



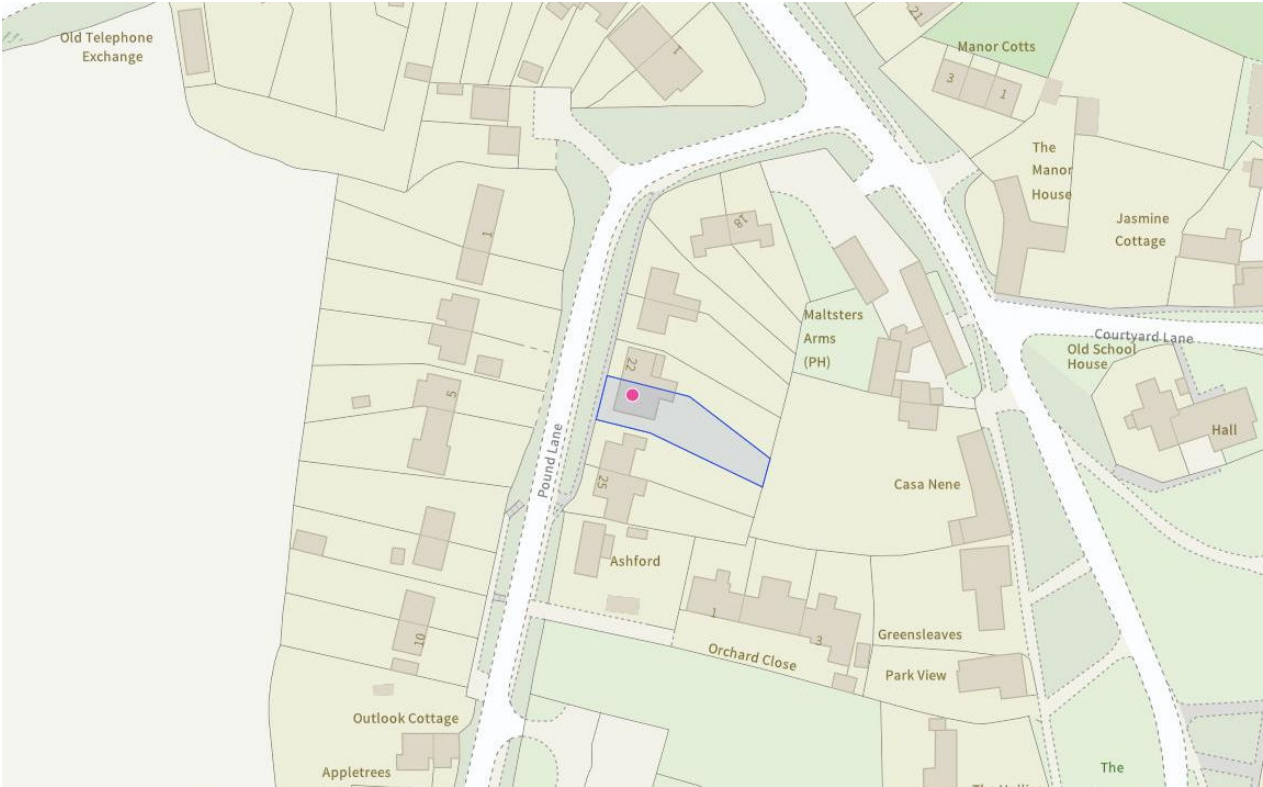
SH Buyers Report

11th June 2025

23 Pound Lane, Daventry. NN11 3AL



Introduction



Key Property Information
















SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 1,184ft² | £261 pft² Semi-Detached Freehold

Plot information

Title number **NN100182**
Garden direction **SouthEast**
Outdoor area **0.09 acres**
Parking (predicted) **No**

Build	Utilities	EPC	Valid until 11/07/2024
Solid floors	✓ Mains gas	Efficiency rating (current)	69 C
Double glazed windows	✗ Wind turbines	Efficiency (potential)	83 B
Brick walls	✗ Solar panels	Enviro impact (current)	67 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	83 B
Year built 1950-1966			

 Council tax	 Mobile coverage	 Broadband availability
Band B	 EE 	 Basic 7mb
£1,838 per year (est)	 O2 	 Superfast 80mb
West Northamptonshire	 Three 	 Ultrafast 1800mb
	 Vodafone 	 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

 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

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.

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.

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.

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.

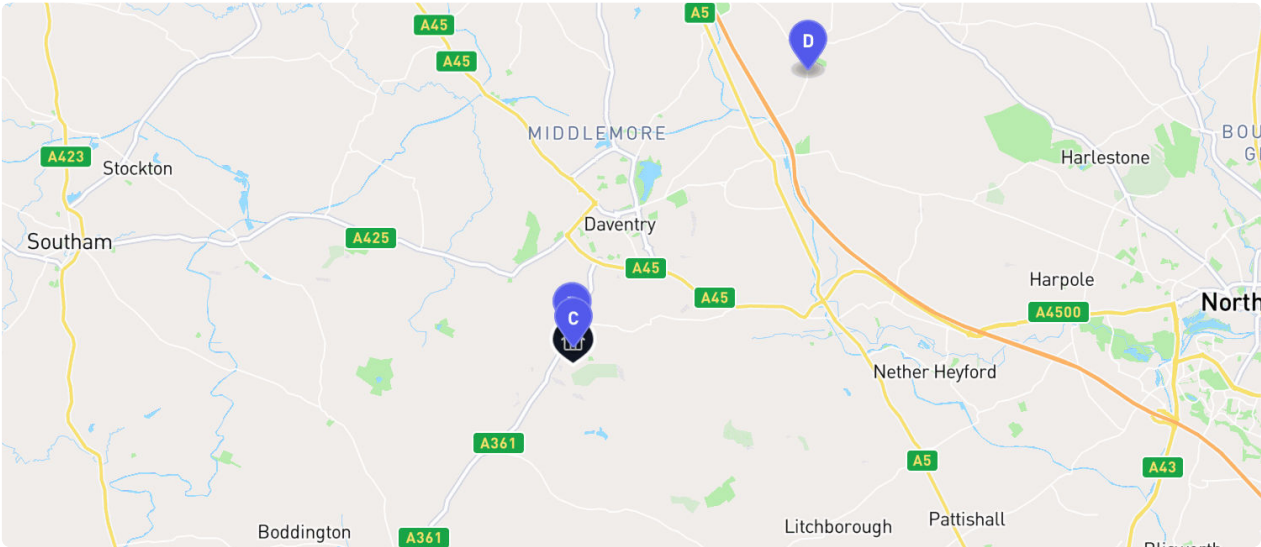
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Local Education



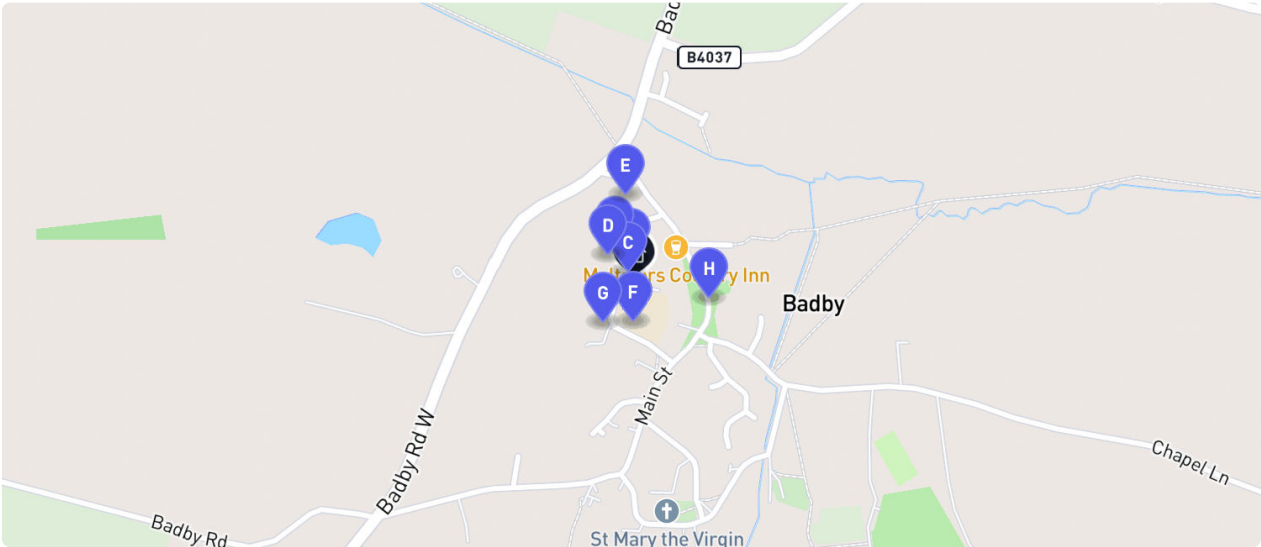
<div><div>A</div><div>Primary</div><div>Badby School</div><div>Good</div><div>0.10mi</div></div>	<div><div>B</div><div>Primary</div><div>Newnham Primary School</div><div>Good</div><div>1.29mi</div></div>	<div><div>C</div><div>Primary</div><div>Staverton Church of England Voluntary Primary School</div><div>Good</div><div>1.79mi</div></div>
<div><div>D</div><div>Nursery · Primary</div><div>E-ACT The Grange School</div><div>Not rated</div><div>1.80mi</div></div>	<div><div>E</div><div>Nursery · Primary</div><div>The Grange School, Daventry</div><div>Requires improvement</div><div>1.81mi</div></div>	<div><div>F</div><div>Nursery · Primary</div><div>St James Infant School</div><div>Good</div><div>2.10mi</div></div>
<div><div>G</div><div>All-through</div><div>DSL V E-ACT Academy</div><div>Good</div><div>2.48mi</div></div>	<div><div>H</div><div>Secondary · Post-16</div><div>The Parker E-ACT Academy</div><div>Good</div><div>2.55mi</div></div>	

Local Transport



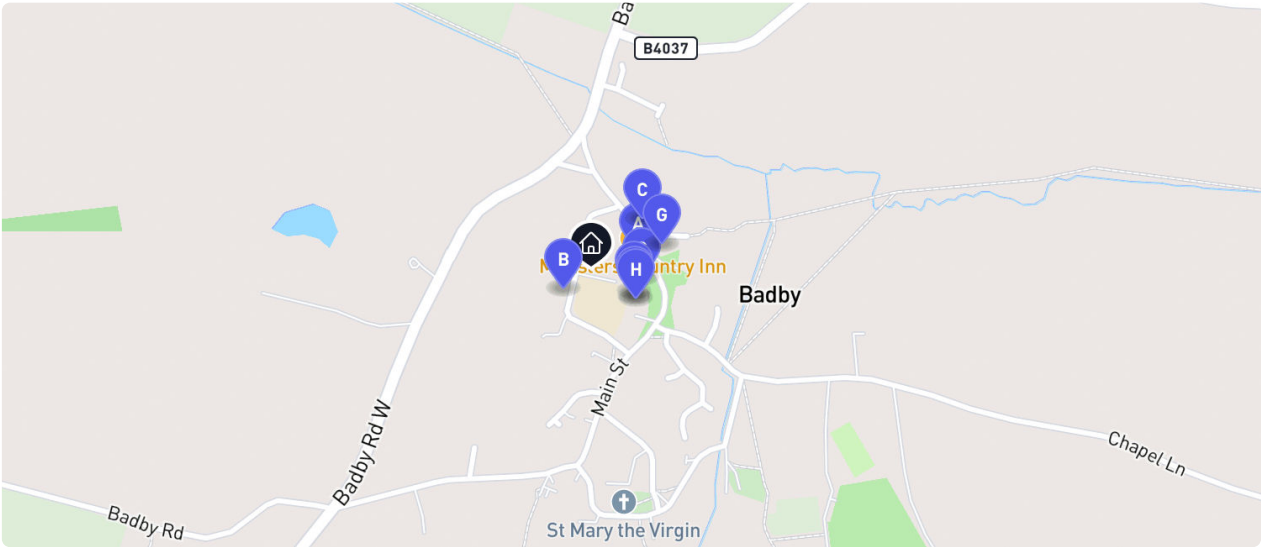
<div><div>A</div><div></div></div> <div>Demand Responsive Area, Demand Responsive Area</div> <div>Bus stop or station0.08 mi</div>	<div><div>B</div><div></div></div> <div>Bus Shelter, Pinfold Green</div> <div>Bus stop or station0.08 mi</div>	<div><div>C</div><div></div></div> <div>Vicarage Hill, Main Street</div> <div>Bus stop or station0.17 mi</div>
<div><div>D</div><div></div></div> <div>Long Buckby Rail Station</div> <div>Train station6.15 mi</div>	<div><div>E</div><div></div></div> <div>Coventry Airport</div> <div>Airport16 mi</div>	<div><div>F</div><div></div></div> <div>M1</div> <div>Motorway6.94 mi</div>

