



SH Buyers Report

10th October 2025



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

2 1 592ft² | £341 pft² Terraced Freehold

Plot information

Title number	NN140628
Garden direction	North
Outdoor area	0.02 acres
Parking (predicted)	Yes

Build	Utilities	EPC	Valid until 17/12/2029
Solid floors	Mains gas	Efficiency rating (current)	66 D
Double glazed windows	Wind turbines	Efficiency (potential)	94 A
Brick walls	Solar panels	Enviro impact (current)	54 E
Pitched roof	Mains fuel type Electric	Enviro impact (potential)	81 B
Year built 1983-1990	Water Anglian Water		

Council tax	Mobile coverage	Broadband availability
Band B	EE	Basic 6mb
£1,838 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 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

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

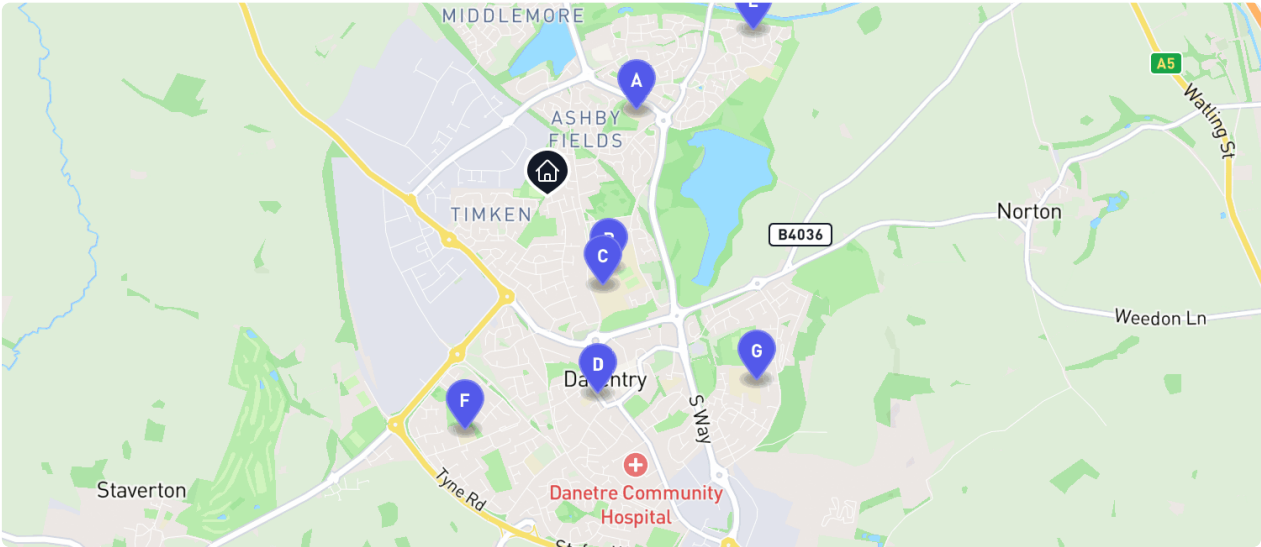
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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



A Primary Ashby Fields Primary School Requires improvement 0.46mi	B Primary Falconer's Hill Academy Good 0.51mi	C Secondary · Post-16 The Parker E-ACT Academy Good 0.56mi
D Nursery · Primary St James Infant School Good 0.99mi	E Nursery · Primary Monksmoor Park Church of England Primary School Good 1.07mi	F Nursery · Primary The Grange School, Daventry Requires improvement 1.18mi
G All-through DSL V E-ACT Academy Good 1.29mi		

