



SH Buyers Report

6th July 2026



Introduction



Key Property Information



🏠 5 🚗 4 📏 1,690ft² | £242 pft² 🏡 Semi-Detached 📄 Freehold

📏 Plot information

Title number **NN278680**
Garden direction **NorthWest**
Outdoor area **0.03 acres**
Parking (predicted) **Yes**

🏠 Build

Suspended floors
Double glazed windows
Brick walls
Pitched roof
Year built 2007

🔌 Utilities

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

💡 EPC

Valid until 09/06/2026

Efficiency rating (current) **70 C**
Efficiency (potential) **82 B**
Enviro impact (current) **65 D**
Enviro impact (potential) **77 C**

🏠 Council tax

Band E
£3,039 per year (est)
West Northamptonshire

📱 Mobile coverage

EE
O2
Three
Vodafone

📶 Broadband availability

Basic **4mb**
Superfast **80mb**
Ultrafast **1800mb**
Overall **1800mb**



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

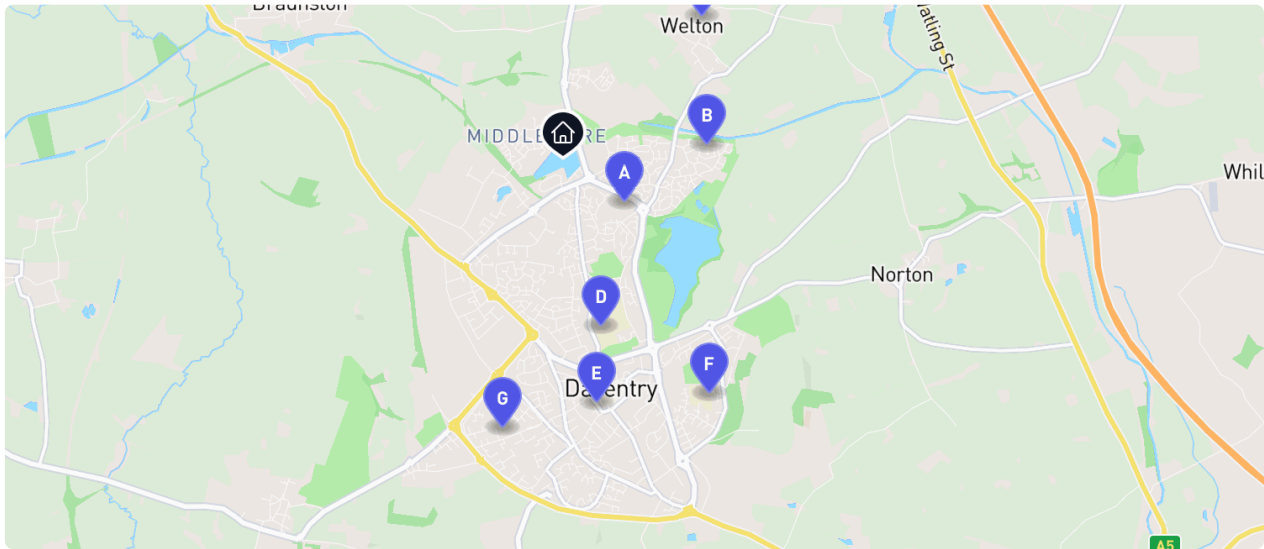
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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
Ashby Fields Primary School
Requires improvement 0.57mi

B Nursery · Primary
Monksmoor Park Church of England Primary School
Good 0.88mi

C Primary
Welton Church of England Academy
Outstanding 1.10mi

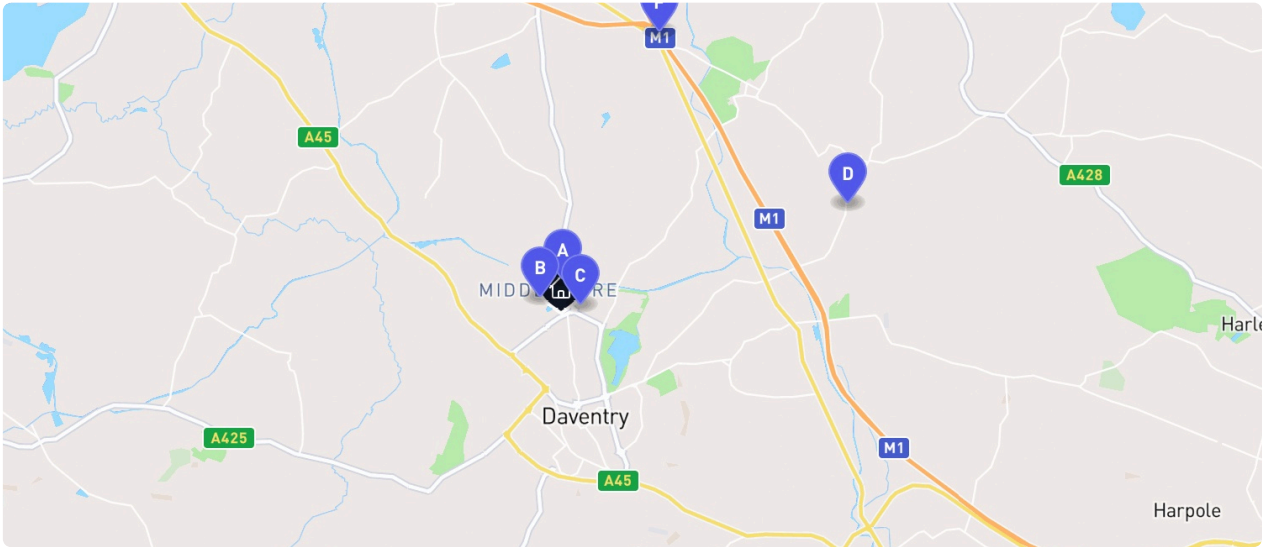
D Secondary · Post-16
The Parker E-ACT Academy
Good 1.21mi


E Nursery · Primary
St James Infant School
Good 1.67mi

F All-through
DSL V E-ACT Academy
Good 1.84mi

G Nursery · Primary
The Grange School, Daventry
Requires improvement 1.85mi


Local Transport



A 


Hidcote Way

Bus stop or station 0.08 mi

B 


Farnborough Drive

Bus stop or station 0.29 mi

C 


Daventry Court Hotel,
Sedgemoor Way

Bus stop or station 0.33 mi

D 


Long Buckby Rail Station

Train station 3.64 mi

E 

Coventry Airport

Airport 14 mi

F 

M1

Motorway 3.32 mi

Nearby Planning



A 25 Farnborough Drive Daventry Northamptonshire NN11 8AL

Replacement of five windows.

Approved Ref: WND/2022/0187 29-04-2022

B Site 8 Middlemore Farnborough Drive Daventry Northamptonshire

Construction of 59 dwellings, associated car parking and landscaping

Approved Ref: DA/2018/0388 21-05-2018

C 1 Hanbury Close Daventry NN11 8AN

Certificate of Lawfulness for proposed development comprising of single story rear extension

Approved Ref: 2025/2607/LDP 16-06-2025

D Middlemore Farm Public House Hidcote Way Middlemore Daventry Northamptonshire NN11 8AE

Construction of timber pergola with lighting to existing raised terrace

Refused Ref: DA/2018/0996 09-11-2018

E Land Off Farnborough Drive Daventry Northamptonshire

A mixed tenure Continuing Care Retirement Community (CCRC) for over 55's comprising of an 8...

Approved Ref: DA/2016/1180 12-07-2017

Nearby Listed Buildings



A Grade II - Listed building 837ft
 Farmbuildings adjoining middlemore farmhouse
 List entry no: 1387390 14-07-1999

B Grade II - Listed building 912ft
 Middlemore farmhouse
 List entry no: 1387389 14-07-1999

C Grade II - Listed building 3730ft
 Grand union canal west entrance to braunston tunnel
 List entry no: 1076445 11-03-1987

D Grade II - Listed building 3934ft
 The old lodge on east side of drive to bragborough hall
 List entry no: 1045846 18-01-2068

E Grade II - Listed building 4816ft
 The manor house
 List entry no: 1203867 11-03-1987

F Grade II - Listed building 5121ft
 Welton manor
 List entry no: 1077024 18-01-2068

G Grade II - Listed building 5253ft
 Bragborough hall
 List entry no: 1076481 18-01-2068

H Grade II - Listed building 5276ft
 The old house
 List entry no: 1203890 11-03-1987

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

☎ 01327 624275

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

Find us on



Scan here to view a digital
version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 07738 803948 or visit <https://www.skiltonandhogghomes.co.uk/>. To opt out of future communication, contact David Bruckert.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.
The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.