



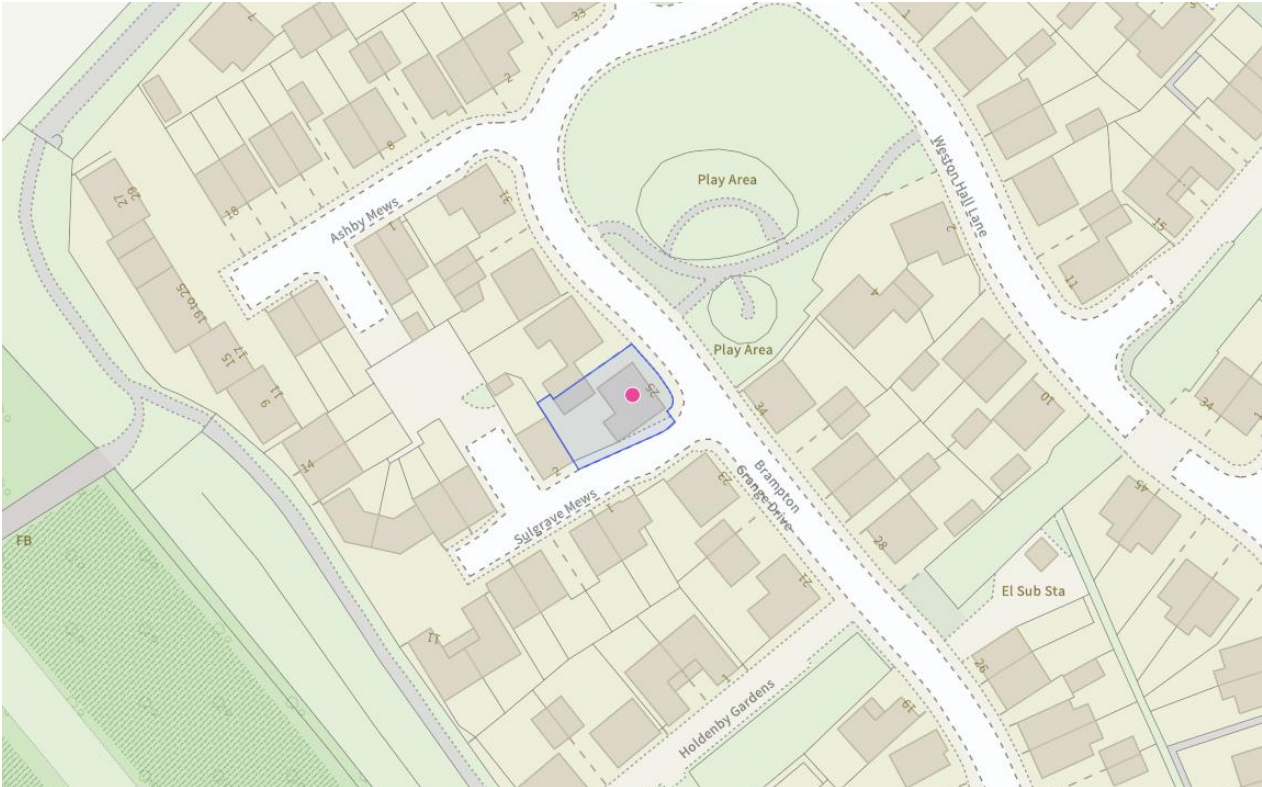
SH Buyers Report

10th July 2026

25 Brampton Grange Drive, Daventry.
NN11 8BE



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

4 2 1,399ft² | £289 pft² Detached Freehold

Plot information

Title number **NN327452**
Garden direction **SouthWest**
Outdoor area **0.05 acres**
Parking (predicted) **Yes**

Build	Utilities	EPC	Valid until 08/05/2024
Other floors	Mains gas	Efficiency rating (current)	84 B
High performance windows	Wind turbines	Efficiency (potential)	93 A
Other walls	Solar panels	Enviro impact (current)	84 B
Other roof	Mains fuel type Mains Gas	Enviro impact (potential)	93 A
Year built 2014	Water Anglian Water		

 Council tax	 Mobile coverage	 Broadband availability
Band E	 EE 	 Basic 2mb
£3,039 per year (est)	 O2 	 Superfast 59mb
West Northamptonshire	 Three 	 Ultrafast 1800mb
	 Vodafone 	 Overall 1800mb

 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 risk (0-1%)

