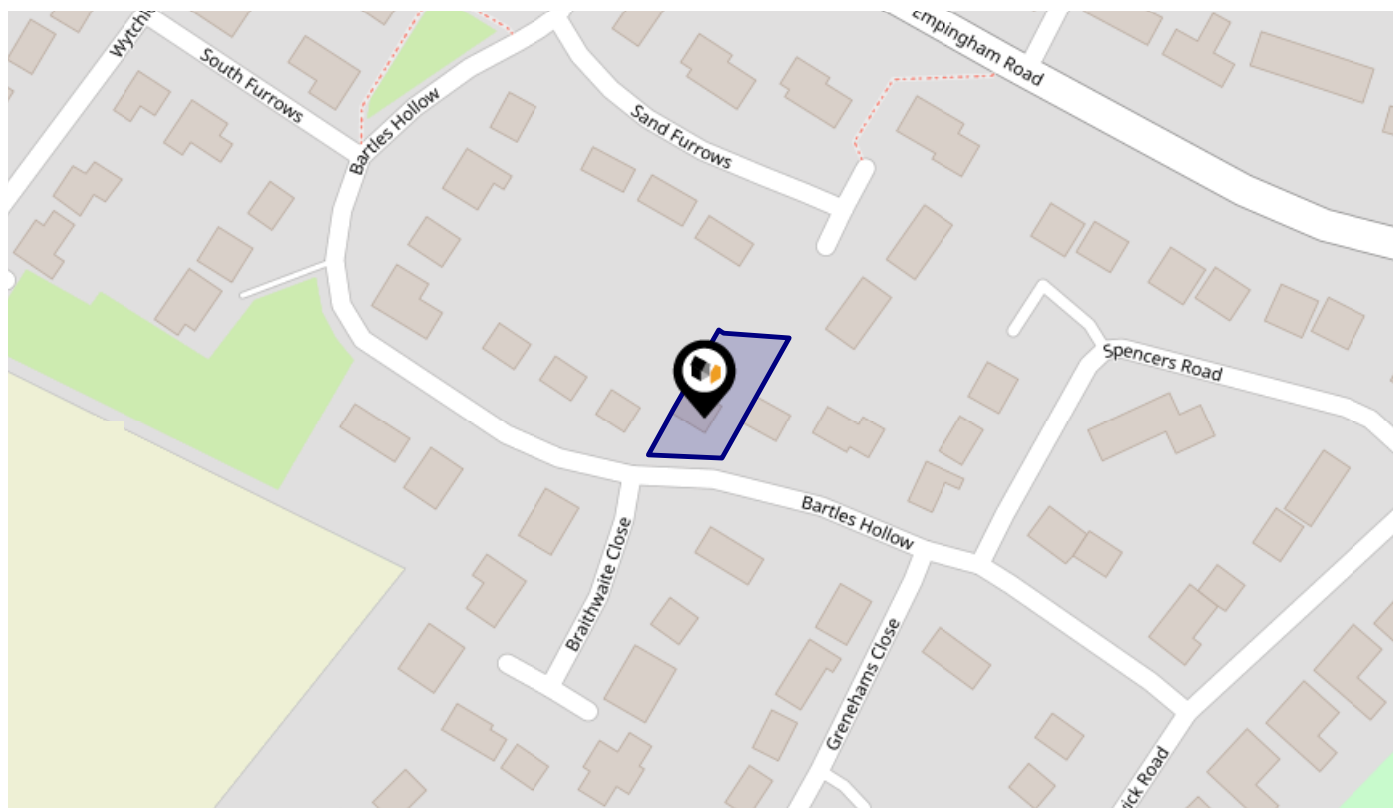


Oundle Ward



Wittering Ward

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








#### Rail Noise Data

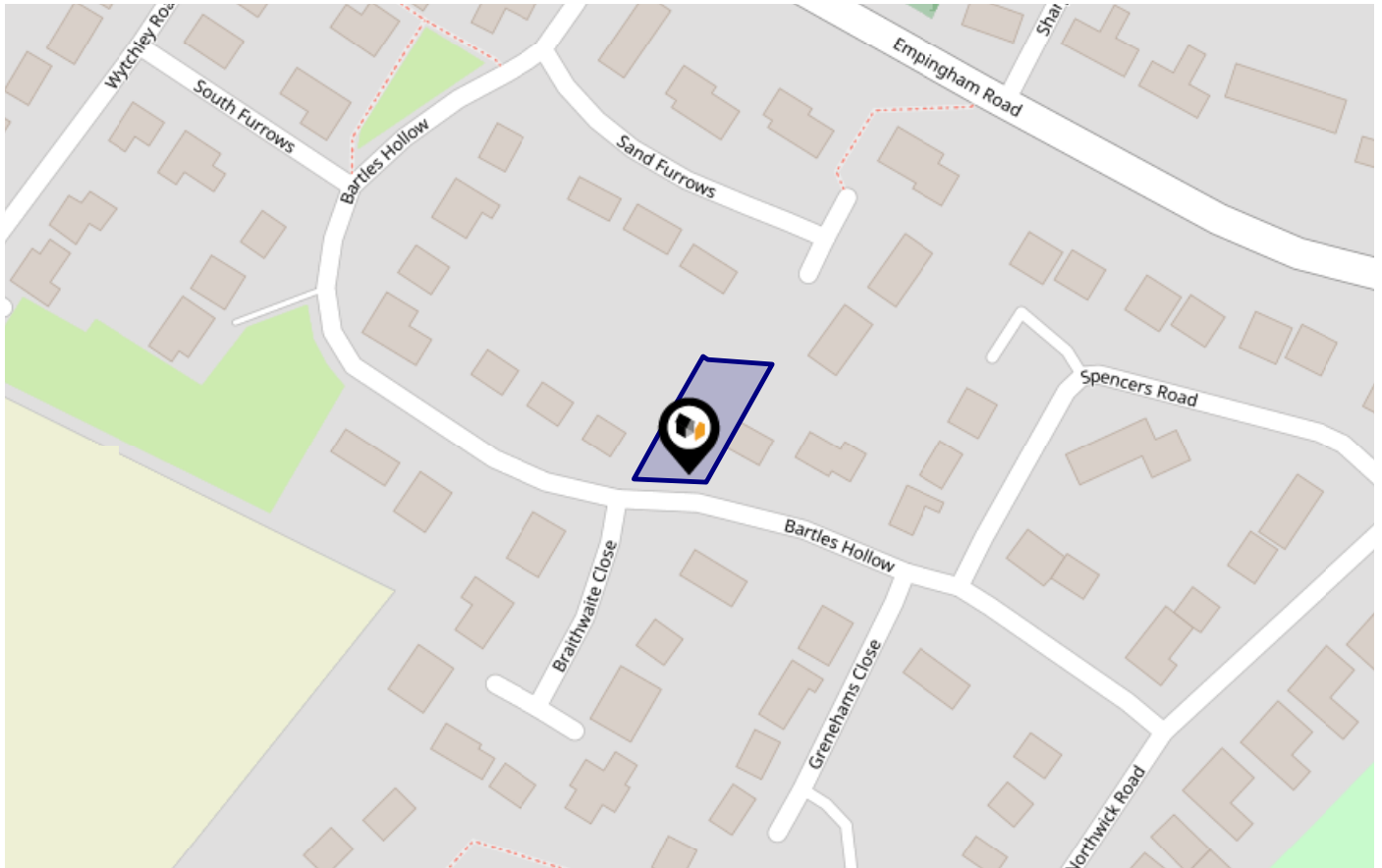
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

