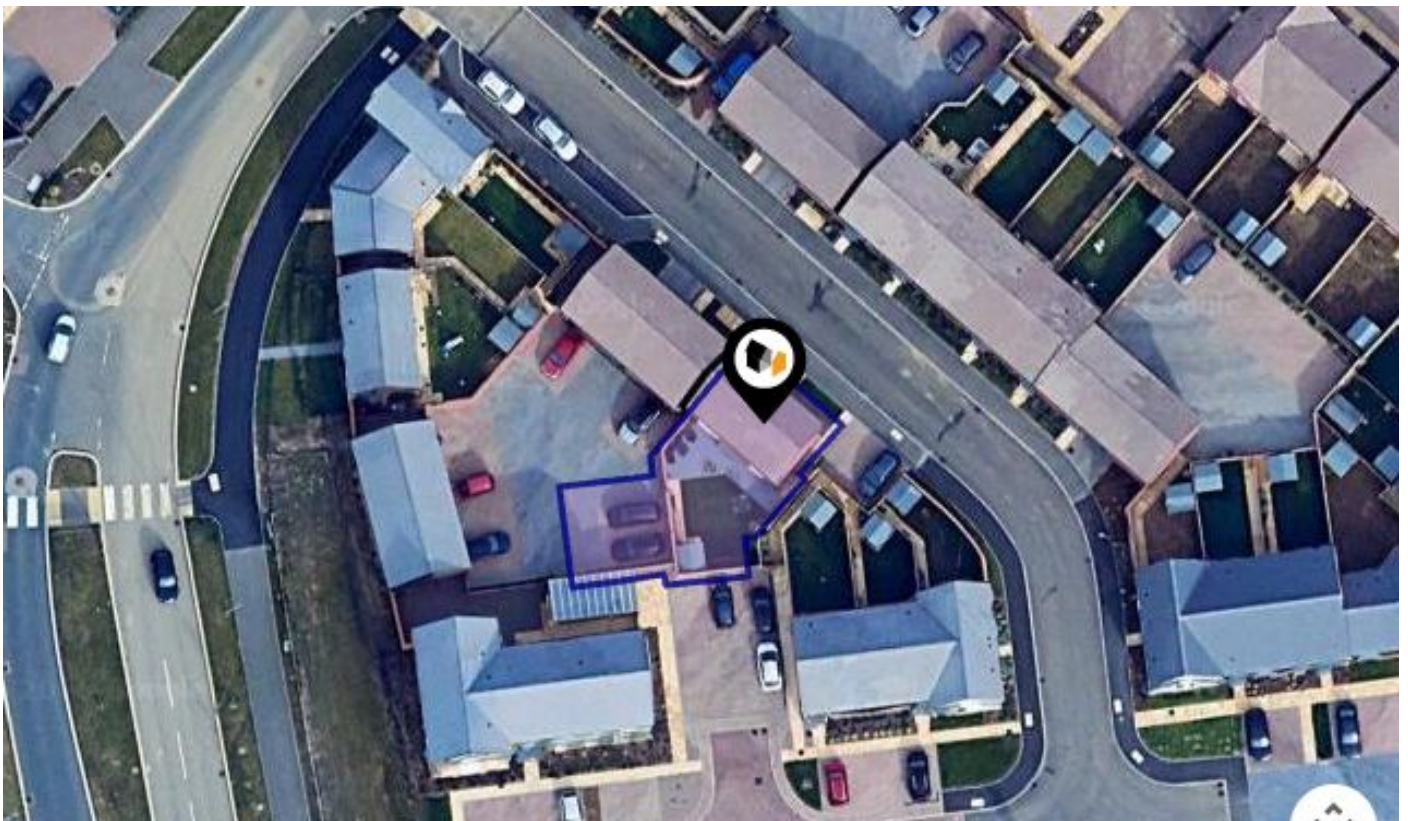# MIR: Material Info

The Material Information Affecting this Property

Saturday 12th July 2025

CARLIN CLOSE, WELLINGBOROUGH, NN8

Henderson Connellan

43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk

The Property Ombudsman

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	979 ft^2 / 91 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,302		
Title Number:	NN393938		

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)

14 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Property
EPC - Certificate

NN8

Energy rating

B

Valid until 08.03.2033

Score	Energy rating	Current	Potential
92+	**A**		95 | A
81-91	**B**	84 | B	
69-80	**C**		
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		

MIR - Material Info
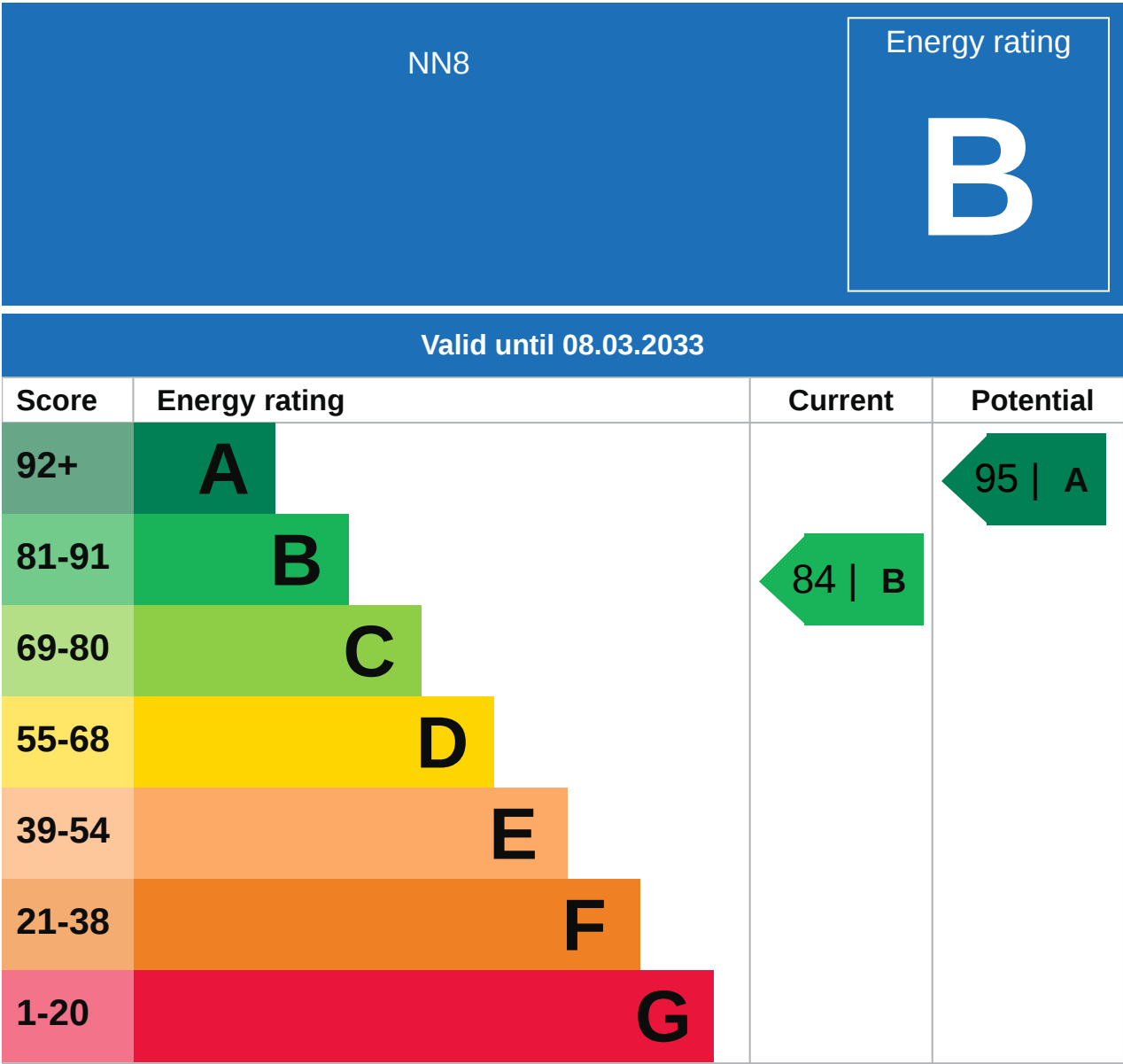
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â¦K
Total Floor Area:	91 m^2

Stamp Duty

At £330,000, the current stamp duty payments are as follows (as of July 2025).
First Time Buyer - £1,500
Moving Home - £6,500
Additional Property (keeping main residence) - £23,000

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'.

