CHRIS DURRANT eXp UK

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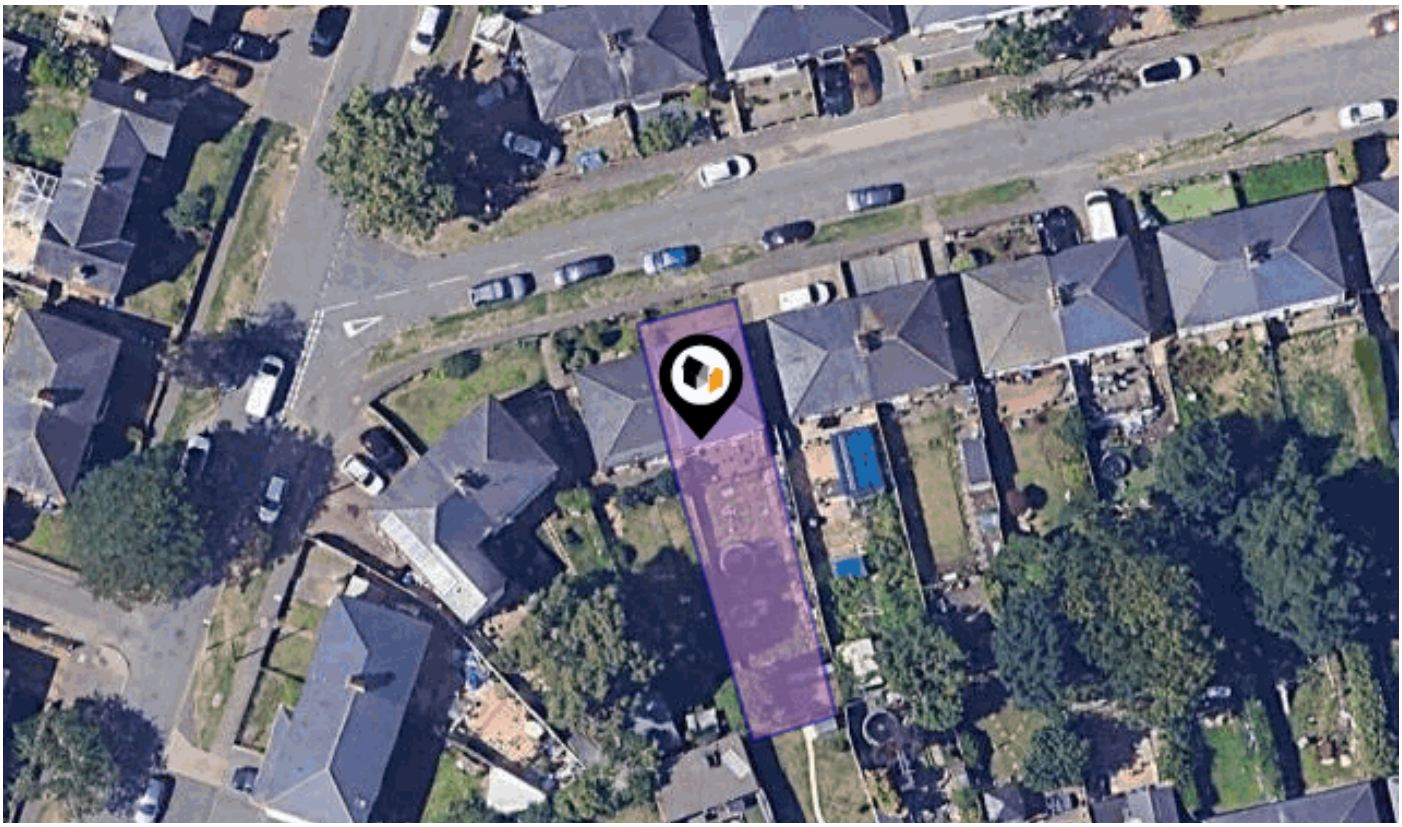
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd February 2026



SAXON STREET, NORTHAMPTON, NN3

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

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The Property Ombudsman

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Property
Overview

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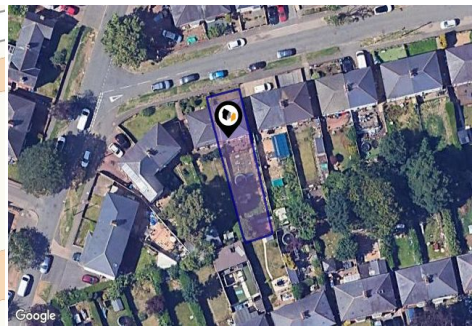


Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£1,838		
Title Number:	NN55926		

Local Area

Local Authority: West northamptonshire
Conservation Area: No
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	51 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Market
Sold in Street

CHRIS DURRANT exp UK

2, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	31/10/2025
Last Sold Price:	£250,000

10, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	31/10/2025	03/11/1995
Last Sold Price:	£225,000	£30,000

18, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	04/03/2025	07/09/2001	18/11/1999
Last Sold Price:	£265,000	£69,250	£53,000

1, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	18/01/2024	17/01/2007
Last Sold Price:	£250,000	£140,000

15, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	02/12/2022	17/08/2022	16/05/2003
Last Sold Price:	£275,000	£185,000	£113,500

48, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	22/06/2022
Last Sold Price:	£256,000

20, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	26/02/2021	21/06/1996
Last Sold Price:	£225,000	£35,500

42, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	21/08/2020	20/05/2013	04/09/1998
Last Sold Price:	£235,000	£134,000	£45,000

29, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	10/06/2019
Last Sold Price:	£220,000

32, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	09/02/2018
Last Sold Price:	£189,000

46, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	26/10/2015	25/02/2015
Last Sold Price:	£144,995	£57,600

3, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	08/09/2015	18/04/2008
Last Sold Price:	£164,000	£154,995

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

Market
Sold in Street

CHRIS DURRANT exp UK

24, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	24/07/2013	24/07/1998
Last Sold Price:	£135,000	£45,000

7, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	31/05/2013	16/05/2008	17/11/2004	03/12/2001
Last Sold Price:	£125,000	£145,000	£131,000	£79,995

26, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	14/12/2012	31/08/2001
Last Sold Price:	£134,000	£70,000

27, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	29/06/2012
Last Sold Price:	£125,000

21, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	25/05/2007
Last Sold Price:	£155,000

25, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	07/06/2005	28/05/2004	01/08/2003
Last Sold Price:	£133,000	£124,995	£90,000

43, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	02/02/2004
Last Sold Price:	£66,000

19, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	21/11/2003	05/11/1999	23/06/1998
Last Sold Price:	£101,000	£57,000	£46,500

4, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	23/10/2003
Last Sold Price:	£95,000

37, Saxon Street, Northampton, NN3 2SQ

Last Sold Date:	14/01/2000	02/06/1999
Last Sold Price:	£65,000	£38,000

22, Saxon Street, Northampton, NN3 2SQ

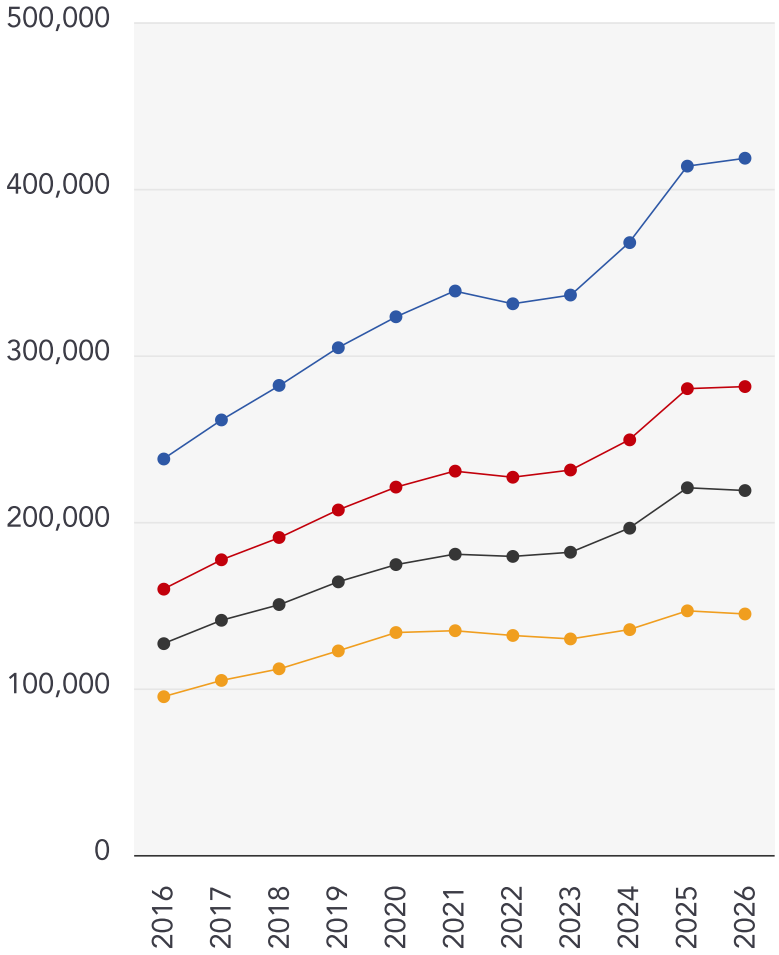
Last Sold Date:	26/04/1996
Last Sold Price:	£37,000

