

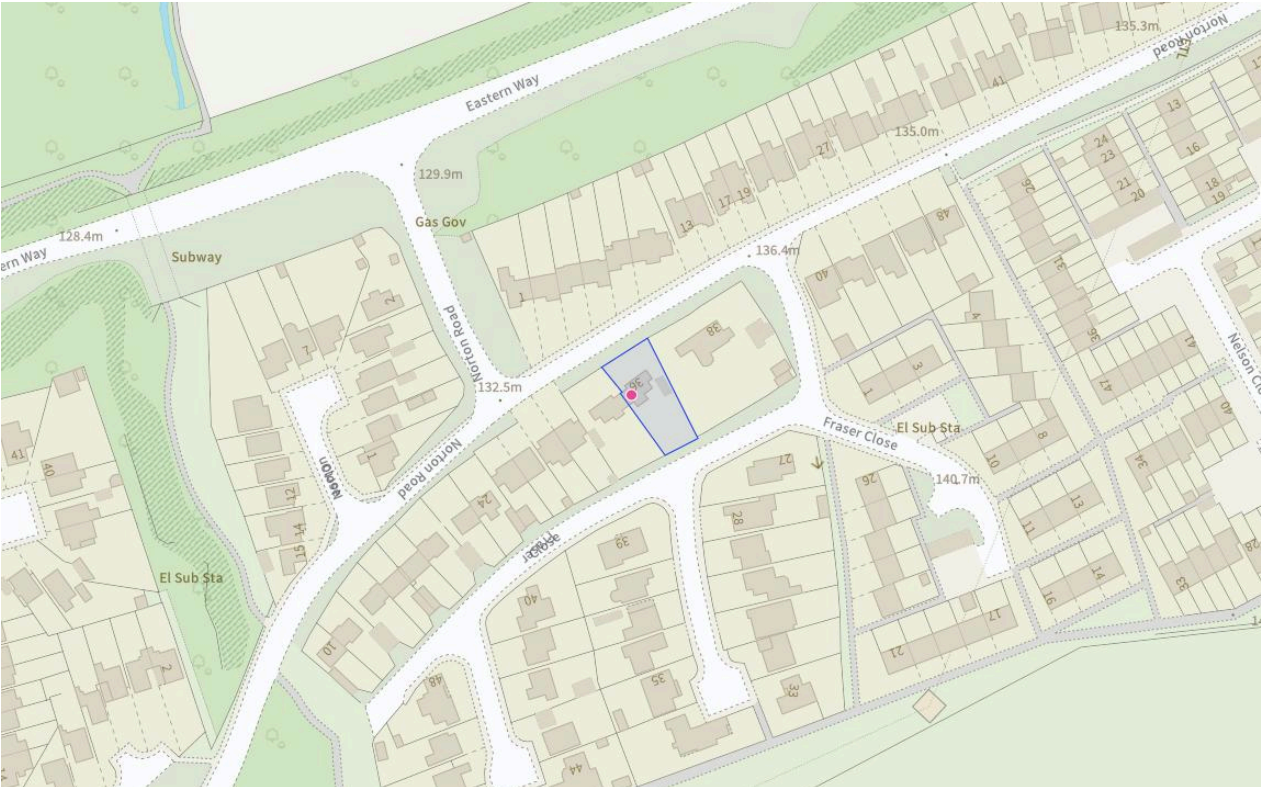


SH Buyers Report

30th April 2026



Introduction



Key Property Information



🏠 3 🚗 2 📏 1,012ft² | £286 pft² 🏡 Semi-Detached 📄 Freehold

📏 Plot information

Title number **NN392327**
Garden direction **SouthEast**
Outdoor area **0.12 acres**
Parking (predicted) **No**

🏠 Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1930-1949

🔌 Utilities

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

💡 EPC





Valid until 29/01/2030

Efficiency rating (current) **59 D**
Efficiency (potential) **82 B**
Enviro impact (current) **51 E**
Enviro impact (potential) **79 C**

🏠 Council tax

Band C
£2,100 per year (est)
West Northamptonshire

📱 Mobile coverage

EE 
O2 
Three 
Vodafone 

📶 Broadband availability

Basic **5mb**
Superfast **49mb**
Ultrafast **330mb**
Overall **330mb**

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 - 15.50 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

Low to Moderate risk (1-3%)

