

SH Buyers Report

12th September 2025



Introduction







Key Property Information



[] 732ft² £389 pft² **№** 3 **P** 2 **企** Detached Freehold [] Plot information NN177076 Title number Garden direction East Outdoor area 0.03 acres Yes Parking (predicted) ♀ EPC Build Utilities Valid until 01/09/2031 Solid floors Mains gas Efficiency rating (current) 70 C Wind turbines Efficiency (potential) 87 B Double glazed windows Brick walls Solar panels Enviro impact (current) 70 C Pitched roof Mains fuel type Mains Gas Enviro impact (potential) 87 B Year built 1995 Water Anglian Water ⊕ Broadband availability **血 Council tax** ☐ Mobile coverage Band C 8mb EE Basic ш £2,100 per year (est) **O**₂ 02 Superfast 60mb West Northamptonshire 3 Three Ultrafast 1000mb 🚺 Vodafone Overall 1000mb ull

Planning and Local Information



♠ 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 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.

♀ 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.

Rights and restrictions



Ø Greenbelt land

(No restrictions found)

This property is \underline{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.

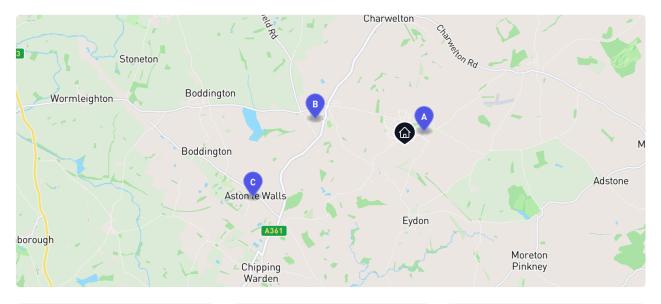
Value Implications

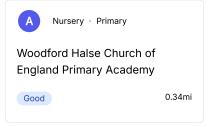
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

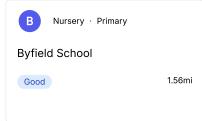
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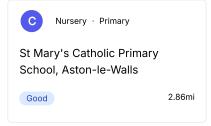
Local Education





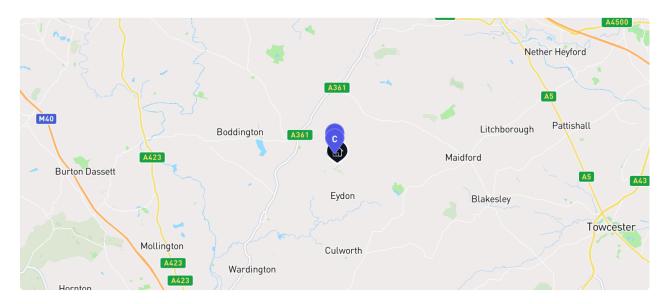


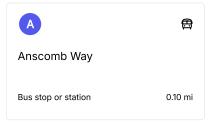




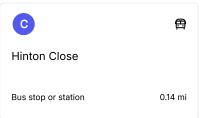
Local Transport

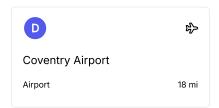


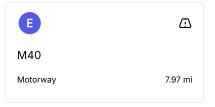












Nearby Planning







4 Hinton Manor Court Woodford Halse Northamptonshire NN11 3NU

Conversion of one half of double garage to utility/wc and study

Approved Ref: DA/2017/1208 13-12-2017

14 Barnett Crescent Woodford Halse Northamptonshire NN11 3SP

Lawful Development Certificate (Proposed) for demolition of existing conservatory and constructio...

Approved Ref: DA/2018/0340 13-04-2018



The Top Farmhouse 7 Phipps Road Woodford Halse Northamptonshire NN11 3TW

Construction of summer house in rear garden

Ref: DA/2019/1064 13-12-2019 Approved

19 Townsend Woodford Halse West Northamptonshire NN11 3QL

First floor side extension, single storey rear extension. 2 no. dormer windows to rear and conversion of atti...

Ref: 2023/5177/FULL 22-03-2023 Approved



28 Laburnum Close Woodford Halse Northamptonshire NN11 3NZ

Single storey rear extension

Approved 25-04-2019 Ref: DA/2019/0339

6 Primrose Walk Woodford Halse Northamptonshire

Lawful Development Certificate (Proposed) for a single storey rear extension.

31-01-2023 Approved Ref: WND/2023/0094



4 Spring Cottages Hinton Close Woodford Halse Northamptonshire NN11 3TP

Installation of external insulation to side and front elevation.

Ref: DA/2020/0637 Approved 06-10-2020

7 Laburnum Close Woodford Halse Northamptonshire NN11 3NZ

Demolition of existing conservatory and construction of single storey rear extension (retrospective).

Ref: DA/2020/0229 Approved 15-07-2020

Nearby Listed Buildings





A Grade II - Listed building	515ft
Garden walls, gate piers and gates to south manor house	n west of
List entry no: 1343582	18-01-1986

B Grade II - Listed building	551ft
Shelter shed range at the manor house	
List entry no: 1203211	18-01-2068

C	Grade II - Listed building	607ft
Top fa	armhouse	
List er	ntry no: 1203223	24-02-1987

D Grade II* - Listed building	643ft
Manor house	
List entry no: 1355036	18-09-2053

E Grade II - Listed building	748ft
Stable block to the manor hous	se and attached walls
List entry no: 1075261	18-01-2068

F Grade II - Listed building	863ft
The homestead	
List entry no: 1075262	18-09-2053

G	Grade II - Listed building	1437ft
	emorials south of line east from sout er of chancel and east of path to sout	
List er	ntry no: 1075266	24-02-1987

H Grade II* - Listed building	1437ft
Church of st mary the virgin	
List entry no: 1203286	18-01-2068

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."

David Bruckert dbruckert@skiltonandhogghomes.co.uk 07738 803948

Owner

Contact Us



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