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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 02nd September 2026



**BERRYFIELD ROAD, COTTINGHAM, MARKET
HARBOROUGH, LE16**

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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Property Overview

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Plot Area:	0.1 acres
Council Tax :	Band B
Annual Estimate:	£1,885
Title Number:	NN212857

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)

6	57	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Berryfield Road, Cottingham, Market Harborough, LE16*

Reference - 00/00185/DPA	
Decision:	Decided
Date:	14th June 2000
Description:	Detached double garage and granny annexe

Gallery Photos

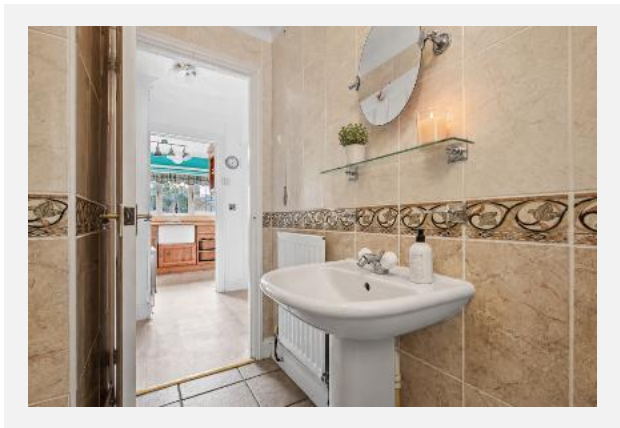
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Gallery Photos

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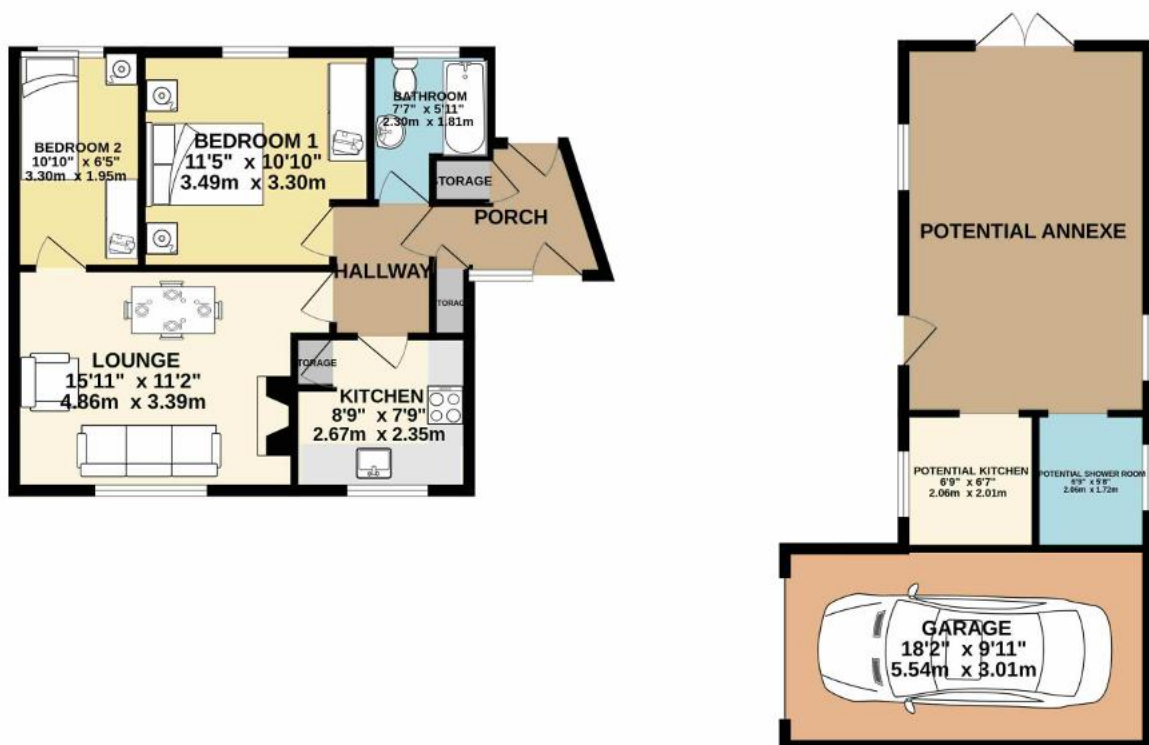
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BERRYFIELD ROAD, COTTINGHAM, MARKET HARBOROUGH, LE16

GROUND FLOOR



Property

EPC - Certificate

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Cottingham, LE16

Energy rating

D

Valid until 12.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	49 m ²

Market

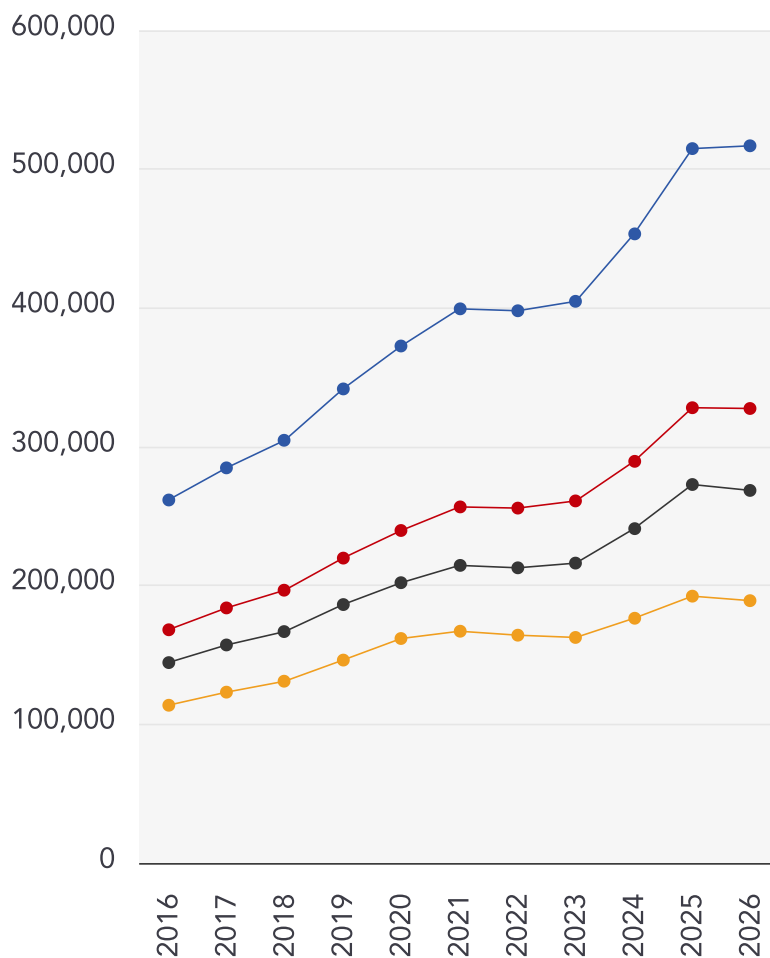
House Price Statistics

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10 Year History of Average House Prices by Property Type in LE16



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

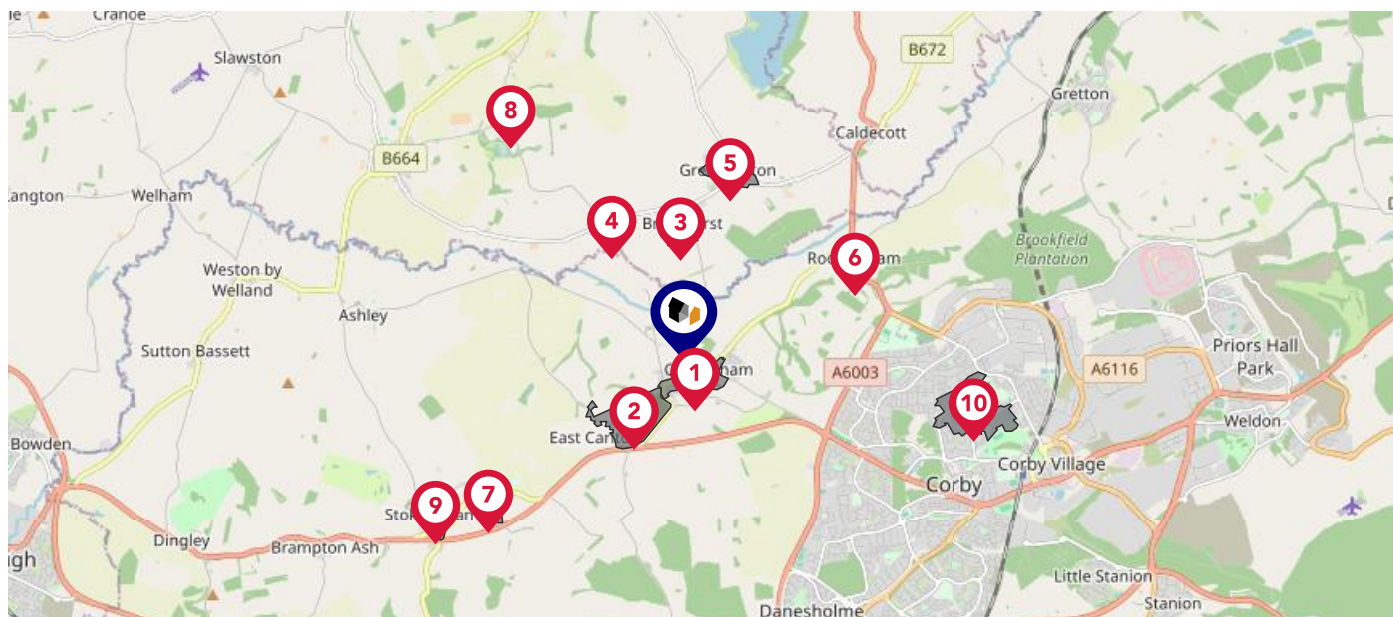
Conservation Areas

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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



Cottingham and Middleton



East Carlton



Brighthelm



Drayton



Great Easton



Rockingham



Wilbarston



Nevill Holt



Stoke Albany



Lloyds

Maps

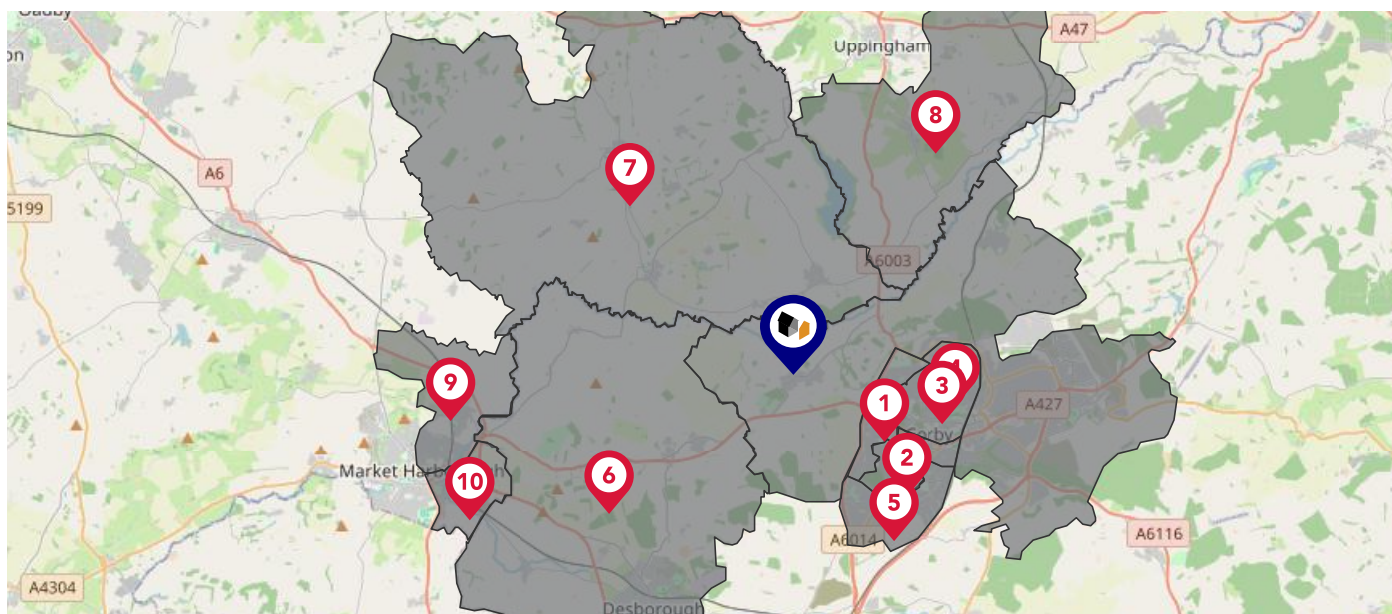
Council Wards

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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



Corby West Ward



Kingswood Ward



Lloyds Ward



Corby Rural Ward



Oakley Ward



Desborough Ward



Nevill Ward



Lyddington Ward



Market Harborough-Great Bowden & Arden Ward



Market Harborough-Little Bowden Ward

Maps

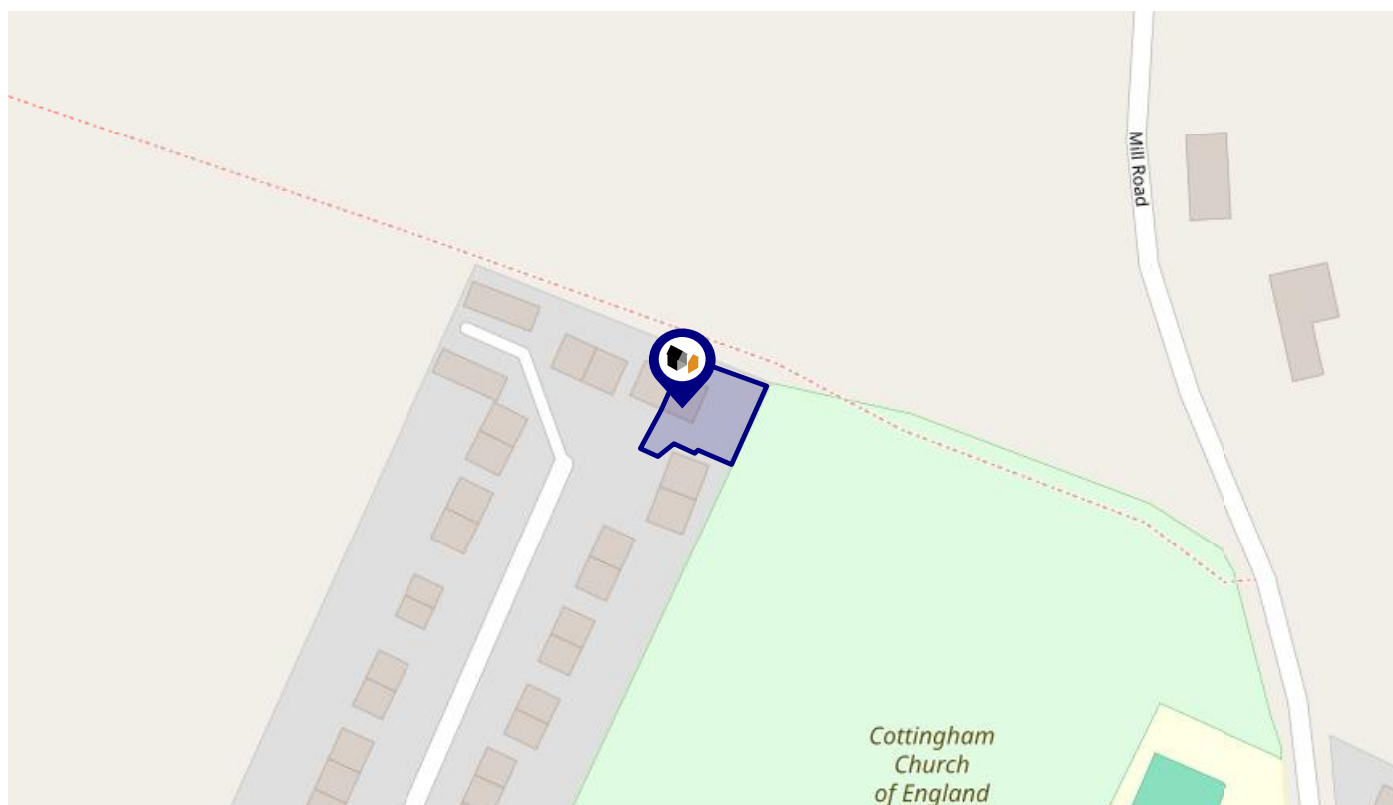
Rail Noise

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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

