

The logo consists of the letters 'S' and 'H' in a bold, blue, sans-serif font, with a small ampersand (&) positioned between them. The logo is set against a light yellow rectangular background.

Buyer Information Report

# 32 Plough Close

Daventry, NN11 0NX

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Report compiled

23rd September 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

## 32 Plough Close

Daventry, NN11 0NX

Rental Value Estimate

**£825 pcm**

Provided by an Automated Valuation Model



### Property Details

Type of Home	Flats/Maisonettes		
Tenure	Leasehold		
Number of Bedrooms	2 <i>Actual</i>		
Lease Term	170 Years	Start Date	10th Jan 2020
Time Remaining	165 Years	End Date	21st Dec 2189
Title Number	NN375309		
Local Authority	West Northamptonshire		
Constituency	-		
Ward	Daventry East		
Energy Performance	C		
Council Tax	Band B		
	Current Annual Charge – £1,669*		

\* May vary slightly for local parish council differences

David Bruckert

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### Mobile Coverage

EE	Okay	O2	Good
Three	Okay	Vodafone	Okay

### Estimated Broadband Speeds

2Mb Basic	39Mb Superfast
1000Mb Ultrafast	1000Mb Overall

### Flood Risk

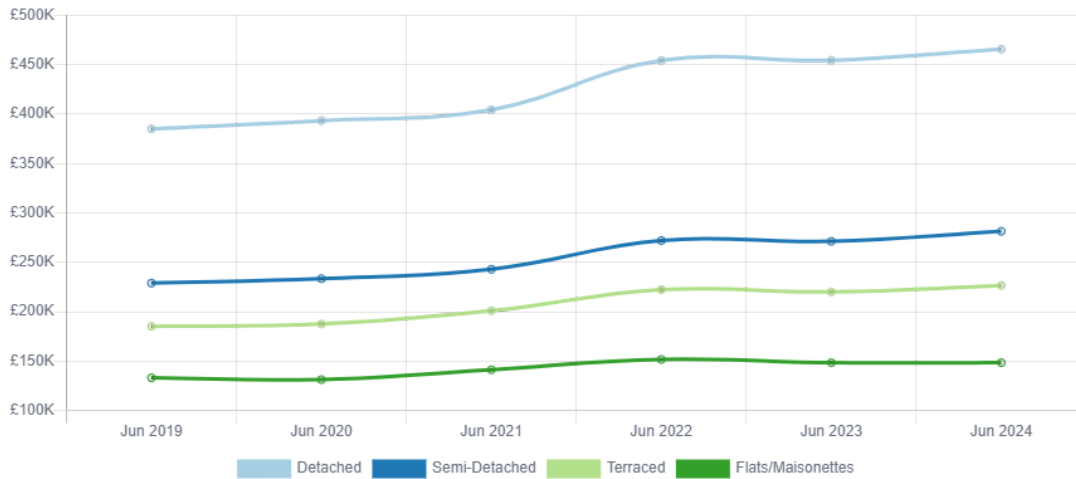
**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

SH

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Since 2019



**£118,905**

Average price for a Flats/Maisonettes property in NN11

**2,518**

Number of Flats/Maisonettes properties in NN11

**£304,519**

Average price for a Flats/Maisonettes property in England

**£50,481** ↑ 21%

Average Price Change since 2019

**£15,230** ↑ 11%

Flats/Maisonettes Price Change

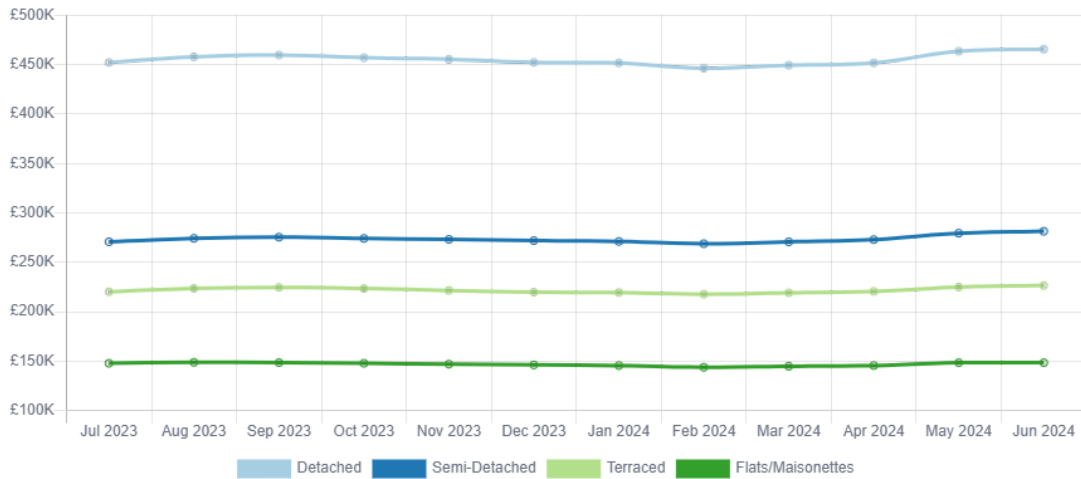
**1691**

Number of Flats/Maisonettes Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£338,671**

