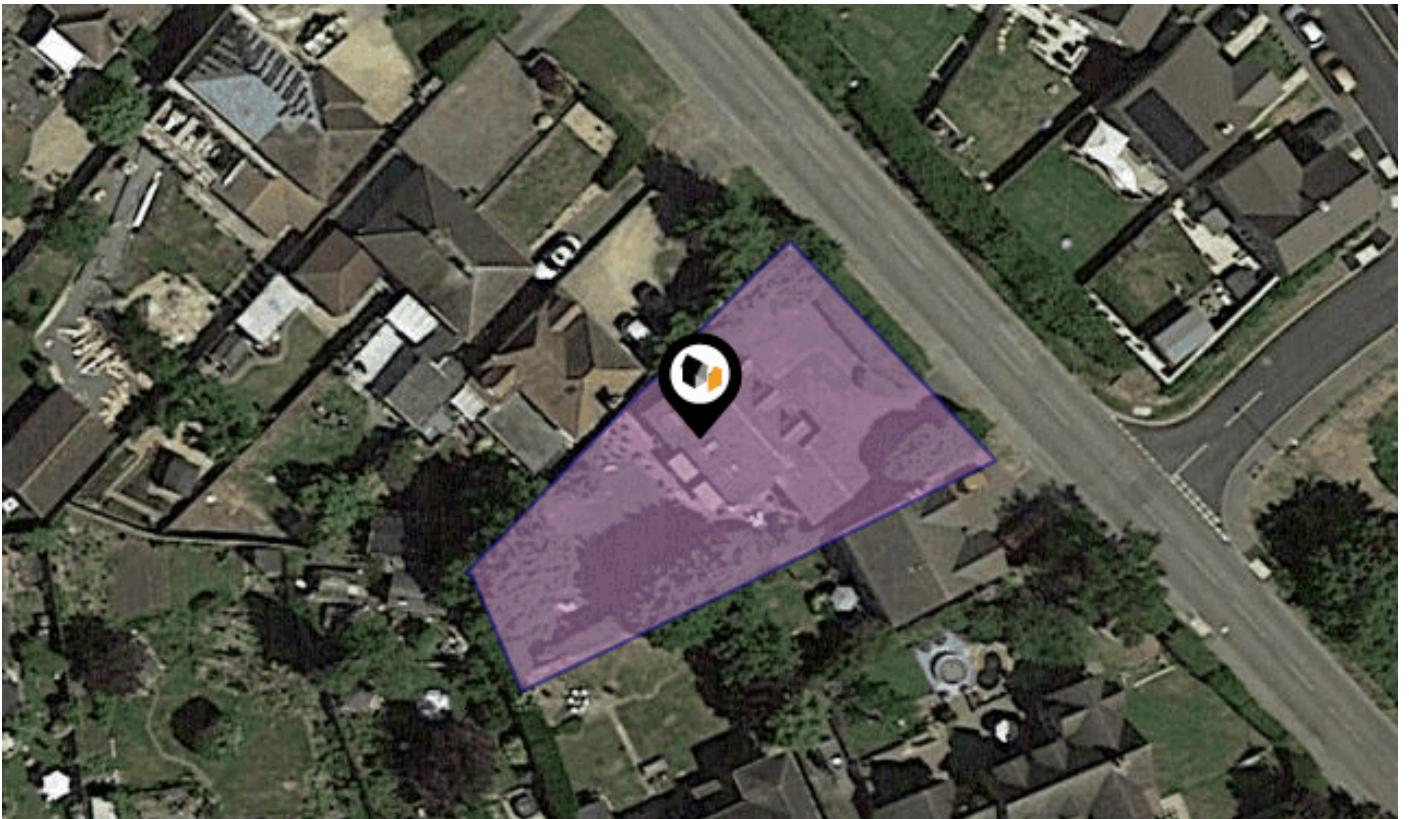




MIR: Material Info

The Material Information Affecting this Property

Saturday 21st December 2024



MIDLAND ROAD, RAUNDS, 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:	0.18 acres		
Council Tax :	Band E		
Annual Estimate:	£2,678		
Title Number:	NN145069		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	74 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Midland Road, Raunds, Wellingborough, NN9*

