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ESTATE & LETTING AGENTS

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# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Monday 26th October 2026**



# EPERSON WAY, WALTHAM ON THE WOLDS, MELTON MOWBRAY, LE14


**Charles Dyson Estate Agents**

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01476 576688

David.carter@charlesdyson.co.uk

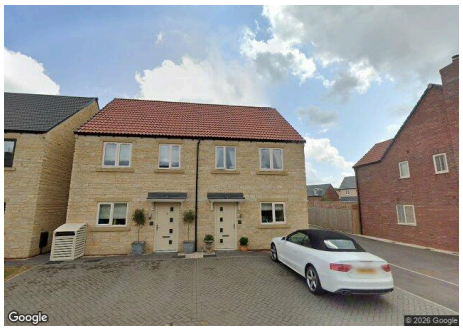
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# Property
# Overview










## Property

| | | | |
|---|---|---|---|
| **Type:** | Semi-Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 2 | | |
| **Floor Area:** | 828 $ft^2$ / 77 $m^2$ | | |
| **Plot Area:** | 0.03 acres | | |
| **Council Tax :** | Band B | | |
| **Annual Estimate:** | £1,890 | | |
| **Title Number:** | LT537264 | | |

## Local Area

**Local Authority:** Leicestershire

**Conservation Area:** No

**Flood Risk:**

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

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

**18** mb/s

**1800** mb/s

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**



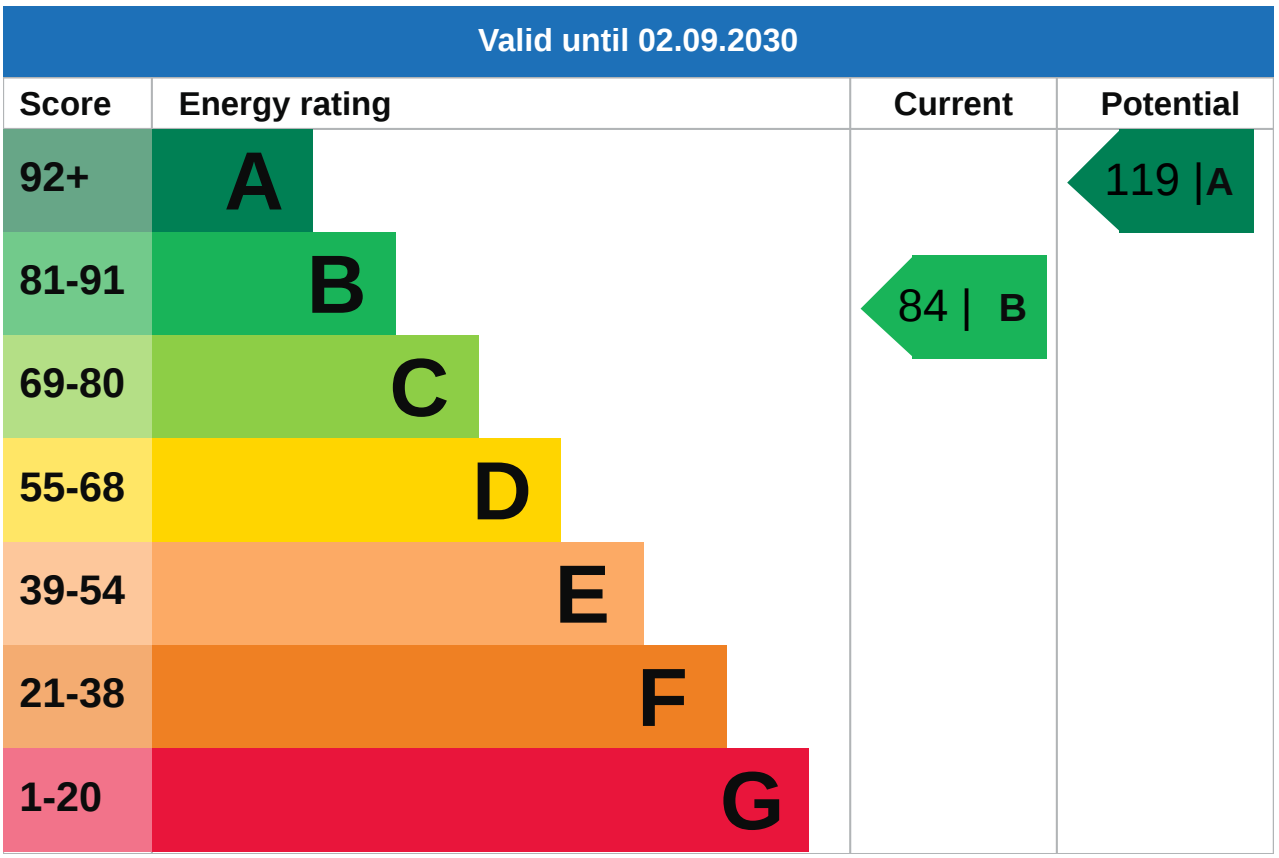
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Eperson Way, Waltham on the Wolds, LE14

Energy rating

**B**

**Valid until 02.09.2030**



# EPC - Additional Data

Charles Dyson ESTATE & LETTING AGENTS

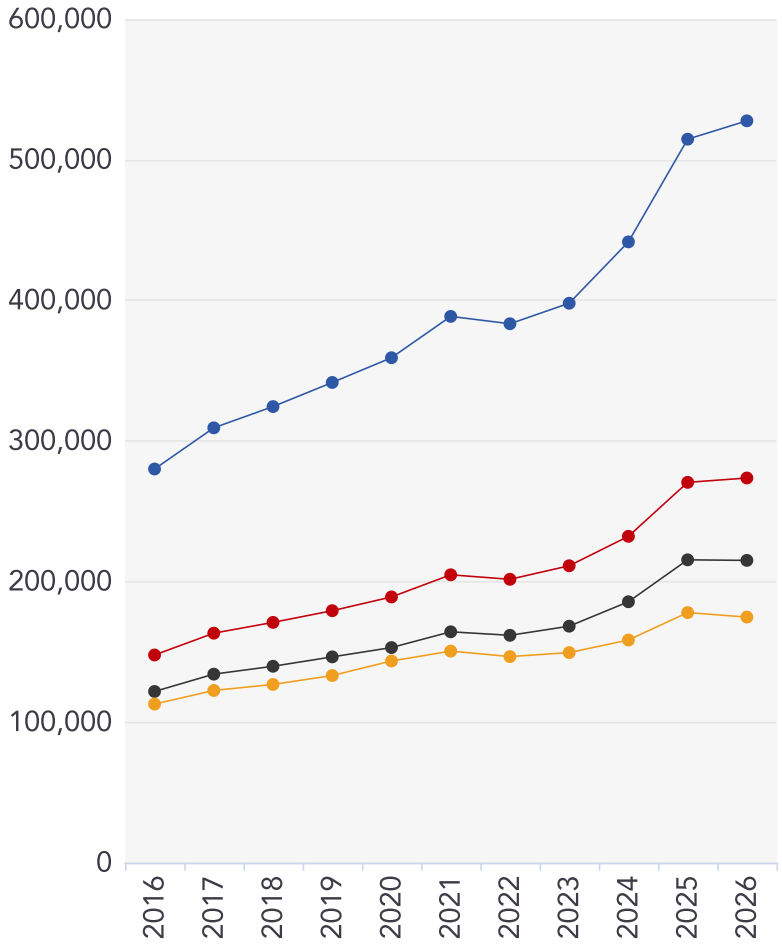
## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | New dwelling |
| **Energy Tariff:** | Standard tariff |
| **Main Fuel:** | Electricity: electricity, unspecified tariff |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Walls:** | Average thermal transmittance 0.24 W/m-Â¦K |
| **Walls Energy:** | Very Good |
| **Roof:** | Average thermal transmittance 0.10 W/m-Â¦K |
| **Roof Energy:** | Very Good |
| **Main Heating:** | Air source heat pump, radiators, electric |
| **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:** | Average thermal transmittance 0.12 W/m-Â¦K |
| **Total Floor Area:** | 77 $m^2$ |

# Market
# House Price Statistics

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10 Year History of Average House Prices by Property Type in LE14




