



# SH Buyers Report

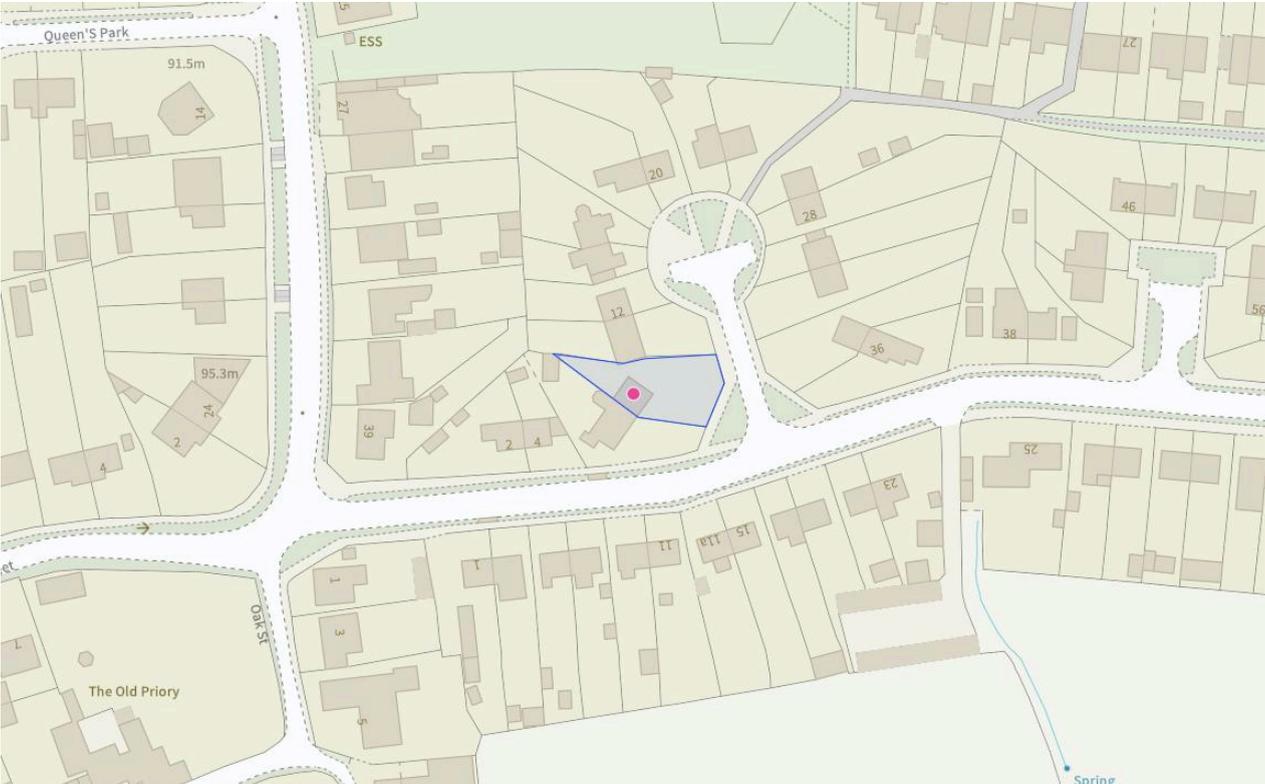
9th March 2026

8 New Croft, Weedon, Northampton. NN7  
4RJ

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# Introduction



# Key Property Information



3 1 926ft<sup>2</sup> | £313 pft<sup>2</sup> Semi-Detached Freehold

## Plot information

Title number **NN109116**  
Garden direction **East**  
Outdoor area **0.09 acres**  
Parking (predicted) **Yes**

## Council tax

Band C  
£2,100 per year (est)  
West Northamptonshire

## Mobile coverage

EE	
O2	
Three	
Vodafone	

## Broadband availability

Basic	<b>7mb</b>
Superfast	<b>53mb</b>
Ultrafast	<b>1000mb</b>
Overall	<b>1000mb</b>



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 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

