



# SH Buyers Report

20th July 2025

20 South Street, Woodford Halse,  
Daventry. NN11 3RF

---



# Introduction



# Key Property Information

SKILTON & HOGG  
DAVENTRY ESTATE AGENT

3 2 1,012ft² | £291 pft² Terraced Freehold

## Plot information

|                     |            |
|---------------------|------------|
| Title number        | NN117771   |
| Garden direction    | East       |
| Outdoor area        | 0.04 acres |
| Parking (predicted) | No         |

| Build                 | Utilities                 | EPC                         | Valid until 21/05/2029 |
|-----------------------|---------------------------|-----------------------------|------------------------|
| Suspended floors      | ✓ Mains gas               | Efficiency rating (current) | 43 E                   |
| Double glazed windows | ✗ Wind turbines           | Efficiency (potential)      | 78 C                   |
| Brick walls           | ✗ Solar panels            | Enviro impact (current)     | 37 F                   |
| Pitched roof          | Mains fuel type Mains Gas | Enviro impact (potential)   | 74 C                   |
| Year built 1900-1929  | Water Anglian Water       |                             |                        |

| Council tax           | Mobile coverage | Broadband availability |
|-----------------------|-----------------|------------------------|
| Band B                | EE              | Basic 4mb              |
| £1,838 per year (est) | O2              | Superfast 46mb         |
| West Northamptonshire | Three           | Ultrafast 950mb        |
|                       | Vodafone        | Overall 950mb          |

 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 risk (3-5%)**

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. 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.

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

0.12mi

B

Nursery · Primary

Byfield School

Good

1.94mi



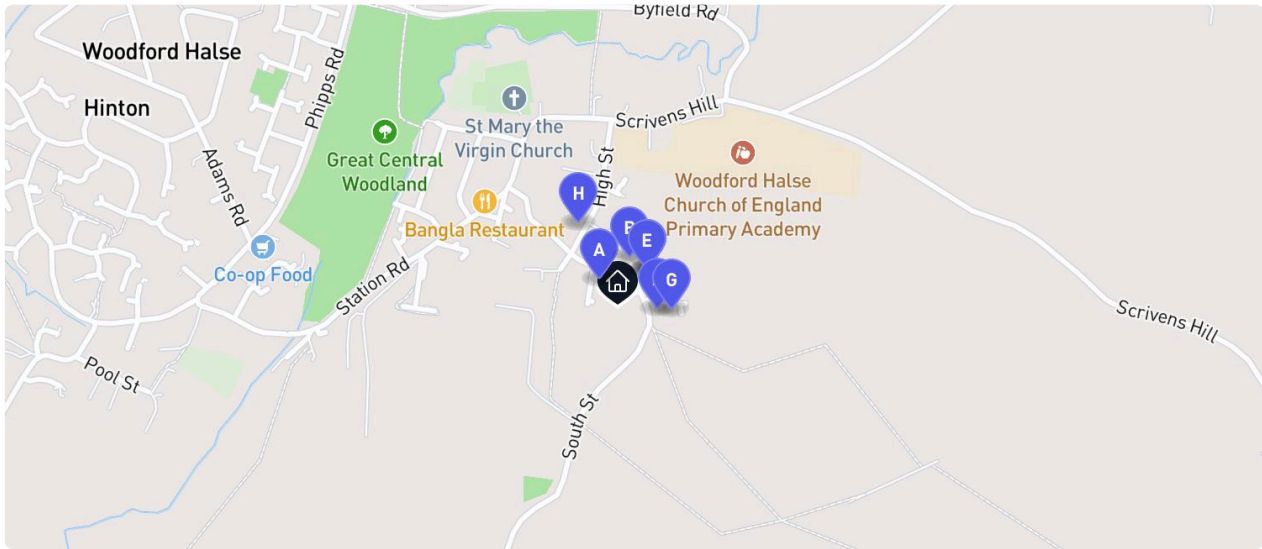
# Local Transport



|                                                                                                                                        |                                                                                                  |                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <div><div>A</div><div></div></div> <div>Demand Responsive Area,<br/>Demand Responsive Area</div> <div>Bus stop or station0.10 mi</div> | <div><div>B</div><div></div></div> <div>Quinton Lane</div> <div>Bus stop or station0.16 mi</div> | <div><div>C</div><div></div></div> <div>Byfield Road</div> <div>Bus stop or station0.22 mi</div> |
| <div><div>D</div><div></div></div> <div>Coventry Airport</div> <div>Airport18 mi</div>                                                 | <div><div>E</div><div></div></div> <div>M40</div> <div>Motorway8.08 mi</div>                     |                                                                                                  |

## Nearby Planning

SKILTON & HOGG  
DAVENTRY ESTATE AGENT



**A** Land to rear of Fleur De Lys 14 South Street Woodford Halse Northamptonshire NN11 3RF

Construction of one pair of semi-detached dwellings, new vehicular access and associated works

Withdrawn Ref: DA/2021/0321 30-04-2021

**B** Honeyhurst 21 South Street Woodford Halse Northamptonshire NN11 3RF

Construction of a garden shed, a gazebo and a greenhouse/shed

Approved Ref: DA/2021/0008 18-01-2021

**C** Stockbury 23 South Street Woodford Halse Northamptonshire NN11 3RF

Construction of detached dwelling.

Approved Ref: DA/2017/0887 11-09-2017

**D** Land To Rear Of Stockbury 23 South Street Woodford Halse Northamptonshire NN11 3RF

Construction of detached dwelling (Re-positioning of detached dwelling and substitution to double garag...

Approved Ref: DA/2020/0003 08-01-2020

**E** Stockbury 23 South Street Woodford Halse Northamptonshire NN11 3RF

Construction of front, side and rear extensions, shed and garden room with associated internal/external...

Approved Ref: DA/2020/0099 26-02-2020

**F** 35 South Street Woodford Halse Northamptonshire NN11 3RF

Lawful Development Certificate (Existing) for the continued implementation and construction of a two...

Approved Ref: DA/2018/0578 14-08-2018

**G** 4 Cobley Close Woodford Halse Northamptonshire NN11 3SY

Single storey rear extension

Approved Ref: DA/2018/0096 05-02-2018

**H** 36 High Street Woodford Halse Northamptonshire NN11 3RQ

Two storey side extensions on northern and southern sides of dwelling

Approved Ref: DA/2017/1168 30-11-2017

## Nearby Listed Buildings



|                                                                                                                                                                  |                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>Grade II - Listed building</div><div>249ft</div></div> <div>6 and 8, south street</div> <div>List entry no: 120325024-02-1987</div>        | <div><div>B</div><div>Grade II - Listed building</div><div>390ft</div></div> <div>Garden wall to tews farmhouse bordering high street</div> <div>List entry no: 134358124-02-1987</div> |
| <div><div>C</div><div>Grade II - Listed building</div><div>449ft</div></div> <div>Tews farmhouse</div> <div>List entry no: 102530724-02-1987</div>               | <div><div>D</div><div>Grade II - Listed building</div><div>512ft</div></div> <div>Moravian chapel and no. 12 parsons street</div> <div>List entry no: 124292014-03-2011</div>           |
| <div><div>E</div><div>Grade II - Listed building</div><div>574ft</div></div> <div>9 and 11, high street</div> <div>List entry no: 107525924-02-1987</div>        | <div><div>F</div><div>Grade II - Listed building</div><div>686ft</div></div> <div>Round hill farmhouse</div> <div>List entry no: 107526024-02-1987</div>                                |
| <div><div>G</div><div>Grade II - Listed building</div><div>705ft</div></div> <div>6, 8, 10 and 12, high street</div> <div>List entry no: 102531124-02-1987</div> | <div><div>H</div><div>Grade II - Listed building</div><div>925ft</div></div> <div>Folly farmhouse</div> <div>List entry no: 107526324-02-1987</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

dbruckert@skiltonandhogghomes.co.uk  
07738 803948

## Contact Us

SKILTON & HOGG  
DAVENTRY ESTATE AGENT

### Skilton and Hogg Estate Agents

5 Prince William Walk, Sheaf Street,  
Daventry NN11 4AB

✉ [info@skiltonandhogghomes.co.uk](mailto:info@skiltonandhogghomes.co.uk)

☎ 01327 624275

💻 <https://www.skiltonandhogghomes.co.uk/>

Find us on



Scan here to view a digital  
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

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.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.