Detached

**+88.44%**

Semi-Detached

**+85.22%**

Terraced

**+76.56%**

Flat

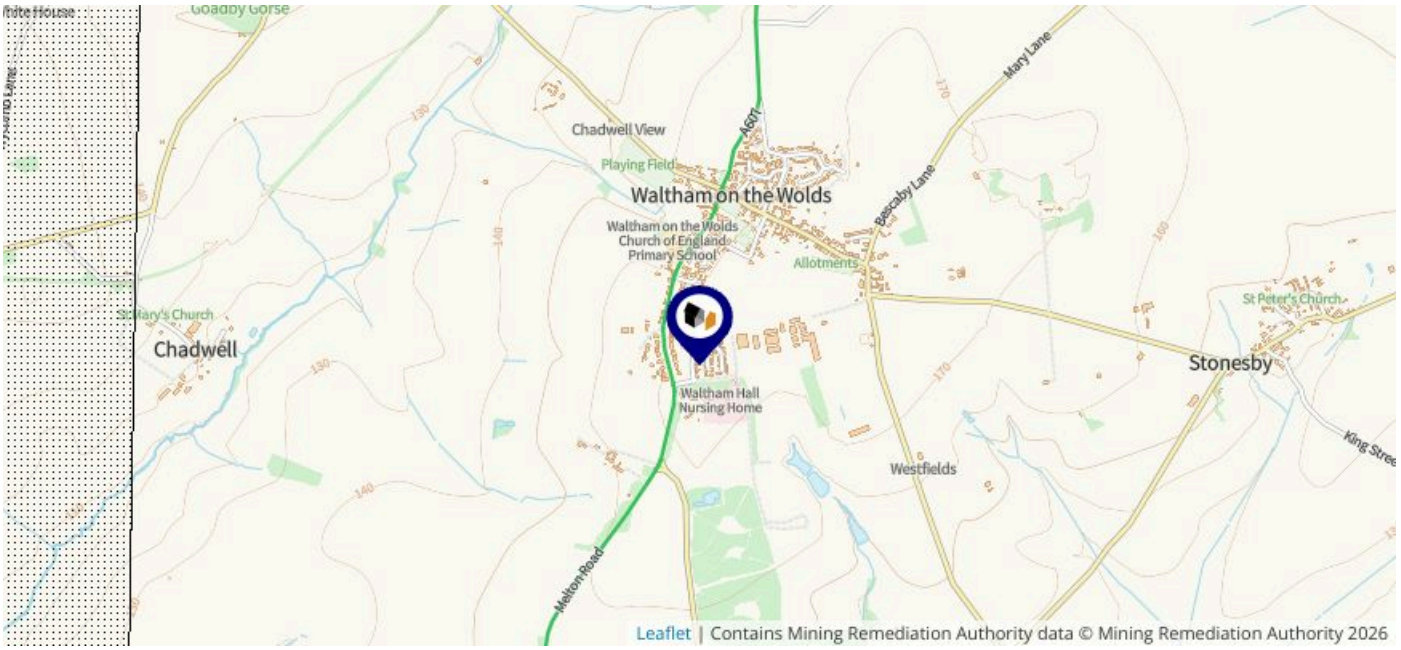
**+54.85%**



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# Maps
# Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

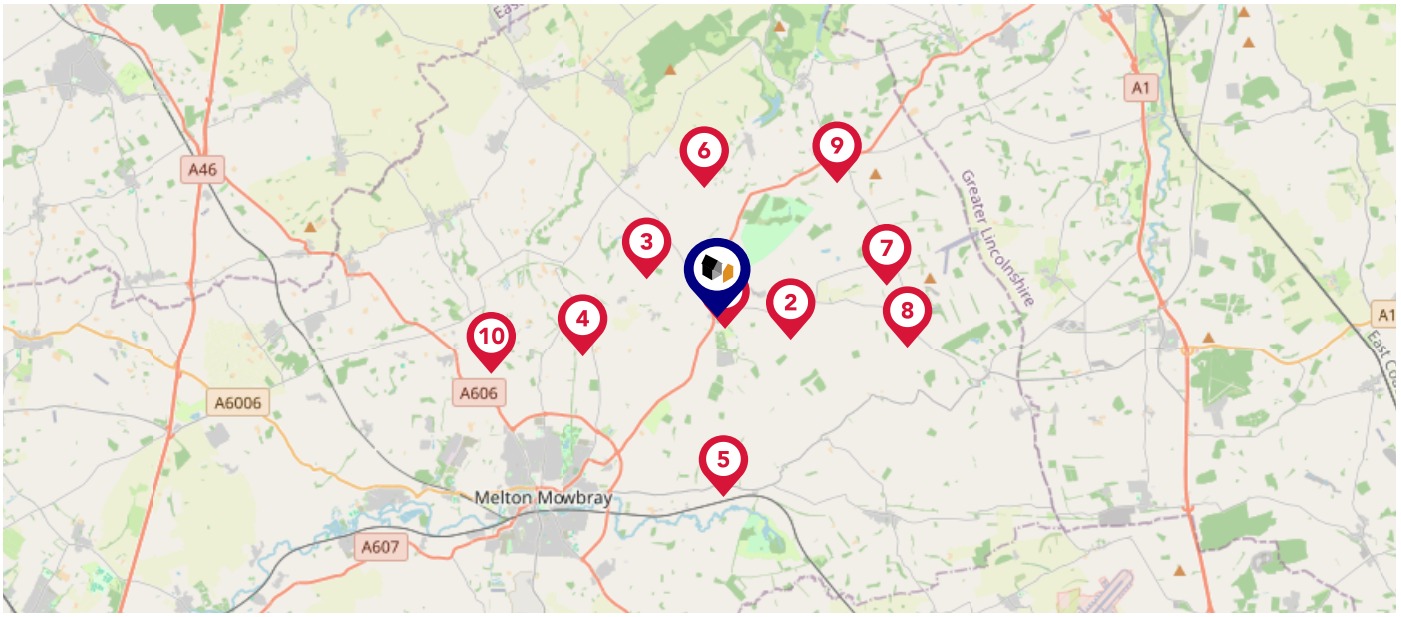
- Adit
- Gutter Pit
- Shaft

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

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.

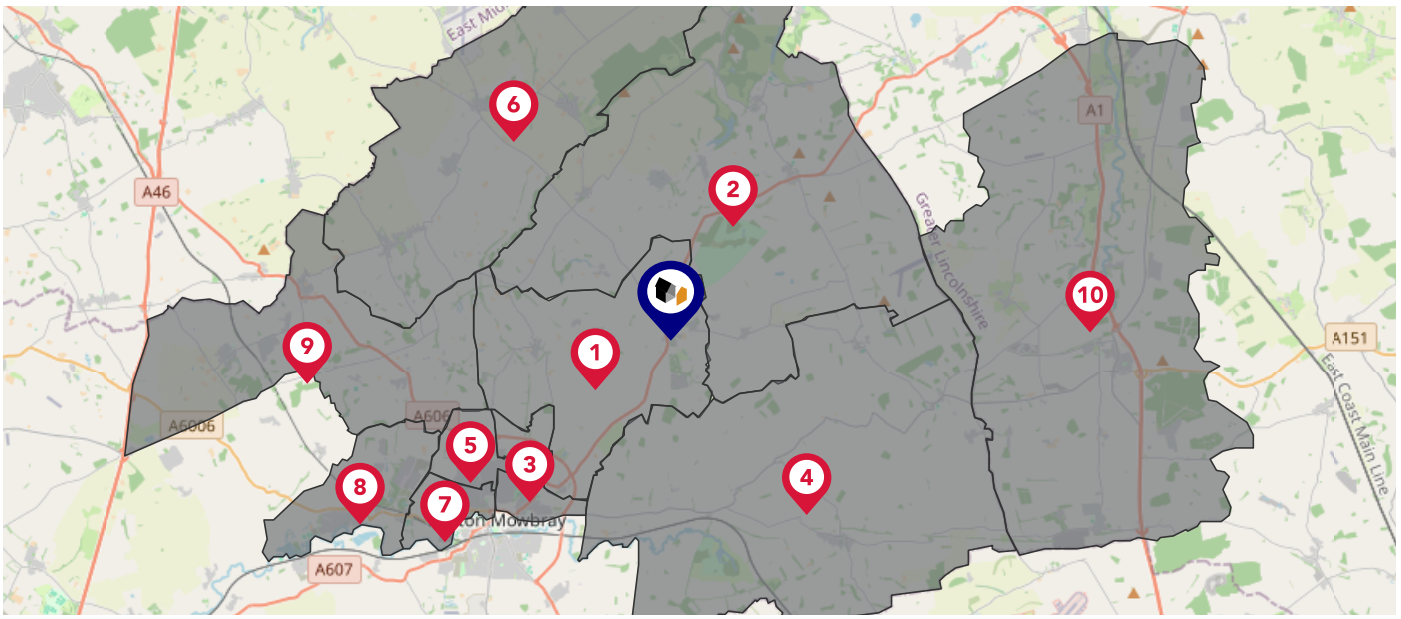



## Nearby Conservation Areas

| | |
|---|---|
| 1 | Waltham on the Wolds |
| 2 | Stonesby |
| 3 | Goadby Marwood |
| 4 | Scalford |
| 5 | Freeby |
| 6 | Eaton |
| 7 | Saltby |
| 8 | Sproxton |
| 9 | Croxton Kerrial |
| 10 | Holwell |

