

CARL MYERS



BESPOKE ESTATE AGENT



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th February 2026



**WELLINGBOROUGH ROAD, EARLS BARTON,
NORTHAMPTON, NN6**

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl.myers@exp.uk.com

www.carlmyers.co.uk

Powered by
sprift
Know any property instantly

Introduction

Our Comments

CARL MYERS



BESPOKE ESTATE AGENT

Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

■ Detailed property boundaries, plot sizes, and square footage.

■ Nearby schools and their ratings.

■ Proximity to the nearest bus stops and other transportation options.

■ Broadband speeds, mobile phone coverage, and available satellite/TV services.

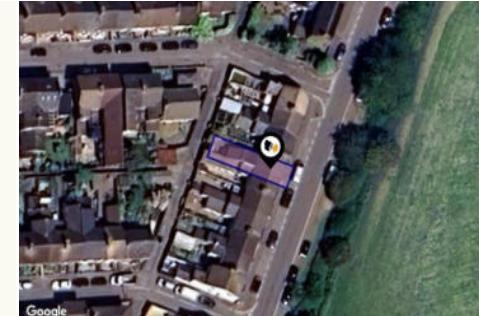
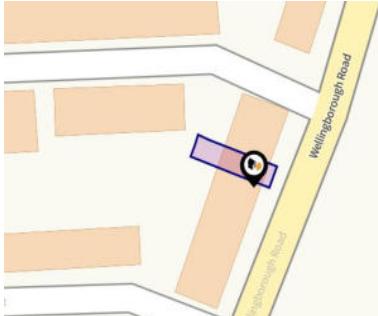
With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at carl@carlmyers.co.uk.

Property Overview

CARL MYERS

exp
UK

BESPOKE ESTATE AGENT



Property

Type: Terraced

Tenure: Freehold

Bedrooms: 3

Floor Area: 990 ft² / 92 m²

Plot Area: 0.03 acres

Council Tax : Band B

Annual Estimate: £1,790

Title Number: NN266533

Local Area

Local Authority: North Northamptonshire

Estimated Broadband Speeds

Conservation Area: No

(Standard - Superfast - Ultrafast)

Flood Risk:

- Rivers & Seas
- Surface Water

Very low
Very low

6
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

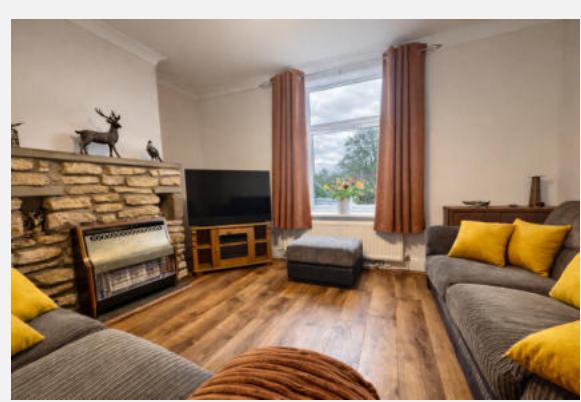


Gallery Photos

CARL MYERS

exp
UK

BESPOKE ESTATE AGENT

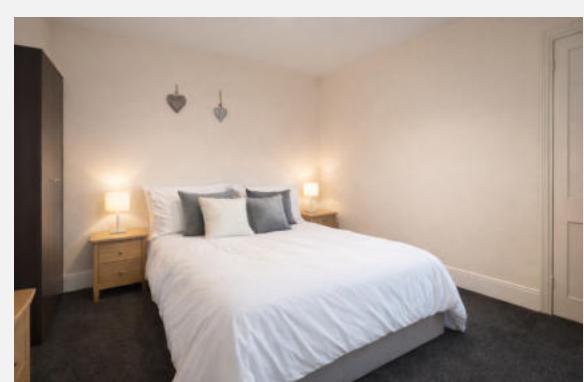


Gallery Photos

CARL MYERS

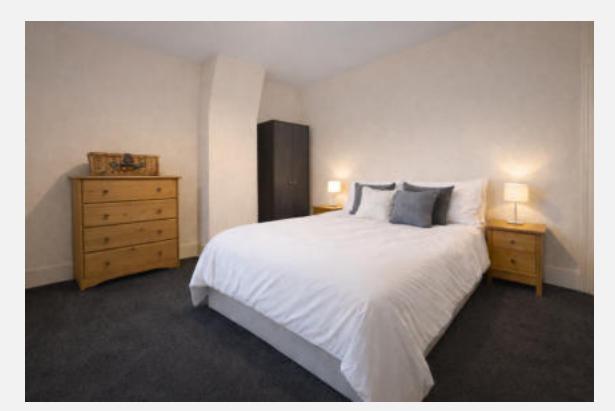


BESPOKE ESTATE AGENT



Gallery Photos

CARL MYERS
PRIMROSE AC
UK
BESPOKE ESTATE AGENT



Gallery

Floorplan

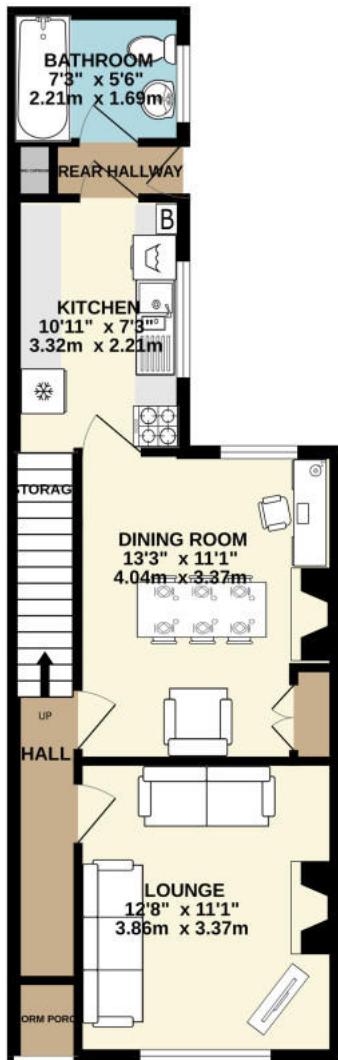
CARL MYERS



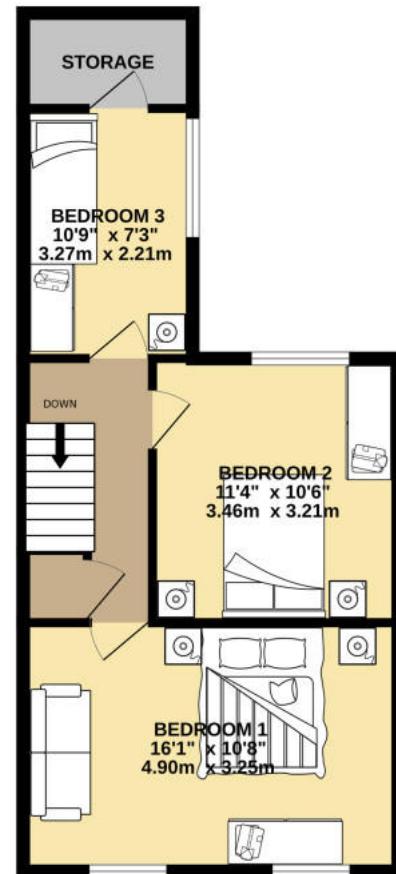
BESPOKE ESTATE AGENT

WELLINGBOROUGH ROAD, EARLS BARTON, NORTHAMPTON, NN6

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.
Made with Metrigo ©2022

Property EPC - Certificate

CARL MYERS



BESPOKE ESTATE AGENT

Energy rating

D

Valid until 31.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		64 D
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

CARL MYERS



BESPOKE ESTATE AGENT

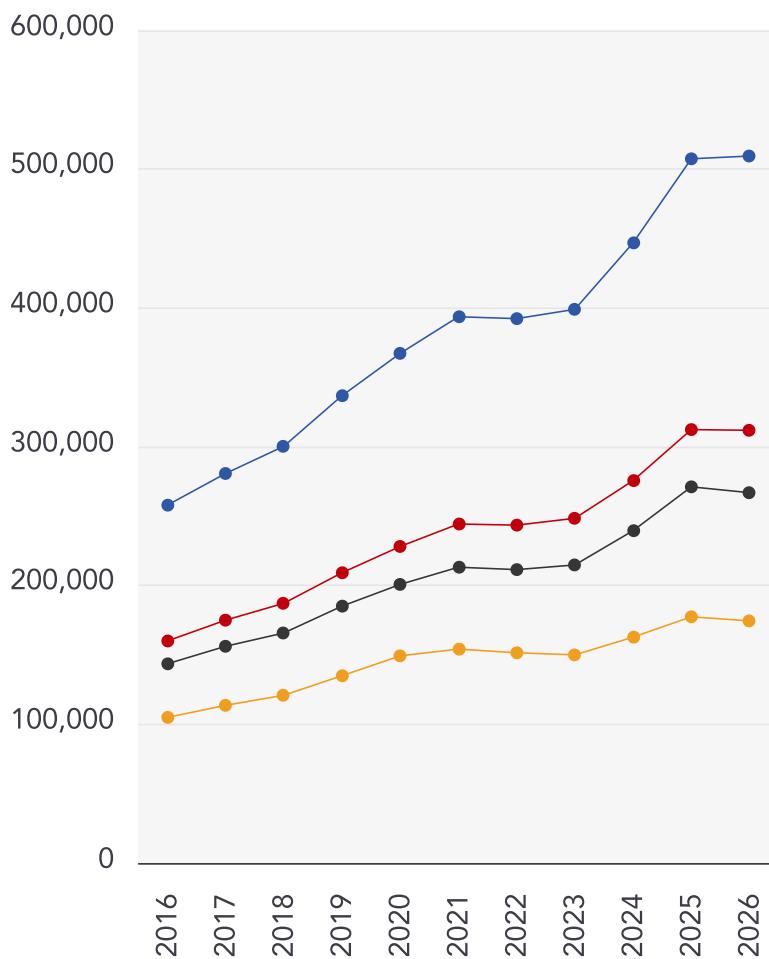
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	92 m ²

