



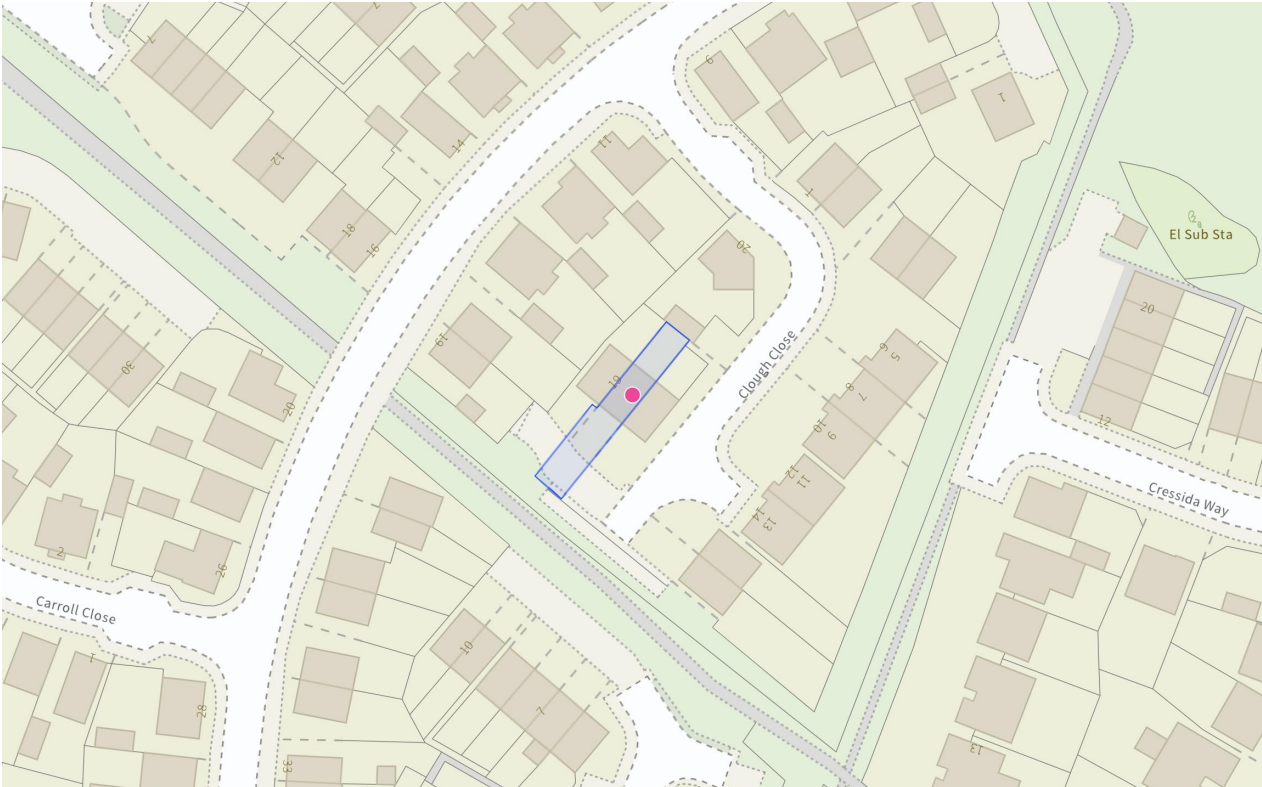
SH Buyers Report

10th September 2026

18 Clough Close, Cawston, Rugby. CV22
7ZP



Introduction



Key Property Information

SKILTON & HOGG
DAVENTRY ESTATE AGENT

🏠 2 🚗 1 📏 786ft² 🏡 Terraced 📄 Leasehold
117y 7m remaining. Ends Apr 2144

📏 Plot information

Title number **WK514252**
Garden direction **SouthWest**
Outdoor area **0.03 acres**
Parking (predicted) **Yes**

🏠 Build	🔌 Utilities	💡 EPC	Valid until 24/02/2029
Other floors	✖ Mains gas	Efficiency rating (current)	85 B
High performance windows	✖ Wind turbines	Efficiency (potential)	86 B
Other walls	✖ Solar panels	Enviro impact (current)	98 A
Other roof	Mains fuel type Mains Gas	Enviro impact (potential)	100 A
Year built 2019	Water Severn Trent Water		

🏠 Council tax	📶 Mobile coverage	📶 Broadband availability
Band C	EE 	Basic 3mb
£2,207 per year (est)	O ₂ 	Superfast 80mb
Rugby	Three 	Ultrafast 5500mb
	Vodafone 	Overall 5500mb

 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

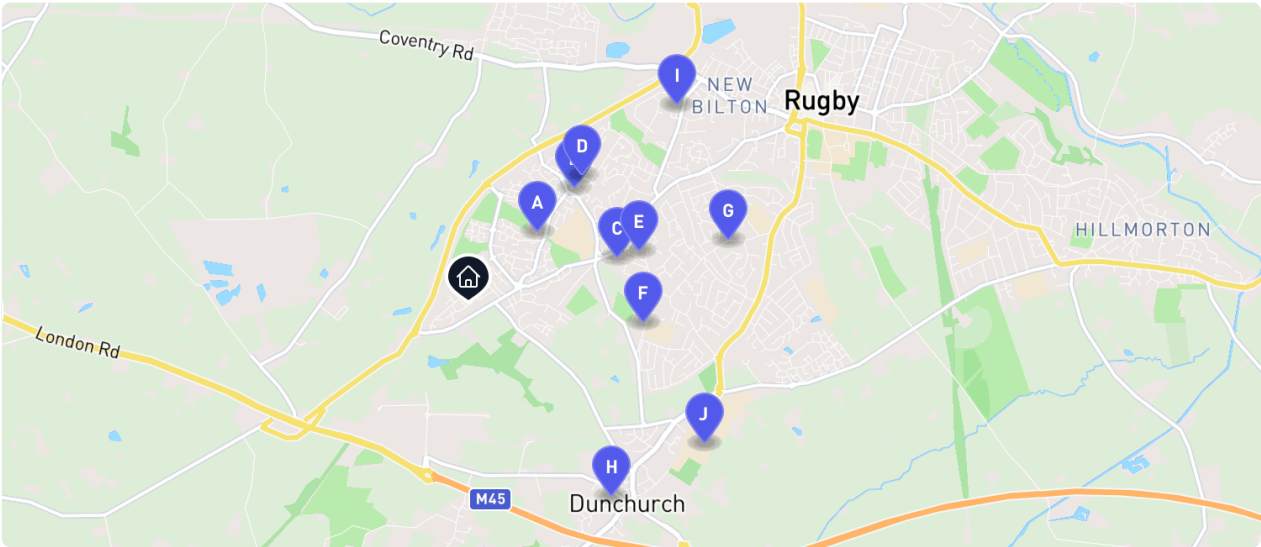
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

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

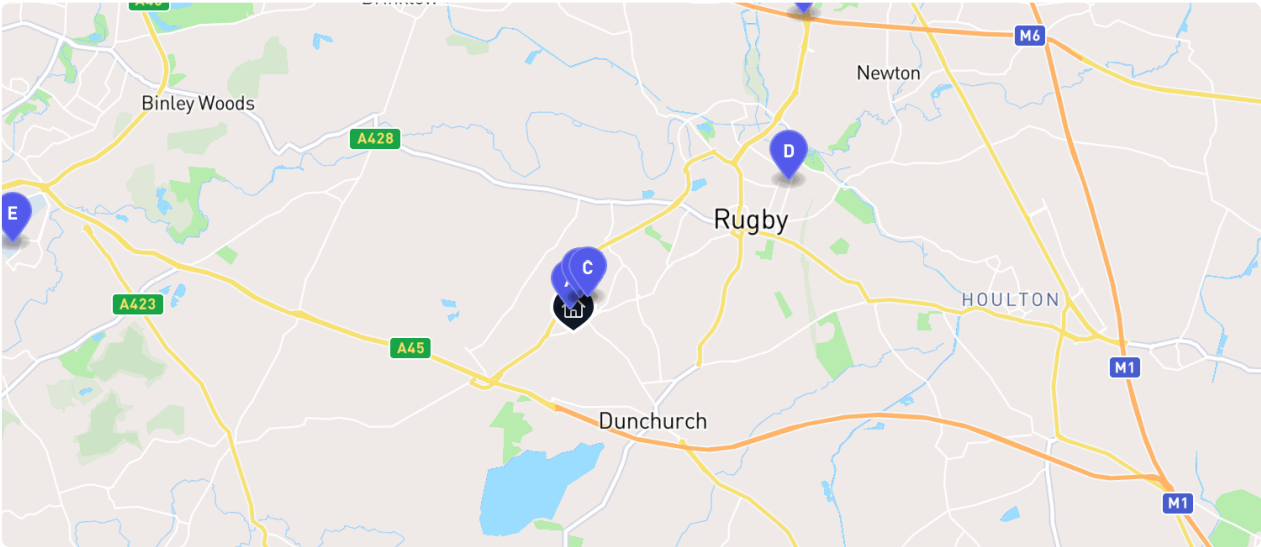
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



A Primary Cawston Grange Primary School Good 0.50mi	B Secondary · Post-16 Bilton School Good 0.83mi	C Primary Bilton Infant School Requires improvement 0.91mi
D Primary Henry Hinde Junior School Good 0.92mi	E Independent · Primary Crescent School Not rated 1.05mi	F Secondary · Post-16 Rugby High School Good 1.10mi
G Special Brooke School Special Measures 1.60mi	H Nursery · Primary Dunchurch Boughton Church of England Infant Academy and Nursery Not rated 1.61mi	I Nursery · Primary St Oswald's CofE Academy Requires improvement 1.64mi
J Independent · Nursery · Primary Bilton Grange School Not rated 1.77mi		

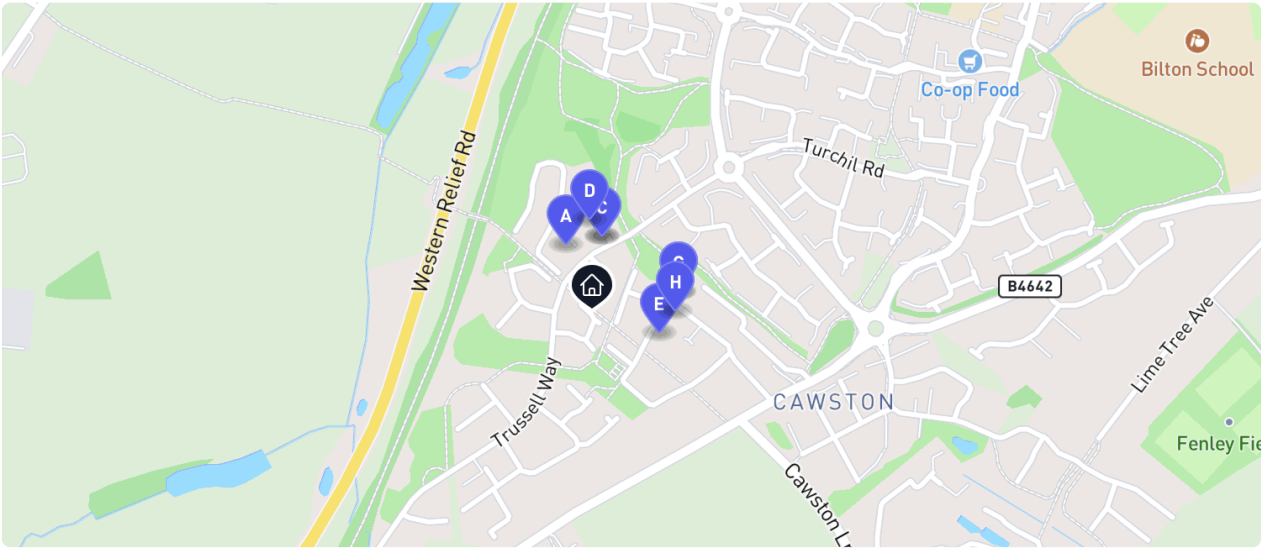
Local Transport



A Magee Close Bus stop or station 0.08 mi	B Durrell Drive Bus stop or station 0.11 mi	C Trussell Way Bus stop or station 0.20 mi
D Rugby Rail Station Train station 3.02 mi	E Coventry Airport Airport 6.87 mi	F M6 Motorway 4.52 mi

Nearby Planning

SKILTON & HOGG
DAVENTRY ESTATE AGENT



A

8, Ransome Close, Rugby, CV22 7YU

Erection of a trellis in rear garden (Retrospective).

Approved

Ref: R22/1161

12-12-2022

B

4, TRUSSELL WAY, RUGBY, CV22 7XU

Single storey rear extension to dwelling.

Approved

Ref: R22/0074

01-02-2022

C

4, TRUSSELL WAY, RUGBY, CV22 7XU

Dormer loft conversion and front porch

Approved

Ref: R24/0422

19-06-2024

D

5, Stanford Way, Rugby, Warwickshire, CV22 7ZR

Erection of single storey rear extension joining garage and garage conversion

Approved

Ref: R23/1117

21-11-2023

E

54, OPHELIA CRESCENT, RUGBY, CV22 7DU

Erection of a single storey rear extension.

Approved

Ref: R19/0849

03-07-2019

F

53, Ophelia Crescent, Cawston, Rugby, Warwickshire, CV22 7UU

Single storey rear extension

Approved

Ref: R22/0314

25-04-2022

G

53, Ophelia Crescent, Rugby, Warwickshire, CV22 7UU

Single storey side/rear extension and formation of new personnel door to existing garage.

Approved

Ref: R25/0306

01-04-2025

H

62, Ophelia Crescent, Rugby, CV22 7DU

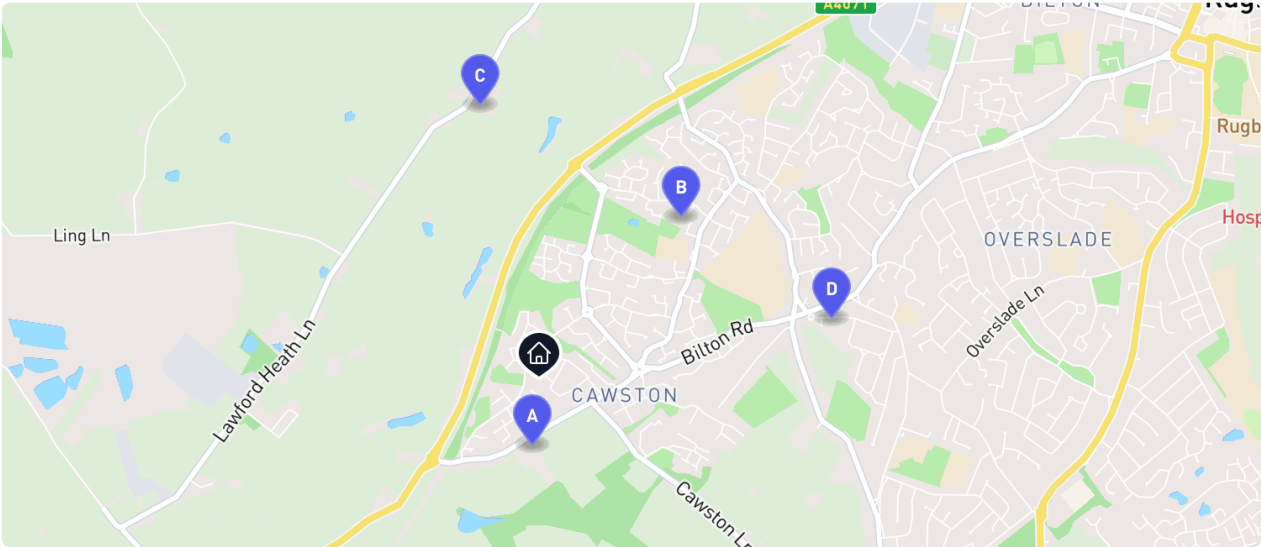
Single storey rear extension and first floor front extension

Approved

Ref: R22/0516

06-07-2022

Nearby Listed Buildings



A Grade II - Listed building 1519ft Cawston farm house List entry no: 139099620-02-2004	B Grade II - Listed building 3153ft Cawston old farmhouse List entry no: 129972403-07-1987
C Grade II - Listed building 4068ft Lawford hill farmhouse List entry no: 129964825-08-1987	D Grade II - Listed building 4741ft Former chapel of nunc dimittis of st mark List entry no: 124999710-11-1978
E Grade II - Listed building 5039ft Stocks List entry no: 130025203-09-1976	F Grade II - Listed building 5049ft 13, the green List entry no: 118415003-09-1976
G Grade II - Listed building 5135ft The george inn List entry no: 103503211-10-2049	H Grade II - Listed building 5184ft 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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