

CARL MYERS



BESPOKE ESTATE AGENT

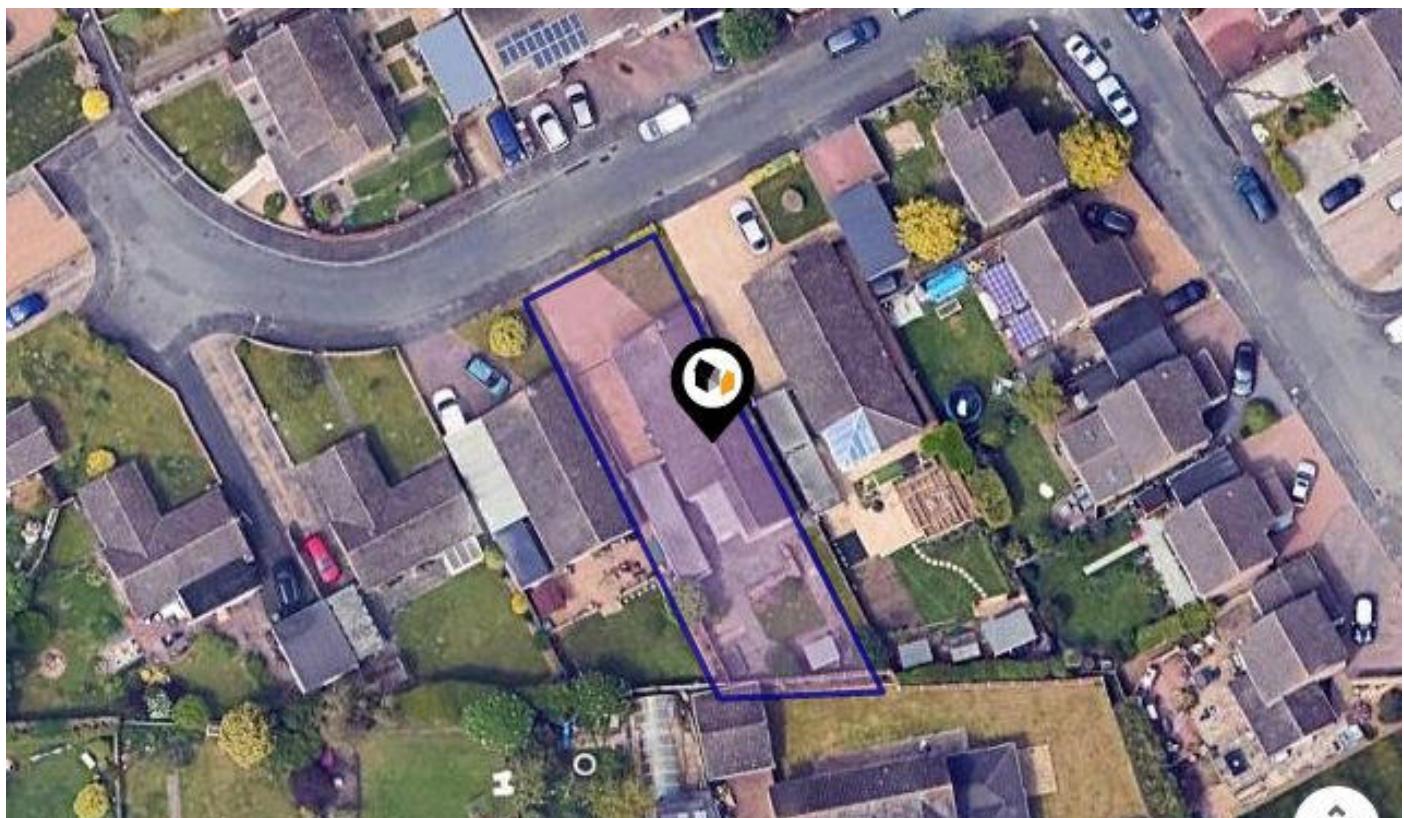


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 08<sup>th</sup> August 2025**



**BRANDENBURG ROAD, CORBY, NN18**

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

Kettering

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# Introduction

## Our Comments

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### Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

■ Detailed property boundaries, plot sizes, and square footage.

■ Nearby schools and their ratings.

■ Proximity to the nearest bus stops and other transportation options.

■ Broadband speeds, mobile phone coverage, and available satellite/TV services.

With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,119 ft <sup>2</sup> / 104 m <sup>2</sup>		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,302		
Title Number:	NN181664		

## 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)

**17**  
mb/s      **1000**  
mb/s



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



### Satellite/Fibre TV Availability:



# Planning History This Address

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Planning records for: ***Brandenburg Road, Corby, NN18***

## Reference - 97/00263/CO

**Decision:** Decided

**Date:** 05th September 1997

**Description:**

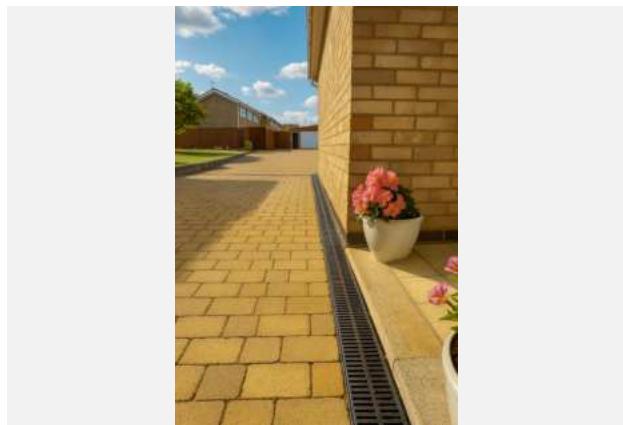
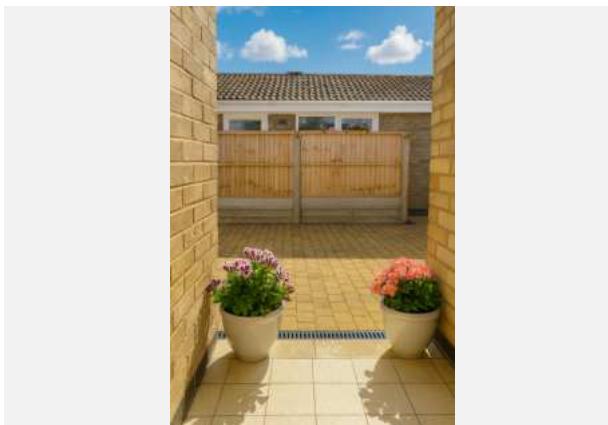
Erection of a single storey extension

# Gallery Photos

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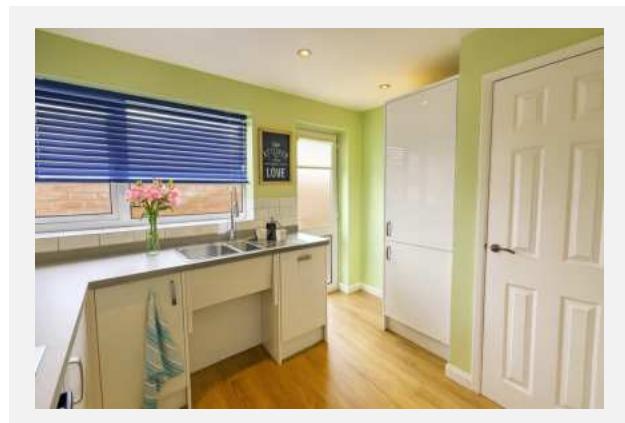


# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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# Gallery Floorplan

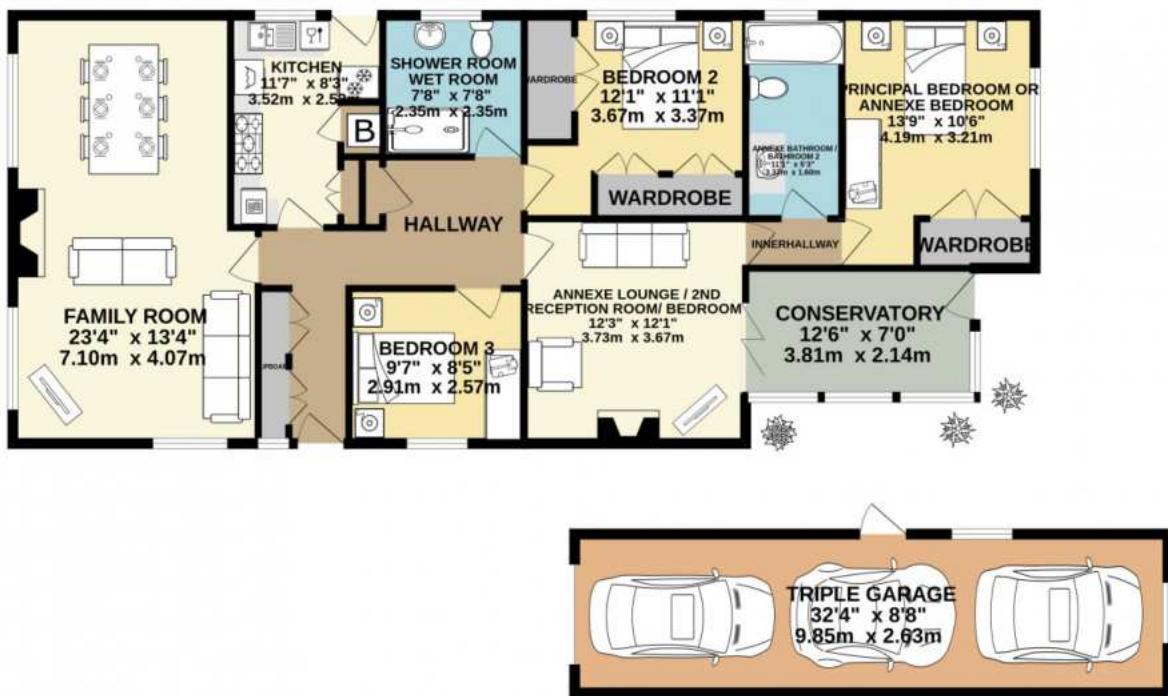
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## BRANDENBURG ROAD, CORBY, NN18

### GROUND 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 general or efficiency can be given.  
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# Property EPC - Certificate

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NN18

Energy rating

C

Valid until 09.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	104 m <sup>2</sup>

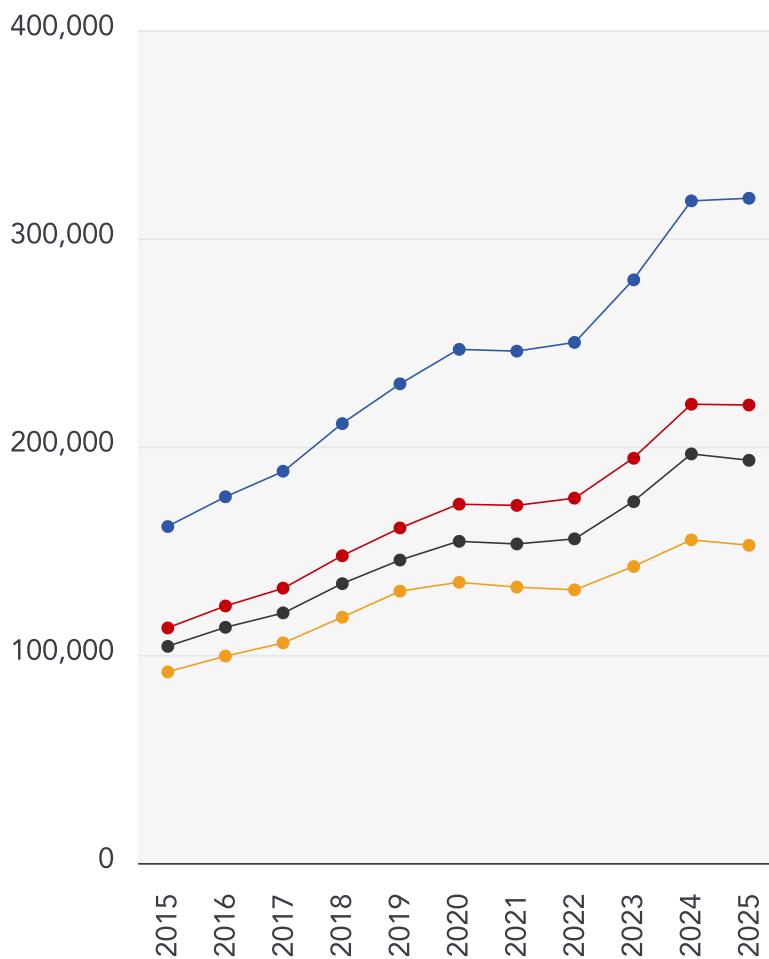
# Market House Price Statistics

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## 10 Year History of Average House Prices by Property Type in NN18



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

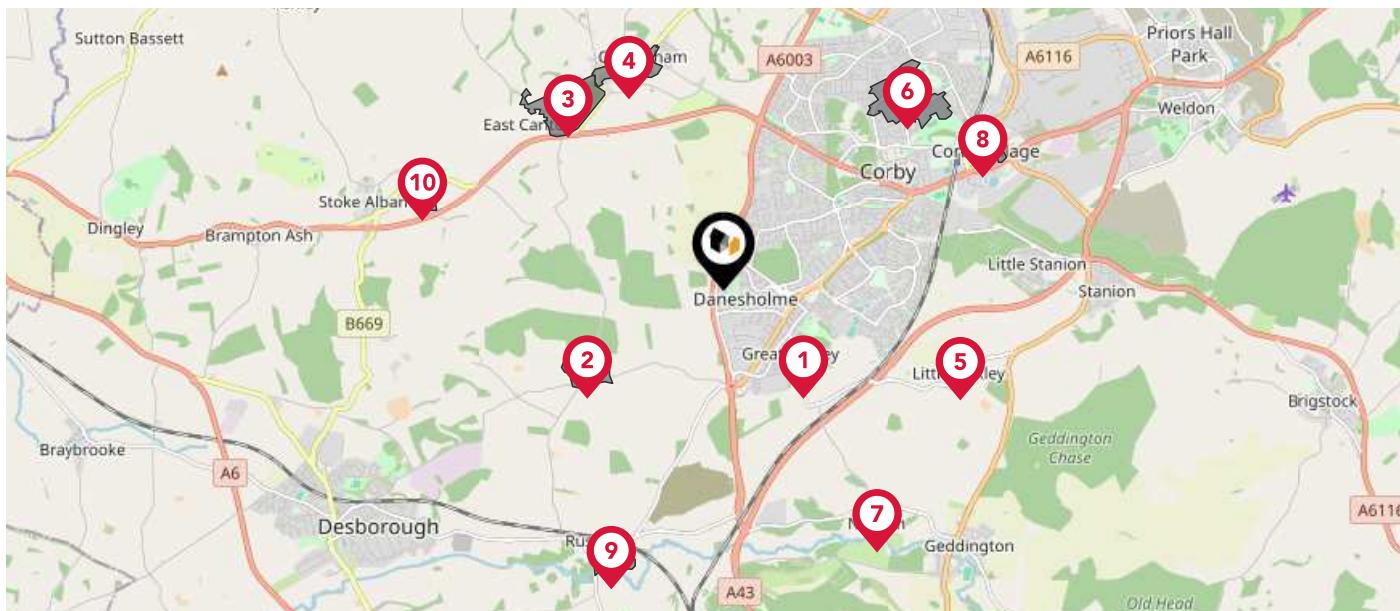
## Conservation Areas

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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

- 1 Great Oakley
- 2 Pipewell
- 3 East Carlton
- 4 Cottingham and Middleton
- 5 Little Oakley
- 6 Lloyds
- 7 Newton
- 8 Corby Old Village
- 9 Rushton
- 10 Wilbarston

# Maps

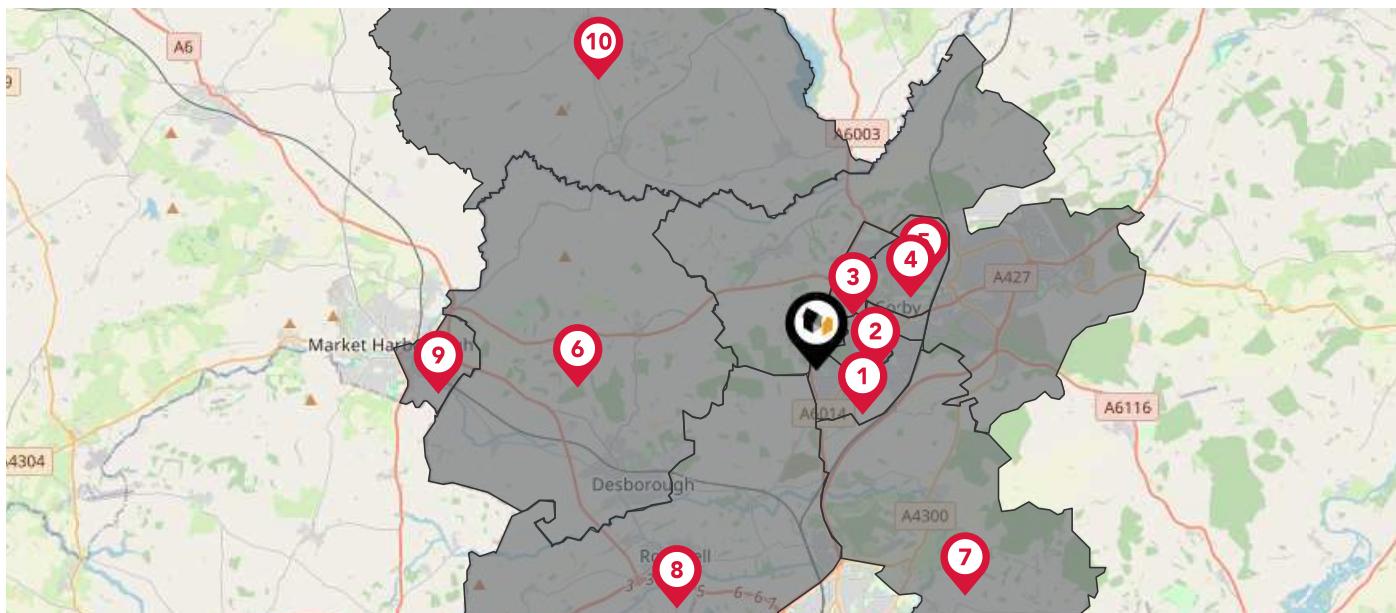
## Council Wards

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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



Oakley Ward



Kingswood Ward



Corby West Ward



Lloyds Ward



Corby Rural Ward



Desborough Ward



Ise Ward



Rothwell and Mawsley Ward



Market Harborough-Little Bowden Ward



Nevill Ward

# Maps

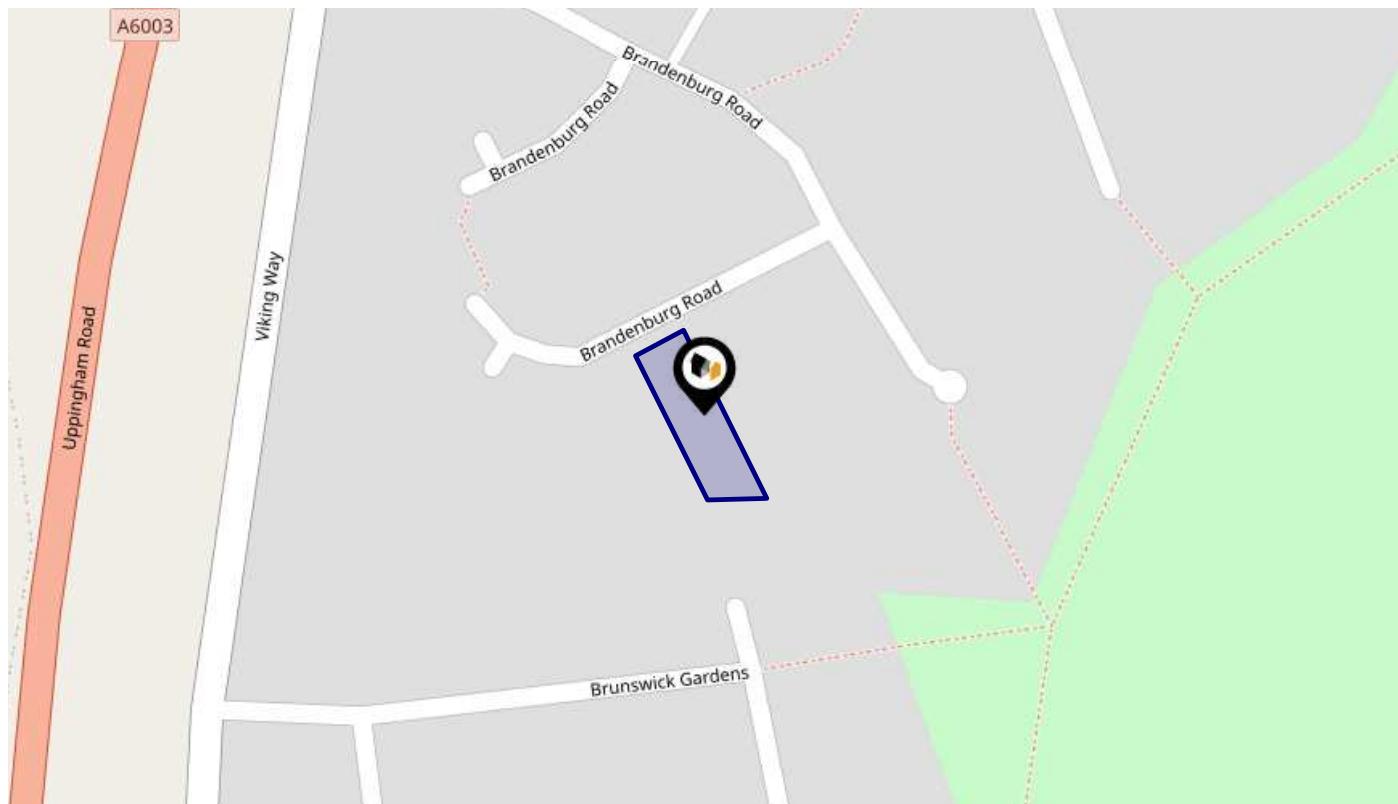
## Rail Noise

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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:



# Flood Risk

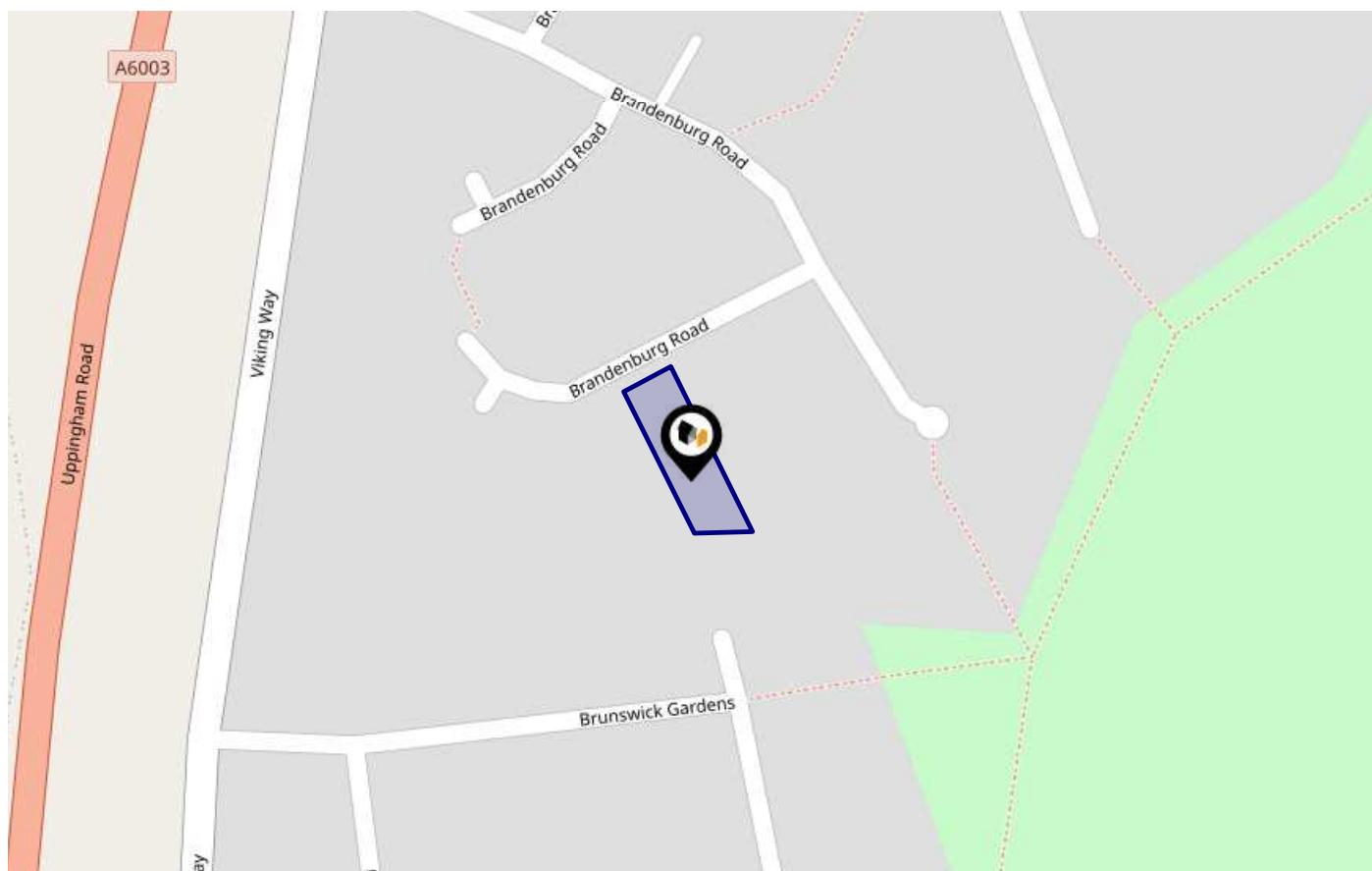
## Rivers & Seas - Flood Risk

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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.

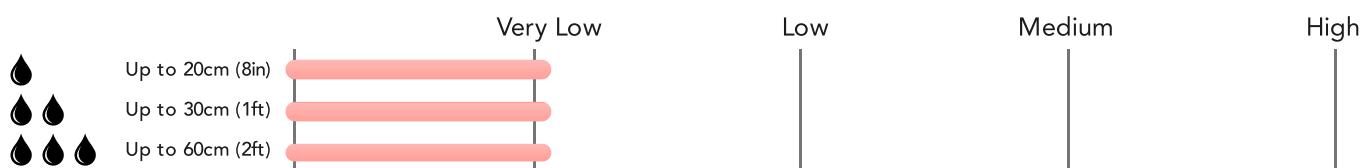


Risk Rating: Very low

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

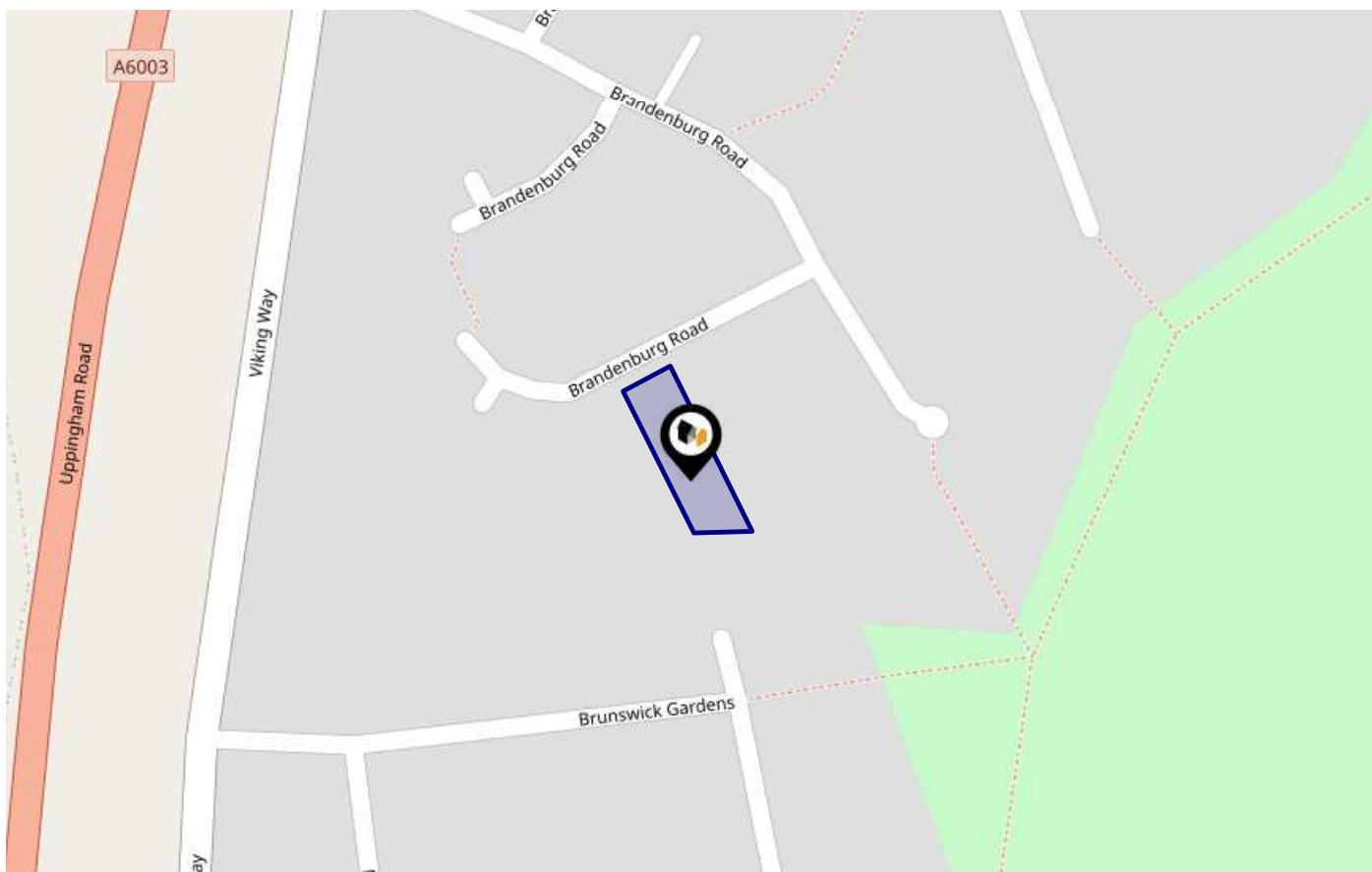
## Rivers & Seas - Climate Change

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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.

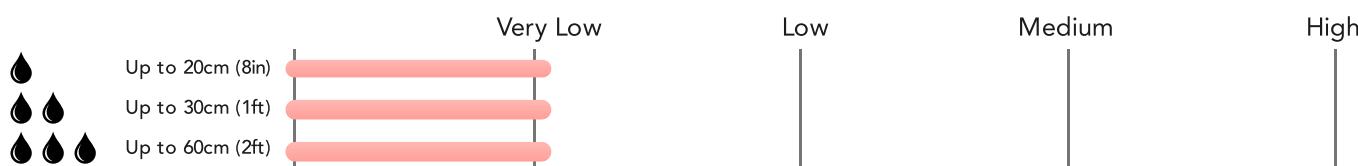


**Risk Rating: Very low**

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.
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- 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

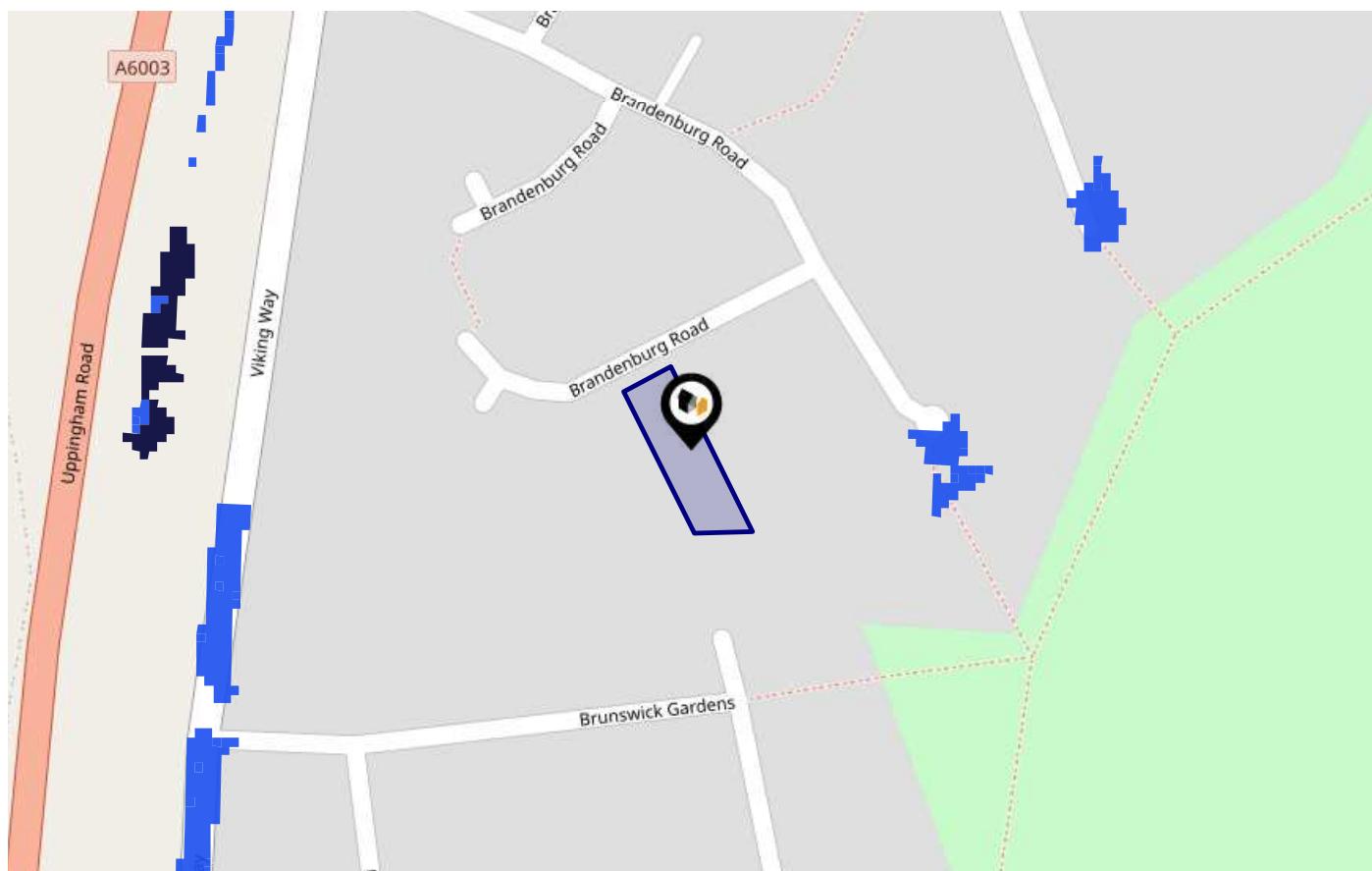
## Surface Water - Flood Risk

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

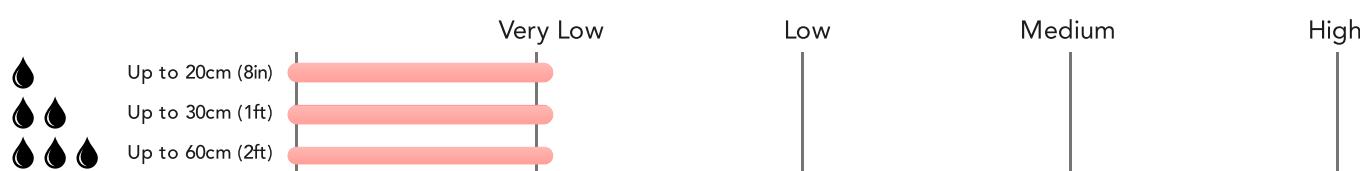


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- 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:

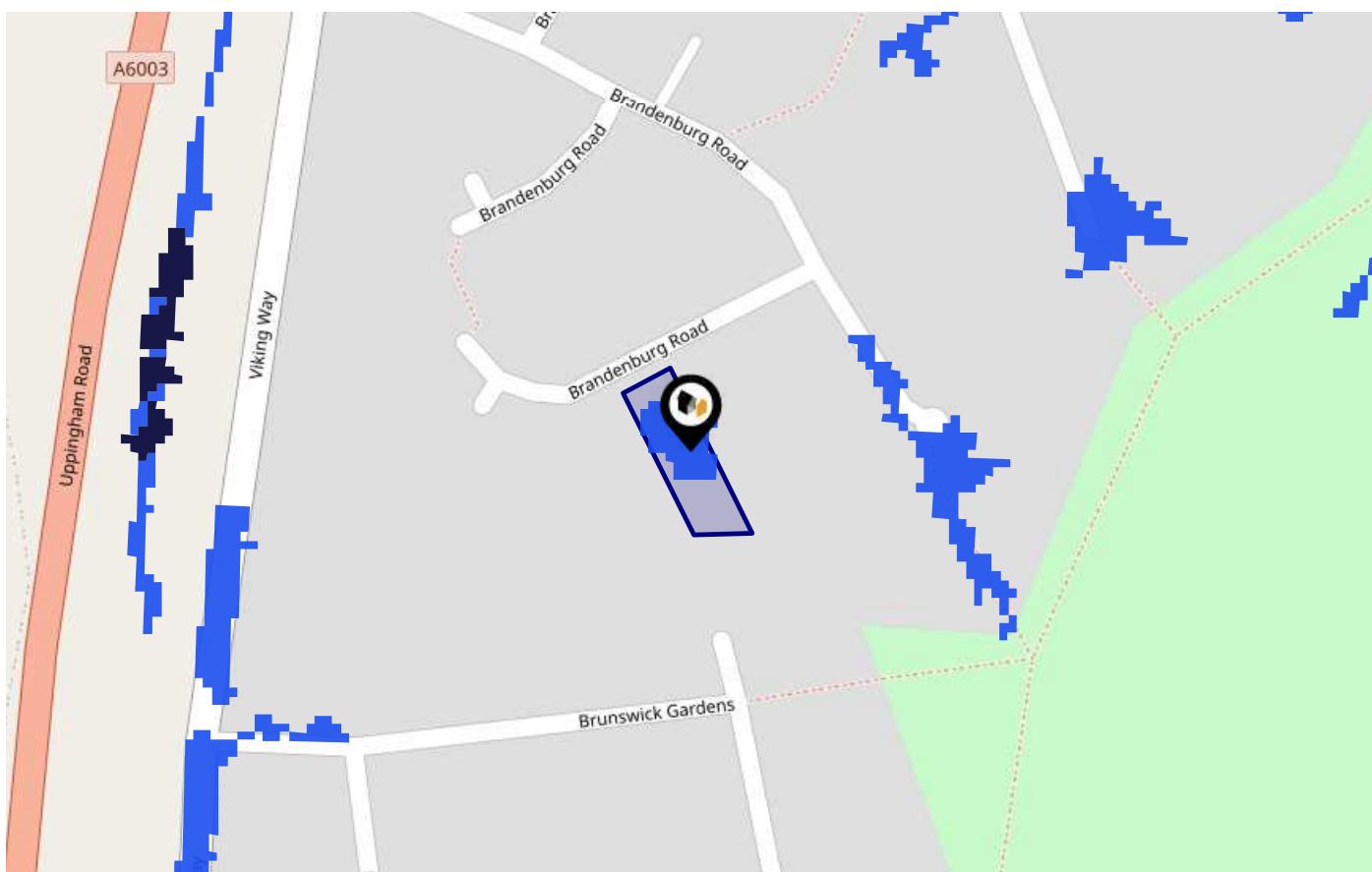


# Flood Risk

## Surface Water - Climate Change

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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.

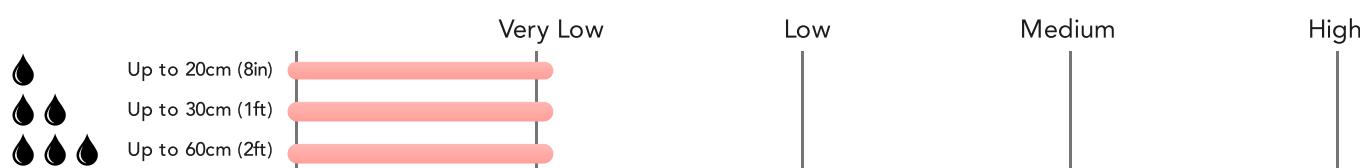


**Risk Rating: Low**

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

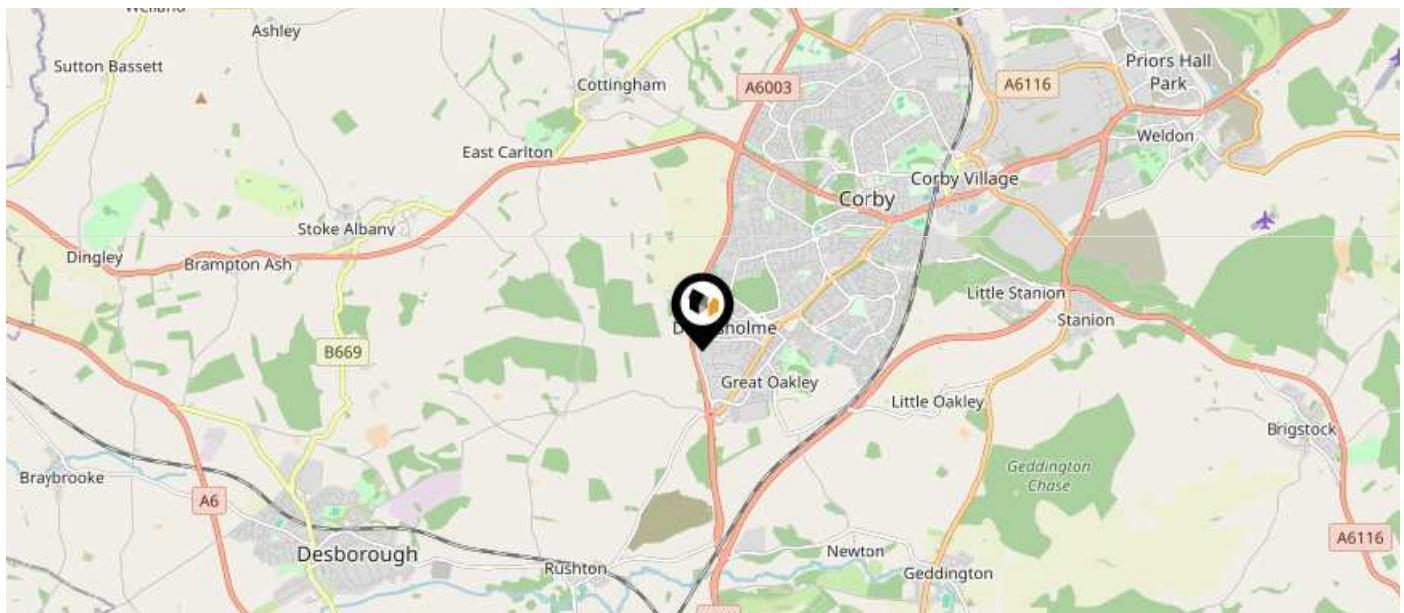
## Green Belt

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



### Nearby Green Belt Land

No data available.

# Maps

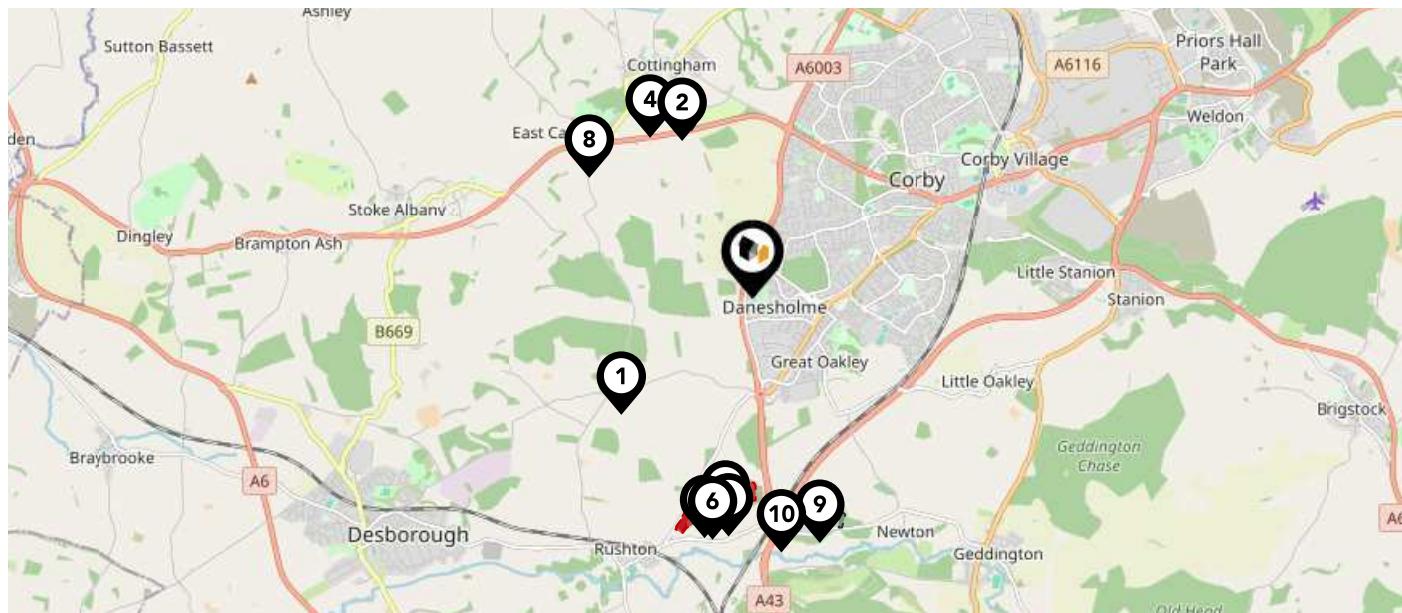
## Landfill Sites

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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 The Old Beagle Kennels-Old Kennels, Pipewell	Historic Landfill	<input type="checkbox"/>
	2 Cottingham Stone Quarry-Cottingham	Historic Landfill	<input type="checkbox"/>
	3 No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
	4 Field by Cottingham Quarry-Adjacent School Hill, Middleton, Northamptonshire	Historic Landfill	<input type="checkbox"/>
	5 Rushton Landfill Phase 7-Farm Gullet, Rushton, Oakley Rd, Northants	Historic Landfill	<input type="checkbox"/>
	6 EA/EPR/AP3994ED/T001 - Cleansing Services Group (Rushton) Ltd	Active Landfill	<input checked="" type="checkbox"/>
	7 EA/EPR/AP3994VZ/T001 - Cleansing Services Ltd	Active Landfill	<input checked="" type="checkbox"/>
	8 Pipewell Turn-East Carlton	Historic Landfill	<input type="checkbox"/>
	9 Newton Pit-Storefield, Near Kettering	Historic Landfill	<input type="checkbox"/>
	10 Newton Pit-Storefield, Near Kettering	Historic Landfill	<input type="checkbox"/>

# Maps

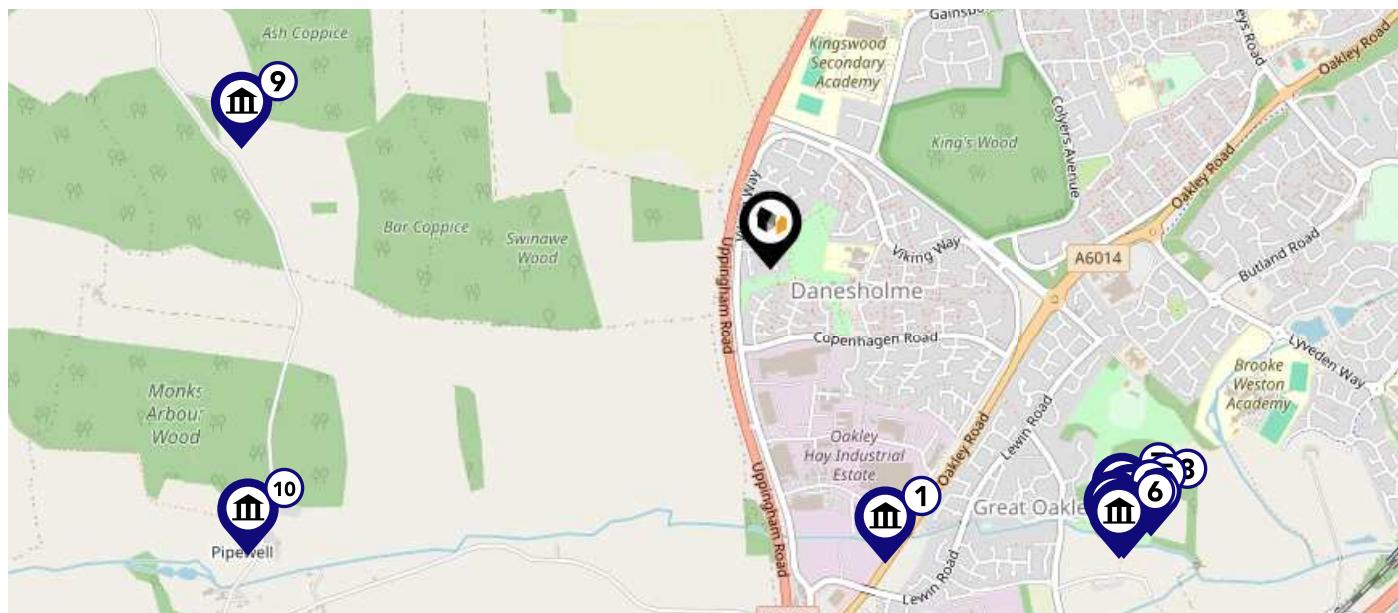
## Listed Buildings

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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...



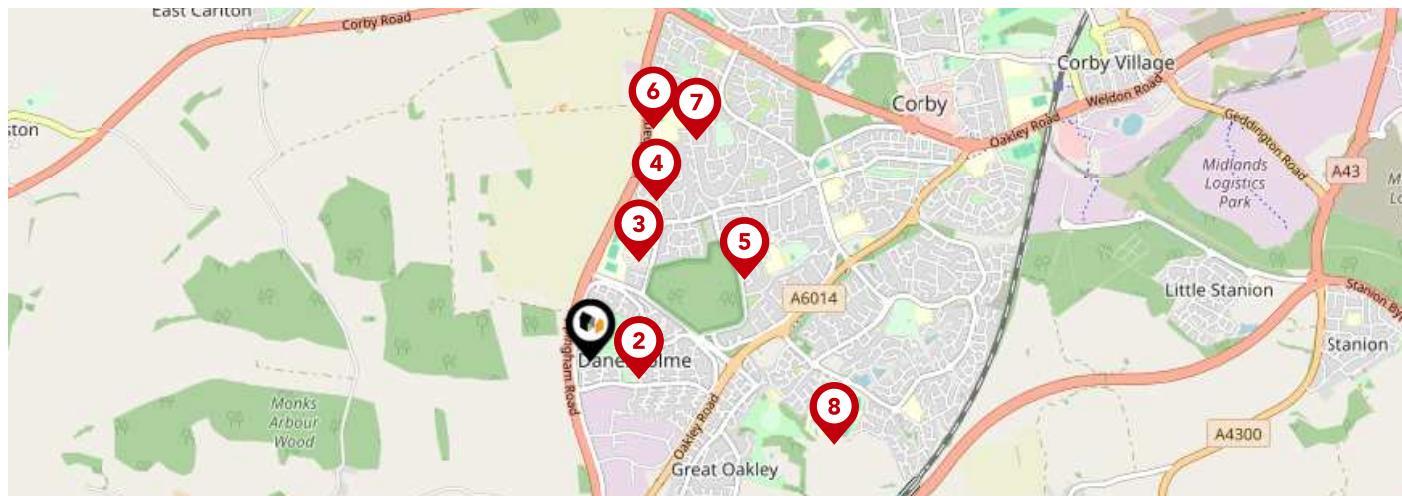
	Listed Buildings in the local district	Grade	Distance
1	1051770 - The Spread Eagle Public House	Grade II	0.7 miles
2	1372546 - Gates And Gatepiers Approximately 75 Metres West Of Great Oakley Hall	Grade II	1.0 miles
3	1051772 - Pair Of Headstones Approximately 2 Metres South Of Chancel Of Church Of St Michael	Grade II	1.0 miles
4	1372544 - Church Of St Michael	Grade II	1.0 miles
5	1372545 - Great Oakley Hall And Attached Gazebo	Grade II	1.0 miles
6	1051771 - Chest Tomb 6 Metres South Of South Porch Of Church Of St Michael	Grade II	1.0 miles
7	1051774 - 2 Cisterns Approximately 30 Metres North West Of Great Oakley Hall	Grade II	1.0 miles
8	1051773 - Stables And Coachouse Approximately 75 Metres South East Of Great Oakley Hall	Grade II	1.1 miles
9	1372535 - Keepers House	Grade II	1.2 miles
10	1052123 - Rose Cottages	Grade II	1.3 miles

# Area Schools

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Nursery Primary Secondary College Private



## Danesholme Infant Academy

Ofsted Rating: Good | Pupils: 233 | Distance: 0.23



## Danesholme Junior Academy

Ofsted Rating: Good | Pupils: 352 | Distance: 0.23



## Kingswood Secondary Academy

Ofsted Rating: Good | Pupils: 1232 | Distance: 0.5



## Maplefields Academy

Ofsted Rating: Outstanding | Pupils: 116 | Distance: 0.78



## Kingswood Primary Academy

Ofsted Rating: Good | Pupils: 214 | Distance: 0.79



## Red Kite Academy

Ofsted Rating: Good | Pupils: 136 | Distance: 1.08



## Beanfield Primary School

Ofsted Rating: Good | Pupils: 721 | Distance: 1.1



## Brooke Weston Academy

Ofsted Rating: Good | Pupils: 1185 | Distance: 1.16

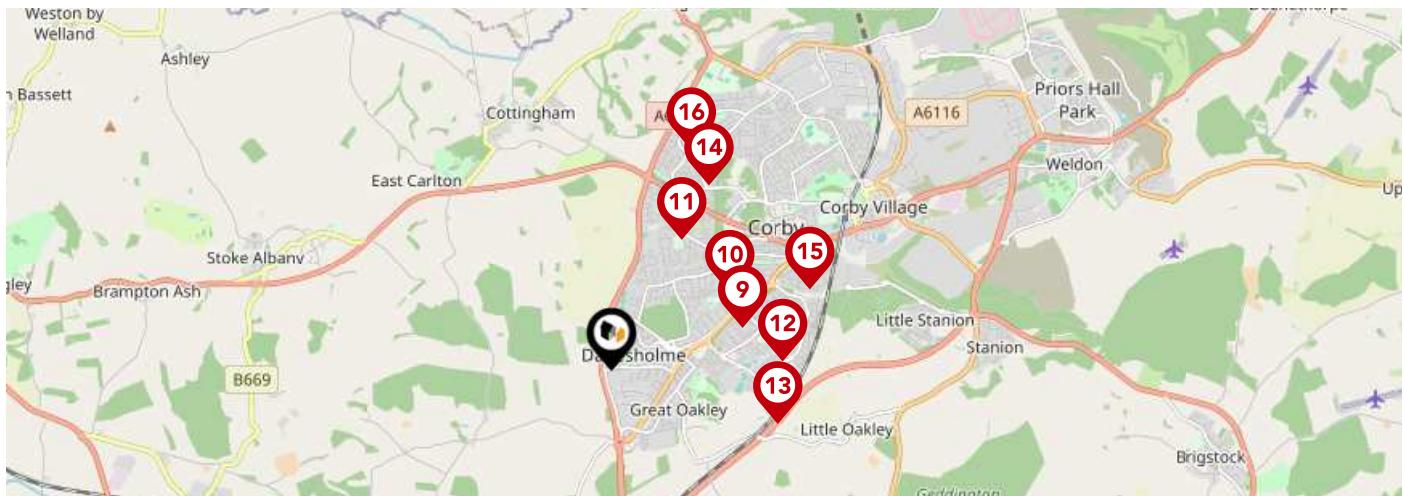


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Nursery Primary Secondary College Private



**St Patrick's Catholic Primary School, Corby**

Ofsted Rating: Good | Pupils: 239 | Distance: 1.25



**Hazel Leys Academy**

Ofsted Rating: Good | Pupils: 231 | Distance: 1.28



**St Brendan's Catholic Primary School**

Ofsted Rating: Good | Pupils: 306 | Distance: 1.35



**Corby Primary Academy**

Ofsted Rating: Outstanding | Pupils: 467 | Distance: 1.55



**Oakley Vale Primary School**

Ofsted Rating: Good | Pupils: 417 | Distance: 1.58



**Woodnewton- A Learning Community**

Ofsted Rating: Good | Pupils: 853 | Distance: 1.9



**Exeter A Learning Community Academy**

Ofsted Rating: Good | Pupils: 501 | Distance: 1.94



**Lodge Park Academy**

Ofsted Rating: Requires improvement | Pupils: 987 | Distance: 2.13

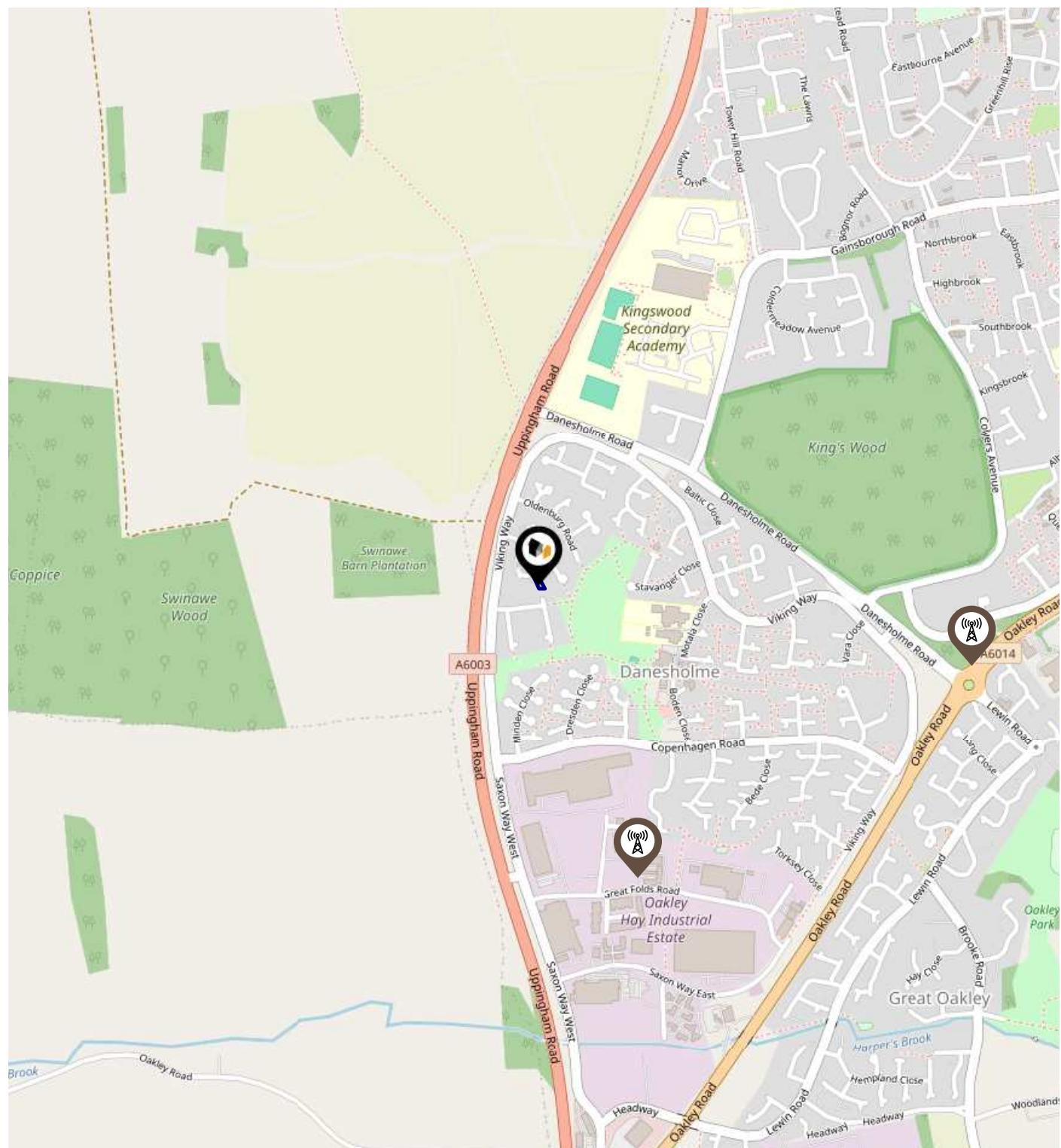


# Local Area Masts & Pylons

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## Key:

- Power Pylons
- Communication Masts

# Environment

## Radon Gas

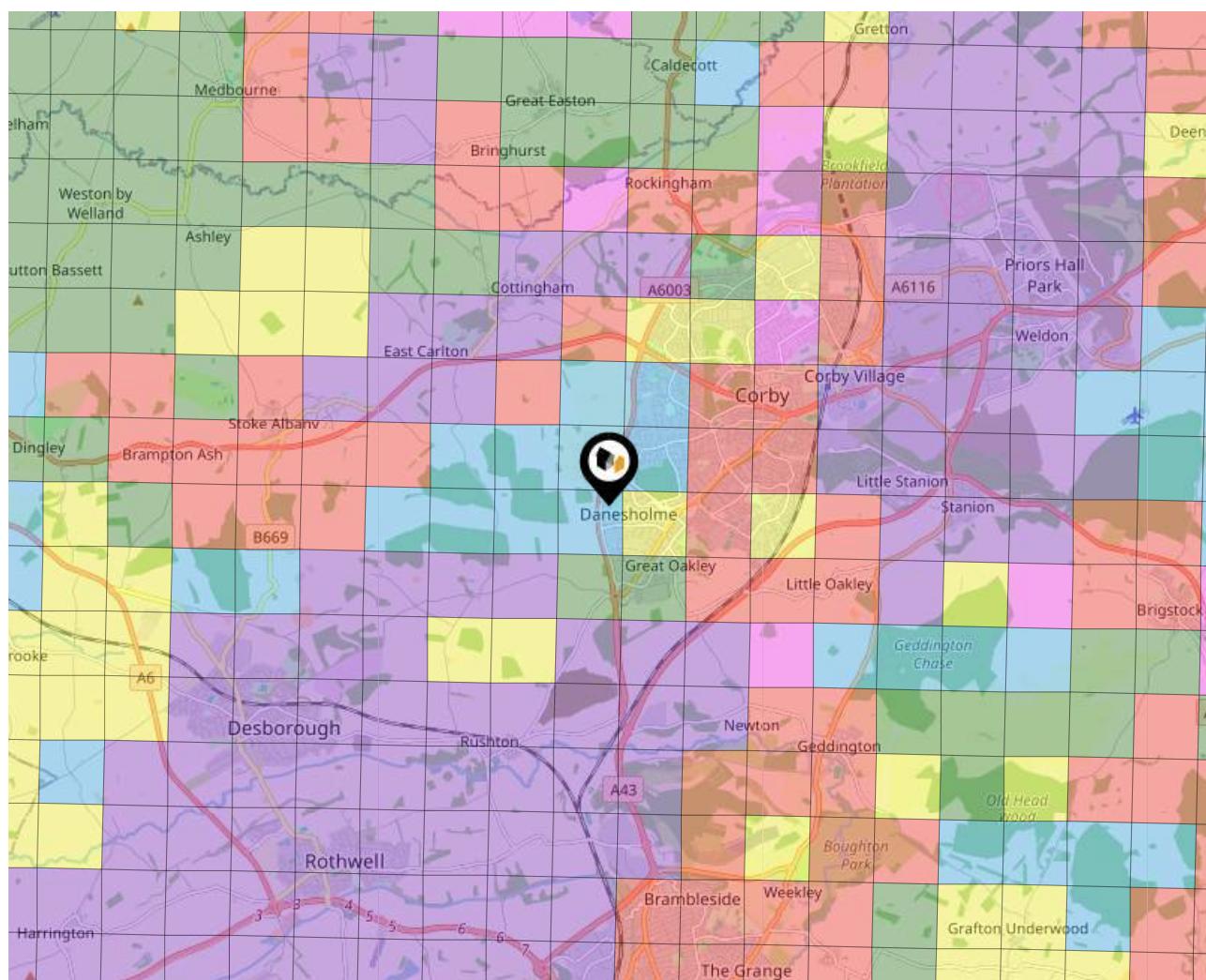
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### What is Radon?

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



This  
Property



**1**  
<1%



**2**  
1-3%



**3**  
3-5%



**4**  
5-10%



**5**  
10-30%



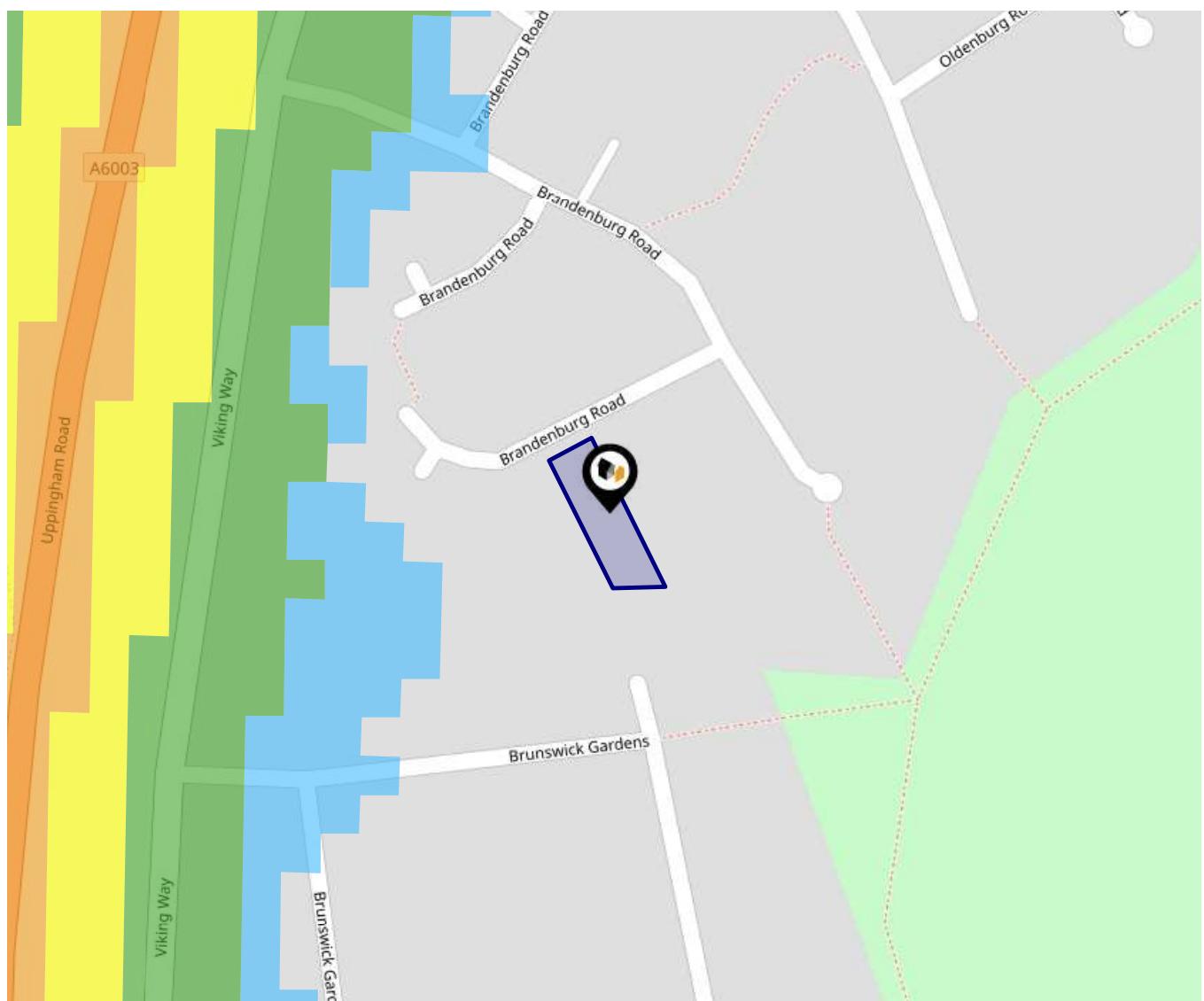
**6**  
>30%

# Local Area Road Noise

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This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- █ 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)

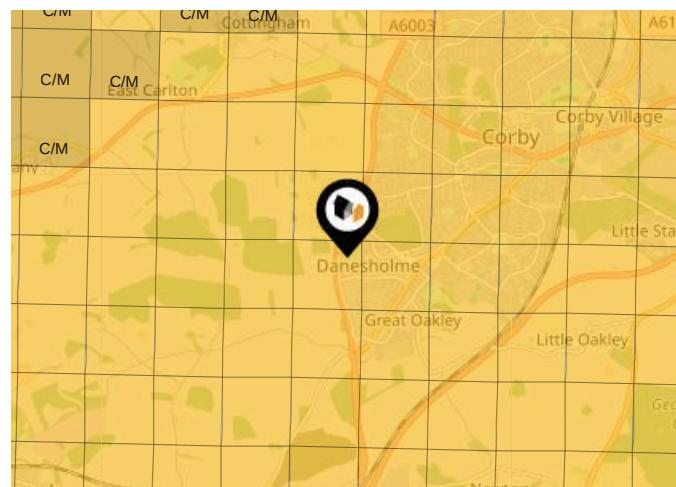
**Carbon Content:** VARIABLE  
**Parent Material Grain:** MIXED (ARGILLIC-RUDACEOUS)  
**Soil Group:** MEDIUM TO HEAVY

**Soil Texture:**

LOAM TO CLAYEY LOAM

**Soil Depth:**

DEEP

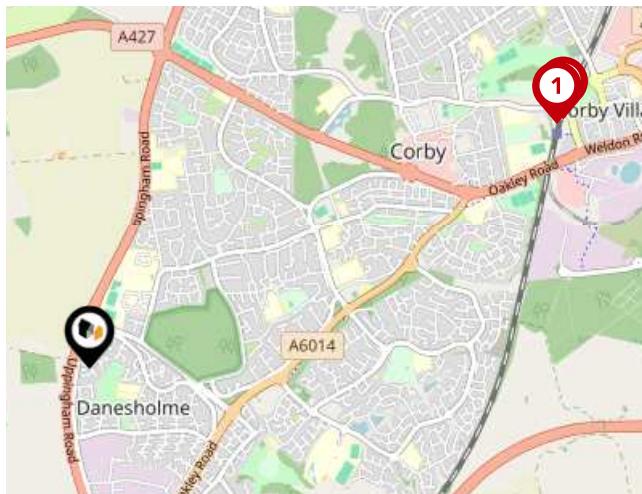


## Primary Classifications (Most Common Clay Types)

<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

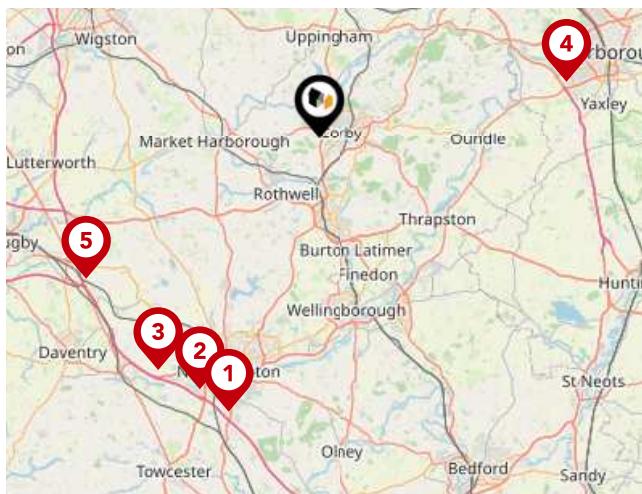
# Area Transport (National)

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## National Rail Stations

Pin	Name	Distance
1	Corby Rail Station	2.38 miles
2	Corby Rail Station	2.42 miles
3	Kettering Rail Station	5.5 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	20.94 miles
2	M1 J15A	20.18 miles
3	M1 J16	20.47 miles
4	A1(M) J17	18.23 miles
5	M1 J17	19.83 miles



## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	34.83 miles
2	Baginton	31.91 miles
3	Cambridge	42.79 miles
4	Birmingham Airport	41.86 miles

# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	Brunswick Gardens	0.06 miles
2	Oldenburgh Road	0.15 miles
3	Denmark Close	0.22 miles
4	Oslo Gardens	0.23 miles
5	Stavanger Close	0.24 miles

# Carl Myers Bespoke Estate Agent powered by eXp

## About Us

CARL MYERS  
eXp  
BESPOKE ESTATE AGENT



### 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.

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## Testimonials



### Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never been 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.

Powered by



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