

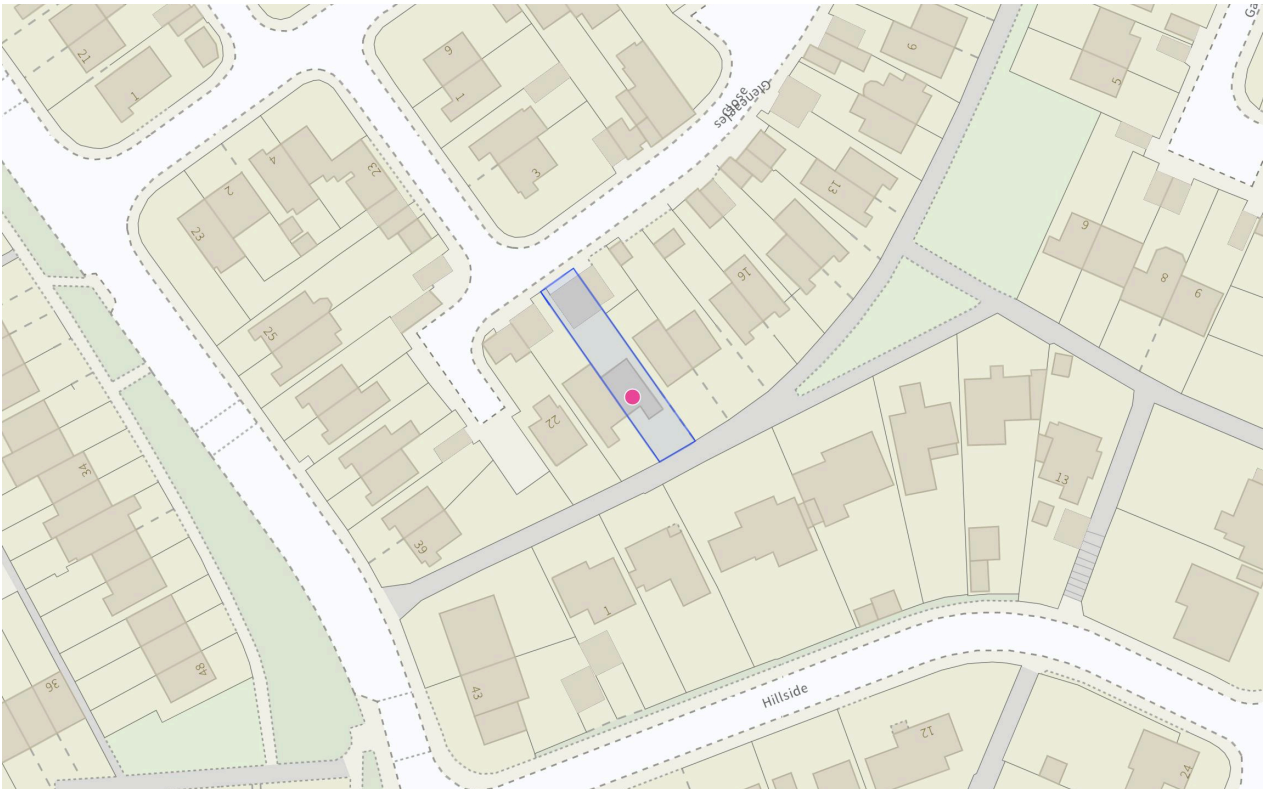


SH Buyers Report

12th October 2026



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 840ft² Semi-Detached Freehold

Plot information

Title number **NN27887**
Garden direction **NorthWest**
Outdoor area **0.05 acres**
Parking (predicted) **Yes**

Build	Utilities	EPC	Valid until 09/03/2031
Solid floors	✓ Mains gas	Efficiency rating (current)	67 D
Double glazed windows	✗ Wind turbines	Efficiency (potential)	84 B
Brick walls	✗ Solar panels	Enviro impact (current)	63 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	82 B
Year built 1967-1975	Water Anglian Water		

Council tax	Mobile coverage	Broadband availability
Band B	EE	Basic 6mb
£1,934 per year (est)	O2	Superfast 80mb
West Northamptonshire	Three	Ultrafast 1000mb
	Vodafone	Overall 1000mb

 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 - 15.72 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

High risk (10-30%)

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

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

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 

 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

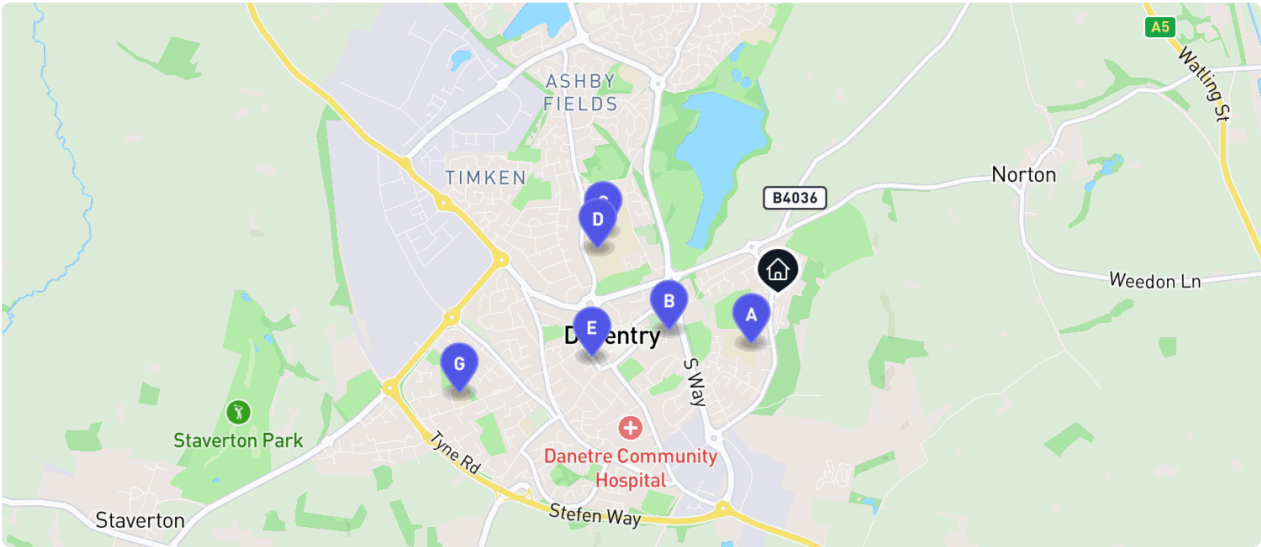
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

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

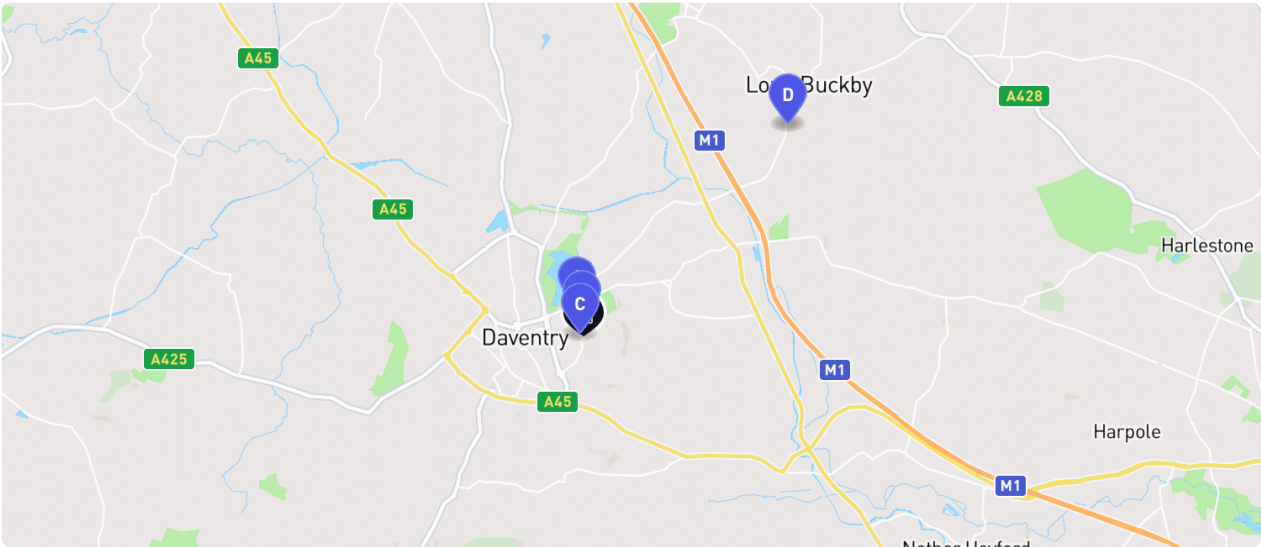
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Local Education



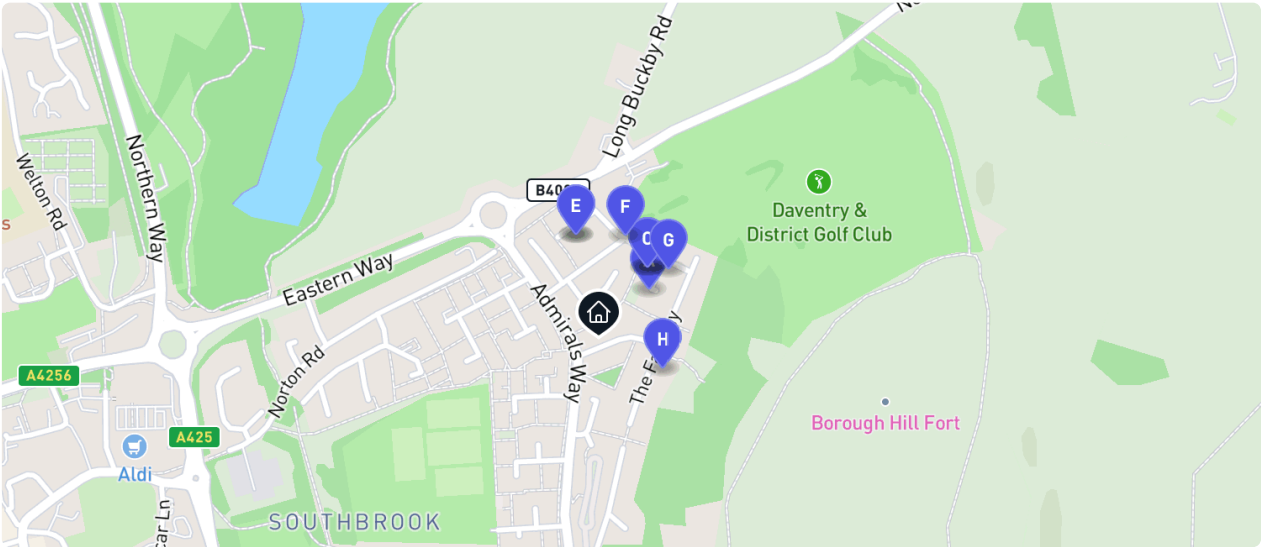
A All-through DSL V E-ACT Academy Good 0.35mi	B Primary Abbey CofE Academy Good 0.54mi	C Primary Falconer's Hill Academy Good 0.77mi
D Secondary · Post-16 The Parker E-ACT Academy Good 0.78mi	E Nursery · Primary St James Infant School Good 0.89mi	F Nursery · Primary Monksmoor Park Church of England Primary School Good 1.19mi
G Nursery · Primary The Grange School, Daventry Requires improvement 1.48mi		

Local Transport



A Collingwood Way Bus stop or station0.10 mi	B Frobisher Close Bus stop or station0.12 mi	C Muirfield Drive Bus stop or station0.28 mi
D Long Buckby Rail Station Train station3.38 mi	E Coventry Airport Airport16 mi	F M1 Motorway4.38 mi

Nearby Planning



A

7 Ganton Close Daventry Northamptonshire NN11 4PL

First floor side extension

Approved

Ref: DA/2019/0712

12-08-2019

B

2 Ganton Close Daventry NN11 4PL

Construction of carport (retrospective).

Refused

Ref: 2025/5164/FULL

04-12-2025

C

2 Ganton Close Daventry NN11 4PL

Lawful development certificate (proposed) for proposed construction of Flat Roof Ancillary Building.

Validated

Ref: 2026/2682/LDP

19-06-2026

D

6 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Single storey front extension.

Refused

Ref: WND/2022/0171

01-03-2022

E

6 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Single storey front extension (revised scheme).

Approved

Ref: WND/2022/0926

07-10-2022

F

51 & 53 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

First floor rear extension to Number 51 and ground and first floor extension to Number 53

Approved

Ref: DA/2017/1194

04-12-2017

G

34 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Construction of detached dwelling (access from Ganton Close).

Refused

Ref: WND/2022/0904

20-12-2022

H

41 The Fairway Daventry NN11 4NW

Raise roof and install side dormers, rooflights and front terrace with glazed balustrade.

Validated

Ref: 2026/1312/FULL

12-03-2026

Nearby Listed Buildings



A Grade II - Listed building 2848ft Daventry war memorial List entry no: 1420400 25-07-2014	B Grade II - Listed building 3173ft Daventry district council offices List entry no: 1067697 19-09-1977
C Grade I - Listed building 3222ft Church of the holy cross List entry no: 1067696 04-12-2053	D Grade II - Listed building 3264ft Abbey building List entry no: 1356600 04-12-2053
E Grade II - Listed building 3360ft 7, church walk List entry no: 1067698 19-09-1977	F Grade II - Listed building 3409ft 7, market place List entry no: 1067669 19-09-1977
G Grade II - Listed building 3442ft 4 and 5, market place List entry no: 1054738 04-12-2053	H Grade II - Listed building 3468ft Plume of feathers public house List entry no: 1356601 19-09-1977

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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