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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 18th January 2026



THE SQUARE, UPTON, NORTHAMPTON, NN5

Chris Durrant powered by eXp

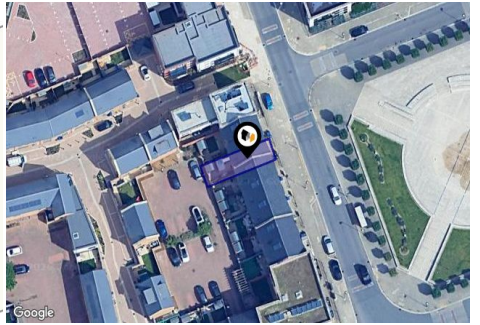
8 Lincslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com








Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,327 ft ² / 123 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band D		
Annual Estimate:	£2,363		
Title Number:	NN327147		

Local Area

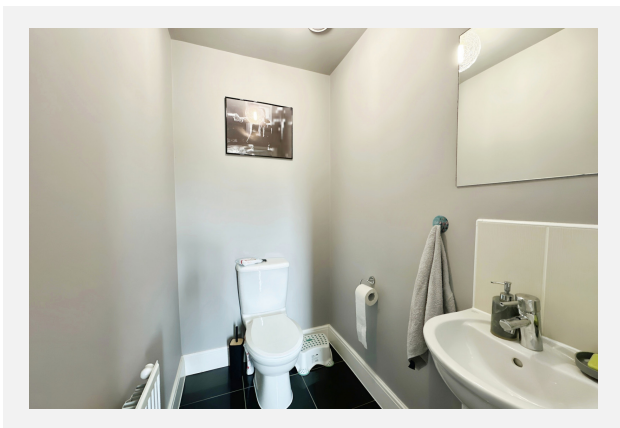
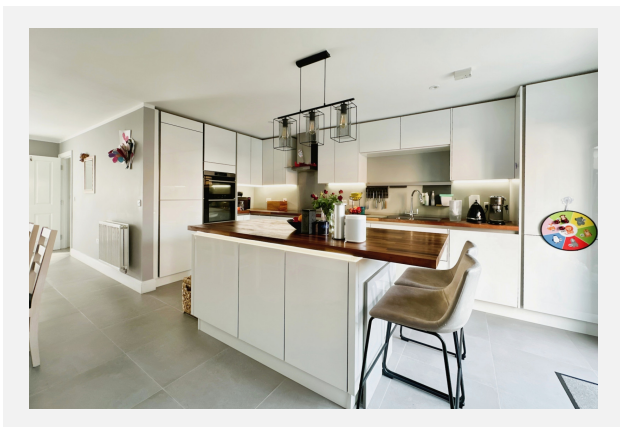
Local Authority:	West northamptonshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	12 mb/s	51 mb/s	1800 mb/s
• Surface Water	Very low			

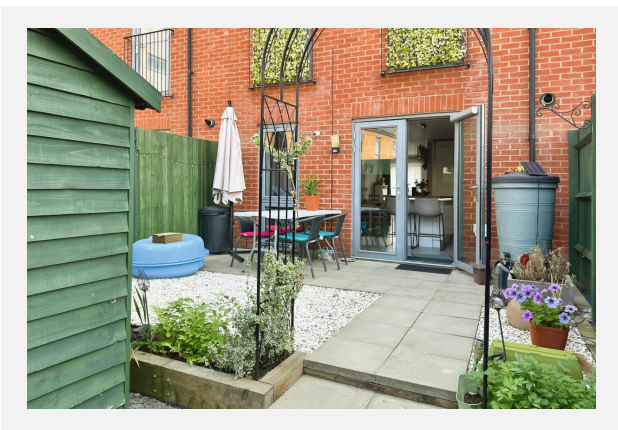
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

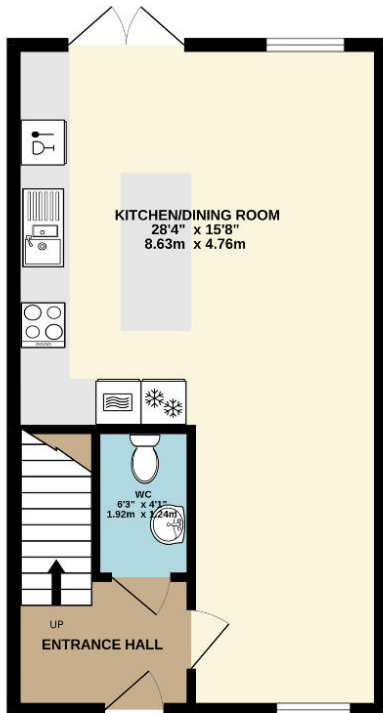




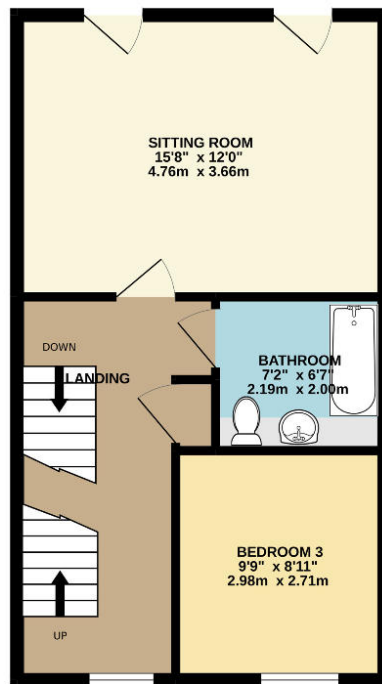


THE SQUARE, UPTON, NORTHAMPTON, NN5

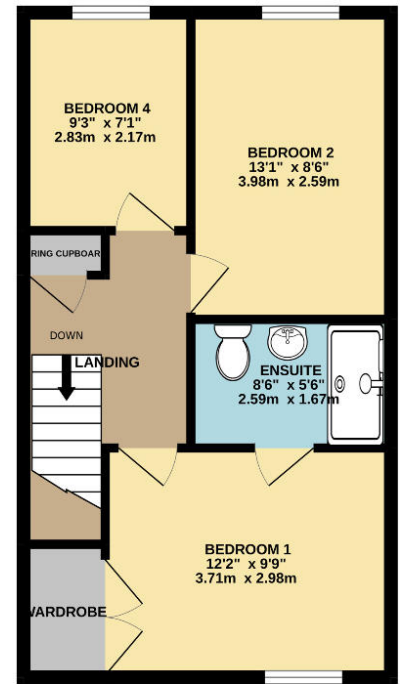
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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.

Made with Metropix ©2022

29, The Square, Northampton, NN5 4EZ

Last Sold Date:	03/09/2025	19/12/2014
Last Sold Price:	£320,000	£209,995

22, The Square, Northampton, NN5 4EZ

Last Sold Date:	29/08/2025	04/09/2017
Last Sold Price:	£180,000	£67,950

48, The Square, Northampton, NN5 4EZ

Last Sold Date:	23/03/2023	30/04/2013
Last Sold Price:	£195,100	£125,995

23, The Square, Northampton, NN5 4EZ

Last Sold Date:	13/01/2023	11/04/2014
Last Sold Price:	£170,000	£120,000

20, The Square, Northampton, NN5 4EZ

Last Sold Date:	14/10/2022
Last Sold Price:	£195,000

46, The Square, Northampton, NN5 4EZ

Last Sold Date:	07/10/2022	28/10/2016	26/06/2013
Last Sold Price:	£188,000	£150,000	£124,995

43, The Square, Northampton, NN5 4EZ

Last Sold Date:	01/07/2022	17/07/2020	28/02/2013
Last Sold Price:	£165,000	£140,000	£113,995

41, The Square, Northampton, NN5 4EZ

Last Sold Date:	30/06/2022	31/08/2017	28/03/2013
Last Sold Price:	£180,000	£160,000	£121,995

10, The Square, Northampton, NN5 4EZ

Last Sold Date:	24/05/2022
Last Sold Price:	£107,000

40, The Square, Northampton, NN5 4EZ

Last Sold Date:	28/01/2022
Last Sold Price:	£170,000

34, The Square, Northampton, NN5 4EZ

Last Sold Date:	10/12/2021	18/02/2015
Last Sold Price:	£280,000	£209,995

36, The Square, Northampton, NN5 4EZ

Last Sold Date:	25/06/2021	13/05/2016
Last Sold Price:	£125,000	£114,995

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

6, The Square, Northampton, NN5 4EZ

Last Sold Date: 11/06/2021
Last Sold Price: £56,875

49, The Square, Northampton, NN5 4EZ

Last Sold Date:	23/04/2021	23/03/2018	26/07/2013
Last Sold Price:	£170,000	£165,000	£141,995

39, The Square, Northampton, NN5 4EZ

Last Sold Date:	08/01/2021	28/06/2013
Last Sold Price:	£165,000	£120,995

31, The Square, Northampton, NN5 4EZ

Last Sold Date:	20/03/2020	20/11/2014
Last Sold Price:	£253,500	£209,995

21, The Square, Northampton, NN5 4EZ

Last Sold Date: 16/03/2020
Last Sold Price: £112,000

17, The Square, Northampton, NN5 4EZ

Last Sold Date:	18/04/2019	31/03/2014
Last Sold Price:	£157,000	£124,995

15, The Square, Northampton, NN5 4EZ

Last Sold Date:	08/04/2019	28/03/2014
Last Sold Price:	£135,000	£104,995

14, The Square, Northampton, NN5 4EZ

Last Sold Date:	25/03/2019	31/03/2014
Last Sold Price:	£132,500	£103,995

16, The Square, Northampton, NN5 4EZ

Last Sold Date:	08/02/2019	28/03/2014
Last Sold Price:	£130,000	£105,995

4, The Square, Northampton, NN5 4EZ

Last Sold Date:	06/07/2018	07/03/2014	24/11/2011	03/07/2009
Last Sold Price:	£150,000	£116,000	£115,500	£115,000

