

SH Buyers Report

7th October 2025



Introduction







Key Property Information



[] 786ft² £296 pft² **№** 3 <u>~</u> 1 **企** Terraced Freehold [] Plot information NN251006 Title number Garden direction SouthWest Outdoor area 0.02 acres No Parking (predicted) ♀ EPC Build Utilities Valid until 23/10/2027 Suspended floors Mains gas Efficiency rating (current) 71 C Wind turbines Efficiency (potential) 88 B Double glazed windows 70 C Brick walls Solar panels Enviro impact (current) Pitched roof Mains fuel type Mains Gas Enviro impact (potential) 87 B Year built 2004 Water Anglian Water ⊕ Broadband availability **血 Council tax** ☐ Mobile coverage Band B 9mb EE Basic ıII £1,838 per year (est) **O**₂ 02 Superfast 80mb ull West Northamptonshire 3 Three Ultrafast 1000mb all. 🚺 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

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.

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.

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.

⅓ 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 <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{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.

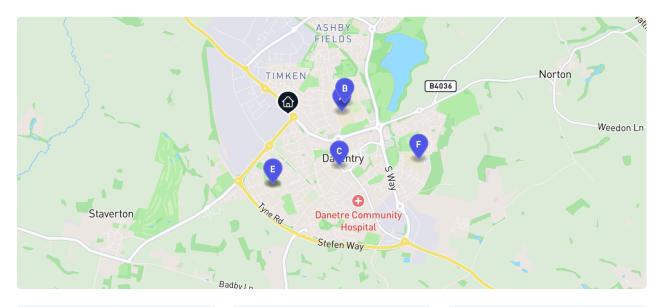
Value Implications

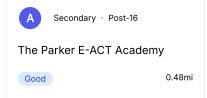
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

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

Local Education

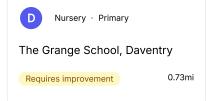


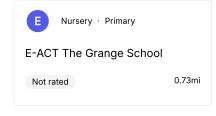


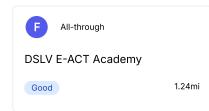






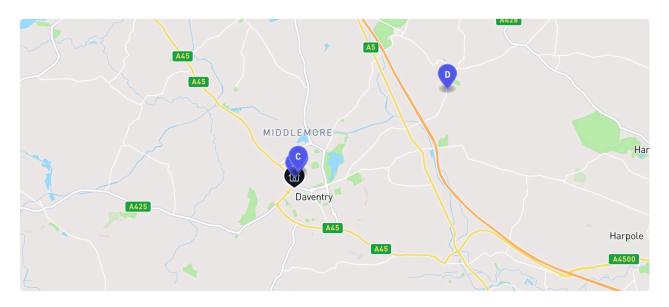


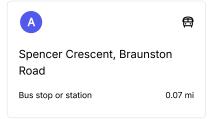


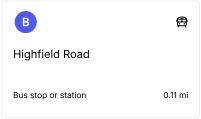


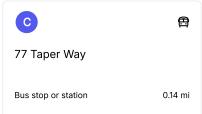
Local Transport

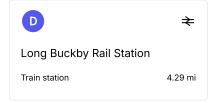


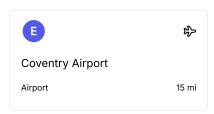








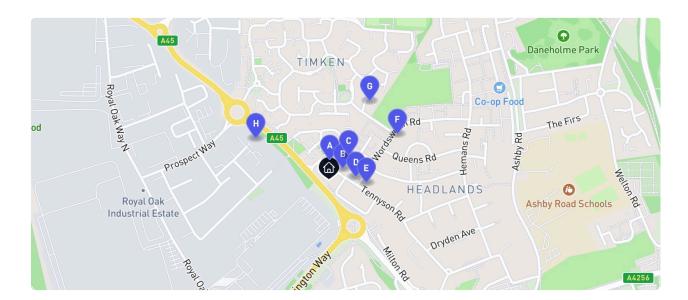






Nearby Planning





70 Tennyson Road Daventry Northamptonshire NN11 9DH

Single storey rear extension.

Approved Ref: WND/2022/0548 22-06-2022

B 72 Tennyson Road Daventry Northamptonshire NN11 9DH

Construction of platform lift to front of dwelling

Approved Ref: DA/2018/0401 10-05-2018

1 Betjeman Close Daventry Northamptonshire NN11 9WJ

Single storey rear extension

Approved Ref: DA/2019/0616 30-07-2019

62 Tennyson Road Daventry Northamptonshire NN11 9DH

Single storey rear extension and porch to front

Approved Ref: WND/2023/0240 15-03-2023

60 Tennyson Road Daventry NN11 9DH

New two bedroom dwelling attached to the existing house

Withdrawn Ref: 2024/0742/FULL 19-12-2023

F 24 Wordsworth Road Daventry NN11 9BH

Proposed porch to front elevation (existing canopy to be removed)

Approved Ref: 2023/6688/FULL 30-08-2023

G 2 Apollo Close Daventry Northamptonshire NN11 9FT

Prior approval for single storey side/rear extension 3.5m from original dwelling and 2.9m maximum...

Approved Ref: PD/2020/0012 14-05-2020

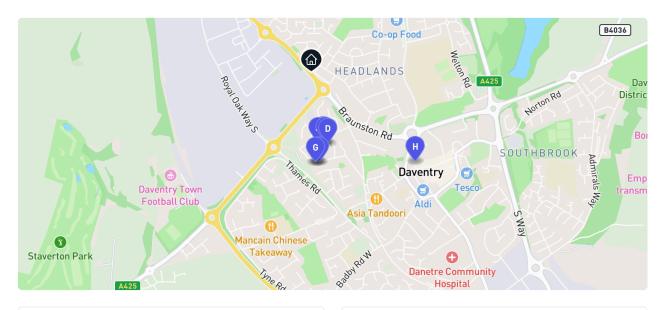
Unit 1 & 2 Daimler Close Daventry Northamptonshire NN11 8QJ

Conversion of garage to provide ancillary office at first floor to be used in connection with the existing...

Approved Ref: DA/2020/0347 20-05-2020

Nearby Listed Buildings





| A Grade II - Listed building | 1903ft |
|------------------------------|------------|
| 1-9, school street | |
| List entry no: 1067676 | 19-09-1977 |
| | |

| В | Grade II - Listed building | 1913ft |
|---------|----------------------------|------------|
| 11, sc | hool street | |
| List er | ntry no: 1067677 | 19-09-1977 |

| Grade II - Listed building | 1929ft |
|----------------------------|------------|
| The old school | |
| List entry no: 1367471 | 19-09-1977 |

| D Gra | nde II - Listed building | 1962ft |
|--------------|--------------------------|------------|
| The orcha | ards | |
| List entry n | o: 1067674 | 19-09-1977 |

| E Grade II - Listed building | 2352ft |
|------------------------------|------------|
| Manor cottage | |
| List entry no: 1054013 | 19-09-1977 |

| F Grade II - Listed building | 2356ft |
|------------------------------|------------|
| Manor farmhouse | |
| List entry no: 1067673 | 19-09-1977 |

| 2362ft |
|------------|
| |
| 04-12-2053 |
| |

| H Grade II - Listed building | 3330ft |
|------------------------------|------------|
| 8 and 10, brook street | |
| List entry no: 1067692 | 19-09-1977 |

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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