



# SH Buyers Report

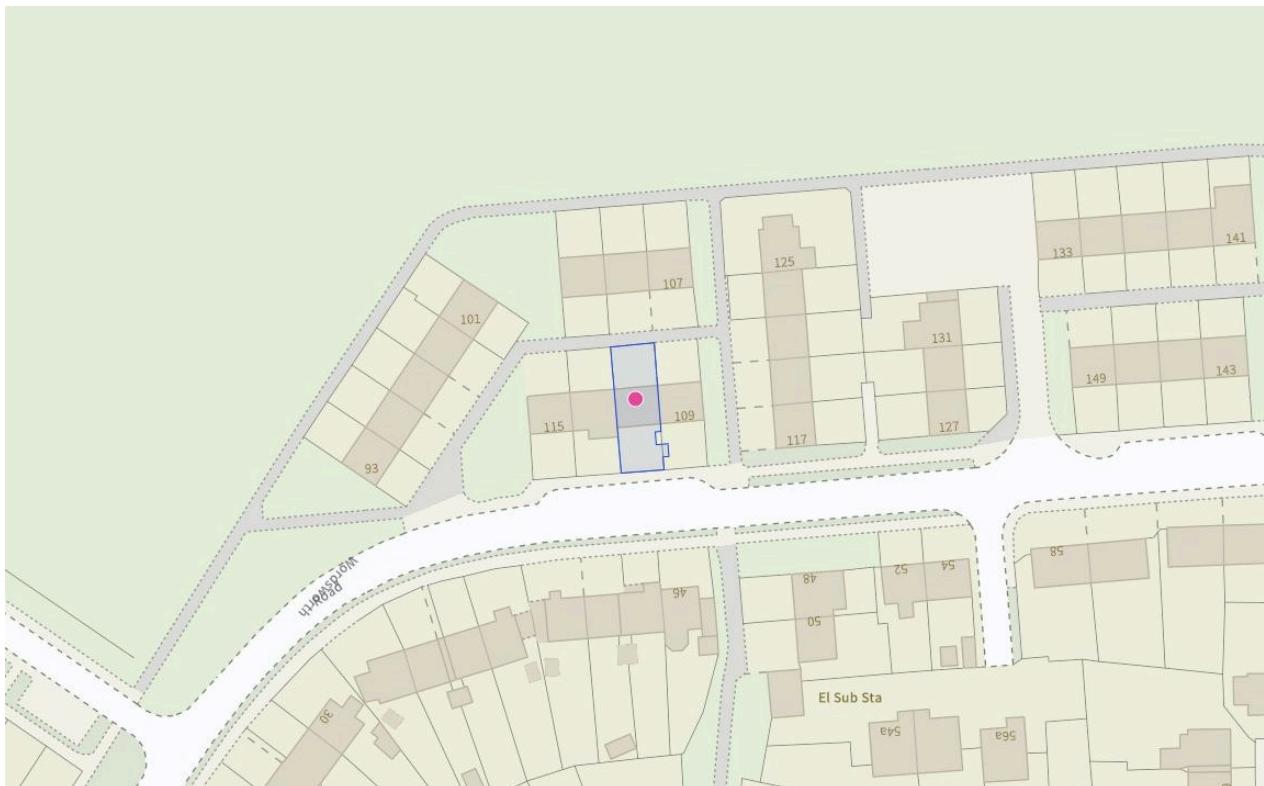
5th January 2026

111 Wordsworth Road, Daventry. NN11 9BG



## Introduction

SKILTON & HOGG  
DAVENTRY ESTATE AGENT



## Key Property Information

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3 1 872ft<sup>2</sup> £251 pft<sup>2</sup> Terraced Freehold

### Plot information

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

Build	Utilities	EPC	Valid until 27/04/2026
Solid floors	Mains gas	Efficiency rating (current)	<b>71 C</b>
Double glazed windows	Wind turbines	Efficiency (potential)	<b>86 B</b>
Brick walls	Solar panels	Enviro impact (current)	<b>70 C</b>
Pitched roof	Mains fuel type <b>Mains Gas</b>	Enviro impact (potential)	<b>84 B</b>
Year built 1950-1966	Water <b>Anglian Water</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

## Planning and Local Information

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### 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 m<sup>3</sup>. 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 a 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



## Rights and restrictions

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### 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.

## Rights and restrictions

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### 🔗 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.