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

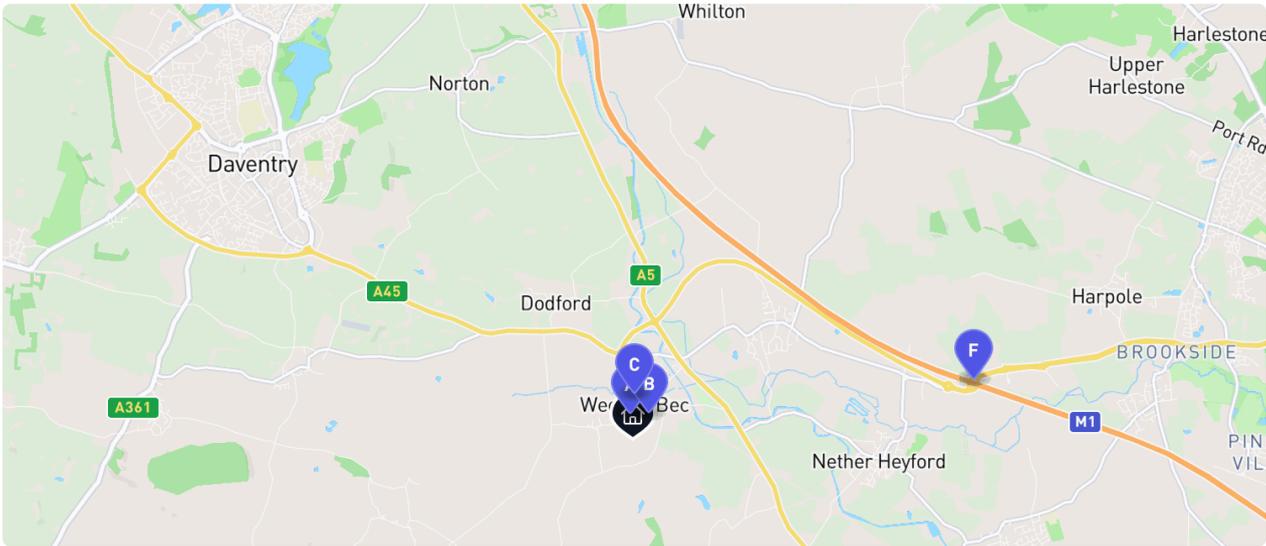


**A** Nursery · Primary  
Weedon Bec Primary School  
Requires improvement 0.21mi

**B** Primary  
Flore Church of England Primary School  
Good 1.16mi

**C** Primary  
The Bliss Charity School  
Good 2.15mi

# Local Transport



**A** 

Oak Street

Bus stop or station 0.03 mi

**B** 

Surgery, New Croft

Bus stop or station 0.14 mi

**C** 

Community Centre, West Street

Bus stop or station 0.15 mi

**D** 

Long Buckby Rail Station

Train station 4.74 mi

**E** 

Coventry Airport

Airport 19 mi

**F** 

M1

Motorway 2.95 mi

## Nearby Planning



**A** 17 New Croft Weedon Northamptonshire NN7 4RW

Demolition of rear extension. Construction of part two storey and part single storey rear extension....

Approved      Ref: DA/2020/1004      23-06-2021

**B** 17 New Croft Weedon NN7 4RW

Demolition of the rear extension, construction of part two stoery and part single story rear extension,...

Approved      Ref: 2025/0922/FULL      14-03-2025

**C** 1 New Croft Weedon NN7 4RW

Lawful development certificate (proposed) for static caravan siting for residential use, slabs under static...

Approved      Ref: 2024/1151/LDP      26-02-2024

**D** 23 New Croft Weedon Northamptonshire NN7 4RW

Construction of log cabin outbuilding.

Approved      Ref: DA/2020/1053      02-12-2020

**E** 38 New Croft Weedon Northamptonshire NN7 4RJ

Single storey rear extension

Approved      Ref: DA/2019/0159      27-02-2019

**F** 21 Croft Way Weedon NN7 4QX

Certificate of Lawfulness for proposed development of a loft conversion with double dormer extension

Approved      Ref: 2023/5437/LDP      19-06-2023

**G** 21 Croft Way Weedon NN7 4QX

Demolition of rear single storey outbuilding, erection of two storey rear extension and restoration works t...

Approved      Ref: DA/2020/0038      17-01-2020

**H** 21 Croft Way Weedon Northamptonshire NN7 4QX

Two storey side and two storey rear extension.

Approved      Ref: DA/2021/0141      23-02-2021

## Nearby Listed Buildings



**A** Grade II - Listed building 354ft  
 9, oak street  
 List entry no: 1203651 29-04-1987

**B** Grade II - Listed building 472ft  
 The old priory  
 List entry no: 1076524 18-09-2053

**C** Grade II - Listed building 676ft  
 9, queen street  
 List entry no: 1076486 29-04-1987

**D** Grade II - Listed building 1109ft  
 37, west street  
 List entry no: 1281581 29-04-1987

**E** Grade II - Listed building 1365ft  
 Maltsters amrs  
 List entry no: 1076487 29-04-1987

**F** Grade II - Listed building 1394ft  
 Dormers  
 List entry no: 1203668 29-04-1987

**G** Grade II\* - Listed building 1417ft  
 Former weedon barracks, outer wall, south east and south west bastions and gate piers to south east  
 List entry no: 1342980 01-08-1982

**H** Grade II\* - Listed building 1529ft  
 Former weedon barracks, storehouse number 8  
 List entry no: 1076516 29-04-1987

## Your Agent

SKILTON & HOGG  
DAVENTRY ESTATE AGENT



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**David Bruckert**

Owner

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## Contact Us

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