



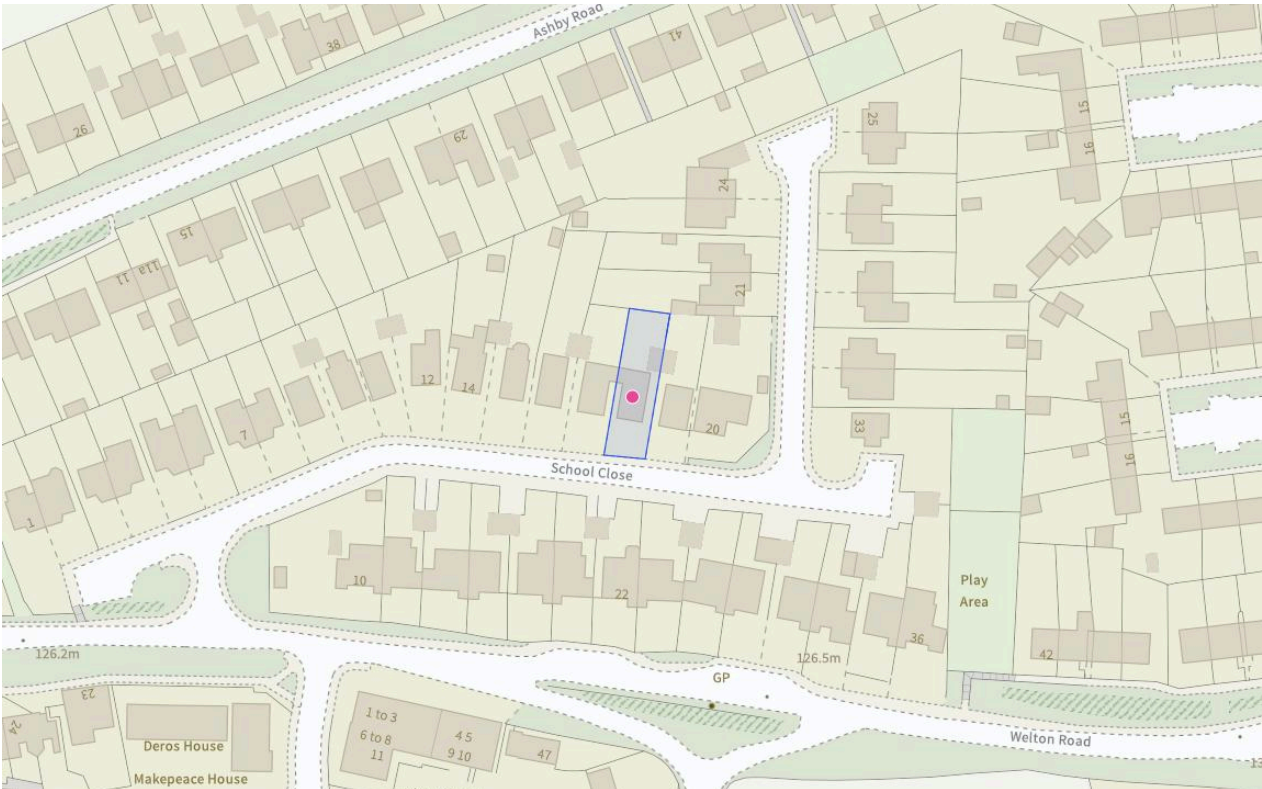
SH Buyers Report

6th August 2026

18 School Close, Braunston, Daventry.
NN11 7JD



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 936ft² | £325 pft² Detached Freehold

Plot information

Title number	NN176031
Garden direction	North
Outdoor area	0.06 acres
Parking (predicted)	Yes

Council tax

Band C
£2,210 per year (est)
West Northamptonshire

Mobile coverage

EE	
O2	
Three	
Vodafone	

Broadband availability

Basic	18mb
Superfast	56mb
Ultrafast	1000mb
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.

