

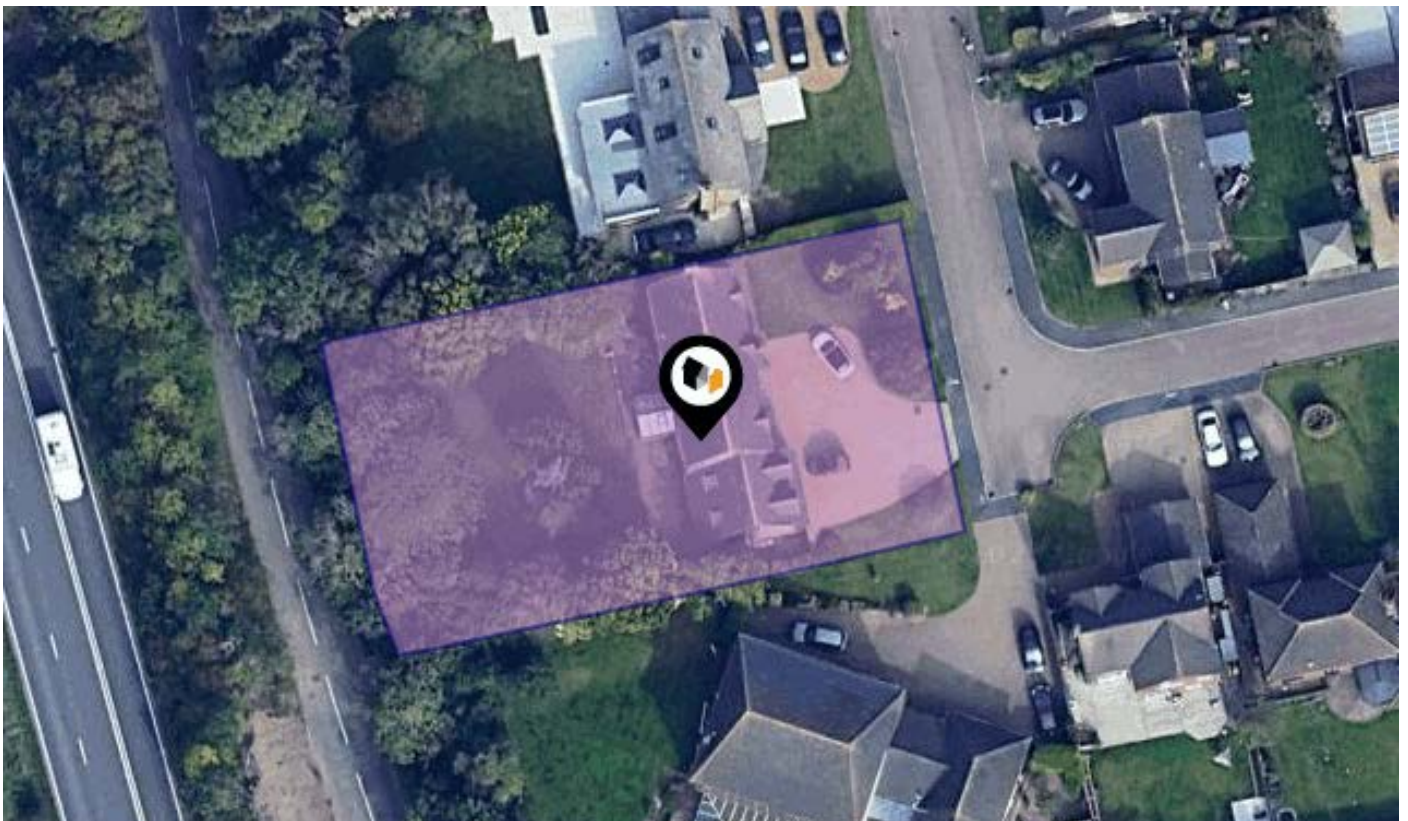


See More Online

MIR: Material Info

The Material Information Affecting this Property

Saturday 17th May 2025



HOLME CLOSE, 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: | 4 | | |
| Plot Area: | 0.33 acres | | |
| Year Built : | 1983-1990 | | |
| Council Tax : | Band G | | |
| Annual Estimate: | £3,837 | | |
| Title Number: | NN146844 | | |

Local Area

| | | | |
|--------------------|------------------------|------------------------------------|------|
| Local Authority: | North northamptonshire | Estimated Broadband Speeds | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | |
| Flood Risk: | | | |
| • Rivers & Seas | Very low | 6 | 1800 |
| • Surface Water | Very low | mb/s | mb/s |
| | | | |

| | | | | | | |
|--------------------------|--|--|--|----------------------------------|--|--|
| Mobile Coverage: | | | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | | | |
| | | | | | | |
| | | | | | | |

Planning records for: **9 Holme Close Wellingborough Northamptonshire NN9 5YF**

| Reference - NW/21/00425/LDP | |
|-----------------------------|--|
| Decision: | Decided |
| Date: | 11th May 2021 |
| Description: | Application for a Lawful Development Certificate for a proposed development - addition of a full length dormer to existing 2nd floor. The dormer will be to the back of the property and will have 3 windows |

Planning records for: **19 Holme Close Wellingborough NN9 5YF**

| Reference - NW/23/00452/FUL | |
|-----------------------------|---|
| Decision: | Decided |
| Date: | 24th July 2023 |
| Description: | Detached outbuilding measuring 9 metre x 3 metre containing an ancillary office |

Planning records for: **1 Holme Close Wellingborough Northamptonshire NN9 5YF**

| Reference - NW/21/00208/FUL | |
|-----------------------------|-------------------------------|
| Decision: | Decided |
| Date: | 03rd March 2021 |
| Description: | Single storey rear extension. |

Stamp Duty

At the asking price (£700,000), the current stamp duty payments are as follows (as of May 2025).

First Time Buyer - £25,000

Moving Home - £25,000

Additional Property (keeping main residence) - £60,000



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!

