

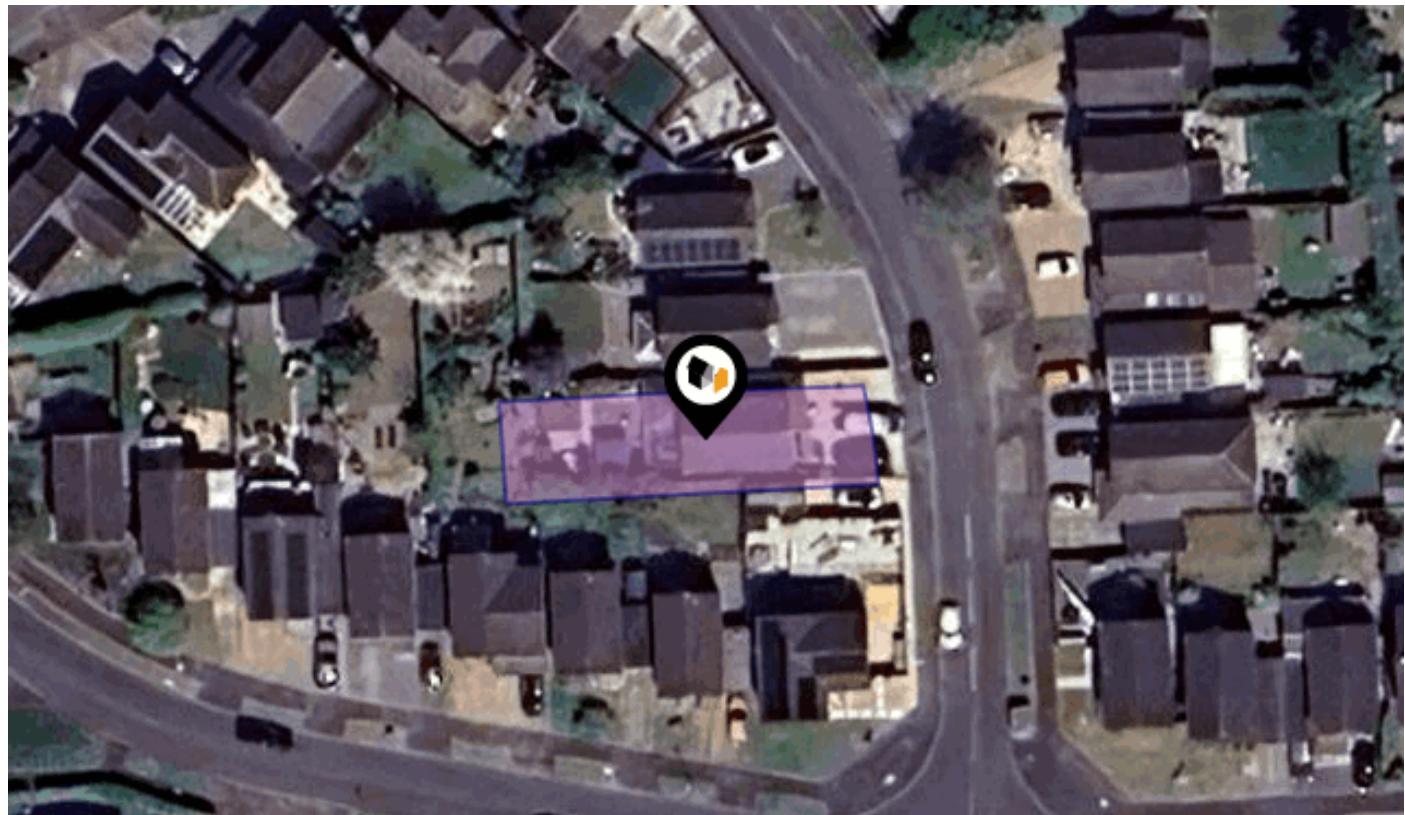


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th January 2026



6, KERFIELD WAY, HOOK, RG27 9EZ

Avocado Property

stephen@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk



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sprint
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Property Overview



Property

Type:	Detached	Last Sold Date:	31/08/2018
Bedrooms:	3	Last Sold Price:	£435,000
Floor Area:	1,184 ft ² / 110 m ²	Last Sold £/ft ² :	£367
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1976-1982		
Council Tax :	Band E		
Annual Estimate:	£2,793		
Title Number:	HP105074		
UPRN:	100060420750		

Local Area

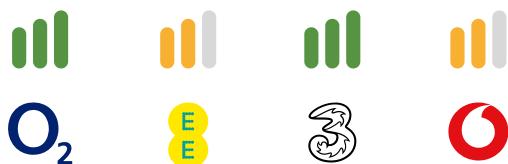
Local Authority:	Hart
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17
mb/s **66**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **6, Kerfield Way, Hook, RG27 9EZ**

Reference - 13/00987/HOU

Decision: Refuse

Date: 16th May 2013

Description:

Erection of two storey side and rear extension and new front porch following demolition of existing garage.

Reference - 13/02739/HMC

Decision: Grant

Date: 15th January 2014

Description:

Erection of single storey side and rear extension and new front porch following demolition of existing garage.

Property EPC - Certificate



6, Kerfield Way, RG27 9EZ

Energy rating

D

Valid until 29.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		66 D
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



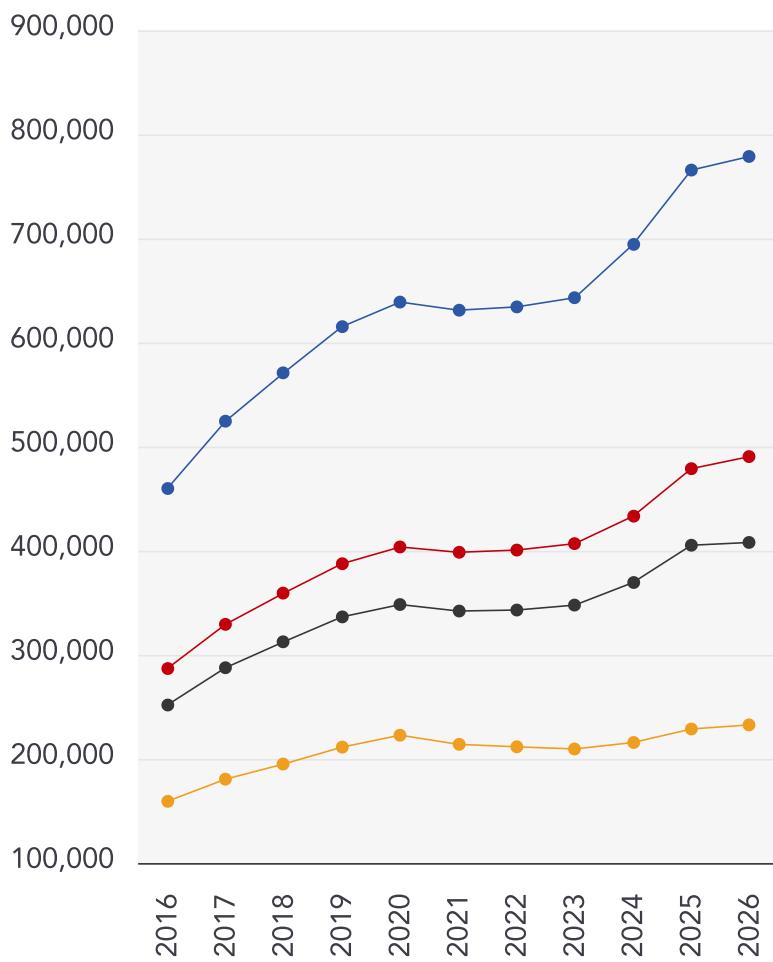
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 41% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	110 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in RG27



Detached

+69.38%

Semi-Detached

+70.98%

Terraced

+62.02%

Flat

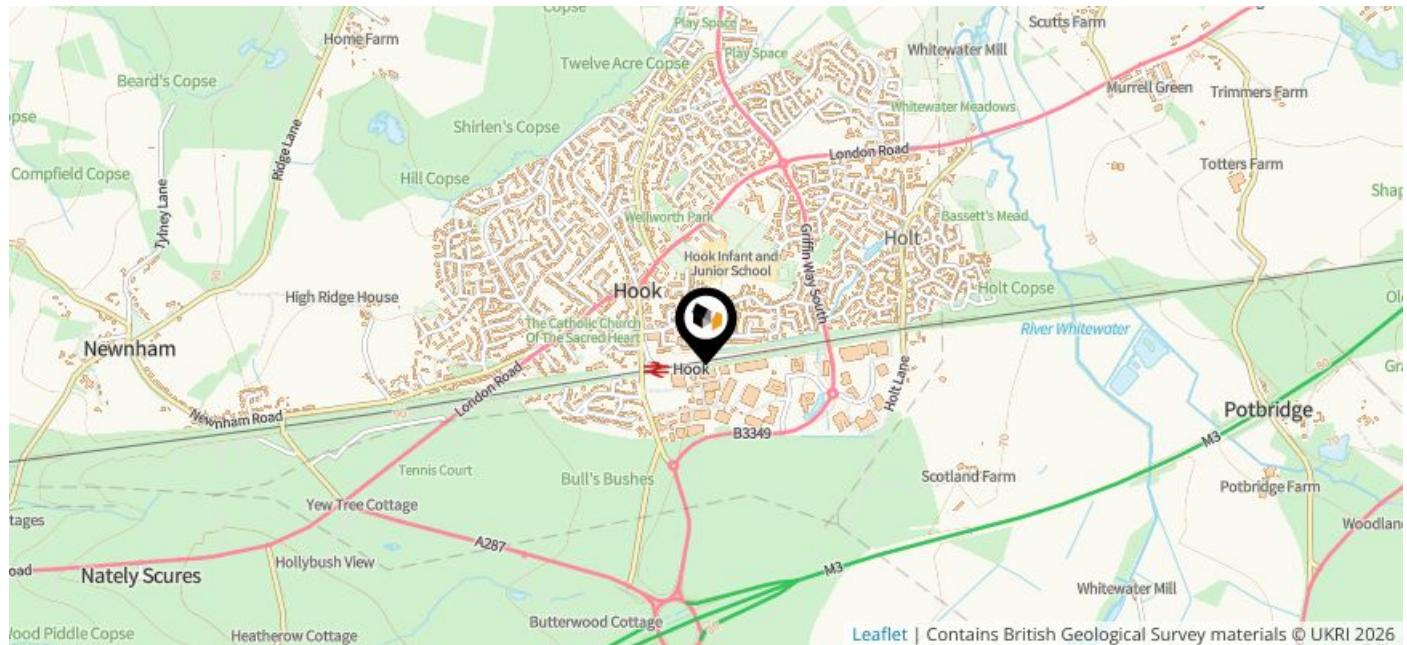
+46.1%

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.

