



SH Buyers Report

20th July 2025



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 721ft² | £360 pft² Semi-Detached Freehold

Plot information

Title number **NN201595**
Garden direction **NorthEast**
Outdoor area **0.05 acres**
Parking (predicted) **No**

Build

Suspended floors
Double glazed windows
Brick walls
Pitched roof
Year built 1930-1949

Utilities

✓ Mains gas
✗ Wind turbines
✗ Solar panels
Mains fuel type **Mains Gas**
Water **Anglian Water**

EPC

Valid until 28/05/2033

Efficiency rating (current) **71 C**
Efficiency (potential) **85 B**
Enviro impact (current) **69 C**
Enviro impact (potential) **84 B**

Council tax

Band B
£1,838 per year (est)
West Northamptonshire

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **15mb**
Superfast **43mb**
Ultrafast **1800mb**
Overall **1800mb**

 Air traffic noise

Occasional

Assessed: 31/12/19

Occasional but irregular aircraft disruptions. It is highly likely the location is on a flight route.

 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 to Moderate risk (1-3%)

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

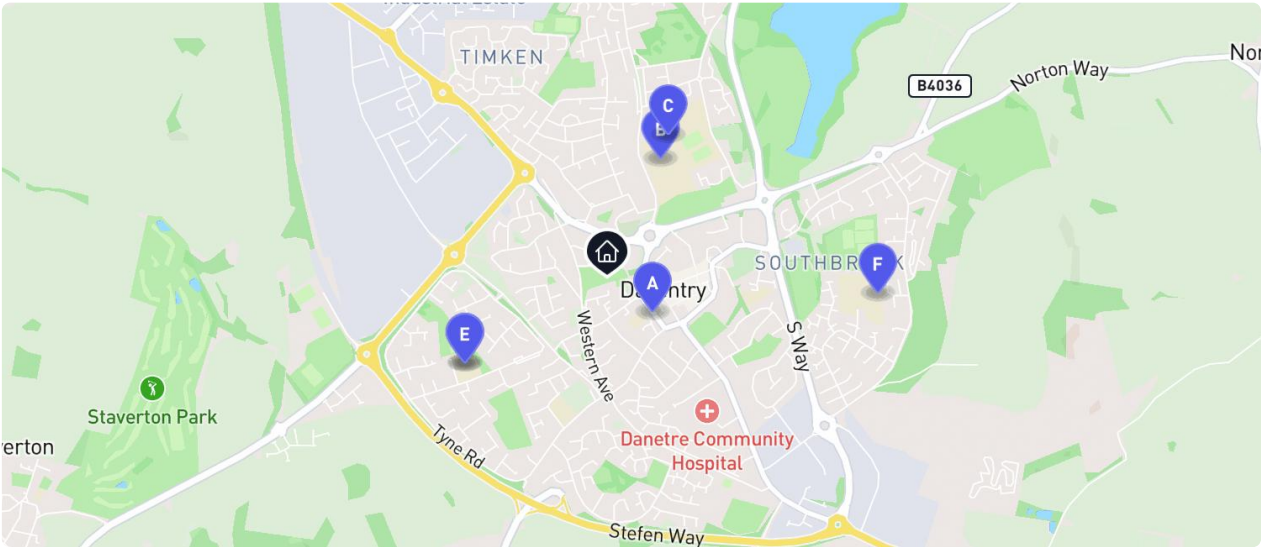
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

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

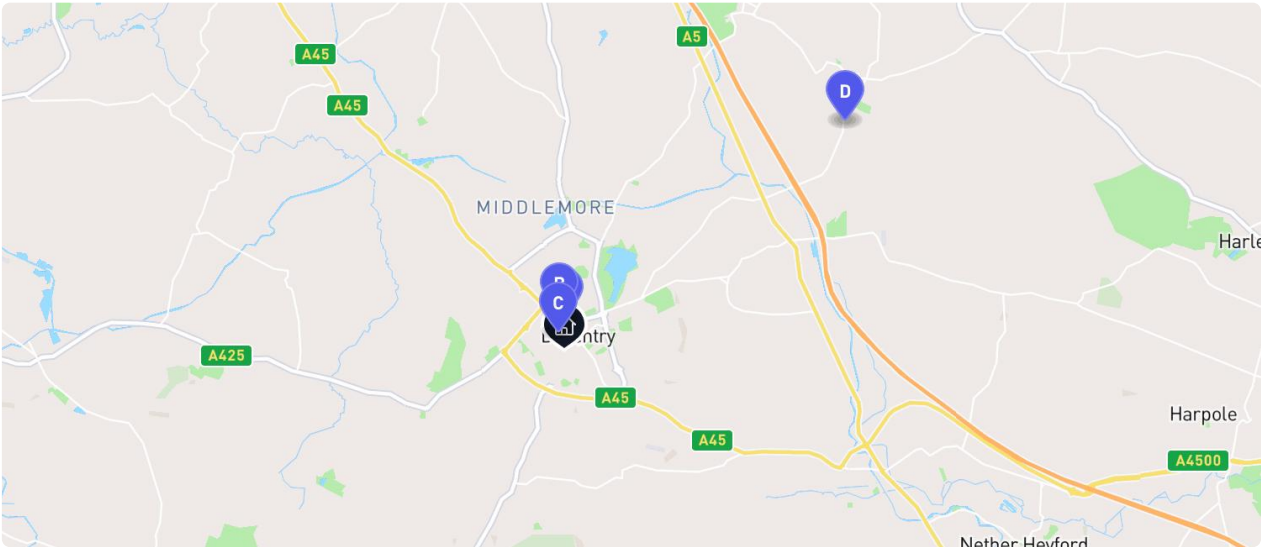
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



A Nursery · Primary St James Infant School Good 0.24mi	B Secondary · Post-16 The Parker E-ACT Academy Good 0.32mi	C Primary Falconer's Hill Academy Good 0.40mi
D Nursery · Primary The Grange School, Daventry Requires improvement 0.56mi	E Nursery · Primary E-ACT The Grange School Not rated 0.56mi	F All-through DSLVE-ACT Academy Good 0.84mi

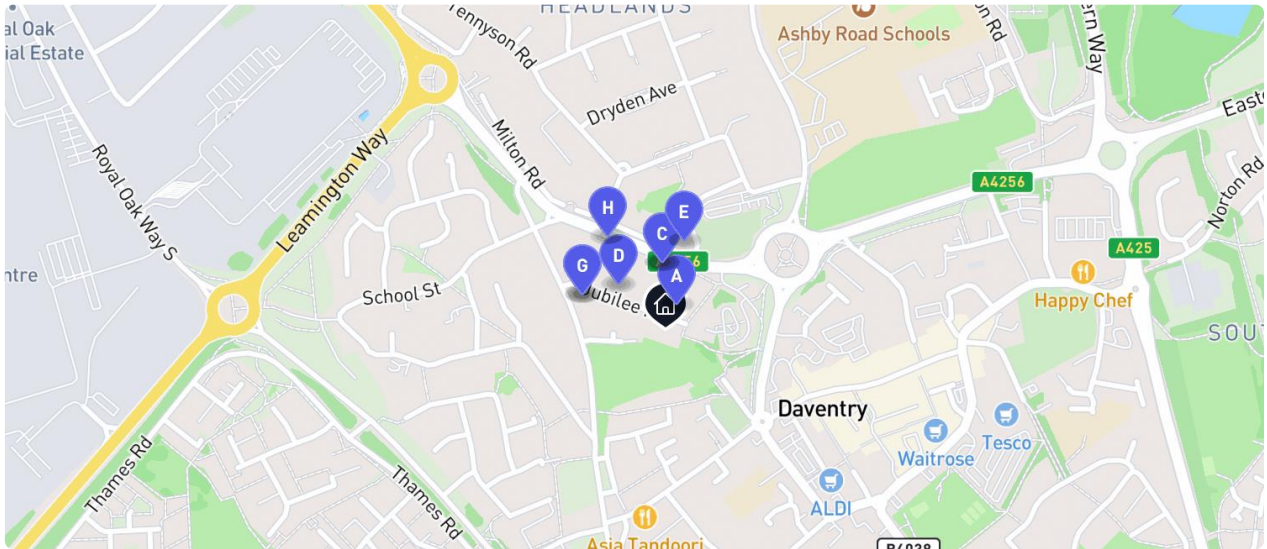
Local Transport



A 23 Braunston Road Bus stop or station0.05 mi	B Shelley Close Bus stop or station0.14 mi	C Orchard Street Bus stop or station0.14 mi
D Long Buckby Rail Station Train station4.23 mi	E Coventry Airport Airport15 mi	F M1 Motorway4.71 mi

Nearby Planning

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A 47 Jubilee Road Daventry Northamptonshire NN11 9HB
Single storey rear extension
Approved Ref: WND/2022/1020 10-11-2022

B 23 Braunston Road Daventry Northamptonshire NN11 9BY
Installation of a steplift.
Approved Ref: DA/2020/0894 23-10-2020

C 23 Braunston Road Daventry Northamptonshire NN11 9BY
Installation of a steplift, hardstanding and new vehicular access (revised scheme).
Approved Ref: WND/2021/0824 17-11-2021

D 21 Jubilee Road Daventry Northamptonshire NN11 9HB
Single storey rear extension and garden room and replacement garage.
Approved Ref: WND/2022/0924 28-11-2022

E 13 Chaucer Way Daventry Northamptonshire NN11 9DB
New dwelling house on land adjacent to 13 Chaucer Way, Daventry.
Refused Ref: WND/2022/0870 04-11-2022

F 3 Western Avenue Daventry Northamptonshire NN11 9EZ
Vehicular access and hard standing.
Approved Ref: WND/2022/0354 04-05-2022

G 3 Western Avenue Daventry Northamptonshire NN11 9EZ
Prior approval for single storey rear extension 3.58m from original dwelling and 3.33m maximum height
Approved Ref: WNPD/2022/0016 13-04-2022

H 51 Braunston Road Daventry Northamptonshire NN11 9BY
Single storey rear extension
Approved Ref: DA/2019/0517 20-06-2019

Nearby Listed Buildings



A Grade II - Listed building 833ft Stables (north block) behind number 3 (saracen's head inn) List entry no: 106769404-12-2053	B Grade II - Listed building 856ft 8 and 10, brook street List entry no: 106769219-09-1977
C Grade II - Listed building 873ft 6, brook street List entry no: 135661419-09-1977	D Grade II - Listed building 883ft Stables (south block) behind number 3 (saracen's head inn) List entry no: 106769519-09-1977
E Grade II* - Listed building 889ft Saracen's head inn List entry no: 106769304-12-2053	F Grade II - Listed building 909ft The dun cow inn List entry no: 106769119-09-1977
G Grade II* - Listed building 945ft 2, sheaf street (see details for further address information) List entry no: 106767904-12-2053	H Grade II* - Listed building 974ft 2, sheaf street (see details for further address information) List entry no: 106768204-12-2053

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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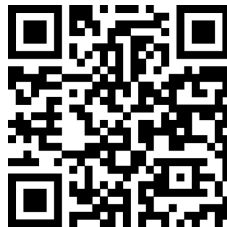
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Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 07738 803948 or visit <https://www.skiltonandhogghomes.co.uk/>. To opt out of future communication, contact David Bruckert.

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