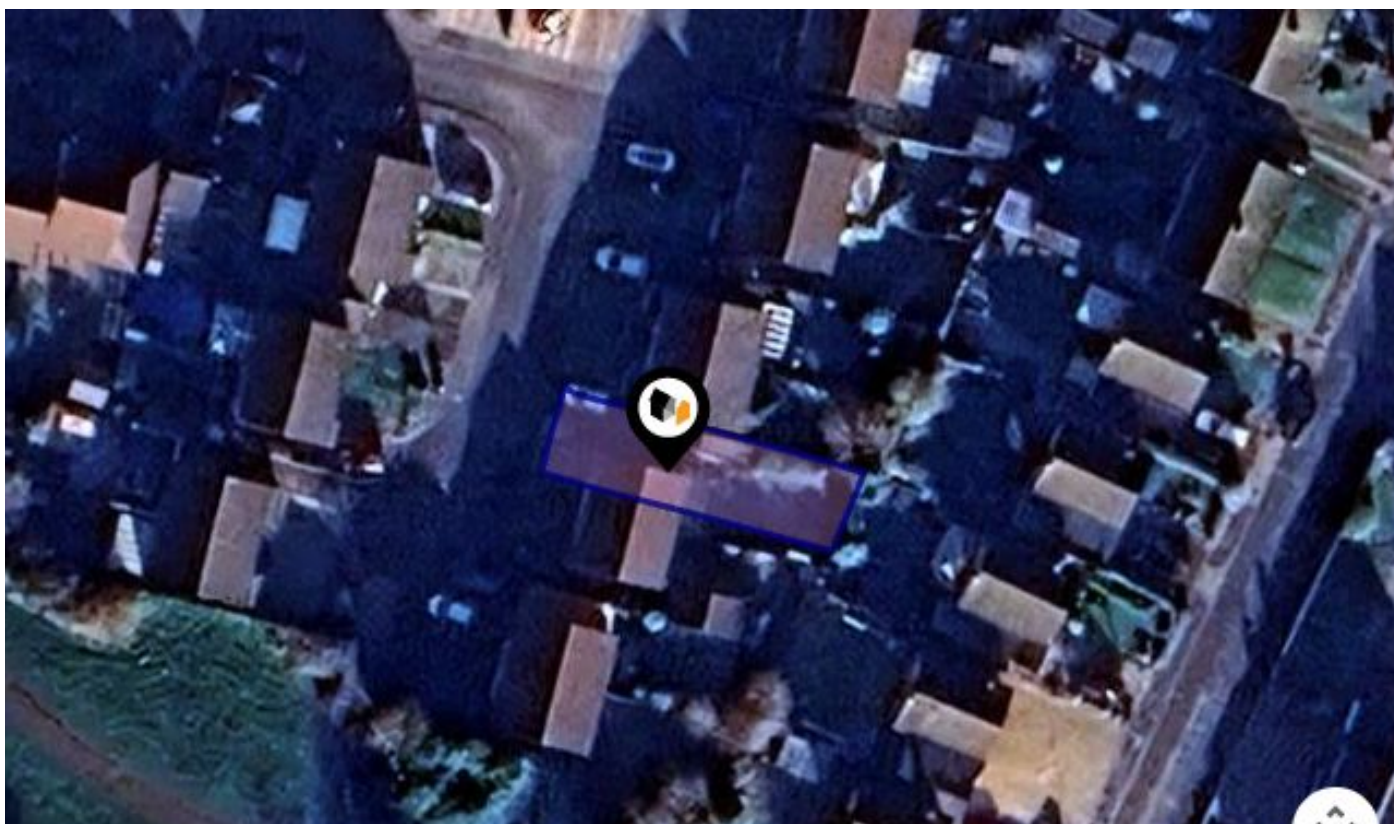




MIR: Material Info

The Material Information Affecting this Property

Thursday 19th June 2025



**MIDDLE GRASS, IRTHLINGBOROUGH, WELLINGBOROUGH,
NN9**

Henderson Connellan

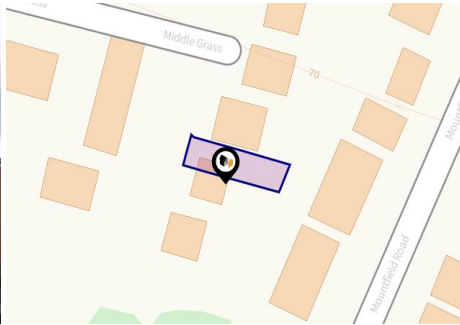
43 Nene Court Wellingborough Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.05 acres		
Year Built :	1998		
Council Tax :	Band B		
Annual Estimate:	£1,790		
Title Number:	NN201671		

Local Area

Local Authority:	North northamptonshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	62 mb/s	10000 mb/s
• Surface Water	Very low			

Satellite/Fibre TV Availability:



Planning records for: **3 Middle Grass Irthlingborough Wellingborough Northamptonshire NN9 5TW**

Reference - 18/00701/FUL	
Decision:	Permitted
Date:	11th April 2018
Description:	Garage conversion

Planning records for: **24 Middle Grass Irthlingborough Wellingborough NN9 5TW**

Reference - NE/22/00618/FUL	
Decision:	-
Date:	18th May 2022
Description:	Single Storey Rear/Side Extension

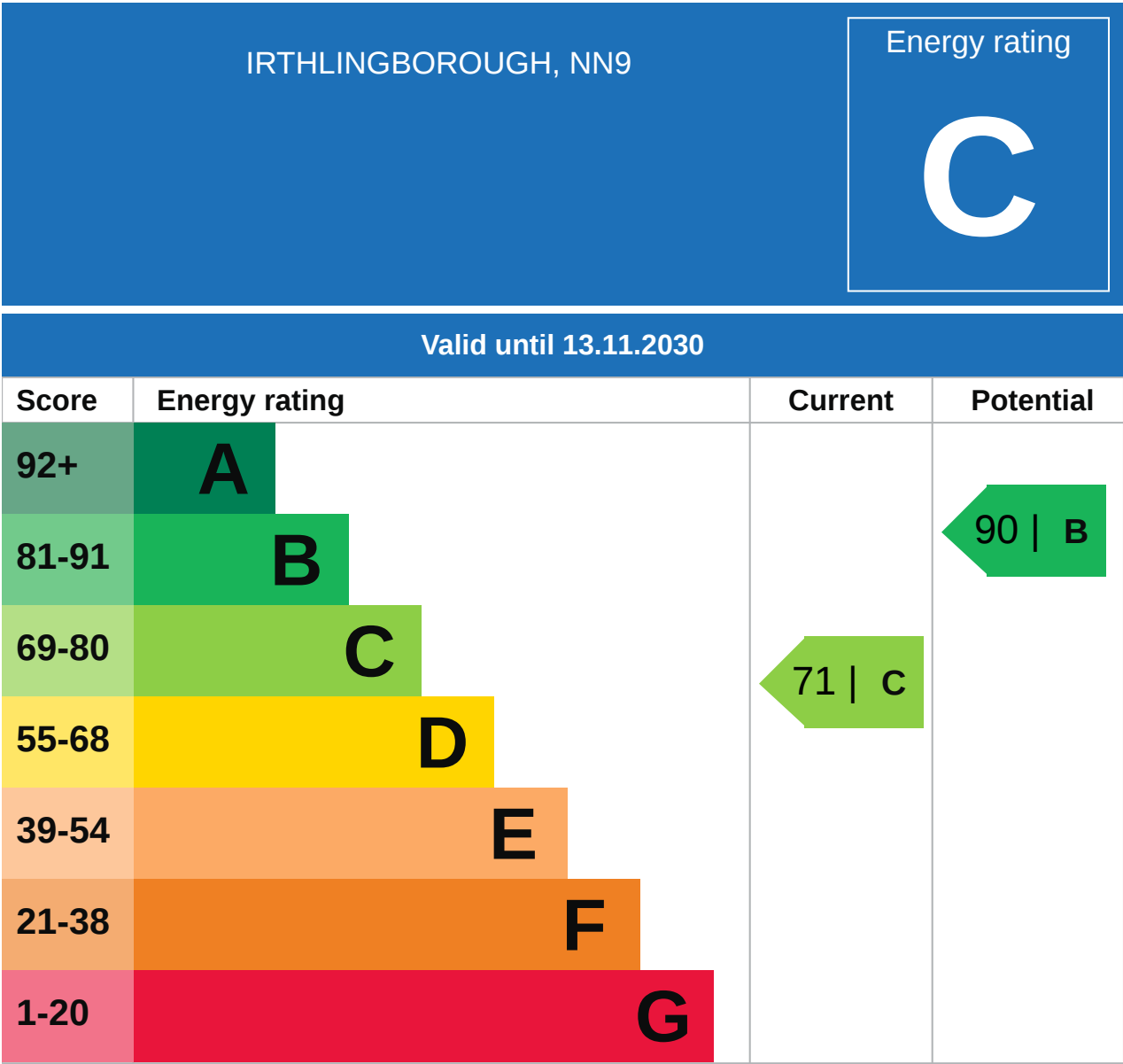
Planning records for: **26 Middle Grass Irthlingborough Wellingborough Northamptonshire NN9 5TW**

Reference - 15/01188/FUL	
Decision:	Permitted
Date:	23rd June 2015
Description:	Proposed single storey extension to side of existing dwelling

Reference - 14/01829/FUL	
Decision:	Permitted
Date:	02nd October 2014
Description:	Proposed single storey extension to side and rear of existing dwelling

Planning records for: *28 Middle Grass Irthlingborough Wellingborough Northamptonshire NN9 5TW*

Reference - 14/01636/FUL	
Decision:	Permitted
Date:	29th August 2014
Description:	Single storey side extension to existing house



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	57 m ²

Stamp Duty

At the asking price (£230,000), the current stamp duty payments are as follows (as of June 2025).

