

# SH Buyers Report

29th May 2025



# Introduction







# **Key Property Information**



1000mb

[] 1,281ft<sup>2</sup> £472 pft<sup>2</sup> **№** 2 **№** 4 ☐ Freehold [] Plot information NN227748 Title number NorthWest Garden direction Outdoor area 0.17 acres Parking (predicted) Yes **血** Council tax Mobile coverage ⊕ Broadband availability B EE Band E 17mb ıII Basic £2,888 per year (est) **O**<sub>2</sub> 02 Superfast 80mb 111 3 Three 1000mb West Northamptonshire Ultrafast

ull

Overall

Vodafone

# **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

# 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.

# **Rights and restrictions**



#### **Restrictive covenants**



#### 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.

## 

#### **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.



# **Rights and restrictions**



#### ♬<sup>↑</sup> National park

(No restrictions found)

#### This property is <u>not</u> within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

## 

#### 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 <u>not</u> 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**



#### **Ø** Greenbelt land

(No restrictions found)

## This property is <u>not</u> 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**

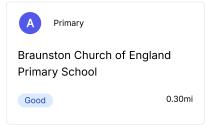
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

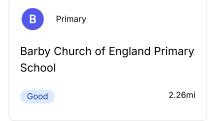
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## **Local Education**

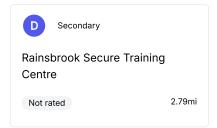


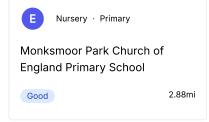




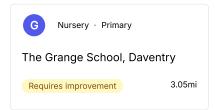








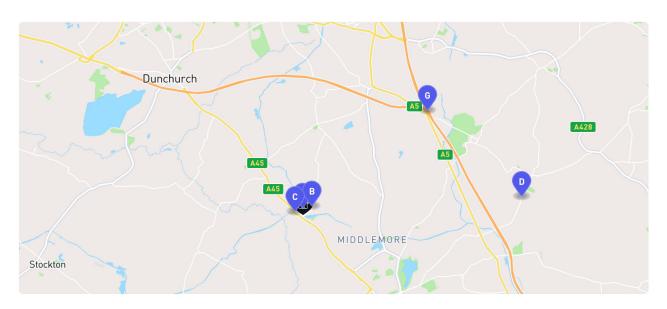


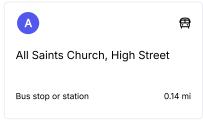


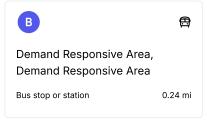


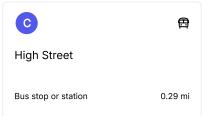
# **Local Transport**

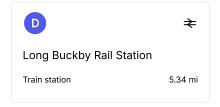


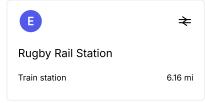


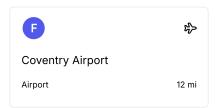


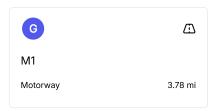












# **Nearby Planning**







2 Mill Close Braunston NN11 7HY

Installation of raised patio, for domestic use, to rear of property

Approved Ref: 2023/6449/LDP 18-09-2023

В

1 Greenway Braunston Northamptonshire NN11 7HP

Single storey rear extension and two storey front extension

Approved Ref: DA/2018/0787 05-09-2018



65 Church Road Braunston Northamptonshire NN11

Single storey extension and access ramp to front, alterations to doors and windows.

Approved Ref: DA/2020/0412 26-05-2020

D

11 Sanders Close Braunston Northamptonshire NN11 7JW

Lawful Development Certificate (Proposed) for single storey rear extension.

Approved Ref: DA/2021/0043 15-01-2021



64 Church Road Braunston Northamptonshire NN11

Demolition of existing porch, relocation of ground floor toilet and extension to entrance hall and new...

Approved Ref: WND/2021/0217 22-06-2021

F

58 Church Road Braunston Northamptonshire NN11

Two storey side and single storey and two storey rear extension

Refused Ref: WND/2021/0239 09-06-2021



Amberley 23 Greenway Braunston Northamptonshire NN11 7JT

First floor side extension

Approved Ref: DA/2018/0918 19-10-2018

H

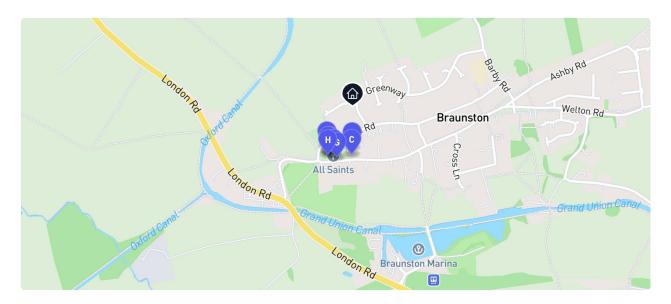
Stone House 104 High Street Braunston NN11 7HS

Replace existing windows with double glazed uPVC windows, replace the front door with a hardwood...

Approved Ref: 2023/7637/FULL 26-09-2023

# **Nearby Listed Buildings**





A	Grade II - Listed building	623ft
The r	nill	
List er	ntry no: 1076444	11-03-1987

B Grade II - Listed building	676ft
Pair of headstones approximately 16 metres north west of north corner of tower of church of all saints	
List entry no: 1076450	11-03-1987

Grade II - Listed building	699ft
The mill house	
List entry no: 1054779	11-03-1987

D Grade II - Listed building	715ft
Headstone approximately 1 metre north of church of all saints	tower of
List entry no: 1342988	11-03-1987

E Grade II - Listed building	725ft
Pair of headstones approximately 4 me tower of church of all saints	etres north of
List entry no: 1054814	11-03-1987

F Grade II - Listed building	732ft
Church of all saints	
List entry no: 1342987	18-01-2068

G Grade II - Listed building	751ft
Chest tomb approximately 3 metres east of porch of church of all saints	of south
List entry no: 1054822	11-03-1987

H Grade II - Listed building	758ft	
Row of 6 headstones approximately 5 and 1/2 metres west of tower of church of all saints		
List entry no: 1054801	11-03-1987	

# **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."

**David Bruckert** dbruckert@skiltonandhogghomes.co.uk 07738 803948

Owner

#### **Contact Us**



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