

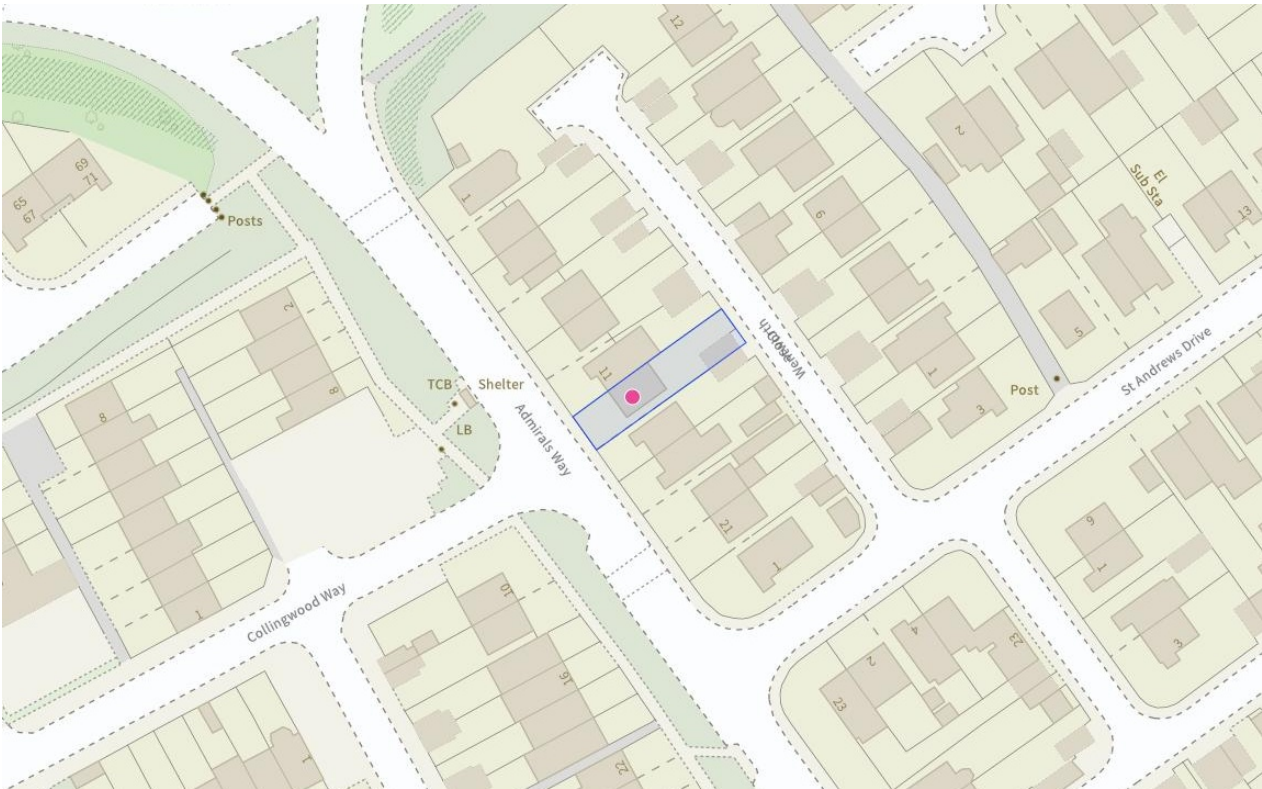


# SH Buyers Report

23rd October 2025



# Introduction



# Key Property Information

SKILTON & HOGG  
DAVENTRY ESTATE AGENT

3 1 818ft<sup>2</sup> | £299 pft<sup>2</sup> Semi-Detached Freehold

## Plot information

Title number **NN23550**  
Garden direction **NorthEast**  
Outdoor area **0.04 acres**  
Parking (predicted) **No**

## Build

Solid floors  
Double glazed windows  
Brick walls  
Other roof  
Year built 1967-1975

## Utilities

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

## EPC

Valid until 15/05/2027

Efficiency rating (current) **40 E**  
Efficiency (potential) **86 B**  
Enviro impact (current) **36 F**  
Enviro impact (potential) **87 B**

## Council tax

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

## Mobile coverage

EE  
O2  
Three  
Vodafone

## Broadband availability

Basic **6mb**  
Superfast **80mb**  
Ultrafast **1800mb**  
Overall **1800mb**

 **Air traffic noise**

Occasional

Assessed: 31/12/19

Occasional but irregular aircraft disruptions. It is highly likely the location is on a flight route.

Nearest: Coventry Airport - 15.64 miles away

 **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**

**High risk (10-30%)**

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. 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

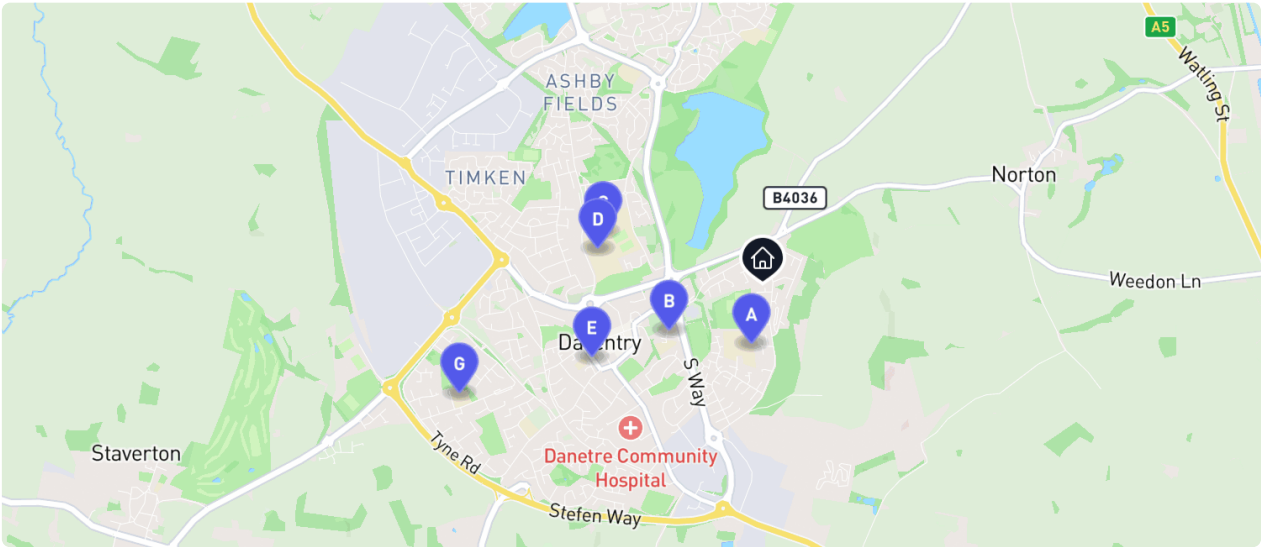
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

| Restrictions                                                                                               | Environmental Appeal                                                                                     | Value Implications                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strict regulations limit new developments and property modifications, often requiring special permissions. | Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability. | 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>All-through</div></div> <div>DSL V E-ACT Academy</div> <div><div>Good</div><div>0.38mi</div></div>                               | <div><div>B</div><div>Primary</div></div> <div>Abbey CofE Academy</div> <div><div>Good</div><div>0.52mi</div></div>               | <div><div>C</div><div>Primary</div></div> <div>Falconer's Hill Academy</div> <div><div>Good</div><div>0.70mi</div></div>                                   |
| <div><div>D</div><div>Secondary · Post-16</div></div> <div>The Parker E-ACT Academy</div> <div><div>Good</div><div>0.71mi</div></div>                  | <div><div>E</div><div>Nursery · Primary</div></div> <div>St James Infant School</div> <div><div>Good</div><div>0.86mi</div></div> | <div><div>F</div><div>Nursery · Primary</div></div> <div>Monksmoor Park Church of England Primary School</div> <div><div>Good</div><div>1.14mi</div></div> |
| <div><div>G</div><div>Nursery · Primary</div></div> <div>The Grange School, Daventry</div> <div><div>Requires improvement</div><div>1.44mi</div></div> |                                                                                                                                   |                                                                                                                                                            |

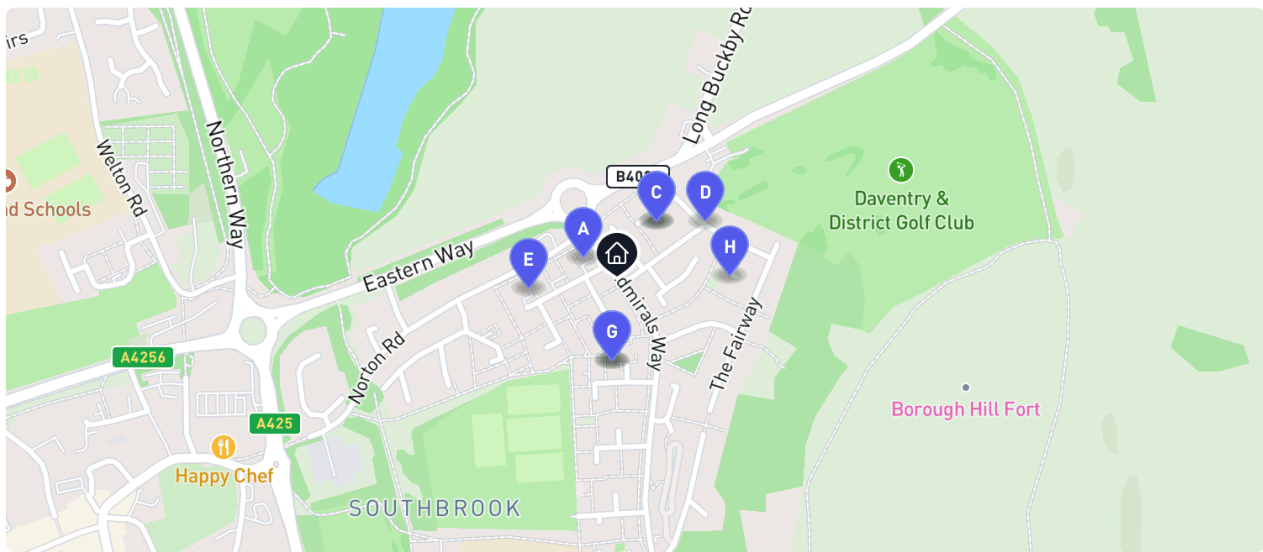
# Local Transport



|                                                                                                      |                                                                                                   |                                                                                               |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <div><div>A</div><div></div><div>Collingwood Way</div><div>Bus stop or station0.02 mi</div></div>    | <div><div>B</div><div></div><div>Frobisher Close</div><div>Bus stop or station0.17 mi</div></div> | <div><div>C</div><div></div><div>Norton Road</div><div>Bus stop or station0.29 mi</div></div> |
| <div><div>D</div><div></div><div>Long Buckby Rail Station</div><div>Train station3.39 mi</div></div> | <div><div>E</div><div></div><div>Coventry Airport</div><div>Airport16 mi</div></div>              | <div><div>F</div><div></div><div>M1</div><div>Motorway4.33 mi</div></div>                     |

## Nearby Planning

SKILTON & HOGG  
DAVENTRY ESTATE AGENT



**A**

Garages Adjacent To 1-4 Collingwood Way Daventry Northamptonshire

Demolition of existing garages. Construction of two dwellings (revised scheme).

Approved Ref: DA/2017/0901 02-02-2018

**B**

6 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Single storey front extension.

Refused Ref: WND/2022/0171 01-03-2022

**C**

6 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Single storey front extension (revised scheme).

Approved Ref: WND/2022/0926 07-10-2022

**D**

51 & 53 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

First floor rear extension to Number 51 and ground and first floor extension to Number 53

Approved Ref: DA/2017/1194 04-12-2017

**E**

Garages adjacent to 20 Collingwood Way Southbrook Daventry Northamptonshire

Demolition of existing garages (17 no.) and construction of two 2-storey attached dwellings plu...

Refused Ref: DA/2017/0910 02-02-2018

**F**

39 Frobisher Close Daventry NN11 4JL

Demolition and reconstruction of front porch

Approved Ref: DA/2018/0956 26-10-2018

**G**

47 Frobisher Close Southbrook Daventry NN11 4JL

Installation of steplift to front of property

Approved Ref: DA/2018/1012 13-11-2018

**H**

7 Ganton Close Daventry Northamptonshire NN11 4PL

First floor side extension

Approved Ref: DA/2019/0712 12-08-2019

## Nearby Listed Buildings

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|                                                                                                                  |                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>A</b> Grade II - Listed building<br>2628ft<br>Daventry war memorial<br>List entry no: 1420400<br>25-07-2014   | <b>B</b> Grade II - Listed building<br>3005ft<br>Daventry district council offices<br>List entry no: 1067697<br>19-09-1977 |
| <b>C</b> Grade I - Listed building<br>3028ft<br>Church of the holy cross<br>List entry no: 1067696<br>04-12-2053 | <b>D</b> Grade II - Listed building<br>3058ft<br>Abbey building<br>List entry no: 1356600<br>04-12-2053                    |
| <b>E</b> Grade II - Listed building<br>3173ft<br>7, church walk<br>List entry no: 1067698<br>19-09-1977          | <b>F</b> Grade II - Listed building<br>3202ft<br>7, market place<br>List entry no: 1067669<br>19-09-1977                   |
| <b>G</b> Grade II - Listed building<br>3235ft<br>4 and 5, market place<br>List entry no: 1054738<br>04-12-2053   | <b>H</b> Grade II - Listed building<br>3238ft<br>Plume of feathers public house<br>List entry no: 1356601<br>19-09-1977    |

## 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

SKILTON & HOGG  
DAVENTRY ESTATE AGENT

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