See More Online

MIR: Material Info

The Material Information Affecting this Property

Saturday 28th June 2025
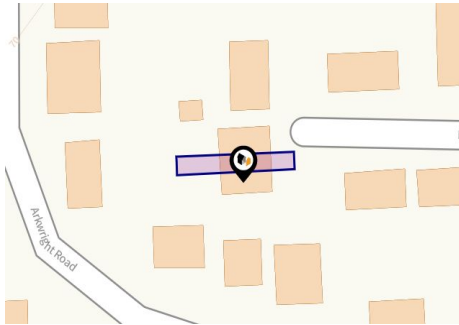

NORMAN WAY, IRCHESTER, WELLINGBOROUGH, NN29

Henderson Connellan

43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

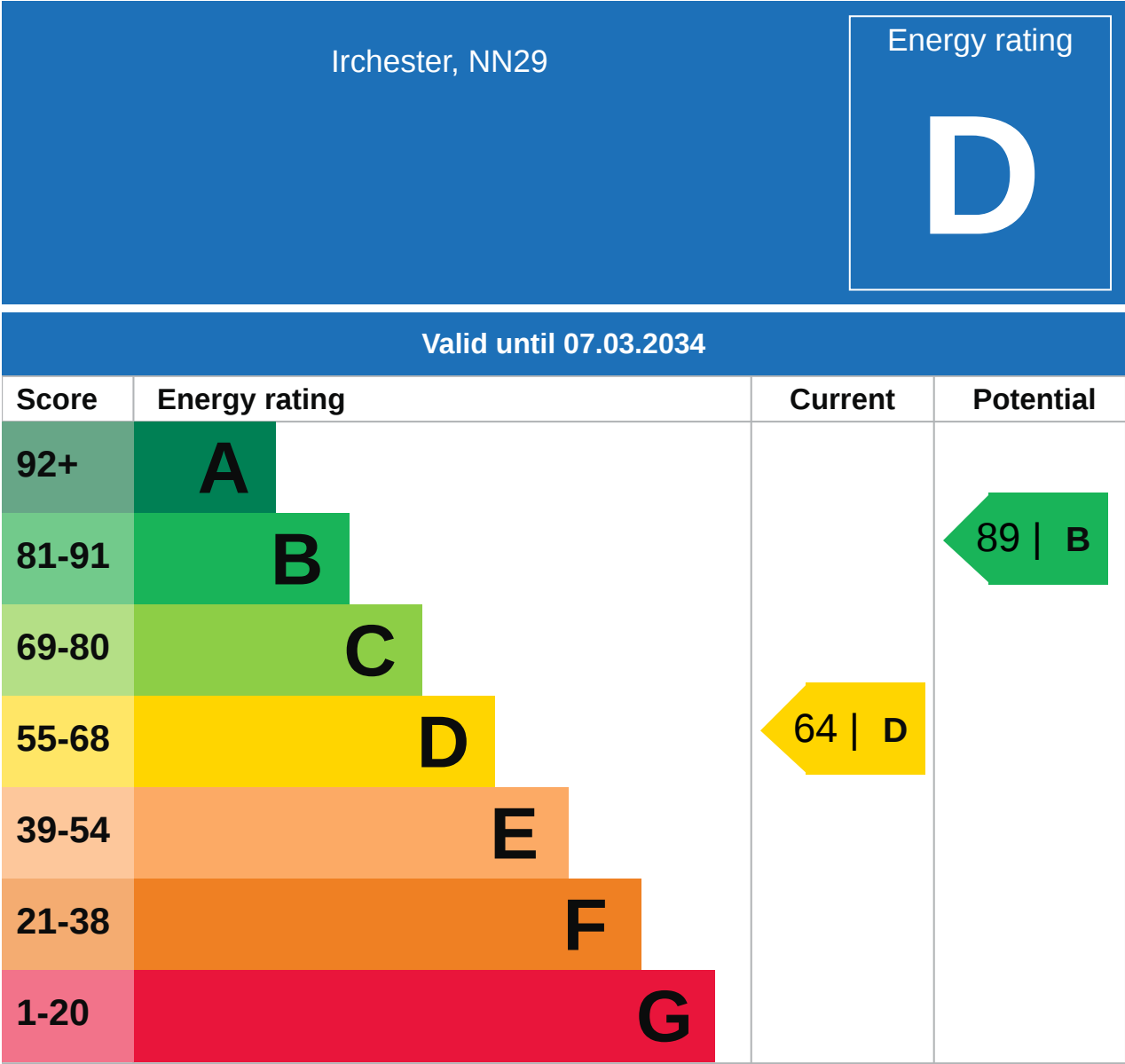Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk

The Property Ombudsman

Powered by
sprift
Know any property instantly

Property
Overview

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	710 ft^2 / 66 m^2		
Plot Area:	0.03 acres		
Council Tax :	Band B		
Annual Estimate:	£1,790		
Title Number:	NN88841		

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)

3	**49**	**1800**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔   ✔   ✔

BT   sky   Virgin media

Property
EPC - Certificate

Irchester, NN29

Energy rating

D

Valid until 07.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 | B
69-80	C		
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

MIR - Material Info

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m^2

Material Information

Stamp Duty

At £225,000, the current stamp duty payments are as follows (as of July 2025).
First Time Buyer - £0
Moving Home - £2,000
Additional Property (keeping main residence) - £13,250

Henderson Connellan
About Us

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'.

Henderson Connellan
Testimonials

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.
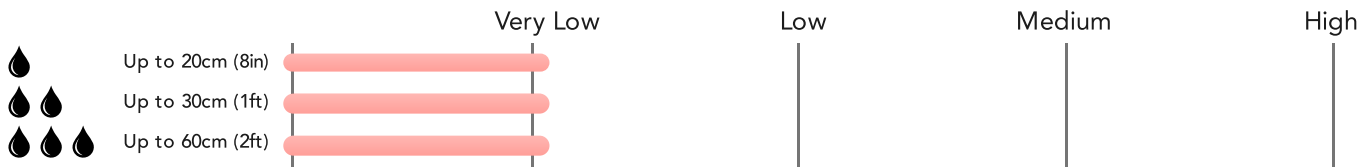