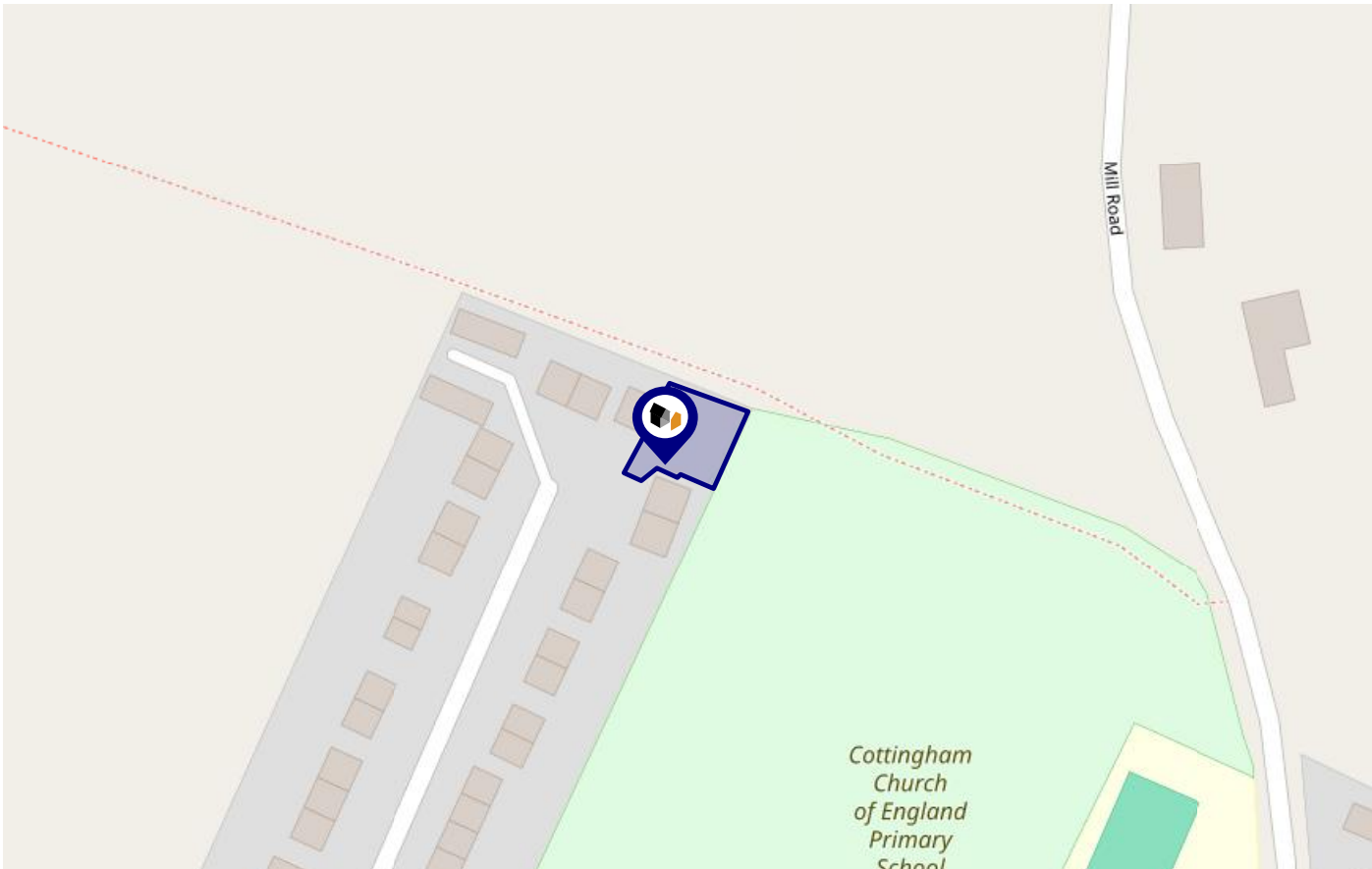
Rivers & Seas - Flood Risk

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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.

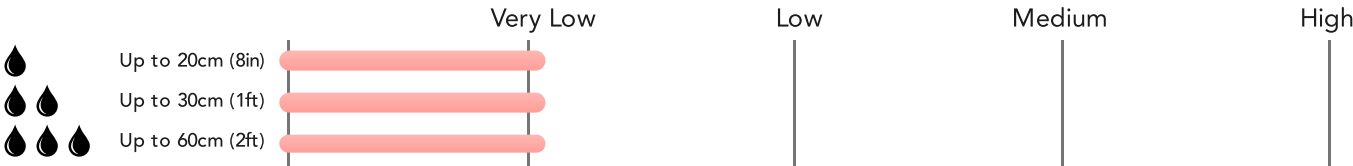


Risk Rating: Very low

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

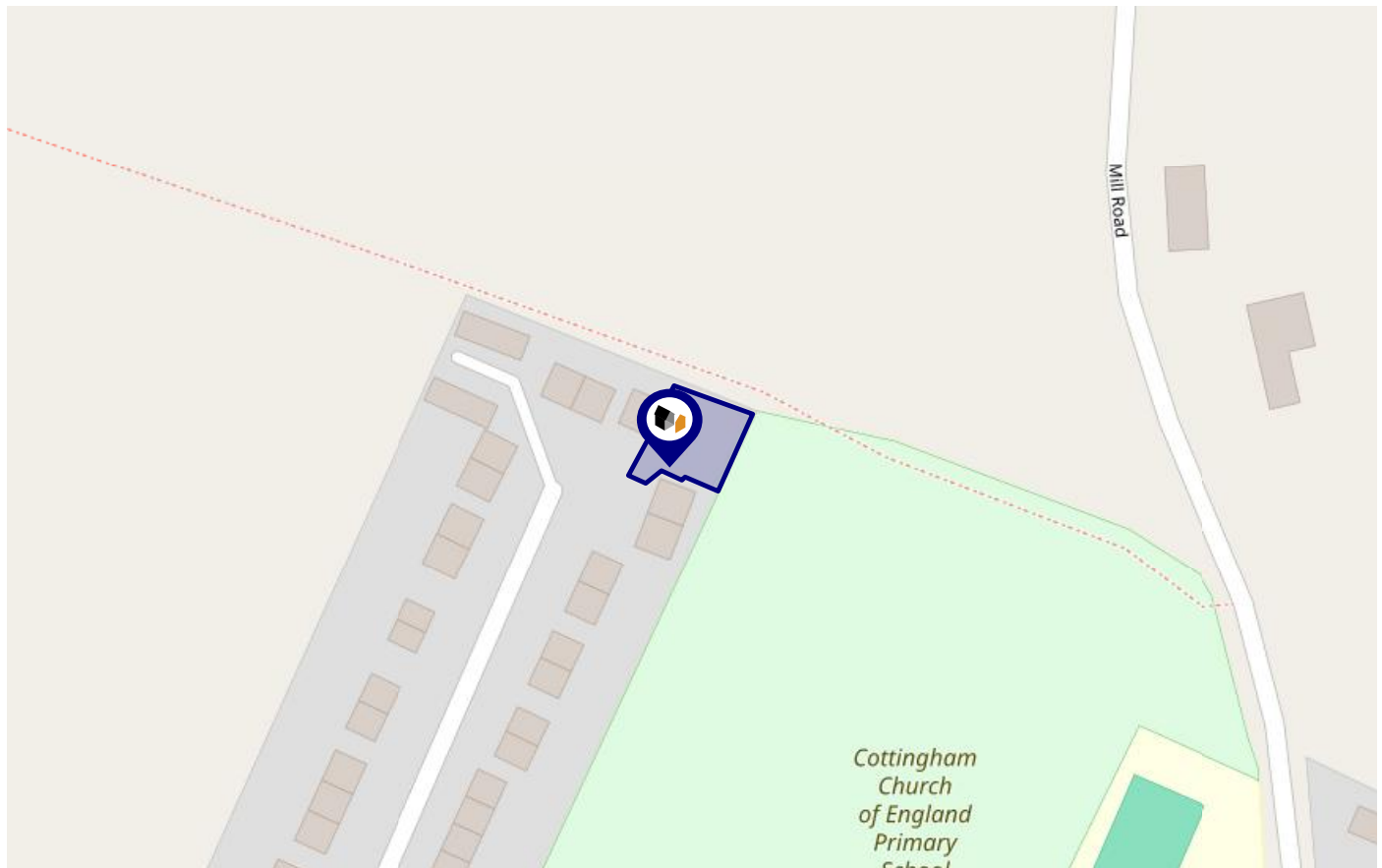
Rivers & Seas - Climate Change

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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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Flood Risk

