



Buyer Information Report

18 Park Leys

Daventry, NN11 4AS

Report compiled

6th 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.

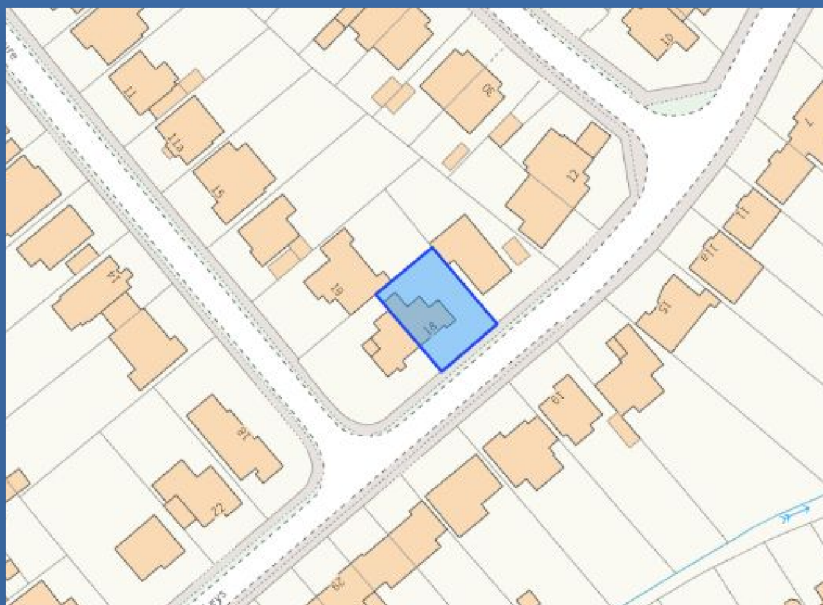
At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone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

18 Park Leys

Daventry, NN11 4AS



Property Details

Type of Home	Semi-Detached
Tenure	Freehold
Number of Bedrooms	3 <i>Actual</i>
Title Number	NN186200
Local Authority	West Northamptonshire
Constituency	-
Ward	Daventry East
Energy Performance	D
Council Tax	Band C

Current Annual Charge – £2,000*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Okay	O2	Good
Three	Good	Vodafone	Good

Estimated Broadband Speeds

16Mb Basic	56Mb 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%)

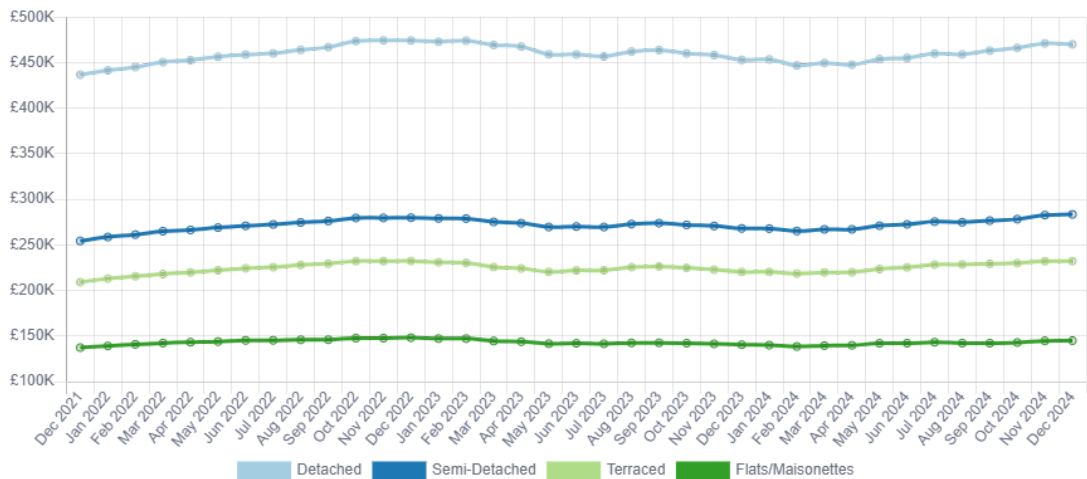
David Bruckert
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Your Area

Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2021



£273,575

Average price for a Semi-Detached property in NN11

5,519

Number of Semi-Detached properties in NN11

£324,264

Average price for a Semi-Detached property in England

£25,523 ↑ 10%

Average Price Change since 2021

£29,854 ↑ 12%

Semi-Detached Price Change

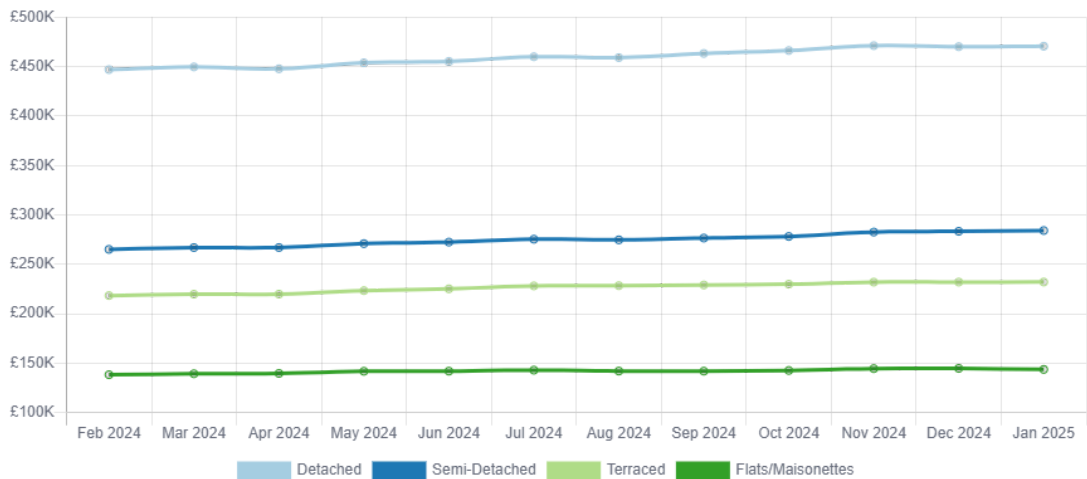
822

Number of Semi-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

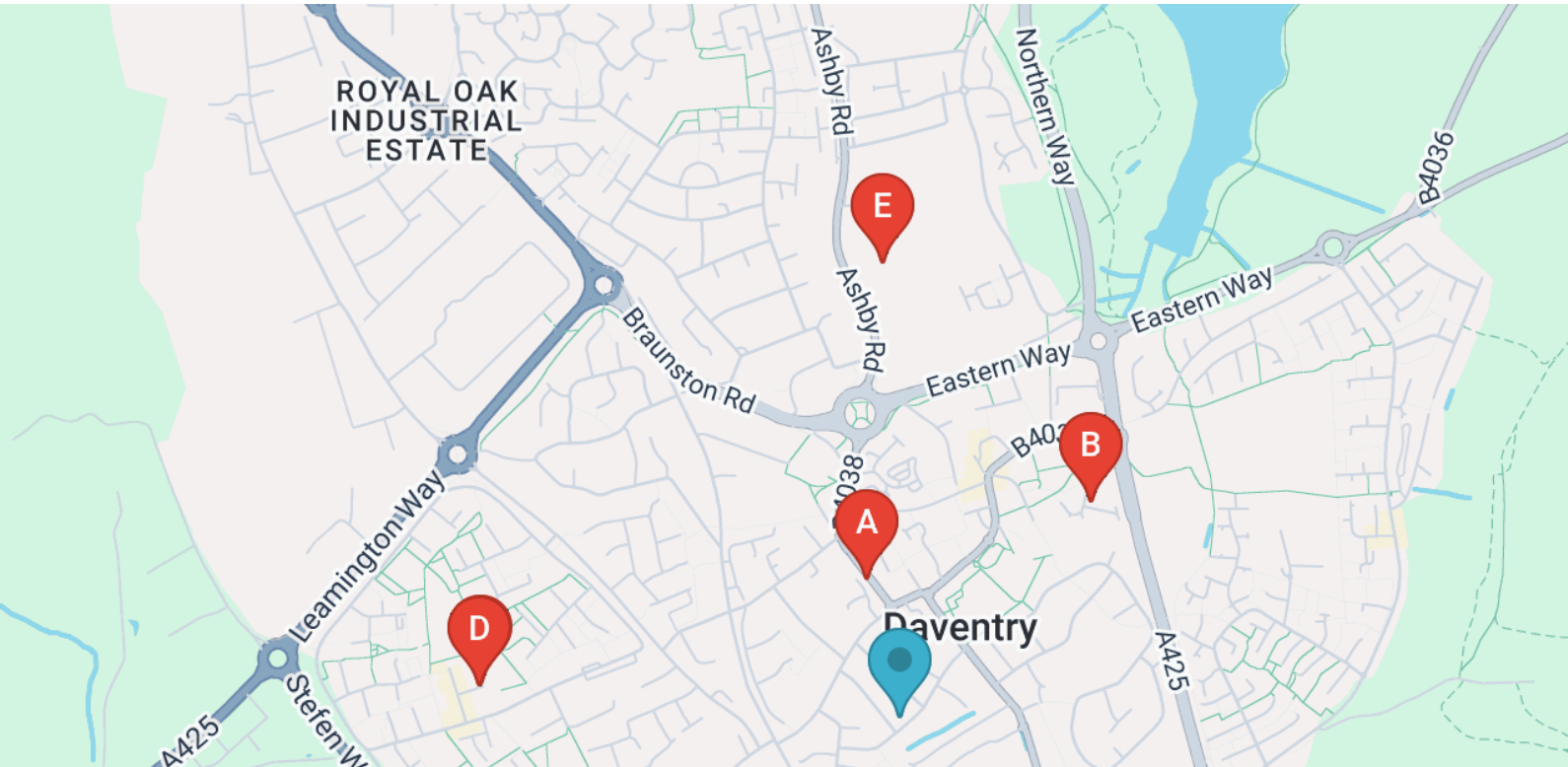
£16,347 ↑ 6%

Semi-Detached Price Change
Last 12 Months

131

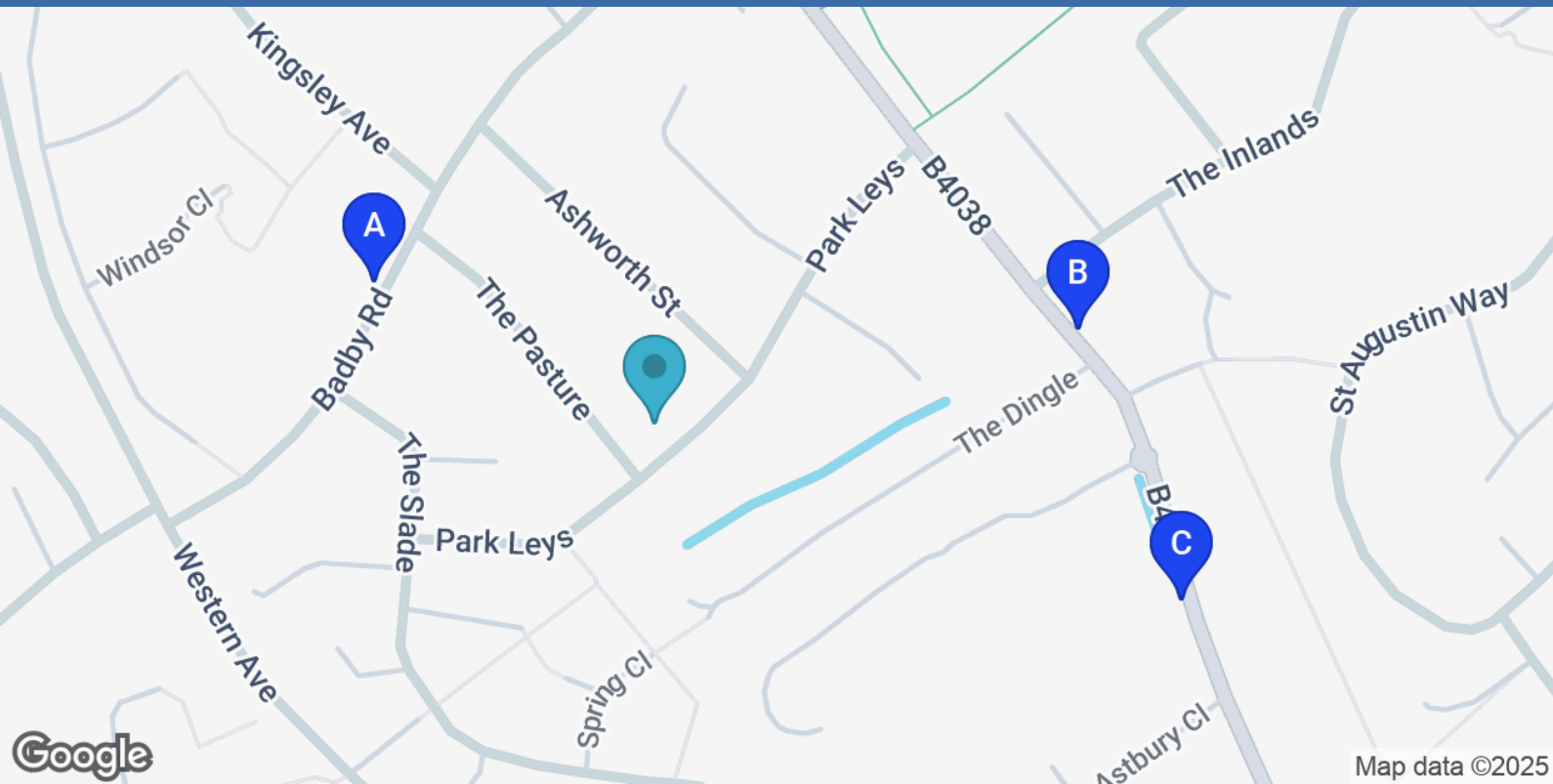
Number of Semi-Detached Transactions
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A St James Infant School	NN11 4AG	Nursery, Primary	0.34 km	Good
B Abbey CofE Academy	NN11 4GD	Primary	0.69 km	Good
C The Grange School, Daventry	NN11 4HW	Nursery, Primary	1.00 km	Not rated
D E-ACT The Grange School	NN11 4HW	Nursery, Primary	1.01 km	Not rated
E The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	1.09 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J17 of M1	8.13 km

Nearest Train Station *

NAME	DISTANCE
Long Buckby Rail Station	6.97 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	24.71 km

Nearby Bus Stops & Stations *

NAME	DISTANCE
A The Pasture, Badby Road	0.19 km
B The Dingle, London Road	0.26 km
C Danetre Hospital, London Road	0.33 km

*Details provided by Department for Transport

Your Agent

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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, sans-serif font. The 'S' is blue and the 'H' is dark blue, both set against a light orange 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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