

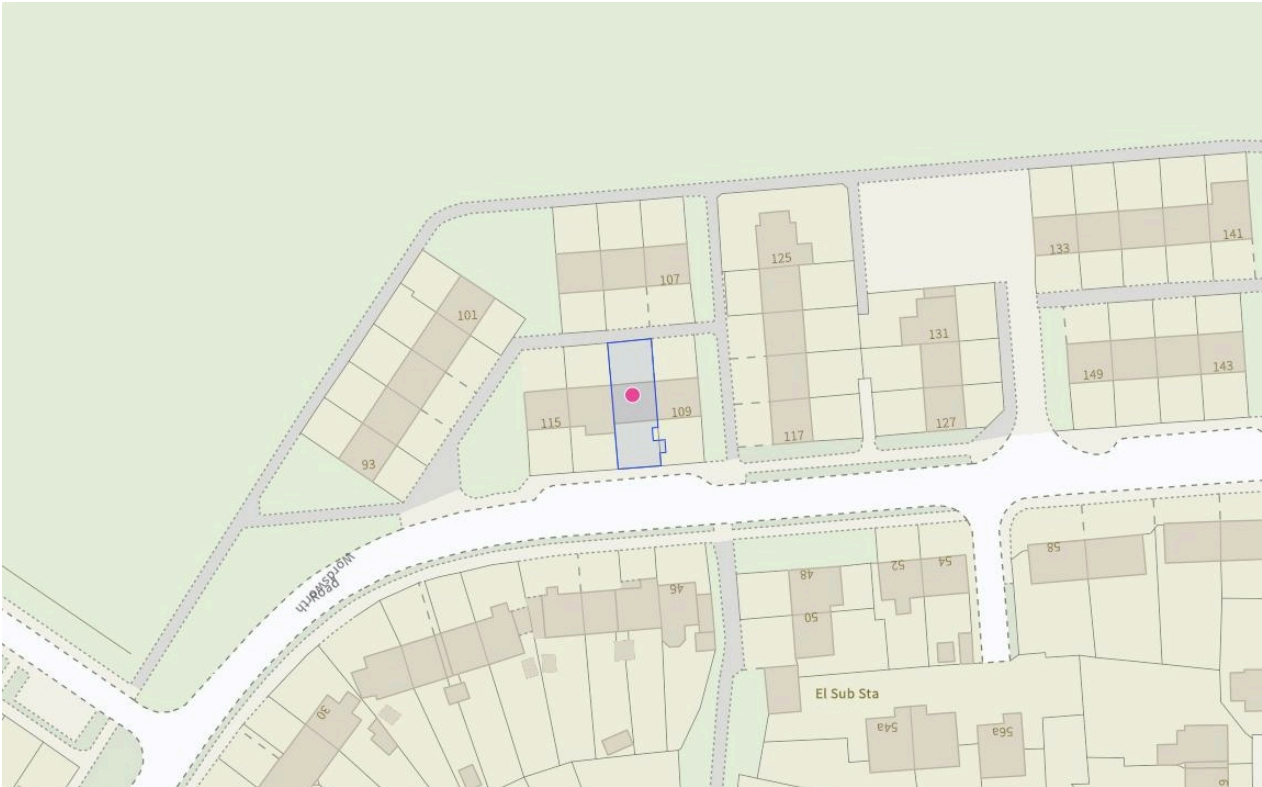


SH Buyers Report

5th January 2026



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 872ft² | £251 pft² Terraced Freehold

Plot information

Title number **NN115539**
Garden direction **South**
Outdoor area **0.03 acres**
Parking (predicted) **No**

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1950-1966

Utilities

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

EPC

Valid until 27/04/2026

Efficiency rating (current) **71 C**
Efficiency (potential) **86 B**
Enviro impact (current) **70 C**
Enviro impact (potential) **84 B**

Council tax

Band A
£1,575 per year (est)
West Northamptonshire

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **8mb**
Superfast **33mb**
Ultrafast **1800mb**
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 - 14.65 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

No covenants

This property **does not** have any 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

