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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 20th October 2026



88, ROWLAND STREET, RUGBY, CV21 2BW

Phillip Arnold Auctions

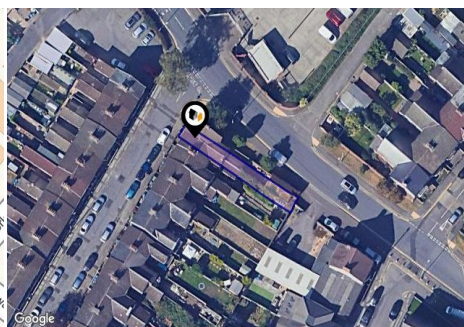
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

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philliparnoldauctions.co.uk





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,931
Title Number:	WK84939
UPRN:	100070197103
Restrictive Covenants:	Yes

Last Sold Date:	21/06/2019
Last Sold Price:	£160,000
Last Sold £/ft ² :	£185
Tenure:	Freehold

Local Area

Local Authority:	Warwickshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

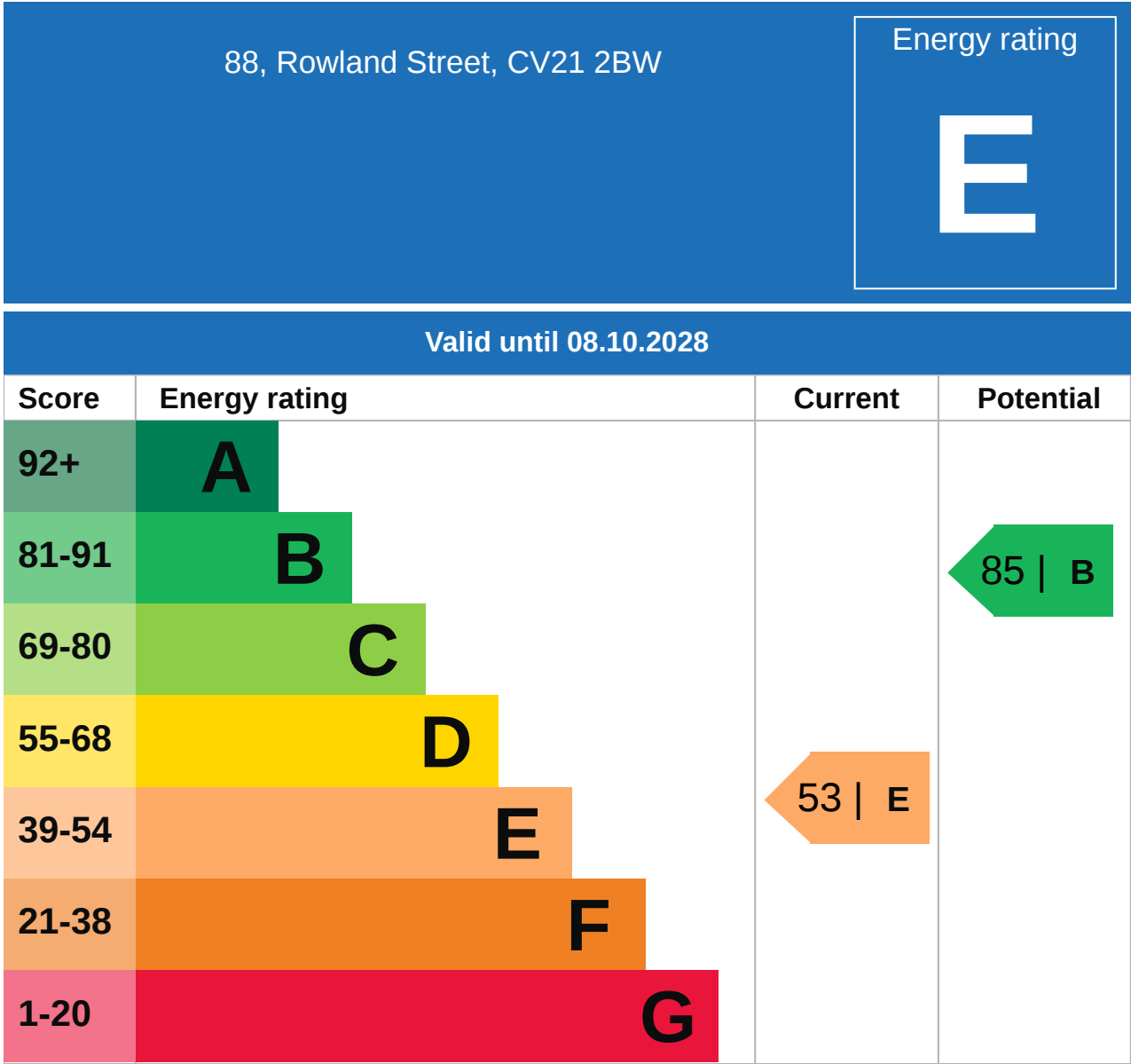
15 mb/s	80 mb/s	5500 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





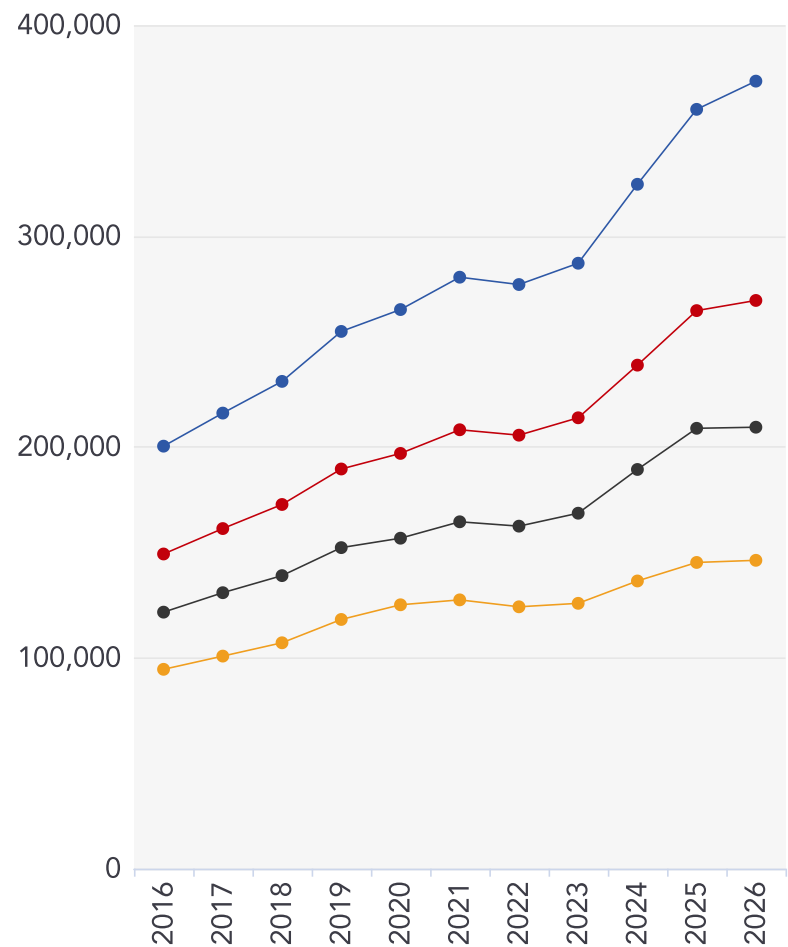
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	80 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CV21



