



See More Online

MIR: Material Info

The Material Information Affecting this Property

Saturday 17th May 2025



MEADOW LANE, RAUNDS, WELLINGBOROUGH, NN9

Henderson Connellan

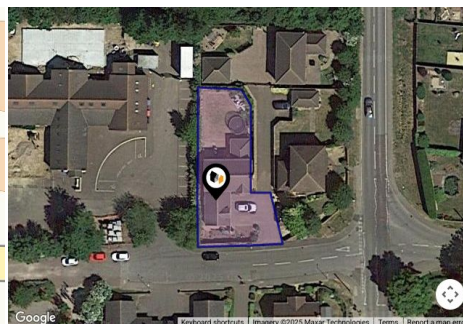
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk





Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.14 acres
Council Tax :	Band F
Annual Estimate:	£3,325
Title Number:	NN177958

Tenure: Freehold

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)

16
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Stamp Duty

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

First Time Buyer - £22,500

Moving Home - £22,500

Additional Property (keeping main residence) - £55,000



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!

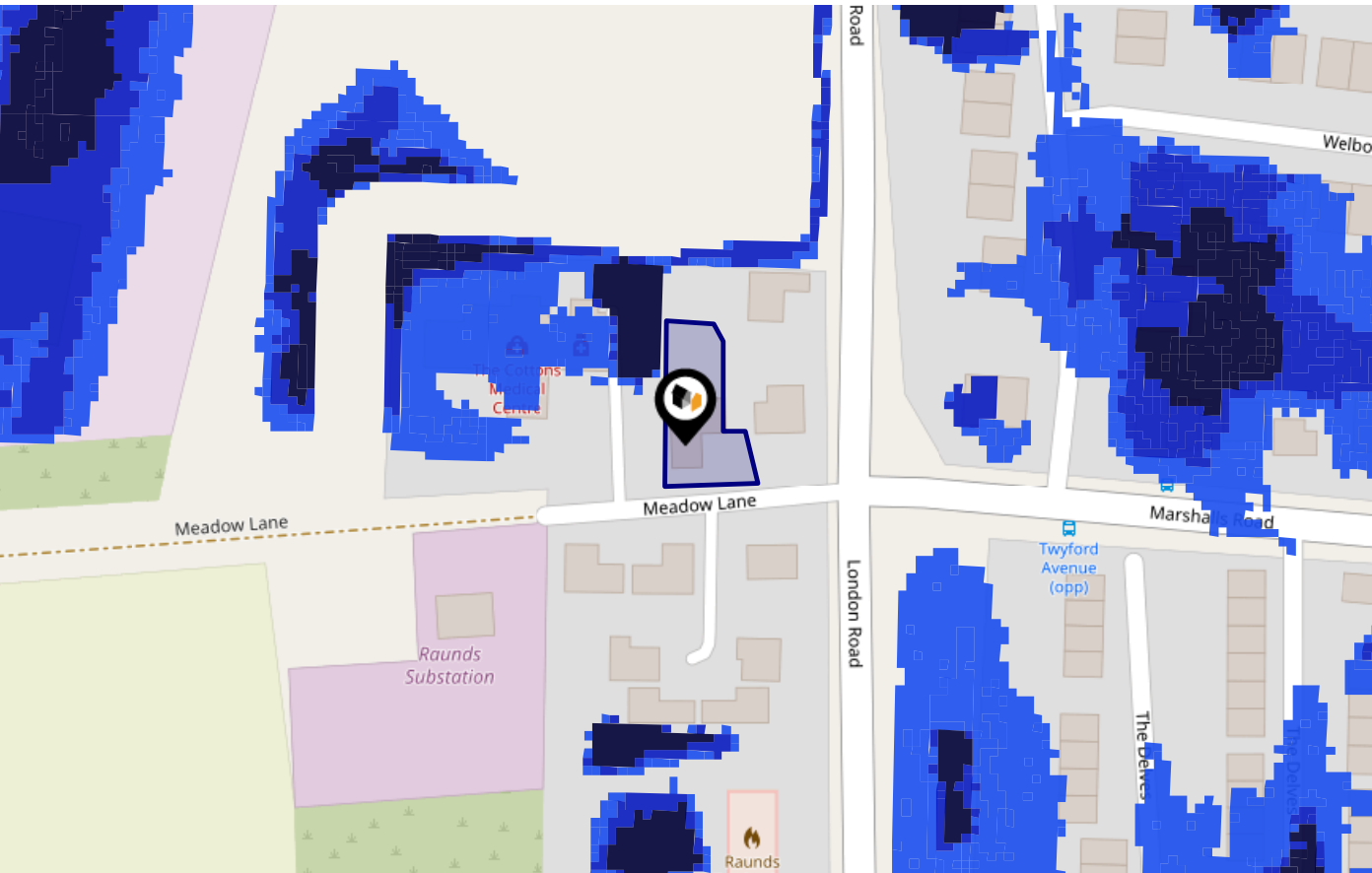


/hcnenevalley/

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.

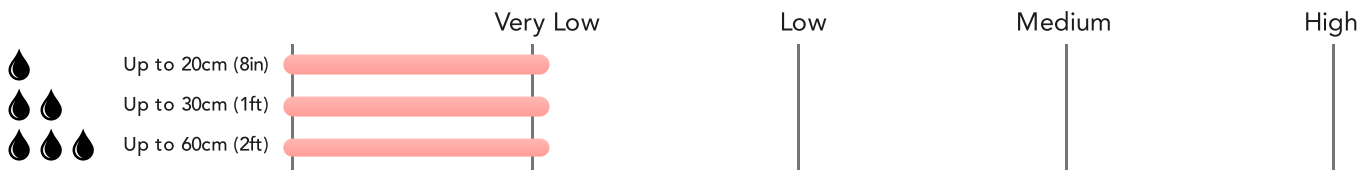


Risk Rating: Very low

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.

