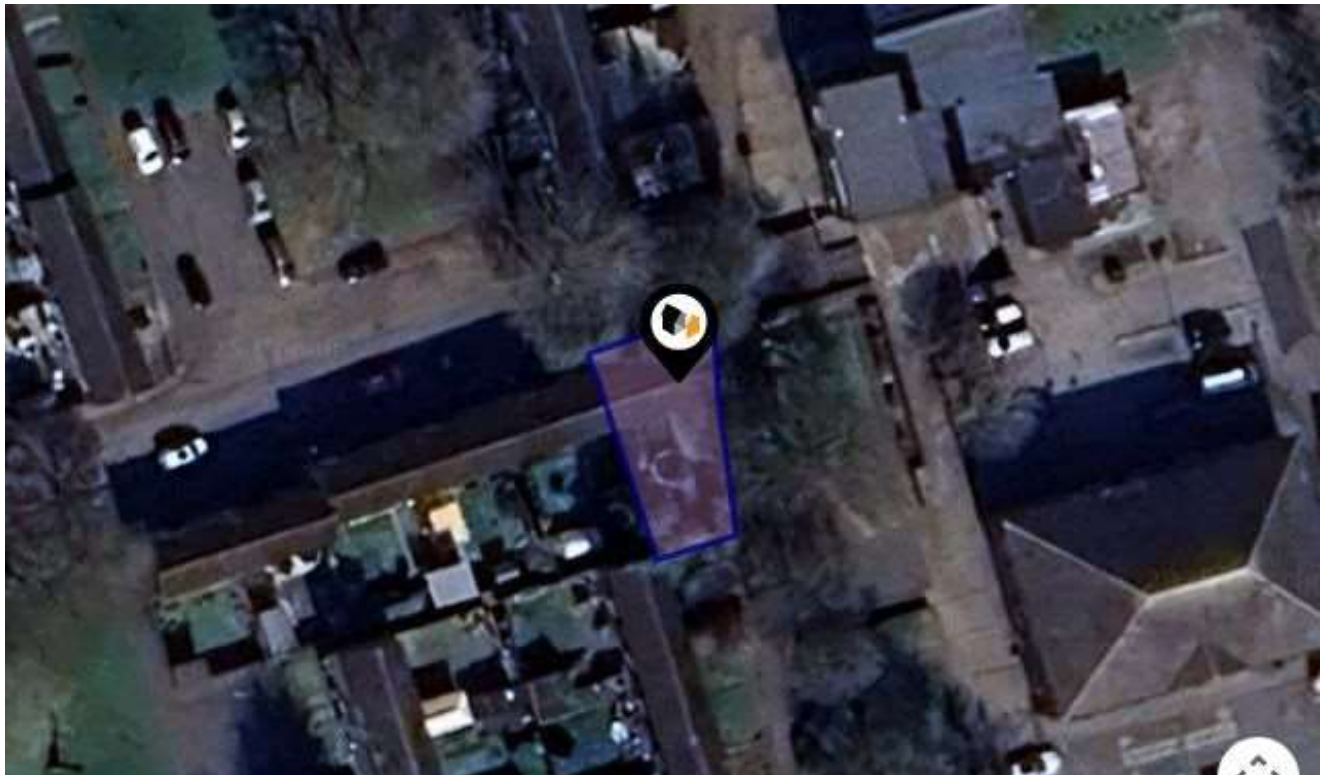# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 05th December 2025

56, THE CHERWELL, DAVENTRY, NN11 4QJ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010
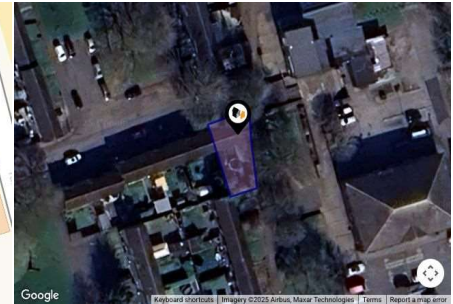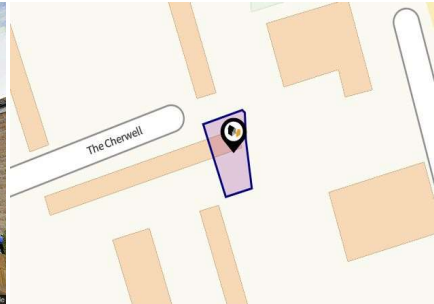
louise.bugeja@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Terraced	**Last Sold Date:**	14/07/2003
Bedrooms:	3	**Last Sold Price:**	£81,000
Floor Area:	893 ft^2 / 83 m^2	**Last Sold £/ft^2:**	£90
Plot Area:	0.04 acres	**Tenure:**	Freehold
Council Tax :	Band B		
Annual Estimate:	£1,838		
Title Number:	NN201042		
UPRN:	28005622		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12	**80**	**1800**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O$_2$ EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Energy rating

