

SH Buyers Report

9th December 2025



Introduction







Key Property Information



[] 700ft² £357 pft² **№** 3 <u></u> 1 **公** Semi-Detached Freehold [] Plot information NN129048 Title number Garden direction West Outdoor area 0.05 acres Yes Parking (predicted) ♀ EPC Build Utilities Valid until 23/02/2025 Solid floors Mains gas Efficiency rating (current) 44 E Wind turbines Efficiency (potential) 70 C Double glazed windows Brick walls Solar panels Enviro impact (current) 38 F Pitched roof Mains fuel type Mains Gas Enviro impact (potential) 61 D Year built 1950-1966 Water Anglian Water ⊕ Broadband availability **血 Council tax** ☐ Mobile coverage Band C 15mb EE Basic £2,100 per year (est) **O**₂ 02 Superfast 79mb West Northamptonshire 3 Three Ultrafast 1800mb 🚺 Vodafone Overall 1800mb ull

Planning and Local Information



♠ Air traffic noise

♠ Flood risk

Occasional

Assessed: 31/12/19

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

Nearest: Coventry Airport - 14.81 miles away

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

High 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.

① 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.

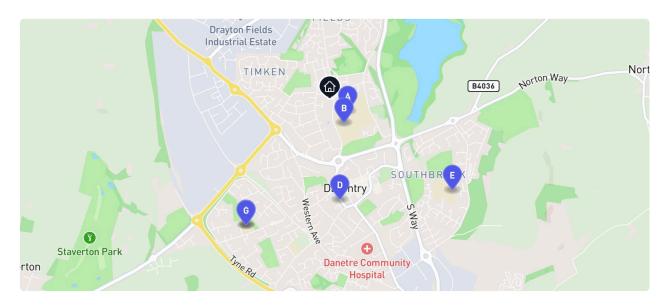
Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

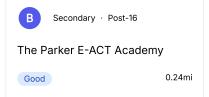
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

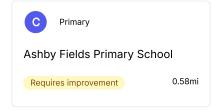
Local Education





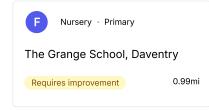


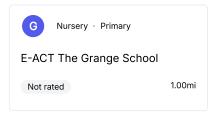






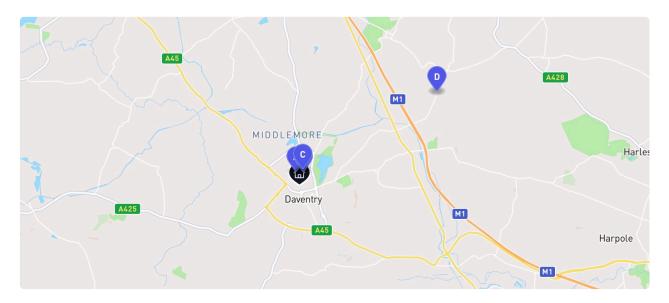


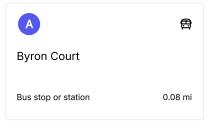


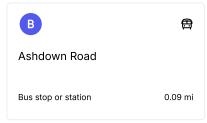


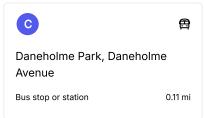
Local Transport

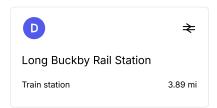


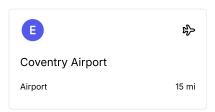








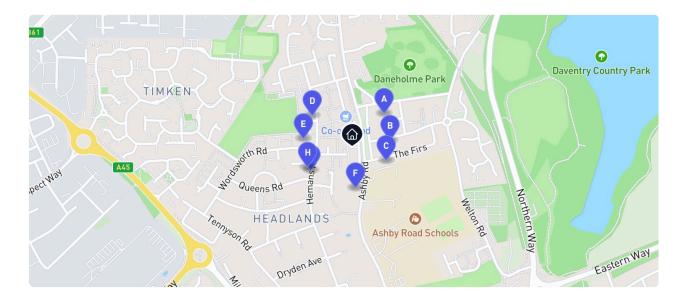






Nearby Planning





A 8 The

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

В

8 The Willows Daventry Northamptonshire NN11 0PY

Two storey side extension and loft conversion

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

C

16 The Firs Daneholme Daventry NN11 0PX

Single storey front extension

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

D

69 Hemans Road Daventry NN11 9BB

Single storey rear extension.

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



Garages Adjacent To 165 Wordsworth Road Daventry Northamptonshire

Demolition of two blocks of garages

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

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45 Ashby Road Daventry West Northamptonshire NN11 9QD

Subdivision of dwelling to create two dwellings. New vehicle crossing.

Approved Ref: 2023/5203/FULL 28-03-2023



Garages Chantelle Court off Hemans Road Daventry Northamptonshire

Demolition of a block of 4 garages

Approved Ref: DA/2019/0967 07-11-2019

H

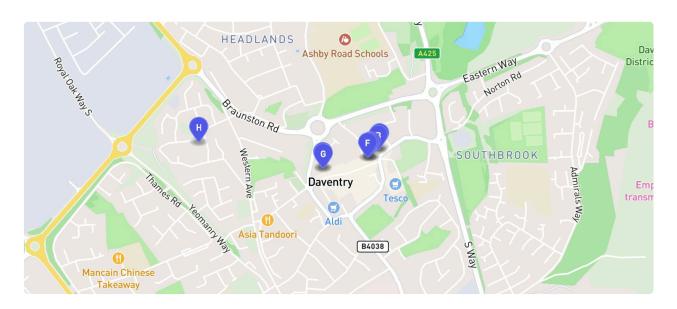
Land Adj 45 Hemans Road Daventry Northamptonshire

Construction of dwelling attached to existing dwelling

Withdrawn Ref: DA/2018/0718 05-09-2018

Nearby Listed Buildings





A Grade II - Listed building	3025ft
Plume of feathers public house	
List entry no: 1356601	19-09-1977

В	Grade II* - Listed building	3041ft
Moot	hall	
List er	ntry no: 1067667	04-12-2053

Grade II - Listed building	3071ft
8 and 10, brook street	
List entry no: 1067692	19-09-1977

D Grade II - Listed building	3087ft
The lion and lamb public house	
List entry no: 1067699	19-09-1977

E G	rade II - Listed building	3091ft
14, high	street	
List entry	no: 1356615	19-09-1977

3091ft
19-09-1977

G Grade II - Listed building	3091ft
6, brook street	
List entry no: 1356614	19-09-1977

H	Grade II - Listed building	3110ft
The c	orchards	
List er	ntry no: 1067674	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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