

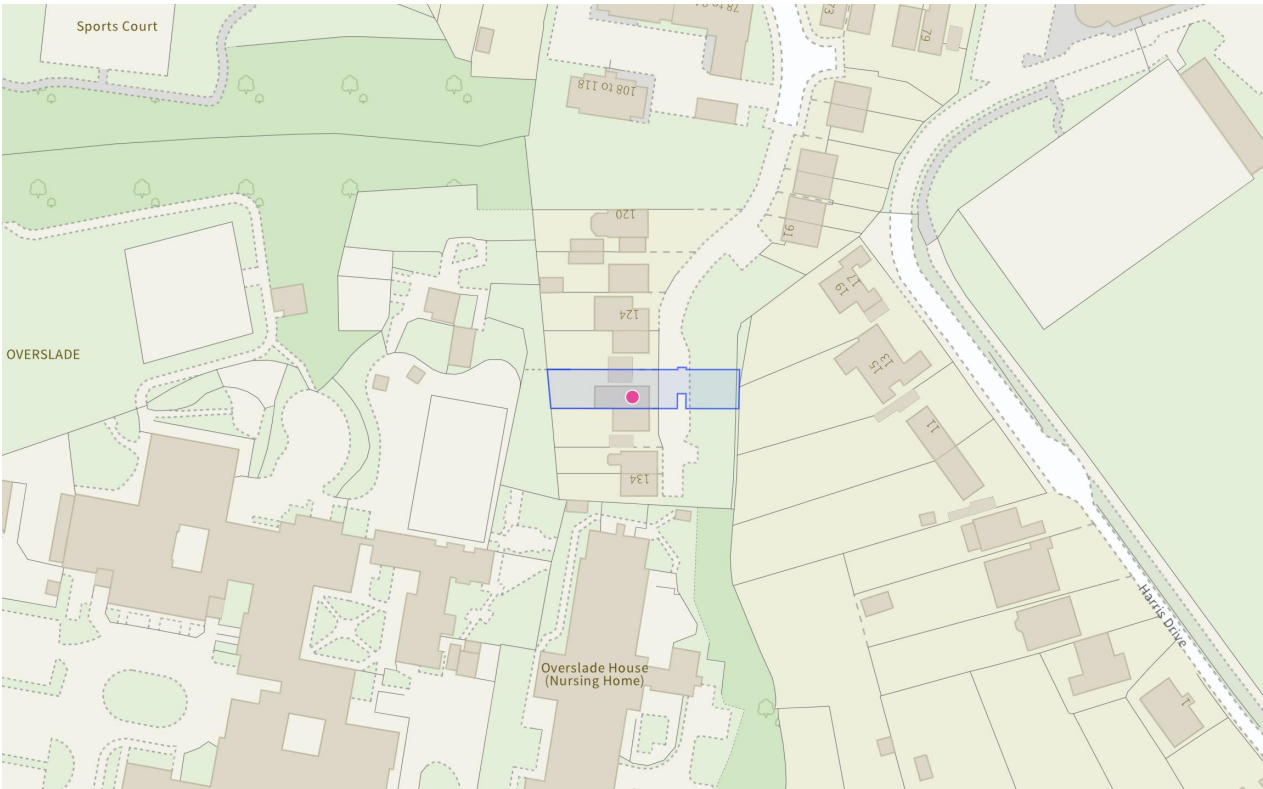


SH Buyers Report

12th September 2026



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

3 2 1,216ft² Semi-Detached Freehold

Plot information

Title number **WK446824**
Garden direction **East**
Outdoor area **0.08 acres**
Parking (predicted) **Yes**

Build	Utilities	EPC	Valid until 11/06/2027
Solid floors	✓ Mains gas	Efficiency rating (current)	75 C
Double glazed windows	✗ Wind turbines	Efficiency (potential)	86 B
Brick walls	✗ Solar panels	Enviro impact (current)	75 C
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	85 B
Year built 2008	Water Severn Trent Water		

Council tax	Mobile coverage	Broadband availability
Band D	EE 	Basic 5mb
£2,483 per year (est)	O2 	Superfast 34mb
Rugby	Three 	Ultrafast 5500mb
	Vodafone 	Overall 5500mb

 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.

Nearest: Coventry Airport - 8.51 miles away

 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

No restrictions found

This property is not 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

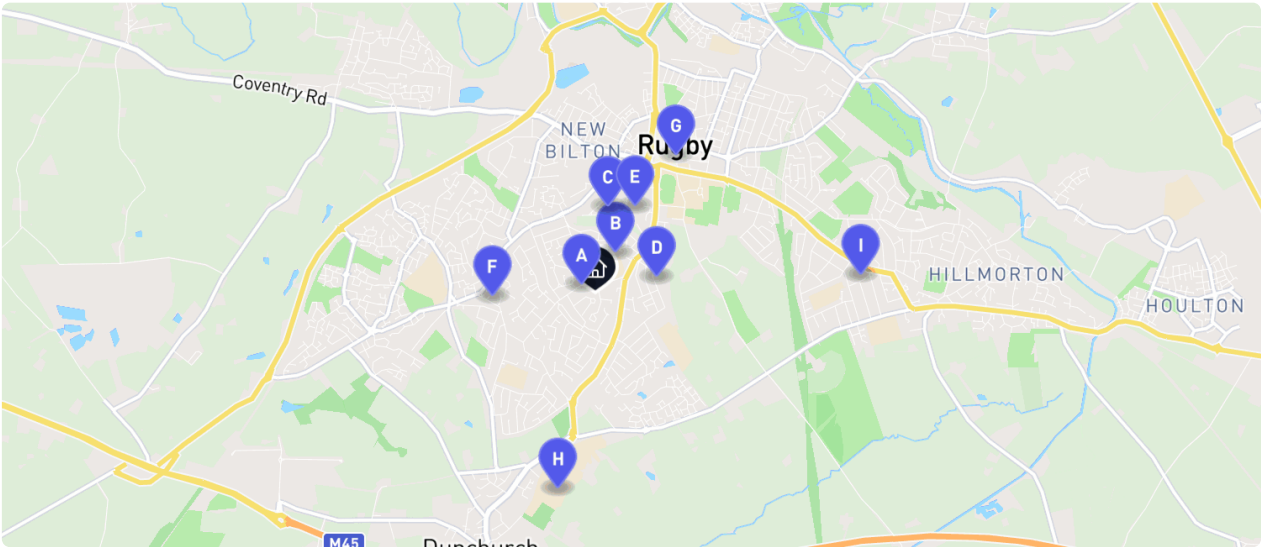
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

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

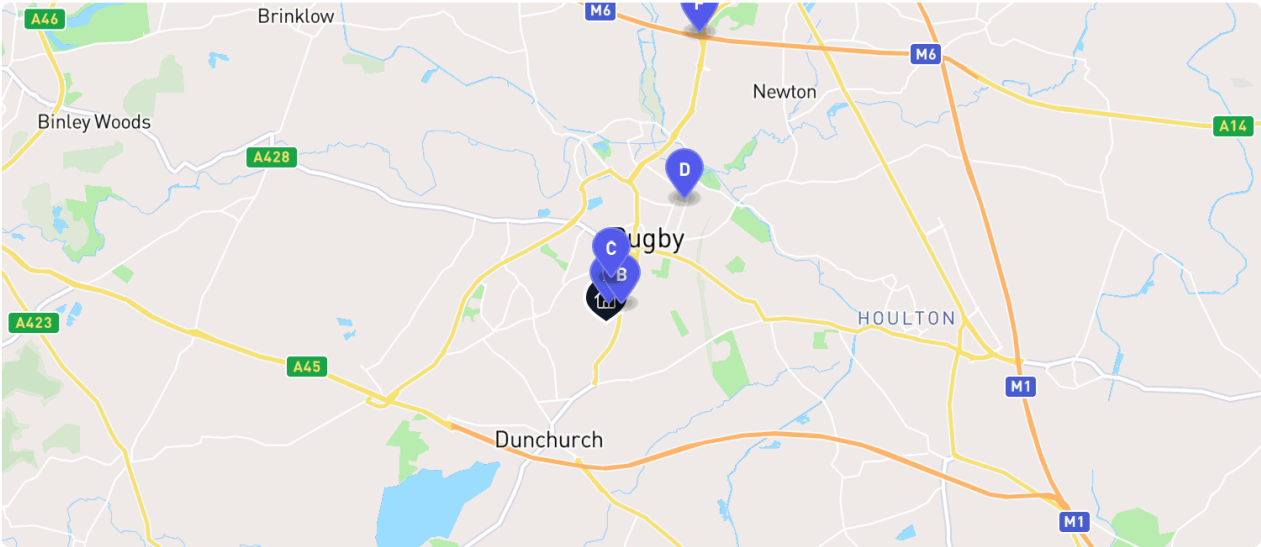
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Local Education



A Special Brooke School Special Measures 0.14mi	B Secondary Harris Church of England Academy Good 0.15mi	C Nursery · Primary Oakfield Primary Academy Good 0.37mi
D Nursery · Primary Rokeby Primary School Good 0.38mi	E Nursery · Primary St Marie's Catholic Primary School Not rated 0.44mi	F Independent · Primary Crescent School Not rated 0.65mi
G Independent · Secondary · Post-16 Rugby School Not rated 0.83mi	H Independent · Nursery · Primary Bilton Grange School Not rated 1.38mi	I Special · Independent Avon Park School Outstanding 1.62mi

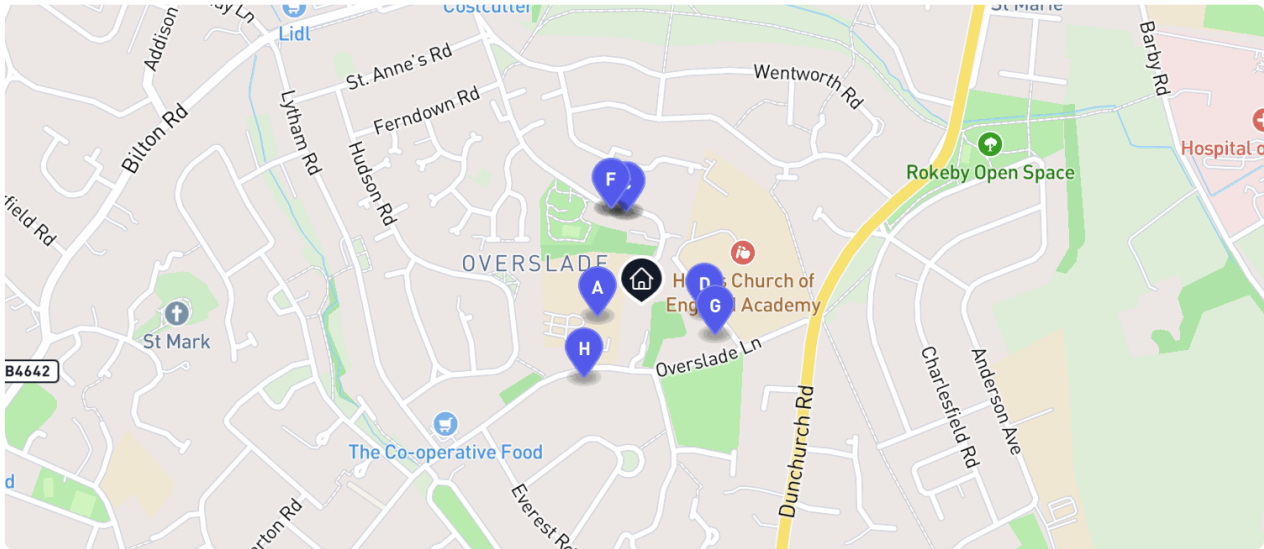
Local Transport



A Harris High School, Overslade Lane Bus stop or station0.10 mi	B Overslade Lane Bus stop or station0.21 mi	C Greenhill Road Bus stop or station0.23 mi
D Rugby Rail Station Train station1.52 mi	E Coventry Airport Airport8.51 mi	F M6 Motorway3.40 mi

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A BROOKE SCHOOL, OVERSLADE LANE, RUGBY, CV22 6DY

Installation of a replacement roof, including a slight increase in roof height and associated works.

Approved Ref: R20/0806 20-10-2020

B 76 BUCHANAN ROAD, BILTON, RUGBY, CV22 6AZ

Erection of a 2.5 storey apartment block to provide 8 (no) 1 bedroom apartments; with associated parking.

Approved Ref: R18/0830 17-07-2018

C 76, BUCHANAN ROAD, RUGBY, CV22 6AZ

Erection of a 2.5 storey and 2 storey apartment block - to provide 8 no. 1 Bedroom apartments, with 8 no....

Approved Ref: R21/0963 06-10-2021

D 3 HARRIS DRIVE, RUGBY, CV22 6DX

Erection of car port in front of existing garage

Validated Ref: R18/0148 24-01-2018

E 70 BUCHANAN ROAD, BILTON, RUGBY, CV22 6AZ

Change cladding from tin to upvc

Validated Ref: R18/1292 26-07-2018

F 70, BUCHANAN ROAD, RUGBY, CV22 6AZ

New dwelling to the western side of 70, BUCHANAN ROAD, RUGBY, CV22 6AZ

Withdrawn Ref: R23/0846 19-09-2023

G 2A, OVERSLADE LANE, RUGBY, CV22 6DY

Proposed two storey side extension, single storey rear and side extension plus refurbishment of existi...

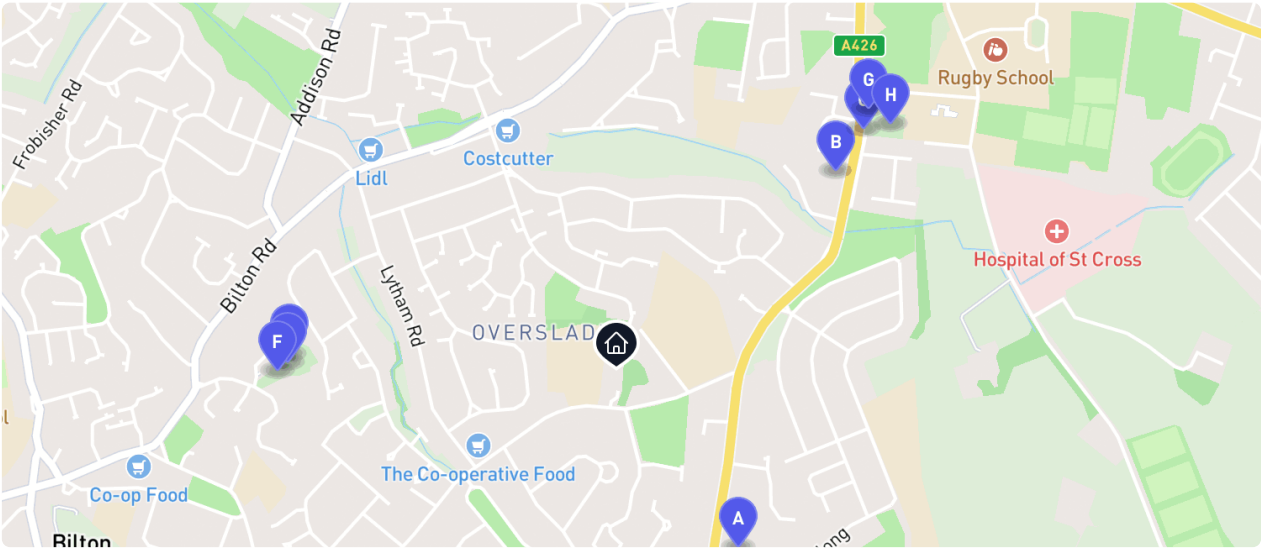
Approved Ref: R21/0532 24-06-2021

H 37, Overslade Lane, Rugby, CV22 6DY

Erection of a two storey side extension to form ancillary accommodation, single storey rear extensi...

Approved Ref: R20/0760 12-10-2020

Nearby Listed Buildings



A Grade II - Listed building 1926ft Shepherds hey List entry no: 1389415 03-09-2001	B Grade II - Listed building 2224ft 116, dunchurch road List entry no: 1263517 08-06-1983
C Grade II - Listed building 2615ft Outbuilding to roman catholic church of st marie (in south west corner of churchyard) List entry no: 1300441 03-09-1976	D Grade II - Listed building 2631ft Gothic tomb to north of north aisle of church of st mark List entry no: 1413895 25-04-2003
E Grade II* - Listed building 2651ft Church of st mark List entry no: 1183705 11-10-2049	F Grade II - Listed building 2736ft Classical monument to south-west of tower of church List entry no: 1413893 25-04-2003
G Grade II - Listed building 2756ft Outbuildings at st marie's convent (between convent and st marie's church) List entry no: 1183727 03-09-1976	H Grade II* - Listed building 2805ft Roman catholic church of st marie List entry no: 1365006 11-10-2049

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

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Contact Us

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