Risk Rating: Very low

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 (0.1%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
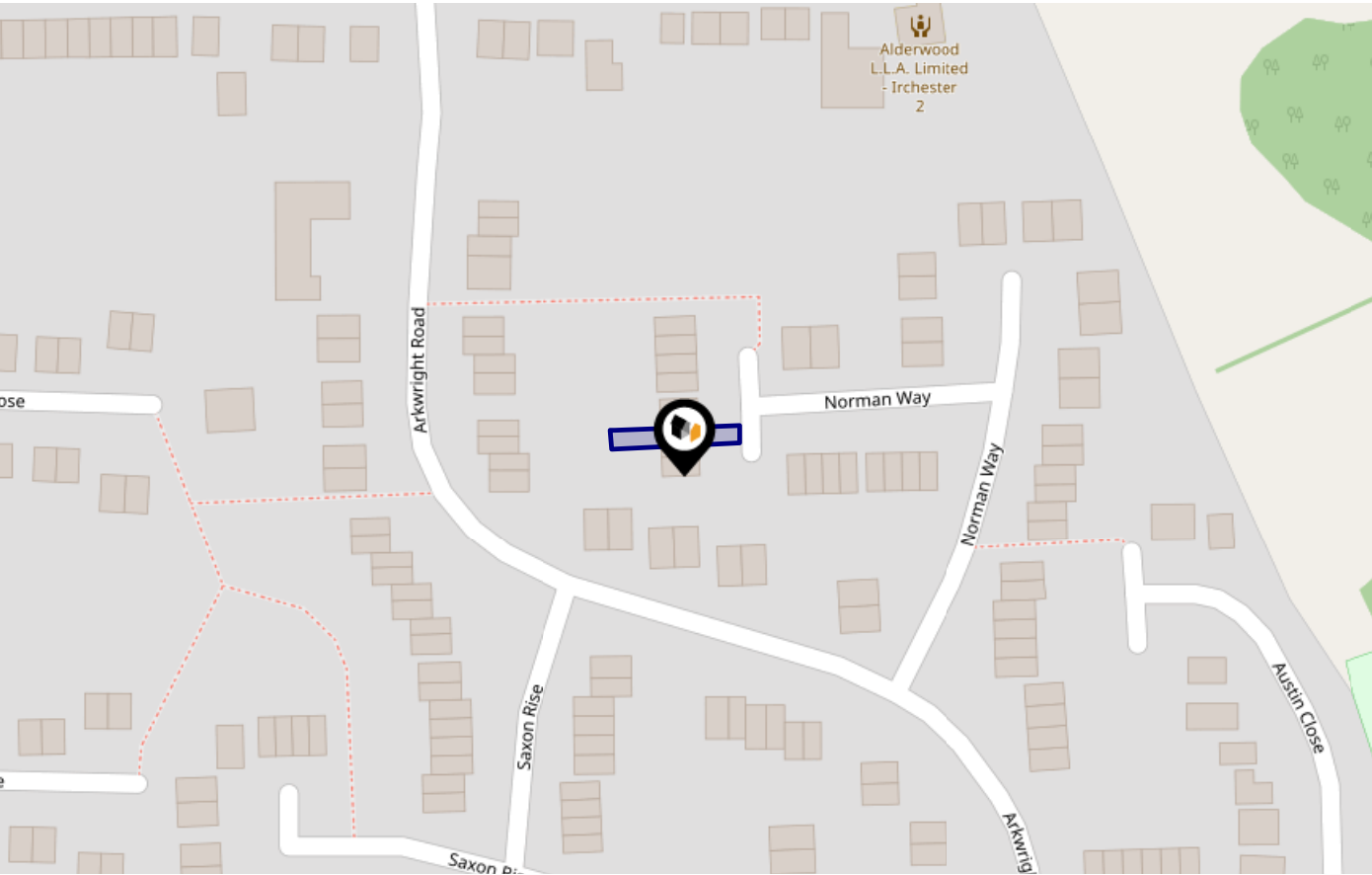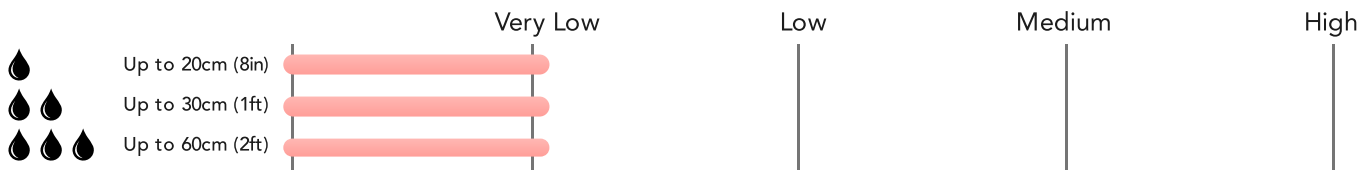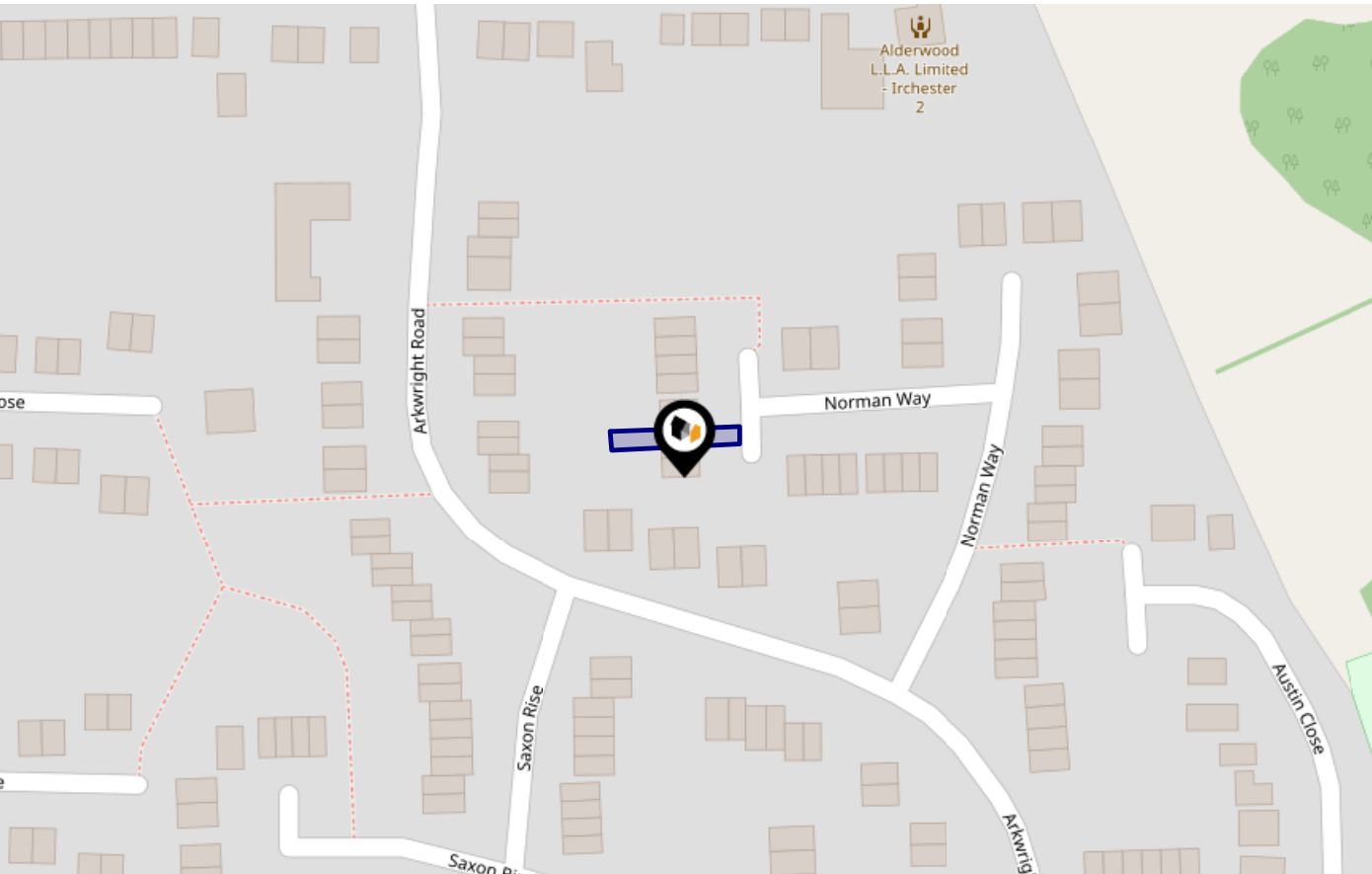
Chance of flooding to the following depths at this property:

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

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.
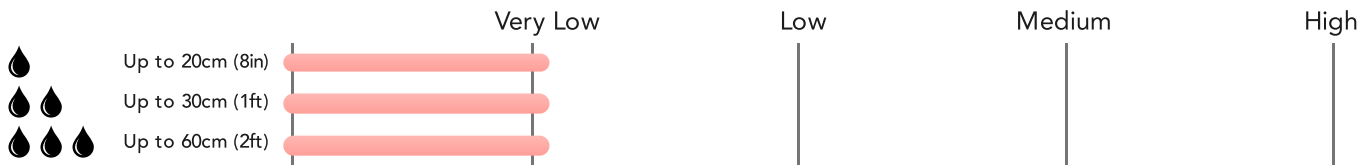

Risk Rating: Very low

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)				

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.

