

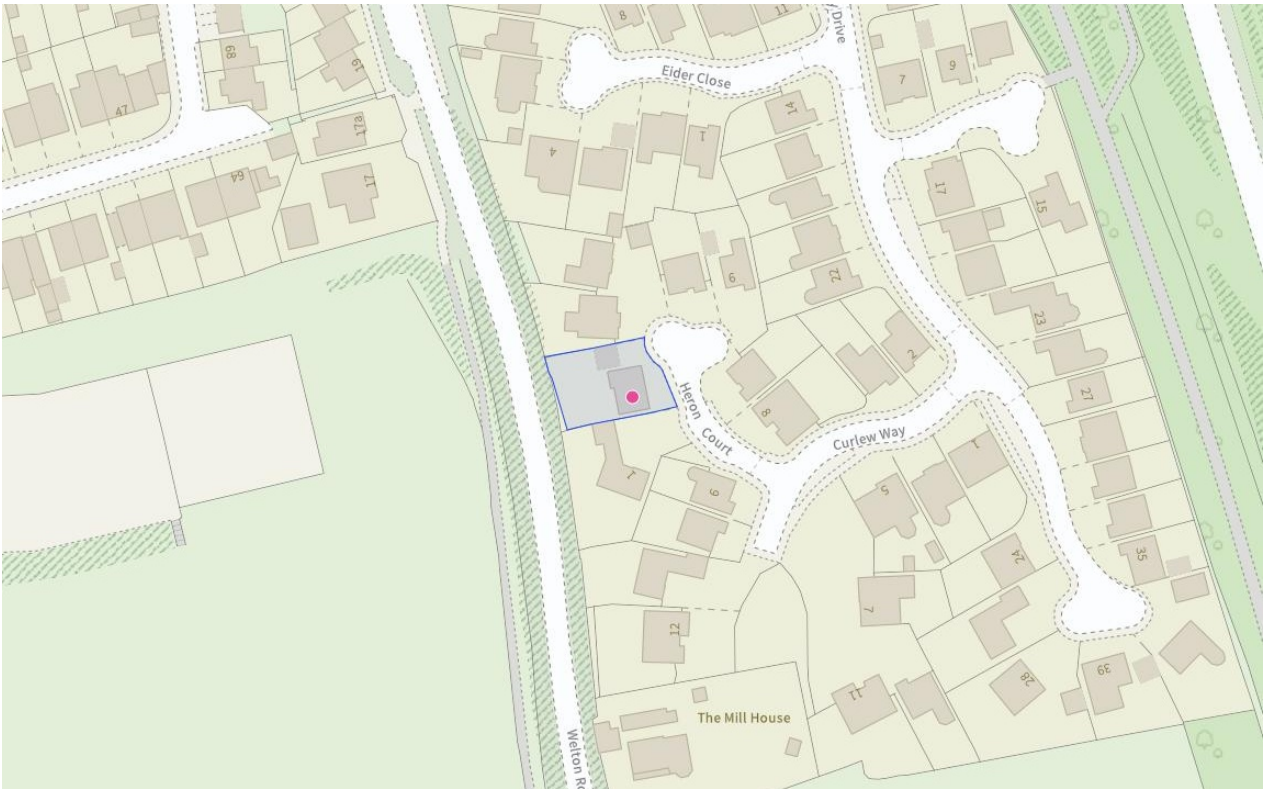


SH Buyers Report

22nd September 2025



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

🏠 4 🚗 2 📏 1,453ft² | £306 pft² 🏡 Detached 📄 Freehold

📏 Plot information

Title number **NN197661**
Garden direction **West**
Outdoor area **0.09 acres**
Parking (predicted) **Yes**

🏠 Build	🔌 Utilities	💡 EPC	Valid until 06/02/2024
Solid floors	✅ Mains gas	Efficiency rating (current)	72 C
Double glazed windows	❌ Wind turbines	Efficiency (potential)	83 B
Brick walls	❌ Solar panels	Enviro impact (current)	70 C
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	81 B
Year built 1998	Water Anglian Water		

