

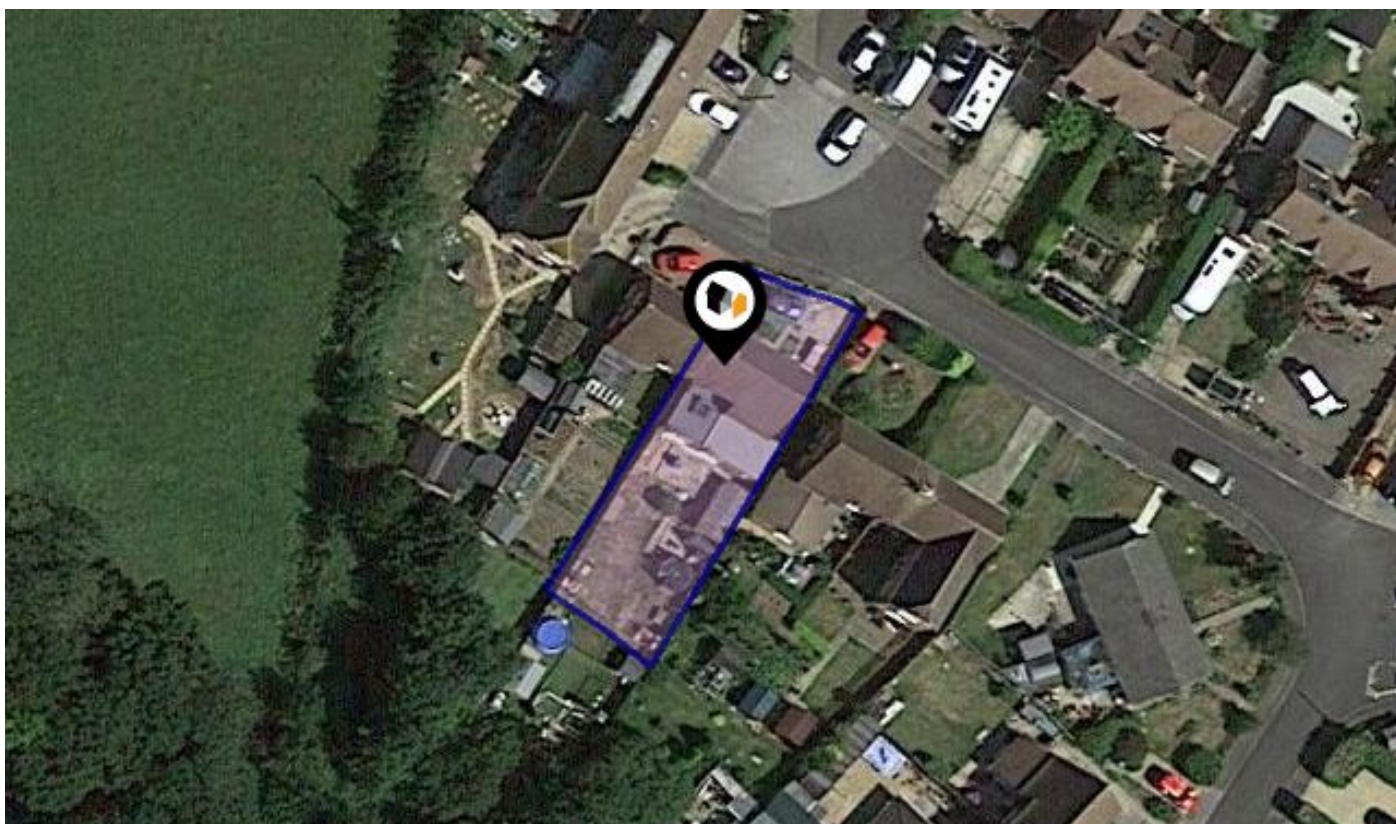


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11<sup>th</sup> June 2024



**GREENSEY, RAGGED APPLESHAW, ANDOVER, SP11**

## **Brockenhurst**

Kingsley House Market Place Whitchurch RG28 7BH

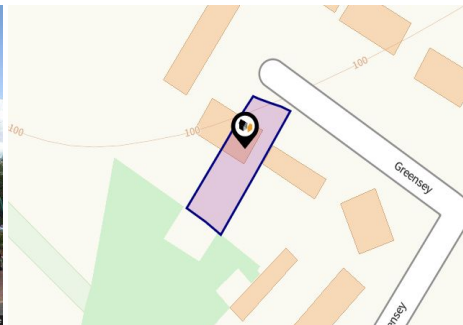
01256 892222

andy@brockenhurst.info

www.brockenhurst.info



# Property Overview



## Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Semi-Detached                              | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3  |                |          |
| <b>Floor Area:</b>      | 1,138 ft <sup>2</sup> / 105 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.09 acres                                 |                |          |
| <b>Council Tax :</b>    | Band C                                     |                |          |
| <b>Annual Estimate:</b> | £1,857                                     |                |          |
| <b>Title Number:</b>    | HP691926                                   |                |          |

## Local Area

|                           |           |
|---------------------------|-----------|
| <b>Local Authority:</b>   | Hampshire |
| <b>Conservation Area:</b> | No        |
| <b>Flood Risk:</b>        |           |
| ● Rivers & Seas           | No Risk   |
| ● Surface Water           | Very Low  |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                  |                   |                  |
|------------------|-------------------|------------------|
| <b>9</b><br>mb/s | <b>55</b><br>mb/s | <b>-</b><br>mb/s |
|                  |                   |                  |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

