



S&H

Buyer Information Report

Alpha Cottage Chapel Lane

Charwelton, Daventry, NN11 3YU

Report compiled

19th April 2024

Welcome to Skilton & Hogg Estate Agents, your trusted partner for all your residential property needs in Daventry, Rugby and the surrounding Villages.

With over 18 years of experience in property related matters across the local region, our dedicated team specialises in the sale of residential homes and is committed to providing exceptional customer service and support. Covering the areas of Daventry, Rugby, and the surrounding villages such as Kilsby, Barby, Weedon, Braunston, Long Buckby, Newnham, Staverton and more.

At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone in your life, and we strive to make the journey as seamless and stress-free as possible.

David Bruckert ANAEA
Skilton & Hogg Estate Agents

Your Property

Alpha Cottage Chapel Lane

Charwelton, Daventry, NN11 3YU



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	NN110550
Local Authority	West Northamptonshire
Constituency	-
Ward	Woodford and Weedon
Energy Performance	E

Mobile Coverage

EE	Good	O2	Good
Three	Good	Vodafone	Good

Estimated Broadband Speeds

7Mb Basic	80Mb Superfast
80Mb Overall	

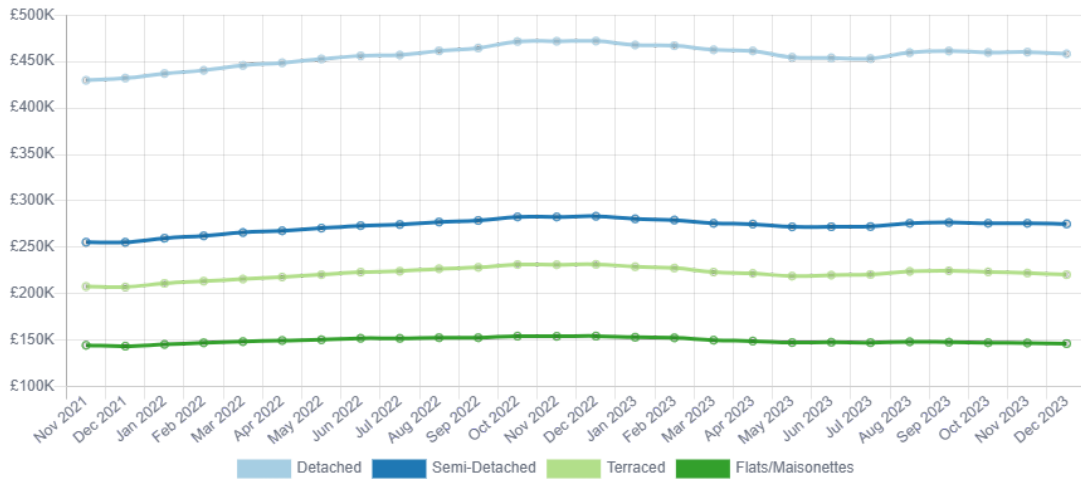
Flood Risk

Very Low – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Your Area

Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2021



£444,791

Average price for a Detached property in NN11

6,815

Number of Detached properties in NN11

£14,753 ↑ 5%

Average Price Change since 2021

£540,473

Average price for a Detached property in England

£26,245 ↑ 6%

Detached Price Change

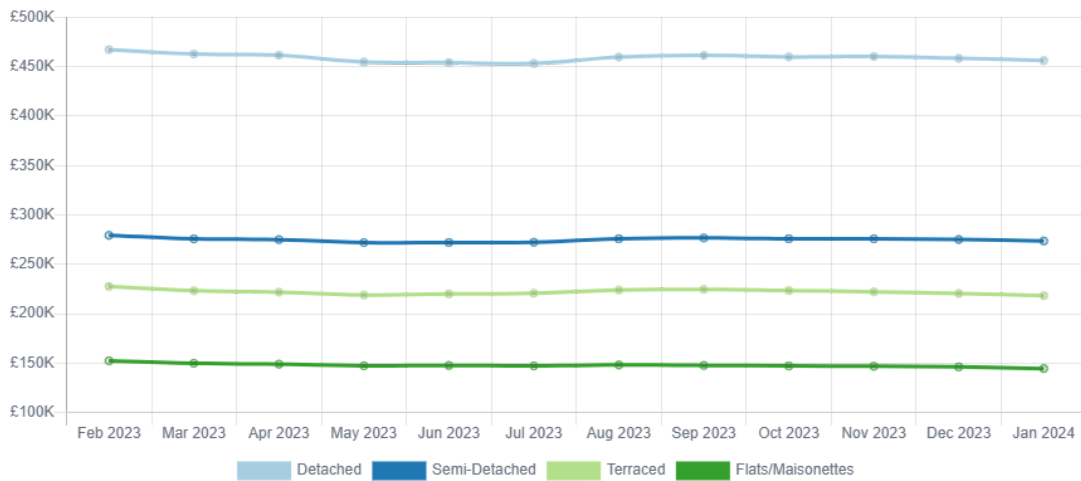
659

Number of Detached Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£321,097

Average price for property in NN11

19,672

Number of properties in NN11

£369,474

Average price for a property in England

£10,181 ↓ 3%

Average Price Change
Last 12 Months

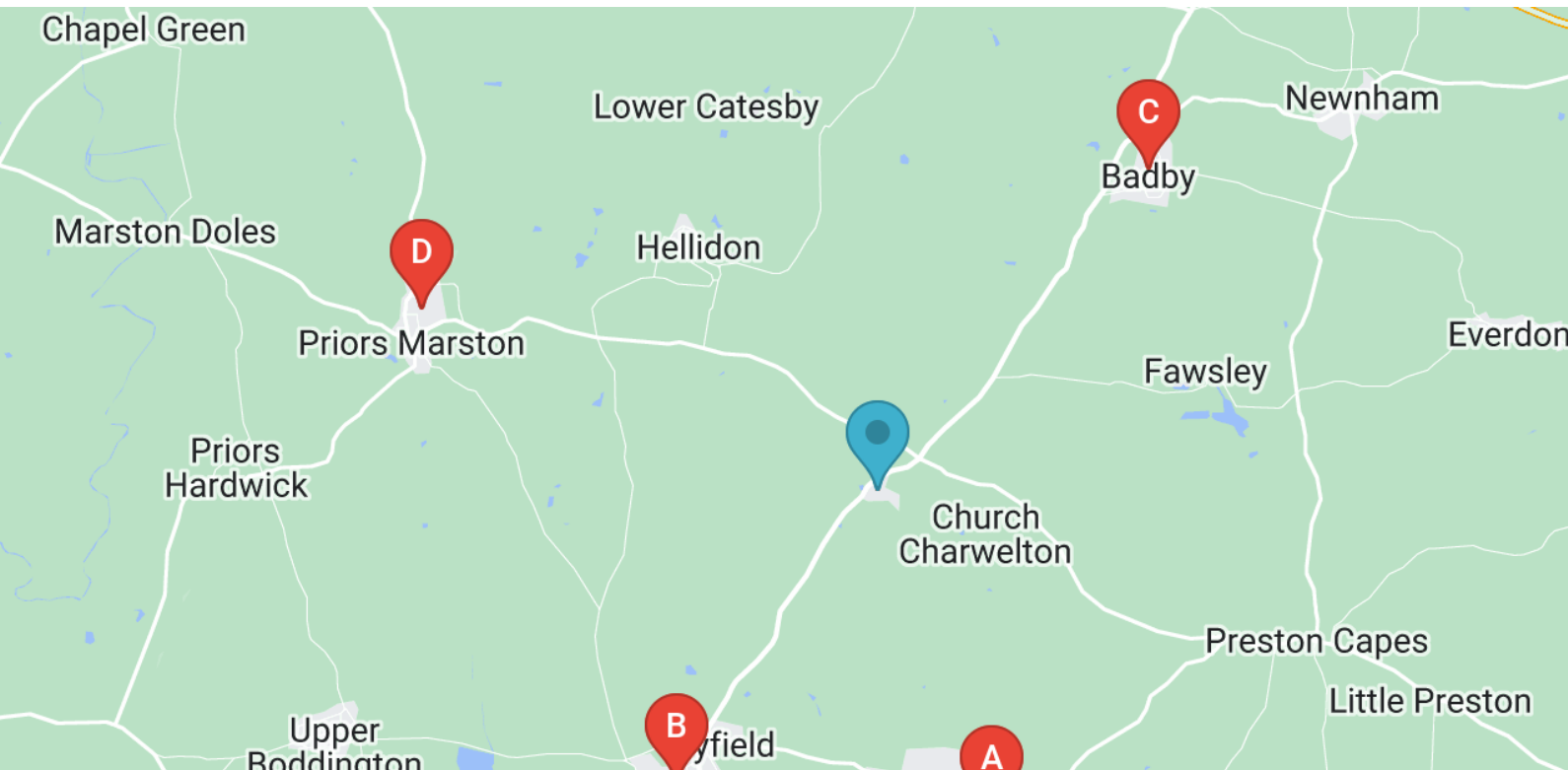
£11,767 ↓ 3%





Detached Price Change
Last 12 Months

79

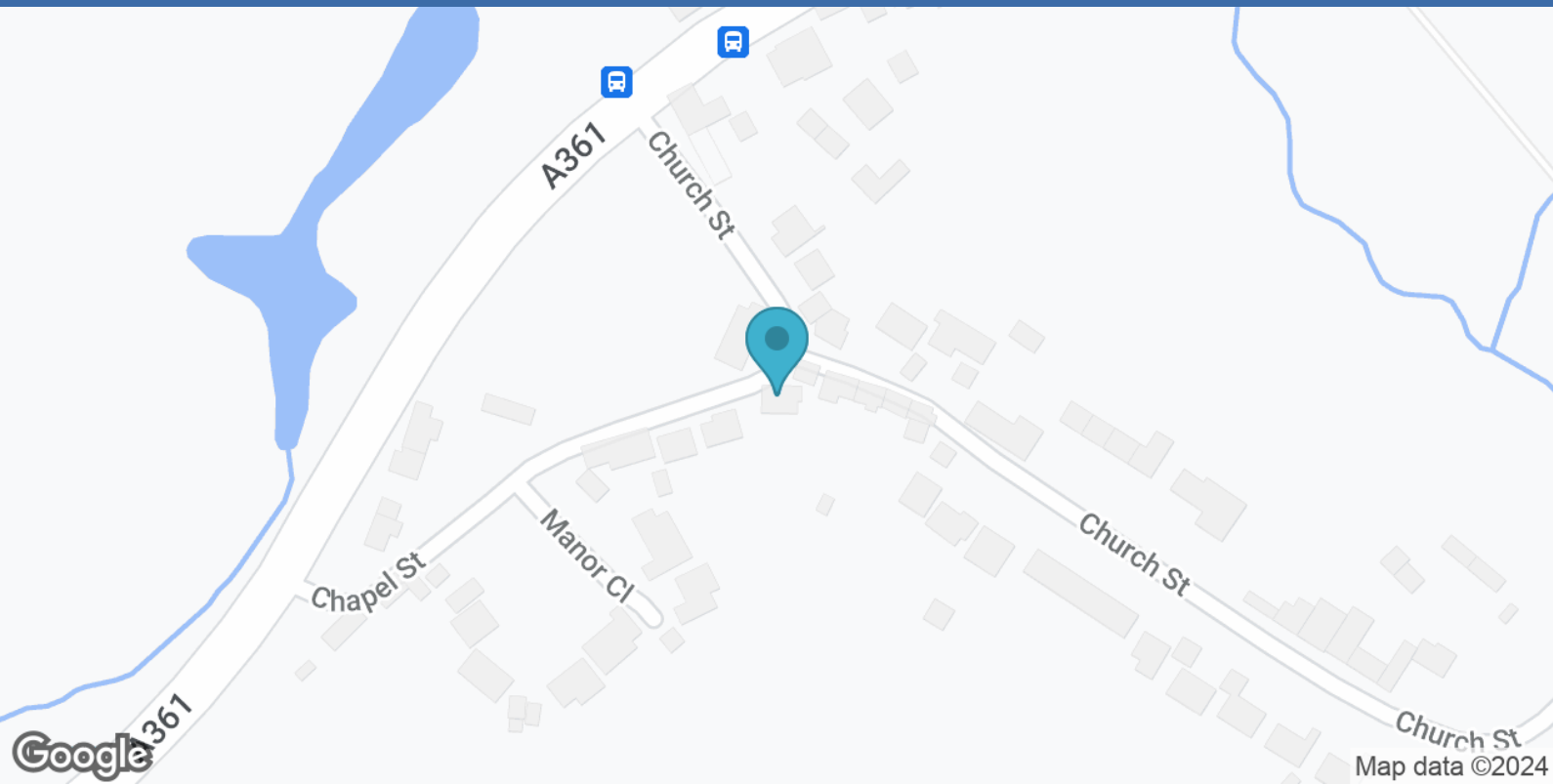
Number of Detached Transactions
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
 Woodford Halse Church of England Primary Academy	NN11 3RQ	Nursery, Primary	3.29 km	Good
 Byfield School	NN11 6US	Nursery, Primary	3.40 km	Good
 Badby School	NN11 3AJ	Primary	4.01 km	Good
 The Priors School	CV47 7RR	Primary	4.68 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J16 of M1	14.38 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	25.56 km

*Details provided by Department for Transport

Your Agent

David Bruckert

Owner

Email Address

dbruckert@skiltonandhogghomes.co.uk

Mobile Number

07738 803948

Office

5 Prince William Walk, Sheaf Street
Daventry
Daventry & Rugby
CV11 4AB

01327 624275

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



About David Bruckert

An experienced estate agent with nearly 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.

The logo for Street Group, consisting of the letters 'S' and 'H' in a bold, blue, sans-serif font, with a small registered trademark symbol (®) to the right of the 'H'. The logo is set against a light yellow background.

Disclaimer

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 01327 624275 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.