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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**GARDENERS GREEN, SHIPTON BELLINGER, TIDWORTH,  
SP9**

## **Brockenhurst**

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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,377 ft <sup>2</sup> / 127 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,857		
<b>Title Number:</b>	HP611209		

## Local Area

<b>Local Authority:</b>	Test valley
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	High

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

<b>23</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Gardeners Green, Shipton Bellinger, Tidworth, SP9*

Reference - 14/01656/FULLN
<b>Decision:</b> Decided
<b>Date:</b> 11th July 2014
<b>Description:</b> Two storey side extension and single storey rear extension

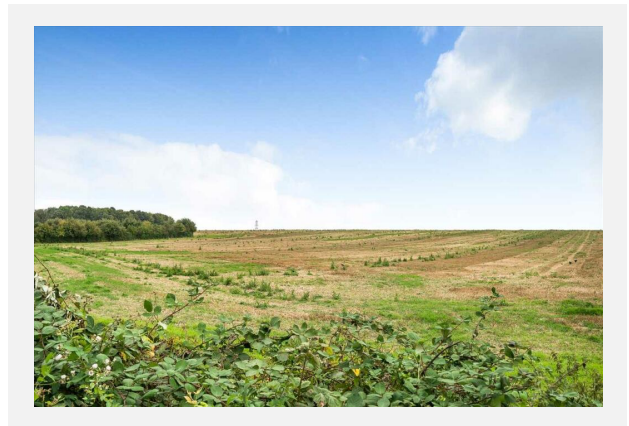
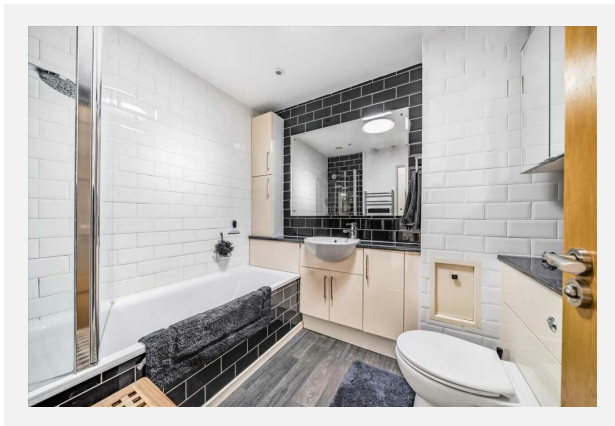
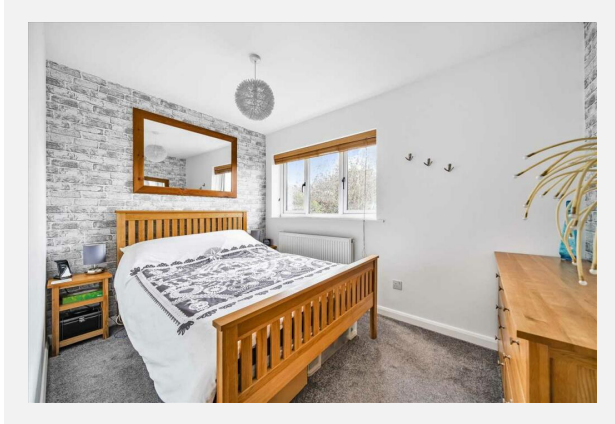
  

Reference - 09/02553/FULLN
<b>Decision:</b> Decided
<b>Date:</b> 25th January 2010
<b>Description:</b> Erection of extension to existing garage

