

# SH Buyers Report

31st May 2025



## Introduction







## **Key Property Information**



[] 1,195ft<sup>2</sup> £259 pft<sup>2</sup> **№** 3 **P** 2 Freehold [] Plot information NN357901 Title number Garden direction **NorthEast** Outdoor area 0.04 acres Yes Parking (predicted) ♀ EPC Build Utilities Valid until 18/04/2028 Other floors Mains gas Efficiency rating (current) 83 B Wind turbines Efficiency (potential) 93 A High performance windows Other walls Solar panels Enviro impact (current) 84 B Other roof Mains fuel type Mains Gas Enviro impact (potential) 94 A Year built 2018 Mobile coverage ⊕ Broadband availability **血 Council tax** 2mb West Northamptonshire EE Basic ıII **O**<sub>2</sub> 02 Superfast 41mb 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

## Radon gas

## Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## **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**



#### ♬<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.

## **Rights and restrictions**



#### **Ø** Greenbelt land

(No restrictions found)

## This property is <u>not</u> on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

♀ Why it's important

#### Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

#### **Environmental Appeal**

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

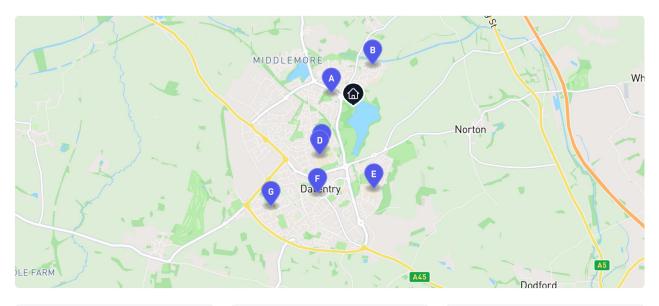
#### **Value Implications**

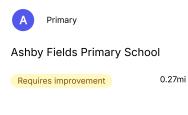
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

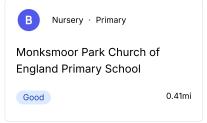
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

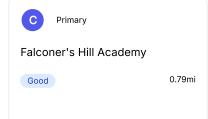
## **Local Education**



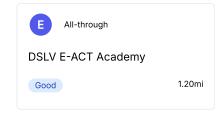




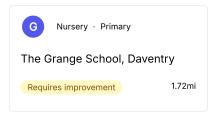






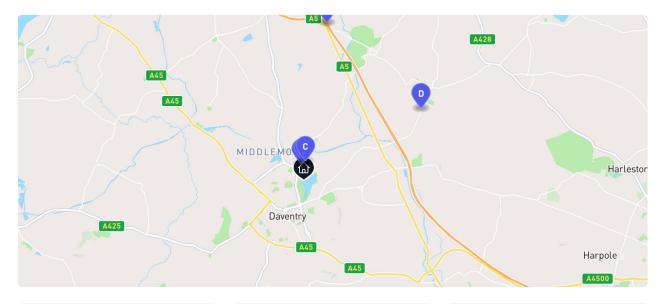






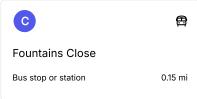
# **Local Transport**

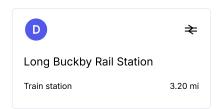
















## **Nearby Planning**







12 Cartmel Road Daventry Northamptonshire NN11

Installation of metal railings around front garden

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

В

47 Deerhurst Road Daventry West Northamptonshire NN11 2PS

Proposed loft conversion with dormers and rooflights

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

C

11 Cartmel Road Daventry NN11 2NY

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

Approved Ref: 2024/1668/FULL 12-03-2024

D

11 Cartmel Road Daventry Northamptonshire NN11 2NY

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

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



Reservoir Cottage Daventry Country Park Northern Way Daventry Northamptonshire

Alterations to the external elevations including the replacement of shutter doors to the cafe, and the...

Approved Ref: DA/2019/0823 01-10-2019

F

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



15 Stafford Close Daventry Northamptonshire NN11 OGN

New fence (retrospective)

Approved Ref: DA/2020/0707 09-10-2020

H

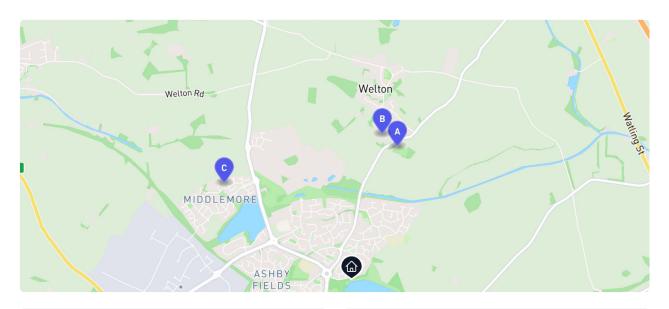
7 Stafford Close Daventry Northamptonshire NN11

Construction of garage attached to side of dwelling

Approved Ref: DA/2018/0477 31-05-2018

# **Nearby Listed Buildings**





A Grade II - Listed building	4131ft
Welton manor	
List entry no: 1077024	18-01-2068

B Grade II - Listed building	4380ft
The manor house	
List entry no: 1203867	11-03-1987

C	Grade II - Listed building	4892ft
Farmbuildings adjoining middlemore farmhouse		
List er	ntry no: 1387390	14-07-1999

D	Grade II - Listed building	4987ft
Midd	lemore farmhouse	
List e	ntry no: 1387389	14-07-1999

ft
37

F Grade II - Listed building	5459ft
Daventry war memorial	
List entry no: 1420400	25-07-2014

G	Grade II - Listed building	5479ft
Gateway south west of church of st martin		
List en	try no: 1077027	18-01-2068

H Grade II - Listed building	5577ft
Pair of headstones approximately 10 metres from south aisle of church of st martin	
List entry no: 1077026	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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➡ https://www.skiltonandhogghomes.co.uk/

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