



MIR: Material Info

The Material Information Affecting this Property

Tuesday 28th January 2025



PINNELS ROAD, WELLINGBOROUGH, NN8

Price Estimate : -

Henderson Connellan

43 Nene Court Wellingborough Northamptonshire NN8 1LD

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Property

Type:	Detached	Price Estimate:	-
Floor Area:	1,302 ft ² / 121 m ²	Tenure:	Freehold
Plot Area:	6.8 acres		
Title Number:	NN375056		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	69 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *8 Pinnels Road Wellingborough NN8 6BF*

Reference - NW/23/00374/FUL	
Decision:	Decided
Date:	22nd June 2023
Description:	Install conservatory to the rear of the property

Property EPC - Certificate



Property ID: NN8

Energy rating: **B**

Valid until 04.06.2034

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m ² ·K
Total Floor Area:	121 m ²

Stamp Duty

At the asking price (£410,000), the current stamp duty payments are as follows (as of 1st April 2025).

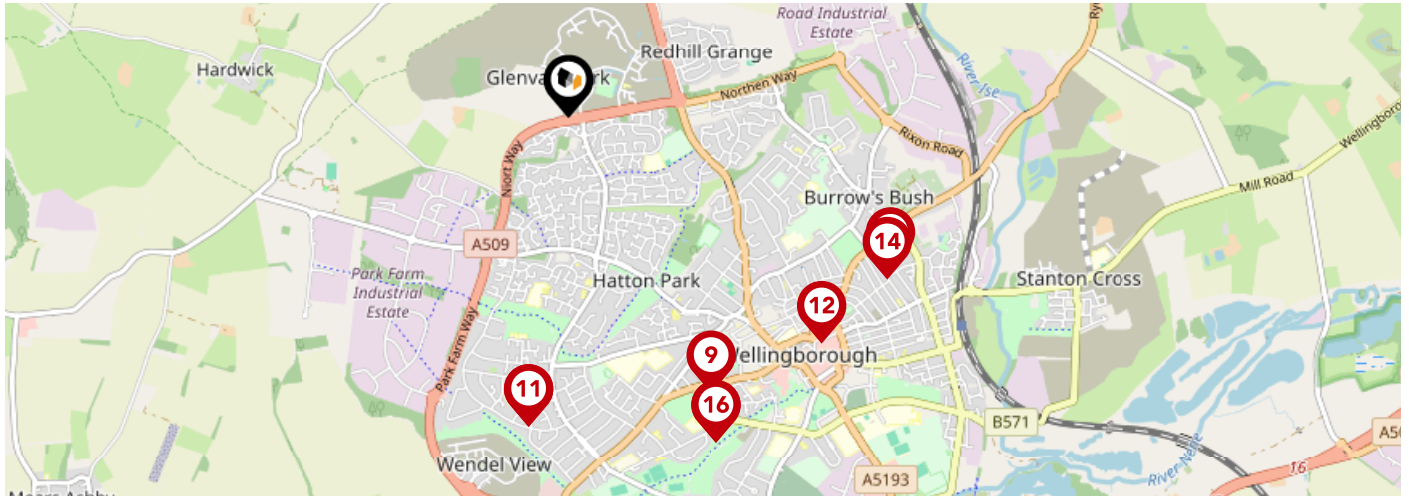
First Time Buyer - £0 (£5500 from April 2025)

Moving Home - £8000 (£10500 from April 2025)

Additional Property (keeping main residence) - £28,500 (£31,000 from April 2025)



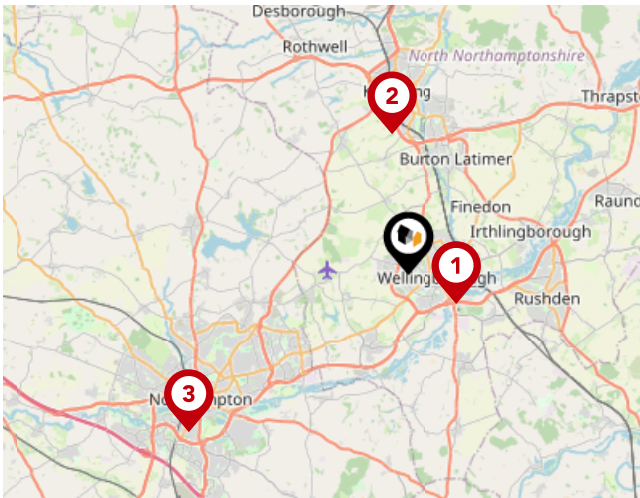
		Nursery	Primary	Secondary	College	Private
1	Redwell Primary School Ofsted Rating: Good Pupils: 630 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Olympic Primary Ofsted Rating: Good Pupils: 398 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakway Academy Ofsted Rating: Good Pupils: 590 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Little Harrowden Community Primary School Ofsted Rating: Good Pupils: 189 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sir Christopher Hatton Academy Ofsted Rating: Good Pupils: 1475 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Weavers Academy Ofsted Rating: Good Pupils: 1302 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Freemans Endowed Church of England Junior Academy Ofsted Rating: Good Pupils: 239 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Avenue Infant School Ofsted Rating: Good Pupils: 178 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Barnabas Church of England School Ofsted Rating: Good Pupils: 171 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ruskin Academy Ofsted Rating: Good Pupils: 266 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ruskin Infant School Ofsted Rating: Good Pupils: 197 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Junior School, Wellingborough Ofsted Rating: Good Pupils: 241 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Nursery School Ofsted Rating: Good Pupils: 89 Distance:1.61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rowan Gate Primary School -Two Sites and Two Satellites Ofsted Rating: Outstanding Pupils: 268 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Croyland Nursery School & Day Nursery Ofsted Rating: Outstanding Pupils: 113 Distance:1.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Croyland Primary School Ofsted Rating: Good Pupils: 415 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

