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BESPOKE ESTATE AGENT

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



BALHAM CLOSE, RUSHDEN, NN10

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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www.carlmyers.co.uk

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Property
Overview

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	764 ft^2 / 71 m^2		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,885		
Title Number:	NN20845		

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)

10 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

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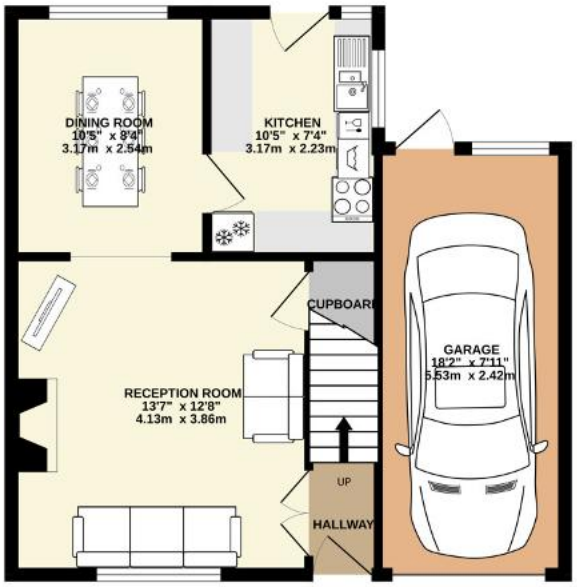


Gallery
Floorplan

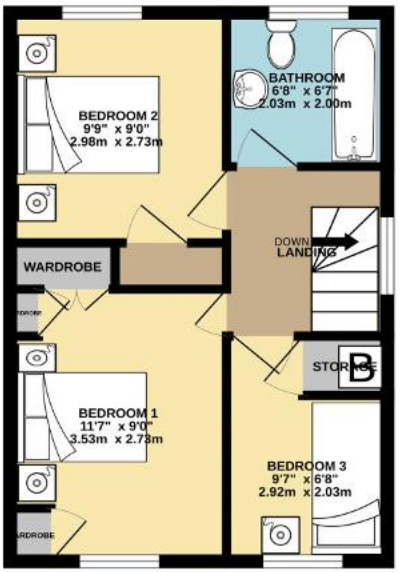
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NN10

Energy rating

D

Valid until 28.06.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 | B
69-80	C		
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

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Property
EPC - Additional Data

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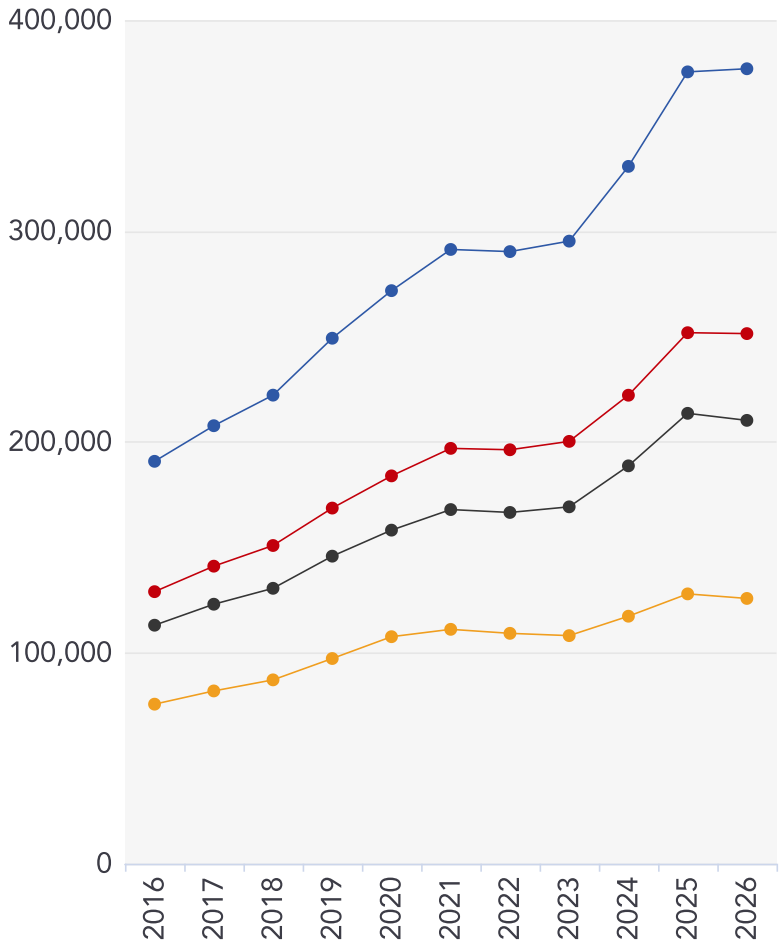
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m^2

Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN10



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

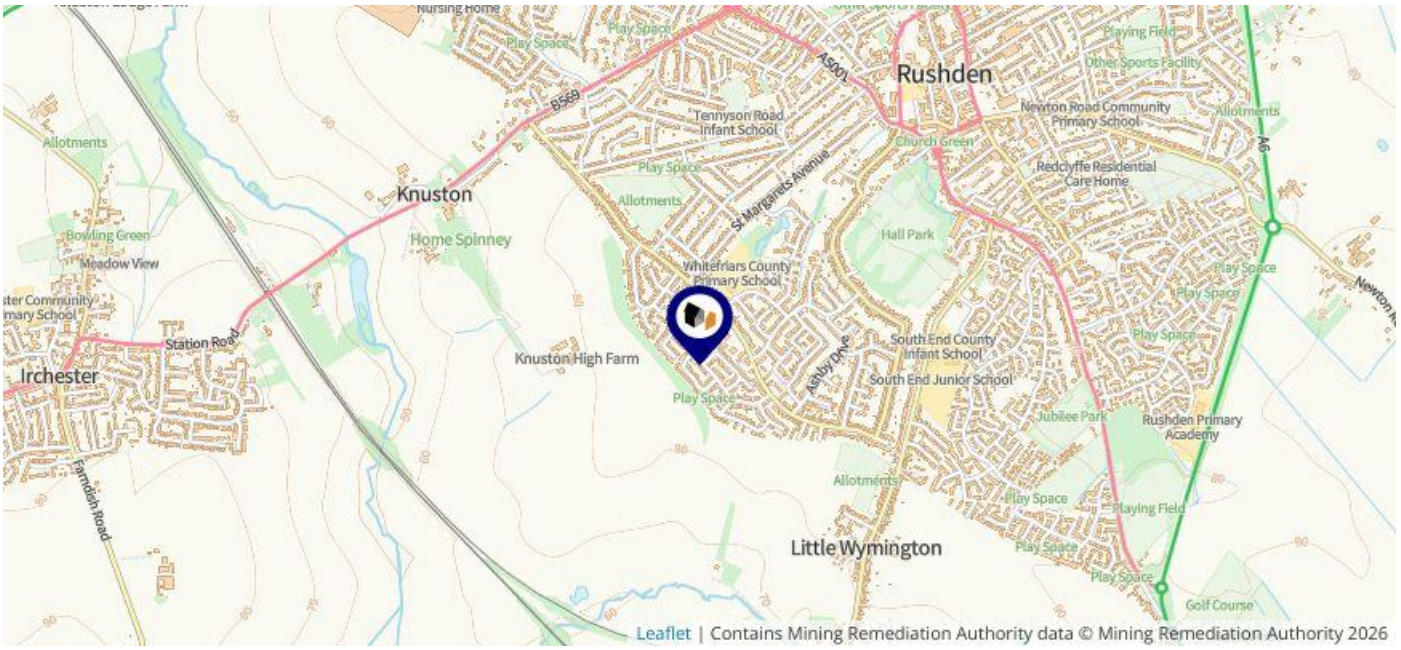
+66.27%

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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.



