

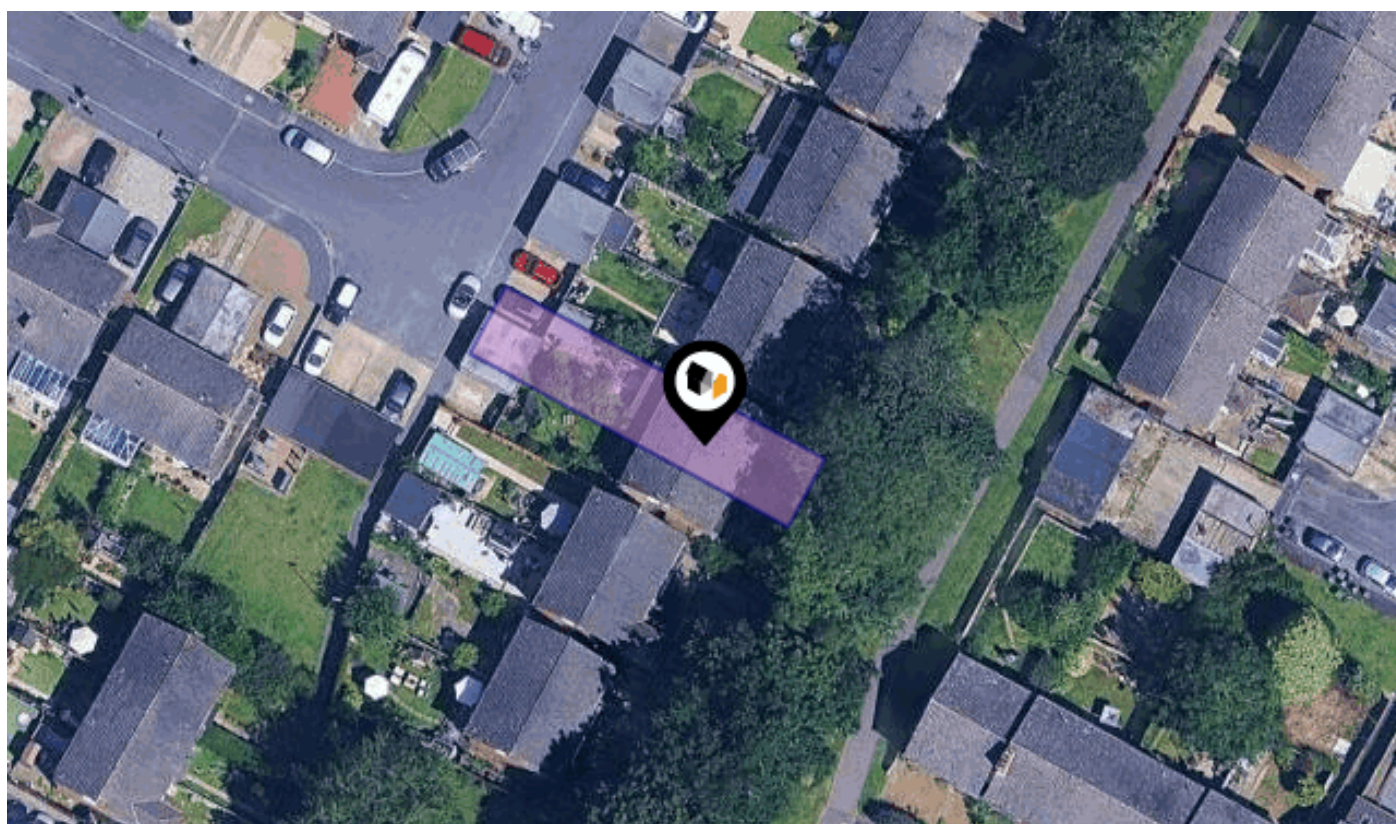


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 01<sup>st</sup> August 2025**



