



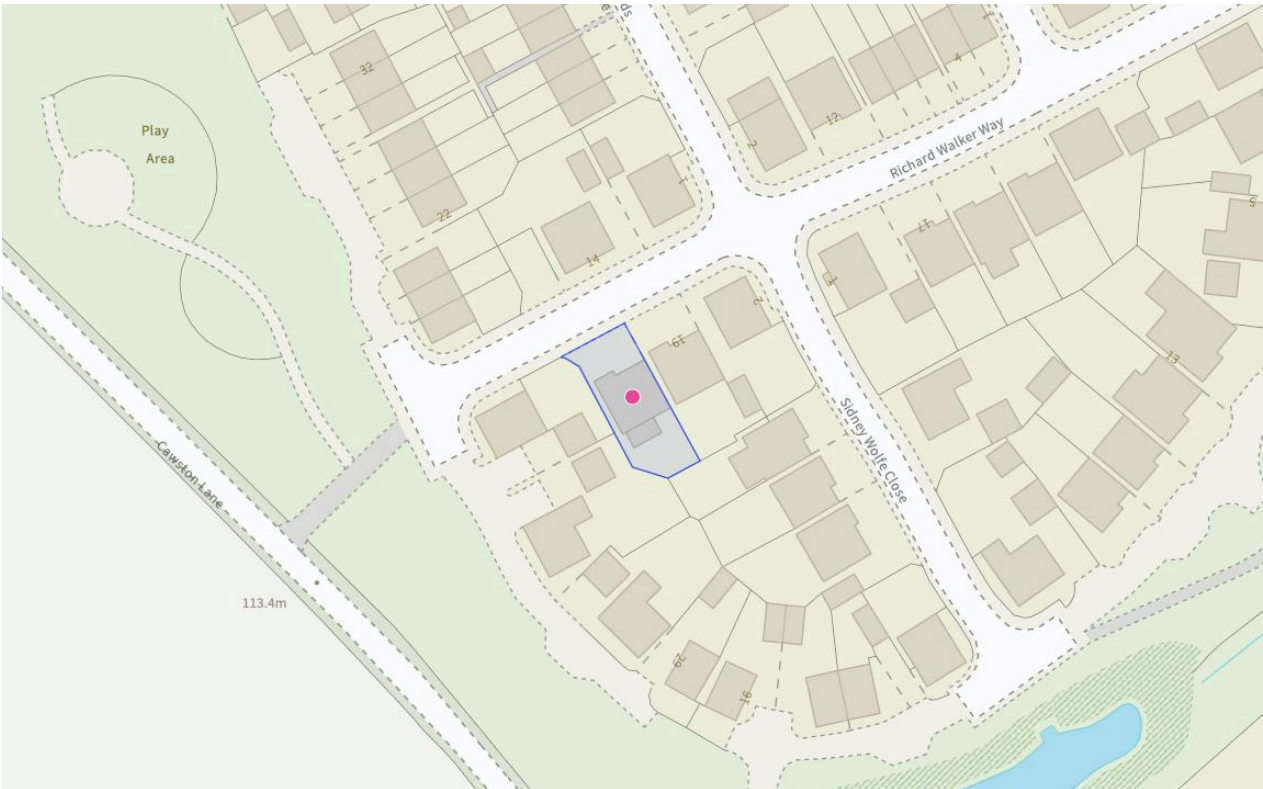
SH Buyers Report

4th July 2026

21 Richard Walker Way, Cawston, Rugby.
CV22 7YL



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

4 2 1,313ft² | £342 pft² Detached Freehold

Plot information

Title number	WK511760
Garden direction	SouthEast
Outdoor area	0.04 acres
Parking (predicted)	Yes

Build	Utilities	EPC	Valid until 13/11/2029
Other floors	Mains gas	Efficiency rating (current)	84 B
High performance windows	Wind turbines	Efficiency (potential)	94 A
Other walls	Solar panels	Enviro impact (current)	85 B
Other roof	Mains fuel type Mains Gas	Enviro impact (potential)	94 A
Year built 2019	Water Severn Trent Water		

 Council tax	 Mobile coverage	 Broadband availability
Band E	 EE 	 Basic 3mb
£3,035 per year (est)	 O2 	 Superfast 80mb
Rugby	 Three 	 Ultrafast 1800mb
	 Vodafone 	 Overall 1800mb

 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

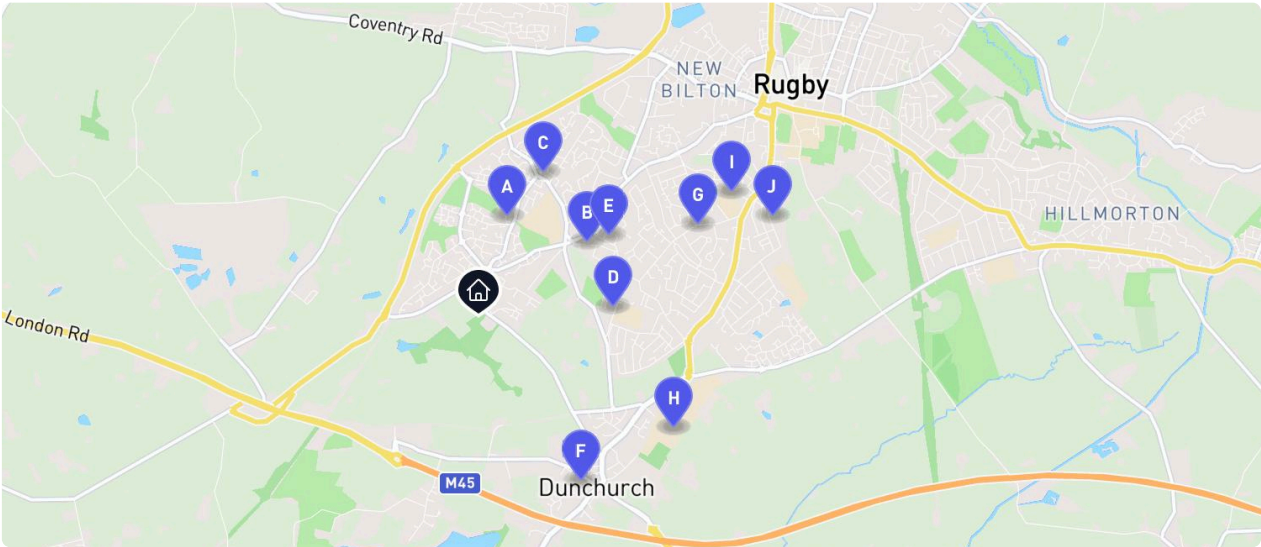
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

Restrictions	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.

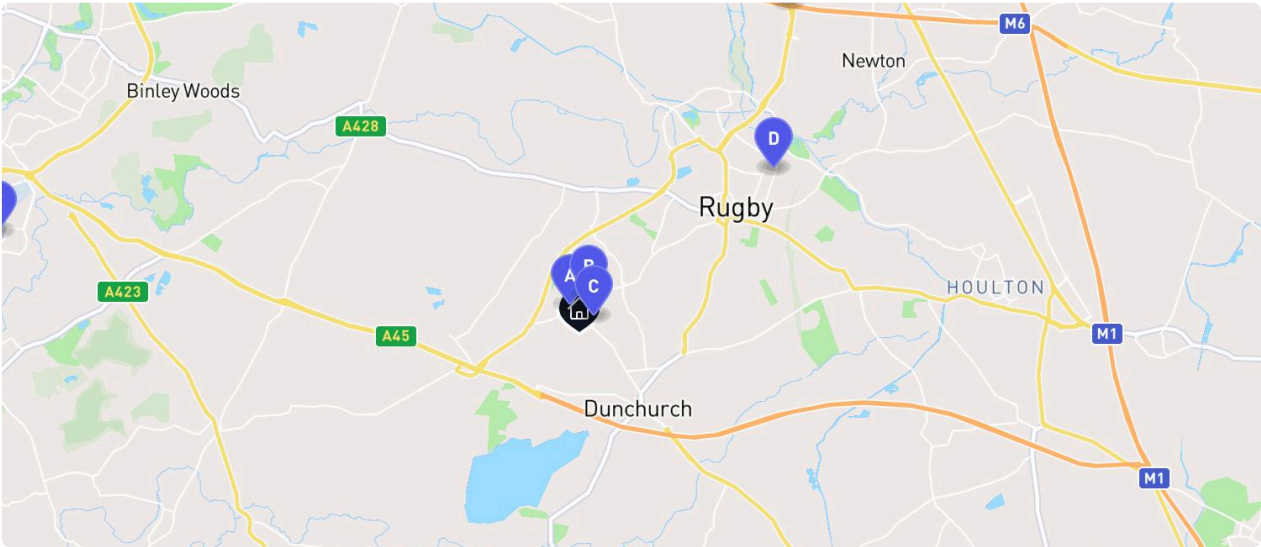
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Local Education



A Primary Cawston Grange Primary School Good 0.47mi	B Primary Bilton Infant School Requires improvement 0.72mi	C Secondary · Post-16 Bilton School Good 0.81mi
D Secondary · Post-16 Rugby High School Good 0.83mi	E Independent · Primary Crescent School Not rated 0.85mi	F Nursery · Primary Dunchurch Boughton Church of England Infant Academy and Nursery Not rated 1.33mi
G Special Brooke School Special Measures 1.39mi	H Independent · Nursery · Primary Bilton Grange School Not rated 1.46mi	I Secondary Harris Church of England Academy Good 1.65mi
J Special Quest Academy Good 1.84mi		

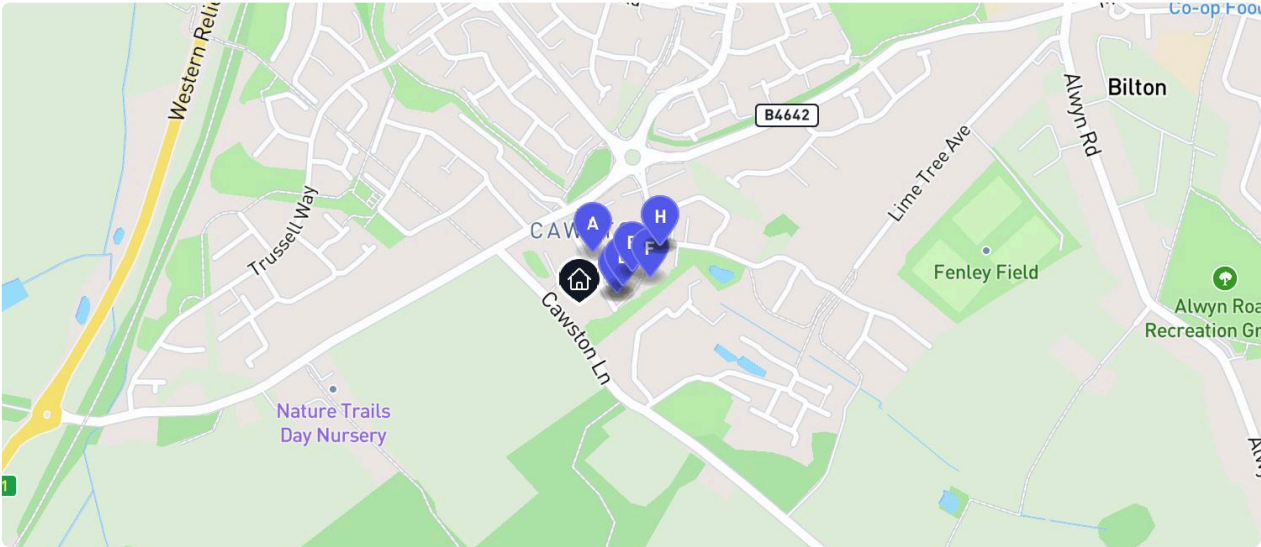
Local Transport



A Cawston Lane Bus stop or station0.11 mi	B Calvestone Road Bus stop or station0.18 mi	C Lime Tree Village, Thurlaston Drive Bus stop or station0.21 mi
D Rugby Rail Station Train station2.91 mi	E Coventry Airport Airport7.14 mi	F M6 Motorway4.51 mi

Nearby Planning

SKILTON & HOGG
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A 2, WILLIAM SIMMONDS CLOSE, RUGBY, CV22 7ZJ

Single storey side extension

Approved Ref: R24/0152 20-02-2024

B 5, SIDNEY WOLFE CLOSE, RUGBY, CV22 7ZE

Erection of wooden gazebo structure (retrospective) and erection of garden shed.

Approved Ref: R20/0395 15-06-2020

C 5, SIDNEY WOLFE CLOSE, RUGBY, CV22 7ZE

Widening of existing steps leading to front porch.

Approved Ref: R20/0839 06-11-2020

D 7, SIDNEY WOLFE CLOSE, RUGBY, CV22 7ZE

Removal of existing 1.9m high timber fencing along the boundary line adjacent to No.5 Sidney Wolfe...

Approved Ref: R20/0365 12-06-2020

E 13, SIDNEY WOLFE CLOSE, RUGBY, CV22 7ZE

Prior approval for larger rear extension to dwellinghouse

Approved Ref: R22/0652 07-07-2022

F 15 SIDNEY WOLFE CLOSE, CAWSTON, RUGBY, CV22 7ZE

Erection of proposed single storey rear extension.

Approved Ref: R18/1147 09-08-2018

G LAND SOUTH OF COVENTRY ROAD AND NORTH EAST OF CAWSTON LANE, COVENTRY ROAD, CAWSTON, RUGBY, CV22 7SW

Erection of 4 dwellings with detached garages and parking bays (amendment to the design, number of...

Approved Ref: R18/1900 26-10-2018

H LAND SOUTH OF COVENTRY ROAD AND NORTH EAST OF CAWSTON LANE, COVENTRY ROAD, CAWSTON, RUGBY, CV22 7SW

Erection of 7 dwellings with detached garages and parking bays (amendment to the design, number of...

Approved Ref: R18/1901 26-10-2018

Nearby Listed Buildings



A Grade II - Listed building Cawston farm house List entry no: 1390996 20-02-2004	B Grade II - Listed building Cawston old farmhouse List entry no: 1299724 03-07-1987
C Grade II - Listed building Former chapel of nunc dimittis of st mark List entry no: 1249997 10-11-1978	D Grade II - Listed building 13, the green List entry no: 1184150 03-09-1976
E Grade II - Listed building Stocks List entry no: 1300252 03-09-1976	F Grade II - Listed building The george inn List entry no: 1035032 11-10-2049
G Grade II - Listed building Wayside cross List entry no: 1035031 11-10-2049	H Grade II - Listed building The cottage List entry no: 1365019 03-09-1976

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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