

CARL MYERS



BESPOKE ESTATE AGENT

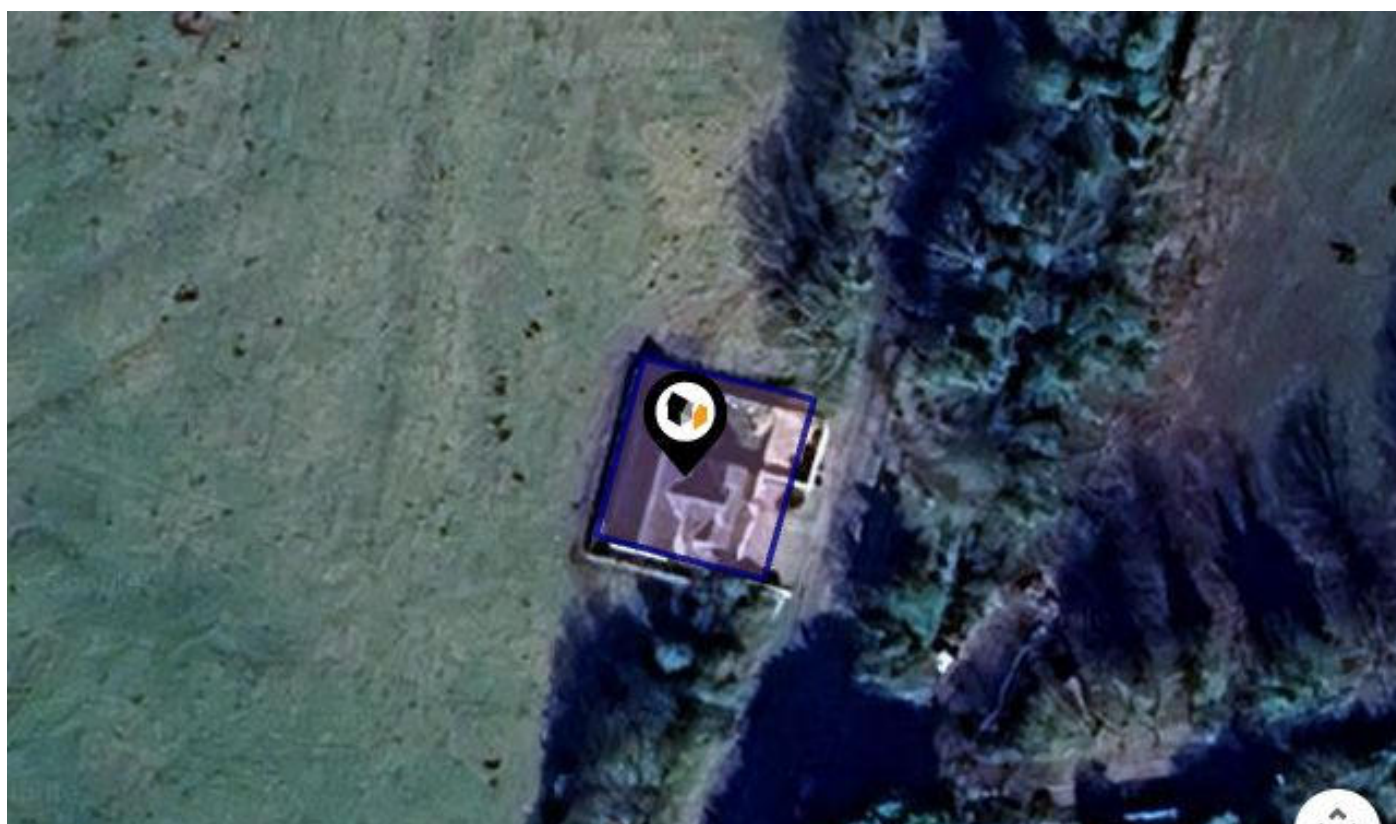


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th August 2025



LONDON ROAD, BOZEAT, WELLINGBOROUGH, NN29

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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Powered by
aprift
Know any property instantly

Introduction

Our Comments



Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- ▣ Detailed property boundaries, plot sizes, and square footage.
- ▣ Nearby schools and their ratings.
- ▣ Proximity to the nearest bus stops and other transportation options.
- ▣ Broadband speeds, mobile phone coverage, and available satellite/TV services.

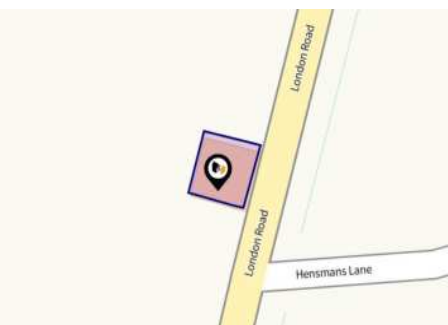
With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.06 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,302
Title Number:	NN112154

Tenure: Freehold

Local Area

Local Authority:	North northamptonshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:









LONDON ROAD, BOZEAT, WELLINGBOROUGH, NN29

GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property

EPC - Certificate

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London Road, Bozeat, NN29

Energy rating

D

Valid until 18.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

Market

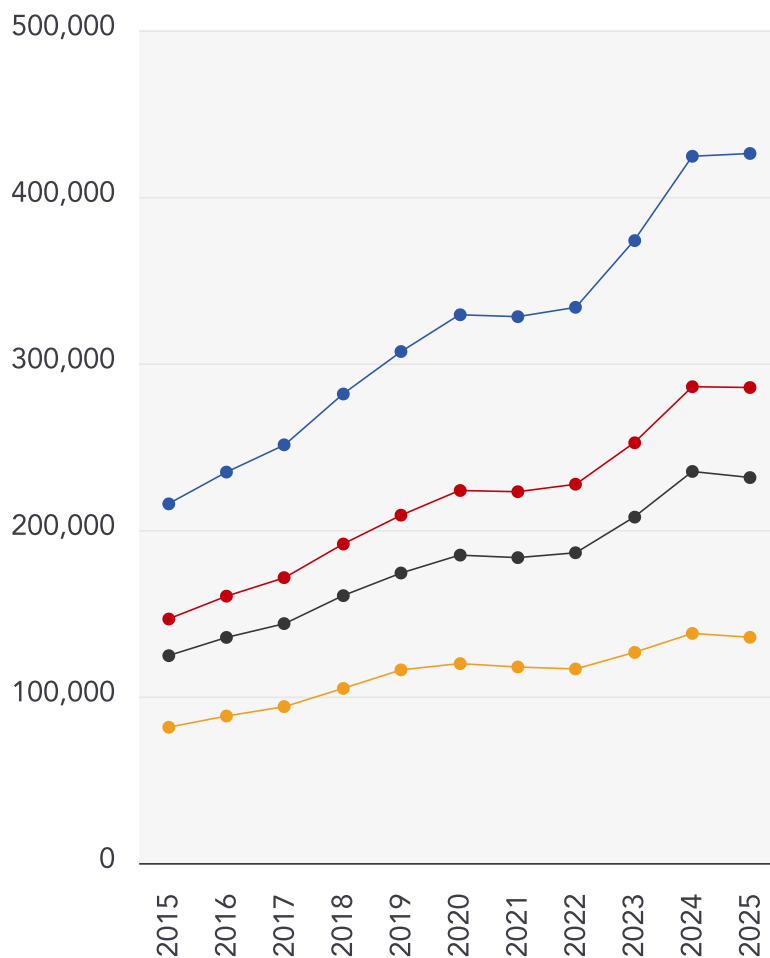
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN29



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

+66.27%

Maps

Coal Mining

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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.

