

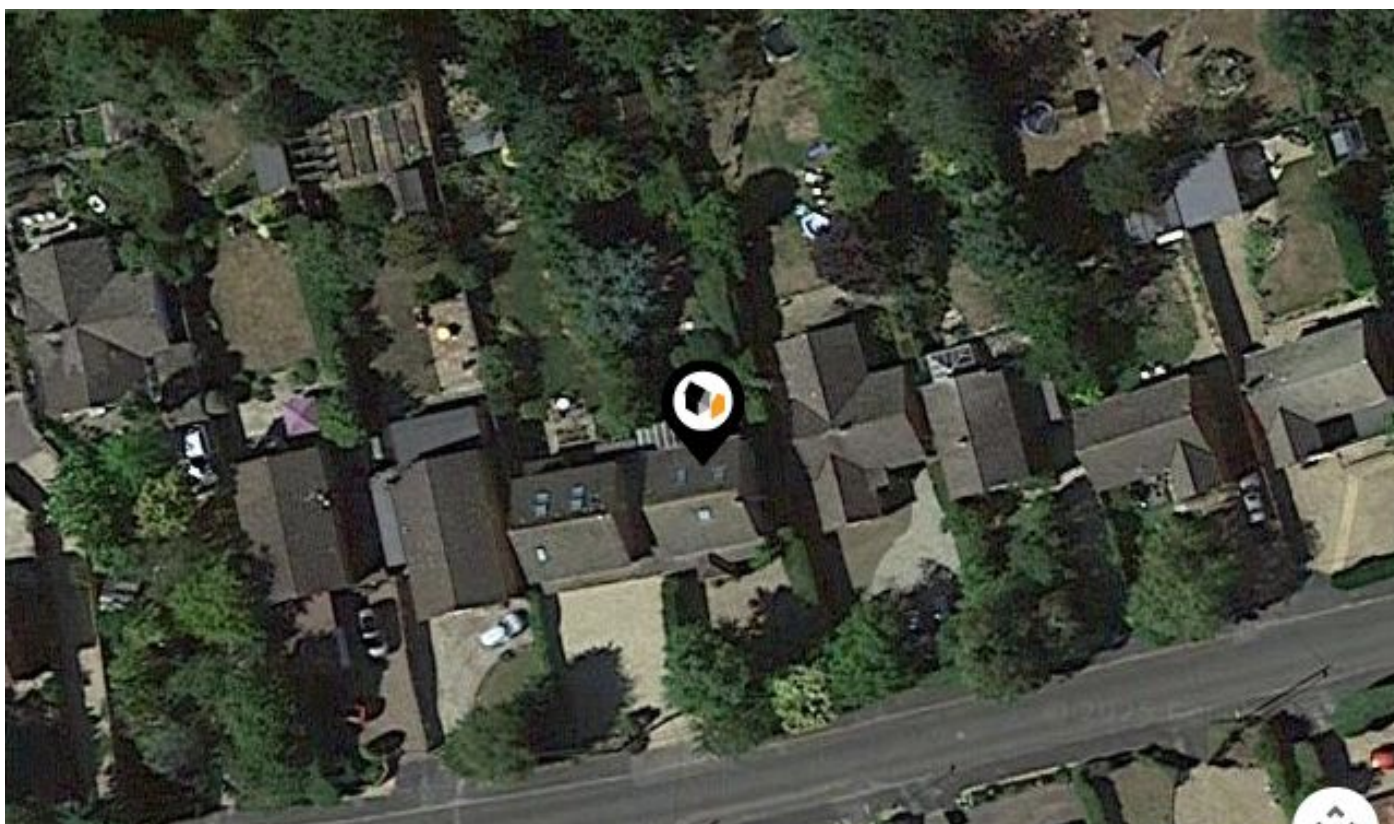


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



9A, BURNEY BIT, PAMBER HEATH, TADLEY, RG26 3TJ

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

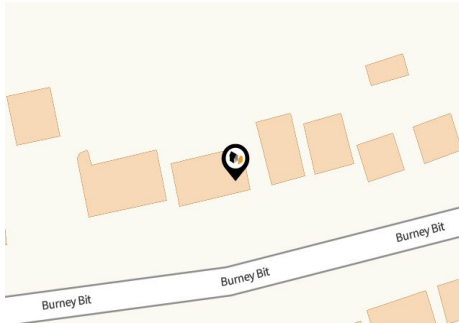
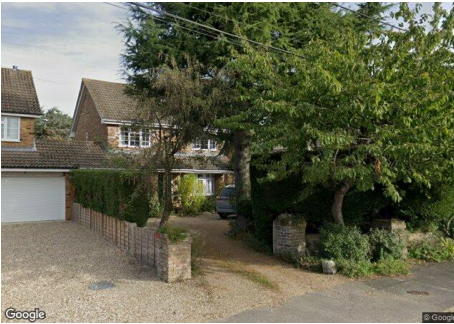
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Property Overview

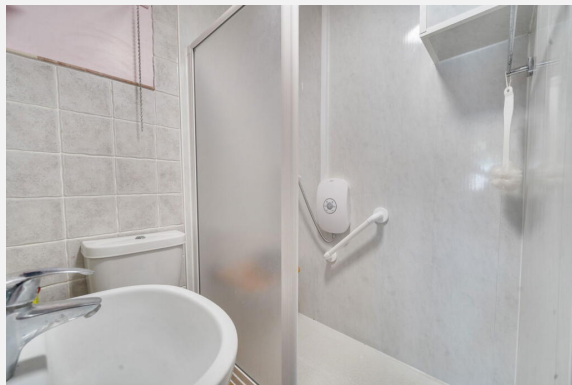


Property

| | |
|------------------|--|
| Type: | Semi-Detached |
| Bedrooms: | 4 |
| Floor Area: | 1,711 ft ² / 159 m ² |
| Council Tax : | Band F |
| Annual Estimate: | £3,102 |
| UPRN: | 100060219011 |

