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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 08th November 2026



SHELMERDINE GARDENS, RAUNDS, WELLINGBOROUGH, NN9

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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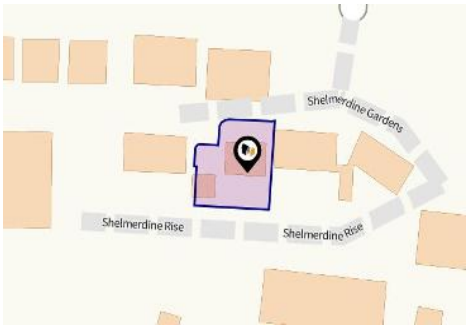
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Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,431 ft^2 / 133 m^2		
Plot Area:	0.09 acres		
Year Built :	2015		
Council Tax :	Band E		
Annual Estimate:	£2,963		
Title Number:	NN336247		

Local Area

Local Authority: Northamptonshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

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Gallery
Photos

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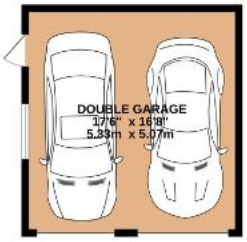
Gallery
Floorplan

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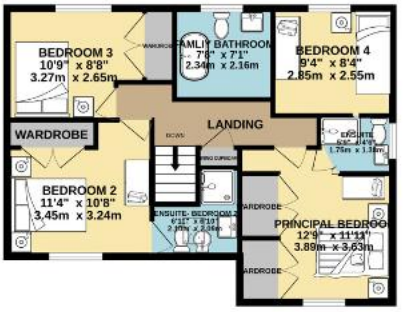
SHELMERDINE GARDENS, RAUNDS, WELLINGBOROUGH, NN9

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

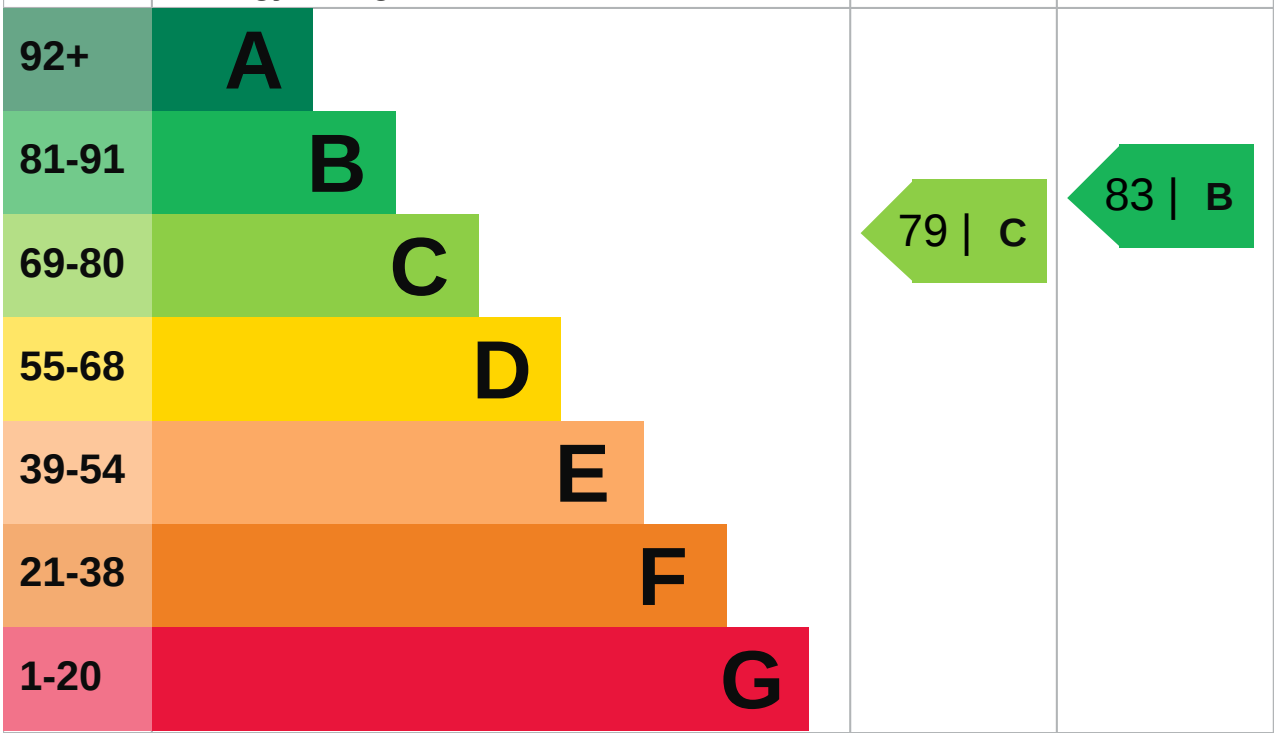
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Raunds, WELLINGBOROUGH,

Energy rating

C

Valid until 25.08.2036



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Property
EPC - Additional Data

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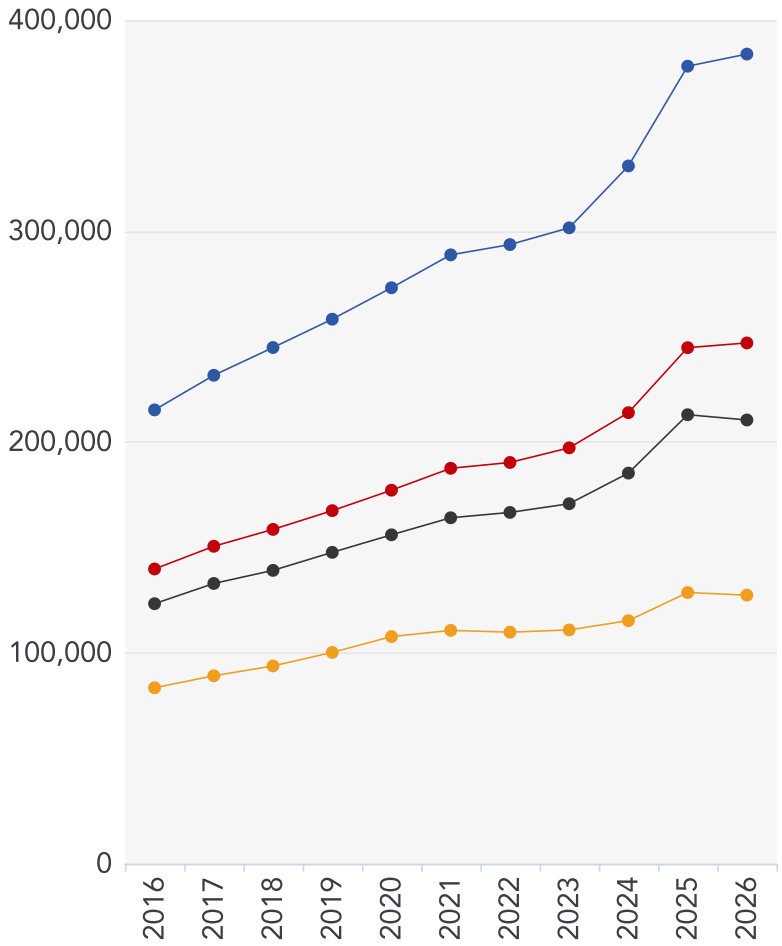
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	133 m^2

Market
House Price Statistics

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



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

+52.67%

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

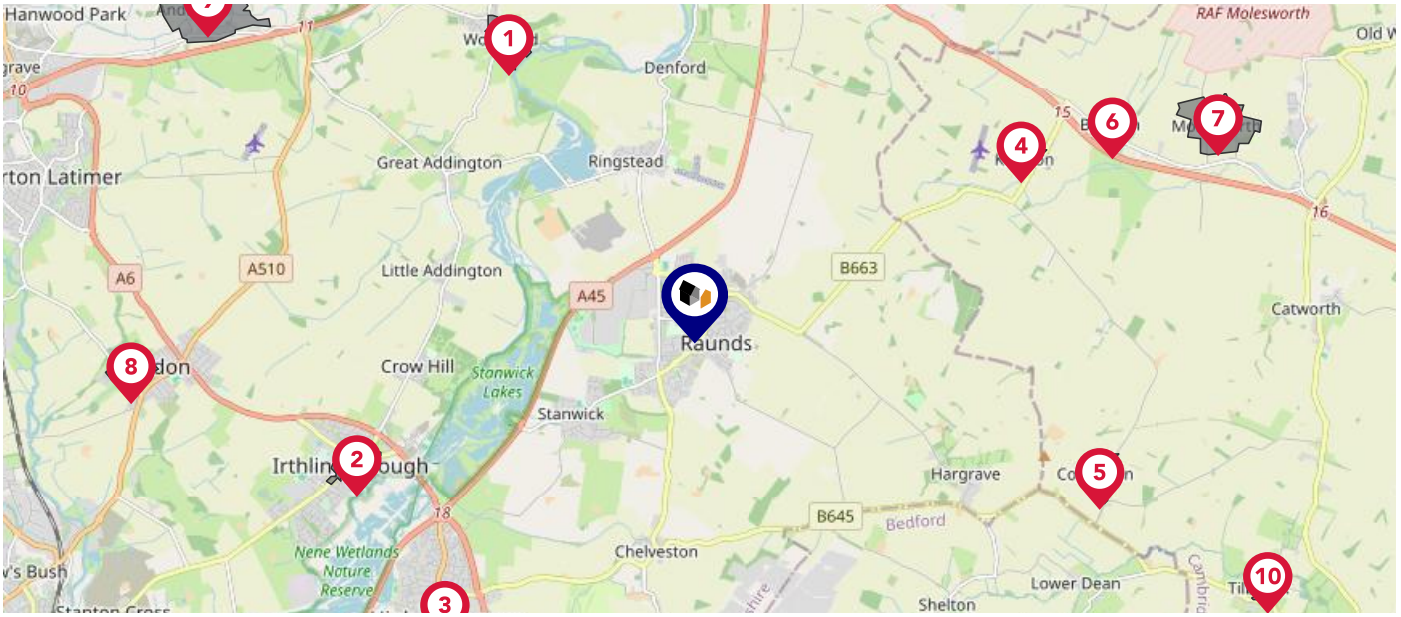
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



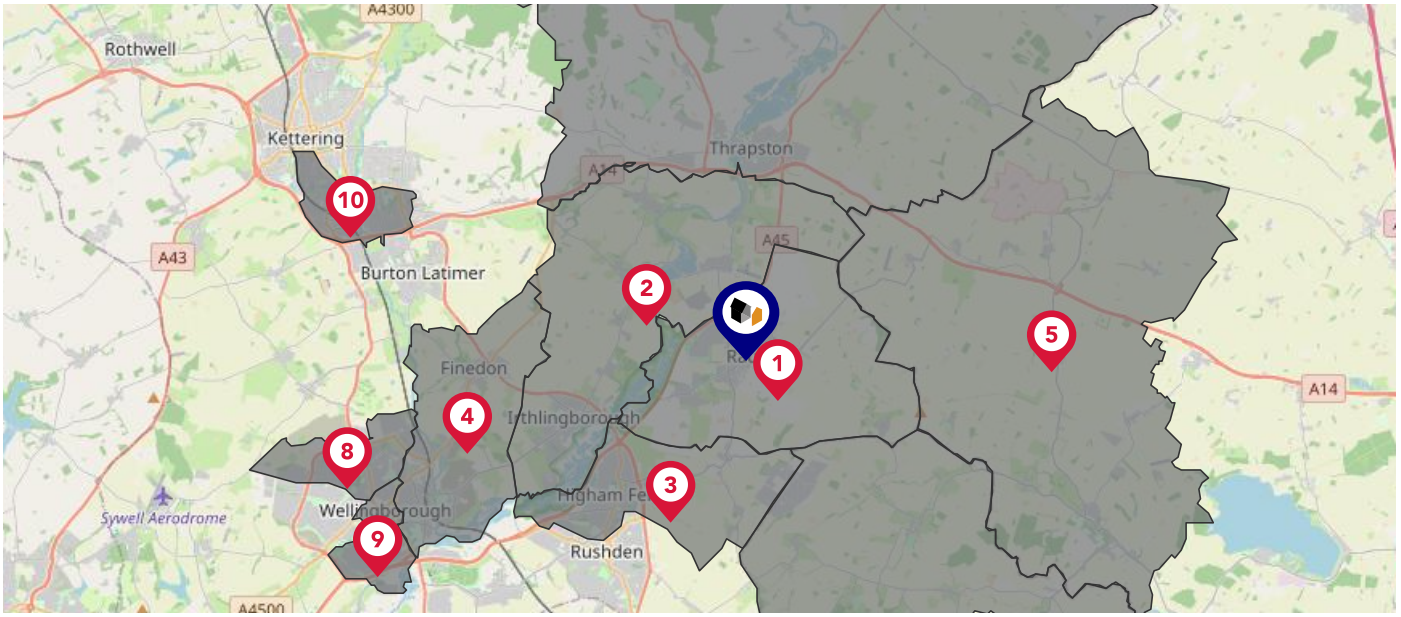
Nearby Conservation Areas

1	Woodford
2	Irthlingborough
3	Higham Ferrers
4	Keyston
5	Covington
6	Bythorn
7	Molesworth
8	Finedon
9	Cranford
10	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

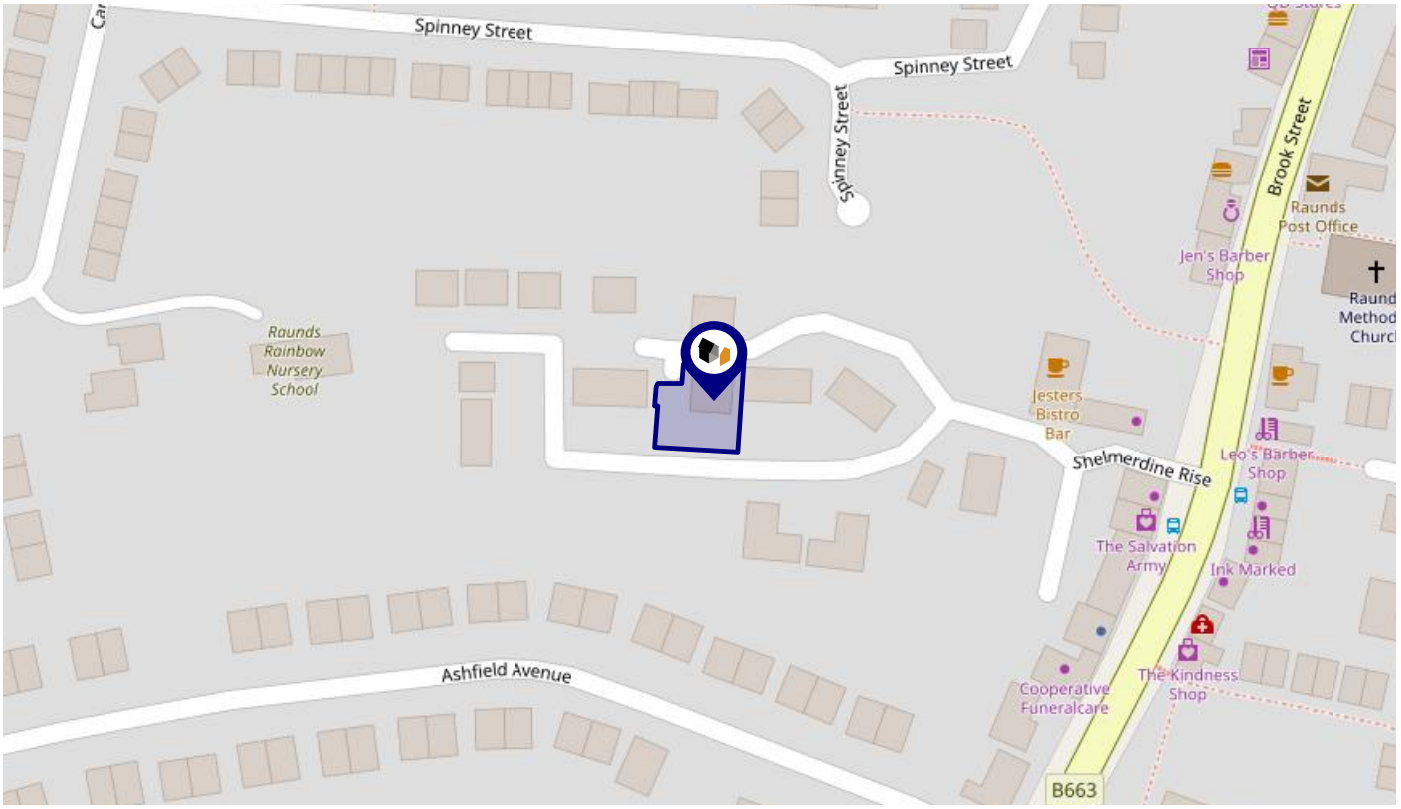
1	Raunds Ward
2	Irthlingborough Ward
3	Higham Ferrers Ward
4	Finedon Ward
5	Kimbolton Ward
6	Riseley Ward
7	Thrapston Ward
8	Hatton Park Ward
9	Croyland and Swanspool Ward
10	Wicksteed Ward

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Maps
Rail Noise

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



Rail Noise Data

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

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

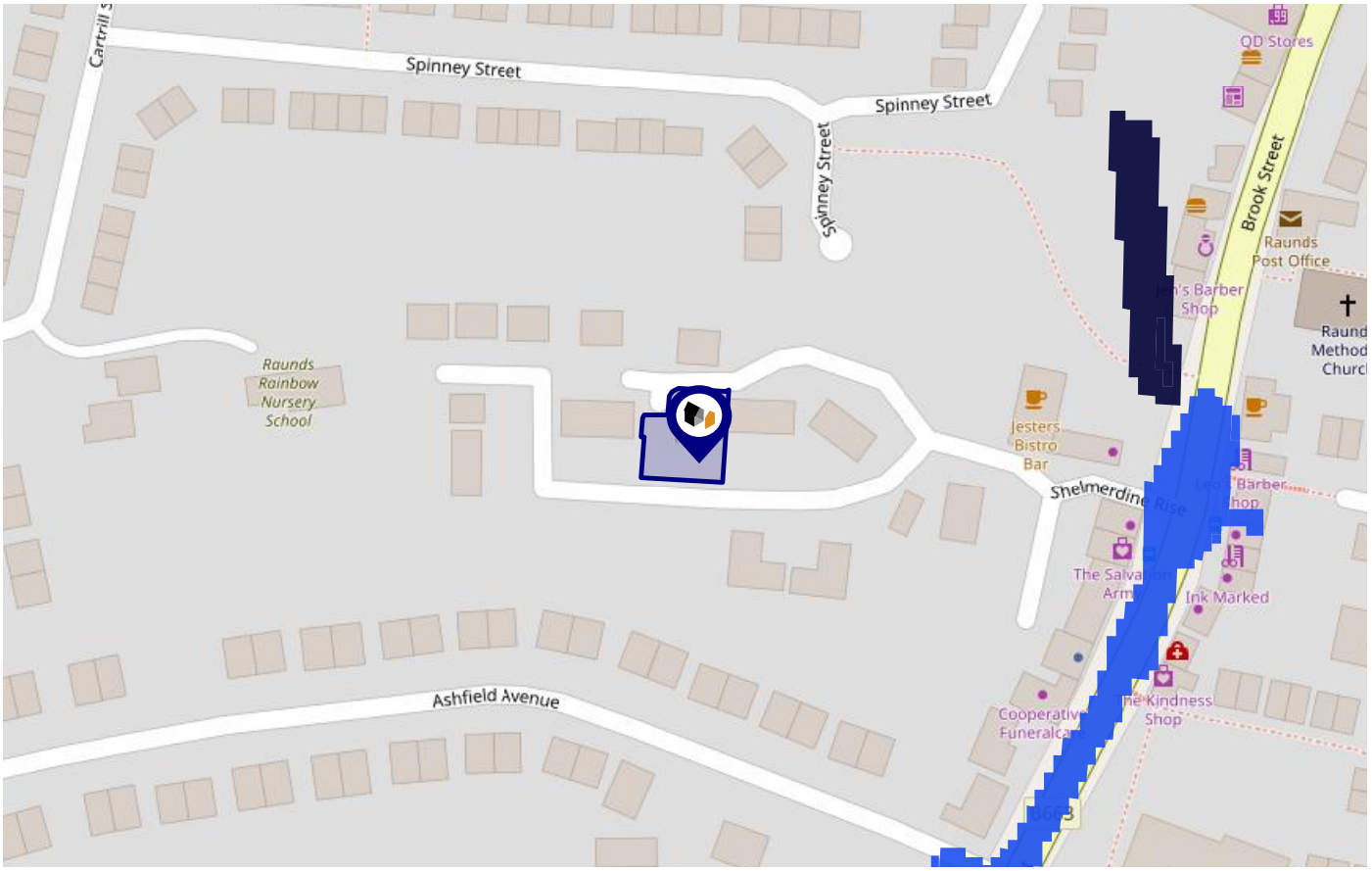
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk
Rivers & Seas - Flood Risk

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

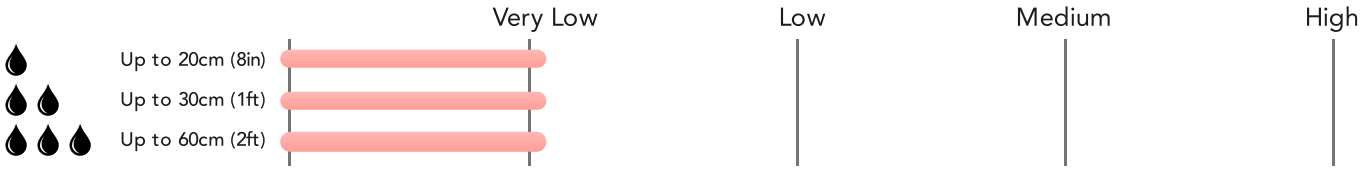


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

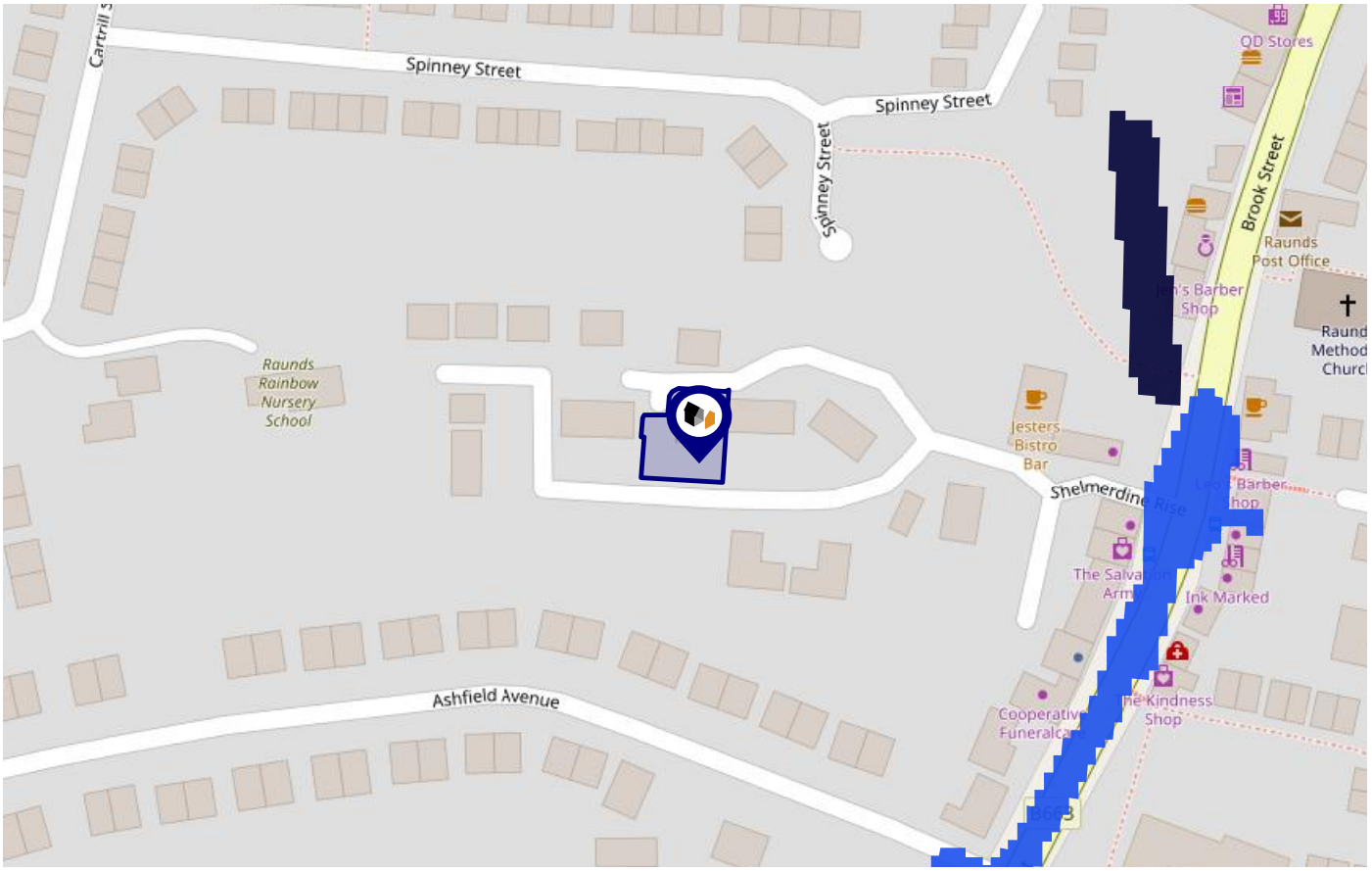


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Flood Risk
Rivers & Seas - Climate Change

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



Risk Rating: Very low

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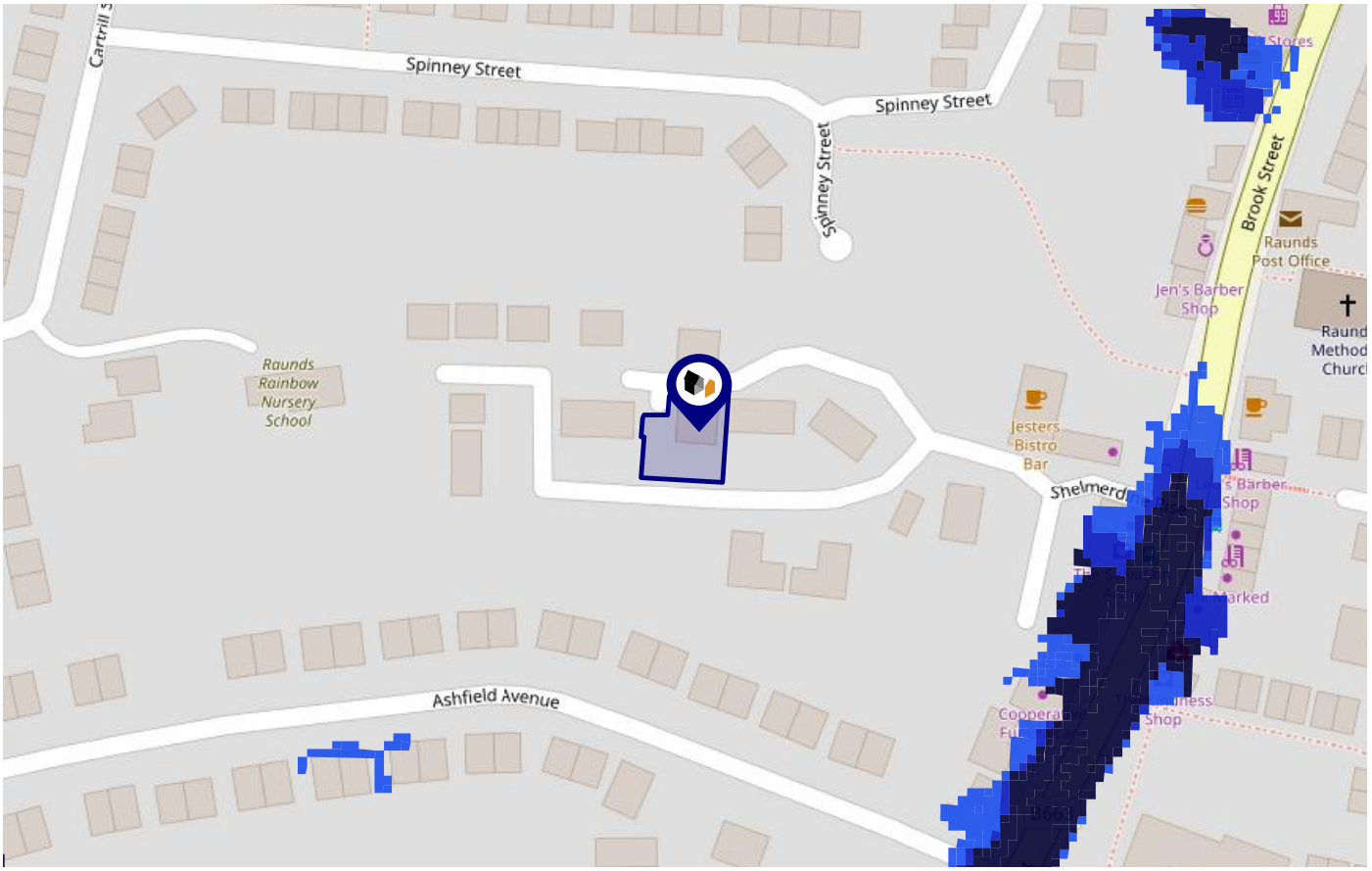


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Flood Risk
Surface Water - Flood Risk

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

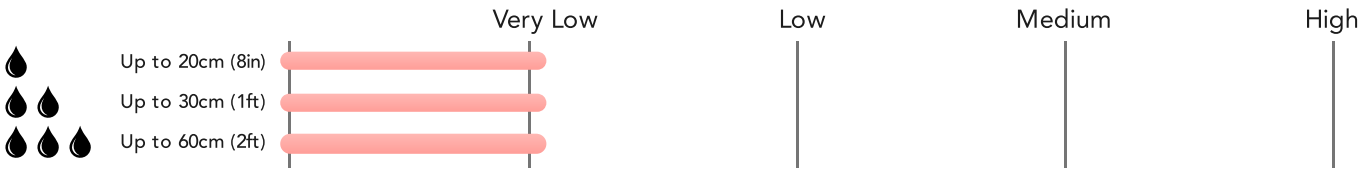


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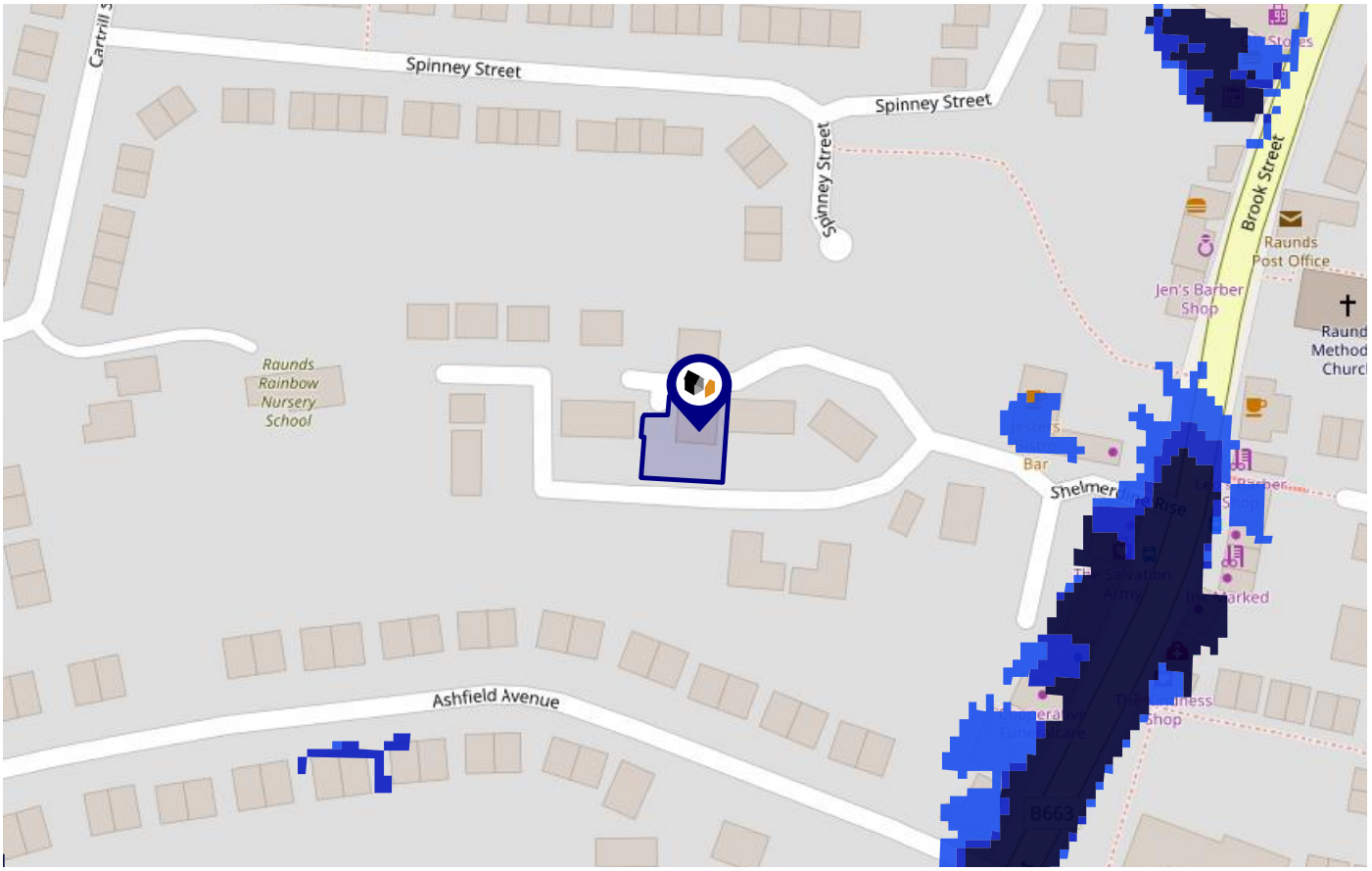


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Flood Risk
Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

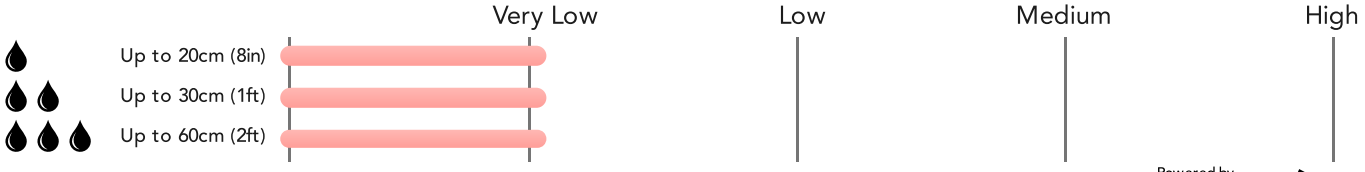


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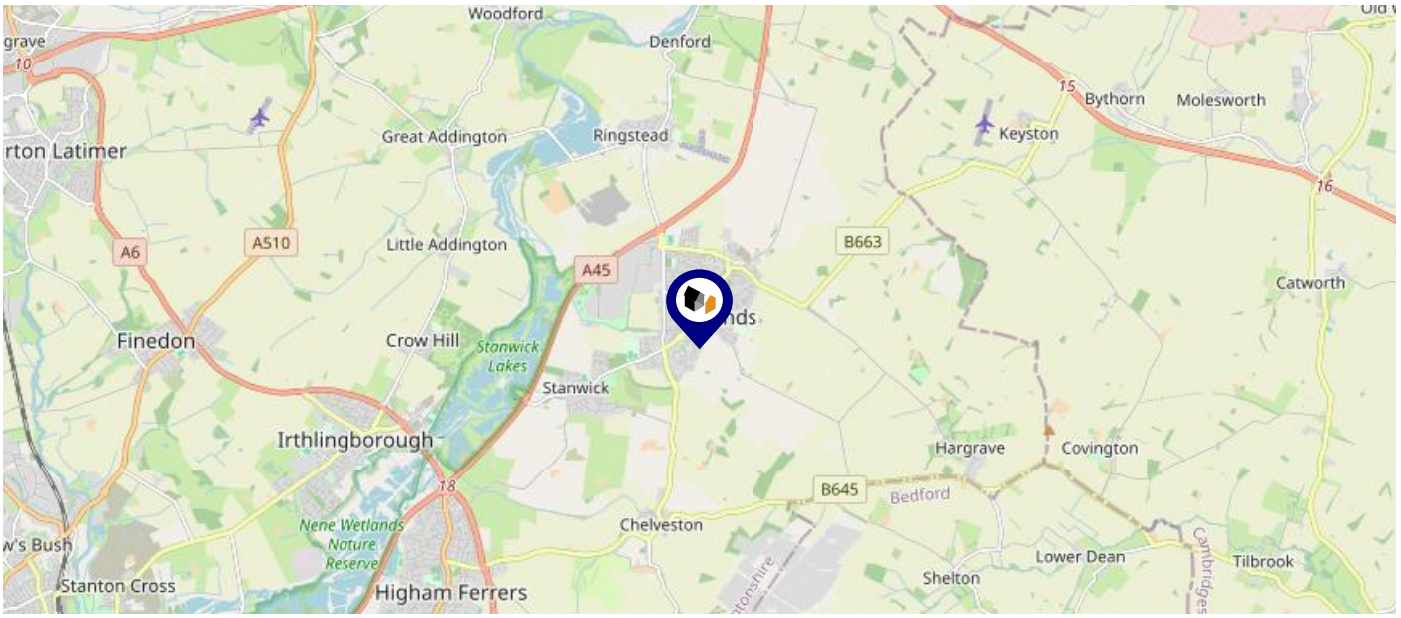


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Maps
Green Belt

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



Nearby Green Belt Land

No data available.

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Maps
Landfill Sites

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



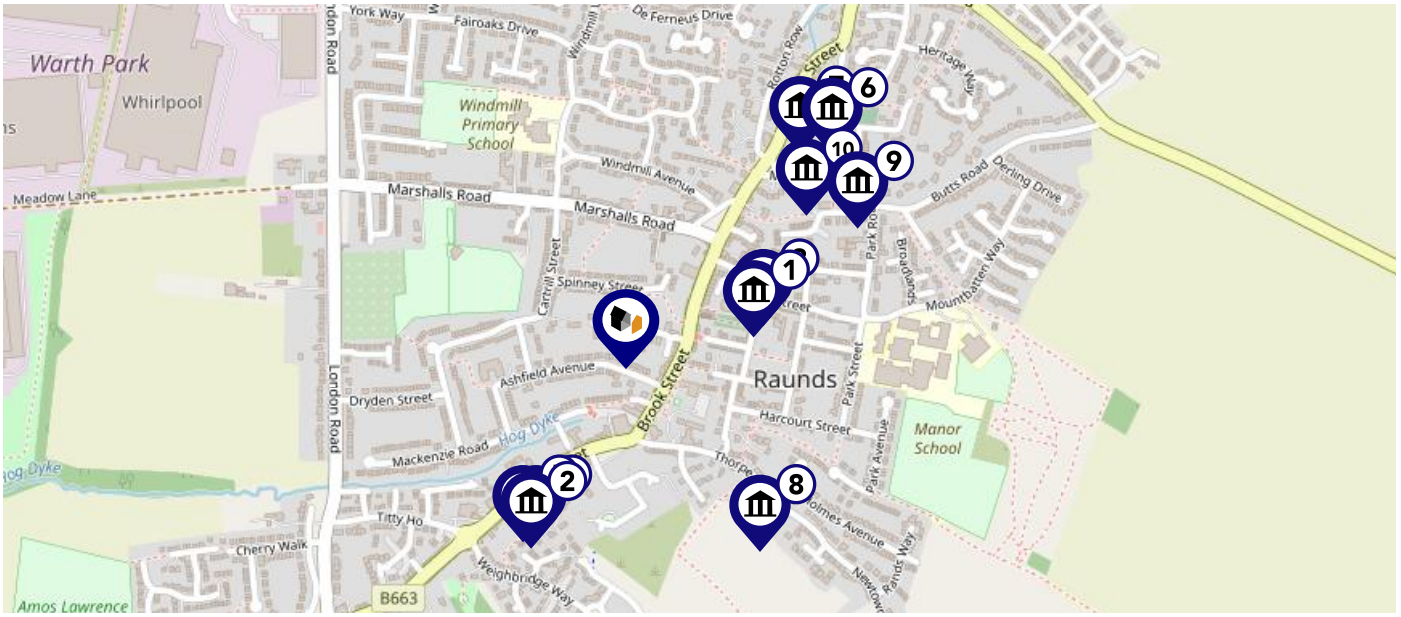
Nearby Landfill Sites

1	EA/EPR/JB3837WW/V003	Active Landfill
2	Stanwick Landfill Site-Hillstone Farm, Stanwick	Historic Landfill
3	OS Plots 5100 and 5115, Rectory Farm-Denford	Historic Landfill
4	Stanwick Quarry-Higham Road, Stanwick, Northamptonshire	Historic Landfill
5	Home Farm-Great Addington	Historic Landfill
6	Station Road-Irthlingborough	Historic Landfill
7	Denford Ash Farm-Thrapston, East Northamptonshire	Historic Landfill
8	Mill Chrome-Station Road, Higham Ferrers	Historic Landfill
9	Sewage Disposal Works-Kings Meadow Lane, Higham Ferrers, Northamptonshire	Historic Landfill
10	Off Finedon Road-Irthlingborough, Northamptonshire	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
1 1371904 - Number 47 And Attached House	Grade II	0.2 miles
2 1286695 - Stable Approximately 30 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.2 miles
3 1286703 - 48, Hill Street	Grade II	0.2 miles
4 1040341 - Dovecote Approximately 50 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.2 miles
5 1371903 - Barn Approximately 20 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.2 miles
6 1040339 - Pair Of Headstones Approximately 4 Metres South Of Tower Of Church Of St Peter	Grade II	0.3 miles
7 1430849 - Raunds War Memorial	Grade II	0.3 miles
8 1040345 - Number 59 And (thorpe House) And Attached Wall To South	Grade II	0.3 miles
9 1391031 - Wescam Engineering (ernest Chambers Heel Factory)	Grade II	0.3 miles
10 1040344 - Outbuilding And Attached Gate Arch Approximately 20 Metres East Of Number 2 (manor House)	Grade II	0.3 miles

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Area
Schools

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	Nursery	Primary	Secondary	College	Private
1 **Raunds Park Infant School** Ofsted Rating: Good | Pupils: 163 | Distance:0.26	☐	☑	☐	☐	☐
2 **Windmill Primary School** Ofsted Rating: Good | Pupils: 384 | Distance:0.28	☐	☑	☐	☐	☐
3 **St Peter's Church of England Academy** Ofsted Rating: Good | Pupils: 220 | Distance:0.4	☐	☑	☐	☐	☐
4 **Manor School** Ofsted Rating: Good | Pupils: 1007 | Distance:0.4	☐	☐	☑	☐	☐
5 **Stanwick Academy** Ofsted Rating: Good | Pupils: 199 | Distance:1.27	☐	☑	☐	☐	☐
6 **Ringstead Church of England Primary School** Ofsted Rating: Good | Pupils: 128 | Distance:1.66	☐	☑	☐	☐	☐
7 **Great Addington CofE Primary School** Ofsted Rating: Good | Pupils: 93 | Distance:2.79	☐	☑	☐	☐	☐
8 **Chelveston Road School** Ofsted Rating: Good | Pupils: 92 | Distance:2.98	☐	☐	☑	☐	☐

Area
Schools

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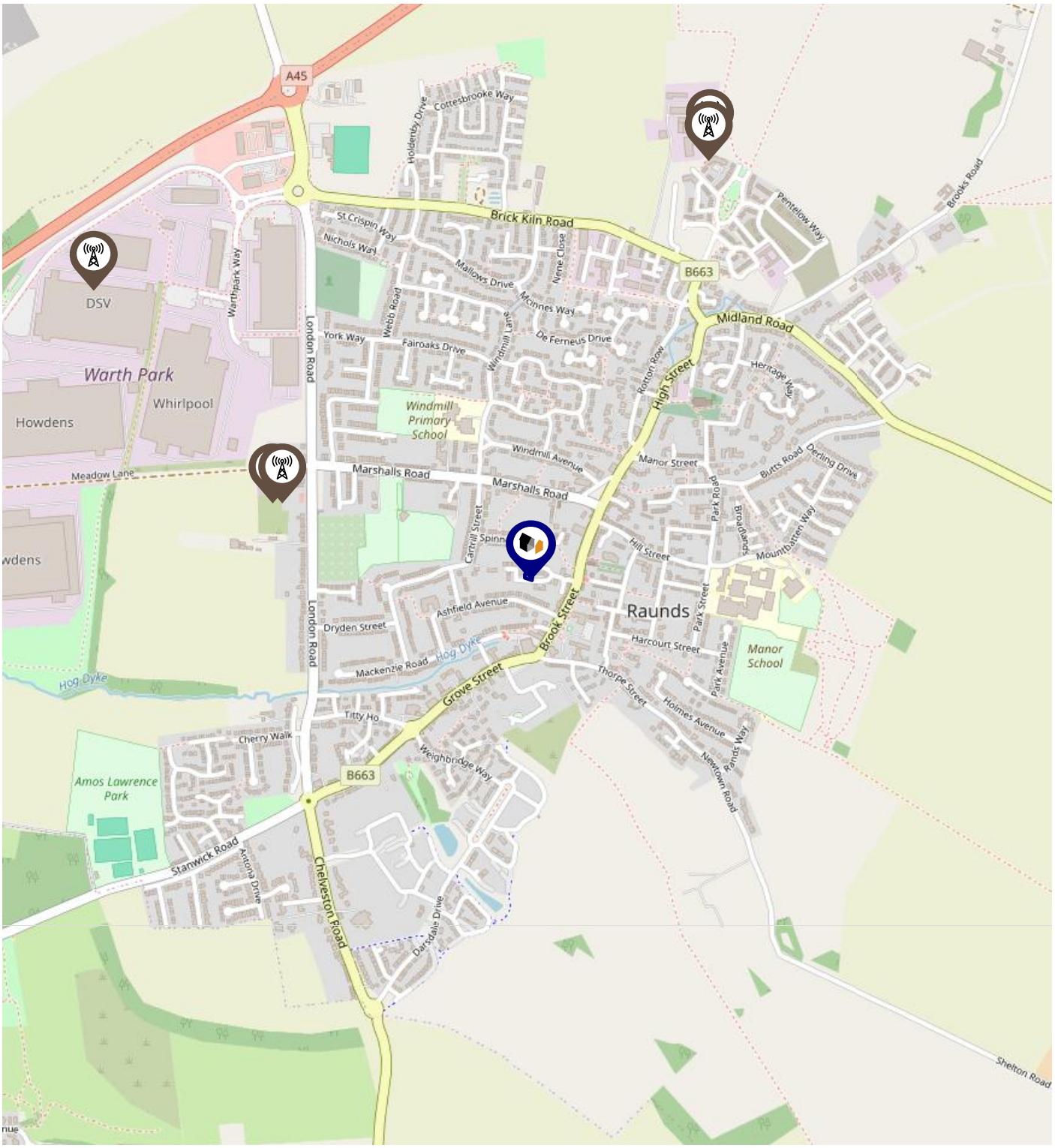


		Nursery	Primary	Secondary	College	Private
9	**Henry Chichele Primary School** Ofsted Rating: Requires improvement | Pupils: 401 | Distance:3.22	☐	☑	☐	☐	☐
10	**Woodford Church of England Primary School** Ofsted Rating: Good | Pupils: 113 | Distance:3.33	☐	☑	☐	☐	☐
11	**Higham Ferrers Junior School** Ofsted Rating: Requires improvement | Pupils: 321 | Distance:3.35	☐	☑	☐	☐	☐
12	**Irthlingborough Junior School** Ofsted Rating: Good | Pupils: 358 | Distance:3.35	☐	☑	☐	☐	☐
13	**Progress Schools - Thrapston** Ofsted Rating: Requires improvement | Pupils: 13 | Distance:3.41	☐	☐	☑	☐	☐
14	**The Ferrers School** Ofsted Rating: Good | Pupils: 928 | Distance:3.41	☐	☐	☑	☐	☐
15	**Irthlingborough Nursery and Infant School** Ofsted Rating: Good | Pupils: 316 | Distance:3.48	☐	☑	☐	☐	☐
16	**Higham Ferrers Nursery and Infant School** Ofsted Rating: Good | Pupils: 270 | Distance:3.53	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

Power Pylons

Communication Masts

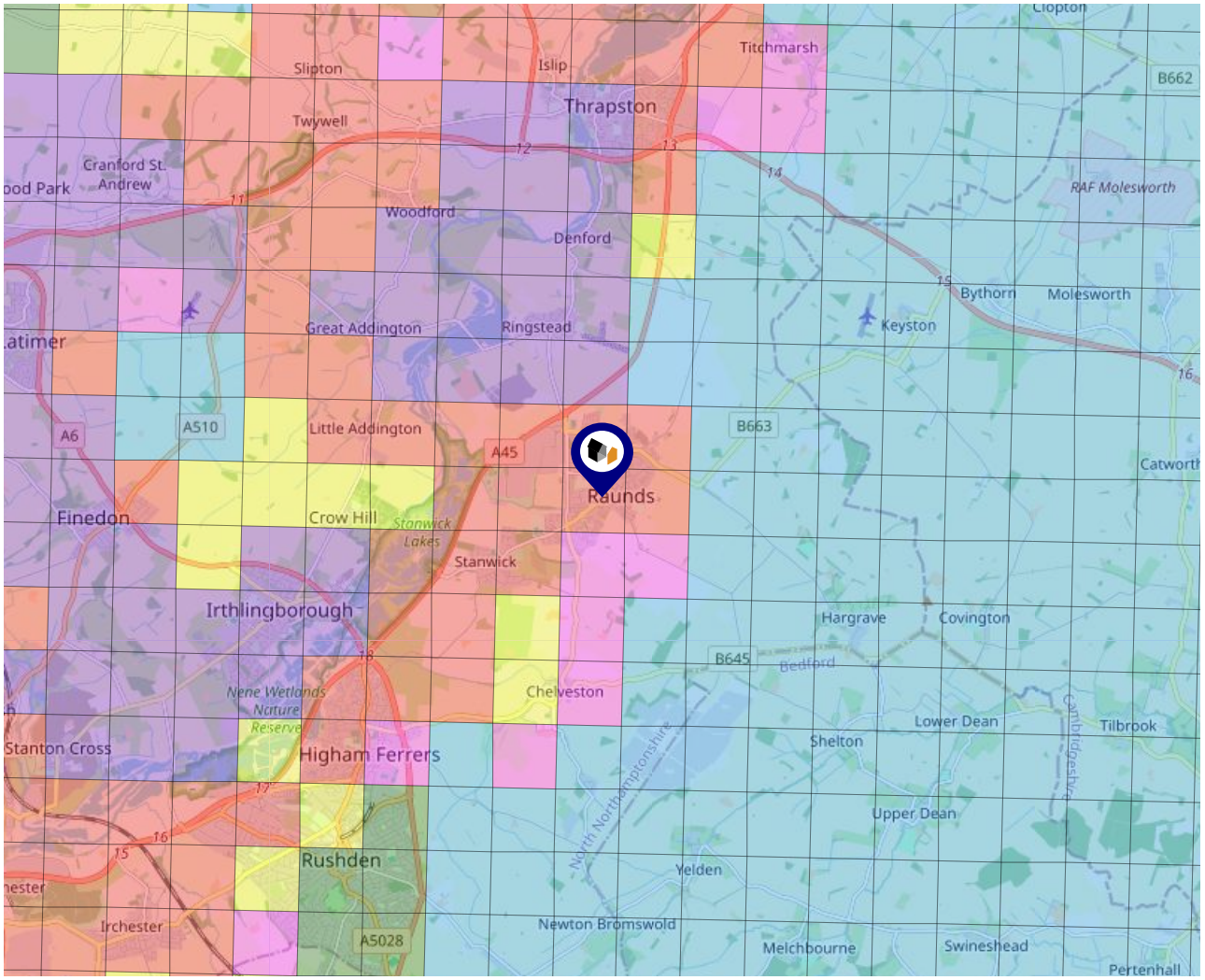
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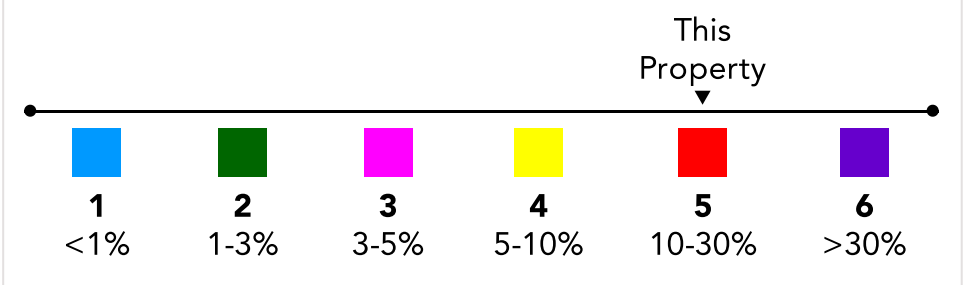
Environment
Radon Gas

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

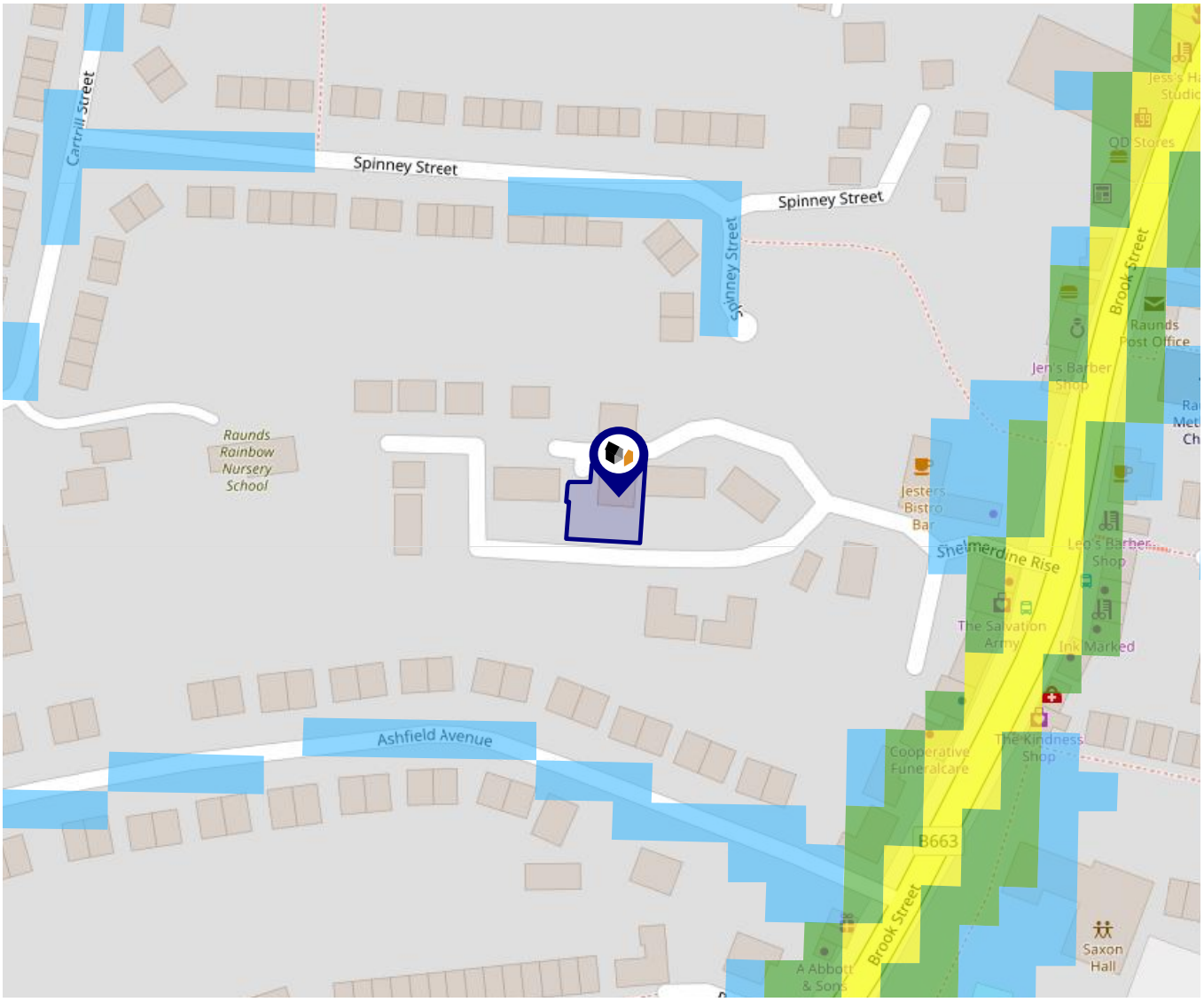




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Local Area
Road Noise

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

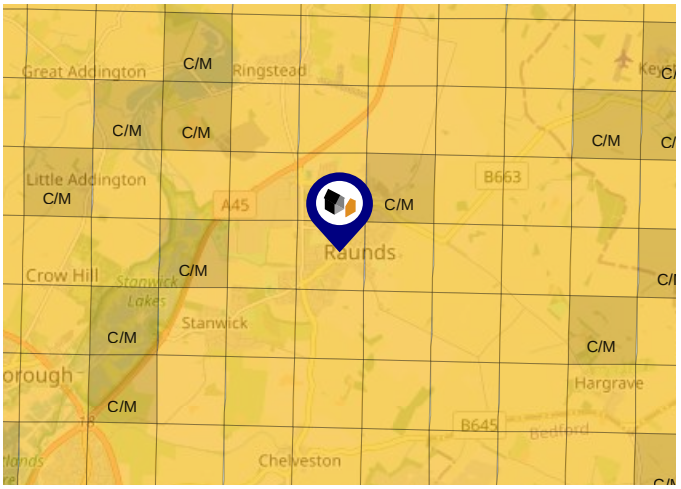
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

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



Primary Classifications (Most Common Clay Types)

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

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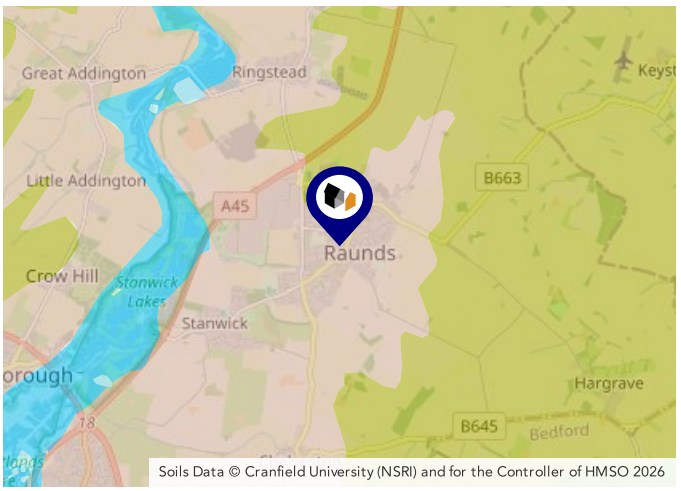
Environment
Soils & Clay – Cranfield Soilscapes

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

Soilscape: 5 – Freely draining lime-rich loamy soils

Texture: Loamy
Fertility: Lime-rich
Drainage: Freely draining
Carbon Content: Low



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

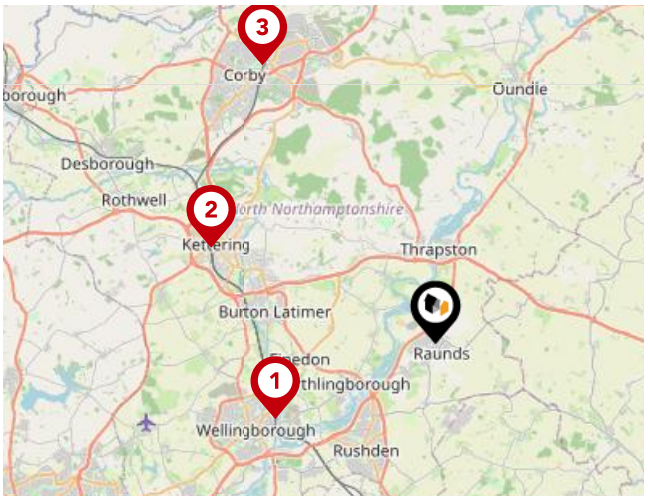
Soilscapes Classifications (Types Found in the Map Area)

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

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

Area
Transport (National)

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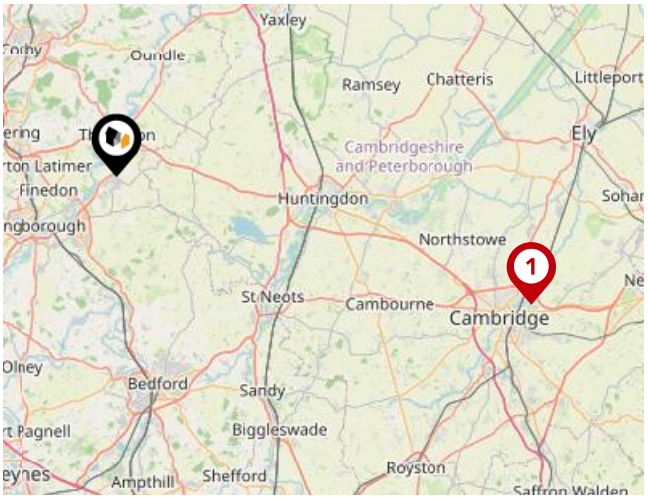
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	6.41 miles
2	Kettering Rail Station	8.84 miles
3	Corby Rail Station	11.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J13	12.04 miles
2	A1(M) J14	12.24 miles

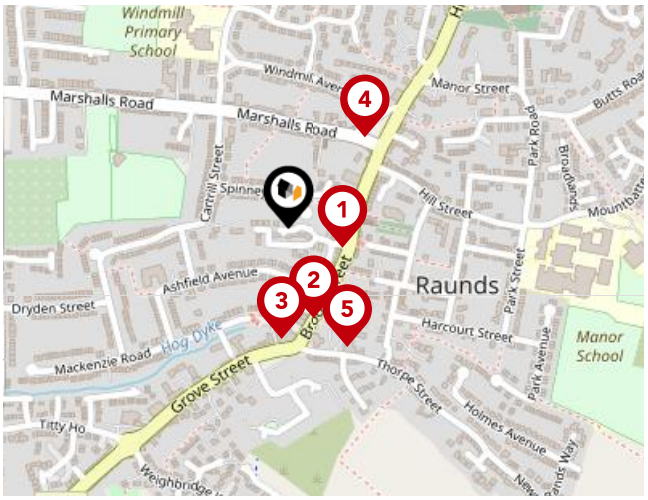


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	31.51 miles

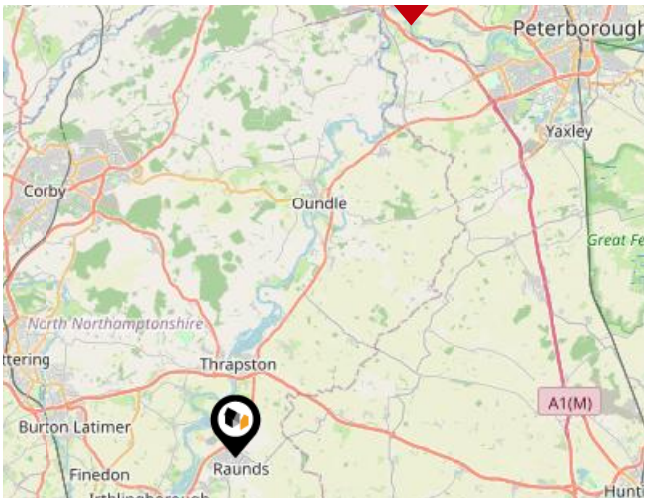
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shelmerdine Rise	0.06 miles
2	Co-op Store	0.1 miles
3	Co-op Store	0.12 miles
4	Bus Shelter	0.13 miles
5	Thorpe Street	0.14 miles



Local Connections

Pin	Name	Distance
1	Wansford (Nene Valley Railway)	16.81 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.

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Testimonials

Testimonial 1

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

Testimonial 2

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

Testimonial 3

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

/Carl Myers Bespoke Estate Agent

/carl_myers_bespoke

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Data Quality

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail