



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 02nd October 2026



**72, ANDOVER ROAD, LUDGERSHALL, ANDOVER, SP11
9NA**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

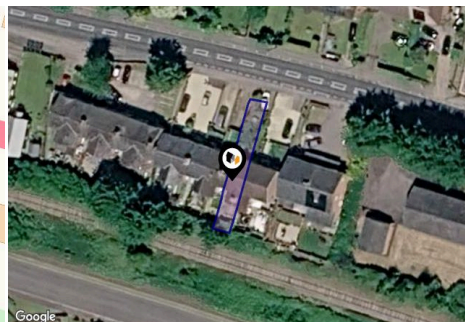
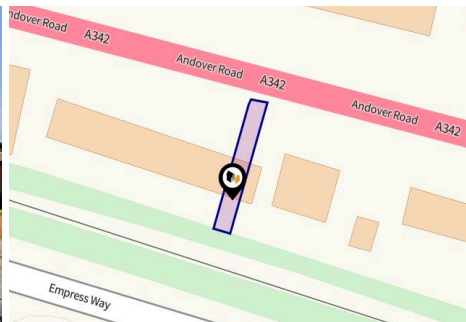
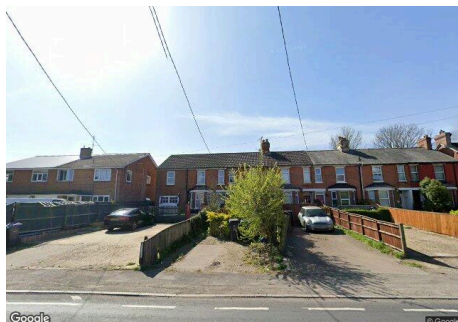
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£2,000
Title Number:	WT108677
UPRN:	100120972481
Restrictive Covenants:	No

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

22
mb/s



80
mb/s



1000
mb/s

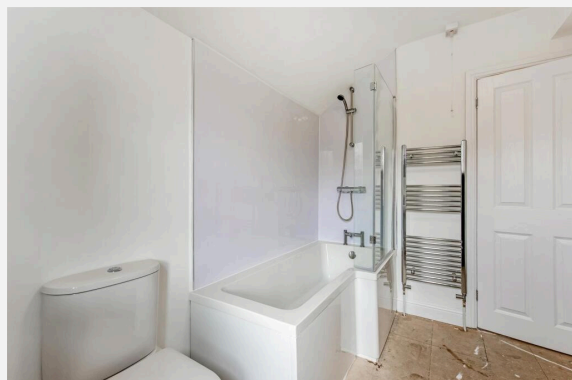
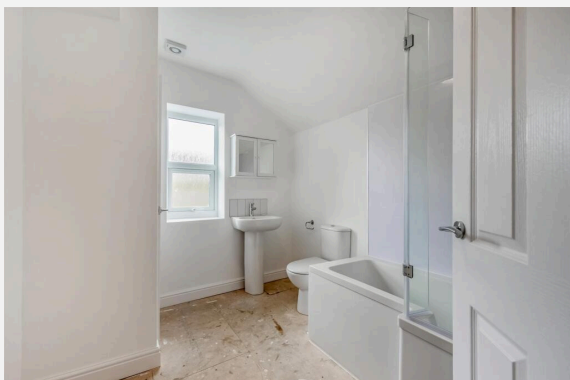
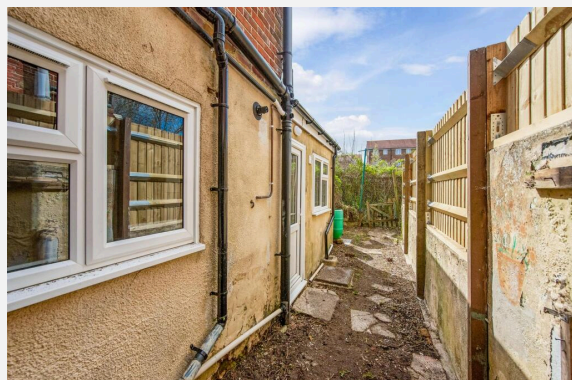


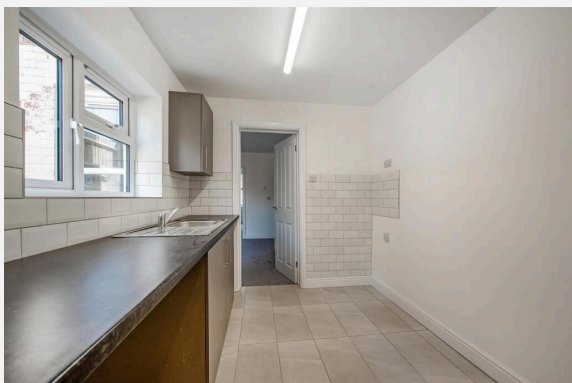
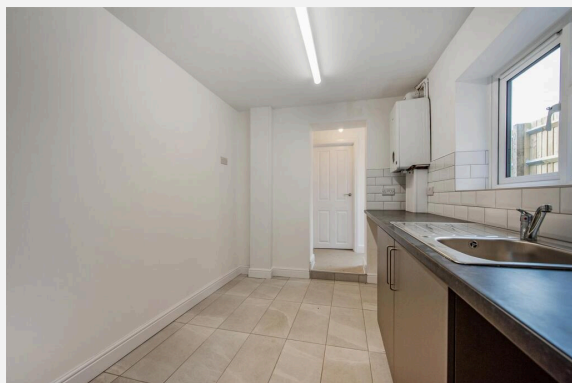
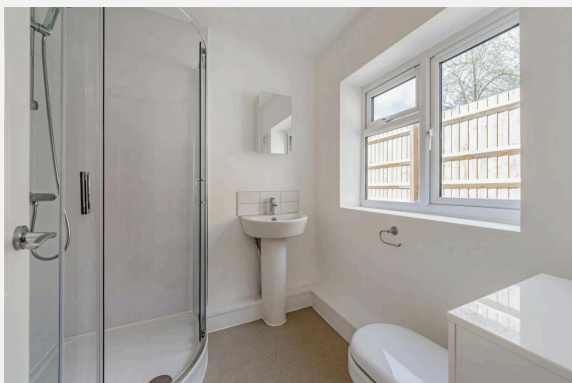
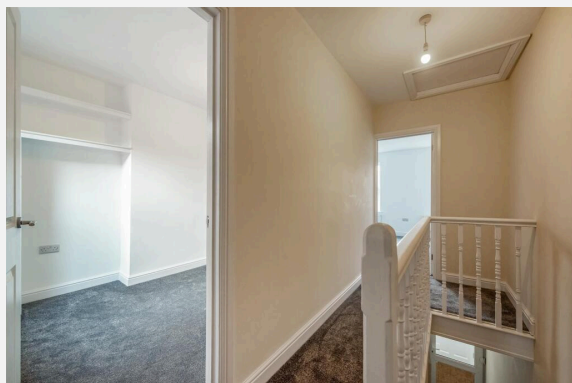
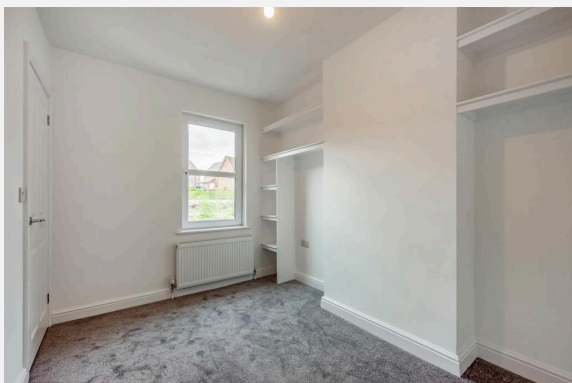
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





