

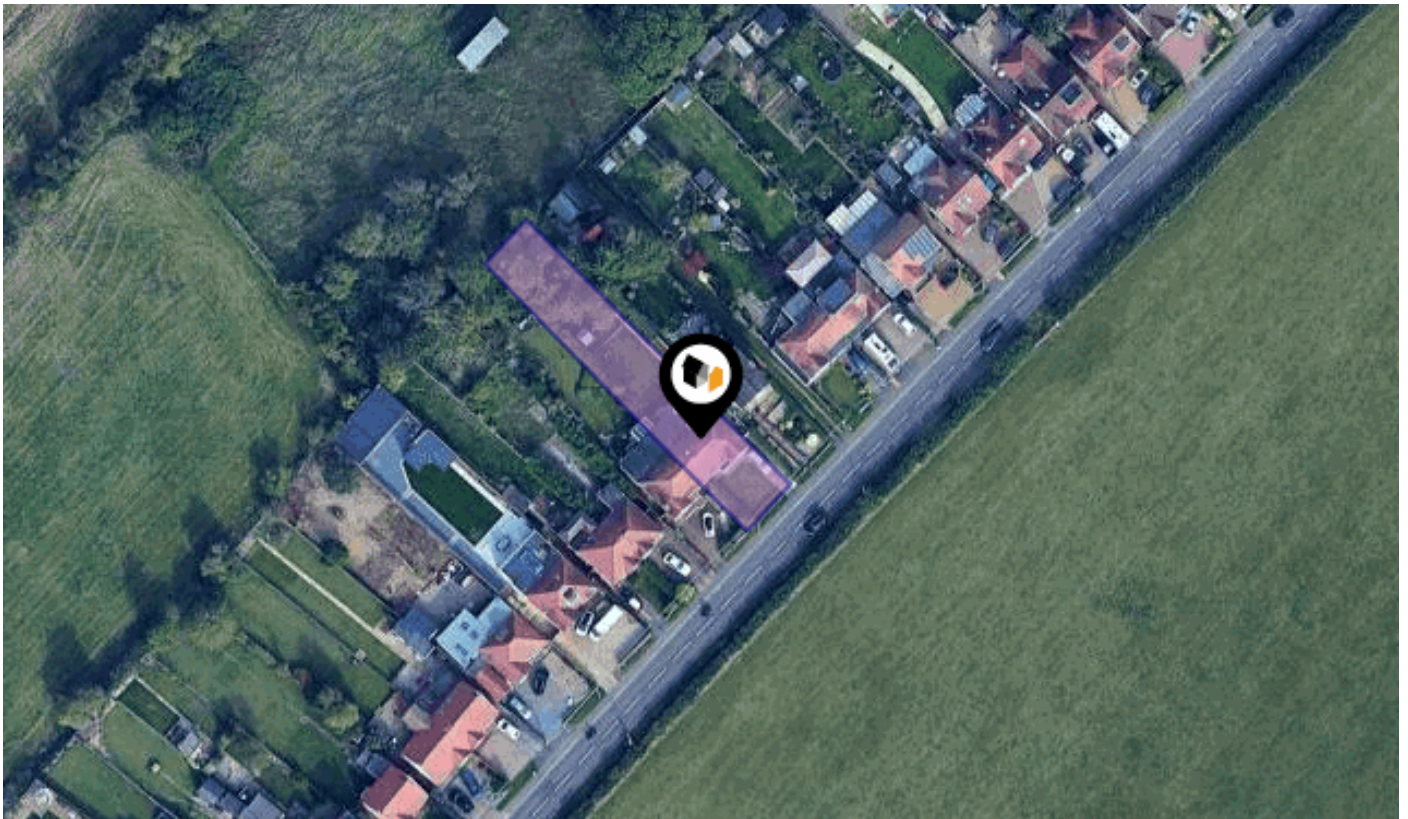


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# MIR: Material Info

The Material Information Affecting this Property

**Saturday 14<sup>th</sup> December 2024**



**THE RIDGE, GREAT DODDINGTON, WELLINGBOROUGH,  
NN29**

## Henderson Connellan

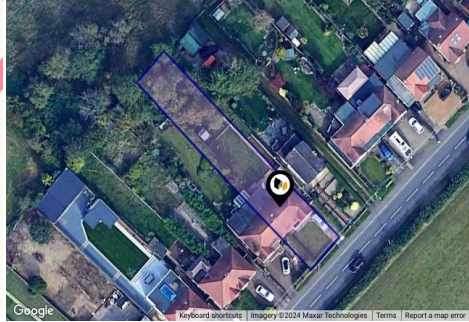
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk



















## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>		
Plot Area:	0.16 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,948		
Title Number:	NN389801		

## Local Area

Local Authority:	North northamptonshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	8 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: *The Ridge, Great Doddington, Wellingborough, NN29*

### Reference - NW/23/00318/FUL

**Decision:** Decided

**Date:** 02nd June 2023

**Description:**

Loft conversion to provide three bedrooms and bathroom, a rear dormer and part two-storey and part first floor front extension.

### Reference - NW/23/00836/FUL

**Decision:** Decided

**Date:** 13th December 2023

**Description:**

Proposed loft conversion consisting of rear box dormer, side Velux roof light and single gabled dormer to the front elevation; creating an additional bedroom with en-suite. AMENDED PLANS.

### Reference - NW/24/00407/FUL

**Decision:** Awaiting decision

**Date:** 17th July 2024

**Description:**

Hip to gable loft conversion consisting of rear box dormer, front single gabled dormer with 3 roof velux roof lights and 3 metre extension to existing dropped kerb creating access to an additional 2 parking places.

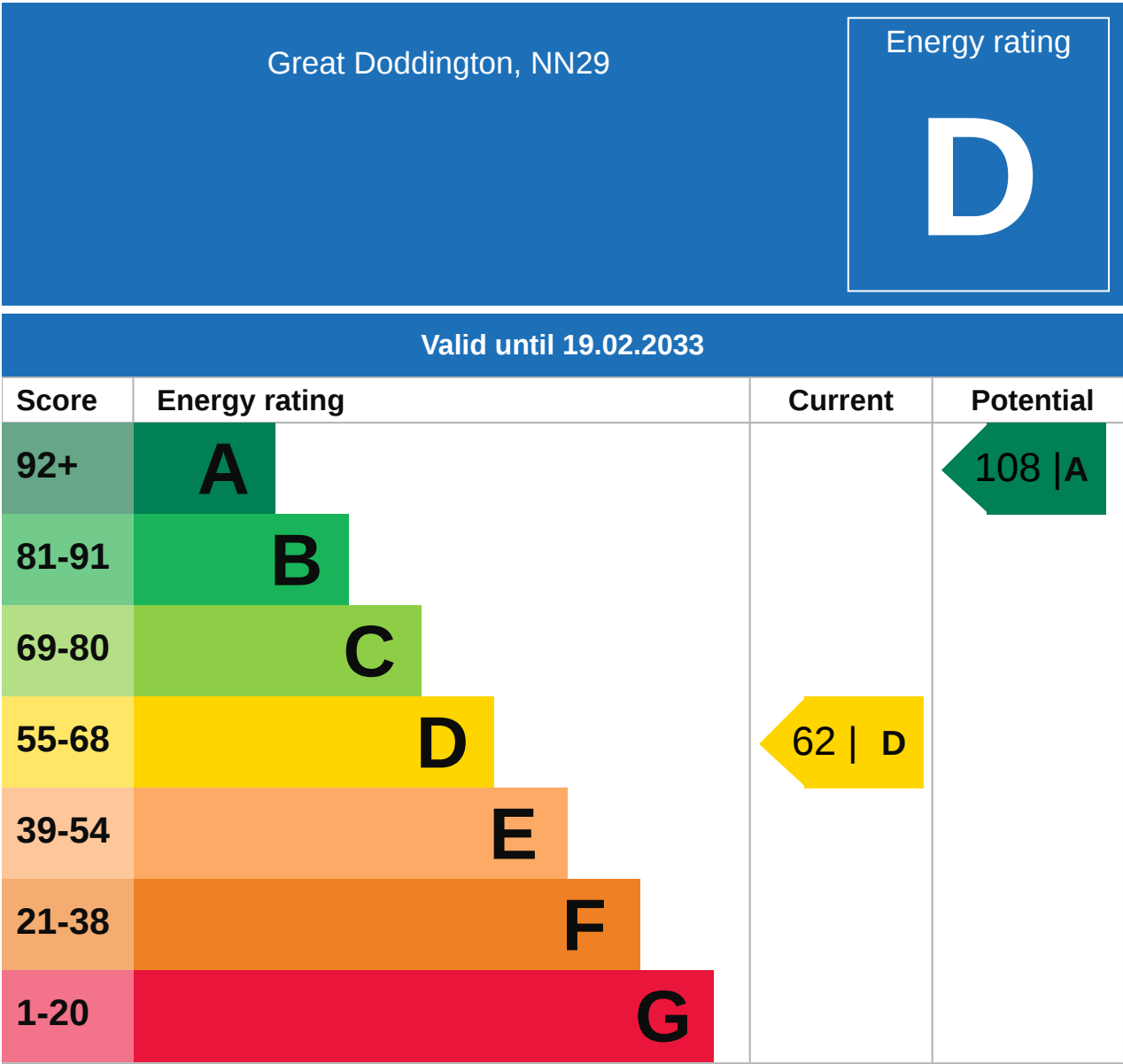
### Reference - NW/23/00162/FUL

**Decision:** Awaiting decision

**Date:** 11th March 2023

**Description:**

Loft conversion adding three new bedrooms, shower room and en-suite and a front and rear flat roof dormer and alteration to design of roof above ground floor habitable accommodation.



### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Assessment for green deal
<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 before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<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>	Average
<b>Lighting:</b>	Low energy lighting in 82% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

## Stamp Duty

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At the asking price (£300,000), the current stamp duty payments are as follows (as of Dec 2024).

First Time Buyer - £0 (£0 from April 2025)

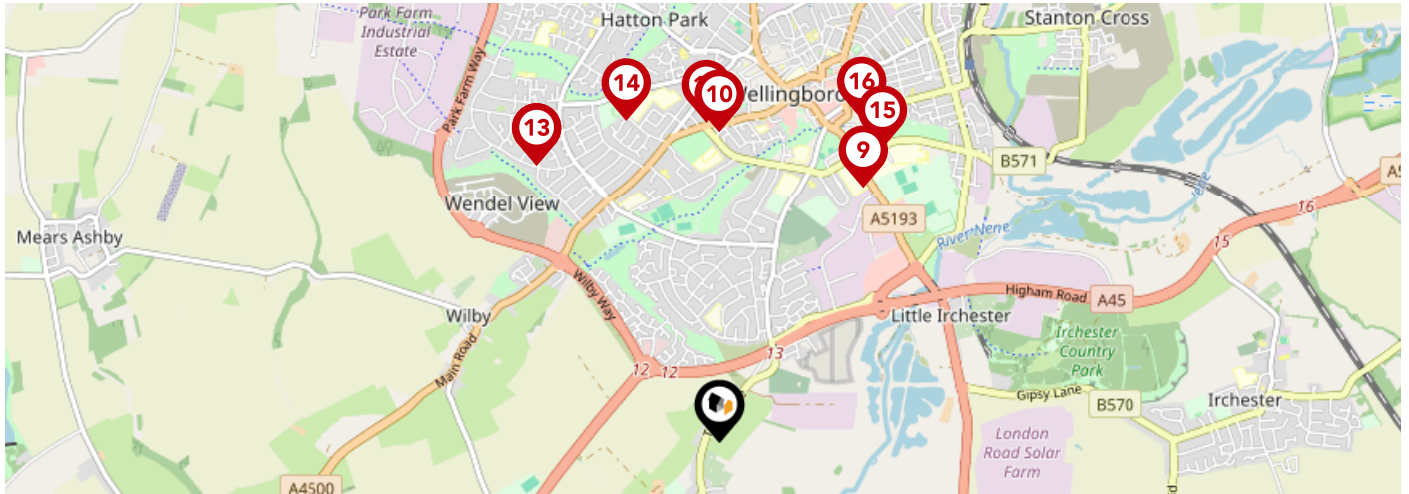
Moving Home - £2500 (£5000 from April 2025)









Additional Property (keeping main residence) - £17,500 (£20,000 from April 2025)





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Great Doddington Primary</b> Ofsted Rating: Requires improvement   Pupils: 130   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Warwick Academy</b> Ofsted Rating: Good   Pupils: 259   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Our Lady's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 356   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Croyland Nursery School &amp; Day Nursery</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:1.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Croyland Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wilby Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 87   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Friars Academy</b> Ofsted Rating: Outstanding   Pupils: 151   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wrenn School</b> Ofsted Rating: Good   Pupils: 1446   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

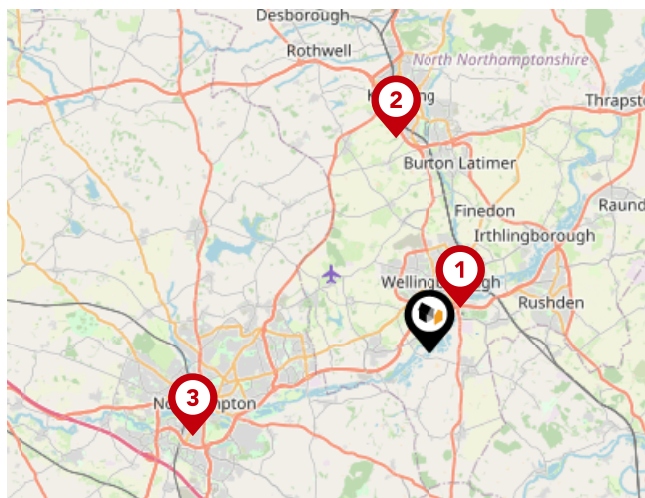


		Nursery	Primary	Secondary	College	Private
	<b>Wellingborough School</b> Ofsted Rating: Not Rated   Pupils: 853   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Barnabas Church of England School</b> Ofsted Rating: Good   Pupils: 171   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freemans Endowed Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 239   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ruskin Academy</b> Ofsted Rating: Good   Pupils: 266   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ruskin Infant School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Weavers Academy</b> Ofsted Rating: Good   Pupils: 1302   Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints CEVA Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 241   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Refocus</b> Ofsted Rating: Good   Pupils: 41   Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



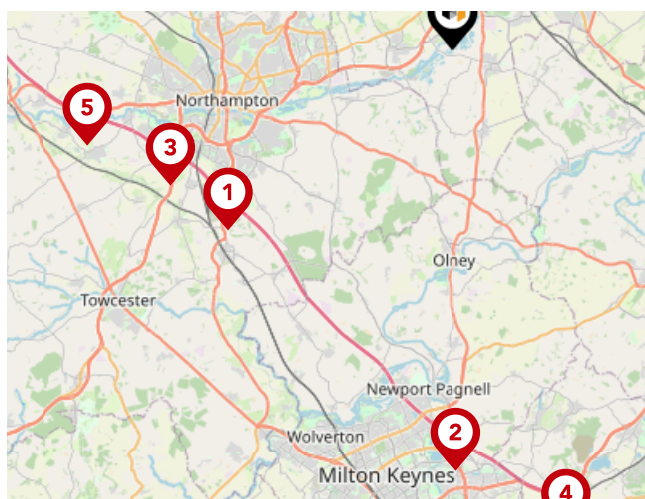
# Area

## Transport (National)



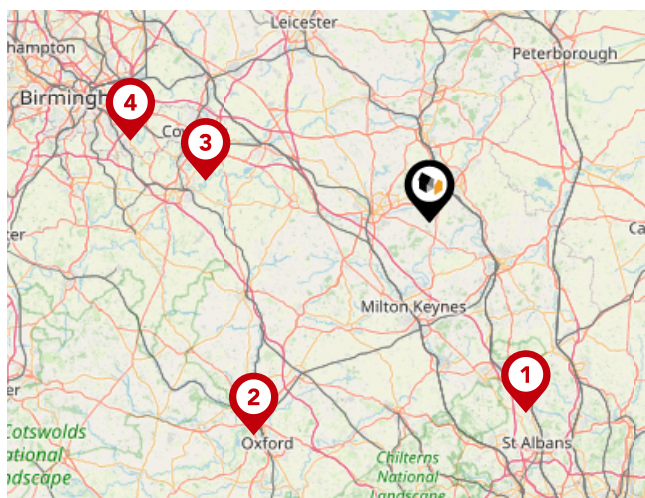
### National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	1.94 miles
2	Kettering Rail Station	7.88 miles
3	Northampton Rail Station	9.13 miles



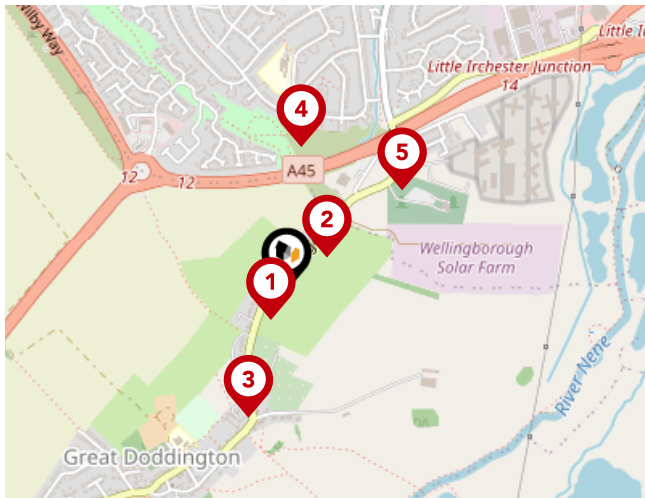
### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	10.47 miles
2	M1 J14	15.35 miles
3	M1 J15A	11.35 miles
4	M1 J13	18.04 miles
5	M1 J16	13.7 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	31.03 miles
2	Kidlington	40.39 miles
3	Baginton	33.18 miles
4	Birmingham Airport	45.03 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Ridge	0.08 miles
2	The Ridge	0.12 miles
3	Top Farm Lane	0.3 miles
4	Dalkeith Road	0.33 miles
5	HMP Five Wells	0.35 miles



### Tom Cheshire - Director

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Tom first joined Henderson Connellan in 2009 and with his dedication to clients, passion for hard work and desire for success he quickly became the company's benchmark for performance.

As a Director in our Market Harborough Team, Tom's contribution was instrumental in the success of the Branch, gaining number 1 status and delivering an award winning service. As well as extensive Estate Agency experience, Tom has also worked for Rightmove, which gives him a unique approach to the estate agency business. Tom has the ability to offer unrivalled expertise in customer service, property marketing, local market trends and after-sales advice.

The combination of the innovative brand that is Henderson Connellan together with Tom's skills, experience and personality is a union that we're excited to bring to home owners in the Nene Valley. This is why we are; 'Known for Quality, Known as Henderson Connellan'.

### Testimonial 1



Having moved many times in the past, Henderson Connellan are hands down the best agents I have ever dealt with. Service was second to none , with continual updates and quick replies to queries, right through to completion. Would not hesitate to recommend them to anyone!

### Testimonial 2



Excellent service from Tom and Simon, selling our home very quickly for a really good price. Fully supportive throughout the process. They can be totally recommended to sell your house!

### Testimonial 3



The best estate agents ever! Extremely helpful, polite, innovative and they get the job done.

### Testimonial 4



Our experience with Henderson Connellan was a very pleasant one, with a house sale that was far from straightforward Tom, Lily and Simon remained professional throughout and always managed to keep the stress to a minimum!



/hcnenevalley/

# Henderson Connellan

## 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.



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