First Time Buyer - £0

Moving Home - £2,100

Additional Property (keeping main residence) - £13,600



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!

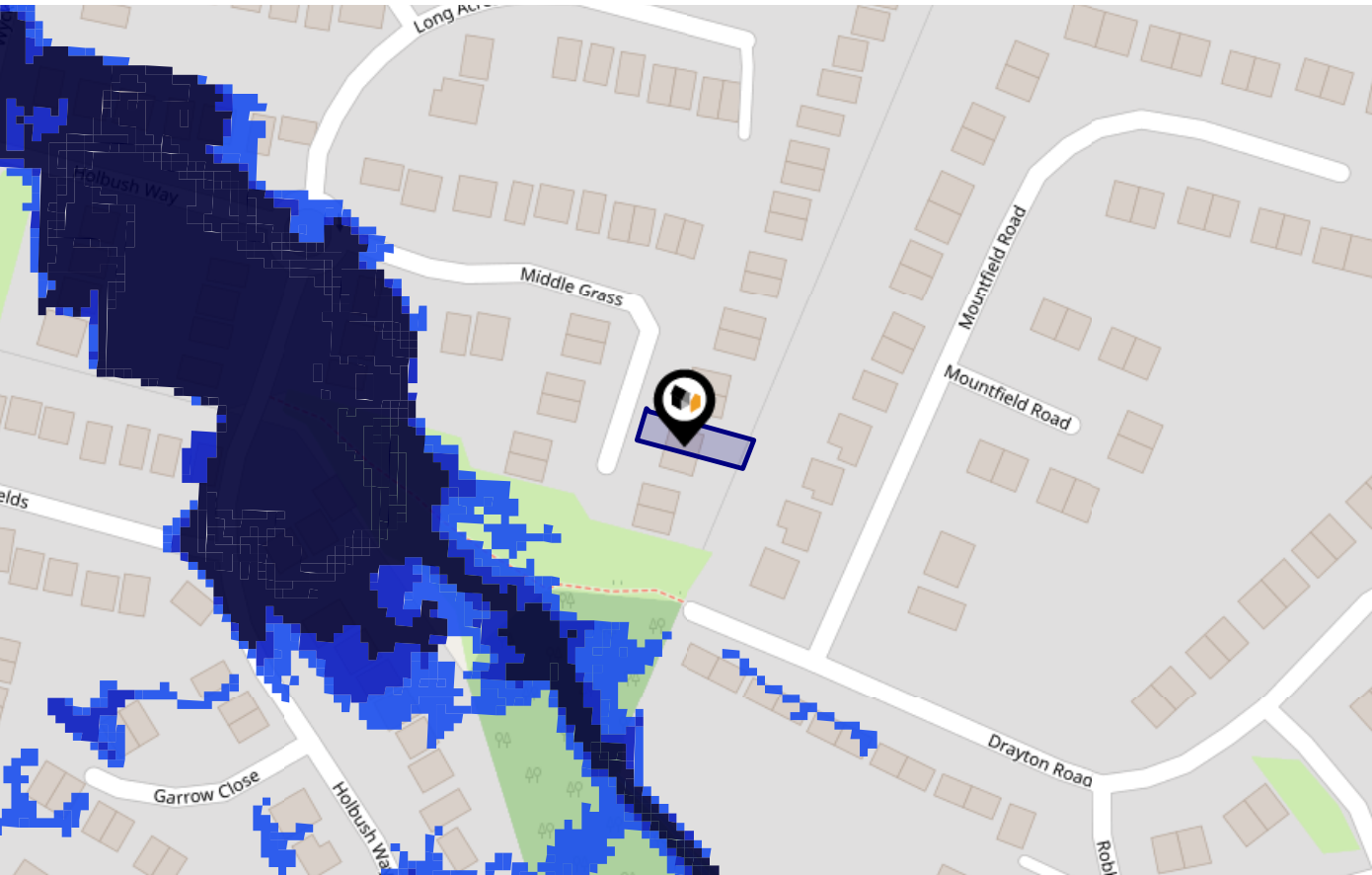


/hcnenevalley/

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.

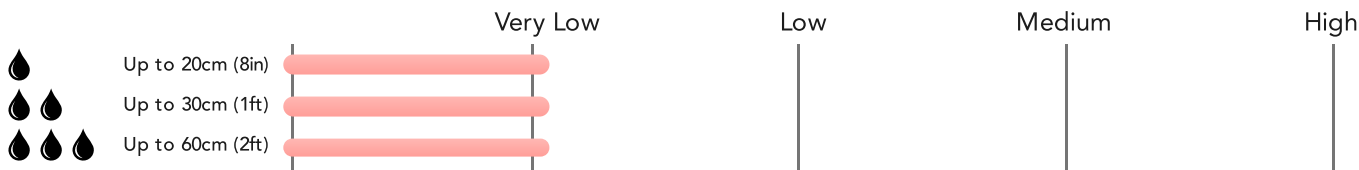


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

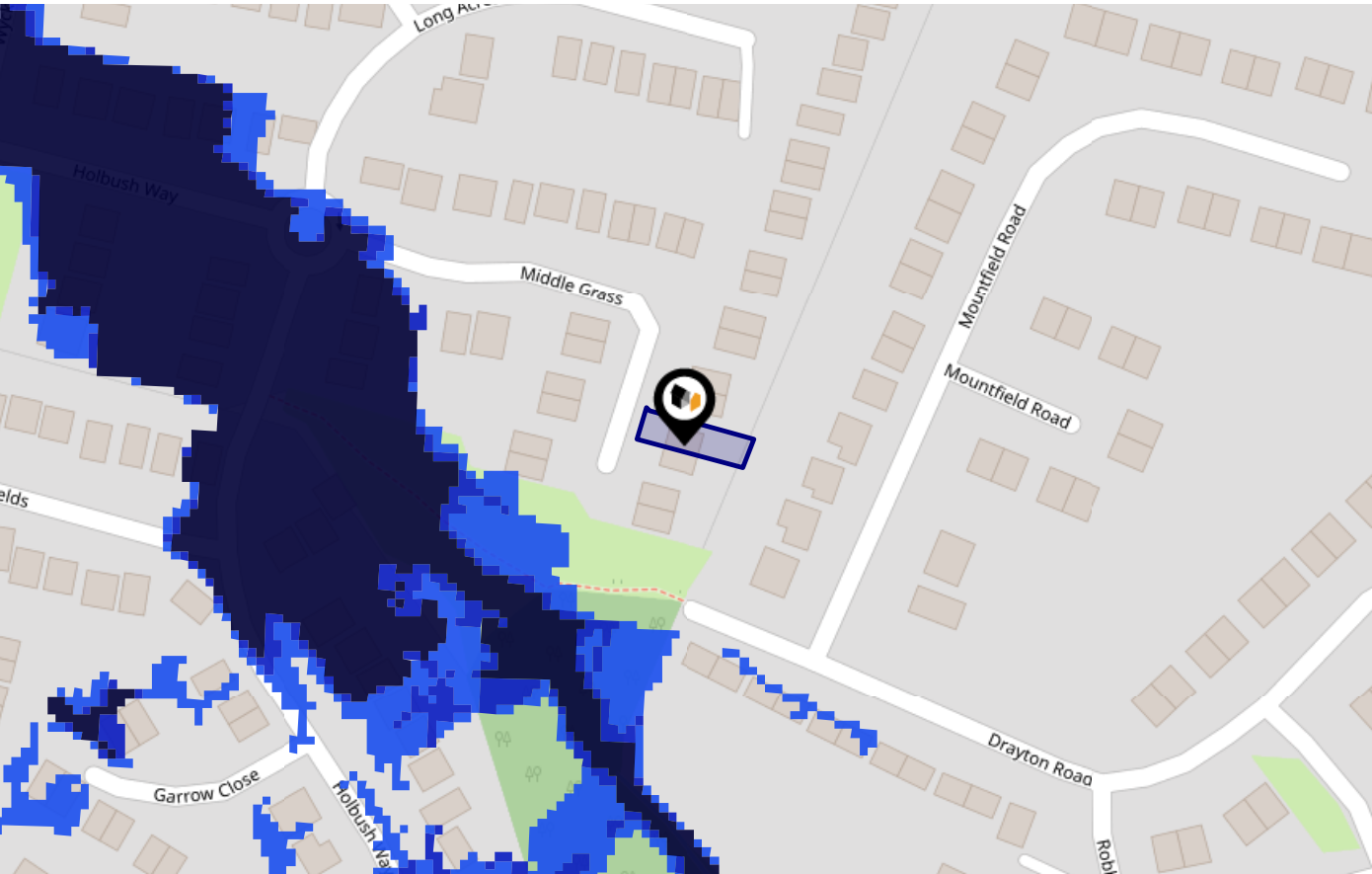
Chance of flooding to the following depths at this property:



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.

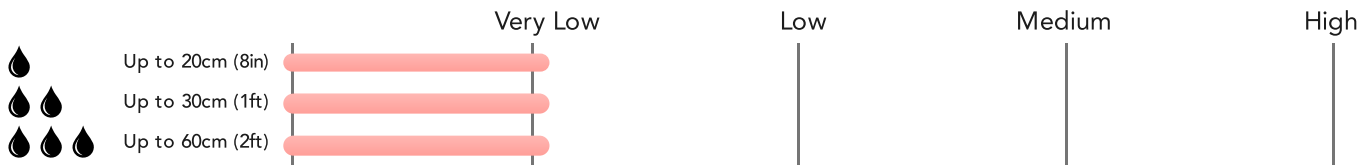


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

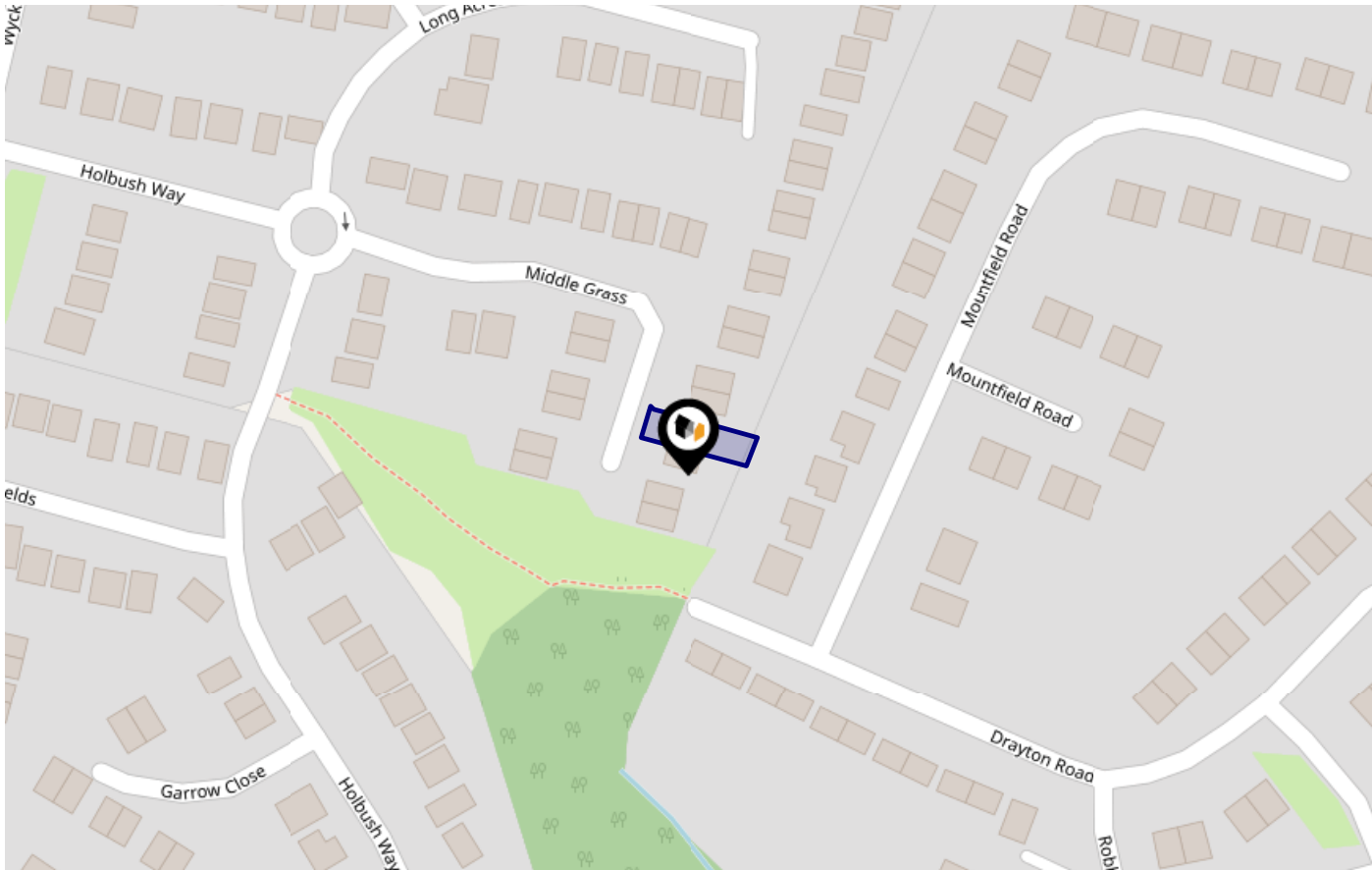
Chance of flooding to the following depths at this property:



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.

