



MIR: Material Info

The Material Information Affecting this Property

Friday 16th May 2025



**KINGS MEADOW LANE, HIGHAM FERRERS, RUSHDEN,
NN10**

Henderson Connellan

43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	2005		
Council Tax :	Band D		
Annual Estimate:	£2,302		
Title Number:	NN256612		

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)

7 mb/s	53 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *10 Kings Meadow Lane Higham Ferrers Rushden Northamptonshire NN10 8JE*

Reference - 06/01381/FUL	
Decision:	Refused
Date:	22nd June 2006
Description:	Relocation of boundary fence

Planning records for: *3A Kings Meadow Lane Higham Ferrers Northamptonshire NN10 8JE*

Reference - 13/01159/FUL	
Decision:	Permitted
Date:	18th July 2013
Description:	Erection of first floor bedroom extension over existing garage

Reference - 86/00554/OUT	
Decision:	Permitted
Date:	02nd May 1986
Description:	Three detached dwellings

Reference - 87/00945/FUL	
Decision:	Permitted
Date:	09th September 1987
Description:	Three detached dwellings with garages

Planning records for: *3 Kings Meadow Lane Higham Ferrers Rushden Northamptonshire NN10 8JE*

Reference - 02/00338/FUL
Decision: Permitted
Date: 15th April 2002
Description: Close-boarded fence on existing stone wall.

Planning records for: *Spring Cottage 7 Kings Meadow Lane Higham Ferrers Rushden Northamptonshire NN10 8JE*

Reference - 86/00132/FUL
Decision: Permitted
Date: 29th January 1986
Description: Convert car port to domestic store and new garage

Reference - 06/02134/FUL
Decision: Permitted
Date: 17th October 2006
Description: Single storey rear extension, creating new corridor, study and shower room

Reference - 12/00924/CND
Decision: Permitted
Date: 06th June 2012
Description: Application 12/00392/FUL : First floor extension over existing garage. Condition 3 - Drawings Condition 5 - Roofing

Planning records for: *Spring Cottage 7 Kings Meadow Lane Higham Ferrers Rushden Northamptonshire NN10 8JE*

Reference - 06/02133/LBC	
Decision:	Permitted
Date:	06th October 2006
Description:	Single storey rear extension, creating new corridor, study and shower room

Reference - 92/00650/LBC	
Decision:	Permitted
Date:	19th August 1992
Description:	Replacement windows

Reference - 12/00393/LBC	
Decision:	Permitted
Date:	08th March 2012
Description:	First floor extension over existing garage, comprising new doorway through the existing wall for access to new room; new wall and door into bedroom 2.

Planning records for: *15 Kings Meadow Lane Higham Ferrers Northamptonshire NN10 8JE*

Reference - 13/00785/CND	
Decision:	Decided
Date:	22nd May 2013
Description:	Single storey dwelling with integral garage Condition 2 - Roofing material Condition 3 - Scheme of investigation Condition 4 - tree protection plan Condition 5 - Arboricultural method statement Condition 7 - Details of floor levels

Planning records for: *15 Kings Meadow Lane Higham Ferrers Northamptonshire NN10 8JE*

Reference - 12/01341/FUL
Decision: Permitted
Date: 16th August 2012
Description: Single storey dwelling with integral garage

Reference - 11/01344/OUT
Decision: Permitted
Date: 23rd August 2011
Description: Outline: Proposed single-storey dwelling on under-utilised garden land (some matters reserved)

Reference - 00/00796/OUT
Decision: Withdrawn
Date: 02nd October 2000
Description: One bungalow.

Planning records for: *The Spinney 18 Kings Meadow Lane Higham Ferrers Rushden NN10 8JE*

Reference - NE/22/01105/FUL
Decision: -
Date: 02nd September 2022
Description: Part first floor rear extension to allow for addition of dressing/ en-suite room

Planning records for: *The Spinney 18 Kings Meadow Lane Higham Ferrers Rushden Northamptonshire NN10 8JE*

Reference - 06/01674/FUL	
Decision:	Refused
Date:	13th September 2006
Description:	Erection of 1.8 metre high fence and associated gates

Stamp Duty

At the asking price (£325,000), the current stamp duty payments are as follows (as of Nov 2024).

First Time Buyer - £1250

Moving Home - £6250

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



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'.

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!