Detached

+86.39%

Semi-Detached

+80.56%

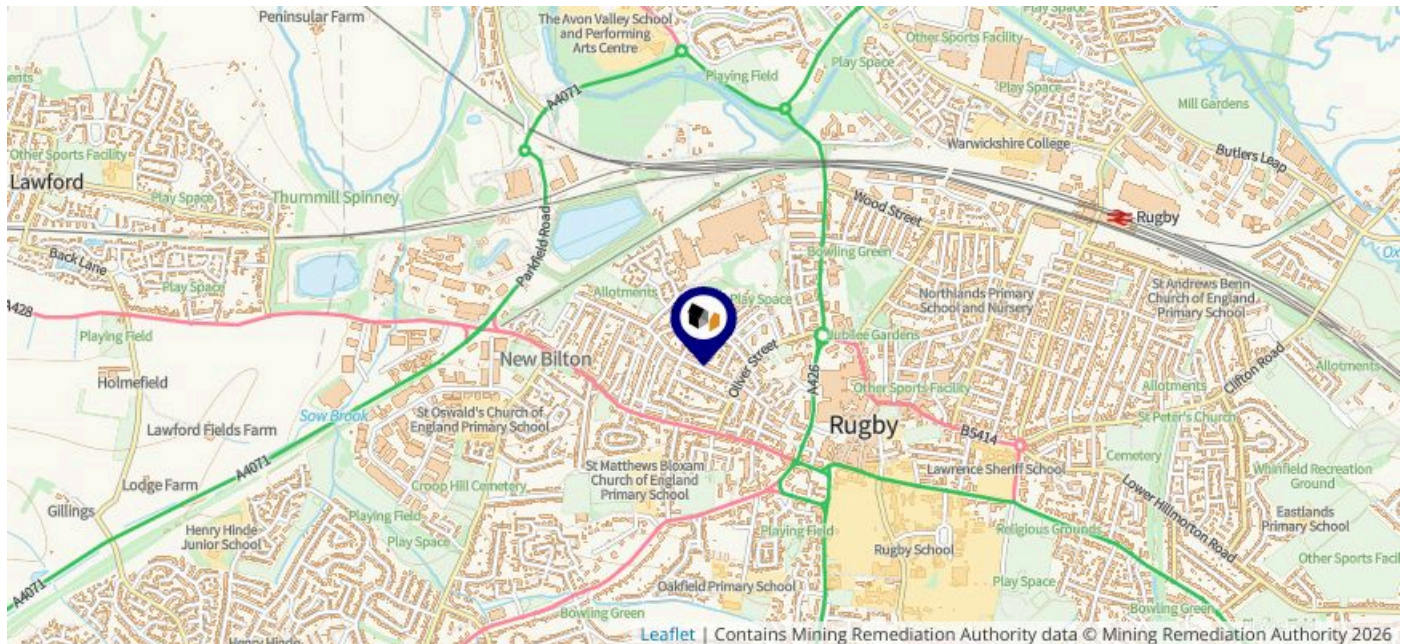
Terraced

+72.09%

Flat

+54.68%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

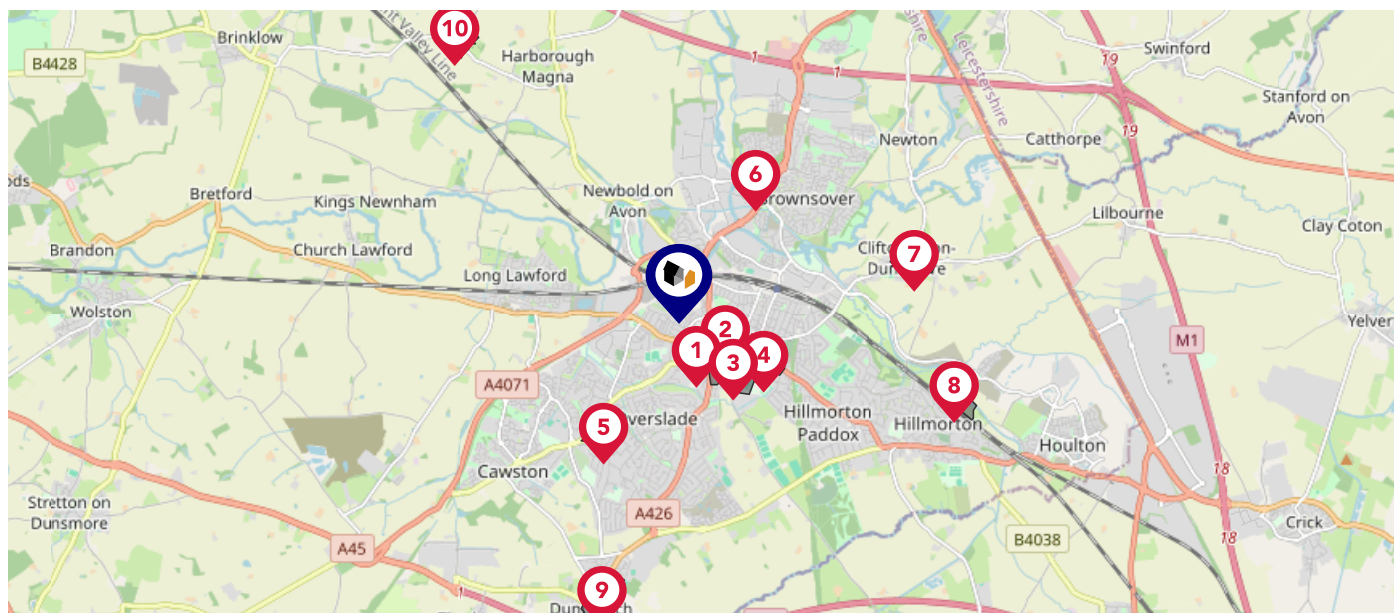
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

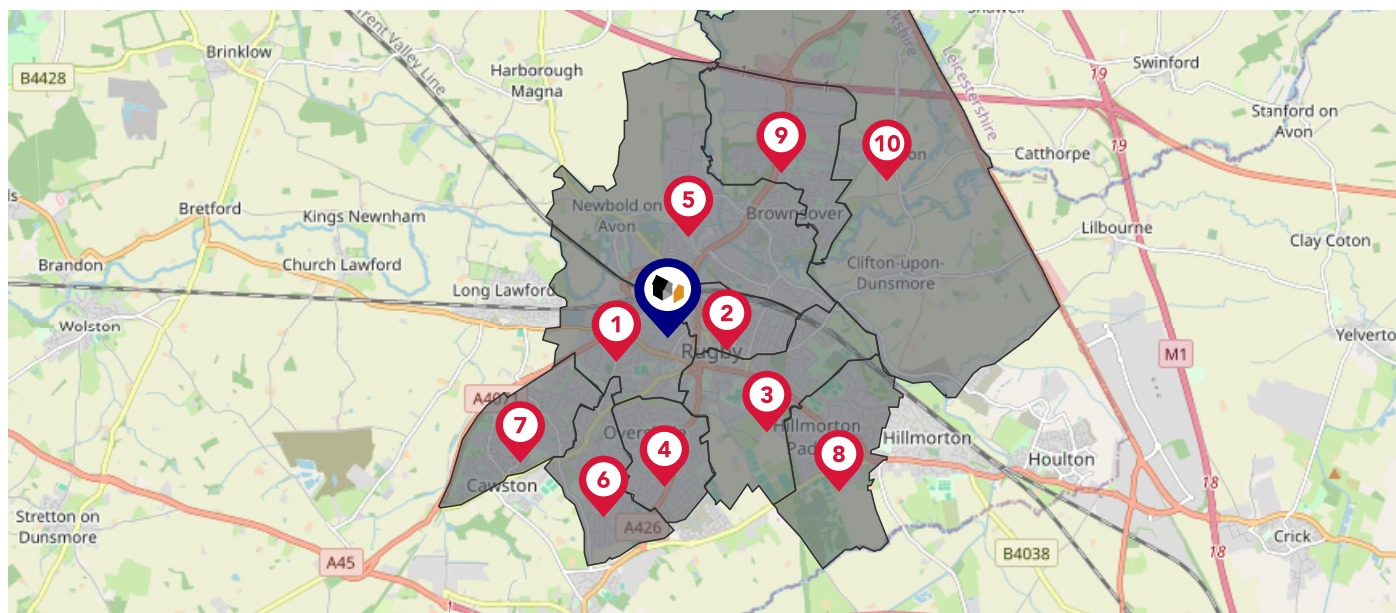
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Bilton Road
-  2 Rugby Town Centre
-  3 Rugby School and Rugby School Extension
-  4 Clifton Road, Hillmorton Road and Whitehall Road
-  5 Bilton
-  6 Old Brownsover
-  7 Clifton Upon Dunsmore
-  8 Hillmorton Locks
-  9 Dunchurch
-  10 Easenhall

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

1

New Bilton Ward

2

Benn Ward

3

Eastlands Ward

4

Rokeby and Overslade Ward

5

Newbold and Brownsover Ward

6

Bilton Ward

7

Admirals and Cawston Ward

8

Paddox Ward

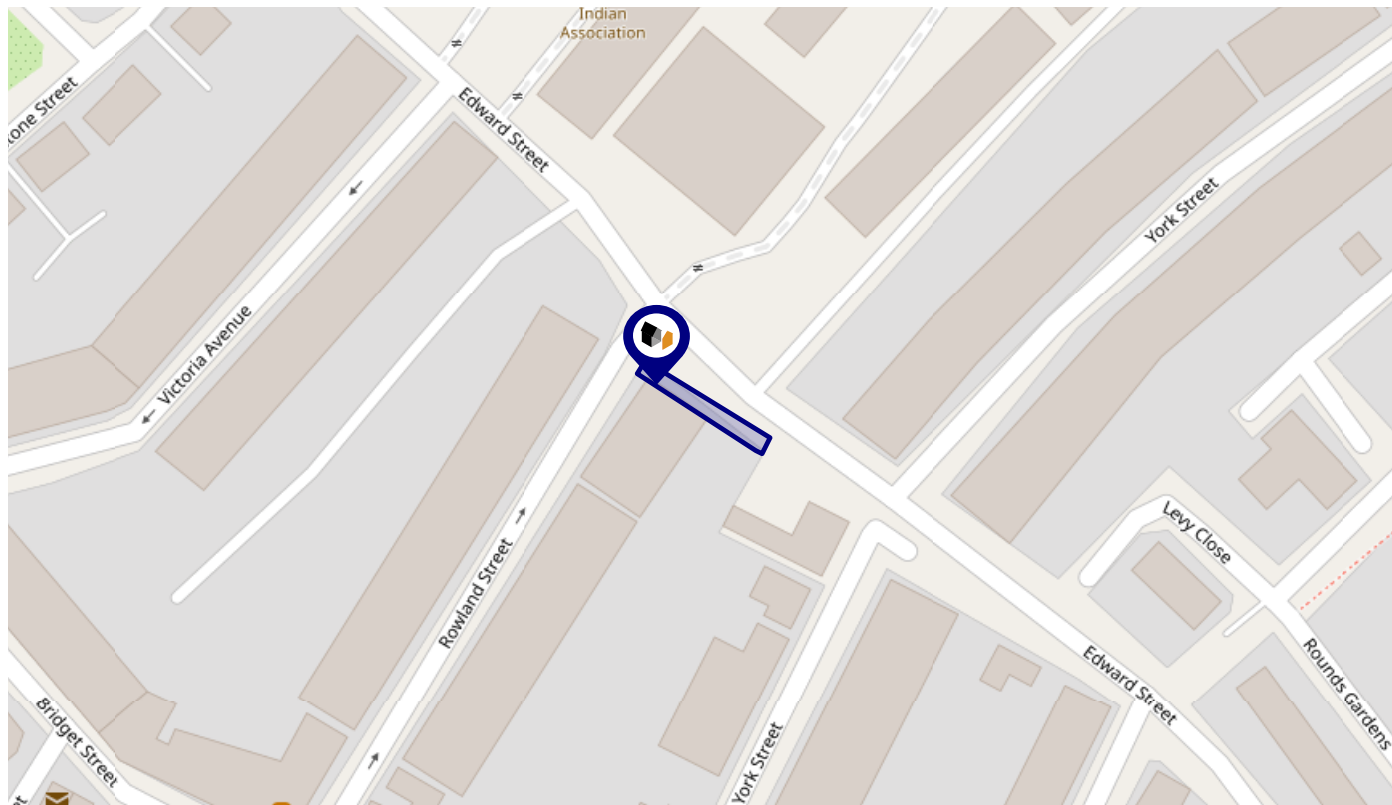
9

Coton and Boughton Ward

10

Clifton, Newton and Churchover Ward

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.