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)				

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.

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)					

MIR - Material Info

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.
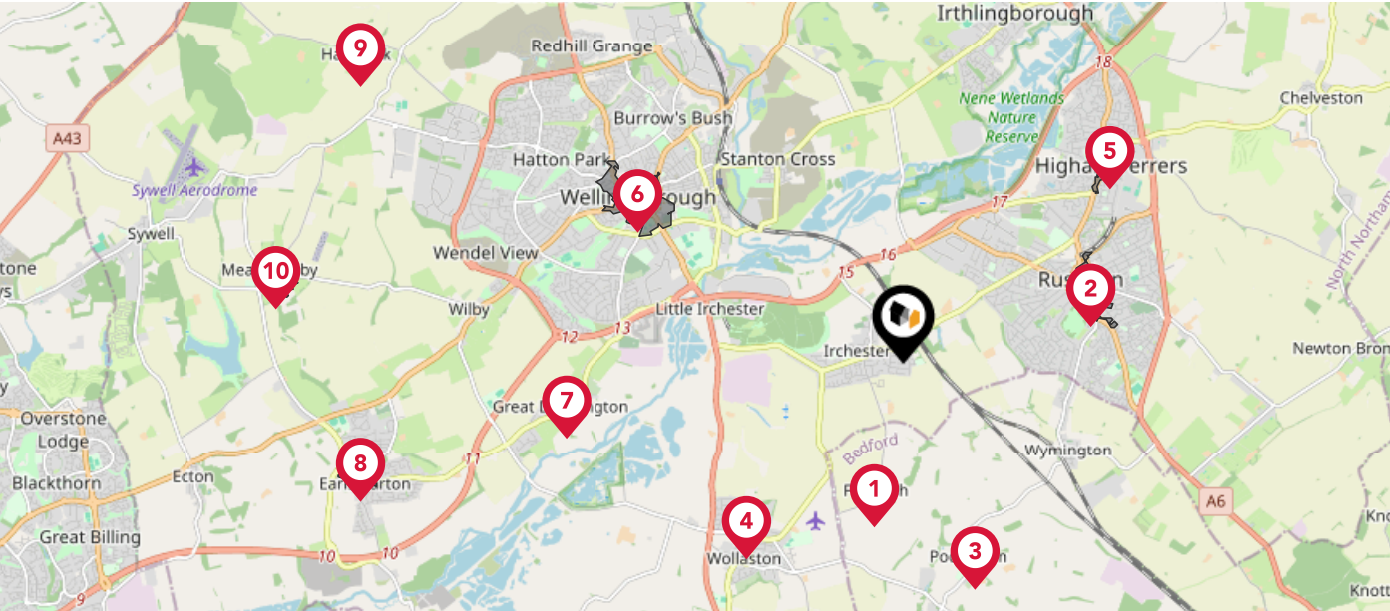
Nearby Conservation Areas	
1	Farndish
2	Rushden
3	Podington
4	Wollaston
5	Higham Ferrers
6	Wellingborough
7	Great Doddington
8	Earls Barton
9	Hardwick
10	Mears Ashby

MIR - Material Info

HENDERSON
CONNELLAN
ESTATE AGENTS

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.
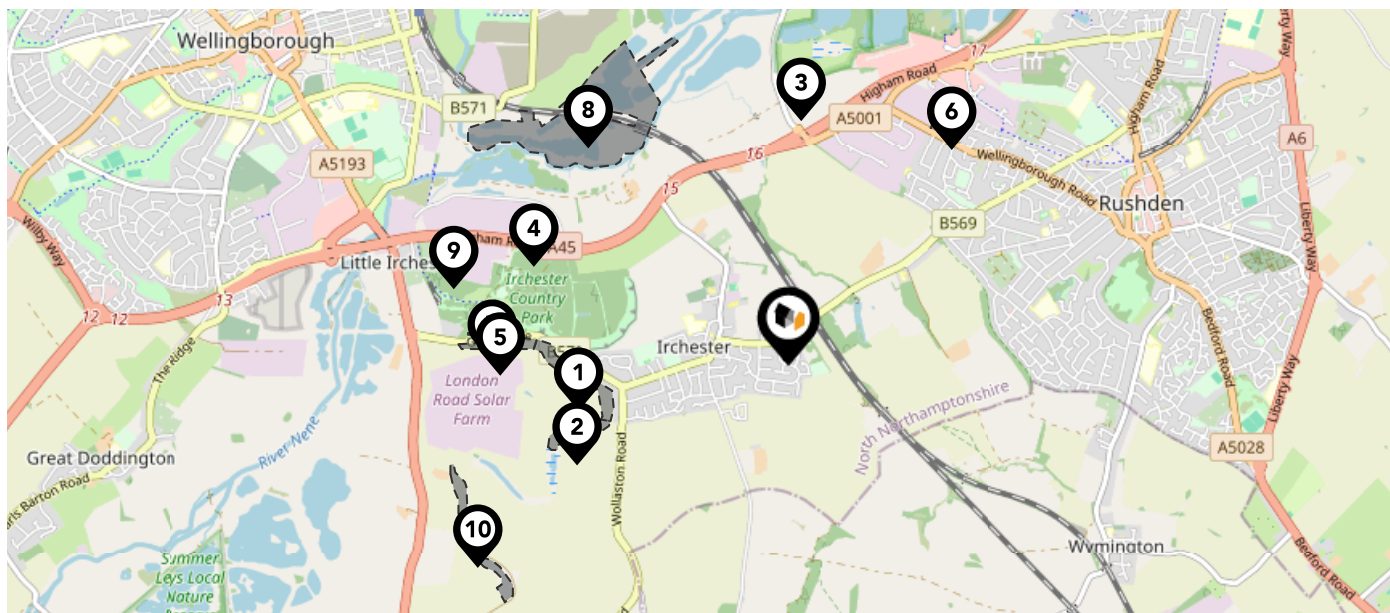
Nearby Landfill Sites

1	Irchester Landfill Site-Gypsy Lane Quarry, Wollaston Road, Irchester	Historic Landfill
2	Irchester Landfill Site - Vicarage Farm-Wollaston Road, Irchester	Historic Landfill
3	Railway Cutting-East Of Ditchfield Road, Rushden	Historic Landfill
4	Knuston Lodge-By A45, Little Irchester, Northamptonshire	Historic Landfill
5	Wellingborough Urban District Council-Gypsy Lane	Historic Landfill
6	Privately Owned Tip-Wellingborough Road, Rushden, Norfolk	Historic Landfill
7	Land North of Gipsy Lane-Irchester, Northamtonshire	Historic Landfill
8	Ditchford Pit 1-Ditchford Lane, Wellingborough, Northants	Historic Landfill
9	Ironstone Quarry-Ironstone Quarry, Higham Road, Little Irchester	Historic Landfill
10	Wollaston Landfill Site-Irchester Road, Wollaston	Historic Landfill

Powered by
sprift
Know any property instantly

Coal Mining

This map displays nearby coal mine entrances and their classifications.

