

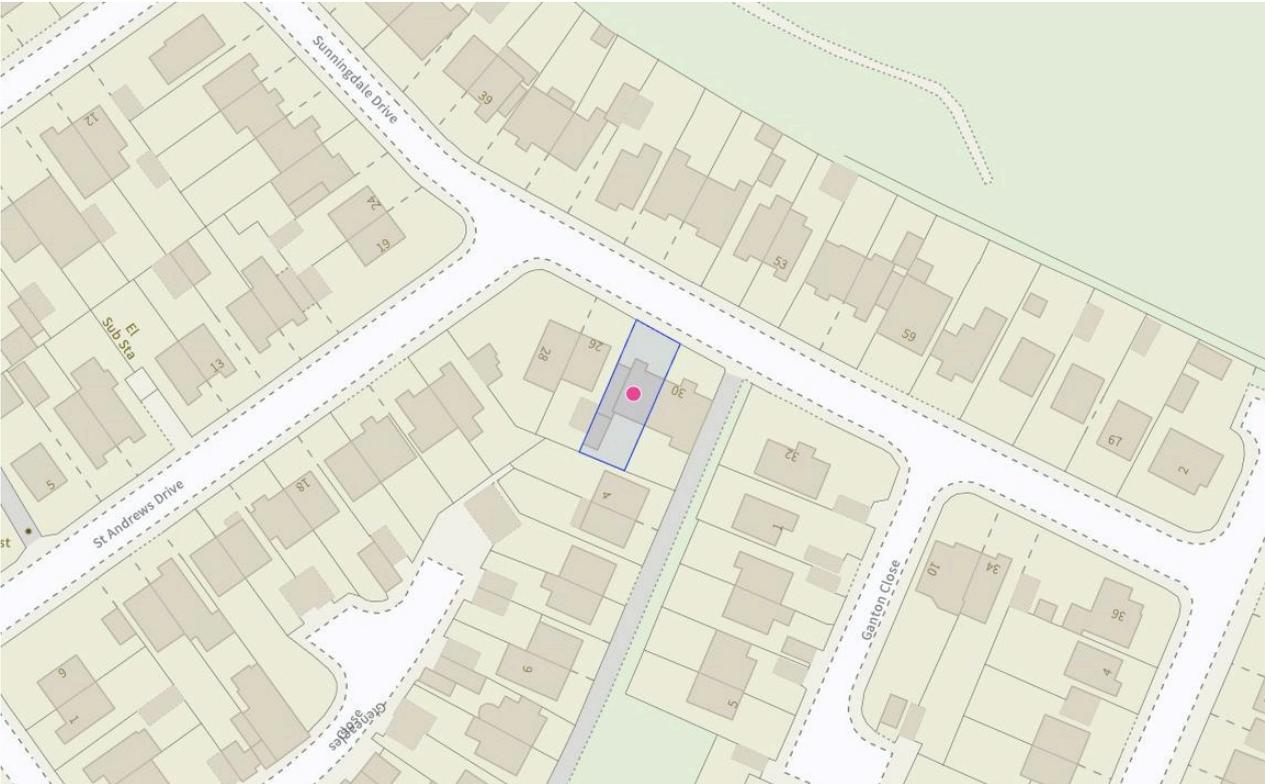


SH Buyers Report

27th February 2026



Introduction



Key Property Information



3 1 850ft² | £300 pft² Semi-Detached Freehold

Plot information

Title number **NN30525**
Garden direction **SouthWest**
Outdoor area **0.04 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 **Mains Gas**
Water **Anglian Water**

EPC

Valid until 15/04/2022

Efficiency rating (current) **55 D**
Efficiency (potential) **81 B**
Enviro impact (current) **48 E**
Enviro impact (potential) **81 B**

Council tax

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

Mobile coverage

EE
 O2
 Three
 Vodafone

Broadband availability

Basic **5mb**
 Superfast **66mb**
 Ultrafast **1000mb**
 Overall **1000mb**

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 - 15.72 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

High risk (10-30%)

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

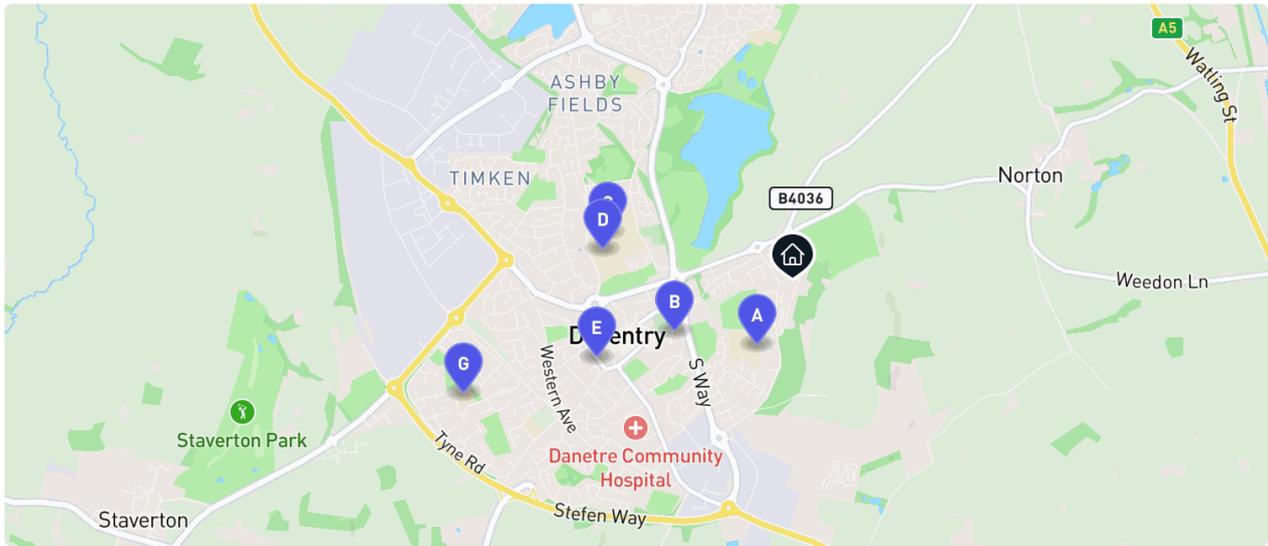
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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 All-through
DSLV E-ACT Academy
 Good 0.42mi

B Primary
Abbey CofE Academy
 Good 0.61mi

C Primary
Falconer's Hill Academy
 Good 0.80mi

D Secondary · Post-16
The Parker E-ACT Academy
 Good 0.82mi

E Nursery · Primary
St James Infant School
 Good 0.96mi

F Nursery · Primary
Monksmoor Park Church of England Primary School
 Good 1.13mi

G Nursery · Primary
The Grange School, Daventry
 Requires improvement 1.54mi

Local Transport



A 

Collingwood Way
Bus stop or station 0.13 mi

B 

Frobisher Close
Bus stop or station 0.19 mi

C 

Muirfield Drive
Bus stop or station 0.35 mi

D 

Long Buckby Rail Station
Train station 3.30 mi

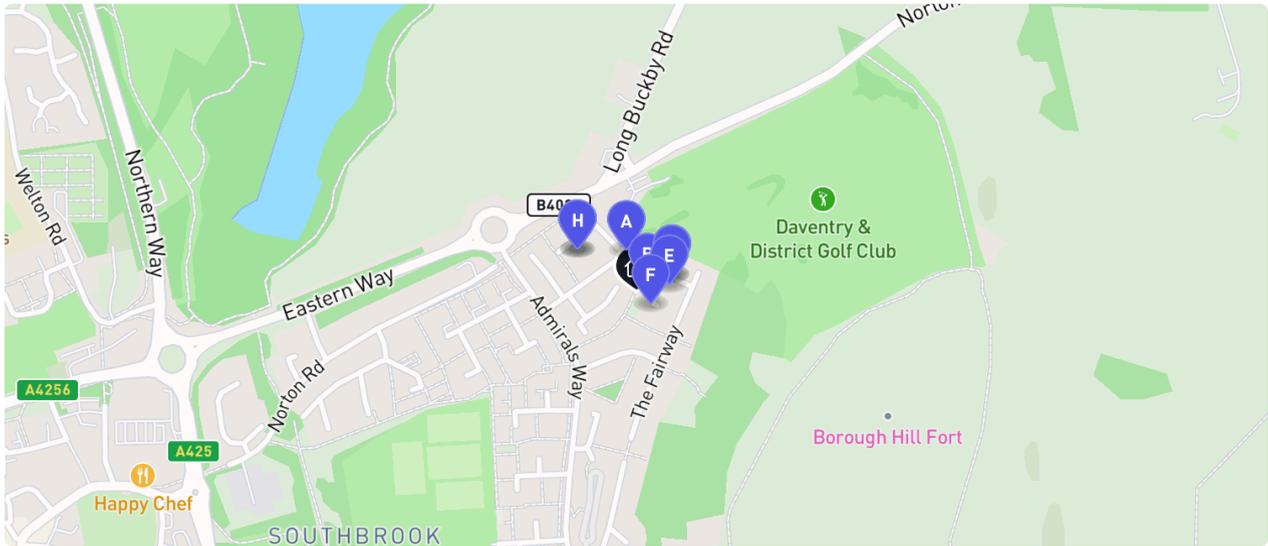
E 

Coventry Airport
Airport 16 mi

F 

M1
Motorway 4.31 mi

Nearby Planning



A 51 & 53 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

First floor rear extension to Number 51 and ground and first floor extension to Number 53

Approved Ref: DA/2017/1194 04-12-2017

B 2 Ganton Close Daventry NN11 4PL

Construction of carport (retrospective).

Validated Ref: 2025/5164/FULL 04-12-2025

C 34 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Lawful development certificate (proposed) for a single storey rear extension to replace existing...

Approved Ref: WND/2021/0271 29-06-2021

D 34 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Two storey side extension and single storey rear extension.

Approved Ref: WND/2021/0624 01-11-2021

E 34 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Construction of detached dwelling (access from Ganton Close).

Refused Ref: WND/2022/0904 20-12-2022

F 7 Ganton Close Daventry Northamptonshire NN11 4PL

First floor side extension

Approved Ref: DA/2019/0712 12-08-2019

G 6 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Single storey front extension.

Refused Ref: WND/2022/0171 01-03-2022

H 6 Sunningdale Drive Daventry Northamptonshire NN11 4NZ

Single storey front extension (revised scheme).

Approved Ref: WND/2022/0926 07-10-2022

Nearby Listed Buildings



A Grade II - Listed building 3169ft
 Daventry war memorial
 List entry no: 1420400 25-07-2014

B Grade II - Listed building 3524ft
 Daventry district council offices
 List entry no: 1067697 19-09-1977

C Grade I - Listed building 3556ft
 Church of the holy cross
 List entry no: 1067696 04-12-2053

D Grade II - Listed building 3596ft
 Abbey building
 List entry no: 1356600 04-12-2053

E Grade II - Listed building 3701ft
 7, church walk
 List entry no: 1067698 19-09-1977

F Grade II - Listed building 3740ft
 7, market place
 List entry no: 1067669 19-09-1977

G Grade II - Listed building 3773ft
 4 and 5, market place
 List entry no: 1054738 04-12-2053

H Grade II - Listed building 3786ft
 Plume of feathers public house
 List entry no: 1356601 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
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