



S&H

Buyer Information Report

4 Malt Mill Green

Kilsby, Rugby, CV23 8YW

Report compiled

8th February 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

4 Malt Mill Green

Kilsby, Rugby, CV23 8YW



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	NN402590
Local Authority	West Northamptonshire
Constituency	-
Ward	Braunston and Crick
Council Tax	Band B Current Annual Charge – £1,750*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

3Mb Basic	78Mb Superfast
1800Mb Ultrafast	1800Mb Overall

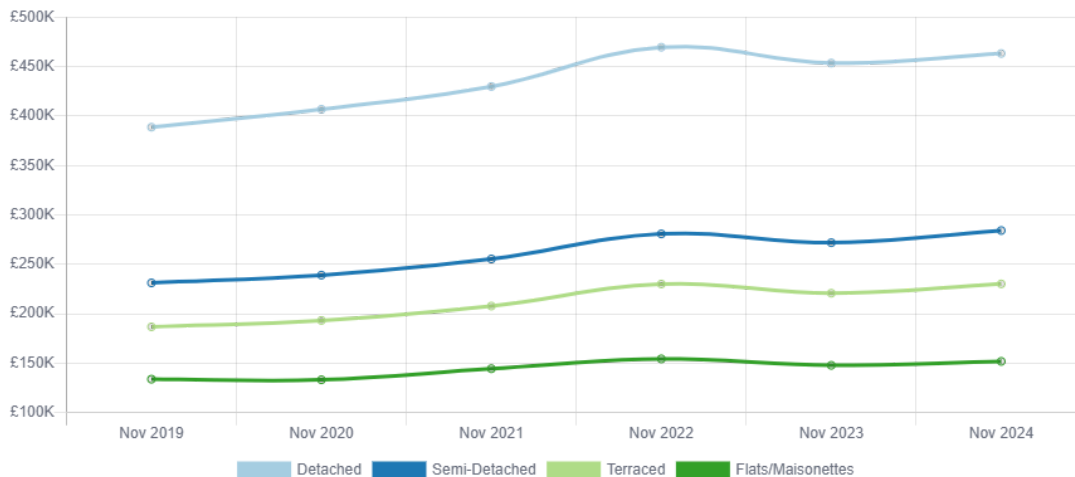
Flood Risk

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



£484,033

Average price for a Detached property in CV23

6,277

Number of Detached properties in CV23

£50,755 ↑ 21%

Average Price Change since 2019

£74,491 ↑ 19%

Detached Price Change

£508,464

Average price for a Detached property in England

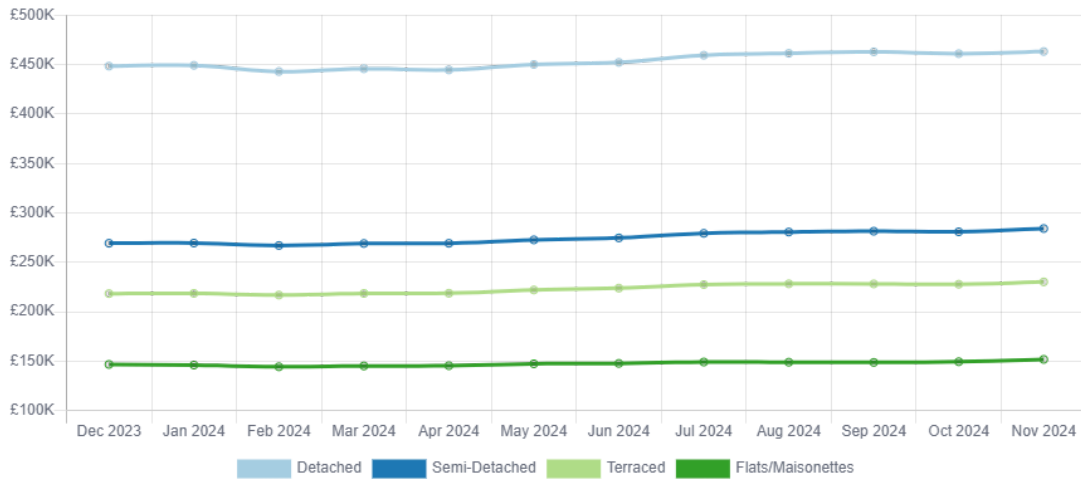
6698

Number of Detached Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£374,941

Average price for property in CV23

13,117

Number of properties in CV23

£352,829

Average price for a property in England

£9,927 ↑ 3%

Average Price Change
Last 12 Months

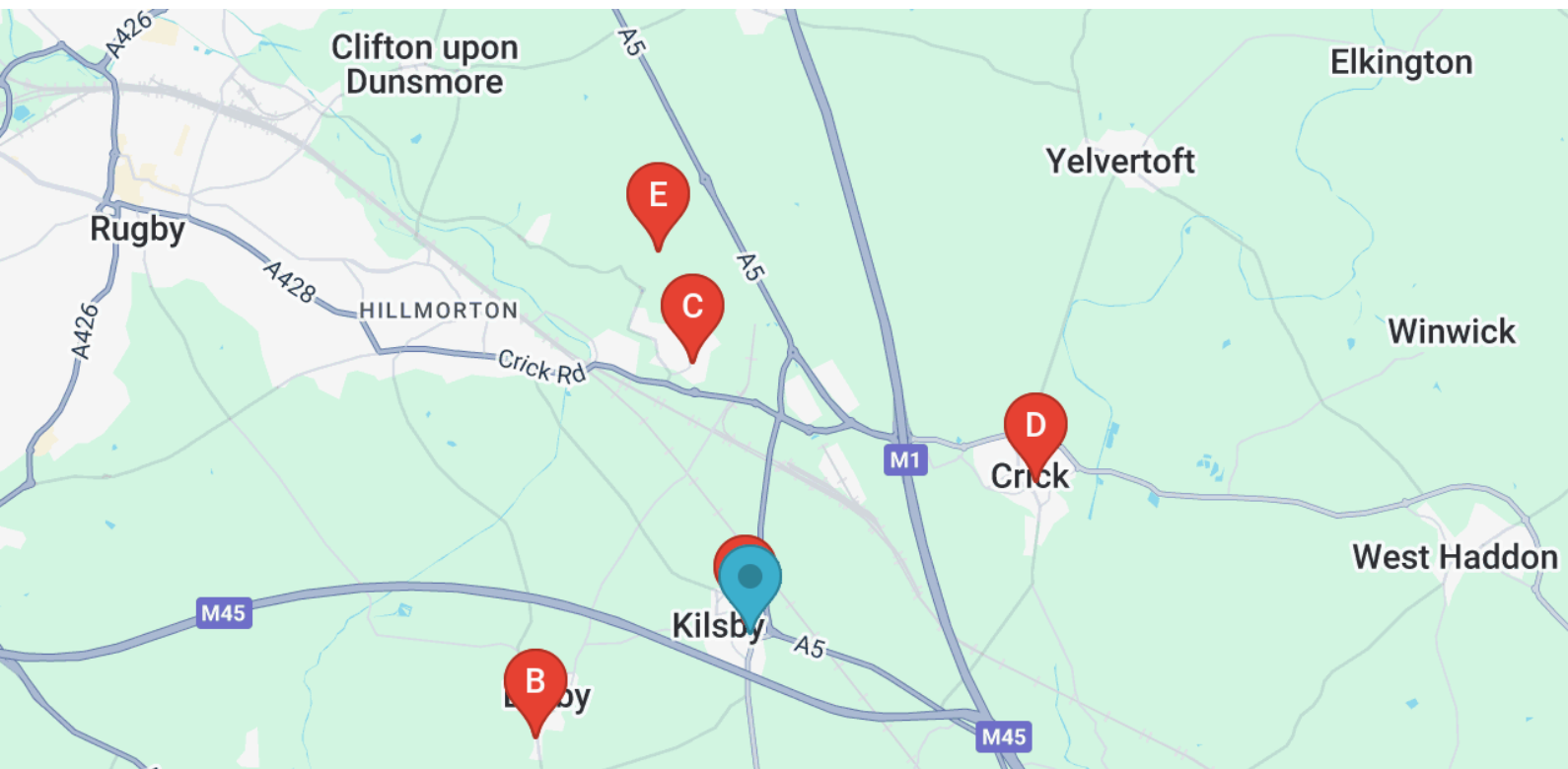
£9,648 ↑ 2%

Detached Price Change
Last 12 Months

132

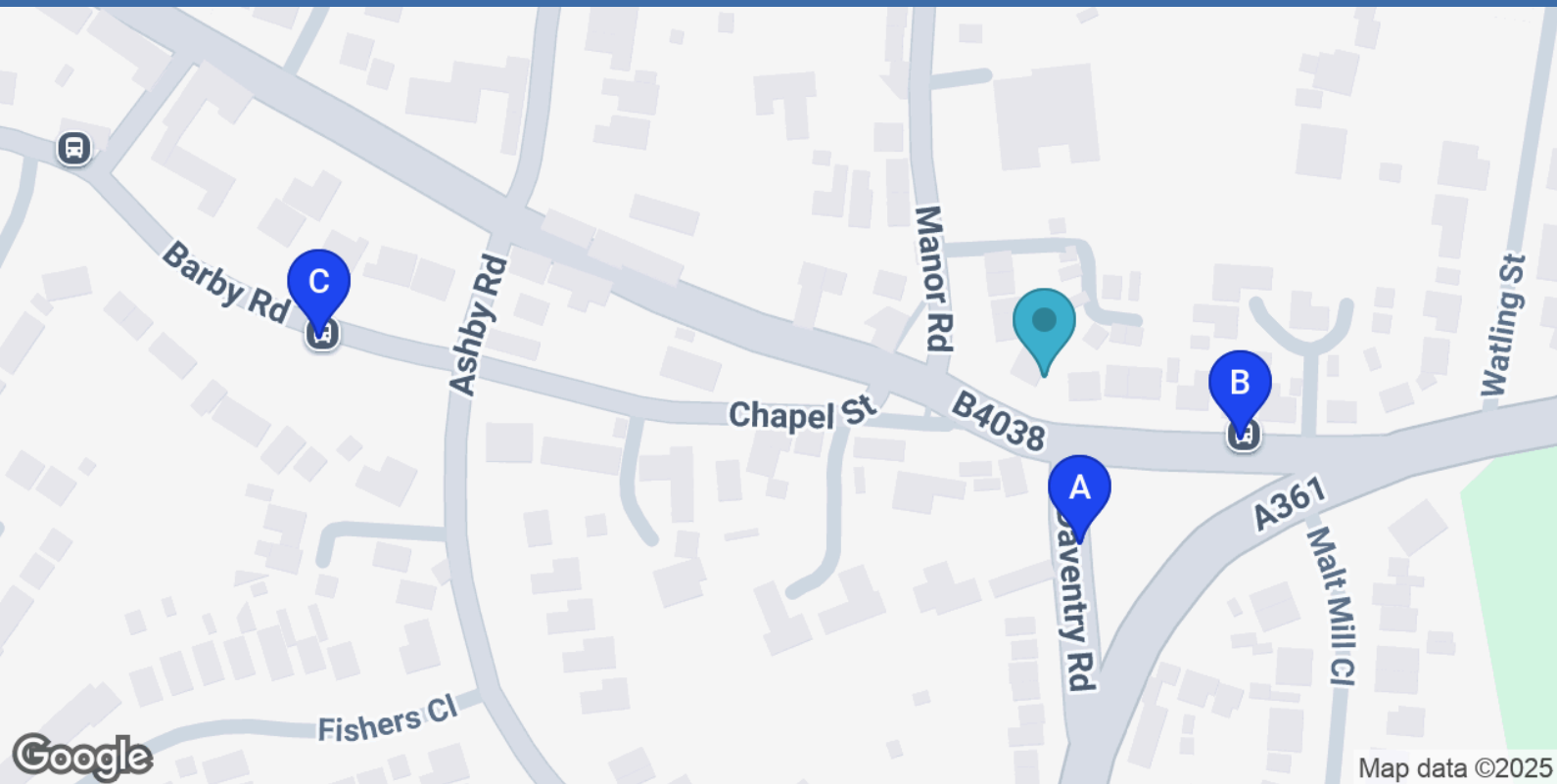
Number of Detached Transactions
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Kilsby Church of England Primary School	CV23 8XS	Primary	100 metres	Good
B Barby Church of England Primary School	CV23 8TR	Primary	2.27 km	Good
C St Gabriel's CofE Academy	CV23 1AN	Nursery, Primary	2.63 km	Good
D Crick Primary School	NN6 7TU	Primary	3.08 km	Good
E Houlton School	CV23 1ED	Secondary, Post 16	3.75 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J18 of M1	2.36 km

Nearest Train Station *

NAME	DISTANCE
Rugby Rail Station	7.14 km
Long Buckby Rail Station	7.46 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	20.66 km

Nearby Bus Stops & Stations *

NAME	DISTANCE
A Malt Mill Green, Daventry Road	51 metres
B Lasalign Depot, Malt Hill Green	61 metres
C Devon Ox Road	0.22 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 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 set against a light blue square background.

Disclaimer

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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.

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