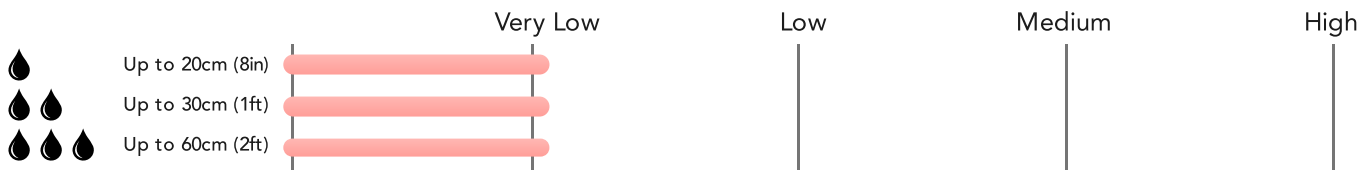


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

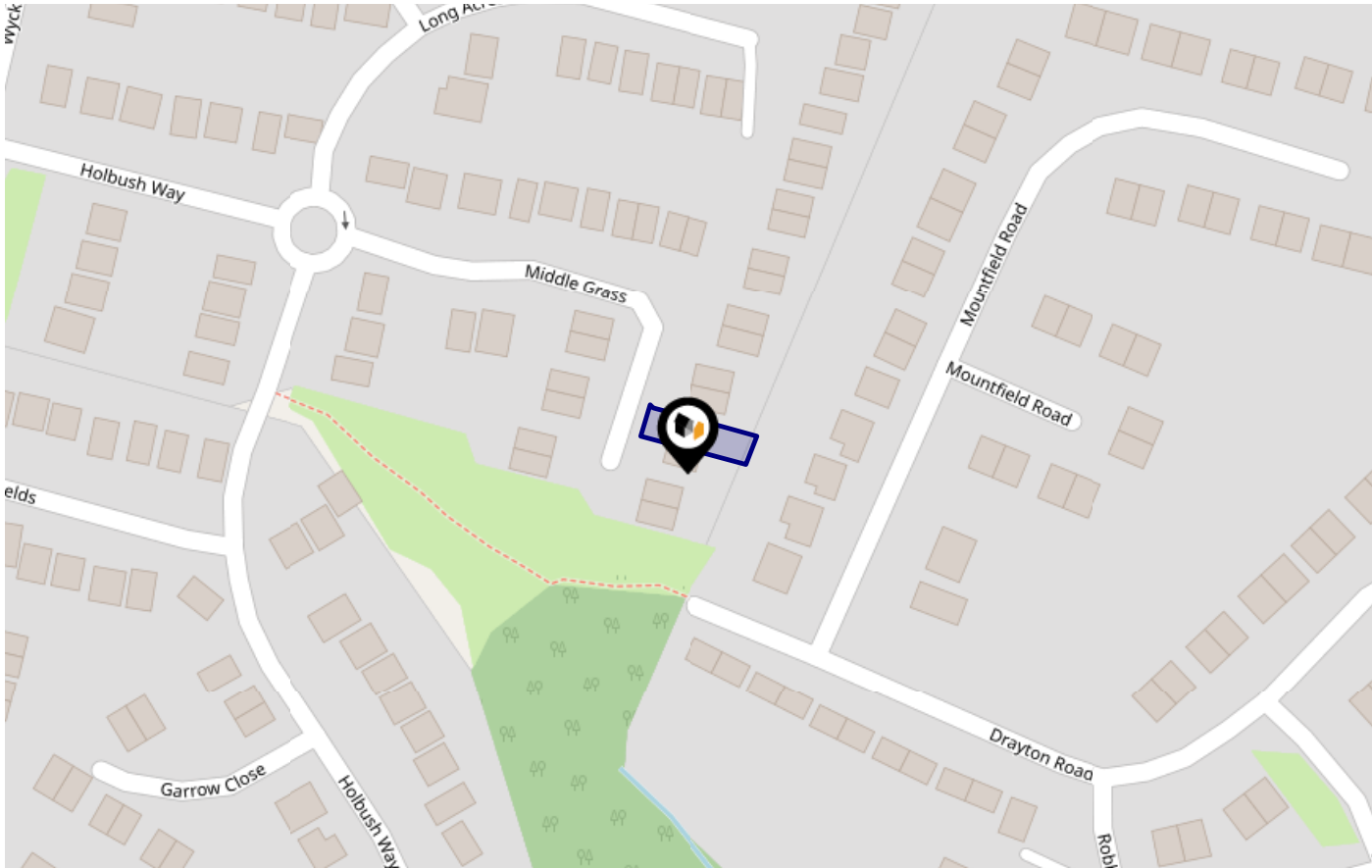
Chance of flooding to the following depths at this property:



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.
- 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

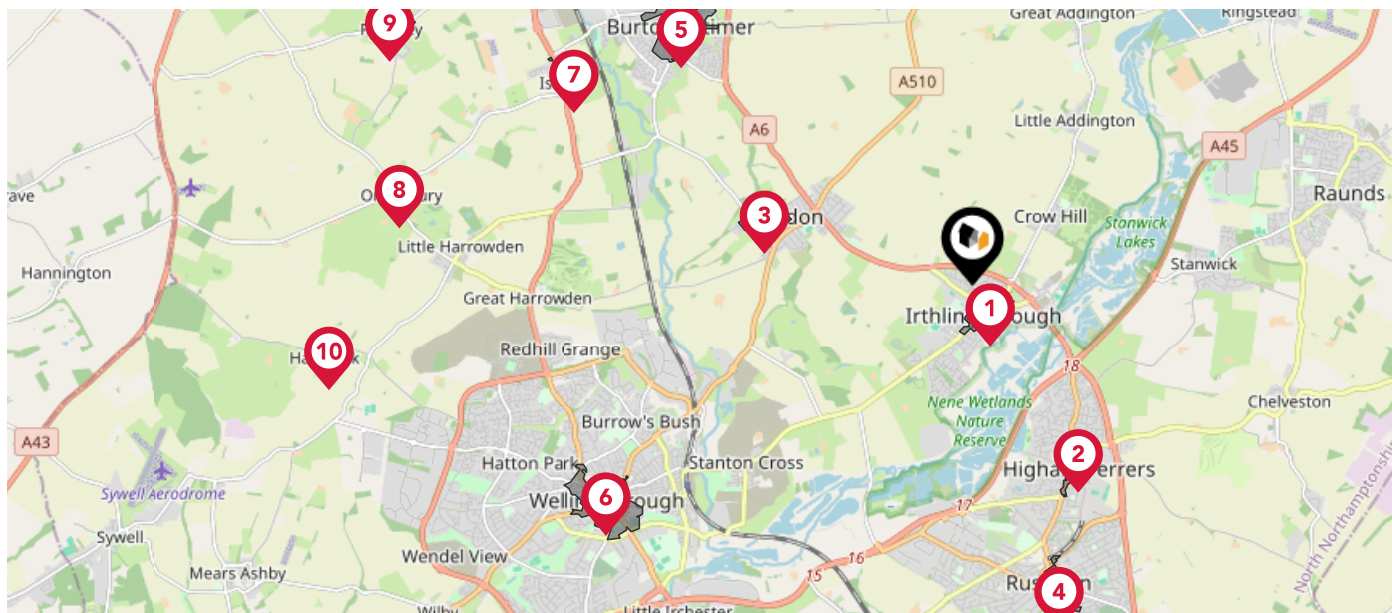
Chance of flooding to the following depths at this property:



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

Irthlingborough

2

Higham Ferrers

3

Finedon

4

Rushden

5

Burton Latimer

6

Wellingborough

7

Isham

8

Orlingbury

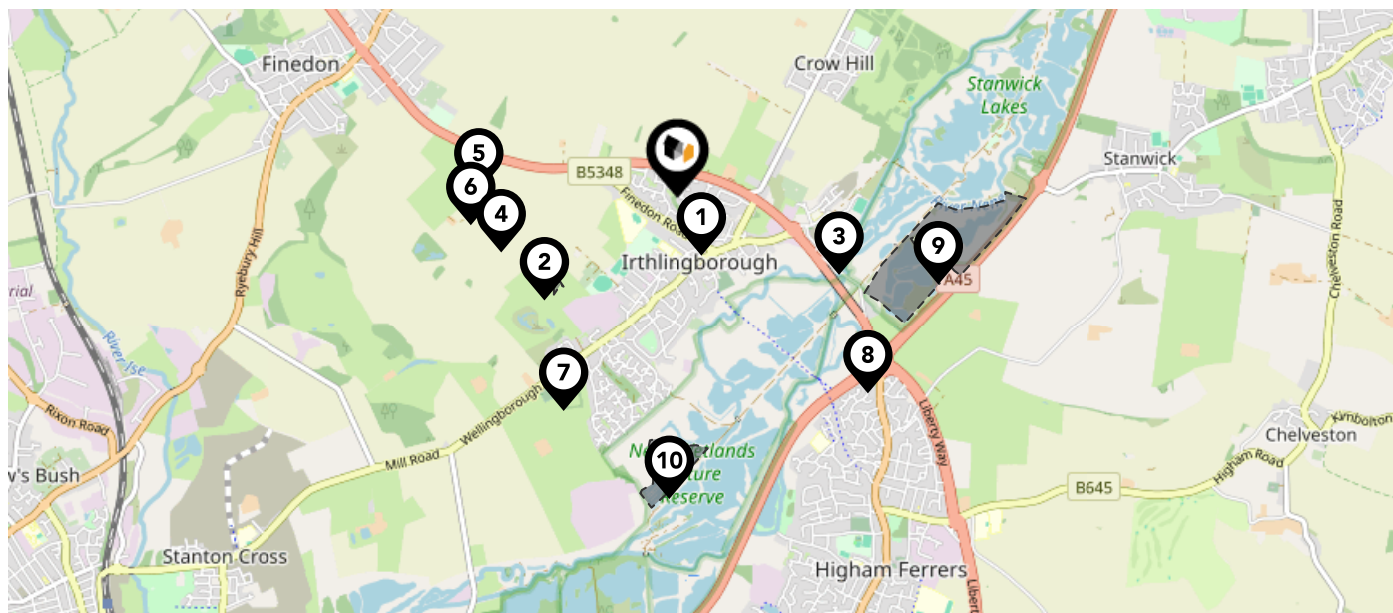
9

Pytchley

10

Hardwick

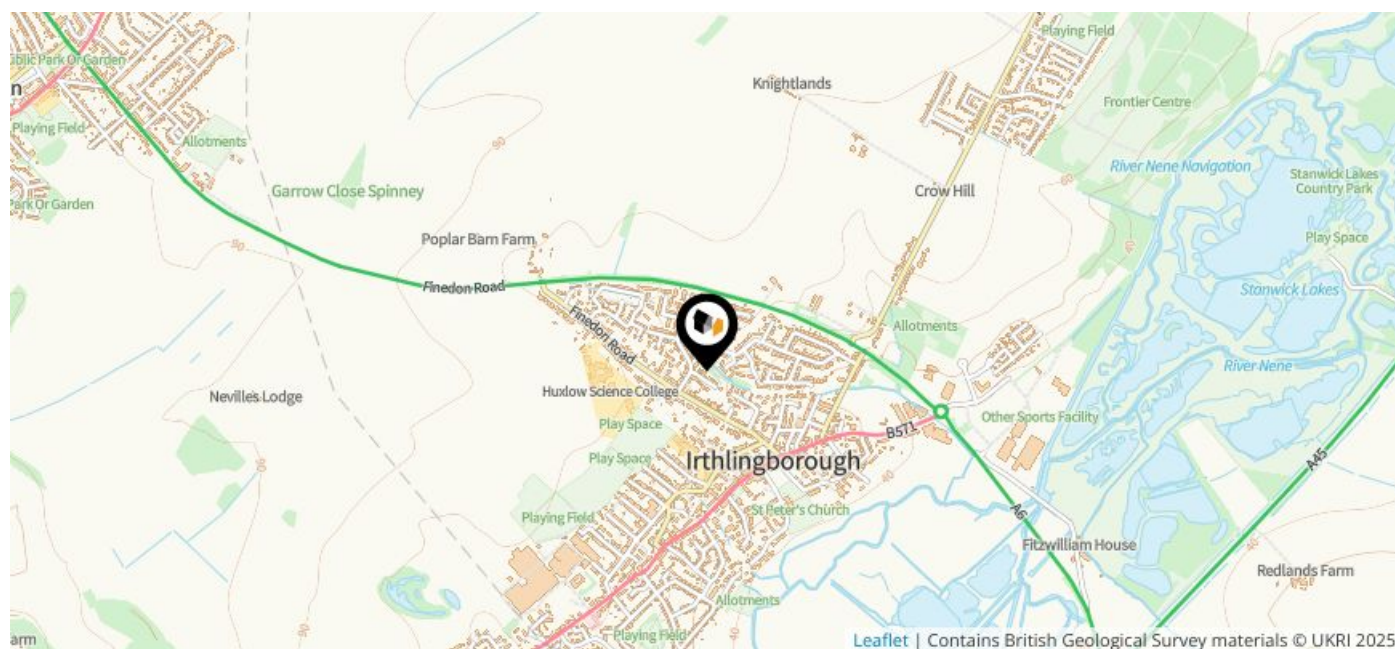
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Off Finedon Road-Irthlingborough, Northamptonshire	Historic Landfill	
2	Windmill Lane-Off Windmill Road, Irthlingborough, East Northamptonshire	Historic Landfill	
3	Station Road-Irthlingborough	Historic Landfill	
4	Southside of Finedon Road-Irthlingborough	Historic Landfill	
5	Burton Latimer Urban District Council Tip-Finedon Road, Kettering, Northamptonshire	Historic Landfill	
6	Nevilles Lodge-Off A6, Near Finedon, Wellingborough	Historic Landfill	
7	OS Plot 182, South Of Wellingborough Road-Irthlingborough	Historic Landfill	
8	Mill Chrome-Station Road, Higham Ferrers	Historic Landfill	
9	Stanwick Quarry-Higham Road, Stanwick, Northamptonshire	Historic Landfill	
10	Rushden Pit-Northampton Road, Rushden	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

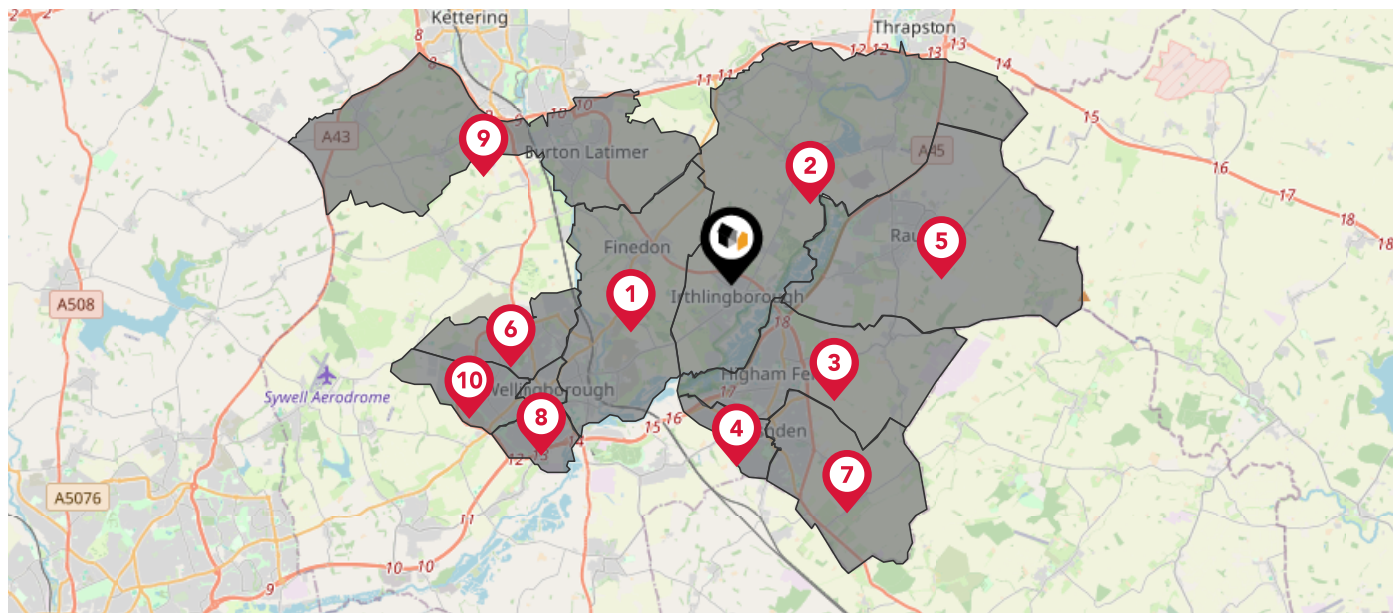
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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

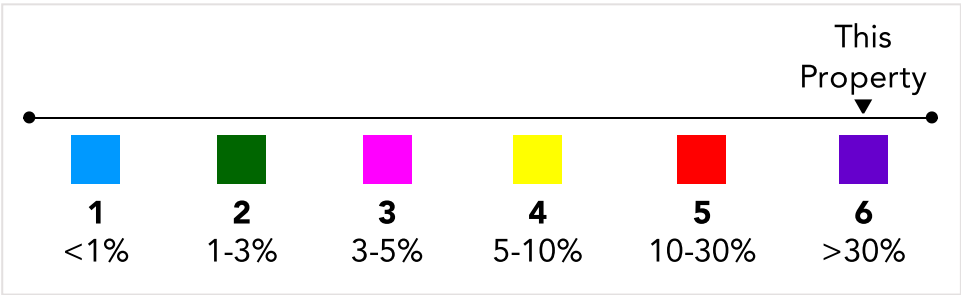
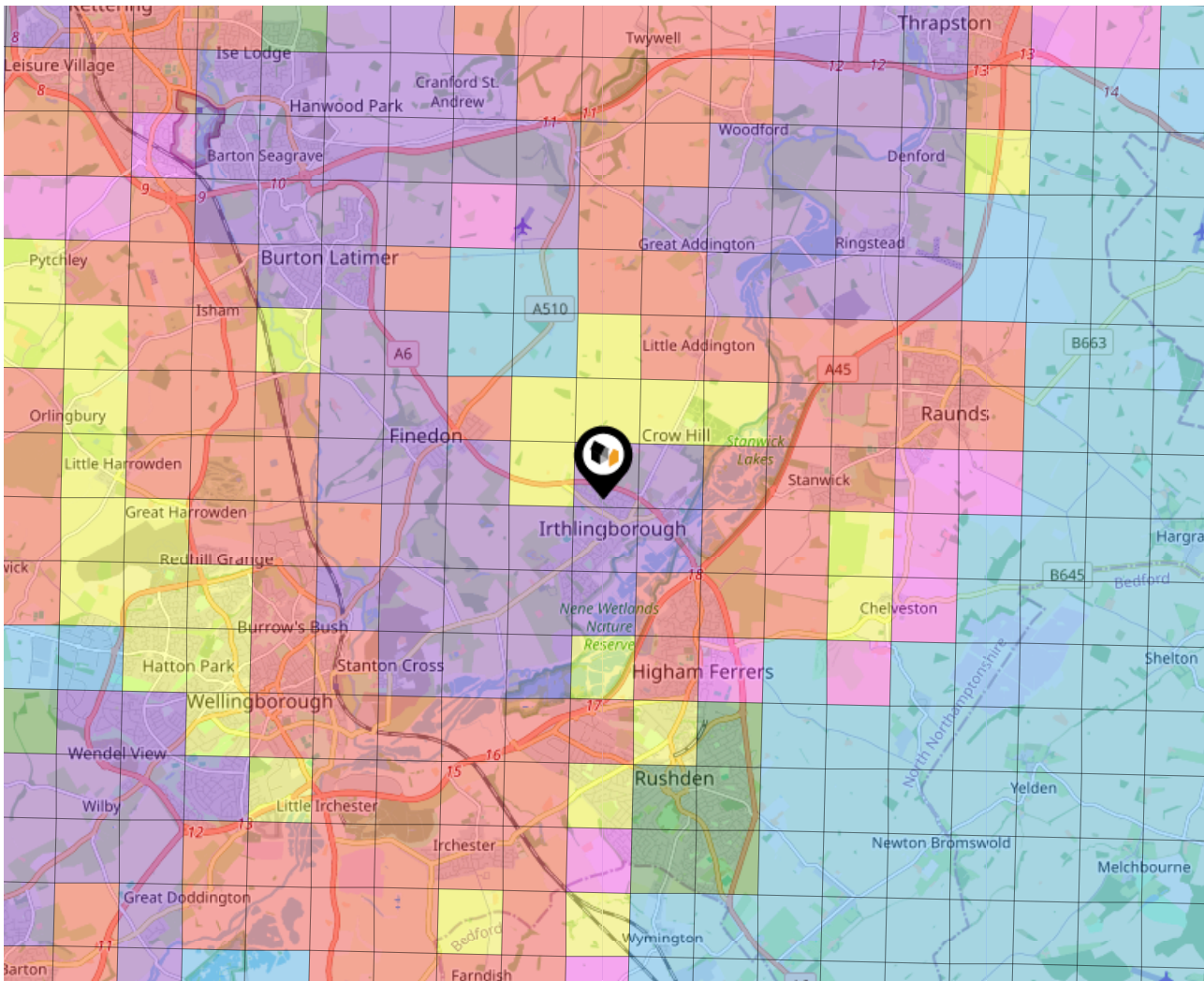


