

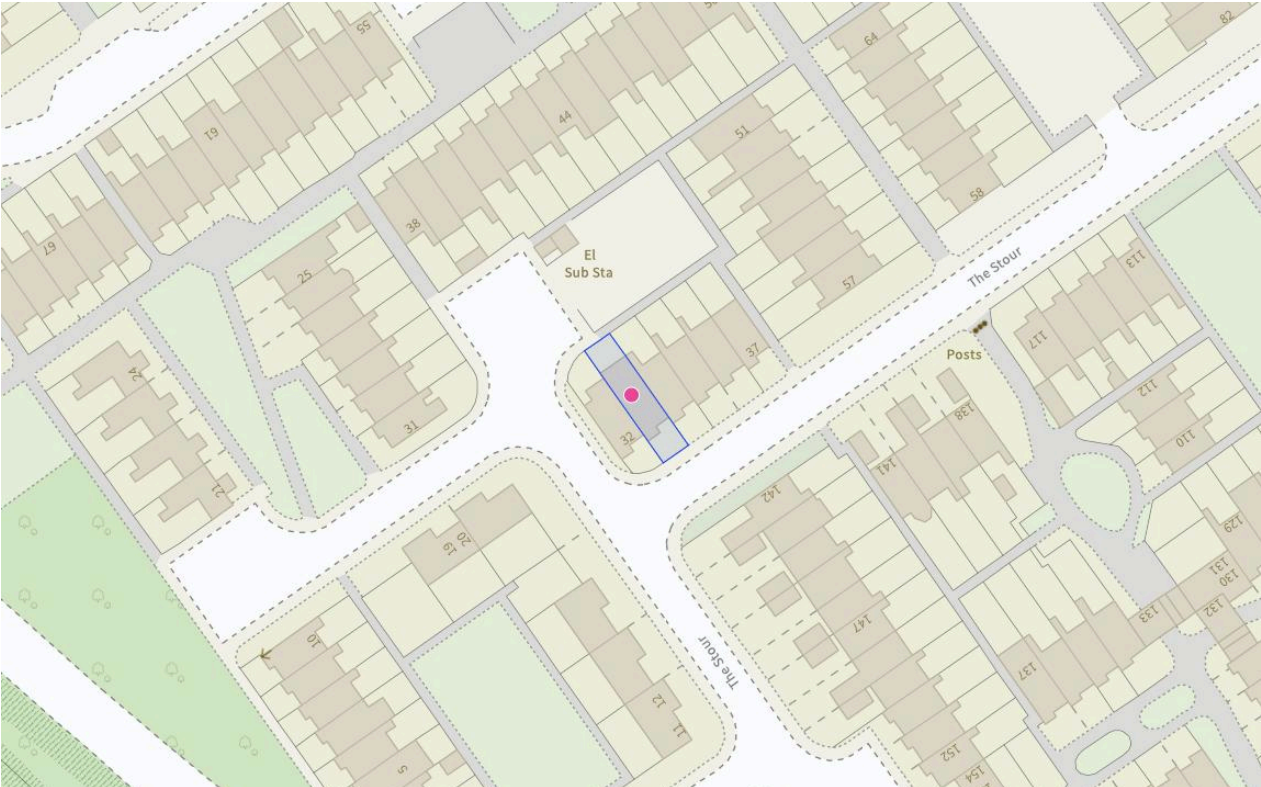


# SH Buyers Report

16th April 2026



Introduction



# Key Property Information



3 1 1,012ft<sup>2</sup> | £211 pft<sup>2</sup> Terraced Freehold

## Plot information

Title number **NN162251**  
Garden direction **SouthEast**  
Outdoor area **0.01 acres**  
Parking (predicted) **No**

## Build

Solid floors  
Double glazed windows  
Timber walls  
Pitched roof  
Year built 1967-1975

## Utilities

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

## EPC

Valid until 19/07/2030

Efficiency rating (current) **64 D**  
Efficiency (potential) **76 C**  
Enviro impact (current) **60 D**  
Enviro impact (potential) **73 C**

## Council tax

Band A  
£1,575 per year (est)  
West Northamptonshire

## Mobile coverage

EE   
 O2   
 Three   
 Vodafone

## Broadband availability

Basic **8mb**  
 Superfast **49mb**  
 Ultrafast **1800mb**  
 Overall **1800mb**

## 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 - 14.89 miles away

## 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

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**

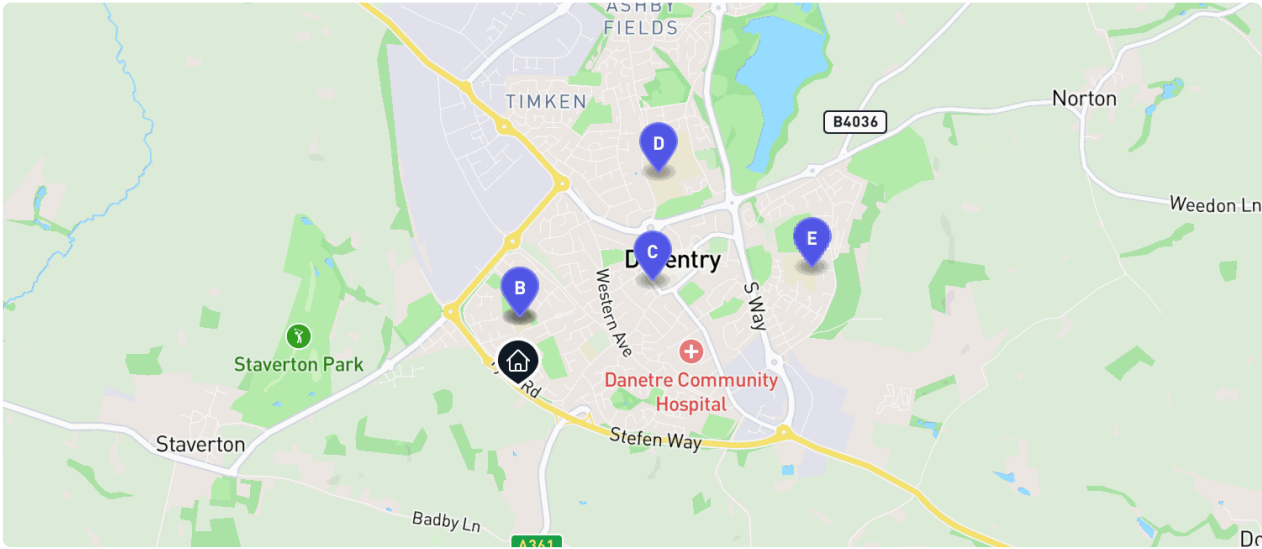
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

##### **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  
E-ACT The Grange School  
Not rated 0.18mi

**B** Nursery · Primary  
The Grange School, Daventry  
Requires improvement 0.18mi


**C** Nursery · Primary  
St James Infant School  
Good 0.67mi

**D** Secondary · Post-16  
The Parker E-ACT Academy  
Good 1.01mi


**E** All-through  
DSL V E-ACT Academy  
Good 1.33mi

# Local Transport




**A** 


70 Tweed Close  
Bus stop or station 0.07 mi

**B** 


Waveney Close  
Bus stop or station 0.15 mi

**C** 


Staverton Road  
Bus stop or station 0.21 mi

**D** 

Long Buckby Rail Station  
Train station 4.90 mi

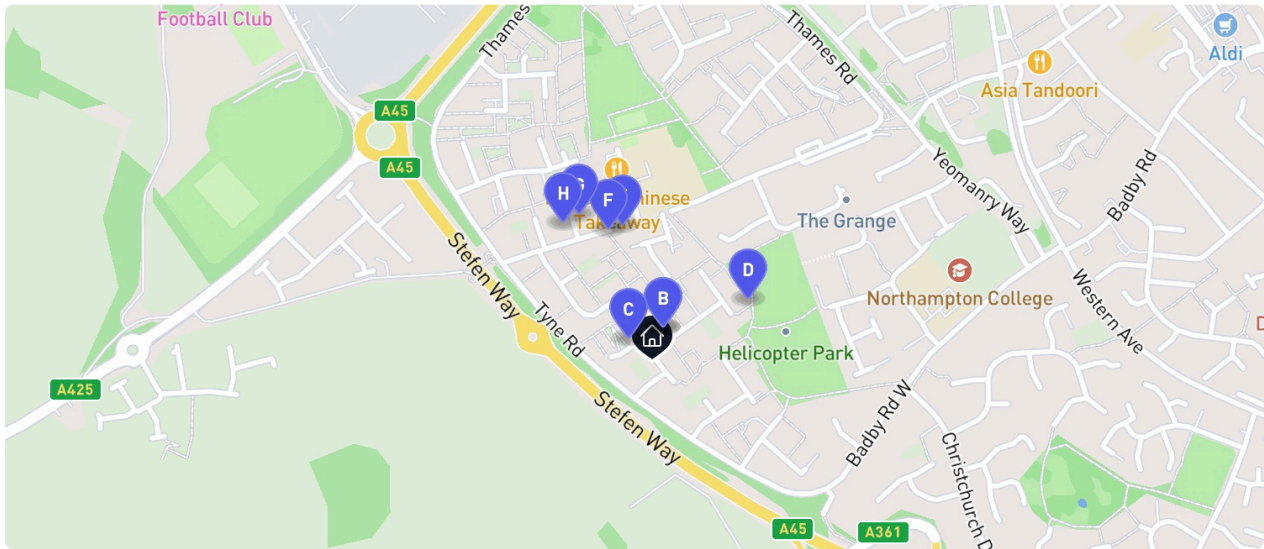
**E** 

Coventry Airport  
Airport 15 mi

**F** 

M1  
Motorway 5.33 mi

# Nearby Planning



**A** Garages To Rear Of 32 To 37 The Stour The Grange Daventry NN11 4PR

Demolition of existing garages. Construction of two dwellings with associated parking and amenity area...

Refused      Ref: DA/2017/0899      25-01-2018

**B** Garages to Rear of 32 To 37 The Stour The Grange DAVENTRY Northamptonshire

Demolition of two blocks of garages

Approved      Ref: DA/2019/0962      07-11-2019

**C** 7 The Stour Daventry Northamptonshire NN11 4PR

Demolition and reconstruction of front porch.

Approved      Ref: DA/2020/0664      17-08-2020

**D** 100 The Stour Daventry Northamptonshire NN11 4PS

Single storey side and rear extension

Approved      Ref: WND/2022/0840      20-09-2022

**E** Holly Ash Staverton Road Daventry Northamptonshire NN11 4EY

Two storey side and part single storey and two storey rear extensions. Construction of front dormers and...

Approved      Ref: WND/2021/0783      26-11-2021

**F** The Barn at Field Farm Staverton Road Newnham Northamptonshire

Construction of agricultural equipment building.

Approved      Ref: WND/2022/0762      07-09-2022

**G** Garages Adjacent To 3 Avon Close Daventry Northamptonshire

Demolition of existing garages. Construction of two dwellings (revised scheme).

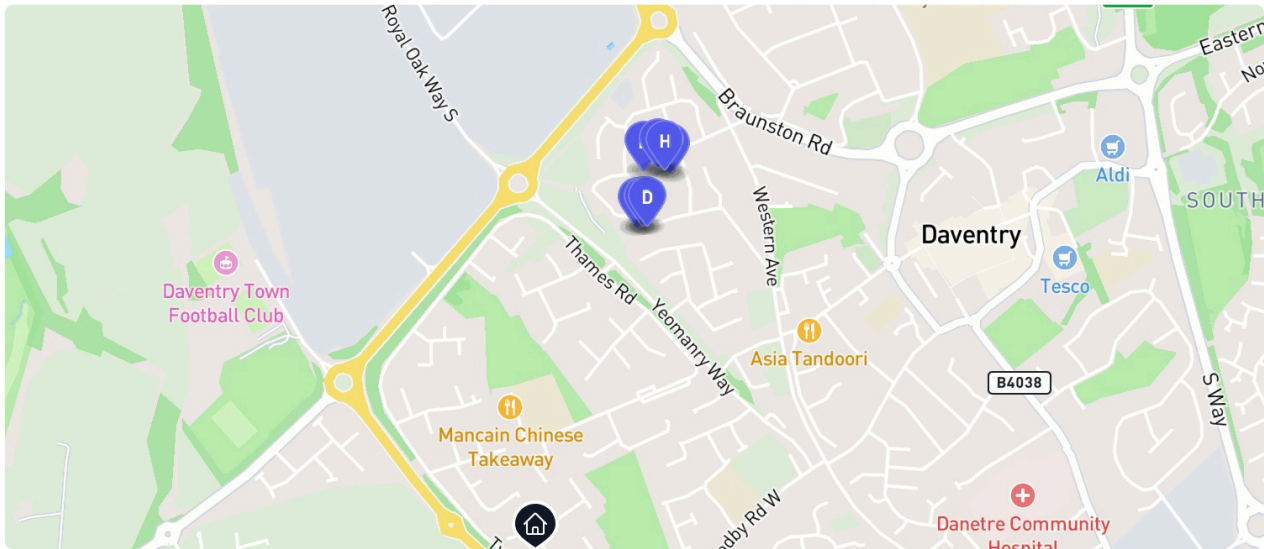
Approved      Ref: DA/2017/0900      25-01-2018

**H** Land Adjacent To 3 Avon Close Daventry Northamptonshire NN11 4QG

Lawful Development Certificate (Proposed) for implementation of approval DA/2017/0900 in...

Approved      Ref: WND/2022/0954      17-11-2022

## Nearby Listed Buildings



**A** Grade II - Listed building 2395ft  
 Badby house (our lady of passion monastery)  
 List entry no: 1075271 18-01-2068

**B** Grade II - Listed building 2507ft  
 Manor house  
 List entry no: 1067672 04-12-2053

**C** Grade II - Listed building 2536ft  
 Manor cottage  
 List entry no: 1054013 19-09-1977

**D** Grade II - Listed building 2546ft  
 Manor farmhouse  
 List entry no: 1067673 19-09-1977

**E** Grade II - Listed building 2959ft  
 11, school street  
 List entry no: 1067677 19-09-1977

**F** Grade II - Listed building 3012ft  
 The orchards  
 List entry no: 1067674 19-09-1977

**G** Grade II - Listed building 3015ft  
 1-9, school street  
 List entry no: 1067676 19-09-1977

**H** Grade II - Listed building 3015ft  
 The old school  
 List entry no: 1367471 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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