

SH Buyers Report

17th December 2025



Introduction







Key Property Information



[] 840ft² £245 pft² **№** 2 <u></u> 1 Freehold [] Plot information NN113821 Title number Garden direction SouthWest Outdoor area 0.02 acres Yes Parking (predicted) ♀ EPC Build Utilities Valid until 10/04/2028 Solid floors Mains gas Efficiency rating (current) 69 C Wind turbines Efficiency (potential) 86 B Double glazed windows Brick walls Solar panels Enviro impact (current) 67 D Pitched roof Mains fuel type Mains Gas Enviro impact (potential) 85 B Year built 1967-1975 Water Anglian Water **血 Council tax** ☐ Mobile coverage Band A 7mb EE Basic ıII **O**₂ 02 Superfast 36mb £1,575 per year (est) West Northamptonshire 3 Three Ultrafast 1000mb ull 🚺 Vodafone Overall 1000mb 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 - 14.91 miles away

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Low risk for flooding by surface water

Radon Gas

Moderate to High risk (5-10%)

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.

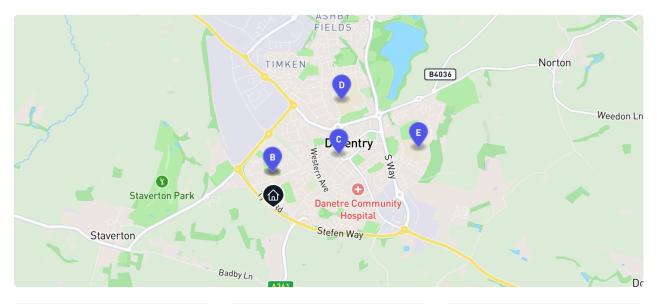
Value Implications

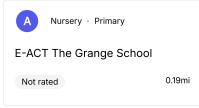
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

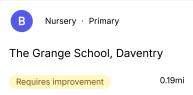
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education









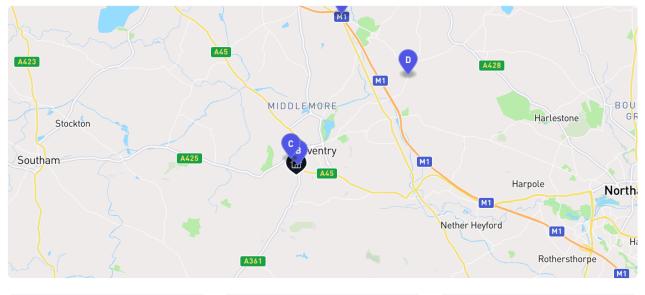


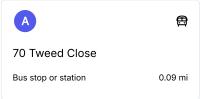


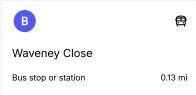


Local Transport

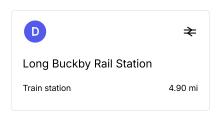










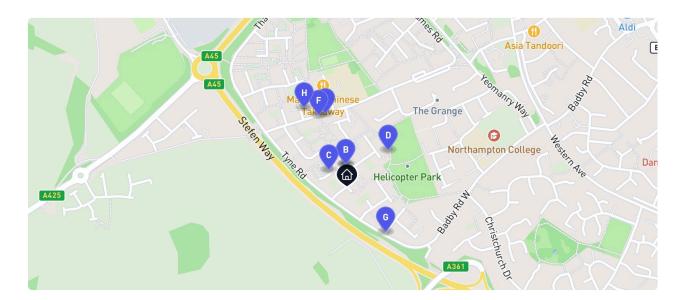






Nearby Planning







Garages To Rear Of 32 To 37 The Stour The Grange Daventry NN11 4PR

Demolition of existing garages. Construction of two dwellings with associated parking and amenity area...

Refused Ref: DA/2017/0899 25-01-2018

B Garages to Rear of 32 To 37 The Stour The Grange DAVENTRY Northamptonshire

Demolition of two blocks of garages

Approved Ref: DA/2019/0962 07-11-2019

C

7 The Stour Daventry Northamptonshire NN11 4PR

Demolition and reconstruction of front porch.

Approved Ref: DA/2020/0664 17-08-2020

D

100 The Stour Daventry Northamptonshire NN11 4PS

Single storey side and rear extension

Approved Ref: WND/2022/0840 20-09-2022



Holly Ash Staverton Road Daventry Northamptonshire NN11 4EY

Two storey side and part single storey and two storey rear extensions. Construction of front dormers and...

Approved Ref: WND/2021/0783 26-11-2021

F

The Barn at Field Farm Staverton Road Newnham Northamptonshire

Construction of agricultural equipment building.

Approved Ref: WND/2022/0762 07-09-2022



Ddc Registered Land Nn262385 Waveney Close

Lawful development certificate (existing) for the erection of two dwellings previously approved unde...

Approved Ref: 2024/1161/LDE 15-04-2024

H

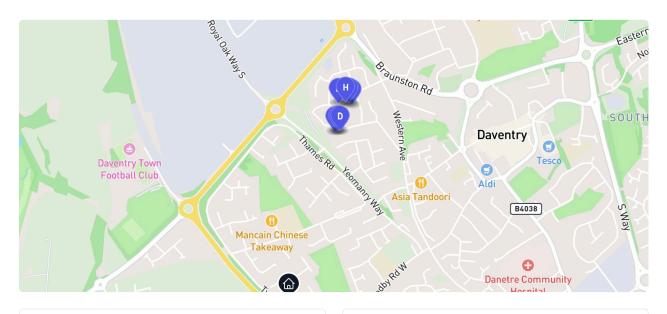
Garages Adjacent To 3 Avon Close Daventry Northamptonshire

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

Approved Ref: DA/2017/0900 25-01-2018

Nearby Listed Buildings





A	Grade II - Listed building	2336ft
Badby house (our lady of passion monastery)		
List er	ntry no: 1075271	18-01-2068

B Grade II - Listed building	2549ft
Manor house	
List entry no: 1067672	04-12-2053

Grade II - Listed building	2575ft
Manor cottage	
List entry no: 1054013	19-09-1977

D Grade II - Listed building	2585ft	
Manor farmhouse		
List entry no: 1067673	19-09-1977	

E Grade II - Listed building	3002ft
11, school street	
List entry no: 1067677	19-09-1977

F Grade II - Listed building	3048ft
The orchards	
List entry no: 1067674	19-09-1977

G Grade II - Listed building	3054ft
The old school	
List entry no: 1367471	19-09-1977

H Grade II - Listed building	3054ft
1-9, school street	
List entry no: 1067676	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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