Nearby Council Wards

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

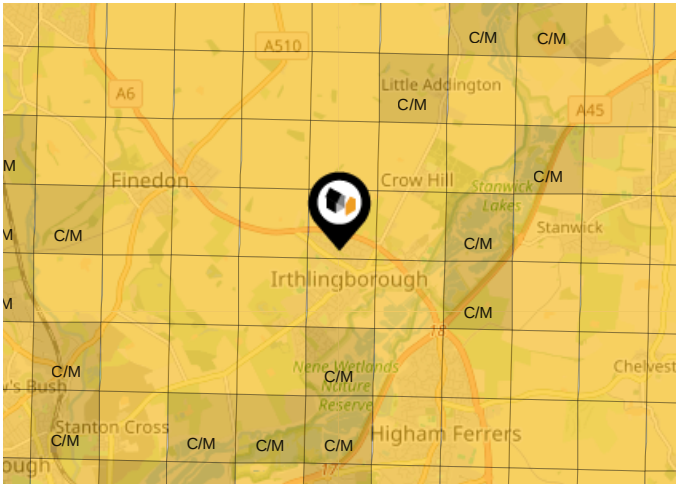
What is Radon?

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	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

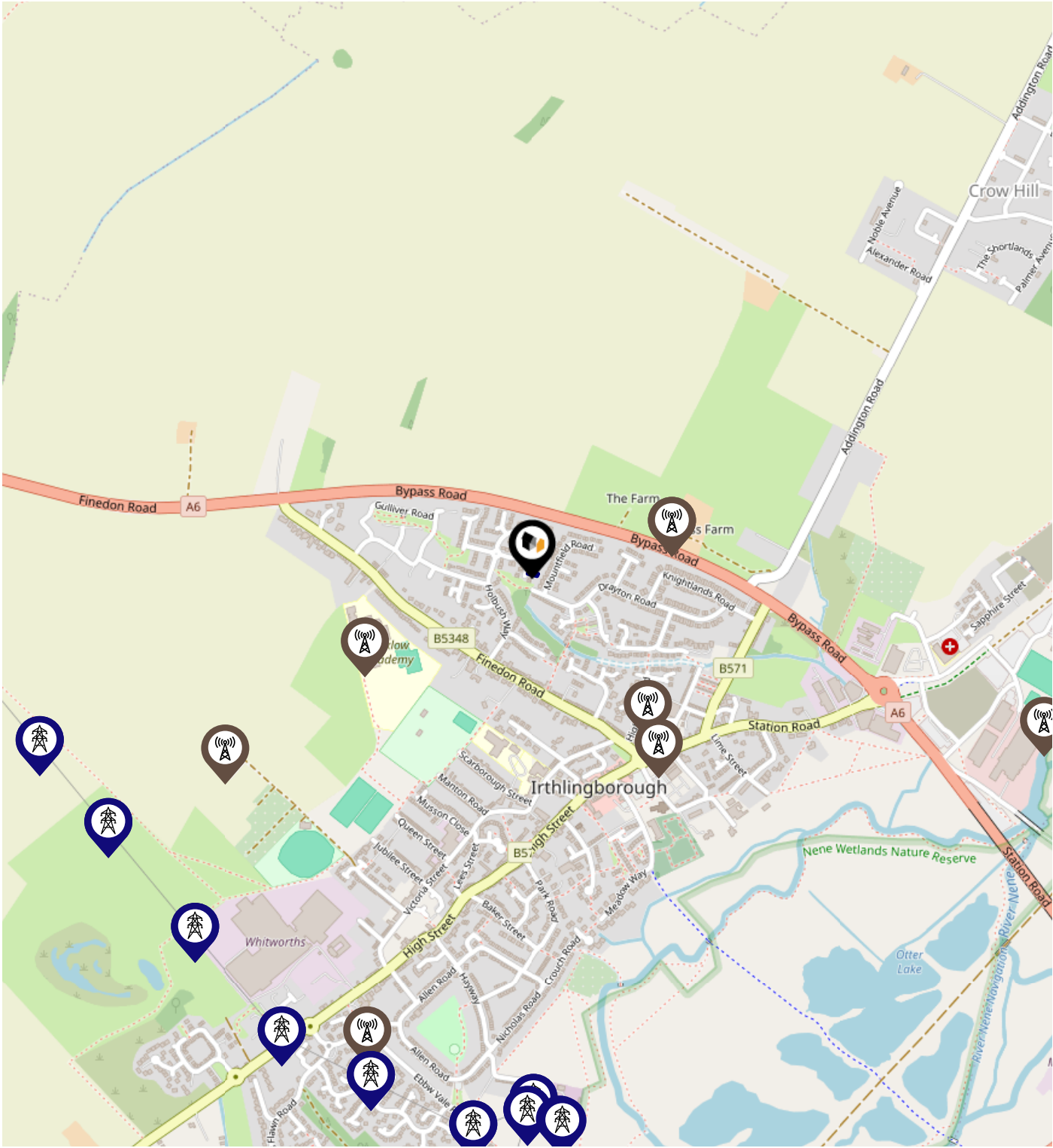


Primary Classifications (Most Common Clay Types)

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



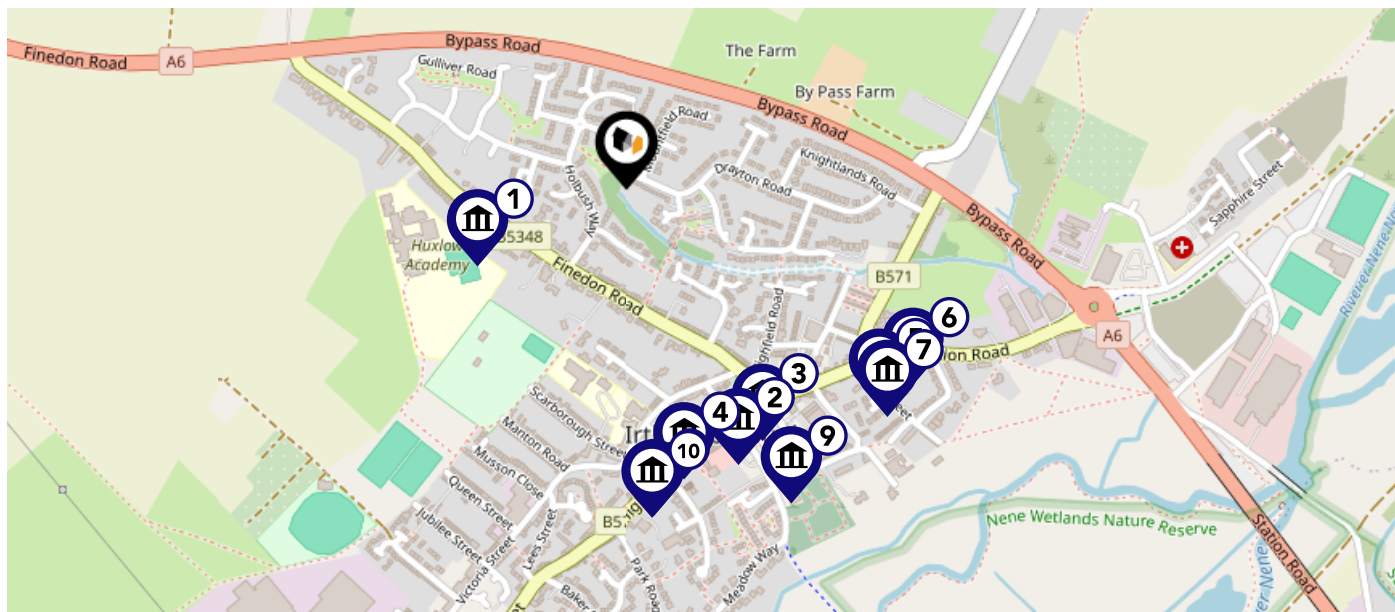
Key:

-  Power Pylons
-  Communication Masts

Maps

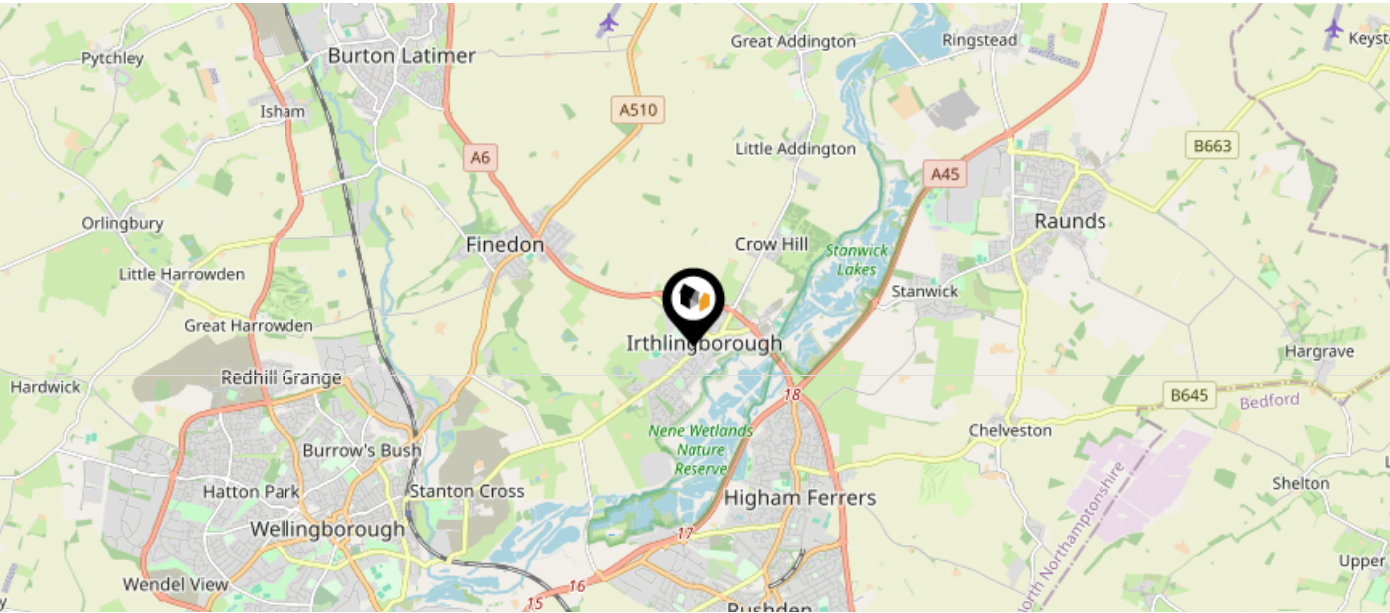
Listed Buildings

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
	1429178 - Irthlingborough War Memorial	Grade II	0.2 miles
	1192124 - 3 And 3a, High Street	Grade II	0.3 miles
	1192144 - Market Cross At Junction Of Station And Finedon Roads	Grade I	0.3 miles
	1371876 - 46, High Street	Grade II	0.3 miles
	1040329 - The Limes	Grade II	0.4 miles
	1040328 - Manor House Upper Manor	Grade II	0.4 miles
	1040330 - Irthlingborough Town Council Offices	Grade II	0.4 miles
	1192120 - Number 62 And Attached Shop	Grade II	0.4 miles
	1040366 - Church Of St Peter	Grade I	0.4 miles
	1040367 - 64 And 66, High Street	Grade II	0.4 miles

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

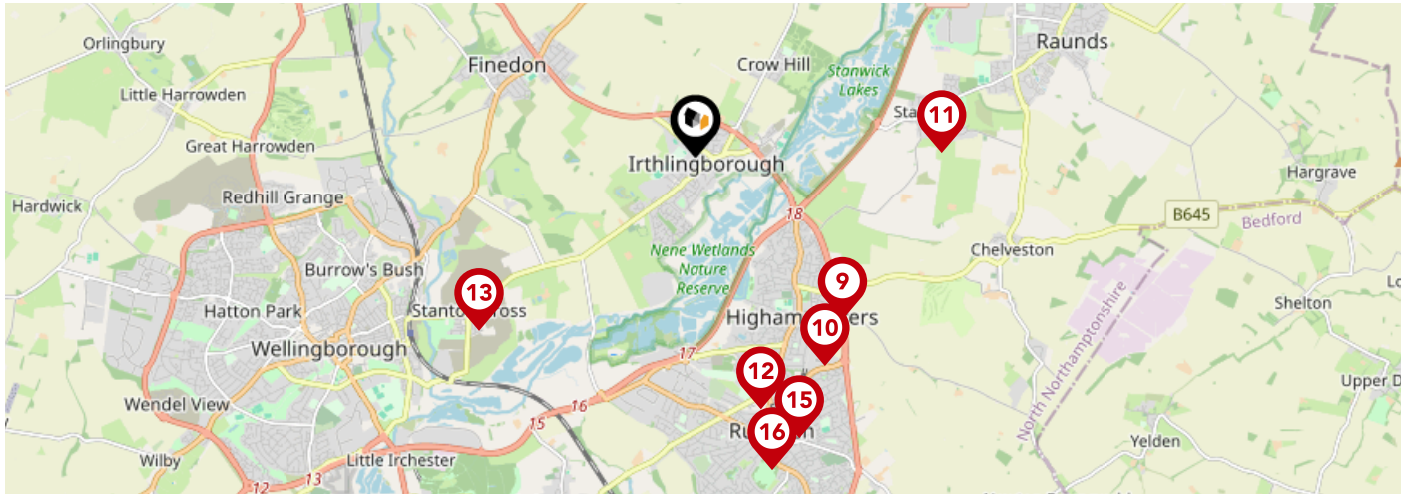


Nearby Green Belt Land

No data available.



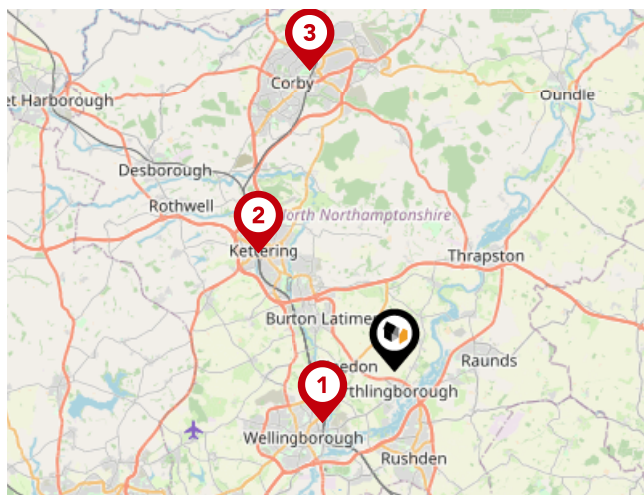
		Nursery	Primary	Secondary	College	Private
1	Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:0.27	☐	☒	☐	☐	☐
2	Huxlow Academy Ofsted Rating: Not Rated Pupils: 854 Distance:0.28	☐	☐	☒	☐	☐
3	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:0.3	☐	☒	☐	☐	☐
4	Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:1.46	☐	☒	☐	☐	☐
5	Finedon Mulso Church of England Junior School Ofsted Rating: Good Pupils: 199 Distance:1.63	☐	☒	☐	☐	☐
6	Finedon Infant School Ofsted Rating: Good Pupils: 144 Distance:1.78	☐	☒	☐	☐	☐
7	Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:1.81	☐	☒	☐	☐	☐
8	Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 270 Distance:1.86	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:1.98	☐	☐	☒	☐	☐
10	The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:2.22	☐	☐	☒	☐	☐
11	Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:2.23	☐	☒	☐	☐	☐
12	Rushden Academy Ofsted Rating: Good Pupils: 892 Distance:2.34	☐	☐	☒	☐	☐
13	Stanton Cross Primary School Ofsted Rating: Not Rated Pupils: 64 Distance:2.5	☐	☒	☐	☐	☐
14	Great Addington CofE Primary School Ofsted Rating: Good Pupils: 93 Distance:2.65	☐	☒	☐	☐	☐
15	Denfield Park Primary School Ofsted Rating: Good Pupils: 432 Distance:2.71	☐	☒	☐	☐	☐
16	Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St) Ofsted Rating: Requires improvement Pupils: 147 Distance:2.91	☐	☒	☐	☐	☐