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

Market
House Price Statistics

CHRIS DURRANT exp UK

10 Year History of Average House Prices by Property Type in NN3



Detached

+75.96%

Semi-Detached

+76.2%

Terraced

+72.46%

Flat

+52.26%

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Maps
Coal Mining

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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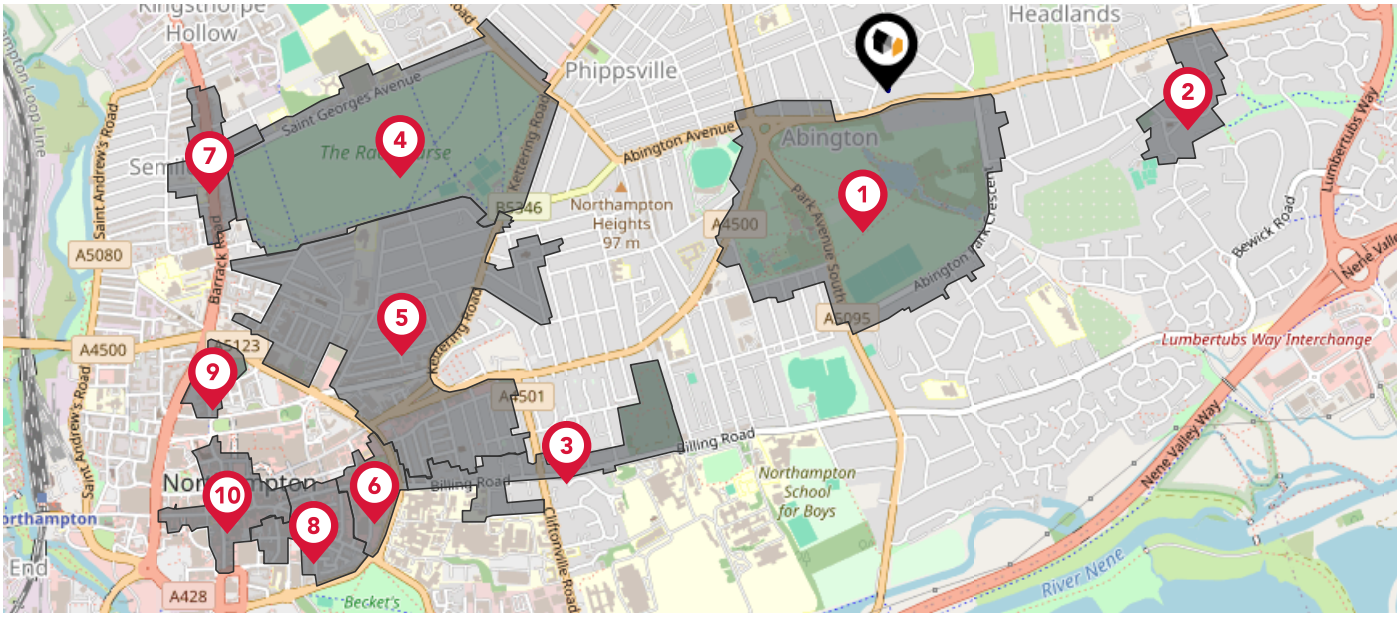
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

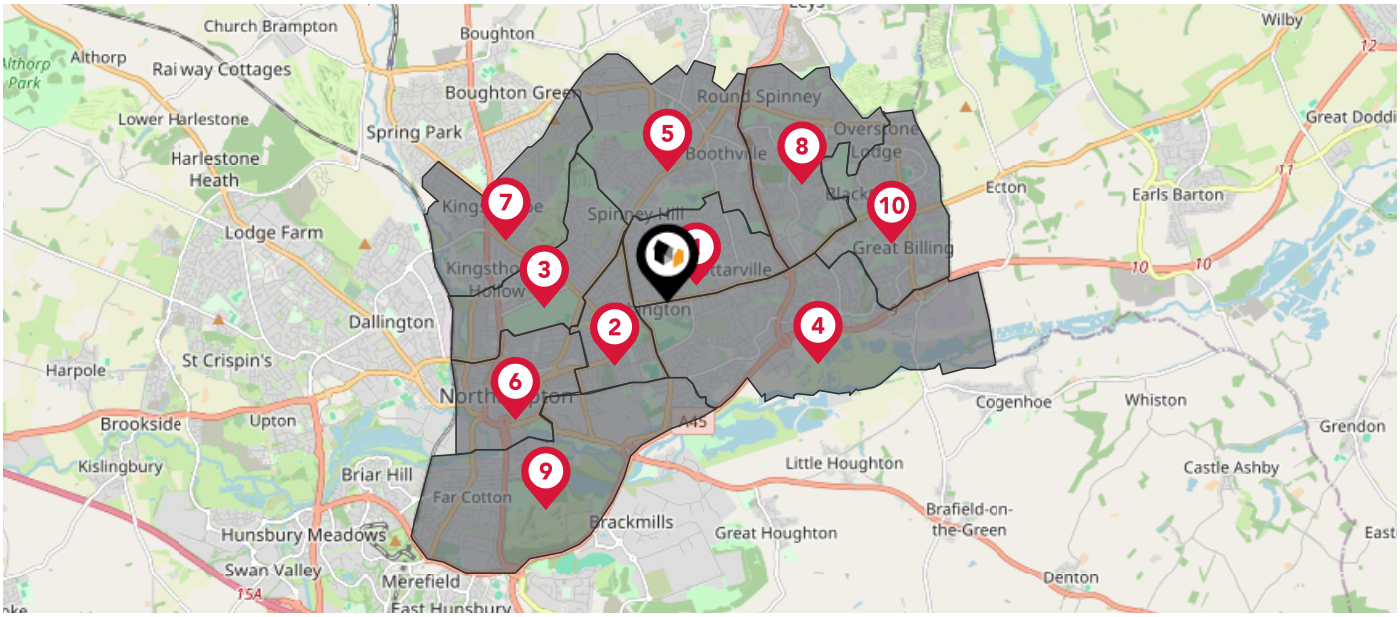


Nearby Conservation Areas

1	Abington Park
2	Weston Favell
3	Billing Road
4	Kingsley
5	Boot and Shoe Quarter
6	St Giles
7	Barrack Road
8	Derngate
9	Holy Sepulchre
10	All Saints

Maps
Council Wards

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

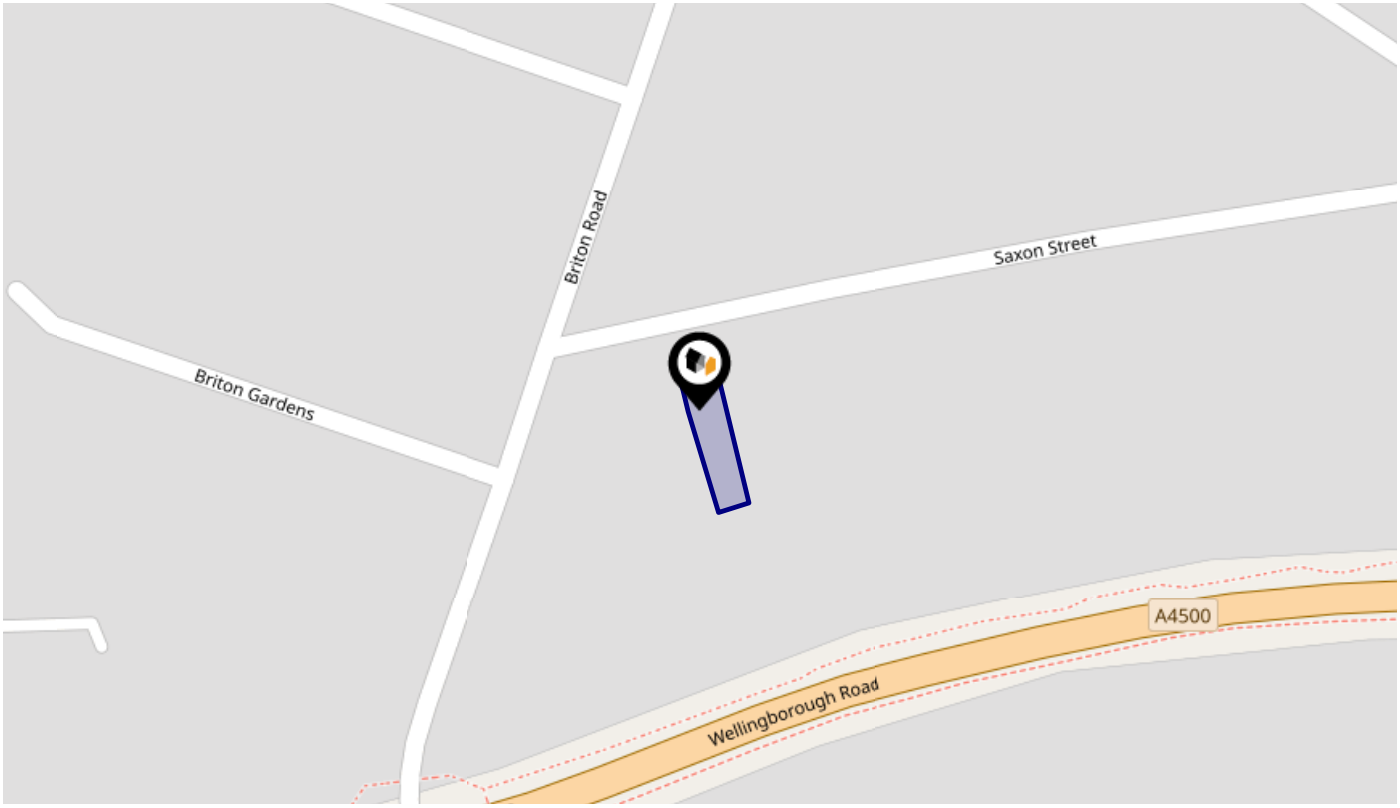


Nearby Council Wards

1	Headlands Ward
2	Abington and Phippsville Ward
3	St. George Ward
4	Riverside Park Ward
5	Boothville and Parklands Ward
6	Castle Ward
7	Kingsthorpe South Ward
8	Talavera Ward
9	Delapre and Rushmere Ward
10	Billing and Rectory Farm Ward

Maps
Rail Noise

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.

