

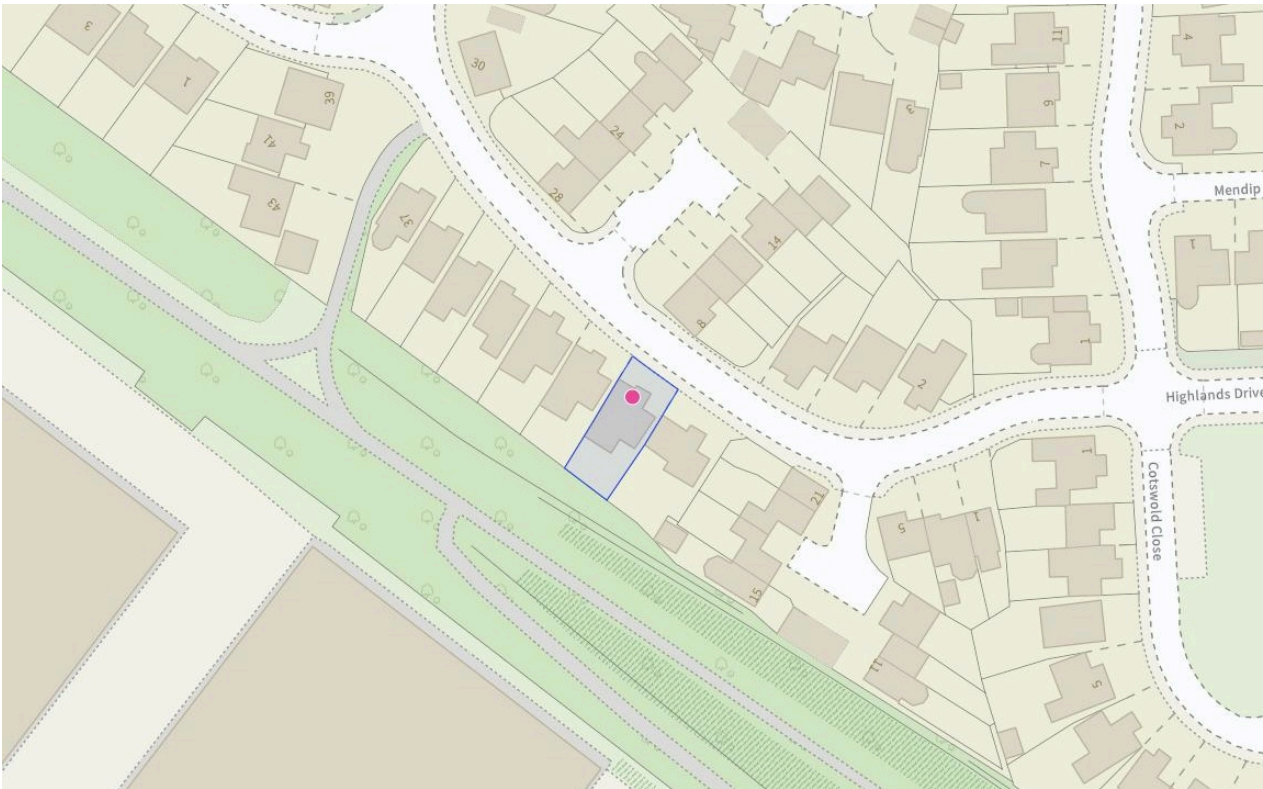


SH Buyers Report

27th September 2025



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 2 1,076ft² | £255 pft² Detached Freehold

Plot information

Title number NN168256
Garden direction South
Outdoor area 0.03 acres
Parking (predicted) Yes

Build	Utilities	EPC	Valid until 28/09/2031
Solid floors	✓ Mains gas	Efficiency rating (current)	68 D
Double glazed windows	✗ Wind turbines	Efficiency (potential)	82 B
Brick walls	✗ Solar panels	Enviro impact (current)	63 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	78 C
Year built 1991-1995	Water Anglian Water		

Council tax	Mobile coverage	Broadband availability
Band C	EE	Basic 5mb
£2,100 per year (est)	O2	Superfast 80mb
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 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

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.

