



Buyer Information Report

6 Red Road

Woodford Halse, Daventry, NN11 3FL

Report compiled

19th 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

6 Red Road

Woodford Halse, Daventry, NN11 3FL



Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	NN402351
Local Authority	West Northamptonshire
Constituency	-
Ward	Woodford and Weedon
Energy Performance	B
Council Tax	Band E Current Annual Charge – £2,750*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Poor	O2	Good
Three	Okay	Vodafone	Okay

Estimated Broadband Speeds

8Mb 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%)

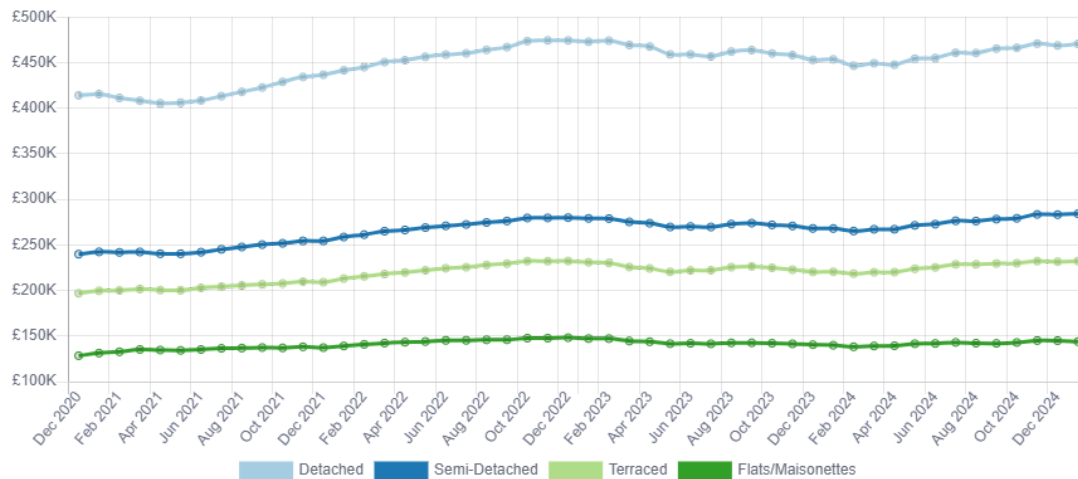
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Your Area

Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2020



£432,589

Average price for a Detached property in NN11

6,774

Number of Detached properties in NN11

£513,111

Average price for a Detached property in England

£40,302 ↑ 16%

Average Price Change since 2020

£56,457 ↑ 14%

Detached Price Change

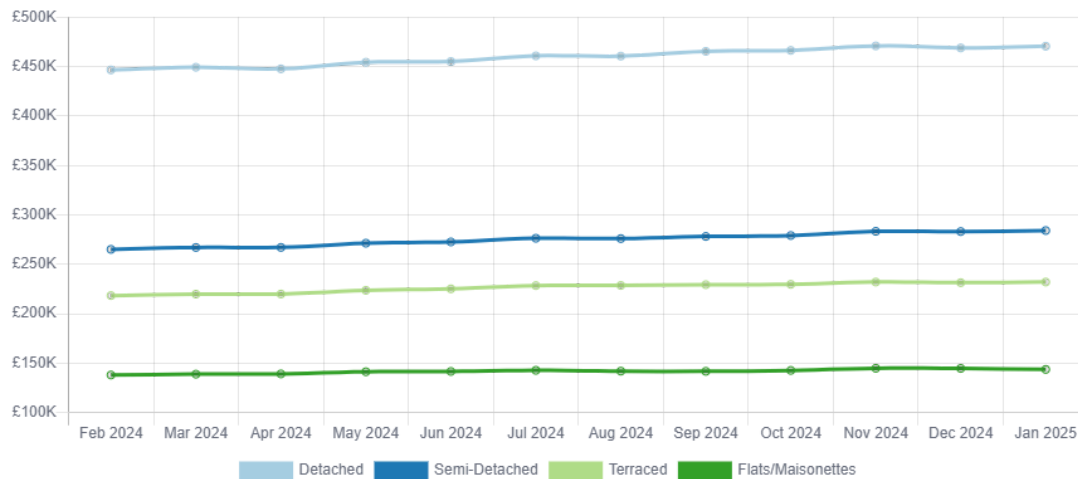
1222

Number of Detached Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£298,796

Average price for property in NN11

19,911

Number of properties in NN11

£358,479

Average price for a property in England

£13,265 ↑ 5%

Average Price Change
Last 12 Months

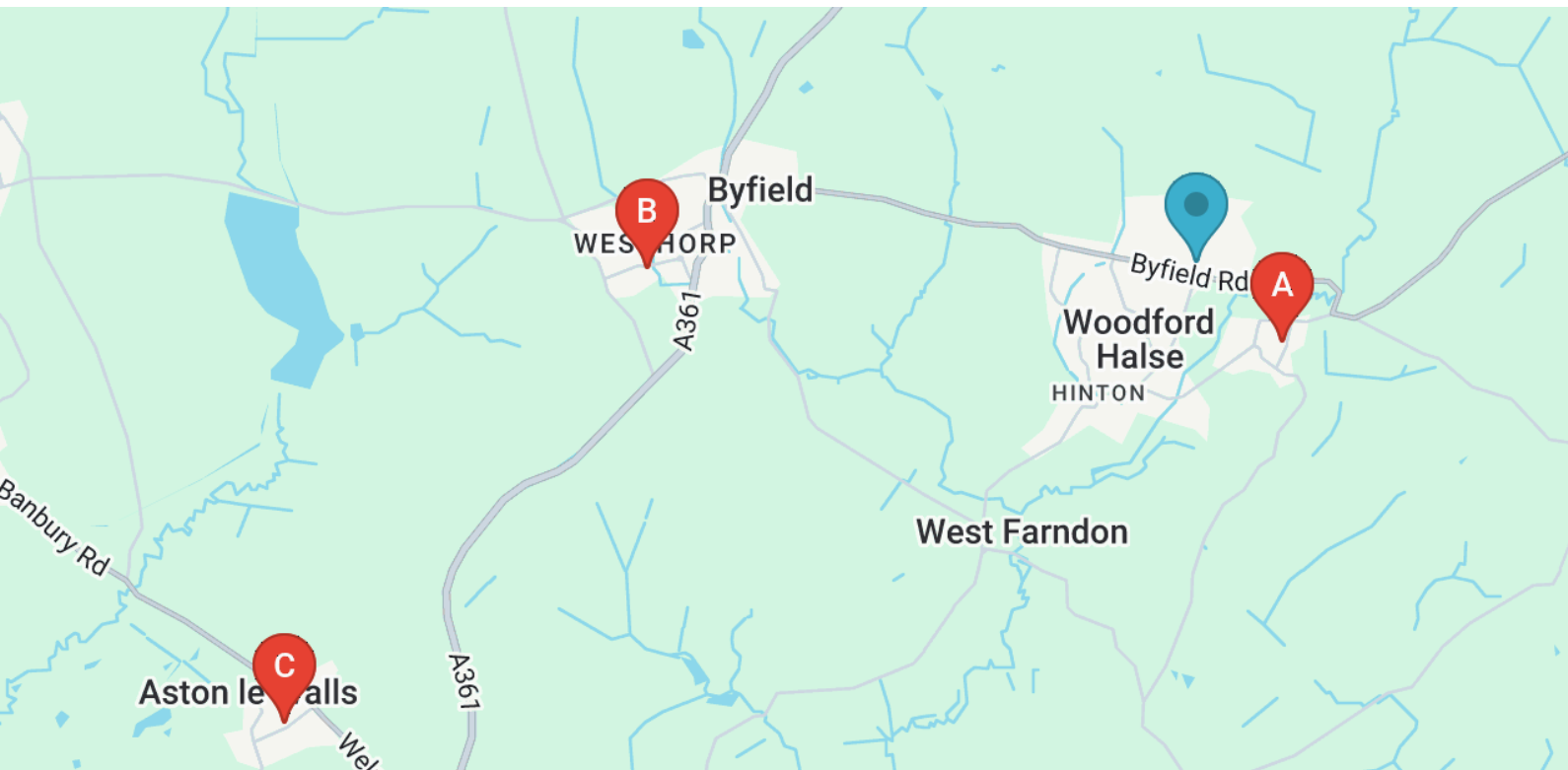
£16,981 ↑ 4%







Detached Price Change
Last 12 Months

146

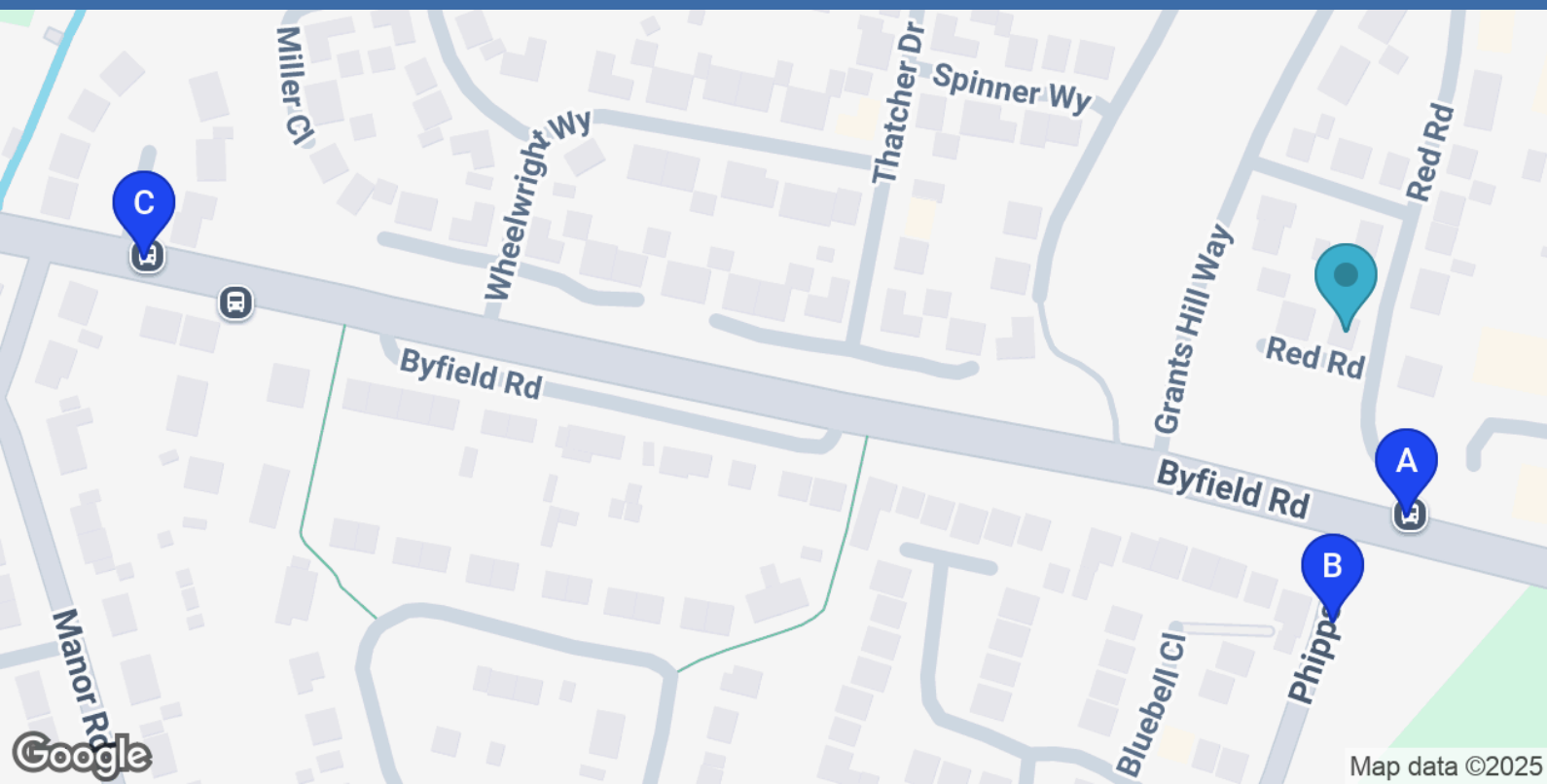
Number of Detached Transactions
Last 12 Months

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
 Woodford Halse Church of England Primary Academy	NN11 3RQ	Nursery, Primary	0.56 km	
 Byfield School	NN11 6US	Nursery, Primary	2.62 km	
 St Mary's Catholic Primary School, Aston-le-Walls	NN11 6UF	Nursery, Primary	4.88 km	

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J11 of M40	13.22 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	28.06 km

Nearby Bus Stops & Stations *

NAME	DISTANCE
A Phipps Road	59 metres
B Foxglove Avenue	88 metres
C Fire Station, Byfield Road	0.36 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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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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