



# SH Buyers Report

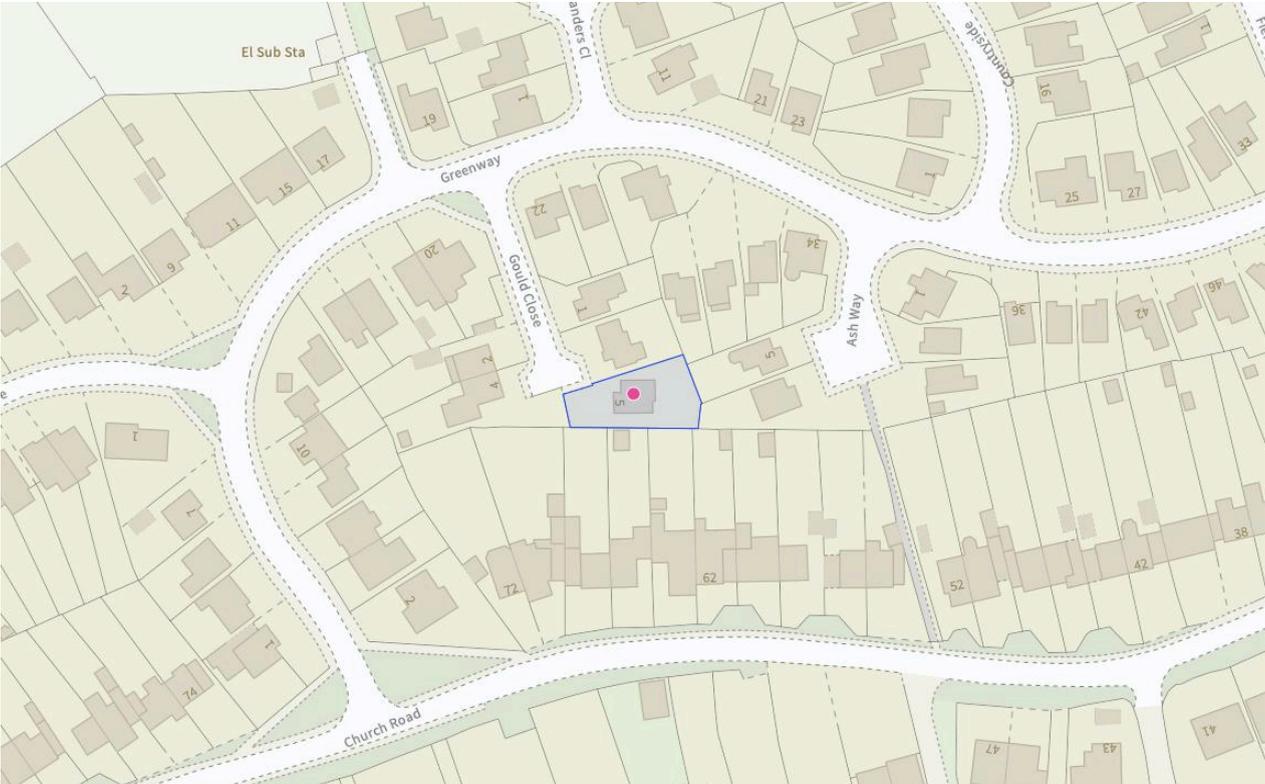
16th March 2026

5 Gould Close, Braunston, Daventry. NN11  
7HN

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# Introduction



# Key Property Information



3 1 947ft<sup>2</sup> | £369 pft<sup>2</sup> Detached Freehold

## Plot information

Title number **NN65787**  
Garden direction **East**  
Outdoor area **0.08 acres**  
Parking (predicted) **Yes**

## Council tax

Band C  
£2,100 per year (est)  
West Northamptonshire

## Mobile coverage

	EE	
	O2	
	Three	
	Vodafone	

## Broadband availability

	Basic	<b>17mb</b>
	Superfast	<b>80mb</b>
	Ultrafast	<b>1000mb</b>
	Overall	<b>1000mb</b>



## Flood risk

Rivers and sea  
Very low risk for flooding by rivers and sea

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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 m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Restrictive covenants

No covenants

### This property **does not** have any 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.

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

# Local Education



**A** Primary  
**Braunston Church of England Primary School**  
Good 0.23mi

**B** Primary  
**Barby Church of England Primary School**  
Good 2.27mi

**C** Primary  
**Ashby Fields Primary School**  
Requires improvement 2.49mi

**D** Nursery · Primary  
**Monksmoor Park Church of England Primary School**  
Good 2.81mi

**E** Secondary  
**Rainsbrook Secure Training Centre**  
Not rated 2.85mi

**F** Secondary · Post-16  
**The Parker E-ACT Academy**  
Good 2.85mi

**G** Nursery · Primary  
**The Grange School, Daventry**  
Requires improvement 3.00mi

# Local Transport



**A** 

All Saints Church, High Street

Bus stop or station 0.14 mi

**B** 

Demand Responsive Area,  
Demand Responsive Area

Bus stop or station 0.17 mi

**C** 

The Green Bus Shelter, High Street

Bus stop or station 0.24 mi

**D** 

Long Buckby Rail Station

Train station 5.27 mi

**E** 

Rugby Rail Station

Train station 6.20 mi

**F** 

Coventry Airport

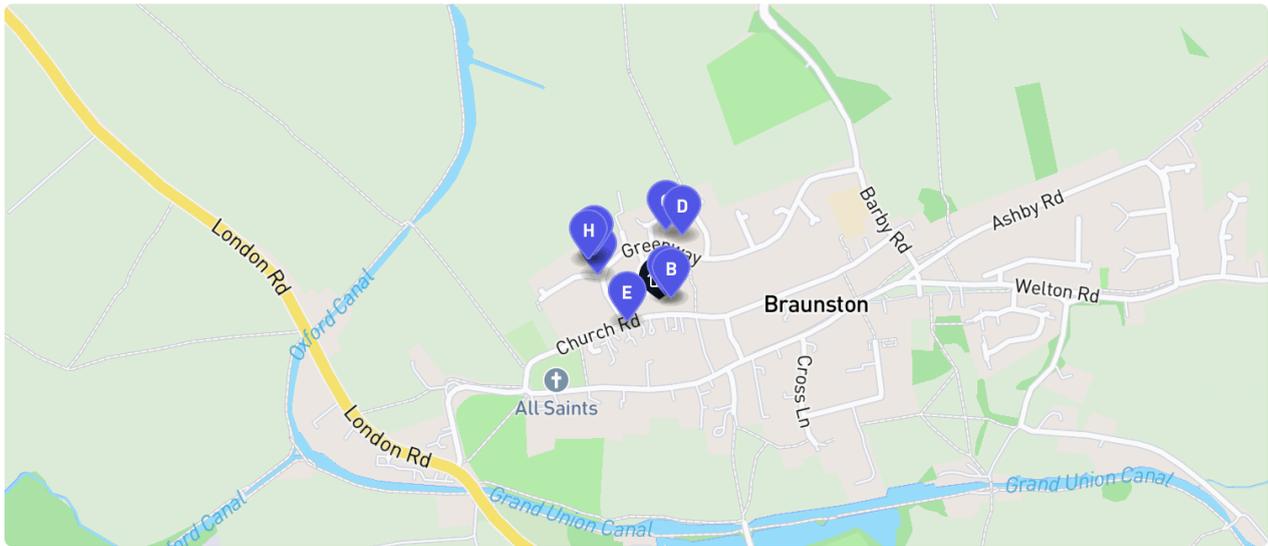
Airport 12 mi

**G** 

M1

Motorway 3.74 mi

## Nearby Planning



**A** 64 Church Road Braunston Northamptonshire NN11 7HQ

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

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

**B** 58 Church Road Braunston Northamptonshire NN11 7HQ

Two storey side and single storey and two storey rear extension

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

**C** 11 Sanders Close Braunston Northamptonshire NN11 7JW

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

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

**D** Amberley 23 Greenway Braunston Northamptonshire NN11 7JT

First floor side extension

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

**E** 65 Church Road Braunston Northamptonshire NN11 7HQ

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

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

**F** 1 Greenway Braunston Northamptonshire NN11 7HP

Single storey rear extension and two storey front extension

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

**G** 9 Greenway Braunston NN11 7HP

Single storey rear extension and a pitched roof to the existing single storey front extension

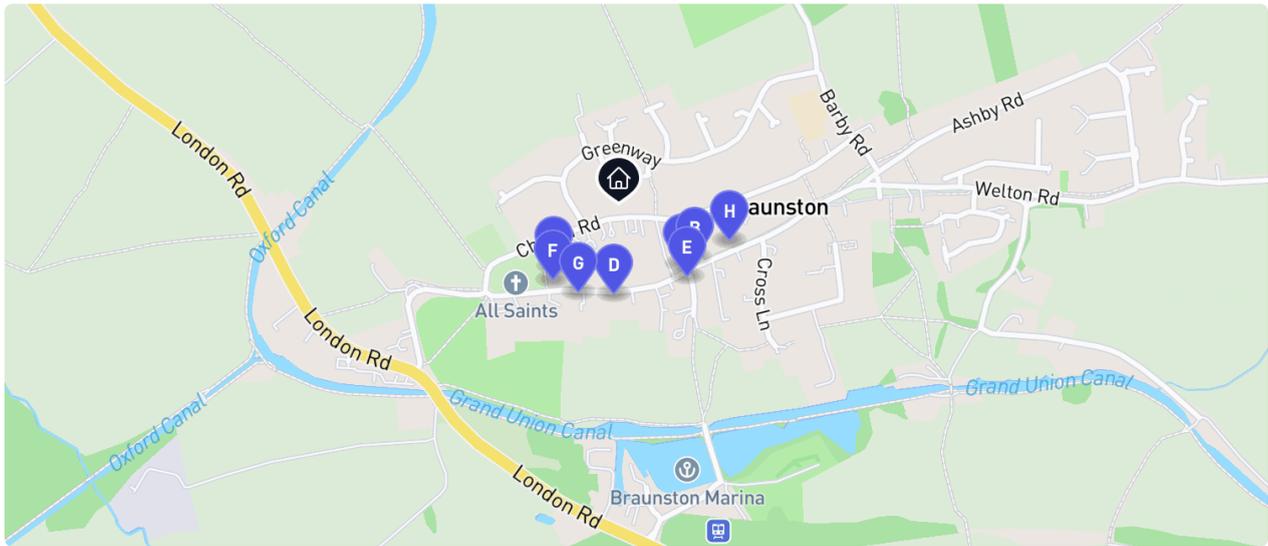
Approved      Ref: 2025/5291/FULL      22-12-2025

**H** 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

## Nearby Listed Buildings



**A** Grade II - Listed building 614ft  
 Olive tree cottage and adjoining shop and bakery  
 List entry no: 1076451 11-03-1987

**B** Grade II - Listed building 630ft  
 The old harrow  
 List entry no: 1342989 11-03-1987

**C** Grade II - Listed building 630ft  
 The mill  
 List entry no: 1076444 11-03-1987

**D** Grade II - Listed building 673ft  
 65, high street  
 List entry no: 1076454 11-03-1987

**E** Grade II - Listed building 686ft  
 The shambles  
 List entry no: 1055879 11-03-1987

**F** Grade II - Listed building 696ft  
 The mill house  
 List entry no: 1054779 11-03-1987

**G** Grade II - Listed building 702ft  
 Checkley close and attached wall  
 List entry no: 1055869 11-03-1987

**H** Grade II - Listed building 725ft  
 Broadlands  
 List entry no: 1054764 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**  
Owner

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## Contact Us

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DAVENTRY ESTATE AGENT

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