



# SH Buyers Report

30th June 2026

2 Churchfields, Staverton, Daventry. NN11  
6DF

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# Key Property Information



🏠 4 🚗 2 📏 1,485ft<sup>2</sup> | £390 pft<sup>2</sup> 🏡 Detached 📄 Freehold

## 📏 Plot information

Title number **NN120619**  
Garden direction **South**  
Outdoor area **0.09 acres**  
Parking (predicted) **Yes**

## 🏠 Build

Solid floors  
Double glazed windows  
Stone walls  
Pitched roof  
Year built 1900-1929

## 🔌 Utilities

❌ Mains gas  
❌ Wind turbines  
❌ Solar panels  
Mains fuel type **Oil**  
Water **Anglian Water**

## 💡 EPC

Valid until 20/01/2036

Efficiency rating (current) **38 F**  
Efficiency (potential) **76 C**  
Enviro impact (current) **34 F**  
Enviro impact (potential) **69 C**

## 🏠 Council tax

Band F  
£3,592 per year (est)  
West Northamptonshire

## 📶 Mobile coverage

EE   
O2   
Three   
Vodafone

## 📶 Broadband availability

Basic **5mb**  
Superfast **71mb**  
Ultrafast **1800mb**  
Overall **1800mb**

## Tree preservation orders

One or more tree preservation orders have been found within the property.

Tree type 1: Unknown

## Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

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Surface water

Very low risk for flooding by surface water

## Radon Gas

### **Moderate to High risk (5-10%)**

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 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

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.

## 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

Staverton Church of England Voluntary Primary School

Good 0.18mi

**B** Nursery · Primary

E-ACT The Grange School

Not rated 1.48mi

**C** Nursery · Primary

The Grange School, Daventry

Requires improvement 1.48mi

**D** Nursery · Primary

St James Infant School

Good 2.06mi

**E** Secondary · Post-16

The Parker E-ACT Academy

Good 2.30mi


**F** All-through

DSLVA E-ACT Academy

Good 2.73mi

# Local Transport



**A** 


Windmill Lane

Bus stop or station 0.09 mi

**B** 


Demand Responsive Area,  
Demand Responsive Area

Bus stop or station 0.10 mi

**C** 


The Green, Manor Road

Bus stop or station 0.11 mi

**D** 

Coventry Airport

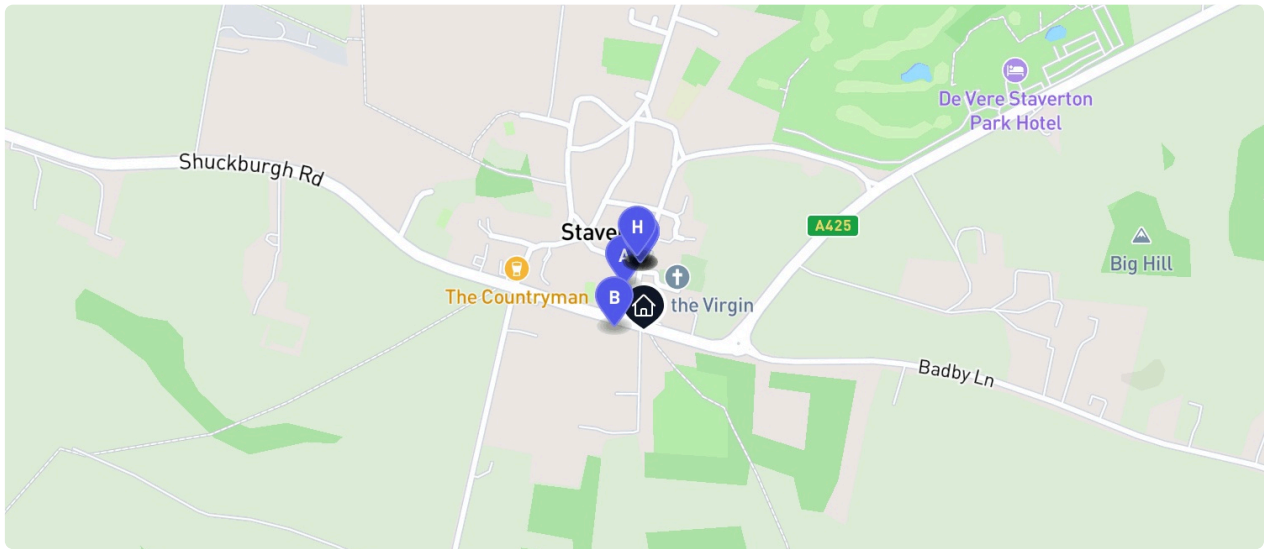
Airport 14 mi

**E** 

M1

Motorway 6.25 mi

## Nearby Planning



**A** 2 The Old Gardens Daventry Road Staveron NN11 6JH

Replacement of all windows, lounge door, dining room window with French doors, and two side garage...

Approved      Ref: 2024/4717/FULL      14-10-2024

**B** Westwood Daventry Road Staveron Northamptonshire NN11 6JH

Side extension and new roof extension

Approved      Ref: DA/2019/0397      09-05-2019

**C** Simpkins Church Street Staveron NN11 6JJ

Removal of part of back fence of property and gate as well as a large hedge/shrub in order to allow for ...

Refused      Ref: 2023/5541/FULL      18-09-2023

**D** St Mary's Church Church Street Staveron Northamptonshire

Installation of toilet facilities within existing sexton's hut, including trench arch drainage.

Approved      Ref: DA/2018/0741      20-09-2018

**E** St Mary's Church Church Street Staveron Northamptonshire

Repairs to north aisle/chapel roof using terne coated stainless steel

Approved      Ref: DA/2018/0989      02-11-2018

**F** Home Farm Church Street Staveron Northamptonshire NN11 6JJ

Part conversion of barn to ancillary residential annexe and construction of new pitched roof across length ...

Approved      Ref: WND/2021/0063      20-09-2021

**G** The Old Vicarage Church Street Staveron Northamptonshire NN11 6JJ

Installation of 2 no. dormer windows on courtyard-facing (south) roof of coach house, installation of...

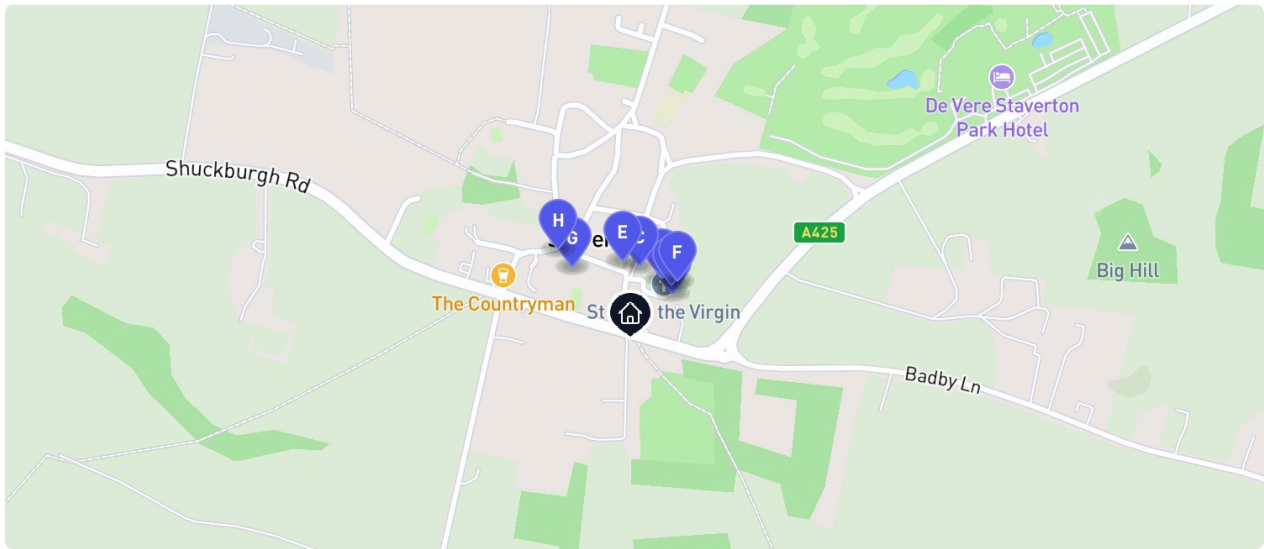
Withdrawn      Ref: WND/2021/0494      16-09-2021

**H** Simpkins, Church Street, Staveron NN11 6JJ

Construction of a wall, pedestrian gate and automatic gates for vehicle access.

Approved      Ref: 2025/3032/FULL      25-07-2025

## Nearby Listed Buildings



**A** Grade II - Listed building 256ft  
 Church house  
 List entry no: 1203578 11-03-1987

**B** Grade I - Listed building 259ft  
 Church of st mary  
 List entry no: 1203555 18-01-2068

**C** Grade II - Listed building 259ft  
 Home farmhouse  
 List entry no: 1203570 11-03-1987

**D** Grade II - Listed building 276ft  
 Chest tomb approximately 3 metres south of south east corner of nave of church of st mary  
 List entry no: 1203566 11-03-1987

**E** Grade II - Listed building 285ft  
 1, church street  
 List entry no: 1077045 11-03-1987

**F** Grade II - Listed building 315ft  
 Chest tomb approximately 6 metres east of chancel of church of st mary  
 List entry no: 1077044 11-03-1987

**G** Grade II - Listed building 413ft  
 Staverton court  
 List entry no: 1077046 18-01-2068

**H** Grade II - Listed building 538ft  
 The horse block and attached stable  
 List entry no: 1077013 11-03-1987

## Your Agent

SKILTON & HOGG  
DAVENTRY ESTATE AGENT



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**David Bruckert**

Owner

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## Contact Us

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