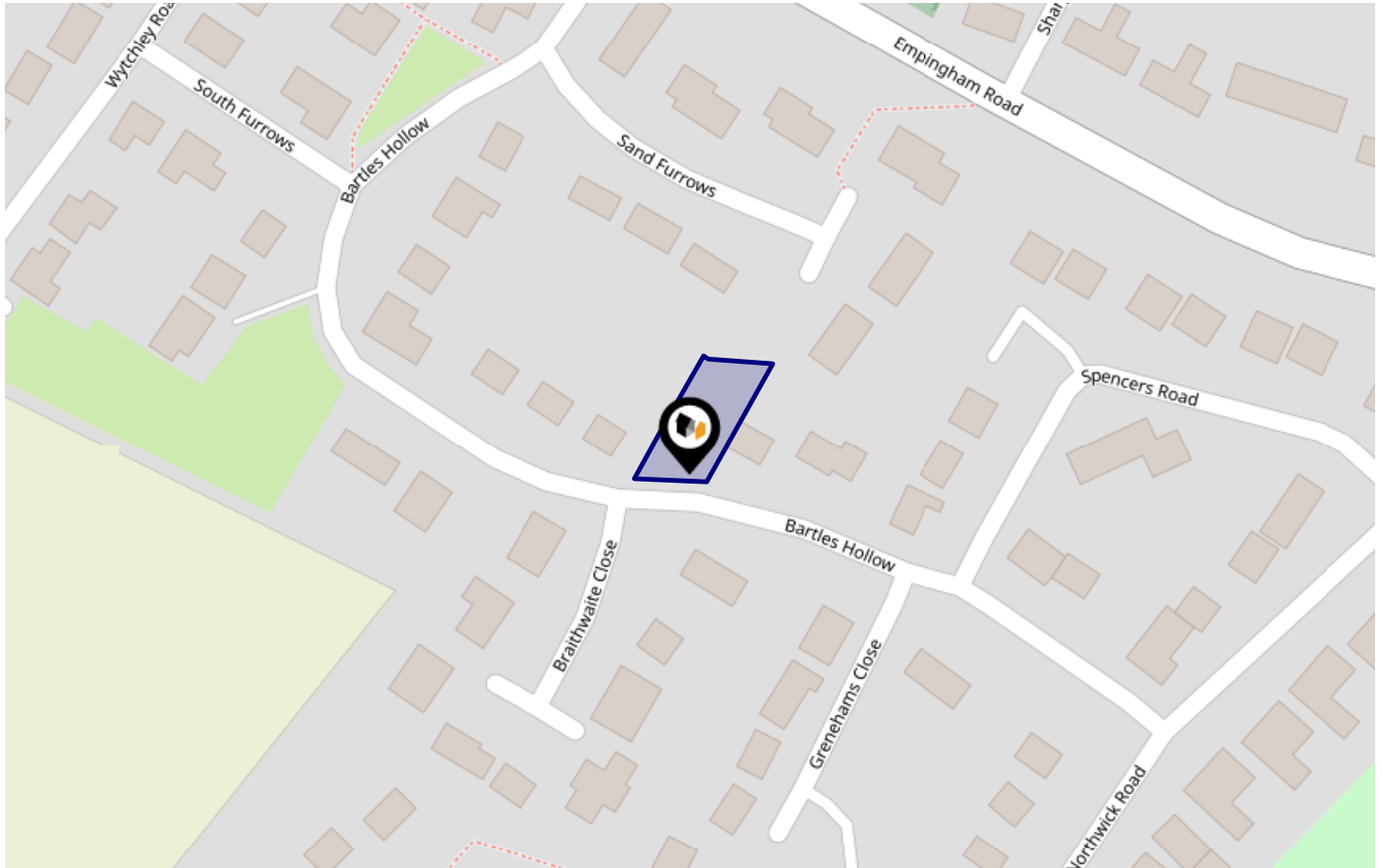
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