# Maps
# Council Wards

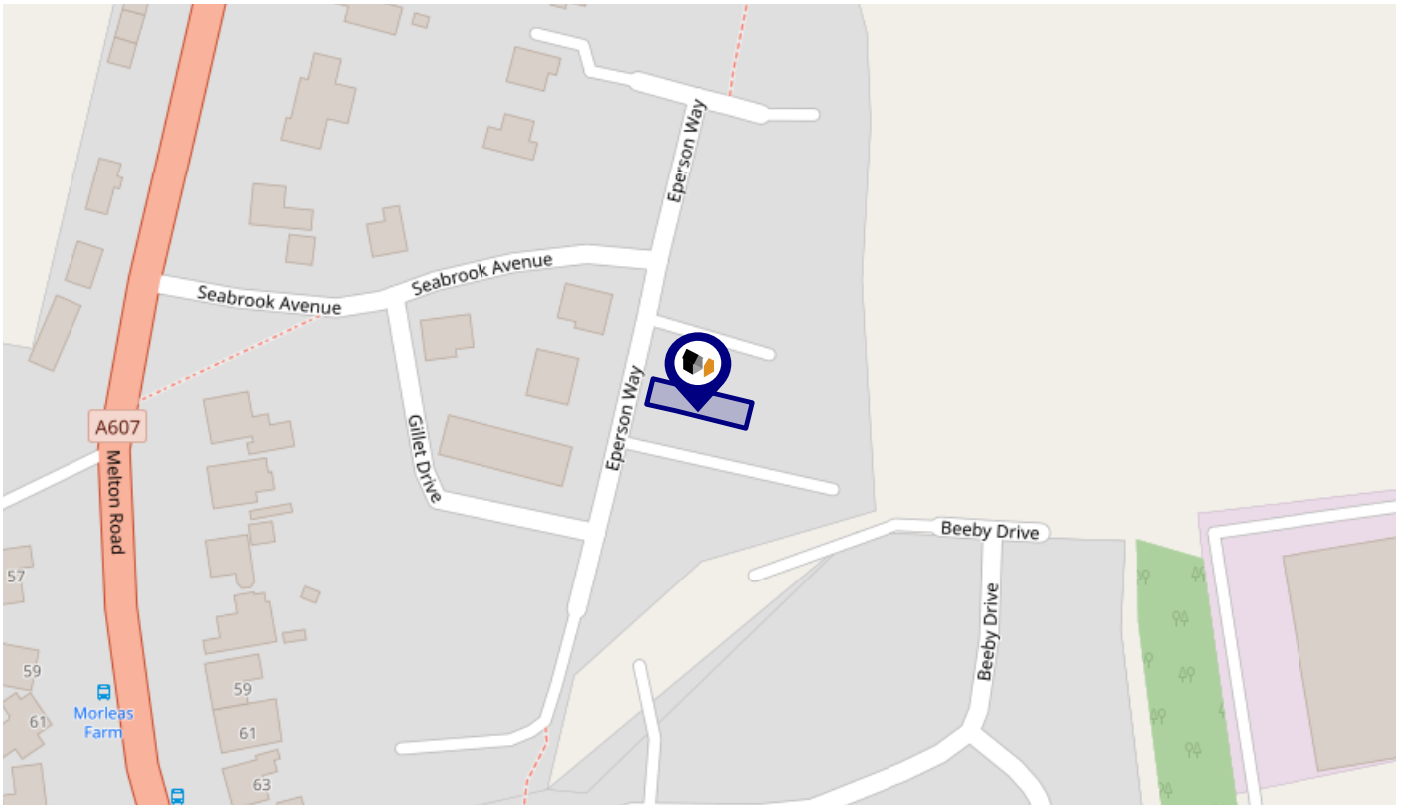
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500




| Nearby Council Wards | |
|---|---|
| 1 | Waltham-on-the-Wolds Ward |
| 2 | Croxton Kerrial Ward |
| 3 | Melton Newport Ward |
| 4 | Wymondham Ward |
| 5 | Melton Sysonby Ward |
| 6 | Long Clawson and Stathern Ward |
| 7 | Melton Egerton Ward |
| 8 | Asfordby Ward |
| 9 | Old Dalby Ward |
| 10 | Isaac Newton 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.

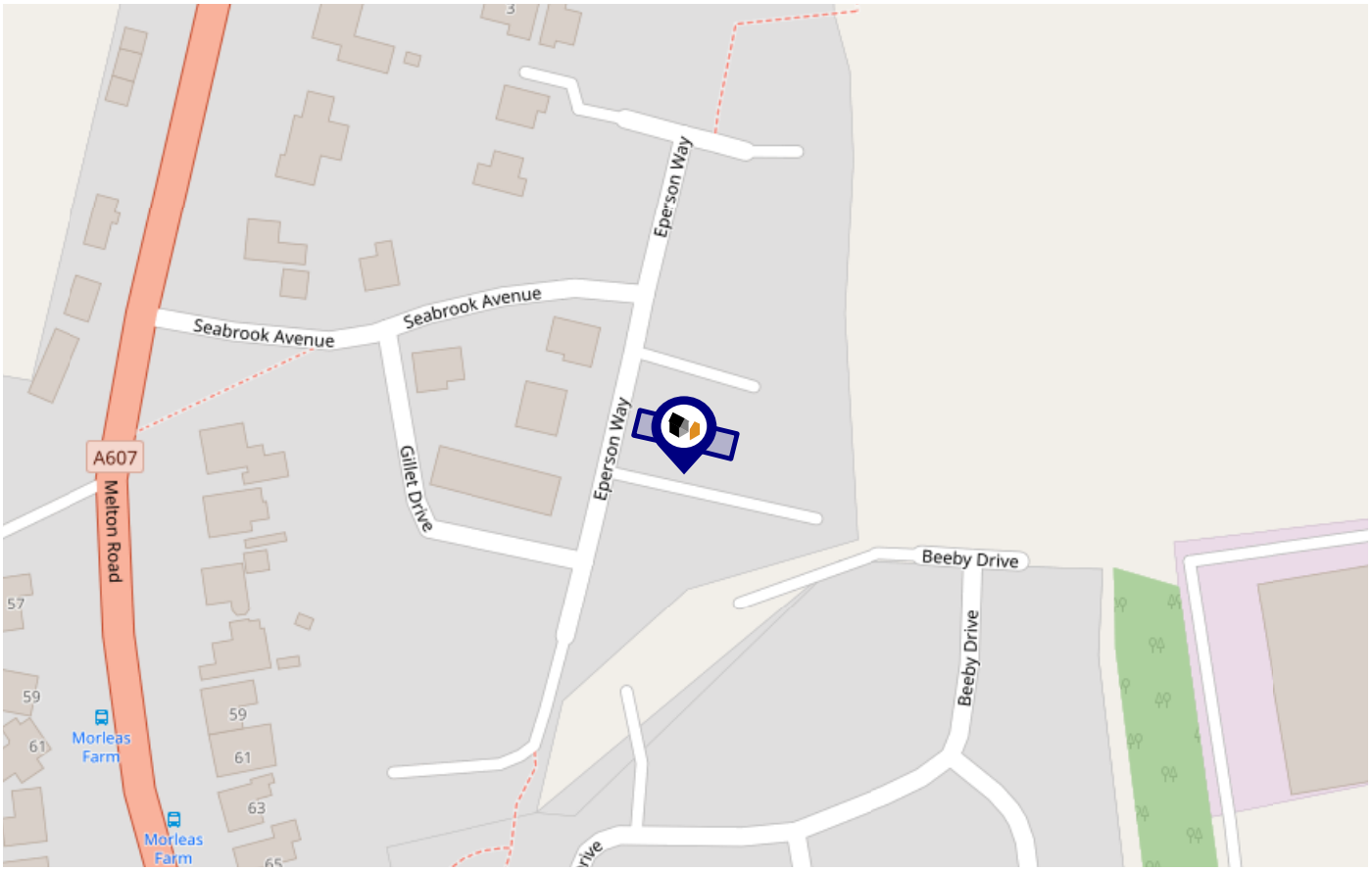
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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

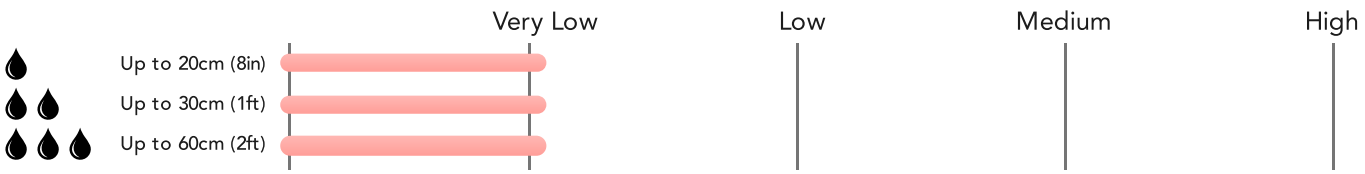



Risk Rating: Very low

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:

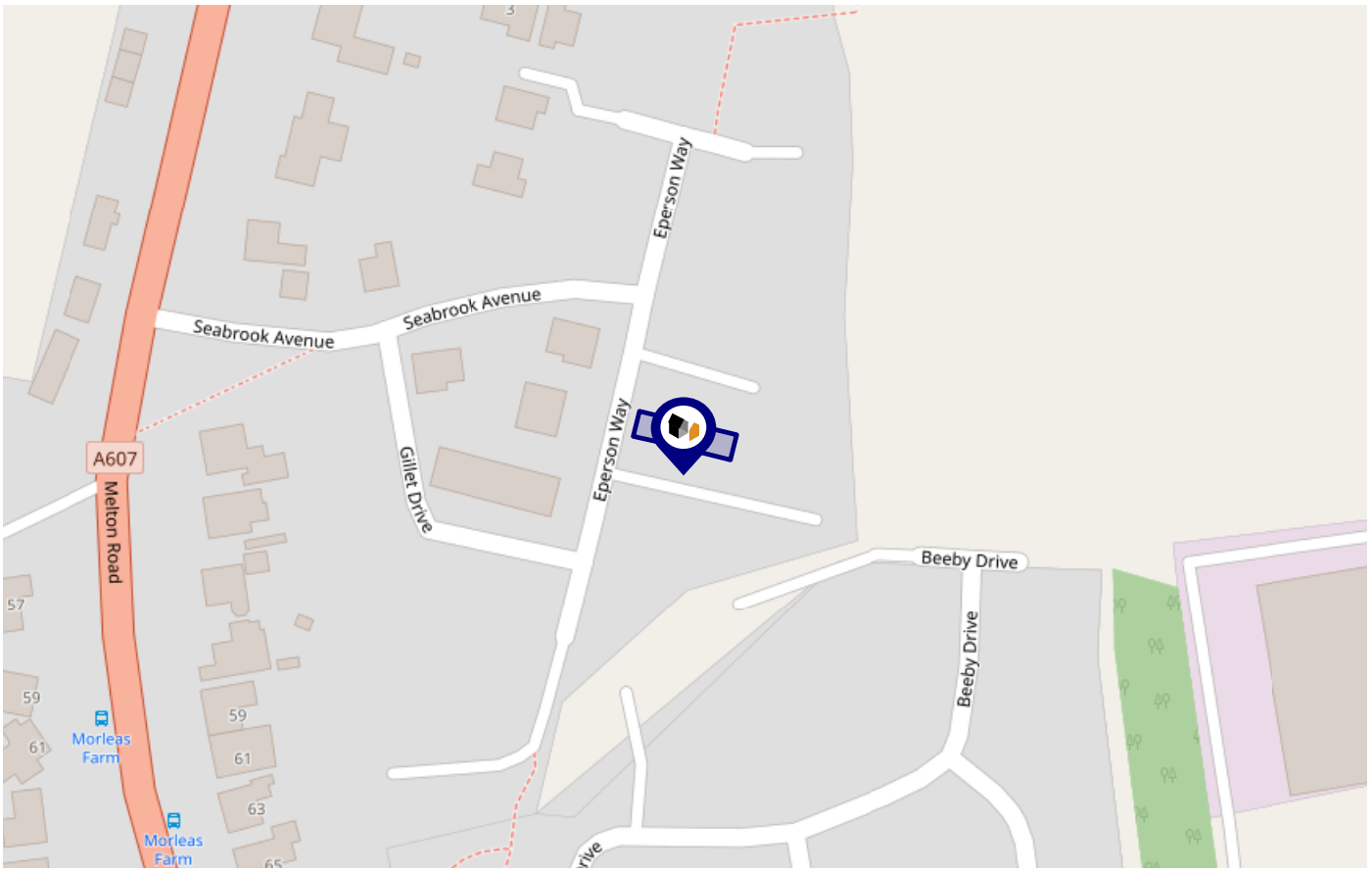





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# Flood Risk
## Rivers & Seas - Climate Change

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.