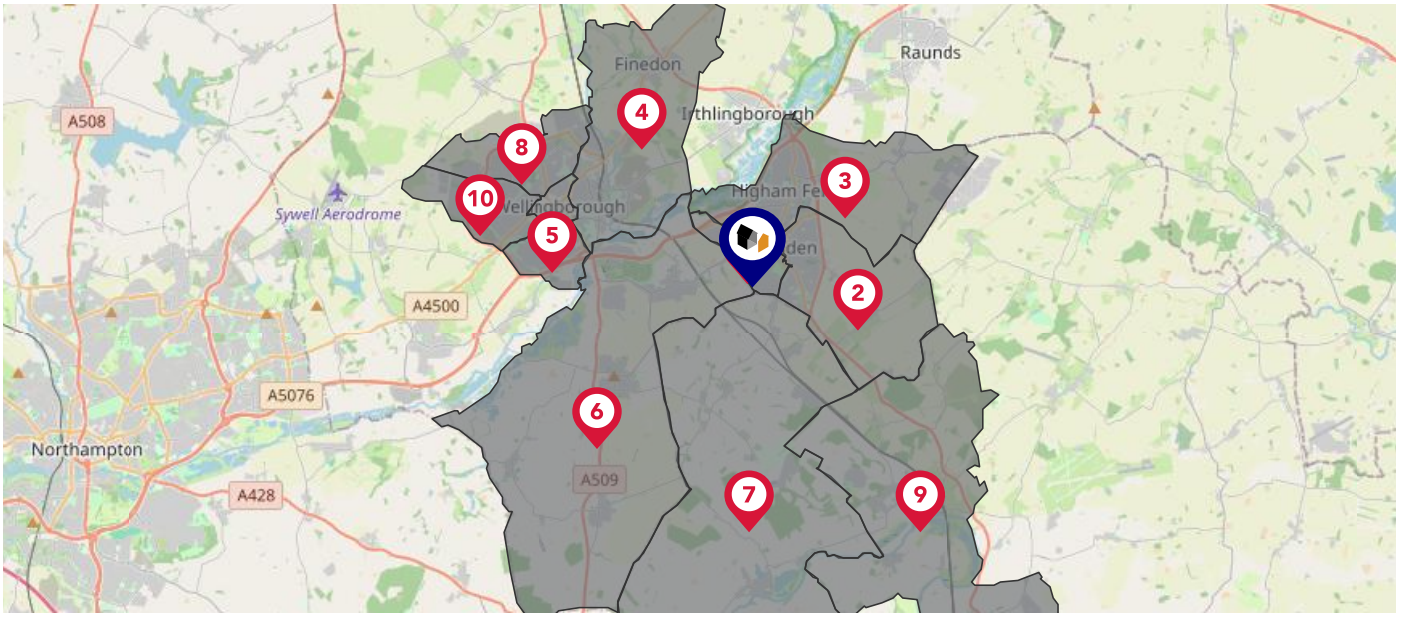
Nearby Conservation Areas

1	Rushden
2	Higham Ferrers
3	Farndish
4	Podington
5	Hinwick
6	Wollaston
7	Wellingborough
8	Great Doddington
9	Riseley
10	Earls Barton

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



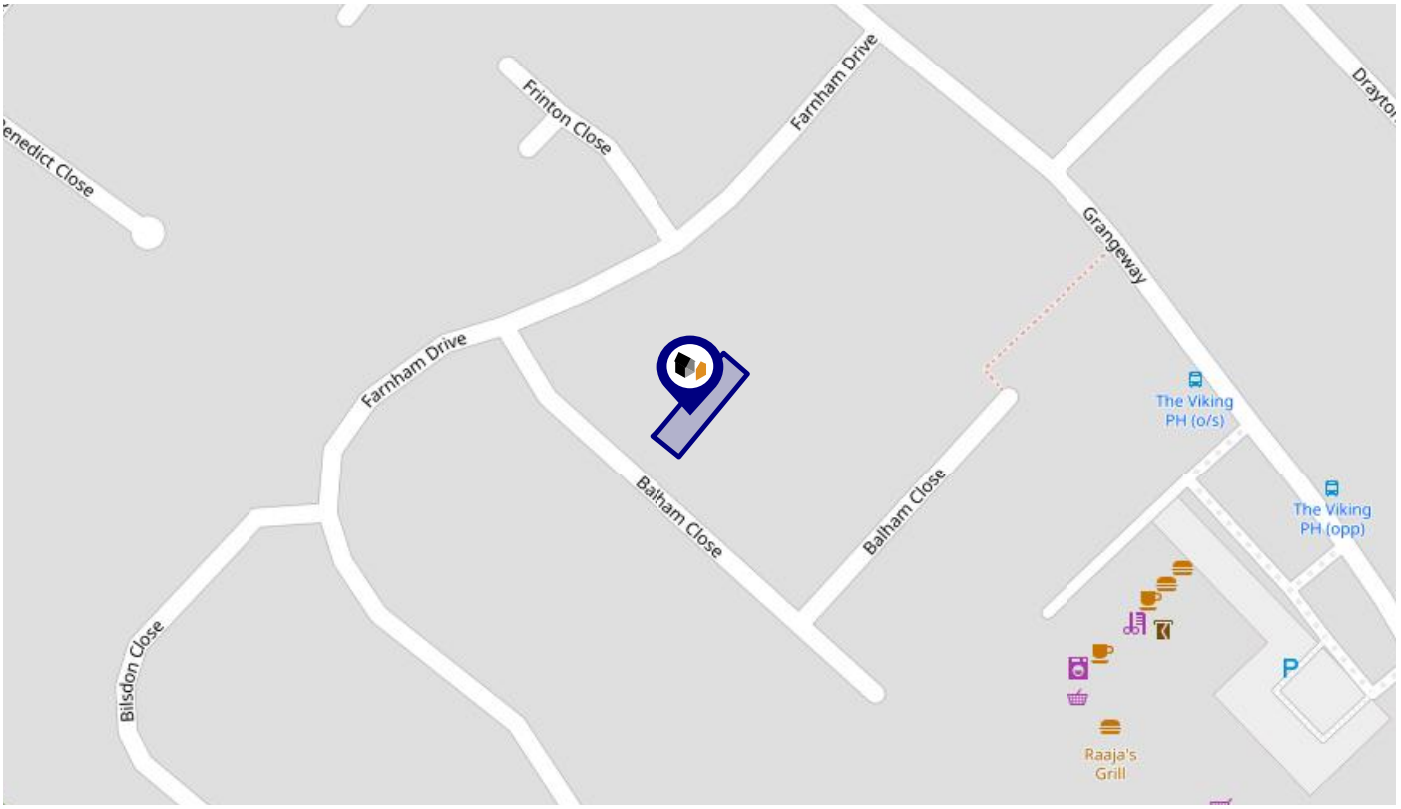
Nearby Council Wards

1	Rushden Pemberton West Ward
2	Rushden South Ward
3	Higham Ferrers Ward
4	Finedon Ward
5	Croyland and Swanspool Ward
6	Irchester Ward
7	Harrold Ward
8	Hatton Park Ward
9	Sharnbrook Ward
10	Brickhill and Queensway 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.