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



Risk Rating: Very low

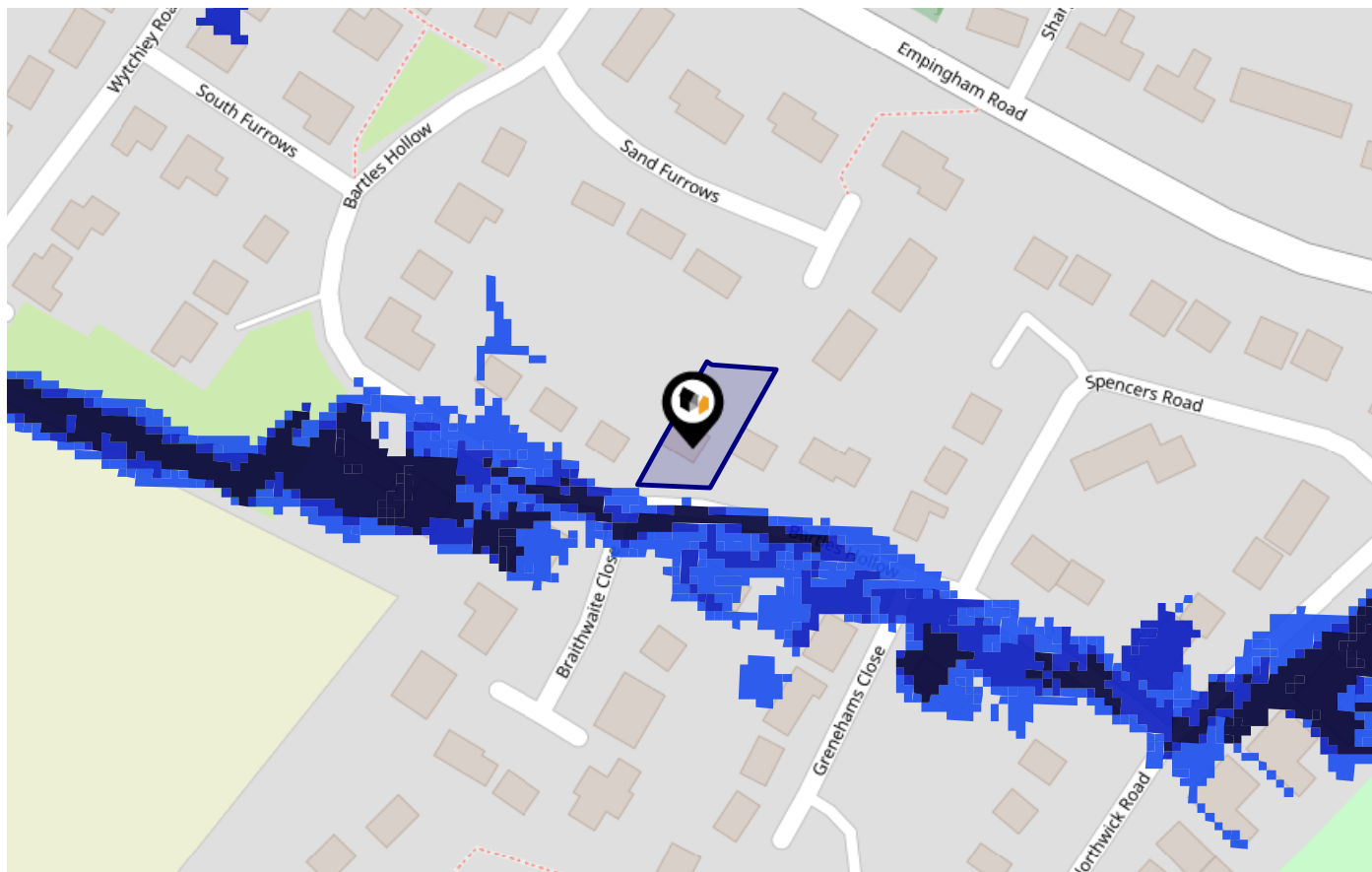
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

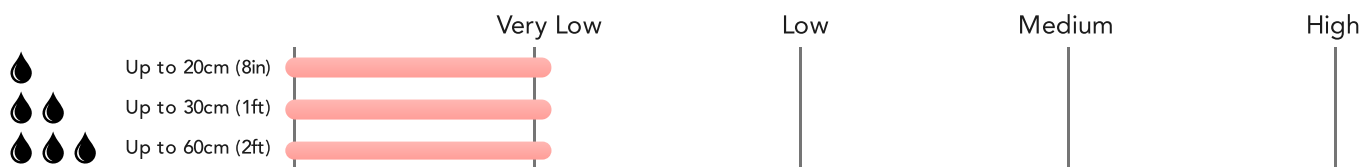


Risk Rating: Very low

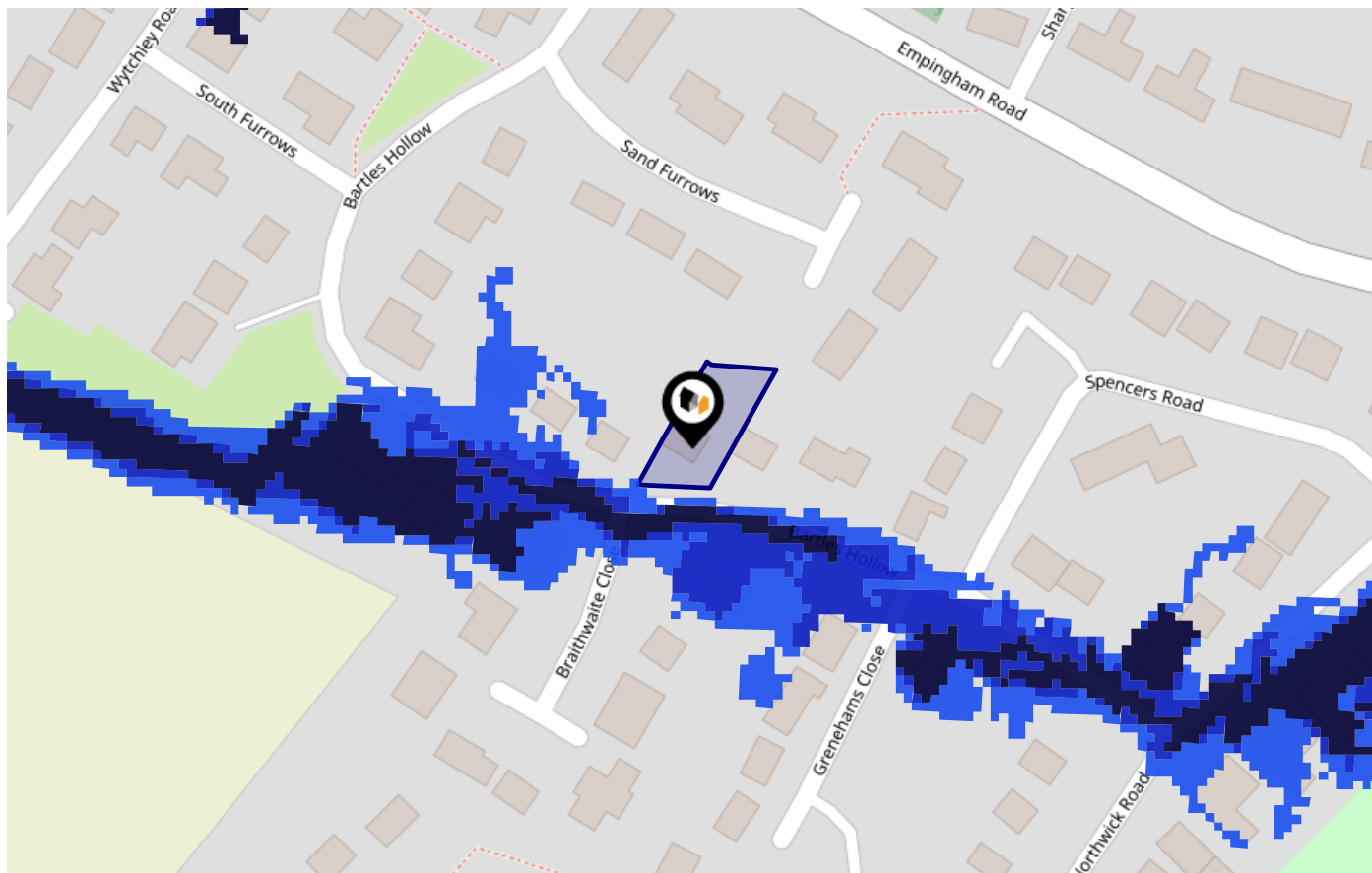
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

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.

