



Buyer Information Report

# 7 Hillary Close

Daventry, NN11 0SN

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Report compiled

27th March 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.

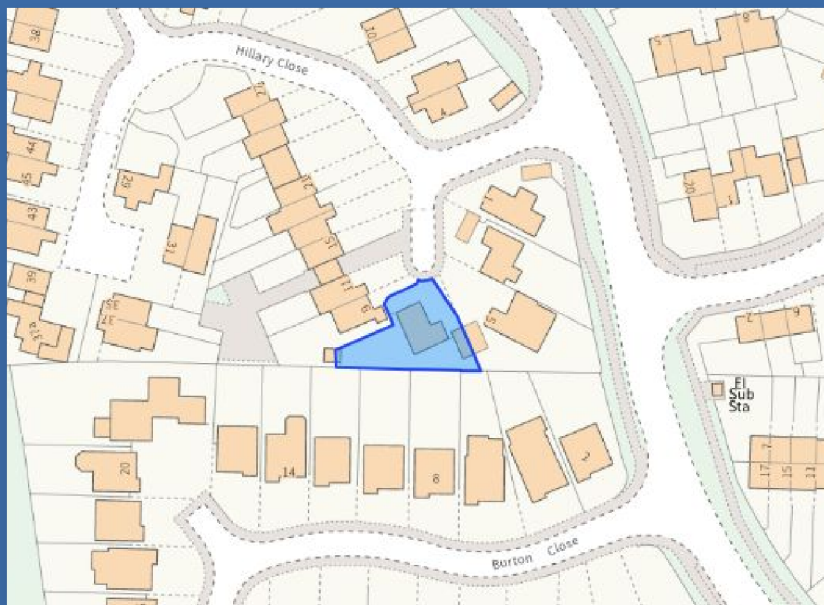
At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone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

## 7 Hillary Close

Daventry, NN11 0SN



### Property Details

|                    |   |
|--------------------|---|
| Type of Home       | Detached                                  |
| Tenure             | Freehold                                  |
| Number of Bedrooms | 2<br><i>Actual</i>                        |
| Title Number       | NN152641                                  |
| Local Authority    | West Northamptonshire                     |
| Constituency       | -   |
| Ward               | Braunston and Crick                       |
| Energy Performance | D   |
| Council Tax        | Band C<br>Current Annual Charge – £2,000* |

\* May vary slightly for local parish council differences

### Mobile Coverage

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

### Estimated Broadband Speeds

|        |           |        |           |
|--------|-----------|--------|-----------|
| 5Mb    | Basic     | 80Mb   | 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%)

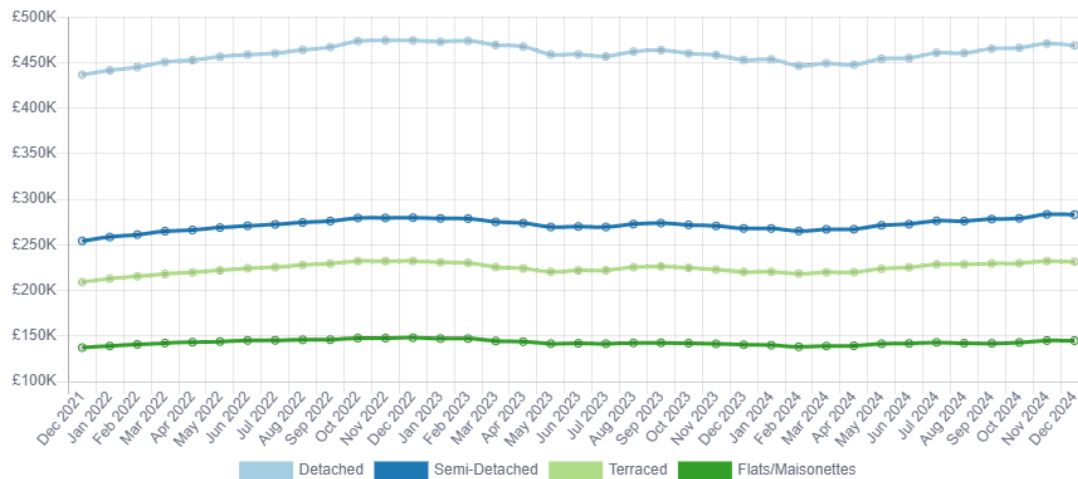
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# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2021



**£419,175**

Average price for a Detached property in NN11

**6,765**

Number of Detached properties in NN11

**£512,691**

Average price for a Detached property in England

**£24,866** ↑ 9%

Average Price Change since 2021

**£32,146** ↑ 7%

Detached Price Change

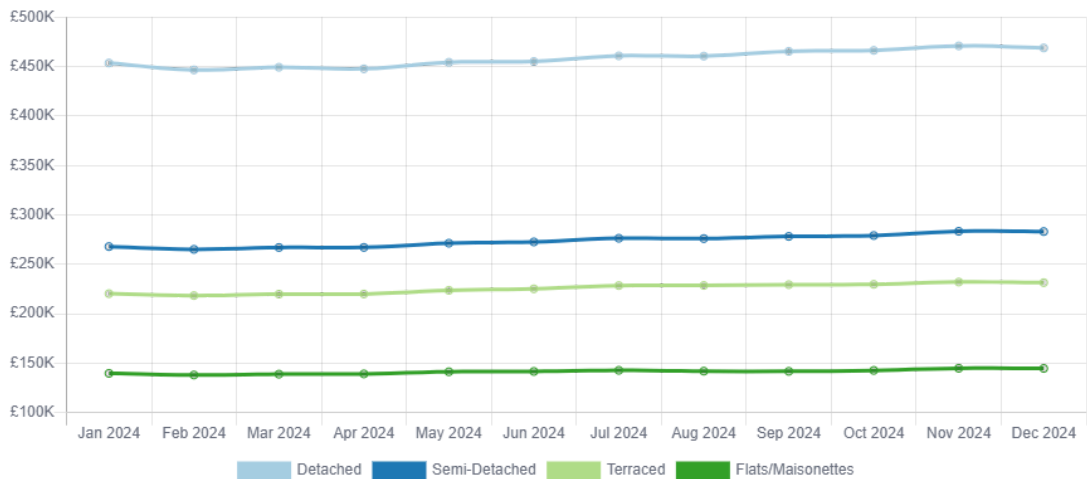
**949**

Number of Detached Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£297,019**

Average price for property in NN11

**19,892**

Number of properties in NN11

**£356,360**

Average price for a property in England

**£12,605** ↑ 5%

Average Price Change  
Last 12 Months

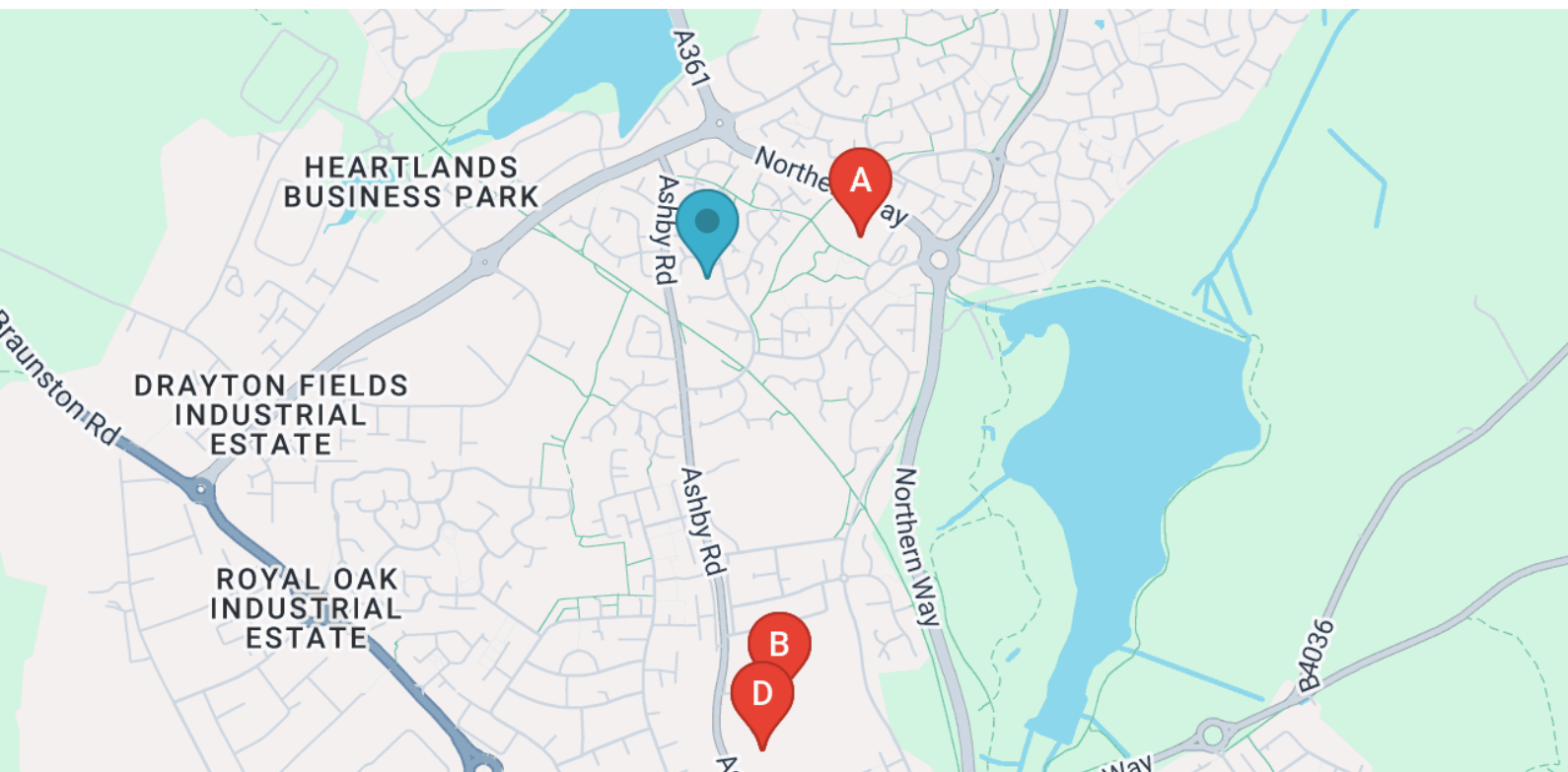
**£15,811** ↑ 3%

Detached Price Change  
Last 12 Months

**137**

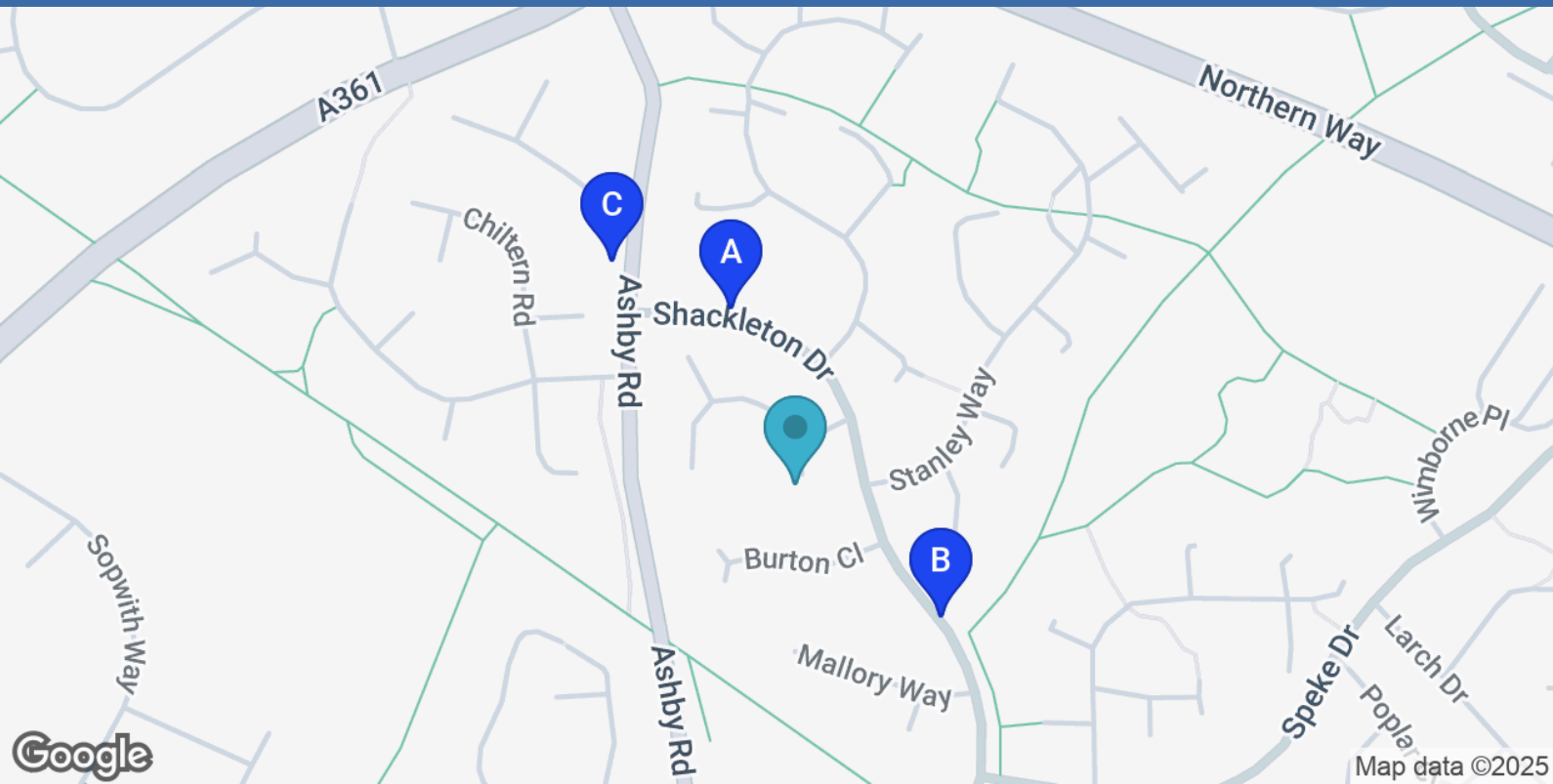
Number of Detached Transactions  
Last 12 Months

# Nearby Schools



| NAME                                   | POSTCODE | EDUCATION LEVEL    | DISTANCE | RATING    |
|--|----------|--------------------|----------|-----------|
| <b>A</b> Ashby Fields Primary School   | NN11 0YP | Primary            | 0.38 km  | Not rated |
| <b>B</b> Falconer's Hill Academy       | NN11 0QF | Primary            | 1.02 km  | Good      |
| <b>C</b> Falconer's Hill Infant School | NN11 0QF | Primary            | 1.02 km  | Good      |
| <b>D</b> The Parker E-ACT Academy      | NN11 0QE | Secondary, Post 16 | 1.13 km  | Good      |
| <b>E</b> Daventry Hill School          | NN11 0QE | Special            | 1.13 km  | Good      |

# Transport Links



## Nearest Motorway Junction \*

| NAME      | DISTANCE |
|-----------|----------|
| J17 of M1 | 6.02 km  |

## Nearest Train Station \*

| NAME                     | DISTANCE |
|--------------------------|----------|
| Long Buckby Rail Station | 5.91 km  |

## Nearby Airports \*

| NAME             | DISTANCE |
|------------------|----------|
| Coventry Airport | 23.48 km |

## Nearby Bus Stops & Stations \*

| NAME               | DISTANCE |
|--------------------|----------|
| A Franklin Way     | 0.11 km  |
| B Mallory Way      | 0.12 km  |
| C Shackleton Drive | 0.17 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.

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