

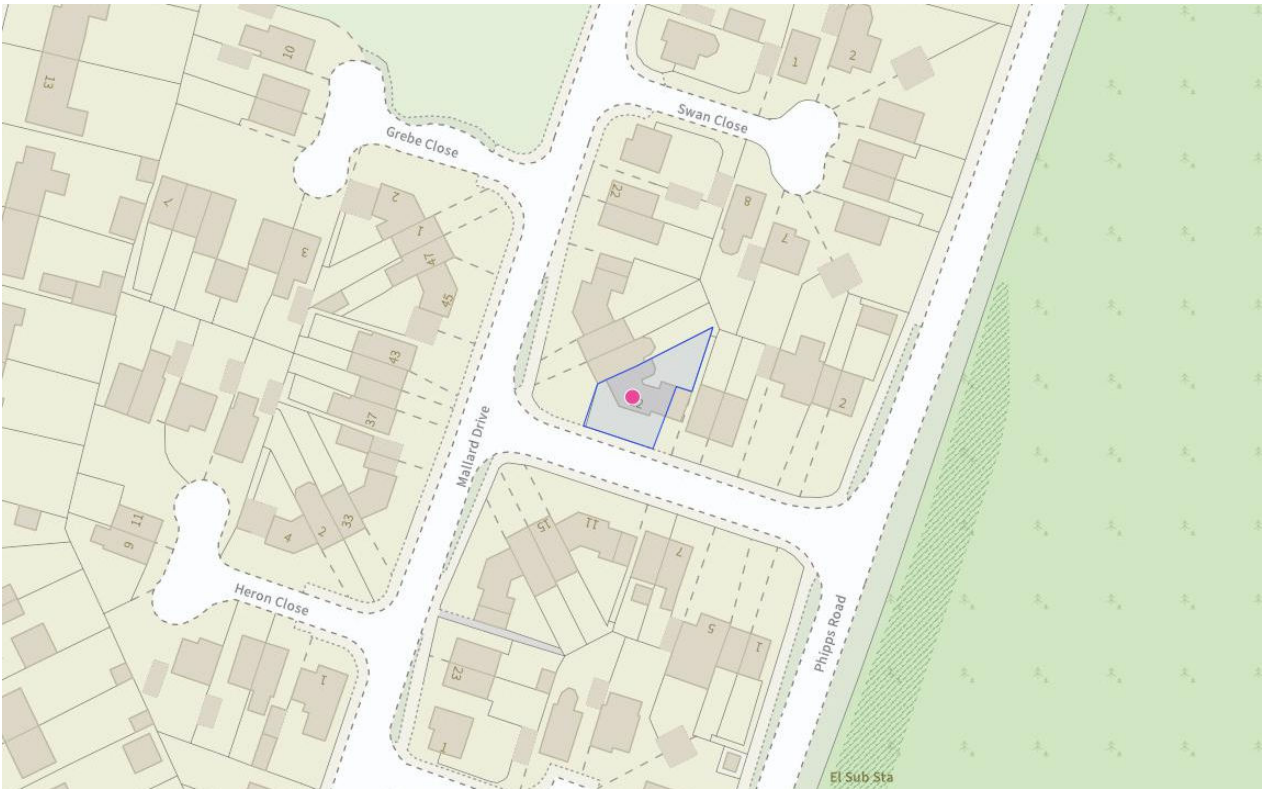


SH Buyers Report

5th June 2025



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 1,012ft² | £247 pft² Semi-Detached Freehold

Plot information

Title number **NN160354**
Garden direction **NorthEast**
Outdoor area **0.03 acres**
Parking (predicted) **Yes**

Build	Utilities	EPC	Valid until 30/05/2025
Solid floors	✓ Mains gas	Efficiency rating (current)	60 D
Double glazed windows	✗ Wind turbines	Efficiency (potential)	76 C
Brick walls	✗ Solar panels	Enviro impact (current)	56 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	73 C
Year built 1976-1982			

 Council tax	 Mobile coverage	 Broadband availability
Band C	 EE 	 Basic 8mb
£2,100 per year (est)	 O2 	 Superfast 70mb
West Northamptonshire	 Three 	 Ultrafast 1000mb
	 Vodafone 	 Overall 1000mb

 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

Moderate to High risk (5-10%)

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.

 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.

