



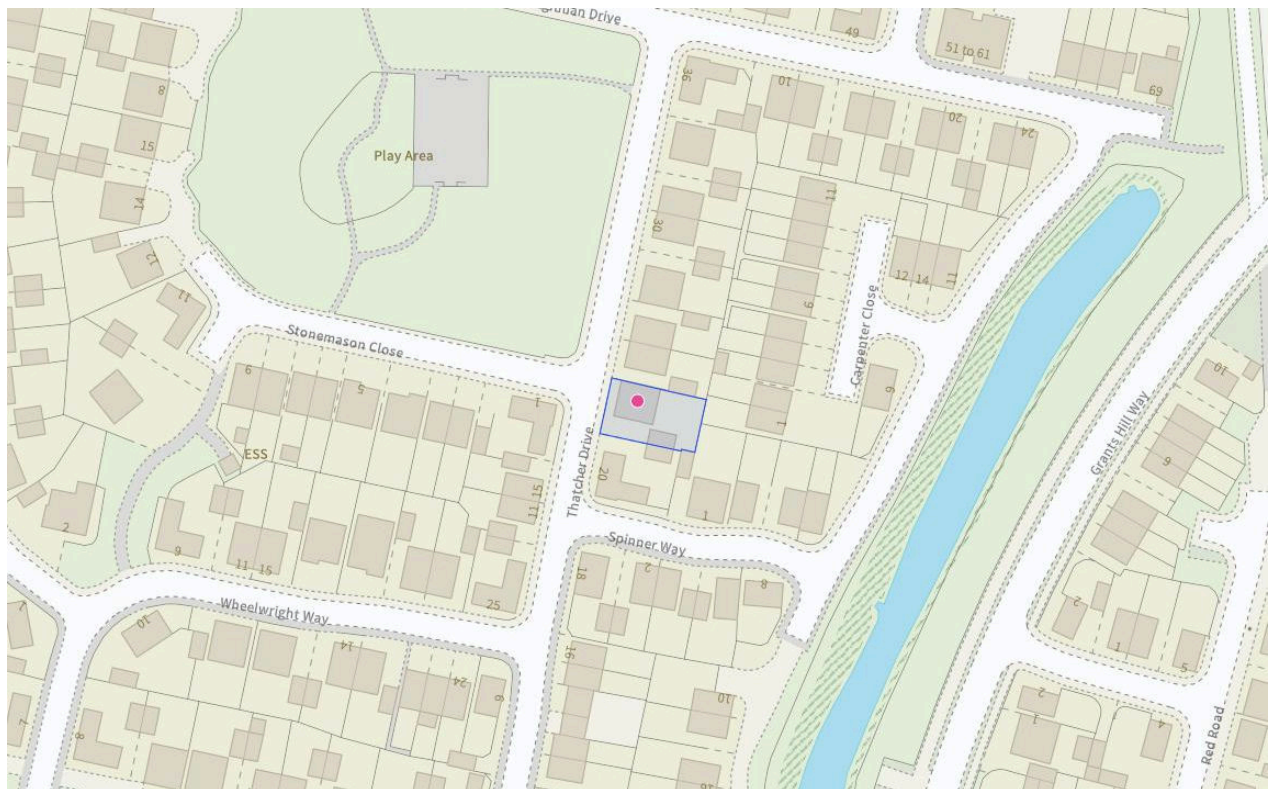
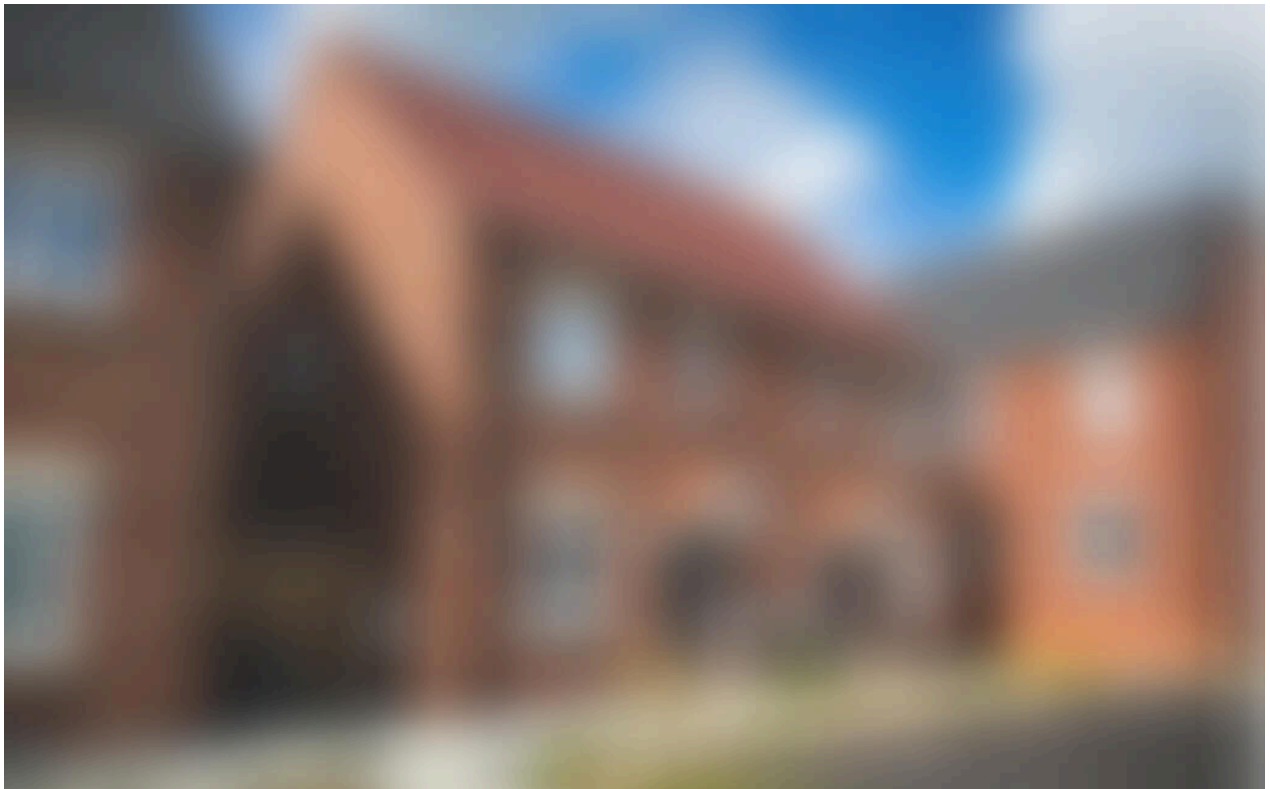
SH Buyers Report

