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BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th October 2026



WEIGHBRIDGE WAY, RAUNDS, WELLINGBOROUGH, NN9

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl.myers@expuk.com

www.carlmyers.co.uk

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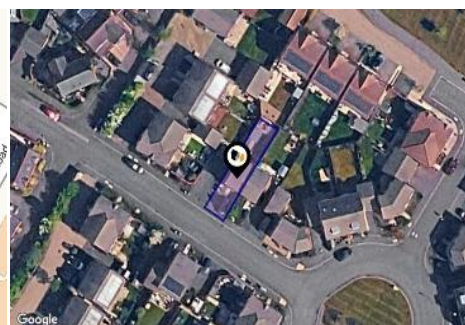
Property Overview

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street-view-image



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.03 acres
Year Built :	2019
Council Tax :	Band B
Annual Estimate:	£1,885
Title Number:	NN367758

Tenure: Freehold

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)

18
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



sky



Gallery Photos

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Gallery Photos

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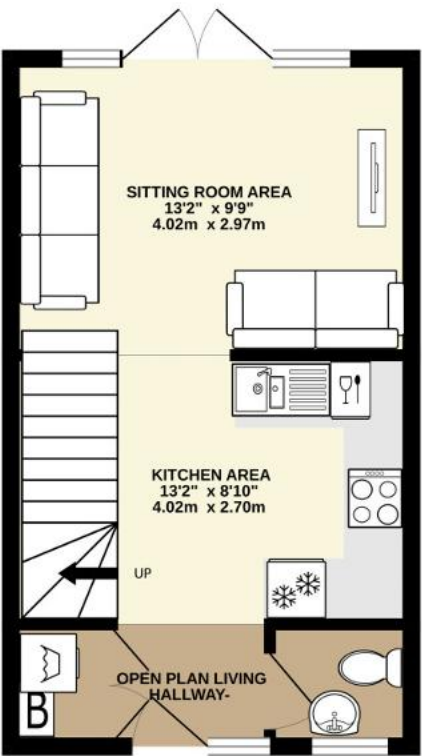


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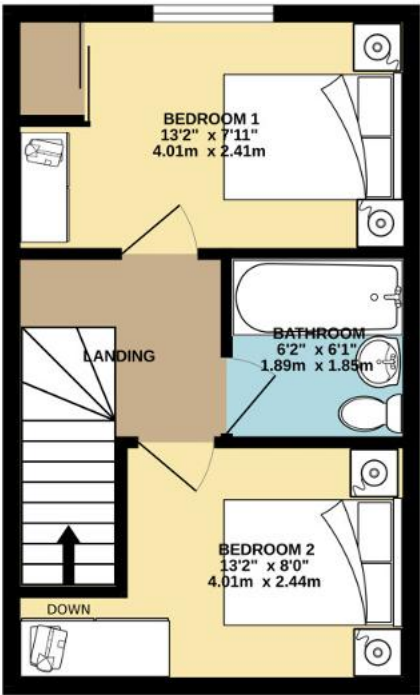


WEIGHBRIDGE WAY, RAUNDS, WELLINGBOROUGH, NN9

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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Property EPC - Certificate

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Weighbridge Way, Raunds, NN9

Energy rating

B

Valid until 15.05.2029

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	55 m ²

Market

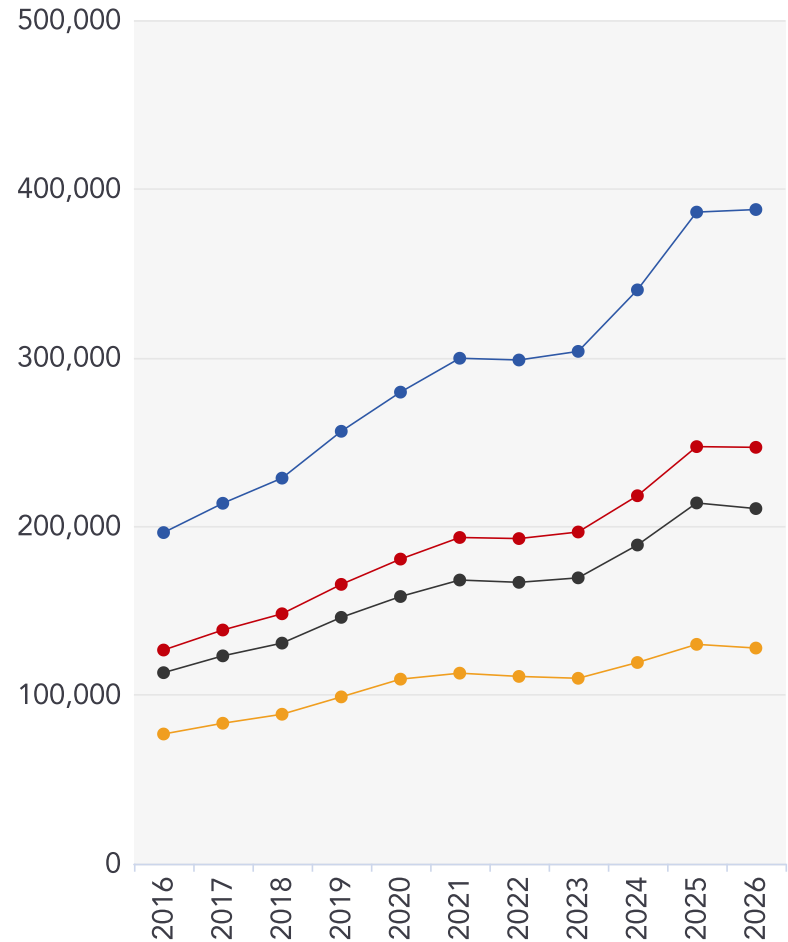
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN9



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

+66.27%

Maps

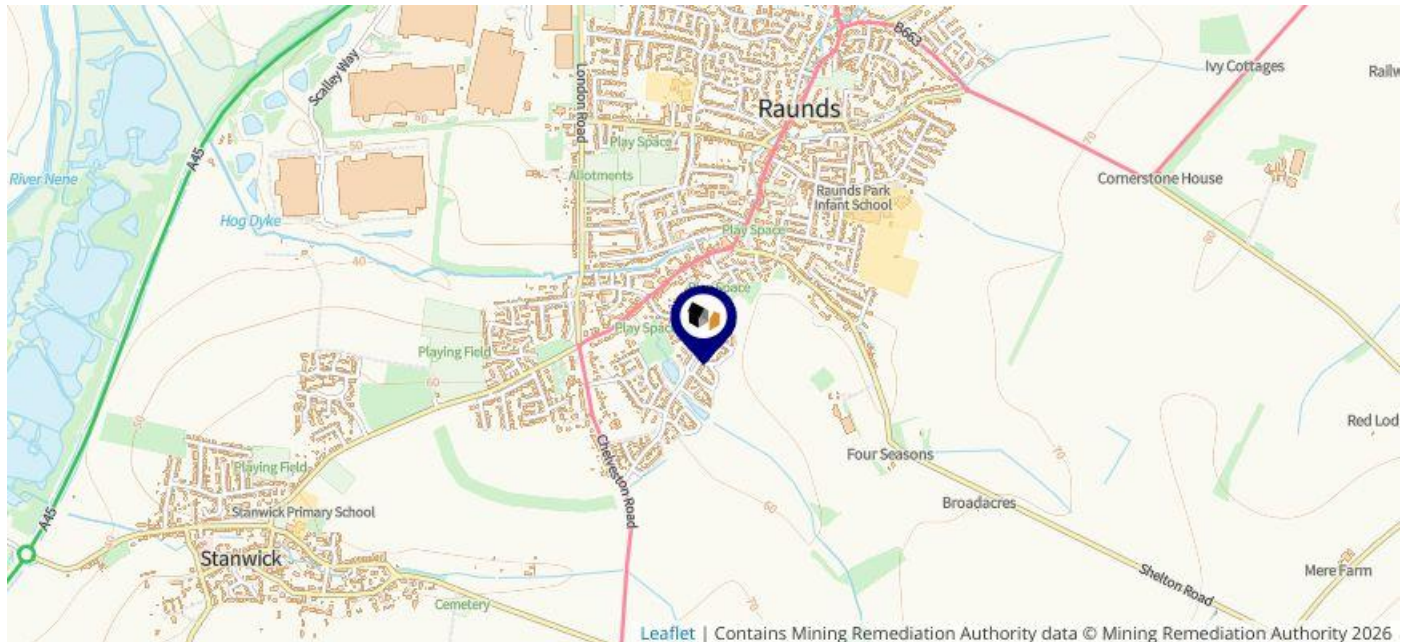
Coal Mining

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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