30, The Square, Northampton, NN5 4EZ

Last Sold Date:	25/05/2018	28/11/2014
Last Sold Price:	£248,000	£209,995

19, The Square, Northampton, NN5 4EZ

Last Sold Date:	28/07/2017	28/03/2014
Last Sold Price:	£165,000	£130,995

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

38, The Square, Northampton, NN5 4EZ

Last Sold Date:	12/05/2017	19/07/2013
Last Sold Price:	£150,000	£120,995

8, The Square, Northampton, NN5 4EZ

Last Sold Date:	30/03/2017	08/10/2009
Last Sold Price:	£158,000	£123,452

42, The Square, Northampton, NN5 4EZ

Last Sold Date:	09/03/2017	08/03/2013
Last Sold Price:	£151,000	£122,995

26, The Square, Northampton, NN5 4EZ

Last Sold Date:	16/07/2015	04/04/2014
Last Sold Price:	£139,995	£120,000

35, The Square, Northampton, NN5 4EZ

Last Sold Date:	18/12/2014
Last Sold Price:	£200,000

18, The Square, Northampton, NN5 4EZ

Last Sold Date:	02/05/2014
Last Sold Price:	£129,995

37, The Square, Northampton, NN5 4EZ

Last Sold Date:	08/11/2013
Last Sold Price:	£112,495

45, The Square, Northampton, NN5 4EZ

Last Sold Date:	20/09/2013
Last Sold Price:	£129,995

47, The Square, Northampton, NN5 4EZ

Last Sold Date:	28/06/2013
Last Sold Price:	£140,995

44, The Square, Northampton, NN5 4EZ

Last Sold Date:	03/05/2013
Last Sold Price:	£93,995

84, The Square, Northampton, NN5 4EZ

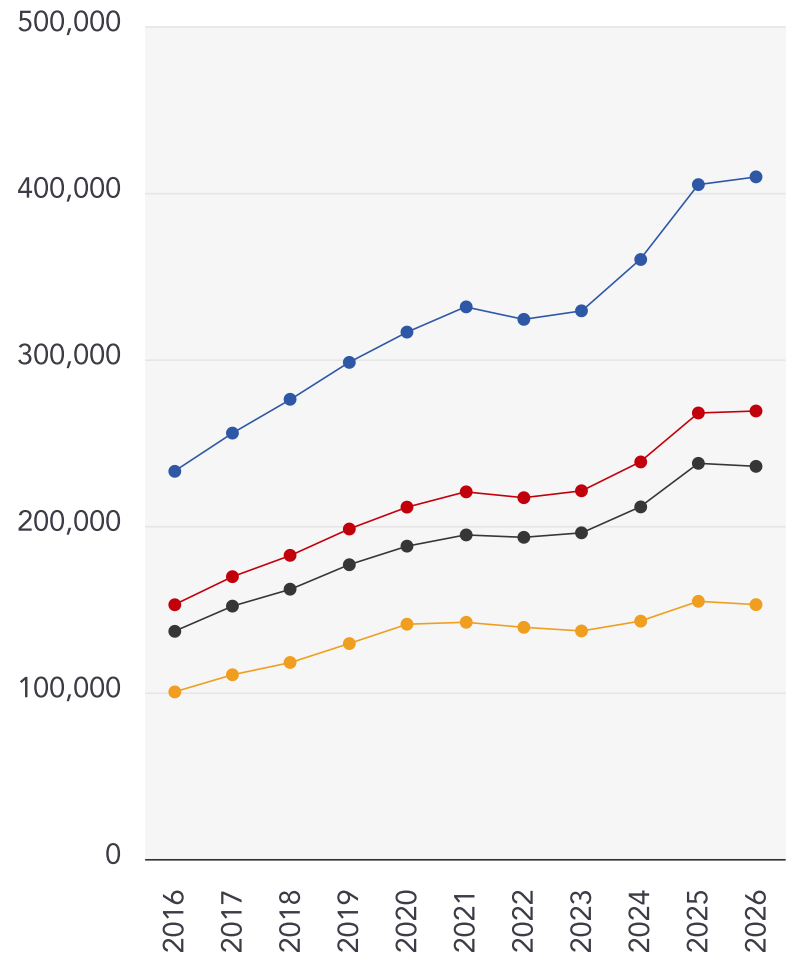
Last Sold Date:	07/03/2013
Last Sold Price:	£83,995

12, The Square, Northampton, NN5 4EZ

Last Sold Date:	16/12/2009
Last Sold Price:	£126,240

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in NN5



Detached

+75.96%

Semi-Detached

+76.2%

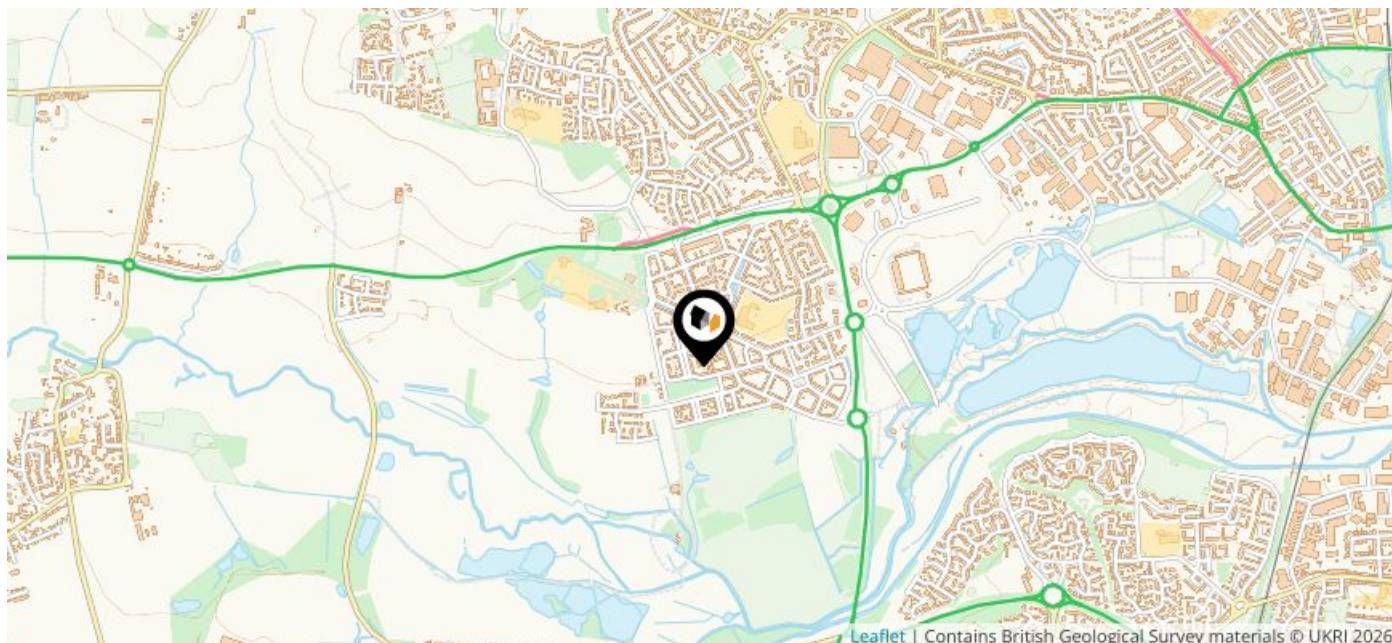
Terraced

+72.46%

Flat

+52.26%

This map displays nearby coal mine entrances and their classifications.



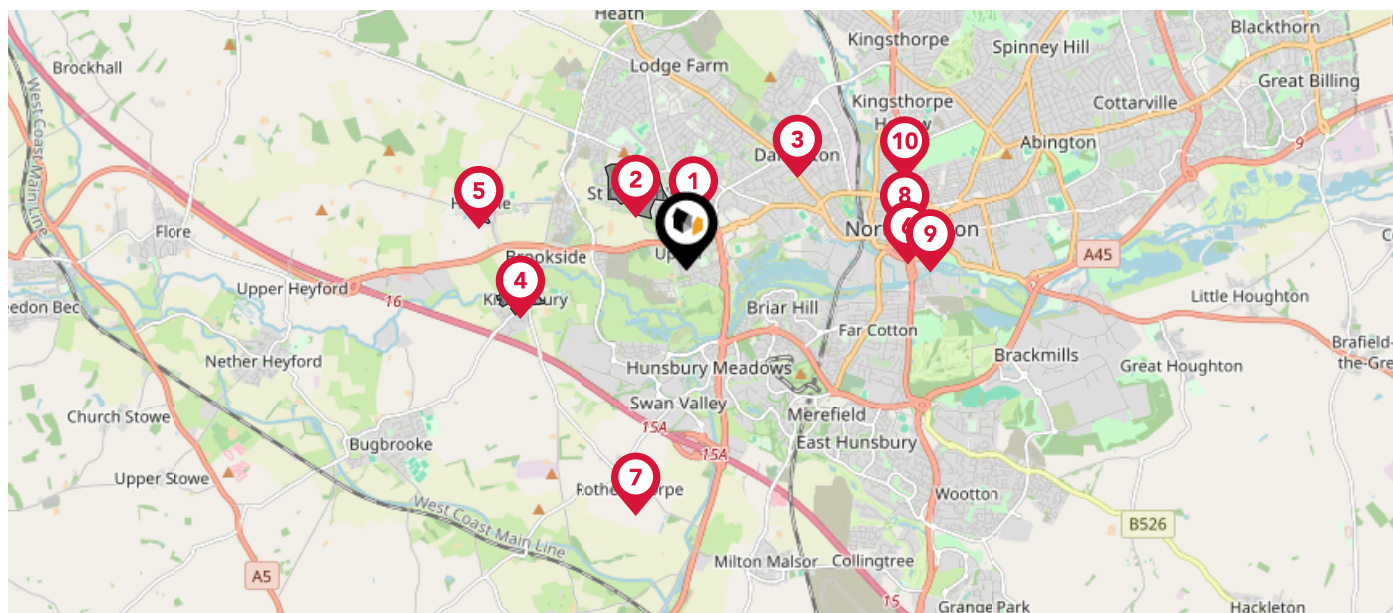
Mine Entry

- ✕ 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



Duston



St Crispin



Dallington



Kislingbury



Harpole



All Saints



Rothersthorpe



Holy Sepulchre



Derngate



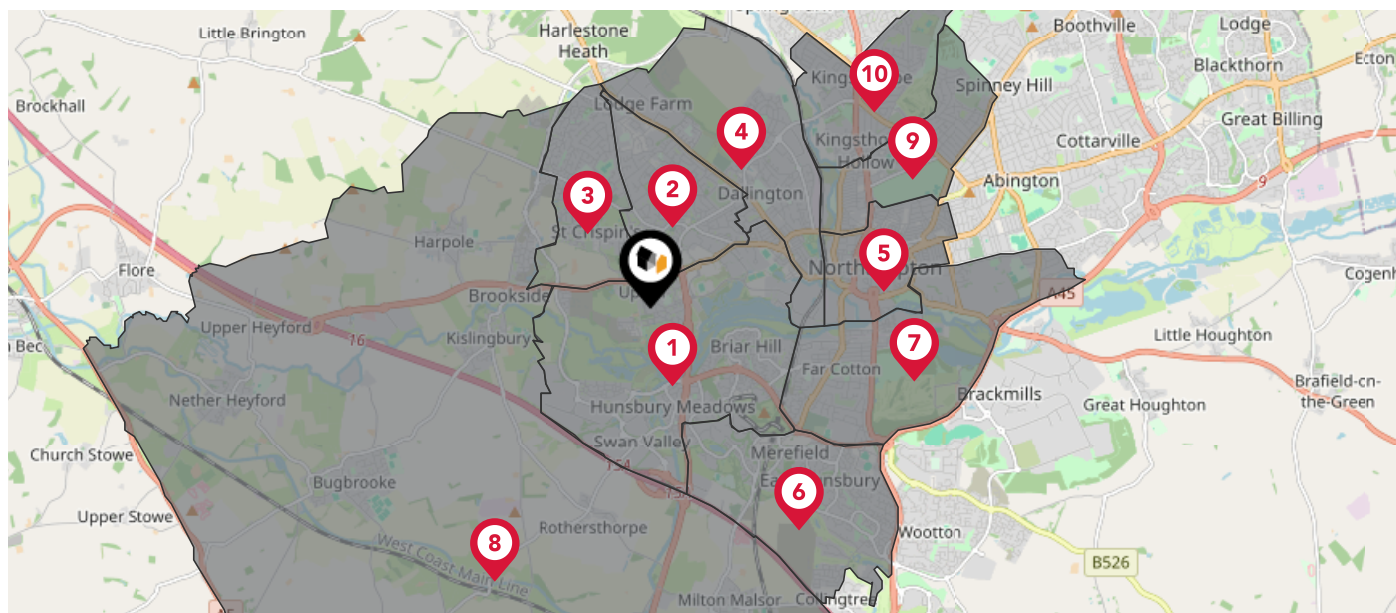
Barrack Road

Maps

Council Wards

CHRIS DURRANT **exp** UK

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



Sixfields Ward



Duston East Ward



Duston West and St. Crispin Ward



Dallington Spencer Ward



Castle Ward



East Hunsbury and Shelfleys Ward



Delapre and Rushmere Ward



Bugbrooke Ward

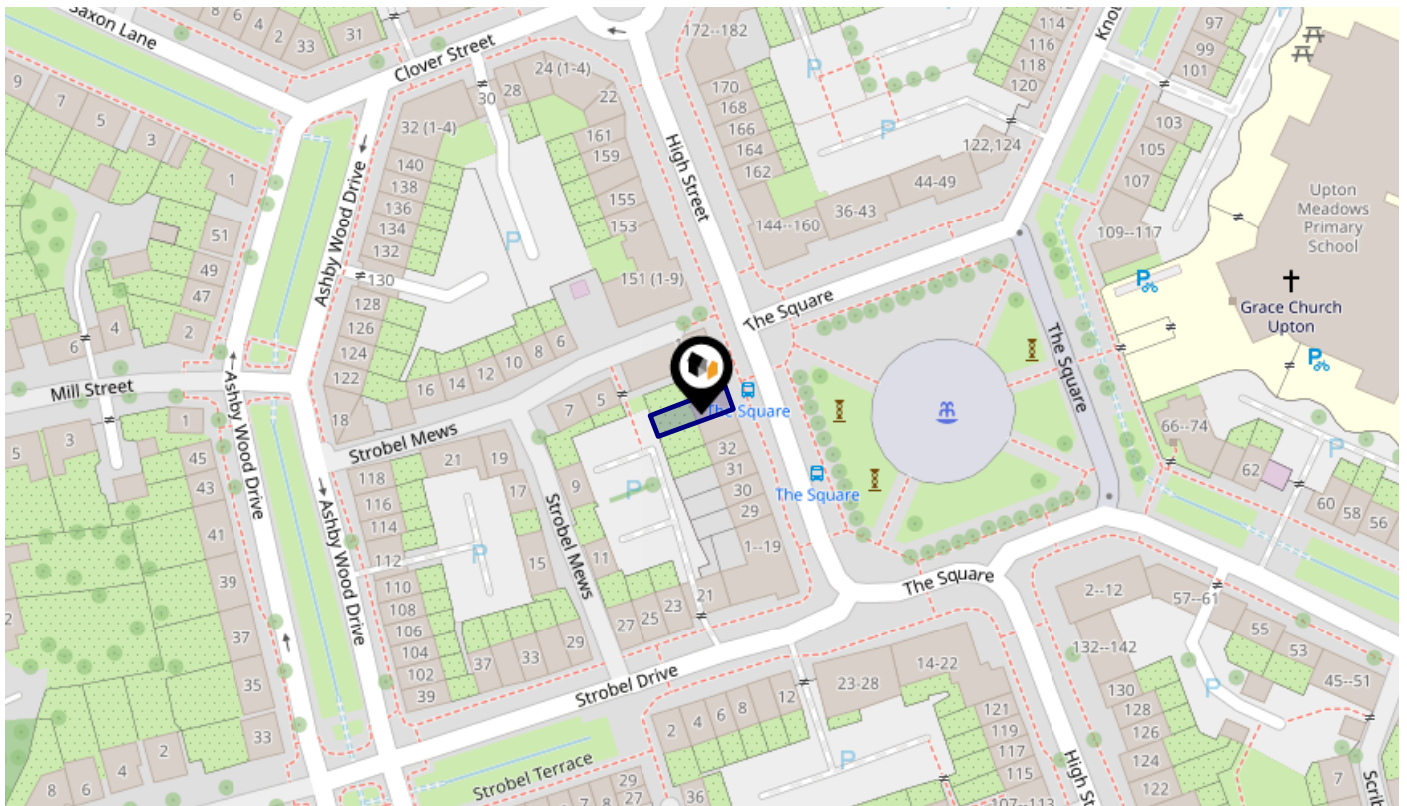


St. George Ward



Kingsthorpe South 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.