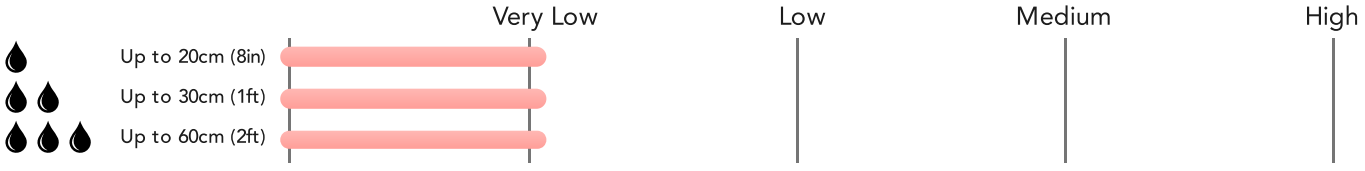



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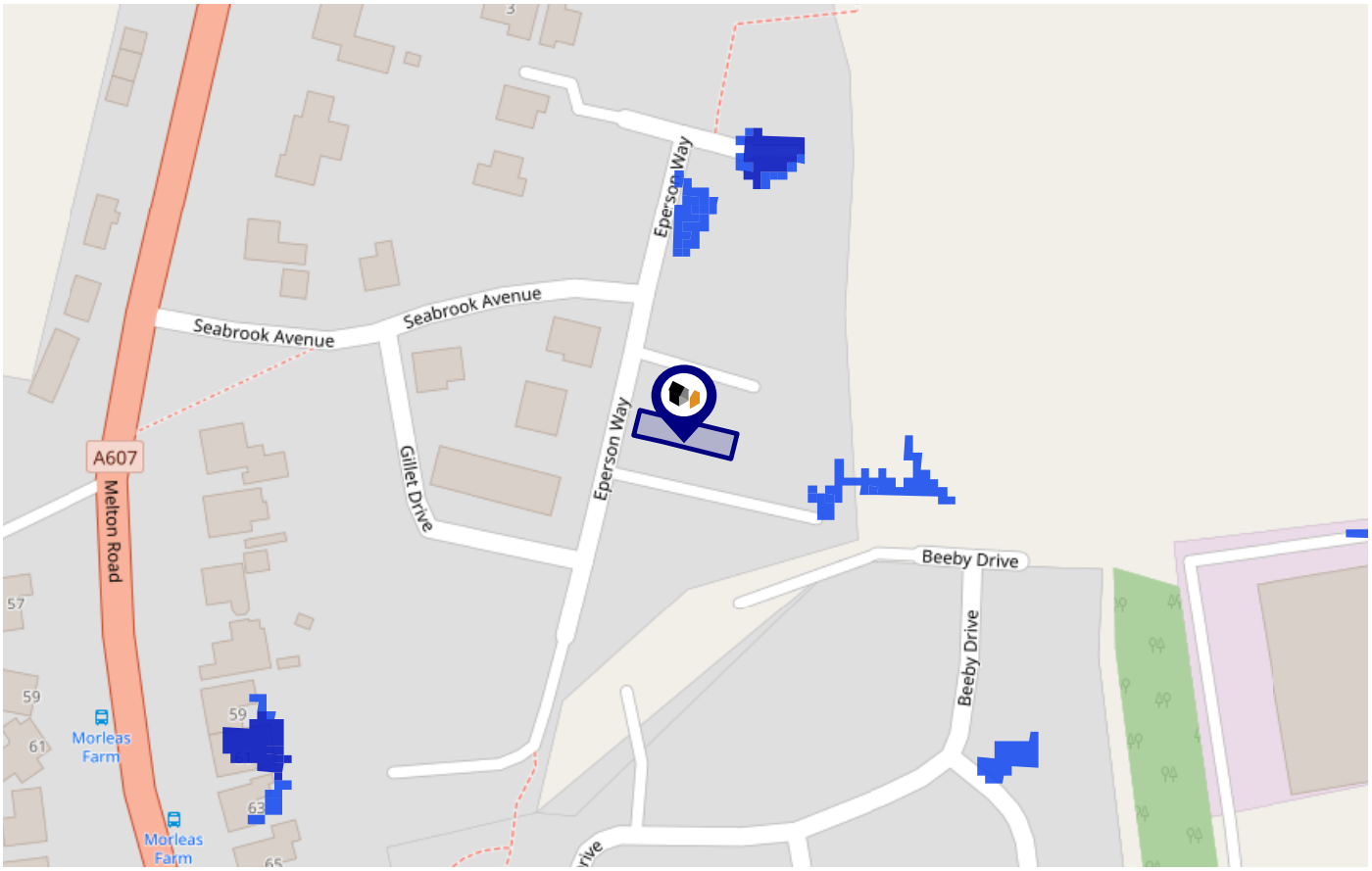
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Chance of flooding to the following depths at this property:



# 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.

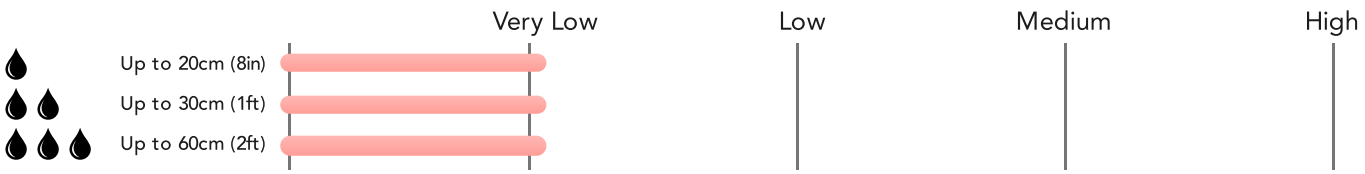



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Chance of flooding to the following depths at this property:

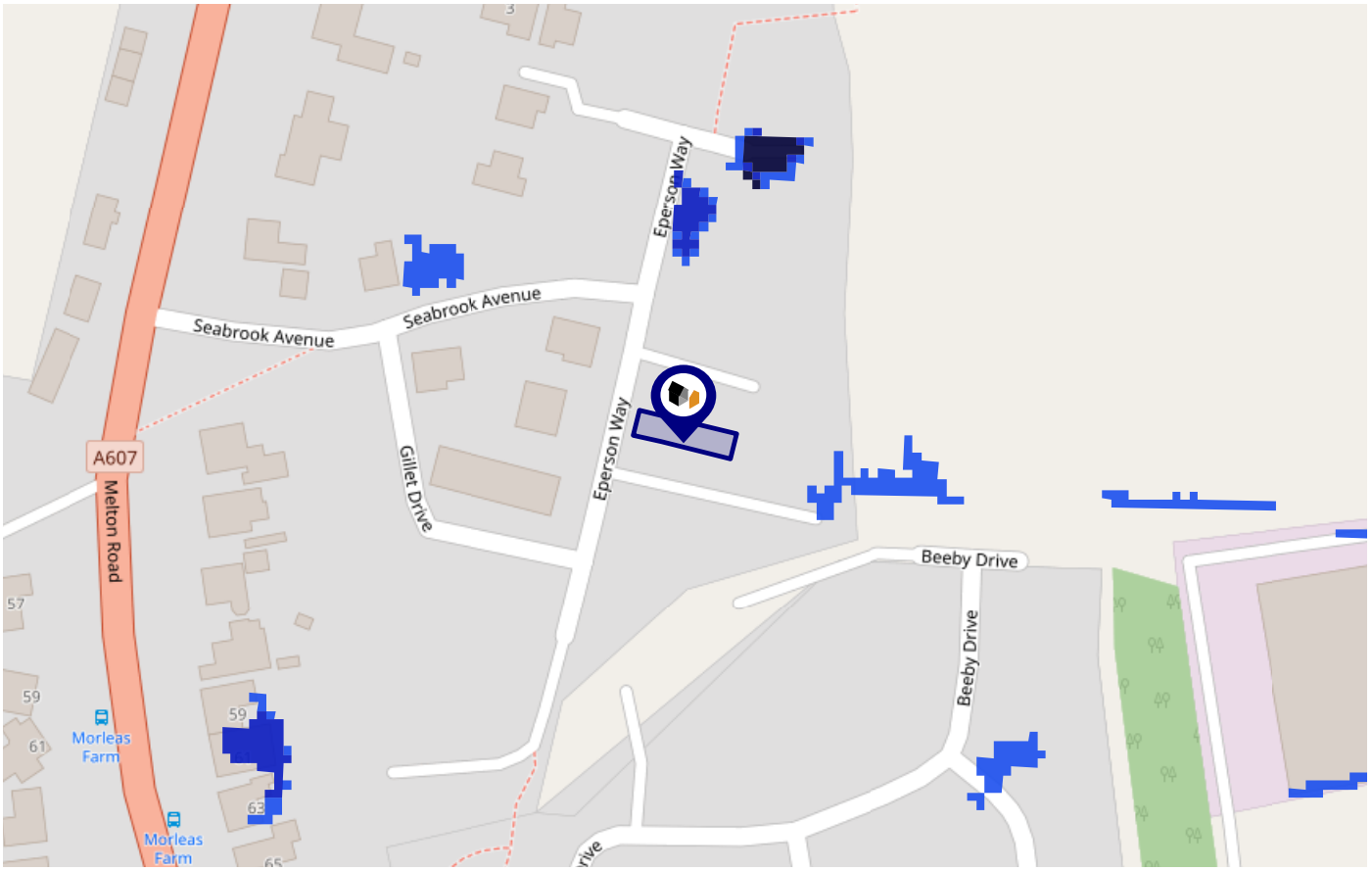





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# Flood Risk
## Surface Water - Climate Change

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.