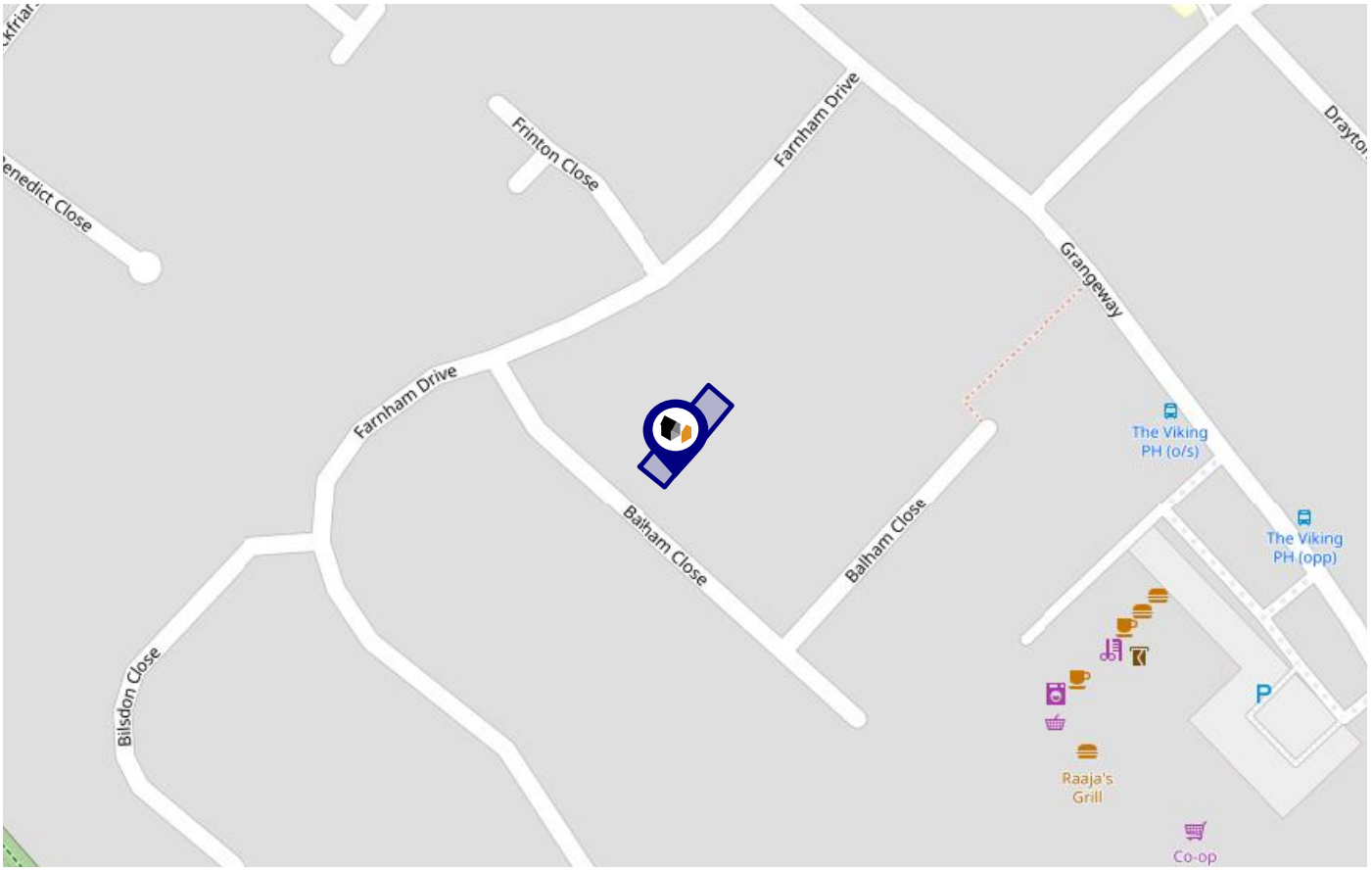
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

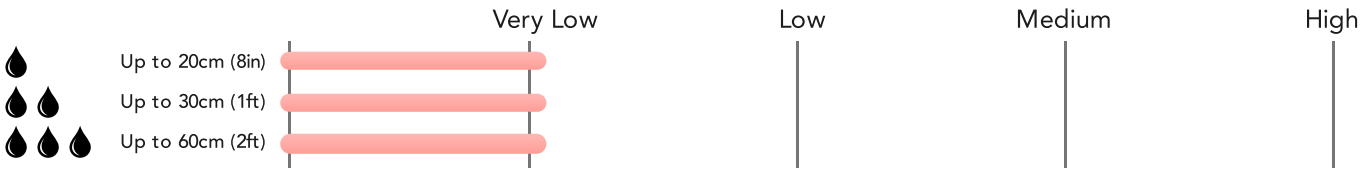


Risk Rating: Very low

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:

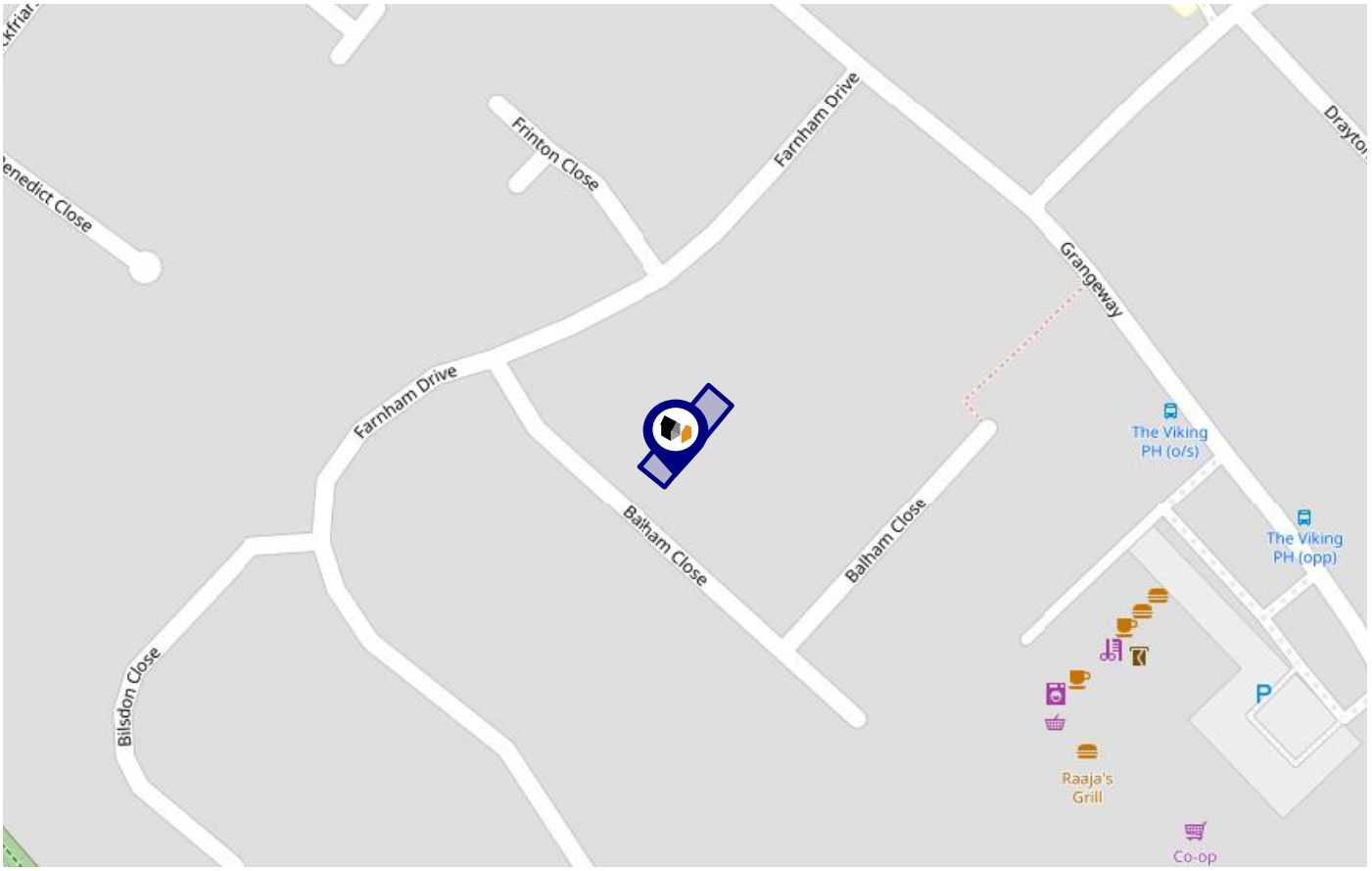


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Flood Risk
Rivers & Seas - Climate Change

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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.