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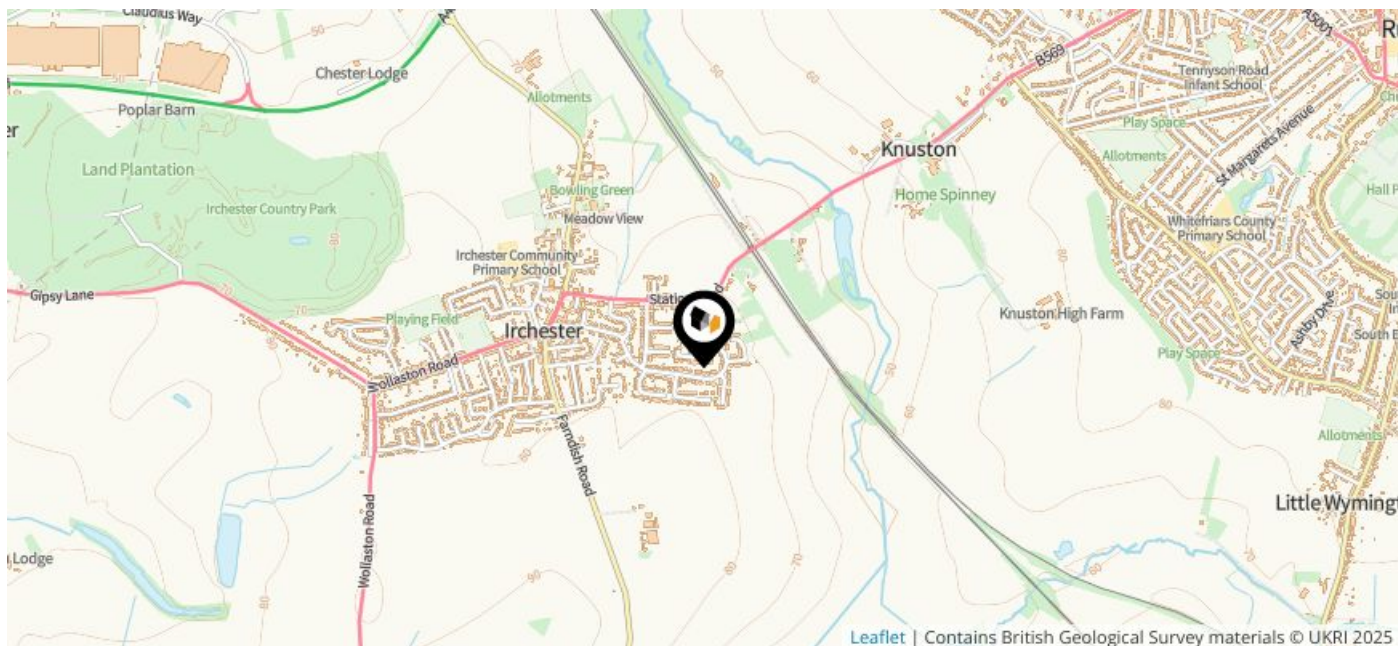
Mine Entry

✕ 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.

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
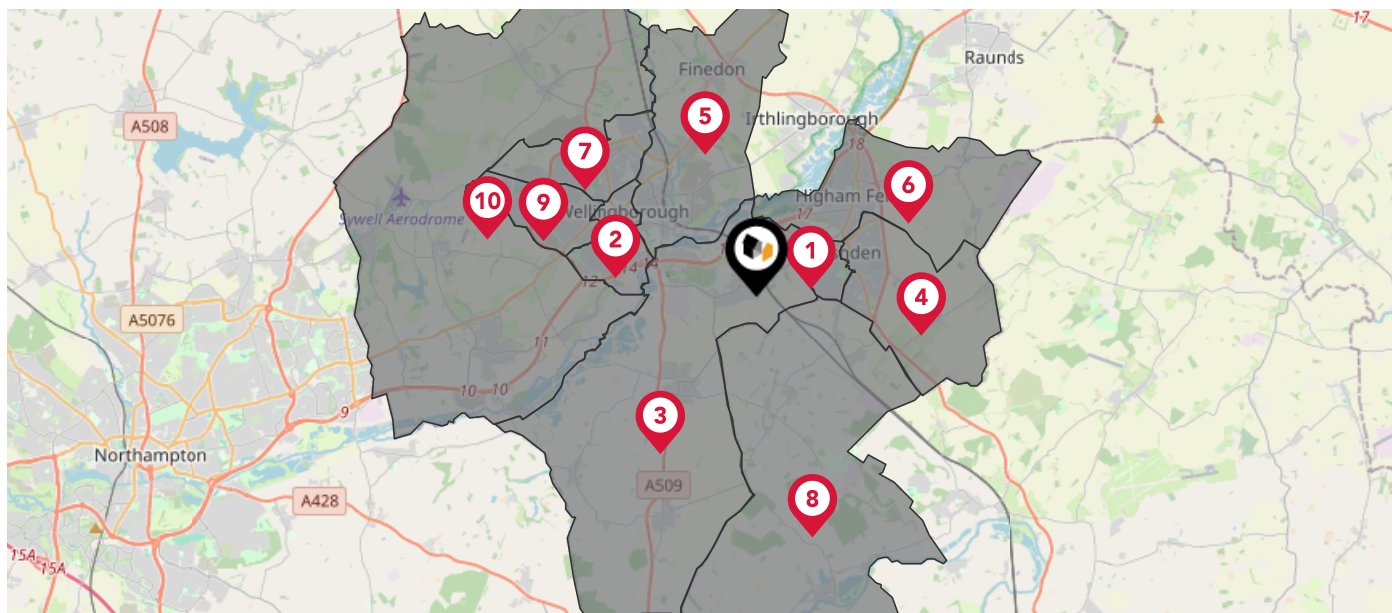
Nearby Council Wards

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

Powered by
sprift
Know any property instantly

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%

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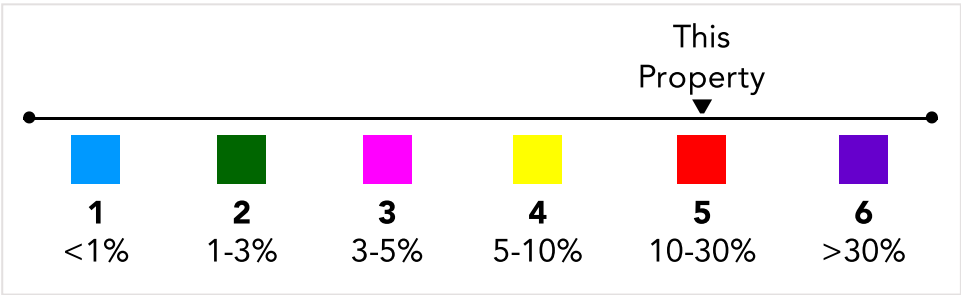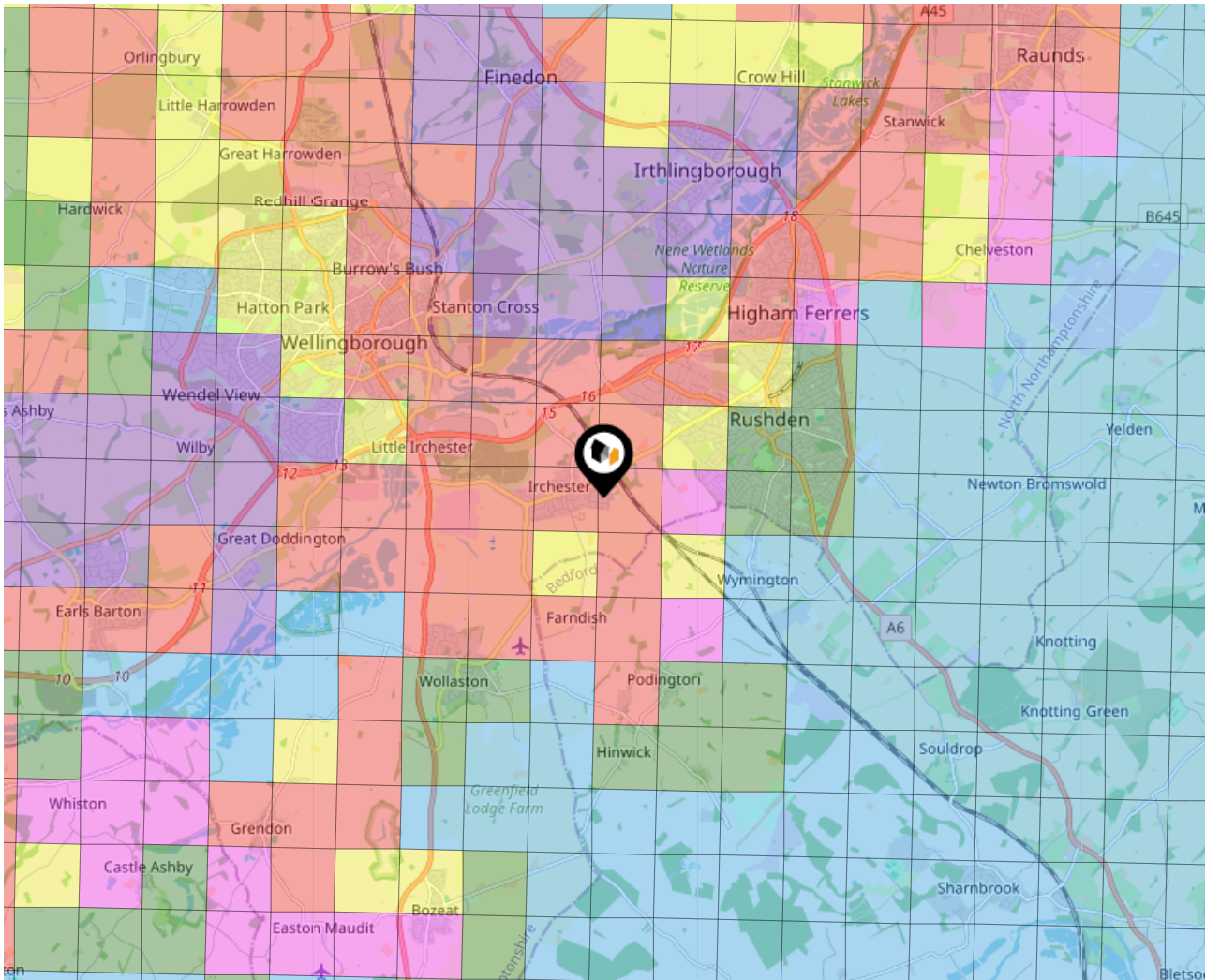
Ground Composition for this Address (Surrounding square kilometer zone around property)

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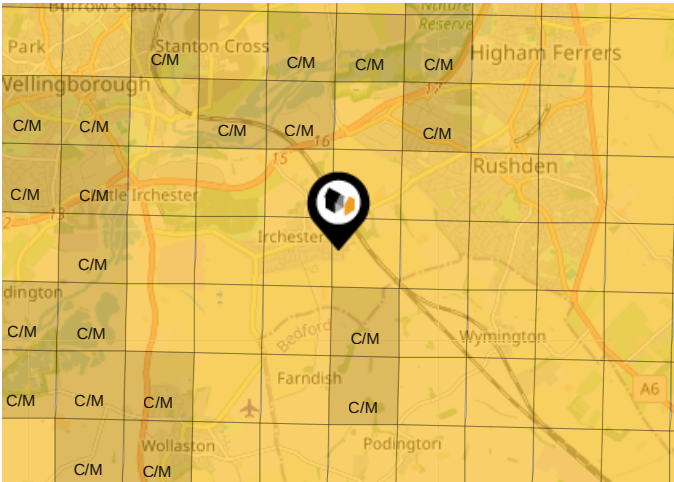
Primary Classifications (Most Common Clay Types)

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
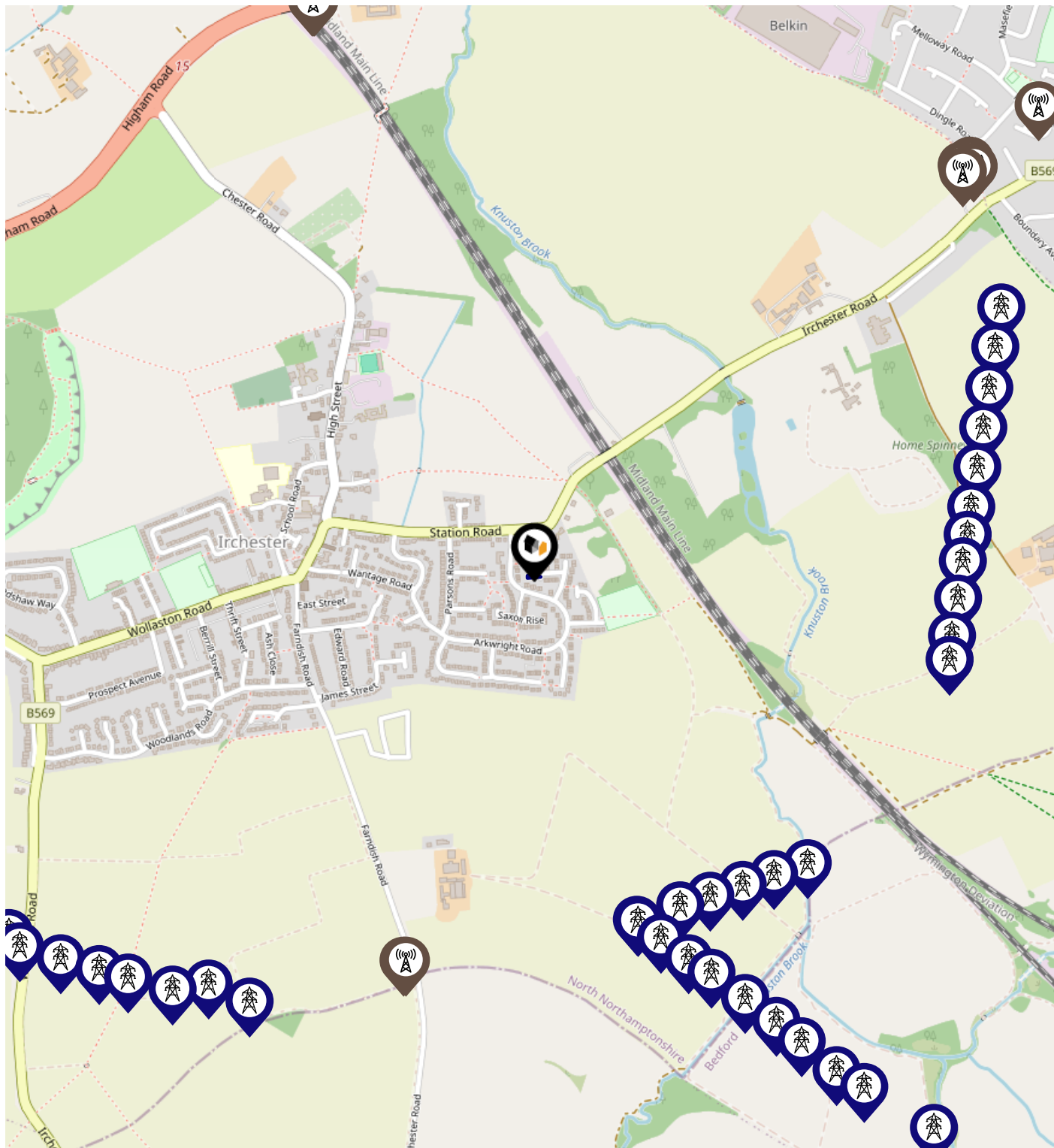
Key:

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...
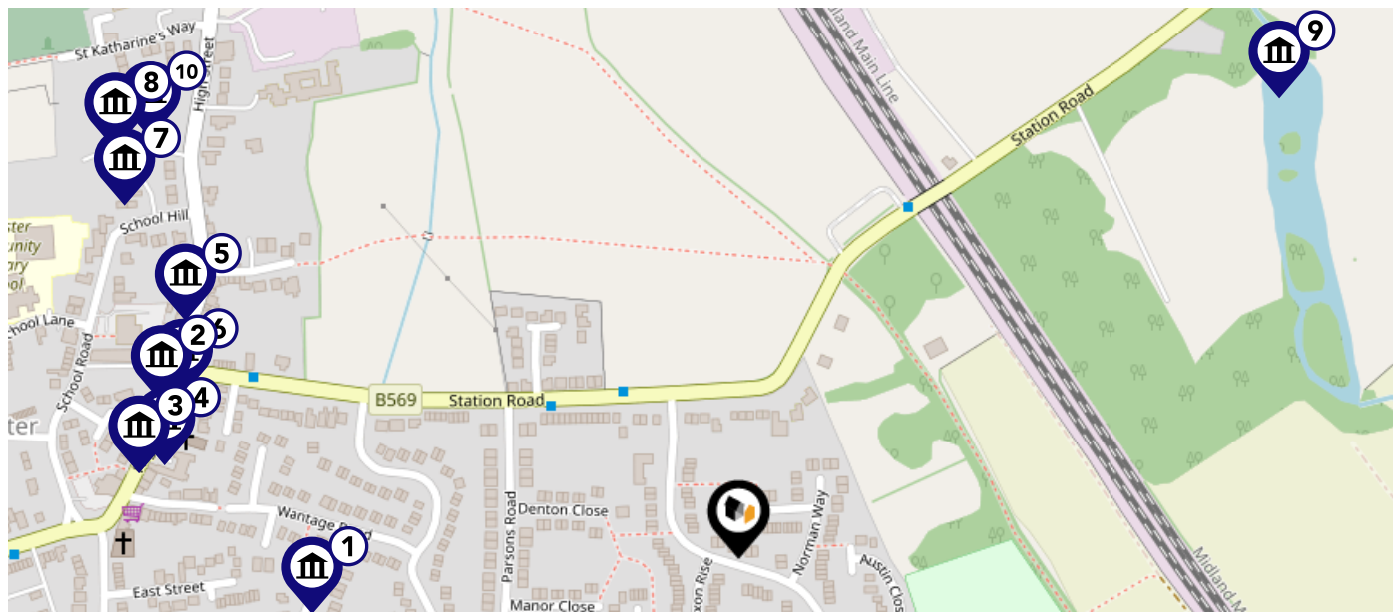

Listed Buildings in the local district	Grade	Distance
1 1190882 - 1a, London End	Grade II	0.2 miles
2 1040710 - 33-37, High Street	Grade II	0.3 miles
3 1371726 - 19-25, High Street	Grade II	0.3 miles
4 1371725 - Kg Lawrence	Grade II	0.3 miles
5 1371727 - Blacksmiths Cottage	Grade II	0.3 miles
6 1040708 - 34, High Street	Grade II	0.3 miles
7 1040712 - Barn Approximately 14 Metres South West Of Manor Farm Cottage	Grade II	0.4 miles
8 1293657 - Chest Tomb Approximately 30 Metres South West Of Tower Of Church Of St Katherine	Grade II	0.4 miles
9 1040717 - Bridge Approximately 60 Metres East Of Ford Cottage (not Included)	Grade II	0.4 miles
10 1040713 - Church Of St Katherine	Grade I	0.4 miles

Powered by
sprift
Know any property instantly

Maps
Green Belt

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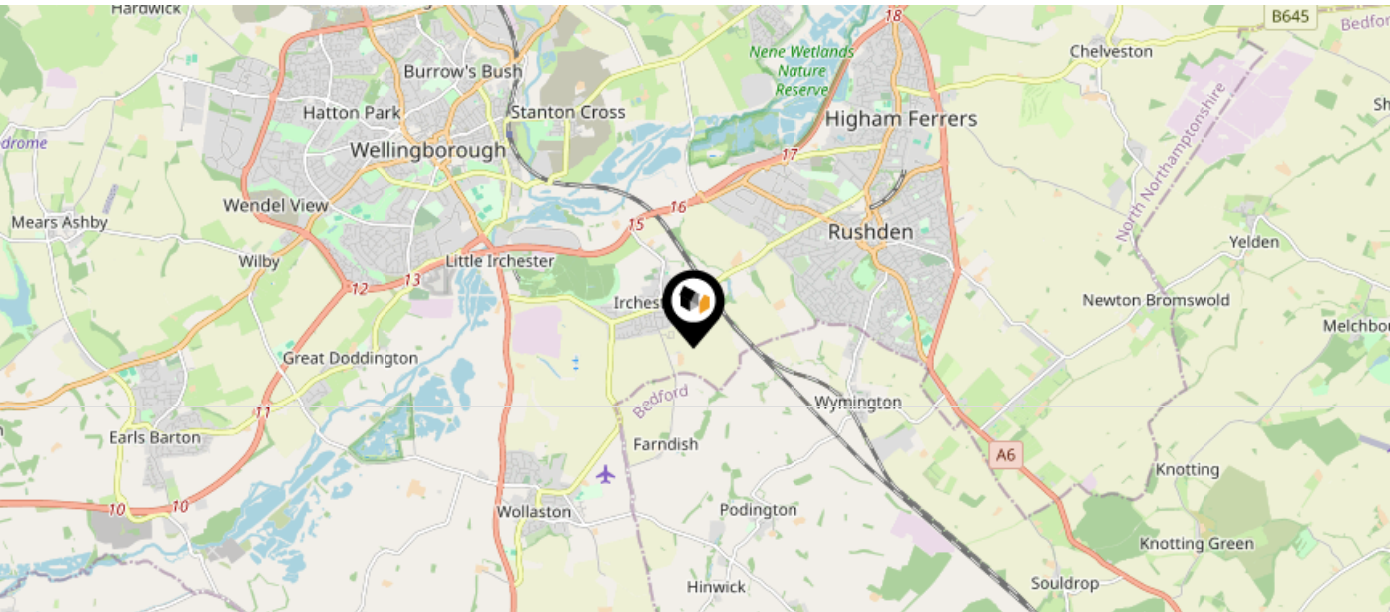
Nearby Green Belt Land

