



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st July 2026



**RUGBY ROAD, WESTON UNDER WETHERLEY,
LEAMINGTON SPA, CV33**

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

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Introduction

Our Comments



Dear Buyers & Interested Parties

KEY FACTS FOR BUYERS & INTERESTED PARTIES

Beautifully situated with countryside views
Two double bedrooms upon first floor
Planning permission granted for ground floor extension
A Grade II listed Georgian cottage
Gated parking & private driveway
Delightful landscaped gardens with storage, workshop & greenhouse
Period features throughout including exposed ship beams
Quality ground floor bathroom
Sitting room & dining hallway
EPC Exempt, Total 932 Sq.Ft or 86.6 Sq.M, NO CHAIN



Property

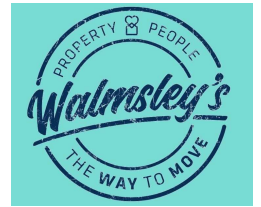
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	932 ft ² / 86 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,462		
Title Number:	WK300072		

Local Area

Local Authority:	Warwickshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	80	5500
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				

Planning History

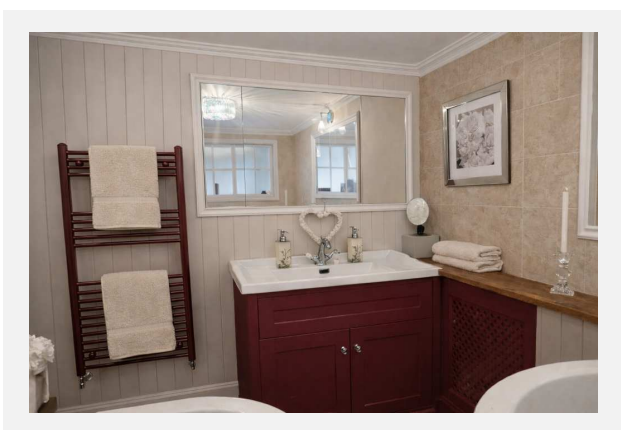
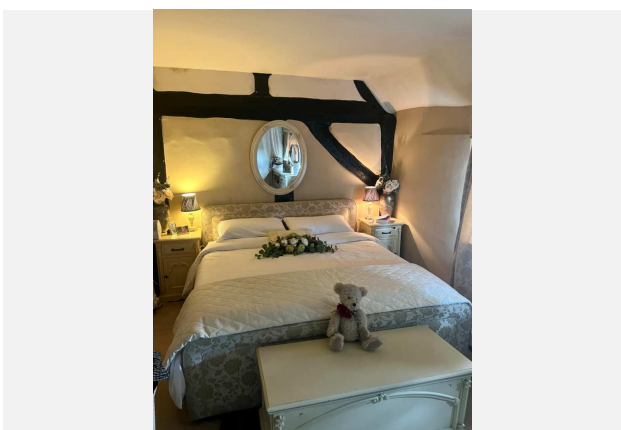
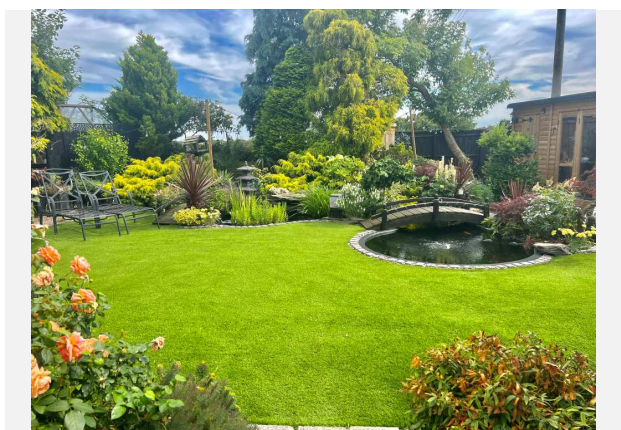
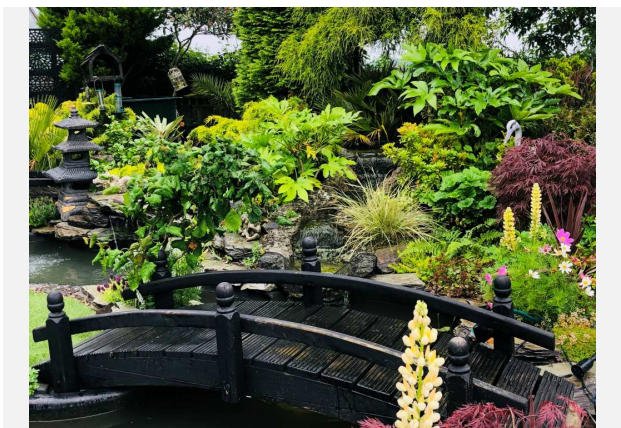
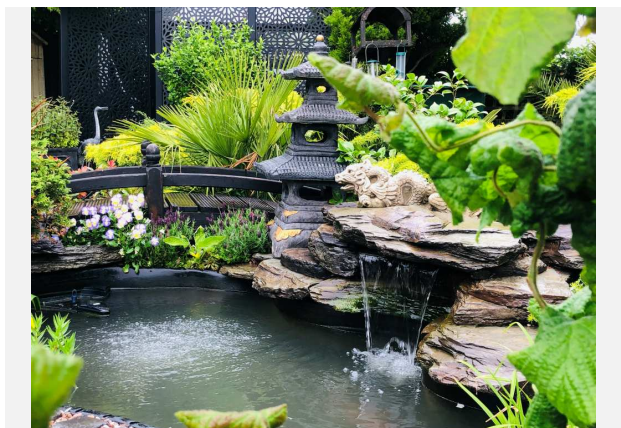
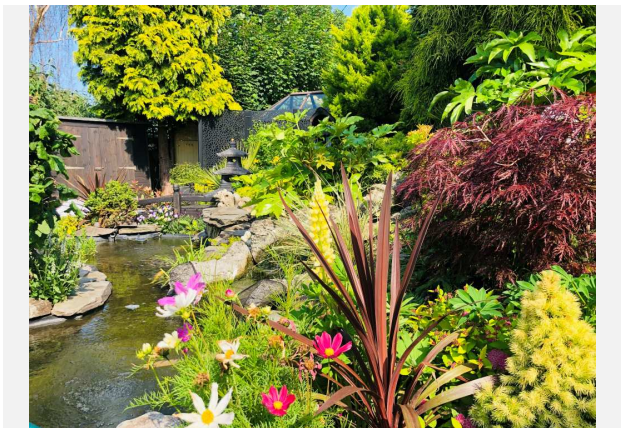
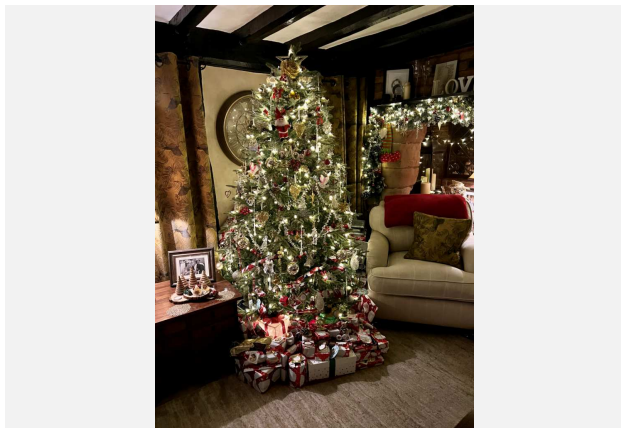
This Address



Planning records for: *Rugby Road, Weston Under Wetherley, Leamington Spa, CV33*

Reference - W/21/1941/LB	
Decision:	Decided
Date:	20th October 2021
Description:	Works to repair and revise existing single storey rear extension. Alterations to existing fenestration comprising repair of existing timber windows and replacement of Georgian timber patio doors. Replacement of existing roof material and application of render. Proposed alteration of existing brick arch window to form doorway and Internal works to erect a stud wall.