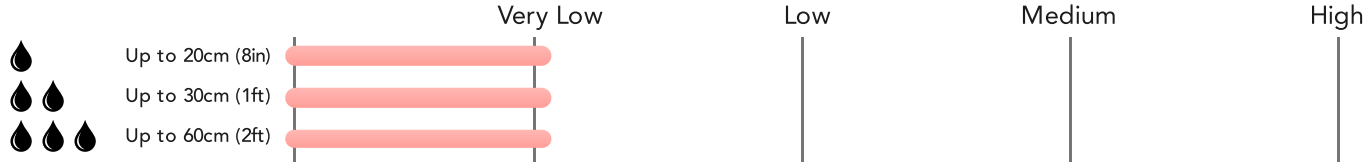


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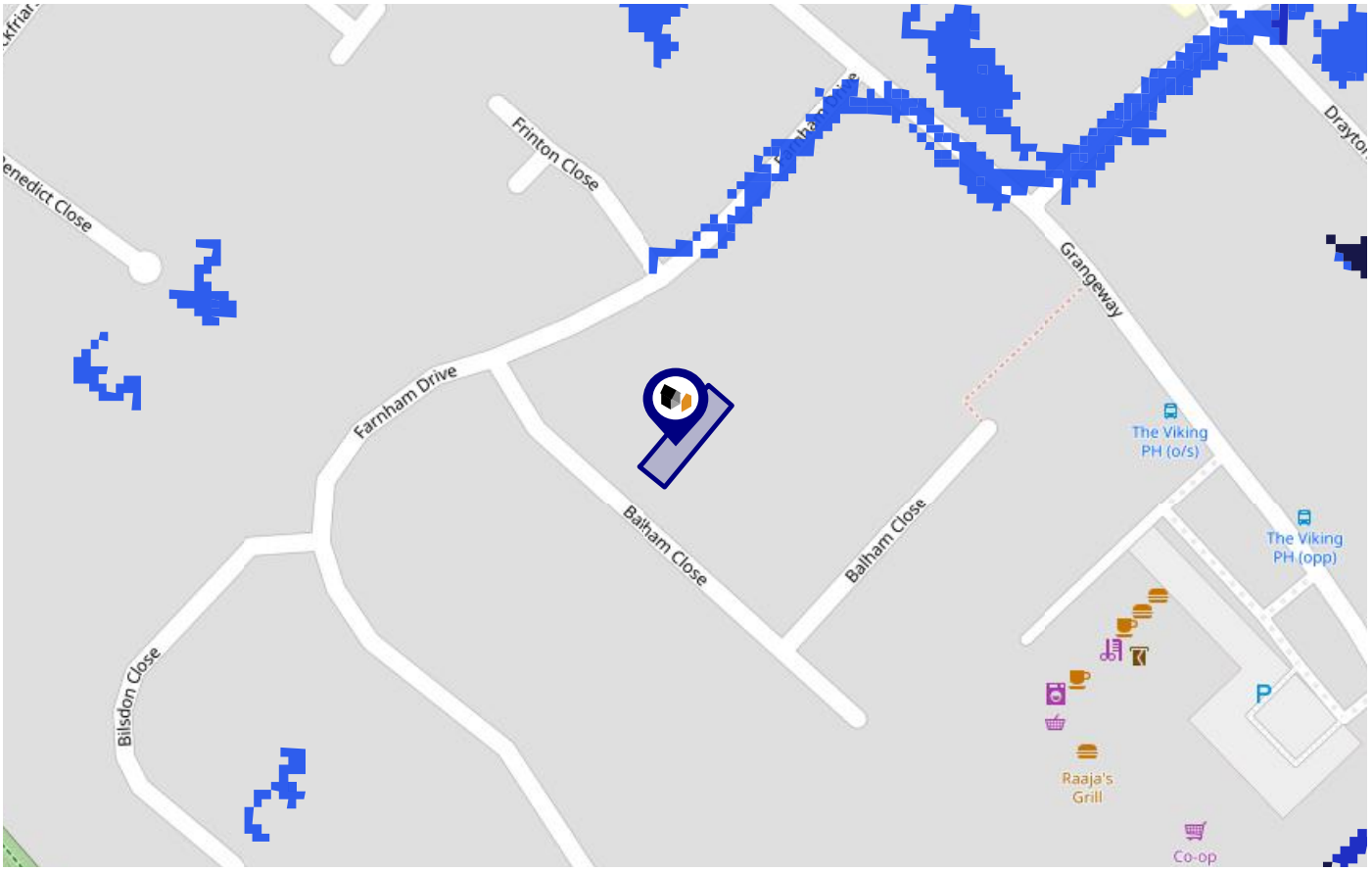


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Flood Risk
Surface Water - Flood Risk

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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.

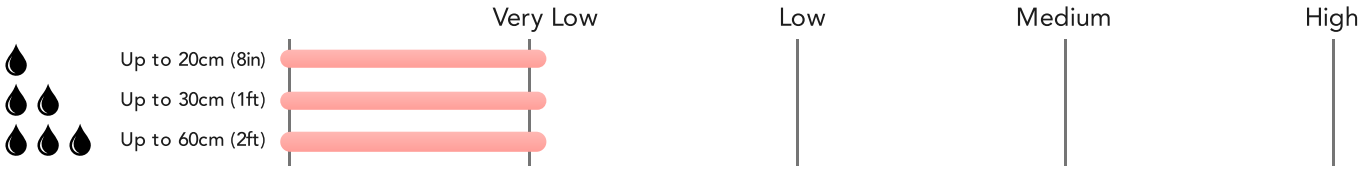


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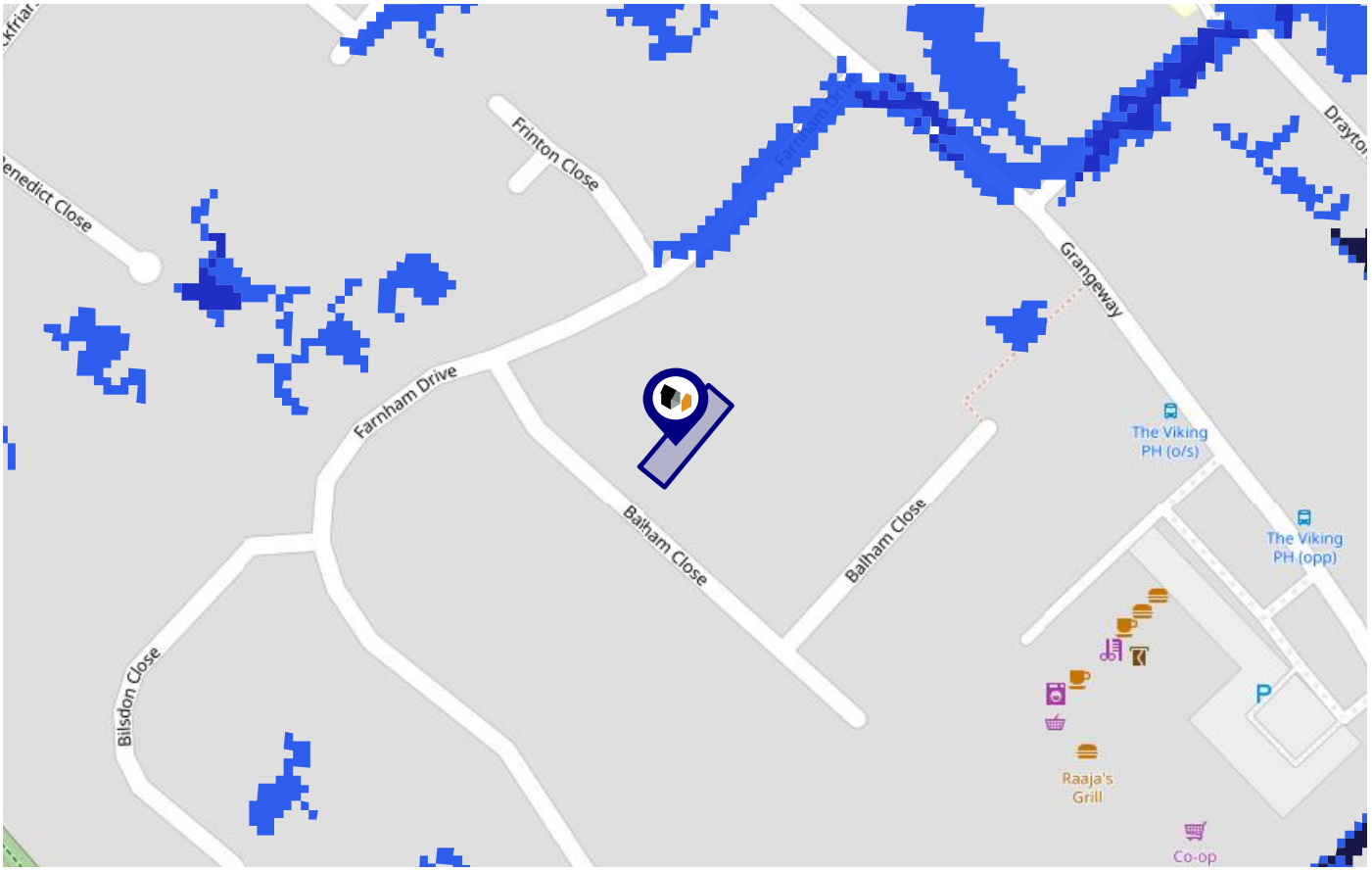


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Flood Risk
Surface Water - Climate Change

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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.