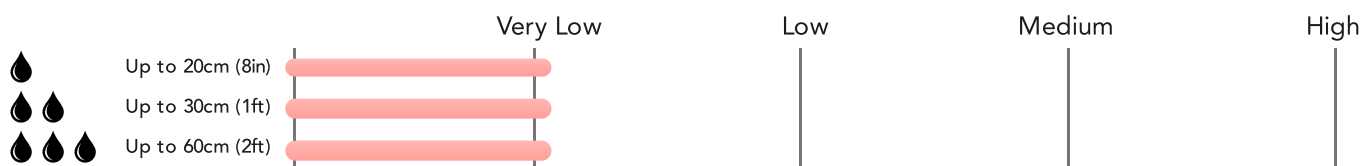


Risk Rating: Very low

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Chance of flooding to the following depths at this property:





# Maps

## Green Belt

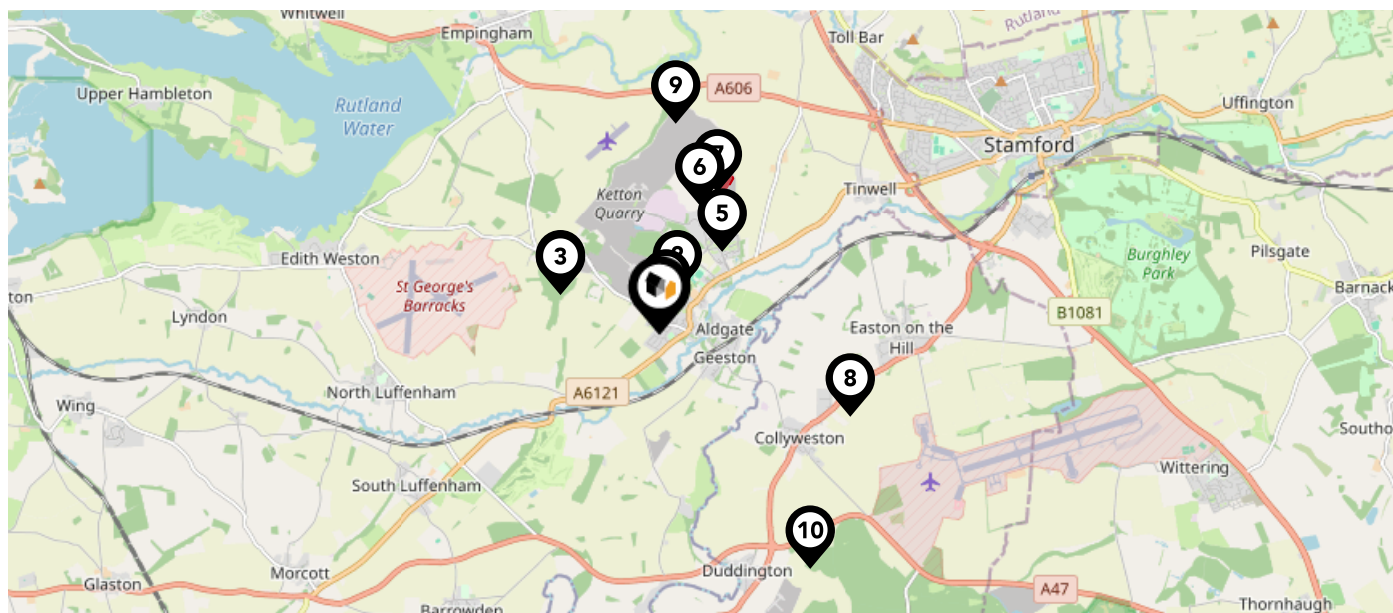
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

No data available.

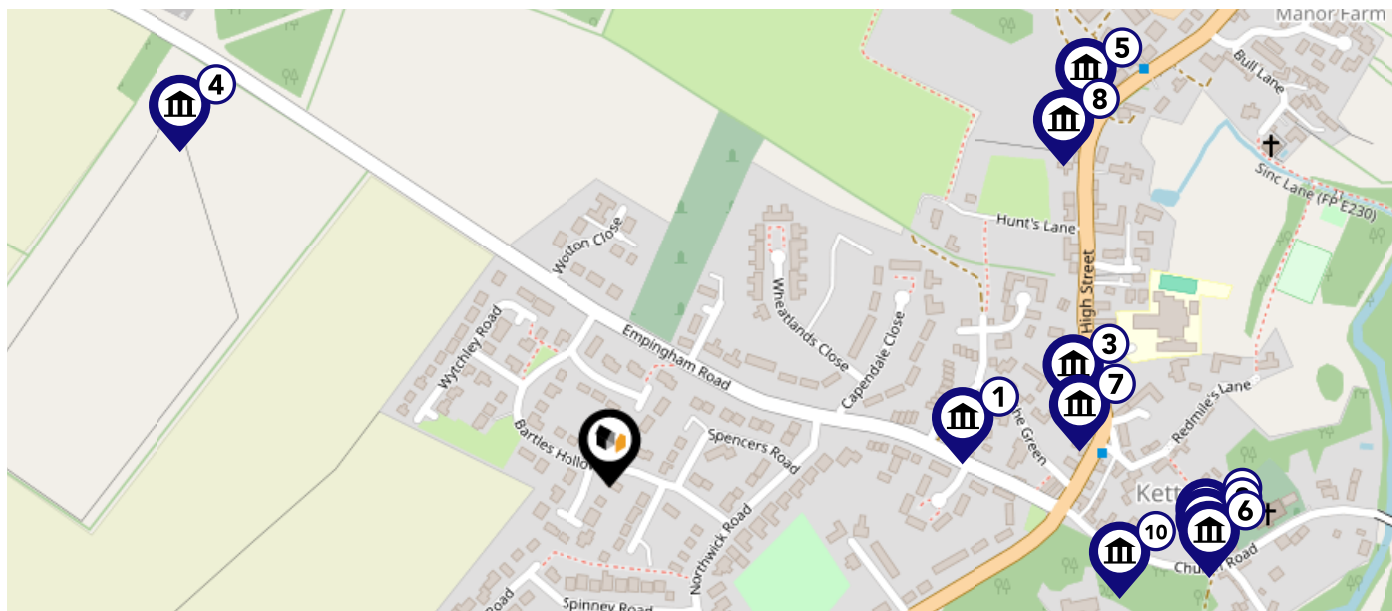
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Rear of Home Farm-Main Street, Ketton, Rutland	Historic Landfill	
2	Grange Bottom Quarry-Ketton, Rutland	Historic Landfill	
3	Empingham Road-Near Ketton, Rutland	Historic Landfill	
4	Witchley Warren-Ketton Road, Rutland	Historic Landfill	
5	Ketton Quarry-Stamford Road, Ketton, Leicestershire	Historic Landfill	
6	EA/EPR/CP3998NE/V003 - Castle Cement Ltd	Active Landfill	
7	No name provided by source	Active Landfill	
8	Stamford Quarry-Collyweston	Historic Landfill	
9	Shacklewell Hollow-Empingham, Rutland	Historic Landfill	
10	Collyweston Quarry-By A47, Duddington, East Northamptonshire	Historic Landfill	