No data available.
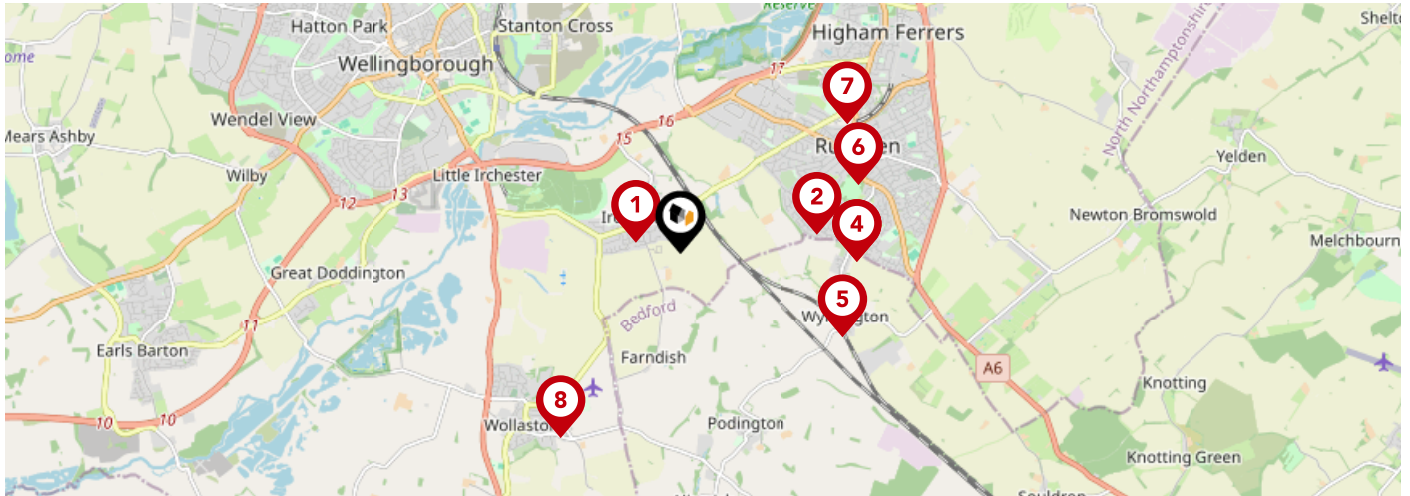
	Nursery	Primary	Secondary	College	Private
1 Irchester Community Primary School Ofsted Rating: Good	Pupils: 350	Distance:0.42	☐	☑	☐	☐	☐
2 Whitefriars Primary School Ofsted Rating: Good	Pupils: 411	Distance:1.24	☐	☑	☐	☐	☐
3 South End Infant School Ofsted Rating: Good	Pupils: 246	Distance:1.59	☐	☑	☐	☐	☐
4 South End Junior School Ofsted Rating: Good	Pupils: 346	Distance:1.59	☐	☑	☐	☐	☐
5 St Lawrence Church of England Primary School Ofsted Rating: Good	Pupils: 142	Distance:1.65	☐	☑	☐	☐	☐
6 Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St) Ofsted Rating: Requires improvement	Pupils: 147	Distance:1.73	☐	☑	☐	☐	☐
7 Rushden Academy Ofsted Rating: Good	Pupils: 892	Distance:1.91	☐	☐	☑	☐	☐
8 Wollaston School Ofsted Rating: Good	Pupils: 1430	Distance:2	☐	☐	☑	☐	☐

Area
Schools
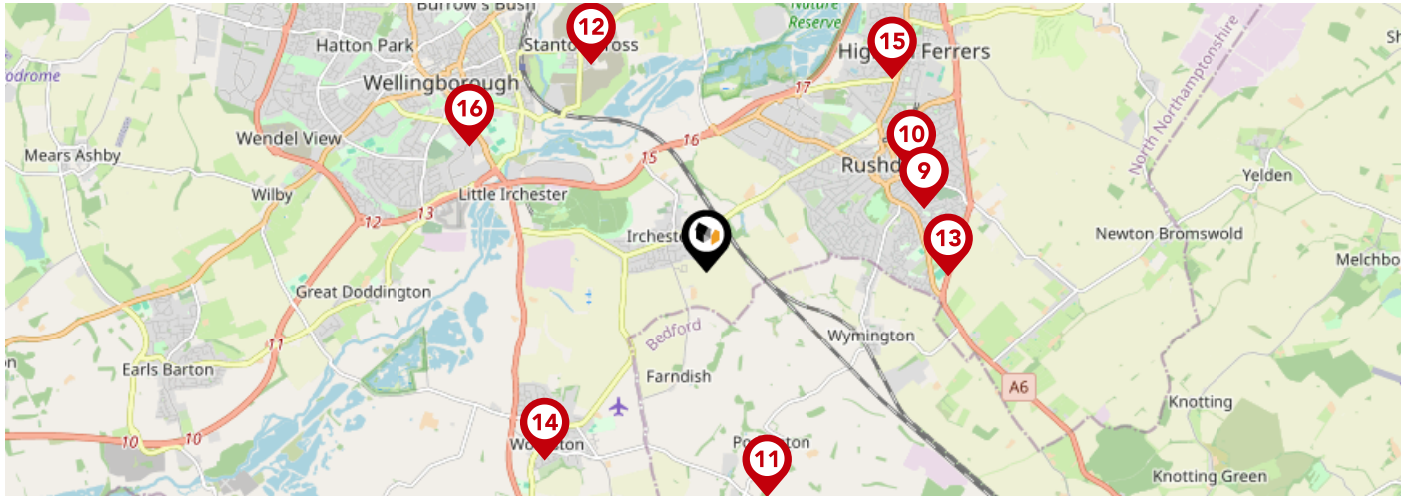
	Nursery	Primary	Secondary	College	Private
9 Newton Road School Ofsted Rating: Requires improvement	Pupils: 243	Distance:2.06	☐	☑	☐	☐	☐
10 Denfield Park Primary School Ofsted Rating: Good	Pupils: 432	Distance:2.06	☐	☑	☐	☐	☐
11 Christopher Reeves CofE VA Primary School Ofsted Rating: Good	Pupils: 75	Distance:2.11	☐	☑	☐	☐	☐
12 Stanton Cross Primary School Ofsted Rating: Not Rated	Pupils: 64	Distance:2.16	☐	☑	☐	☐	☐
13 Rushden Primary Academy Ofsted Rating: Good	Pupils: 389	Distance:2.2	☐	☑	☐	☐	☐
14 Wollaston Primary School Ofsted Rating: Good	Pupils: 265	Distance:2.25	☐	☑	☐	☐	☐
15 Higham Ferrers Nursery and Infant School Ofsted Rating: Good	Pupils: 270	Distance:2.43	☐	☑	☐	☐	☐
16 Wellingborough School Ofsted Rating: Not Rated	Pupils: 853	Distance:2.44	☐	☐	☑	☐	☐
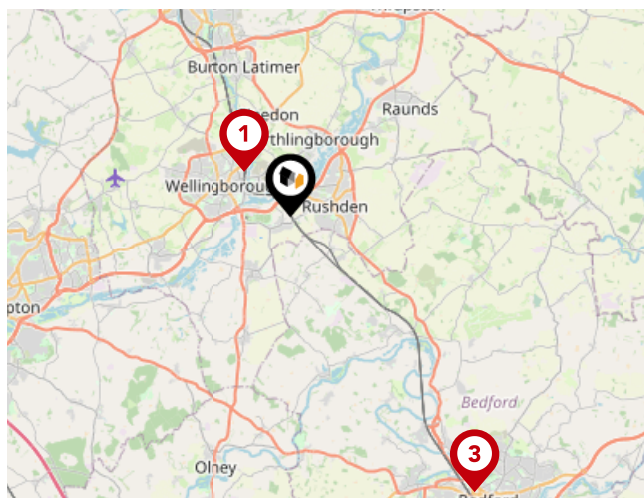
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	2.32 miles
2	Kettering Rail Station	8.76 miles
3	Bedford Rail Station	12.03 miles
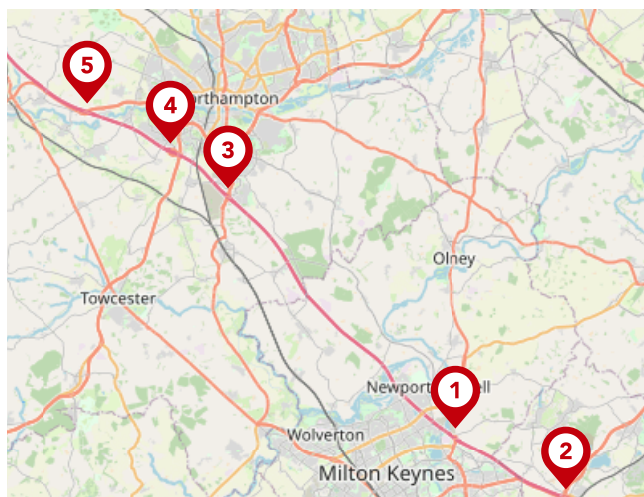
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	15.59 miles
2	M1 J13	17.61 miles
3	M1 J15	12.78 miles
4	M1 J15A	13.93 miles
5	M1 J16	16.43 miles
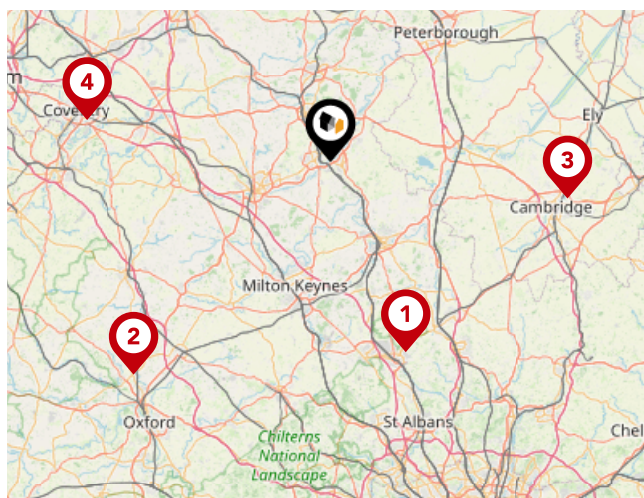
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	29.87 miles
2	Kidlington	42.27 miles
3	Cambridge	34.76 miles
4	Baginton	35.94 miles
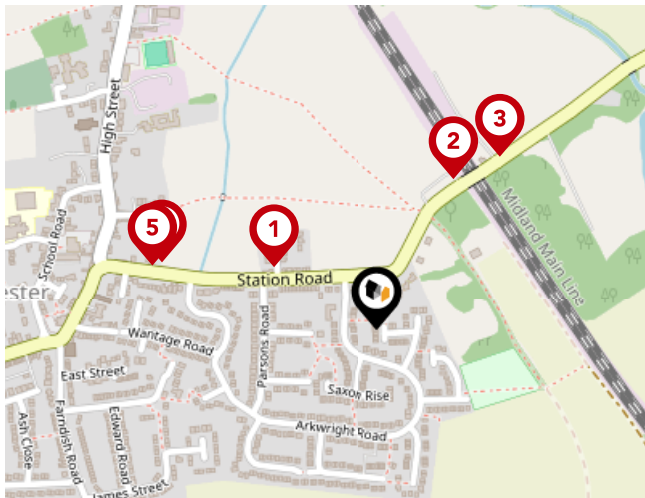
Bus Stops/Stations

Pin	Name	Distance
1	Biscay Close	0.14 miles
2	Station House	0.19 miles
3	Station House	0.24 miles
4	Vicarage	0.26 miles
5	Vicarage	0.26 miles

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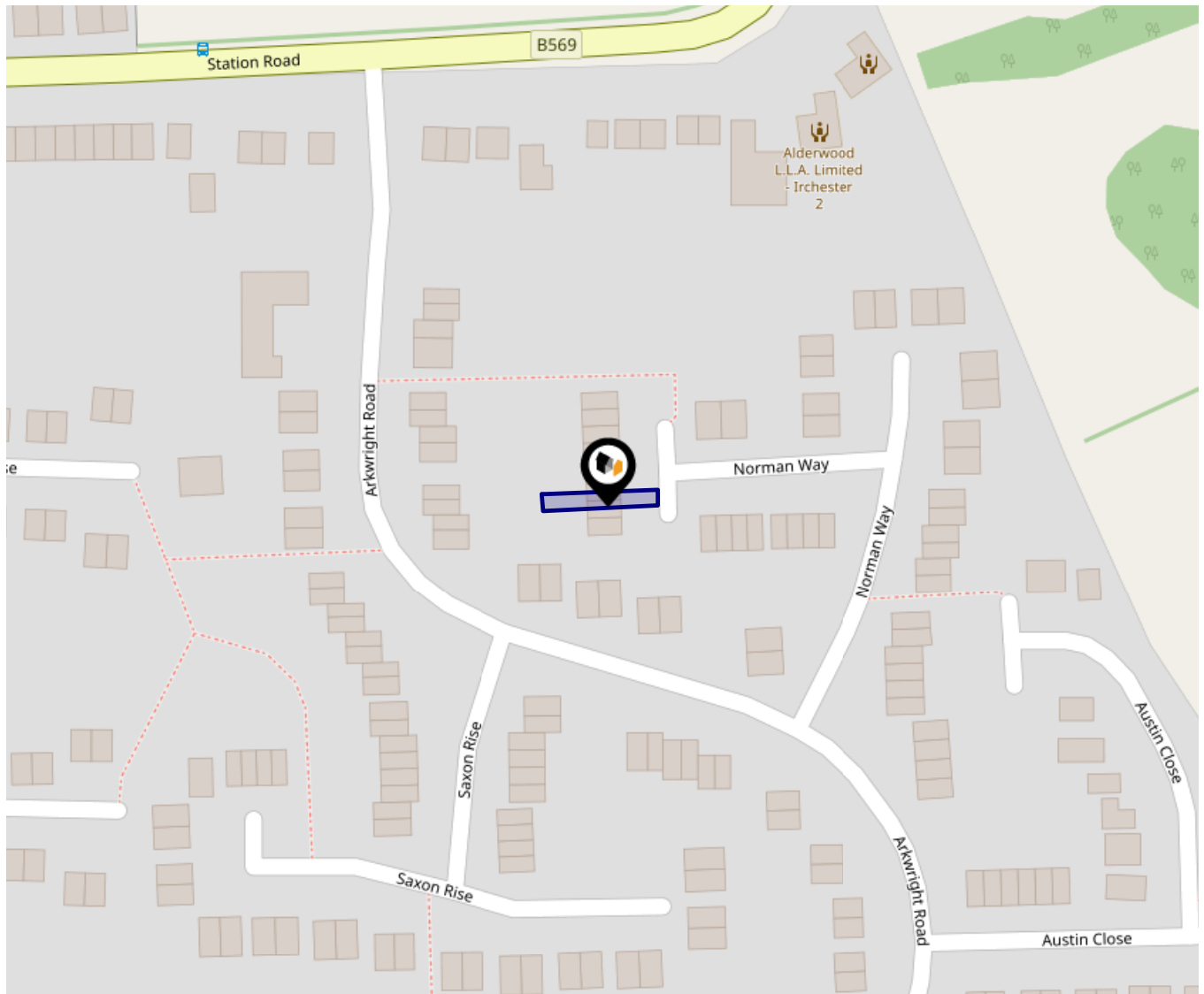
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Powered by
sprift
Know any property instantly

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.

Powered by

sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

MIR - Material Info

Henderson Connellan

43 Nene Court Wellingborough
Northamptonshire NN8 1LD
01933 829 222
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