56 The Cherwell DAVENTRY NN11 4QJ

C

Valid until 27.07.2035	Certificate number 28843053720314551200

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			79 | C
55-68	D		74 | C	
39-54	E			
21-38	F			
1-20	G			
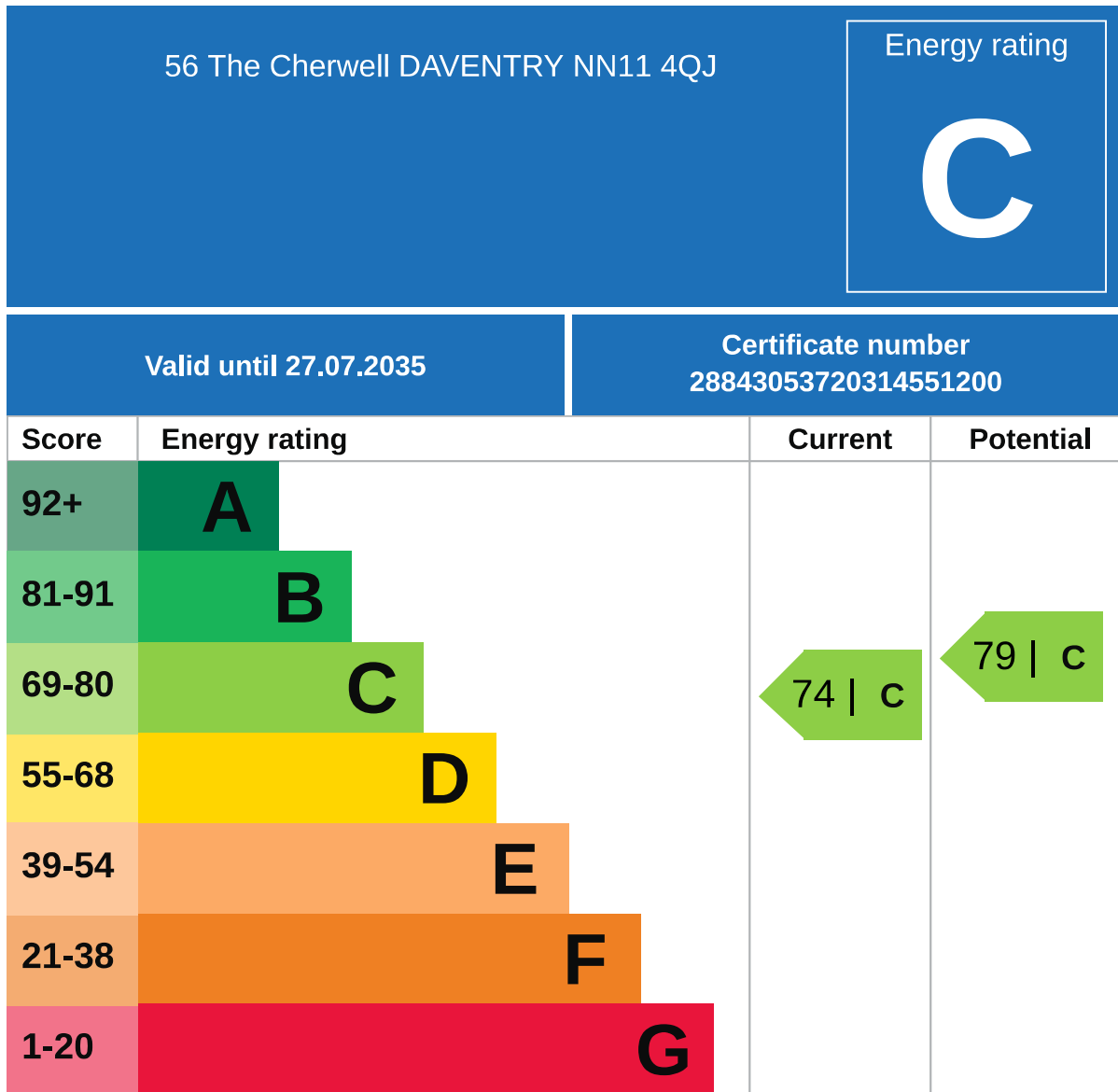
Property
EPC - Additional Data

Additional EPC Data

Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Timber frame, as built, partial insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m^2

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
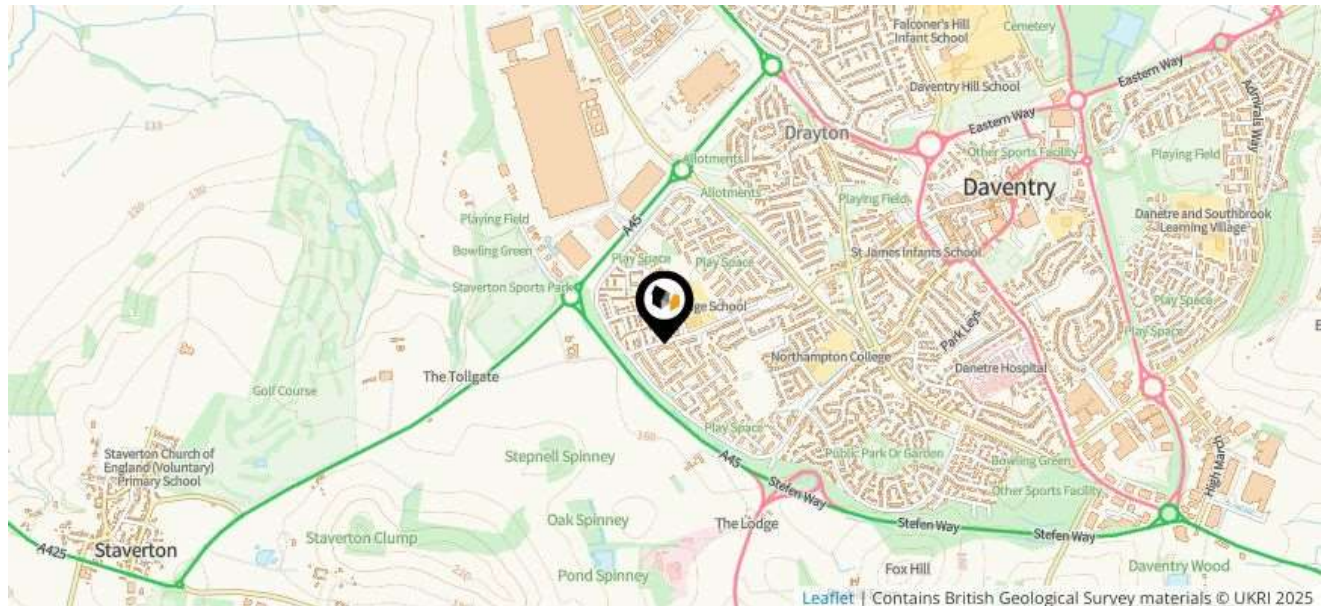
Mine Entry

✕ 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.