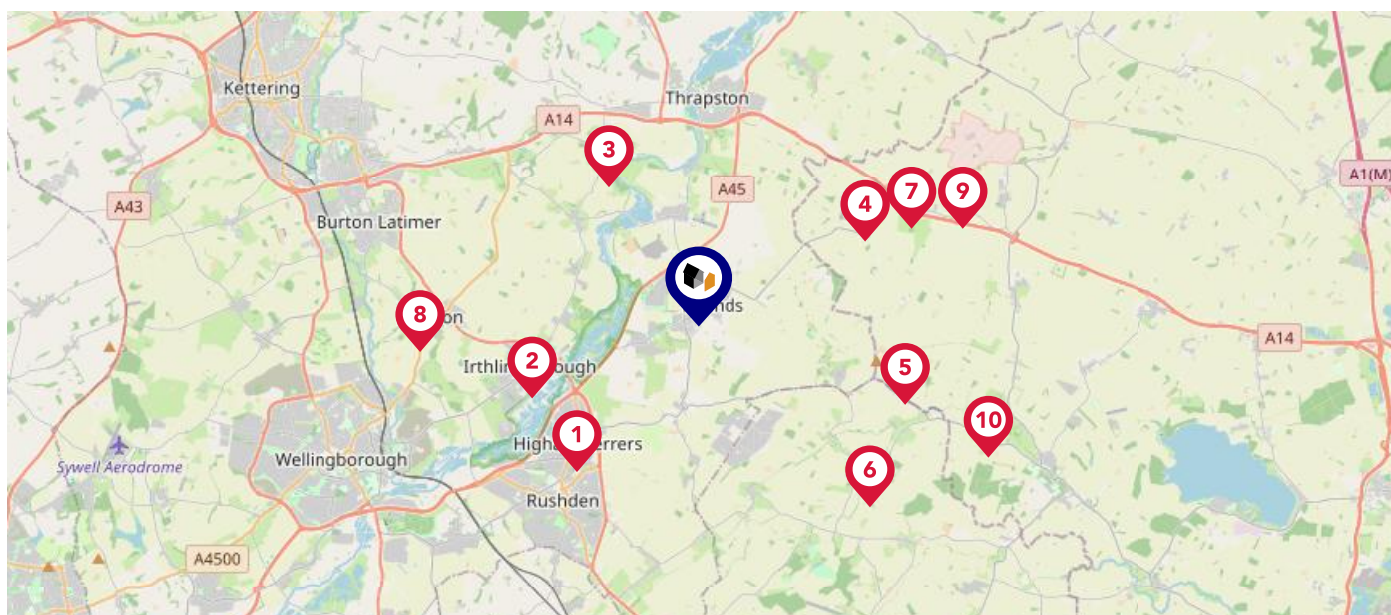
Conservation Areas

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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



Higham Ferrers



Irthlingborough



Woodford



Keyston



Covington



Upper Dean



Bythorn



Finedon



Molesworth



Tilbrook

Maps

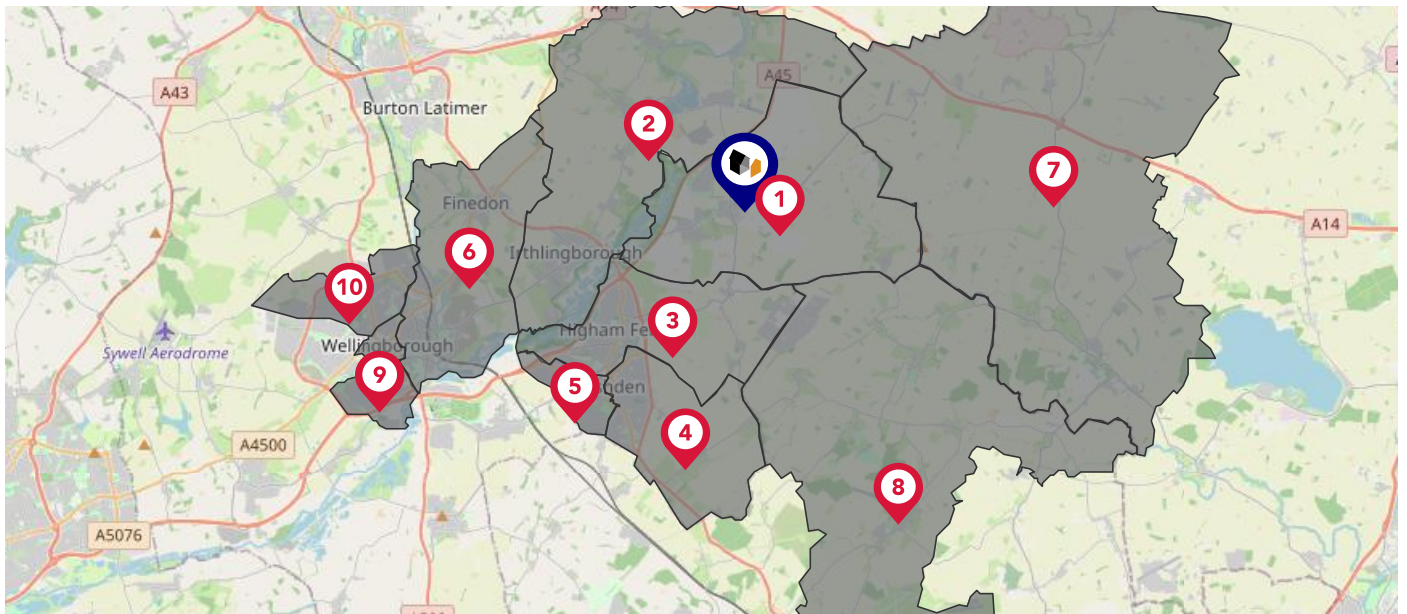
Council Wards

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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



