

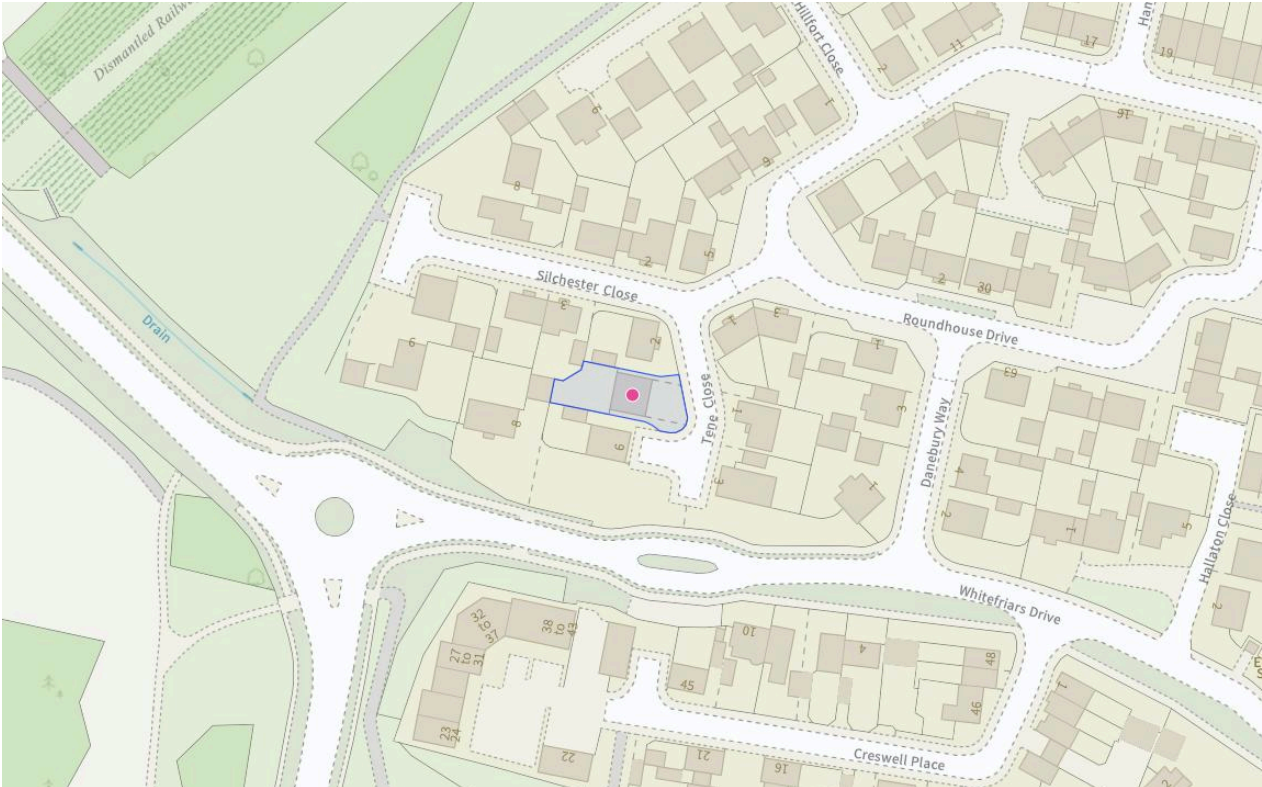


SH Buyers Report

6th October 2026



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

4 2 1,238ft² Detached Freehold

Plot information

Title number WK480035
Garden direction West
Outdoor area 0.06 acres
Parking (predicted) Yes

Build	Utilities	EPC	Valid until 09/12/2035
Suspended floors	✓ Mains gas	Efficiency rating (current)	78 C
Double glazed windows	✗ Wind turbines	Efficiency (potential)	82 B
Brick walls	✗ Solar panels	Enviro impact (current)	78 C
Pitched roof	Mains fuel type Mains Gas	Enviro impact (potential)	79 C
Year built 2015	Water Severn Trent Water		

Council tax	Mobile coverage	Broadband availability
Band E	EE	Basic 3mb
£3,035 per year (est)	O2	Superfast N/A
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

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.

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.

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.

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

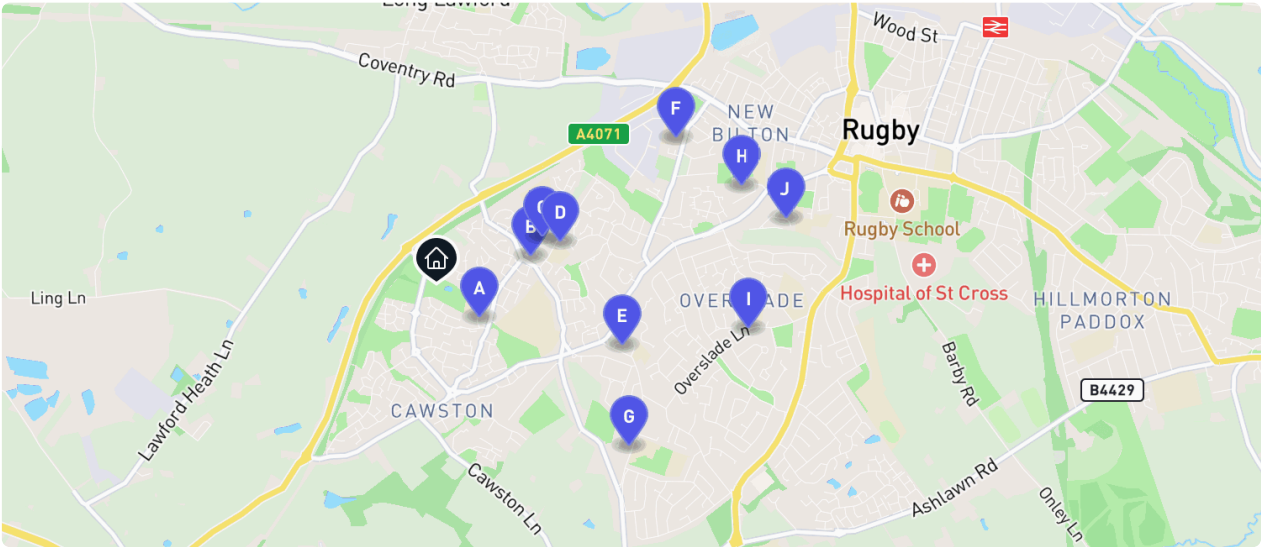
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 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.

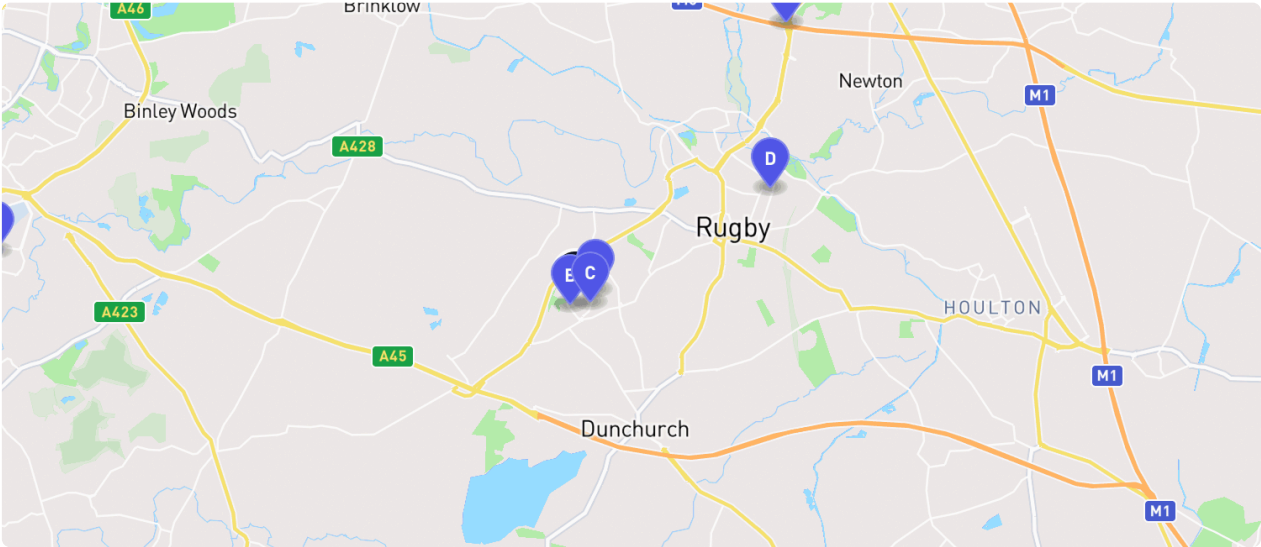
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Local Education



A Primary Cawston Grange Primary School Good 0.32mi	B Secondary · Post-16 Bilton School Good 0.41mi	C Primary Henry Hinde Junior School Good 0.46mi
D Primary Henry Hinde Infant School Good 0.54mi	E Independent · Primary Crescent School Not rated 0.89mi	F Nursery · Primary St Oswald's CofE Academy Requires improvement 1.15mi
G Secondary · Post-16 Rugby High School Good 1.16mi	H Nursery · Primary St Matthew's Bloxam CofE Primary School Good 1.35mi	I Special Brooke School Special Measures 1.38mi
J Nursery · Primary Oakfield Primary Academy Good 1.51mi		

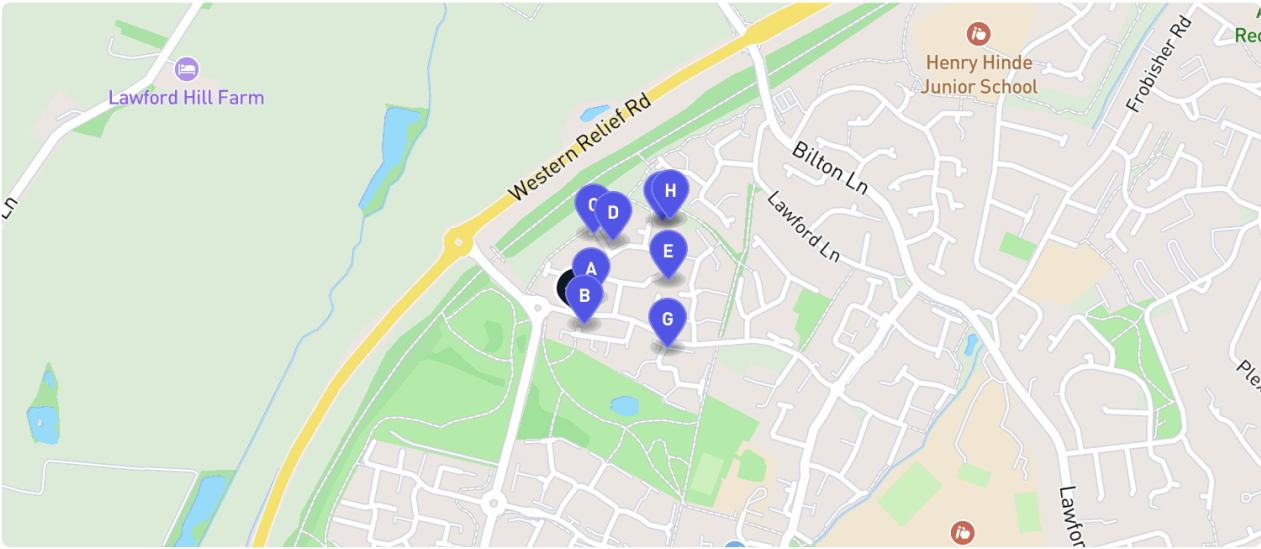
Local Transport



A Callier Way Bus stop or station0.34 mi	B Trussell Way Bus stop or station0.44 mi	C The Crescent, Calvestone Road Bus stop or station0.44 mi
D Rugby Rail Station Train station2.58 mi	E Coventry Airport Airport7.07 mi	F M6 Motorway3.96 mi

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

3, TENE CLOSE, RUGBY, CV22 7ZA

Proposed single and two storey side extension

Approved

Ref: R21/0668

01-07-2021

B

45, CRESWELL PLACE, RUGBY, RUGBY, CV22 7GZ

Retrospective application for the re-siting of garden fence and incorporation of land into private garden...

Approved

Ref: R19/0803

21-08-2019

C

3 Hillfort Close, Cawston, Rugby, CV22 7YP

Proposed two storey rear extension

Approved

Ref: R18/0822

02-05-2018

D

2, HILLFORT CLOSE, RUGBY, CV22 7YP

Certificate of Lawfulness (Proposed) single storey side extension - 3m projection

Approved

Ref: R25/0395

07-05-2025

E

53 ROUNDHOUSE DRIVE, CAWSTON, RUGBY, CV22 7YX

Block paving driveway

Validated

Ref: R18/1059

07-06-2018

F

4, HAMBLEDON CLOSE, RUGBY, CV22 7YR

PAX - Single storey flat roofed extension to rear

Approved

Ref: R22/0460

13-05-2022

G

9 CAVENDISH CLOSE, CAWSTON, RUGBY, CV22 7GB

Provision of a gate

Validated

Ref: R18/0915

18-05-2018

H

6 Hambledon Close, Cawston, Rugby, CV22 7YR

Garage conversion (Retrospective).

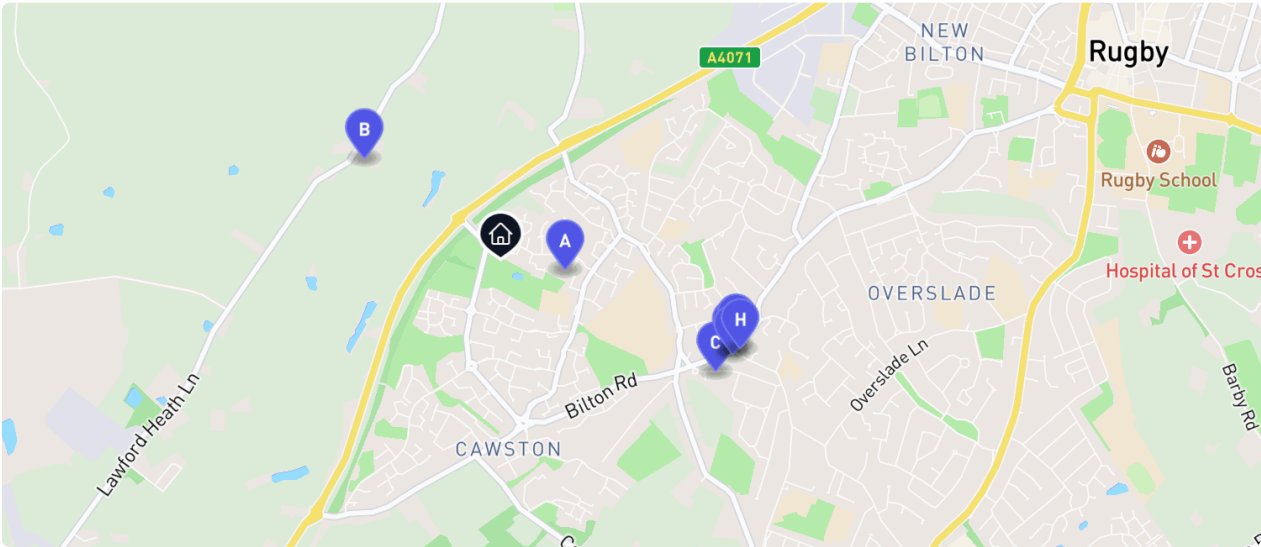
Approved

Ref: R19/0032

14-01-2019

Nearby Listed Buildings

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A Grade II - Listed building 1204ft Cawston old farmhouse List entry no: 129972403-07-1987	B Grade II - Listed building 2487ft Lawford hill farmhouse List entry no: 129964825-08-1987
C Grade II - Listed building 4124ft Former chapel of nunc dimittis of st mark List entry no: 124999710-11-1978	D Grade II - Listed building 4167ft Stocks List entry no: 130025203-09-1976
E Grade II - Listed building 4196ft The george inn List entry no: 103503211-10-2049	F Grade II - Listed building 4222ft 13, the green List entry no: 118415003-09-1976
G Grade II - Listed building 4252ft Avon lodge List entry no: 136509425-08-1987	H Grade II - Listed building 4285ft Wayside cross List entry no: 103503111-10-2049

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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