

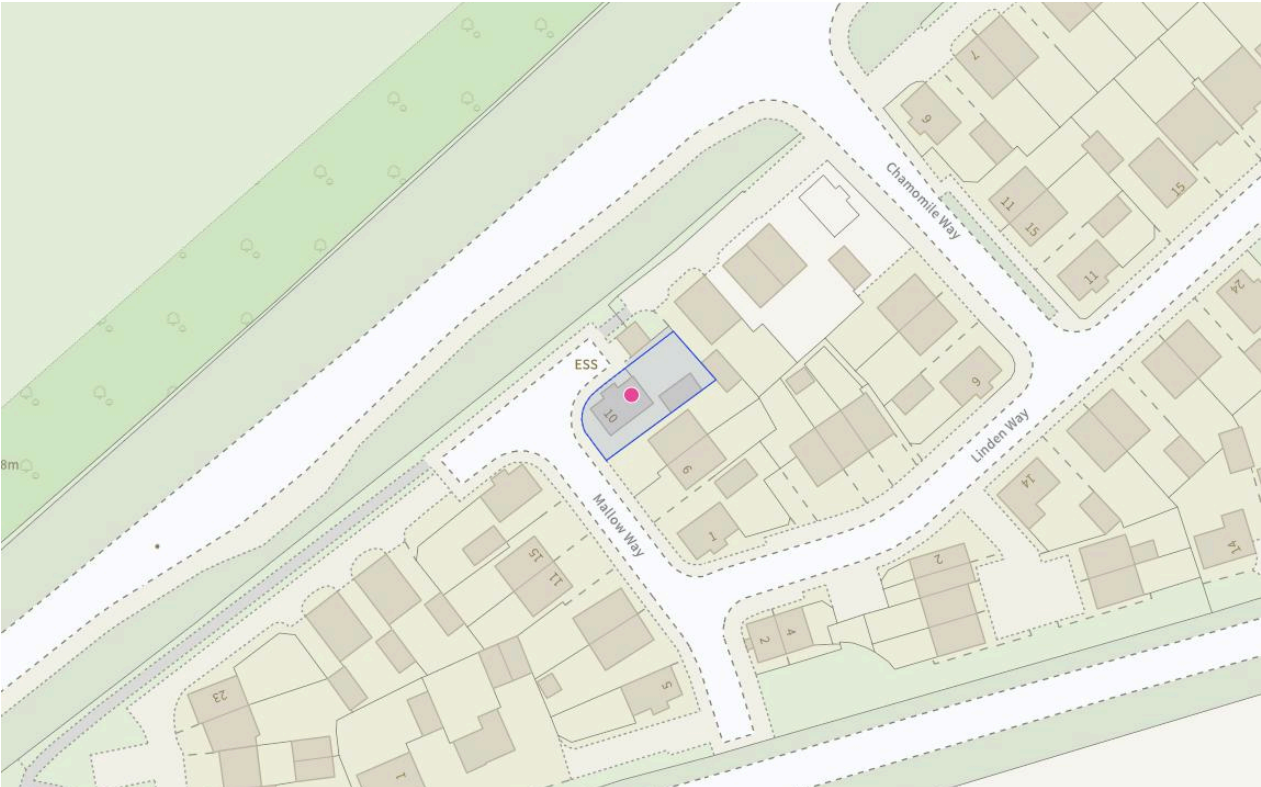


SH Buyers Report

26th May 2026



Introduction



Key Property Information



3 2 893ft² | £380 pft² Detached Freehold

Plot information

Title number **NN400703**
Garden direction **NorthEast**
Outdoor area **0.04 acres**
Parking (predicted) **Yes**

Build

Other floors
High performance windows
Other walls
Other roof
Year built 2024

Utilities

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

EPC

Valid until 05/03/2034

Efficiency rating (current) **83 B**
Efficiency (potential) **95 A**
Enviro impact (current) **86 B**
Enviro impact (potential) **97 A**

Council tax

Band D
£2,487 per year (est)
West Northamptonshire

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **8mb**
Superfast **31mb**
Ultrafast **1800mb**
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 to High risk (5-10%)

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

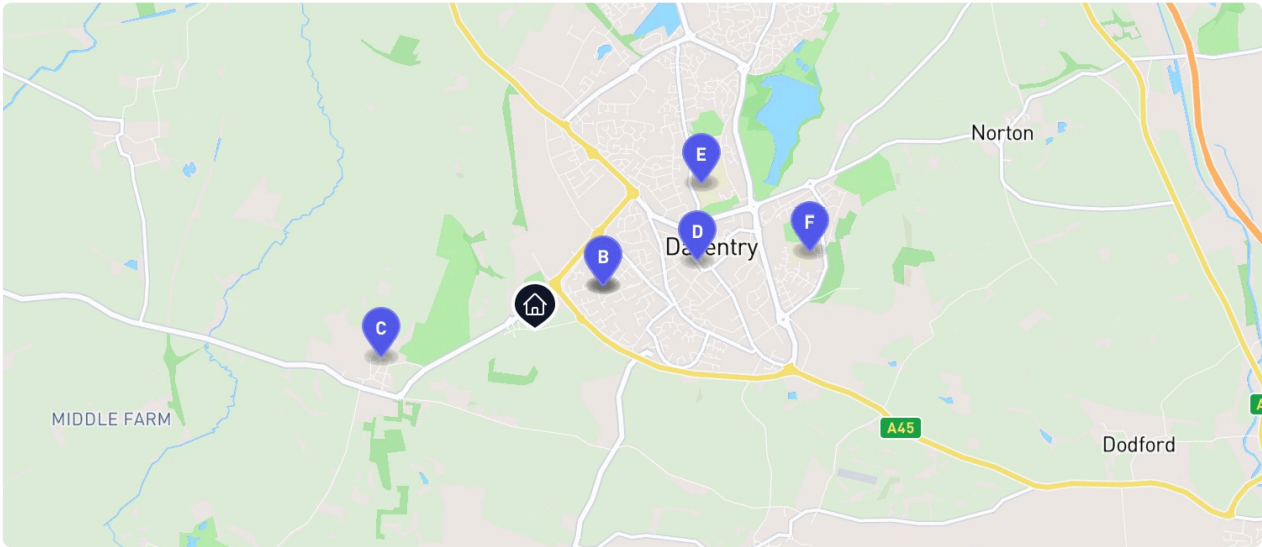
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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
E-ACT The Grange School
Not rated 0.43mi

B Nursery · Primary
The Grange School, Daventry
Requires improvement 0.43mi

C Primary
Staverton Church of England Voluntary Primary School
Good 1.00mi


D Nursery · Primary
St James Infant School
Good 1.02mi

E Secondary · Post-16
The Parker E-ACT Academy
Good 1.25mi

F All-through
DSLVA E-ACT Academy
Good 1.71mi


Local Transport



A 


The Cherwell, Thames Road

Bus stop or station 0.22 mi

B 


Staverton Road

Bus stop or station 0.24 mi

C 


70 Tweed Close

Bus stop or station 0.35 mi

D 


Long Buckby Rail Station

Train station 5.18 mi

E 

Coventry Airport

Airport 15 mi

F 

M1

Motorway 5.39 mi

Nearby Planning



A Land At Malabar Farm A425/Staveron Road Daventry Northamptonshire

Reserved matters application (appearance, landscaping, layout and scale) for construction of 12...

Approved Ref: 2024/2213/RM 15-04-2024

B Land at Malabar Farm A425 Staveron Road Daventry

Request for a variation to S106 Agreement dated 05.11.2021 in relation to planning application...

Validated Ref: 2024/2202/106V 26-04-2024

C 36 High Street Milton Malsor NN7 3AS

Extend existing pergola to include a single garage extension

Approved Ref: S/2020/0558/FUL 07-04-2020

D Land at Malabar Farm, Staveron Road, Daventry

Reserved matters application (appearance, landscaping, layout and scale) for the construction ...

Validated Ref: 2024/2839/RM 05-06-2024

E Land At Malabar Farm A425/Staveron Road Daventry

Reserved Matters application for the construction of an electricity sub station on the Local Centre site,...

Validated Ref: 2024/3338/MAR 05-07-2024

F Land At Malabar Farm A425 Staveron Road Staveron Road Daventry

Reserved matters application (appearance, layout and scale) for the construction of an access route and...

Validated Ref: 2025/3772/MAR 18-08-2025

G Land at Malabar Farm Staveron Road Daventry Northamptonshire

Reserved matters application (appearance, landscaping, layout, scale) for construction of 68...

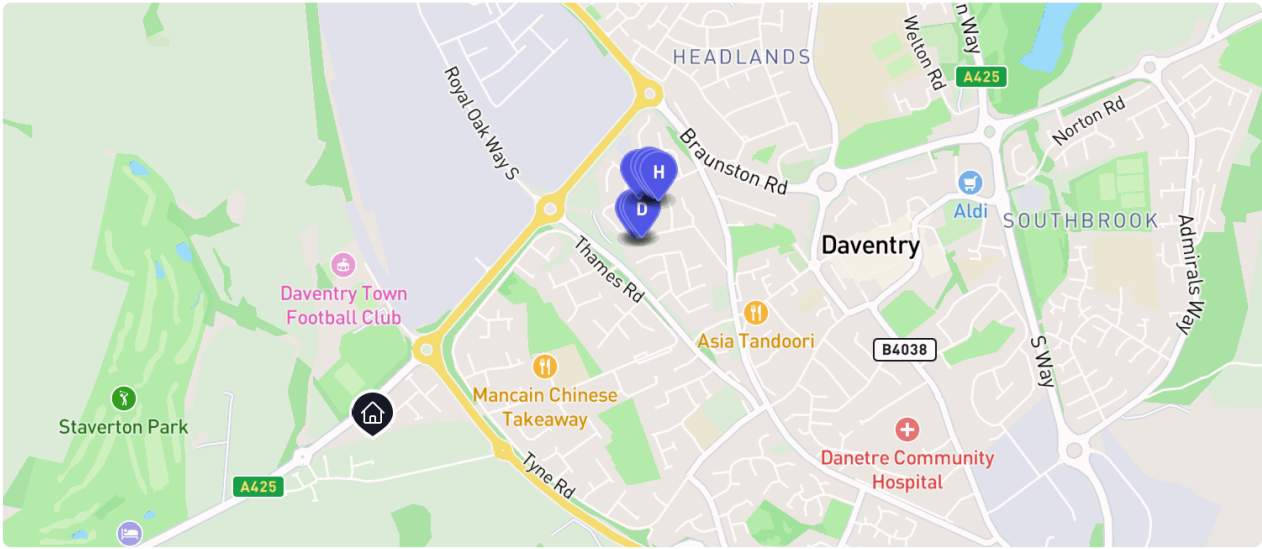
Approved Ref: WND/2022/1026 09-11-2022

H Land At Drayton Lodge Staveron Road Daventry Northamptonshire NN11 4NL

Construction of 140 dwellings and associated infrastructure including vehicular access from the...

Approved Ref: DA/2019/1000 13-12-2019

Nearby Listed Buildings



A Grade II - Listed building 3425ft
 Badby house (our lady of passion monastery)
 List entry no: 1075271 18-01-2068

B Grade II - Listed building 3573ft
 Manor house
 List entry no: 1067672 04-12-2053

C Grade II - Listed building 3619ft
 Manor cottage
 List entry no: 1054013 19-09-1977

D Grade II - Listed building 3645ft
 Manor farmhouse
 List entry no: 1067673 19-09-1977

E Grade II - Listed building 3885ft
 11, school street
 List entry no: 1067677 19-09-1977

F Grade II - Listed building 3986ft
 1-9, school street
 List entry no: 1067676 19-09-1977

G Grade II - Listed building 4016ft
 The old school
 List entry no: 1367471 19-09-1977

H Grade II - Listed building 4045ft
 The orchards
 List entry no: 1067674 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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