



SH Buyers Report

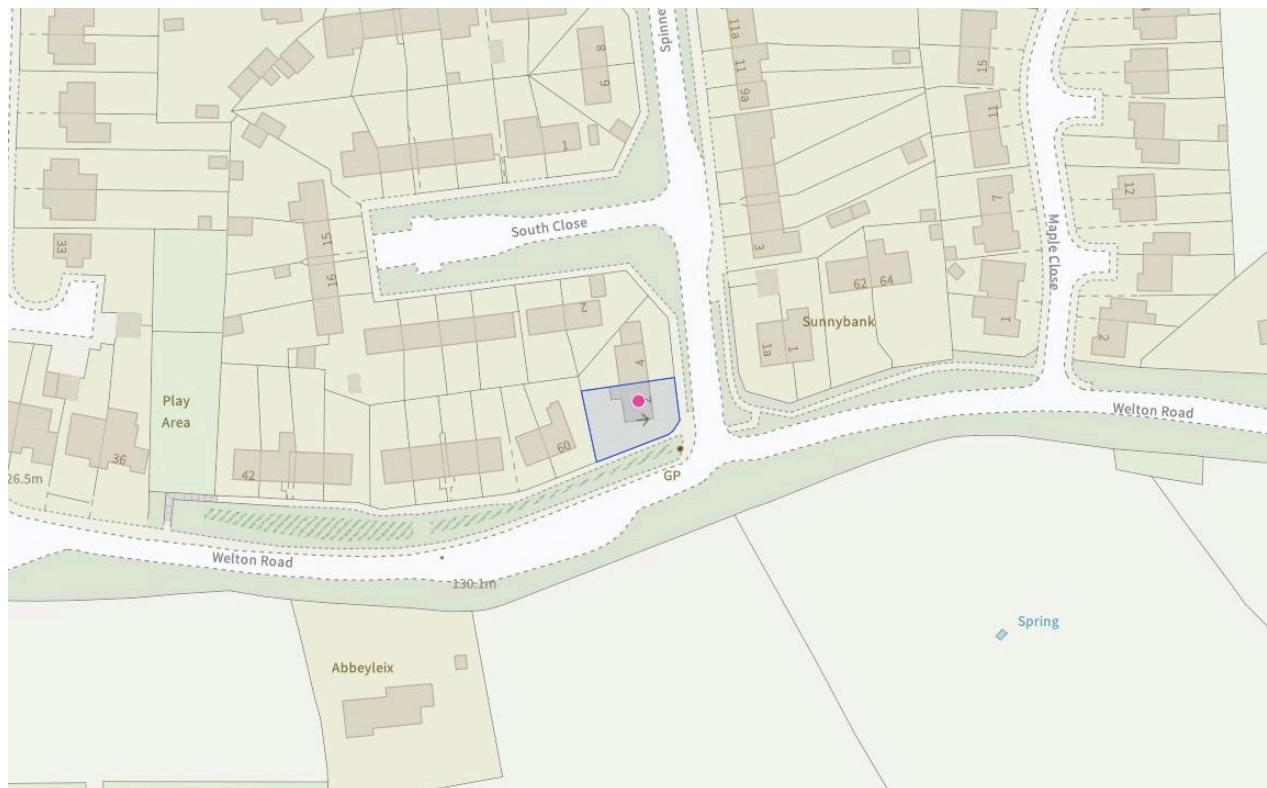
11th February 2026

**2 Spinney Hill, Braunston, Daventry. NN11
7JF**



Introduction

SKILTON & HOGG
DAVENTRY ESTATE AGENT



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 1,087ft² £285 pft² Semi-Detached Freehold

Plot information

Title number	NN117075
Garden direction	SouthWest
Outdoor area	0.06 acres
Parking (predicted)	Yes

Build	Utilities	EPC	Valid until 21/06/2028
Suspended floors	Mains gas	Efficiency rating (current)	48 E
Double glazed windows	Wind turbines	Efficiency (potential)	70 C
Brick walls	Solar panels	Enviro impact (current)	41 E
Pitched roof	Mains fuel type Oil	Enviro impact (potential)	61 D
Year built 1950-1966	Water Anglian Water		

Council tax

Band B
£1,838 per year (est)
West Northamptonshire

Mobile coverage

 EE	
 O2	
 Three	
 Vodafone	

Broadband availability

 Basic	17mb
 Superfast	37mb
 Ultrafast	1000mb
 Overall	1000mb

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.

☒ 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 a 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.

HM Land Registry 

Rights and restrictions

SKILTON & HOGG
DAVENTRY ESTATE AGENT

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.

