



## Buyers report

8 Fotheringhay Close, Daventry, NN11 2AG

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14th January 2025

Data you can rely on:



## Key Property Information

Number of bedrooms	<b>2 bedrooms</b>	Floor area	<b>635ft<sup>2</sup></b>	Last Sold: 31-07-2020	<b>£78,727</b>
Number of bathrooms	<b>2 bathrooms</b>	Title number	<b>NN363316</b>		
Property type	<b>Flats/Maisonettes</b>	Title number	<b>NN387109</b>		
Year built	<b>2020</b>				
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Lease type	<b>Leasehold</b>	Efficiency rating (current)	<b>83 B</b>	Council tax	<b>Band B</b>
Lease term	<b>250y 2m</b>	Efficiency rating (potential)	<b>83 B</b>	Estimated cost	<b>£1,750 per year</b>
Lease remaining	<b>244y 1m</b>	Enviro impact (current)	<b>87 B</b>	Local authority	<b>West Northamptonshire</b>
Lease end date	<b>Jan 2269</b>	Enviro impact (potential)	<b>87 B</b>		
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Mains gas	<b>N/A</b>	Floor type	<b>Other</b>		
Wind turbines	<b>N/A</b>	Roof type	<b>Other</b>		
Solar panels	<b>N/A</b>	Wall type	<b>Brick</b>		
Mains fuel type	<b>Mains Gas</b>	Window type	<b>High Performance</b>		

## Key Property Information

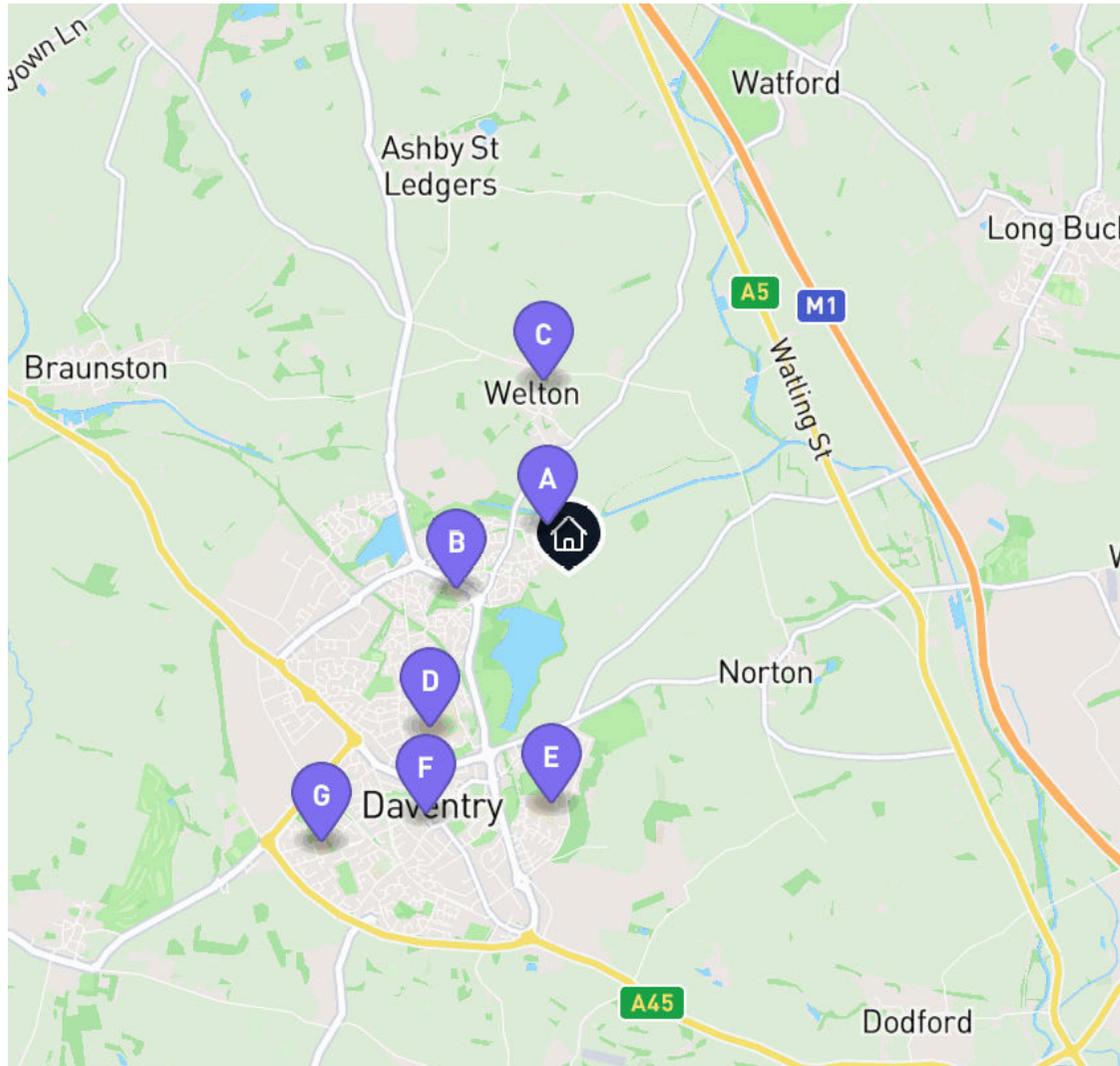
 EE coverage	 <b>Okay</b>
 O2 coverage	 <b>Good</b>
 Three coverage	 <b>Good</b>
 Vodafone coverage	 <b>Okay</b>