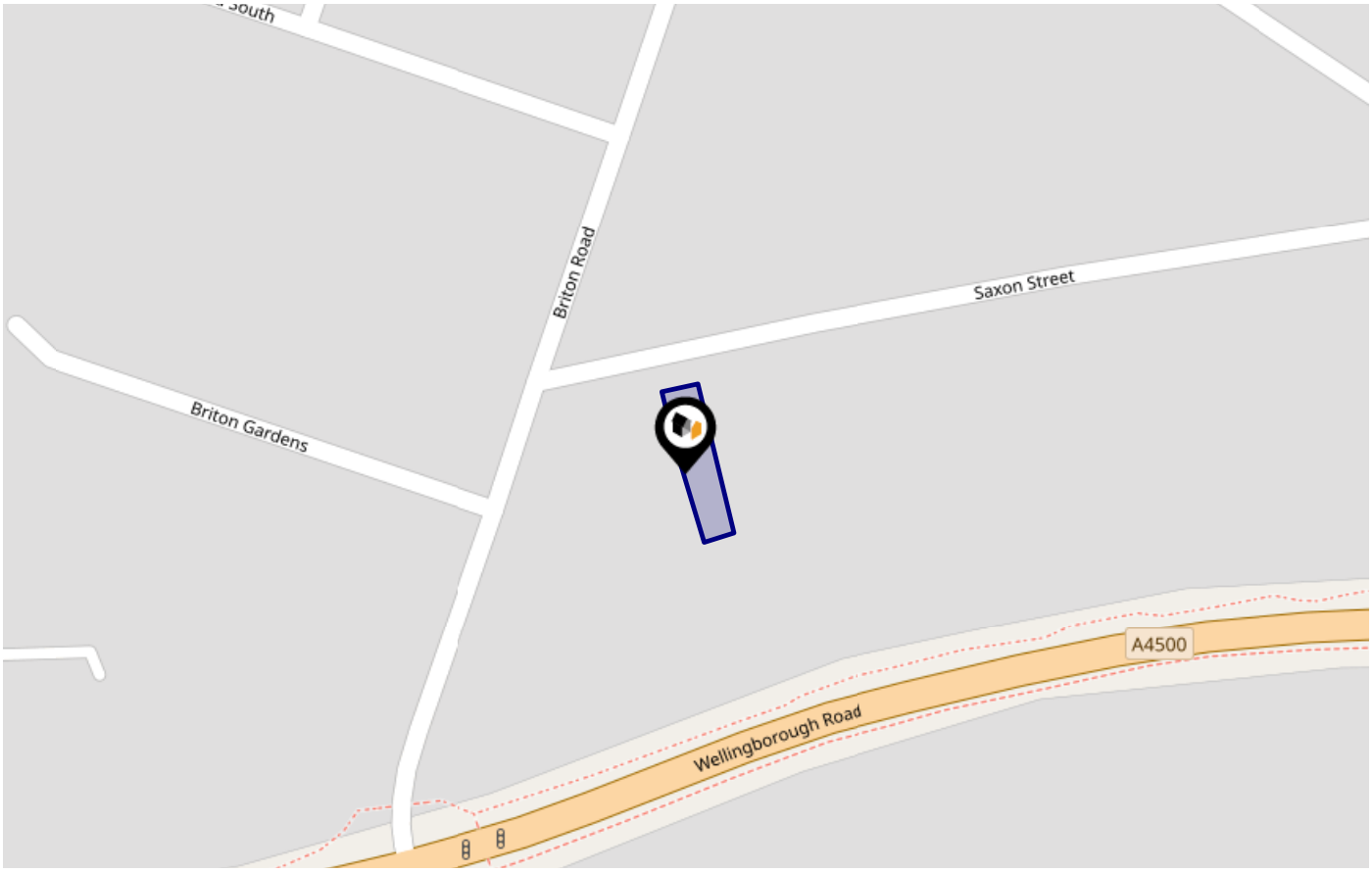
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

CHRIS DURRANT exp UK

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

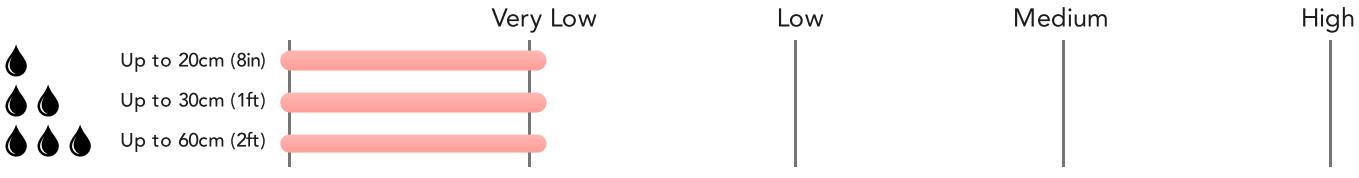


Risk Rating: Very low

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:



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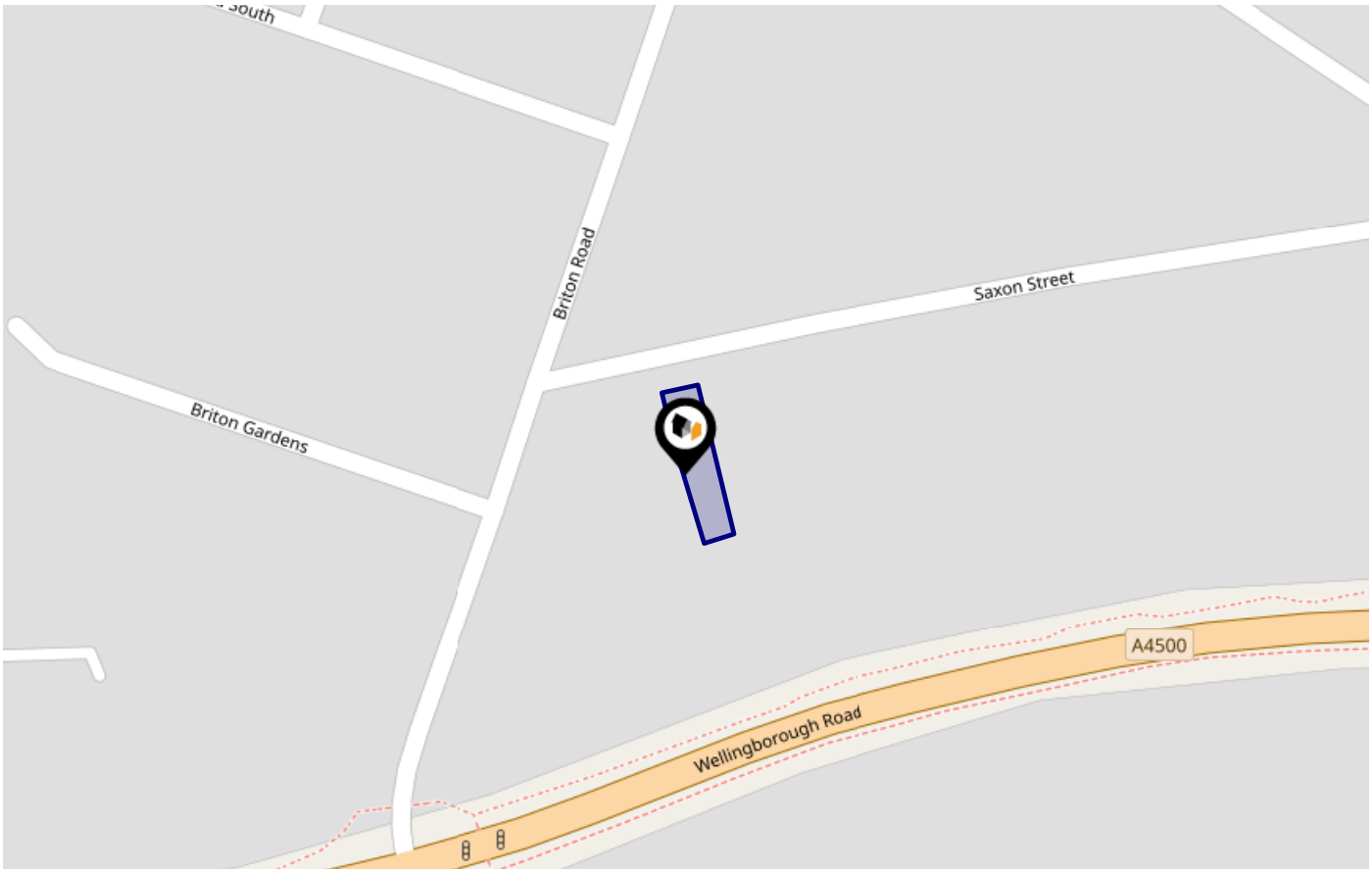
Flood Risk
Rivers & Seas - Climate Change