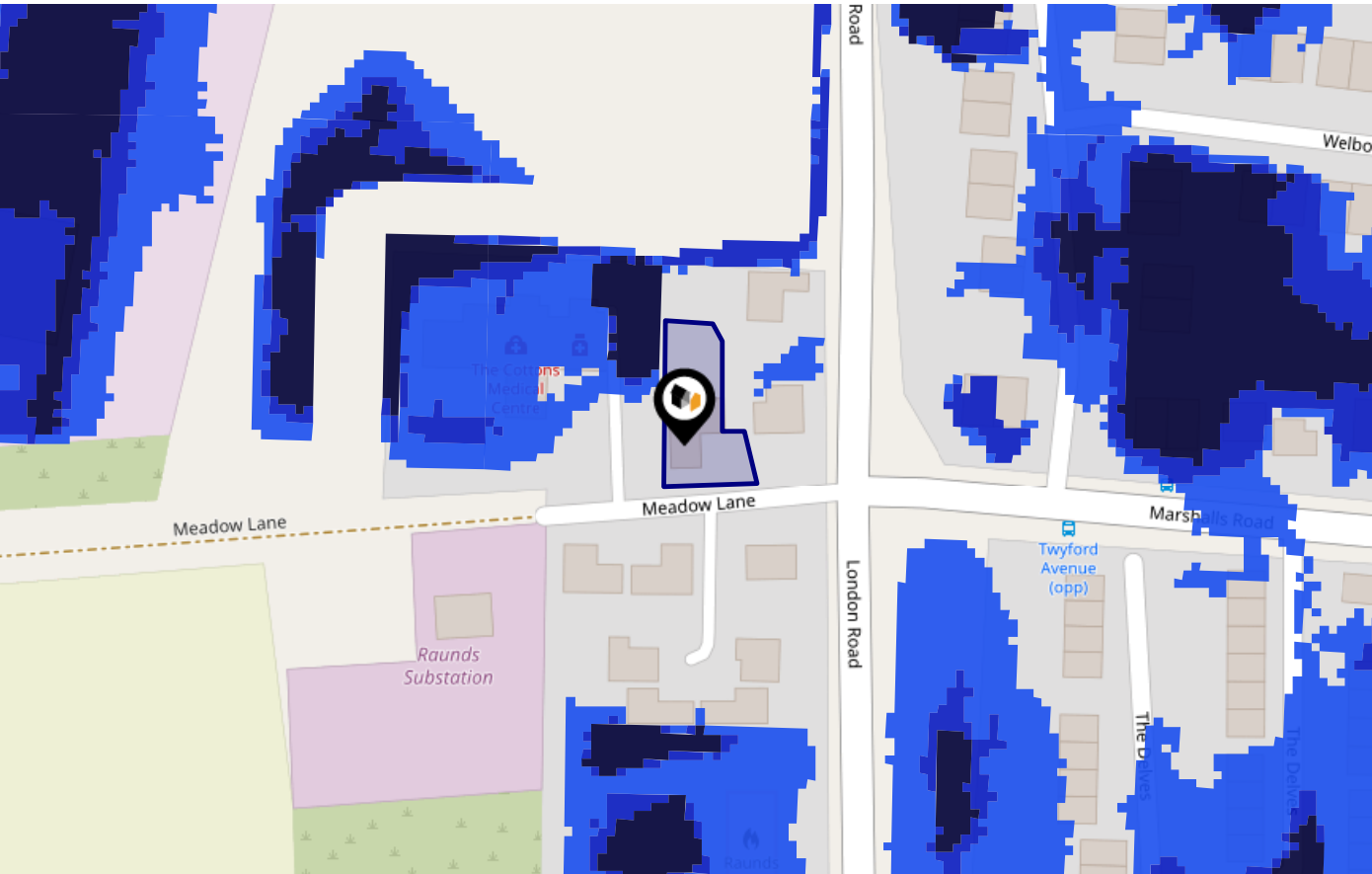
Chance of flooding to the following depths at this property:



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.

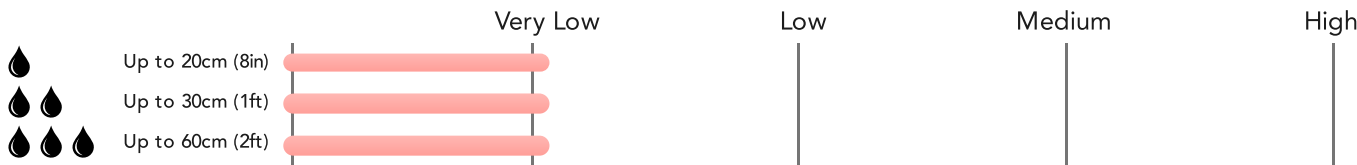


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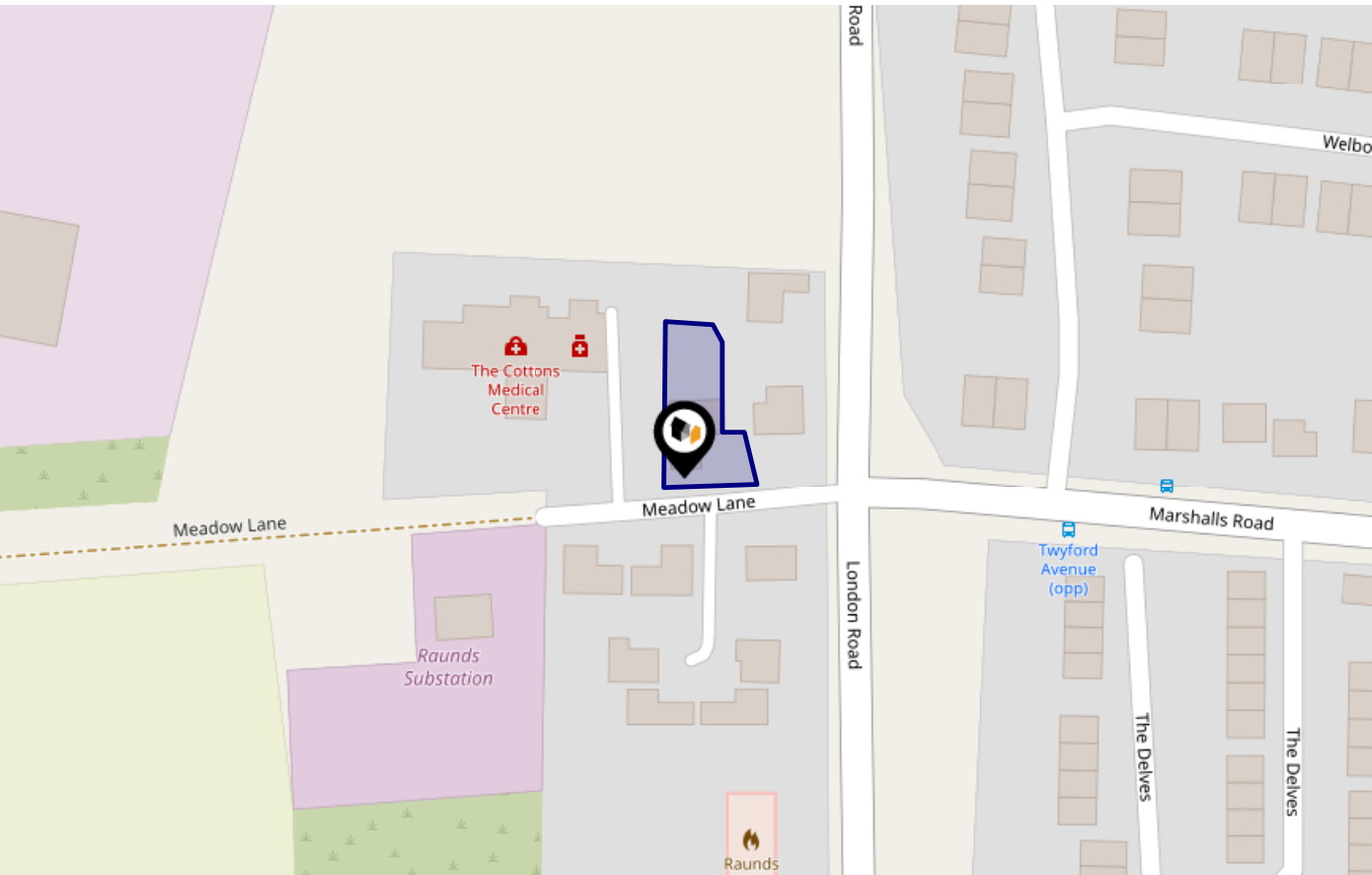
Chance of flooding to the following depths at this property:



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.

