



SH Buyers Report

1st July 2026

31 The Albany Primrose Hill, Daventry.
NN11 4GF





Key Property Information



🏠 1 🚗 1 📏 474ft² | £217 pft² 🏠 Flats/Maisonettes 📄 Leasehold
91y remaining. Ends Jun 2117

📏 Plot information

Title number **NN163581**
Parking (predicted) **No**

🏠 Build

Solid floors
Single glazed windows
Brick walls
Other roof
Year built 1996-2002

🔌 Utilities

⊗ Mains gas
⊗ Wind turbines
⊗ Solar panels
Mains fuel type **Electric**
Water **Anglian Water**

💡 EPC

Valid until 06/10/2029

Efficiency rating (current) **66 D**
Efficiency (potential) **73 C**
Enviro impact (current) **49 E**
Enviro impact (potential) **59 D**

🏠 Council tax

Band A
£1,658 per year (est)
West Northamptonshire

📱 Mobile coverage

EE
O2
Three
Vodafone

📶 Broadband availability

Basic **17mb**
Superfast **80mb**
Ultrafast **330mb**
Overall **330mb**

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 - 15.11 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

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

No covenants

This property **does not** have any 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

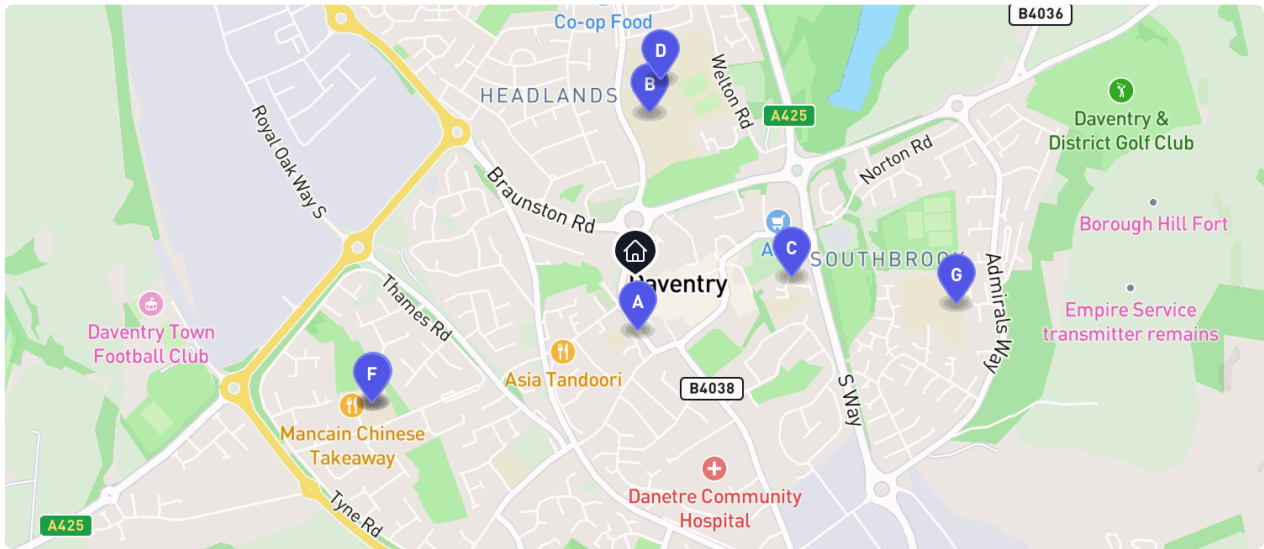
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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
St James Infant School
Good 0.18mi

B Secondary · Post-16
The Parker E-ACT Academy
Good 0.29mi

C Primary
Abbey CofE Academy
Good 0.34mi

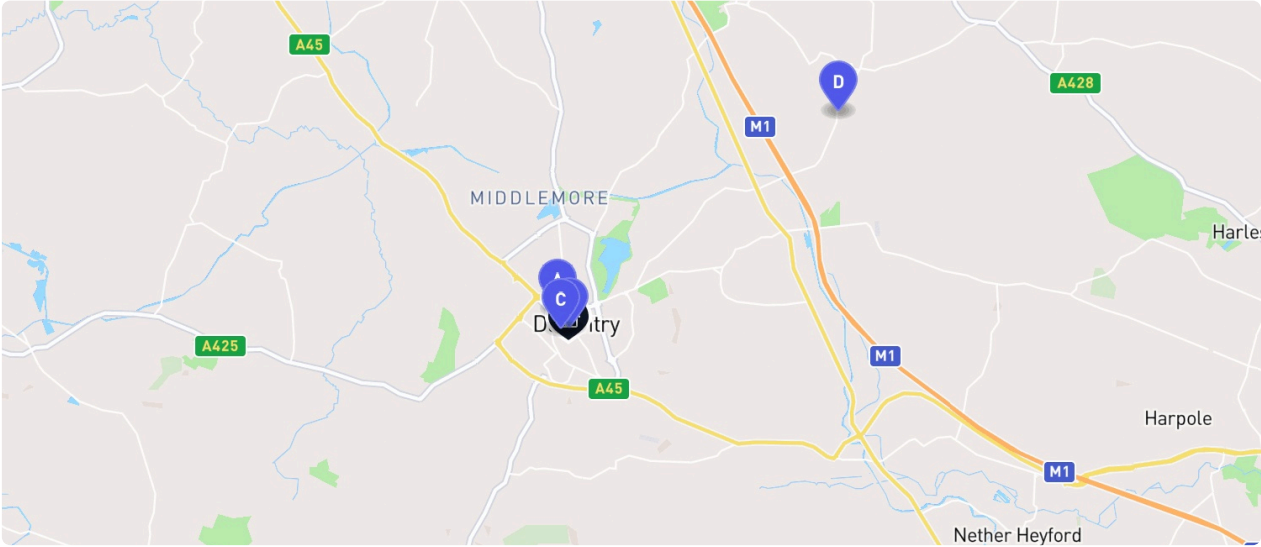
D Primary
Falconer's Hill Academy
Good 0.37mi


E Nursery · Primary
The Grange School, Daventry
Requires improvement 0.66mi

F Nursery · Primary
E-ACT The Grange School
Not rated 0.66mi

G All-through
DSL V E-ACT Academy
Good 0.70mi


Local Transport



A 


23 Braunston Road

Bus stop or station 0.15 mi

B 


Car Park, St James Street

Bus stop or station 0.16 mi

C 


Warwick Court

Bus stop or station 0.19 mi

D 

Long Buckby Rail Station

Train station 4.13 mi

E 

Coventry Airport

Airport 15 mi

F 

M1

Motorway 4.69 mi

Nearby Planning



A Bramley and Crabtree House, Brook Street, Daventry

Replacement of communal timber doors to high security Bamford doors to Bramley House and...

Approved Ref: 2024/0770/FULL 20-12-2023

B St John's Ambulance Brigade Brook Street Daventry Northamptonshire NN11 9HN

Demolition of single storey offices and ambulance garage

Approved Ref: DA/2019/0336 01-05-2019

C Suncity 12 18 Brook Street Daventry Northamptonshire NN11 4GG

Construction of single storey rear extension

Approved Ref: WND/2021/0827 13-12-2021

D 12-18 Brook Street Daventry Northamptonshire NN11 4GG

Removal of external steel fire escape, replacement of first floor fire escape door with full height window to...

Approved Ref: WND/2021/0876 02-12-2021

E Patel & Co Solicitors 5 Brook Street Daventry NN11 4GG

Replacement doors and windows to ground floor side and rear elevations. (UPVC windows & composite...

Approved Ref: 2024/5820/FULL 19-12-2024

F Adj 19 Primrose Hill Daventry Northamptonshire NN11 4GF

Construction of dwelling

Refused Ref: DA/2018/0976 22-11-2018

G The Saracens Head Inn Brook Street Daventry Northamptonshire NN11 4GG

Construction of new orangery extension and entrance lobby within rear courtyard

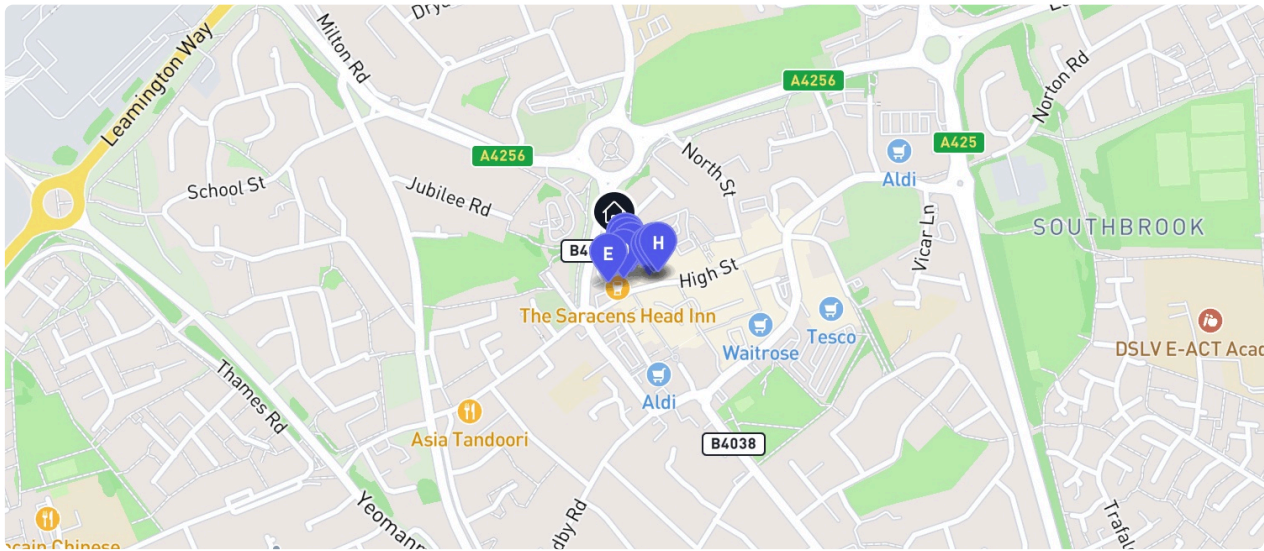
Withdrawn Ref: WND/2022/0280 26-04-2022

H 68A High Street Daventry Northamptonshire NN11 4HU

Re-roofing of flat roofs to first and second floors.

Approved Ref: DA/2020/0338 28-04-2020

Nearby Listed Buildings



A Grade II - Listed building 305ft
 8 and 10, brook street
 List entry no: 1067692 19-09-1977

B Grade II - Listed building 328ft
 6, brook street
 List entry no: 1356614 19-09-1977

C Grade II - Listed building 361ft
 The dun cow inn
 List entry no: 1067691 19-09-1977

D Grade II* - Listed building 390ft
 Saracen's head inn
 List entry no: 1067693 04-12-2053

E Grade II - Listed building 413ft
 Stables (north block) behind number 3 (saracen's head inn)
 List entry no: 1067694 04-12-2053

F Grade II - Listed building 420ft
 76, high street
 List entry no: 1067703 19-09-1977

G Grade II - Listed building 423ft
 74, high street
 List entry no: 1054699 19-09-1977

H Grade II - Listed building 430ft
 70 and 72, high street
 List entry no: 1356577 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

SKILTON & HOGG
DAVENTRY ESTATE AGENT

Skilton and Hogg Estate Agents

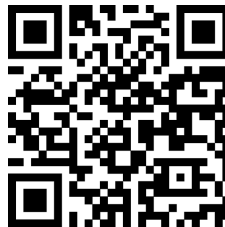
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