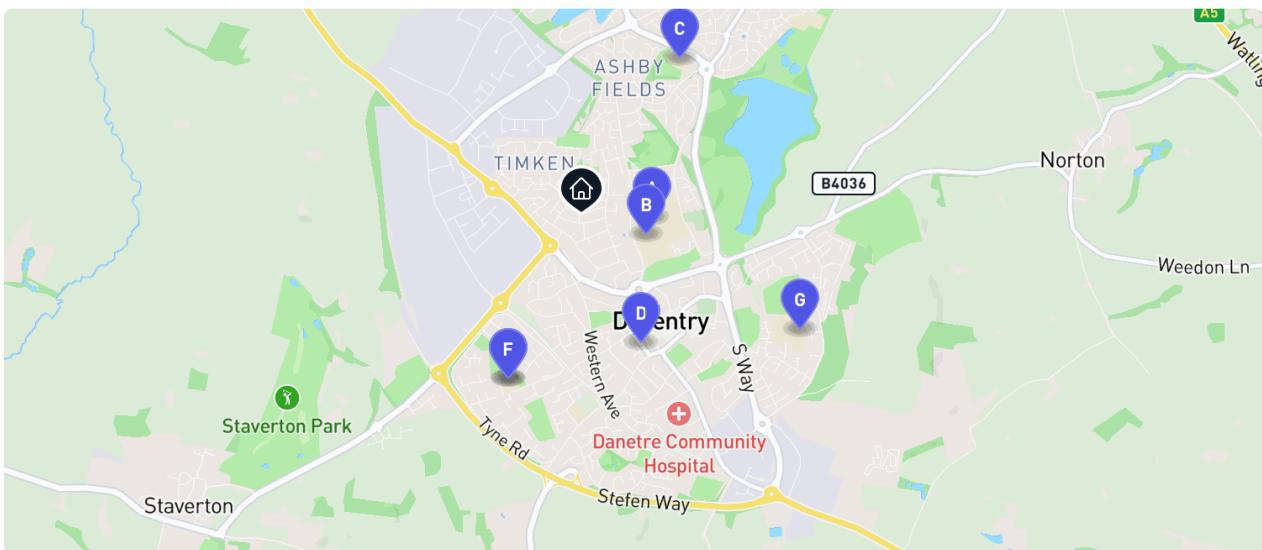
##### Value Implications

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

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**A** Primary

Falconer's Hill Academy

Good

0.33mi

**B** Secondary · Post-16

The Parker E-ACT Academy

Good

0.35mi

**C** Primary

Ashby Fields Primary School

Requires improvement

0.70mi

**D** Nursery · Primary

St James Infant School

Good

0.72mi

**E** Nursery · Primary

The Grange School, Daventry

Requires improvement

0.89mi

**F** Nursery · Primary

E-ACT The Grange School

Not rated

0.89mi

**G** All-through

DSLV E-ACT Academy

Good

1.13mi

## Local Transport

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A



52 Wordsworth Road

Bus stop or station

0.02 mi

B



77 Taper Way

Bus stop or station

0.09 mi

C



Highfield Road

Bus stop or station

0.11 mi

D



Long Buckby Rail Station

Train station

4.07 mi

E



Coventry Airport

Airport

15 mi

F



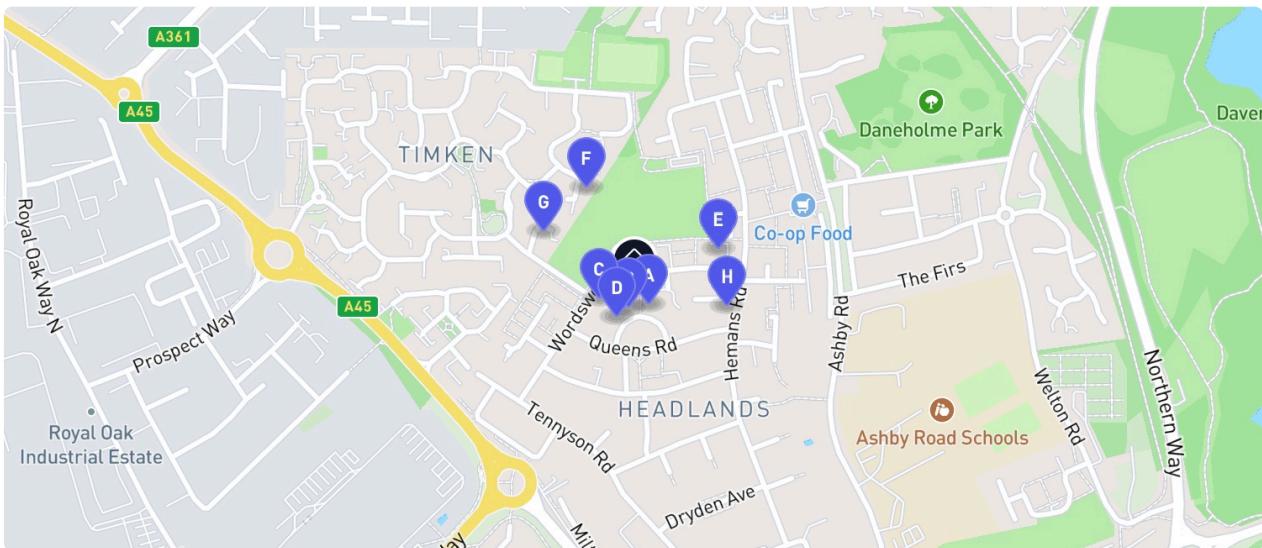
M1

Motorway

4.27 mi

# Nearby Planning

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**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...

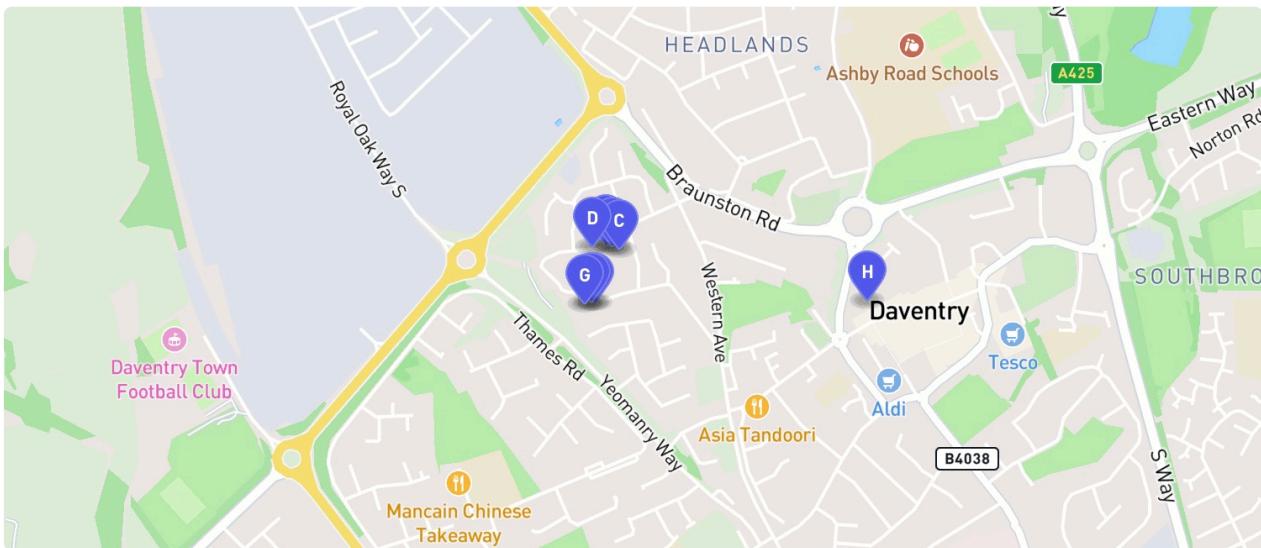
Approved Ref: PD/2020/0012 14-05-2020

**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



**A** Grade II - Listed building

2585ft

1-9, school street

List entry no: 1067676

19-09-1977

**B** Grade II - Listed building

2589ft

The old school

List entry no: 1367471

19-09-1977

**C** Grade II - Listed building

2598ft

The orchards

List entry no: 1067674

19-09-1977

**D** Grade II - Listed building

2641ft

11, school street

List entry no: 1067677

19-09-1977

**E** Grade II - Listed building

3058ft

Manor farmhouse

List entry no: 1067673

19-09-1977

**F** Grade II - Listed building

3064ft

Manor cottage

List entry no: 1054013

19-09-1977

**G** Grade II - Listed building

3091ft

Manor house

List entry no: 1067672

04-12-2053

**H** Grade II - Listed building

3251ft

8 and 10, brook street

List entry no: 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. "

**David Bruckert**

Owner

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## Contact Us



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