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# MIR: Material Info

The Material Information Affecting this Property

**Friday 17<sup>th</sup> January 2025**



**BEECH GROVE, RUSHDEN, NN10**

## Henderson Connellan

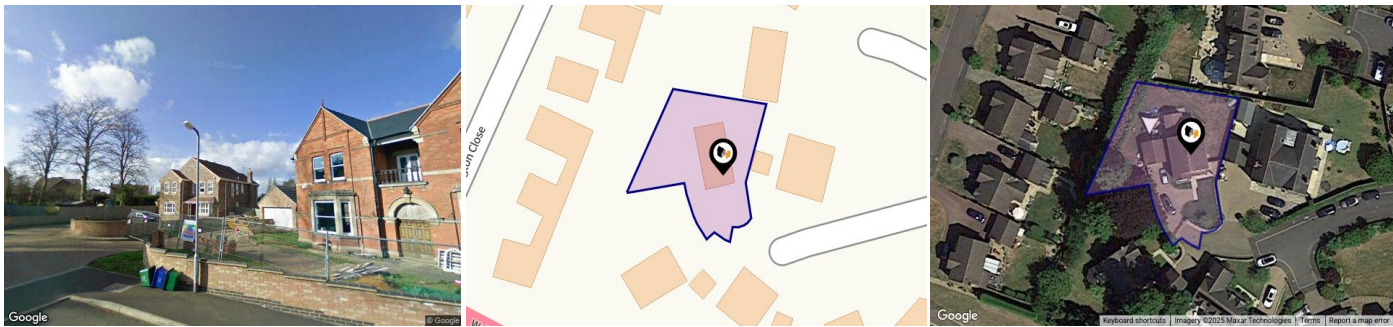
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk





## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.22 acres		
Year Built :	2004		
Council Tax :	Band F		
Annual Estimate:	£3,165		
Title Number:	NN248466		

## Local Area

Local Authority:	North northamptonshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	14 mb/s	59 mb/s	1000 mb/s
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

# Planning History

## This Address

HENDERSON  
CONNELLAN  
ESTATE AGENTS

Planning records for: *Beech Grove, Rushden, NN10*

### Reference - 15/01098/TPO/

**Decision:** Permitted

**Date:** 11th June 2015

**Description:**

T1 Lime - crown clean removing dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 15%

Planning records for: **1 Beech Grove Rushden Northamptonshire NN10 6EJ**

**Reference - 19/01464/TPO/**

**Decision:** -

**Date:** 10th September 2019

**Description:**

TPO 0179 T1 Yew Section fell to ground level. Competing with adjacent Beech and causing damage to underside. T2 Lime Re-pollard to previous pollard points.

**Reference - 16/01550/TPO/**

**Decision:** Permitted

**Date:** 03rd August 2016

**Description:**

Trees T1 - T4 - Crown reduce by approximately 1.5 metres in height and laterally to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown lift to a height of 3.0 metres.

**Reference - 15/02122/TPO/**

**Decision:** Permitted

**Date:** 25th November 2015

**Description:**

T15 - Yew to repollard to previous pollard points at a height of approximately three metres.

**Reference - 09/01213/TPO/**

**Decision:** Permitted

**Date:** 05th August 2009

**Description:**

Reduction of the crown to T21 by 15%



Planning records for: *1 Beech Grove Rushden Northamptonshire NN10 6EJ*

Reference - 09/01945/TPO/	
Decision:	Permitted
Date:	08th December 2009
Description:	To remove lowest limb on a Corsican Pine (Pinus Nigra "Maritima") TPO17

Reference - 05/01828/TPO/	
Decision:	Permitted
Date:	15th September 2005
Description:	Felling of three Beech trees