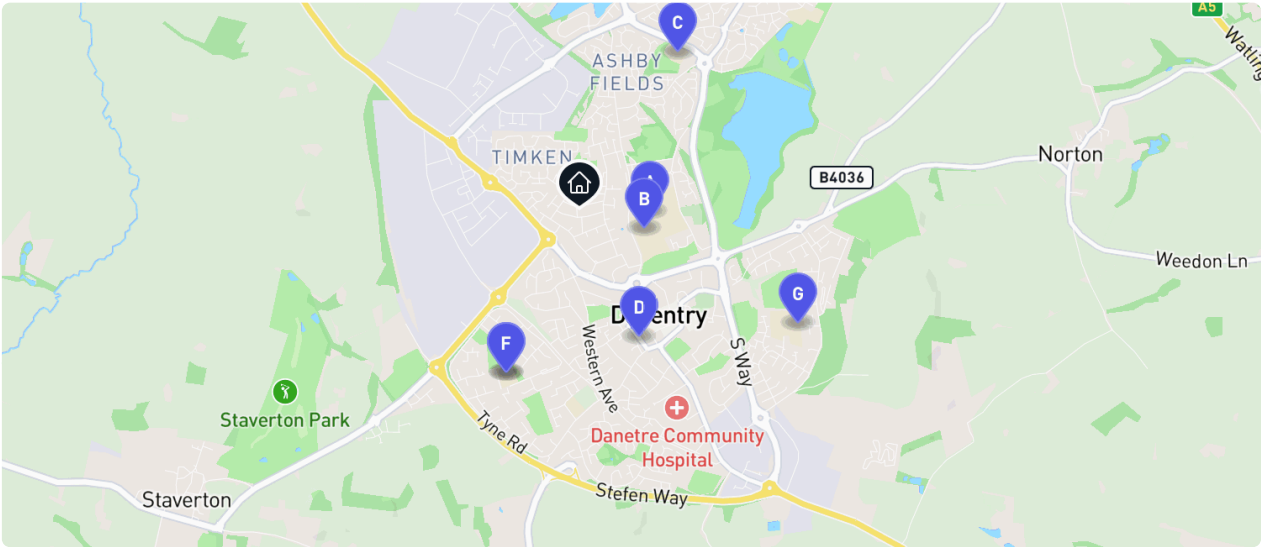
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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



<div><div>A</div><div>Primary</div><div>Falconer's Hill Academy</div><div><div>Good</div></div><div>0.33mi</div></div>	<div><div>B</div><div>Secondary · Post-16</div><div>The Parker E-ACT Academy</div><div><div>Good</div></div><div>0.35mi</div></div>	<div><div>C</div><div>Primary</div><div>Ashby Fields Primary School</div><div><div>Requires improvement</div></div><div>0.70mi</div></div>
<div><div>D</div><div>Nursery · Primary</div><div>St James Infant School</div><div><div>Good</div></div><div>0.72mi</div></div>	<div><div>E</div><div>Nursery · Primary</div><div>The Grange School, Daventry</div><div><div>Requires improvement</div></div><div>0.89mi</div></div>	<div><div>F</div><div>Nursery · Primary</div><div>E-ACT The Grange School</div><div><div>Not rated</div></div><div>0.89mi</div></div>
<div><div>G</div><div>All-through</div><div>DSL V E-ACT Academy</div><div><div>Good</div></div><div>1.13mi</div></div>		

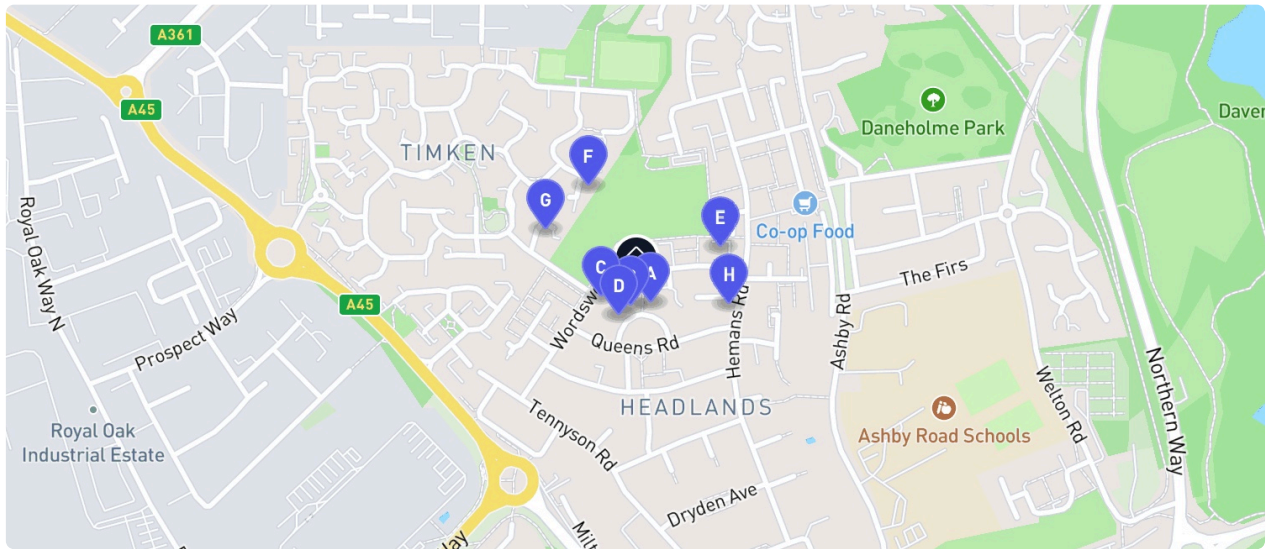
Local Transport



<div>A</div> <div>52 Wordsworth Road</div> <div>Bus stop or station0.02 mi</div>	<div>B</div> <div>77 Taper Way</div> <div>Bus stop or station0.09 mi</div>	<div>C</div> <div>Highfield Road</div> <div>Bus stop or station0.11 mi</div>
<div>D</div> <div>Long Buckby Rail Station</div> <div>Train station4.07 mi</div>	<div>E</div> <div>Coventry Airport</div> <div>Airport15 mi</div>	<div>F</div> <div>M1</div> <div>Motorway4.27 mi</div>

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

11 Greenhill Crescent Daventry Northamptonshire NN11 9BL

Construction of single storey side extension and part single storey and part two storey rear extension

Approved Ref: WND/2021/0176 16-06-2021

B

8 Greenhill Crescent Daventry Northamptonshire NN11 9BL

Single storey side and rear extension.

Approved Ref: WND/2022/1039 11-11-2022

C

24 Wordsworth Road Daventry NN11 9BH

Proposed porch to front elevation (existing canopy to be removed)

Approved Ref: 2023/6688/FULL 30-08-2023

D

5 Greenhill Crescent Daventry Northamptonshire NN11 9BL

Installation of ramp to front of property

Approved Ref: DA/2019/0236 15-03-2019

E

Garages Adjacent To 165 Wordsworth Road Daventry Northamptonshire

Demolition of two blocks of garages

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

F

19 Kitchener Close Daventry Northamptonshire NN11 9AJ

Lawful Development Certificate (Proposed) for a single storey rear extension.

Approved Ref: WND/2022/0241 17-03-2022

G

2 Apollo Close Daventry Northamptonshire NN11 9FT

Prior approval for single storey side/rear extension 3.5m from original dwelling and 2.9m maximum...

Approved Ref: PD/2020/0012 14-05-2020

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



<div><div>A</div><div>Grade II - Listed building</div><div>2585ft</div><div>1-9, school street</div><div>List entry no: 1067676</div><div>19-09-1977</div></div>	<div><div>B</div><div>Grade II - Listed building</div><div>2589ft</div><div>The old school</div><div>List entry no: 1367471</div><div>19-09-1977</div></div>
<div><div>C</div><div>Grade II - Listed building</div><div>2598ft</div><div>The orchards</div><div>List entry no: 1067674</div><div>19-09-1977</div></div>	<div><div>D</div><div>Grade II - Listed building</div><div>2641ft</div><div>11, school street</div><div>List entry no: 1067677</div><div>19-09-1977</div></div>
<div><div>E</div><div>Grade II - Listed building</div><div>3058ft</div><div>Manor farmhouse</div><div>List entry no: 1067673</div><div>19-09-1977</div></div>	<div><div>F</div><div>Grade II - Listed building</div><div>3064ft</div><div>Manor cottage</div><div>List entry no: 1054013</div><div>19-09-1977</div></div>
<div><div>G</div><div>Grade II - Listed building</div><div>3091ft</div><div>Manor house</div><div>List entry no: 1067672</div><div>04-12-2053</div></div>	<div><div>H</div><div>Grade II - Listed building</div><div>3251ft</div><div>8 and 10, brook street</div><div>List entry no: 1067692</div><div>19-09-1977</div></div>

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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