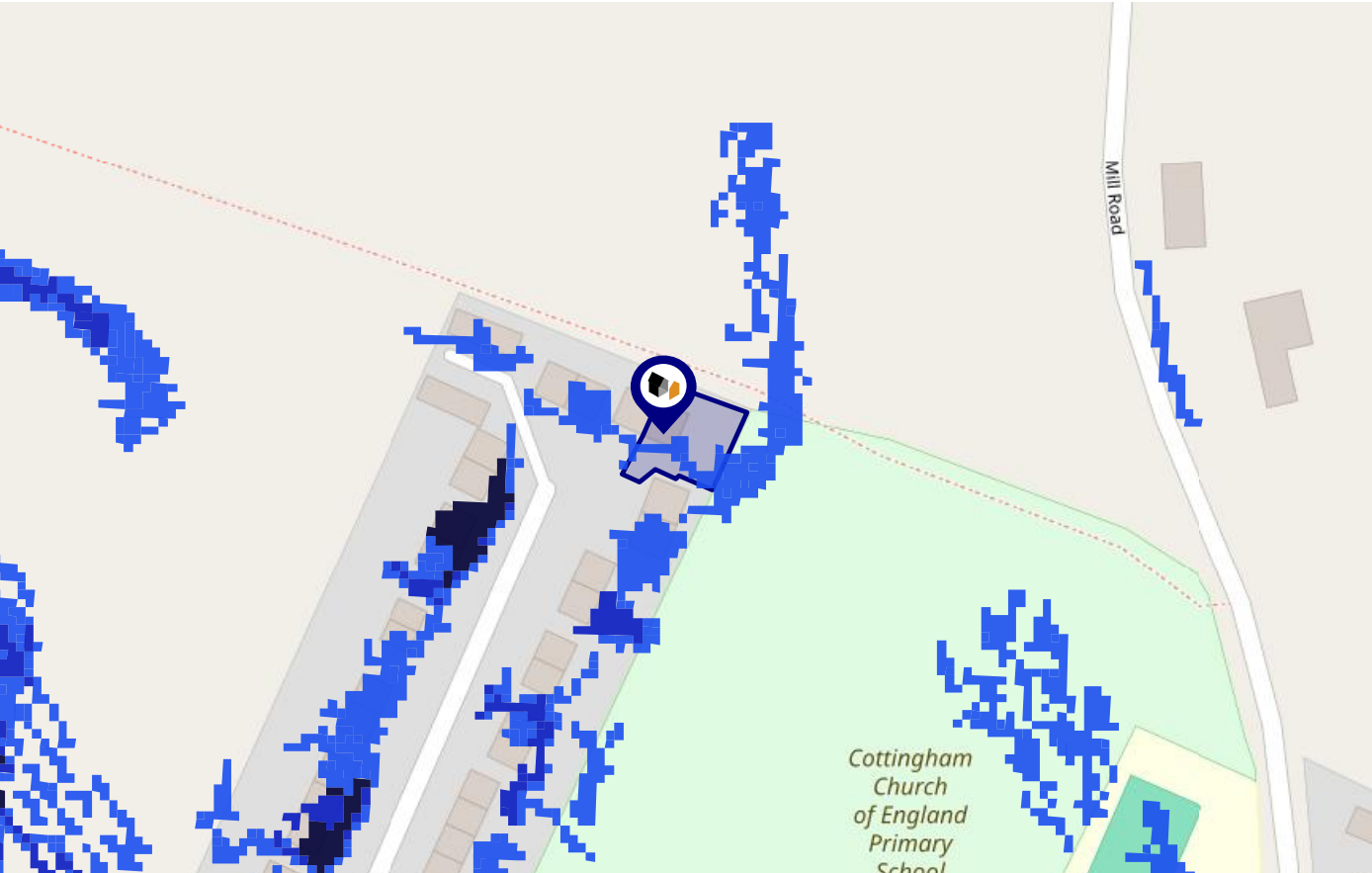
Surface Water - Flood Risk

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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.

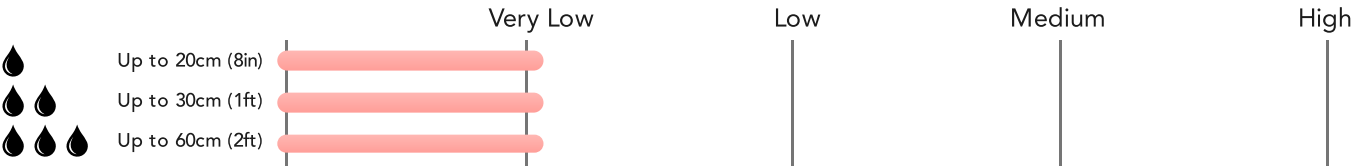


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Flood Risk

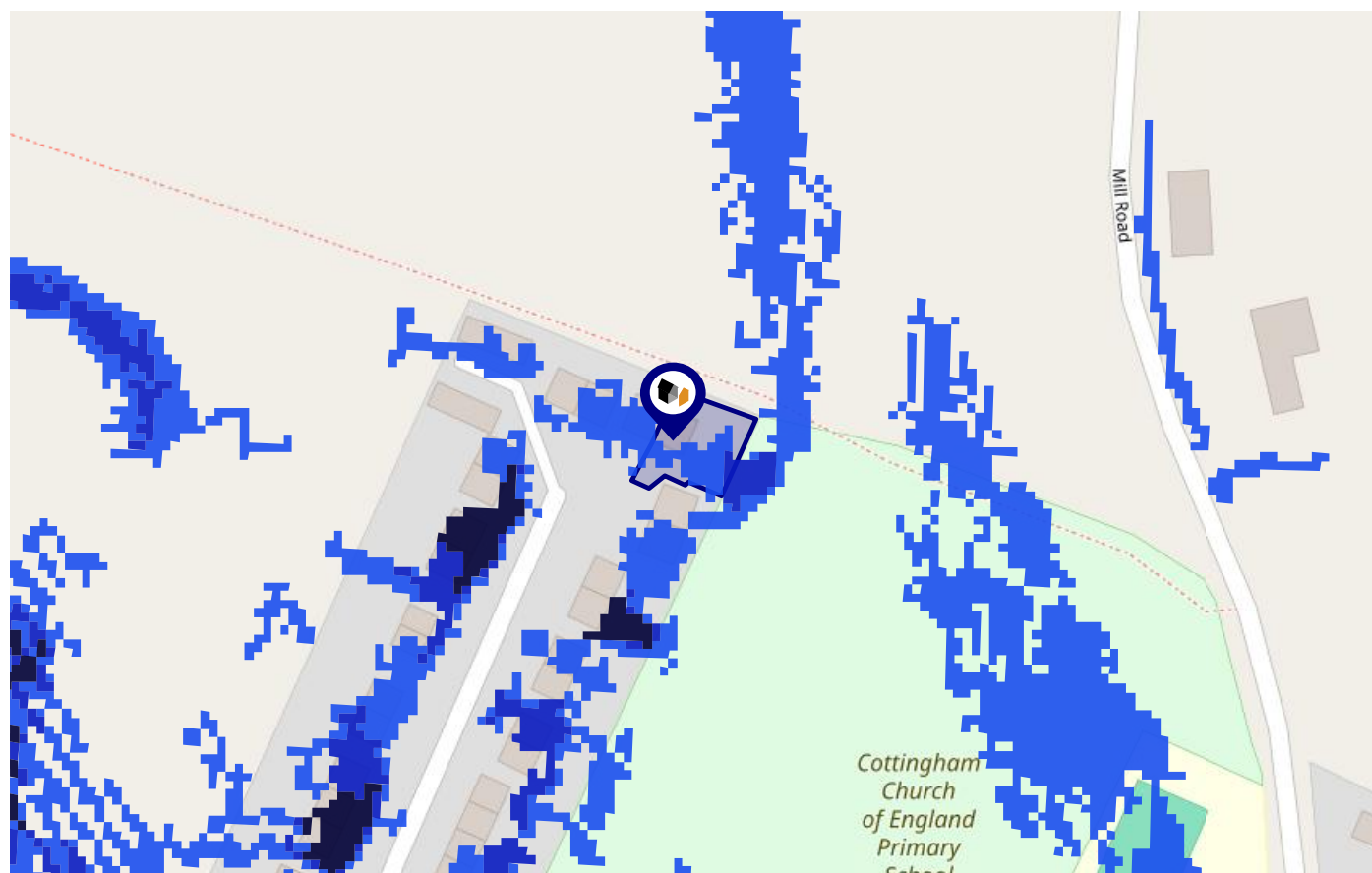
Surface Water - Climate Change

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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.

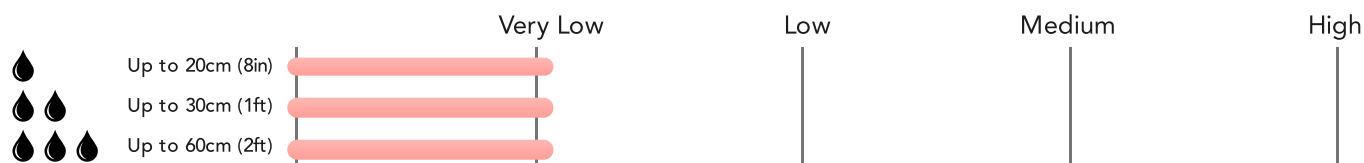


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



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Maps

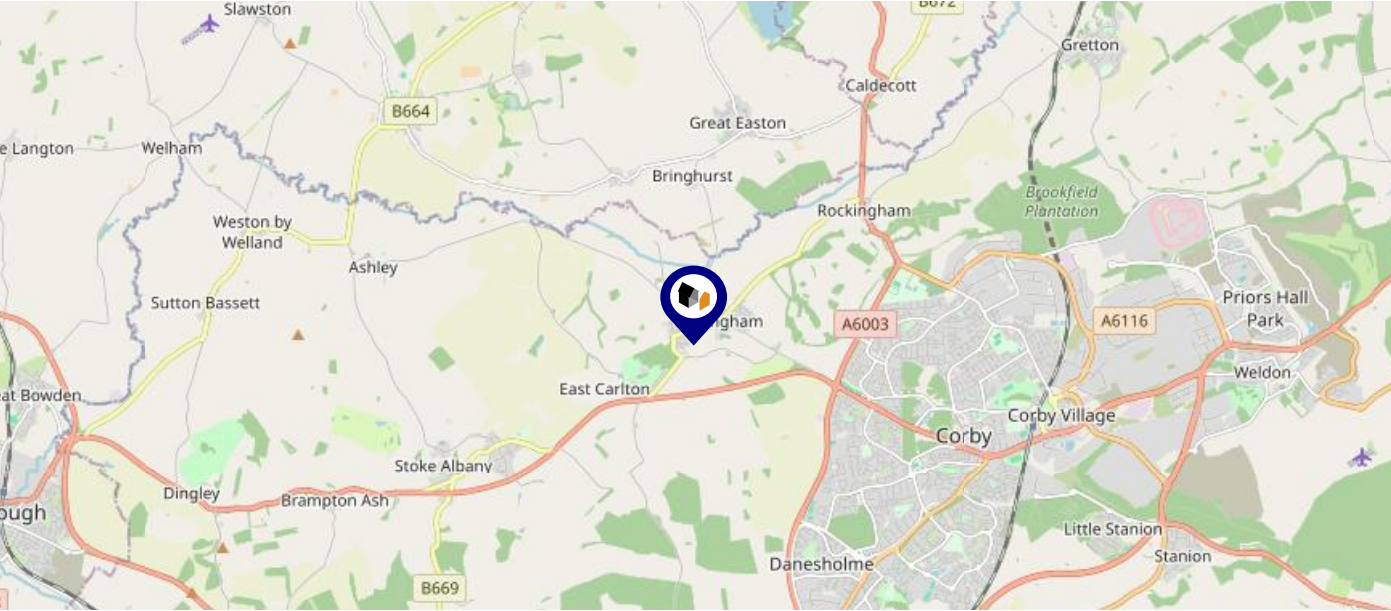
Green Belt

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



Nearby Green Belt Land

No data available.

Maps

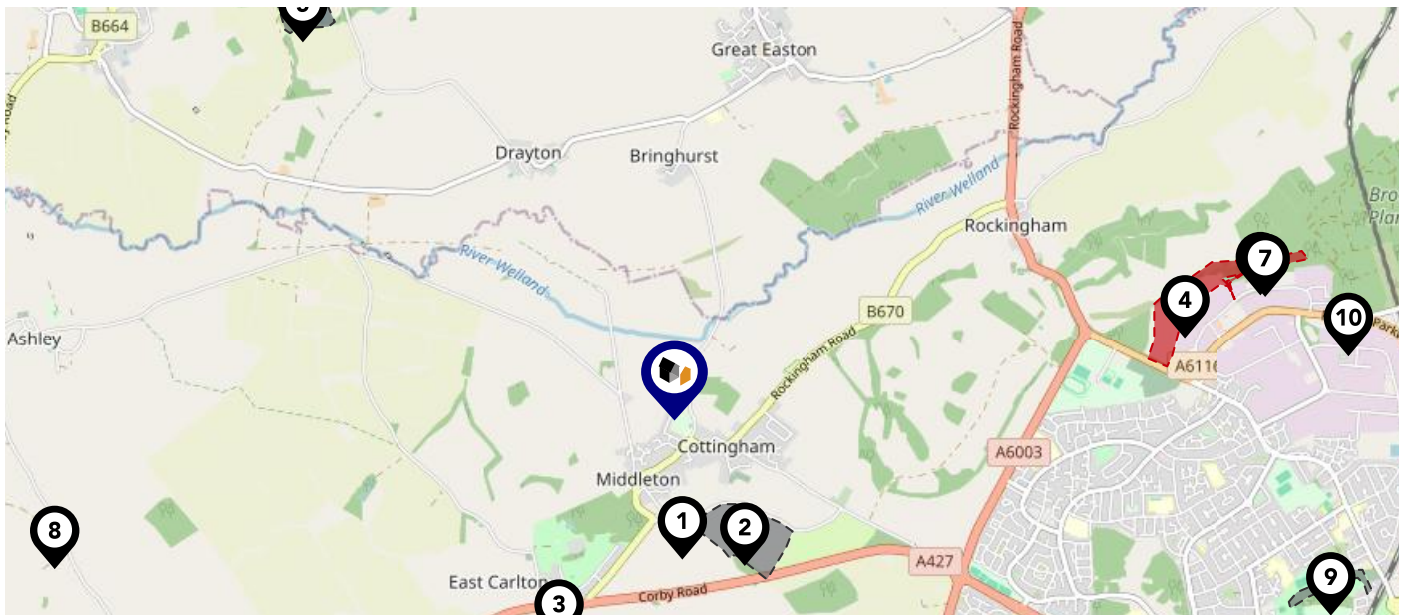
Landfill Sites

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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	Field by Cottingham Quarry-Adjacent School Hill, Middleton, Northamptonshire	Historic Landfill	
2	Cottingham Stone Quarry-Cottingham	Historic Landfill	
3	Pipewell Turn-East Carlton	Historic Landfill	
4	EA/EPR/JP3694NK/V003	Active Landfill	
5	The Quarry-Nevill Holt, Market Harborough, Leicestershire	Historic Landfill	
6	Solway Foods-Earlstrees Industrial Estate, Goodwin Road, Corby	Historic Landfill	
7	EA/EPR/CB3308CL/T001	Active Landfill	
8	Stoke Albany Tip-Ashley Road, Stoke Albany	Historic Landfill	
9	West Glebe-Off Cottingham Road, Corby	Historic Landfill	
10	Refractory tip-Gretton Road West	Historic Landfill	

Maps

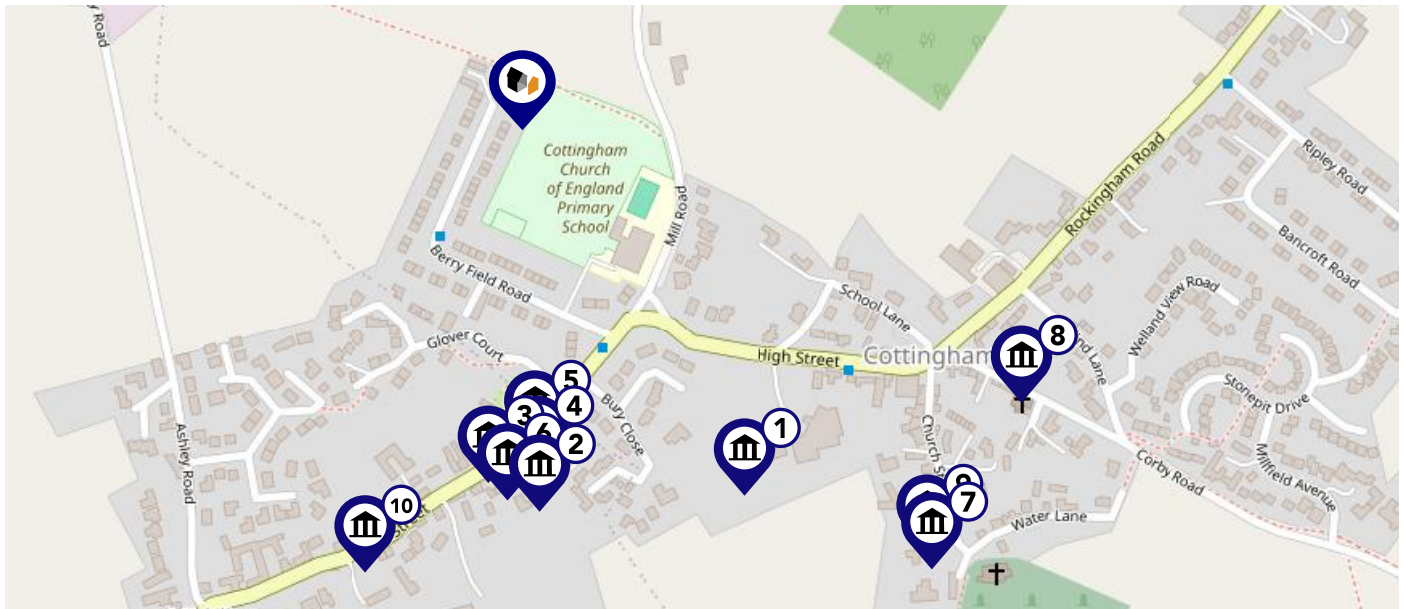
Listed Buildings

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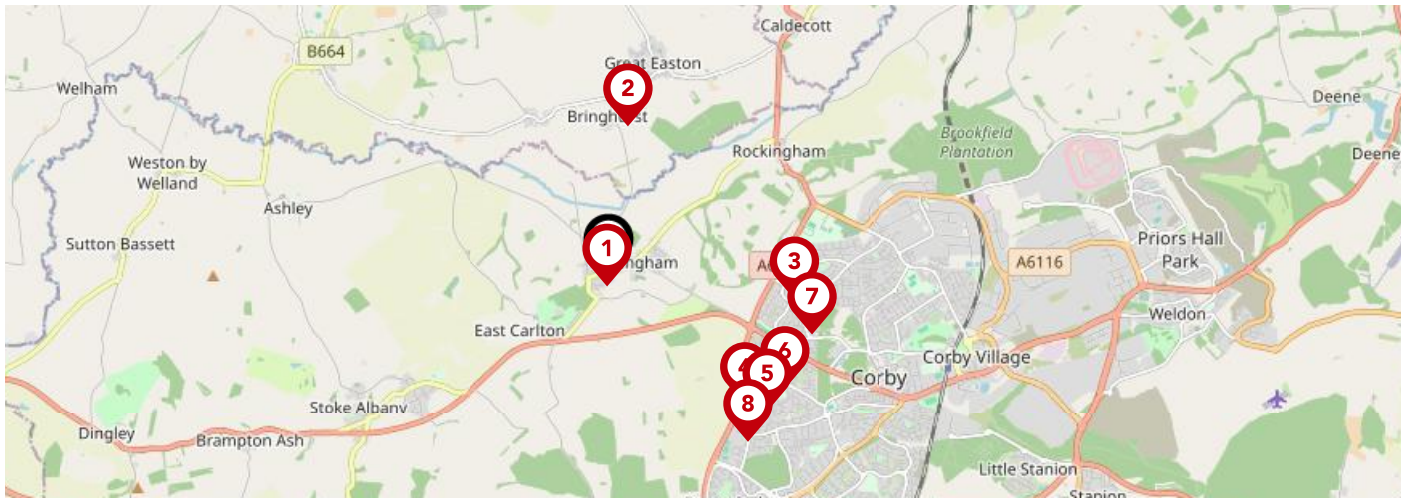


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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1372572 - The Bury House	Grade II	0.2 miles
 1193115 - Barn Approximately 20 Metres South West Of Number 58 (manor Farmhouse)	Grade II	0.2 miles
 1051735 - Vine House	Grade II	0.2 miles
 1051737 - Manor Farmhouse, Attached Dovecote And Outbuildings	Grade II	0.2 miles
 1372568 - Parish Boundary Marker Approximately 12 Metres North Of Number 58 (manor Farmhouse), Main Street, Middleton	Grade II	0.2 miles
 1051736 - 50, 52 And 54, Main Street	Grade II	0.2 miles
 1051748 - Church House	Grade II	0.3 miles
 1429807 - The Royal George Public House	Grade II	0.3 miles
 1192166 - 14, Church Street	Grade II	0.3 miles
 1193089 - 21, Main Street	Grade II	0.3 miles



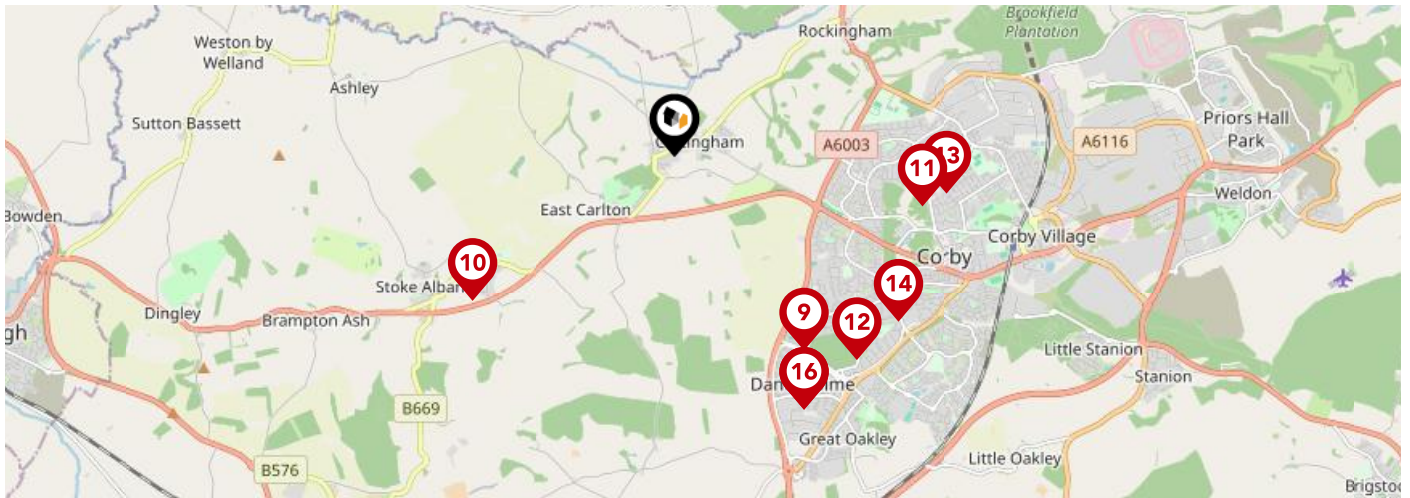
		Nursery	Primary	Secondary	College	Private
	Cottingham Church of England Primary School Ofsted Rating: Good Pupils: 140 Distance:0.1	☐	☒	☐	☐	☐
	Brighthurst Primary School Ofsted Rating: Good Pupils: 150 Distance:1.36	☐	☒	☐	☐	☐
	Lodge Park Academy Ofsted Rating: Requires improvement Pupils: 987 Distance:1.7	☐	☐	☒	☐	☐
	Red Kite Academy Ofsted Rating: Good Pupils: 136 Distance:1.7	☐	☐	☒	☐	☐
	Beanfield Primary School Ofsted Rating: Good Pupils: 721 Distance:1.88	☐	☒	☐	☐	☐
	St Brendan's Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.89	☐	☒	☐	☐	☐
	Woodnewton- A Learning Community Ofsted Rating: Good Pupils: 853 Distance:1.91	☐	☒	☐	☐	☐
	Maplefields Academy Ofsted Rating: Outstanding Pupils: 116 Distance:1.95	☐	☐	☒	☐	☐

Area Schools

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		Nursery	Primary	Secondary	College	Private
	Kingswood Secondary Academy Ofsted Rating: Good Pupils: 1232 Distance:2.12	☐	☐	☒	☐	☐
	Wilbarston Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:2.24	☐	☒	☐	☐	☐
	Studfall Junior Academy Ofsted Rating: Good Pupils: 466 Distance:2.29	☐	☒	☐	☐	☐
	Kingswood Primary Academy Ofsted Rating: Good Pupils: 214 Distance:2.47	☐	☒	☐	☐	☐
	Studfall Infant Academy Ofsted Rating: Good Pupils: 385 Distance:2.49	☐	☒	☐	☐	☐
	Hazel Leys Academy Ofsted Rating: Good Pupils: 231 Distance:2.52	☐	☒	☐	☐	☐
	Danesholme Infant Academy Ofsted Rating: Good Pupils: 233 Distance:2.57	☐	☒	☐	☐	☐
	Danesholme Junior Academy Ofsted Rating: Good Pupils: 352 Distance:2.57	☐	☒	☐	☐	☐

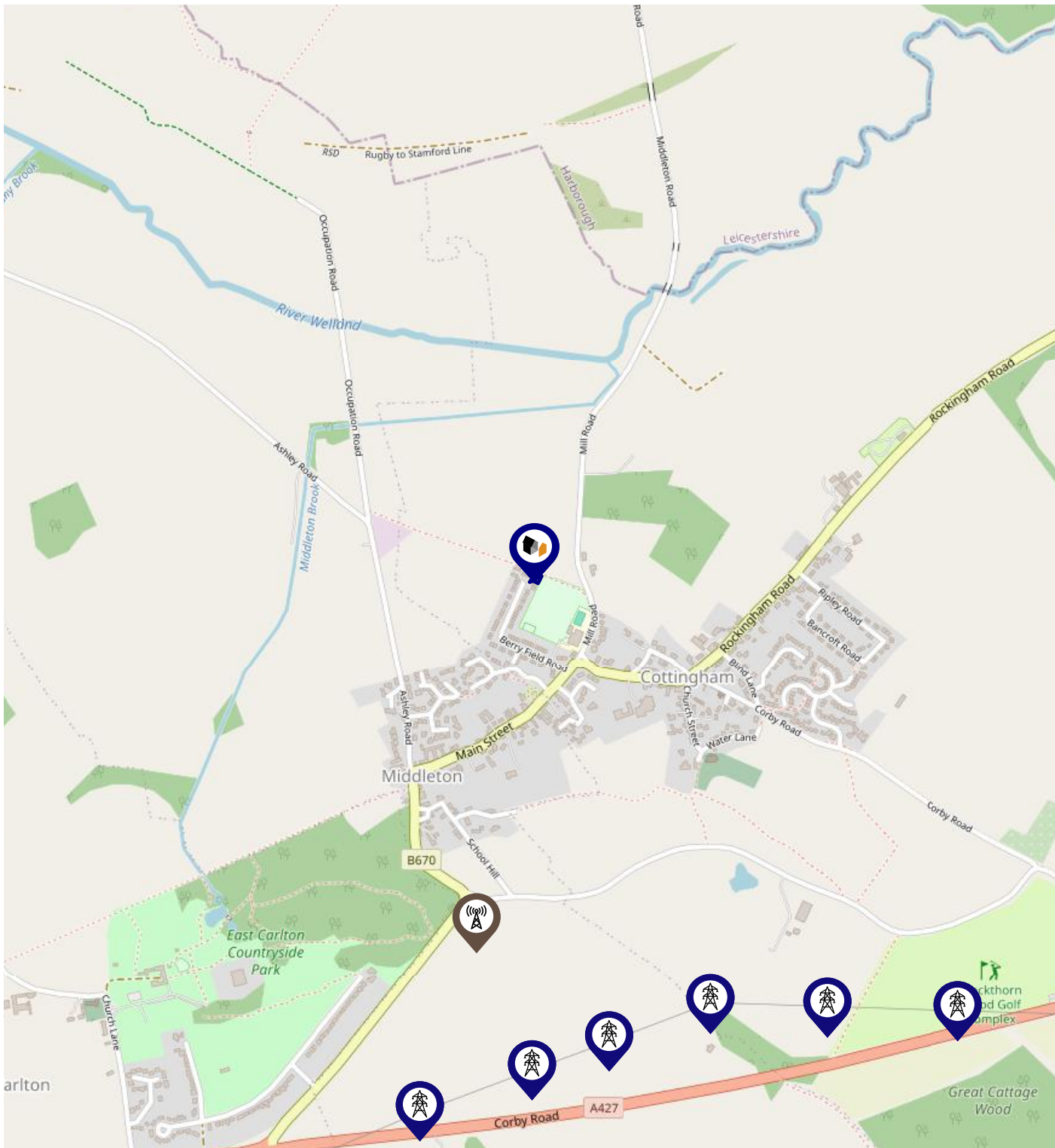
Local Area

Masts & Pylons

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Key:



Power Pylons



Communication Masts

Environment

Radon Gas

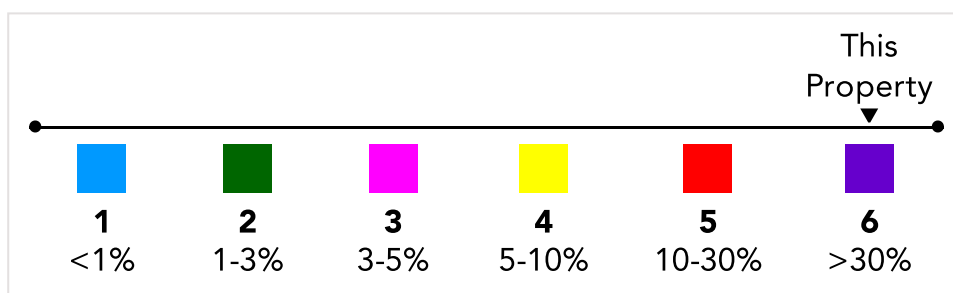
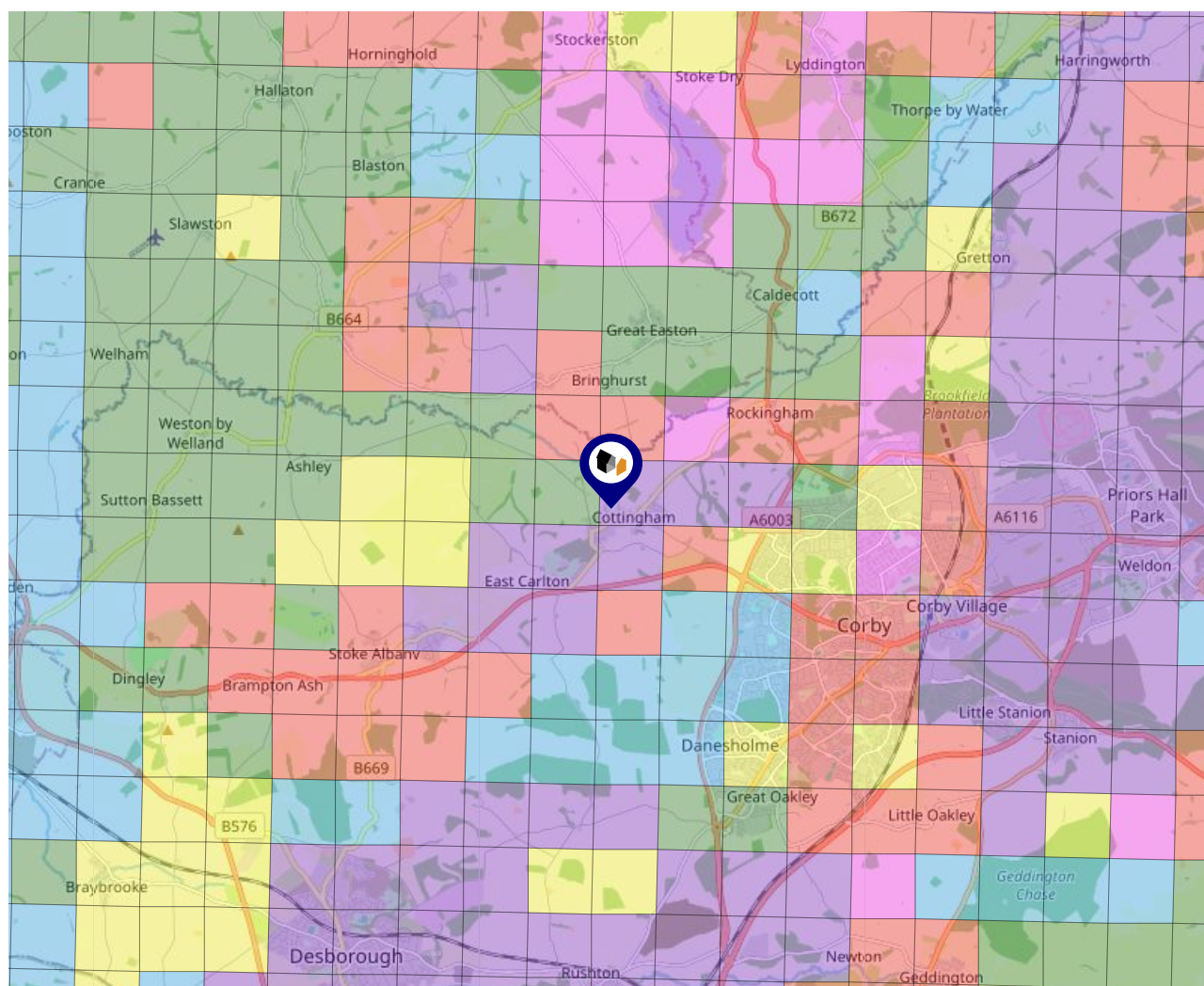
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What is Radon?

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).



