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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th August 2026



**HOLBROOKE PLACE, HURSTBOURNE PRIORS,
WHITCHURCH, RG28**

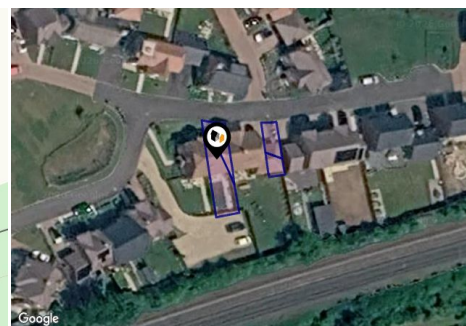
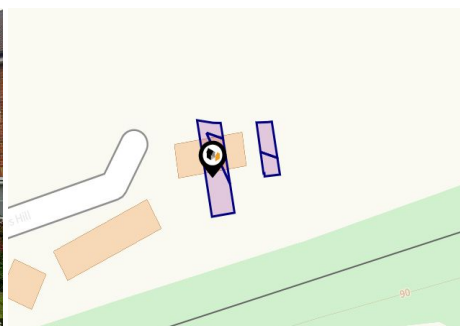
Avocado Property

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.06 acres
Council Tax :	Band D
Annual Estimate:	£2,255
Title Number:	HP870247

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)

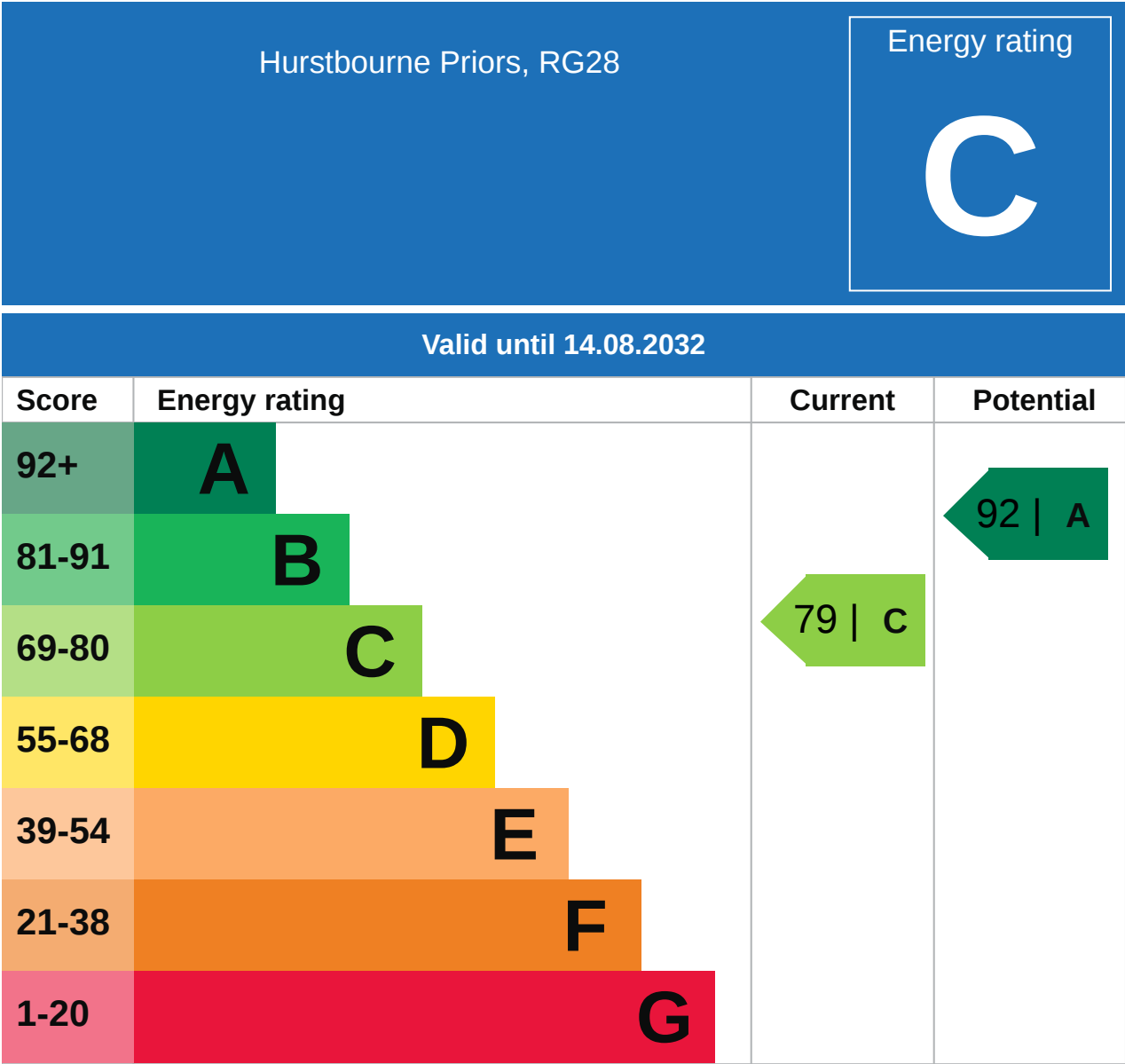


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: bulk LPG
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	86 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

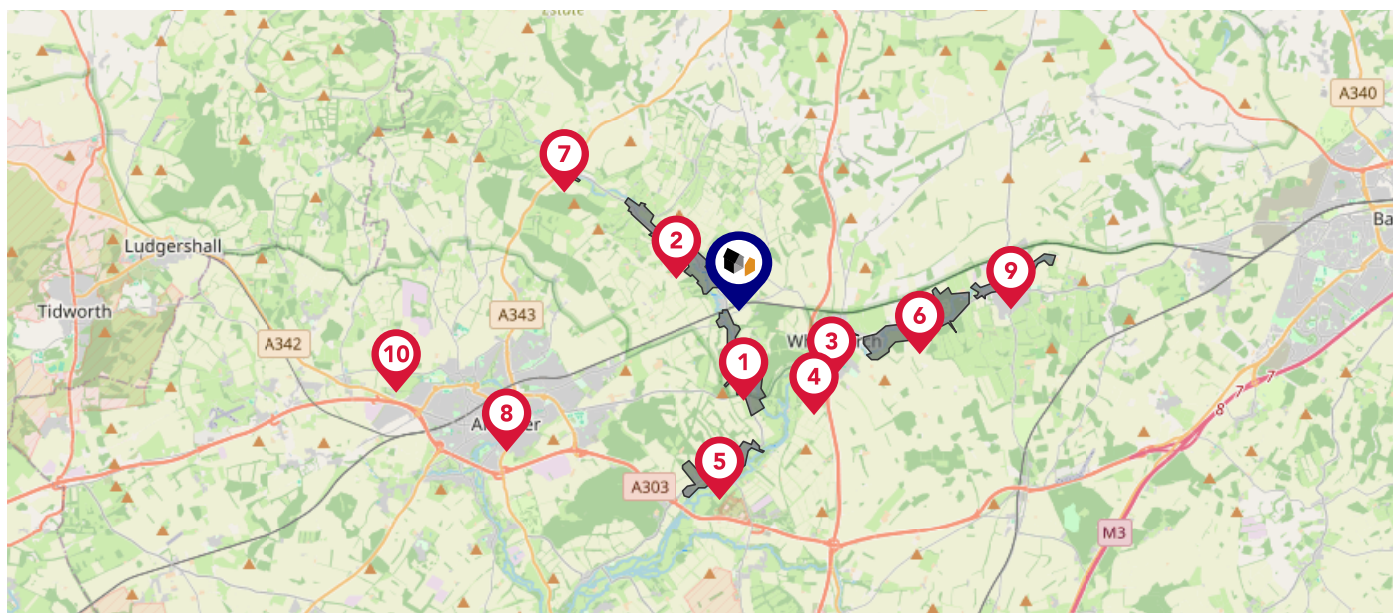
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



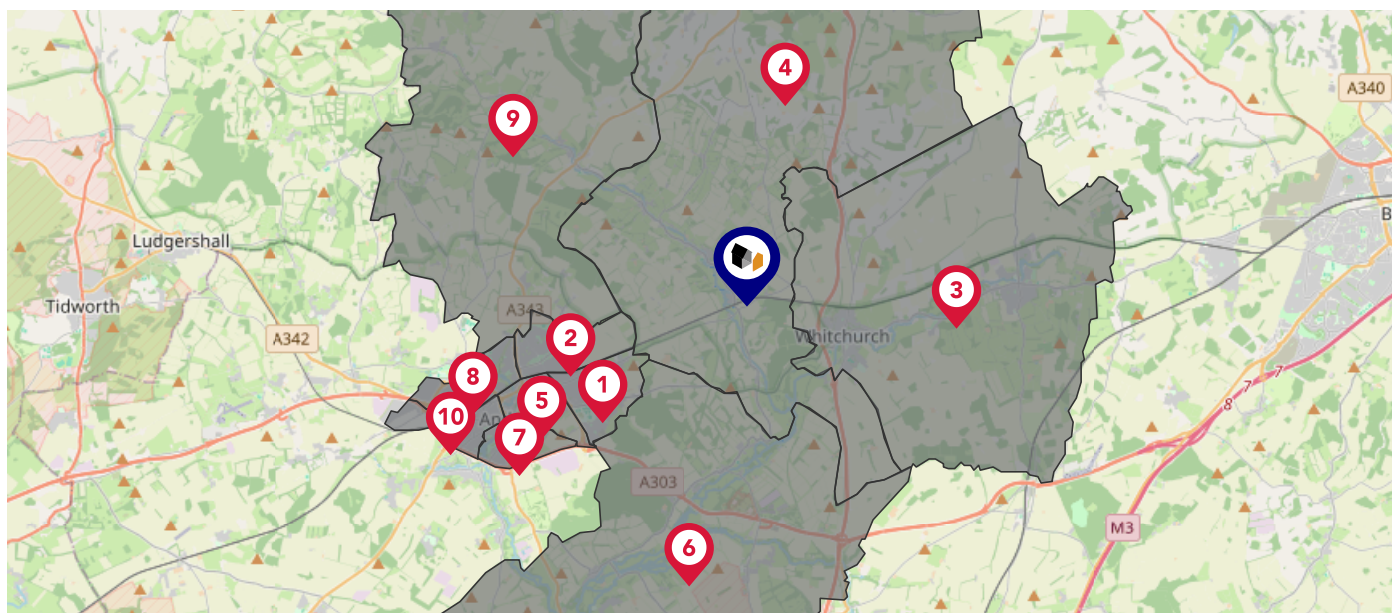
Nearby Conservation Areas

- | | |
|---|----------------------------------|
|  | Hurstbourne Priors |
|  | St Mary Bourne and Stoke |
|  | Whitchurch |
|  | Tufton |
|  | Longparish |
|  | Laverstoke and Freefolk |
|  | Hurstbourne Tarrant and Ibthorpe |
|  | Andover |
|  | Overton |
|  | 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 Romans Ward

3

Whitchurch, Overton & Laverstoke Ward

4

Evingar Ward

5

Andover St. Mary's Ward

6

Harewood Ward

7

Andover Winton Ward

8

Andover Harroway Ward

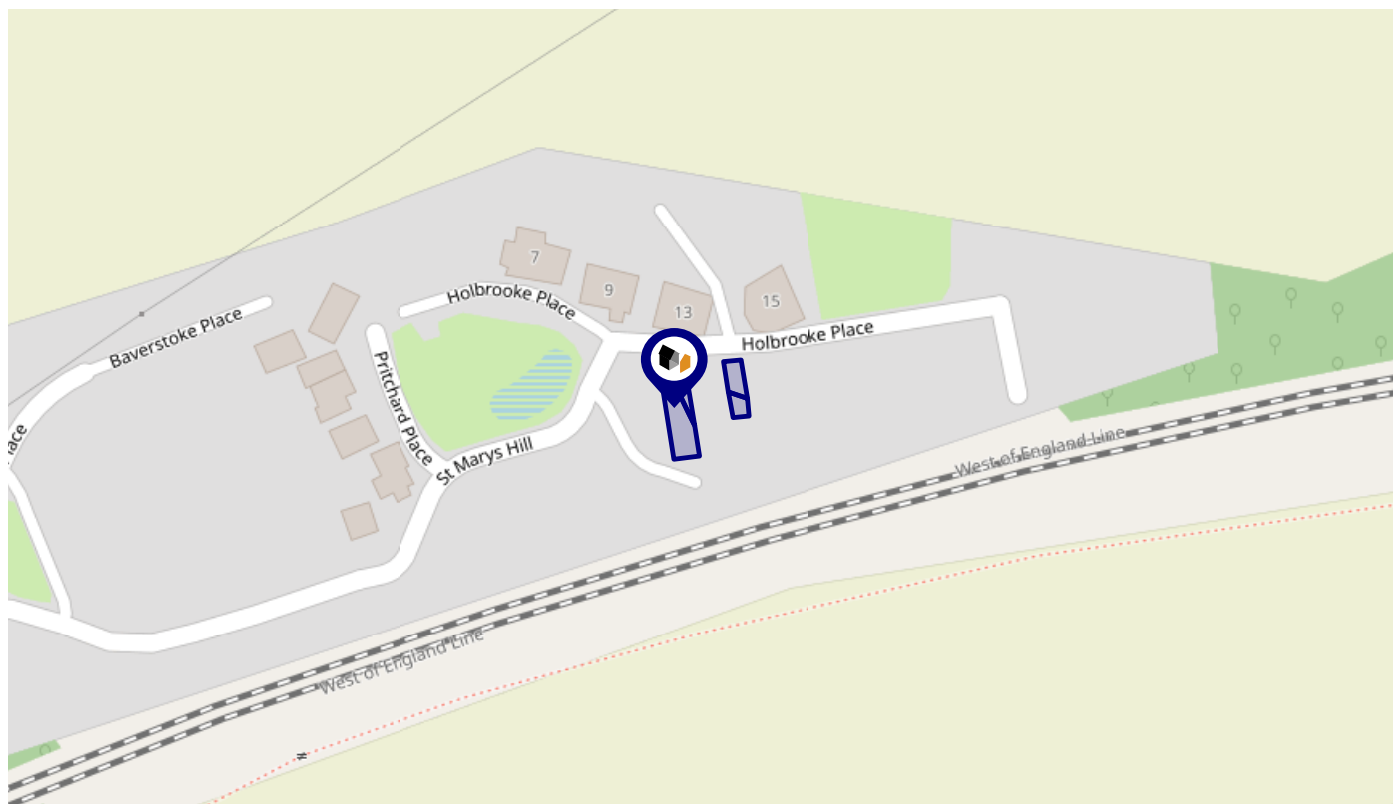
9

Bourne Valley Ward

10

Andover Millway 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:

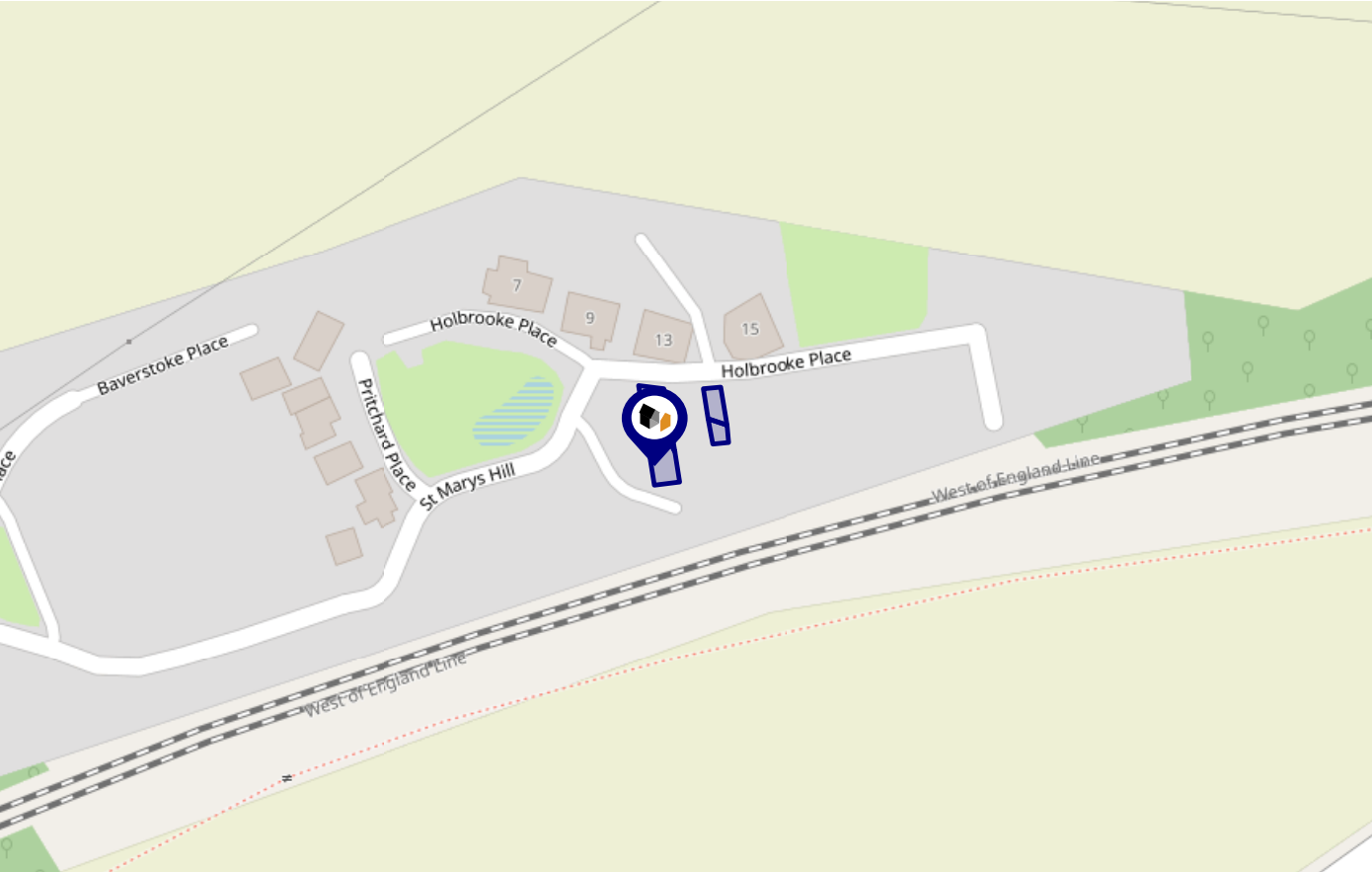
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

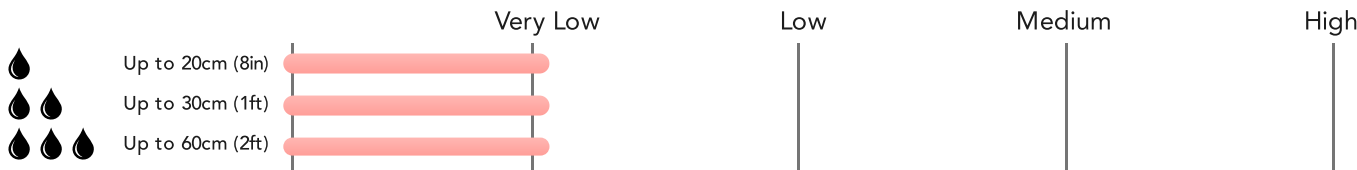


Risk Rating: Very low

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:

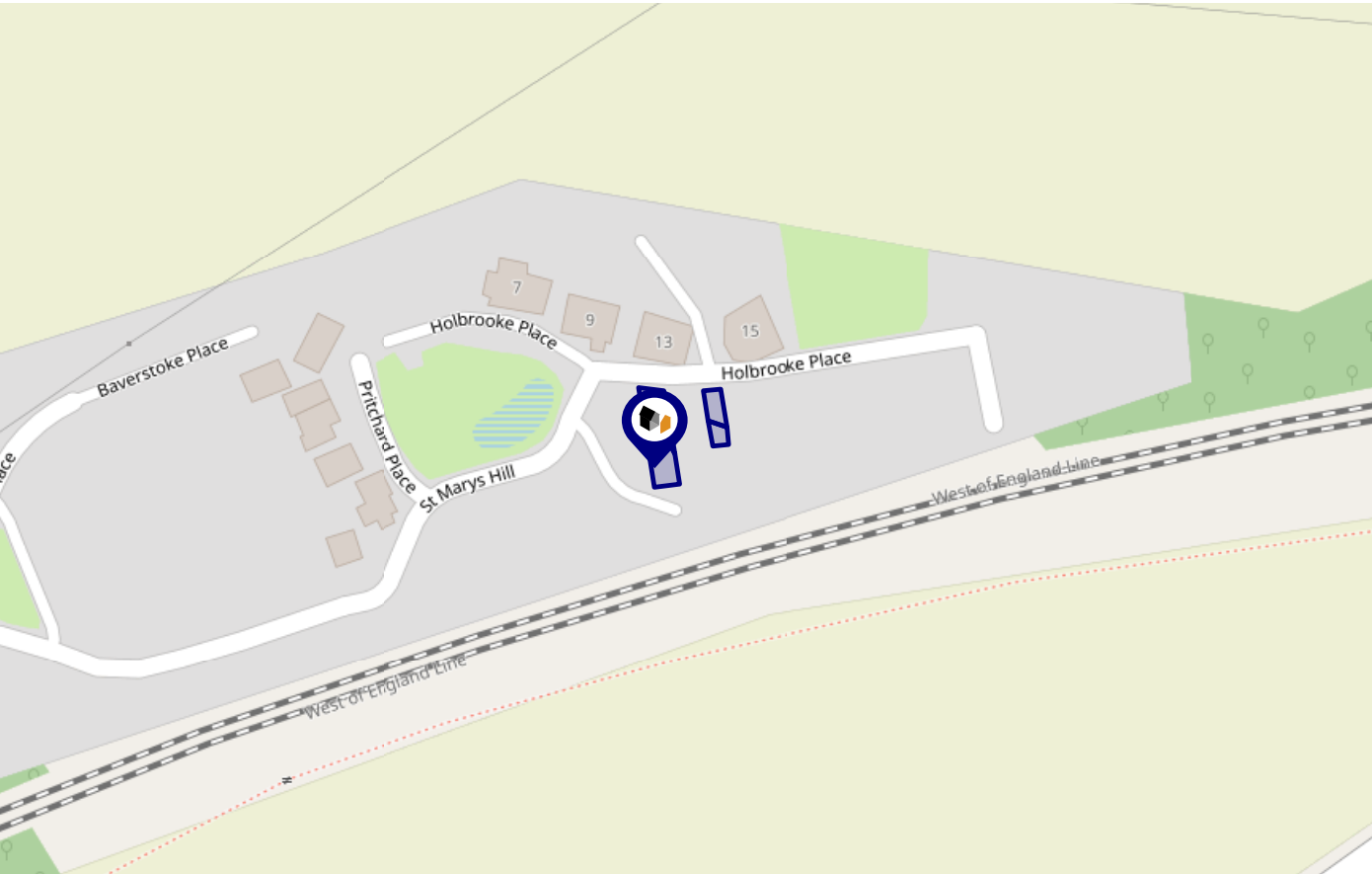


Flood Risk

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.

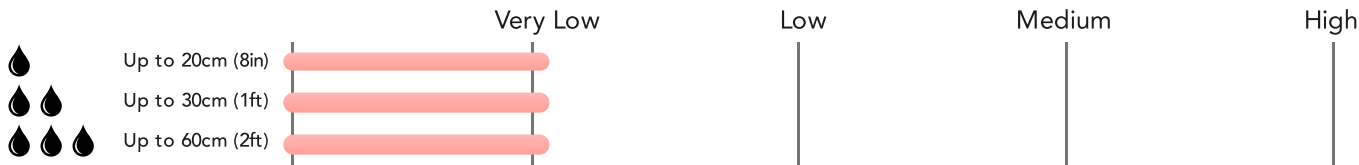


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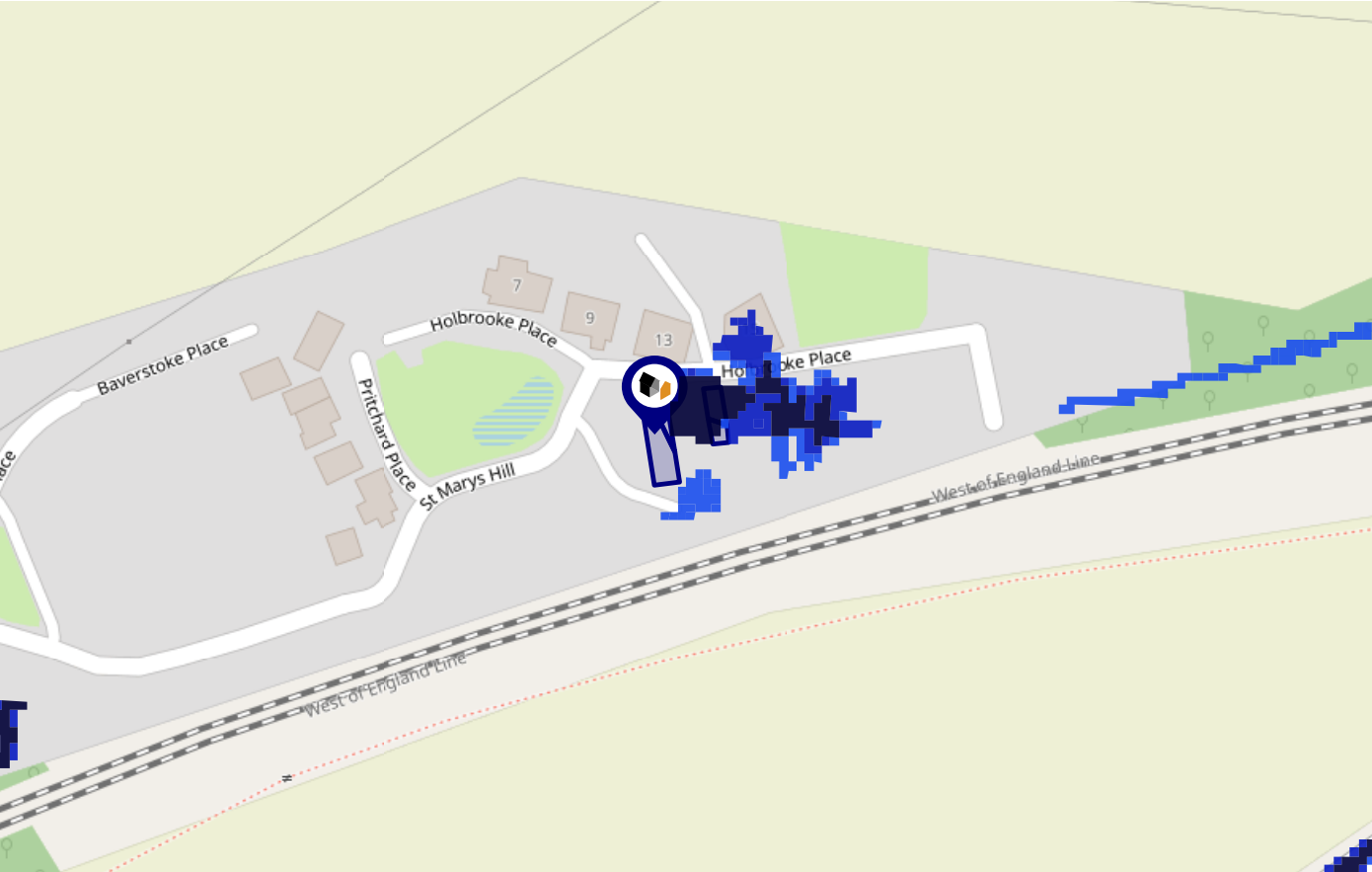
Chance of flooding to the following depths at this property:



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.

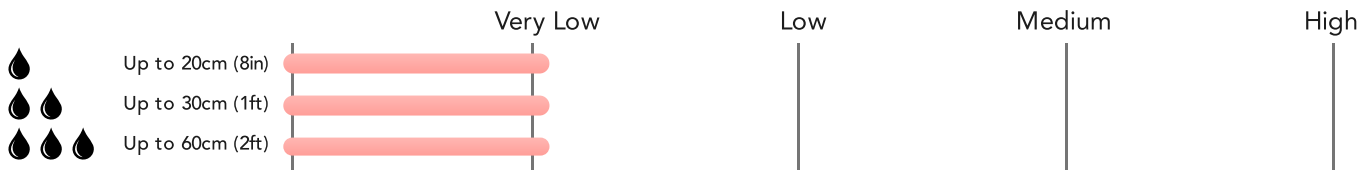


Risk Rating: **Very low**

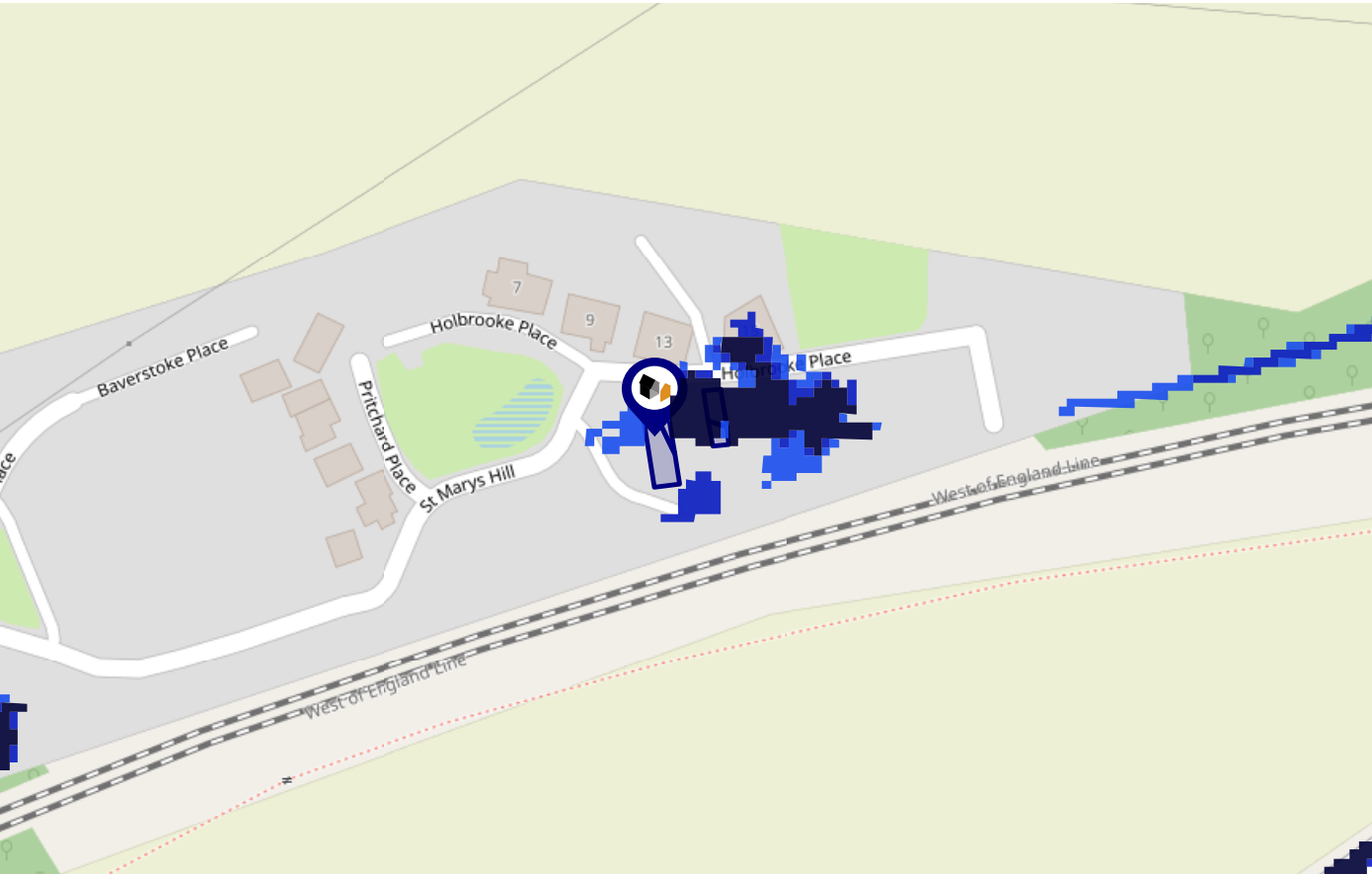
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Chance of flooding to the following depths at this property:



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.

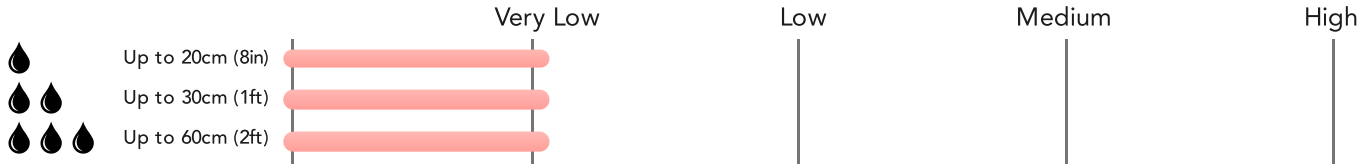


Risk Rating: Very low

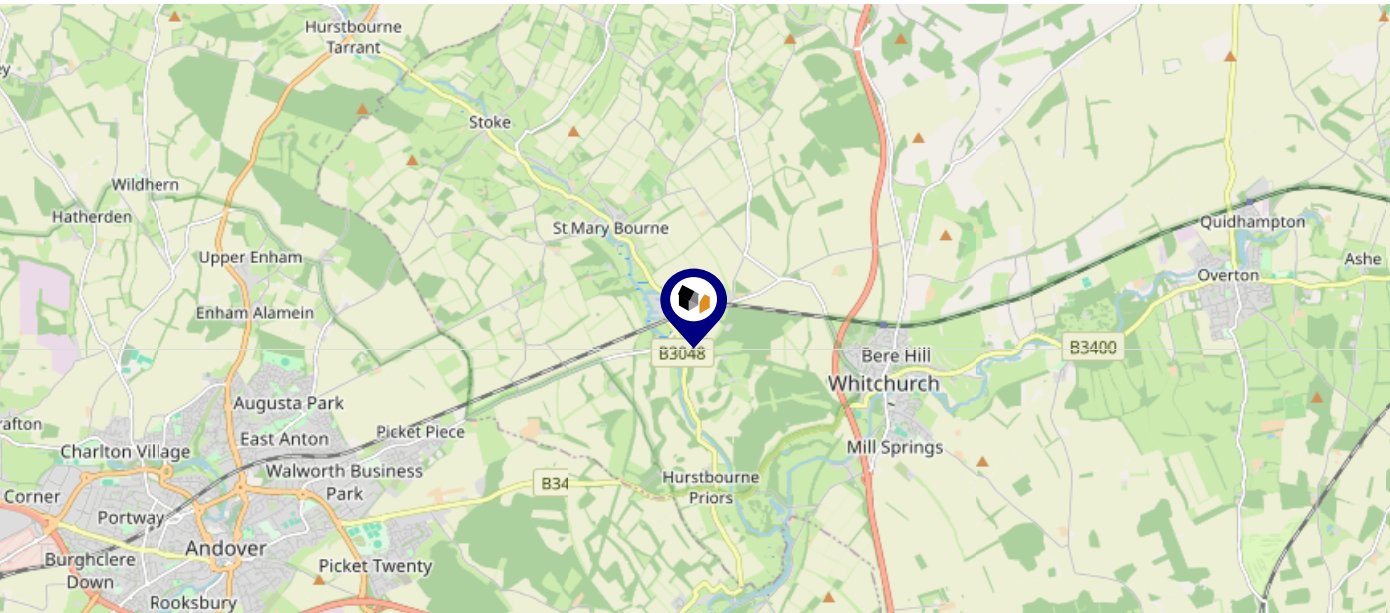
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Chance of flooding to the following depths at this property:



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



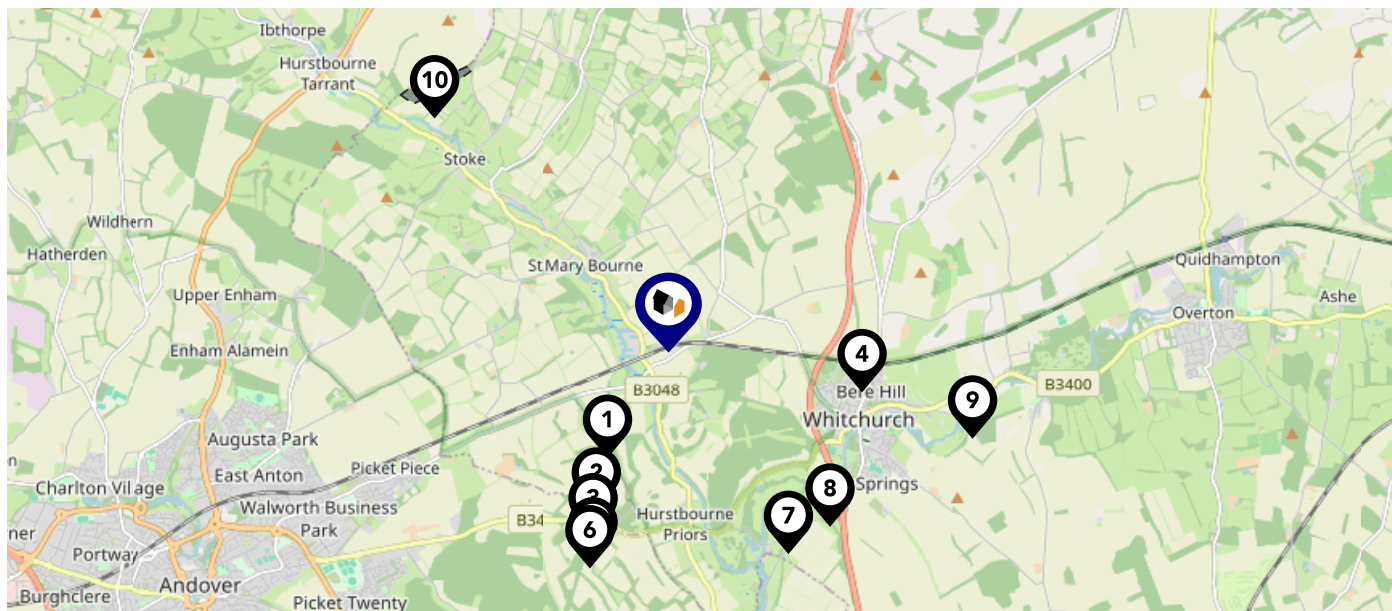
Nearby Green Belt Land

No data available.

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.



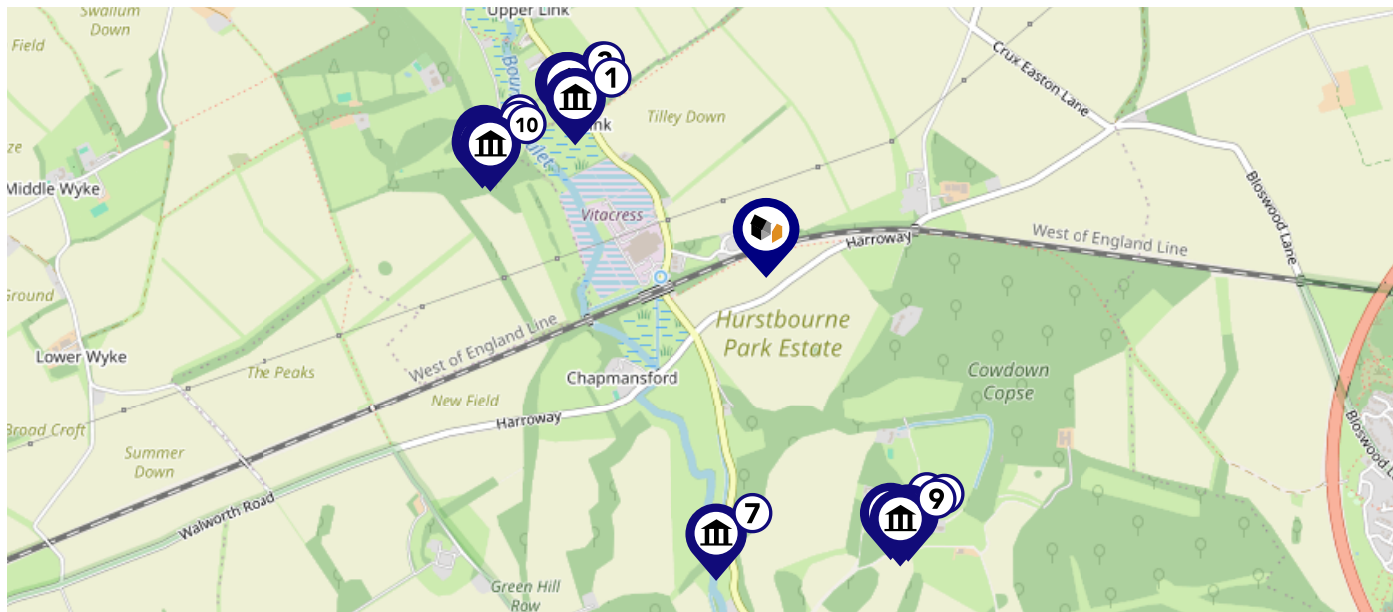
Nearby Landfill Sites

1	Dismantled Railway Cutting-Apsley Estate, Near Hurstbourne Priors, Andover, Hampshire	Historic Landfill	
2	EA/EPR/PP3392HJ/V005	Active Landfill	
3	EA/EPR/BP3698HS/V004	Active Landfill	
4	Disused Cutting North of Whitchurch Station-Disused Cutting North of Whitchurch Station, Hampshire	Historic Landfill	
5	Railway Cutting, South of B3400-Hurstbourne Priors, Near Andover	Historic Landfill	
6	Railway Cutting-South of B3400, Hurstbourne Priors, Longparish, Near Andover	Historic Landfill	
7	Tufton Manor Farm-Whitchurch, Hampshire	Historic Landfill	
8	Land East Of Tufton Manor Farm-Tufton, Whitchurch, Hampshire	Historic Landfill	
9	Bere Mill-Whitchurch	Historic Landfill	
10	Juniper Down-Stoke, Andover	Historic Landfill	

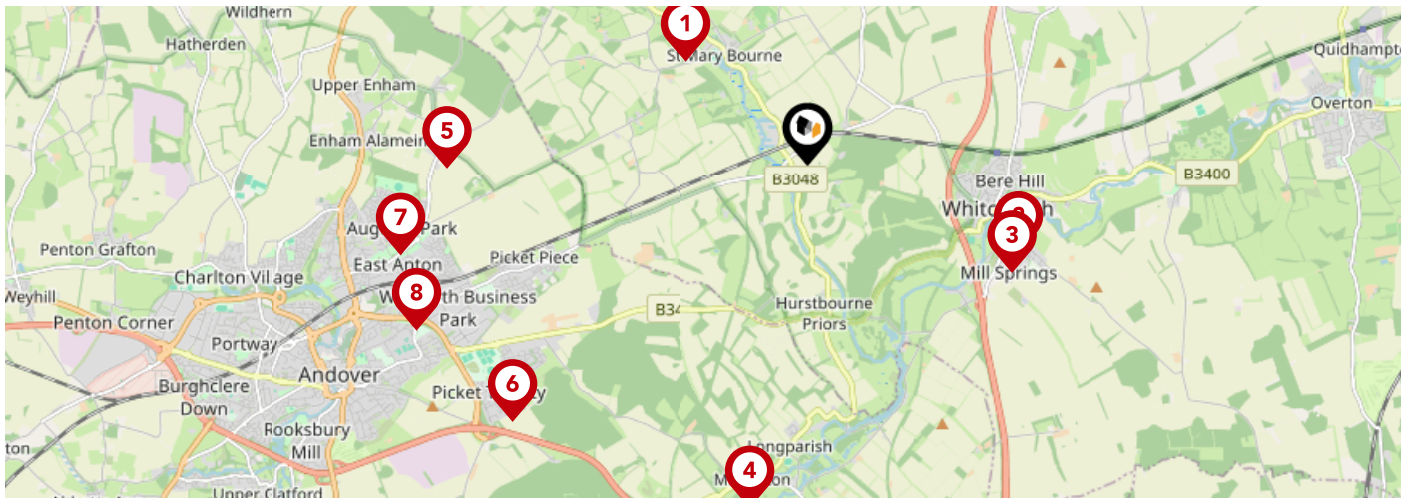
Maps

Listed Buildings

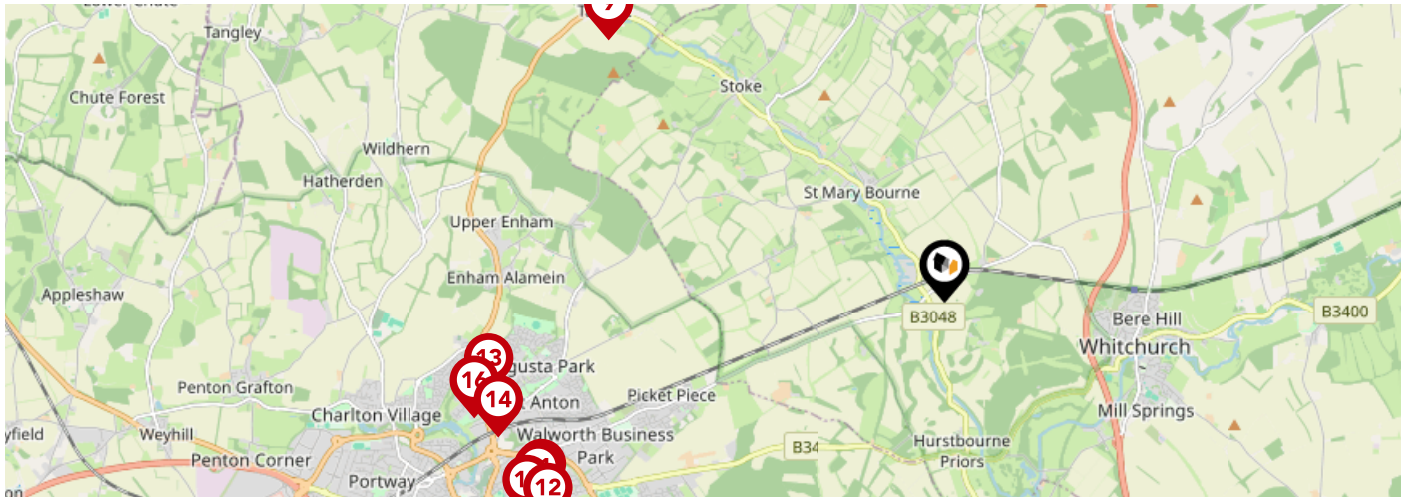
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1093062 - Link Cottage	Grade II	0.5 miles
	1339491 - Litle Barn To North East Of Tillydown Cottages	Grade II	0.6 miles
	1176116 - Tillydown Cottage	Grade II	0.6 miles
	1389497 - Pump House North West Of Hurstbourne Park	Grade II	0.7 miles
	1308035 - Cartshed 50 Metres North Of Derrydown Farmhouse	Grade II	0.7 miles
	1389496 - Kitchen Garden Walls West And North West Of Stables Of Hurstbourne Park	Grade II	0.7 miles
	1092426 - The Island	Grade II	0.7 miles
	1339492 - Barn 30 Metres North West Of Derrydown Farmhouse	Grade II	0.7 miles
	1092422 - Stable Block To West Of Site Of Former Mansion House	Grade II	0.7 miles
	1176120 - Derrydown Farmhouse	Grade II	0.7 miles



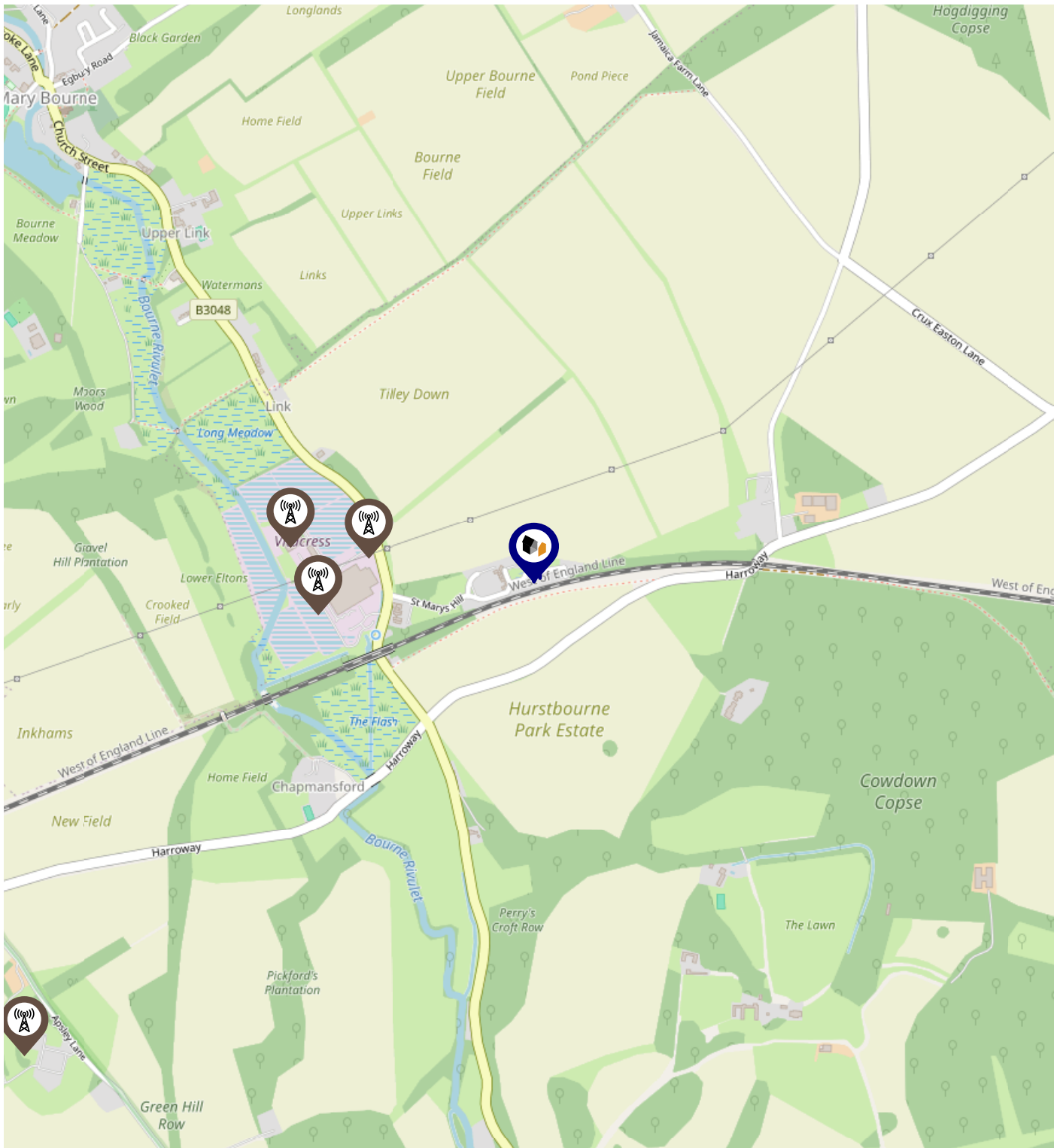
		Nursery	Primary	Secondary	College	Private
1	St Mary Bourne Primary School Ofsted Rating: Good Pupils: 130 Distance: 1.49	☐	☒	☐	☐	☐
2	Whitchurch Church of England Primary School Ofsted Rating: Good Pupils: 446 Distance: 2.14	☐	☒	☐	☐	☐
3	Testbourne Community School Ofsted Rating: Good Pupils: 941 Distance: 2.16	☐	☐	☒	☐	☐
4	Longparish Church of England Primary School Ofsted Rating: Outstanding Pupils: 104 Distance: 3.23	☐	☒	☐	☐	☐
5	Smannell and Enham Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 91 Distance: 3.34	☐	☒	☐	☐	☐
6	Pilgrims' Cross CofE Aided Primary School Ofsted Rating: Requires improvement Pupils: 372 Distance: 3.62	☐	☒	☐	☐	☐
7	Endeavour Primary School Ofsted Rating: Requires improvement Pupils: 763 Distance: 3.86	☐	☒	☐	☐	☐
8	Icknield School Ofsted Rating: Outstanding Pupils: 93 Distance: 3.94	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hurstbourne Tarrant Church of England Primary School Ofsted Rating: Outstanding Pupils: 98 Distance:3.95	☐	☒	☐	☐	☐
	Norman Gate School Ofsted Rating: Outstanding Pupils: 110 Distance:4.17	☐	☒	☐	☐	☐
	Vigo Primary School Ofsted Rating: Good Pupils: 580 Distance:4.21	☐	☒	☐	☐	☐
	Winton Community Academy Ofsted Rating: Good Pupils: 1000 Distance:4.22	☐	☐	☒	☐	☐
	Roman Way Primary School Ofsted Rating: Good Pupils: 203 Distance:4.31	☐	☒	☐	☐	☐
	Smannell Field School Ofsted Rating: Good Pupils: 21 Distance:4.33	☐	☐	☒	☐	☐
	The Mark Way School Ofsted Rating: Outstanding Pupils: 107 Distance:4.36	☐	☐	☒	☐	☐
	The Knights Enham Junior School Ofsted Rating: Good Pupils: 202 Distance:4.5	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

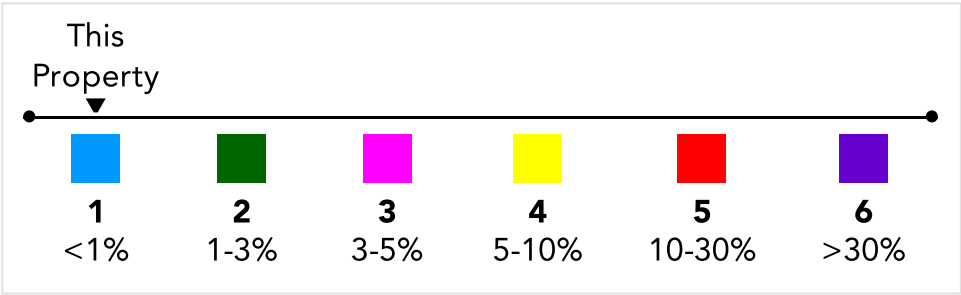
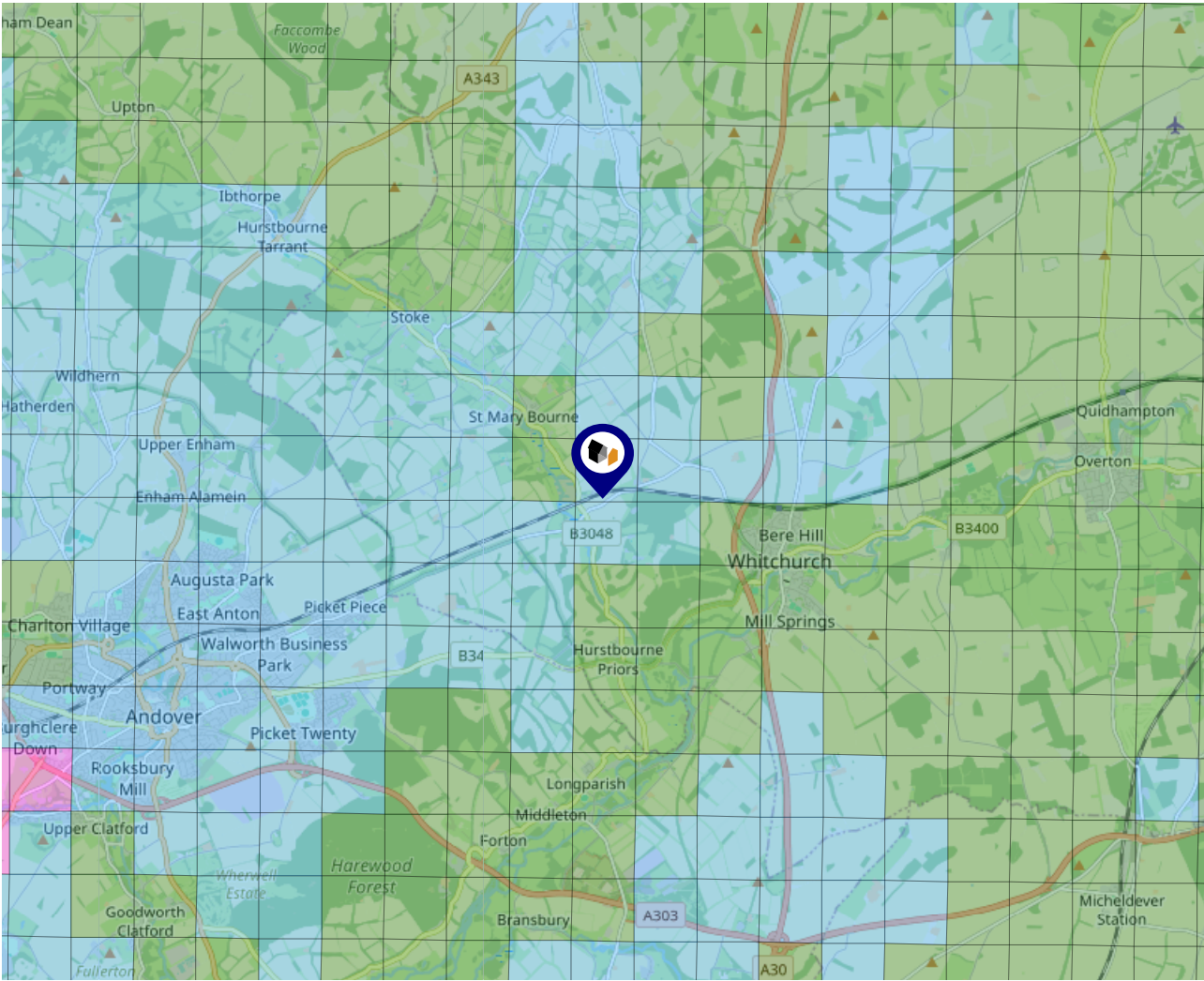


Key:

-  Power Pylons
-  Communication Masts

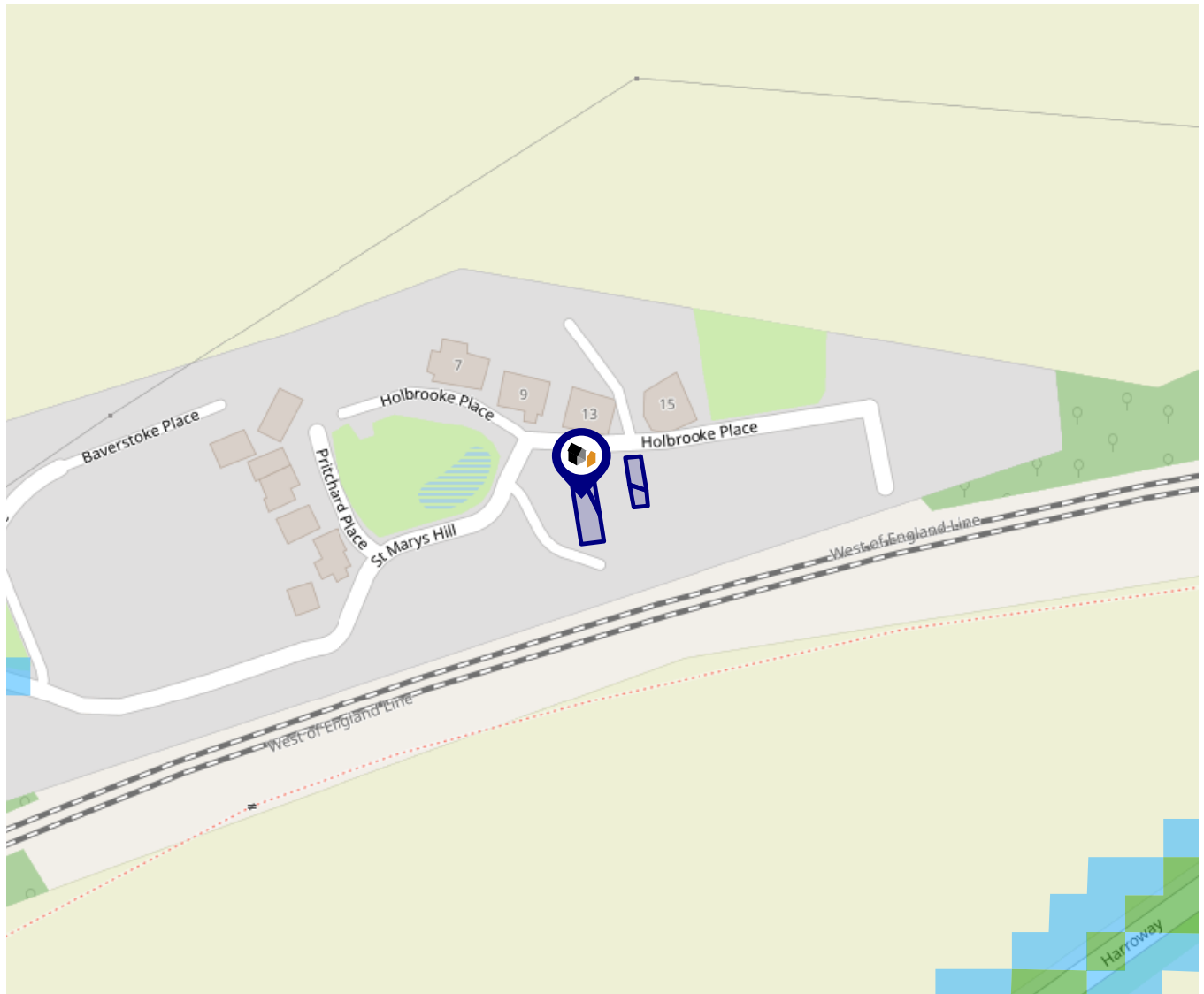
What is Radon?

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/m3).



Local Area

Road Noise

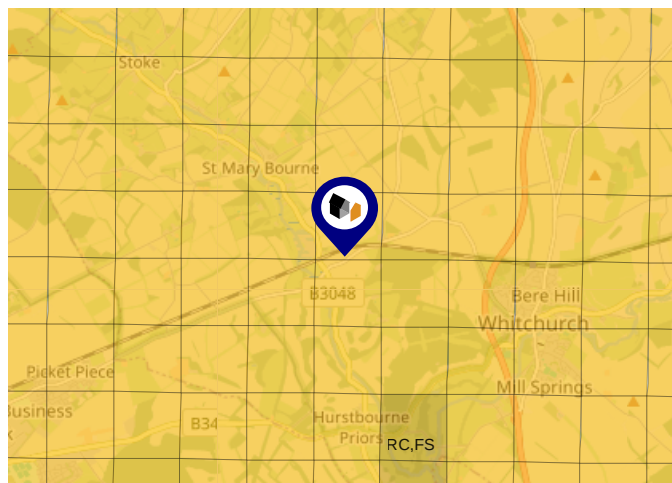


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
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



Avocado Property

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.

Testimonial 1



From start to Finish, working with Ollie has been a real pleasure. When looking for an estate agent we of course went to all the 'regular high street names' and the sales pitch felt rehearsed and scripted. Ollie came in with a real personal approach and a passion for the task and we knew straight away he was the right fit for us.

Ignore the 'big estate agents', Ollie will blow them out the water.

Testimonial 2



After a disappointing experience with a high street estate agent we chose to go with Ollie and did not regret it. We appreciated his candid advice on pricing and styling, recommendations for a house dresser and solicitor all of which resulted in several offers well over the asking price. I am convinced most other agents would have just let things plod along at a slow pace. I would 100% recommend Ollie at avocado.

Testimonial 3



I cannot rate Ollie enough, he is incredibly talented at what he does, he is not just an estate agent, he is amazing at marketing and knows how to get your property seen far and wide using social media. The videos and picture he does, even using the drone make a massive difference.

Honestly, he is an all-round top guy and will always be the estate agent I would recommend to everyone.



/avocadoproperty



/avocado_property

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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.



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