Local Area

| | | | | |
|---|---|---|--|---|
| Local Authority: | Basingstoke and deane | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | 13 mb/s | 60 mb/s | - mb/s |
| Flood Risk: | |  |  |  |
| ● Rivers & Seas | Very low | | | |
| ● Surface Water | Very low | | | |
| Mobile Coverage: (based on calls indoors) | | Satellite/Fibre TV Availability: | | |
|  |  |  |  |  |
| O ₂ | EE | 3 | O ₂ |  |
| | | | |  |







9A, BURNEY BIT, PAMBER HEATH, TADLEY, RG26 3TJ

Denotes restricted
head height

Burney Bit, Tadley, RG26

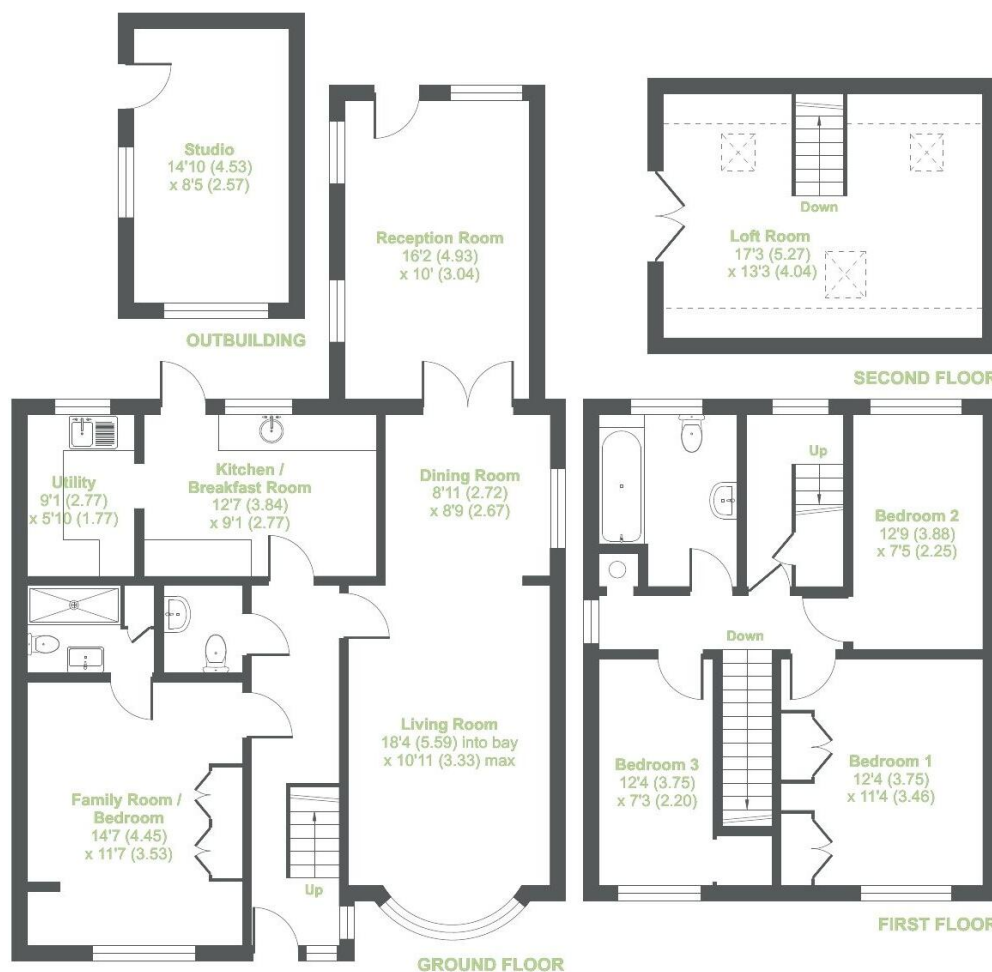
Approximate Area = 1660 sq ft / 154.2 sq m