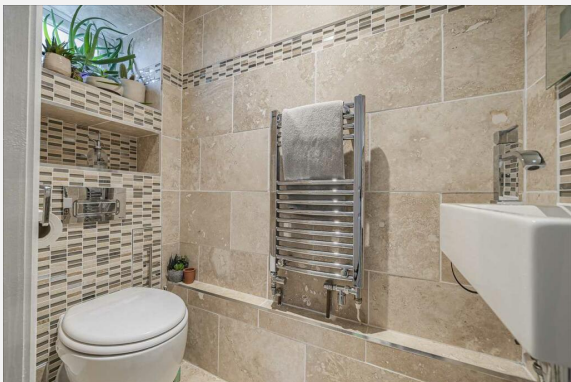
## This Address

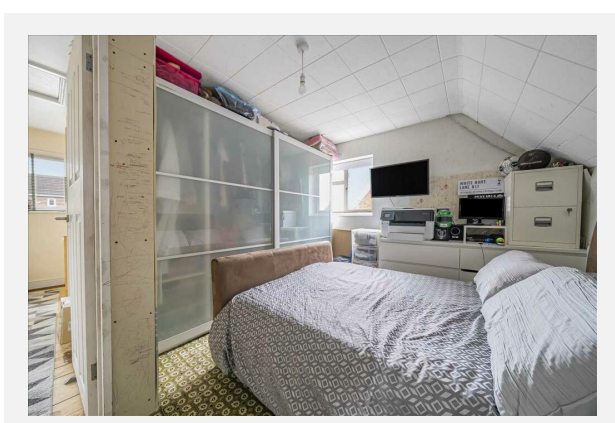
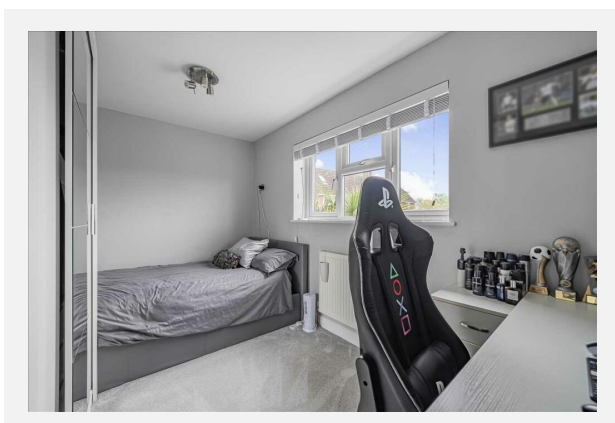
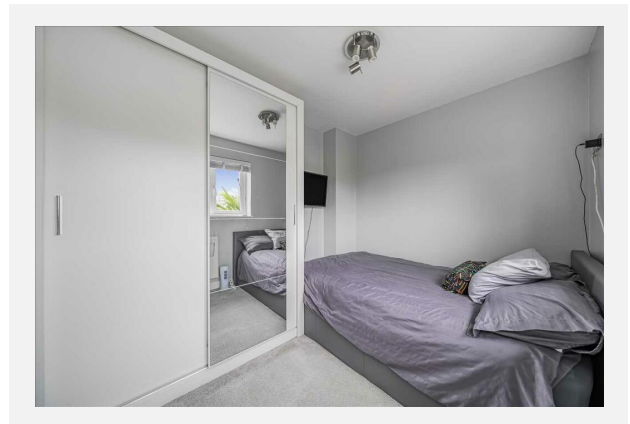
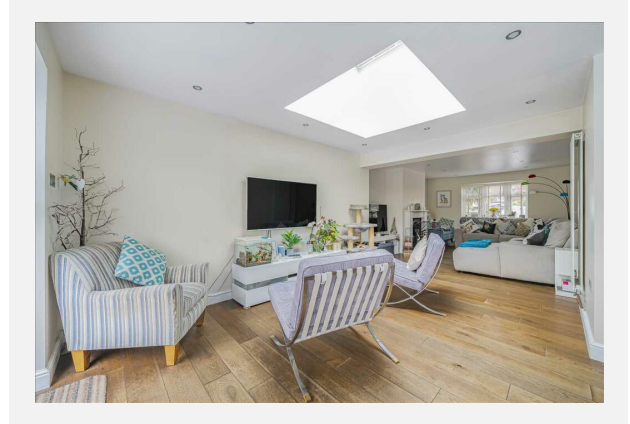
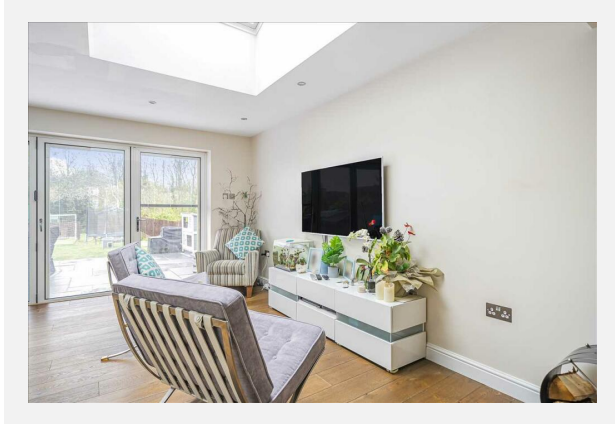


Planning records for: *Greensey, Ragged Appleshaw, Andover, SP11*

|                                   |  |
|-----------------------------------|--|
| <b>Reference - 09/01363/FULLN</b> |  |
| <b>Decision:</b>                  | Decided  |
| <b>Date:</b>                      | 09th July 2009   |
| <b>Description:</b>               | Erection of extensions to provide lounge and access ramp at ground floor, bedroom at first floor |

