



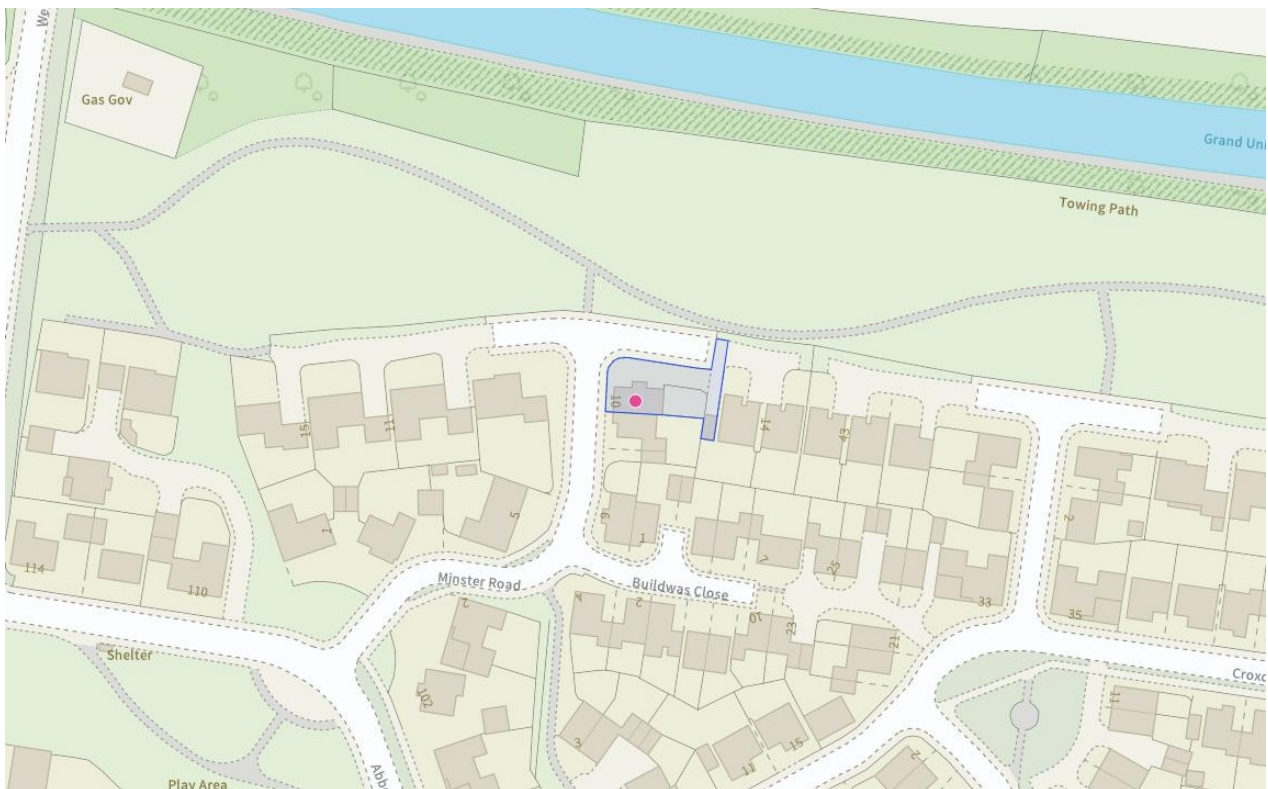
SH Buyers Report

22nd October 2025



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

4 2 1,410ft² | £294 pft² Semi-Detached Freehold

Plot information

Title number **NN348013**
Garden direction **East**
Outdoor area **0.07 acres**
Parking (predicted) **No**

Build

Other floors
High performance windows
Other walls
Other roof
Year built 2016

Utilities

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

EPC

Valid until 20/07/2026

Efficiency rating (current) **84 B**
Efficiency (potential) **93 A**
Enviro impact (current) **84 B**
Enviro impact (potential) **93 A**

Council tax

Band E
£2,888 per year (est)
West Northamptonshire

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **1mb**
Superfast **35mb**
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

High risk (10-30%)

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

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



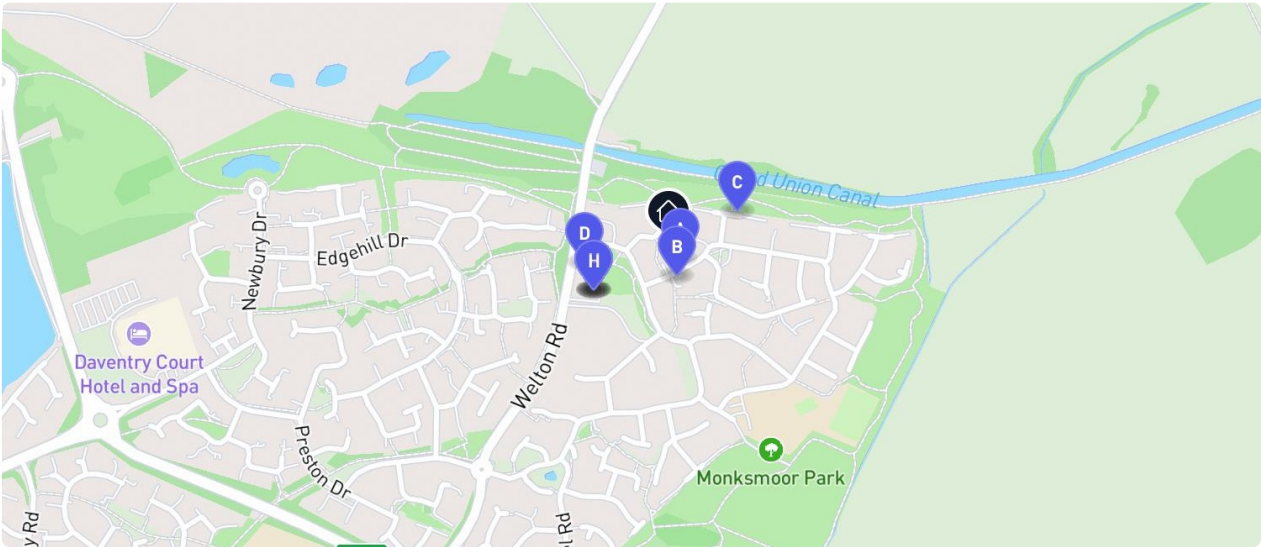
A Nursery · Primary Monksmoor Park Church of England Primary School Good 0.11mi	B Primary Ashby Fields Primary School Requires improvement 0.56mi	C Primary Welton Church of England Academy Outstanding 0.74mi
D Secondary · Post-16 The Parker E-ACT Academy Good 1.28mi	E All-through DSL V E-ACT Academy Good 1.57mi	F Nursery · Primary St James Infant School Good 1.72mi
G Nursery · Primary The Grange School, Daventry Requires improvement 2.12mi		

Local Transport



A Minster Road Bus stop or station0.06 mi	B Welton Road Bus stop or station0.10 mi	C The Haystack, Edgehill Drive Bus stop or station0.24 mi
D Long Buckby Rail Station Train station2.91 mi	E Coventry Airport Airport15 mi	F M1 Motorway3.16 mi

Nearby Planning



A

11 Croxden Way Daventry NN11 2PD

Converting rear half of the garage to living space

Approved

Ref: 2025/0126/FULL

13-01-2025

B

14 Croxden Way Daventry NN11 2PD

Installation of domestic air source heat pump to side of the house in the garden.

Approved

Ref: 2024/1226/FULL

29-01-2024

C

10 Coggeshall Close Daventry Northamptonshire NN11 2PH

Conversion of garage to gym and store room and construction of orangery to rear

Approved

Ref: WND/2022/0128

25-02-2022

D

Monkside, Welton Lane, Daventry, NN11 2JD

Single-Storey Rear Extension and Rear-Facing Dormer Window, Garage Conversion with Hipped...

Approved

Ref: 2025/2561/FULL

11-06-2025

E

Monksmoor Welton Lane Daventry Northamptonshire

Reserved matters application for Country Park extension and associated landscaping, pathways an...

Approved

Ref: DA/2019/0029

15-01-2019

F

Local Centre Monksmoor Farm Welton Lane Daventry Northamptonshire

Reserved matters application (access, appearance, landscaping, layout and scale) for development of 3...

Withdrawn

Ref: DA/2019/0480

07-06-2019

G

Monksmoor Welton Lane Daventry Northamptonshire

Reserved matters application (access, appearance, landscaping, layout and scale) for construction of...

Approved

Ref: DA/2019/0588

12-07-2019

H

Phase 4B Monksmoor Park Welton Lane Daventry Northamptonshire NN11 2JD

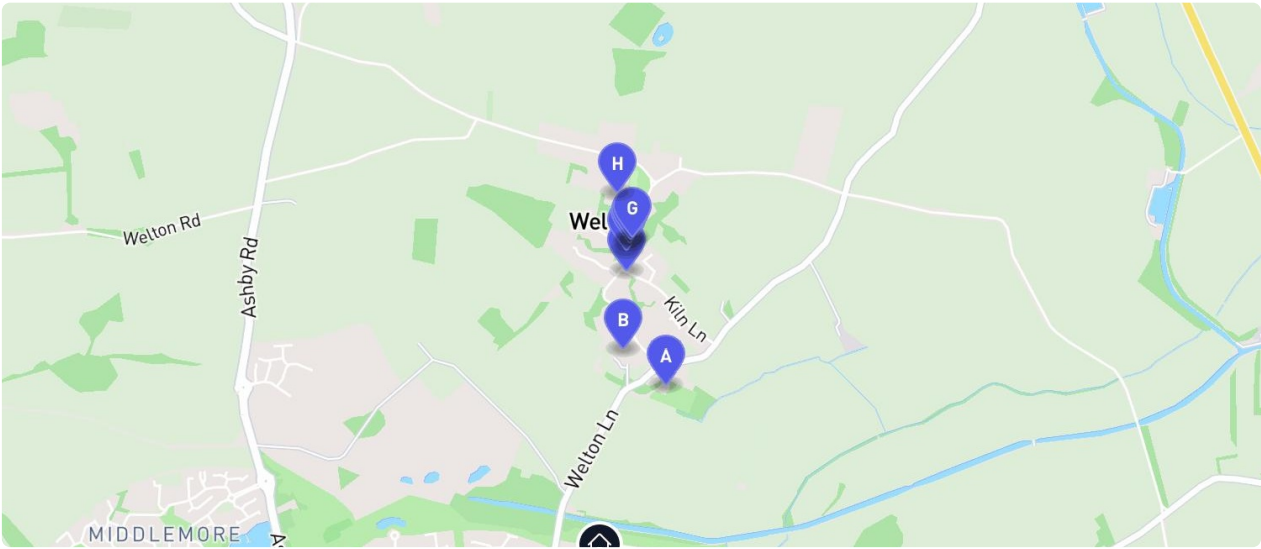
Reserved matters application (access, appearance, landscaping, layout, scale) for the construction of 4...

Approved

Ref: DA/2020/0244

16-03-2020

Nearby Listed Buildings



A Grade II - Listed building 1952ft Welton manor List entry no: 107702418-01-2068	B Grade II - Listed building 2228ft The manor house List entry no: 120386711-03-1987
C Grade II - Listed building 3117ft The old house List entry no: 120389011-03-1987	D Grade II - Listed building 3340ft Gateway south west of church of st martin List entry no: 107702718-01-2068
E Grade II - Listed building 3438ft Pair of headstones approximately 10 metres from south aisle of church of st martin List entry no: 107702611-03-1987	F Grade II - Listed building 3474ft Cistern between south aisle and south porch of church of st martin List entry no: 120388111-03-1987
G Grade II* - Listed building 3504ft Church of st martin List entry no: 107702518-01-2068	H Grade II - Listed building 3996ft Home farm List entry no: 134269511-03-1987

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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