

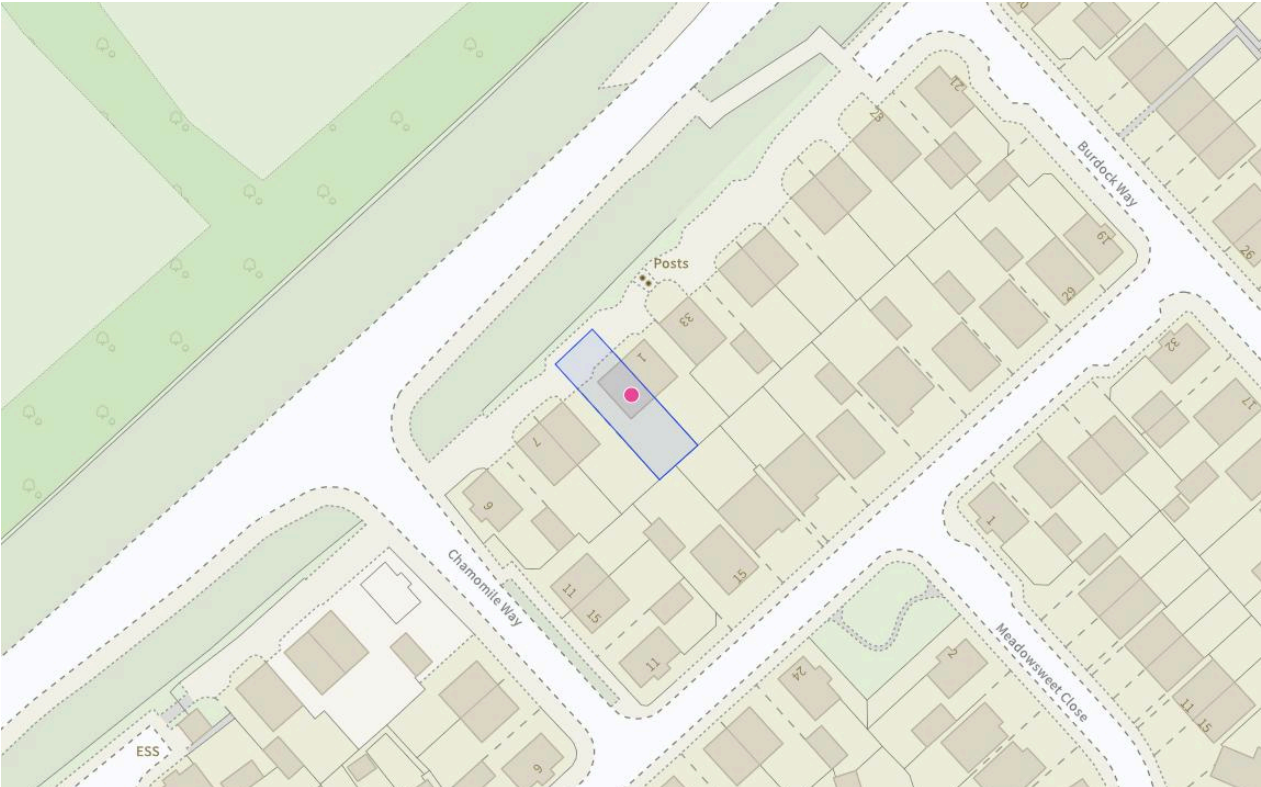


# SH Buyers Report

26th May 2026



Introduction



# Key Property Information



3 1 786ft<sup>2</sup> | £368 pft<sup>2</sup> Semi-Detached Freehold

## Plot information

Title number **NN396067**  
Garden direction **SouthEast**  
Outdoor area **0.04 acres**  
Parking (predicted) **No**

## Build

Other floors  
High performance windows  
Other walls  
Other roof  
Year built 2023

## Utilities

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

## EPC

Valid until 22/05/2033

Efficiency rating (current) **84 B**  
Efficiency (potential) **96 A**  
Enviro impact (current) **87 B**  
Enviro impact (potential) **99 A**

## Council tax

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

## Mobile coverage

EE   
O2   
Three   
Vodafone

## Broadband availability

Basic **8mb**  
Superfast **61mb**  
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

**Moderate to High risk (5-10%)**

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

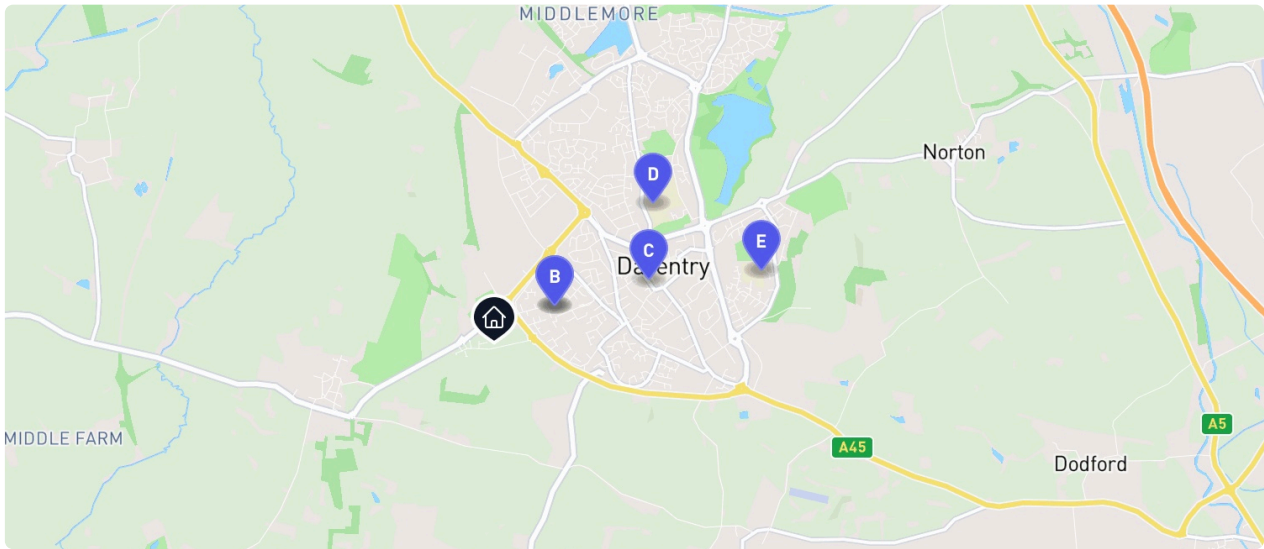
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

##### 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  
E-ACT The Grange School  
Not rated 0.38mi

**B** Nursery · Primary  
The Grange School, Daventry  
Requires improvement 0.38mi


**C** Nursery · Primary  
St James Infant School  
Good 0.97mi

**D** Secondary · Post-16  
The Parker E-ACT Academy  
Good 1.19mi

**E** All-through  
DSL V E-ACT Academy  
Good 1.66mi


# Local Transport



**A** 


The Cherwell, Thames Road

Bus stop or station 0.16 mi

**B** 


Staverton Road

Bus stop or station 0.19 mi

**C** 


Nene Walk

Bus stop or station 0.31 mi

**D** 

Long Buckby Rail Station

Train station 5.13 mi

**E** 

Coventry Airport

Airport 15 mi

**F** 

M1

Motorway 5.34 mi

# Nearby Planning



**A** Land At Drayton Lodge Staverton Road Daventry Northamptonshire NN11 4NL

Construction of 140 dwellings and associated infrastructure including vehicular access from the...

Approved      Ref: DA/2019/1000      13-12-2019

**B** Land At Malabar Farm A425/Staverton Road Daventry Northamptonshire

Reserved matters application (appearance, landscaping, layout and scale) for construction of 12...

Approved      Ref: 2024/2213/RM      15-04-2024

**C** 36 High Street Milton Malsor NN7 3AS

Extend existing pergola to include a single garage extension

Approved      Ref: S/2020/0558/FUL      07-04-2020

**D** Land at Malabar Farm, Staverton Road, Daventry

Reserved matters application (appearance, landscaping, layout and scale) for the construction ...

Validated      Ref: 2024/2839/RM      05-06-2024

**E** Land At Malabar Farm A425/Staverton Road Daventry

Reserved Matters application for the construction of an electricity sub station on the Local Centre site,...

Validated      Ref: 2024/3338/MAR      05-07-2024

**F** Land At Malabar Farm A425 Staverton Road Staverton Road Daventry

Reserved matters application (appearance, layout and scale) for the construction of an access route and...

Validated      Ref: 2025/3772/MAR      18-08-2025

**G** Land at Malabar Farm Staverton Road Daventry Northamptonshire

Reserved matters application (appearance, landscaping, layout, scale) for construction of 68...

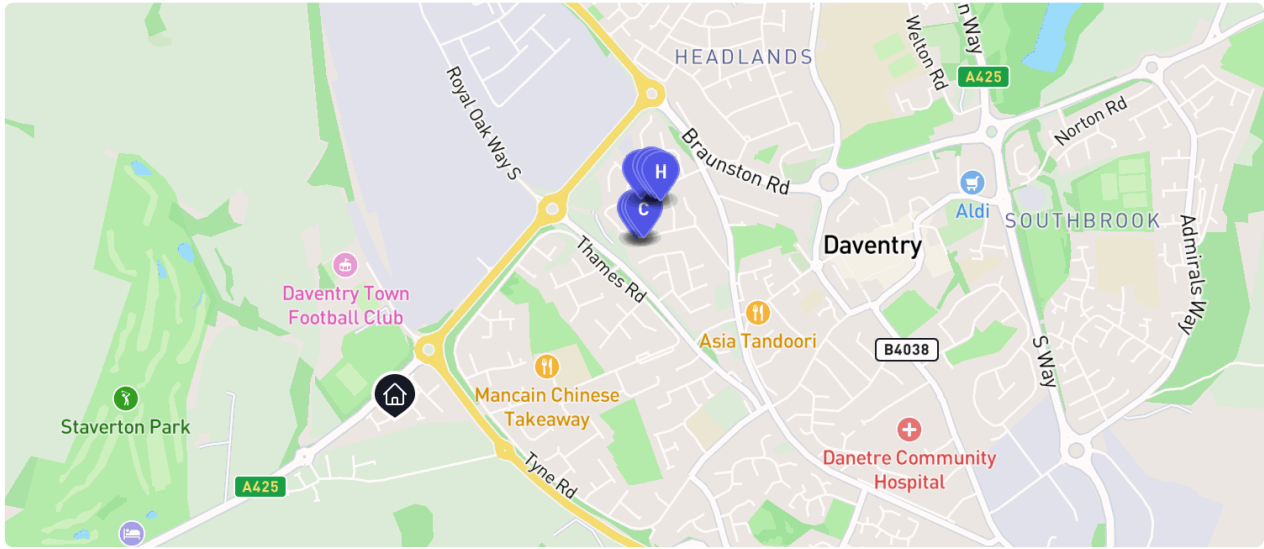
Approved      Ref: WND/2022/1026      09-11-2022

**H** Land at Malabar Farm A425 Staverton Road Daventry

Request for a variation to S106 Agreement dated 05.11.2021 in relation to planning application...

Validated      Ref: 2024/2202/106V      26-04-2024

# Nearby Listed Buildings



**A** Grade II - Listed building 3255ft  
 Manor house  
 List entry no: 1067672 04-12-2053

**B** Grade II - Listed building 3304ft  
 Manor cottage  
 List entry no: 1054013 19-09-1977

**C** Grade II - Listed building 3330ft  
 Manor farmhouse  
 List entry no: 1067673 19-09-1977

**D** Grade II - Listed building 3474ft  
 Badby house (our lady of passion monastery)  
 List entry no: 1075271 18-01-2068

**E** Grade II - Listed building 3566ft  
 11, school street  
 List entry no: 1067677 19-09-1977

**F** Grade II - Listed building 3668ft  
 1-9, school street  
 List entry no: 1067676 19-09-1977

**G** Grade II - Listed building 3698ft  
 The old school  
 List entry no: 1367471 19-09-1977

**H** Grade II - Listed building 3727ft  
 The orchards  
 List entry no: 1067674 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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DAVENTRY ESTATE AGENT

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