

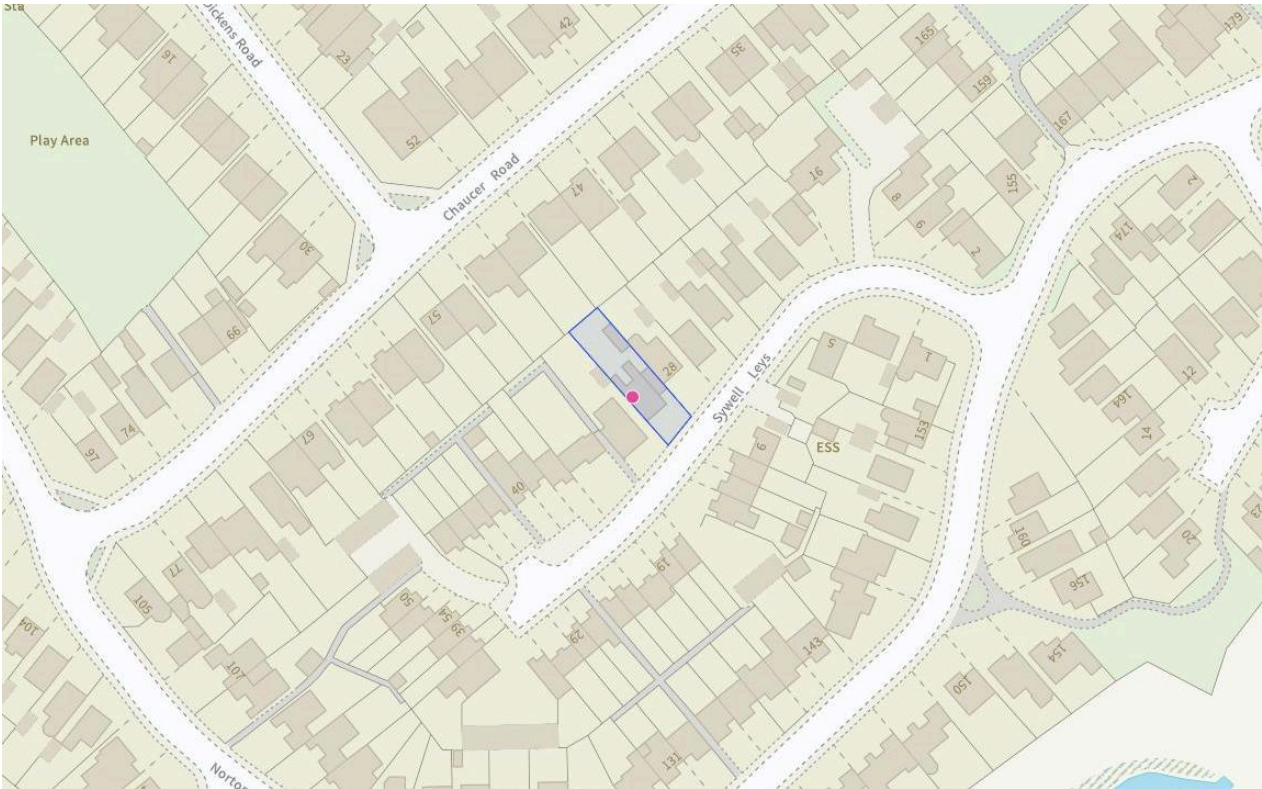


SH Buyers Report

28th July 2025



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 1 980ft² | £357 pft² Detached Freehold

Plot information

Title number WK241305
Garden direction NorthWest
Outdoor area 0.06 acres
Parking (predicted) Yes

Council tax

Band D
£2,378 per year (est)
Rugby

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic 6mb
Superfast 30mb
Ultrafast 1000mb
Overall 1000mb

