



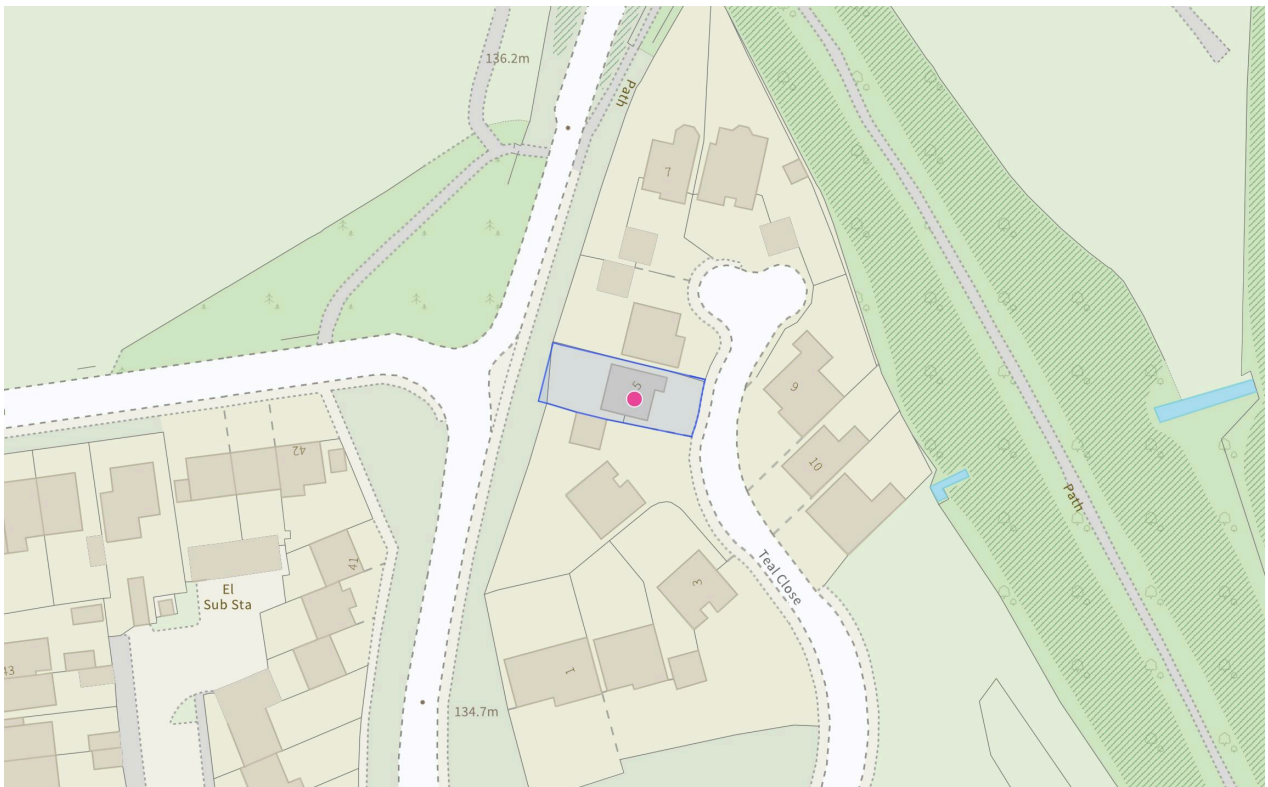
SH Buyers Report

12th October 2026



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

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3 2 1,141ft² Detached Freehold

Plot information

Title number **NN174764**
Garden direction **West**
Outdoor area **0.05 acres**
Parking (predicted) **Yes**

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1995

Utilities

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

EPC

Valid until 17/09/2036

Efficiency rating (current) **69 C**
Efficiency (potential) **81 B**
Enviro impact (current) **75 C**
Enviro impact (potential) **80 C**

Council tax

Band D
£2,487 per year (est)
West Northamptonshire

Mobile coverage

EE 
O2 
Three 
Vodafone 

Broadband availability

Basic **7mb**
Superfast **N/A**
Ultrafast **1800mb**
Overall **1800mb**

 Planning applications

Ref no. DA/2018/0316

Single storey side extension

Approved

Date: 31-05-2018

 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 - 14.97 miles away

 Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Medium 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

No covenants

This property **does not** have any 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

0 found **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.

0 found **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.

0 found **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.

0 found **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

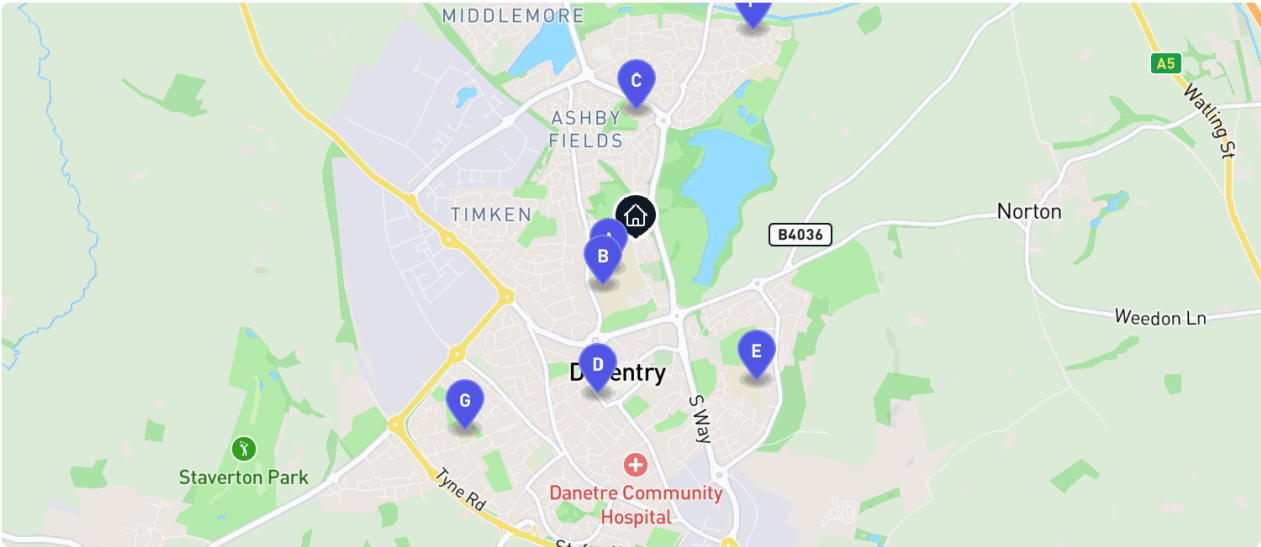
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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 Falconer's Hill Academy Good 0.27mi	B Secondary · Post-16 The Parker E-ACT Academy Good 0.34mi	C Primary Ashby Fields Primary School Requires improvement 0.45mi
D Nursery · Primary St James Infant School Good 0.80mi	E All-through DSL V E-ACT Academy Good 0.89mi	F Nursery · Primary Monksmoor Park Church of England Primary School Good 0.94mi
G Nursery · Primary The Grange School, Daventry Requires improvement 1.19mi		