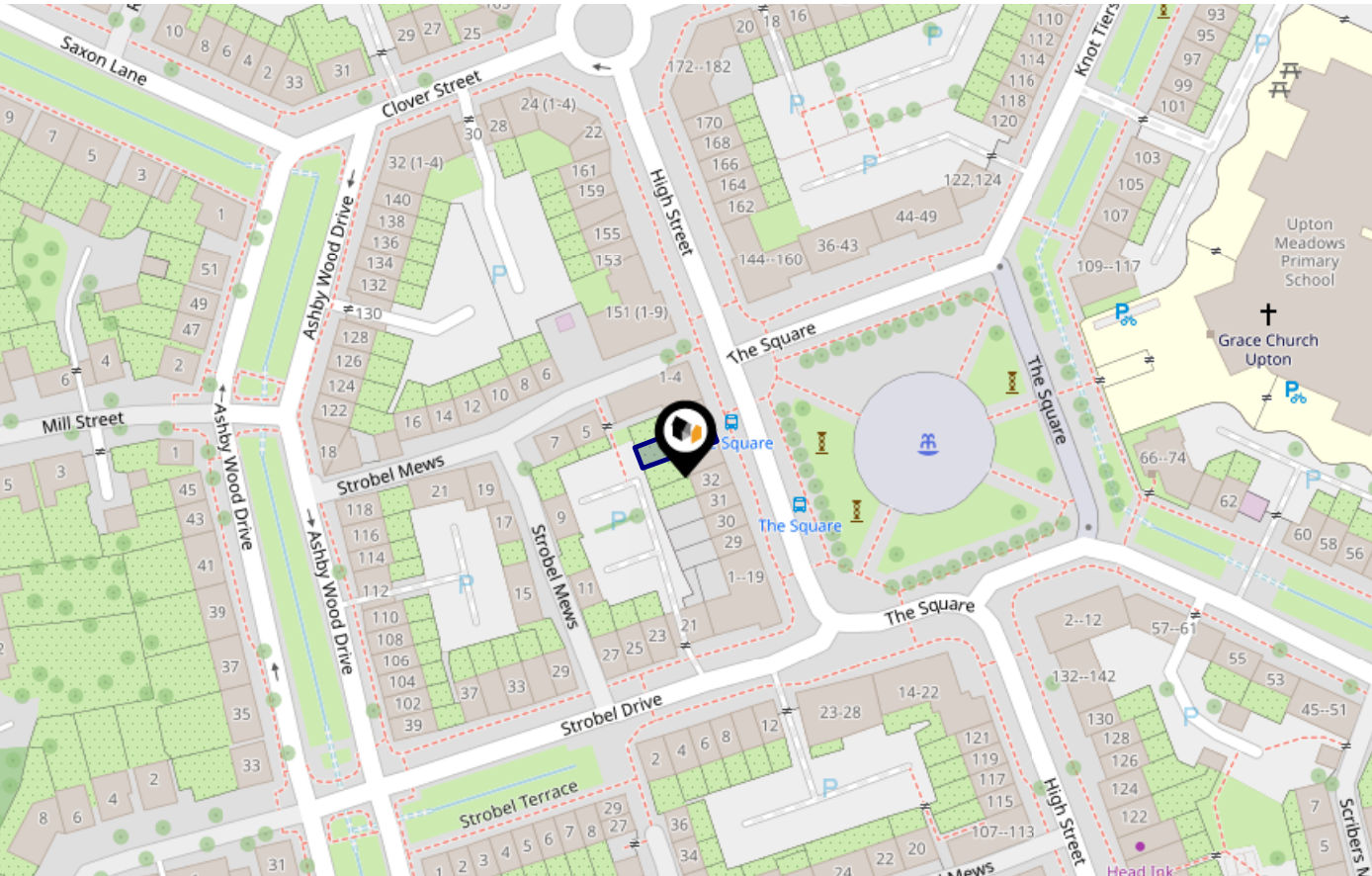
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	■

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.

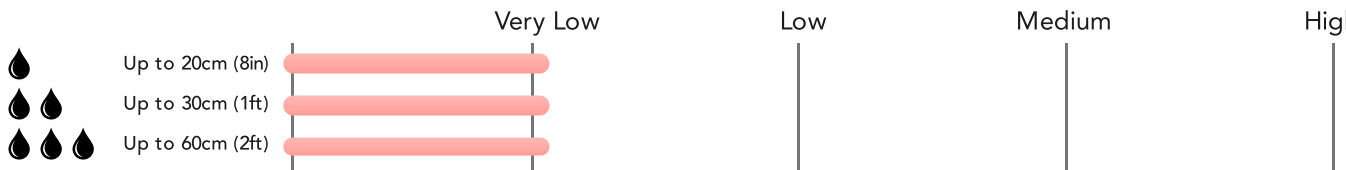


Risk Rating: Very low

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.

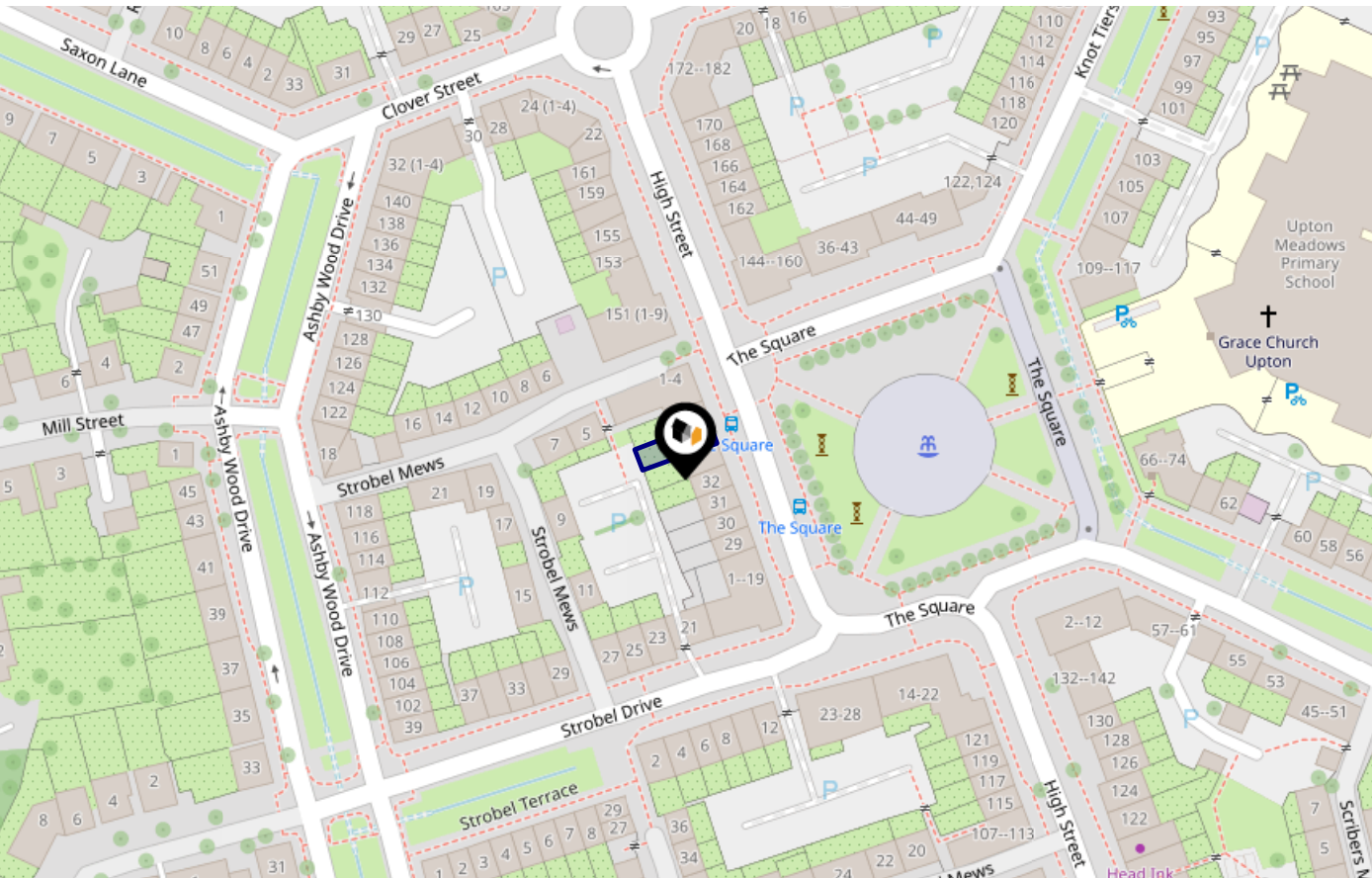
Chance of flooding to the following depths at this property:



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.

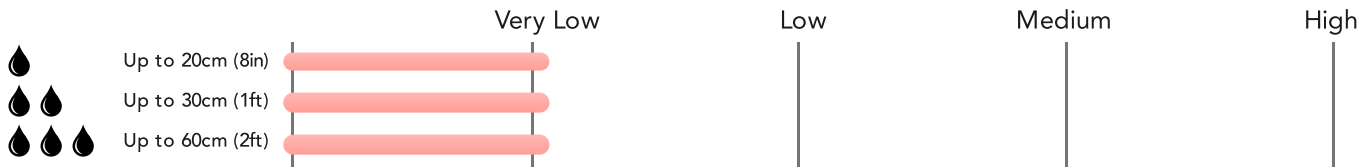


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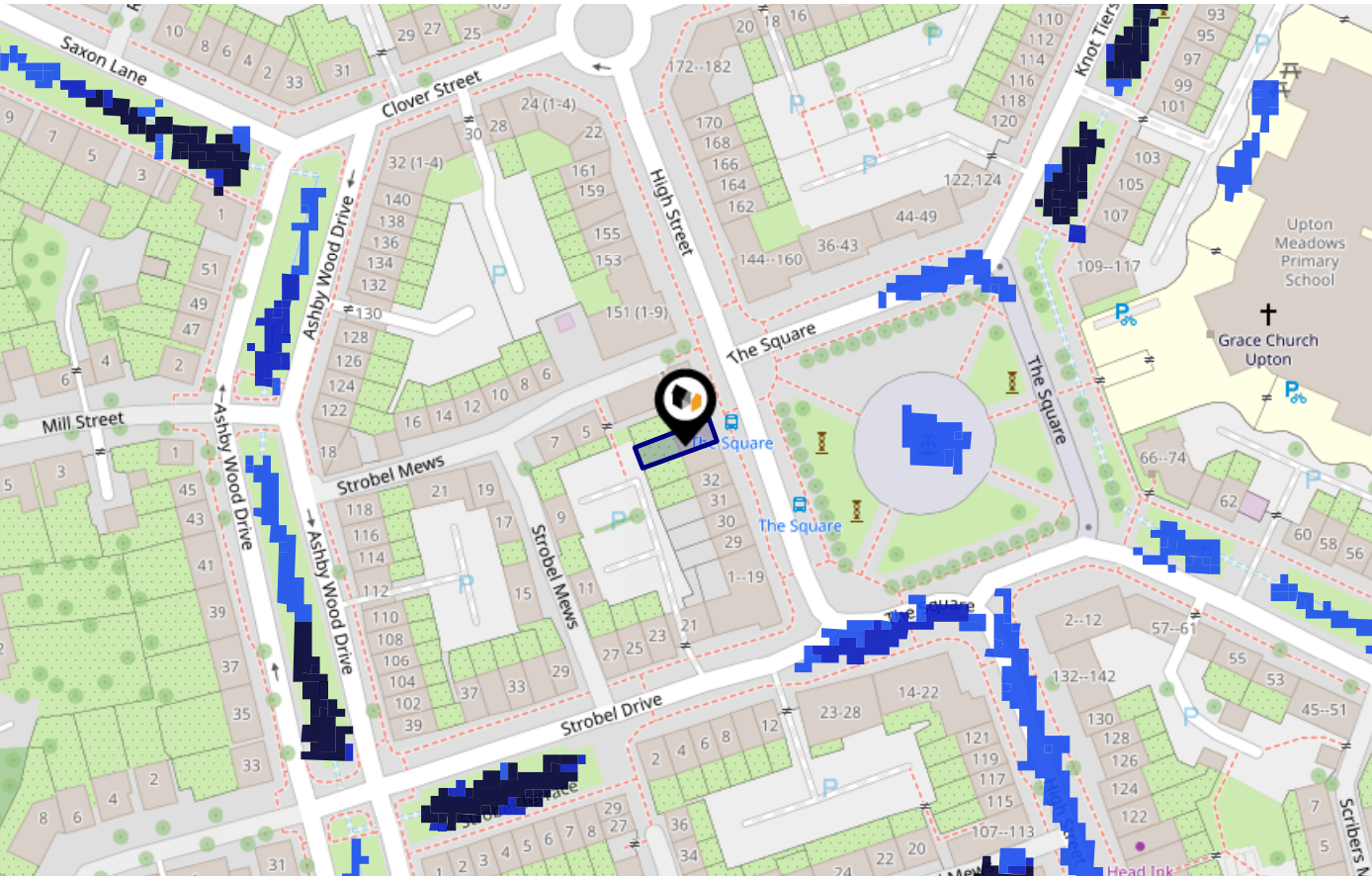
Chance of flooding to the following depths at this property:



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.

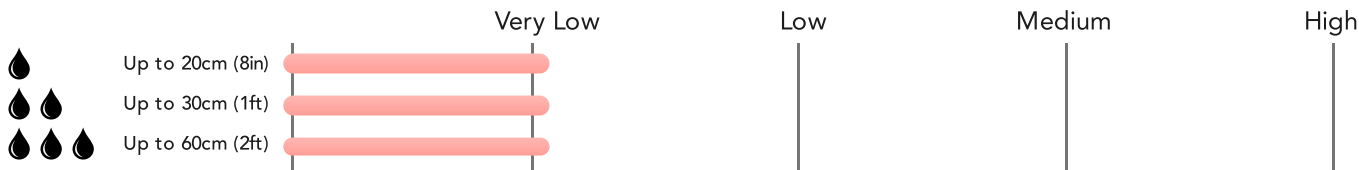


Risk Rating: Very low

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.

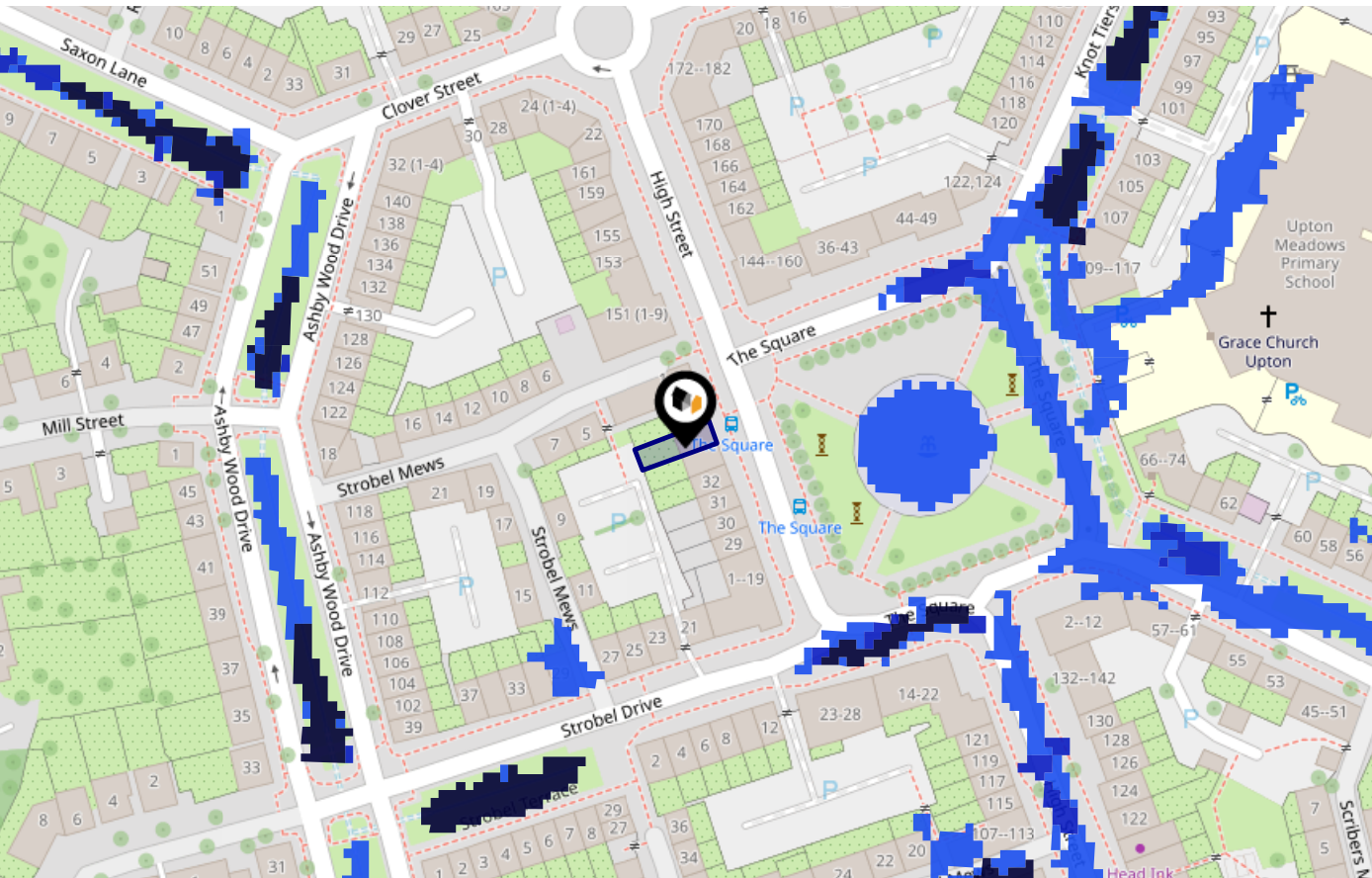
Chance of flooding to the following depths at this property:



Flood Risk

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.

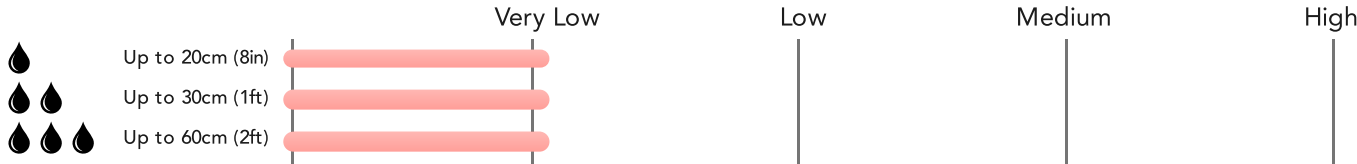


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Chance of flooding to the following depths at this property:

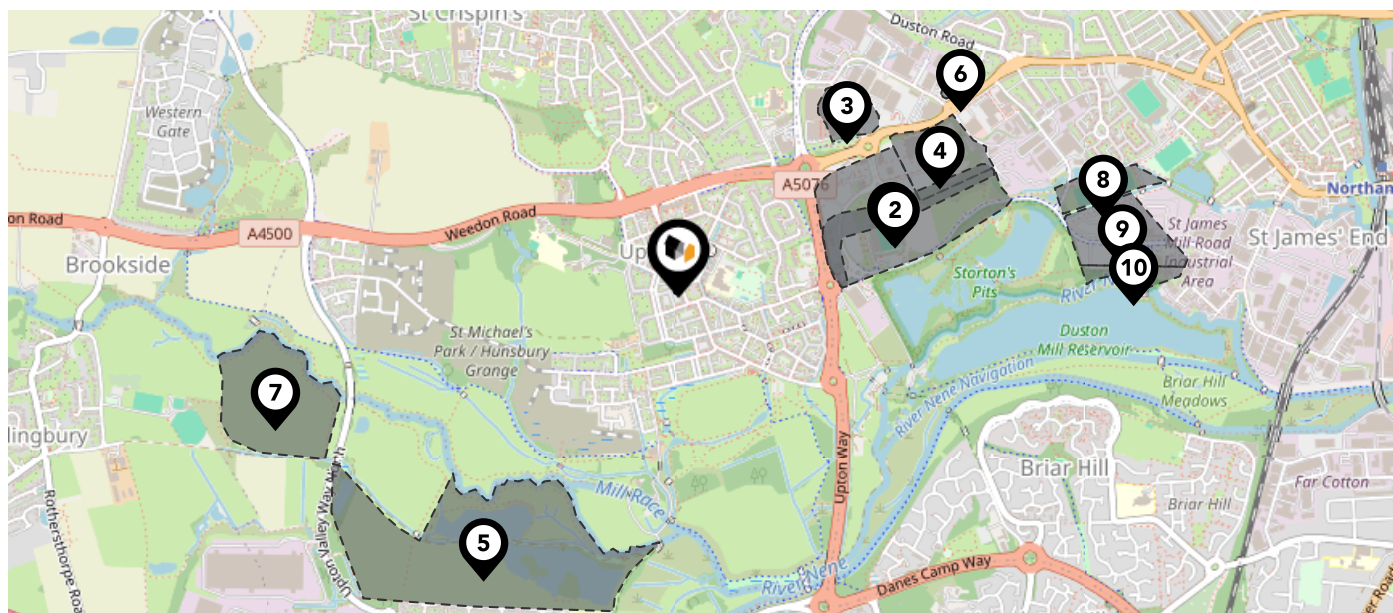


No data available.