**20, DELIUS CLOSE, BASINGSTOKE, RG22 4DS**

## **Brockenhurst**

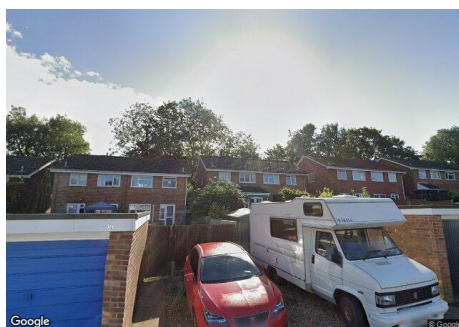
8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

# Property Overview



## Property

|                  |                                         |
|------------------|-----------------------------------------|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 775 ft <sup>2</sup> / 72 m <sup>2</sup> |
| Plot Area:       | 0.05 acres                              |
| Council Tax :    | Band C                                  |
| Annual Estimate: | £1,909                                  |
| Title Number:    | HP82061                                 |
| UPRN:            | 100060223461                            |

Tenure: Freehold

## Local Area

|                    |           |
|--------------------|-----------|
| Local Authority:   | Hampshire |
| Conservation Area: | No        |
| Flood Risk:        |           |
| ● Rivers & Seas    | Very low  |
| ● Surface Water    | Very low  |

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

|      |      |      |
|------|------|------|
| 5    | 66   | 1800 |
| mb/s | mb/s | mb/s |
|      |      |      |

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History

## This Address

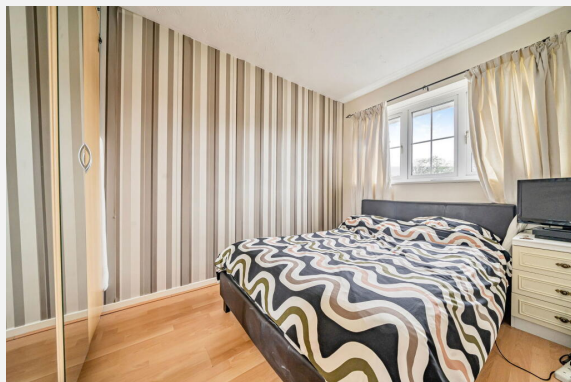


Planning records for: *20, Delius Close, Basingstoke, RG22 4DS*

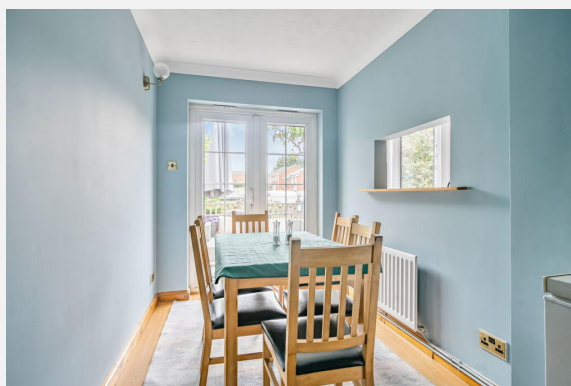
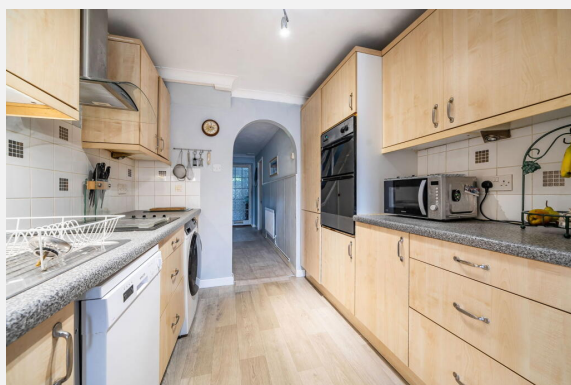
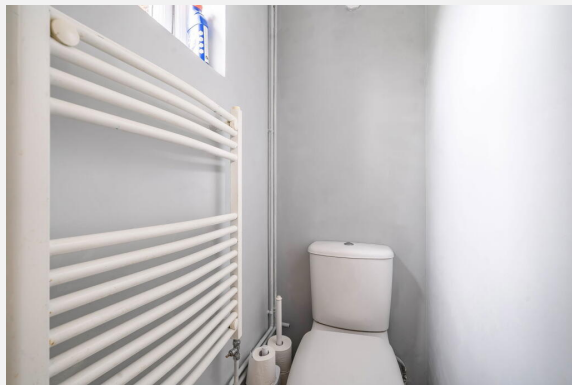
| Reference - 19/01540/TWRN |                                                                    |
|---------------------------|--------------------------------------------------------------------|
| Decision:                 | -                                                                  |
| Date:                     | 07th June 2019                                                     |
| Description:              | Cut back branches overhanging front garden, lamp post and pathway. |

