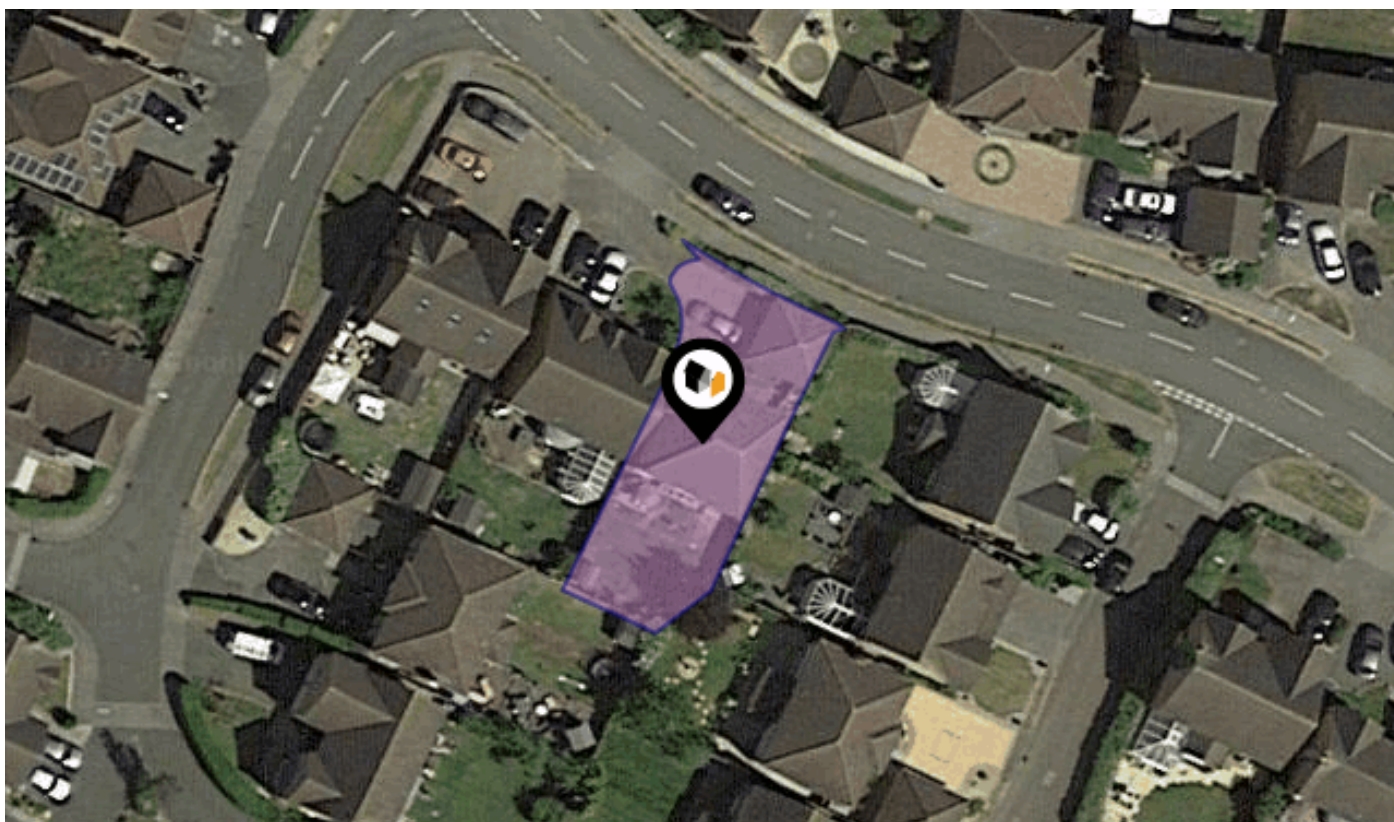# MIR: Material Info

The Material Information Affecting this Property

Tuesday 15th April 2025

MEADOW SWEET ROAD, RUSHDEN, NN10

Henderson Connellan

43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,732 ft^2 / 161 m^2		
Plot Area:	0.08 acres		
Year Built :	2002		
Council Tax :	Band E		
Annual Estimate:	£2,813		
Title Number:	NN227199		

Local Area

Local Authority: North northamptonshire

Conservation Area: No

Flood Risk:
- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	37 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

O$_2$ EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning
In Street

Planning records for: *34 Meadow Sweet Road Rushden Northamptonshire NN10 0GA*

Reference - NE/21/01351/FUL
Decision: -
Date: 07th September 2021
Description:
Conversion of double garage to create bedroom for disabled person

Planning records for: *1 Meadow Sweet Road Rushden Northamptonshire NN10 0GA*

Reference - 10/00938/FUL
Decision: Withdrawn
Date: 19th May 2010
Description:
Proposed two storey side extension with loft room over and Juliette balcony to side elevation

Reference - 06/00663/FUL
Decision: Permitted
Date: 30th March 2006
Description:
Conservatory to rear

Reference - 16/02436/FUL
Decision: Permitted
Date: 19th December 2016
Description:
Alterations to form a family room by converting existing internal double garage and the construction of a detached double garage to the front side of the existing house

Planning records for: *1 Meadow Sweet Road Rushden Northamptonshire NN10 0GA*

Reference - 10/01491/FUL	
Decision:	Permitted
Date:	16th August 2010
Description:	
Two storey side extension with loft room over and Juliette balcony to side elevation (Re-submission of EN/10/00938)	

Planning records for: *25 Meadow Sweet Road Rushden Northamptonshire NN10 0GA*

Reference - 04/01878/FUL	
Decision:	Permitted
Date:	13th September 2004
Description:	
Single storey rear extension	

Property
EPC - Certificate

Meadow Sweet Road, RUSHDEN, NN10

Energy rating

C

Valid until 07.02.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 | C
55-68	D	70 | C	
39-54	E		
21-38	F		
1-20	G		

MIR - Material Info
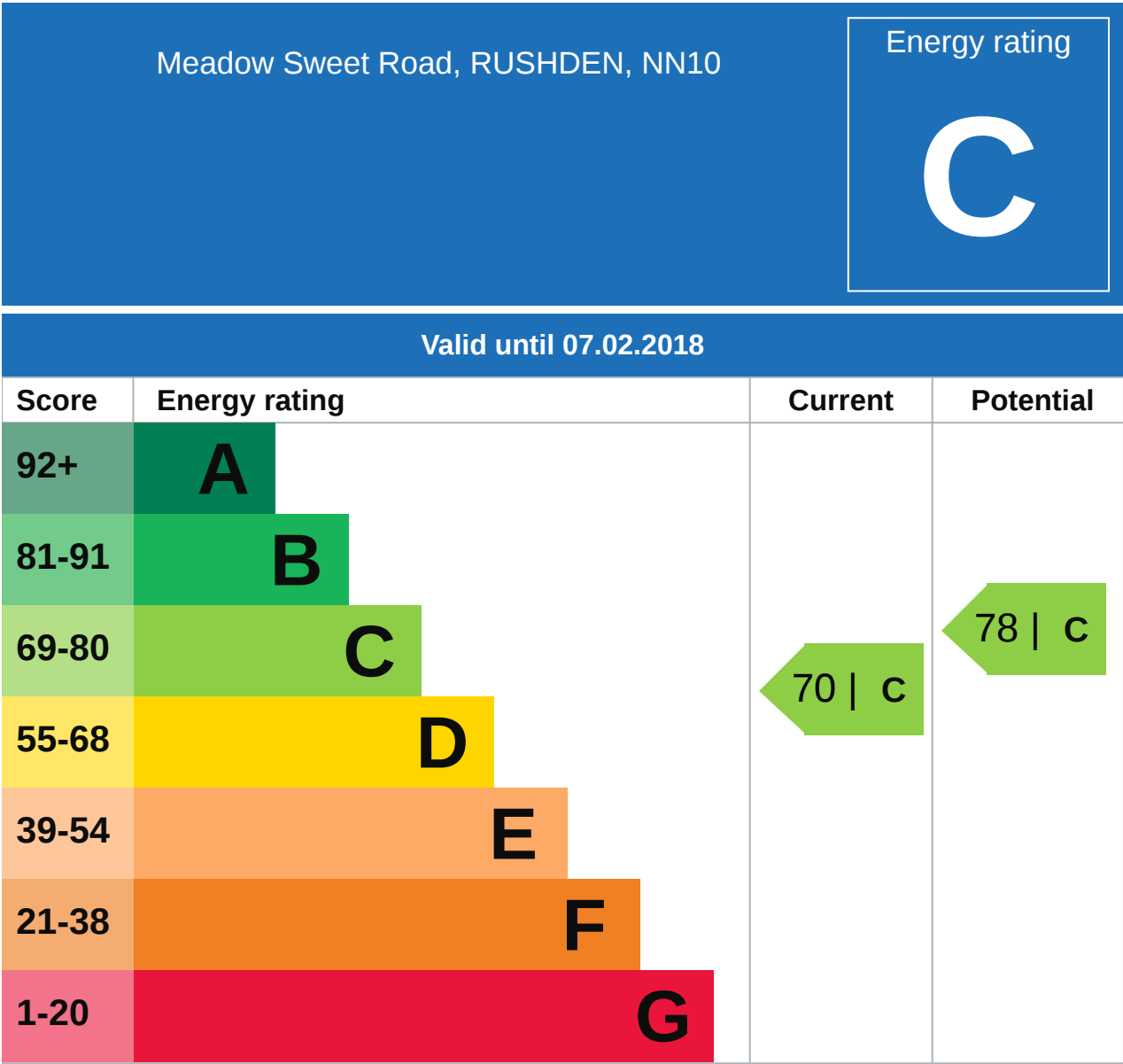
Additional EPC Data

Walls:	Wall
Walls Energy:	Good
Roof:	Roof
Roof Energy:	Good
Window:	Window
Window Energy:	Good
Main Heating:	Main-Heating
Main Heating Energy:	Good
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Average
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Good
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Secondary Heating Energy:	Poor
Total Floor Area:	161 m^2

Material Information

Stamp Duty

At the asking price (£475,000), the current stamp duty payments are as follows (as of Apr 2025).
First Time Buyer - £8,750
Moving Home - £13,750
Additional Property (keeping main residence) - £37,500

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'.

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Henderson Connellan
Testimonials

HENDERSON CONNELLAN
ESTATE AGENTS

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!
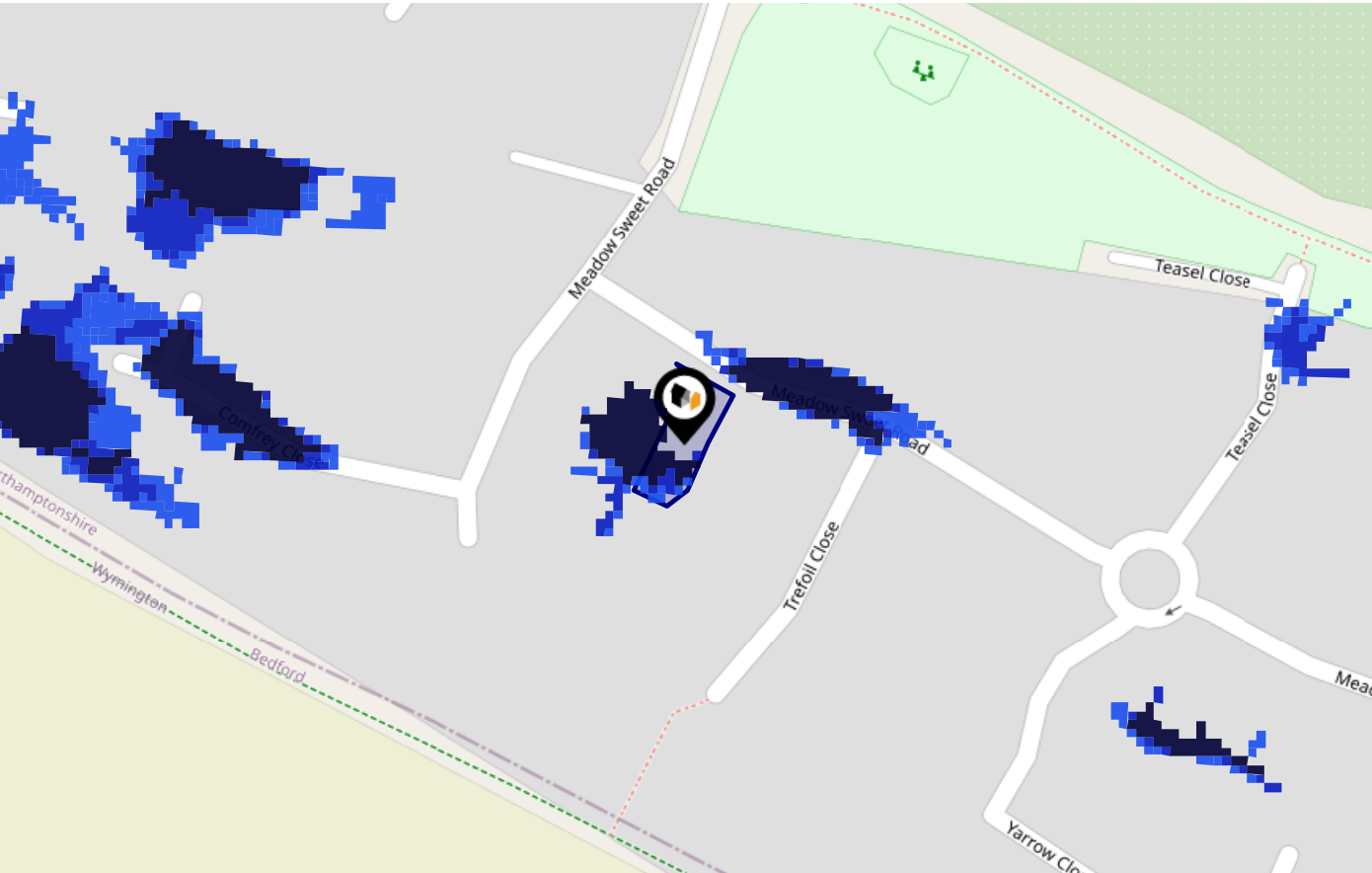
[f] /hcnenevalley/

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.
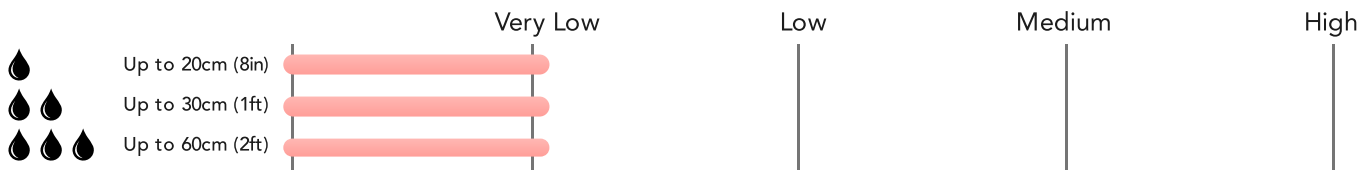

Risk Rating: Very low

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.

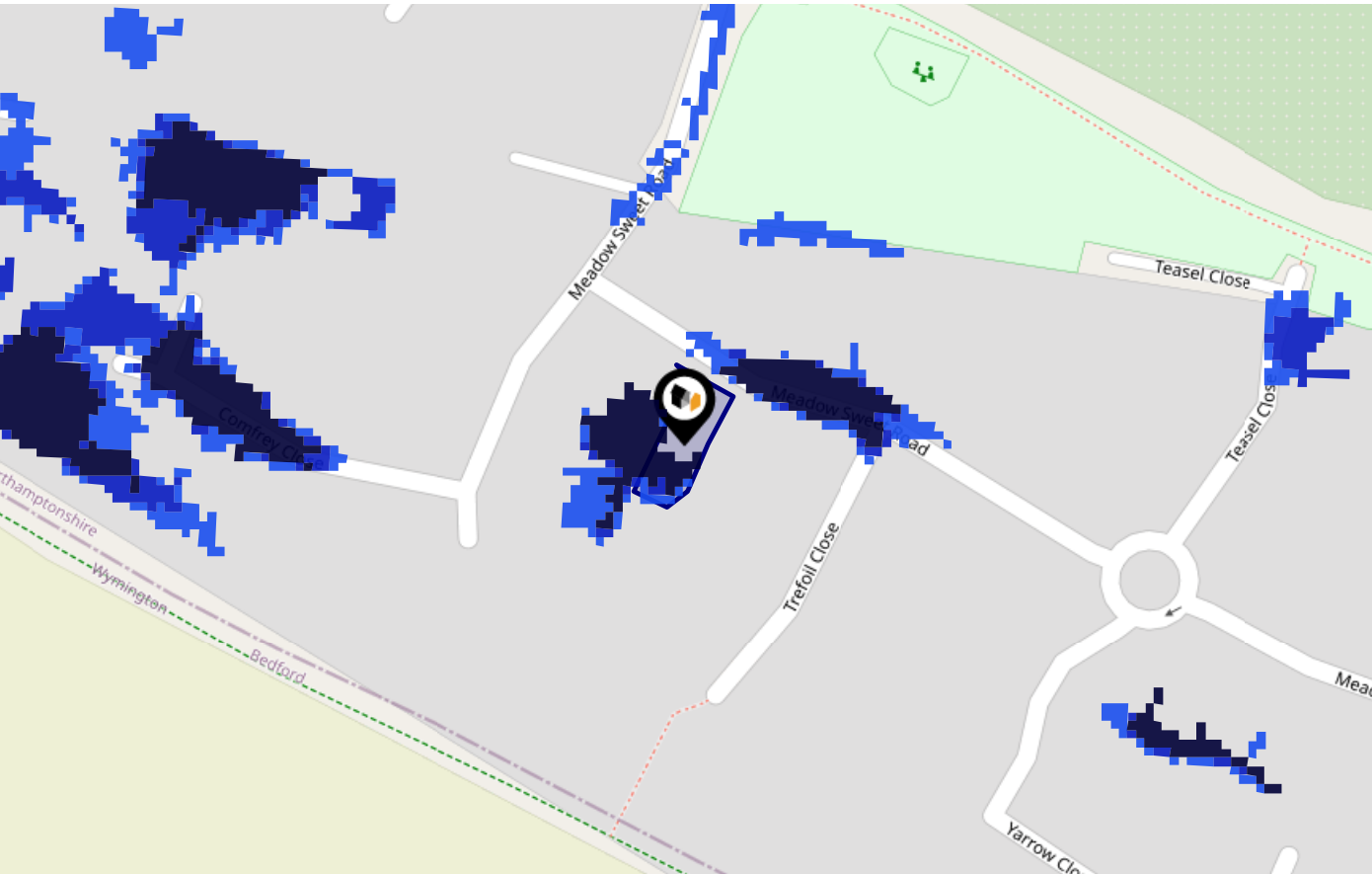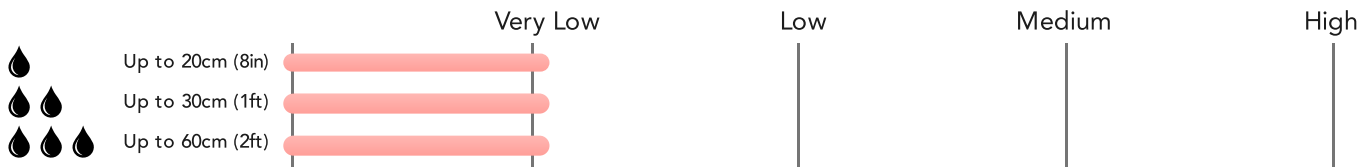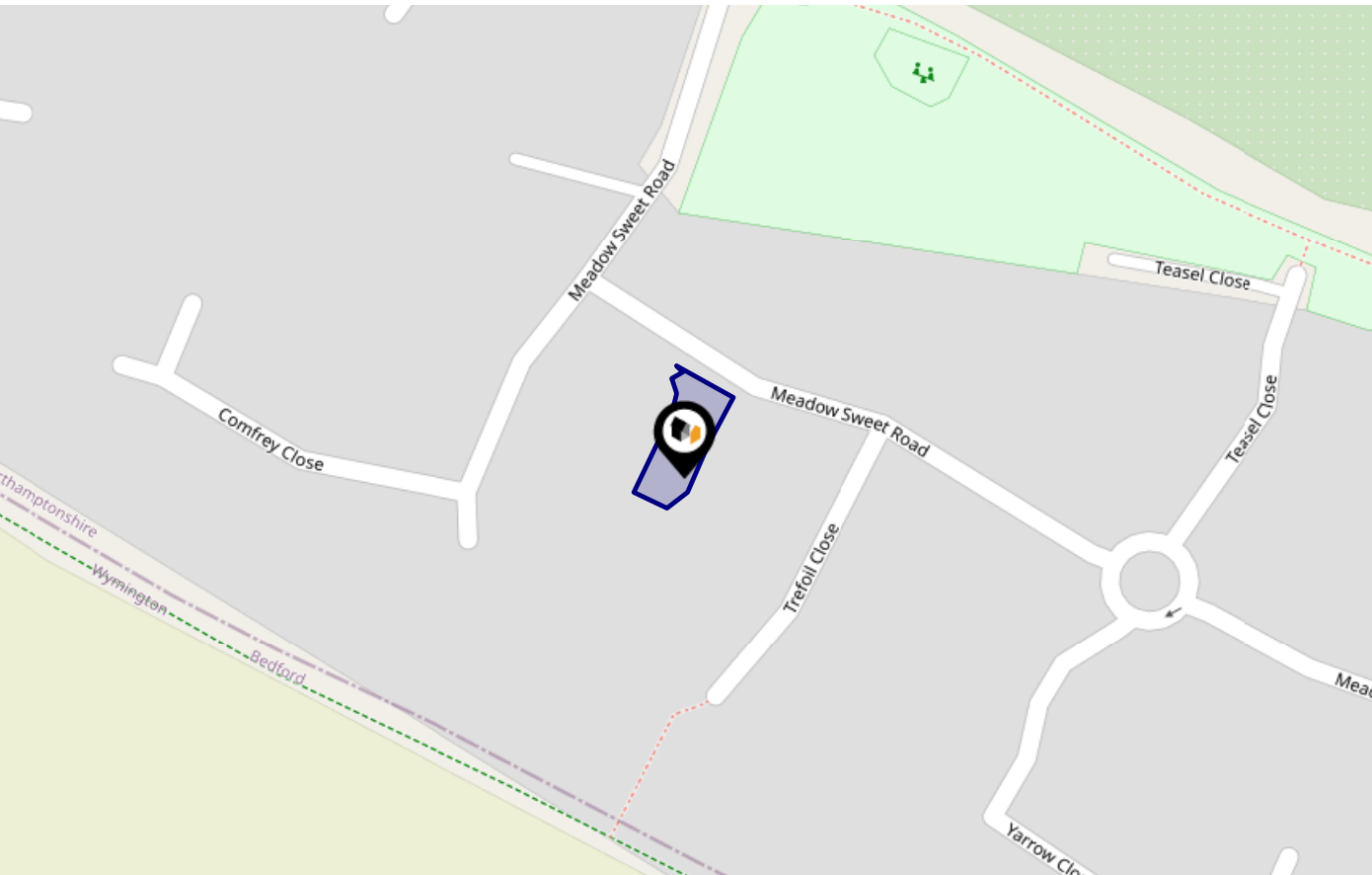**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
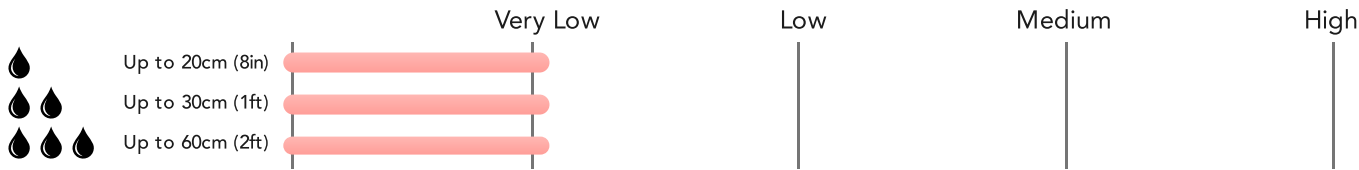

Risk Rating: Very low

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 (0.1%)** in any one year.

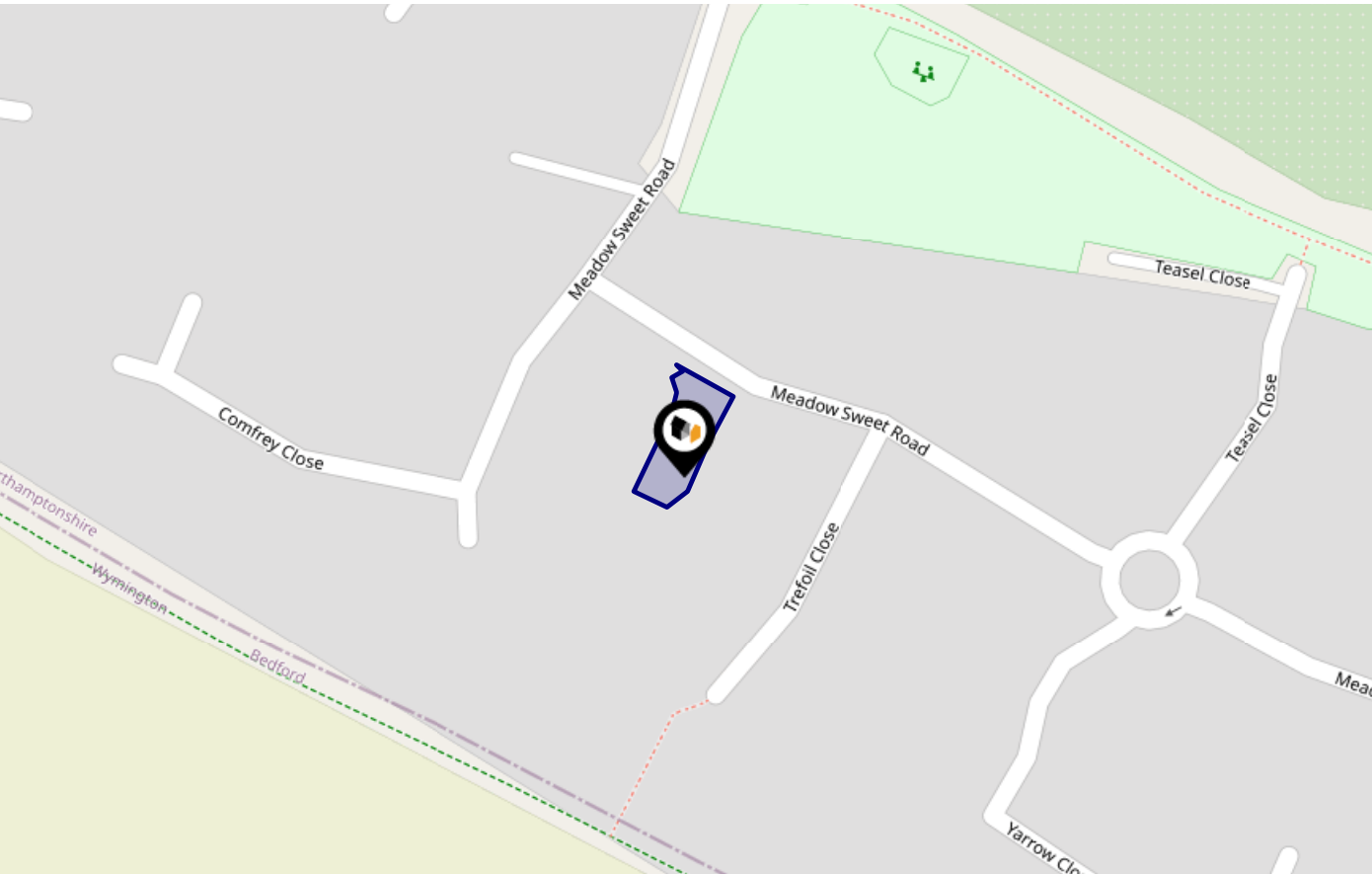- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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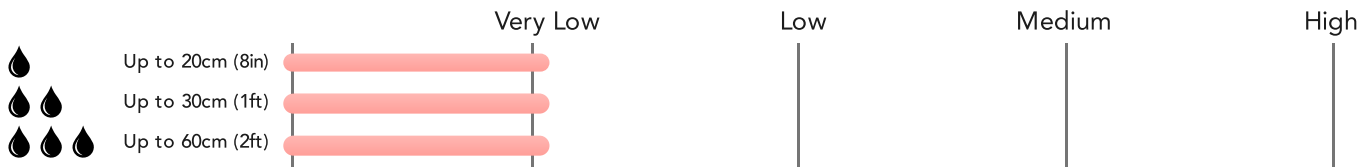

Risk Rating: Very low

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.

- **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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
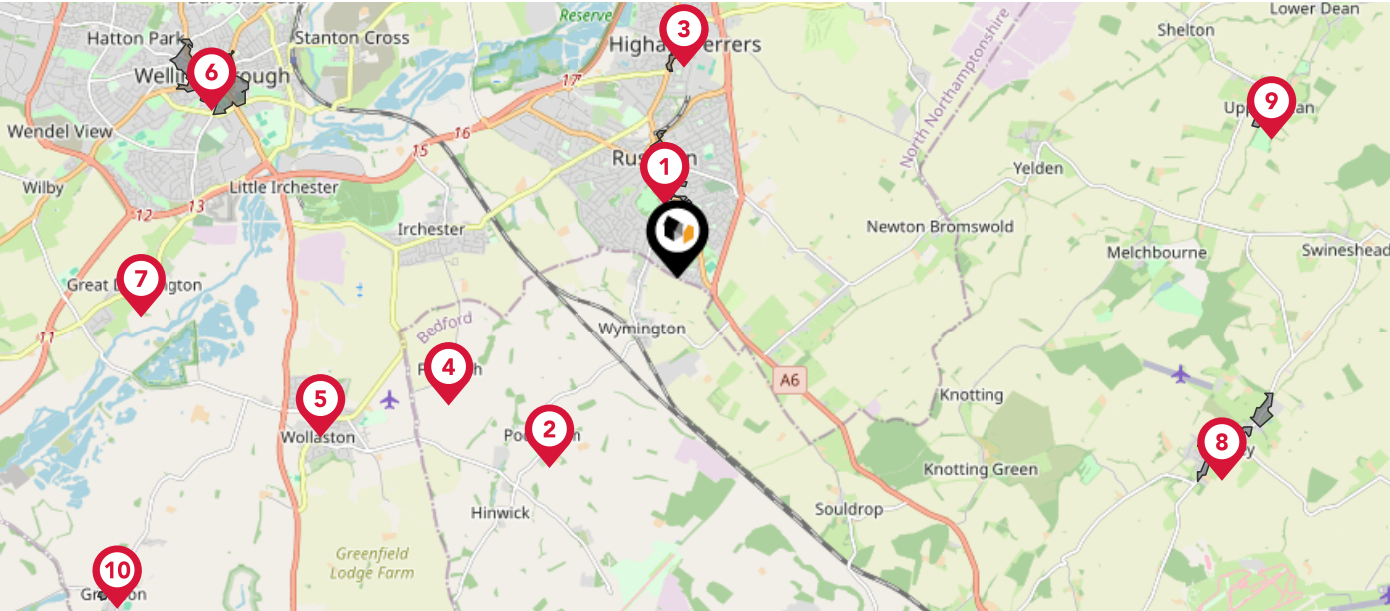
Nearby Conservation Areas

1	Rushden	
2	Podington	
3	Higham Ferrers	
4	Farndish	
5	Wollaston	
6	Wellingborough	
7	Great Doddington	
8	Riseley	
9	Upper Dean	
10	Grendon	

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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.
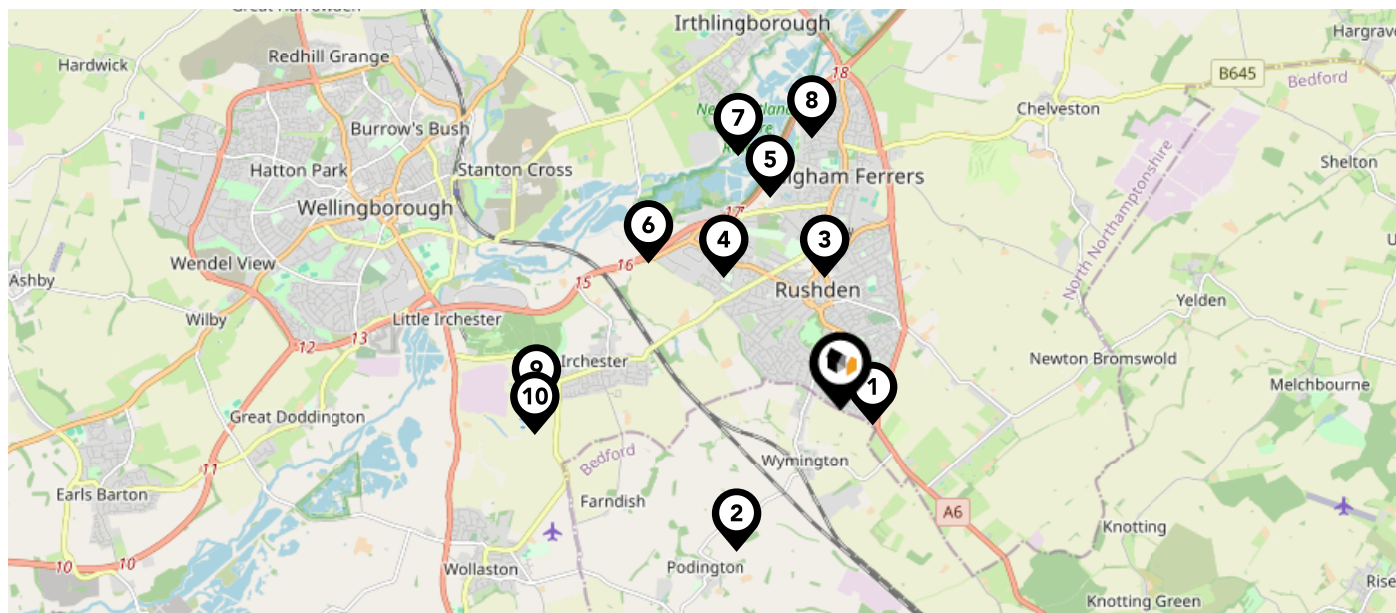
Nearby Landfill Sites		
1	Manor Park-Bedford Road, Rushden	Historic Landfill
2	Poddington-Poddington, Bedfordshire	Historic Landfill
3	EMGAS Shirley Road-Rushden	Historic Landfill
4	Privately Owned Tip-Wellingborough Road, Rushden, Norfolk	Historic Landfill
5	Rushden and Higham Ferrers Bypass-Skewbridge, Rushden	Historic Landfill
6	Railway Cutting-East Of Ditchfield Road, Rushden	Historic Landfill
7	Rushden Pit-Northampton Road, Rushden	Historic Landfill
8	Sewage Disposal Works-Kings Meadow Lane, Higham Ferrers, Northamptonshire	Historic Landfill
9	Irchester Landfill Site-Gypsy Lane Quarry, Wollaston Road, Irchester	Historic Landfill
10	Irchester Landfill Site - Vicarage Farm-Wollaston Road, Irchester	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
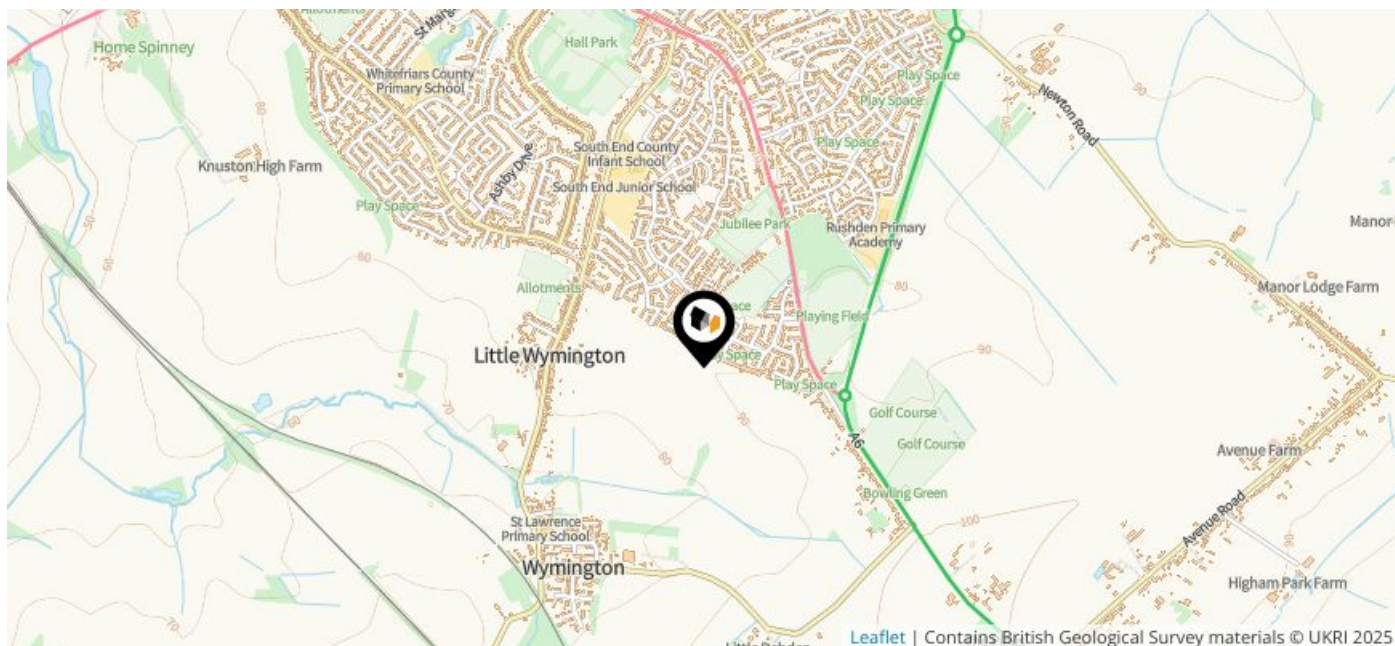
Mine Entry

✕ 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.

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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
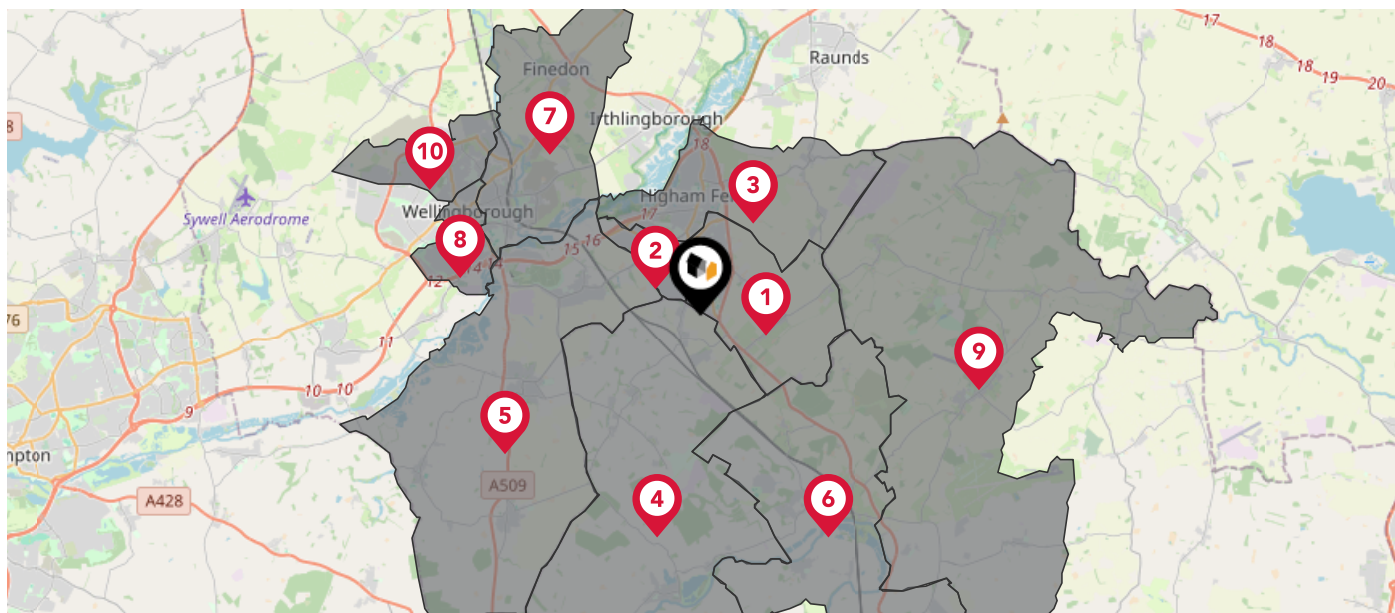
Nearby Council Wards

1	Rushden South Ward
2	Rushden Pemberton West Ward
3	Higham Ferrers Ward
4	Harrold Ward
5	Irchester Ward
6	Sharnbrook Ward
7	Finedon Ward
8	Croyland and Swanspool Ward
9	Riseley Ward
10	Hatton Park Ward

Environment
Radon Gas

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).

This Property ▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Environment
Soils & Clay
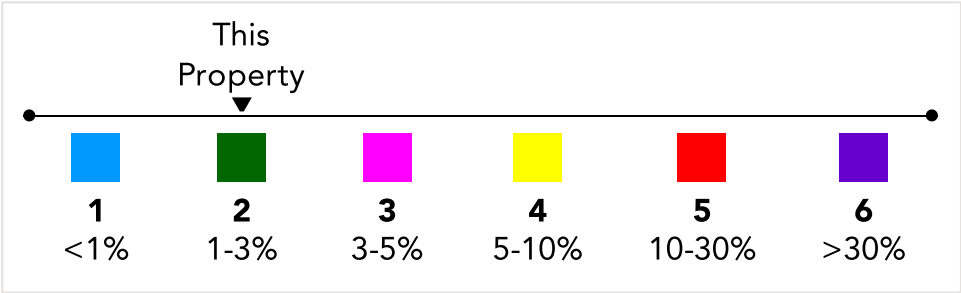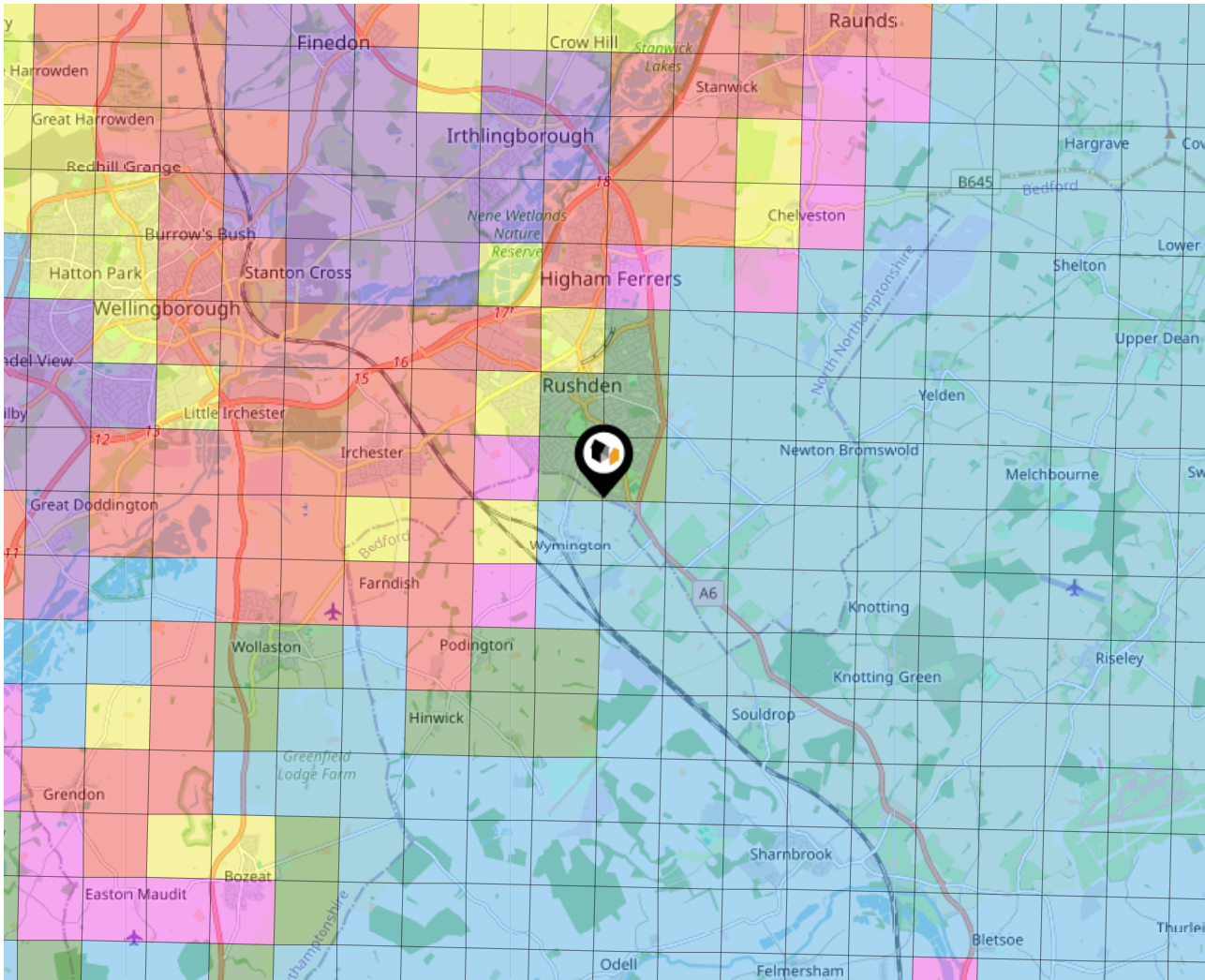
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
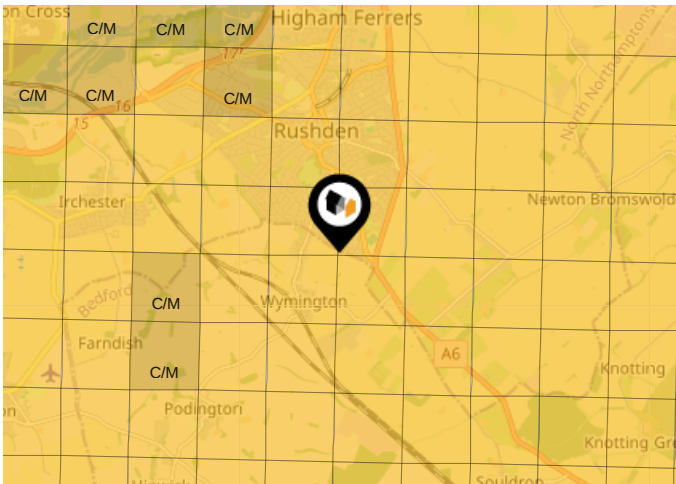
Primary Classifications (Most Common Clay Types)

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
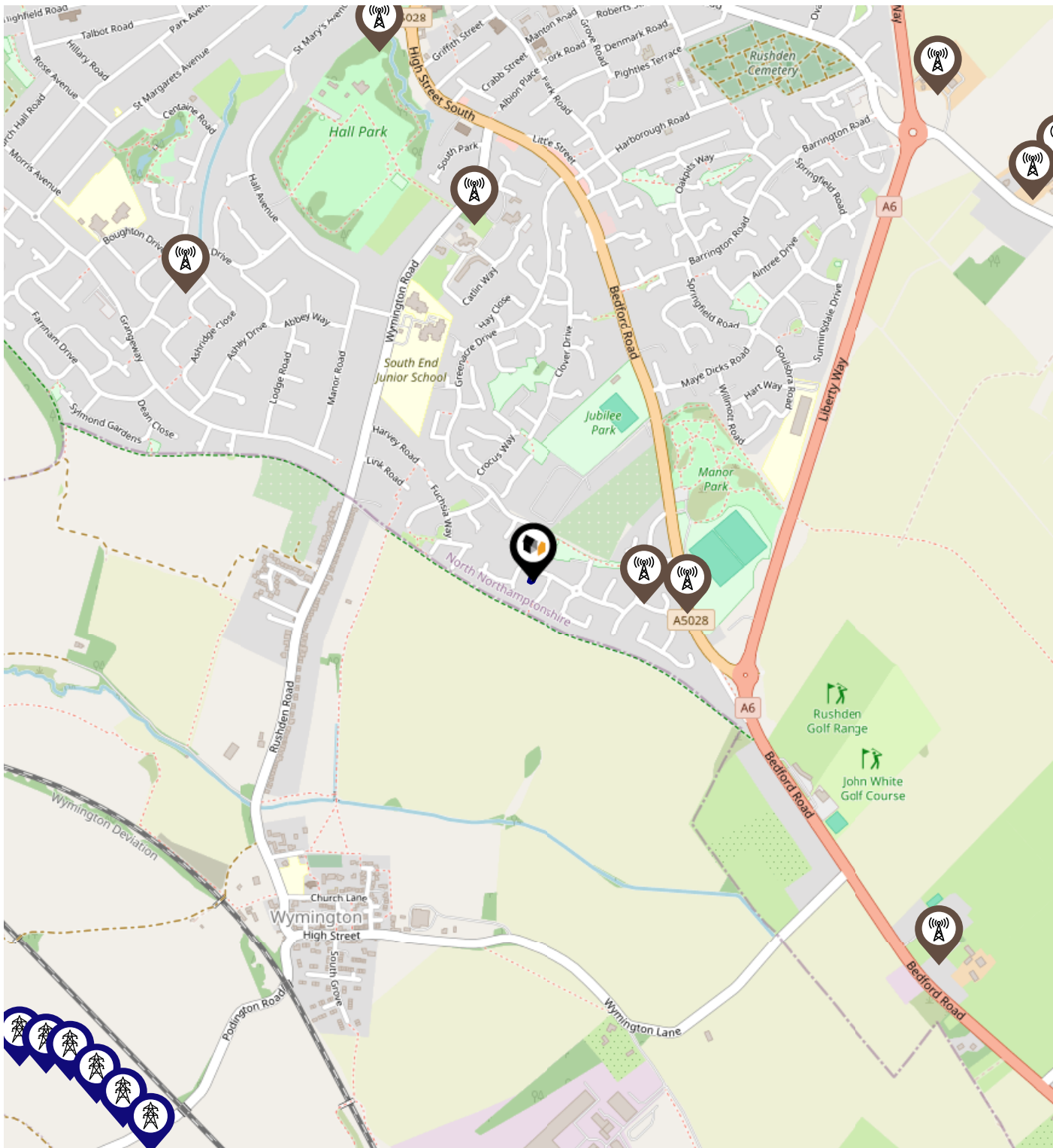
Key:

Power Pylons

Communication Masts

Maps
Listed Buildings

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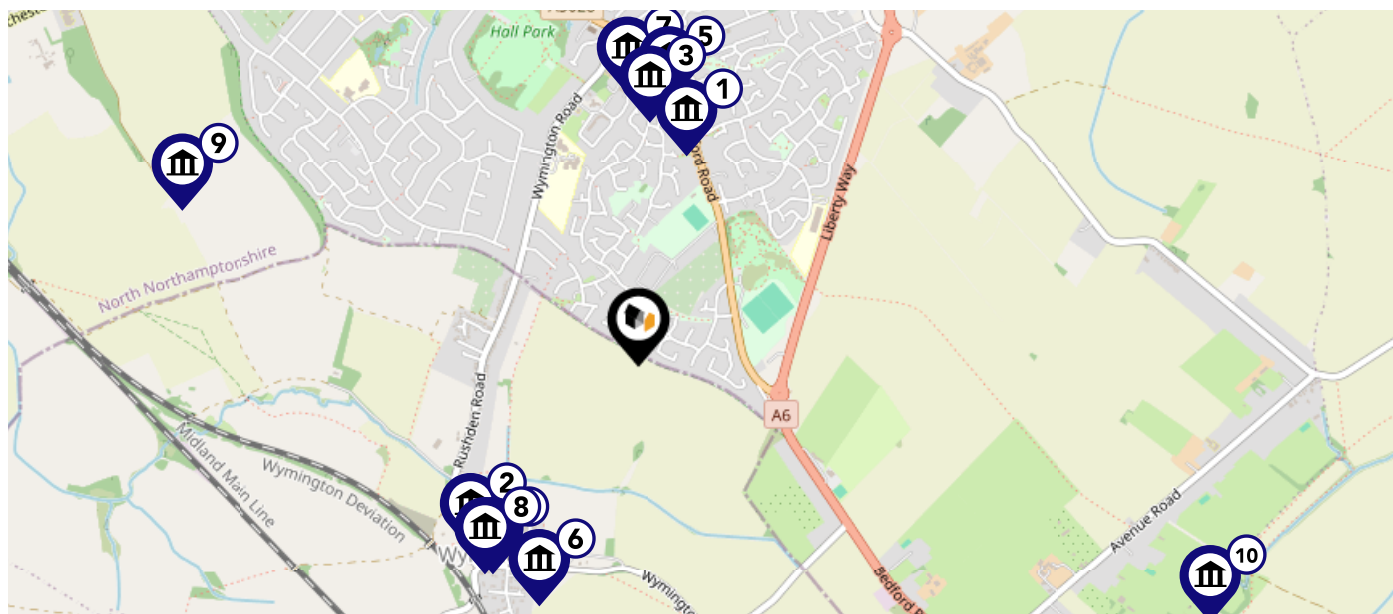

Listed Buildings in the local district	Grade	Distance
1 1225968 - Manor Farmhouse	Grade II	0.5 miles
2 1249351 - Manor House	Grade II	0.5 miles
3 1225973 - Hilly Farmhouse And Attached Outbuilding And Barn To North	Grade II	0.6 miles
4 1249350 - 5 And 7, Church Lane	Grade II	0.6 miles
5 1266102 - 61, Little Street	Grade II	0.6 miles
6 1393609 - Poplars Farmhouse	Grade II	0.6 miles
7 1266101 - 120, 122 And 124, High Street South	Grade II	0.6 miles
8 1249349 - Parish Church Of St Lawrence	Grade I	0.6 miles
9 1293610 - Knuston High Farm And Attached Barn	Grade II	1.1 miles
10 1040338 - Higham Park Farmhouse	Grade II	1.4 miles

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Maps
Green Belt

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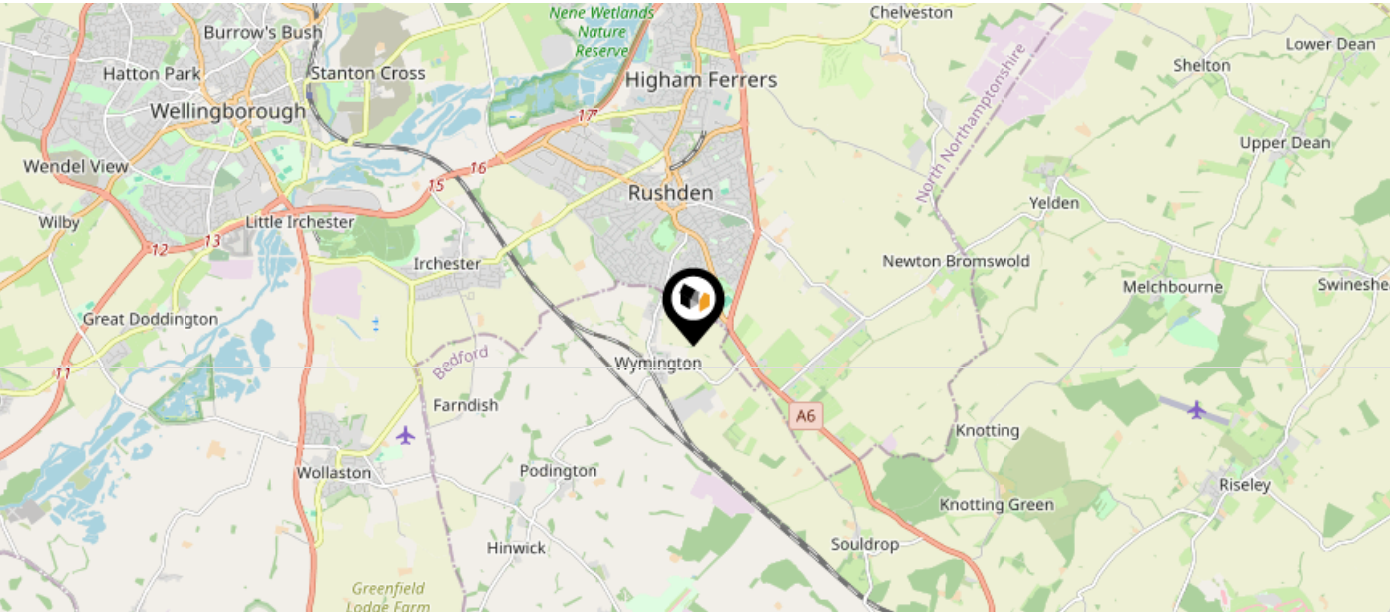
Nearby Green Belt Land

No data available.

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Area
Schools
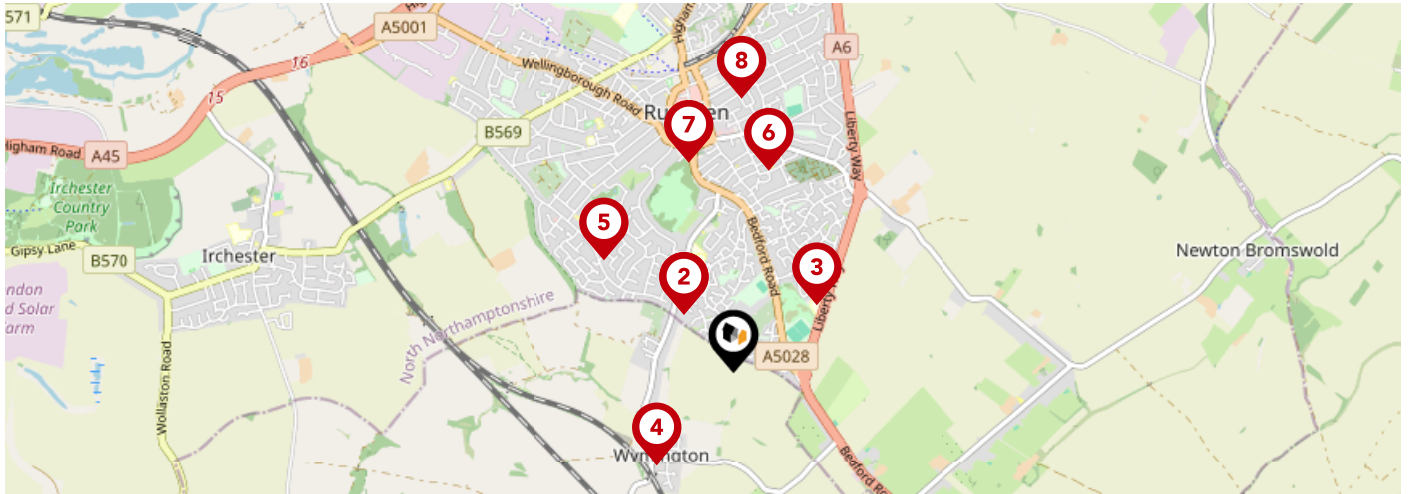
	Nursery	Primary	Secondary	College	Private
1 **South End Infant School** Ofsted Rating: Good | Pupils: 246 | Distance:0.35	☐	☑	☐	☐	☐
2 **South End Junior School** Ofsted Rating: Good | Pupils: 346 | Distance:0.35	☐	☑	☐	☐	☐
3 **Rushden Primary Academy** Ofsted Rating: Good | Pupils: 389 | Distance:0.49	☐	☑	☐	☐	☐
4 **St Lawrence Church of England Primary School** Ofsted Rating: Good | Pupils: 142 | Distance:0.55	☐	☑	☐	☐	☐
5 **Whitefriars Primary School** Ofsted Rating: Good | Pupils: 411 | Distance:0.78	☐	☑	☐	☐	☐
6 **Newton Road School** Ofsted Rating: Requires improvement | Pupils: 243 | Distance:0.93	☐	☑	☐	☐	☐
7 **Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St)** Ofsted Rating: Requires improvement | Pupils: 147 | Distance:0.98	☐	☑	☐	☐	☐
8 **Denfield Park Primary School** Ofsted Rating: Good | Pupils: 432 | Distance:1.24	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Rushden Academy Ofsted Rating: Good | Pupils: 892 | Distance:1.55	☐	☐	☑	☐	☐
10 The Ferrers School Ofsted Rating: Good | Pupils: 928 | Distance:1.92	☐	☐	☑	☐	☐
11 Higham Ferrers Nursery and Infant School Ofsted Rating: Good | Pupils: 270 | Distance:2.1	☐	☑	☐	☐	☐
12 Christopher Reeves CofE VA Primary School Ofsted Rating: Good | Pupils: 75 | Distance:2.13	☐	☑	☐	☐	☐
13 Higham Ferrers Junior School Ofsted Rating: Requires improvement | Pupils: 321 | Distance:2.21	☐	☑	☐	☐	☐
14 Irchester Community Primary School Ofsted Rating: Good | Pupils: 350 | Distance:2.27	☐	☑	☐	☐	☐
15 Chelveston Road School Ofsted Rating: Good | Pupils: 92 | Distance:2.36	☐	☐	☑	☐	☐
16 Henry Chichele Primary School Ofsted Rating: Requires improvement | Pupils: 401 | Distance:2.54	☐	☑	☐	☐	☐

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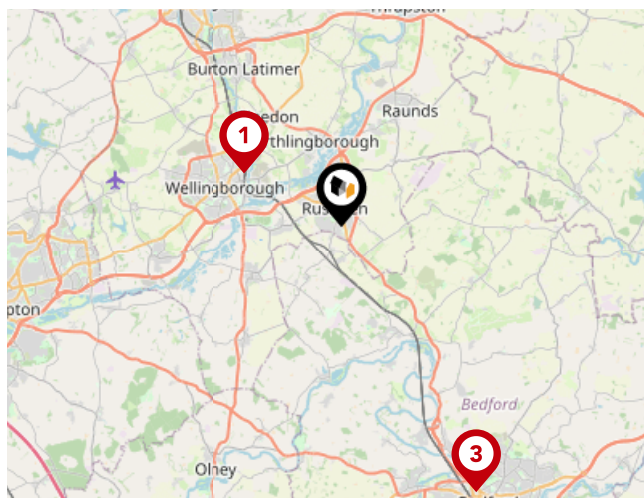
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	4 miles
2	Kettering Rail Station	9.99 miles
3	Bedford Rail Station	10.82 miles
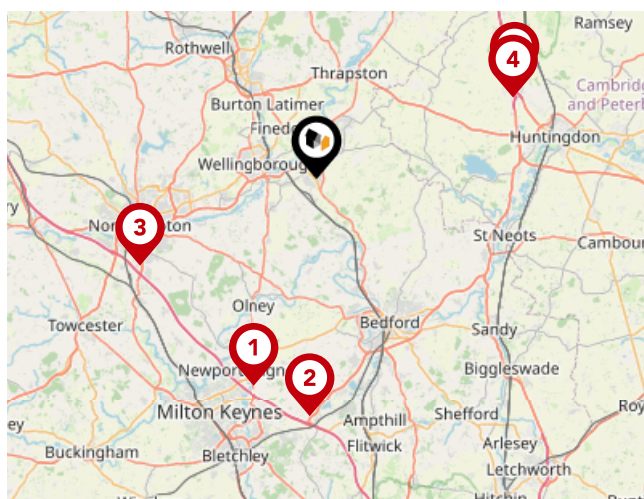
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	15.68 miles
2	M1 J13	17.24 miles
3	M1 J15	14.22 miles
4	A1(M) J13	15.5 miles
5	A1(M) J14	15.94 miles
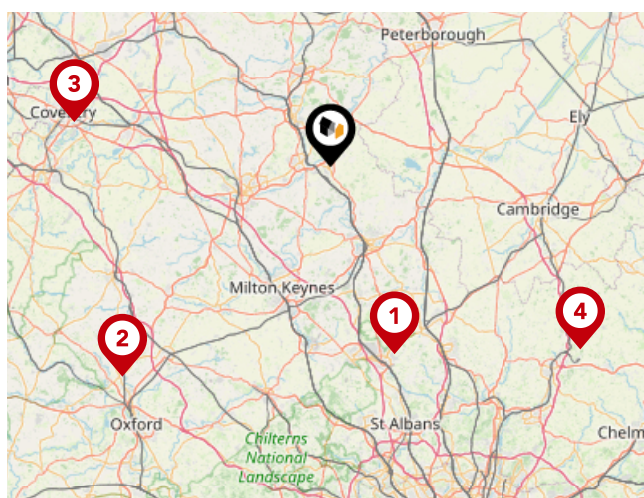
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	28.93 miles
2	Kidlington	43.27 miles
3	Baginton	37.79 miles
4	Stansted Airport	45.17 miles

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Area
Transcription: Transport (Local)
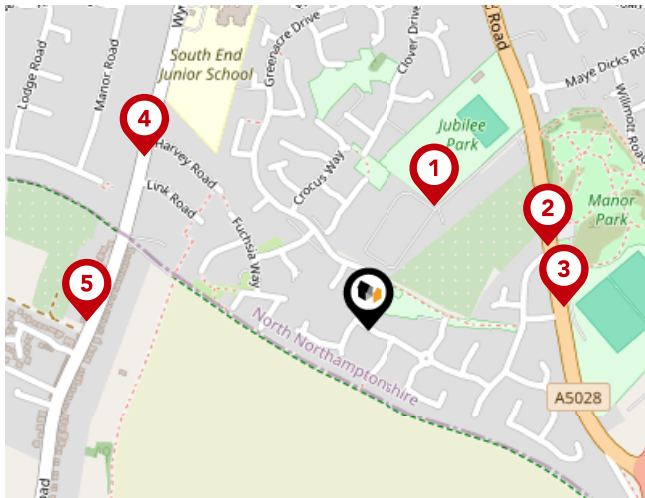
Bus Stops/Stations

Pin	Name	Distance
1	Kingsmead Park	0.16 miles
2	Rugby Football Ground	0.23 miles
3	Rugby Football Ground	0.22 miles
4	Harvey Road	0.32 miles
5	Cambridge Street	0.32 miles

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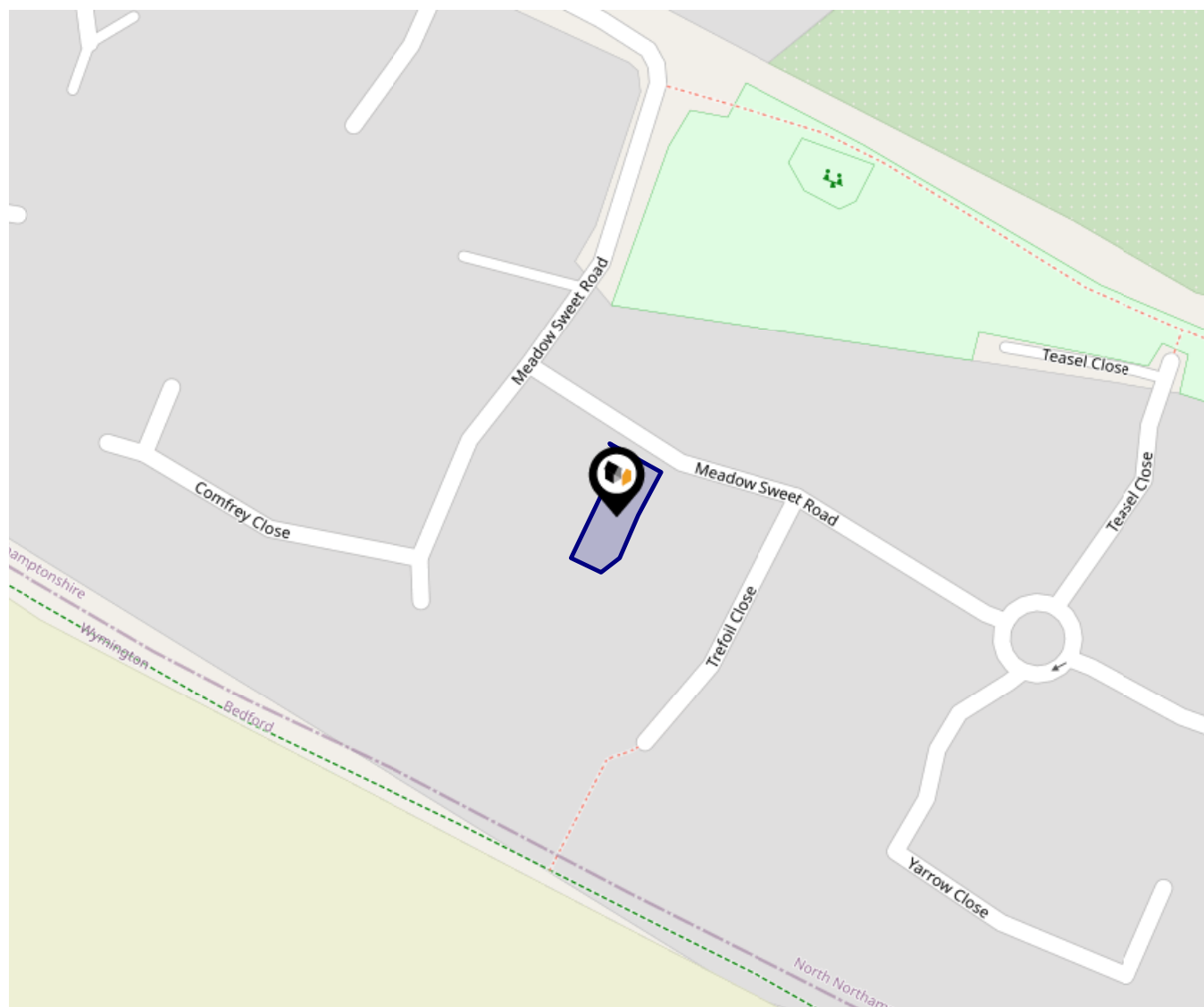
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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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

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Tom.cheshire@hendersonconnellan.co.uk
www.hendersonconnellan.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

MIR - Material Info