



# SH Buyers Report

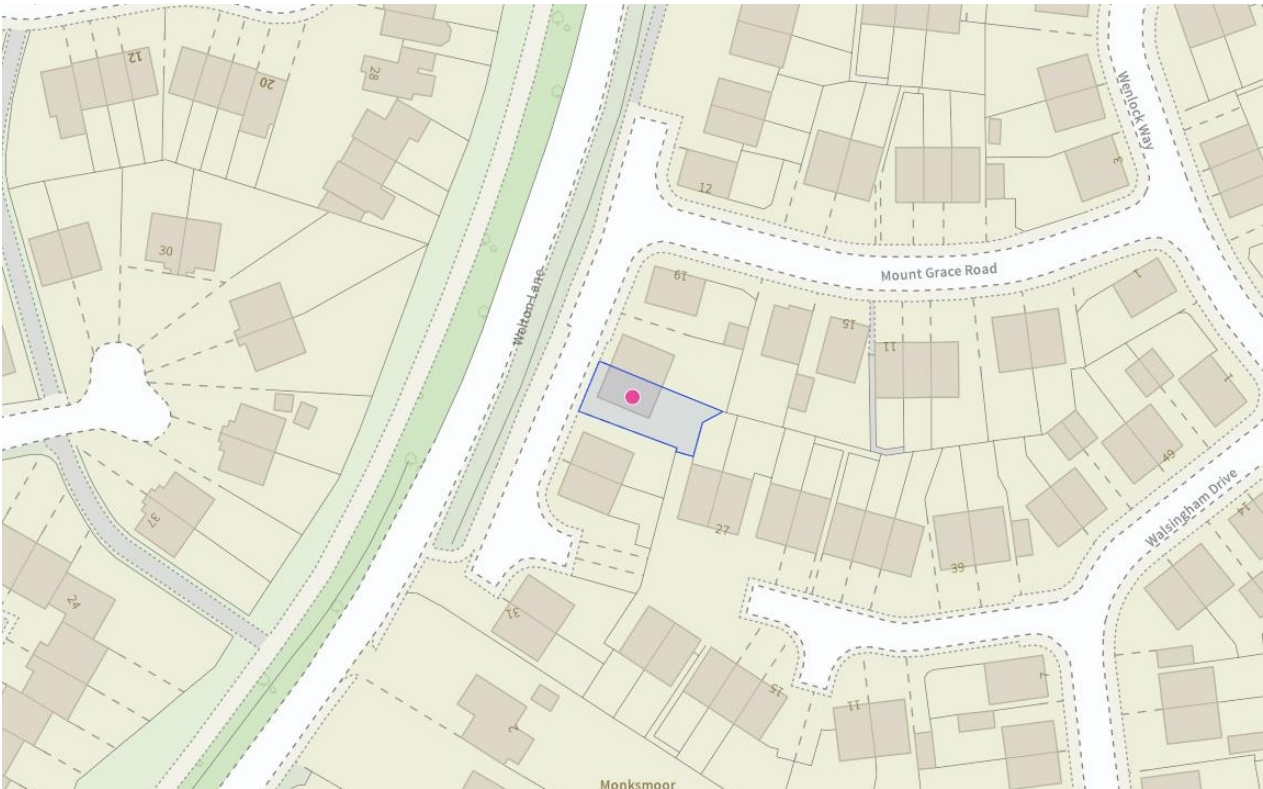
5th September 2025

23 Mount Grace Road, Daventry. NN11  
2HD

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# Introduction



# Key Property Information

SKILTON & HOGG  
DAVENTRY ESTATE AGENT

3 2 936ft<sup>2</sup> | £325 pft<sup>2</sup> Semi-Detached Freehold

## Plot information

Title number **NN399256**  
Garden direction **SouthEast**  
Outdoor area **0.03 acres**  
Parking (predicted) **Yes**

| Build                    | Utilities                        | EPC                         | Valid until 05/06/2033 |
|--------------------------|----------------------------------|-----------------------------|------------------------|
| Other floors             | Mains gas                        | Efficiency rating (current) | 84 B                   |
| High performance windows | Wind turbines                    | Efficiency (potential)      | 95 A                   |
| Other walls              | Solar panels                     | Enviro impact (current)     | 86 B                   |
| Other roof               | Mains fuel type <b>Mains Gas</b> | Enviro impact (potential)   | 97 A                   |
| Year built 2024          | Water <b>Anglian Water</b>       |                             |                        |

| Council tax           | Mobile coverage | Broadband availability |
|-----------------------|-----------------|------------------------|
| Band C                | EE              | Basic 1mb              |
| £2,100 per year (est) | O2              | Superfast 35mb         |
| 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

