



MIR: Material Info

The Material Information Affecting this Property

Friday 17th January 2025



**GREEN CLOSE, IRTHLINGBOROUGH, WELLINGBOROUGH,
NN9**

Henderson Connellan

43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

simon.rees@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.13 acres
Year Built :	2005
Council Tax :	Band E
Annual Estimate:	£2,678
Title Number:	NN254511

Tenure: Freehold

Local Area

Local Authority:	North northamptonshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s



80
mb/s



1139
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Green Close, Irthlingborough, Wellingborough, NN9*

Reference - 06/01492/FUL	
Decision:	Permitted
Date:	11th July 2006
Description:	Conservatory to rear of property

Planning records for: **7 Green Close Irthlingborough Wellingborough NN9 5UN**

Reference - NE/24/00450/FUL	
Decision:	-
Date:	23rd May 2024
Description: Demolition of existing garage together with proposed new annexe.	

Reference - NE/24/00723/LDP	
Decision:	-
Date:	22nd July 2024
Description: Certificate of Lawfulness for proposed development/Use: demolition of garage and construction of outbuilding ancillary to dwelling.	

Planning records for: **12 Green Close Irthlingborough Wellingborough NN9 5UN**

Reference - NE/24/01116/FUL	
Decision:	-
Date:	13th November 2024
Description: Single storey side extension connecting main building to garage.	

Planning records for: **21 Green Close Irthlingborough Northamptonshire NN9 5UN**

Reference - 09/00262/FUL	
Decision:	Permitted
Date:	27th February 2009
Description: Single storey front extension	

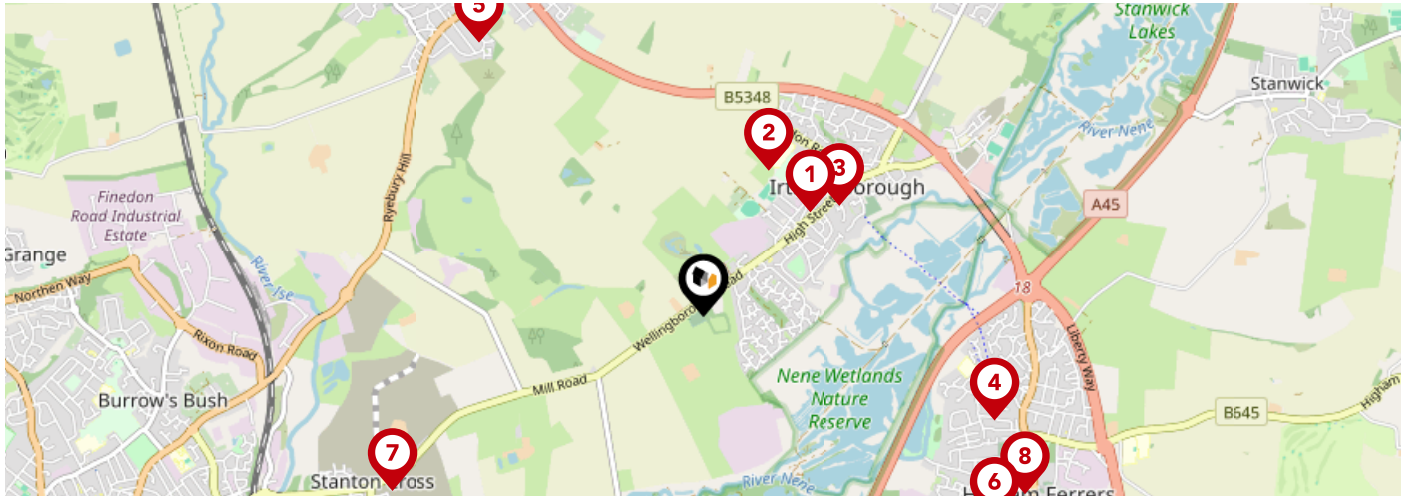
Stamp Duty

At the asking price (£400,000), the current stamp duty payments are as follows (as of 1st April 2025).

First Time Buyer - £0 (£5000 from April 2025)









Moving Home - £7500 (£10000 from April 2025)

Additional Property (keeping main residence) - £27,500 (£30,000 from April 2025)



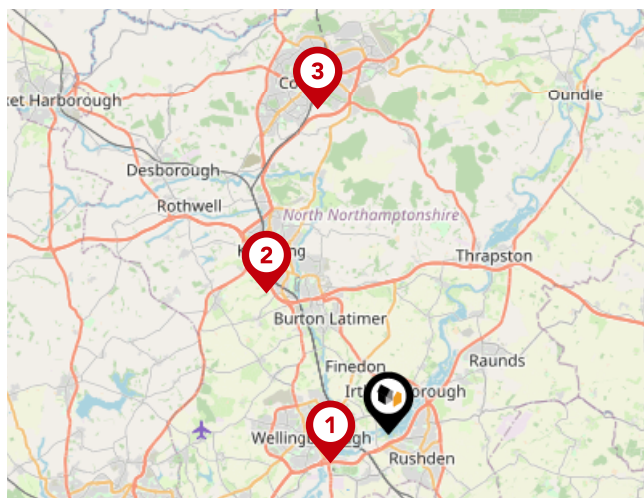
	Nursery	Primary	Secondary	College	Private
1 Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Huxlow Academy Ofsted Rating: Not Rated Pupils: 854 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Finedon Mulso Church of England Junior School Ofsted Rating: Good Pupils: 199 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 270 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Stanton Cross Primary School Ofsted Rating: Not Rated Pupils: 64 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Finedon Infant School Ofsted Rating: Good Pupils: 144 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rushden Academy Ofsted Rating: Good Pupils: 892 Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Denfield Park Primary School Ofsted Rating: Good Pupils: 432 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St) Ofsted Rating: Requires improvement Pupils: 147 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Nursery School Ofsted Rating: Good Pupils: 89 Distance:2.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rowan Gate Primary School -Two Sites and Two Satellites Ofsted Rating: Outstanding Pupils: 268 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

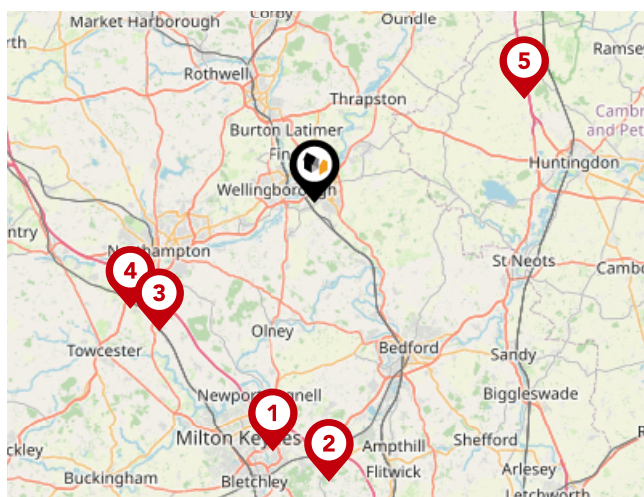
Area

Transport (National)



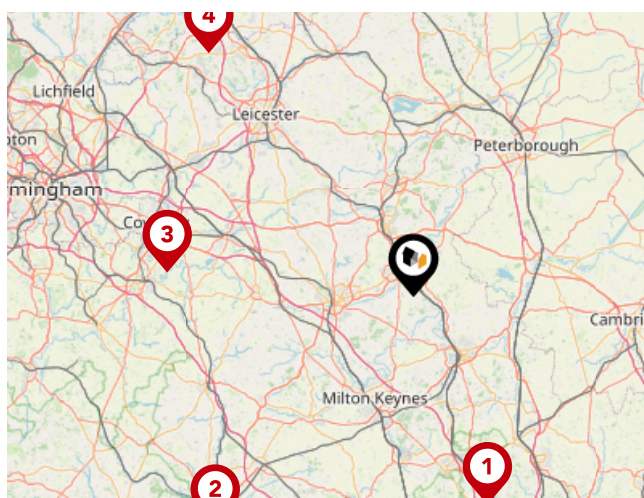
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	2.32 miles
2	Kettering Rail Station	6.72 miles
3	Corby Rail Station	11.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	18.29 miles
2	M1 J13	20.26 miles
3	M1 J15	14.62 miles
4	M1 J15A	15.4 miles
5	A1(M) J15	16.92 miles

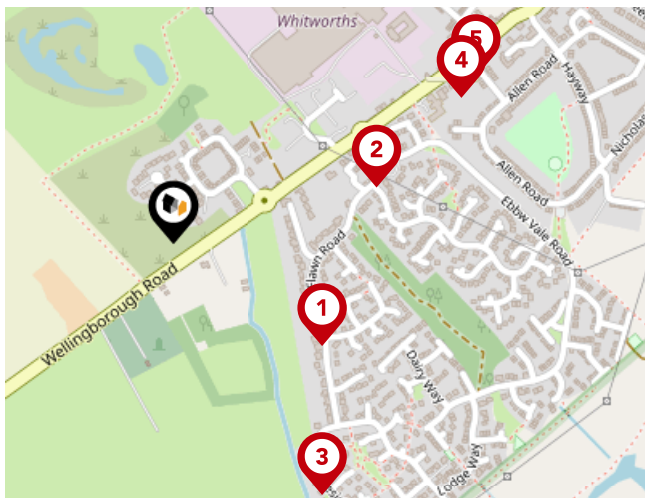


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	32.25 miles
2	Kidlington	44.48 miles
3	Baginton	35.93 miles
4	East Mids Airport	45.8 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Evensford Walk	0.2 miles
2	Thomas Flawn Road	0.24 miles
3	9 Lakeside	0.33 miles
4	Victoria Street	0.37 miles
5	Victoria Street	0.39 miles

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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.



Henderson Connellan

43 Nene Court Wellingborough
Northamptonshire NN8 1LD
01933 829 222

simon.rees@hendersonconnellan.co.uk
www.hendersonconnellan.co.uk