# Gallery Photos





# Gallery Photos

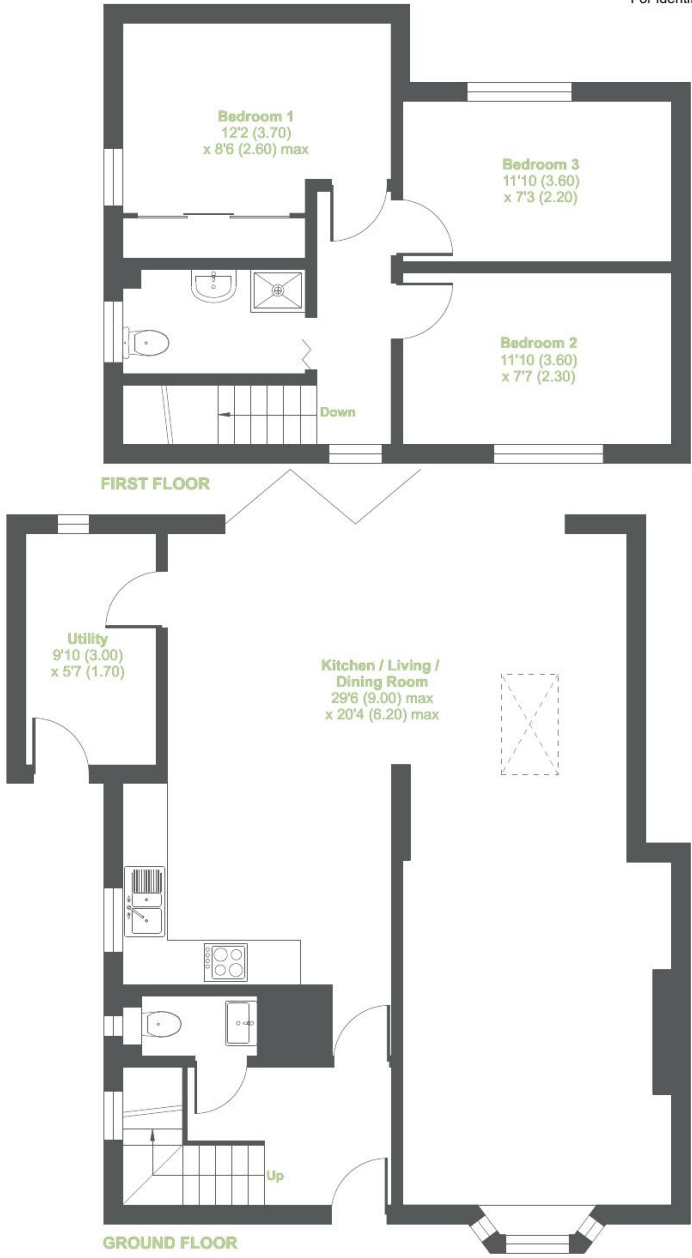


# GREENSEY, RAGGED APPLESHAW, ANDOVER, SP11

## Greensey, Ragged Appleshaw, Andover, SP11

Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Brockenhurst Estate Agents. REF: 1121689



# Property EPC - Certificate



Ragged Appleshaw, ANDOVER, SP11

Energy rating

**D**

Valid until 02.05.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 73   C    |
| 55-68 | <b>D</b>      | 58   D  |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |



# Property

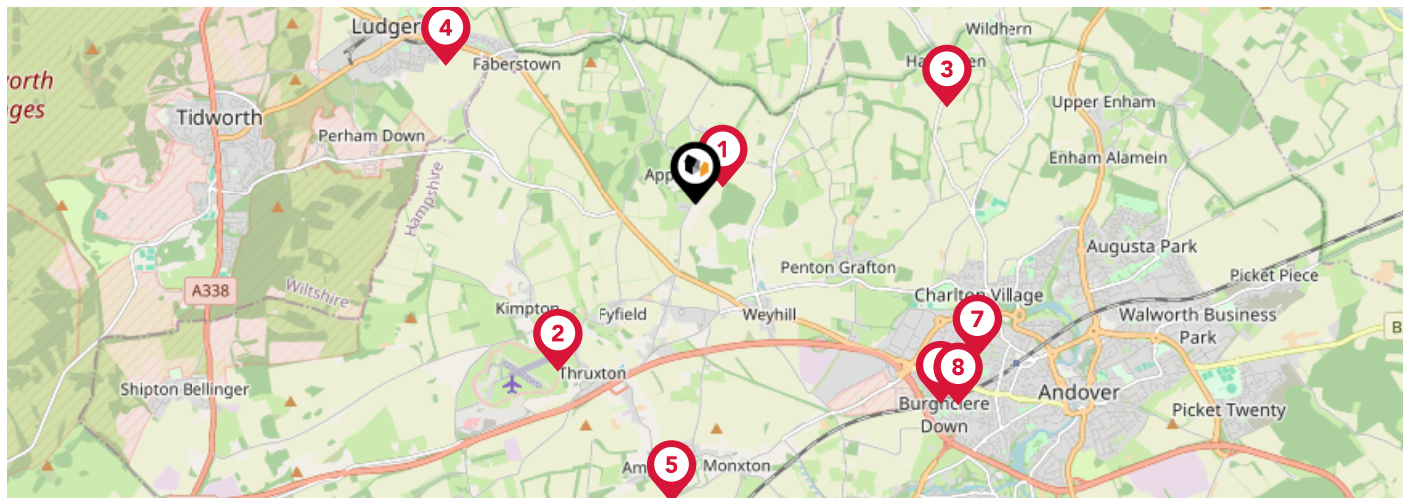
## EPC - Additional Data



### Additional EPC Data

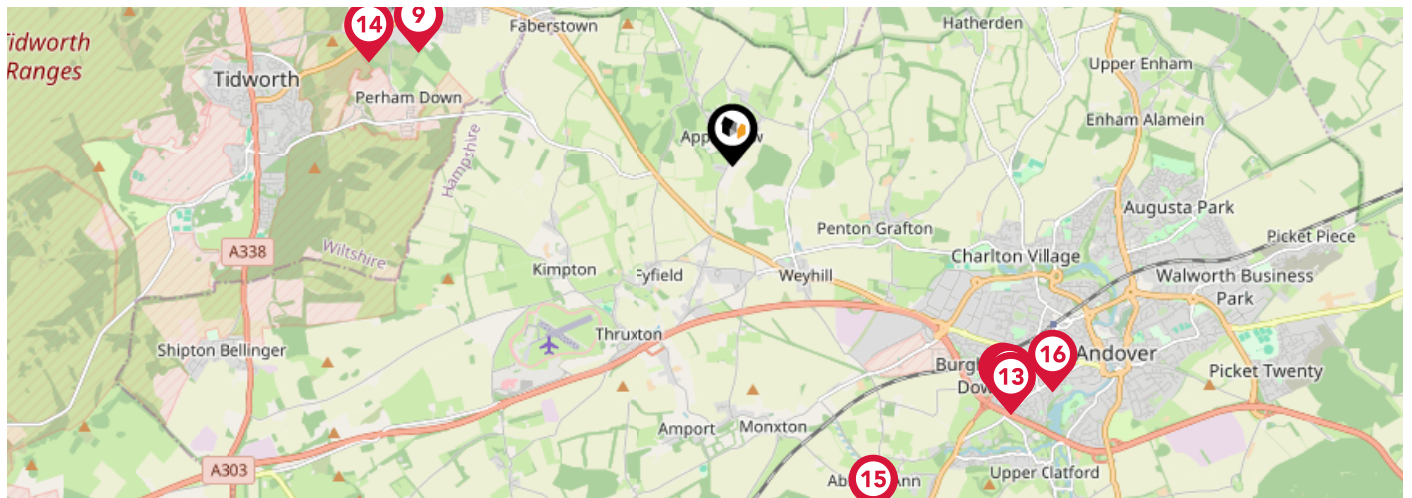
|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | Semi-detached house                        |
| <b>Walls:</b>                        | Cavity wall, filled cavity                 |
| <b>Walls Energy:</b>                 | Average                                    |
| <b>Roof:</b>                         | Pitched, 100 mm loft insulation            |
| <b>Roof Energy:</b>                  | Average                                    |
| <b>Window:</b>                       | Fully double glazed                        |
| <b>Window Energy:</b>                | Good                                       |
| <b>Main Heating:</b>                 | Boiler and radiators, oil                  |
| <b>Main Heating Energy:</b>          | Average                                    |
| <b>Main Heating Controls:</b>        | Programmer, TRVs and bypass                |
| <b>Main Heating Controls Energy:</b> | Average                                    |
| <b>Hot Water System:</b>             | From main system                           |
| <b>Hot Water Energy Efficiency:</b>  | Average                                    |
| <b>Lighting:</b>                     | Low energy lighting in all fixed outlets   |
| <b>Lighting Energy:</b>              | Very good                                  |
| <b>Floors:</b>                       | Solid, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | Room heaters, dual fuel (mineral and wood) |
| <b>Total Floor Area:</b>             | 106 m <sup>2</sup>                         |