Maps

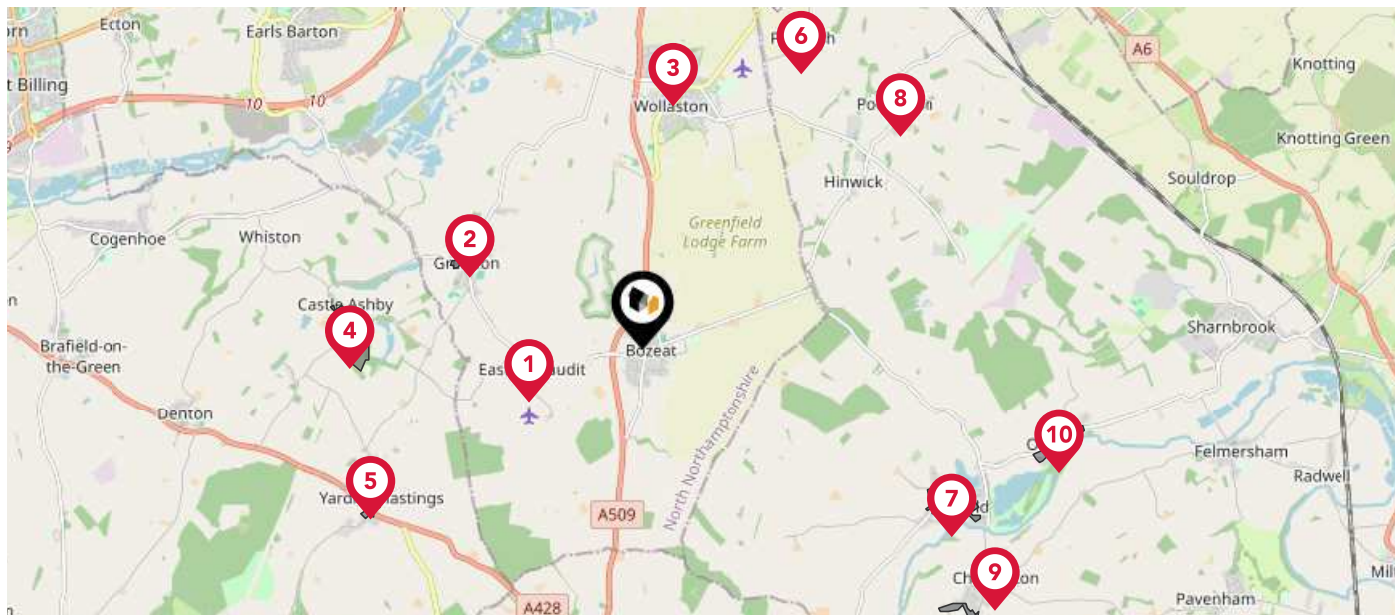
Conservation Areas

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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



Easton Maudit



Grendon



Wollaston



Castle Ashby



Yardley Hastings



Farndish



Harrold



Podington



Carlton and Chellington



Odell

Maps

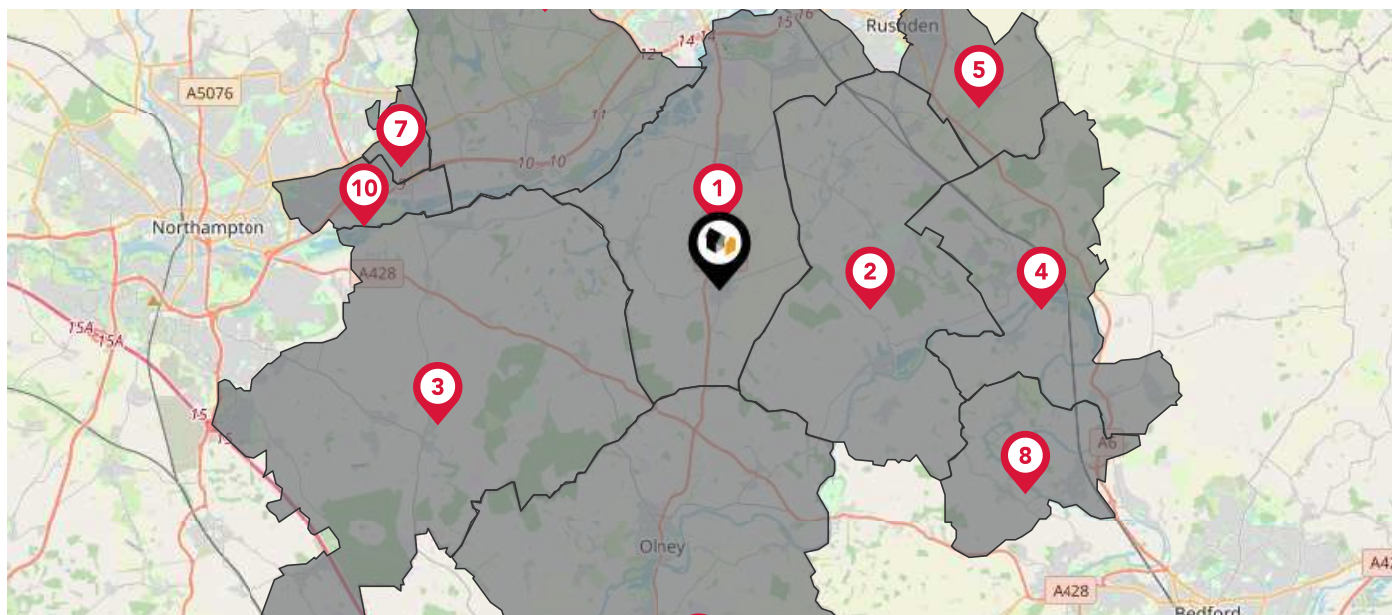
Council Wards

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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



Irchester Ward



Harrold Ward



Hackleton and Grange Park Ward



Sharnbrook Ward



Rushden South Ward



Earls Barton Ward



Billing and Rectory Farm Ward



Oakley Ward



Olney Ward



Riverside Park Ward

Maps

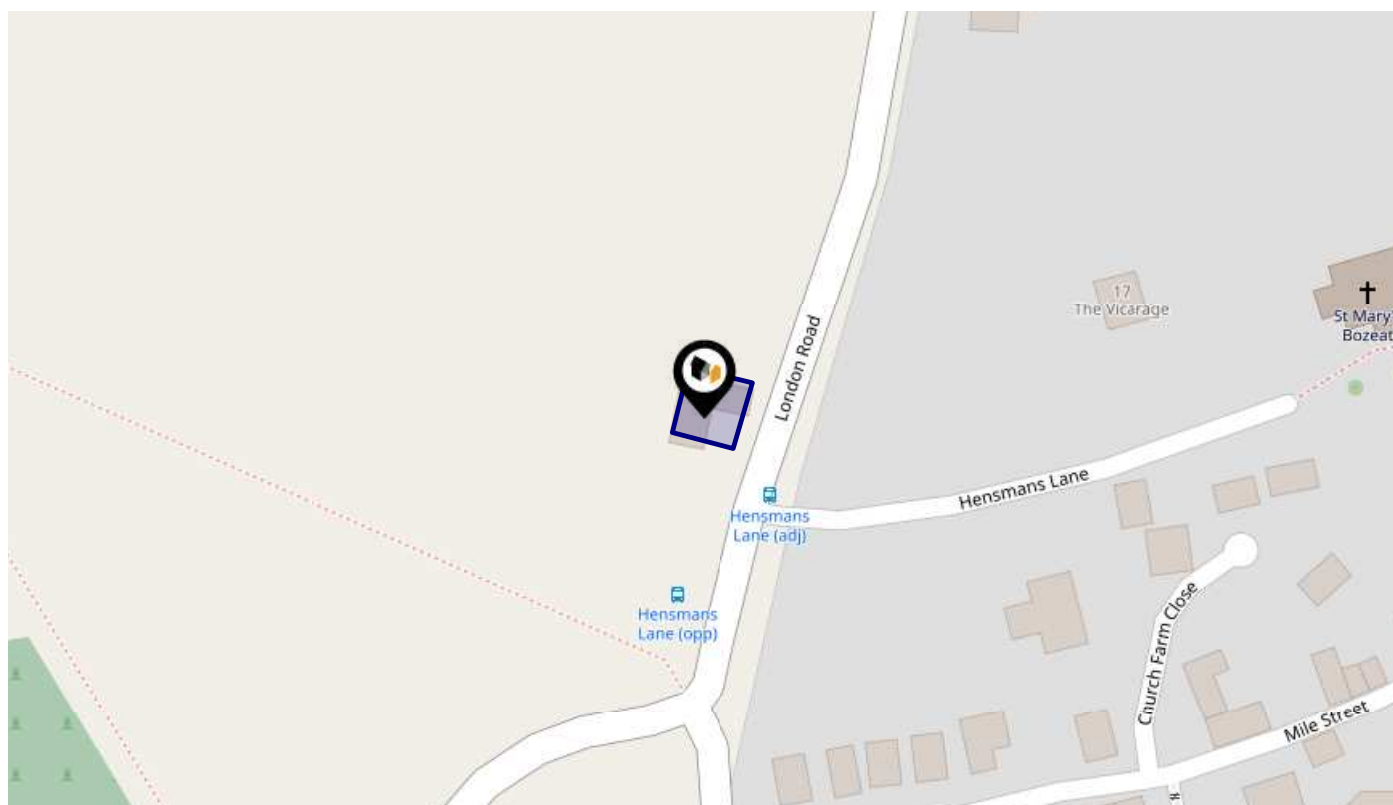
Rail Noise

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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	