Raunds Ward



Irthlingborough Ward



Higham Ferrers Ward



Rushden South Ward



Rushden Pemberton West Ward



Finedon Ward



Kimbolton Ward



Riseley Ward



Croyland and Swanspool Ward



Hatton Park Ward

Maps

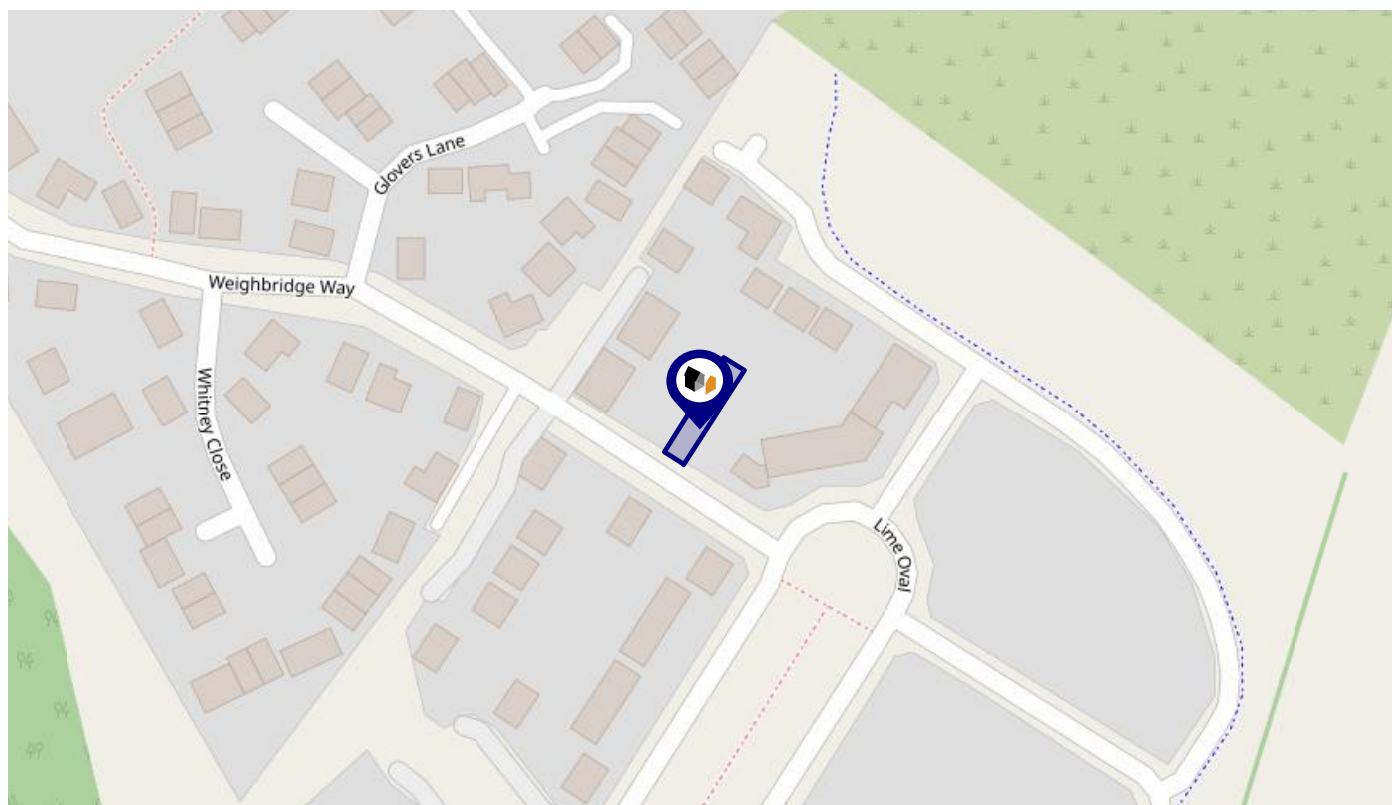
Rail Noise

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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

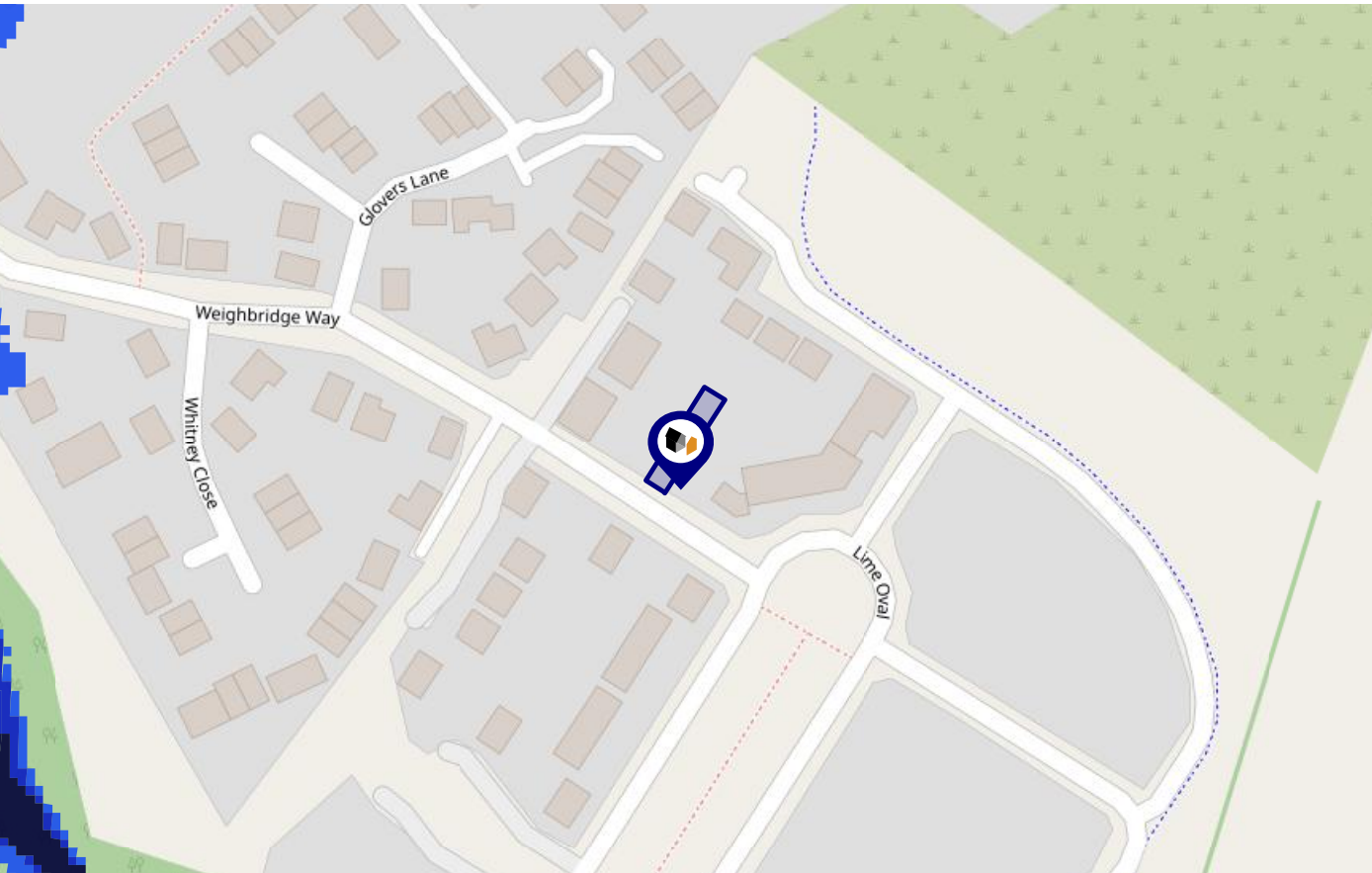
Rivers & Seas - Flood Risk

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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.

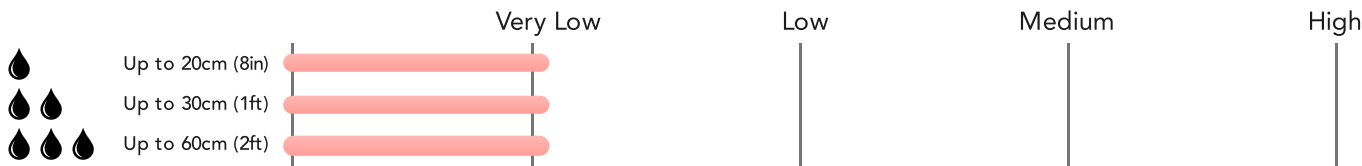


Risk Rating: Very low

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:



Flood Risk

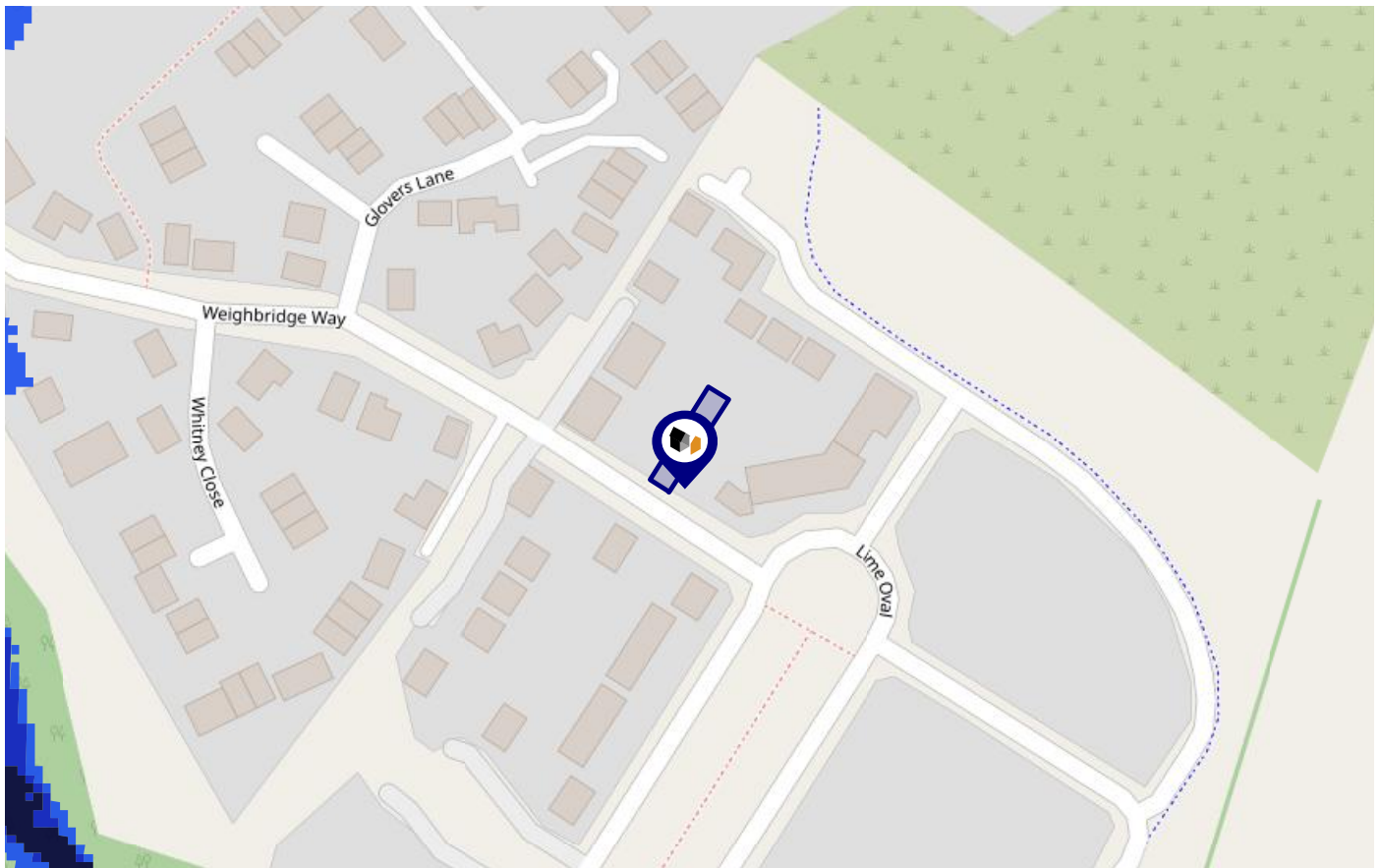
Rivers & Seas - Climate Change

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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.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:



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Flood Risk

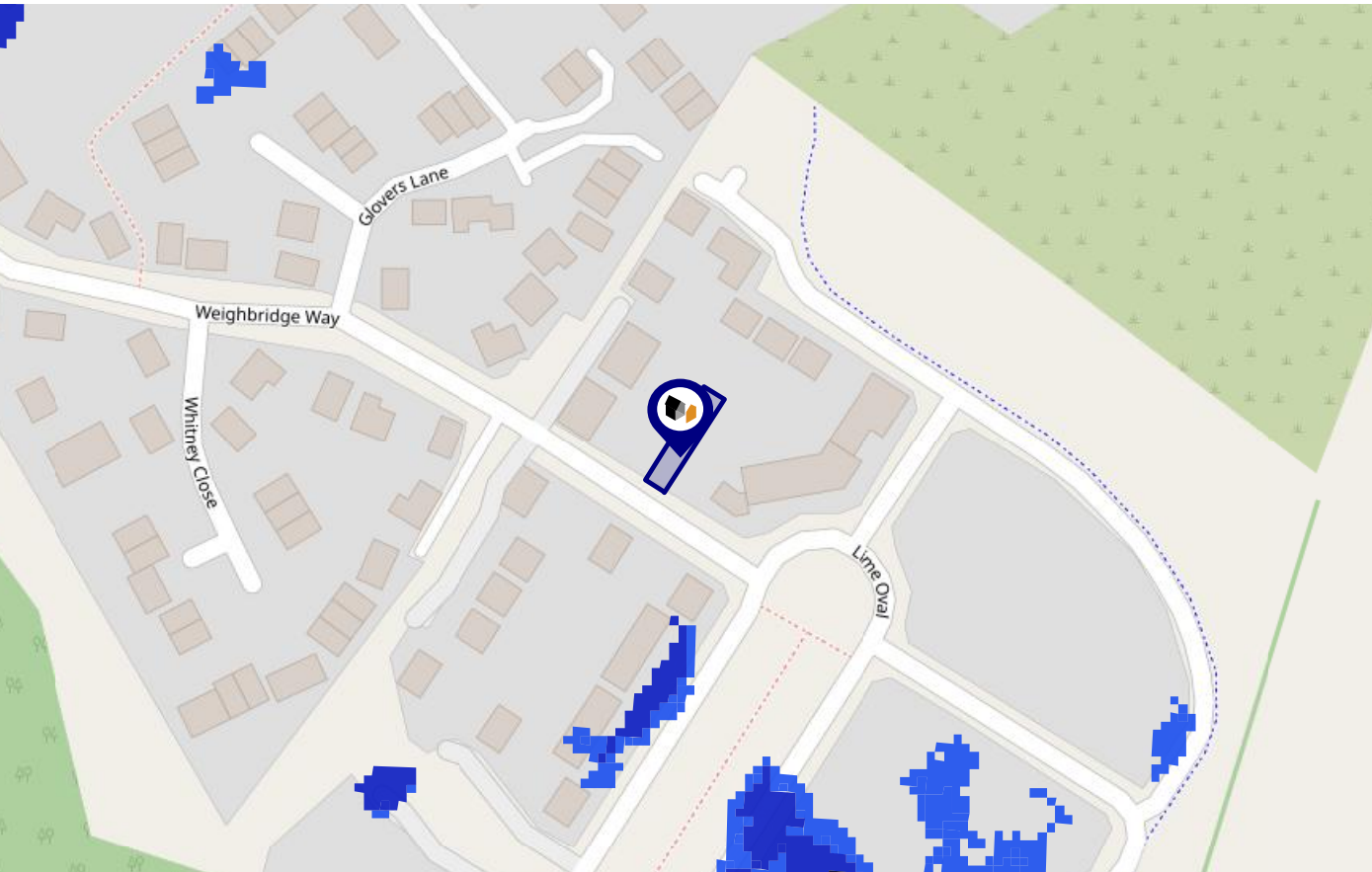
Surface Water - Flood Risk

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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.



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.
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Chance of flooding to the following depths at this property:



Flood Risk

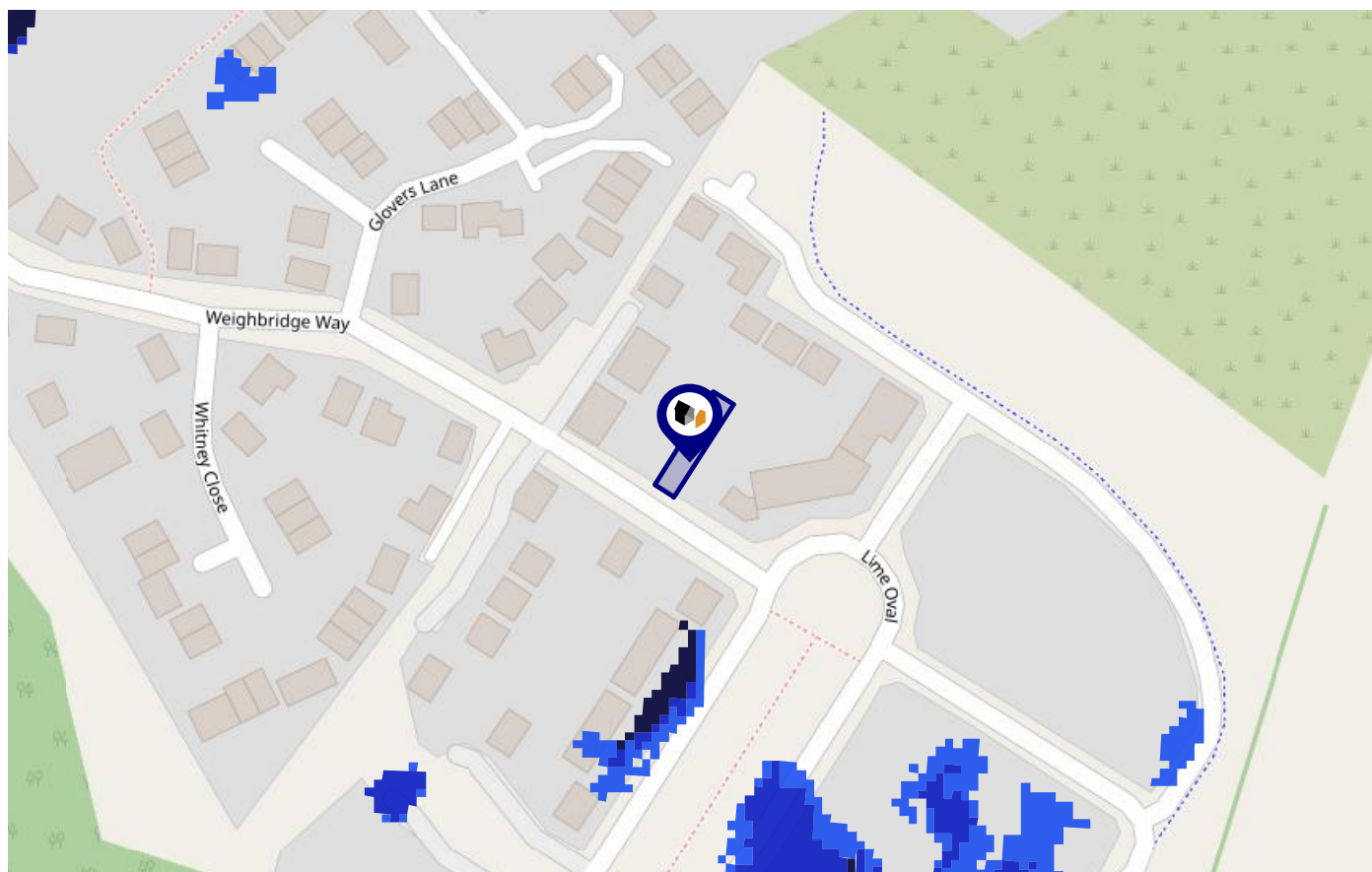
Surface Water - Climate Change

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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.

