

SH Buyers Report

2nd December 2025



Introduction







Key Property Information



[] 1,012ft² £230 pft² **№** 3 <u></u> 1 Freehold [] Plot information NN244815 Title number Garden direction West Outdoor area 0.01 acres No Parking (predicted) ♀ EPC Build Utilities Valid until 04/03/2030 Solid floors Mains gas Efficiency rating (current) 76 C Wind turbines Efficiency (potential) 91 B Double glazed windows Brick walls Solar panels Enviro impact (current) 75 C Pitched roof Mains fuel type Mains Gas Enviro impact (potential) 91 B Year built 2004 Water Anglian Water **血 Council tax** ☐ Mobile coverage Band C EE 5mb Basic £2,100 per year (est) **O**₂ 02 Superfast 60mb West Northamptonshire 3 Three Ultrafast 1800mb 🚺 Vodafone Overall 1800mb ull

Planning and Local Information



⚠ 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.

Rights and restrictions



Restrictive covenants



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.



Rights and restrictions



♬[↑] National park

(No restrictions found)

This property is <u>not</u> within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

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 <u>not</u> 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.

Rights and restrictions



Ø Greenbelt land

(No restrictions found)

This property is \underline{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.

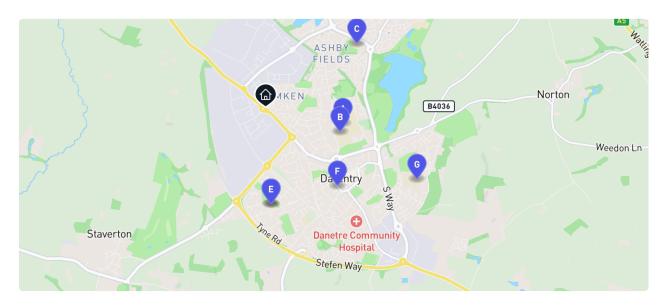
Value Implications

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.

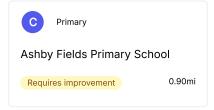
Local Education

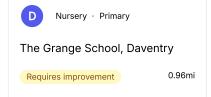




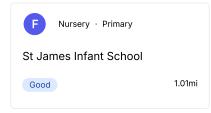


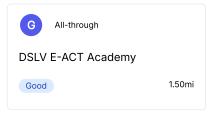






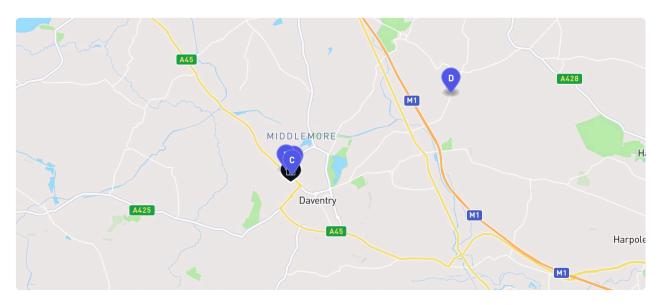




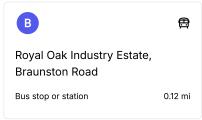


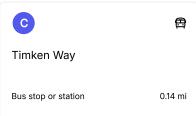
Local Transport

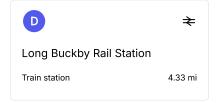


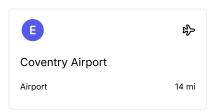








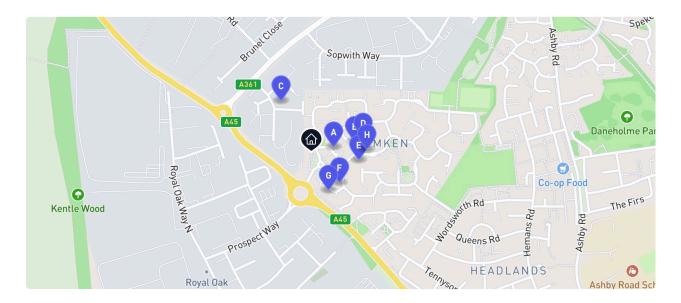






Nearby Planning





A 6 Colmar Close Daventry NN11 9BT

Lawful development certificate (proposed) for demolition of timber canopy and construction of a...

Validated Ref: 2025/4836/LDP 07-11-2025

B 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

1 James Watt Close Daventry NN11 8RJ

Installation of roller shutter door to front elevation

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

21 Bennett Close Daventry Northamptonshire NN11

Two storey and single storey rear extension

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

E 20 Dewar Drive Daventry NN11 9YS

First floor extension.

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

2 Ashton Close Daventry Northamptonshire NN11 9YW

Conversion of garage to form annexe

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

11 Ashton Close Daventry Northamptonshire NN11

Prior approval for single storey rear extension projecting 4.3m from the original house and 2.55m...

Approved Ref: PD/2020/0001 10-01-2020

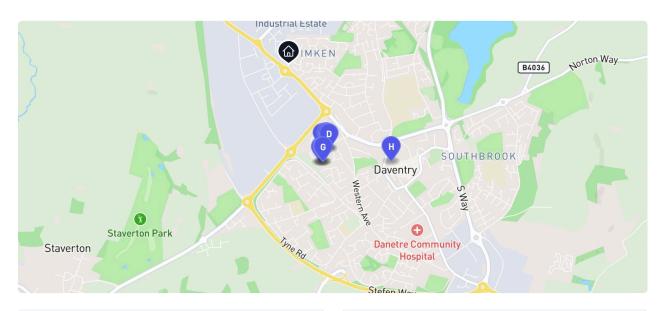
H 47 Dewar Drive Daventry NN11 9YS

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

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

Nearby Listed Buildings





A Grade II - Listed building	3337ft
11, school street	
List entry no: 1067677	19-09-1977

B Grade II - Listed building	3356ft
1-9, school street	
List entry no: 1067676	19-09-1977

C Grade II -	- Listed building	3389ft
The old school		
List entry no: 136	57471	19-09-1977

D	Grade II - Listed building	3432ft
The o	orchards	
List er	ntry no: 1067674	19-09-1977

3753ft
04-12-2053

F Grade II - Listed building	3757ft
Manor cottage	
List entry no: 1054013	19-09-1977

G Grade II - Listed building	3766ft
Manor farmhouse	
List entry no: 1067673	19-09-1977

H Grade	II - Listed building	4872ft
8 and 10, bro	ook street	
List entry no: 1	1067692	19-09-1977

Your 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. "

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Owner

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