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

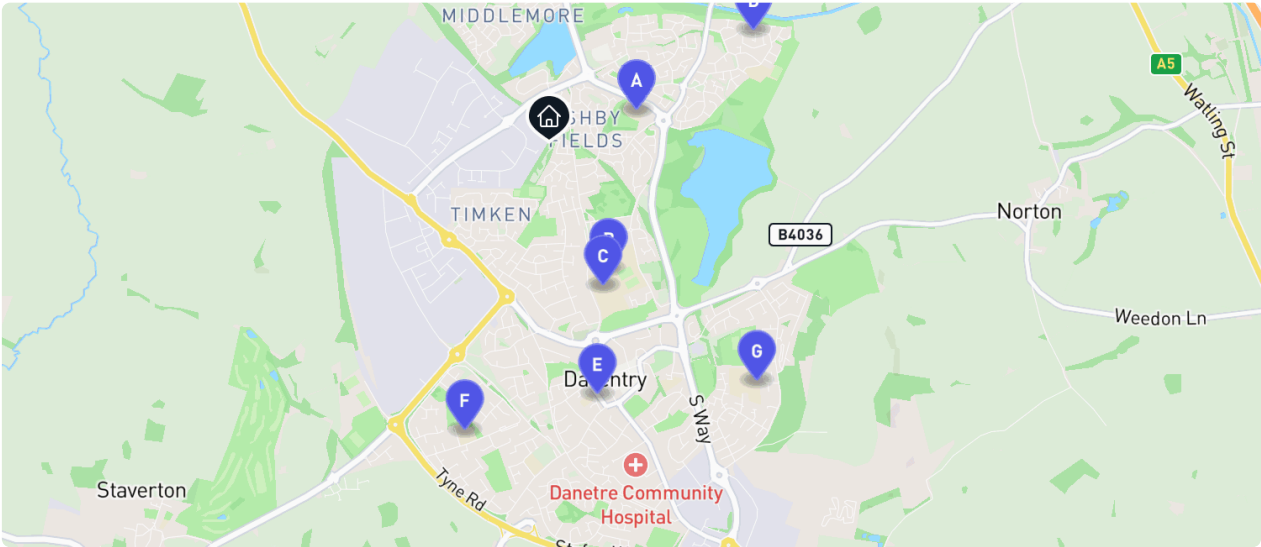
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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>Primary</div><div>Ashby Fields Primary School</div><div><div>Requires improvement</div></div><div>0.38mi</div></div>	<div><div>B</div><div>Primary</div><div>Falconer's Hill Academy</div><div><div>Good</div></div><div>0.71mi</div></div>	<div><div>C</div><div>Secondary · Post-16</div><div>The Parker E-ACT Academy</div><div><div>Good</div></div><div>0.77mi</div></div>
<div><div>D</div><div>Nursery · Primary</div><div>Monksmoor Park Church of England Primary School</div><div><div>Good</div></div><div>0.95mi</div></div>	<div><div>E</div><div>Nursery · Primary</div><div>St James Infant School</div><div><div>Good</div></div><div>1.22mi</div></div>	<div><div>F</div><div>Nursery · Primary</div><div>The Grange School, Daventry</div><div><div>Requires improvement</div></div><div>1.41mi</div></div>
<div><div>G</div><div>All-through</div><div>DSL V E-ACT Academy</div><div><div>Good</div></div><div>1.46mi</div></div>		

Local Transport



<div><div>A</div><div></div></div> <div>Shackleton Drive</div> <div>Bus stop or station0.09 mi</div>	<div><div>B</div><div></div></div> <div>Franklin Way</div> <div>Bus stop or station0.13 mi</div>	<div><div>C</div><div></div></div> <div>Baird Close</div> <div>Bus stop or station0.20 mi</div>
<div><div>D</div><div></div></div> <div>Long Buckby Rail Station</div> <div>Train station3.79 mi</div>	<div><div>E</div><div></div></div> <div>Coventry Airport</div> <div>Airport14 mi</div>	<div><div>F</div><div></div></div> <div>M1</div> <div>Motorway3.75 mi</div>

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

5 Highlands Drive Daventry Northamptonshire NN11 8ST

Construction of first floor side extension and conversion of part of garage to habitable space

Approved Ref: WND/2022/1127 23-12-2022

B

43 Highlands Drive Daventry Northamptonshire NN11 8ST

Single storey side extension

Approved Ref: DA/2019/0078 12-02-2019

C

5 Pennine Court Ashby Fields Daventry NN11 8TE

Conversion and extension to existing garage and provision for parking to front of dwelling

Approved Ref: DA/2017/1225 18-12-2017

D

5 Mendip Court Daventry Northamptonshire NN11 8SR

Prior approval for single storey rear extension 4.5m from original house and 3m maximum height...

Approved Ref: PD/2020/0042 10-08-2020

E

28 Hillary Close Daventry NN11 0SN

Lawful development certificate (proposed) for demolition of existing conservatory and erection of...

Approved Ref: 2025/2217/LDP 16-05-2025

F

Ashby Lodge Ashby Road Daventry Northamptonshire NN11 8LB

Construction of detached outbuilding.

Approved Ref: DA/2021/0025 04-02-2021

G

50 Dennetts Close Daventry Northamptonshire NN11 9AE

Proposed garage conversion to accommodation ancillary to the dwellinghouse.

Approved Ref: DA/2020/0485 25-06-2020

H

11 Drayton Park Daventry Northamptonshire NN11 8TB

Single storey rear extension

Approved Ref: DA/2018/0934 31-10-2018

Nearby Listed Buildings



<div><div>A</div><div>Grade II - Listed building</div><div>2907ft</div></div> <div>Farmbuildings adjoining middlemore farmhouse</div> <div>List entry no: 138739014-07-1999</div>	<div><div>B</div><div>Grade II - Listed building</div><div>2943ft</div></div> <div>Middlemore farmhouse</div> <div>List entry no: 138738914-07-1999</div>
<div><div>C</div><div>Grade II - Listed building</div><div>5197ft</div></div> <div>Grand union canal west entrance to braunston tunnel</div> <div>List entry no: 107644511-03-1987</div>	<div><div>D</div><div>Grade II - Listed building</div><div>5377ft</div></div> <div>1-9, school street</div> <div>List entry no: 106767619-09-1977</div>
<div><div>E</div><div>Grade II - Listed building</div><div>5384ft</div></div> <div>The old school</div> <div>List entry no: 136747119-09-1977</div>	<div><div>F</div><div>Grade II - Listed building</div><div>5400ft</div></div> <div>The orchards</div> <div>List entry no: 106767419-09-1977</div>
<div><div>G</div><div>Grade II - Listed building</div><div>5420ft</div></div> <div>11, school street</div> <div>List entry no: 106767719-09-1977</div>	<div><div>H</div><div>Grade II - Listed building</div><div>5814ft</div></div> <div>Plume of feathers public house</div> <div>List entry no: 135660119-09-1977</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

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Contact Us

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Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 07738 803948 or visit <https://www.skiltonandhogghomes.co.uk/>. To opt out of future communication, contact David Bruckert.

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