Flood Risk

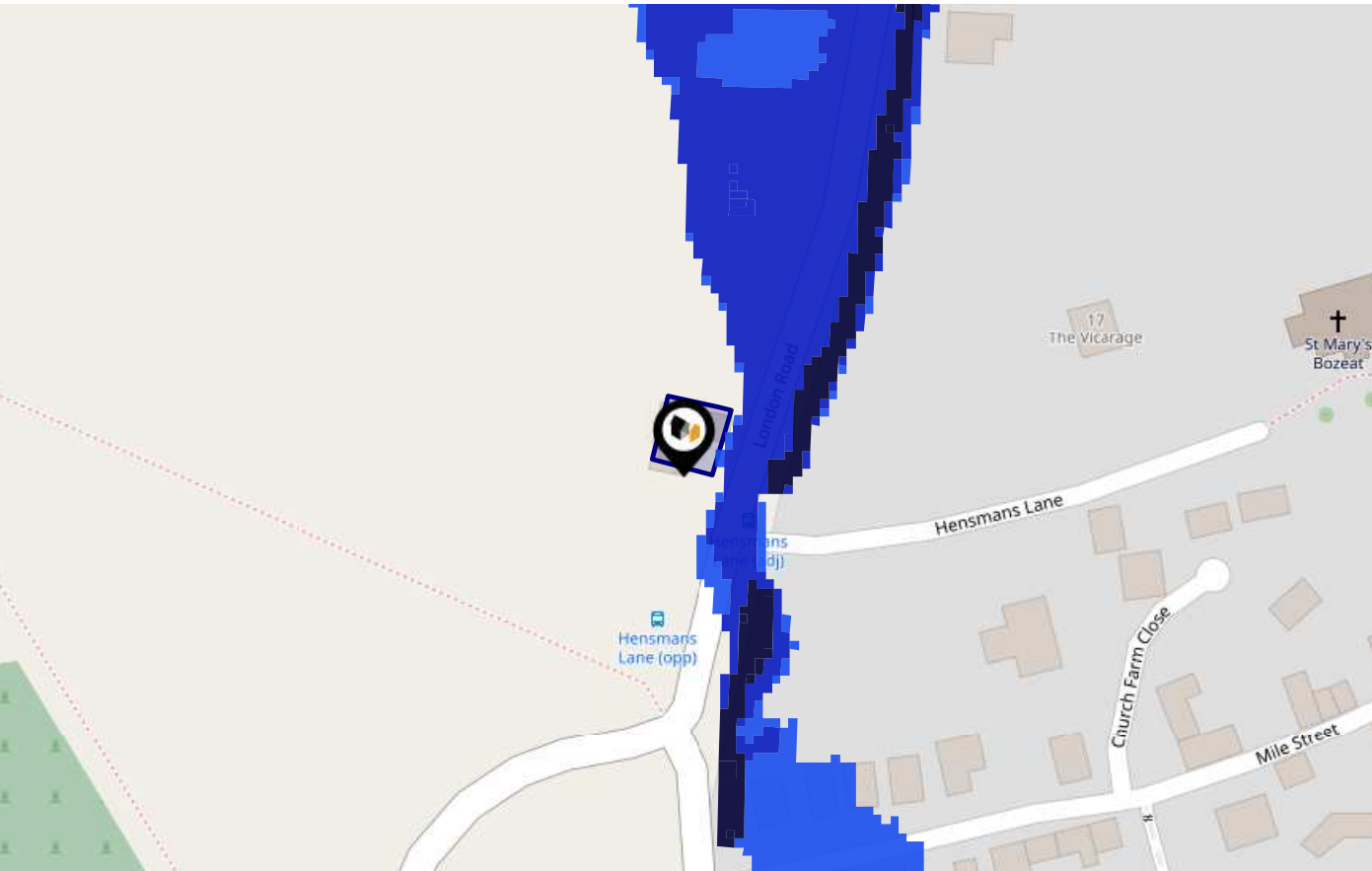
Rivers & Seas - Flood Risk

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

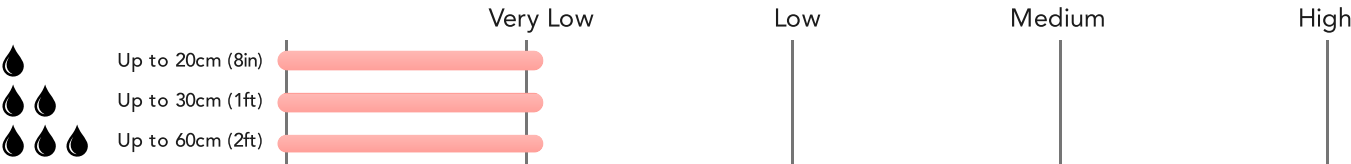


Risk Rating: Very low

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:



Flood Risk

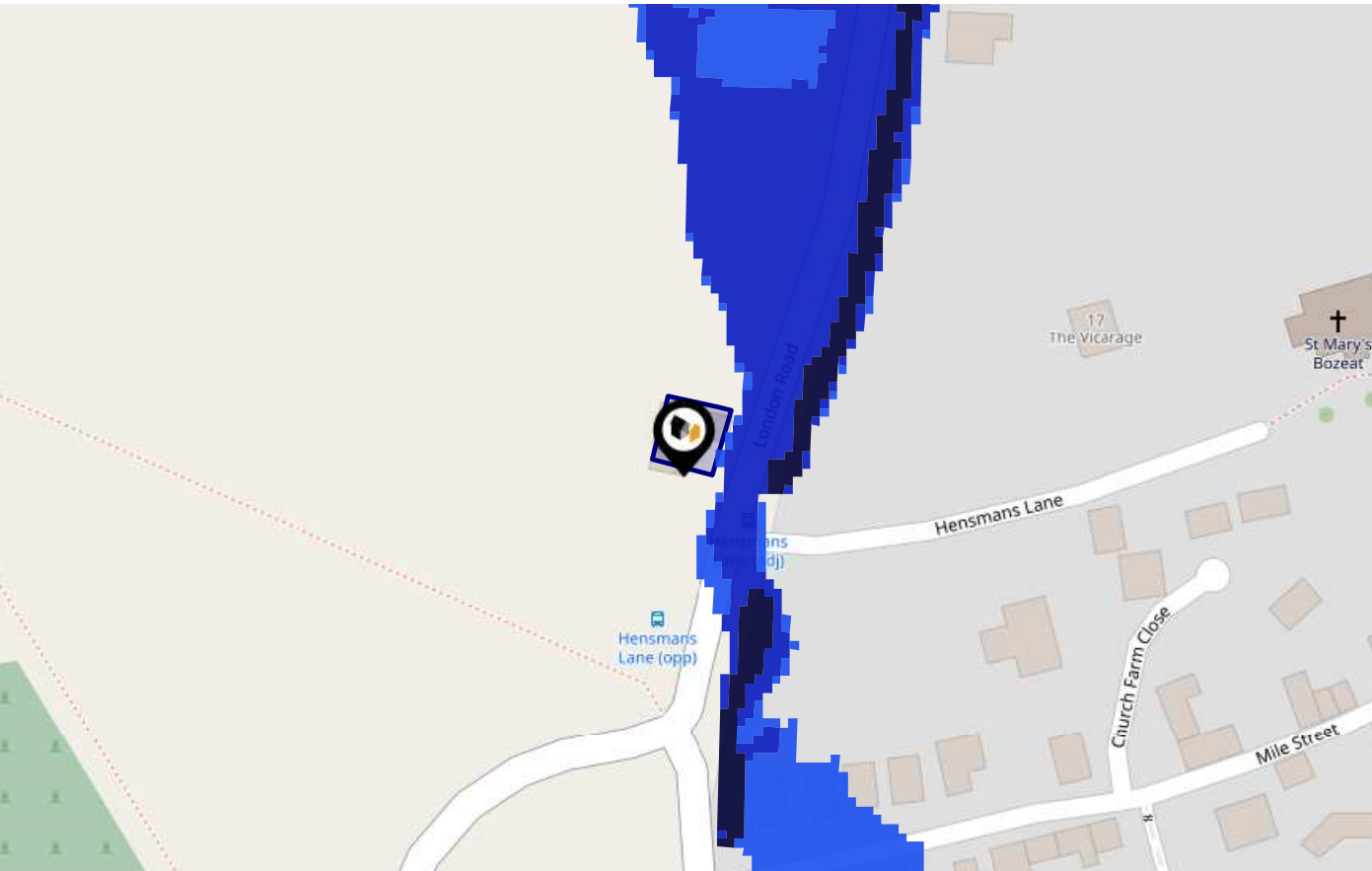
Rivers & Seas - Climate Change

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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.

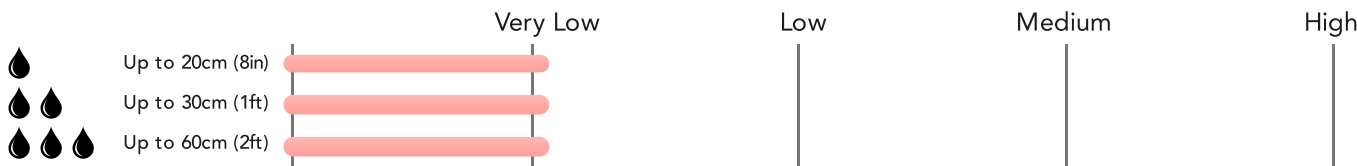


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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

Flood Risk

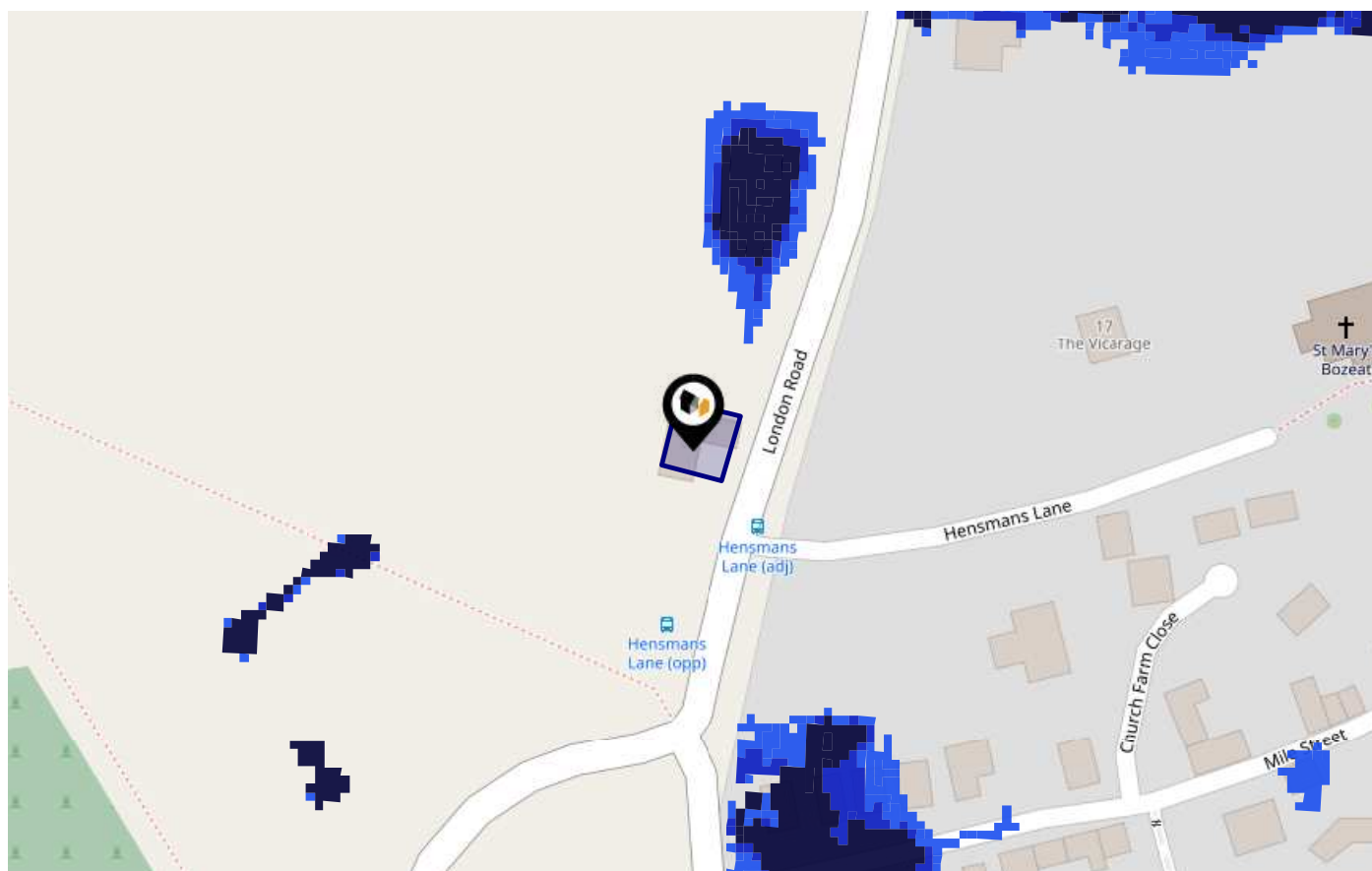
Surface Water - Flood Risk

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

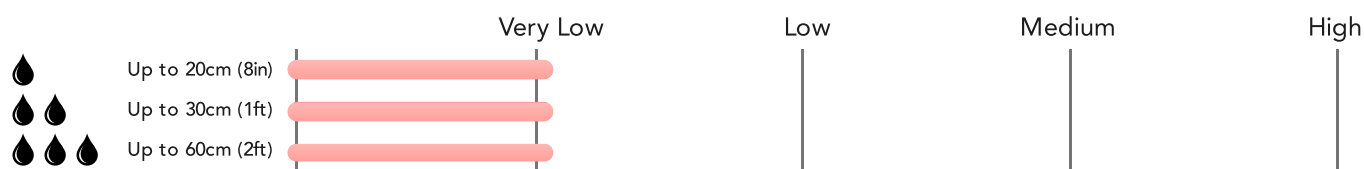


Risk Rating: Very low

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- 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

