

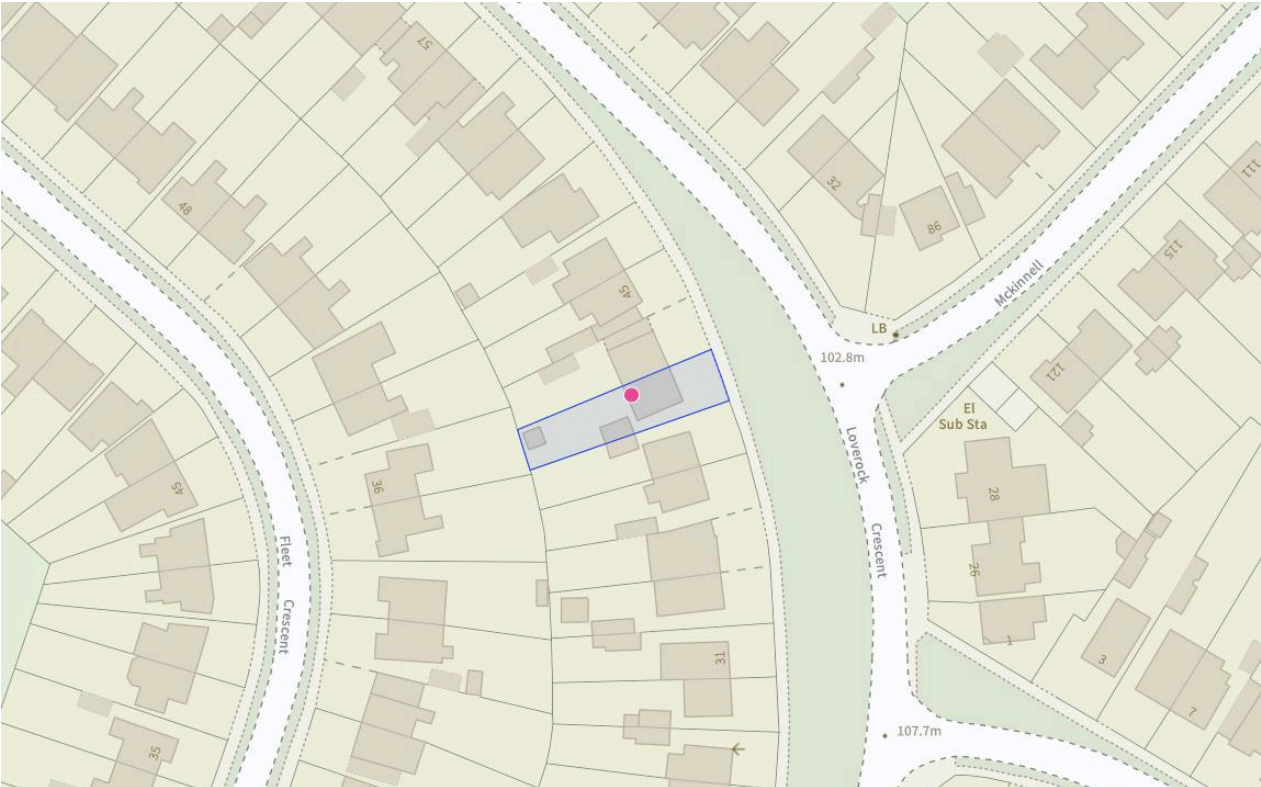


SH Buyers Report

10th March 2026



Introduction



Key Property Information



3 1 990ft² | £313 pft² Semi-Detached Freehold

Plot information

Title number **WK4701**
Garden direction **SouthWest**
Outdoor area **0.06 acres**
Parking (predicted) **Yes**

Council tax

Band C
£2,114 per year (est)
Rugby

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic **4mb**
Superfast **50mb**
Ultrafast **1800mb**
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

Strict regulations limit new developments and property modifications, often requiring special permissions.

Environmental Appeal

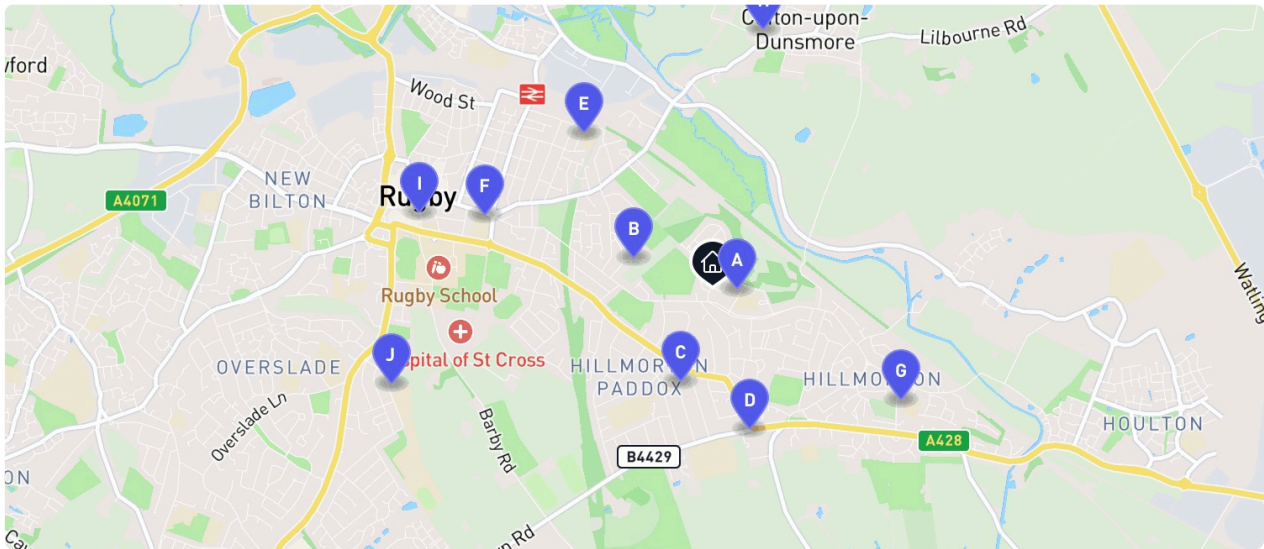
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

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

Abbots Farm Infant School

Good 0.16mi

B Primary

Eastlands Primary School

Outstanding 0.34mi

C Special · Independent

Avon Park School

Outstanding 0.54mi

D Secondary · Post-16

Ashlawn School

Serious Weaknesses 0.75mi

E Nursery · Primary

St Andrew's Benn CofE (Voluntary Aided) Primary School

Good 0.78mi

F Secondary · Post-16

Lawrence Sheriff School

Outstanding 1.00mi

G Nursery · Primary

Hillmorton Primary School

Outstanding 1.01mi

H Nursery · Primary

Clifton-upon-Dunsmore CofE Primary School

Outstanding 1.02mi

I Independent · Secondary · Post-16

Rugby School

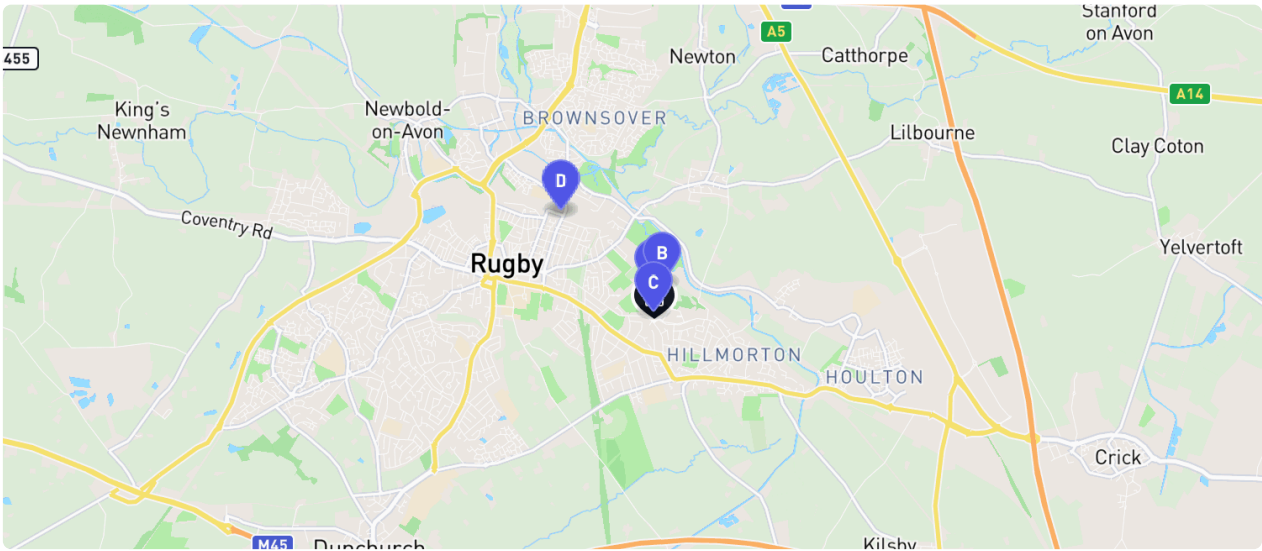
Not rated 1.28mi


J Special

Quest Academy

Good 1.48mi


Local Transport



A 


Mckinnell Crescent, Loverock Crescent

Bus stop or station 0.04 mi

B 


Wise Grove

Bus stop or station 0.12 mi

C 


Loverock Crescent, Lower Hillmorton Road

Bus stop or station 0.15 mi

D 


Rugby Rail Station

Train station 1.08 mi

E 

Coventry Airport

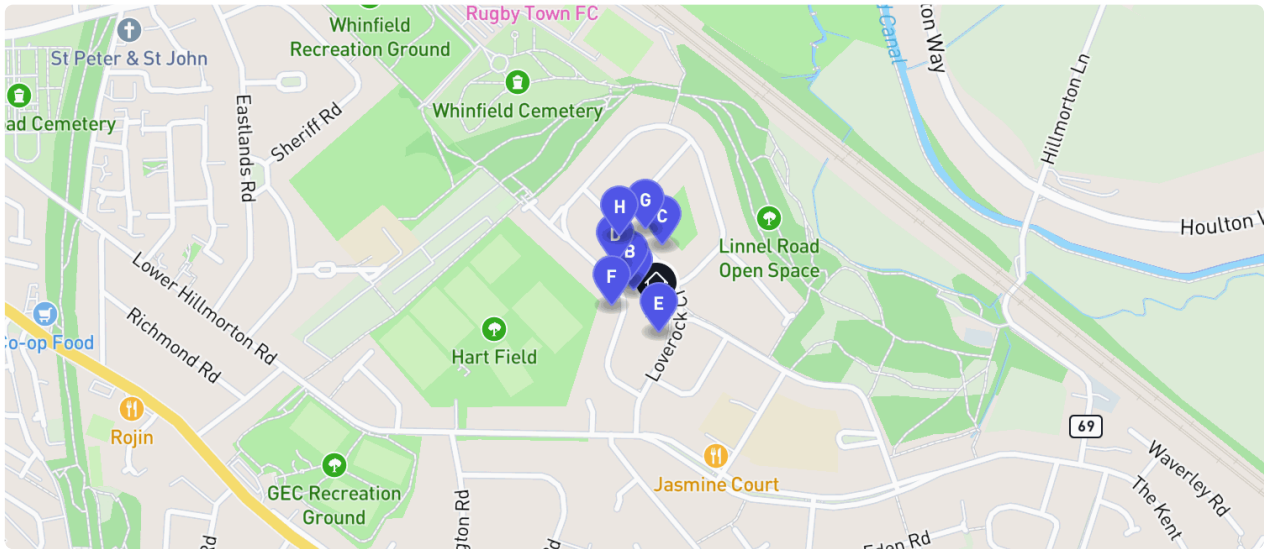
Airport 10 mi

F 

M6

Motorway 2.81 mi

Nearby Planning



A 36 Fleet Crescent, Rugby, CV21 4BQ

Erection of a part two storey part single storey side extension, and a single storey rear extension.

Approved Ref: R18/0371 28-02-2018

B 40, Fleet Crescent, Rugby, Warwickshire, CV21 4BG

Proposed single storey front and second storey side extension to dwelling.

Approved Ref: R25/0782 09-09-2025

C 40, Loverock Crescent, Rugby, Warwickshire, CV21 4AS

Single storey rear and side extension

Approved Ref: R22/0984 14-10-2022

D 48, Fleet Crescent, Rugby, CV21 4BG

Prior approval for erection of single storey rear extension projecting 4.5metres from the original rea...

Approved Ref: R24/0359 23-04-2024

E 21, LOVEROCK CRESCENT, RUGBY, RUGBY, CV21 4AJ

Retrospective planning permission for replacement roof of the rear extension and other minor alterations.

Approved Ref: R20/0143 10-03-2020

F 39, FLEET CRESCENT, RUGBY, CV21 4BQ

Demolition of single storey attached garage, erection of two storey side extension with single storey...

Approved Ref: R21/0209 17-03-2021

G 48, LOVEROCK CRESCENT, RUGBY, RUGBY, CV21 4AS

Single storey rear extension

Approved Ref: R22/0978 12-10-2022

H 65, LOVEROCK CRESCENT, RUGBY, CV21 4AS

Two storey side and side/rear extension

Approved Ref: R19/1031 03-10-2019

Nearby Listed Buildings



A Grade II* - Listed building 4190ft
 Church of saint john the baptist
 List entry no: 1035023 11-10-2049

B Grade II - Listed building 4429ft
 42, high street
 List entry no: 1035011 03-09-1976

C Grade II - Listed building 4505ft
 42, hillmorton road
 List entry no: 1035019 03-09-1976

D Grade II - Listed building 4508ft
 Hillmorton bottom lock (locks 2 and 3), former oxford canal
 List entry no: 1393797 31-03-2010

E Grade II - Listed building 4928ft
 84 and 88, high street
 List entry no: 1365026 03-09-1976

F Grade II - Listed building 4948ft
 Market cross
 List entry no: 1035012 11-10-2049

G Grade II - Listed building 4948ft
 Whitehall recreation ground war memorial gates
 List entry no: 1452202 07-02-2018

H Grade II - Listed building 5056ft
 81, high street
 List entry no: 1365008 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

SKILTON & HOGG
DAVENTRY ESTATE AGENT

Skilton and Hogg Estate Agents

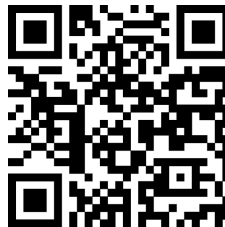
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