

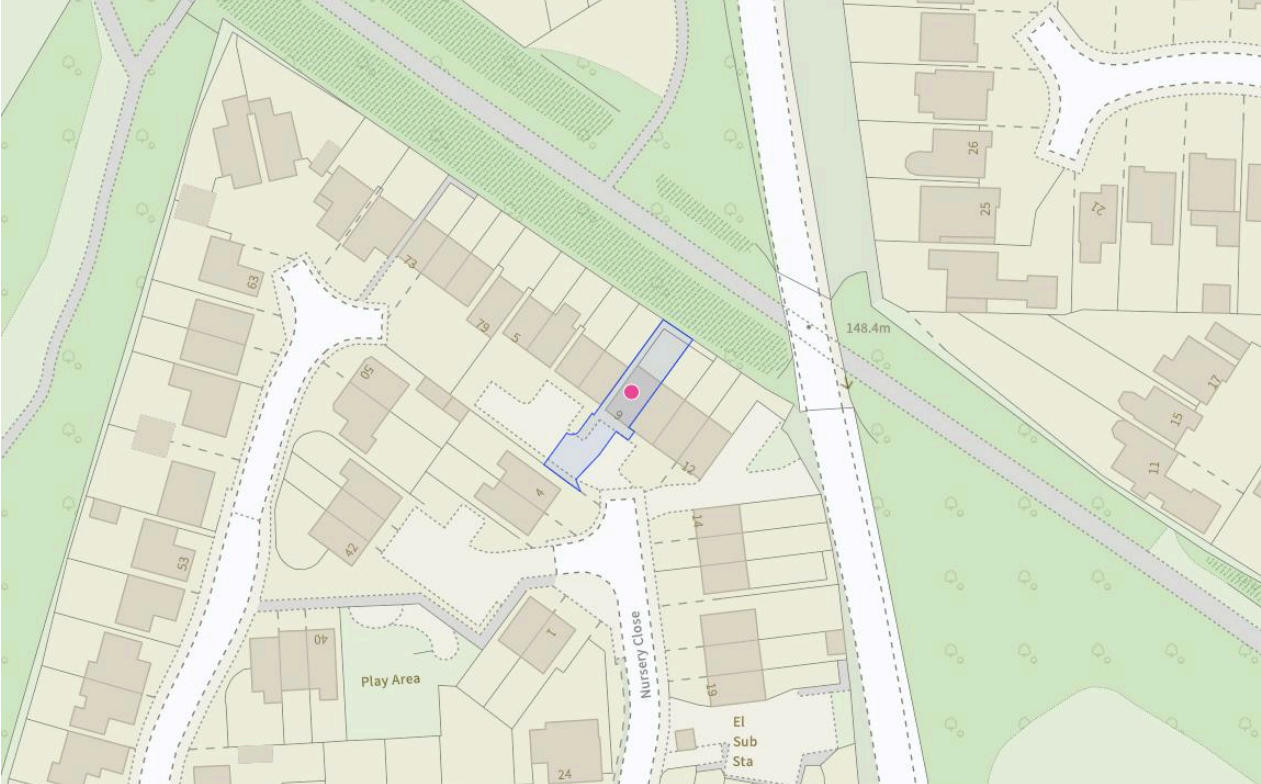


SH Buyers Report

17th April 2026



Introduction



Key Property Information



🏠 3 🚗 2 📏 818ft² | £298 pft² 🏠 Terraced 📄 Freehold

📏 Plot information

Title number **NN307130**
Garden direction **SouthWest**
Outdoor area **0.03 acres**
Parking (predicted) **Yes**

🏠 Build

Other floors
Double glazed windows
Other walls
Other roof
Year built 2011

🔌 Utilities

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

💡 EPC





Valid until 23/05/2021

Efficiency rating (current) **78 C**
Efficiency (potential) **78 C**
Enviro impact (current) **81 B**
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 **6mb**
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 risk (0-1%)
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