Average price for property in NN11

**19,773**

Number of properties in NN11

**£378,874**

Average price for a property in England

**£7,731** ↑ 3%

Average Price Change  
Last 12 Months

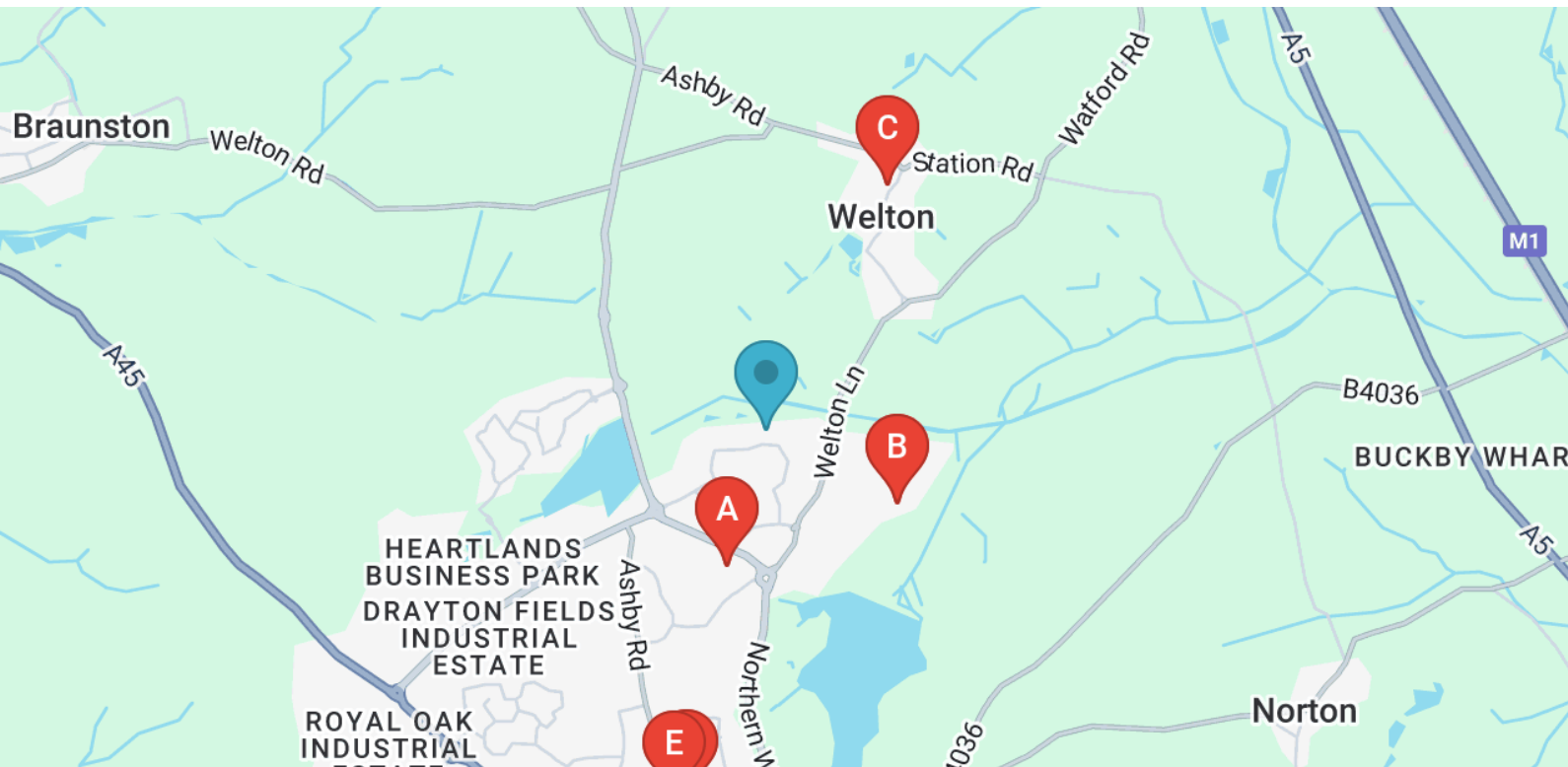
**£19** → 0%

Flats/Maisonettes Price Change  
Last 12 Months

**20**

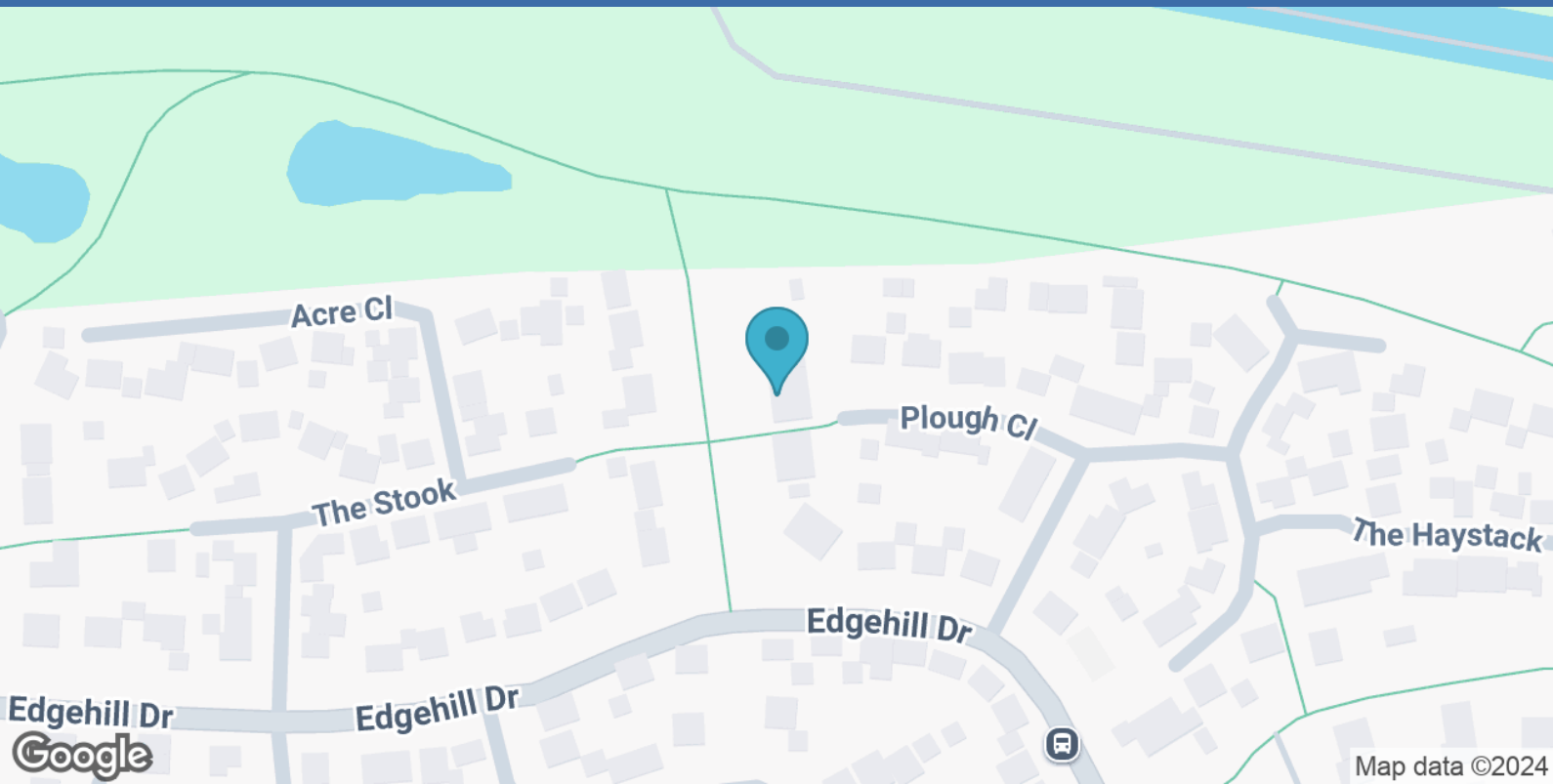
Number of Flats/Maisonettes  
Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Ashby Fields Primary School	NN11 0YP	Primary	0.68 km	Not rated
<b>B</b> Monksmoor Park Church of England Primary School	NN11 2PD	Nursery, Primary	0.72 km	Not rated
<b>C</b> Welton Church of England Academy	NN11 2JZ	Primary	1.31 km	Not rated
<b>D</b> Falconer's Hill Academy	NN11 0QF	Primary	1.80 km	Good
<b>E</b> Falconer's Hill Infant School	NN11 0QF	Primary	1.82 km	Not rated

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J17 of M1	5.15 km

## Nearest Train Station \*

NAME	DISTANCE
Long Buckby Rail Station	5.13 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	23.65 km

\*Details provided by Department for Transport

# Your Agent

## David Bruckert

Owner



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### Mobile Number

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## 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 consists 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 positioned on a light yellow rectangular background.

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