

SH Buyers Report

21st August 2025



Introduction







Key Property Information



[] 1,163ft² £309 pft² ഇ 4 <u>P</u> 2 Freehold [] Plot information NN205639 Title number Garden direction SouthWest Outdoor area 0.07 acres Yes Parking (predicted) ♀ EPC Build Utilities Valid until 08/03/2021 Solid floors Mains gas Efficiency rating (current) 72 C Wind turbines Efficiency (potential) 73 C Double glazed windows Brick walls Solar panels Enviro impact (current) 68 D Pitched roof Mains fuel type Mains Gas Enviro impact (potential) 68 D Year built 1967-1975 Water Anglian Water ⊕ Broadband availability **血 Council tax** ☐ Mobile coverage Band D EE Basic 16mb ıII **O**₂ 02 Superfast 71mb £2,363 per year (est) West Northamptonshire 3 Three Ultrafast 1000mb 🚺 Vodafone Overall 1000mb ull

Planning and Local Information



♠ Air traffic noise

♠ Flood risk

Occasional

Assessed: 31/12/19

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

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.

Rights and restrictions



Restrictive covenants



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.



Rights and restrictions



♬[↑] National park

(No restrictions found)

This property is <u>not</u> within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

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.

① Conservation area

No restrictions found

This property is <u>not</u> 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.

Rights and restrictions



Ø Greenbelt land

(No restrictions found)

This property is $\underline{\text{not}}$ 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.

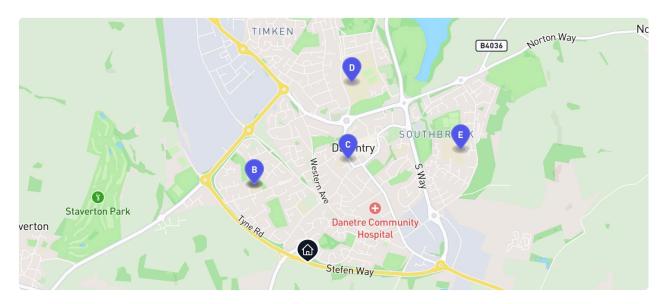
Value Implications

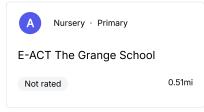
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

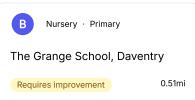
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Local Education



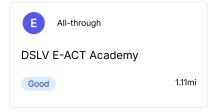






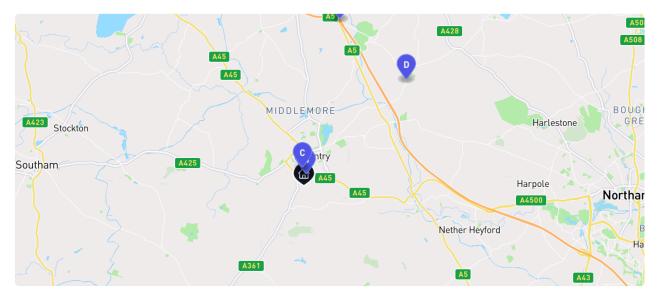


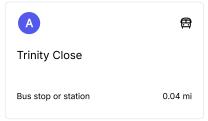


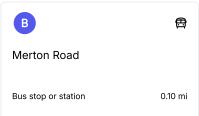


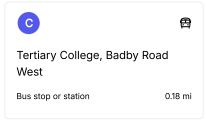
Local Transport

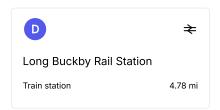


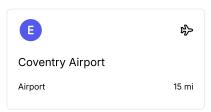








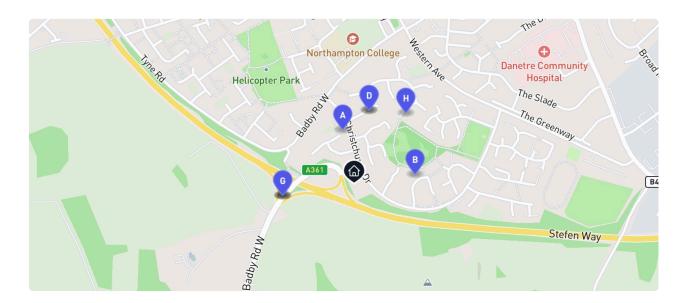






Nearby Planning







34 Trinity Close Daventry NN11 4RN

Side extension to extend the current garage toward the front of dwelling and associated internal works.