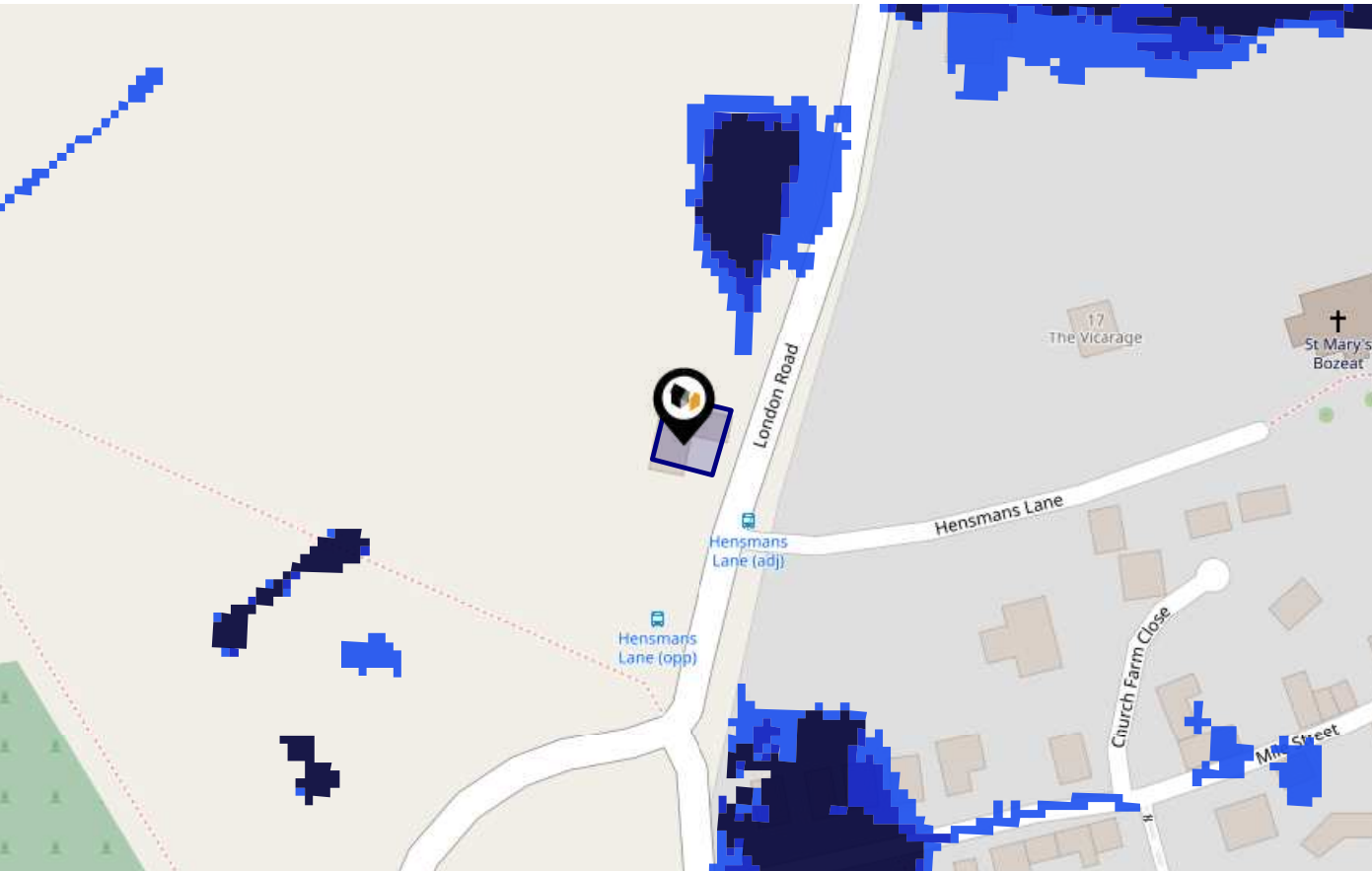
Surface Water - Climate Change

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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.

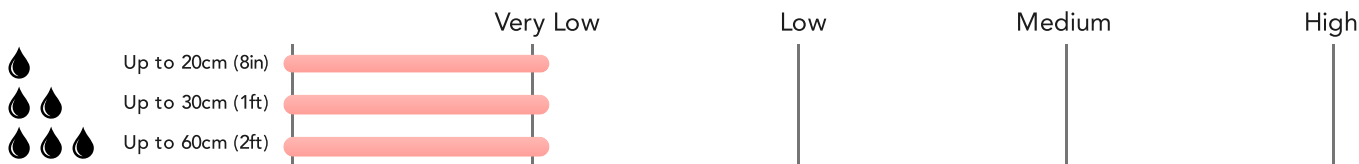


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land

No data available.

Maps

Landfill Sites

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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	OS Fields, Bozeat-Bozeat	Historic Landfill	☐
2	Field No.7100-East Of Grendon Road, Wollaston	Historic Landfill	☐
3	Earls Barton Quarry-Off Hardwater Road, Earls Barton, Northamptonshire	Historic Landfill	☐
4	Earls Barton Quarry-Station Road, Earls Barton, Northamptonshire	Historic Landfill	☐
5	West of Wood Road-Harrold, Bedfordshire	Historic Landfill	☐
6	Hardwater Crossing-Great Doddington	Historic Landfill	☐
7	Harold-Harold, Bedfordshire	Historic Landfill	☐
8	Odell-Odell Road, Odell, Bedfordshire	Historic Landfill	☐
9	Poddington-Poddington, Bedfordshire	Historic Landfill	☐
10	Denton-By Stonepit House, Denton, South Northamptonshire	Historic Landfill	☐

Maps

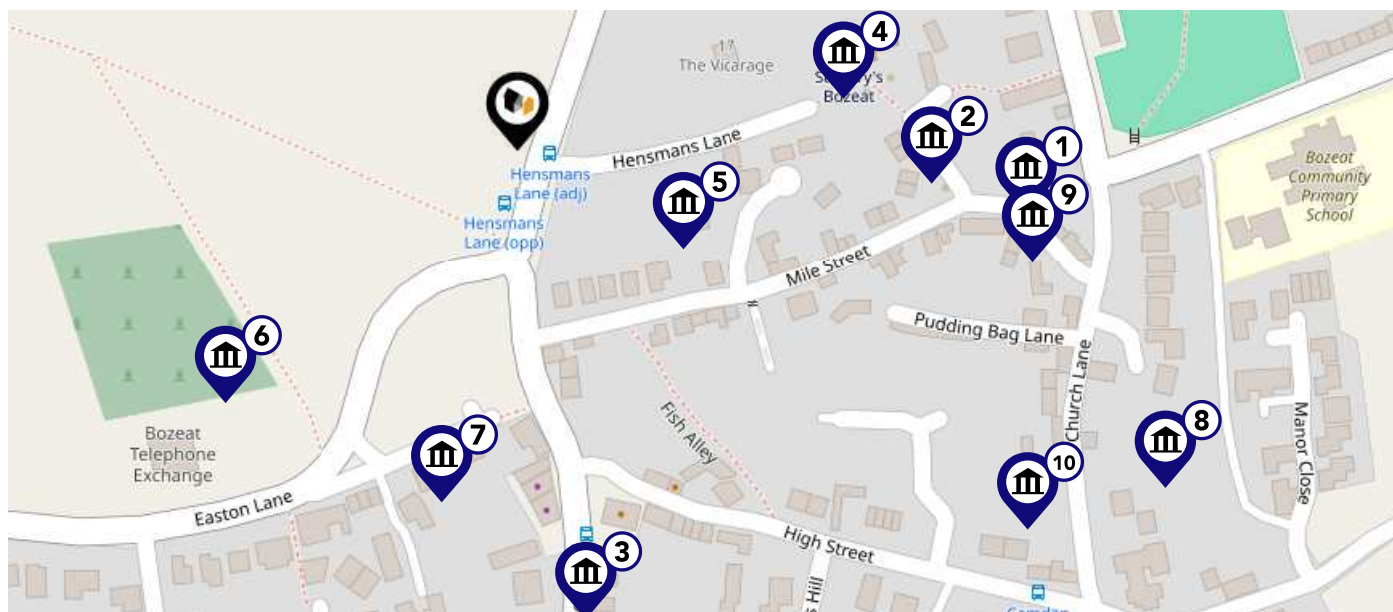
Listed Buildings

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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...



