

SH Buyers Report

9th May 2025



Introduction







Key Property Information



Leasehold <u>~</u> 1 [] 646ft² £208 pft² **№** 2 172y 8m remaining. Ends Dec 2189 [] Plot information Title number NN348944 Parking (predicted) No Utilities # Build Valid until 07/07/2030 Efficiency rating (current) 75 C Other floors Mains gas 77 C Double glazed windows Wind turbines Efficiency (potential) Brick walls Solar panels Enviro impact (current) 68 D 70 C Other roof Mains fuel type Electric Enviro impact (potential) Year built 2002 **盒** Council tax Mobile coverage ⊕ Broadband availability Band B R EE Basic 2mb ull **O**, 02 £1,838 per year (est) Superfast 34mb ull West Northamptonshire Three Ultrafast 1000mb 1000mb Vodafone Overall

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

(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

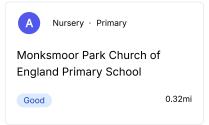
They contribute to community aesthetics and environmental health.

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

Local Education



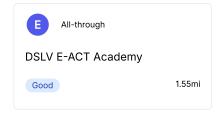




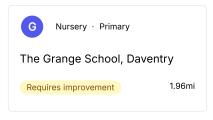






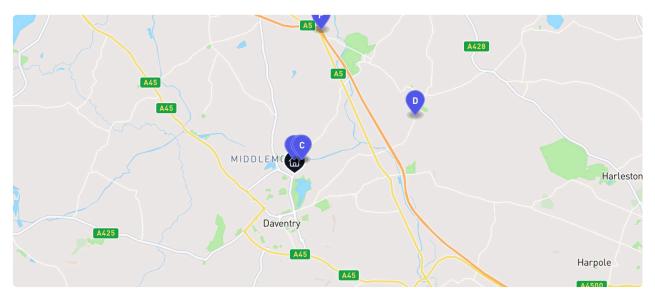


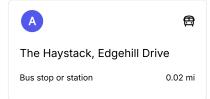




Local Transport

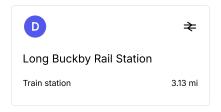










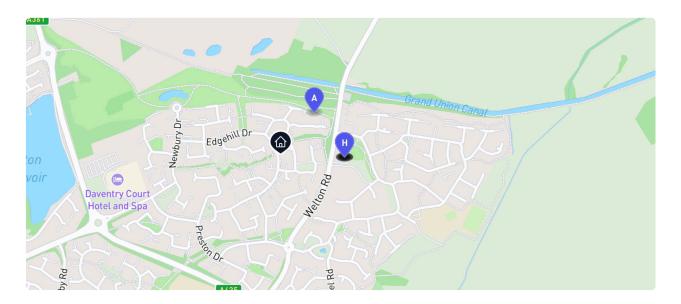






Nearby Planning







71 Trafalgar Way, Daventry, NN11 4LP

Construction of a new porch and lounge extension to front & new double doors to rear

Approved Ref: 2025/0370/FULL 04-03-2025

В

Monksmoor Welton Lane Daventry Northamptonshire

Reserved matters application for Country Park extension and associated landscaping, pathways an...

Approved Ref: DA/2019/0029 15-01-2019



Local Centre Monksmoor Farm Welton Lane Daventry Northamptonshire

Reserved matters application (access, appearance, landscaping, layout and scale) for development of 3...

Withdrawn Ref: DA/2019/0480 07-06-2019

D

Monksmoor Welton Lane Daventry Northamptonshire

Reserved matters application (access, appearance, landscaping, layout and scale) for construction of...

Approved Ref: DA/2019/0588 12-07-2019



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

Reserved matters application (access, appearance, landscaping, layout, scale) for the construction of 4...

Approved Ref: DA/2020/0244 16-03-2020

F

Phase 5 Monksmoor Park Welton Lane Daventry Northamptonshire

Reserved matters application (access, appearance, landscaping, layout and scale) for construction of 8...

Approved Ref: DA/2020/0245 09-04-2020



Local Centre Monksmoor Farm Welton Lane Daventry Northamptonshire

Reserved matters application (access, appearance, landscaping, layout and scale) for residential...

Approved Ref: DA/2020/0464 04-06-2020

H

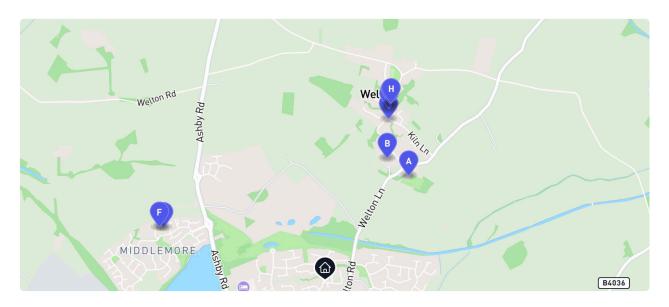
Phase 5 Monksmoor Off Welton Lane Daventry Northamptonshire

Reserved matters application (access, appearance, landscaping, layout and scale) for Phase 5 Country...

Approved Ref: WND/2021/0456 02-08-2021

Nearby Listed Buildings





A Grade II - Listed building	2815ft
Welton manor	
List entry no: 1077024	18-01-2068

B Grade II - Listed building	2861ft
The manor house	
List entry no: 1203867	11-03-1987

C	Grade II - Listed building	3671ft
The c	old house	
List er	ntry no: 1203890	11-03-1987

D Grade II - Listed building	3776ft	
Farmbuildings adjoining middlemore farmhouse		
List entry no: 1387390	14-07-1999	

E	Grade II - Listed building	3878ft
Gatew	yay south west of church of st martin	
List en	try no: 1077027	18-01-2068

F Grade II - Listed building	3881ft
Middlemore farmhouse	
List entry no: 1387389	14-07-1999

G Grade II - Listed building	3980ft
Pair of headstones approximately 10 metres from south aisle of church of st martin	
List entry no: 1077026	11-03-1987

H Grade II - Listed building	4019ft
Cistern between south aisle and south porch of church of st martin	
List entry no: 1203881	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



Skilton and Hogg Estate Agents

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

© 01327 624275

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

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