

CARL MYERS



BESPOKE ESTATE AGENT

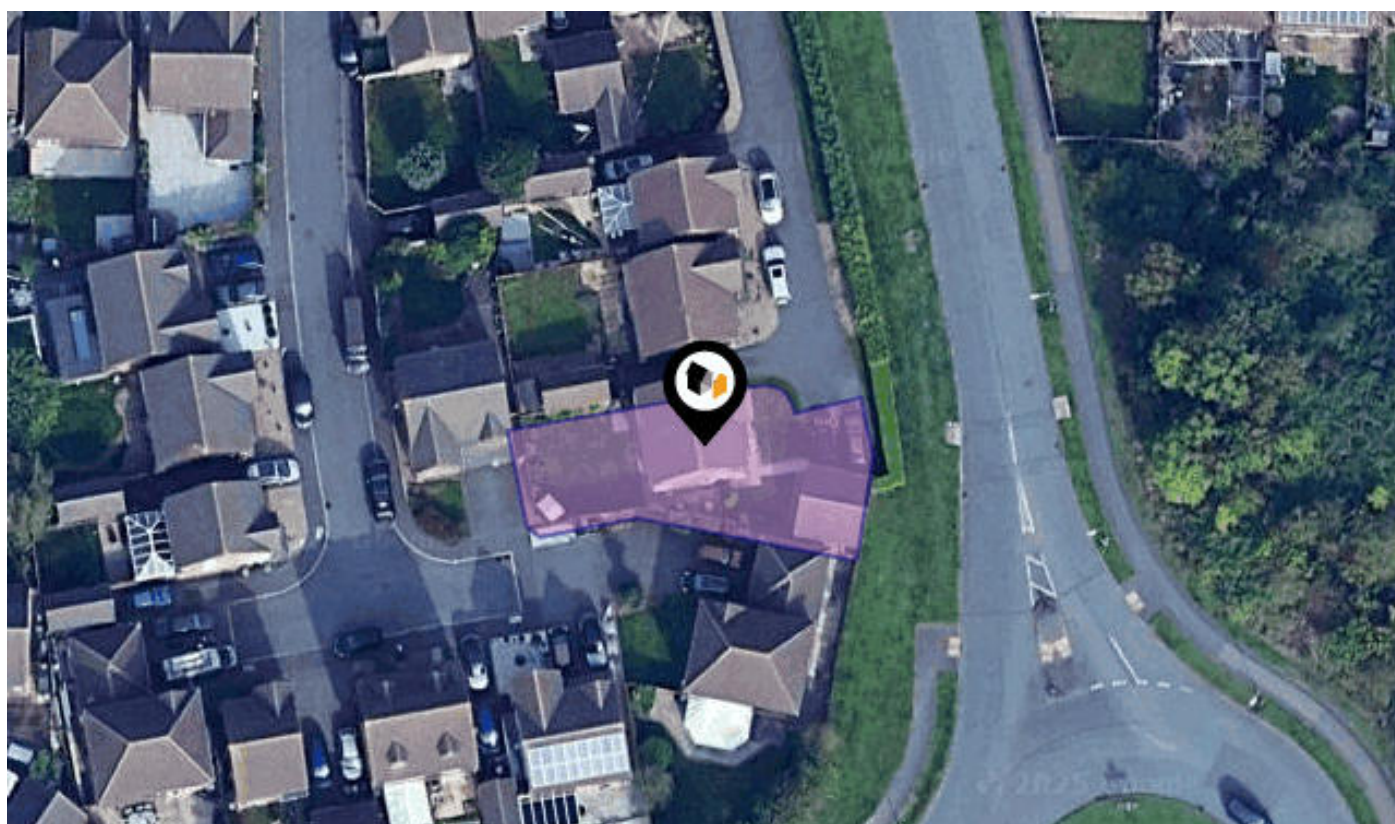


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th August 2025



SOANE CLOSE, WELLINGBOROUGH, NN8

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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www.carlmyers.co.uk

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apriift
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:	4
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.08 acres
Year Built :	2004
Council Tax :	Band D
Annual Estimate:	£2,302
Title Number:	NN249967

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)

6	53	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

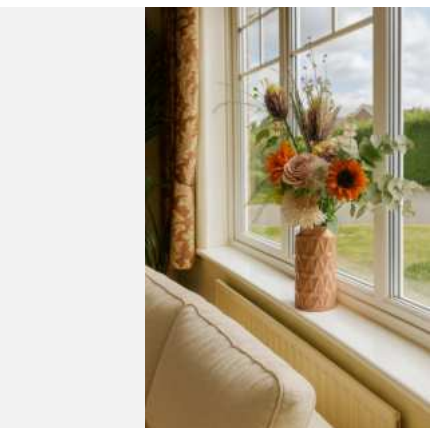
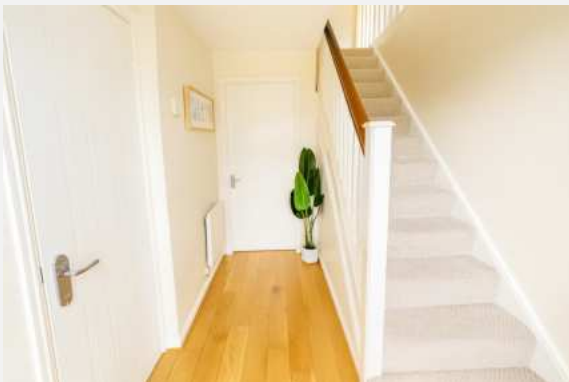


Gallery Photos

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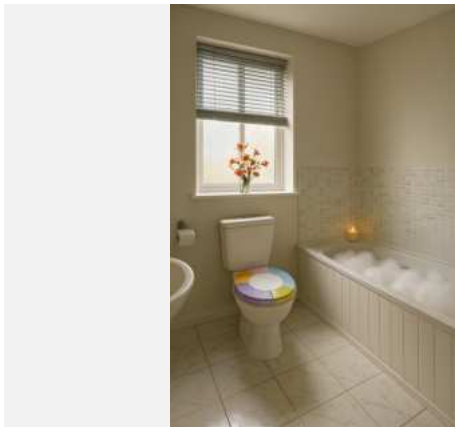
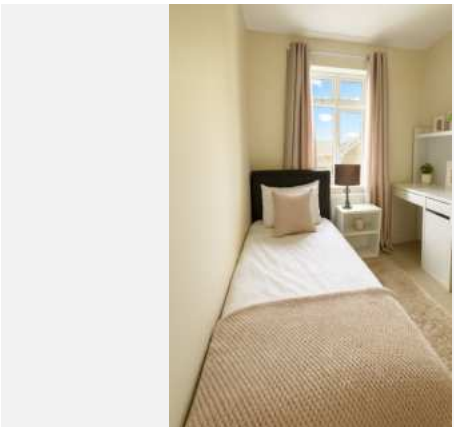
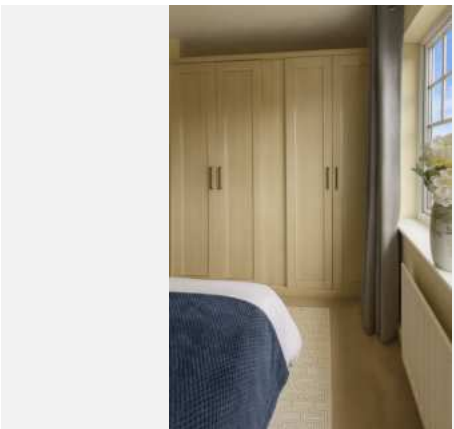
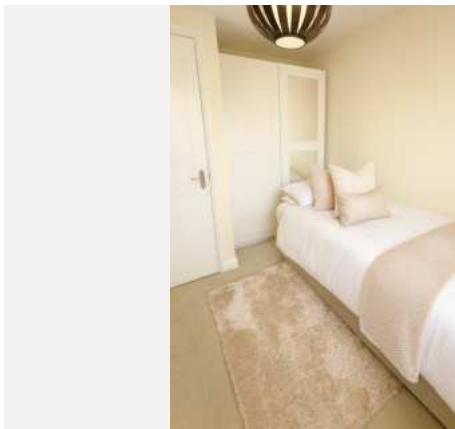


