

SH Buyers Report

12th September 2025



Introduction







Key Property Information



[] 1,012ft² £266 pft² **№** 3 <u></u> 1 Freehold [] Plot information WK408123 Title number Garden direction West Outdoor area 0.09 acres Yes Parking (predicted) ♀ EPC Build Utilities Valid until 20/04/2026 Suspended floors Mains gas Efficiency rating (current) 54 E Wind turbines Efficiency (potential) 80 C Double glazed windows Brick walls Solar panels Enviro impact (current) 47 E Pitched roof Mains fuel type Mains Gas Enviro impact (potential) 76 C Year built 1950-1966 Water Severn Trent Water **血 Council tax** Mobile coverage Band B EE Basic 4mb ıII £1,850 per year (est) **O**₂ 02 Superfast 61mb ull 3 Three Ultrafast 1800mb Rugby utl 🚺 Vodafone Overall 1800mb ull

Planning and Local Information



♠ Air traffic noise

♠ Flood risk

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.

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.

Rights and restrictions



Restrictive covenants



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.

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.



Rights and restrictions



♬[↑] 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.

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.

① Conservation area



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.

Rights and restrictions



Ø Greenbelt land

(No restrictions found)

This property is \underline{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.

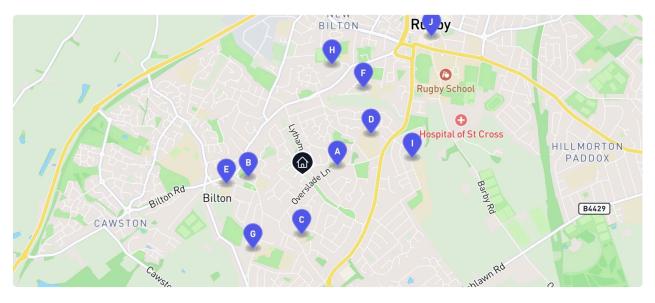
Value Implications

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

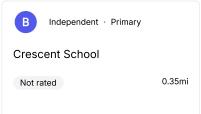
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

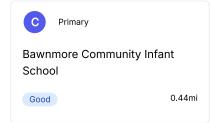
Local Education

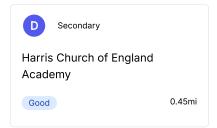


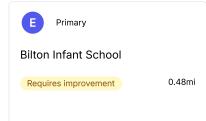






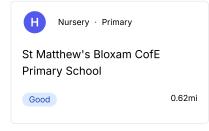


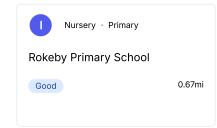


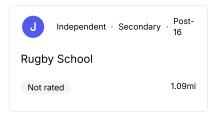






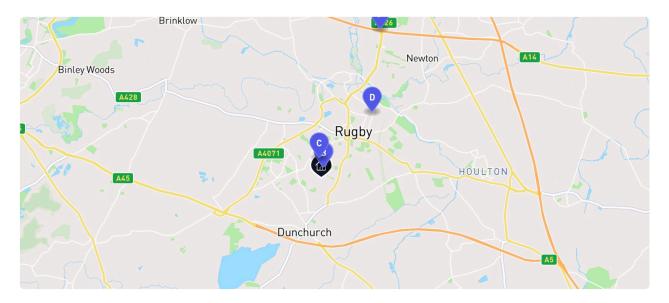


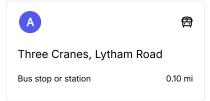


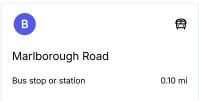


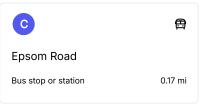
Local Transport

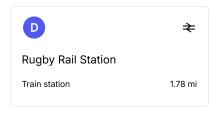


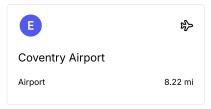








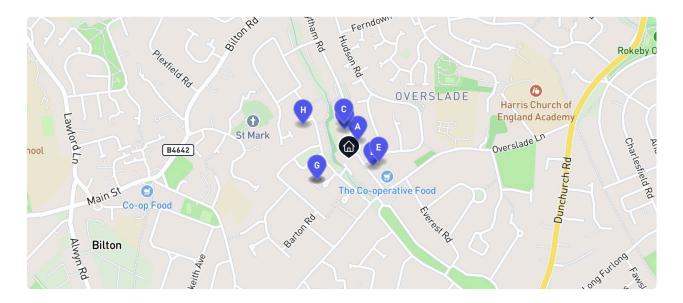






Nearby Planning





A

103, LYTHAM ROAD, RUGBY, CV22 7PQ

PAX: single storey rear extension that extends to a depth of 6m and to a hieght of 3.5. with an eaves...

Approved Ref: R20/0558 21-07-2020

B 100, LYTHAM ROAD, RUGBY, RUGBY, CV22 7PQ

Erection of a single storey side and rear extension.

Approved Ref: R19/0840 22-07-2019

96, Lytham Road, Rugby, Warwickshire, CV22 7PQ

Proposed single storey rear extension to form shower room and ramp access to front of property.

Approved Ref: R23/1104 24-11-2023

D 117A, LYTHAM ROAD, RUGBY, CV22 7PH

The approval request is for height increase of an existing front fence by 50cm.

Approved Ref: R20/0022 24-01-2020

111, MARLBOROUGH ROAD, RUGBY, RUGBY, CV22

PROPOSED EXTENSION TO EXISTING GARAGE AND SHED

Approved Ref: R20/0293 28-04-2020

12, LABURNUM GROVE, RUGBY, RUGBY, CV22 7QB

Prior approval for the demolition of existing conservatory and erection of new single storey rear...

Approved Ref: R19/0838 05-06-2019

G 12, LABURNUM GROVE, RUGBY, CV22 7QB

PROPOSED SECOND STOREY SIDE EXTENSION

Approved Ref: R21/0982 01-11-2021

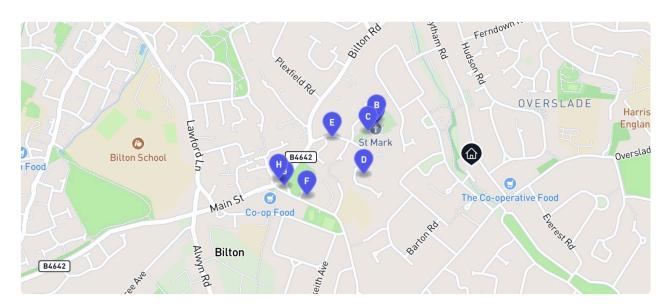
H 39, DEEPMORE ROAD, RUGBY, CV22 7PY

Demolition of single storey outbuilding and erection of two story side and rear extension

Approved Ref: R20/0988 01-12-2020

Nearby Listed Buildings





A	Grade II* - Listed building	1132ft
Churc	ch of st mark	
List er	ntry no: 1183705	11-10-2049

B Grade II - Listed building	1138ft	
Gothic tomb to north of north aisle of church of st mark		
List entry no: 1413895	25-04-2003	

C	Grade II - Listed building	1198ft
Classical monument to south-west of tower of church		
List er	ntry no: 1413893	25-04-2003

D Grade I - Listed building	1250ft
Bilton hall	
List entry no: 1035049	11-10-2049

E Grade II - Listed building	1594ft
Long barn	
List entry no: 1365004	11-10-2049

F Grade II - Listed building	1932ft
The cottage	
List entry no: 1365019	03-09-1976

G Grade II - Listed building	2162ft
Wayside cross	
List entry no: 1035031	11-10-2049

H Grade II - Listed building	2211ft
The george inn	
List entry no: 1035032	11-10-2049

Your 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. "

dbruckert@skiltonandhogghomes.co.uk **David Bruckert** 07738 803948

Owner

Contact Us



Skilton and Hogg Estate Agents

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

© 01327 624275

 https://www.skiltonandhogghomes.co.uk/

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