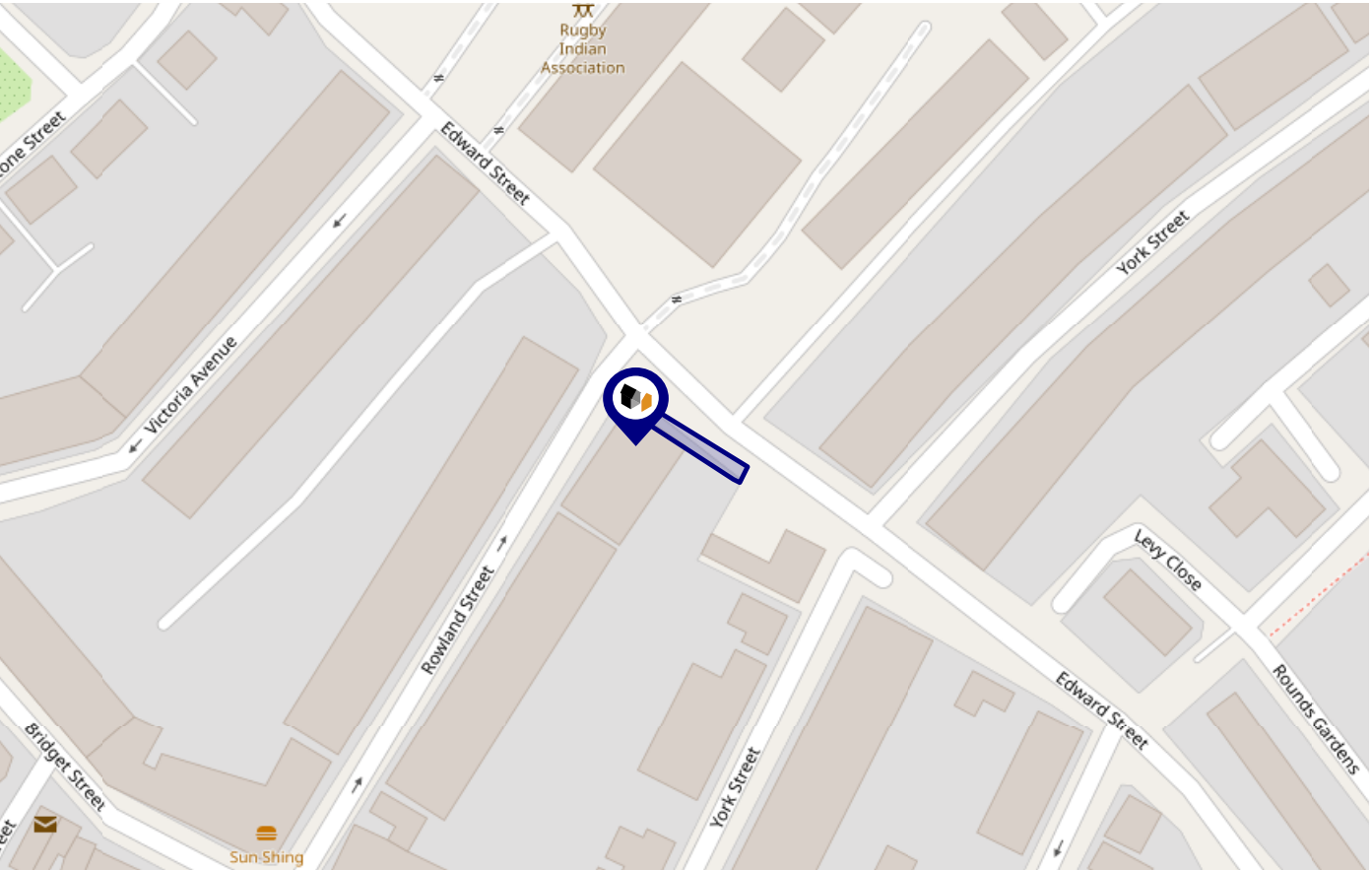
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

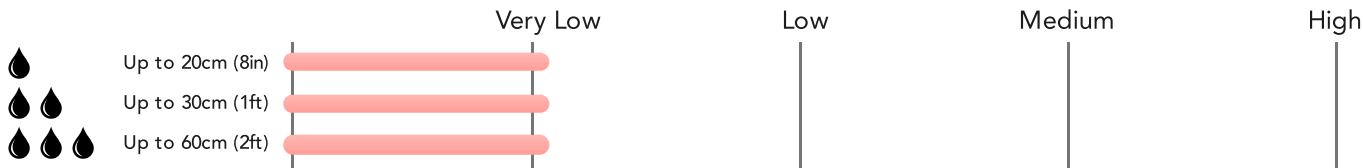


Risk Rating: Very low

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.

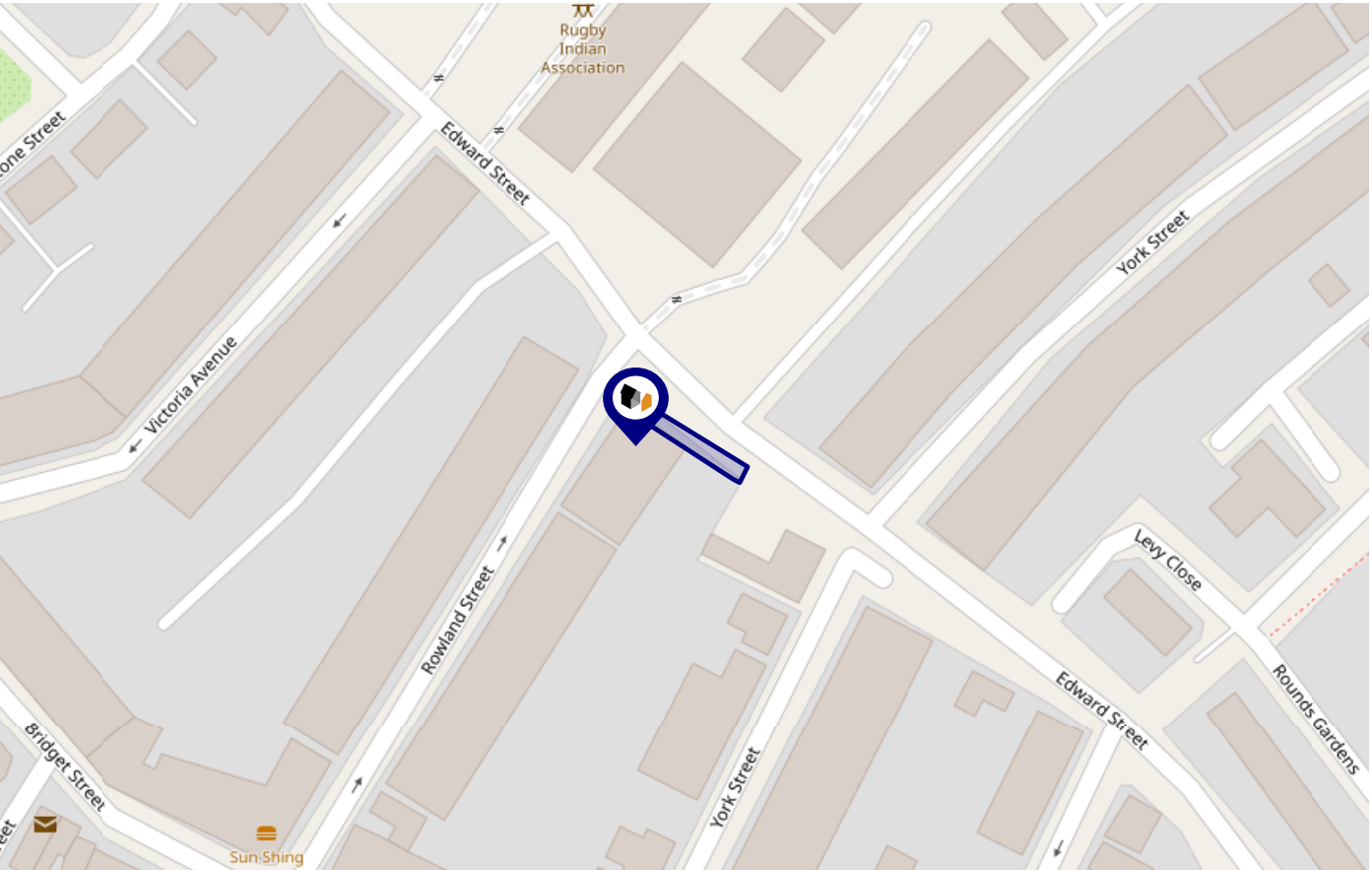
Chance of flooding to the following depths at this property:



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.