 Greenbelt land

No restrictions found

This property is not 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

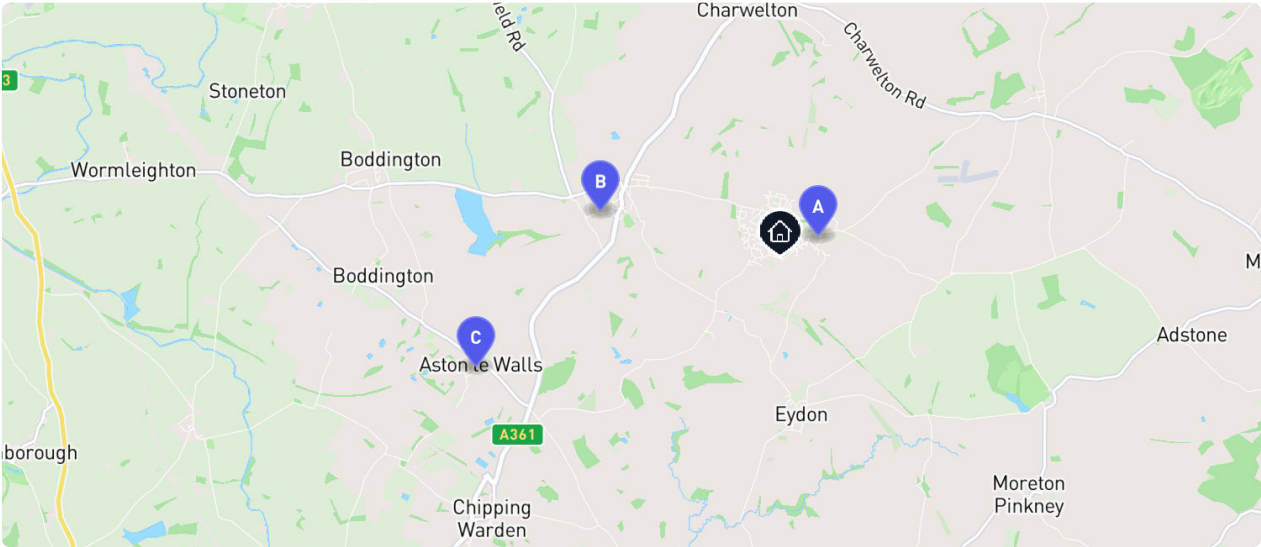
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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



A

Nursery · Primary

Woodford Halse Church of England Primary Academy

Good

0.33mi

B

Nursery · Primary

Byfield School

Good

1.56mi

C

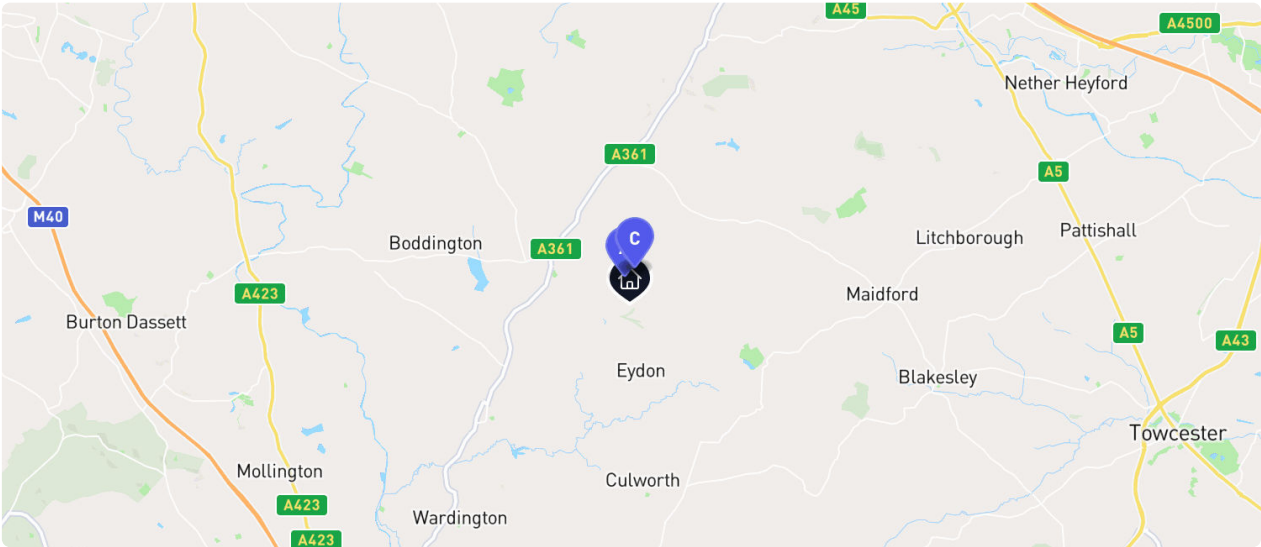
Nursery · Primary

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

Good

2.89mi

Local Transport



A Anscomb Way Bus stop or station0.09 mi	B Foxglove Avenue Bus stop or station0.15 mi	C Phipps Road Bus stop or station0.17 mi
D Coventry Airport Airport18 mi	E M40 Motorway8.02 mi	

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

19 Townsend Woodford Halse West Northamptonshire
NN11 3QL

First floor side extension, single storey rear extension.
2 no. dormer windows to rear and conversion of atti...