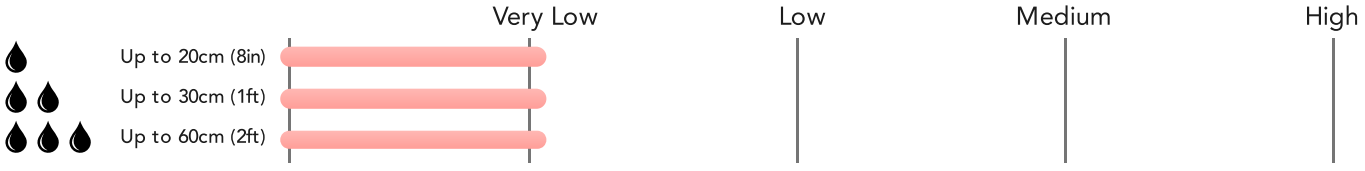



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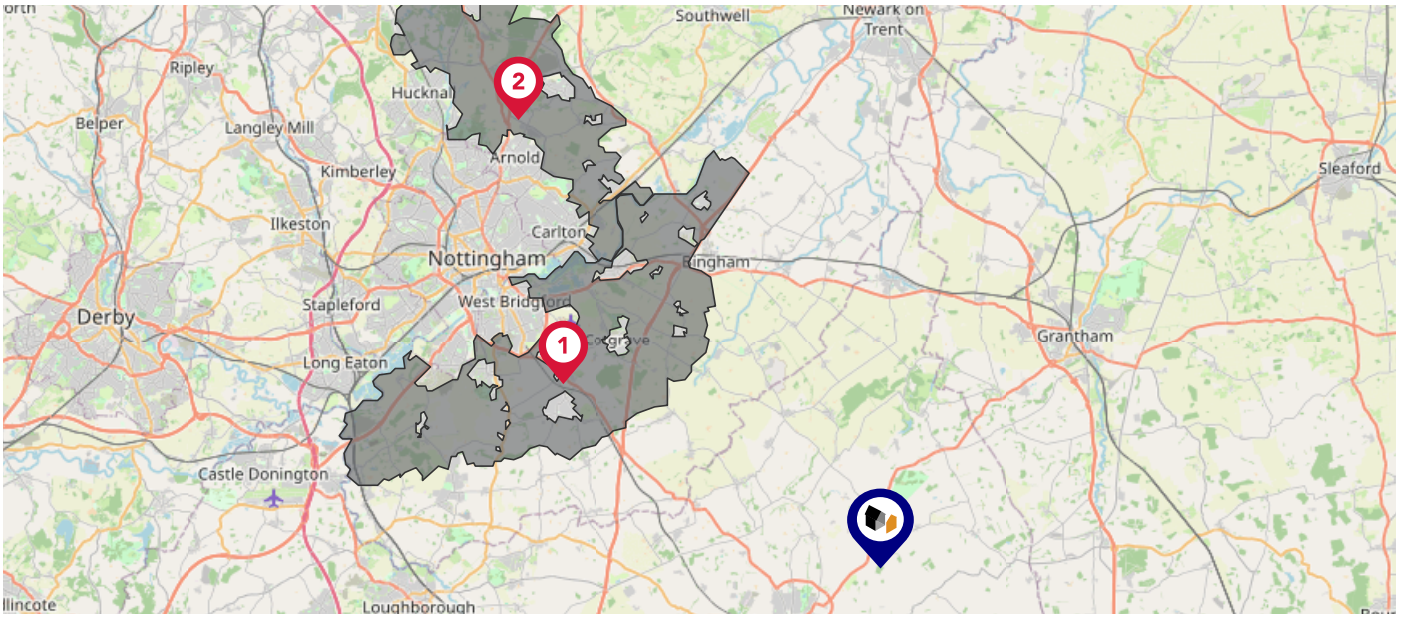
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Chance of flooding to the following depths at this property:



# Maps
# Green Belt

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



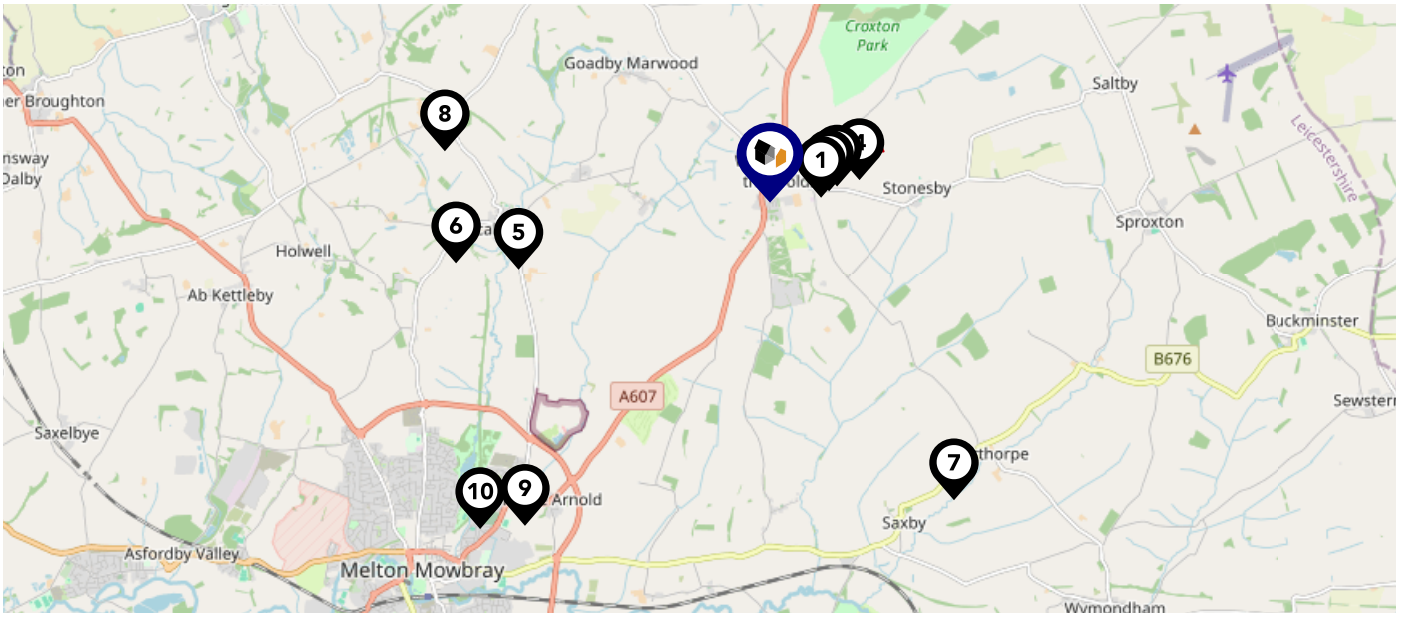

| Nearby Green Belt Land | |
|---|---|
| 1 | Derby and Nottingham Green Belt - Rushcliffe |
| 2 | Derby and Nottingham Green Belt - Gedling |



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# 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.