19th May 2025



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

4 2 1,550ft² | £264 pft² Detached Freehold

Plot information

Title number **NN354756**
Garden direction **SouthEast**
Outdoor area **0.05 acres**
Parking (predicted) **No**

Build

Other floors
High performance windows
Other walls
Other roof
Year built 2017

Utilities

✖ Mains gas
✖ Wind turbines
✖ Solar panels
Mains fuel type **Mains Gas**

EPC

Valid until 08/10/2027

Efficiency rating (current) **85 B**
Efficiency (potential) **93 A**
Enviro impact (current) **85 B**
Enviro impact (potential) **93 A**

Council tax

Band E
£2,888 per year (est)
West Northamptonshire

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **7mb**
Superfast **68mb**
Ultrafast **1800mb**
Overall **1800mb**



 Flood risk

Rivers and sea
Very low risk for flooding by rivers and sea
Surface water
Very low risk for flooding by surface water

 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

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.

HM Land Registry 

 National park

No restrictions found

This property is not 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.

 Why it's important

Preservation

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

Restrictions

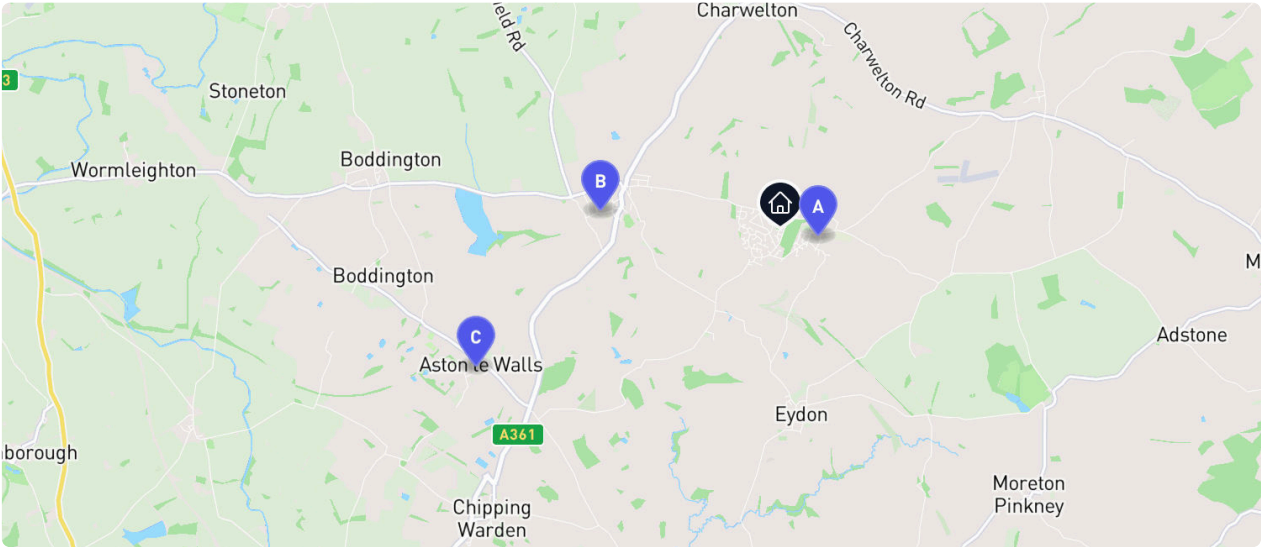
Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

