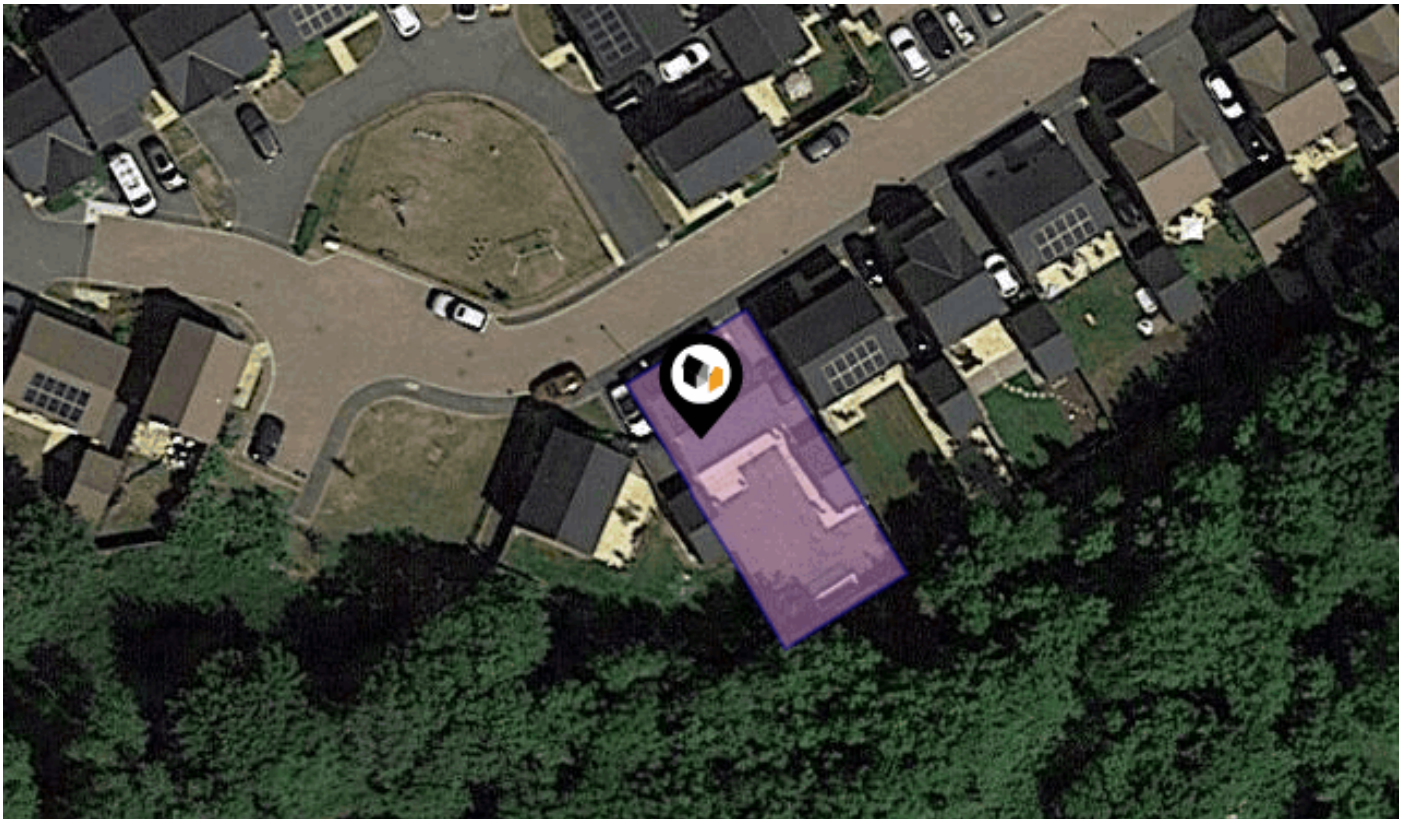




MIR: Material Info

The Material Information Affecting this Property

Saturday 11th January 2025



CENTENARY WAY, 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		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.08 acres		
Year Built :	2015		
Council Tax :	Band D		
Annual Estimate:	£2,191		
Title Number:	NN355003		

Local Area

Local Authority:	North northamptonshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *22 Centenary Way Raunds Wellingborough NN9 6UL*

Reference - NE/24/00365/LDP
Decision: -
Date: 26th April 2024
Description: Certificate of Lawfulness for proposed development/Use: single story side extension to existing dwelling to accommodate a learning disabled adult to reside full time.

Centenary Way, Raunds, WELLINGBOROUGH, NN9

Energy rating

B

Valid until 27.09.2025

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Average thermal transmittance 0.28 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.20 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 5.4 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	104 m ²

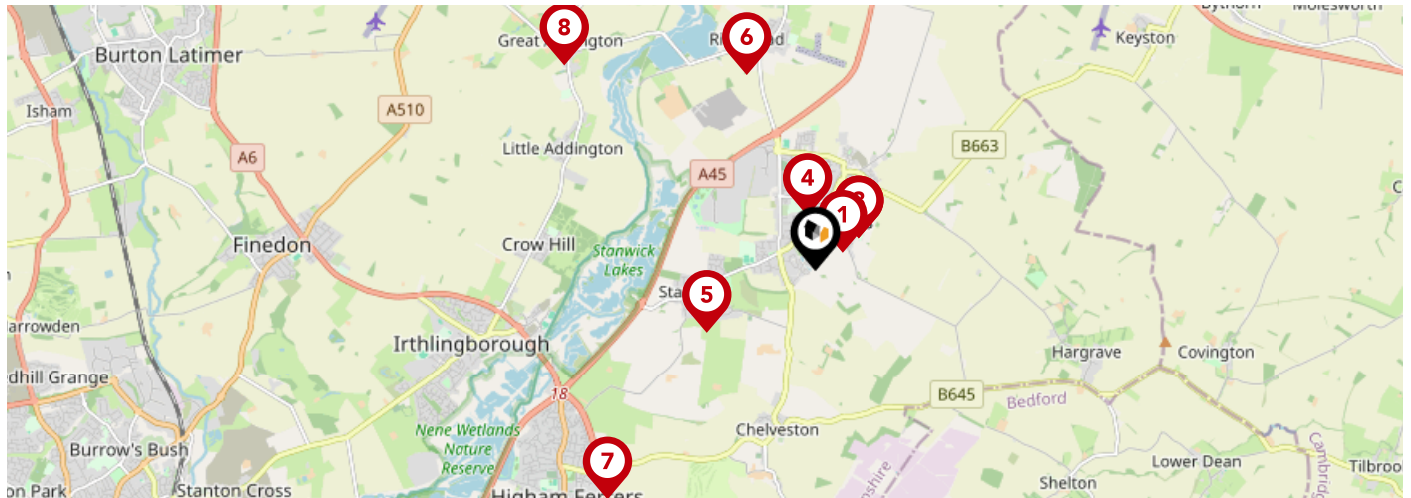
Stamp Duty

At the asking price (£350,000), the current stamp duty payments are as follows (as of Jan 2025).

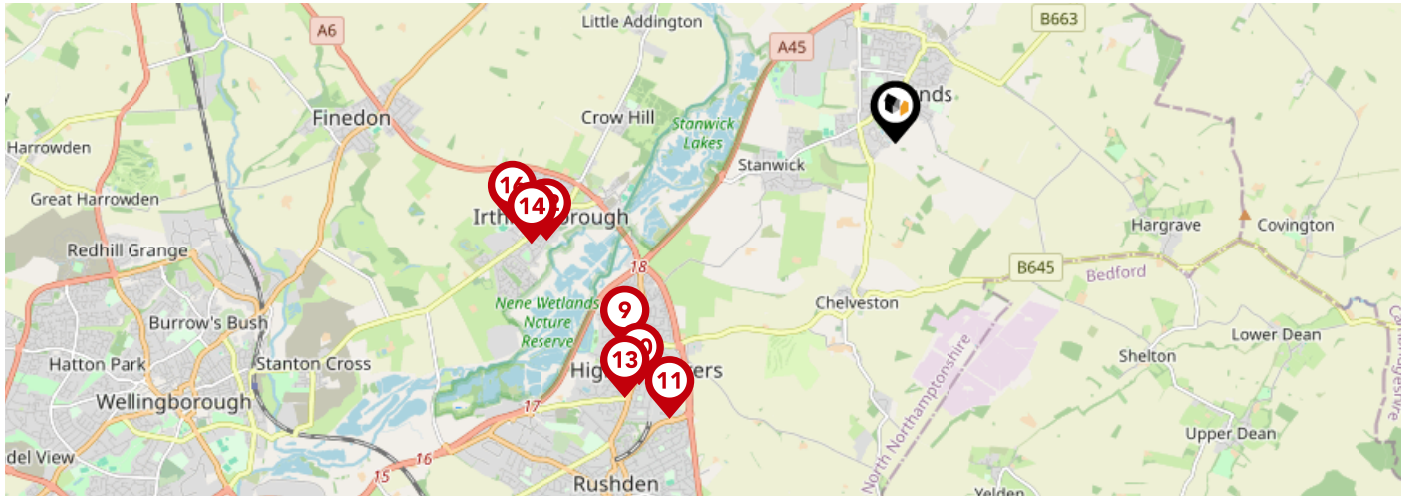
First Time Buyer - £0 (£2500 from April 2025)

Moving Home - £5000 (£7500 from April 2025)

Additional Property (keeping main residence) - £22,500 (£25,000 from April 2025)



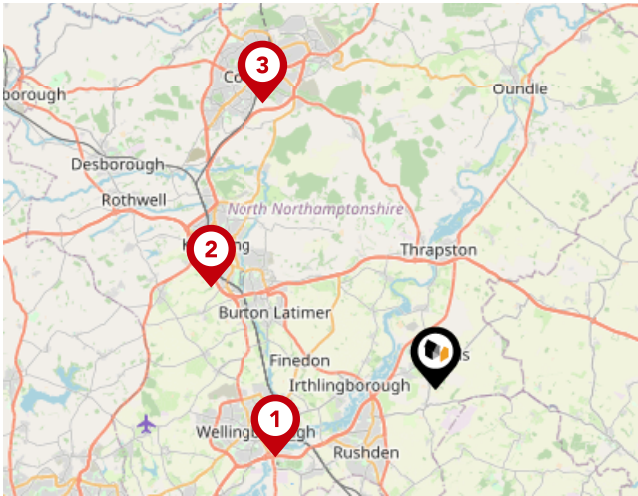
	Nursery	Primary	Secondary	College	Private
1 Raunds Park Infant School Ofsted Rating: Good Pupils: 163 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Peter's Church of England Academy Ofsted Rating: Good Pupils: 220 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Manor School Ofsted Rating: Good Pupils: 1007 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Windmill Primary School Ofsted Rating: Good Pupils: 384 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Ringstead Church of England Primary School Ofsted Rating: Good Pupils: 128 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Great Addington CofE Primary School Ofsted Rating: Good Pupils: 93 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:3.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 270 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodford Church of England Primary School Ofsted Rating: Good Pupils: 113 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Huxlow Academy Ofsted Rating: Not Rated Pupils: 854 Distance:3.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

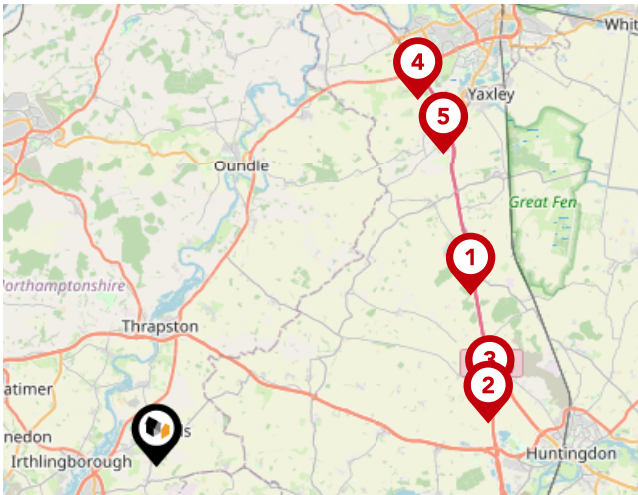
Area

Transport (National)



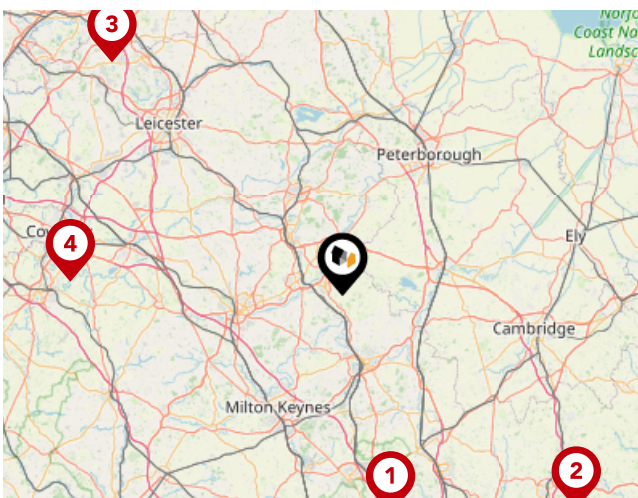
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	6.32 miles
2	Kettering Rail Station	8.94 miles
3	Corby Rail Station	12.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J15	12.94 miles
2	A1(M) J13	12.09 miles
3	A1(M) J14	12.31 miles
4	A1(M) J17	16.25 miles
5	A1(M) J16	15.32 miles

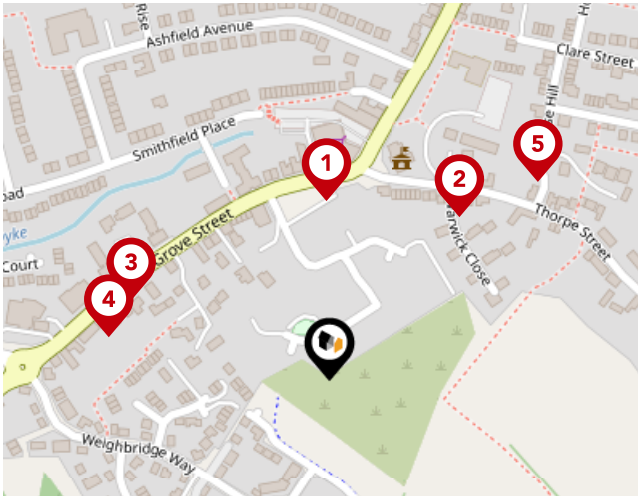


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	32.56 miles
2	Stansted Airport	46.15 miles
3	East Mids Airport	47.29 miles
4	Baginton	39.58 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Co-op Store	0.1 miles
2	Thorpe Street	0.12 miles
3	Cole Court	0.12 miles
4	Cole Court	0.13 miles
5	Primrose Hill	0.16 miles



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/

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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