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!
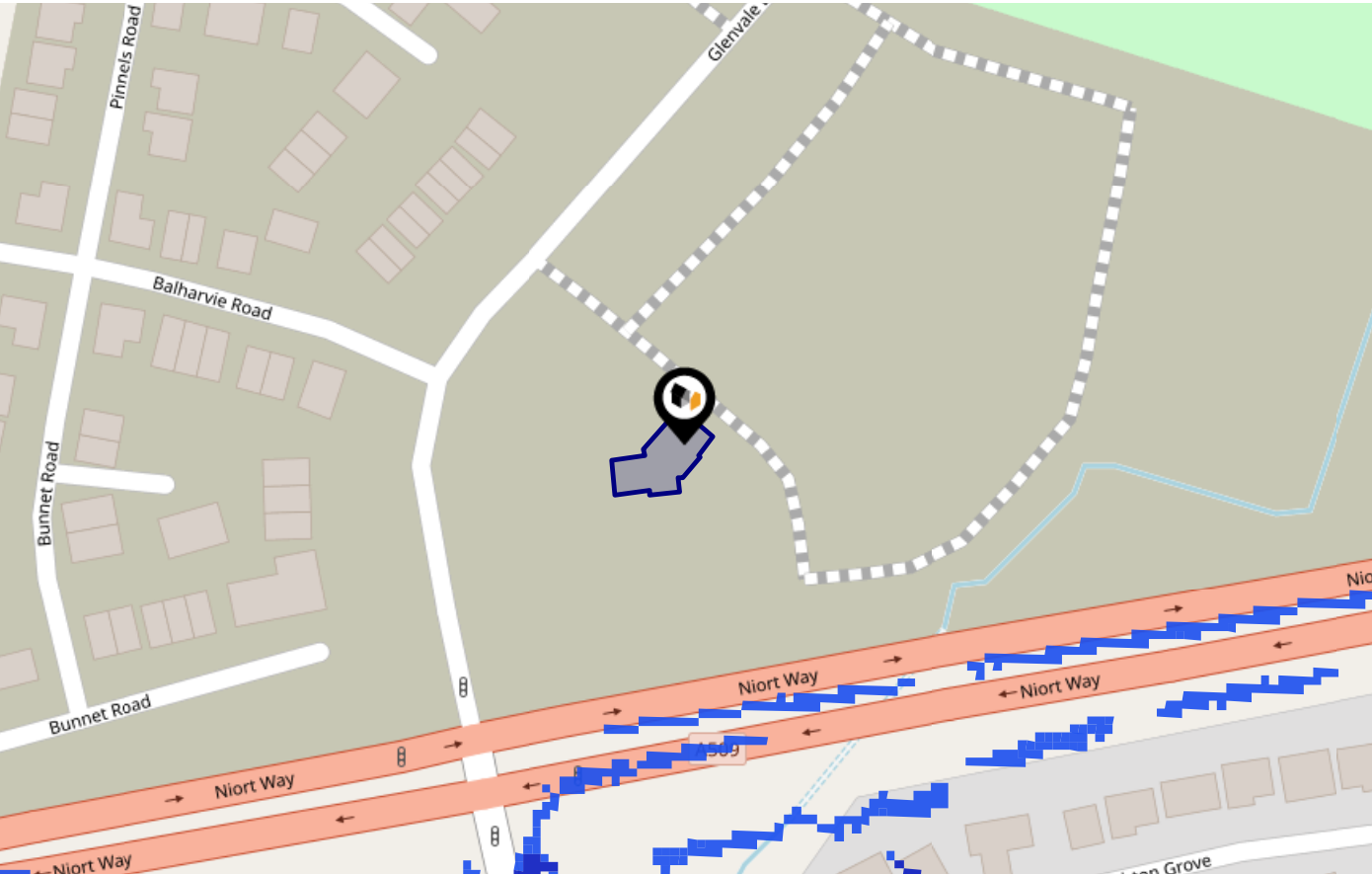
/hcnenevalley/

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.
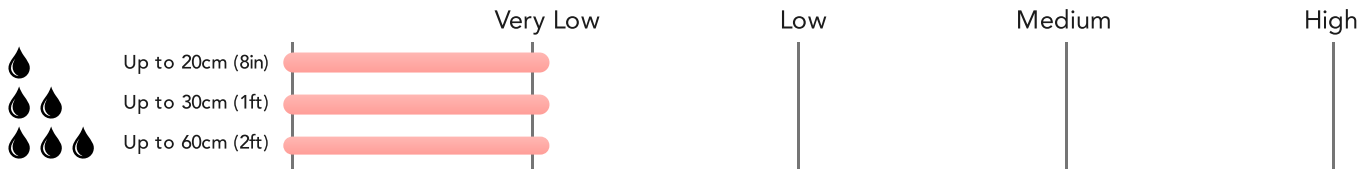

Risk Rating: Very low

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:

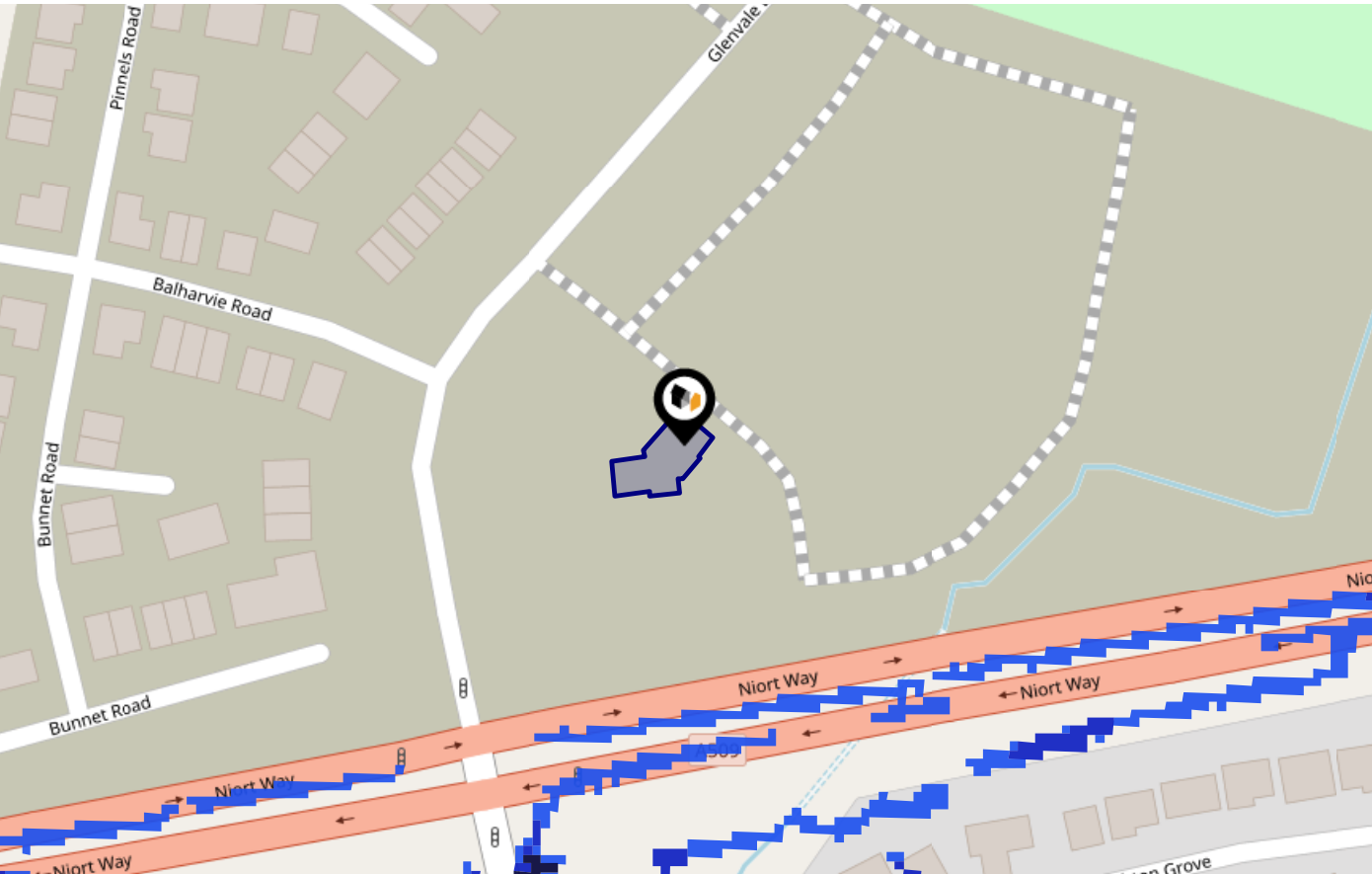|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
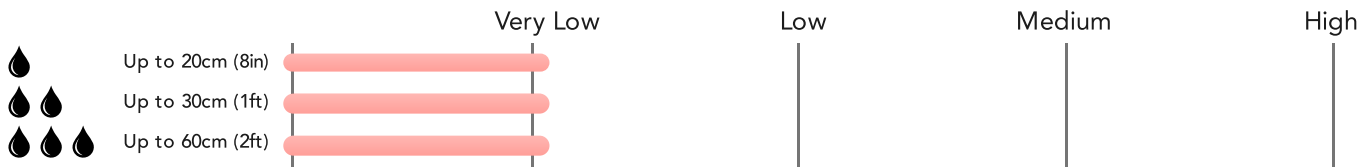

