



Buyer Information Report

# 25 Gainsborough Way

Daventry, NN11 0GE

---

Report compiled

4th April 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

## 25 Gainsborough Way

Daventry, NN11 0GE



### Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	NN190251
Local Authority	West Northamptonshire
Constituency	-
Ward	Daventry East
Council Tax	Band D Current Annual Charge – £2,250* <small>* May vary slightly for local parish council differences</small>

### Mobile Coverage

EE	Okay	O2	Good
Three	Good	Vodafone	Okay

### Estimated Broadband Speeds

3Mb Basic	73Mb 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%)

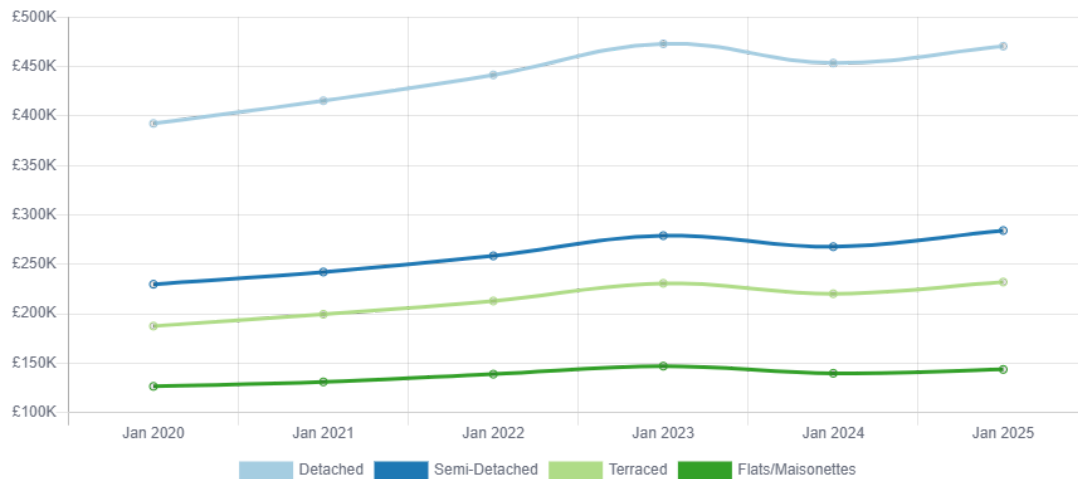
David Bruckert  
01327 624275  
dbruckert@skiltonandhogghomes.co.uk



# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Since 2020



**£417,104**

Average price for a Detached property in NN11

**6,768**

Number of Detached properties in NN11

**£513,234**

Average price for a Detached property in England

**£51,335** ↑ 21%

Average Price Change since 2020

**£78,108** ↑ 20%

Detached Price Change

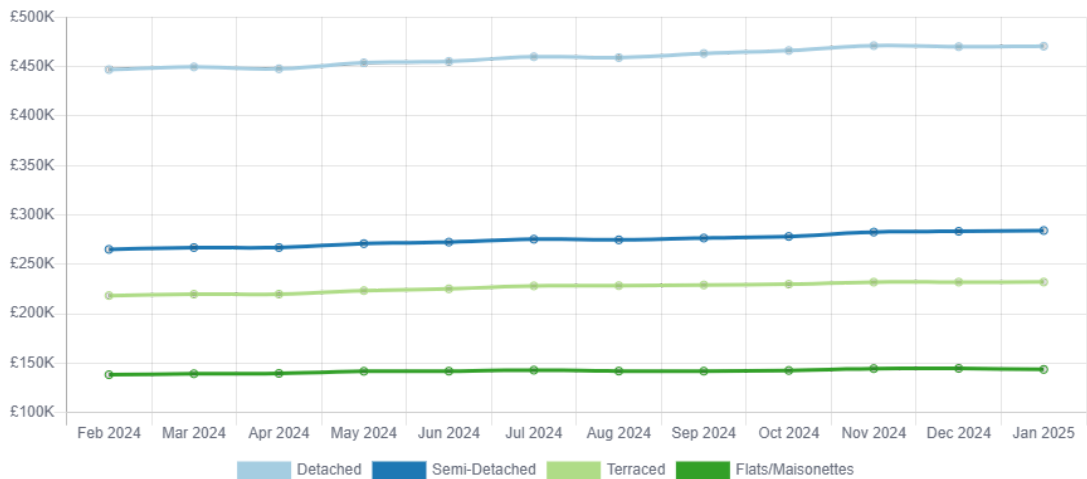
**9517**

Number of Detached Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£295,588**

Average price for property in NN11

**19,903**

Number of properties in NN11

**£356,796**

Average price for a property in England

**£13,331** ↑ 5%

Average Price Change  
Last 12 Months

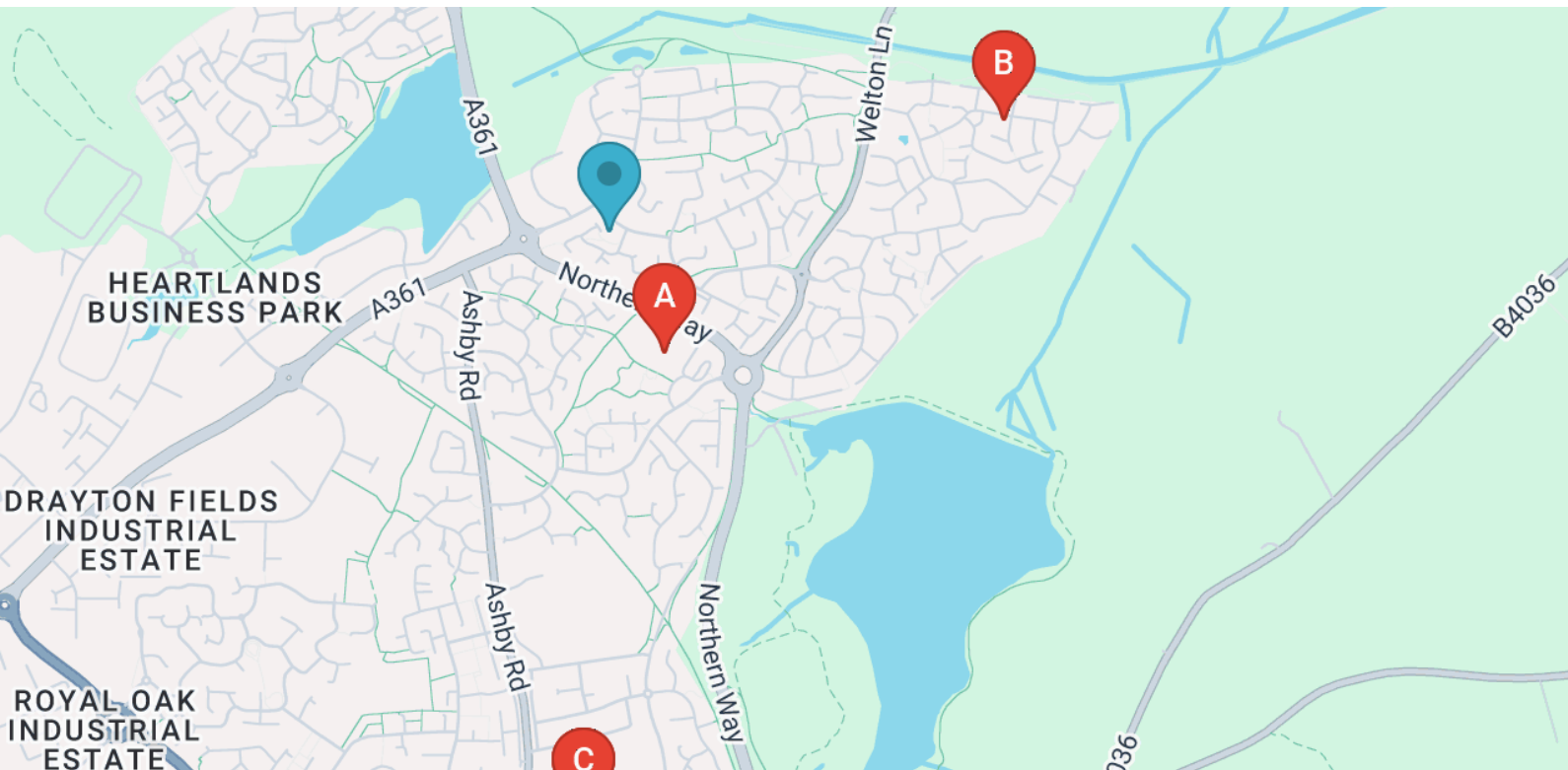
**£17,008** ↑ 4%

Detached Price Change  
Last 12 Months

**134**

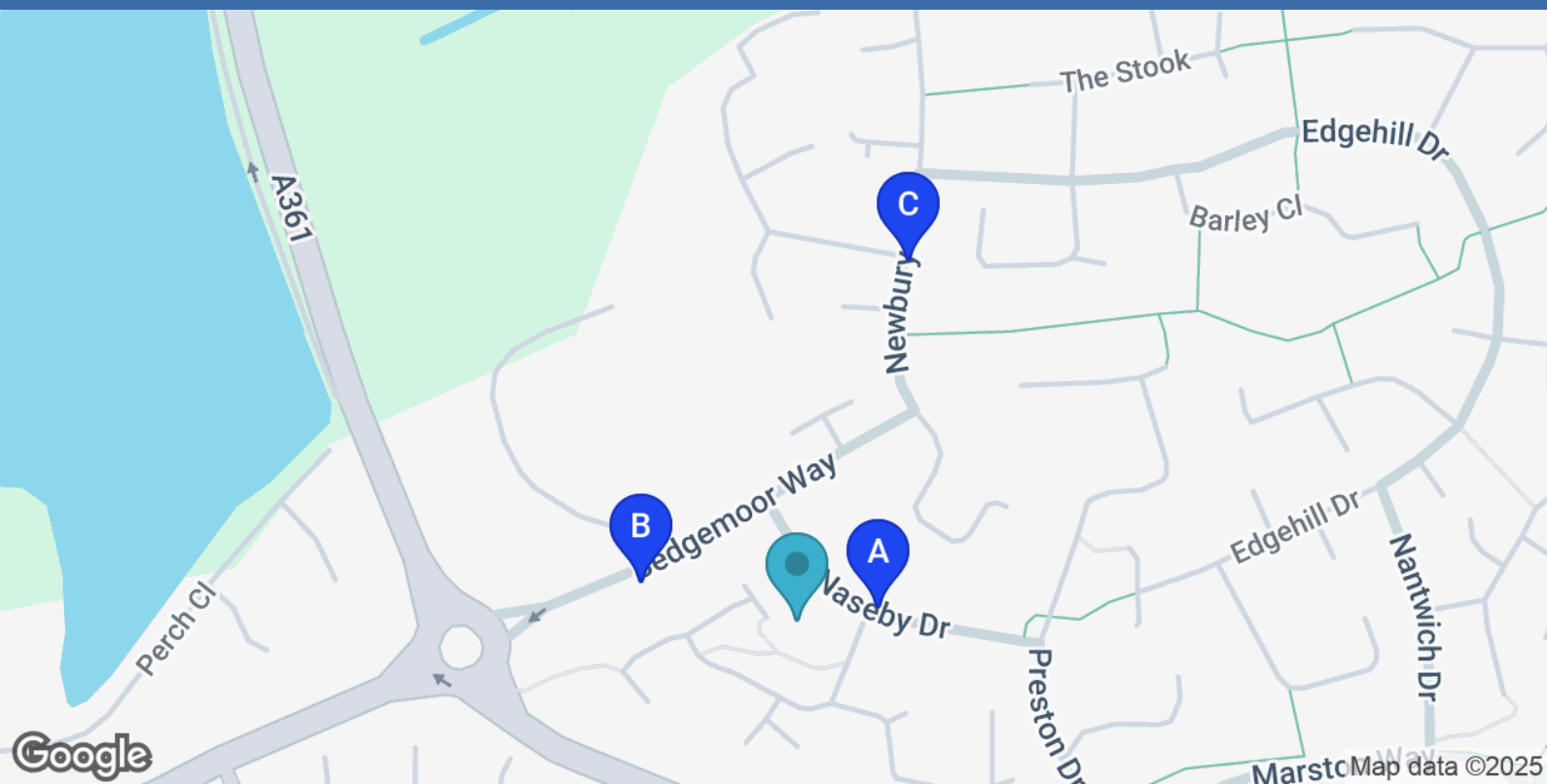
Number of Detached Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Ashby Fields Primary School	NN11 0YP	Primary	0.32 km	Not rated
<b>B</b> Monksmoor Park Church of England Primary School	NN11 2PD	Nursery, Primary	0.98 km	Good
<b>C</b> Falconer's Hill Academy	NN11 0QF	Primary	1.40 km	Good
<b>D</b> Falconer's Hill Infant School	NN11 0QF	Primary	1.40 km	Good
<b>E</b> The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	1.52 km	Good

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J17 of M1	5.59 km

## Nearest Train Station \*

NAME	DISTANCE
Long Buckby Rail Station	5.54 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	23.52 km

## Nearby Bus Stops & Stations \*

NAME	DISTANCE
A Tadcaster Close	50 metres
B Daventry Court Hotel, Sedgemoor Way	97 metres
C Scythe Road	0.23 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 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.

### 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.