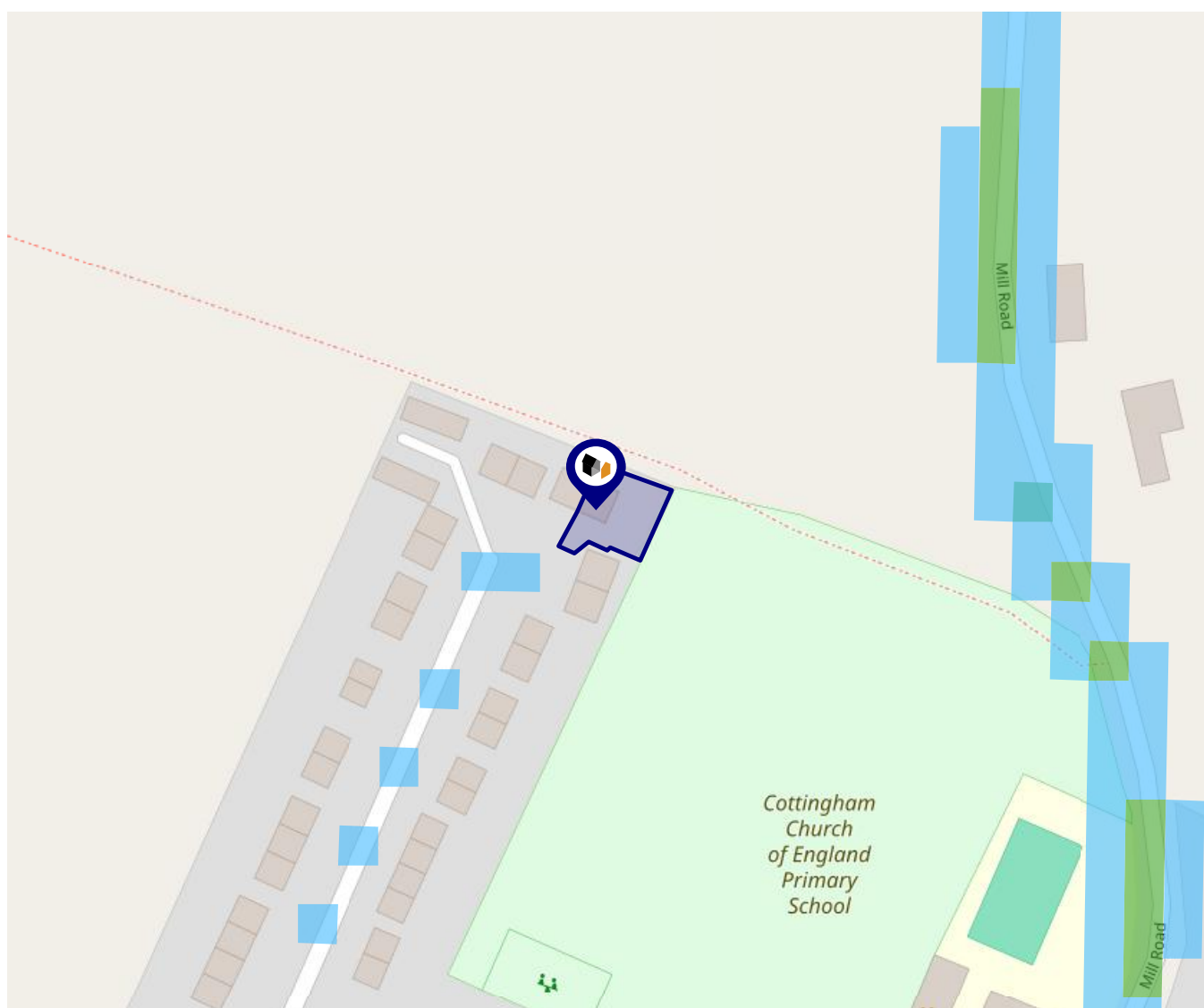
Local Area

Road Noise

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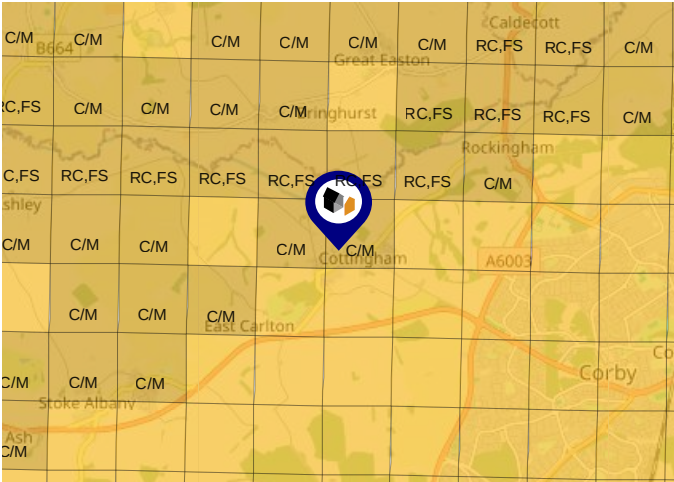


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

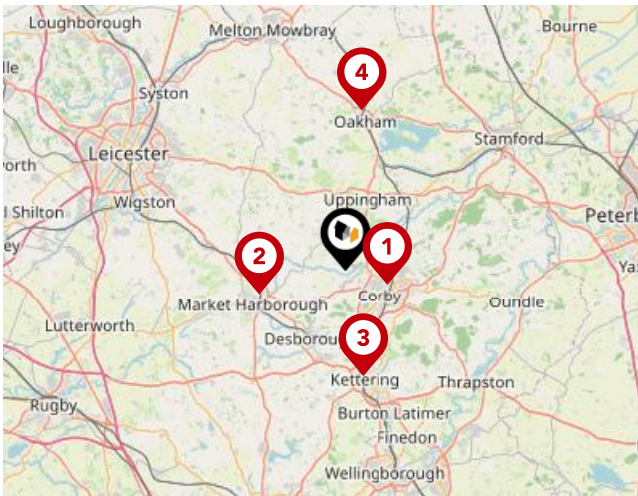
Area

Transport (National)

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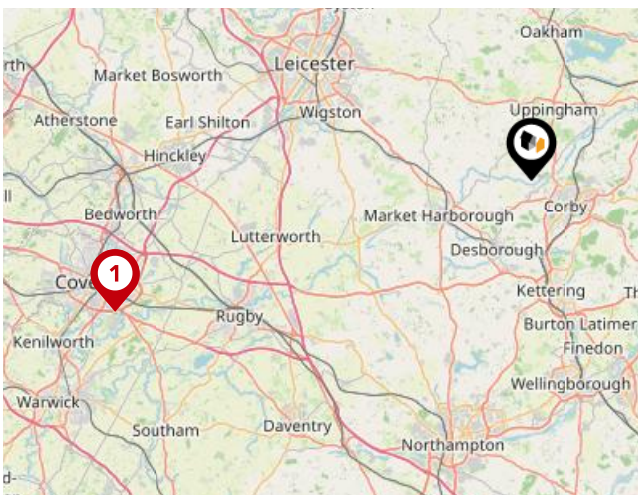
National Rail Stations

Pin	Name	Distance
1	Corby Rail Station	3.25 miles
2	Market Harborough Rail Station	6.46 miles
3	Kettering Rail Station	7.78 miles
4	Oakham Rail Station	11.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J20	18.48 miles



Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	31.51 miles

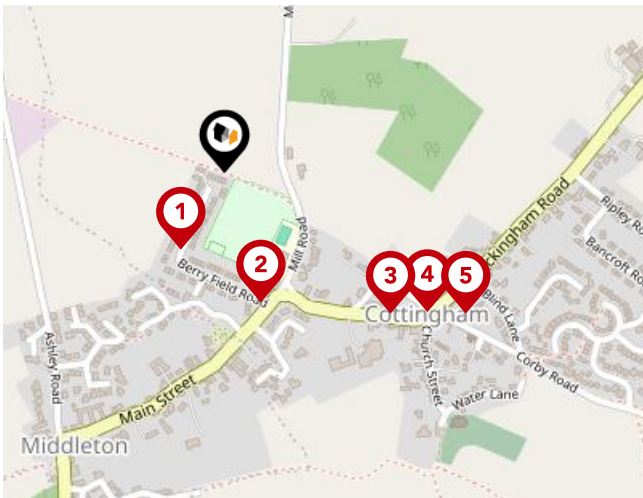
Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	37 Berryfield Road	0.09 miles
2	Bury Close	0.15 miles
3	Spread Eagle PH	0.24 miles
4	Demand Responsive Area	0.27 miles
5	Methodist Church	0.31 miles



Local Connections

Pin	Name	Distance
1	Wansford (Nene Valley Railway)	16.27 miles

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.

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

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