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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.
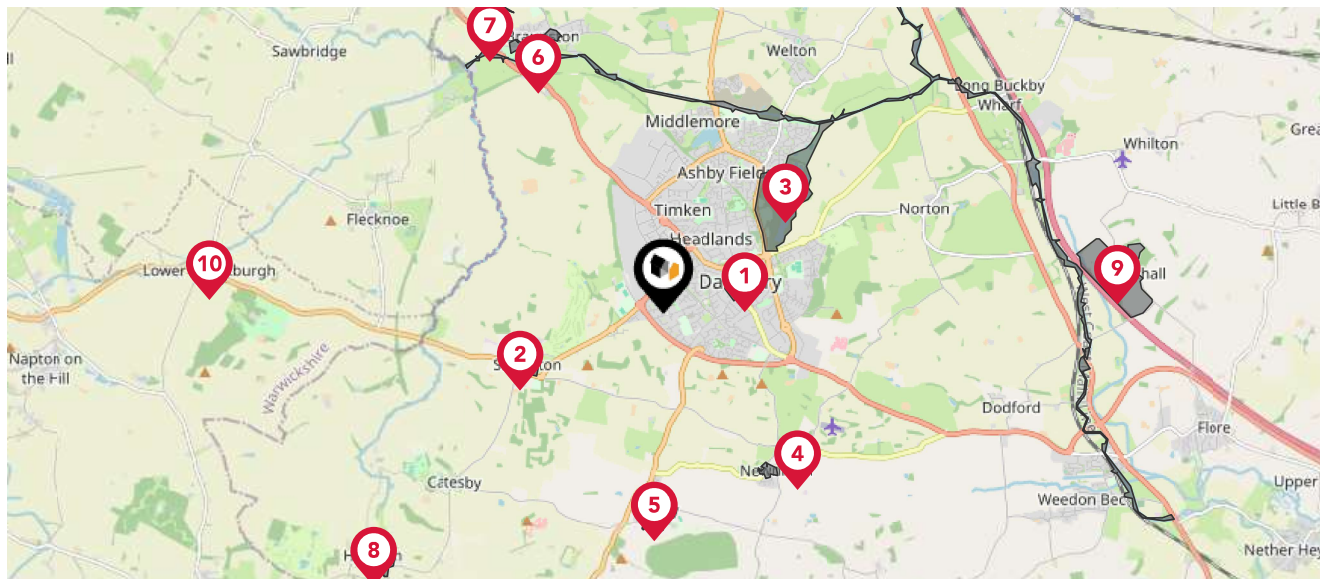

Nearby Conservation Areas

1	Daventry
2	Staverton
3	Daventry Reservoir
4	Newnham
5	Badby
6	Braunston
7	Grand Union and Oxford Canals
8	Hellidon
9	Brockhall
10	Lower Shuckburgh

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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
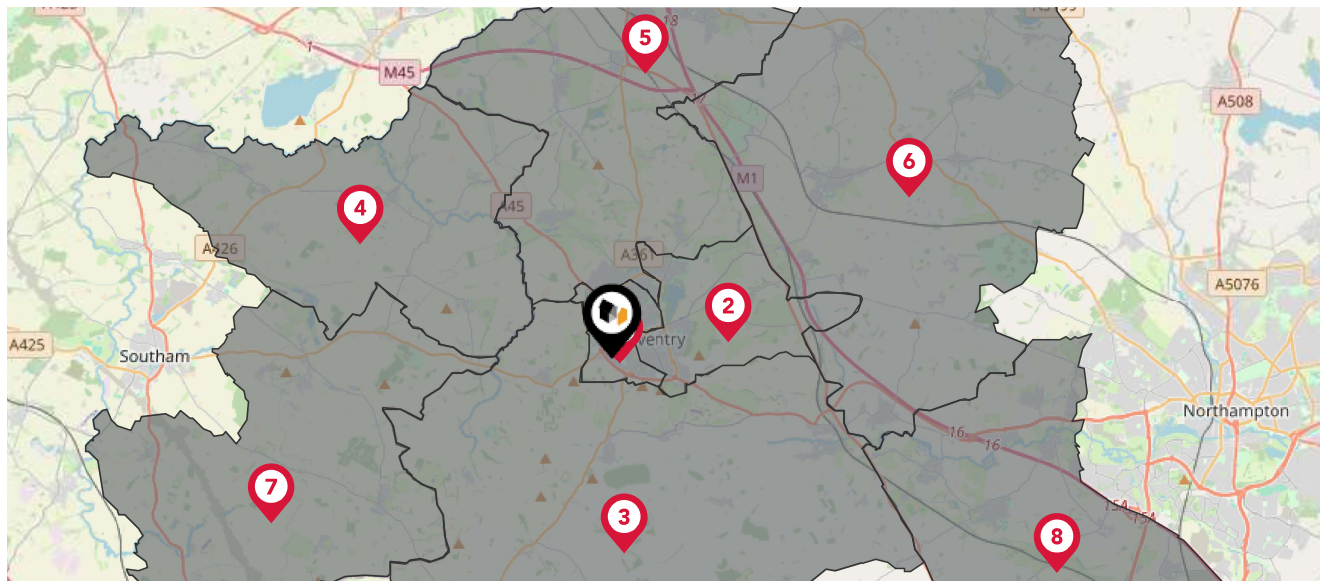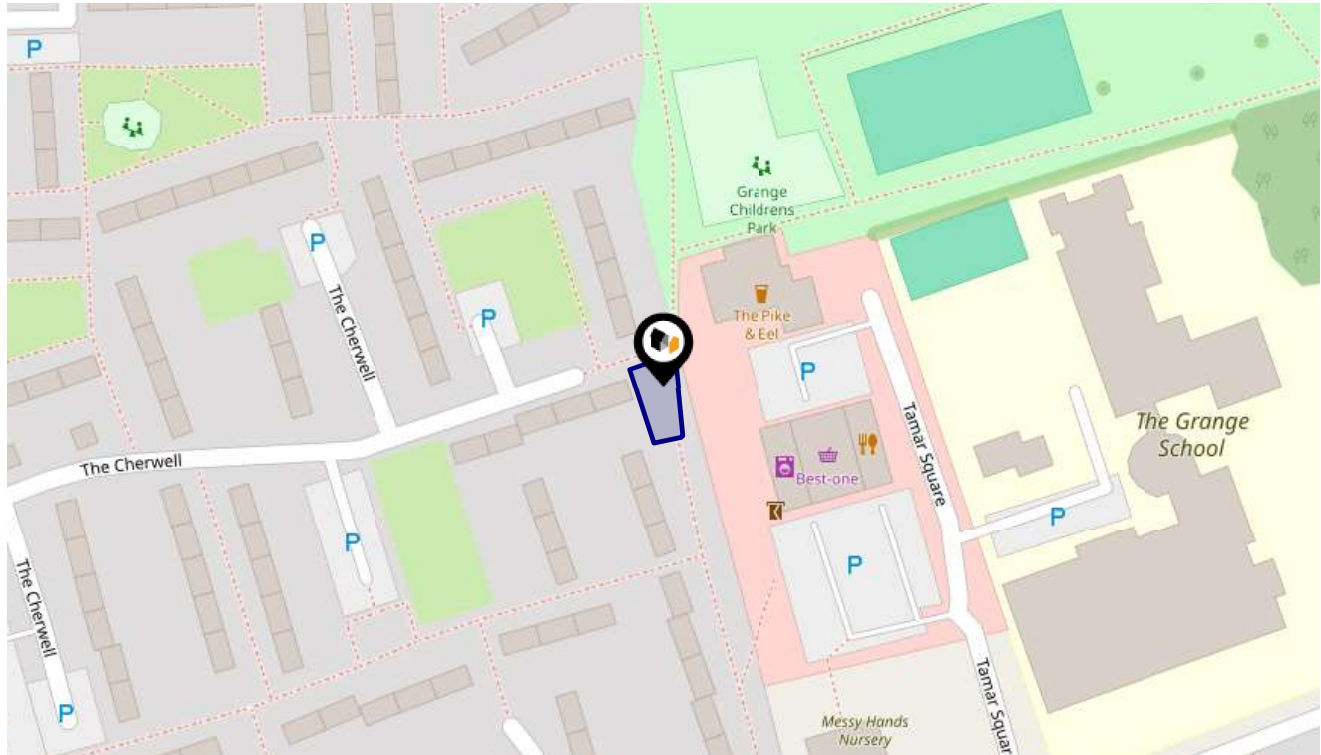