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

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 

 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

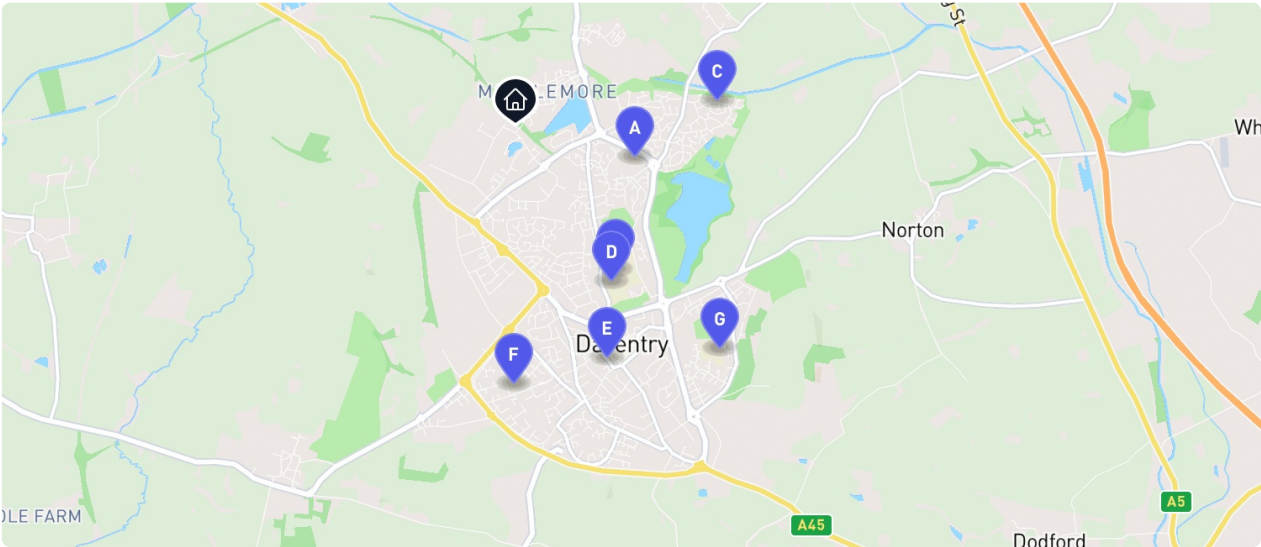
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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

Ashby Fields Primary School

Requires improvement

0.81mi

B

Primary

Falconer's Hill Academy

Good

1.21mi

C

Nursery · Primary

Monksmoor Park Church of England Primary School

Good

1.23mi

D

Secondary · Post-16

The Parker E-ACT Academy

Good

1.27mi

E

Nursery · Primary

St James Infant School

Good

1.69mi

F

Nursery · Primary

The Grange School, Daventry

Requires improvement

1.75mi

G

All-through

DSL V E-ACT Academy

Good

1.98mi

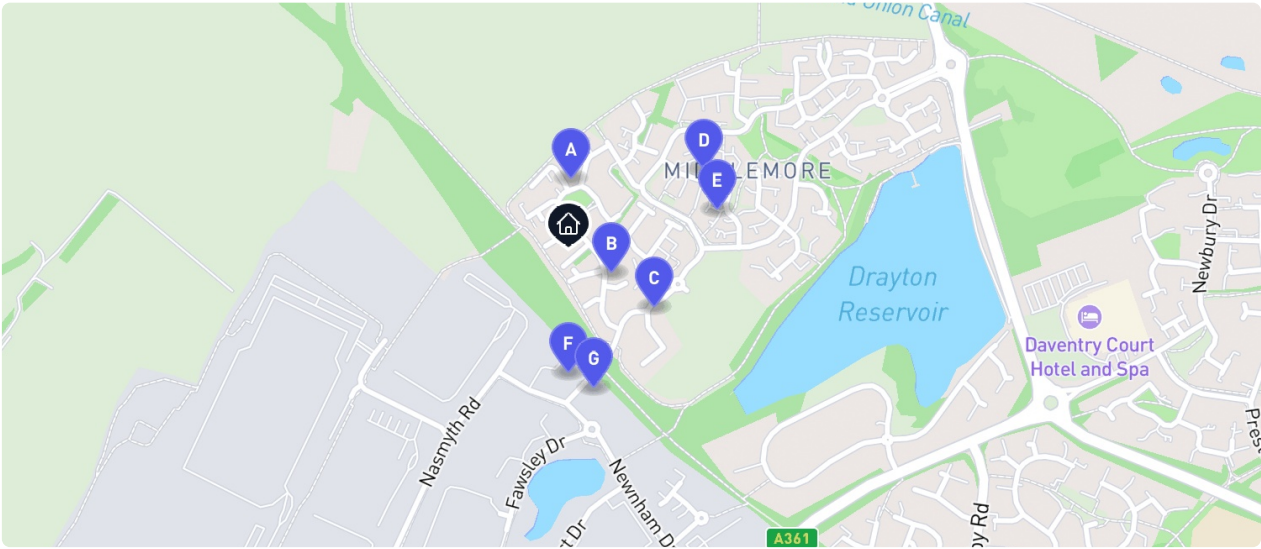
Local Transport



A Farnborough Drive Bus stop or station0.12 mi	B Dhl Offices, Newnham Drive Bus stop or station0.32 mi	C Hidcote Way Bus stop or station0.40 mi
D Long Buckby Rail Station Train station4.00 mi	E Coventry Airport Airport14 mi	F M1 Motorway3.53 mi