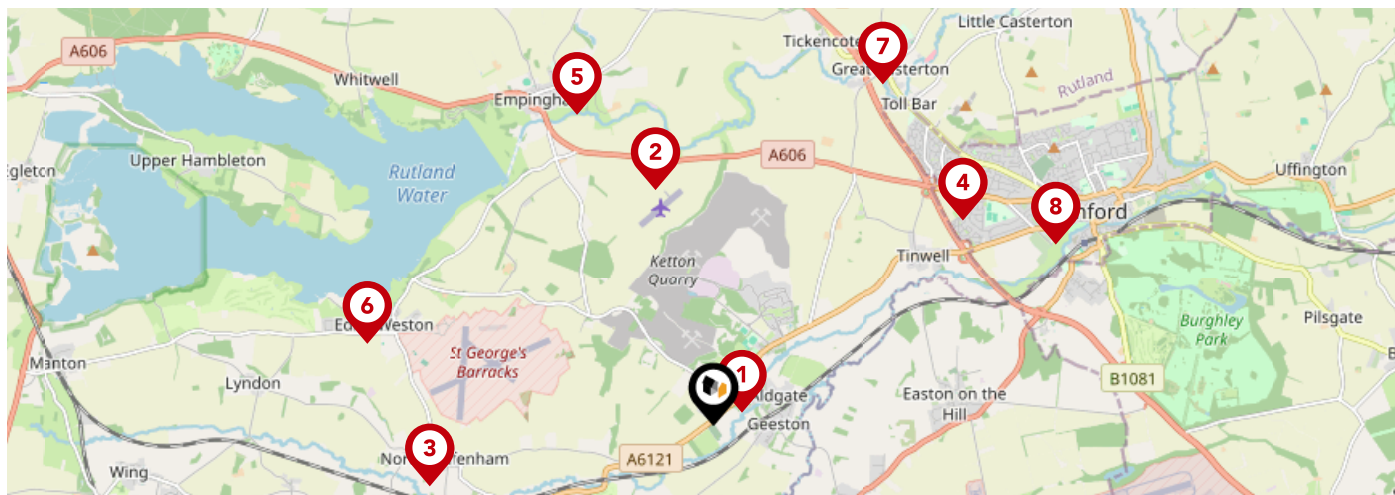
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1261953 - 17 The Green	Grade II	0.2 miles
	1361507 - 2, Chapel Lane	Grade II	0.3 miles
	1116055 - Tansor House	Grade II	0.3 miles
	1320092 - Windmill	Grade II	0.3 miles
	1460056 - Dovecote At Home Farm	Grade II	0.3 miles
	1116142 - St Mary's Congregational Hall	Grade II	0.3 miles
	1320140 - 104, High Street	Grade II	0.3 miles
	1073823 - The Vale	Grade II	0.3 miles
	1320101 - 4, Chapel Lane	Grade II	0.3 miles
	1361470 - Wall To Ketton Hall	Grade II	0.3 miles

# Area Schools

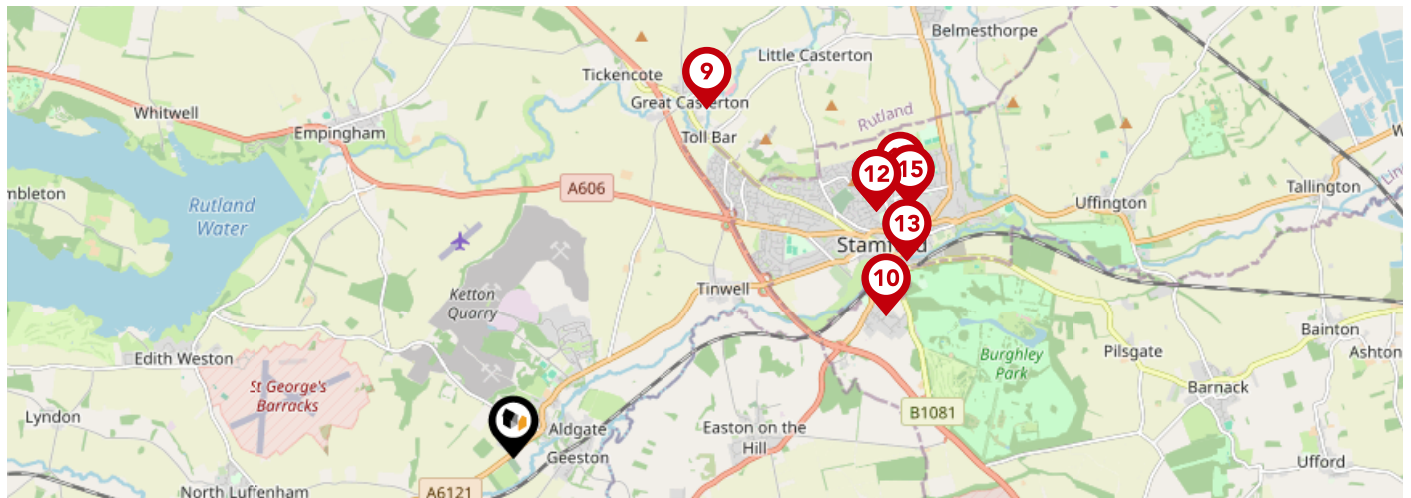
Boutique Estate Agency











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ketton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wilds Lodge School</b> Ofsted Rating: Good   Pupils: 86   Distance:2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary and St John CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Malcolm Sargent Primary School</b> Ofsted Rating: Good   Pupils: 648   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Empingham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Edith Weston Academy</b> Ofsted Rating: Good   Pupils: 86   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great Casterton Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 84   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stamford St Gilberts Church of England Primary School</b> Ofsted Rating: Good   Pupils: 300   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