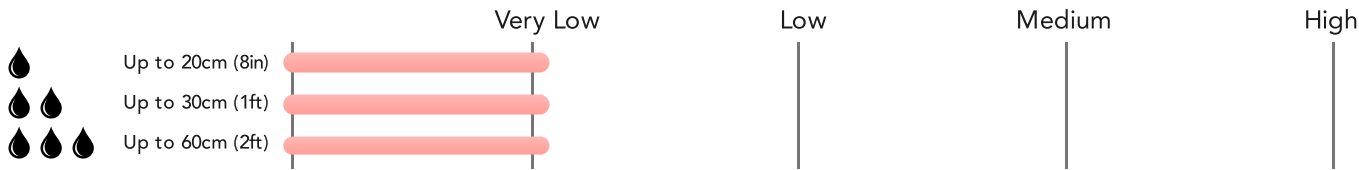


Risk Rating: Very low

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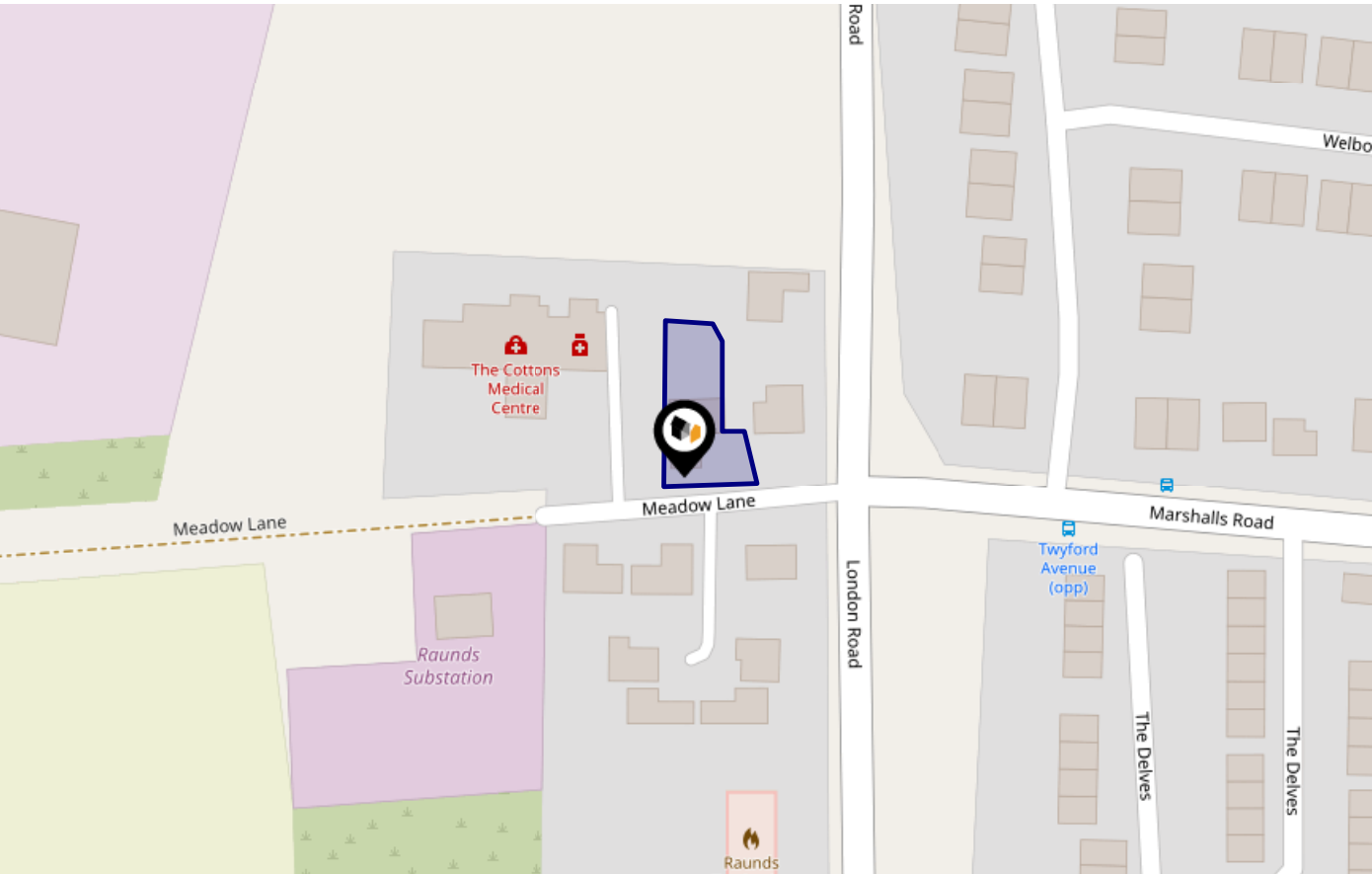
Chance of flooding to the following depths at this property:



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.

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Chance of flooding to the following depths at this property:

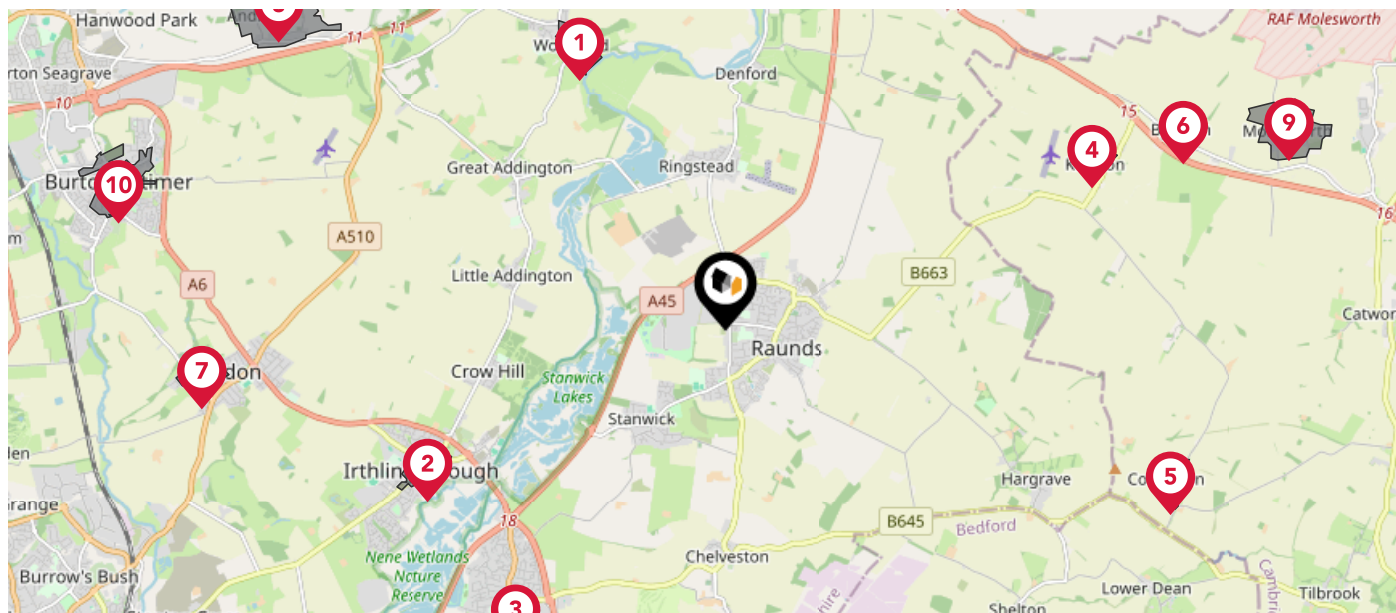


Maps

Conservation Areas

HENDERSON
CONNELLAN
ESTATE AGENTS

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

Woodford

2

Irthlingborough

3

Higham Ferrers

4

Keyston

5

Covington

6

Bythorn

7

Finedon

8

Cranford

9

Molesworth

10

Burton Latimer











Maps

Landfill Sites

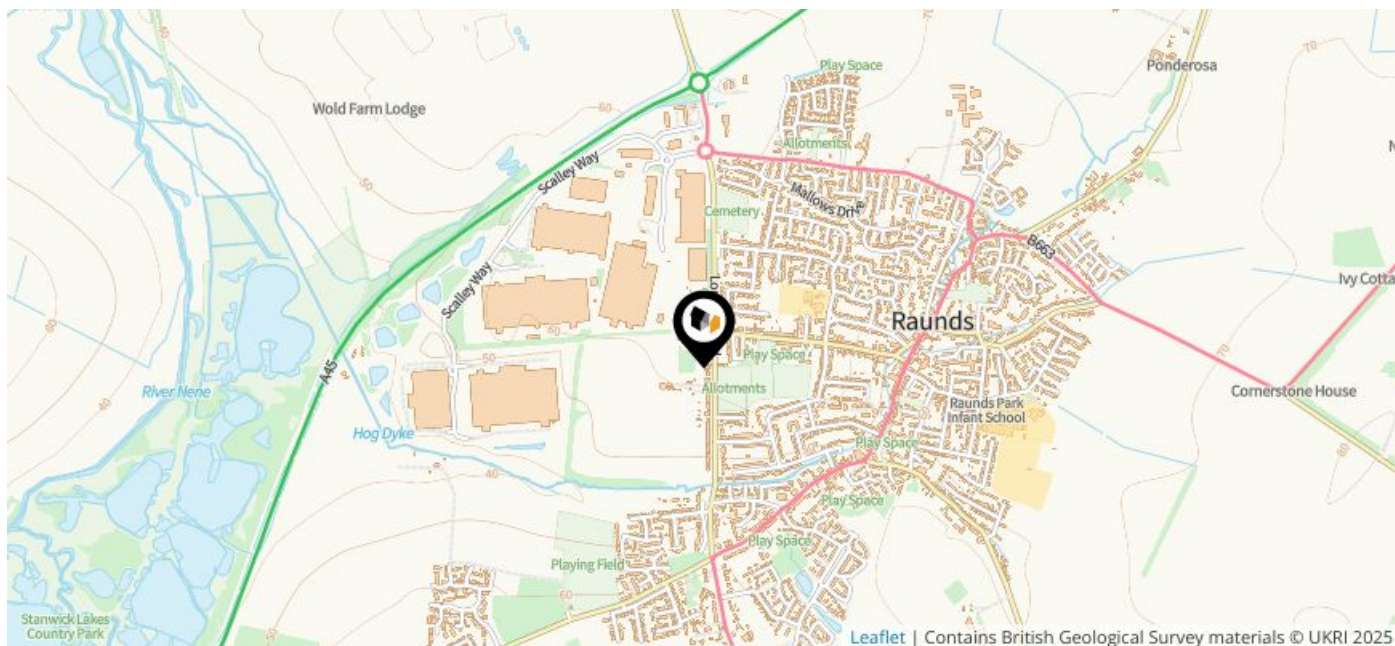
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	EA/EPR/JB3837WW/V003	Active Landfill 
2	Stanwick Landfill Site-Hillstone Farm, Stanwick	Historic Landfill 
3	Stanwick Quarry-Higham Road, Stanwick, Northamptonshire	Historic Landfill 
4	Home Farm-Great Addington	Historic Landfill 
5	OS Plots 5100 and 5115, Rectory Farm-Denford	Historic Landfill 
6	Station Road-Irthlingborough	Historic Landfill 
7	Mill Chrome-Station Road, Higham Ferrers	Historic Landfill 
8	Denford Ash Farm-Thrapston, East Northamptonshire	Historic Landfill 
9	Woodford Grange-Woodford	Historic Landfill 
10	Off Finedon Road-Irthlingborough, Northamptonshire	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



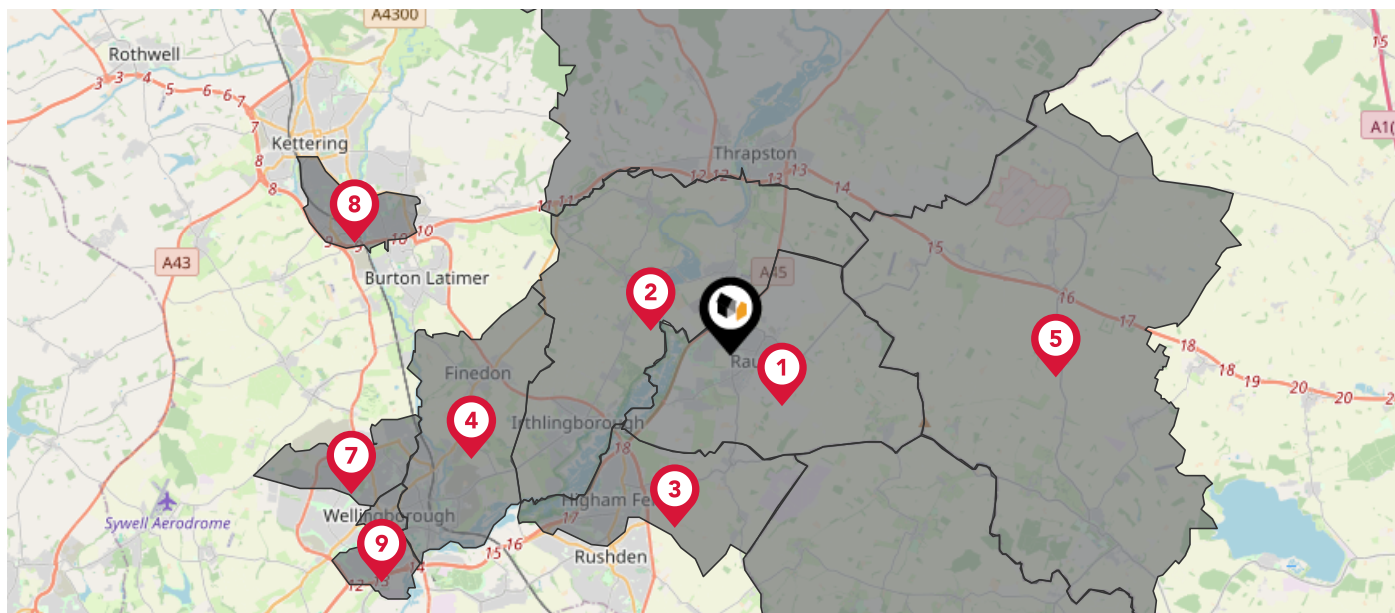
Mine Entry

- ✕ 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.

