

SH Buyers Report

8th May 2025

3 Hussar Close, Daventry. NN11 9HJ



Introduction



Key Property Information

🖭 3 🖺 1 [] 786ft² £306 pft² 🏠 Semi-Detached Ъ Freehold

[] Plot information

Title number	NN60579
Plot size	0.06 acres
Garden direction	NorthWest
Outdoor area	0.04 acres
Parking (predicted)	Yes

🖆 Build	Utilities	♀ EPC	Valid until 19/11	/2025
Solid floors	🕑 Mains gas	Efficiency ratin	g (current)	68 D
Double glazed windows	😢 Wind turbines	Efficiency (pote	ential)	83 B
Brick walls	😣 Solar panels	Enviro impact (current)	67 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	82 B
Year built 1967-1975				

盘 Council tax

Band C £2,100 per year (est) West Northamptonshire

Mobile coverage

 EE
 III

 O2
 O2

 Three
 III

 Vodafone
 III

$\widehat{\mathbf{r}}$ Broadband availability

15mb	ᠺ Basic
73mb	ሰ Superfast
1000mb	ᢙ Ultrafast
1000mb	ᢙ Overall

Planning and Local Information

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

🏠 Air traffic noise

Occasional

Assessed: 31/12/19

Occasional but irregular aircraft disruptions. It is highly likely the location is on a flight route.

Rights and restrictions

金 Restrictive covenants

Found

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.

♀ Why it's important

Usage Limitations

Community Consistency

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

₽⁰ 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.

♀ Why it's important

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 not 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.

𝔅 Why it's important

Preservation

Restrictions

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

estrictions

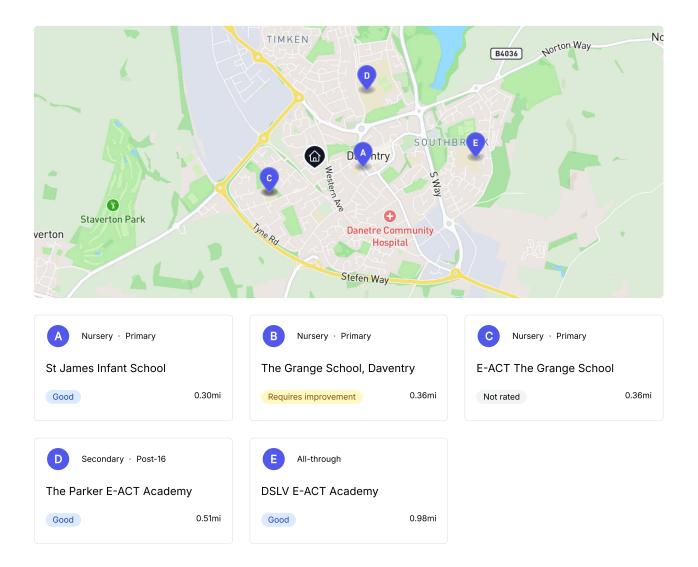
Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

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

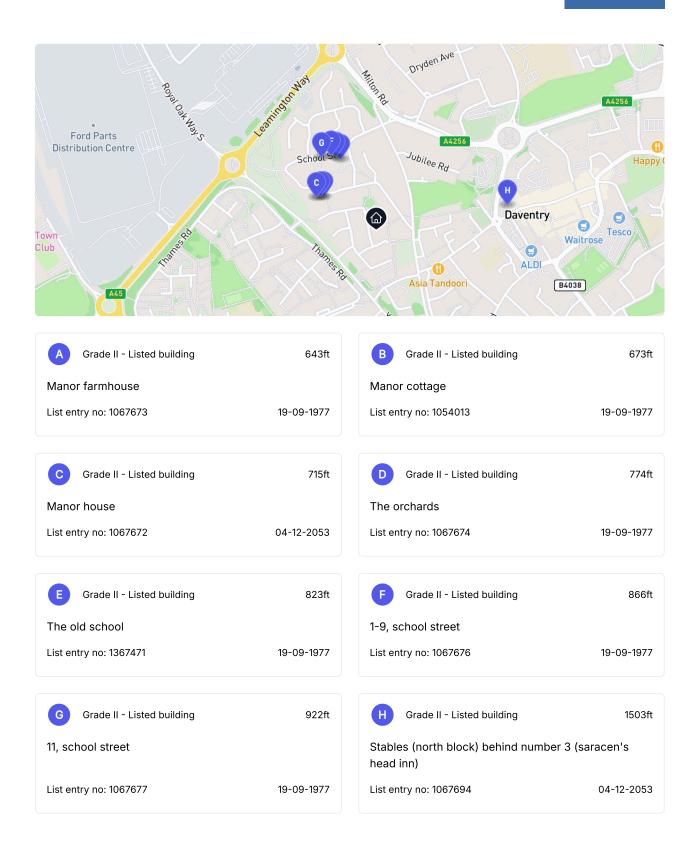


	в	æ	С	
	Thames Road		Warwick Court	
0.08 mi	Bus stop or station	0.15 mi	Bus stop or station	0.21 mi
₹	•	\$	F	
	Coventry Airport		M1	
4.43 mi	Airport	15 mi	Motorway	4.86 mi
	0.08 mi	0.08 mi ★ Coventry Airport	0.08 mi Chames Road Bus stop or station 0.15 mi € E & Coventry Airport	0.08 mi Thames Road Warwick Court Bus stop or station 0.15 mi Bus stop or station ★ € ▷ Coventry Airport M1

Nearby Planning

Ford Parts stribution Centre That at a school St That at a school St The Grange	A 4256 Jubilee Rd H Daventry Waitrose ALDI Asia Tandoori B4038 Dindle
A 13 Fusilier Road Daventry NN11 9HH	B 45 Grenadier Road Daventry Northamptonshire NN11 9HQ
Proposed garage conversion and side first floor extension and single storey rear extension	Change flat roof to pitched roof on existing front garage and porch
Approved Ref: 2024/1097/FULL 07-05-2024	Approved Ref: DA/2018/0400 11-05-2018
C 16 Cavalry Drive Daventry NN11 9HG Part single and part two storey side extension	D 10 Coldstream Close Daventry NN11 9HL Conversion of a conservatory into a habitable room
Approved Ref: DA/2021/0224 02-03-2021	(retrospective) Validated Ref: 2025/1699/FULL 01-05-2025
E 8 Orchard Street Daventry NN11 9EX	4 Orchard Street Daventry Northamptonshire NN11 9EX
Single storey rear extension (Part retrospective)	Construction of detached outbuilding for sewing, alterations and dressmaking business (retrospective).
Approved Ref: 2024/4190/FULL 04-09-2024	Approved Ref: DA/2020/0447 28-10-2020
 G 24 Grenadier Road Daventry Northamptonshire NN11 9HQ 	H Dove Funeral Directors Ltd 2 Orchard Street Daventry Northamptonshire NN11 9EX
Demolition of existing side extension and construction of replacement single storey side extension	Change of windows and construction of car port
Approved Ref: DA/2018/0374 02-05-2018	Approved Ref: DA/2019/0036 31-01-2019

Nearby Listed Buildings



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

Owner

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