Reference - 81/00052/OUT	
Decision:	Permitted
Date:	14th January 1981
Description:	Erection of one bungalow or house

Planning records for: *Land Adjacent No 2 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 95/00472/OUT
Decision: Permitted
Date: 07th July 1995
Description: Dwellinghouse
Reference - 10/01520/CND
Decision: Decided
Date: 12th August 2010
Description: Pair of semi-detached dwellings Condition No. 11- details of construction of access and other hard surface areas
Reference - 99/00031/FUL
Decision: Withdrawn
Date: 18th January 1999
Description: Detached dwellinghouse
Reference - 01/00075/FUL
Decision: Permitted
Date: 01st February 2001
Description: Use of garage for the sale of party products and the decorating of balloons

Planning records for: *Land Adjacent No 2 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 02/00702/FUL
Decision: Permitted
Date: 06th August 2002
Description: Pair of semi-detached dwellings.
Reference - 15/02157/FUL
Decision: Permitted
Date: 23rd February 2016
Description: Detached dwelling to replace withdrawn application 15/01267/FUL
Reference - 98/00187/REM
Decision: Permitted
Date: 11th March 1998
Description: Dwellinghouse, detached garage and access (reserved matters - EN/95/472/OUT)
Reference - 99/00830/FUL
Decision: Withdrawn
Date: 05th November 1999
Description: Detached bungalow and vehicular access

Planning records for: *29 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 08/01863/FUL
Decision: Refused
Date: 13th November 2008
Description: building of a new driveway to provide private access to property

Reference - 09/00518/FUL
Decision: Permitted
Date: 14th April 2009
Description: Construction of new driveway to provide private access to dwelling

Planning records for: *30 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 94/00174/FUL
Decision: Permitted
Date: 11th March 1994
Description: Single storey side extension to form garage

Planning records for: *37 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 94/00861/FUL
Decision: Permitted
Date: 22nd December 1994
Description: Single storey side extension

Planning records for: **38 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF**

Reference - 06/00064/FUL
Decision: Permitted
Date: 10th January 2006
Description: Erection of new porch to front of property utilising existing canopy roof

Planning records for: **39 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF**

Reference - 92/00259/FUL
Decision: Permitted
Date: 31st March 1992
Description: Vehicular access.

Planning records for: **40 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF**

Reference - 10/01424/FUL
Decision: Permitted
Date: 25th August 2010
Description: Erection of new porch and kitchen extension

Planning records for: **47 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF**

Reference - 72/00016/RA
Decision: Permitted
Date: 10th April 1972
Description: Extension to dwelling

Planning records for: *69 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 13/01201/PDE
Decision: Permitted
Date: 18th July 2013
Description: Conservatory with glass roof Length: 4.5 metres Ridge height: 2.98 metres Eaves height: 2.2 metres

Planning records for: *77 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 12/00397/FUL
Decision: Permitted
Date: 12th March 2012
Description: Erection of a single storey detached shed in rear garden (re-submission of 12/00092/FUL)

Planning records for: *79 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 93/00120/FUL
Decision: Permitted
Date: 01st March 1993
Description: Single Storey Rear Extension.

Planning records for: *83 Midland Road Raunds Wellingborough Northamptonshire NN9 6JF*

Reference - 07/01783/FUL
Decision: Permitted
Date: 18th September 2007
Description: Conservatory to rear of property

Planning records for: **Former Factory Site Midland Road Raunds Wellingborough Northamptonshire NN9 6JF**

Reference - 92/00073/OUT
Decision: Permitted
Date: 29th January 1992
Description: Residential development.
Reference - 95/00811/FUL
Decision: Permitted
Date: 29th November 1995
Description: Dwellinghouse and vehicular access (Plot 1)
Reference - 95/00209/REM
Decision: Permitted
Date: 16th March 1995
Description: Five dwellinghouses (EN/92/0073)
Reference - 73/0003//RA
Decision: Permitted
Date: 10th January 1973
Description: Use of former canteen/store for engineering purposes