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Gallery Photos

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Property

EPC - Certificate

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WELLINGBOROUGH, NN8

Energy rating

C

Valid until 17.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	125 m ²

Market

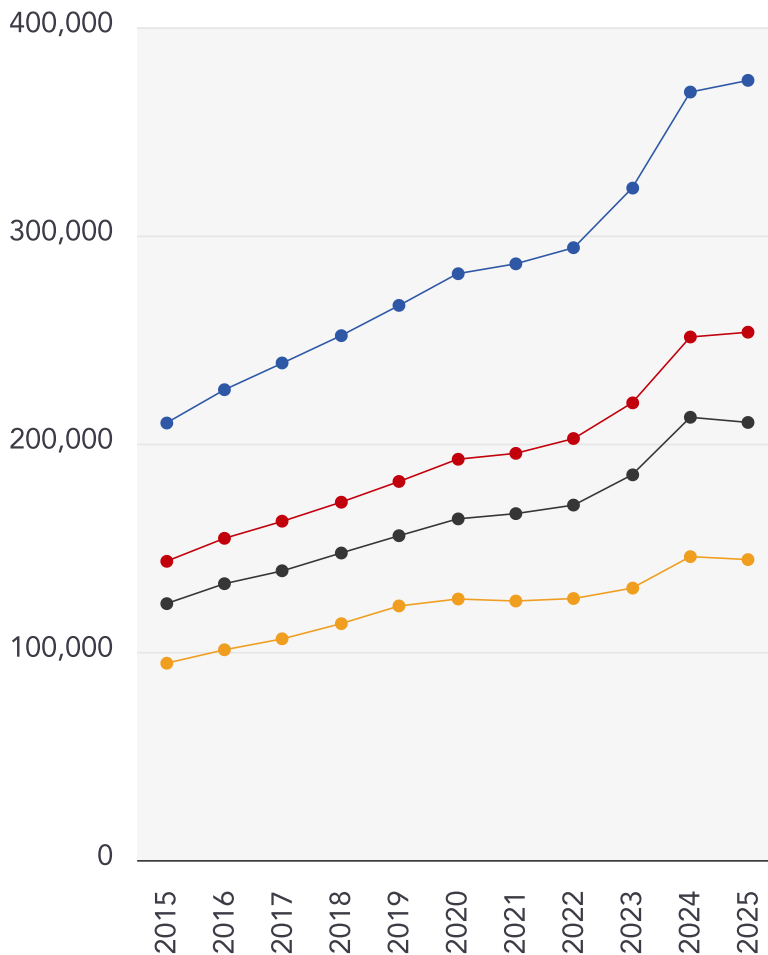
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN8



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%

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

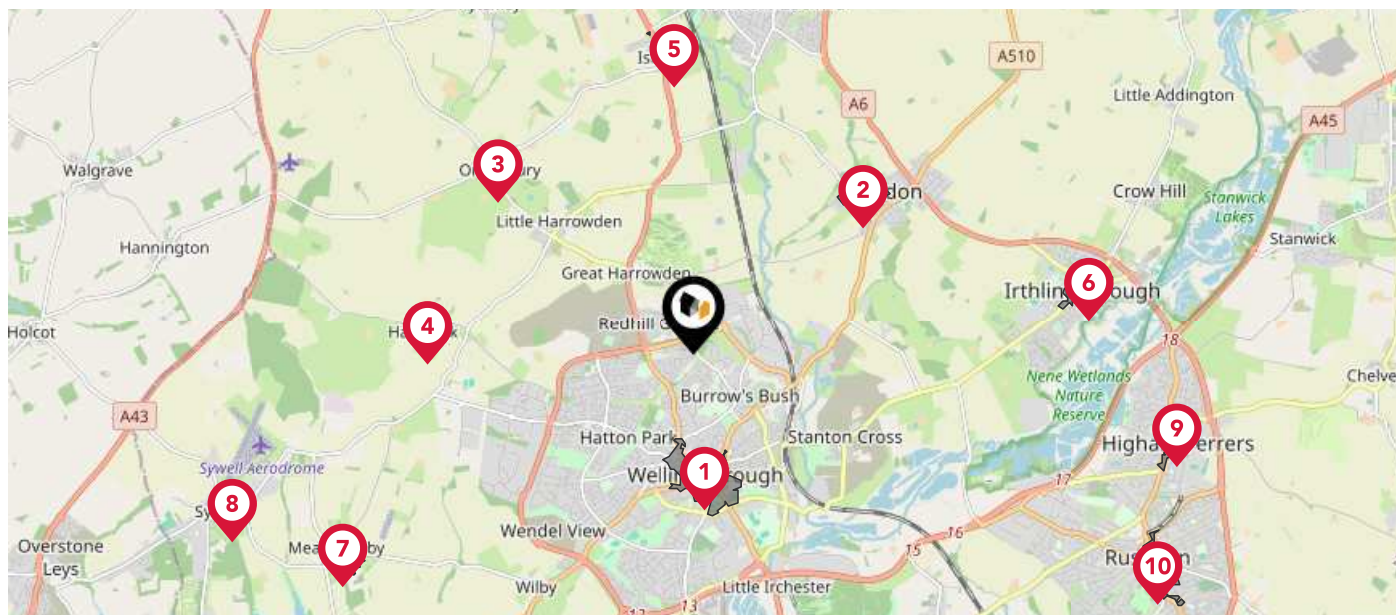
Conservation Areas

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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



Wellingborough



Finedon



Orlingbury



Hardwick



Isham



Irthlingborough



Mears Ashby



Sywell



Higham Ferrers



Rushden

Maps

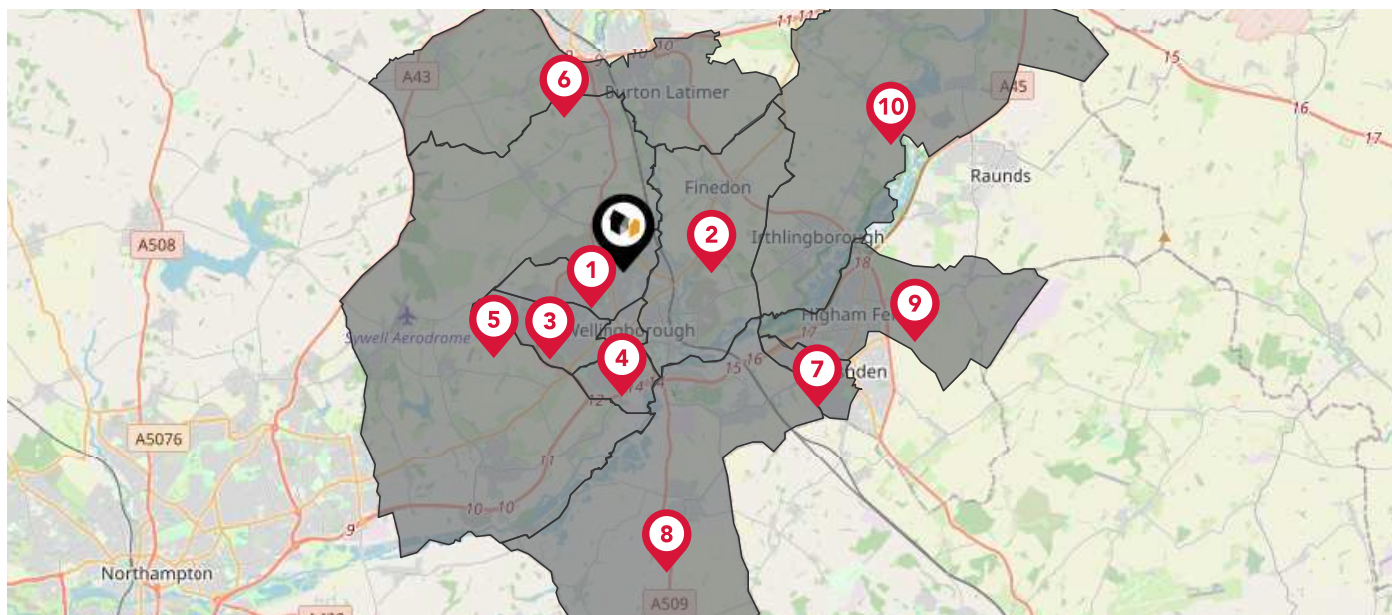
Council Wards

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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



Hatton Park Ward



Finedon Ward



Brickhill and Queensway Ward



Croyland and Swanspool Ward



Earls Barton Ward



Burton and Broughton Ward



Rushden Pemberton West Ward



Irchester Ward



Higham Ferrers Ward



Irthlingborough Ward

Maps

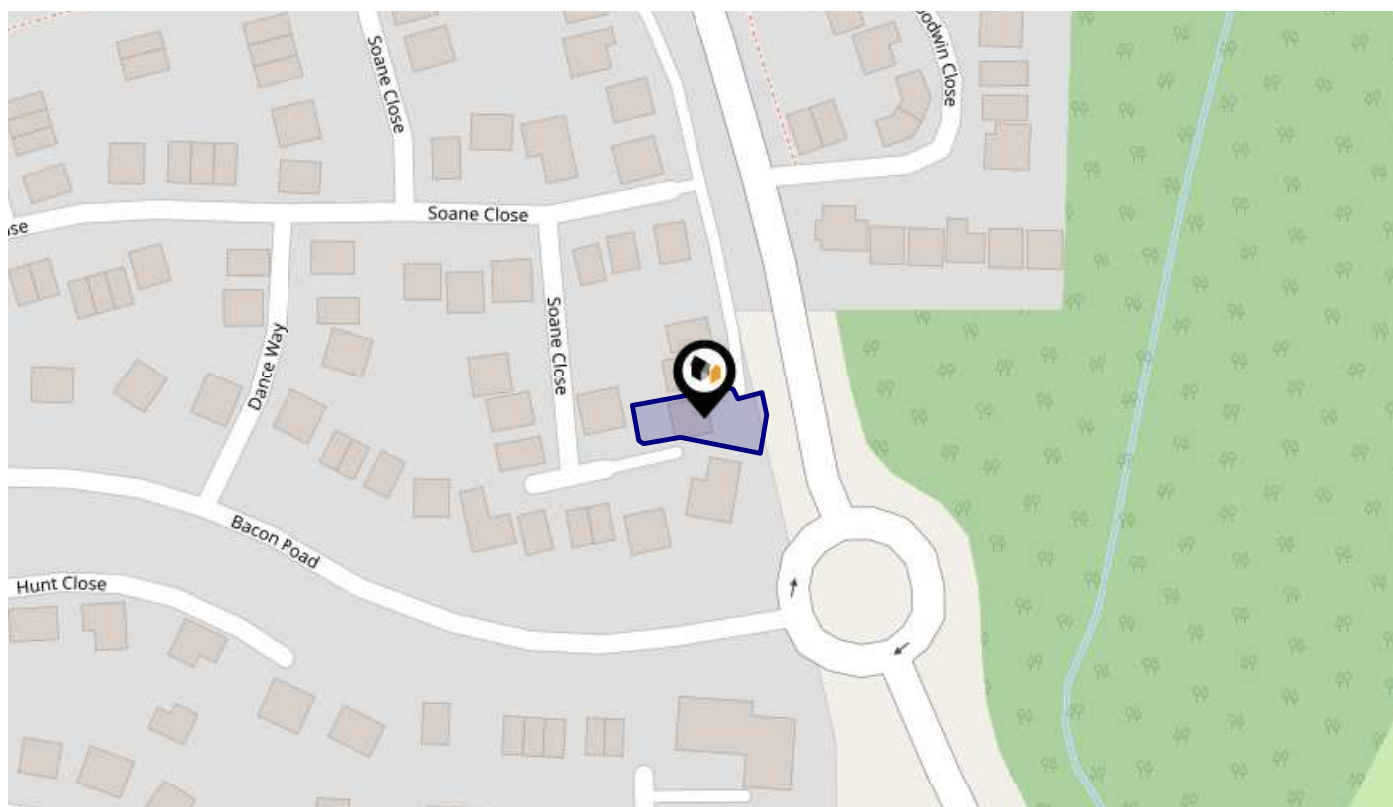
Rail Noise

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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

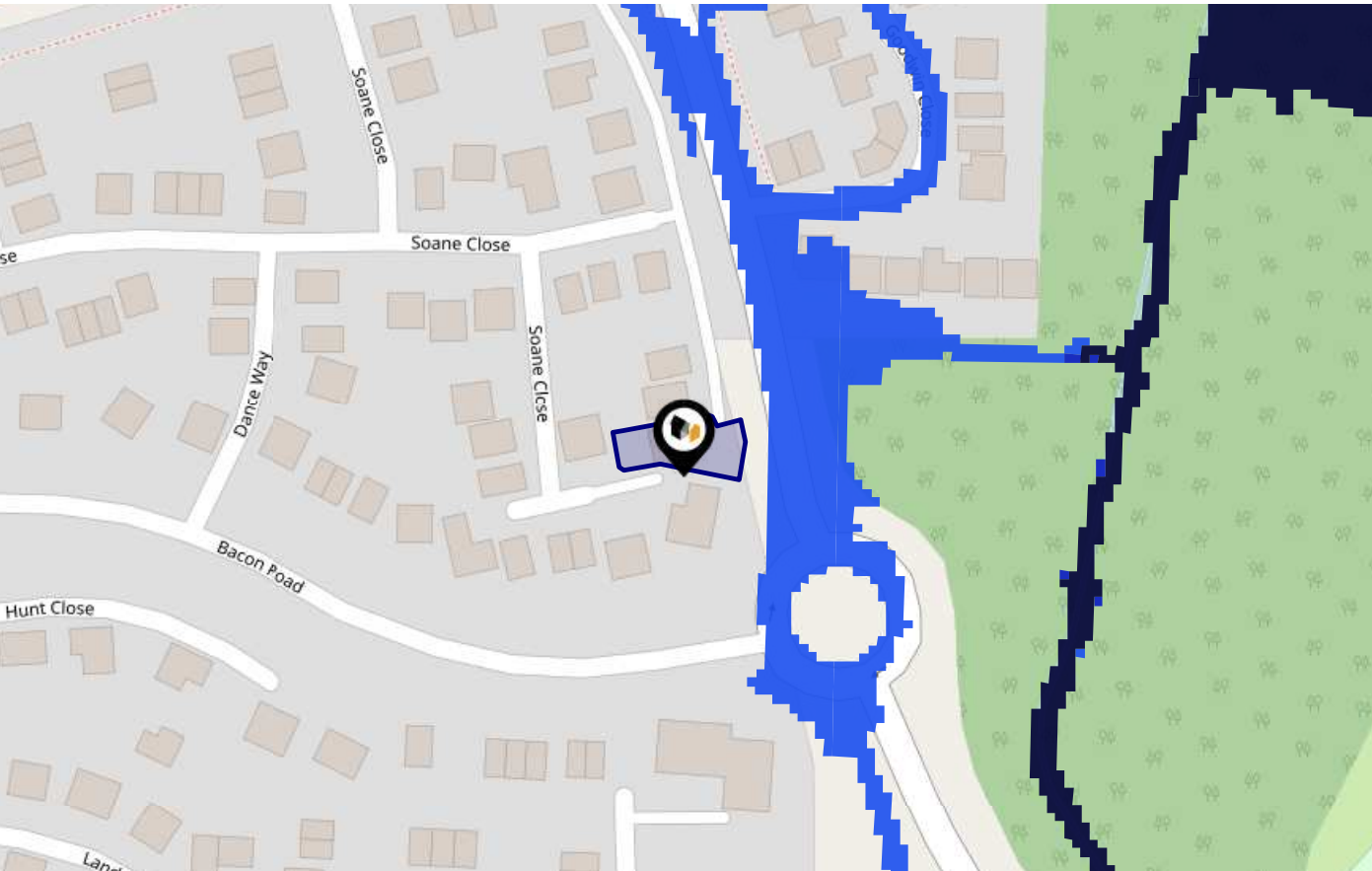
Rivers & Seas - Flood Risk

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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.