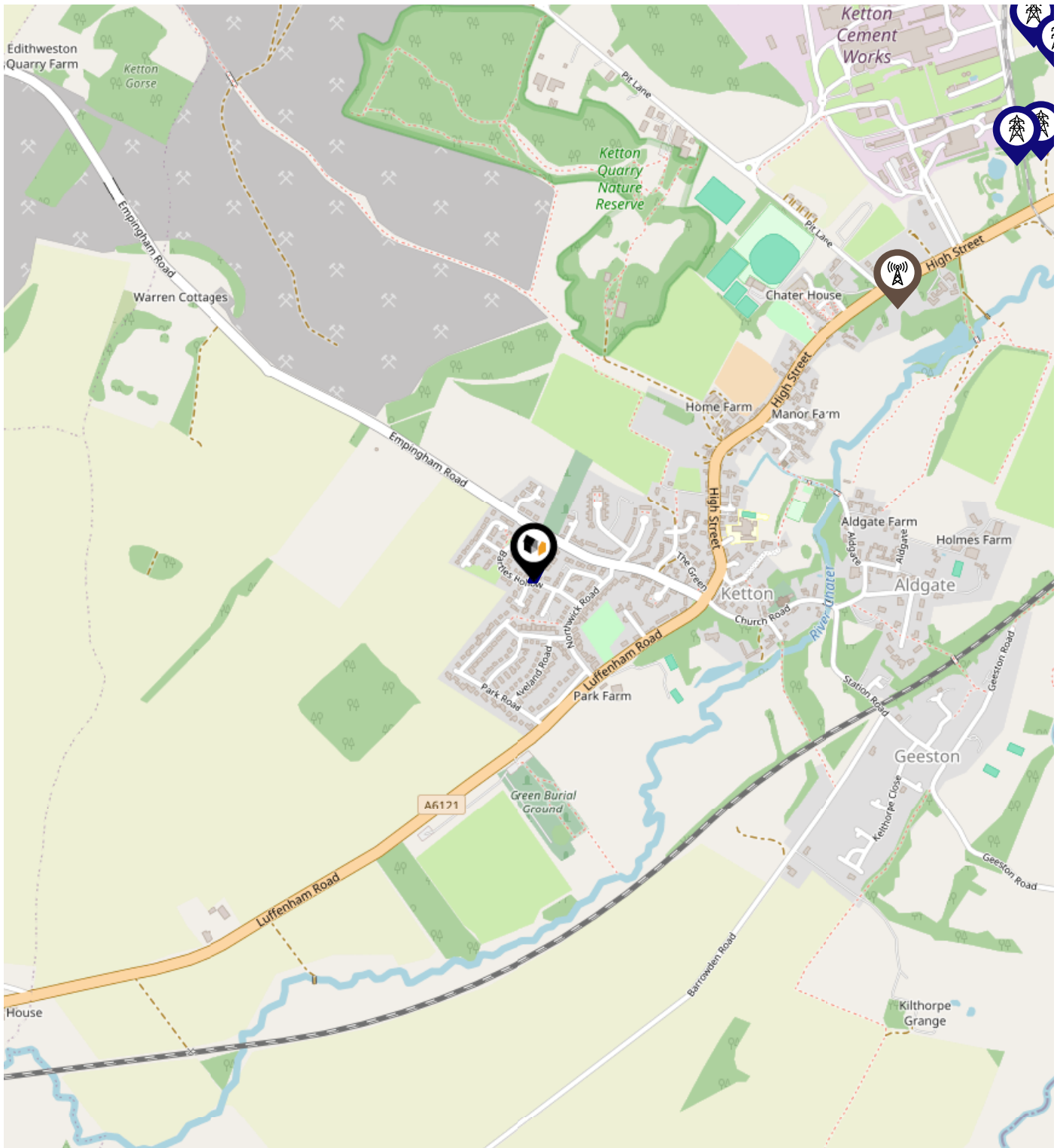
# Area Schools

Boutique Estate Agency





		Nursery	Primary	Secondary	College	Private
	<b>Casterton College Rutland</b> Ofsted Rating: Good   Pupils: 943   Distance:3.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stamford Junior School</b> Ofsted Rating: Not Rated   Pupils: 334   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bluecoat School</b> Ofsted Rating: Requires improvement   Pupils: 143   Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stamford Welland Academy</b> Ofsted Rating: Good   Pupils: 583   Distance:3.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stamford Endowed Schools</b> Ofsted Rating: Not Rated   Pupils: 1230   Distance:3.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 110   Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Cliffe Endowed Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