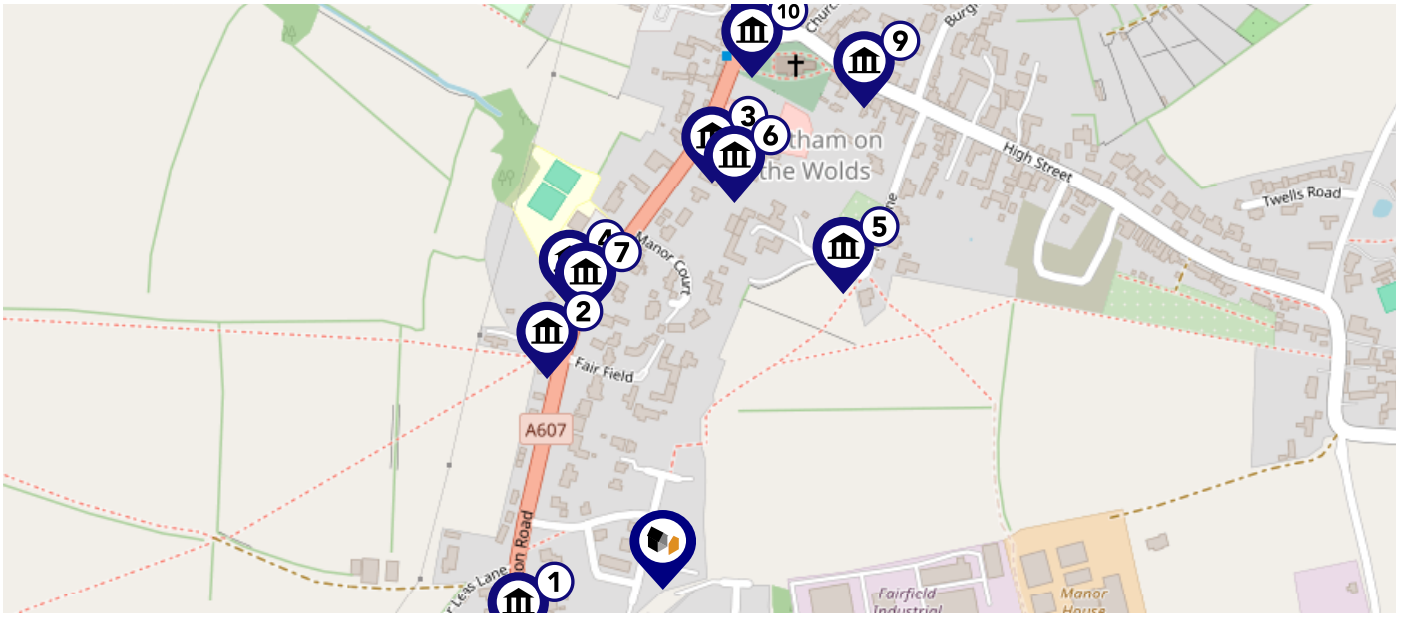



## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Bescaby Lane-Bescaby Lane, Walton on the Wolds, Melton Mowbray | Historic Landfill |
| 2 | Swinscoes Wood/Waltham On The Wolds-Bescaby Lane, Waltham on the Wolds, Melton Mowbray, Leicestershire | Historic Landfill |
| 3 | Bescaby Lane-Bescaby Lane, Walton on the Wolds, Melton, Leicestershire | Historic Landfill |
| 4 | EA/EPR/HP3093CU/V006 | Active Landfill |
| 5 | Thorpe Side-Scalford | Historic Landfill |
| 6 | Melford Road-Scalford, Melton Mowbray | Historic Landfill |
| 7 | Garthorpe Road-Garthorpe, Melton Mowbray, Leicestershire | Historic Landfill |
| 8 | Eastwell Road-Eastwell Road, Scalford, Melton Mowbray, Leicestershire | Historic Landfill |
| 9 | Thorpe Road (A607)-Thorpe Bridge, Thorpe Arnold, Leicestershire | Historic Landfill |
| 10 | Railway Cutting off Firwood Road-Railway Cutting off Firwood Road, Melton Mowbray, Leicestershire | Historic Landfill |

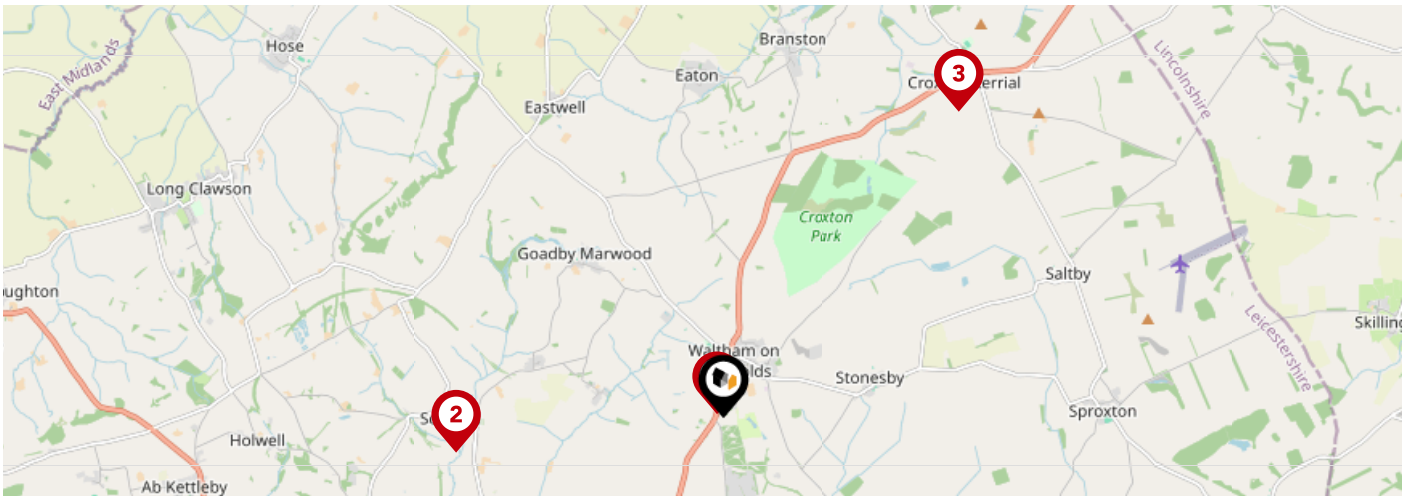
# Maps
# Listed Buildings

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 1360950 - Milepost At Sk 8002 2456 | Grade II | 0.1 miles |
| 2 1074974 - Chester House | Grade II | 0.1 miles |
| 3 1074971 - Gale Cottage | Grade II | 0.2 miles |
| 4 1074973 - Church Of England School And Schoolhouse | Grade II | 0.2 miles |
| 5 1188981 - The Old Mill | Grade II | 0.2 miles |
| 6 1188914 - Gale House | Grade II | 0.2 miles |
| 7 1294474 - Approximately 40 Metres Of Wall And Gate Piers Along Street Boundary Of Playground At Waltham On The Wolds Church Of England School | Grade II | 0.2 miles |
| 8 1074965 - Former Marquis Of Granby Public House | Grade II | 0.3 miles |
| 9 1360946 - Pump At Rear Of Thatched Farm | Grade II | 0.3 miles |
| 10 1294525 - Pump Shelter | Grade II | 0.3 miles |

# Area
# Schools

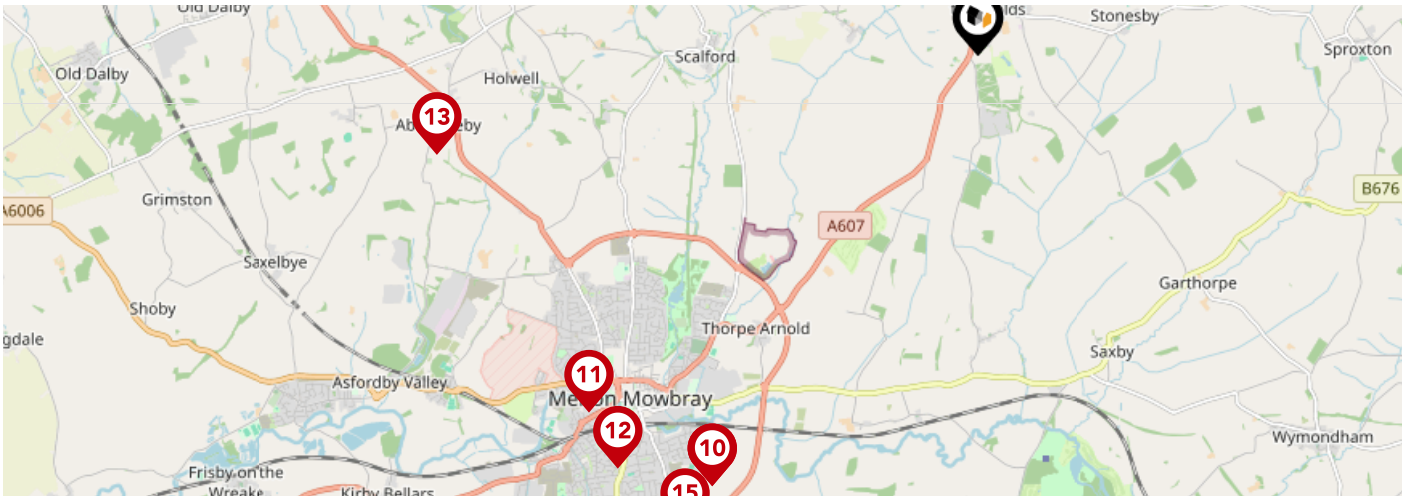



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1 Waltham on the Wolds Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 101 \| Distance:0.06 | | ✓ | | | |
| **2 Scalford Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 75 \| Distance:2.42 | | ✓ | | | |
| **3 Croxton Kerrial Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 41 \| Distance:3.46 | | ✓ | | | |
| **4 John Ferneley College**<br>Ofsted Rating: Requires improvement \| Pupils: 1182 \| Distance:3.84 | | | ✓ | | |
| **5 Brownlow Primary School**<br>Ofsted Rating: Good \| Pupils: 544 \| Distance:4.1 | | ✓ | | | |
| **6 St Mary's Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 191 \| Distance:4.34 | | ✓ | | | |
| **7 Stathern Primary School**<br>Ofsted Rating: Outstanding \| Pupils: 96 \| Distance:4.35 | | ✓ | | | |
| **8 St Peter's Church of England Primary School Wymondham**<br>Ofsted Rating: Good \| Pupils: 27 \| Distance:4.51 | | ✓ | | | |



