

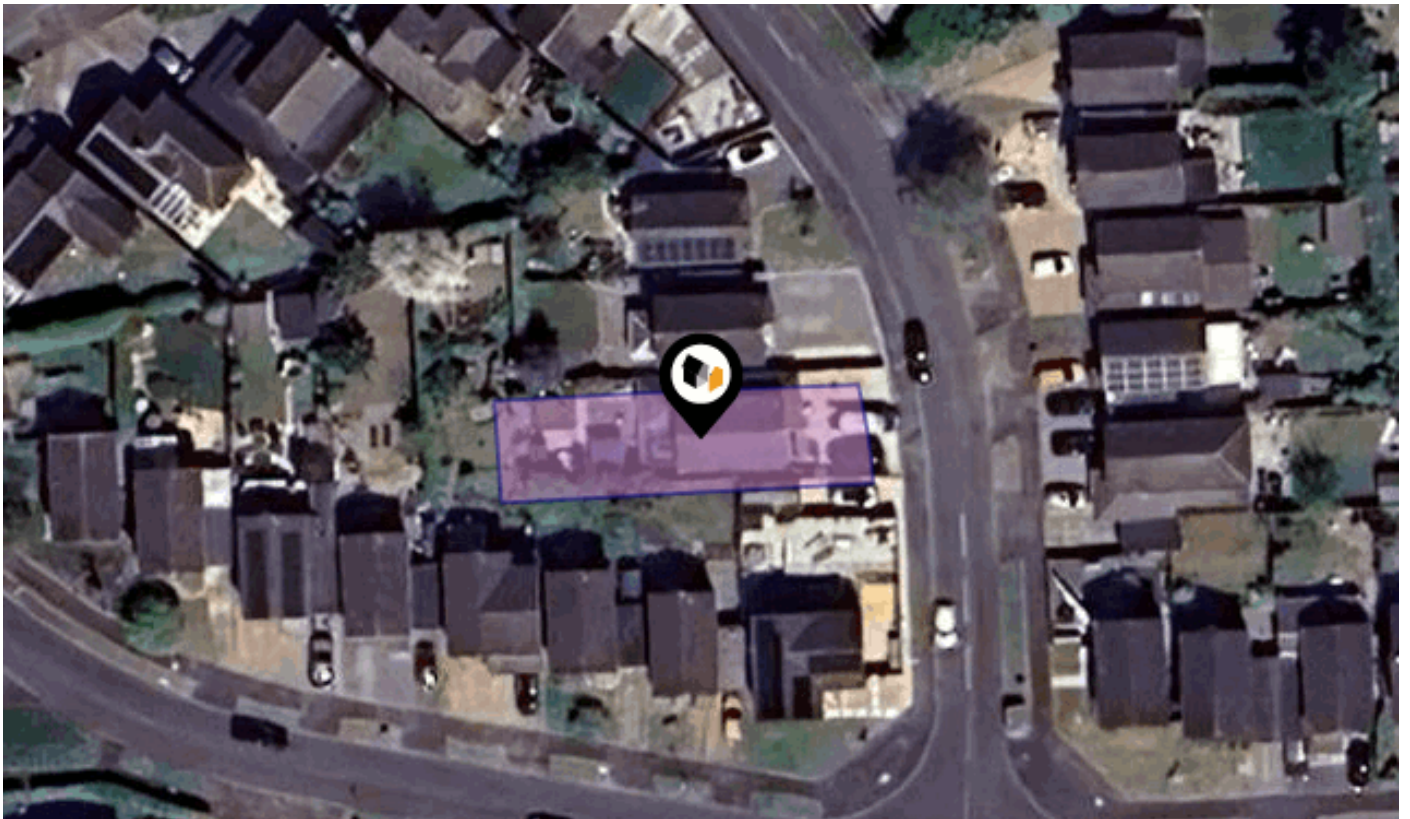


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20<sup>th</sup> January 2026



**6, KERFIELD WAY, HOOK, RG27 9EZ**

**Avocado Property**

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



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# Property Overview



## Property

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

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>66</b> mb/s	<b>1800</b> 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
<b>Decision:</b> Refuse
<b>Date:</b> 16th May 2013
<b>Description:</b> Erection of two storey side and rear extension and new front porch following demolition of existing garage.
Reference - 13/02739/HMC
<b>Decision:</b> Grant
<b>Date:</b> 15th January 2014
<b>Description:</b> 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		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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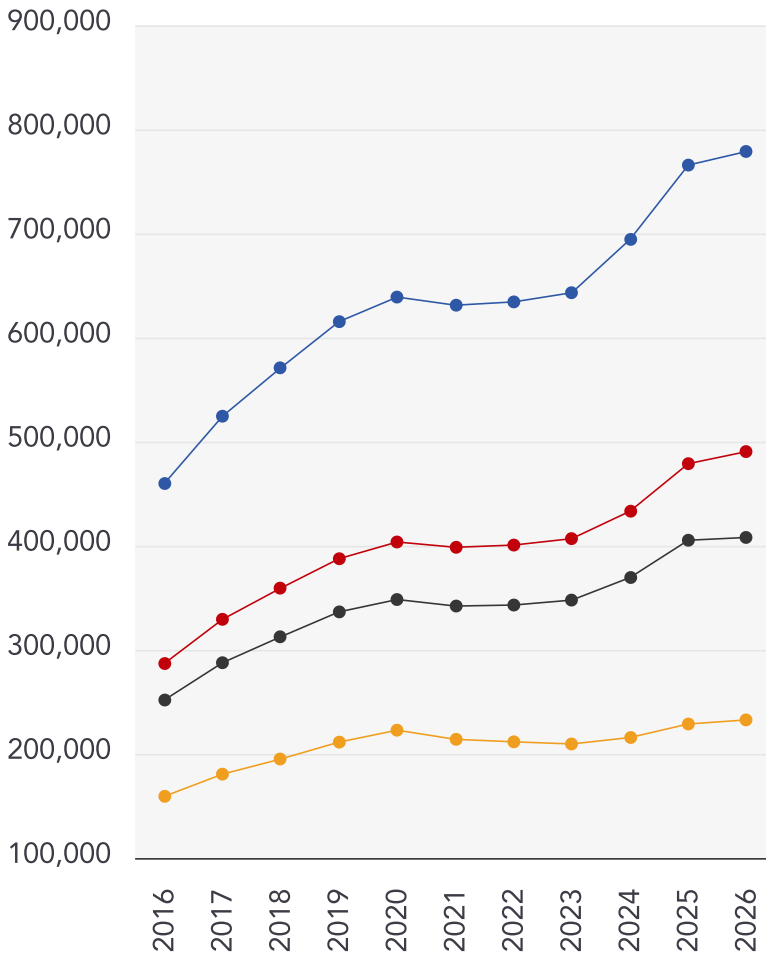
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous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

# 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%**

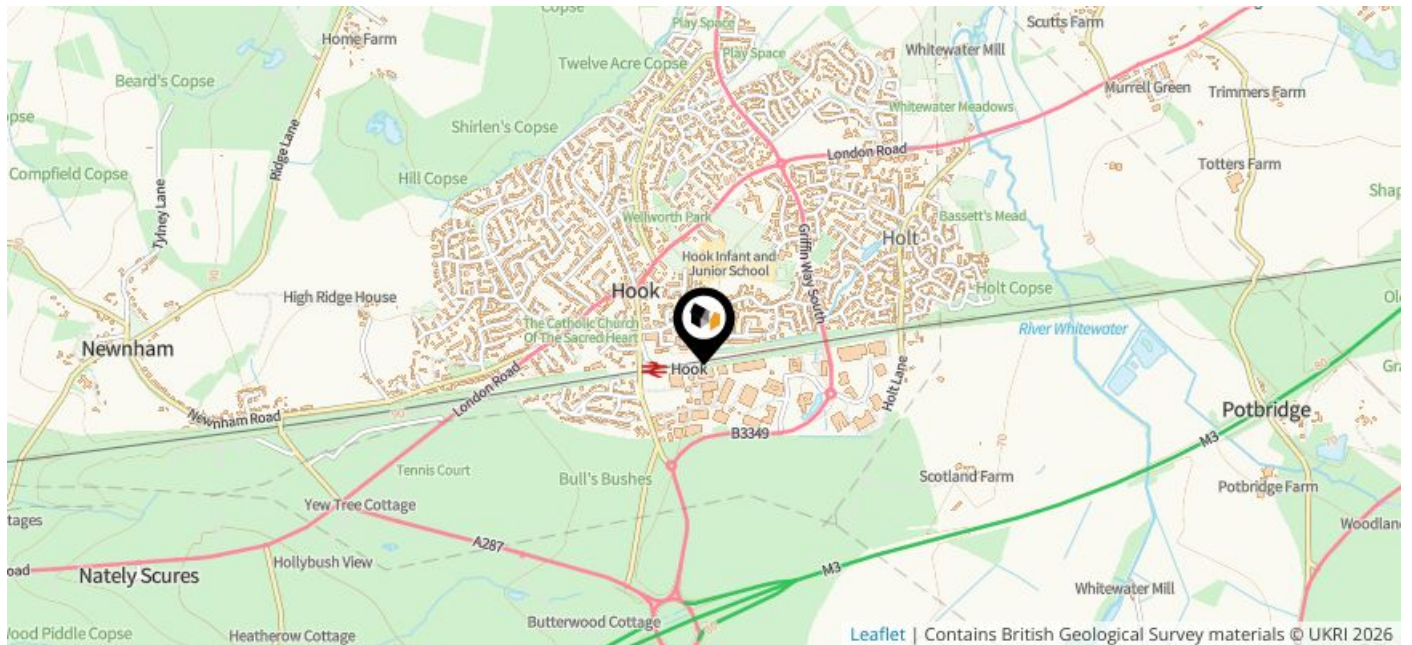


# Maps

## 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.

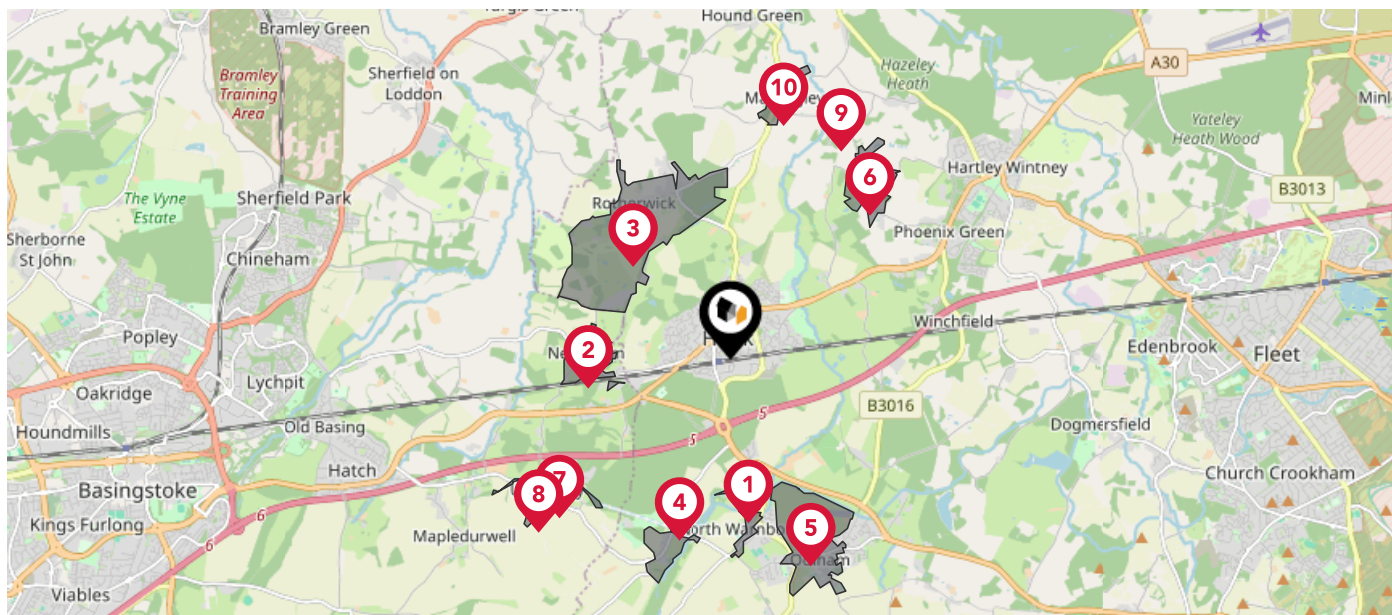
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