Market House Price Statistics

CARL MYERS
PRIMESTATE AC
exp
UK
BESPOKE ESTATE AGENT

10 Year History of Average House Prices by Property Type in NN6



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

+66.27%

Maps Coal Mining

CARL MYERS
exp
UK
BESPOKE ESTATE AGENT

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

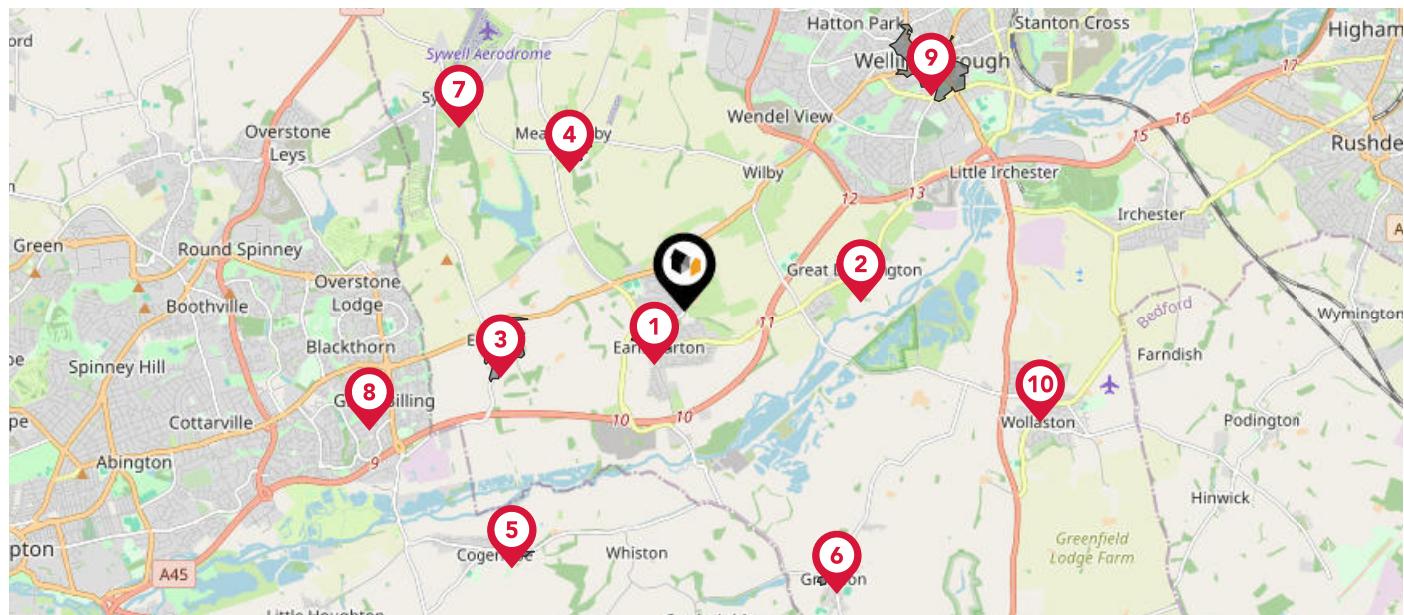
Conservation Areas

CARL MYERS



BESPOKE ESTATE AGENT

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 Earls Barton
- 2 Great Doddington
- 3 Ecton
- 4 Mears Ashby
- 5 Cogenhoe
- 6 Grendon
- 7 Sywell
- 8 Great Billing
- 9 Wellingborough
- 10 Wollaston

