



SH Buyers Report

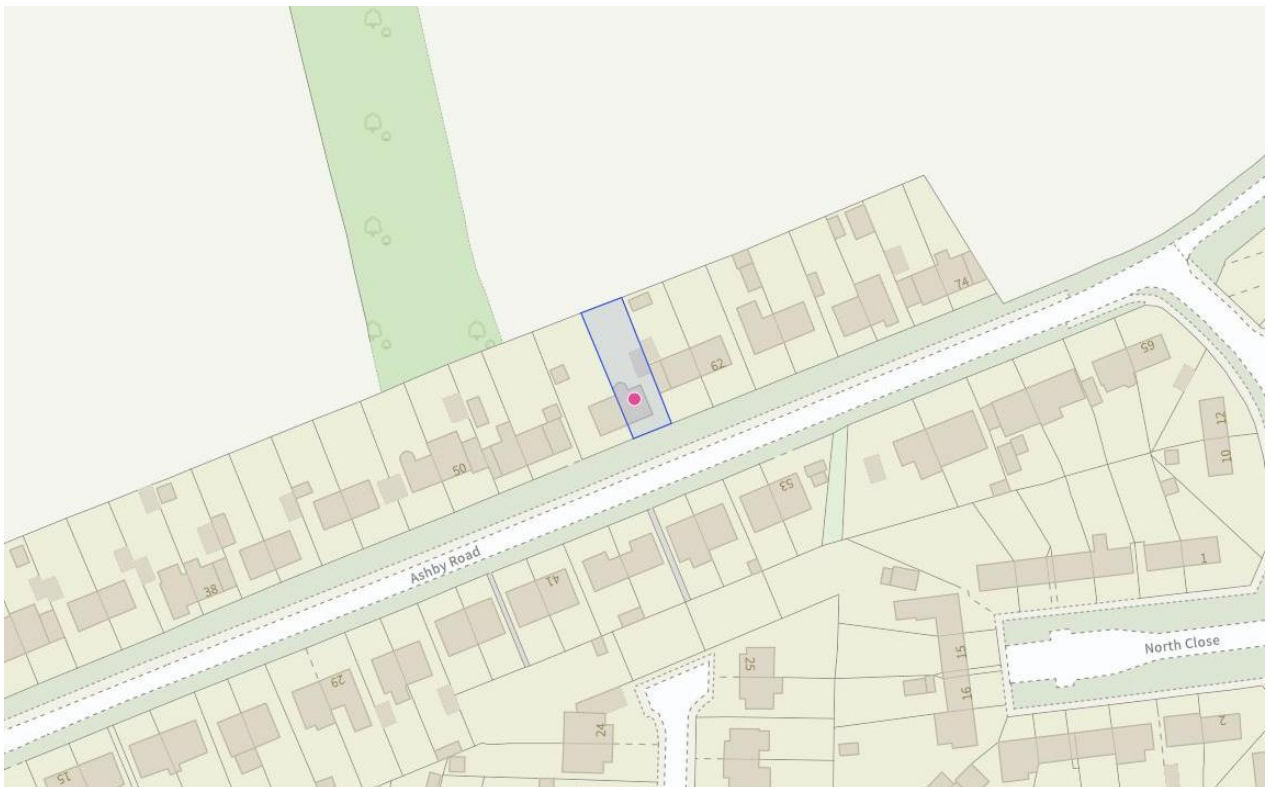
29th June 2025

58 Ashby Road, Braunston, Daventry. NN11
7HE



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 2 936ft² | £309 pft² Semi-Detached Freehold

Plot information

Title number	NN65103
Garden direction	North
Outdoor area	0.06 acres
Parking (predicted)	Yes

Build	Utilities	EPC	Valid until 07/09/2027
Solid floors	Mains gas	Efficiency rating (current)	60 D
Double glazed windows	Wind turbines	Efficiency (potential)	80 C
Brick walls	Solar panels	Enviro impact (current)	51 E
Pitched roof	Mains fuel type Oil	Enviro impact (potential)	73 C
Year built 1950-1966	Water Anglian Water		

Council tax	Mobile coverage	Broadband availability
Band B	EE	Basic 18mb
£1,838 per year (est)	O2	Superfast 56mb
West Northamptonshire	Three	Ultrafast 1000mb
	Vodafone	Overall 1000mb

 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.

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

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.

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.

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.

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

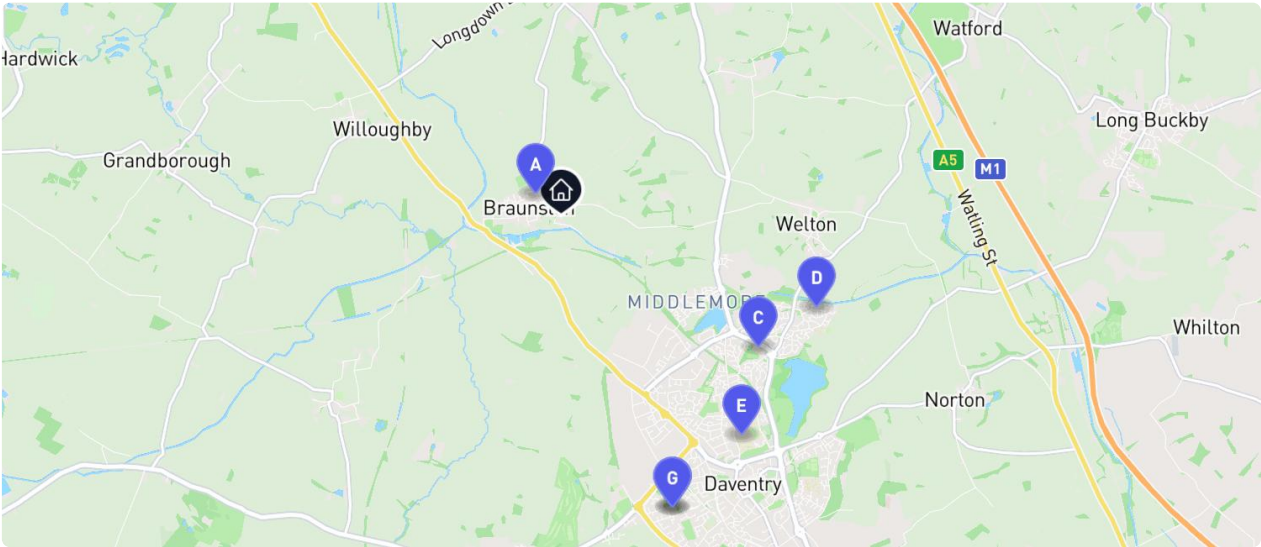
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

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

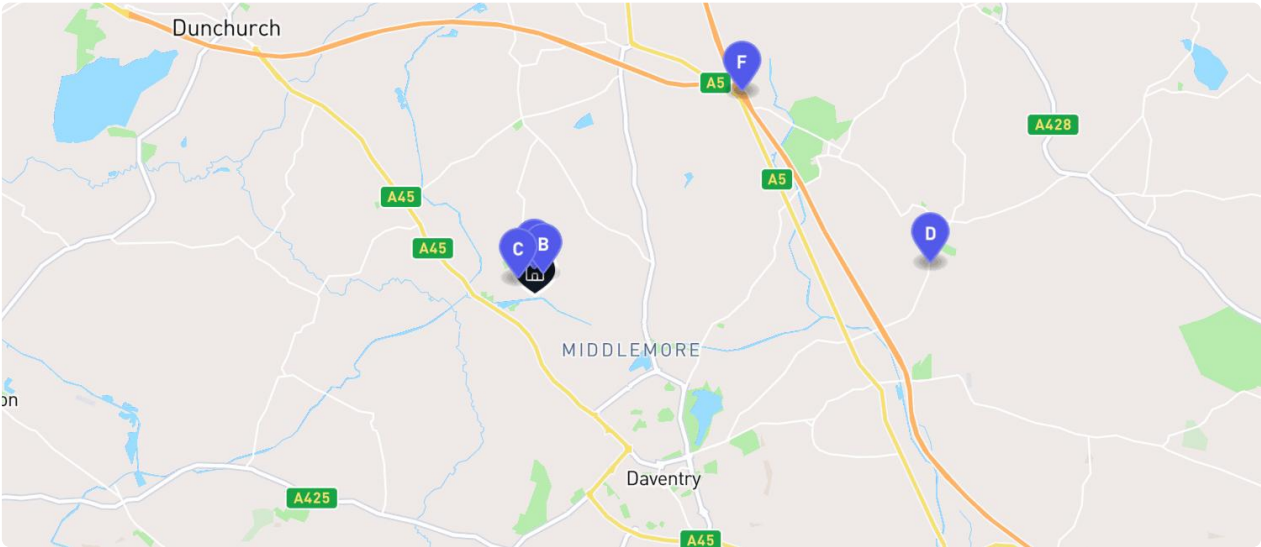
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Local Education



A Primary Braunston Church of England Primary School Good 0.22mi	B Primary Barby Church of England Primary School Good 2.16mi	C Primary Ashby Fields Primary School Requires improvement 2.19mi
D Nursery · Primary Monksmoor Park Church of England Primary School Good 2.43mi	E Secondary · Post-16 The Parker E-ACT Academy Good 2.64mi	F Nursery · Primary The Grange School, Daventry Requires improvement 2.92mi
G Nursery · Primary E-ACT The Grange School Not rated 2.92mi	H Secondary Rainsbrook Secure Training Centre Not rated 3.05mi	

Local Transport



A Ashby Road Bus stop or station0.02 mi	B South Close Bus stop or station0.12 mi	C The Green Bus Shelter, High Street Bus stop or station0.24 mi
D Long Buckby Rail Station Train station4.82 mi	E Coventry Airport Airport13 mi	F M1 Motorway3.32 mi

Nearby Planning



A

47 Ashby Road Braunston NN11 7HE

Installation of vehicular access and hardstanding.

Approved Ref: DA/2020/0871 13-10-2020

B

35 Ashby Road Braunston NN11 7HE

Provision of a hardstanding and road cross over.

Approved Ref: 2024/0729/FULL 16-02-2024

C

57 Ashby Road Braunston Northamptonshire NN11 7HE

Construction of a two storey side/rear extension including a replacement porch.

Approved Ref: DA/2020/0331 07-05-2020

D

29 Ashby Road Braunston Northamptonshire NN11 7HE

Single storey rear extension, new hardstanding/ drop kerb to front

Approved Ref: WND/2022/1105 07-12-2022

E

21 School Close Braunston West Northamptonshire NN11 7JD

Wrap around extension, and to the side and rear elevations.

Approved Ref: 2023/5780/FULL 04-05-2023

F

Land off Ashby Road Braunston Northamptonshire

Construction of agricultural building

Approved Ref: PD/2020/0043 13-08-2020

G

Land off Ashby Road Braunston Northamptonshire

Extension to cattle barn

Approved Ref: WNP/2021/0046 20-12-2021

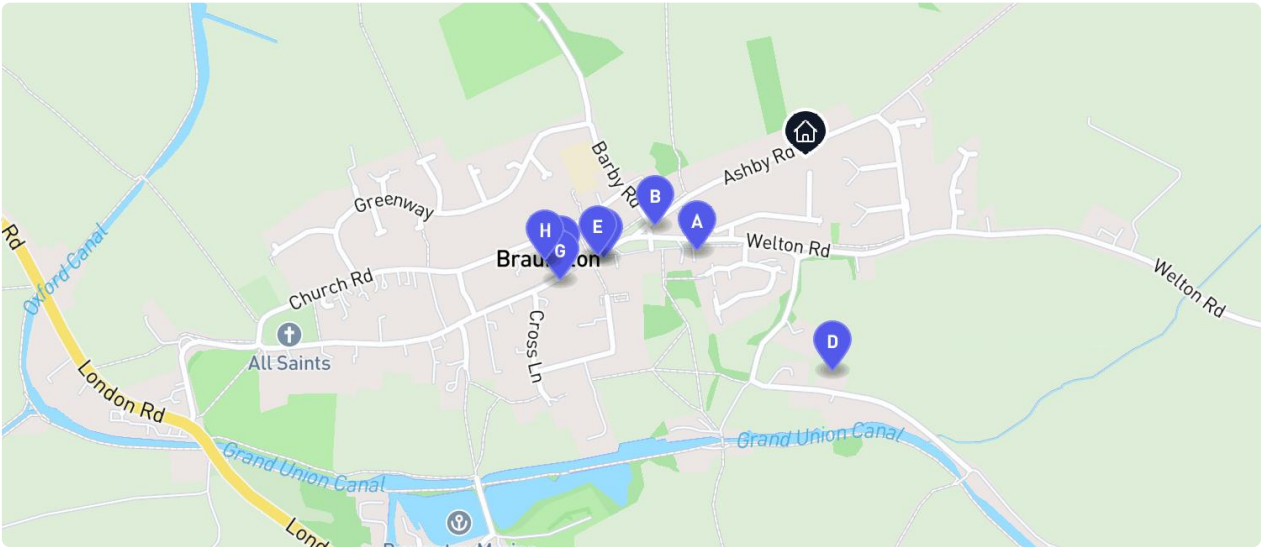
H

24 School Close Braunston Northamptonshire NN11 7JD

Single storey front extension. Alterations to front wall, new flat roof, render and windows to front and side.

Approved Ref: DA/2019/0746 05-09-2019

Nearby Listed Buildings



A Grade II - Listed building 925ft Corner cottage dolphin cottage List entry no: 134299311-03-1987	B Grade II - Listed building 1020ft 26, the green List entry no: 105582211-03-1987
C Grade II - Listed building 1362ft Ash tree house List entry no: 136661411-03-1987	D Grade II - Listed building 1385ft Honey hurst farmhouse and attached barn List entry no: 107645611-03-1987
E Grade II - Listed building 1388ft K6 telephone kiosk, braunston List entry no: 140328716-11-2011	F Grade II - Listed building 1594ft 28, high street List entry no: 105476911-03-1987
G Grade II - Listed building 1640ft 21, high street List entry no: 107645511-03-1987	H Grade II - Listed building 1660ft 32, high street List entry no: 107645211-03-1987

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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