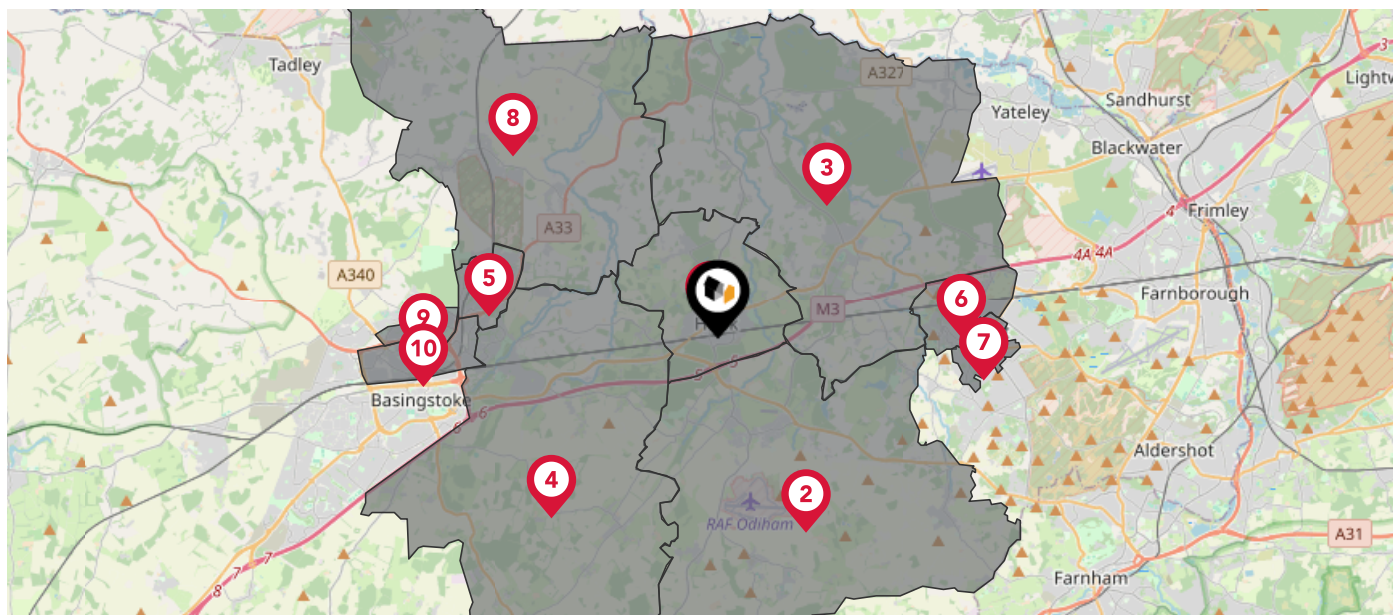


# Maps

## 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



Hook Ward



Odiham Ward



Hartley Wintney Ward



Basing & Upton Grey Ward



Chineham Ward



Fleet West Ward



Fleet Central Ward



Bramley Ward



Popley Ward



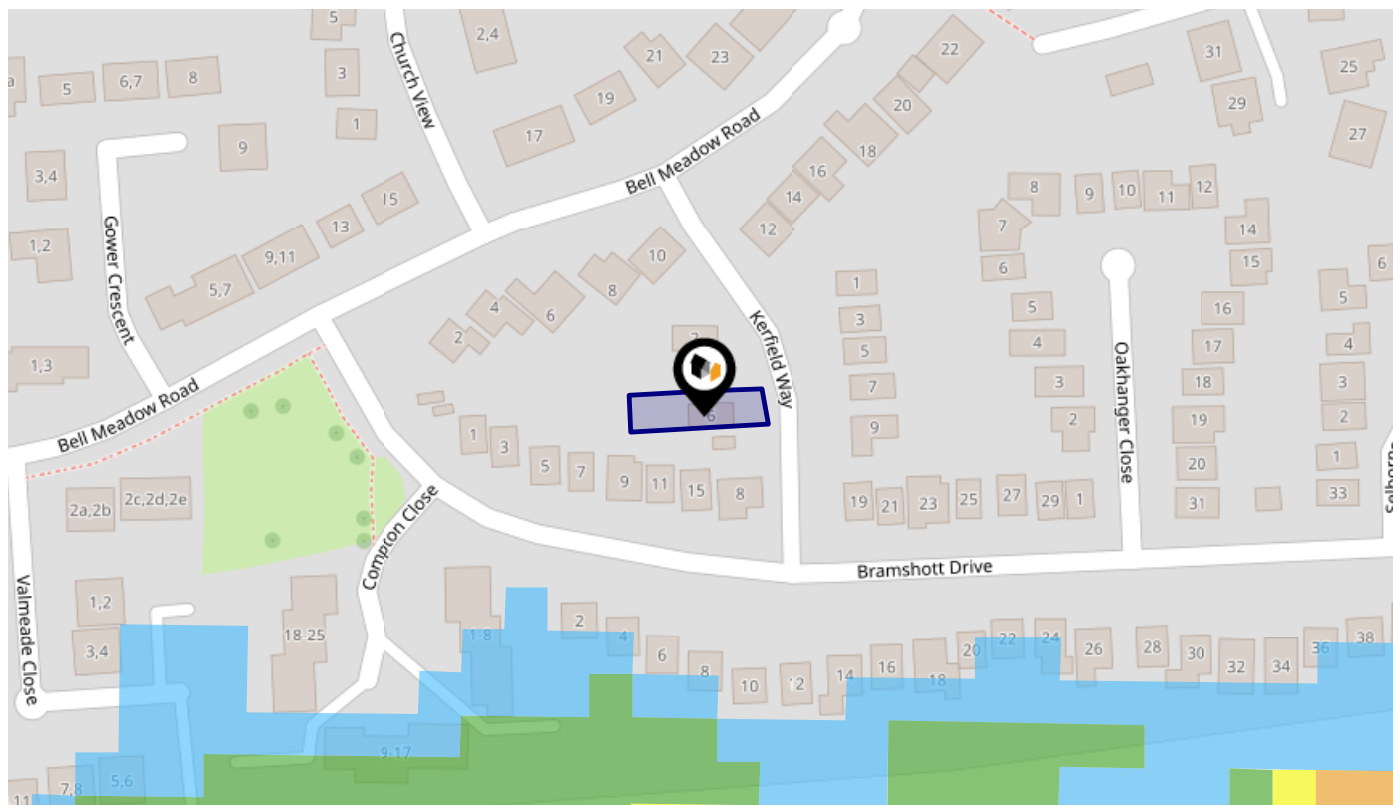
Norden Ward

# 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:

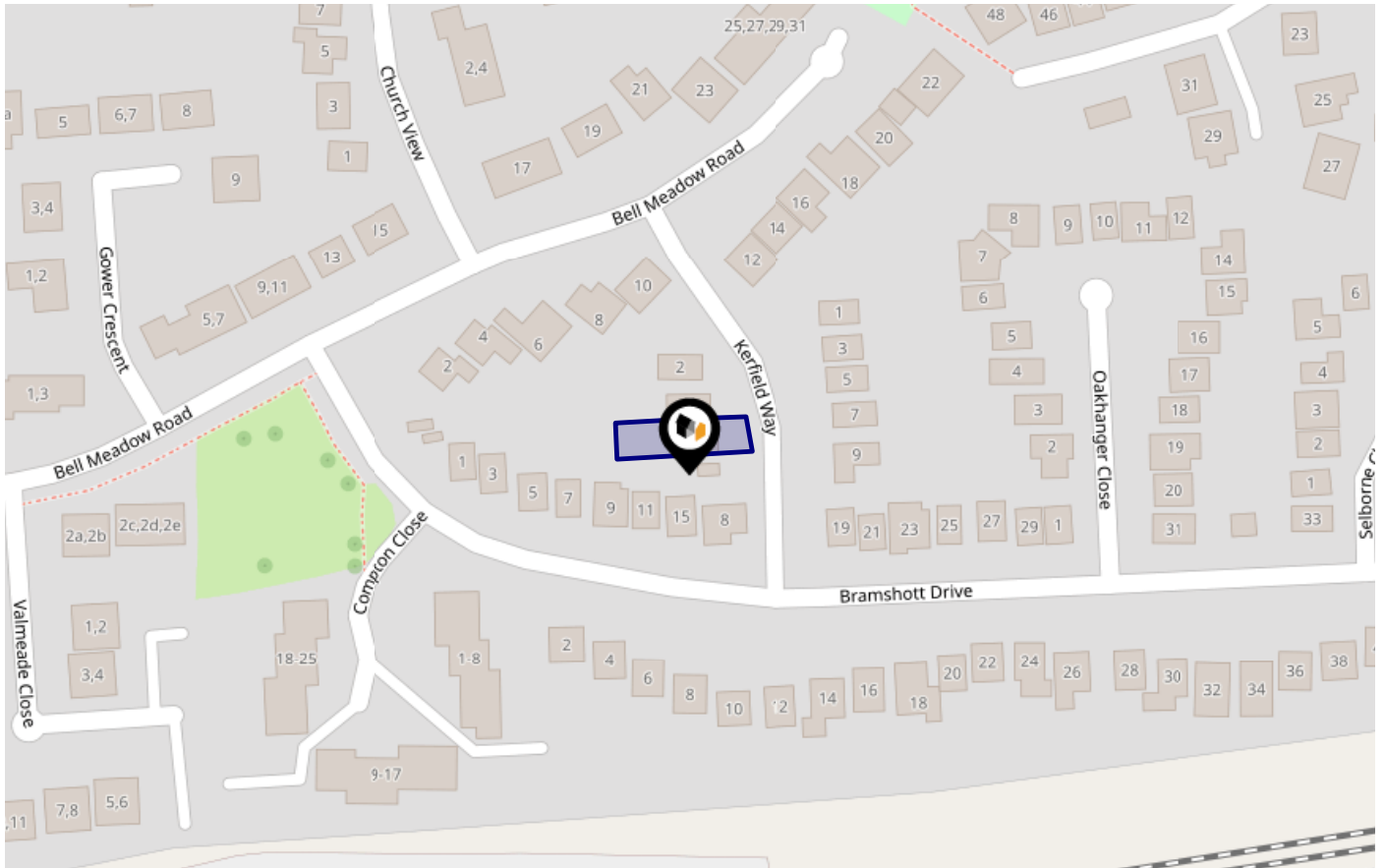
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

