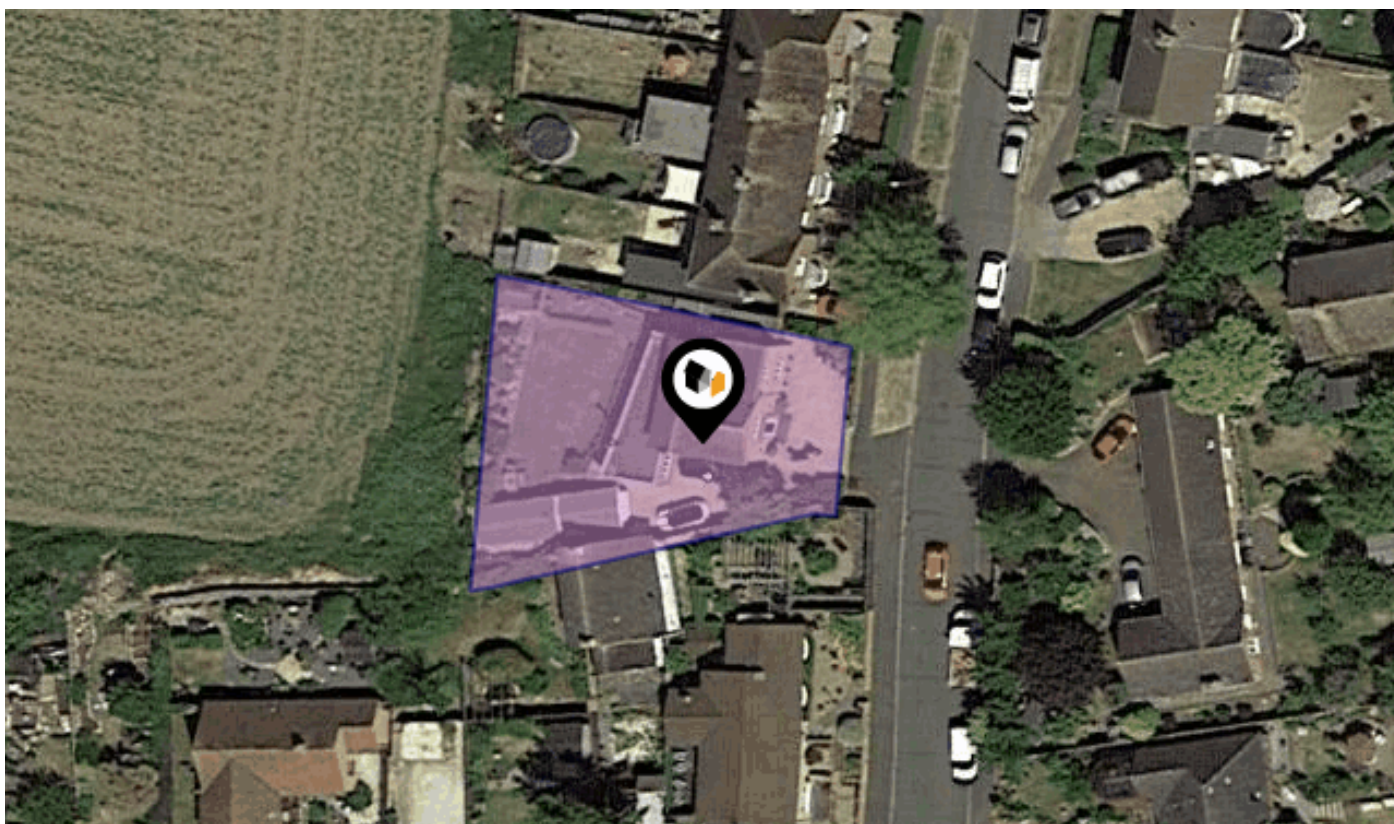




# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 25<sup>th</sup> February 2025**



**DOLBEN AVENUE, STANWICK, WELLINGBOROUGH, NN9**

## 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:** 0.15 acres  
**Council Tax :** Band E  
**Annual Estimate:** £2,678  
**Title Number:** NN57107

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**8**  
mb/s



**80**  
mb/s



**1000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: ***Dolben Avenue, Stanwick, Wellingborough, NN9***

**Reference - 10/01479/AMD**

**Decision:** Withdrawn

**Date:** 16th August 2010

**Description:**

Non material amendment: Erection of concrete sectional garage instead of approved garage pursuant to planning permission 10/00746/FUL dated 20.04.2010: Additional first floor accommodation on the north west corner above existing ground floor footprint with a continuation of existing roof pitches running north and south. Single storey extension running full width of the current building. Extension of the garage to double that of the existing.

**Reference - 10/00746/FUL**

**Decision:** Permitted

**Date:** 22nd April 2010

**Description:**

Additional first floor accommodation on the north west corner above existing ground floor footprint with a continuation of existing roof pitches running north and south. Single storey extension running full width of the current building. Extension of the garage to double that of the existing.

Planning records for: **56 Dolben Avenue Stanwick Wellingborough Northamptonshire NN9 6QW**

<b>Reference - 13/02122/VAR</b>
<b>Decision:</b> Permitted
<b>Date:</b> 17th December 2013
<b>Description:</b> Removal of condition 3 and amendment to condition 4 to change roof, wall, door and window materials pursuant to planning permission EN/13/01510/FUL: 'Two storey side extension and rear lean to single storey extension to existing dwelling (Re-submission 13/01071/FUL)' dated 30.10.13

<b>Reference - 13/01510/FUL</b>
<b>Decision:</b> Permitted
<b>Date:</b> 13th September 2013
<b>Description:</b> Two storey side extension and rear lean to single storey extension to existing dwelling (Re-submission 13/01071/FUL)

<b>Reference - 03/00710/TPO/</b>
<b>Decision:</b> Permitted
<b>Date:</b> 18th March 2003
<b>Description:</b> Fell - 1 no. Ash TPO90 - T3

Planning records for: **12 Dolben Avenue Stanwick Wellingborough NN9 6QW**

<b>Reference - NE/22/01371/FUL</b>
<b>Decision:</b> -
<b>Date:</b> 04th November 2022
<b>Description:</b> Single Storey side and rear wrap around extension and external wall insulation

Planning records for: *The Ponderosa 1A Dolben Avenue Stanwick Wellingborough Northamptonshire NN9 6QW*

Reference - 05/02481/FUL	
Decision:	Permitted
Date:	09th January 2006
Description:	Conservatory

Reference - 98/00721/FUL	
Decision:	Permitted
Date:	23rd October 1998
Description:	Single storey rear extension

Planning records for: *Merrydales 1B Dolben Avenue Stanwick Wellingborough Northamptonshire NN9 6QW*

Reference - 95/00734/FUL	
Decision:	Permitted
Date:	26th October 1995
Description:	Detached garage

Reference - 05/02127/FUL	
Decision:	Permitted
Date:	10th November 2005
Description:	Conservatory

## Stamp Duty

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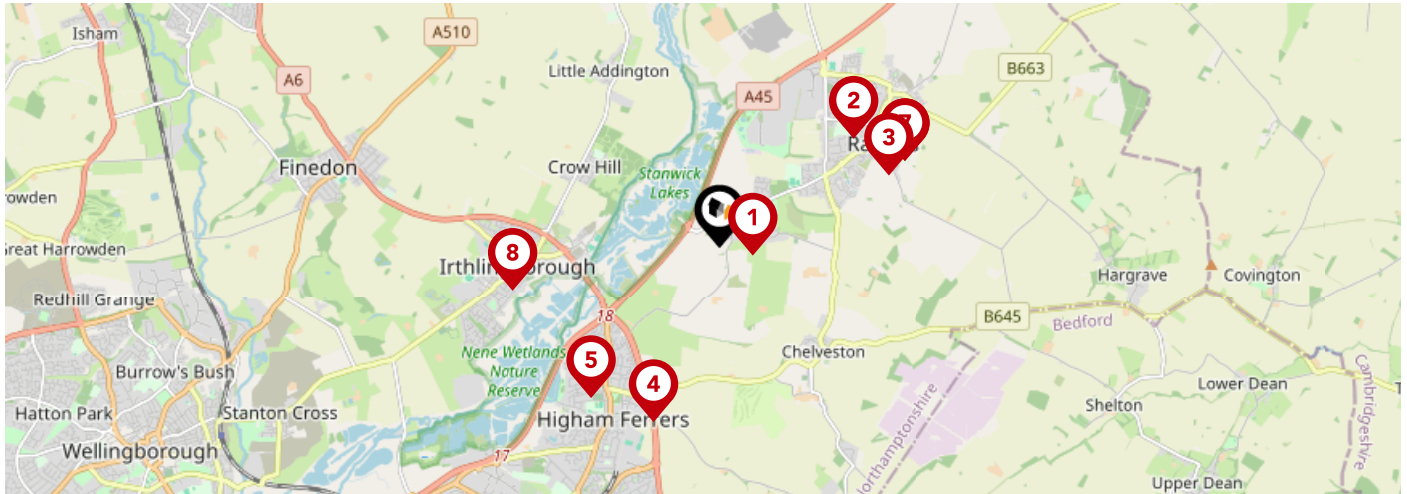
At the asking price (£650,000), the current stamp duty payments are as follows (as of Feb 2025).

First Time Buyer - £20,000 (£22,500 from April 2025)

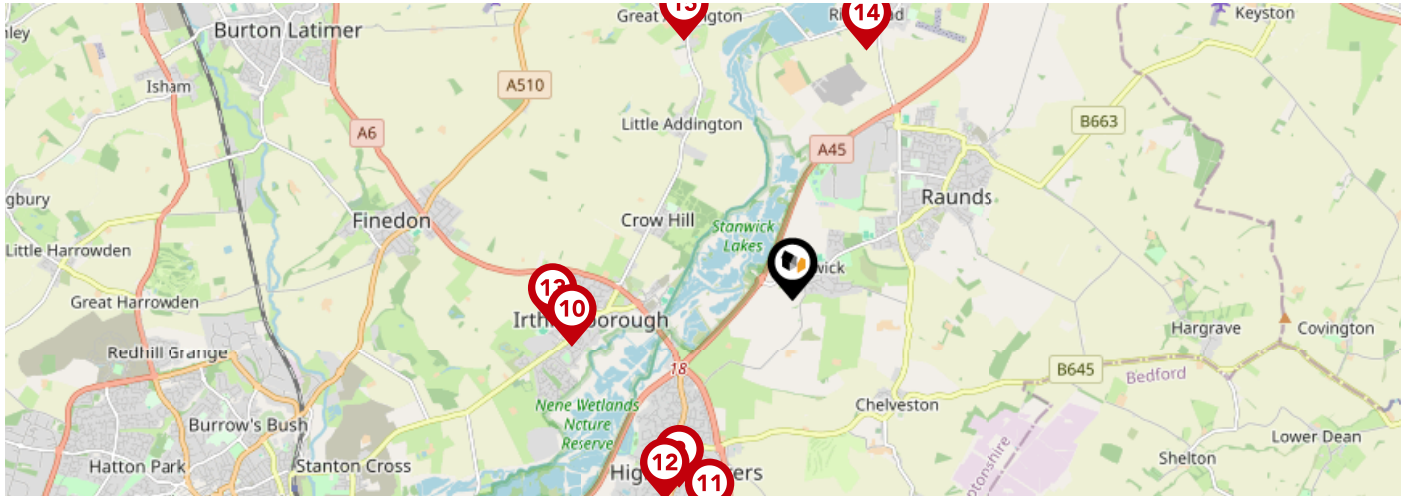
Moving Home - £20,000 (£22,500 from April 2025)

Additional Property (keeping main residence) - £52,500 (£55,000 from April 2025)





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stanwick Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Windmill Primary School</b> Ofsted Rating: Good   Pupils: 384   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Raunds Park Infant School</b> Ofsted Rating: Good   Pupils: 163   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Chelveston Road School</b> Ofsted Rating: Good   Pupils: 92   Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Henry Chichele Primary School</b> Ofsted Rating: Requires improvement   Pupils: 401   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Peter's Church of England Academy</b> Ofsted Rating: Good   Pupils: 220   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Manor School</b> Ofsted Rating: Good   Pupils: 1007   Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Irthlingborough Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

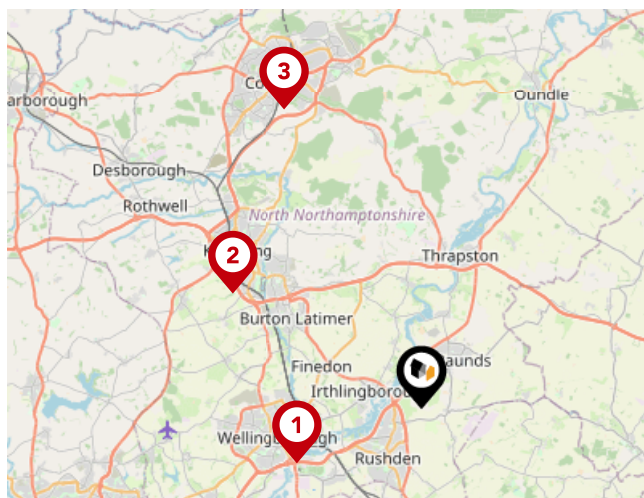


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Higham Ferrers Junior School</b> Ofsted Rating: Requires improvement   Pupils: 321   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Irthlingborough Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>The Ferrers School</b> Ofsted Rating: Good   Pupils: 928   Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Higham Ferrers Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Huxlow Academy</b> Ofsted Rating: Not Rated   Pupils: 854   Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Ringstead Church of England Primary School</b> Ofsted Rating: Good   Pupils: 128   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Great Addington CofE Primary School</b> Ofsted Rating: Good   Pupils: 93   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Rushden Academy</b> Ofsted Rating: Good   Pupils: 892   Distance:2.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



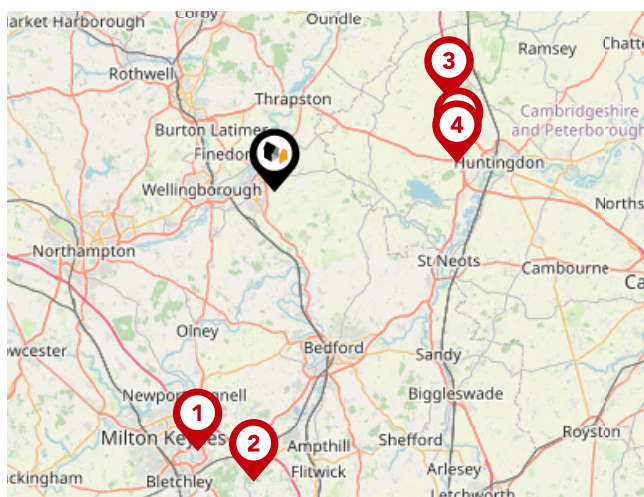
# Area

## Transport (National)



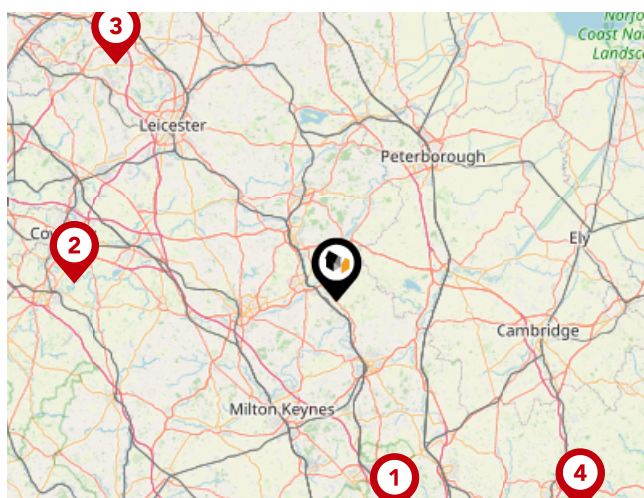
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Wellingborough Rail Station	4.95 miles
<b>2</b>	Kettering Rail Station	8.04 miles
<b>3</b>	Corby Rail Station	11.93 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M1 J14	19.72 miles
<b>2</b>	M1 J13	21.19 miles
<b>3</b>	A1(M) J15	14.3 miles
<b>4</b>	A1(M) J13	13.43 miles
<b>5</b>	A1(M) J14	13.66 miles



### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Luton Airport	32.37 miles
<b>2</b>	Baginton	38.33 miles
<b>3</b>	East Mids Airport	46.76 miles
<b>4</b>	Stansted Airport	46.79 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Sycamores	0.02 miles
2	Dolben Avenue	0.05 miles
3	Alfred Street	0.15 miles
4	Church Hall	0.24 miles
5	High Street	0.26 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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