



# SH Buyers Report

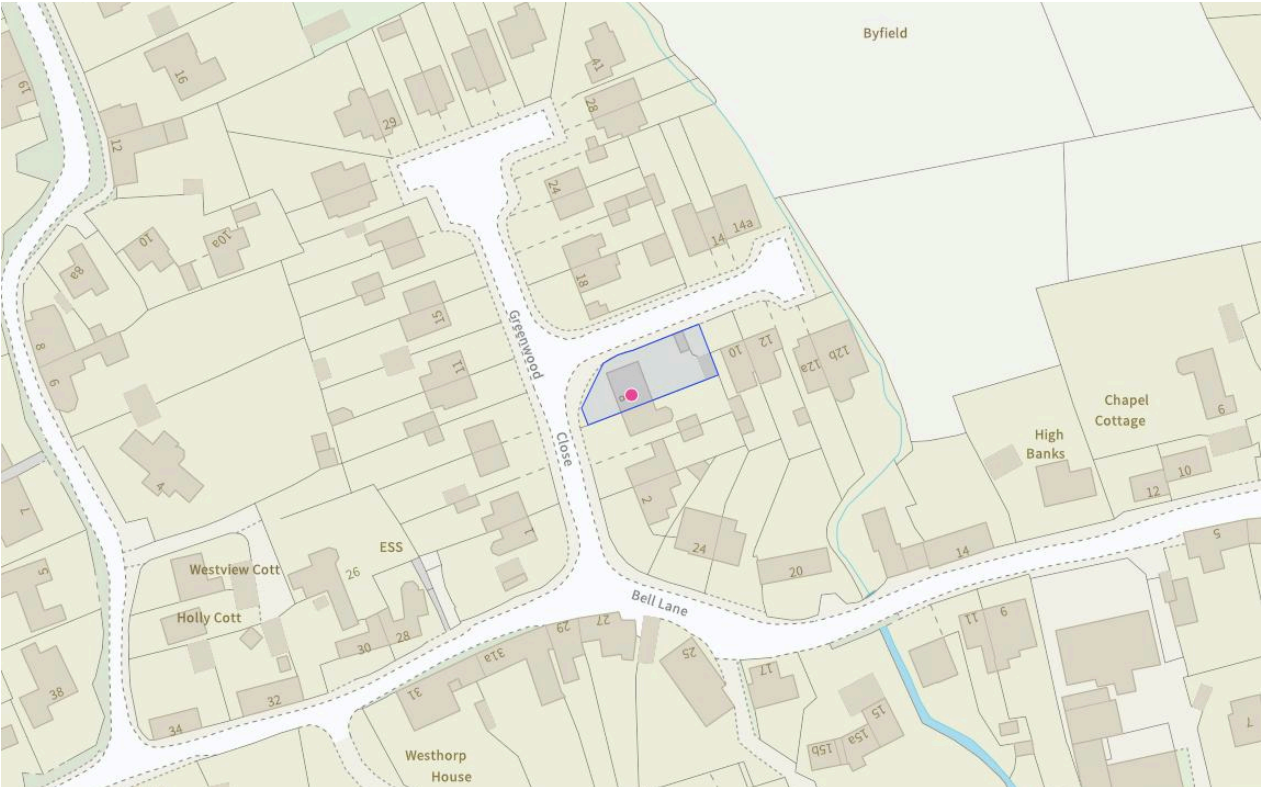
5th May 2026

8 Greenwood Close, Byfield, Daventry.  
NN11 6UU

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# Introduction



# Key Property Information



🏠 3 🚗 1 📏 1,023ft<sup>2</sup> | £391 pft<sup>2</sup> 🏡 Detached 📄 Freehold

## 📏 Plot information

Title number **NN321285**  
Garden direction **NorthEast**  
Outdoor area **0.08 acres**  
Parking (predicted) **No**

## 🏠 Build

Solid floors  
Double glazed windows  
Brick walls  
Pitched roof  
Year built 1967-1975

## 🔌 Utilities

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

## 💡 EPC





Valid until 30/06/2023

Efficiency rating (current) **58 D**  
Efficiency (potential) **81 B**  
Enviro impact (current) **44 E**  
Enviro impact (potential) **69 C**

## 🏠 Council tax

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

## 📱 Mobile coverage

EE   
O2   
Three   
Vodafone 

## 📶 Broadband availability

Basic **16mb**  
Superfast **31mb**  
Ultrafast **950mb**  
Overall **950mb**



## Flood risk

Rivers and sea  
Very low risk for flooding by rivers and sea

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Surface water  
Very low risk for flooding by surface water

## Radon Gas

**High risk (10-30%)**

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. 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

**Byfield School**

**Good** 0.05mi

**B** Nursery · Primary

**St Mary's Catholic Primary School, Aston-le-Walls**

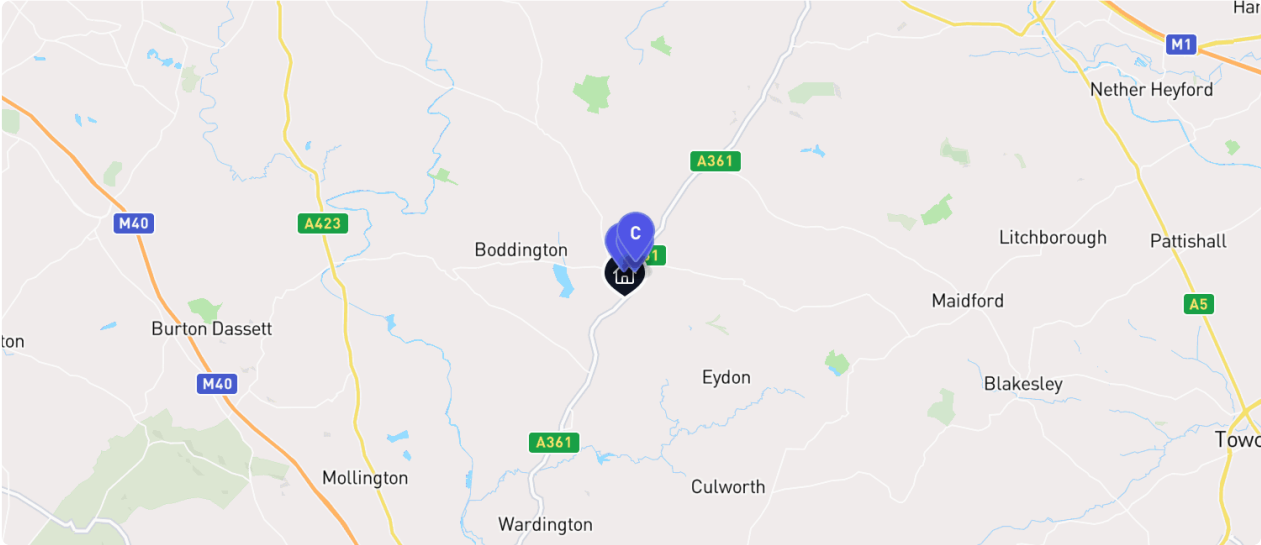
**Good** 1.75mi


**C** Nursery · Primary

**Woodford Halse Church of England Primary Academy**

**Good** 1.92mi


# Local Transport



**A** 


Greenwood Close

Bus stop or station 0.03 mi

**B** 


Garage, Banbury Road

Bus stop or station 0.17 mi

**C** 


Potters End, High Street

Bus stop or station 0.24 mi

**D** 

Coventry Airport

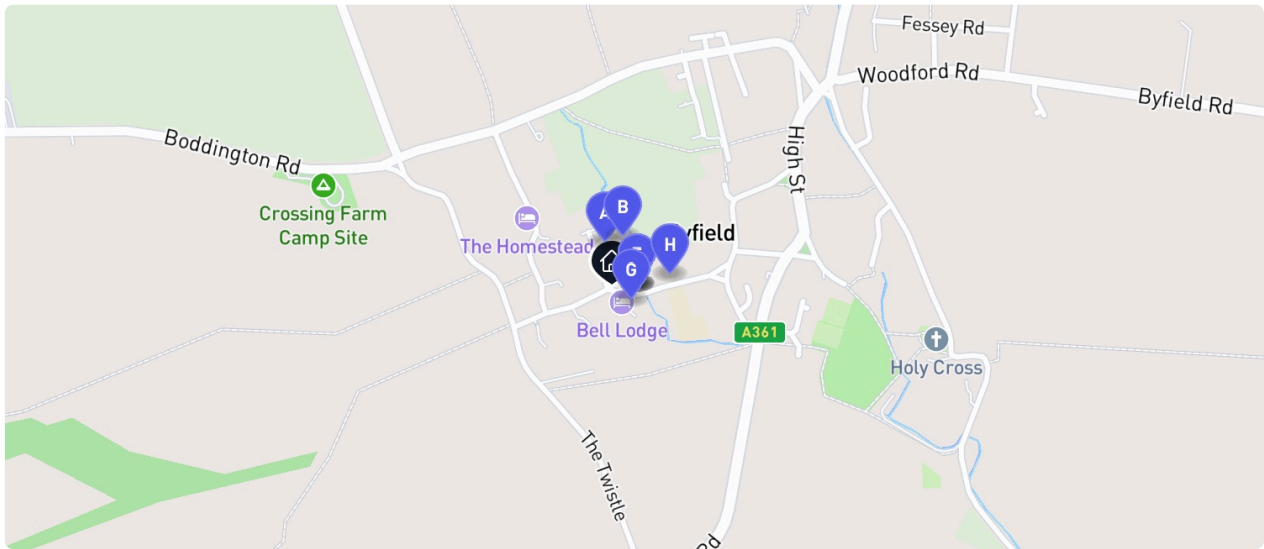
Airport 16 mi

**E** 

M40

Motorway 7.50 mi

## Nearby Planning



**A** 29 Greenwood Close Byfield Northamptonshire NN11 6UU

Conversion of garage to habitable room and single storey front extension

Approved      Ref: DA/2019/0605      18-07-2019

**B** 14 Greenwood Close Byfield Northamptonshire NN11 6UU

Conversion and alterations of one dwelling into two dwellings, including single storey rear extension to...

Approved      Ref: WND/2021/0185      16-06-2021

**C** Rose Cottage 20 Bell Lane Byfield Northamptonshire NN11 6US

Remove 1.2m long section of driveway wall and remove gates

Approved      Ref: DA/2019/0996      28-11-2019

**D** 30 Bell Lane Byfield Northamptonshire NN11 6US

Single storey rear extension.

Approved      Ref: DA/2020/0603      05-08-2020

**E** 33 Bell Lane Byfield Northamptonshire NN11 6US

Two storey extensions to front, side and rear; single storey extension to rear and new full height glazing ...

Approved      Ref: DA/2020/1057      25-11-2020

**F** 33 Bell Lane Byfield Northamptonshire NN11 6US

Proposed alterations and extension to garage including formation of first floor for use as home...

Approved      Ref: WND/2021/0781      08-11-2021

**G** Greenwood Cottage 4 Bell Lane Byfield Northamptonshire NN11 6US

Single storey front extension and two two storey rear extensions.

Approved      Ref: WND/2021/0805      15-11-2021

**H** High Banks, 12A Bell Lane, Byfield, NN11 6US

Construction of Single storey extension at rear

Approved      Ref: 2024/1539/FULL      26-02-2024

# Nearby Listed Buildings



**A** Grade II - Listed building 197ft  
 20, bell lane  
 List entry no: 1075336 24-02-1987

**B** Grade II - Listed building 413ft  
 Bertie cottage  
 List entry no: 1075338 24-02-1987

**C** Grade II - Listed building 427ft  
 Corner house  
 List entry no: 1343537 24-02-1987

**D** Grade II - Listed building 486ft  
 5, bell lane  
 List entry no: 1075337 24-02-1987

**E** Grade II - Listed building 630ft  
 36, banbury lane  
 List entry no: 1343536 24-02-1987

**F** Grade II - Listed building 653ft  
 32 and 34, banbury lane  
 List entry no: 1075335 24-02-1987

**G** Grade II - Listed building 686ft  
 26, banbury lane  
 List entry no: 1075334 24-02-1987

**H** Grade II - Listed building 755ft  
 Yew tree cottage  
 List entry no: 1343562 24-02-1987

## 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. "

**David Bruckert**  
Owner

dbruckert@skiltonandhogghomes.co.uk  
07738 803948

## Contact Us

SKILTON & HOGG  
DAVENTRY ESTATE AGENT

### Skilton and Hogg Estate Agents

5 Prince William Walk, Sheaf Street,  
Daventry NN11 4AB

✉ [info@skiltonandhogghomes.co.uk](mailto:info@skiltonandhogghomes.co.uk)

☎ 01327 624275

🌐 <https://www.skiltonandhogghomes.co.uk/>

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