



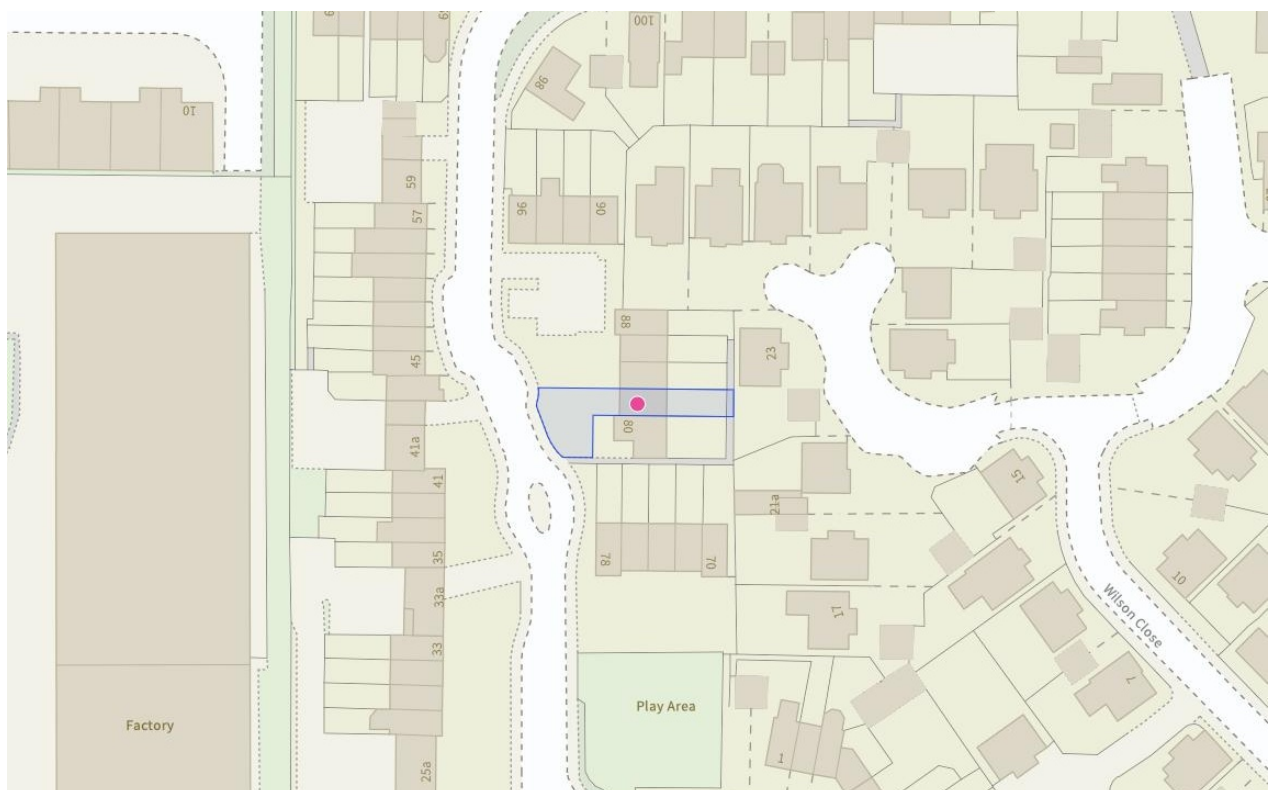
SH Buyers Report

21st October 2025



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

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🏠 2 🚗 1 📏 893ft² | £229 pft² 🏡 Terraced 📄 Freehold

📏 Plot information

Title number **NN253870**
Garden direction **West**
Outdoor area **0.04 acres**
Parking (predicted) **Yes**

🏠 Council tax

Band B
£1,838 per year (est)
West Northamptonshire

📶 Mobile coverage

	EE	
	O2	
	Three	
	Vodafone	

📶 Broadband availability

	Basic	5mb
	Superfast	75mb
	Ultrafast	1800mb
	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

No covenants

This property **does not** have any 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

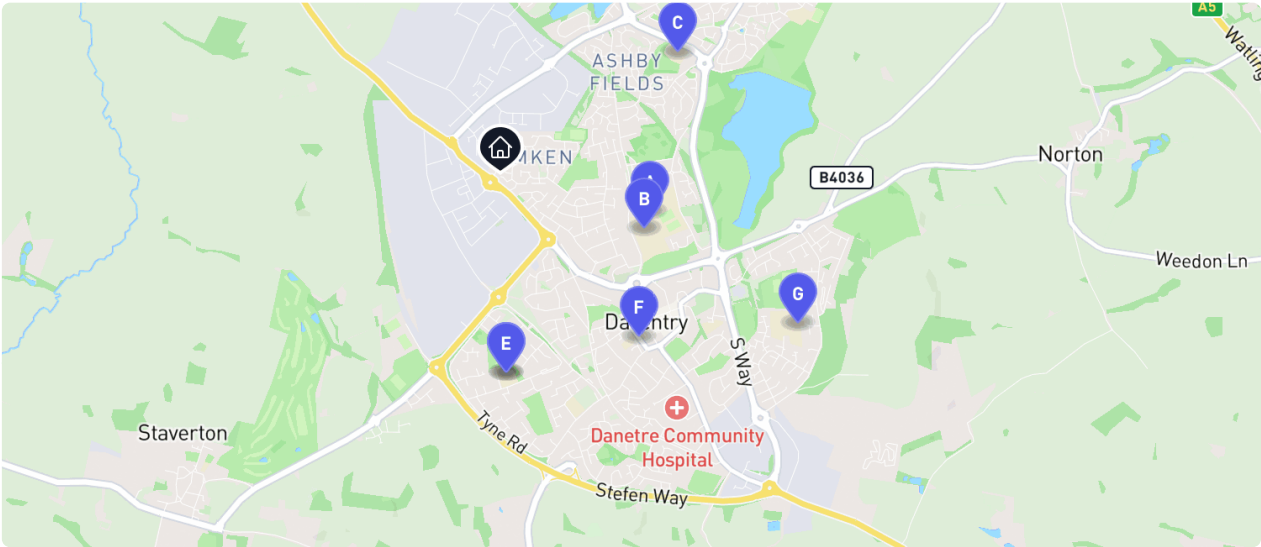
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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 0.70mi	B Secondary · Post-16 The Parker E-ACT Academy Good 0.72mi	C Primary Ashby Fields Primary School Requires improvement 0.86mi
D Nursery · Primary The Grange School, Daventry Requires improvement 0.98mi	E Nursery · Primary E-ACT The Grange School Not rated 0.98mi	F Nursery · Primary St James Infant School Good 1.02mi
G All-through DSL V E-ACT Academy Good 1.50mi		

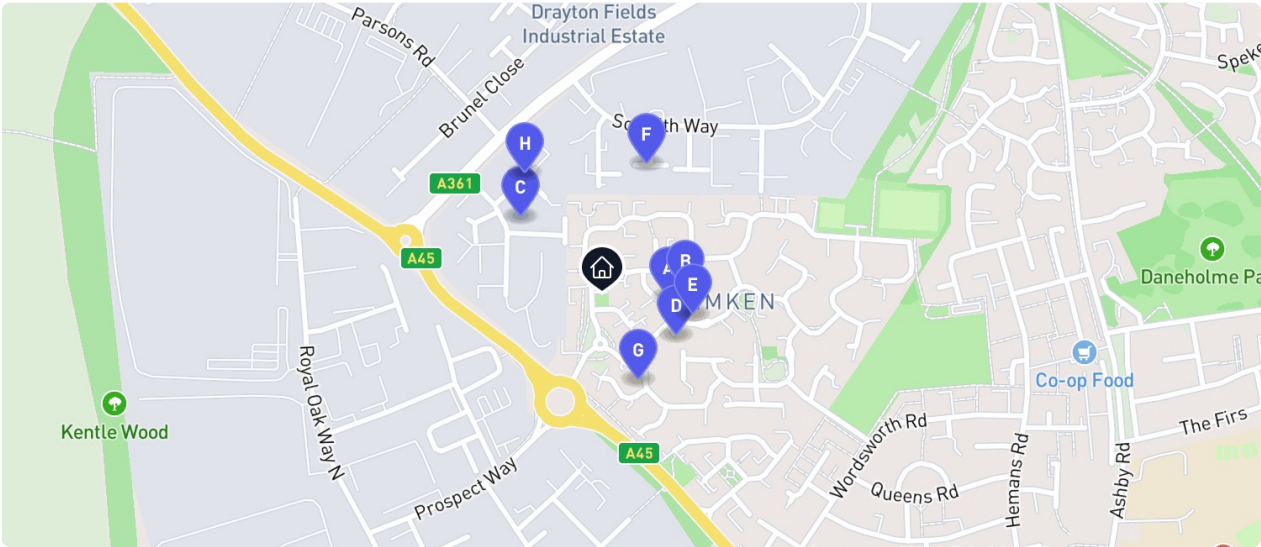
Local Transport



A Pascoe Crescent, Dewar Drive Bus stop or station0.09 mi	B Royal Oak Industry Estate, Braunston Road Bus stop or station0.15 mi	C Timken Way Bus stop or station0.16 mi
D Long Buckby Rail Station Train station4.30 mi	E Coventry Airport Airport14 mi	F M1 Motorway4.24 mi

Nearby Planning

SKILTON & HOGG
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A

4 Wilson Close, Daventry, NN11 9WH

Proposed loft conversion with dormer extension to rear roofslope and pitched roof dormer extension an...

Approved Ref: 2024/4689/FULL 07-10-2024

B

21 Bennett Close Daventry Northamptonshire NN11 9NS

Two storey and single storey rear extension

Approved Ref: DA/2019/0515 18-06-2019

C

1 James Watt Close Daventry NN11 8RJ

Installation of roller shutter door to front elevation

Approved Ref: WND/2021/0730 08-11-2021

D

20 Dewar Drive Daventry NN11 9YS

First floor extension.

Approved Ref: WND/2021/0900 06-12-2021

E

47 Dewar Drive Daventry NN11 9YS

Lawful development certificate (proposed) for loft conversion with dormer extension to rear roofslope...

Approved Ref: 2025/1443/LDP 26-03-2025

F

3 Egerton Close Daventry Northamptonshire NN11 8PE

Installation of first floor window to side elevation

Approved Ref: DA/2019/0101 01-03-2019

G

2 Ashton Close Daventry Northamptonshire NN11 9YW

Conversion of garage to form annexe

Approved Ref: DA/2018/0455 30-05-2018

H

Units 2 & 4 Rutherford Way Daventry Northamptonshire NN11 9RS

Extension to workshop unit to include external alterations and reconfiguration of car parking and...

Approved Ref: DA/2020/0626 05-08-2020

Nearby Listed Buildings



A Grade II - Listed building 3442ft 11, school street List entry no: 106767719-09-1977	B Grade II - Listed building 3455ft 1-9, school street List entry no: 106767619-09-1977
C Grade II - Listed building 3488ft The old school List entry no: 136747119-09-1977	D Grade II - Listed building 3527ft The orchards List entry no: 106767419-09-1977
E Grade II - Listed building 3865ft Manor house List entry no: 106767204-12-2053	F Grade II - Listed building 3865ft Manor cottage List entry no: 105401319-09-1977
G Grade II - Listed building 3875ft Manor farmhouse List entry no: 106767319-09-1977	H Grade II - Listed building 4905ft 8 and 10, brook street List entry no: 106769219-09-1977

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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