**Low risk (0-1%)**

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

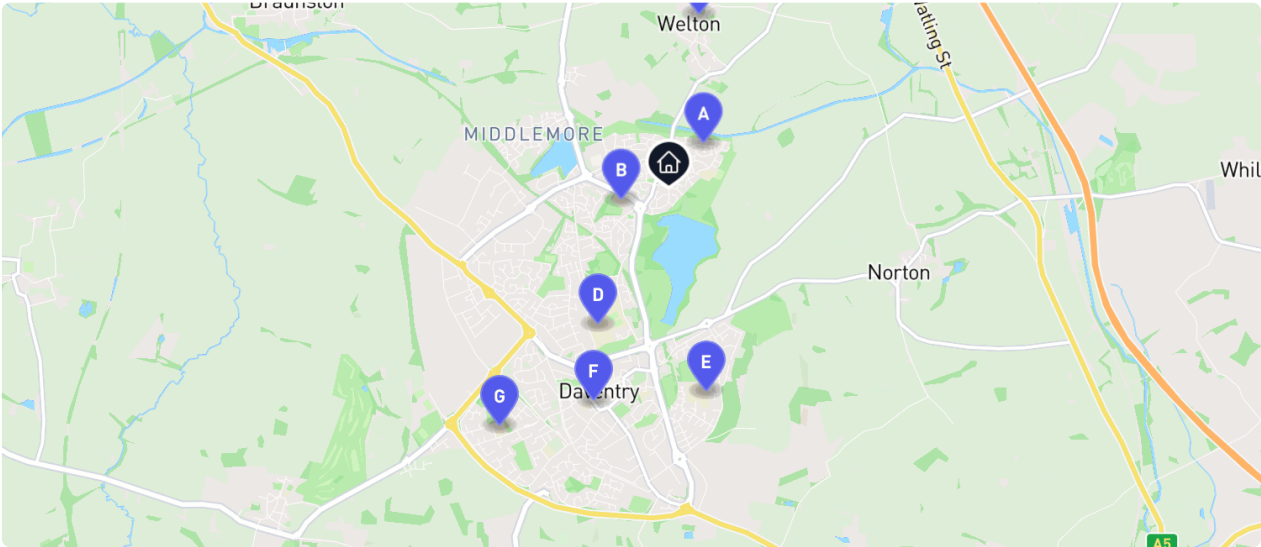
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

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

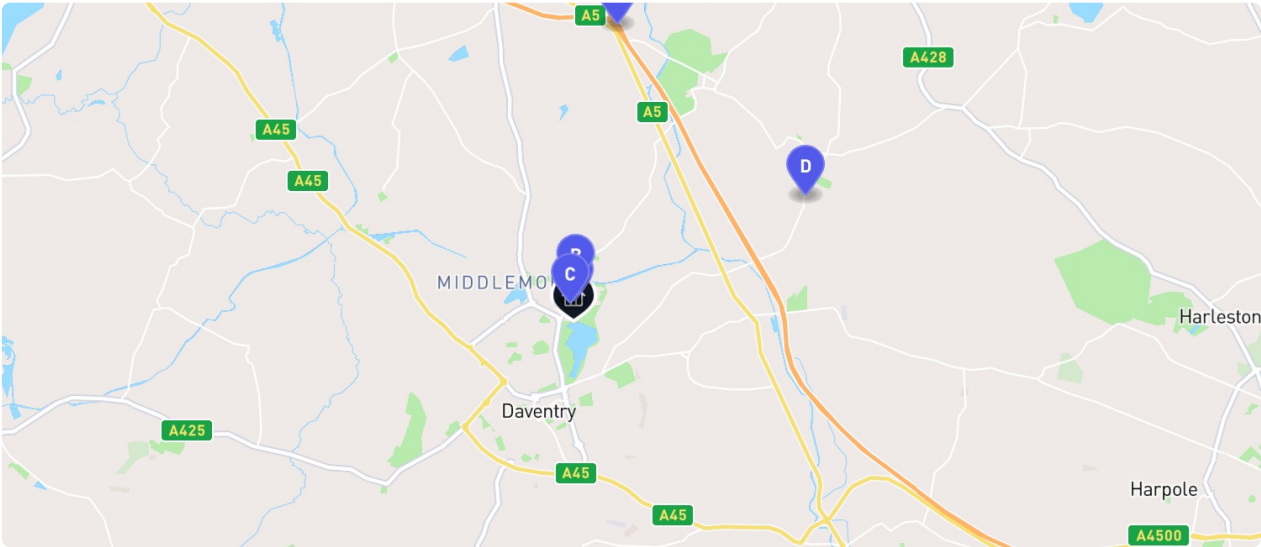
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

