

Buyers Report

25th April 2025



Introduction







Key Property Information



⊕ Broadband availability

 Image: Second state of the property of the prop

[] Plot information

盒 Council tax

Title number NN194521
Plot size 0.08 acres
Garden direction SouthWest
Outdoor area 0.06 acres
Parking (predicted) Yes

출 Build	© Utilities	♀ EPC Valid until	02/04/2029
Solid floors	Mains gas	Efficiency rating (current)	72 C
Double glazed windows	Wind turbines	Efficiency (potential)	83 B
Brick walls	Solar panels	Enviro impact (current)	67 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	80 C
Year built 1997			

Band E	E EE	111	Basic	3mb
£2,750 per year (est)	O_2 02	all	Superfast	73mb
West Northamptonshire	Three	all	🔼 Ultrafast	1800mb
	Vodafone	111	Overall	1800mb

Mobile coverage

Planning and Local Information



♠ Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

Rights and restrictions



Restrictive covenants



This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

☆ Rights of way

There has been no rights of way found on the plot of this property

0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



Rights and restrictions



♬[↑] National park



This property is within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Conservation area

No restrictions found

This property is <u>not</u> within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

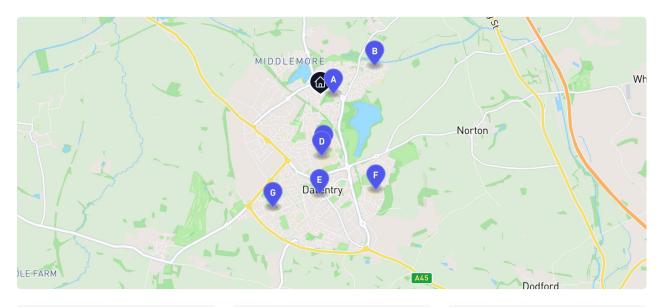
Community and Environment

They contribute to community aesthetics and environmental health.

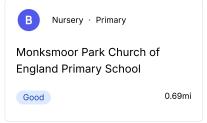
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

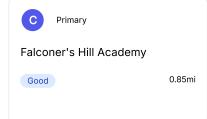
Local Education





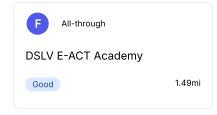


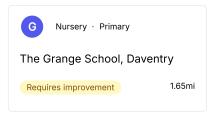






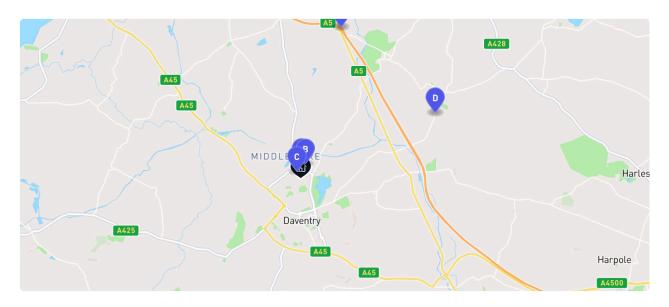


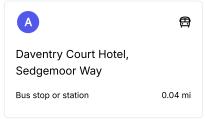


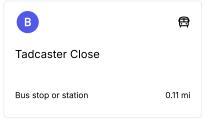


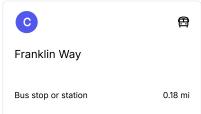
Local Transport

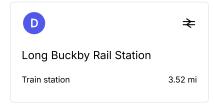




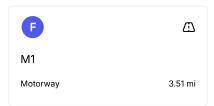






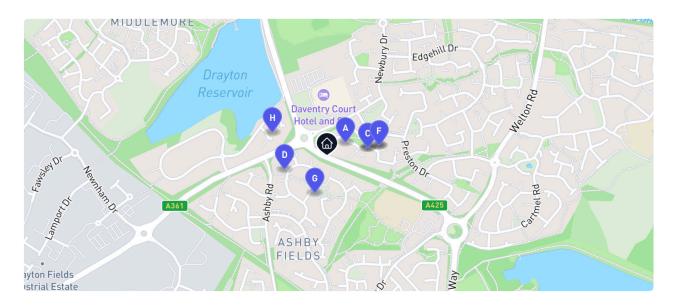






Nearby Planning







33 Tadcaster Close Daventry Northamptonshire NN11 OGB

Enclose existing open front porch.

Approved Ref: WND/2021/0155 19-05-2021

В

6 Cheriton Close Lang Farm Daventry NN11 0GD

Lawful Development Certificate (Proposed) remove existing conservatory and construction of single...

Refused Ref: DA/2018/0491 11-06-2018



6 Cheriton Close Daventry Northamptonshire NN11

Demolition of sun room. Construction of single storey rear extension.

