



SH Buyers Report

27th October 2025

57 Ashby Road, Daventry. NN11 9QG



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

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🏠 2 🚗 1 📏 753ft² | £257 pft² 🏡 Terraced 📄 Freehold

📏 Plot information

Title number **NN368756**
Garden direction **NorthWest**
Outdoor area **0.03 acres**
Parking (predicted) **No**

🏠 Build	🔌 Utilities	💡 EPC	Valid until 15/07/2028
Solid floors	✅ Mains gas	Efficiency rating (current)	66 D
Double glazed windows	❌ Wind turbines	Efficiency (potential)	86 B
Brick walls	❌ Solar panels	Enviro impact (current)	66 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	86 B
Year built 1967-1975	Water Anglian Water		

🏠 Council tax	📶 Mobile coverage	📶 Broadband availability
Band A	EE 📶	Basic 14mb
£1,575 per year (est)	O2 📶	Superfast 60mb
West Northamptonshire	Three 📶	Ultrafast 1800mb
	Vodafone 📶	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 - 14.78 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

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 Falconer's Hill Academy Good 0.24mi	B Secondary · Post-16 The Parker E-ACT Academy Good 0.30mi	C Primary Ashby Fields Primary School Requires improvement 0.53mi
D Nursery · Primary St James Infant School Good 0.76mi	E All-through DSLV E-ACT Academy Good 1.03mi	F Nursery · Primary The Grange School, Daventry Requires improvement 1.04mi
G Nursery · Primary E-ACT The Grange School Not rated 1.04mi		

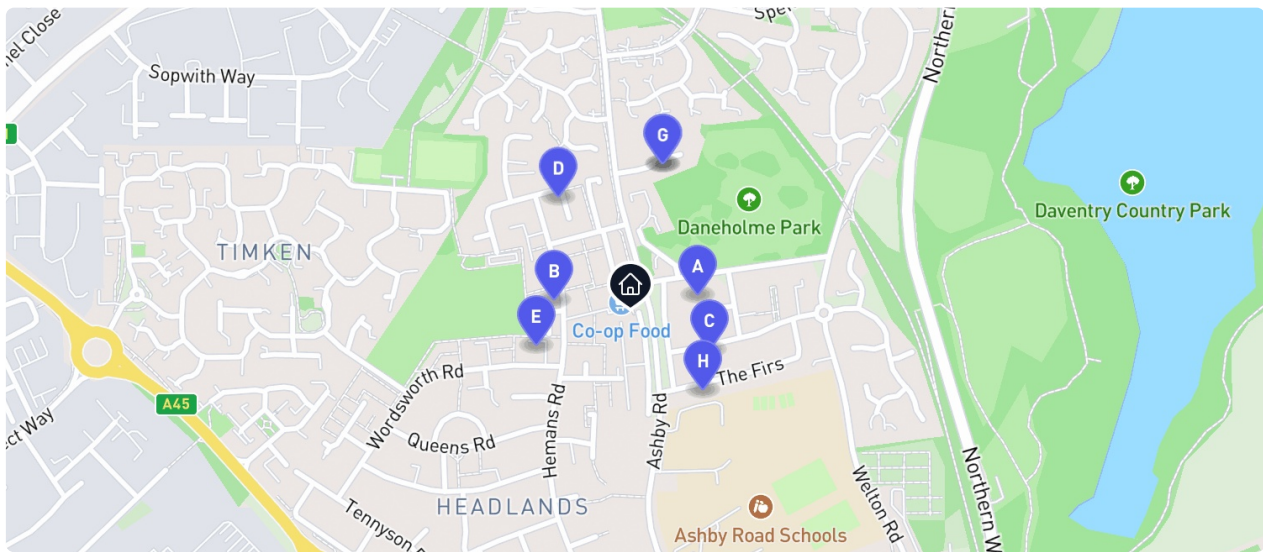
Local Transport



A Browning Close Bus stop or station0.07 mi	B Daneholme Park, Daneholme Avenue Bus stop or station0.09 mi	C Byron Court Bus stop or station0.09 mi
D Long Buckby Rail Station Train station3.86 mi	E Coventry Airport Airport15 mi	F M1 Motorway4.14 mi

Nearby Planning

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A

8 The Rowans Daventry Northamptonshire NN11 0QA

Demolition of existing garage. Construction of side extension including front roof lights and rear dormer...

Approved Ref: WND/2021/0086 25-05-2021

B

69 Hemans Road Daventry NN11 9BB

Single storey rear extension.

Approved Ref: DA/2020/0344 11-05-2020

C

8 The Willows Daventry Northamptonshire NN11 0PY

Two storey side extension and loft conversion

Withdrawn Ref: DA/2020/0117 13-02-2020

D

8 Arnall Crescent Daventry Northamptonshire NN11 9AY

Two storey side extension and single storey front extension

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

E

Garages Adjacent To 165 Wordsworth Road Daventry Northamptonshire

Demolition of two blocks of garages

Approved Ref: DA/2019/0964 29-11-2019

F

3 Ashby Park Daventry Northamptonshire NN11 0QW

Demolition of shed. Construction of two single storey side extensions and single storey front extension.

Approved Ref: DA/2019/0153 28-02-2019

G

1 Ashby Park Daventry Northamptonshire NN11 0QW

Demolition of existing shed/workshop and construction of double garage and alterations to...

Approved Ref: DA/2020/0304 27-04-2020

H

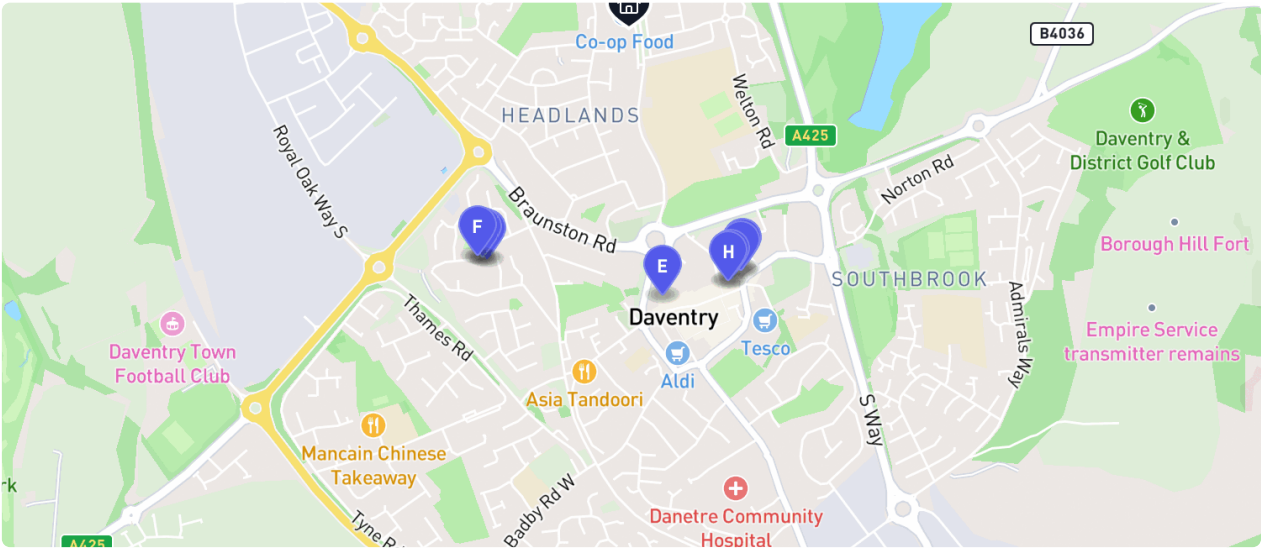
16 The Firs Daneholme Daventry NN11 0PX

Single storey front extension

Approved Ref: DA/2018/0178 28-02-2018

Nearby Listed Buildings

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A Grade II - Listed building 3314ft Plume of feathers public house List entry no: 1356601 19-09-1977	B Grade II* - Listed building 3330ft Moot hall List entry no: 1067667 04-12-2053
C Grade II - Listed building 3360ft The orchards List entry no: 1067674 19-09-1977	D Grade II - Listed building 3366ft The old school List entry no: 1367471 19-09-1977
E Grade II - Listed building 3376ft 8 and 10, brook street List entry no: 1067692 19-09-1977	F Grade II - Listed building 3376ft 1-9, school street List entry no: 1067676 19-09-1977
G Grade II - Listed building 3383ft The lion and lamb public house List entry no: 1067699 19-09-1977	H Grade II - Listed building 3386ft 14, high street List entry no: 1356615 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

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Contact Us

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