Nearby Council Wards

1	Daventry West Ward
2	Daventry East Ward
3	Woodford and Weedon Ward
4	Leam Valley Ward
5	Braunston and Crick Ward
6	Long Buckby Ward
7	Napton & Fenny Compton Ward
8	Bugbrooke Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.

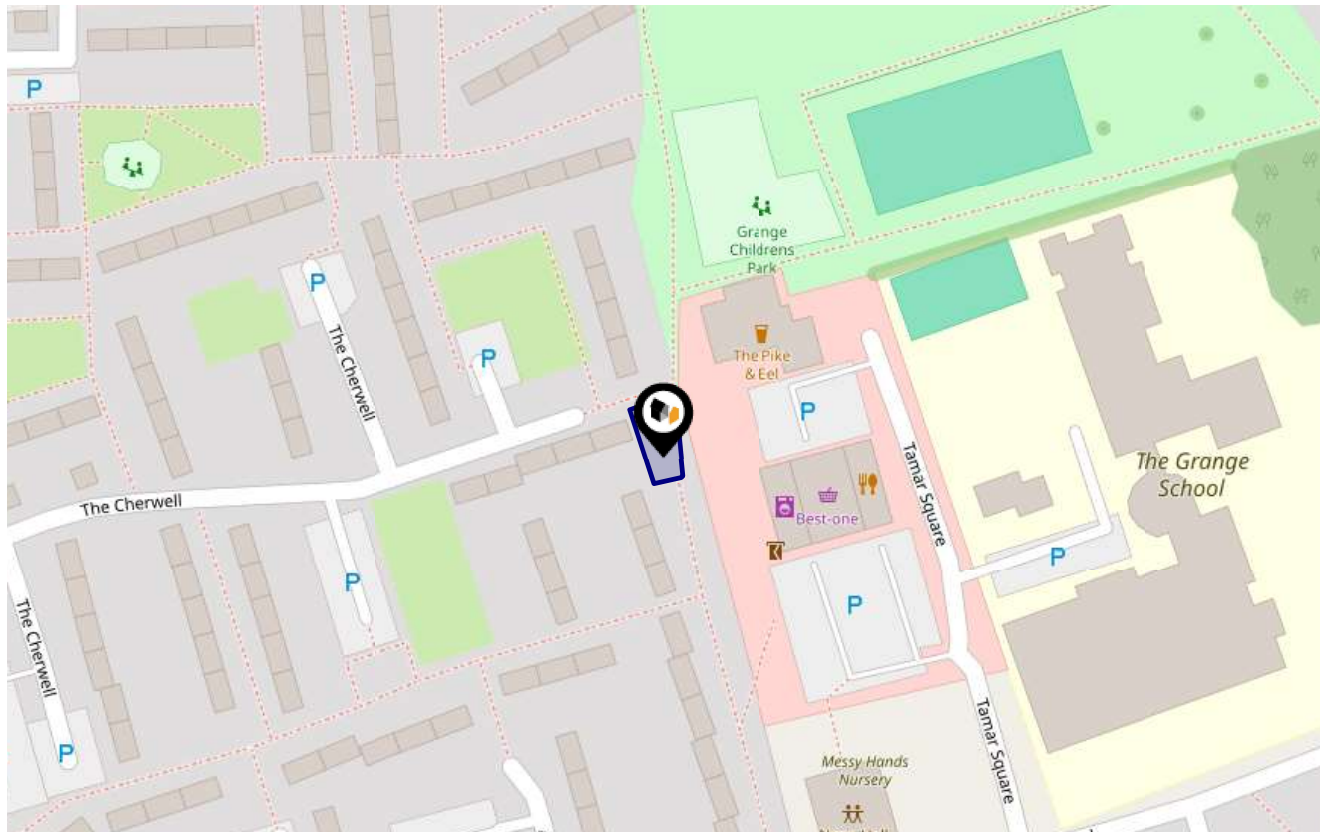Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Rivers & Seas - Climate Change