CHRIS DURRANT exp UK

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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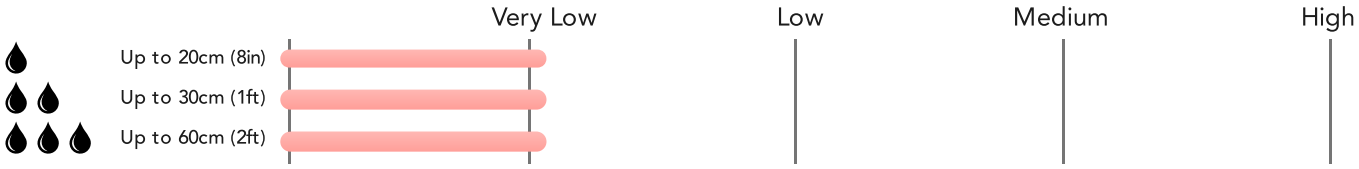

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Flood Risk
Surface Water - Flood Risk

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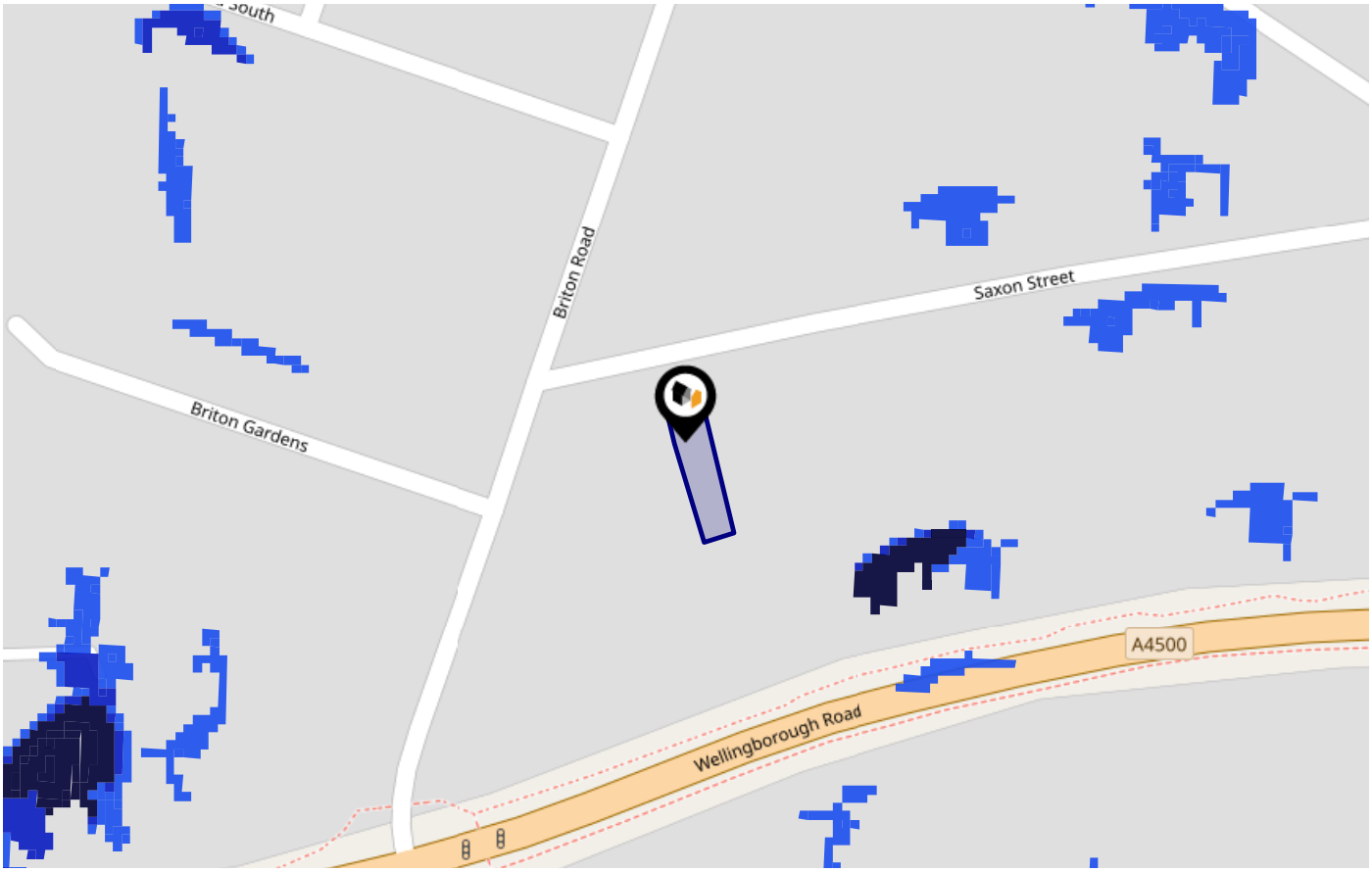
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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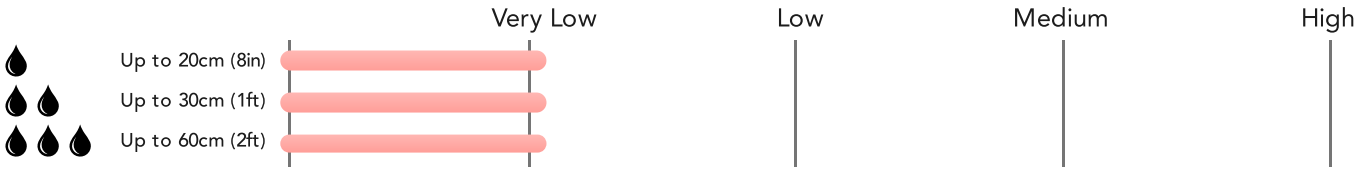

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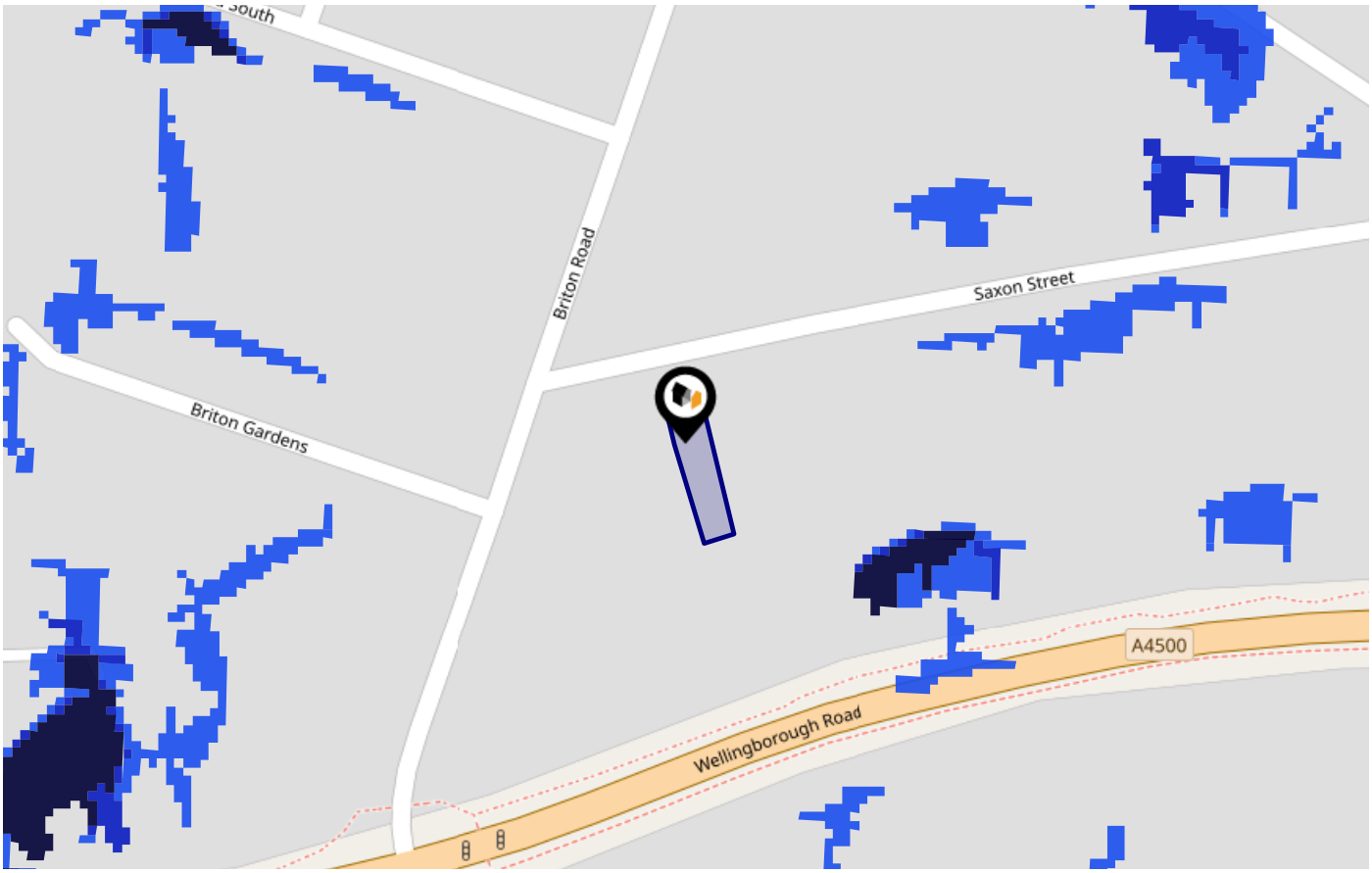
Flood Risk
Surface Water - Climate Change