# Gallery Photos



# Gallery Photos



## GARDENERS GREEN, SHIPTON BELLINGER, TIDWORTH, SP9

### Gardeners Green, Shipton Bellinger, Tidworth, SP9

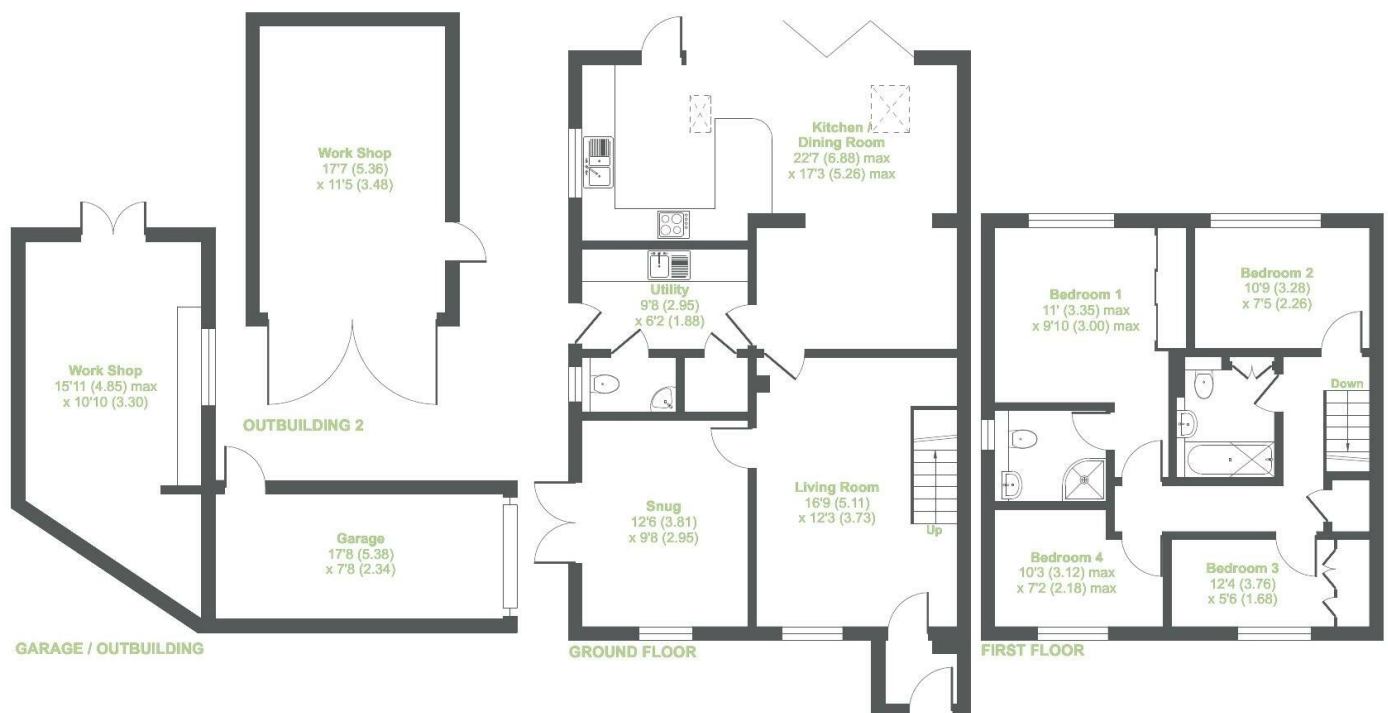
Approximate Area = 1377 sq ft / 127.9 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuildings = 413 sq ft / 38.3 sq m

Total = 1925 sq ft / 178.7 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). © nchecom 2023. Produced for Brockenhurst Estate Agents. REF: 1039586