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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.
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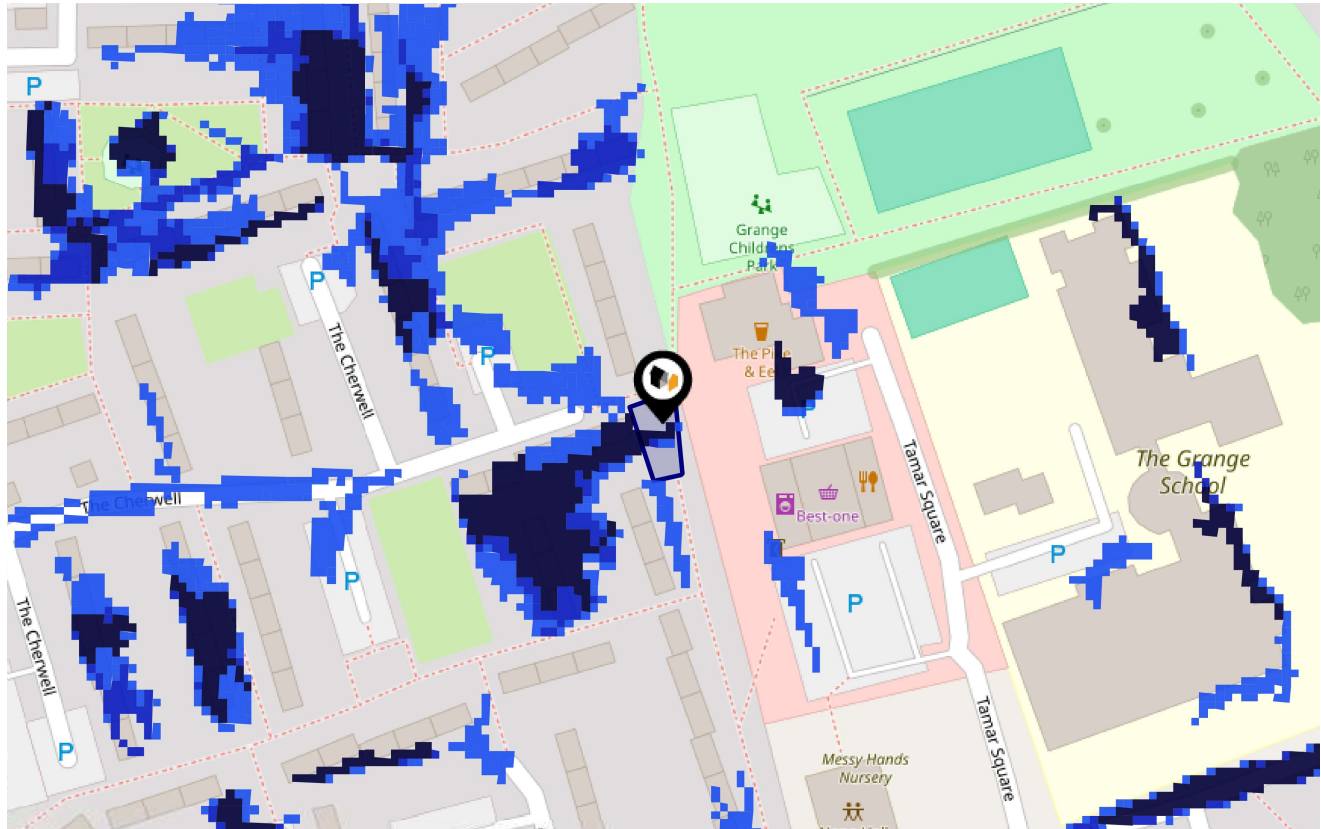Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.

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

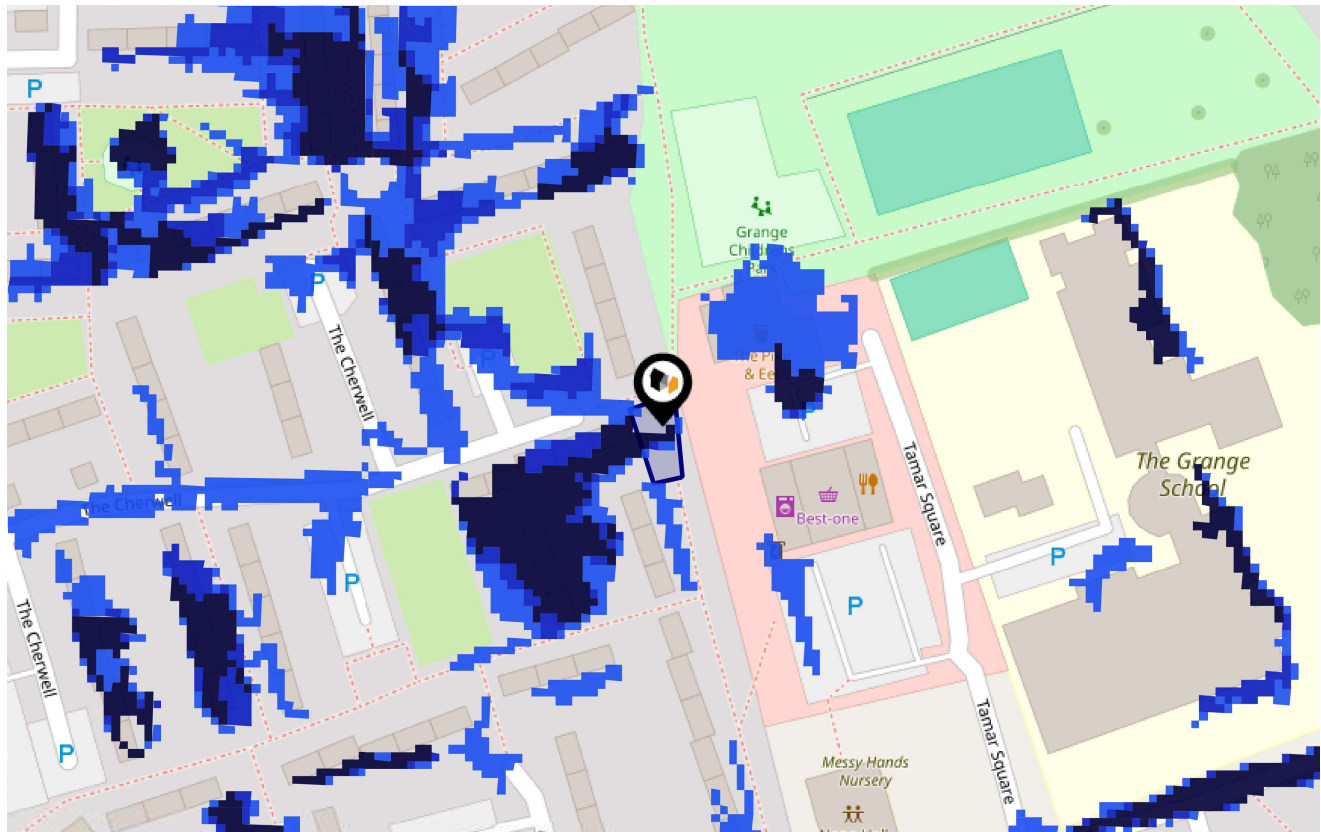Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.