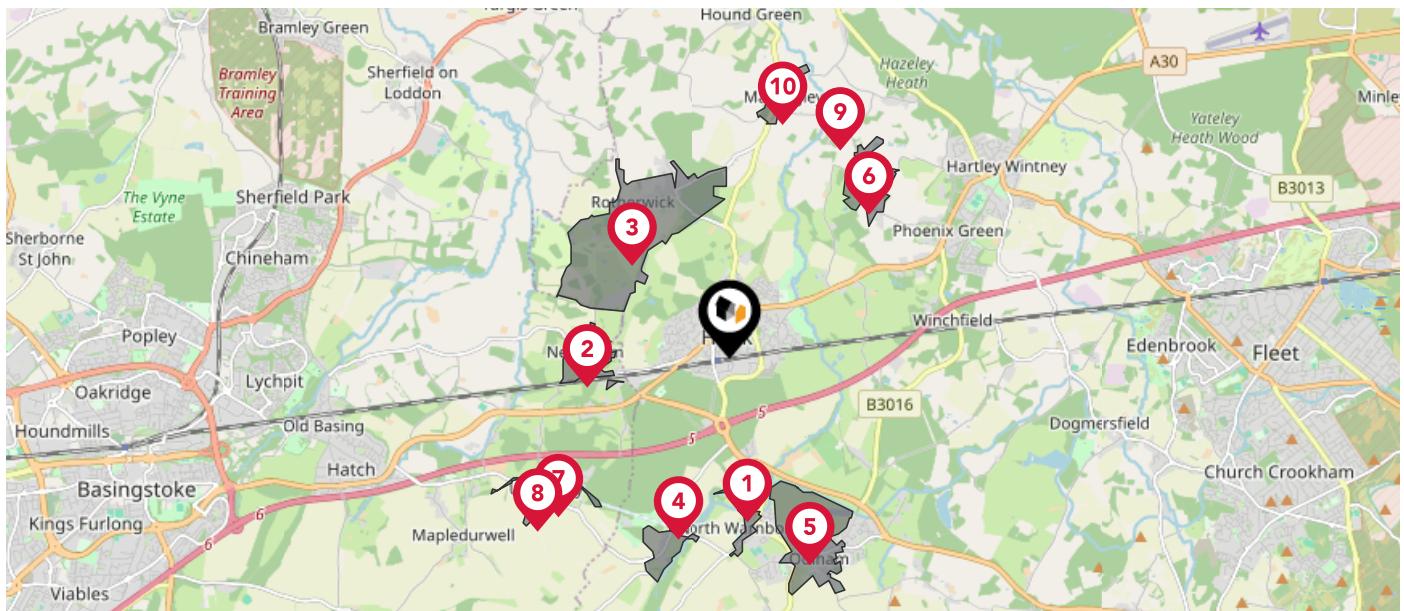
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

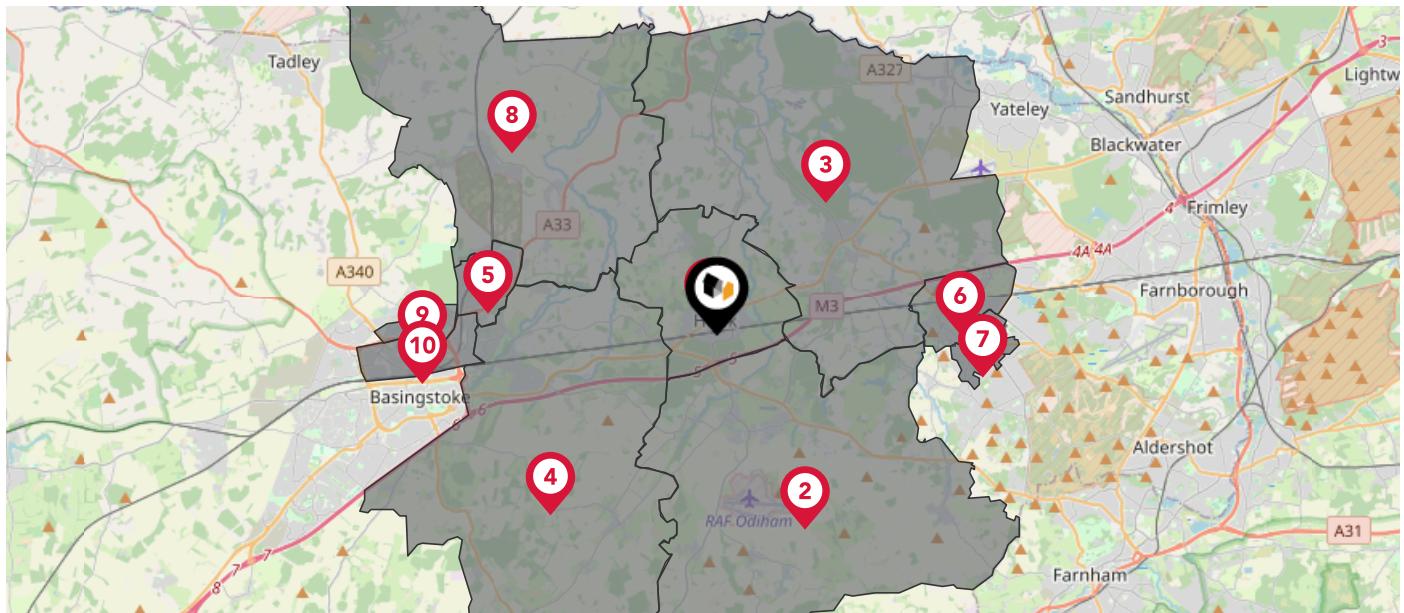
- 1 North Warnborough
- 2 Newnham
- 3 Rotherwick
- 4 Greywell
- 5 Odiham
- 6 West Green
- 7 Basingstoke Canal
- 8 Up Nately
- 9 Dipley
- 10 Mattingley Green

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

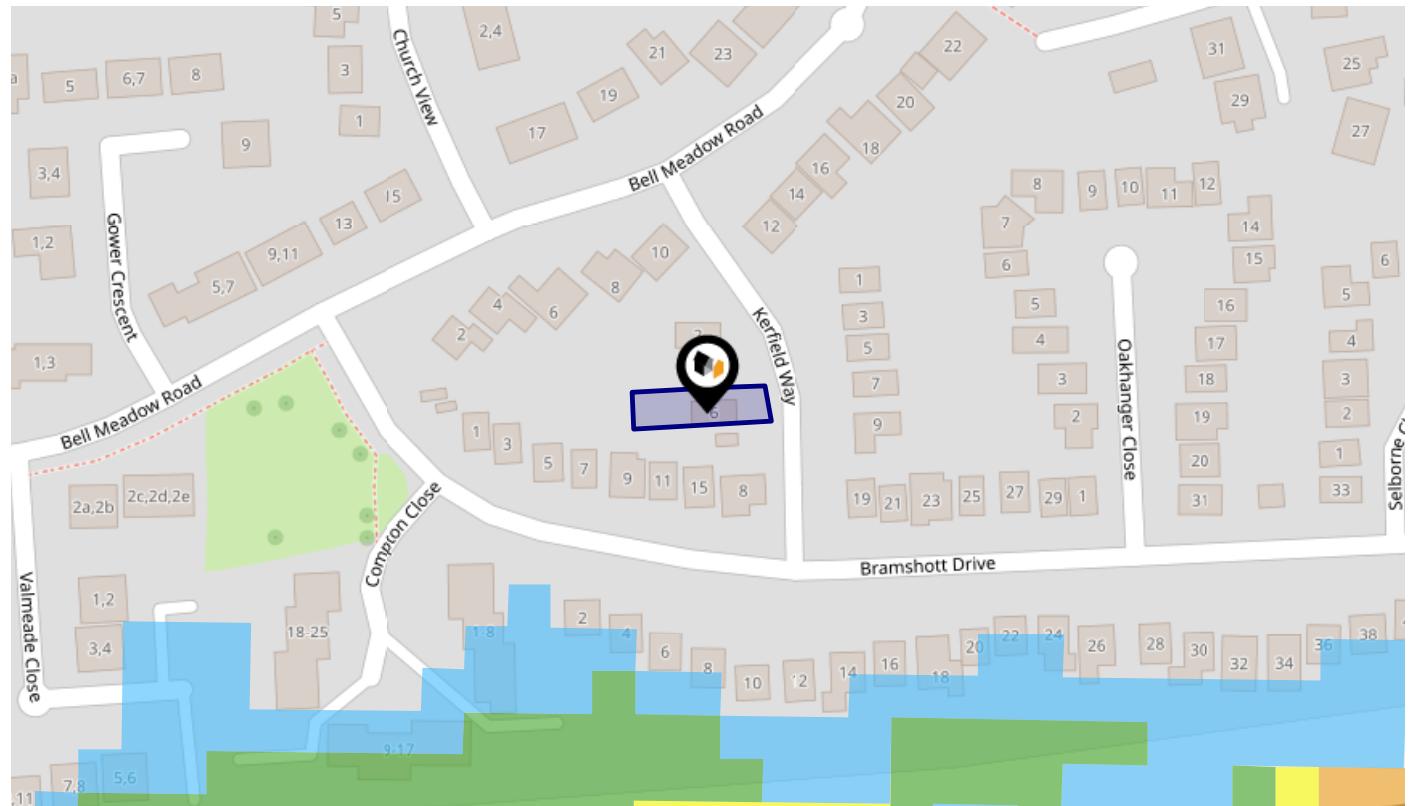
- 1 Hook Ward
- 2 Odiham Ward
- 3 Hartley Wintney Ward
- 4 Basing & Upton Grey Ward
- 5 Chineham Ward
- 6 Fleet West Ward
- 7 Fleet Central Ward
- 8 Bramley Ward
- 9 Popley Ward
- 10 Norden Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