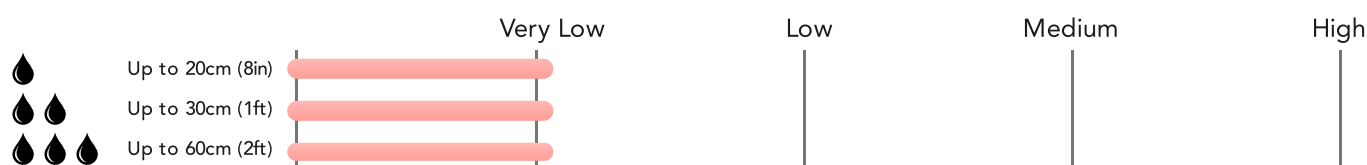


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Chance of flooding to the following depths at this property:



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Maps

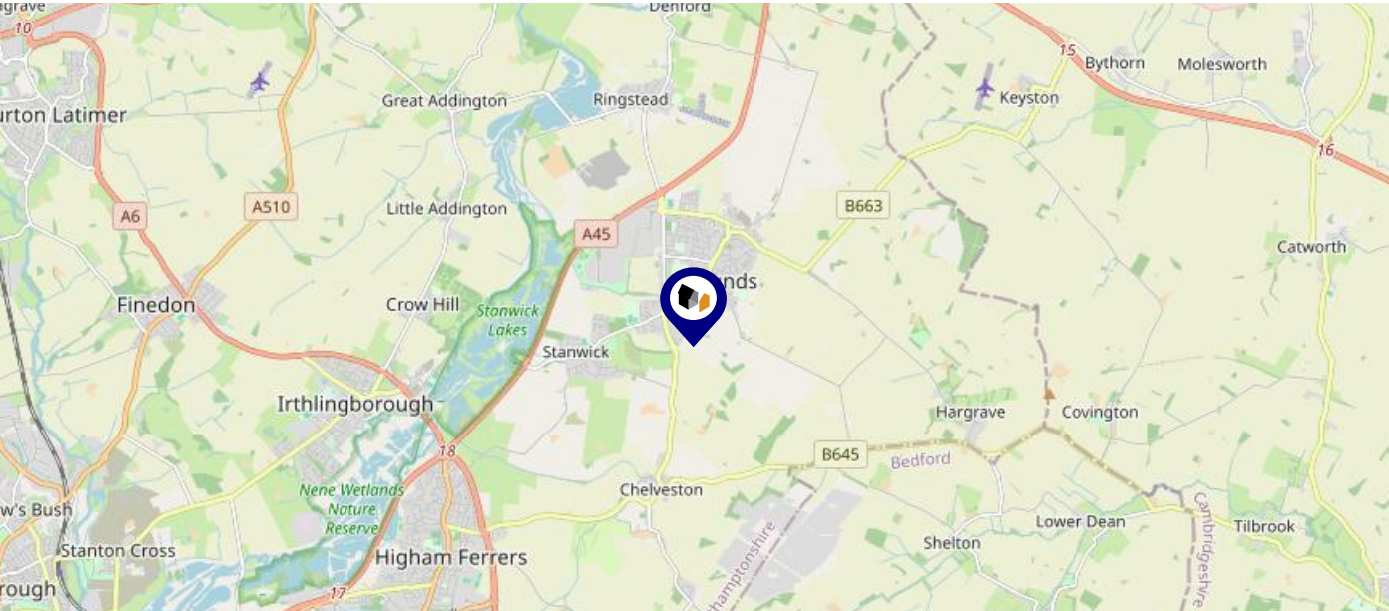
Green Belt

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



Nearby Green Belt Land

No data available.

Maps

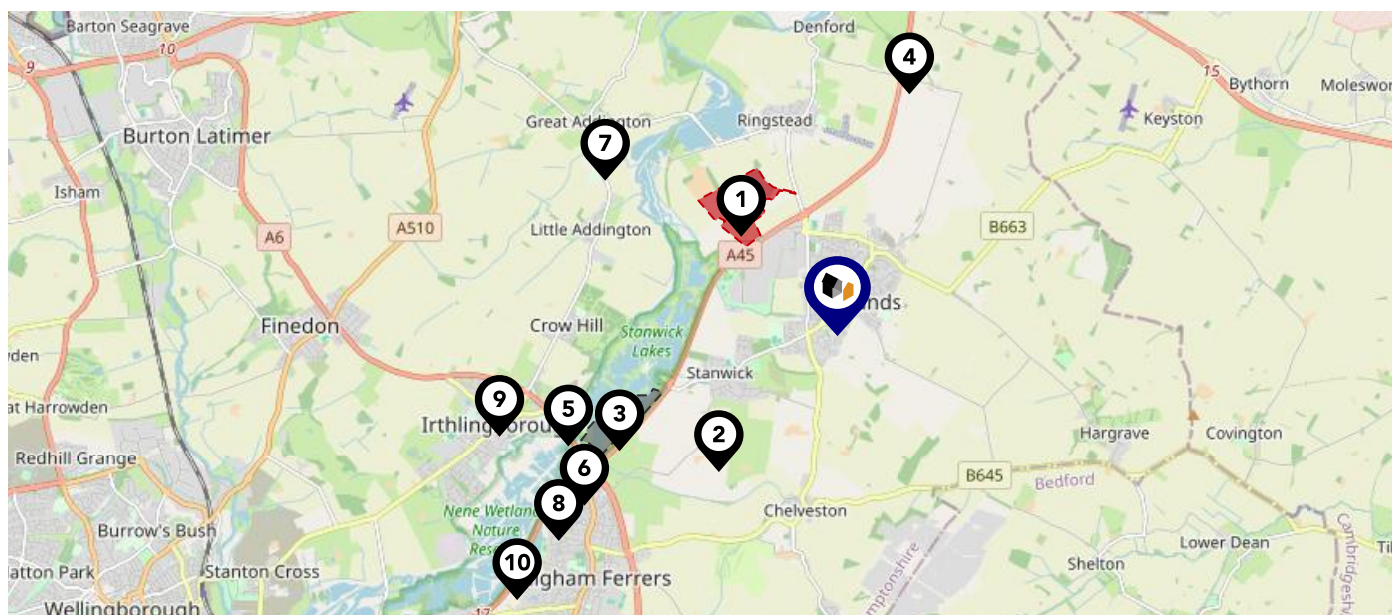
Landfill Sites

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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	EA/EPR/JB3837WW/V003	Active Landfill
2	Stanwick Landfill Site-Hillstone Farm, Stanwick	Historic Landfill
3	Stanwick Quarry-Higham Road, Stanwick, Northamptonshire	Historic Landfill
4	OS Plots 5100 and 5115, Rectory Farm-Denford	Historic Landfill
5	Station Road-Irthlingborough	Historic Landfill
6	Mill Chrome-Station Road, Higham Ferrers	Historic Landfill
7	Home Farm-Great Addington	Historic Landfill
8	Sewage Disposal Works-Kings Meadow Lane, Higham Ferrers, Northamptonshire	Historic Landfill
9	Off Finedon Road-Irthlingborough, Northamptonshire	Historic Landfill
10	Rushden and Higham Ferrers Bypass-Skewbridge, Rushden	Historic Landfill