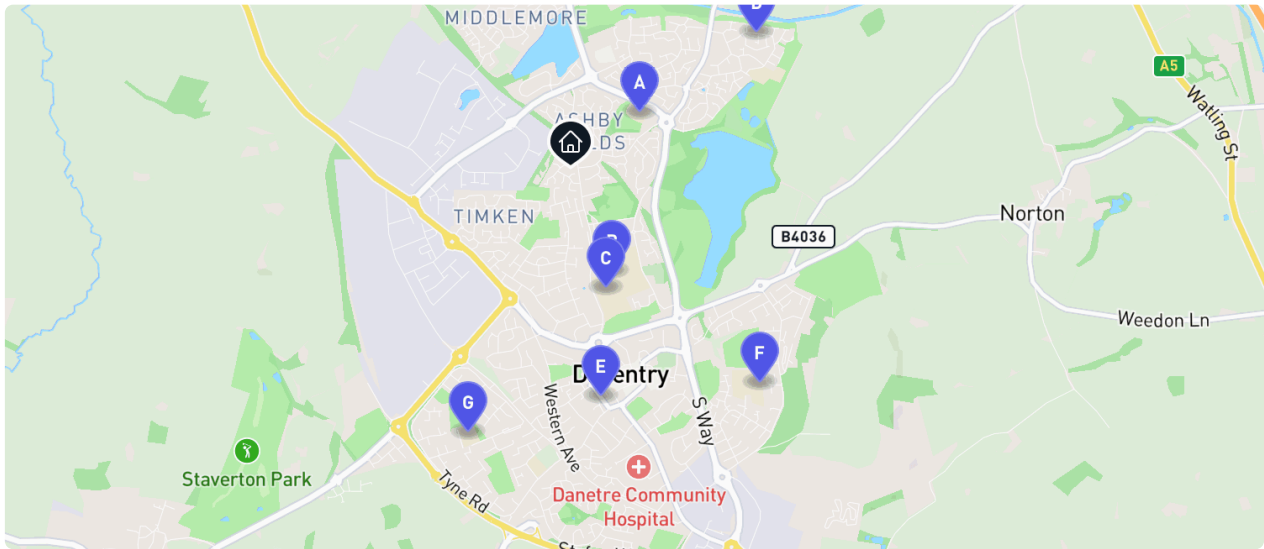
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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 0.32mi