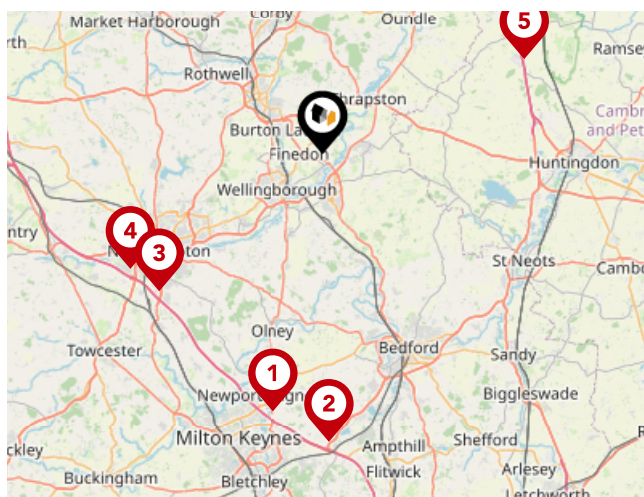
Area

Transport (National)



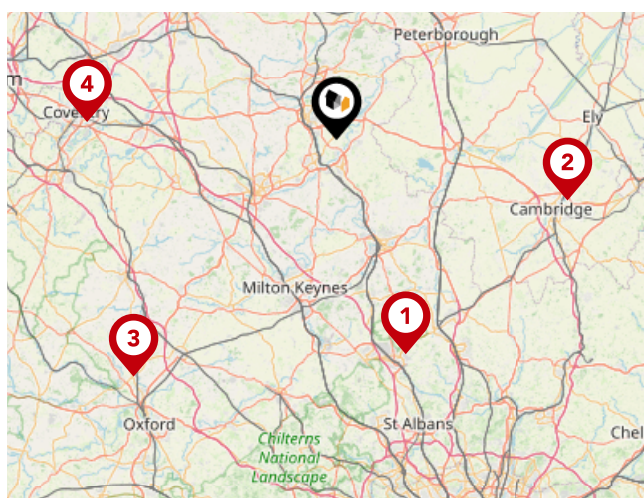
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	3.2 miles
2	Kettering Rail Station	6.55 miles
3	Corby Rail Station	11.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	19.14 miles
2	M1 J13	21.02 miles
3	M1 J15	15.53 miles
4	M1 J15A	16.26 miles
5	A1(M) J15	16.09 miles

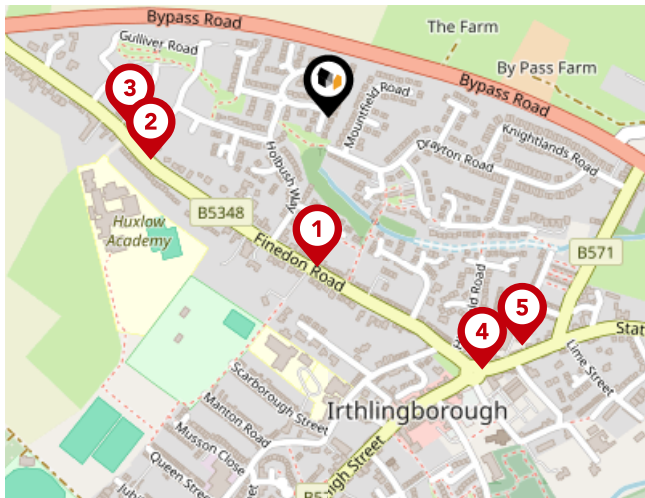


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	32.81 miles
2	Cambridge	34.54 miles
3	Kidlington	45.44 miles
4	Baginton	36.41 miles

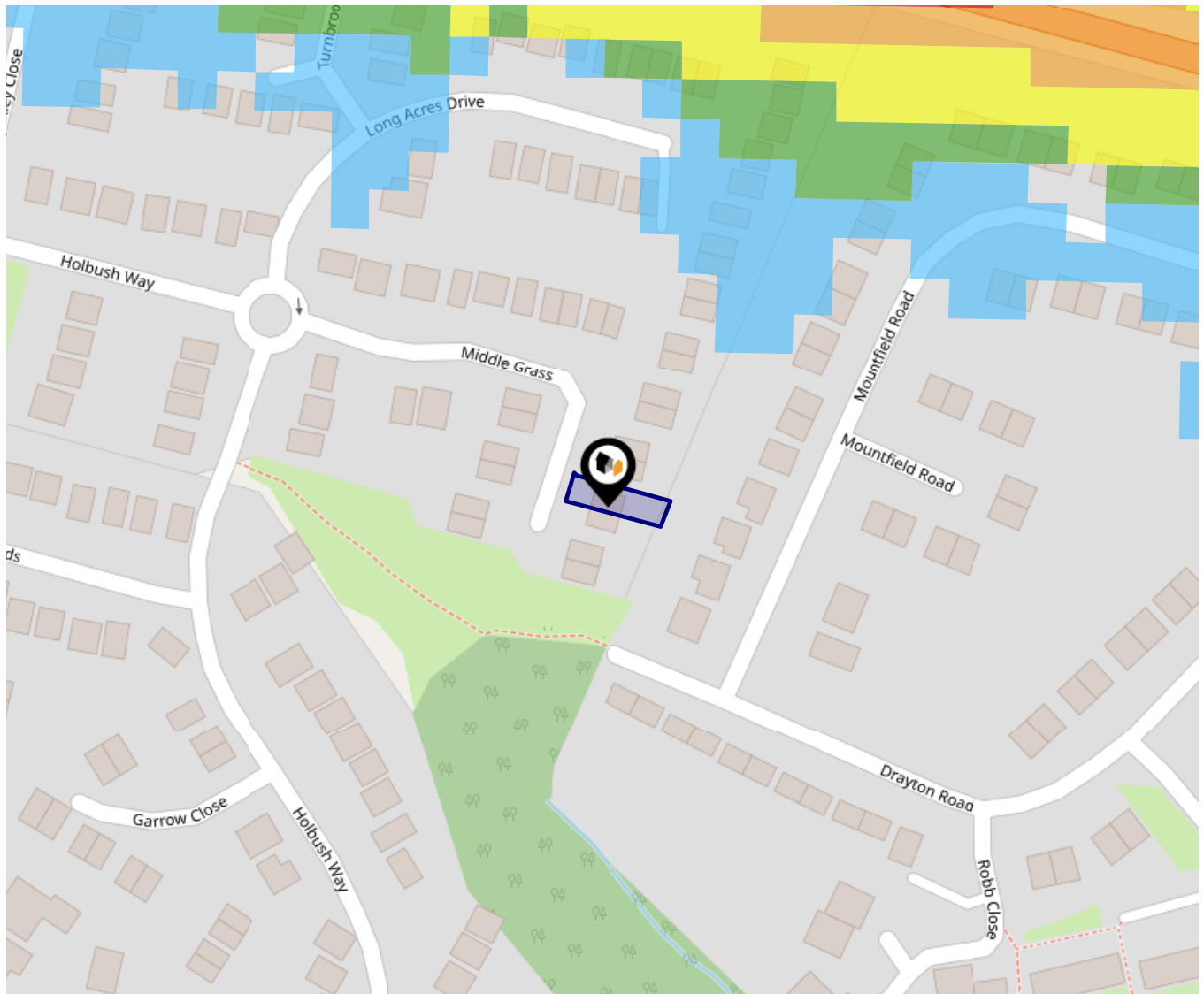
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holbush Way	0.17 miles
2	Huxlow School	0.21 miles
3	Huxlow School	0.22 miles
4	Church Street	0.33 miles
5	New Street	0.34 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Henderson Connellan

43 Nene Court Wellingborough

Northamptonshire NN8 1LD

01933 829 222

Tom.cheshire@hendersonconnellan.co.uk

www.hendersonconnellan.co.uk

