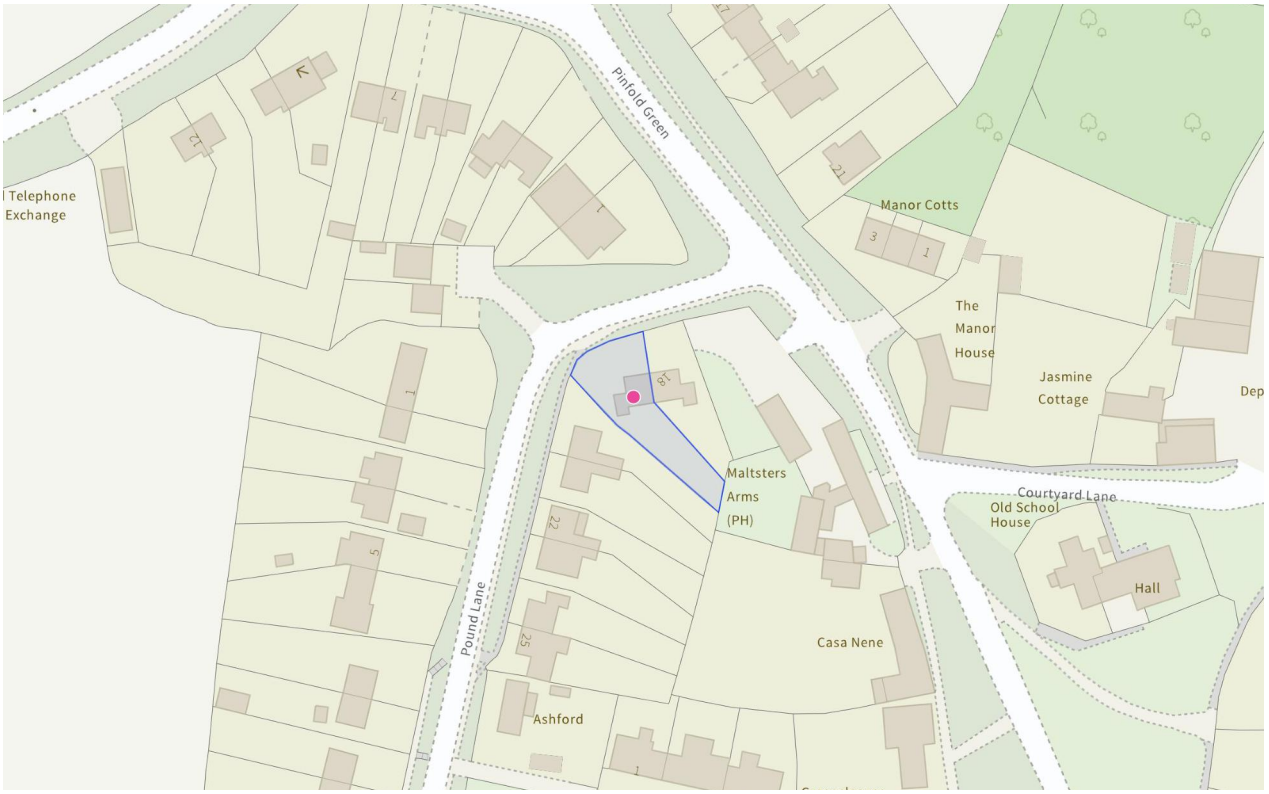
SH Buyers Report

18th November 2026

19 Pound Lane, Badby, Daventry. NN11 3AL

Introduction





Key Property Information

3 | 1 | 1,001ft² | Semi-Detached | Freehold

Plot information

Title number	**NN224755**
Garden direction	**SouthEast**
Outdoor area	**0.11 acres**
Parking (predicted)	**Yes**

Build

- Solid floors
- Double glazed windows
- Brick walls
- Pitched roof
- Year built 1950-1966

Utilities

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

EPC

Valid until 08/09/2036

Efficiency rating (current)	**68 D**
Efficiency (potential)	**88 B**
Enviro impact (current)	**69 C**
Enviro impact (potential)	**76 C**

Council tax

Band B
£1,934 per year (est)
West Northamptonshire

Mobile coverage

- EE
- O2
- Three
- Vodafone

Broadband availability

Basic	**7mb**
Superfast	**80mb**
Ultrafast	**1800mb**
Overall	**1800mb**

Planning and Local Information

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

Moderate to High risk (5-10%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m^3. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Rights and restrictions

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

Rights and restrictions

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.

Rights and restrictions

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

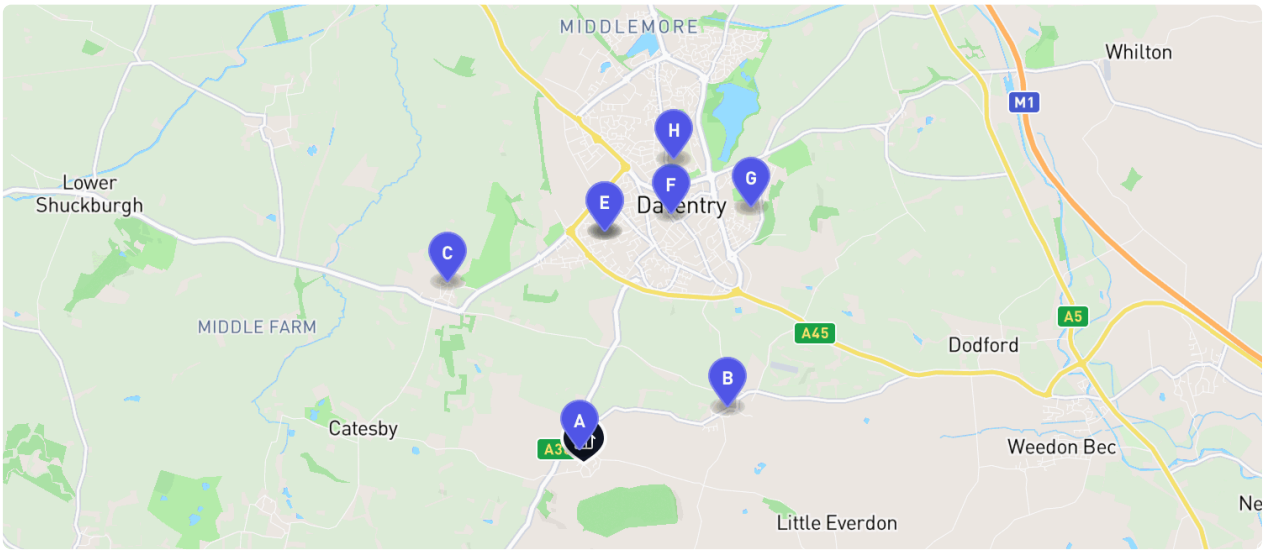
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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

Badby School

Good 0.12mi

B Primary

Newnham Primary School

Good 1.27mi

C Primary

Staverton Church of England Voluntary Primary School

Good 1.78mi

D Nursery · Primary

E-ACT The Grange School

Not rated 1.78mi

E Nursery · Primary

The Grange School, Daventry

Requires improvement 1.78mi

F Nursery · Primary

St James Infant School

Good 2.07mi

G All-through

DSLV E-ACT Academy

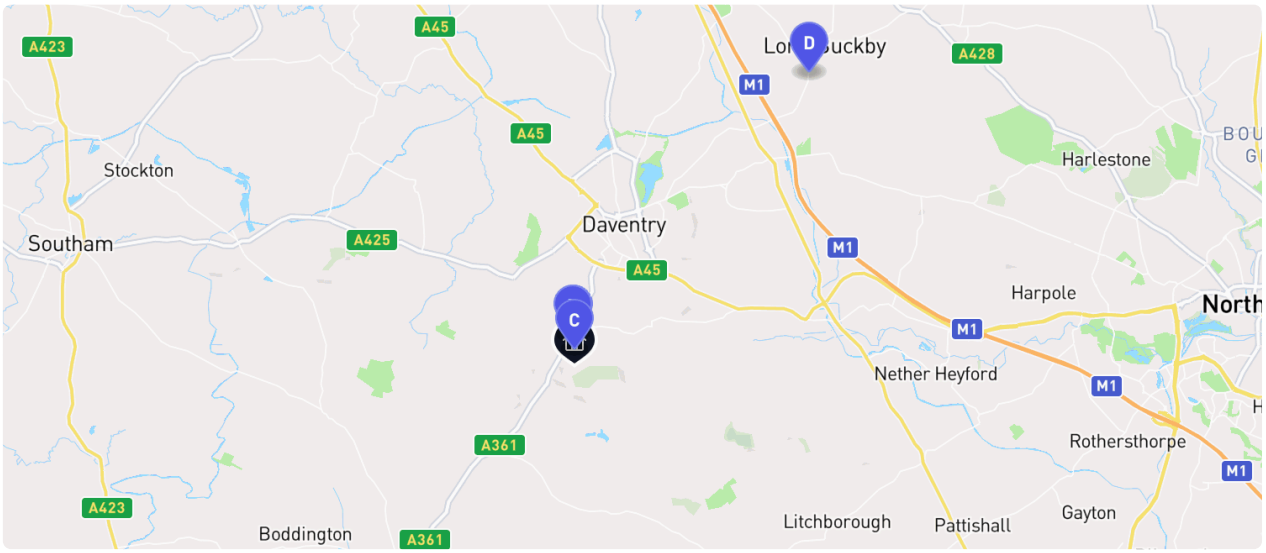
Good 2.46mi

H Secondary · Post-16

The Parker E-ACT Academy

Good 2.52mi

Local Transport



A

Demand Responsive Area, Demand Responsive Area

Bus stop or station 0.06 mi

B

Bus Shelter, Pinfold Green

Bus stop or station 0.07 mi

C

Vicarage Hill, Main Street

Bus stop or station 0.20 mi

D

Long Buckby Rail Station

Train station 6.13 mi

E

Coventry Airport

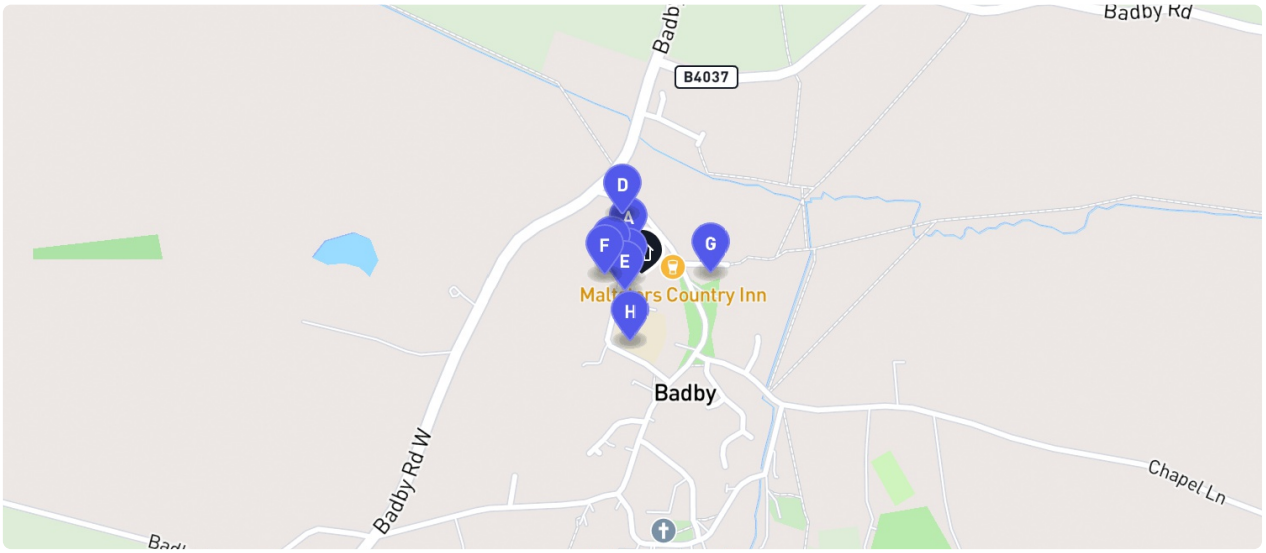
Airport 16 mi

F

M1

Motorway 6.91 mi

Nearby Planning



A Ashford Pound Lane Badby NN11 3AL

Reserved matters application (appearance, landscaping and scale) for a single detached...

Approved | Ref: 2025/4640/FULL | 03-12-2025

B Rosedale Cottage 6 Pound Lane Badby Northamptonshire NN11 3AL

First floor rear extension and proposed front porch

Approved | Ref: DA/2018/0179 | 05-03-2018

C 4 Pound Lane Badby Northamptonshire NN11 3AL

Conversion of detached garage to studio/spare room,

Approved | Ref: DA/2021/0240 | 04-03-2021

D 1 Pinfold Green Badby NN11 3AE

Erection of free standing carport

Refused | Ref: 2024/1013/FULL | 13-05-2024

E Ashford Pound Lane Badby NN11 3AL

Proposed single detached dwelling accessed off Orchard Close (Outline application with access and...

Approved | Ref: 2023/6551/OUT | 21-08-2023

F 5 Pound Lane Badby Northamptonshire NN11 3AL

Single storey rear extension, alterations to existing roof to the side. New front porch.

Approved | Ref: DA/2019/0518 | 27-06-2019

G Badby Village Hall, The Green, Badby NN11 3AF

Relevel and resurface front courtyard, installation of linear drainage to courtyard, replacement of picket...

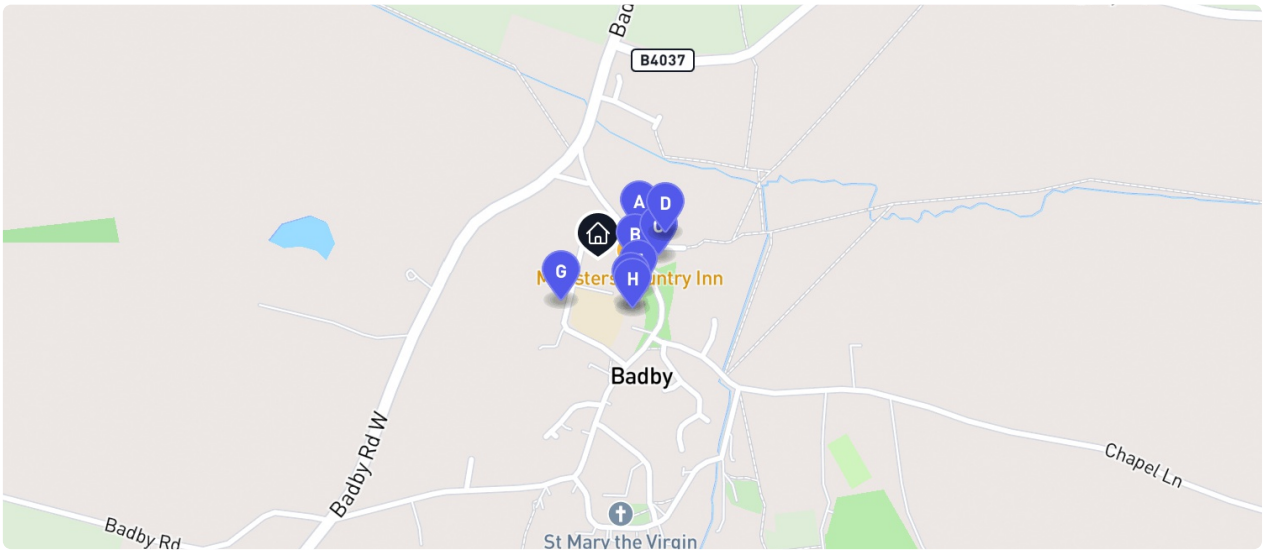
Approved | Ref: 2025/3757/FULL | 23-09-2025

H Badby Primary School School Lane Badby Northamptonshire NN11 3AJ

Demolition of 3 existing temporary classrooms/storage structures and construction of...

Approved | Ref: DA/2017/0977 | 14-11-2017

Nearby Listed Buildings



A Grade II - Listed building — 230ft

The manor house

List entry no: 1075238 — 29-04-1987

B Grade II - Listed building — 279ft

Casa nene

List entry no: 1075240 — 29-04-1987

C Grade II - Listed building — 371ft

The old school house

List entry no: 1075239 — 18-01-2068

D Grade II - Listed building — 381ft

Jasmine cottage

List entry no: 1075235 — 09-04-1986

E Grade II - Listed building — 400ft

Park view

List entry no: 1372025 — 29-04-1987

F Grade II - Listed building — 443ft

The hollies

List entry no: 1343573 — 29-04-1987

G Grade II - Listed building — 446ft

Appletrees and outlook cottage

List entry no: 1075236 — 29-04-1987

H Grade II - Listed building — 476ft

Pump 3 metres south of the hollies

List entry no: 1040048 — 29-04-1987

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. "

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