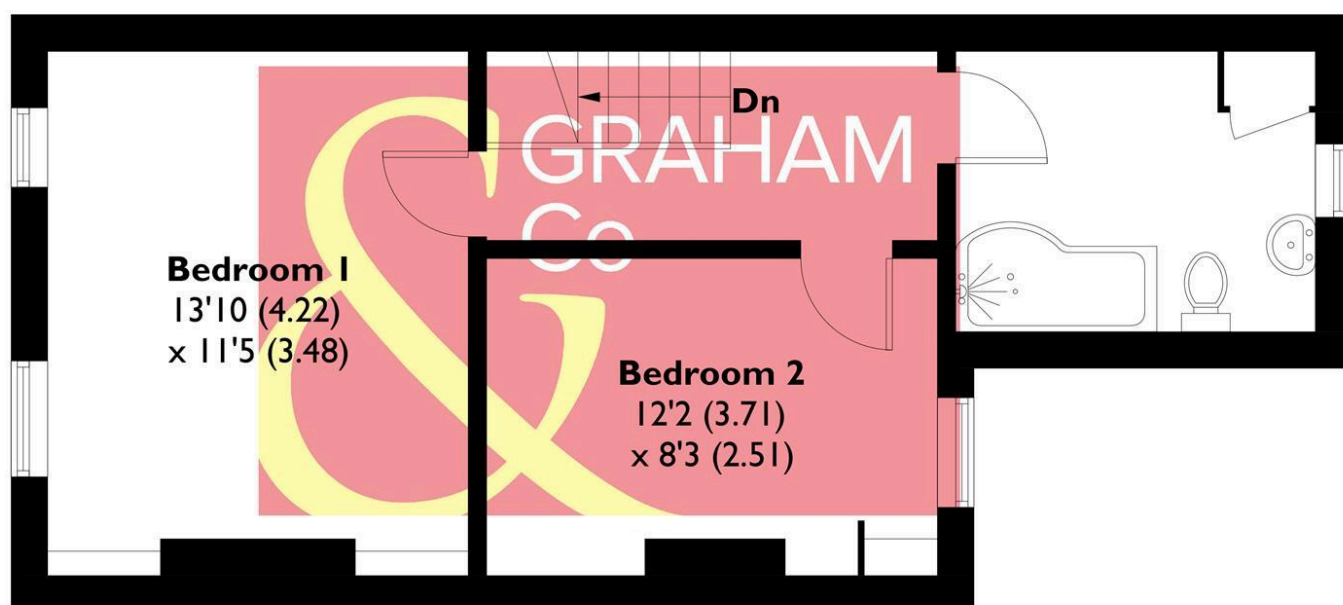




72, ANDOVER ROAD, LUDGERSHALL, ANDOVER, SP11 9NA



APPROXIMATE GROSS INTERNAL AREA = 414 SQ FT / 38.5 SQ M



FIRST FLOOR 414 SQ FT / 38.5 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1289883)

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APPROXIMATE GROSS INTERNAL AREA = 486 SQ FT / 45.2 SQ M



GROUND FLOOR
486 SQ FT / 45.2 SQ M

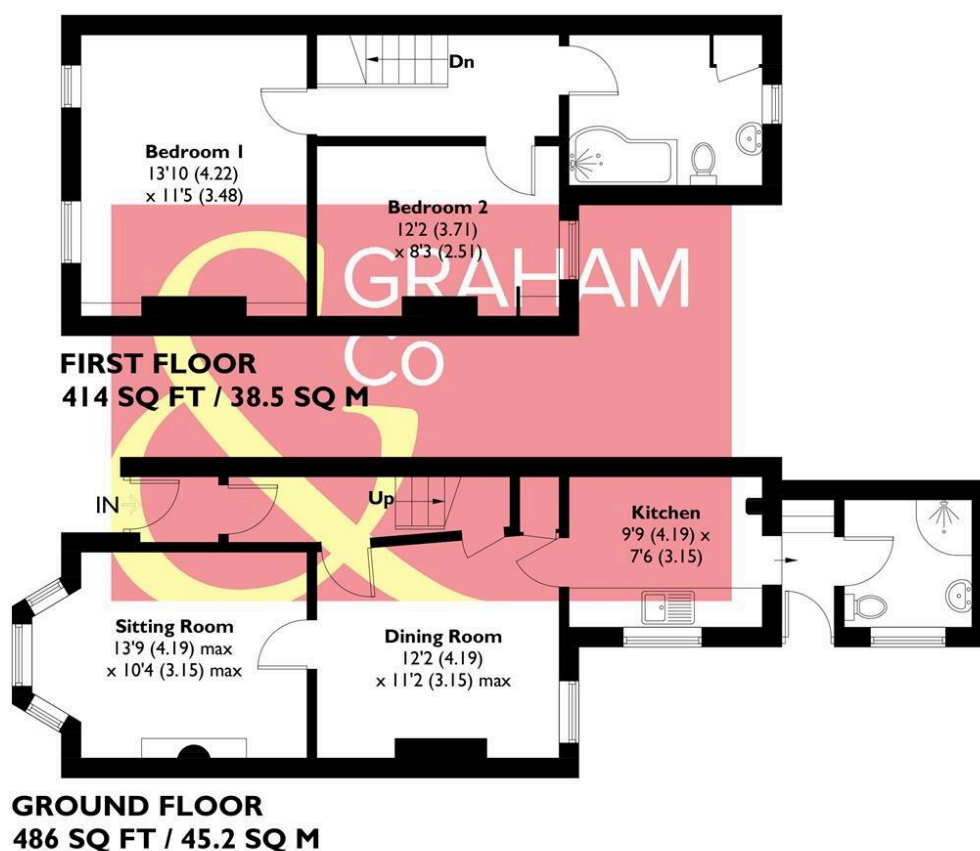
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APPROXIMATE GROSS INTERNAL AREA = 900 SQ FT / 83.7 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1289883)

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Property
EPC - Certificate

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72 Andover Road, Ludgershall, SP11 9NA

Energy rating

E

Valid until 12.03.2036

Certificate number
48369027660003470296

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

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Bottled LPG
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	84 m ²

Market Sold in Street

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68, Andover Road, Andover, SP11 9NA						Terraced House
Last Sold Date:	12/03/2026	12/04/2019	08/04/2016	12/12/2014	28/02/2014	
Last Sold Price:	£245,000	£192,500	£180,000	£163,000	£122,500	
Flat 2, Dairy House, Andover Road, Andover, SP11 9NA						Flat-maisonette House
Last Sold Date:	21/05/2025	22/05/2020	03/02/2017	28/09/2001		
Last Sold Price:	£150,000	£120,000	£127,500	£74,000		
142, Andover Road, Andover, SP11 9NA						
Last Sold Date:	10/07/2024	05/09/2019	27/05/2016	25/09/2009	25/07/2003	12/10/2001
Last Sold Price:	£195,000	£168,500	£185,000	£136,500	£127,250	£86,000
148, Andover Road, Andover, SP11 9NA						Flat-maisonette House
Last Sold Date:	30/01/2024	31/03/2022	05/04/2007	09/05/2006		
Last Sold Price:	£163,000	£166,000	£108,595	£115,000		
70, Andover Road, Andover, SP11 9NA						Terraced House
Last Sold Date:	31/03/2023	20/07/2016	31/01/2013	10/06/2005	16/05/2003	
Last Sold Price:	£247,500	£183,500	£137,500	£133,000	£105,000	
56, Andover Road, Andover, SP11 9NA						Terraced House
Last Sold Date:	24/02/2023	18/10/2019	03/02/2017	20/06/2006	29/09/2000	
Last Sold Price:	£220,000	£205,000	£176,000	£143,000	£65,000	
Flat 1, Dairy House, Andover Road, Andover, SP11 9NA						Flat-maisonette House
Last Sold Date:	30/08/2022	13/07/2018	01/03/2007	18/04/2006	23/01/2004	20/09/2002
Last Sold Price:	£130,000	£122,500	£125,000	£115,000	£107,000	£86,000
144, Andover Road, Andover, SP11 9NA						Semi-detached House
Last Sold Date:	29/07/2022	26/10/2006	15/08/2003			
Last Sold Price:	£172,000	£117,000	£82,000			
74, Andover Road, Andover, SP11 9NA						Terraced House
Last Sold Date:	17/06/2022	07/05/2020	15/01/2016			
Last Sold Price:	£332,000	£260,000	£230,000			
48, Andover Road, Andover, SP11 9NA						Semi-detached House
Last Sold Date:	10/09/2021					
Last Sold Price:	£290,000					
106, Andover Road, Andover, SP11 9NA						Semi-detached House
Last Sold Date:	09/04/2021	26/10/2012				
Last Sold Price:	£293,000	£202,000				
Flat 4, Dairy House, Andover Road, Andover, SP11 9NA						Flat-maisonette House
Last Sold Date:	12/01/2021	30/05/2008	16/12/2005	06/12/2002	14/06/2002	
Last Sold Price:	£113,000	£122,000	£110,000	£89,000	£78,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995
KPF - Key Property Facts