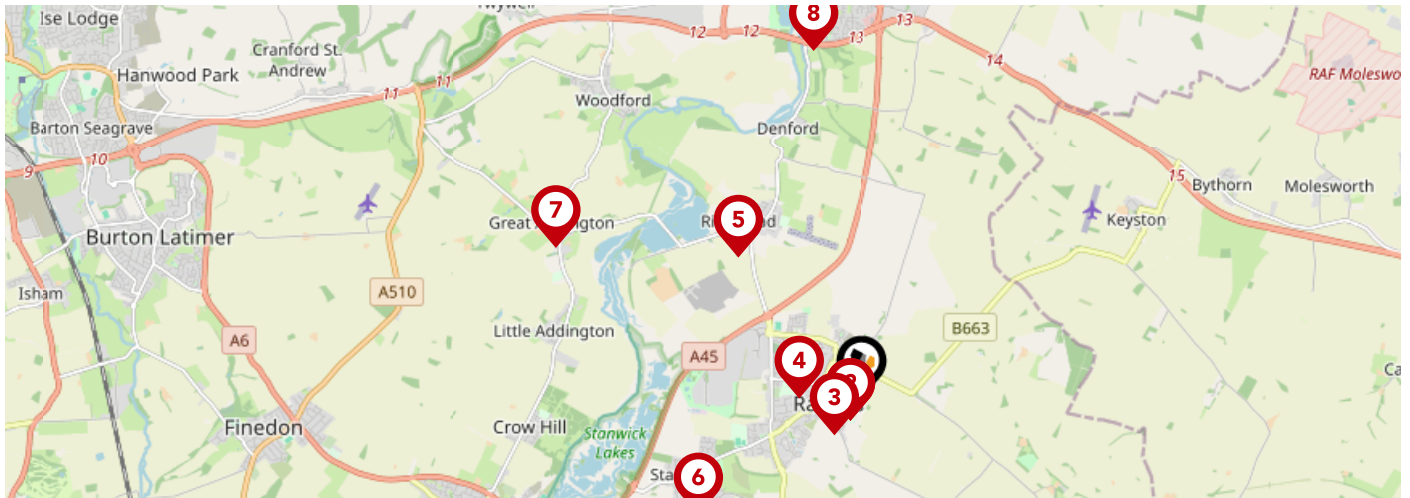
Stamp Duty

At the asking price (£425,000), the current stamp duty payments are as follows (as of Dec 2024).

First Time Buyer - £0 (£6250 from April 2025)

Moving Home - £8750 (£11,250 from April 2025)

Additional Property (keeping main residence) - £30,000 (£32,500 from April 2025)



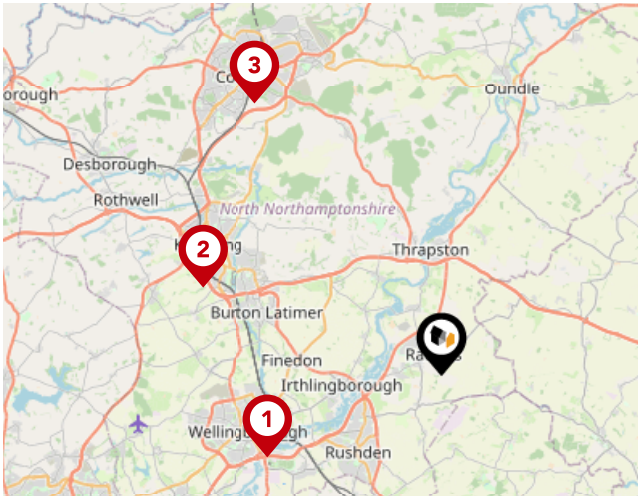
		Nursery	Primary	Secondary	College	Private
1	St Peter's Church of England Academy Ofsted Rating: Good Pupils: 220 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor School Ofsted Rating: Good Pupils: 1007 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Raunds Park Infant School Ofsted Rating: Good Pupils: 163 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Windmill Primary School Ofsted Rating: Good Pupils: 384 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ringstead Church of England Primary School Ofsted Rating: Good Pupils: 128 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Addington CofE Primary School Ofsted Rating: Good Pupils: 93 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Progress Schools - Thrapston Ofsted Rating: Requires improvement Pupils: 13 Distance:3.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Thrapston Primary School Ofsted Rating: Good Pupils: 494 Distance:3.32	<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:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:3.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:3.77	<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:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:3.9	<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:3.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

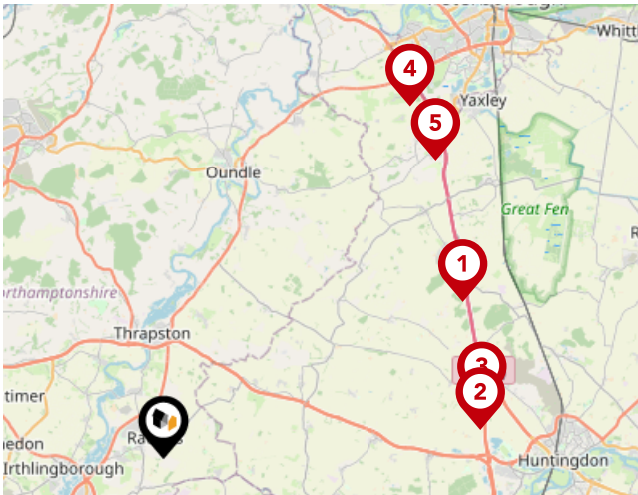
Area

Transport (National)



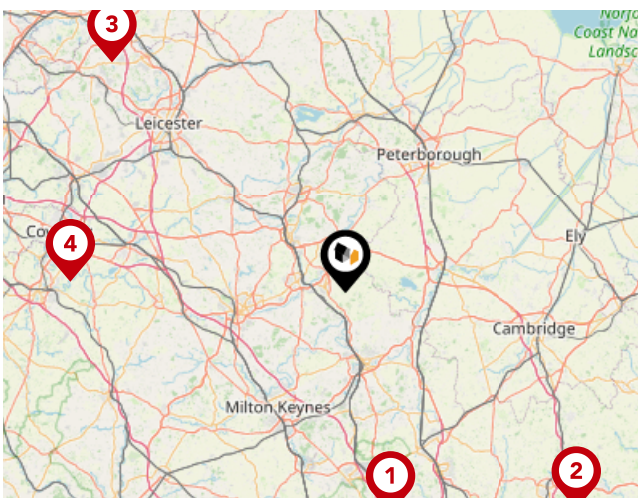
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	6.98 miles
2	Kettering Rail Station	9.21 miles
3	Corby Rail Station	11.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J15	12.27 miles
2	A1(M) J13	11.54 miles
3	A1(M) J14	11.72 miles
4	A1(M) J17	15.56 miles
5	A1(M) J16	14.62 miles

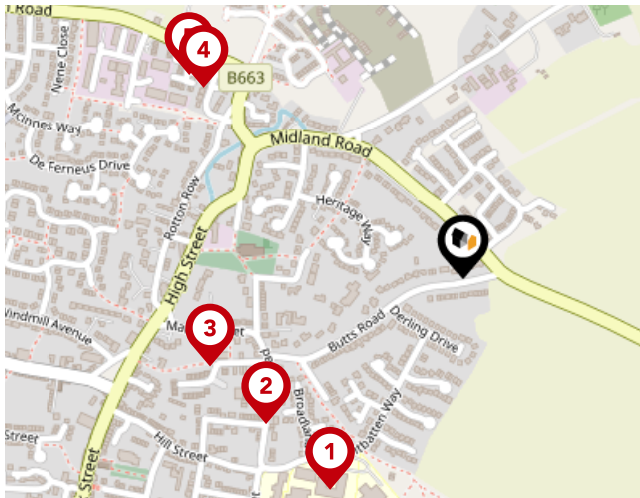


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	32.93 miles
2	Stansted Airport	46.11 miles
3	East Mids Airport	47.29 miles
4	Baginton	40.06 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadlands	0.28 miles
2	Park Road	0.28 miles
3	Manor Street	0.3 miles
4	Enterprise Road	0.36 miles
5	Enterprise Road	0.39 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

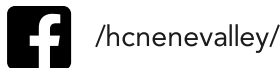


The best estate agents ever! Extremely helpful, polite, innovative and they get the job done.

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!



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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