Rights and restrictions

SKILTON & HOGG
DAVENTRY ESTATE AGENT

🔗 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

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A Primary

Braunston Church of England Primary School

Good

0.32mi

B Primary

Ashby Fields Primary School

Requires improvement

2.04mi

C Primary

Welton Church of England Academy

Outstanding

2.08mi

D Nursery · Primary

Monksmoor Park Church of England Primary School

Good

2.30mi

E Secondary · Post-16

The Parker E-ACT Academy

Good

2.50mi

F Nursery · Primary

The Grange School, Daventry

Requires improvement

2.79mi

G Nursery · Primary

E-ACT The Grange School

Not rated

2.79mi

Local Transport

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A
South Close
Bus stop or station 0.04 mi

B
Ashby Road
Bus stop or station 0.14 mi

C
The Green Bus Shelter, High Street
Bus stop or station 0.30 mi

D
Long Buckby Rail Station
Train station 4.73 mi

E
Coventry Airport
Airport 13 mi

F
M1
Motorway 3.32 mi

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A 16 Maple Close Braunston NN11 7LB

Raised patio and ramps to rear of property.

Approved Ref: 2023/7865/FULL 10-10-2023

B 32 Welton Road Braunston Northamptonshire NN11 7JJ

Single storey front extension.

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

C 27 Spinney Hill Braunston Northamptonshire NN11 7JF

Construction of raised patio to rear and provision of hardstanding/ vehicular access to front

Approved Ref: WND/2023/0022 23-12-2022

D Land off Maple Close, Braunston

Construction of 21 affordable homes including new roads and associated site services.

Validated Ref: 2024/4229/MAF 13-09-2024

E 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

F 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

G 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

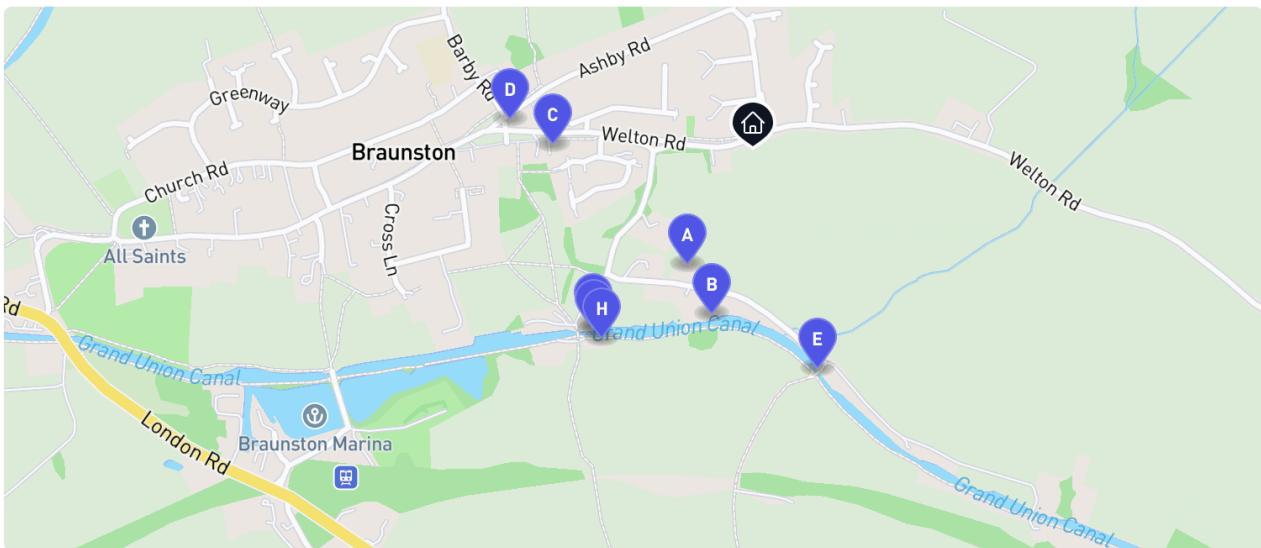
H 29 Ashby Road Braunston Northamptonshire NN11 7HE

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

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

Nearby Listed Buildings

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A Grade II - Listed building

899ft

Honeyhurst farmhouse and attached barn

List entry no: 1076456

11-03-1987

B Grade II - Listed building

1122ft

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

List entry no: 1054856

11-03-1987

C Grade II - Listed building

1145ft

Corner cottage dolphin cottage

List entry no: 1342993

11-03-1987

D Grade II - Listed building

1381ft

26, the green

List entry no: 1055822

11-03-1987

E Grade II - Listed building

1457ft

Grand union canal little braunston bridge number 4

List entry no: 1054844

11-03-1987

F Grade II - Listed building

1473ft

Grand union canal little braunston dry dock

List entry no: 1343025

11-03-1987

G Grade II - Listed building

1496ft

Grand union canal little braunston lock at bridge number 2

List entry no: 1343024

11-03-1987

H Grade II - Listed building

1509ft

Grand union canal little braunston brasenose chandlery

List entry no: 1076447

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

dbruckert@skiltonandhogghomes.co.uk

07738 803948

Contact Us



Skilton and Hogg Estate Agents

5 Prince William Walk, Sheaf Street,
Daventry NN11 4AB

✉ info@skiltonandhogghomes.co.uk

📞 01327 624275

💻 <https://www.skiltonandhogghomes.co.uk/>

Find us on



**Scan here to view a digital
version of this report**

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact David Bruckert on 07738 803948 or visit <https://www.skiltonandhogghomes.co.uk/>. To opt out of future communication, contact David Bruckert.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.