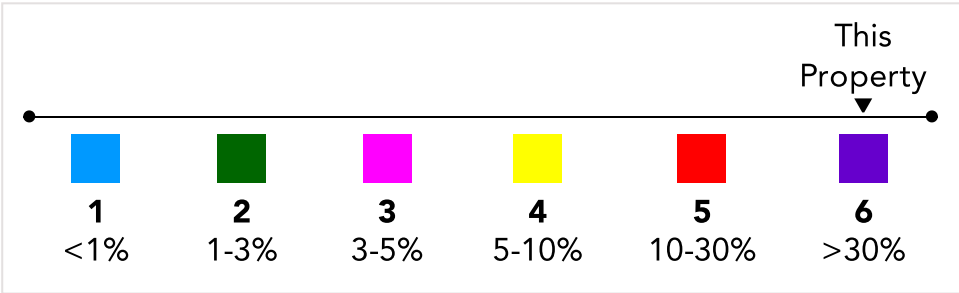
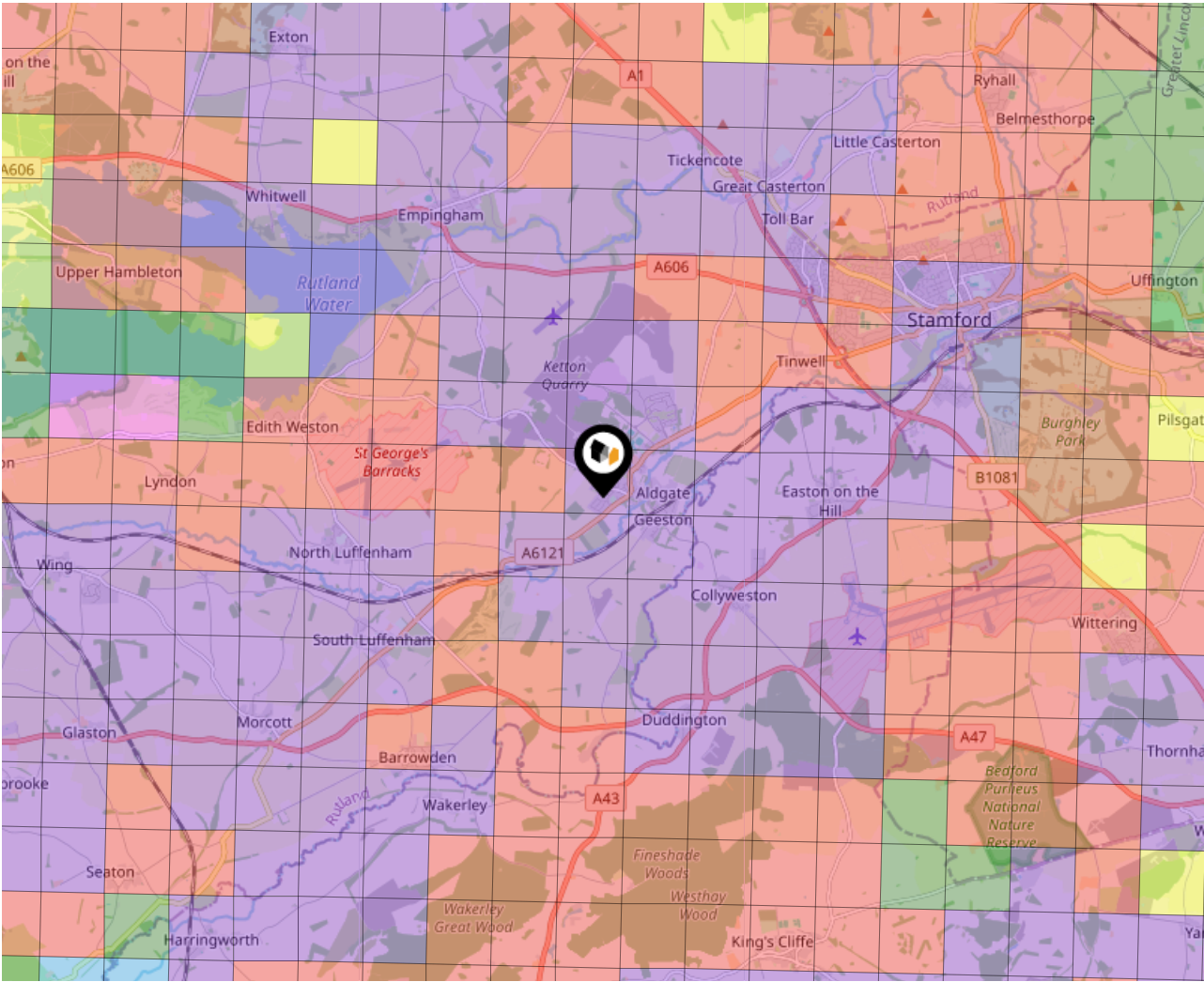
**Key:**

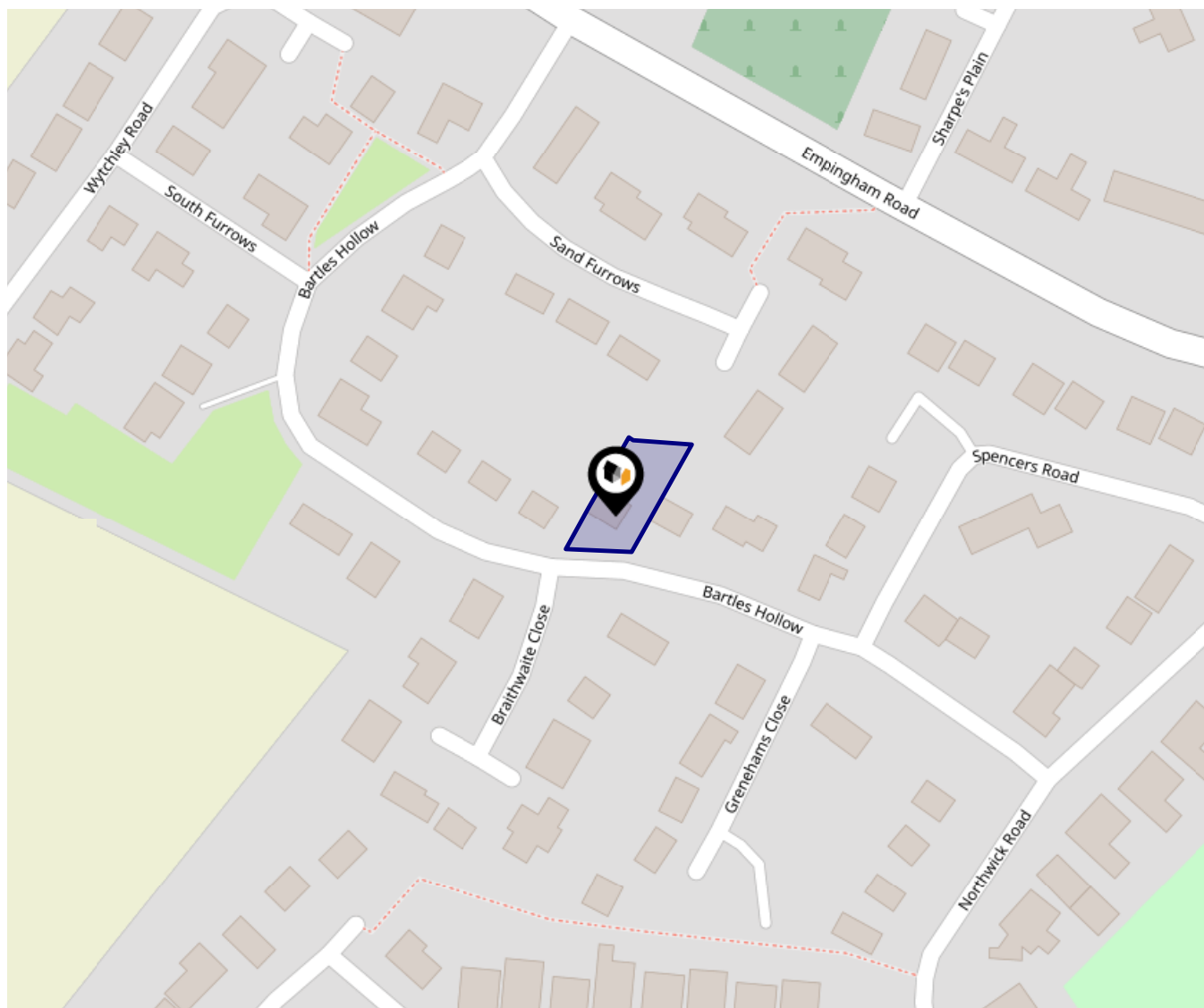
-  Power Pylons
-  Communication Masts



## 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).





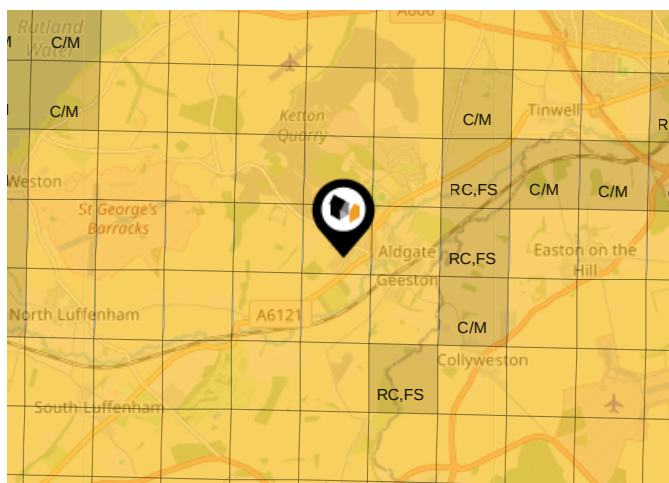
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