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

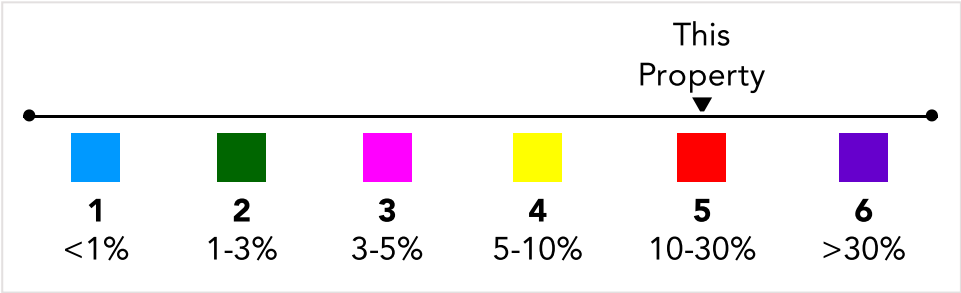
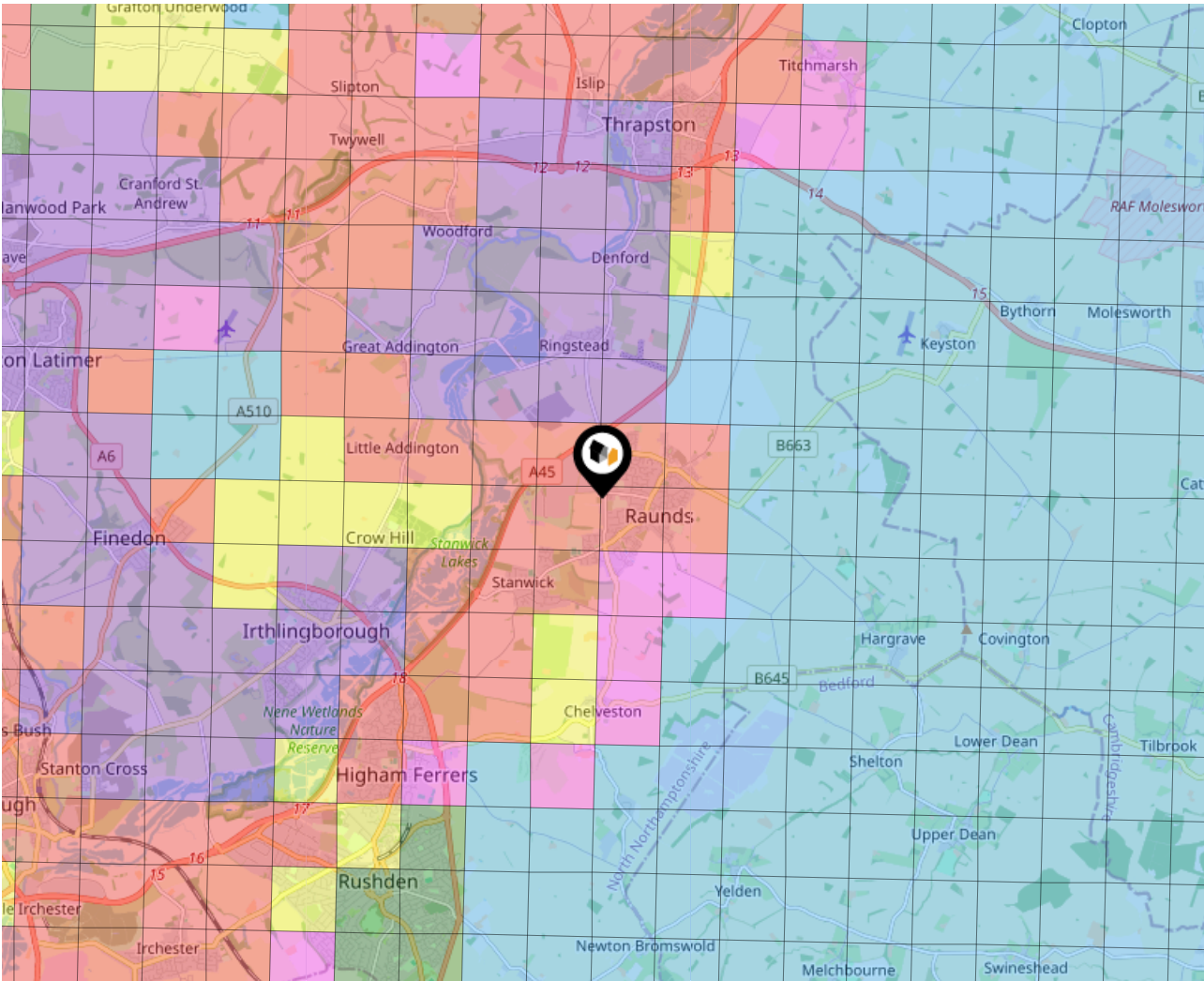


Nearby Council Wards

- 1 Raunds Ward
- 2 Irthlingborough Ward
- 3 Higham Ferrers Ward
- 4 Finedon Ward
- 5 Kimbolton Ward
- 6 Riseley Ward
- 7 Hatton Park Ward
- 8 Wicksteed Ward
- 9 Croyland and Swanspool Ward
- 10 Thrapston Ward

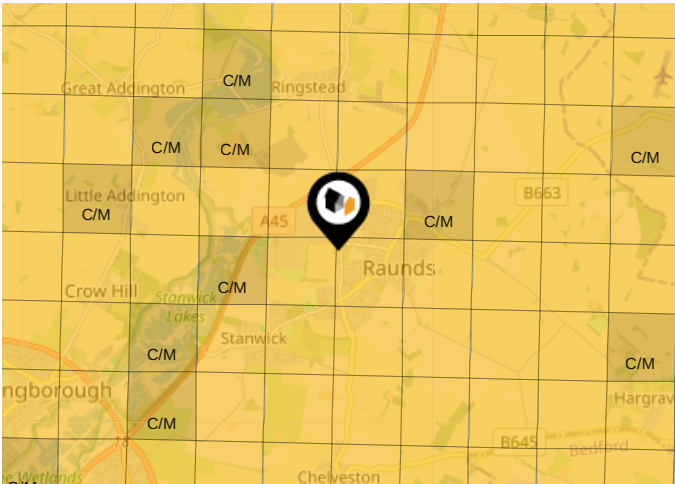
What is Radon?

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	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

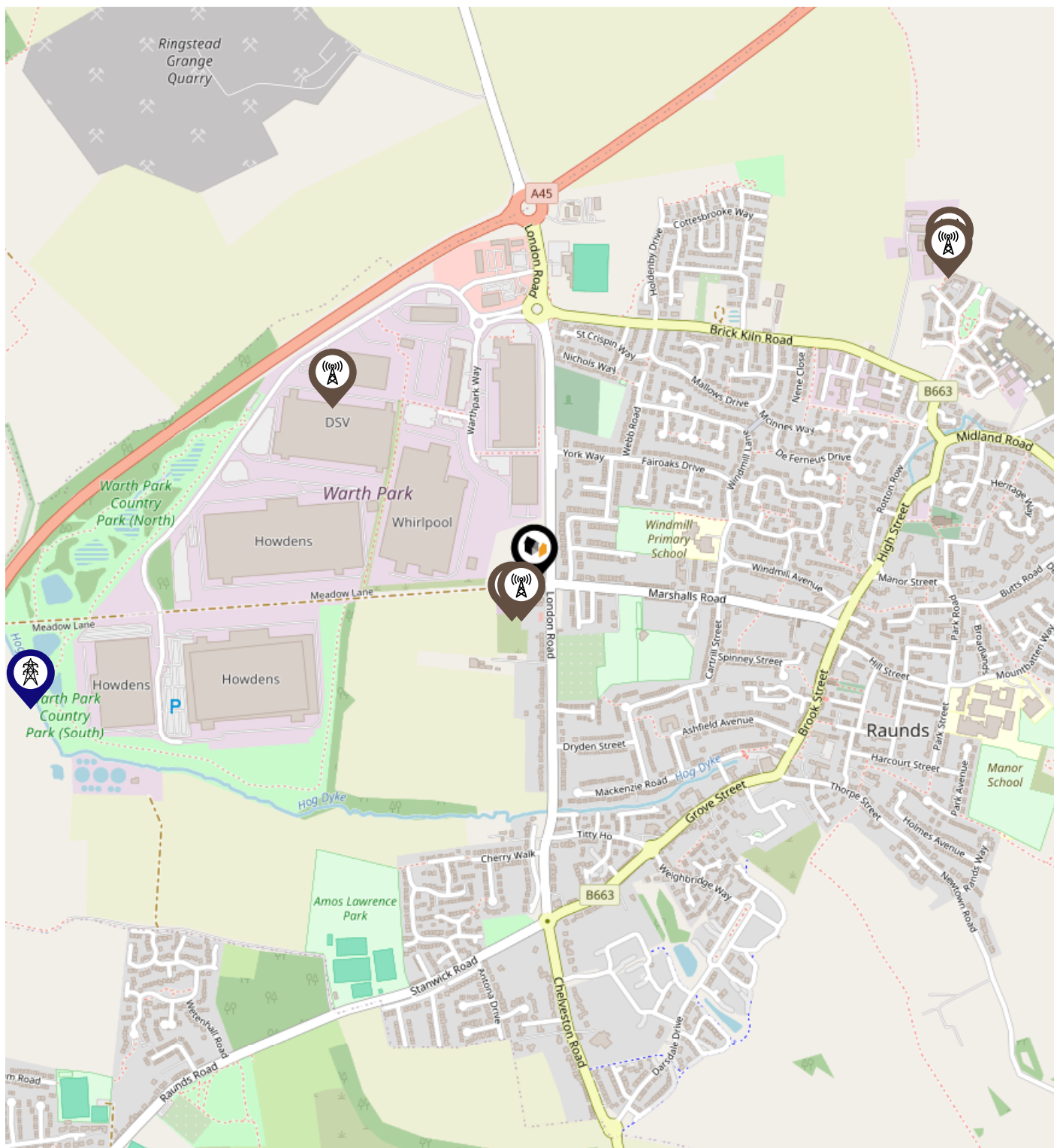


Primary Classifications (Most Common Clay Types)



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



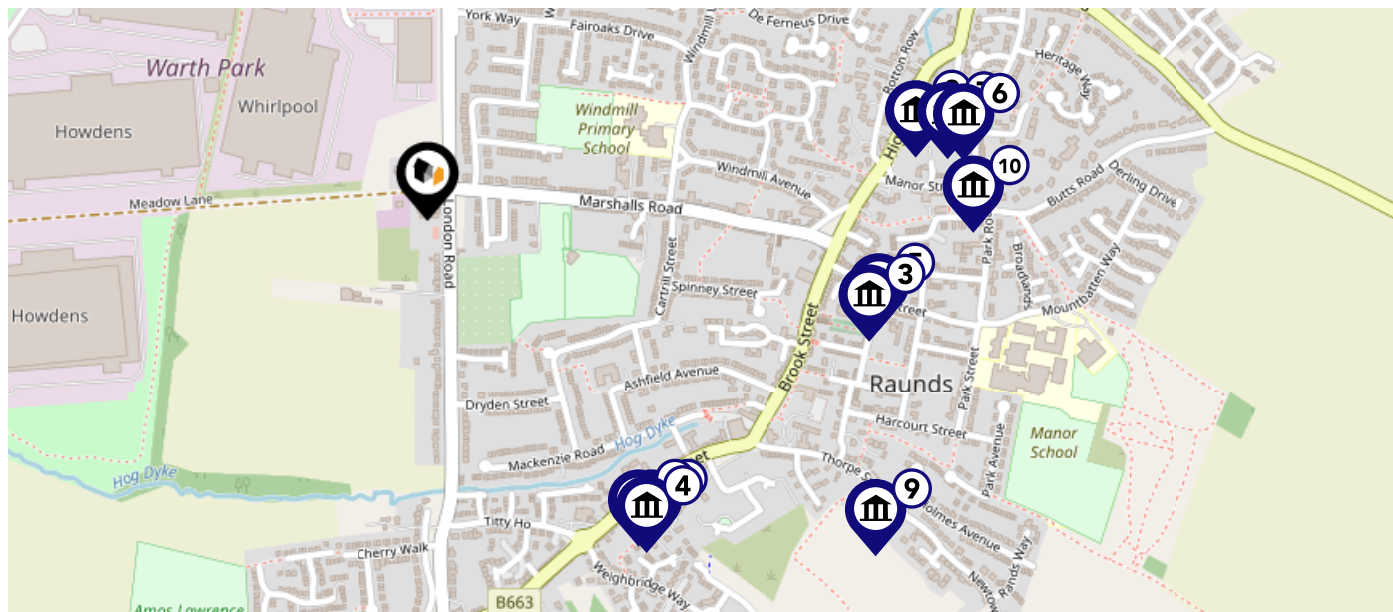
Key:











-  Power Pylons
-  Communication Masts

Maps

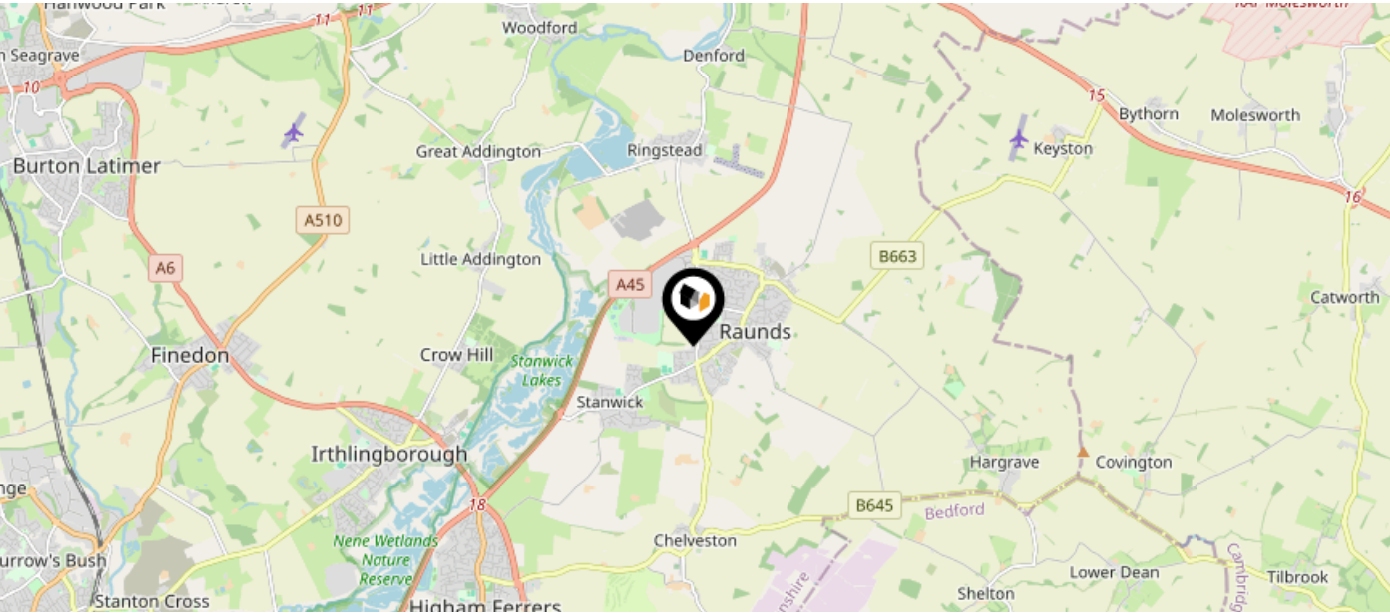
Listed Buildings

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



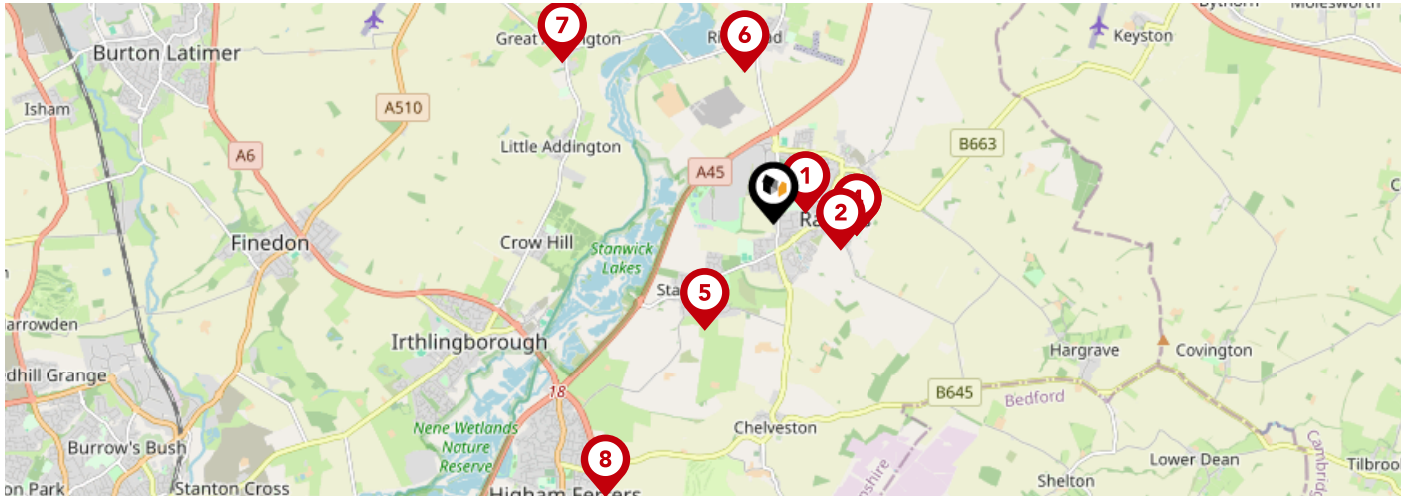
Listed Buildings in the local district		Grade	Distance
	1040341 - Dovecote Approximately 50 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.4 miles
	1371903 - Barn Approximately 20 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.4 miles
	1371904 - Number 47 And Attached House	Grade II	0.5 miles
	1286695 - Stable Approximately 30 Metres East Of Number 42 (peverels) (not Included)	Grade II	0.5 miles
	1286703 - 48, Hill Street	Grade II	0.5 miles
	1371901 - Churchyard Cross Approximately 8 Metres South Of South Aisle Of Church Of St Peter	Grade II	0.6 miles
	1040339 - Pair Of Headstones Approximately 4 Metres South Of Tower Of Church Of St Peter	Grade II	0.6 miles
	1430849 - Raunds War Memorial	Grade II	0.6 miles
	1040345 - Number 59 And (thorpe House) And Attached Wall To South	Grade II	0.6 miles
	1391031 - Wescam Engineering (ernest Chambers Heel Factory)	Grade II	0.6 miles

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

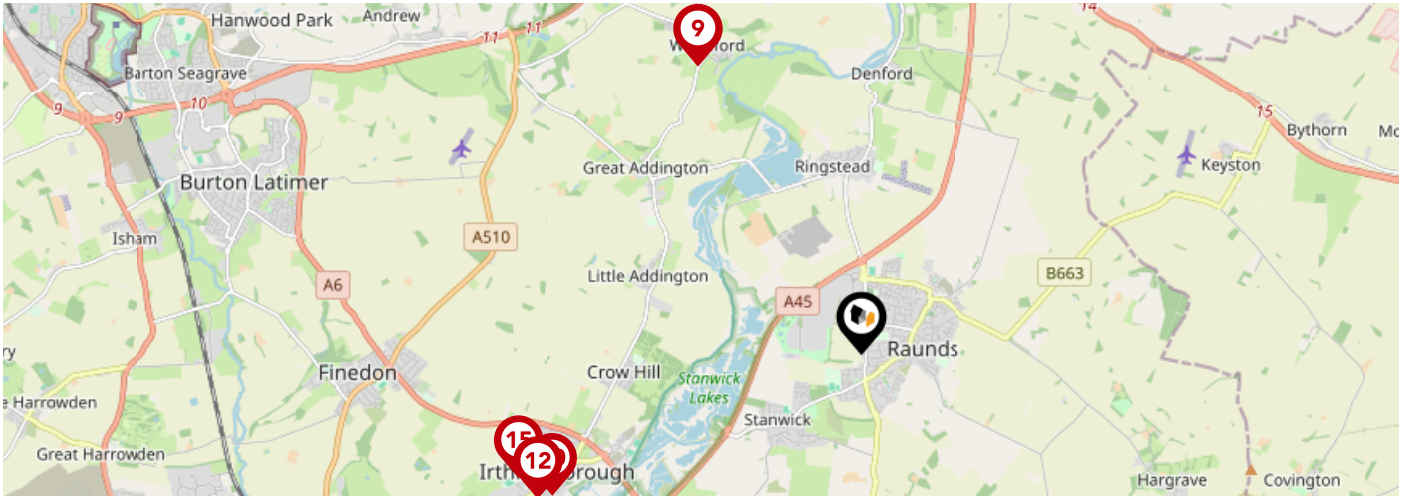


Nearby Green Belt Land

No data available.



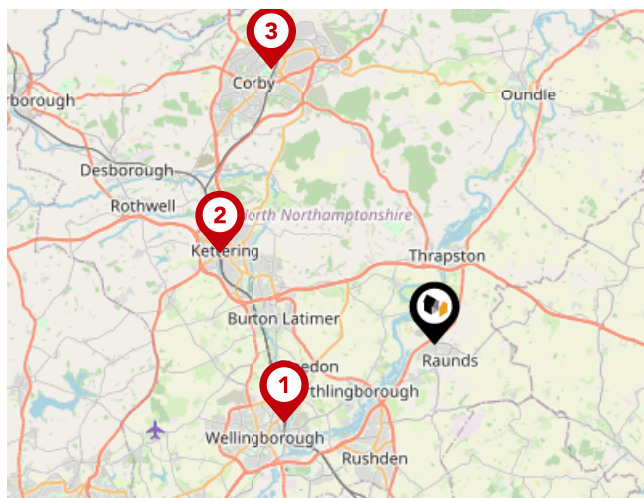
		Nursery	Primary	Secondary	College	Private
1	Windmill Primary School Ofsted Rating: Good Pupils: 384 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Raunds Park Infant School Ofsted Rating: Good Pupils: 163 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's Church of England Academy Ofsted Rating: Good Pupils: 220 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor School Ofsted Rating: Good Pupils: 1007 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ringstead Church of England Primary School Ofsted Rating: Good Pupils: 128 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Addington CofE Primary School Ofsted Rating: Good Pupils: 93 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Woodford Church of England Primary School Ofsted Rating: Good Pupils: 113 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Progress Schools - Thrapston Ofsted Rating: Requires improvement Pupils: 13 Distance:3.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Huxlow Academy Ofsted Rating: Not Rated Pupils: 854 Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:3.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

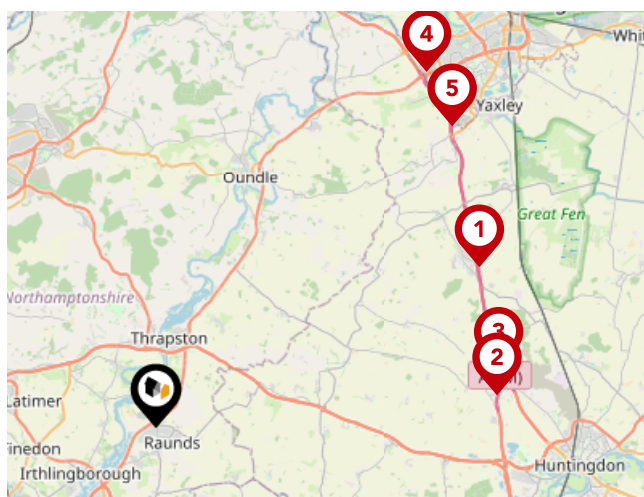
Area

Transport (National)



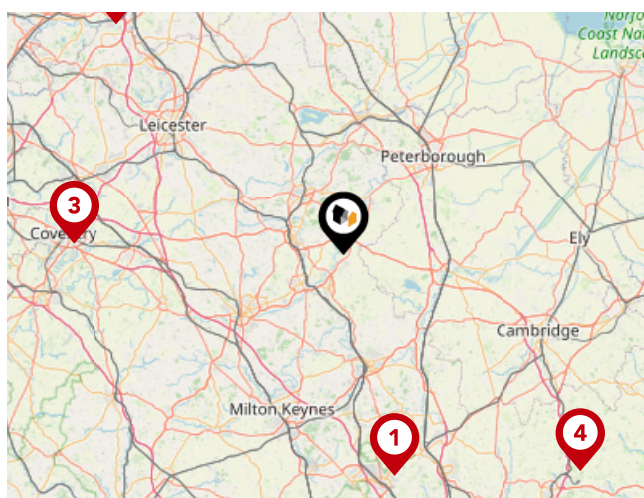
National Rail Stations

Pin	Name	Distance
	Wellingborough Rail Station	6.18 miles
	Kettering Rail Station	8.46 miles
	Corby Rail Station	11.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J15	13.07 miles
	A1(M) J13	12.4 miles
	A1(M) J14	12.58 miles
	A1(M) J17	16.13 miles
	A1(M) J16	15.27 miles

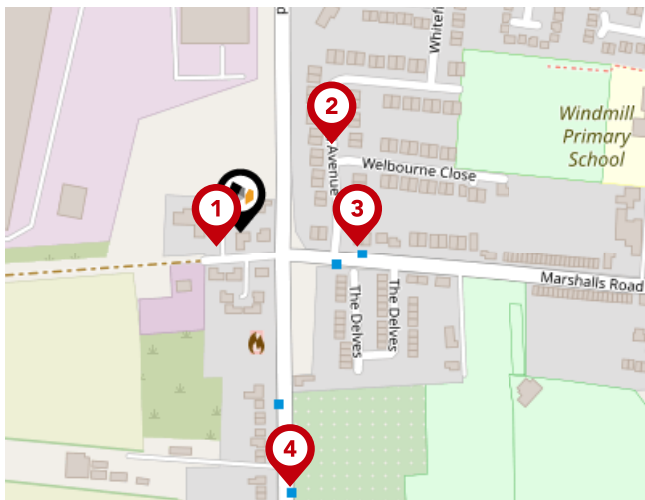


Airports/Helipads

Pin	Name	Distance
	Luton Airport	33.02 miles
	East Mids Airport	46.76 miles
	Baginton	39.21 miles
	Stansted Airport	46.68 miles

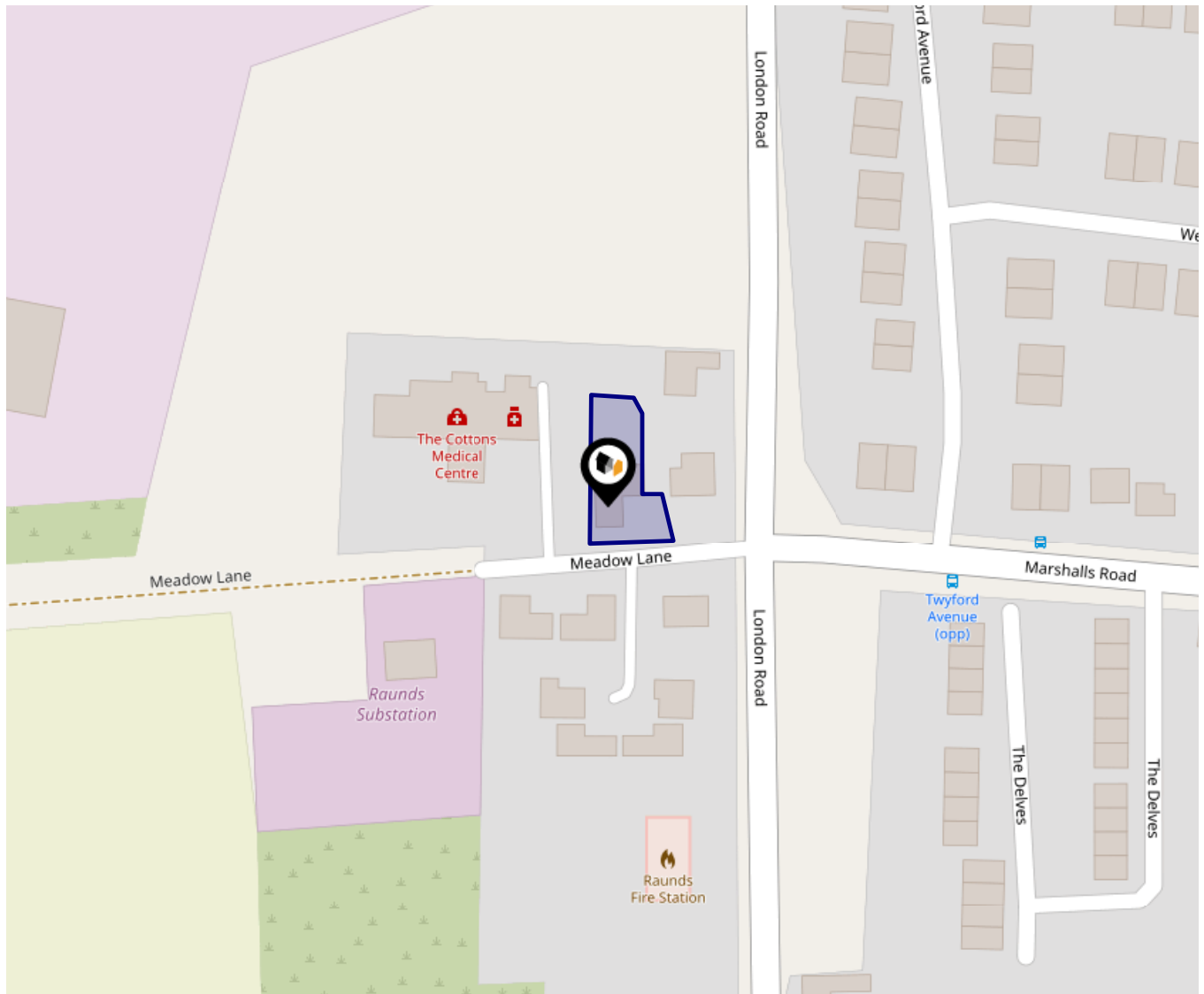
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Medical Centre	0.02 miles
2	Welbourn Close	0.07 miles
3	Twyford Avenue	0.07 miles
4	39 London Rd	0.15 miles
5	Ramsey Close	0.17 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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