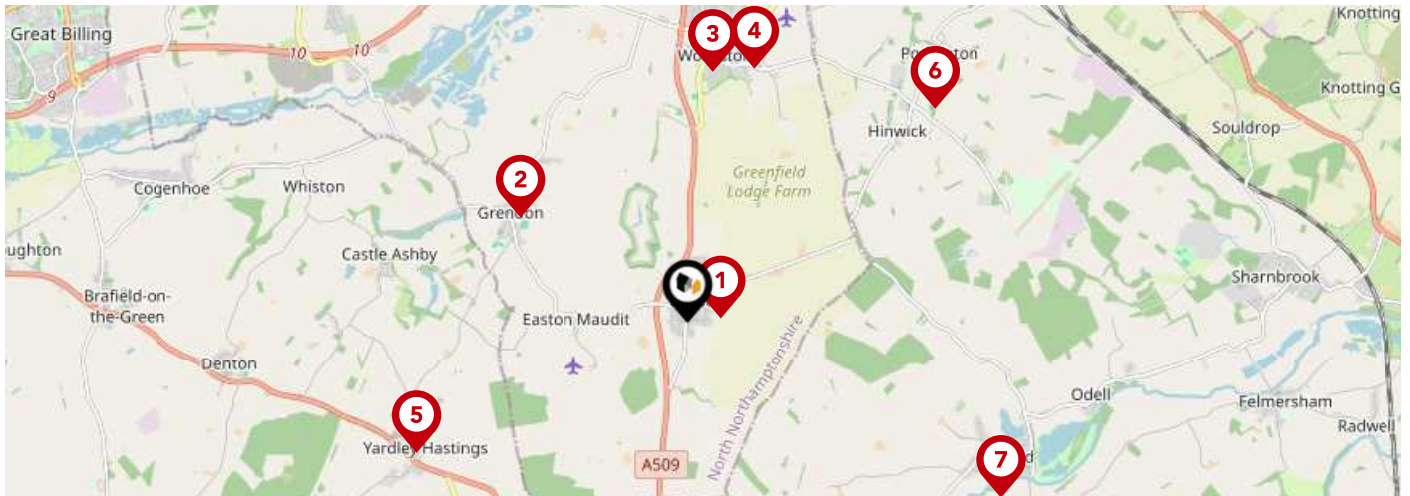
Listed Buildings in the local district	Grade	Distance
 1371685 - 56, Allens Hill	Grade II	0.1 miles
 1371686 - Burnt Close	Grade II	0.1 miles
 1189487 - Milestone House	Grade II	0.1 miles
 1040795 - Church Of St Mary	Grade I	0.1 miles
 1040800 - Church Farmhouse	Grade II	0.1 miles
 1428093 - Bozeat War Memorial	Grade II	0.1 miles
 1294269 - 3, Easton Lane	Grade II	0.1 miles
 1371687 - Manor Farmhouse	Grade II	0.2 miles
 1294240 - 29, Mile Street	Grade II	0.2 miles
 1040794 - Homestead Farm	Grade II	0.2 miles

Area Schools

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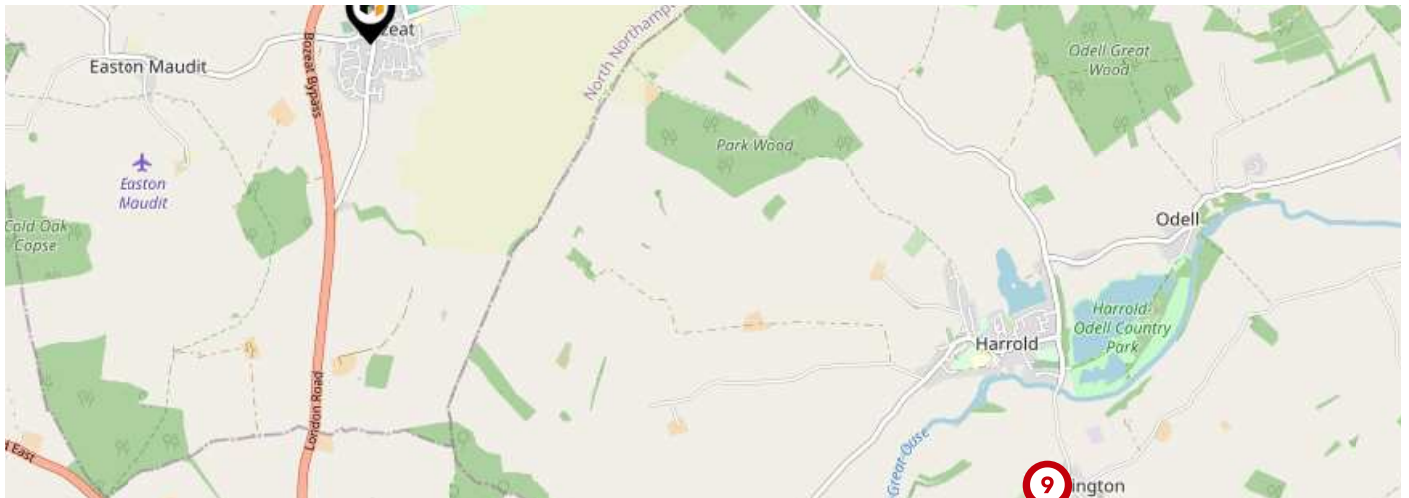
		Nursery	Primary	Secondary	College	Private
1	Bozeat Community Primary School Ofsted Rating: Good Pupils: 123 Distance:0.31	☐	☒	☐	☐	☐
2	Grendon Church of England Primary School Ofsted Rating: Outstanding Pupils: 116 Distance:1.8	☐	☒	☐	☐	☐
3	Wollaston Primary School Ofsted Rating: Good Pupils: 265 Distance:2.29	☐	☒	☐	☐	☐
4	Wollaston School Ofsted Rating: Good Pupils: 1430 Distance:2.39	☐	☐	☒	☐	☐
5	Yardley Hastings Primary School Ofsted Rating: Outstanding Pupils: 114 Distance:2.72	☐	☒	☐	☐	☐
6	Christopher Reeves CofE VA Primary School Ofsted Rating: Good Pupils: 75 Distance:2.98	☐	☒	☐	☐	☐
7	Harrold Primary Academy Ofsted Rating: Good Pupils: 107 Distance:3.27	☐	☒	☐	☐	☐
8	Lavendon School Ofsted Rating: Outstanding Pupils: 151 Distance:3.58	☐	☒	☐	☐	☐

Area Schools

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		Nursery	Primary	Secondary	College	Private
9	Carlton CofE Primary School Ofsted Rating: Outstanding Pupils: 109 Distance:3.77	☐	☒	☐	☐	☐
10	Great Doddington Primary Ofsted Rating: Requires improvement Pupils: 130 Distance:3.82	☐	☒	☐	☐	☐
11	Denton Primary School Ofsted Rating: Good Pupils: 97 Distance:4.07	☐	☒	☐	☐	☐
12	Earls Barton Primary School Ofsted Rating: Good Pupils: 447 Distance:4.21	☐	☒	☐	☐	☐
13	Irchester Community Primary School Ofsted Rating: Good Pupils: 350 Distance:4.28	☐	☒	☐	☐	☐
14	Olney Middle School Ofsted Rating: Good Pupils: 368 Distance:4.47	☐	☒	☐	☐	☐
15	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 142 Distance:4.53	☐	☒	☐	☐	☐
16	Warwick Academy Ofsted Rating: Good Pupils: 259 Distance:4.61	☐	☒	☐	☐	☐