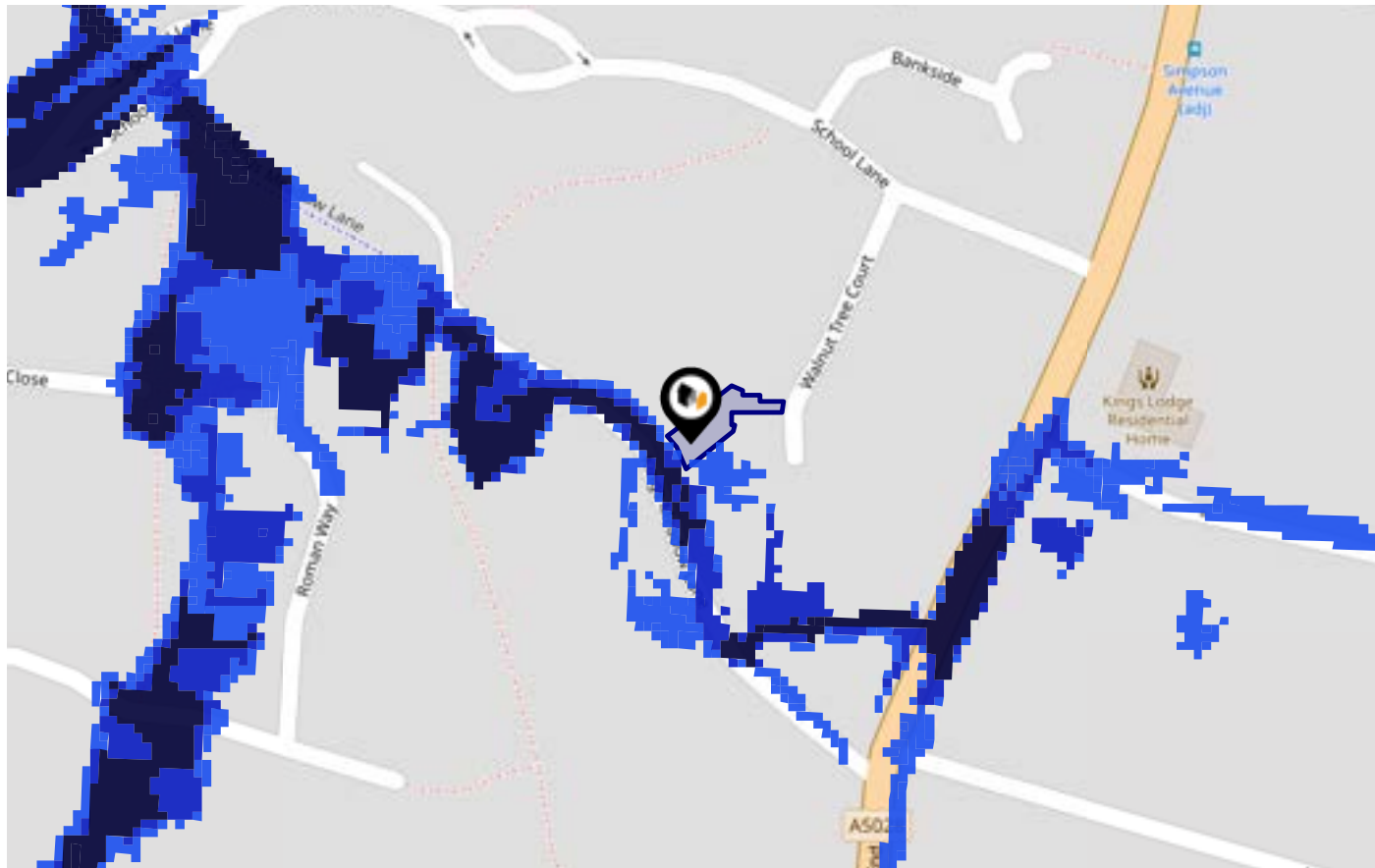
/hcnevalley/

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.

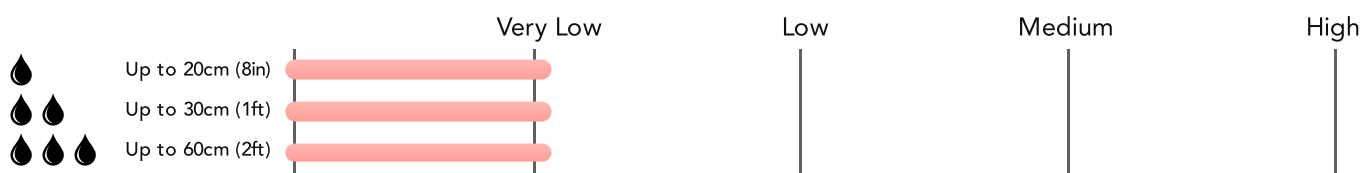


Risk Rating: Very low

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:

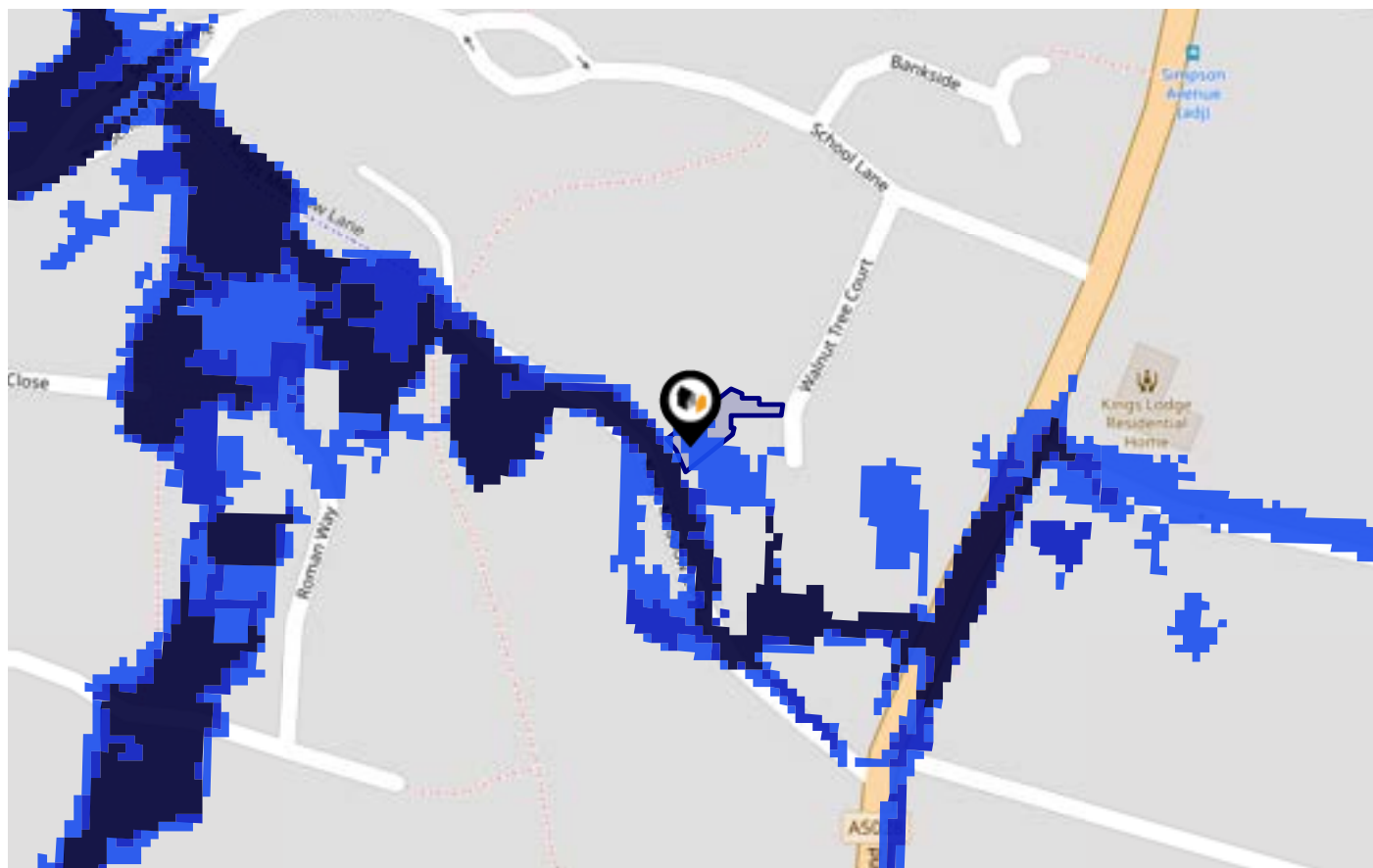


Flood Risk

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.