B Primary
Falconer's Hill Academy
Good 0.59mi

C Secondary · Post-16
The Parker E-ACT Academy
Good 0.66mi

D Nursery · Primary
Monksmoor Park Church of England Primary School
Good 0.92mi


E Nursery · Primary
St James Infant School
Good 1.11mi

F All-through
DSL V E-ACT Academy
Good 1.33mi

G Nursery · Primary
The Grange School, Daventry
Requires improvement 1.34mi


Local Transport



A 


Mallory Way

Bus stop or station 0.12 mi

B 


Livingstone Road

Bus stop or station 0.13 mi

C 


Franklin Way

Bus stop or station 0.13 mi

D 


Long Buckby Rail Station

Train station 3.76 mi

E 

Coventry Airport

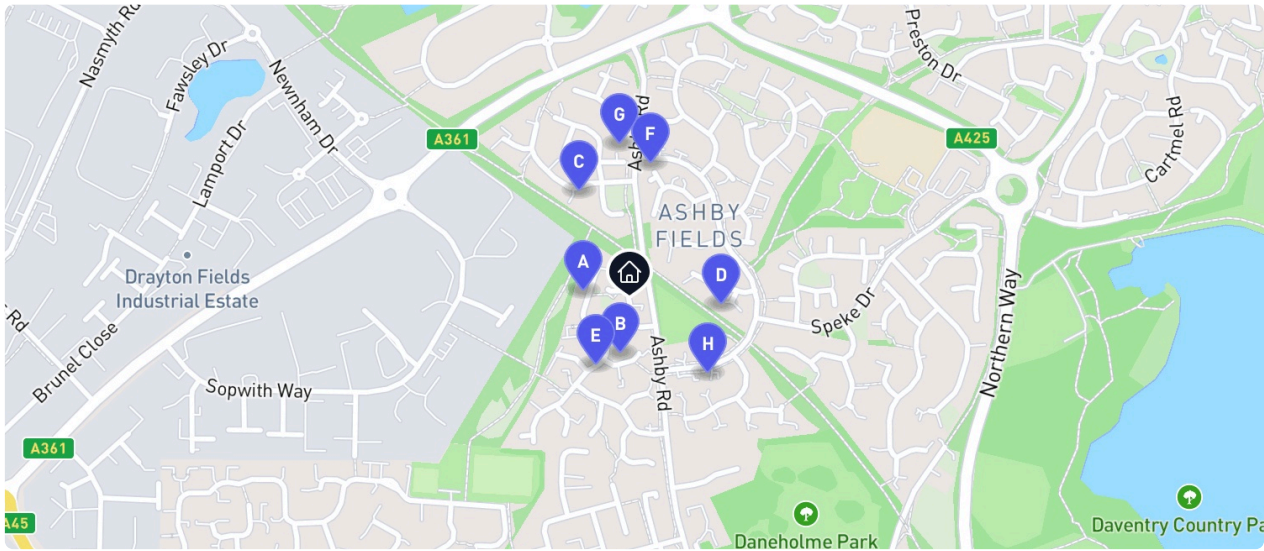
Airport 15 mi

F 

M1

Motorway 3.82 mi

Nearby Planning



A 50 Dennetts Close Daventry Northamptonshire NN11 9AE

Proposed garage conversion to accommodation ancillary to the dwellinghouse.

Approved Ref: DA/2020/0485 25-06-2020

B 1 Salcey Close Daventry Northamptonshire NN11 9SX

Prior approval for single storey rear extension 5.5m from original house and 3.7m maximum height...

Approved Ref: PD/2020/0040 30-07-2020

C 5 Highlands Drive Daventry Northamptonshire NN11 8ST

Construction of first floor side extension and conversion of part of garage to habitable space

Approved Ref: WND/2022/1127 23-12-2022

D 7 Sharman Close Daventry NN11 0UL

Single storey rear extension

Approved Ref: 2024/3601/FULL 19-07-2024

E 11 Sherwood Drive Daventry Northamptonshire NN11 9SA

Conversion of detached garage to ancillary residential accommodation.

Approved Ref: DA/2019/0781 11-09-2019

F 28 Hillary Close Daventry NN11 0SN

Lawful development certificate (proposed) for demolition of existing conservatory and erection of...

Approved Ref: 2025/2217/LDP 16-05-2025

G 5 Mendip Court Daventry Northamptonshire NN11 8SR

Prior approval for single storey rear extension 4.5m from original house and 3m maximum height...

Approved Ref: PD/2020/0042 10-08-2020

H 2 Shackleton Drive Daventry Northamptonshire NN11 0RE

Wooden lean-to attached to existing garage (Retrospective)

Approved Ref: WND/2021/0211 17-06-2021

Nearby Listed Buildings



A Grade II - Listed building 3533ft
 Farmbuildings adjoining middlemore farmhouse
 List entry no: 1387390 14-07-1999

B Grade II - Listed building 3579ft
 Middlemore farmhouse
 List entry no: 1387389 14-07-1999

C Grade II - Listed building 4964ft
 1-9, school street
 List entry no: 1067676 19-09-1977

D Grade II - Listed building 4967ft
 The old school
 List entry no: 1367471 19-09-1977

E Grade II - Listed building 4977ft
 The orchards
 List entry no: 1067674 19-09-1977

F Grade II - Listed building 5020ft
 11, school street
 List entry no: 1067677 19-09-1977

G Grade II - Listed building 5174ft
 Plume of feathers public house
 List entry no: 1356601 19-09-1977

H Grade II* - Listed building 5190ft
 Moot hall
 List entry no: 1067667 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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