 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

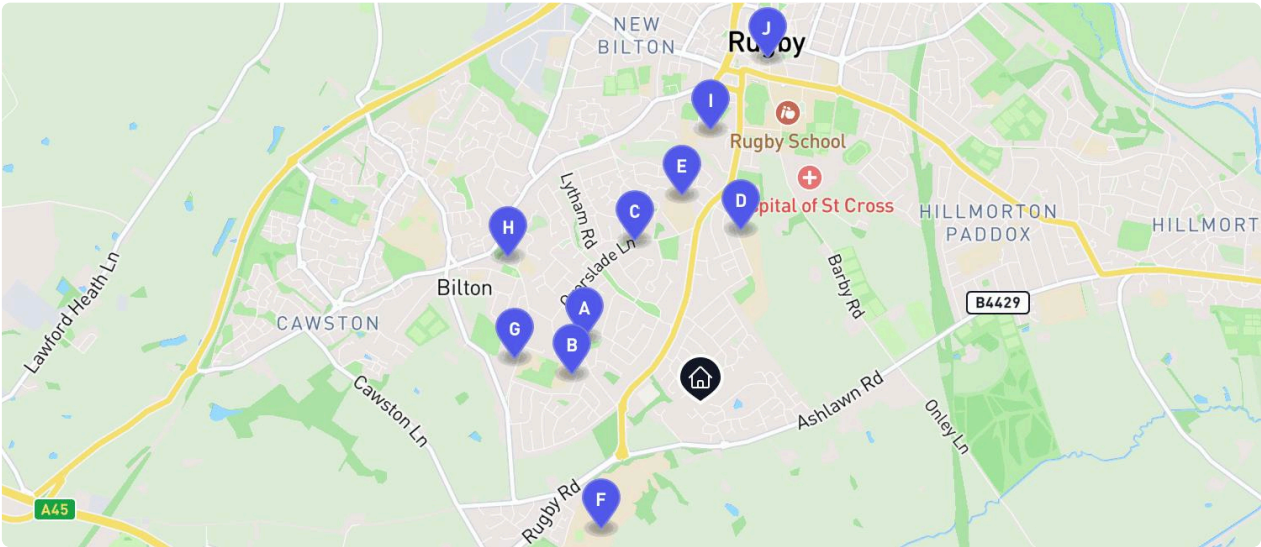
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

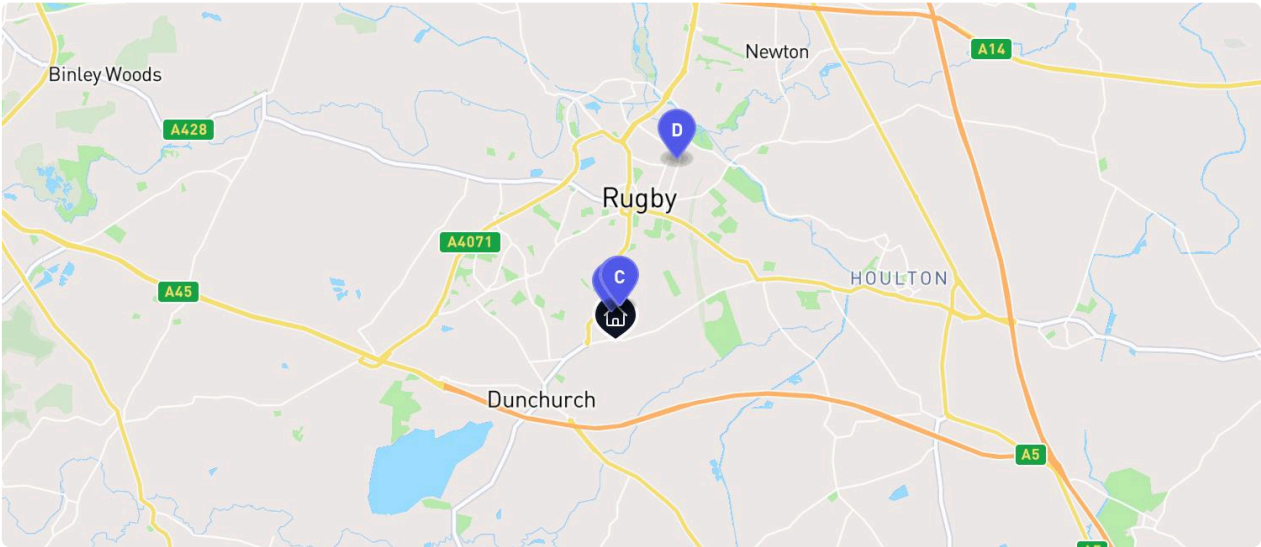
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



A Primary Bawnmore Community Infant School Good 0.53mi	B Primary Bilton CofE Junior School Good 0.55mi	C Special Brooke School Special Measures 0.65mi
D Nursery · Primary Rokeby Primary School Good 0.65mi	E Secondary Harris Church of England Academy Good 0.78mi	F Independent · Nursery · Primary Bilton Grange School Not rated 0.79mi
G Secondary · Post-16 Rugby High School Good 0.80mi	H Independent · Primary Crescent School Not rated 0.97mi	I Nursery · Primary St Marie's Catholic Primary School Not rated 1.06mi
J Independent · Secondary · Post-16 Rugby School Not rated 1.40mi		

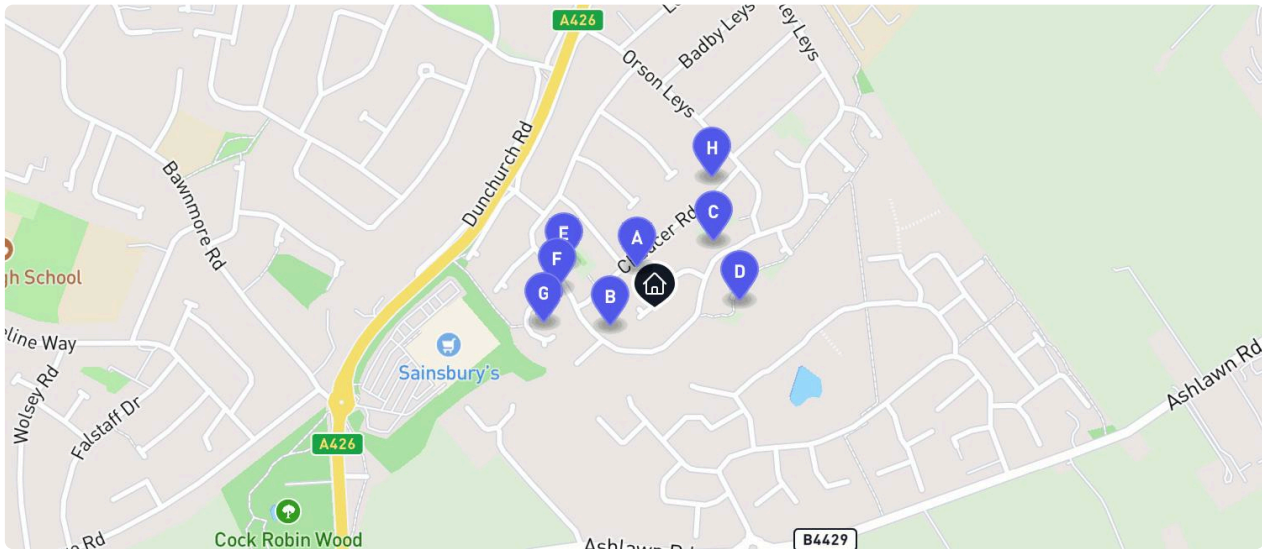
Local Transport



A Dickens Road Bus stop or station0.05 mi	B Chaucer Road Bus stop or station0.09 mi	C Orson Leys, Chaucer Road Bus stop or station0.10 mi
D Rugby Rail Station Train station2.03 mi	E Coventry Airport Airport8.77 mi	F M6 Motorway4.02 mi

Nearby Planning

SKILTON & HOGG
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A 53, CHAUCER ROAD, RUGBY, CV22 5RP

Part first floor rear extension

Refused Ref: R21/1175 07-01-2022

B 111, Norton Leys, Rugby, CV22 5RS

Part single / part two storey front, side and rear extensions

Refused Ref: R25/0326 23-04-2025

C 169, NORTON LEYS, RUGBY, CV22 5RY

Alterations to front elevation of dwelling

Approved Ref: R19/1221 19-11-2019

D 23, BRAFIELD LEYS, RUGBY, CV22 5RZ

Single storey front extension.

Approved Ref: R25/0116 06-02-2025

E 87 NORTON LEYS, BILTON, RUGBY, CV22 5RT

Part single storey and part two storey rear extension to dwellinghouse

Approved Ref: R18/1915 18-10-2018

F 1, RUSKIN CLOSE, RUGBY, RUGBY, CV22 5RU

Erection of a single storey front/side extension

Approved Ref: R19/0939 24-06-2019

G 17, Ruskin Close, Rugby, CV22 5RU

Proposed Rear Extension to provide a disability bedroom with shower room

Approved Ref: R20/0682 25-09-2020

H 14 CHAUCER ROAD, RUGBY, CV22 5RP

Garage conversion into granny annexe and alterations and extensions to main dwelling.

Approved Ref: R18/1583 18-06-2019

Nearby Listed Buildings



A Grade II - Listed building 1896ft North lodge and attached flanking walls at bilton grange List entry no: 127124203-04-2001	B Grade II - Listed building 2024ft Shepherds hey List entry no: 138941503-09-2001
C Grade II - Listed building 2848ft Cock robin cottages List entry no: 124664003-04-2001	D Grade II - Listed building 3875ft Gatepiers 100 metres north-east of bilton grange List entry no: 127124503-04-2001
E Grade II - Listed building 4157ft Rugby road lodge at bilton grange List entry no: 127124103-04-2001	F Grade II - Listed building 4160ft Inner lodge at bilton grange List entry no: 127124303-04-2001
G Grade II* - Listed building 4249ft Bilton grange school and attached chapel and terrace List entry no: 103493202-08-1984	H Grade I - Listed building 4843ft Bilton hall List entry no: 103504911-10-2049

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

dbruckert@skiltonandhogghomes.co.uk
07738 803948

Contact Us

SKILTON & HOGG
DAVENTRY ESTATE AGENT

Skilton and Hogg Estate Agents

5 Prince William Walk, Sheaf Street,
Daventry NN11 4AB

✉ info@skiltonandhogghomes.co.uk

☎ 01327 624275

💻 <https://www.skiltonandhogghomes.co.uk/>

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