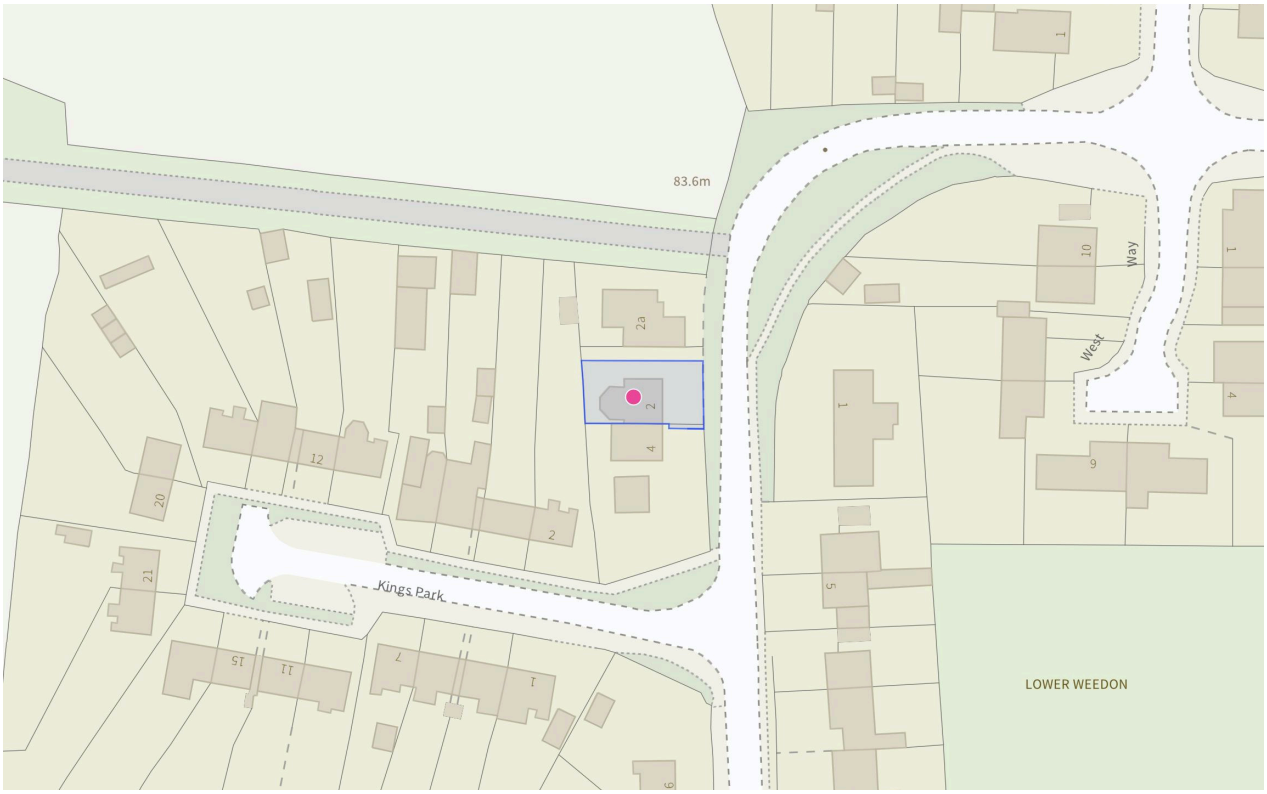
SH Buyers Report

28th October 2026

2 Croft Way, Weedon, Northampton.
NN7 4QX

Introduction



Key Property Information

2 | 1 | 743ft² | Semi-Detached | Freehold

Plot information

Title number	**NN240119**
Garden direction	**East**
Outdoor area	**0.04 acres**
Parking (predicted)	**Yes**

Build

- Solid floors
- Double glazed windows
- Brick walls
- Pitched roof
- Year built 1950-1966

Utilities

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

EPC

Valid until 29/06/2033

Efficiency rating (current)	**69 C**
Efficiency (potential)	**85 B**
Enviro impact (current)	**69 C**
Enviro impact (potential)	**85 B**

Council tax

Band C
£2,210 per year (est)
West Northamptonshire

Mobile coverage

- EE
- O2
- Three
- Vodafone

Broadband availability

Basic	**7mb**
Superfast	**80mb**
Ultrafast	**1000mb**
Overall	**1000mb**

Planning and Local Information

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 m^3. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Rights and restrictions

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

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

Rights and restrictions

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.