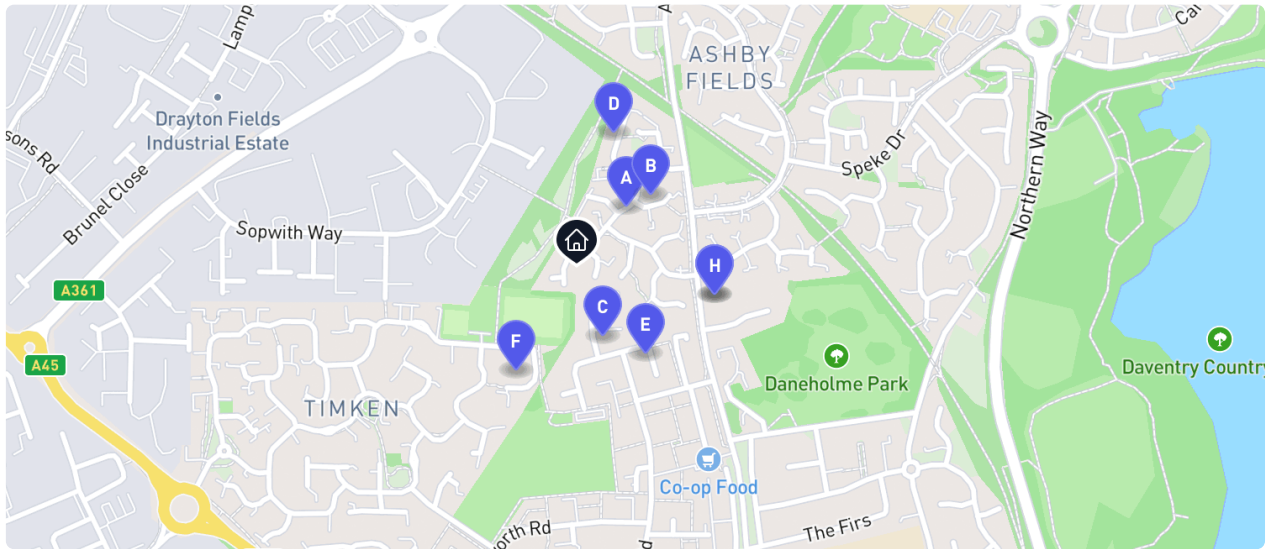
Local Transport



A Baird Close Bus stop or station0.13 mi	B New Forest Way Bus stop or station0.13 mi	C Furnace Drive Bus stop or station0.17 mi
D Long Buckby Rail Station Train station3.90 mi	E Coventry Airport Airport15 mi	F M1 Motorway3.98 mi

Nearby Planning

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A

11 Sherwood Drive Daventry Northamptonshire NN11 9SA

Conversion of detached garage to ancillary residential accommodation.

Approved Ref: DA/2019/0781 11-09-2019

B

1 Salcey Close Daventry Northamptonshire NN11 9SX

Prior approval for single storey rear extension 5.5m from original house and 3.7m maximum height...

Approved Ref: PD/2020/0040 30-07-2020

C

6 Roderick Way Daventry NN11 9AQ

Single storey side extension

Approved Ref: 2024/2025/FULL 18-04-2024

D

50 Dennetts Close Daventry Northamptonshire NN11 9AE

Proposed garage conversion to accommodation ancillary to the dwellinghouse.

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

E

8 Arnall Crescent Daventry Northamptonshire NN11 9AY

Two storey side extension and single storey front extension

Approved Ref: DA/2017/1105 20-11-2017

F

22 Iron Duke Close Daventry Northamptonshire NN11 9LN

Conversion of garage to gym and extension to form single garage. Construction of new front entrance...

Approved Ref: DA/2018/1015 13-11-2018

G

1 Daneholme Cottages Ashby Road Daventry Northamptonshire NN11 0LD

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

Approved Ref: DA/2019/0551 28-06-2019

H

1 Daneholme Cottages Ashby Road Daventry Northamptonshire NN11 0LD

Construction of vehicular crossover to serve parking/turning area

Withdrawn Ref: DA/2020/0066 03-02-2020

Nearby Listed Buildings



A Grade II - Listed building 4121ft Farmbuildings adjoining middlemore farmhouse List entry no: 138739014-07-1999	B Grade II - Listed building 4147ft 1-9, school street List entry no: 106767619-09-1977
C Grade II - Listed building 4150ft Middlemore farmhouse List entry no: 138738914-07-1999	D Grade II - Listed building 4154ft The old school List entry no: 136747119-09-1977
E Grade II - Listed building 4167ft The orchards List entry no: 106767419-09-1977	F Grade II - Listed building 4196ft 11, school street List entry no: 106767719-09-1977
G Grade II - Listed building 4619ft Manor farmhouse List entry no: 106767319-09-1977	H Grade II - Listed building 4629ft Manor cottage List entry no: 105401319-09-1977

Your Agent

SKILTON & HOGG
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" 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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