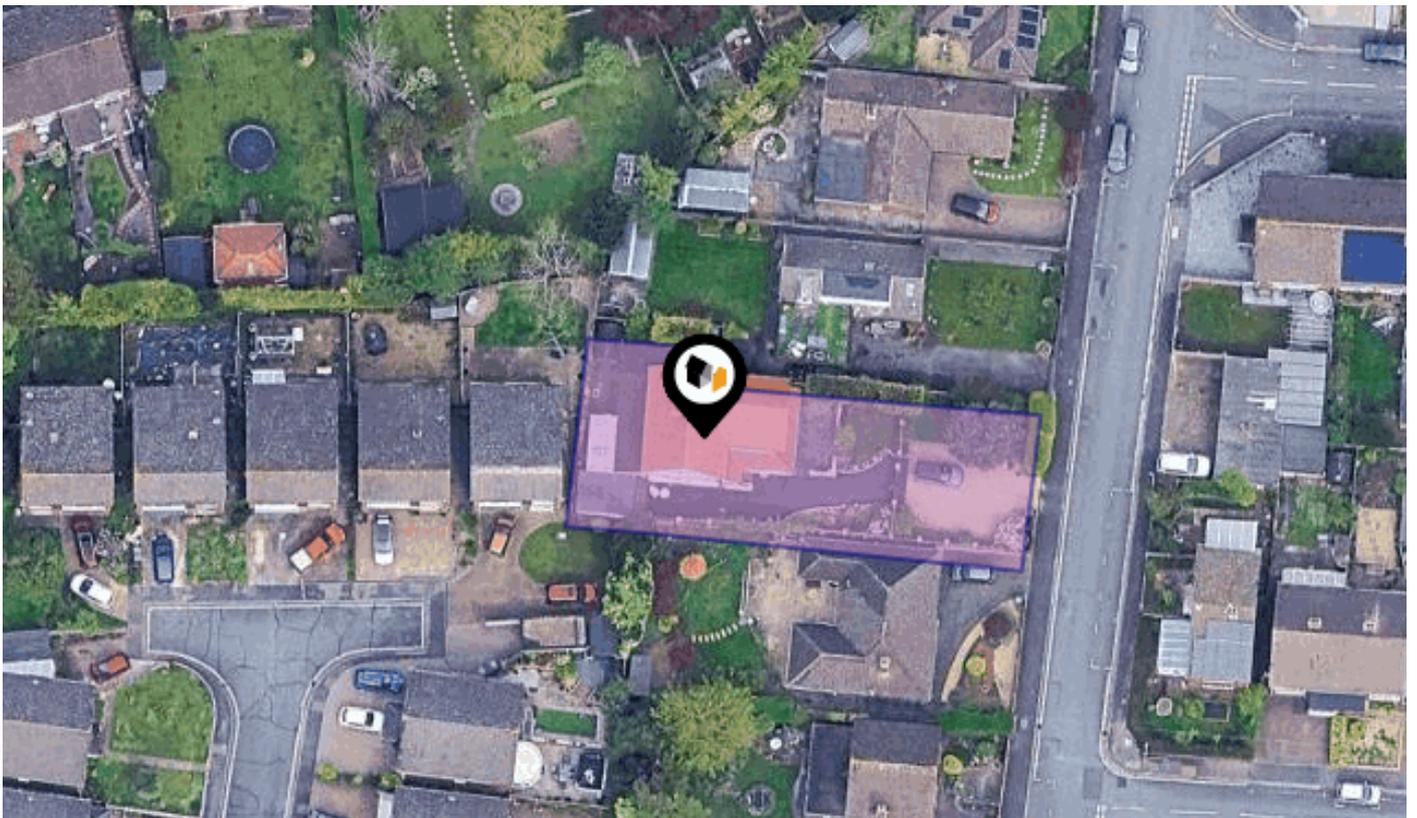




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 02nd March 2026



WIDLEY ROAD, COSHAM, PORTSMOUTH, PO6

Price Guide : £650,000

Vendors & Buyers

1 Fernwood House, 45 London Road, Waterlooville, PO8 8DH

02394 350900

hello@vendorsandbuyers.com

vendorsandbuyers.com



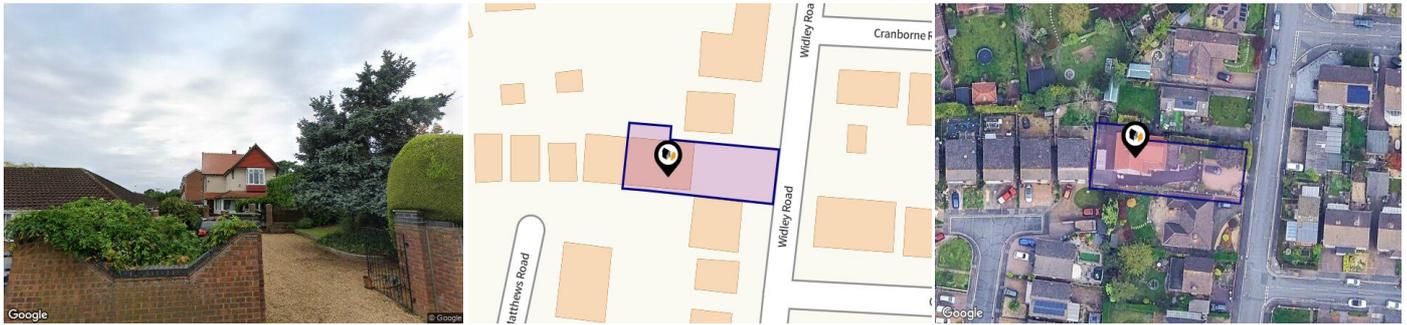
Introduction

Our Comments



An Exceptional Detached Family Home with development potential. A rare opportunity to purchase this detached family home, which has been cherished by the same family for decades. Boasting high ceilings and retaining some original features, this property offers a generous footprint of approximately 3,100 sq ft. Survey has been done allowing transparency! While in need of updating, it provides an exciting opportunity for the future owners to design and develop a beautiful, bespoke family home. An additional benefit is a brand-new roof, replaced in February 2026, ensuring the property is structurally ready for the next chapter. With its spacious layout and characterful elements, this home is full of potential to create a truly stunning residence.

Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	3,100 ft ² / 288 m ²
Plot Area:	0.14 acres
Council Tax :	Band F
Annual Estimate:	£3,150
Title Number:	HP243213

Price Guide:	£650,000
Tenure:	Freehold

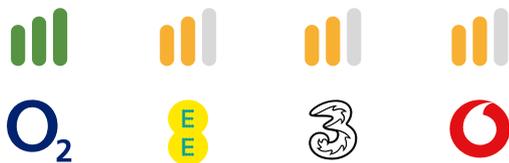
Local Area

Local Authority:	City of portsmouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	53 mb/s	1800 mb/s

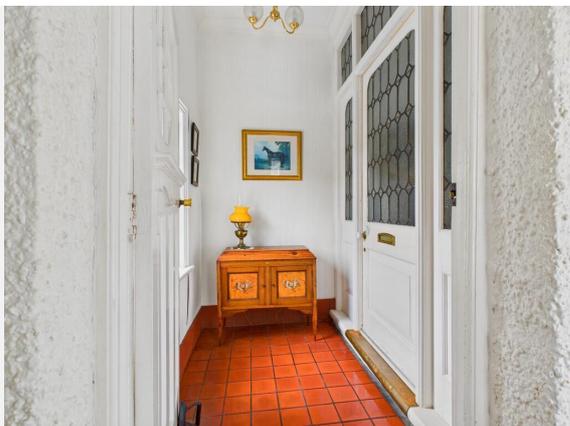
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos



Gallery Photos



Gallery Photos



Gallery Photos

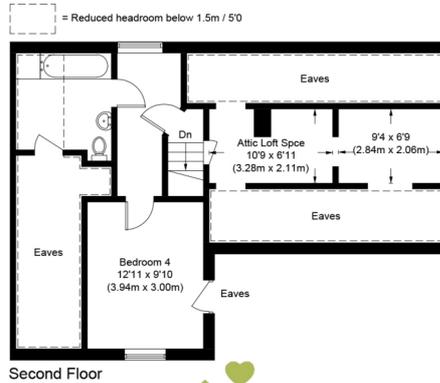


Gallery Photos



WIDLEY ROAD, COSHAM, PORTSMOUTH, PO6

Approximate Gross Internal Floor Area
Total = 3100 Sq Ft / 288.0 Sq M
(Including Eaves)



© www.vendorsandbuyers.com

The Plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation. (ID1278603)
Produced by Emzo Marketing