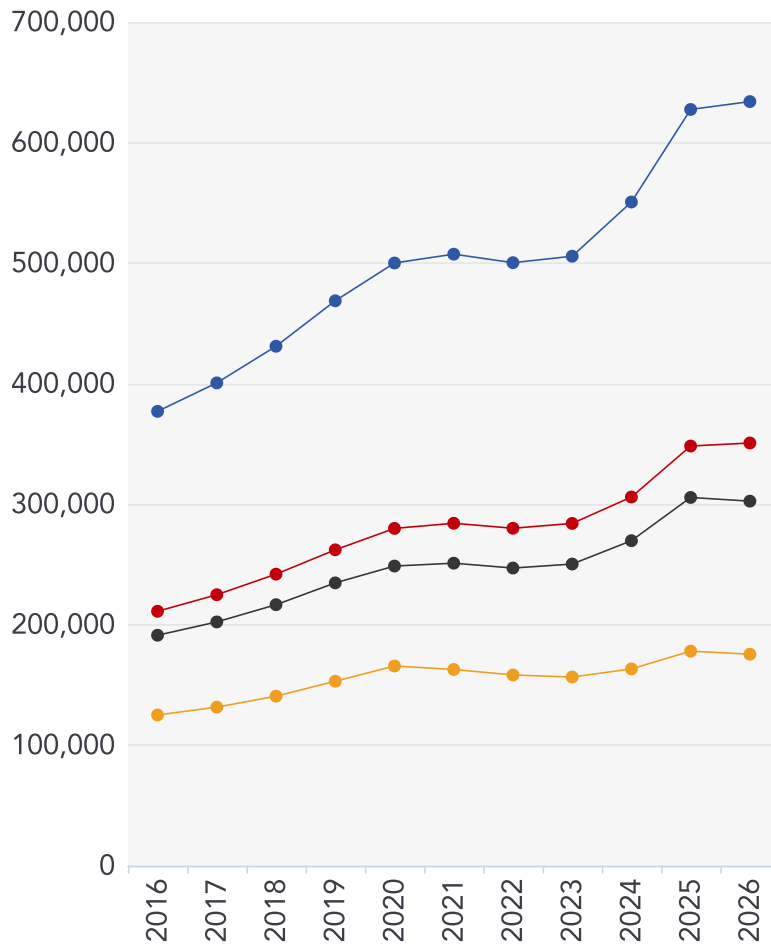


Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SP11



Detached

+68.17%

Semi-Detached

+66.14%

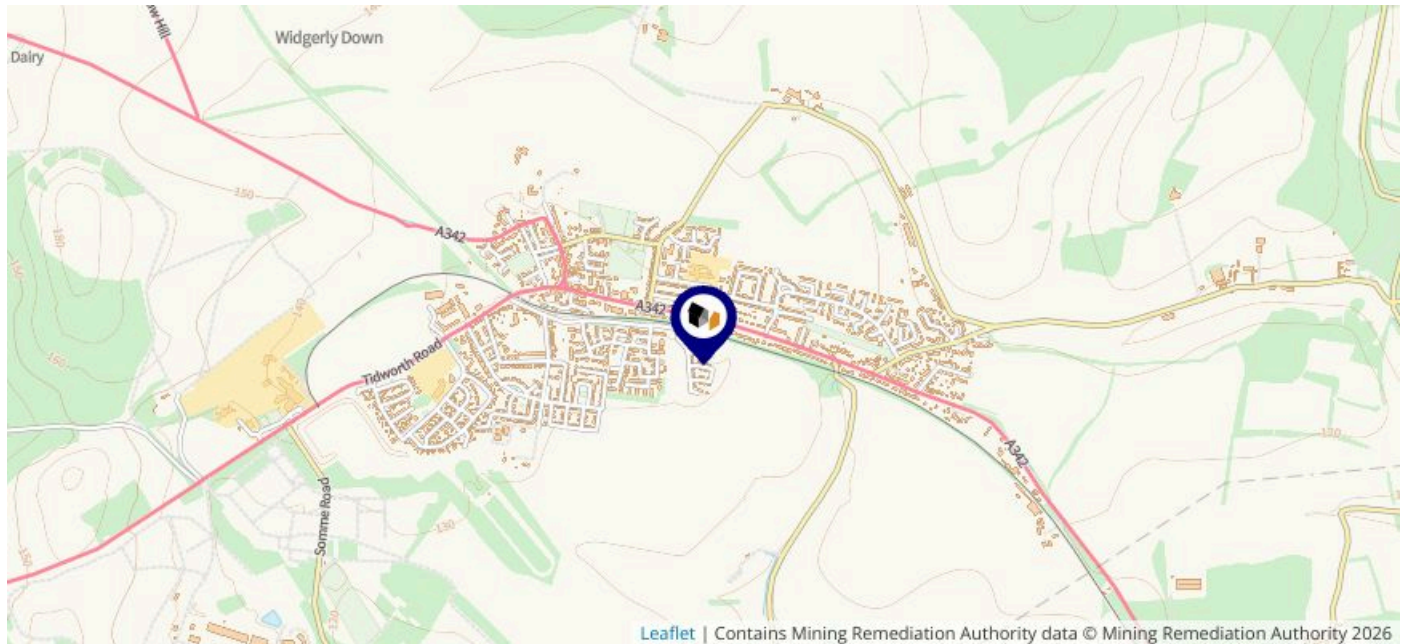
Terraced

+58.17%

Flat

+40.31%

This map displays nearby coal mine entrances and their classifications.



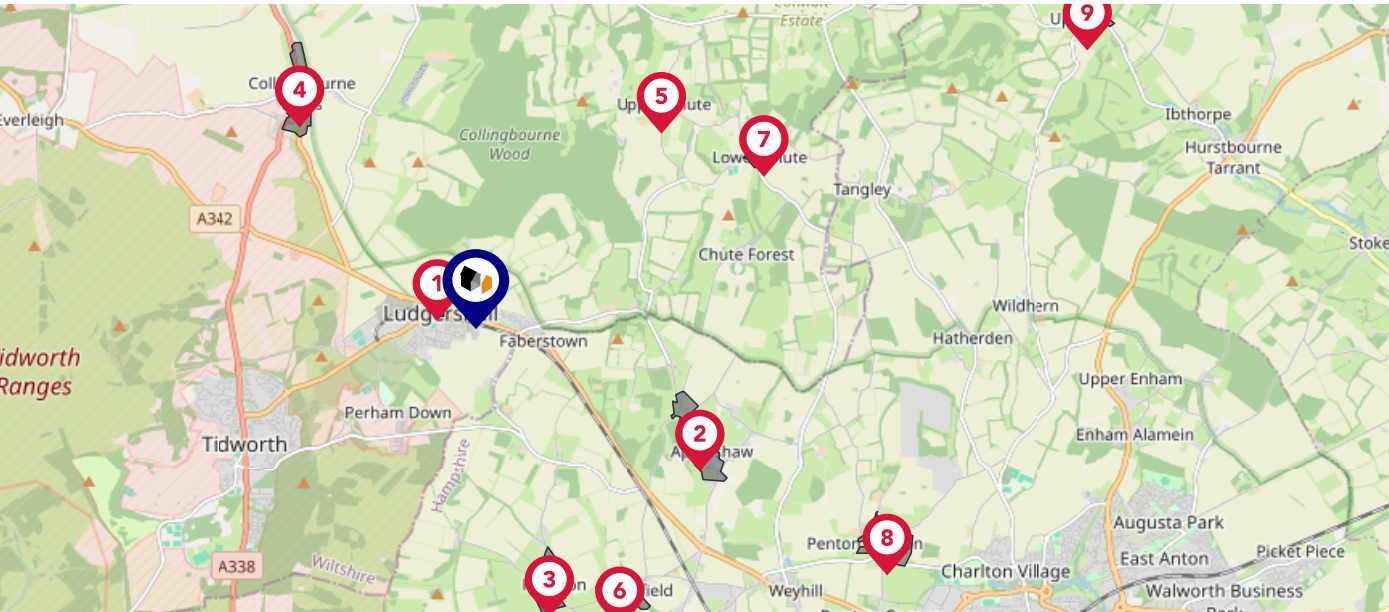
Mine Entry

- ✕ 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.

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.



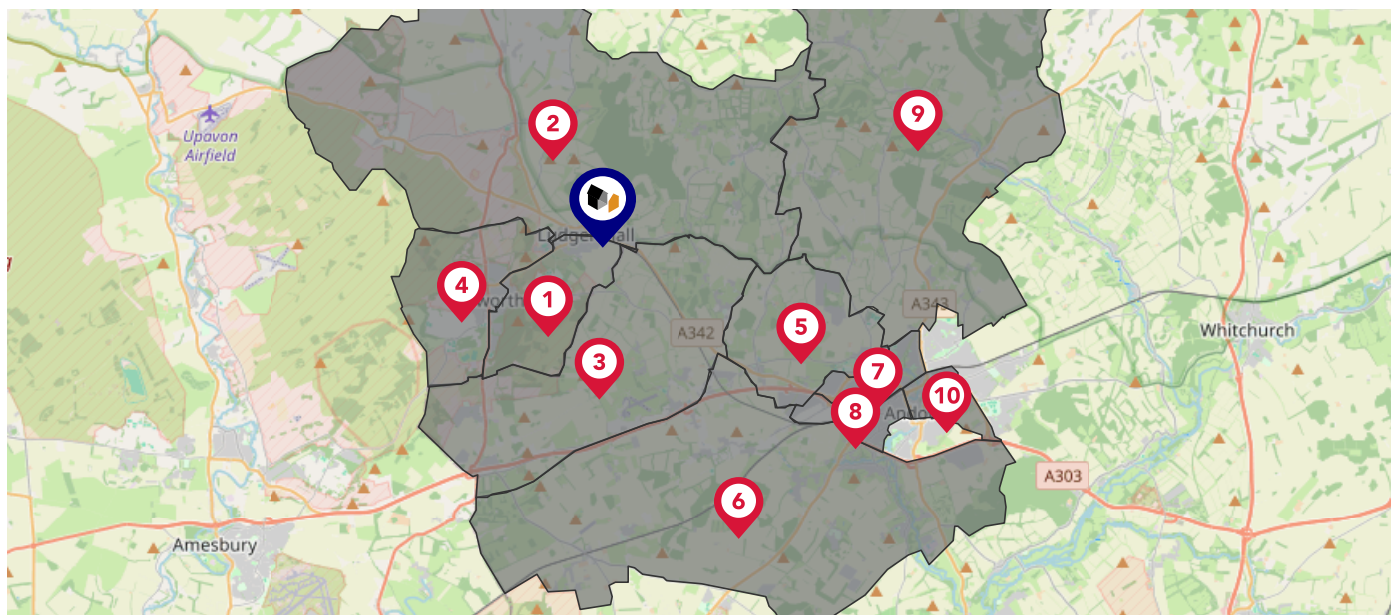
Nearby Conservation Areas	
1	Ludgershall
2	Appleshaw
3	Kimpton
4	Collingbourne Ducis
5	Upper Chute
6	Fyfield
7	Chute Cadley and Lower Chute
8	The Pentons
9	Upton

