



# MIR: Material Info

The Material Information Affecting this Property

**Thursday 03<sup>rd</sup> July 2025**



**PIPERS CLOSE, IRTHLINGBOROUGH, WELLINGBOROUGH,  
NN9**

## Henderson Connellan

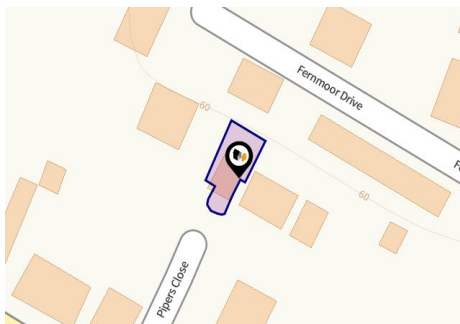
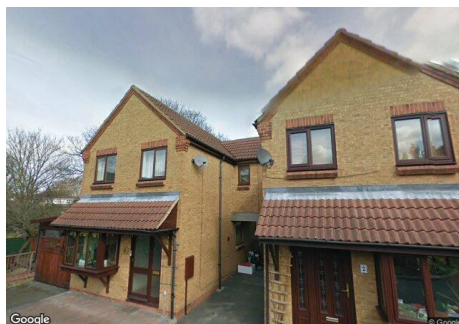
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk




















## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.04 acres		
Year Built :	1996		
Council Tax :	Band C		
Annual Estimate:	£2,046		
Title Number:	NN183716		

## Local Area

Local Authority:	North northamptonshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	20 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

Planning records for: *2 Pipers Close Irthlingborough Wellingborough Northamptonshire NN9 5XU*

Reference - 03/01188/TPO/	
Decision:	Permitted
Date:	02nd October 2003
Description:	To prune 5 Sycamore Trees and 1 Ash Tree

## Stamp Duty

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At £325,000, the current stamp duty payments are as follows (as of July 2025).

First Time Buyer - £1,250

Moving Home - £6,250

Additional Property (keeping main residence) - £22,500



### Tom Cheshire - Director

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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!

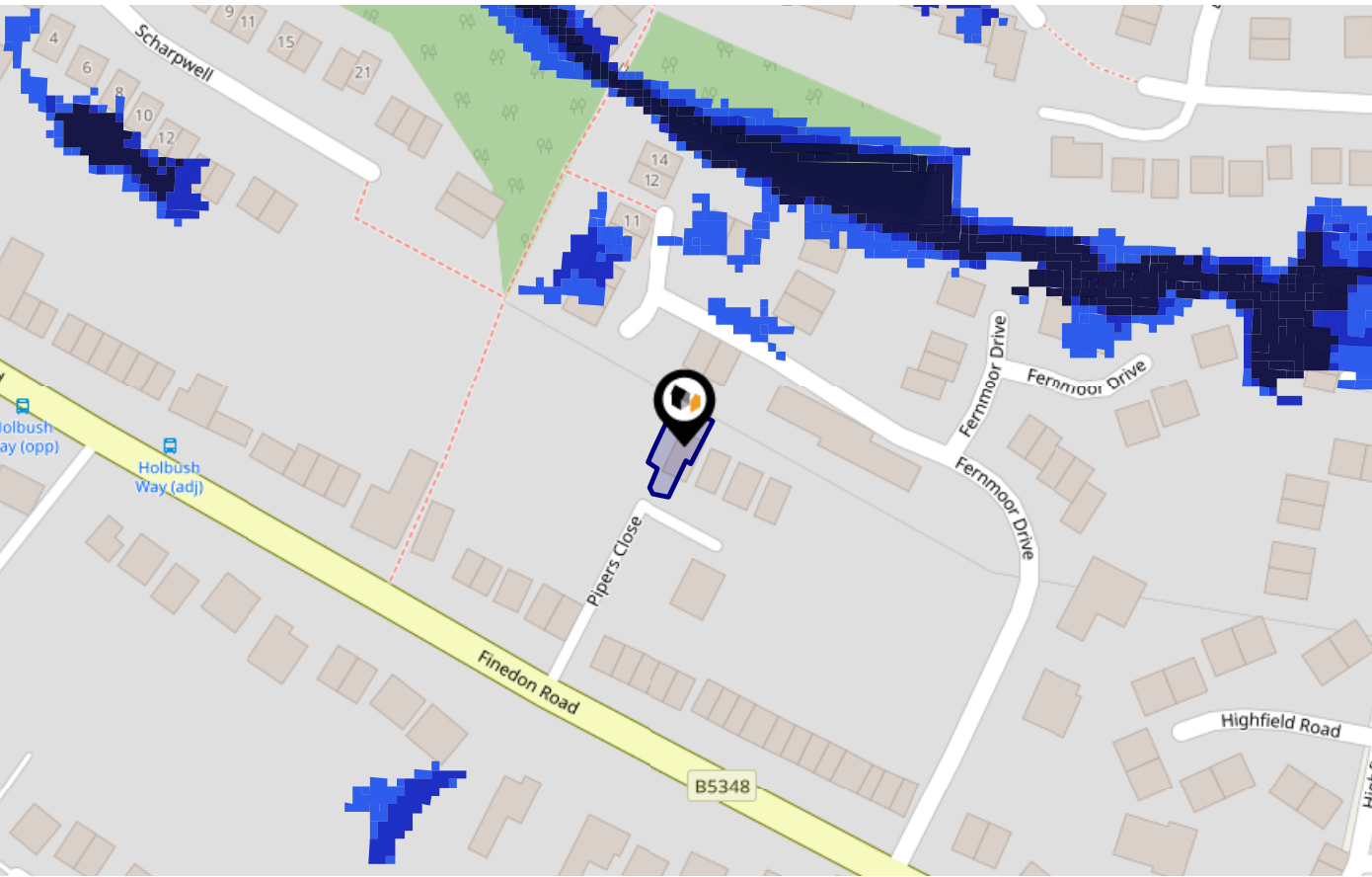


/hcnenevalley/

# 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.

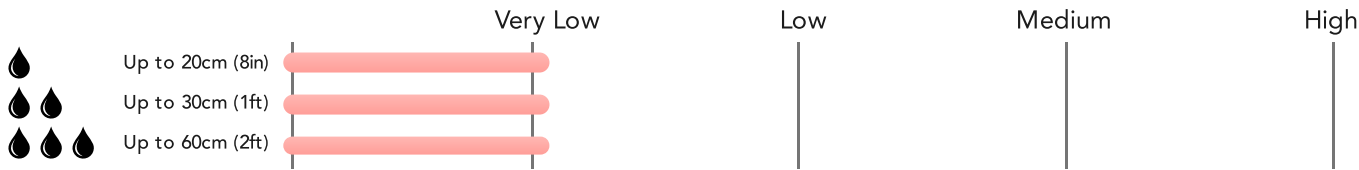


Risk Rating: Very low

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 (0.1%) 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:



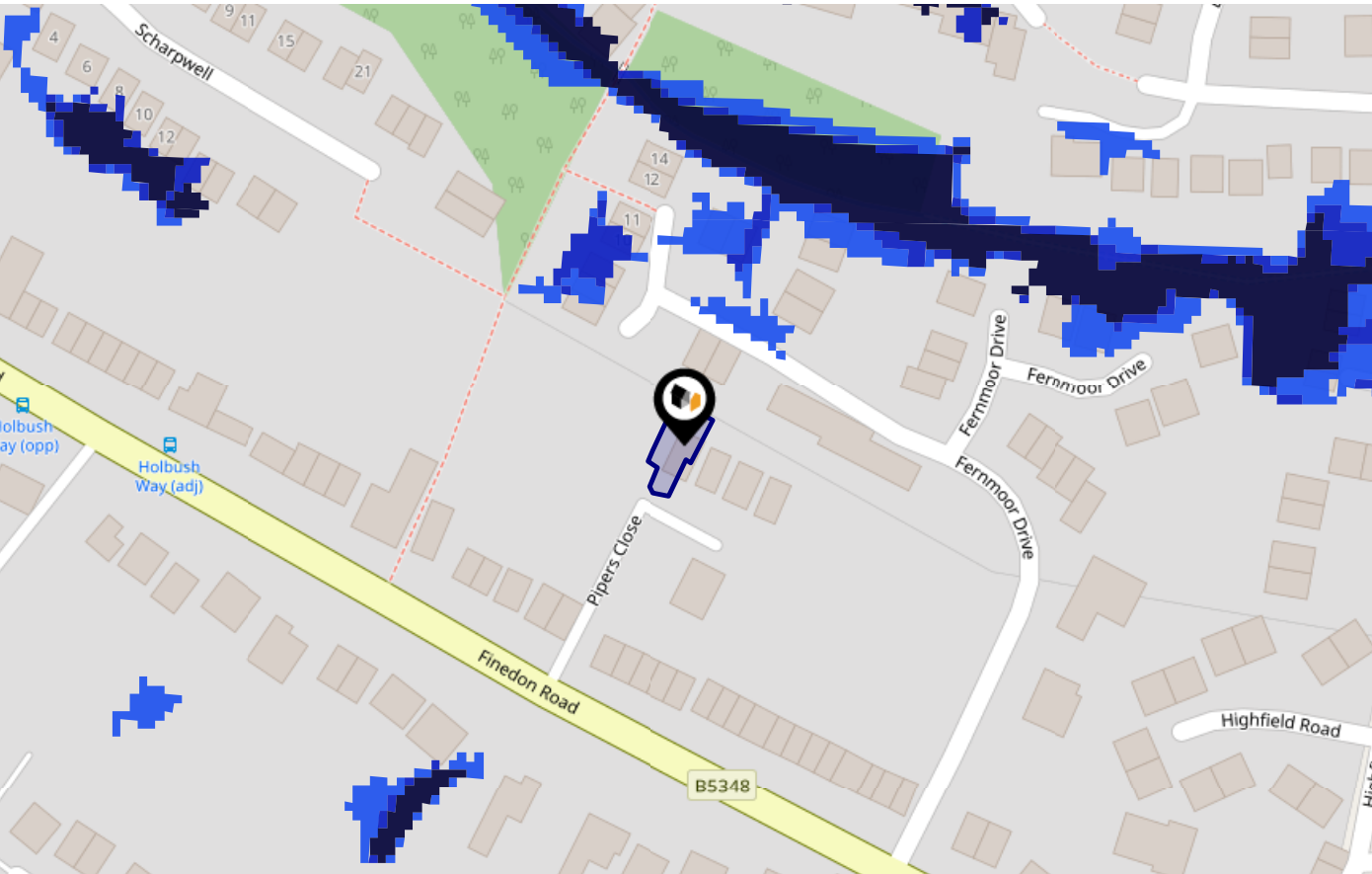


# Flood Risk

## 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.

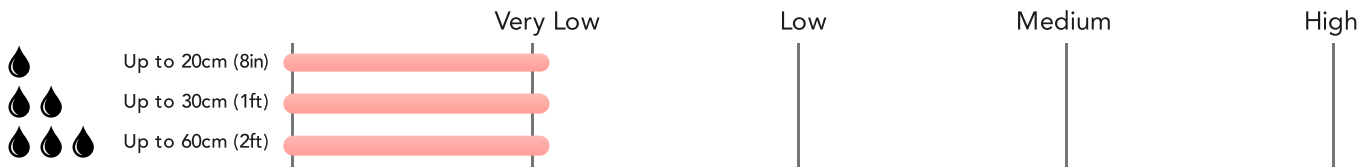


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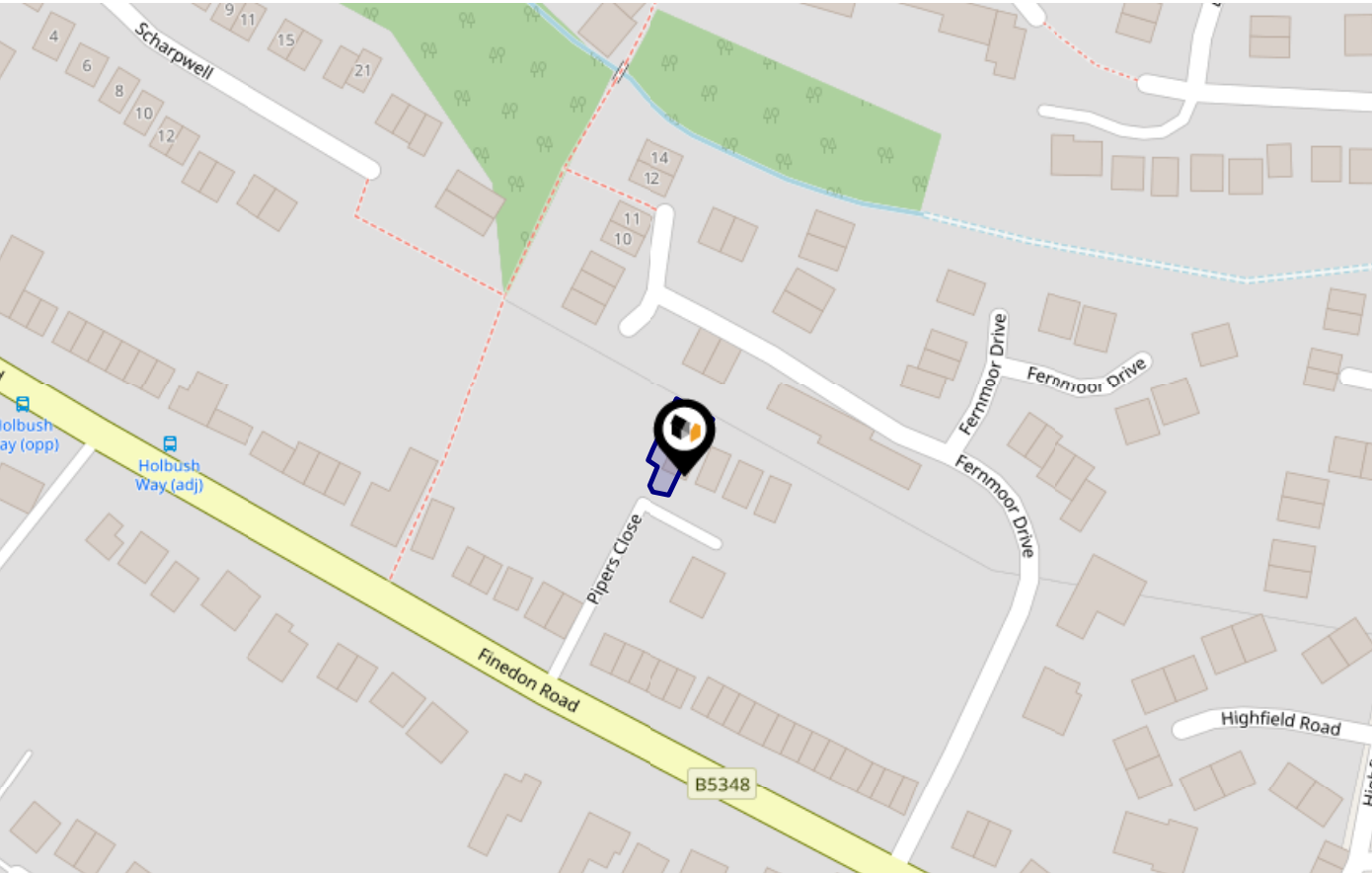




# Flood Risk

## 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.

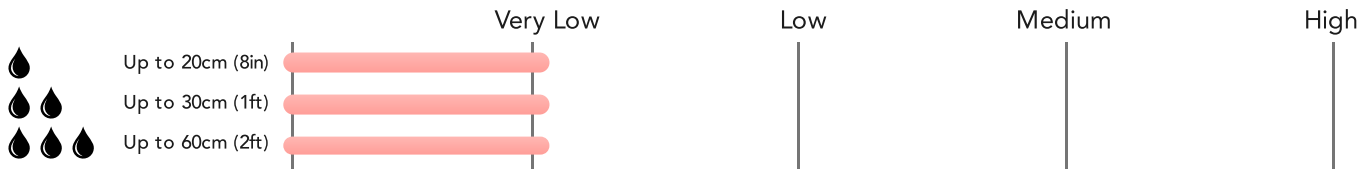


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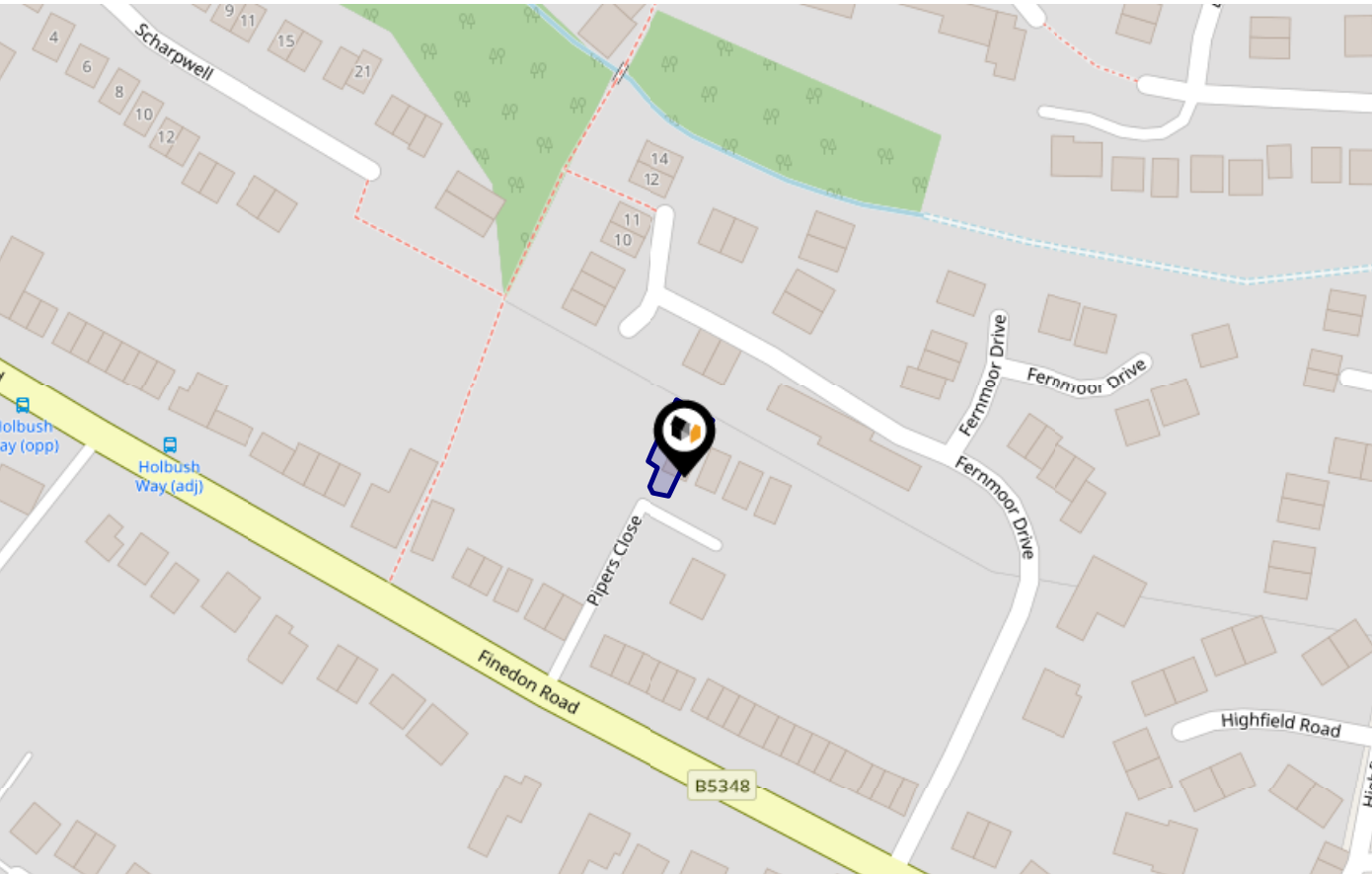
Chance of flooding to the following depths at this property:



# 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.

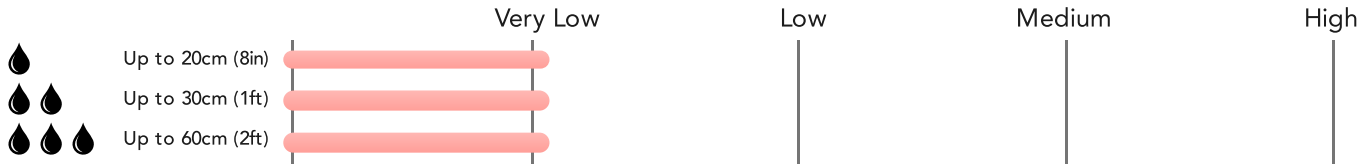


**Risk Rating: Very low**

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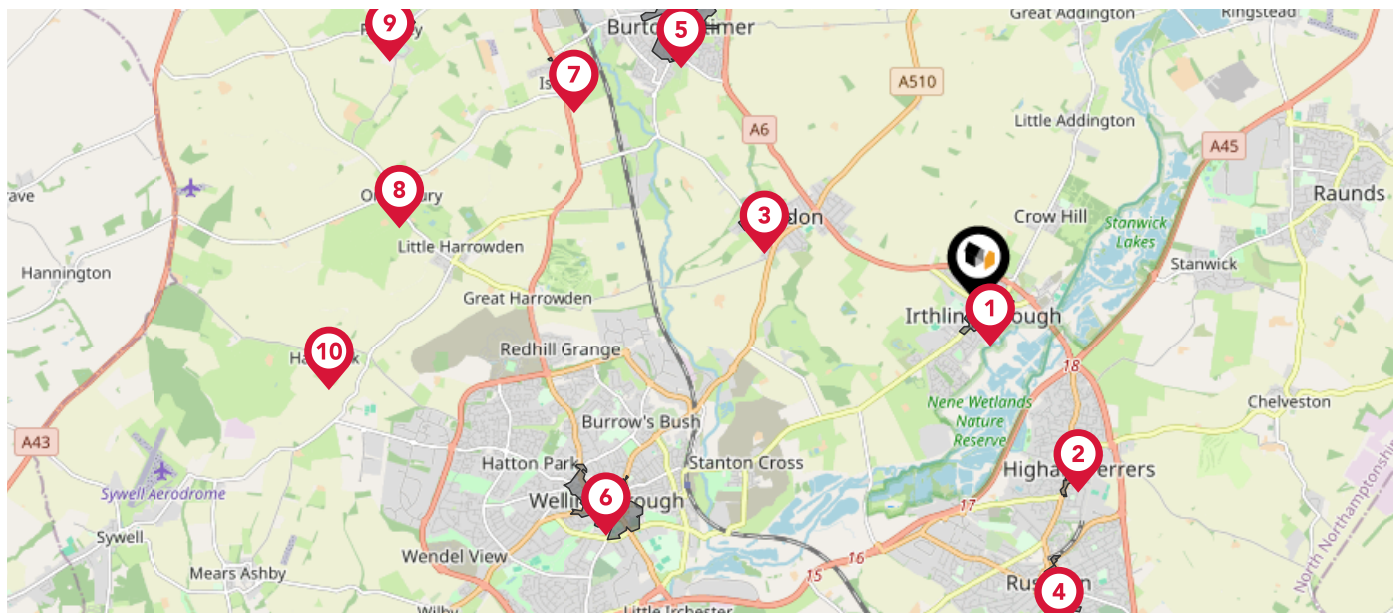
Chance of flooding to the following depths at this property:



# 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 Irthlingborough
- 2 Higham Ferrers
- 3 Finedon
- 4 Rushden
- 5 Burton Latimer
- 6 Wellingborough
- 7 Isham
- 8 Orlingbury
- 9 Pytchley
- 10 Hardwick

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

<b>1</b>	Off Finedon Road-Irthlingborough, Northamptonshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	Station Road-Irthlingborough	Historic Landfill <input type="checkbox"/>
<b>3</b>	Windmill Lane-Off Windmill Road, Irthlingborough, East Northamptonshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Southside of Finedon Road-Irthlingborough	Historic Landfill <input type="checkbox"/>
<b>5</b>	OS Plot 182, South Of Wellingborough Road-Irthlingborough	Historic Landfill <input type="checkbox"/>
<b>6</b>	Burton Latimer Urban District Council Tip-Finedon Road, Kettering, Northamptonshire	Historic Landfill <input type="checkbox"/>
<b>7</b>	Nevilles Lodge-Off A6, Near Finedon, Wellingborough	Historic Landfill <input type="checkbox"/>
<b>8</b>	Mill Chrome-Station Road, Higham Ferrers	Historic Landfill <input type="checkbox"/>
<b>9</b>	Rushden Pit-Northampton Road, Rushden	Historic Landfill <input type="checkbox"/>
<b>10</b>	Sewage Disposal Works-Kings Meadow Lane, Higham Ferrers, Northamptonshire	Historic Landfill <input type="checkbox"/>



This map displays nearby coal mine entrances and their classifications.



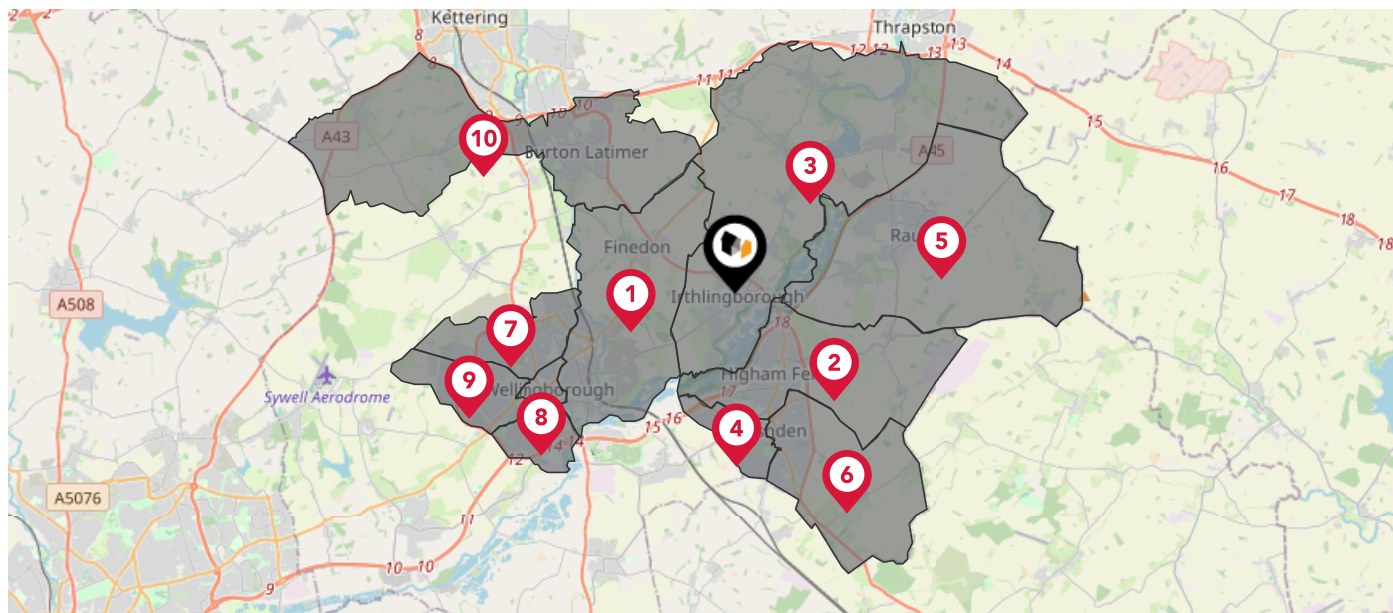
### Mine Entry

- ✕ 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

Finedon Ward

2

Higham Ferrers Ward

3

Irthlingborough Ward

4

Rushden Pemberton West Ward

5

Raunds Ward

6

Rushden South Ward

7

Hatton Park Ward

8

Croyland and Swanspool Ward

9

Brickhill and Queensway Ward

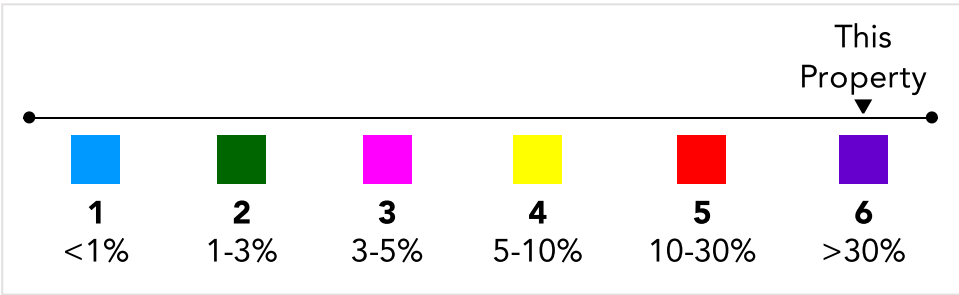
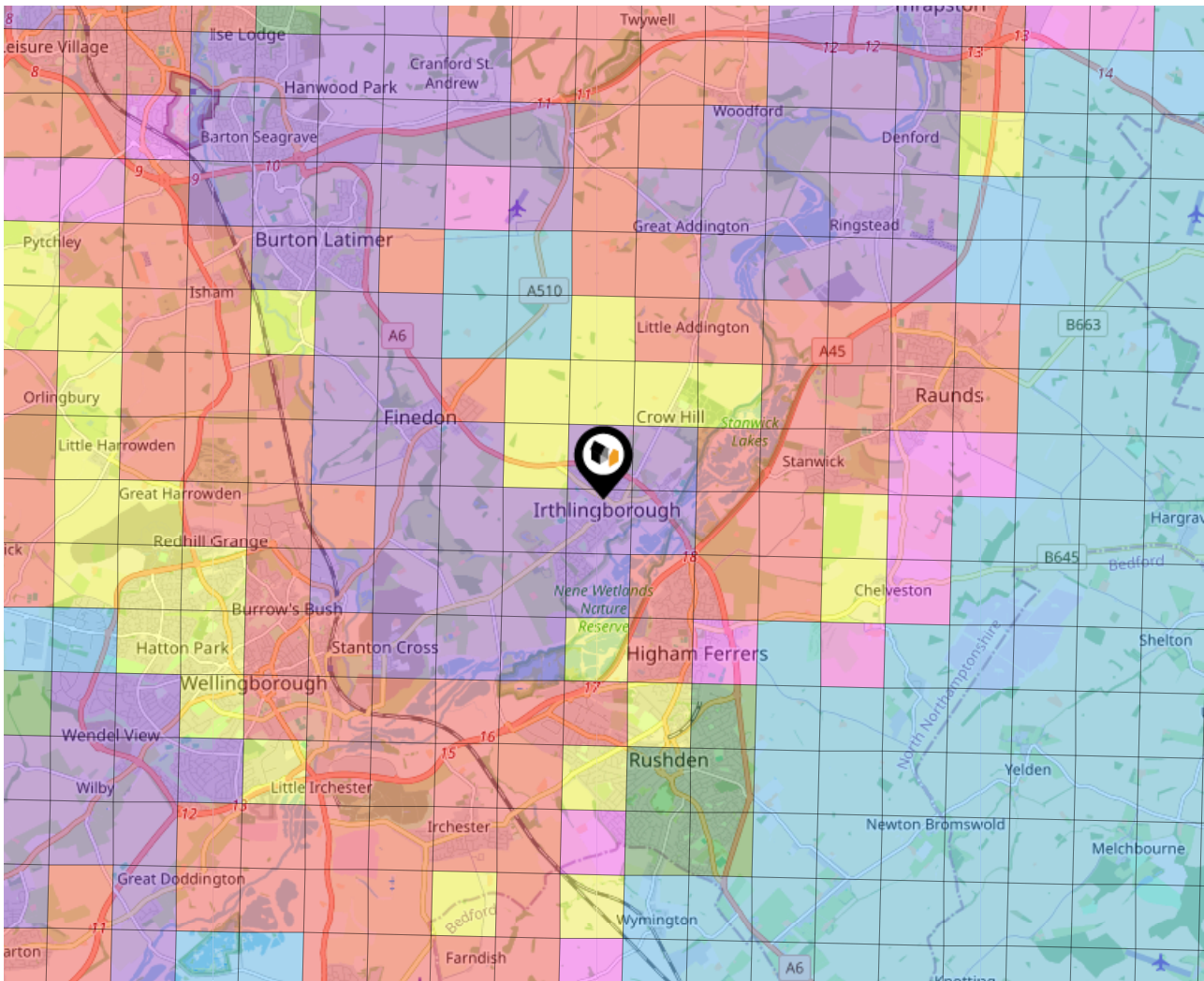
10

Burton and Broughton Ward



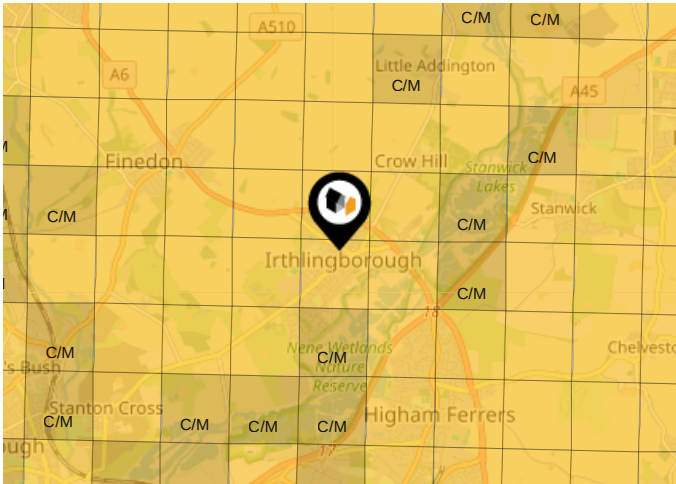
### What is Radon?

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/m<sup>3</sup>).



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		

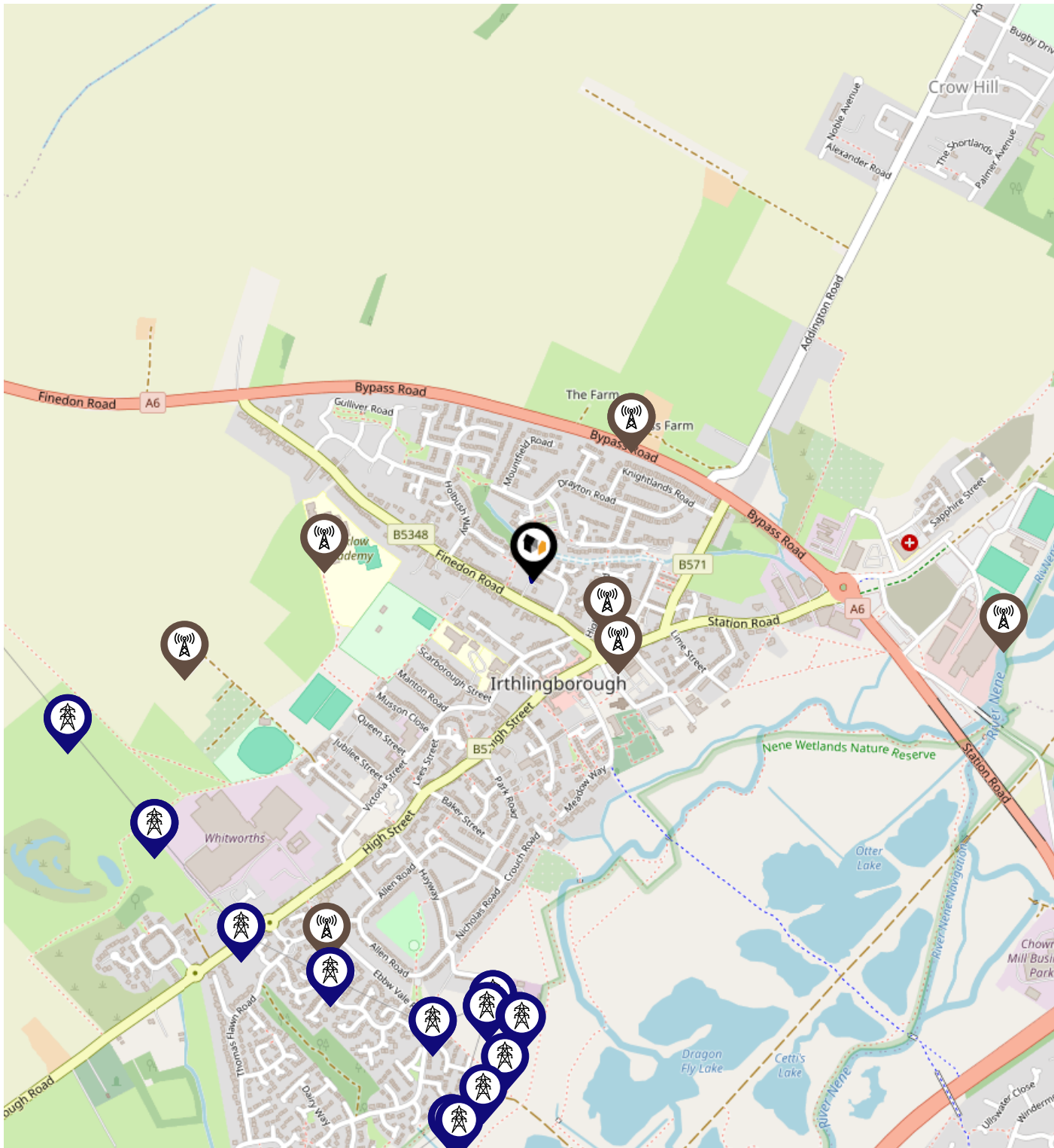


Primary Classifications (Most Common Clay Types)



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:**

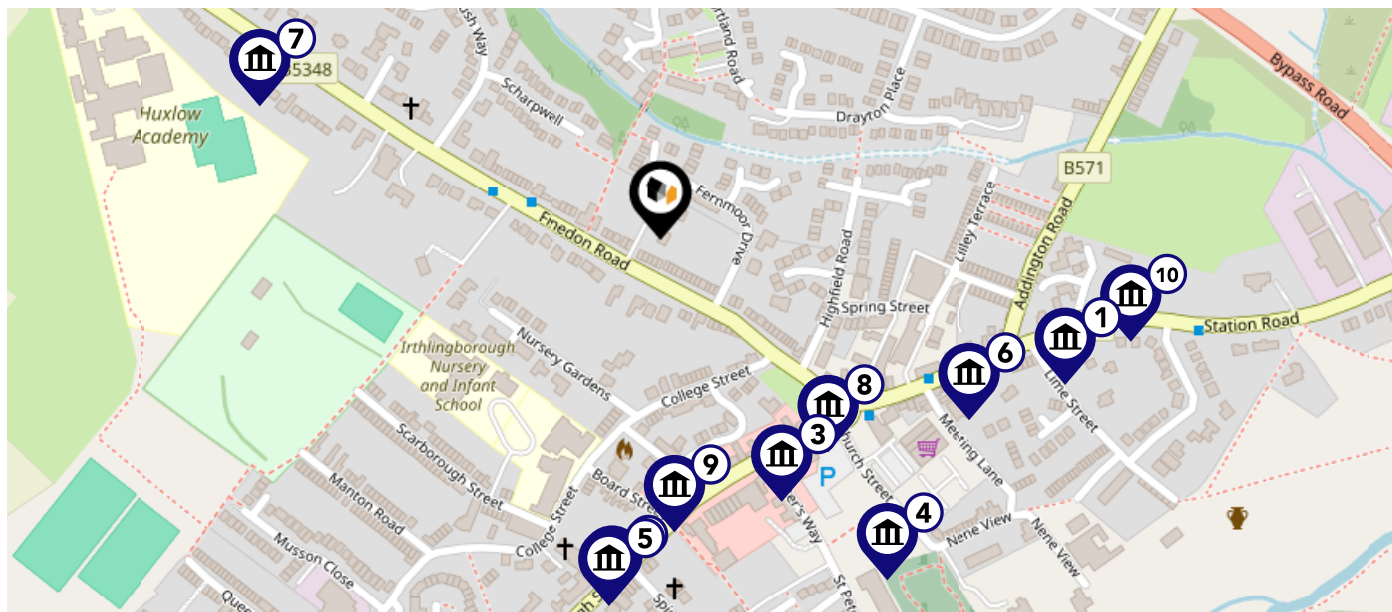
-  Power Pylons
-  Communication Masts













# Maps

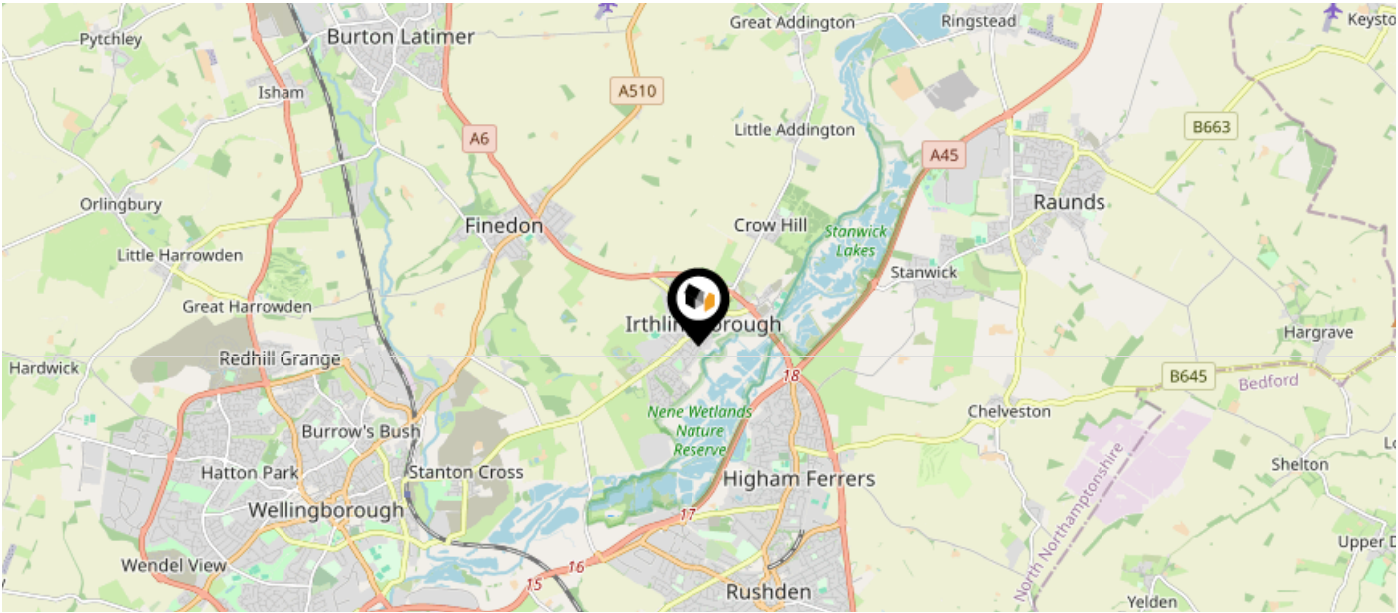
## Listed Buildings

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



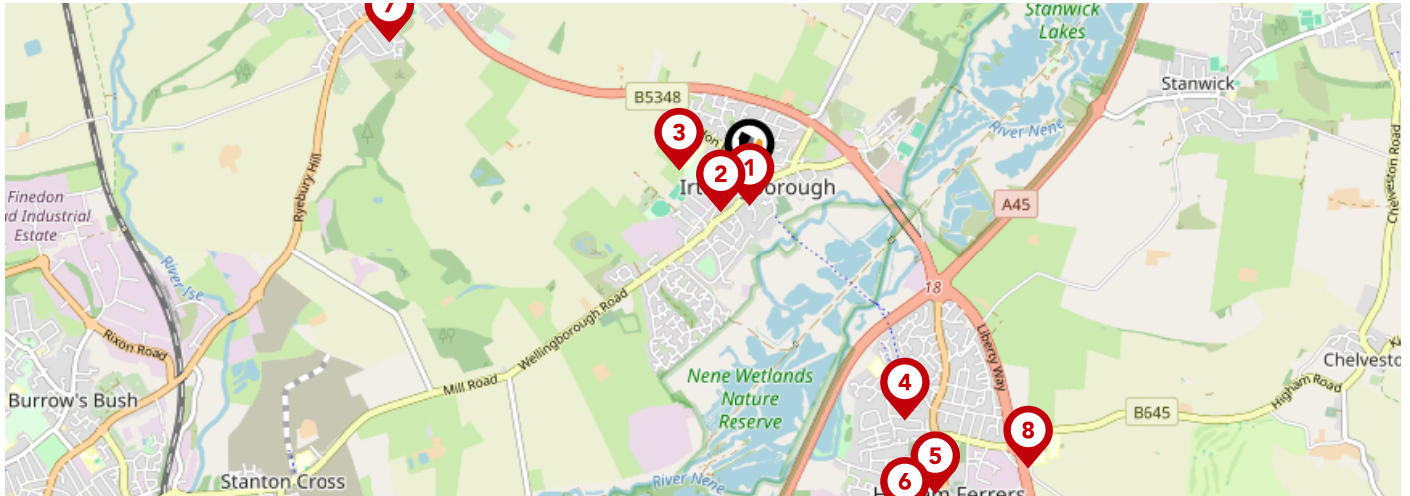
Listed Buildings in the local district		Grade	Distance
	1040329 - The Limes	Grade II	0.2 miles
	1192120 - Number 62 And Attached Shop	Grade II	0.2 miles
	1192124 - 3 And 3a, High Street	Grade II	0.2 miles
	1040366 - Church Of St Peter	Grade I	0.2 miles
	1040367 - 64 And 66, High Street	Grade II	0.2 miles
	1371899 - 22, Station Road	Grade II	0.2 miles
	1429178 - Irthlingborough War Memorial	Grade II	0.2 miles
	1192144 - Market Cross At Junction Of Station And Finedon Roads	Grade I	0.2 miles
	1371876 - 46, High Street	Grade II	0.2 miles
	1040328 - Manor House Upper Manor	Grade II	0.3 miles

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



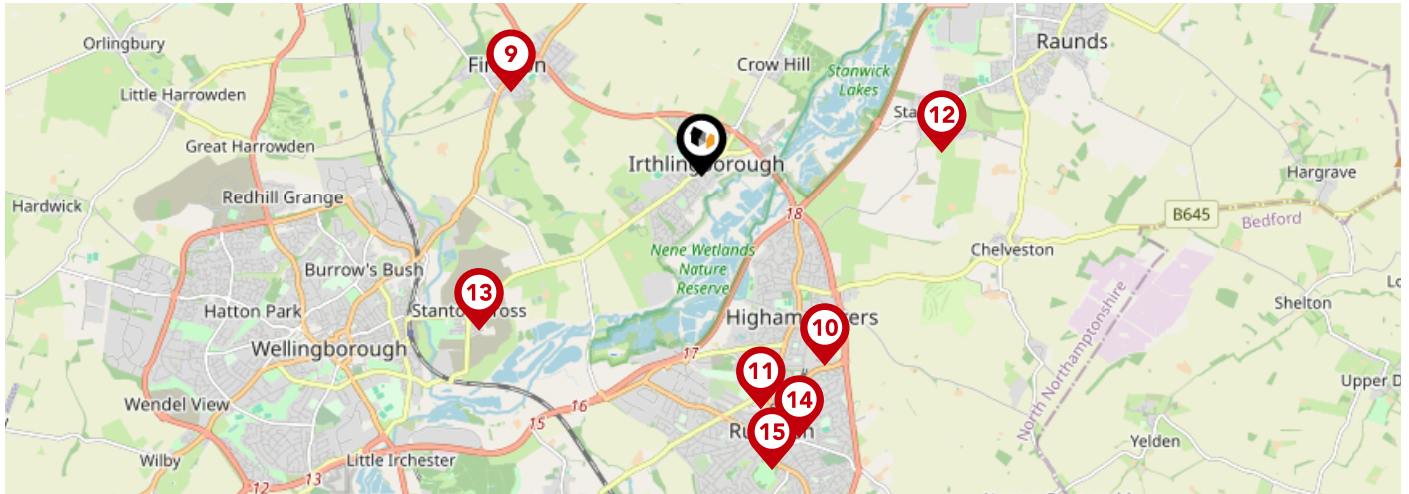
Nearby Green Belt Land









No data available.



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Irthlingborough Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Irthlingborough Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Huxlow Academy</b> Ofsted Rating: Not Rated   Pupils: 854   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Henry Chichele Primary School</b> Ofsted Rating: Requires improvement   Pupils: 401   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Higham Ferrers Junior School</b> Ofsted Rating: Requires improvement   Pupils: 321   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Higham Ferrers Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Finedon Mulso Church of England Junior School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chelveston Road School</b> Ofsted Rating: Good   Pupils: 92   Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

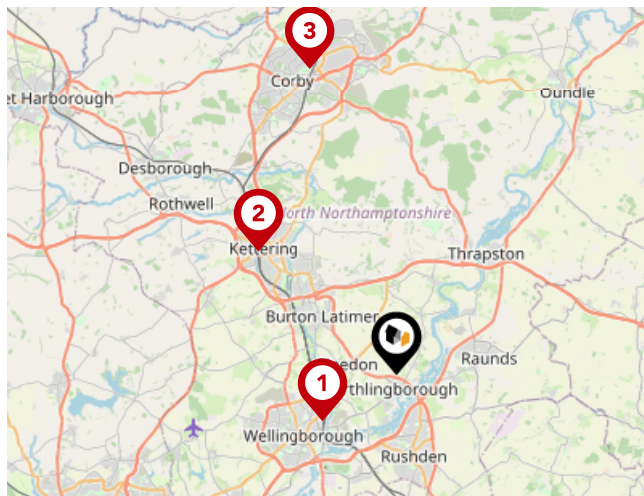




		Nursery	Primary	Secondary	College	Private
	<b>Finedon Infant School</b> Ofsted Rating: Good   Pupils: 144   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ferrers School</b> Ofsted Rating: Good   Pupils: 928   Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rushden Academy</b> Ofsted Rating: Good   Pupils: 892   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanwick Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanton Cross Primary School</b> Ofsted Rating: Not Rated   Pupils: 64   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Denfield Park Primary School</b> Ofsted Rating: Good   Pupils: 432   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St)</b> Ofsted Rating: Requires improvement   Pupils: 147   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Addington CofE Primary School</b> Ofsted Rating: Good   Pupils: 93   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

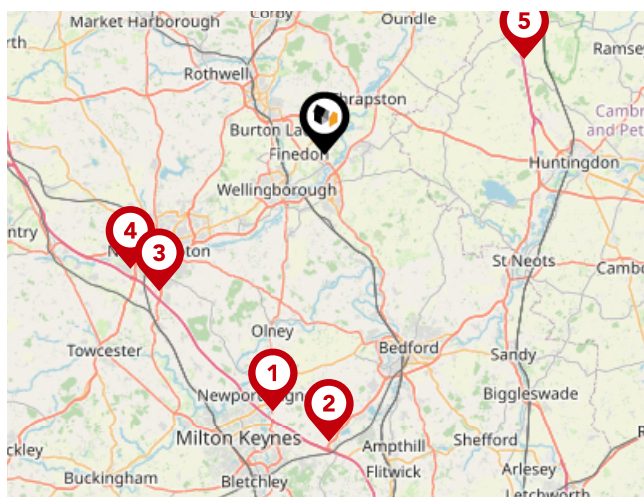
# Area

## Transport (National)



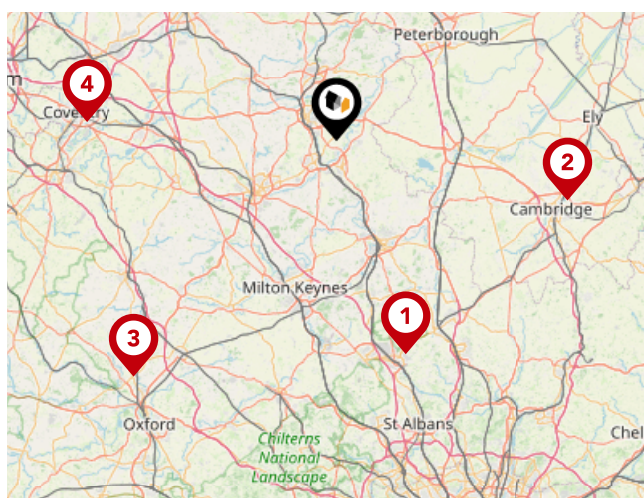
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Wellingborough Rail Station	3.16 miles
<b>2</b>	Kettering Rail Station	6.71 miles
<b>3</b>	Corby Rail Station	11.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M1 J14	19 miles
<b>2</b>	M1 J13	20.85 miles
<b>3</b>	M1 J15	15.48 miles
<b>4</b>	M1 J15A	16.23 miles
<b>5</b>	A1(M) J15	16.1 miles

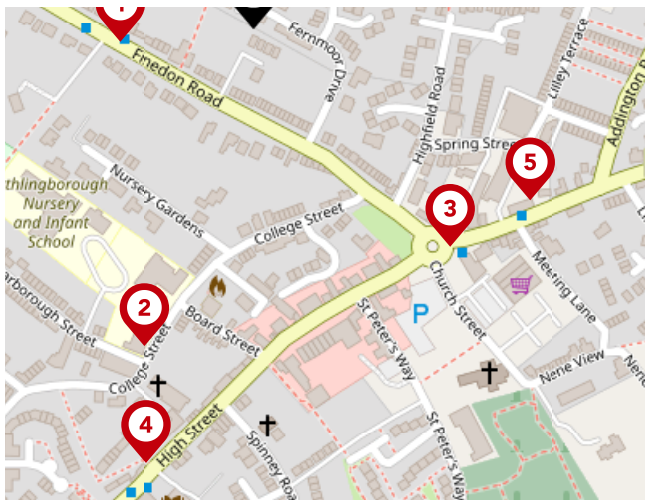


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Luton Airport	32.64 miles
<b>2</b>	Cambridge	34.44 miles
<b>3</b>	Kidlington	45.36 miles
<b>4</b>	Baginton	36.49 miles

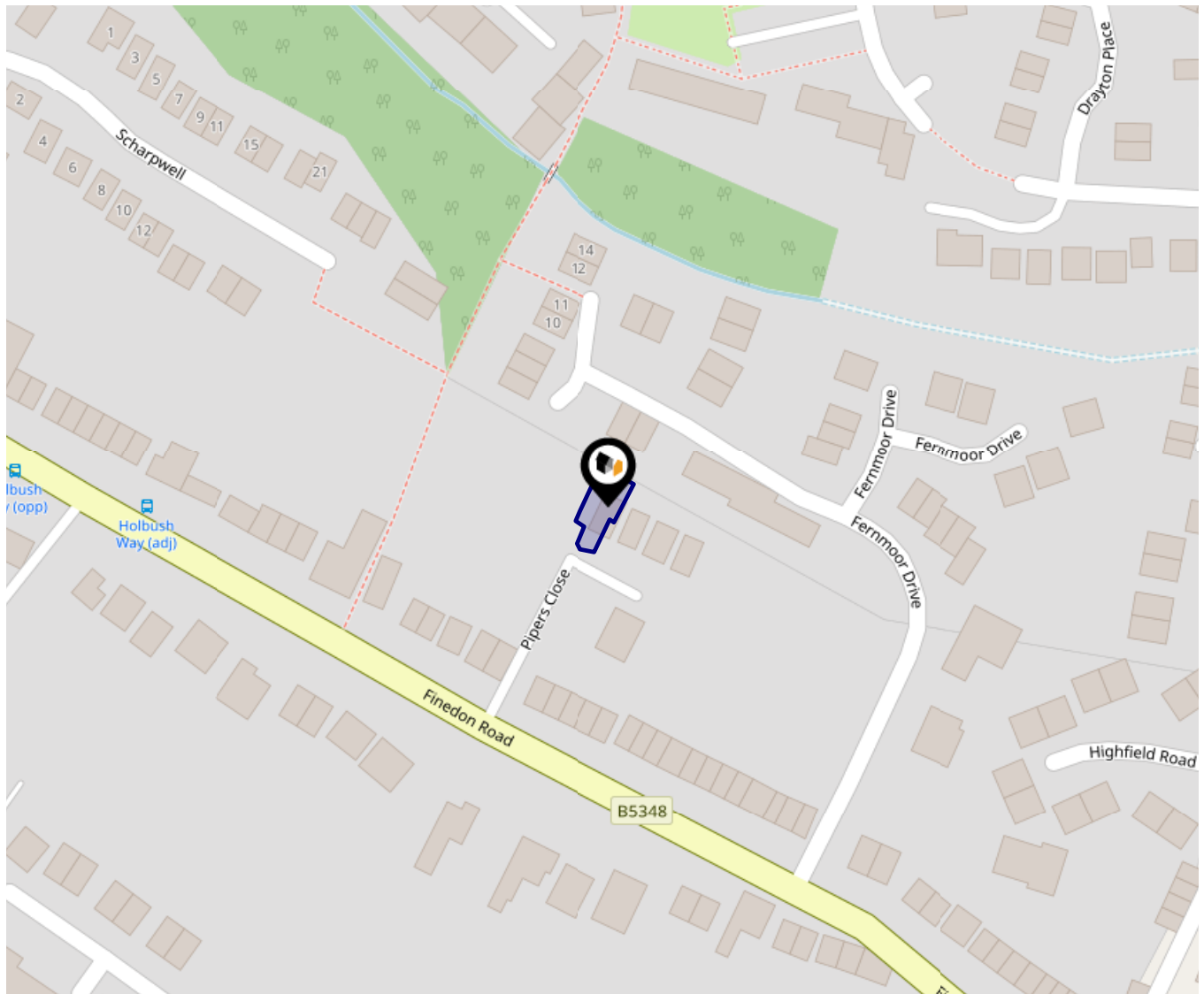
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Holbush Way	0.08 miles
2	Scarborough Street	0.19 miles
3	Church Street	0.17 miles
4	The Horseshoe PH	0.25 miles
5	New Street	0.18 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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