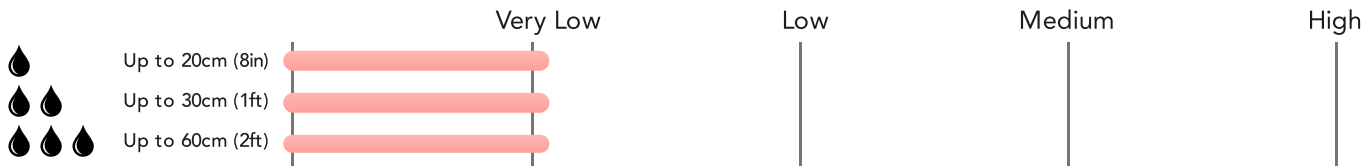


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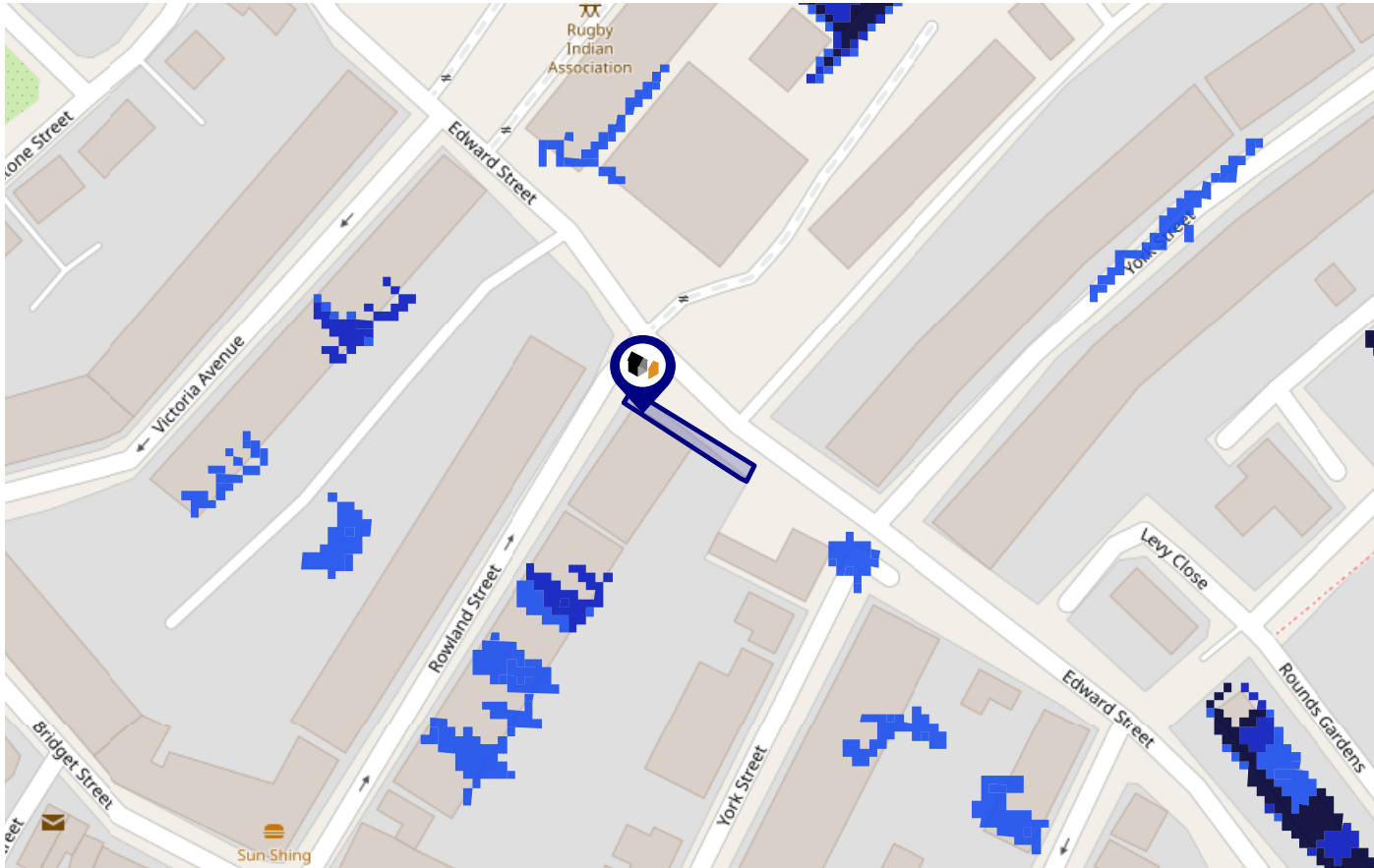
Chance of flooding to the following depths at this property:



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.

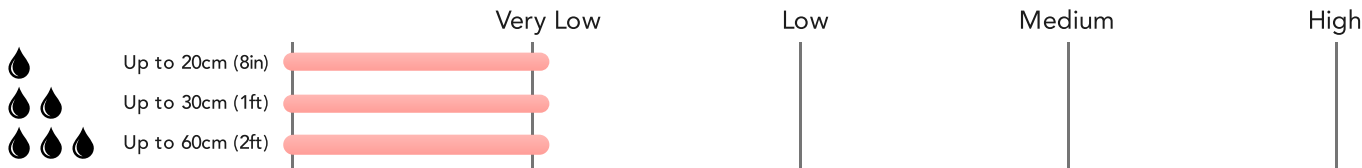


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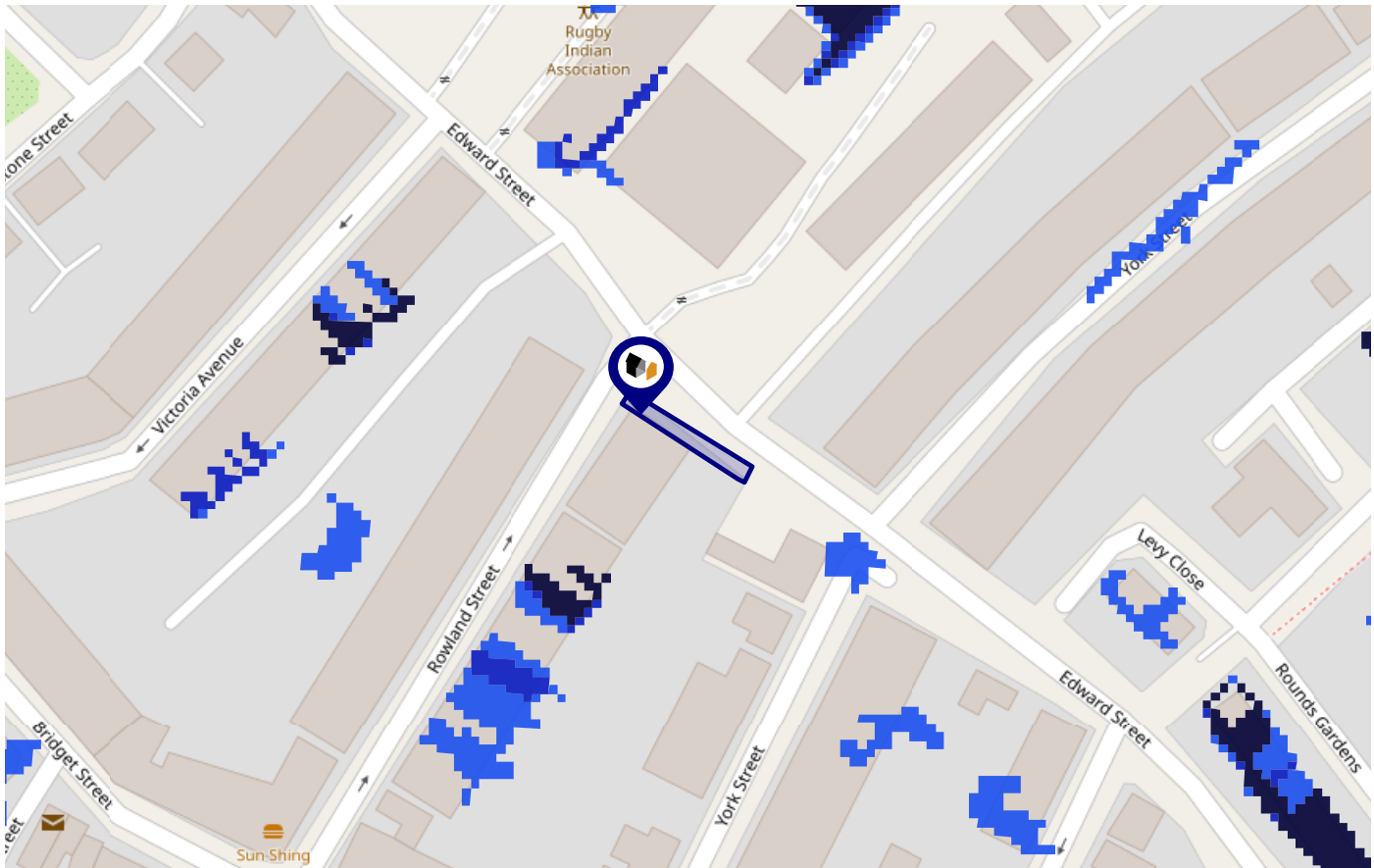
Chance of flooding to the following depths at this property:



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.

