

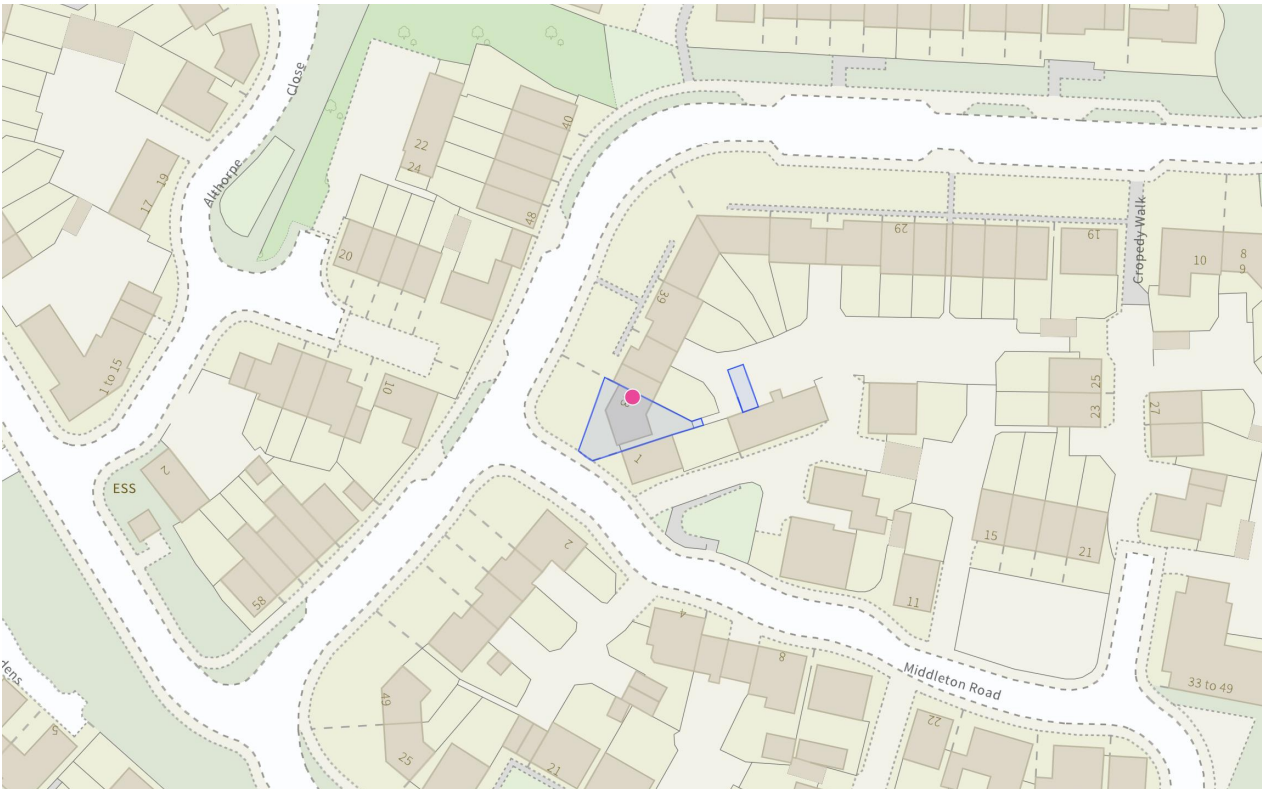


SH Buyers Report

16th September 2026



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 2 980ft² Terraced Freehold

Plot information

Title number **NN304880**
Garden direction **SouthWest**
Outdoor area **0.02 acres**
Parking (predicted) **No**

Build	Utilities	EPC	Valid until 20/08/2034
Suspended floors	✓ Mains gas	Efficiency rating (current)	79 C
Double glazed windows	✗ Wind turbines	Efficiency (potential)	89 B
Brick walls	✗ Solar panels	Enviro impact (current)	80 C
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	89 B
Year built 2011	Water Anglian Water		

 Council tax	 Mobile coverage	 Broadband availability
Band C	 EE 	 Basic 3mb
£2,210 per year (est)	 O2 	 Superfast 59mb
West Northamptonshire	 Three 	 Ultrafast 327mb
	 Vodafone 	 Overall 327mb

 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 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

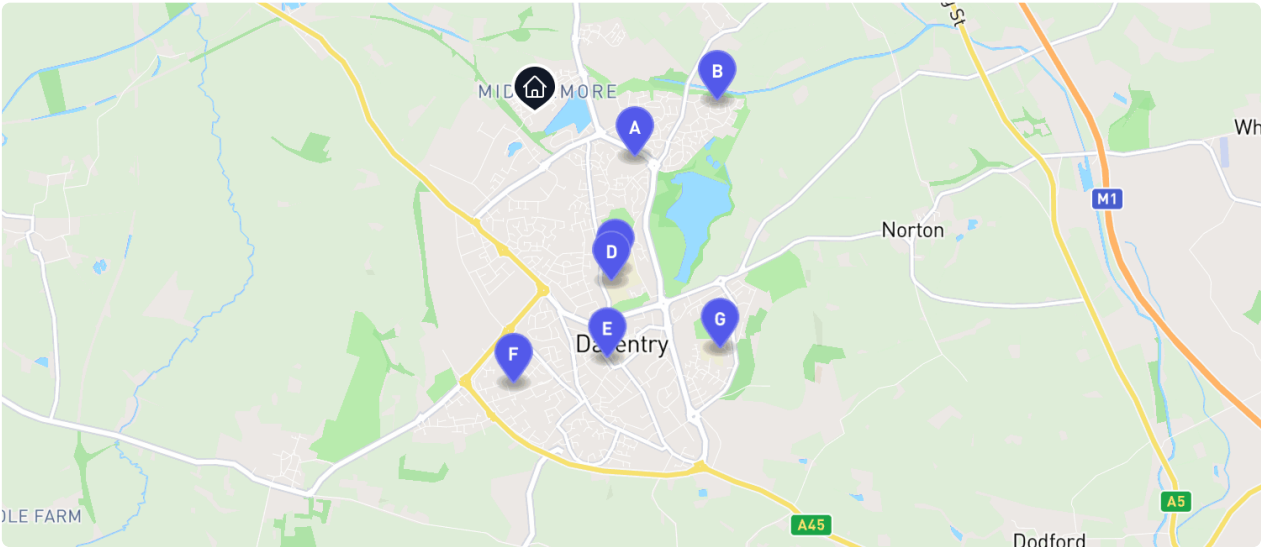
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	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 0.75mi	B Nursery · Primary Monksmoor Park Church of England Primary School Good 1.12mi	C Primary Falconer's Hill Academy Good 1.23mi
D Secondary · Post-16 The Parker E-ACT Academy Good 1.28mi	E Nursery · Primary St James Infant School Good 1.72mi	F Nursery · Primary The Grange School, Daventry Requires improvement 1.83mi
G All-through DSL V E-ACT Academy Good 1.97mi		

Local Transport



A Farnborough Drive Bus stop or station0.15 mi	B Hidcote Way Bus stop or station0.26 mi	C Dhl Offices, Newnham Drive Bus stop or station0.39 mi
D Long Buckby Rail Station Train station3.87 mi	E Coventry Airport Airport14 mi	F M1 Motorway3.41 mi

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A 11 Middleton Road Daventry West Northamptonshire NN11 8BH

Formation of new ground floor window within existing aperture, alteration of existing rear ground floor...

Approved Ref: 2023/5375/FULL 19-04-2023

B 34 Middleton Road Daventry NN11 8BH

Installation of air source heat pump

Approved Ref: 2025/2285/FULL 22-05-2025

C 1 Hanbury Close Daventry NN11 8AN

Certificate of Lawfulness for proposed development comprising of single story rear extension

Approved Ref: 2025/2607/LDP 16-06-2025

D 35 Brampton Grange Drive Middlemore Daventry Northamptonshire NN11 8BE

Single storey rear extension

Approved Ref: DA/2018/0053 15-01-2018

E Land Off Farnborough Drive Daventry Northamptonshire

A mixed tenure Continuing Care Retirement Community (CCRC) for over 55's comprising of an 8...

Approved Ref: DA/2016/1180 12-07-2017

F Middlemore Farm Public House Hidcote Way Middlemore Daventry Northamptonshire NN11 8AE

Construction of timber pergola with lighting to existing raised terrace

Refused Ref: DA/2018/0996 09-11-2018

G 25 Farnborough Drive Daventry Northamptonshire NN11 8AL

Replacement of five windows.

Approved Ref: WND/2022/0187 29-04-2022

H 14 Brampton Grange Drive Daventry West Northamptonshire NN11 8BE

Lawful Development Certificate Proposed comprising of Single storey rear extension

Approved Ref: 2023/5488/LDP 19-04-2023

Nearby Listed Buildings



A Grade II - Listed building Middlemore farmhouse List entry no: 1387389 14-07-1999	594ft	B Grade II - Listed building Farmbuildings adjoining middlemore farmhouse List entry no: 1387390 14-07-1999	653ft
C Grade II - Listed building Grand union canal west entrance to braunston tunnel List entry no: 1076445 11-03-1987	2631ft	D Grade II - Listed building The old lodge on east side of drive to bragborough hall List entry no: 1045846 18-01-2068	3501ft
E Grade II - Listed building Well head approximately 18 metres west of bragborough hall List entry no: 1076482 11-03-1987	4793ft	F Grade II - Listed building Bragborough hall List entry no: 1076481 18-01-2068	4803ft
G Grade II - Listed building Grand union canal little braunston lock at bridge number 4 List entry no: 1076448 11-03-1987	5630ft	H Grade II - Listed building Grand union canal little braunston bridge number 4 List entry no: 1054844 11-03-1987	5702ft

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

dbruckert@skiltonandhogghomes.co.uk
07738 803948

Contact Us

SKILTON & HOGG
DAVENTRY ESTATE AGENT

Skilton and Hogg Estate Agents

5 Prince William Walk, Sheaf Street,
Daventry NN11 4AB

✉ info@skiltonandhogghomes.co.uk

☎ 01327 624275

💻 <https://www.skiltonandhogghomes.co.uk/>

Find us on



Scan here to view a digital
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 07738 803948 or visit <https://www.skiltonandhogghomes.co.uk/>. To opt out of future communication, contact David Bruckert.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.