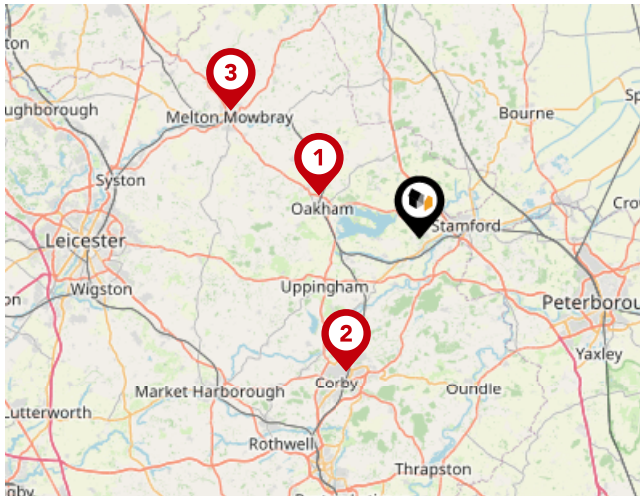
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		






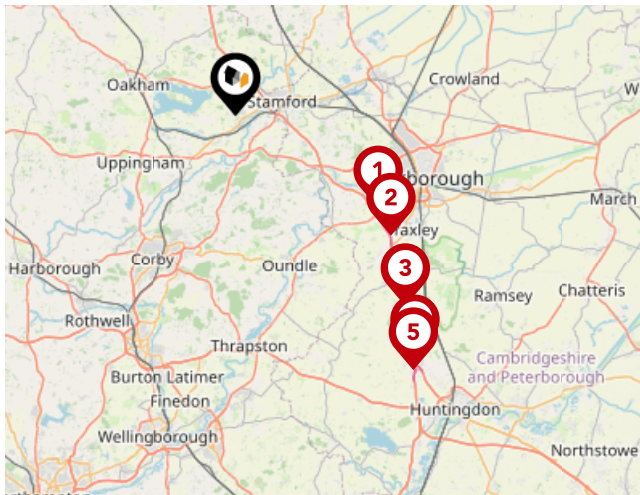
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess








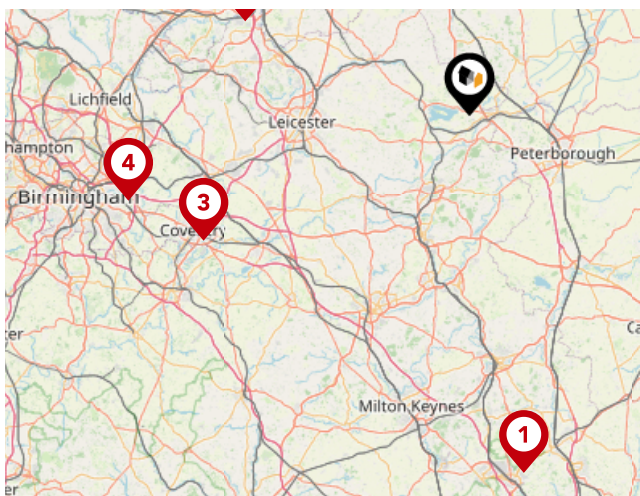
## National Rail Stations

Pin	Name	Distance
	Oakham Rail Station	7.93 miles
	Corby Rail Station	11.01 miles
	Melton Mowbray Rail Station	16.48 miles







## Trunk Roads/Motorways

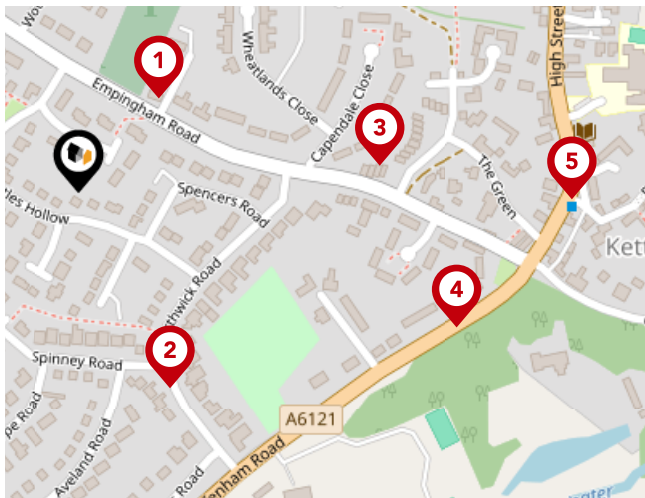
Pin	Name	Distance
	A1(M) J17	12.23 miles
	A1(M) J16	14.13 miles
	A1(M) J15	18.35 miles
	A1(M) J14	21.69 miles
	A1(M) J13	22.42 miles



## Airports/Helipads

Pin	Name	Distance
	Luton Airport	52.33 miles
	East Mids Airport	35.04 miles
	Baginton	42.53 miles
	Birmingham Airport	50.75 miles





## Bus Stops/Stations

Pin	Name	Distance
1	Sharpe's Plain	0.07 miles
2	Spinney Road	0.12 miles
3	Manor Green	0.17 miles
4	Church Road	0.23 miles
5	Stock's Hill	0.28 miles



## Ellie Hinton-Bardwell Powered by eXp

My Estate Agency evolved after years of being in the industry in various roles, with various companies and compiling a list of mental notes on how I could be better. How I could offer more support, for less?

"My goal is not to have the biggest market portfolio. In fact, my goal is to have the biggest impact on people. I want you to remember me and my services long term and by doing this, I realised that I need a smaller amount of the market, offering a boutique service within the Estate Agency world where I create impactful relationships with those in the local community."

I offer a new and unique experience when it comes to selling your home. I will encourage, be your confidant and expose you to the support you never knew you needed.

I am not your average Estate Agent. Let's meet for a coffee and I'll show you why.



## 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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