Maps

Council Wards

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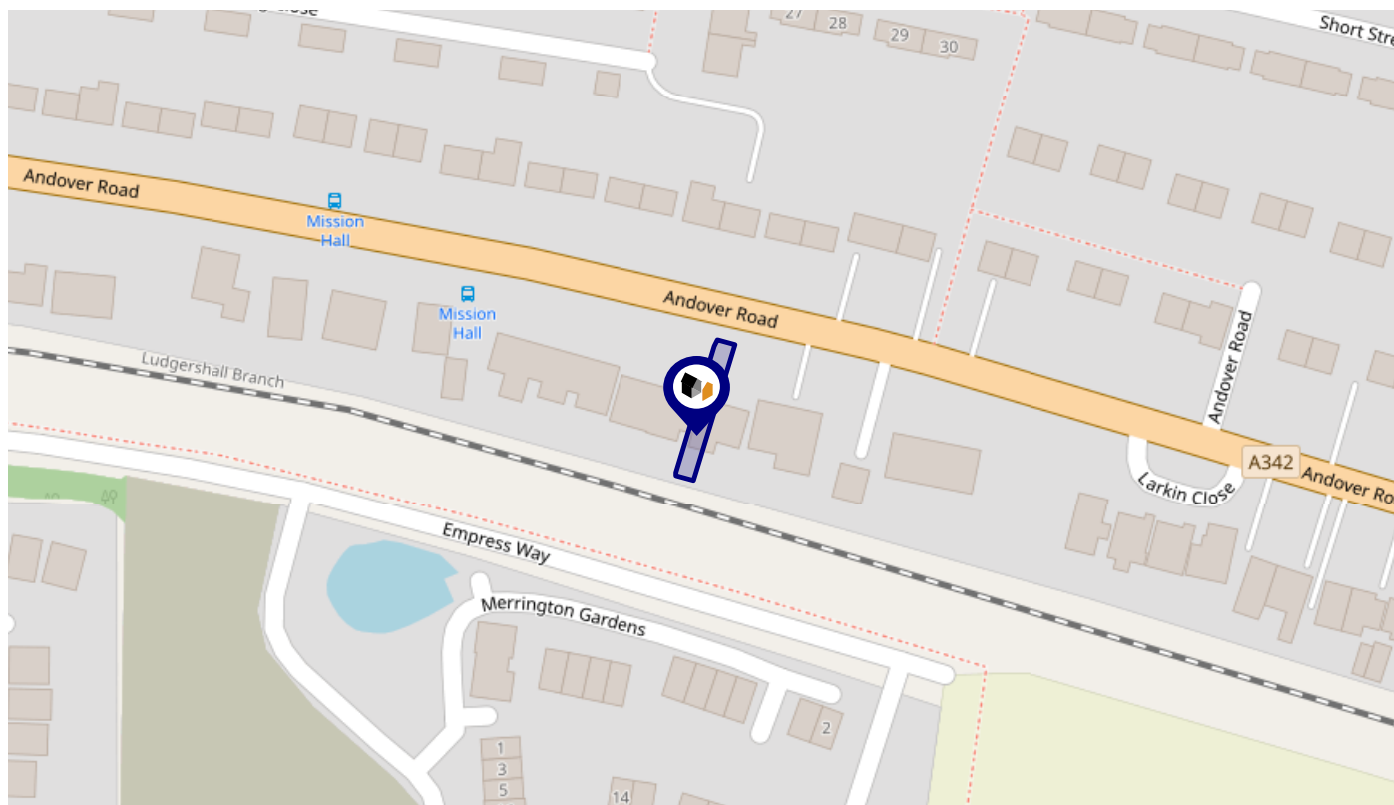
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Tidworth East & Ludgershall South ED
-  2 Ludgershall North & Rural ED
-  3 Bellinger Ward
-  4 Tidworth North & West ED
-  5 Charlton & the Pentons Ward
-  6 Anna Ward
-  7 Andover Harroway Ward
-  8 Andover Millway Ward
-  9 Bourne Valley Ward
-  10 Andover St. Mary's 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:

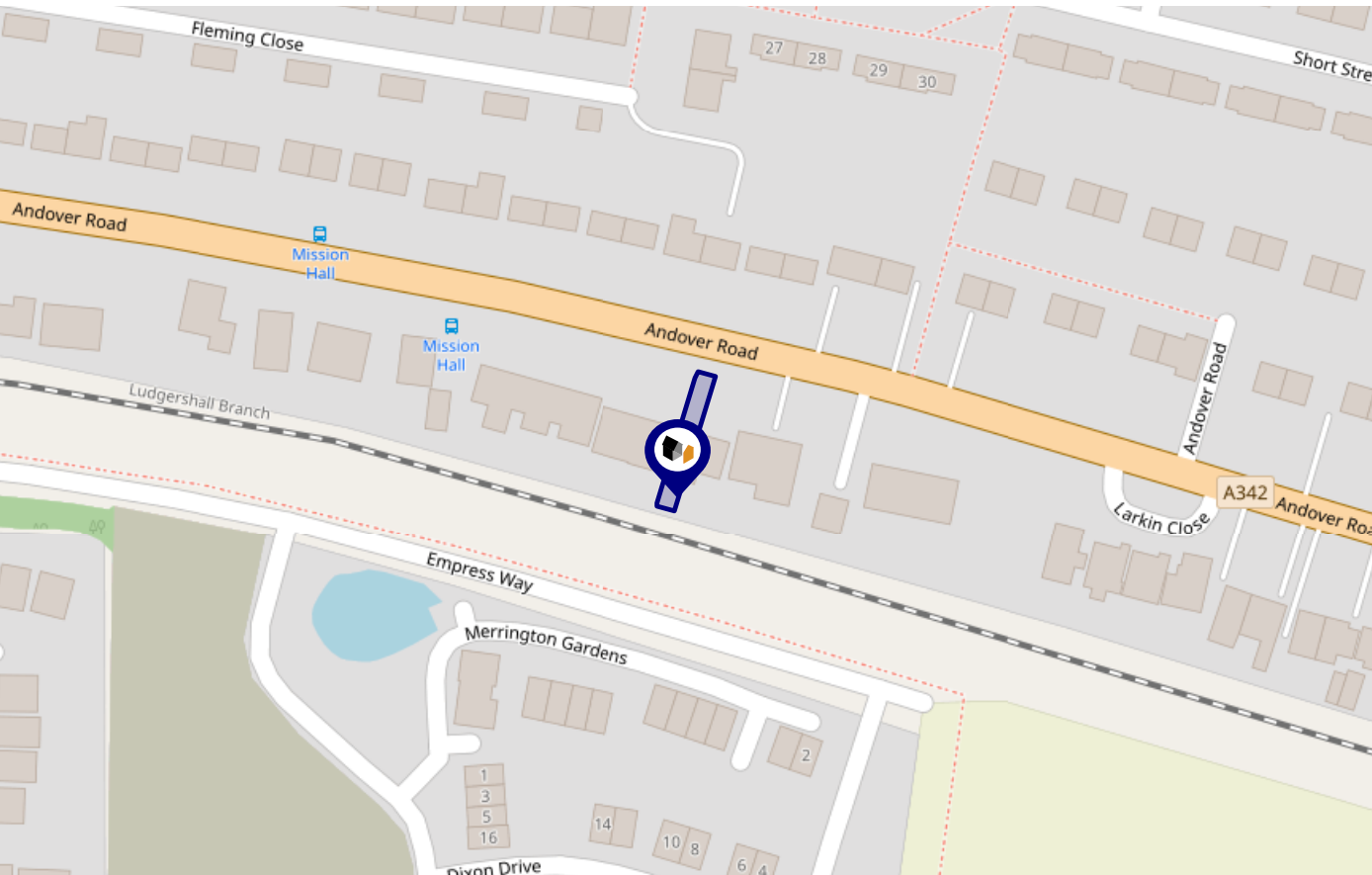
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

