



SH Buyers Report

22nd September 2026

Rosebank The Broadway, Norton,
Daventry. NN11 2NG



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 797ft² Detached Freehold

Plot information

Title number **NN239660**
Garden direction **SouthWest**
Outdoor area **0.1 acres**
Parking (predicted) **No**

Build	Utilities	EPC	Valid until 27/11/2034
Suspended floors	✖ Mains gas	Efficiency rating (current)	32 F
Double glazed windows	✖ Wind turbines	Efficiency (potential)	58 D
Brick walls	✖ Solar panels	Enviro impact (current)	35 F
Pitched roof	Mains fuel type Electric	Enviro impact (potential)	55 D
Year built 1967-1975	Water Anglian Water		

Council tax	Mobile coverage	Broadband availability
Band D	EE	Basic 1mb
£2,487 per year (est)	O2	Superfast N/A
West Northamptonshire	Three	Ultrafast 1800mb
	Vodafone	Overall 1800mb

 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

Moderate risk (3-5%)

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

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

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.

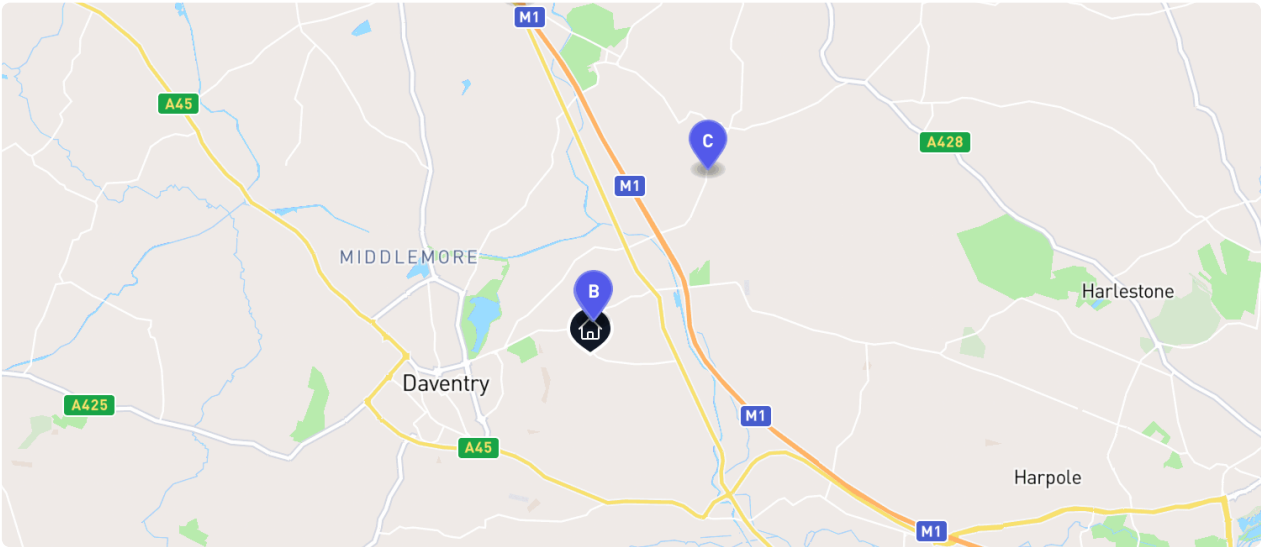
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



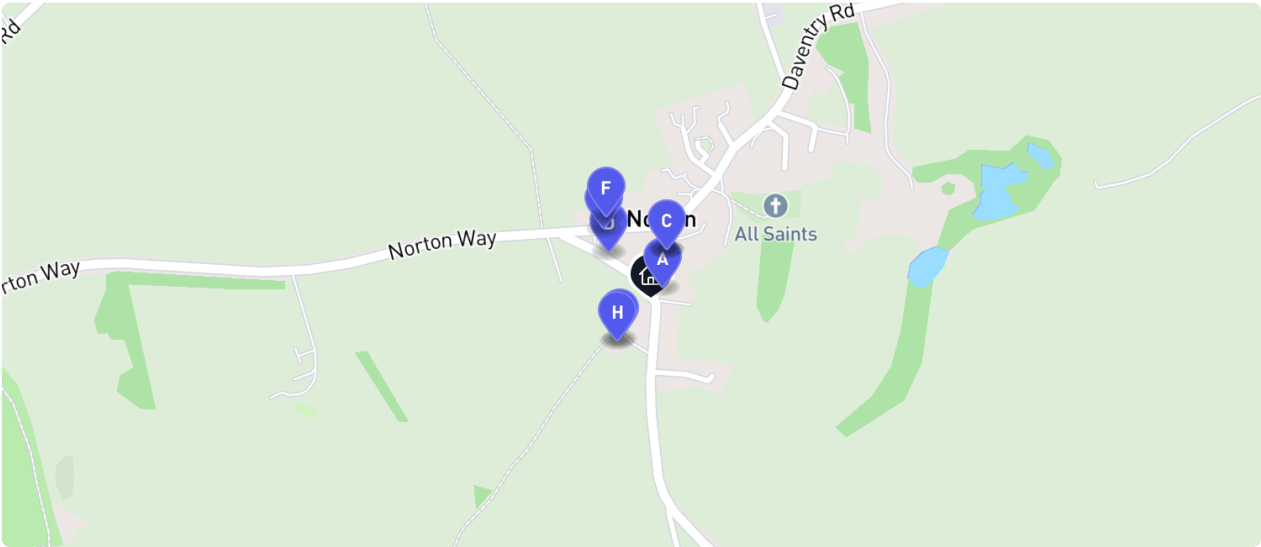
A All-through DSL V E-ACT Academy Good 1.35mi	B Nursery · Primary Monksmoor Park Church of England Primary School Good 1.44mi	C Primary Abbey CofE Academy Good 1.65mi
D Primary Ashby Fields Primary School Requires improvement 1.75mi	E Secondary · Post-16 The Parker E-ACT Academy Good 1.85mi	F Nursery · Primary St James Infant School Good 2.00mi
G Nursery · Primary The Grange School, Daventry Requires improvement 2.59mi		

Local Transport



A White Horse Ph, Daventry Road Bus stop or station0.07 mi	B Demand Responsive Area, Demand Responsive Area Bus stop or station0.09 mi	C Long Buckby Rail Station Train station2.40 mi
D Coventry Airport Airport16 mi	E M1 Motorway4.10 mi	

Nearby Planning



A

Geranium Cottage 21 The Broadway Norton NN11 2NG

Removal of existing single storey lean-to, to be replaced with new single storey rear extension of...

Approved Ref: 2024/2664/PNHDPD 22-05-2024

B

Land Adj Cedar View The Broadway Norton Northamptonshire NN11 2NG

Demolition of existing buildings. Construction of detached dwelling.

Approved Ref: DA/2017/1111 08-01-2018

C

Cedar View The Broadway Norton Northamptonshire NN11 2NG

Demolition of existing building and construction of 2 no. holiday lets

Approved Ref: WND/2021/0576 08-09-2021

D

Land to south of Weedon Lane Dodford Northamptonshire

Lawful development certificate for existing use for a motorcross and event centre

Approved Ref: WND/2022/0660 22-07-2022

E

Key Cottage 22 Daventry Road Norton Northamptonshire NN11 2ND

Single storey rear extension.

Approved Ref: WND/2021/0650 01-10-2021

F

30 Daventry Road Norton Northamptonshire NN11 2ND

Alterations to access to provide on site parking and formation of dropped kerb

Refused Ref: DA/2019/0957 19-11-2019

G

1 The Paddocks Weedon Lane Norton NN11 2LP

Construction of single storey outbuilding to provide domestic storage, workshop, home office, and...

Approved Ref: 2024/4977/FULL 23-10-2024

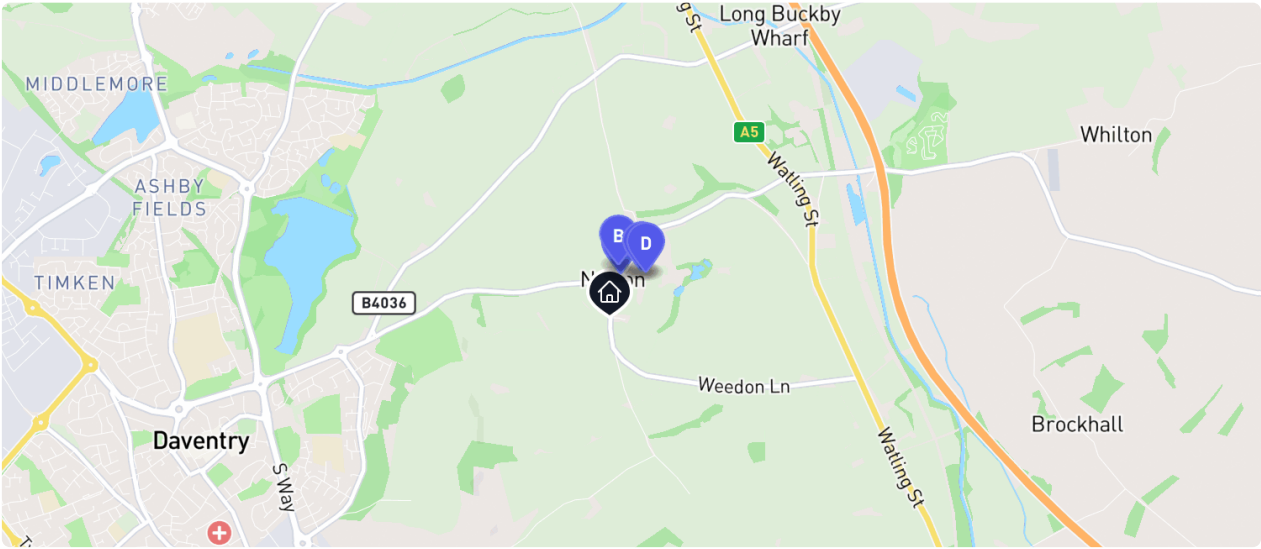
H

2 The Paddocks Weedon Lane Norton Northamptonshire NN11 2LP

Construction of detached garage

Approved Ref: WND/2021/0591 04-10-2021

Nearby Listed Buildings



A Grade II - Listed building 427ft 4, 5, 6, 7, 8 and 9, daventry road List entry no: 107650829-04-1987	B Grade II - Listed building 587ft 54, daventry road List entry no: 107650929-03-1983
C Grade I - Listed building 823ft Church of all saints List entry no: 107650718-01-2068	D Grade II - Listed building 892ft Chest tomb approximately 25 metres south east of church of all saints List entry no: 134297729-04-1987
E Grade II - Listed building 6125ft Milespost 3 metres west of windlass cottage by towpath of grand union canal List entry no: 107648829-04-1987	F Grade II - Listed building 6158ft Grand union canal windlass cottage List entry no: 120417429-04-1987
G Grade II - Listed building 6234ft Grand union canal lower gate house List entry no: 120416229-04-1987	

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

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Contact Us

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