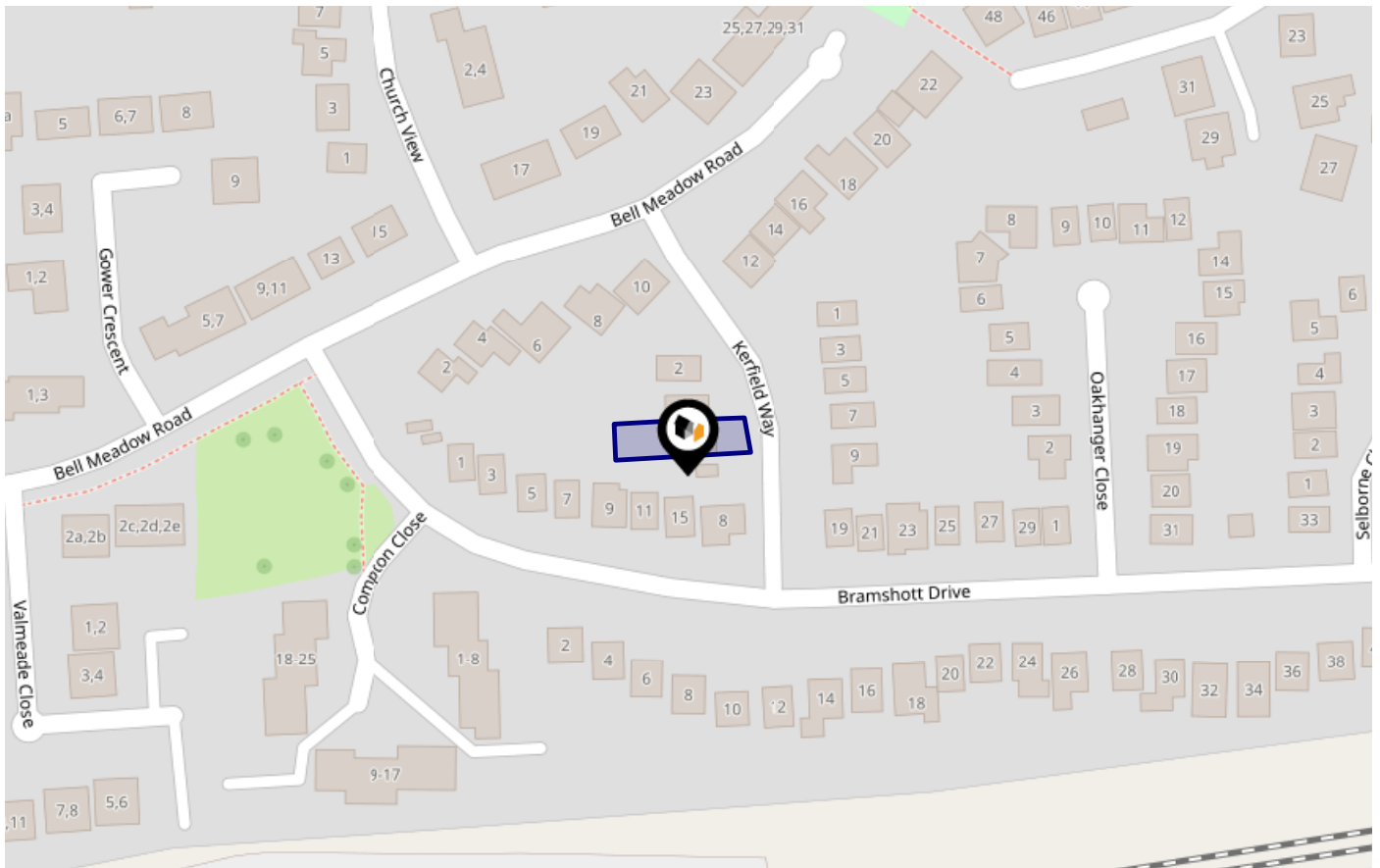


# Flood Risk

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



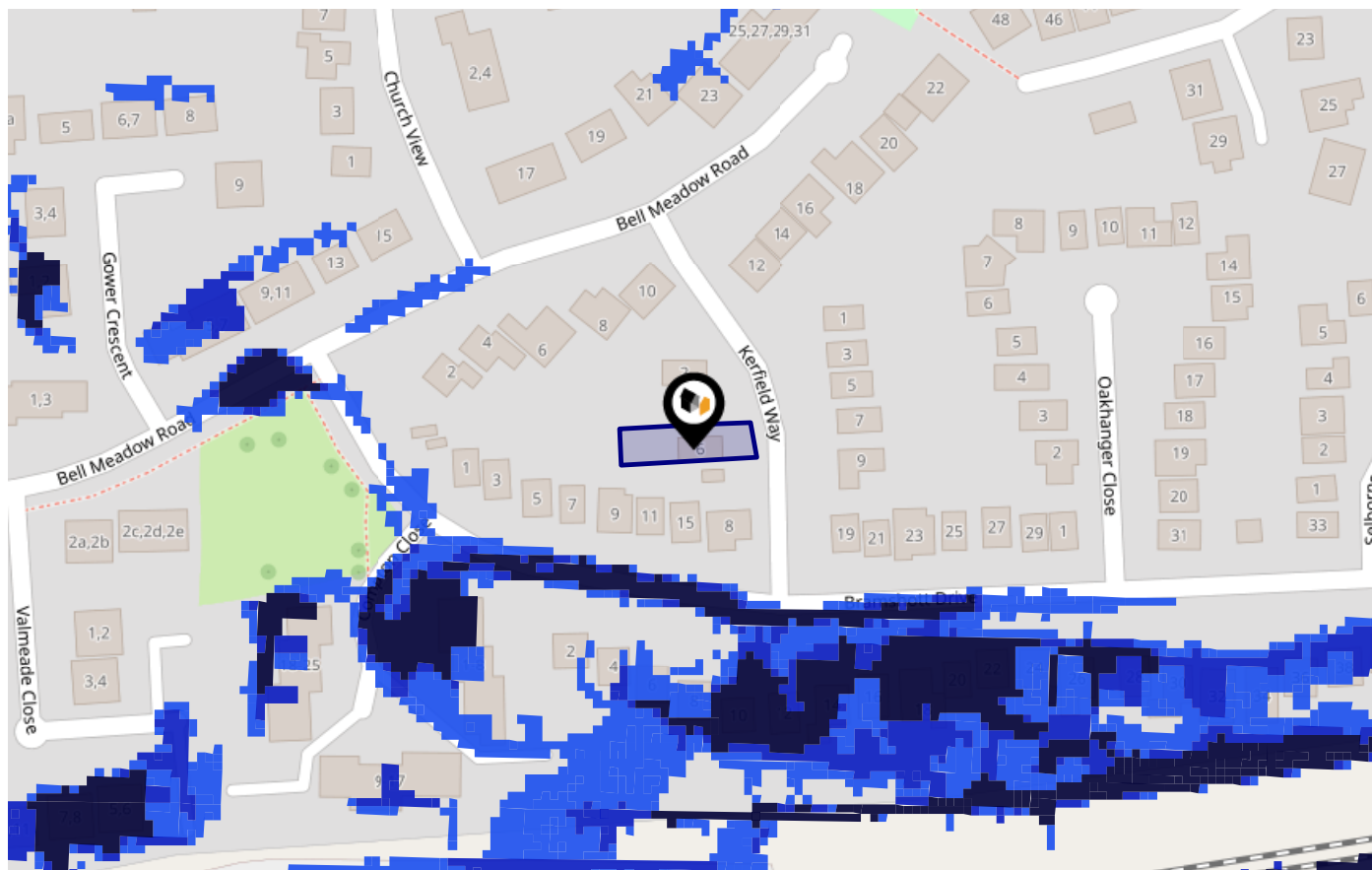
**KFB** - Key Facts For Buyers

# 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.

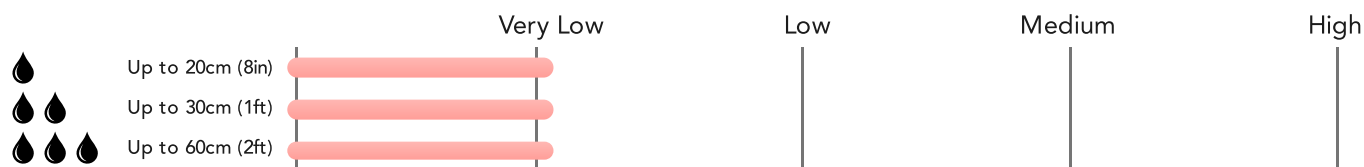


Risk Rating: Very low

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:



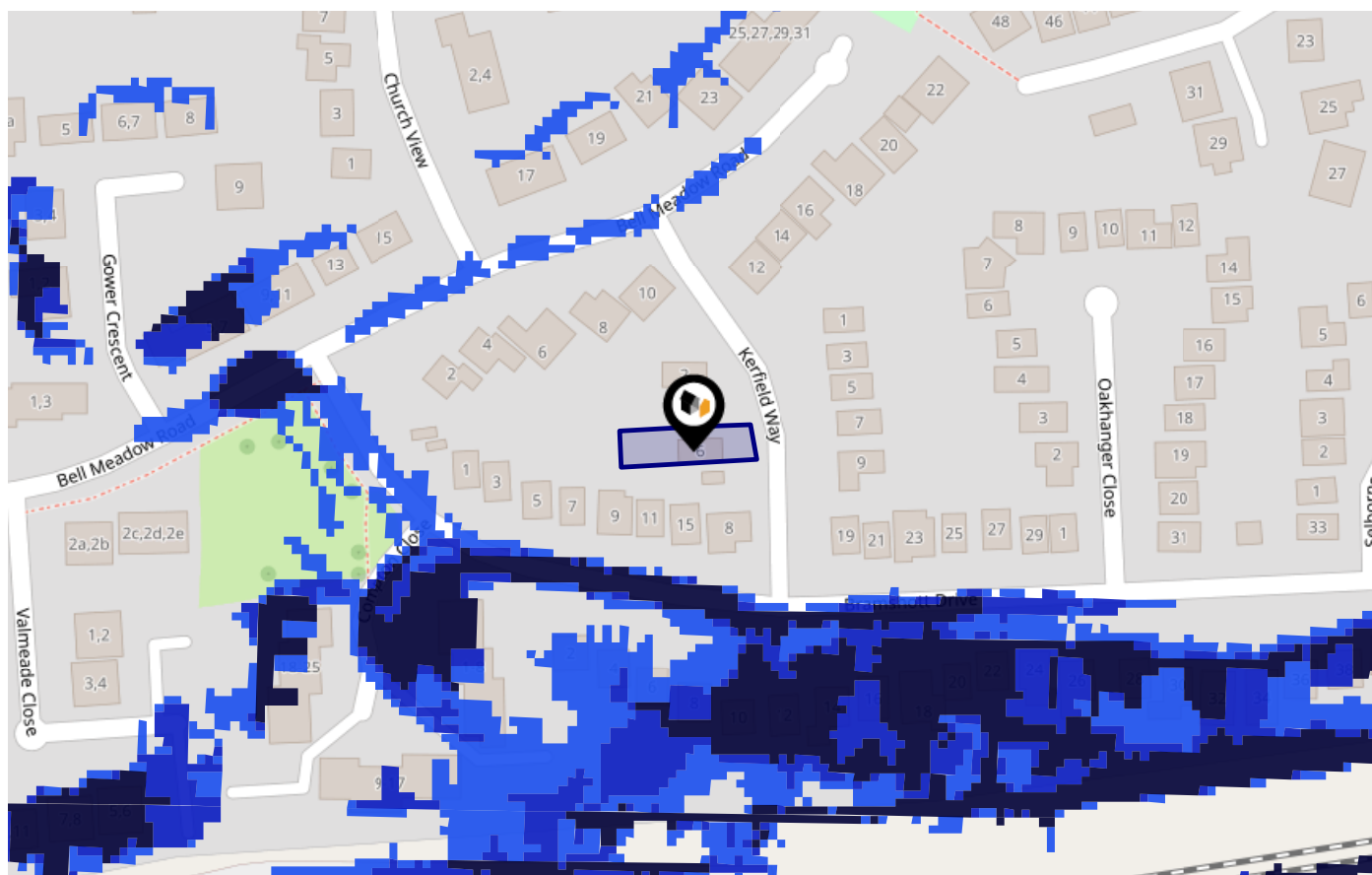


# Flood Risk

## 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.

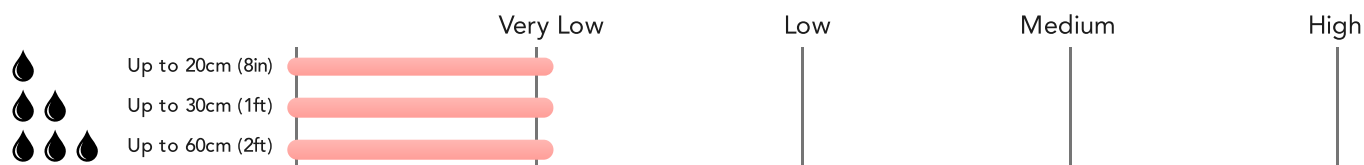


Risk Rating: Very low

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



**KFB** - Key Facts For Buyers

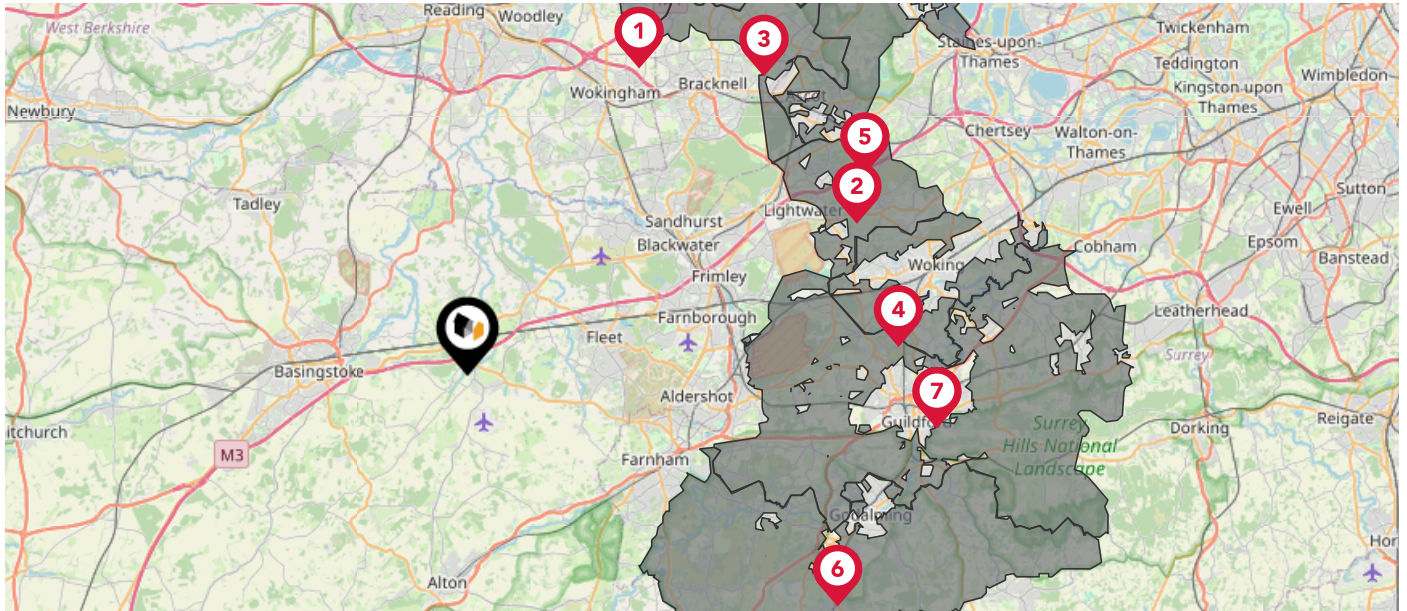


# Maps

## Green Belt



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



### Nearby Green Belt Land

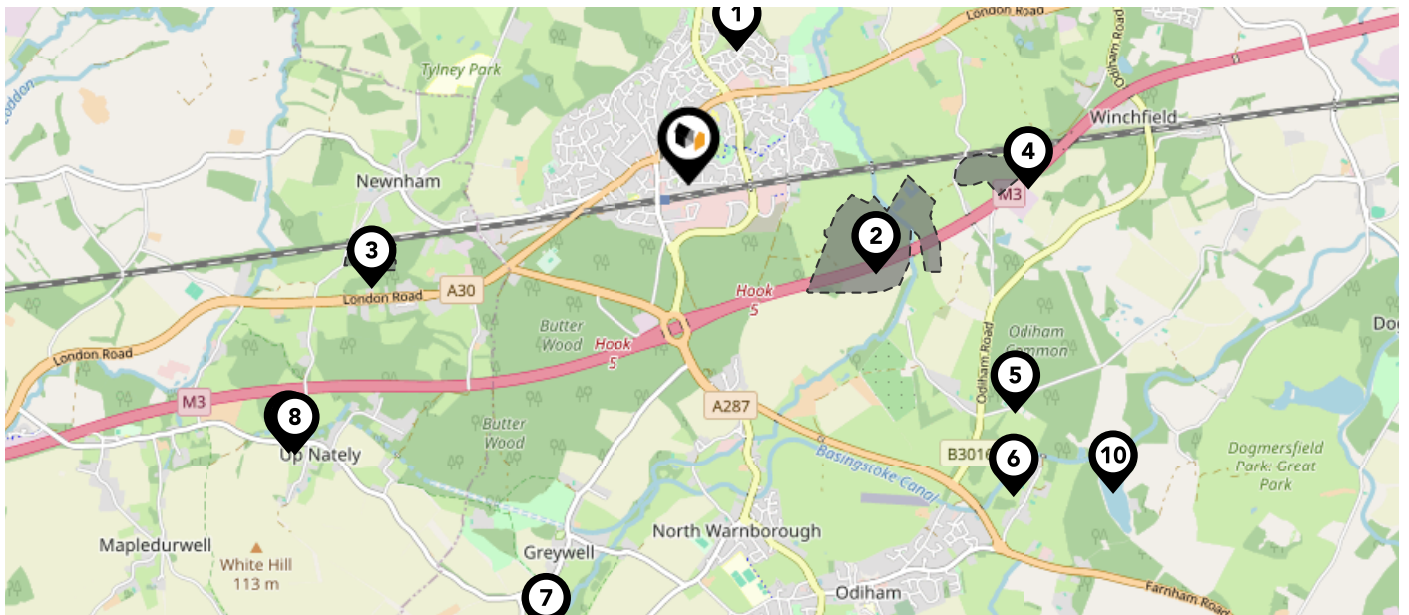
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Surrey Heath
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Woking
- 5 London Green Belt - Windsor and Maidenhead
- 6 London Green Belt - Waverley
- 7 London Green Belt - Guildford

# 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

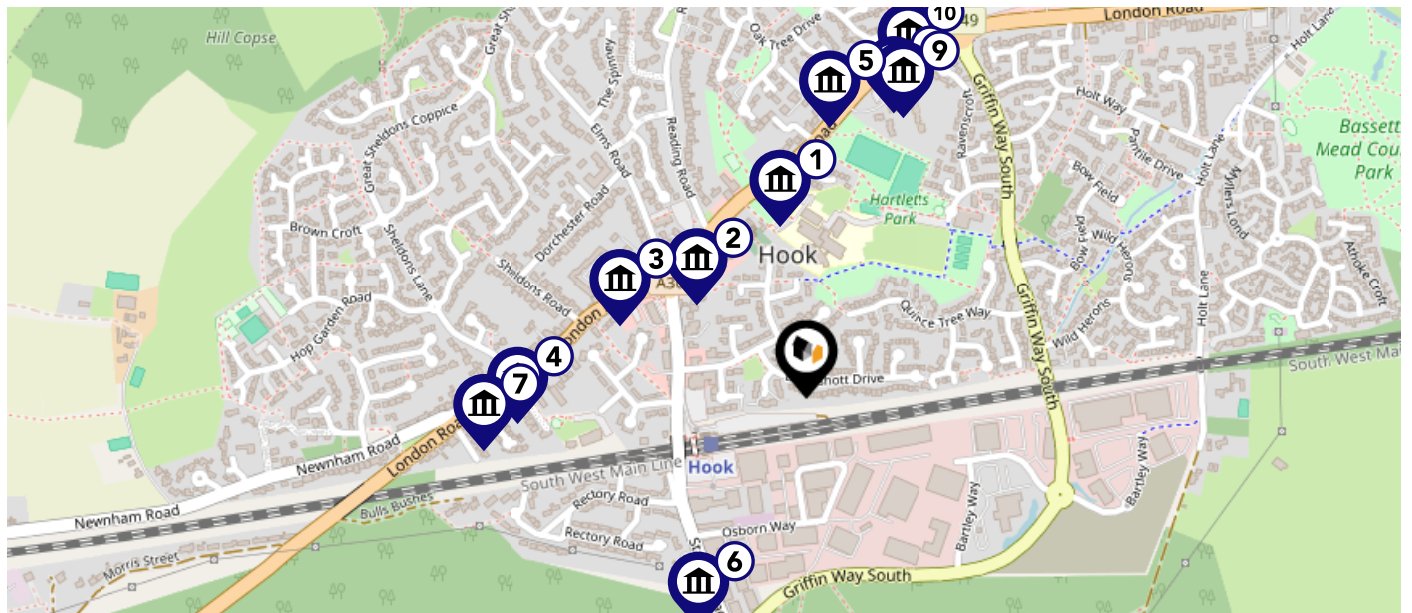
	Land at Hook Fruit Farm-Reading Road, Hook, Near Basingstoke, Hampshire	Historic Landfill 
	Scotland Farm-Potbridge	Historic Landfill 
	Crown Lane-Crown Lane, Newnham Road, Natley	Historic Landfill 
	Beggars Corner Field-Potbridge Farm, Basingstoke, Hampshire	Historic Landfill 
	Odiham Common-Bagwell Lane, Odiham	Historic Landfill 
	North Bank of Basingstoke Canal-Broad oak, Odiham, Hampshire	Historic Landfill 
	Manor Farm-Greywell	Historic Landfill 
	Land adjacent to Blackstock Lane-Blackstock Lane, Mapledurwell	Historic Landfill 
	Fosters Old Tip-Up Nateley, Basingstoke	Historic Landfill 
	Land At Dogmersfield Park-Odiham, Hampshire	Historic Landfill 

# Maps

## Listed Buildings



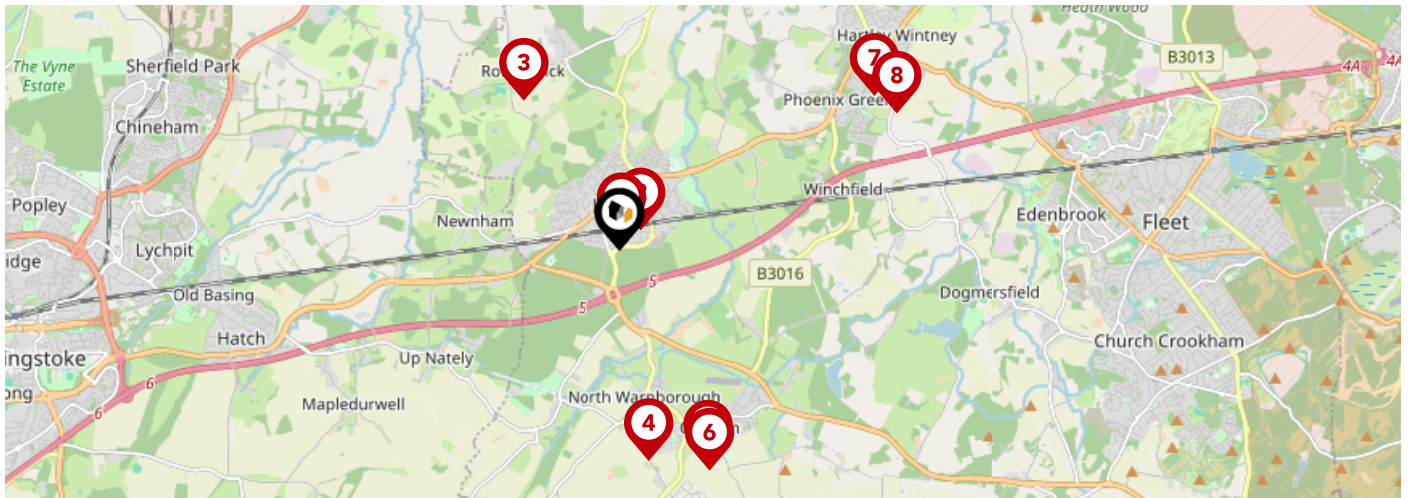
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	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

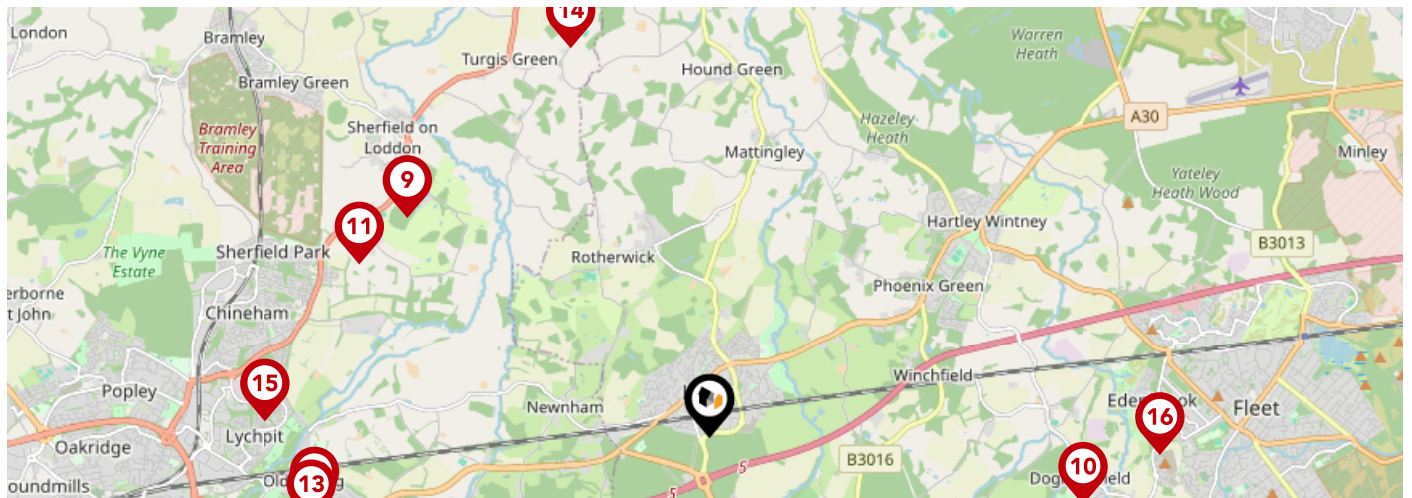


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hook Infant School</b> Ofsted Rating: Outstanding   Pupils: 335   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hook Junior School</b> Ofsted Rating: Outstanding   Pupils: 478   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitewater Church of England Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Robert May's School</b> Ofsted Rating: Good   Pupils: 1325   Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mayhill Junior School</b> Ofsted Rating: Good   Pupils: 229   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Buryfields Infant School</b> Ofsted Rating: Good   Pupils: 172   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Greenfields Junior School</b> Ofsted Rating: Good   Pupils: 297   Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oakwood Infant School</b> Ofsted Rating: Good   Pupils: 233   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

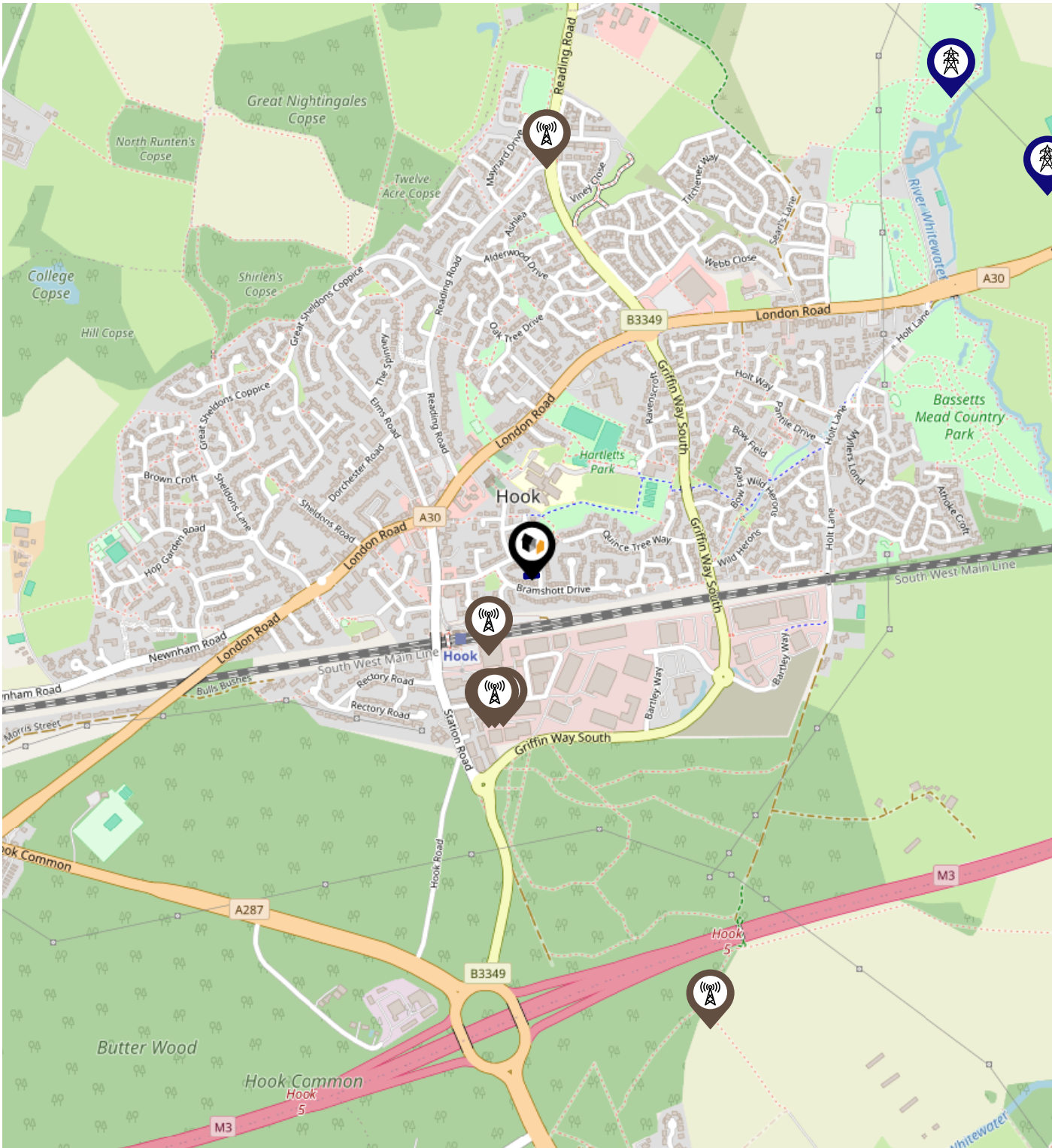
# Area Schools





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Sherfield School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 667   Distance:3.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Dogmersfield Church of England Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 103   Distance:3.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>The Loddon School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 29   Distance:3.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Mary's Church of England Voluntary Aided Junior School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 349   Distance:3.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Old Basing Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 266   Distance:3.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Wellesley Prep School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 292   Distance:3.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Great Binfields Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 416   Distance:4.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Calthorpe Park School</b></p> <p>Ofsted Rating: Good   Pupils: 1591   Distance:4.18</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



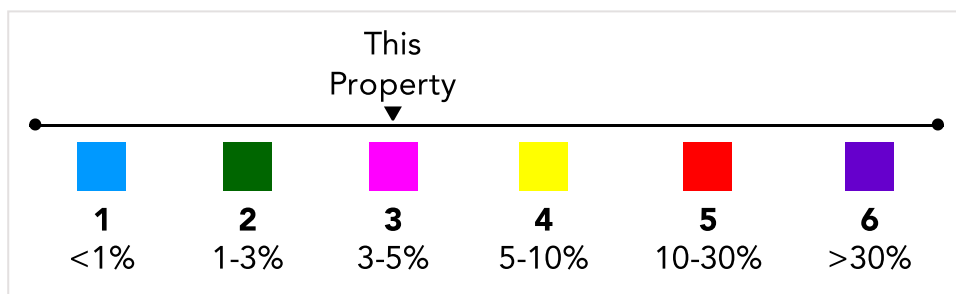
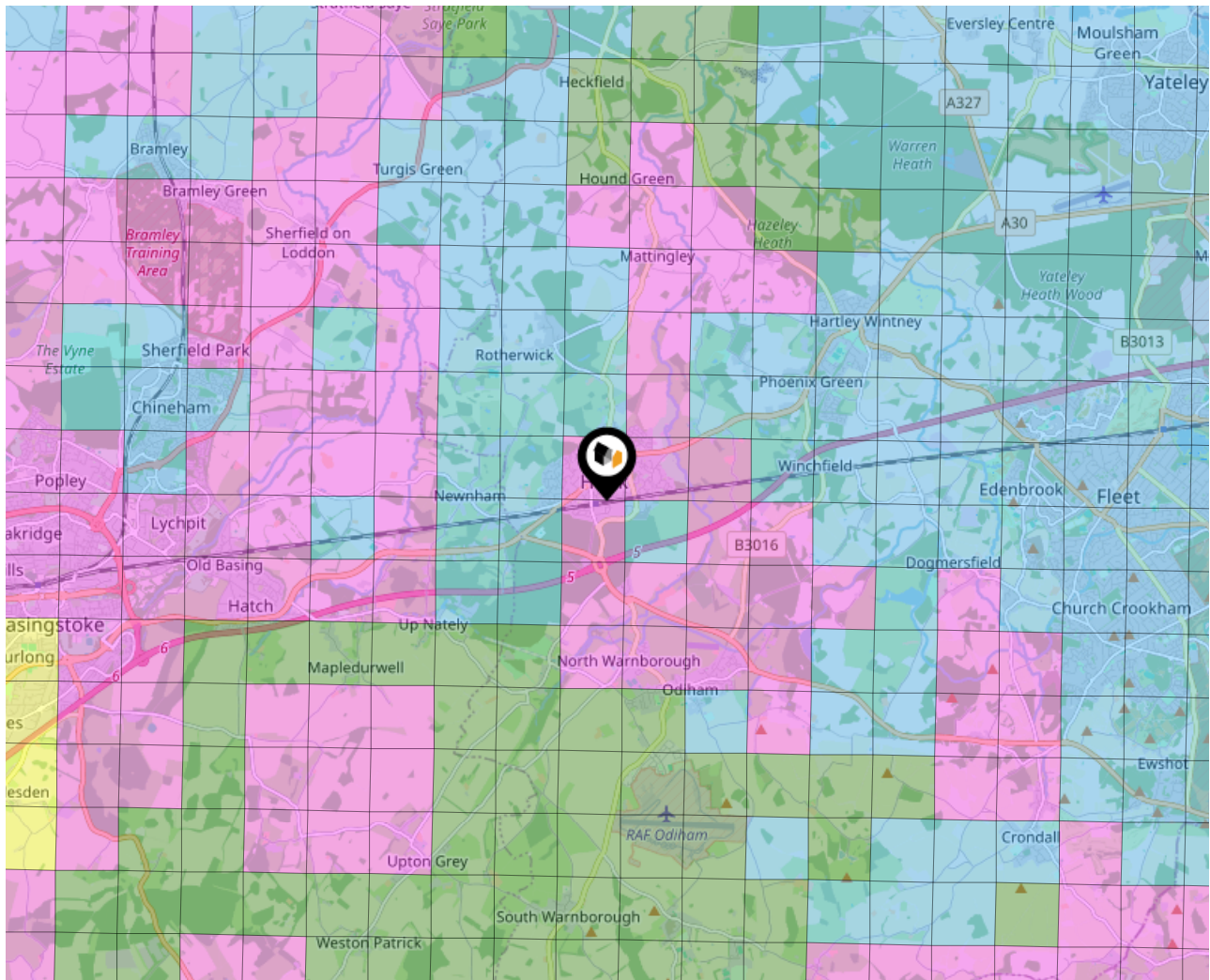
# Environment

## Radon Gas

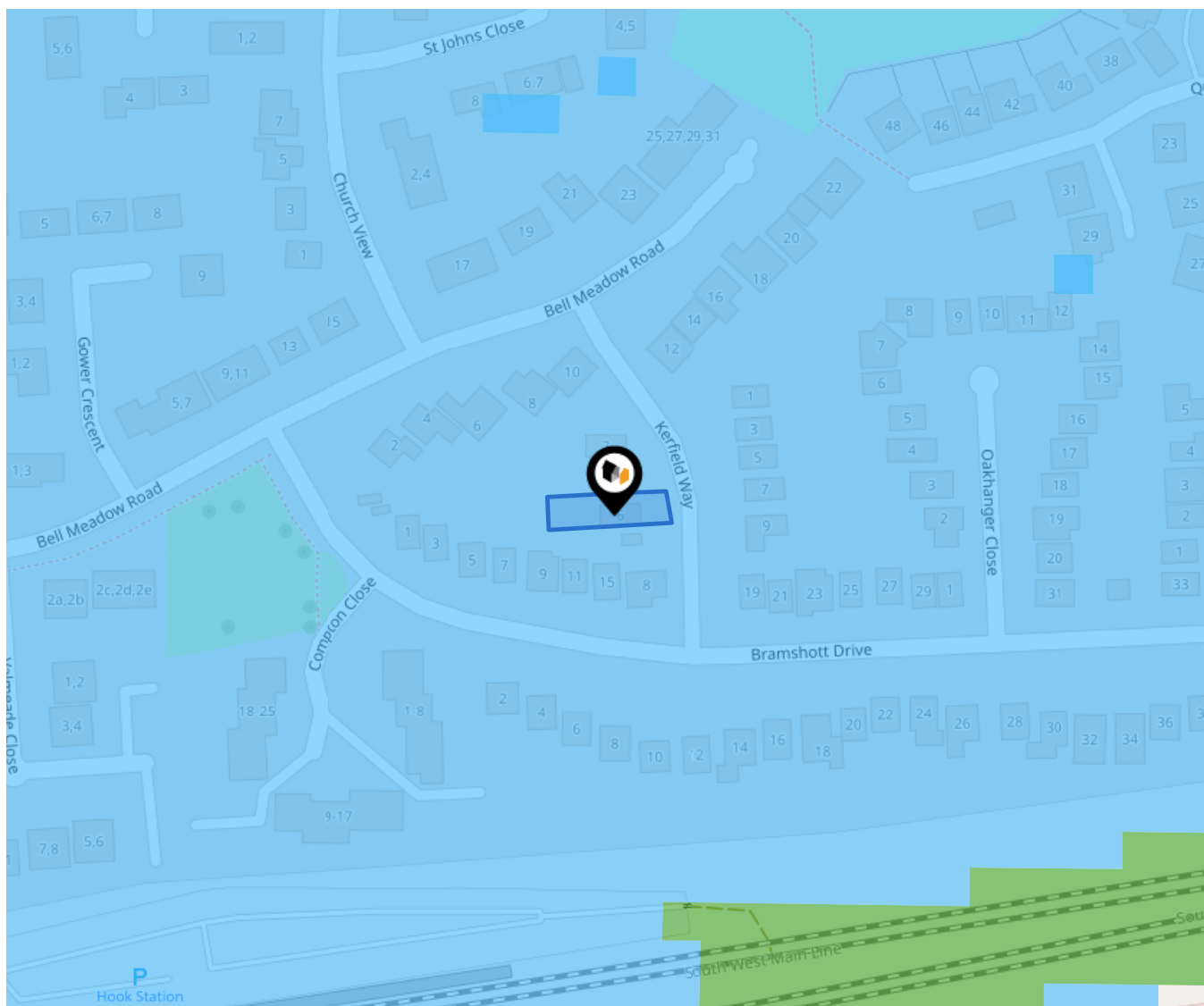


### What is Radon?

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



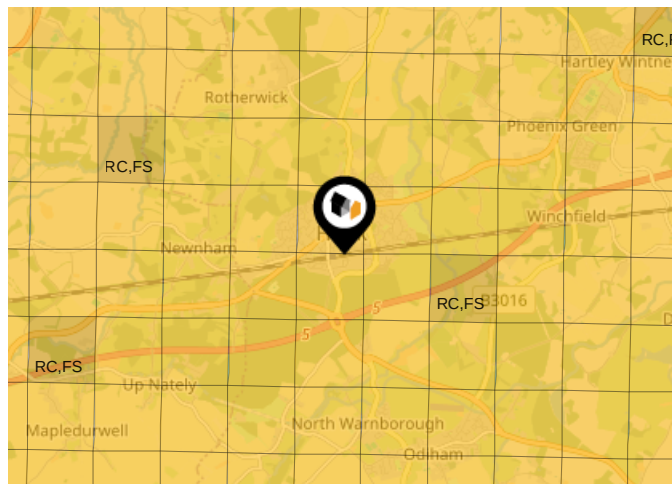
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT TO MEDIUM		

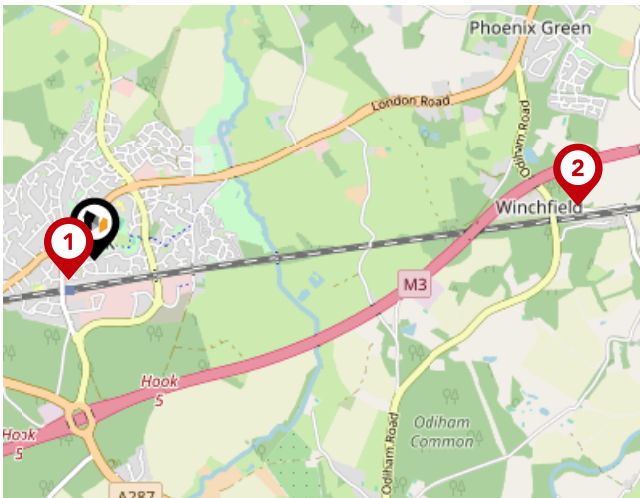


### Primary Classifications (Most Common Clay Types)

<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

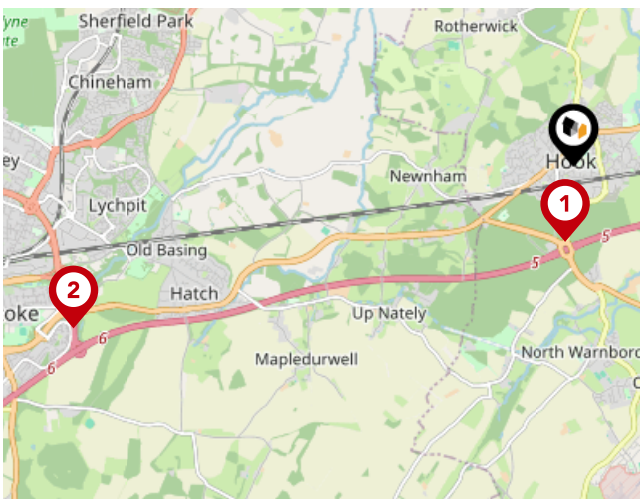
# Area

## Transport (National)



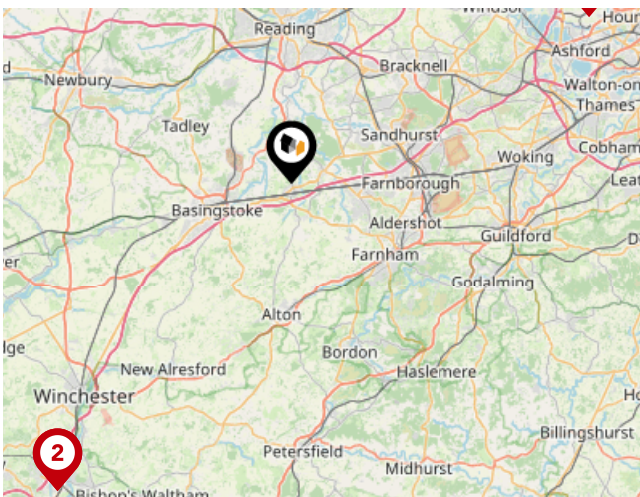
### National Rail Stations

Pin	Name	Distance
1	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



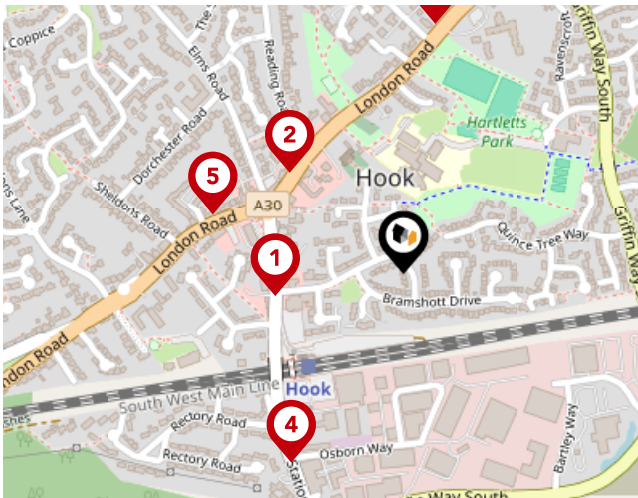
### Airports/Helipads

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



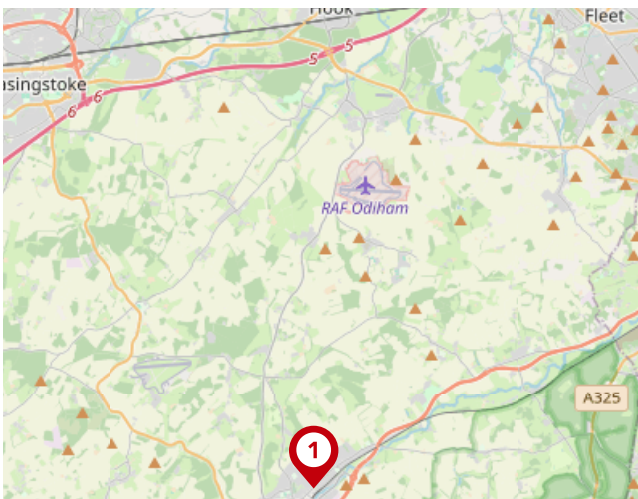
# Area

## Transport (Local)



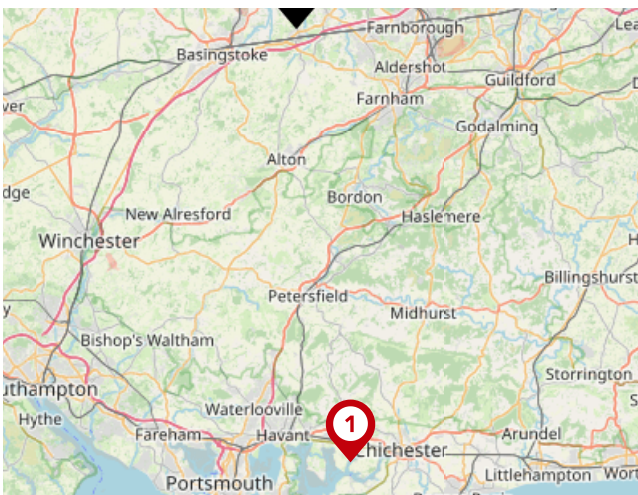
### Bus Stops/Stations

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**

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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.



# 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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