

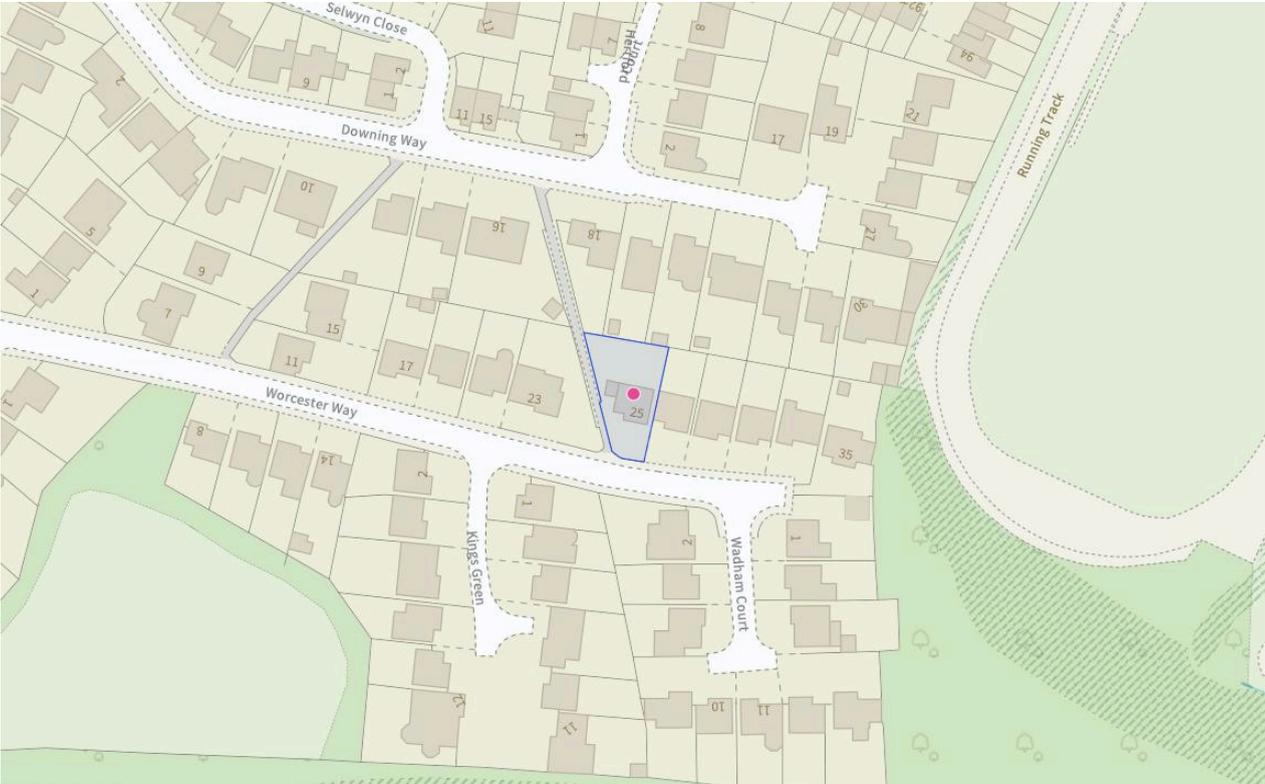


SH Buyers Report

25th March 2026



Introduction



Key Property Information



🏠 4 🚗 2 📏 1,066ft² | £314 pft² 🏡 Detached 📄 Freehold

📏 Plot information

Title number **NN116350**
Garden direction **North**
Outdoor area **0.08 acres**
Parking (predicted) **Yes**

🏠 Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1983-1990

🔌 Utilities

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

💡 EPC

Valid until 30/07/2022

Efficiency rating (current) **61 D**
Efficiency (potential) **82 B**
Enviro impact (current) **56 D**
Enviro impact (potential) **81 B**

🏠 Council tax

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

📱 Mobile coverage

EE 
O2 
Three 
Vodafone 

📶 Broadband availability

Basic **16mb**
Superfast **80mb**
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 - 15.62 miles away