🏠 Council tax	📶 Mobile coverage	📶 Broadband availability
Band E	📶 EE 📶	📶 Basic 7mb
£2,888 per year (est)	📶 O2 📶	📶 Superfast N/A
West Northamptonshire	📶 Three 📶	📶 Ultrafast 1800mb
	📶 Vodafone 📶	📶 Overall 1800mb

 Air traffic noise

Occasional

Assessed: 31/12/19

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

 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

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

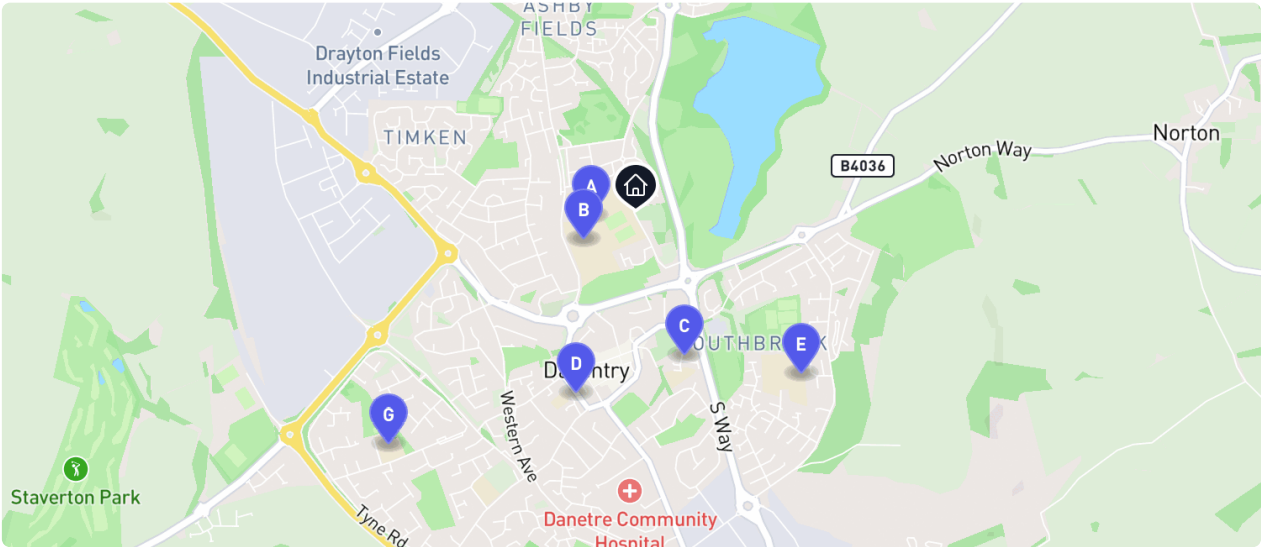
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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 Primary Falconer's Hill Academy Good 0.17mi	B Secondary · Post-16 The Parker E-ACT Academy Good 0.23mi	C Primary Abbey CofE Academy Good 0.55mi
D Nursery · Primary St James Infant School Good 0.67mi	E All-through DSLV E-ACT Academy Good 0.77mi	F Nursery · Primary Monksmoor Park Church of England Primary School Good 1.05mi
G Nursery · Primary The Grange School, Daventry Requires improvement 1.10mi		

