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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**37, FARRINGTON WAY, TADLEY, RG26 3UA**

## **Brockenhurst**

8 Buckland Parade, Basingstoke RG22 6JN

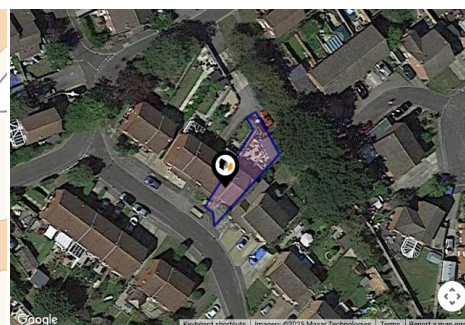
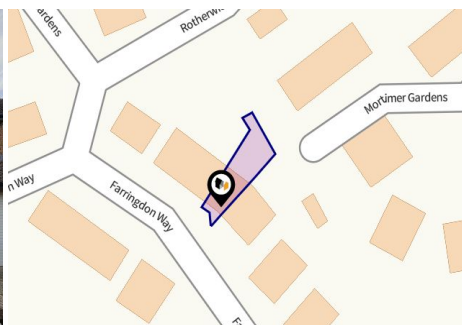
01256 224808

basingstoke@brockenhurst.info

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# Property Overview



## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	936 ft <sup>2</sup> / 87 m <sup>2</sup>
Plot Area:	0.04 acres
Council Tax :	Band C
Annual Estimate:	£1,909
Title Number:	HP260209
UPRN:	100060253643

Last Sold Date:	17/02/2003
Last Sold Price:	£127,000
Last Sold £/ft <sup>2</sup> :	£135
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)

<b>10</b>	<b>163</b>	<b>10000</b>
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



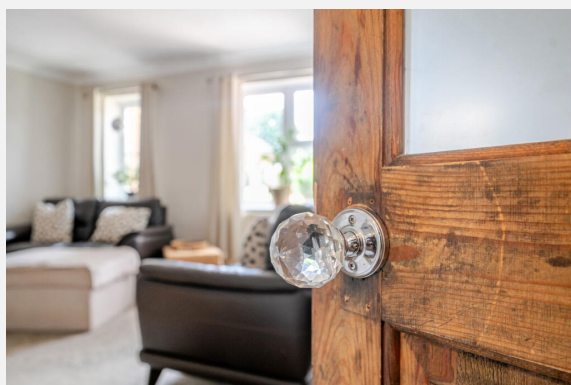
Planning records for: *37, Farringdon Way, Tadley, RG26 3UA*

Reference - BDB/58843	
Decision:	Decided
Date:	28th June 2004
Description:	Erection of a single storey side and rear extension











## 37, FARRINGTON WAY, TADLEY, RG26 3UA

### Farrington Way, Tadley, RG26

Approximate Area = 967 sq ft / 89.8 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 1140 sq ft / 105.7 sq m

