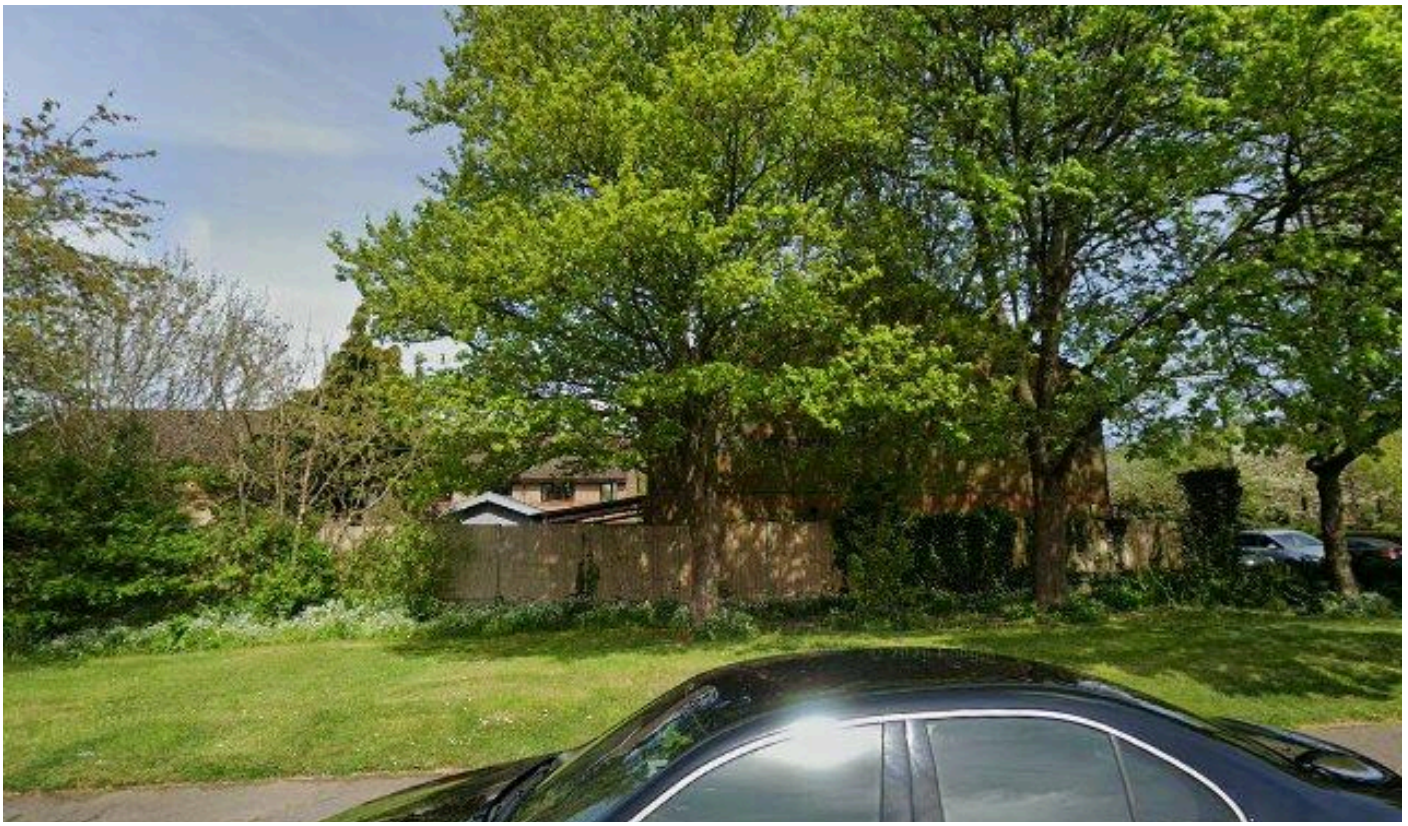
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See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area



3, DOWNS CLOSE, WATERLOOVILLE, PO7 8SN

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

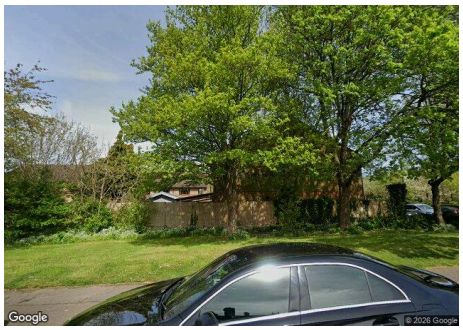
RICS

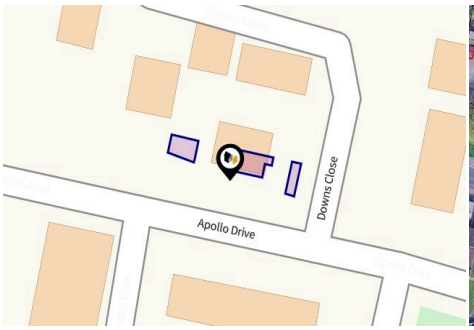
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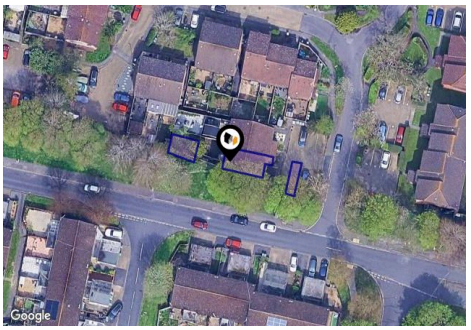
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Property
Overview

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	17/05/1996
Bedrooms:	2	**Last Sold Price:**	£33,249
Floor Area:	473 ft^2 / 44 m^2	**Last Sold £/ft^2:**	£70
Plot Area:	0.03 acres	**Tenure:**	Leasehold
Council Tax :	Band B		
Annual Estimate:	£1,805		
Title Number:	HP404023		
UPRN:	100060453756		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Hampshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

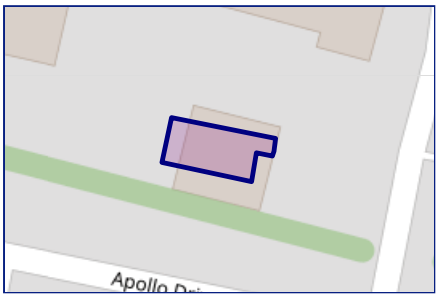
BT sky Virgin media

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Property
Multiple Title Plans

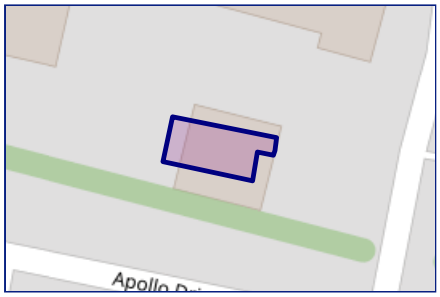
LANDWOOD GROUP

Freehold Title Plan



SH14273

Leasehold Title Plans



HP404023

Start Date:	22/03/1990
End Date:	01/01/2113
Lease Term:	125 years from 1 January 1988
Term Remaining:	86 years

Property

EPC - Certificate

LANDWOOD GROUP

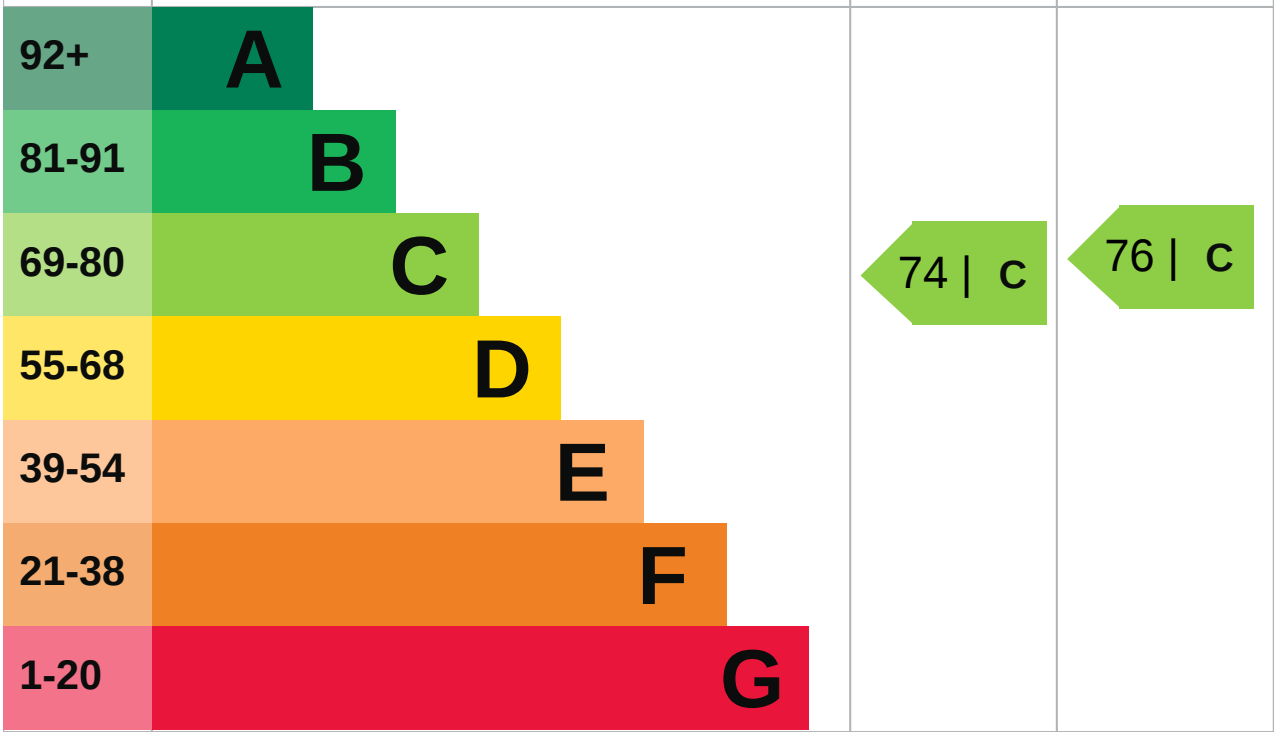
3 Downs Close, PO7 8SN

Energy rating

C

Valid until 02.06.2036

Certificate number 54004970042225003663



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	44 m^2

Market
Sold in Street

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28, Downs Close, Waterlooville, PO7 8SN					Flat-maisonette House
Last Sold Date:	02/02/2026	02/07/2004	15/11/2002	16/02/2001	
Last Sold Price:	£137,000	£121,500	£97,000	£64,500	