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 0.20mi	B Primary Ashby Fields Primary School Requires improvement 2.15mi	C Primary Welton Church of England Academy Outstanding 2.20mi
D Nursery · Primary Monksmoor Park Church of England Primary School Good 2.42mi	E Secondary · Post-16 The Parker E-ACT Academy Good 2.59mi	F Nursery · Primary The Grange School, Daventry Requires improvement 2.85mi
G Nursery · Primary E-ACT The Grange School Not rated 2.85mi	H Secondary Rainsbrook Secure Training Centre Not rated 3.10mi	

Local Transport



A Ashby Road Bus stop or station0.07 mi	B South Close Bus stop or station0.12 mi	C The Green Bus Shelter, High Street Bus stop or station0.19 mi
D Long Buckby Rail Station Train station4.84 mi	E Coventry Airport Airport13 mi	F M1 Motorway3.39 mi

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

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

B

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

C

32 Welton Road Braunston Northamptonshire NN11
7JJ

Single storey front extension.

Approved Ref: WND/2022/1016 11-11-2022

D

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

E

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

F

35 Ashby Road Braunston NN11 7HE

Provision of a hardstanding and road cross over.

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

G

10 Welton Road, Braunston, NN11 7JJ

New bungalow with associated car parking,
landscaping and drop kerb access to front on land...

Approved Ref: 2024/3357/FULL 18-07-2024

H

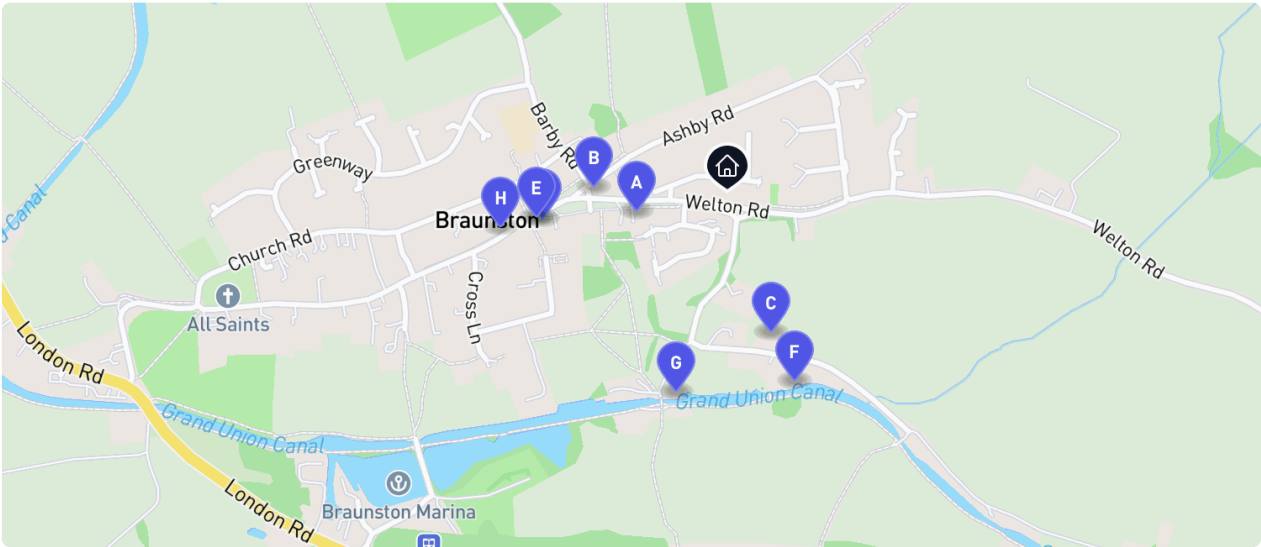
47 Ashby Road Braunston NN11 7HE

Installation of vehicular access and hardstanding.

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

Nearby Listed Buildings

SKILTON & HOGG
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A

Grade II - Listed building

584ft

Corner cottage dolphin cottage

List entry no: 1342993

11-03-1987

B

Grade II - Listed building

774ft

26, the green

List entry no: 1055822

11-03-1987

C

Grade II - Listed building

991ft

Honey hurst farmhouse and attached barn

List entry no: 1076456

11-03-1987

D

Grade II - Listed building

1099ft

Ash tree house

List entry no: 1366614

11-03-1987

E

Grade II - Listed building

1129ft

K6 telephone kiosk, braunston

List entry no: 1403287

16-11-2011

F

Grade II - Listed building

1296ft

Grand union canal little braunston lock keepers cottage and spillway at bridge number 3

List entry no: 1054856

11-03-1987

G

Grade II - Listed building

1329ft

Grand union canal little braunston dry dock

List entry no: 1343025

11-03-1987

H

Grade II - Listed building

1345ft

28, high street

List entry no: 1054769

11-03-1987

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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