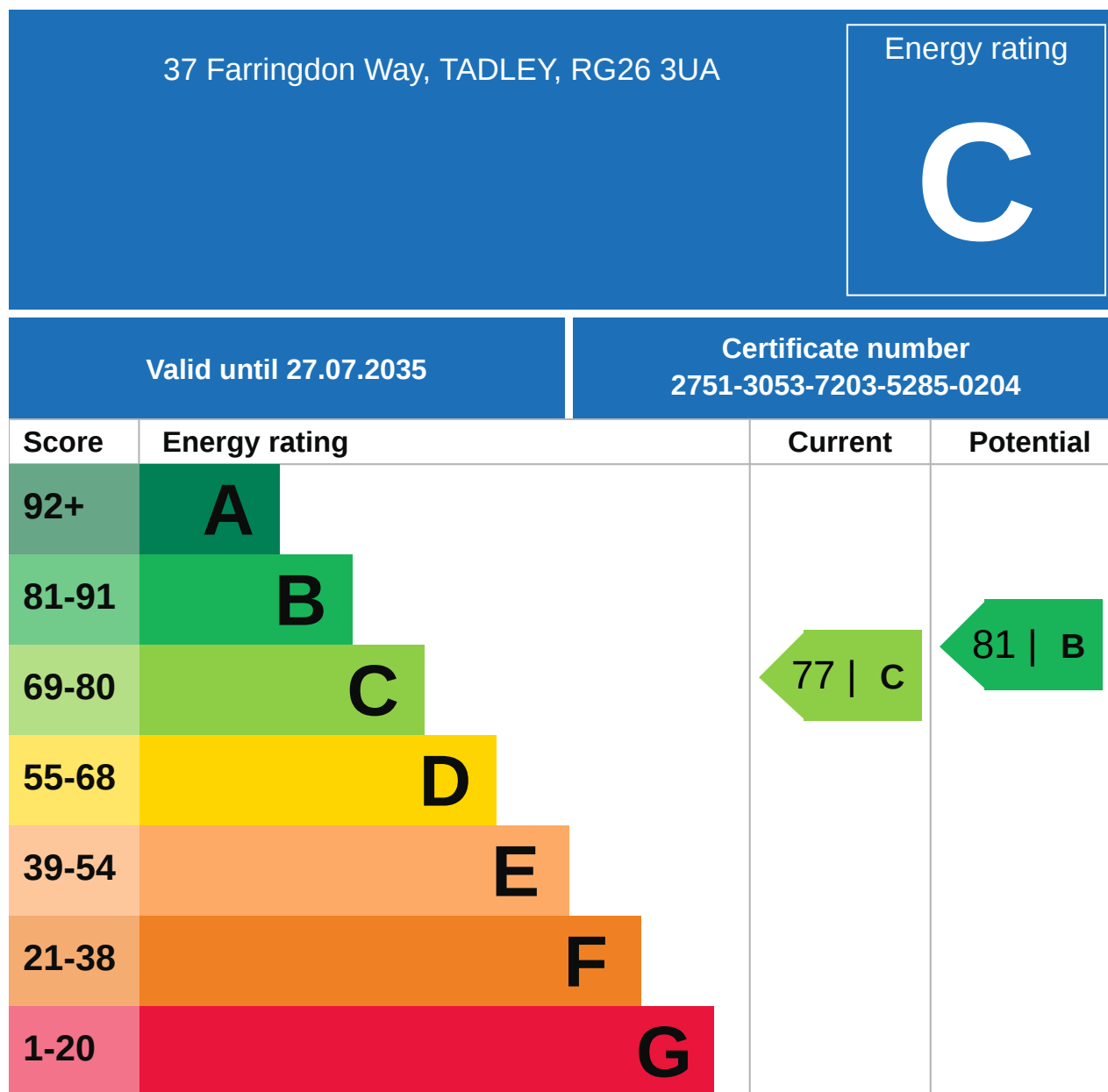
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brockenhurst Estate Agents. REF: 1328045



# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

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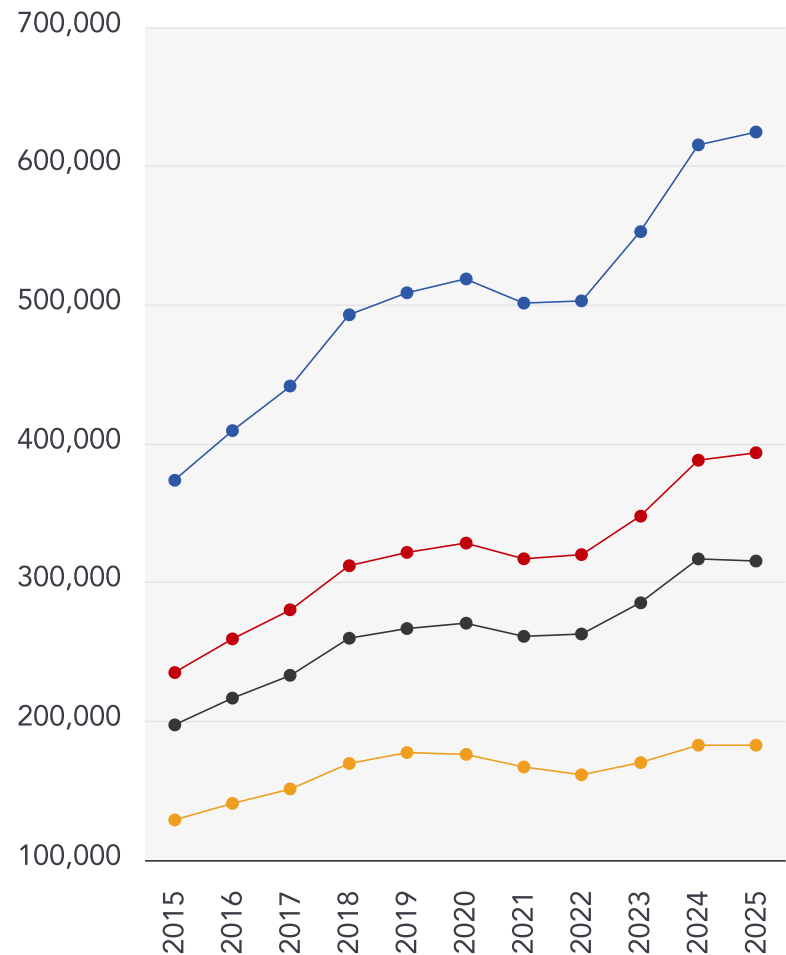
<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	High performance glazing
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	87 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+67.16%**