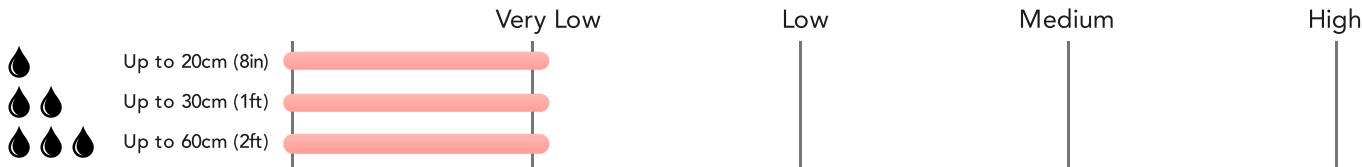


Risk Rating: Very low

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:

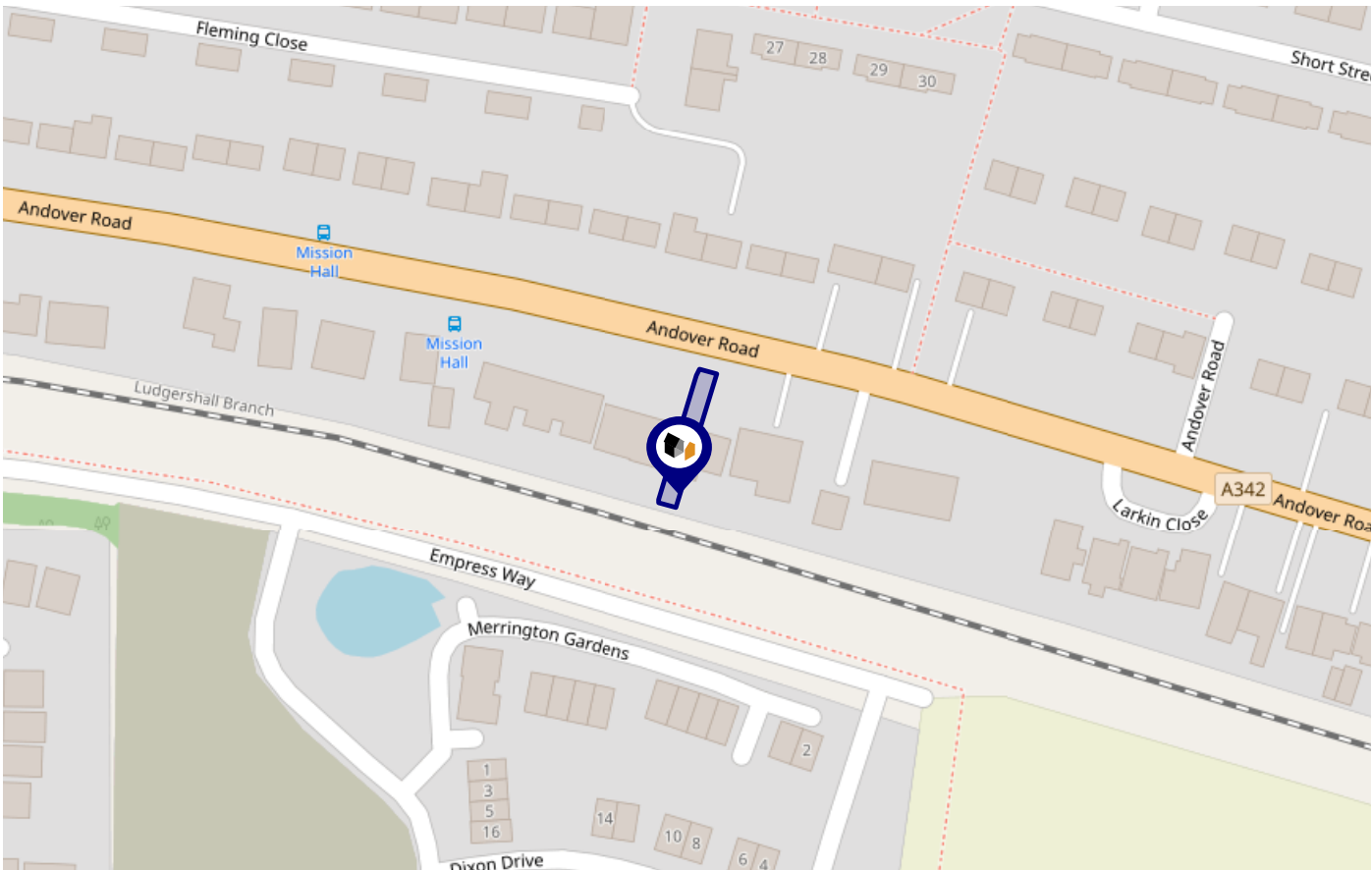


Flood Risk

Rivers & Seas - Climate Change

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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.

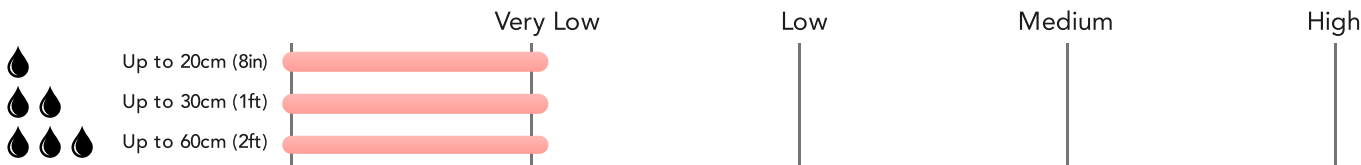


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Chance of flooding to the following depths at this property:



KPF - Key Property Facts

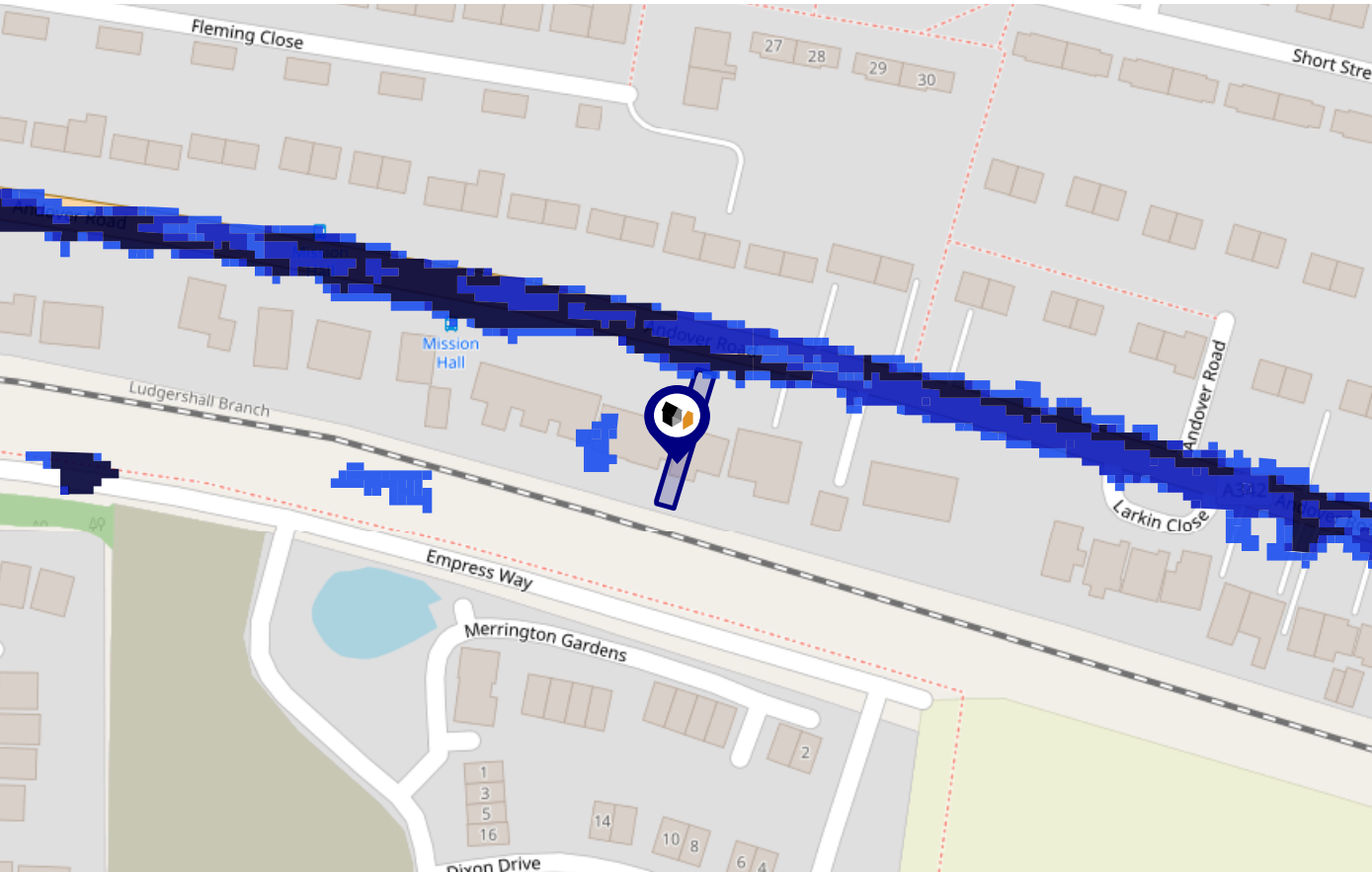
Powered by
aprift
Know any property instantly

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

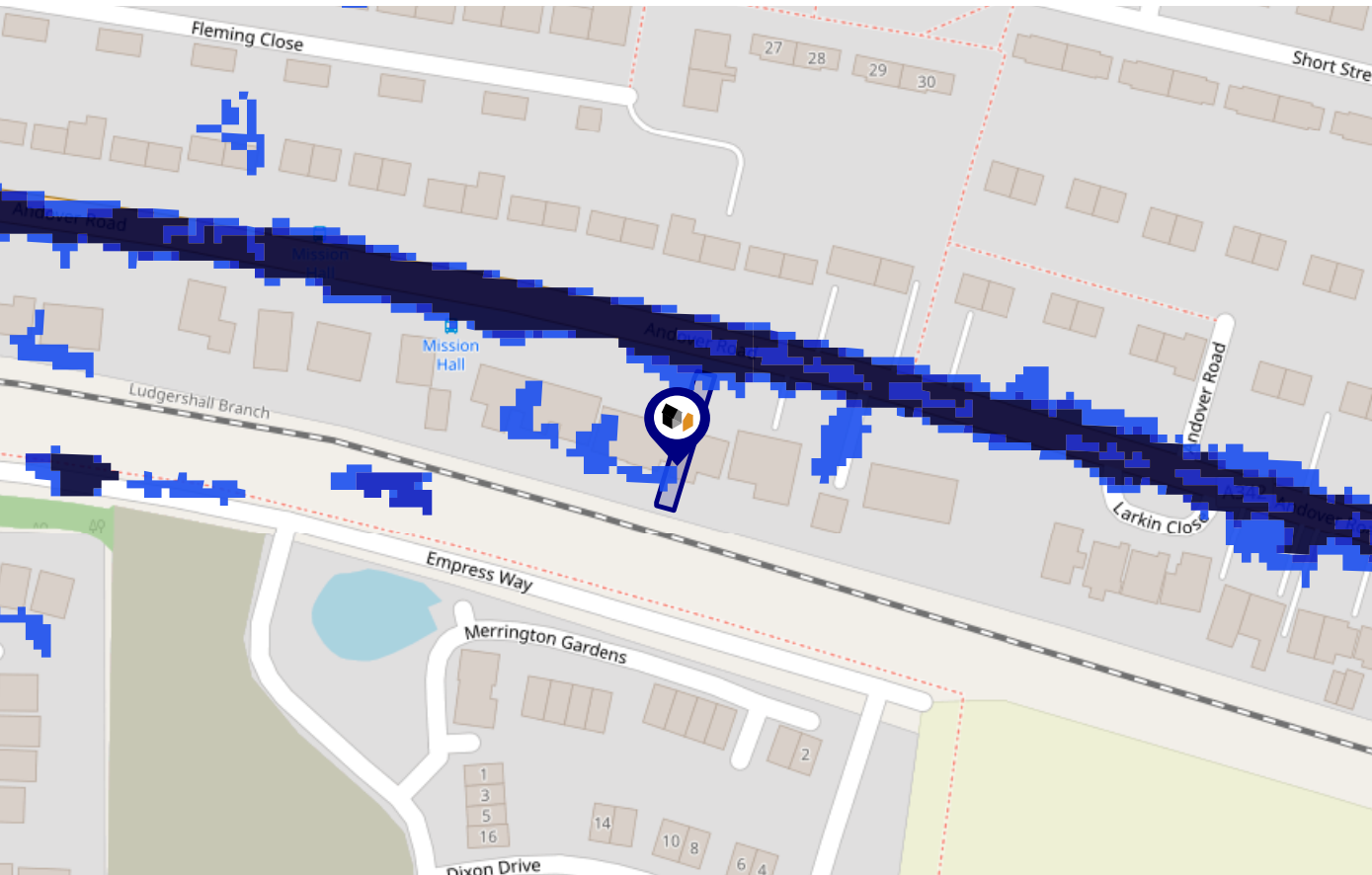
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

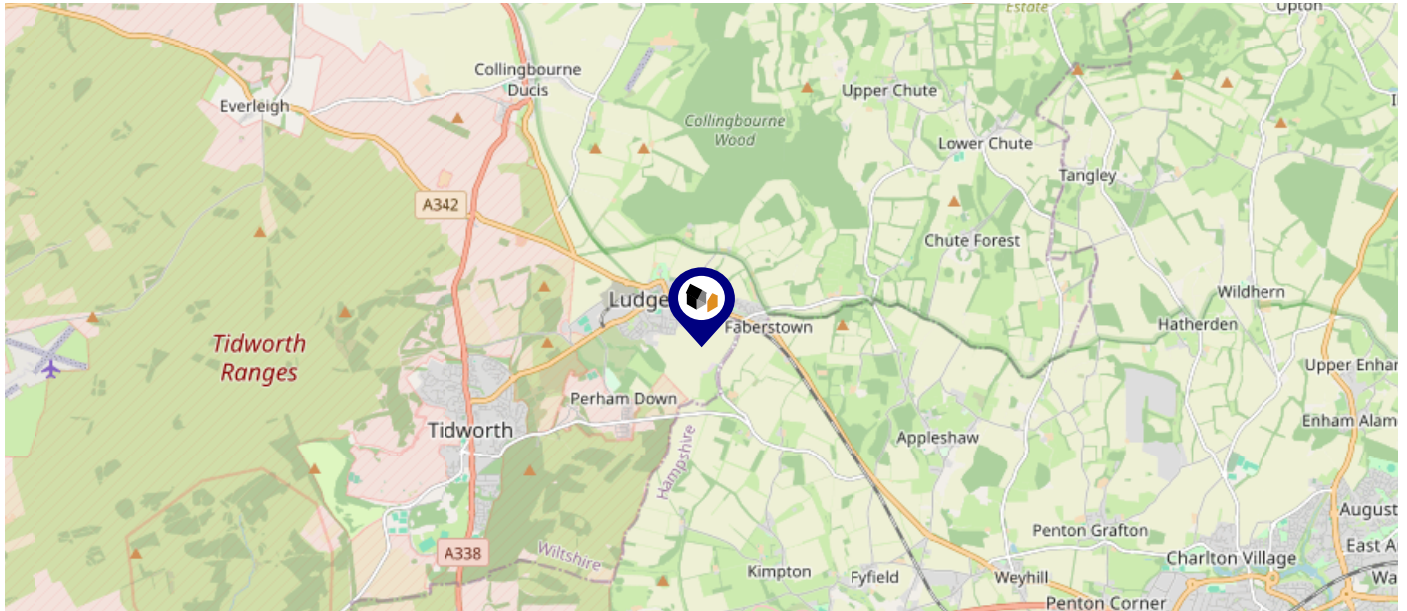
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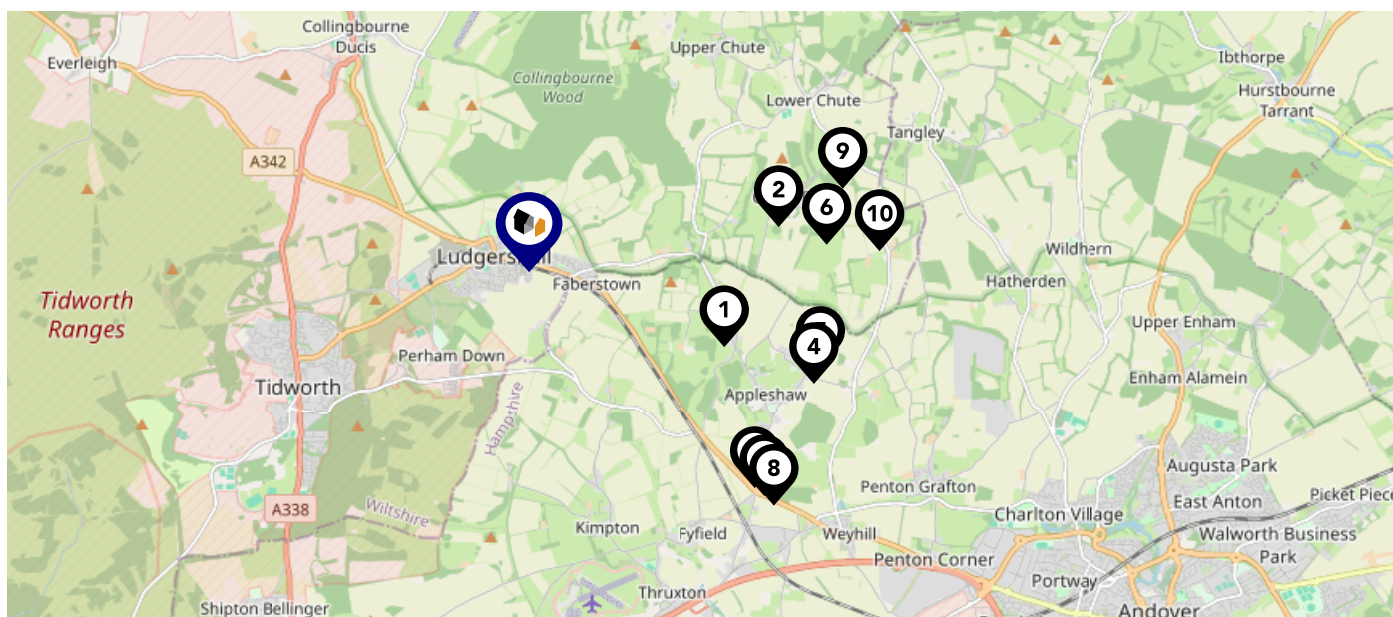
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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