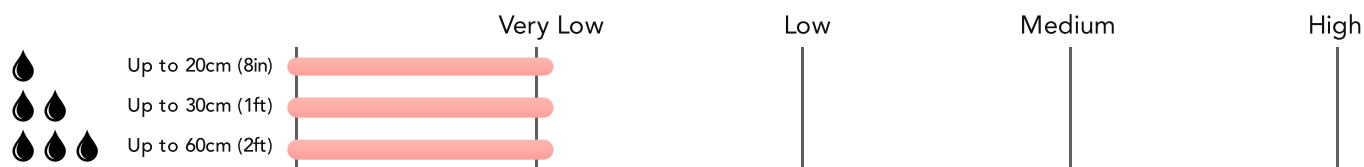


Risk Rating: **Low**

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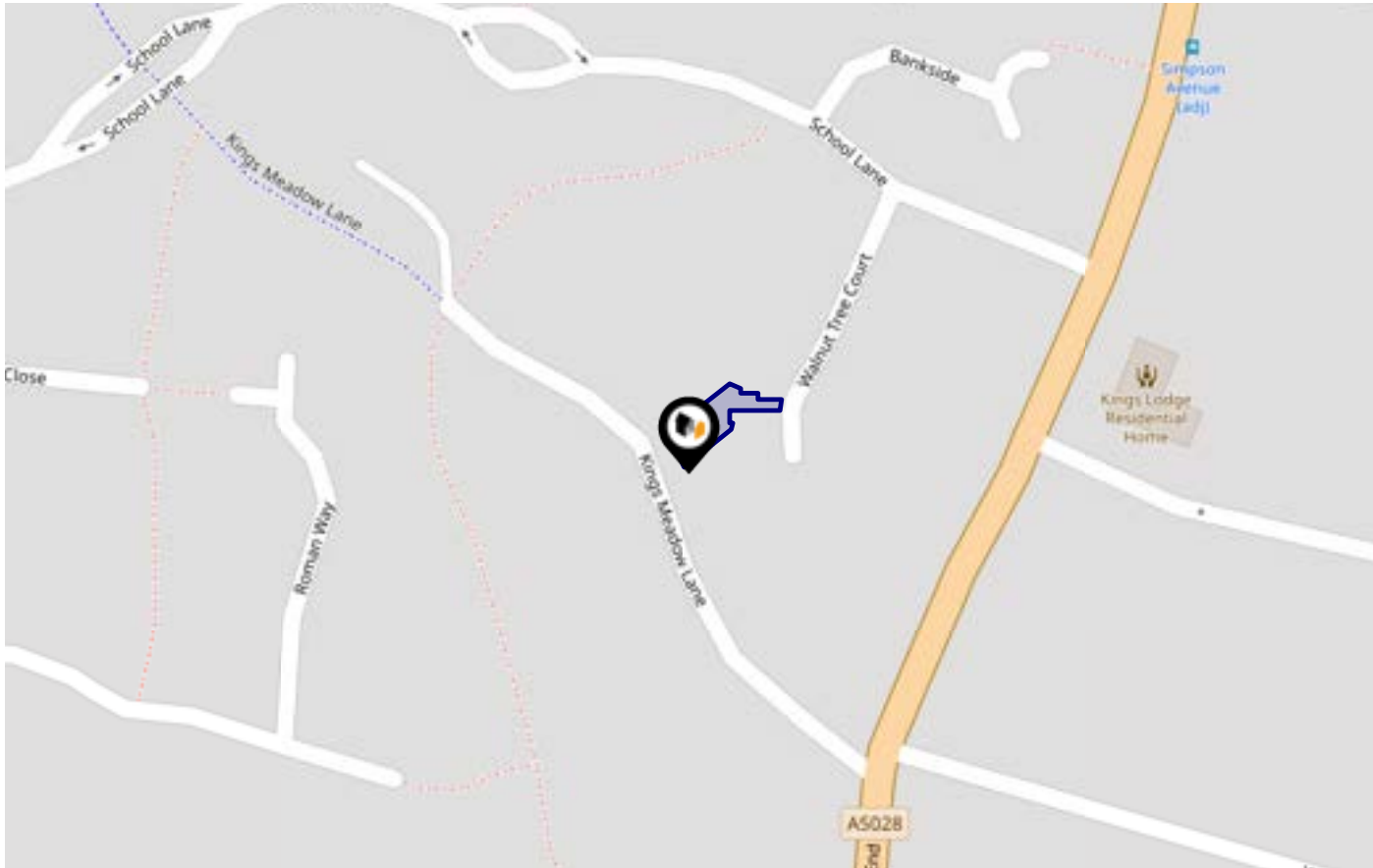


Flood Risk

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.