Approved Ref: 2025/0869/FULL 05-05-2025

В

21 Pembroke Way Daventry Northamptonshire NN11

Demolition of existing garage and conservatory. Construction of single storey extensions.

Approved Ref: DA/2017/1137 15-11-2017



22 Balliol Road Daventry NN11 4RE

Erection of 3 Bedroom attached Dwelling and Parking Spaces with dropped kerbs.

Approved Ref: 2023/7051/FULL 27-09-2023

D

22 Balliol Road, Daventry, NN11 4RE

Erection of 3 Bedroom attached Dwelling and Parking Spaces with dropped kerbs

Approved Ref: 2024/1948/FULL 22-03-2024



Badby Park Rehabilitation Centre Badby Road West Daventry (Badby Parish) Northamptonshire NN11 4NH

Construction of new building for the provision of a 17 bedroom complex and continuing care facility, with...

Approved Ref: DA/2018/0371 10-05-2018

F

Nunnery Field Farm Badby Road West Daventry NN11

Retention of converted barn for use as agricultural workers dwelling and retention of mobile home...

Refused Ref: DA/2018/0948 24-10-2018



The Cottage Badby House Badby Road West Daventry (Badby Parish) Northamptonshire NN11 4NH

Lawful Development Certificate (Proposed) use of the bungalow (Class C3(a) use) as a supported living...

Approved Ref: WND/2021/0352 14-07-2021

H

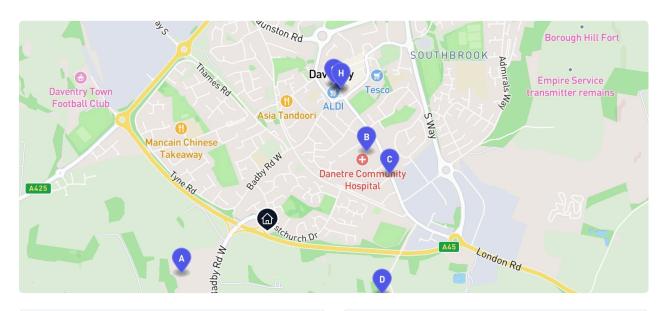
22 St Johns Close Daventry Northamptonshire NN11 4SH

New front porch

Approved Ref: DA/2019/0506 24-06-2019

Nearby Listed Buildings





A Grade II - Listed building	2323ft
Badby house (our lady of passion monastery)	
List entry no: 1075271	18-01-2068

B Grade II - Listed building	2720ft
Danetre hospital administration offices (former workhouse building)	
List entry no: 1249207	31-10-1990

Grade II - Listed building	2966ft
Milestone (london 71)	
List entry no: 1470348	12-06-2020

D Grade II - Listed building	3140ft
Windmill on newnham hill	
List entry no: 1342955	29-04-1987

E Grade II∗ - Listed building	3330ft
Wheatsheaf hotel	
List entry no: 1298930	04-12-2053

3399ft
20-01-1977

G Grade II - Listed building	3412ft
30, 32 and 32a, sheaf street	
List entry no: 1067681	20-01-1977

H Grade II - Listed building	3412ft
47 and 49, sheaf street	
List entry no: 1067678	04-12-2053

Your 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. "

dbruckert@skiltonandhogghomes.co.uk **David Bruckert** 07738 803948

Owner

Contact Us



Skilton and Hogg Estate Agents

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

☐ info@skiltonandhogghomes.co.uk

© 01327 624275

➡ https://www.skiltonandhogghomes.co.uk/

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