

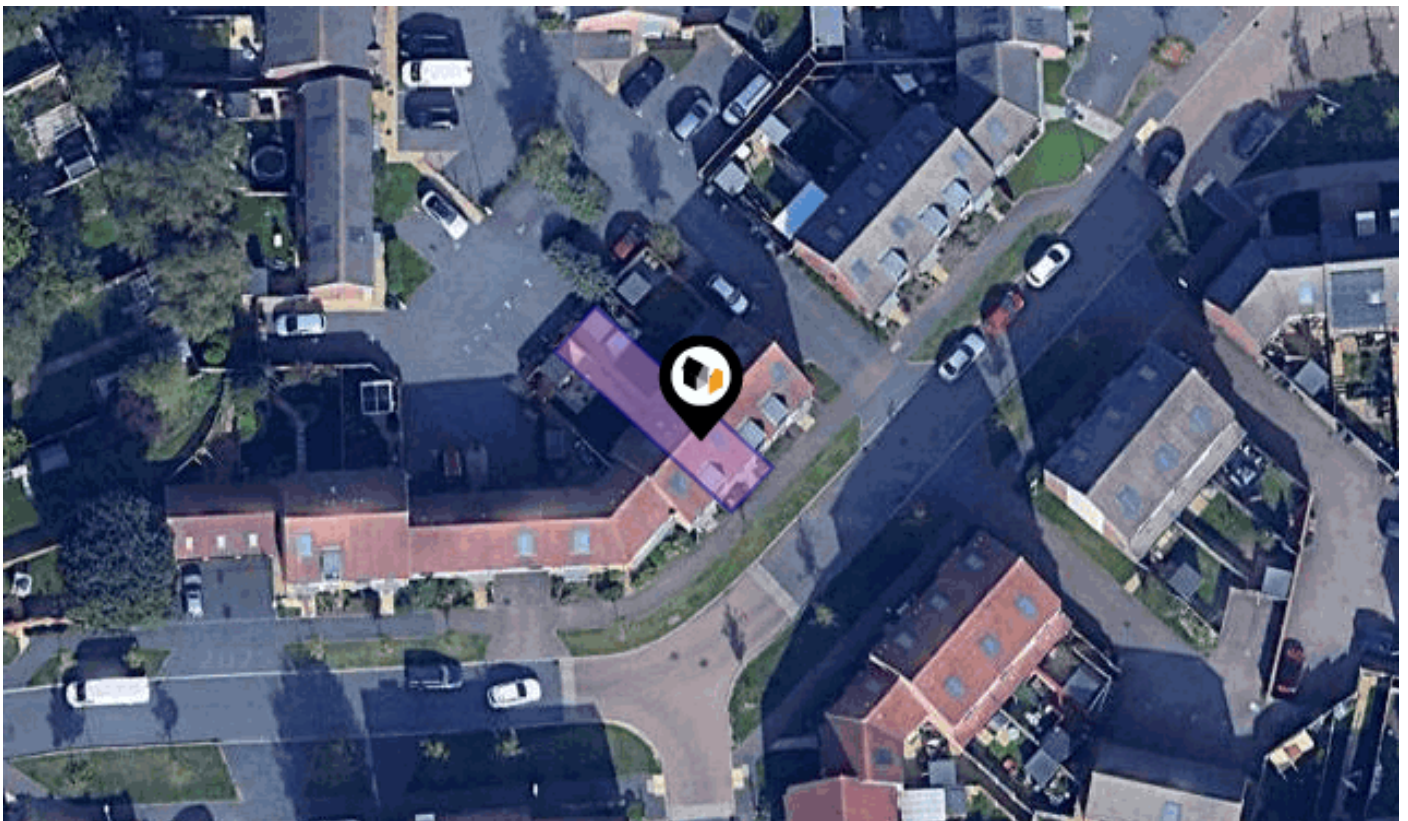


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# MIR: Material Info

The Material Information Affecting this Property

**Saturday 08<sup>th</sup> March 2025**



**NEPTUNE ROAD, WELLINGBOROUGH, NN8**

## Henderson Connellan

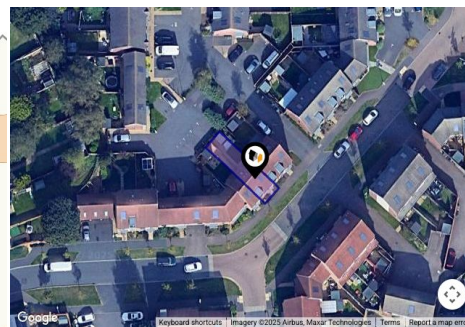
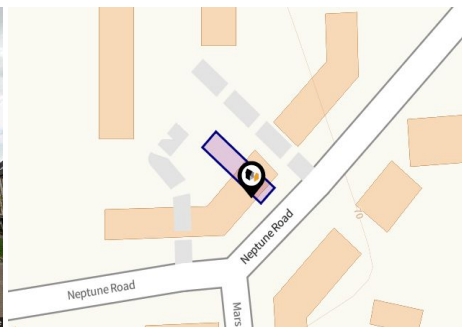
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,119 ft <sup>2</sup> / 104 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	2012		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,948		
<b>Title Number:</b>	NN314456		

## Local Area

<b>Local Authority:</b>	North northamptonshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

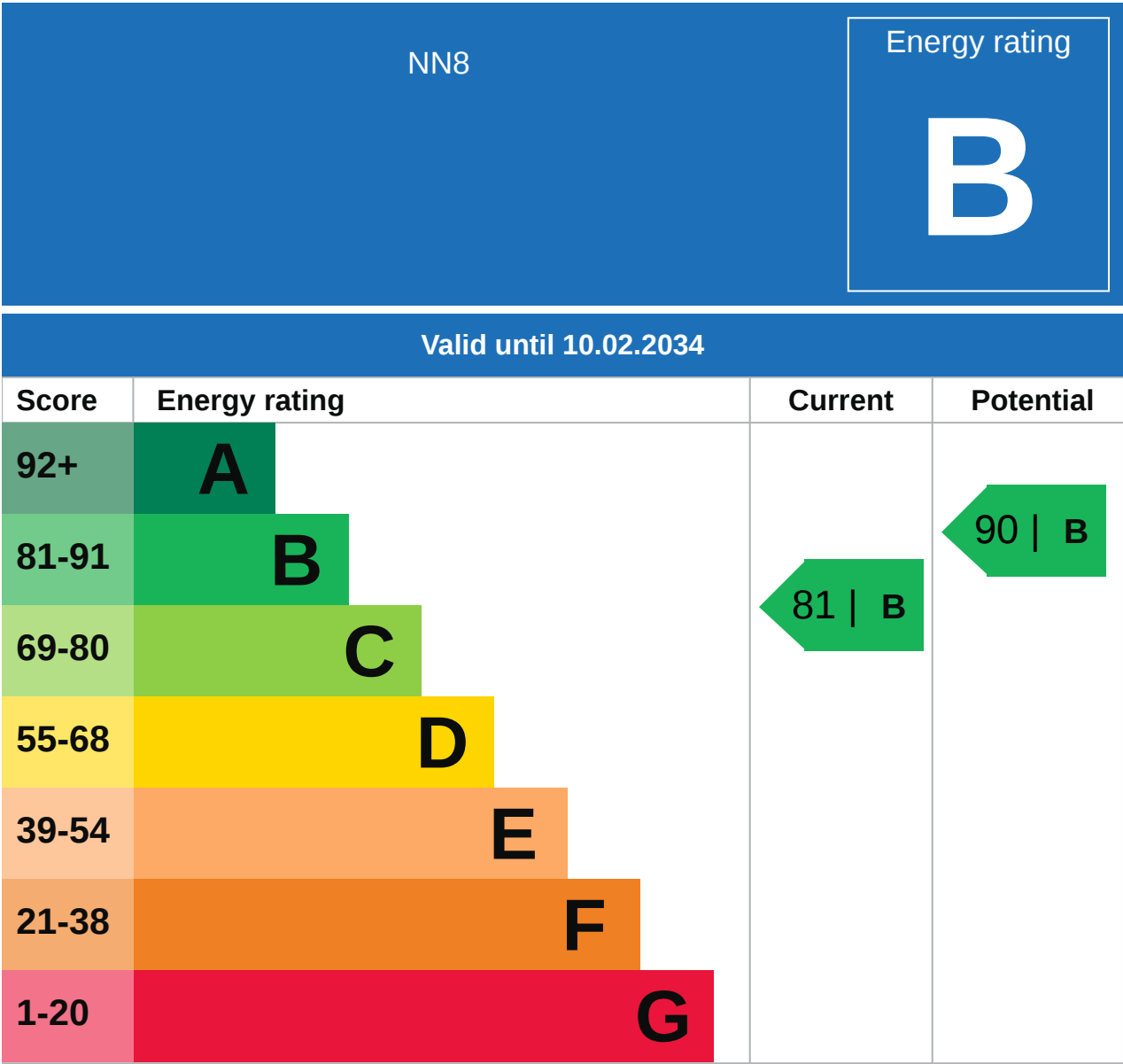
<b>15</b> mb/s	<b>64</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:





### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, plus solar
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	104 m <sup>2</sup>

## Stamp Duty

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At the asking price (£280,000), the current stamp duty payments are as follows (assuming completion is after 31st March 2025).

First Time Buyer - £0

Moving Home - £4,000

Additional Property (keeping main residence) - £18,000



### 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!



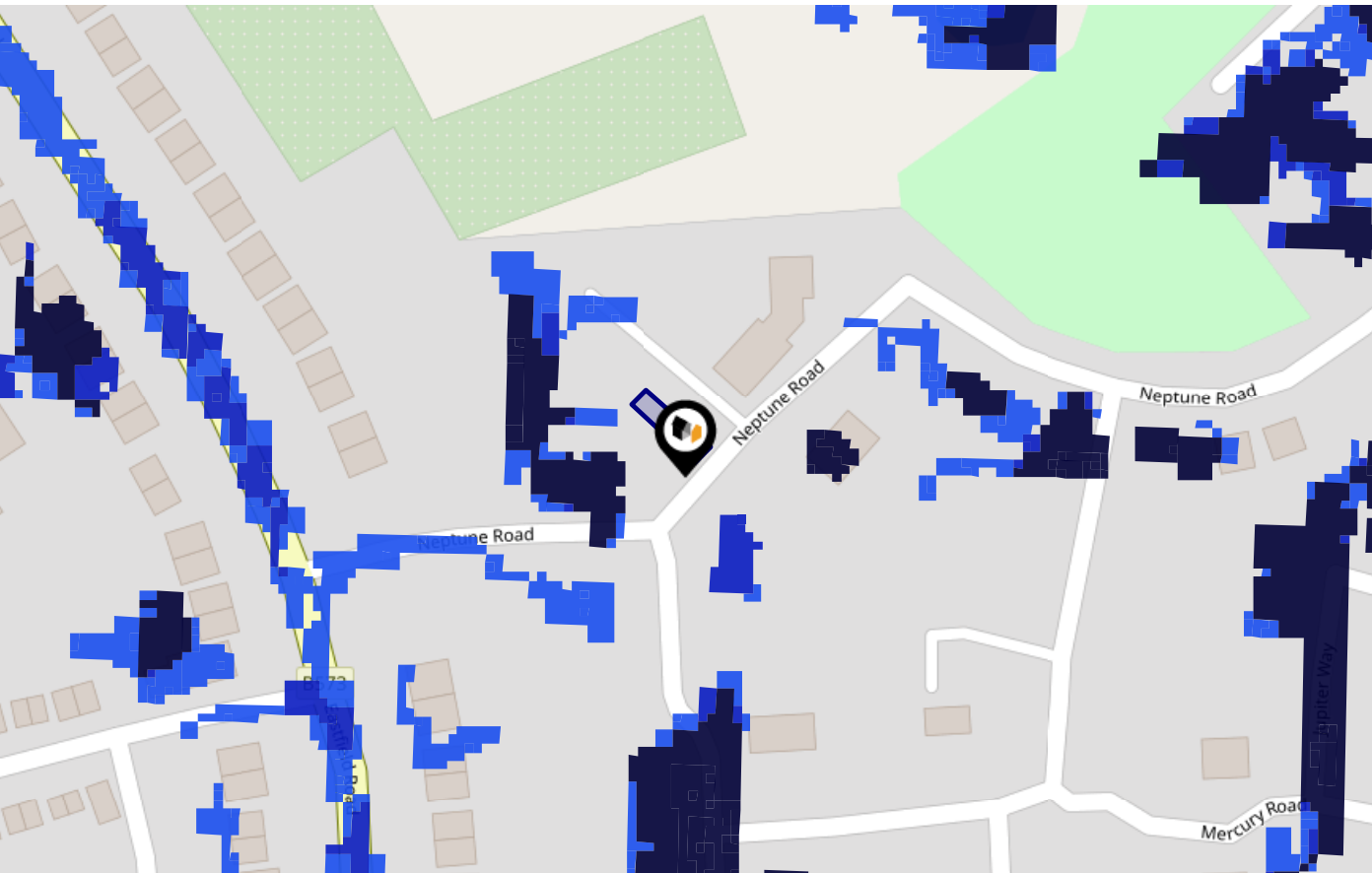
/hcnenevalley/



# Flood Risk





## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

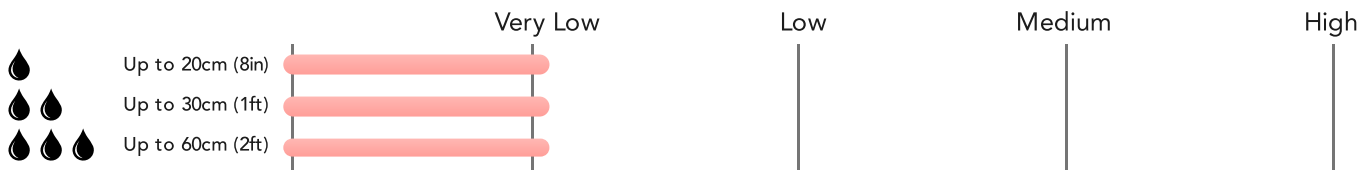


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



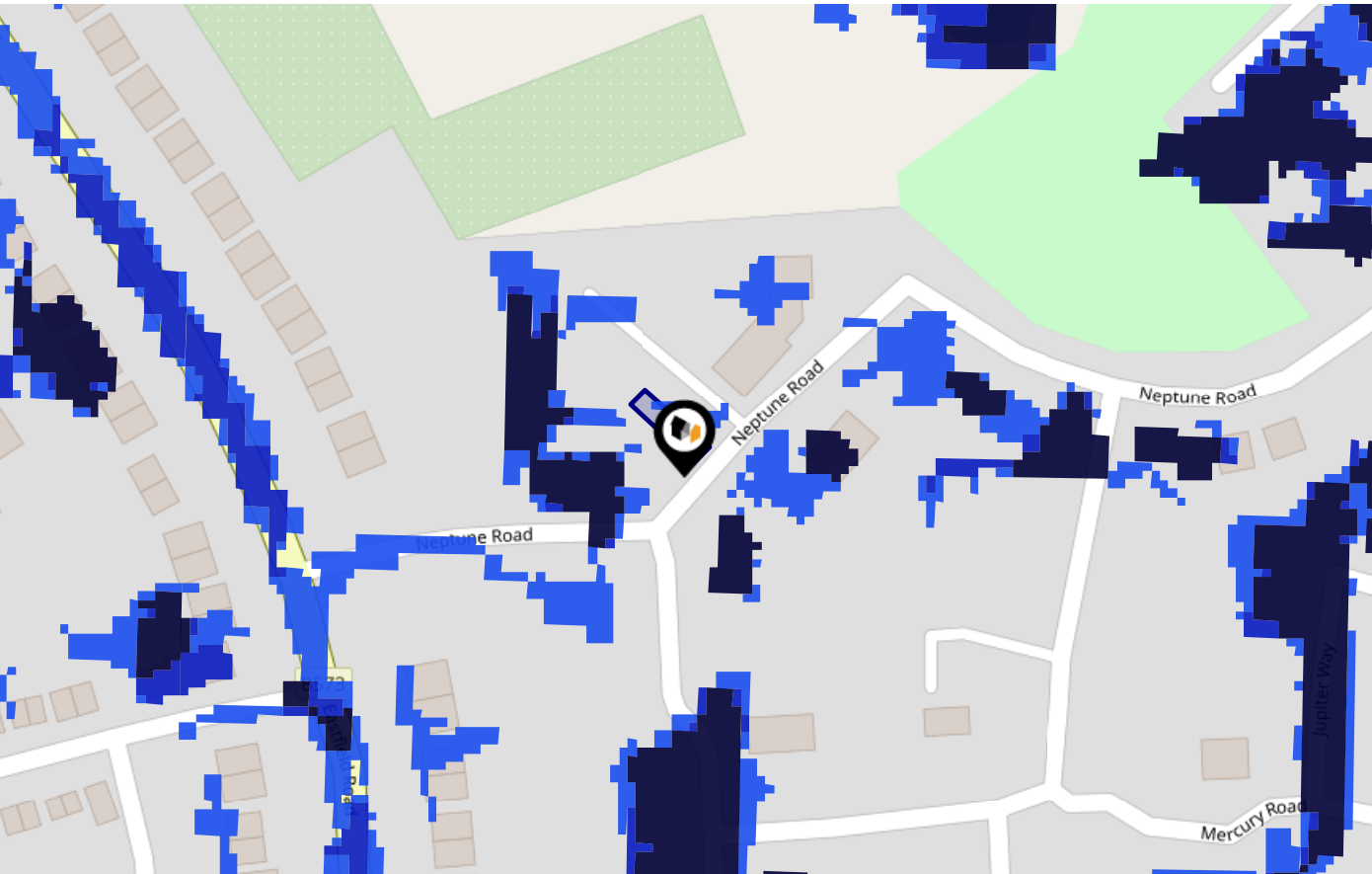


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

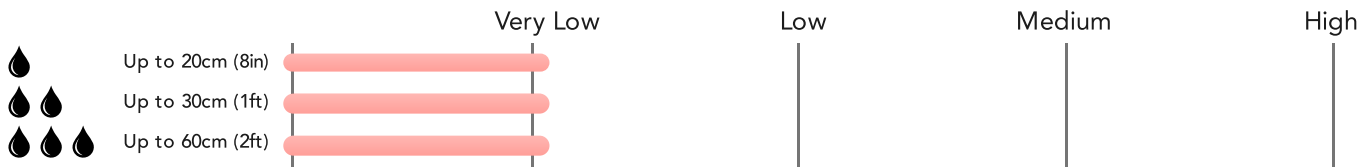


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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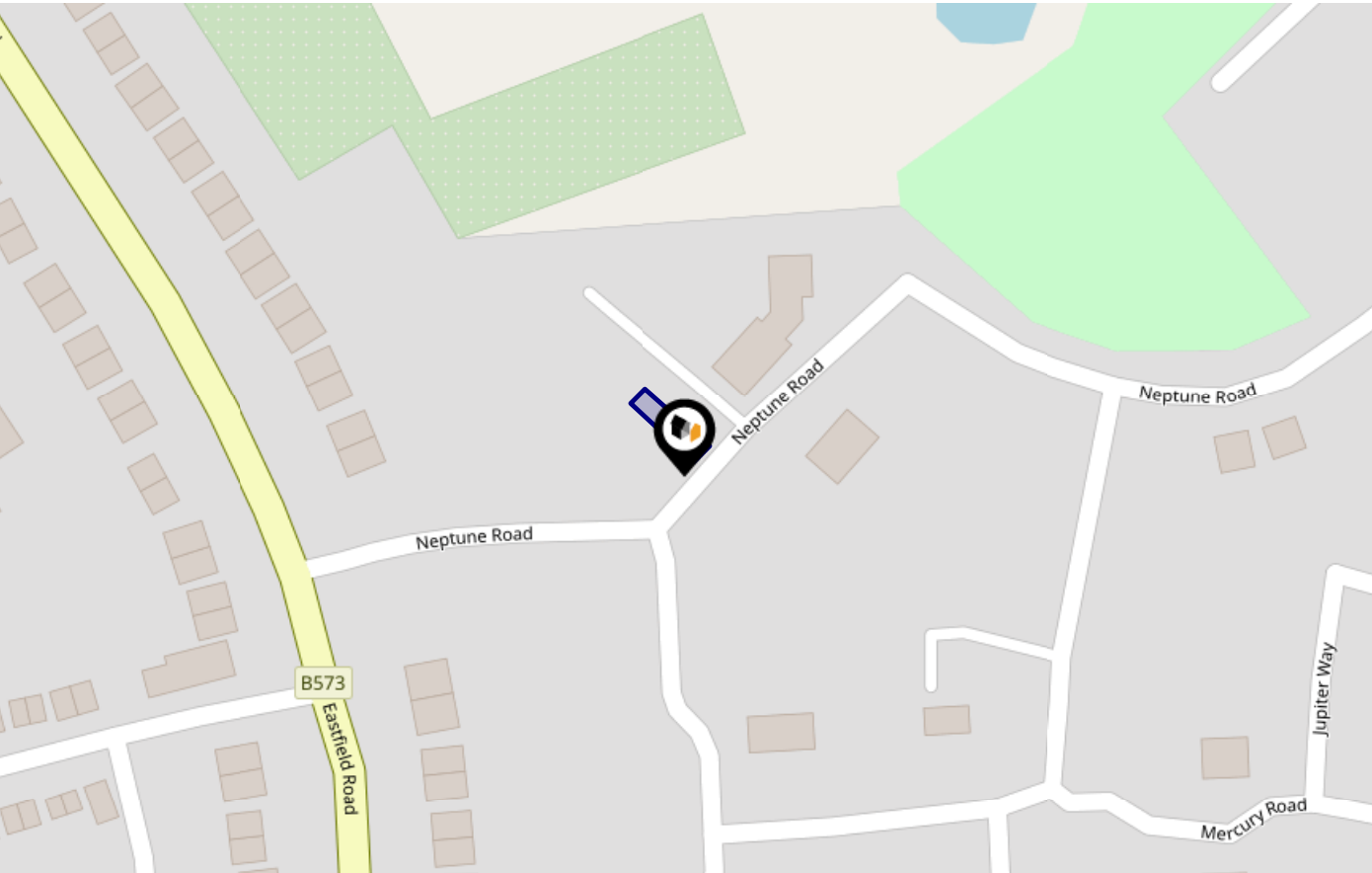
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

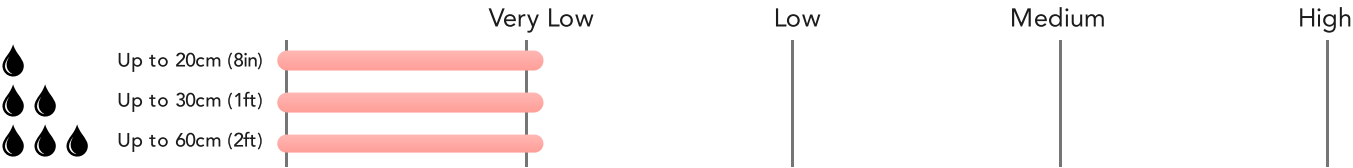


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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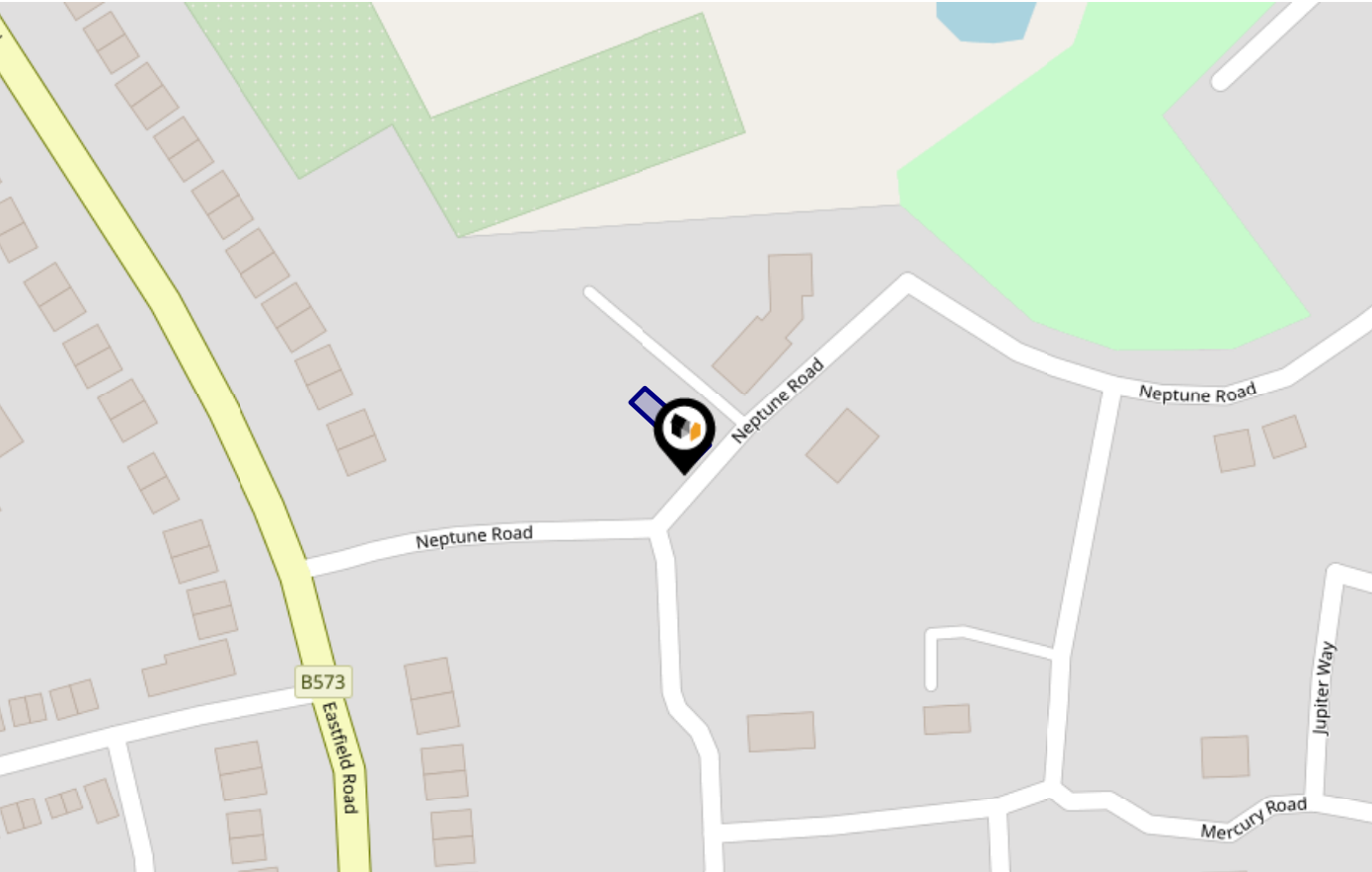
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

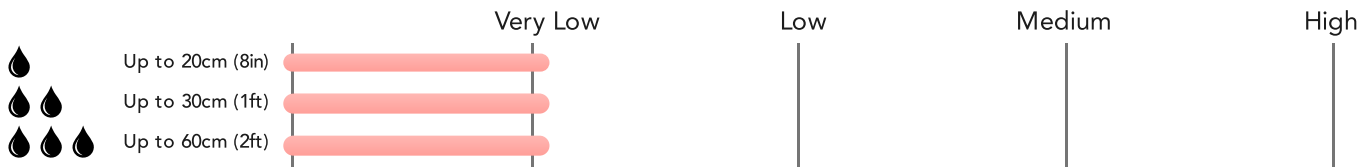


**Risk Rating:** Very low

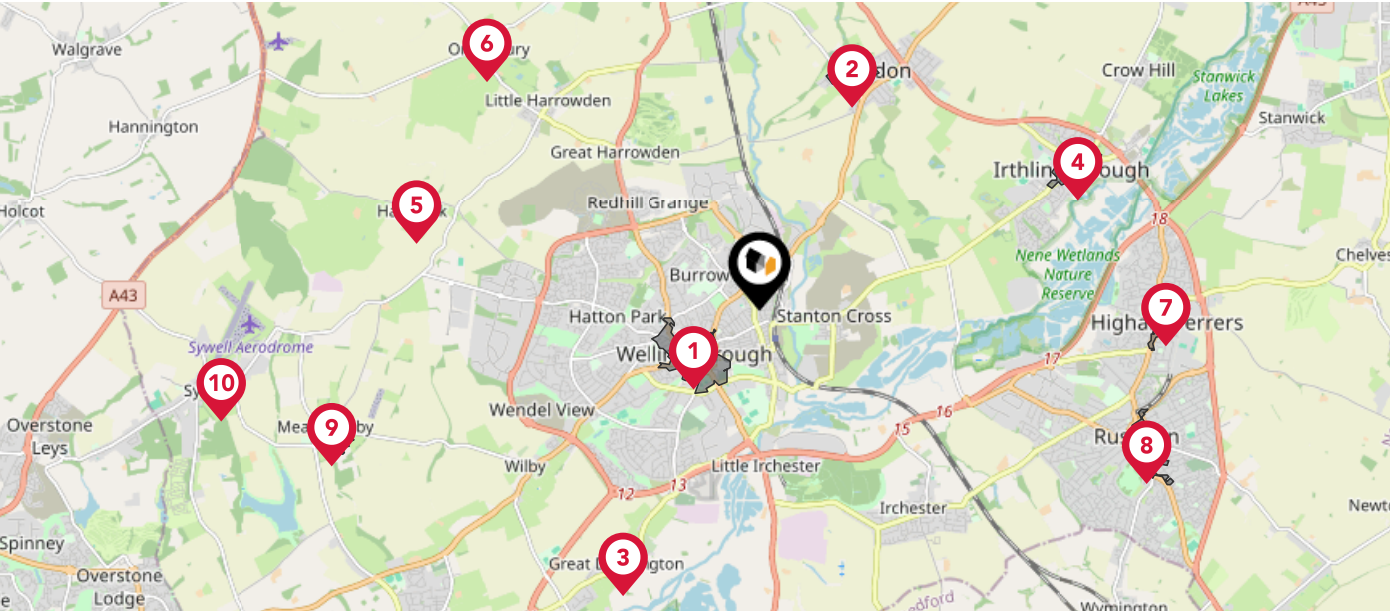
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

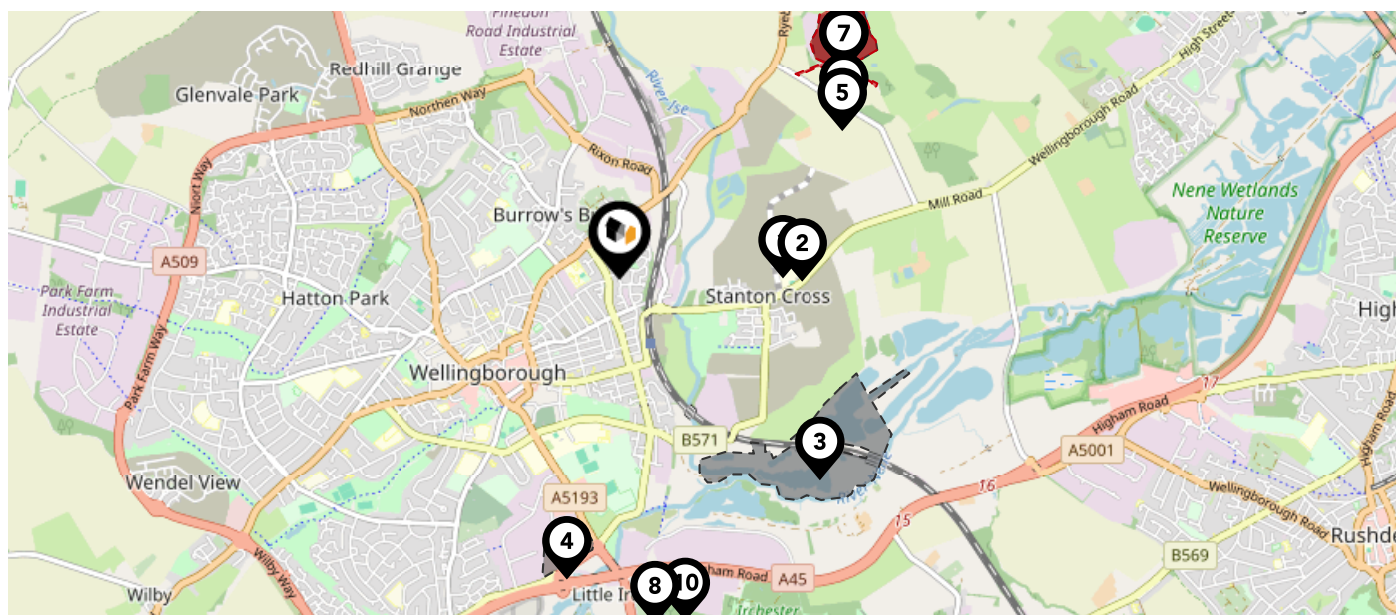


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Wellingborough
2	Finedon
3	Great Doddington
4	Irthlingborough
5	Hardwick
6	Orlingbury
7	Higham Ferrers
8	Rushden
9	Mears Ashby
10	Sywell

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	South Hill Farm-Wellingborough	Historic Landfill	<input type="checkbox"/>
<b>2</b>	South Hill Farm-Wellingborough	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Ditchford Pit 1-Ditchford Lane, Wellingborough, Northants	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Tunnel Mill lane-Land North Of Turnells Mill Lane, Wellingborough	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Carrol Spring Farm-Sidegate Lane, Wellingborough	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Carrol Spring Farm-Sidegate Lane, Wellingborough	Historic Landfill	<input type="checkbox"/>
<b>7</b>	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
<b>8</b>	Disused Railway Cutting-East of Newton Road, Little Irchester	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Sidegate Lane Landfill - New Area-Sidegate Lane, Wellingborough, Northants	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Ironstone Quarry-Ironstone Quarry, Higham Road, Little Irchester	Historic Landfill	<input type="checkbox"/>



This map displays nearby coal mine entrances and their classifications.



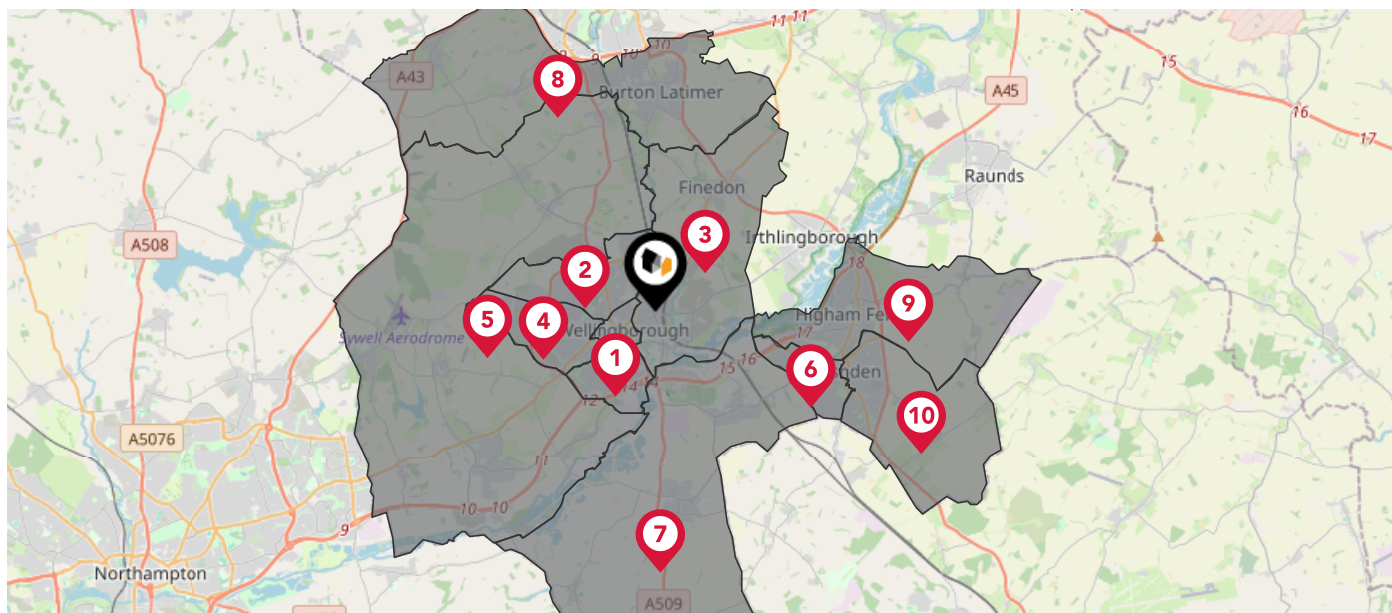
## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

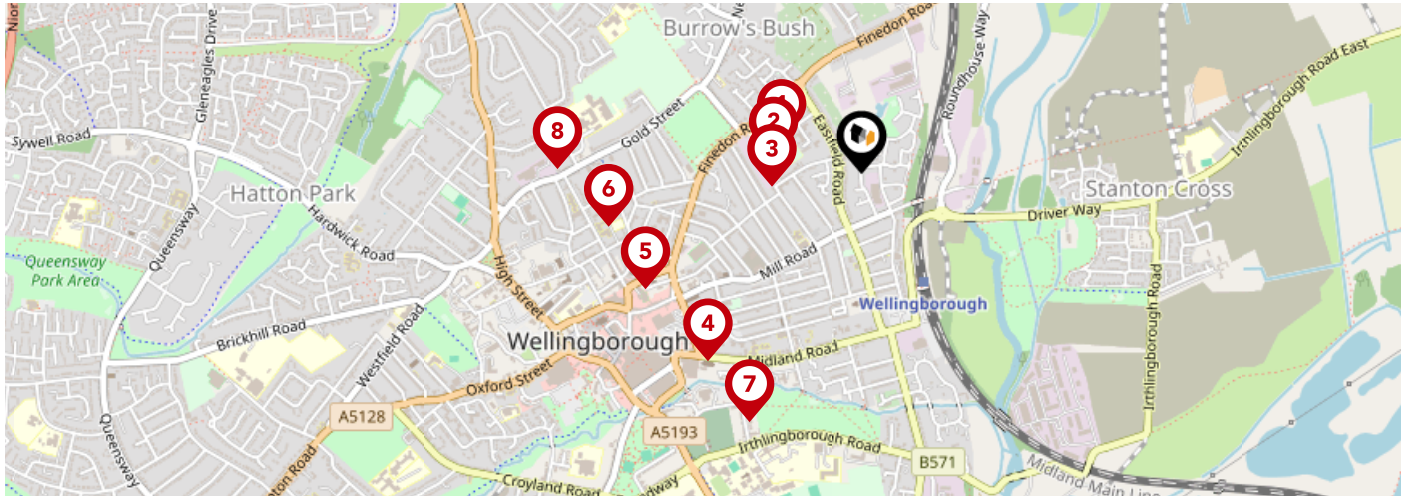
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



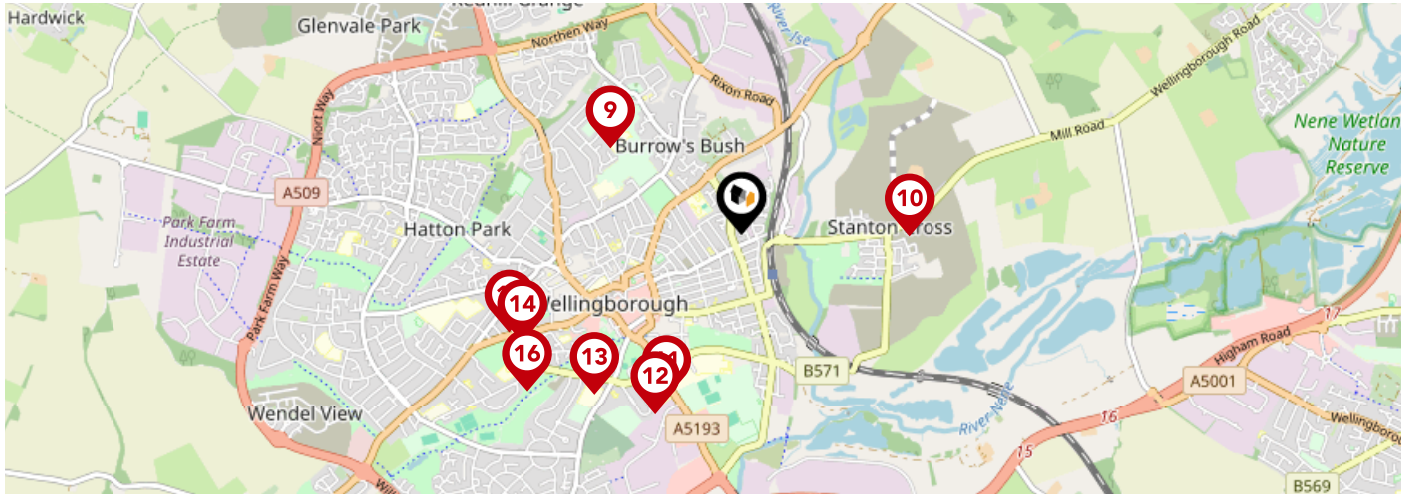
### Nearby Council Wards









- 1 Croyland and Swanspool Ward
- 2 Hatton Park Ward
- 3 Finedon Ward
- 4 Brickhill and Queensway Ward
- 5 Earls Barton Ward
- 6 Rushden Pemberton West Ward
- 7 Irchester Ward
- 8 Burton and Broughton Ward
- 9 Higham Ferrers Ward
- 10 Rushden South Ward





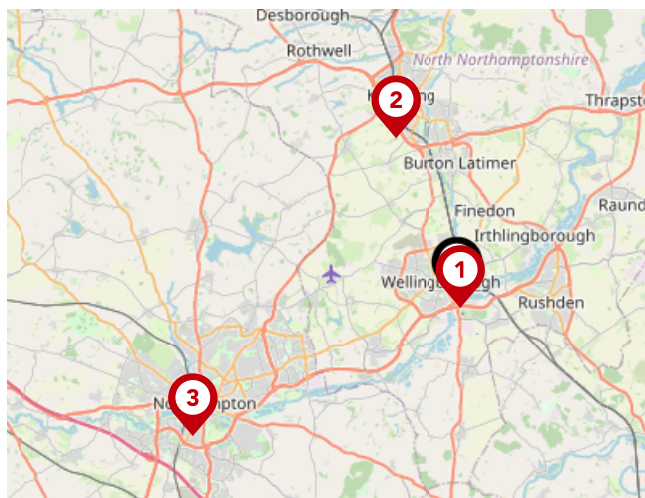
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Highfield Nursery School</b> Ofsted Rating: Good   Pupils: 89   Distance:0.19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Rowan Gate Primary School -Two Sites and Two Satellites</b> Ofsted Rating: Outstanding   Pupils: 268   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Victoria Primary Academy</b> Ofsted Rating: Good   Pupils: 409   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Refocus</b> Ofsted Rating: Good   Pupils: 41   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Park Junior School, Wellingborough</b> Ofsted Rating: Good   Pupils: 241   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Avenue Infant School</b> Ofsted Rating: Good   Pupils: 178   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Saints CEVA Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 241   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sir Christopher Hatton Academy</b> Ofsted Rating: Good   Pupils: 1475   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Oakway Academy</b> Ofsted Rating: Good   Pupils: 590   Distance:0.71	<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:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wellingborough School</b> Ofsted Rating: Not Rated   Pupils: 853   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wrenn School</b> Ofsted Rating: Good   Pupils: 1446   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Friars Academy</b> Ofsted Rating: Outstanding   Pupils: 151   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Barnabas Church of England School</b> Ofsted Rating: Good   Pupils: 171   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freemans Endowed Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 239   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Croyland Nursery School &amp; Day Nursery</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:1.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

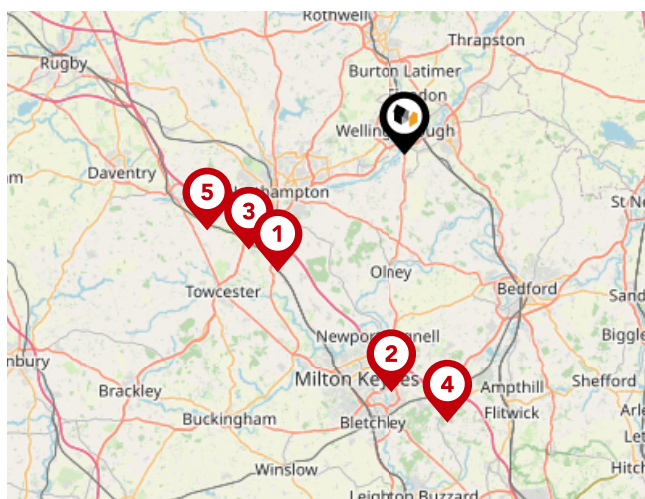
# Area

## Transport (National)



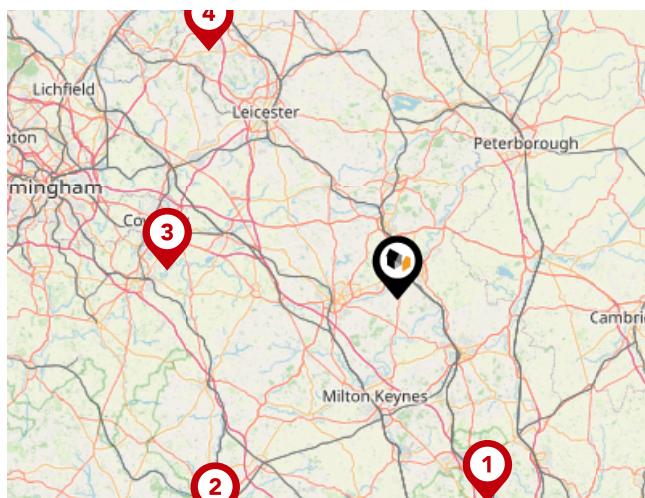
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Wellingborough Rail Station	0.33 miles
<b>2</b>	Kettering Rail Station	6.28 miles
<b>3</b>	Northampton Rail Station	10.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M1 J15	12.46 miles
<b>2</b>	M1 J14	17.27 miles
<b>3</b>	M1 J15A	13.13 miles
<b>4</b>	M1 J13	19.71 miles
<b>5</b>	M1 J16	15.22 miles

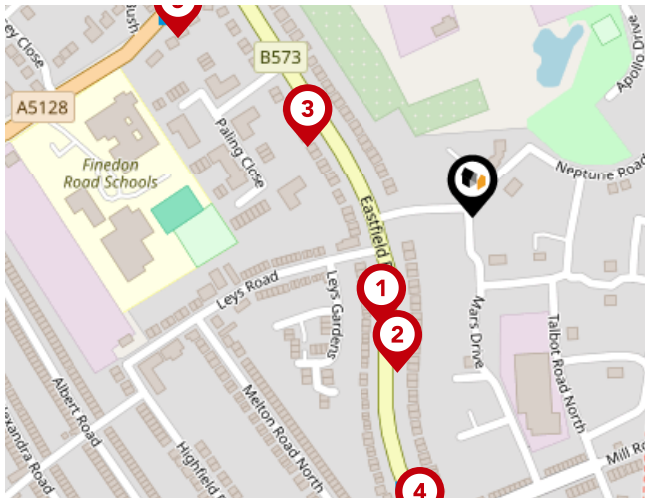


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Luton Airport	32.33 miles
<b>2</b>	Kidlington	42.48 miles
<b>3</b>	Baginton	33.86 miles
<b>4</b>	East Mids Airport	45.06 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Leys Road	0.08 miles
2	Leys Road	0.1 miles
3	Paling Close	0.1 miles
4	129 Eastfield Road	0.18 miles
5	Eastfield Road	0.2 miles



# 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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#### Henderson Connellan

43 Nene Court Wellingborough

Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk

