



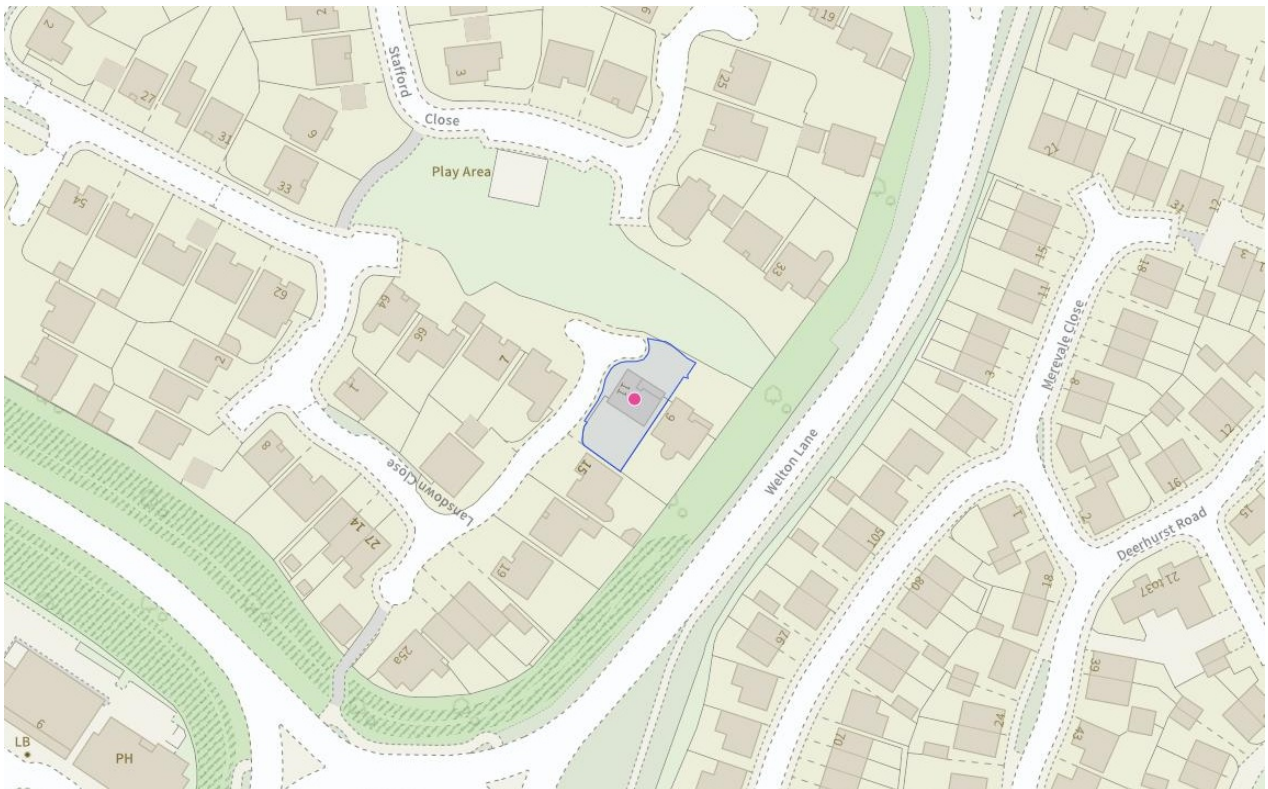
SH Buyers Report

15th February 2026



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

4 2 1,453ft² | £320 pft² Detached Freehold

Plot information

Title number	NN205415
Garden direction	SouthWest
Outdoor area	0.08 acres
Parking (predicted)	No

Build	Utilities	EPC	Valid until 01/04/2024
Solid floors	✓ Mains gas	Efficiency rating (current)	63 D
Double glazed windows	✗ Wind turbines	Efficiency (potential)	77 C
Brick walls	✗ Solar panels	Enviro impact (current)	58 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	74 C
Year built 1999	Water Anglian Water		

 Council tax	 Mobile coverage	 Broadband availability
Band E	 EE 	 Basic  2mb
£2,888 per year (est)	 O2 	 Superfast  51mb
West Northamptonshire	 Three 	 Ultrafast  1800mb
	 Vodafone 	 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

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

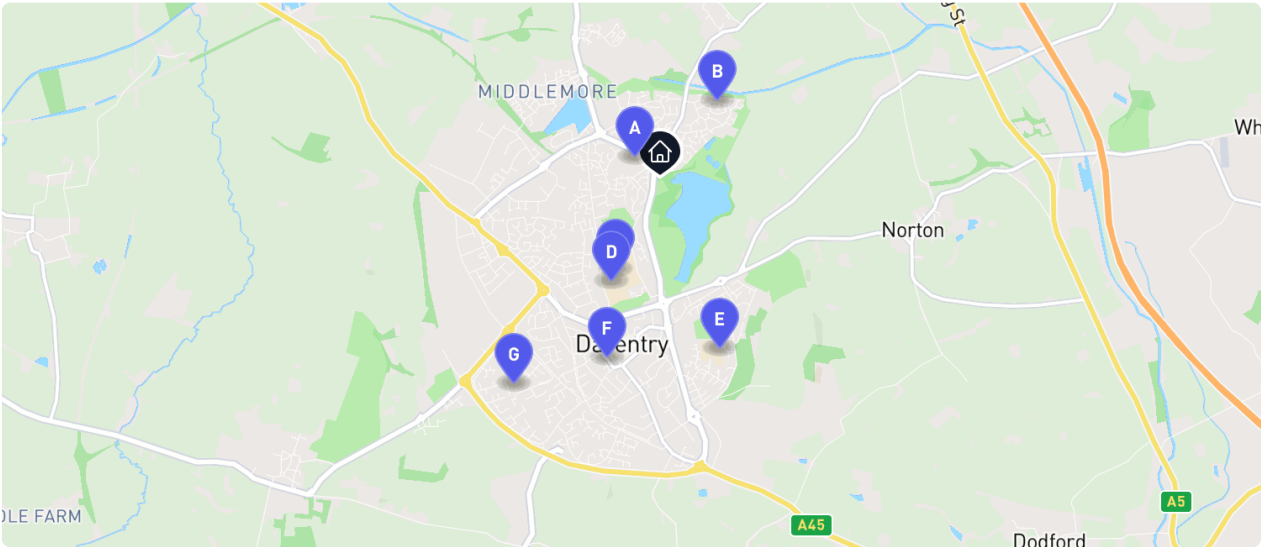
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	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

0.16mi

B

Nursery · Primary

Monksmoor Park Church of England Primary School

Good

0.46mi

C

Primary

Falconer's Hill Academy

Good

0.78mi

D

Secondary · Post-16

The Parker E-ACT Academy

Good

0.86mi

E

All-through

DSL V E-ACT Academy

Good

1.27mi

F

Nursery · Primary

St James Infant School

Good

1.31mi

G

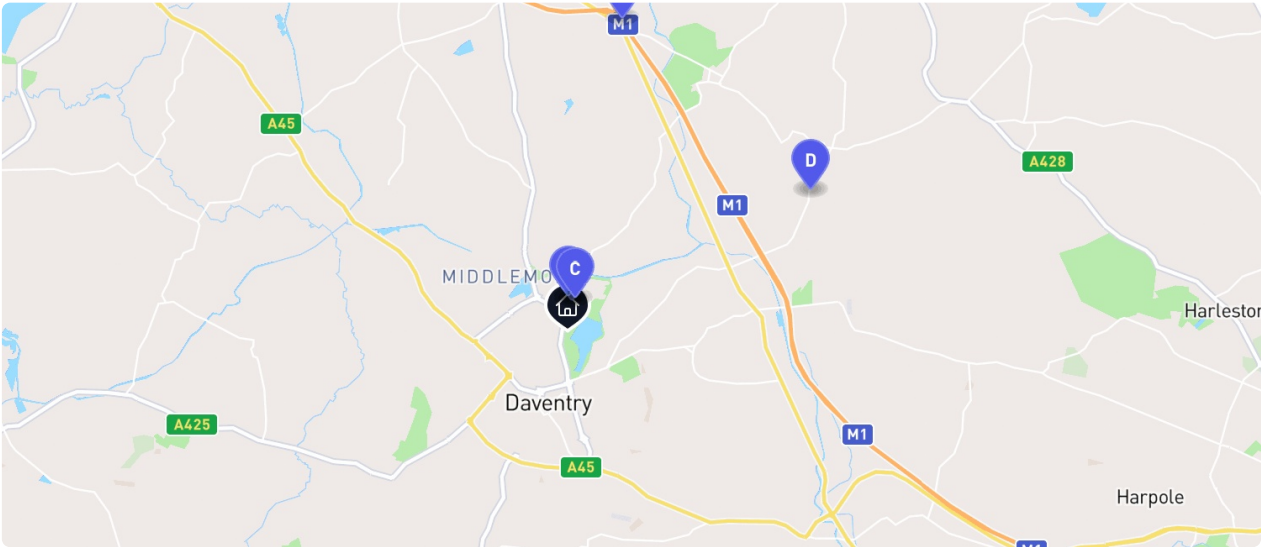
Nursery · Primary

The Grange School, Daventry

Requires improvement

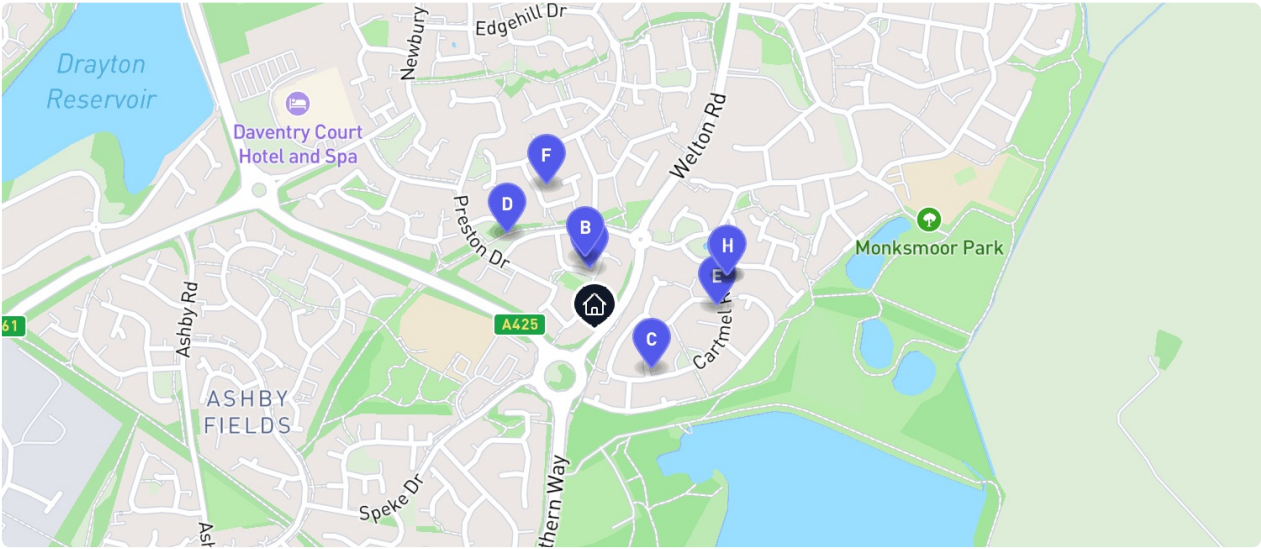
1.69mi

Local Transport



A Marston Way Bus stop or station0.06 mi	B Nantwich Drive Bus stop or station0.09 mi	C Cleeve Close Bus stop or station0.12 mi
D Long Buckby Rail Station Train station3.28 mi	E Coventry Airport Airport15 mi	F M1 Motorway3.55 mi

Nearby Planning



A 15 Stafford Close Daventry Northamptonshire NN11 0GN New fence (retrospective) Approved Ref: DA/2020/0707 09-10-2020	B 7 Stafford Close Daventry Northamptonshire NN11 0GN Construction of garage attached to side of dwelling Approved Ref: DA/2018/0477 31-05-2018
C 47 Deerhurst Road Daventry West Northamptonshire NN11 2PS Proposed loft conversion with dormers and rooflights Approved Ref: 2023/5671/FULL 26-04-2023	D 10 Marston Way Daventry Northamptonshire NN11 0GQ Remove existing hedge and construction of wall Approved Ref: DA/2019/0594 29-08-2019
E 12 Cartmel Road Daventry Northamptonshire NN11 2PP Installation of metal railings around front garden Approved Ref: DA/2019/0320 12-06-2019	F 5 Hopton Close Daventry NN11 0GF Lawful development certificate (proposed) for the erection of a 3m x 7.9m single storey rear extension... Approved Ref: 2024/2641/LDP 20-05-2024
G 11 Cartmel Road Daventry NN11 2NY Installation of air conditioning units to both rear side elevations of the property (retrospective) Approved Ref: 2024/1668/FULL 12-03-2024	H 11 Cartmel Road Daventry Northamptonshire NN11 2NY Lawful Development Certificate (Proposed) for construction of single storey rear extension Approved Ref: DA/2018/0737 24-08-2018

Nearby Listed Buildings



A Grade II - Listed building 4196ft Welton manor List entry no: 107702418-01-2068	B Grade II - Listed building 4281ft Farmbuildings adjoining middlemore farmhouse List entry no: 138739014-07-1999
C Grade II - Listed building 4357ft The manor house List entry no: 120386711-03-1987	D Grade II - Listed building 4373ft Middlemore farmhouse List entry no: 138738914-07-1999
E Grade II - Listed building 5203ft The old house List entry no: 120389011-03-1987	F Grade II - Listed building 5420ft Gateway south west of church of st martin List entry no: 107702718-01-2068
G Grade II - Listed building 5518ft Pair of headstones approximately 10 metres from south aisle of church of st martin List entry no: 107702611-03-1987	H Grade II - Listed building 5558ft Cistern between south aisle and south porch of church of st martin List entry no: 120388111-03-1987

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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