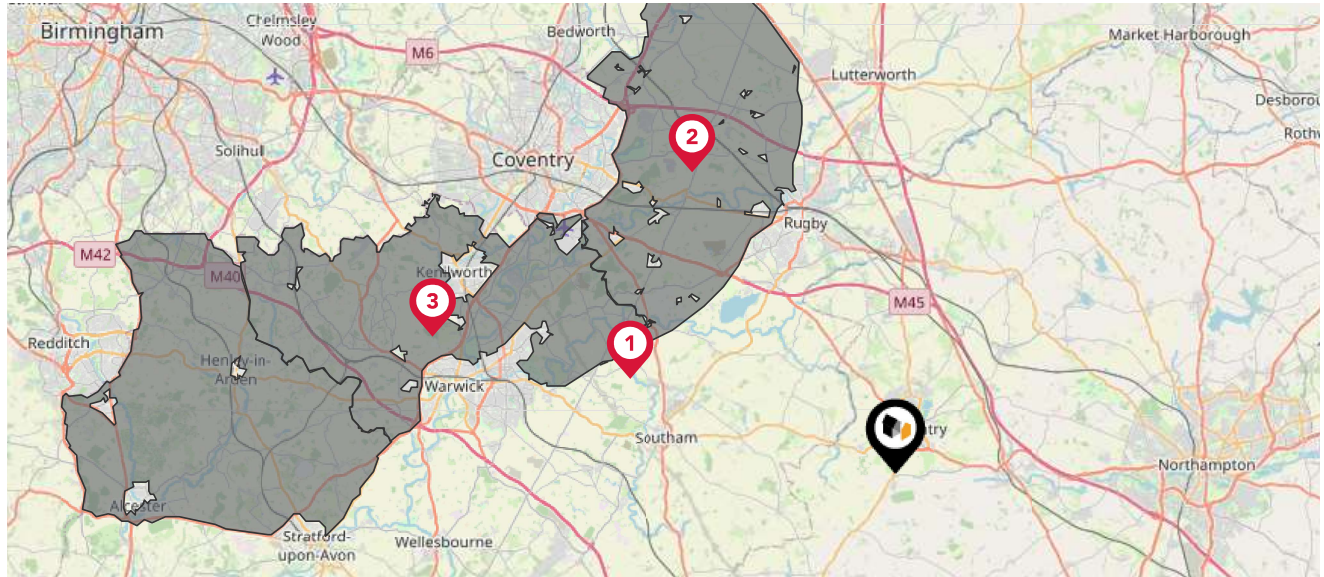Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

Green Belt

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

Nearby Green Belt Land	
1	Birmingham Green Belt - Stratford-on-Avon
2	Birmingham Green Belt - Rugby
3	Birmingham Green Belt - Warwick

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	Elderstubbs Farm-Staverton Road, Daventry, Northamptonshire	Historic Landfill	
2	Elderstubbs Farm-Off Browns Road, Daventry, Northamptonshire	Historic Landfill	
3	Elderstubbs Farm-Staverton Road, Daventry, Northamptonshire	Historic Landfill	
4	Home Farm-Church Street, Staverton, Daventry, Northamptonshire	Historic Landfill	
5	Daventry Sewage Works-Northern Way, Daventry, Northamptonshire	Historic Landfill	
6	Ashby Road-Daventry, Northamptonshire	Historic Landfill	
7	Penguin Hotel-Daventry, Northamptonshire	Historic Landfill	
8	Drayton Fields Farm-Daventry, Northamptonshire	Historic Landfill	
9	Staverton Road Farm-Staverton Road, Near Daventry, Staverton, Northamptonshire	Historic Landfill	
10	Mill Farm-Off the A425, Shuckburgh, Warwickshire	Historic Landfill	

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Listed Buildings

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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
① 1054013 - Manor Cottage	Grade II	0.3 miles
② 1067672 - Manor House	Grade II	0.3 miles
③ 1367471 - The Old School	Grade II	0.4 miles
④ 1067677 - 11, School Street	Grade II	0.4 miles
⑤ 1067676 - 1-9, School Street	Grade II	0.4 miles
⑥ 1067674 - The Orchards	Grade II	0.4 miles
⑦ 1067673 - Manor Farmhouse	Grade II	0.4 miles
⑧ 1075271 - Badby House (our Lady Of Passion Monastery)	Grade II	0.6 miles
⑨ 1298930 - Wheatsheaf Hotel	Grade II	0.7 miles
⑩ 1067693 - Saracen's Head Inn	Grade II	0.7 miles