Reference - W/21/1940	
Decision:	Decided
Date:	20th October 2021
Description:	Works to repair and revise existing single storey rear extension. Alterations to existing fenestration comprising repair of existing timber windows and replacement of Georgian timber patio doors. Replacement of existing roof material and application of render.





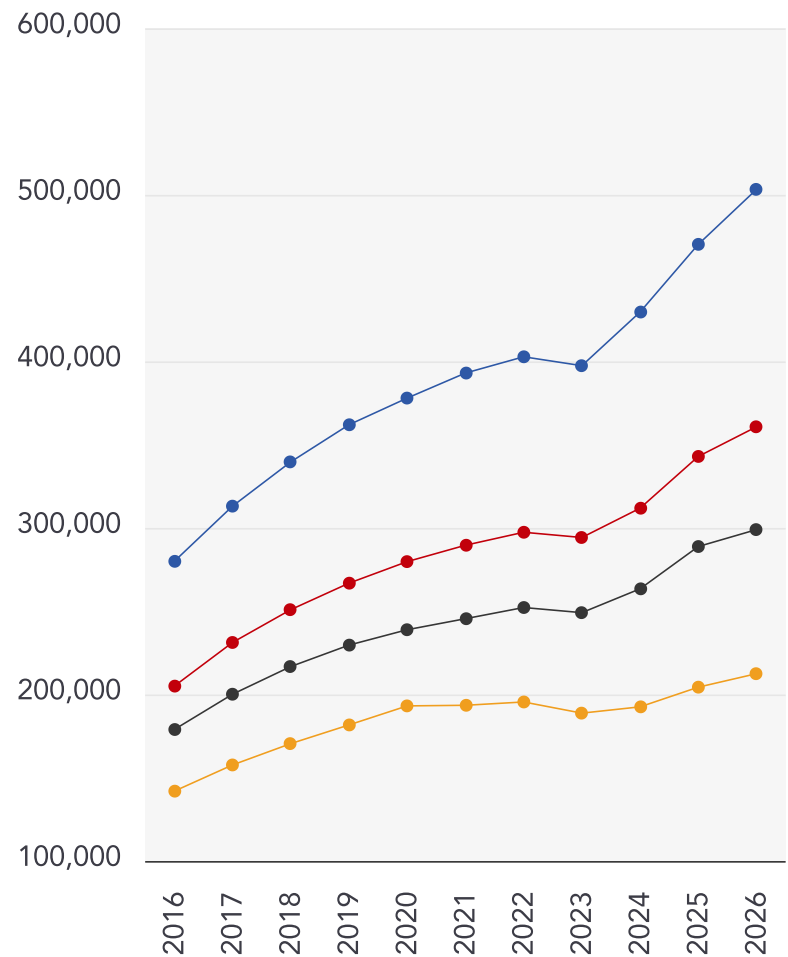


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV33



Detached

+79.78%

Semi-Detached

+75.95%

Terraced

+67.07%

Flat

+49.69%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

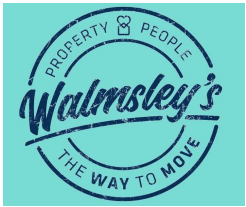
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

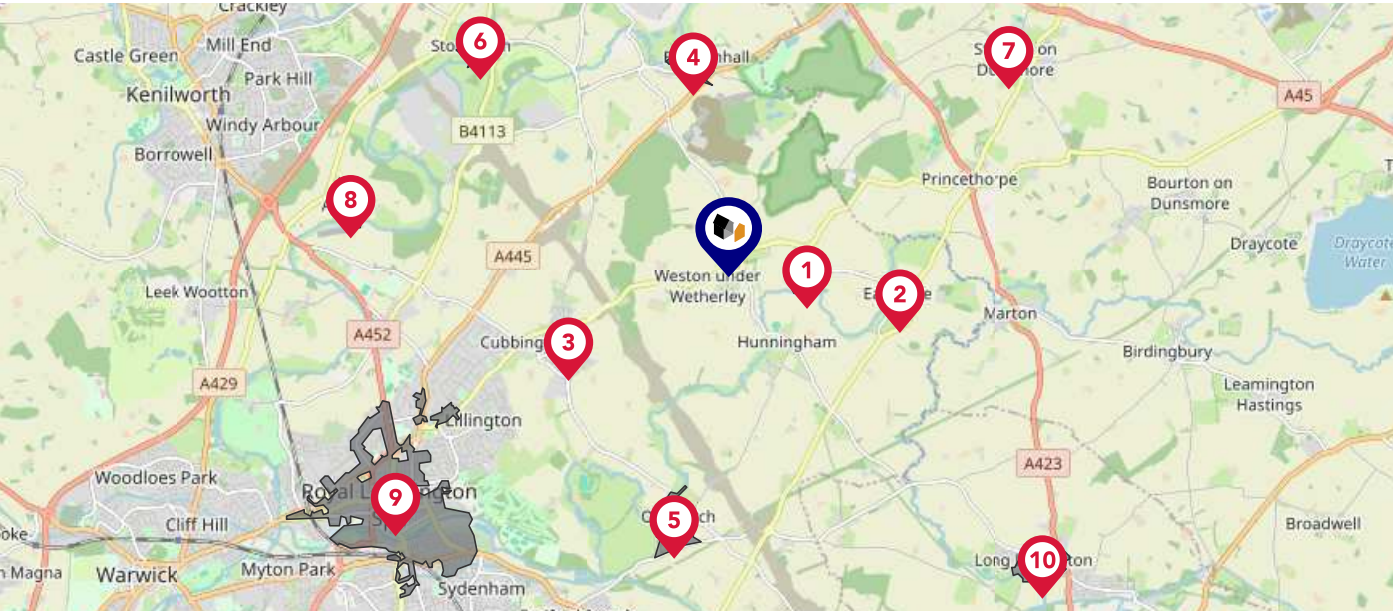
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



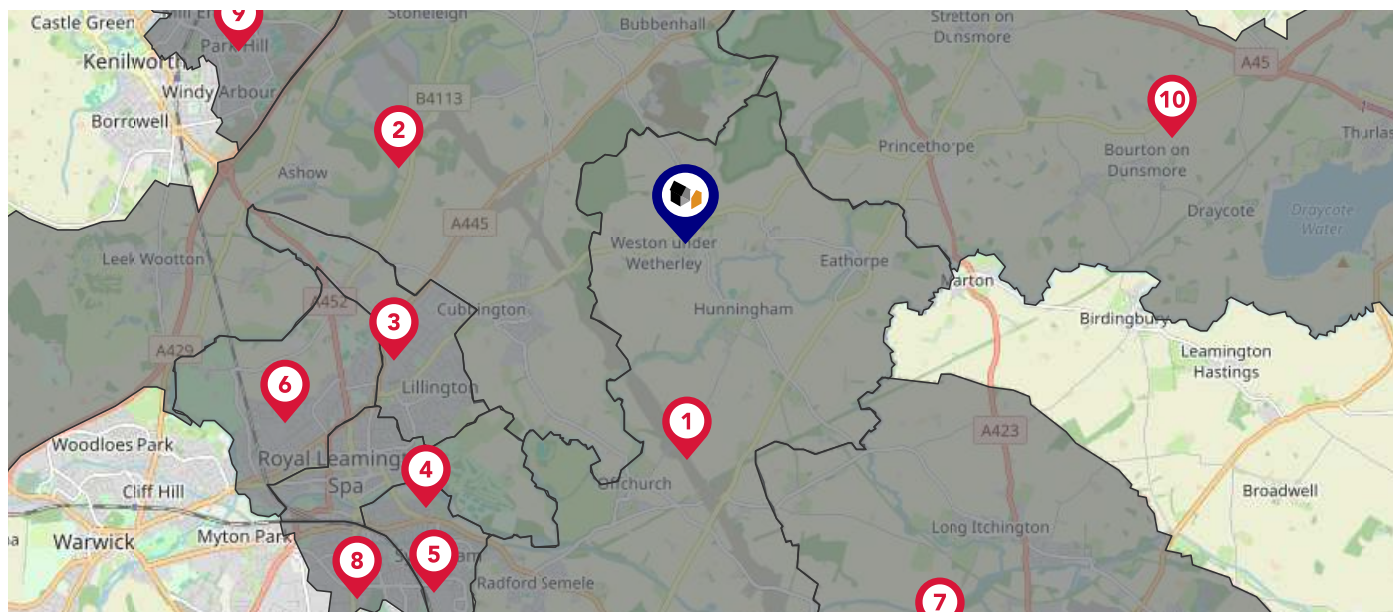
Nearby Conservation Areas	
1	Wappenbury
2	Eathorpe
3	Cubbington
4	Bubbenhall
5	Offchurch
6	Stoneleigh
7	Stretton On Dunsmore
8	Ashow
9	Royal Leamington Spa
10	Long Itchington

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Radford Semele Ward



Cubbington & Leek Wootton Ward



Leamington Lillington Ward



Leamington Clarendon Ward



Leamington Willes Ward



Leamington Milverton Ward



Long Itchington & Stockton Ward



Leamington Brunswick Ward



Kenilworth Park Hill Ward



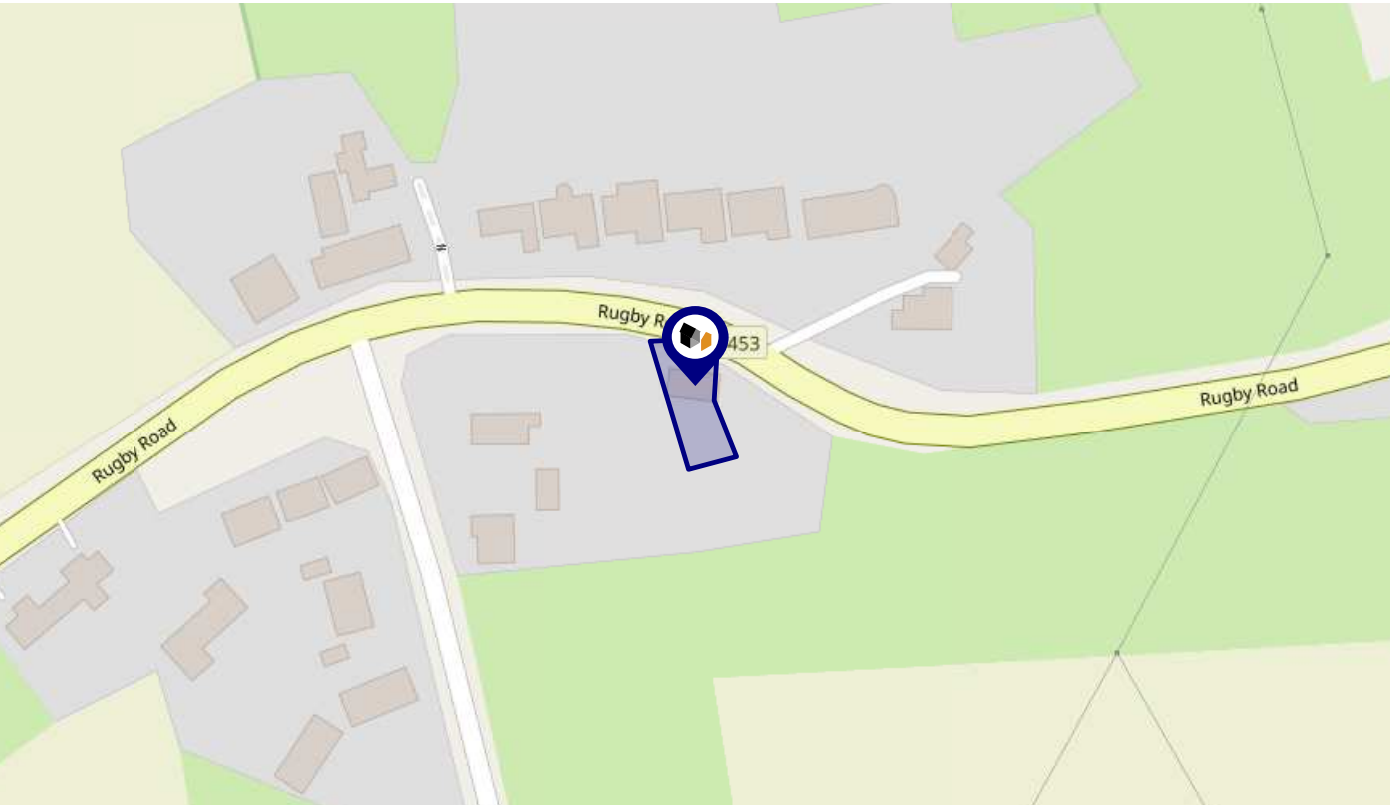
Dunsmore Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

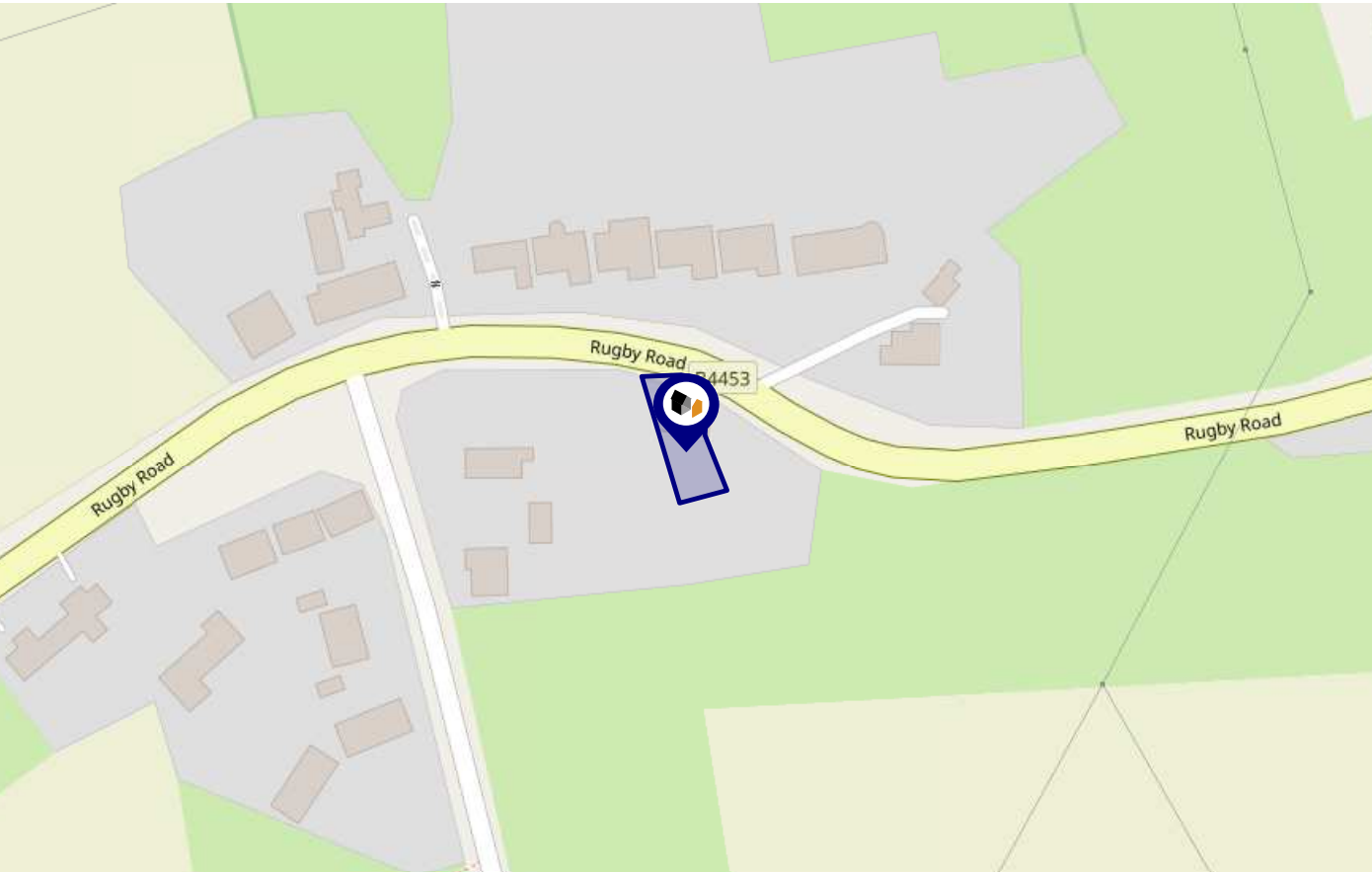
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

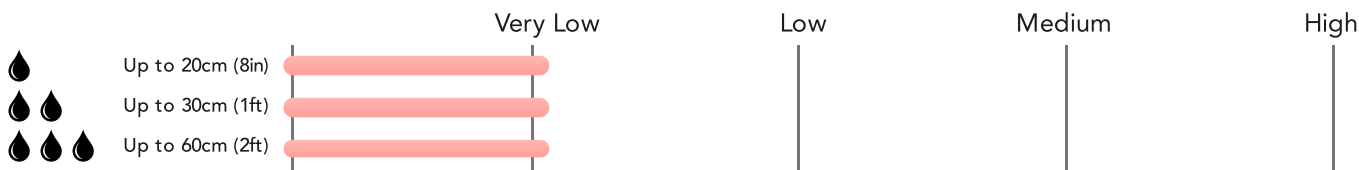


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

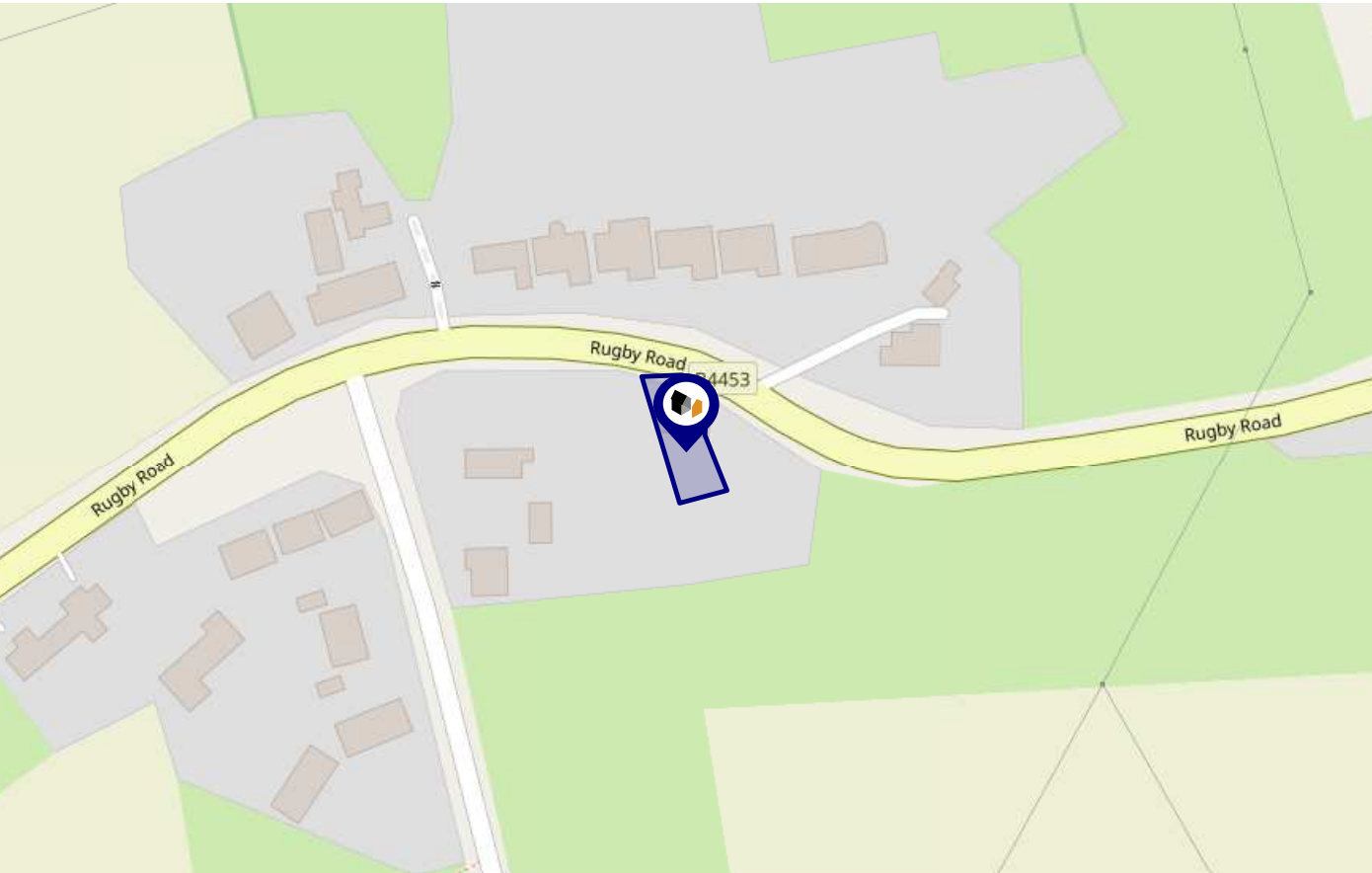
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

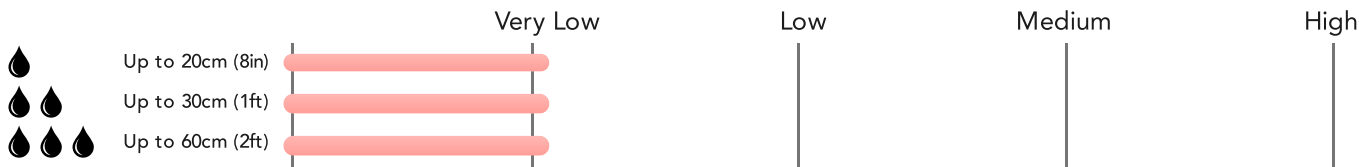


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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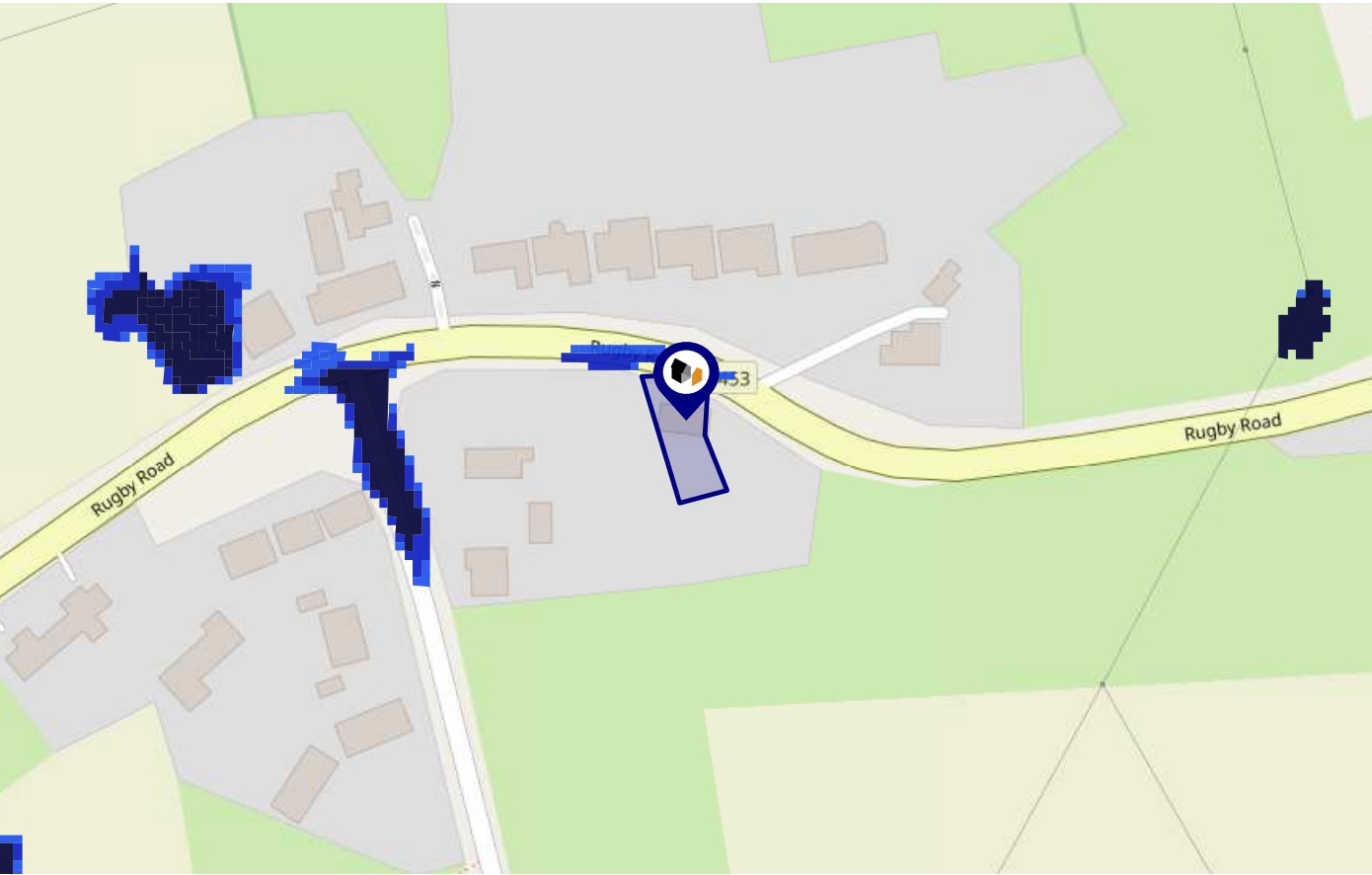
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

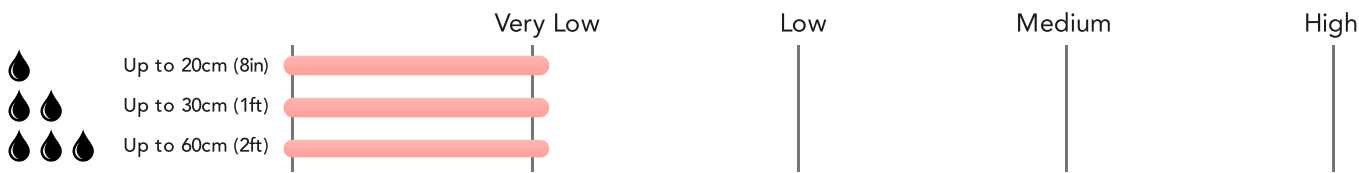


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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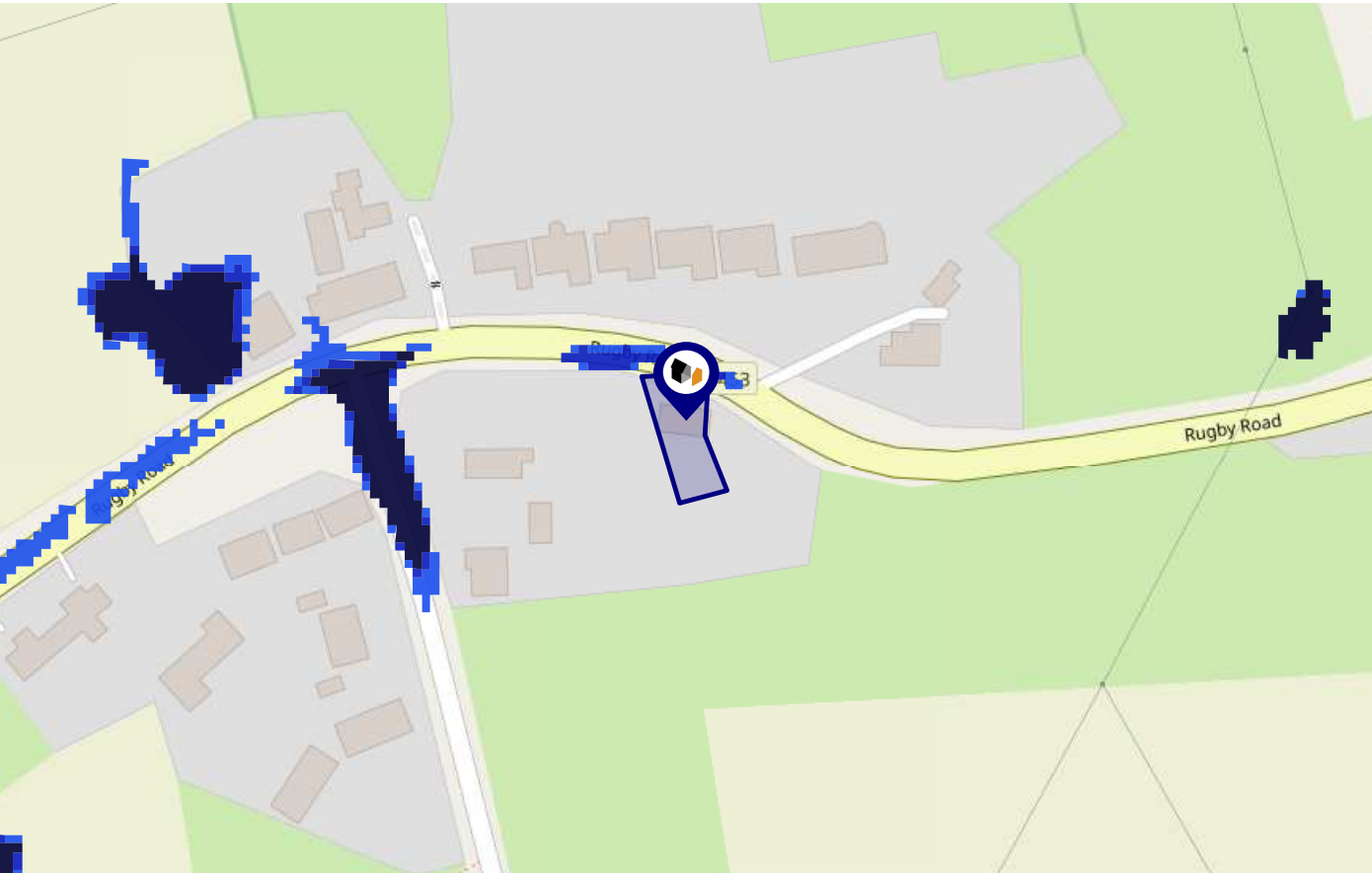
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

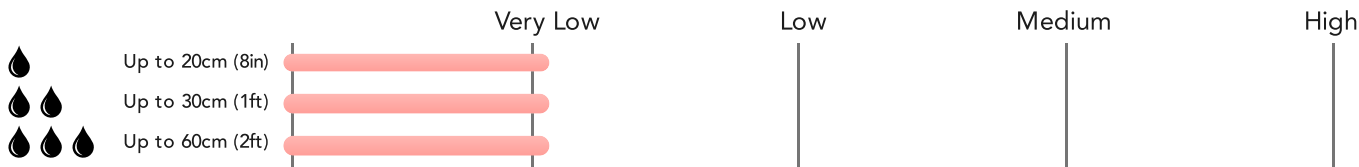


Risk Rating: Very low

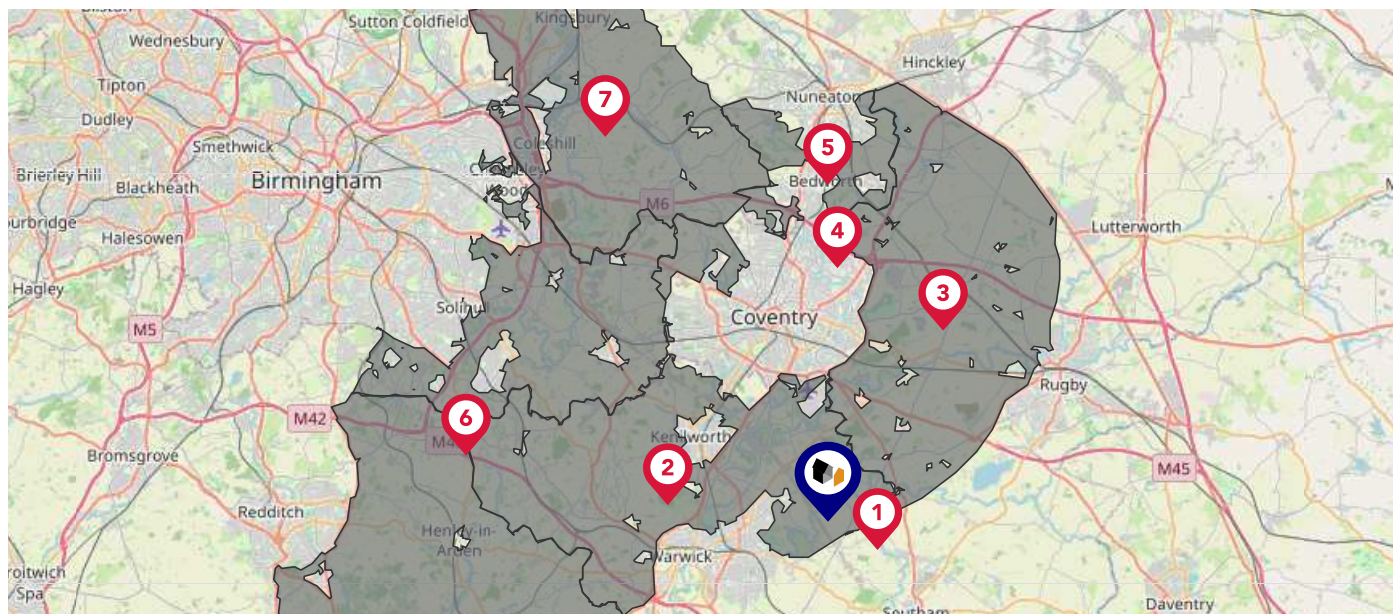
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - North Warwickshire

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Weston-under-Wetherly-Rear of the Bull Inn, Weston Lane, Weston-under-Wetherly	Historic Landfill 
2	No name provided by source	Active Landfill 
3	EA/EPR/RP3695CG/T002	Active Landfill 
4	EA/EPR/YP3395CK/V002	Active Landfill 
5	EA/EPR/GP3492LR/V003	Active Landfill 
6	Ryton No.2 - Extension-Disused Gravel Pits, A445, Bubbenhall, Ryton on Dunsmore, Warwickshire	Historic Landfill 
7	Blue Circle Aggregates, Ryton-Land to the West of Ryton Wood, Leamington Road, Ryton on Dunsmore, Near Coventry, Warwickshire	Historic Landfill 
8	Ryton on Dunsmore Landfill Site-Leamington Road, Ryton on Dunsmore, Warwickshire	Historic Landfill 
9	EA/EPR/RP3295CQ/V006	Active Landfill 
10	Ryton Wood No.2-A445, Bubbenhall, Ryton on Dunsmore, Warwickshire	Historic Landfill 

Maps

Listed Buildings



This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

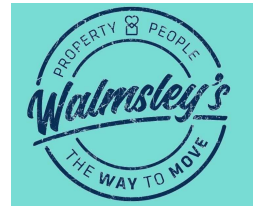


Listed Buildings in the local district	Grade	Distance
 1035131 - Old House Farm (at West) And Pinn's Cottage (at East)	Grade II	0.0 miles
 1325551 - Wegdewood And Timbers	Grade II	0.0 miles
 1325549 - Bramley Cottage	Grade II	0.1 miles
 1364965 - Bibury Cottage	Grade II	0.1 miles
 1325524 - Church Of Saint Michael	Grade I	0.4 miles
 1035130 - Church Farmhouse	Grade II	0.4 miles
 1035128 - New House Farmhouse	Grade II	0.6 miles
 1035129 - Pigeoncote At Weston Hall Farm	Grade II	0.7 miles
 1364962 - Cross In Churchyard 14 Yards South Of Door To Chancel	Grade II	0.7 miles
 1035121 - Camp Farmhouse	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Cubbington CofE Primary School Ofsted Rating: Good Pupils: 212 Distance:1.57	☐	☒	☐	☐	☐
2	Our Lady and St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 145 Distance:2	☐	☒	☐	☐	☐
3	Princethorpe College Ofsted Rating: Not Rated Pupils: 886 Distance:2	☐	☐	☒	☐	☐
4	Our Lady's Catholic Primary School, Princethorpe Ofsted Rating: Good Pupils: 104 Distance:2.25	☐	☒	☐	☐	☐
5	Telford Infant School Ofsted Rating: Good Pupils: 268 Distance:2.46	☐	☒	☐	☐	☐
6	Telford Junior School Ofsted Rating: Good Pupils: 349 Distance:2.5	☐	☒	☐	☐	☐
7	Lillington Primary School Ofsted Rating: Good Pupils: 238 Distance:2.83	☐	☒	☐	☐	☐
8	North Leamington School Ofsted Rating: Good Pupils: 1485 Distance:3.03	☐	☐	☒	☐	☐

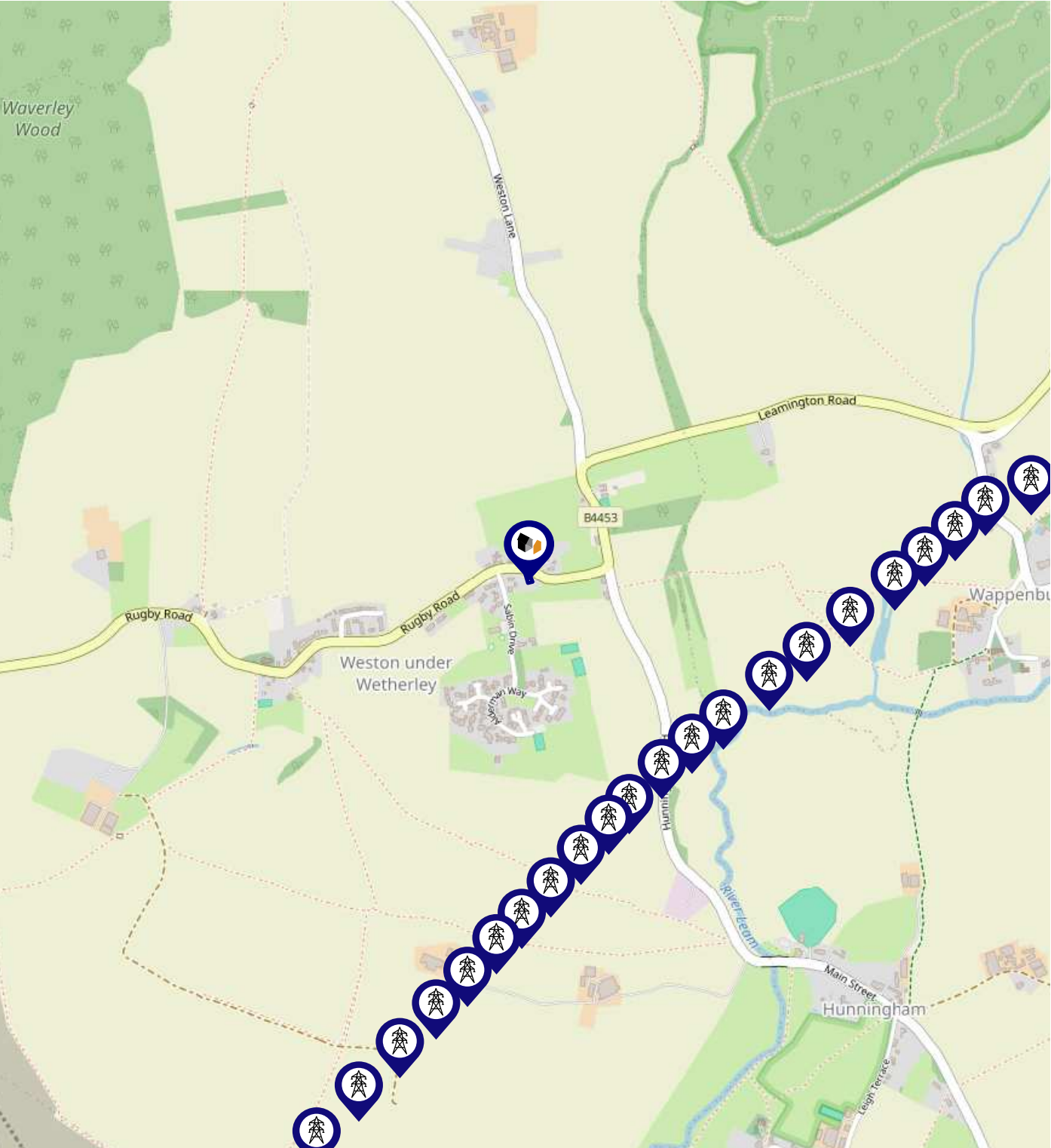
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Ryton-On-Dunsmore Provost Williams Church of England Academy Ofsted Rating: Good Pupils: 138 Distance:3.12	☐	☒	☐	☐	☐
10	St Paul's CofE Primary School, Leamington Spa Ofsted Rating: Good Pupils: 333 Distance:3.21	☐	☒	☐	☐	☐
11	Knightlow CofE Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.32	☐	☒	☐	☐	☐
12	Radford Semele CofE Primary School Ofsted Rating: Good Pupils: 209 Distance:3.45	☐	☒	☐	☐	☐
13	Arnold Lodge School Ofsted Rating: Not Rated Pupils: 459 Distance:3.52	☐	☐	☒	☐	☐
14	St Anthony's Catholic Primary School Ofsted Rating: Outstanding Pupils: 230 Distance:3.55	☐	☒	☐	☐	☐
15	Sydenham Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:3.64	☐	☒	☐	☐	☐
16	The Kingsley School Ofsted Rating: Not Rated Pupils: 295 Distance:3.69	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

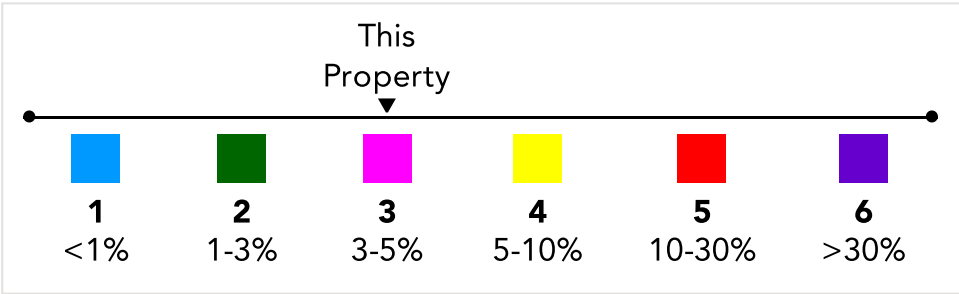
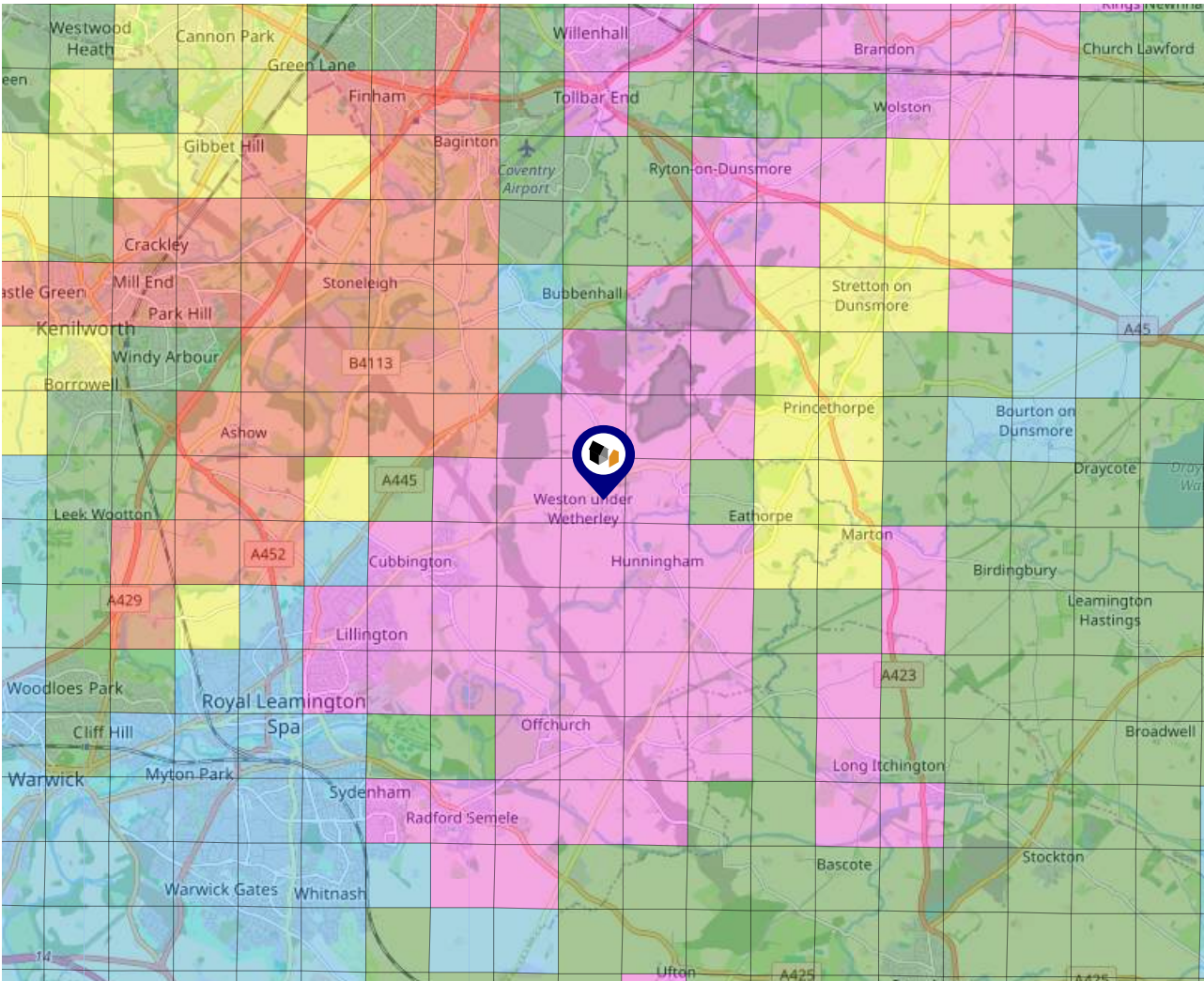
Environment

Radon Gas

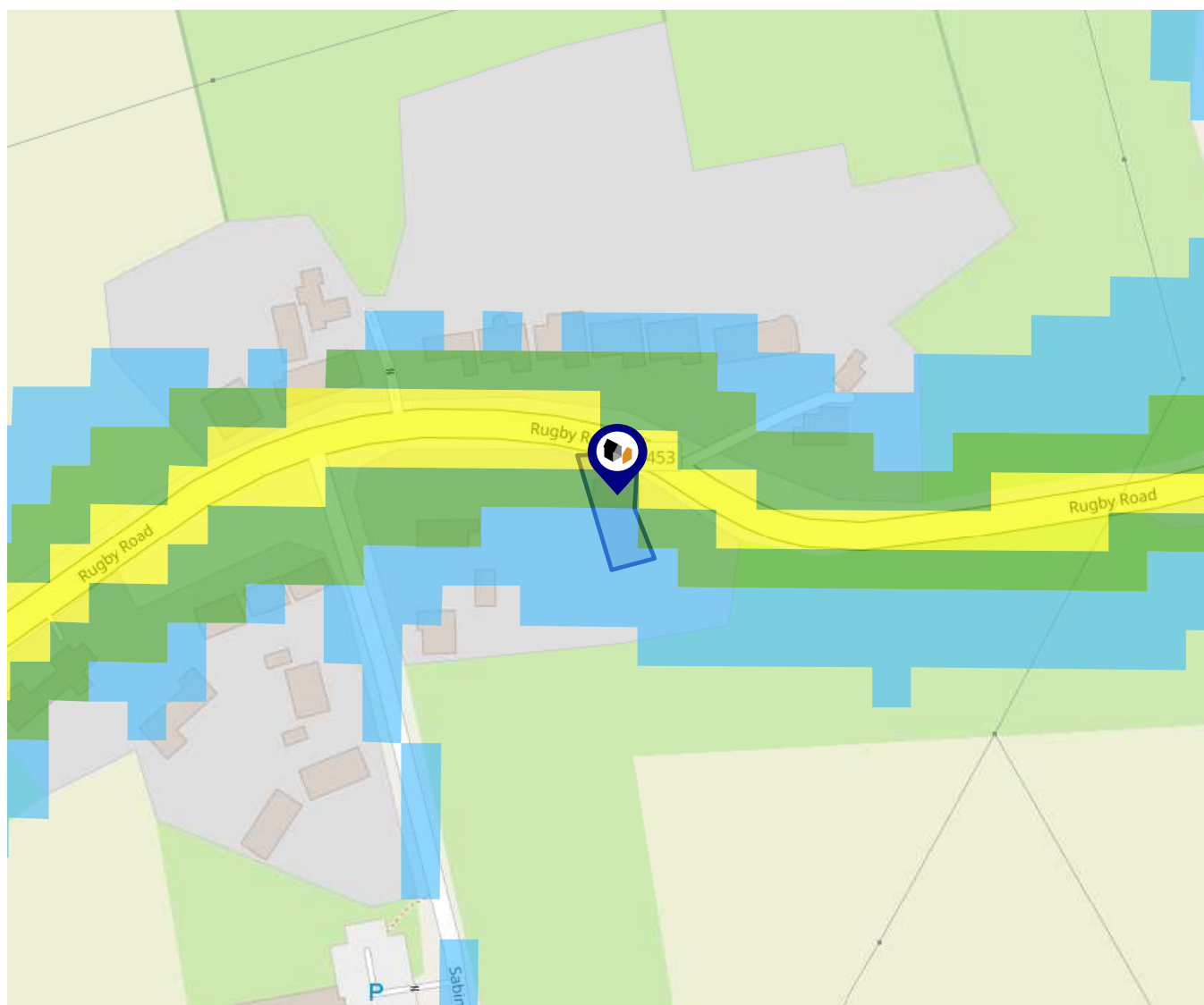


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area Road Noise

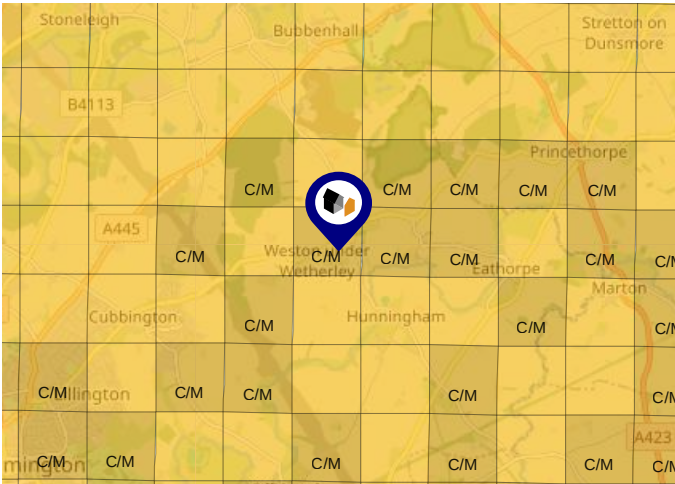


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

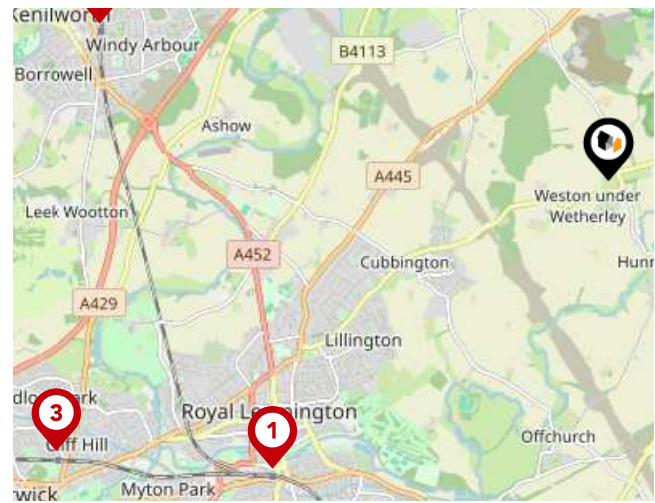


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Leamington Spa Rail Station	4.02 miles
	Kenilworth Rail Station	4.84 miles
	Warwick Railway Station	5.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M40 J13	6.79 miles
	M6 J2	8.14 miles
	M40 J12	8.99 miles
	M40 J14	6.94 miles
	M6 J3	9.84 miles



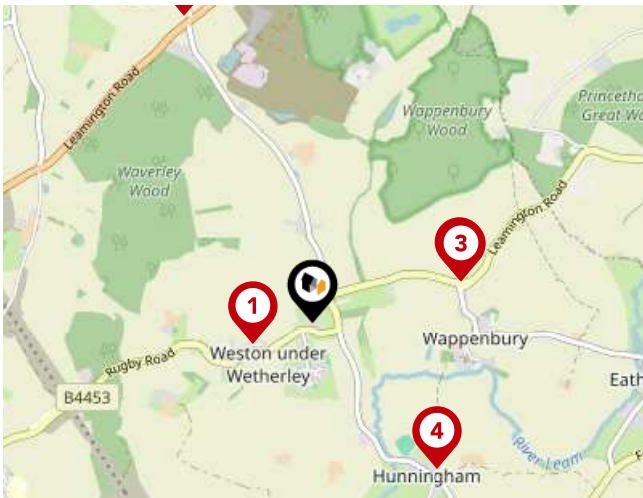
Airports/Helipads

Pin	Name	Distance
	Baginton	3.21 miles
	Birmingham Airport	14.49 miles
	Kidlington	34.44 miles
	East Mids Airport	35.34 miles



Area

Transport (Local)

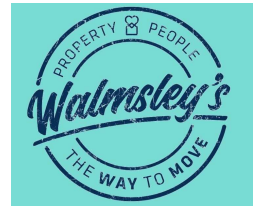


Bus Stops/Stations

Pin	Name	Distance
1	St. Michaels Close	0.28 miles
2	Leamington Road	0.69 miles
3	Leamington Road	0.7 miles
4	Bus Shelter	0.87 miles
5	Weston Lane	1.51 miles

Walmsley's The Way to Move

Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Walmsley's The Way to Move

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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