| Reference - BDB/38438 |                                          |
|-----------------------|------------------------------------------|
| Decision:             | Decided                                  |
| Date:                 | 16th August 1995                         |
| Description:          | Erection of single storey rear extension |

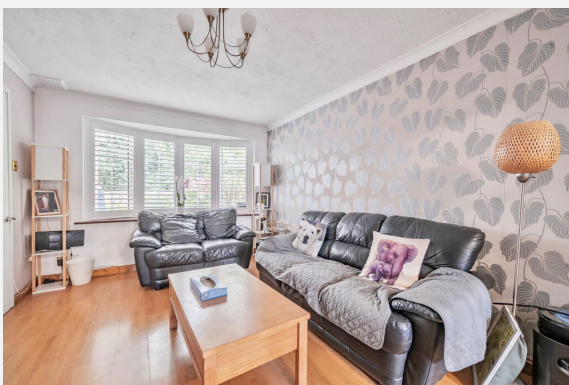












## 20, DELIUS CLOSE, BASINGSTOKE, RG22 4DS

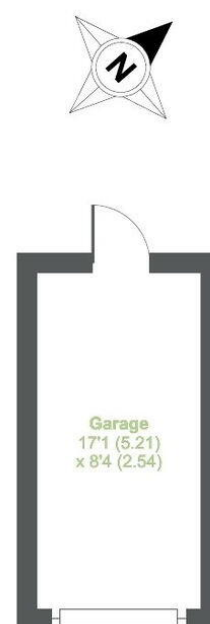
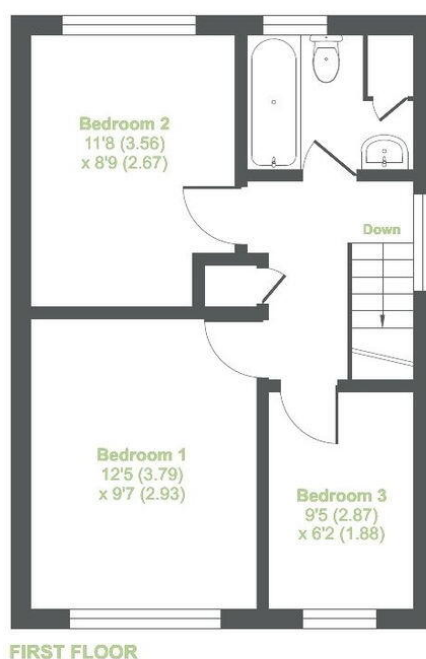
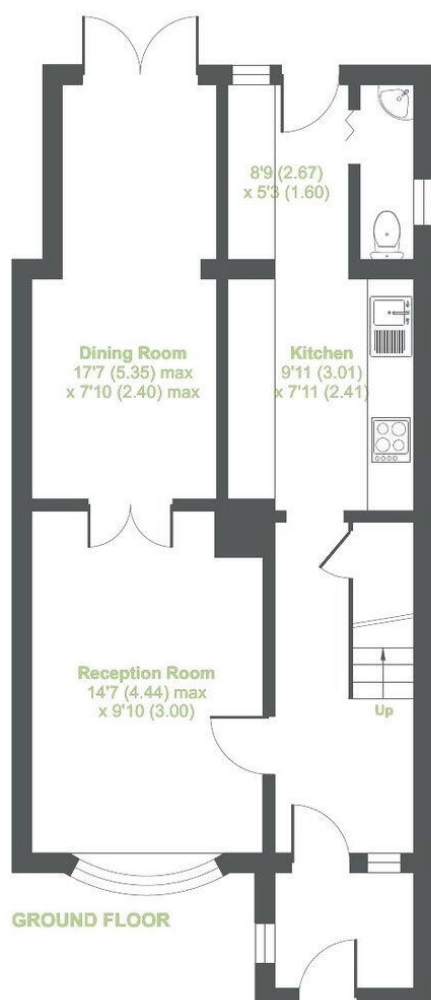
### Delius Close, Basingstoke, RG22