CHRIS DURRANT exp UK

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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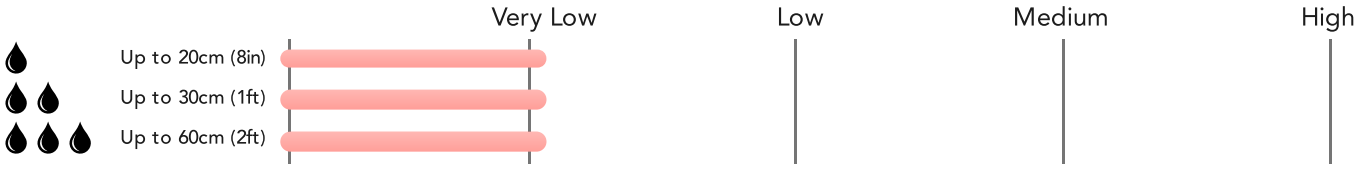

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Maps
Green Belt

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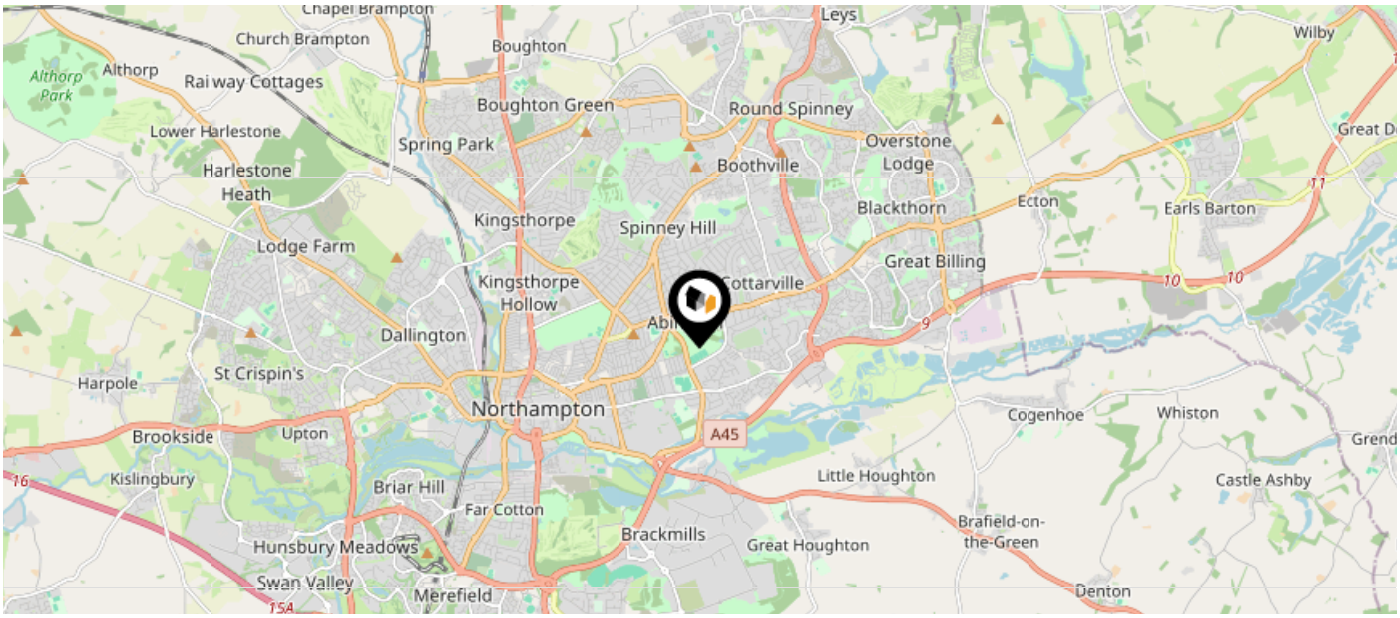
This map displays nearby areas that have been designated as Green Belt...

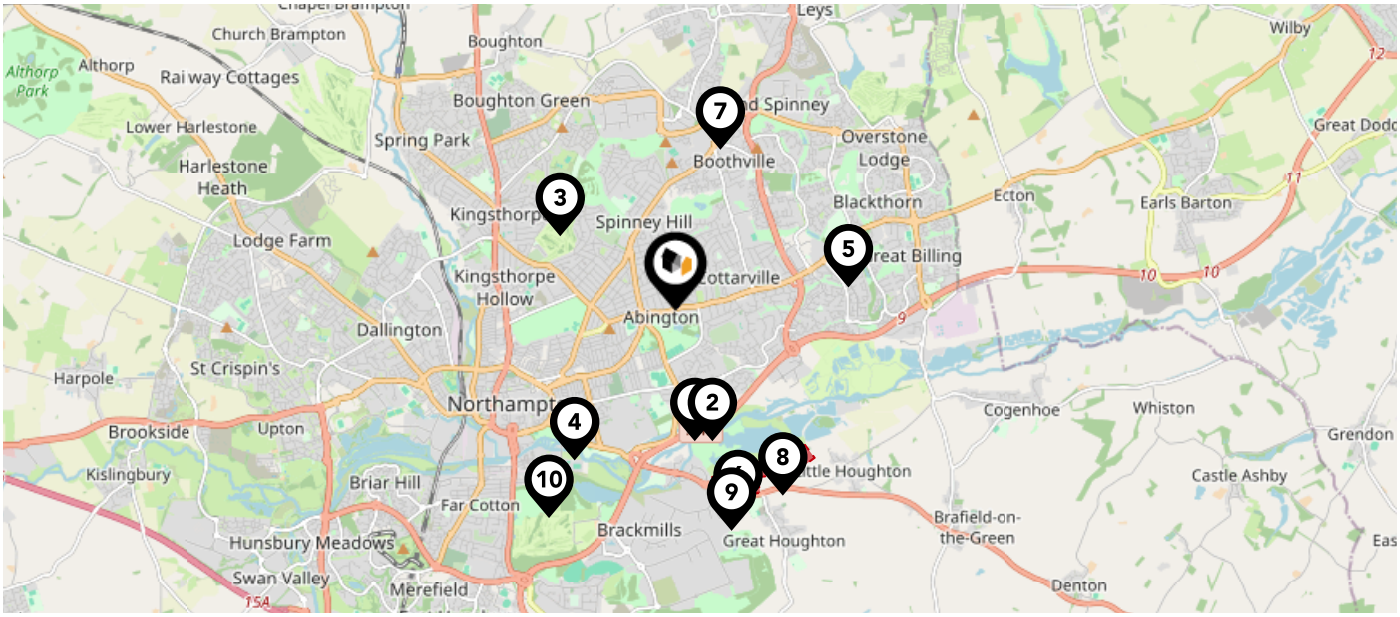


Nearby Green Belt Land

No data available.

Maps
Landfill Sites

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.

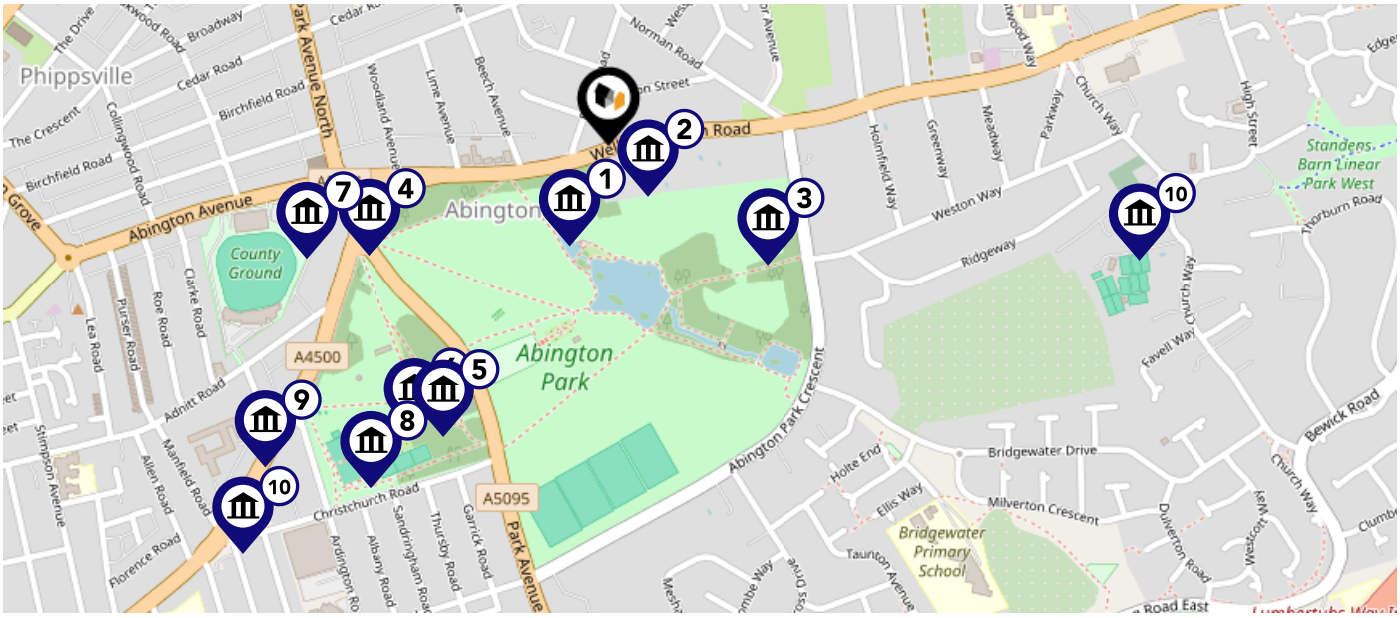


Nearby Landfill Sites

1	Abington Mills-Billing Road East, Nortthampton	Historic Landfill
2	Old Mill Race-Abington Mills	Historic Landfill
3	Bondfield Avenue-St David's, Northampton	Historic Landfill
4	NHS General Hospital-Abingdon, Northamptonshire	Historic Landfill
5	Billing Park-Northampton	Historic Landfill
6	EA/EPR/QP3194NU/A001	Active Landfill
7	Fernie Field-Woodford Chase, Moulton, Northampton	Historic Landfill
8	EA/EPR/QP3294NG/A001	Active Landfill
9	Martins Farm-Martins Lane, Great Houghton	Historic Landfill
10	Ransome Road Site-Delapre, Northampton	Historic Landfill

Maps
Listed Buildings

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 1372155 - Water Tower	Grade II	0.1 miles
2 1052387 - New Ways	Grade II	0.1 miles
3 1189678 - Gatepiers, Hunting Gate	Grade II	0.2 miles
4 1191319 - Archway Cottages	Grade II	0.3 miles
5 1189663 - Church Of Saint Peter And Saint Paul	Grade II	0.4 miles
6 1039763 - Abington Abbey (museum)	Grade I	0.4 miles
7 1372154 - 1 To 4 Abington Cottages	Grade II	0.4 miles
8 1039719 - The Cottage	Grade II	0.5 miles
9 1052386 - The Abington Hotel	Grade II	0.5 miles
10 1372230 - Christ Church	Grade II	0.6 miles
10 1293974 - The Rectory	Grade II	0.6 miles

Area
Schools

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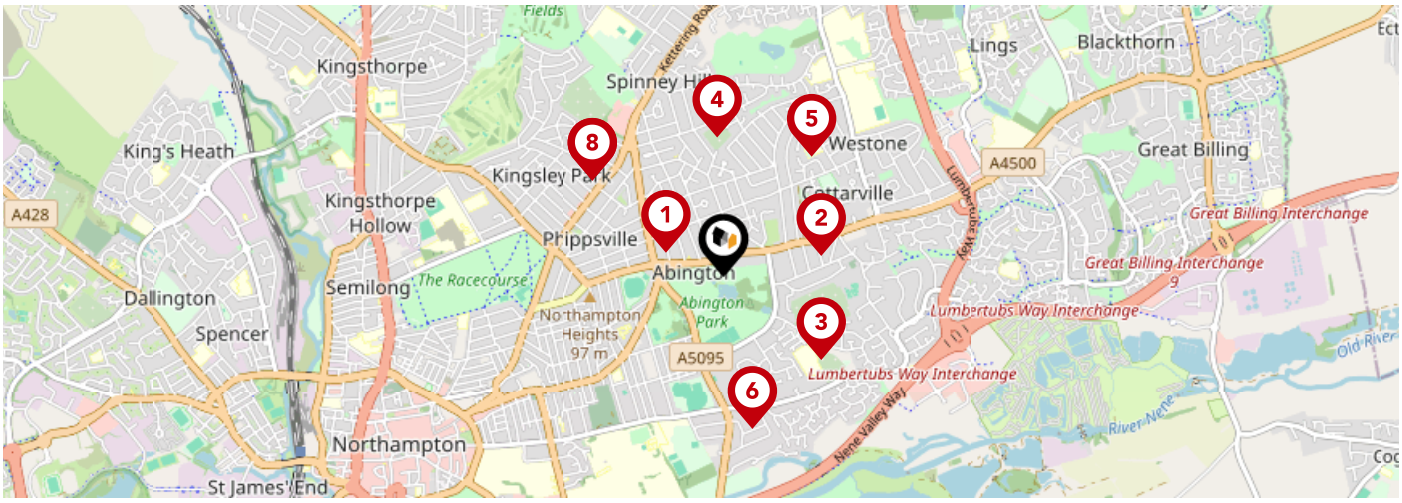

		Nursery	Primary	Secondary	College	Private
1	**Cedar Road Primary School** Ofsted Rating: Good | Pupils: 417 | Distance:0.28	☐	☑	☐	☐	☐
2	**Weston Favell CofE Primary School** Ofsted Rating: Outstanding | Pupils: 421 | Distance:0.46	☐	☑	☐	☐	☐
3	**Bridgewater Primary School** Ofsted Rating: Good | Pupils: 663 | Distance:0.58	☐	☑	☐	☐	☐
4	**Eastfield Academy** Ofsted Rating: Good | Pupils: 212 | Distance:0.64	☐	☑	☐	☐	☐
5	**Headlands Primary School** Ofsted Rating: Good | Pupils: 461 | Distance:0.68	☐	☑	☐	☐	☐
6	**Abington Vale Primary School** Ofsted Rating: Good | Pupils: 445 | Distance:0.71	☐	☑	☐	☐	☐
7	**Wallace Road Nursery School** Ofsted Rating: Good | Pupils: 46 | Distance:0.74	☑	☐	☐	☐	☐
8	**Kingsley Primary School** Ofsted Rating: Good | Pupils: 401 | Distance:0.74	☐	☑	☐	☐	☐

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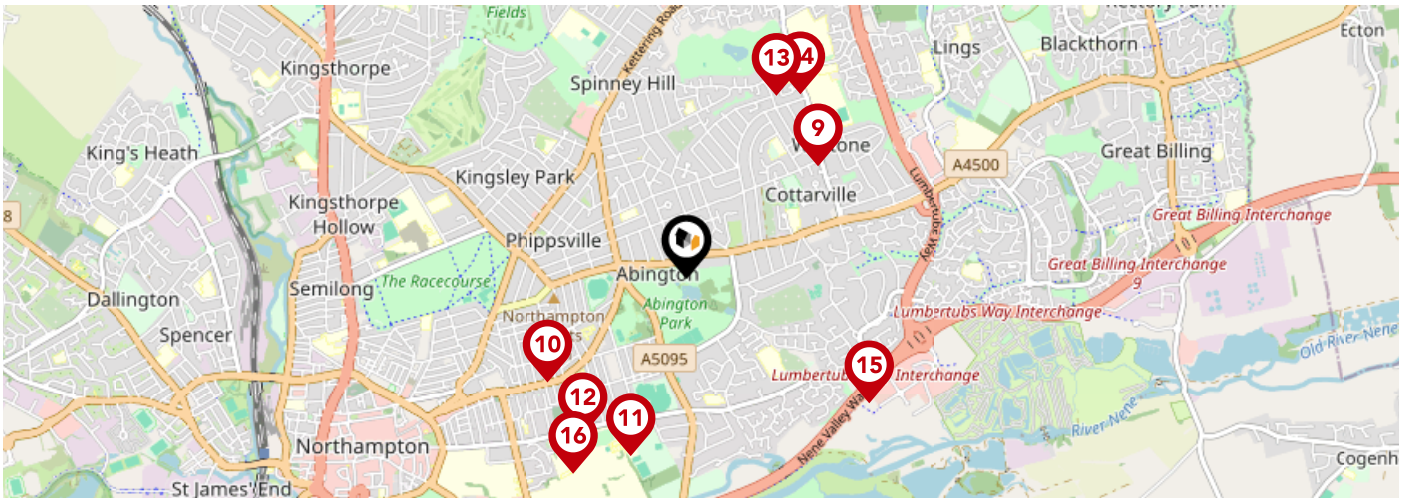
Area
Schools

CHRIS DURRANT exp UK



		Nursery	Primary	Secondary	College	Private
9	**Weston Favell Academy** Ofsted Rating: Good | Pupils: 1494 | Distance:0.79	☐	☐	☑	☐	☐
10	**Stimpson Avenue Academy** Ofsted Rating: Good | Pupils: 452 | Distance:0.79	☐	☑	☐	☐	☐
11	**Northampton School for Boys** Ofsted Rating: Outstanding | Pupils: 1678 | Distance:0.85	☐	☐	☑	☐	☐
12	**Barry Primary School** Ofsted Rating: Good | Pupils: 448 | Distance:0.85	☐	☑	☐	☐	☐
13	**St Gregory's Catholic Primary School** Ofsted Rating: Good | Pupils: 267 | Distance:0.93	☐	☑	☐	☐	☐
14	**Northampton College** Ofsted Rating: Good | Pupils:0 | Distance:0.99	☐	☐	☑	☐	☐
15	**Oneschool Global Uk, Northampton Campus** Ofsted Rating: Not Rated | Pupils: 152 | Distance:1.01	☐	☐	☑	☐	☐
16	**St Andrew's College** Ofsted Rating: Good | Pupils: 11 | Distance:1.02	☐	☐	☑	☐	☐

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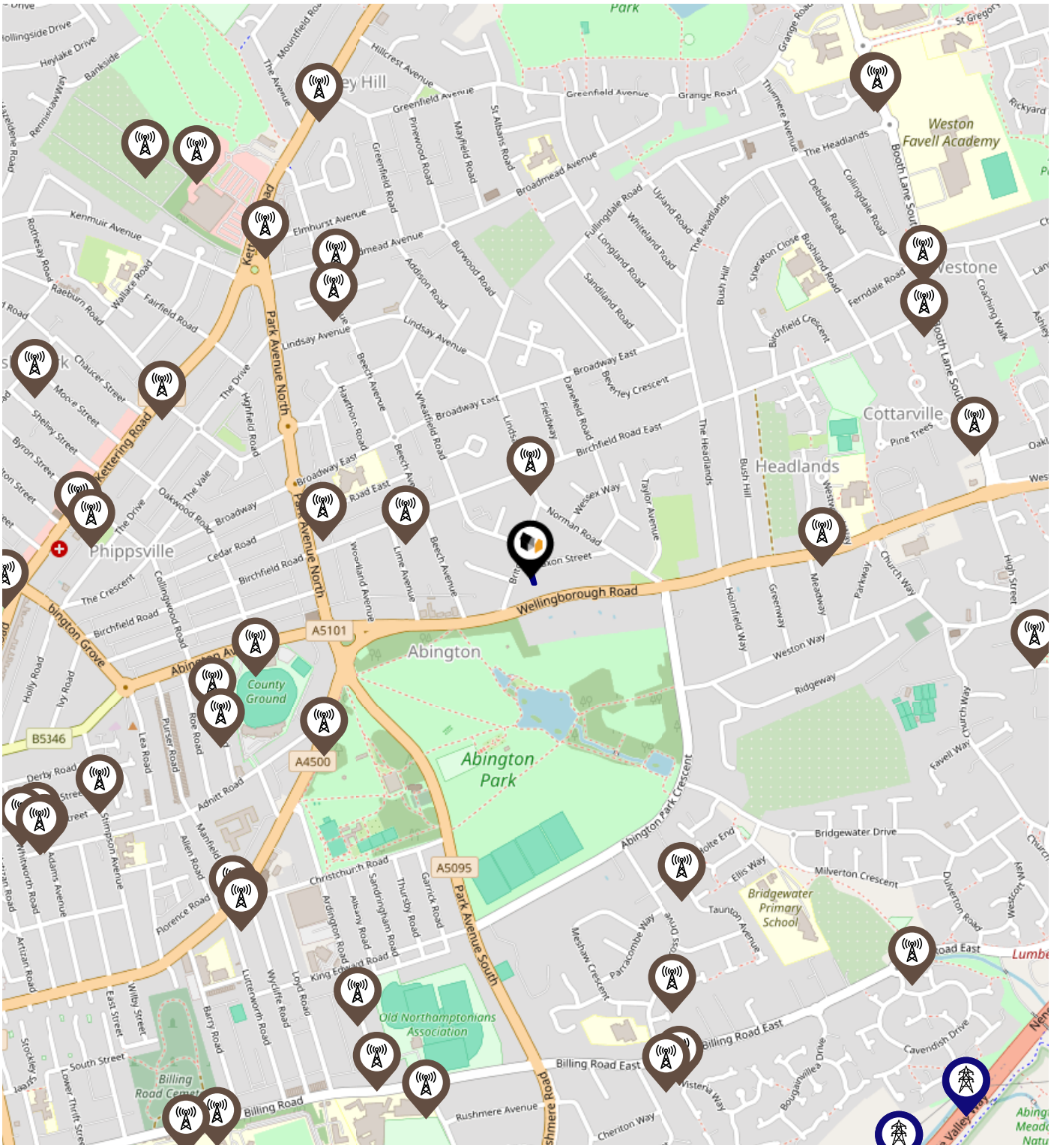
Local Area
Masts & Pylons

CHRIS DURRANT exp UK



Key:

- Power Pylons
- Communication Masts

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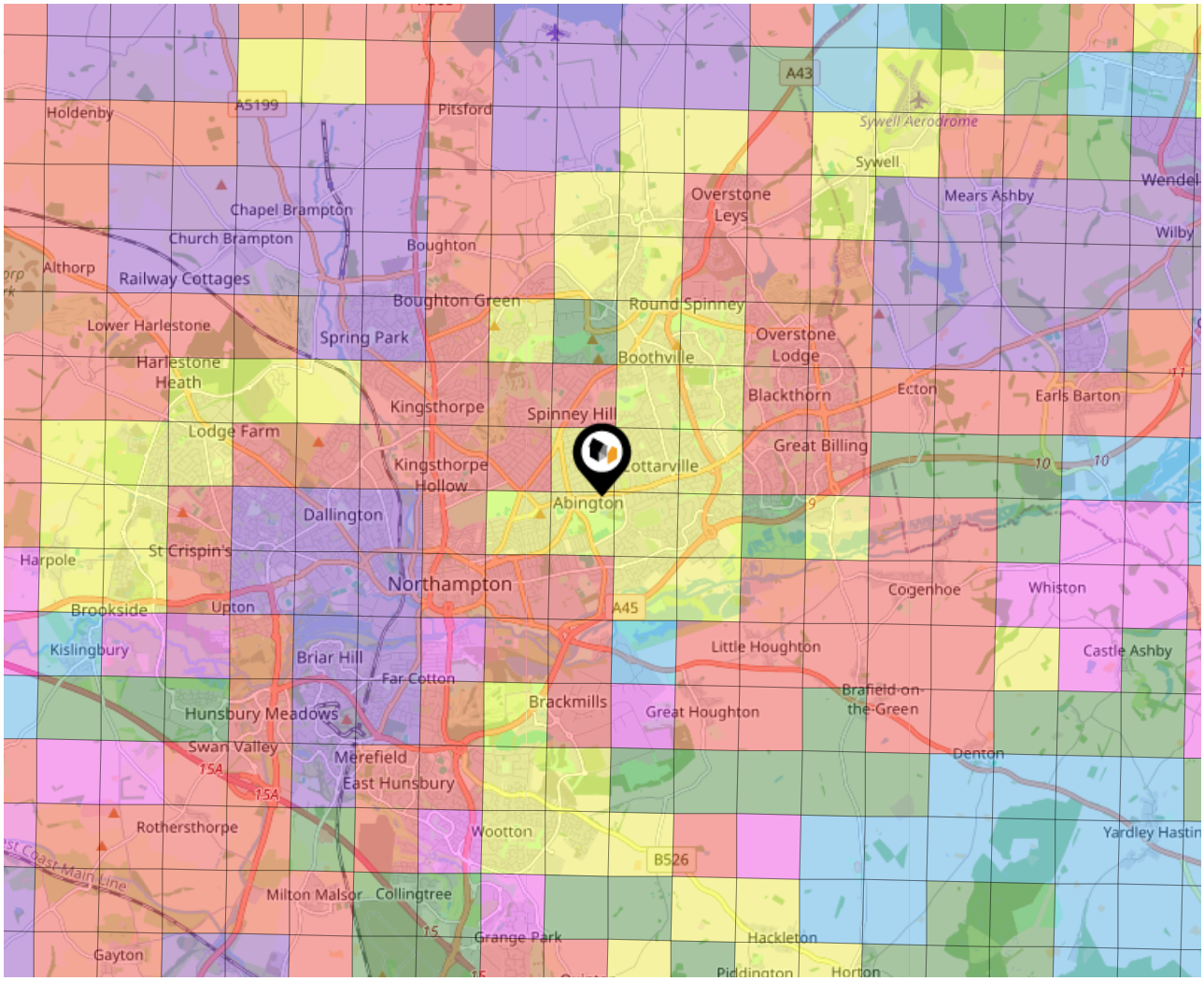
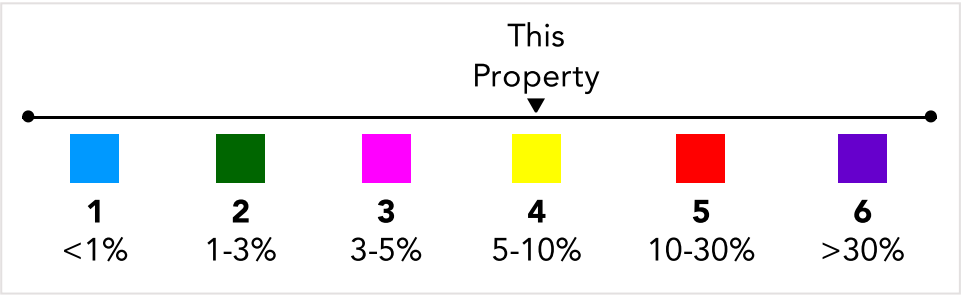
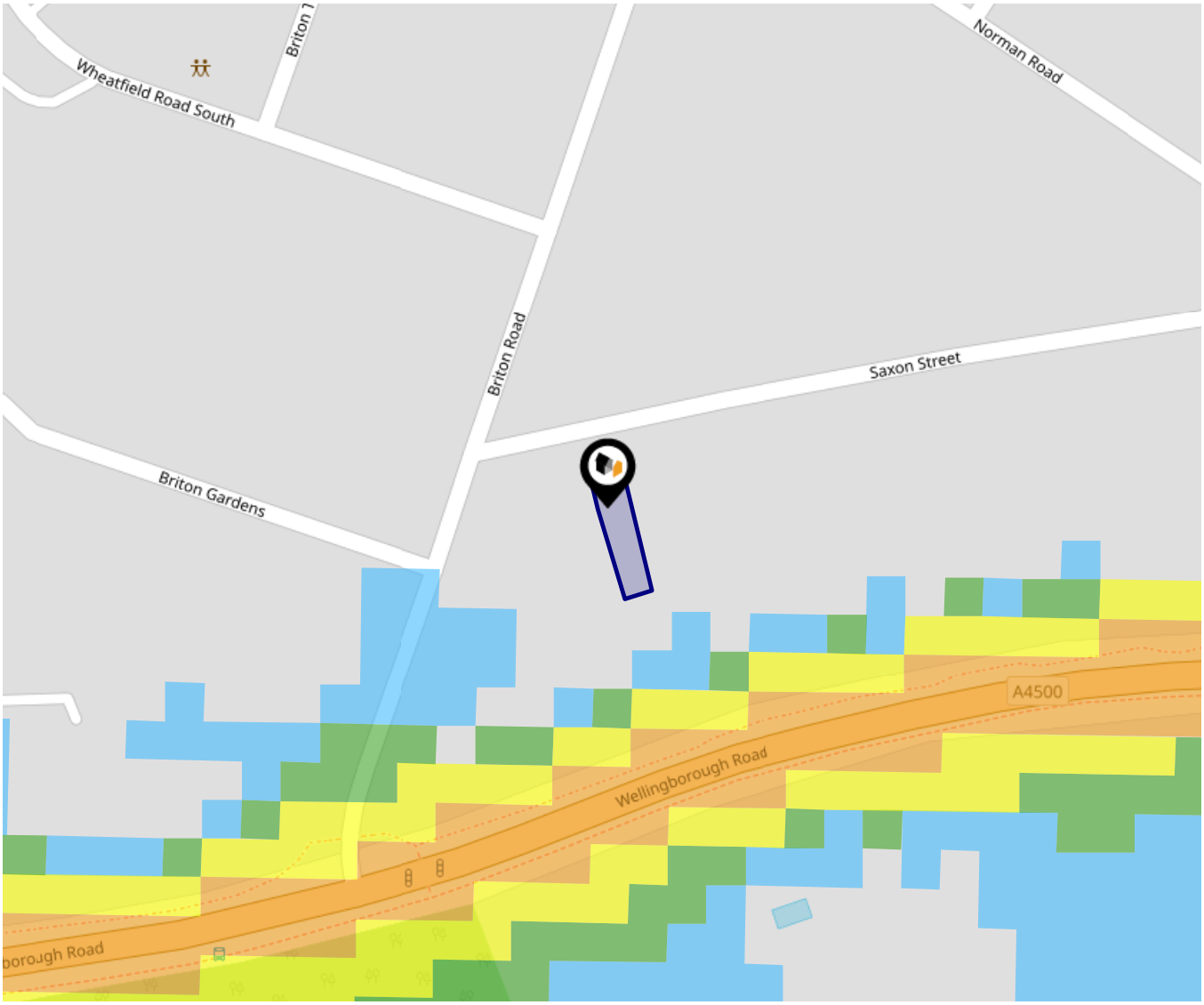
What is Radon?