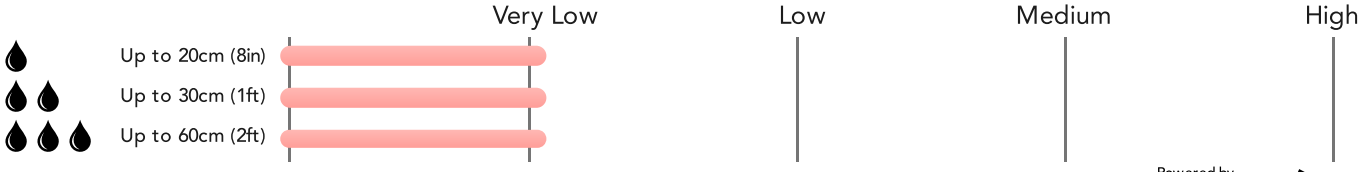


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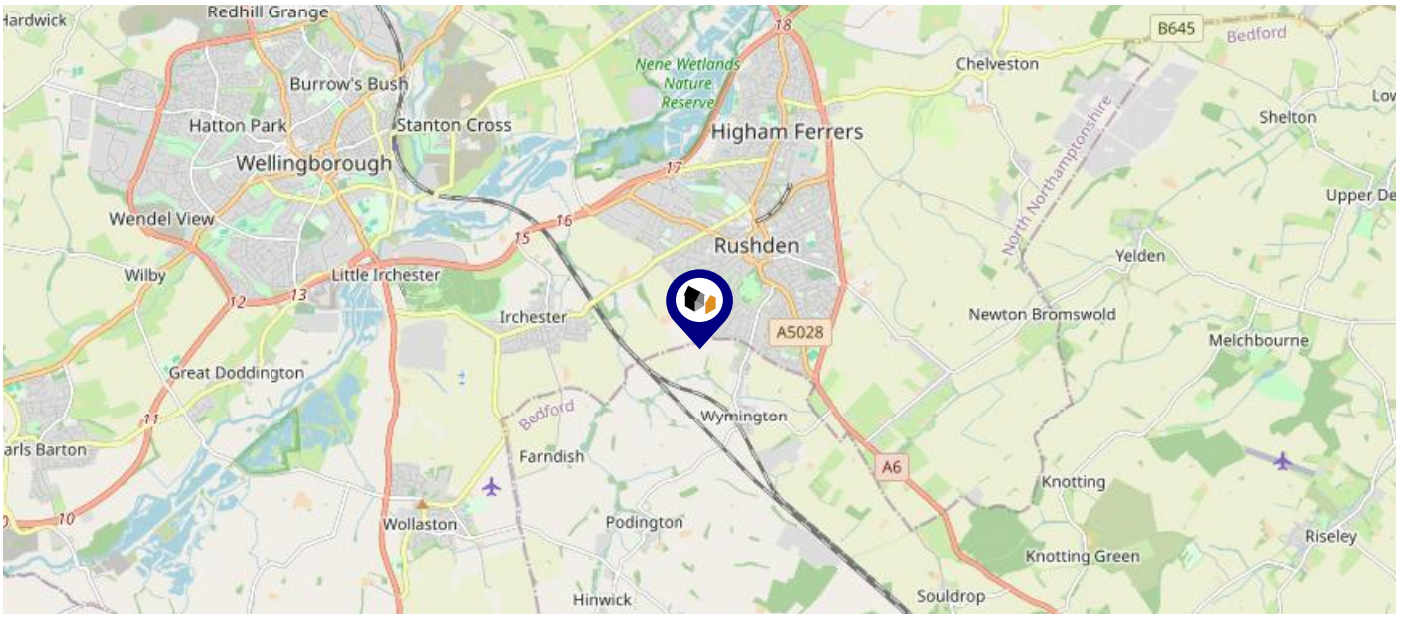


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Maps
Green Belt

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



Nearby Green Belt Land

No data available.

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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

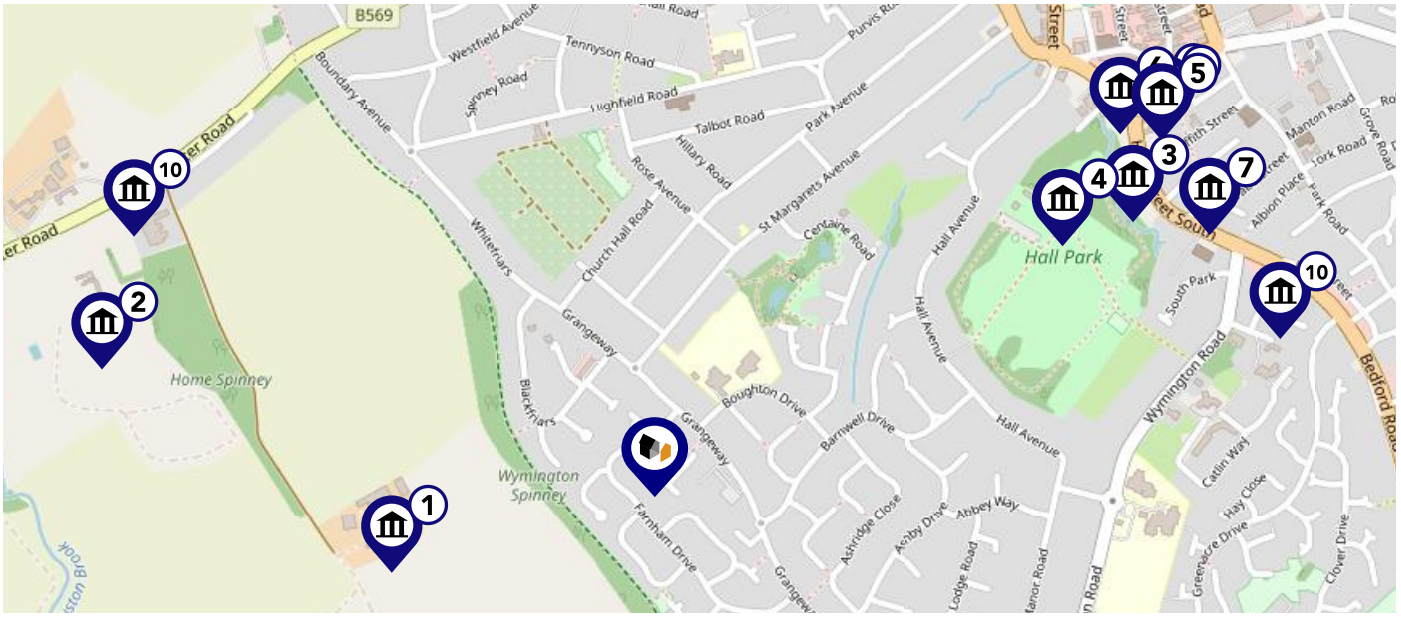
1	Privately Owned Tip-Wellingborough Road, Rushden, Norfolk	Historic Landfill
2	Manor Park-Bedford Road, Rushden	Historic Landfill
3	EMGAS Shirley Road-Rushden	Historic Landfill
4	Railway Cutting-East Of Ditchfield Road, Rushden	Historic Landfill
5	Poddington-Poddington, Bedfordshire	Historic Landfill
6	Rushden and Higham Ferrers Bypass-Skewbridge, Rushden	Historic Landfill
7	Irchester Landfill Site-Gypsy Lane Quarry, Wollaston Road, Irchester	Historic Landfill
8	Rushden Pit-Northampton Road, Rushden	Historic Landfill
9	Irchester Landfill Site - Vicarage Farm-Wollaston Road, Irchester	Historic Landfill
10	Ditchford Pit 1-Ditchford Lane, Wellingborough, Northants	Historic Landfill