Limited Use Area(s) = 57 sq ft / 5.3 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1842 sq ft / 171.1 sq m

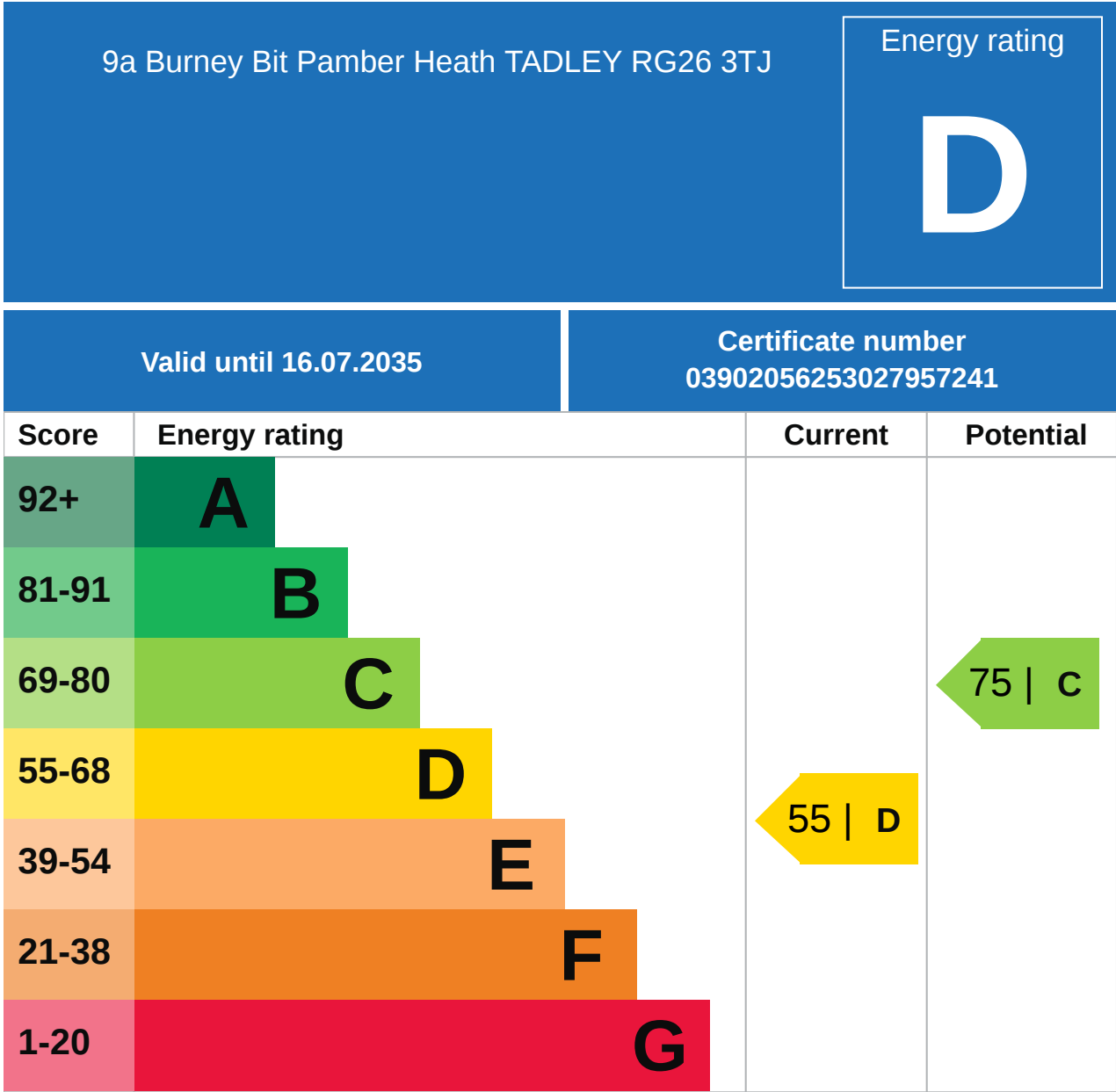
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brockenhurst Estate Agents. REF: 1326614