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).





Local Area
Road Noise



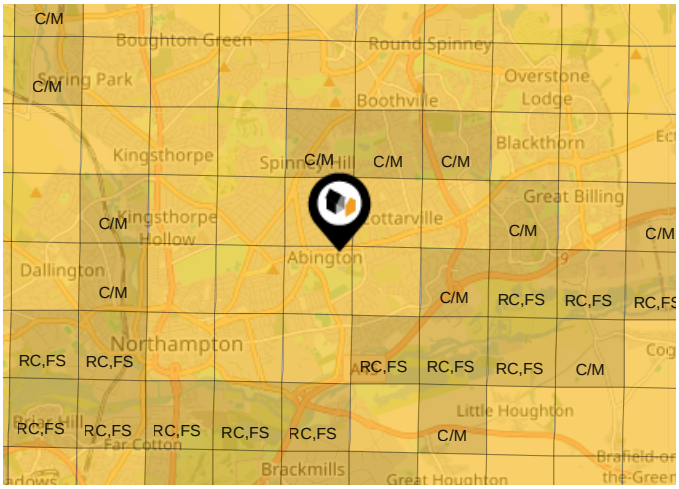
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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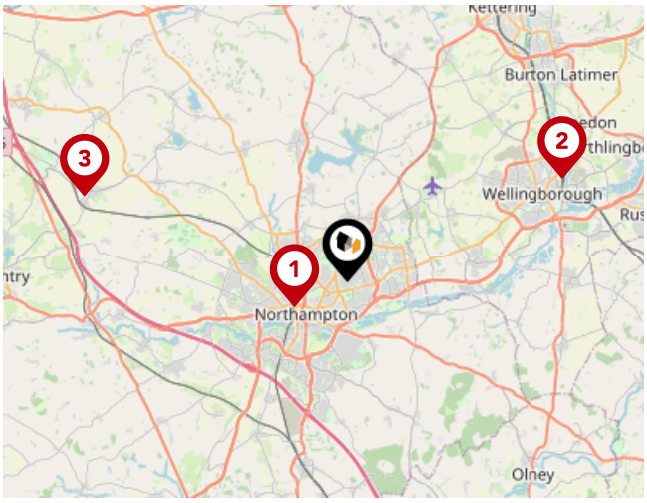
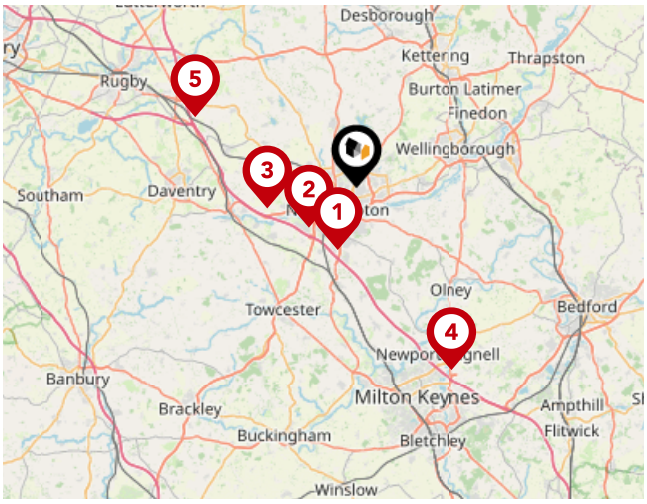
Area
Transport (National)



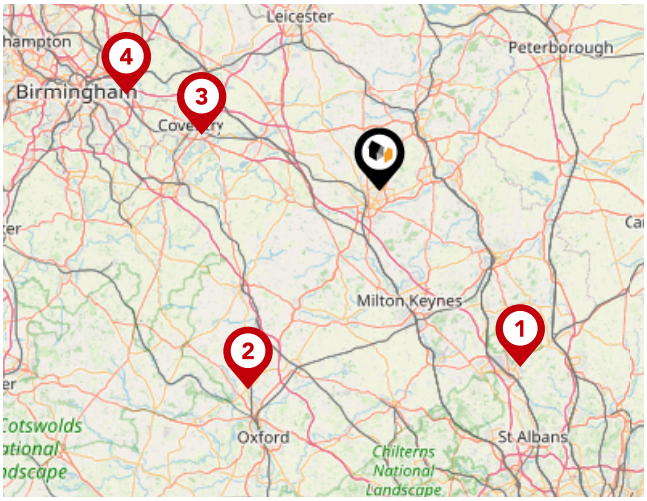
National Rail Stations

Pin	Name	Distance
1	Northampton Rail Station	2.12 miles
2	Wellingborough Rail Station	8.64 miles
3	Long Buckby Rail Station	10 miles



Trunk Roads/Motorways

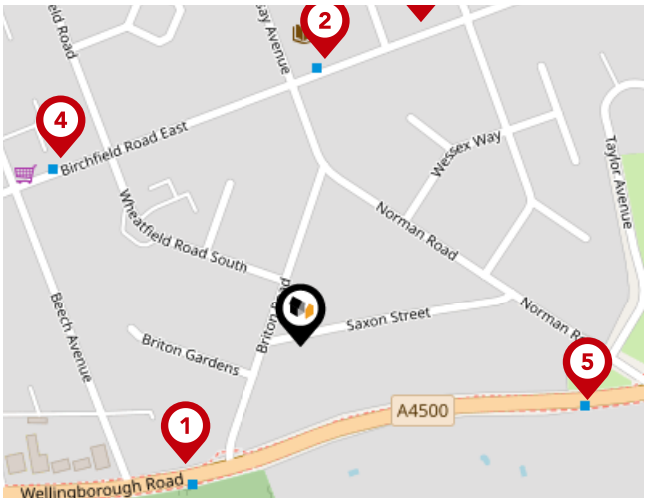
Pin	Name	Distance
1	M1 J15	4.73 miles
2	M1 J15A	4.52 miles
3	M1 J16	6.68 miles
4	M1 J14	14.92 miles
5	M1 J17	12.89 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	32.92 miles
2	Kidlington	34.7 miles
3	Baginton	27.17 miles
4	Birmingham Airport	39.31 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Briton Road	0.09 miles
2	Norman Road	0.16 miles
3	Danefield Road	0.2 miles
4	Beech Avenue	0.17 miles
5	Abington Park Crescent	0.16 miles

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CHRIS DURRANT eXp UK

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

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Agent
Disclaimer

CHRIS DURRANT eXp UK

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