Approximate Area = 958 sq ft / 89 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1105 sq ft / 102.7 sq m

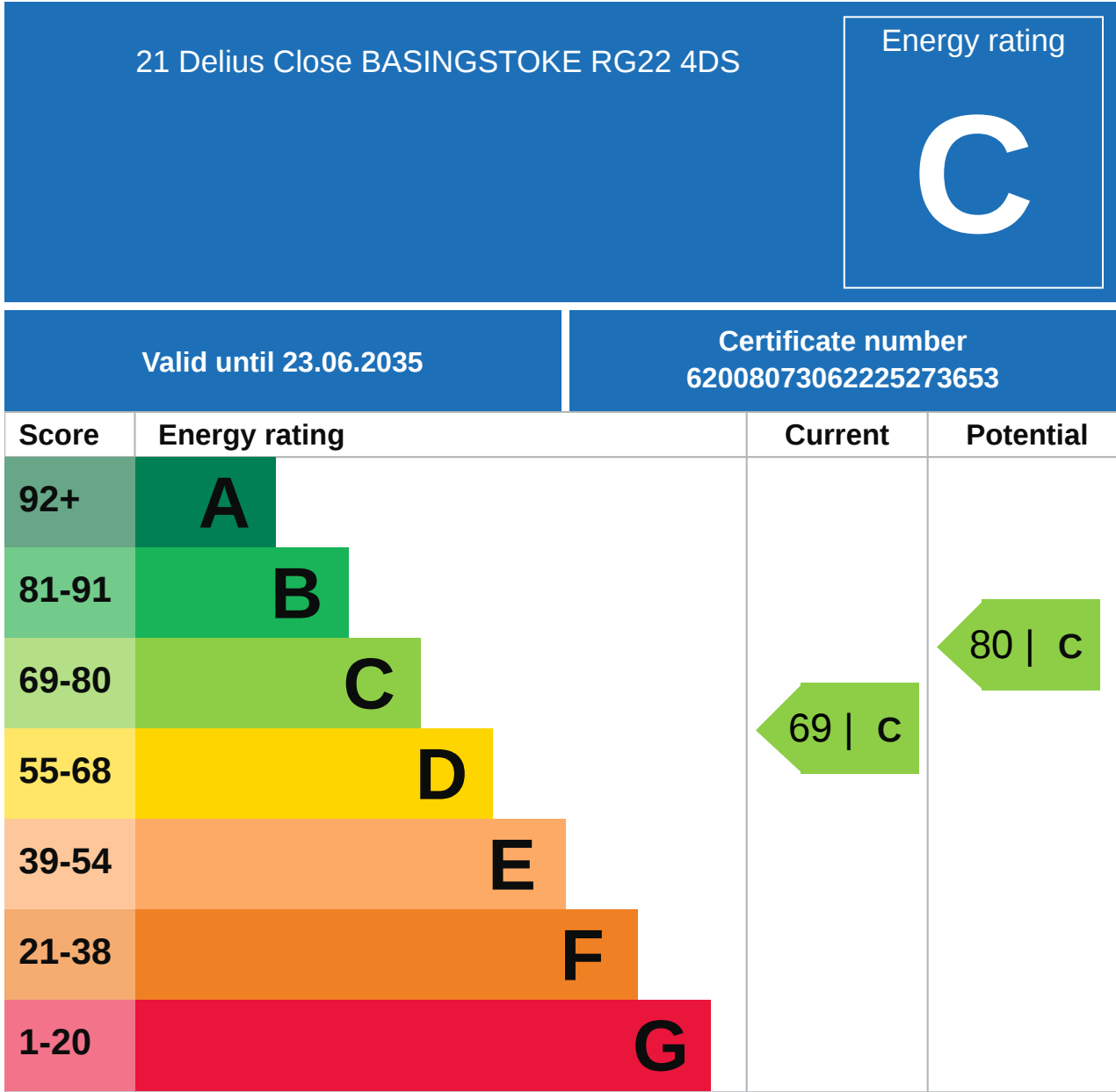
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Brockenhurst Estate Agents. REF: 1330366



Property  
**EPC - Certificate**





# Property

## EPC - Additional Data



### Additional EPC Data

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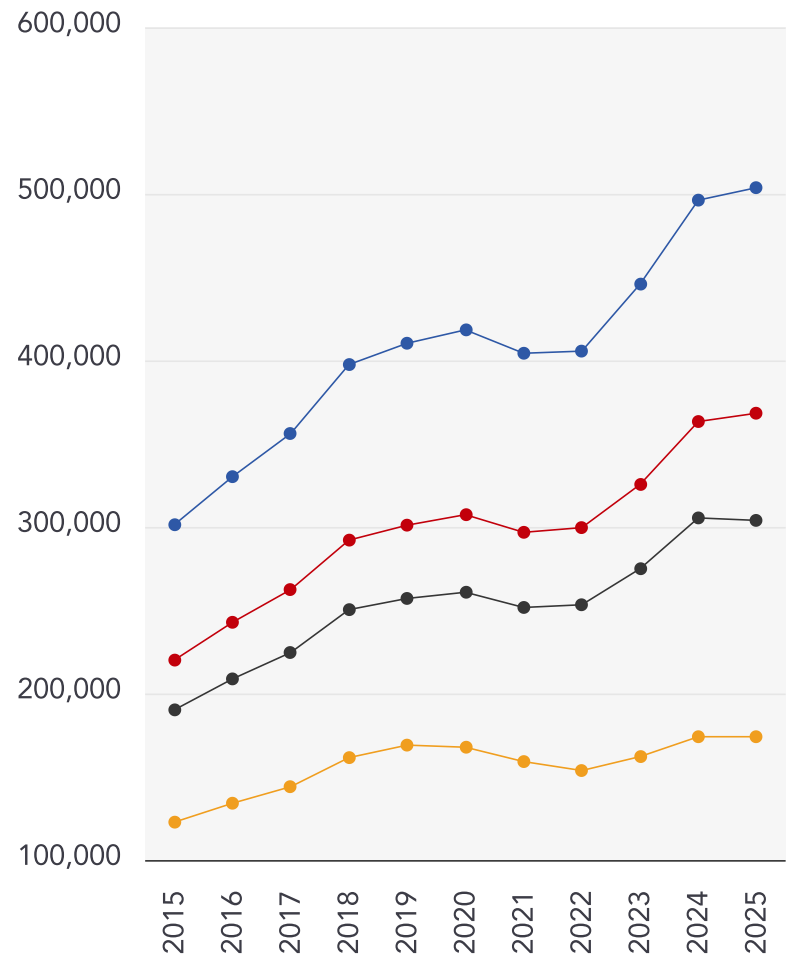
|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | Semi-detached house                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Previous Extension:</b>          | 0                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Cavity wall, as built, no insulation (assumed) |
| <b>Roof:</b>                        | Pitched, 270 mm loft insulation                |
| <b>Roof Energy:</b>                 | Pitched, 270 mm loft insulation                |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | From main system                               |
| <b>Lighting:</b>                    | Good lighting efficiency                       |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 72 m <sup>2</sup>                              |

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG22



Detached

**+67.16%**

Semi-Detached

**+67.36%**

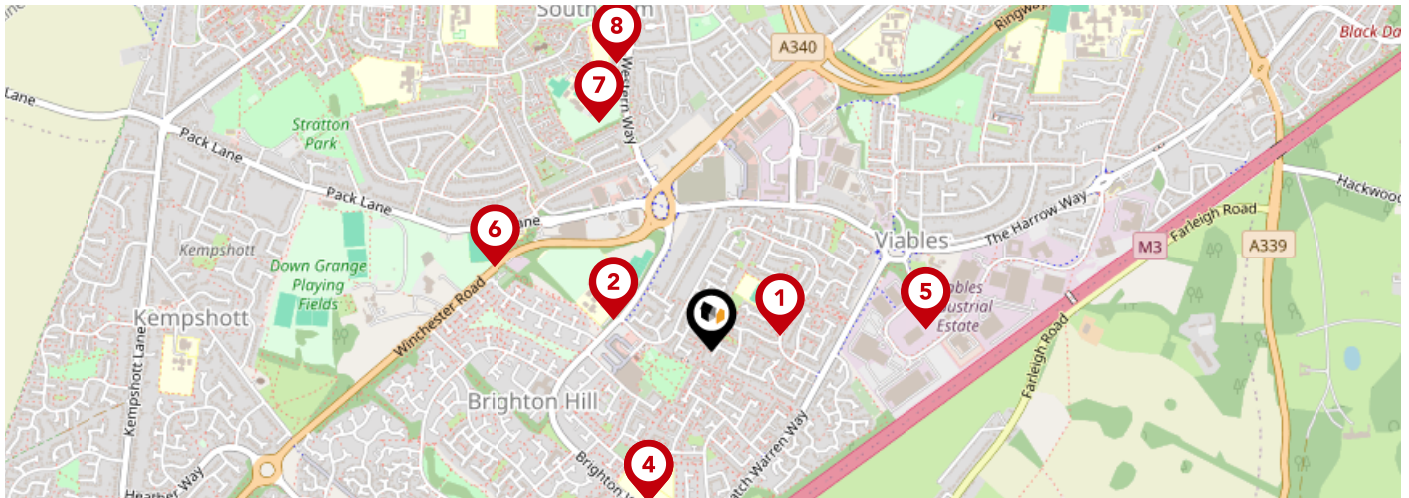
Terraced

**+59.82%**

Flat

**+41.79%**

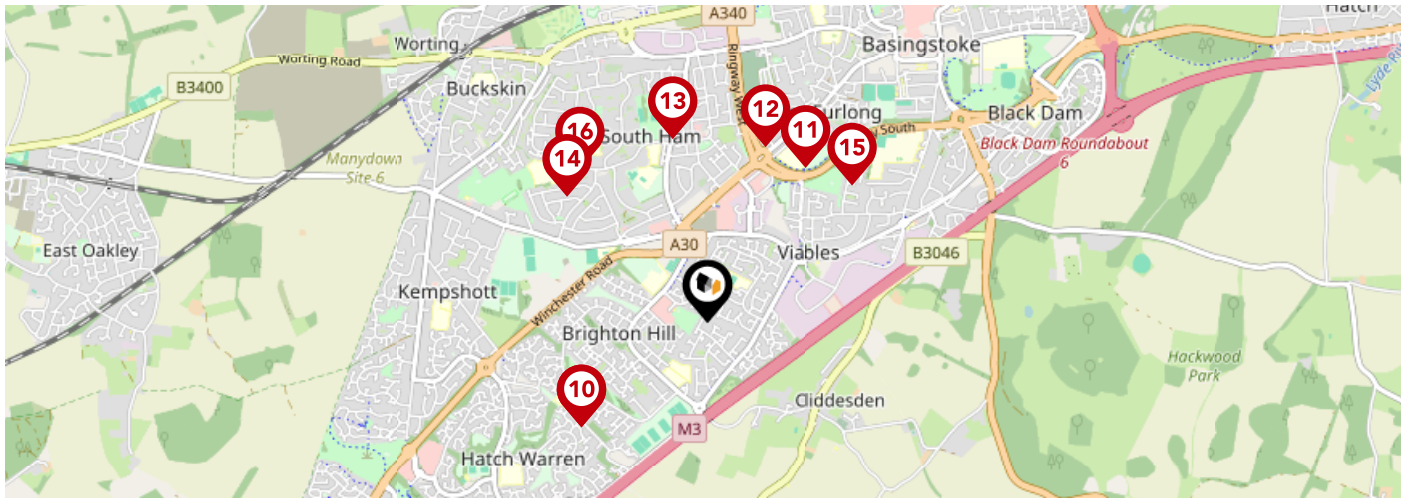
# Area Schools



|          |                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Chalk Ridge Primary School</b><br>Ofsted Rating: Good   Pupils: 322   Distance:0.16                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Brighton Hill Community School</b><br>Ofsted Rating: Good   Pupils: 1271   Distance:0.24               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Manor Field Junior School</b><br>Ofsted Rating: Good   Pupils: 211   Distance:0.38                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Manor Field Infant School</b><br>Ofsted Rating: Good   Pupils: 164   Distance:0.38                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Inclusion School</b><br>Ofsted Rating: Good   Pupils: 28   Distance:0.5                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Chiltern Way Academy Basingstoke</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.54            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Blue Coat School Basingstoke</b><br>Ofsted Rating: Requires improvement   Pupils:0   Distance:0.59 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Anne's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 217   Distance:0.7              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



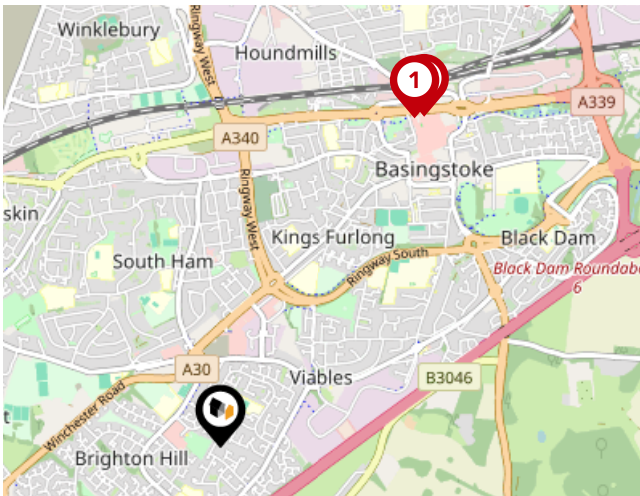
# Area Schools



|                                                                                     |                                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Hatch Warren Junior School</b><br>Ofsted Rating: Good   Pupils: 354   Distance:0.76                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hatch Warren Infant School</b><br>Ofsted Rating: Good   Pupils: 249   Distance:0.76                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cranbourne</b><br>Ofsted Rating: Good   Pupils: 809   Distance:0.85                                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kings Furlong Junior School</b><br>Ofsted Rating: Good   Pupils: 261   Distance:0.86                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Limington House School</b><br>Ofsted Rating: Good   Pupils: 102   Distance:0.87                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Park View Primary School</b><br>Ofsted Rating: Good   Pupils: 444   Distance:0.88                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St John's Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 312   Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bishop Challoner Catholic Secondary School</b><br>Ofsted Rating: Good   Pupils: 887   Distance:0.93                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

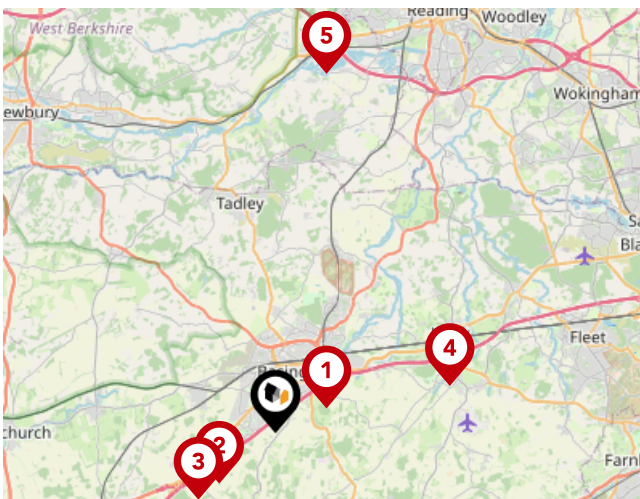
# Area

## Transport (National)



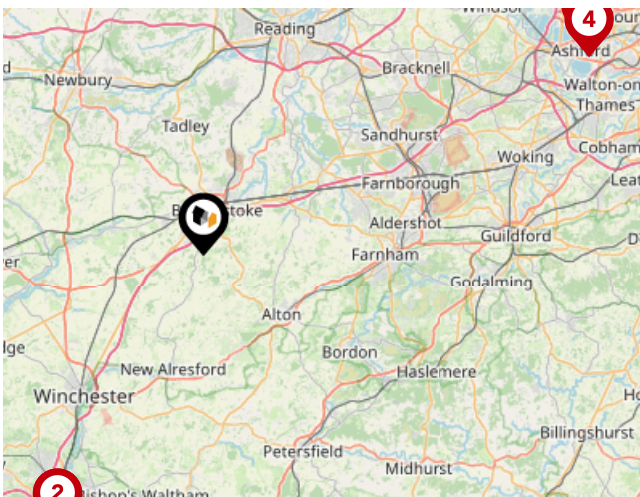
### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Basingstoke Rail Station     | 1.78 miles |
| 2   | Basingstoke Rail Station     | 1.81 miles |
| 3   | Bramley (Hants) Rail Station | 6.17 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M3 J6  | 2.09 miles  |
| 2   | M3 J7  | 2.84 miles  |
| 3   | M3 J8  | 3.82 miles  |
| 4   | M3 J5  | 6.66 miles  |
| 5   | M4 J12 | 13.47 miles |

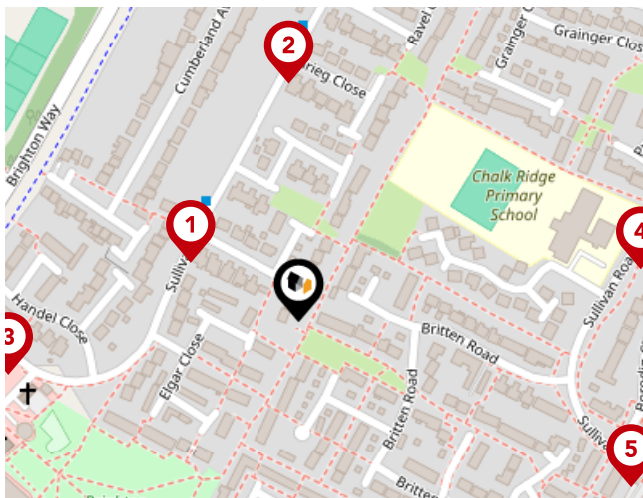


### Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | North Stoneham              | 23.19 miles |
| 2   | Southampton Airport         | 23.19 miles |
| 3   | Heathrow Airport            | 32.45 miles |
| 4   | Heathrow Airport Terminal 4 | 32.17 miles |

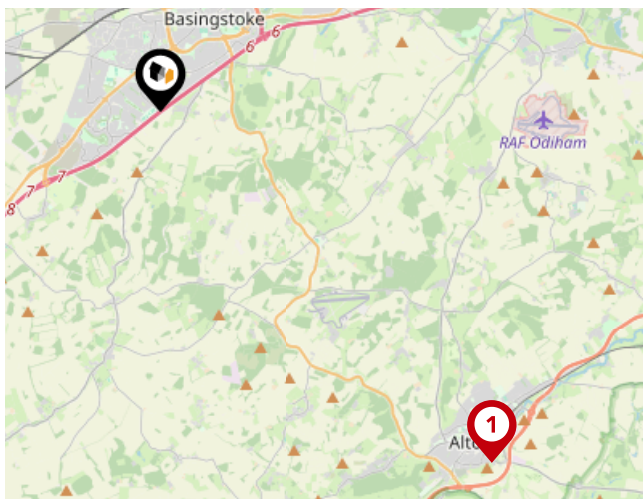
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin                                                                               | Name                       | Distance   |
|-----------------------------------------------------------------------------------|----------------------------|------------|
|  | Delius Close               | 0.07 miles |
|  | Greig Close                | 0.14 miles |
|  | Gillies Health Centre      | 0.17 miles |
|  | Chalk Ridge Primary School | 0.2 miles  |
|  | Borodin Close              | 0.21 miles |



### Local Connections

| Pin                                                                                 | Name                      | Distance   |
|-------------------------------------------------------------------------------------|---------------------------|------------|
|  | Alton (Mid-Hants Railway) | 8.96 miles |





### 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



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 !

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## Important - Please Read

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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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