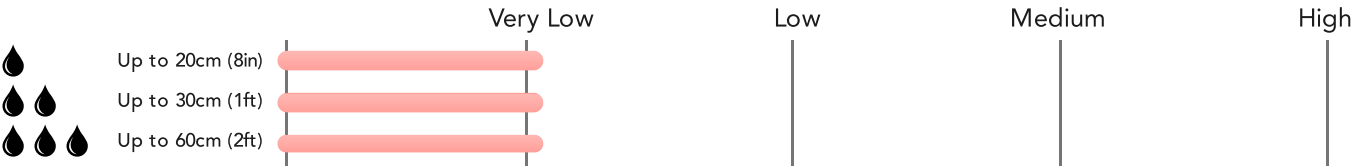


Risk Rating: Very low

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

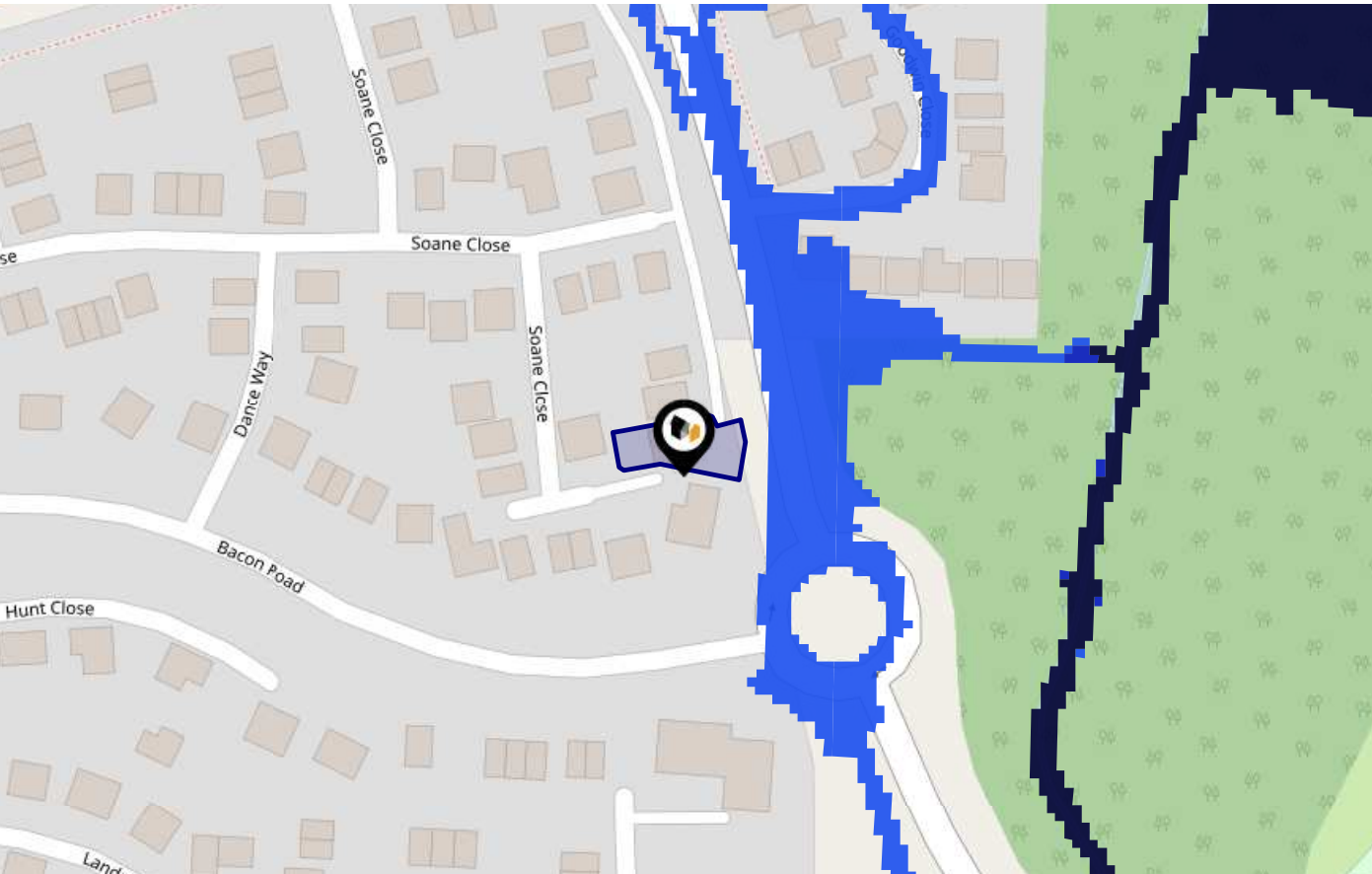
Rivers & Seas - Climate Change

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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.

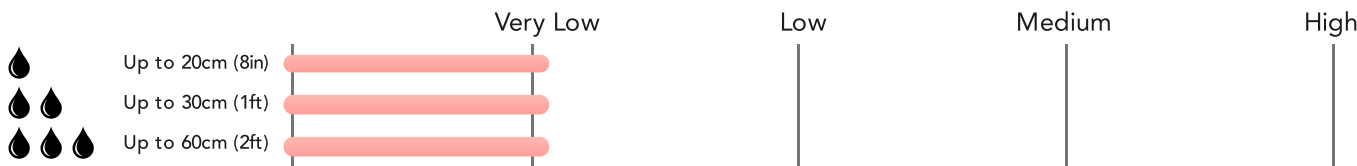


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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

Flood Risk

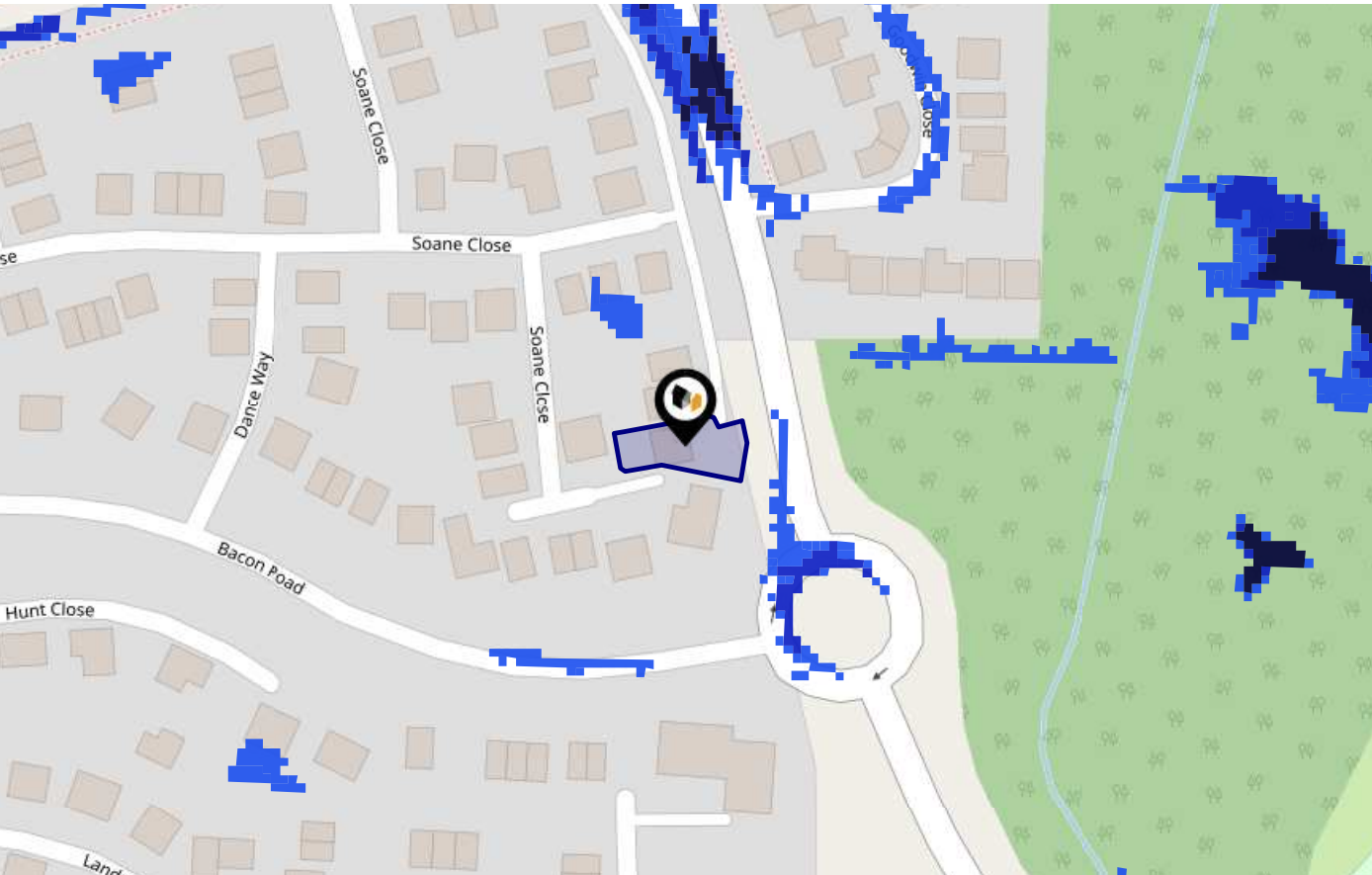
Surface Water - Flood Risk

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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.

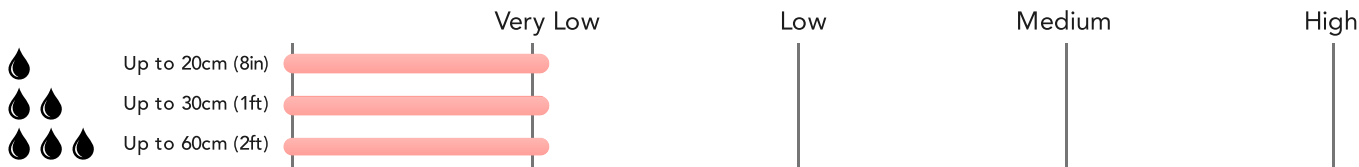


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Chance of flooding to the following depths at this property:



Flood Risk

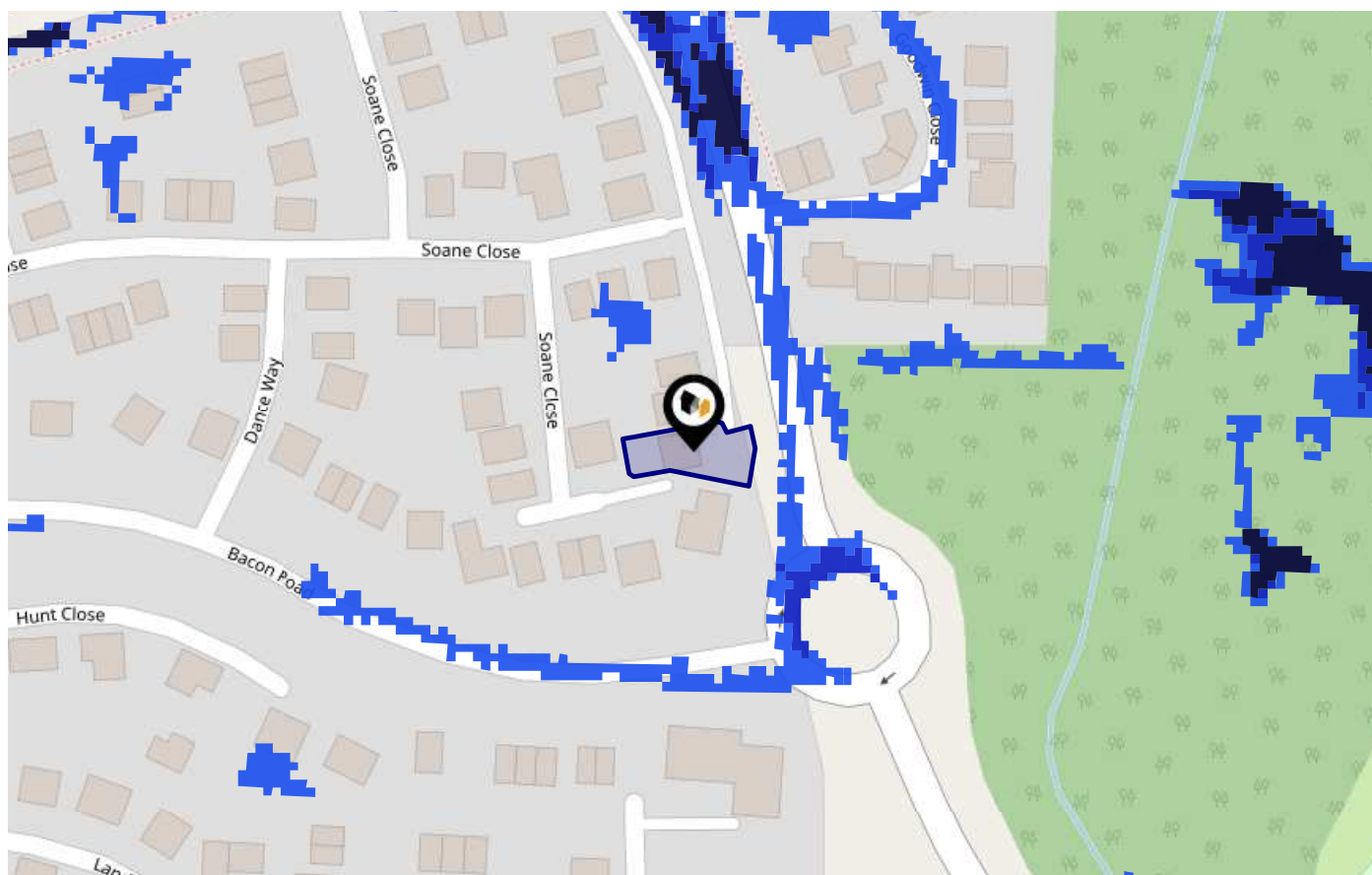
Surface Water - Climate Change

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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.

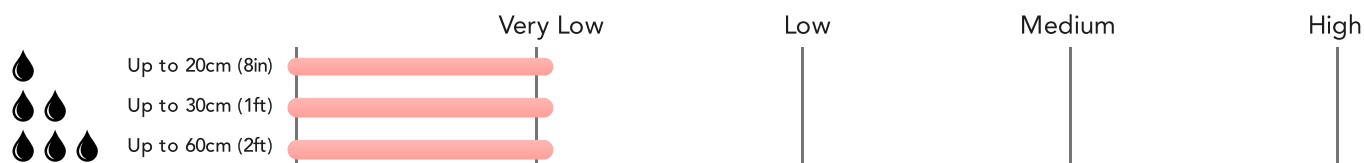


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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

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Know any property instantly

Maps

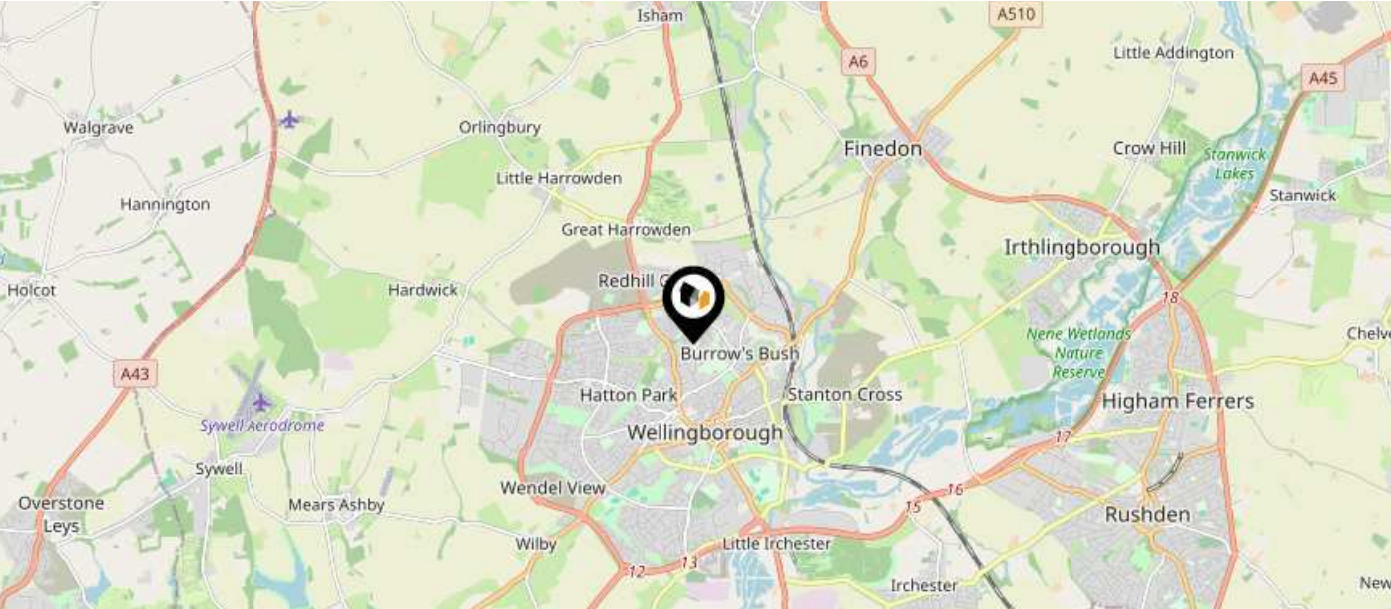
Green Belt

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



Nearby Green Belt Land

No data available.

Maps

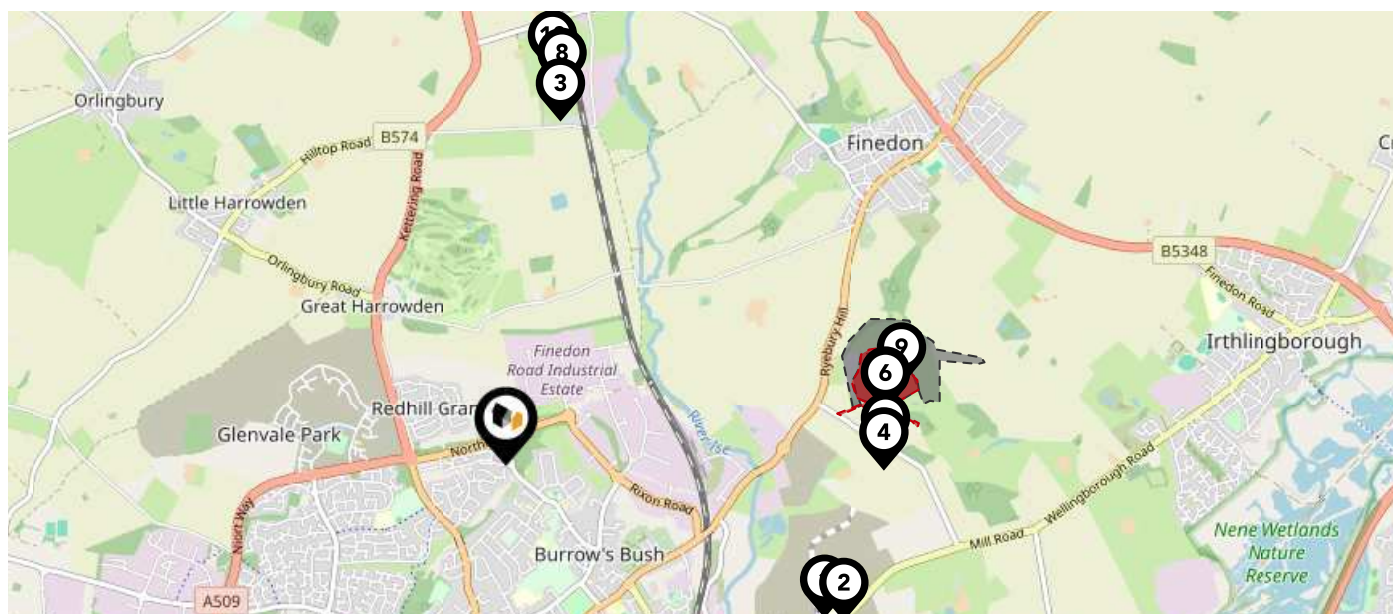
Landfill Sites

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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	South Hill Farm-Wellingborough	Historic Landfill	
2	South Hill Farm-Wellingborough	Historic Landfill	
3	Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering	Historic Landfill	
4	Carrol Spring Farm-Sidegate Lane, Wellingborough	Historic Landfill	
5	Carrol Spring Farm-Sidegate Lane, Wellingborough	Historic Landfill	
6	No name provided by source	Active Landfill	
7	Sidegate Lane Landfill - New Area-Sidegate Lane, Wellingborough, Northants	Historic Landfill	
8	Kettering Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering	Historic Landfill	
9	Sidegate Lane-Finedon, Wellingborough, Northamptonshire	Historic Landfill	
10	Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering	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...