Nearby Planning



<div>A</div> <div>Rosedale Cottage 6 Pound Lane Badby Northamptonshire NN11 3AL</div> <div>First floor rear extension and proposed front porch</div> <div>ApprovedRef: DA/2018/017905-03-2018</div>	<div>B</div> <div>4 Pound Lane Badby Northamptonshire NN11 3AL</div> <div>Conversion of detached garage to studio/spare room,</div> <div>ApprovedRef: DA/2021/024004-03-2021</div>
<div>C</div> <div>Ashford Pound Lane Badby NN11 3AL</div> <div>Proposed single detached dwelling accessed off Orchard Close (Outline application with access and...</div> <div>ApprovedRef: 2023/6551/OUT21-08-2023</div>	<div>D</div> <div>5 Pound Lane Badby Northamptonshire NN11 3AL</div> <div>Single storey rear extension, alterations to existing roof to the side. New front porch.</div> <div>ApprovedRef: DA/2019/051827-06-2019</div>
<div>E</div> <div>1 Pinfold Green Badby NN11 3AE</div> <div>Erection of free standing carport</div> <div>ValidatedRef: 2024/1013/FULL13-05-2024</div>	<div>F</div> <div>Badby Primary School School Lane Badby Northamptonshire NN11 3AJ</div> <div>Demolition of 3 existing temporary classrooms/storage structures and construction of...</div> <div>ApprovedRef: DA/2017/097714-11-2017</div>
<div>G</div> <div>Home Farm House School Lane Badby NN11 3AJ</div> <div>Conversion of outbuilding, to gym and home office, inclusion of existing passageway as part of the utilit...</div> <div>ApprovedRef: 2024/5729/FULL13-12-2024</div>	<div>H</div> <div>Park View The Green Badby Northamptonshire NN11 3AF</div> <div>Conversion of garage to living accommodation, single storey link building, alterations to rear extension and...</div> <div>ApprovedRef: DA/2019/054608-07-2019</div>

Nearby Listed Buildings



<div><div>A</div><div>Grade II - Listed building</div><div>276ft</div></div> <div>Casa nene</div> <div>List entry no: 107524029-04-1987</div>	<div><div>B</div><div>Grade II - Listed building</div><div>312ft</div></div> <div>Appletrees and outlook cottage</div> <div>List entry no: 107523629-04-1987</div>
<div><div>C</div><div>Grade II - Listed building</div><div>315ft</div></div> <div>The manor house</div> <div>List entry no: 107523829-04-1987</div>	<div><div>D</div><div>Grade II - Listed building</div><div>354ft</div></div> <div>Park view</div> <div>List entry no: 137202529-04-1987</div>
<div><div>E</div><div>Grade II - Listed building</div><div>374ft</div></div> <div>The hollies</div> <div>List entry no: 134357329-04-1987</div>	<div><div>F</div><div>Grade II - Listed building</div><div>404ft</div></div> <div>Pump 3 metres south of the hollies</div> <div>List entry no: 104004829-04-1987</div>
<div><div>G</div><div>Grade II - Listed building</div><div>404ft</div></div> <div>The old school house</div> <div>List entry no: 107523918-01-2068</div>	<div><div>H</div><div>Grade II - Listed building</div><div>417ft</div></div> <div>Outbuilding and former cottage at the hollies</div> <div>List entry no: 107524129-04-1987</div>

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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