Semi-Detached

**+67.36%**

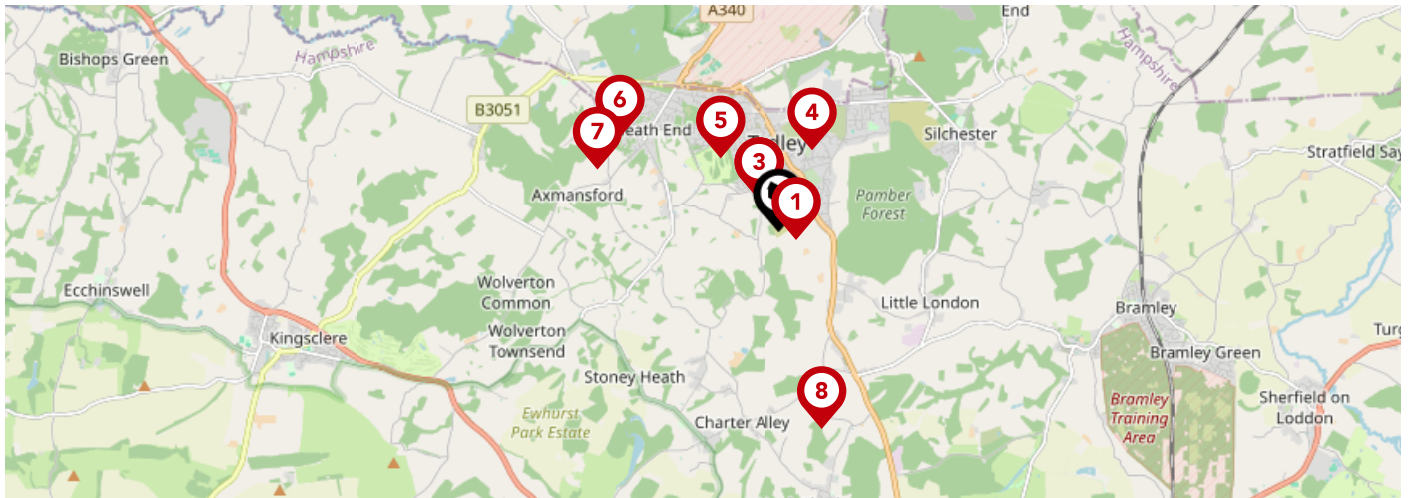
Terraced

**+59.82%**

Flat

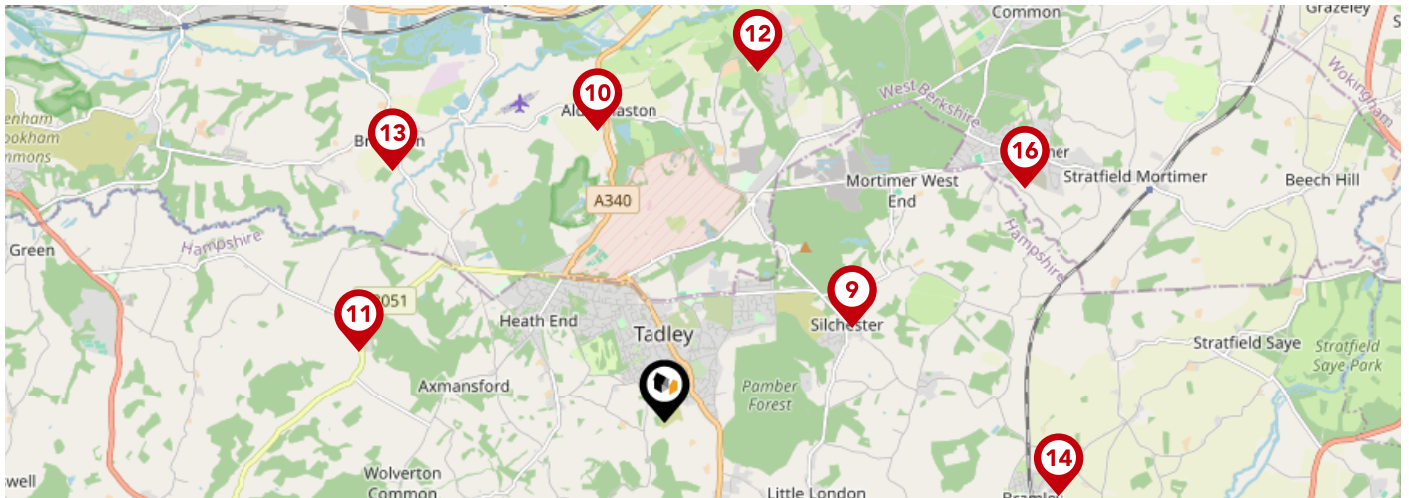
**+41.79%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tadley Community Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bishopswood Junior School</b> Ofsted Rating: Good   Pupils: 246   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bishopswood Infant School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tadley Court School</b> Ofsted Rating: Good   Pupils: 68   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Burnham Copse Primary School</b> Ofsted Rating: Good   Pupils: 310   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Hurst School</b> Ofsted Rating: Good   Pupils: 1014   Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Grantham Farm Montessori School</b> Ofsted Rating: Good   Pupils: 37   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Priory Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

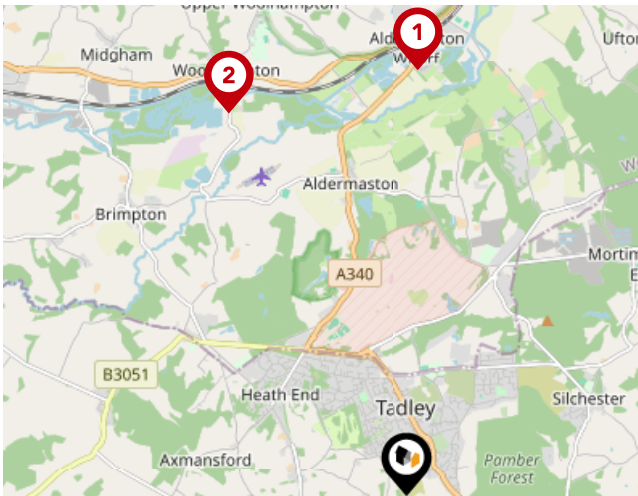




		Nursery	Primary	Secondary	College	Private
	<b>Silchester Church of England Primary School</b> Ofsted Rating: Good   Pupils: 178   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aldermaston C.E. Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashford Hill Primary School</b> Ofsted Rating: Not Rated   Pupils: 112   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Padworth College</b> Ofsted Rating: Not Rated   Pupils: 92   Distance:3.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brimpton C.E. Primary School</b> Ofsted Rating: Good   Pupils: 52   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bramley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherborne St John Church of England Primary School</b> Ofsted Rating: Good   Pupils: 117   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mortimer St. John's C.E. Infant School</b> Ofsted Rating: Good   Pupils: 173   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

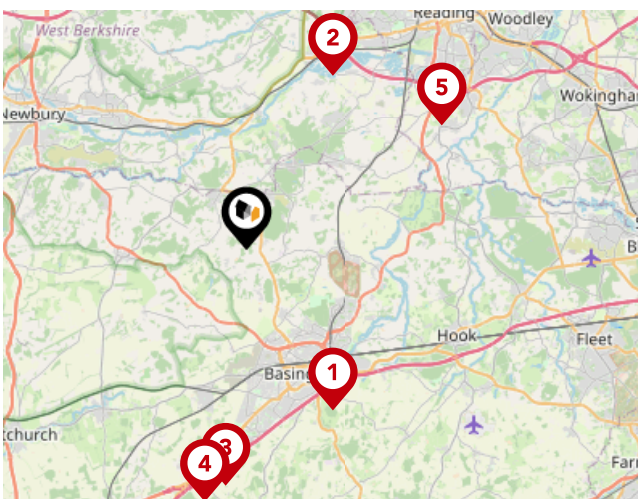
# Area

## Transport (National)



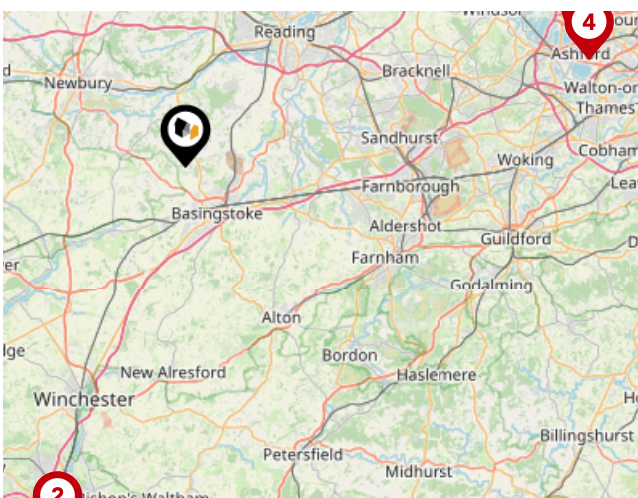
### National Rail Stations

Pin	Name	Distance
1	Aldermaston Rail Station	3.94 miles
2	Midgham Rail Station	3.9 miles
3	Bramley (Hants) Rail Station	3.57 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	6.73 miles
2	M4 J12	7.25 miles
3	M3 J7	8.77 miles
4	M3 J8	9.45 miles
5	M4 J11	8.62 miles

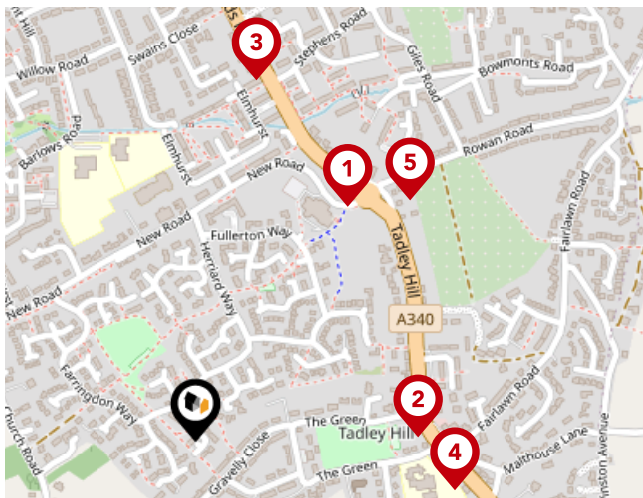


### Airports/Helipads

Pin	Name	Distance
1	North Stoneham	28.93 miles
2	Southampton Airport	28.93 miles
3	Heathrow Airport	30.96 miles
4	Heathrow Airport Terminal 4	30.91 miles

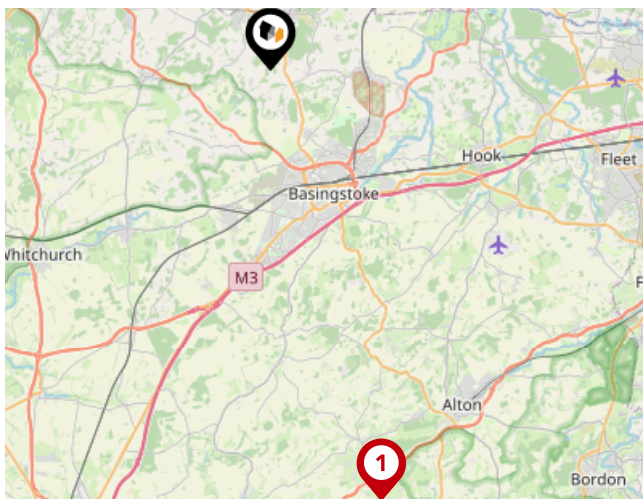
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rowan Road	0.32 miles
2	Fairlawn Road	0.26 miles
3	Mulfords Hill	0.42 miles
4	Fairlawn Road	0.31 miles
5	New Inn	0.37 miles



### Local Connections

Pin	Name	Distance
1	Medstead & Four Marks (Mid Hants Railway)	16.53 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

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#### Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

01256 224808

basingstoke@brockenhurst.info

www.brockenhurst.info