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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
1	1293610 - Knuston High Farm And Attached Barn	Grade II	0.3 miles
2	1392364 - Knuston Hall Including Attached Outbuildings	Grade II	0.6 miles
3	1225992 - Florence Simpson Limited	Grade II	0.6 miles
4	1225991 - Rushden Hall	Grade II	0.6 miles
5	1225971 - Chest Tomb Approximately 1 Metre South Of South Aisle Of Church Of St Mary	Grade II	0.7 miles
6	1225972 - War Memorial Approximately 30 Metres West Of Church Of St Mary	Grade II	0.7 miles
7	1391030 - 5a & 7, Crabb Street	Grade II	0.7 miles
8	1225970 - Chest Tomb Approximately 1 Metre East Of Chancel Of Church Of St Mary	Grade II	0.7 miles
9	1266098 - Church Of St Mary	Grade I	0.7 miles
10	1371731 - Fox Cottage And Attached Outbuilding To East	Grade II	0.7 miles
10	1266101 - 120, 122 And 124, High Street South	Grade II	0.7 miles

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Area
Schools

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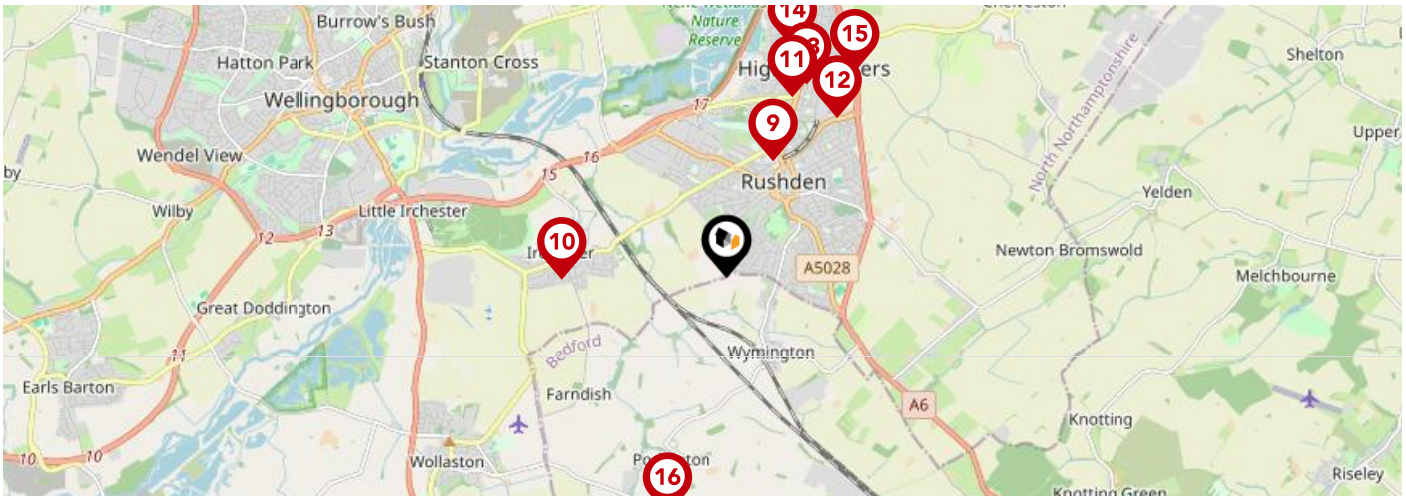


		Nursery	Primary	Secondary	College	Private
1	Whitefriars Primary School Ofsted Rating: Good | Pupils: 411 | Distance:0.15	☐	☑	☐	☐	☐
2	South End Infant School Ofsted Rating: Good | Pupils: 246 | Distance:0.53	☐	☑	☐	☐	☐
3	South End Junior School Ofsted Rating: Good | Pupils: 346 | Distance:0.53	☐	☑	☐	☐	☐
4	Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St) Ofsted Rating: Requires improvement | Pupils: 147 | Distance:0.73	☐	☑	☐	☐	☐
5	St Lawrence Church of England Primary School Ofsted Rating: Good | Pupils: 142 | Distance:0.94	☐	☑	☐	☐	☐
6	Newton Road School Ofsted Rating: Requires improvement | Pupils: 243 | Distance:1.01	☐	☑	☐	☐	☐
7	Denfield Park Primary School Ofsted Rating: Good | Pupils: 432 | Distance:1.11	☐	☑	☐	☐	☐
8	Rushden Primary Academy Ofsted Rating: Good | Pupils: 389 | Distance:1.12	☐	☑	☐	☐	☐

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Area
Schools

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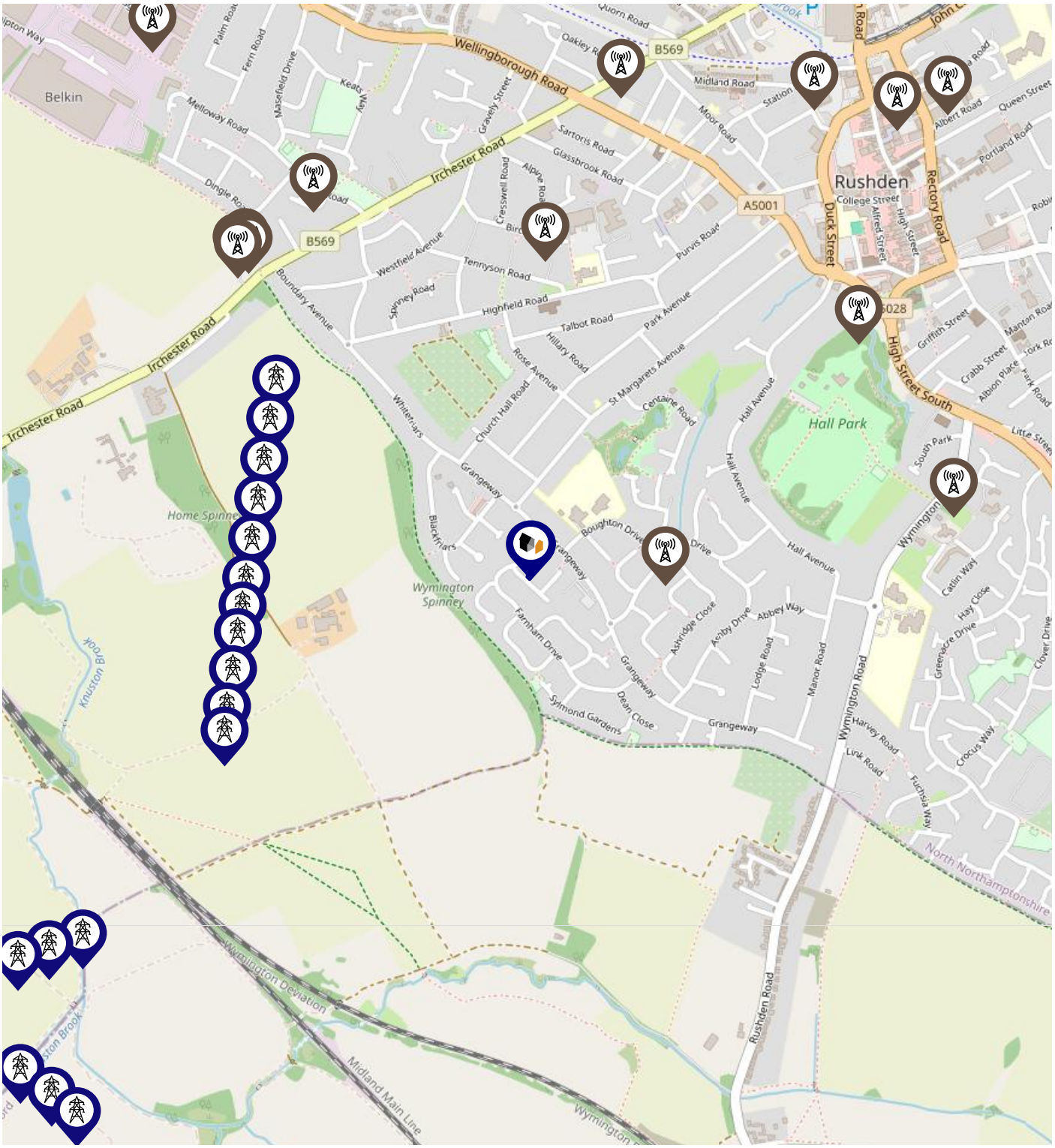


		Nursery	Primary	Secondary	College	Private
9	**Rushden Academy** Ofsted Rating: Good | Pupils: 892 | Distance:1.15	☐	☐	☑	☐	☐
10	**Irchester Community Primary School** Ofsted Rating: Good | Pupils: 350 | Distance:1.5	☐	☑	☐	☐	☐
11	**Higham Ferrers Nursery and Infant School** Ofsted Rating: Good | Pupils: 270 | Distance:1.75	☐	☑	☐	☐	☐
12	**The Ferrers School** Ofsted Rating: Good | Pupils: 928 | Distance:1.76	☐	☐	☑	☐	☐
13	**Higham Ferrers Junior School** Ofsted Rating: Requires improvement | Pupils: 321 | Distance:1.91	☐	☑	☐	☐	☐
14	**Henry Chichele Primary School** Ofsted Rating: Requires improvement | Pupils: 401 | Distance:2.18	☐	☑	☐	☐	☐
15	**Chelveston Road School** Ofsted Rating: Good | Pupils: 92 | Distance:2.2	☐	☐	☑	☐	☐
16	**Christopher Reeves CofE VA Primary School** Ofsted Rating: Good | Pupils: 75 | Distance:2.22	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

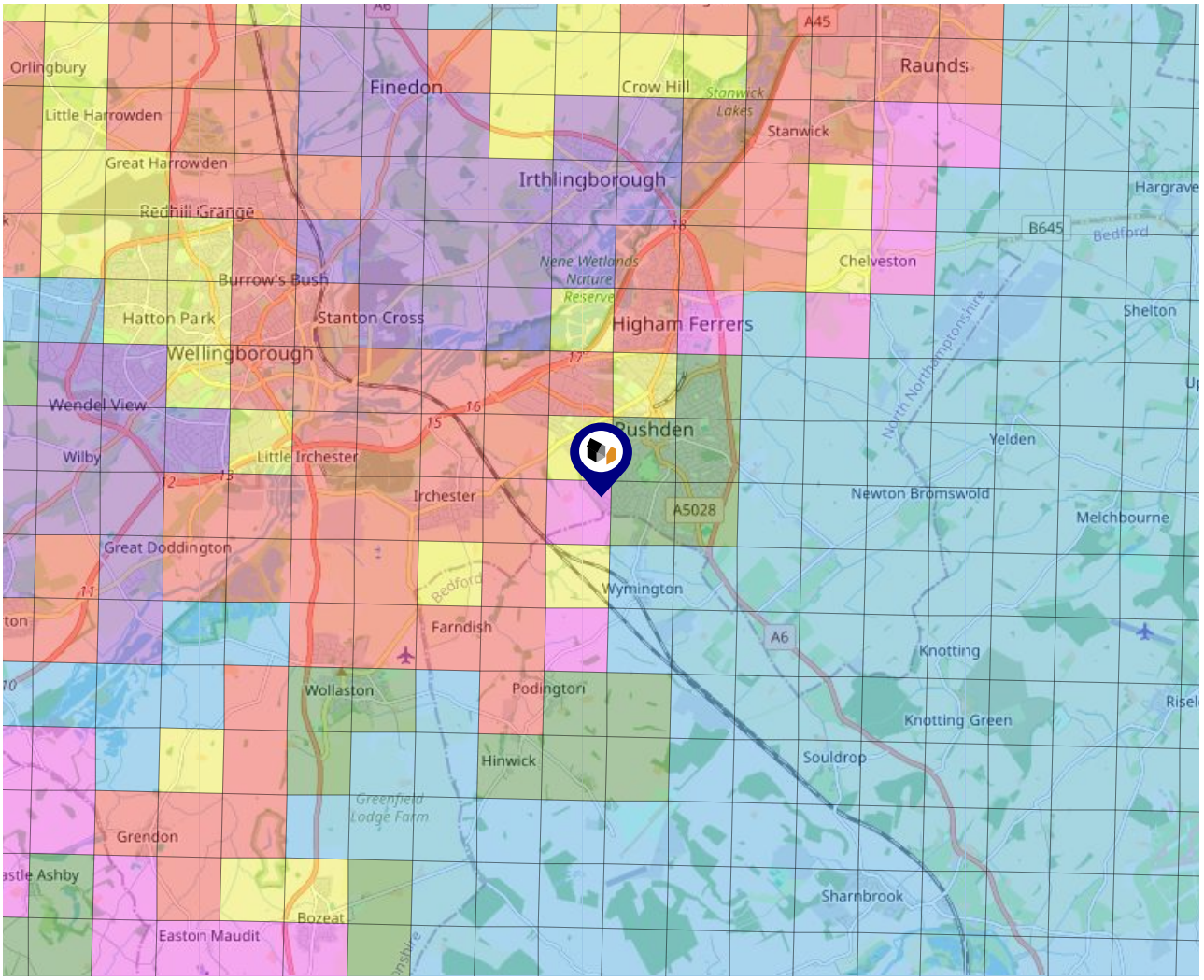
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Environment
Radon Gas

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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).



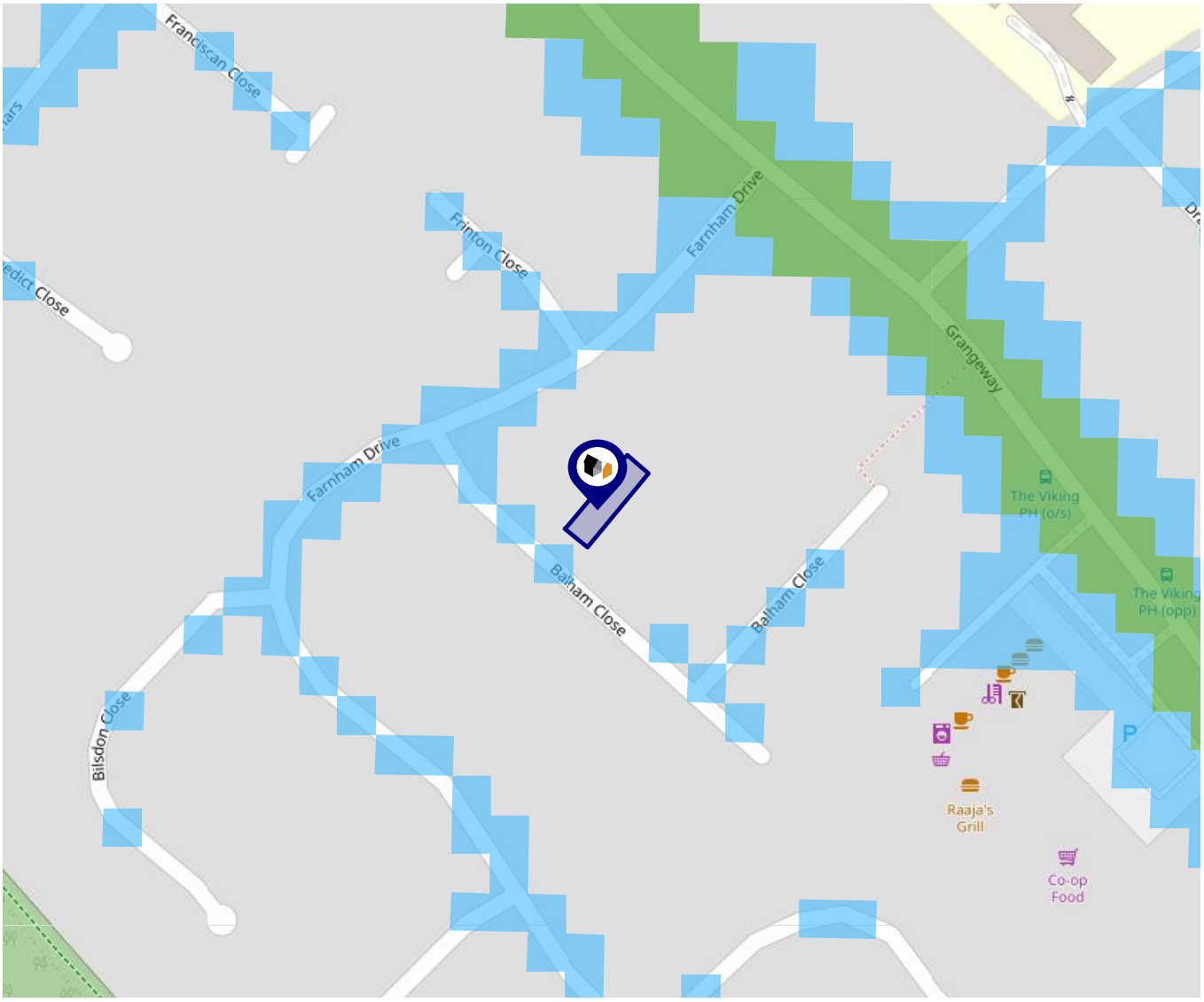
This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Local Area
Road Noise