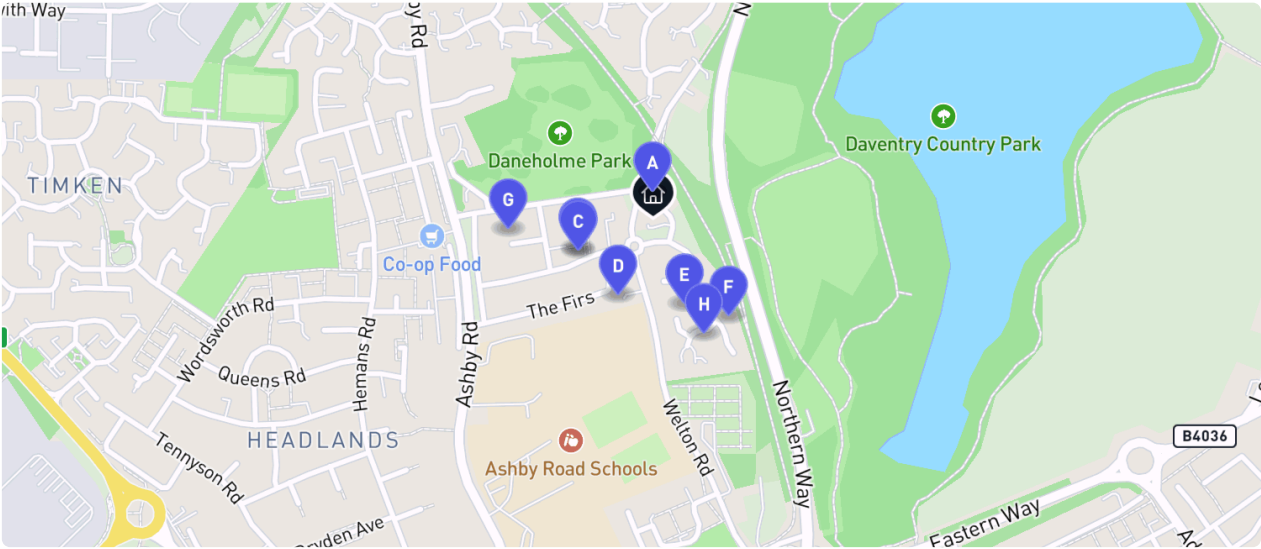
Local Transport



A Daneholme Park, Daneholme Avenue Bus stop or station0.14 mi	B Ashdown Road Bus stop or station0.16 mi	C Browning Close Bus stop or station0.27 mi
D Long Buckby Rail Station Train station3.65 mi	E Coventry Airport Airport15 mi	F M1 Motorway4.06 mi

Nearby Planning

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A 1 Teal Close Daneholme Daventry Northamptonshire NN11 0XQ Single storey side extension ApprovedRef: DA/2018/031609-04-2018	B 27 The Willows Daventry NN11 0PY Erection of close boarded timber fence to the rear and side of the property (Retrospective). ValidatedRef: 2025/5081/FULL16-12-2025
C 37 The Willows Daventry Northamptonshire NN11 0PY Installation of steplift ApprovedRef: DA/2018/039910-05-2018	D 64 The Firs Daventry NN11 0PX Conversion of detached outbuilding to annexe ApprovedRef: 2025/1788/FULL17-04-2025
E 6 Heron Court Daventry NN11 0XT Single storey side extension ApprovedRef: 2026/0821/FULL17-02-2026	F 25 Osprey Drive Daventry Northamptonshire NN11 0XP Single storey extension to front. Conversion of garage to habitable space. ApprovedRef: DA/2018/072223-08-2018
G 8 The Rowans Daventry Northamptonshire NN11 0QA Demolition of existing garage. Construction of side extension including front roof lights and rear dormer... ApprovedRef: WND/2021/008625-05-2021	H 5 Curlew Way Daventry Northamptonshire NN11 0XS Construction of a carport attached to front of existing garage RefusedRef: WND/2022/100701-11-2022

Nearby Listed Buildings

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A Grade II - Listed building 3097ft Daventry war memorial List entry no: 1420400 25-07-2014	B Grade II - Listed building 3192ft Plume of feathers public house List entry no: 1356601 19-09-1977
C Grade II* - Listed building 3219ft Moot hall List entry no: 1067667 04-12-2053	D Grade II - Listed building 3307ft Abbey building List entry no: 1356600 04-12-2053
E Grade II - Listed building 3317ft The lion and lamb public house List entry no: 1067699 19-09-1977	F Grade II - Listed building 3330ft 14, high street List entry no: 1356615 19-09-1977
G Grade II - Listed building 3340ft 16, high street List entry no: 1067700 19-09-1977	H Grade II - Listed building 3343ft Burton memorial List entry no: 1067666 19-09-1977

Your Agent

SKILTON & HOGG
DAVENTRY ESTATE 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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Contact Us

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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.

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