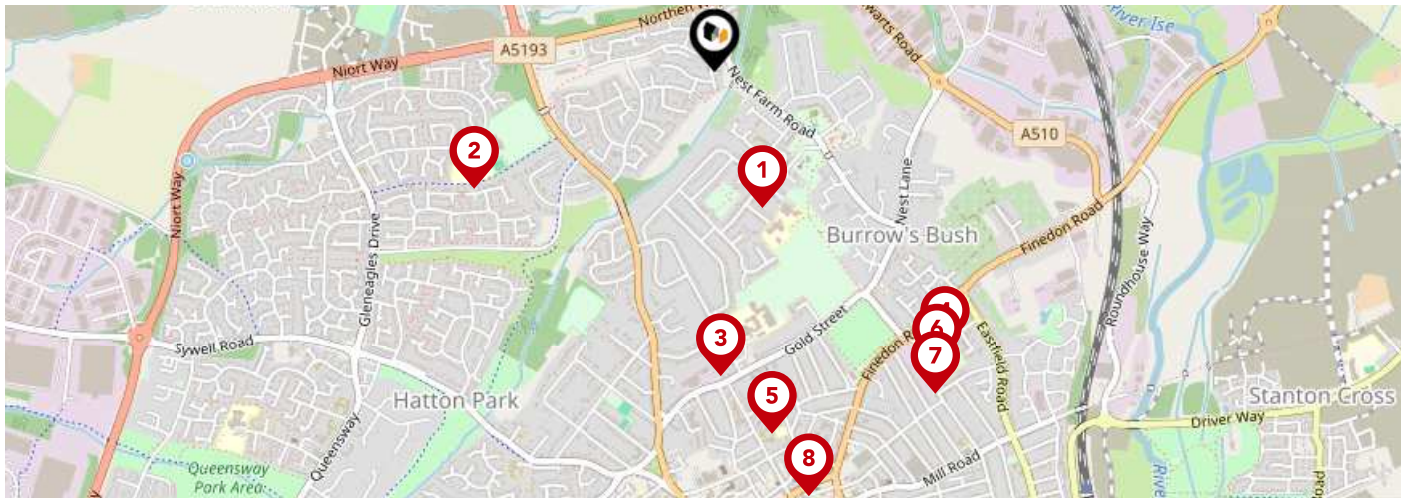
Listed Buildings in the local district	Grade	Distance
 1040735 - Gazebo Approximately 230 Metres South East Of Harrowden Hall	Grade II	0.7 miles
 1371699 - Gates, Gatepiers And Railings Approximately 300 Metres East Of Harrowden Hall	Grade II	0.7 miles
 1190485 - Gates, Gatepiers, Railings, Walls And Attached Summerhouse Extending To Approximately 300 Metres North, South And East Of Harrowden Hall	Grade II	0.8 miles
 1371697 - Statue Approximately 30 Metres South East Of Harrowden Hall	Grade II	0.8 miles
 1040731 - Chapel Of St Hubert	Grade II	0.8 miles
 1040733 - Statue Approximately 60 Metres South East Of Harrowden Hall	Grade II	0.8 miles
 1371700 - Wentworth Farmhouse	Grade II	0.9 miles
 1191422 - Wellingborough Grange Farmhouse And Attached Barn	Grade II	1.4 miles

Area Schools

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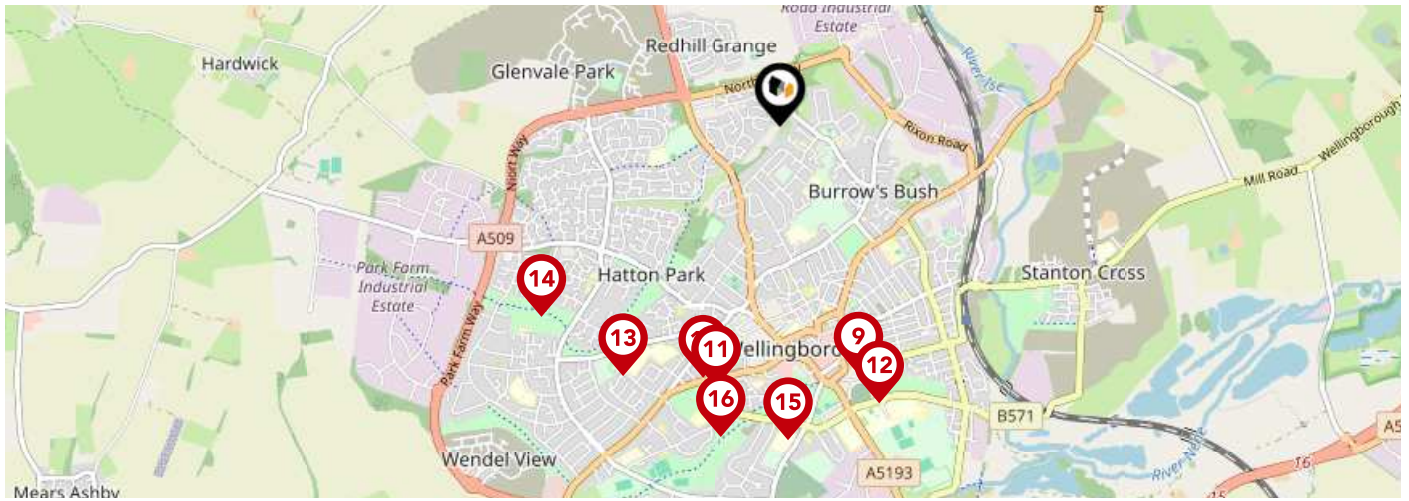
		Nursery	Primary	Secondary	College	Private
1	Oakway Academy Ofsted Rating: Good Pupils: 590 Distance:0.32	☐	☒	☐	☐	☐
2	Redwell Primary School Ofsted Rating: Good Pupils: 630 Distance:0.61	☐	☒	☐	☐	☐
3	Sir Christopher Hatton Academy Ofsted Rating: Good Pupils: 1475 Distance:0.69	☐	☐	☒	☐	☐
4	Highfield Nursery School Ofsted Rating: Good Pupils: 89 Distance:0.82	☒	☐	☐	☐	☐
5	The Avenue Infant School Ofsted Rating: Good Pupils: 178 Distance:0.83	☐	☒	☐	☐	☐
6	Rowan Gate Primary School -Two Sites and Two Satellites Ofsted Rating: Outstanding Pupils: 268 Distance:0.84	☐	☒	☐	☐	☐
7	Victoria Primary Academy Ofsted Rating: Good Pupils: 409 Distance:0.88	☐	☒	☐	☐	☐
8	Park Junior School, Wellingborough Ofsted Rating: Good Pupils: 241 Distance:0.98	☐	☒	☐	☐	☐

Area Schools

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		Nursery	Primary	Secondary	College	Private
	Refocus Ofsted Rating: Good Pupils: 41 Distance:1.18	☐	☐	☒	☐	☐
	Freemans Endowed Church of England Junior Academy Ofsted Rating: Good Pupils: 239 Distance:1.2	☐	☒	☐	☐	☐
	St Barnabas Church of England School Ofsted Rating: Good Pupils: 171 Distance:1.22	☐	☒	☐	☐	☐
	All Saints CEVA Primary School and Nursery Ofsted Rating: Good Pupils: 241 Distance:1.34	☐	☒	☐	☐	☐
	Weavers Academy Ofsted Rating: Good Pupils: 1302 Distance:1.34	☐	☐	☒	☐	☐
	Olympic Primary Ofsted Rating: Good Pupils: 398 Distance:1.39	☐	☒	☐	☐	☐
	Friars Academy Ofsted Rating: Outstanding Pupils: 151 Distance:1.42	☐	☐	☒	☐	☐
	Croyland Nursery School & Day Nursery Ofsted Rating: Outstanding Pupils: 113 Distance:1.44	☒	☐	☐	☐	☐

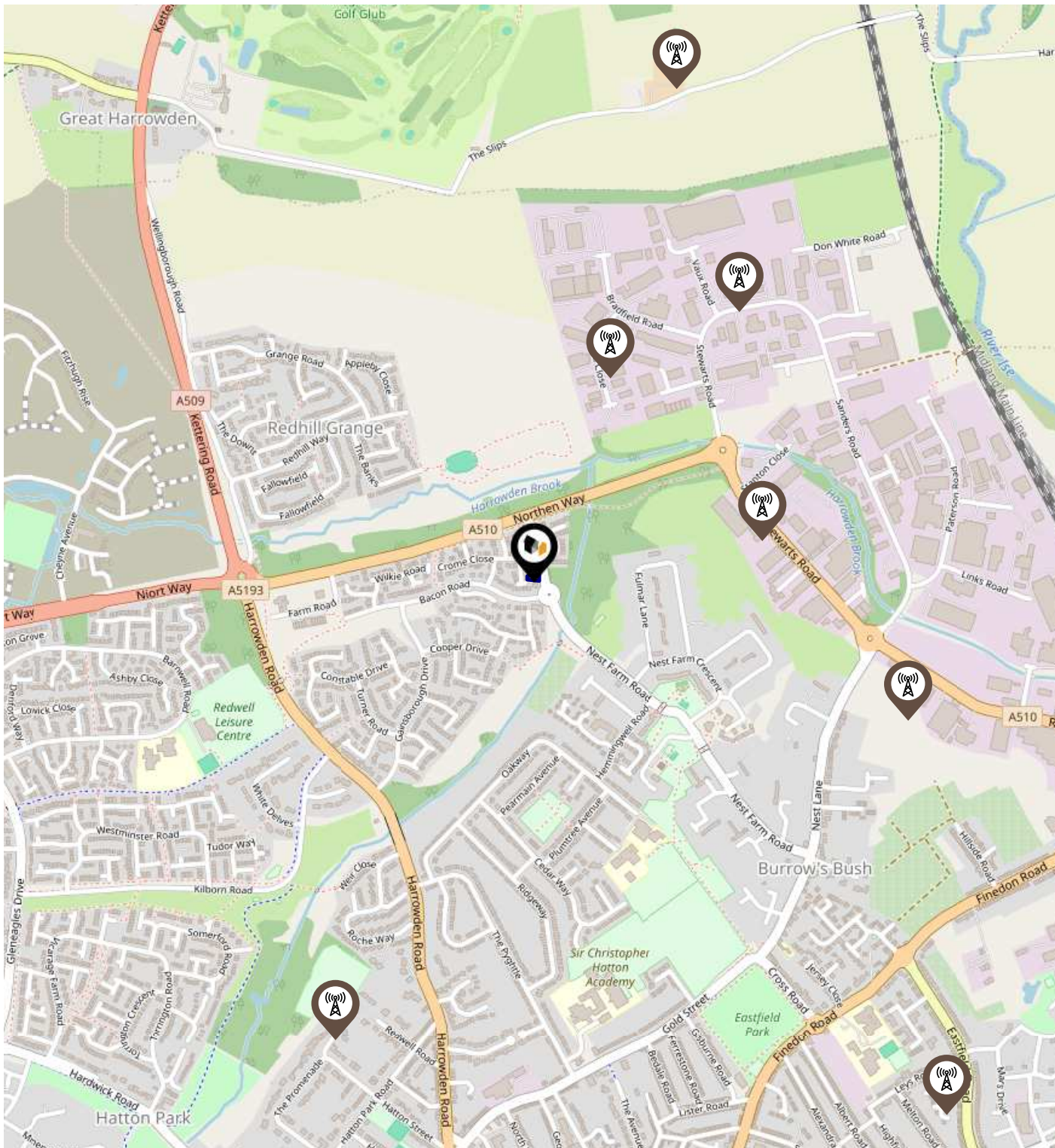
Local Area

Masts & Pylons

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Key:



Power Pylons



Communication Masts

Environment

Radon Gas

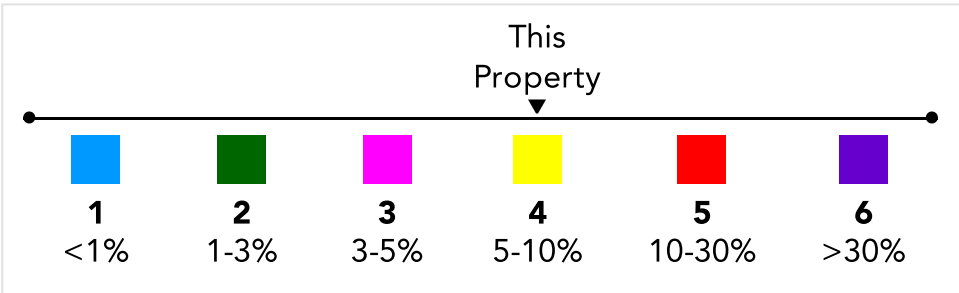
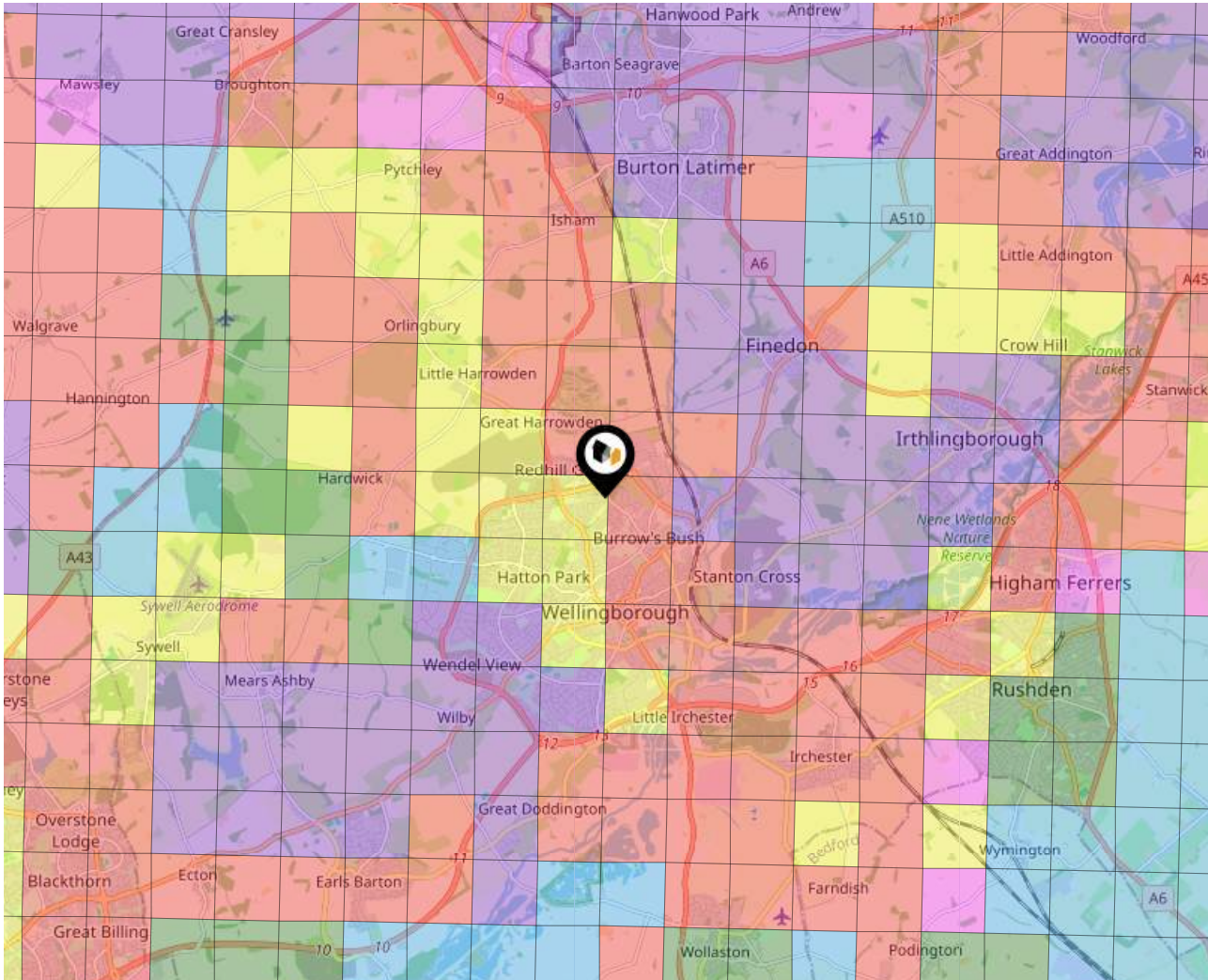
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What is Radon?

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).



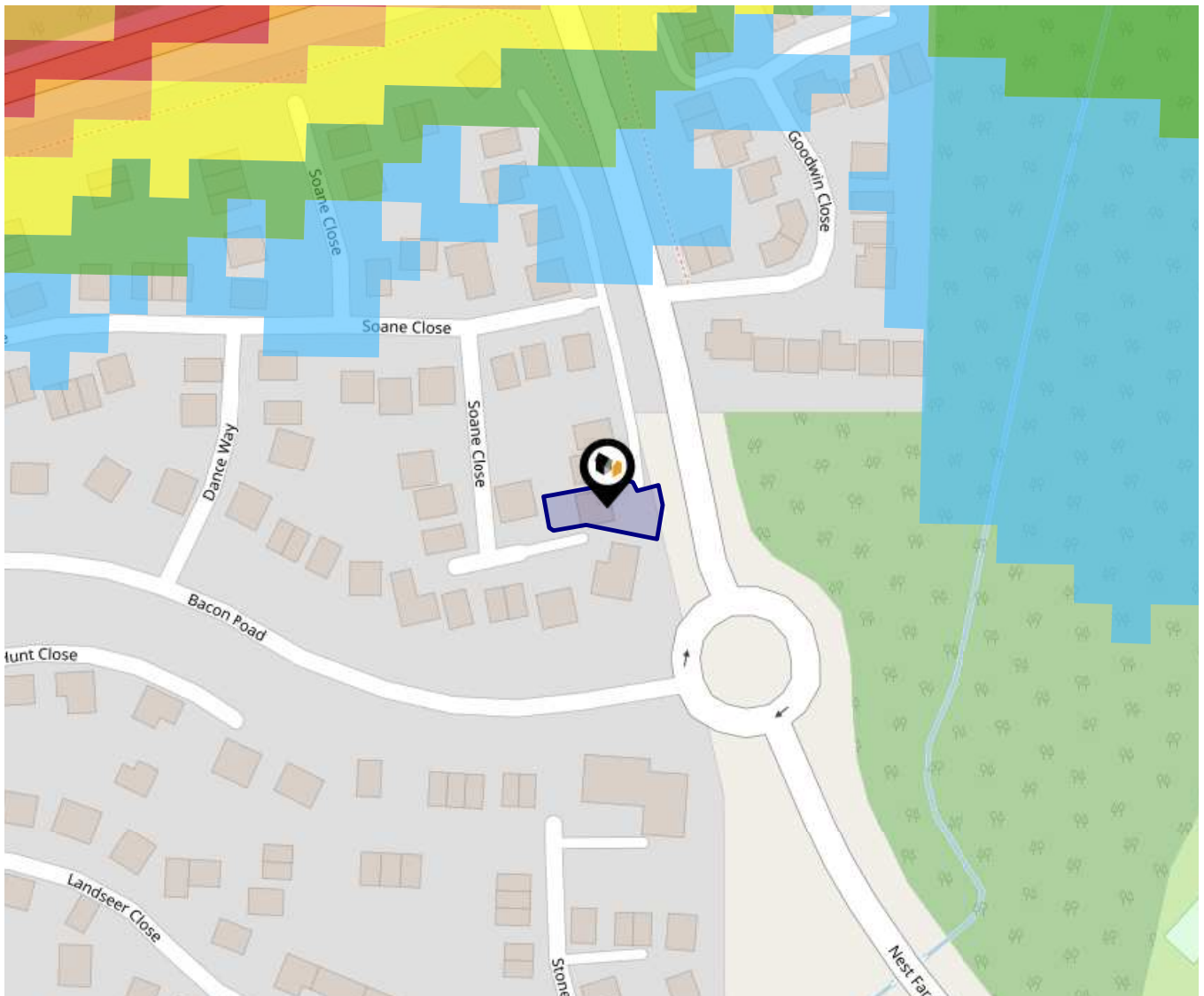
Local Area

Road Noise

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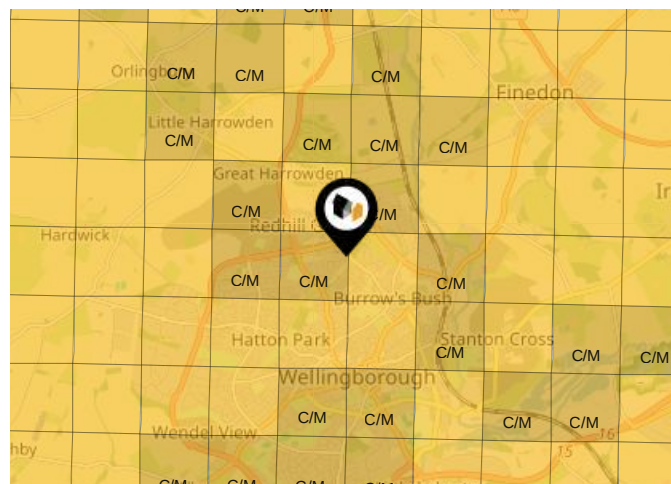
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



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

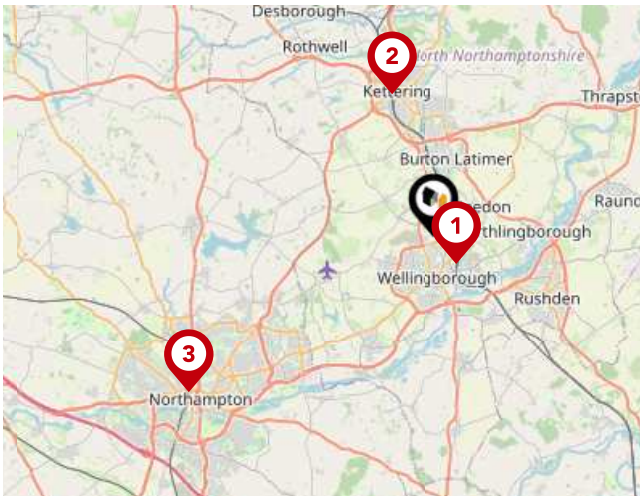
Area

Transport (National)

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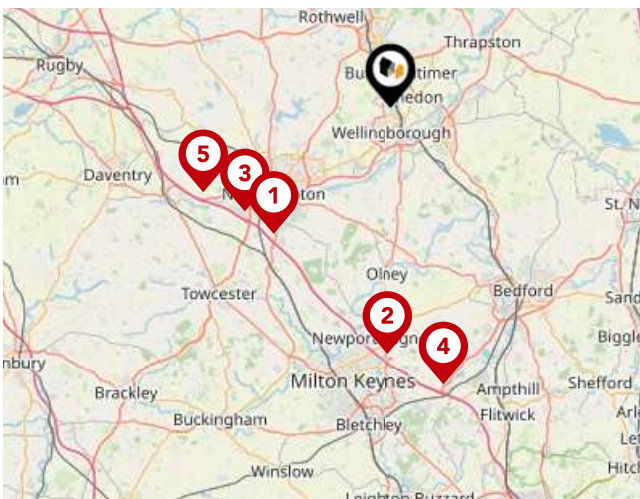


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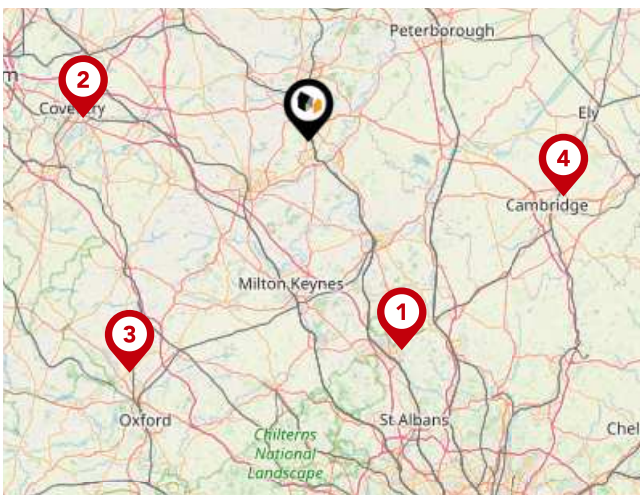
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	1.3 miles
2	Kettering Rail Station	5.4 miles
3	Northampton Rail Station	10.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	12.46 miles
2	M1 J14	17.94 miles
3	M1 J15A	12.92 miles
4	M1 J13	20.52 miles
5	M1 J16	14.84 miles



Airports/Helipads

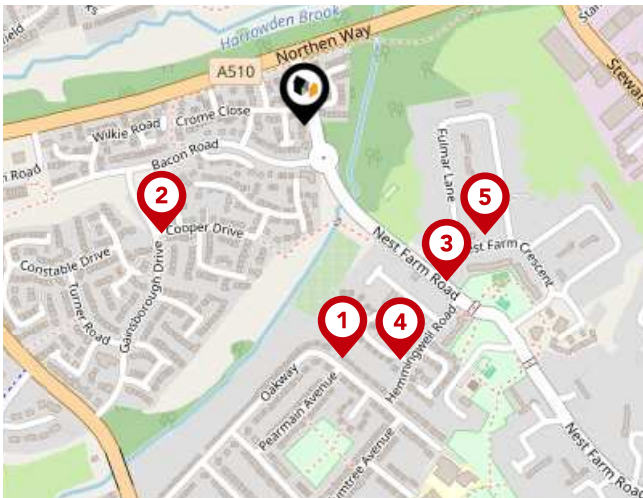
Pin	Name	Distance
1	Luton Airport	33.25 miles
2	Baginton	33.08 miles
3	Kidlington	42.6 miles
4	Cambridge	37.69 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Pearmain Avenue	0.27 miles
2	Cooper Drive	0.2 miles
3	Nest Farm Crescent	0.24 miles
4	Linnet Close	0.29 miles
5	Fulmar Lane	0.24 miles

Carl Myers Bespoke Estate Agent powered by eXp **About Us**



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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.

Carl Myers Bespoke Estate Agent powered by eXp

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**

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