

CARL MYERS



BESPOKE ESTATE AGENT

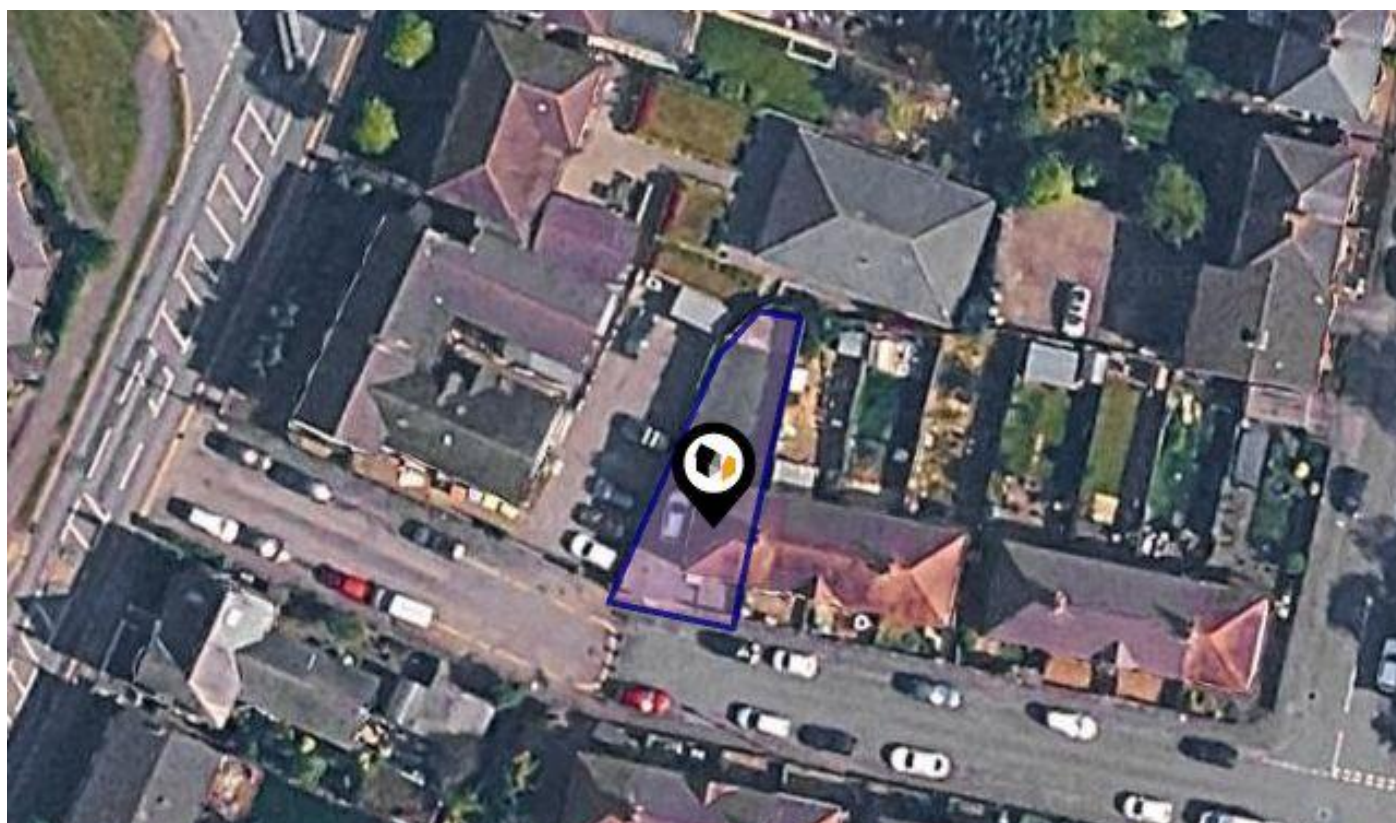


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th June 2026



**KINGS AVENUE, HIGHAM FERRERS, RUSHDEN, NN10**

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering

07867 528633/01536 903036

carl.myers@expuk.com

www.carlmyers.co.uk

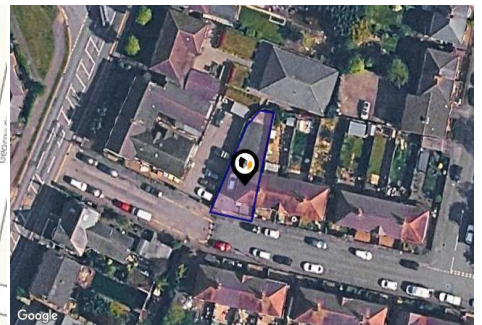
Powered by  
**aprift**  
Know any property instantly

# Property Overview

CARL MYERS



BESPOKE ESTATE AGENT



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2002		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,616		
<b>Title Number:</b>	NN228825		

## Local Area

<b>Local Authority:</b>	North northamptonshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>53</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos

CARL MYERS



BESPOKE ESTATE AGENT

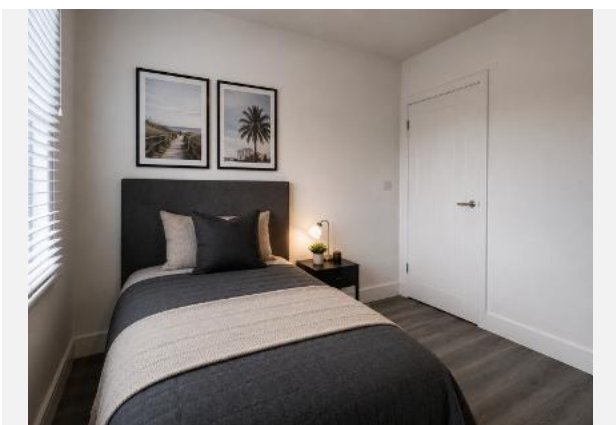


# Gallery Photos

CARL MYERS



BESPOKE ESTATE AGENT



# Gallery Photos

CARL MYERS

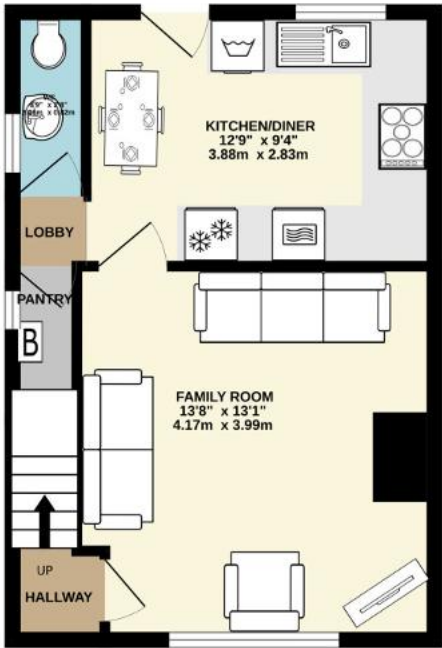


BESPOKE ESTATE AGENT

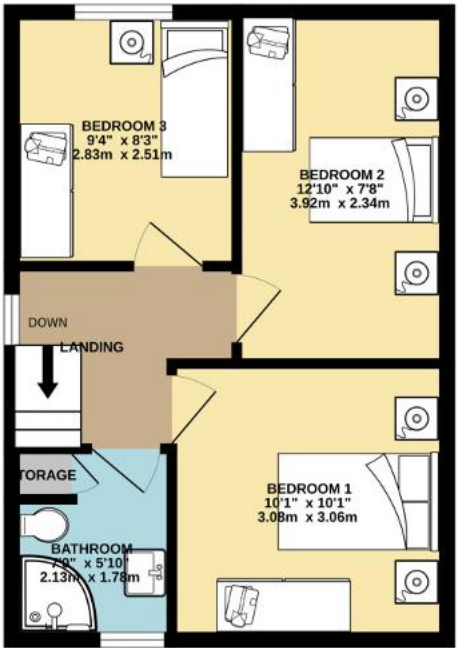


## KINGS AVENUE, HIGHAM FERRERS, RUSHDEN, NN10

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

# Property EPC - Certificate

CARL MYERS



BESPOKE ESTATE AGENT

Kings Avenue, Higham Ferrers, NN10

Energy rating

**D**

Valid until 22.05.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

CARL MYERS



BESPOKE ESTATE AGENT

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

# Market

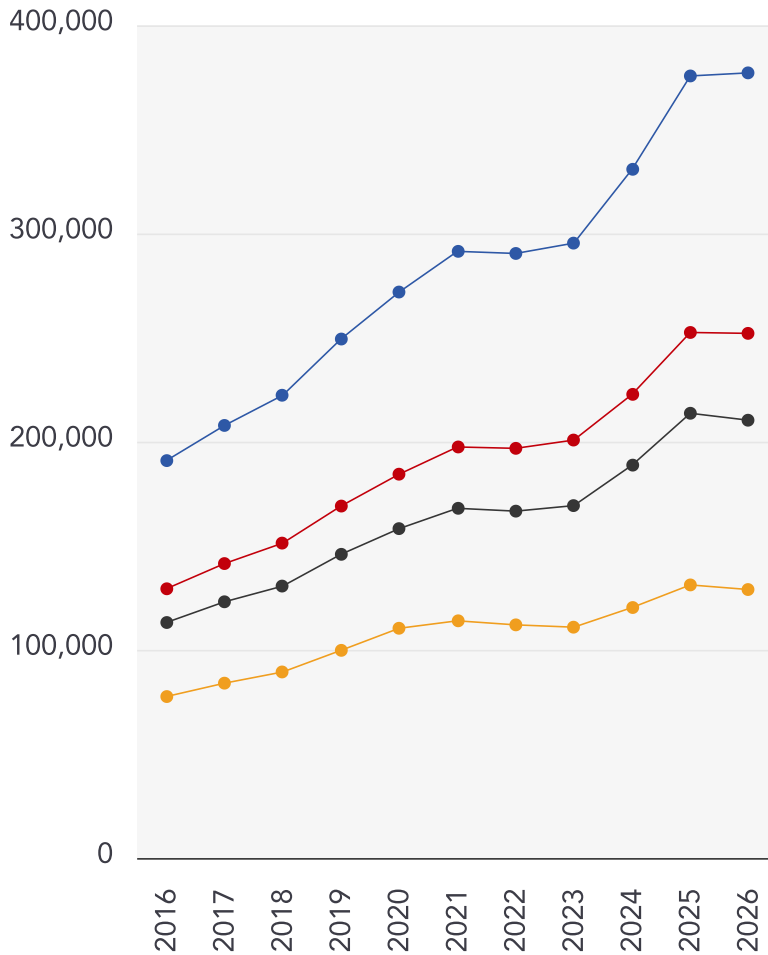
## House Price Statistics

CARL MYERS



BESPOKE ESTATE AGENT

### 10 Year History of Average House Prices by Property Type in NN10



Detached

**+97.56%**

Semi-Detached

**+94.85%**

Terraced

**+85.89%**

Flat

**+66.27%**

# Maps

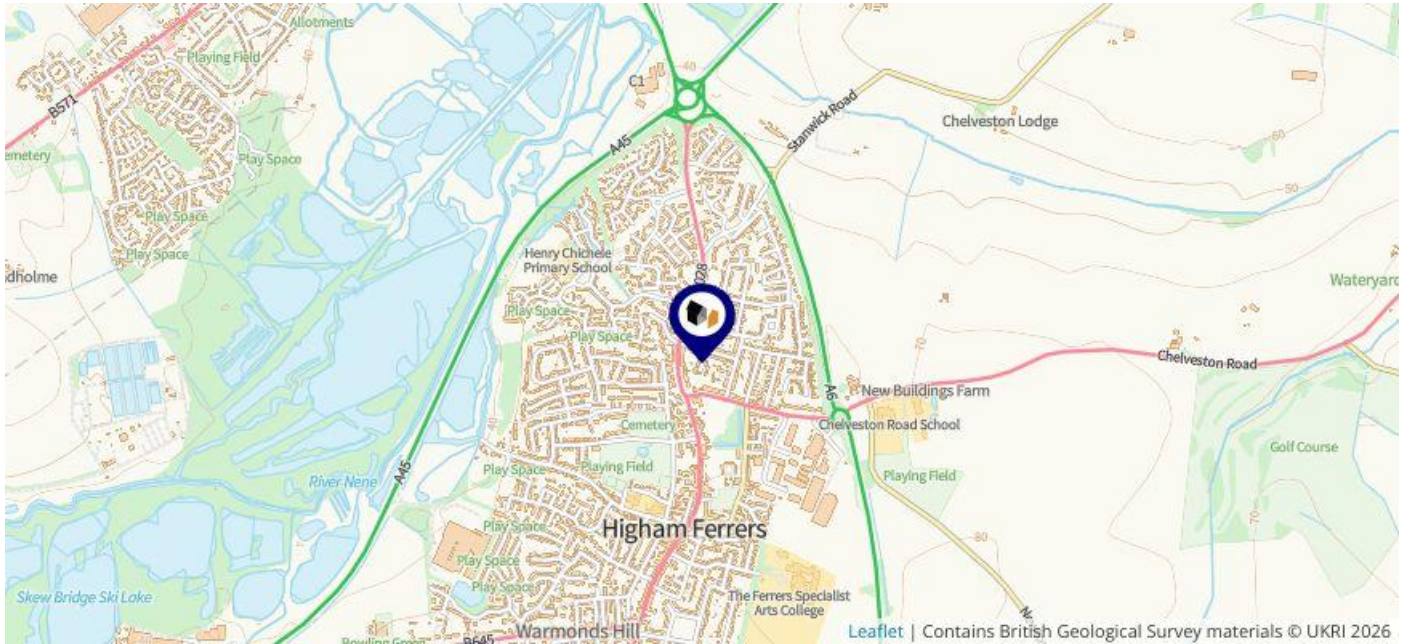
## Coal Mining

CARL MYERS



BESPOKE ESTATE AGENT

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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

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

# Maps

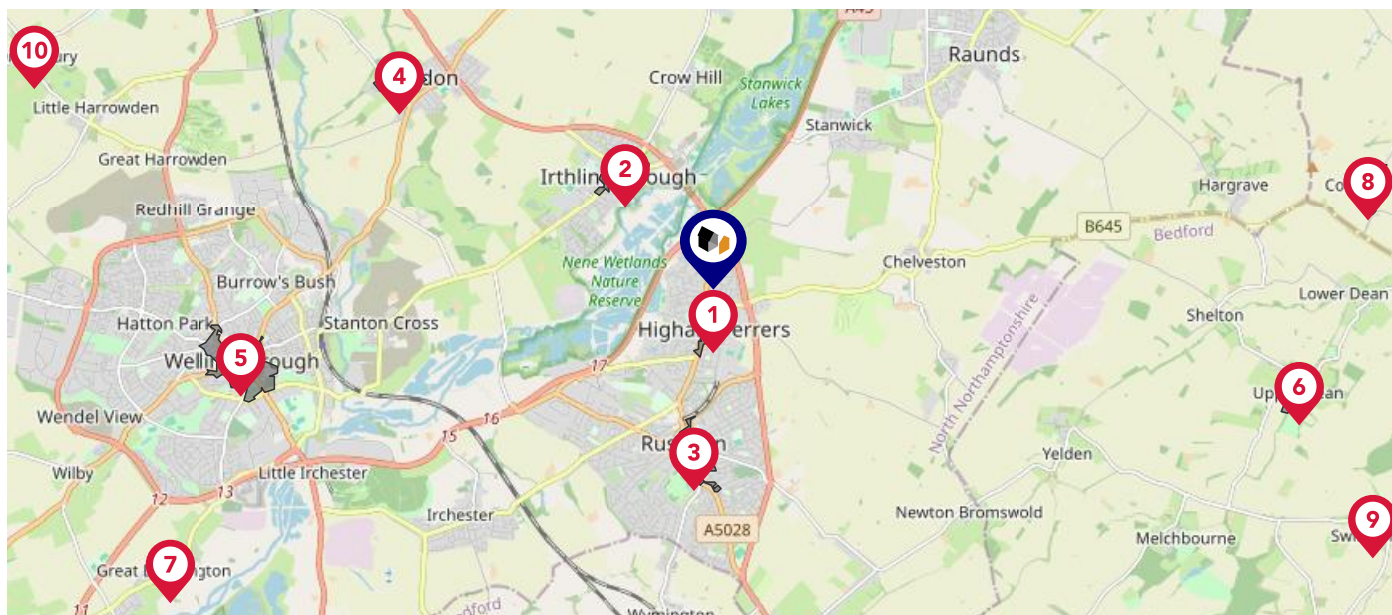
## Conservation Areas

CARL MYERS



BESPOKE ESTATE AGENT

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



### Nearby Conservation Areas

- 1 Higham Ferrers
- 2 Irthlingborough
- 3 Rushden
- 4 Finedon
- 5 Wellingborough
- 6 Upper Dean
- 7 Great Doddington
- 8 Covington
- 9 Swineshead
- 10 Orlingbury

# Maps

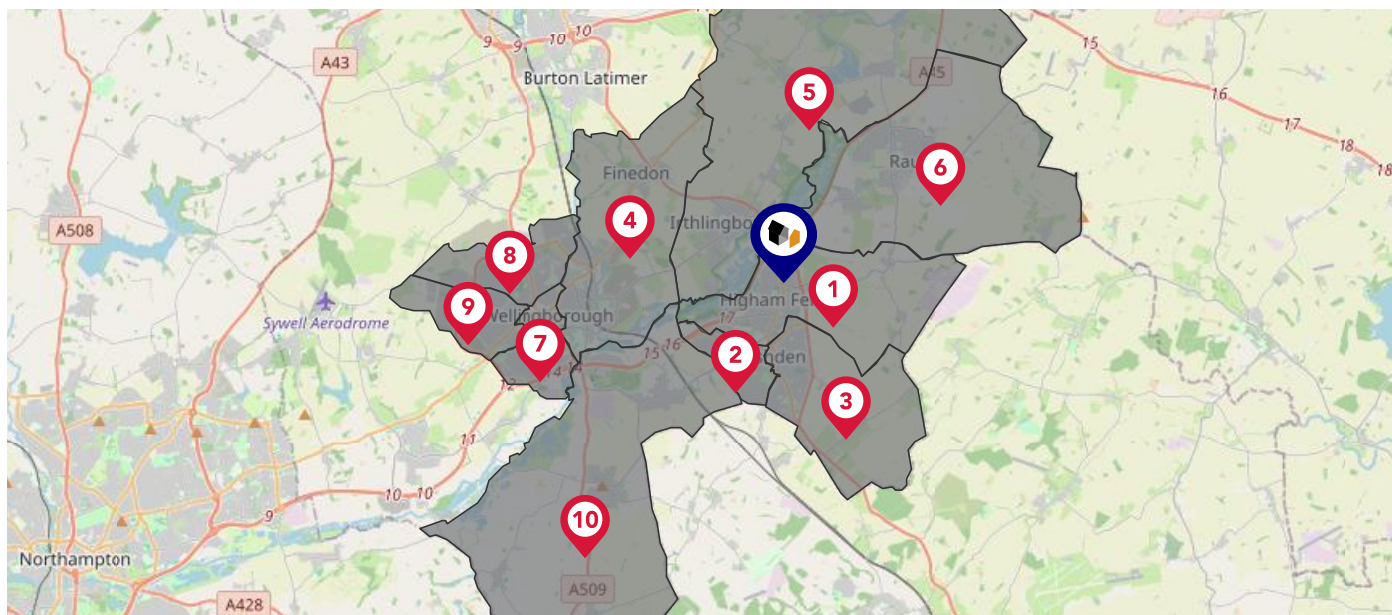
## Council Wards

CARL MYERS



BESPOKE ESTATE AGENT

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



### Nearby Council Wards



Higham Ferrers Ward



Rushden Pemberton West Ward



Rushden South Ward



Finedon Ward



Irthlingborough Ward



Raunds Ward



Croyland and Swanspool Ward



Hatton Park Ward



Brickhill and Queensway Ward



Irchester Ward

# Maps

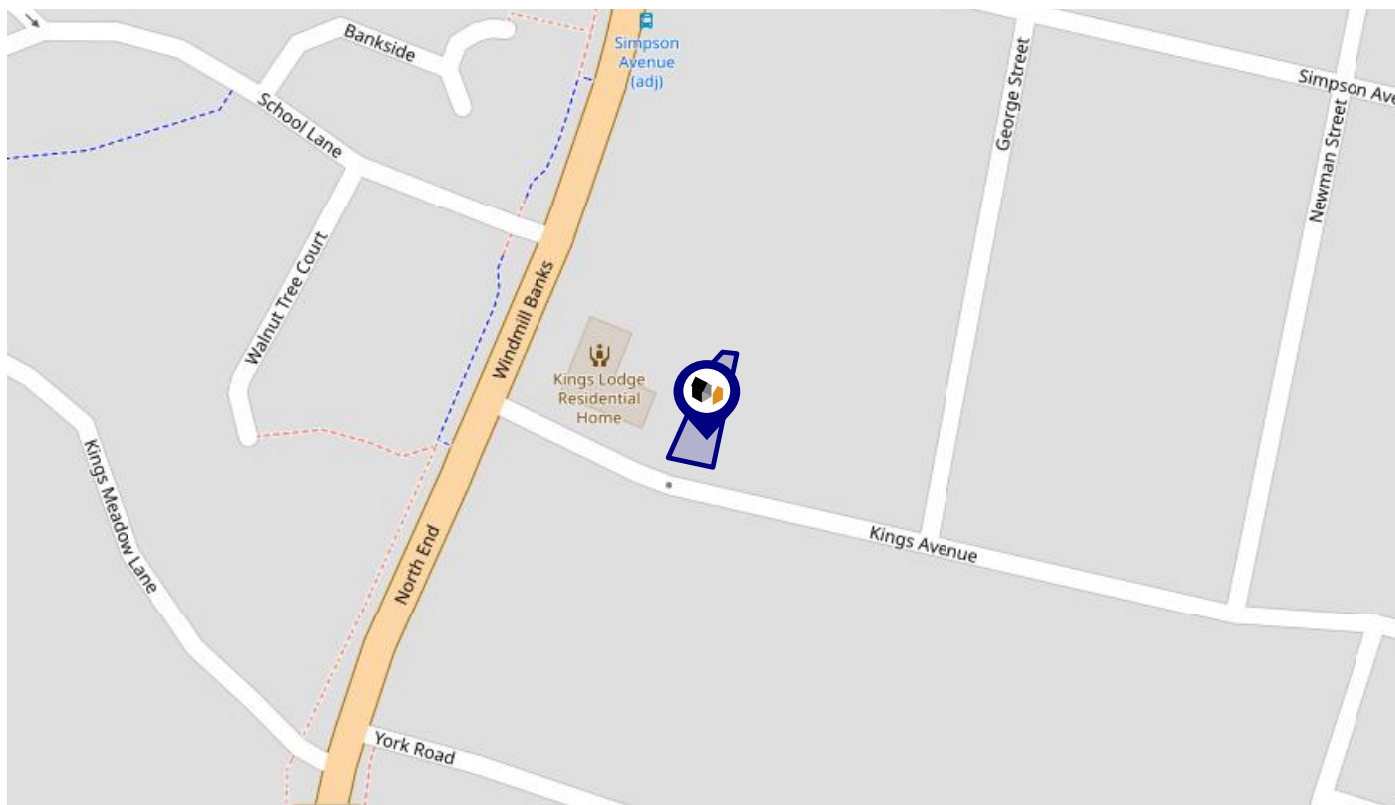
## Rail Noise

CARL MYERS



BESPOKE ESTATE AGENT

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



### Rail Noise Data

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

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

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

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

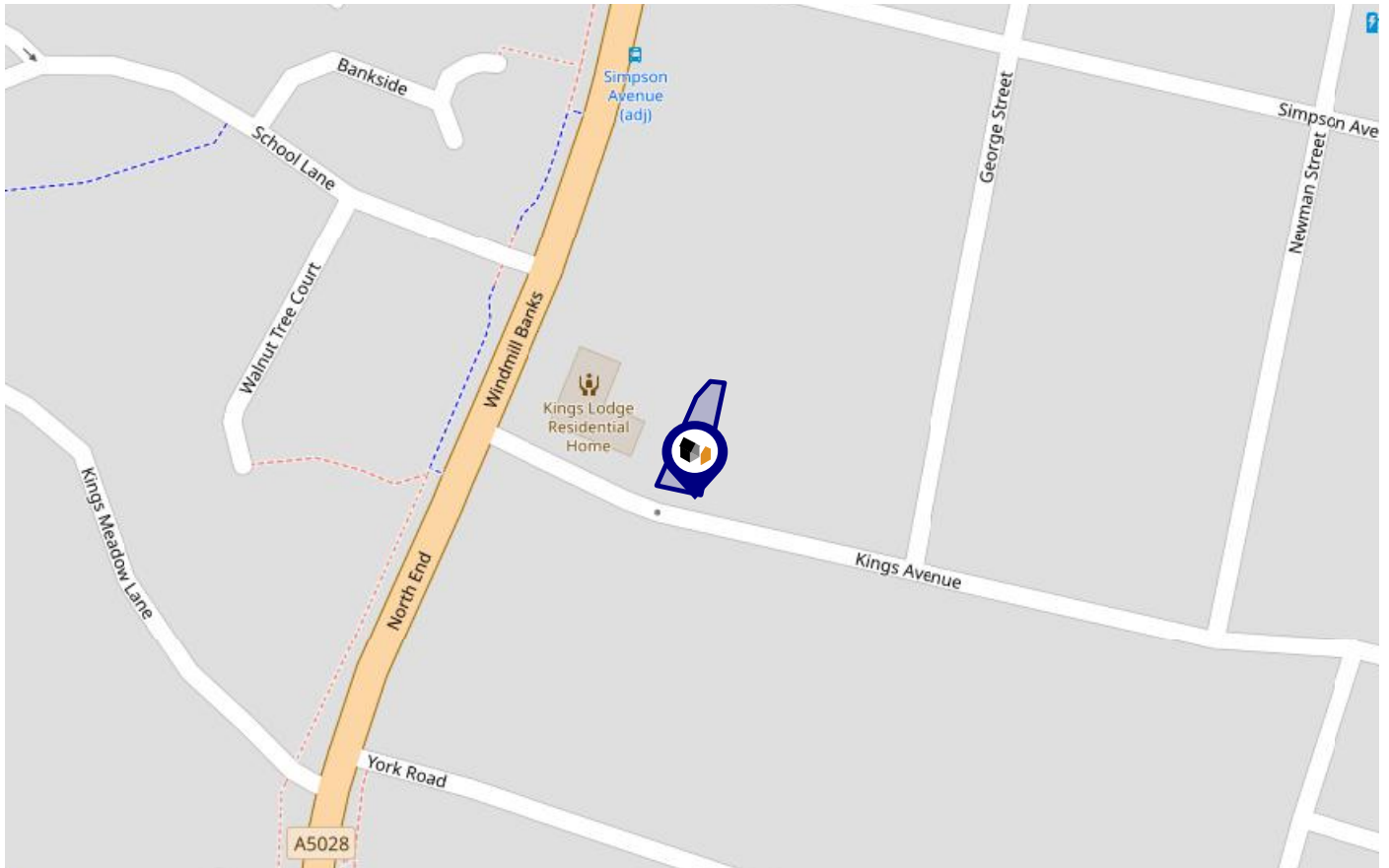
## Rivers & Seas - Flood Risk

CARL MYERS



BESPOKE ESTATE AGENT

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



**Risk Rating: Very low**

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

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

Chance of flooding to the following depths at this property:



# Flood Risk

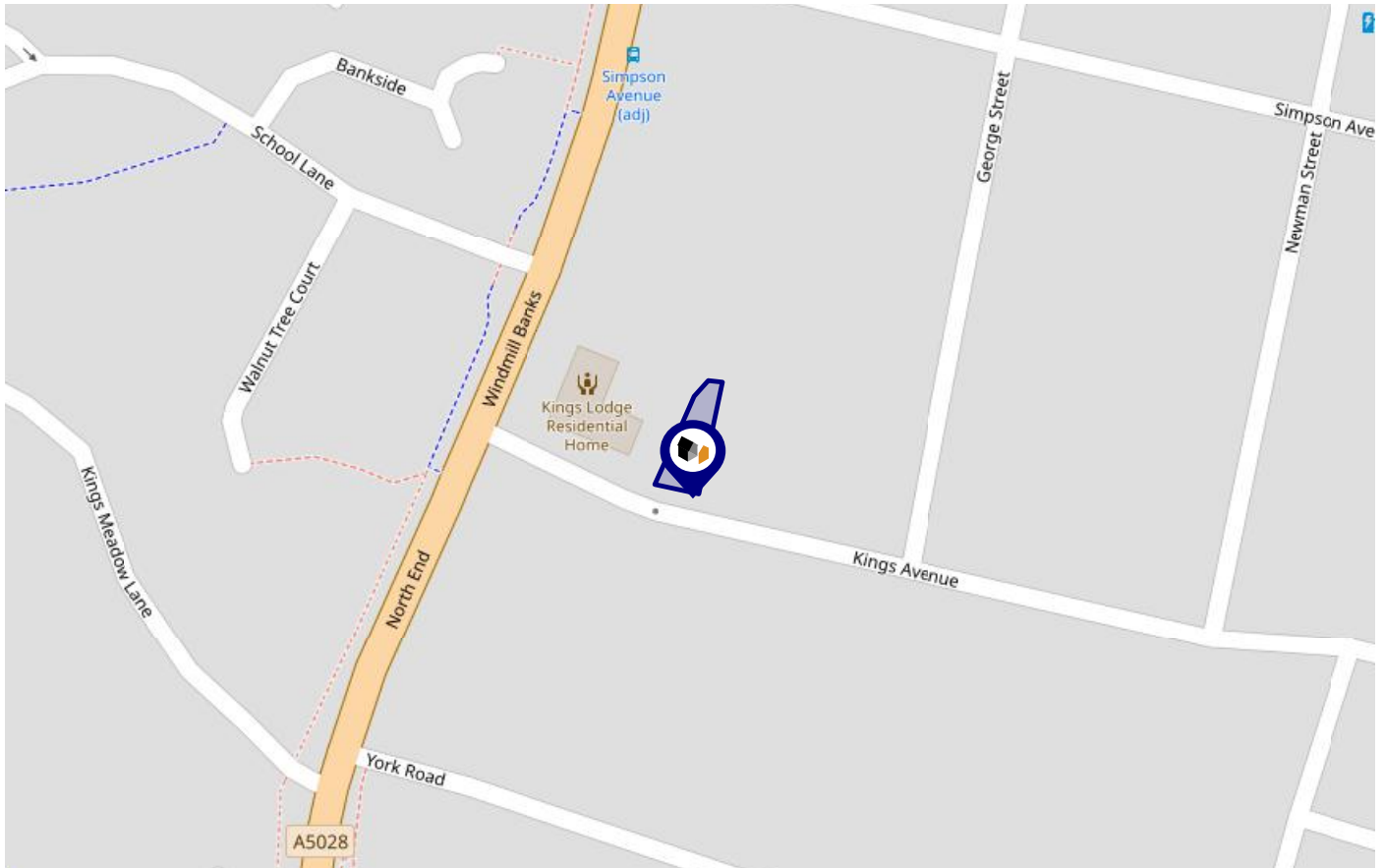
## Rivers & Seas - Climate Change

CARL MYERS



BESPOKE ESTATE AGENT

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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:



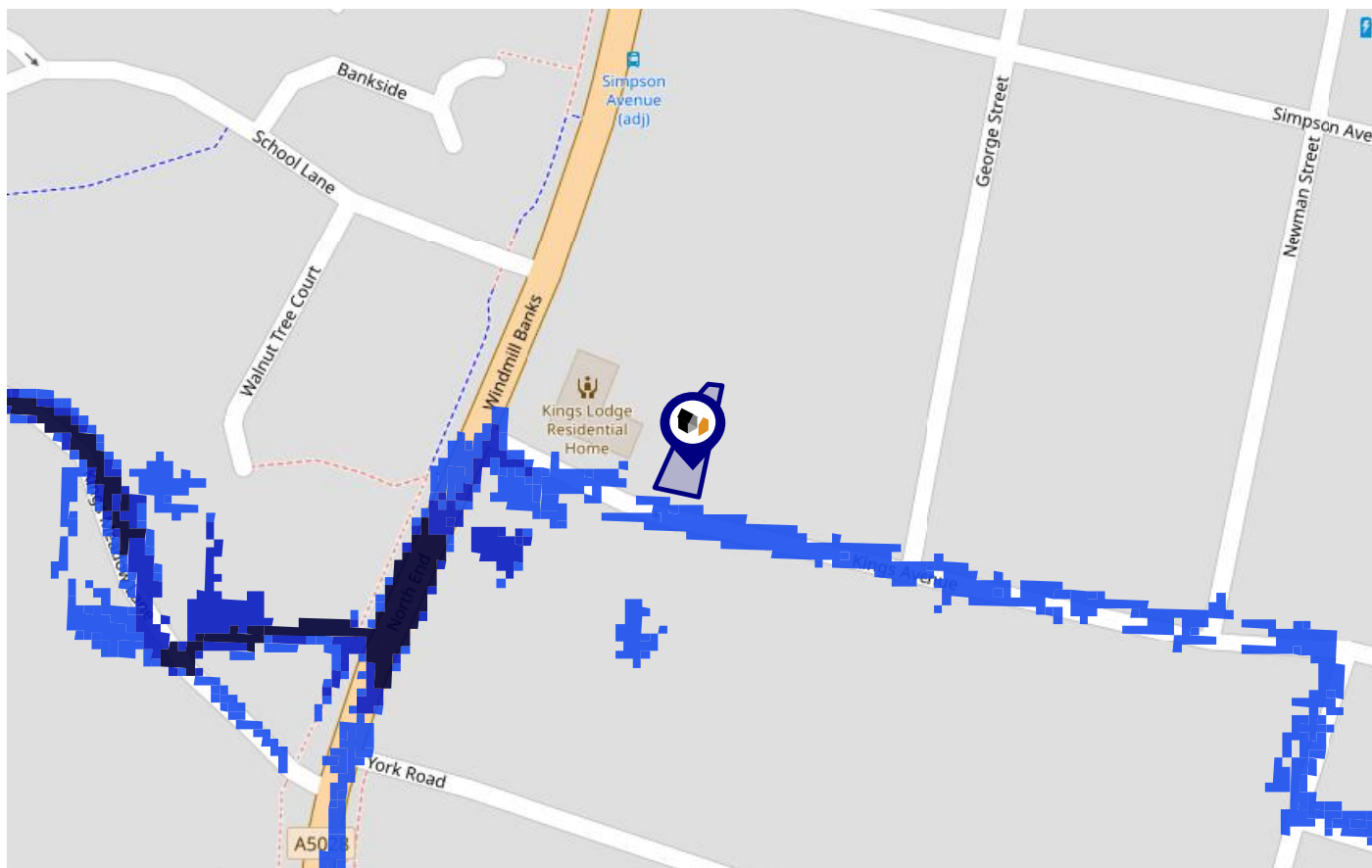
KFB - Key Facts For Buyers

# 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.

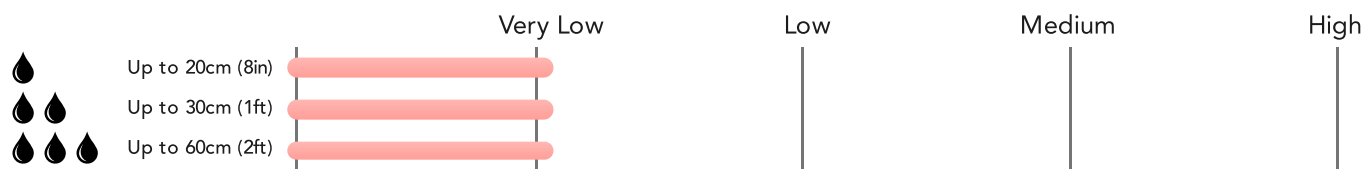


Risk Rating: Very low

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:



# Flood Risk

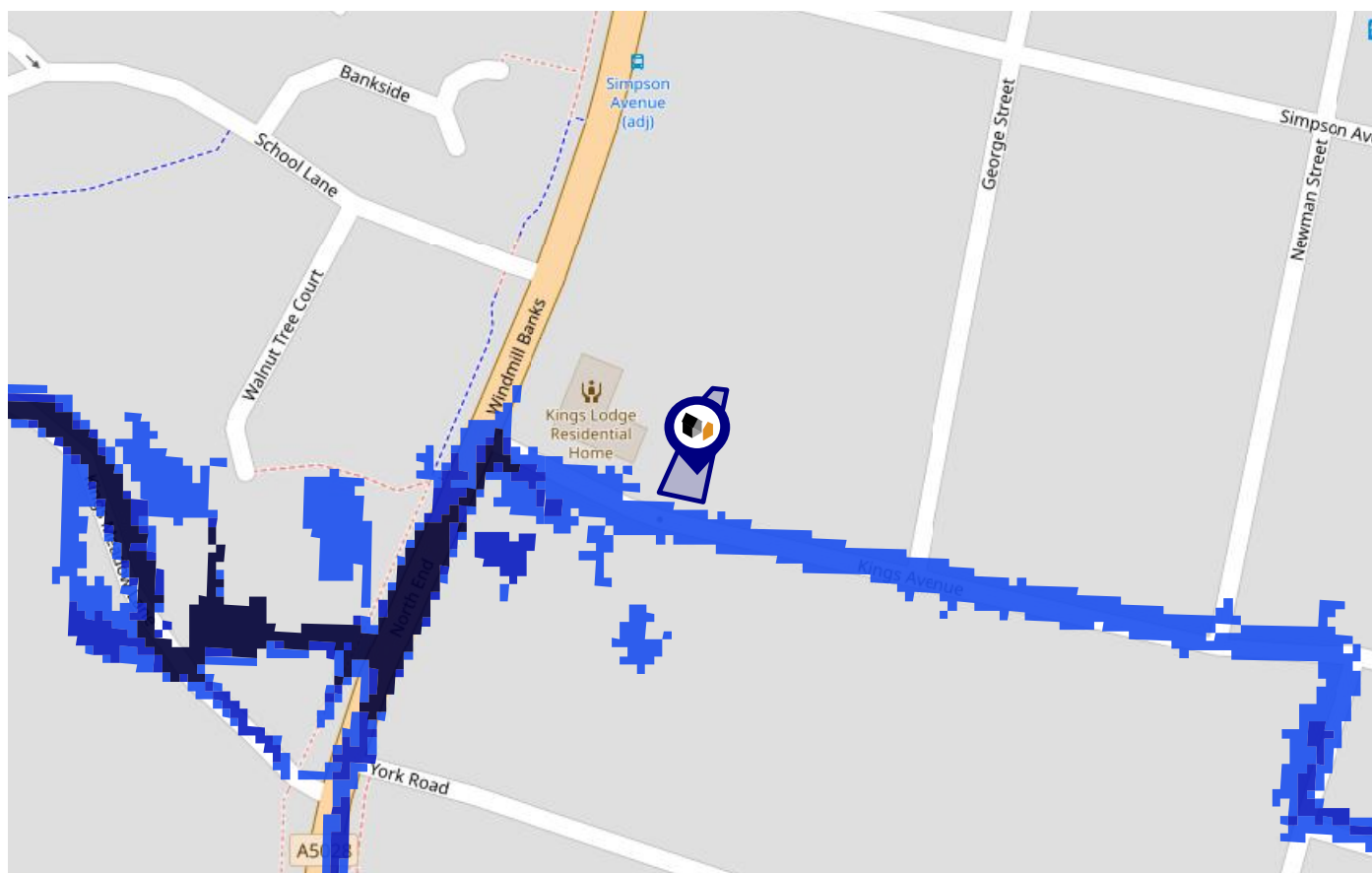
## Surface Water - Climate Change

CARL MYERS



BESPOKE ESTATE AGENT

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

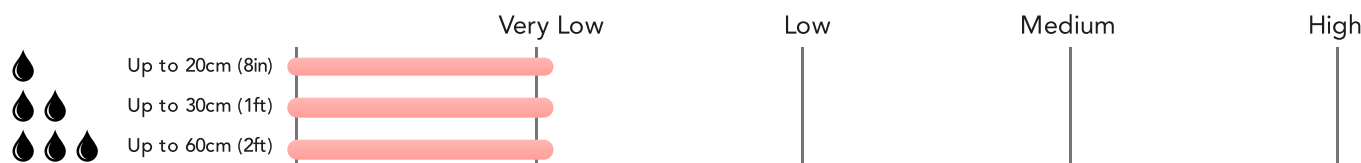


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:



# Maps

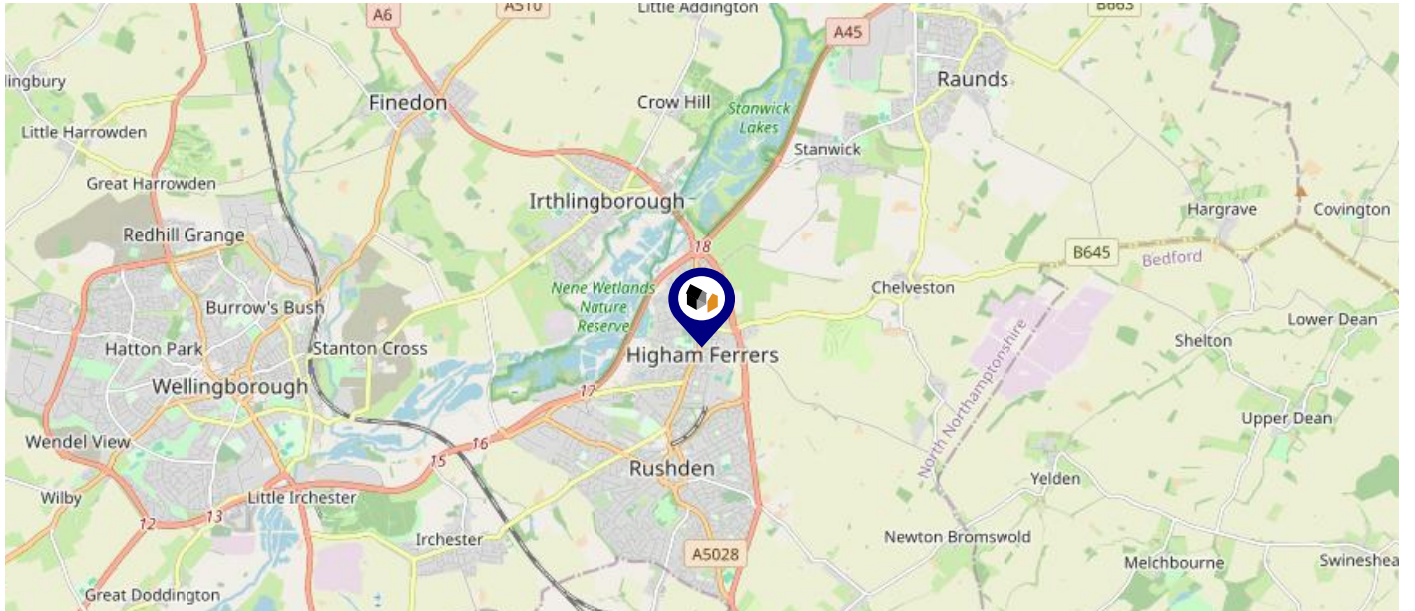
## Green Belt

CARL MYERS



BESPOKE ESTATE AGENT

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



### Nearby Green Belt Land

No data available.

# Maps

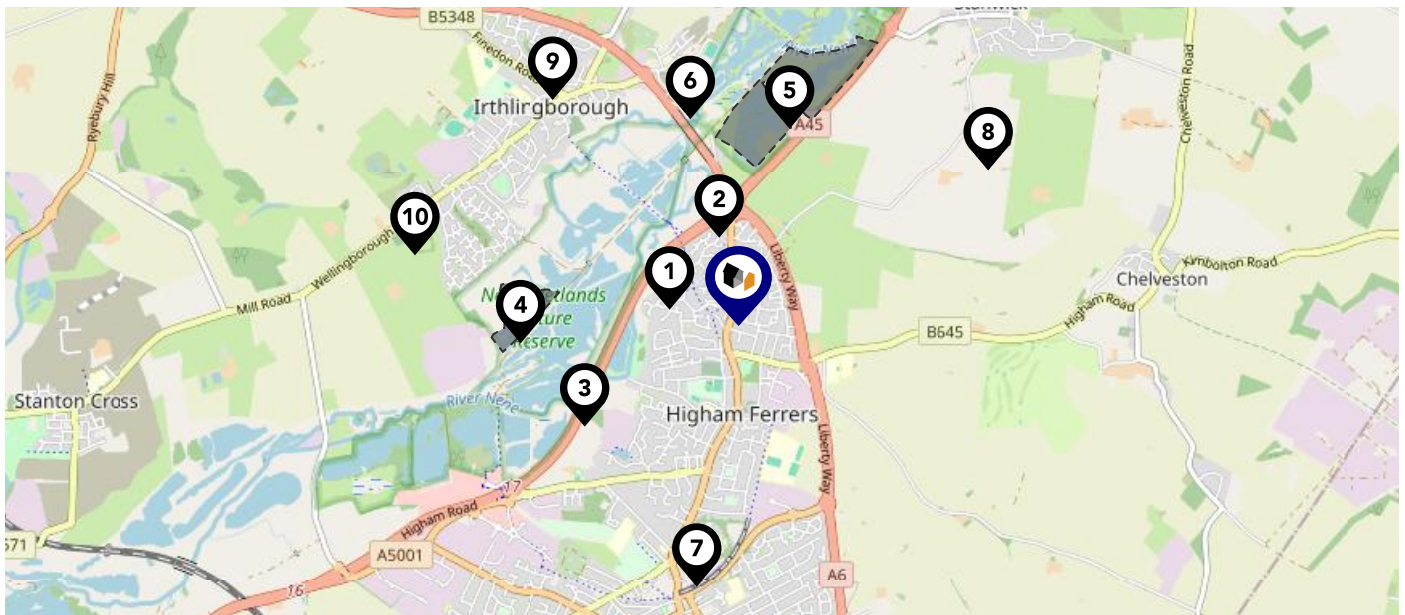
## Landfill Sites

CARL MYERS



BESPOKE ESTATE AGENT

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



### Nearby Landfill Sites

<b>1</b>	Sewage Disposal Works-Kings Meadow Lane, Higham Ferrers, Northamptonshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Mill Chrome-Station Road, Higham Ferrers	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Rushden and Higham Ferrers Bypass-Skewbridge, Rushden	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Rushden Pit-Northampton Road, Rushden	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Stanwick Quarry-Higham Road, Stanwick, Northamptonshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Station Road-Irthlingborough	Historic Landfill	<input type="checkbox"/>
<b>7</b>	EMGAS Shirley Road-Rushden	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Stanwick Landfill Site-Hillstone Farm, Stanwick	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Off Finedon Road-Irthlingborough, Northamptonshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	OS Plot 182, South Of Wellingborough Road-Irthlingborough	Historic Landfill	<input type="checkbox"/>

# Maps

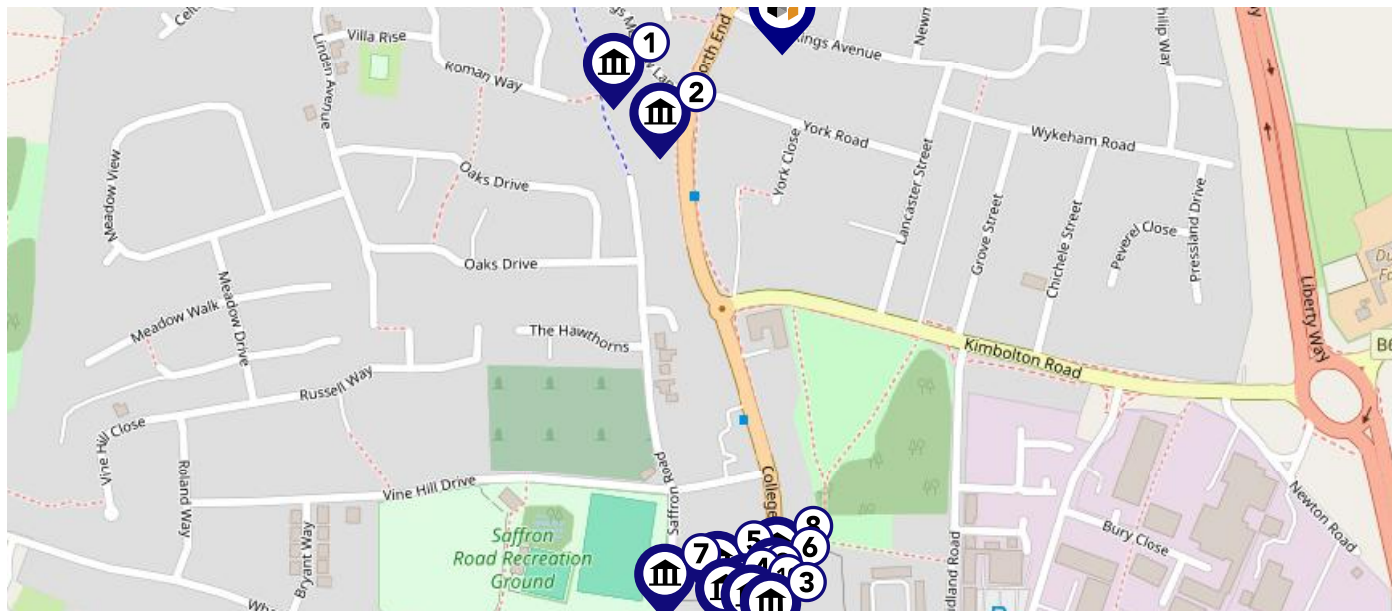
## Listed Buildings

CARL MYERS



BESPOKE ESTATE AGENT

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



### Listed Buildings in the local district

Grade

Distance

	1371871 - Numbers 5 And 7 (spring Cottage)	Grade II	0.1 miles
	1371875 - Walnut Tree Farmhouse	Grade II	0.1 miles
	1191853 - 14, 16 And 16a, College Street	Grade II	0.3 miles
	1371909 - Outbuilding Approximately 5 Metres West Of South Range Of Chichele College	Grade II	0.3 miles
	1371908 - Chichele College, North Range And Attached Foundations	Grade I	0.3 miles
	1191858 - Bottle Cottage	Grade II	0.3 miles
	1040350 - Chichele College, Perimeter Wall Gateway And Attached Foundations	Grade II	0.3 miles
	1371887 - Peartree Cottage	Grade II	0.3 miles
	1040390 - Chichele College, South And East Ranges And Attached Foundations	Grade I	0.3 miles
	1191863 - Number 19 And Attached Barn To West	Grade II	0.3 miles

# Area Schools

CARL MYERS



BESPOKE ESTATE AGENT



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Henry Chichele Primary School</b> Ofsted Rating: Requires improvement   Pupils: 401   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Higham Ferrers Junior School</b> Ofsted Rating: Requires improvement   Pupils: 321   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Chelveston Road School</b> Ofsted Rating: Good   Pupils: 92   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Higham Ferrers Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Ferrers School</b> Ofsted Rating: Good   Pupils: 928   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Rushden Academy</b> Ofsted Rating: Good   Pupils: 892   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Denfield Park Primary School</b> Ofsted Rating: Good   Pupils: 432   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Irthlingborough Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

CARL MYERS



BESPOKE ESTATE AGENT



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Irthlingborough Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St)</b> Ofsted Rating: Requires improvement   Pupils: 147   Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Newton Road School</b> Ofsted Rating: Requires improvement   Pupils: 243   Distance:1.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Huxlow Academy</b> Ofsted Rating: Not Rated   Pupils: 854   Distance:1.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Stanwick Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Whitefriars Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Rushden Primary Academy</b> Ofsted Rating: Good   Pupils: 389   Distance:2.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>South End Infant School</b> Ofsted Rating: Good   Pupils: 246   Distance:2.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

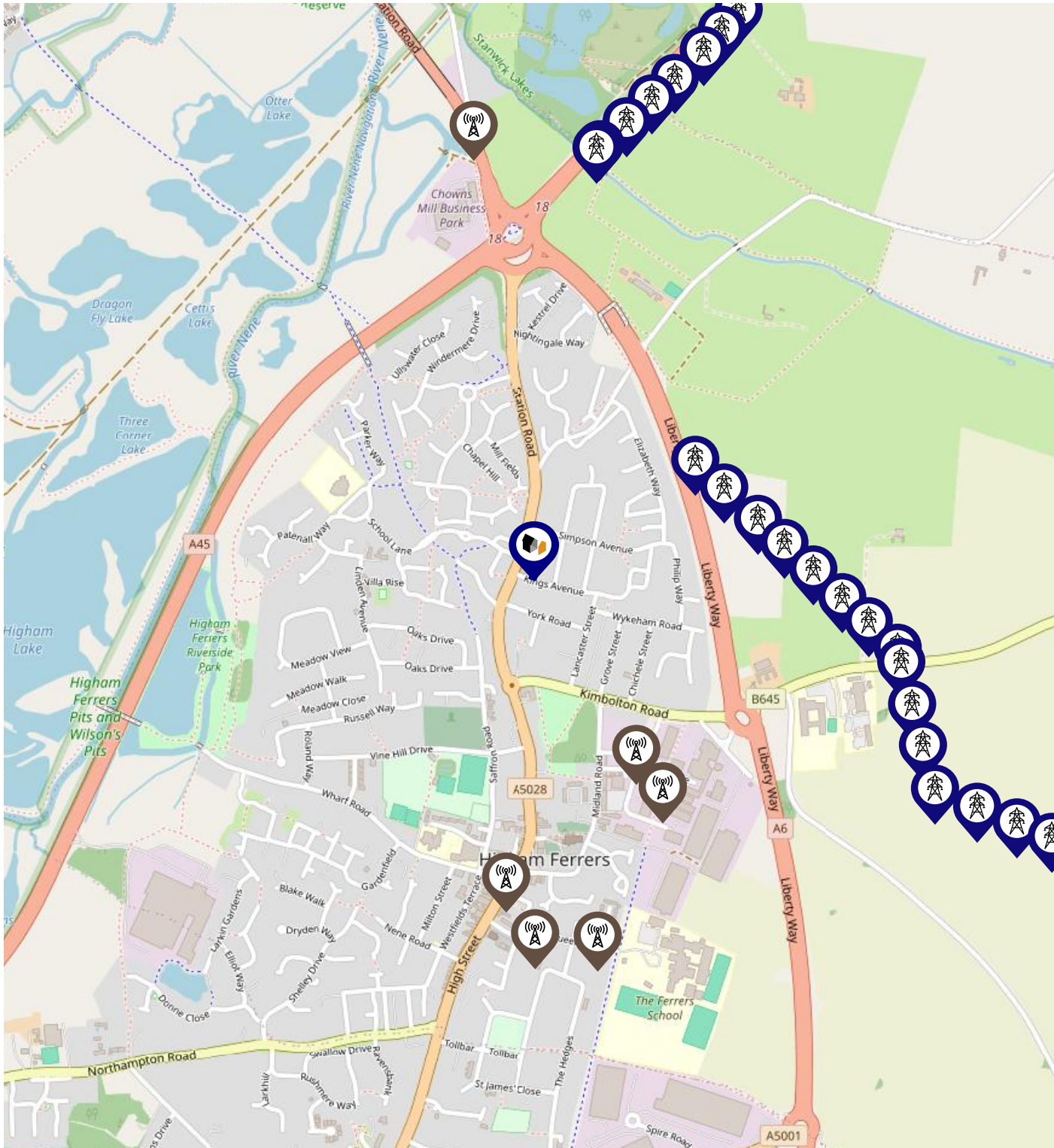
# Local Area

## Masts & Pylons

CARL MYERS



BESPOKE ESTATE AGENT



**Key:**

- Power Pylons
- Communication Masts

# Environment

## Radon Gas

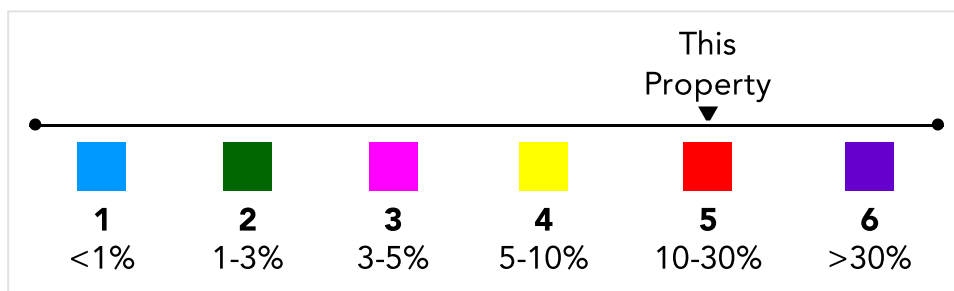
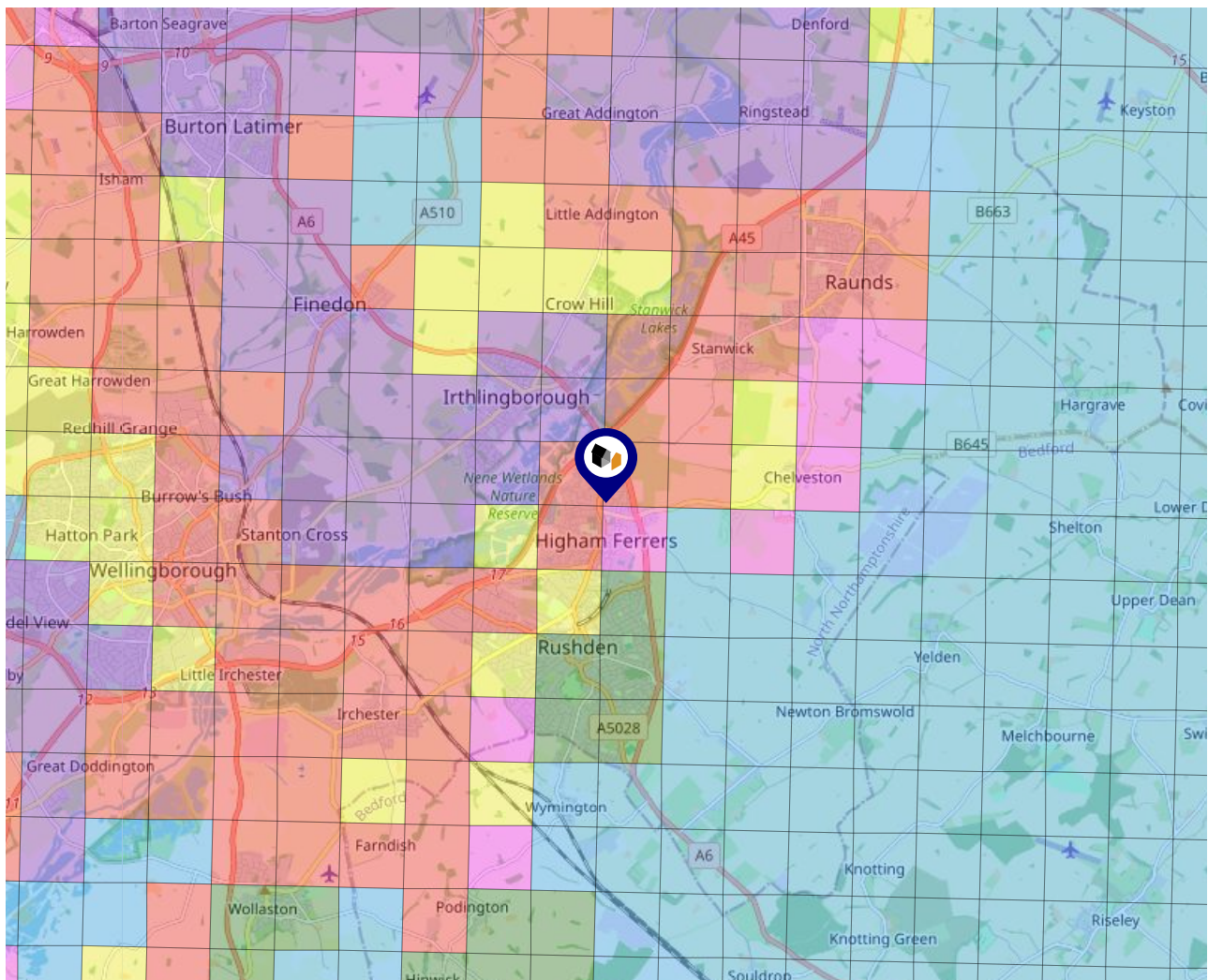
CARL MYERS



BESPOKE ESTATE AGENT

### 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/m<sup>3</sup>).

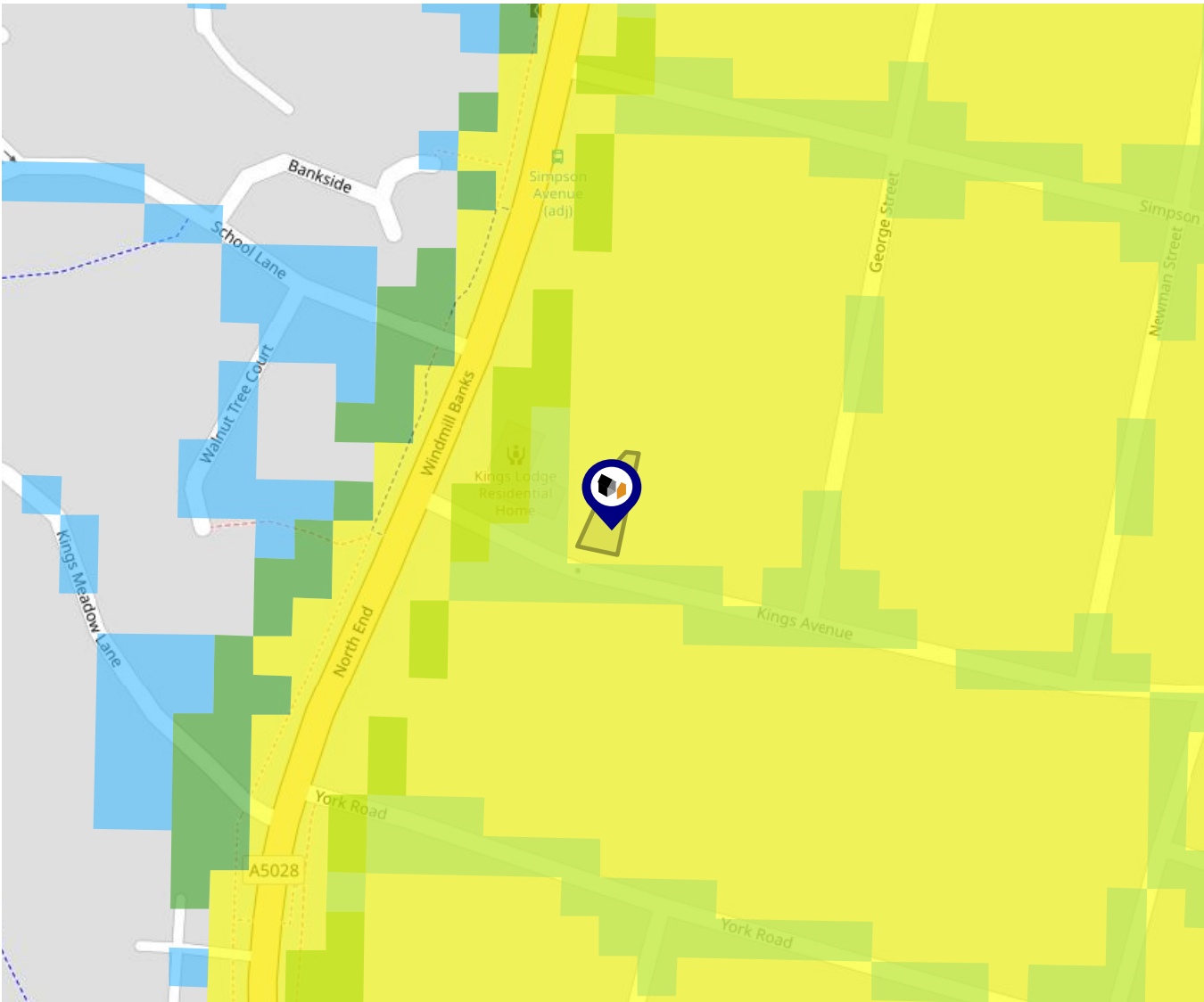


# Local Area Road Noise

CARL MYERS



BESPOKE ESTATE AGENT

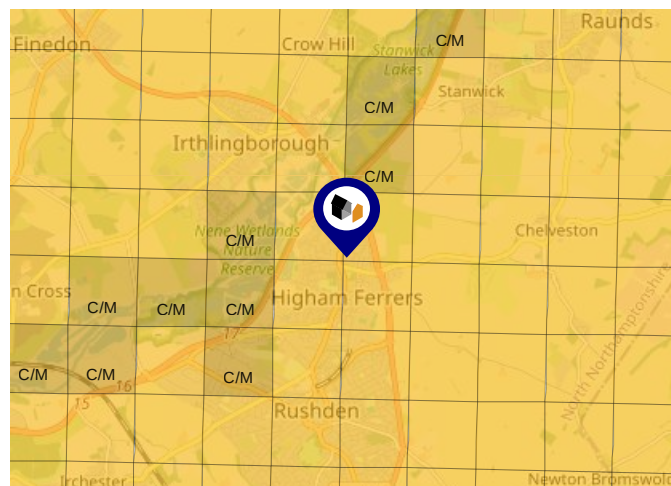


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAY TO LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM		



### Primary Classifications (Most Common Clay Types)

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

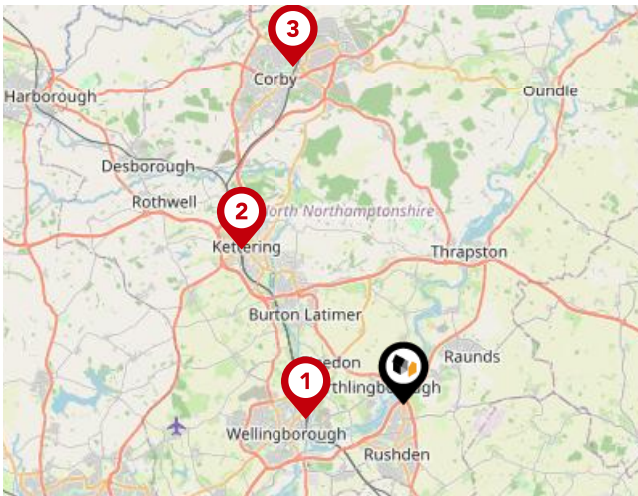
# Area

## Transport (National)

CARL MYERS

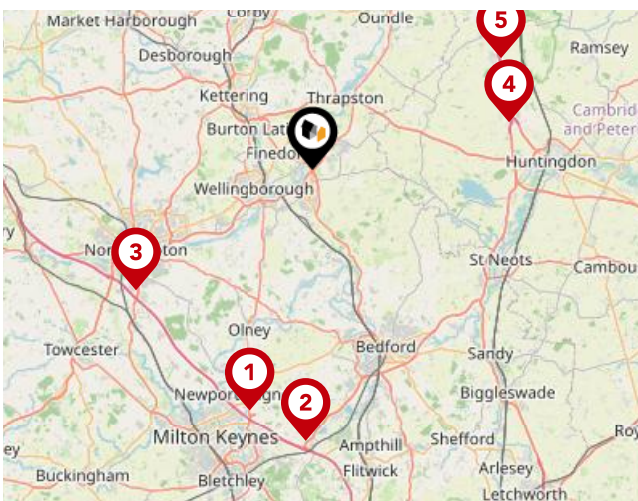


BESPOKE ESTATE AGENT



### National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.6 miles
2	Kettering Rail Station	8.13 miles
3	Corby Rail Station	12.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	18.1 miles
2	M1 J13	19.73 miles
3	M1 J15	15.51 miles
4	A1(M) J13	14.67 miles
5	A1(M) J15	15.85 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	31.29 miles
2	Cambridge	33.32 miles
3	Kidlington	45.12 miles
4	Baginton	37.48 miles

# Area Transport (Local)

CARL MYERS



BESPOKE ESTATE AGENT



## Bus Stops/Stations

Pin	Name	Distance
1	Simpson Avenue	0.08 miles
2	12 North End	0.1 miles
3	Wykeham Road	0.1 miles
4	41 Kings Avenue	0.12 miles
5	High Meadows Lane	0.15 miles

# Carl Myers Bespoke Estate Agent powered by eXp **About Us**



## **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.



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

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

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

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



## **Carl Myers Bespoke Estate Agent powered by eXp**

Lettering  
07867 528633/01536 903036  
carl.myers@expuk.com  
www.carlmyers.co.uk