Rights and restrictions

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

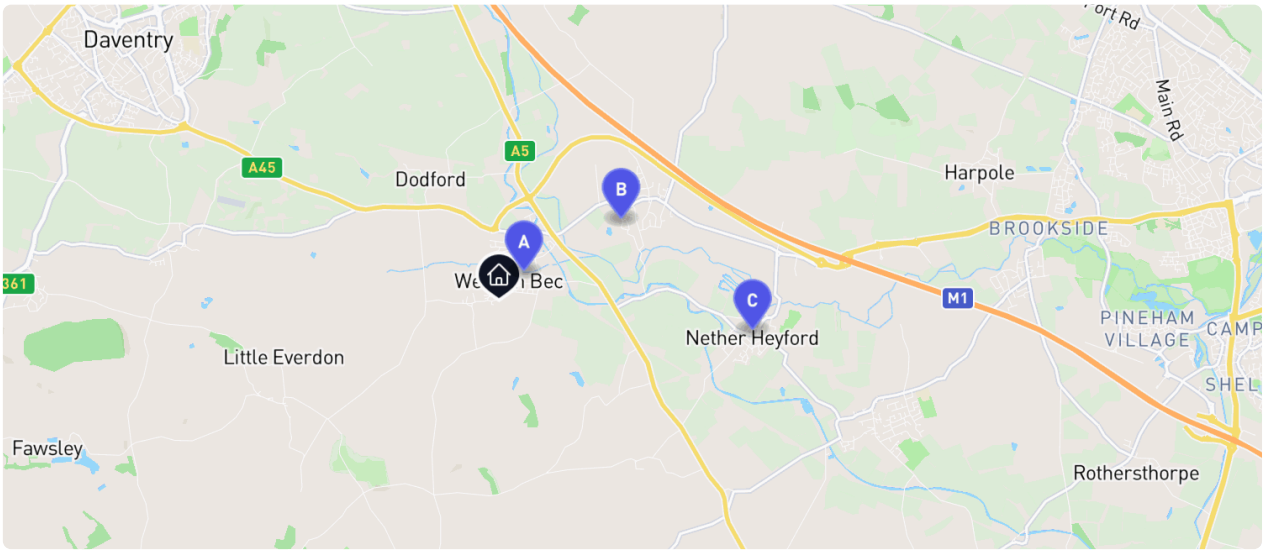
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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

Weedon Bec Primary School

Requires improvement — 0.21mi

B Primary

Flore Church of England Primary School

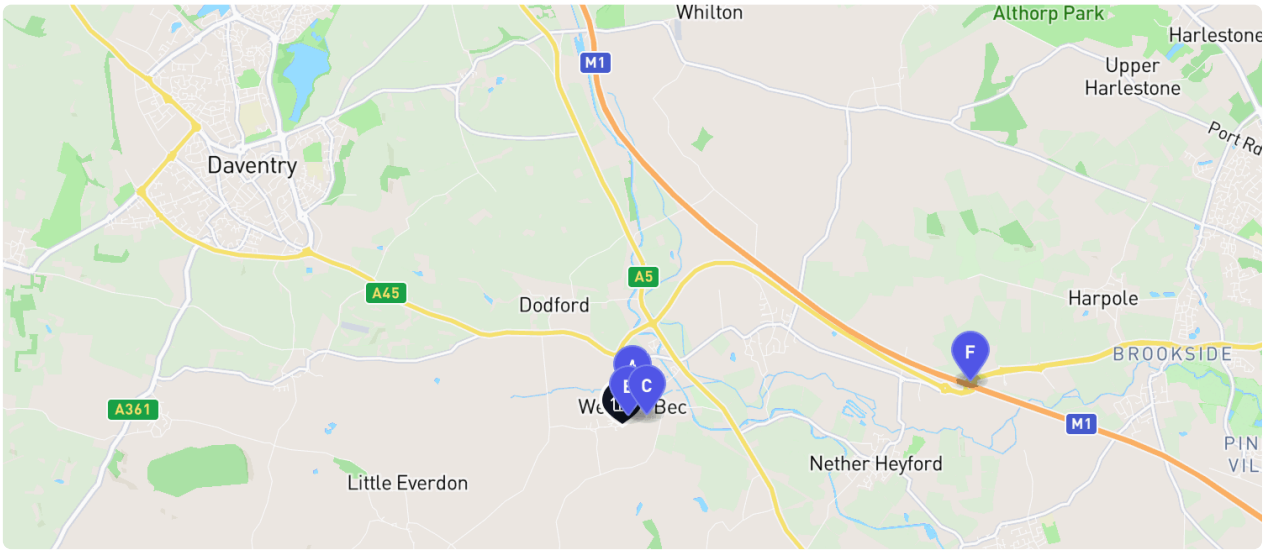
Good — 1.15mi

C Primary

The Bliss Charity School

Good — 2.25mi

Local Transport



A

Community Centre, West Street

Bus stop or station — 0.08 mi

B

Oak Street

Bus stop or station — 0.16 mi

C

Surgery, New Croft

Bus stop or station — 0.25 mi

D

Long Buckby Rail Station

Train station — 4.61 mi

E

Coventry Airport

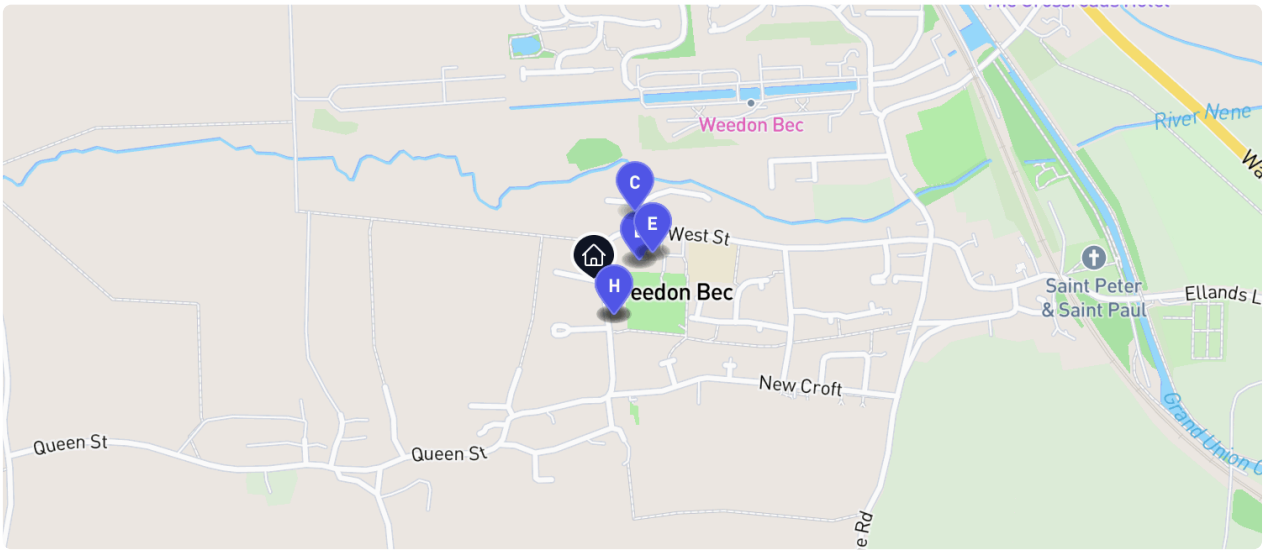
Airport — 19 mi

F

M1

Motorway — 3.01 mi

Nearby Planning



A Adj 6 West Way Weedon Northamptonshire NN7 4QW

Demolition of existing garage and construction of detached dwelling

Refused Ref: DA/2019/0812 27-09-2019

B 6 West Way Weedon Northamptonshire NN7 4QW

Demolition of existing garage. Construction of two storey side/rear extension and single storey rear...

Approved Ref: DA/2020/0932 10-11-2020

C 3 Neneside Close Weedon NN7 4QH

Construction of a canopy to the side and rear

Approved Ref: 2024/2012/FULL 15-03-2024

D 4 West Way Weedon NN7 4QW

Proposed Dwelling

Approved Ref: 2024/3298/FULL 04-07-2024

E 4 West Way Weedon Northamptonshire NN7 4QW

Construction of attached dwelling.

Approved Ref: WND/2023/0006 17-01-2023

F 21 Croft Way Weedon NN7 4QX

Certificate of Lawfulness for proposed development of a loft conversion with double dormer extension

Approved Ref: 2023/5437/LDP 19-06-2023

G 21 Croft Way Weedon NN7 4QX

Demolition of rear single storey outbuilding, erection of two storey rear extension and restoration works t...

Approved Ref: DA/2020/0038 17-01-2020

H 21 Croft Way Weedon Northamptonshire NN7 4QX

Two storey side and two storey rear extension.

Approved Ref: DA/2021/0141 23-02-2021

Nearby Listed Buildings

A Grade II* - Listed building — 925ft

Former weedon barracks, west lodge

List entry no: 1203443 — 29-04-1987

B Grade II* - Listed building — 951ft

Former weedon barracks, storehouse number 17

List entry no: 1281668 — 06-08-1982

C Grade II* - Listed building — 958ft

Former weedon barracks, storehouse number 8

List entry no: 1076516 — 29-04-1987

D Grade II* - Listed building — 965ft

Former weedon barracks, canal enclosure wall to south

List entry no: 1281680 — 01-08-1982

E Grade II - Listed building — 978ft

The old priory

List entry no: 1076524 — 18-09-2053

F Grade II - Listed building — 984ft

9, queen street

List entry no: 1076486 — 29-04-1987

G Grade II* - Listed building — 1010ft

Former weedon barracks, canal enclosure wall to north

List entry no: 1076513 — 01-08-1982

H Grade II - Listed building — 1017ft

9, oak street

List entry no: 1203651 — 29-04-1987

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. "

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