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

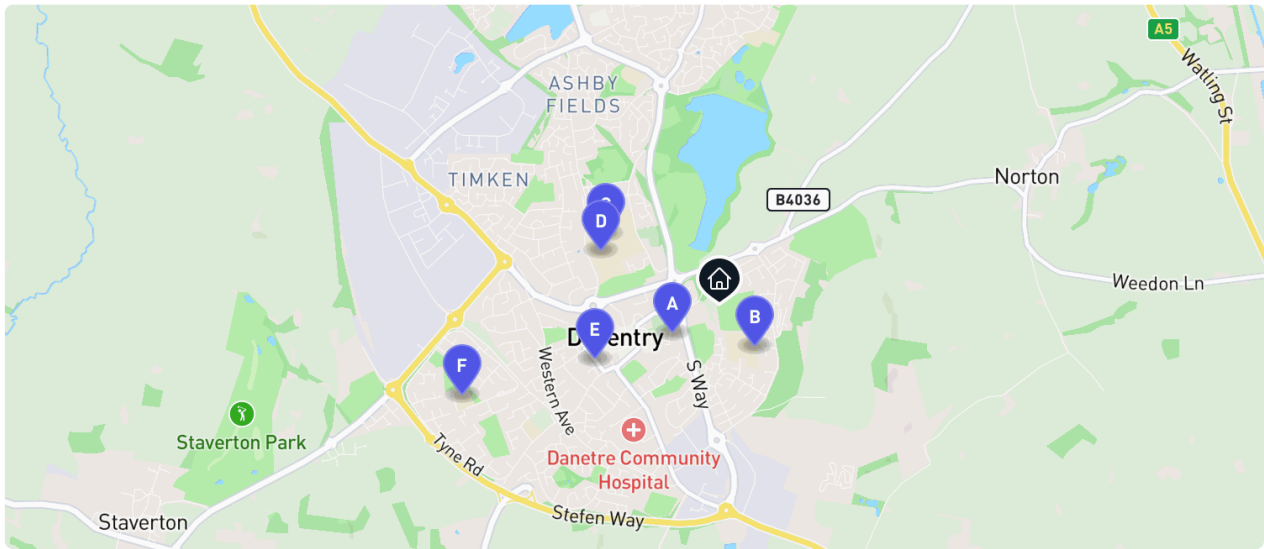
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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 Primary
Abbey CofE Academy
Good 0.32mi

B All-through
DSL V E-ACT Academy
Good 0.33mi

C Primary
Falconer's Hill Academy
Good 0.52mi

D Secondary · Post-16
The Parker E-ACT Academy
Good 0.53mi


E Nursery · Primary
St James Infant School
Good 0.65mi

F Nursery · Primary
The Grange School, Daventry
Requires improvement 1.22mi


G Nursery · Primary
Monksmoor Park Church of England Primary School
Good 1.22mi

Local Transport




A 


Norton Road
Bus stop or station 0.10 mi

B 


Collingwood Way
Bus stop or station 0.20 mi

C 


Frobisher Close
Bus stop or station 0.26 mi

D 

Long Buckby Rail Station
Train station 3.59 mi

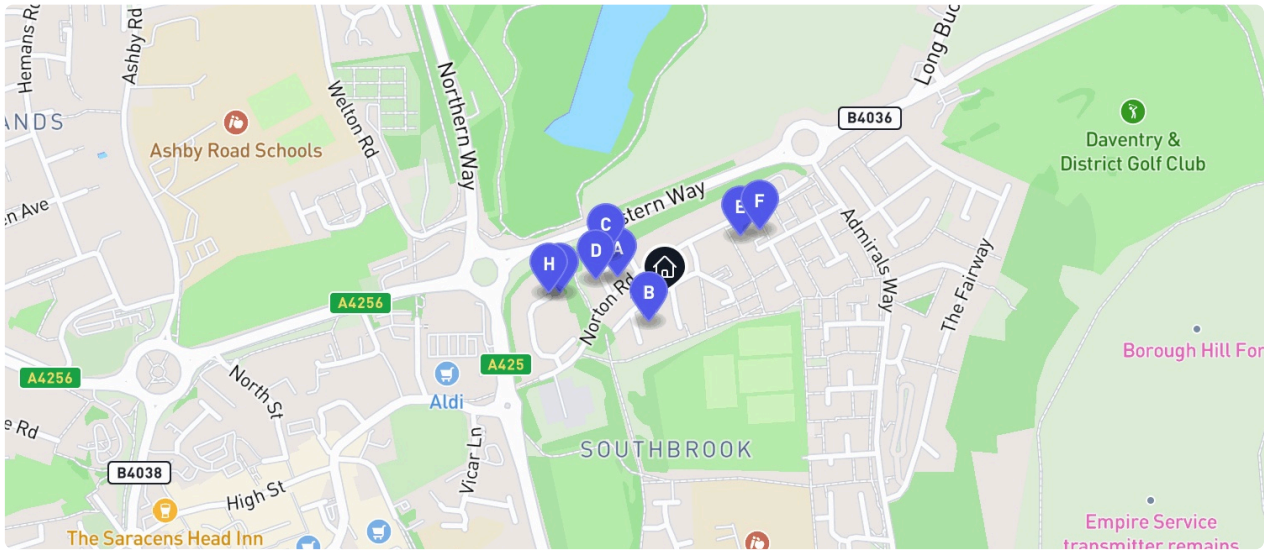
E 

Coventry Airport
Airport 15 mi

F 

M1
Motorway 4.43 mi

Nearby Planning



A 1 Norton Close Daventry Northamptonshire NN11 4GW

Demolition of conservatory and construction of two storey rear extension.

Approved Ref: DA/2019/0630 29-07-2019

B 42 Fraser Close Daventry Northamptonshire NN11 4GZ

Installation of balcony above front porch.

Refused Ref: DA/2020/0721 14-10-2020

C 6 Norton Close Daventry Northamptonshire NN11 4GW

Lawful Development Certificate (Proposed) replacement of existing conservatory to side...

Approved Ref: WND/2022/0892 29-09-2022

D 11 Norton Close Daventry Northamptonshire NN11 4GW

Removal of existing conifer trees and installation of 10ft fence.

Approved Ref: DA/2020/0473 13-07-2020

E 29 Collingwood Way Daventry NN11 4JB

Single storey rear extension to form WC

Approved Ref: 2024/5520/FULL 19-12-2024

F Garages adjacent to 20 Collingwood Way Southbrook Daventry Northamptonshire

Demolition of existing garages (17 no.) and construction of two 2-storey attached dwellings plu...

Refused Ref: DA/2017/0910 02-02-2018

G 34 Danetre Drive Daventry NN11 4GY

Single storey side extension.

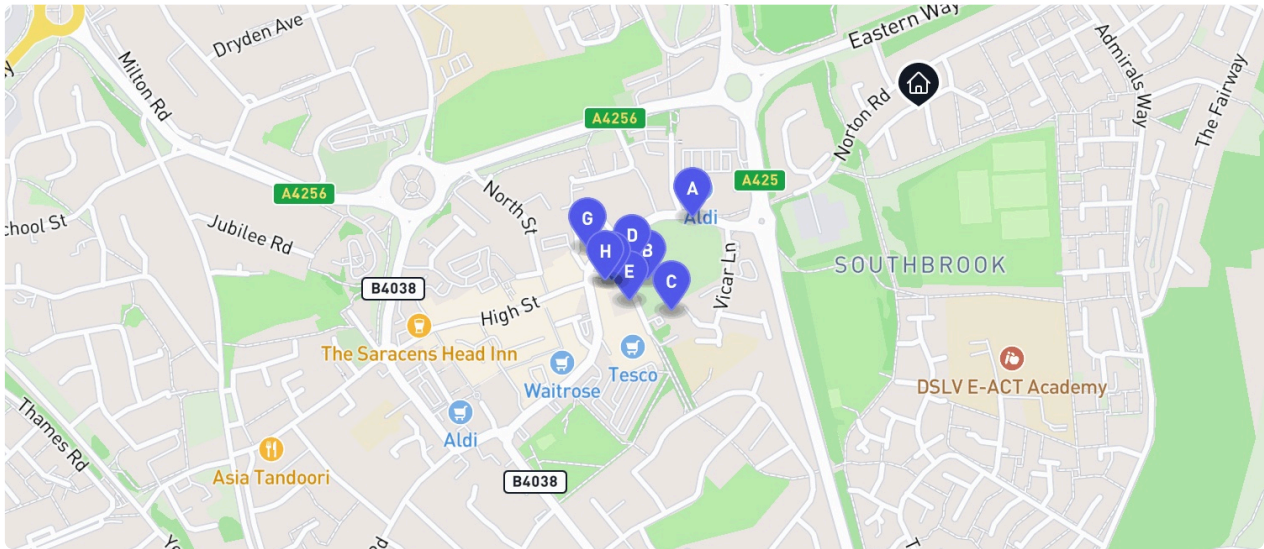
Approved Ref: 2024/0653/FULL 06-12-2023

H 34 Danetre Drive Daventry Northamptonshire NN11 4GY

Lawful Development Certificate (Proposed) for construction of flat roof dormer to rear

Approved Ref: DA/2020/0023 14-01-2020

Nearby Listed Buildings



A Grade II - Listed building 1506ft
 Daventry war memorial
 List entry no: 1420400 25-07-2014

B Grade I - Listed building 1923ft
 Church of the holy cross
 List entry no: 1067696 04-12-2053

C Grade II - Listed building 1926ft
 Daventry district council offices
 List entry no: 1067697 19-09-1977

D Grade II - Listed building 1942ft
 Abbey building
 List entry no: 1356600 04-12-2053

E Grade II - Listed building 2070ft
 7, church walk
 List entry no: 1067698 19-09-1977

F Grade II - Listed building 2090ft
 7, market place
 List entry no: 1067669 19-09-1977

G Grade II - Listed building 2113ft
 Plume of feathers public house
 List entry no: 1356601 19-09-1977

H Grade II - Listed building 2119ft
 4 and 5, market place
 List entry no: 1054738 04-12-2053

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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