

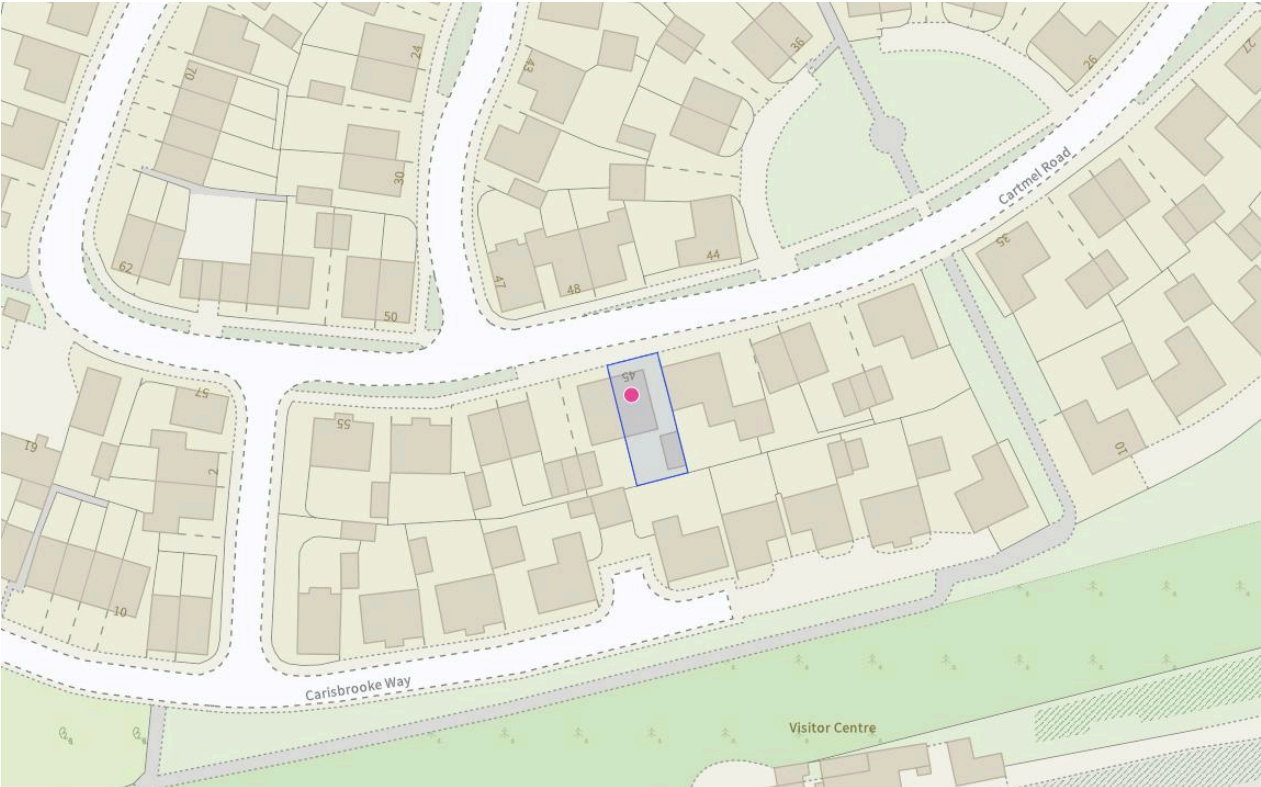


# SH Buyers Report

16th May 2026



# Introduction



# Key Property Information



🏠 3 🛏️ 2 📏 1,055ft<sup>2</sup> | £308 pft<sup>2</sup> 🏡 Semi-Detached 📄 Freehold

## 📏 Plot information

Title number **NN359769**  
Garden direction **SouthEast**  
Outdoor area **0.03 acres**  
Parking (predicted) **Yes**

## 🏠 Build

Other floors  
High performance windows  
Other walls  
Other roof  
Year built 2018

## 🔌 Utilities

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

## 💡 EPC





Valid until 30/05/2028

Efficiency rating (current) **83 B**  
Efficiency (potential) **94 A**  
Enviro impact (current) **85 B**  
Enviro impact (potential) **95 A**

## 🏠 Council tax

Band C  
£2,210 per year (est)  
West Northamptonshire

## 📱 Mobile coverage

📶 EE   
📶 O2   
📶 Three   
📶 Vodafone 

## 📶 Broadband availability

📶 Basic **1mb**  
📶 Superfast **35mb**  
📶 Ultrafast **1800mb**  
📶 Overall **1800mb**



## Flood risk

Rivers and sea  
Very low risk for flooding by rivers and sea

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Surface water  
Very low risk for flooding by surface water

## Radon Gas

**Low risk (0-1%)**

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

Found

### 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

#### 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

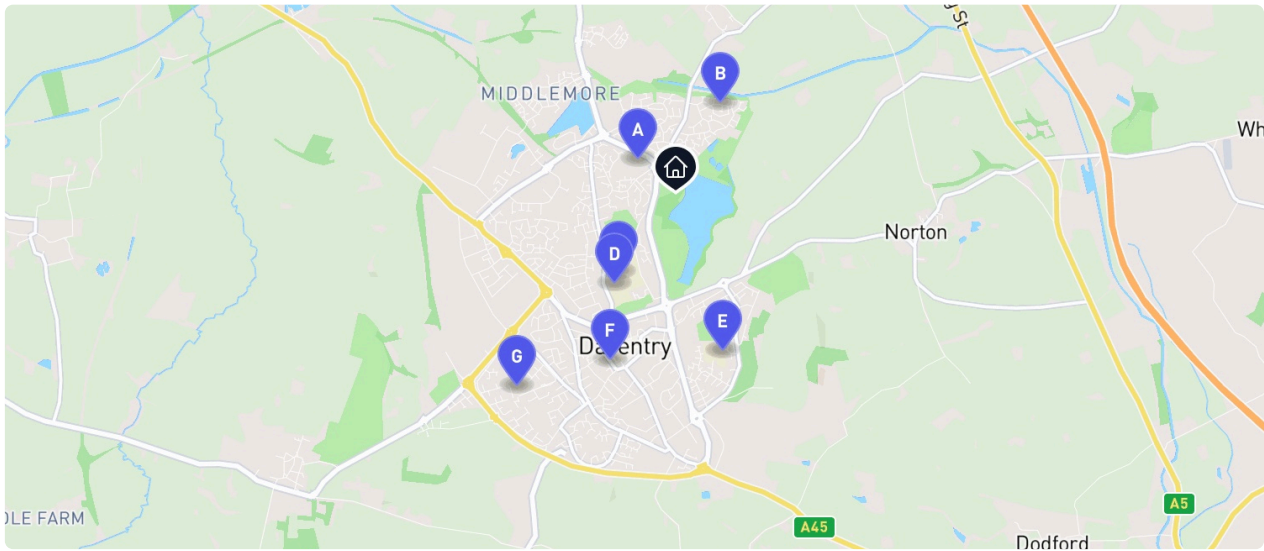
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

##### 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



**A** Primary  
**Ashby Fields Primary School**  
Requires improvement 0.23mi

**B** Nursery · Primary  
**Monksmoor Park Church of England Primary School**  
Good 0.47mi

**C** Primary  
**Falconer's Hill Academy**  
Good 0.74mi

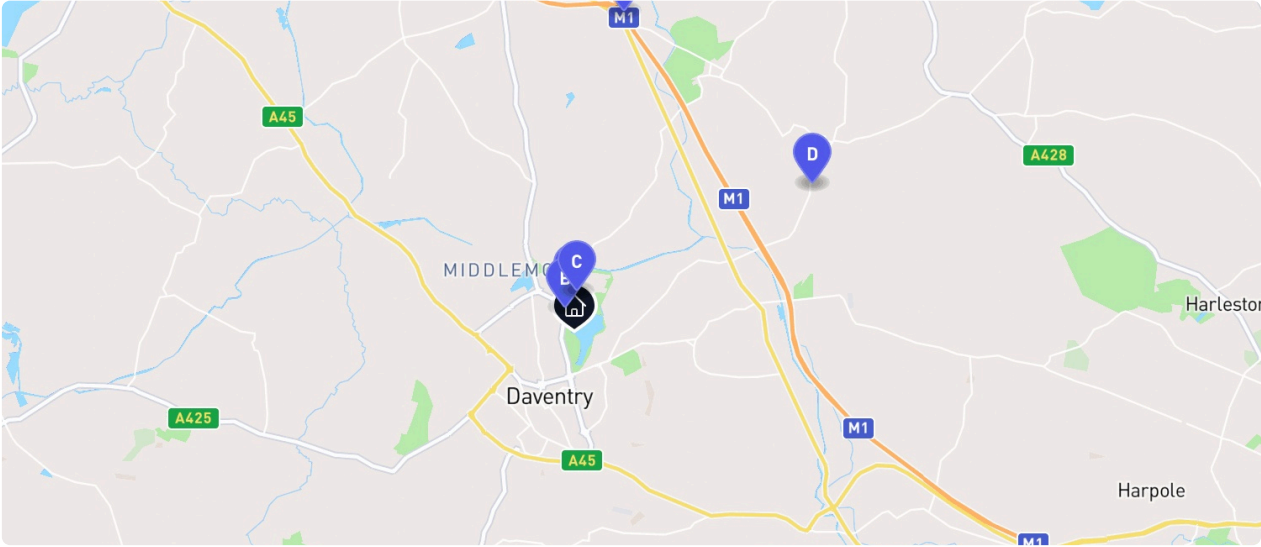
**D** Secondary · Post-16  
**The Parker E-ACT Academy**  
Good 0.81mi


**E** All-through  
**DSL V E-ACT Academy**  
Good 1.17mi

**F** Nursery · Primary  
**St James Infant School**  
Good 1.26mi

**G** Nursery · Primary  
**The Grange School, Daventry**  
Requires improvement 1.66mi


# Local Transport



**A** 


Marston Way

Bus stop or station 0.12 mi

**B** 


Country Park, Northern Way

Bus stop or station 0.13 mi

**C** 


Cleeve Close

Bus stop or station 0.16 mi

**D** 

Long Buckby Rail Station

Train station 3.25 mi

**E** 

Coventry Airport

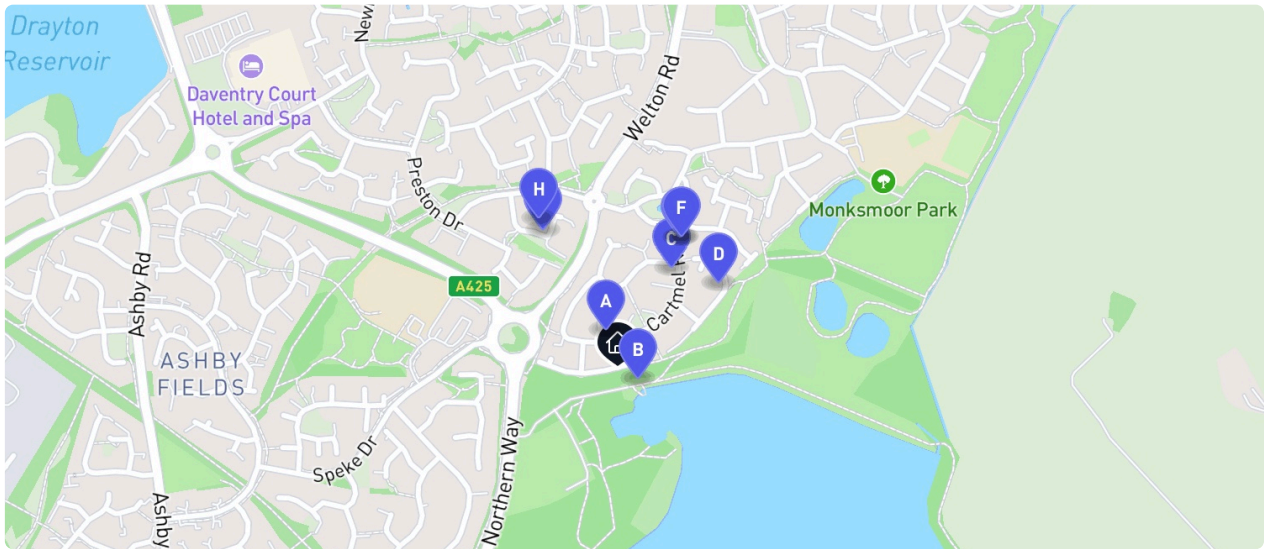
Airport 15 mi

**F** 

M1

Motorway 3.62 mi

# Nearby Planning



**A** 47 Deerhurst Road Daventry West Northamptonshire NN11 2PS

Proposed loft conversion with dormers and rooflights

Approved      Ref: 2023/5671/FULL      26-04-2023

**B** Reservoir Cottage Daventry Country Park Northern Way Daventry Northamptonshire

Alterations to the external elevations including the replacement of shutter doors to the cafe. and the...

Approved      Ref: DA/2019/0823      01-10-2019

**C** 12 Cartmel Road Daventry Northamptonshire NN11 2PP

Installation of metal railings around front garden

Approved      Ref: DA/2019/0320      12-06-2019

**D** 11 Boxgrove Way Daventry NN11 2PQ

Loft conversion with rooflights to front roof slope and & dormer to rear

Approved      Ref: 2025/4851/FULL      10-11-2025

**E** 11 Cartmel Road Daventry NN11 2NY

Installation of air conditioning units to both rear side elevations of the property (retrospective)

Approved      Ref: 2024/1668/FULL      12-03-2024

**F** 11 Cartmel Road Daventry Northamptonshire NN11 2NY

Lawful Development Certificate (Proposed) for construction of single storey rear extension

Approved      Ref: DA/2018/0737      24-08-2018

**G** 15 Stafford Close Daventry Northamptonshire NN11 0GN

New fence (retrospective)

Approved      Ref: DA/2020/0707      09-10-2020

**H** 7 Stafford Close Daventry Northamptonshire NN11 0GN

Construction of garage attached to side of dwelling

Approved      Ref: DA/2018/0477      31-05-2018

# Nearby Listed Buildings



**A** Grade II - Listed building 4413ft  
Welton manor  
List entry no: 1077024 18-01-2068

**B** Grade II - Listed building 4646ft  
The manor house  
List entry no: 1203867 11-03-1987

**C** Grade II - Listed building 4862ft  
Farmbuildings adjoining middlemore farmhouse  
List entry no: 1387390 14-07-1999

**D** Grade II - Listed building 4951ft  
Middlemore farmhouse  
List entry no: 1387389 14-07-1999

**E** Grade II - Listed building 5213ft  
Daventry war memorial  
List entry no: 1420400 25-07-2014

**F** Grade II - Listed building 5476ft  
Plume of feathers public house  
List entry no: 1356601 19-09-1977

**G** Grade II\* - Listed building 5509ft  
Moot hall  
List entry no: 1067667 04-12-2053

**H** Grade II - Listed building 5518ft  
The old house  
List entry no: 1203890 11-03-1987

## 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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DAVENTRY ESTATE AGENT

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