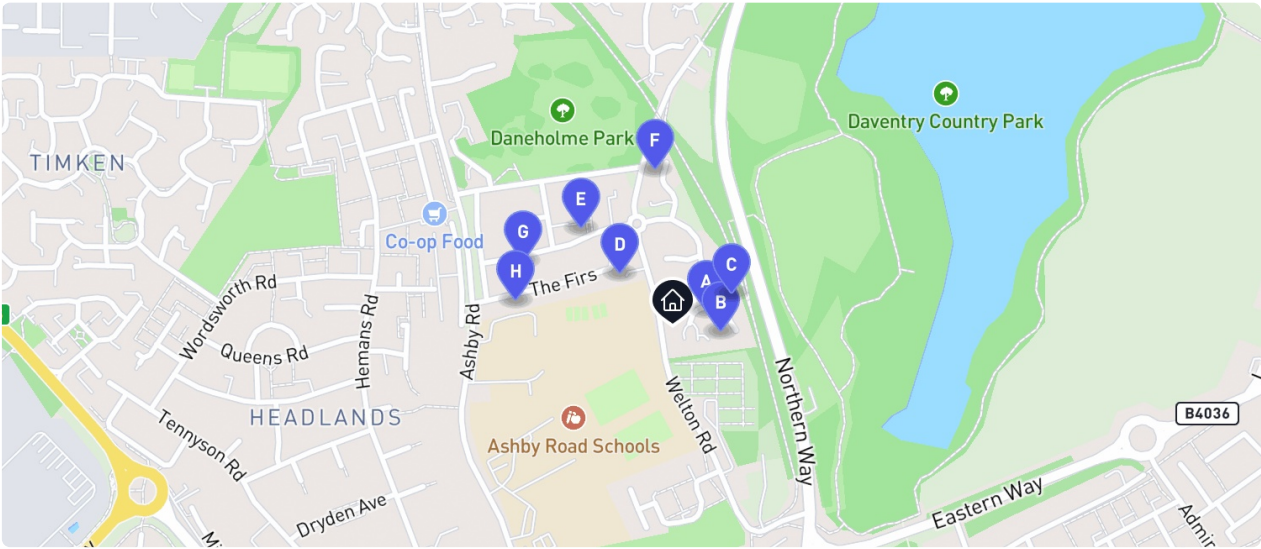
Local Transport



A Ashdown Road Bus stop or station0.16 mi	B Daneholme Park, Daneholme Avenue Bus stop or station0.21 mi	C The Parker E-Act Academy, Ashby Road Bus stop or station0.23 mi
D Long Buckby Rail Station Train station3.71 mi	E Coventry Airport Airport15 mi	F M1 Motorway4.20 mi

Nearby Planning

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A

5 Curlew Way Daventry Northamptonshire NN11 0XS

Construction of a carport attached to front of existing garage

Refused

Ref: WND/2022/1007

01-11-2022

B

Shrela 26 Osprey Drive Daventry NN11 0XP

Single storey front extension, replace rear bay window with bi fold doors & internal alterations.

Approved

Ref: 2023/6577/FULL

29-08-2023

C

25 Osprey Drive Daventry Northamptonshire NN11 0XP

Single storey extension to front. Conversion of garage to habitable space.

Approved

Ref: DA/2018/0722

23-08-2018

D

64 The Firs Daventry NN11 0PX

Conversion of detached outbuilding to annexe

Approved

Ref: 2025/1788/FULL

17-04-2025

E

37 The Willows Daventry Northamptonshire NN11 0PY

Installation of steplift

Approved

Ref: DA/2018/0399

10-05-2018

F

1 Teal Close Daneholme Daventry Northamptonshire NN11 0XQ

Single storey side extension

Approved

Ref: DA/2018/0316

09-04-2018

G

8 The Willows Daventry Northamptonshire NN11 0PY

Two storey side extension and loft conversion

Withdrawn

Ref: DA/2020/0117

13-02-2020

H

16 The Firs Daneholme Daventry NN11 0PX

Single storey front extension

Approved

Ref: DA/2018/0178

28-02-2018

Nearby Listed Buildings

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A Grade II - Listed building 2349ft Daventry war memorial List entry no: 1420400 25-07-2014	B Grade II - Listed building 2448ft Plume of feathers public house List entry no: 1356601 19-09-1977
C Grade II* - Listed building 2474ft Moot hall List entry no: 1067667 04-12-2053	D Grade II - Listed building 2559ft Abbey building List entry no: 1356600 04-12-2053
E Grade II - Listed building 2579ft The lion and lamb public house List entry no: 1067699 19-09-1977	F Grade II - Listed building 2592ft 14, high street List entry no: 1356615 19-09-1977
G Grade II - Listed building 2598ft Burton memorial List entry no: 1067666 19-09-1977	H Grade II - Listed building 2605ft 16, high street List entry no: 1067700 19-09-1977

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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