

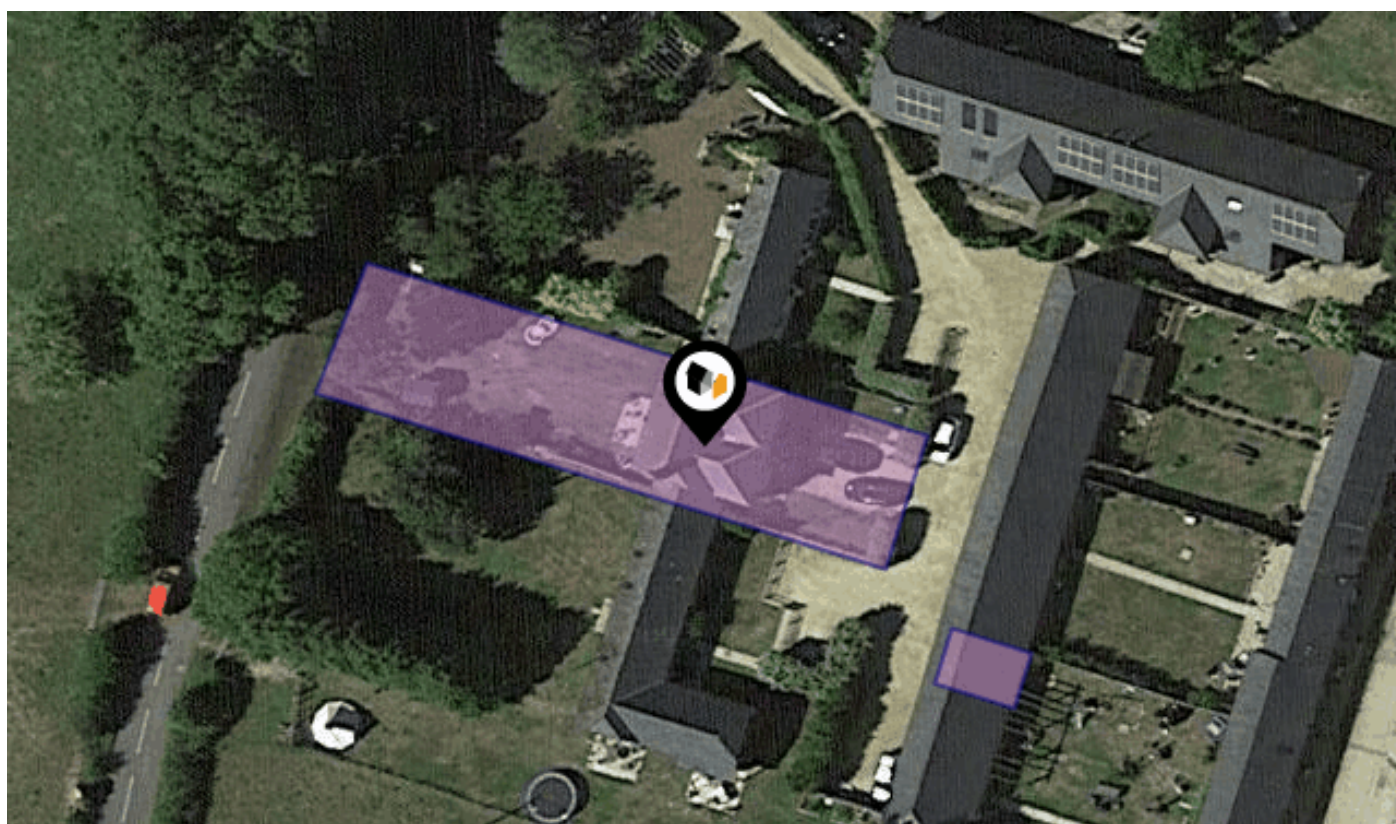


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 20<sup>th</sup> May 2025**



**DAIRY PLACE, MICHELDEVER, WINCHESTER, SO21**

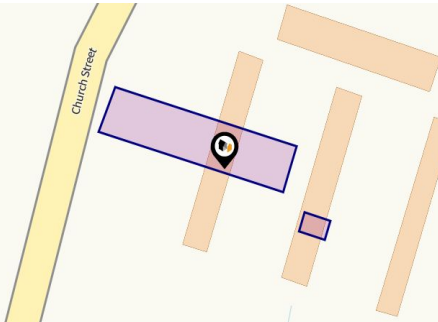
**Offers Over : £950,000**

**Sam Kerr-Smiley**

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



## Property

Type:	Terraced	Offers Over:	£950,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,937 ft <sup>2</sup> / 180 m <sup>2</sup>		
Plot Area:	0.16 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,751		
Title Number:	HP722567		

## Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	41	-
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

# Planning History This Address



Planning records for: *Dairy Place, Micheldever, Winchester, SO21*

Reference - 19/02214/HOU	
Decision:	Decided
Date:	08th October 2019
Description:	CONVERSION OF STORE/ACCESS TO UTILITY AND INSTALLATION OF CONSERVATION ROOF LIGHT TO WEST ELEVATION

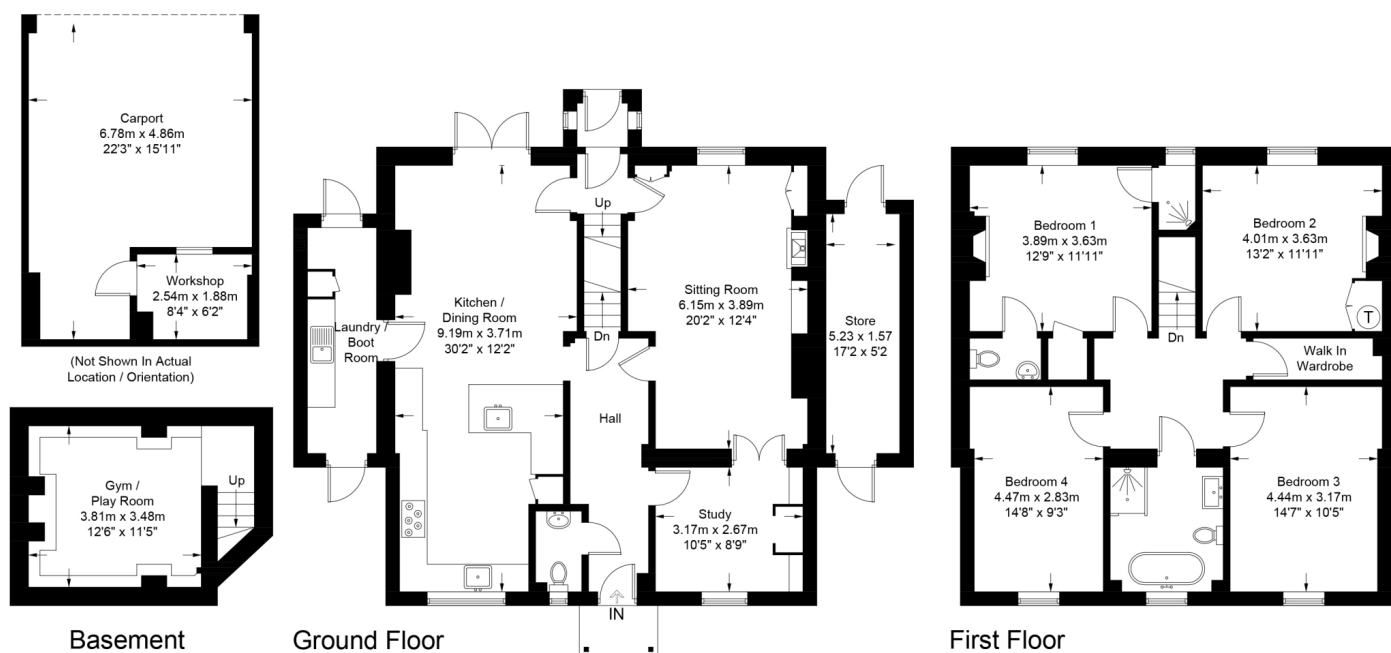
Reference - 14/02607/FUL	
Decision:	Decided
Date:	12th November 2014
Description:	(HOUSEHOLDER) Erection of two storey extension to rear of property

Reference - Winchester/14/02607/FUL	
Decision:	Decided
Date:	11th November 2014
Description:	(HOUSEHOLDER) Erection of two storey extension to rear of property



## DAIRY PLACE, MICHELDEVER, WINCHESTER, SO21

Approximate Gross Internal Area = 192.3 sq m / 2068 sq ft  
(Including Basement)  
Outbuildings = 40.8 sq m / 439 sq ft (Including Store)  
Total = 233.1 sq m / 2509 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1200817)

# Property EPC - Certificate

Dairy Place, Micheldever, SO21

Energy rating

**D**

Valid until 11.01.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   C
55-68	<b>D</b>	61   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Air source heat pump, radiators, electric
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 81% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	180 m <sup>2</sup>

## 2, Dairy Place, Winchester, SO21 3FG

Last Sold Date:	27/07/2018	20/08/2010
Last Sold Price:	£1,150,000	£450,000

## 7, Dairy Place, Winchester, SO21 3FG

Last Sold Date:	27/07/2018	16/10/2009
Last Sold Price:	£775,000	£506,900

## 3, Dairy Place, Winchester, SO21 3FG

Last Sold Date:	07/09/2017
Last Sold Price:	£350,000

## 8, Dairy Place, Winchester, SO21 3FG

Last Sold Date:	04/11/2016	30/07/2010
Last Sold Price:	£446,000	£325,000

## 6, Dairy Place, Winchester, SO21 3FG

Last Sold Date:	30/04/2010
Last Sold Price:	£335,000

## Poachers Barn, 1 Dairy Place, Northbrook, Winchester, SO21 3FG

Last Sold Date:	11/01/2010
Last Sold Price:	£400,000

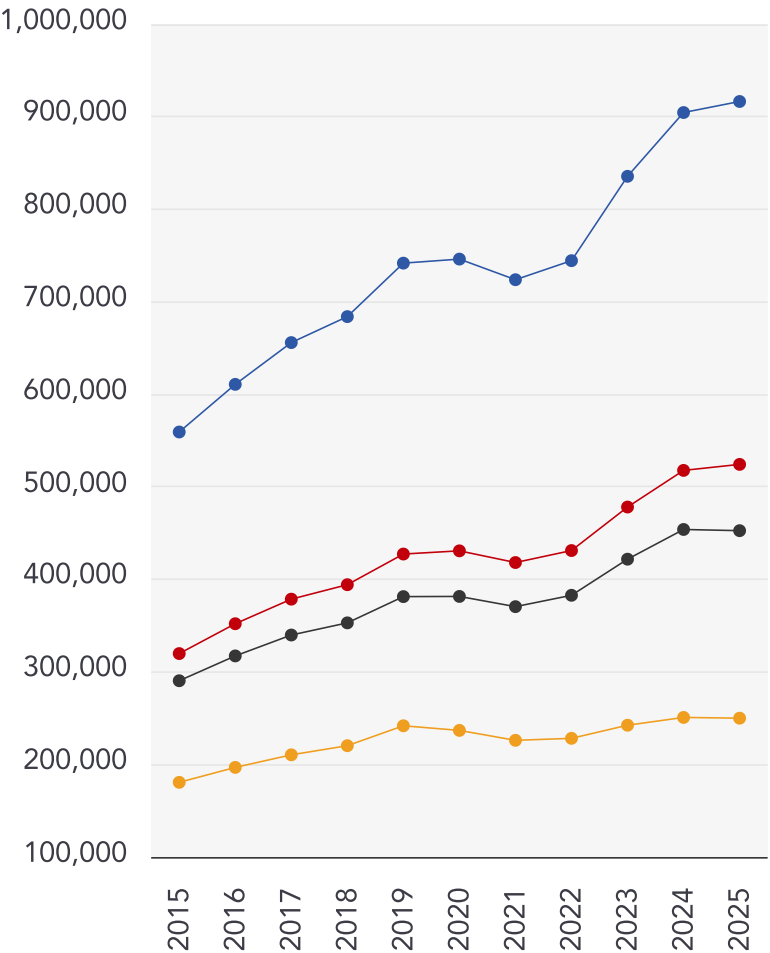
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SO21



Detached

**+63.86%**

Semi-Detached

**+63.92%**

Terraced

**+55.82%**

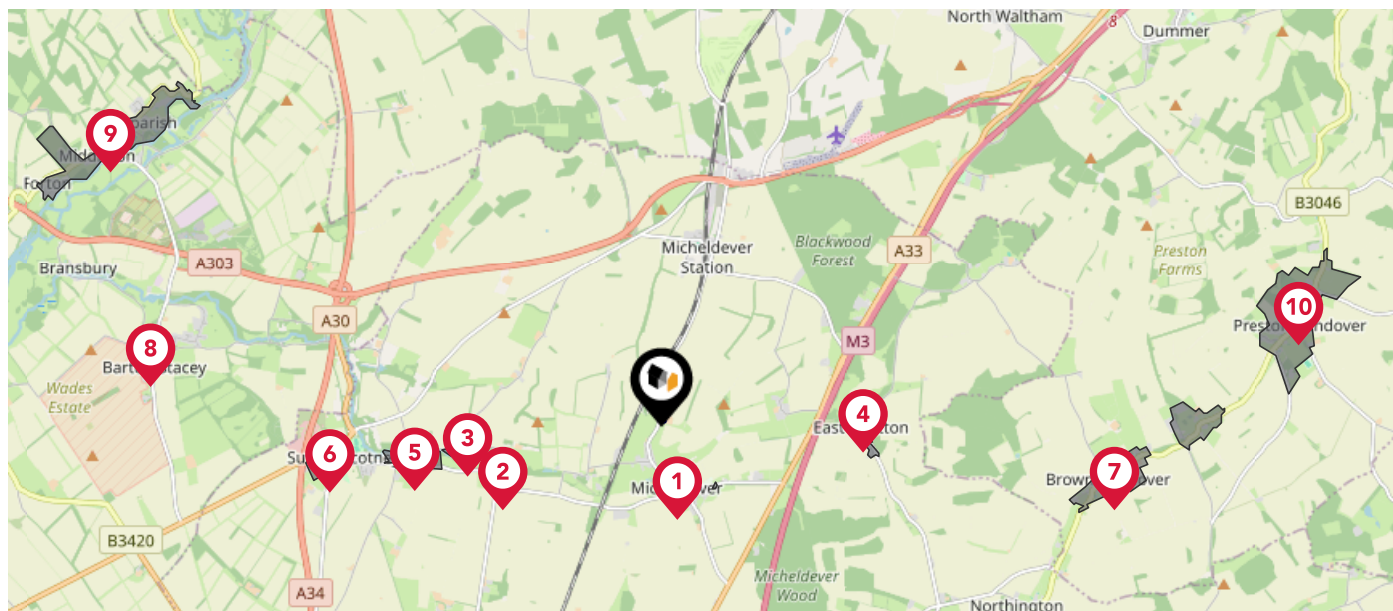
Flat

**+38.37%**

# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas



Micheldever



Stoke Charity



Hunton



East Stratton



Wonston



Sutton Scotney



Brown and Chilton Candover



Barton Stacey

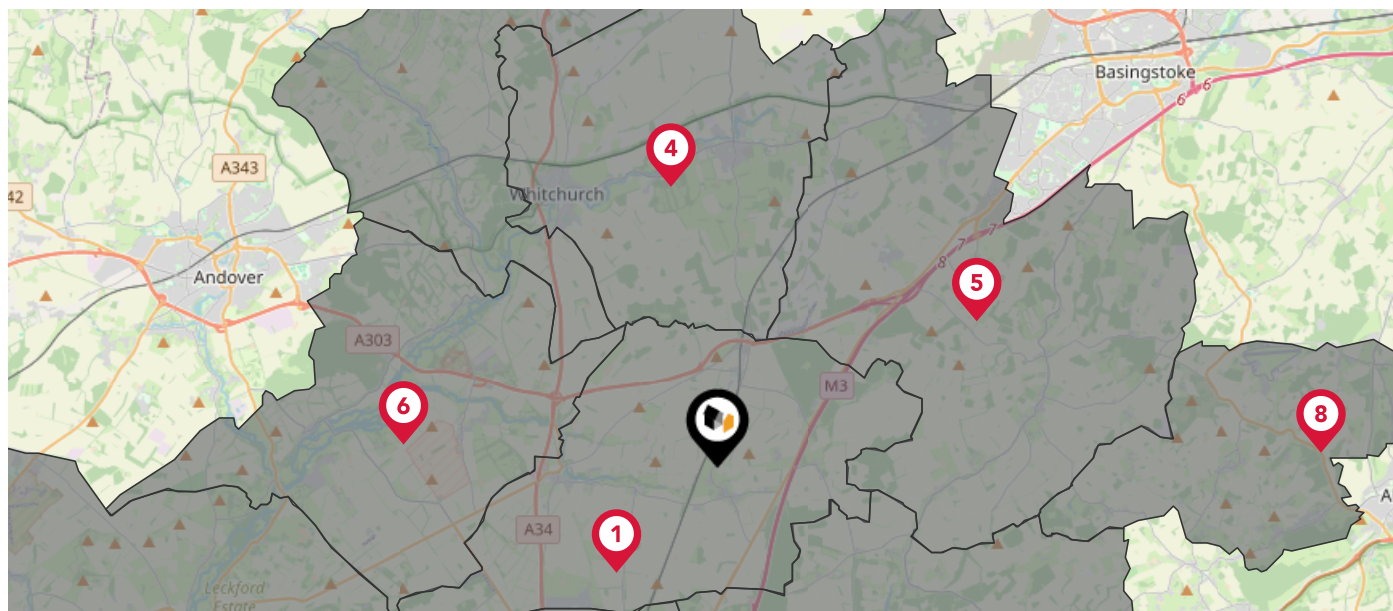


Longparish



Preston Candover

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Wonston & Micheldever Ward



The Worthys Ward



Alresford & Itchen Valley Ward



Whitchurch, Overton & Laverstoke Ward



Oakley & The Candovers Ward



Harewood Ward



Evingar Ward



Bentworth & Froyle Ward



Mid Test Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



## Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

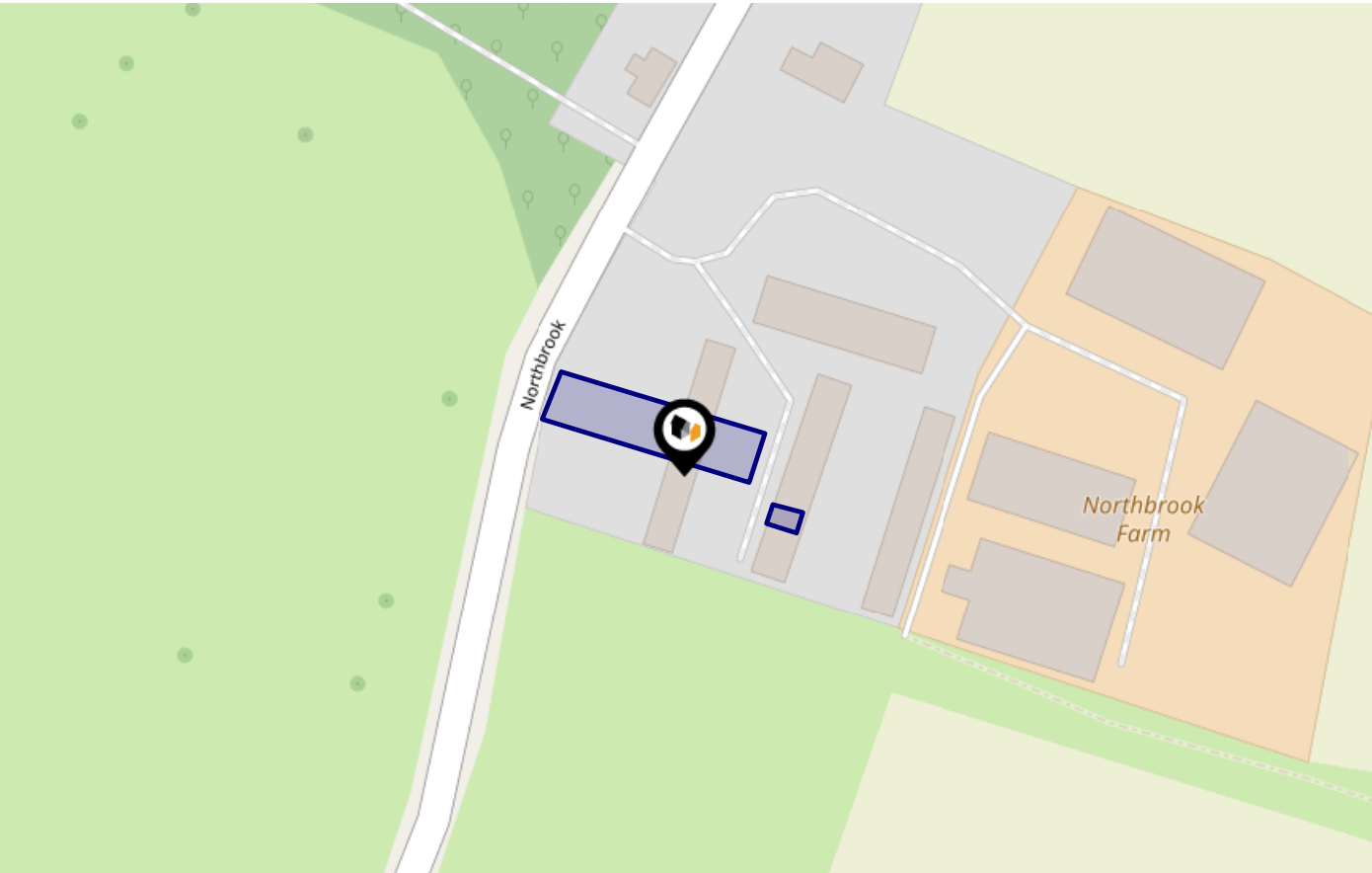
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

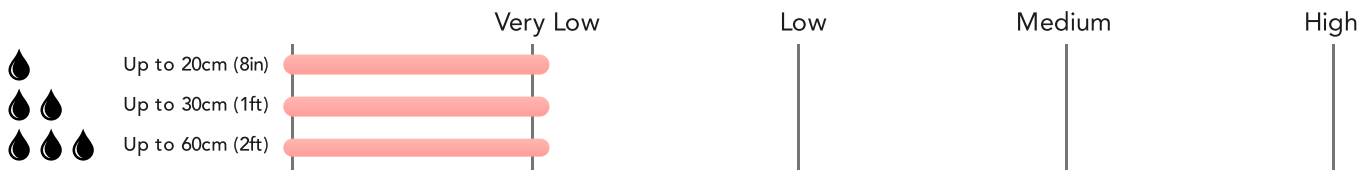


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

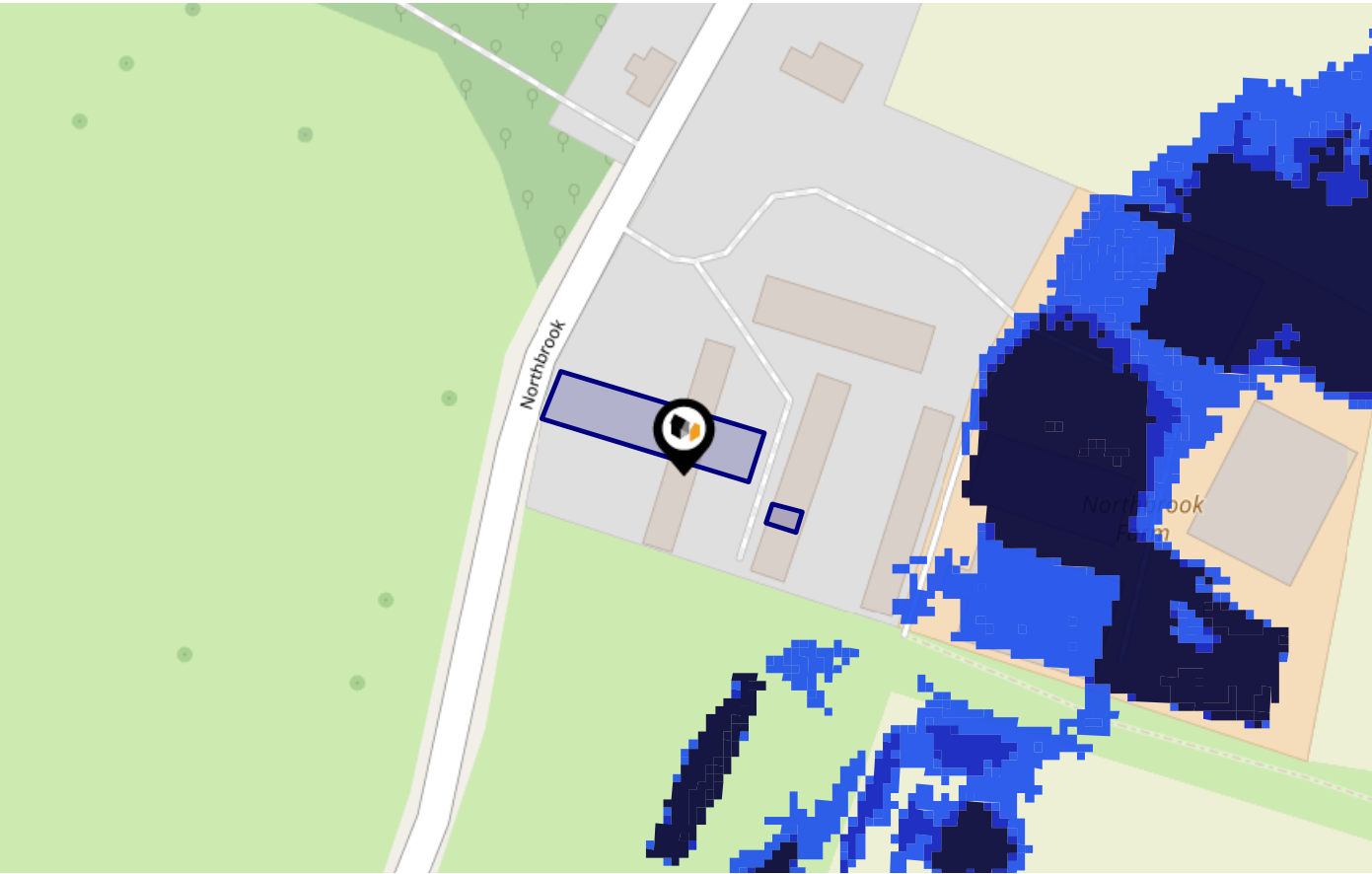
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

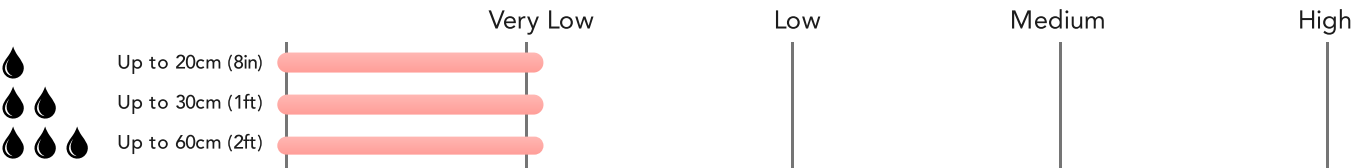


Risk Rating: Very low

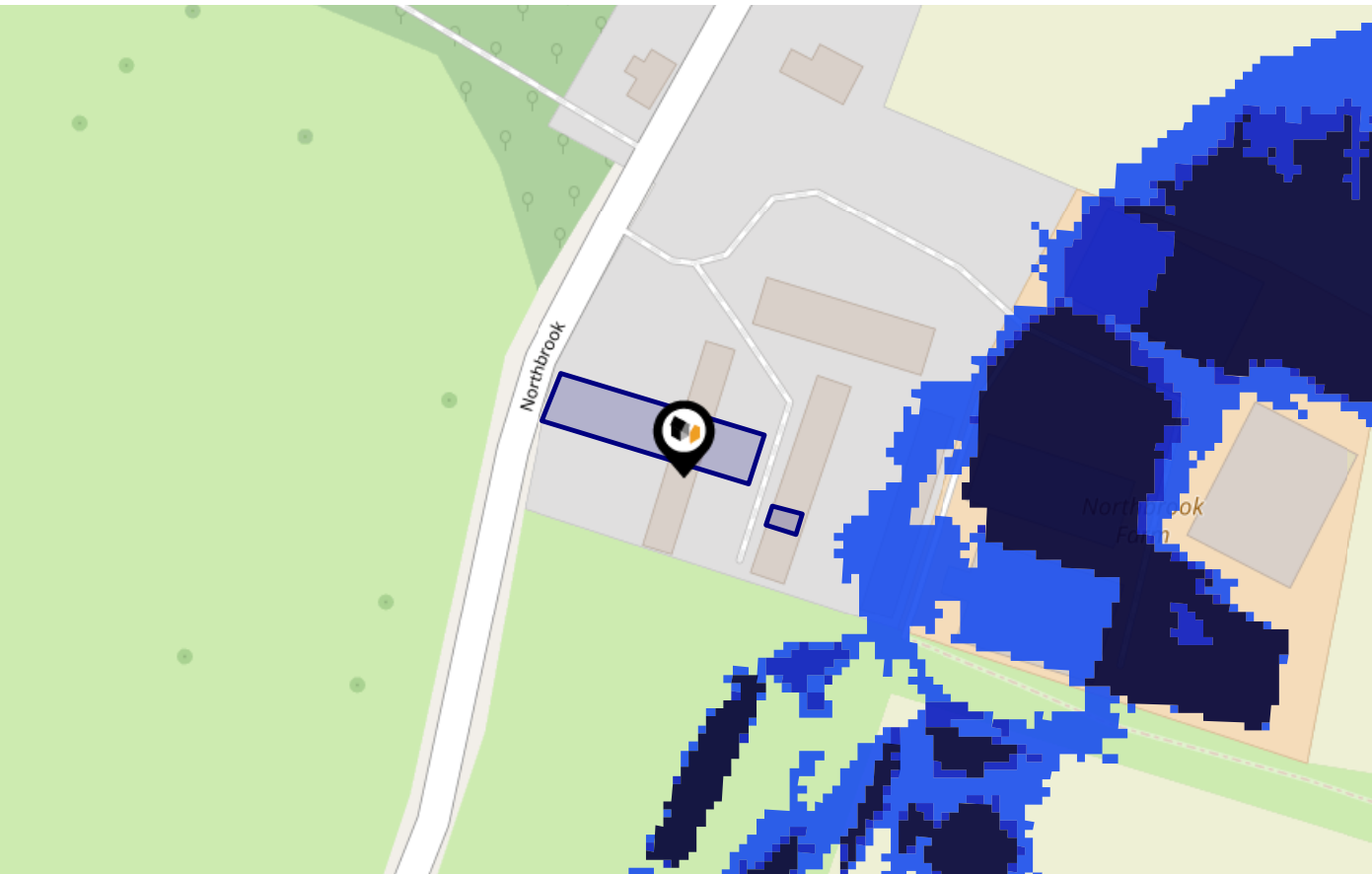
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:







This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

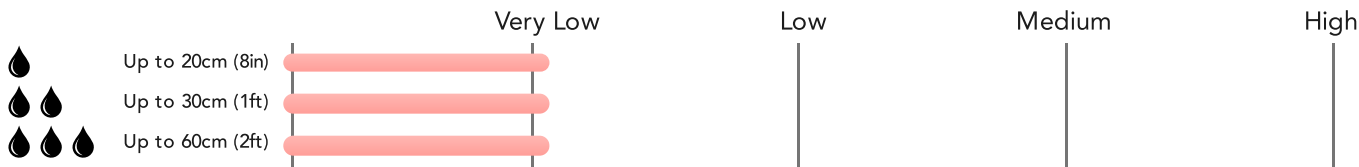


Risk Rating: Very low

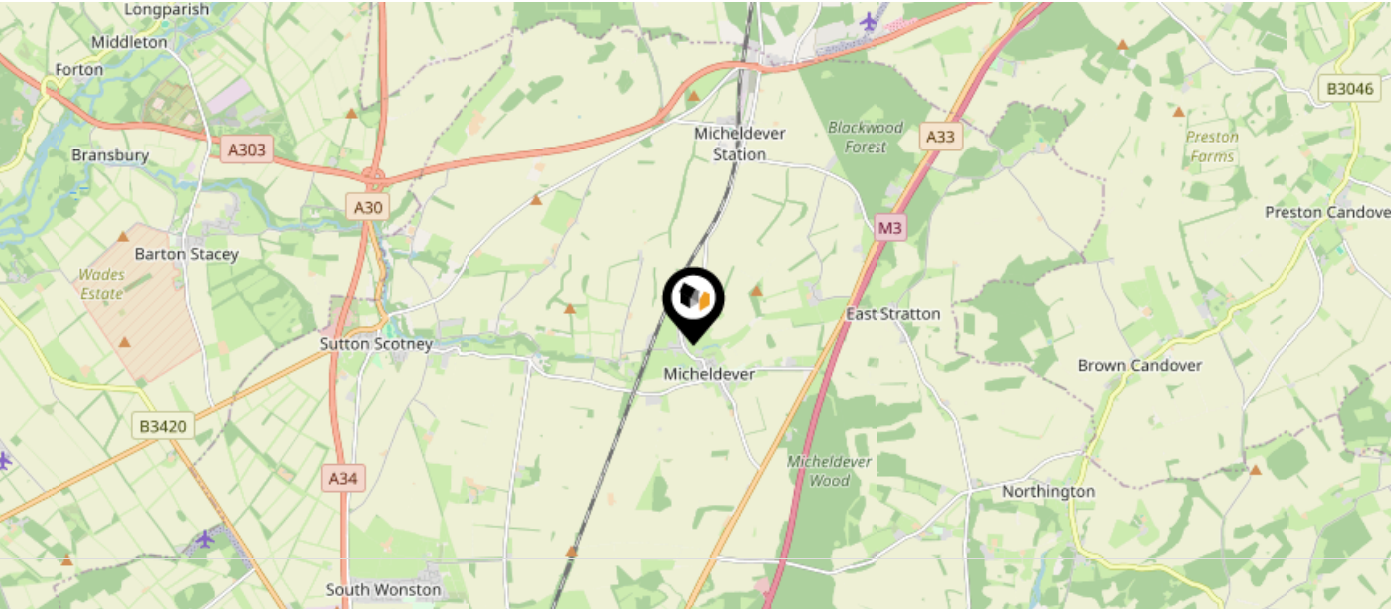
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



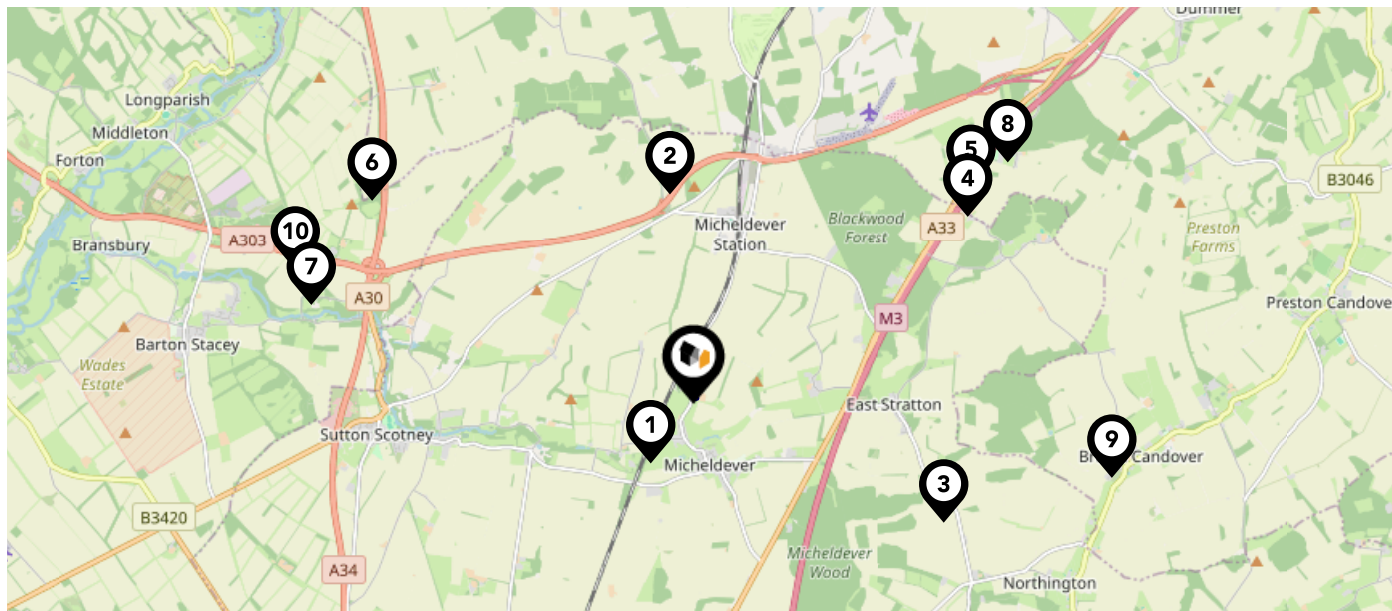
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

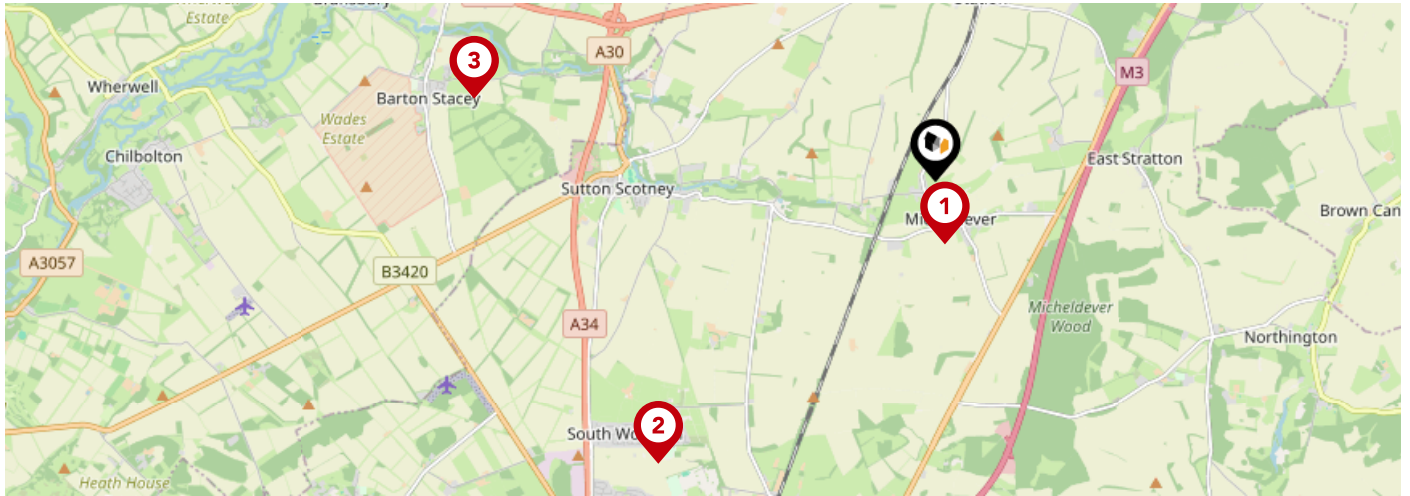
No data available.

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

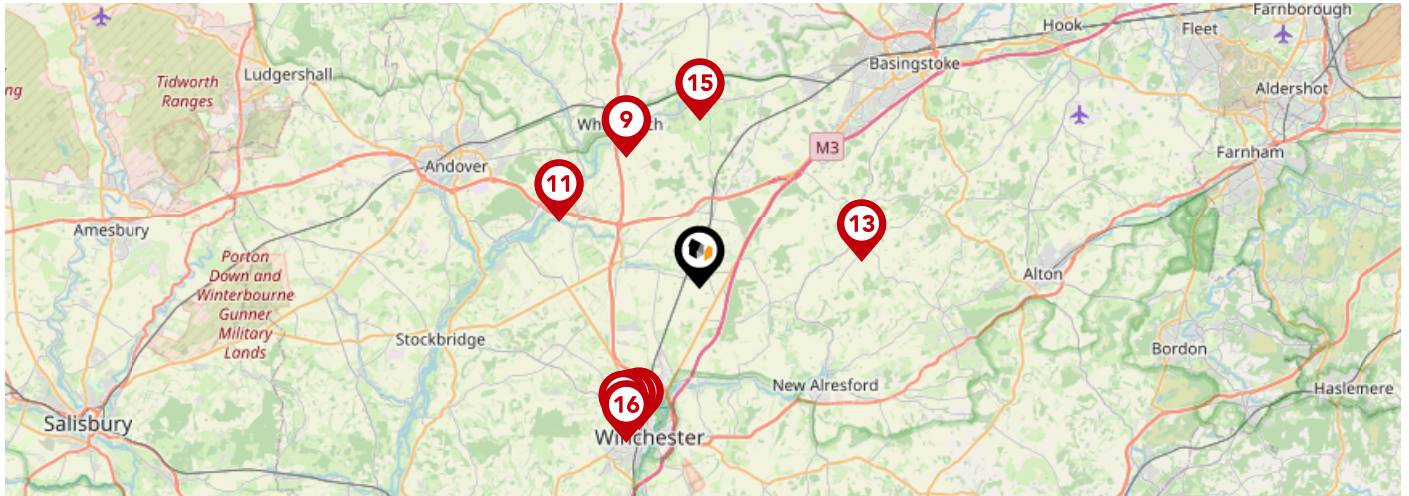


### Nearby Landfill Sites

<b>1</b>	Weston Colley-Micheldever, Hampshire	Historic Landfill	
<b>2</b>	Land At Weston Down Clump-Freefold Lane, Micheldever	Historic Landfill	
<b>3</b>	Land at Burcot Farm-East Stratton, Winchseter	Historic Landfill	
<b>4</b>	Popham Court Road-Vicarage Road, Popham	Historic Landfill	
<b>5</b>	West Farm-Popham, Hampshire	Historic Landfill	
<b>6</b>	West Of A34-North of Tilbury Ring, Bullington	Historic Landfill	
<b>7</b>	Bullington Tip-Bullington	Historic Landfill	
<b>8</b>	Vicarage Road/ Popham Court Road-Popham	Historic Landfill	
<b>9</b>	Robey's Farm-Brown Candover, Alresford, Hampshire	Historic Landfill	
<b>10</b>	Bullington North-Bullington Cross	Historic Landfill	



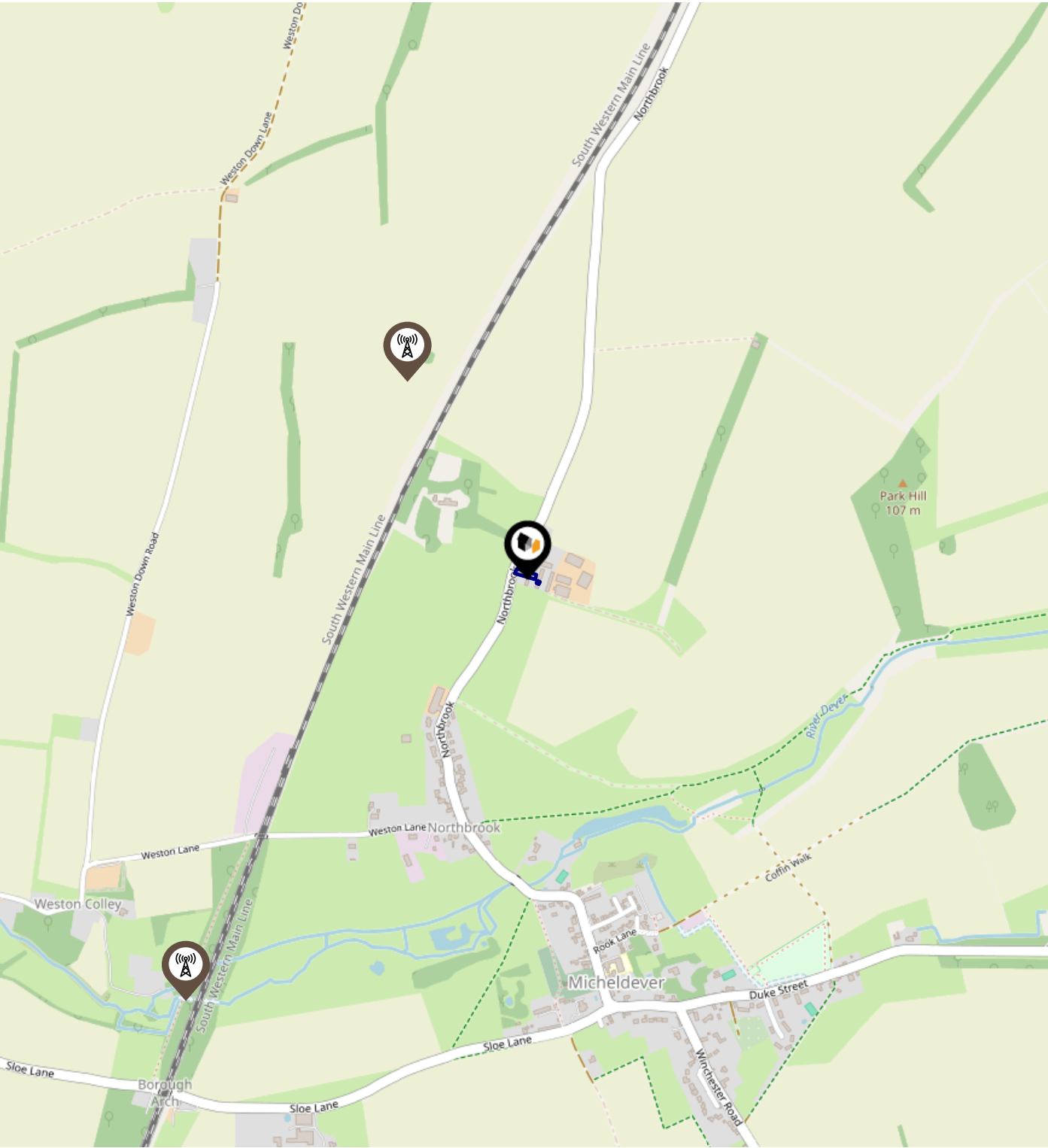
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Micheldever CofE Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>South Wonston Primary School</b> Ofsted Rating: Good   Pupils: 293   Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barton Stacey Church of England Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Prince's Mead School</b> Ofsted Rating: Not Rated   Pupils: 296   Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kings Worthy Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Itchen Abbas Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>North Waltham Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Testbourne Community School</b> Ofsted Rating: Good   Pupils: 941   Distance:5.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Whitchurch Church of England Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:5.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Barton Farm Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 168   Distance:5.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Longparish Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:5.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Henry Beaufort School</b> Ofsted Rating: Good   Pupils: 1047   Distance:5.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Preston Candover Church of England Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:6.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Harestock Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:6.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Overton Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 375   Distance:6.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Weeke Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:6.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

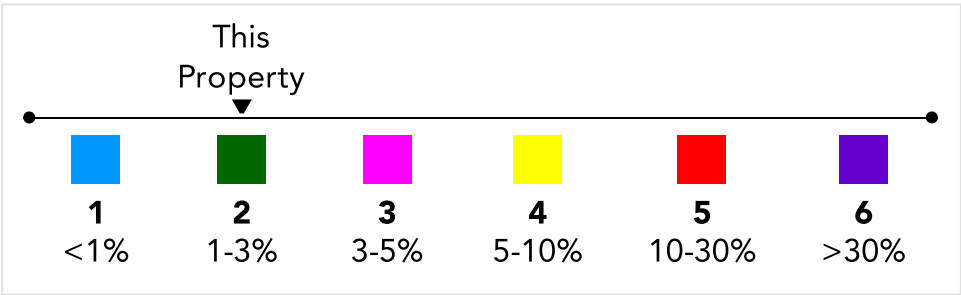
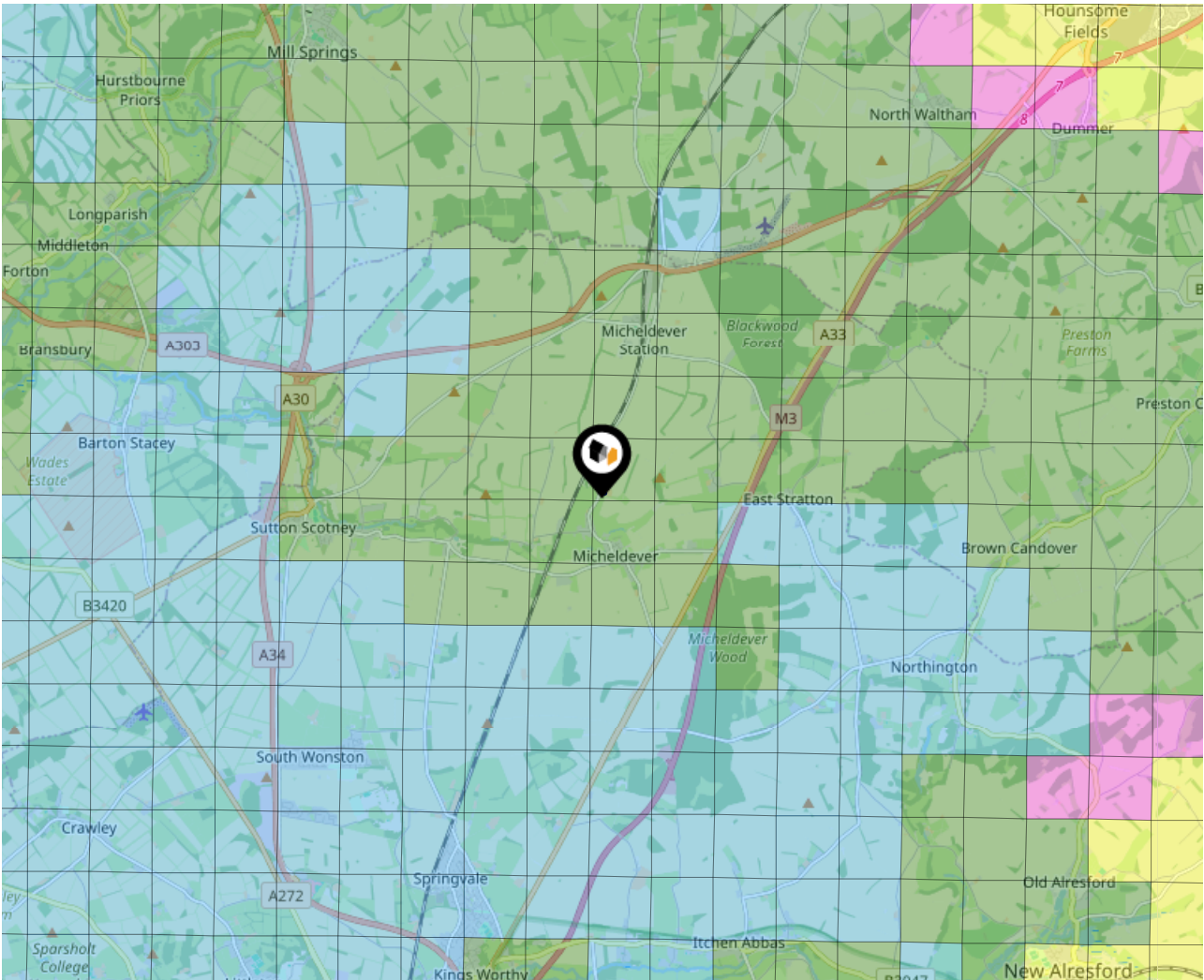


**Key:**

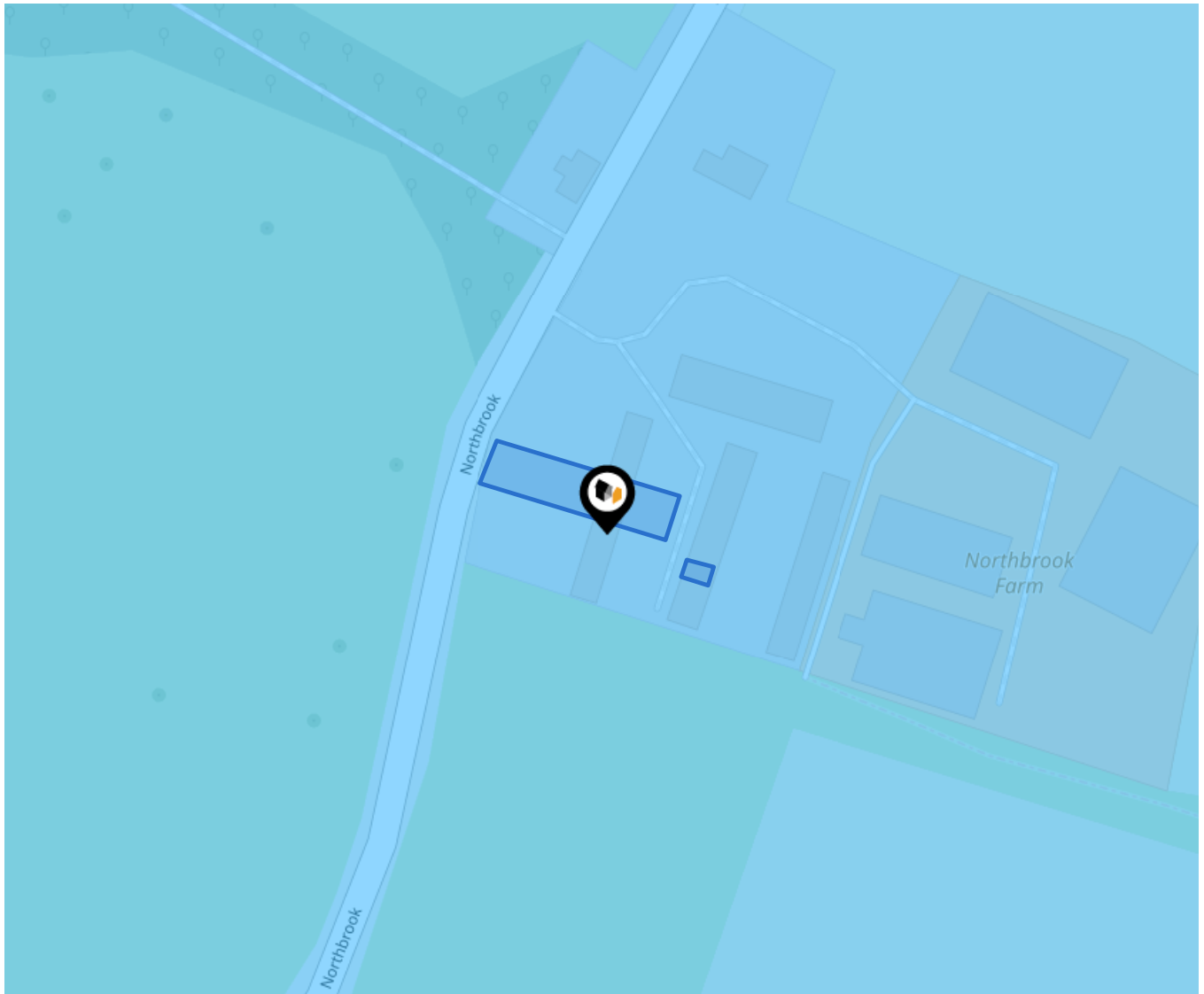
-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise



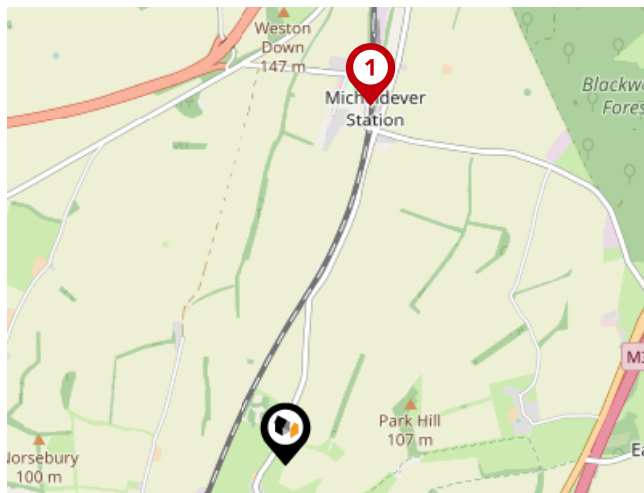
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

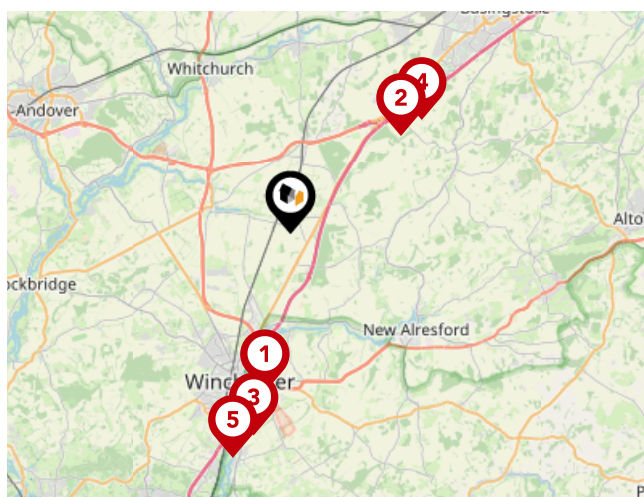
# Area

## Transport (National)



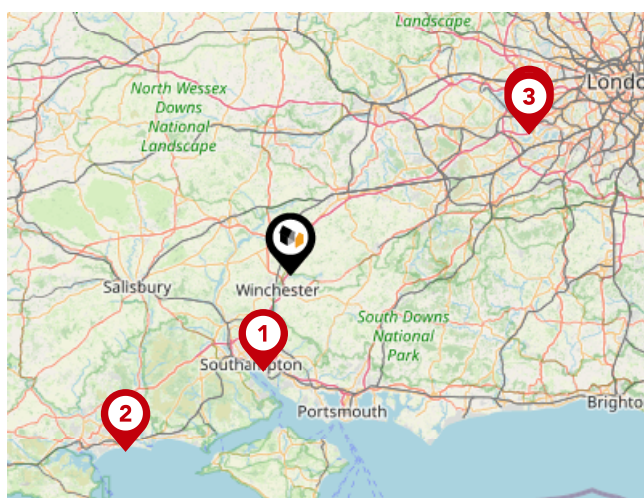
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Micheldever Rail Station	1.72 miles
<b>2</b>	Overton Rail Station	6.64 miles
<b>3</b>	Whitchurch (Hants) Rail Station	6.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M3 J9	6.04 miles
<b>2</b>	M3 J8	5.43 miles
<b>3</b>	M3 J10	7.69 miles
<b>4</b>	M3 J7	6.4 miles
<b>5</b>	M3 J11	8.64 miles

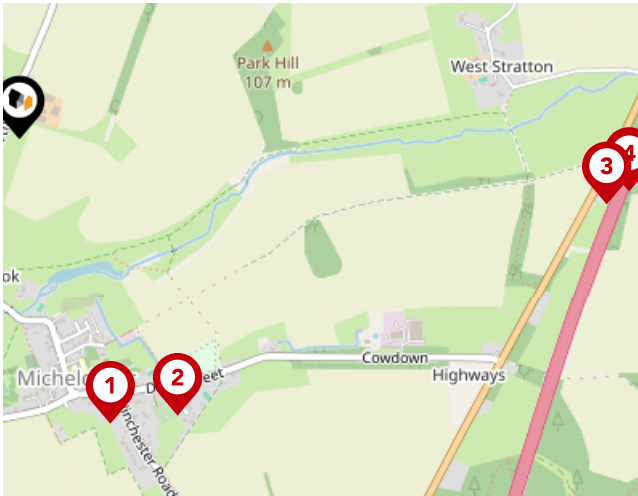


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Southampton Airport	14.91 miles
<b>2</b>	Bournemouth International Airport	36 miles
<b>3</b>	Heathrow Airport Terminal 4	41.22 miles
<b>4</b>	Heathrow Airport	41.54 miles

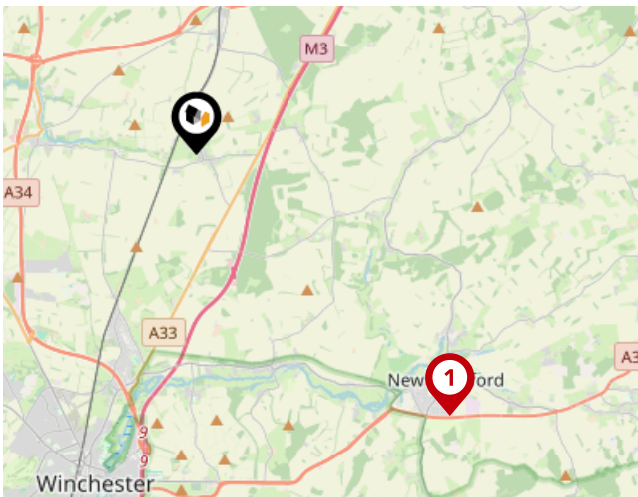
# Area

## Transport (Local)



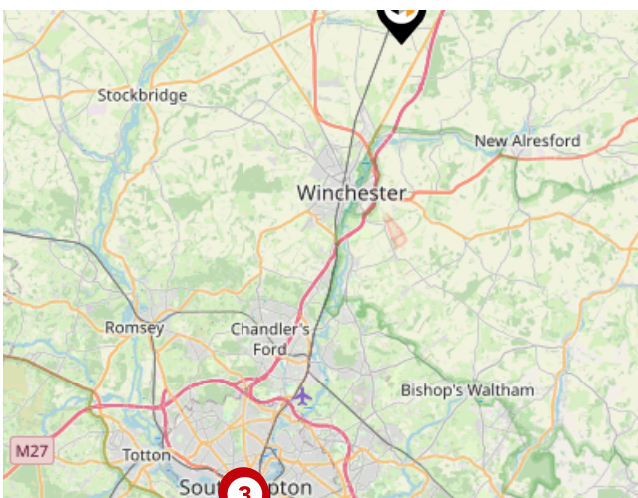
### Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.7 miles
2	Playing Fields	0.74 miles
3	East Stratton Turn	1.37 miles
4	Bridge over M3	1.42 miles
5	Bridge over M3	1.42 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	6.77 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	19.1 miles
2	Southampton Vehicle Ferry Terminal	19.11 miles
3	Southampton Passenger Ferry Terminal	19.18 miles



### Sam Kerr-Smiley

Sam and Nony are independent estate agents specialising in selling houses in and around Winchester. They take total and personal responsibility for each home – from valuing it initially, attending the photography sessions to ensure that it looks as good as it possibly can for the marketing material. They undertake all the viewings themselves and get to know each home really well, negotiating the offers, and then personally manage each sale through to exchange and completion.

It is their strong belief that they offer an approach that manages to be both powerful and unique, whilst never forgetting that their clients are the single most important aspect both of their personal business, and that of Martin and Co with whom they work and sit under the legal compliance and infrastructure of.

## Testimonial 1



After going through the process of selling and buying simultaneously, I realised how exceptional this duo is! Always direct, no airs and graces, pure professionalism. Always one point of contact "Nony" Whatever time of day. She never sugar coats and a massive support through a nail-biting process. I would highly recommend Nony to anyone looking to sell their property! Thank you!

## Testimonial 2



Nony and Sam aren't your typical estate agents. From the outset, they were by far the most interested in helping us, and they really cared. There was SO much back and forth with surveyors etc due to the age of the property, and they guided us through that process, and cajoled the many different agents and solicitors in the chain to get us over the line. Thanks so much Nony and Sam! You guys are first class.

## Testimonial 3



Nony engages deeply with all parties involved to make the difficult and fraught process of buying and selling a property much easier. Her knowledge of the Winchester property market, and her warm but realistic approach to getting a sale done, sets her apart from many of her peers. Nony loves what she does, looks after everyone involved and keeps all parties focused on completing the deal.



/MartinCoWinchester



/MAC\_Winchester

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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 Sam Kerr-Smiley 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 Sam Kerr-Smiley and therefore no warranties can be given as to their good working order.

# Sam Kerr-Smiley

## 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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