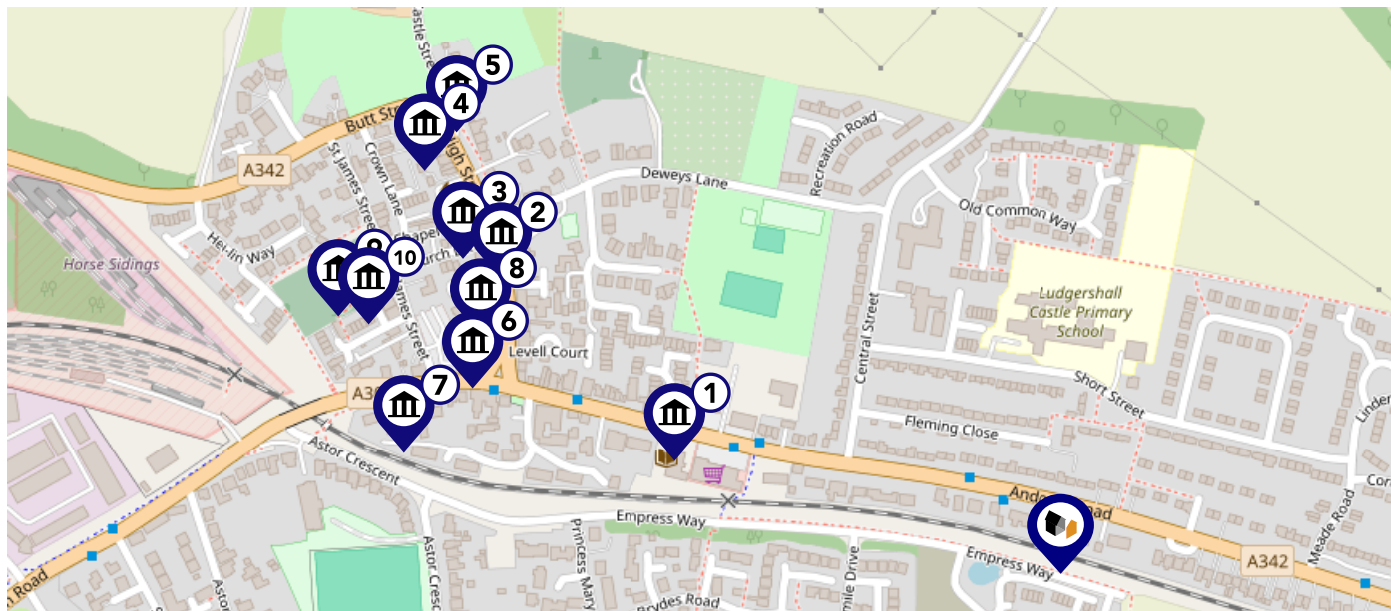
1	Gravel Pit-Cunneys Down Copse, Redenham	Historic Landfill
2	Land Adjacent to Tantanoola Bungalow-Chute Forest, Andover	Historic Landfill
3	Weyhill to Appleshaw Road-Near Andover, Kent	Historic Landfill
4	Sopers Bottom Site A-Refuse Dump, Appleshaw, Hampshire	Historic Landfill
5	Refuse Dump, Sopers Bottom, Site B-Appleshaw, Hampshire	Historic Landfill
6	Lodge Lane-Big Wood, Chute Forest	Historic Landfill
7	Appleshaw Tip-Appleshaw, Andover, Hampshire	Historic Landfill
8	Ramridge Farm-Appleshaw, Andover, Hampshire	Historic Landfill
9	Chute Forest-Chute Forest, Lodge Lane	Historic Landfill
10	Chute Forest B-Clanville, Chute Forest, Andover	Historic Landfill