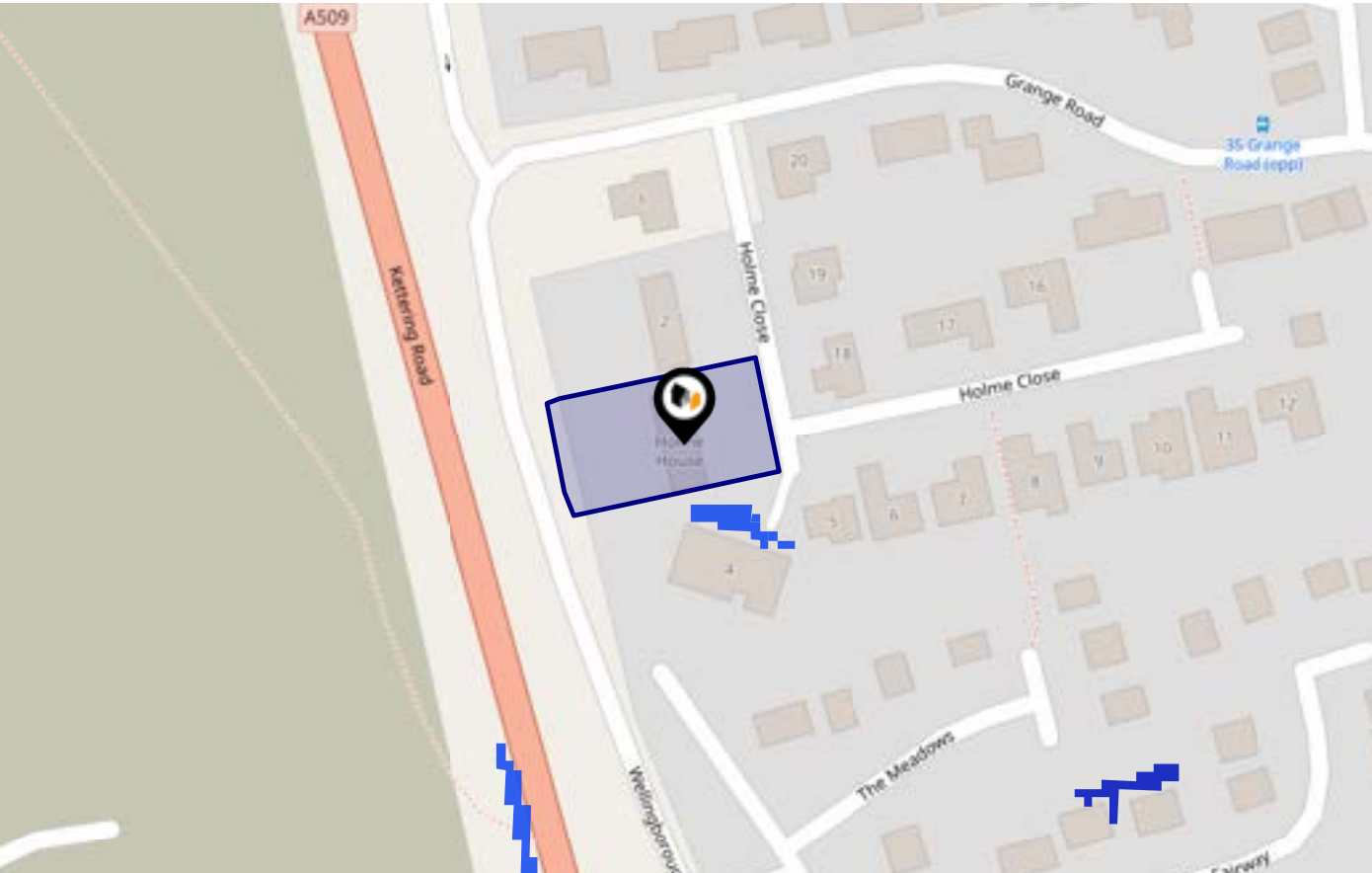


/hcnenevalley/

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.

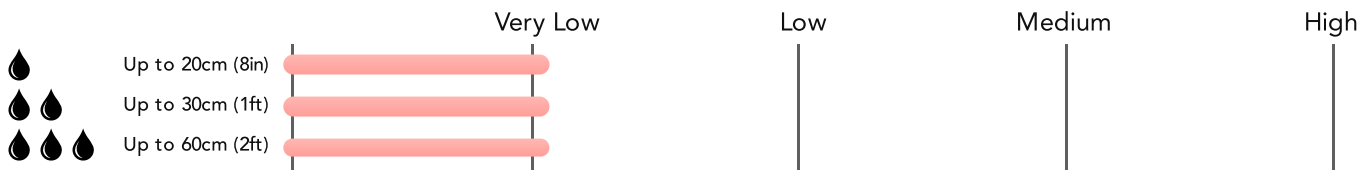


Risk Rating: Very low

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:

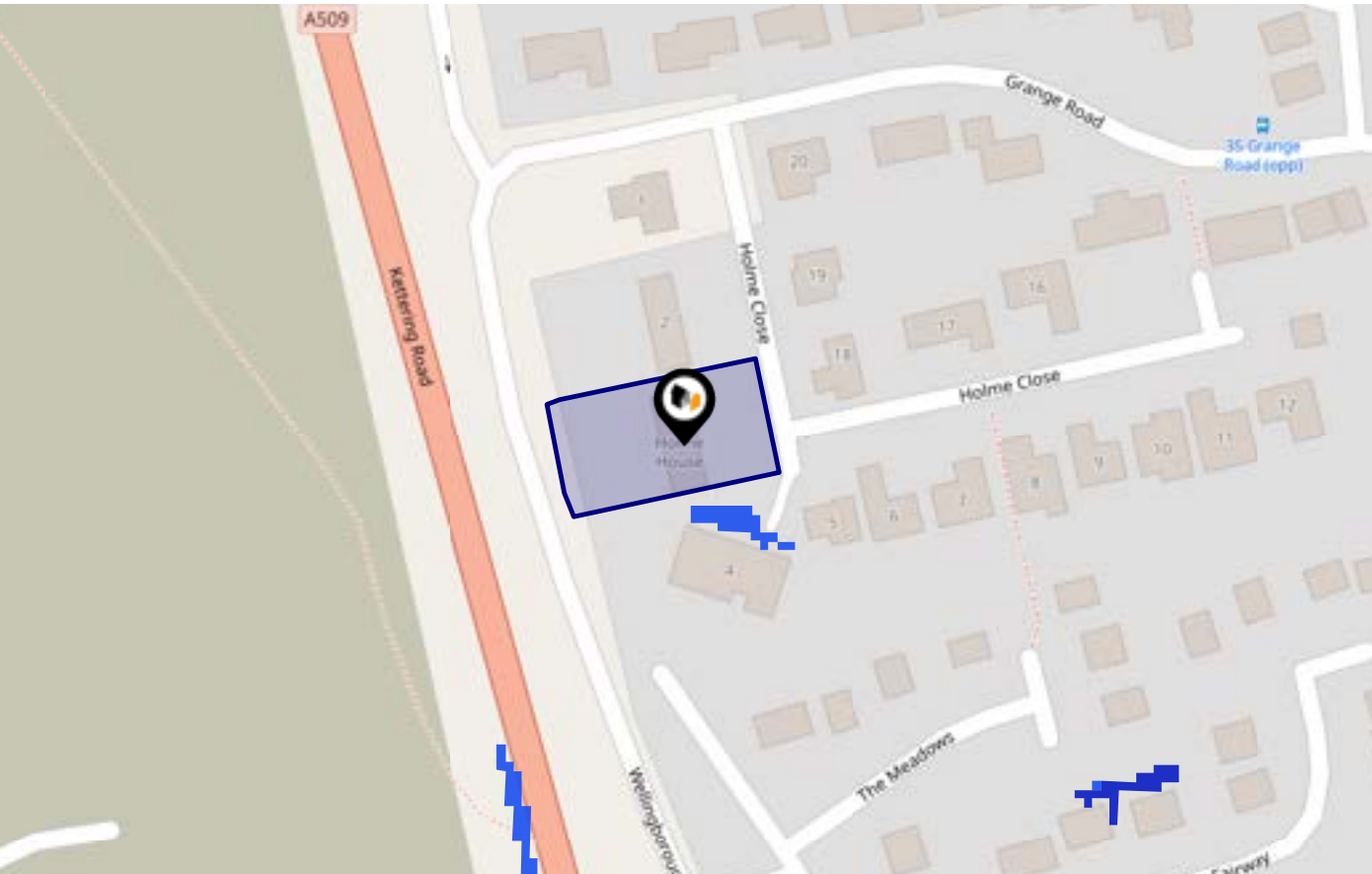


Flood Risk

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.