Property EPC - Certificate



Cosham, PO6

Energy rating

D

Valid until 03.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

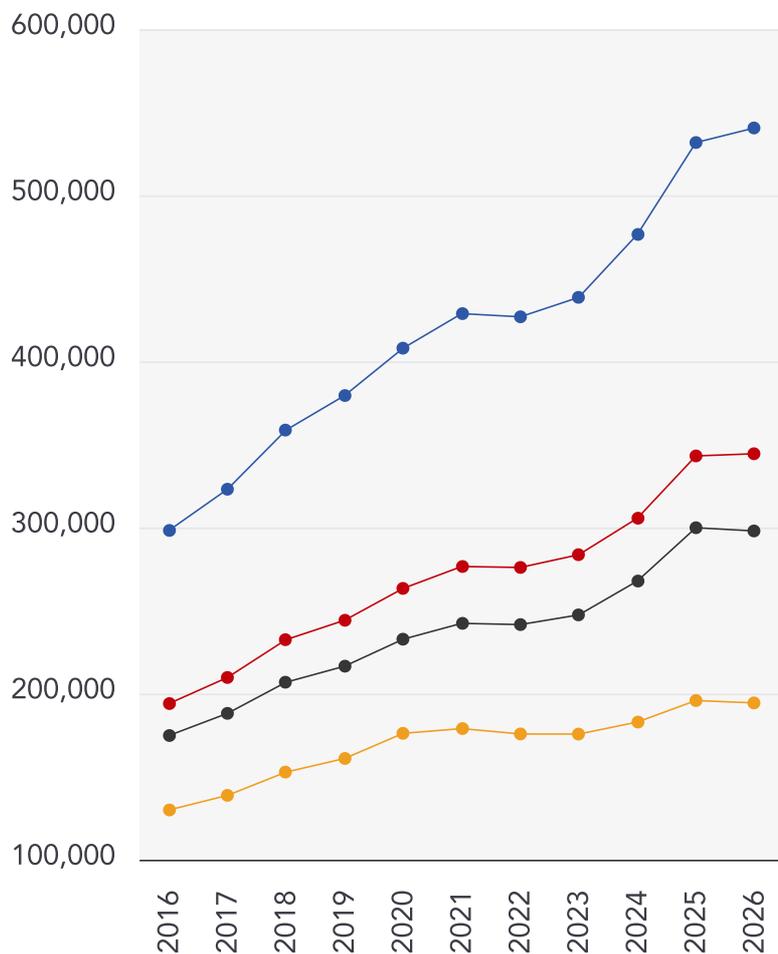
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 81% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	202 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PO6



Detached

+81.25%

Semi-Detached

+77.53%

Terraced

+70.47%

Flat

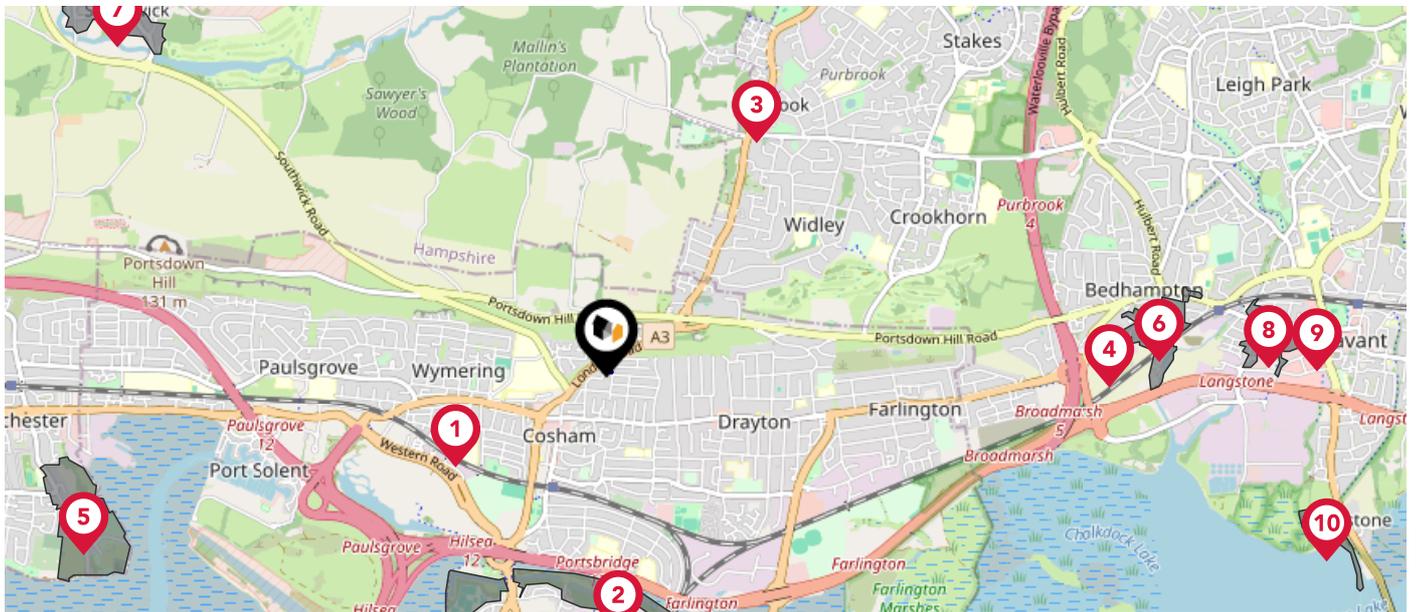
+49.6%

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

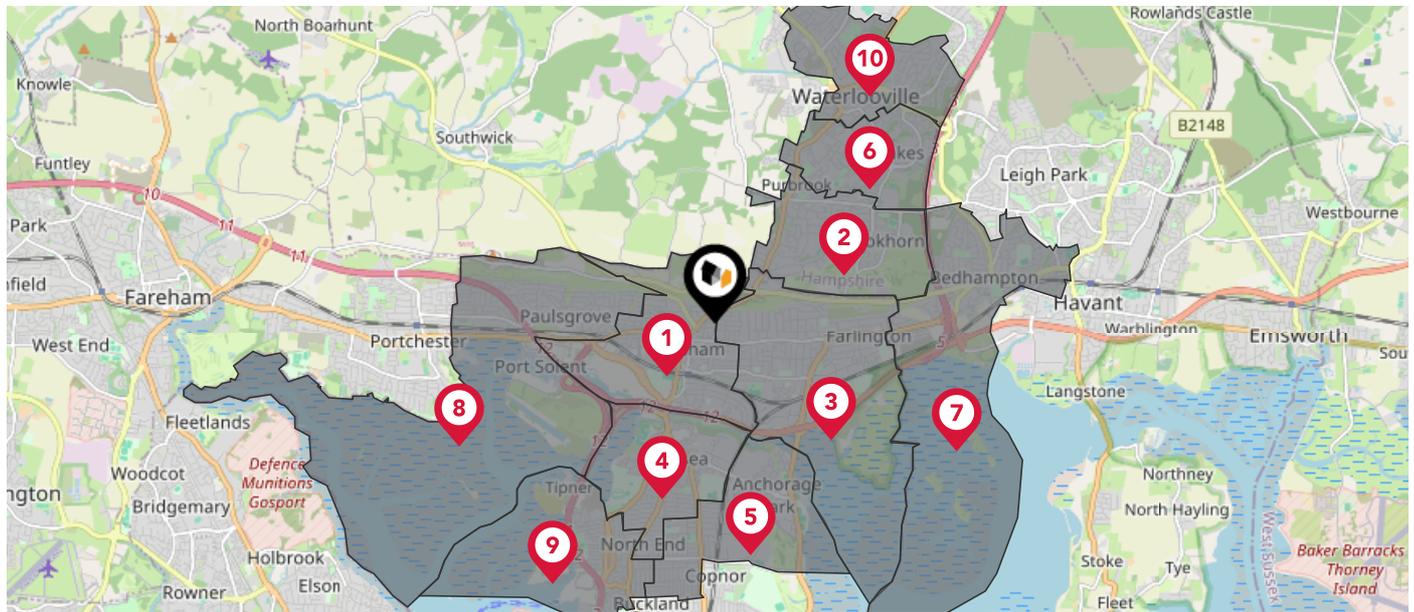
- 1 Old Wymering
- 2 Hilsea Lines
- 3 St John's
- 4 Old Bedhampton
- 5 Portchester
- 6 Old Bedhampton
- 7 Southwick
- 8 Brockhampton
- 9 The Black Dog
- 10 Mill Lane