# Property EPC - Certificate



Energy rating

C

Valid until 28.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

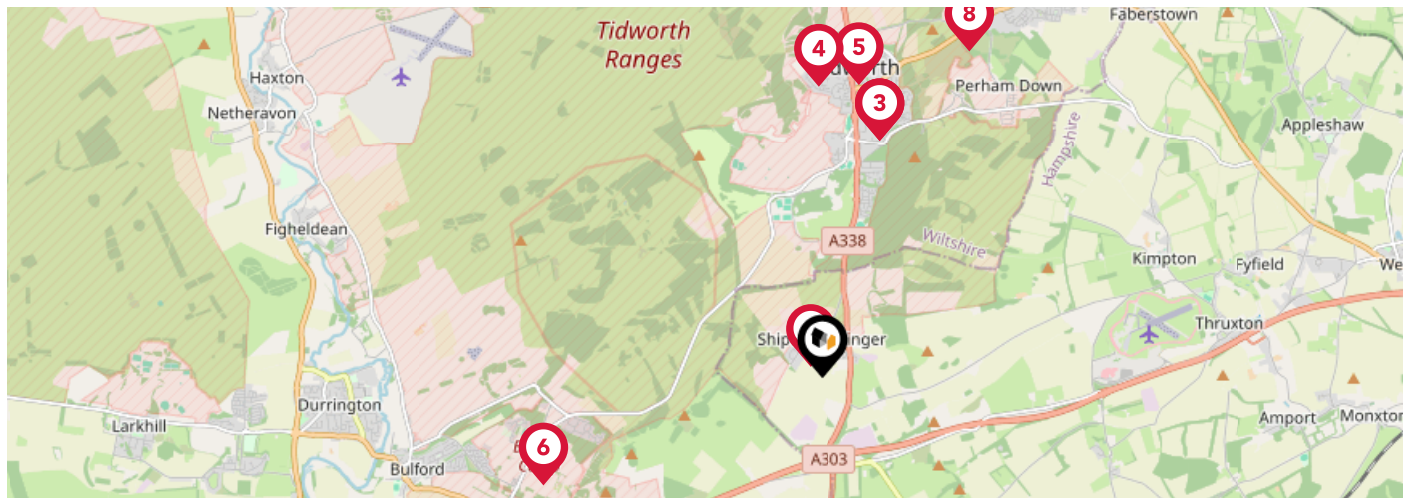


### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators oil
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<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>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	121 m <sup>2</sup>

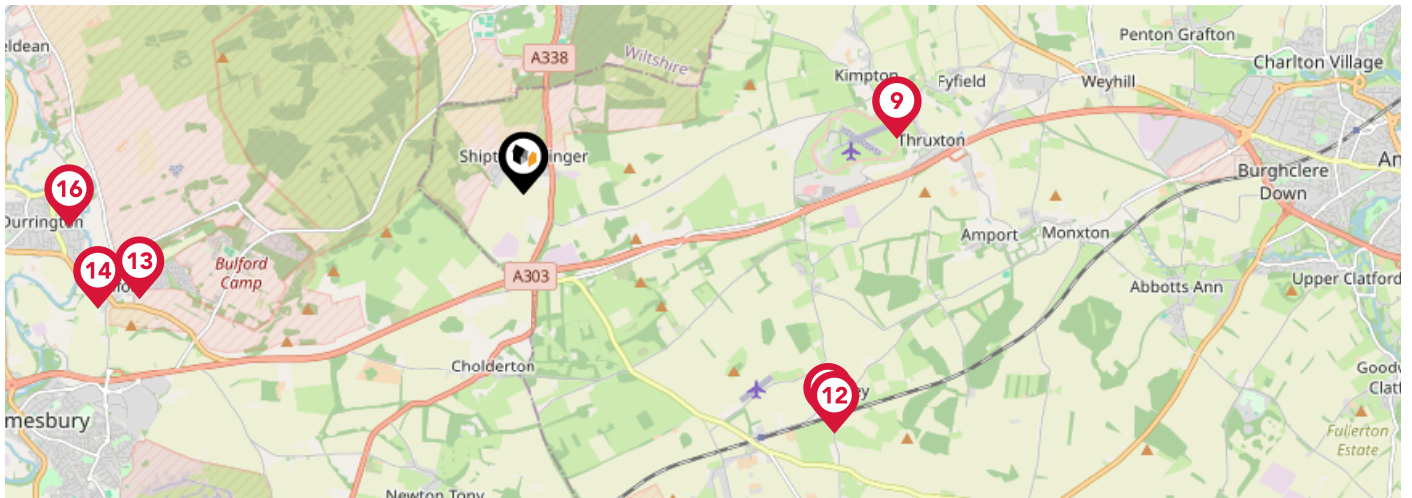


# Area Schools



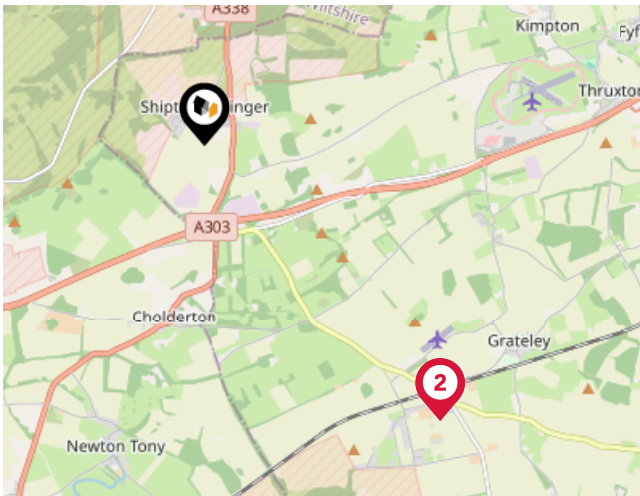
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Shipton Bellinger Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Clarendon Infants' School</b> Ofsted Rating: Good   Pupils: 315   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Clarendon Junior School</b> Ofsted Rating: Good   Pupils: 344   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Zouch Academy</b> Ofsted Rating: Good   Pupils: 427   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wellington Lions Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 302   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kiwi Primary School</b> Ofsted Rating: Good   Pupils: 399   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Newton Tony Church of England Voluntary Controlled School</b> Ofsted Rating: Good   Pupils: 76   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Wellington Academy</b> Ofsted Rating: Good   Pupils: 959   Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



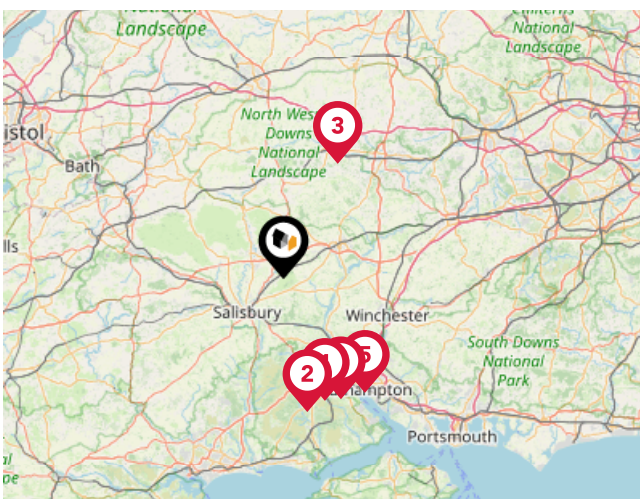
		Nursery	Primary	Secondary	College	Private
	<b>Kimpton, Thruxton and Fyfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grateley Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wellington Eagles Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 144   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grateley House School</b> Ofsted Rating: Inadequate   Pupils: 51   Distance:3.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bulford St Leonard's C of E (VA) Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 257   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Avondale Preparatory School</b> Ofsted Rating: Good   Pupils: 108   Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ludgershall Castle Primary School</b> Ofsted Rating: Good   Pupils: 295   Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Avon Valley College</b> Ofsted Rating: Requires Improvement   Pupils: 400   Distance:4.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



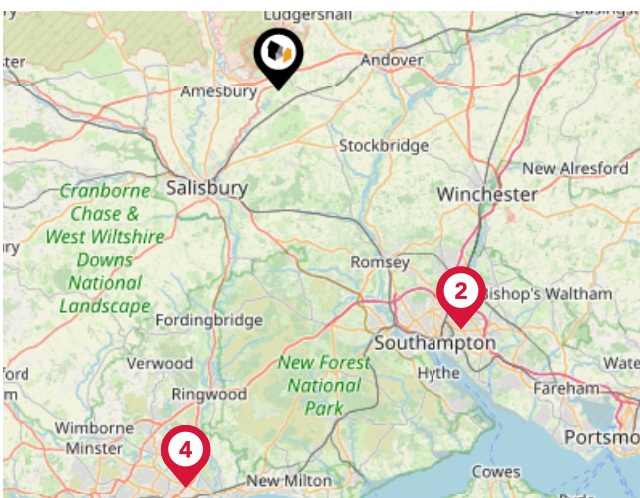
## National Rail Stations

Pin	Name	Distance
1	Grateley Rail Station	3.38 miles
2	Grateley Rail Station	3.38 miles
3	Andover Rail Station	7.77 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M27 J2	19.1 miles
2	M27 J1	20.14 miles
3	M4 J14	18.86 miles
4	M27 J3	19.97 miles
5	M3 J14	20.92 miles

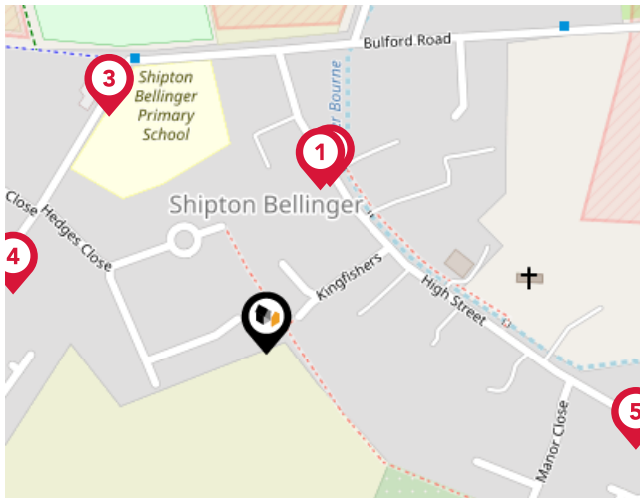


## Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	22.33 miles
2	Southampton Airport	22.33 miles
3	Bournemouth International Airport	30.53 miles
4	Bournemouth International Airport	30.55 miles

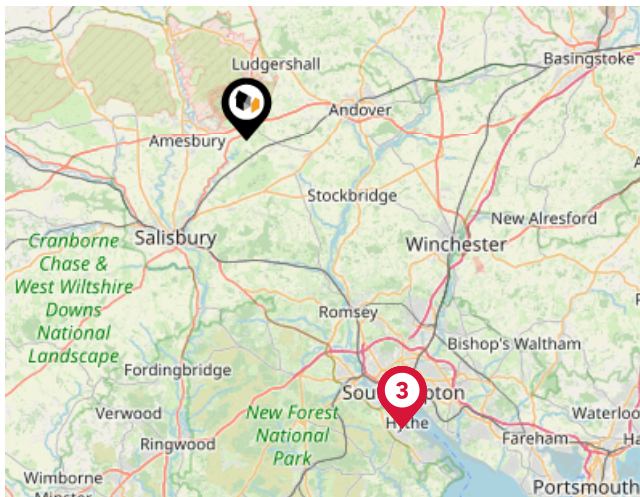
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Red Villas	0.1 miles
2	Red Villas	0.1 miles
3	Village Hall	0.17 miles
4	Village Shop	0.15 miles
5	St Peters Close	0.22 miles



### Ferry Terminals

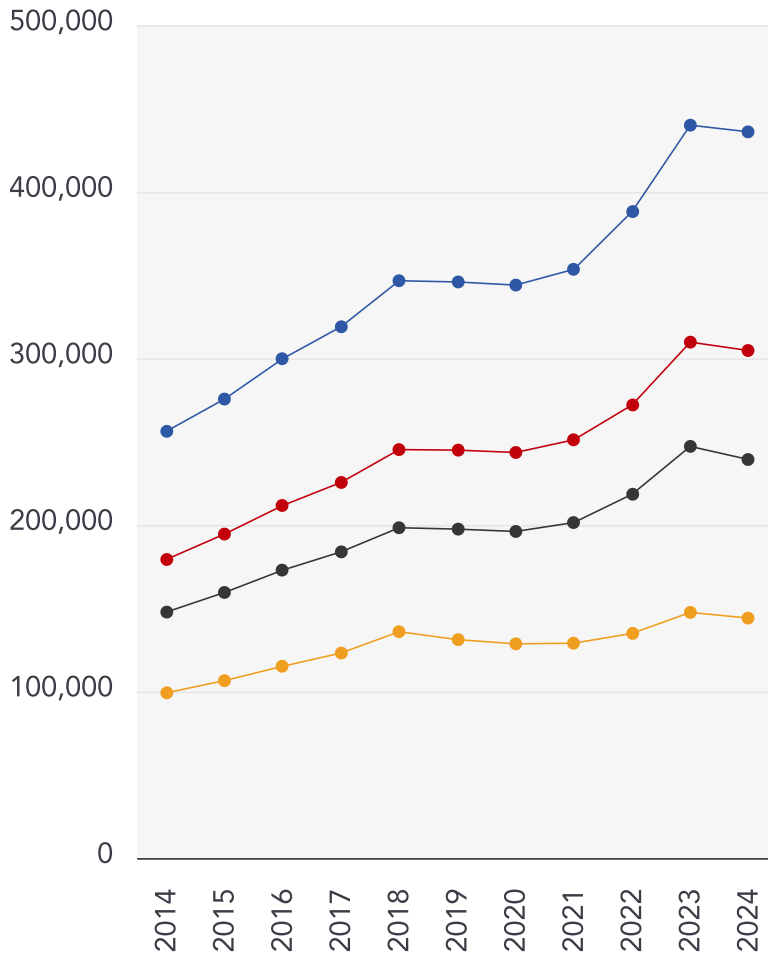
Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	24.43 miles
2	Southampton Vehicle Ferry Terminal	24.43 miles
3	Southampton Vehicle Ferry Terminal	24.44 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SP9



Detached

**+70.18%**

Semi-Detached

**+69.98%**

Terraced

**+62.02%**

Flat

**+45.21%**



### **Brockenhurst**

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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

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