Risk Rating: Very low

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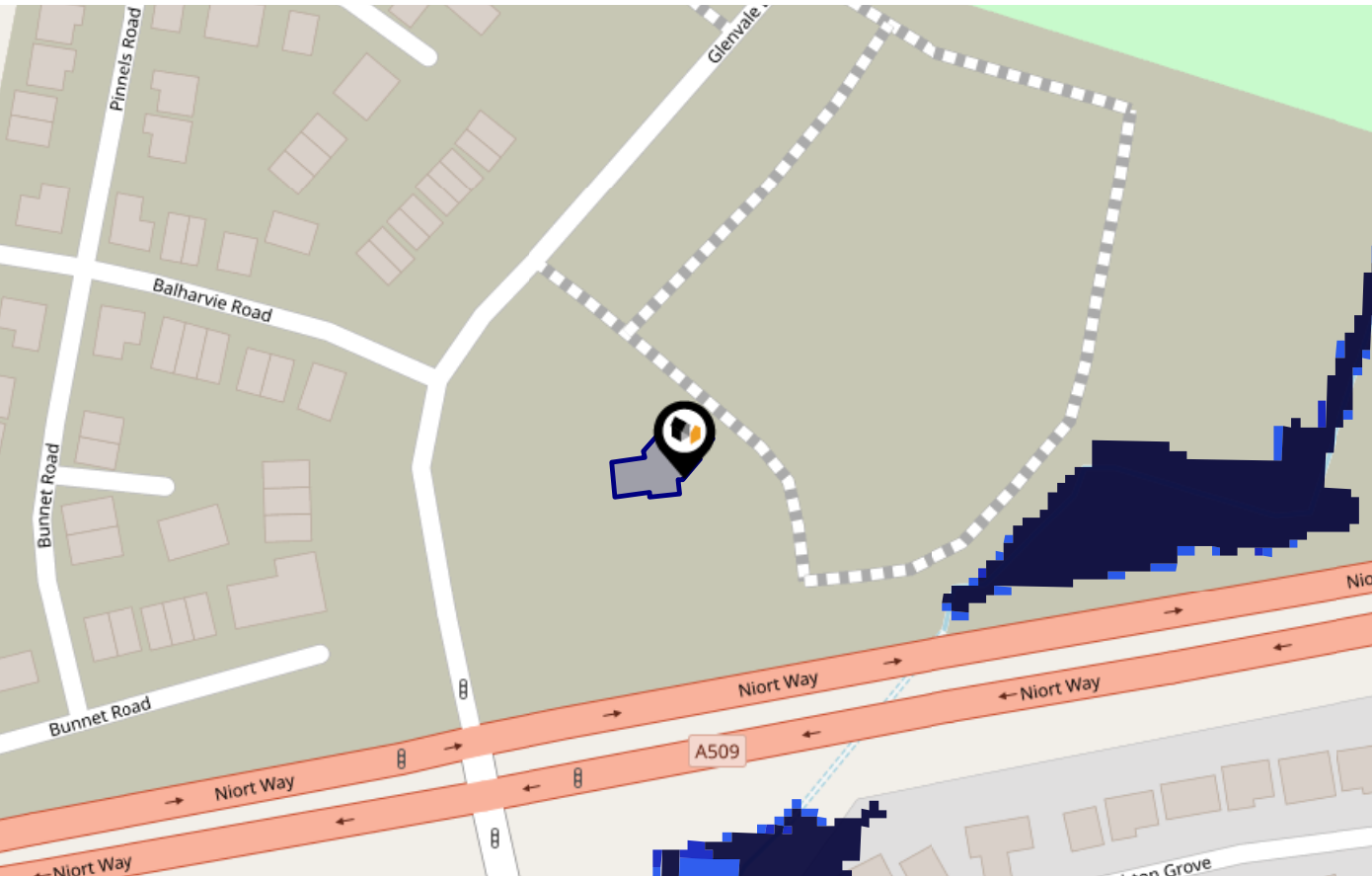- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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.
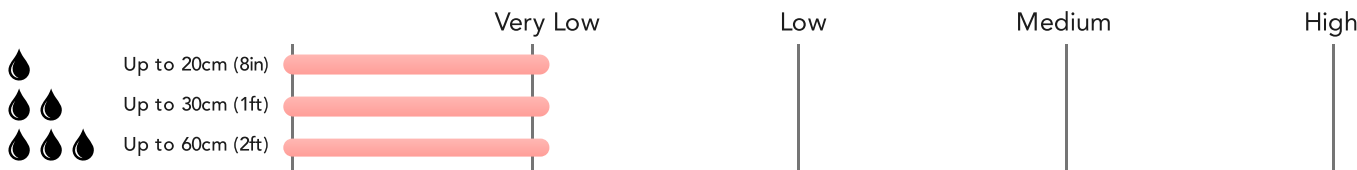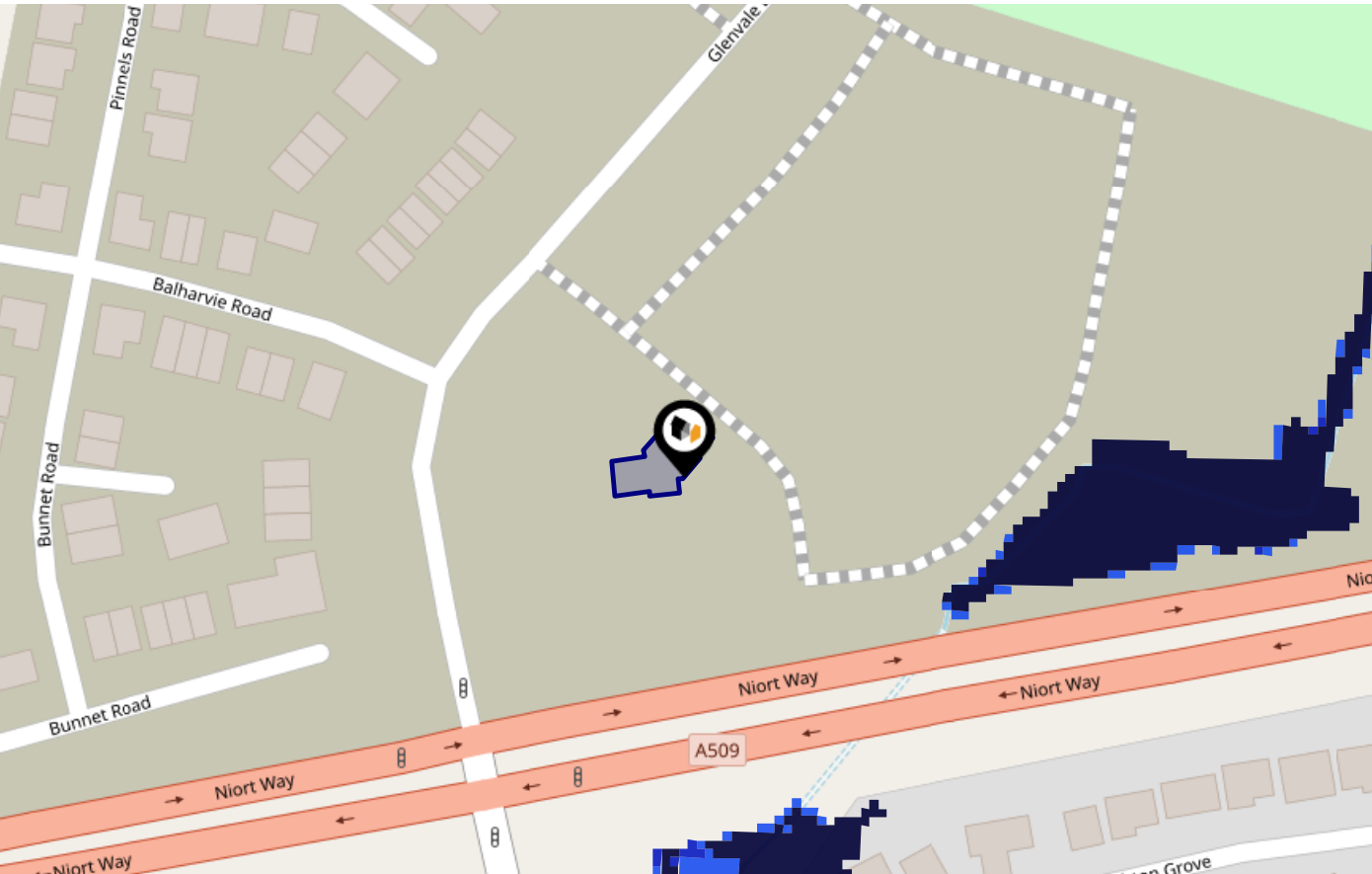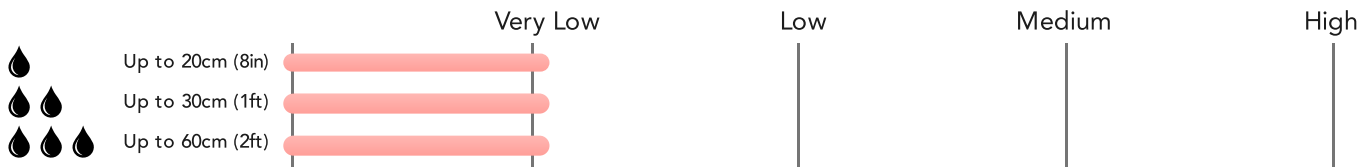

Risk Rating: Very low

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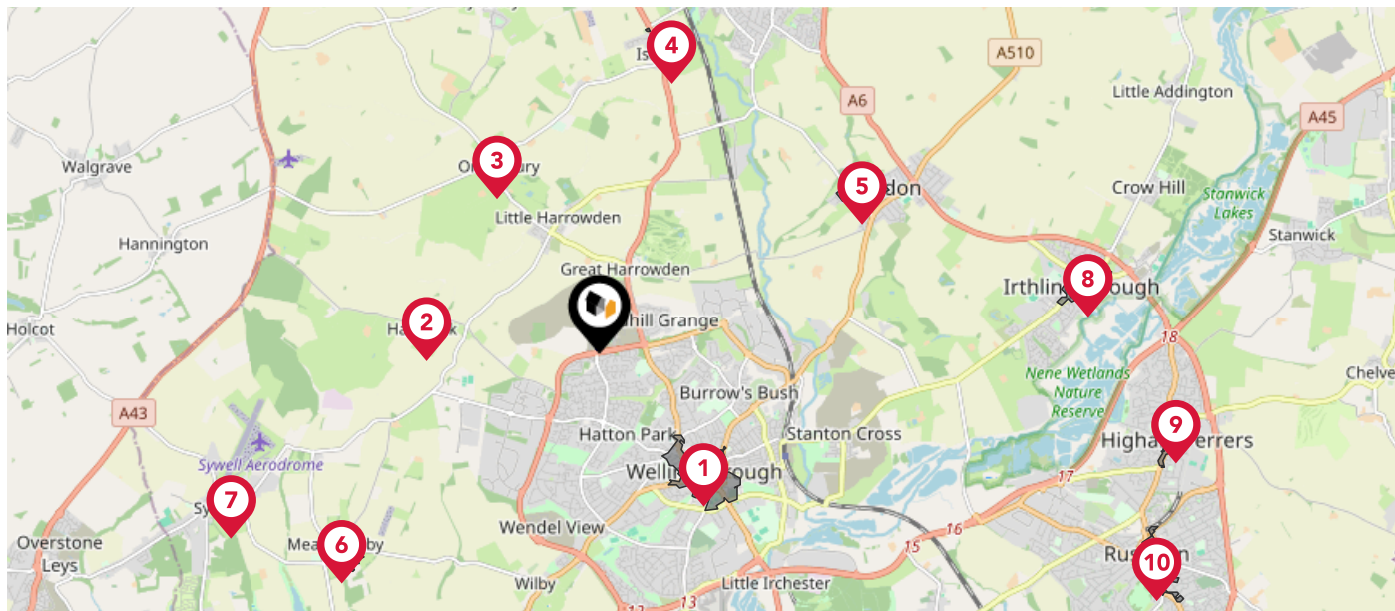
Chance of flooding to the following depths at this property:

		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	Wellingborough
2	Hardwick
3	Orlingbury
4	Isham
5	Finedon
6	Mears Ashby
7	Sywell
8	Irthlingborough
9	Higham Ferrers
10	Rushden

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.
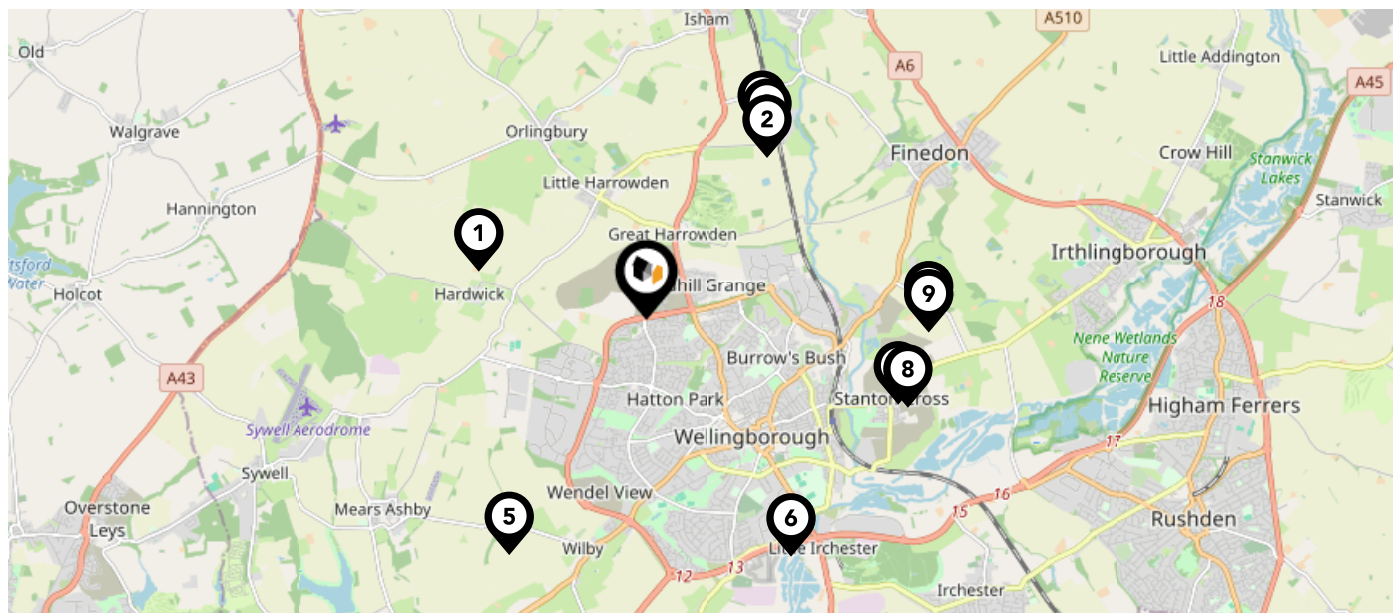
	Nearby Landfill Sites		
1	Stonebrig Lane-Little Harrowden, Near Wellingborough	Historic Landfill	
2	Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering	Historic Landfill	
3	Kettering Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering	Historic Landfill	
4	Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering	Historic Landfill	
5	Ashby Road-Wilby, Mears Ashby	Historic Landfill	
6	Tunnel Mill lane-Land North Of Turnells Mill Lane, Wellingborough	Historic Landfill	
7	South Hill Farm-Wellingborough	Historic Landfill	
8	South Hill Farm-Wellingborough	Historic Landfill	
9	Carrol Spring Farm-Sidegate Lane, Wellingborough	Historic Landfill	
10	Carrol Spring Farm-Sidegate Lane, Wellingborough	Historic Landfill	

MIR - Material Info

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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
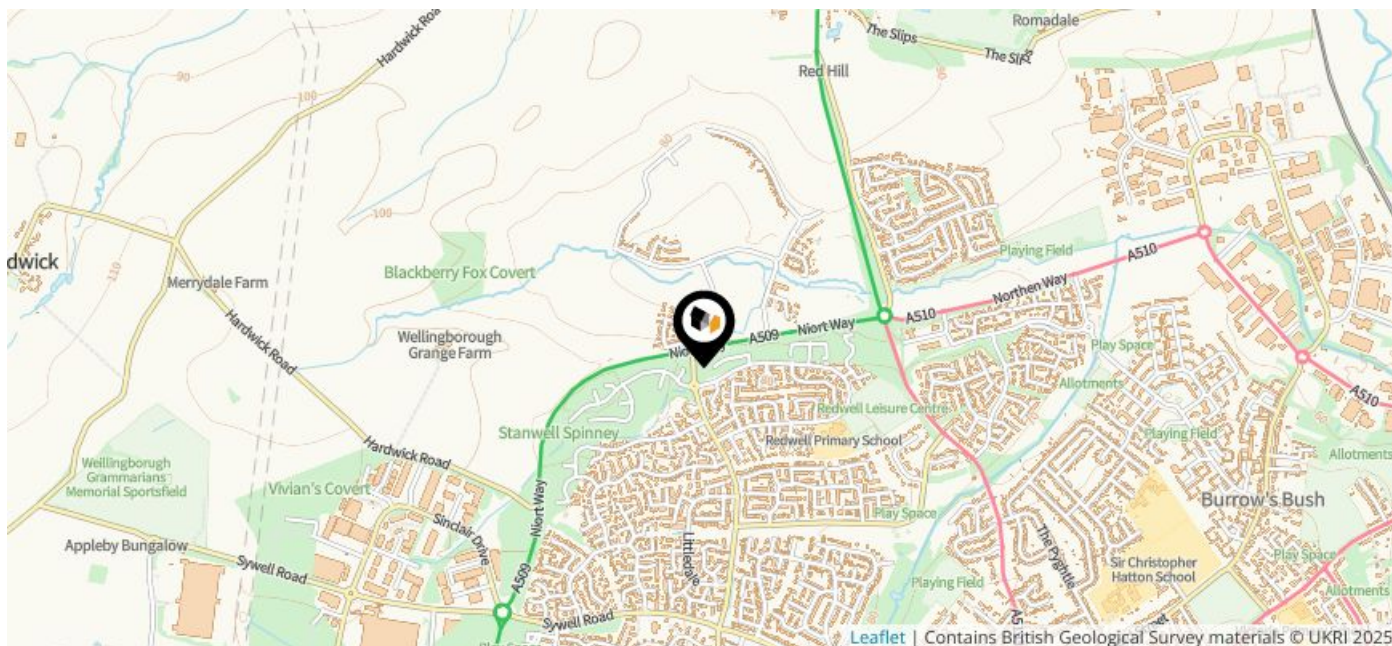
Mine Entry	
✕	Adit
✕	Gutter Pit
✕	Shaft

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
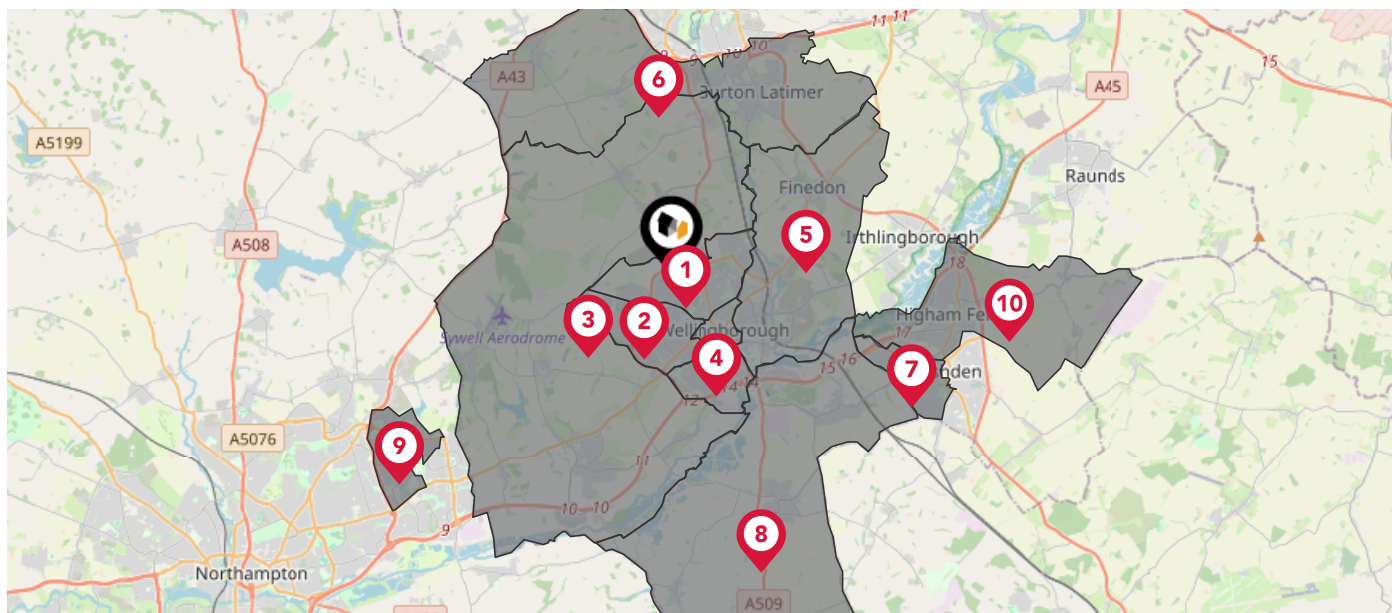
Nearby Council Wards

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

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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 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
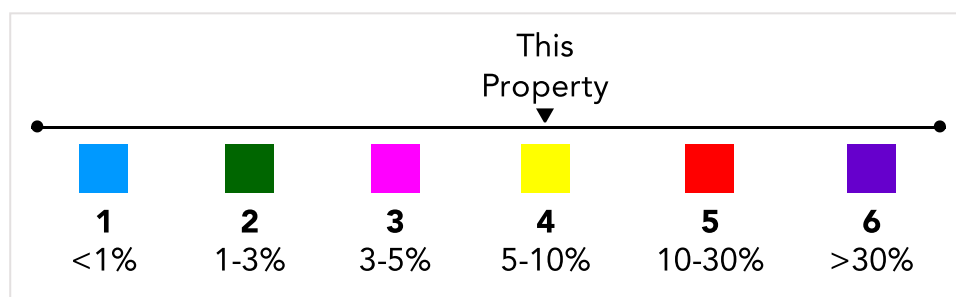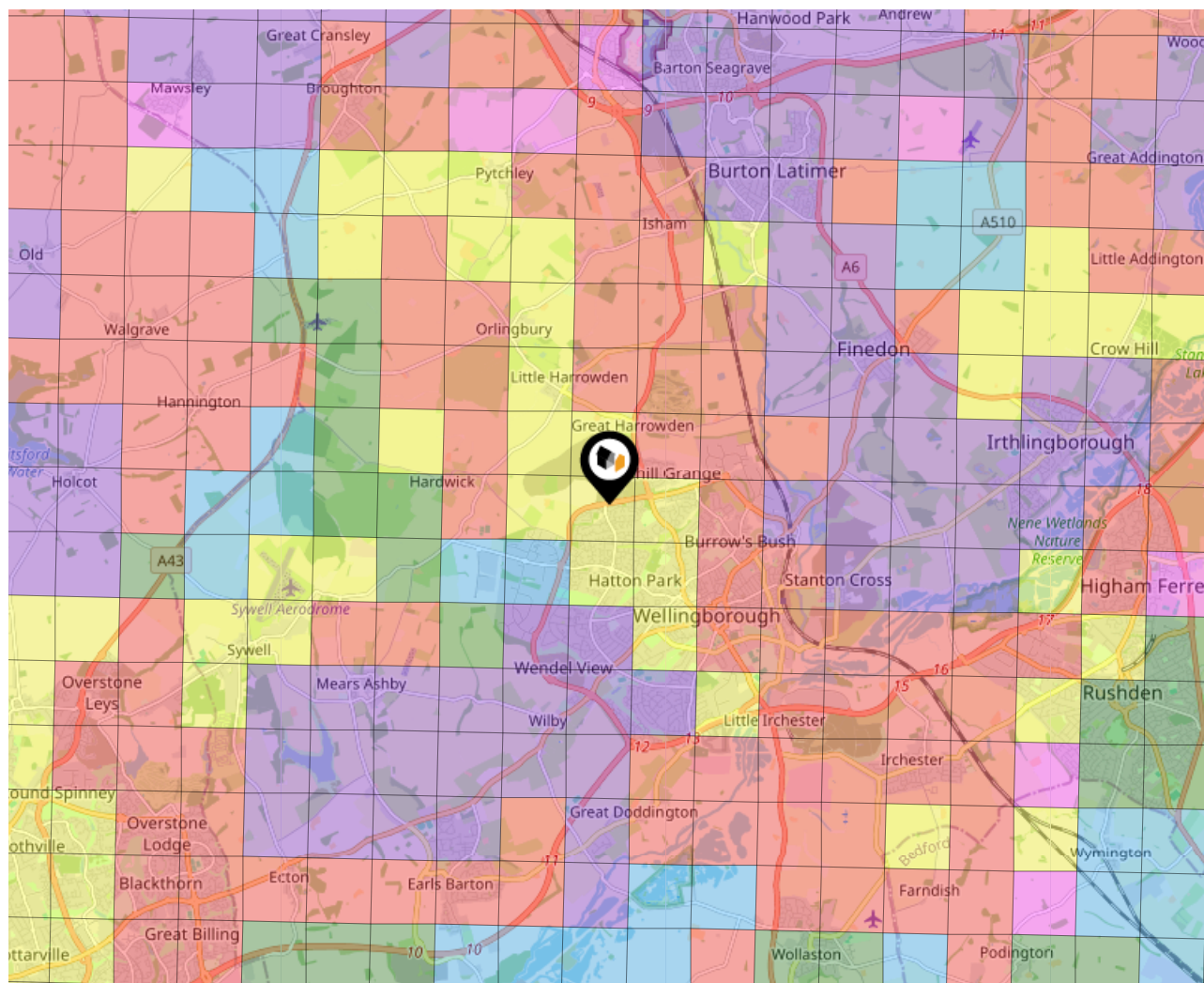
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	HEAVY TO MEDIUM		
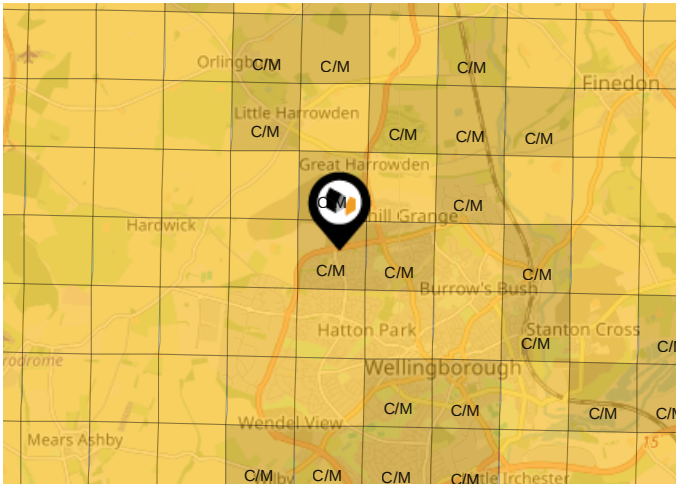
Primary Classifications (Most Common Clay Types)

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
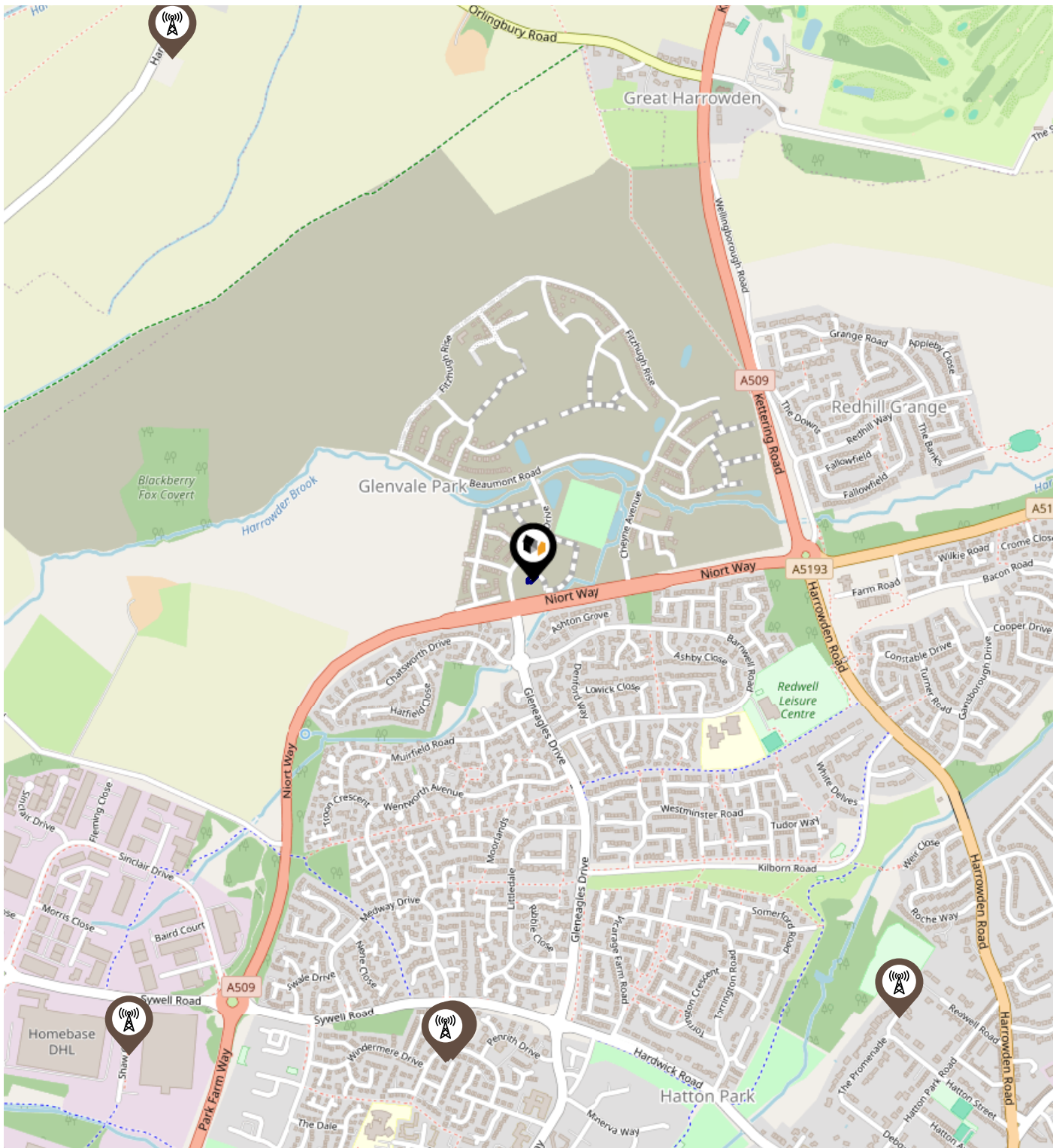
Key:

Power Pylons

Communication Masts

Maps
## Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
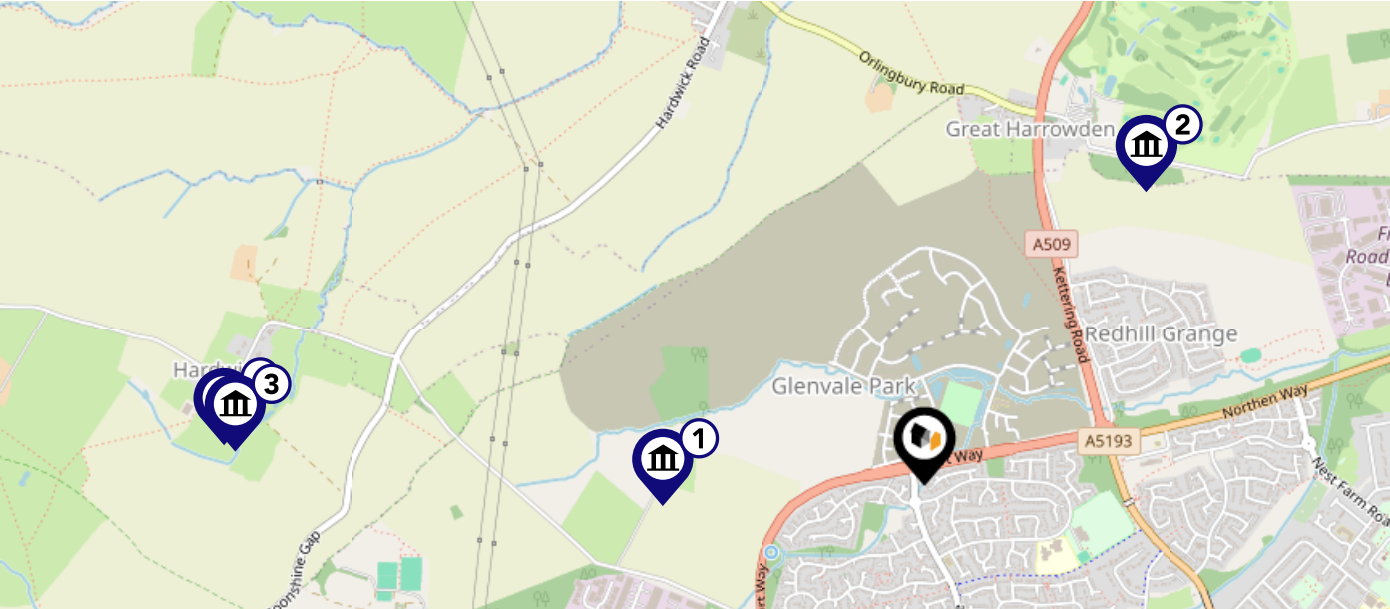
| Listed Buildings in the local district	Grade	Distance
1191422 - Wellingborough Grange Farmhouse And Attached Barn	Grade II	0.6 miles
1040735 - Gazebo Approximately 230 Metres South East Of Harrowden Hall	Grade II	0.9 miles
1293700 - Manor Farmhouse	Grade II	1.5 miles
1040750 - Church Of St Leonard	Grade II	1.6 miles

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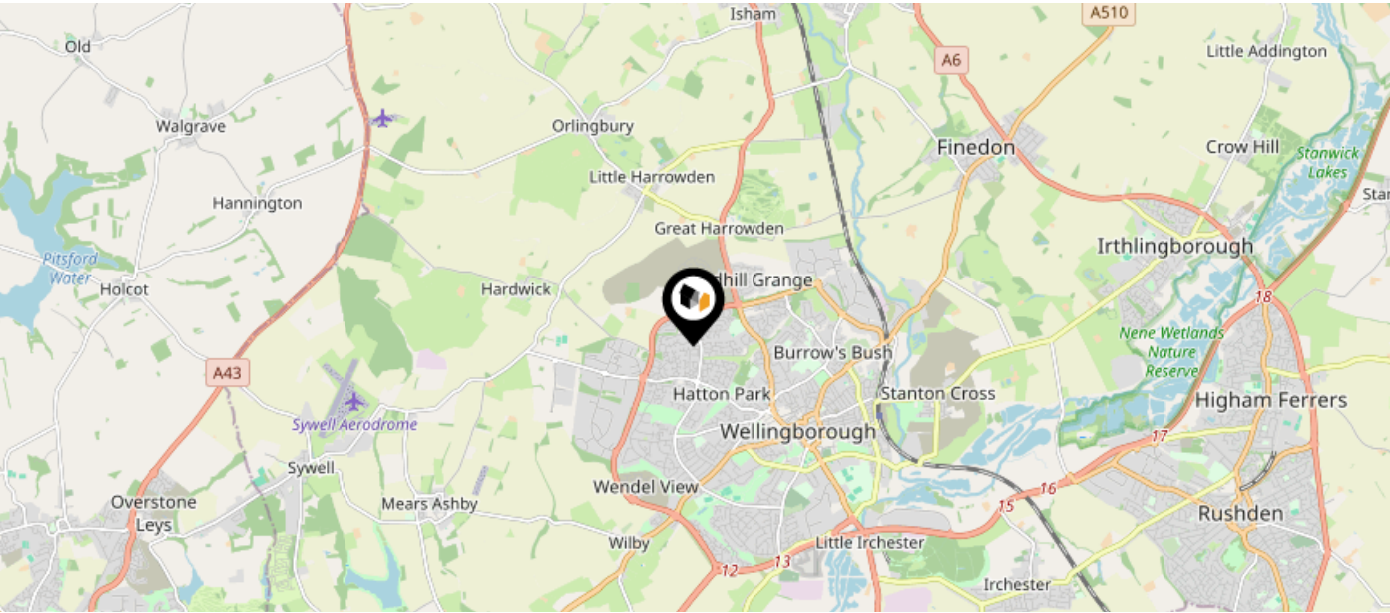
**Nearby Green Belt Land**

No data available.

Powered by

Area
Schools
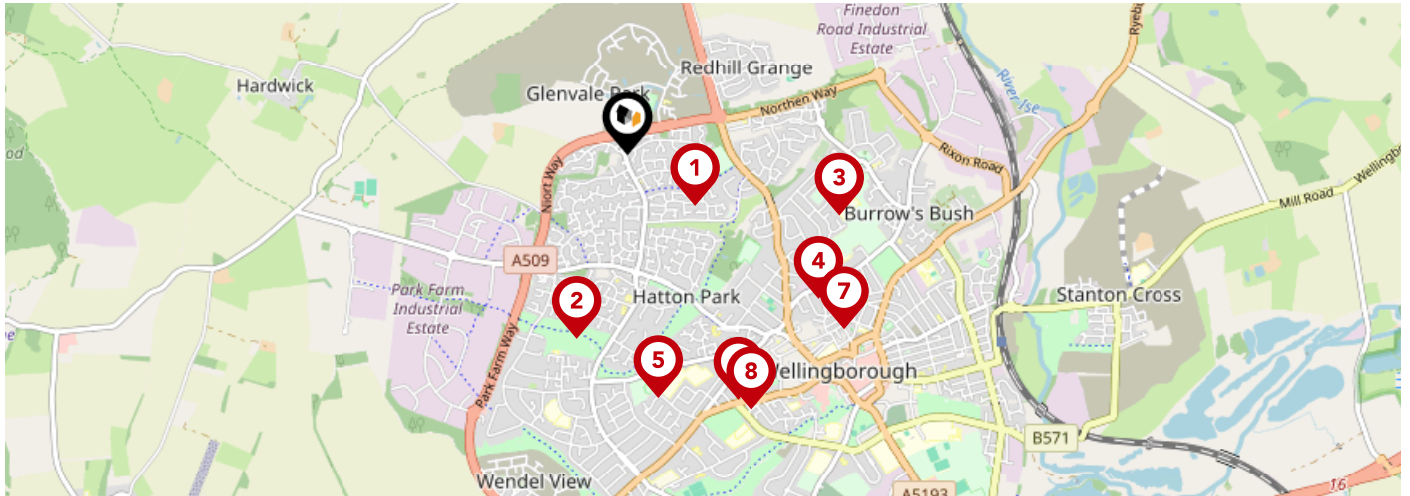
	Nursery	Primary	Secondary	College	Private
1 **Redwell Primary School** Ofsted Rating: Good | Pupils: 630 | Distance:0.38	☐	☑	☐	☐	☐
2 **Olympic Primary** Ofsted Rating: Good | Pupils: 398 | Distance:0.87	☐	☑	☐	☐	☐
3 **Oakway Academy** Ofsted Rating: Good | Pupils: 590 | Distance:1	☐	☑	☐	☐	☐
4 **Sir Christopher Hatton Academy** Ofsted Rating: Good | Pupils: 1475 | Distance:1.08	☐	☐	☑	☐	☐
5 **Weavers Academy** Ofsted Rating: Good | Pupils: 1302 | Distance:1.11	☐	☐	☑	☐	☐
6 **Freemans Endowed Church of England Junior Academy** Ofsted Rating: Good | Pupils: 239 | Distance:1.22	☐	☑	☐	☐	☐
7 **The Avenue Infant School** Ofsted Rating: Good | Pupils: 178 | Distance:1.26	☐	☑	☐	☐	☐
8 **St Barnabas Church of England School** Ofsted Rating: Good | Pupils: 171 | Distance:1.28	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Little Harrowden Community Primary School Ofsted Rating: Good	Pupils: 189	Distance:1.3	☐	☑	☐	☐	☐
10 Ruskin Academy Ofsted Rating: Good	Pupils: 266	Distance:1.33	☐	☑	☐	☐	☐
11 Ruskin Infant School Ofsted Rating: Good	Pupils: 197	Distance:1.33	☐	☑	☐	☐	☐
12 Park Junior School, Wellingborough Ofsted Rating: Good	Pupils: 241	Distance:1.41	☐	☑	☐	☐	☐
13 Highfield Nursery School Ofsted Rating: Good	Pupils: 89	Distance:1.5	☑	☐	☐	☐	☐
14 Rowan Gate Primary School -Two Sites and Two Satellites Ofsted Rating: Outstanding	Pupils: 268	Distance:1.5	☐	☑	☐	☐	☐
15 Croyland Nursery School & Day Nursery Ofsted Rating: Outstanding	Pupils: 113	Distance:1.5	☑	☐	☐	☐	☐
16 Croyland Primary School Ofsted Rating: Good	Pupils: 415	Distance:1.5	☐	☑	☐	☐	☐
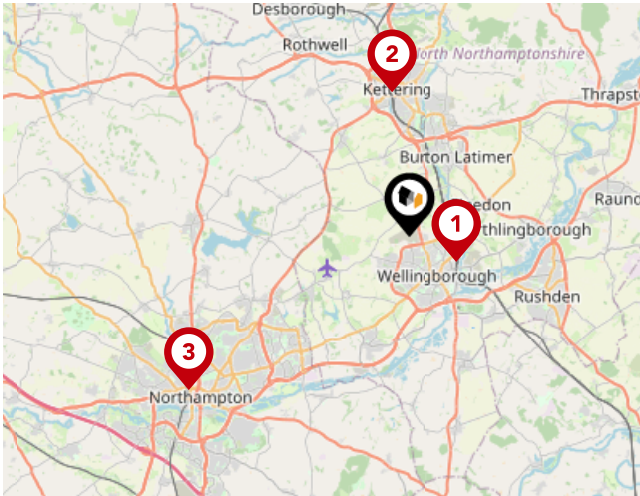
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	1.94 miles
2	Kettering Rail Station	5.26 miles
3	Northampton Rail Station	9.8 miles
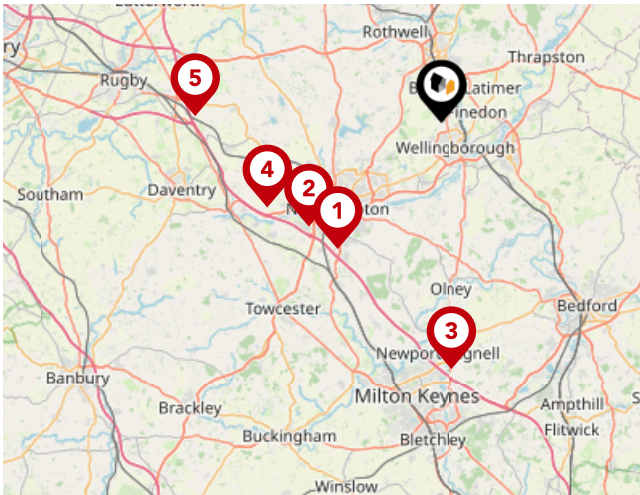
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	11.88 miles
2	M1 J15A	12.22 miles
3	M1 J14	17.92 miles
4	M1 J16	14.05 miles
5	M1 J17	17.97 miles
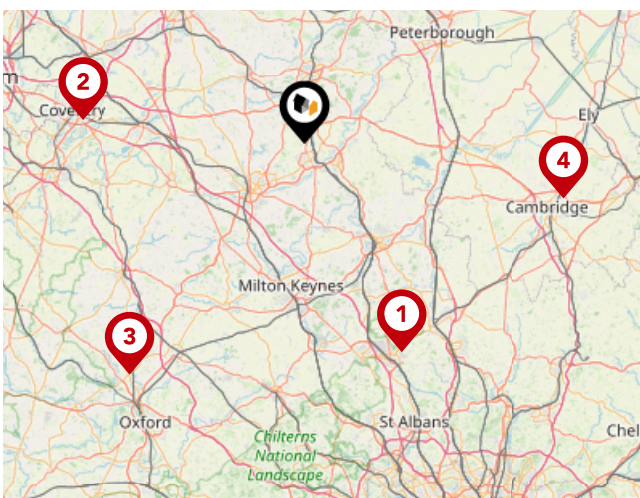
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	33.58 miles
2	Baginton	32.24 miles
3	Kidlington	42.05 miles
4	Cambridge	38.52 miles

Bus Stops/Stations

Pin	Name	Distance
1	Balharvie Road	0.04 miles
2	Lothrie Road	0.09 miles
3	Orton Place	0.11 miles
4	Glenvale Primary School	0.17 miles
5	Glenvale Park Care Home	0.16 miles

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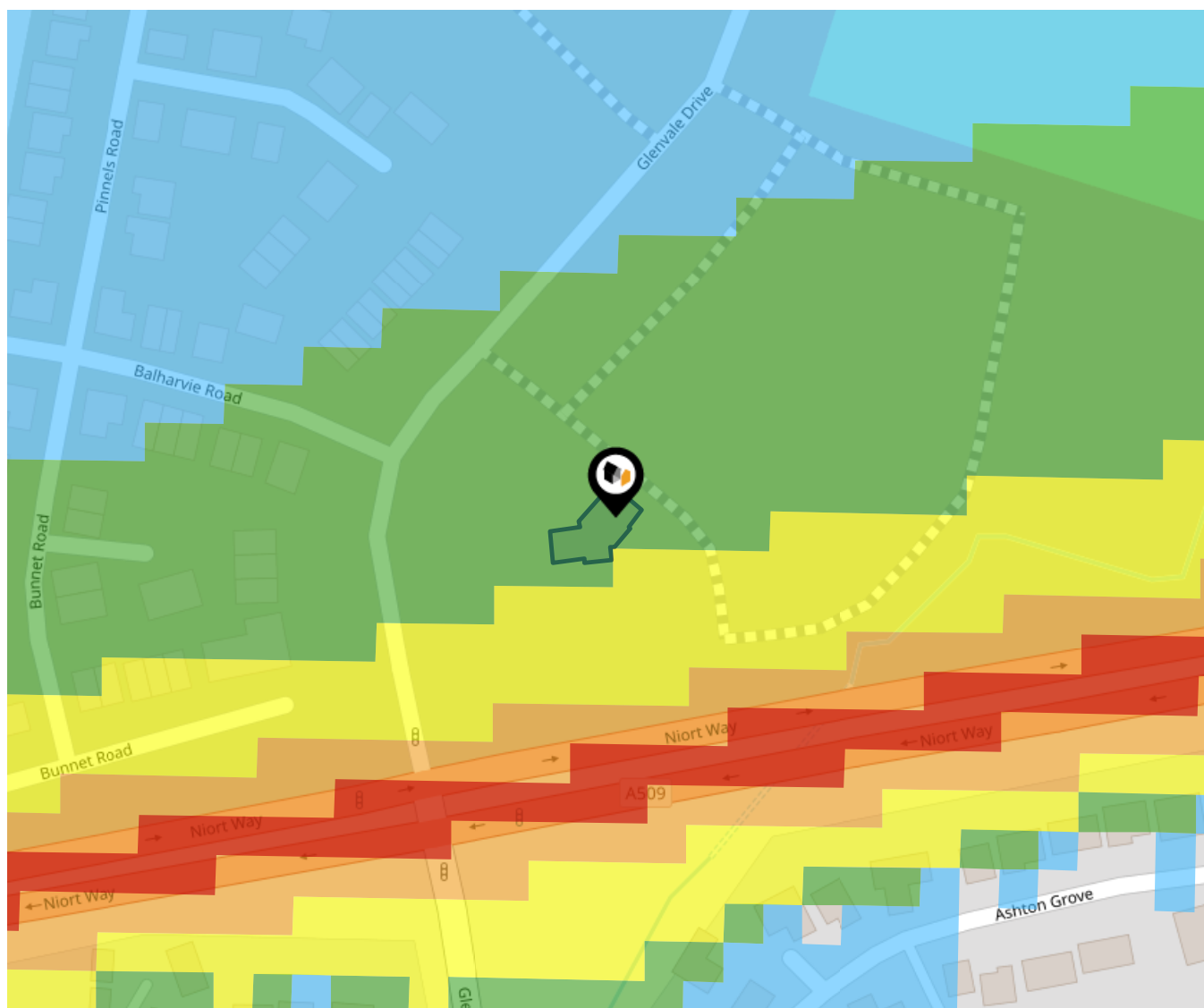
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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www.hendersonconnellan.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail