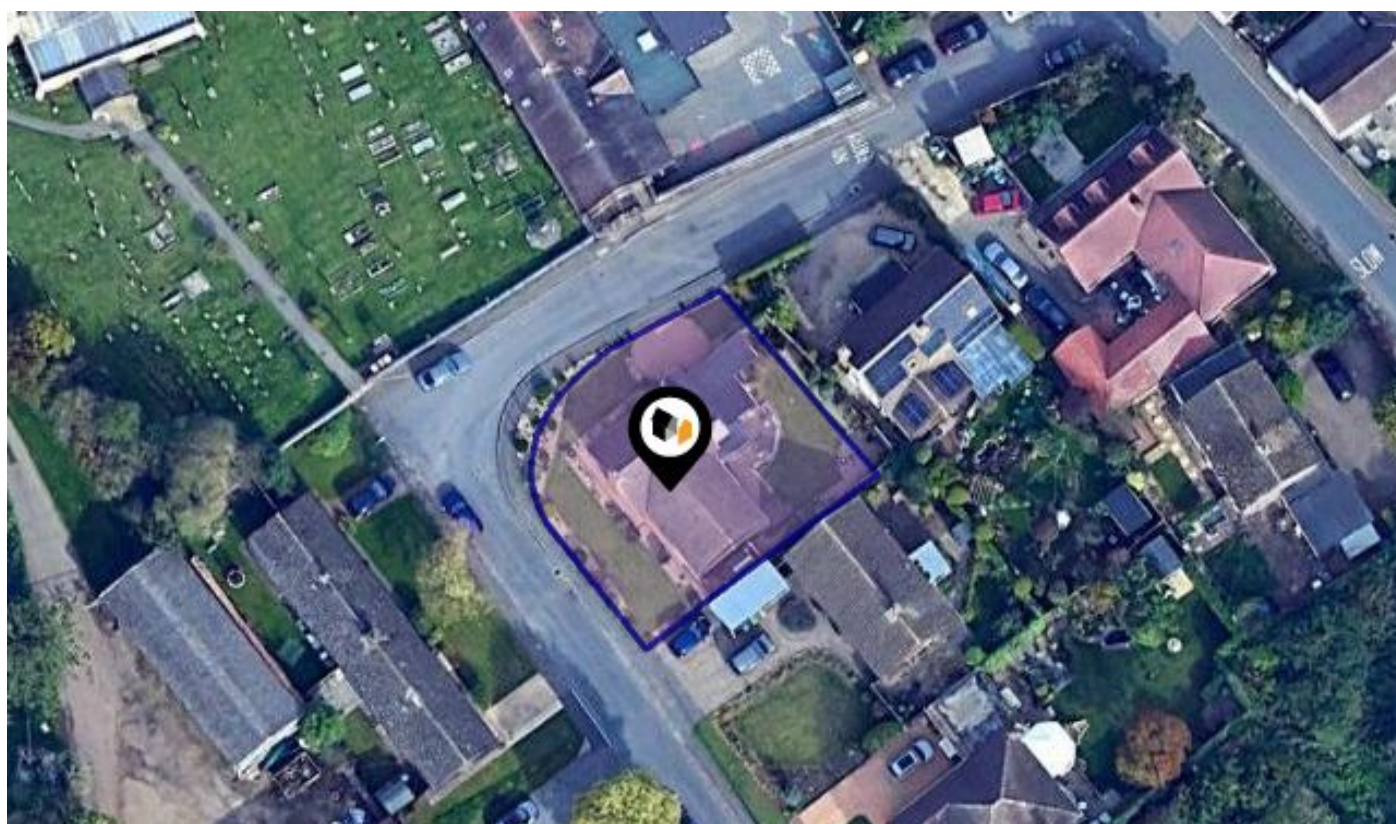




MIR: Material Info

The Material Information Affecting this Property

Friday 17th January 2025



CHURCH LANE, WILBY, WELLINGBOROUGH, NN8

Henderson Connellan

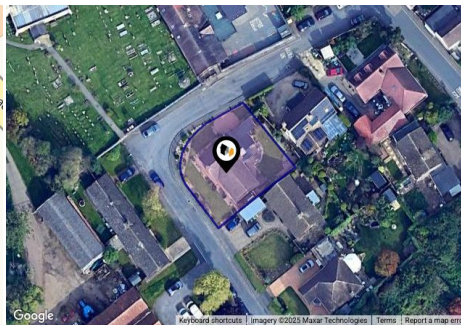
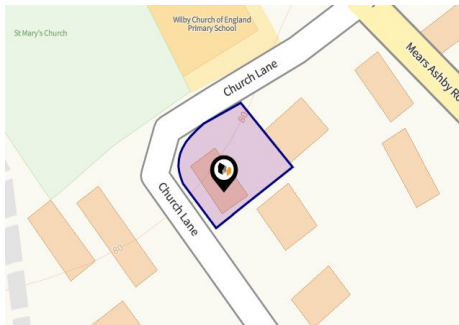
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,044 ft ² / 97 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band D		
Annual Estimate:	£2,191		
Title Number:	NN95574		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

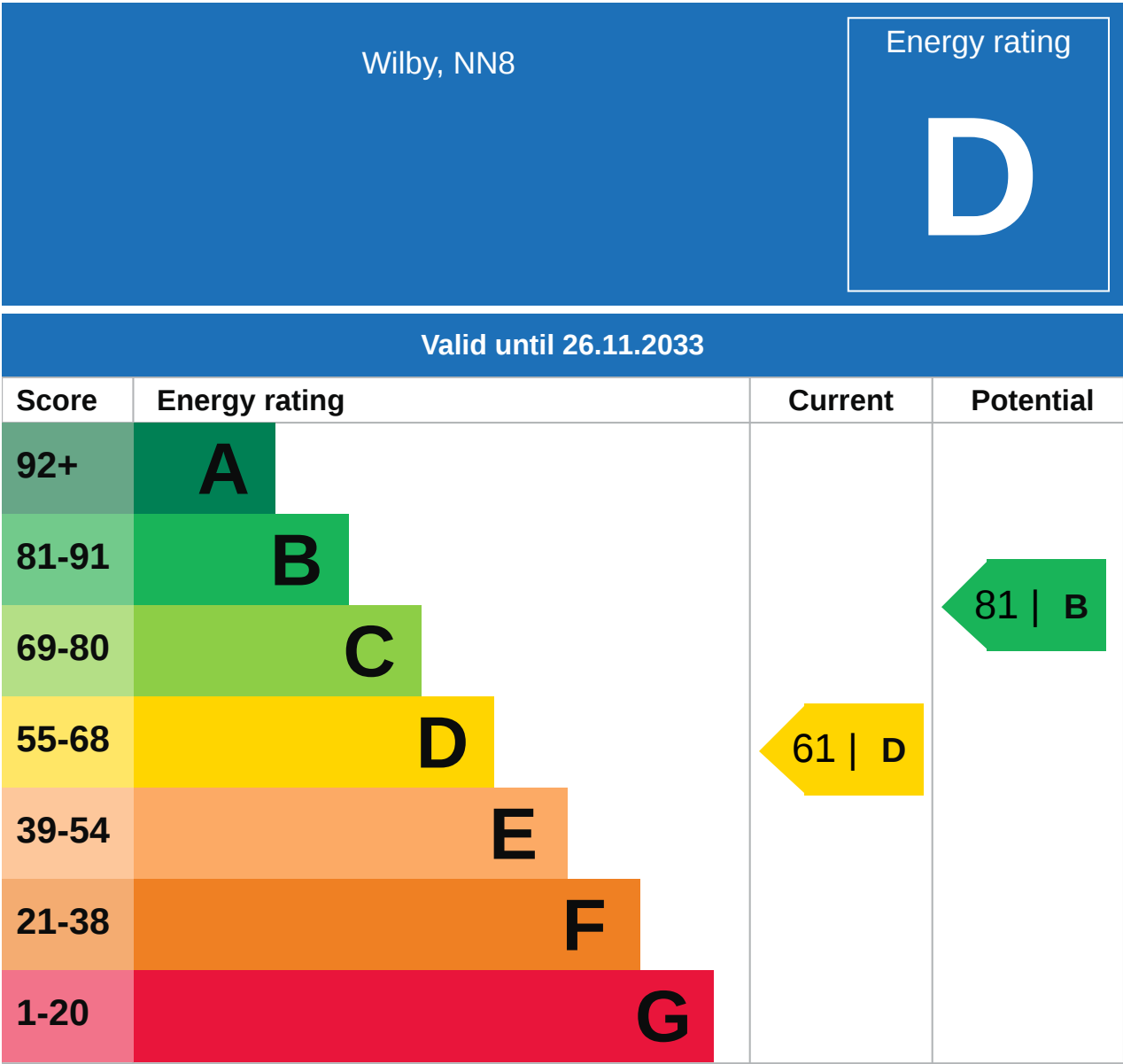
3 mb/s	35 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m ²

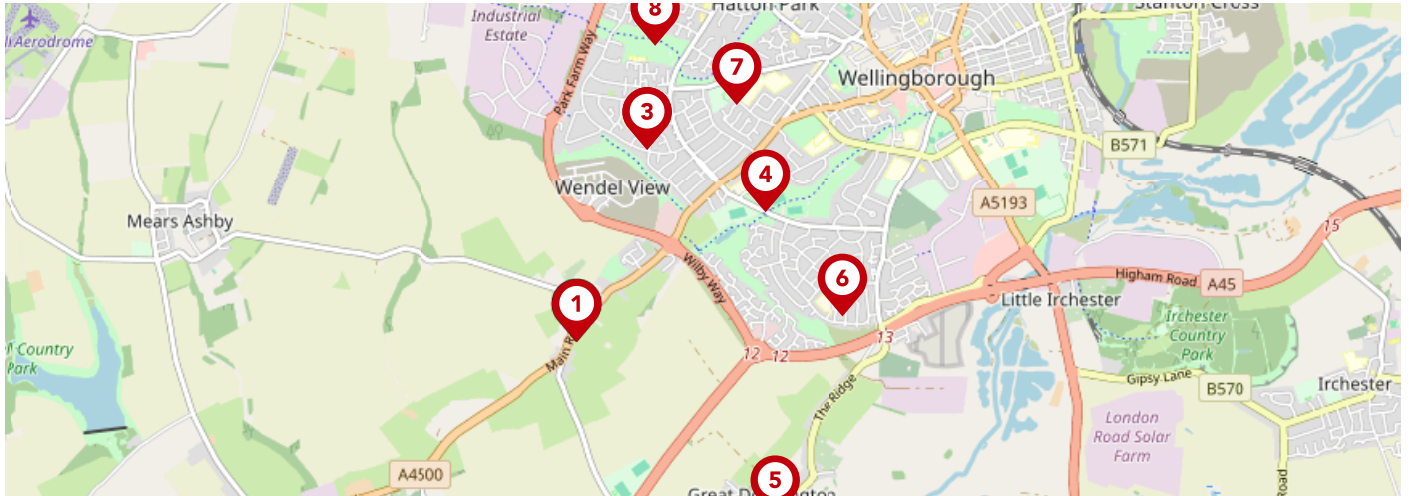
Stamp Duty

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

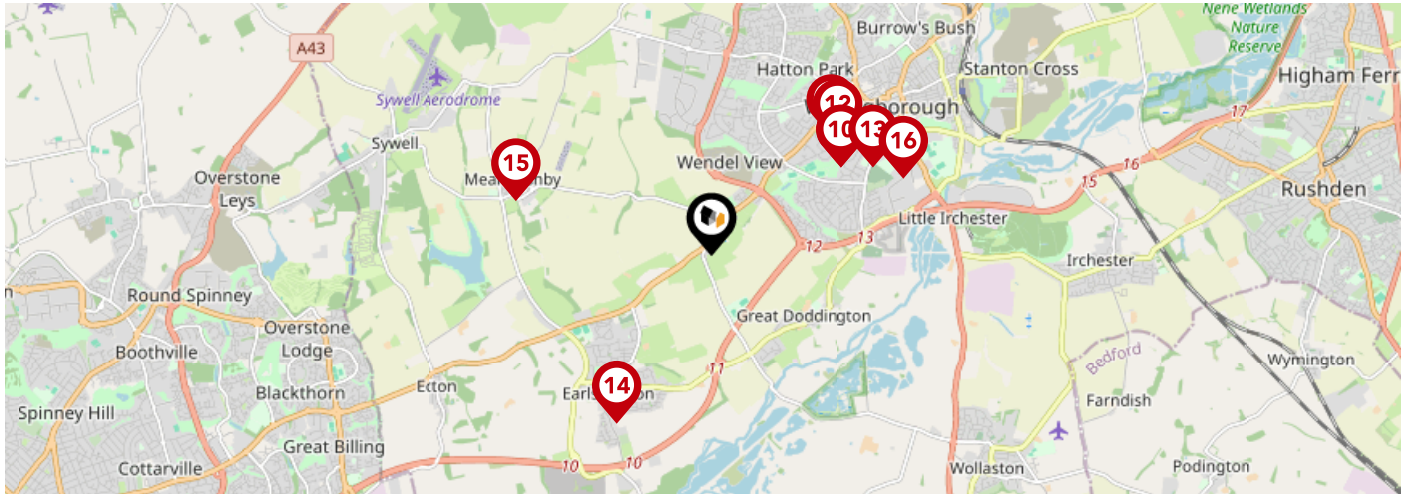
First Time Buyer - £0 (£5000 from April 2025)

Moving Home - £7500 (£10,000 from April 2025)

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



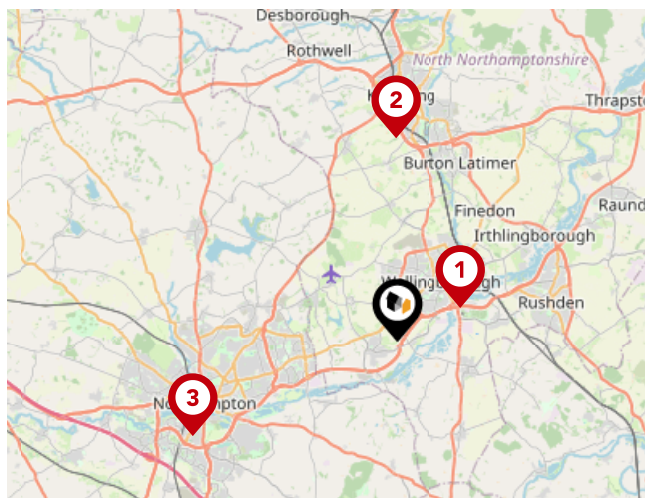
		Nursery	Primary	Secondary	College	Private
1	Wilby Church of England Primary School Ofsted Rating: Requires improvement Pupils: 87 Distance: 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ruskin Academy Ofsted Rating: Good Pupils: 266 Distance: 0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ruskin Infant School Ofsted Rating: Good Pupils: 197 Distance: 0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 356 Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Great Doddington Primary Ofsted Rating: Requires improvement Pupils: 130 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Warwick Academy Ofsted Rating: Good Pupils: 259 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Weavers Academy Ofsted Rating: Good Pupils: 1302 Distance: 1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Olympic Primary Ofsted Rating: Good Pupils: 398 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Croyland Nursery School & Day Nursery Ofsted Rating: Outstanding Pupils: 113 Distance:1.41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Croyland Primary School Ofsted Rating: Good Pupils: 415 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Freemans Endowed Church of England Junior Academy Ofsted Rating: Good Pupils: 239 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Barnabas Church of England School Ofsted Rating: Good Pupils: 171 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Friars Academy Ofsted Rating: Outstanding Pupils: 151 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Earls Barton Primary School Ofsted Rating: Good Pupils: 447 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Mears Ashby Church of England Primary School Ofsted Rating: Good Pupils: 87 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Wrenn School Ofsted Rating: Good Pupils: 1446 Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

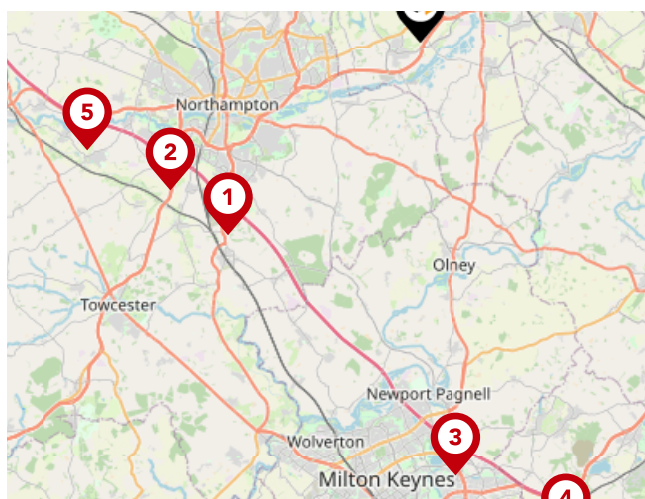
Area

Transport (National)



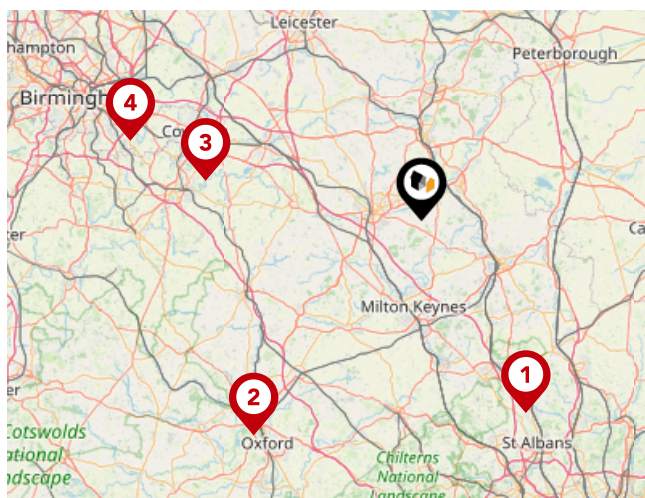
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	2.56 miles
2	Kettering Rail Station	7.4 miles
3	Northampton Rail Station	8.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	9.87 miles
2	M1 J15A	10.51 miles
3	M1 J14	15.78 miles
4	M1 J13	18.71 miles
5	M1 J16	12.7 miles

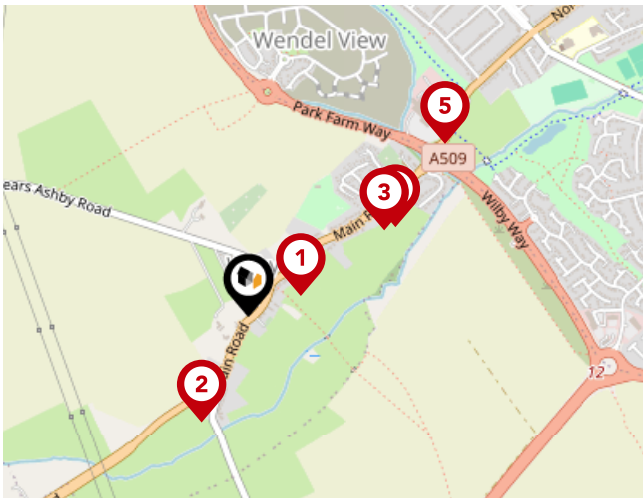


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	31.9 miles
2	Kidlington	39.96 miles
3	Baginton	31.98 miles
4	Birmingham Airport	43.82 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The George PH	0.13 miles
2	Doddington Road	0.26 miles
3	Wilby Park	0.37 miles
4	Wilby Park	0.39 miles
5	Sainsburys	0.59 miles



Tom Cheshire - Director

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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