# Local Education



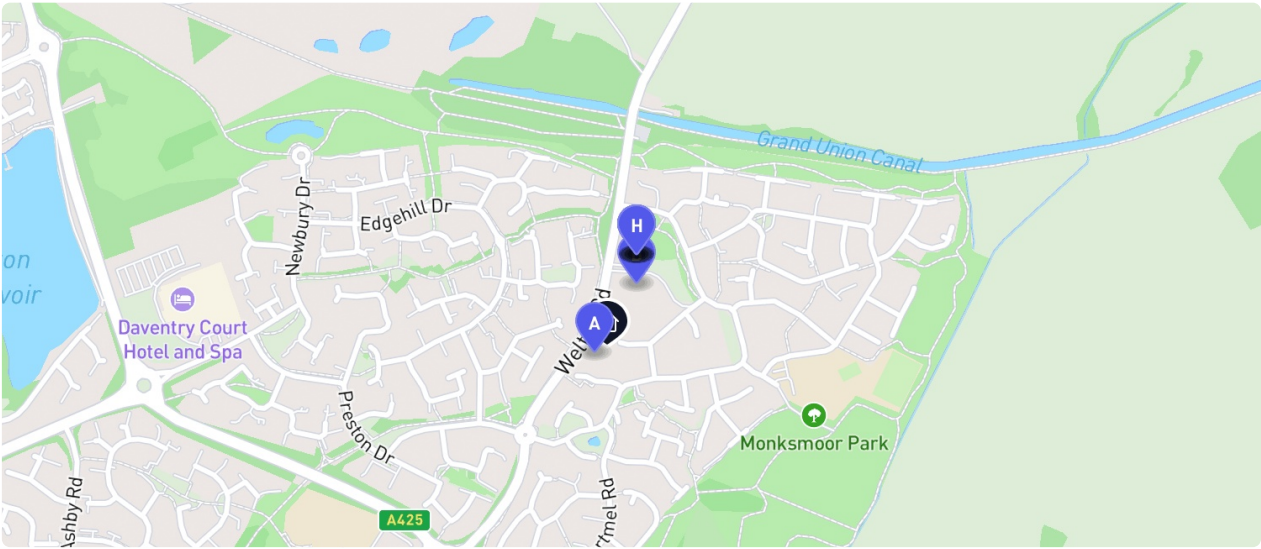
|                                                                                                                                                          |                                                                                                                                            |                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>Nursery · Primary</div><div>Monksmoor Park Church of England Primary School</div><div><div>Good</div></div><div>0.24mi</div></div> | <div><div>B</div><div>Primary</div><div>Ashby Fields Primary School</div><div><div>Requires improvement</div></div><div>0.38mi</div></div> | <div><div>C</div><div>Primary</div><div>Welton Church of England Academy</div><div><div>Outstanding</div></div><div>0.91mi</div></div> |
| <div><div>D</div><div>Secondary · Post-16</div><div>The Parker E-ACT Academy</div><div><div>Good</div></div><div>1.09mi</div></div>                      | <div><div>E</div><div>All-through</div><div>DSL V E-ACT Academy</div><div><div>Good</div></div><div>1.43mi</div></div>                     | <div><div>F</div><div>Nursery · Primary</div><div>St James Infant School</div><div><div>Good</div></div><div>1.54mi</div></div>        |
| <div><div>G</div><div>Nursery · Primary</div><div>The Grange School, Daventry</div><div><div>Requires improvement</div></div><div>1.92mi</div></div>     |                                                                                                                                            |                                                                                                                                        |