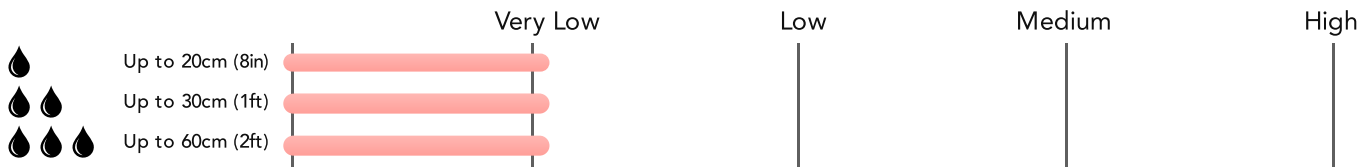


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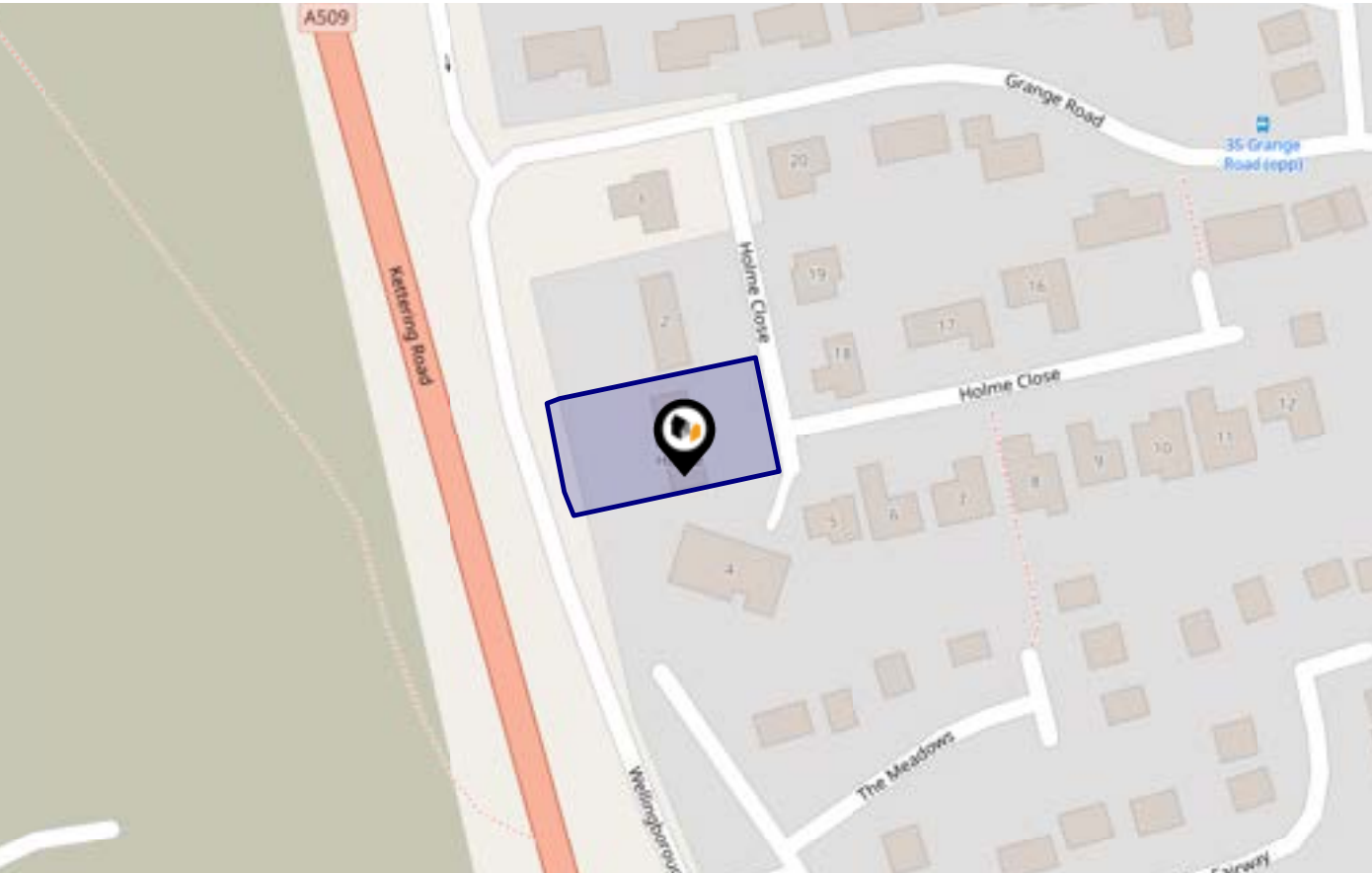
Chance of flooding to the following depths at this property:



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.

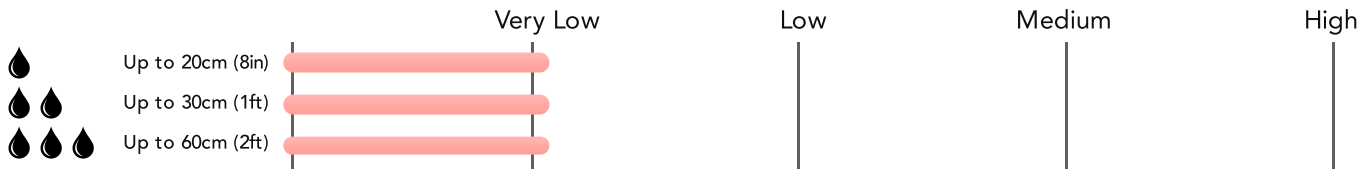


Risk Rating: Very low

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- 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:

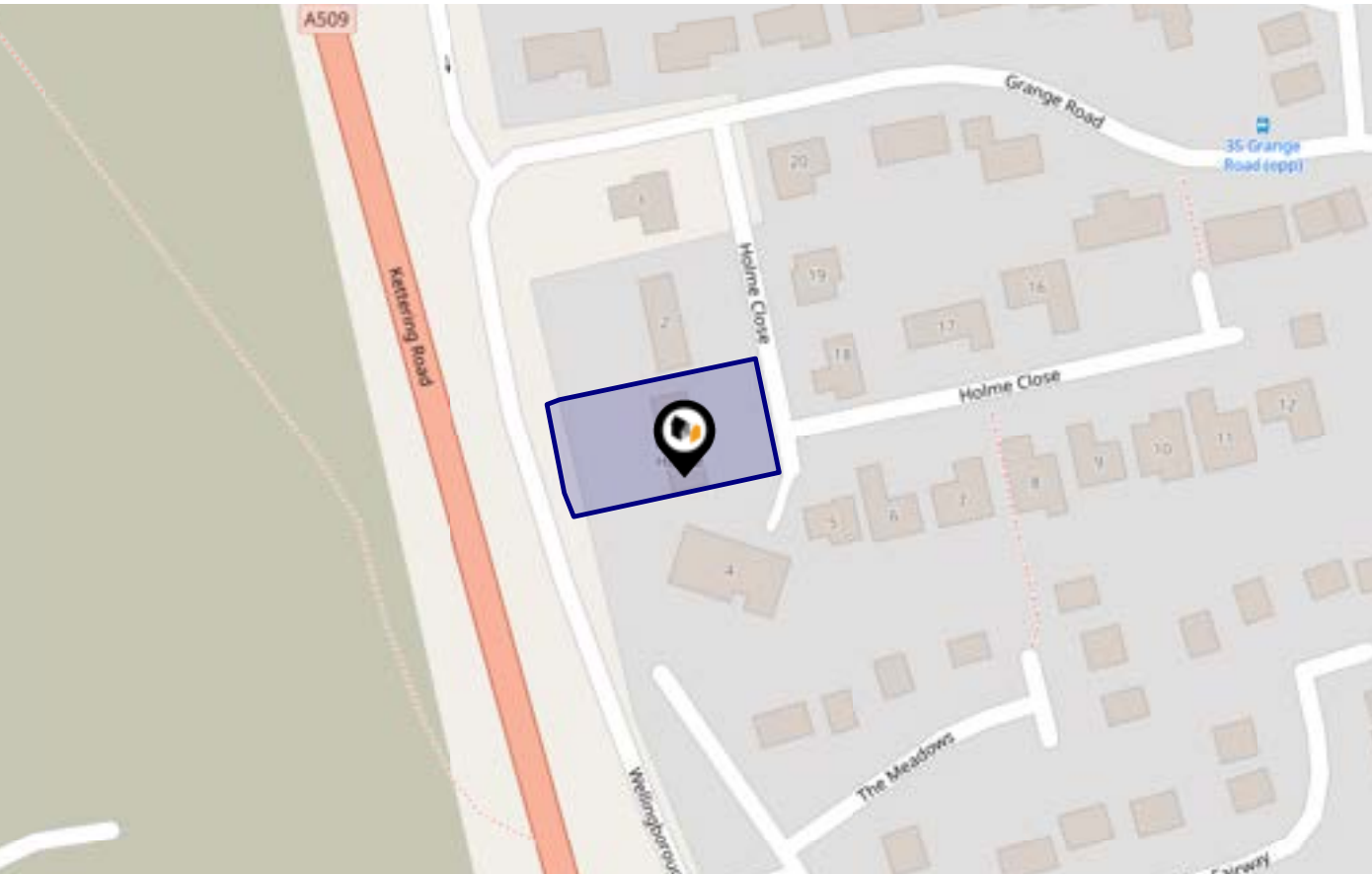


Flood Risk

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.