Approved Ref: DA/2019/0174 21-03-2019

D

29 Franklin Way Daventry Northamptonshire NN11

Erection of wooden boundary fence and side gate (retrospective).

Unknown Ref: DA/2020/0732 25-09-2020



1 Cheriton Close Daventry NN11 0GD

Certificate of Lawfulness for proposed development of garage conversion with front porch.

Approved Ref: 2023/6678/LDP 31-08-2023

F

1 Cheriton Close Daventry NN11 0GD

Certificate of Lawfulness for proposed development of a single storey rear extension

Approved Ref: 2023/6695/LDP 28-07-2023



4 Magellan Close Daventry Northamptonshire NN11 OTT

Construction of ground floor and first floor side extension.

Approved Ref: WND/2022/0615 19-07-2022

H

6 Perch Close Daventry Northamptonshire NN11 8YY

Construction of shed

Approved Ref: DA/2018/0514 08-06-2018

Nearby Listed Buildings





A Grade II - Listed building	2638ft
Farmbuildings adjoining middlemore farm	nhouse
List entry no: 1387390	14-07-1999

B Grade II - Listed building	2720ft
Middlemore farmhouse	
List entry no: 1387389	14-07-1999

C	Grade II - Listed building	4744ft
The r	nanor house	
List er	ntry no: 1203867	11-03-1987

D Grade II - Listed building	4820ft
Welton manor	
List entry no: 1077024	18-01-2068

E	Grade II - Listed building	5436ft
Grand	d union canal west entrance to brauns	ton tunnel
List er	ntry no: 1076445	11-03-1987

F Grade II - Listed building	5446ft
The old house	
List entry no: 1203890	11-03-1987

G Grade II - Listed building	5630ft
Gateway south west of church of st martin	
List entry no: 1077027	18-01-2068

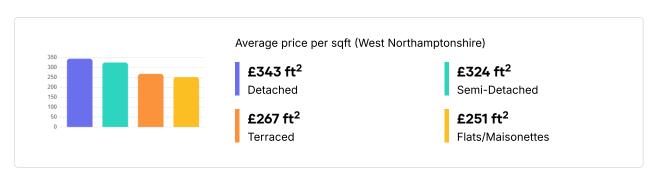
H Grade II - Listed building	5728ft
Pair of headstones approximately 10 met south aisle of church of st martin	res from
List entry no: 1077026	11-03-1987

Sales Market Stats



Average house price changes in the last year (West Northamptonshire)					
	Apr '24	Jul '24	Oct '24	Jan '25	Mar '25
Detached	£480k	£495k	£500k	£515k	£515k
Semi-Detached	£270k	£280k	£285k	£290k	£290k
Terraced	£223k	£230k	£232k	£239k	£239k
Flats/Maisonettes	£166k	£171k	£172k	£177k	£176k



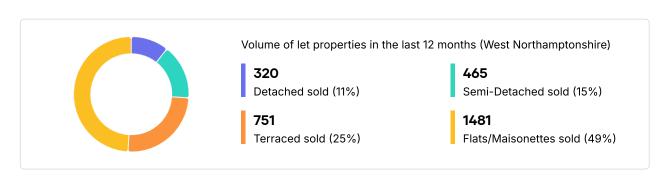




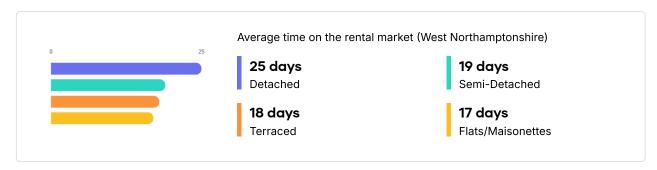
Lettings Market Stats



Average rental price changes in the last year (West Northamptonshire)					
	Apr '24	Jul '24	Oct '24	Jan '25	Mar '25
Detached	£1785	£1840	£1822	£1892	£1726
Semi-Detached	£1329	£1288	£1251	£1321	£1293
Terraced	£1105	£1190	£1152	£1094	£1236
Flats/Maisonettes	£897	£900	£917	£917	£896







Your Agent





" An experienced estate agent with over 20 years of experience. Passionate about customer service and the clients journey through the market and selling process. A keen eye for social and digital marketing but this doesn't mean that the traditional values of knowing the client, the market and the hard work involved are lost on us. "

dbruckert@skilton and hogghomes.co.uk**David Bruckert** 07738 803948

Owner

Contact Us



Skilton and Hogg Estate Agents

5 Prince William Walk, Sheaf Street, Daventry NN11 4AB

% 01327 624275

➡ https://www.skiltonandhogghomes.co.uk/

Find us on





Scan here to view a digital version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 07738 803948 or visit https://www.skiltonandhogghomes.co.uk/. To opt out of future communication, contact David Bruckert.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.