# Local Transport



|                                                                                              |                                                                                       |                                                                                        |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <div>A</div> <div>Fountains Close</div> <div>Bus stop or station</div> <div>0.09 mi</div>    | <div>B</div> <div>Welton Road</div> <div>Bus stop or station</div> <div>0.11 mi</div> | <div>C</div> <div>Cleeve Close</div> <div>Bus stop or station</div> <div>0.13 mi</div> |
| <div>D</div> <div>Long Buckby Rail Station</div> <div>Train station</div> <div>3.08 mi</div> | <div>E</div> <div>Coventry Airport</div> <div>Airport</div> <div>15 mi</div>          | <div>F</div> <div>M1</div> <div>Motorway</div> <div>3.34 mi</div>                      |

## Nearby Planning



|                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>Phase 4B Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD</div><div>Reserved matters application (access, appearance, landscaping, layout &amp; scale) for construction of 136...</div><div>ApprovedRef: DA/2018/047412-06-2018</div></div> | <div><div>B</div><div>15 Wenlock Way Daventry NN11 2HB</div><div>Installation of garden room in rear garden</div><div>ApprovedRef: 2024/5429/FULL26-11-2024</div></div>                                                                                                     |
| <div><div>C</div><div>Monksmoor Welton Lane Daventry Northamptonshire</div><div>Reserved matters application for Country Park extension and associated landscaping, pathways an...</div><div>ApprovedRef: DA/2019/002915-01-2019</div></div>                                   | <div><div>D</div><div>Local Centre Monksmoor Farm Welton Lane Daventry Northamptonshire</div><div>Reserved matters application (access, appearance, landscaping, layout and scale) for development of 3...</div><div>WithdrawnRef: DA/2019/048007-06-2019</div></div>       |
| <div><div>E</div><div>Monksmoor Welton Lane Daventry Northamptonshire</div><div>Reserved matters application (access, appearance, landscaping, layout and scale) for construction of...</div><div>ApprovedRef: DA/2019/058812-07-2019</div></div>                              | <div><div>F</div><div>Phase 4B Monksmoor Park Welton Lane Daventry Northamptonshire NN11 2JD</div><div>Reserved matters application (access, appearance, landscaping, layout, scale) for the construction of 4...</div><div>ApprovedRef: DA/2020/024416-03-2020</div></div> |
| <div><div>G</div><div>Phase 5 Monksmoor Park Welton Lane Daventry Northamptonshire</div><div>Reserved matters application (access, appearance, landscaping, layout and scale) for construction of 8...</div><div>ApprovedRef: DA/2020/024509-04-2020</div></div>               | <div><div>H</div><div>Local Centre Monksmoor Farm Welton Lane Daventry Northamptonshire</div><div>Reserved matters application (access, appearance, landscaping, layout and scale) for residential...</div><div>ApprovedRef: DA/2020/046404-06-2020</div></div>             |

## Nearby Listed Buildings



|                                                                                                                                                                                                                         |                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>A</div><div>Grade II - Listed building</div><div>2953ft</div></div> <div>Welton manor</div> <div>List entry no: 107702418-01-2068</div>                                                                       | <div><div>B</div><div>Grade II - Listed building</div><div>3156ft</div></div> <div>The manor house</div> <div>List entry no: 120386711-03-1987</div>                                                    |
| <div><div>C</div><div>Grade II - Listed building</div><div>4026ft</div></div> <div>The old house</div> <div>List entry no: 120389011-03-1987</div>                                                                      | <div><div>D</div><div>Grade II - Listed building</div><div>4245ft</div></div> <div>Gateway south west of church of st martin</div> <div>List entry no: 107702718-01-2068</div>                          |
| <div><div>E</div><div>Grade II - Listed building</div><div>4347ft</div></div> <div>Pair of headstones approximately 10 metres from south aisle of church of st martin</div> <div>List entry no: 107702611-03-1987</div> | <div><div>F</div><div>Grade II - Listed building</div><div>4383ft</div></div> <div>Cistern between south aisle and south porch of church of st martin</div> <div>List entry no: 120388111-03-1987</div> |
| <div><div>G</div><div>Grade II* - Listed building</div><div>4416ft</div></div> <div>Church of st martin</div> <div>List entry no: 107702518-01-2068</div>                                                               | <div><div>H</div><div>Grade II - Listed building</div><div>4472ft</div></div> <div>Farmbuildings adjoining middlemore farmhouse</div> <div>List entry no: 138739014-07-1999</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/>

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