

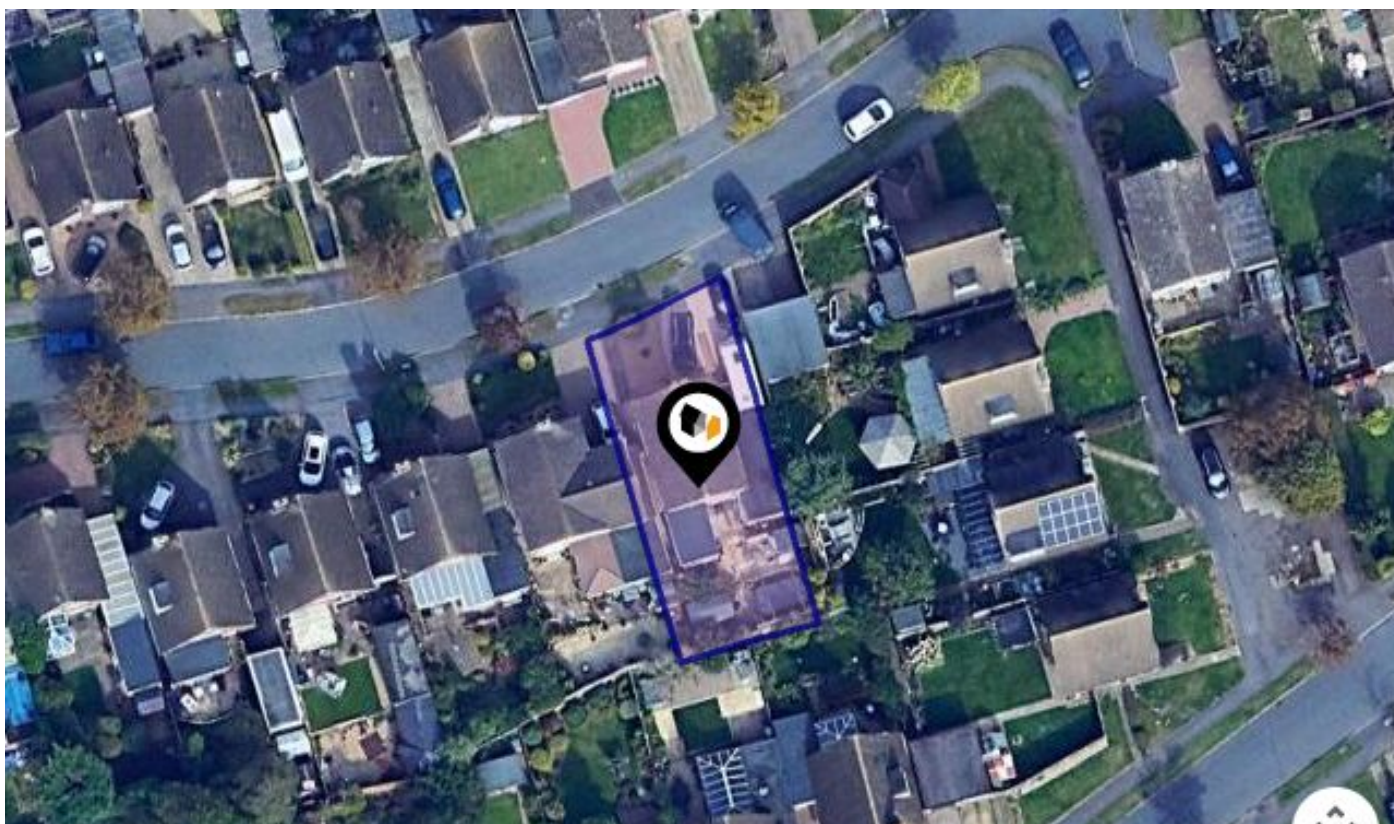


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MIR: Material Info

The Material Information Affecting this Property

Friday 21st February 2025



FALLOWFIELD, WELLINGBOROUGH, NN9

Price Estimate : £340,000

Henderson Connellan

43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk





Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.09 acres
Council Tax :	Band D
Annual Estimate:	£2,191
Title Number:	NN210855

Price Estimate:	£340,000
Rental Estimate:	£1,400
Yield:	4.94 %
Tenure:	Freehold

Local Area

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

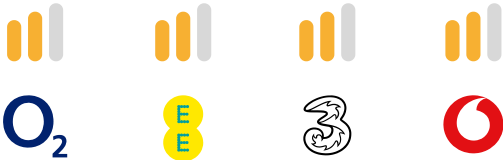
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



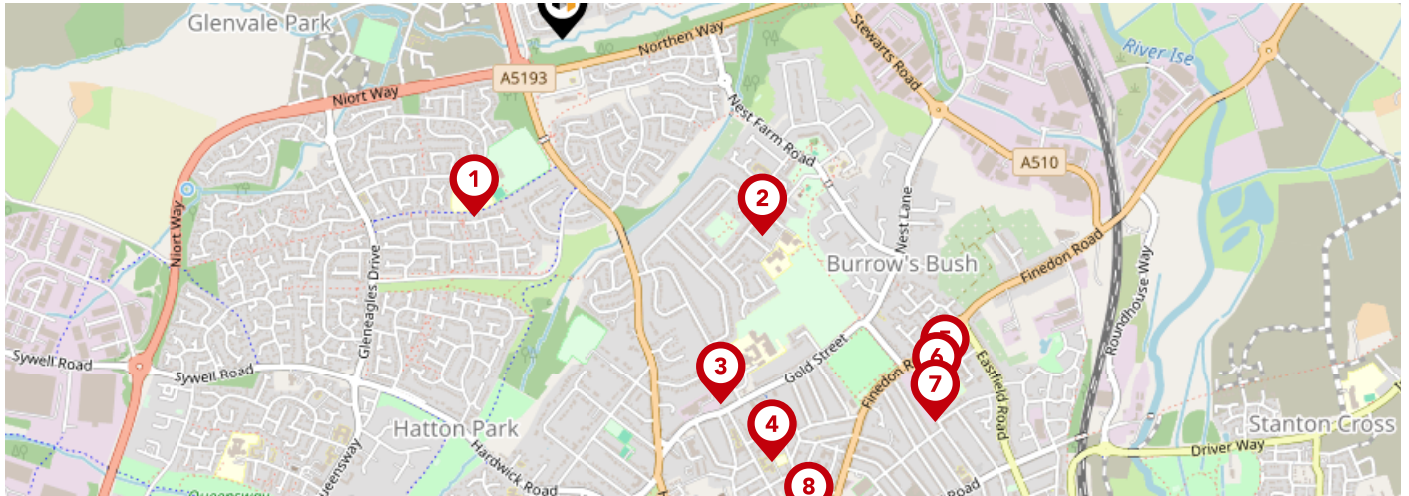
Stamp Duty

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

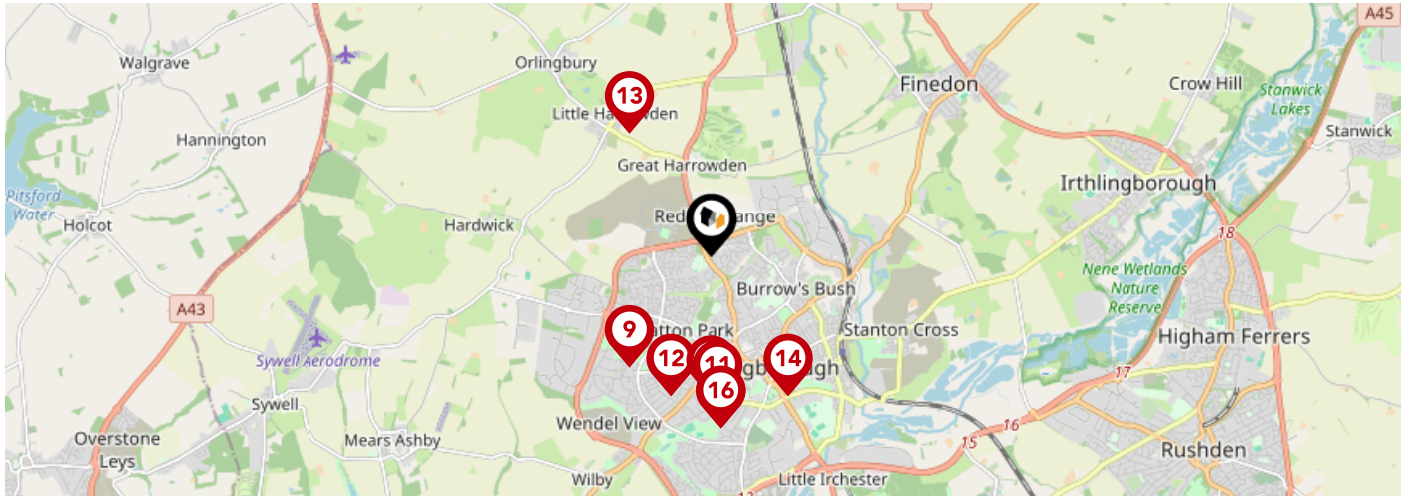
First Time Buyer - £0 (£5,000 from April 2025)

Moving Home - £7,500 (£10,000 from April 2025)

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



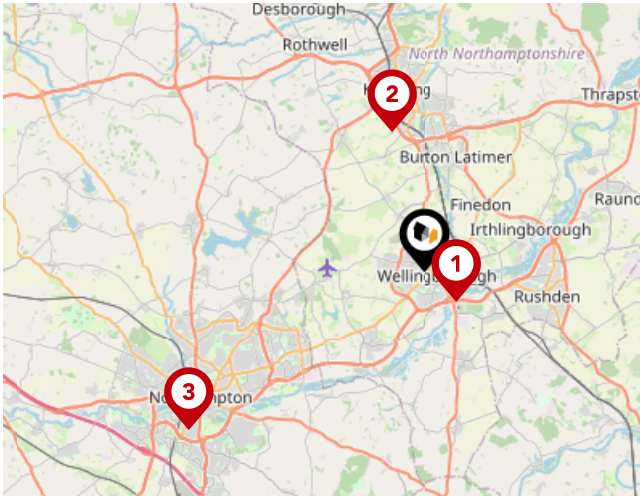
		Nursery	Primary	Secondary	College	Private
1	Redwell Primary School Ofsted Rating: Good Pupils: 630 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakway Academy Ofsted Rating: Good Pupils: 590 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sir Christopher Hatton Academy Ofsted Rating: Good Pupils: 1475 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Avenue Infant School Ofsted Rating: Good Pupils: 178 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Highfield Nursery School Ofsted Rating: Good Pupils: 89 Distance:1.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Rowan Gate Primary School -Two Sites and Two Satellites Ofsted Rating: Outstanding Pupils: 268 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Victoria Primary Academy Ofsted Rating: Good Pupils: 409 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Park Junior School, Wellingborough Ofsted Rating: Good Pupils: 241 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Olympic Primary Ofsted Rating: Good Pupils: 398 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Freemans Endowed Church of England Junior Academy Ofsted Rating: Good Pupils: 239 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Barnabas Church of England School Ofsted Rating: Good Pupils: 171 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Weavers Academy Ofsted Rating: Good Pupils: 1302 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Little Harrowden Community Primary School Ofsted Rating: Good Pupils: 189 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Refocus Ofsted Rating: Good Pupils: 41 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Croyland Nursery School & Day Nursery Ofsted Rating: Outstanding Pupils: 113 Distance:1.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Croyland Primary School Ofsted Rating: Good Pupils: 415 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

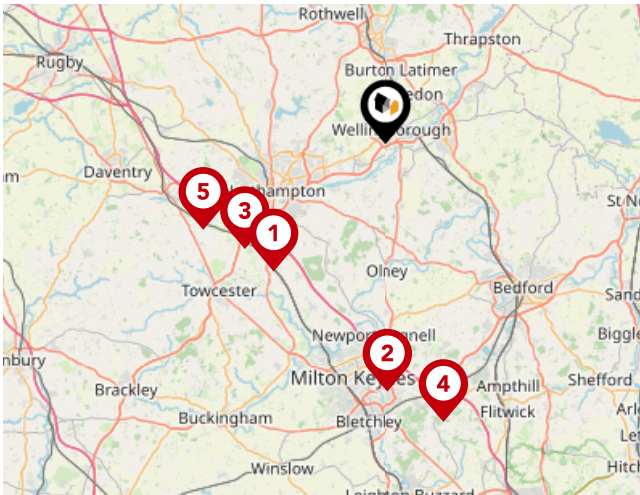
Area

Transport (National)



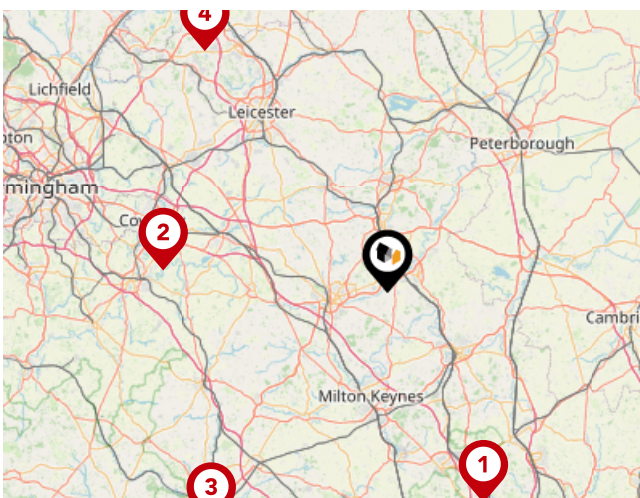
National Rail Stations

Pin	Name	Distance
	Wellingborough Rail Station	1.64 miles
	Kettering Rail Station	5.18 miles
	Northampton Rail Station	10.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J15	12.34 miles
	M1 J14	18.08 miles
	M1 J15A	12.73 miles
	M1 J13	20.72 miles
	M1 J16	14.58 miles

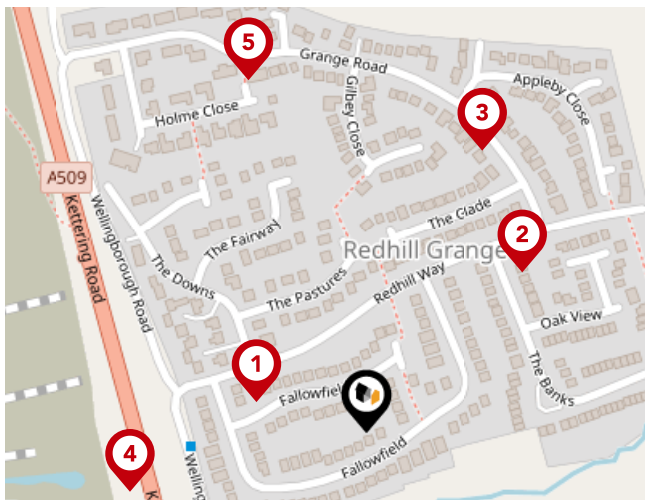


Airports/Helipads

Pin	Name	Distance
	Luton Airport	33.52 miles
	Baginton	32.72 miles
	Kidlington	42.48 miles
	East Mids Airport	43.76 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Downs	0.07 miles
2	The Banks	0.13 miles
3	Appleby Close	0.17 miles
4	Redhill Grange	0.14 miles
5	35 Grange Road	0.21 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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