



Property Information Report

# 9 Homefield

Daventry, NN11 4BA

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Report compiled

24th January 2025

# 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.

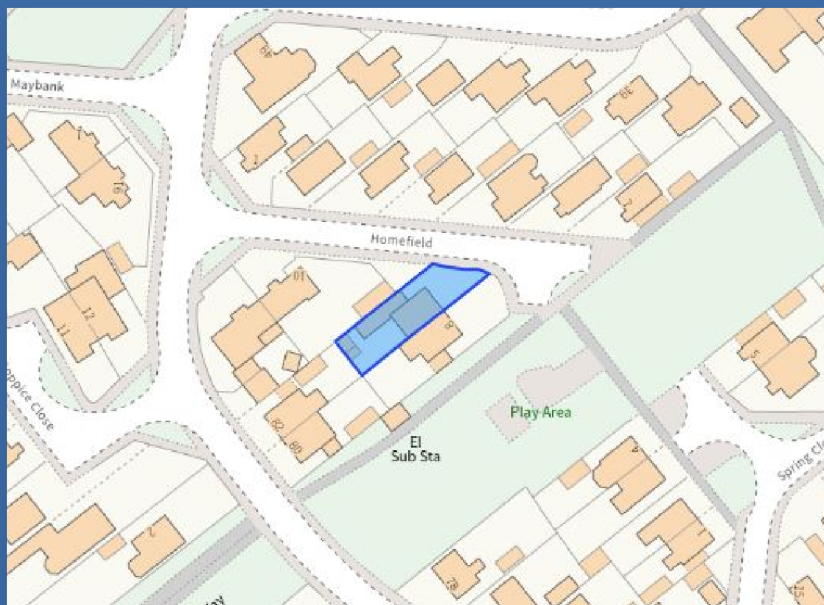
At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone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

## 9 Homefield

Daventry, NN11 4BA



### Property Details

|                    |                                                                                                                      |
|--------------------|----------------------------------------------------------------------------------------------------------------------|
| Type of Home       | Semi-Detached                                                                                                        |
| Tenure             | Freehold                                                                                                             |
| Number of Bedrooms | 3<br><i>Estimated</i>                                                                                                |
| Title Number       | NN264856                                                                                                             |
| Local Authority    | West Northamptonshire                                                                                                |
| Constituency       | -                                                                                                                    |
| Ward               | Daventry East                                                                                                        |
| Council Tax        | Band C<br>Current Annual Charge – £2,000*<br><small>* May vary slightly for local parish council differences</small> |

### Mobile Coverage

|       |      |          |      |
|-------|------|----------|------|
| EE    | Good | O2       | Good |
| Three | Good | Vodafone | Good |

### Estimated Broadband Speeds

|      |         |      |           |
|------|---------|------|-----------|
| 18Mb | Basic   | 80Mb | Superfast |
| 80Mb | Overall |      |           |

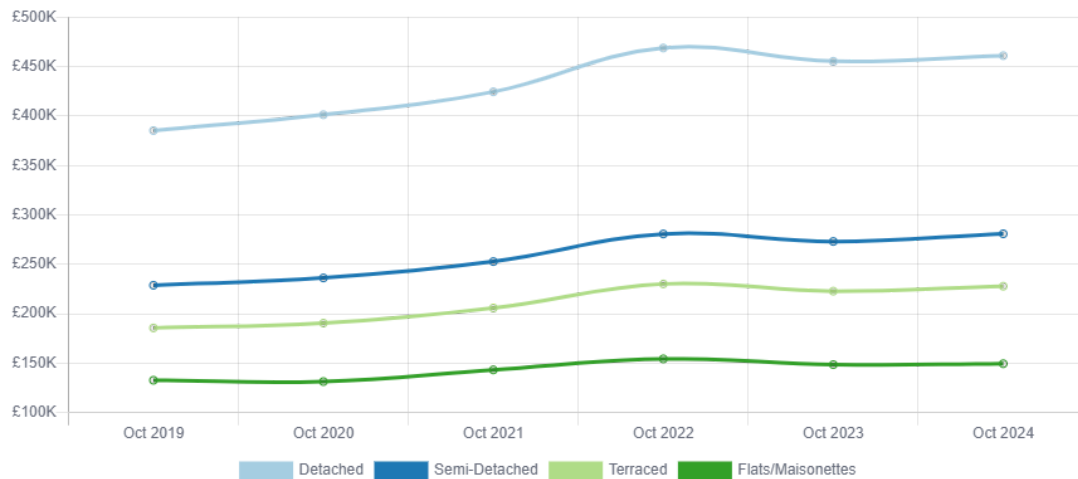
### Flood Risk

**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 2019



**£273,827**

Average price for a Semi-Detached property in NN11

**5,487**

Number of Semi-Detached properties in NN11

**£318,652**

Average price for a Semi-Detached property in England

**£50,027** ↑ 21%

Average Price Change since 2019

**£52,027** ↑ 23%

Semi-Detached Price Change

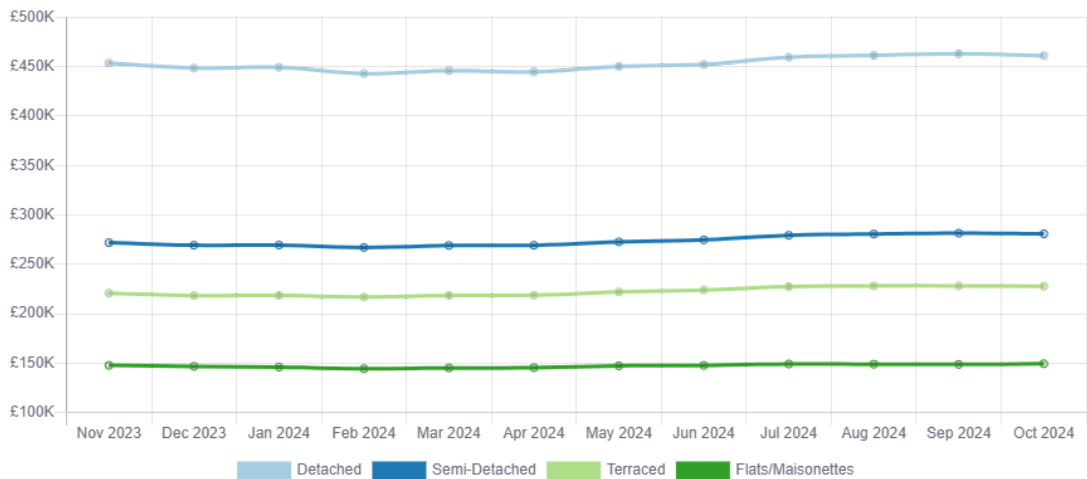
**6797**

Number of Semi-Detached Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£321,591**

Average price for property in NN11

**19,865**

Number of properties in NN11

**£367,054**

Average price for a property in England

**£5,522** ↑ 2%

Average Price Change  
Last 12 Months

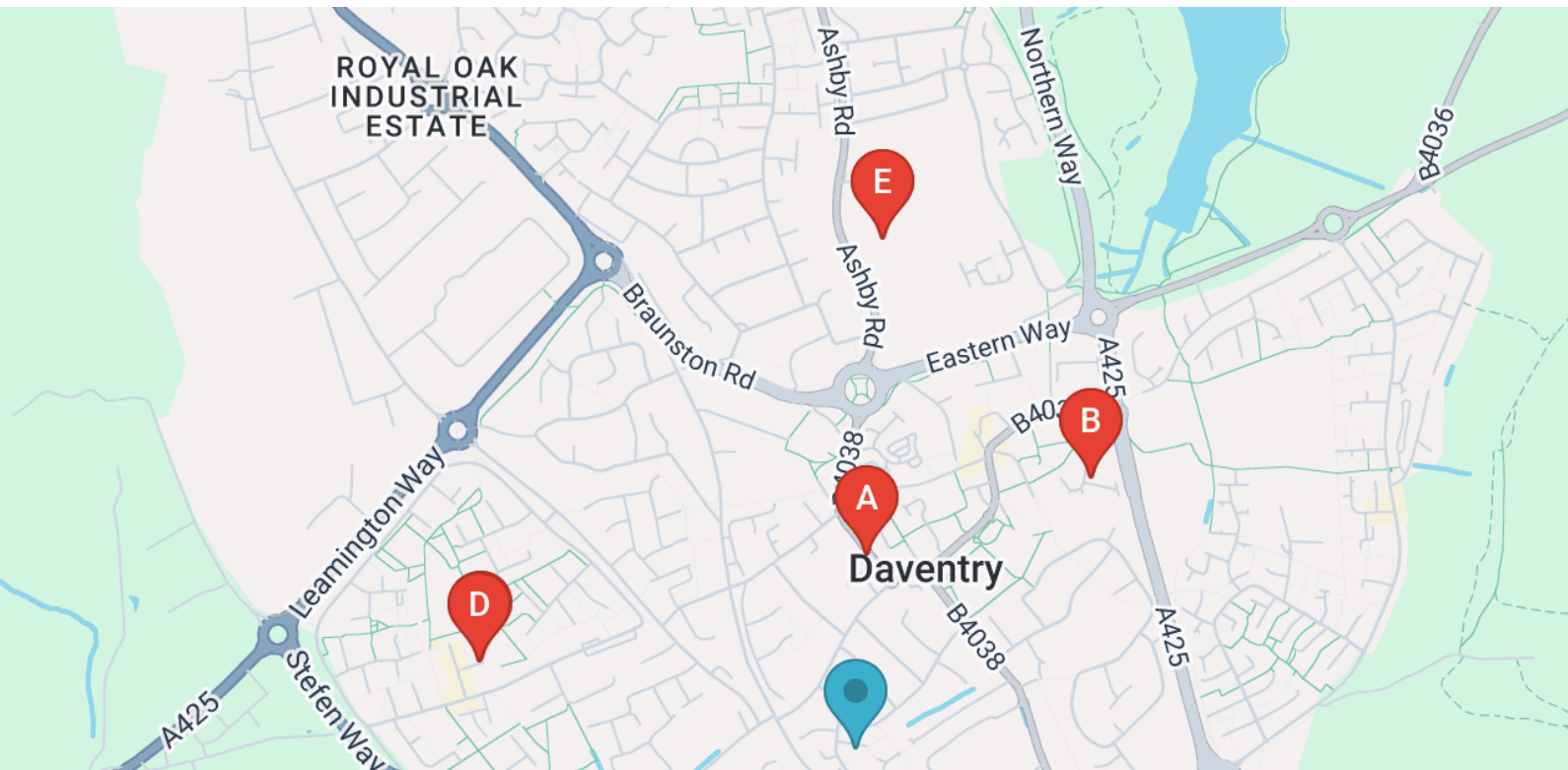
**£7,775** ↑ 3%

Semi-Detached Price Change  
Last 12 Months

**125**

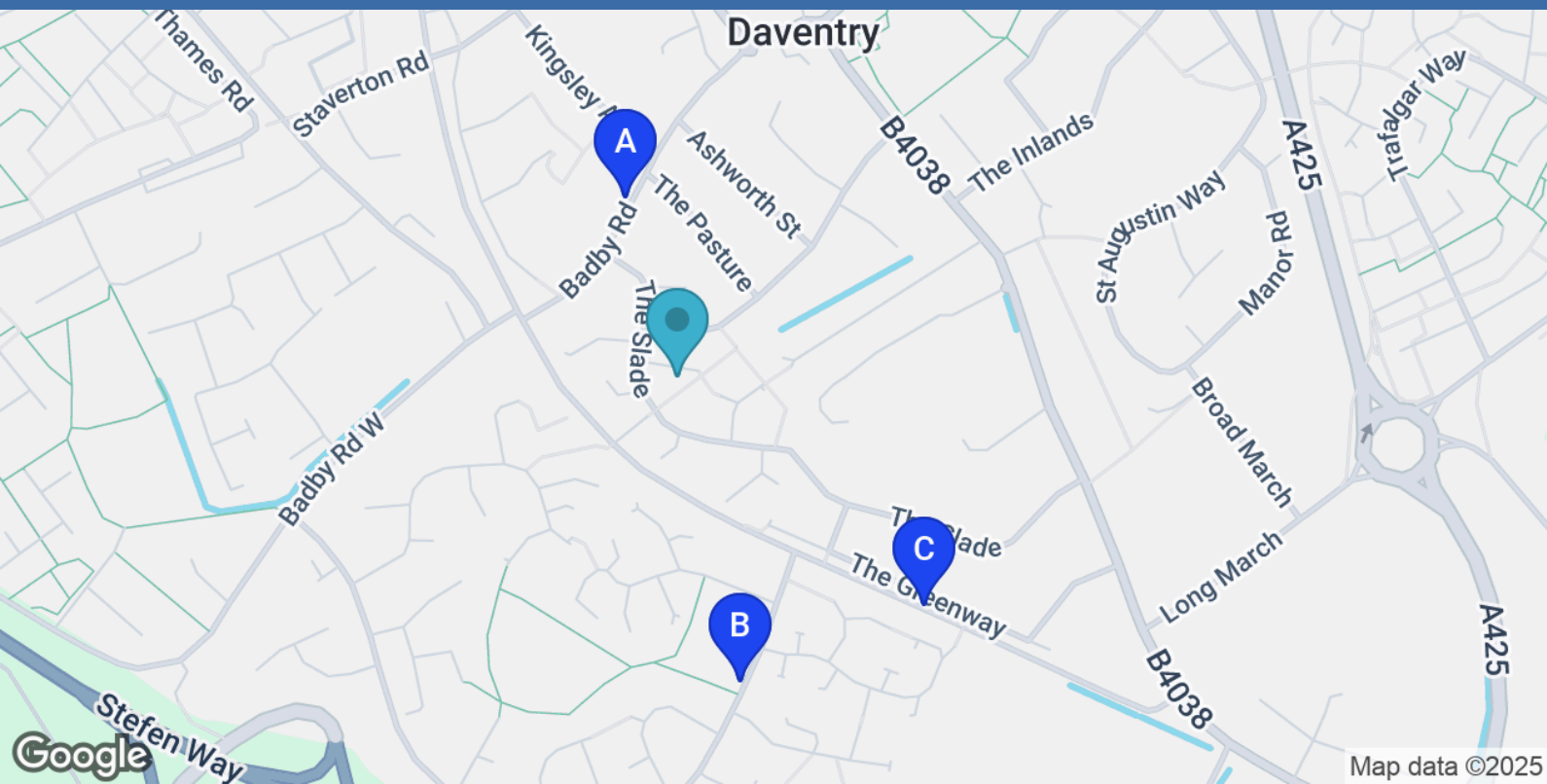
Number of Semi-Detached Transactions  
Last 12 Months

# Nearby Schools



| NAME                                 | POSTCODE | EDUCATION LEVEL    | DISTANCE | RATING    |
|--------------------------------------|----------|--------------------|----------|-----------|
| <b>A</b> St James Infant School      | NN11 4AG | Nursery, Primary   | 0.46 km  | Good      |
| <b>B</b> Abbey CofE Academy          | NN11 4GD | Primary            | 0.86 km  | Good      |
| <b>C</b> The Grange School, Daventry | NN11 4HW | Nursery, Primary   | 0.92 km  | Not rated |
| <b>D</b> E-ACT The Grange School     | NN11 4HW | Nursery, Primary   | 0.92 km  | Not rated |
| <b>E</b> The Parker E-ACT Academy    | NN11 0QE | Secondary, Post 16 | 1.22 km  | Good      |

# Transport Links



## Nearest Motorway Junction \*

| NAME      | DISTANCE |
|-----------|----------|
| J17 of M1 | 8.28 km  |

## Nearest Train Station \*

| NAME                     | DISTANCE |
|--------------------------|----------|
| Long Buckby Rail Station | 7.14 km  |

## Nearby Airports \*

| NAME             | DISTANCE |
|------------------|----------|
| Coventry Airport | 24.68 km |

## Nearby Bus Stops & Stations \*

| NAME                             | DISTANCE |
|----------------------------------|----------|
| <b>A</b> The Pasture, Badby Road | 0.22 km  |
| <b>B</b> Downing Way             | 0.38 km  |
| <b>C</b> Christchurch Drive      | 0.41 km  |

\*Details provided by Department for Transport



# Your Agent

## David Bruckert

Owner

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

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