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



A

Nursery · Primary

Woodford Halse Church of England Primary Academy

Good

0.44mi

B

Nursery · Primary

Byfield School

Good

1.56mi

C

Nursery · Primary

St Mary's Catholic Primary School, Aston-le-Walls

Good

3.00mi

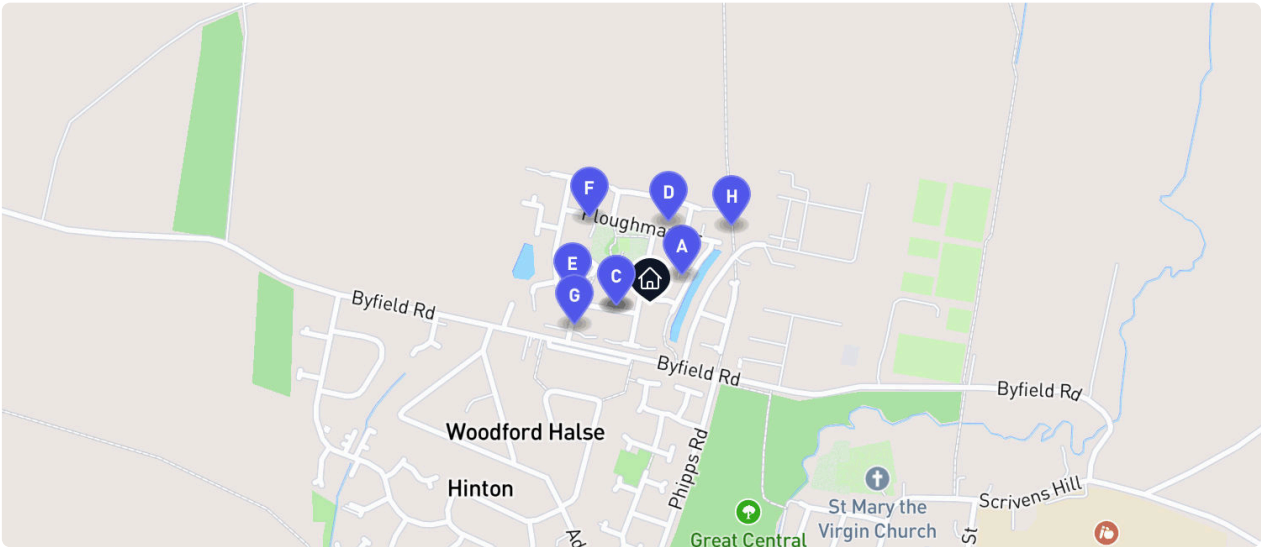
Local Transport



<div><div>A</div><div></div></div> <div>Phipps Road</div> <div>Bus stop or station0.13 mi</div>	<div><div>B</div><div></div></div> <div>Foxglove Avenue</div> <div>Bus stop or station0.14 mi</div>	<div><div>C</div><div></div></div> <div>Fire Station, Byfield Road</div> <div>Bus stop or station0.16 mi</div>
<div><div>D</div><div></div></div> <div>Coventry Airport</div> <div>Airport17 mi</div>	<div><div>E</div><div></div></div> <div>M40</div> <div>Motorway8.23 mi</div>	