26, Downs Close, Waterlooville, PO7 8SN				Flat-maisonette House
Last Sold Date:	16/12/2025	08/03/2002	01/10/1999	
Last Sold Price:	£145,000	£83,500	£53,500	

12, Downs Close, Waterlooville, PO7 8SN					Flat-maisonette House
Last Sold Date:	30/05/2025	13/03/2020	29/11/2017	22/09/2003	20/04/2000
Last Sold Price:	£162,500	£150,500	£140,000	£110,000	£52,500

35, Downs Close, Waterlooville, PO7 8SN			Semi-detached House
Last Sold Date:	29/04/2025	30/03/2020	
Last Sold Price:	£255,000	£190,000	

16, Downs Close, Waterlooville, PO7 8SN			Flat-maisonette House
Last Sold Date:	24/03/2025	07/11/2014	
Last Sold Price:	£170,000	£190,000	

21, Downs Close, Waterlooville, PO7 8SN			Flat-maisonette House
Last Sold Date:	06/06/2023	17/11/2008	
Last Sold Price:	£161,500	£110,500	

31, Downs Close, Waterlooville, PO7 8SN					Terraced House
Last Sold Date:	30/06/2022	22/05/2020	10/09/2015	06/02/2004	16/06/1999
Last Sold Price:	£236,000	£164,000	£170,000	£124,000	£62,950

44, Downs Close, Waterlooville, PO7 8SN		Flat-maisonette House
Last Sold Date:	27/01/2022	
Last Sold Price:	£165,000	

19, Downs Close, Waterlooville, PO7 8SN			Flat-maisonette House
Last Sold Date:	12/11/2021	19/06/1998	
Last Sold Price:	£150,000	£43,500	

50, Downs Close, Waterlooville, PO7 8SN					Semi-detached House
Last Sold Date:	23/07/2021	20/08/2010	12/10/2006	30/04/2002	29/01/1999
Last Sold Price:	£184,000	£112,000	£119,000	£79,000	£41,500

7, Downs Close, Waterlooville, PO7 8SN		Flat-maisonette House
Last Sold Date:	21/05/2021	
Last Sold Price:	£149,000	

30, Downs Close, Waterlooville, PO7 8SN					Flat-maisonette House
Last Sold Date:	16/02/2021	18/03/2015	30/08/2002	09/07/1999	
Last Sold Price:	£152,500	£125,000	£89,500	£53,500	

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

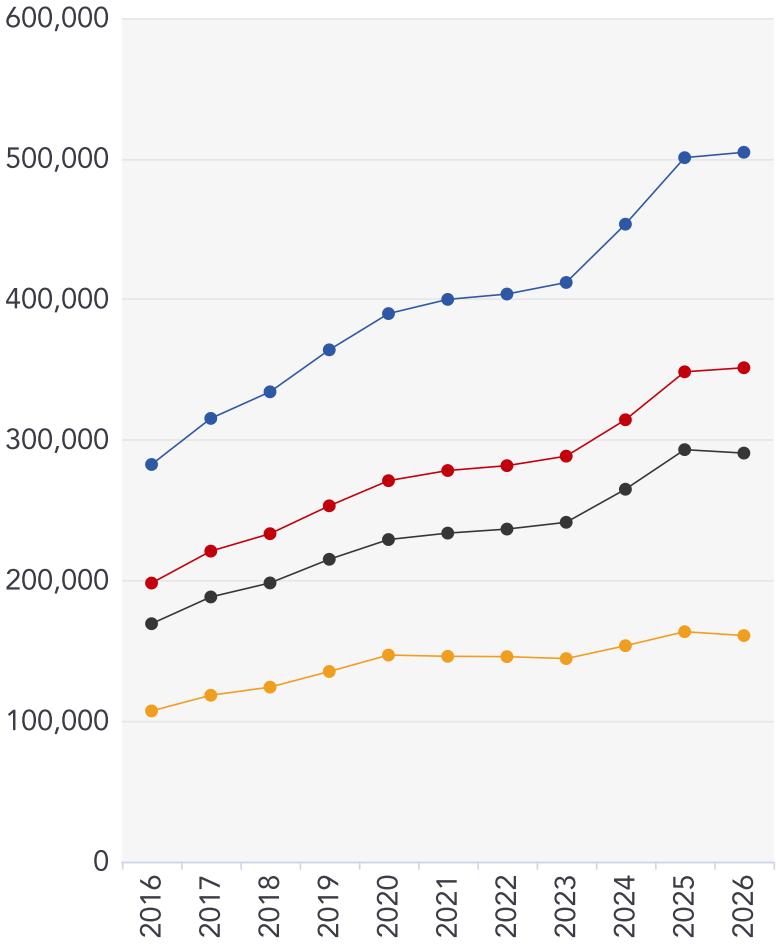
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Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in PO7



Detached

+78.58%

Semi-Detached

+77.26%

Terraced

+71.68%

Flat

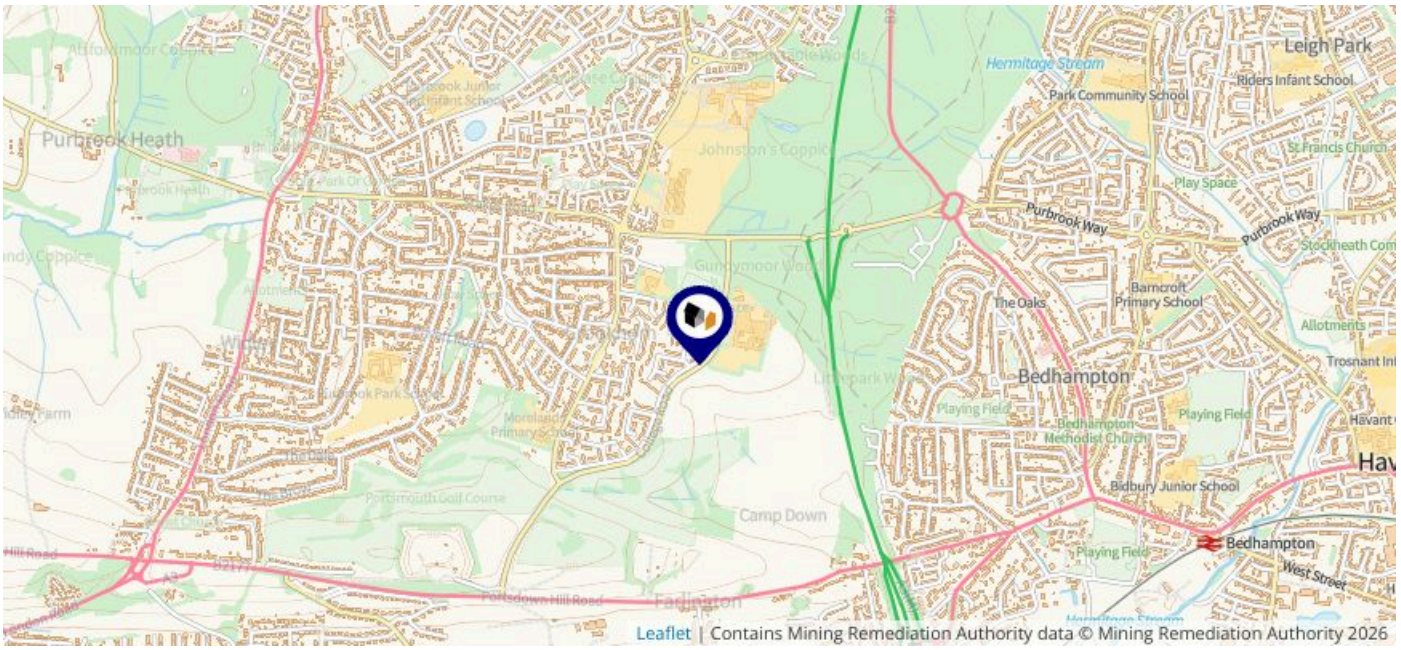
+49.97%

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Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

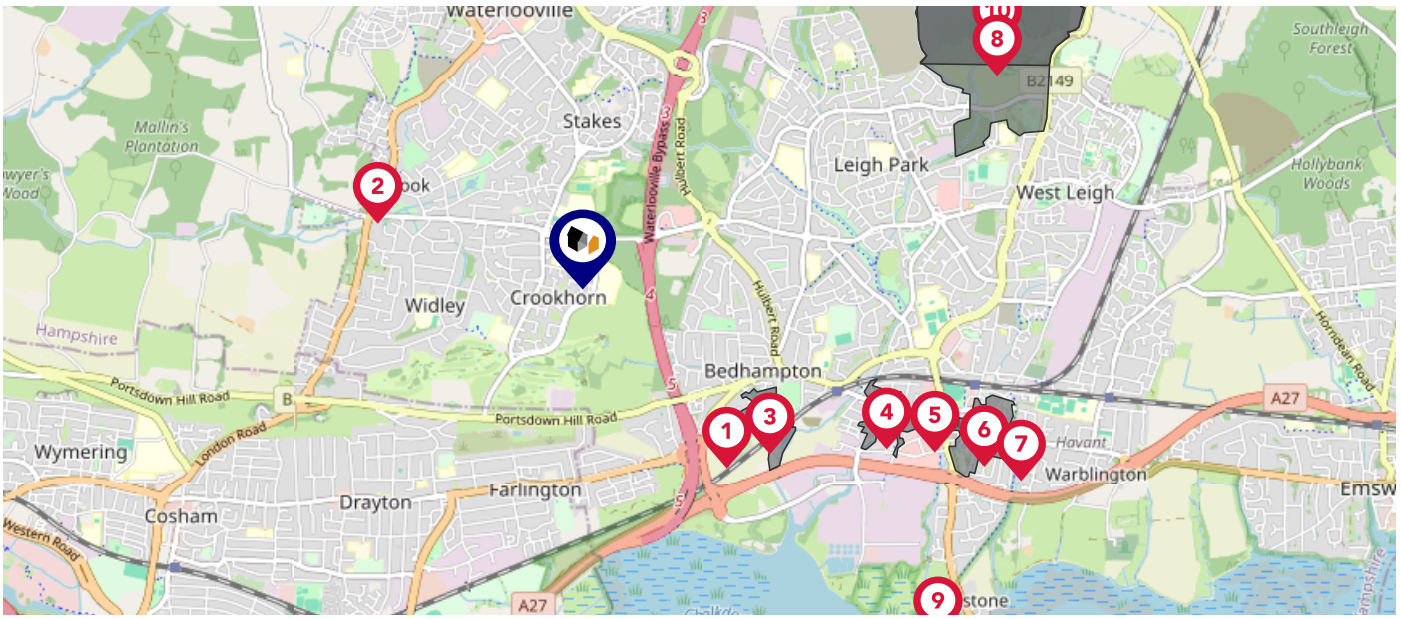
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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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.



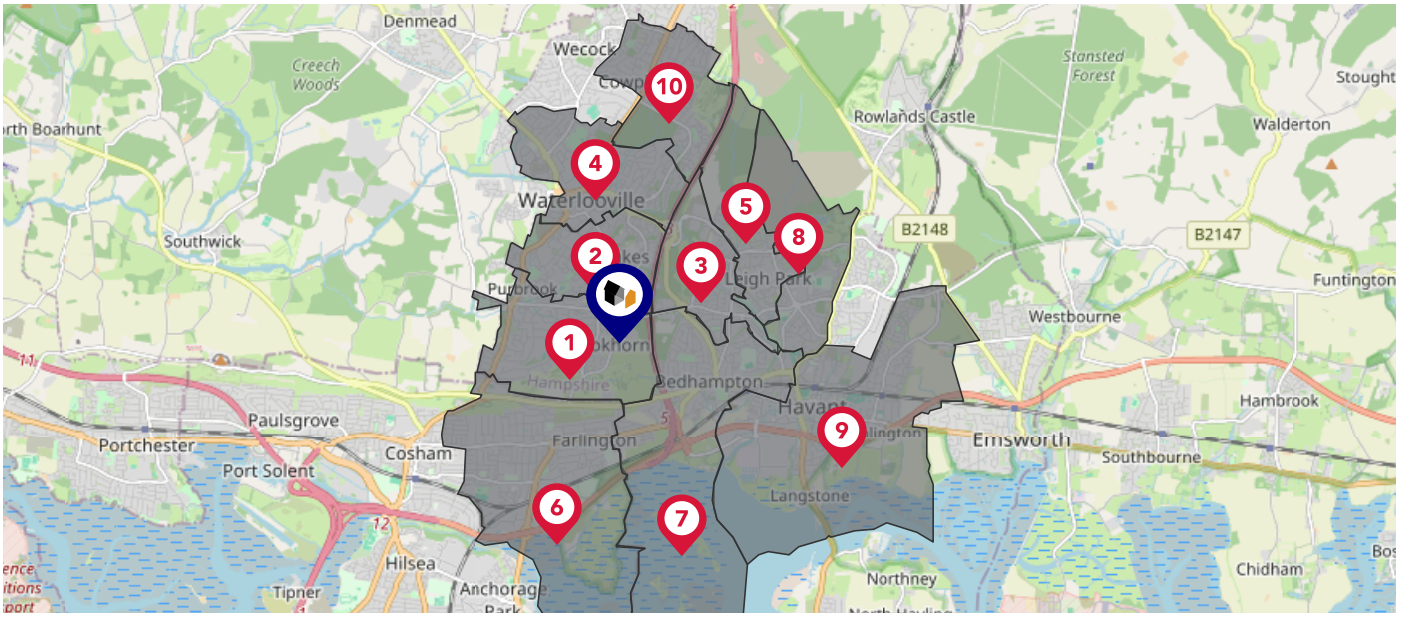
Nearby Conservation Areas

1	Old Bedhampton
2	St John's
3	Old Bedhampton
4	Brockhampton
5	The Black Dog
6	St Faith's
7	Lymbourn Road
8	Sir George Staunton
9	Mill Lane
10	Sir George Staunton Country Park

Maps
Council Wards

LANDWOOD GROUP

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

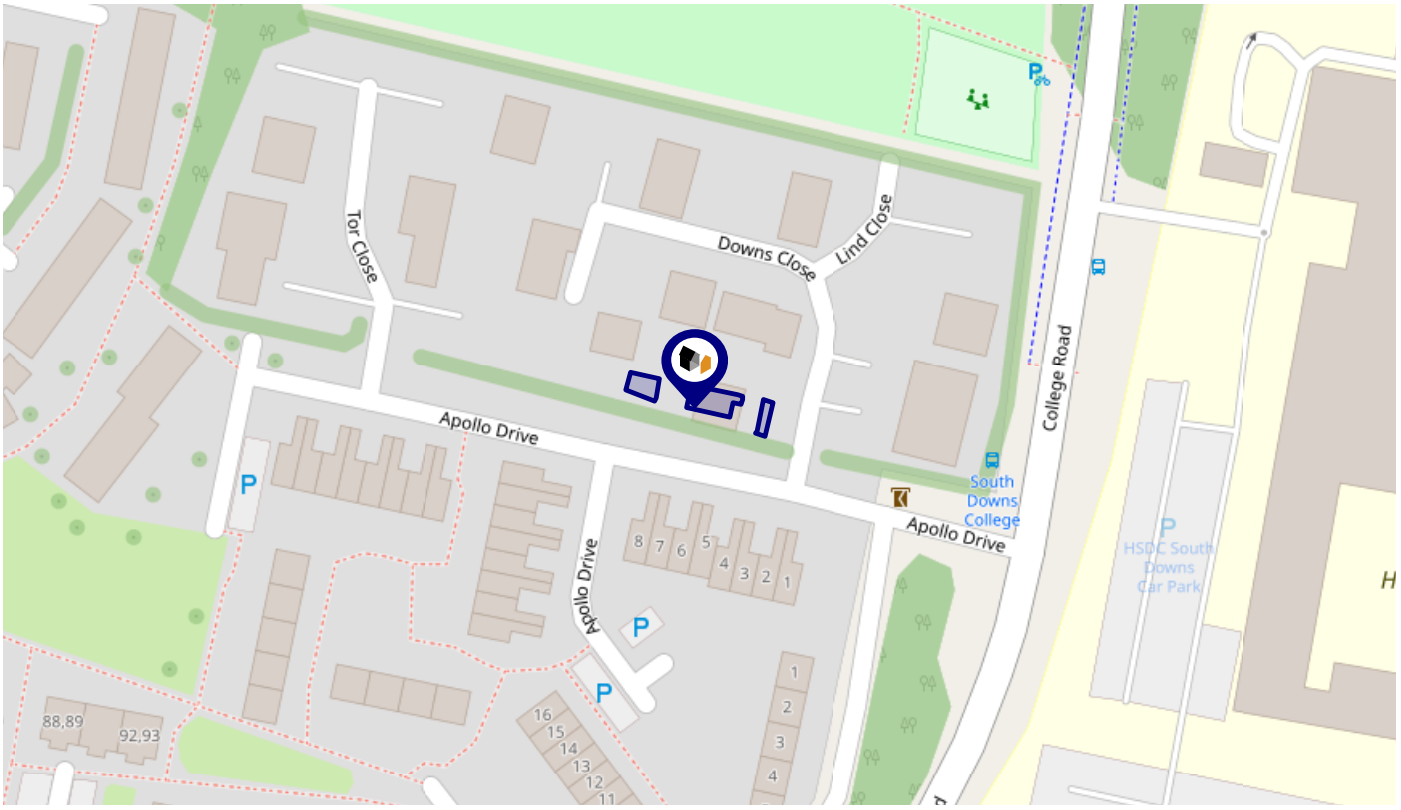


Nearby Council Wards

1	Purbrook Ward
2	Stakes Ward
3	Barncroft Ward
4	Waterloo Ward
5	Warren Park Ward
6	Drayton and Farlington Ward
7	Bedhampton Ward
8	Battins Ward
9	St. Faith's Ward
10	Cowplain 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:

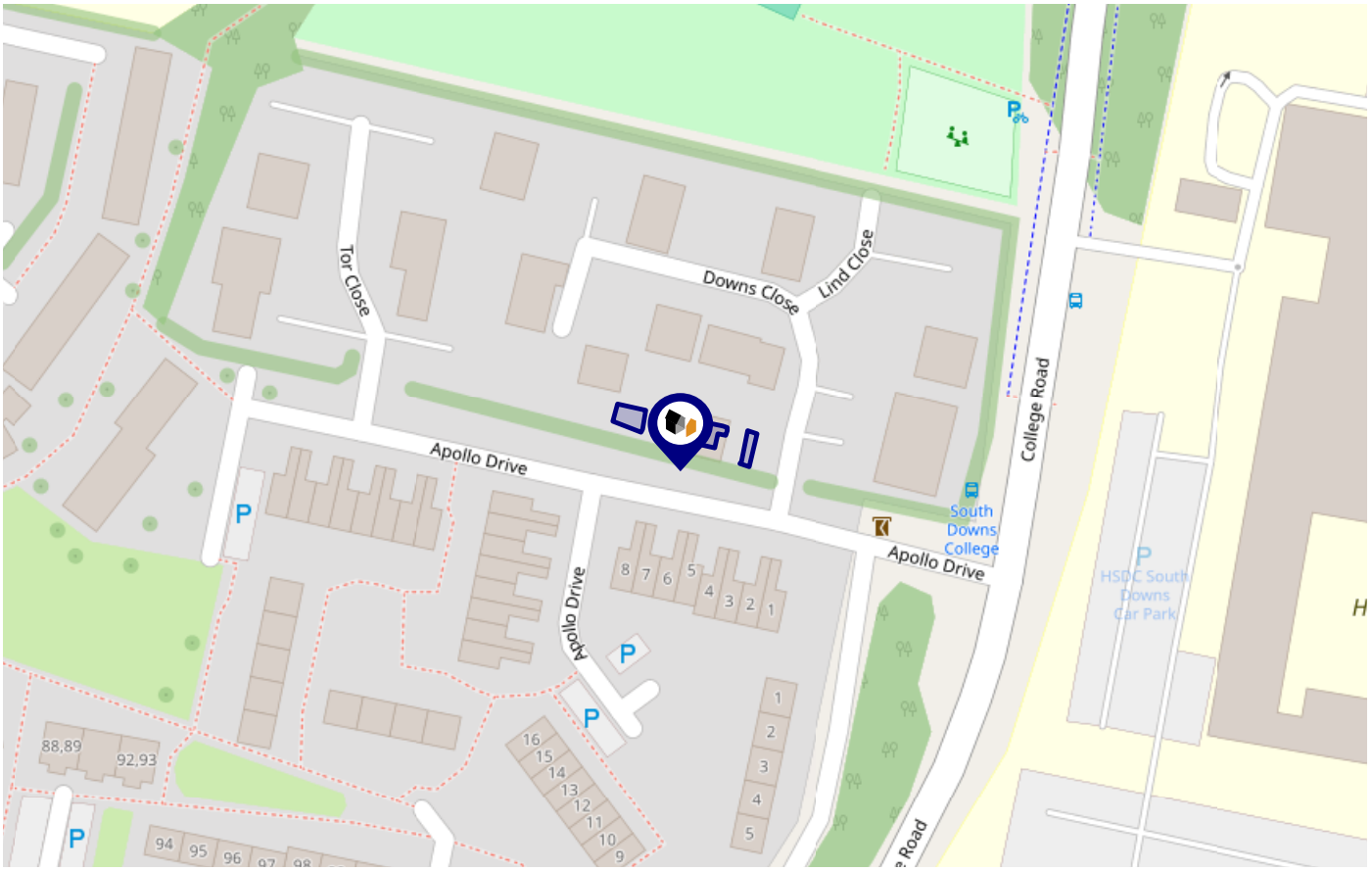
5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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Flood Risk
Rivers & Seas - Flood Risk

LANDWOOD GROUP

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

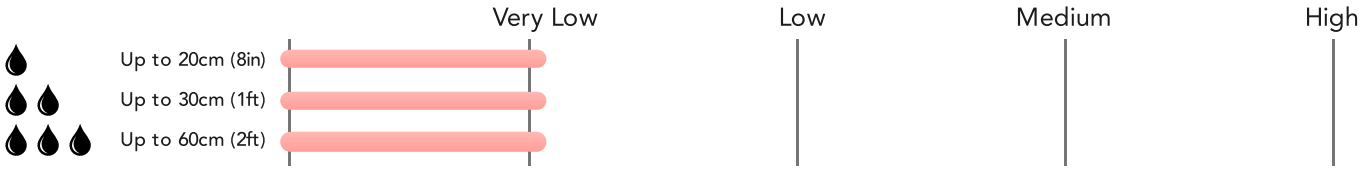


Risk Rating: Very low

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:

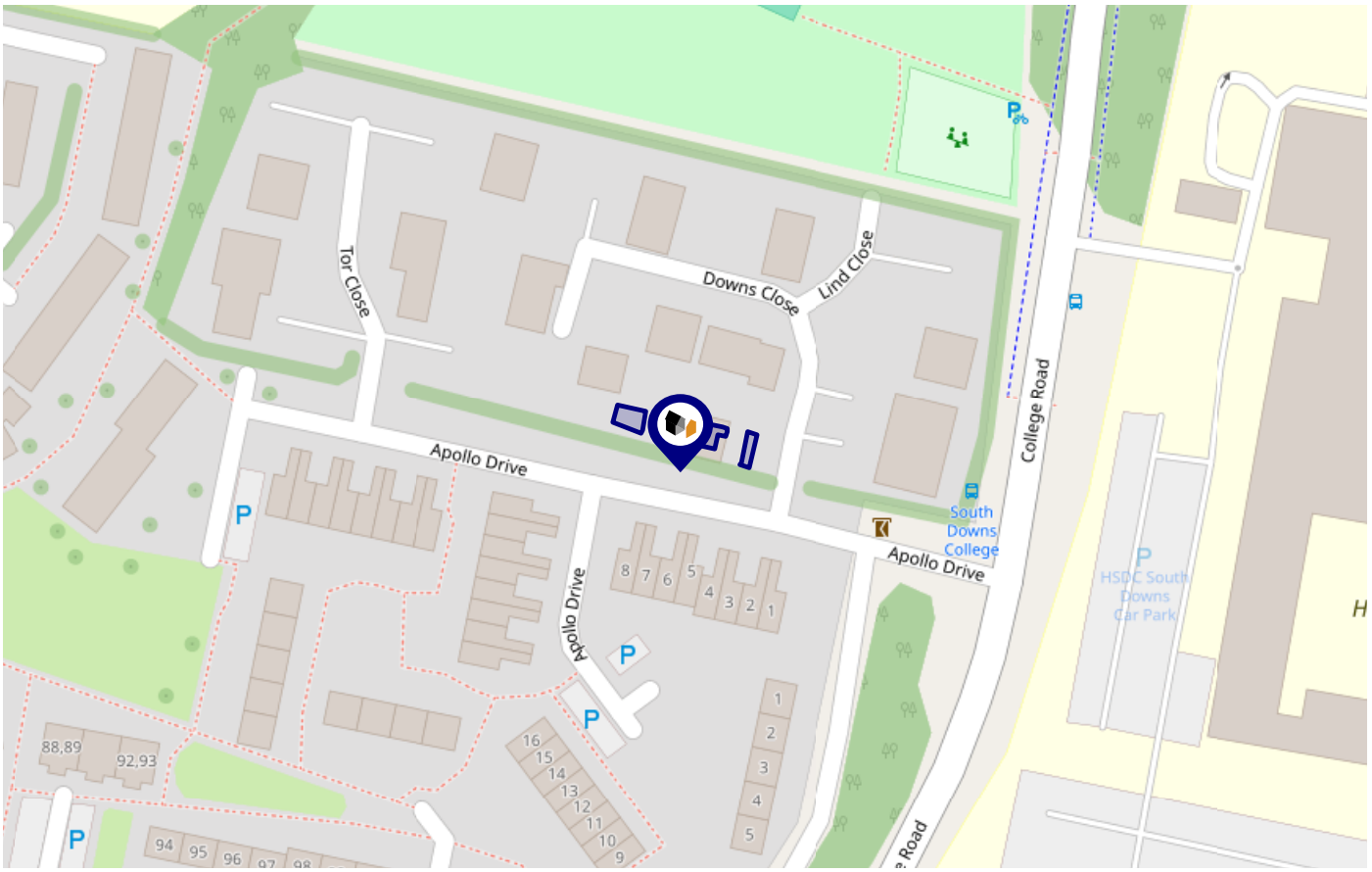


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Flood Risk
Rivers & Seas - Climate Change

LANDWOOD GROUP

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.
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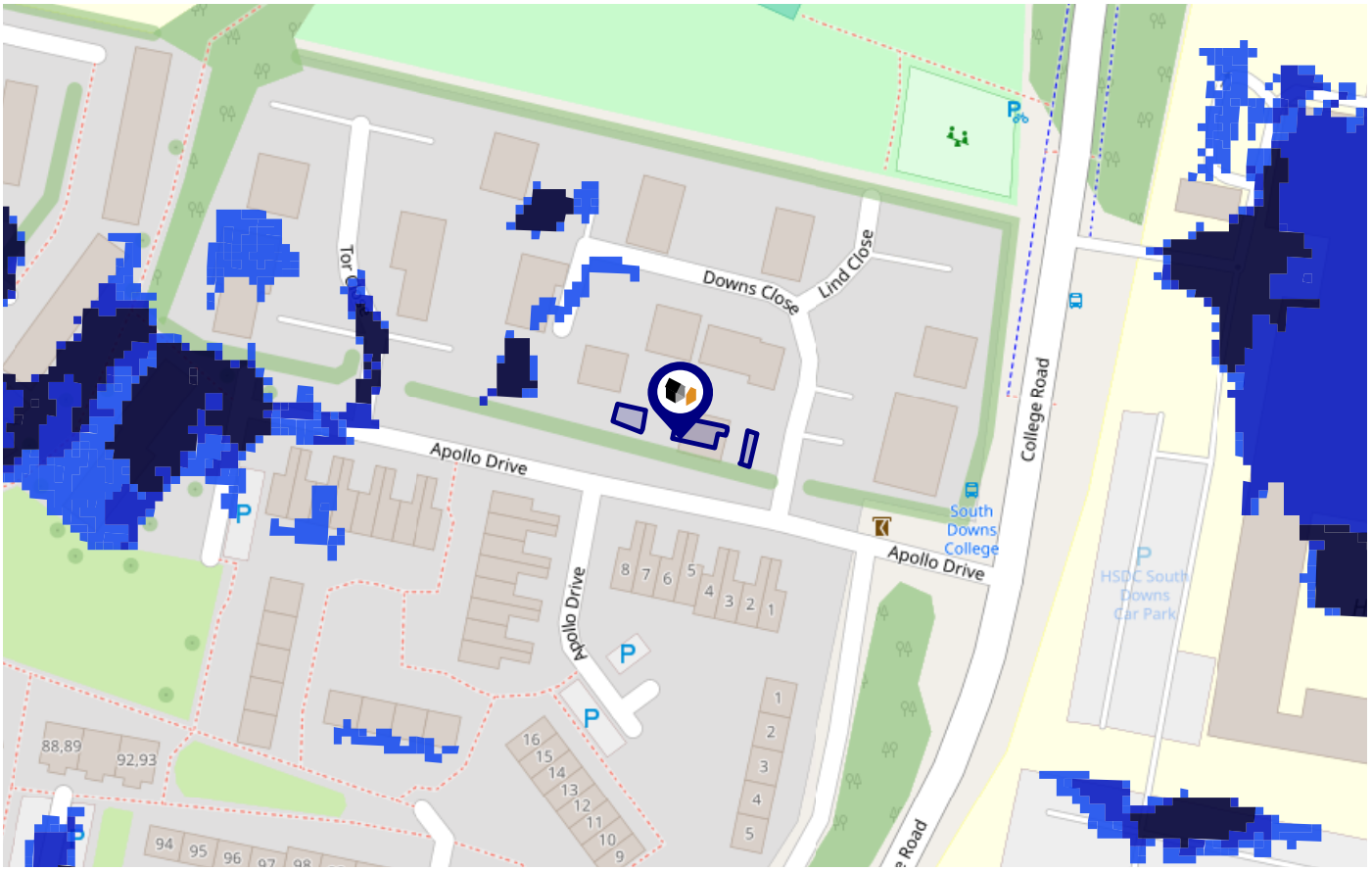


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Flood Risk
Surface Water - Flood Risk

LANDWOOD GROUP

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

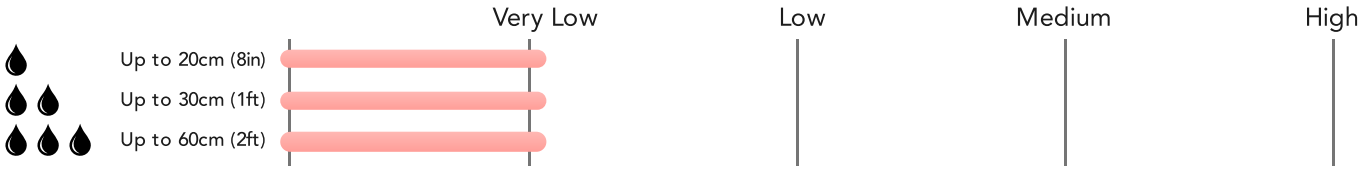


Risk Rating: Very low

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.
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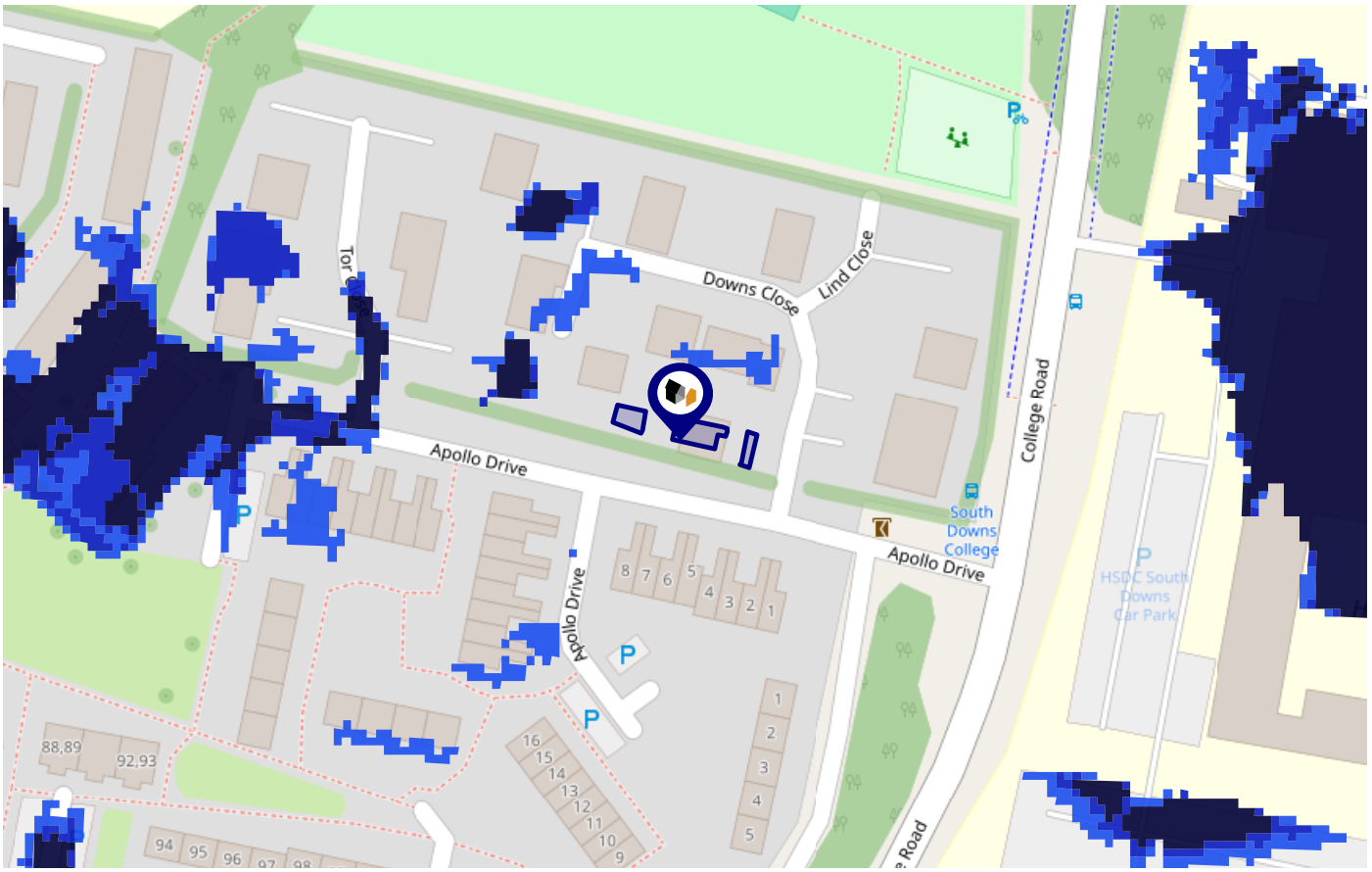


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Flood Risk
Surface Water - Climate Change

LANDWOOD GROUP

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.

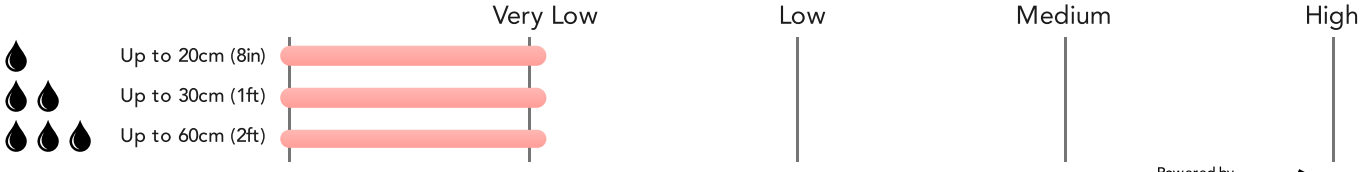


Risk Rating: Very low

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

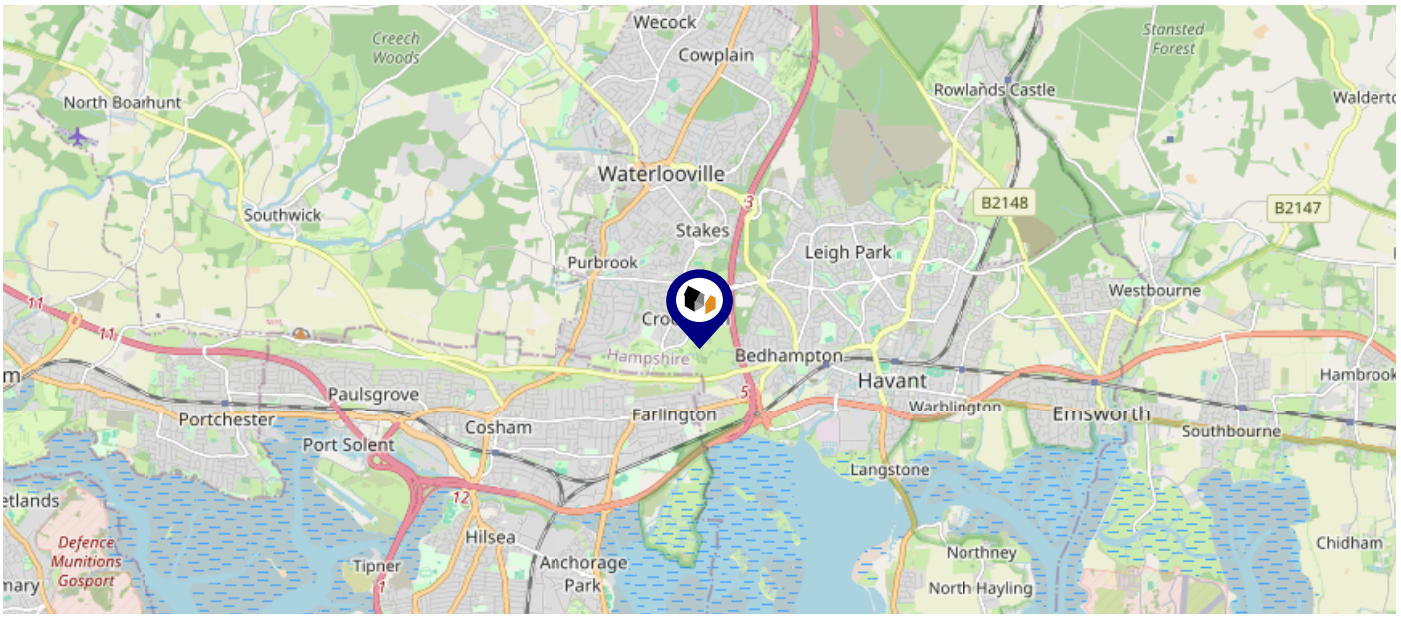


KPF - Key Property Facts

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Maps
Green Belt

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



Nearby Green Belt Land

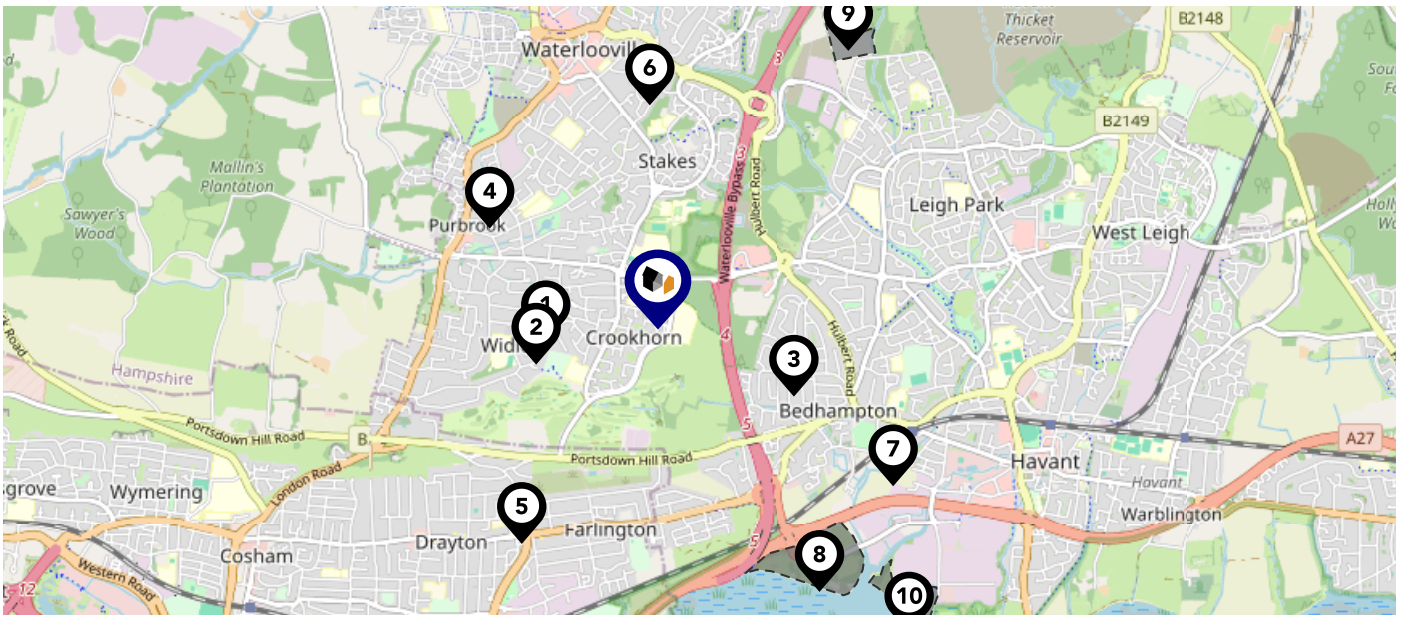
No data available.

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Maps
Landfill Sites

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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.



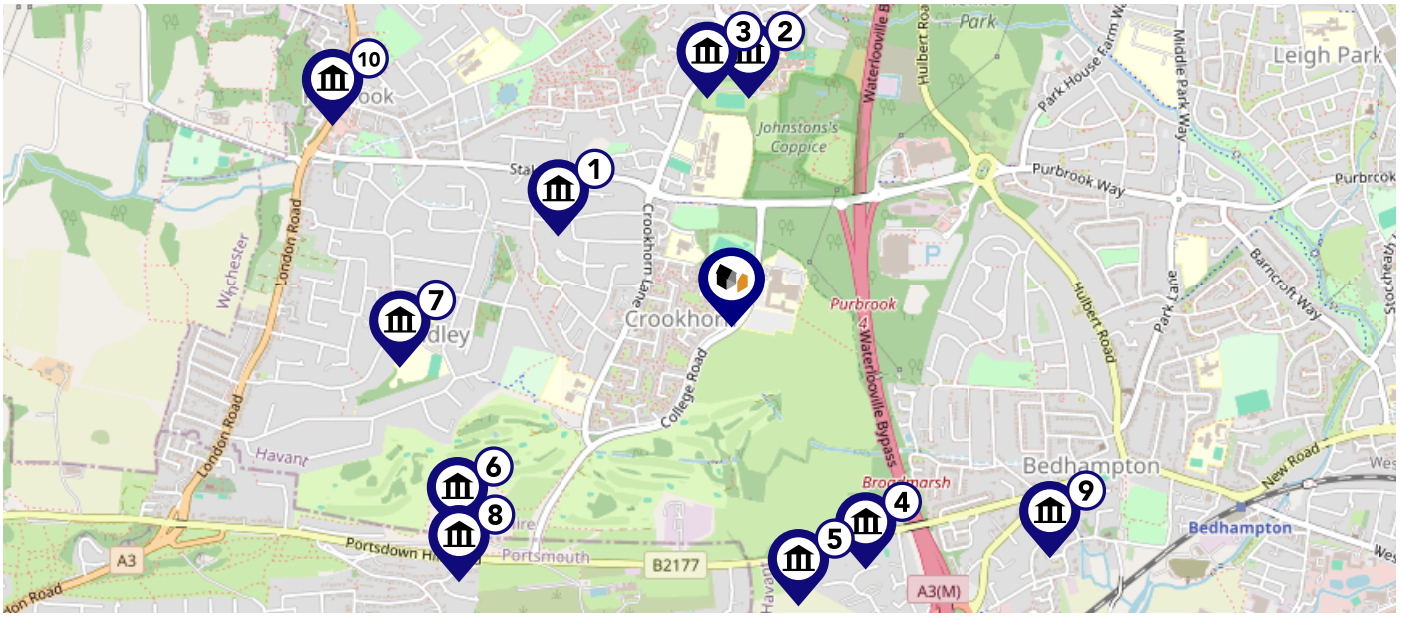
Nearby Landfill Sites

1	Disused Sand Pit A-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
2	Disused Sand Pit B-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
3	Scratchface Lane-Bedhampton, Hampshire	Historic Landfill
4	Fielders Park-Purbrook	Historic Landfill
5	Pumping Station-Evelegh Road, Farlington, Hampshire	Historic Landfill
6	Old Council Depot-South Of Cemetery, Hulbert Road, Waterlooville	Historic Landfill
7	EA/EPR/NP3439PN/A001	Active Landfill
8	Harts Farm Way-Harts Farm Way, Havant	Historic Landfill
9	Dunsbury Hill Farm-Cowplain, Hampshire	Historic Landfill
10	Land South Of Budds Farm Sewage Works-Brockhampton, Hampshire	Historic Landfill

Maps
Listed Buildings

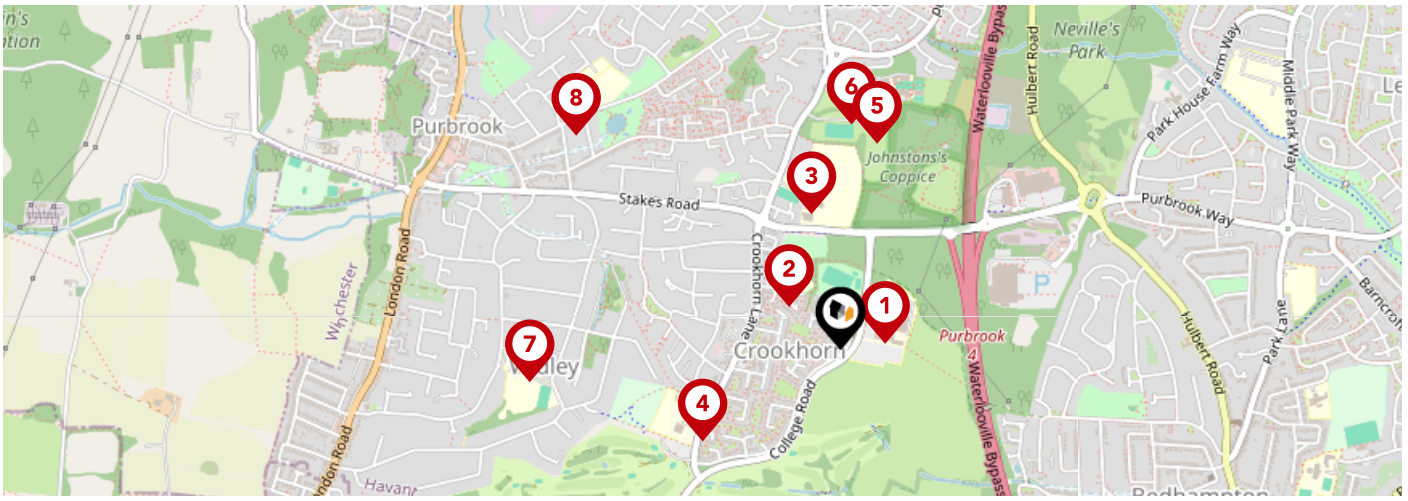
LANDWOOD GROUP

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
1 1339954 - Dairy Farmhouse	Grade II	0.4 miles
2 1033371 - Summerhouse Immediately West Of Oaklands	Grade II	0.5 miles
3 1033370 - 91, Stakes Hill Road	Grade II	0.5 miles
4 1303449 - The Towers	Grade II	0.6 miles
5 1249638 - Sunspan	Grade II	0.7 miles
6 1092134 - Fort Purbrook	Grade II	0.8 miles
7 1339957 - Purbrook Park School	Grade II	0.8 miles
8 1387127 - Fort Purbrook, That Part In Portsmouth Church Parish	Grade II	0.8 miles
9 1091649 - Spring Lawn	Grade II	0.9 miles
10 1340207 - 25 To 27, London Road	Grade II	1.0 miles

Area
Schools

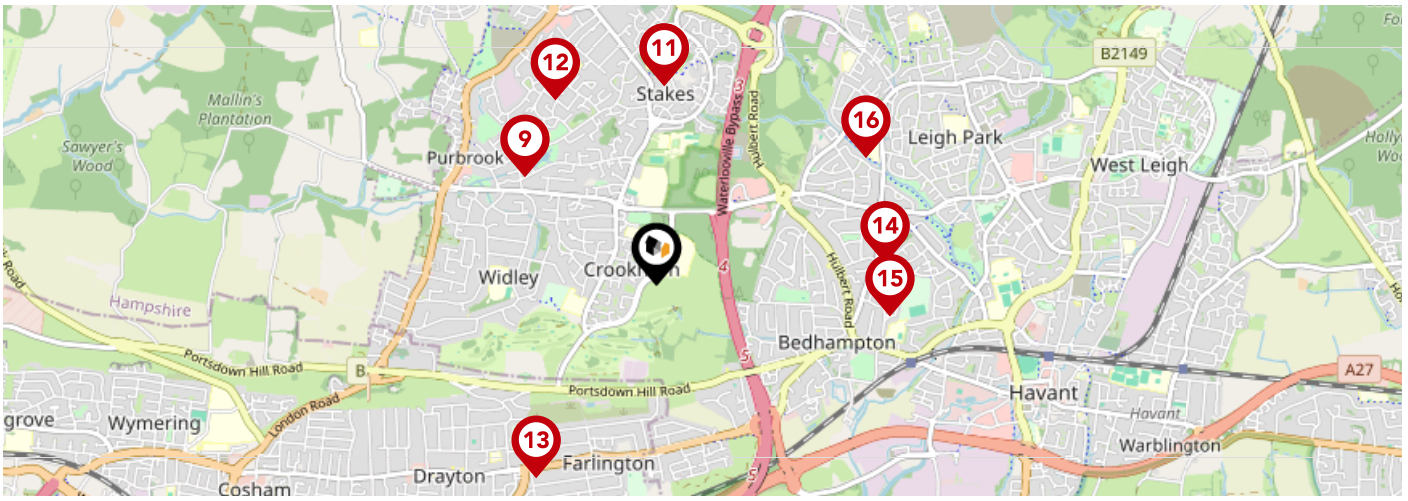


	Nursery	Primary	Secondary	College	Private
1 **Havant and South Downs College** Ofsted Rating: Good | Pupils:0 | Distance:0.11	☐	☐	☑	☐	☐
2 **Riverside Community Special School** Ofsted Rating: Good | Pupils: 139 | Distance:0.16	☐	☑	☐	☐	☐
3 **Crookhorn College** Ofsted Rating: Good | Pupils: 900 | Distance:0.33	☐	☐	☑	☐	☐
4 **Morelands Primary School** Ofsted Rating: Good | Pupils: 328 | Distance:0.38	☐	☑	☐	☐	☐
5 **Oaklands Catholic School** Ofsted Rating: Good | Pupils: 1372 | Distance:0.49	☐	☐	☑	☐	☐
6 **St Peter's Catholic Primary School, Waterlooville** Ofsted Rating: Good | Pupils: 436 | Distance:0.53	☐	☑	☐	☐	☐
7 **Purbrook Park School** Ofsted Rating: Good | Pupils: 903 | Distance:0.73	☐	☐	☑	☐	☐
8 **Purbrook Junior School** Ofsted Rating: Good | Pupils: 383 | Distance:0.8	☐	☑	☐	☐	☐

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Area
Schools

LANDWOOD GROUP

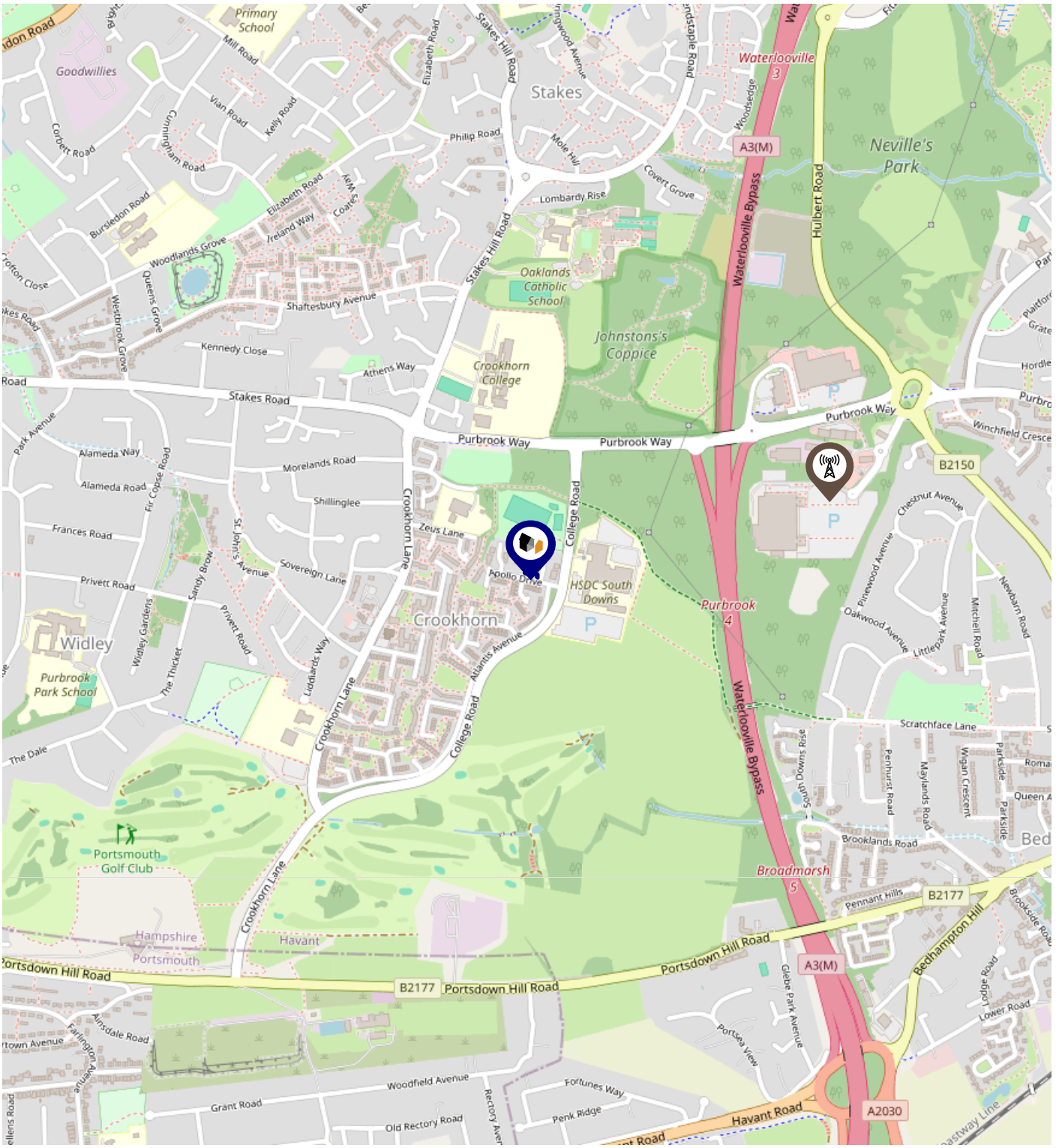


	Nursery	Primary	Secondary	College	Private
9 Purbrook Infant School Ofsted Rating: Good | Pupils: 270 | Distance:0.8	☐	☑	☐	☐	☐
10 Springwood Junior School Ofsted Rating: Good | Pupils: 217 | Distance:0.93	☐	☑	☐	☐	☐
11 Springwood Infant School Ofsted Rating: Good | Pupils: 145 | Distance:0.93	☐	☑	☐	☐	☐
12 Mill Hill Primary School Ofsted Rating: Good | Pupils: 187 | Distance:0.99	☐	☑	☐	☐	☐
13 Solent Infant School Ofsted Rating: Good | Pupils: 269 | Distance:1.07	☐	☑	☐	☐	☐
14 Barncroft Primary School Ofsted Rating: Good | Pupils: 444 | Distance:1.07	☐	☑	☐	☐	☐
15 St Thomas More's Catholic Primary School, Havant Ofsted Rating: Good | Pupils: 314 | Distance:1.1	☐	☑	☐	☐	☐
16 Park Community School Ofsted Rating: Good | Pupils: 973 | Distance:1.15	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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Key:

Power Pylons

Communication Masts

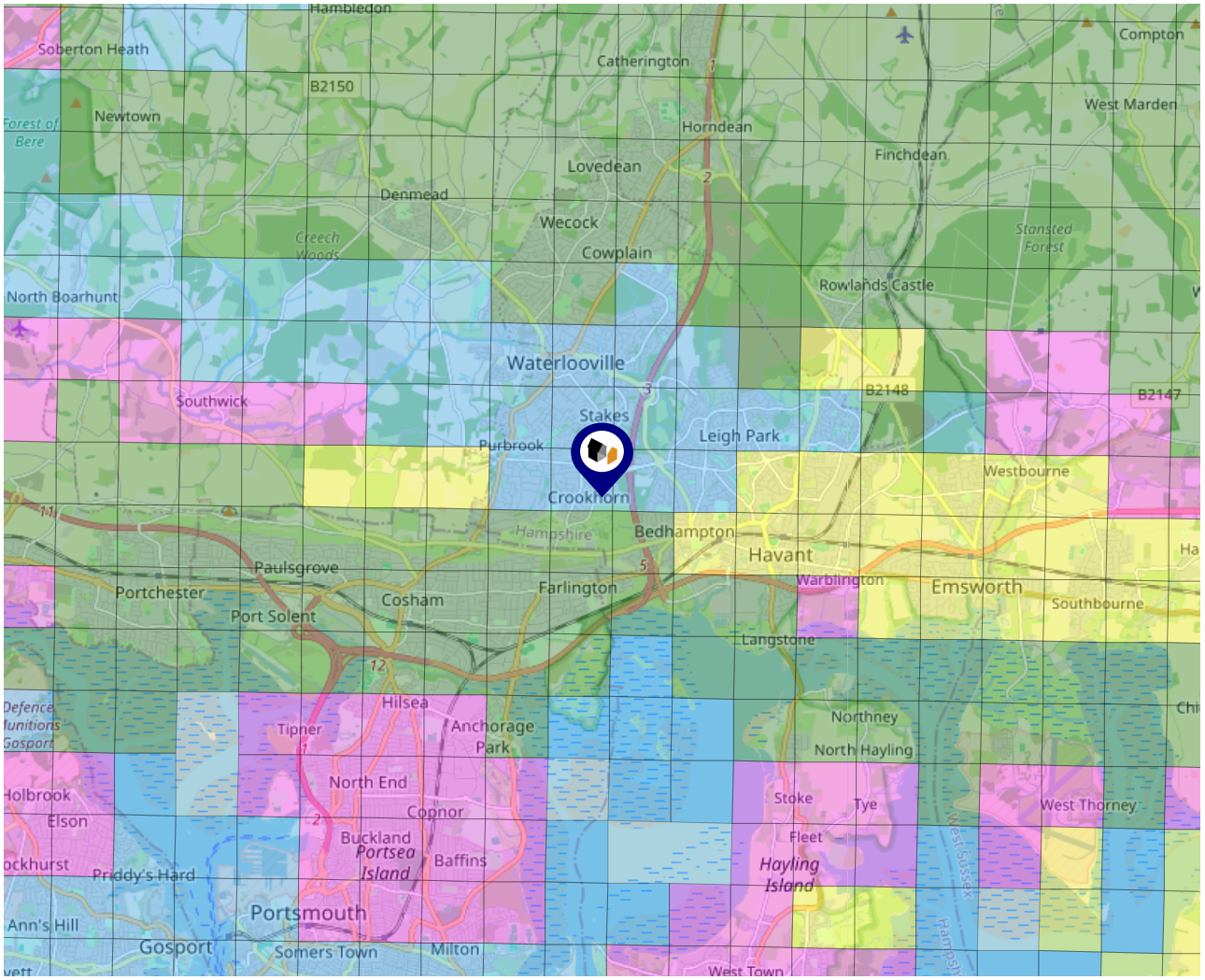
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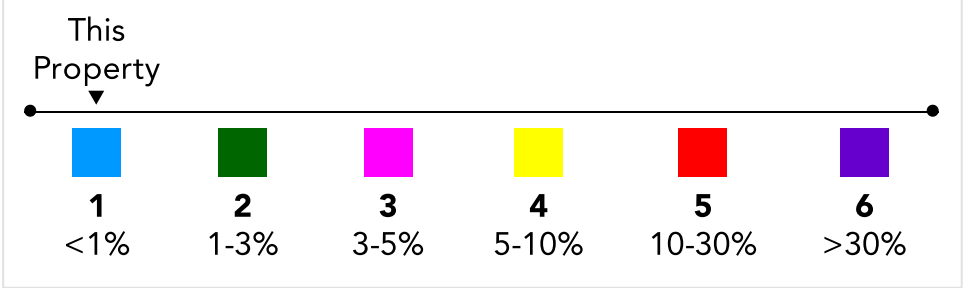
Environment
Radon Gas

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What is Radon?

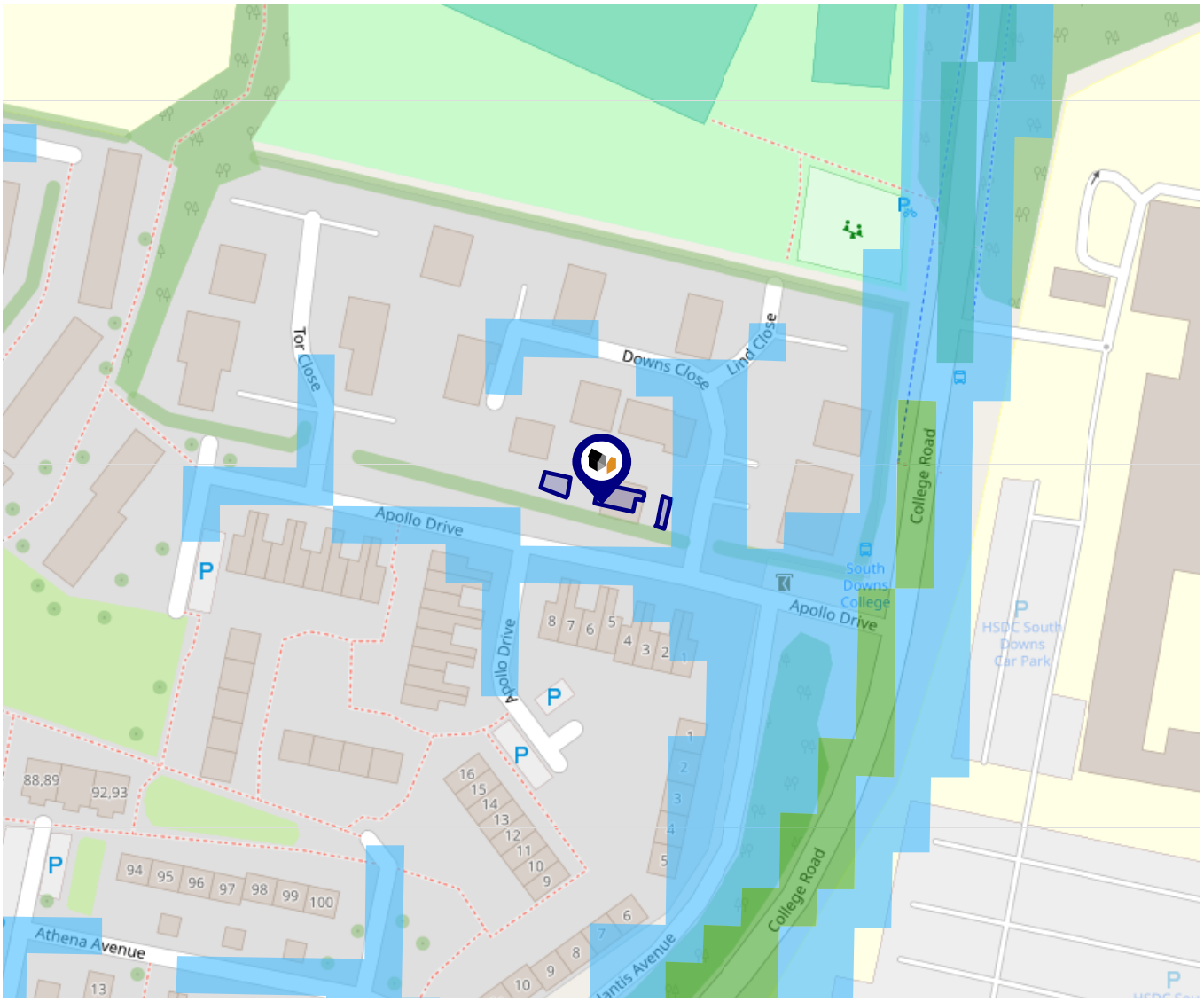
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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

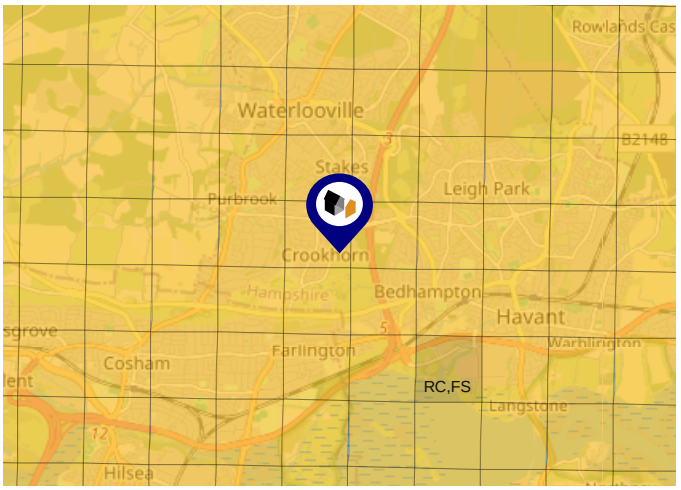
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Environment
Soils & Clay

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

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



Primary Classifications (Most Common Clay Types)

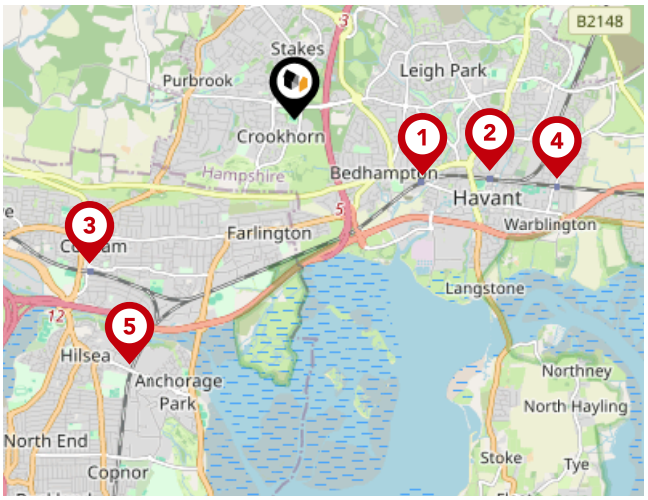
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

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Area

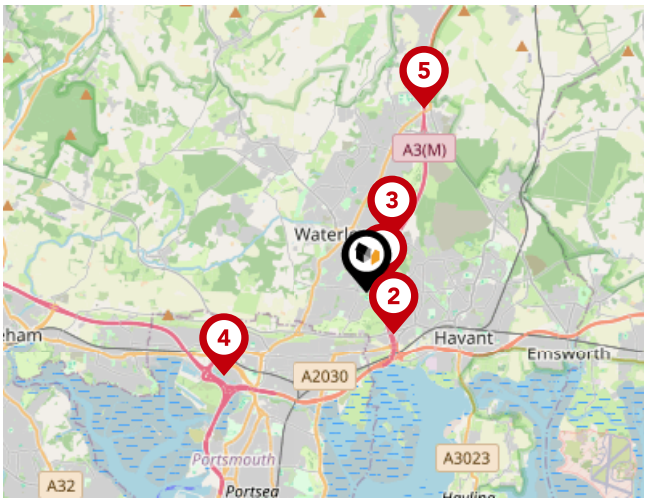
Transport (National)

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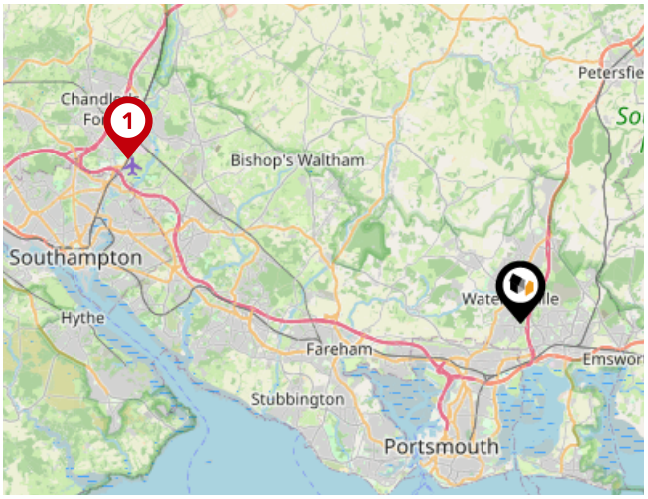
National Rail Stations

Pin	Name	Distance
1	Bedhampton Rail Station	1.31 miles
2	Havant Rail Station	1.89 miles
3	Cosham Rail Station	2.33 miles
4	Warblington Rail Station	2.52 miles
5	Hilsea Rail Station	2.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J4	0.32 miles
2	A3(M) J5	0.91 miles
3	A3(M) J3	1.11 miles
4	M27 J12	3.1 miles
5	A3(M) J2	3.61 miles



Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	15.89 miles

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Area

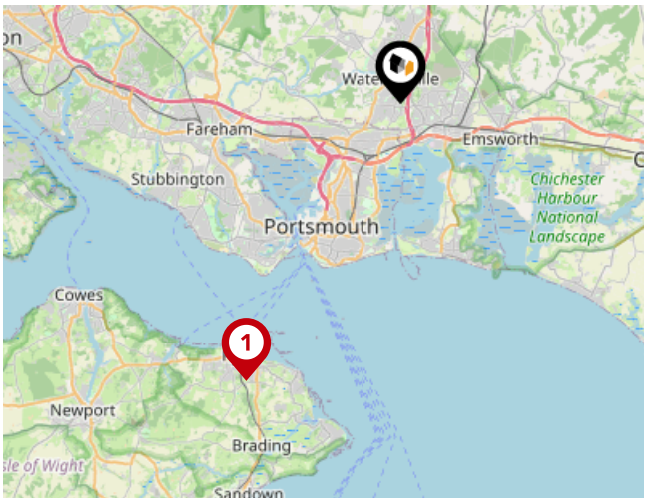
Transport (Local)

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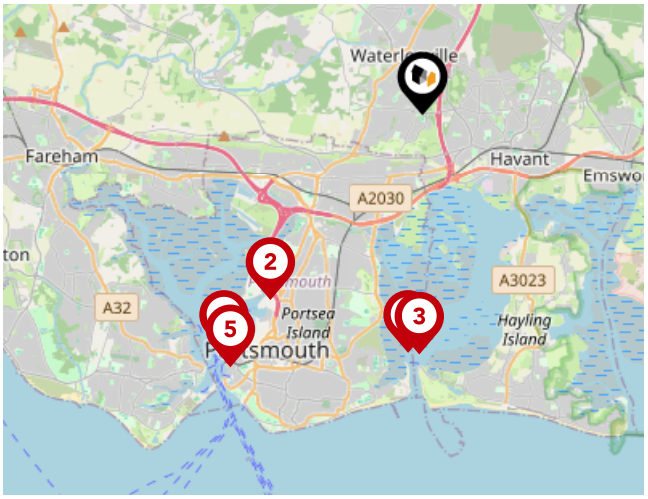
Bus Stops/Stations

Pin	Name	Distance
1	South Downs College	0.04 miles
2	College Road	0.2 miles
3	Crookhorn Corner	0.23 miles
4	College Road	0.23 miles
5	Crookhorn Precinct	0.24 miles



Local Connections

Pin	Name	Distance
1	Smallbrook Junction (Isle of Wight Steam Railway	11.85 miles



Ferry Terminals

Pin	Name	Distance
1	Eastney Ferry Landing	4.48 miles
2	Portsmouth International Cruise & Ferry Terminal	4.48 miles
3	Hayling Island Ferry Landing	4.5 miles
4	Portsmouth Harbour Station Pier	5.81 miles
5	Portsmouth IOW Car Ferry Terminal	5.94 miles

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

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Landwood Group

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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