



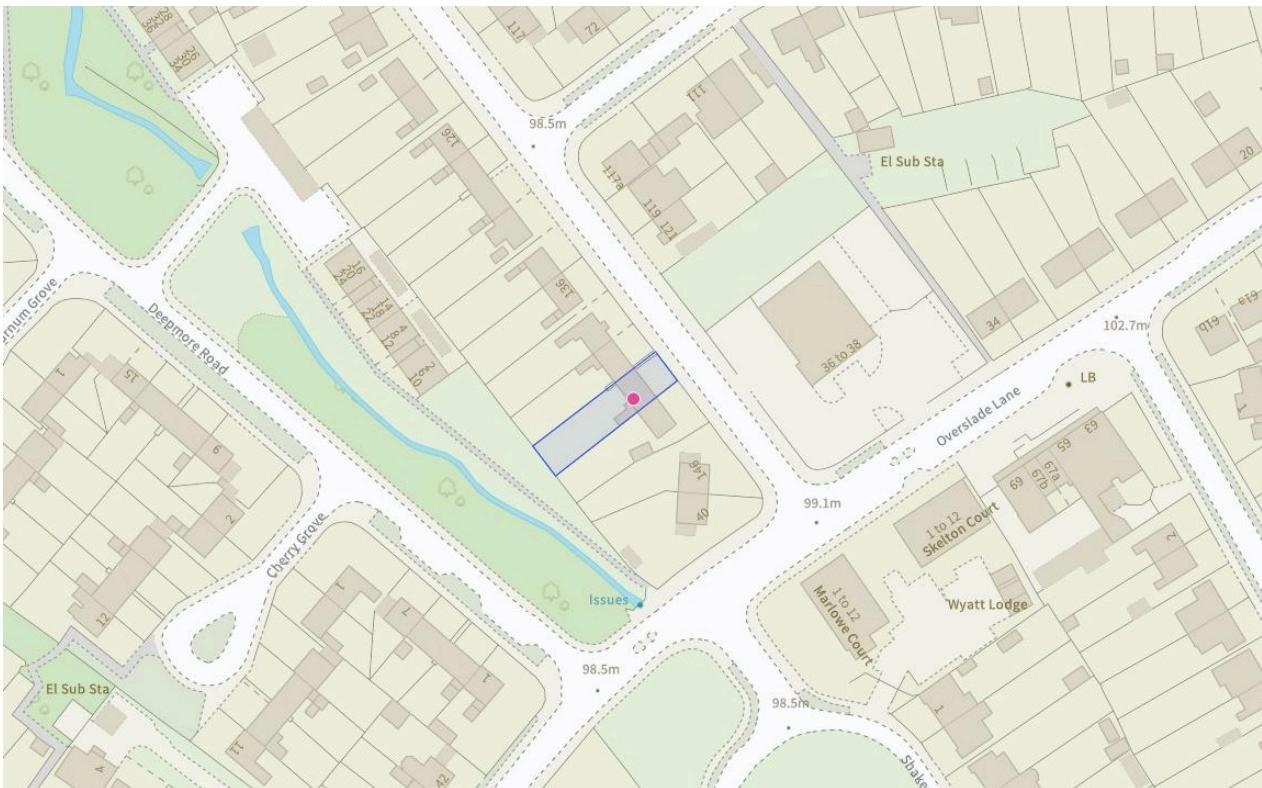
# SH Buyers Report

31st December 2025

142 Lytham Road, Rugby. CV22 7PH



## Introduction



## Key Property Information

SKILTON & HOGG  
DAVENTRY ESTATE AGENT

 3  1  850ft<sup>2</sup>  £255 pft<sup>2</sup>  Terraced  Freehold

### Plot information

Title number **WK264857**  
Garden direction **SouthWest**  
Outdoor area **0.07 acres**  
Parking (predicted) **No**

|  Build |  Utilities       |  EPC | Valid until 25/01/2034 |
|---|---|---|------------------------|
| Suspended floors  |  Mains gas     | Efficiency rating (current)   | <b>69 C</b>            |
| Double glazed windows   |  Wind turbines | Efficiency (potential)  | <b>84 B</b>            |
| Brick walls   |  Solar panels  | Enviro impact (current)   | <b>65 D</b>            |
| Pitched roof  | Mains fuel type <b>Mains Gas</b>  | Enviro impact (potential)   | <b>82 B</b>            |
| Year built 1950-1966  | Water <b>Severn Trent Water</b>   |   |                        |

### Council tax

Band B  
£1,850 per year (est)  
Rugby

### Mobile coverage

 EE   
 O2   
 Three   
 Vodafone 

### Broadband availability

 Basic **4mb**  
 Superfast **80mb**  
 Ultrafast **1800mb**  
 Overall **1800mb**

## Planning and Local Information

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### 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 - 8.28 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 m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Rights and restrictions

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### ☒ 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 a 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 

## Rights and restrictions

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### 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.

## Rights and restrictions

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### 🔗 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

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**A** Special

Brooke School

Special Measures

0.17mi

**B** Primary

Bawnmore Community Infant School

Good

0.37mi

**C** Independent · Primary

Crescent School

Not rated

0.39mi

**D** Secondary

Harris Church of England Academy

Good

0.44mi

**E** Primary

Bilton Infant School

Requires improvement

0.52mi

**F** Secondary · Post-16

Rugby High School

Good

0.58mi

**G** Nursery · Primary

Oakfield Primary Academy

Good

0.62mi

**H** Nursery · Primary

Rokeby Primary School

Good

0.62mi

**I** Nursery · Primary

St Matthew's Bloxam CofE Primary School

Good

0.68mi

**J** Independent · Secondary · Post-16

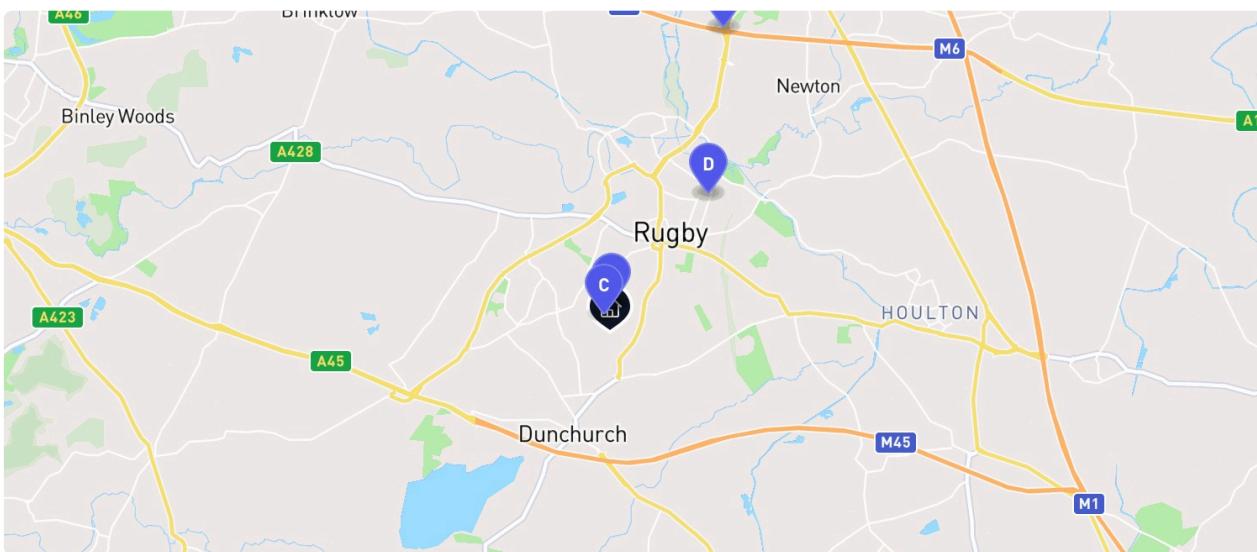
Rugby School

Not rated

1.12mi

## Local Transport

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**A** Marlborough Road  
Bus stop or station 0.01 mi

**B** Three Cranes, Lytham Road  
Bus stop or station 0.01 mi

**C** Barton Road  
Bus stop or station 0.15 mi

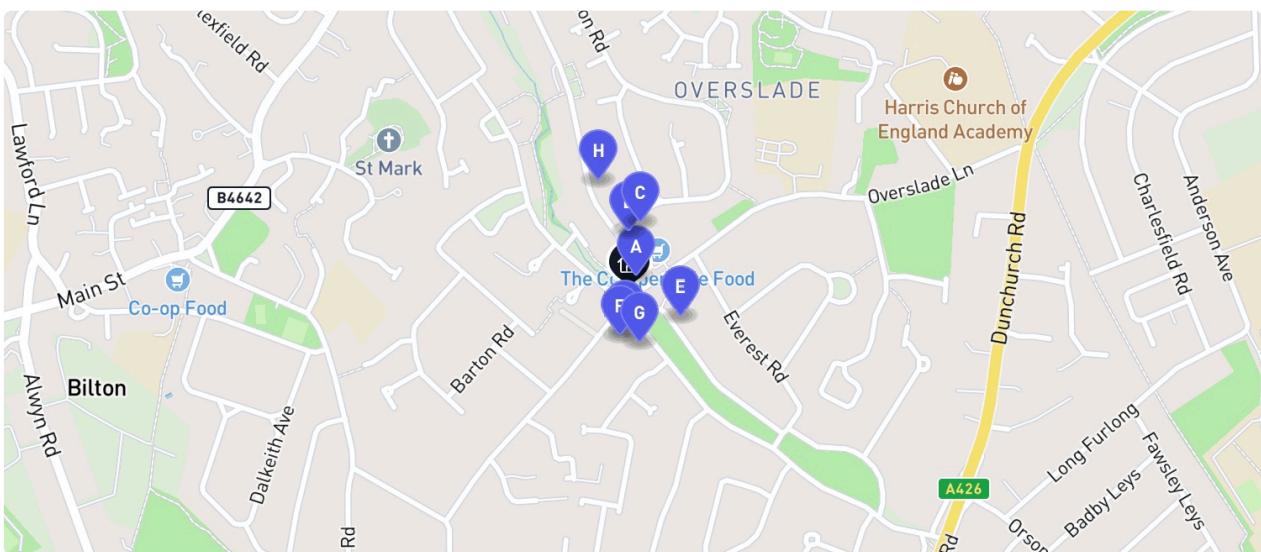
**D** Rugby Rail Station  
Train station 1.80 mi

**E** Coventry Airport  
Airport 8.28 mi

**F** M6  
Motorway 3.65 mi

# Nearby Planning

SKILTON & HOGG  
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**A** 40, OVERSLADE LANE, RUGBY, CV22 6ED

Erection of two storey end terraced dwelling.

Withdrawn

Ref: R20/0499

28-07-2020

**B** 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

**C** 111, MARLBOROUGH ROAD, RUGBY, RUGBY, CV22 6DA

PROPOSED EXTENSION TO EXISTING GARAGE AND SHED

Approved

Ref: R20/0293

28-04-2020

**D** 75 Overslade Lane, Rugby, CV22 6EE

Erection of a two storey side extension.

Approved

Ref: R16/1222

24-04-2018

**E** 7, SHAKESPEARE GARDENS, RUGBY, CV22 6ES

PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

Approved

Ref: R19/1305

22-10-2019

**F** 77 OVERSLADE LANE, RUGBY, CV22 6EE

Proposed second storey side and front extension above garage.

Approved

Ref: R20/0970

01-12-2020

**G** 4, Shakespeare Gardens, Rugby, CV22 6HJ

Flat roof extension with brick wall construction measuring 3.11m long, 3.20 high and 2.94 at eaves.

Approved

Ref: R25/0194

26-02-2025

**H** 103, LYTHAM ROAD, RUGBY, CV22 7PQ

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

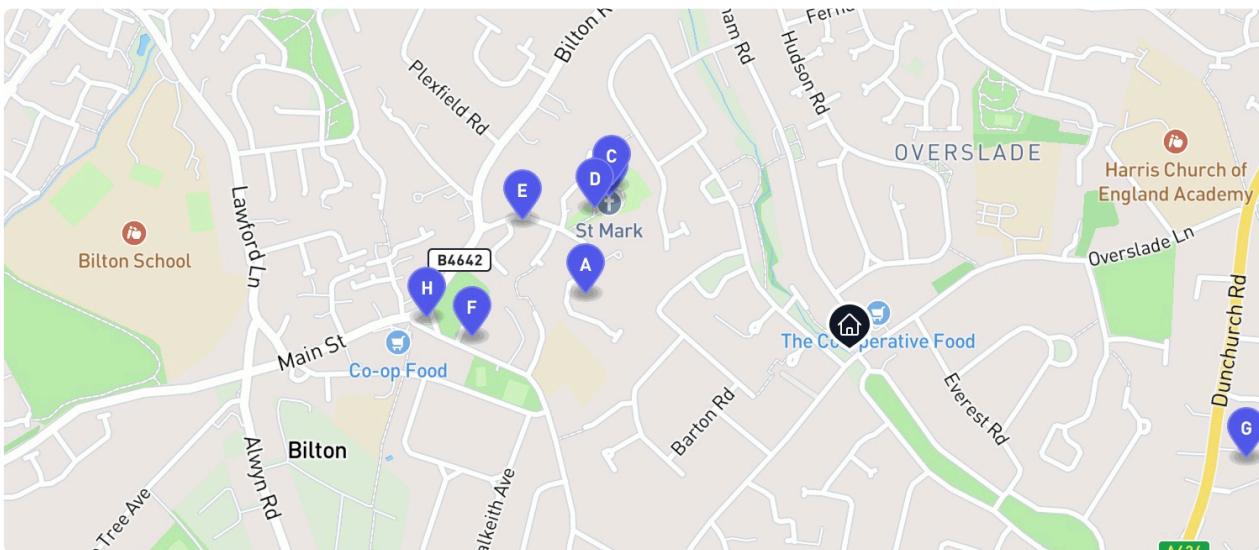
Approved

Ref: R20/0558

21-07-2020

## Nearby Listed Buildings

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**A** Grade I - Listed building 1509ft

Bilton hall

List entry no: 1035049

11-10-2049

**B** Grade II\* - Listed building 1545ft

Church of st mark

List entry no: 1183705

11-10-2049

**C** Grade II - Listed building 1565ft

Gothic tomb to north of north aisle of church of st mark

List entry no: 1413895

25-04-2003

**D** Grade II - Listed building 1591ft

Classical monument to south-west of tower of church

List entry no: 1413893

25-04-2003

**E** Grade II - Listed building 1952ft

Long barn

List entry no: 1365004

11-10-2049

**F** Grade II - Listed building 2149ft

The cottage

List entry no: 1365019

03-09-1976

**G** Grade II - Listed building 2379ft

Shepherds hey

List entry no: 1389415

03-09-2001

**H** Grade II - Listed building 2405ft

Wayside cross

List entry no: 1035031

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. "

**David Bruckert**

Owner

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## Contact Us



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