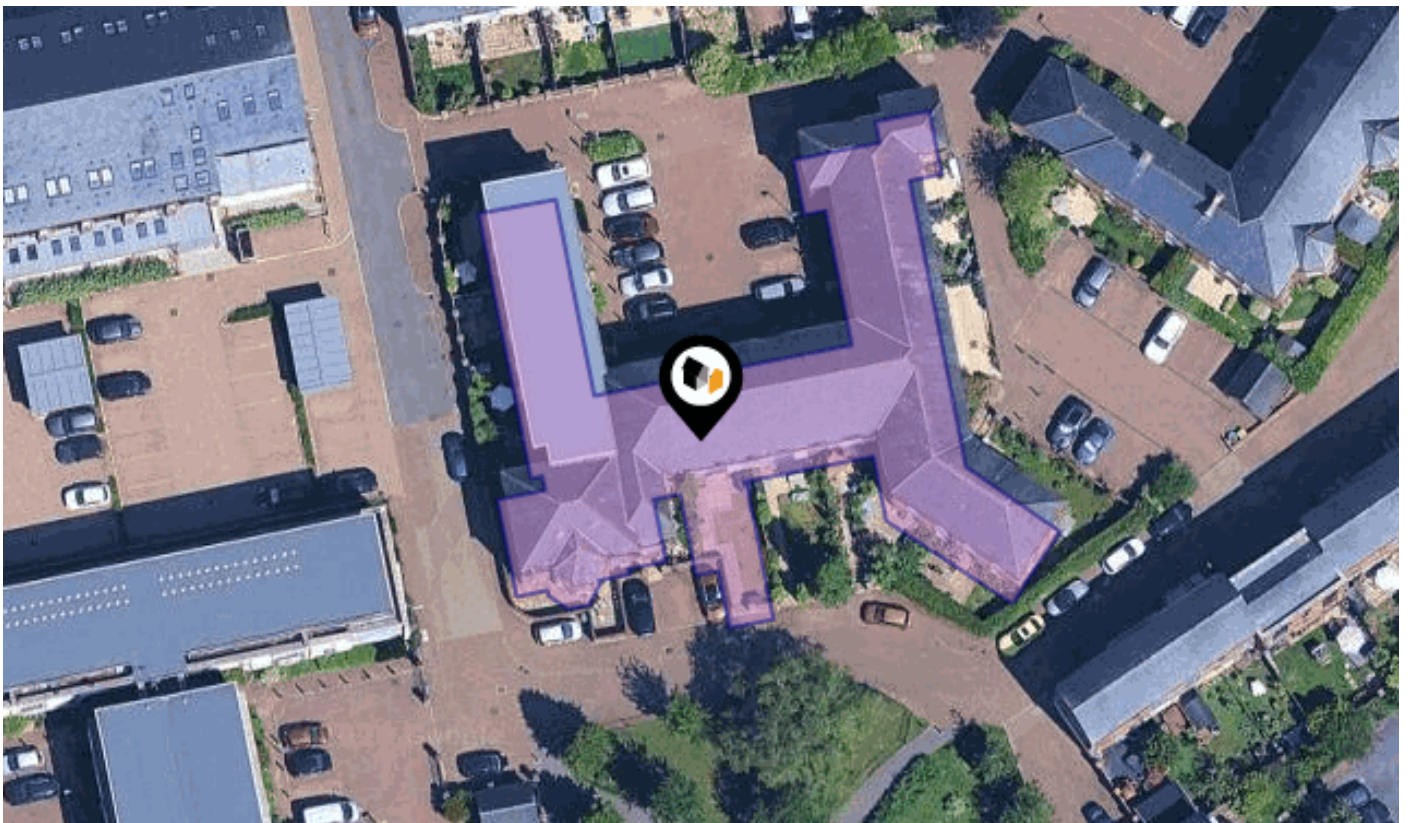




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 10th April 2026**



**WATERTOWER WAY, BASINGSTOKE, RG24**

## Avocado Property

07545 349240

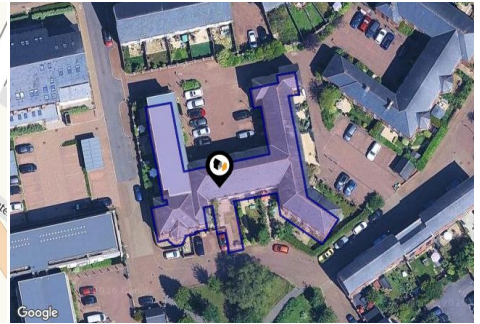
[ollie@avocadopropertyagents.co.uk](mailto:ollie@avocadopropertyagents.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	990 ft <sup>2</sup> / 92 m <sup>2</sup>
Plot Area:	0.22 acres
Year Built :	2009
Council Tax :	Band C
Title Number:	HP715724

Tenure: Leasehold

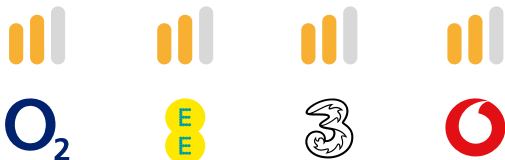
## Local Area

Local Authority:	Basingstoke and deane
Conservation Area:	Park Prewett
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Watertower Way, Basingstoke, RG24*

Reference - 24/00706/HSE
<b>Decision:</b> Registered
<b>Date:</b> 27th March 2024
<b>Description:</b> Erection of single storey rear extension to replace conservatory.

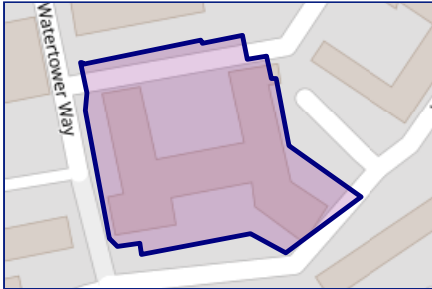
  

Reference - T/00174/24/TCA
<b>Decision:</b> Registered
<b>Date:</b> 27th March 2024
<b>Description:</b> Fell 1 Silver birch

# Property Multiple Title Plans

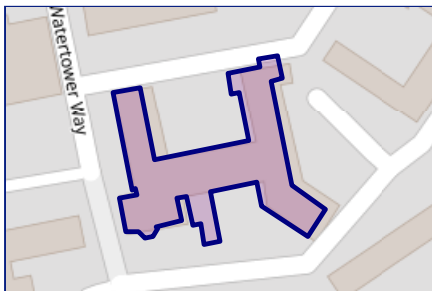


## Freehold Title Plan



**HP711596**

## Leasehold Title Plan



**HP715724**

Start Date: 29/04/2009  
End Date: 01/04/3006  
Lease Term: 999 years from 1 April 2007  
Term Remaining: 980 years

# Property EPC - Certificate



Watertower Way, RG24

Energy rating

**C**

Valid until 22.10.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	75   <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

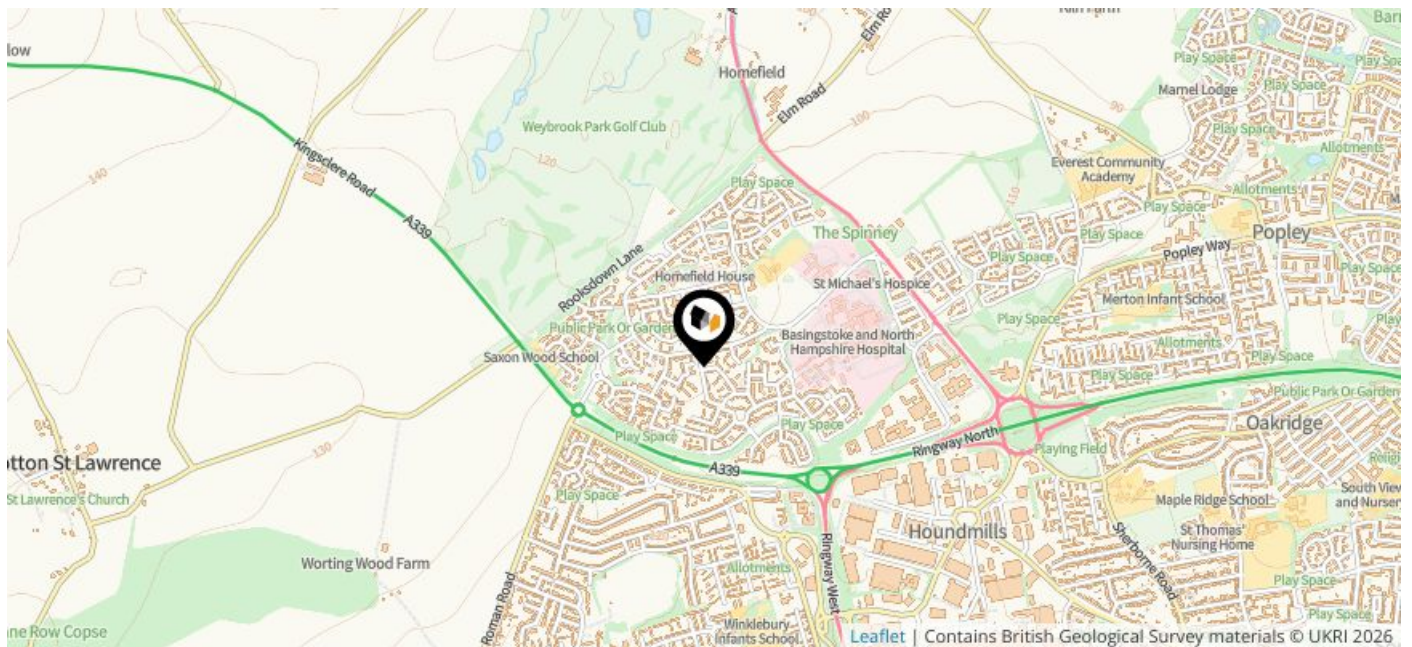
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in 64% of fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	92 m <sup>2</sup>

# 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.

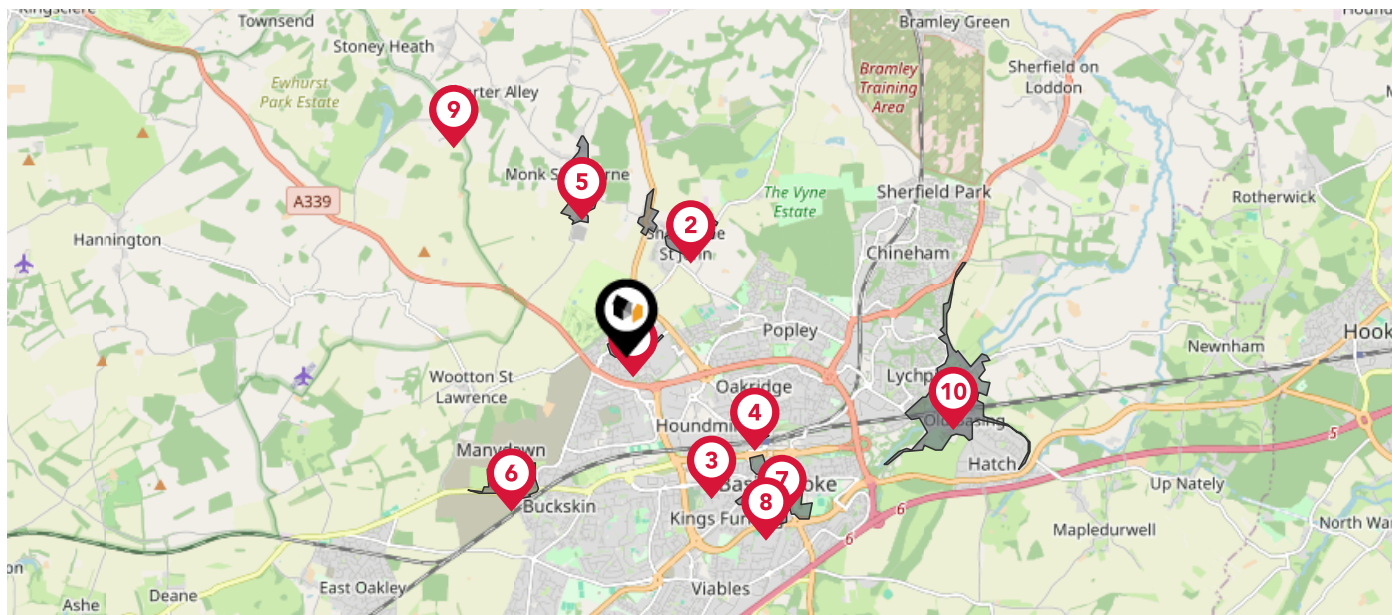
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

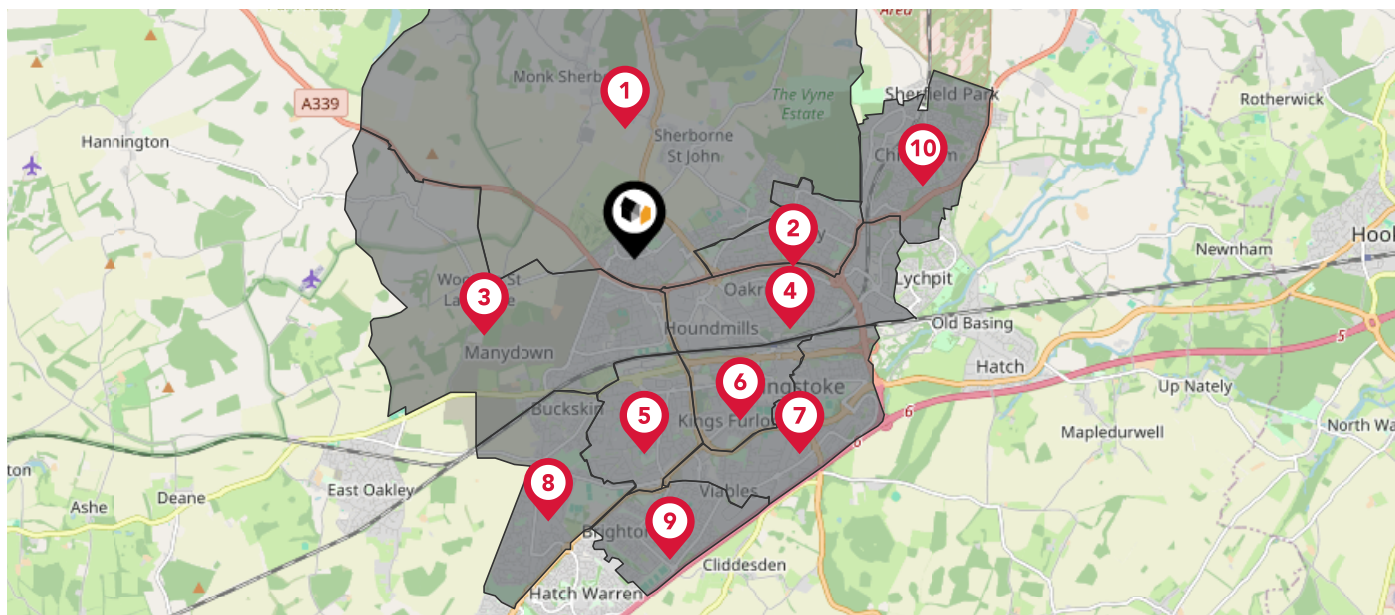
- 1 Park Prewett
- 2 Sherborne St John
- 3 Brookvale West
- 4 South View
- 5 Monk Sherborne
- 6 Worting
- 7 Basingstoke Town
- 8 Fairfields
- 9 Ramsdell
- 10 Old Basing

# 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

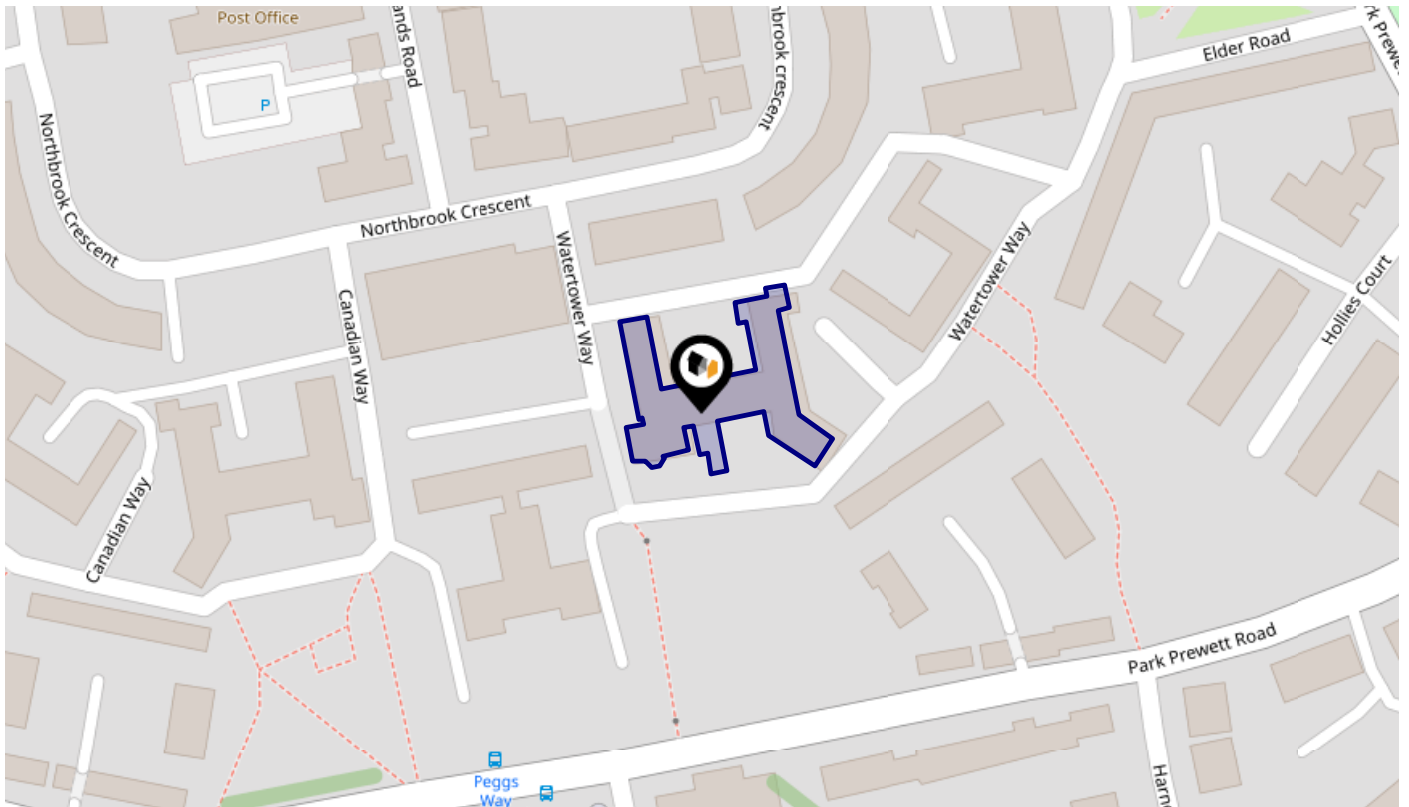
-  1 Sherborne St. John & Rooksdown Ward
-  2 Popley Ward
-  3 Winklebury & Manydown Ward
-  4 Norden Ward
-  5 South Ham Ward
-  6 Brookvale & Kings Furlong Ward
-  7 Eastrop & Grove Ward
-  8 Kempshott & Buckskin Ward
-  9 Brighton Hill Ward
-  10 Chineham Ward

# 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:

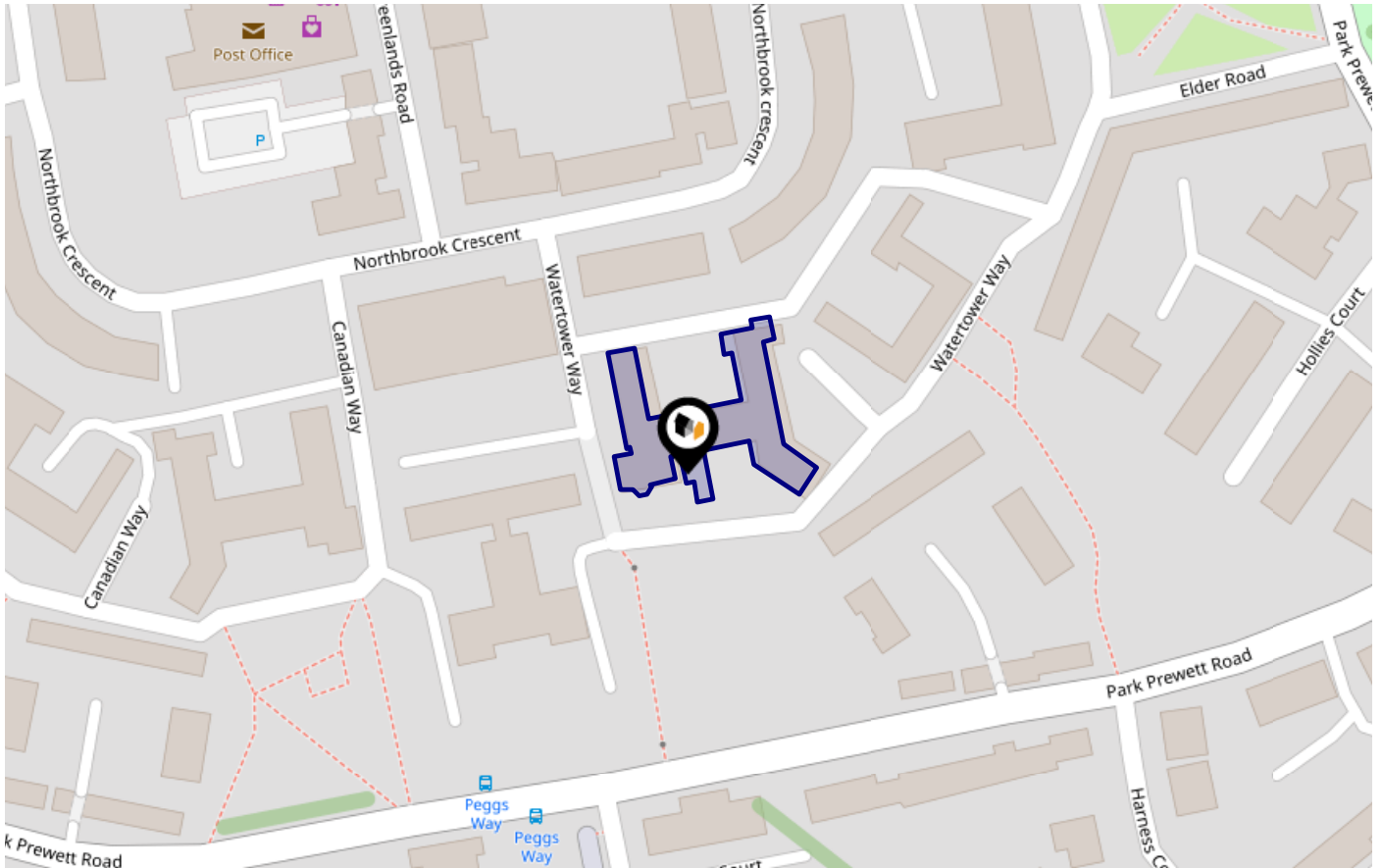
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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 (0.1%) 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:

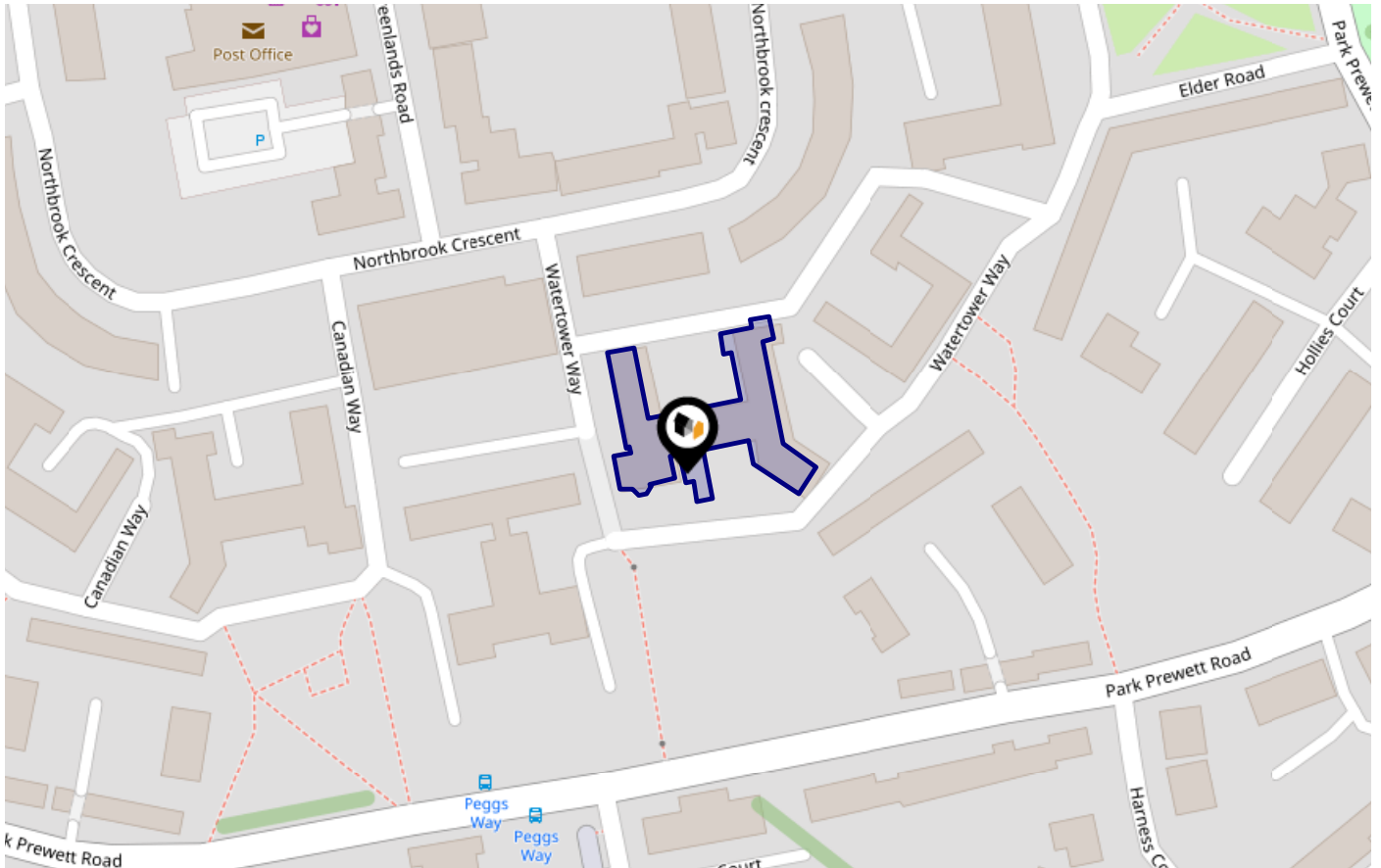


# Flood Risk

## 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:

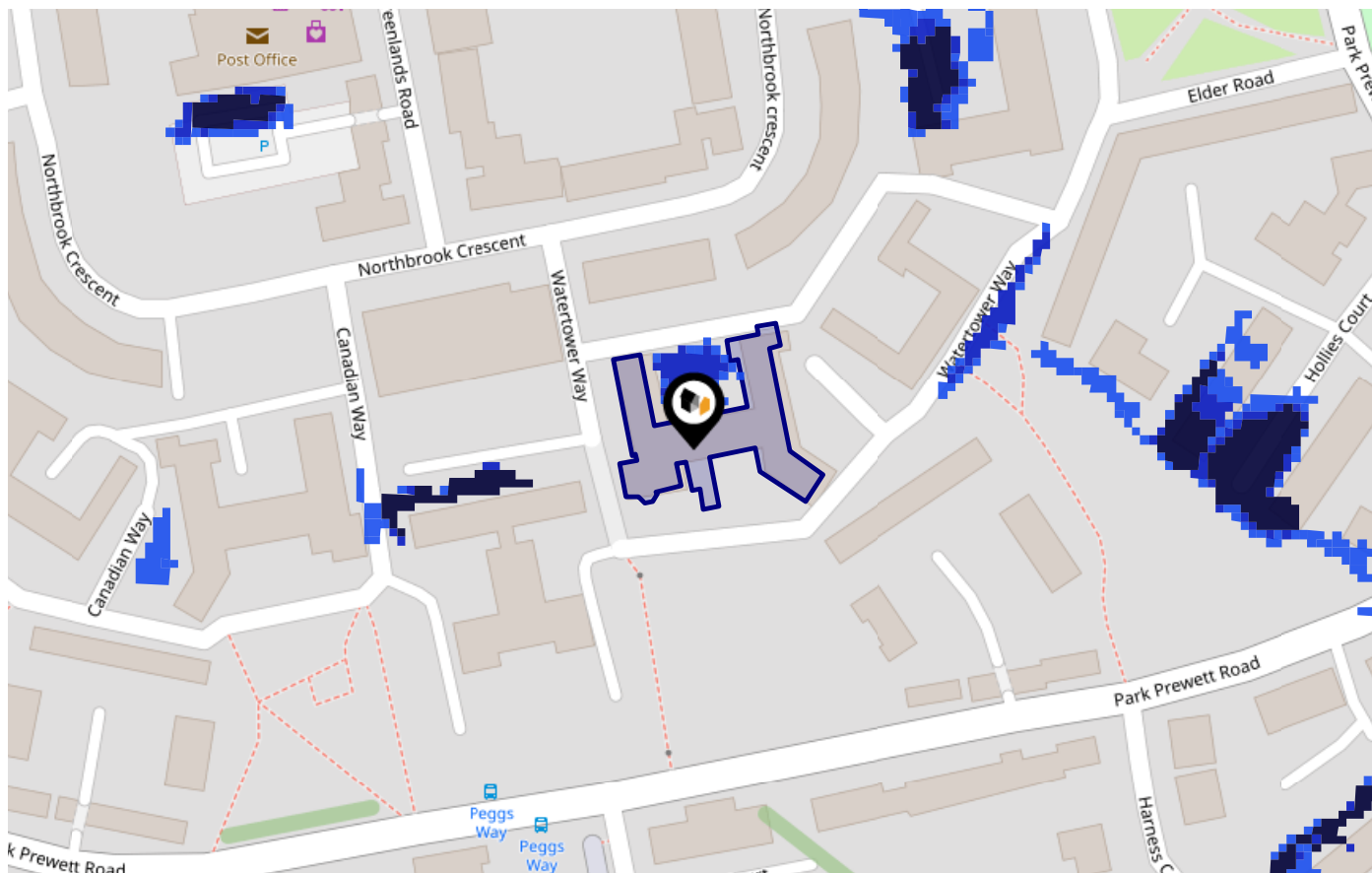


# Flood Risk

## 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.

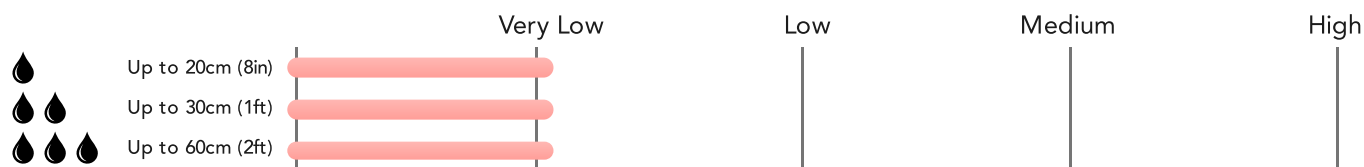


Risk Rating: Very low

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:

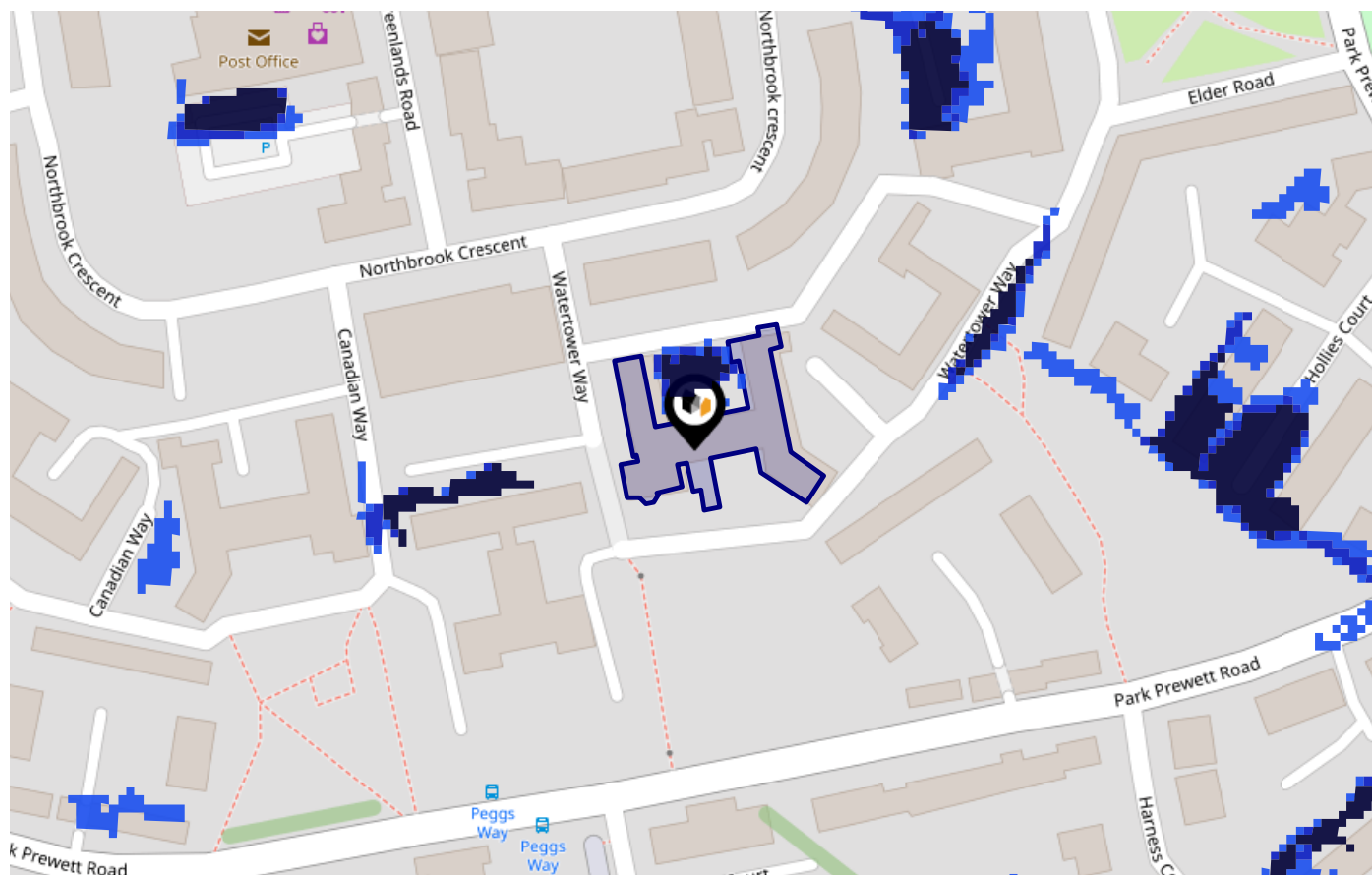


# Flood Risk

## 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.

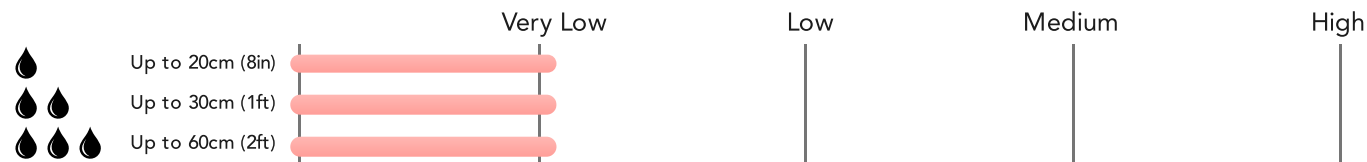


Risk Rating: Very low

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:

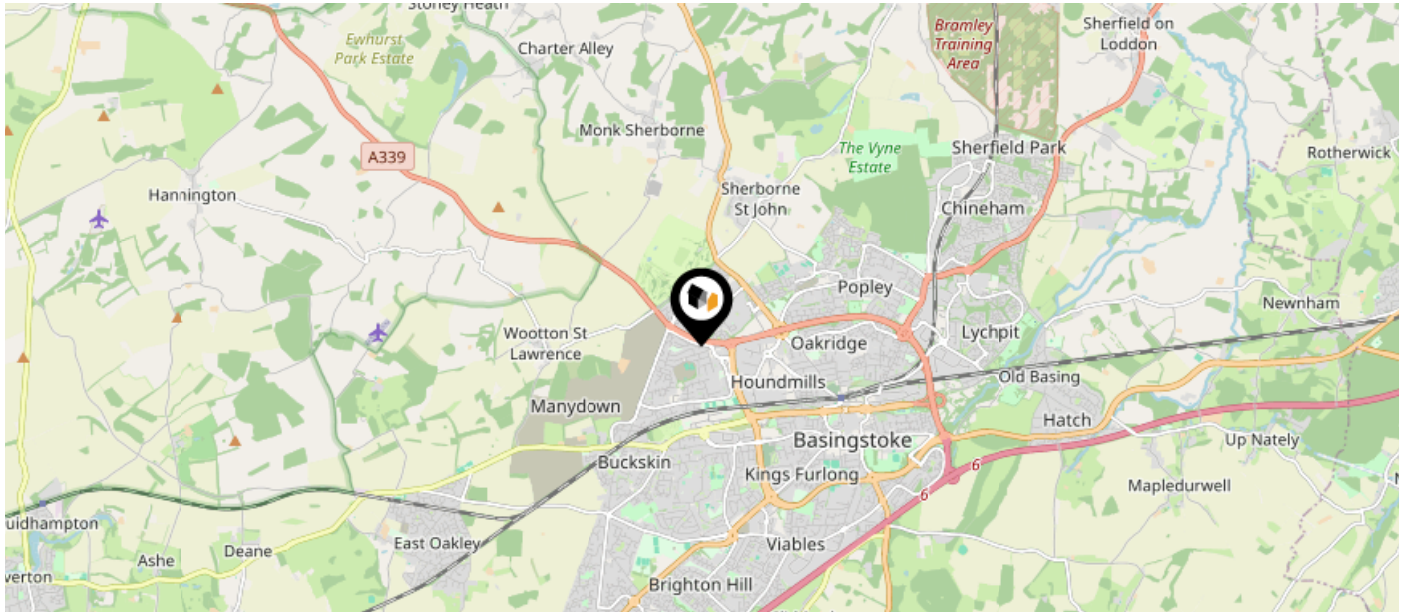


# Maps

## Green Belt



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



Nearby Green Belt Land

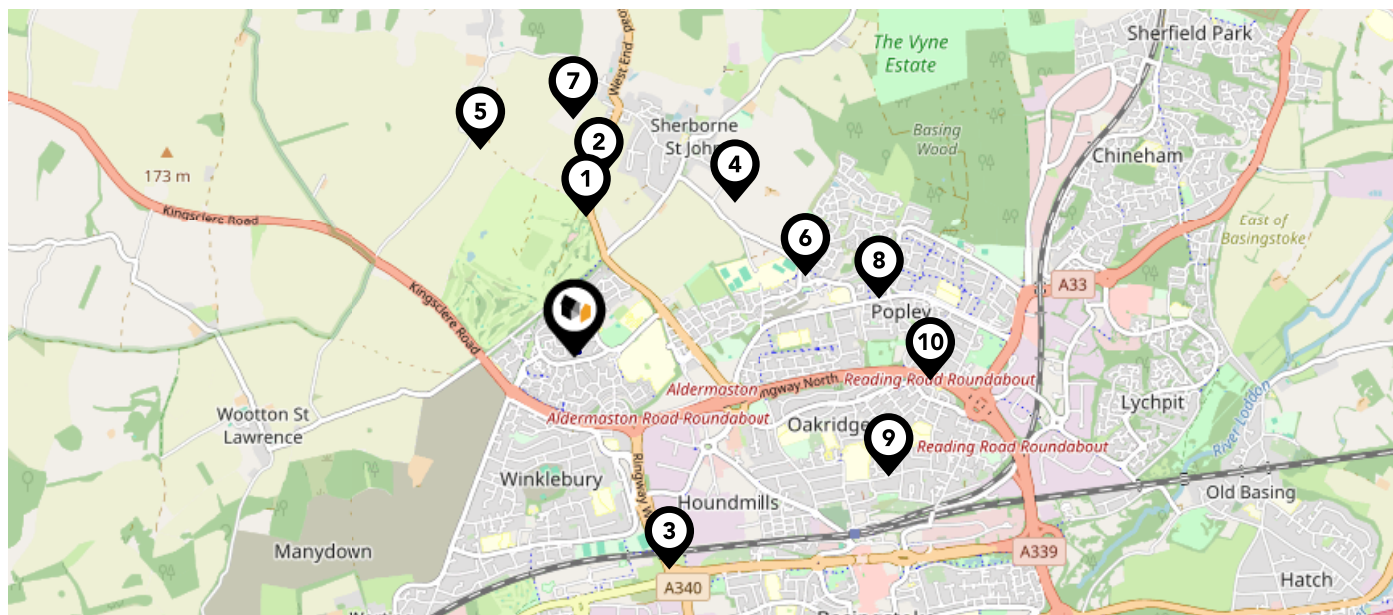
No data available.

# 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

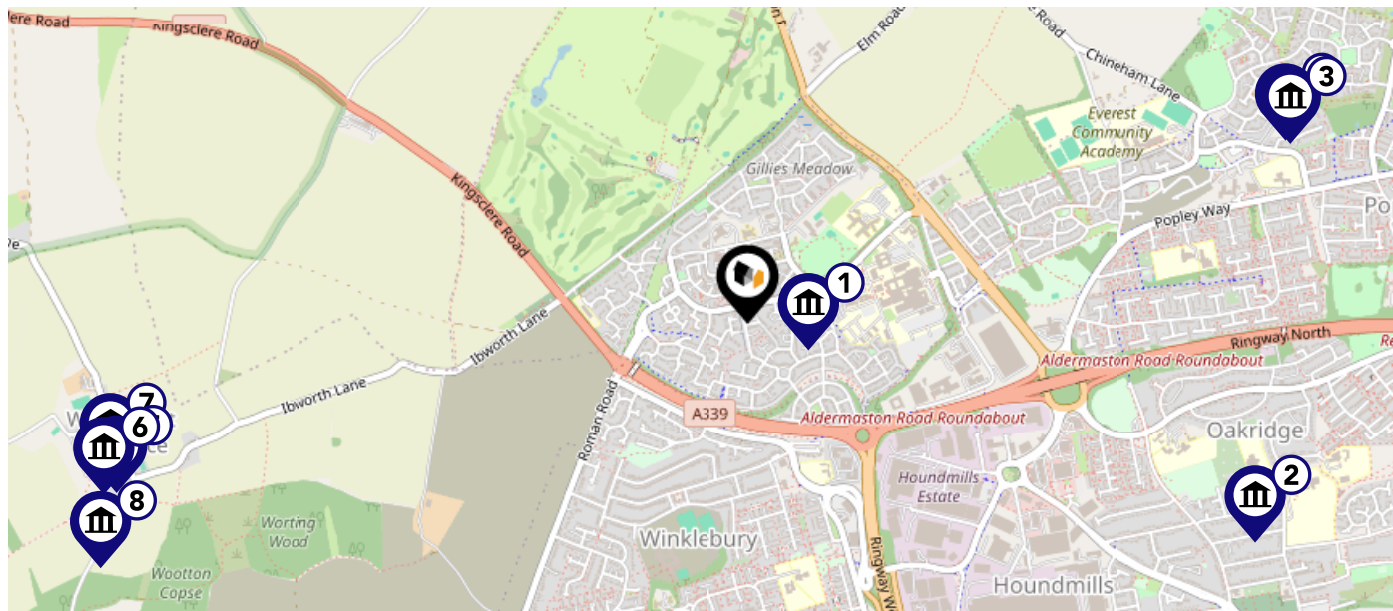
<b>1</b>	Land adjacent to 12-13 Aldermaston Road- Aldermaston Road, Sherborne St John, Basingstoke, Hampshire	Historic Landfill
<b>2</b>	Land adjacent to 10 Aldermaston Road-Aldermaston Road, Sherborne St John, Basingstoke, Hampshire	Historic Landfill
<b>3</b>	Houndmills Road-Basingstoke, Hampshire	Historic Landfill
<b>4</b>	Land adjacent to lane between Vidlers Farm and Kiln Farm-Kiln Road, Near Sherborne St John	Historic Landfill
<b>5</b>	EA/EPR/DP3797EB/V004	Active Landfill
<b>6</b>	Marnel Dell-Chineham Lane, Sherbourne St John, Basingstoke	Historic Landfill
<b>7</b>	Weybrook Farm-Sherborne St John, Basingstoke, Hampshire	Historic Landfill
<b>8</b>	Popley Fields, north of Popley Way-Rear of Bermuda Close, Popley, Basingstoke, Hampshire	Historic Landfill
<b>9</b>	Vyne School Landfill-Queen Mary Avenue, Basingstoke, Hampshire	Historic Landfill
<b>10</b>	Old Chineham Lane-Now end of Browning Close, Popley	Historic Landfill









# Maps

## Listed Buildings

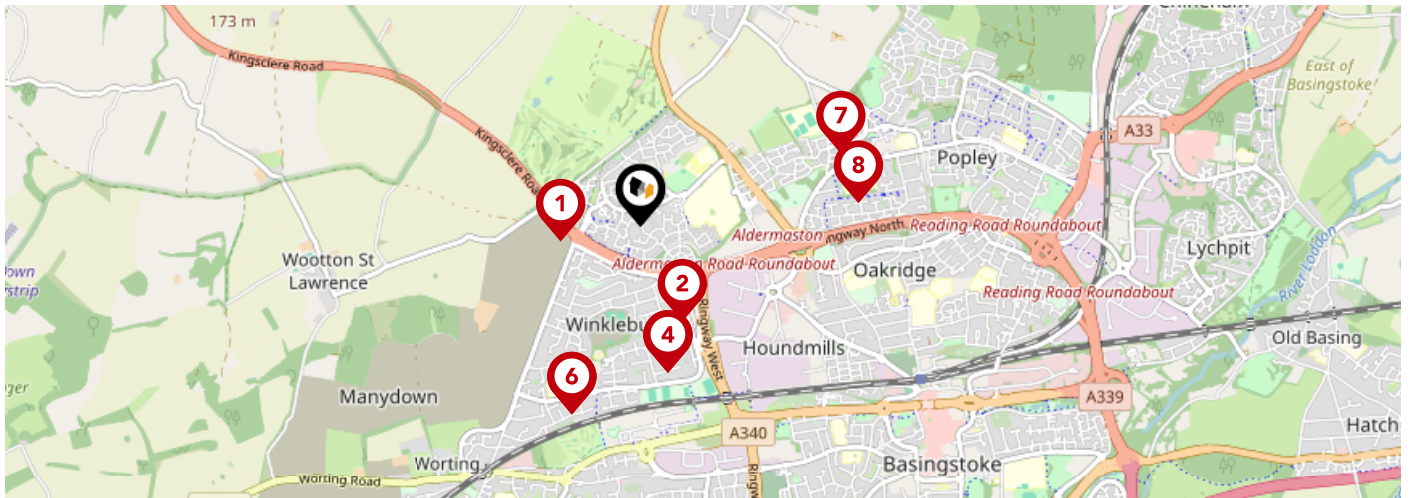


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1339726 - Barn At Prewett Farm	Grade II	0.2 miles
 1278440 - St Thomas House (chapel)	Grade II	1.3 miles
 1339596 - Cartshed East Of Barn	Grade II	1.3 miles
 1167473 - Popley Fields Farm, Barn North Of House	Grade II	1.3 miles
 1339632 - 15	Grade II	1.5 miles
 1092711 - Church Of St. Lawrence	Grade II	1.5 miles
 1173104 - Manor Farmhouse	Grade II	1.5 miles
 1296397 - Primmers	Grade II	1.6 miles

# Area Schools



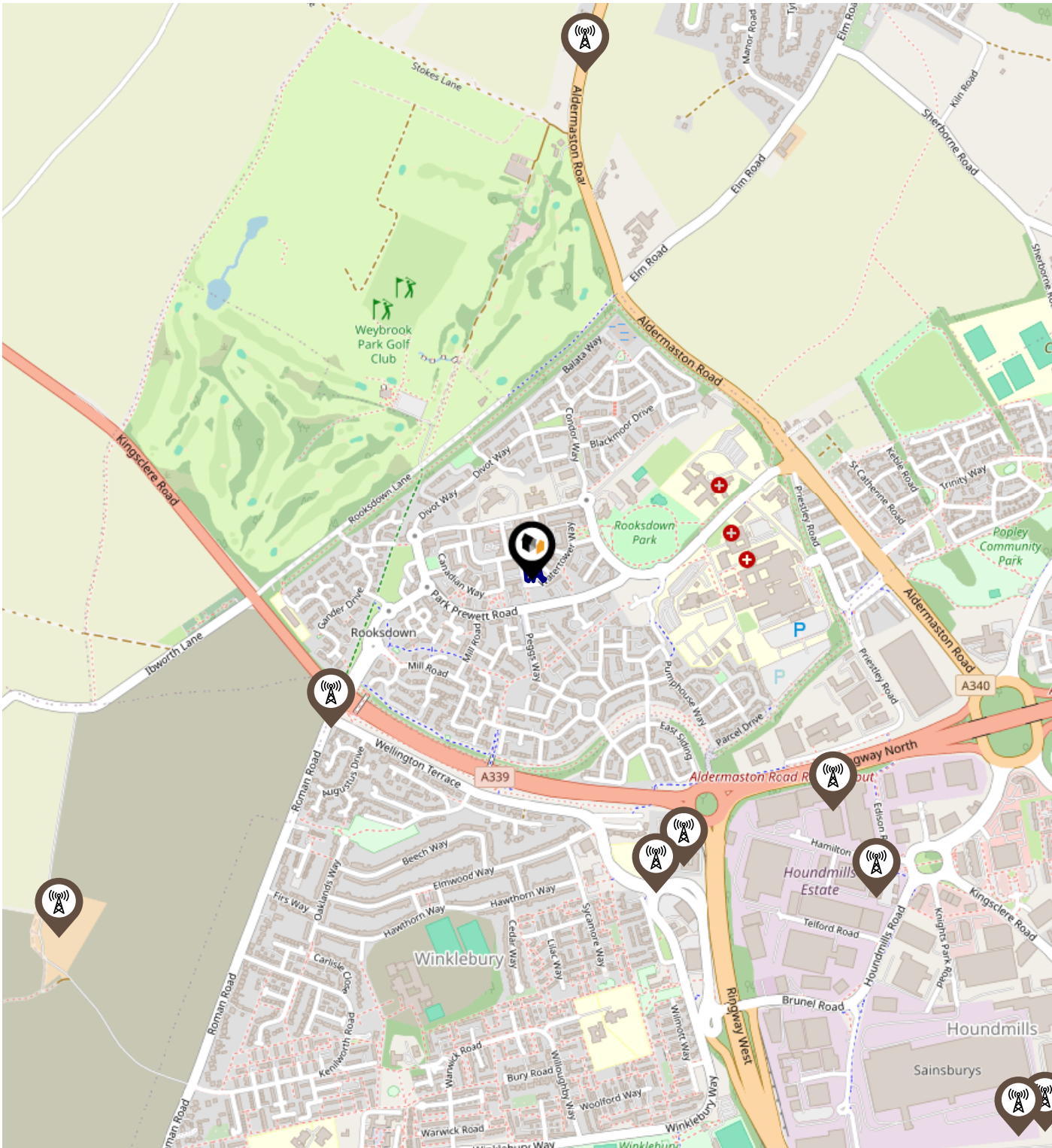
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Saxon Wood School</b> Ofsted Rating: Good   Pupils: 42   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Chiltern Way Academy Futures</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Winklebury Junior School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Winklebury Infant School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Castle Hill Primary School</b> Ofsted Rating: Good   Pupils: 648   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Castle Hill Infant School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Everest Community Academy</b> Ofsted Rating: Good   Pupils: 691   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Merton Junior School</b> Ofsted Rating: Good   Pupils: 263   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Merton Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Oakridge Infant School</b> Ofsted Rating: Good   Pupils: 336   Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Oakridge Junior School</b> Ofsted Rating: Good   Pupils: 347   Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Sherborne St John Church of England Primary School</b> Ofsted Rating: Good   Pupils: 117   Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St Bede's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 435   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Maple Ridge School</b> Ofsted Rating: Good   Pupils: 101   Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Dove House Academy</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:1.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>The Vyne Community School</b> Ofsted Rating: Good   Pupils: 742   Distance:1.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



**Key:**

- Power Pylons
- Communication Masts

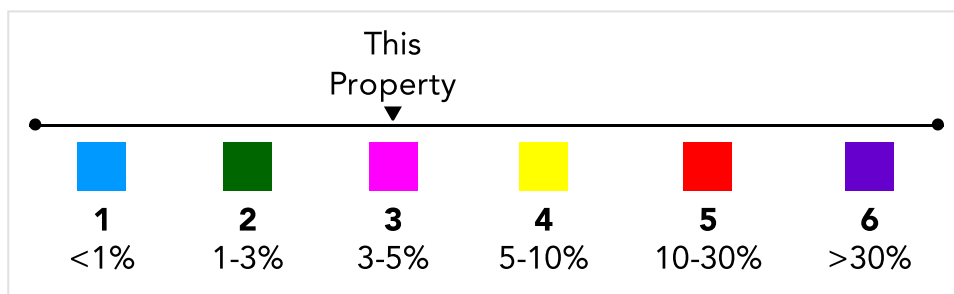
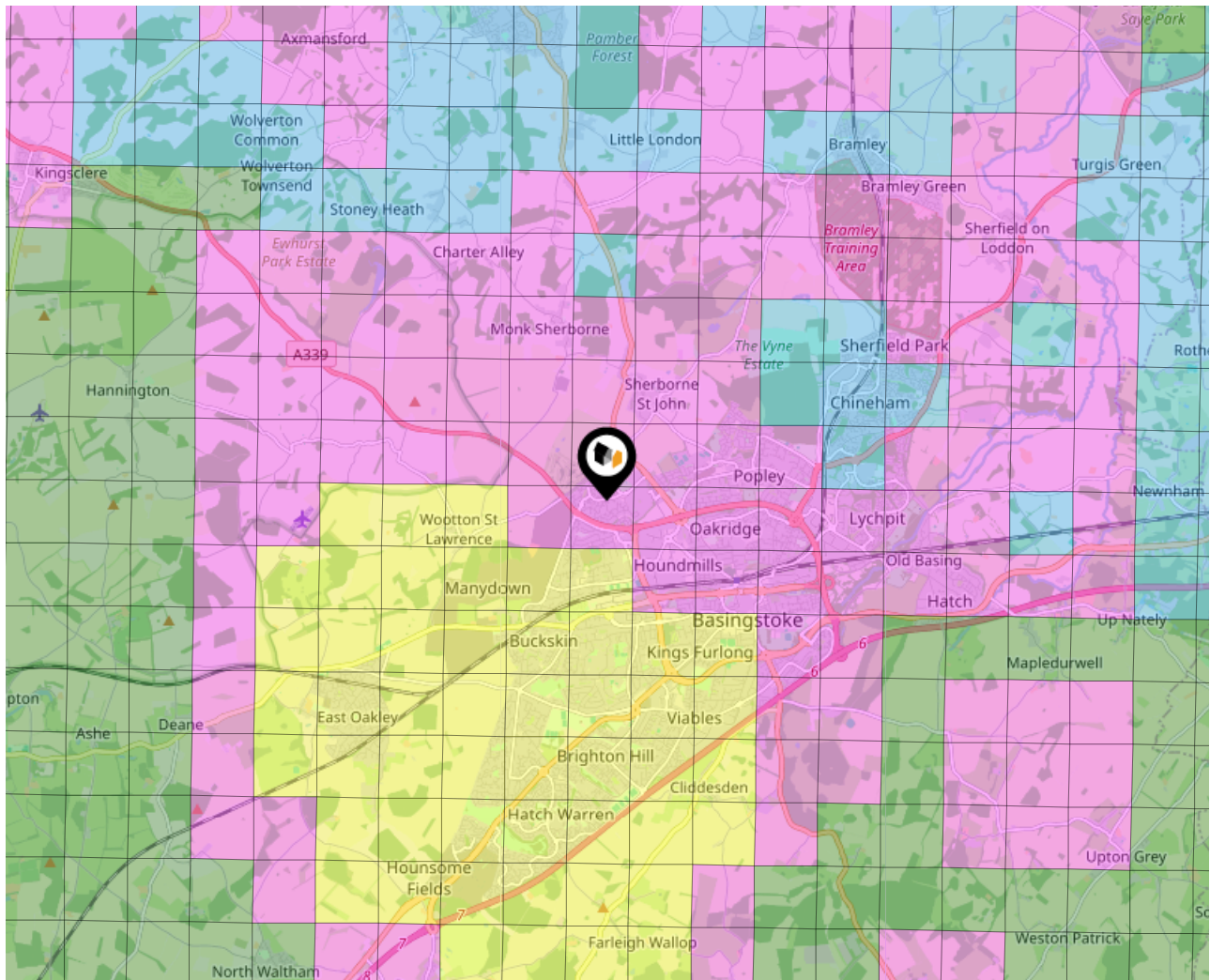
# Environment

## Radon Gas

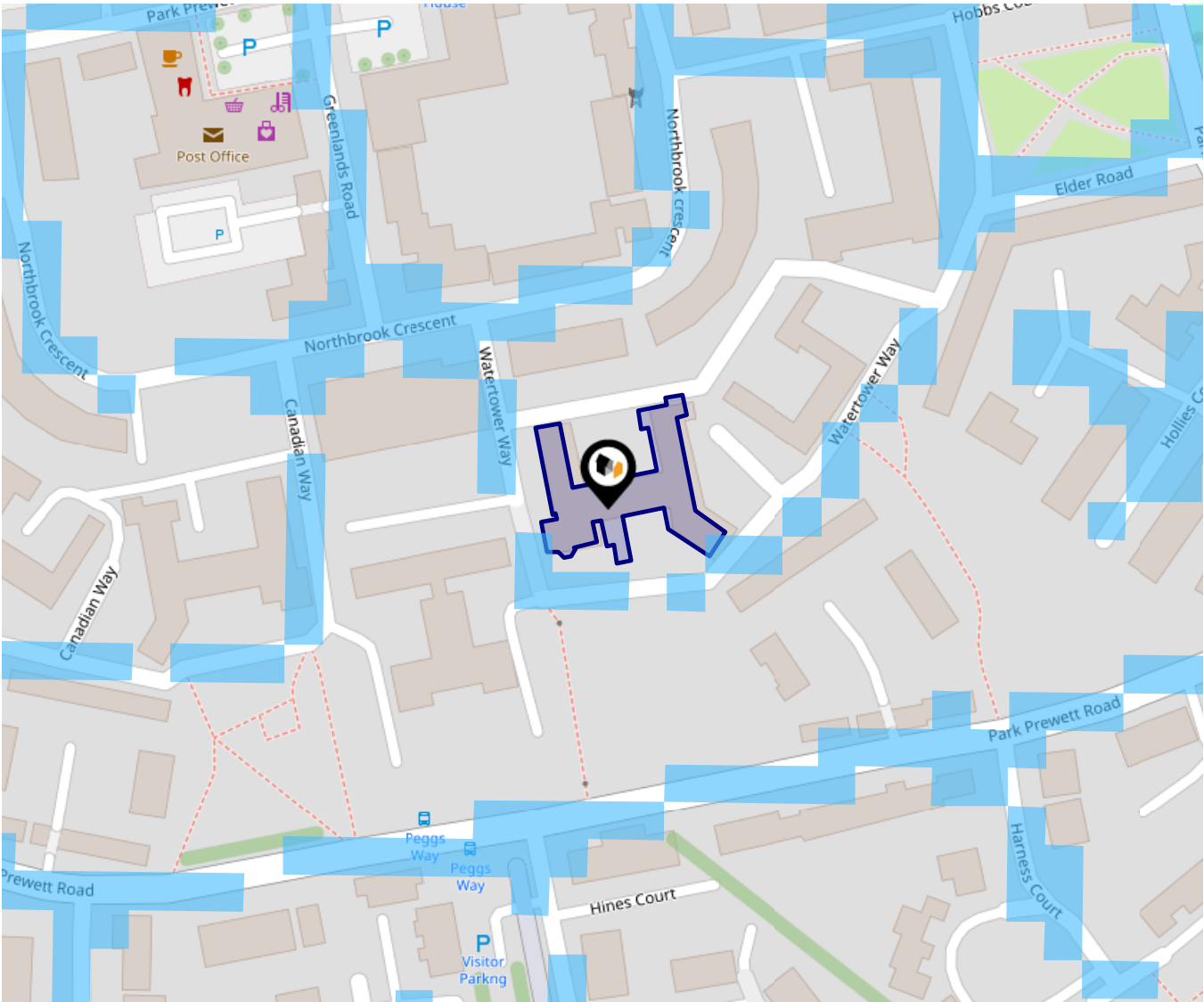


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

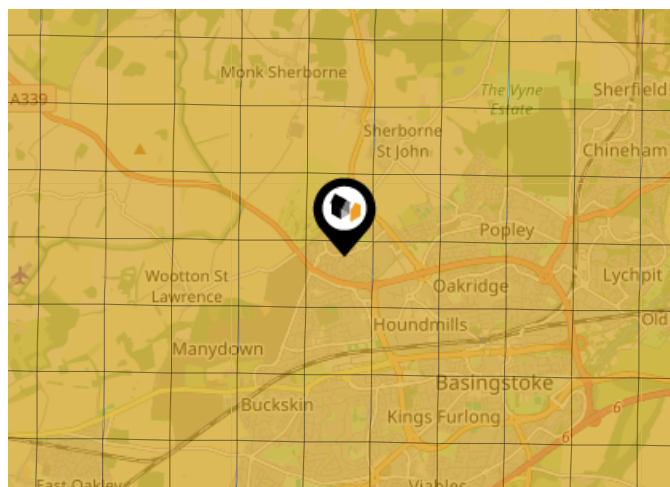


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

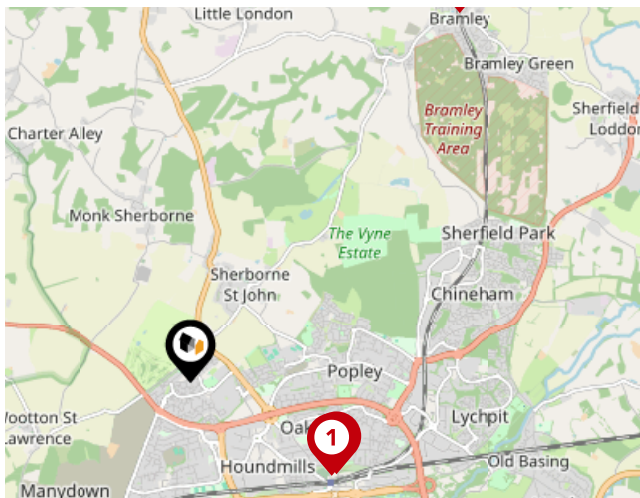


### Primary Classifications (Most Common Clay Types)

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

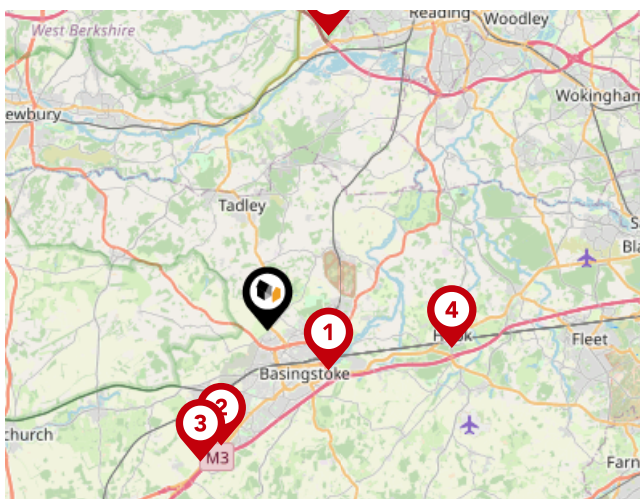
# Area

## Transport (National)



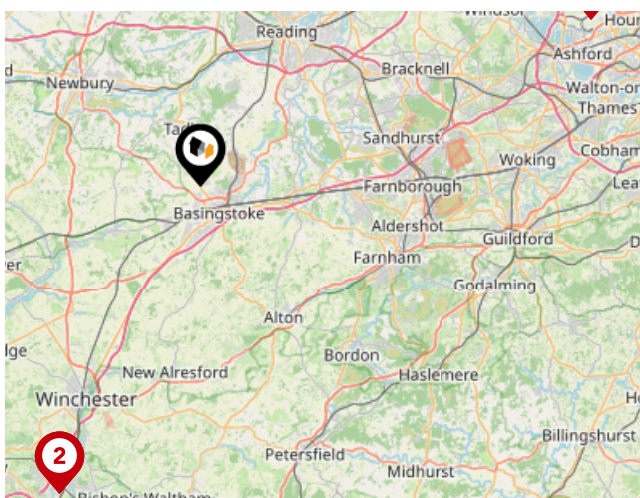
### National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	1.56 miles
2	Basingstoke Rail Station	1.6 miles
3	Bramley (Hants) Rail Station	4.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.71 miles
2	M3 J7	4.61 miles
3	M3 J8	5.47 miles
4	M3 J5	6.87 miles
5	M4 J12	11.18 miles

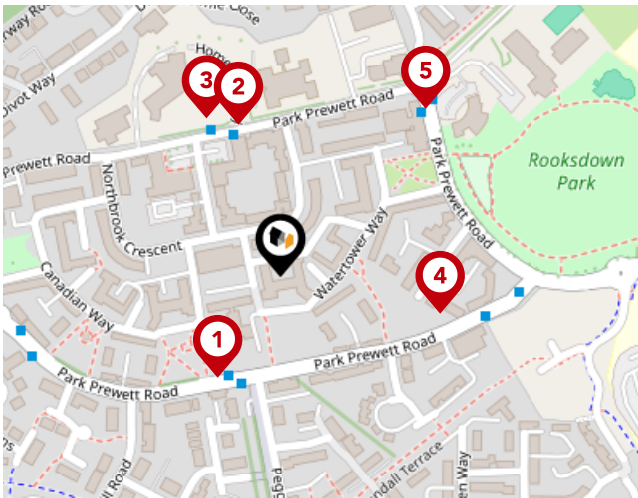


### Airports/Helipads

Pin	Name	Distance
1	North Stoneham	25.15 miles
2	Southampton Airport	25.15 miles
3	Heathrow Airport	31.71 miles
4	Heathrow Airport Terminal 4	31.5 miles

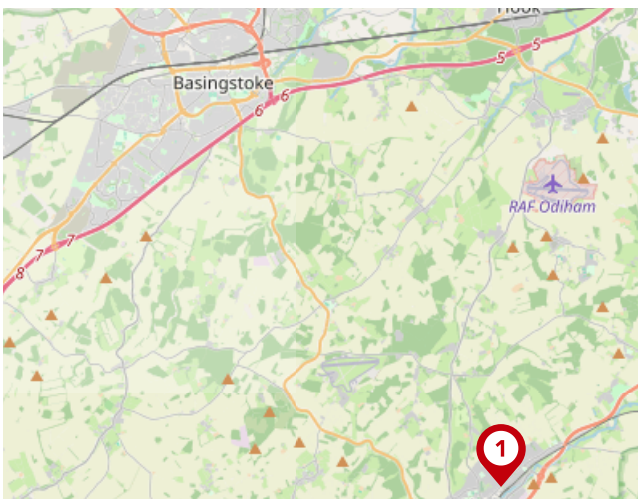
# Area

## Transport (Local)



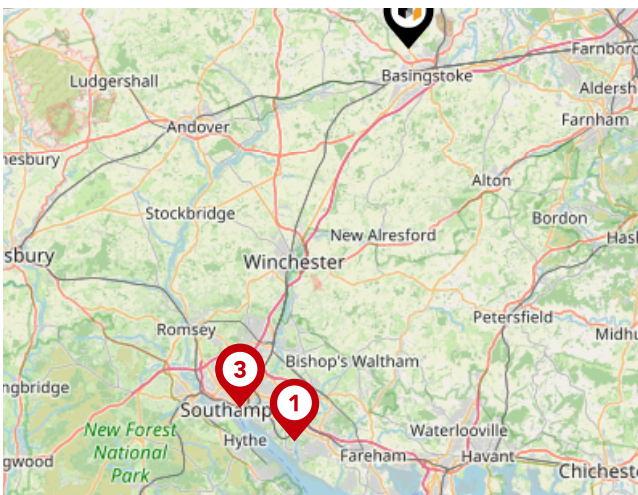
### Bus Stops/Stations

Pin	Name	Distance
1	Peggs Way	0.07 miles
2	Fairway House	0.09 miles
3	Fairway House	0.1 miles
4	Harness Court	0.1 miles
5	Rooksdown Community Centre	0.13 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	11.06 miles



### Ferry Terminals

Pin	Name	Distance
1	Hamble-le-Rice Ferry Landing	30.43 miles
2	Southampton Vehicle Ferry Terminal	29.42 miles
3	Southampton Passenger Ferry Terminal	29.48 miles

# Avocado Property

## About Us



### Avocado Property

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Agent Disclaimer



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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 Avocado Property 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 Avocado Property and therefore no warranties can be given as to their good working order.

# Avocado Property

## 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

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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.



#### Avocado Property

07545 349240

[ollie@avocadopropertyagents.co.uk](mailto:ollie@avocadopropertyagents.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)

