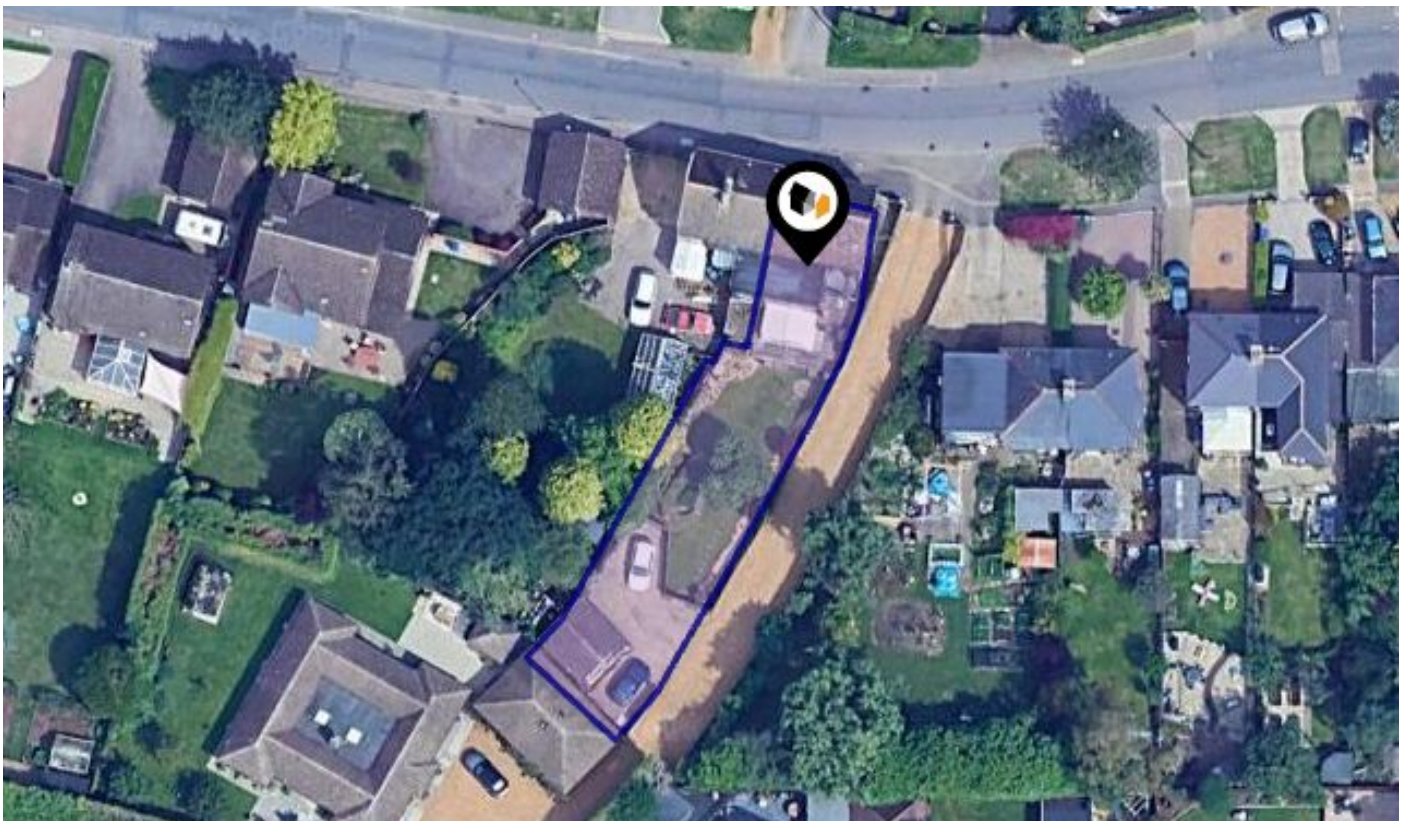




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 15th June 2026



BERRY LANE, WOOTTON, NORTHAMPTON, NN4

Chris Durrant powered by eXp

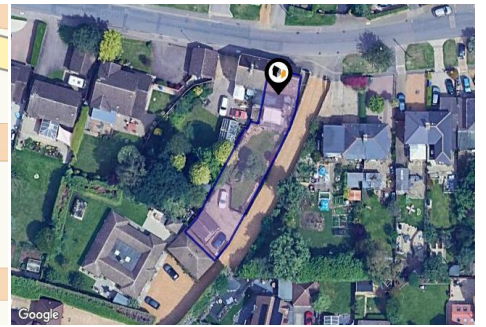
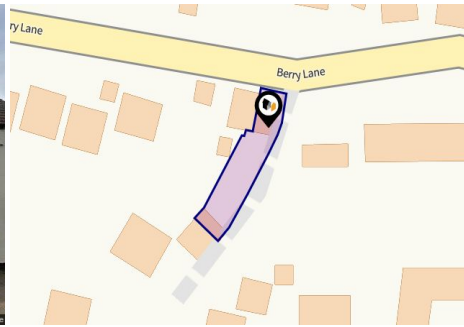
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

chrisdurrant.exp.uk.com





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,485 ft ² / 138 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band B		
Annual Estimate:	£1,934		
Title Number:	NN32385		

Local Area

Local Authority:	West northamptonshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

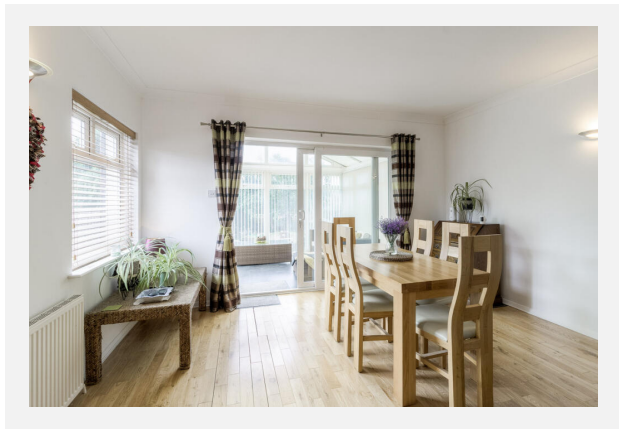
5 mb/s	50 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



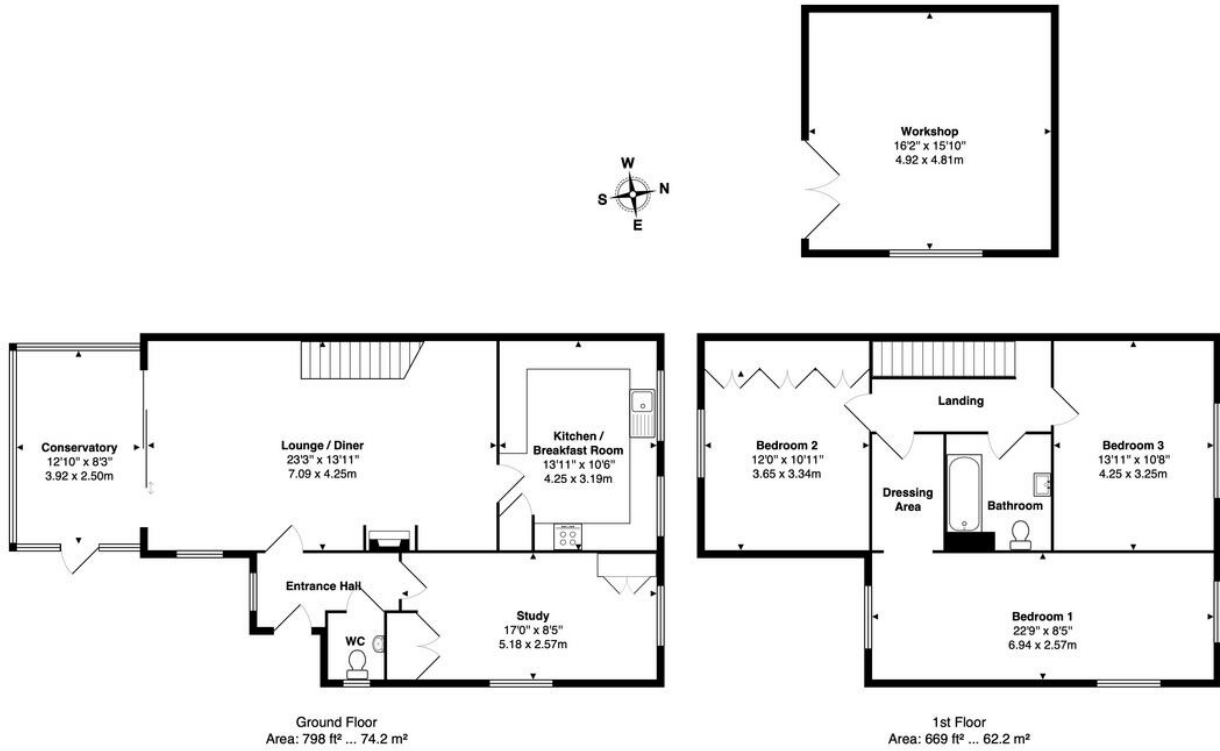
Satellite/Fibre TV Availability:







BERRY LANE, WOOTTON, NORTHAMPTON, NN4



Total Area: 1468 ft² ... 136.3 m² (excluding workshop)
All measurements are approximate and for display purposes only

Property EPC - Certificate

Wootton, NORTHAMPTON, NN4

Energy rating

D

Valid until 20.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
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, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	138 m ²

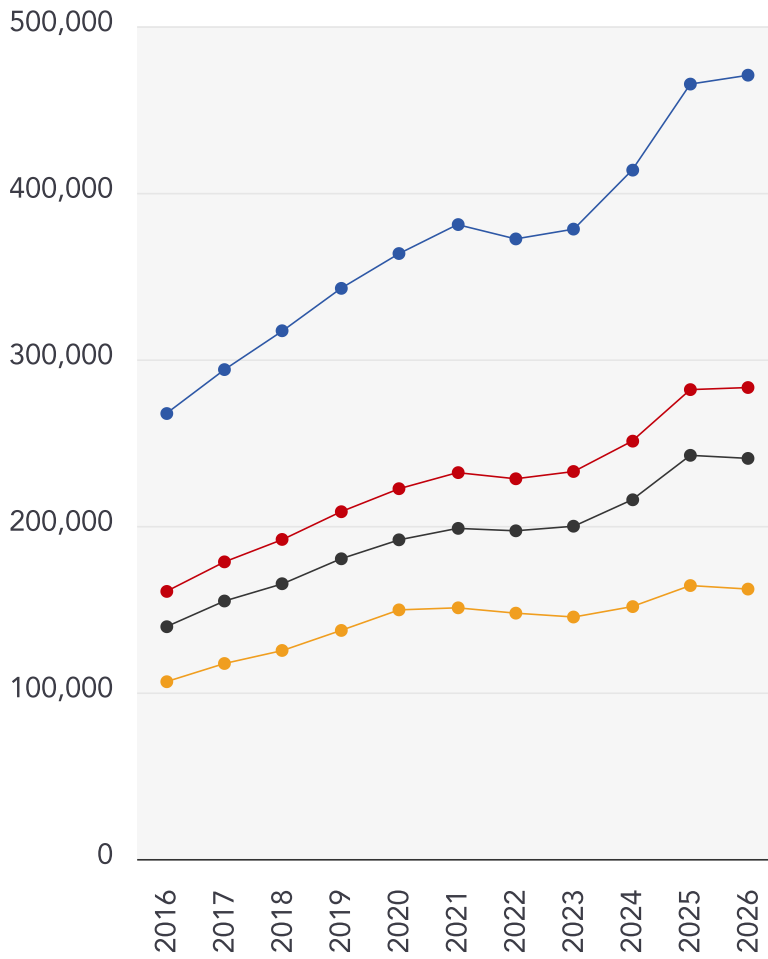
7, Berry Lane, Northampton, NN4 6JU		Terraced House			
Last Sold Date:	30/03/2026	07/07/1995			
Last Sold Price:	£295,000	£44,950			
61, Berry Lane, Northampton, NN4 6JU		Detached House			
Last Sold Date:	19/01/2026	22/12/2005	27/03/1997	24/01/1997	
Last Sold Price:	£667,000	£325,000	£70,482	£145,000	
31, Berry Lane, Northampton, NN4 6JU		Semi-detached House			
Last Sold Date:	29/07/2025	14/06/2024	22/08/2003		
Last Sold Price:	£312,000	£285,000	£149,000		
43a, Berry Lane, Northampton, NN4 6JU		Detached House			
Last Sold Date:	20/03/2025	06/12/2006			
Last Sold Price:	£789,000	£420,000			
53, Berry Lane, Northampton, NN4 6JU		Detached House			
Last Sold Date:	13/12/2024	27/08/2004			
Last Sold Price:	£600,000	£335,000			
39, Berry Lane, Northampton, NN4 6JU		Semi-detached House			
Last Sold Date:	09/02/2024				
Last Sold Price:	£293,000				
59, Berry Lane, Northampton, NN4 6JU		Detached House			
Last Sold Date:	07/10/2022	11/04/1995			
Last Sold Price:	£655,000	£106,000			
27, Berry Lane, Northampton, NN4 6JU		Semi-detached House			
Last Sold Date:	12/08/2022	03/02/2017			
Last Sold Price:	£310,000	£210,000			
23, Berry Lane, Northampton, NN4 6JU		Semi-detached House			
Last Sold Date:	28/02/2022	10/02/2017	18/09/2006	22/02/1999	
Last Sold Price:	£295,000	£239,995	£174,000	£65,000	
11, Berry Lane, Northampton, NN4 6JU		Semi-detached House			
Last Sold Date:	17/12/2020	18/10/2018			
Last Sold Price:	£290,000	£275,000			
51, Berry Lane, Northampton, NN4 6JU		Detached House			
Last Sold Date:	27/11/2020				
Last Sold Price:	£497,500				
1c, Berry Lane, Northampton, NN4 6JU		Detached House			
Last Sold Date:	26/05/2020	11/12/2015			
Last Sold Price:	£545,000	£507,500			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NN4



Detached

+75.96%

Semi-Detached

+76.2%

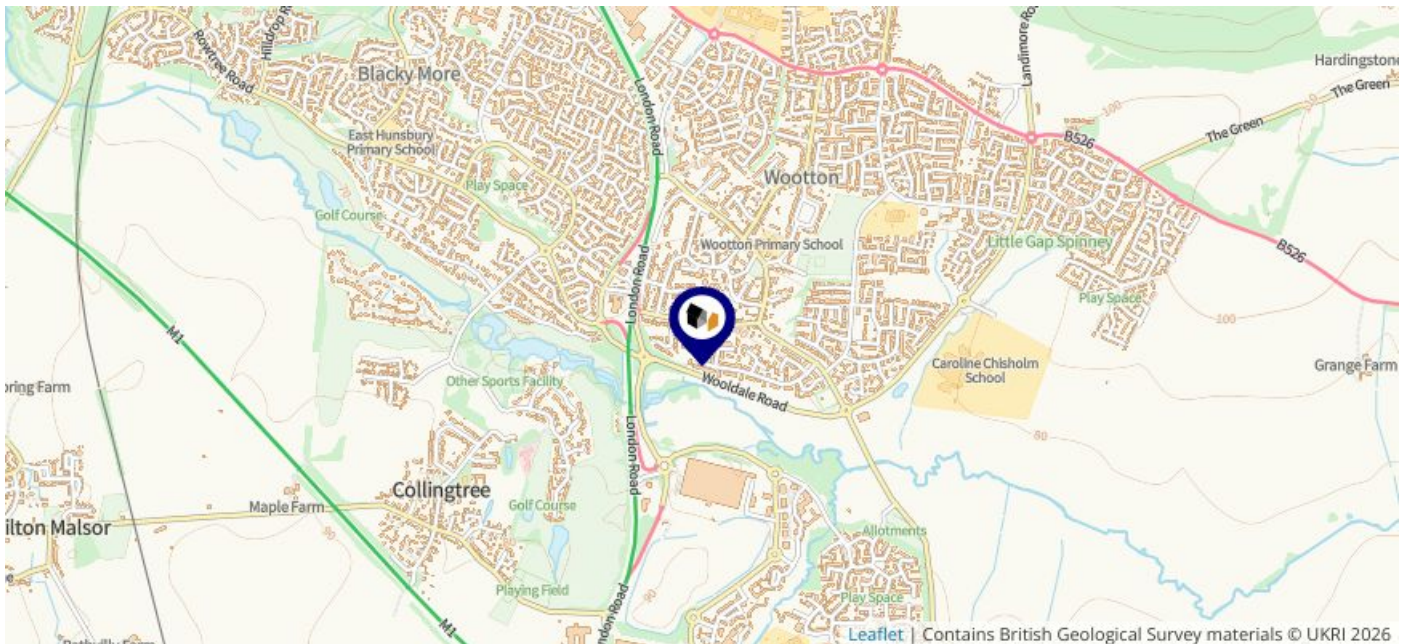
Terraced

+72.46%

Flat

+52.26%

This map displays nearby coal mine entrances and their classifications.



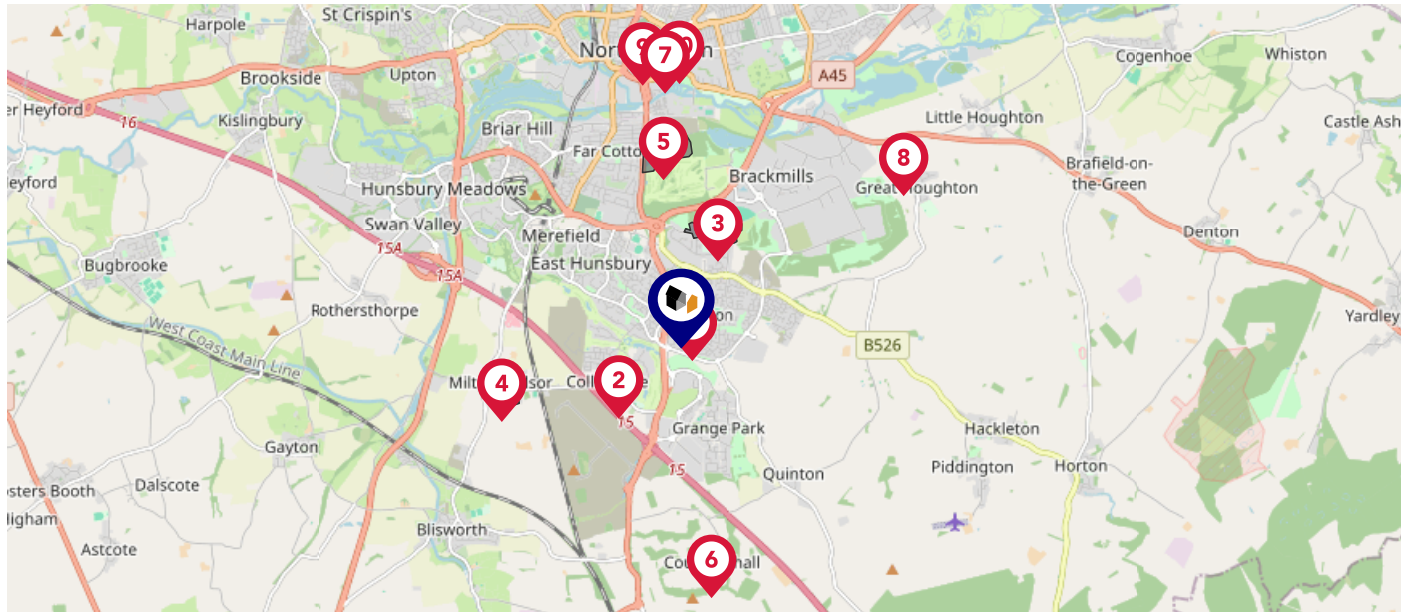
Mine Entry

- ✕ 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.

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.



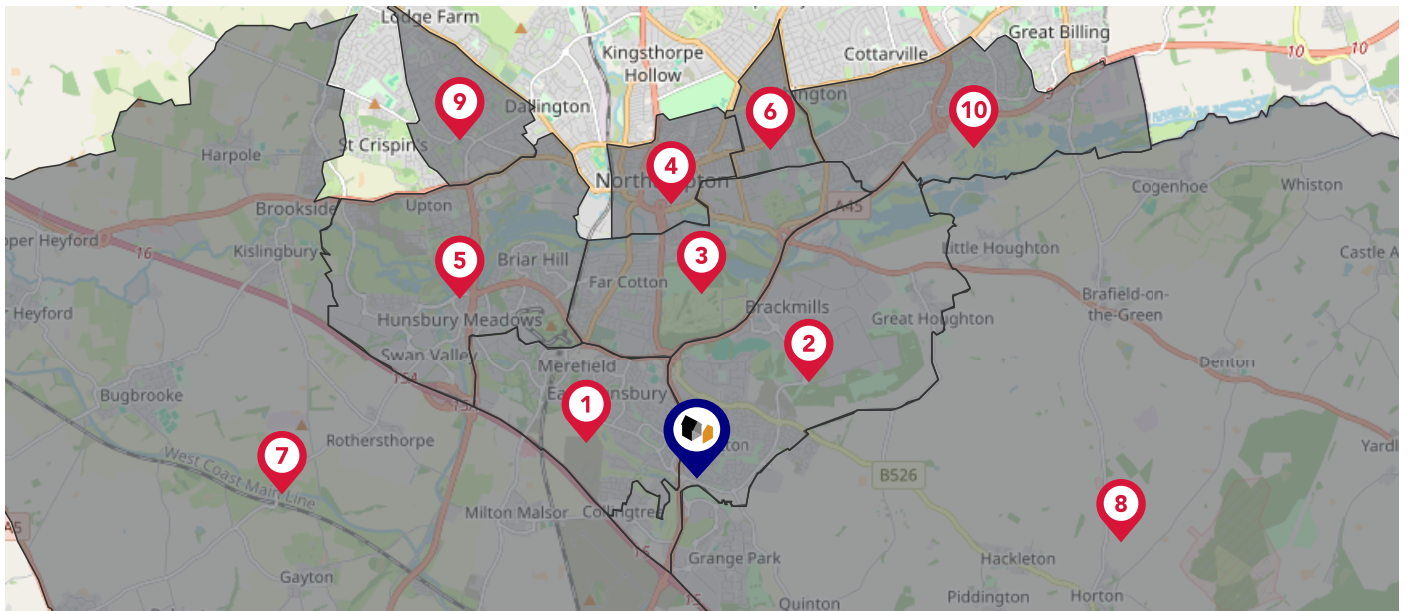
Nearby Conservation Areas

- 1 Wootton
- 2 Collingtree
- 3 Hardingstone
- 4 Milton Malsor
- 5 Delapre Park
- 6 Courteenhall
- 7 Derrngate
- 8 Great Houghton
- 9 All Saints
- 10 St Giles

Maps

Council Wards

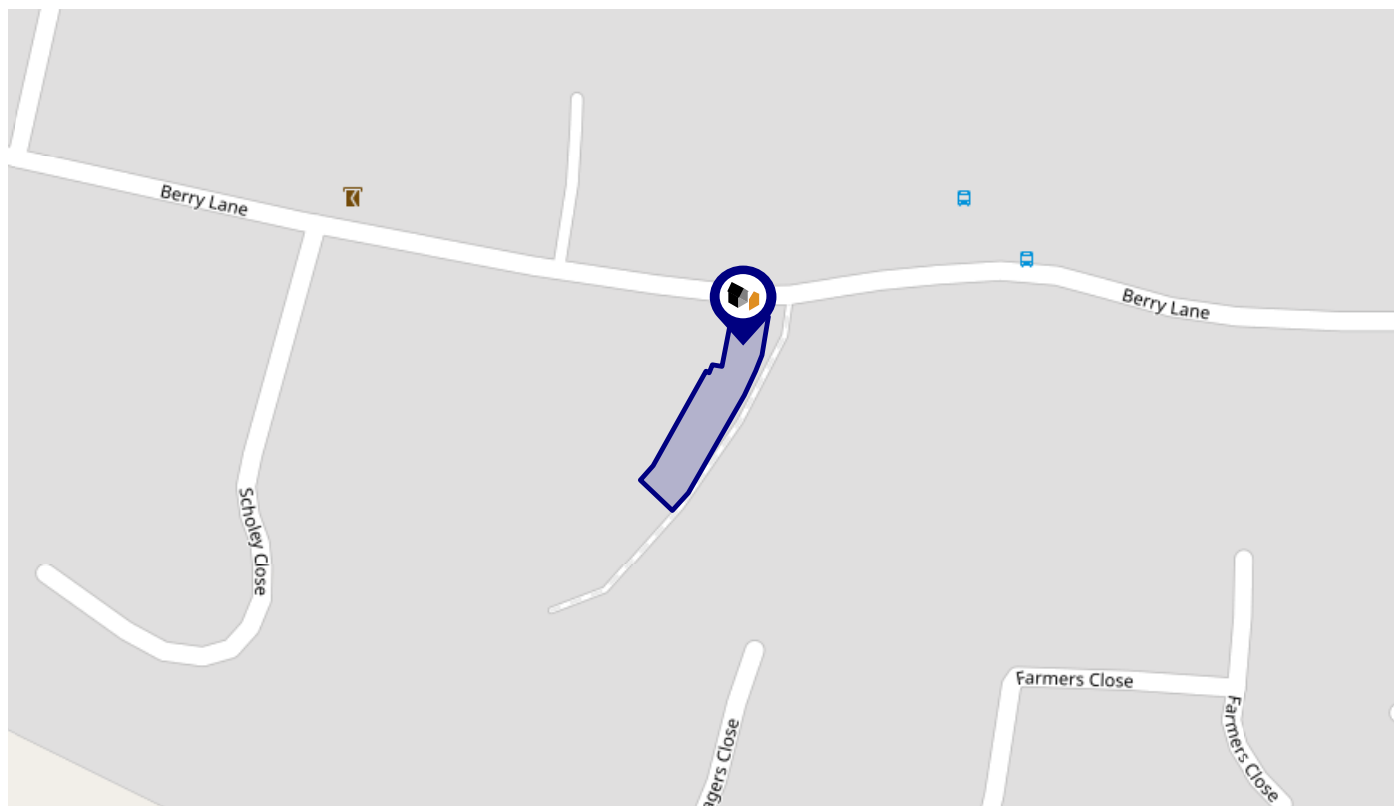
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 East Hunsbury and Shelfleys Ward
- 2 Nene Valley Ward
- 3 Delapre and Rushmere Ward
- 4 Castle Ward
- 5 Sixfields Ward
- 6 Abington and Phippsville Ward
- 7 Bugbrooke Ward
- 8 Hackleton and Grange Park Ward
- 9 Duston East Ward
- 10 Riverside Park Ward

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

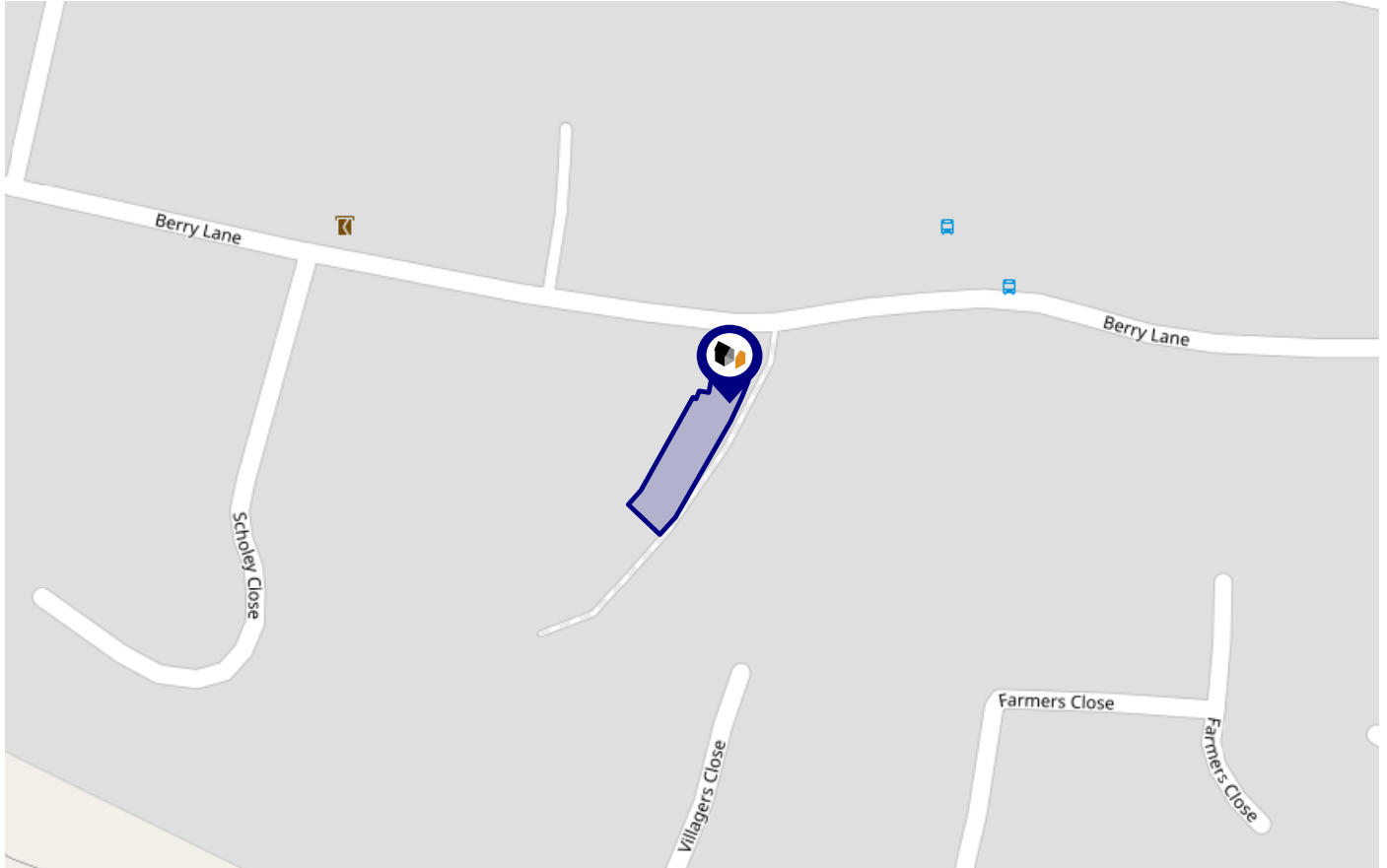
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

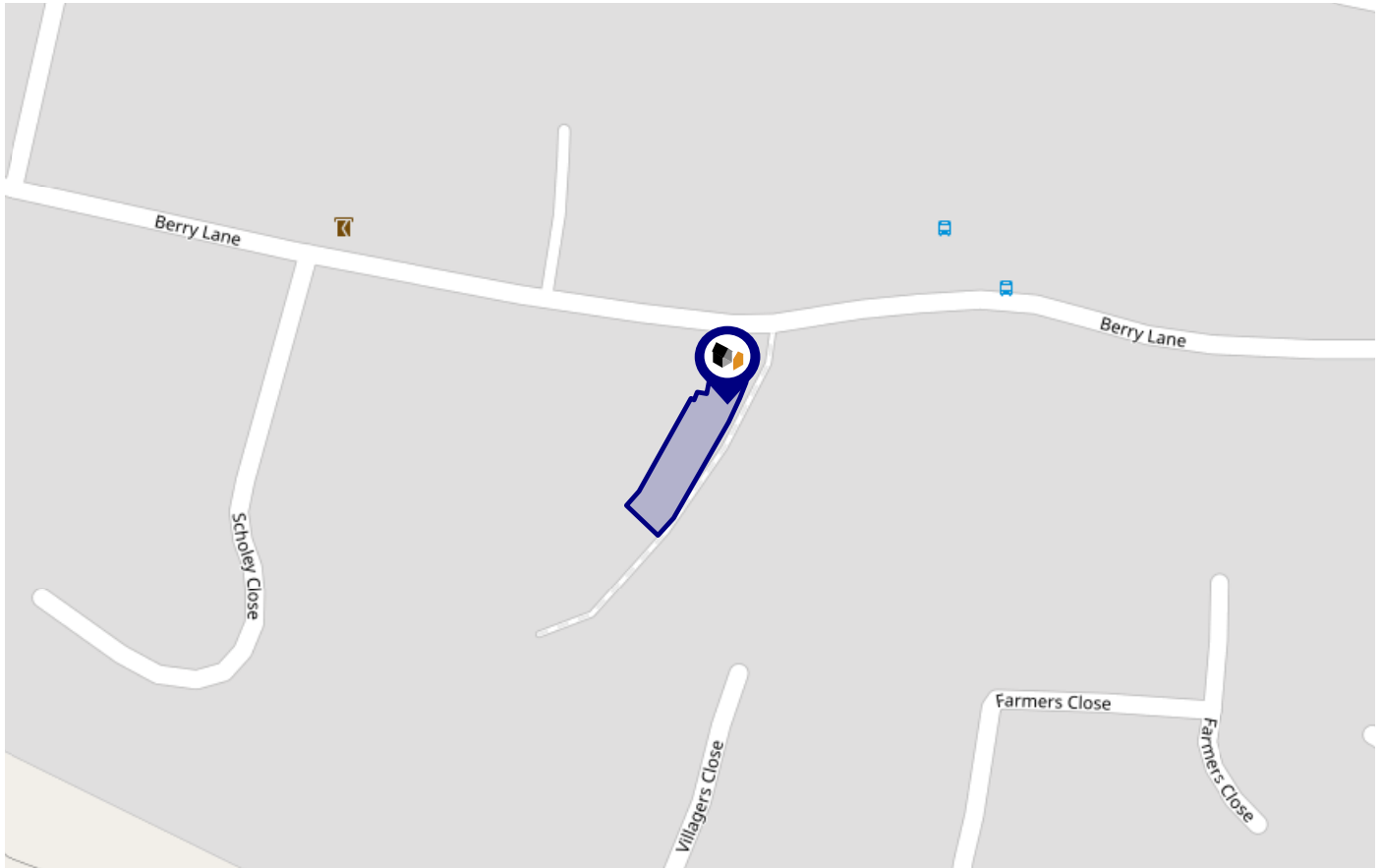
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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.

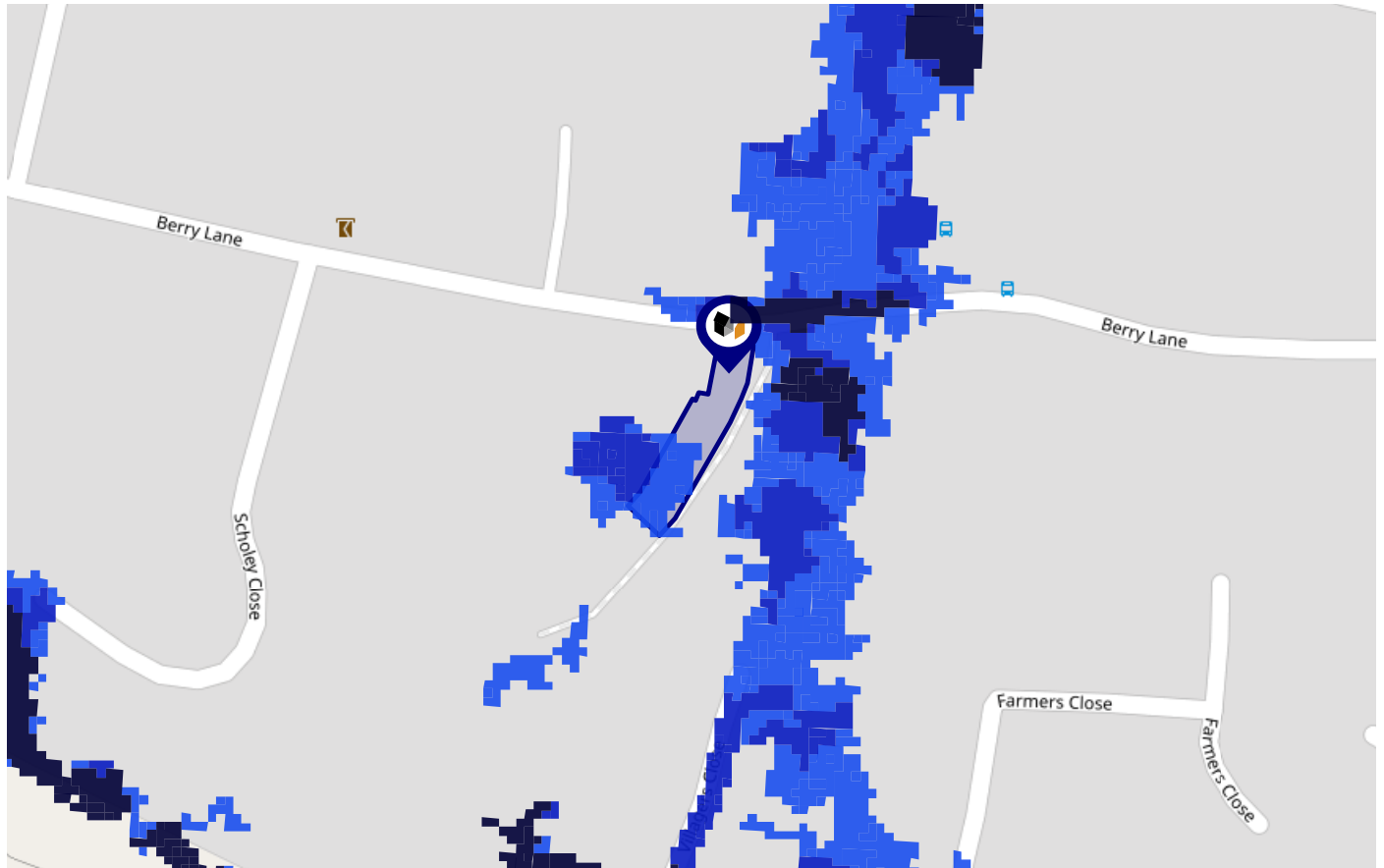
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

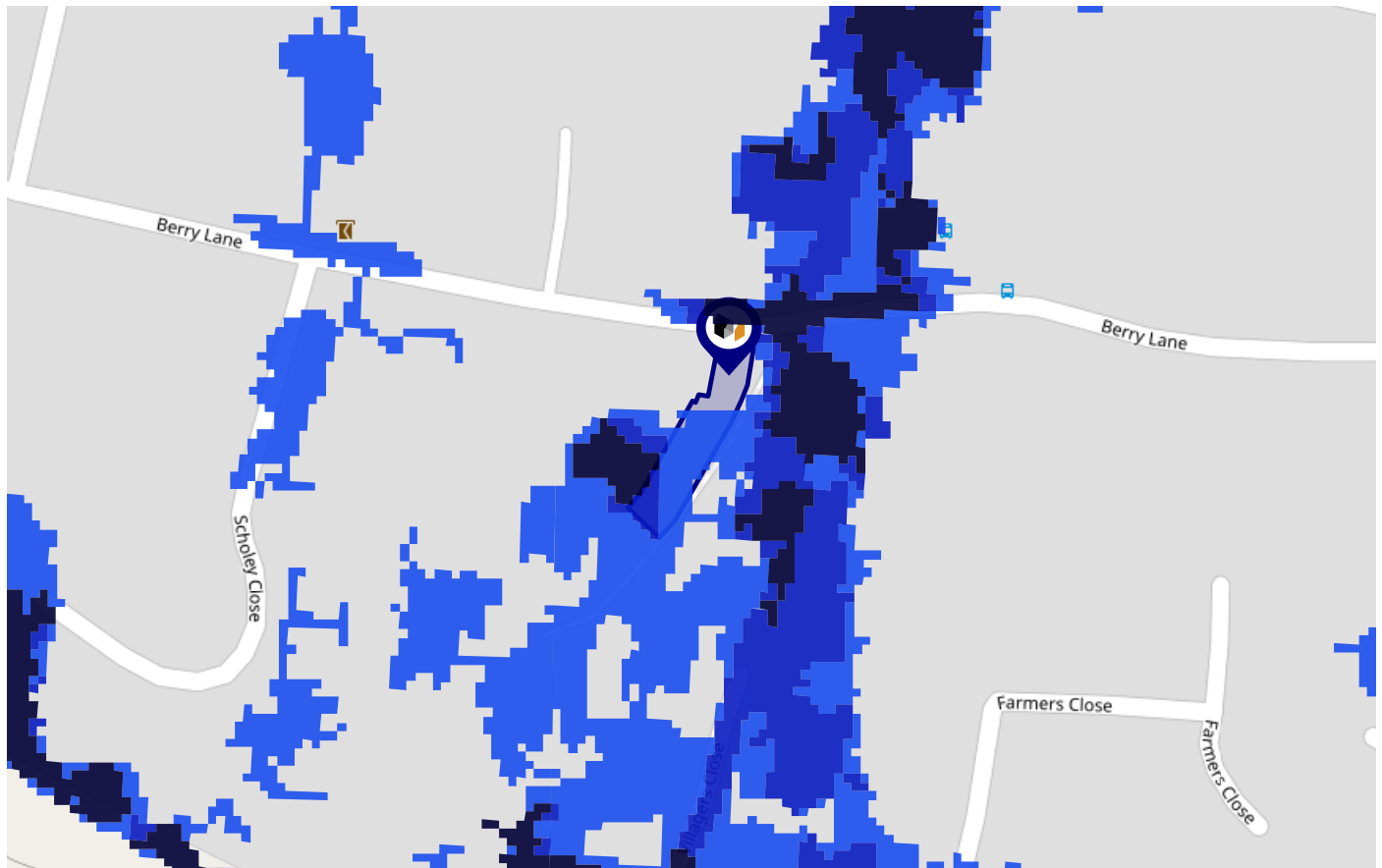
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

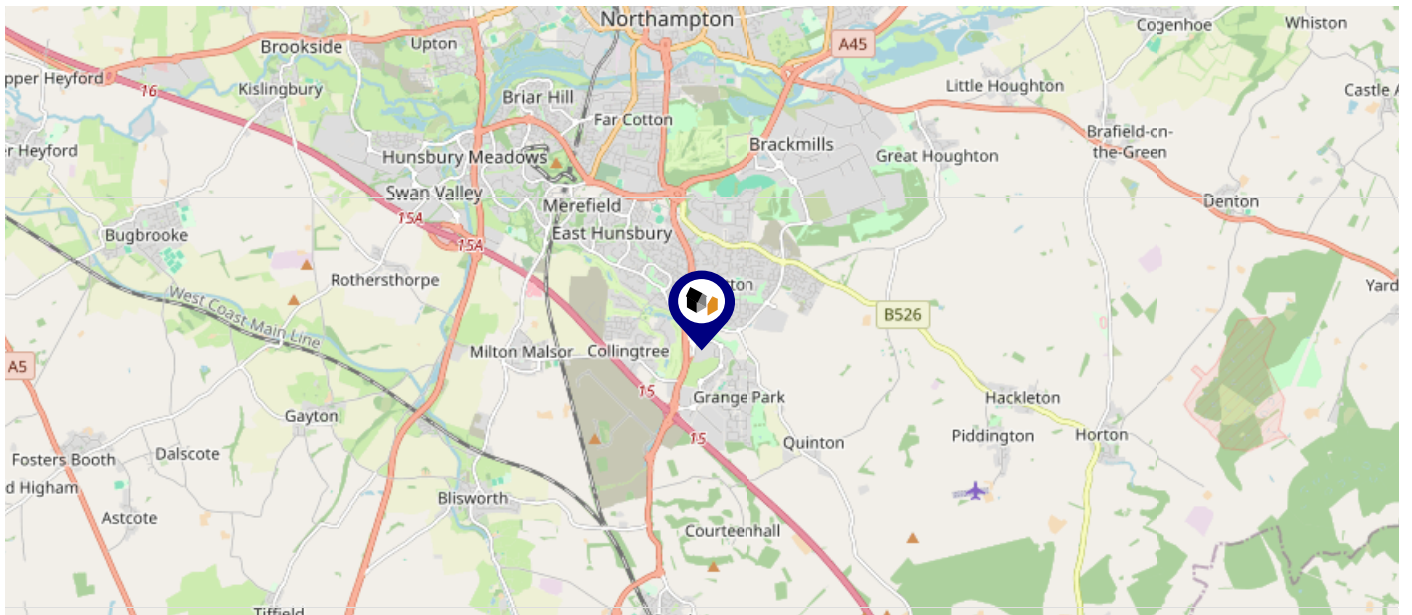
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



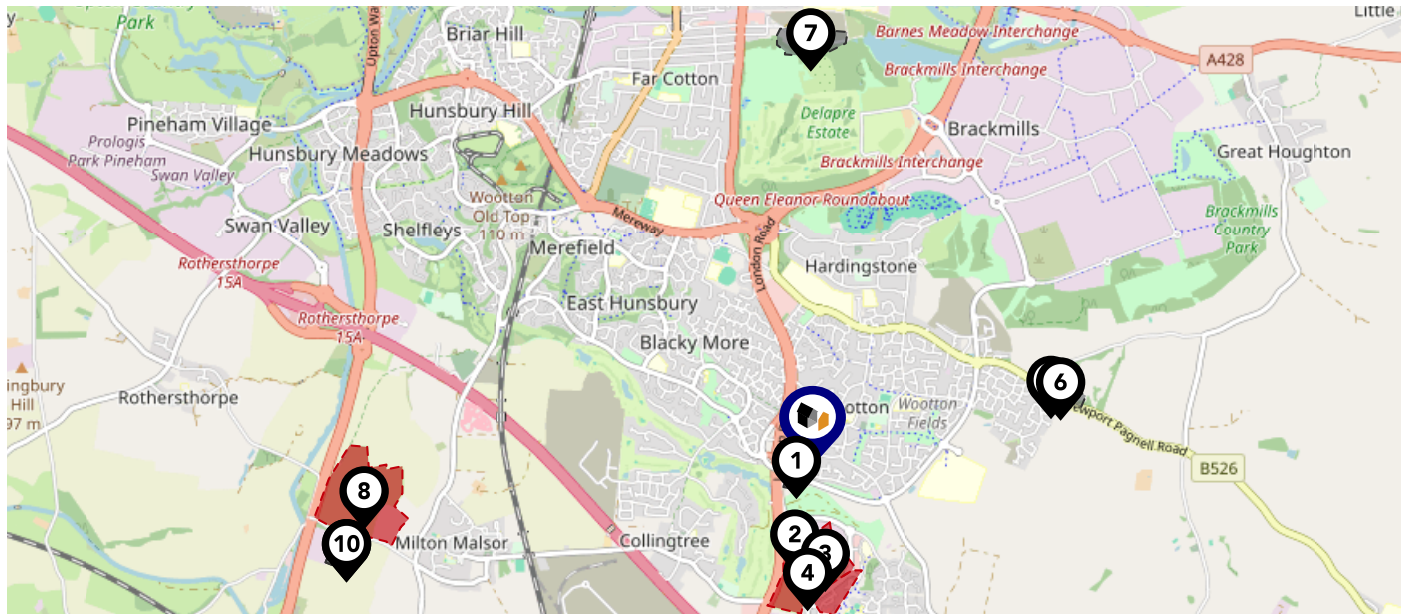
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

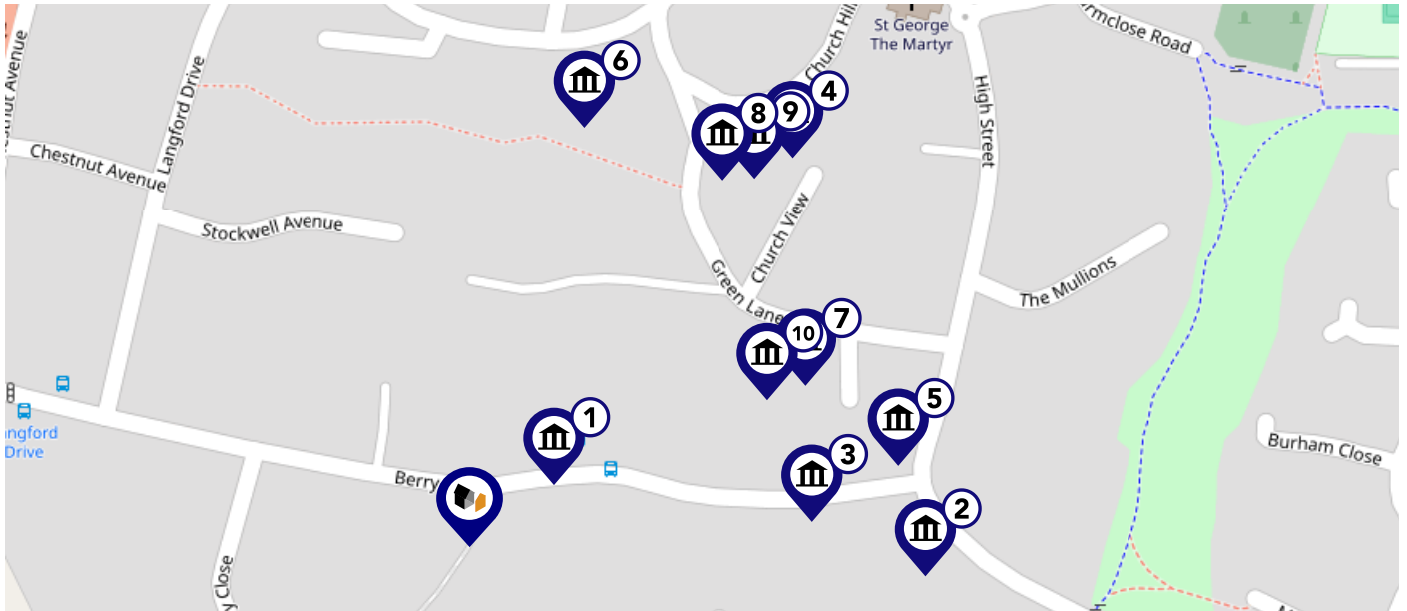
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













Nearby Landfill Sites

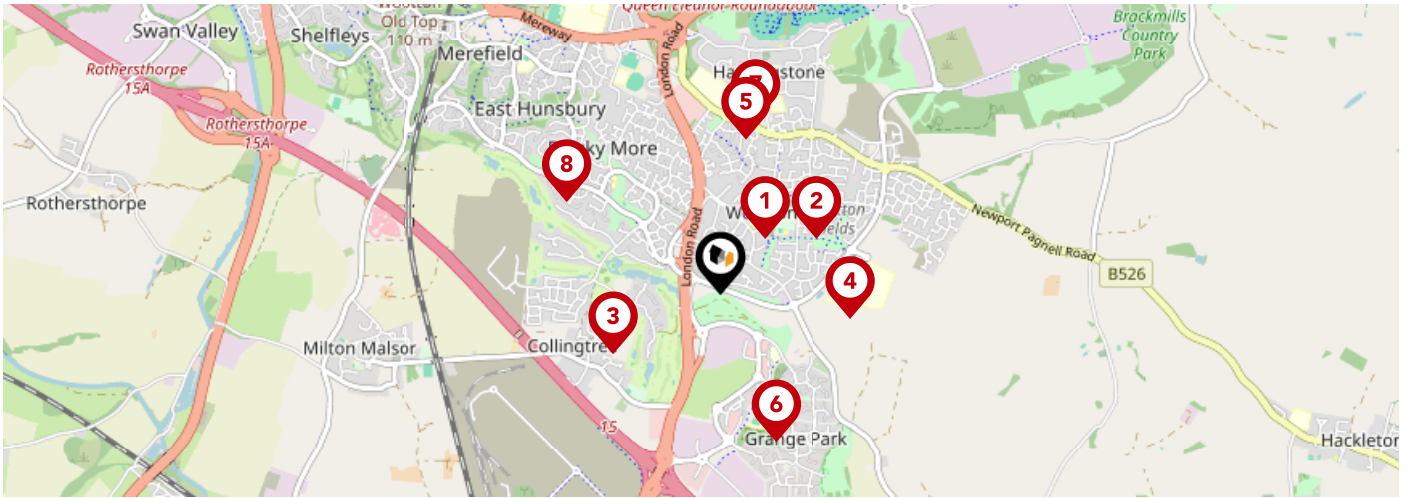
1	Wootton Layby-Eastside Of A508, Wootton	Historic Landfill
2	Courteenhall Grange Farm Pit-Collingtree	Historic Landfill
3	EA/EPR/UP3795NQ/V008 - Wootton Quarry	Active Landfill
4	EA/EPR/GP3395NB/V006 - Sandspinnners Ltd	Active Landfill
5	Newport Pagnell Road-Wootton, Hackleton	Historic Landfill
6	OS 0081-Newport Pagnell Road, Hackleton	Historic Landfill
7	Ransome Road Site-Delapre, Northampton	Historic Landfill
8	EA/EPR/XP3395NA/A001 - Weldon Plant Ltd	Active Landfill
9	Gayton Road-Milton Malsor	Historic Landfill
10	Gayton Road, Milton Malsor-	Historic Landfill

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



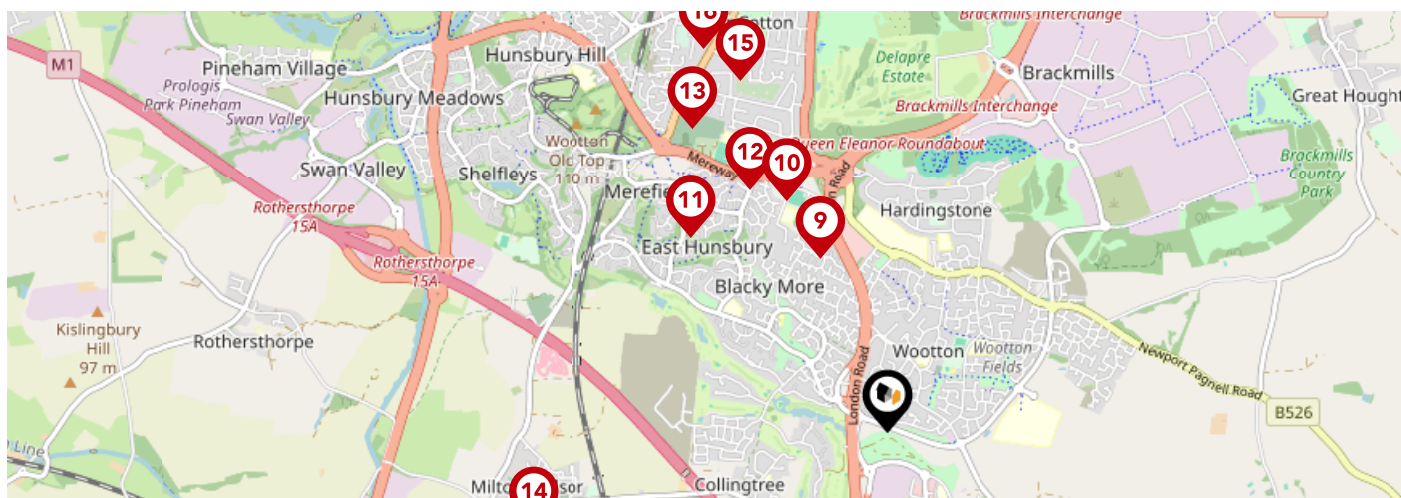
Listed Buildings in the local district	Grade	Distance
 1372184 - 30, Berry Lane	Grade II	0.0 miles
 1039639 - Clare Cottage	Grade II	0.1 miles
 1039742 - 4, Berry Lane	Grade II	0.1 miles
 1372173 - 7 And 9, Church Hill	Grade II	0.1 miles
 1372222 - 3, High Street	Grade II	0.1 miles
 1052392 - Rectory Cottage	Grade II	0.1 miles
 1372194 - 9 And 11, Green Lane	Grade II	0.1 miles
 1372195 - 18, Green Lane	Grade II	0.1 miles
 1293988 - 11, Church Hill	Grade II	0.1 miles
 1039680 - 15, Green Lane	Grade II	0.1 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Wootton Primary School Ofsted Rating: Good Pupils: 359 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Preston Hedges Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Collingtree Church of England Primary School Ofsted Rating: Good Pupils: 69 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Caroline Chisholm School Ofsted Rating: Good Pupils: 2158 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Northampton High School Ofsted Rating: Not Rated Pupils: 494 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woodland View Primary School Ofsted Rating: Outstanding Pupils: 405 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hardingstone Academy Ofsted Rating: Good Pupils: 241 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	East Hunsbury Primary School Ofsted Rating: Good Pupils: 452 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

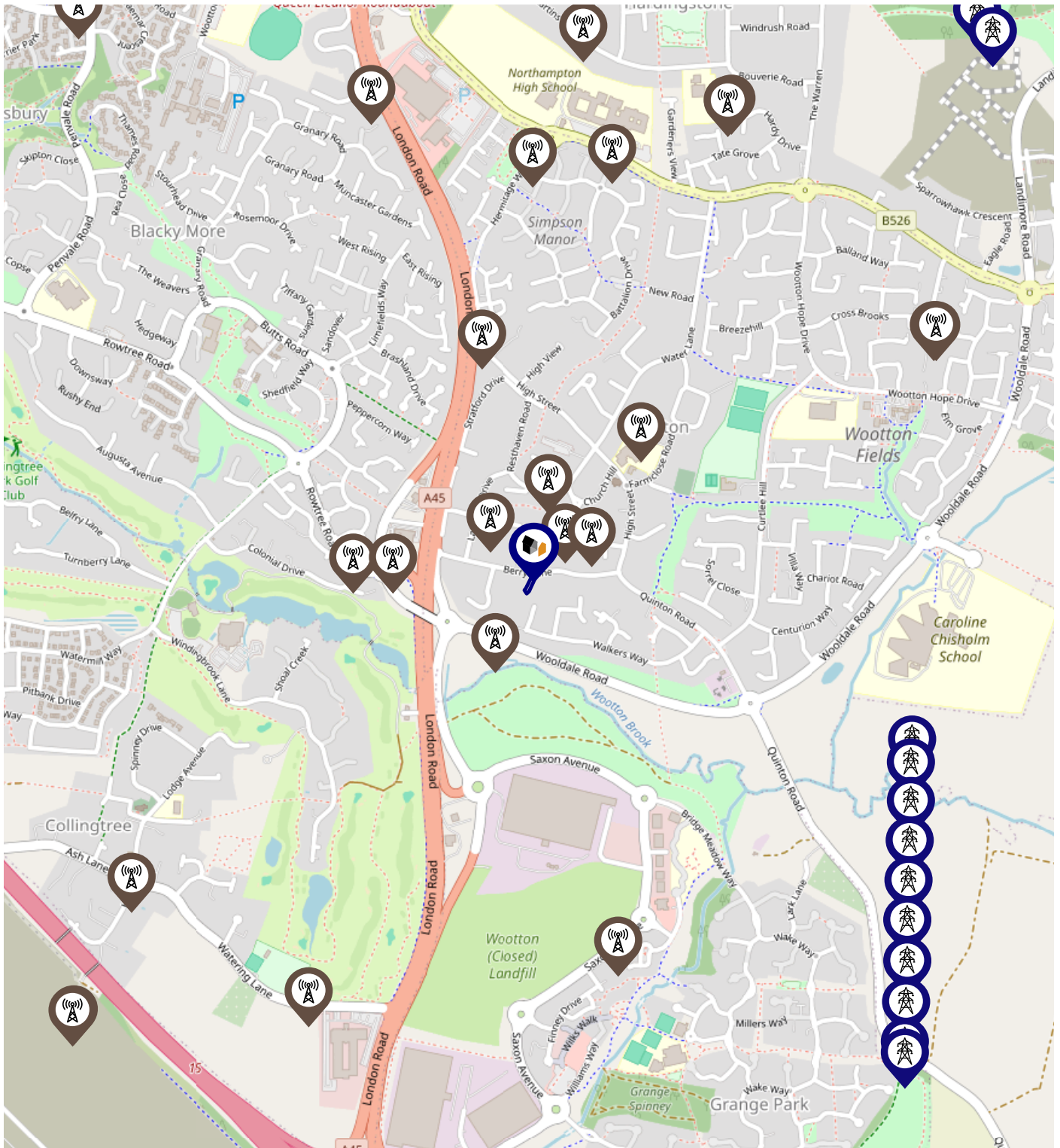
Area Schools





	Nursery	Primary	Secondary	College	Private
 Wootton Park School Ofsted Rating: Outstanding Pupils: 1453 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Abbey Primary School Ofsted Rating: Good Pupils: 338 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Simon de Senlis Primary School Ofsted Rating: Outstanding Pupils: 431 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Abbeyfield School Ofsted Rating: Good Pupils: 1376 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Gloucester Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:1.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Milton Parochial Primary School Ofsted Rating: Good Pupils: 59 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Queen Eleanor Primary Academy Ofsted Rating: Good Pupils: 220 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Delapre Primary School Ofsted Rating: Good Pupils: 609 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

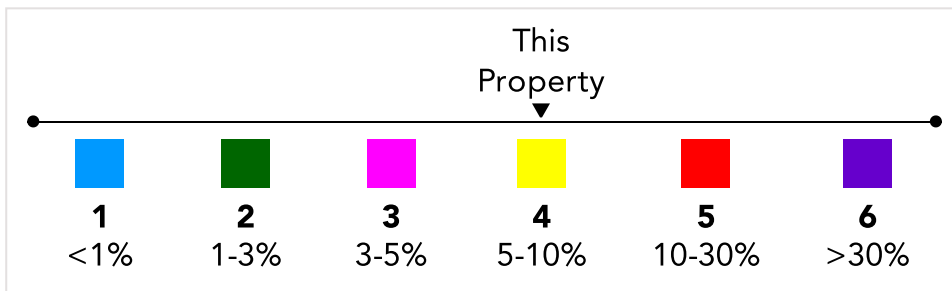
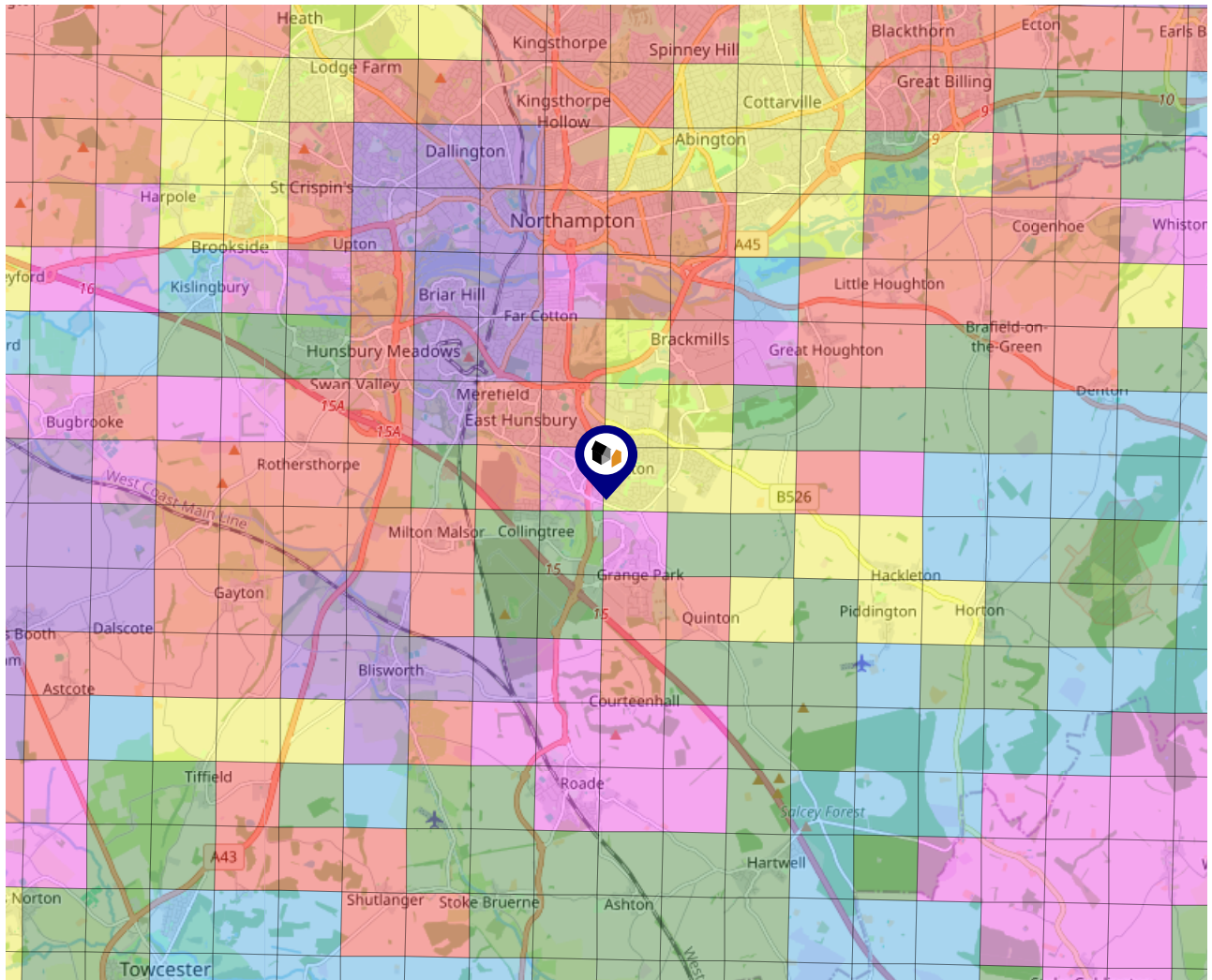


Key:

-  Power Pylons
-  Communication Masts

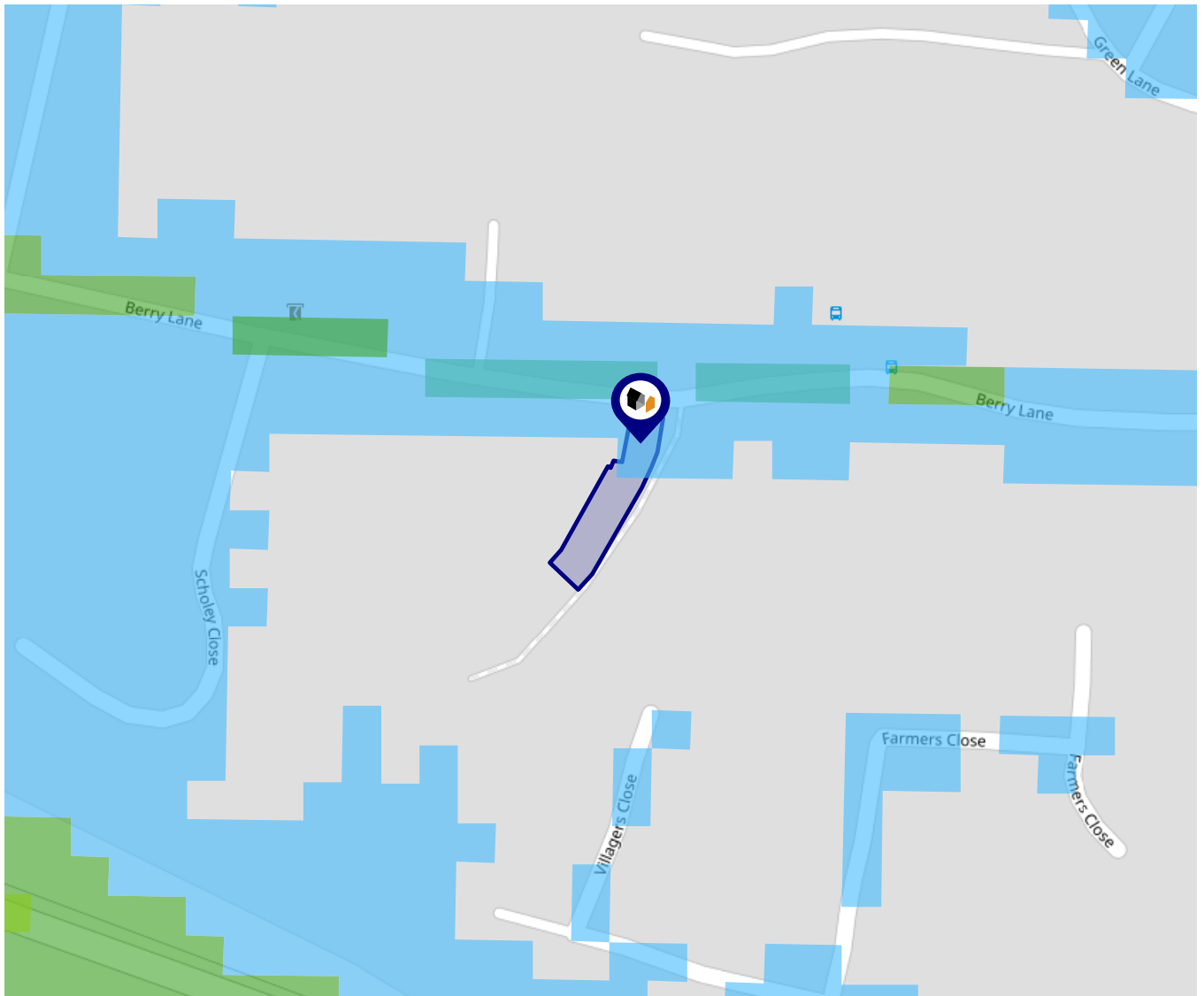
What is Radon?

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

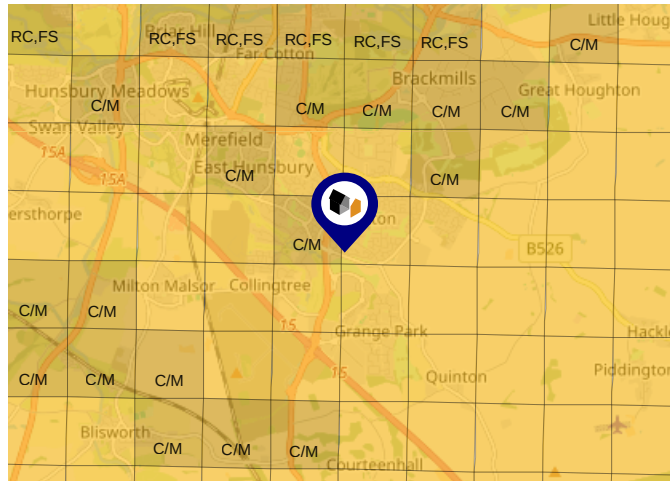


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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(LOW) **Soil Texture:** CLAY TO LOAM
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: HEAVY TO MEDIUM

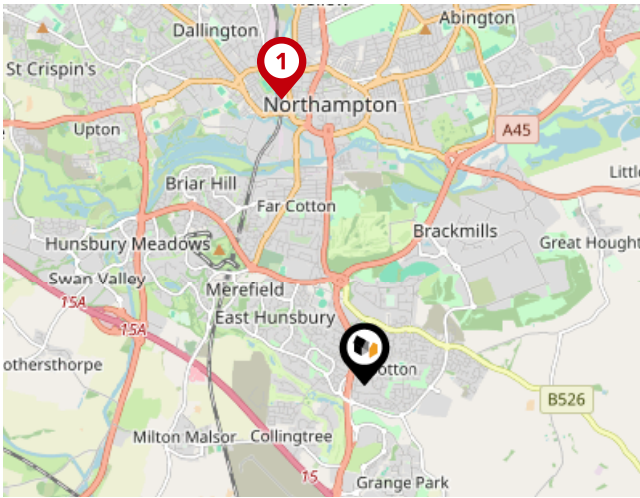


Primary Classifications (Most Common Clay Types)

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

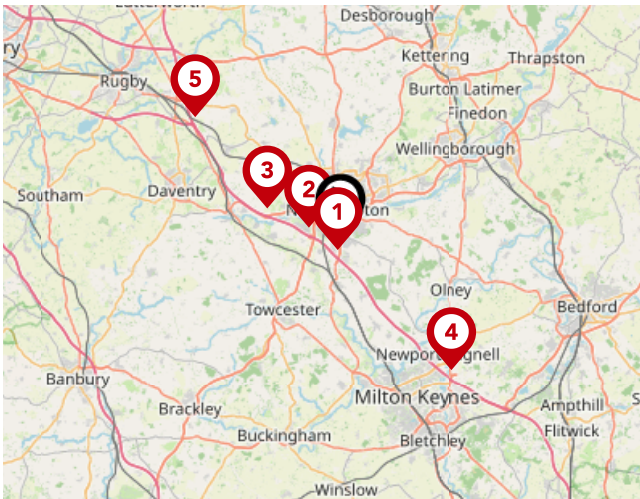
Area

Transport (National)



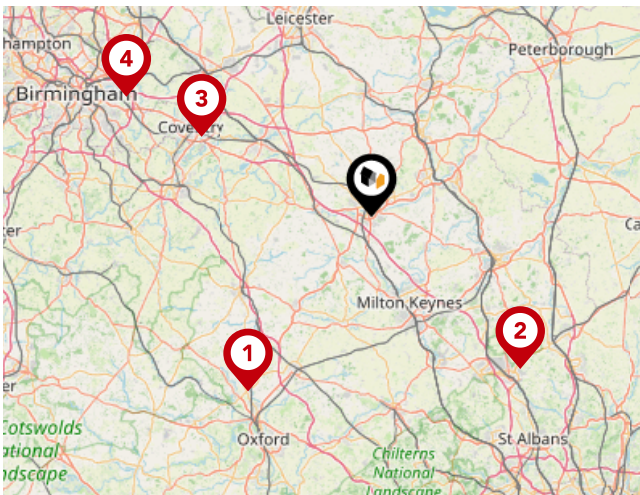
National Rail Stations

Pin	Name	Distance
1	Northampton Rail Station	2.71 miles
2	Wolverton Rail Station	9.93 miles
3	Long Buckby Rail Station	10.66 miles



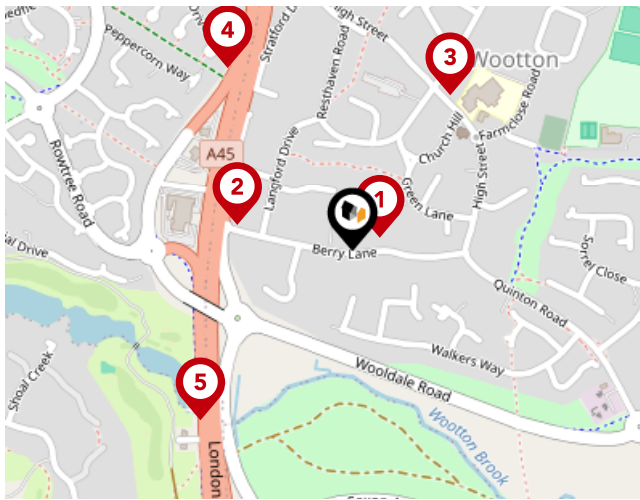
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	1.01 miles
2	M1 J15A	2.45 miles
3	M1 J16	5.78 miles
4	M1 J14	12.58 miles
5	M1 J17	13.77 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	31.13 miles
2	Luton Airport	31.05 miles
3	Baginton	27.39 miles
4	Birmingham Airport	39.69 miles



Bus Stops/Stations

Pin	Name	Distance
1	28 Berry Lane	0.03 miles
2	Langford Drive	0.13 miles
3	Church Hill	0.21 miles
4	Dominos	0.25 miles
5	Golf Course	0.26 miles

Chris Durrant powered by eXp

Chris Durrant – ‘Your’ Estate Agent has one goal – to put you at the forefront of your property transaction and ensure that your move is as smooth as possible.

Testimonial 1



Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2

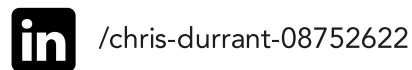


Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3



After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Chris Durrant powered by eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Chris Durrant powered by eXp and therefore no warranties can be given as to their good working order.

Chris Durrant 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.



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.

CHRIS DURRANT **exp** UK

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton

Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

chrisdurrant.exp.uk.com