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

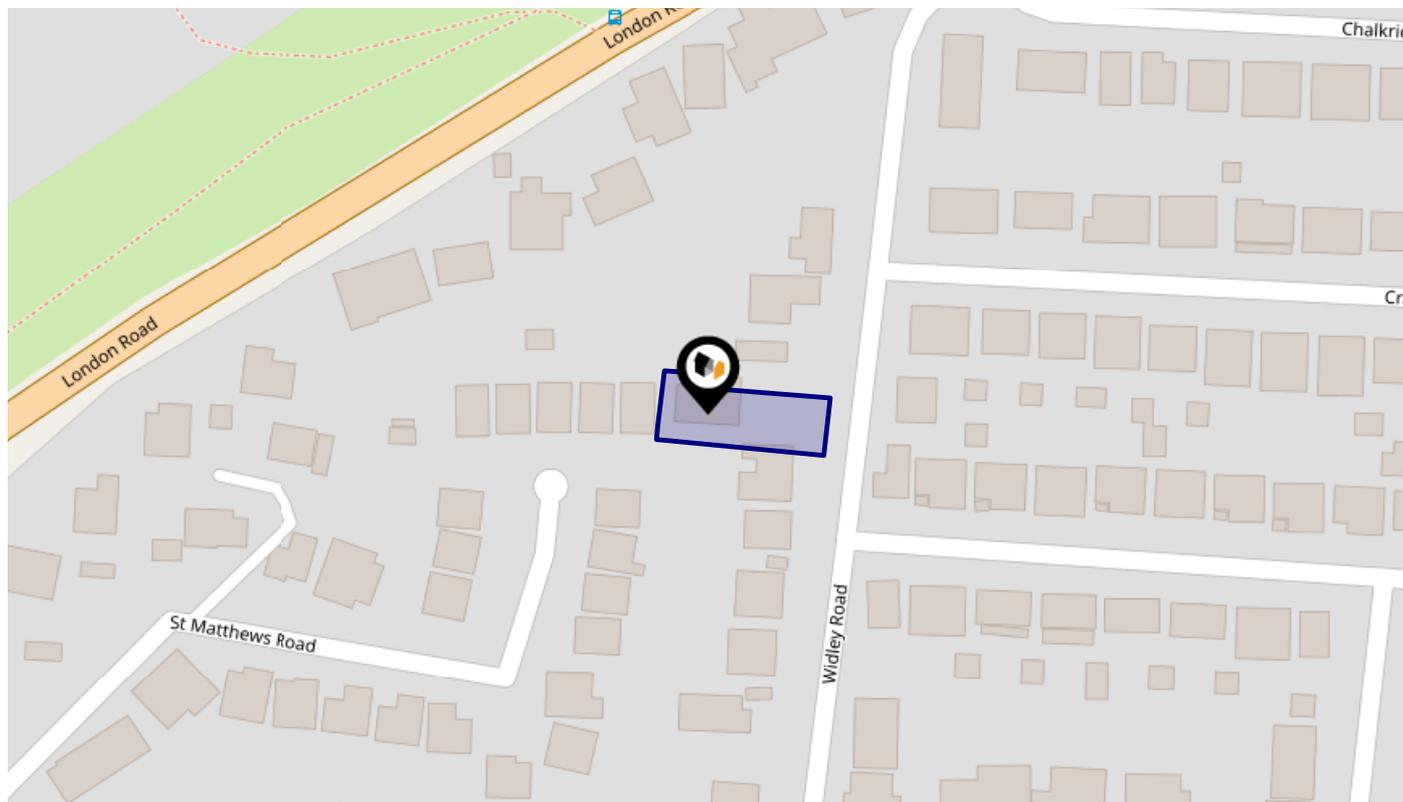
- 1 Cosham Ward
- 2 Purbrook Ward
- 3 Drayton and Farlington Ward
- 4 Hilsea Ward
- 5 Copnor Ward
- 6 Stakes Ward
- 7 Bedhampton Ward
- 8 Paulsgrove Ward
- 9 Nelson Ward
- 10 Waterloo Ward

Maps

Rail Noise



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:

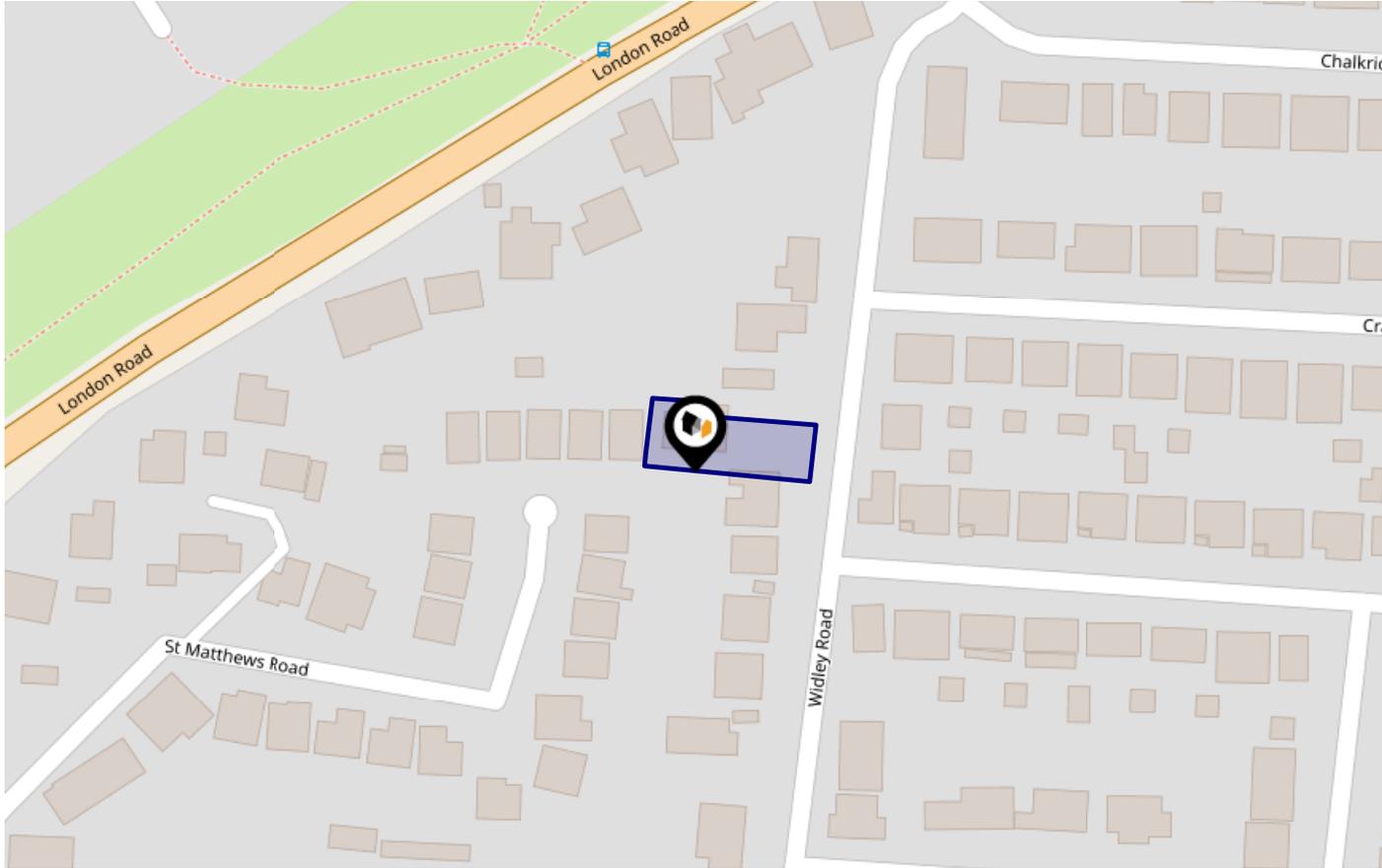
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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 (0.1%) 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:

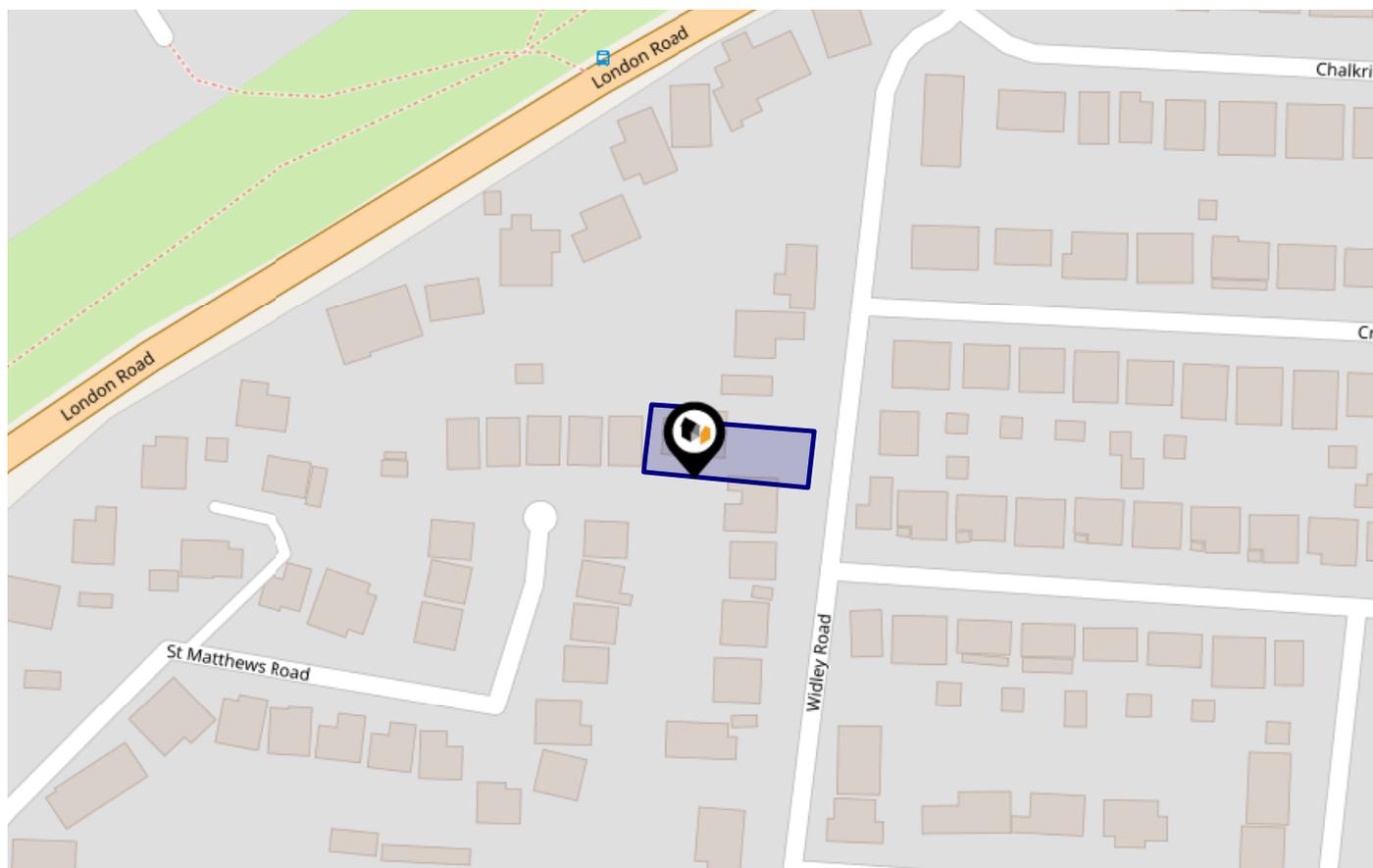


Flood Risk

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.

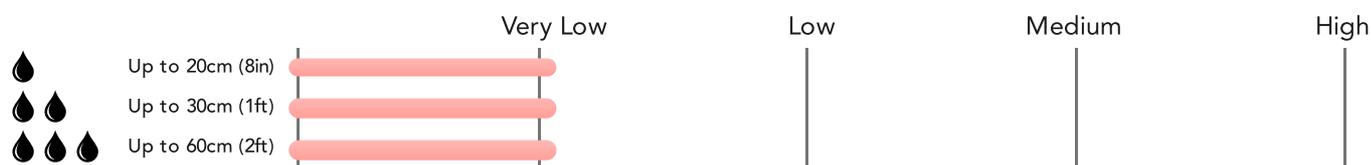


Risk Rating: Very low

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:

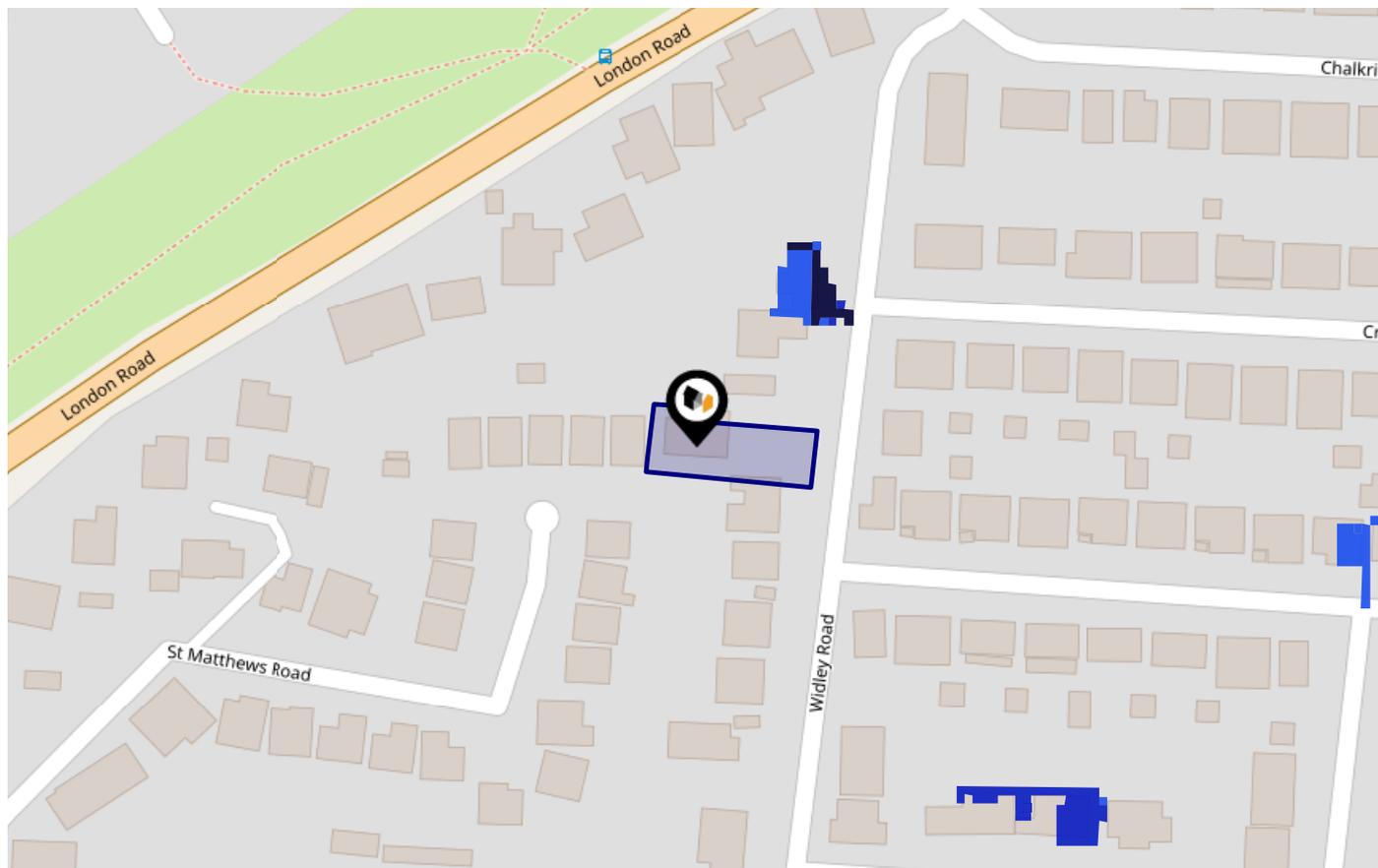


Flood Risk

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.

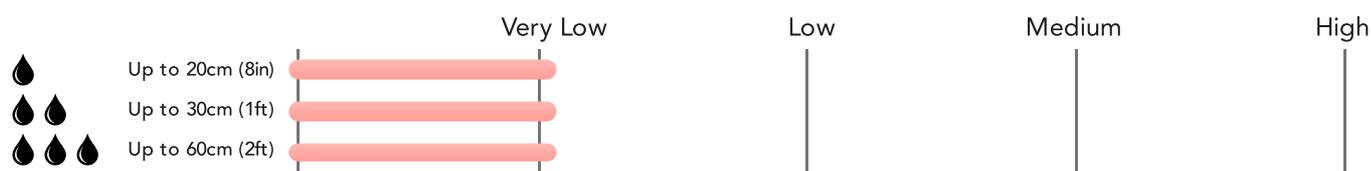


Risk Rating: Very low

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 (0.1%) 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:

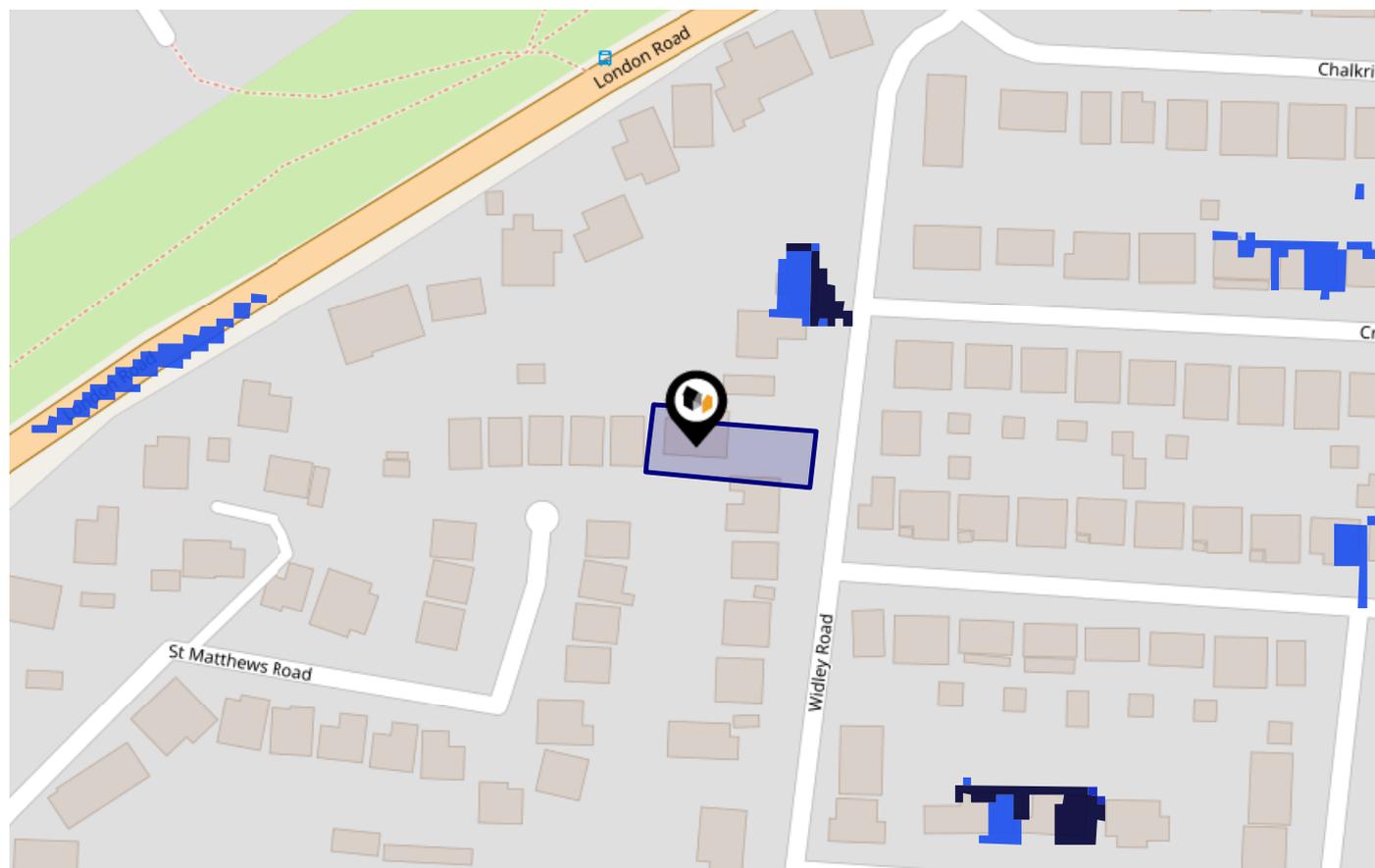


Flood Risk

Surface Water - 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.

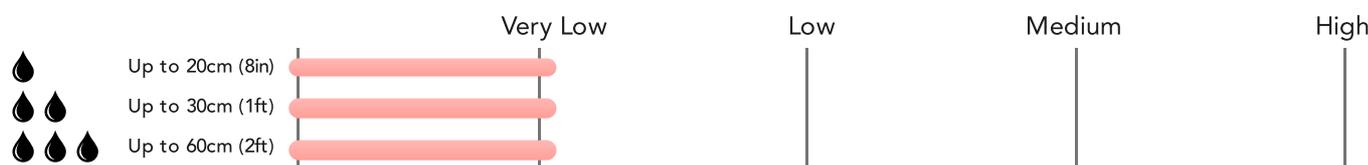


Risk Rating: Very low

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:

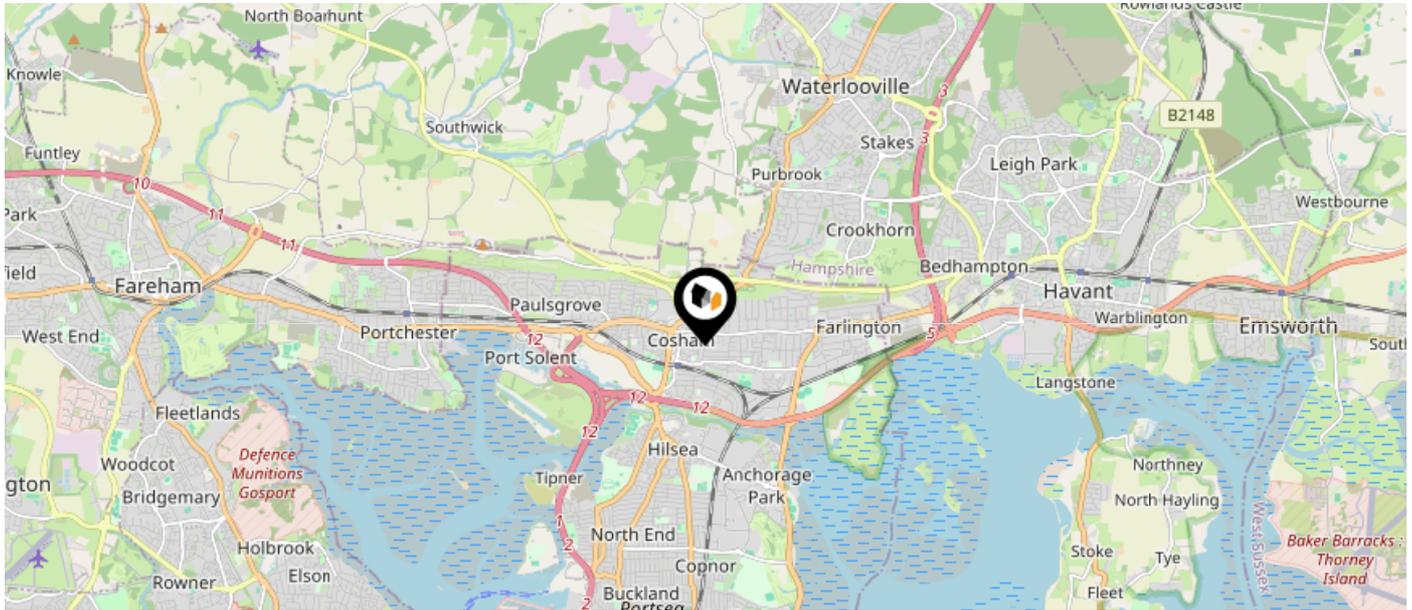


Maps

Green Belt



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



Nearby Green Belt Land

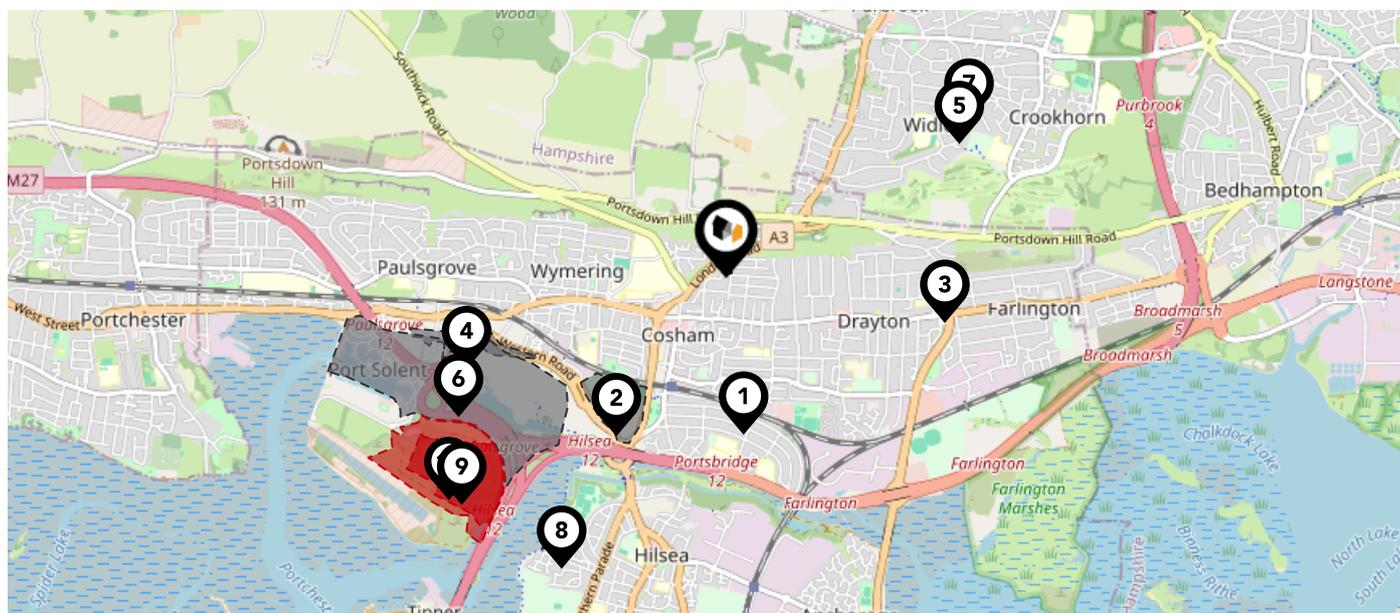
No data available.