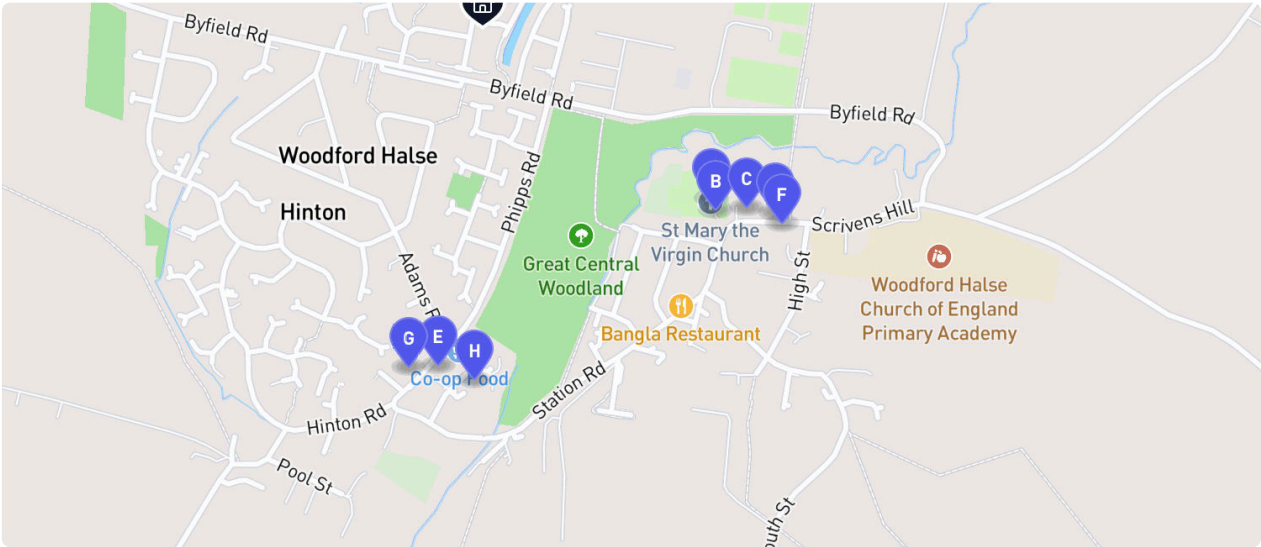
Nearby Planning

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<p>A 9 Spinner Way Woodford Halse West Northamptonshire NN11 3UH</p> <p>Proposed ramp to side of dwelling</p> <p>Approved Ref: 2023/5196/FULL 24-03-2023</p>	<p>B 19 Wheelwright Way Woodford Halse Northamptonshire NN11 3UF</p> <p>Lawful development certificate (proposed) for a single storey rear extension</p> <p>Withdrawn Ref: WND/2022/0058 24-01-2022</p>
<p>C 19 Wheelwright Way Woodford Halse Northamptonshire NN11 3UF</p> <p>Single storey rear extension.</p> <p>Approved Ref: WND/2022/0254 24-03-2022</p>	<p>D 45 Ploughman Drive Woodford Halse Northamptonshire NN11 3UJ</p> <p>Conversion of garage into self-contained annexe and installation of window</p> <p>Approved Ref: DA/2019/0580 25-07-2019</p>
<p>E 2 Blacksmith Way, Woodford Halse, NN11 3UE</p> <p>Demolition of existing conservatory and construction of a rear single storey extension</p> <p>Approved Ref: 2024/5045/FULL 25-10-2024</p>	<p>F 6 Ploughman Drive Woodford Halse West Northamptonshire NN11 3UJ</p> <p>Construction of outbuilding to rear of property (part retrospective)</p> <p>Approved Ref: 2023/5411/FULL 17-04-2023</p>
<p>G 8 Wheelwright Way Woodford Halse NN11 3UF</p> <p>Single storey extension and related works</p> <p>Approved Ref: 2024/2137/FULL 08-04-2024</p>	<p>H Land Off Grants Hill Way Woodford Halse Northamptonshire</p> <p>Reserved matters application (access, appearance, landscaping, layout and scale) for development of 3...</p> <p>Approved Ref: DA/2018/0370 22-05-2018</p>

Nearby Listed Buildings



A Grade II* - Listed building 1729ft Church of st mary the virgin List entry no: 1203286 18-01-2068	B Grade II - Listed building 1791ft 117 memorials south of line east from south east corner of chancel and east of path to south porch at... List entry no: 1075266 24-02-1987
C Grade II - Listed building 1916ft 1, school street List entry no: 1343584 24-02-1987	D Grade II - Listed building 2064ft Manor house List entry no: 1203236 18-01-2068
E Grade II - Listed building 2106ft Garden walls, gate piers and gates to south west of manor house List entry no: 1343582 18-01-1986	F Grade II - Listed building 2136ft Folly farmhouse List entry no: 1075263 24-02-1987
G Grade II - Listed building 2142ft Top farmhouse List entry no: 1203223 24-02-1987	H Grade II - Listed building 2172ft Shelter shed range at the manor house List entry no: 1203211 18-01-2068

Your Agent

SKILTON & HOGG
DAVENTRY ESTATE 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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Contact Us

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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.

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