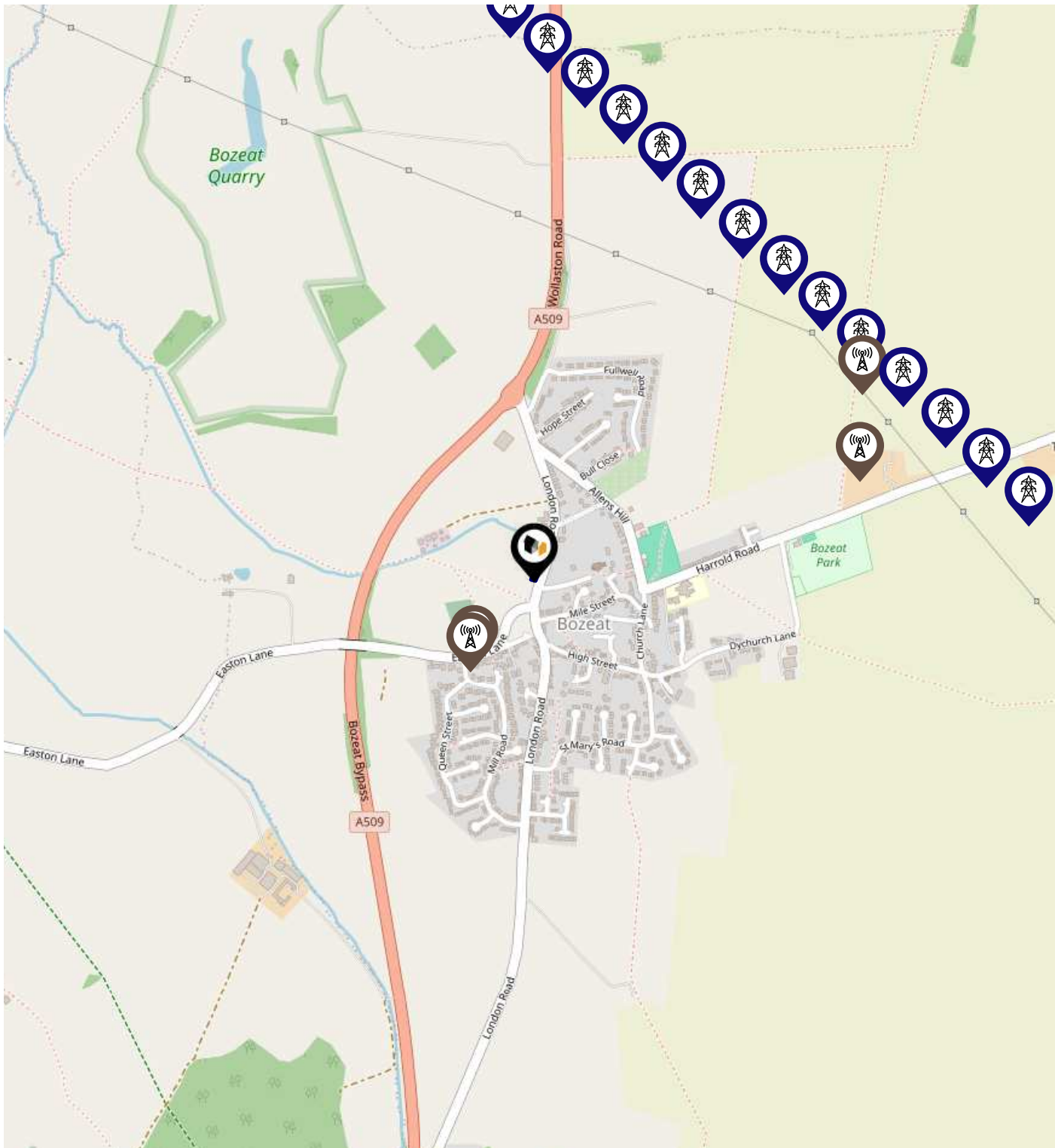
Local Area

Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

Environment

Radon Gas

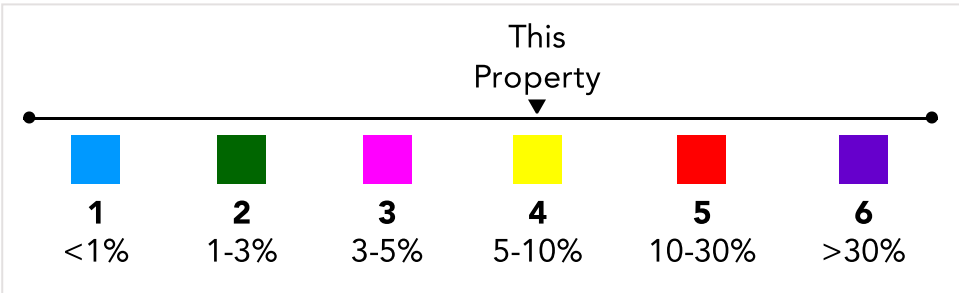
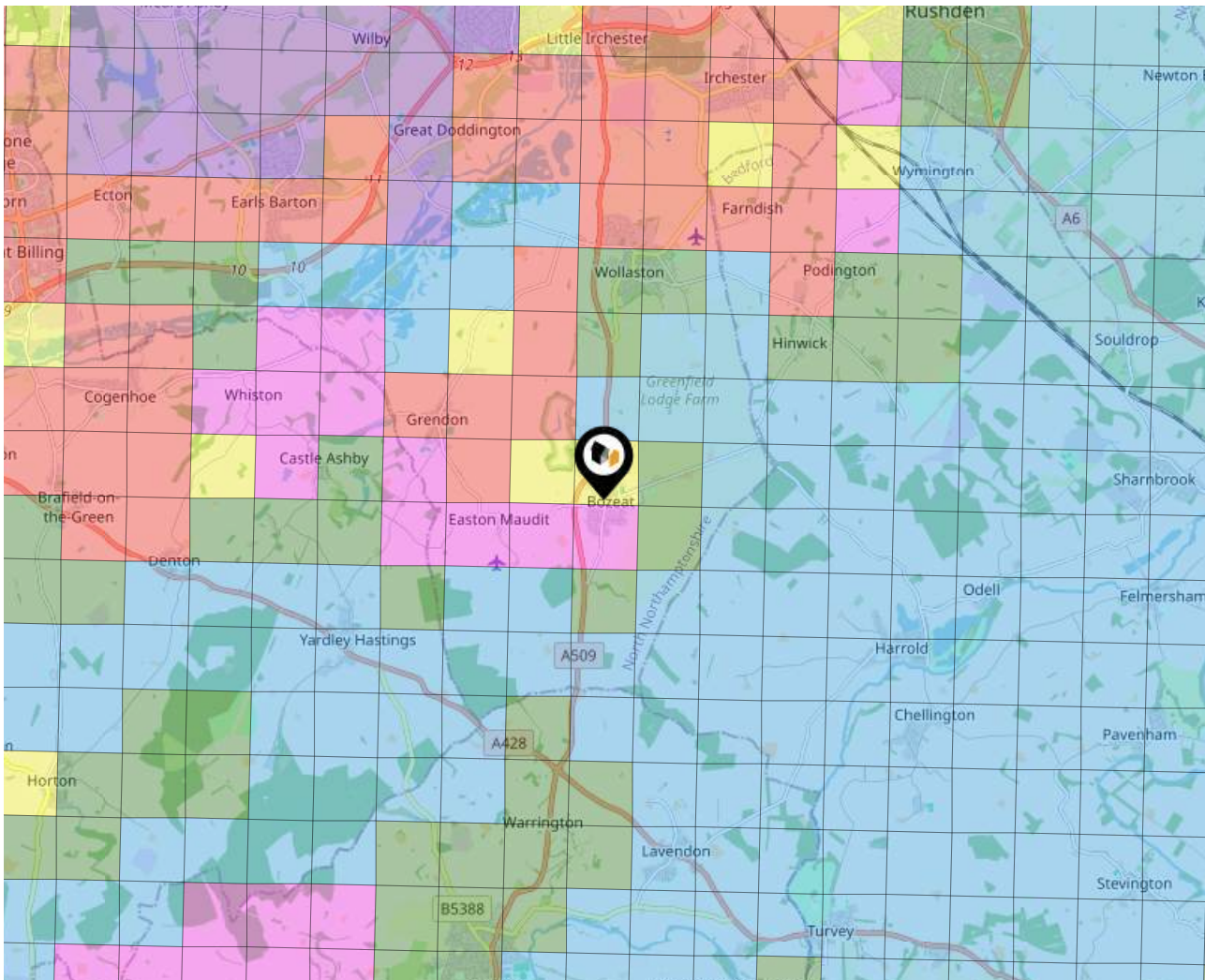
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What is Radon?