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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

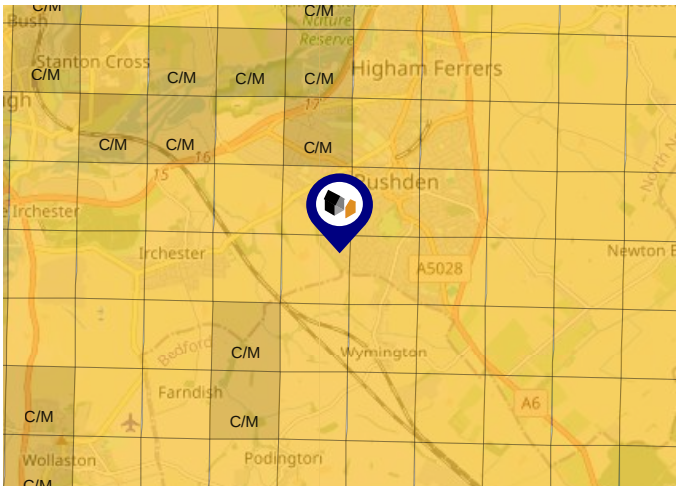
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Environment
Soils & Clay

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

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

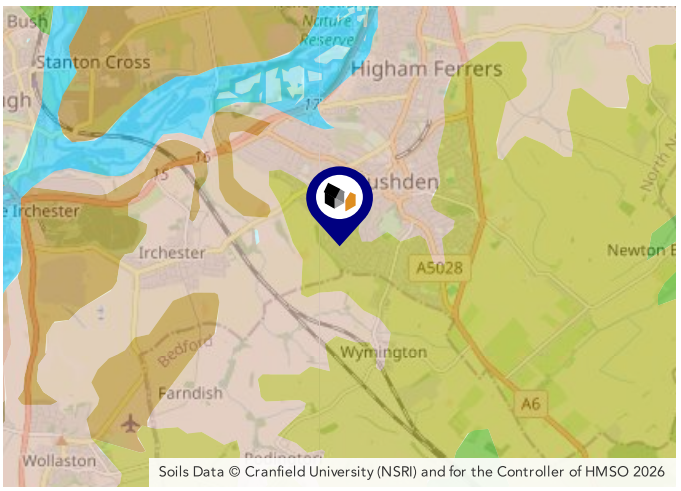
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Environment
Soils & Clay – Cranfield Soilscapes

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Soil Landscape for this Address (Cranfield Soilscapes classification at the property)

Soilscape:	9 – Lime-rich loamy and clayey soils with impeded drainage		
Texture:	Clayey	**Fertility:**	High
Drainage:	Slightly impeded drainage	**Carbon Content:**	Low



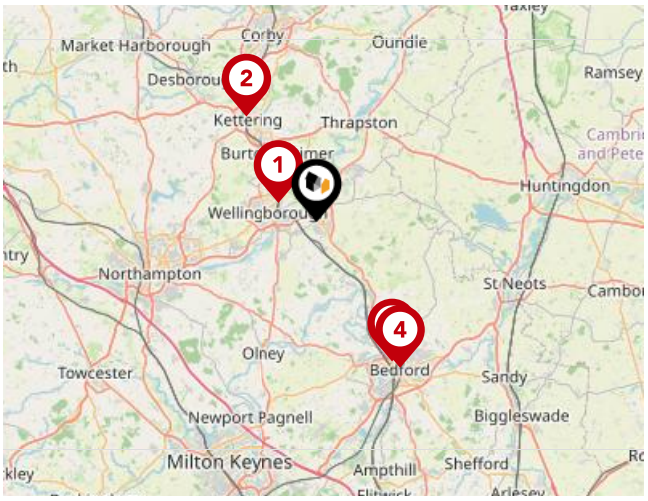
Soilscapes Classifications (Types Found in the Map Area)

- **Soilscape 5** Freely draining lime-rich loamy soils (freely draining)
- **Soilscape 6** Freely draining slightly acid loamy soils (freely draining)
- **Soilscape 7** Freely draining slightly acid but base-rich soils (freely draining)
- **Soilscape 8** Slightly acid loamy and clayey soils with impeded drainage (slightly impeded drainage)
- **Soilscape 9** Lime-rich loamy and clayey soils with impeded drainage (slightly impeded drainage)
- **Soilscape 18** Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (impeded drainage)
- **Soilscape 20** Loamy and clayey floodplain soils with naturally high groundwater (naturally wet)
- **Soilscape 28** water

Soils Data © Cranfield University (NSRI) and for the Controller of HMSO 2026

Area
Transport (National)

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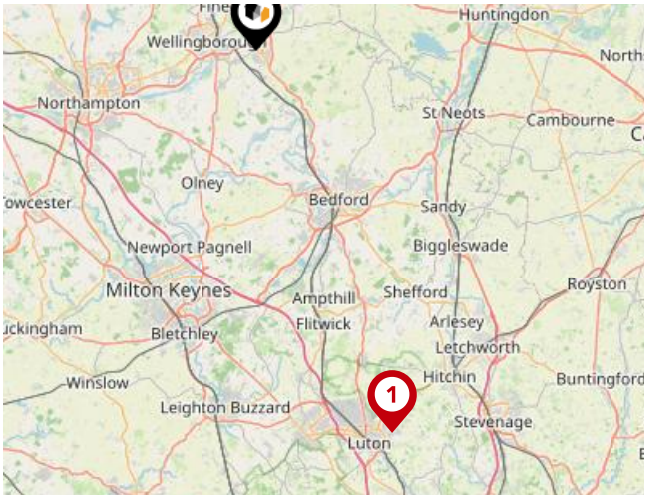
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.13 miles
2	Kettering Rail Station	9.2 miles
3	Bedford Rail Station	11.54 miles
4	Bedford St Johns Rail Station	12.19 miles



Trunk Roads/Motorways

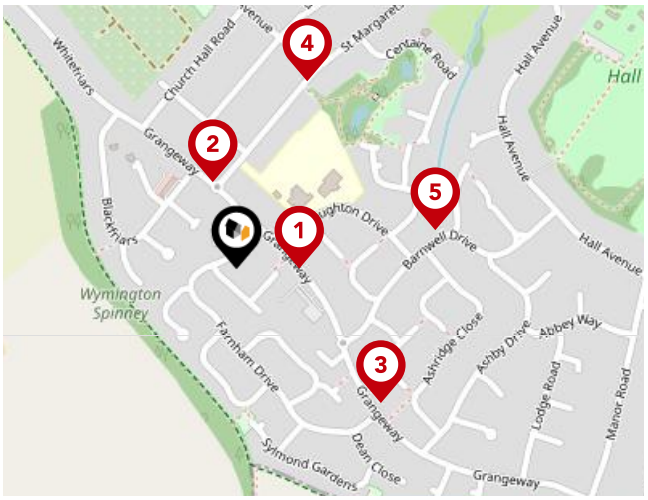
Pin	Name	Distance
1	M1 J15	13.76 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	29.55 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Viking PH	0.07 miles
2	St Margarets Avenue	0.1 miles
3	Farnham Drive	0.22 miles
4	St Margarets Avenue	0.22 miles
5	Barnwell Drive	0.22 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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.

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Testimonials

Testimonial 1

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

Testimonial 2

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

Testimonial 3

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

/Carl Myers Bespoke Estate Agent

/carl_myers_bespoke

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail