



# SH Buyers Report

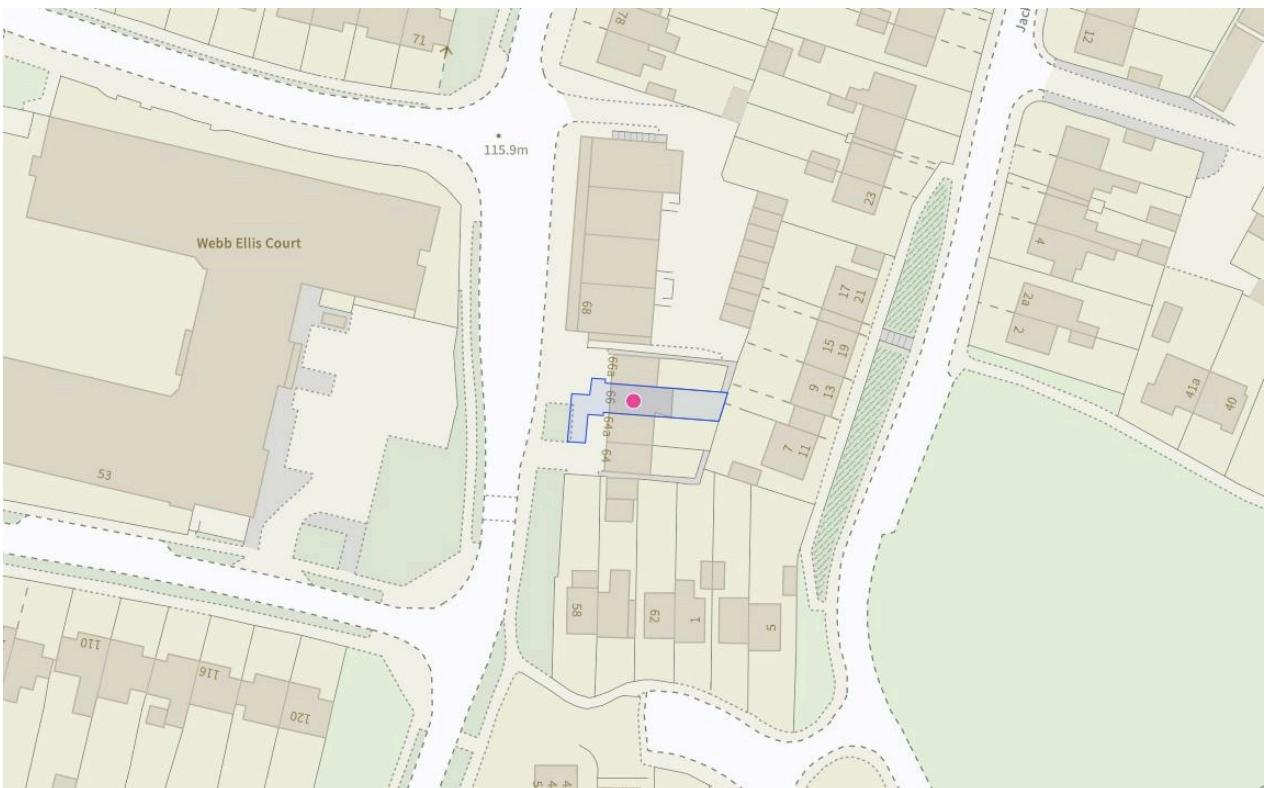
8th February 2026

**66 Featherbed Lane, Rugby. CV21 4LE**



## Introduction

SKILTON & HOGG  
DAVENTRY ESTATE AGENT



## Key Property Information

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3 1 678ft<sup>2</sup> £320 pft<sup>2</sup> Terraced Freehold

### Plot information

Title number **WK474679**  
Garden direction **West**  
Outdoor area **0.02 acres**  
Parking (predicted) **Yes**

Build	Utilities	EPC	Valid until 19/06/2024
Other floors	☒ Mains gas	Efficiency rating (current)	<b>83 B</b>
High performance windows	☒ Wind turbines	Efficiency (potential)	<b>97 A</b>
Other walls	☒ Solar panels	Enviro impact (current)	<b>87 B</b>
Other roof	Mains fuel type <b>Mains Gas</b>	Enviro impact (potential)	<b>100 A</b>
Year built 2014	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 2mb  
Superfast 57mb  
Ultrafast 1000mb  
Overall 1000mb

## Planning and Local Information



### 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.

### ☒ 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.

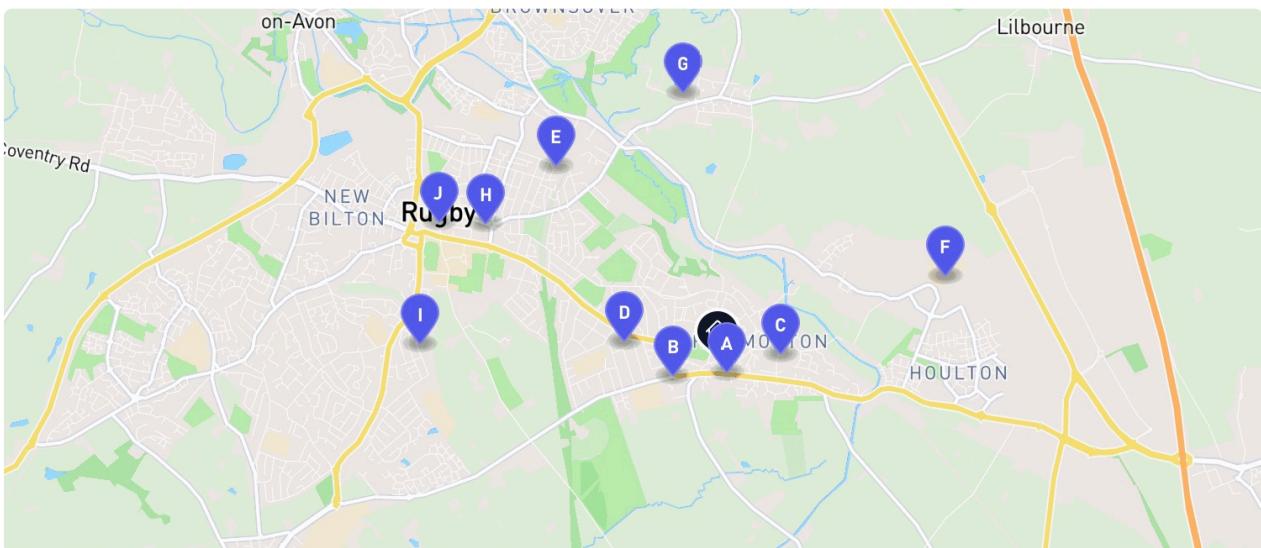
##### Value Implications

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** Primary

English Martyrs Catholic Primary School

Good

0.27mi

**B** Secondary · Post-16

Ashlawn School

Serious Weaknesses

0.39mi

**C** Nursery · Primary

Hillmorton Primary School

Outstanding

0.41mi

**D** Special · Independent

Avon Park School

Outstanding

0.57mi

**E** Nursery · Primary

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

Good

1.40mi

**F** Secondary · Post-16

Houlton School

Good

1.43mi

**G** Nursery · Primary

Clifton-upon-Dunsmore CofE Primary School

Outstanding

1.46mi

**H** Secondary · Post-16

Lawrence Sheriff School

Outstanding

1.55mi

**I** Special

Quest Academy

Good

1.81mi

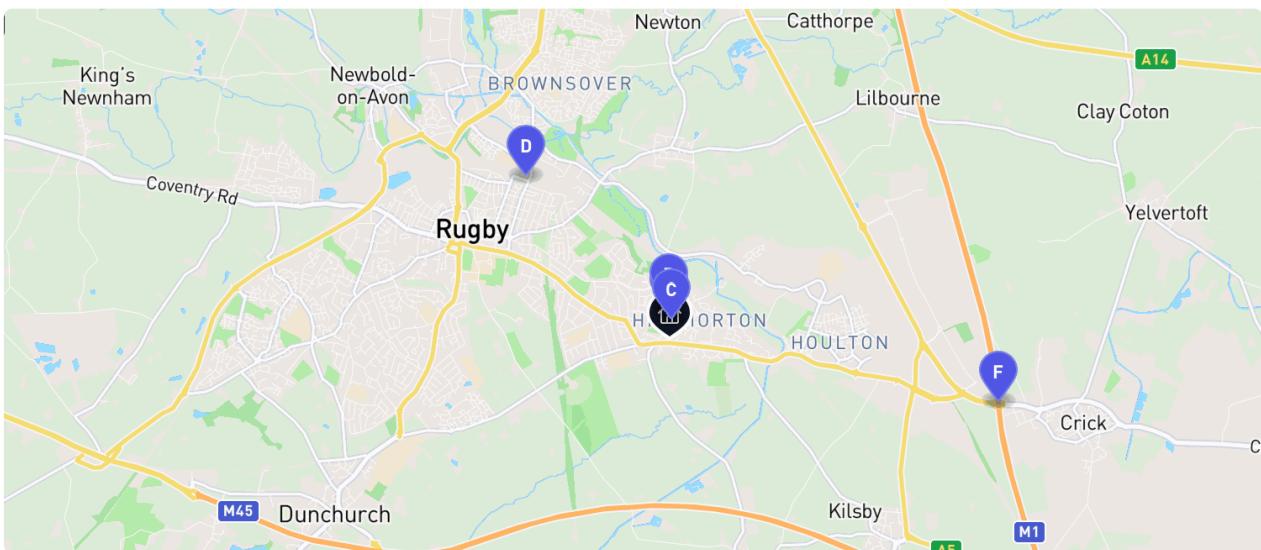
**J** Independent · Secondary · Post-16

Rugby School

Not rated

1.82mi

## Local Transport



<b>A</b>	
Shops, Featherbed Lane	
Bus stop or station	0.01 mi

<b>B</b>	
Dyson Close	
Bus stop or station	0.06 mi

<b>C</b>	
Featherbed Lane	
Bus stop or station	0.07 mi

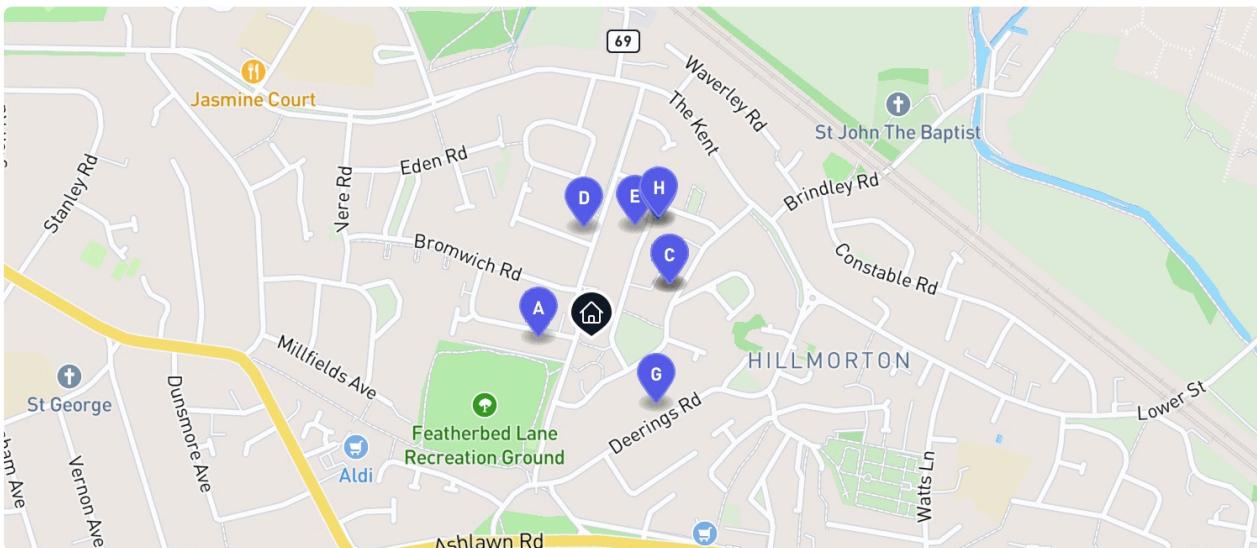
<b>D</b>	
Rugby Rail Station	
Train station	1.70 mi

<b>E</b>	
Coventry Airport	
Airport	11 mi

<b>F</b>	
M1	
Motorway	2.94 mi

# Nearby Planning

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**A** 110, Pettiver Crescent, Rugby, CV21 4JF

Rear extension measuring 6 metres in depth; 3.5 metres in height to the ridge; and 2.5 metres in height to the roofline

Approved

Ref: R21/0670

24-06-2021

**B** 51, Coton Road, Hillmorton, Rugby, CV21 4LW

Proposed front dormer window

Approved

Ref: R20/0742

04-11-2020

**C** 51, Coton Road, Rugby, CV21 4LW

Loft conversion with front dormer

Approved

Ref: R24/0258

09-04-2024

**D** 2 DYSON CLOSE, HILLMORTON, RUGBY, CV21 4LG

Outline planning permission all matters reserved for two semi-detached dwellings

Approved

Ref: R18/1592

15-10-2018

**E** 61 JACKSON ROAD, HILLMORTON, RUGBY, CV21 4LS

Retention of Existing Single-Storey Extension.

Approved

Ref: R18/0294

30-01-2018

**F** 36 JACKSON ROAD, HILLMORTON, RUGBY, CV21 4LS

Erection of one end terrace dwelling

Approved

Ref: R20/0346

19-05-2020

**G** 47, DEERINGS ROAD, RUGBY, CV21 4EN

Ground and first floor rear extension and loft conversion with dormer

Approved

Ref: R21/1116

20-12-2021

**H** 38 JACKSON ROAD, HILLMORTON, RUGBY, CV21 4LS

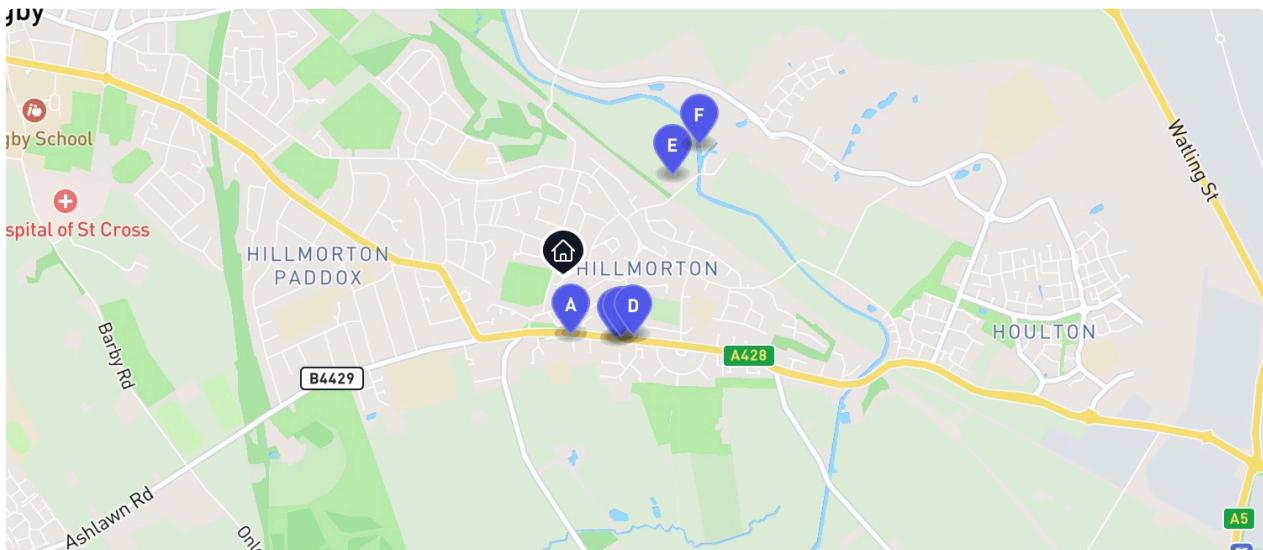
Installation of step lift access to property

Approved

Ref: R18/0268

23-01-2018

## Nearby Listed Buildings



**A** Grade II - Listed building

1378ft

42, high street

List entry no: 1035011

**B** Grade II - Listed building

1690ft

84 and 88, high street

List entry no: 1365026

**C** Grade II - Listed building

1696ft

Market cross

List entry no: 1035012

**D** Grade II - Listed building

1791ft

81, high street

List entry no: 1365008

**E** Grade II\* - Listed building

2129ft

Church of saint john the baptist

List entry no: 1035023

**F** Grade II - Listed building

2759ft

Hillmorton bottom lock (locks 2 and 3), former oxford canal

List entry no: 1393797

**G** Grade II - Listed building

5482ft

Wharf farmhouse

List entry no: 1183911

## 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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