



SH Buyers Report

17th October 2025



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

4 2 1,173ft² | £268 pft² Semi-Detached Freehold

Plot information

Title number **NN275407**
Garden direction **East**
Outdoor area **0.02 acres**
Parking (predicted) **Yes**

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 2007

Utilities

✓ Mains gas
✗ Wind turbines
✗ Solar panels
Mains fuel type **Mains Gas**
Water **Anglian Water**

EPC

Valid until 18/09/2027

Efficiency rating (current) **72 C**
Efficiency (potential) **86 B**
Enviro impact (current) **68 D**
Enviro impact (potential) **83 B**

Council tax

Band D
£2,363 per year (est)
West Northamptonshire

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **4mb**
Superfast **80mb**
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

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

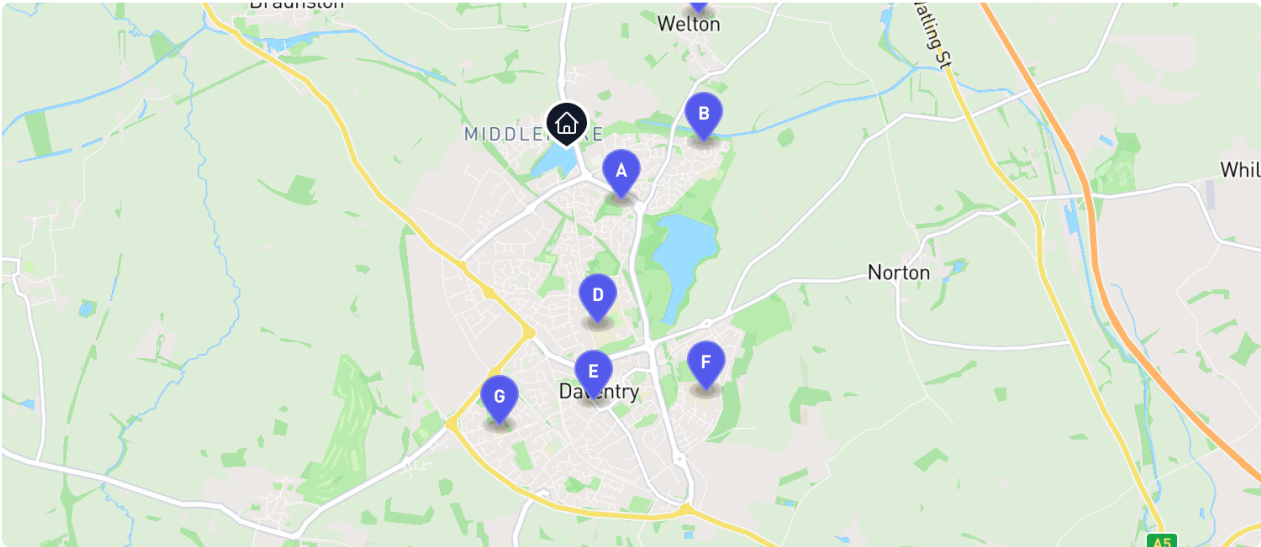
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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

0.58mi

B

Nursery · Primary

Monksmoor Park Church of England Primary School

Good

0.85mi

C

Primary

Welton Church of England Academy

Outstanding

1.04mi

D

Secondary · Post-16

The Parker E-ACT Academy

Good

1.25mi

E

Nursery · Primary

St James Infant School

Good

1.71mi

F

All-through

DSL V E-ACT Academy

Good

1.86mi

G

Nursery · Primary

The Grange School, Daventry

Requires improvement

1.91mi

Local Transport



A Hidcote Way Bus stop or station0.04 mi	B Scythe Road Bus stop or station0.33 mi	C Daventry Court Hotel, Sedgemoor Way Bus stop or station0.34 mi
D Long Buckby Rail Station Train station3.59 mi	E Coventry Airport Airport14 mi	F M1 Motorway3.26 mi

Nearby Planning

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A

Site 8 Middlemore Farnborough Drive Daventry
Northamptonshire

Construction of 59 dwellings, associated car parking
and landscaping

Approved Ref: DA/2018/0388 21-05-2018

B

1 Middlemore Cottages Ashby Road Daventry
Northamptonshire NN11 8JZ

Construction of first floor extension and detached
garage

Approved Ref: DA/2017/1058 15-11-2017

C

2 Middlemore Cottages Ashby Road Daventry
Northamptonshire NN11 8JZ

Construction of building for vehicle storage to be
used in connection with main residence.

Approved Ref: WND/2021/0284 30-07-2021

D

25 Farnborough Drive Daventry Northamptonshire
NN11 8AL

Replacement of five windows.

Approved Ref: WND/2022/0187 29-04-2022

E

Middlemore Farm Public House Hidcote Way
Middlemore Daventry Northamptonshire NN11 8AE

Construction of timber pergola with lighting to
existing raised terrace

Refused Ref: DA/2018/0996 09-11-2018

Nearby Listed Buildings



A Grade II - Listed building 948ft Farmbuildings adjoining middlemore farmhouse List entry no: 138739014-07-1999	B Grade II - Listed building 1053ft Middlemore farmhouse List entry no: 138738914-07-1999
C Grade II - Listed building 3842ft Grand union canal west entrance to braunston tunnel List entry no: 107644511-03-1987	D Grade II - Listed building 3842ft The old lodge on east side of drive to bragborough hall List entry no: 104584618-01-2068
E Grade II - Listed building 4521ft The manor house List entry no: 120386711-03-1987	F Grade II - Listed building 4843ft Welton manor List entry no: 107702418-01-2068
G Grade II - Listed building 4964ft The old house List entry no: 120389011-03-1987	H Grade II - Listed building 5092ft Gateway south west of church of st martin List entry no: 107702718-01-2068

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

dbruckert@skiltonandhogghomes.co.uk
07738 803948

Contact Us

SKILTON & HOGG
DAVENTRY ESTATE AGENT

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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