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

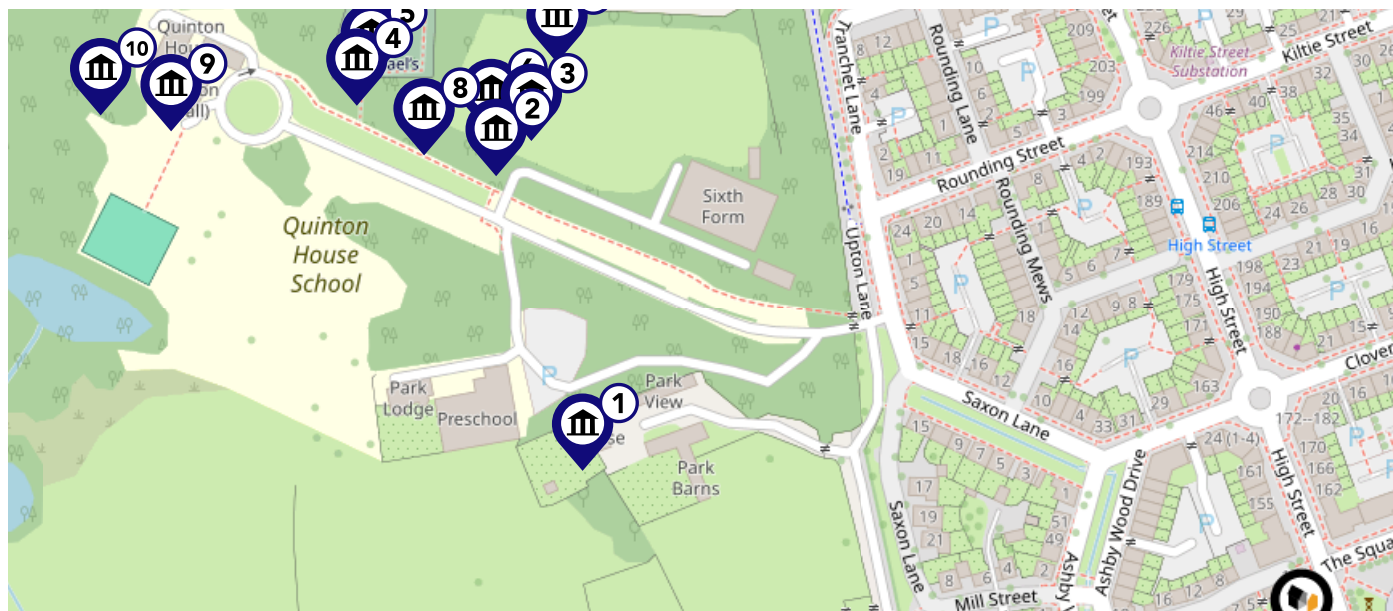
1	Weedon Road - Upper Nene Playing Fields-Off Weedon Road, Northampton, Northamptonshire	Historic Landfill	<input type="checkbox"/>
2	Upper Nene Playing Fields-Weedon Road, Upper Nene	Historic Landfill	<input type="checkbox"/>
3	Weedon Road-Sainsburys, Weedon Road	Historic Landfill	<input type="checkbox"/>
4	Weedon Road East Area-Duston, Northampton	Historic Landfill	<input type="checkbox"/>
5	Land Off Camp Lane-Upton, Northampton	Historic Landfill	<input type="checkbox"/>
6	Weedon Road - Harlestone Road Cross Roads-Weedon Road, Duston, Northampton	Historic Landfill	<input type="checkbox"/>
7	Camp Lane-Kislingbury	Historic Landfill	<input type="checkbox"/>
8	Franklins Gardens-Off Abbey Street, Northampton	Historic Landfill	<input type="checkbox"/>
9	Harvey Reeves Road-Harvey Reeves Road, Northampton	Historic Landfill	<input type="checkbox"/>
10	Harvey Reeves Road-Harvey Reeves Road, Northampton	Historic Landfill	<input type="checkbox"/>

Maps

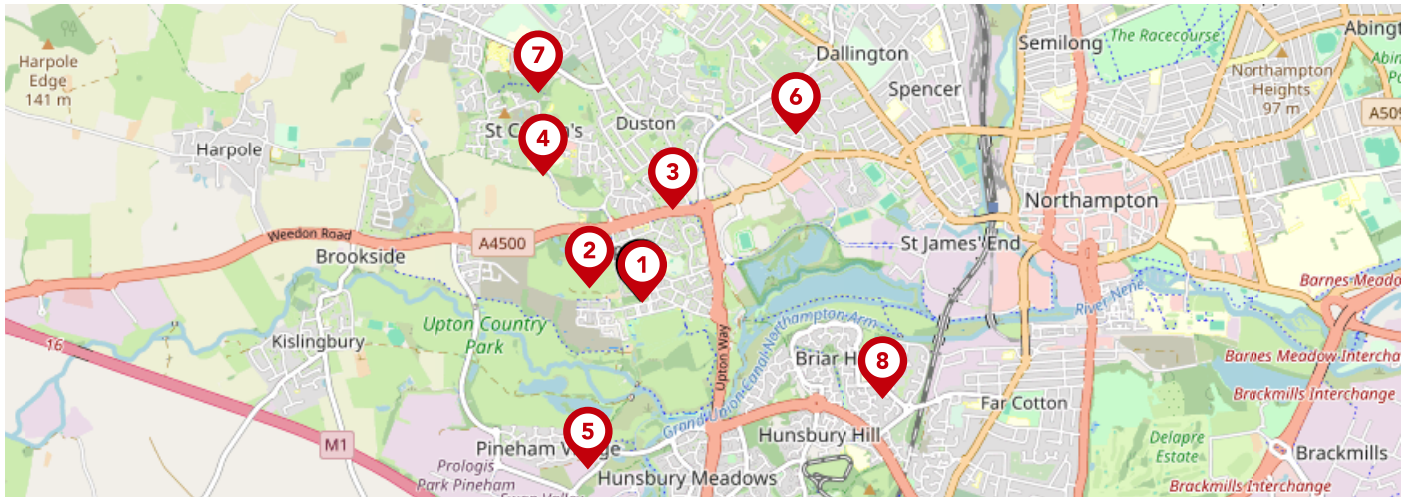
Listed Buildings

CHRIS DURRANT exp UK

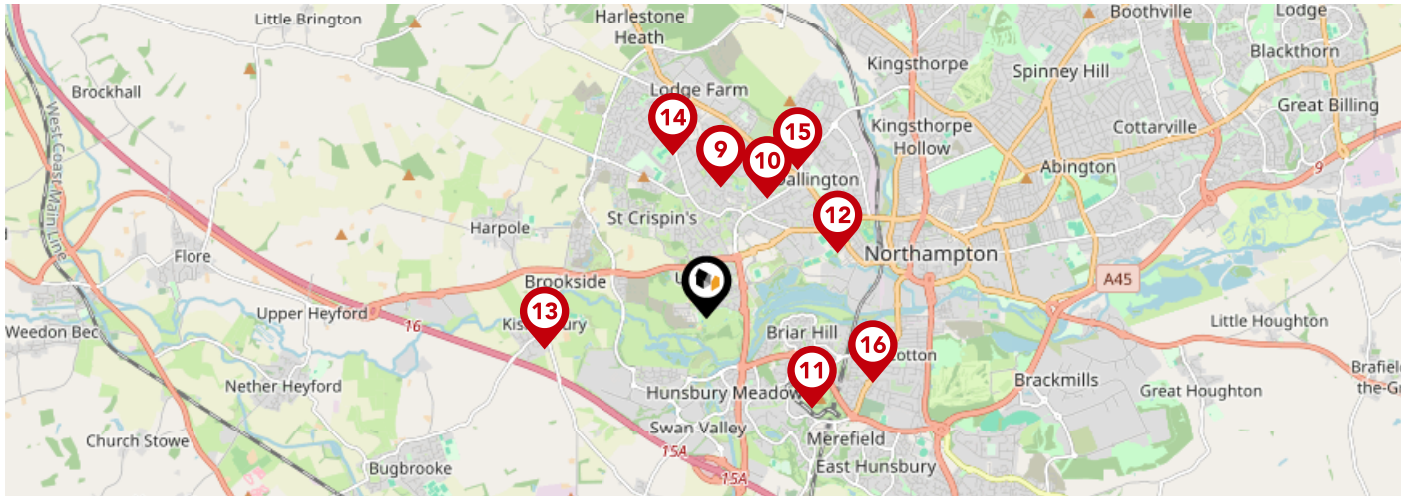
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1039761 - Park House And Attached Outbuilding Range	Grade II	0.2 miles
	1189644 - Aviary In Walled Garden At Upton Hall	Grade II	0.3 miles
	1249271 - Arbour In Walled Garden At Upton Hall Approximately 30 Metres North North East Of Entrance	Grade II	0.3 miles
	1249270 - Headstone Approximately 4 Metres South Of Porch Of Church Of St Michael	Grade II	0.3 miles
	1372152 - Church Of Saint Michael	Grade I	0.3 miles
	1249272 - Garden Arch In Walled Garden At Upton Hall	Grade II	0.3 miles
	1263807 - Arbour In Walled Garden At Upton Hall Approximately 3 Metres South Of North Boundary Wall	Grade II	0.3 miles
	1263808 - Summer House And Attached Aviary In Walled Garden At Upton Hall	Grade II	0.3 miles
	1039760 - Upton Hall (quinton House School)	Grade I	0.4 miles
	1372153 - Gothic Arch In Garden Of Upton Hall	Grade II	0.4 miles



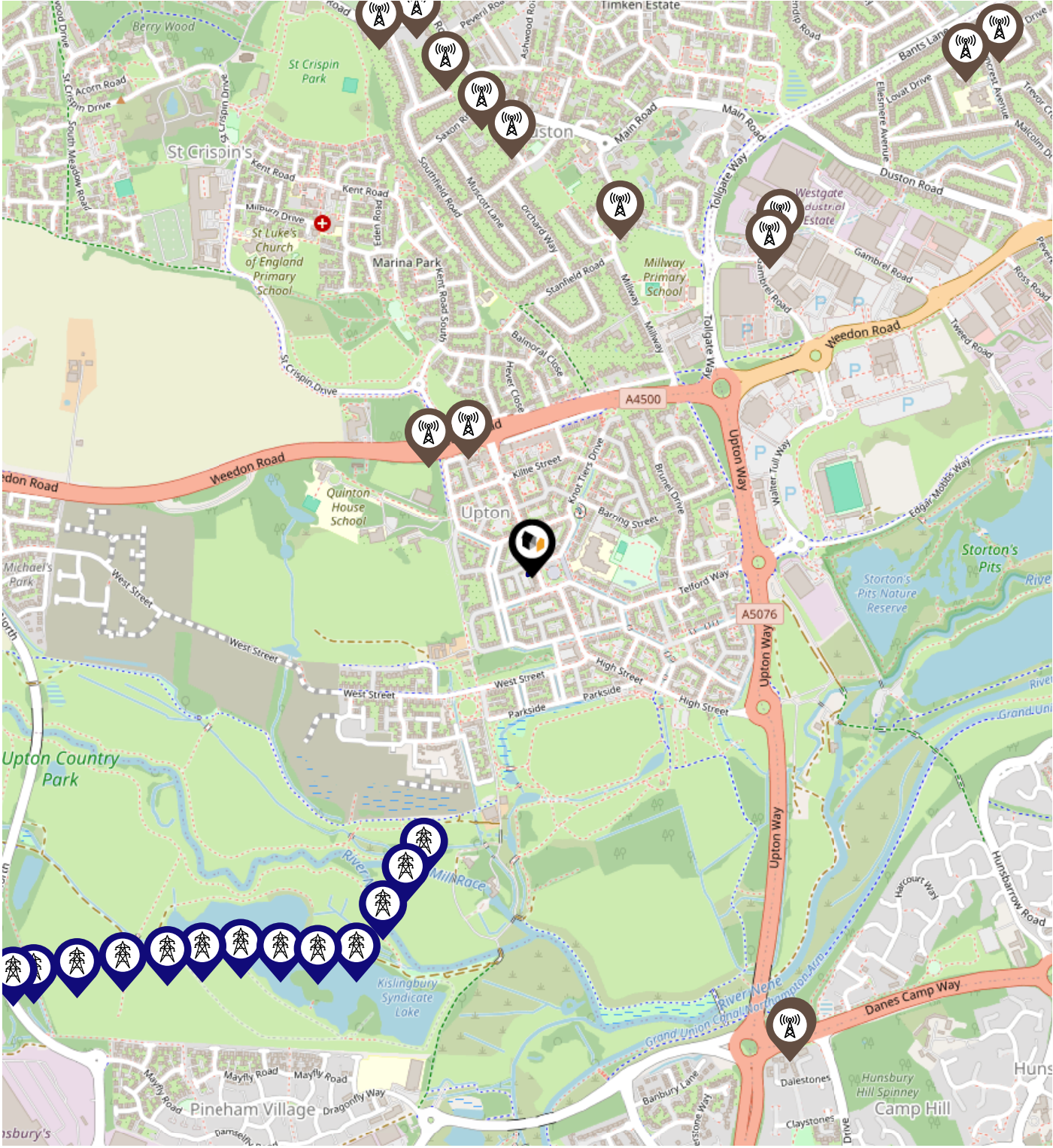
		Nursery	Primary	Secondary	College	Private
1	Upton Meadows Primary School Ofsted Rating: Good Pupils: 373 Distance:0.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Quinton House School Ofsted Rating: Not Rated Pupils: 431 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Millway Primary School Ofsted Rating: Good Pupils: 384 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 398 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pineham Barns Primary School Ofsted Rating: Good Pupils: 386 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lyncrest Primary School Ofsted Rating: Good Pupils: 230 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Duston School Ofsted Rating: Good Pupils: 1982 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Briar Hill Primary School & Nursery Ofsted Rating: Outstanding Pupils: 331 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Hopping Hill Primary School Ofsted Rating: Good Pupils: 440 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chiltern Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hunsbury Park Primary School Ofsted Rating: Good Pupils: 316 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James Church of England Primary School Ofsted Rating: Good Pupils: 446 Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kislingbury Primary School Ofsted Rating: Good Pupils: 116 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duston Eldean Primary School Ofsted Rating: Good Pupils: 422 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 192 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Delapre Primary School Ofsted Rating: Good Pupils: 609 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

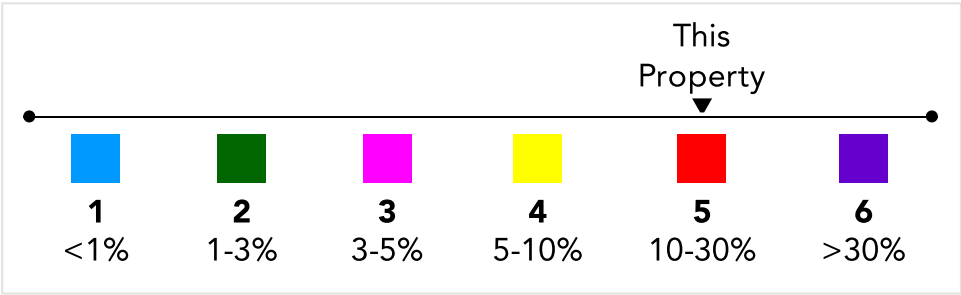
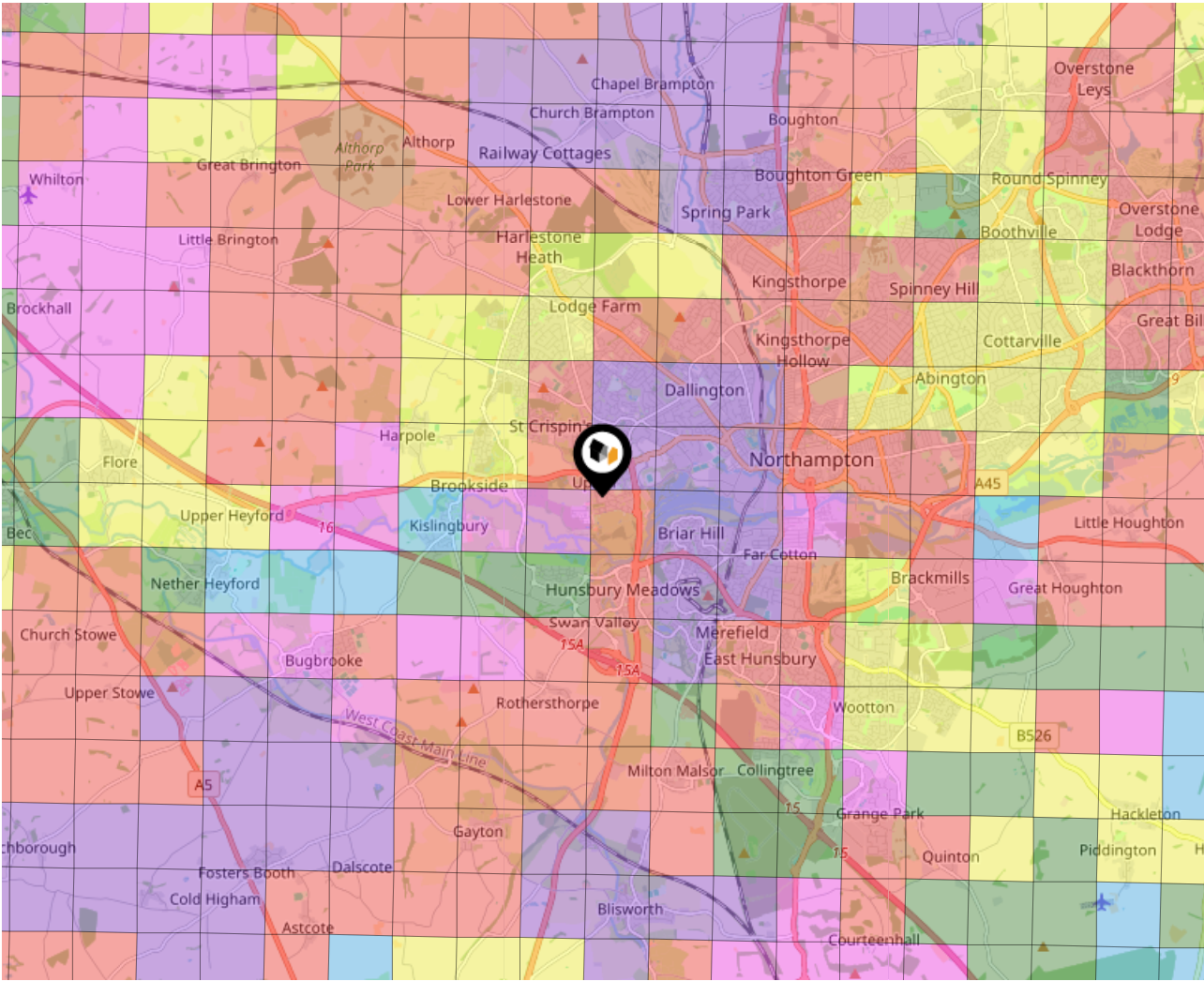