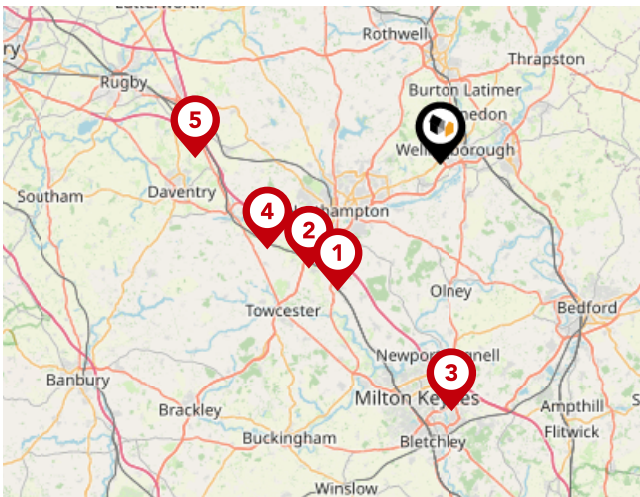
Area

Transport (National)



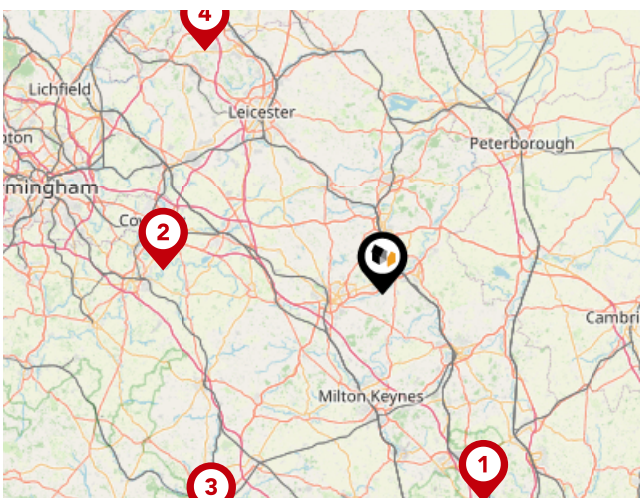
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	2.06 miles
2	Kettering Rail Station	5.16 miles
3	Northampton Rail Station	9.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	11.9 miles
2	M1 J15A	12.21 miles
3	M1 J14	18.02 miles
4	M1 J16	14.01 miles
5	M1 J17	17.88 miles

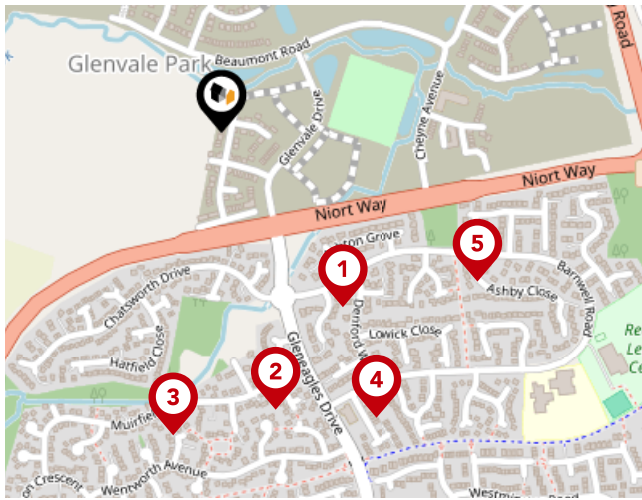


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	33.7 miles
2	Baginton	32.14 miles
3	Kidlington	42.06 miles
4	East Mids Airport	43.47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Orton Place	0.24 miles
2	Palmer Close	0.32 miles
3	23 Muirfield Road	0.35 miles
4	Denford Way	0.37 miles
5	Ashby Close	0.34 miles

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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