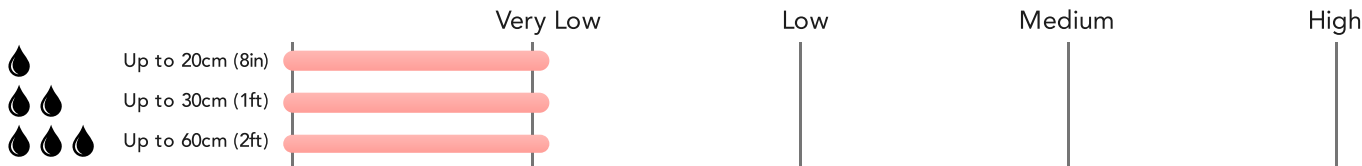


Risk Rating: Very low

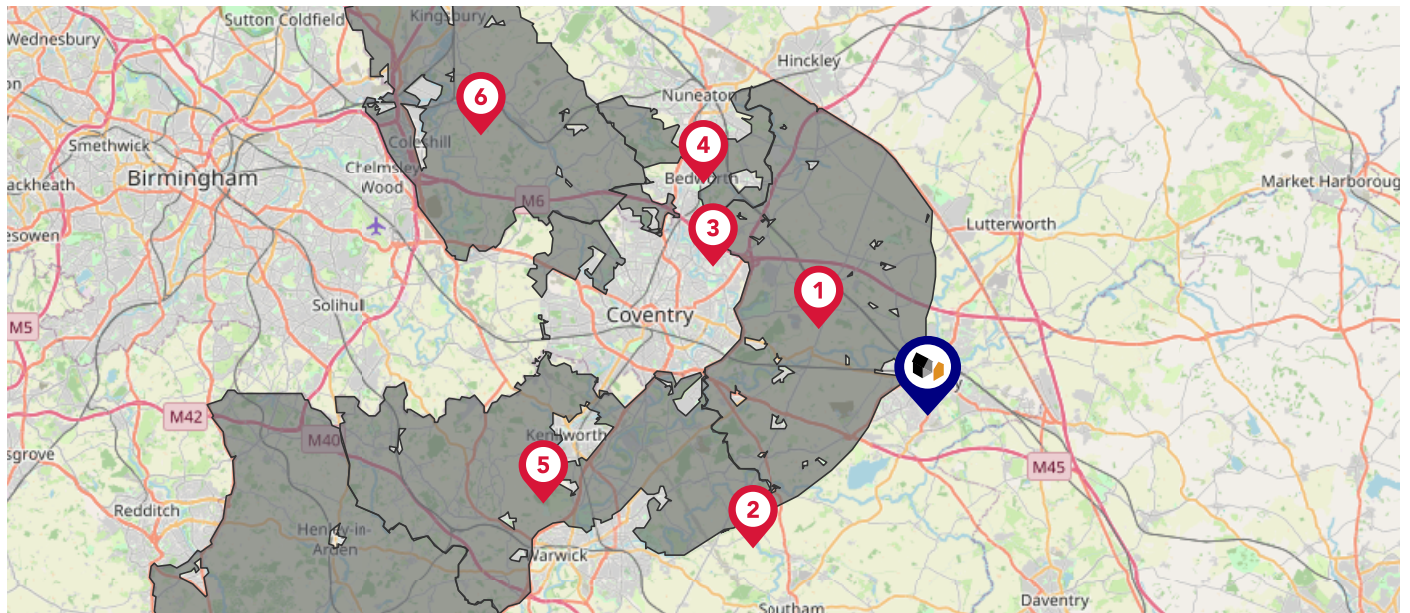
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Chance of flooding to the following depths at this property:



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



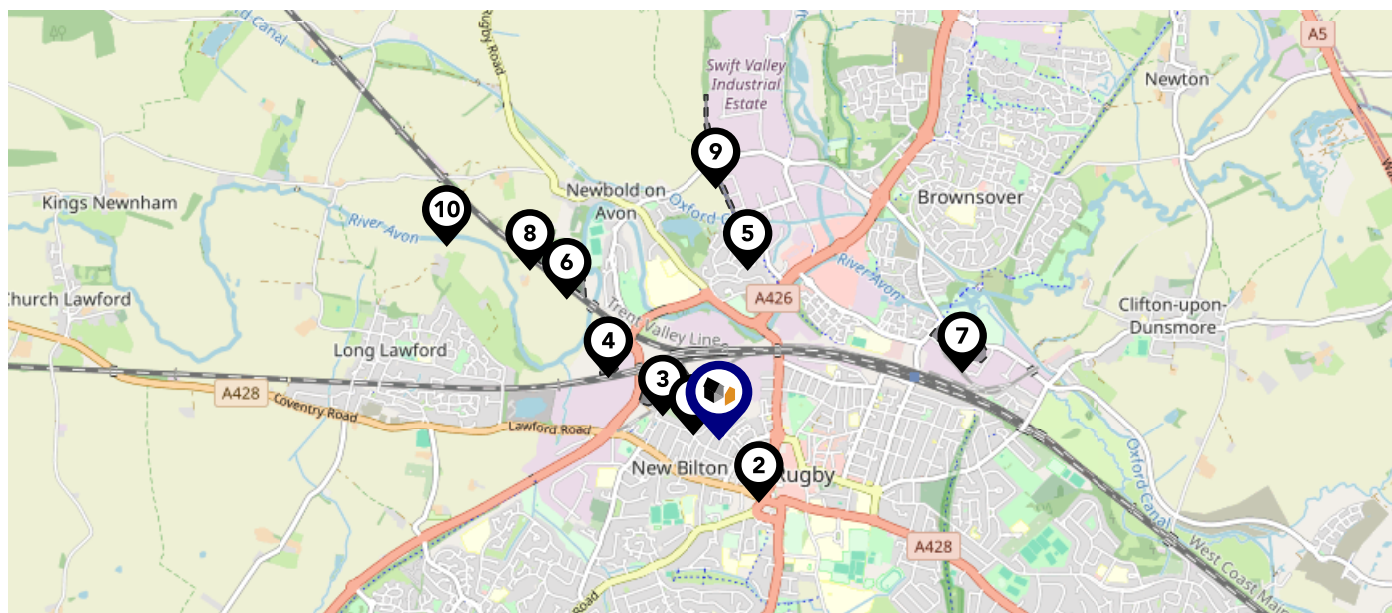
Nearby Green Belt Land

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

Maps

Landfill Sites

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.



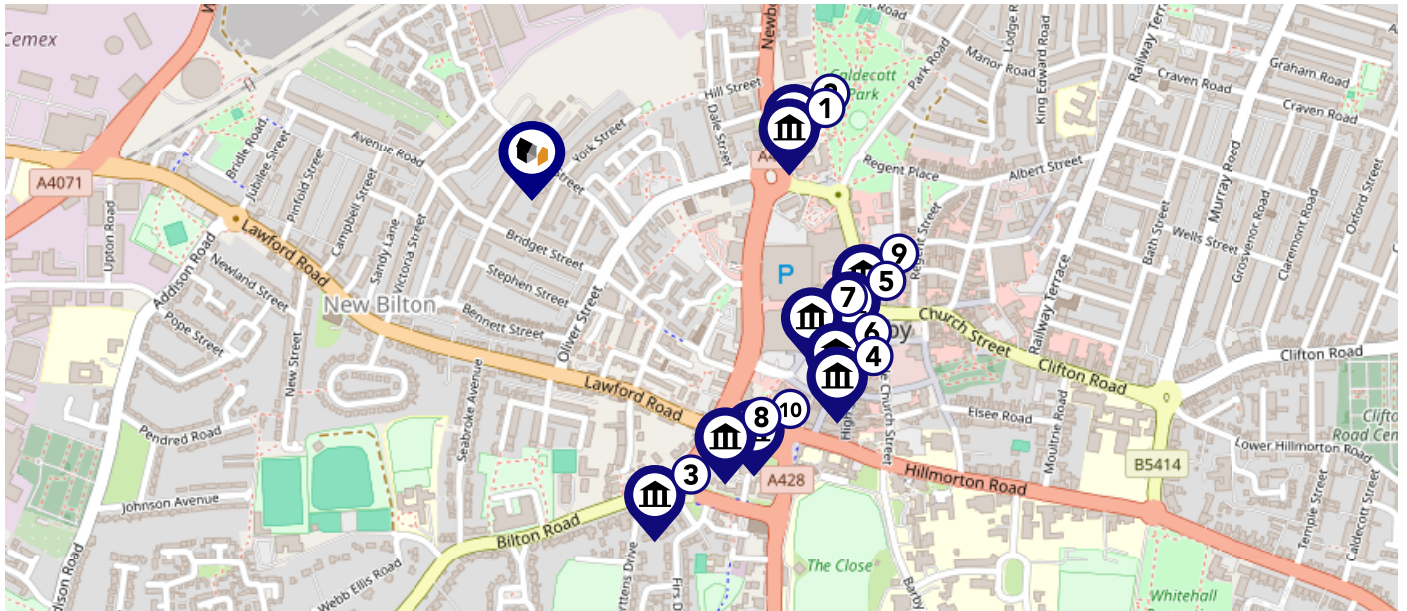
Nearby Landfill Sites

	GEC Rugby-New Bilton, Warwickshire	Historic Landfill 
	West Leys-Rugby	Historic Landfill 
	Rugby Cement (Westside 11)-Lawford Road, Rugby, , Warwickshire	Historic Landfill 
	Malpass's Tip-Off Parkfield Road, Rugby, Warwickshire	Historic Landfill 
	Eleven Arches-North Railway Cutting, Rugby, Warwickshire	Historic Landfill 
	Lea Crescent Tip-Rugby, Warwickshire	Historic Landfill 
	Featherbed Lane-Archers Lane, Rugby, Warwickshire	Historic Landfill 
	Off Main Street-Newbold on Avon, Warwickshire	Historic Landfill 
	Swift Valley-Newbold on Avon, Warwickshire	Historic Landfill 
	Off Little Lawford Lane-Little Lawford, Warwickshire	Historic Landfill 

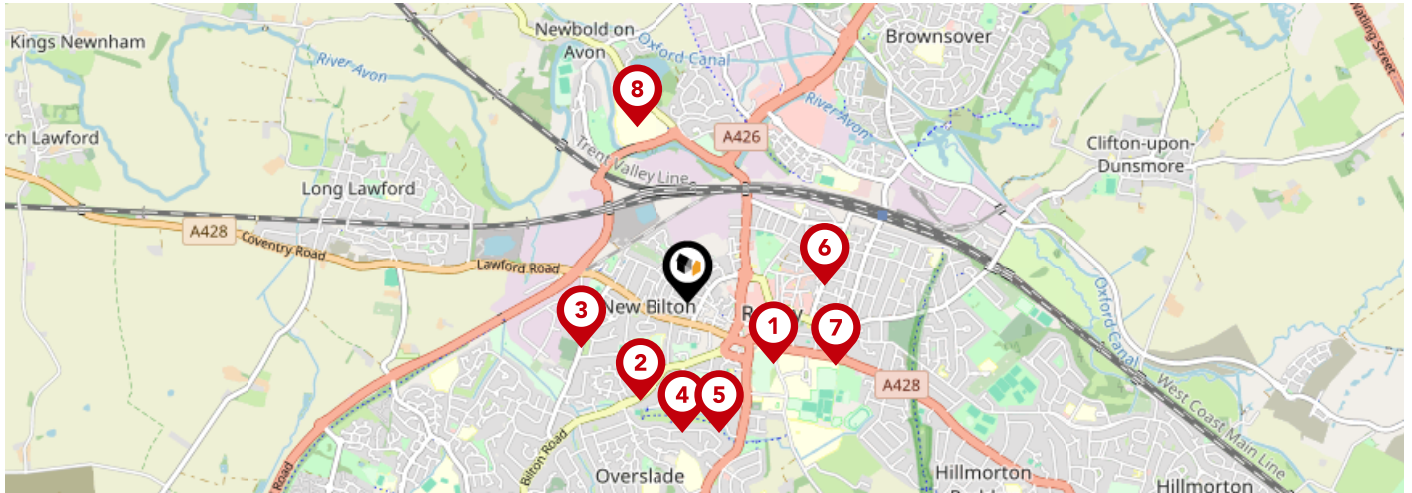
Maps

Listed Buildings

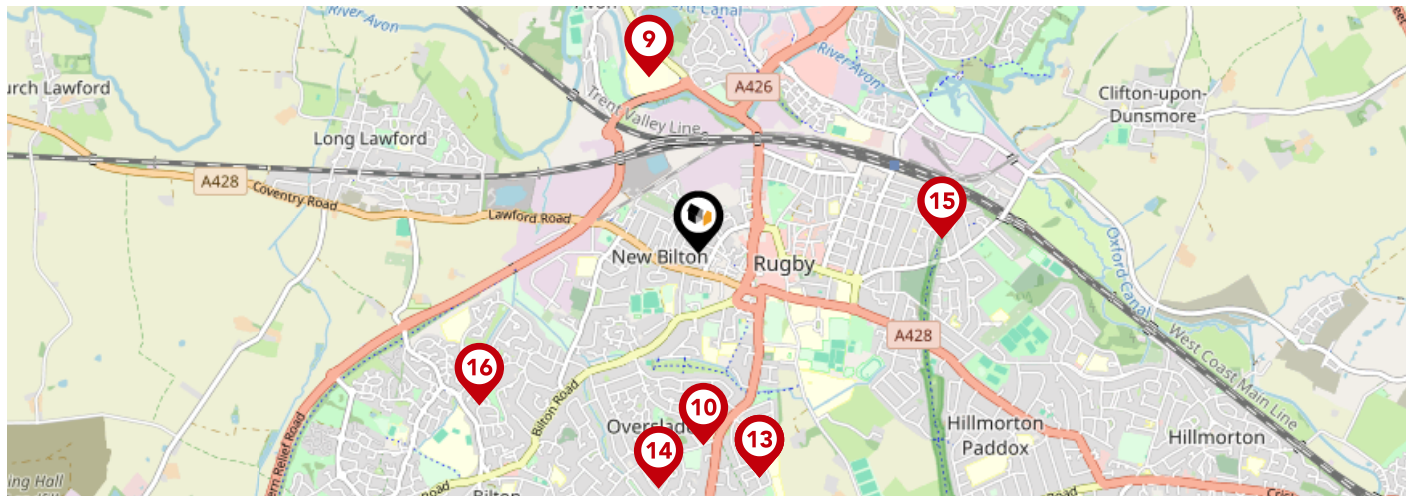
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1035028 - The Lawn	Grade II	0.3 miles
	1300277 - The Retreat	Grade II	0.3 miles
	1035042 - 17-23, Bilton Road	Grade II	0.4 miles
	1183748 - 37, High Street	Grade II	0.4 miles
	1184103 - 23 And 24, Market Place	Grade II	0.4 miles
	1035025 - 11 And 12, Market Place	Grade II	0.4 miles
	1035045 - The Australian Arms Public House	Grade II	0.4 miles
	1034998 - K6 Telephone Kiosk	Grade II	0.4 miles
	1300280 - Rugby Club	Grade II	0.4 miles
	1034994 - Church Of Saint Matthew	Grade II	0.4 miles



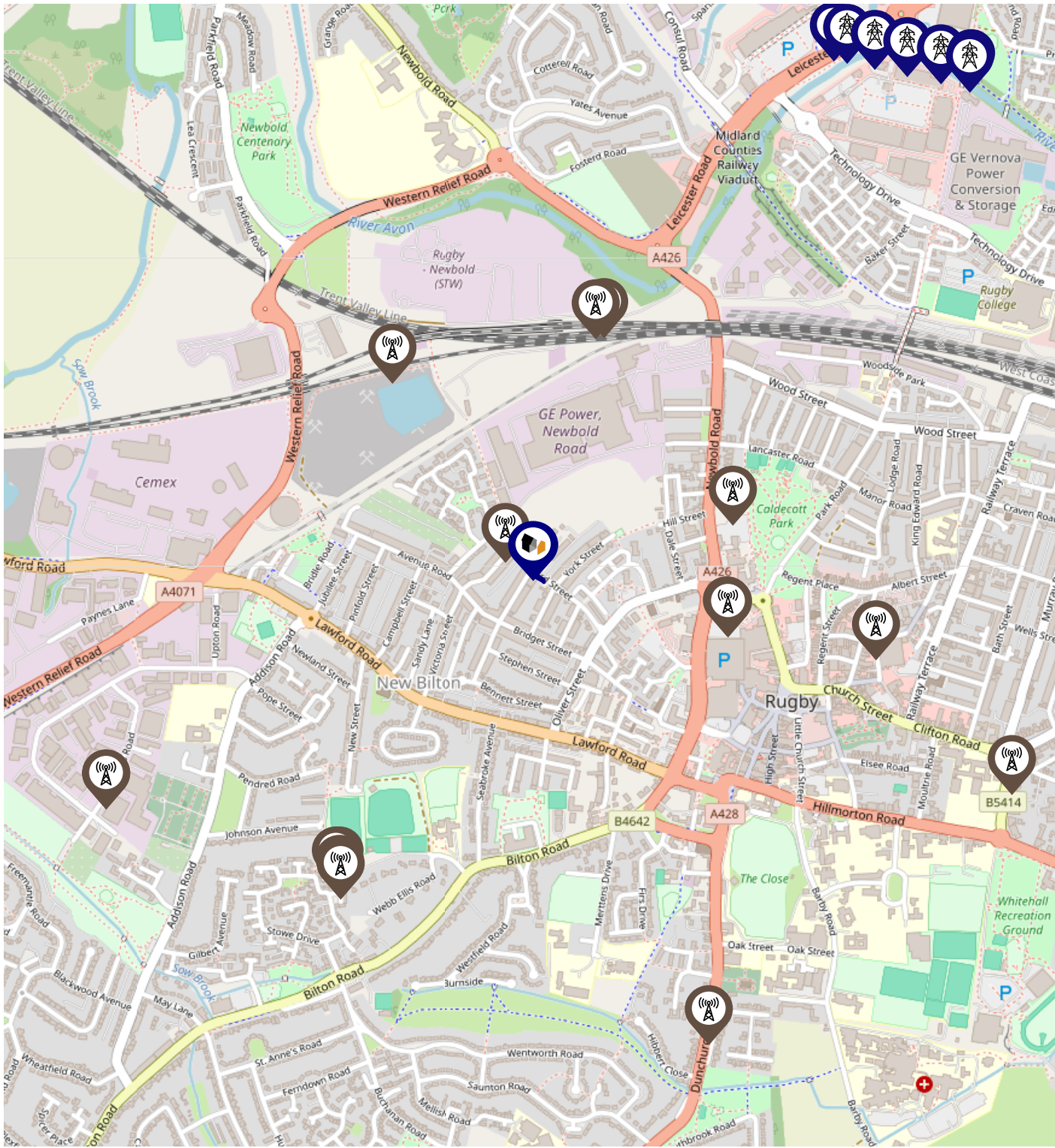
		Nursery	Primary	Secondary	College	Private
	Rugby School Ofsted Rating: Not Rated Pupils: 865 Distance:0.48	☐	☐	☒	☐	☐
	St Matthew's Bloxam CofE Primary School Ofsted Rating: Good Pupils: 202 Distance:0.49	☐	☒	☐	☐	☐
	St Oswald's CofE Academy Ofsted Rating: Requires improvement Pupils: 192 Distance:0.52	☐	☒	☐	☐	☐
	Oakfield Primary Academy Ofsted Rating: Good Pupils: 411 Distance:0.59	☐	☒	☐	☐	☐
	St Marie's Catholic Primary School Ofsted Rating: Good Pupils: 414 Distance:0.61	☐	☒	☐	☐	☐
	Northlands Primary School Ofsted Rating: Good Pupils: 209 Distance:0.63	☐	☒	☐	☐	☐
	Lawrence Sheriff School Ofsted Rating: Outstanding Pupils: 1142 Distance:0.74	☐	☐	☒	☐	☐
	Riverside Academy Ofsted Rating: Good Pupils: 212 Distance:0.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Avon Valley School and Performing Arts College Ofsted Rating: Good Pupils: 1107 Distance:0.82	☐	☐	☒	☐	☐
	Harris Church of England Academy Ofsted Rating: Good Pupils: 860 Distance:0.87	☐	☐	☒	☐	☐
	Rokeby Primary School Ofsted Rating: Good Pupils: 219 Distance:1.06	☐	☒	☐	☐	☐
	Rugby Free Secondary School Ofsted Rating: Good Pupils: 1099 Distance:1.06	☐	☐	☒	☐	☐
	Quest Academy Ofsted Rating: Good Pupils: 100 Distance:1.06	☐	☐	☒	☐	☐
	Brooke School Ofsted Rating: Special Measures Pupils: 202 Distance:1.08	☐	☐	☒	☐	☐
	St Andrew's Benn CofE (Voluntary Aided) Primary School Ofsted Rating: Good Pupils: 339 Distance:1.11	☐	☒	☐	☐	☐
	Henry Hinde Infant School Ofsted Rating: Good Pupils: 142 Distance:1.21	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

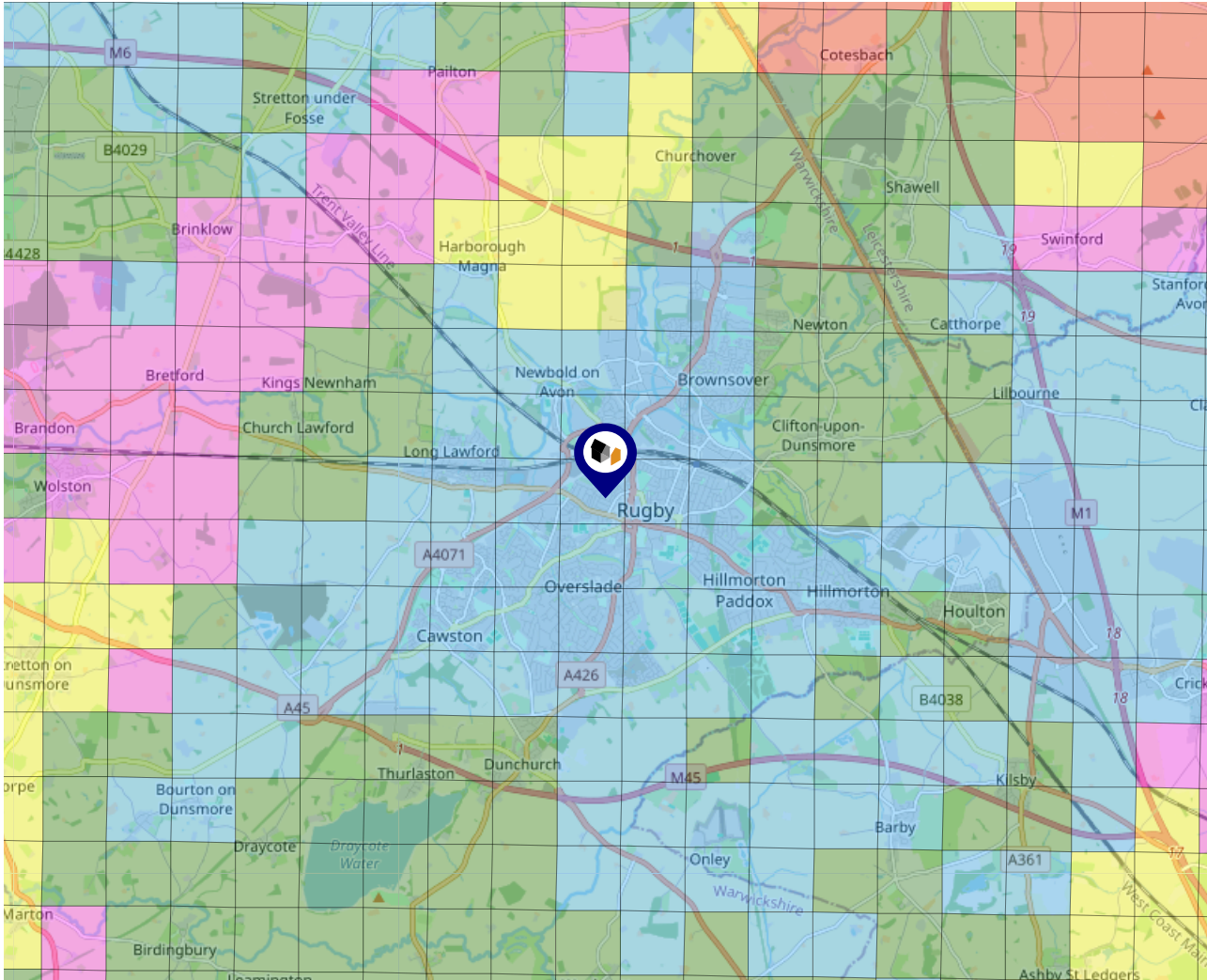
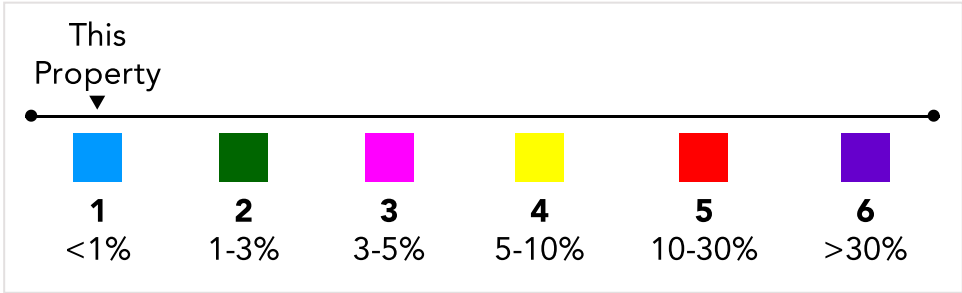


Key:

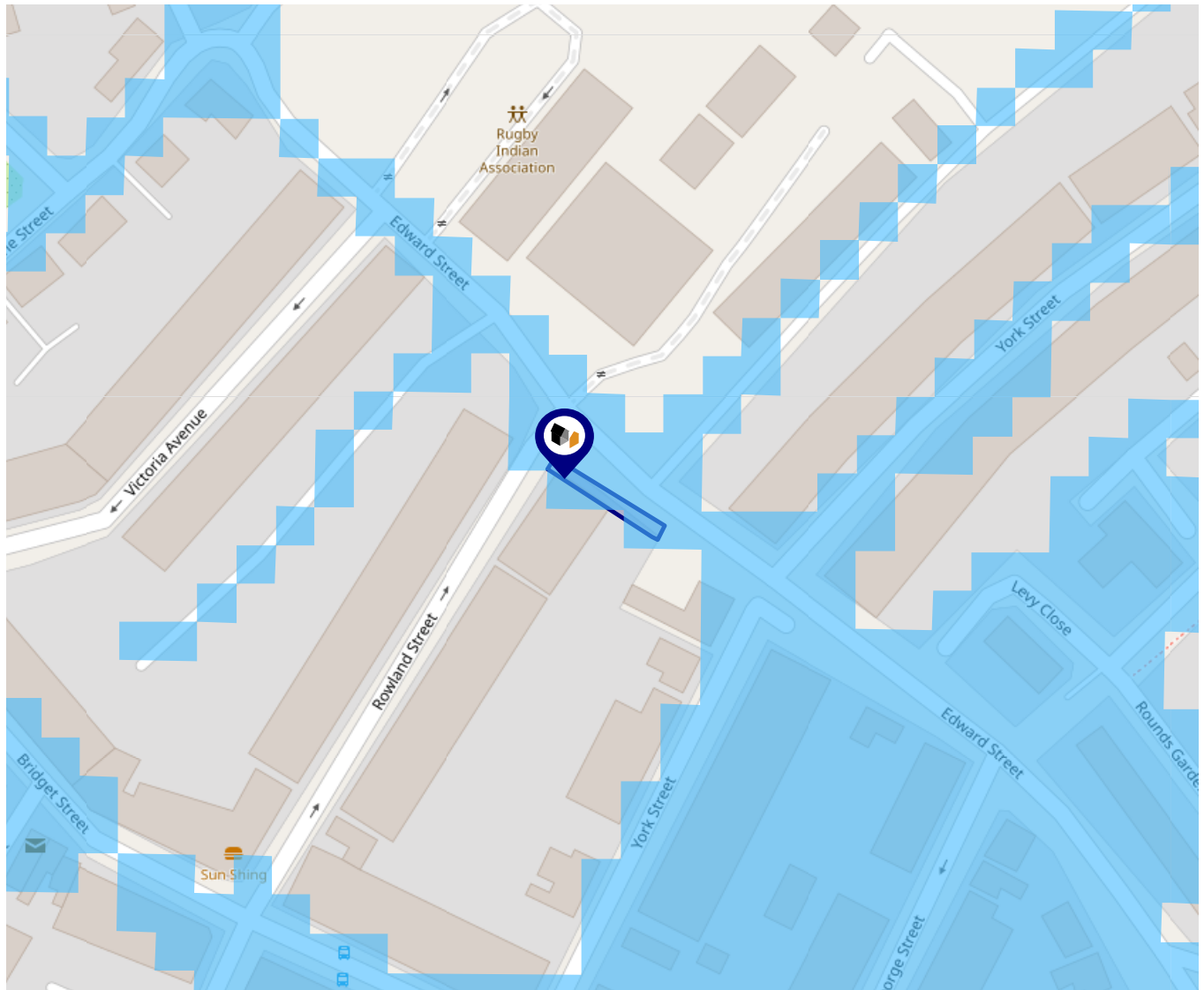
-  Power Pylons
-  Communication Masts

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

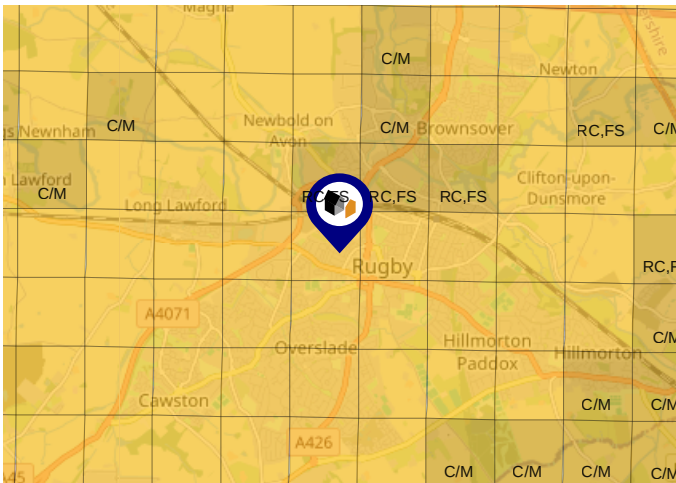


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

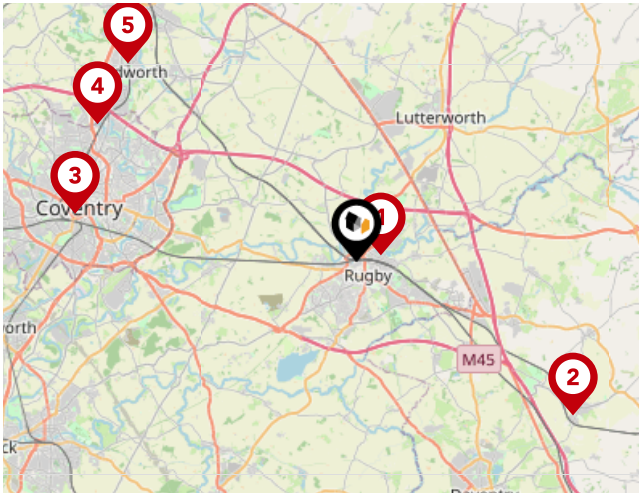


Primary Classifications (Most Common Clay Types)

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

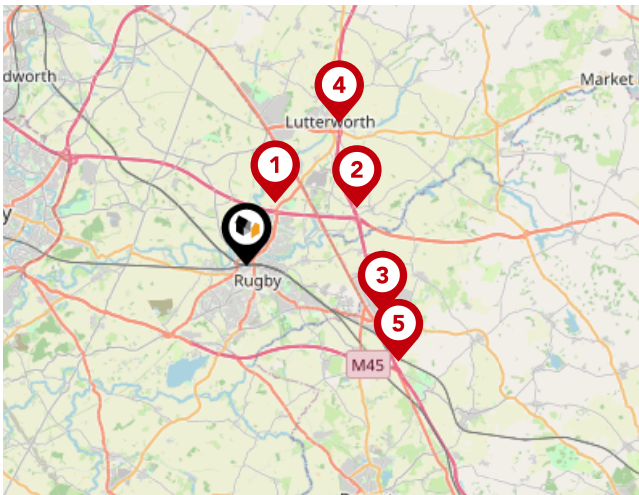
Area

Transport (National)



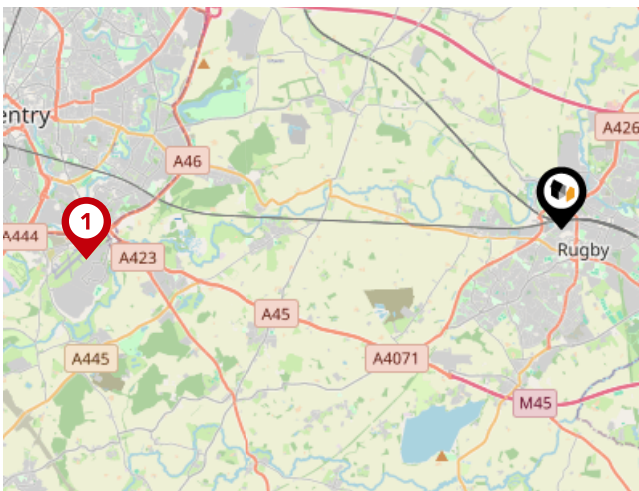
National Rail Stations

Pin	Name	Distance
	Rugby Rail Station	0.91 miles
	Long Buckby Rail Station	9.58 miles
	Coventry Rail Station	10.36 miles
	Coventry Arena Rail Station	10.64 miles
	Bedworth Rail Station	10.94 miles



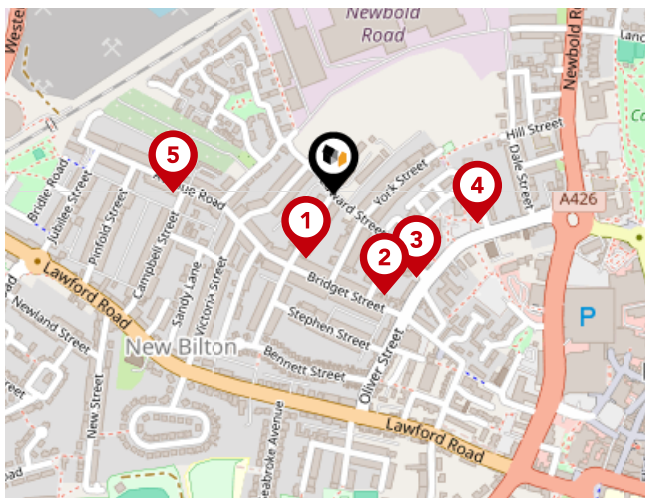
Trunk Roads/Motorways

Pin	Name	Distance
	M6 J1	2.48 miles
	M1 J19	4.47 miles
	M1 J18	5.21 miles
	M1 J20	6.17 miles
	M1 J17	6.49 miles



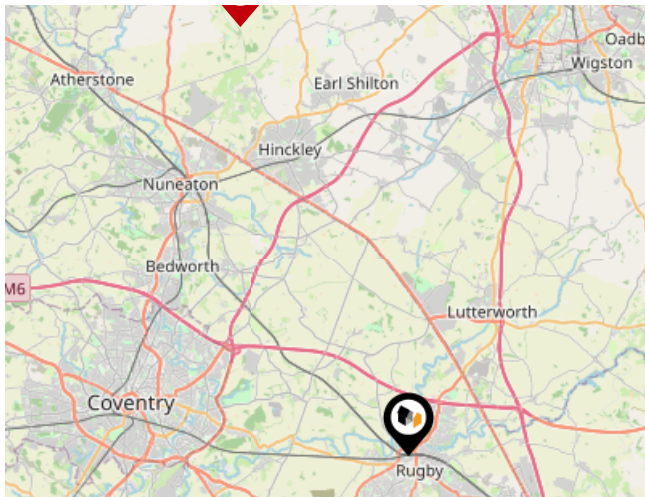
Airports/Helipads

Pin	Name	Distance
	Coventry Airport	8.6 miles



Bus Stops/Stations

Pin	Name	Distance
	Rowland Street	0.08 miles
	George Street	0.12 miles
	Edward Street	0.13 miles
	Rounds Gardens	0.16 miles
	Avenue Road	0.18 miles



Local Connections

Pin	Name	Distance
	Shenton Rail Station (Battlefield Line)	16.65 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

**Phillip Arnold
Auctions***"Passionate about property since 1979"*

Phillip Arnold Auctions

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We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

Phillip Arnold Auctions

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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