Reference - NE/22/01483/TPO/	
Decision:	-
Date:	23rd November 2022
Description:	T1 Pine;Reduce laterally over the road by approximately 2.0-3.0 metres. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to alleviate weight on limbs overhanging road and in the interest of sound arboricultural practice. T2 Lawsons;Reduce over-extended branches over road only by approximately 2.0 metres. Works to alleviate weight on limbs overhanging road. T3 Lime;Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out in the interest of sound arboricultural practice. T4 Pine;Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Reduce over-extended limb growing over road by approximately 2.0 metres to alleviate weight. Works to be carried out in the interest of sound arboricultural practice. T6 Pine;Crown reduce by approximately 2.0 metres laterally over the road. Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to reduce over extended limbs over road in order to alleviate weight and in the interest of sound arboricultural practice. T7 Acer;Crown reduce by approximately 2.0-3.0 metres laterally over road and reduce in height to balance, pruning to suitable growth points to retain the flowing lines of the canopy. Works to be carried out in the interest of sound arboricultural practice and to manage the tree at suitable dimensions. T8 Yew;Crown reduce by approximately 1.5-2.0 metres in height and reduce laterally to balance, pruning to suitable growth points to retain the flowing lines of the canopy. Works to be carried out in the interest of sound arboricultural practice and to manage the tree at suitable dimensions. T9 Yew;Crown reduce by approximately 1.5-2.0 metres in height and reduce laterally to balance, pruning to suitable growth points to retain the flowing lines of the canopy. Works to be carried out in the interest of sou...

Reference - 18/01669/TPO/	
Decision:	Permitted
Date:	21st August 2018
Description:	T1 Lime; Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out in the interest of sound arboricultural practice. T2 Lime; Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried

out in the interest of sound arboricultural practice. T3 Yew; Tree was previously pollarded in an attempt to rejuvenate. Tree has low amenity value. Fell in favour of surrounding specimens. T4 Yew; Reduce to viable growth points as close to the boundary as possible to clear neighbours roof for solar panels.

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**MIR -** Material Info

Planning records for: **1 Beech Grove Rushden Northamptonshire NN10 6EJ**

<b>Reference - 10/00419/FUL</b>
<b>Decision:</b> Permitted
<b>Date:</b> 05th March 2010
<b>Description:</b> Proposed single storey side extension

<b>Reference - 14/00074/TPO/</b>
<b>Decision:</b> Permitted
<b>Date:</b> 14th January 2014
<b>Description:</b> T1 - Lime - remove deadwood and epicormic growth. Reprofile to balance T5 - Beech - remove lowest branch

<b>Reference - 18/01774/TPO/</b>
<b>Decision:</b> Permitted
<b>Date:</b> 07th September 2018
<b>Description:</b> T5 Beech; Crown reduce by 3.0 - 3.5 metres pruning to suitable viable growth points to retain the flowing lines of the canopy. Works recommended following resistograph test carried out on 28th August 2018.

<b>Reference - 08/00593/TPO/</b>
<b>Decision:</b> Permitted
<b>Date:</b> 08th February 2008
<b>Description:</b> Reduction of branch by 20% on Northern side to prevent limb failure



Planning records for: **1 Beech Grove Rushden Northamptonshire NN10 6EJ**

Reference - 06/01270/TPO/	
Decision:	Permitted
Date:	12th June 2006
Description:	Fell Beech Tree due to health and safety reasons (tree dying)

Planning records for: **2 Beech Grove Rushden Northamptonshire NN10 6EJ**

Reference - 14/01179/TPO/	
Decision:	Permitted
Date:	24th June 2014
Description:	T6 (Lime) Raise crown to 3.5m from ground level. Crown clean. T7 (Lime) Raise crown to 4.5m from ground level. Crown clean. T12 (Yew) Raise crown by 1m

Reference - 16/02030/FUL	
Decision:	Permitted
Date:	18th October 2016
Description:	Proposed single storey rear extension, alterations to existing single storey rear extension, removal of existing side bay window, insertion of a new side door and window to side elevation and internal alterations.

Reference - 18/02148/TPO/	
Decision:	Permitted
Date:	05th November 2018
Description:	NT1 Lime (in neighbouring garden) - Remove branch closest to solar panel and prune adjacent branch to clear line of building. T2, T3 & T4 Lime - Crown reduce by approximately 5.0 metres in height and laterally to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 15-20%. Works to be carried out in the interest of sound arboricultural practice and to maintain the trees at suitable dimensions given their proximity to property and solar panels. T5 Yew - Reduce in height by approximately 3.0 metres and trim to shape. Works to be carried out in the interest of sound arboricultural practice and to maintain the trees at suitable dimensions given their proximity to property and solar panels.

Planning records for: **3 Beech Grove Rushden Northamptonshire NN10 6EJ**

Reference - 14/00258/TPO/
<b>Decision:</b> Permitted
<b>Date:</b> 12th February 2014
<b>Description:</b> T1, T2, T3 and T4 Lime , Remove deadwood, Remove epicormic growth. Crown thin by 10%
Reference - 18/00923/TPO/
<b>Decision:</b> Permitted
<b>Date:</b> 02nd May 2018
<b>Description:</b> T1 - T4 Lime; Crown clean removing dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 10%. Remove epicormic growth. T5 Beech; Crown clean removing dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 10%. Remove epicormic growth. Basic maintenance works - to be carried out in the interest of sound arboricultural practice.

## Stamp Duty

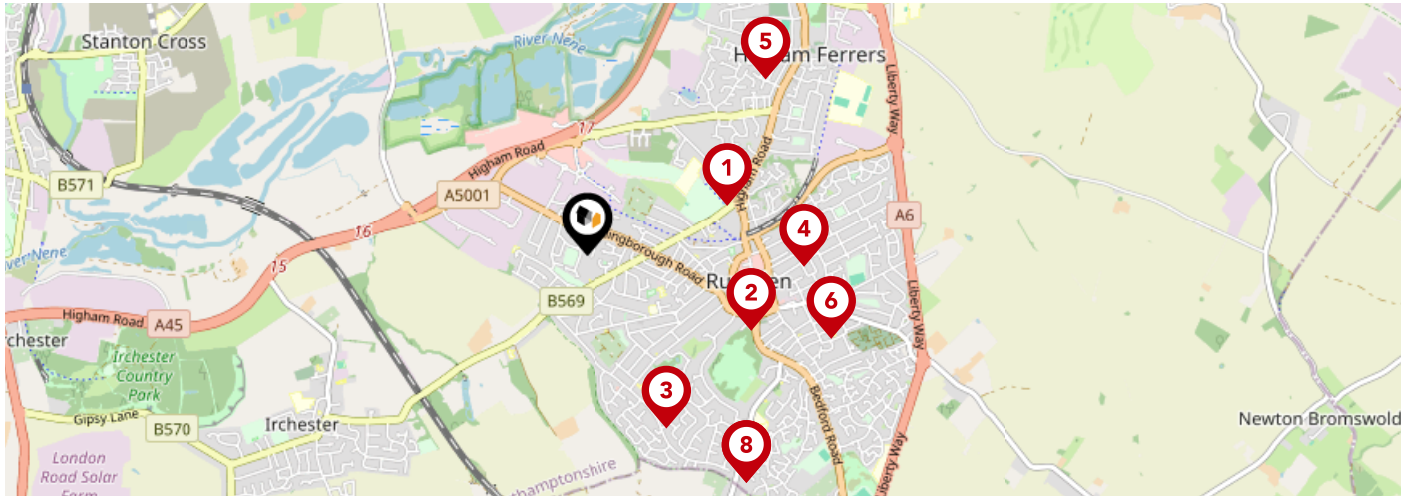
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At the asking price (£625,000), the current stamp duty payments are as follows (as of Jan 2025).

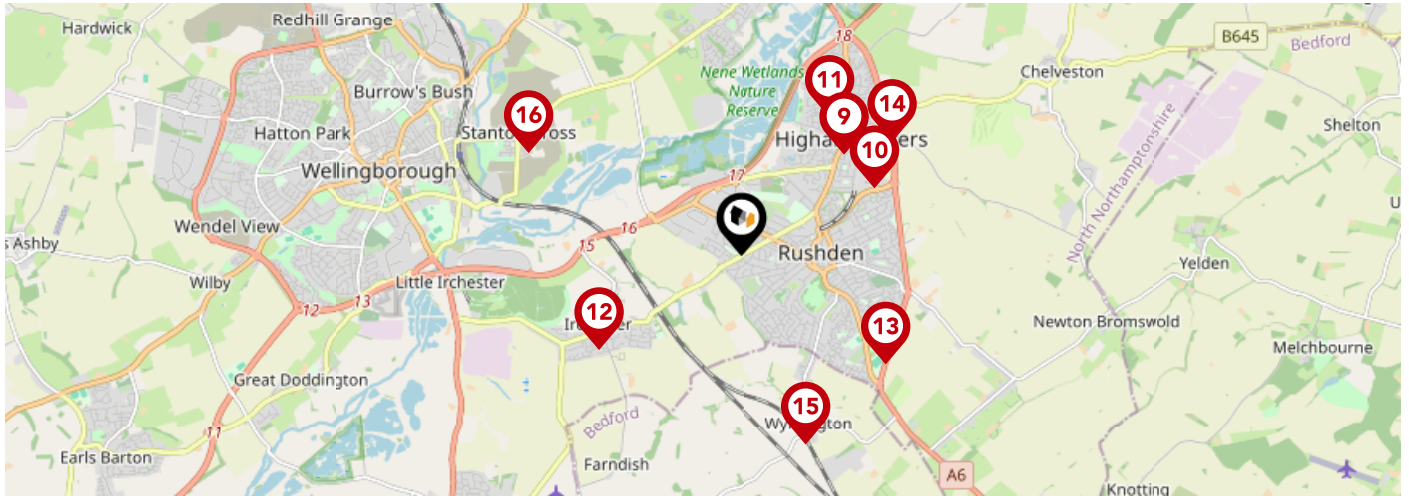
First Time Buyer - £10,000 (£21,250 from April 2025)









Moving Home - £18,750 (£21,250 from April 2025)

Additional Property (keeping main residence) - £50,000 (£52,500 from April 2025)



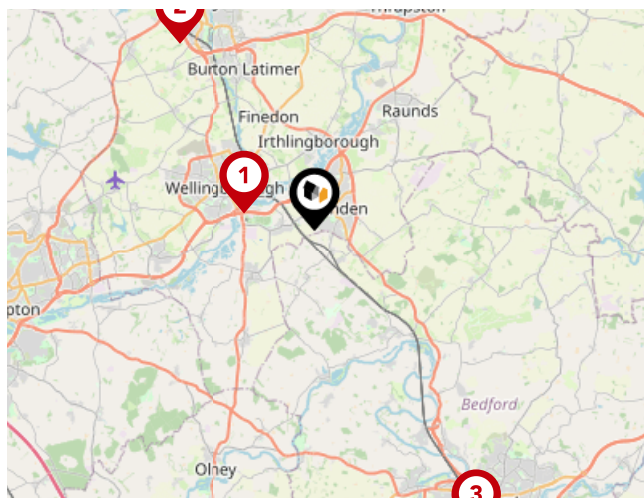
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Rushden Academy</b> Ofsted Rating: Good   Pupils: 892   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St)</b> Ofsted Rating: Requires improvement   Pupils: 147   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitefriars Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Denfield Park Primary School</b> Ofsted Rating: Good   Pupils: 432   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Higham Ferrers Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Newton Road School</b> Ofsted Rating: Requires improvement   Pupils: 243   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>South End Infant School</b> Ofsted Rating: Good   Pupils: 246   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>South End Junior School</b> Ofsted Rating: Good   Pupils: 346   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Higham Ferrers Junior School</b> Ofsted Rating: Requires improvement   Pupils: 321   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ferrers School</b> Ofsted Rating: Good   Pupils: 928   Distance: 1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Henry Chichele Primary School</b> Ofsted Rating: Requires improvement   Pupils: 401   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Irchester Community Primary School</b> Ofsted Rating: Good   Pupils: 350   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rushden Primary Academy</b> Ofsted Rating: Good   Pupils: 389   Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chelveston Road School</b> Ofsted Rating: Good   Pupils: 92   Distance: 1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Lawrence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance: 1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanton Cross Primary School</b> Ofsted Rating: Not Rated   Pupils: 64   Distance: 2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

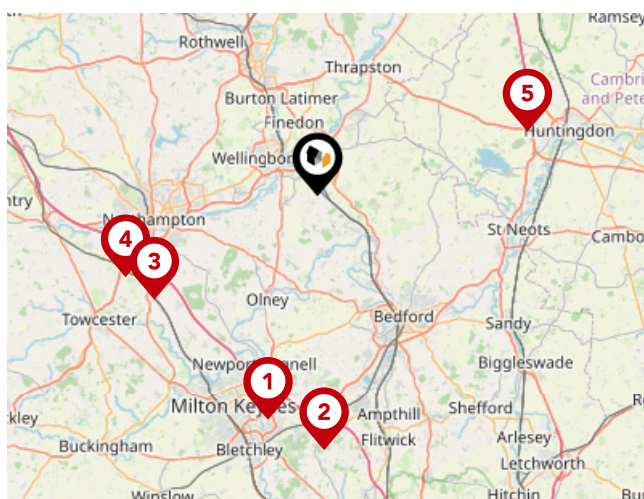
# Area

## Transport (National)



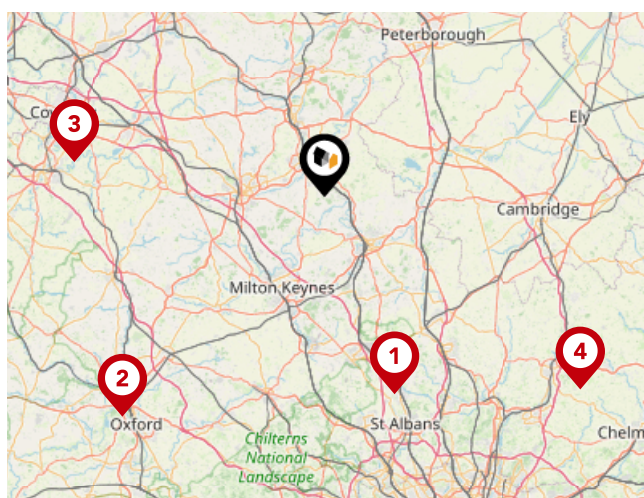
### National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	2.64 miles
2	Kettering Rail Station	8.39 miles
3	Bedford Rail Station	12.4 miles



### Trunk Roads/Motorways

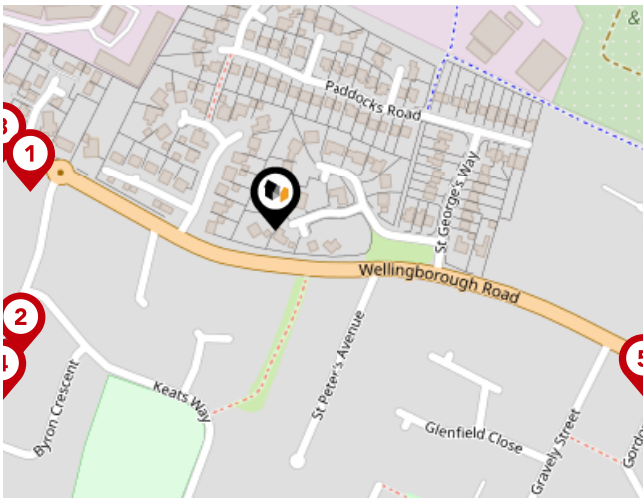
Pin	Name	Distance
1	M1 J14	16.7 miles
2	M1 J13	18.53 miles
3	M1 J15	14.02 miles
4	M1 J15A	15.1 miles
5	A1(M) J13	15.95 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	30.46 miles
2	Kidlington	43.55 miles
3	Baginton	36.65 miles
4	Stansted Airport	46.7 miles





Bus Stops/Stations

Pin	Name	Distance
1	Saxonlea Close	0.14 miles
2	Keats Way	0.16 miles
3	Saxonlea Close	0.16 miles
4	Masefield Drive	0.18 miles
5	Gordon Street	0.23 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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