Maps

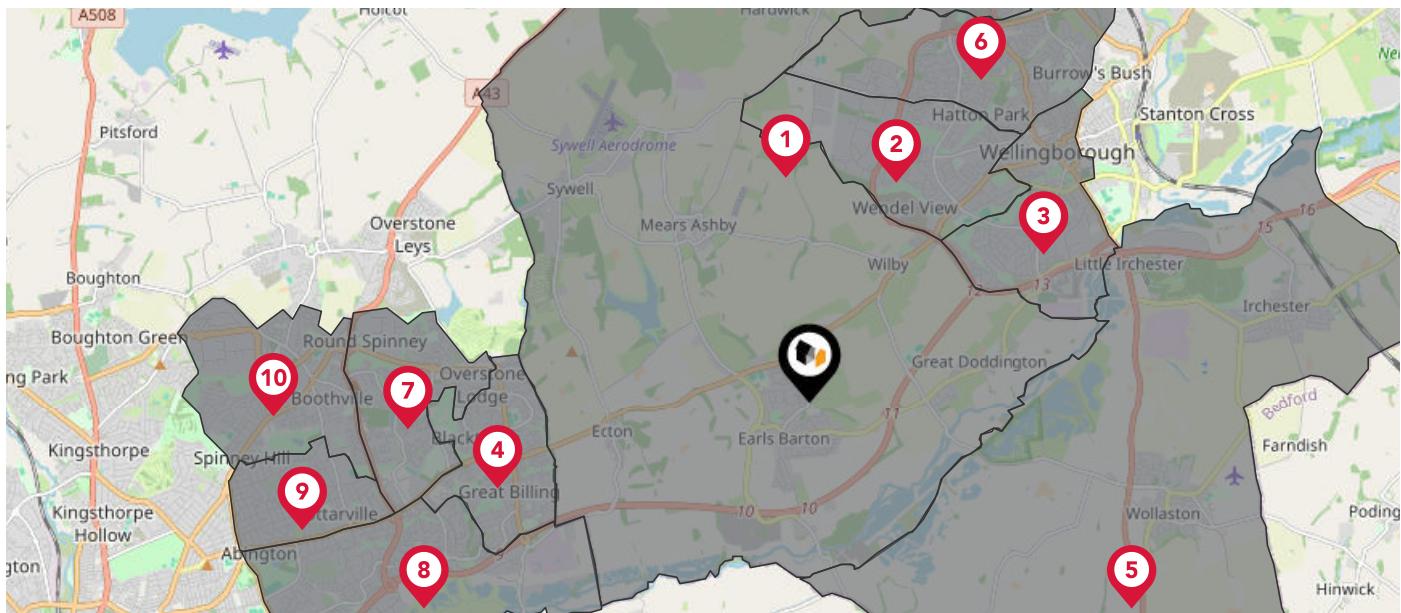
Council Wards

CARL MYERS



BESPOKE ESTATE AGENT

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

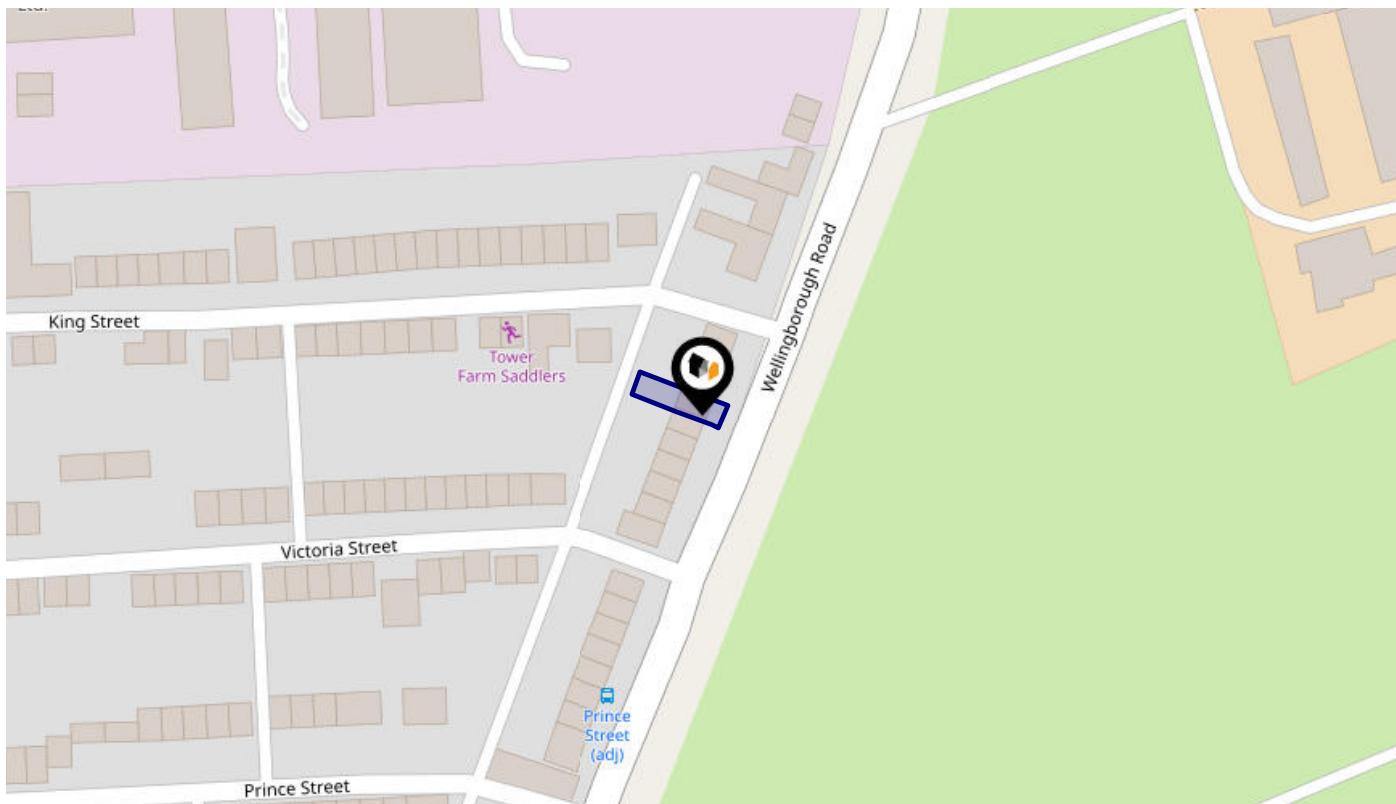
- 1 Earls Barton Ward
- 2 Brickhill and Queensway Ward
- 3 Croyland and Swanspool Ward
- 4 Billing and Rectory Farm Ward
- 5 Irchester Ward
- 6 Hatton Park Ward
- 7 Talavera Ward
- 8 Riverside Park Ward
- 9 Headlands Ward
- 10 Boothville and Parklands Ward

Maps

Rail Noise

CARL MYERS
exp
UK
BESPOKE ESTATE AGENT

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

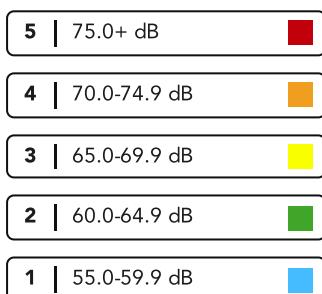


Rail Noise Data

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:



Flood Risk

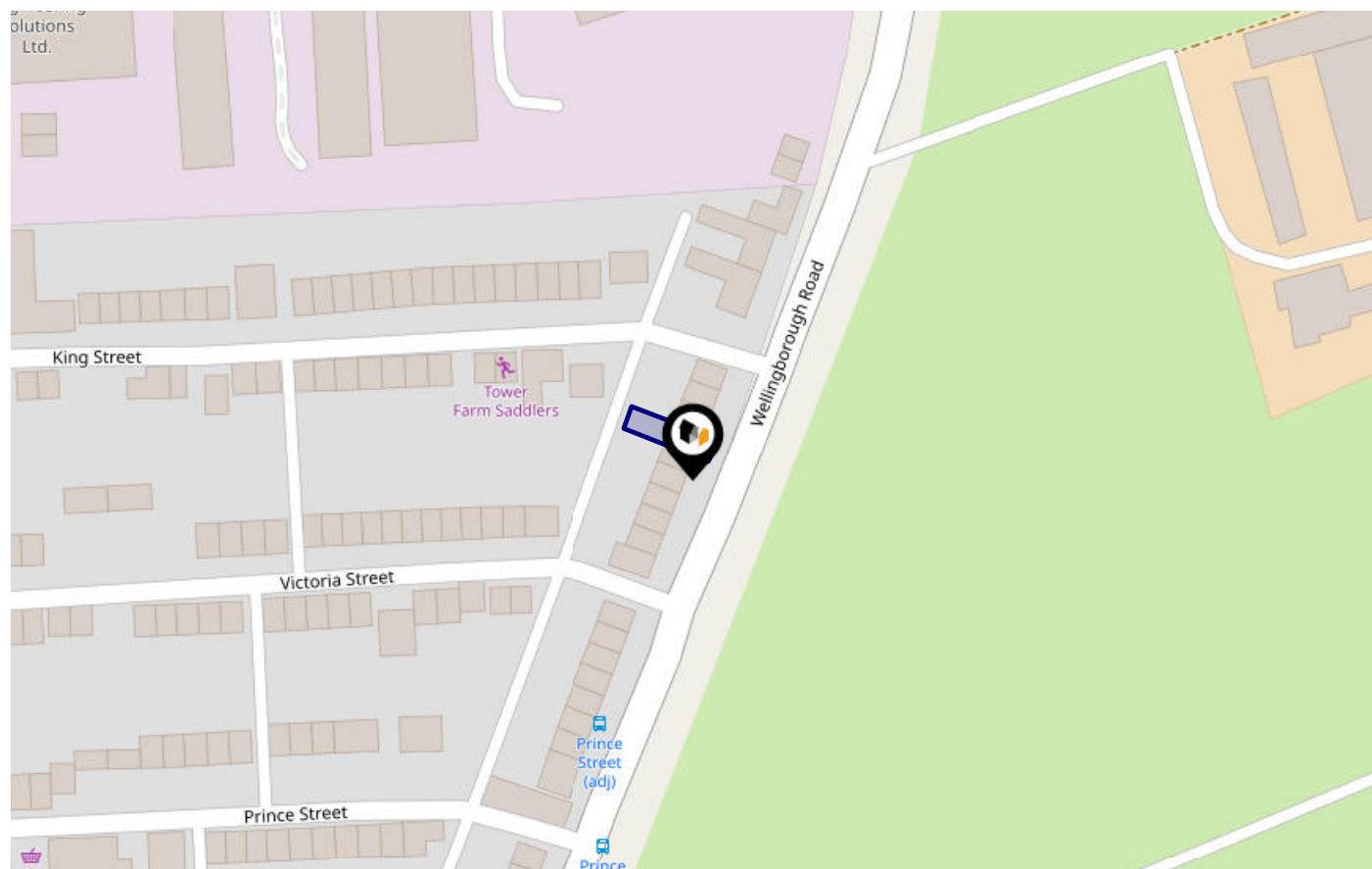
Rivers & Seas - Flood Risk

CARL MYERS



BESPOKE ESTATE AGENT

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

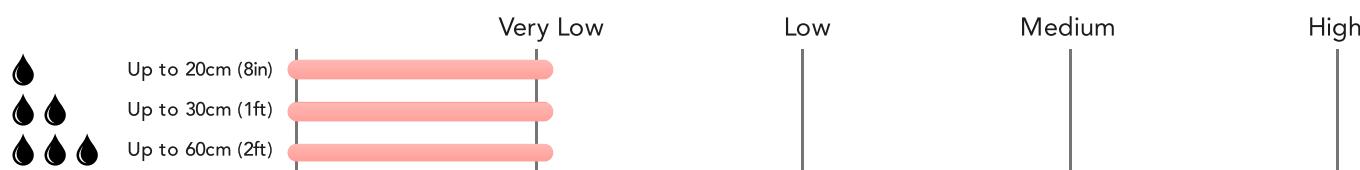


Risk Rating: Very low

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

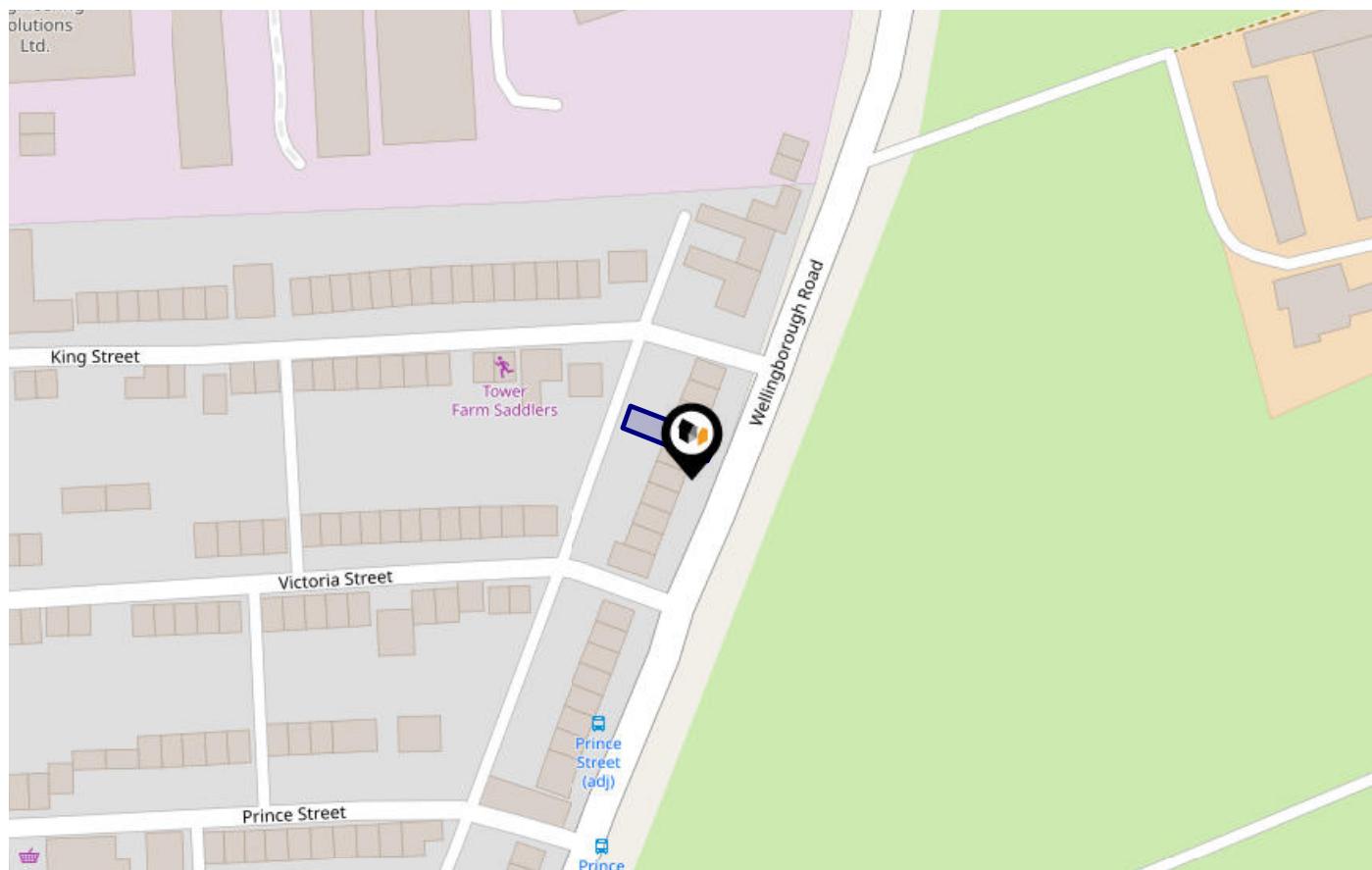
Rivers & Seas - Climate Change

CARL MYERS



BESPOKE ESTATE AGENT

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.



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

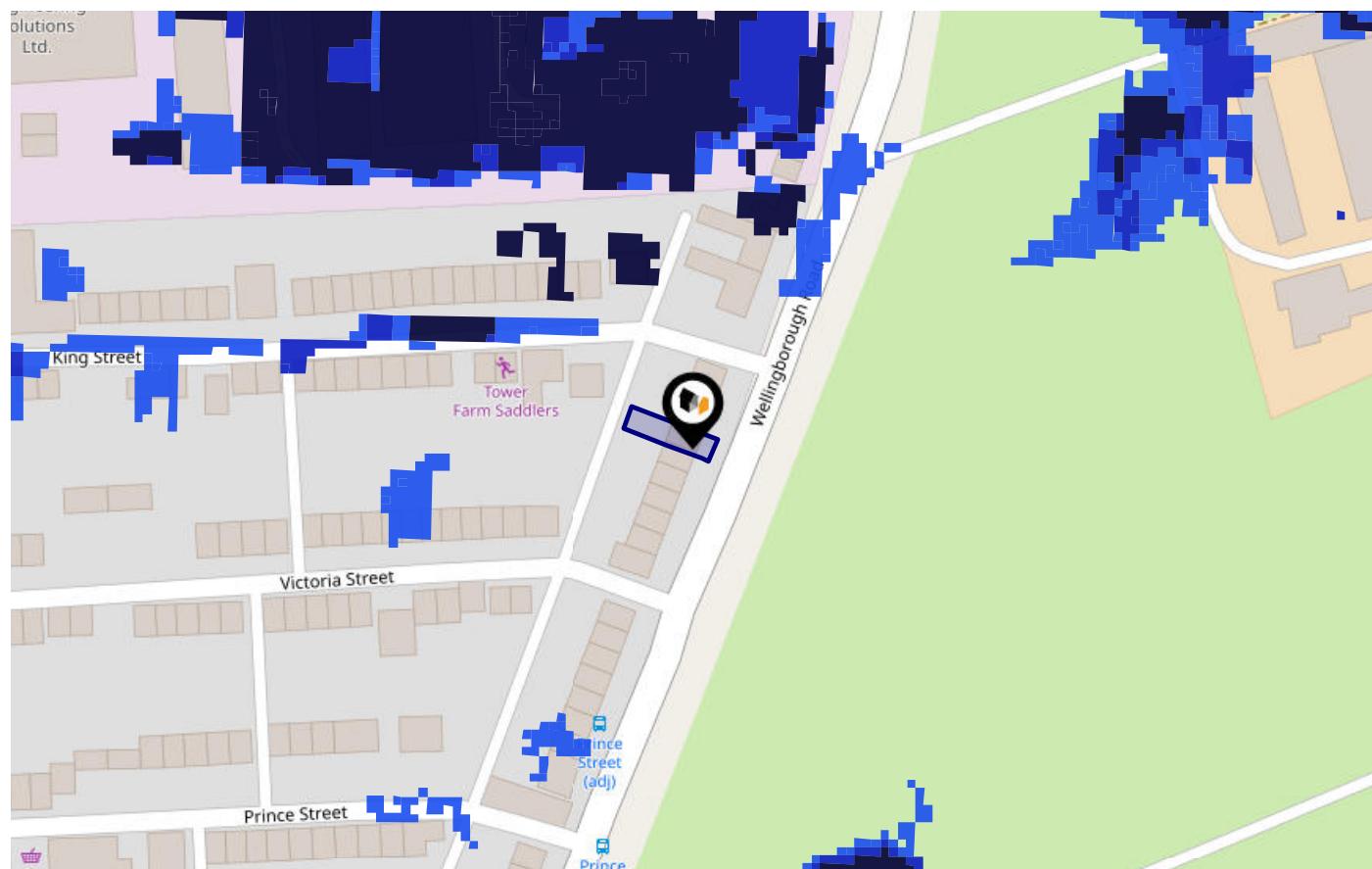
Surface Water - Flood Risk

CARL MYERS



BESPOKE ESTATE AGENT

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

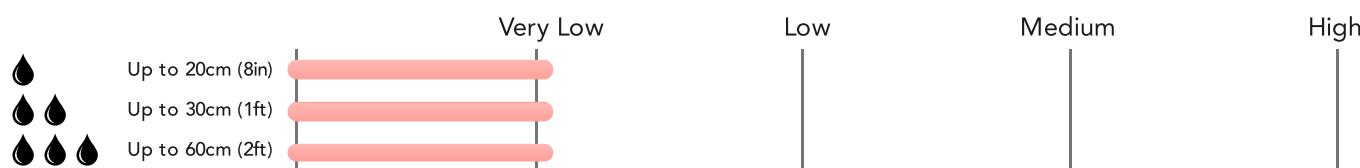


Risk Rating: Very low

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:

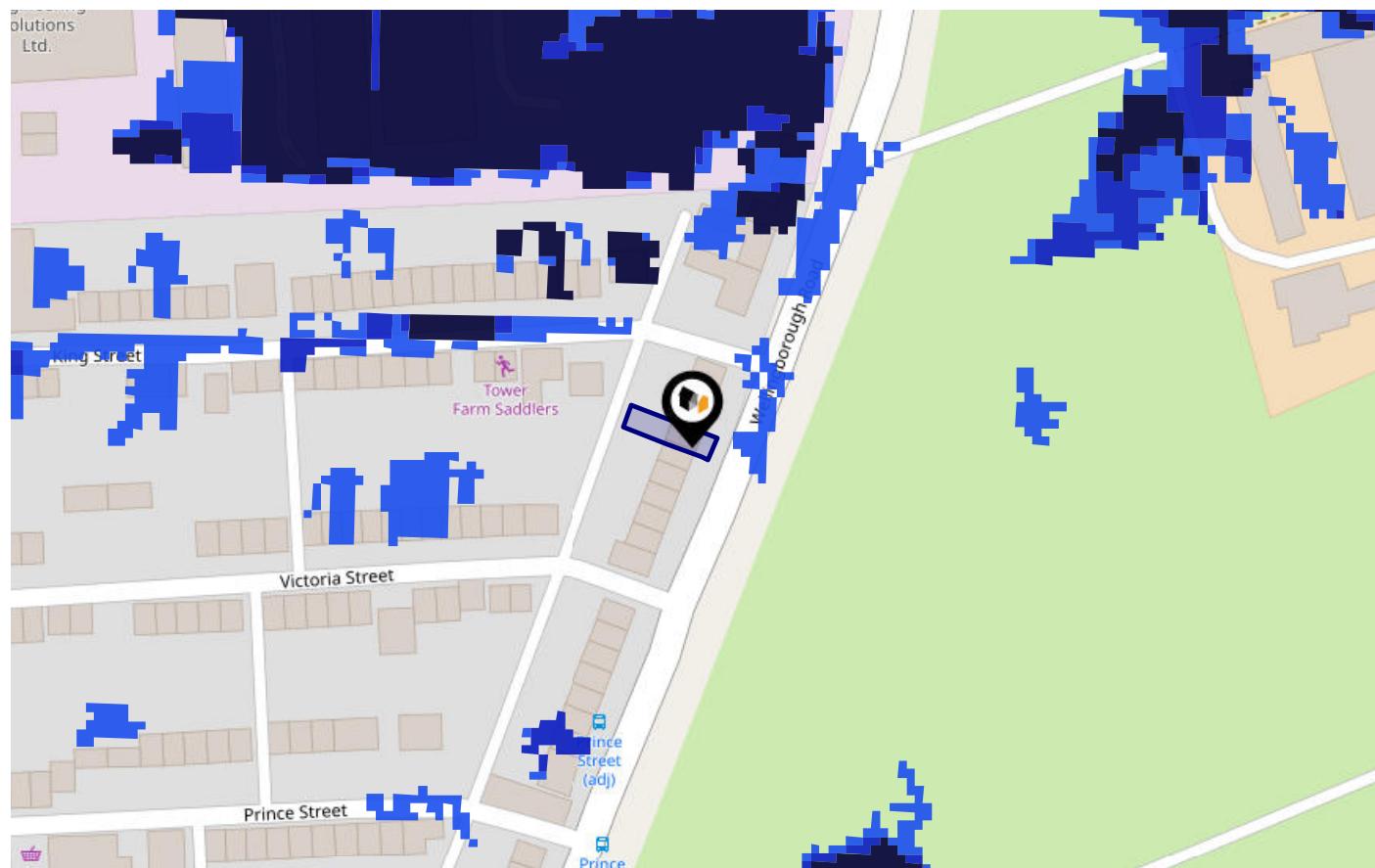


Flood Risk

Surface Water - Climate Change

CARL MYERS
PRIMROSE AC
UK
BESPOKE ESTATE AGENT

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.

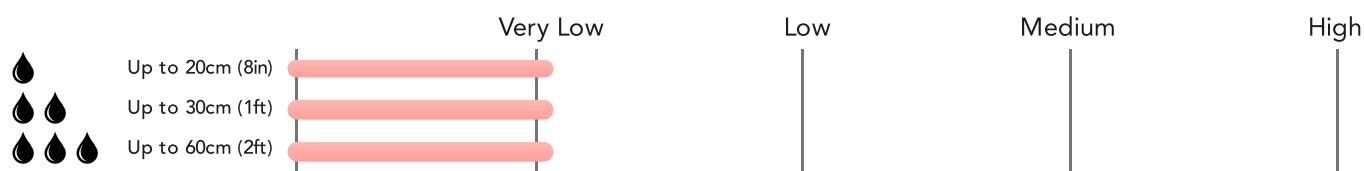


Risk Rating: Very low

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:



Maps

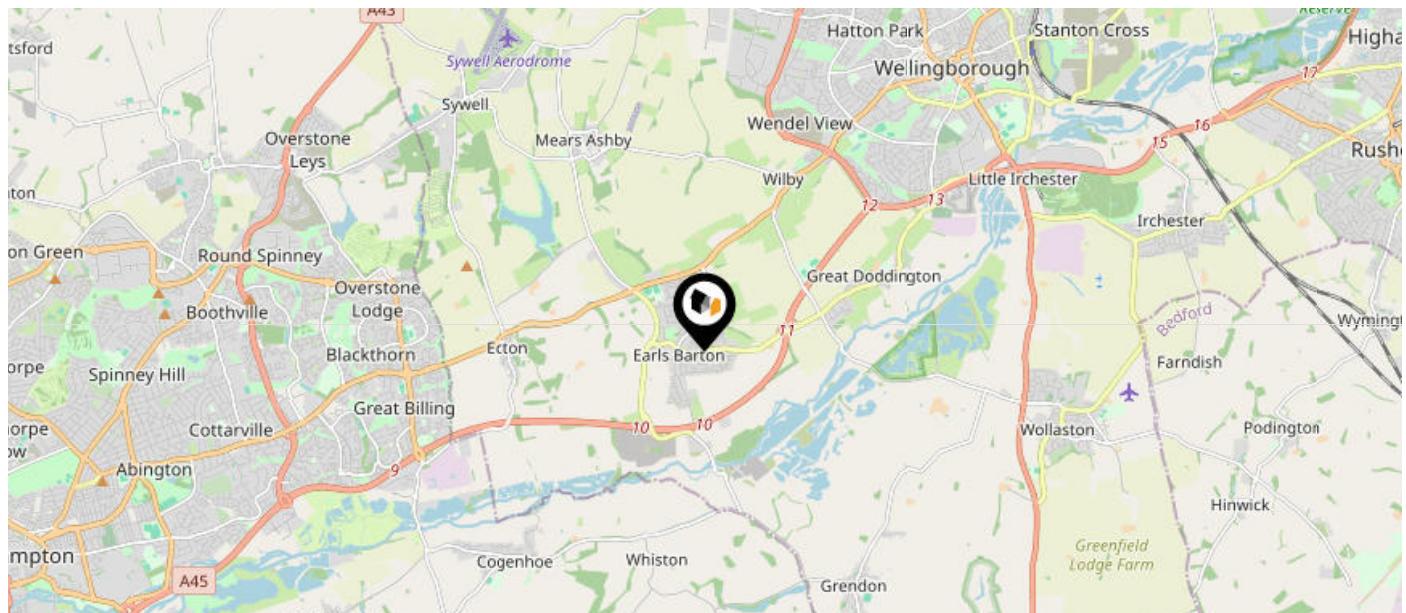
Green Belt

CARL MYERS



BESPOKE ESTATE AGENT

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



Nearby Green Belt Land

No data available.

Maps

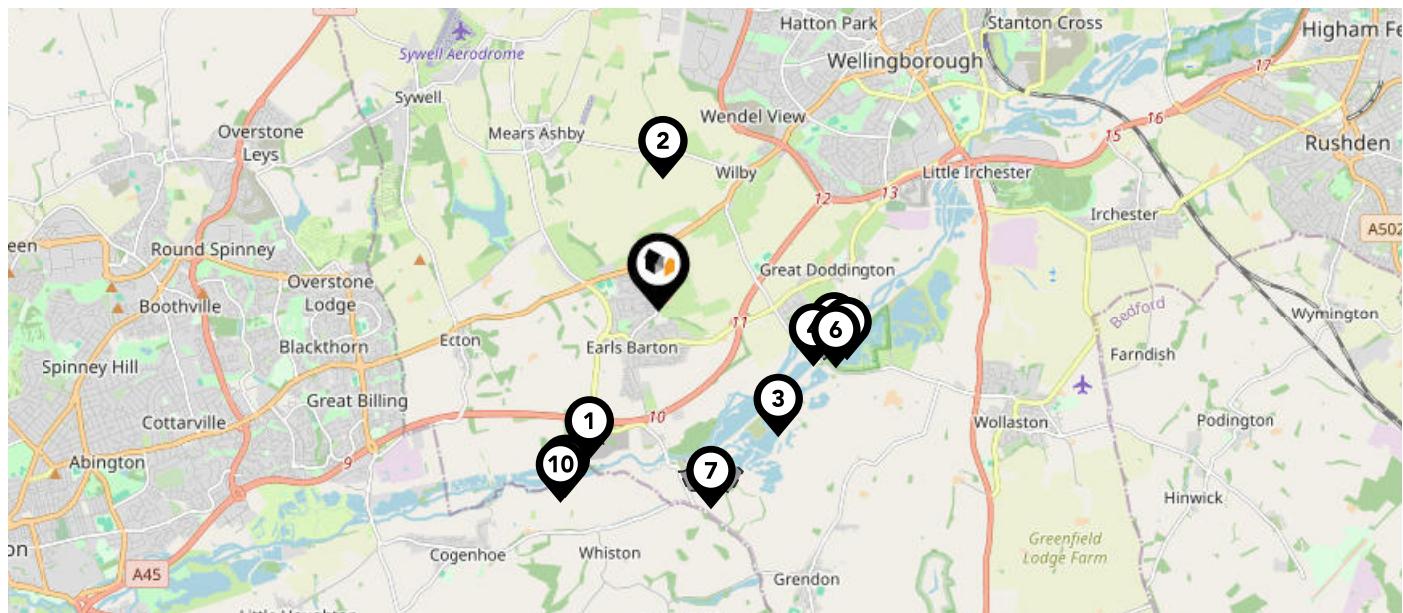
Landfill Sites

CARL MYERS



BESPOKE ESTATE AGENT

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	Aggate Way-Earls Barton	Historic Landfill	<input type="checkbox"/>
2	Ashby Road-Wilby, Mears Ashby	Historic Landfill	<input type="checkbox"/>
3	Earls Barton Quarry-Off Hardwater Road, Earls Barton, Northamptonshire	Historic Landfill	<input type="checkbox"/>
4	Wollaston Mill and Doddington Crossing-Off Hardwater Road, Great Doddington, Northamptonshire	Historic Landfill	<input type="checkbox"/>
5	Hardwater Crossing-Great Doddington	Historic Landfill	<input type="checkbox"/>
6	Hardwater Crossing-Great Doddington	Historic Landfill	<input type="checkbox"/>
7	Earls Barton Quarry-Station Road, Earls Barton, Northamptonshire	Historic Landfill	<input type="checkbox"/>
8	Old Gravel Pit-Ecton, Northamptonshire	Historic Landfill	<input type="checkbox"/>
9	Wollaston Mill and Doddington Crossing-Wollaston and Doddington Parishes	Historic Landfill	<input type="checkbox"/>
10	Old Gravel Pit-Ecton, Northamptonshire	Historic Landfill	<input type="checkbox"/>

