

# SH Buyers Report

28th June 2025

44 Loverock Crescent, Rugby. CV21 4AS



# Introduction



# **Key Property Information**

■ 3 🖺 1 [] 1,055ft<sup>2</sup> £317 pft<sup>2</sup> 命 Semi-Detached 论 Freehold

## [] Plot information

Title number	WK4936
Garden direction	NorthEast
Outdoor area	0.07 acres
Parking (predicted)	Yes

a Build	© Utilities	♀ EPC	Valid until 28/02	/2031
Suspended floors	< Mains gas	Efficiency rating	g (current)	68 D
Double glazed windows	😢 Wind turbines	Efficiency (pote	ential)	82 B
Brick walls	😢 Solar panels	Enviro impact (	current)	64 D
Pitched roof	Mains fuel type Mains Gas	Enviro impact (	potential)	78 C
Year built 1950-1966	Water Severn Trent Water			

## 盘 Council tax

Band C	
£2,114 per year (e	est)
Rugby	

# Mobile coverage

8	EE	ull
<b>O</b> <sub>2</sub>	02	ull
B	Three	ull
0	Vodafone	

## $\widehat{\mathbf{a}}$ Broadband availability

4mb	\Lambda Basic
47mb	\Lambda Superfast
1800mb	ᢙ Ultrafast
1800mb	ᢙ Overall

# **Planning and Local Information**

## 愈 Flood risk

#### Rivers and sea

Very low risk for flooding by rivers and sea

## Surface water

Very low risk for flooding by surface water

## 🏵 Radon Gas

# Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

# **Rights and restrictions**

#### **金 Restrictive covenants**

#### Found

#### This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

♀ Why it's important

#### **Usage Limitations**

# Community Consistency

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials). Covenants help maintain a uniform look and feel in a community, which can protect property values.

#### **Obligations and Compliance**

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

## 🖄 Rights of way

#### There has been no rights of way found on the plot of this property

#### 0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

#### 0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

#### 0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

#### (0 found) Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



# **Rights and restrictions**

#### **₽**<sup>0</sup> National park

#### (No restrictions found)

#### This property is <u>not</u> within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

#### ♀ Why it's important

#### Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

#### Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

## **Value Implications**

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

#### Conservation area

#### Found

#### This property is within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

𝔅 Why it's important

#### Preservation

Restrictions

These areas maintain historical and architectural charm, potentially enhancing property values. Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

#### **Community and Environment**

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

# **Rights and restrictions**

## Ø Greenbelt land

#### (No restrictions found)

## This property is <u>not</u> on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

## ♀ Why it's important

#### Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

## **Environmental Appeal**

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

## **Value Implications**

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

# **Local Education**



# Local Transport



A	岛	в	臣	С	B
Mckinnell Crescent, L Crescent	overock	Wise Grove		Dewar Grove	
Bus stop or station	0.01 mi	Bus stop or station	0.08 mi	Bus stop or station	0.13 mi
6	₹	B	кþ	ß	
Rugby Rail Station	T	Coventry Airport	<i>v</i> -	M6	
Train station	1.05 mi	Airport	10 mi	Motorway	2.77 mi

# **Nearby Planning**

ton Rd St Peter & St Jc Ooad Cemetery S Reinnon Rojin	Eastlands Rd	Whinfield Cemetery Hart Field	Linnel Road Open Space	OCK CRESCENT, RUGBY,	69 Waverier Ro
A 4AS			B 48, LOVER 4AS		100001,0021
Single story rea	r and side extension		Single storey rea	ar extension	
Approved	Ref: R22/0984	14-10-2022	Approved	Ref: R22/0978	12-10-2022
	ock Crescent, Rugby, CV2 nd single-storey rear ex Ref: R20/0144			OCK CRESCENT, RUGBY, and side/rear extensio Ref: R19/1031	
Prior approval fo	Crescent, Rugby, CV21 480 or erection of single sto cting 4.5metres from th	orey rear		OCK CRESCENT, RUGBY, gle storey side extensi	
Approved	Ref: R24/0359	23-04-2024	Approved	Ref: R20/0426	12-06-2020
	CRESCENT, RUGBY, CV21 single and part two stor Ref: R18/1518		Erection of a two	CRESCENT, RUGBY, RUG o storey side and rear o on from red brick to thr Ref: R20/0944	extension with

# **Nearby Listed Buildings**

	MORTON DDOX B4429	A A A A A A A A A A A A A A A A A A A	HOULTON
A Grade II* - Listed building	4272ft	B Grade II - Listed building	4501ft
Church of saint john the baptist		42, hillmorton road	
List entry no: 1035023	11-10-2049	List entry no: 1035019	03-09-1976
Grade II - Listed building Hillmorton bottom lock (locks 2 and 3	4560ft 3), former oxford	D Grade II - Listed building 42, high street	4646ft
canal List entry no: 1393797	31-03-2010	List entry no: 1035011	03-09-1976
<b>E</b> Grade II - Listed building	4931ft	F Grade II - Listed building	5128ft
Whitehall recreation ground war men List entry no: 1452202	norial gates 07-02-2018	84 and 88, high street List entry no: 1365026	03-09-1976
G Grade II - Listed building	5144ft	H Grade II - Listed building	5194ft
G Grade II - Listed building			
Market cross		36 and 38, hillmorton road	

# **Your Agent**



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#### **David Bruckert**

Owner

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# **Contact Us**

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