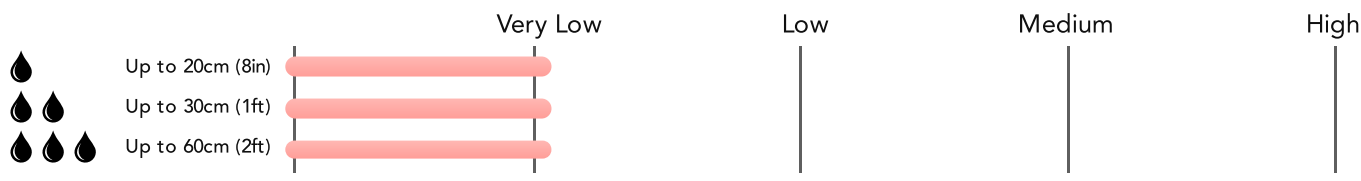


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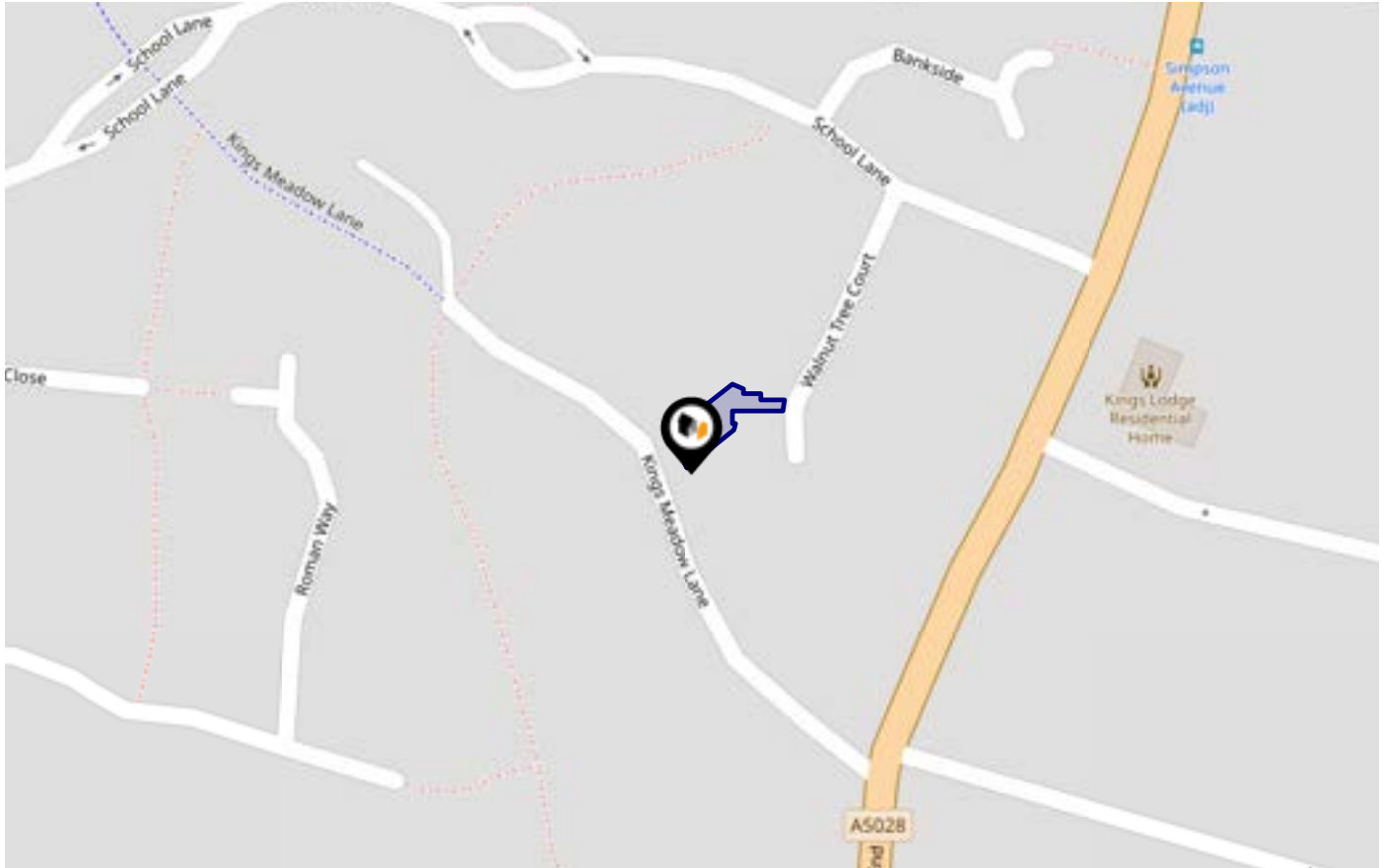
Chance of flooding to the following depths at this property:



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

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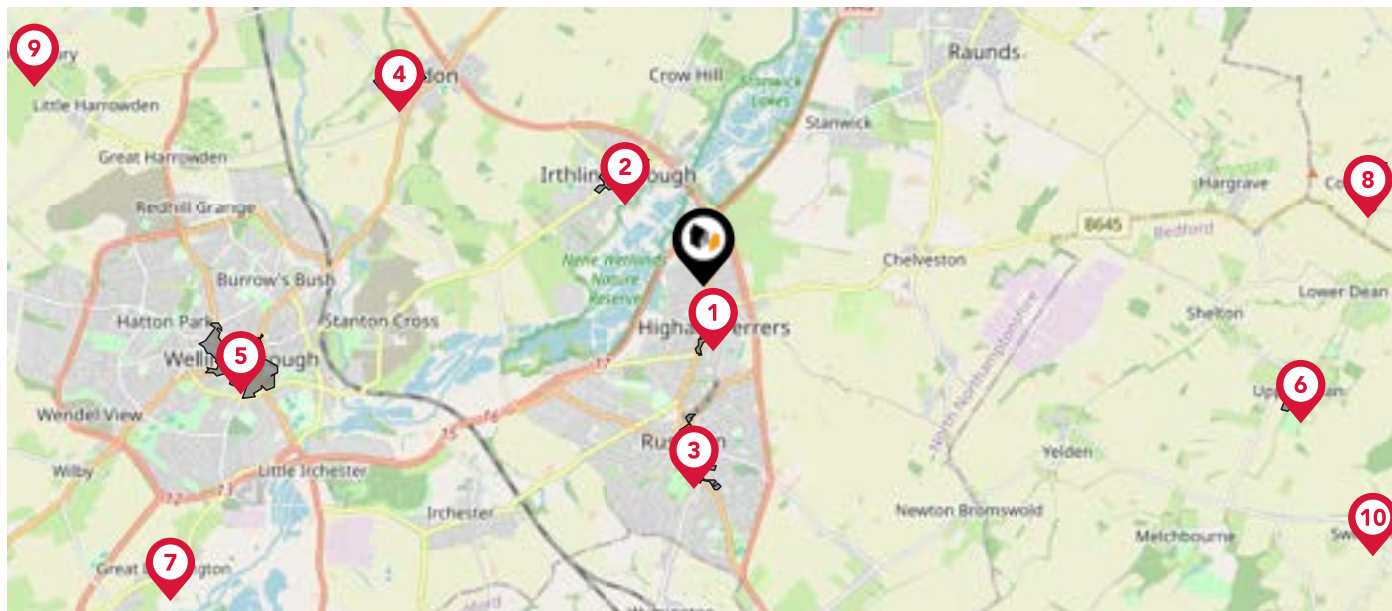
Chance of flooding to the following depths at this property:



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 Higham Ferrers
- 2 Irthlingborough
- 3 Rushden
- 4 Finedon
- 5 Wellingborough
- 6 Upper Dean
- 7 Great Doddington
- 8 Covington
- 9 Orlingbury
- 10 Swineshead

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	Sewage Disposal Works-Kings Meadow Lane, Higham Ferrers, Northamptonshire	Historic Landfill <input type="checkbox"/>
2	Mill Chrome-Station Road, Higham Ferrers	Historic Landfill <input type="checkbox"/>
3	Rushden and Higham Ferrers Bypass-Skewbridge, Rushden	Historic Landfill <input type="checkbox"/>
4	Rushden Pit-Northampton Road, Rushden	Historic Landfill <input type="checkbox"/>
5	Stanwick Quarry-Higham Road, Stanwick, Northamptonshire	Historic Landfill <input type="checkbox"/>
6	Station Road-Irthlingborough	Historic Landfill <input type="checkbox"/>
7	EMGAS Shirley Road-Rushden	Historic Landfill <input type="checkbox"/>
8	Off Finedon Road-Irthlingborough, Northamptonshire	Historic Landfill <input type="checkbox"/>
9	OS Plot 182, South Of Wellingborough Road-Irthlingborough	Historic Landfill <input type="checkbox"/>
10	Stanwick Landfill Site-Hillstone Farm, Stanwick	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

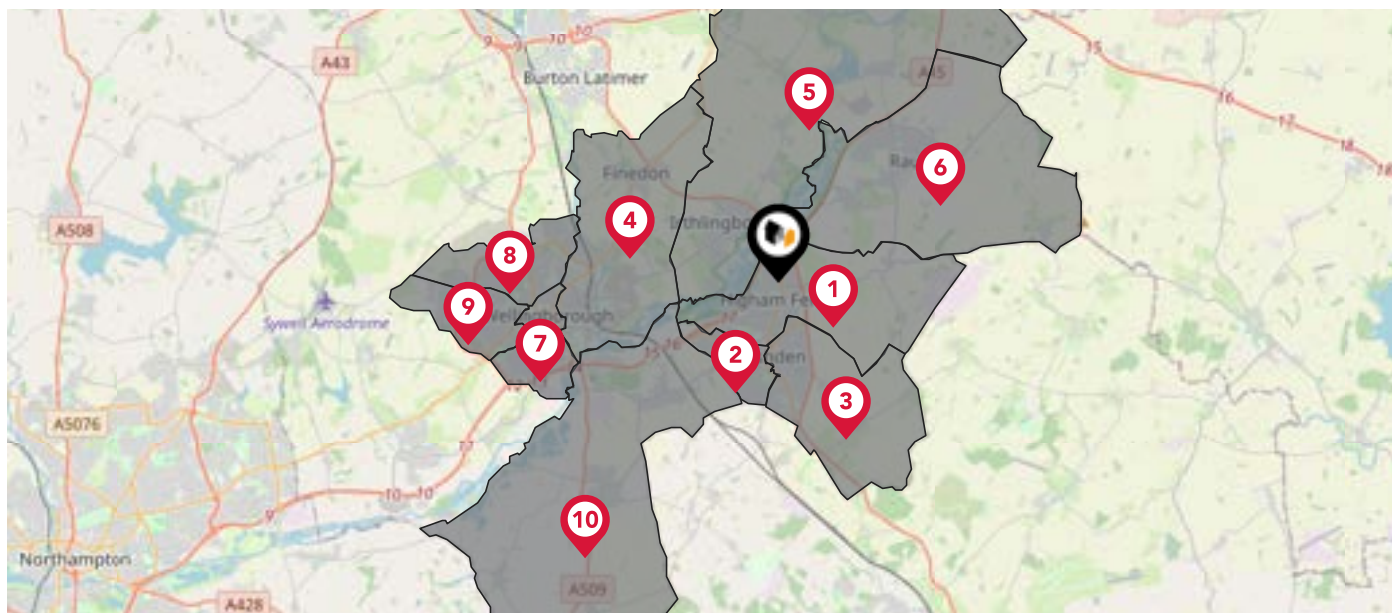
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.











Maps

Council Wards

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

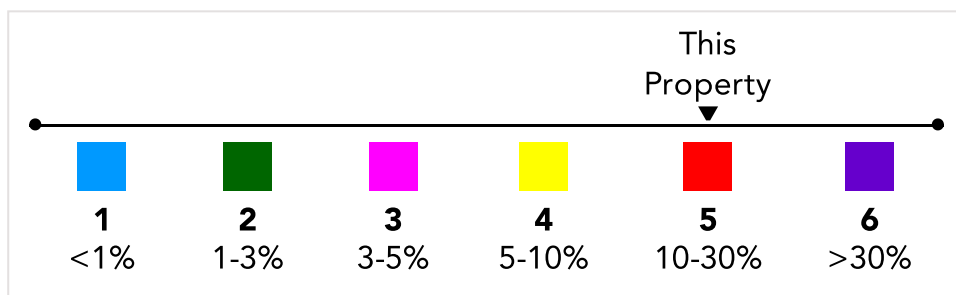
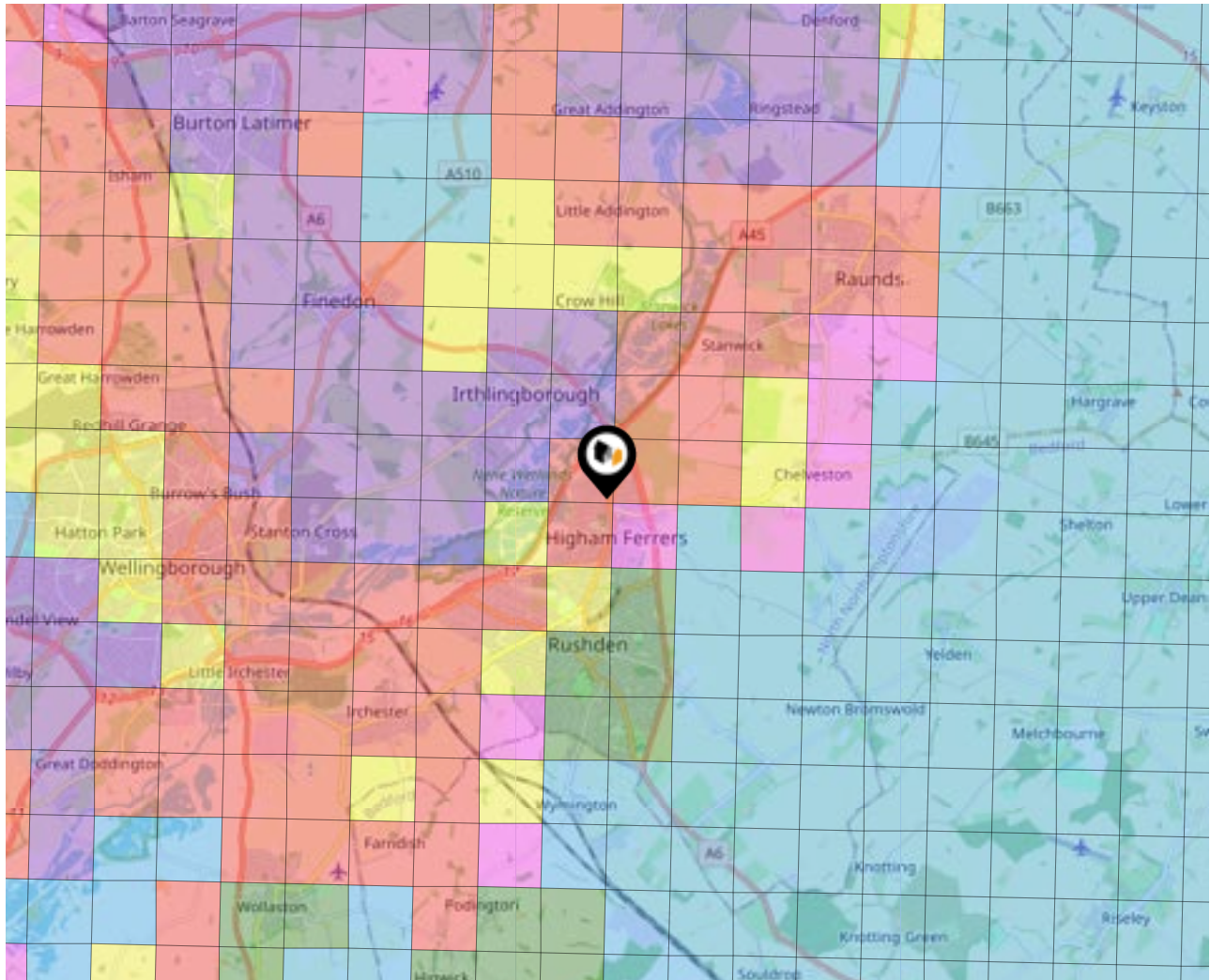


Nearby Council Wards

-  Higham Ferrers Ward
-  Rushden Pemberton West Ward
-  Rushden South Ward
-  Finedon Ward
-  Irthlingborough Ward
-  Raunds Ward
-  Croyland and Swanspool Ward
-  Hatton Park Ward
-  Brickhill and Queensway Ward
-  Irchester Ward

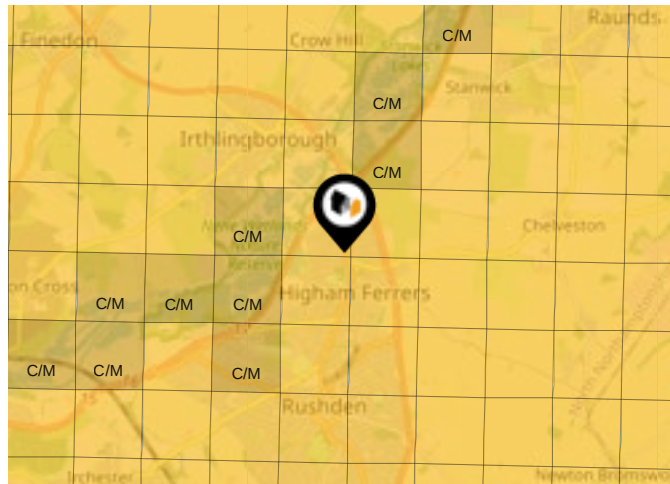
What is Radon?

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)

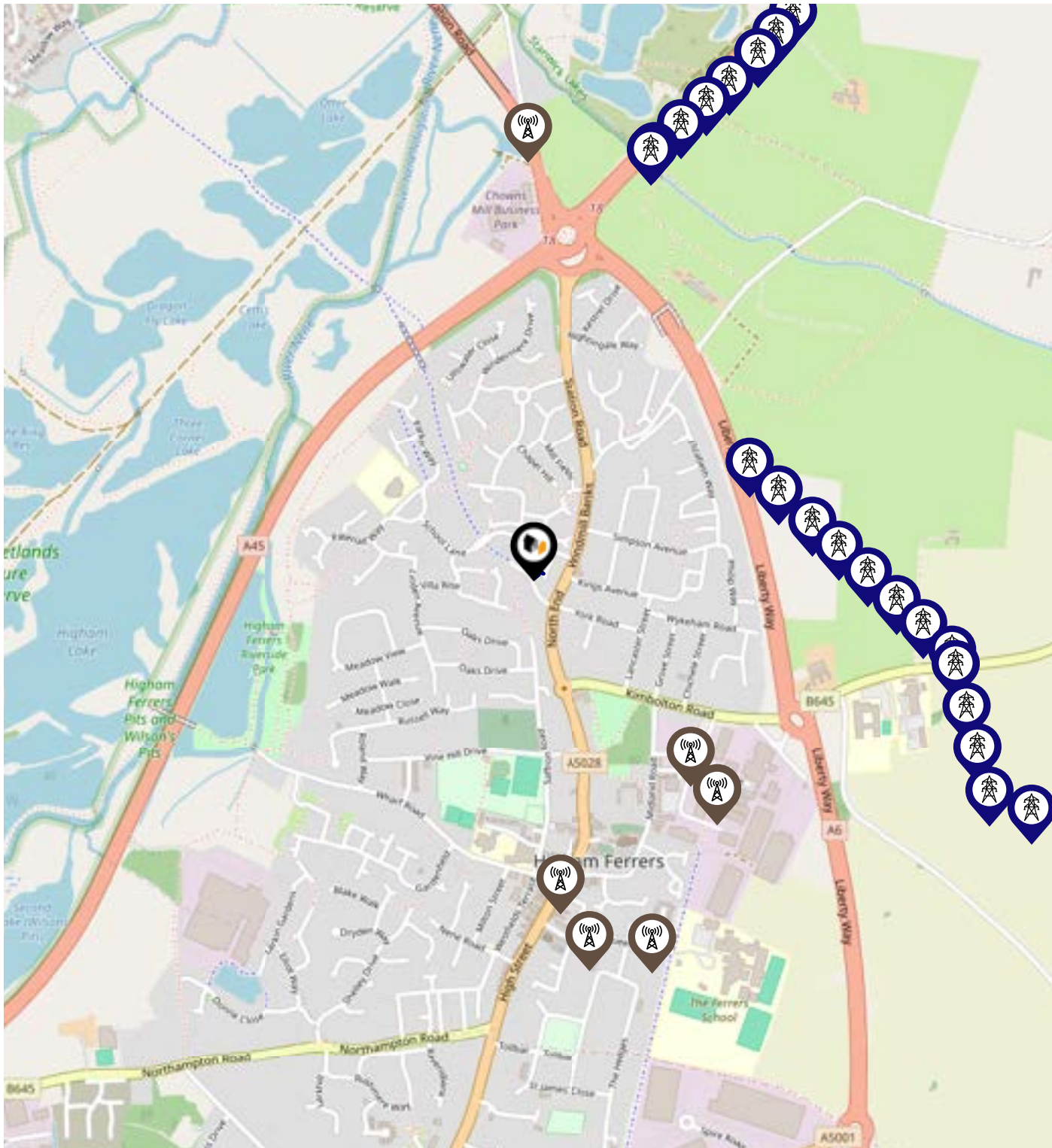
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		





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



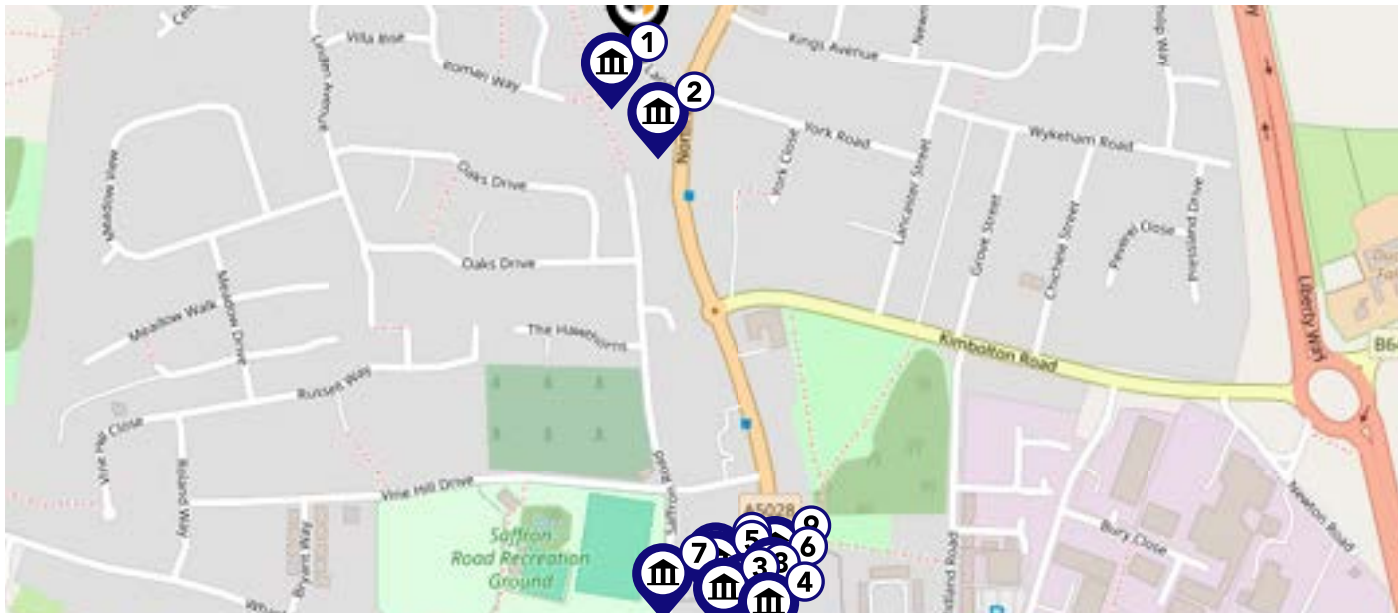
Key:

-  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
	1371871 - Numbers 5 And 7 (spring Cottage)	Grade II	0.0 miles
	1371875 - Walnut Tree Farmhouse	Grade II	0.1 miles
	1371909 - Outbuilding Approximately 5 Metres West Of South Range Of Chichele College	Grade II	0.3 miles
	1191853 - 14, 16 And 16a, College Street	Grade II	0.3 miles
	1371908 - Chichele College, North Range And Attached Foundations	Grade I	0.3 miles
	1191858 - Bottle Cottage	Grade II	0.3 miles
	1040350 - Chichele College, Perimeter Wall Gateway And Attached Foundations	Grade II	0.3 miles
	1040390 - Chichele College, South And East Ranges And Attached Foundations	Grade I	0.3 miles
	1371887 - Peartree Cottage	Grade II	0.3 miles
	1040349 - Chichele College, Group Of Foundations	Grade II	0.3 miles

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 Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 270 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Rushden Academy Ofsted Rating: Good Pupils: 892 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Denfield Park Primary School Ofsted Rating: Good Pupils: 432 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St) Ofsted Rating: Requires improvement Pupils: 147 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Newton Road School Ofsted Rating: Requires improvement Pupils: 243 Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Huxlow Academy Ofsted Rating: Not Rated Pupils: 854 Distance:1.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:1.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Whitefriars Primary School Ofsted Rating: Good Pupils: 411 Distance:2.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Rushden Primary Academy Ofsted Rating: Good Pupils: 389 Distance:2.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 South End Infant School Ofsted Rating: Good Pupils: 246 Distance:2.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

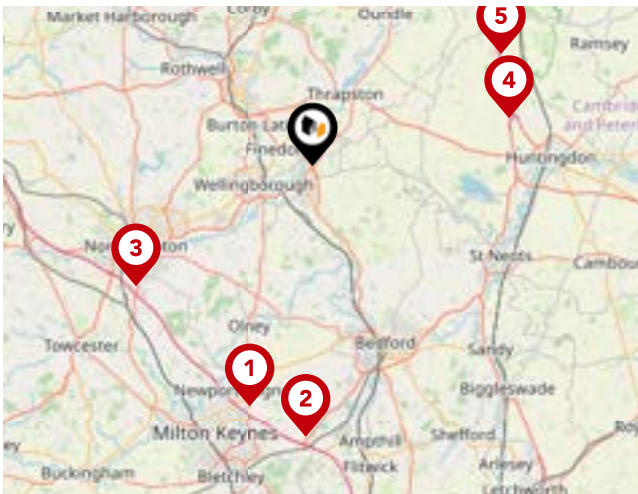
Area

Transport (National)



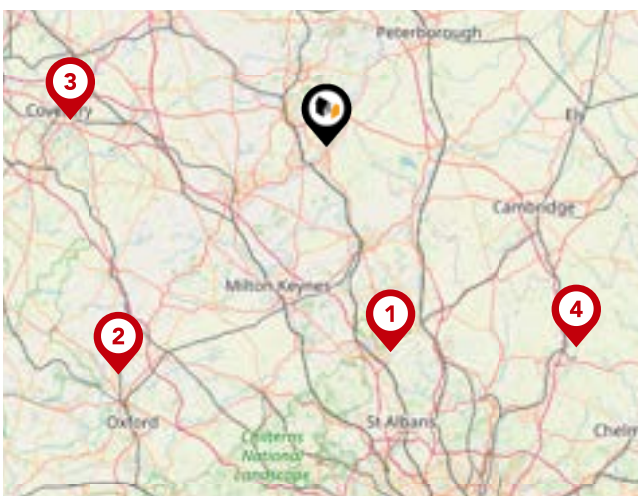
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.52 miles
2	Kettering Rail Station	8.07 miles
3	Corby Rail Station	12.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	18.08 miles
2	M1 J13	19.73 miles
3	M1 J15	15.45 miles
4	A1(M) J13	14.75 miles
5	A1(M) J15	15.92 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	31.32 miles
2	Kidlington	45.04 miles
3	Baginton	37.4 miles
4	Stansted Airport	46.71 miles

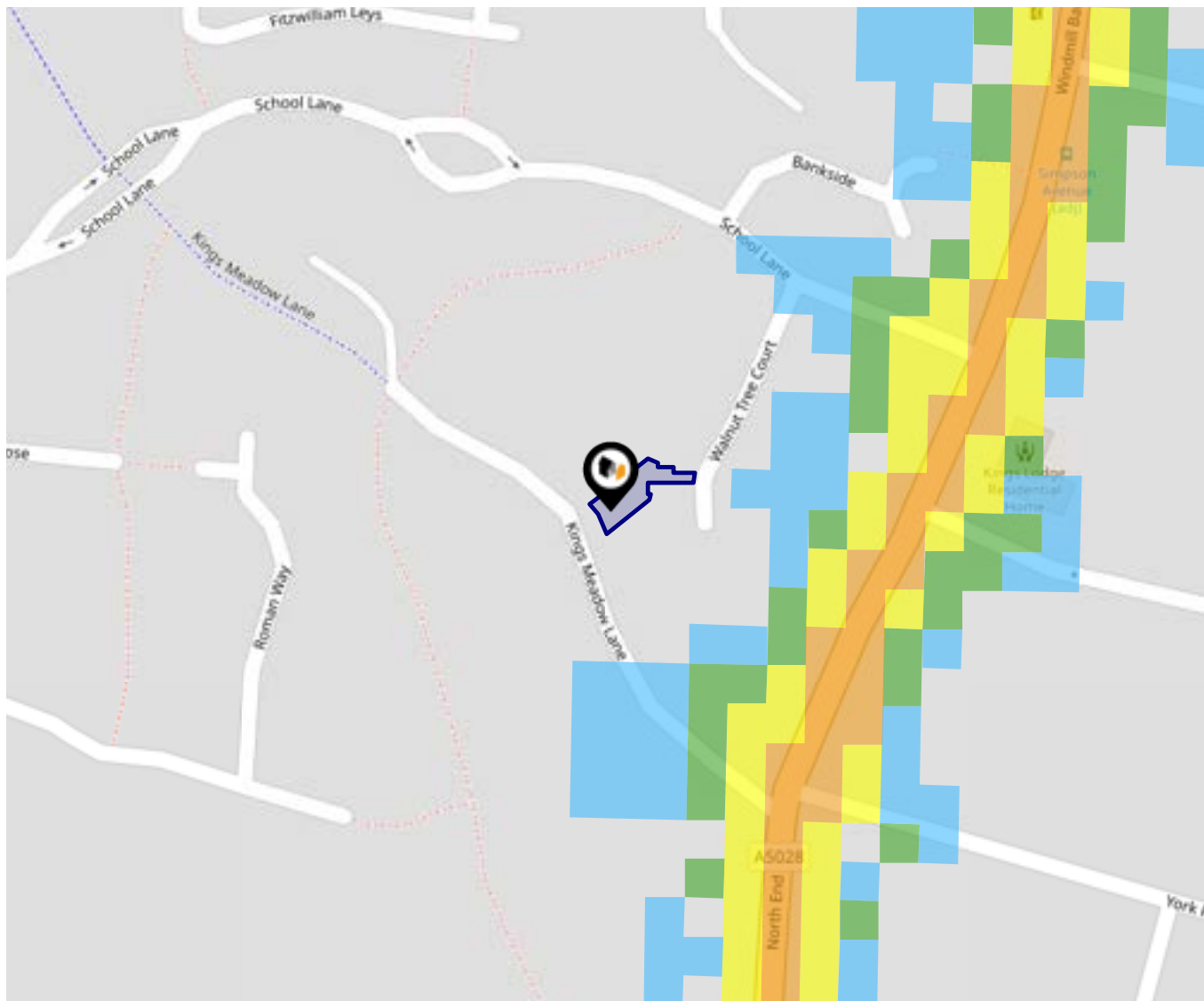
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Meadows Lane	0.08 miles
2	12 North End	0.1 miles
3	Simpson Avenue	0.1 miles
4	97 Oaks Drive	0.16 miles
5	Wykeham Road	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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