Maps

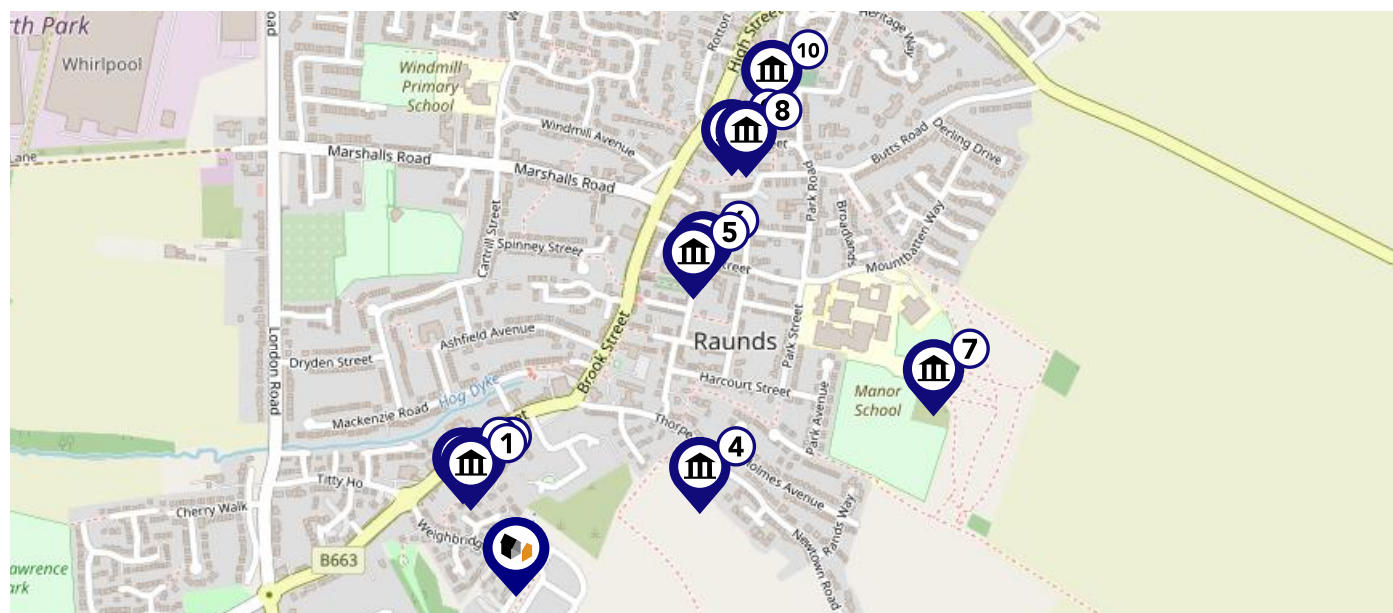
Listed Buildings

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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
 1286695 - Stable Approximately 30 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.1 miles
 1040341 - Dovecote Approximately 50 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.1 miles
 1371903 - Barn Approximately 20 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.1 miles
 1040345 - Number 59 And (thorpe House) And Attached Wall To South	Grade II	0.2 miles
 1371904 - Number 47 And Attached House	Grade II	0.4 miles
 1286703 - 48, Hill Street	Grade II	0.4 miles
 1192280 - Lime Kiln At Os Tl 00317254	Grade II	0.5 miles
 1040344 - Outbuilding And Attached Gate Arch Approximately 20 Metres East Of Number 2 (manor House)	Grade II	0.5 miles
 1244387 - Manor House	Grade II	0.5 miles
 1040339 - Pair Of Headstones Approximately 4 Metres South Of Tower Of Church Of St Peter	Grade II	0.6 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Raunds Park Infant School Ofsted Rating: Good Pupils: 163 Distance:0.38	☐	☒	☐	☐	☐
2	Windmill Primary School Ofsted Rating: Good Pupils: 384 Distance:0.57	☐	☒	☐	☐	☐
3	St Peter's Church of England Academy Ofsted Rating: Good Pupils: 220 Distance:0.58	☐	☒	☐	☐	☐
4	Manor School Ofsted Rating: Good Pupils: 1007 Distance:0.58	☐	☐	☒	☐	☐
5	Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:1.06	☐	☒	☐	☐	☐
6	Ringstead Church of England Primary School Ofsted Rating: Good Pupils: 128 Distance:1.93	☐	☒	☐	☐	☐
7	Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:2.72	☐	☐	☒	☐	☐
8	Great Addington CofE Primary School Ofsted Rating: Good Pupils: 93 Distance:2.94	☐	☒	☐	☐	☐

Area Schools

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		Nursery	Primary	Secondary	College	Private
	Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:2.99	☐	☒	☐	☐	☐
	Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:3.1	☐	☒	☐	☐	☐
	The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:3.14	☐	☐	☒	☐	☐
	Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:3.21	☐	☒	☐	☐	☐
	Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 270 Distance:3.28	☐	☒	☐	☐	☐
	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:3.34	☐	☒	☐	☐	☐
	Huxlow Academy Ofsted Rating: Not Rated Pupils: 854 Distance:3.48	☐	☐	☒	☐	☐
	Woodford Church of England Primary School Ofsted Rating: Good Pupils: 113 Distance:3.55	☐	☒	☐	☐	☐

