

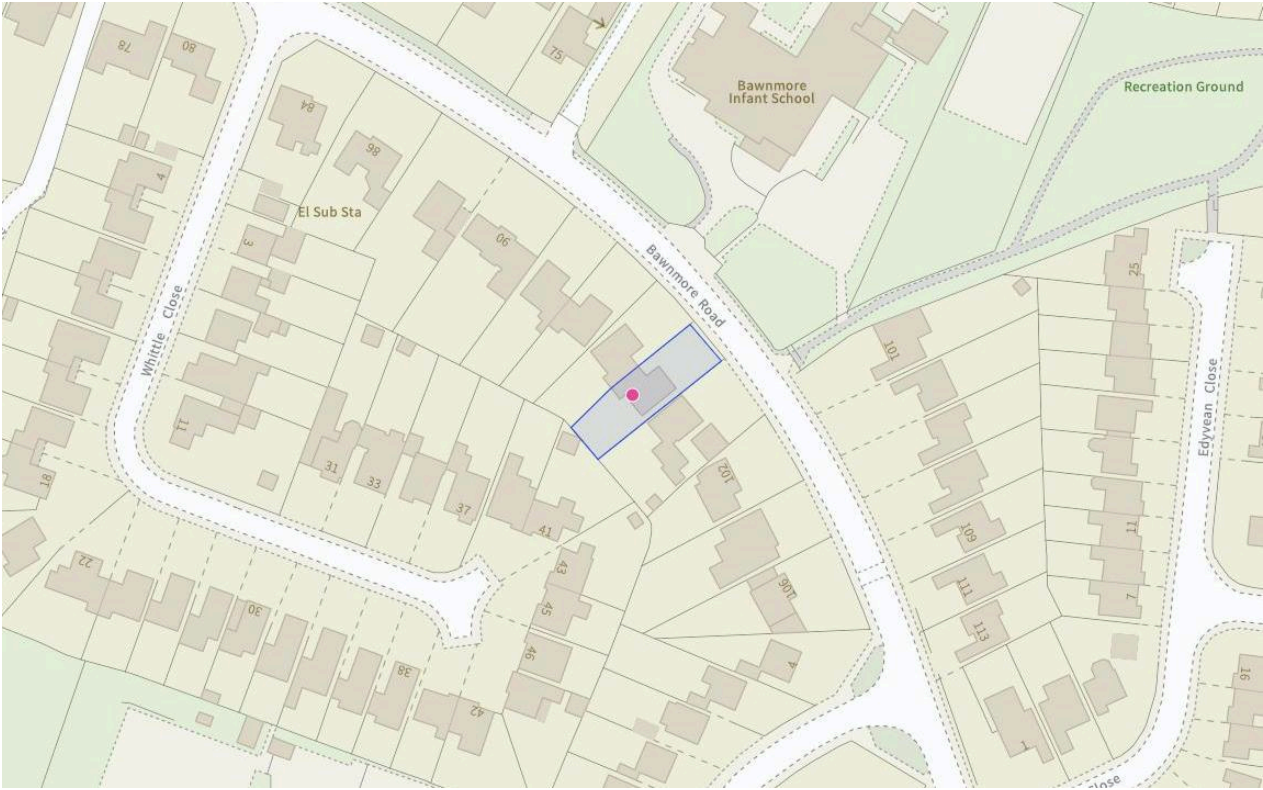


SH Buyers Report

15th July 2025



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 2 1,496ft² | £274 pft² Detached Freehold

Plot information

Title number **WK16348**
Garden direction **SouthWest**
Outdoor area **0.08 acres**
Parking (predicted) **Yes**

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1967-1975

Utilities

✓ Mains gas
✗ Wind turbines
✗ Solar panels
Mains fuel type **Mains Gas**
Water **Severn Trent Water**

EPC

Valid until 18/05/2026

Efficiency rating (current) **72 C**
Efficiency (potential) **83 B**
Enviro impact (current) **68 D**
Enviro impact (potential) **78 C**

Council tax

Band E
£2,906 per year (est)
Rugby

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **11mb**
Superfast **N/A**
Ultrafast **1000mb**
Overall **1000mb**

 Air traffic noise

Regular

Assessed: 31/12/19

Regular aircraft disruptions i.e. tends to be regular and noticeable at defined times of the day. Highly likely the location is on a flight route or secondary corridor.

 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 m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

 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

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

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.

HM Land Registry 

 National park

No restrictions found

This property is not 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.

 Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

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.

 Greenbelt land

No restrictions found

This property is not 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

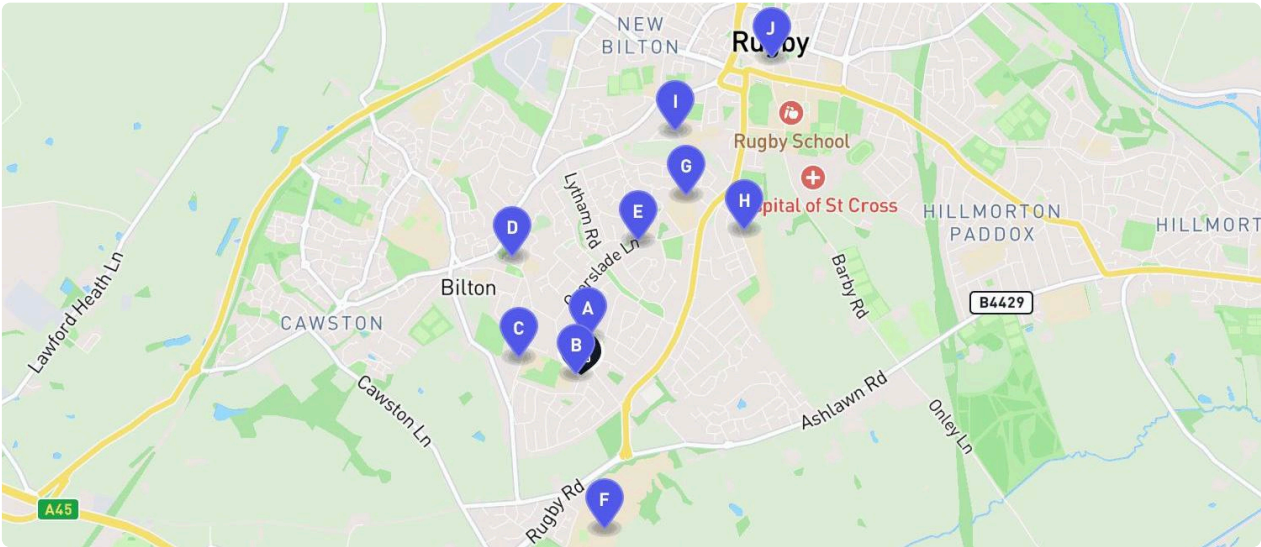
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

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

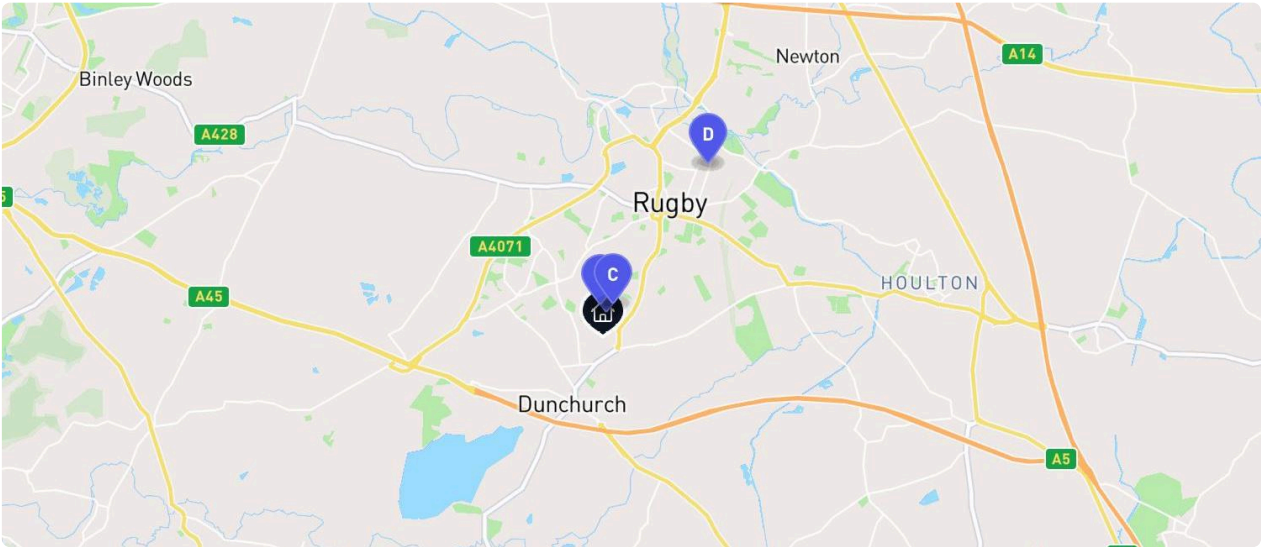
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



A Primary Bawnmore Community Infant School Good0.06mi	B Primary Bilton CofE Junior School Good0.11mi	C Secondary · Post-16 Rugby High School Good0.27mi
D Independent · Primary Crescent School Not rated0.50mi	E Special Brooke School Special Measures0.53mi	F Independent · Nursery · Primary Bilton Grange School Not rated0.78mi
G Secondary Harris Church of England Academy Good0.80mi	H Nursery · Primary Rokeby Primary School Good0.87mi	I Nursery · Primary Oakfield Primary Academy Good1.03mi
J Independent · Secondary · Post-16 Rugby School Not rated1.50mi		

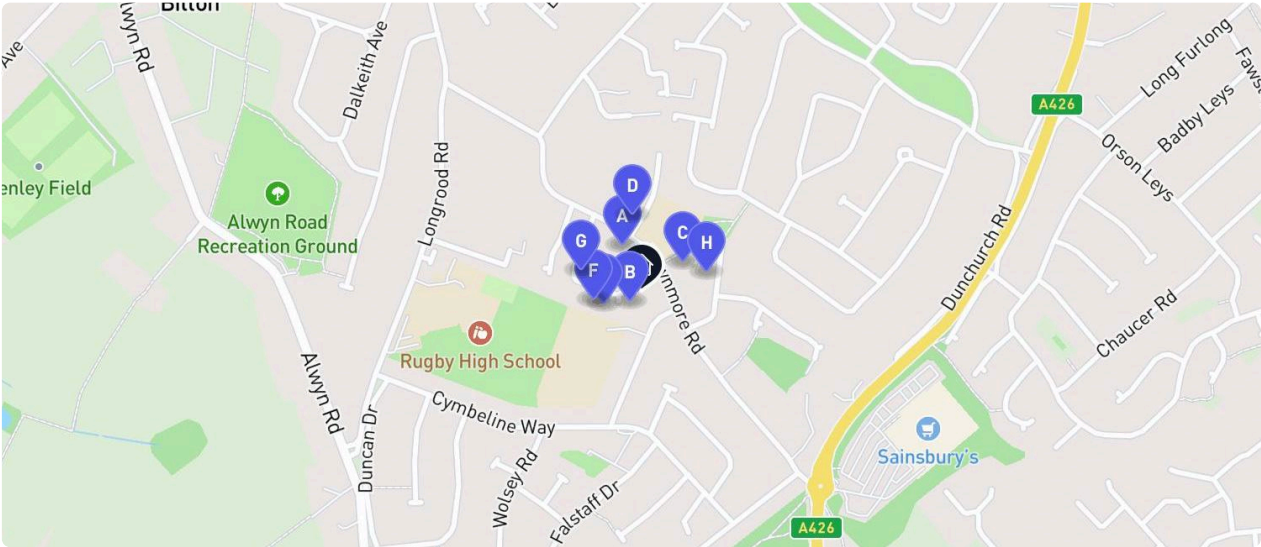
Local Transport



A Plantagenet Drive Bus stop or station0.06 mi	B Whittle Close Bus stop or station0.06 mi	C Rupert Brooke Road Bus stop or station0.14 mi
D Rugby Rail Station Train station2.18 mi	E Coventry Airport Airport8.23 mi	F M6 Motorway4.07 mi

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

90 BAWNMORE ROAD, RUGBY, CV22 6JP

Prior Approval Application for the erection of a single storey rear extension projecting 5.2 metres from the...

Approved

Ref: R19/0003

18-01-2019

B

46, WHITTLE CLOSE, RUGBY, CV22 6JR

First Floor Extension

Approved

Ref: R19/1106

27-08-2019

C

103, BAWNMORE ROAD, RUGBY, CV22 6EJ

Alteration of the roof of the front garage from flat roof to dual pitched roof

Approved

Ref: R20/0025

14-01-2020

D

75 BAWNMORE ROAD, RUGBY, CV22 6JN

Erection of two storey side extension and canopy

Approved

Ref: R18/0265

16-01-2018

E

36, Whittle Close, Bilton, Rugby, Warwickshire, CV22 6JR

Single storey rear extension

Approved

Ref: R23/0323

20-03-2023

F

32 Whittle Close, Bilton, Rugby, CV22 6JR

Erection of a single storey side and rear extension.

Approved

Ref: R17/1338

05-04-2018

G

11, WHITTLE CLOSE, RUGBY, CV22 6JR

Demolition of existing shed / workshop / outbuildings and erection of a single storey rear extension

Approved

Ref: R21/0504

06-05-2021

H

15, Edyvean Close, Rugby, Warwickshire, CV22 6LD

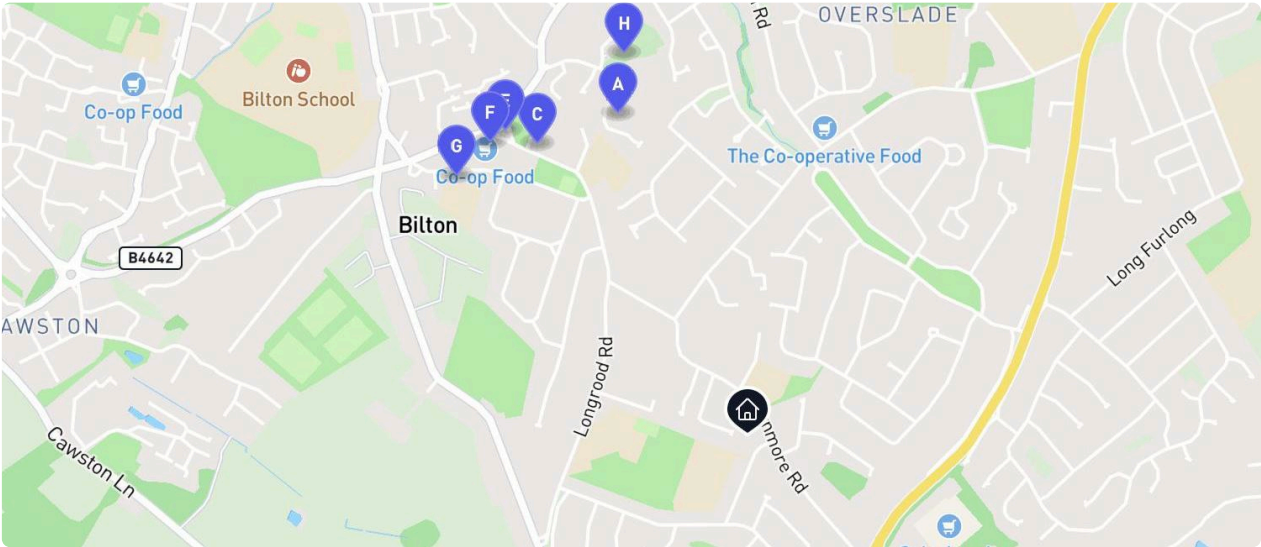
Demolition of existing conservatory and erection of a single storey rear extension, part conversion of...

Approved

Ref: R23/0641

04-07-2023

Nearby Listed Buildings



A Grade I - Listed building 2585ft Bilton hall List entry no: 1035049 11-10-2049	B Grade II - Listed building 2648ft Cock robin cottages List entry no: 1246640 03-04-2001
C Grade II - Listed building 2713ft The cottage List entry no: 1365019 03-09-1976	D Grade II - Listed building 2946ft North lodge and attached flanking walls at bilton grange List entry no: 1271242 03-04-2001
E Grade II - Listed building 2966ft Wayside cross List entry no: 1035031 11-10-2049	F Grade II - Listed building 2976ft 13, the green List entry no: 1184150 03-09-1976
G Grade II - Listed building 2995ft Former chapel of nunc dimittis of st mark List entry no: 1249997 10-11-1978	H Grade II - Listed building 3025ft Classical monument to south-west of tower of church List entry no: 1413893 25-04-2003

Your Agent

SKILTON & HOGG
DAVENTRY ESTATE AGENT



" An experienced estate agent with over 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. "

David Bruckert

Owner

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Contact Us

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