Maps

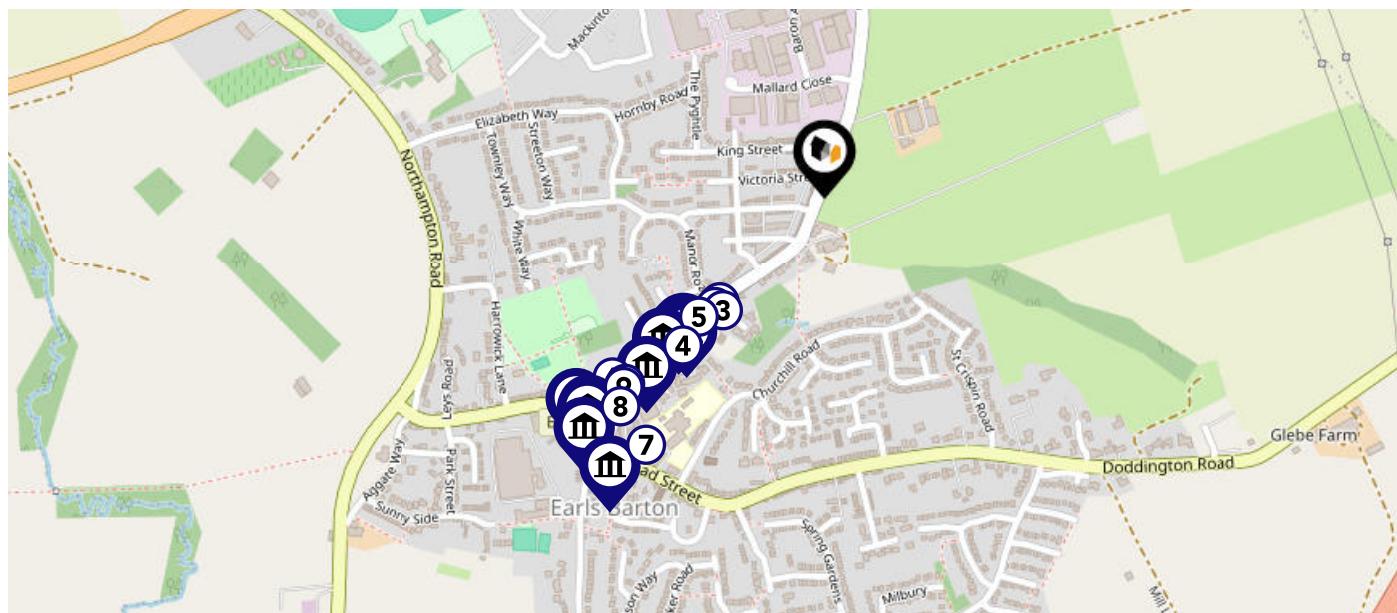
Listed Buildings

CARL MYERS

exp
UK

BESPOKE ESTATE AGENT

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
 1040801 - Wall And Gatepier Approximately 15 Metres North West Of The Manor House	Grade II	0.2 miles
 1294248 - Wall And Gatepier Approximately 15 Metres North East Of The Manor House	Grade II	0.2 miles
 1040802 - The Manor House	Grade II	0.2 miles
 1371691 - L Green And Sons	Grade II	0.3 miles
 1294247 - Stags Head Public House	Grade II	0.3 miles
 1294226 - Church Of All Saints	Grade I	0.4 miles
 1040773 - 36, The Square	Grade II	0.4 miles
 1433007 - Earls Barton War Memorial	Grade II	0.4 miles
 1040772 - Chest Tomb Approximately 10 Metres South East Of South Aisle Of Church Of All Saints	Grade II	0.4 miles
 1040805 - Chest Tomb Approximately 18 Metres South Of Chancel Of Church Of All Saints	Grade II	0.4 miles

Area Schools

CARL MYERS



BESPOKE ESTATE AGENT



Nursery Primary Secondary College Private



Earls Barton Primary School

Ofsted Rating: Good | Pupils: 447 | Distance: 0.42



Wilby Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 87 | Distance: 1.35



Great Doddington Primary

Ofsted Rating: Requires improvement | Pupils: 130 | Distance: 1.63



Ecton Village Primary School

Ofsted Rating: Good | Pupils: 63 | Distance: 1.86



Mears Ashby Church of England Primary School

Ofsted Rating: Good | Pupils: 87 | Distance: 1.96



Ruskin Academy

Ofsted Rating: Good | Pupils: 266 | Distance: 2.27



Ruskin Infant School

Ofsted Rating: Good | Pupils: 197 | Distance: 2.27



Warwick Academy

Ofsted Rating: Good | Pupils: 259 | Distance: 2.28

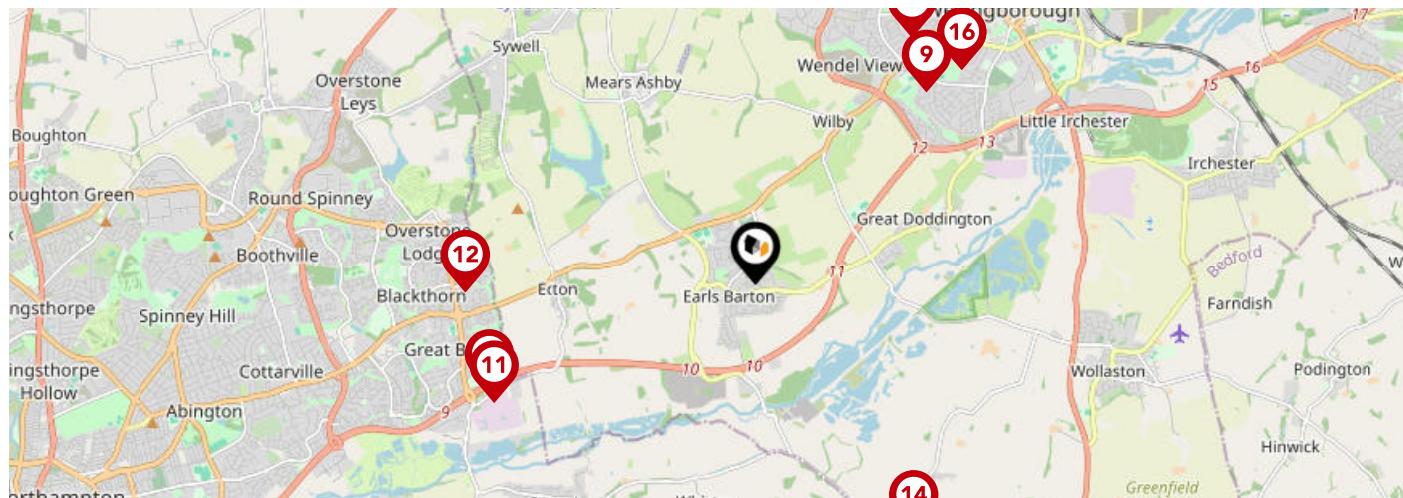


Area Schools

CARL MYERS



BESPOKE ESTATE AGENT



Nursery Primary Secondary College Private



Our Lady's Catholic Primary School

Ofsted Rating: Requires improvement | Pupils: 356 | Distance:2.33



St Andrew's Ceva Primary School

Ofsted Rating: Good | Pupils: 360 | Distance:2.61



Ecton Brook Primary School

Ofsted Rating: Good | Pupils: 586 | Distance:2.61



Rectory Farm Primary School

Ofsted Rating: Good | Pupils: 195 | Distance:2.63



Weavers Academy

Ofsted Rating: Good | Pupils: 1302 | Distance:2.64



Grendon Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 116 | Distance:2.67



Croyland Nursery School & Day Nursery

Ofsted Rating: Outstanding | Pupils: 113 | Distance:2.7



Croyland Primary School

Ofsted Rating: Good | Pupils: 415 | Distance:2.7

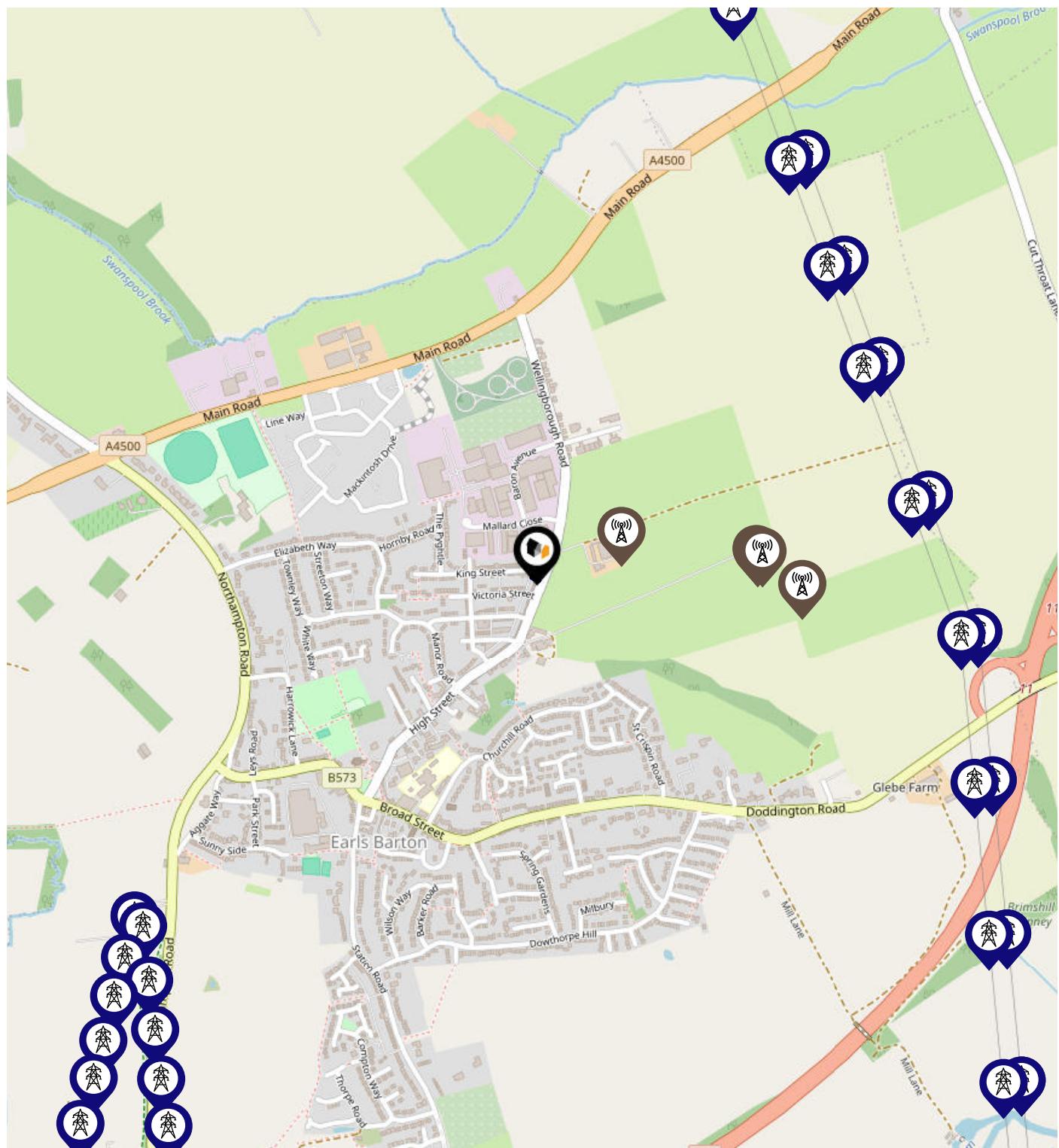


Local Area Masts & Pylons

CARL MYERS



BESPOKE ESTATE AGENT

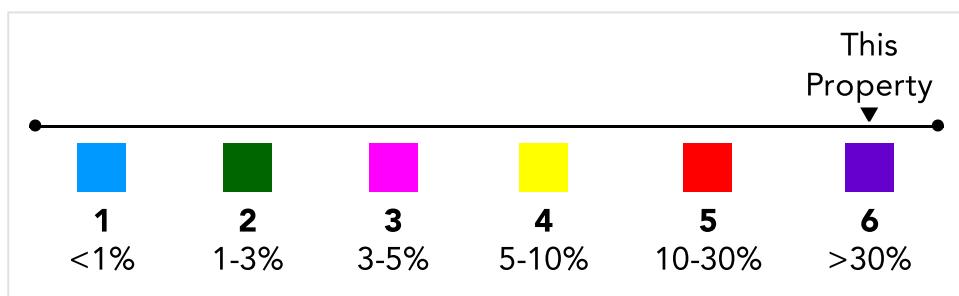
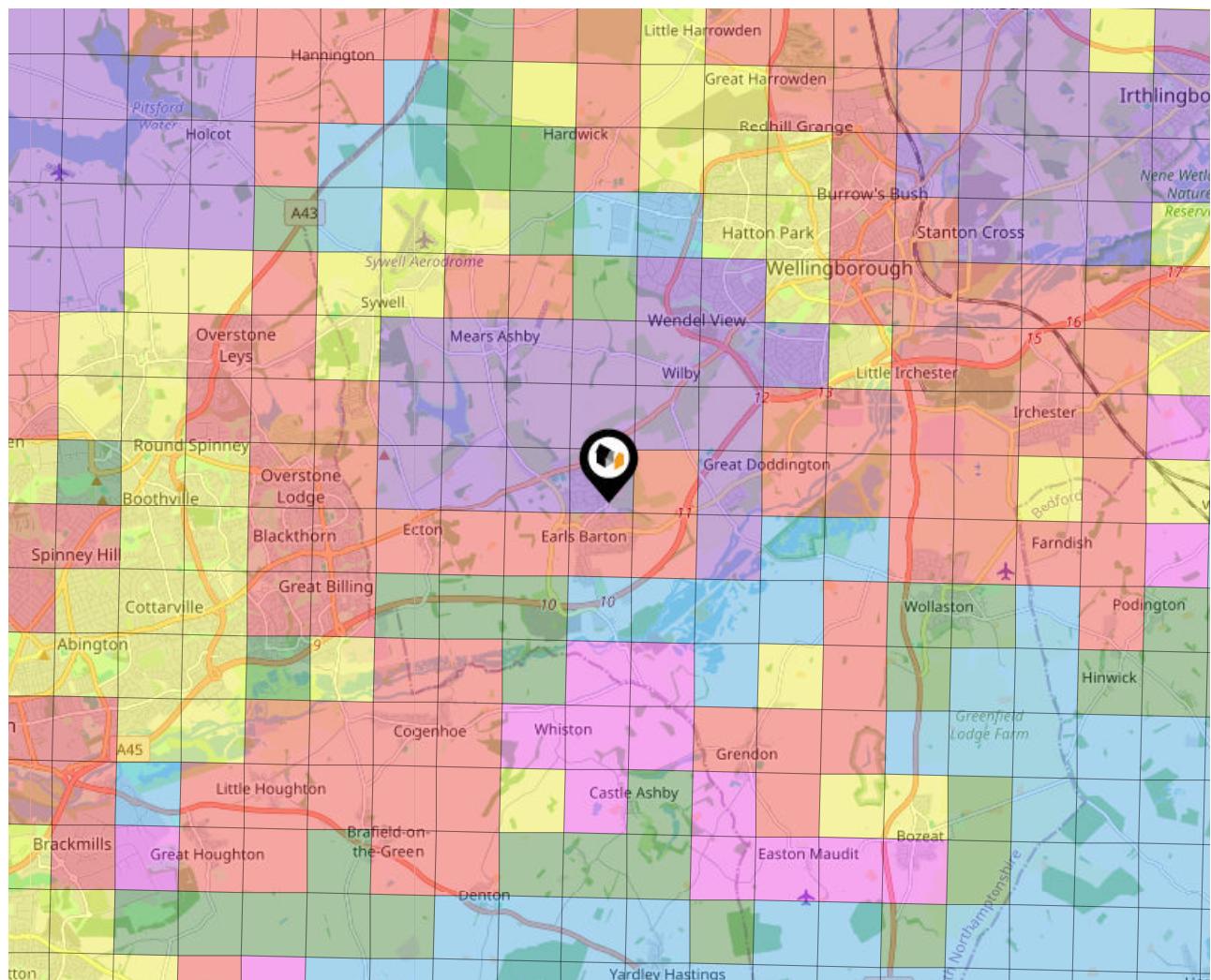


Key:

- 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).

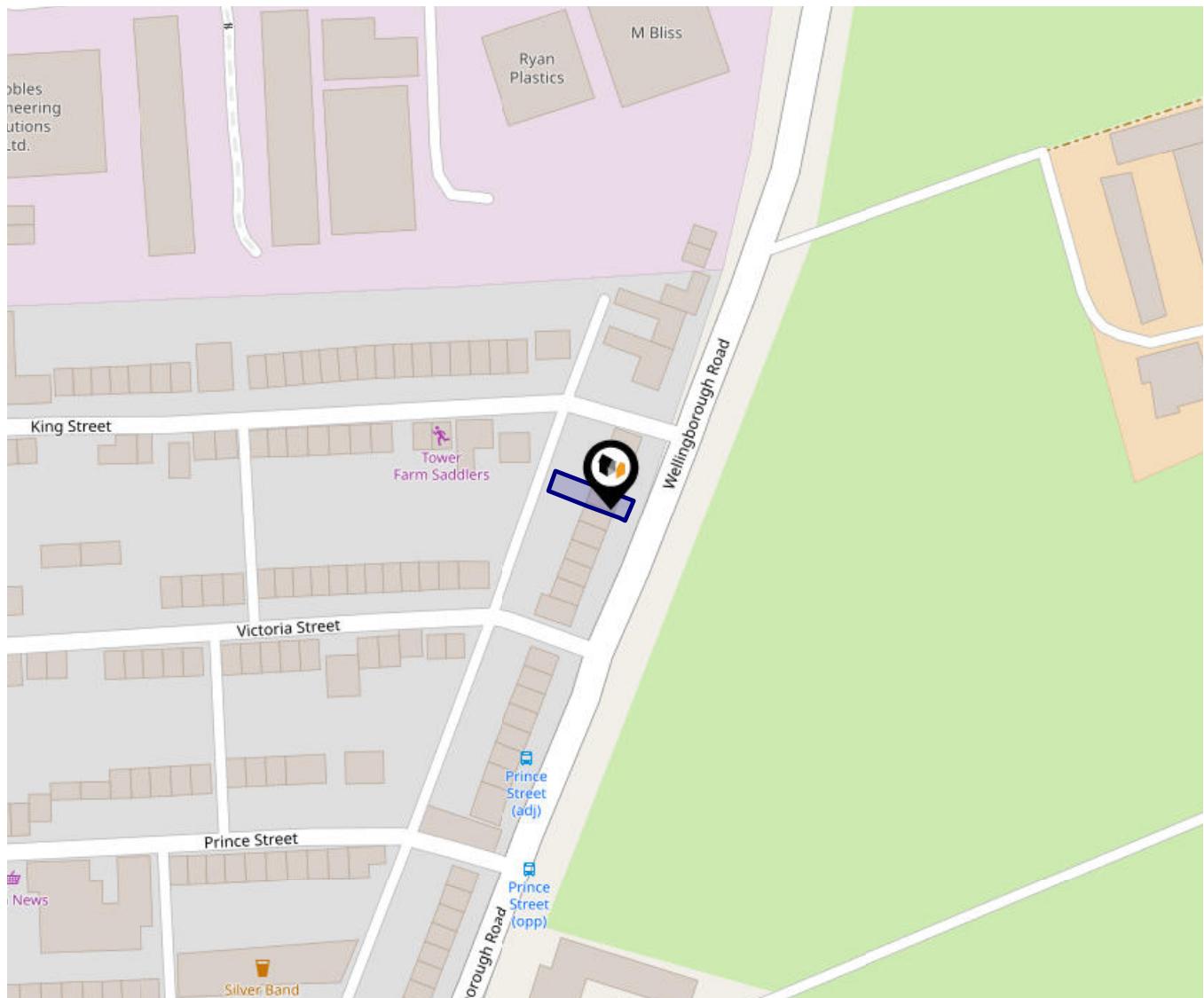


Local Area Road Noise

CARL MYERS



BESPOKE ESTATE AGENT



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

Environment Soils & Clay

CARL MYERS



BESPOKE ESTATE AGENT

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

Carbon Content:

VARIABLE(LOW)

Parent Material Grain:

ARGILLACEOUS

Soil Group:

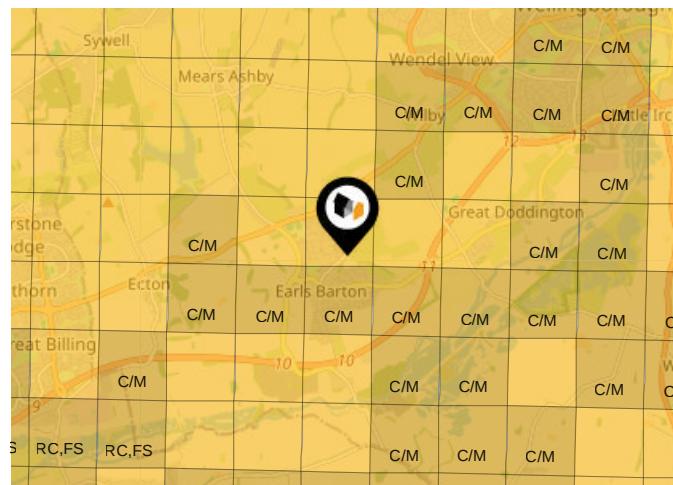
HEAVY TO MEDIUM

Soil Texture:

CLAY TO LOAM

Soil Depth:

DEEP



Primary Classifications (Most Common Clay Types)

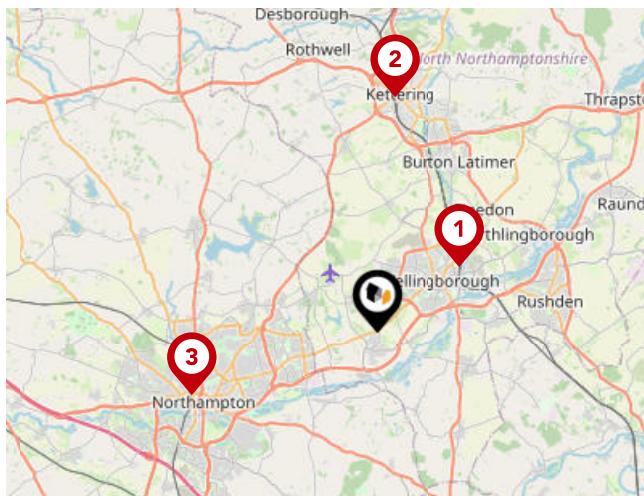
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

CARL MYERS

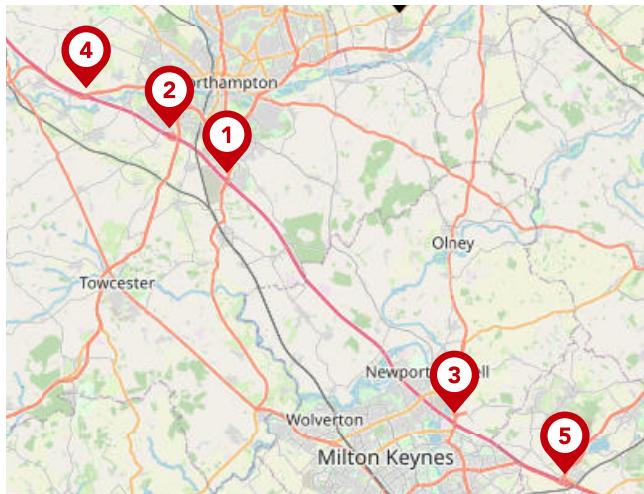


BESPOKE ESTATE AGENT



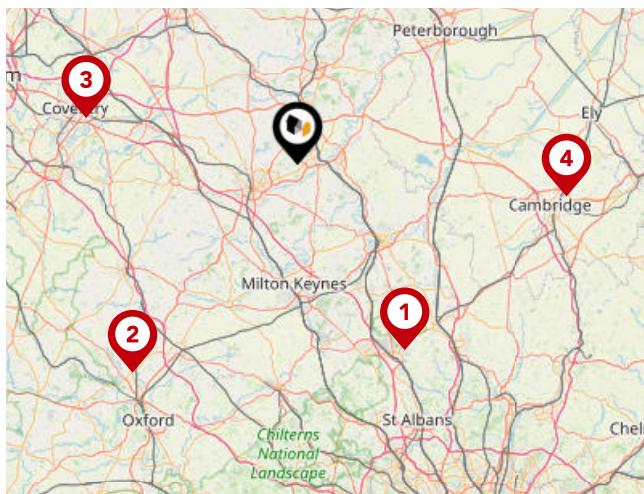
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.78 miles
2	Kettering Rail Station	8.58 miles
3	Northampton Rail Station	7.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	8.57 miles
2	M1 J15A	9.35 miles
3	M1 J14	14.71 miles
4	M1 J16	11.72 miles
5	M1 J13	17.83 miles



Airports/Helpads

Pin	Name	Distance
1	Luton Airport	31.23 miles
2	Kidlington	38.64 miles
3	Baginton	31.53 miles
4	Cambridge	39.29 miles

Area Transport (Local)

CARL MYERS



BESPOKE ESTATE AGENT



Bus Stops/Stations

Pin	Name	Distance
1	prince Street	0.06 miles
2	Manor Road	0.19 miles
3	Cemetery	0.28 miles
4	Clarke Court	0.35 miles
5	Clarke Court	0.35 miles

Carl Myers Bespoke Estate Agent powered by eXp

About Us

CARL MYERS
eXp
BESPOKE ESTATE AGENT



Carl Myers Bespoke Estate Agent powered by eXp

Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Carl Myers Bespoke Estate Agent powered by eXp

Testimonials

CARL MYERS
eXp
BESPOKE ESTATE AGENT

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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



/Carl Myers Bespoke Estate Agent



/carl_myers_bespoke

Carl Myers Bespoke Estate Agent powered by eXp

Data Quality

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



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl.myers@exp.uk.com

www.carlmyers.co.uk



Land Registry