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:

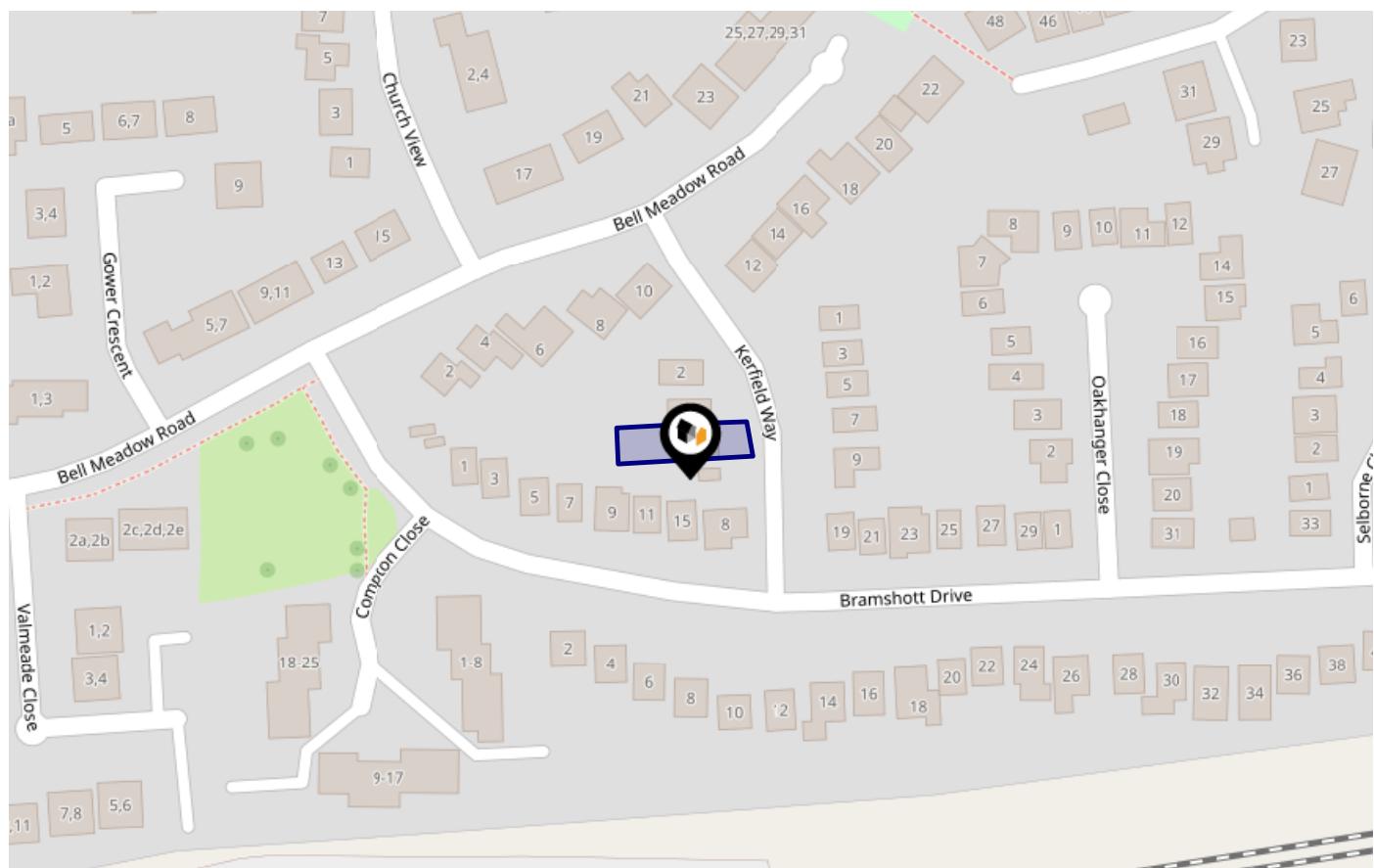


Flood Risk

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:

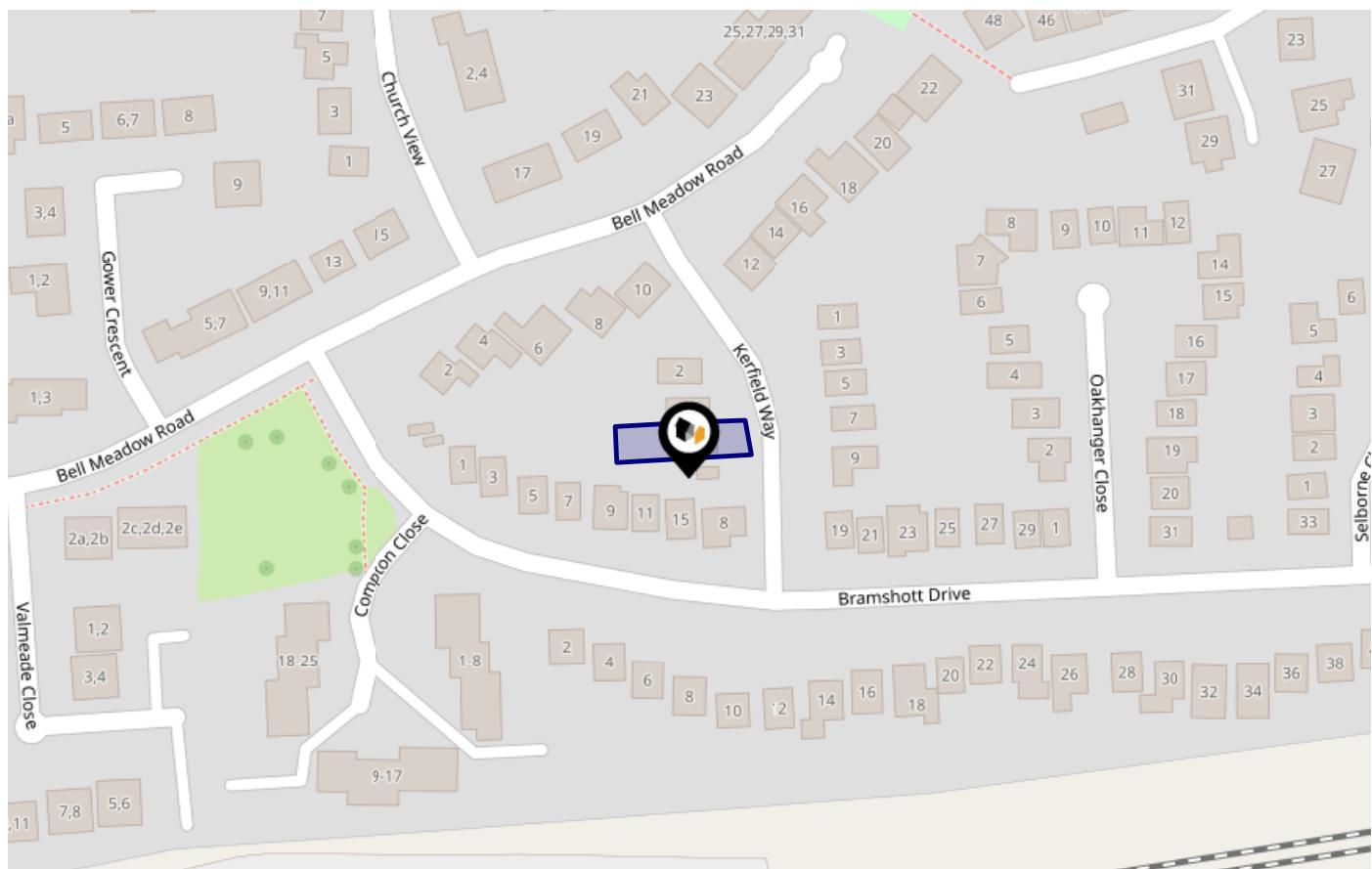


Flood Risk

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.

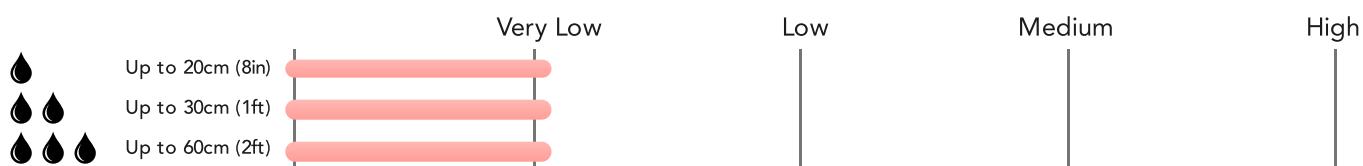


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- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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- █ **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:

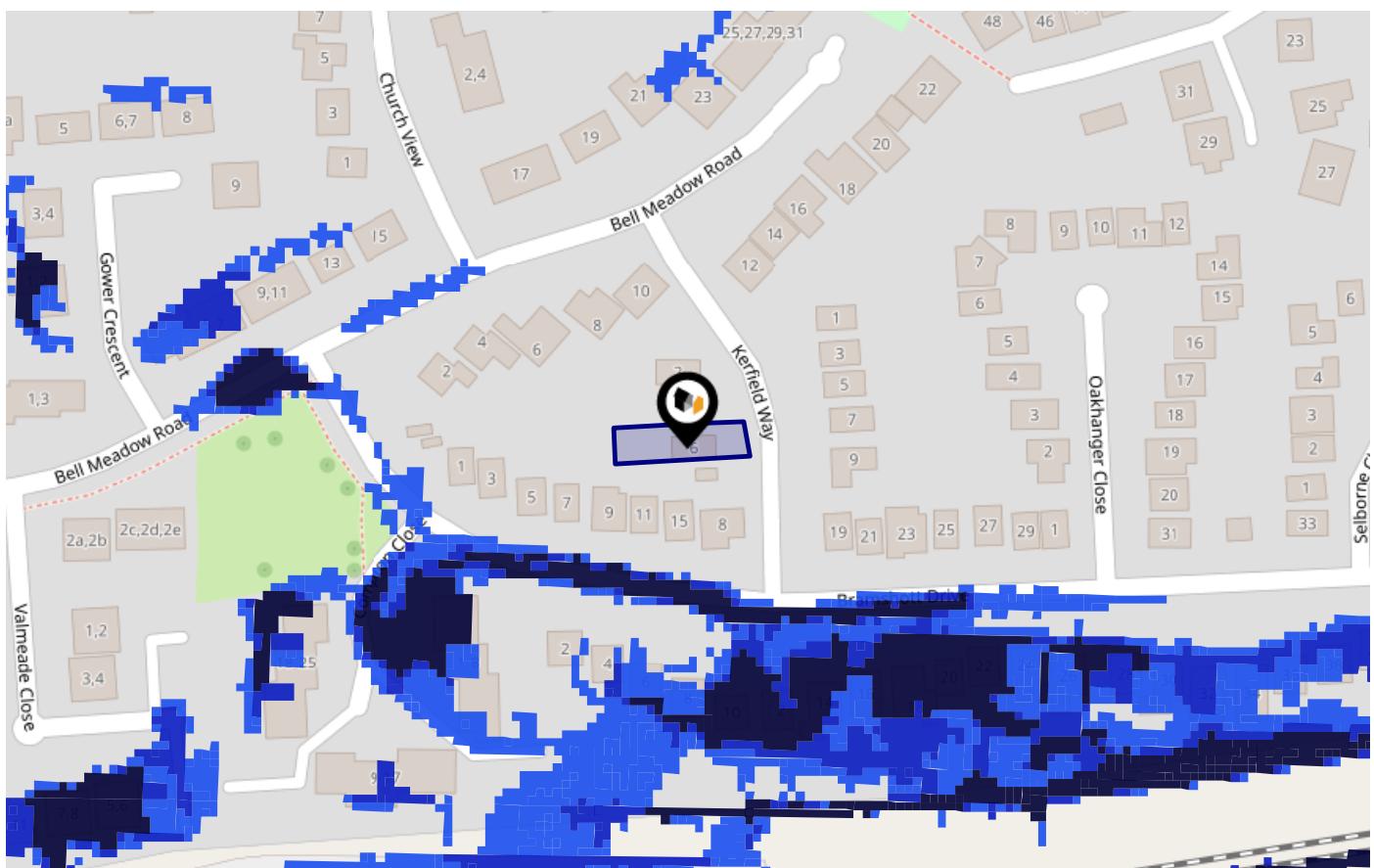


Flood Risk

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

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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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Chance of flooding to the following depths at this property:

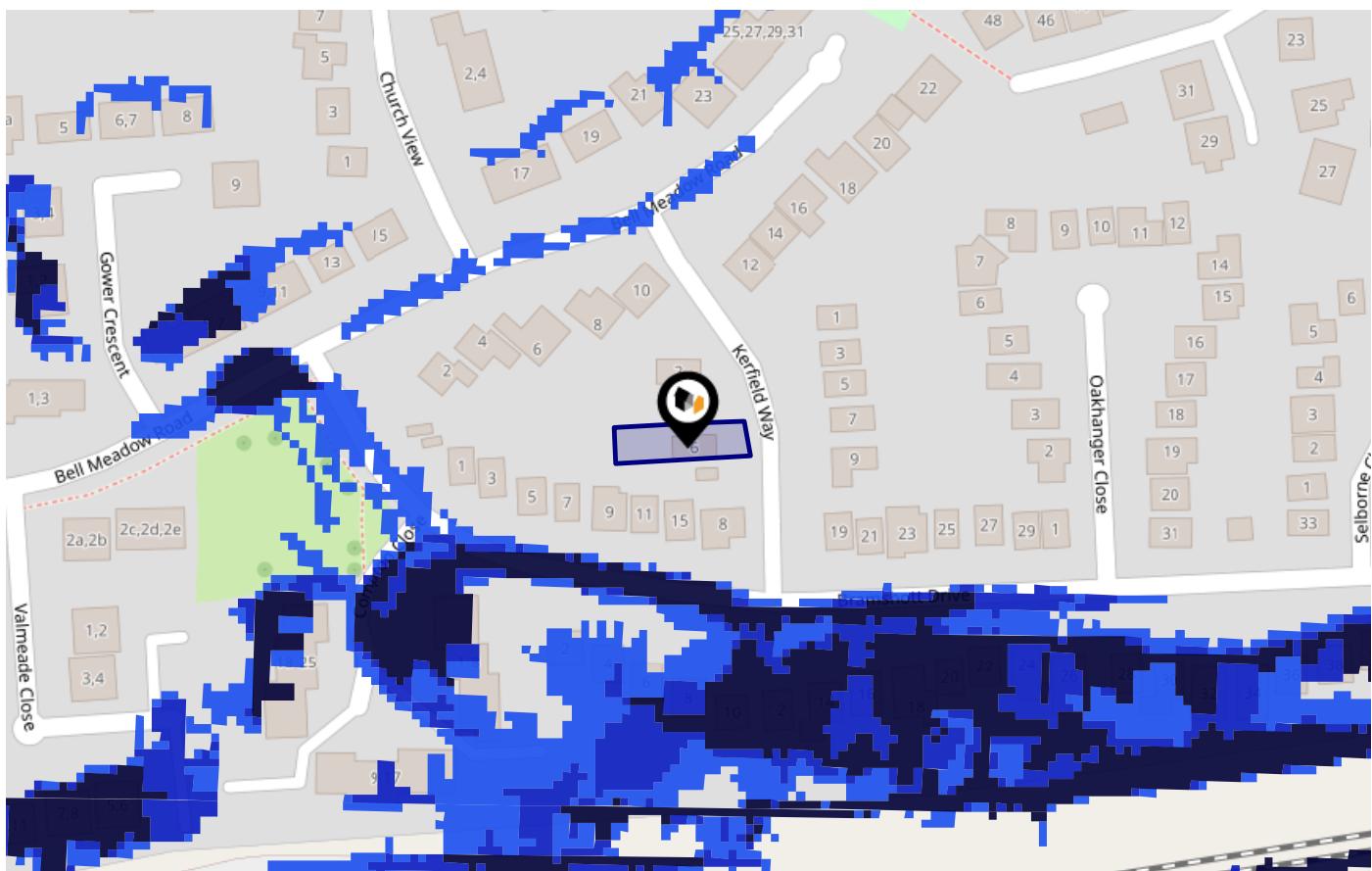


Flood Risk

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.

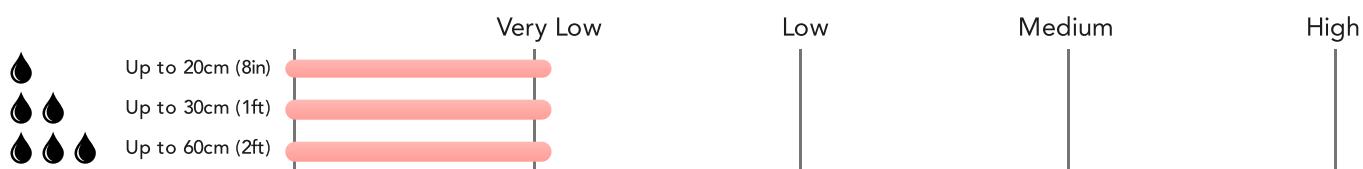


Risk Rating: Very low

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

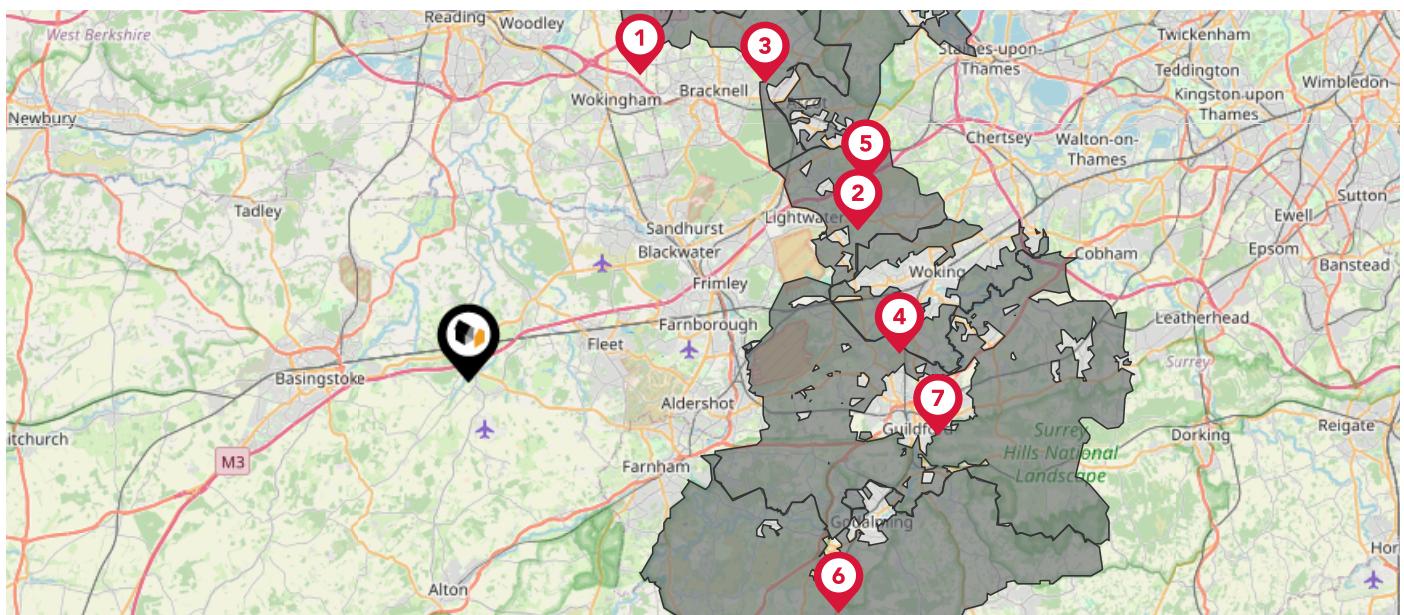


Maps

Green Belt



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



Nearby Green Belt Land

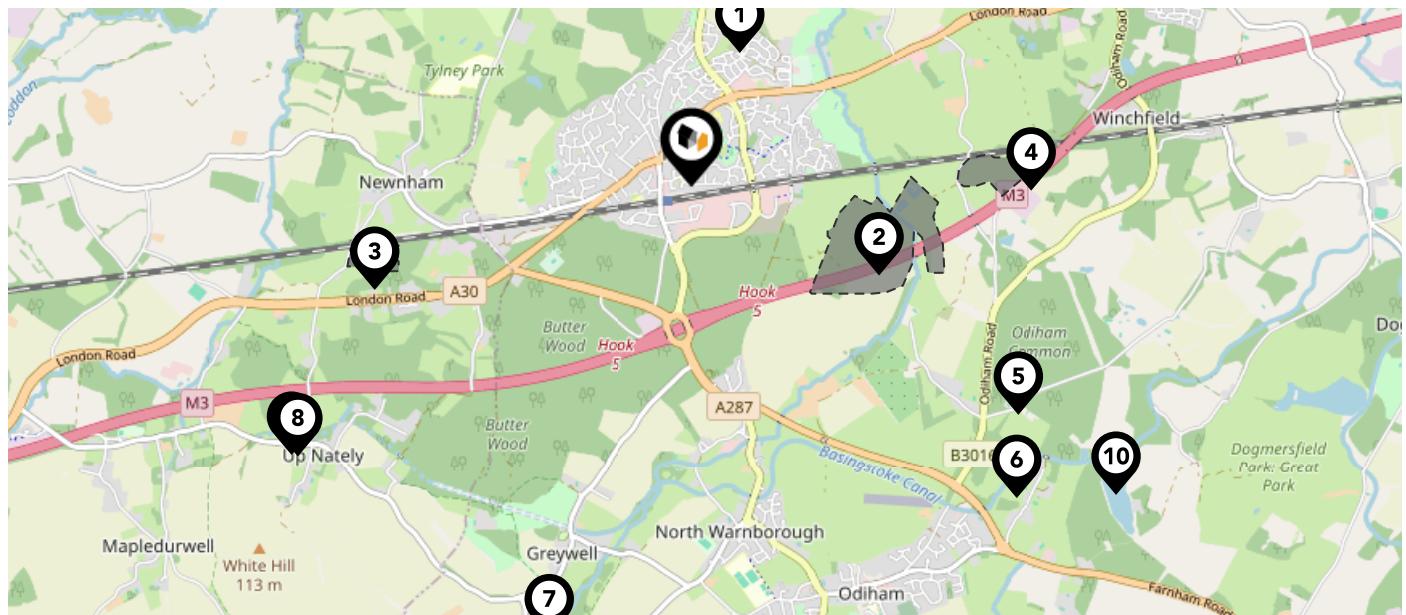
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Surrey Heath
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Woking
- 5 London Green Belt - Windsor and Maidenhead
- 6 London Green Belt - Waverley
- 7 London Green Belt - Guildford

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

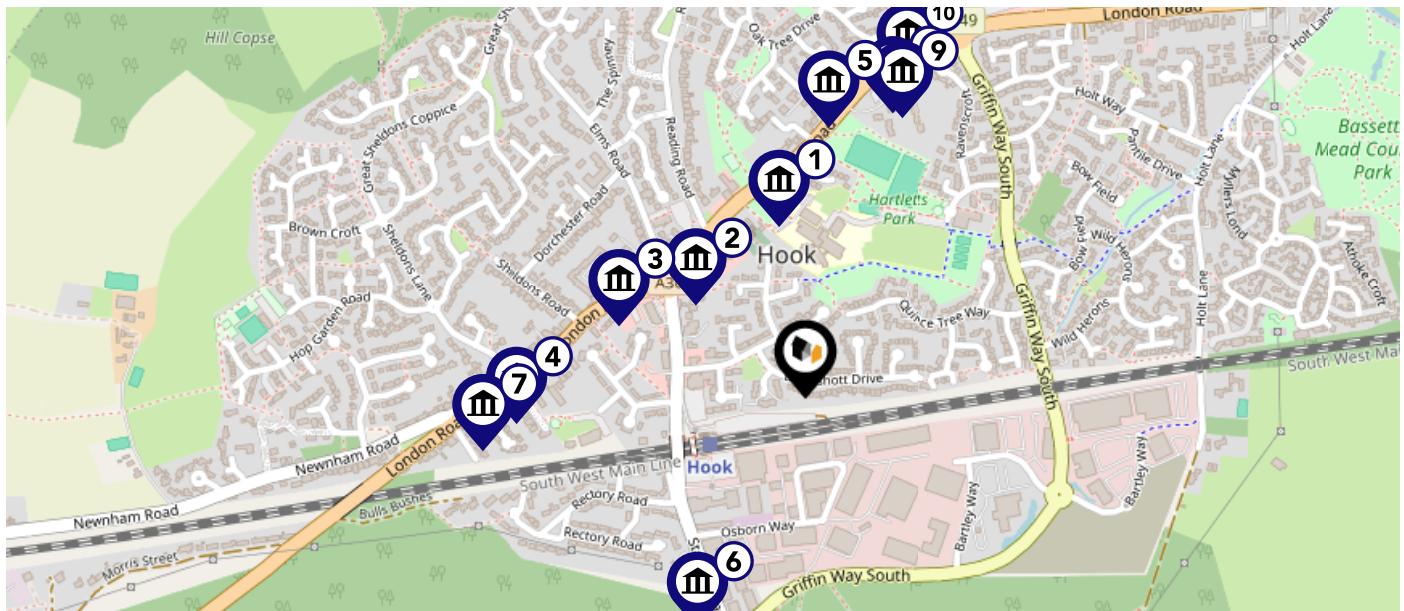
1	Land at Hook Fruit Farm-Reading Road, Hook, Near Basingstoke, Hampshire	Historic Landfill	<input type="checkbox"/>
2	Scotland Farm-Potbridge	Historic Landfill	<input type="checkbox"/>
3	Crown Lane-Crown Lane, Newnham Road, Natley	Historic Landfill	<input type="checkbox"/>
4	Beggars Corner Field-Potbridge Farm, Basingstoke, Hampshire	Historic Landfill	<input type="checkbox"/>
5	Odiham Common-Bagwell Lane, Odiham	Historic Landfill	<input type="checkbox"/>
6	North Bank of Basingstoke Canal-Broadoak, Odiham, Hampshire	Historic Landfill	<input type="checkbox"/>
7	Manor Farm-Greywell	Historic Landfill	<input type="checkbox"/>
8	Land adjacent to Blackstock Lane-Blackstock Lane, Mapledurwell	Historic Landfill	<input type="checkbox"/>
9	Fosters Old Tip-Up Nateley, Basingstoke	Historic Landfill	<input type="checkbox"/>
10	Land At Dogmersfield Park-Odiham, Hampshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

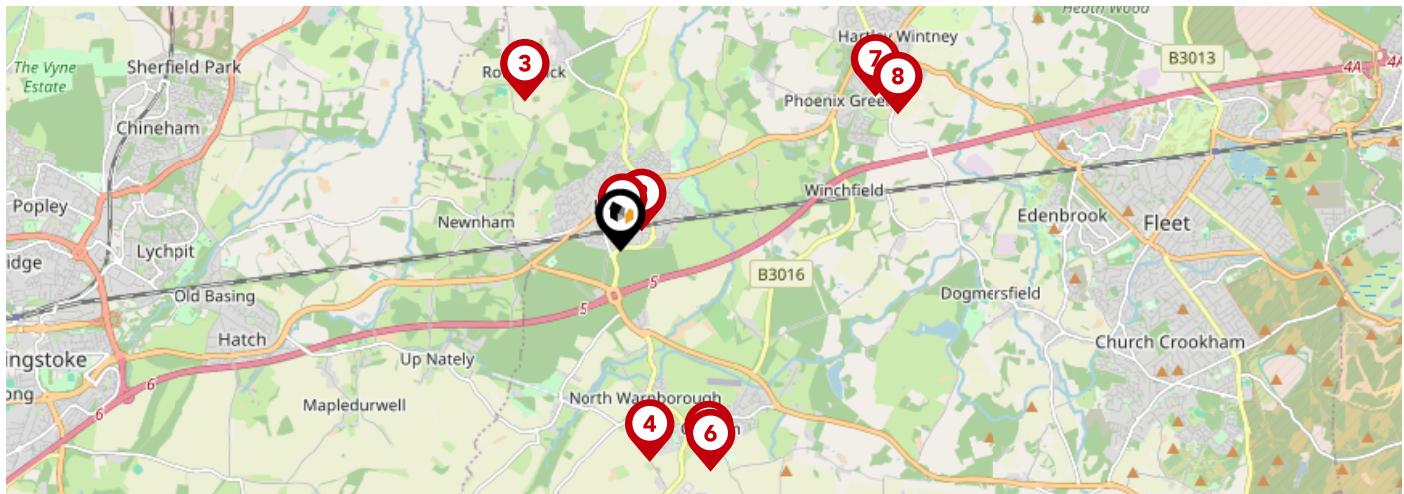


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1389609 - The Forge	Grade II	0.2 miles
1273235 - The White Hart Hotel	Grade II	0.2 miles
1092225 - The Grange	Grade II	0.2 miles
1339894 - Milestone	Grade II	0.3 miles
1339895 - Pilgrims	Grade II	0.3 miles
1258920 - Milestone At Ngr 725536	Grade II	0.3 miles
1092224 - Thatch Cottage	Grade II	0.4 miles
1258877 - Lee Farm Barn	Grade II	0.4 miles
1092226 - Lees Farm Cottage	Grade II	0.4 miles
1092227 - Old Raven House	Grade II	0.4 miles

Area Schools



Nursery Primary Secondary College Private



Hook Infant School

Ofsted Rating: Outstanding | Pupils: 335 | Distance: 0.14



Hook Junior School

Ofsted Rating: Outstanding | Pupils: 478 | Distance: 0.27



Whitewater Church of England Primary School

Ofsted Rating: Good | Pupils: 119 | Distance: 1.65



Robert May's School

Ofsted Rating: Good | Pupils: 1325 | Distance: 1.97



Mayhill Junior School

Ofsted Rating: Good | Pupils: 229 | Distance: 2.13



Buryfields Infant School

Ofsted Rating: Good | Pupils: 172 | Distance: 2.2



Greenfields Junior School

Ofsted Rating: Good | Pupils: 297 | Distance: 2.77

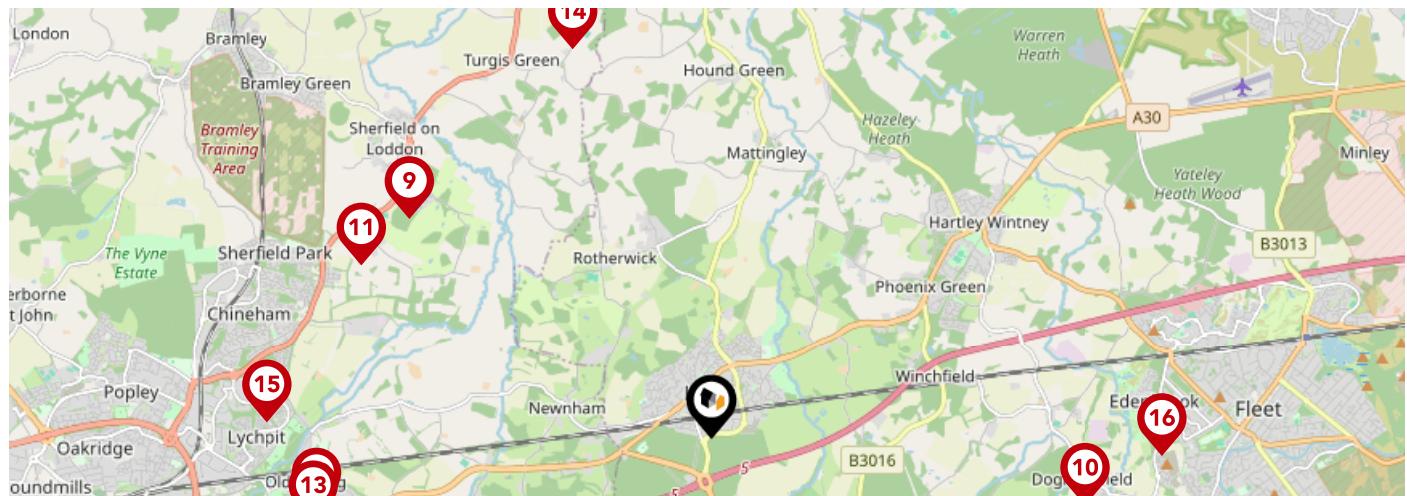


Oakwood Infant School

Ofsted Rating: Good | Pupils: 233 | Distance: 2.86



Area Schools



Nursery Primary Secondary College Private



Sherfield School

Ofsted Rating: Not Rated | Pupils: 667 | Distance: 3.46



Dogmersfield Church of England Primary School

Ofsted Rating: Good | Pupils: 103 | Distance: 3.52



The Loddon School

Ofsted Rating: Outstanding | Pupils: 29 | Distance: 3.62



St Mary's Church of England Voluntary Aided Junior School

Ofsted Rating: Outstanding | Pupils: 349 | Distance: 3.73



Old Basing Infant School

Ofsted Rating: Good | Pupils: 266 | Distance: 3.78



Wellesley Prep School

Ofsted Rating: Not Rated | Pupils: 292 | Distance: 3.82



Great Binfields Primary School

Ofsted Rating: Good | Pupils: 416 | Distance: 4.14

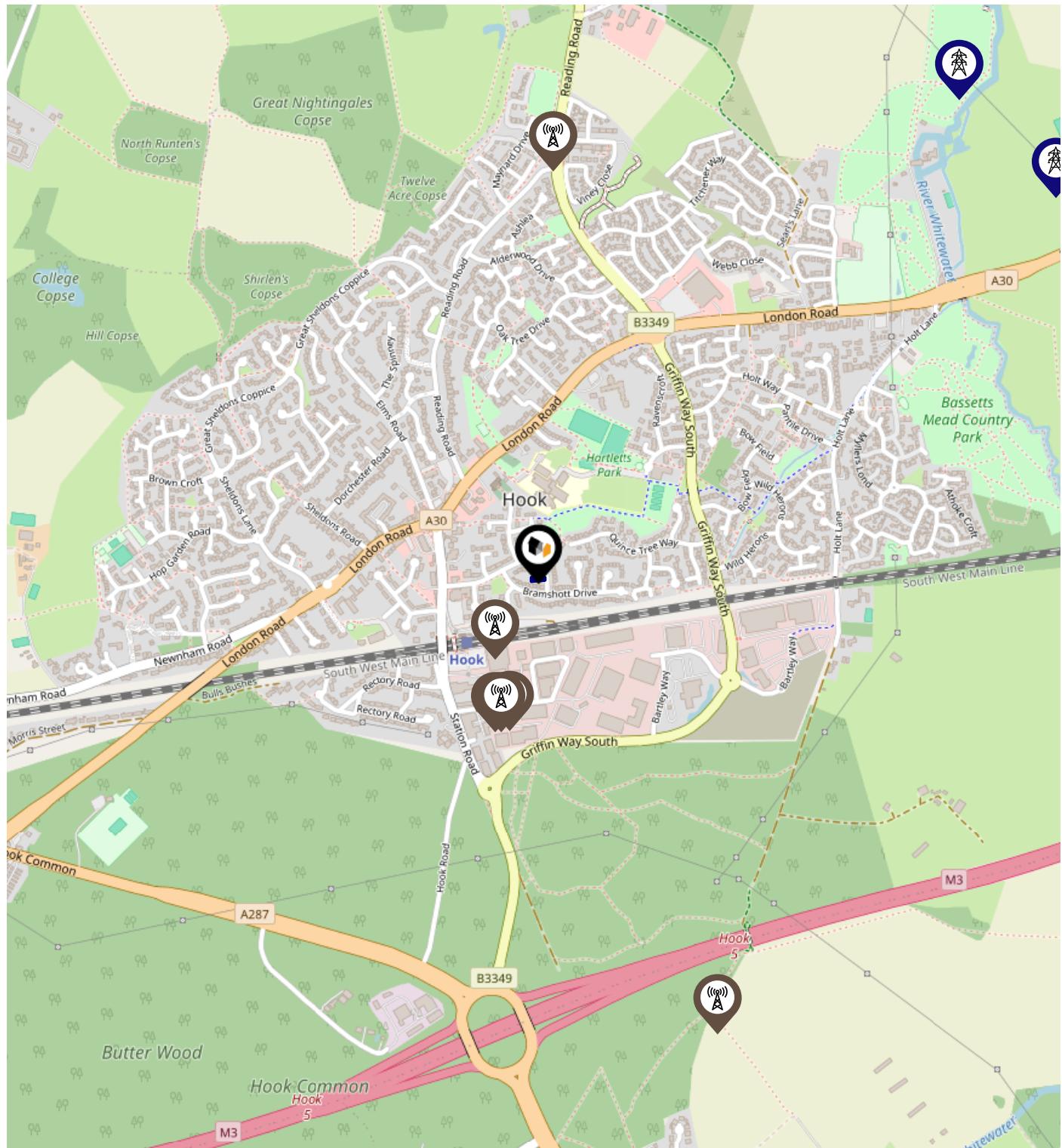


Calthorpe Park School

Ofsted Rating: Good | Pupils: 1591 | Distance: 4.18



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

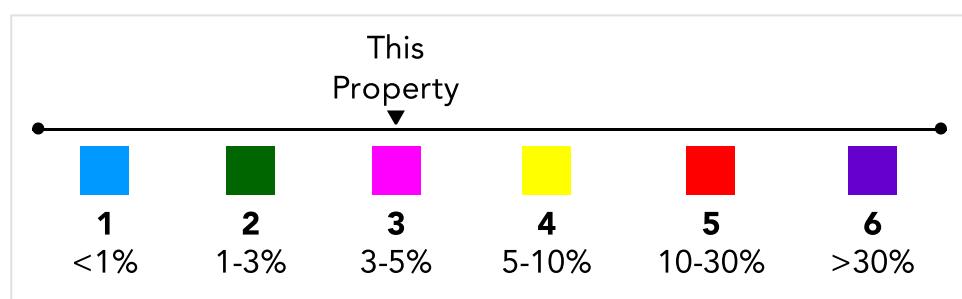
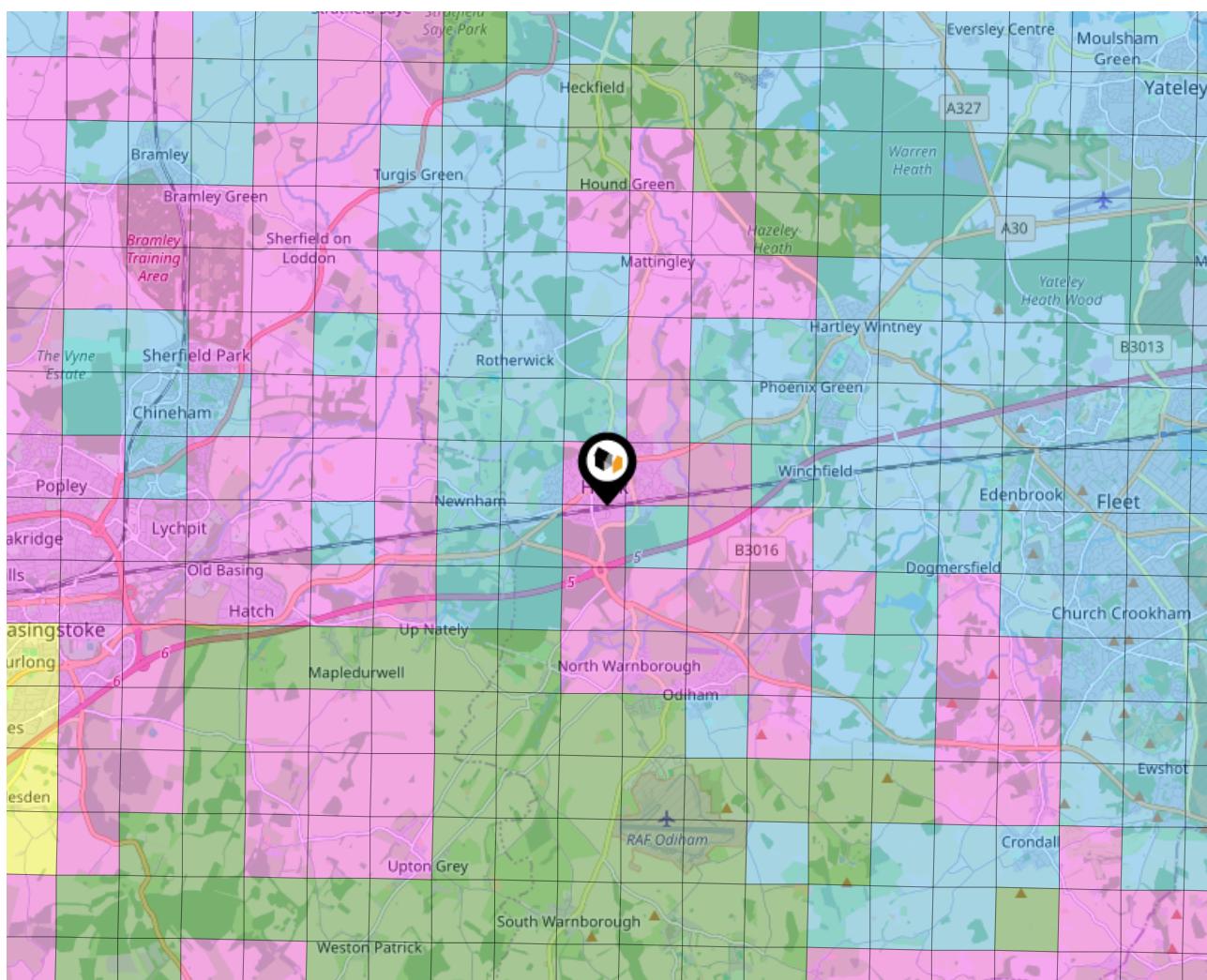
Environment

Radon Gas

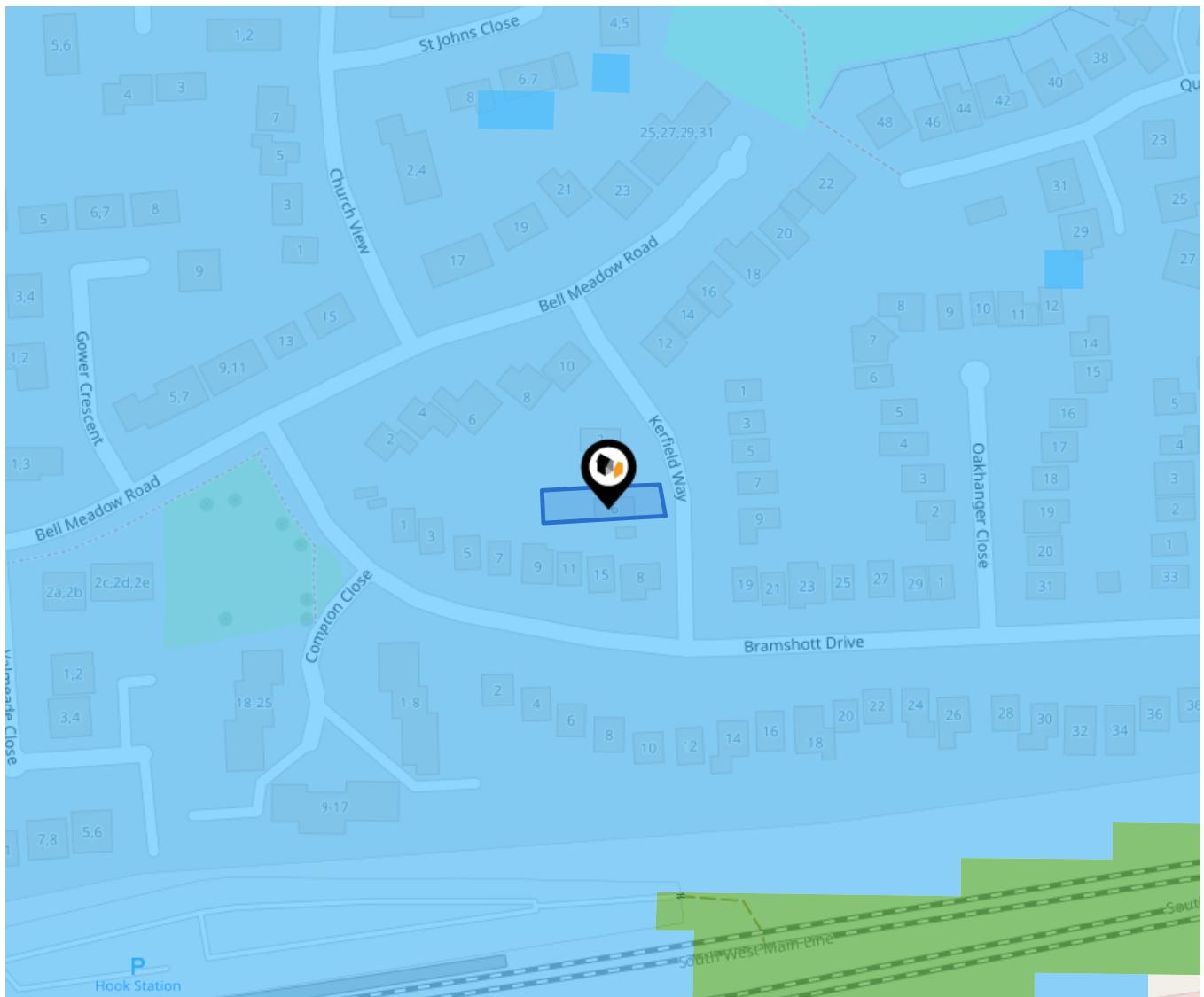


What is Radon?

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

Environment

Soils & Clay



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

Carbon Content:

NONE

Parent Material Grain:

ARENACEOUS

Soil Group:

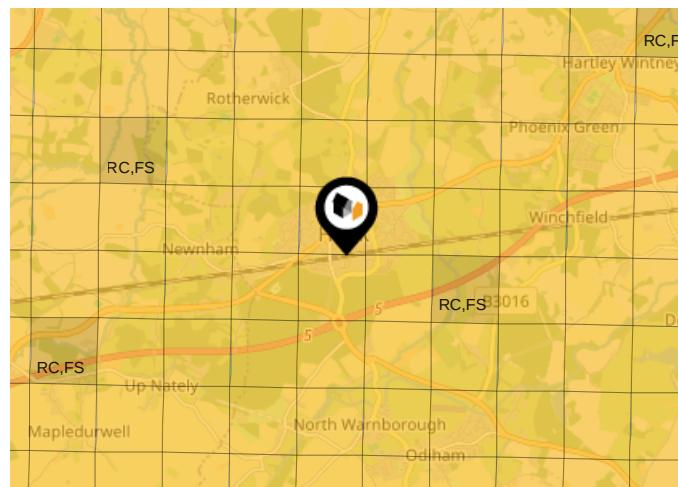
LIGHT TO MEDIUM

Soil Texture:

SAND TO LOAM

Soil Depth:

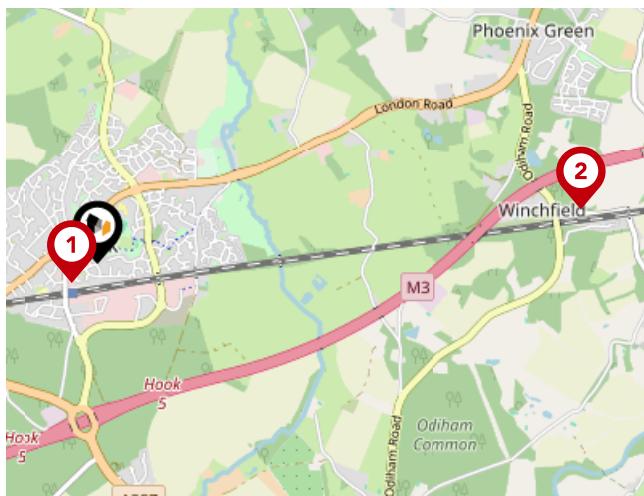
DEEP



Primary Classifications (Most Common Clay Types)

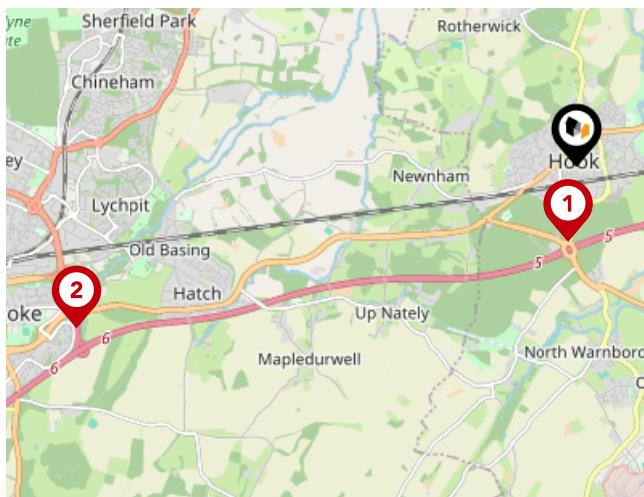
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



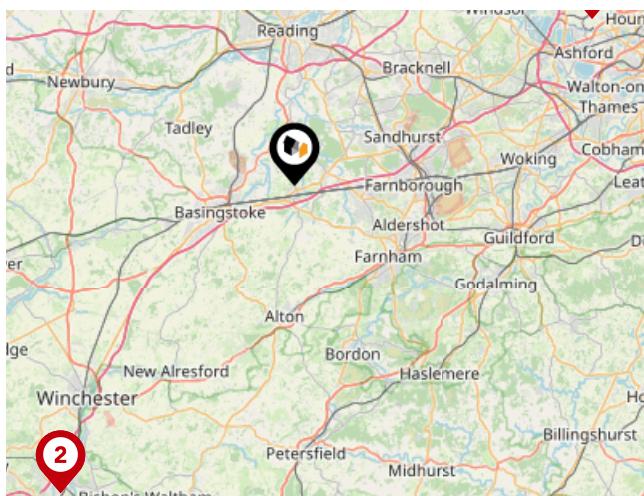
National Rail Stations

Pin	Name	Distance
1	Hook Rail Station	0.15 miles
2	Winchfield Rail Station	2.26 miles
3	Bramley (Hants) Rail Station	5.56 miles



Trunk Roads/Motorways

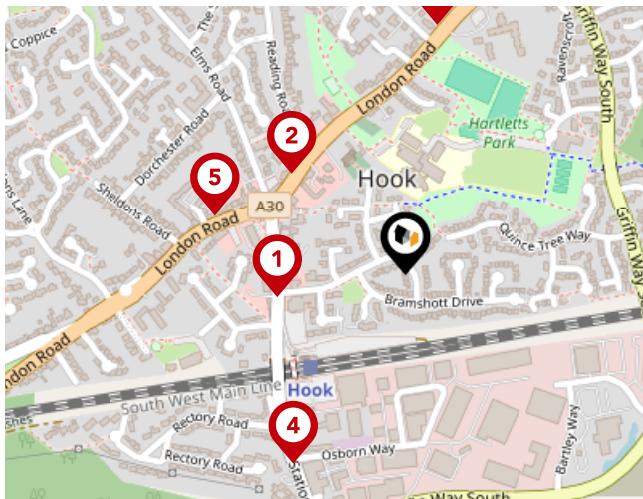
Pin	Name	Distance
1	M3 J5	0.7 miles
2	M3 J6	4.87 miles
3	M4 J11	9.09 miles
4	M3 J4A	7.11 miles
5	M4 J10	11.33 miles



Airports/Helpads

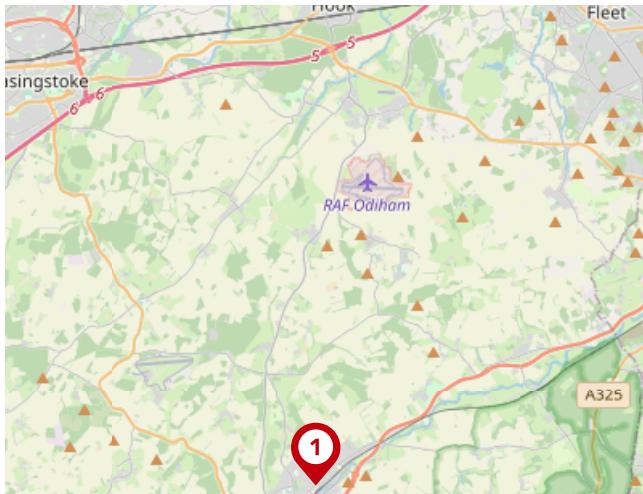
Pin	Name	Distance
1	North Stoneham	28.77 miles
2	Southampton Airport	28.77 miles
3	Heathrow Airport Terminal 4	25.29 miles
4	Heathrow Airport	25.61 miles

Area Transport (Local)



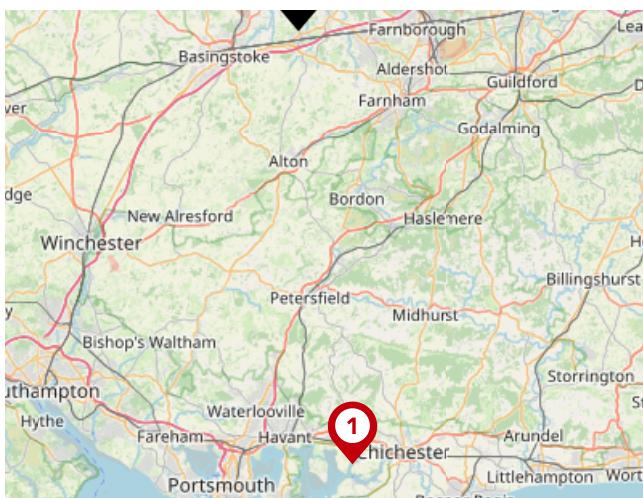
Bus Stops/Stations

Pin	Name	Distance
1	Rail Station	0.15 miles
2	New White Hart	0.18 miles
3	Gefferys House	0.29 miles
4	Berry Court	0.25 miles
5	Old White Hart	0.23 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.95 miles



Ferry Terminals

Pin	Name	Distance
1	Bosham Hoe Ferry Landing	32.7 miles

Avocado Property

About Us



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.

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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