Maps

Landfill Sites



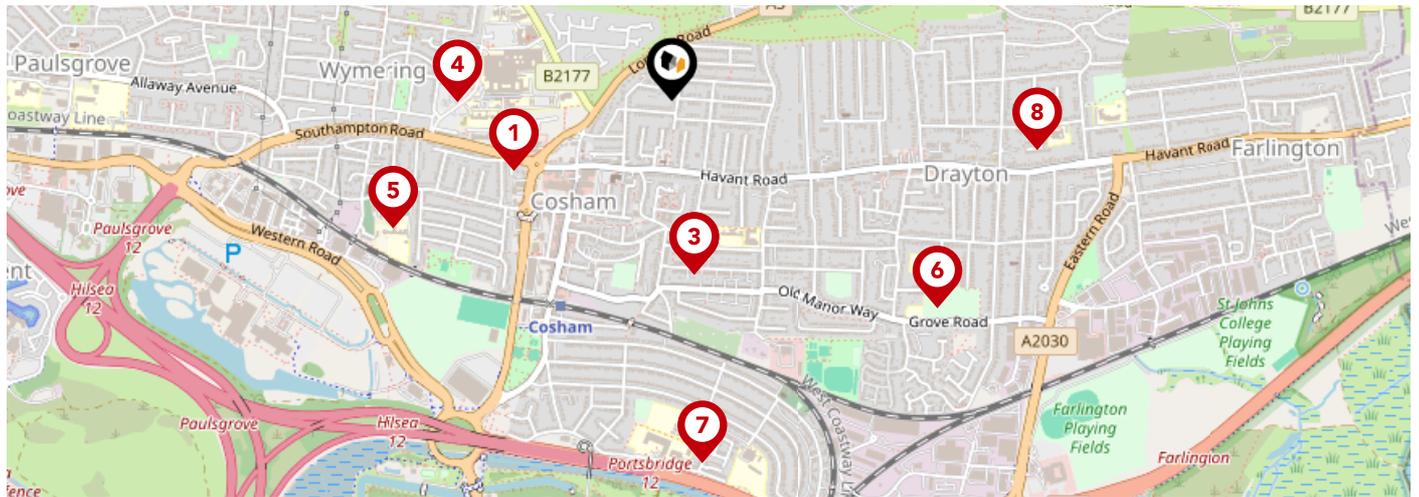
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

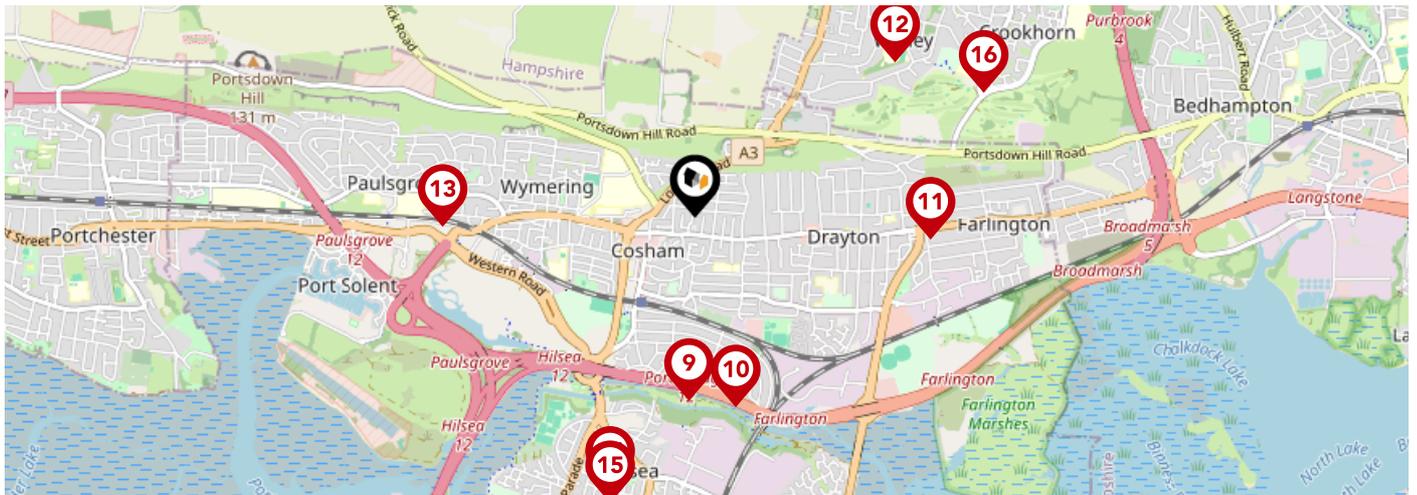
1	Salisbury Road Allotments-Salsbury Road, Highbury, Hampshire	Historic Landfill
2	King George V Playing Field-North Harbour, Portsmouth	Historic Landfill
3	Pumping Station-Eveleigh Road, Farlington, Hampshire	Historic Landfill
4	North Harbour Allotments-Portsmouth	Historic Landfill
5	Disused Sand Pit B-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
6	Reclaimed Land In Paulsgrove Area-Portsmouth	Historic Landfill
7	Disused Sand Pit A-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
8	Horsea Allotments-Portsmouth	Historic Landfill
9	EA/EPR/NP3792HM/V003	Active Landfill
10	EA/EPR/AP3795HY/V003	Active Landfill

Area Schools



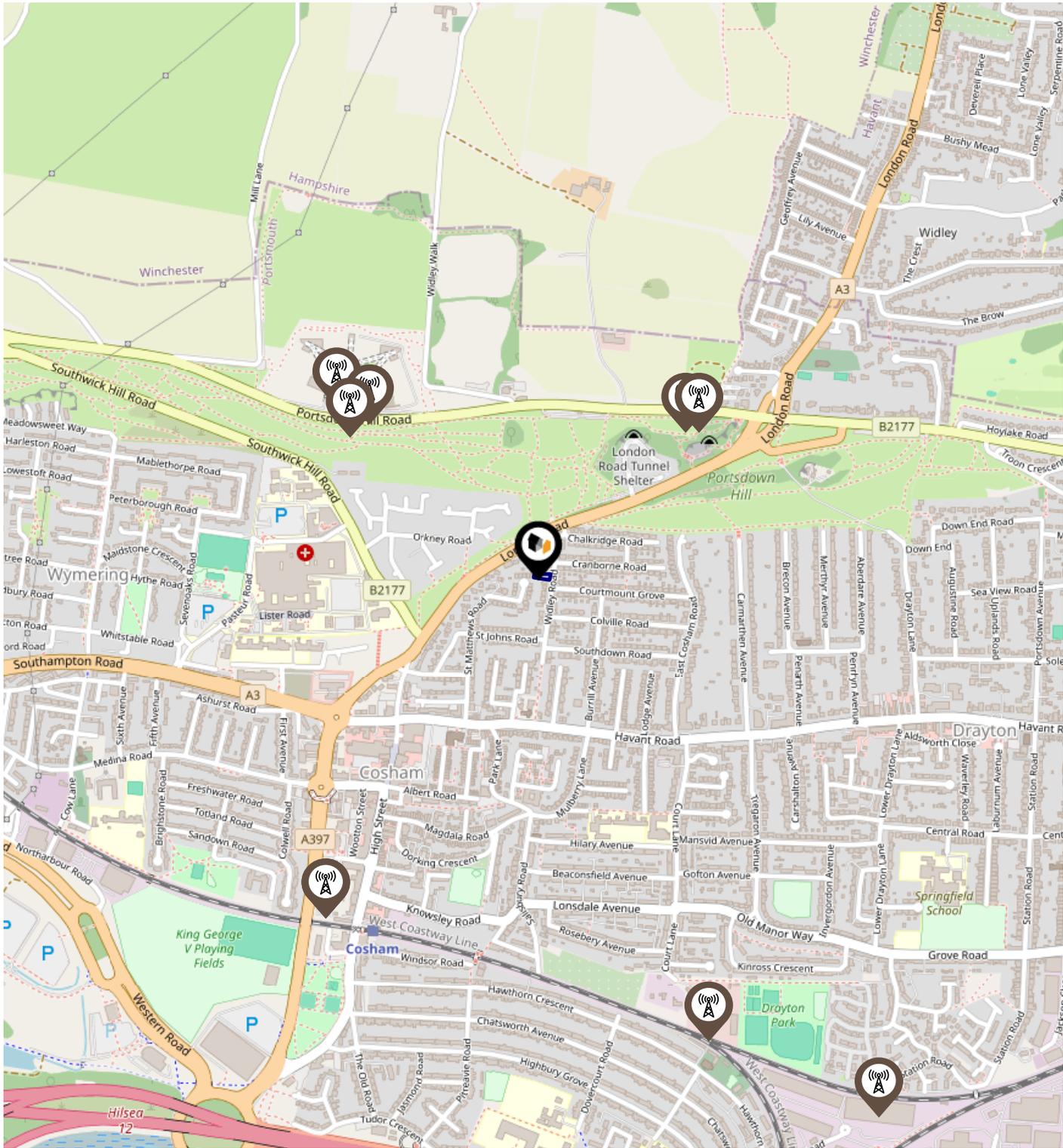
	Nursery	Primary	Secondary	College	Private
1 Portsmouth Primary School Ofsted Rating: Good Pupils: 357 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Court Lane Infant Academy Ofsted Rating: Good Pupils: 345 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Court Lane Junior Academy Ofsted Rating: Good Pupils: 479 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Wymering School Ofsted Rating: Not Rated Pupils: 65 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Medina Primary School Ofsted Rating: Good Pupils: 205 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Springfield School Ofsted Rating: Good Pupils: 1103 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Highbury Primary School Ofsted Rating: Good Pupils: 407 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Solent Junior School Ofsted Rating: Good Pupils: 362 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 City of Portsmouth College Ofsted Rating: Not Rated Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Redwood Park Academy Ofsted Rating: Outstanding Pupils: 160 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Solent Infant School Ofsted Rating: Good Pupils: 269 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Purbrook Park School Ofsted Rating: Good Pupils: 903 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beacon View Primary Academy Ofsted Rating: Requires improvement Pupils: 350 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 UTC Portsmouth Ofsted Rating: Outstanding Pupils: 467 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trafalgar School Ofsted Rating: Good Pupils: 1024 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Morelands Primary School Ofsted Rating: Good Pupils: 328 Distance:1.46	<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

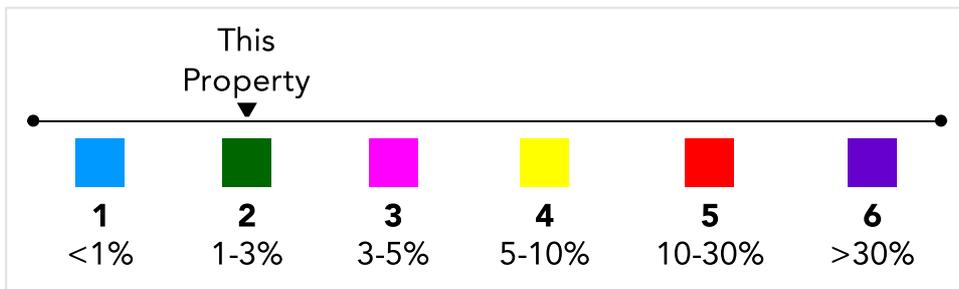
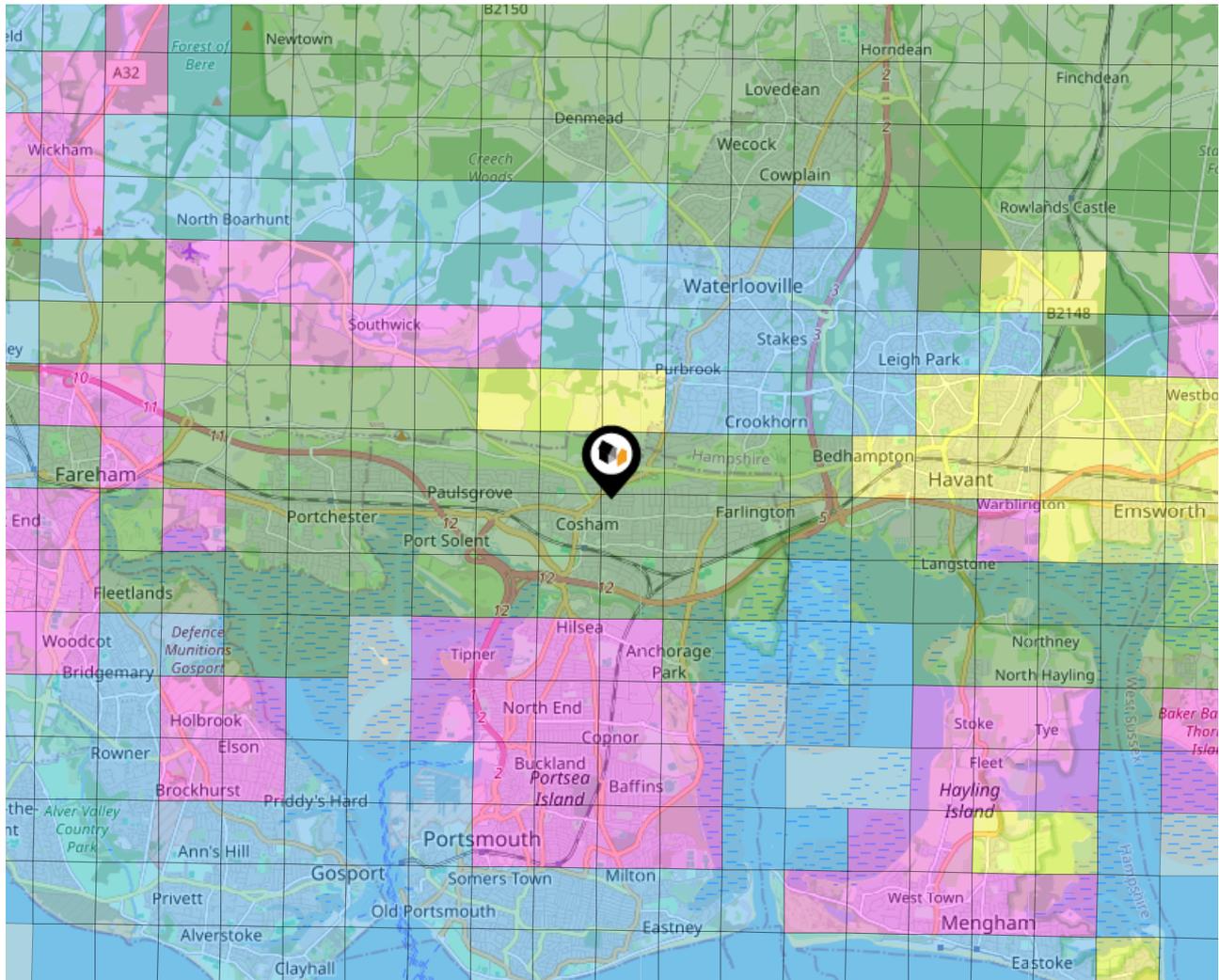
Environment

Radon Gas

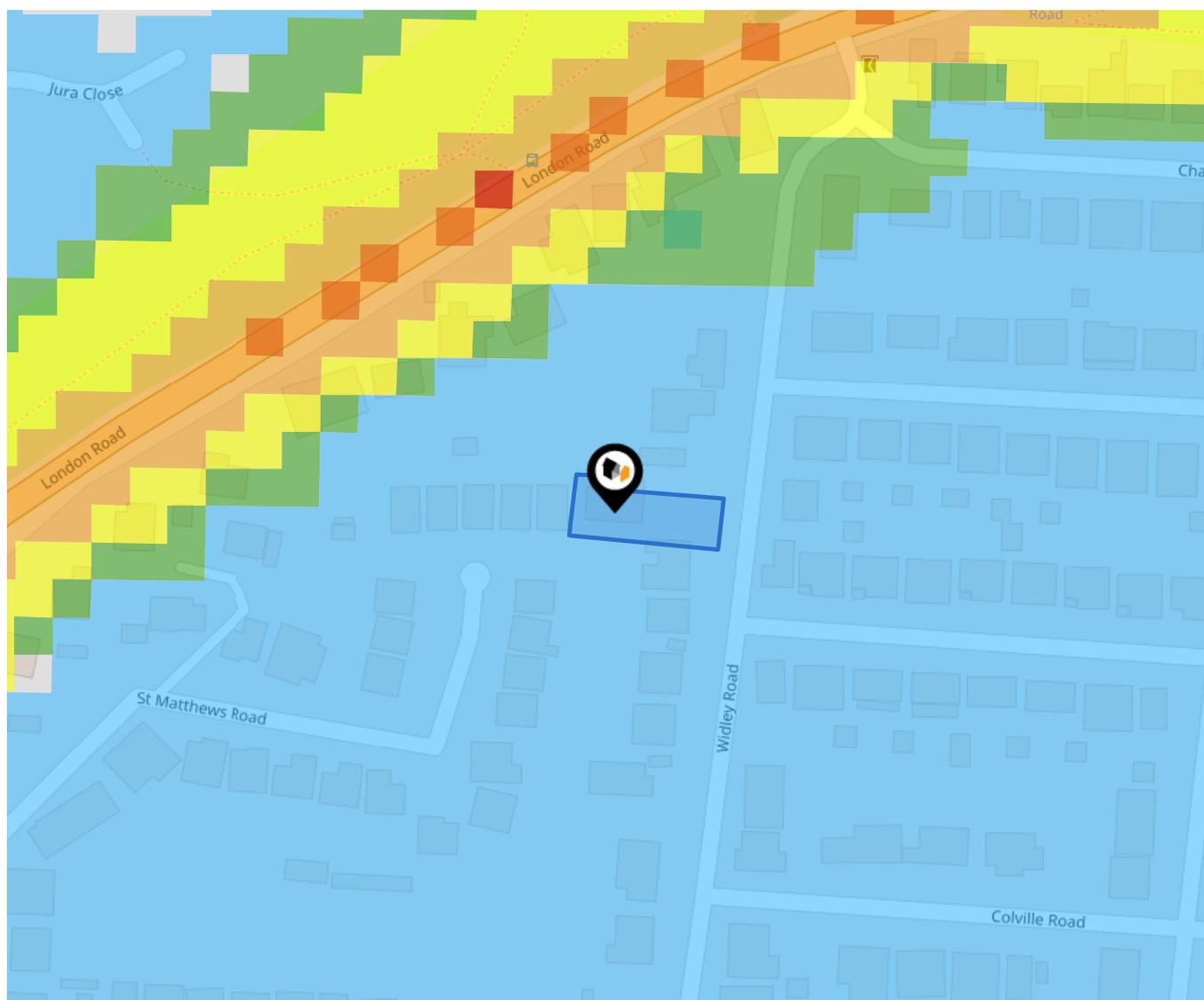


What is Radon?

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/m³).



Local Area Road Noise



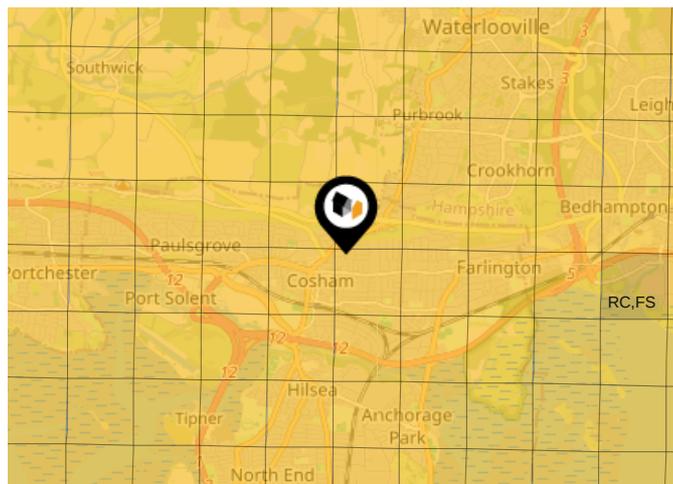
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

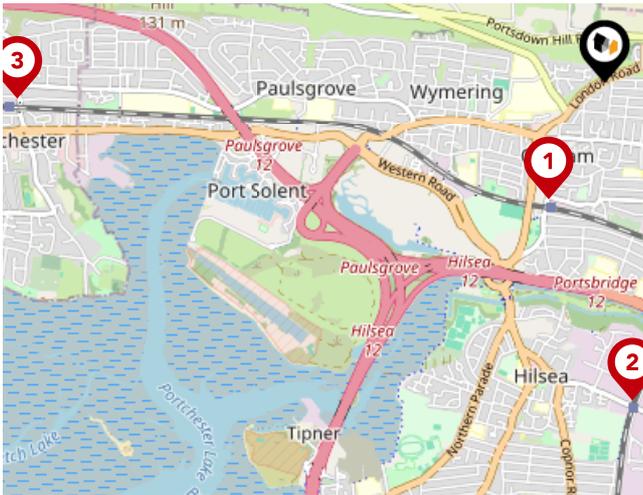


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

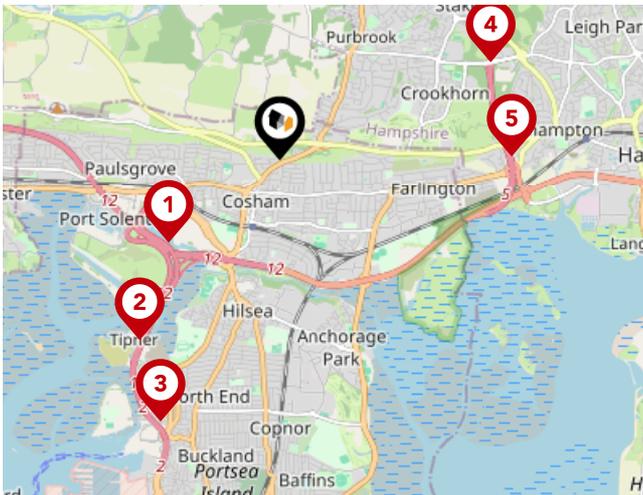
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Cosham Rail Station	0.61 miles
2	Hilsea Rail Station	1.5 miles
3	Portchester Rail Station	2.74 miles

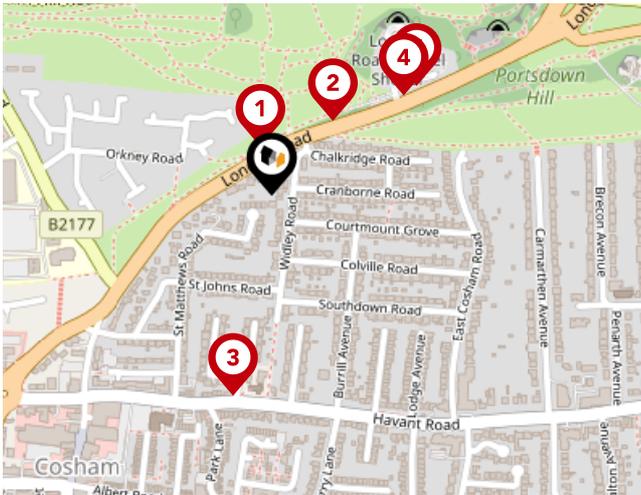


Trunk Roads/Motorways

Pin	Name	Distance
1	M27 J12	1.29 miles
2	M275 J1	2.14 miles
3	M275 J2	2.7 miles
4	A3(M) J4	2.16 miles
5	A3(M) J5	2.16 miles

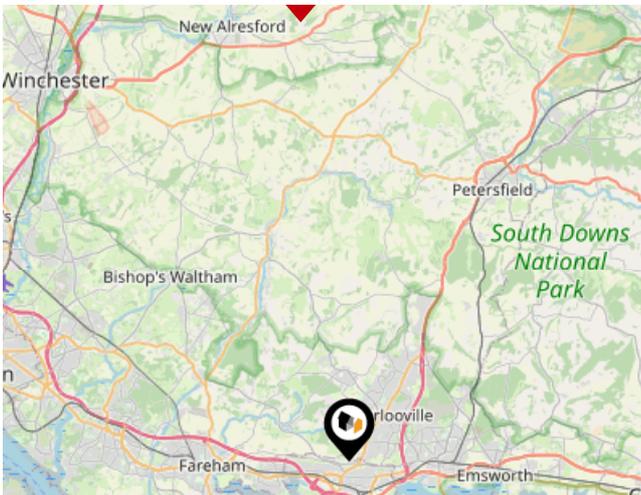
Area

Transport (Local)



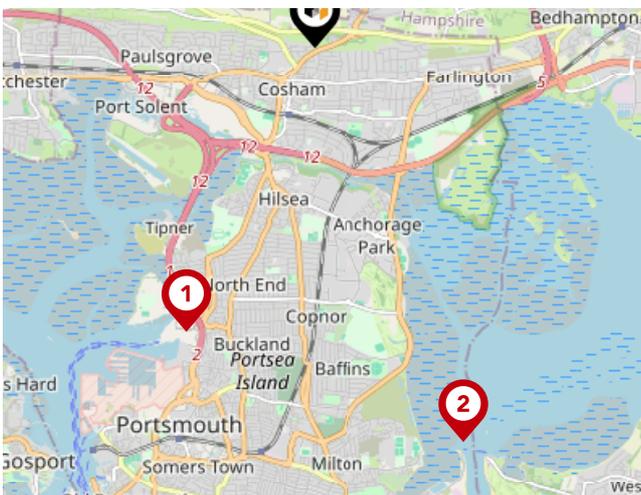
Bus Stops/Stations

Pin	Name	Distance
1	Chalkridge Road	0.06 miles
2	Chalkridge Road	0.11 miles
3	St. Colmans Church	0.24 miles
4	Cliffdale Gardens	0.19 miles
5	Cliffdale Gardens	0.21 miles



Local Connections

Pin	Name	Distance
1	Ropley (Mid-Hants Railway)	16.54 miles



Ferry Terminals

Pin	Name	Distance
1	Portsmouth International Cruise & Ferry Terminal	2.93 miles
2	Eastney Ferry Landing	3.94 miles

Vendors & Buyers

About Us



Vendors & Buyers

At Vendors and Buyers, property is our passion — and exceptional service is our promise.

Established in 2019 and proudly endorsed by property expert Phil Spencer, we are an award-winning, independent estate agency with a personal touch.

With a combined 64 years of experience in property and conveyancing, our expert team is here to support you through every step of your property journey.

We know that buying or selling a home is about more than bricks and mortar — it's an emotional experience. That's why we're committed to guiding you with genuine care and proven expertise.

Our in-depth knowledge of the South Coast property market, paired with cutting-edge marketing tools, allows us to showcase your home at its best. From professional photography, video tours, and detailed floor plans to drone footage and targeted exposure across

Vendors & Buyers

Testimonials



Testimonial 1



Jo was an absolute star! Amazing service from start to finish and did exactly what she said she would do with great efficiency. Jo was superb at liaising with solicitors and other parties to move the transaction along during a covid lockdown period. We would use Vendors and Buyers again without hesitation... a refreshing approach to buying and selling houses.

Testimonial 2



Fabulous service. Great deal of experience and knowledge. The team actions with the deadlines they promise. High standards from an estate agency you can trust. Would highly recommend and most definitely use again.

Testimonial 3



Jo, MD, provides an honest and trustworthy service to vendors. Spot on with her valuation she then works exceptionally hard to progress to sale - conducting viewings throughout the week and beyond that of other high Street Estate agents. Her attentive nature ensures feedback from buyers is promptly received and neither vendor nor buyer is ever left waiting or wanting. Superb.

 /vendorsandbuyers

 /AndVendors

 /vendorsandbuyers

 /vendors-buyers-849b28179



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 Vendors & Buyers 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 Vendors & Buyers and therefore no warranties can be given as to their good working order.

Vendors & Buyers

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Vendors & Buyers

1 Fernwood House, 45 London Road,
Waterlooville, PO8 8DH
02394 350900
hello@vendorsandbuyers.com
vendorsandbuyers.com