Basic broadband
Superfast broadband
Ultrafast broadband
Overall broadband

 <b>7mb</b>
 <b>N/A</b>
 <b>1800mb</b>
 <b>1800mb</b>

Has restrictive covenants	<b>Yes</b>
In a conservation area	<b>No</b>
In a national park	<b>No</b>

## Local Education



- A** Monksmoor Park Church Of England Primary School  
0.12mi • Nursery Good
- B** Ashby Fields Primary School  
0.69mi • Primary Requires improvement
- C** Welton Church Of England Academy  
0.83mi • Primary Outstanding
- D** The Parker E-Act Academy  
1.32mi • Secondary Good
- E** Dslv E-Act Academy  
1.49mi • Allthrough Good
- F** St James Infant School  
1.73mi • Nursery Good
- G** The Grange School, Daventry  
2.18mi • Nursery Requires improvement

## Local Transport



- A** Minster Road  
0.26 mi • Bus stop or station

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- B** Welton Road  
0.30 mi • Bus stop or station

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- C** Fountains Close  
0.36 mi • Bus stop or station

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- D** Long Buckby Rail Station  
2.75 mi • Train station

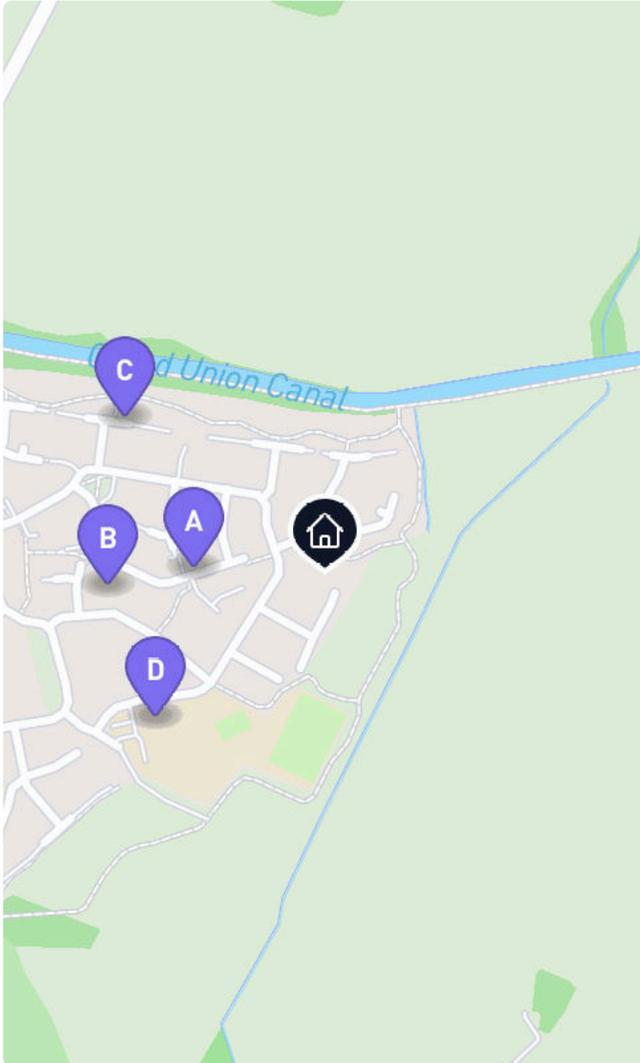
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- E** Coventry Airport  
15 mi • Airport

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- F** M1  
3.22 mi • Motorway

## Nearby Planning



**A** 44 Rievaulx Way Daventry NN11 2PG 499ft

Detached garage

Approved Ref no. DA/2021/0252 25-05-2021

**B** Phase 4B Monksmoor Farm Welton Lane Daventry 810ft

Northamptonshire NN11 2JD

Reserved matters application (access, appearance, landscaping, layout & scale) for Phase 4B country park extension, pursuant to outline application...

Approved Ref no. DA/2018/0475 13-06-2018

**C** 10 Coggeshall Close Daventry Northamptonshire NN11 823ft

2PH

Conversion of garage to gym and store room and construction of orangery to rear

Approved Ref no. WND/2022/0128 25-02-2022

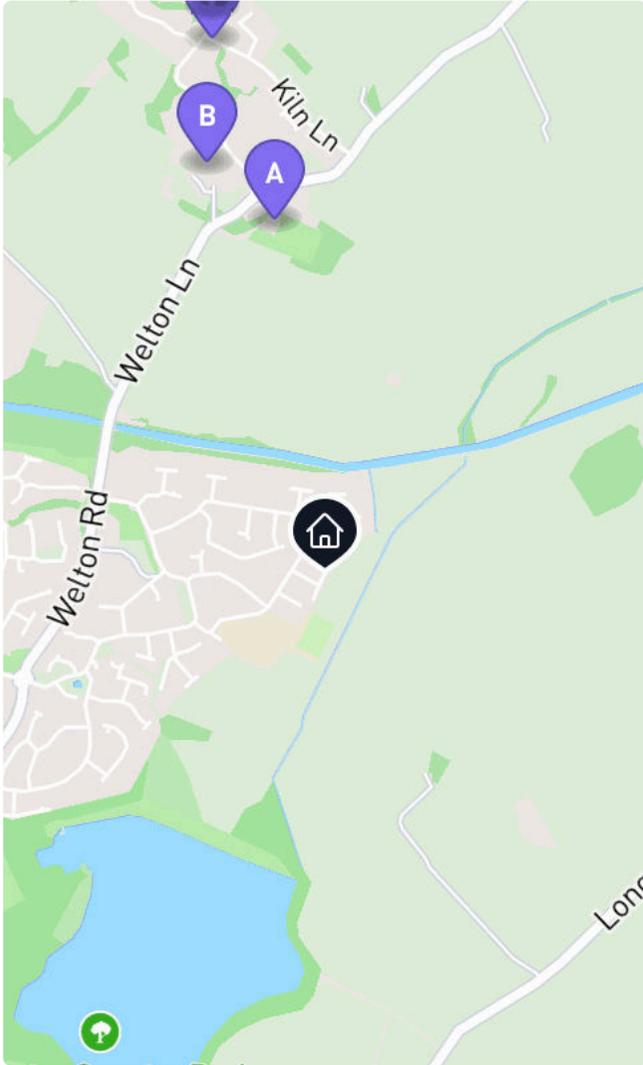
**D** 22 Croxden Way Monksmoor Park DAVENTRY NN11 912ft

2PD

Construction of conservatory to rear of dwelling

Approved Ref no. DA/2017/1263 22-12-2017

## Nearby Listed Buildings



**A** Grade II - Listed building 2241ft

WELTON MANOR

18/01/68 List entry no: 1077024

**B** Grade II - Listed building 2756ft

THE MANOR HOUSE

11/03/87 List entry no: 1203867

**C** Grade II - Listed building 3609ft

THE OLD HOUSE

11/03/87 List entry no: 1203890

**D** Grade II - Listed building 3825ft

GATEWAY SOUTH WEST OF CHURCH OF ST MARTIN

18/01/68 List entry no: 1077027

**E** Grade II - Listed building 3911ft

PAIR OF HEADSTONES APPROXIMATELY 10 METRES FROM SOUTH AISLE OF CHURCH OF ST MARTIN

11/03/87 List entry no: 1077026

**F** Grade II - Listed building 3944ft

CISTERN BETWEEN SOUTH AISLE AND SOUTH PORCH OF CHURCH OF ST MARTIN

11/03/87 List entry no: 1203881

**G** Grade II\* - Listed building 3967ft

CHURCH OF ST MARTIN

18/01/68 List entry no: 1077025

**H** Grade II - Listed building 4459ft

CROCKWELL COTTAGE

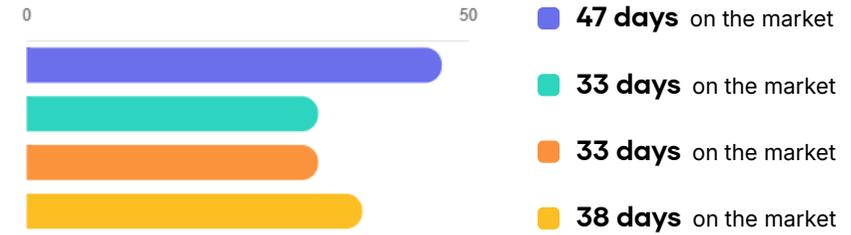
11/03/87 List entry no: 1077022

## Sales Market Stats

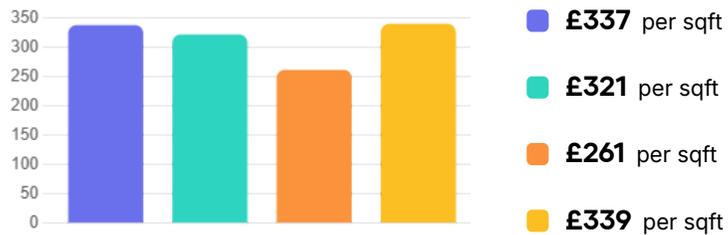
### Average house price changes in the last year (West Northamptonshire)

	Jan '24	Apr '24	Jul '24	Oct '24	Dec 24
<b>Detached</b>	£500k	£500k	£520k	£520k	£520k
<b>Semi-Detached</b>	£285k	£285k	£295k	£295k	£295k
<b>Terraced</b>	£232k	£231k	£242k	£242k	£242k
<b>Flats/Maisonettes</b>	£178k	£179k	£185k	£185k	£185k

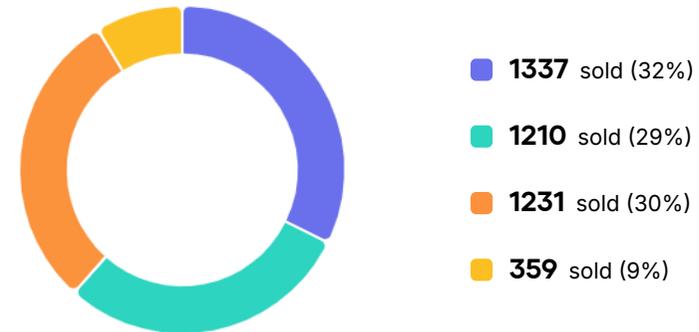
### Average time on the market (West Northamptonshire)



### Average price per sqft (West Northamptonshire)



### Volume of sold properties in the last 12 months (West Northamptonshire)



■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes

## Lettings Market Stats

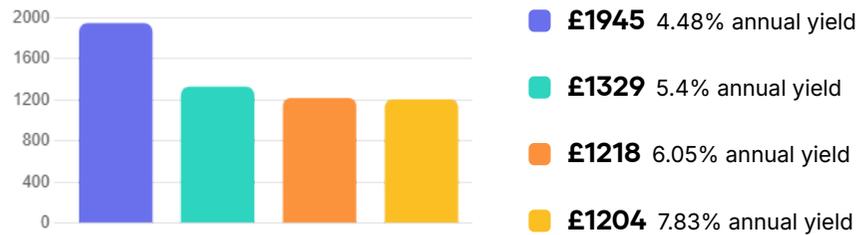
### Average rental price changes in the last 12 months (West Northamptonshire)

	Jan 24	Apr 24	Jul 24	Oct 24	Dec 24
Detached	£1881	£1785	£1840	£1825	£2032
Semi-Detached	£1323	£1329	£1288	£1251	£1196
Terraced	£1137	£1105	£1190	£1153	£1280
Flats/Maisonettes	£872	£897	£900	£910	£987

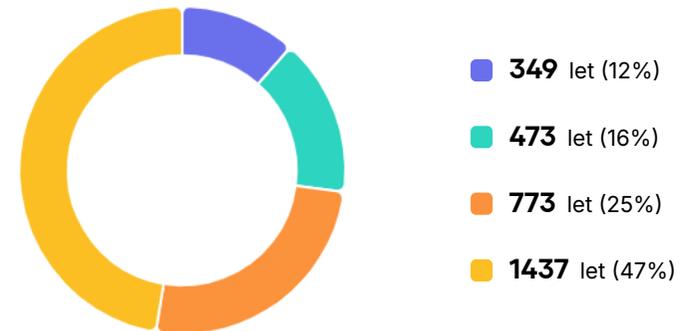
### Average time on the rental market (West Northamptonshire)



### Average rental yield (West Northamptonshire)



### Volume of let properties in the last 12 months (West Northamptonshire)



■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes

Contact Us

## Get in touch

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