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).

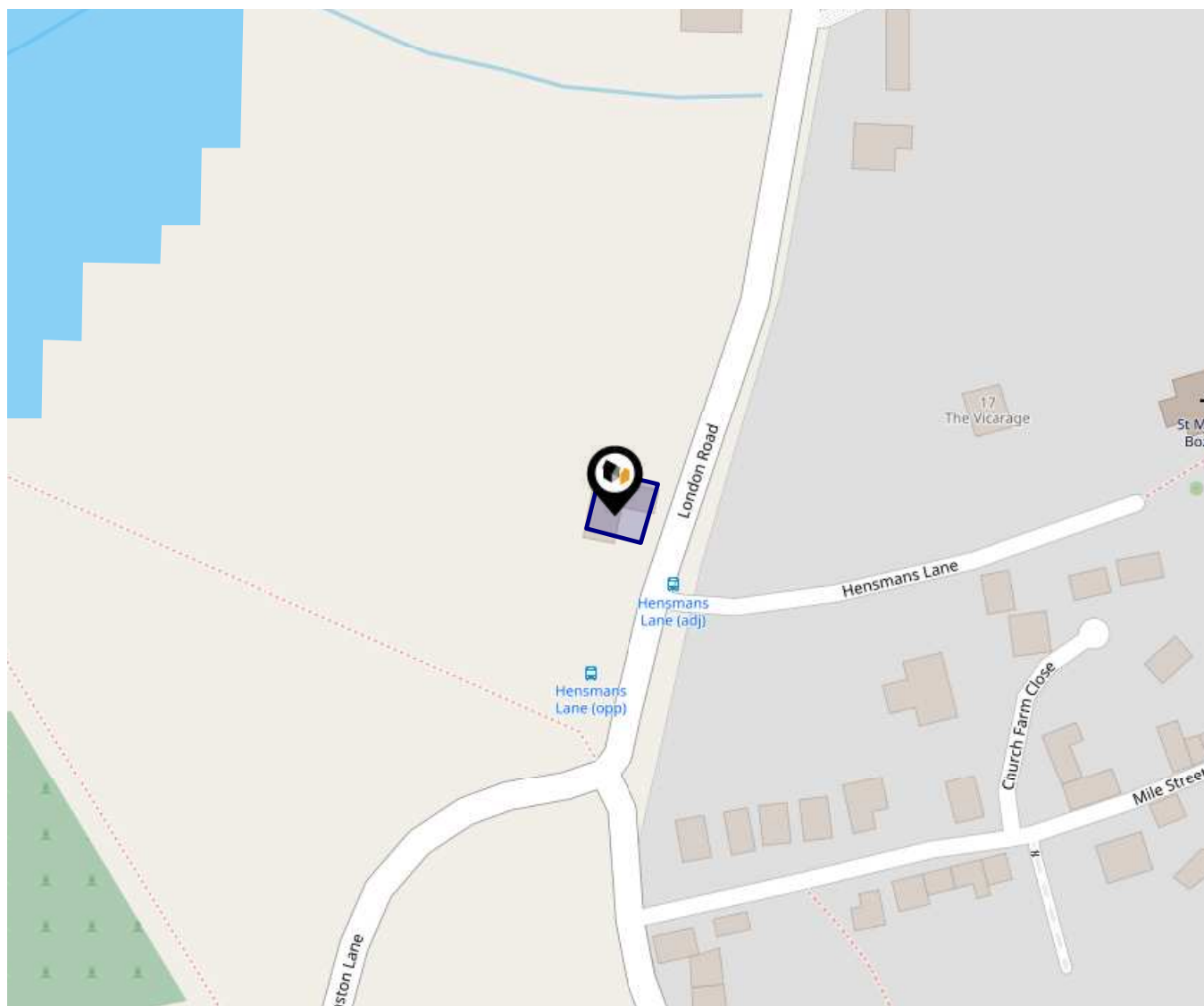


Local Area Road Noise

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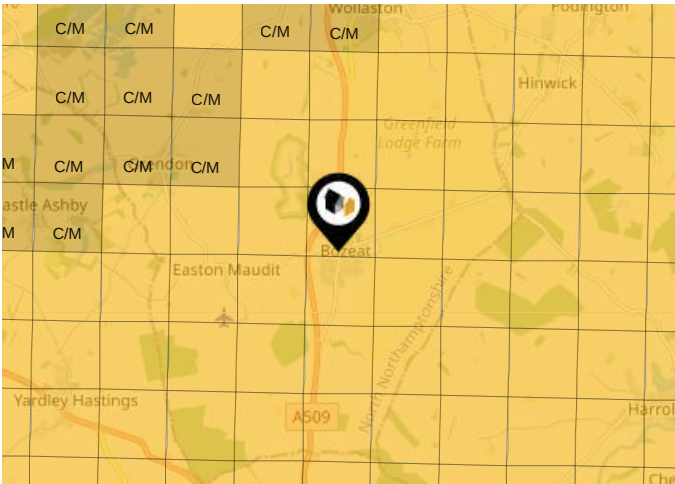
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	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

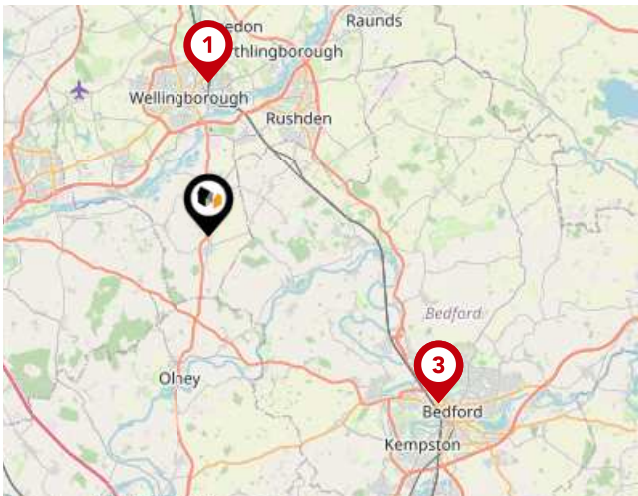
Area

Transport (National)

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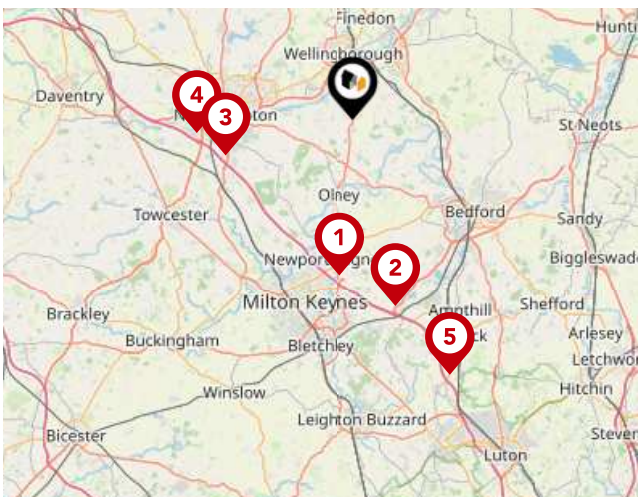


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National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	5.57 miles
2	Bedford Rail Station	10.33 miles
3	Bedford Rail Station	10.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	11.41 miles
2	M1 J13	13.91 miles
3	M1 J15	9.6 miles
4	M1 J15A	11.37 miles
5	M1 J12	19.92 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	26.98 miles
2	Kidlington	38.22 miles
3	Baginton	35.2 miles
4	Cambridge	36.13 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Hensmans Lane	0.02 miles
2	Hensmans Lane	0.03 miles
3	Red Lion PH	0.12 miles
4	Allens Hill	0.17 miles
5	Camden Square	0.2 miles

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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

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Testimonials



Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl_myers_bespoke

Carl Myers Bespoke Estate Agent powered by eXp **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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Valuation Office
Agency