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

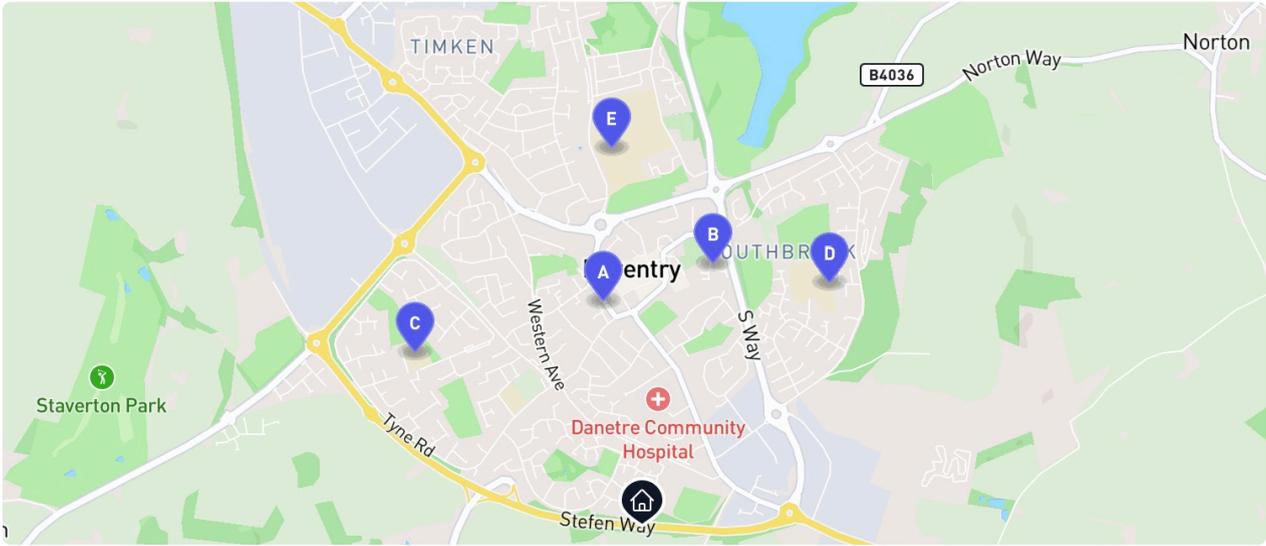
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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
St James Infant School
Good 0.62mi

B Primary
Abbey CofE Academy
Good 0.75mi

C Nursery · Primary
The Grange School, Daventry
Requires improvement 0.82mi

D All-through
DSL V E-ACT Academy
Good 0.87mi

E Secondary · Post-16
The Parker E-ACT Academy
Good 1.08mi

Local Transport



A 

Downing Way
Bus stop or station 0.12 mi

B 

Worcester Way
Bus stop or station 0.13 mi

C 

Christchurch Drive
Bus stop or station 0.16 mi

D 

Long Buckby Rail Station
Train station 4.56 mi

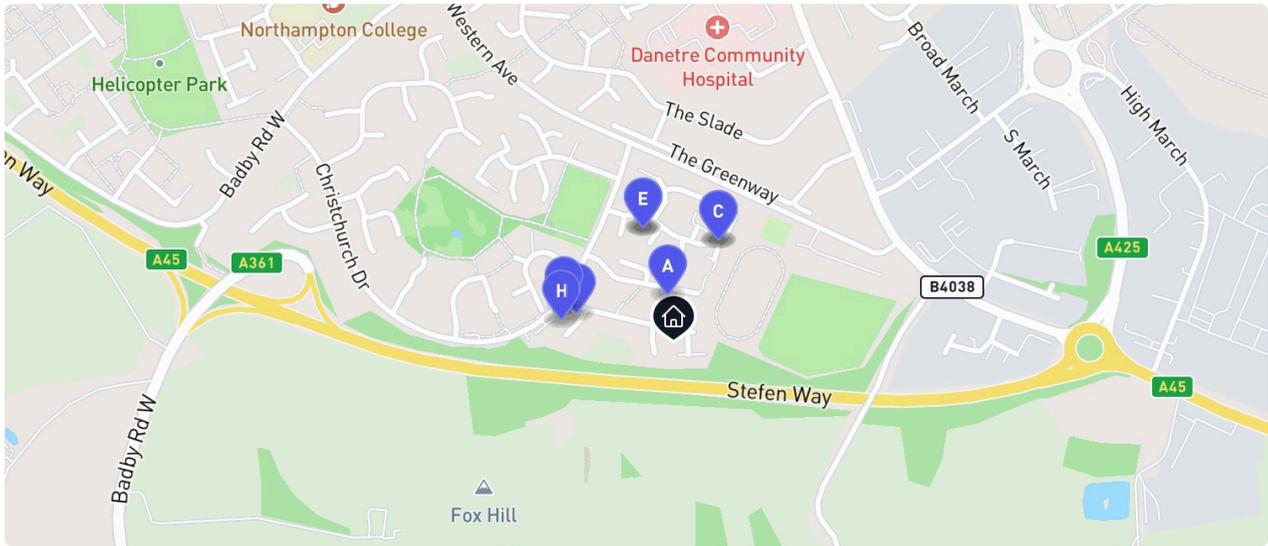
E 

Coventry Airport
Airport 16 mi

F 

M1
Motorway 5.43 mi

Nearby Planning



A 10 Downing Way Daventry Northamptonshire NN11 4TN

Single storey side and first floor extensions

Approved Ref: DA/2019/0635 29-07-2019

B 87 Lincoln Way Stefen Hill Daventry Northamptonshire NN11 4SU

Construction of new house attached to 87 Lincoln Way, Daventry

Refused Ref: DA/2018/0824 18-10-2018

C 99 Lincoln Way Daventry NN11 4SU

Single storey side extension to form enlarged kitchen, new garage and porch.

Approved Ref: WND/2021/0199 14-06-2021

D 34 Lincoln Way Daventry Northamptonshire NN11 4SX

Construction of single storey and two storey rear extension.

Approved Ref: WND/2021/0485 16-08-2021

E 34 Lincoln Way Daventry Northamptonshire NN11 4SX

Construction of two storey rear extension.

Approved Ref: WND/2022/0260 04-04-2022

F 6 St Edmunds Close Daventry Northamptonshire NN11 4UE

Proposed single storey side and rear extension and first floor extension above garage and conversion of...

Approved Ref: DA/2019/0202 19-03-2019

G 74 Christchurch Drive Daventry Northamptonshire NN11 4TL

Porch extension under existing pitched roof

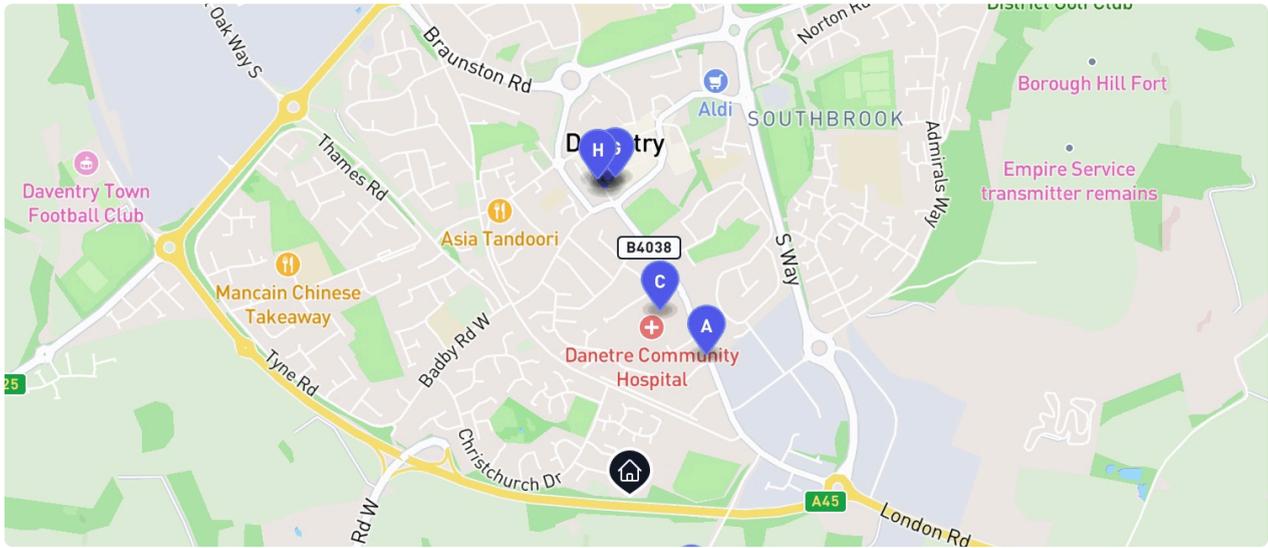
Approved Ref: DA/2019/0644 08-08-2019

H 66 Christchurch Drive Daventry Northamptonshire NN11 4RW

First floor extension above existing garage extension to canopy new front window and door (revised...

Approved Ref: WND/2023/0203 01-03-2023

Nearby Listed Buildings



A Grade II - Listed building 1565ft
 Milestone (london 71)
 List entry no: 1470348 12-06-2020

B Grade II - Listed building 1601ft
 Windmill on newnham hill
 List entry no: 1342955 29-04-1987

C Grade II - Listed building 1841ft
 Danetre hospital administration offices (former workhouse building)
 List entry no: 1249207 31-10-1990

D Grade II* - Listed building 3209ft
 Wheatsheaf hotel
 List entry no: 1298930 04-12-2053

E Grade II - Listed building 3274ft
 47 and 49, sheaf street
 List entry no: 1067678 04-12-2053

F Grade II - Listed building 3310ft
 45, sheaf street
 List entry no: 1356604 04-12-2053

G Grade II - Listed building 3333ft
 United reformed chapel
 List entry no: 1367477 04-12-2053

H Grade II - Listed building 3333ft
 34, sheaf street
 List entry no: 1356607 20-01-1977

Your Agent

SKILTON & HOGG
DAVENTRY ESTATE AGENT



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David Bruckert

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