Key:

-  Power Pylons
-  Communication Masts

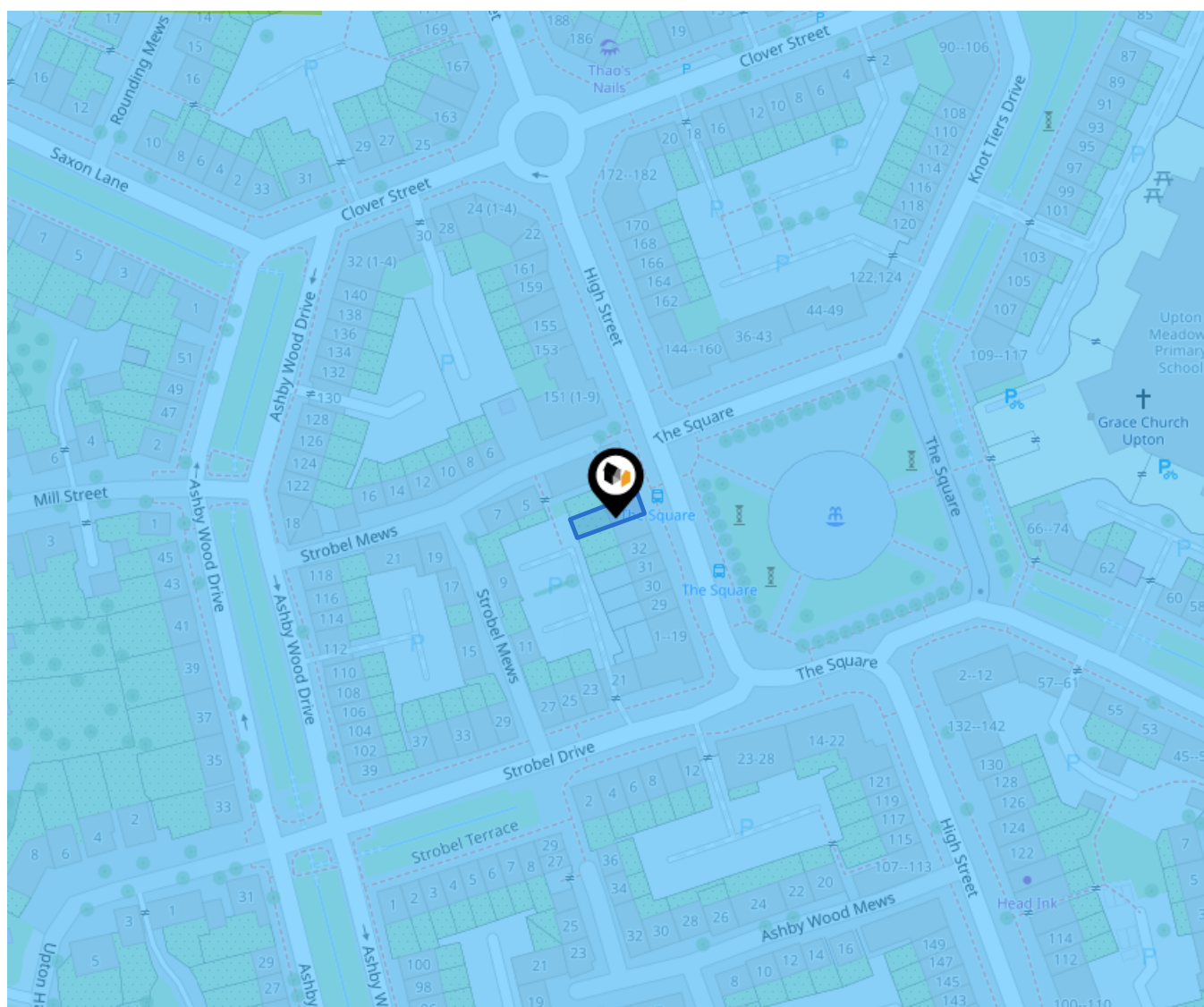
What is Radon?

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).



Local Area

Road Noise



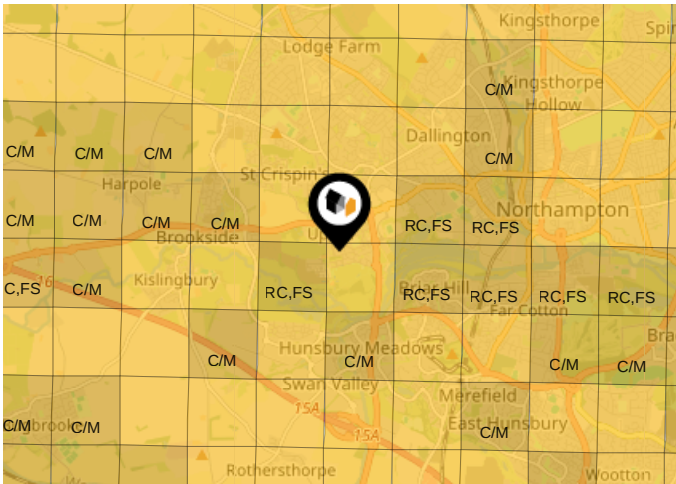
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



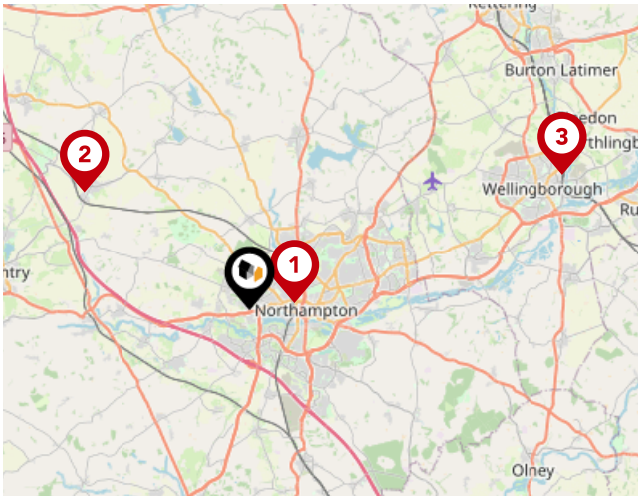
Primary Classifications (Most Common Clay Types)

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

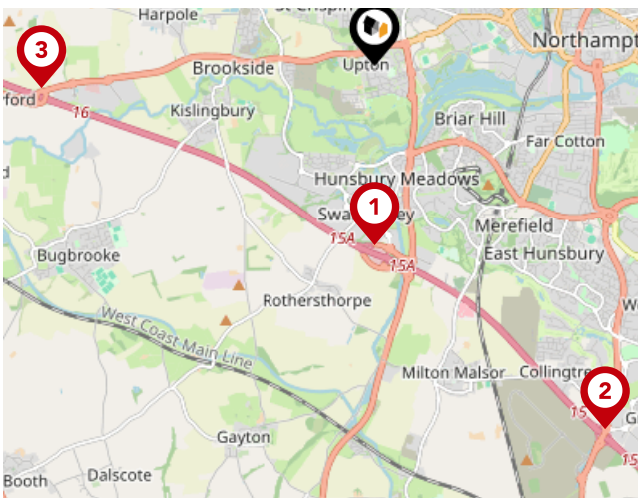
Transport (National)

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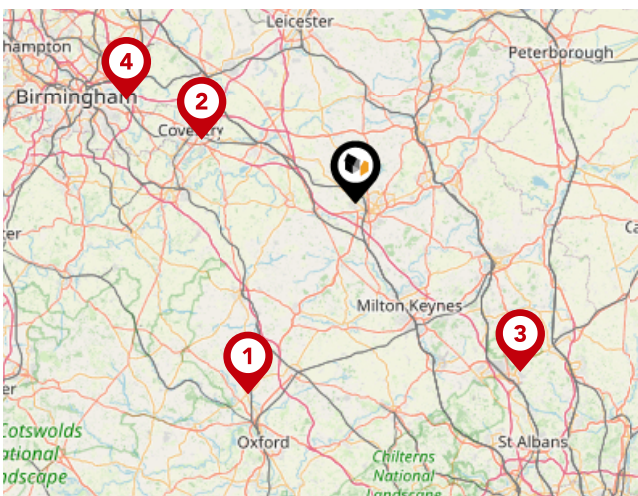
National Rail Stations

Pin	Name	Distance
1	Northampton Rail Station	1.63 miles
2	Long Buckby Rail Station	7.37 miles
3	Wellingborough Rail Station	12.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15A	1.64 miles
2	M1 J15	3.91 miles
3	M1 J16	3.02 miles
4	M1 J17	10.47 miles
5	M1 J18	12.03 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	31.81 miles
2	Baginton	24.28 miles
3	Luton Airport	34.36 miles
4	Birmingham Airport	36.55 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Square	0.01 miles
2	High Street	0.09 miles
3	Princess Marina Hospital	0.24 miles
4	Kent Road	0.26 miles
5	Webb Drive	0.24 miles

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Testimonial 1



Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2



Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3



After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work



/ChrisDurrantexp



/chris-durrant-08752622

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Valuation Office
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