# Area Schools



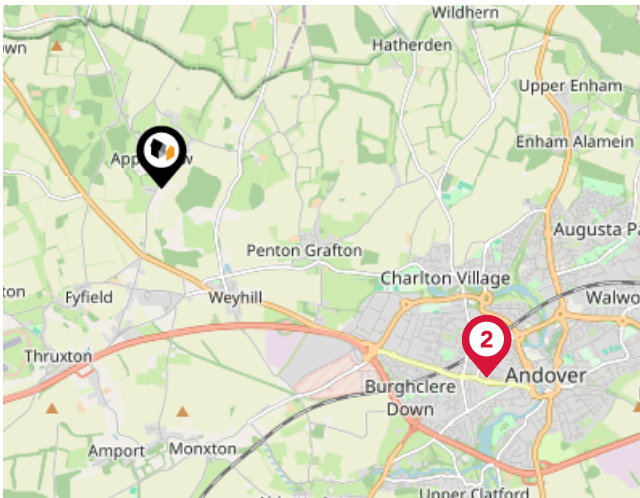
|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> Appleshaw St Peter's CofE Primary School</p> <p>Ofsted Rating: Good   Pupils: 103   Distance:0.3</p>                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> Kimpton, Thruxton and Fyfield Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 189   Distance:2.01</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> Hatherden Church of England Primary School</p> <p>Ofsted Rating: Inadequate   Pupils: 68   Distance:2.5</p>                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> Ludgershall Castle Primary School</p> <p>Ofsted Rating: Good   Pupils: 295   Distance:2.66</p>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> Amport Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 98   Distance:2.78</p>                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> Portway Junior School</p> <p>Ofsted Rating: Good   Pupils: 382   Distance:2.93</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> Harrow Way Community School</p> <p>Ofsted Rating: Good   Pupils: 937   Distance:2.97</p>                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> Portway Infant School</p> <p>Ofsted Rating: Outstanding   Pupils: 305   Distance:3.07</p>                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



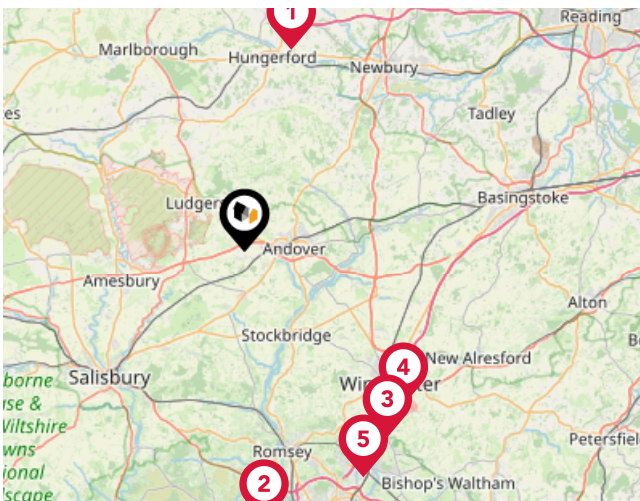
|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Wellington Eagles Primary Academy</b><br>Ofsted Rating: Not Rated   Pupils: 144   Distance:3.09                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>John Hanson Community School</b><br>Ofsted Rating: Good   Pupils: 926   Distance:3.35                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St John the Baptist Catholic Primary School, Andover</b><br>Ofsted Rating: Outstanding   Pupils: 214   Distance:3.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Balksbury Infant School</b><br>Ofsted Rating: Good   Pupils: 257   Distance:3.47                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Balksbury Junior School</b><br>Ofsted Rating: Good   Pupils: 354   Distance:3.47                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Wellington Academy</b><br>Ofsted Rating: Good   Pupils: 959   Distance:3.5                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Abbotts Ann Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 103   Distance:3.51                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Rookwood School</b><br>Ofsted Rating: Not Rated   Pupils: 283   Distance:3.64  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



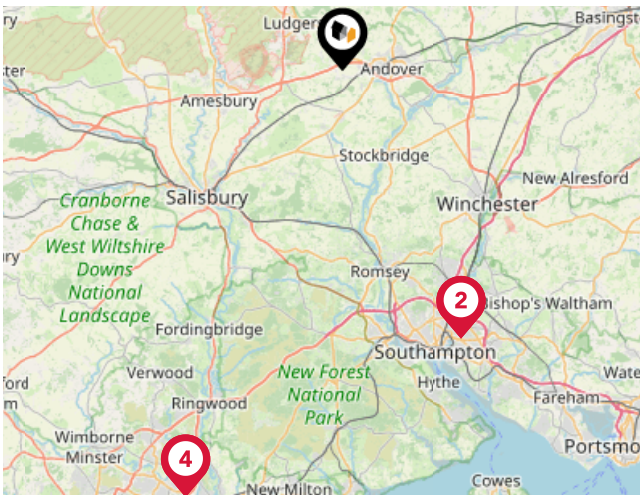
## National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Andover Rail Station  | 3.49 miles |
| 2   | Andover Rail Station  | 3.49 miles |
| 3   | Grateley Rail Station | 5.29 miles |



## Trunk Roads/Motorways

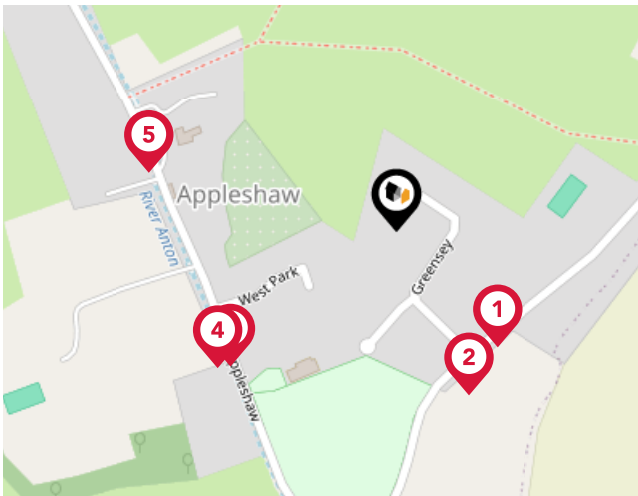
| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M4 J14 | 15.33 miles |
| 2   | M27 J2 | 20.19 miles |
| 3   | M3 J11 | 17.38 miles |
| 4   | M3 J9  | 16.35 miles |
| 5   | M3 J12 | 18.94 miles |



## Airports/Helipads

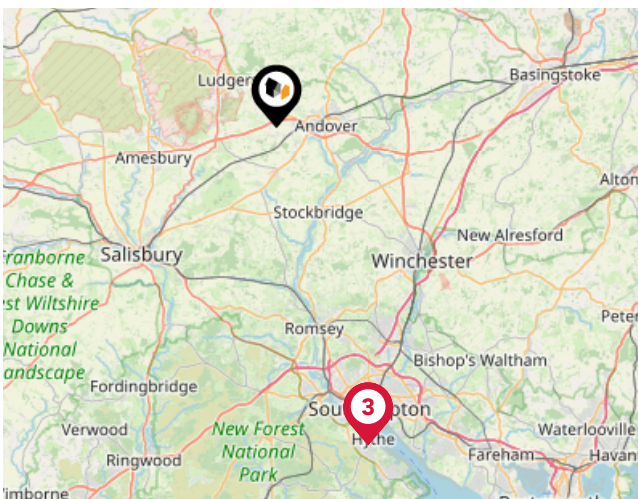
| Pin | Name                              | Distance    |
|-----|-----------------------------------|-------------|
| 1   | Southampton Airport               | 21.69 miles |
| 2   | Southampton Airport               | 21.69 miles |
| 3   | Bournemouth International Airport | 33.89 miles |
| 4   | Bournemouth International Airport | 33.92 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name        | Distance   |
|-----|-------------|------------|
| 1   | Greensey    | 0.09 miles |
| 2   | Greensey    | 0.1 miles  |
| 3   | West Park   | 0.12 miles |
| 4   | West Park   | 0.13 miles |
| 5   | Walnut Tree | 0.15 miles |



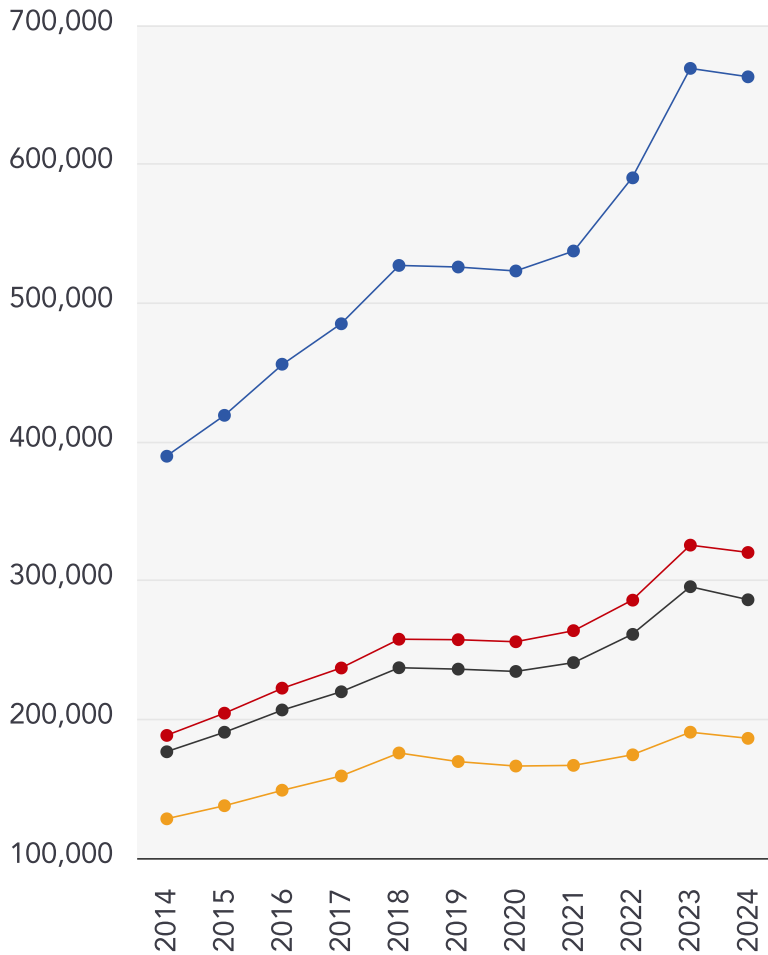
## Ferry Terminals

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | Southampton Vehicle Ferry Terminal | 24.56 miles |
| 2   | Southampton Vehicle Ferry Terminal | 24.56 miles |
| 3   | Southampton Vehicle Ferry Terminal | 24.56 miles |

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in SP11



Detached

**+70.18%**

Semi-Detached

**+69.98%**

Terraced

**+62.02%**

Flat

**+45.21%**



### **Brockenhurst**

---

We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.



## Testimonial 1



I cannot praise Brockenhurst enough for their support during a particularly challenging sale/purchase. Andy, in particular, communicated with us day and night and was meticulous in ensuring we were kept in the loop at all times. Arranging viewings was really easy and feedback from Brockenhurst was always constructive. We sold very quickly thanks to the team at Brockenhurst. We wouldn't hesitate to use them in future.

## Testimonial 2



We chose Brockenhurst as they were friendly and knowledgeable from the get go. We were assured that we would be taken care of and kept up to date throughout the process – and that was completely true. We sold our house in 2 days, and Andy was thoughtful throughout the madness of that. He has updated us with every element of the process and even just checks in to make sure all is ok. I'm not sure another estate agent would ever live up to them.

## Testimonial 3



I would highly recommend Brockenhurst Estate Agents. The communication has been outstanding, always professional and timely, no matter who we spoke to they had an excellent understanding of our sale/purchase. We sold and purchased a house with Brockenhurst Estate Agents within 3 months, from day one the professionalism and support has been exceptional. Although all the team were amazing I would like to single out Andy who was amazing!



# Brockenhurst

## 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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