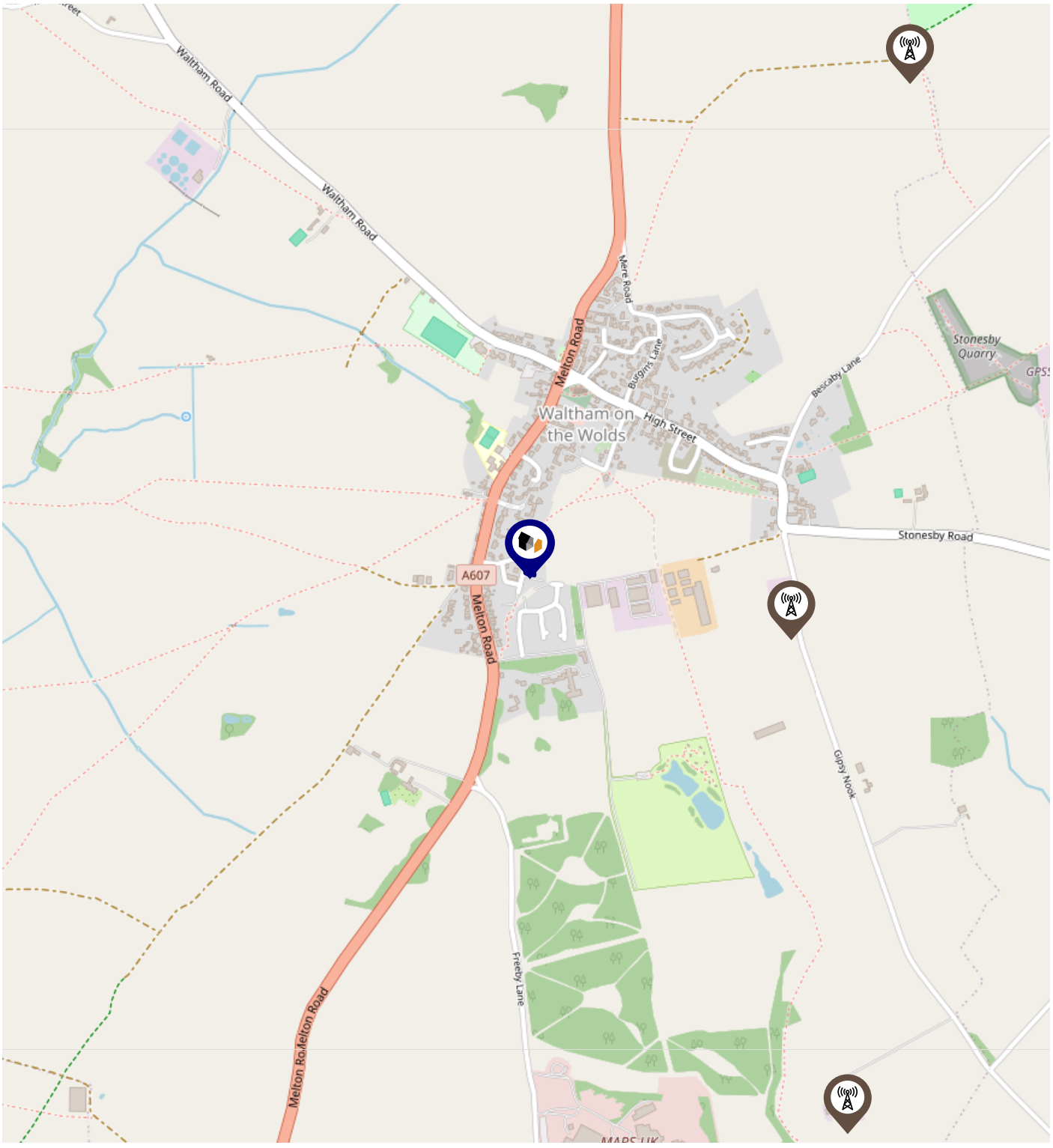
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# Area
# Schools




| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 9 | **Sherard Primary School**<br>Ofsted Rating: Good \| Pupils: 389 \| Distance:4.53 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 | **Birch Wood (Melton Area Special School)**<br>Ofsted Rating: Good \| Pupils: 228 \| Distance:4.53 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 11 | **The Grove Primary School**<br>Ofsted Rating: Good \| Pupils: 174 \| Distance:4.74 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 12 | **Saint Francis Catholic Primary School**<br>Ofsted Rating: Good \| Pupils: 200 \| Distance:4.91 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 | **Ab Kettleby Primary School**<br>Ofsted Rating: Good \| Pupils: 63 \| Distance:4.94 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 | **Hose Church of England Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 47 \| Distance:4.98 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 15 | **Melton Vale Sixth Form College**<br>Ofsted Rating: Outstanding \| Pupils: 414 \| Distance:5.01 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 16 | **Long Clawson Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 48 \| Distance:5.07 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Local Area
# **Masts & Pylons**




**Key:**

Power Pylons

Communication Masts



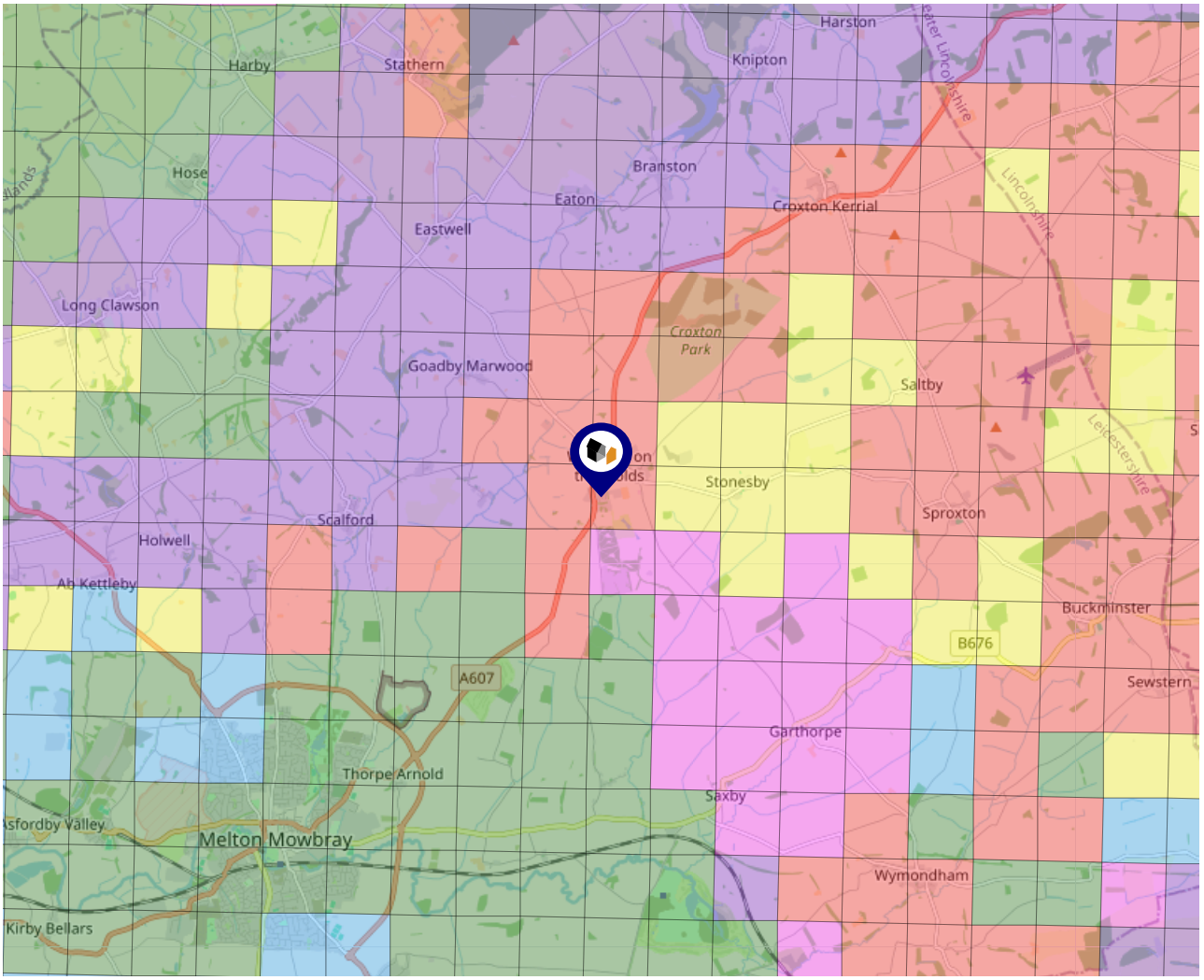
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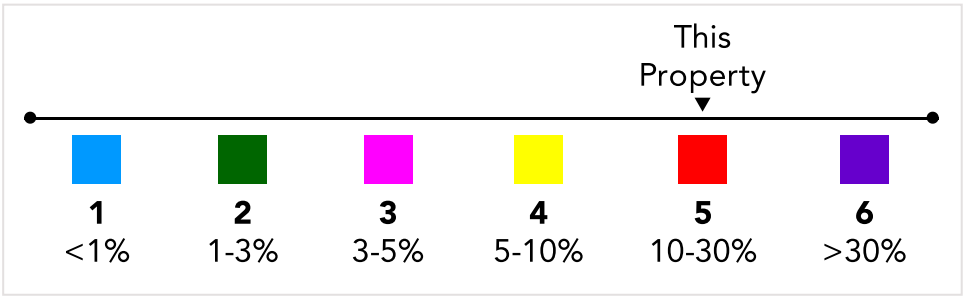
# Environment
# Radon Gas

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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).