Approved Ref: 2023/5177/FULL 22-03-2023

B

6 Primrose Walk Woodford Halse Northamptonshire
NN11 3HT

Lawful Development Certificate (Proposed) for a
single storey rear extension.

Approved Ref: WND/2023/0094 31-01-2023

C

1 Foxglove Avenue Woodford Halse Northamptonshire
NN11 3HR

Construction of single storey side extension and
replacement roof to existing garden room

Approved Ref: DA/2021/0184 18-03-2021

D

31 Townsend Woodford Halse NN11 3QL

Lawful development certificate (proposed) for a side
extension by demolition of existing and outbuilding f...

Approved Ref: 2024/2937/LDP 12-06-2024

E

16 Foxglove Avenue Woodford Halse
Northamptonshire NN11 3HR

Extend existing raised platform (patio) and installation
of wooden gazebo.

Approved Ref: WND/2021/0077 02-06-2021

F

14 Barnett Crescent Woodford Halse
Northamptonshire NN11 3SP

Lawful Development Certificate (Proposed) for
demolition of existing conservatory and constructio...

Approved Ref: DA/2018/0340 13-04-2018

G

58 Townsend Woodford Halse NN11 3QL

Double storey side extension, single storey rear
extension and porch

Approved Ref: 2023/6806/FULL 15-09-2023

H

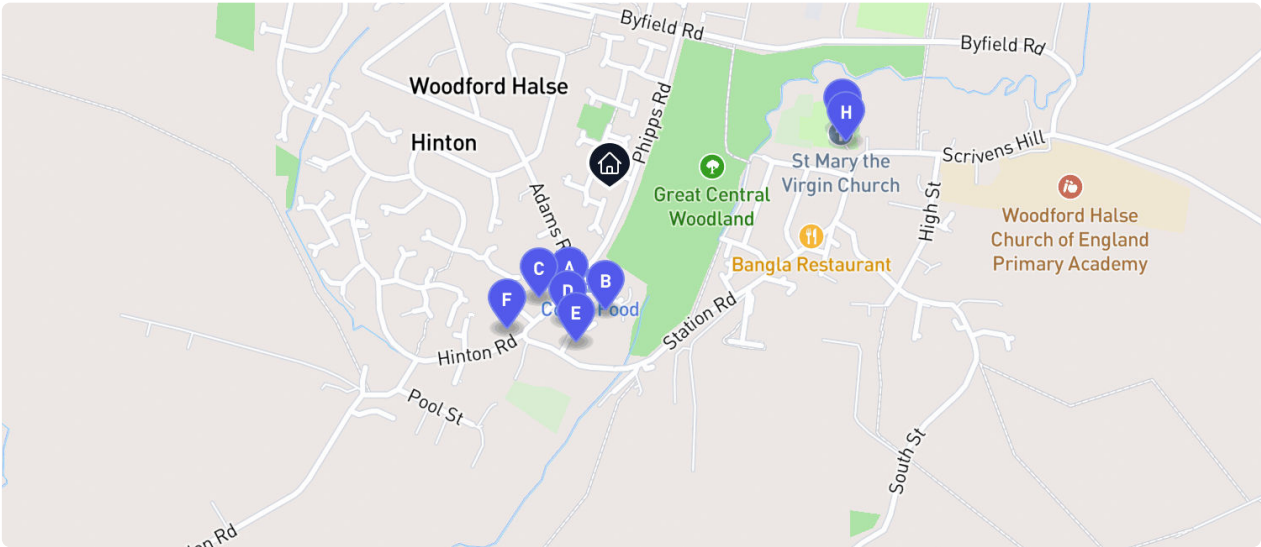
53 Townsend Woodford Halse Northamptonshire
NN11 3QL

Demolition of existing garage. Construction of single
storey side extension and garage.

Approved Ref: WND/2021/0882 06-12-2021

Nearby Listed Buildings

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

Grade II - Listed building

807ft

Garden walls, gate piers and gates to south west of manor house

List entry no: 1343582

18-01-1986

B

Grade II - Listed building

853ft

Shelter shed range at the manor house

List entry no: 1203211

18-01-2068

C

Grade II - Listed building

879ft

Top farmhouse

List entry no: 1203223

24-02-1987

D

Grade II* - Listed building

938ft

Manor house

List entry no: 1355036

18-09-2053

E

Grade II - Listed building

1050ft

Stable block to the manor house and attached walls

List entry no: 1075261

18-01-2068

F

Grade II - Listed building

1122ft

The homestead

List entry no: 1075262

18-09-2053

G

Grade II* - Listed building

1342ft

Church of st mary the virgin

List entry no: 1203286

18-01-2068

H

Grade II - Listed building

1355ft

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

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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