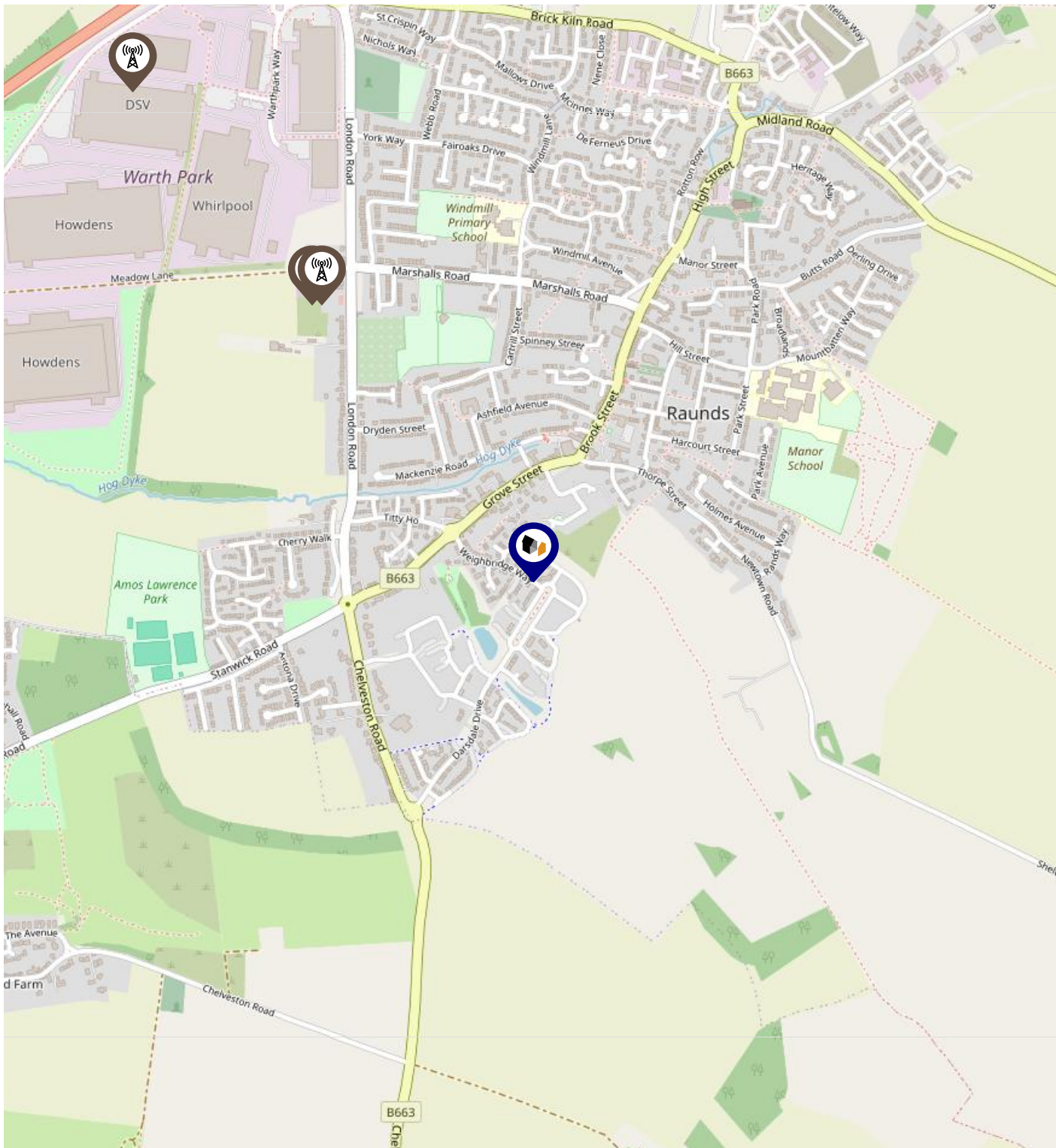
Local Area

Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

Environment

Radon Gas

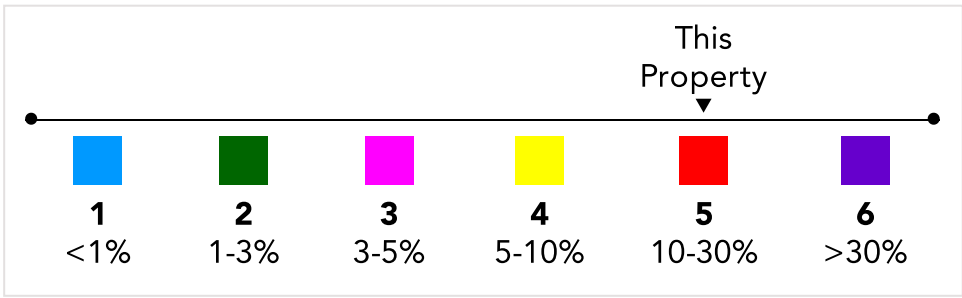
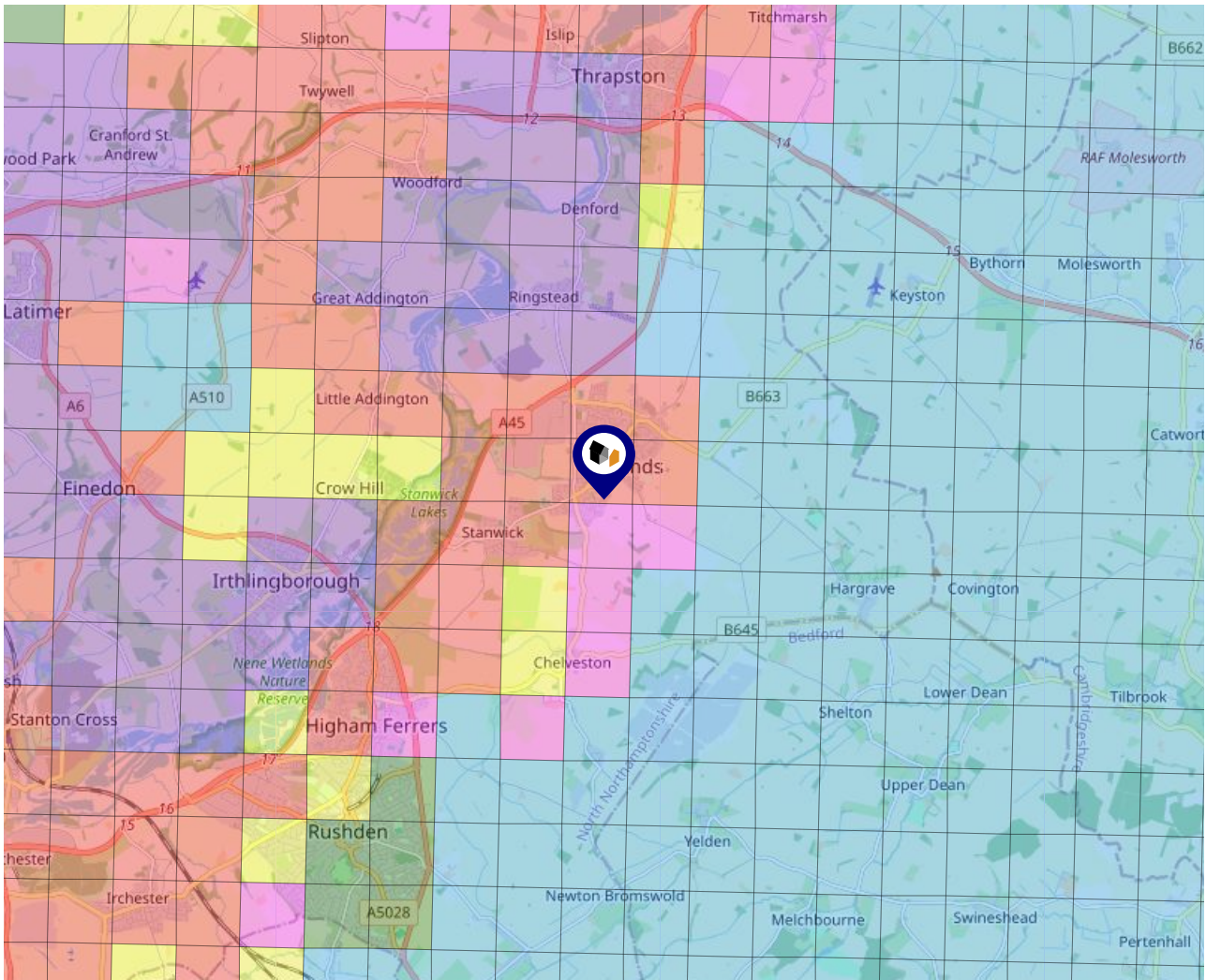
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What is Radon?

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).