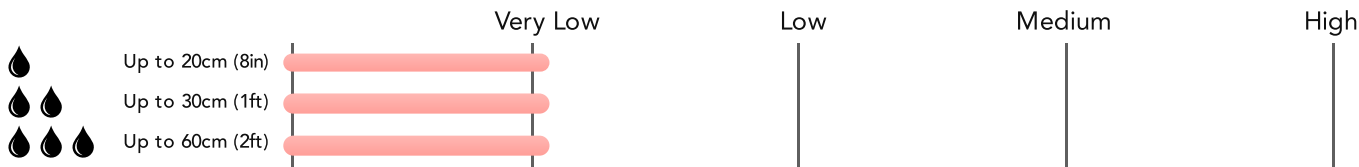


Risk Rating: **Very low**

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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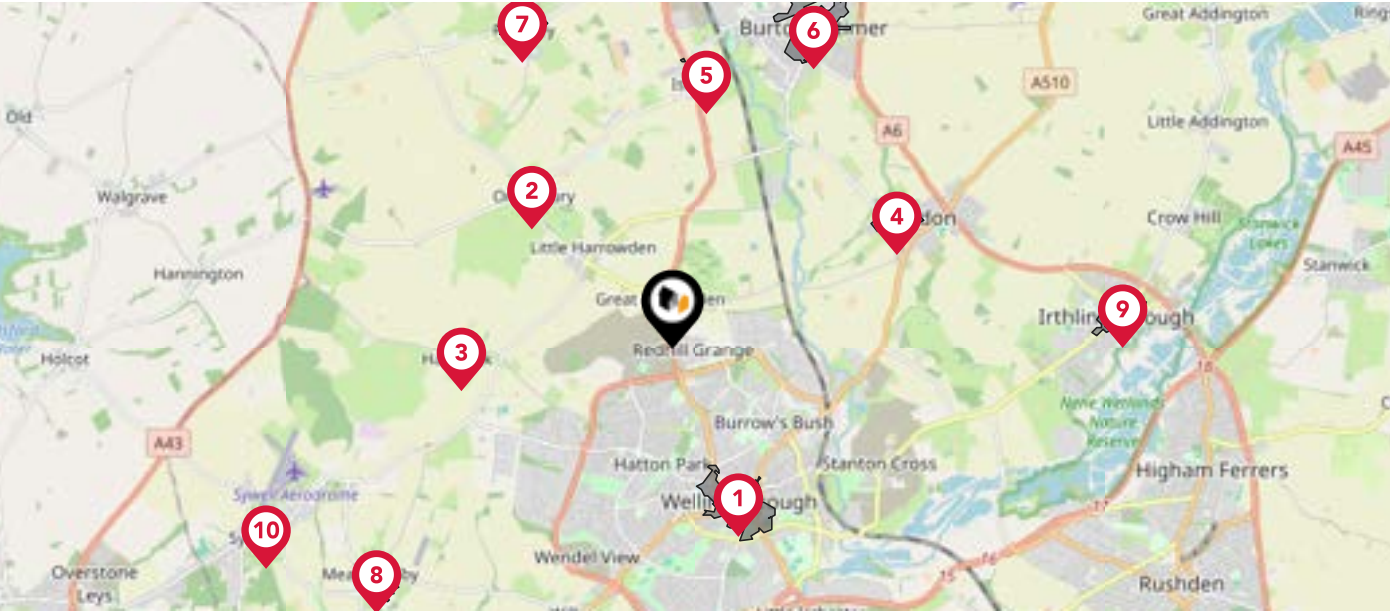
Chance of flooding to the following depths at this property:



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.



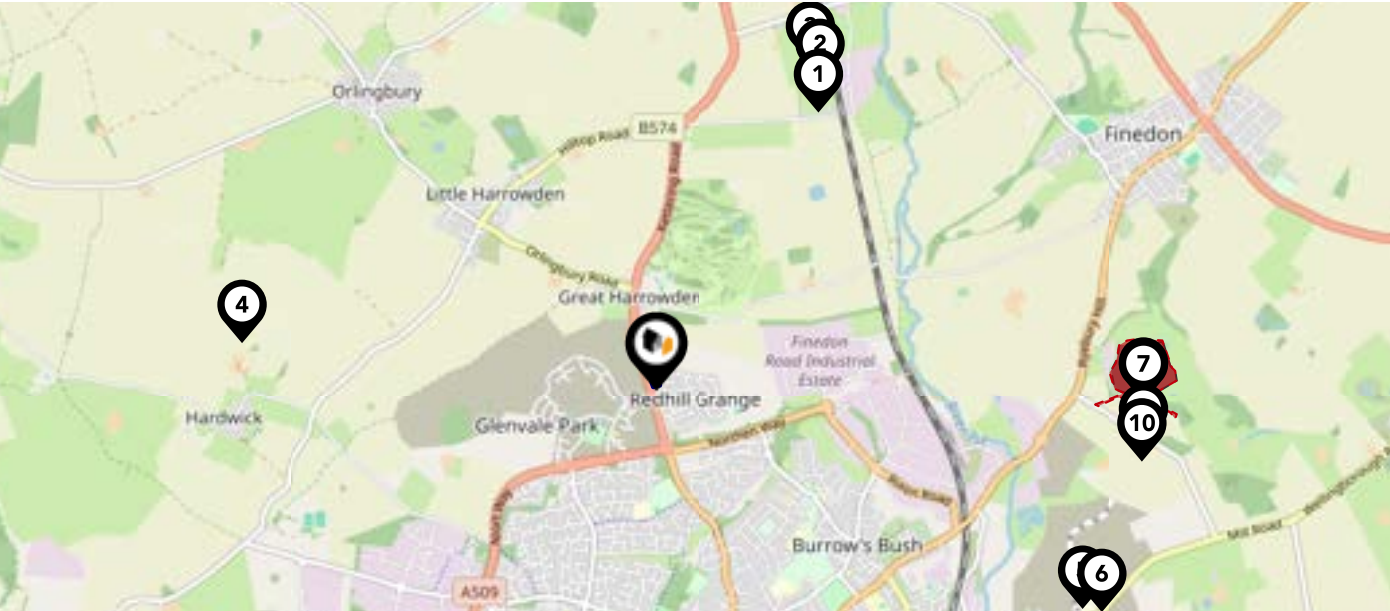
| Nearby Conservation Areas | |
|---------------------------|-----------------|
| 1 | Wellingborough |
| 2 | Orlingbury |
| 3 | Hardwick |
| 4 | Finedon |
| 5 | Isham |
| 6 | Burton Latimer |
| 7 | Pytchley |
| 8 | Mears Ashby |
| 9 | Irthlingborough |
| 10 | Sywell |

Maps

Landfill Sites

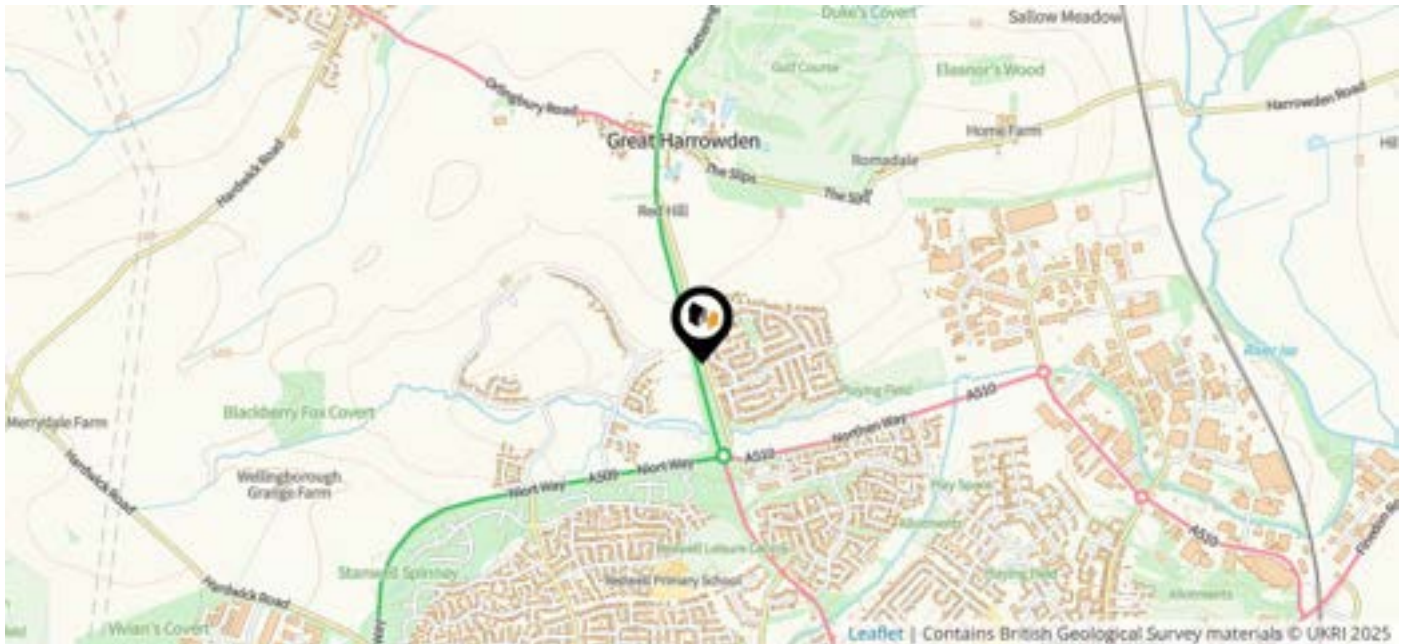


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



| Nearby Landfill Sites | | |
|-----------------------|---|-------------------|
| 1 | Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering | Historic Landfill |
| 2 | Kettering Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering | Historic Landfill |
| 3 | Sewage Works-Finedon Station Road, 'Ducks Nest', Isham, Kettering | Historic Landfill |
| 4 | Stonebrig Lane-Little Harrowden, Near Wellingborough | Historic Landfill |
| 5 | South Hill Farm-Wellingborough | Historic Landfill |
| 6 | South Hill Farm-Wellingborough | Historic Landfill |
| 7 | No name provided by source | Active Landfill |
| 8 | Sidegate Lane Landfill - New Area-Sidegate Lane, Wellingborough, Northants | Historic Landfill |
| 9 | Carrol Spring Farm-Sidegate Lane, Wellingborough | Historic Landfill |
| 10 | Carrol Spring Farm-Sidegate Lane, Wellingborough | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



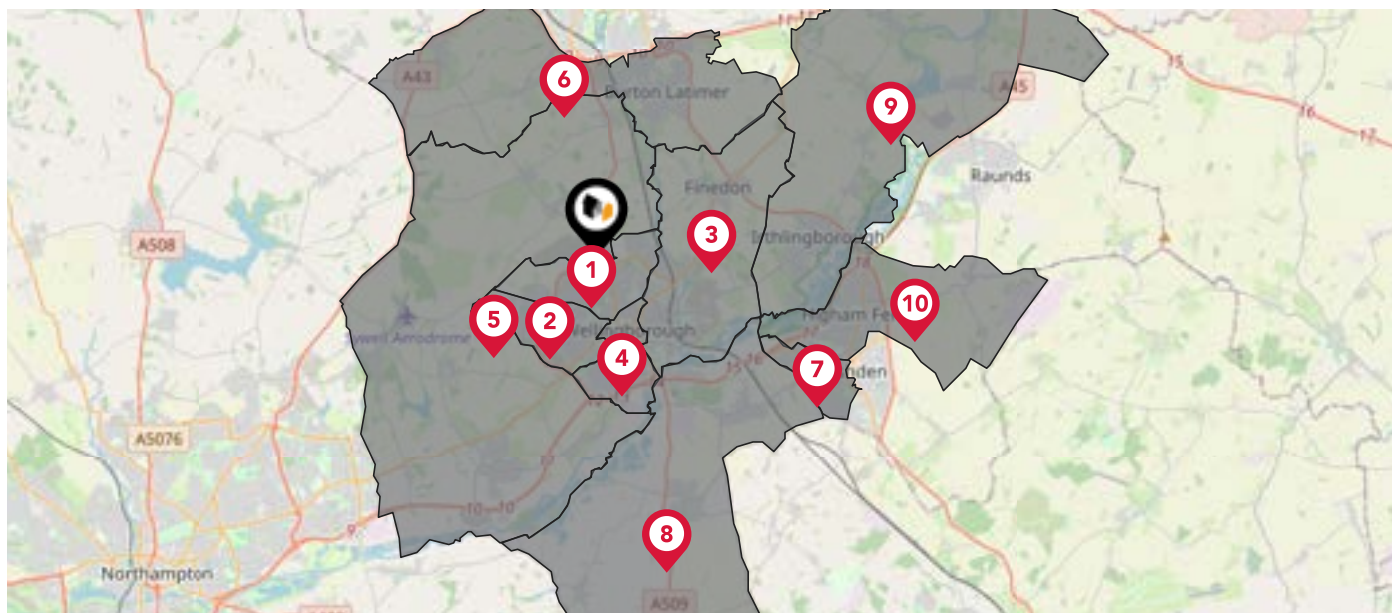
Mine Entry

- ✕ 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

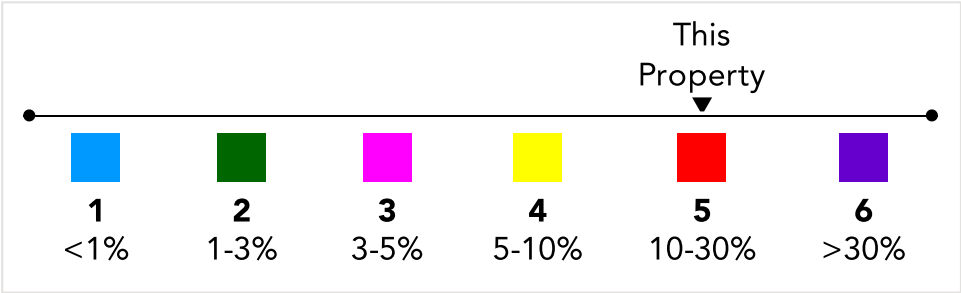
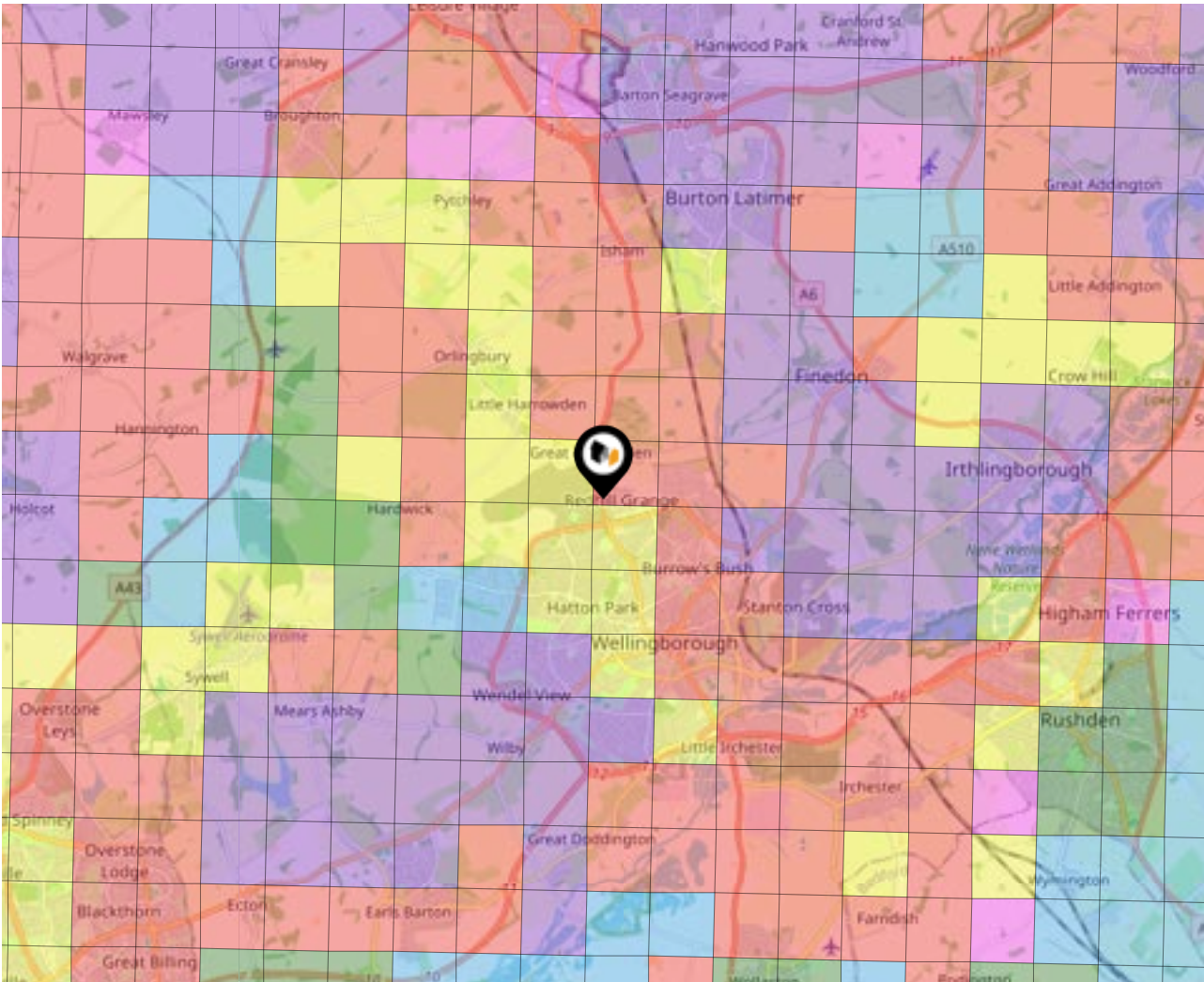


Nearby Council Wards

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

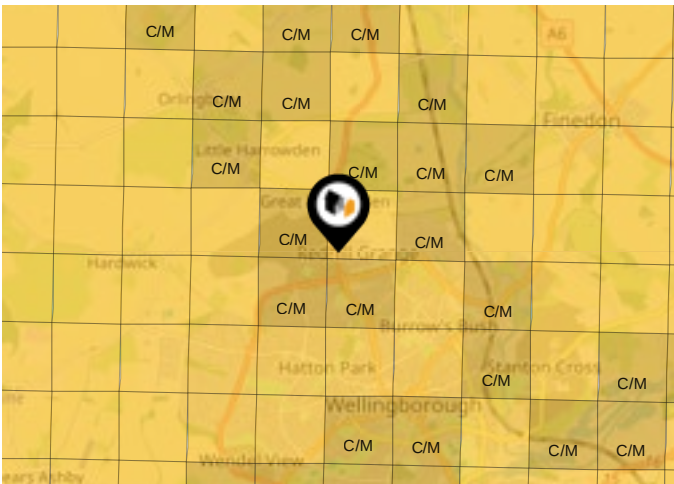
What is Radon?

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 | | |

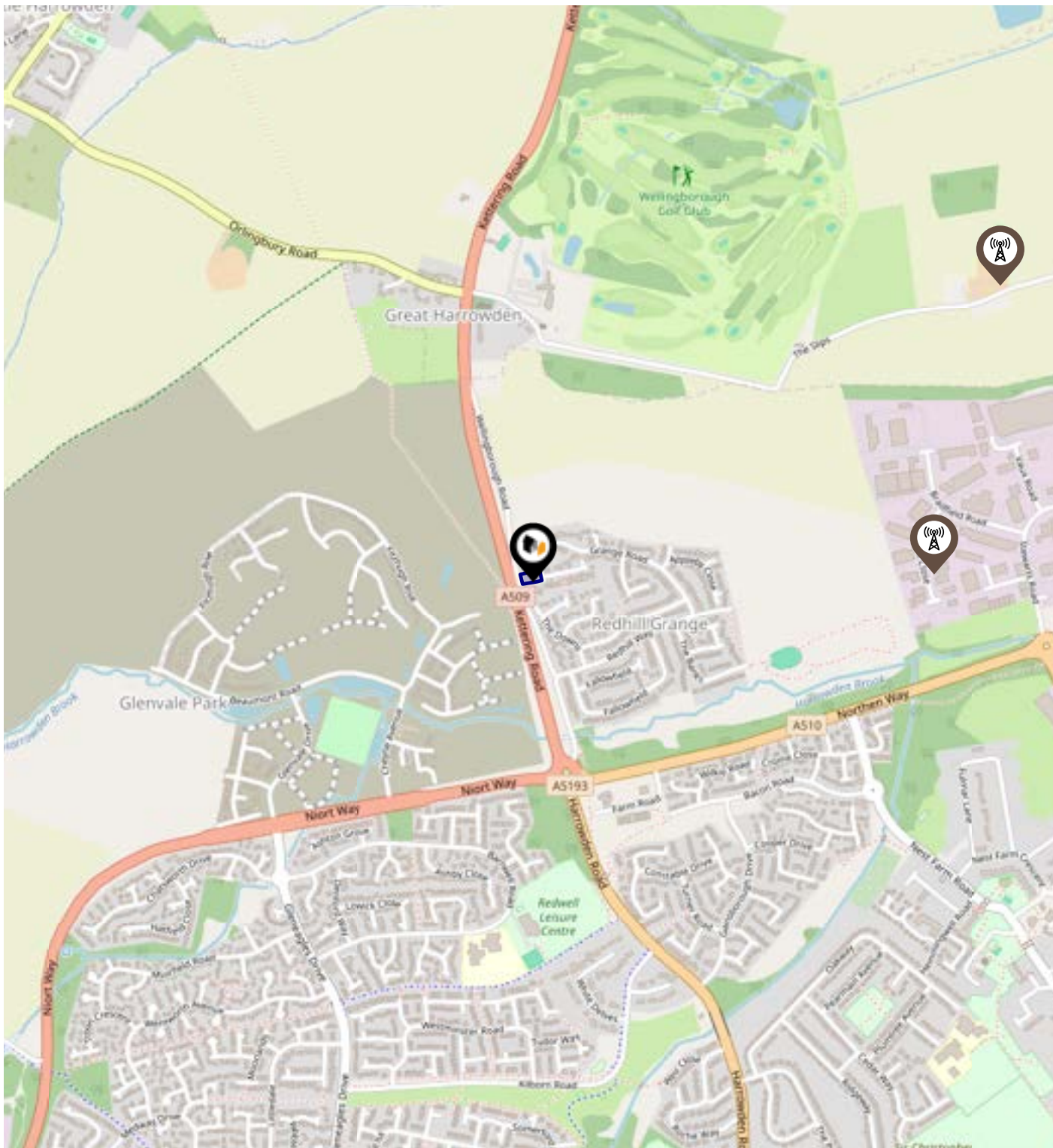


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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:

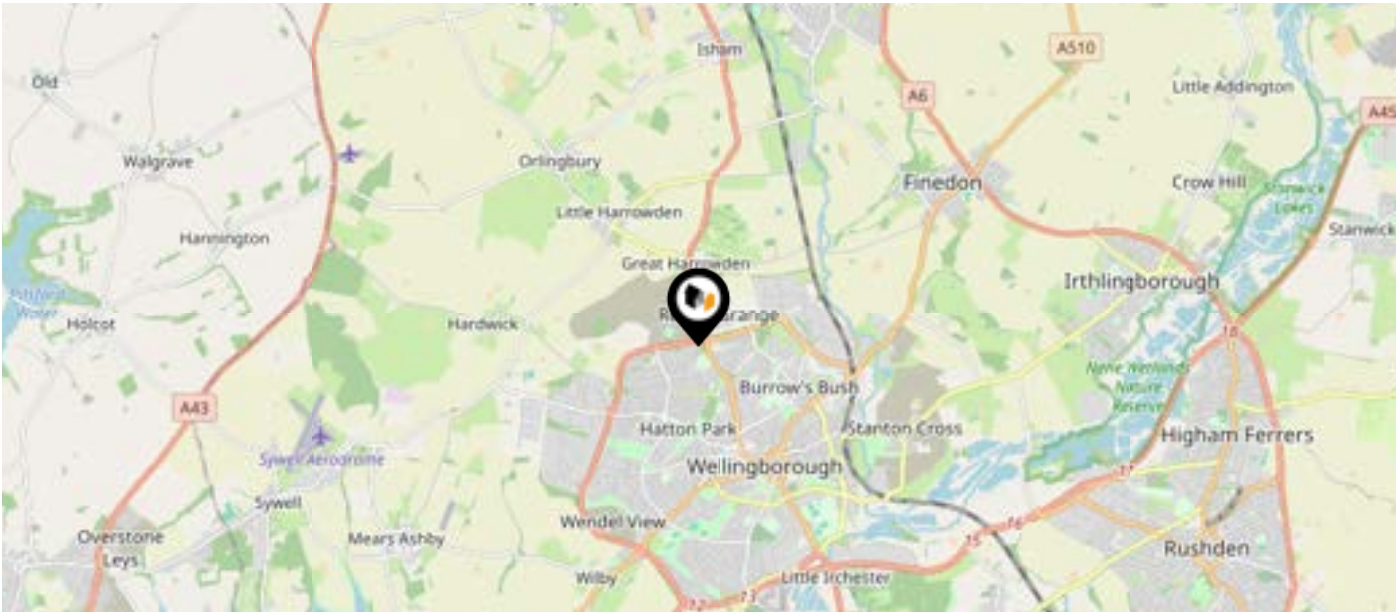
-  Power Pylons
-  Communication Masts

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



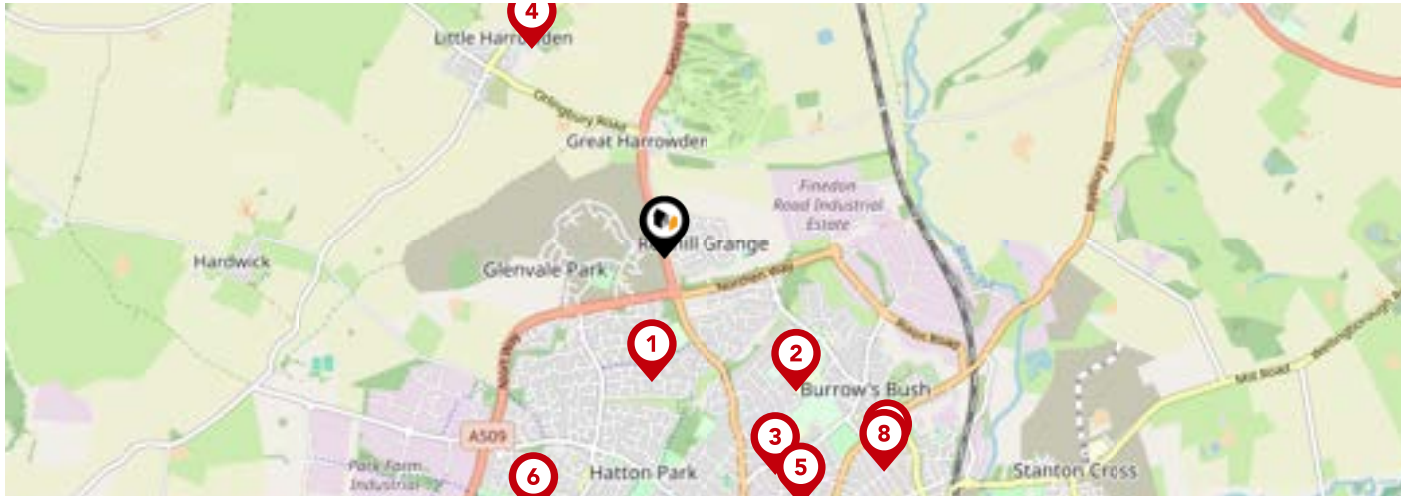
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1040729 - Barn Approximately 20 Metres North East Of Manor House | Grade II | 0.4 miles |
|  1293989 - Pair Of Headstones Approximately 15 Metres North West Of Church Of All Saints | Grade II | 0.4 miles |
|  1040732 - Statue Approximately 30 Metres North East Of Harrowden Hall | Grade II | 0.4 miles |
|  1190526 - Gates, Gatepiers And Railings Approximately 90 Metres West Of Harrowden Hall | Grade II | 0.4 miles |
|  1040730 - Harrowden Hall (wellingborough Golf Club) | Grade I | 0.4 miles |
|  1040735 - Gazebo Approximately 230 Metres South East Of Harrowden Hall | Grade II | 0.4 miles |
|  1040771 - Church Of All Saints | Grade II | 0.4 miles |
|  1190514 - Gatepier Approximately 20 Metres North West Of Harrowden Hall | Grade II | 0.4 miles |
|  1040736 - Wall Approximately 60 Metres North West Of Harrowden Hall | Grade II | 0.4 miles |
|  1190485 - Gates, Gatepiers, Railings, Walls And Attached Summerhouse Extending To Approximately 300 Metres North, South And East Of Harrowden Hall | Grade II | 0.4 miles |

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

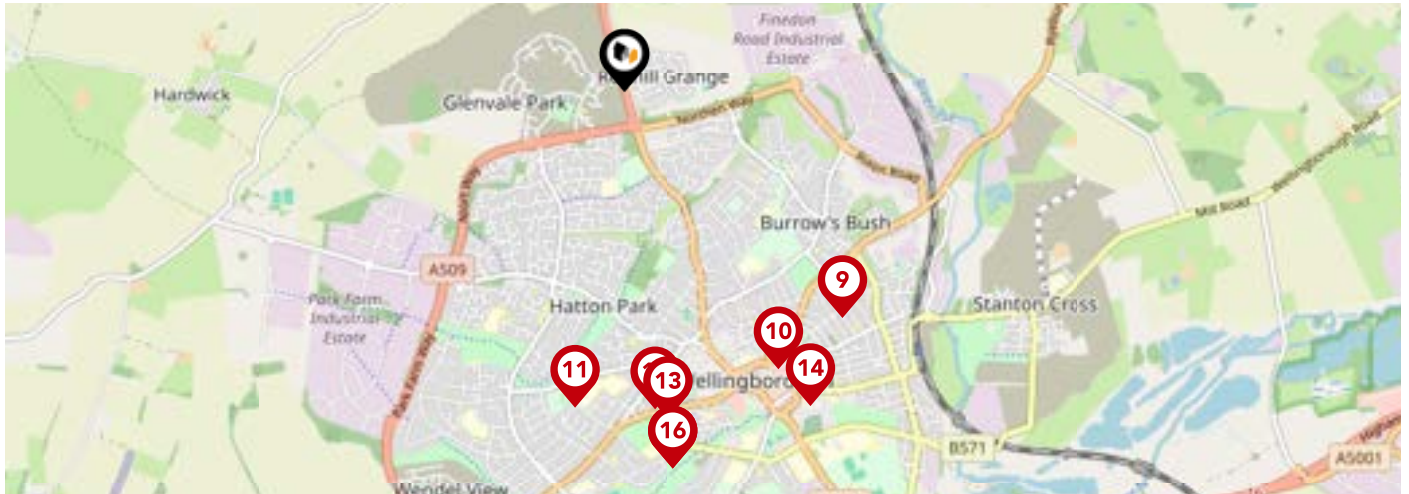


Nearby Green Belt Land

No data available.



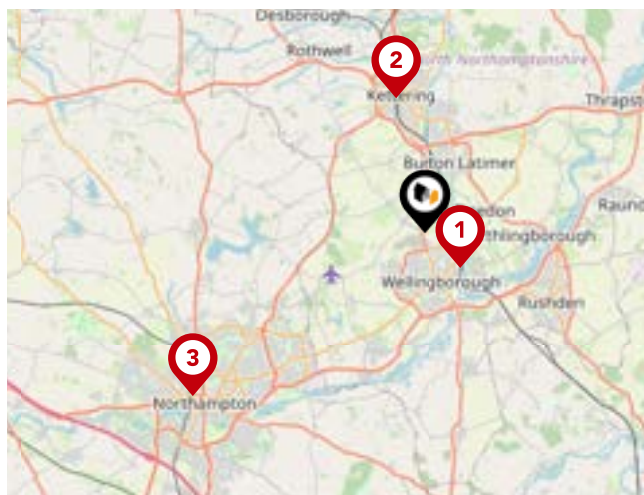
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Redwell Primary School Ofsted Rating: Good Pupils: 630 Distance:0.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Oakway Academy Ofsted Rating: Good Pupils: 590 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Sir Christopher Hatton Academy Ofsted Rating: Good Pupils: 1475 Distance:1.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Little Harrowden Community Primary School Ofsted Rating: Good Pupils: 189 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | The Avenue Infant School Ofsted Rating: Good Pupils: 178 Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Olympic Primary Ofsted Rating: Good Pupils: 398 Distance:1.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Highfield Nursery School Ofsted Rating: Good Pupils: 89 Distance:1.37 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Rowan Gate Primary School -Two Sites and Two Satellites Ofsted Rating: Outstanding Pupils: 268 Distance:1.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Victoria Primary Academy Ofsted Rating: Good Pupils: 409 Distance:1.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Park Junior School, Wellingborough Ofsted Rating: Good Pupils: 241 Distance:1.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Weavers Academy Ofsted Rating: Good Pupils: 1302 Distance:1.45 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Freemans Endowed Church of England Junior Academy Ofsted Rating: Good Pupils: 239 Distance:1.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | St Barnabas Church of England School Ofsted Rating: Good Pupils: 171 Distance:1.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Refocus Ofsted Rating: Good Pupils: 41 Distance:1.65 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Croyland Nursery School & Day Nursery Ofsted Rating: Outstanding Pupils: 113 Distance:1.72 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Croyland Primary School Ofsted Rating: Good Pupils: 415 Distance:1.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

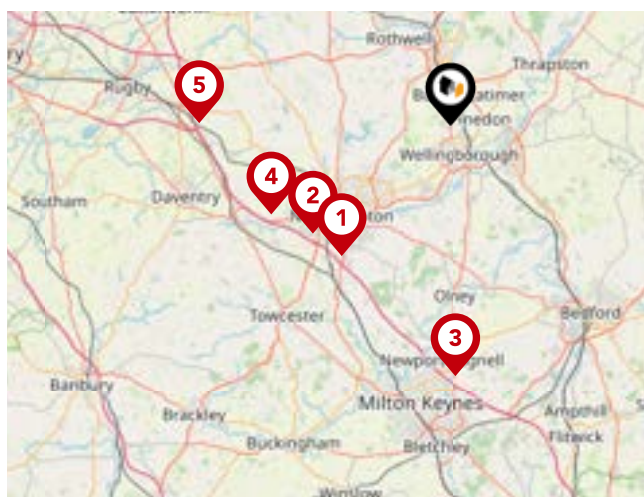
Area

Transport (National)



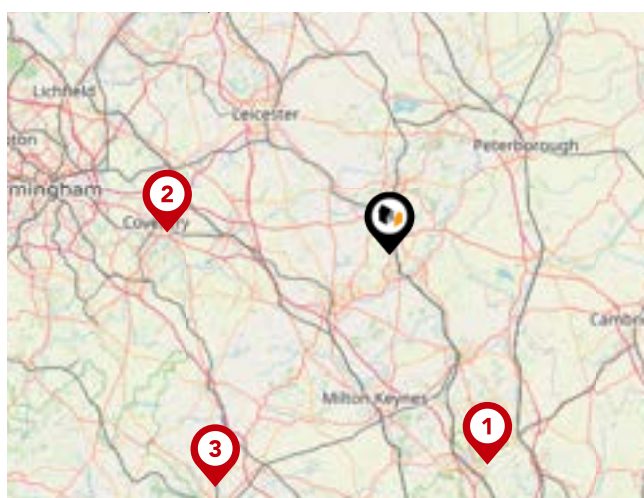
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Wellingborough Rail Station | 1.85 miles |
| 2 | Kettering Rail Station | 5 miles |
| 3 | Northampton Rail Station | 10.28 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M1 J15 | 12.36 miles |
| 2 | M1 J15A | 12.71 miles |
| 3 | M1 J14 | 18.24 miles |
| 4 | M1 J16 | 14.52 miles |
| 5 | M1 J17 | 18.32 miles |

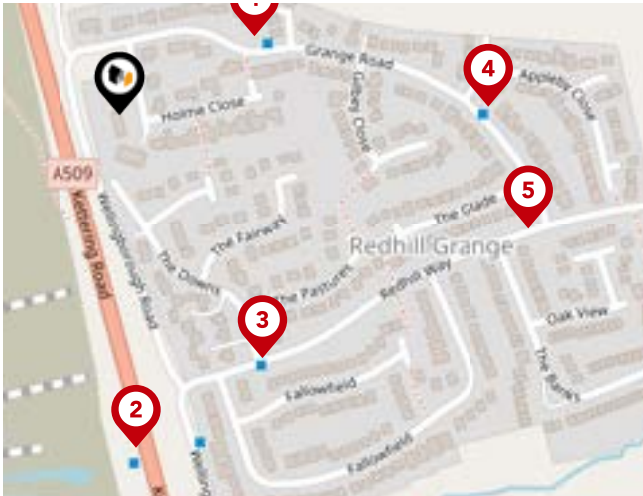


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------|-------------|
| 1 | Luton Airport | 33.72 miles |
| 2 | Baginton | 32.56 miles |
| 3 | Kidlington | 42.52 miles |
| 4 | East Mids Airport | 43.55 miles |

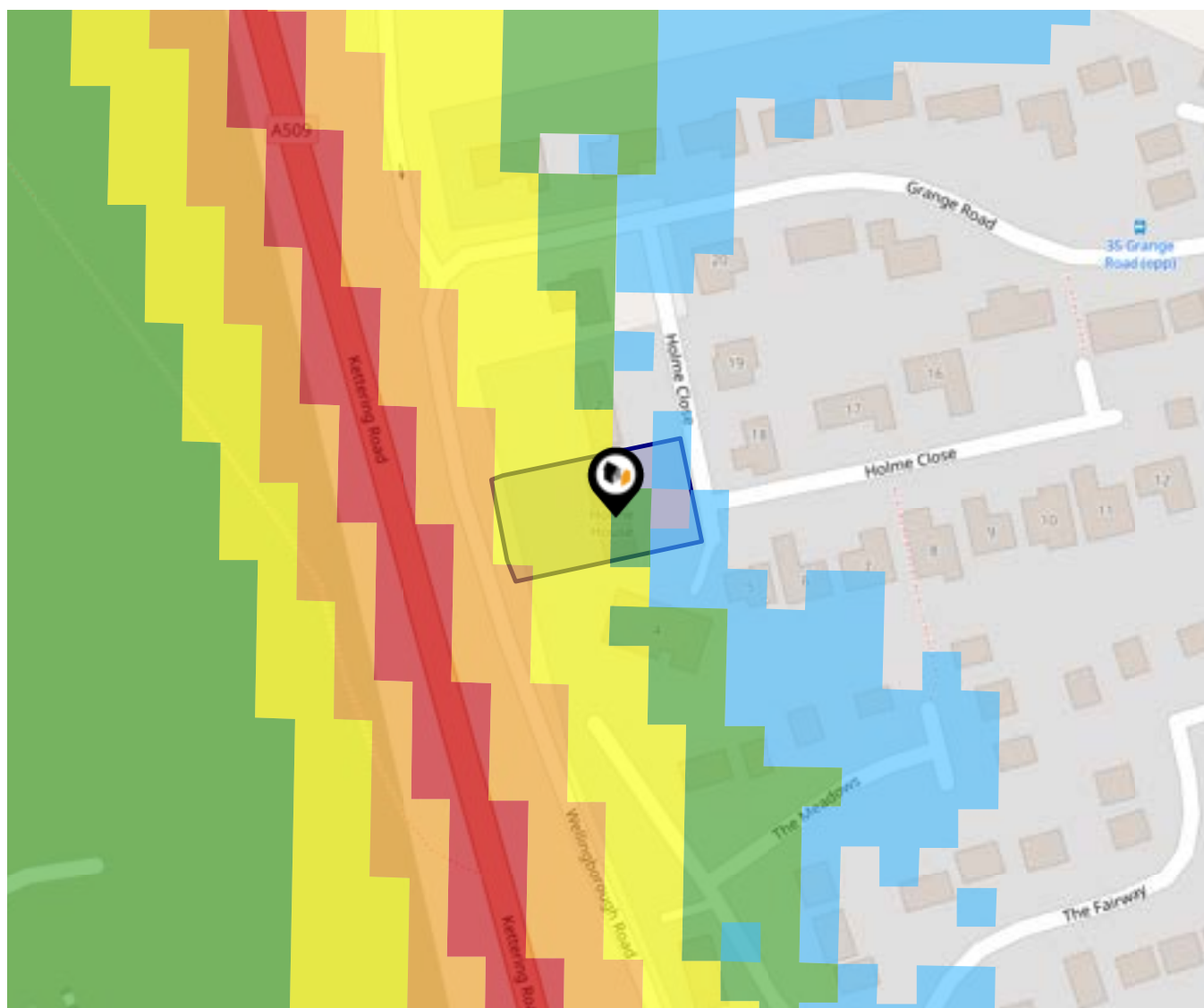
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | 35 Grange Road | 0.09 miles |
| 2 | Redhill Grange | 0.19 miles |
| 3 | The Downs | 0.16 miles |
| 4 | Appleby Close | 0.21 miles |
| 5 | The Banks | 0.24 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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