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

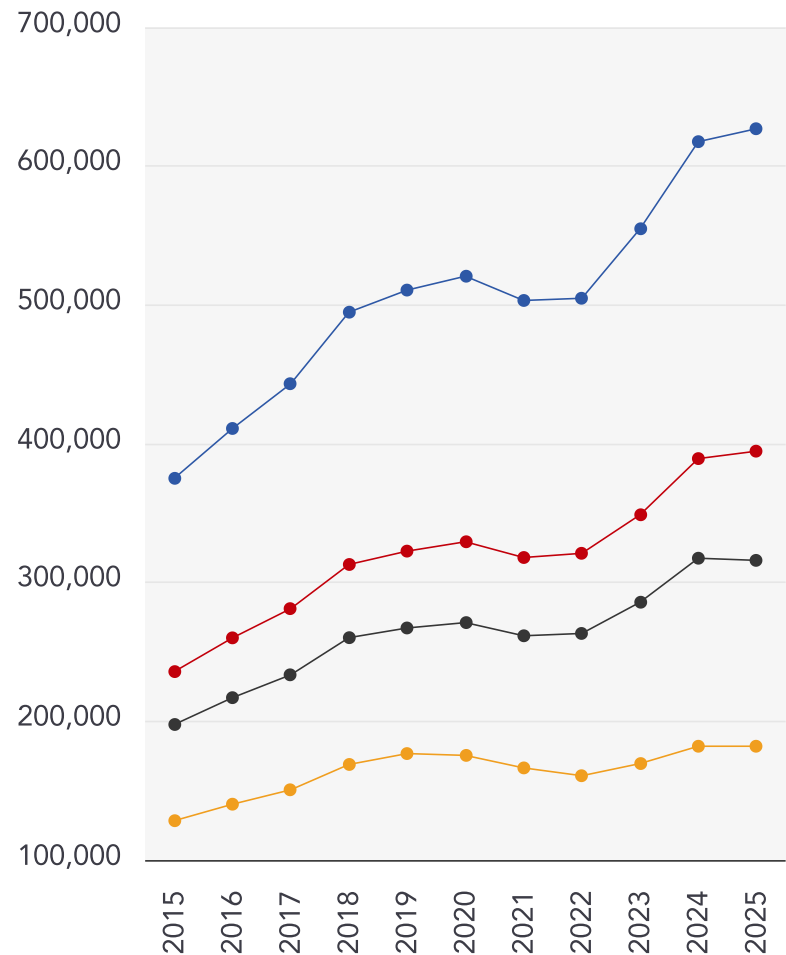
| | |
|-------------------------------------|---|
| Property Type: | Detached house |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall, as built, partial insulation (assumed) |
| Walls Energy: | Cavity wall, as built, partial insulation (assumed) |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Pitched, 100 mm loft insulation |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | From main system |
| Lighting: | Below average lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 159 m ² |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG26



