



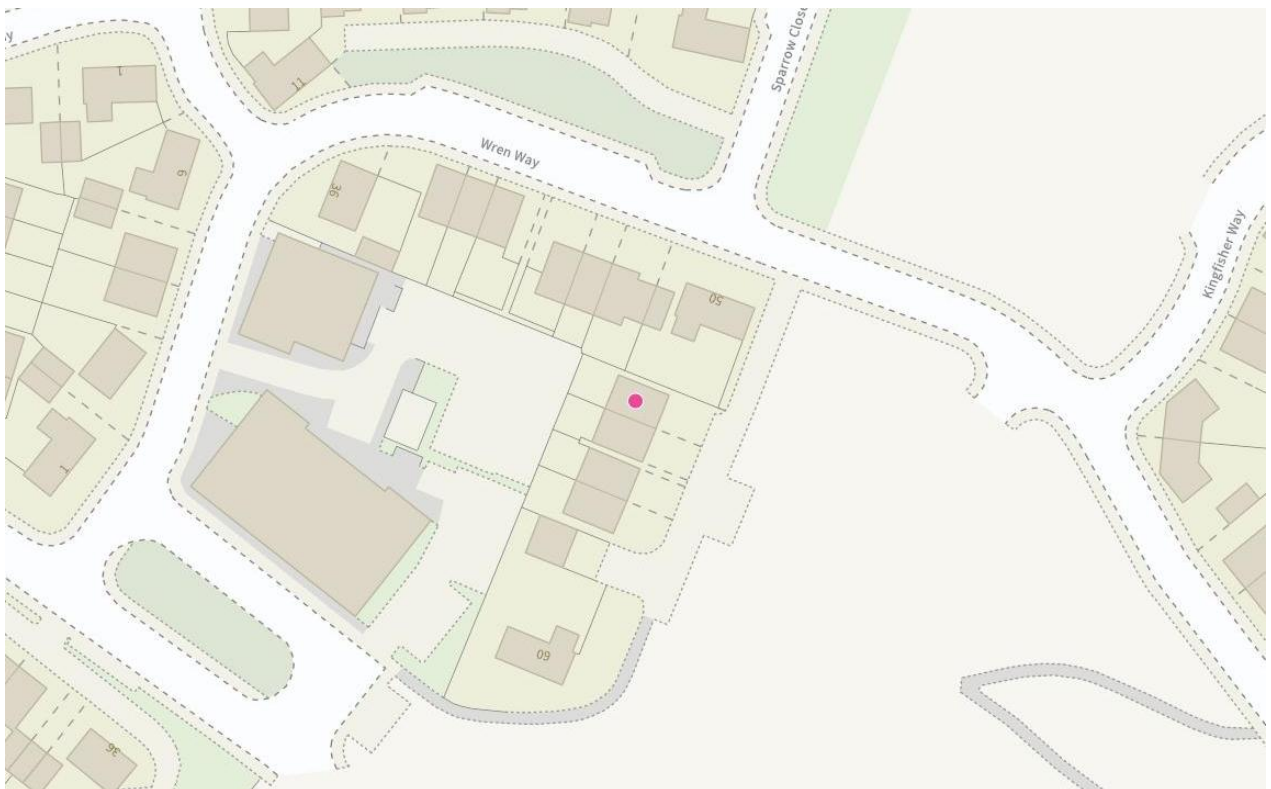
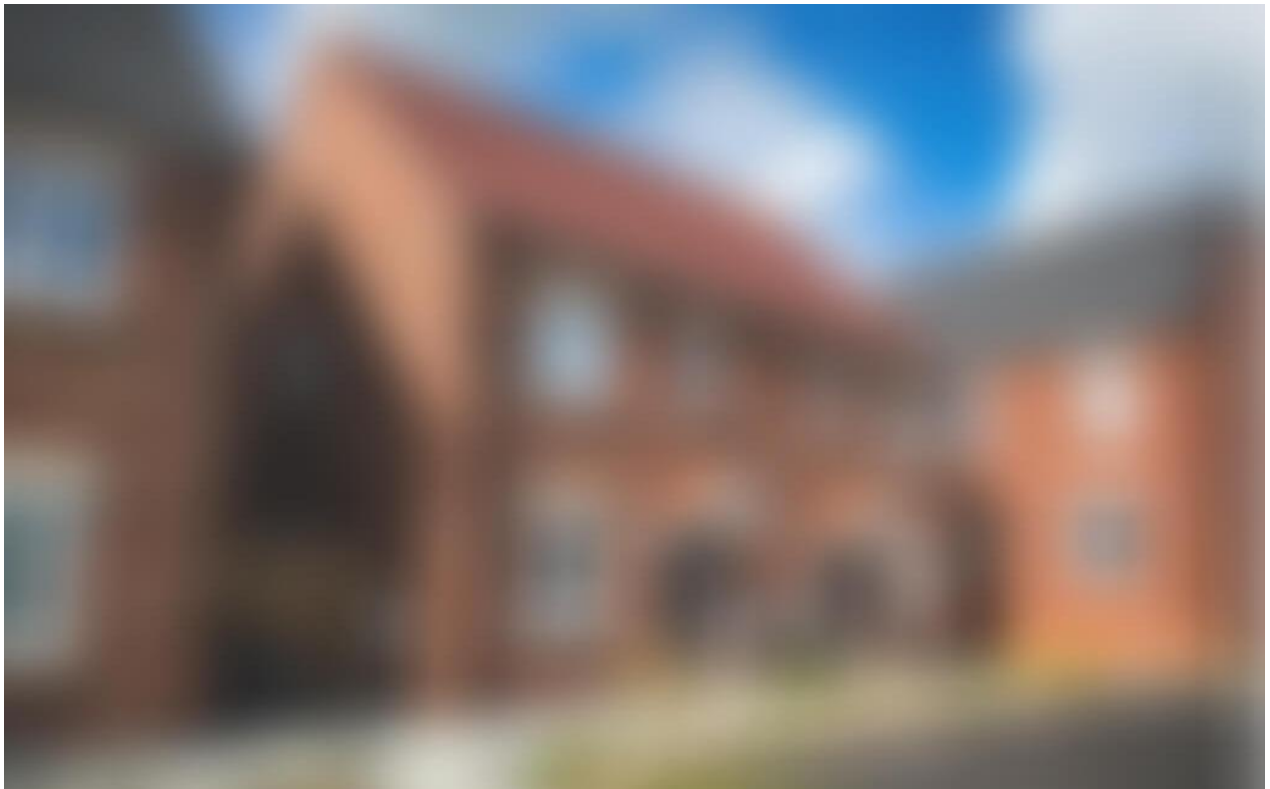
SH Buyers Report

13th August 2025



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

4 3 1,389ft² | £244 pft² Semi-Detached Leasehold

Build	Utilities	EPC	Valid until 21/06/2033
Other floors	Mains gas	Efficiency rating (current)	85 B
High performance windows	Wind turbines	Efficiency (potential)	94 A
Other walls	Solar panels	Enviro impact (current)	86 B
Other roof	Mains fuel type Mains Gas	Enviro impact (potential)	94 A
Year built 2023	Water Independent Water Network...		

Council tax	Mobile coverage	Broadband availability
West Northamptonshire	EE	Basic 3mb
	O2	Superfast 55mb
	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

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

No covenants

This property **does not** have any 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

Primary

Ashby Fields Primary School

Requires improvement

0.79mi

B

Primary

Welton Church of England Academy

Outstanding

0.80mi

C

Nursery · Primary

Monksmoor Park Church of England Primary School

Good

0.84mi

D

Secondary · Post-16

The Parker E-ACT Academy

Good

1.52mi

E

Nursery · Primary

St James Infant School

Good

1.99mi

F

All-through

DSLVL E-ACT Academy

Good

2.07mi

G

Nursery · Primary

The Grange School, Daventry

Requires improvement

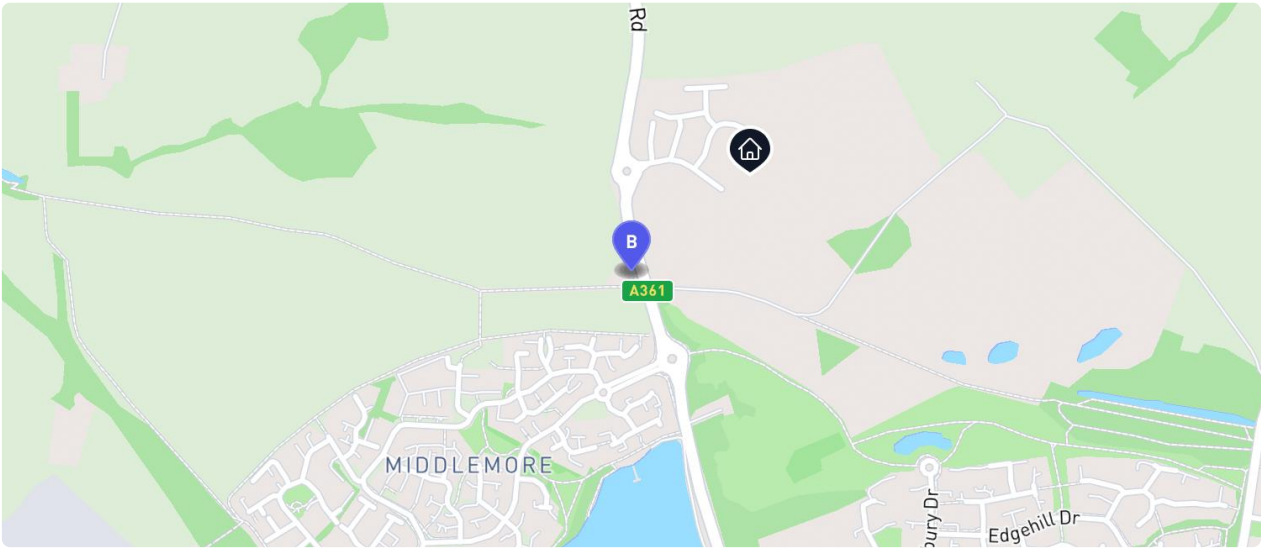
2.20mi

Local Transport



A Hidcote Way Bus stop or station0.28 mi	B Scythe Road Bus stop or station0.48 mi	C Daventry Court Hotel, Sedgemoor Way Bus stop or station0.57 mi
D Long Buckby Rail Station Train station3.42 mi	E Coventry Airport Airport14 mi	F M1 Motorway2.96 mi

Nearby Planning



A

1 Middlemore Cottages Ashby Road Daventry
Northamptonshire NN11 8JZ

Construction of first floor extension and detached garage

Approved Ref: DA/2017/1058 15-11-2017

B

2 Middlemore Cottages Ashby Road Daventry
Northamptonshire NN11 8JZ

Construction of building for vehicle storage to be used in connection with main residence.

Approved Ref: WND/2021/0284 30-07-2021

Nearby Listed Buildings



A Grade II - Listed building 1962ft Farmbuildings adjoining middlemore farmhouse List entry no: 1387390 14-07-1999	B Grade II - Listed building 2034ft Middlemore farmhouse List entry no: 1387389 14-07-1999
C Grade II - Listed building 3133ft The old lodge on east side of drive to bragborough hall List entry no: 1045846 18-01-2068	D Grade II - Listed building 3635ft The manor house List entry no: 1203867 11-03-1987
E Grade II - Listed building 3839ft The old house List entry no: 1203890 11-03-1987	F Grade II - Listed building 3914ft Gateway south west of church of st martin List entry no: 1077027 18-01-2068
G Grade II - Listed building 3983ft Pair of headstones approximately 10 metres from south aisle of church of st martin List entry no: 1077026 11-03-1987	H Grade II - Listed building 4006ft Cistern between south aisle and south porch of church of st martin List entry no: 1203881 11-03-1987

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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