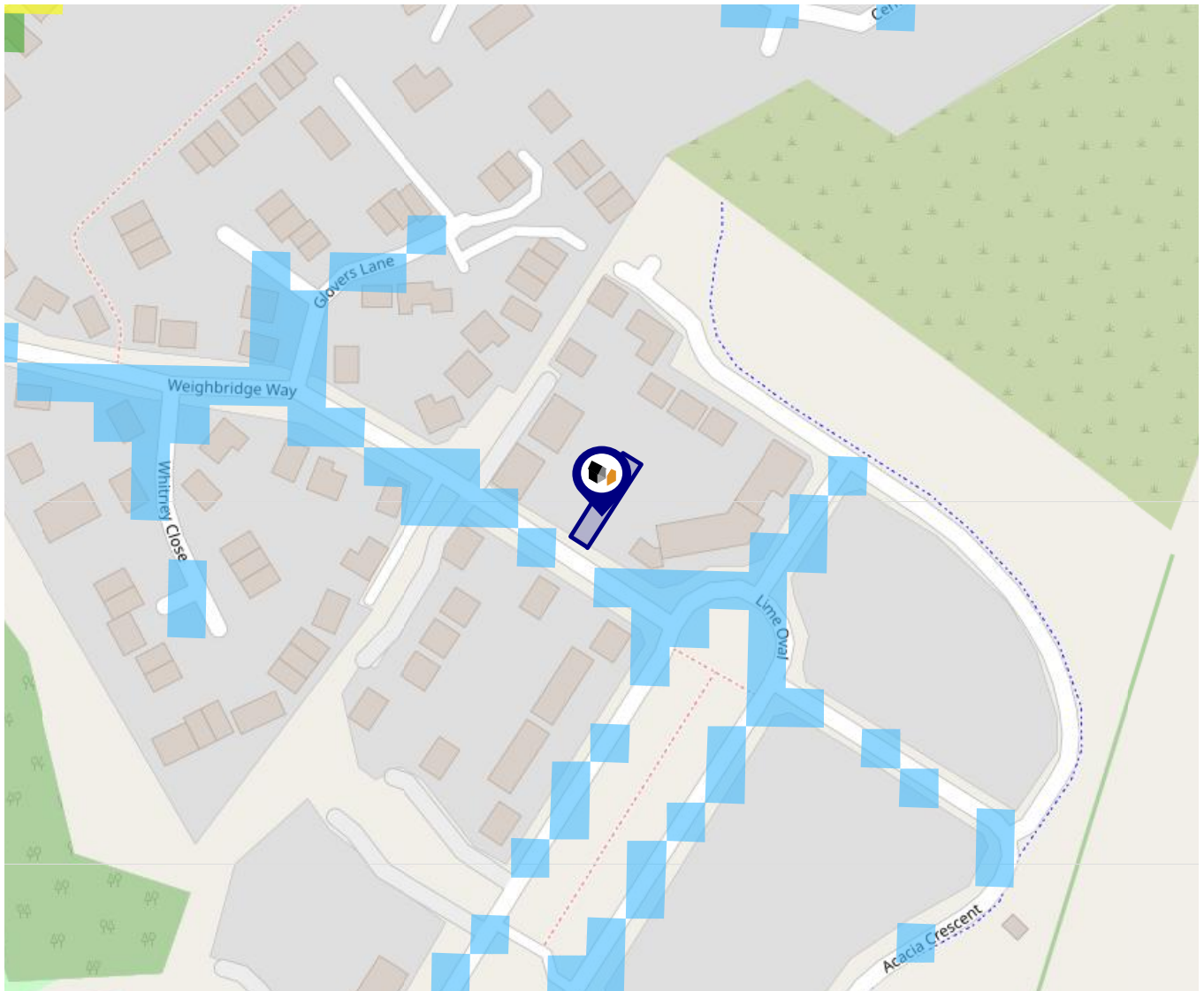
Local Area

Road Noise

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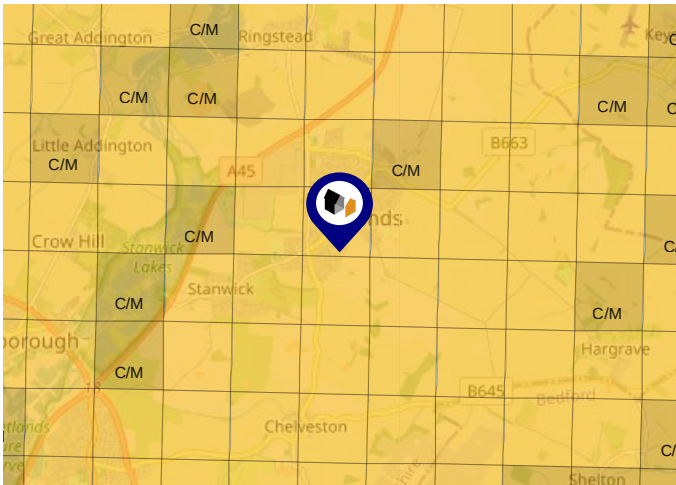


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

Environment

Soils & Clay – Cranfield Soilscapes

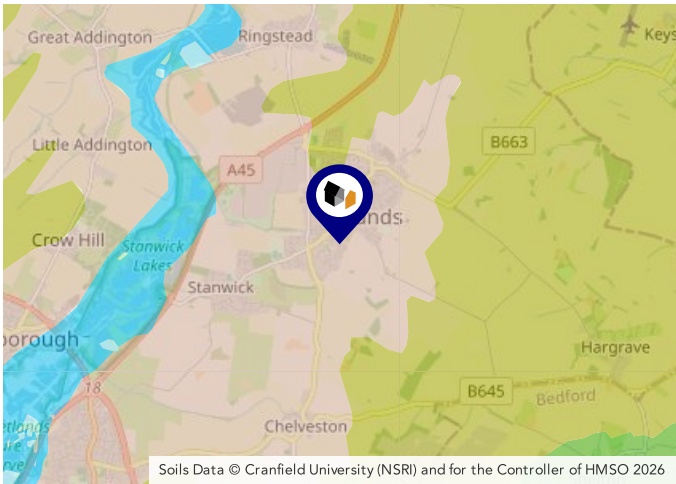
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Soil Landscape for this Address (Cranfield Soilscapes classification at the property)

Soilscape:	5 – Freely draining lime-rich loamy soils		
Texture:	Loamy	Fertility:	Lime-rich
Drainage:	Freely draining	Carbon Content:	Low



Soilscapes Classifications (Types Found in the Map Area)

- Soilscape 5** Freely draining lime-rich loamy soils (freely draining)
- Soilscape 7** Freely draining slightly acid but base-rich soils (freely draining)
- 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

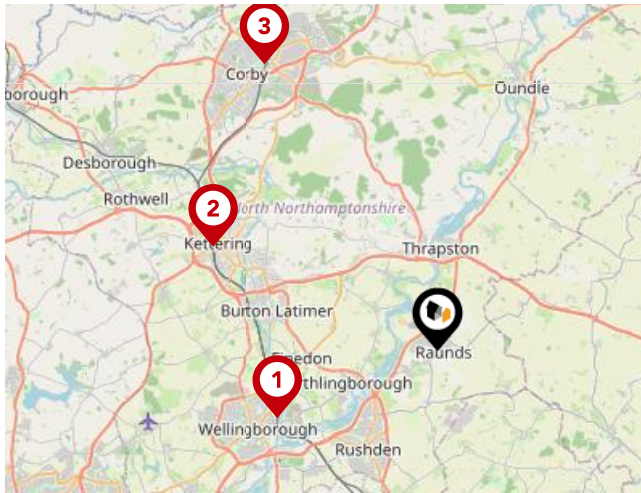
Area

Transport (National)

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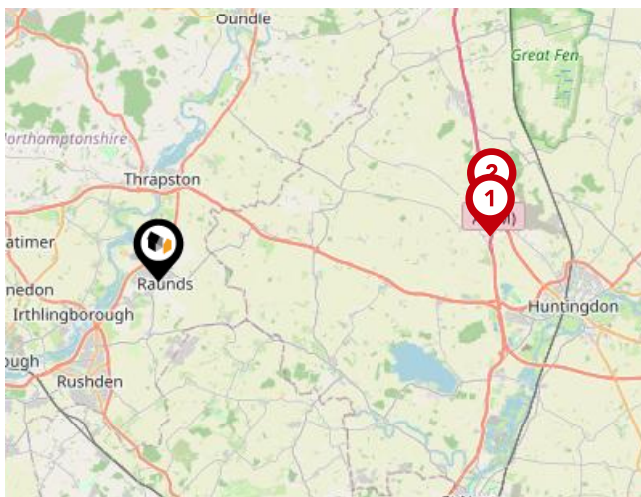


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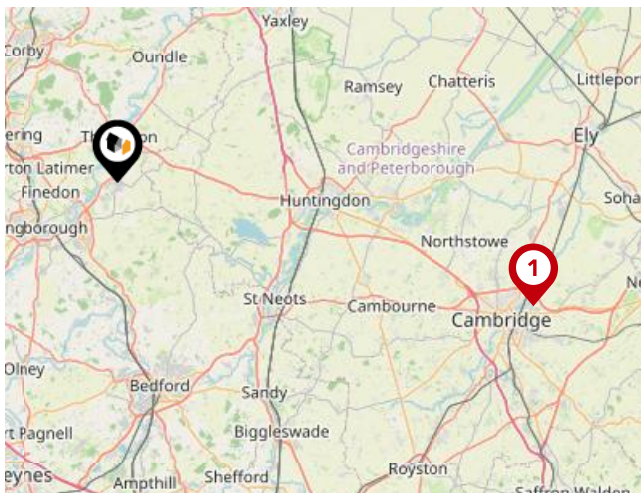
National Rail Stations

Pin	Name	Distance
	Wellingborough Rail Station	6.24 miles
	Kettering Rail Station	8.91 miles
	Corby Rail Station	12.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J13	12.13 miles
	A1(M) J14	12.35 miles



Airports/Helipads

Pin	Name	Distance
	Cambridge Airport	31.47 miles

Area

Transport (Local)

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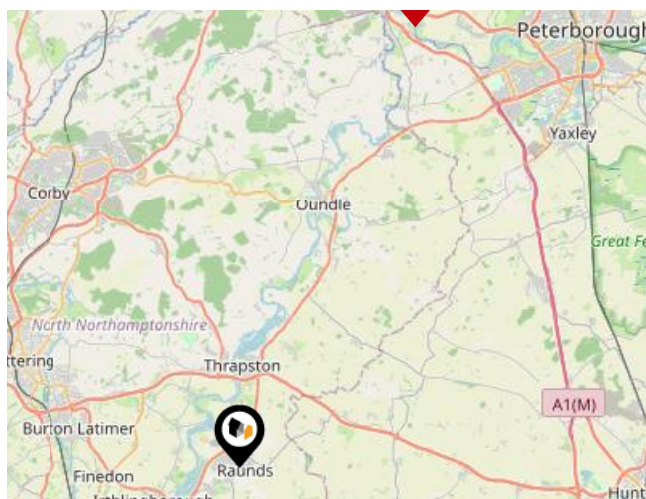


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Bus Stops/Stations

Pin	Name	Distance
1	Cole Court	0.12 miles
2	Co-op Store	0.18 miles
3	Thorpe Street	0.2 miles
4	Co-op Store	0.21 miles
5	Primrose Hill	0.25 miles



Local Connections

Pin	Name	Distance
1	Wansford (Nene Valley Railway)	17.11 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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



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

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.



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Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl.myers@expuk.com

www.carlmyers.co.uk

