

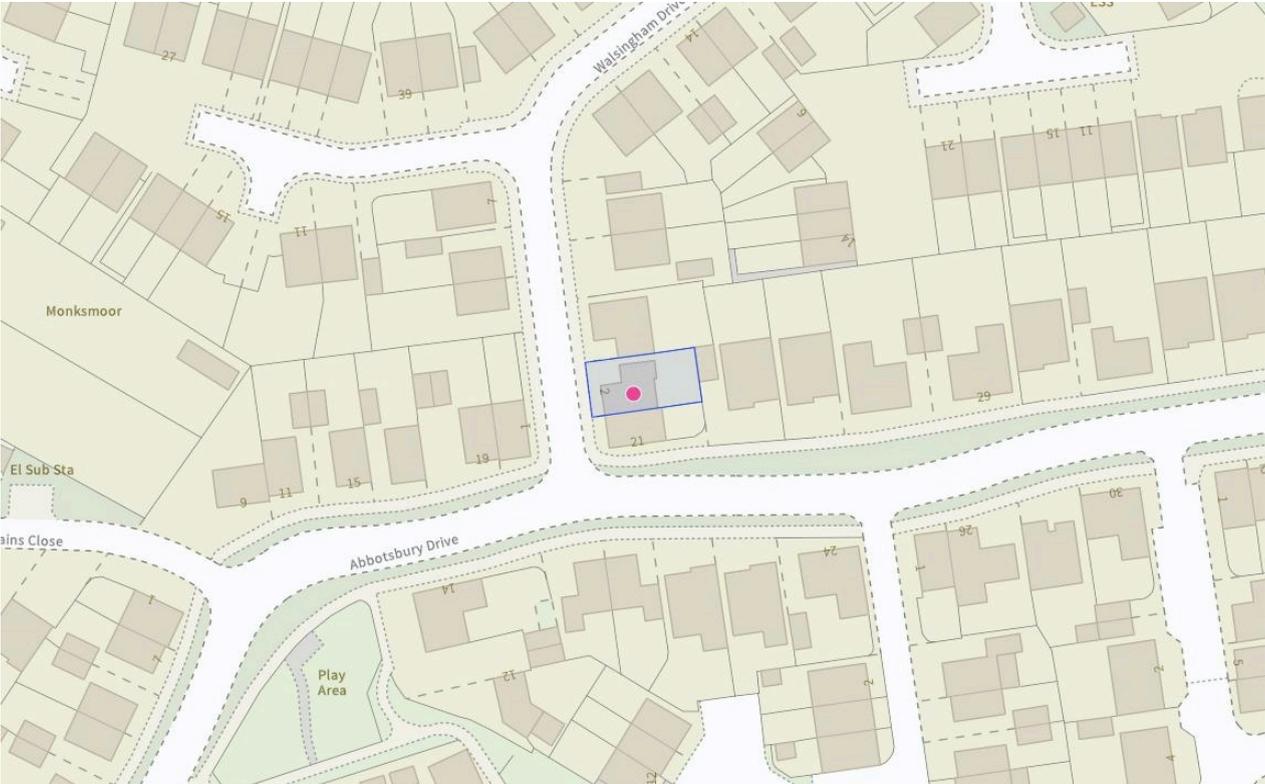


SH Buyers Report

3rd March 2026



Introduction



Key Property Information



3 2 1,195ft² | £271 pft² Semi-Detached Freehold

Plot information

Title number **NN346700**
Garden direction **East**
Outdoor area **0.03 acres**
Parking (predicted) **Yes**

Build

Other floors
High performance windows
Other walls
Other roof
Year built 2016

Utilities

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

EPC

Valid until 20/10/2026

Efficiency rating (current) **83 B**
Efficiency (potential) **93 A**
Enviro impact (current) **84 B**
Enviro impact (potential) **94 A**

Council tax

Band D
£2,363 per year (est)
West Northamptonshire

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **1mb**
Superfast **33mb**
Ultrafast **1800mb**
Overall **1800mb**



Flood risk

Rivers and sea
Very low risk for flooding by rivers and sea

Surface water
Low risk for flooding by surface water

Radon Gas

Low risk (0-1%)

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

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
Monksmoor Park Church of England Primary School
Good 0.22mi

B Primary
Ashby Fields Primary School
Requires improvement 0.40mi

C Primary
Welton Church of England Academy
Outstanding 0.95mi

D Secondary · Post-16
The Parker E-ACT Academy
Good 1.07mi

E All-through
DSL V E-ACT Academy
Good 1.37mi

F Nursery · Primary
St James Infant School
Good 1.51mi

G Nursery · Primary
The Grange School, Daventry
Requires improvement 1.91mi

Local Transport



A 

Fountains Close
Bus stop or station 0.06 mi

B 

Cleeve Close
Bus stop or station 0.12 mi

C 

Minster Road
Bus stop or station 0.16 mi

D 

Long Buckby Rail Station
Train station 3.04 mi

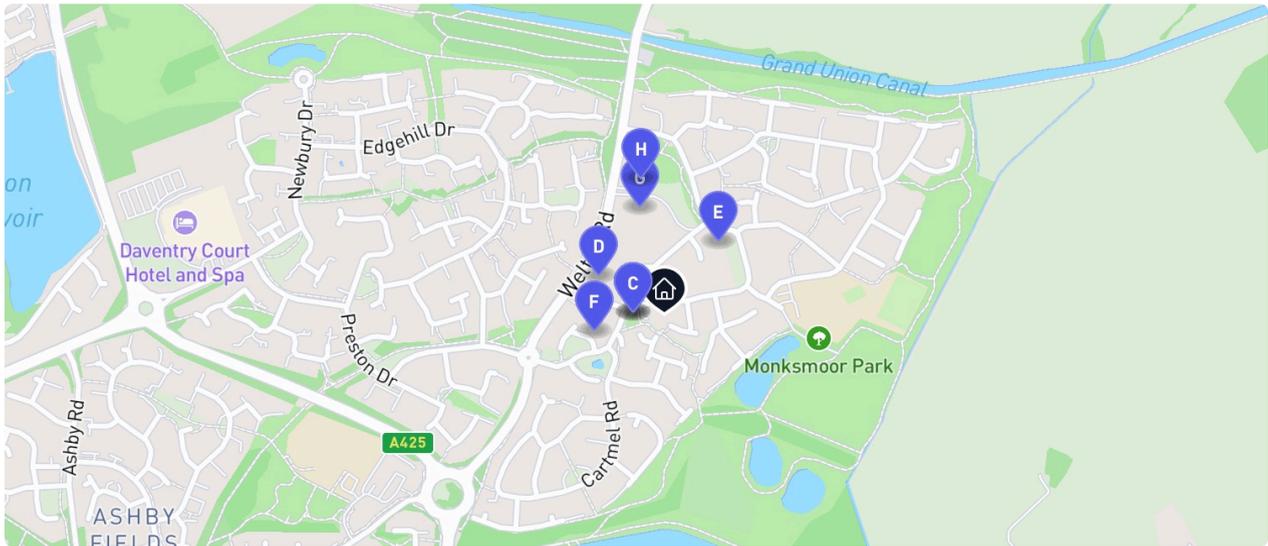
E 

Coventry Airport
Airport 15 mi

F 

M1
Motorway 3.37 mi

Nearby Planning



A Land at Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD

Application for a Deed of Variation to vary the S106 Legal Agreement dated 3 September 2012 in relation...

Approved Ref: 2023/5660/106V 20-06-2023

B Phase 5 Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD

Reserved matters application (access, appearance, landscaping, layout & scale) for 142 dwellings

Validated Ref: C/2019/0300 17-04-2020

C Phase 5 Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD

Reserved matters application (access, appearance, landscaping, layout & scale) for 142 dwellings

Approved Ref: DA/2019/0300 05-04-2019

D Phase 4B Monksmoor Farm Welton Lane Daventry Northamptonshire NN11 2JD

Reserved matters application (access, appearance, landscaping, layout & scale) for construction of 136...

Approved Ref: DA/2018/0474 12-06-2018

E Monksmoor Farm, Welton Lane Daventry NN11 2JD

Certificate of lawfulness (Existing) to confirm our start on site in relation to the Local Centre...

Approved Ref: 2024/1902/LDE 20-03-2024

F 2 St Olave Close Daventry NN11 2LA

Lawful development certificate (proposed) for new window to first floor rear of the dwelling.

Approved Ref: 2024/2511/LDP 18-06-2024

G 15 Wenlock Way Daventry NN11 2HB

Installation of garden room in rear garden

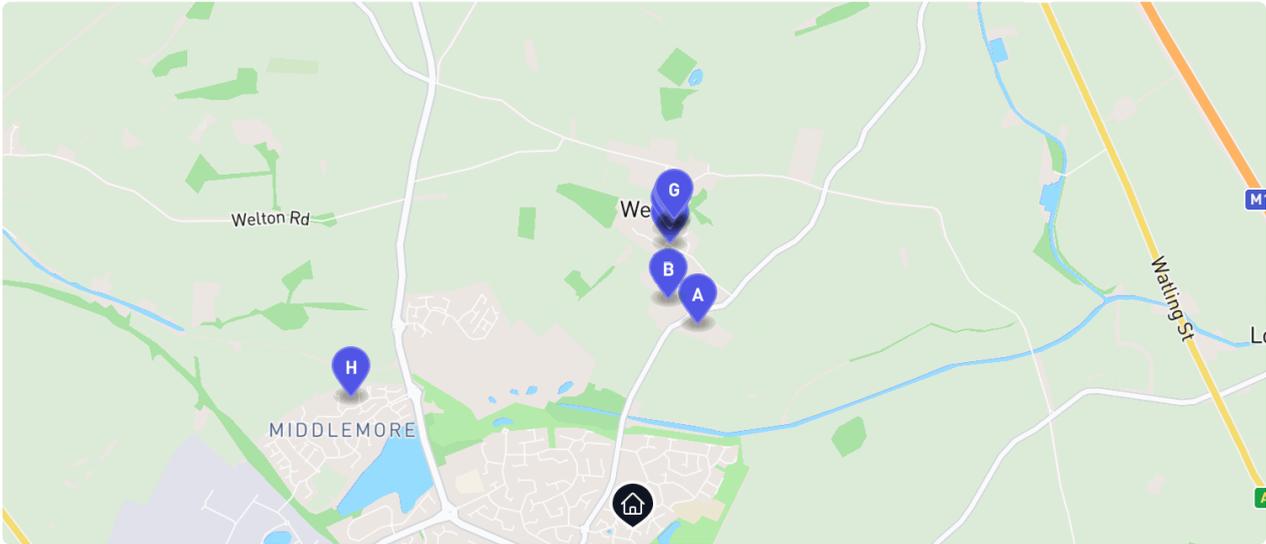
Approved Ref: 2024/5429/FULL 26-11-2024

H Monksmoor Welton Lane Daventry Northamptonshire

Reserved matters application for Country Park extension and associated landscaping, pathways an...

Approved Ref: DA/2019/0029 15-01-2019

Nearby Listed Buildings



A Grade II - Listed building 3068ft
 Welton manor
 List entry no: 1077024 18-01-2068

B Grade II - Listed building 3340ft
 The manor house
 List entry no: 1203867 11-03-1987

C Grade II - Listed building 4226ft
 The old house
 List entry no: 1203890 11-03-1987

D Grade II - Listed building 4446ft
 Gateway south west of church of st martin
 List entry no: 1077027 18-01-2068

E Grade II - Listed building 4547ft
 Pair of headstones approximately 10 metres from south aisle of church of st martin
 List entry no: 1077026 11-03-1987

F Grade II - Listed building 4583ft
 Cistern between south aisle and south porch of church of st martin
 List entry no: 1203881 11-03-1987

G Grade II* - Listed building 4613ft
 Church of st martin
 List entry no: 1077025 18-01-2068

H Grade II - Listed building 4843ft
 Farmbuildings adjoining middlemore farmhouse
 List entry no: 1387390 14-07-1999

Your Agent

SKILTON & HOGG
DAVENTRY ESTATE AGENT



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David Bruckert

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