Detached

+67.16%

Semi-Detached

+67.36%

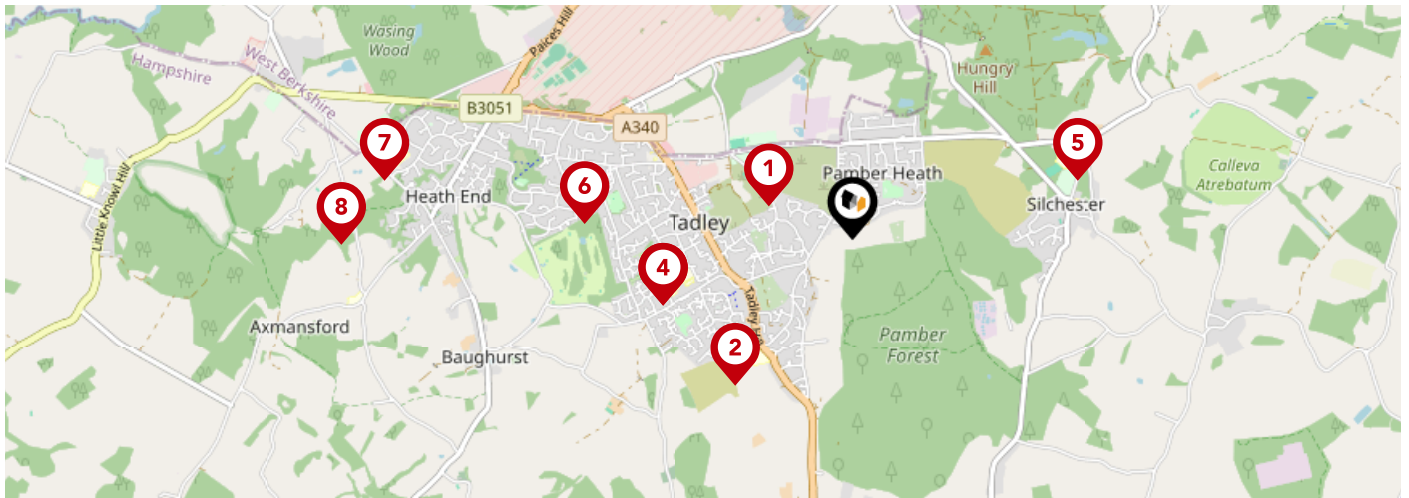
Terraced

+59.82%

Flat

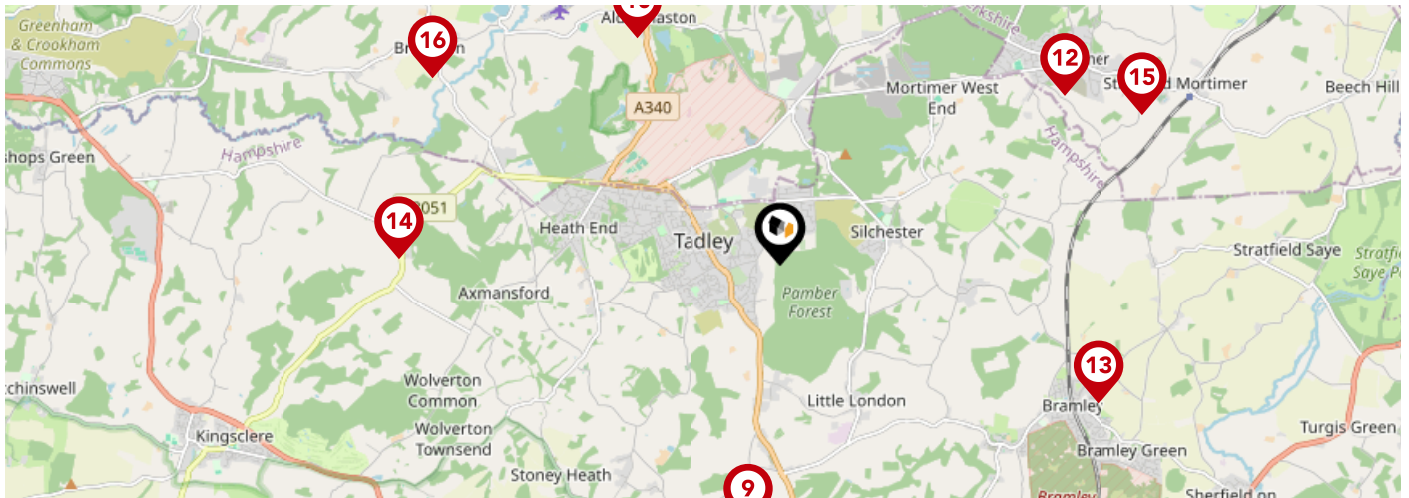
+41.79%

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Tadley Court School Ofsted Rating: Good Pupils: 68 Distance:0.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Tadley Community Primary School Ofsted Rating: Good Pupils: 240 Distance:0.86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Bishopswood Junior School Ofsted Rating: Good Pupils: 246 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Bishopswood Infant School Ofsted Rating: Good Pupils: 175 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Silchester Church of England Primary School Ofsted Rating: Good Pupils: 178 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Burnham Copse Primary School Ofsted Rating: Good Pupils: 310 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | The Hurst School Ofsted Rating: Good Pupils: 1014 Distance:2.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Grantham Farm Montessori School Ofsted Rating: Good Pupils: 37 Distance:2.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

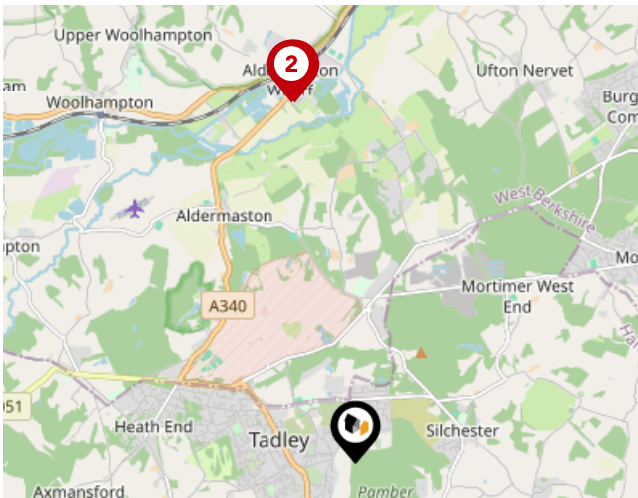
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | The Priory Primary School Ofsted Rating: Good Pupils: 188 Distance:2.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Aldermaston C.E. Primary School Ofsted Rating: Good Pupils: 106 Distance:2.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:2.66 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:3.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bramley Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:3.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ashford Hill Primary School Ofsted Rating: Not Rated Pupils: 112 Distance:3.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mortimer St Mary's C.E. Junior School Ofsted Rating: Good Pupils: 242 Distance:3.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Brimpton C.E. Primary School Ofsted Rating: Good Pupils: 52 Distance:3.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

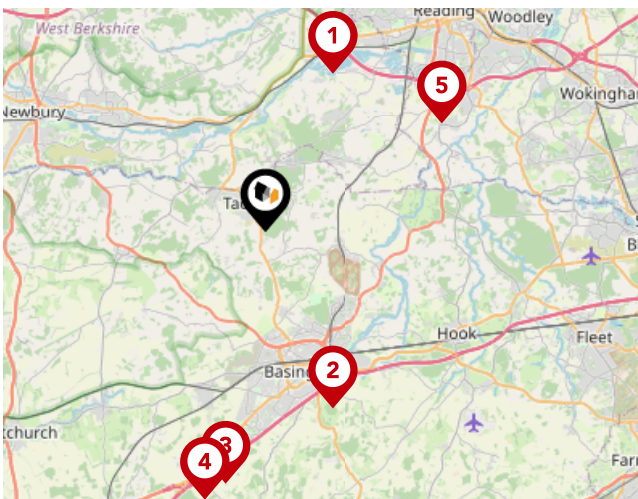
Area

Transport (National)



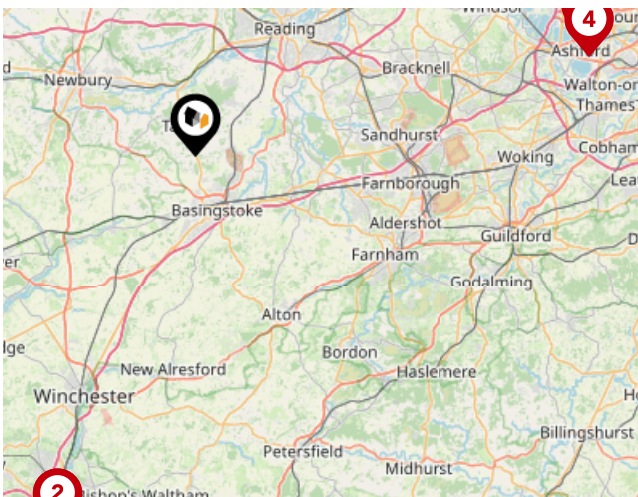
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Aldermaston Rail Station | 3.4 miles |
| 2 | Aldermaston Rail Station | 3.4 miles |
| 3 | Bramley (Hants) Rail Station | 3.16 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J12 | 6.41 miles |
| 2 | M3 J6 | 6.97 miles |
| 3 | M3 J7 | 9.44 miles |
| 4 | M3 J8 | 10.17 miles |
| 5 | M4 J11 | 7.71 miles |

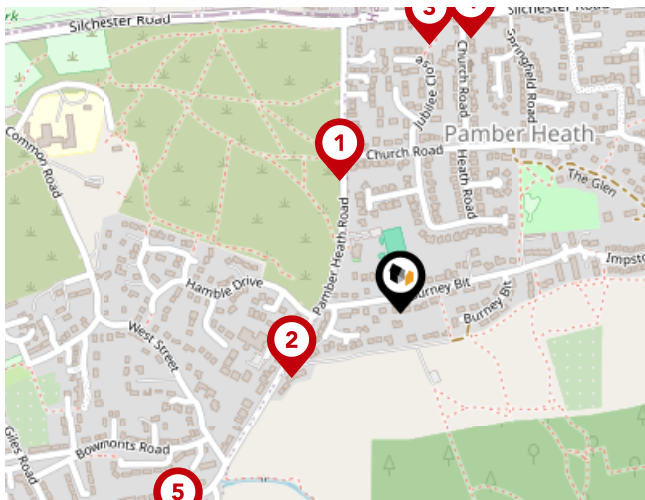


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | North Stoneham | 29.73 miles |
| 2 | Southampton Airport | 29.73 miles |
| 3 | Heathrow Airport | 30.12 miles |
| 4 | Heathrow Airport Terminal 4 | 30.07 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Church Road | 0.17 miles |
| 2 | Bethany Oaks | 0.15 miles |
| 3 | The Pelican | 0.31 miles |
| 4 | The Pelican | 0.33 miles |
| 5 | Bowmont's Bridge | 0.36 miles |



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



Sarah and her team at Brockenhurst Estate Agents Basingstoke have been outstanding throughout my sale process: Professional, high-level of communication, engaging, friendly and efficient. Most importantly, I never felt that anything was too much for them, including my quirky requests ! I would highly recommend them to anyone looking for an estate agency that is with you every step of the way towards buying or selling your home.

Testimonial 2



I found Brockenhurst to be very proactive in marketing my house, and all of the team in the Basingstoke office were friendly, polite and approachable throughout the selling process. Their commission rate was competitive, and I was very happy with their service from start to finish.

Testimonial 3



We viewed a property in Basingstoke with Bayleigh and although it wasn't what we were looking for, Bayleigh was a great agent to show us around, not just a case of "come in and ill let you have a look" but properly engaging, very smiley and taking the time to understand what we wanted as seeking buyers. Thanks Bayleigh !

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Brockenhurst or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Brockenhurst and therefore no warranties can be given as to their good working order.

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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