

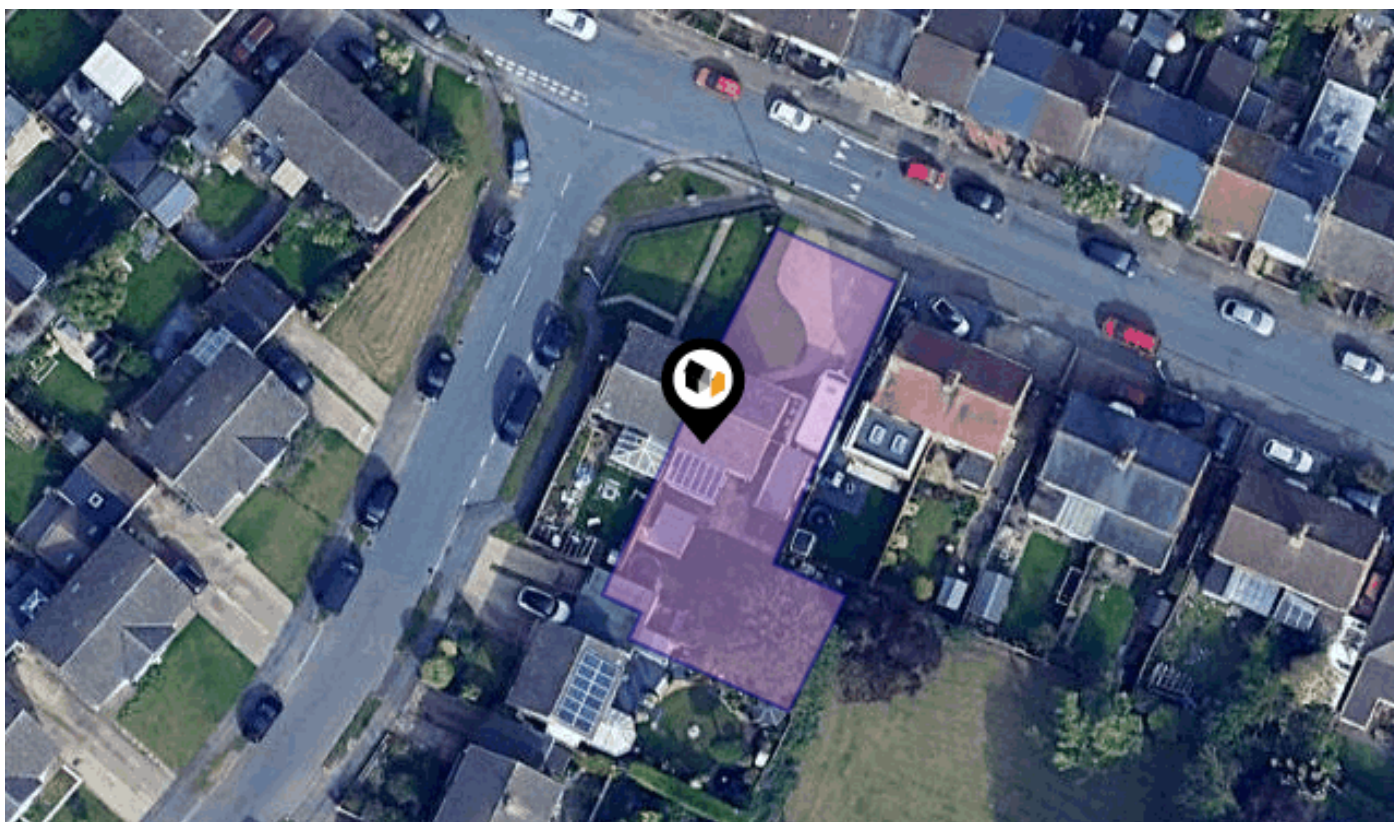


See More Online

MIR: Material Info

The Material Information Affecting this Property

Saturday 12th April 2025



WEAVERS ROAD, WELLINGBOROUGH, NN8

Henderson Connellan

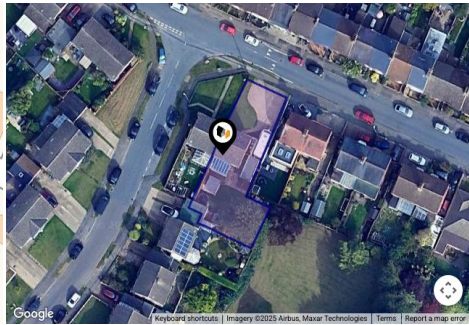
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk















Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.12 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,046		
Title Number:	NN15265		

Local Area

Local Authority:	North northamptonshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	15 mb/s	80 mb/s	1800 mb/s
● Surface Water	Very low			

Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Planning records for: *11 Weavers Road Wellingborough Northamptonshire NN8 3JB*

Reference - NW/21/00253/FUL	
Decision:	Decided
Date:	18th March 2021
Description:	Rear domestic single storey extension

Stamp Duty

At the asking price (£295,000), the current stamp duty payments are as follows (as of Apr 2025).

First Time Buyer - £0

Moving Home - £4,750

Additional Property (keeping main residence) - £19,500



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!

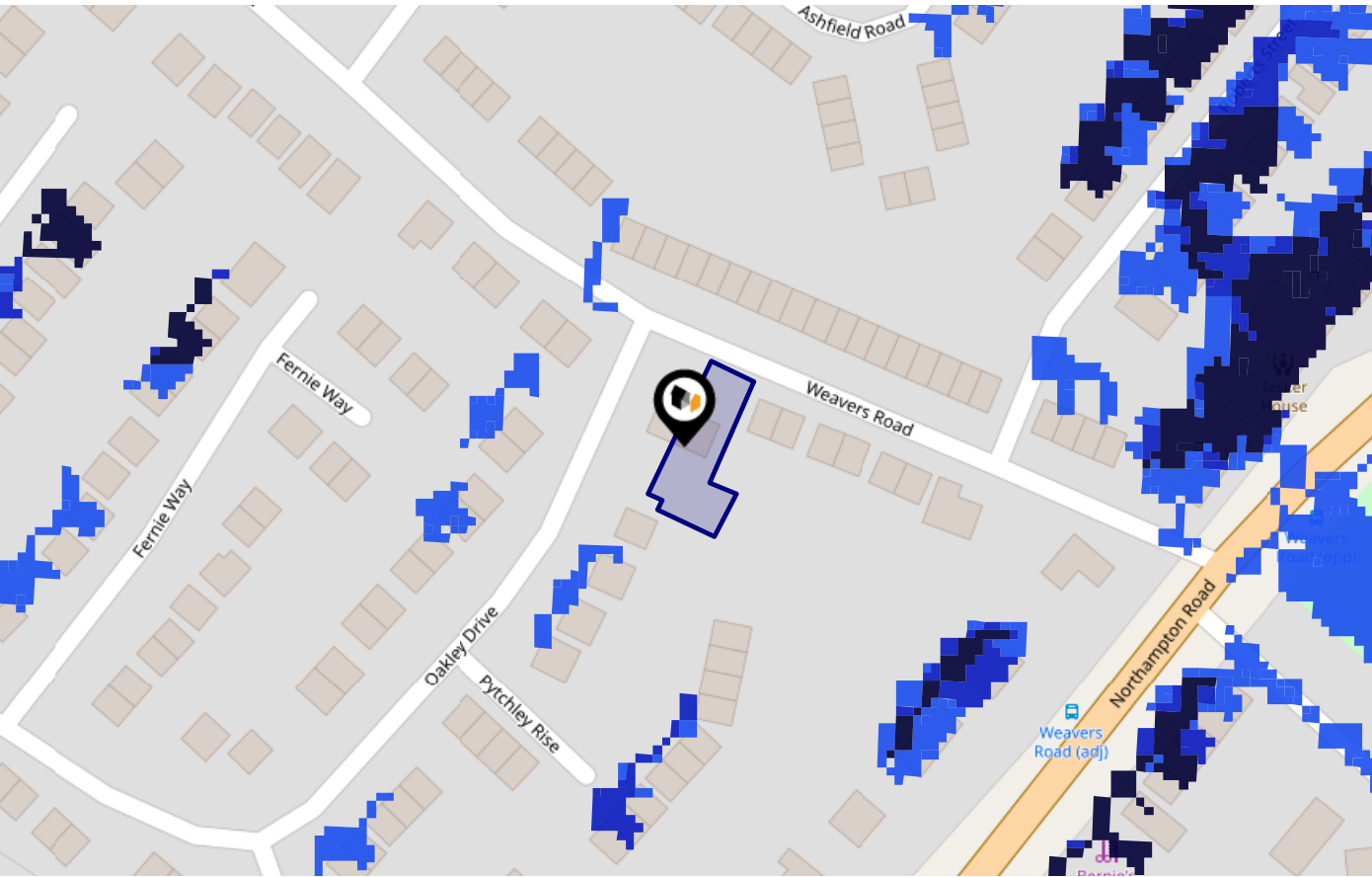


/hcnenevalley/

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.

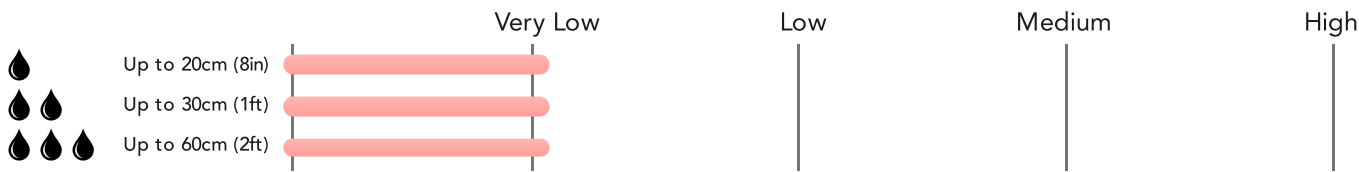


Risk Rating: Very low

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:

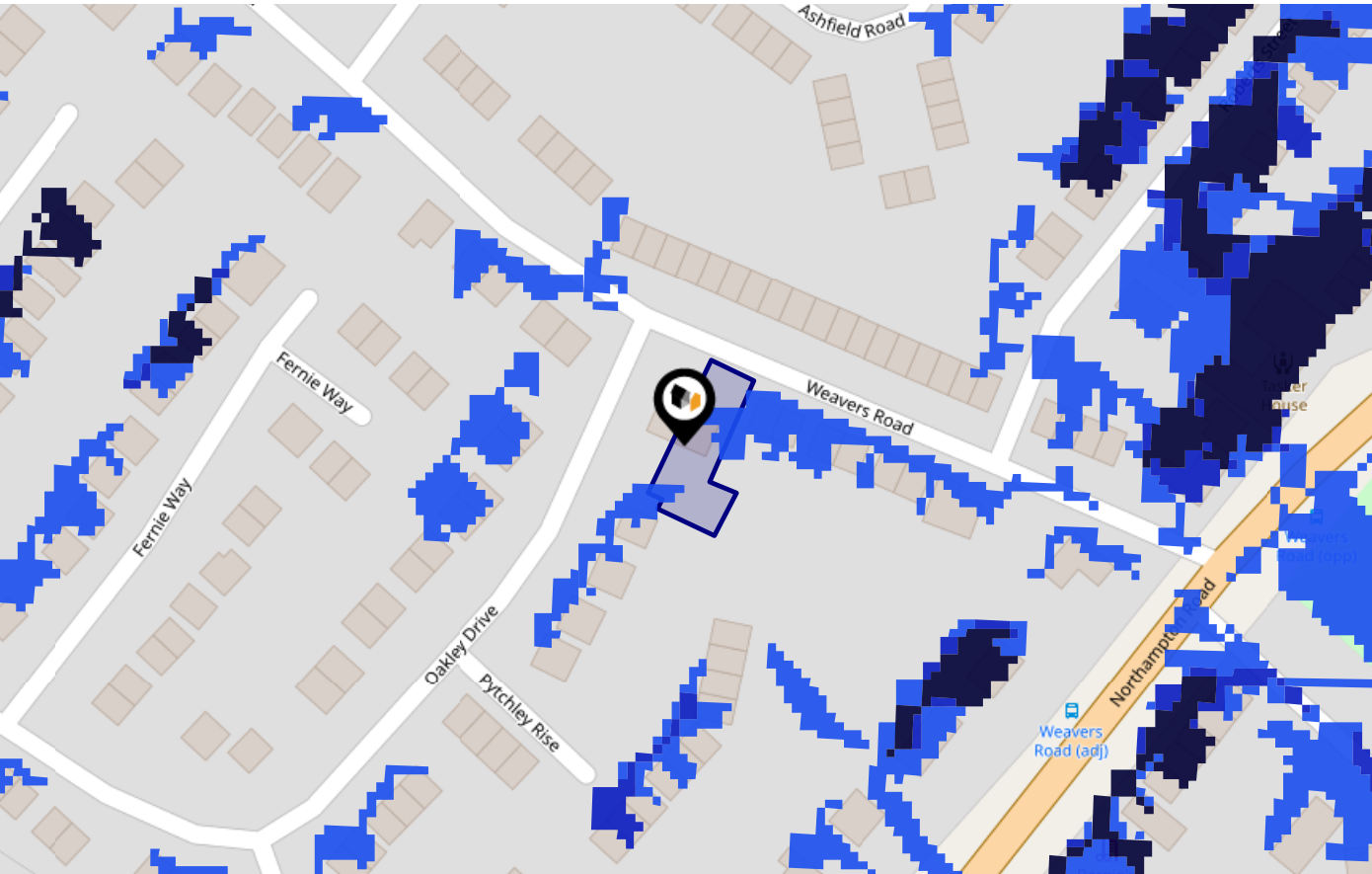


Flood Risk

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.

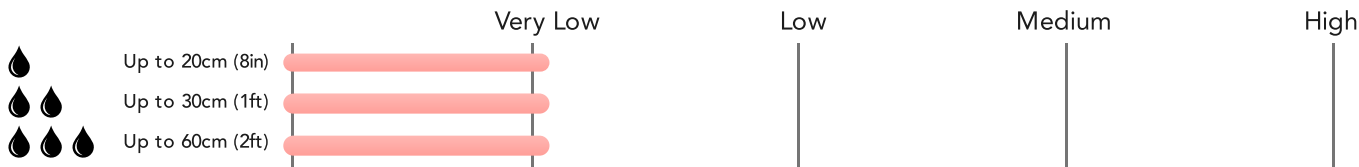


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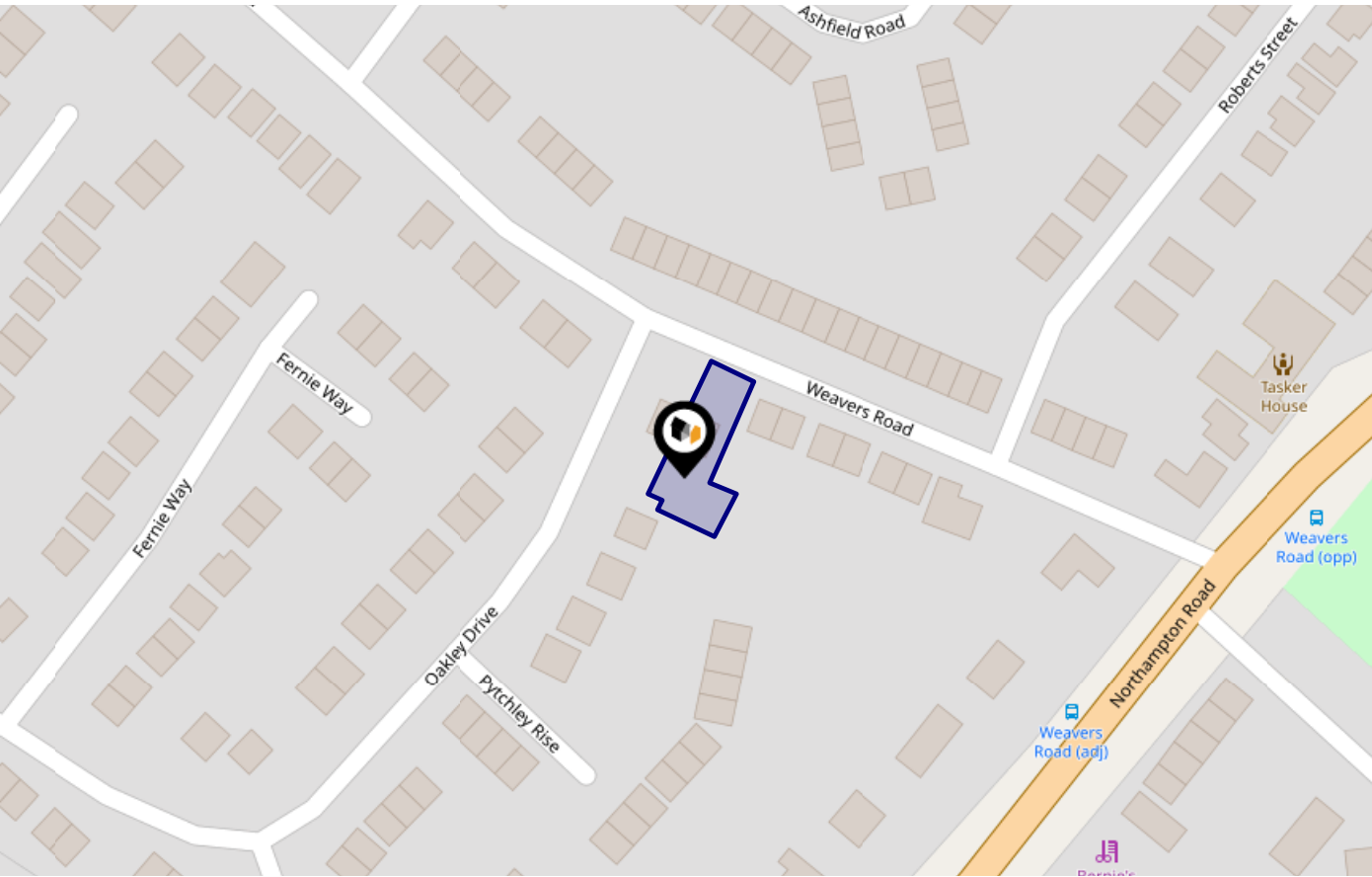
Chance of flooding to the following depths at this property:



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.

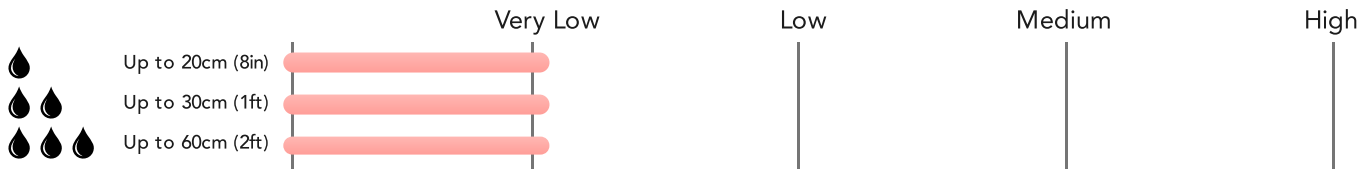


Risk Rating: Very low

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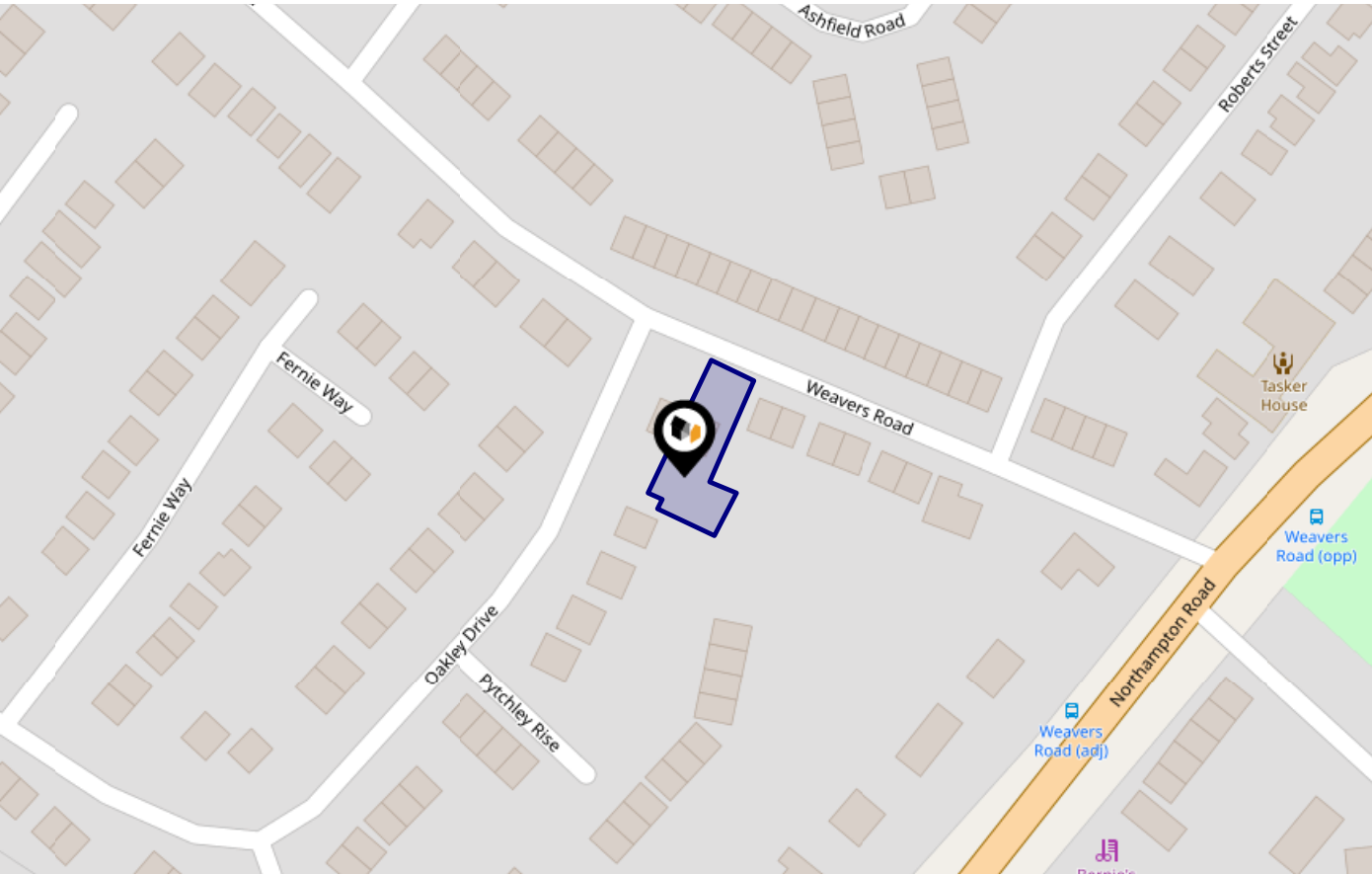
Chance of flooding to the following depths at this property:



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.

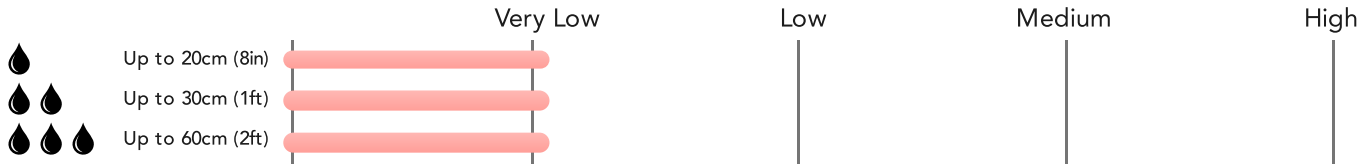


Risk Rating: Very low

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.
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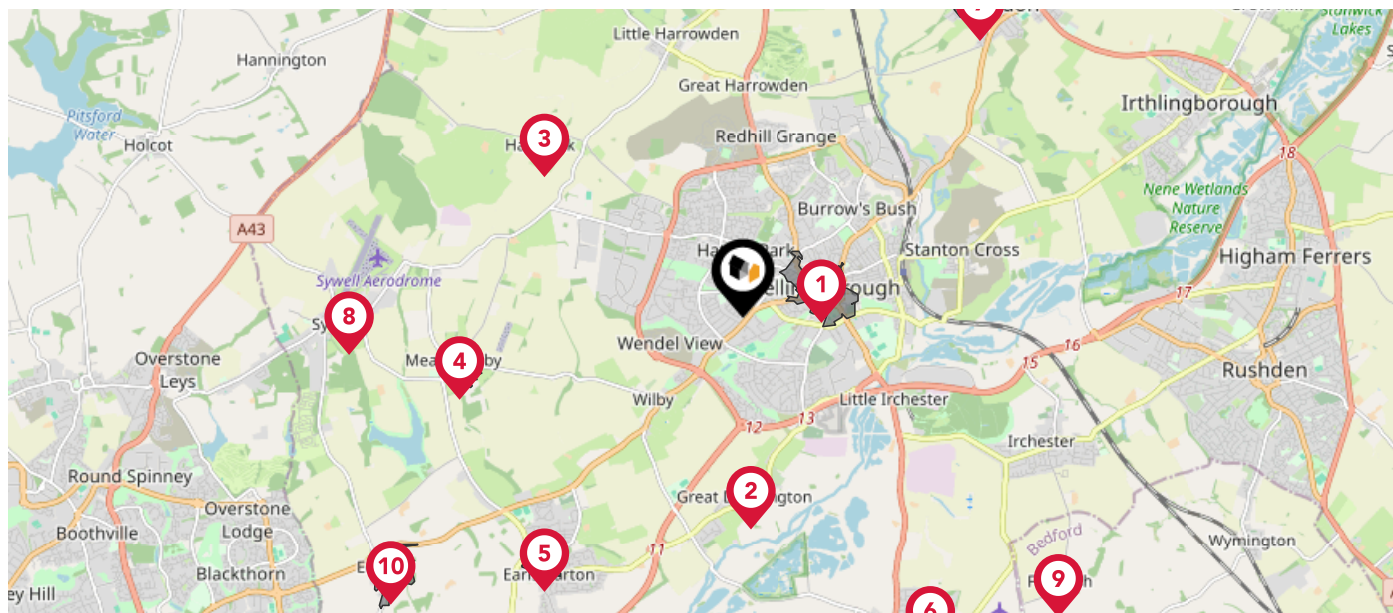
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

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

Great Doddington

3

Hardwick

4

Mears Ashby

5

Earls Barton

6

Wollaston

7

Finedon

8

Sywell

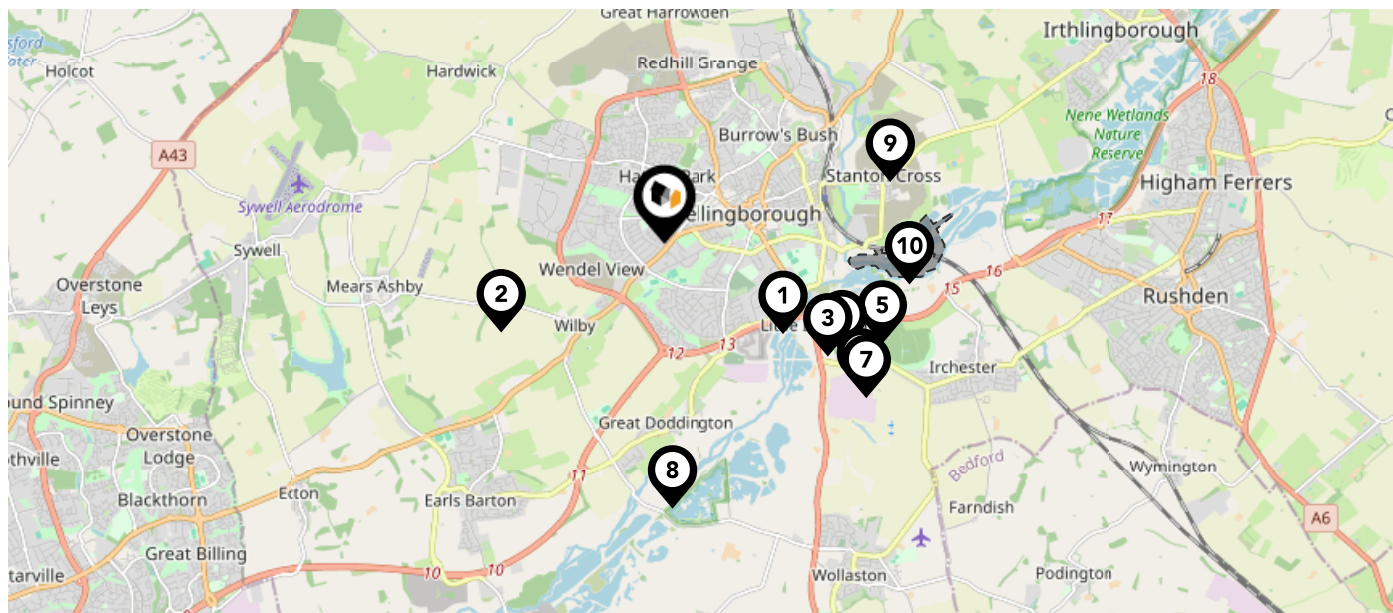
9

Farndish

10

Ecton

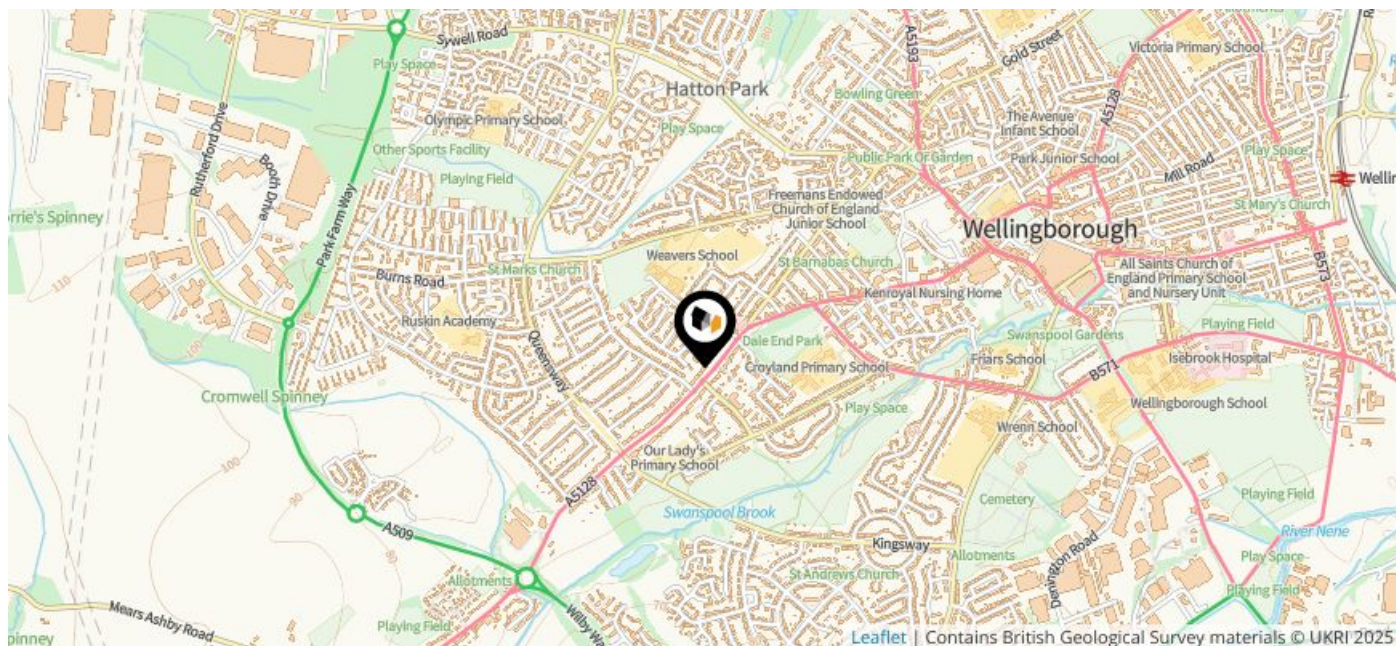
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Tunnel Mill lane-Land North Of Turnells Mill Lane, Wellingborough	Historic Landfill	
2	Ashby Road-Wilby, Mears Ashby	Historic Landfill	
3	Disused Railway Cutting-East of Newton Road, Little Irchester	Historic Landfill	
4	Ironstone Quarry-Ironstone Quarry, Higham Road, Little Irchester	Historic Landfill	
5	Knuston Lodge-By A45, Little Irchester, Northamptonshire	Historic Landfill	
6	Land North of Gipsy Lane-Irchester, Northamptonshire	Historic Landfill	
7	Wellingborough Urban District Council-Gypsy Lane	Historic Landfill	
8	Hardwater Crossing-Great Doddington	Historic Landfill	
9	South Hill Farm-Wellingborough	Historic Landfill	
10	Ditchford Pit 1-Ditchford Lane, Wellingborough, Northants	Historic Landfill	

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.

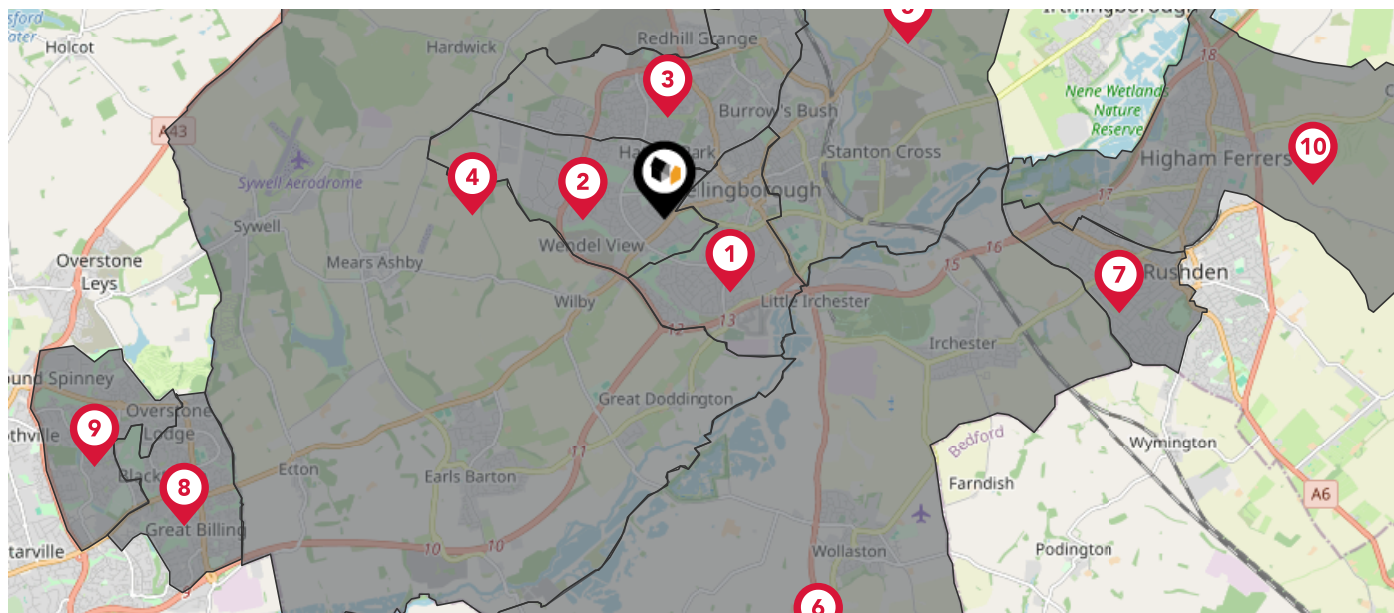
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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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

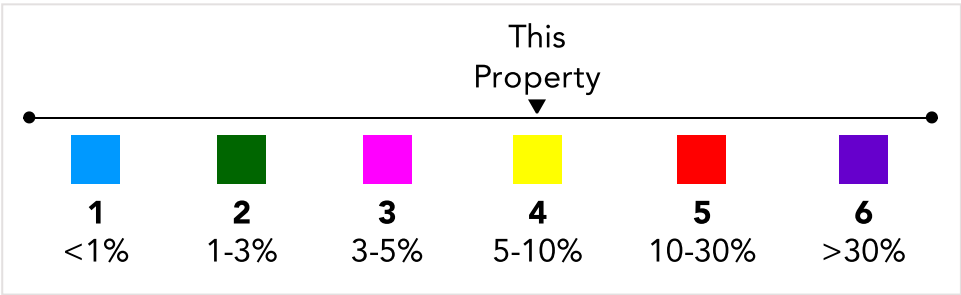
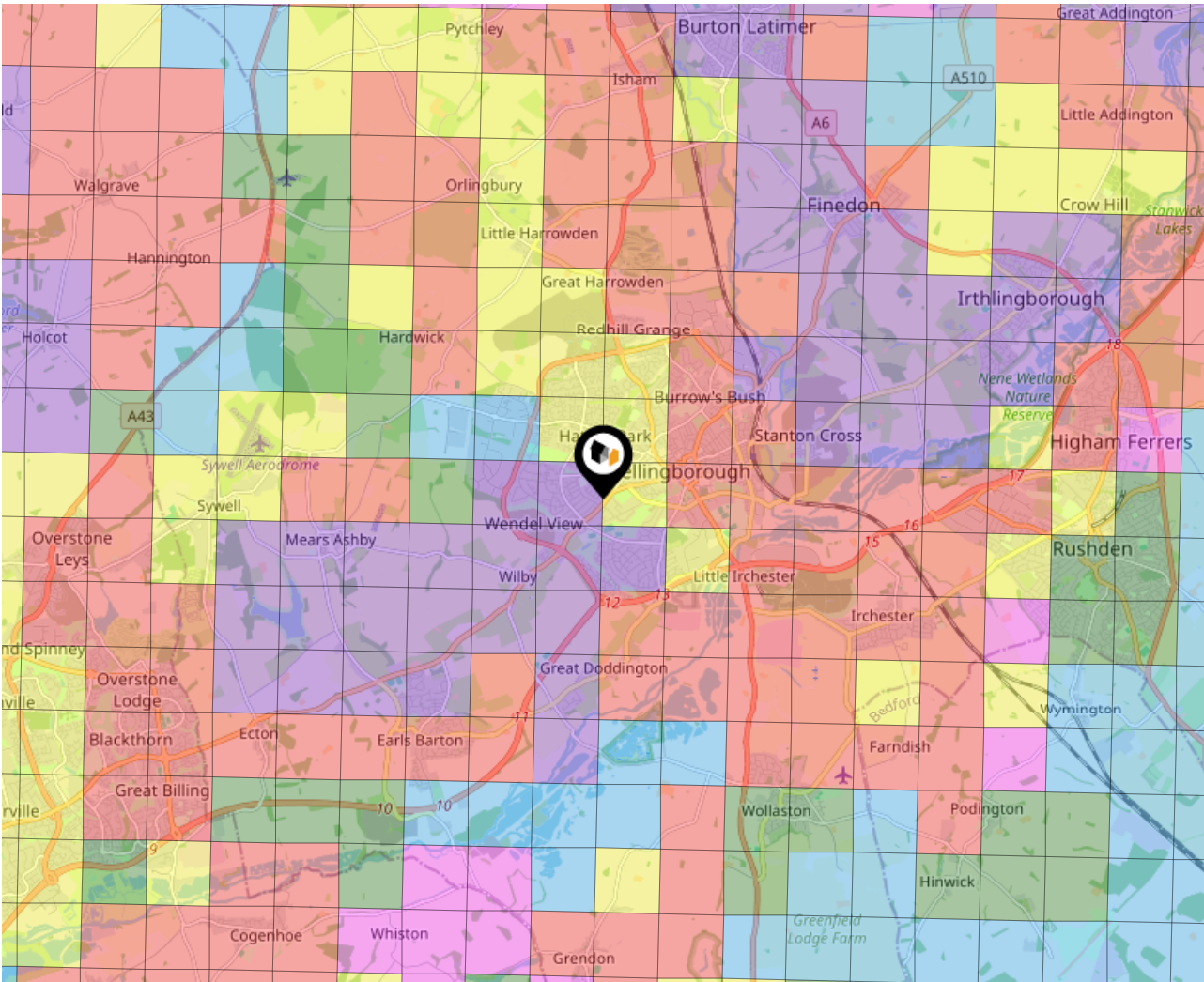


Nearby Council Wards

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

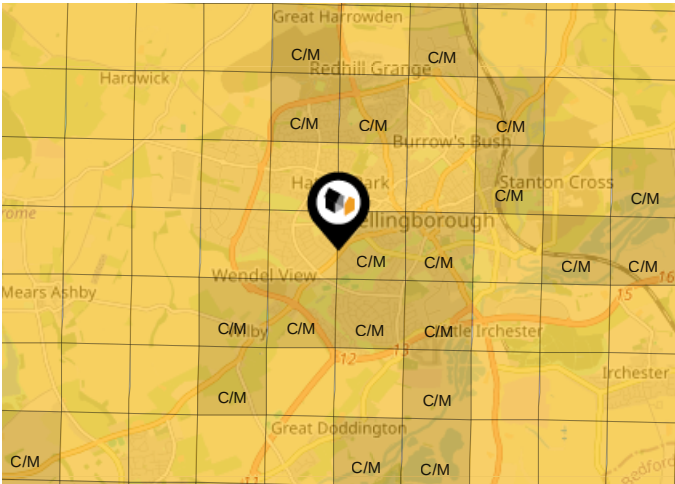
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		

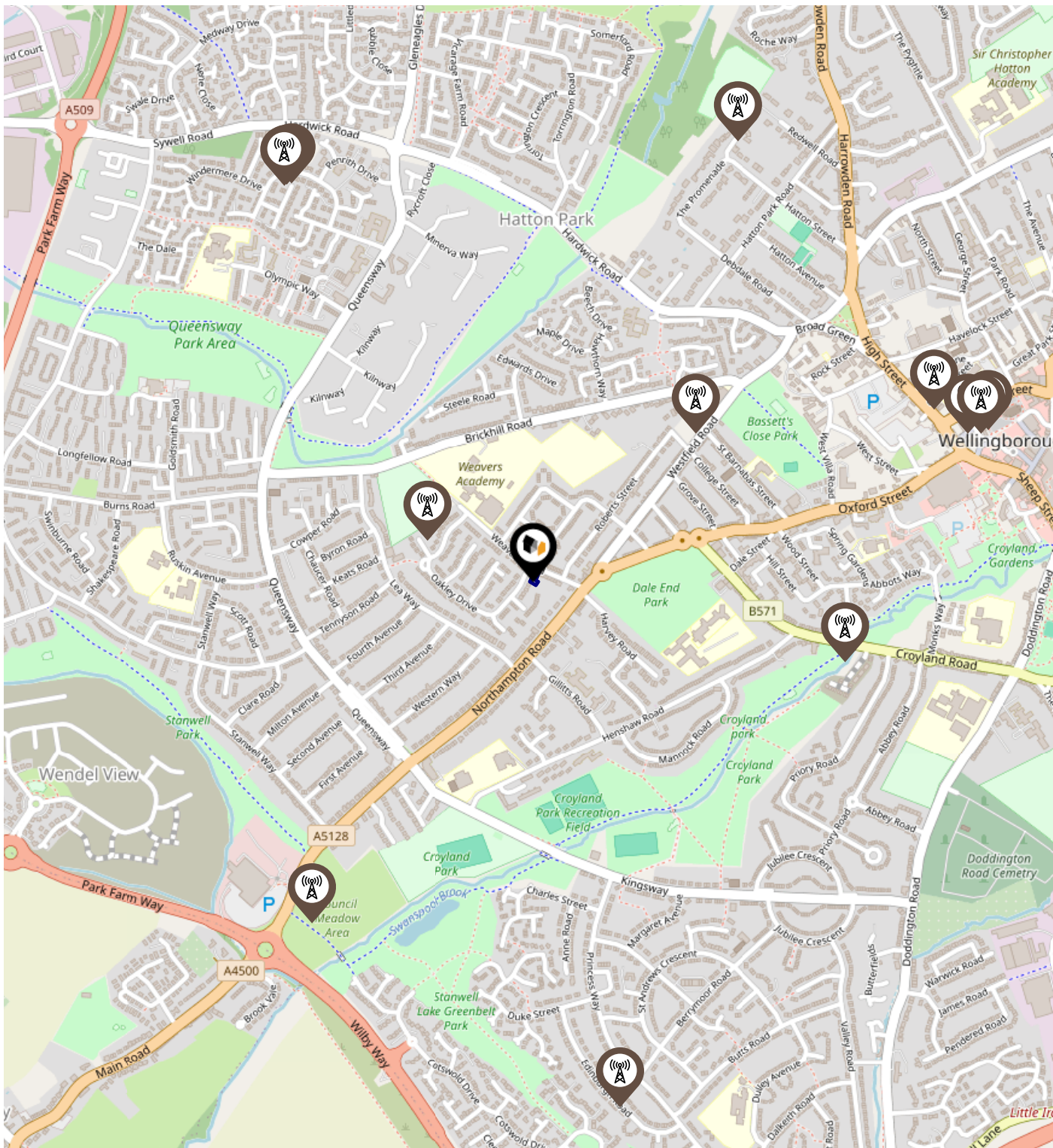


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

Masts & Pylons



Key:

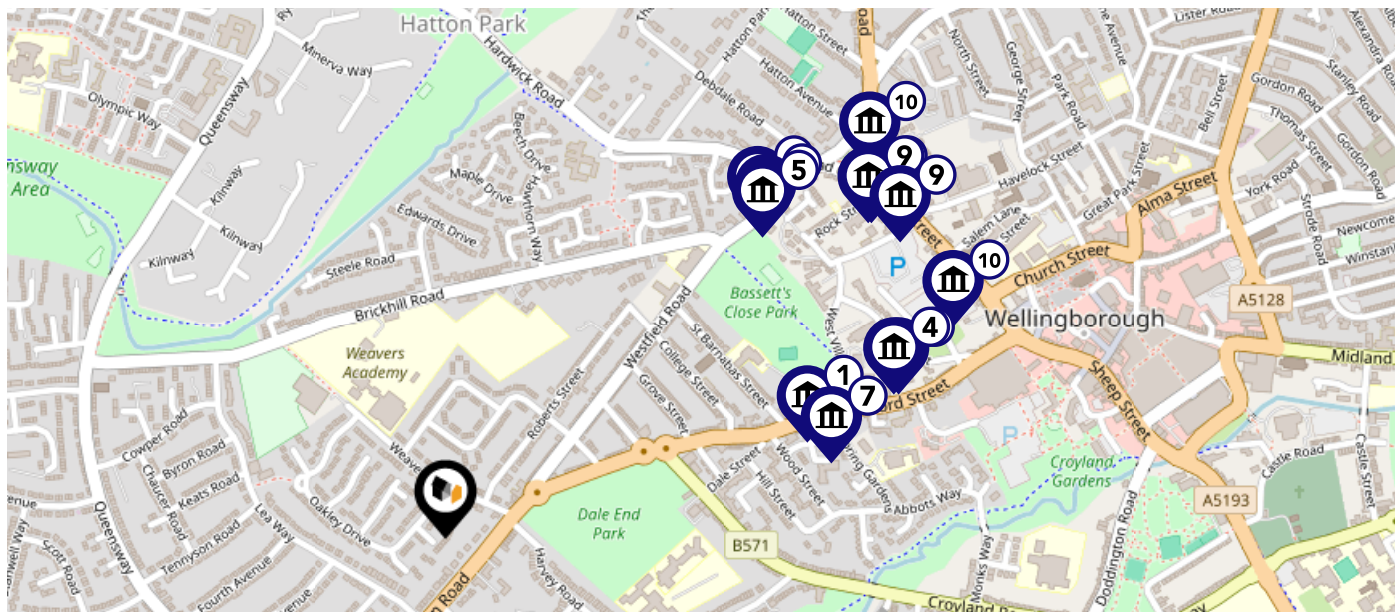
-  Power Pylons
-  Communication Masts













Maps

Listed Buildings

**HENDERSON
CONNELLAN**
ESTATE AGENTS

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

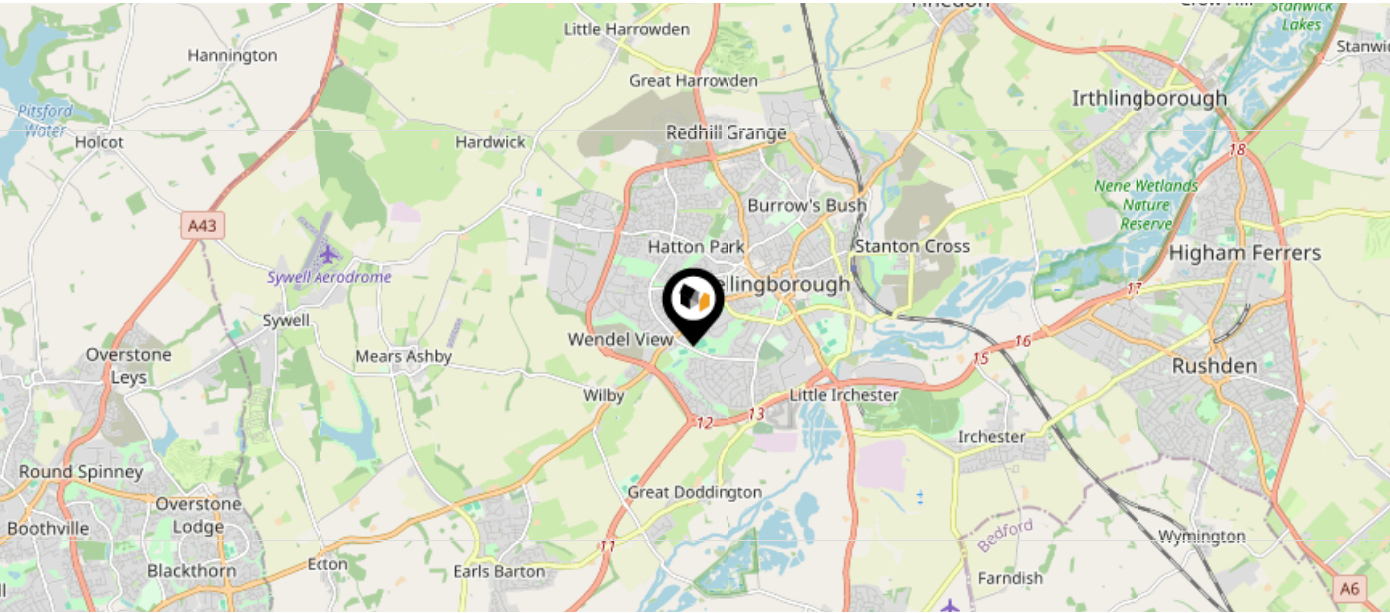


Listed Buildings in the local district		Grade	Distance
	1371790 - 39 And 40 Oxford Street	Grade II	0.4 miles
	1192312 - 29, West Street	Grade II	0.5 miles
	1371759 - Barn South West Side Of Buckwell Green (woolford Tyres)	Grade II	0.5 miles
	1040564 - West Street Methodist Chapel	Grade II	0.5 miles
	1371775 - Maylands And Attached Wall	Grade II	0.5 miles
	1293506 - Barn North West Side Of Buckwell Green (woolford Tyres)	Grade II	0.5 miles
	1040599 - 21 And 22, Oxford Street	Grade II	0.5 miles
	1040605 - Lamp Post Approximately 6 Metres North Of The War Memorial	Grade II	0.6 miles
	1293582 - 62a And 63, Broad Green	Grade II	0.6 miles
	1293620 - 41, Broad Green	Grade II	0.6 miles
	1371755 - War Memorial And Attached Wall	Grade II	0.6 miles
	1371786 - Queens Hall Day Centre	Grade II	0.6 miles

MIR - Material Info

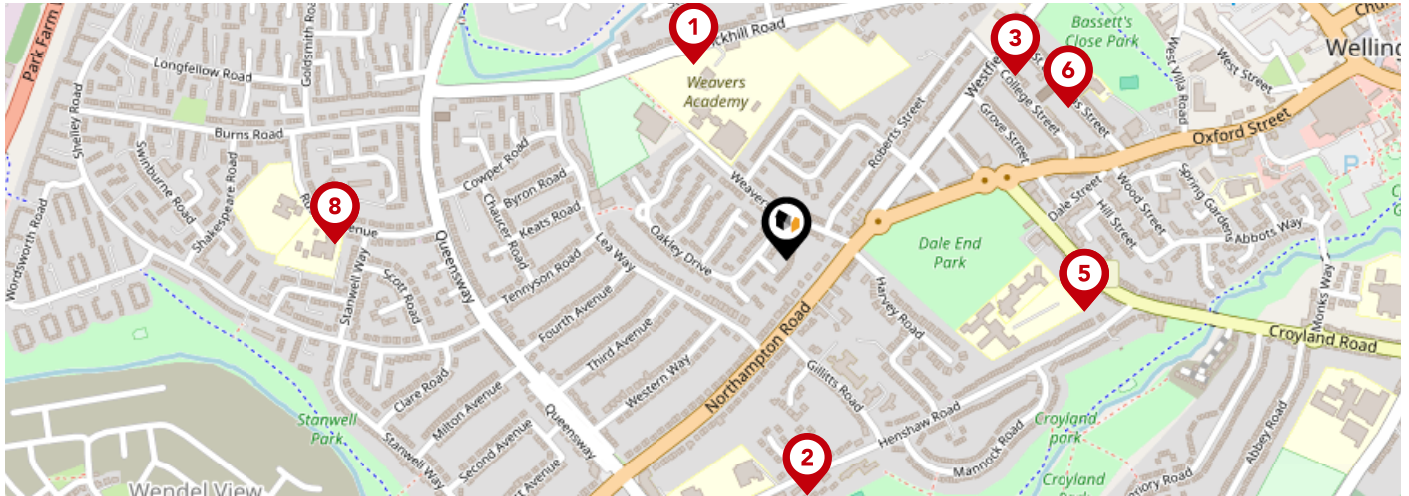
Powered by
aprift
Know any property instantly

This map displays nearby areas that have been designated as Green Belt...

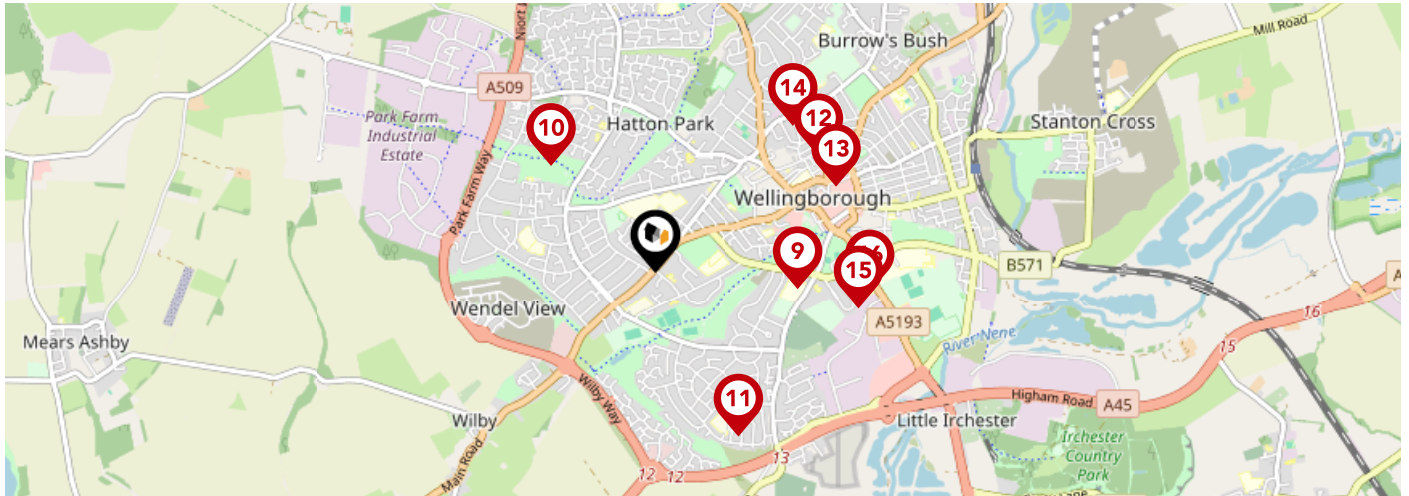










Nearby Green Belt Land

No data available.



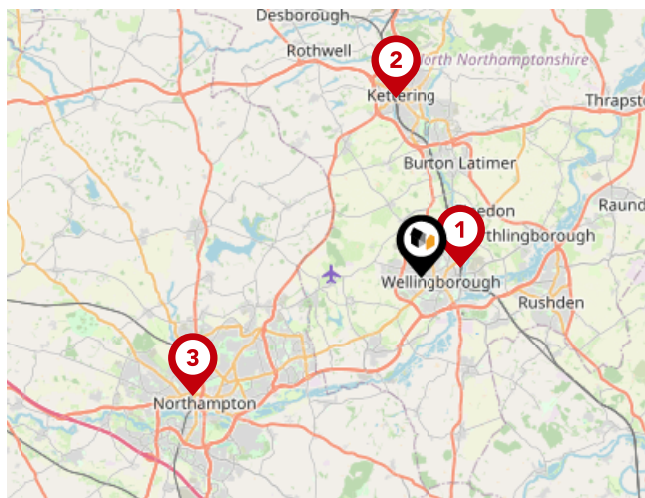
	Nursery	Primary	Secondary	College	Private
1 Weavers Academy Ofsted Rating: Good Pupils: 1302 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Our Lady's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 356 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Freemans Endowed Church of England Junior Academy Ofsted Rating: Good Pupils: 239 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Croyland Nursery School & Day Nursery Ofsted Rating: Outstanding Pupils: 113 Distance:0.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Croyland Primary School Ofsted Rating: Good Pupils: 415 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Barnabas Church of England School Ofsted Rating: Good Pupils: 171 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Ruskin Academy Ofsted Rating: Good Pupils: 266 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Ruskin Infant School Ofsted Rating: Good Pupils: 197 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Friars Academy Ofsted Rating: Outstanding Pupils: 151 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olympic Primary Ofsted Rating: Good Pupils: 398 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warwick Academy Ofsted Rating: Good Pupils: 259 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Avenue Infant School Ofsted Rating: Good Pupils: 178 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Junior School, Wellingborough Ofsted Rating: Good Pupils: 241 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Christopher Hatton Academy Ofsted Rating: Good Pupils: 1475 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wrenn School Ofsted Rating: Good Pupils: 1446 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wellingborough School Ofsted Rating: Not Rated Pupils: 853 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

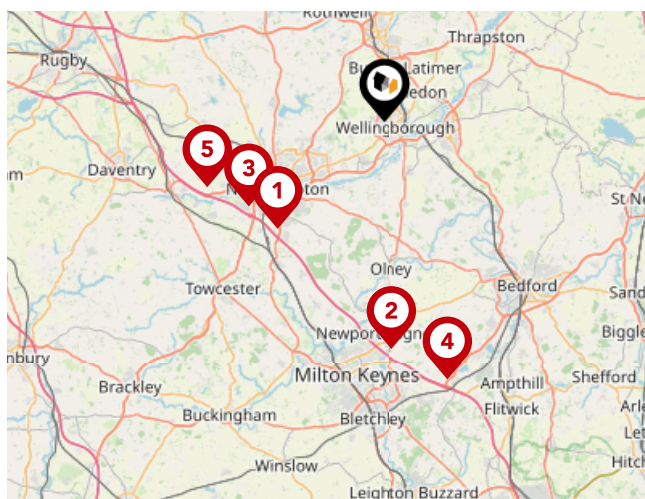
Area

Transport (National)








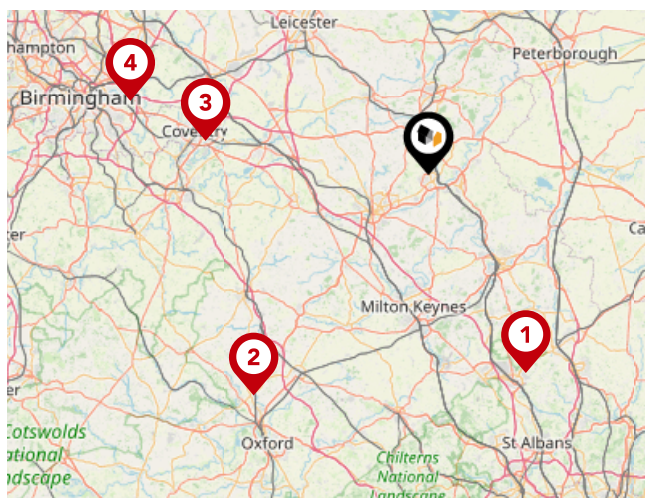
National Rail Stations

Pin	Name	Distance
	Wellingborough Rail Station	1.48 miles
	Kettering Rail Station	6.6 miles
	Northampton Rail Station	9.33 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M1 J15	11.06 miles
	M1 J14	16.59 miles
	M1 J15A	11.67 miles
	M1 J13	19.32 miles
	M1 J16	13.77 miles

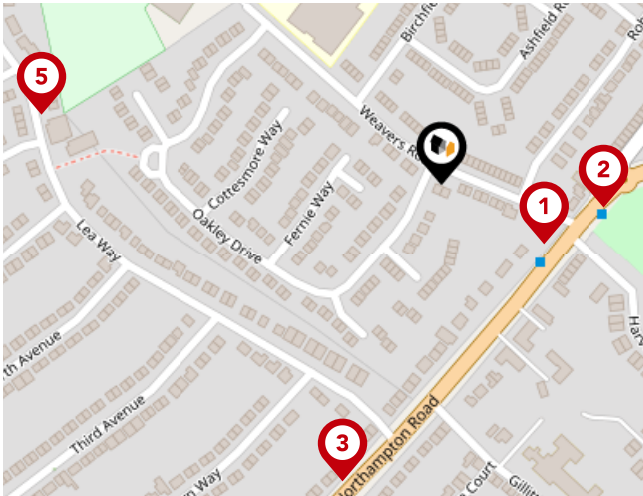


Airports/Helipads

Pin	Name	Distance
	Luton Airport	32.29 miles
	Kidlington	41.15 miles
	Baginton	32.66 miles
	Birmingham Airport	44.4 miles

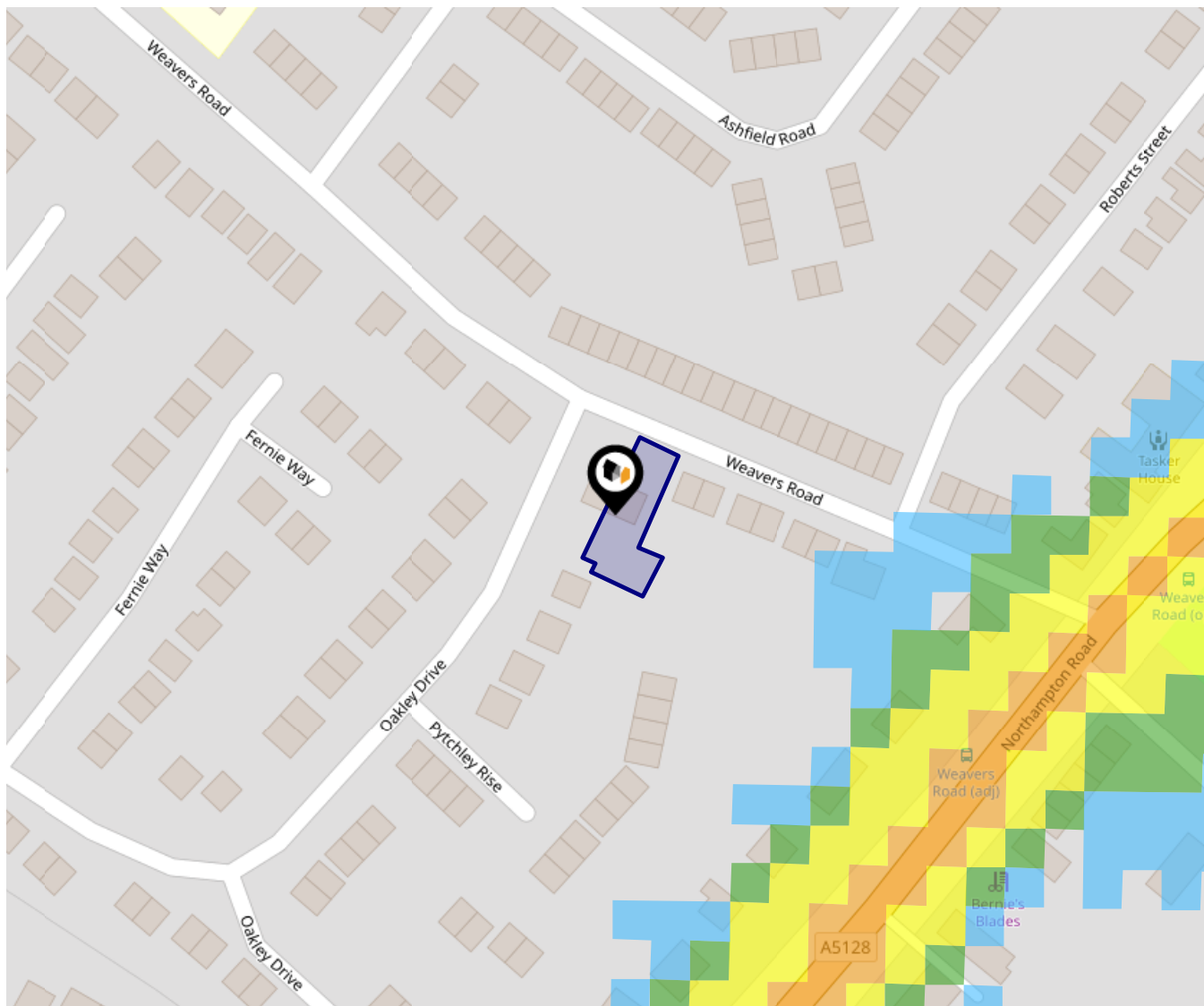
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Weavers Road	0.07 miles
2	Weavers Road	0.09 miles
3	Northampton Road	0.18 miles
4	Weavers Leisure Centre	0.15 miles
5	Keats Road	0.23 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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