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

35 Brampton Grange Drive Middlemore Daventry
Northamptonshire NN11 8BE

Single storey rear extension

Approved Ref: DA/2018/0053 15-01-2018

B

14 Brampton Grange Drive Daventry West
Northamptonshire NN11 8BE

Lawful Development Certificate Proposed comprising
of Single storey rear extension

Approved Ref: 2023/5488/LDP 19-04-2023

C

Land off Farnborough Drive Daventry

The erection of new homes with access, landscaping,
drainage and other associated works

Approved Ref: 2024/0598/FULL 01-12-2023

D

11 Middleton Road Daventry West Northamptonshire
NN11 8BH

Formation of new ground floor window within existing
aperture, alteration of existing rear ground floor...

Approved Ref: 2023/5375/FULL 19-04-2023

E

34 Middleton Road Daventry NN11 8BH

Installation of air source heat pump

Approved Ref: 2025/2285/FULL 22-05-2025

F

Coherent Rofin Newnham Drive Daventry NN11 8YN

Determination as to whether prior approval is required
(under Schedule 2, Part 14, Class J of the above...

Approved Ref: 2024/2468/PA 14-05-2024

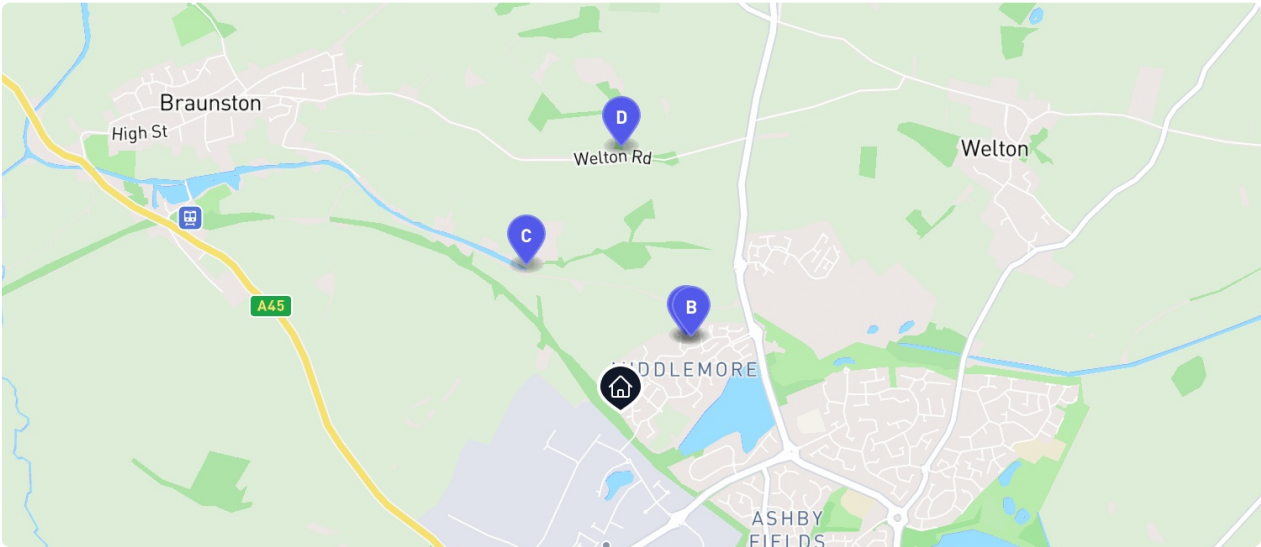
G

Unit 2 Sulby Close Daventry NN11 8DE

Construction a single B2 / B8 industrial unit with
associated two storey offices with a total ridge heig...

Approved Ref: 2024/0341/FULL 10-11-2023

Nearby Listed Buildings



A

Grade II - Listed building

1325ft

Middlemore farmhouse

List entry no: 1387389

14-07-1999

B

Grade II - Listed building

1388ft

Farmbuildings adjoining middlemore farmhouse

List entry no: 1387390

14-07-1999

C

Grade II - Listed building

2454ft

Grand union canal west entrance to braunston tunnel

List entry no: 1076445

11-03-1987

D

Grade II - Listed building

3842ft

The old lodge on east side of drive to bragborough hall

List entry no: 1045846

18-01-2068

E

Grade II - Listed building

5059ft

Well head approximately 18 metres west of bragborough hall

List entry no: 1076482

11-03-1987

F

Grade II - Listed building

5095ft

Bragborough hall

List entry no: 1076481

18-01-2068

G

Grade II - Listed building

5344ft

Grand union canal little braunston lock at bridge number 4

List entry no: 1076448

11-03-1987

H

Grade II - Listed building

5417ft

Grand union canal little braunston bridge number 4

List entry no: 1054844

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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