

SH Buyers Report

15th May 2025



Introduction







Key Property Information



[] 1,270ft² £267 pft² ഇ 4 2 Freehold [] Plot information NN348878 Title number Garden direction East Outdoor area 0.06 acres Yes Parking (predicted) ♀ EPC Build Utilities Valid until 19/04/2027 Other floors Mains gas Efficiency rating (current) 83 B Wind turbines Efficiency (potential) 92 A High performance windows Other walls Solar panels Enviro impact (current) 83 B Other roof Mains fuel type Mains Gas Enviro impact (potential) 92 A Year built 2017 Mobile coverage ⊕ Broadband availability **血 Council tax** 2mb West Northamptonshire EE Basic ıII **O**₂ 02 Superfast 36mb 3 Three Ultrafast 1800mb 🚺 Vodafone Overall 1800mb ull

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.

⅓ 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.

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.

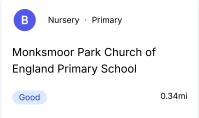
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

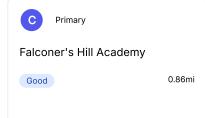
Local Education



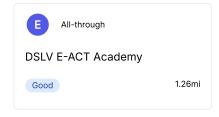


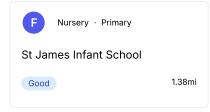


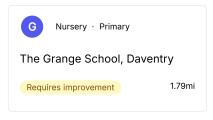






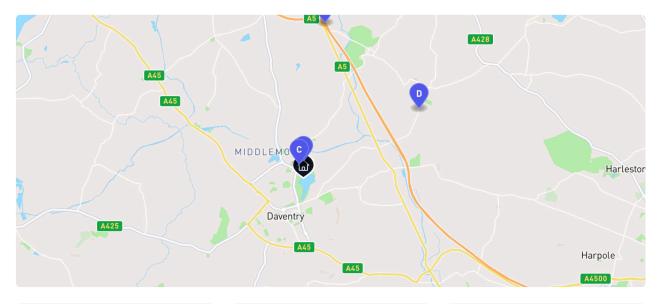




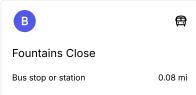


Local Transport

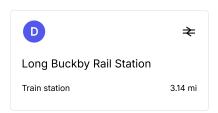


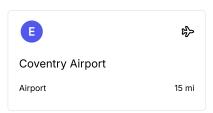








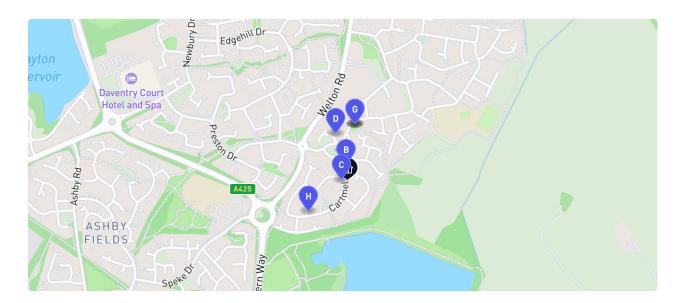






Nearby Planning







11 Cartmel Road Daventry NN11 2NY

Installation of air conditioning units to both rear side elevations of the property (retrospective)

Approved Ref: 20

Ref: 2024/1668/FULL

12-03-2024

В

11 Cartmel Road Daventry Northamptonshire NN11

Lawful Development Certificate (Proposed) for construction of single storey rear extension

Approved Ref: DA/2018/0737 24-08-2018



12 Cartmel Road Daventry Northamptonshire NN11

Installation of metal railings around front garden

Approved Ref: DA/2019/0320 12-06-2019

D

2 St Olave Close Daventry NN11 2LA

Lawful development certificate (proposed) for new window to first floor rear of the dwelling.

Approved Ref: 2024/2511/LDP 18-06-2024



Land at Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD

Application for a Deed of Variation to vary the S106 Legal Agreement dated 3 September 2012 in relatio...

Approved Ref: 2023/5660/106V 20-06-2023

F

Phase 5 Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD

Reserved matters application (access, appearance, landscaping, layout & scale) for 142 dwellings

Validated Ref: C/2019/0300 17-04-2020



Phase 5 Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD

Reserved matters application (access, appearance, landscaping, layout & scale) for 142 dwellings

Approved Ref: DA/2019/0300 05-04-2019

H

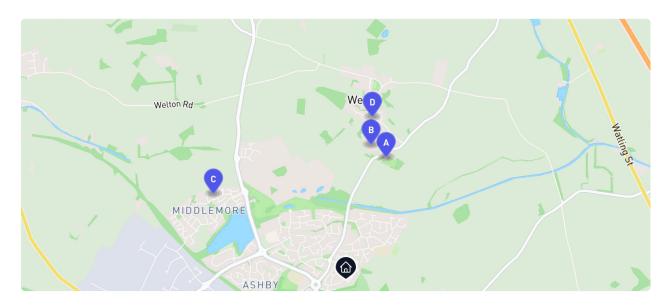
47 Deerhurst Road Daventry West Northamptonshire NN11 2PS

Proposed loft conversion with dormers and rooflights

Approved Ref: 2023/5671/FULL 26-04-2023

Nearby Listed Buildings





A Grade II - Listed building	3753ft
Welton manor	
List entry no: 1077024	18-01-2068

B Grade II - Listed building	4012ft
The manor house	
List entry no: 1203867	11-03-1987

Grade II - Listed building	4872ft	
Farmbuildings adjoining middlemore farmhouse		
List entry no: 1387390	14-07-1999	

D Grade II - Listed building	4895ft
The old house	
List entry no: 1203890	11-03-1987

E	Grade II - Listed building	4970ft
Midd	lemore farmhouse	
List er	ntry no: 1387389	14-07-1999

F Grade II - Listed building	5115ft
Gateway south west of church of st martin	
List entry no: 1077027	18-01-2068

G Grade II - Listed building	5213ft
Pair of headstones approximately 10 metre south aisle of church of st martin	s from
List entry no: 1077026	11-03-1987

H Grade II - Listed building	5249ft
Cistern between south aisle and south purch of st martin	oorch of
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. "

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

Owner

Contact Us



Skilton and Hogg Estate Agents

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

☐ info@skiltonandhogghomes.co.uk

% 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.