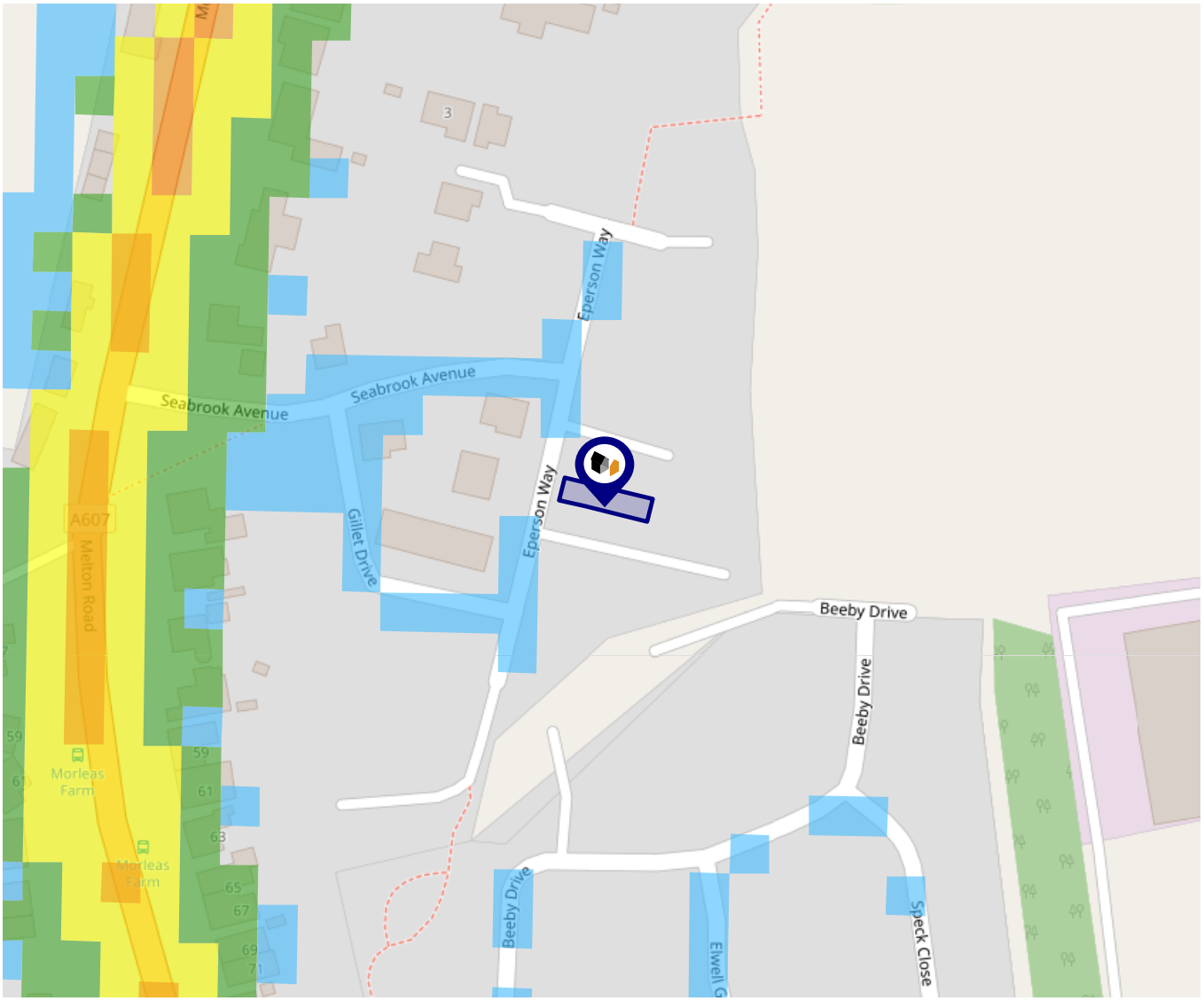





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# Local Area
# **Road Noise**




The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

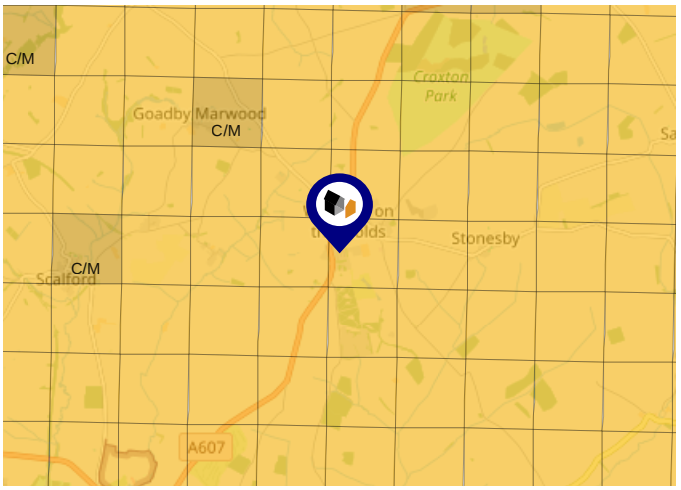
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment
# Soils & Clay

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

| | | | |
|---|---|---|---|
| **Carbon Content:** | VARIABLE(HIGH) | **Soil Texture:** | LOAM TO SILTY LOAM |
| **Parent Material Grain:** | ARGILLIC - ARENACEOUS | **Soil Depth:** | INTERMEDIATE |
| **Soil Group:** | LIGHT(SILTY) TO MEDIUM(SILTY) | | |




## 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 |



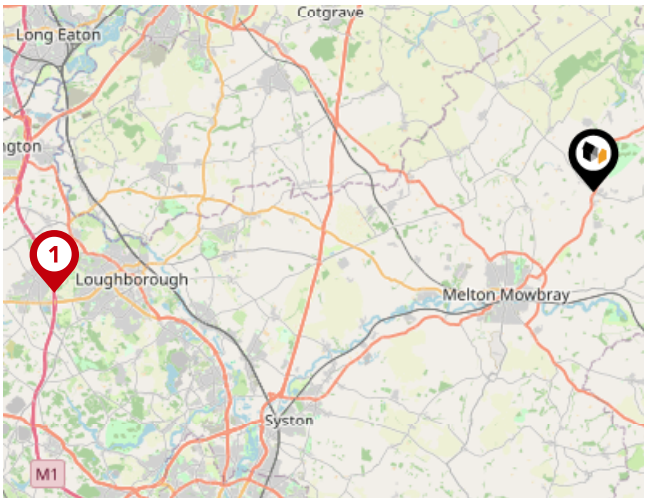
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# Area
# Transport (National)




## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Melton Mowbray Rail Station | 4.73 miles |
| 2 | Bottesford Rail Station | 9.11 miles |
| 3 | Grantham Rail Station | 9.58 miles |
| 4 | Elton & Orston Rail Station | 9.77 miles |
| 5 | Aslockton Rail Station | 10.21 miles |




## Trunk Roads/Motorways

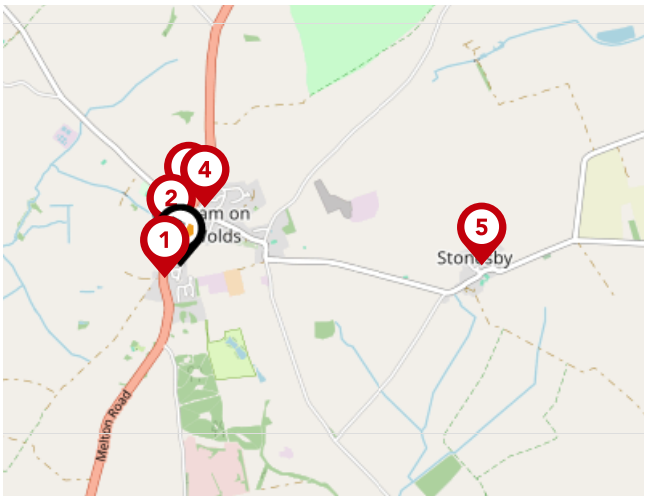
| Pin | Name | Distance |
|---|---|---|
| 1 | M1 J23 | 19.63 miles |




## Airports/Helipads

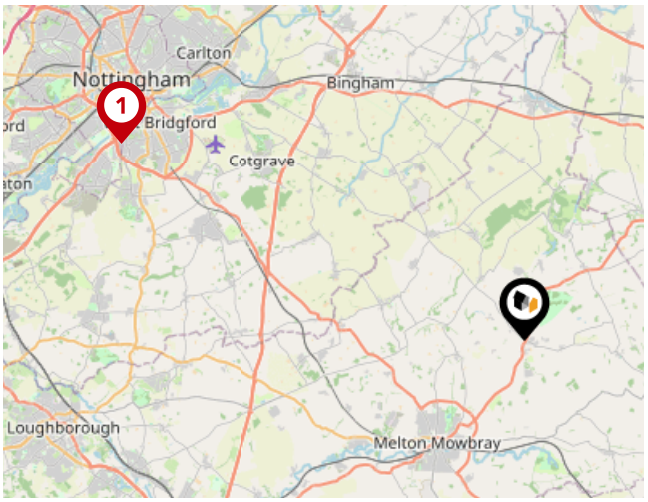
| Pin | Name | Distance |
|---|---|---|
| 1 | East Midlands Airport | 21.63 miles |

# Area
# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Morleas Farm | 0.09 miles |
| 2 | Primary School | 0.13 miles |
| 3 | Royal Horse Shoes | 0.27 miles |
| 4 | Church | 0.28 miles |
| 5 | The Green | 1.34 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Ruddington Lane Tram Stop | 16.05 miles |

## Ferry Terminals

No Ferry Terminals found within 60 km of this property.

## Charles Dyson Estate Agents

Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

# Charles Dyson Estate Agents
# Testimonials

## Testimonial 1

I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.
I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.
On the day I collected my keys they even gave me a welcome box full of some new home goodies.

## Testimonial 2

I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

## Testimonial 3

Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

## Testimonial 4

Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.
Would highly recommend.

/CharlesDysonEstateAgents

/DysonEA

/charlesdysonestateagents/

# Charles Dyson Estate Agents
# **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.

Powered by sprift
Know any property instantly

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Charles Dyson ESTATE & LETTING AGENTS

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail