

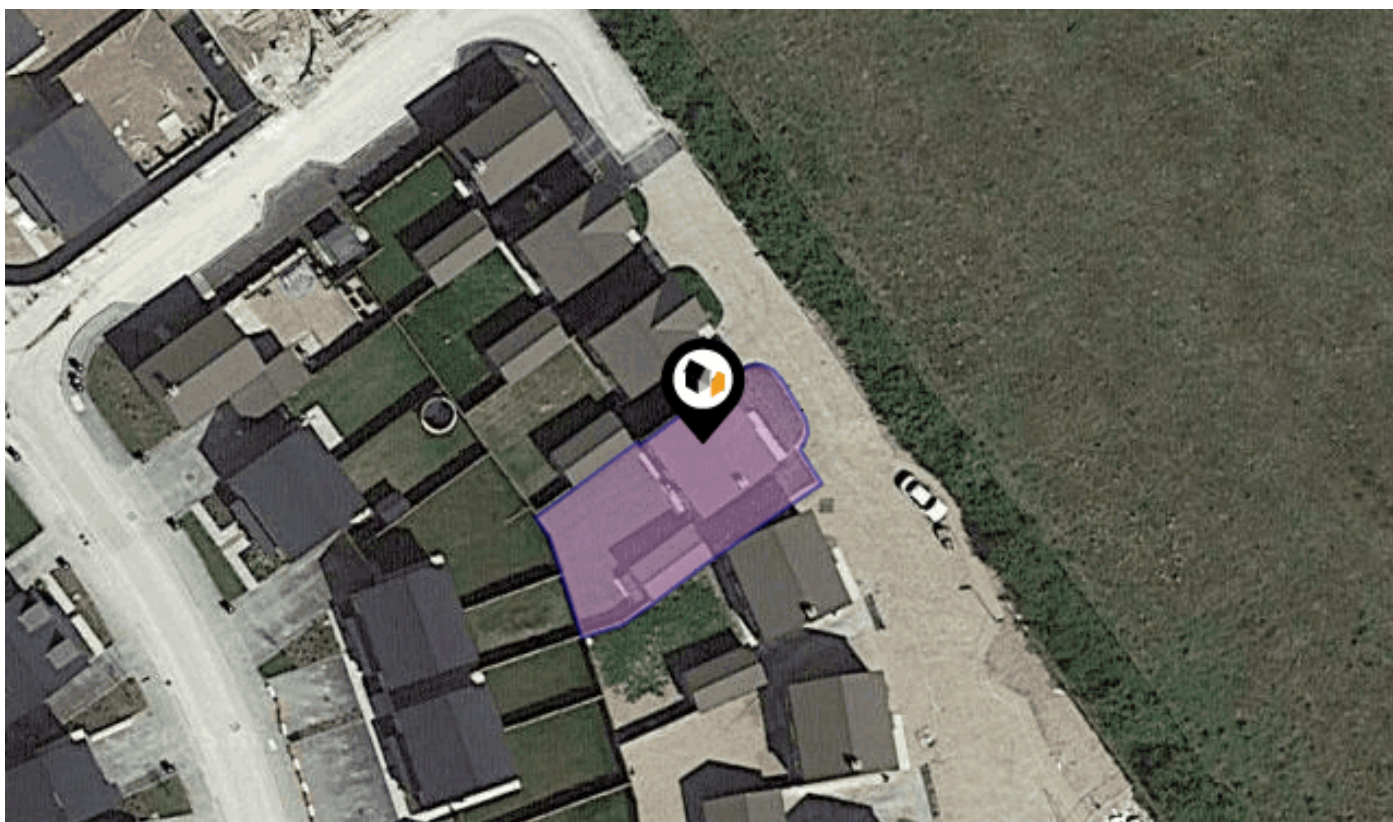


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 08<sup>th</sup> March 2025**



**10, LONGDEN CLOSE, ANDOVER, SP11 6LD**

## **Brockenhurst**

Kingsley House Market Place Whitchurch RG28 7BH

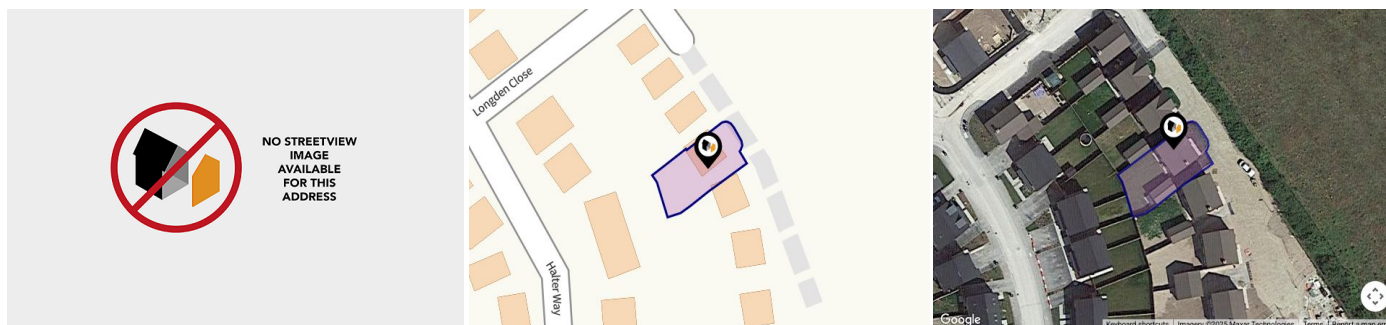
01256 892222

andy@brockenhurst.info

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# Property Overview



## Property

Type:	Detached	Last Sold Date:	30/06/2020
Bedrooms:	4	Last Sold Price:	£354,995
Floor Area:	1,205 ft <sup>2</sup> / 112 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£294
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	2020		
Council Tax :	Band E		
Annual Estimate:	£2,553		
Title Number:	HP847578		
UPRN:	10094210799		

## 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>2</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

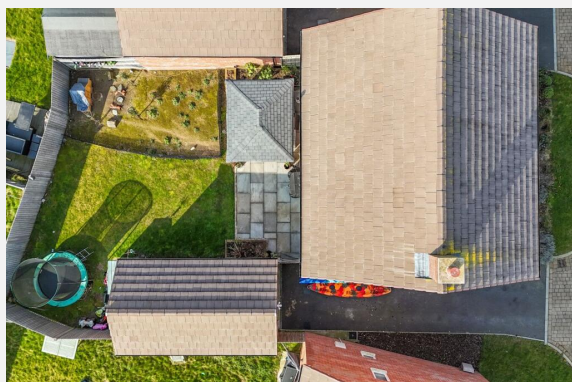
### Mobile Coverage: (based on calls indoors)



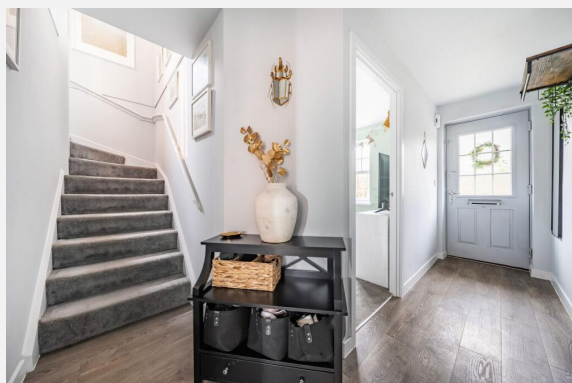
### Satellite/Fibre TV Availability:















## 10, LONGDEN CLOSE, ANDOVER, SP11 6LD

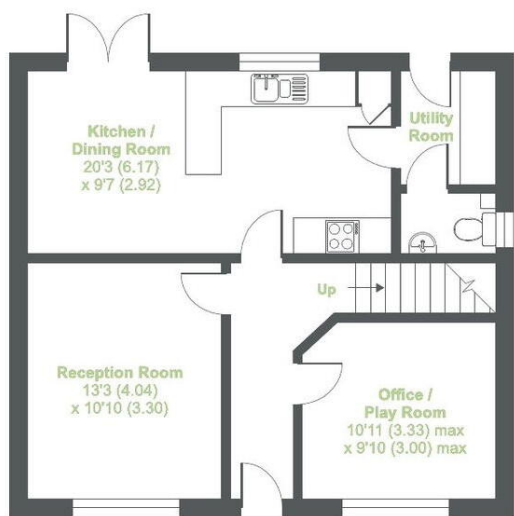
### Longden Close, Andover, SP11

Approximate Area = 1246 sq ft / 115.7 sq m

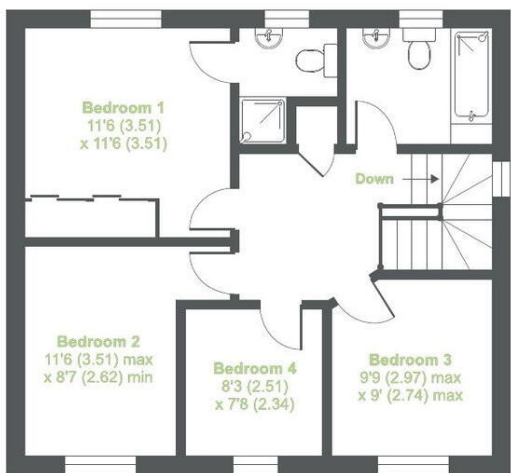
Garage = 193 sq ft / 17.9 sq m

Total = 1439 sq ft / 133.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Brockenhurst Estate Agents. REF: 1243811



# Property EPC - Certificate



10, Longden Close, SP11 6LD

Energy rating

**B**

Valid until 14.06.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		94   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.28 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.15 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.21 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	112 m <sup>2</sup>

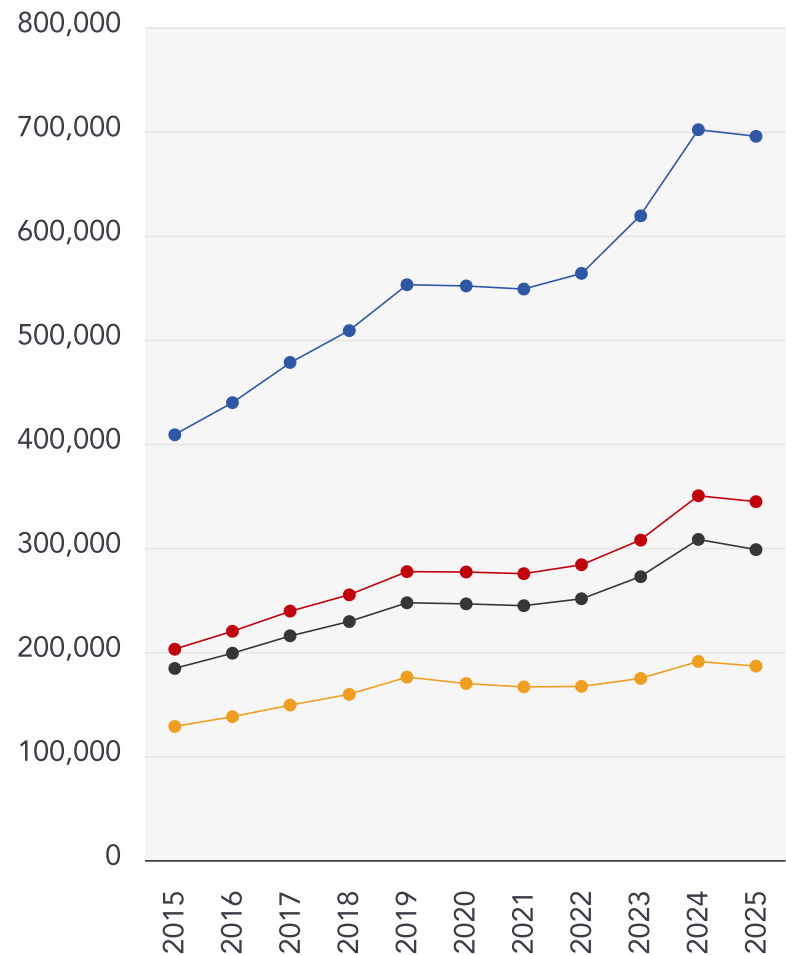


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SP11



Detached

**+70.18%**

Semi-Detached

**+69.98%**

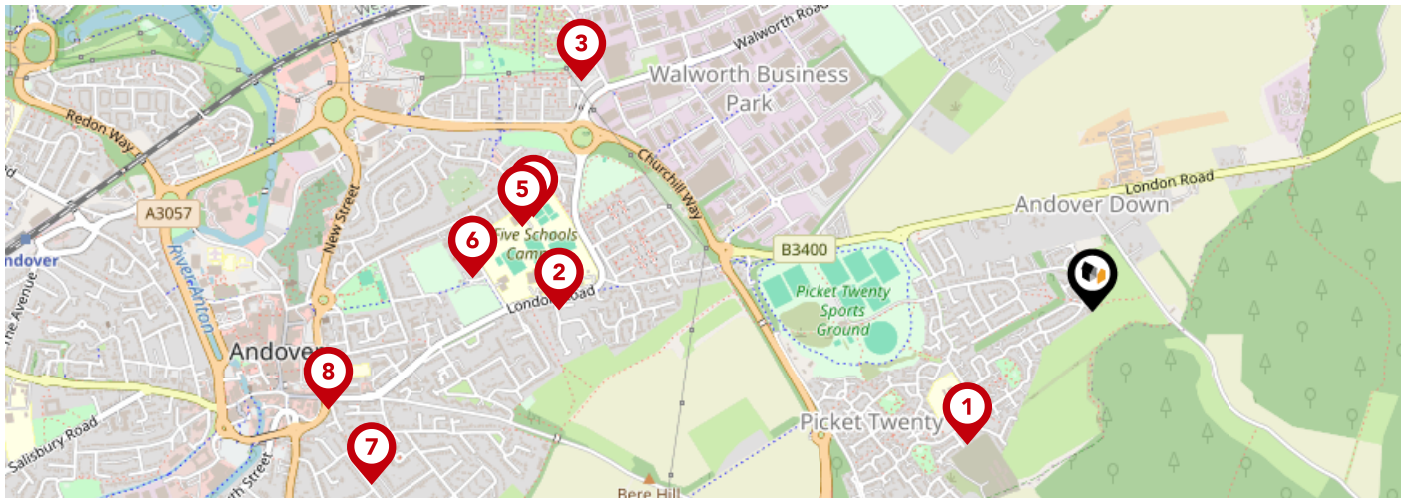
Terraced

**+62.02%**

Flat

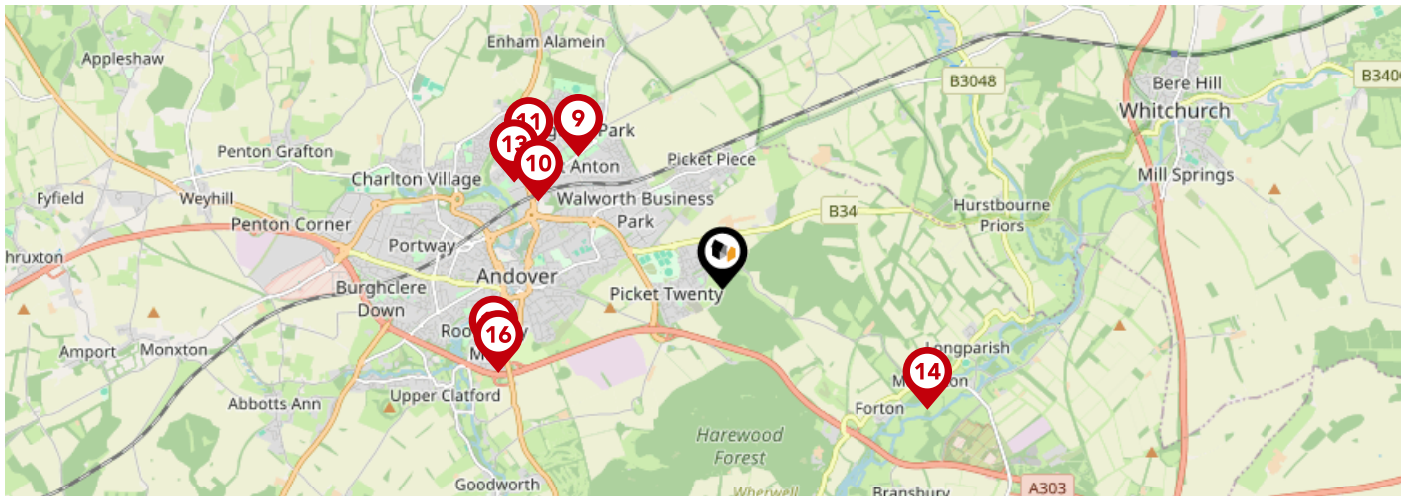
**+45.21%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Pilgrims' Cross CofE Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 372   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Winton Community Academy</b> Ofsted Rating: Good   Pupils: 1000   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Icknield School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Norman Gate School</b> Ofsted Rating: Outstanding   Pupils: 110   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Vigo Primary School</b> Ofsted Rating: Good   Pupils: 580   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Mark Way School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wolverdene Special School</b> Ofsted Rating: Good   Pupils: 60   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Andover Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 186   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

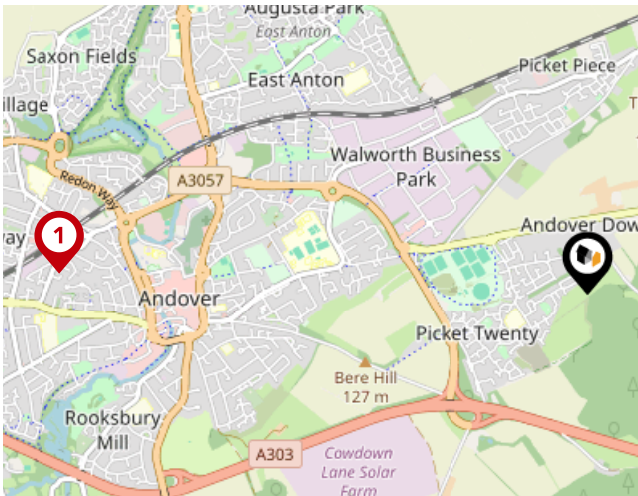


		Nursery	Primary	Secondary	College	Private
	<b>Endeavour Primary School</b> Ofsted Rating: Requires improvement   Pupils: 763   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Smannell Field School</b> Ofsted Rating: Good   Pupils: 21   Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roman Way Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Knights Enham Junior School</b> Ofsted Rating: Good   Pupils: 202   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Knights Enham Nursery and Infant School</b> Ofsted Rating: Requires improvement   Pupils: 180   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longparish Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Anton Junior School</b> Ofsted Rating: Outstanding   Pupils: 235   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Anton Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



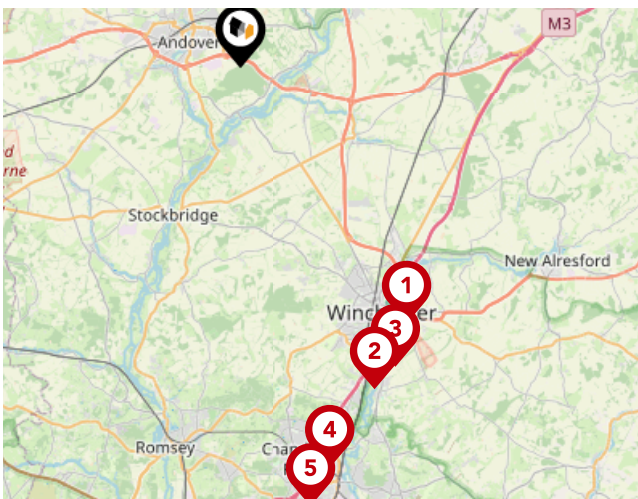
# Area

## Transport (National)



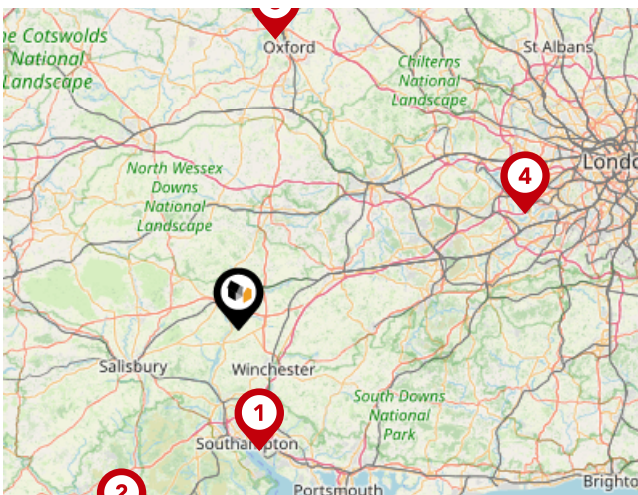
### National Rail Stations

Pin	Name	Distance
1	Andover Rail Station	2.46 miles
2	Whitchurch (Hants) Rail Station	4.62 miles
3	Micheldever Rail Station	7.82 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J9	11.41 miles
2	M3 J11	12.99 miles
3	M3 J10	12.57 miles
4	M3 J12	15.27 miles
5	M3 J13	16.58 miles

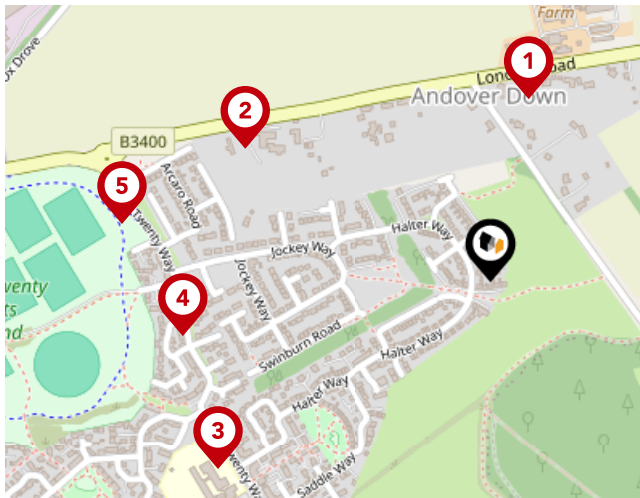


### Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	18.28 miles
2	Bournemouth International Airport	34.58 miles
3	Kidlington	43.35 miles
4	Heathrow Airport Terminal 4	46.05 miles

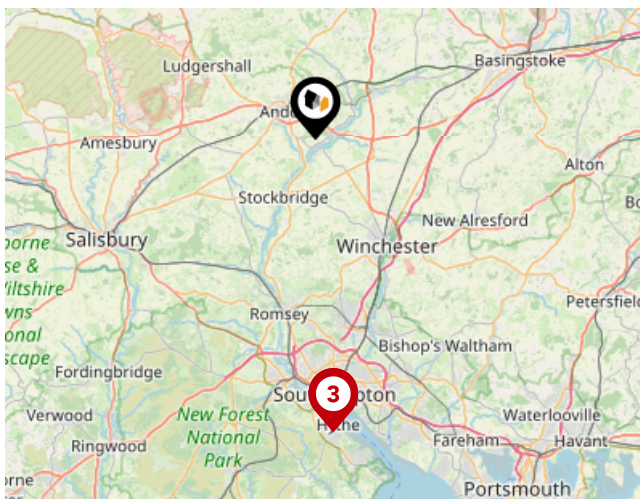
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Harewood Farm	0.22 miles
2	Arbory Care Home	0.32 miles
3	Pilgrims Cross School	0.38 miles
4	Mercury Drive	0.36 miles
5	London Road	0.43 miles



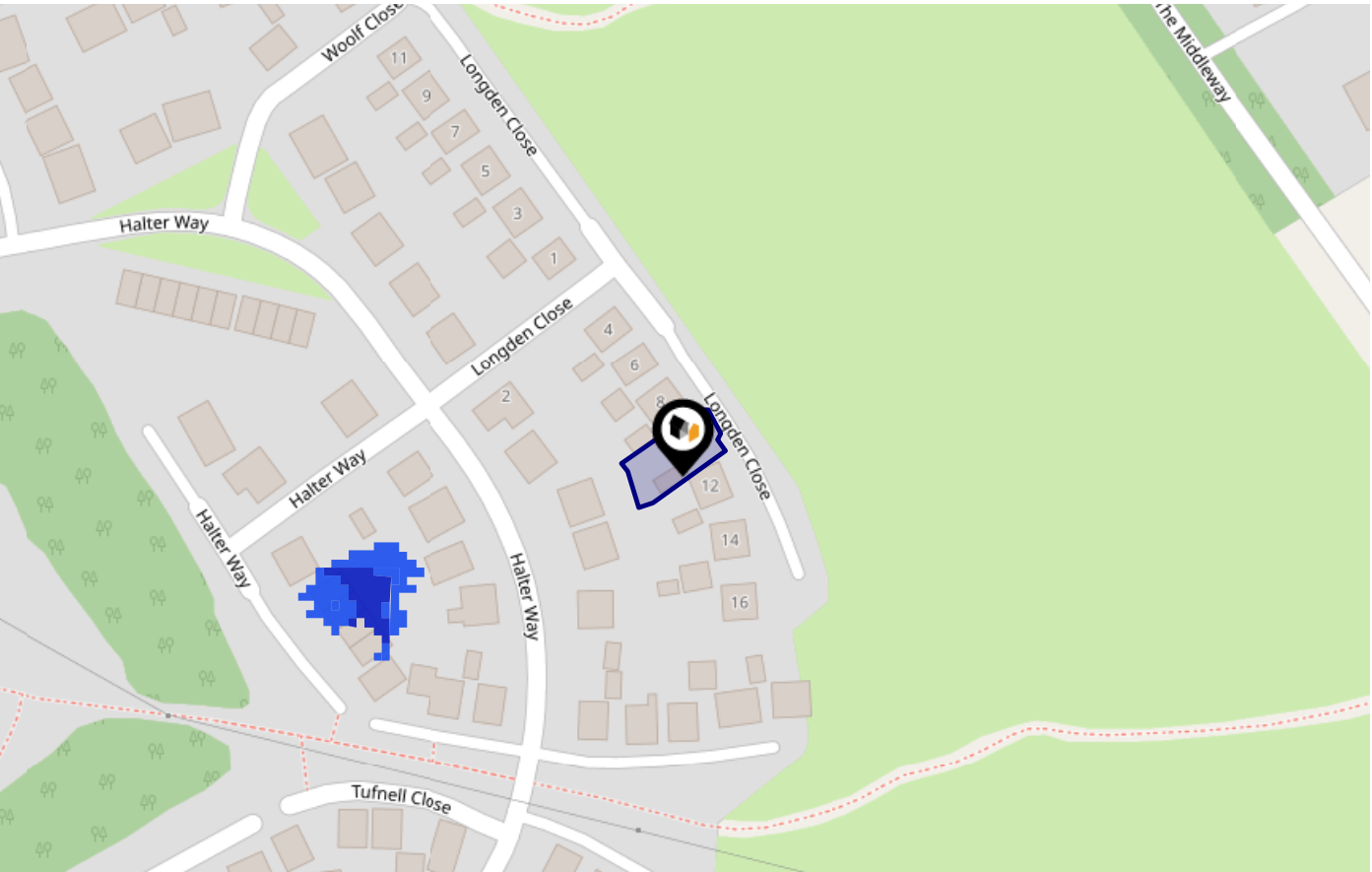
### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	21.79 miles
2	Southampton Vehicle Ferry Terminal	21.79 miles
3	Southampton Passenger Ferry Terminal	21.88 miles

# 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.

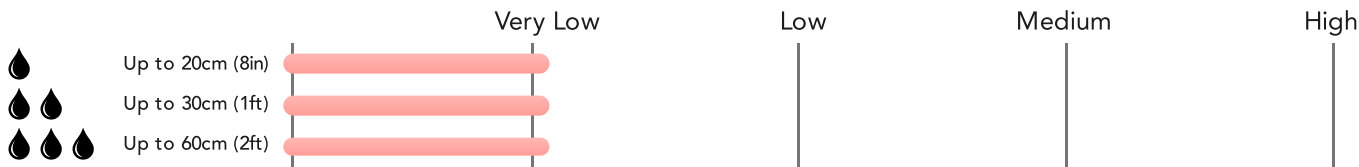


Risk Rating: Very low

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:

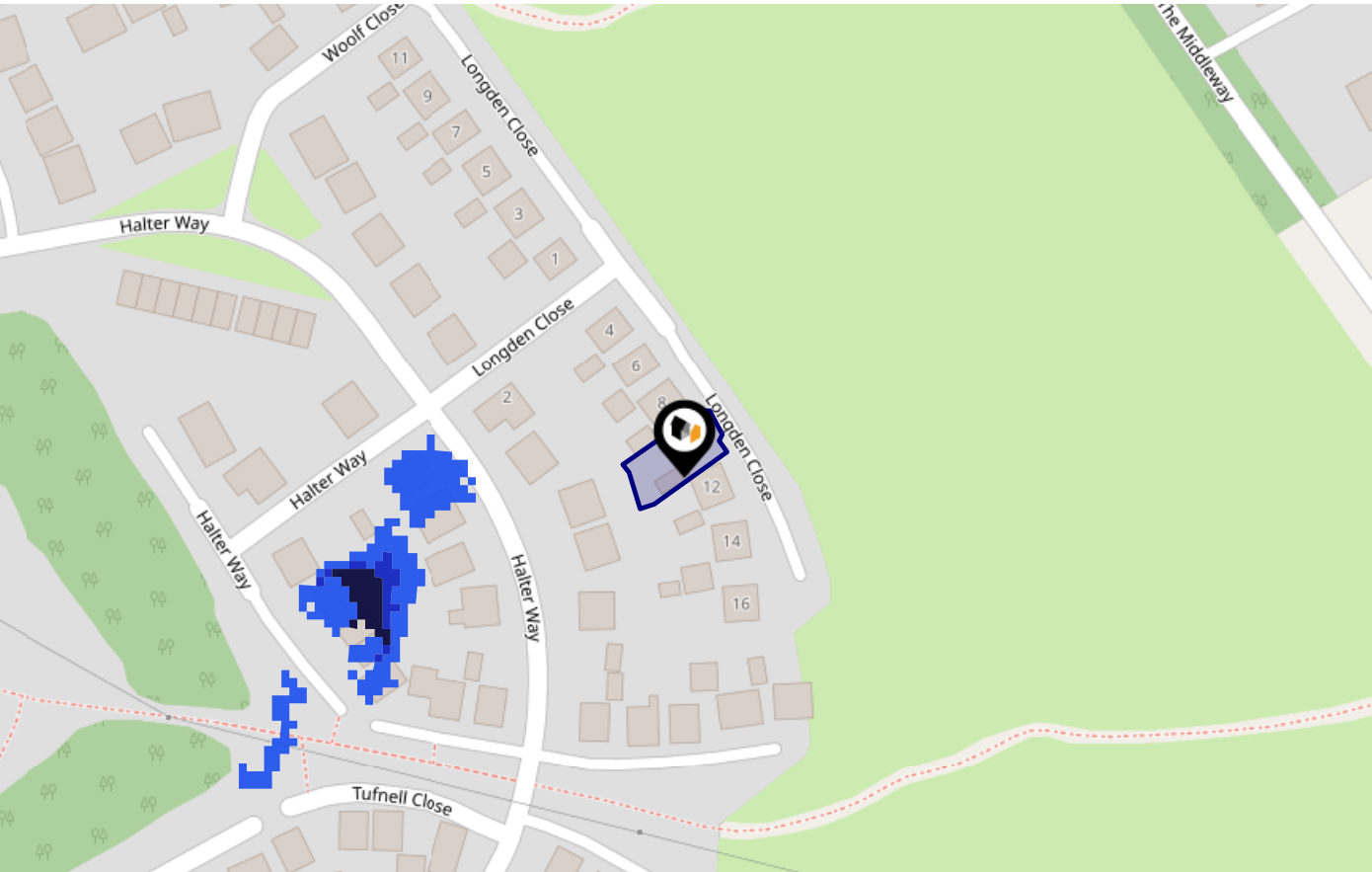




# Flood Risk

## Surface Water - Climate Change

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.

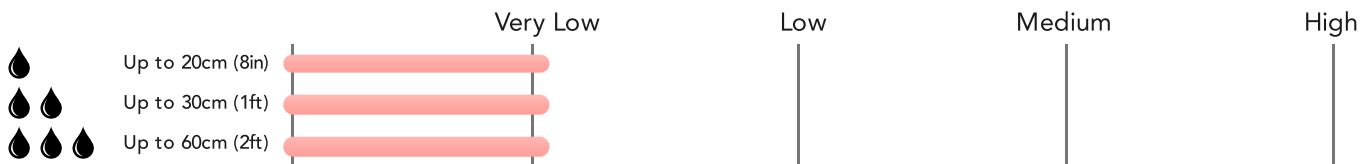


Risk Rating: Very low

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- 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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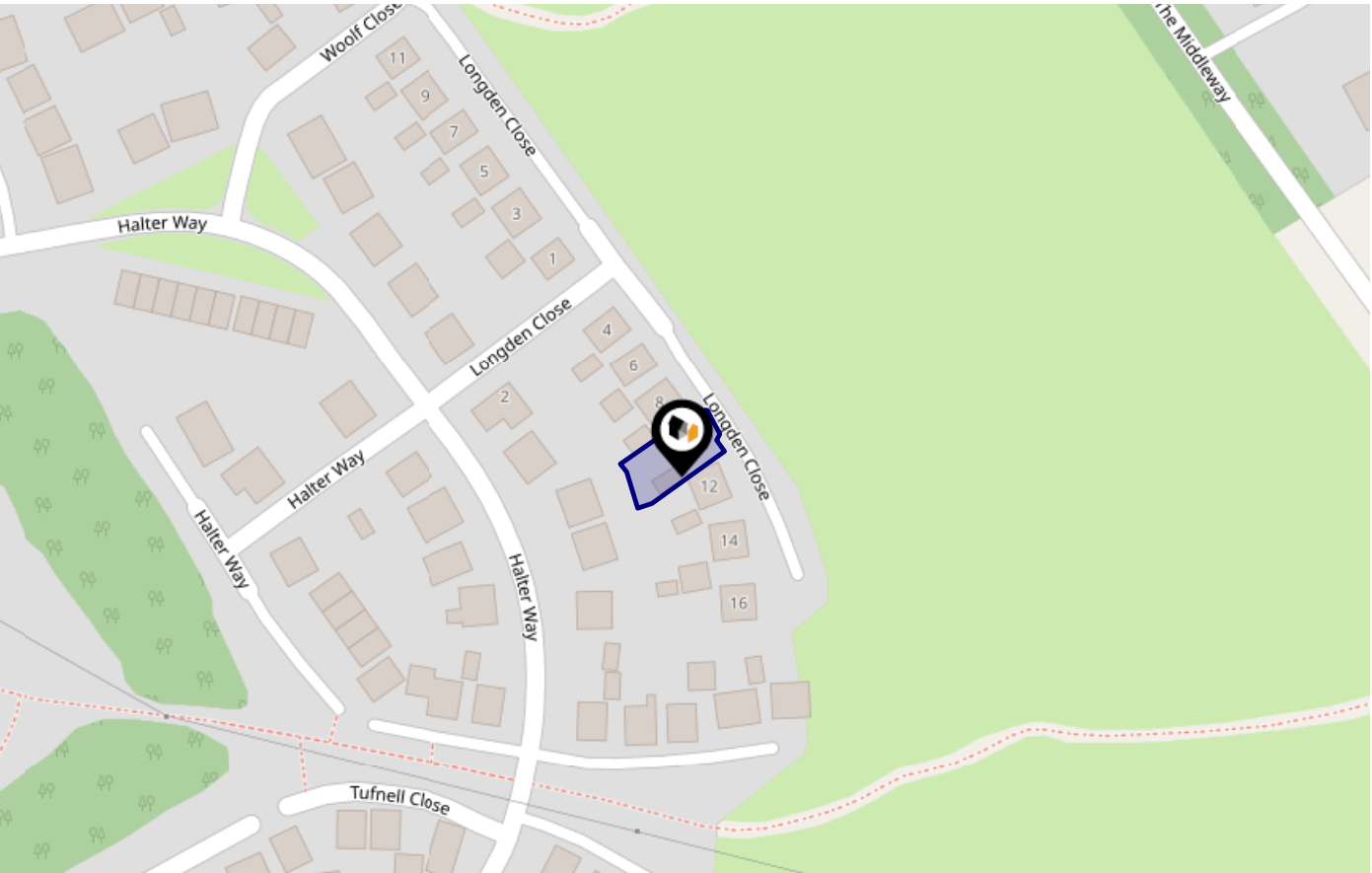
Chance of flooding to the following depths at this property:



# 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.

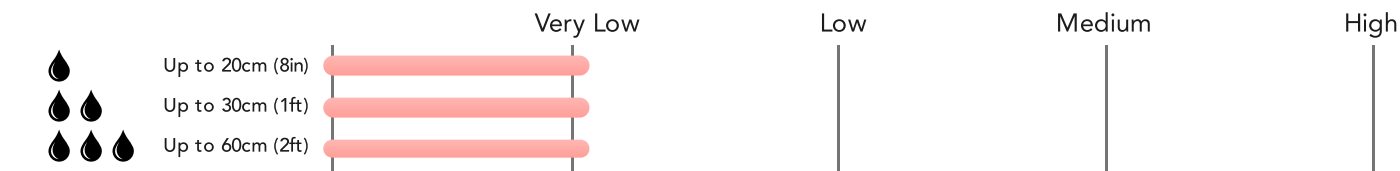


**Risk Rating: Very low**

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.
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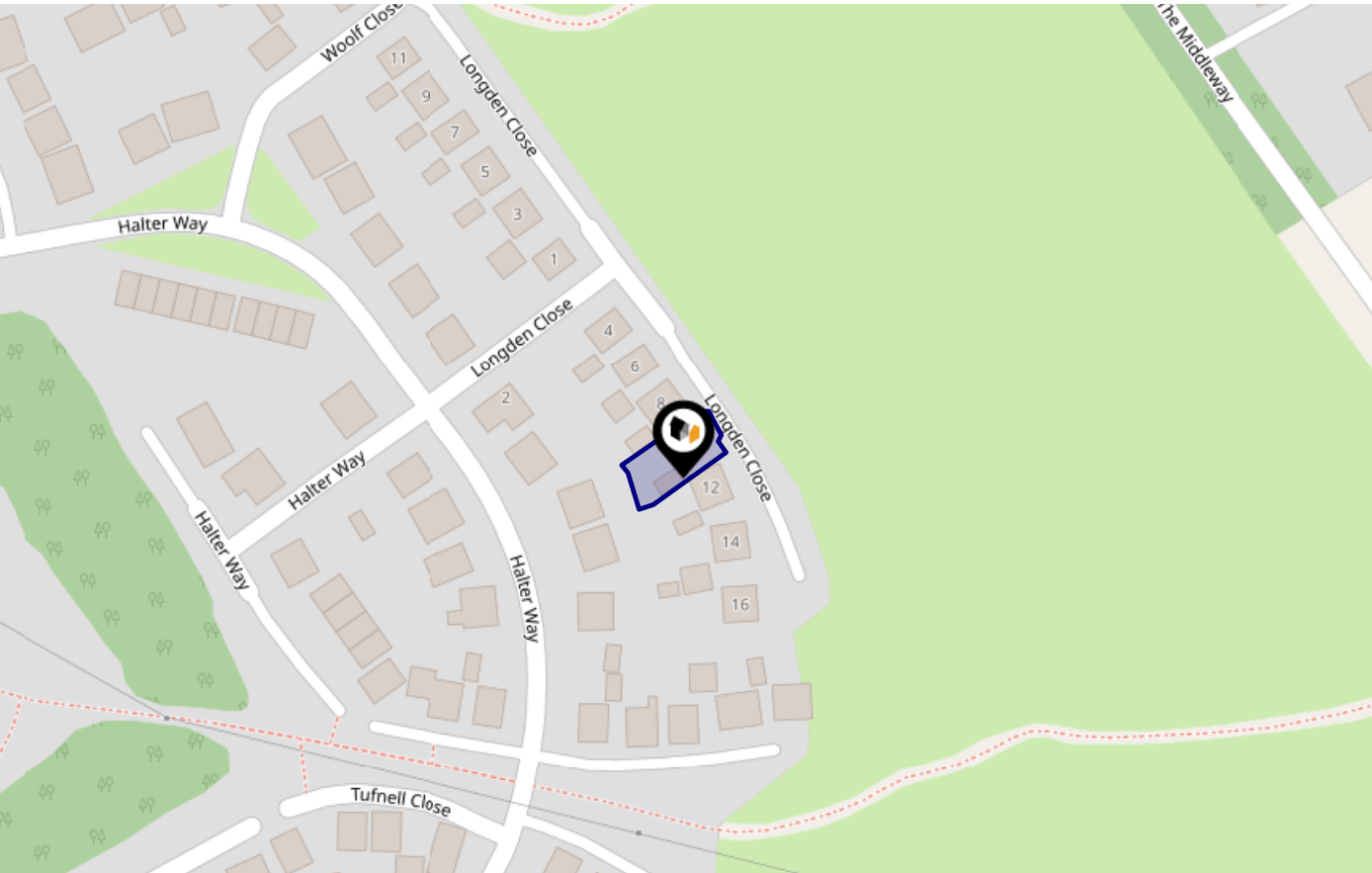
Chance of flooding to the following depths at this property:



# 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.

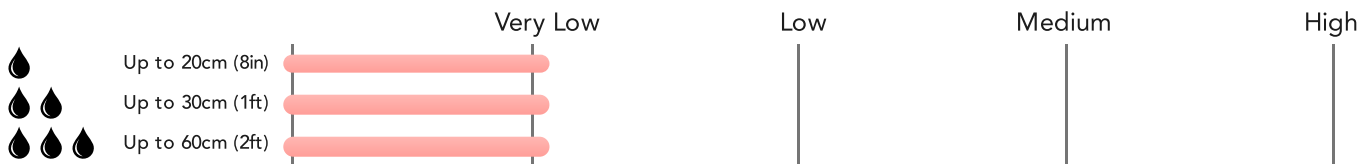


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:



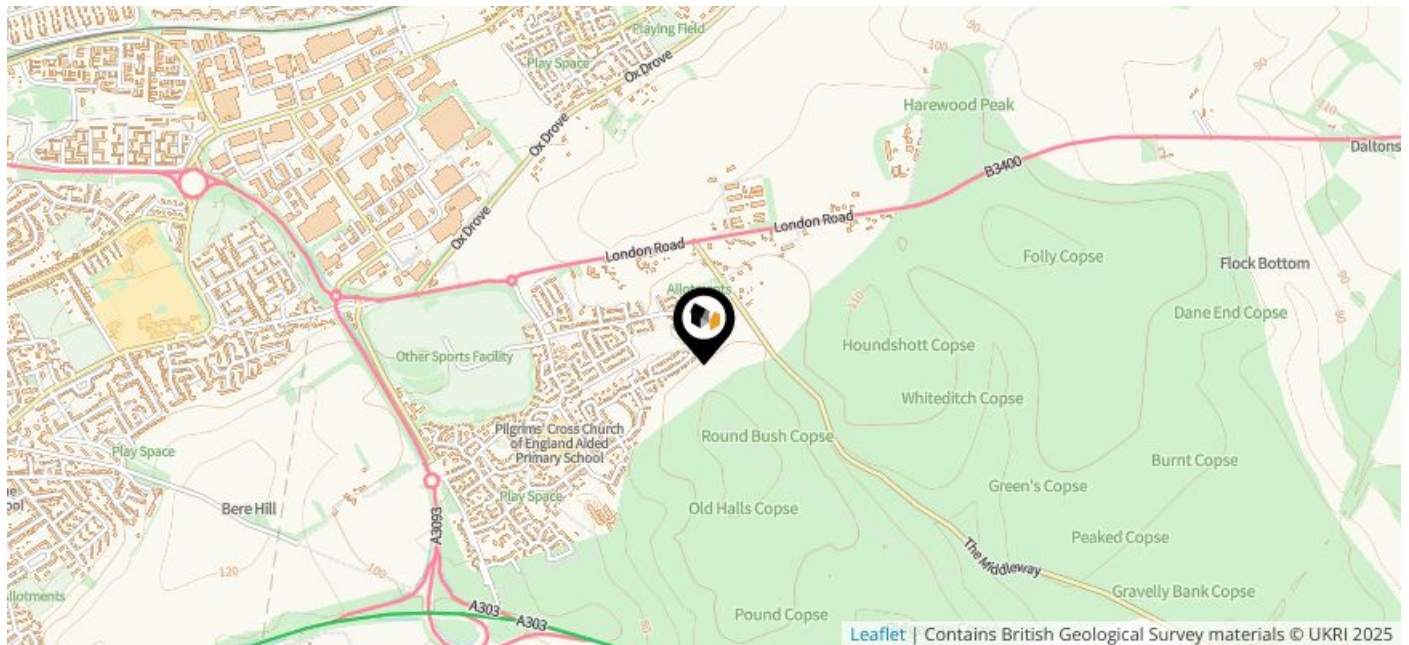


# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

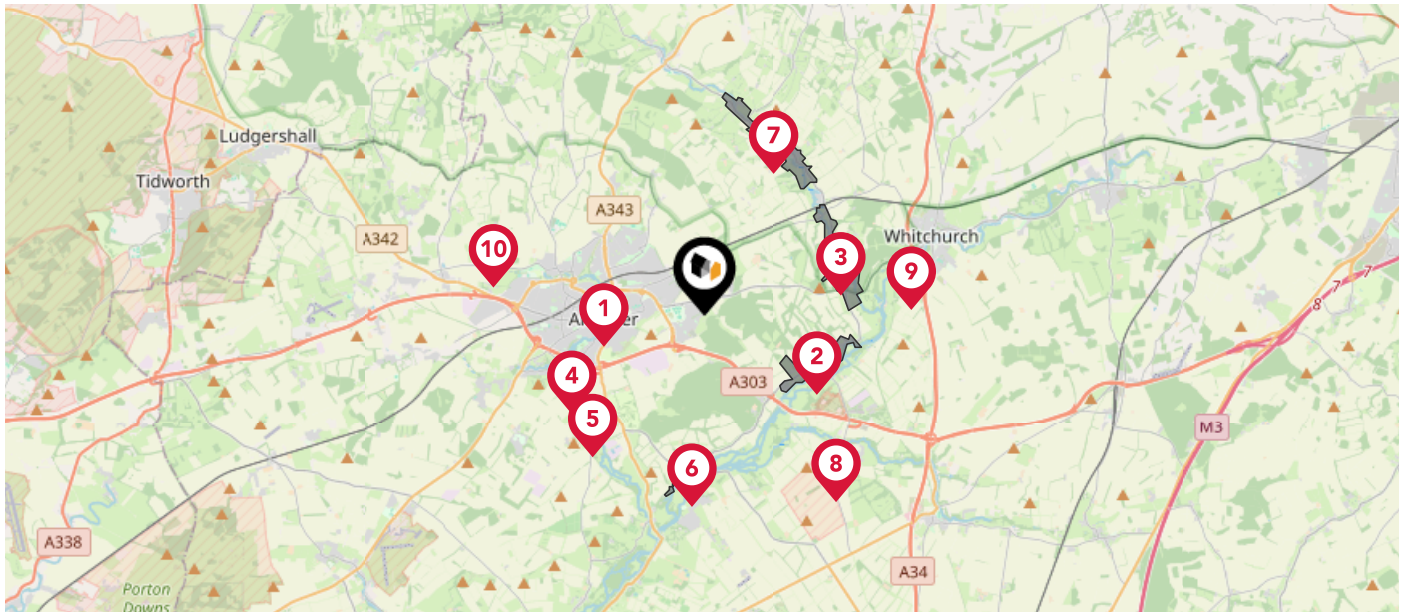
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# 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



Andover



Longparish



Hurstbourne Priors



Upper Clatford



Goodworth Clatford



Wherwell



St Mary Bourne and Stoke



Barton Stacey



Tufton



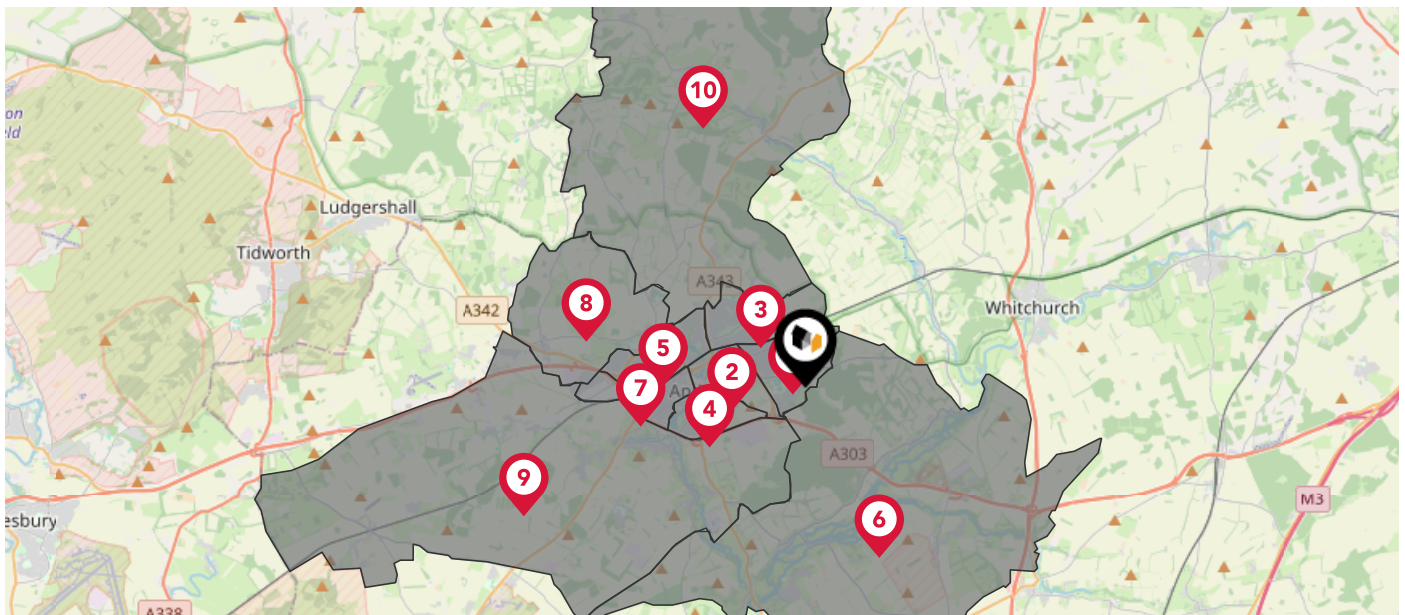
The Pentons

# Maps

## Council Wards



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

- |    |                             |
|----|-----------------------------|
| 1  | Andover Downlands Ward      |
| 2  | Andover St. Mary's Ward     |
| 3  | Andover Romans Ward         |
| 4  | Andover Winton Ward         |
| 5  | Andover Harroway Ward       |
| 6  | Harewood Ward               |
| 7  | Andover Millway Ward        |
| 8  | Charlton & the Pentons Ward |
| 9  | Anna Ward                   |
| 10 | Bourne Valley Ward          |

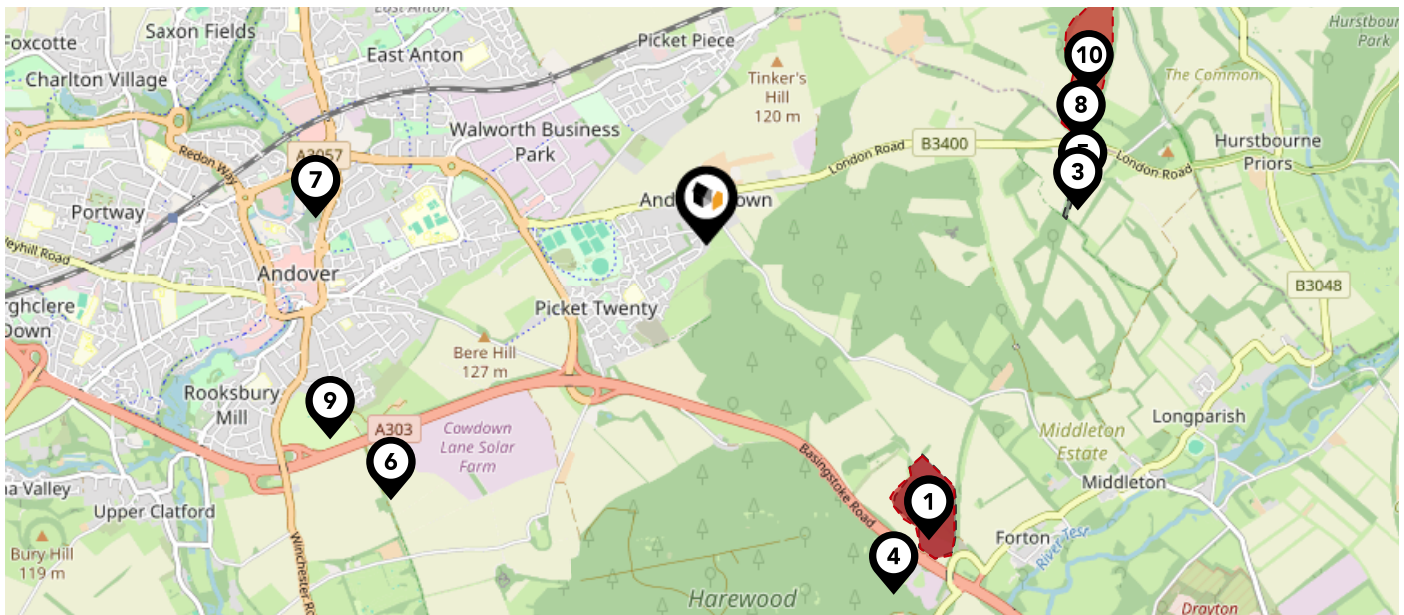


# Maps

## Landfill Sites



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>	EA/EPR/SP3692HG/A001	Active Landfill
<b>2</b>	Cutty Brown Pit-Longparish	Historic Landfill
<b>3</b>	Railway Cutting-South of B3400, Hurstbourne Priors, Longparish, Near Andover	Historic Landfill
<b>4</b>	Rear of The Limes-Harewood Forest Works, Longparish	Historic Landfill
<b>5</b>	Railway Cutting, South of B3400-Hurstbourne Priors, Near Andover	Historic Landfill
<b>6</b>	Disused Pits-South Of Bere Hill, Near Andover	Historic Landfill
<b>7</b>	Shepherds Spring Lane-Andover, Hampshire	Historic Landfill
<b>8</b>	EA/EPR/BP3698HS/V004	Active Landfill
<b>9</b>	Old Winton Road-Andover, Hampshire	Historic Landfill
<b>10</b>	EA/EPR/PP3392HJ/V005	Active Landfill



### 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



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

## 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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[www.brockenhurst.info](http://www.brockenhurst.info)



Valuation Office  
Agency

