

# SH Buyers Report

3rd May 2025



# Introduction







# **Key Property Information**



⊕ Broadband availability

#### [] Plot information

**盒 Council tax** 

Title number NN364889
Plot size 0.05 acres
Garden direction East
Outdoor area 0.04 acres
Parking (predicted) Yes

插 Build	© Utilities	<b>♀ EPC</b> Val	id until 14/11/2028
Other floors	Mains gas	Efficiency rating (cu	rrent) 84 B
High performance windows	Wind turbines	Efficiency (potential)	94 A
Other walls	🛭 Solar panels	Enviro impact (curre	nt) <b>85 B</b>
Other roof	Mains fuel type Mains Gas	Enviro impact (poter	ntial) 94 A
Year built 2019			

Band D	E EE	ull	Basic	7mb
£2,250 per year (est)	$O_2$ O2	ull	Superfast	N/A
West Northamptonshire	Three	all	Ultrafast	1800mb
	Vodafone	ull	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**



#### ♬<sup>↑</sup> National park

(No restrictions found)

#### This property is <u>not</u> 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.

#### **①** 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.

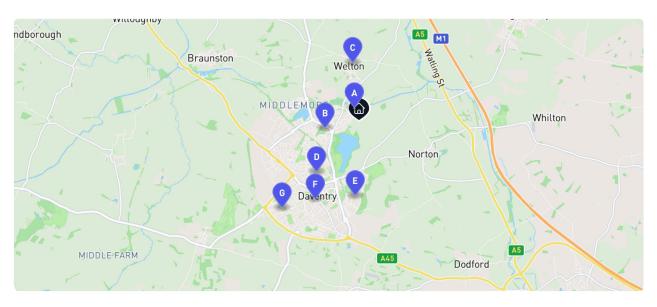
#### **Community and Environment**

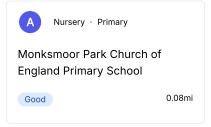
They contribute to community aesthetics and environmental health.

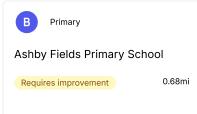
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## **Local Education**



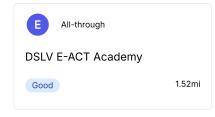




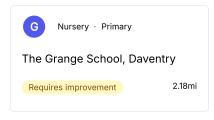






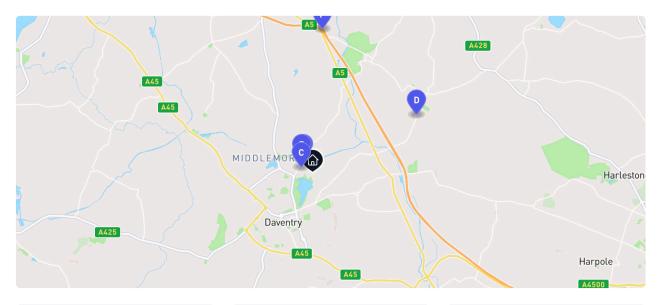


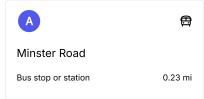




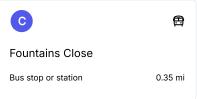
# **Local Transport**

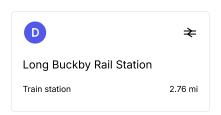


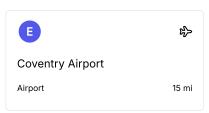








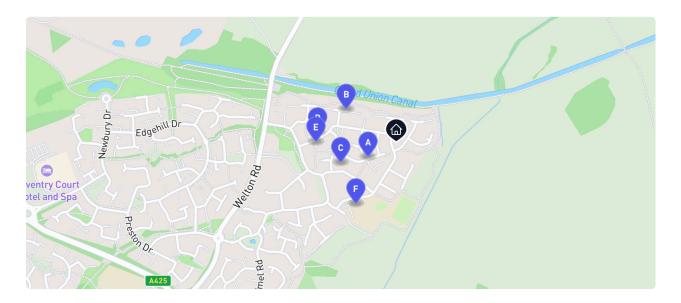






# **Nearby Planning**







44 Rievaulx Way Daventry NN11 2PG

Detached garage

Approved Ref: DA/2021/0252 25-05-2021

В

10 Coggeshall Close Daventry Northamptonshire NN11 2PH

Conversion of garage to gym and store room and construction of orangery to rear

Approved Ref: WND/2022/0128 25-02-2022



Phase 4B Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD

Reserved matters application (access, appearance, landscaping, layout & scale) for Phase 4B country...

Approved Ref: D.

Ref: DA/2018/0475 13-06-2018

D

11 Croxden Way Daventry NN11 2PD

Converting rear half of the garage to living space

Approved Ref: 2025/0126/FULL 13-01-2025



14 Croxden Way Daventry NN11 2PD

Installation of domestic air source heat pump to side of the house in the garden.

Approved Ref: 2024/1226/FULL 29-01-2024

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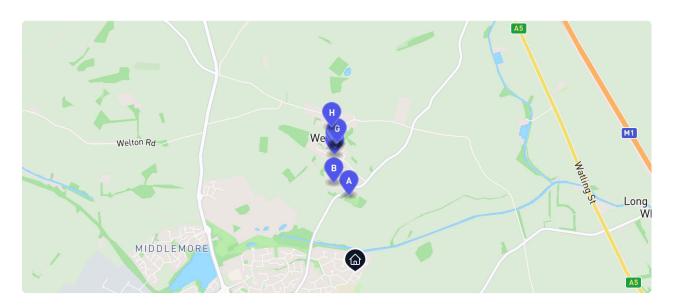
22 Croxden Way Monksmoor Park DAVENTRY NN11

Construction of conservatory to rear of dwelling

Approved Ref: DA/2017/1263 22-12-2017

# **Nearby Listed Buildings**





A Grade II - Listed building	2047ft
Welton manor	
List entry no: 1077024	18-01-2068

B Grade II - Listed building	2543ft
The manor house	
List entry no: 1203867	11-03-1987

Grade II - Listed building	3402ft
The old house	
List entry no: 1203890	11-03-1987

D Grade II - Listed building	3622ft
Gateway south west of church of st martin	
List entry no: 1077027	18-01-2068

Grade II - Listed building	3707ft
Pair of headstones approximately 10 me south aisle of church of st martin	etres from
List entry no: 1077026	11-03-1987

F Grade II - Listed building	3740ft
Cistern between south aisle and south p church of st martin	orch of
List entry no: 1203881	11-03-1987

G Grade II* - Listed building	3766ft
Church of st martin	
List entry no: 1077025	18-01-2068

H Grade II - Listed building	4295ft
Home farm	
List entry no: 1342695	11-03-1987

# **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."

**David Bruckert** dbruckert@skiltonandhogghomes.co.uk 07738 803948

Owner

#### **Contact Us**



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