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Area
Schools

	Nursery	Primary	Secondary	College	Private
1 E-ACT The Grange School Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.08	☐	☑	☐	☐	☐
2 St James Infant School Ofsted Rating: Good | Pupils: 183 | Distance:0.66	☐	☑	☐	☐	☐
3 The Parker E-ACT Academy Ofsted Rating: Good | Pupils: 1180 | Distance:0.91	☐	☐	☑	☐	☐
4 Daventry Hill School Ofsted Rating: Good | Pupils: 221 | Distance:0.91	☐	☐	☑	☐	☐
5 Falconer's Hill Academy Ofsted Rating: Good | Pupils: 236 | Distance:0.95	☐	☑	☐	☐	☐
6 Falconer's Hill Infant School Ofsted Rating: Good | Pupils: 171 | Distance:0.95	☐	☑	☐	☐	☐
7 Abbey CofE Academy Ofsted Rating: Good | Pupils: 172 | Distance:1.02	☐	☑	☐	☐	☐
8 DSLV E-ACT Academy Ofsted Rating: Good | Pupils: 1074 | Distance:1.27	☐	☑	☑	☐	☐

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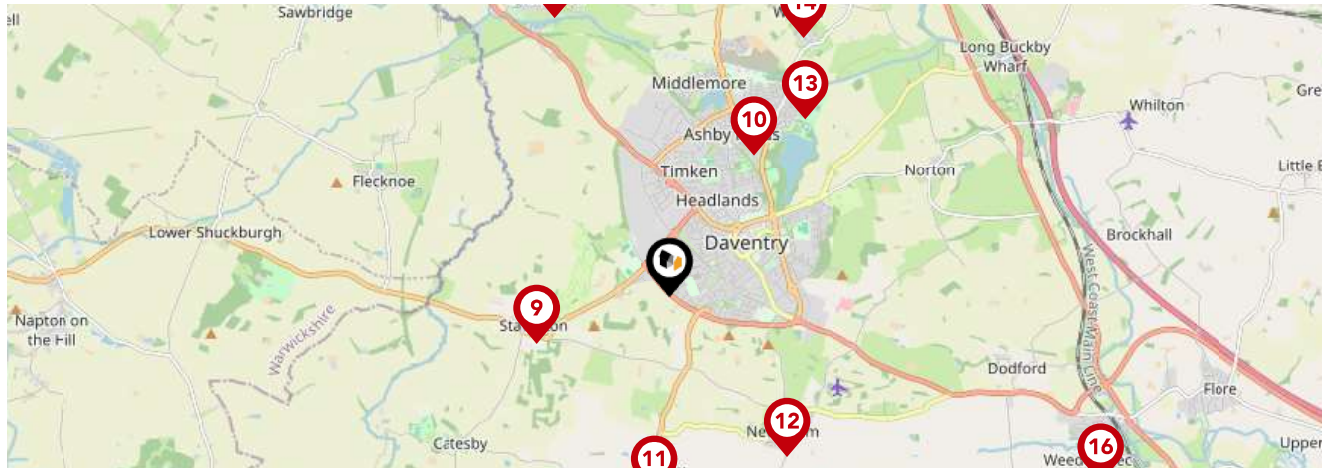
		Nursery	Primary	Secondary	College	Private
9	**Staverton Church of England Voluntary Primary School** Ofsted Rating: Good | Pupils: 96 | Distance:1.36	☐	☑	☐	☐	☐
10	**Ashby Fields Primary School** Ofsted Rating: Requires improvement | Pupils: 374 | Distance:1.6	☐	☑	☐	☐	☐
11	**Badby School** Ofsted Rating: Good | Pupils: 161 | Distance:1.91	☐	☑	☐	☐	☐
12	**Newnham Primary School** Ofsted Rating: Good | Pupils: 91 | Distance:1.91	☐	☑	☐	☐	☐
13	**Monksmoor Park Church of England Primary School** Ofsted Rating: Good | Pupils: 199 | Distance:2.16	☐	☑	☐	☐	☐
14	**Welton Church of England Academy** Ofsted Rating: Outstanding | Pupils: 132 | Distance:2.82	☐	☑	☐	☐	☐
15	**Braunston Church of England Primary School** Ofsted Rating: Good | Pupils: 193 | Distance:2.92	☐	☑	☐	☐	☐
16	**Weedon Bec Primary School** Ofsted Rating: Requires improvement | Pupils: 198 | Distance:4.53	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
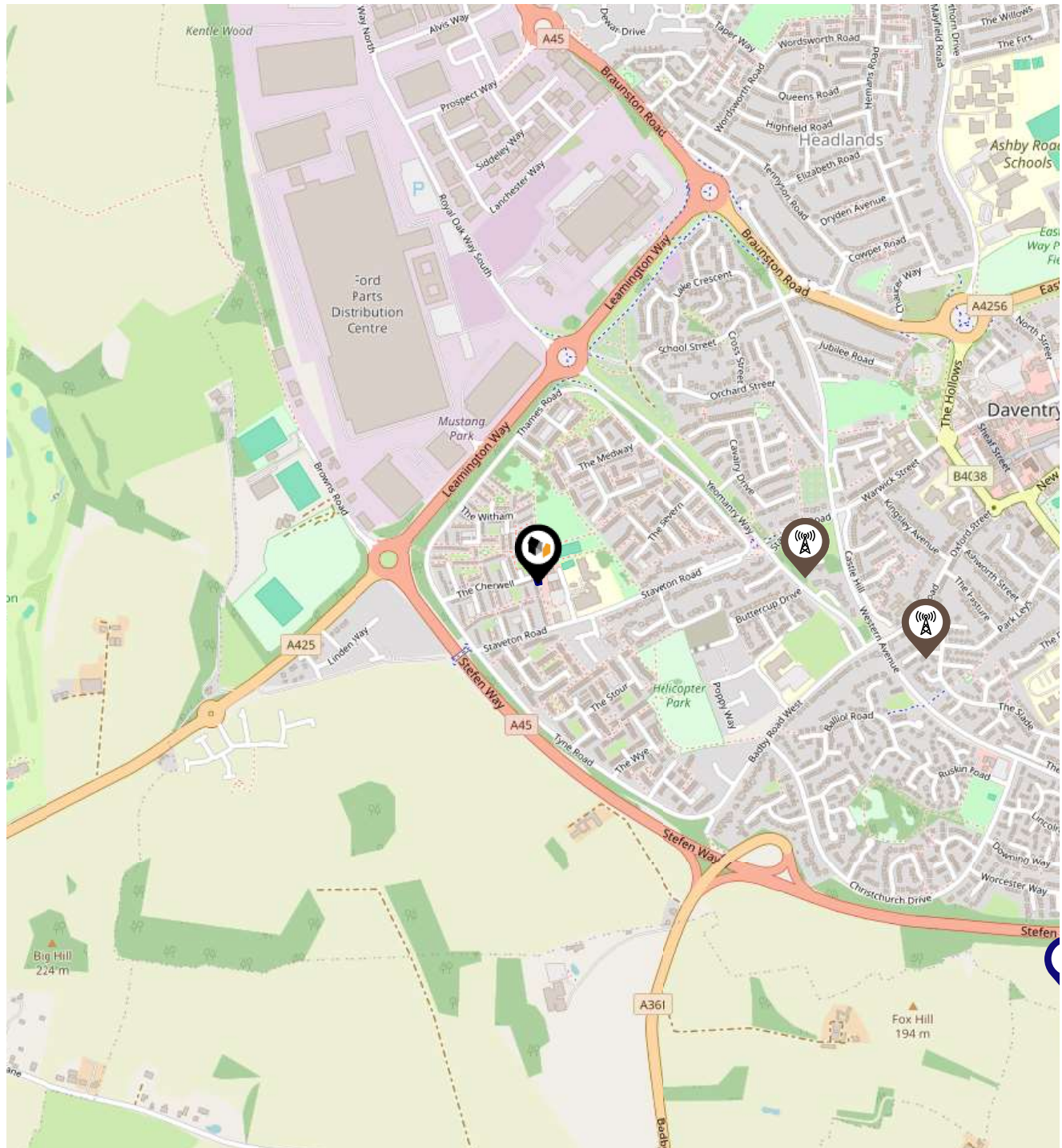
Key:

🗼 Power Pylons

📡 Communication Masts

KPF - Key Property Facts

Radon Gas

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).

This
Property
▼

🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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

Environment
Soils & Clay

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		
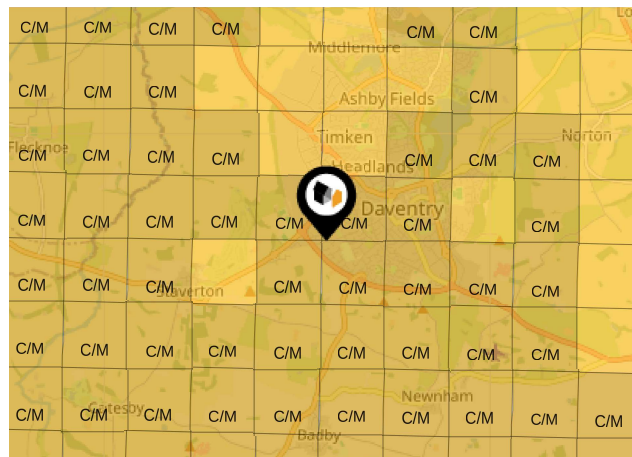
Primary Classifications (Most Common Clay Types)

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

Transport (National)

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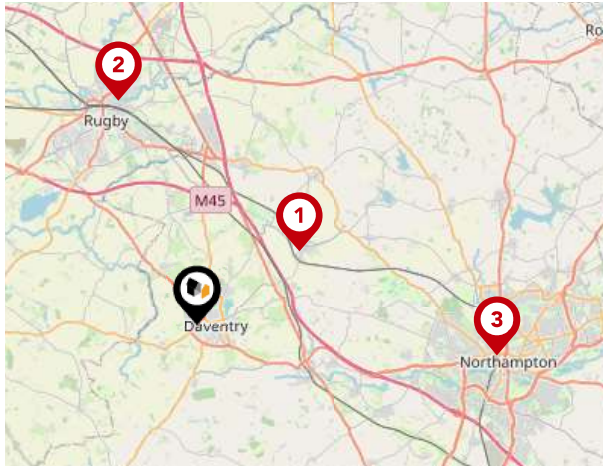
National Rail Stations

Pin	Name	Distance
1	Long Buckby Rail Station	4.85 miles
2	Rugby Rail Station	9.13 miles
3	Northampton Rail Station	11.64 miles
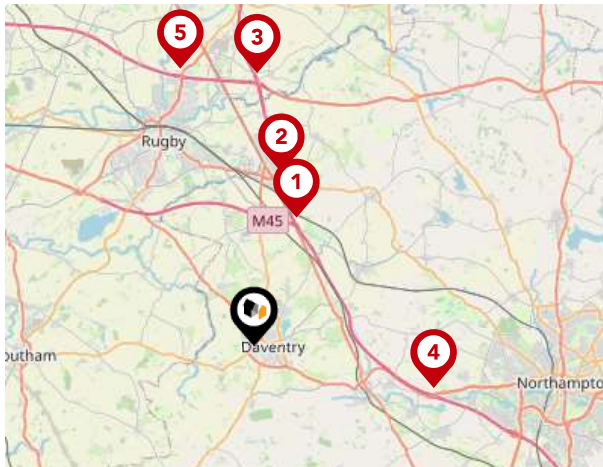
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J17	5.18 miles
2	M1 J18	6.76 miles
3	M1 J19	10.46 miles
4	M1 J16	7.15 miles
5	M6 J1	11.01 miles

Airports/Helipads

Pin	Name	Distance
1	Baginton	14.74 miles
2	Kidlington	29.68 miles
3	Birmingham Airport	27.05 miles
4	East Mids Airport	40.07 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Staverton Road	0.14 miles
2	Nene Walk	0.17 miles
3	70 Tweed Close	0.2 miles
4	The Cherwell	0.15 miles
5	The Cherwell	0.16 miles

Landwood Group
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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

G

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KPF - Key Property Facts