Maps

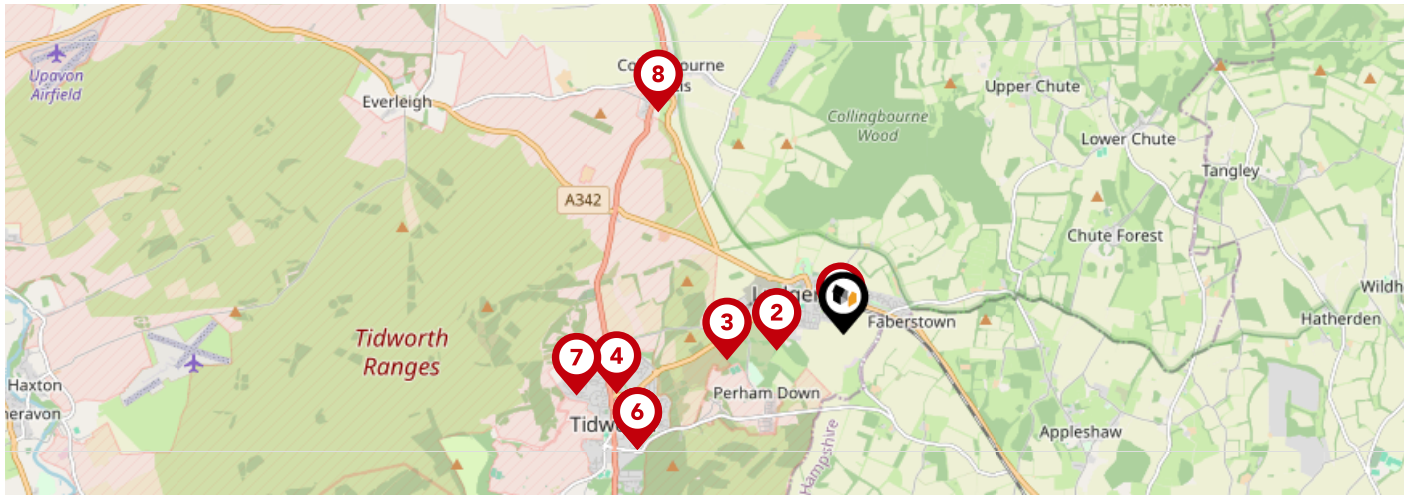
Listed Buildings

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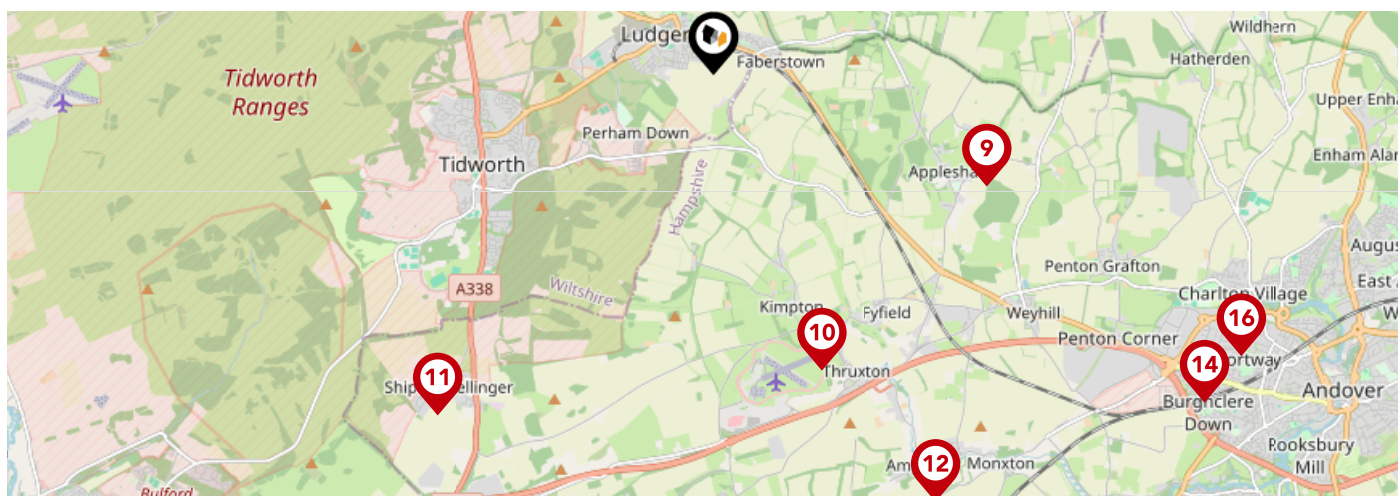
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1181120 - Perry's Cottage	Grade II	0.2 miles
 1036001 - Queens Head Public House	Grade II	0.4 miles
 1181188 - 1 And 3, Castle Street	Grade II	0.4 miles
 1364528 - 15, 17 And 19, Castle Street	Grade II	0.4 miles
 1271777 - The Thatched Cottage	Grade II	0.4 miles
 1036002 - The Crown Inn	Grade II	0.4 miles
 1036007 - 27 Tidworth Road	Grade II	0.4 miles
 1036003 - Erskine House	Grade II	0.4 miles
 1036004 - Church Of St James	Grade I	0.4 miles
 1364529 - Unidentified Monument In Churchyard, Approximately 7 Metres South East Of Chancel, Church Of St James	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Ludgershall Castle Primary School Ofsted Rating: Good Pupils: 270 Distance:0.09	☐	☒	☐	☐	☐
2	Wellington Eagles Primary Academy Ofsted Rating: Requires improvement Pupils: 212 Distance:0.63	☐	☒	☐	☐	☐
3	The Wellington Academy Ofsted Rating: Good Pupils: 1146 Distance:1.1	☐	☐	☒	☐	☐
4	Wellington Lions Primary Academy Ofsted Rating: Good Pupils: 217 Distance:2.18	☐	☒	☐	☐	☐
5	Clarendon Infants' School Ofsted Rating: Good Pupils: 220 Distance:2.2	☐	☒	☐	☐	☐
6	Clarendon Junior School (Clarendon Federation) Ofsted Rating: Good Pupils: 271 Distance:2.2	☐	☒	☐	☐	☐
7	Zouch Academy Ofsted Rating: Good Pupils: 410 Distance:2.54	☐	☒	☐	☐	☐
8	Collingbourne Church of England Primary School Ofsted Rating: Good Pupils: 97 Distance:2.69	☐	☒	☐	☐	☐

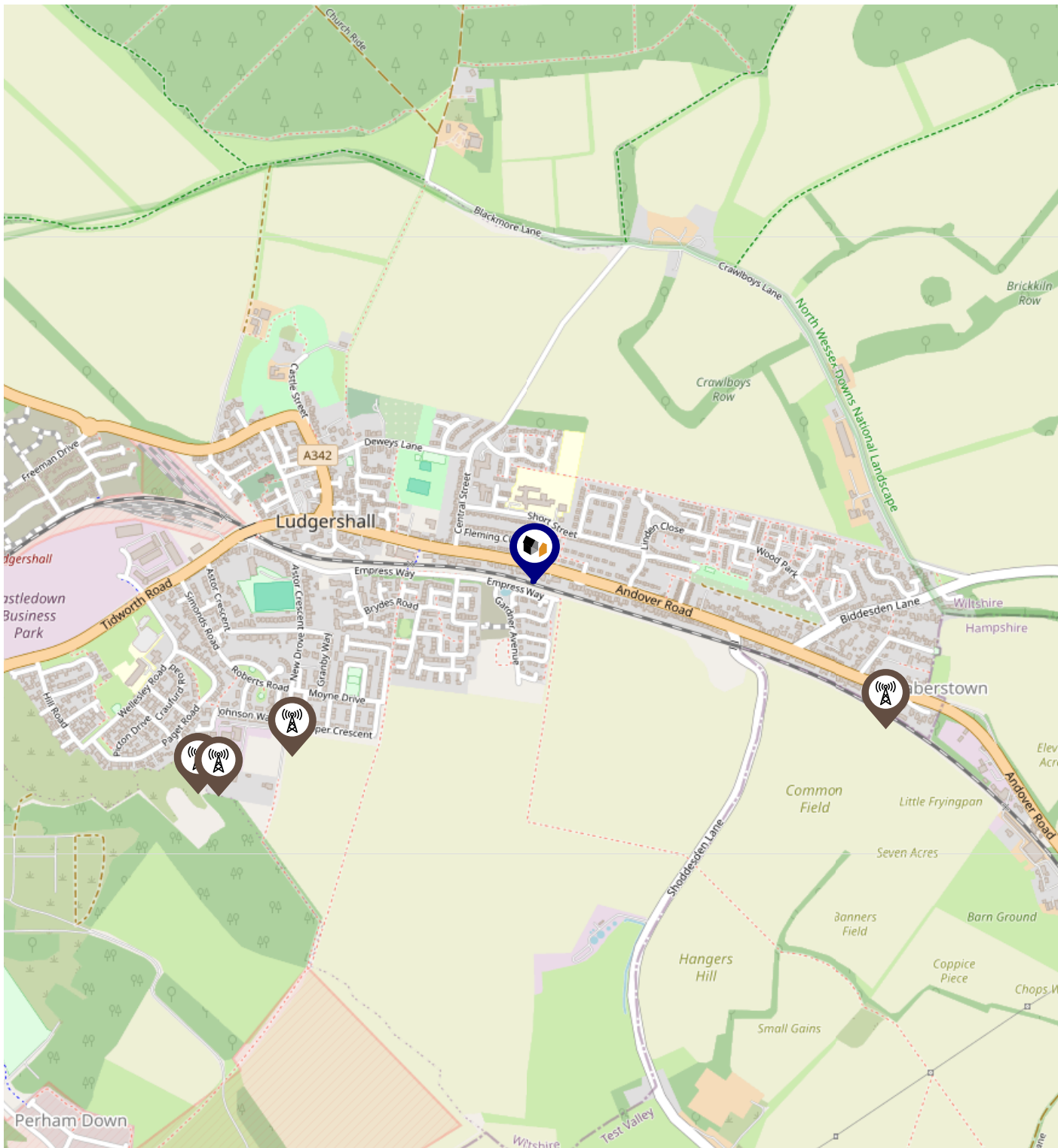


		Nursery	Primary	Secondary	College	Private
9	Appleshaw St Peter's CofE Primary School Ofsted Rating: Good Pupils: 78 Distance:2.75	☐	☒	☐	☐	☐
10	Kimpton, Thruxton and Fyfield Church of England Primary School Ofsted Rating: Good Pupils: 183 Distance:2.93	☐	☒	☐	☐	☐
11	Shipton Bellinger Primary School Ofsted Rating: Good Pupils: 179 Distance:4.07	☐	☒	☐	☐	☐
12	Amport Church of England Primary School Ofsted Rating: Good Pupils: 97 Distance:4.48	☐	☒	☐	☐	☐
13	Grateley Primary School Ofsted Rating: Good Pupils: 92 Distance:5.42	☐	☒	☐	☐	☐
14	Portway Junior School Ofsted Rating: Good Pupils: 410 Distance:5.49	☐	☒	☐	☐	☐
15	Grateley House School Ofsted Rating: Good Pupils: 32 Distance:5.5	☐	☐	☒	☐	☐
16	Harrow Way Community School Ofsted Rating: Good Pupils: 984 Distance:5.56	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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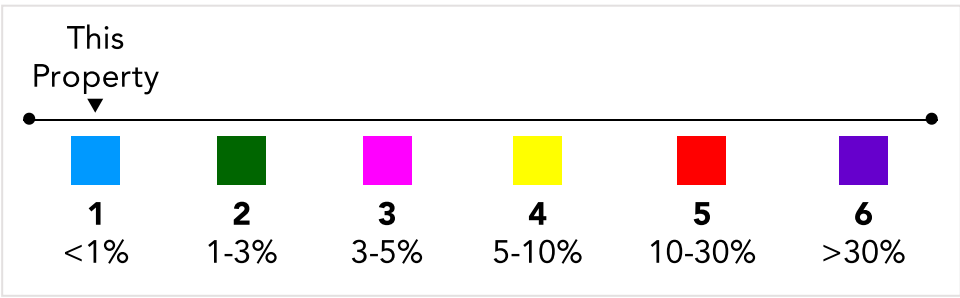
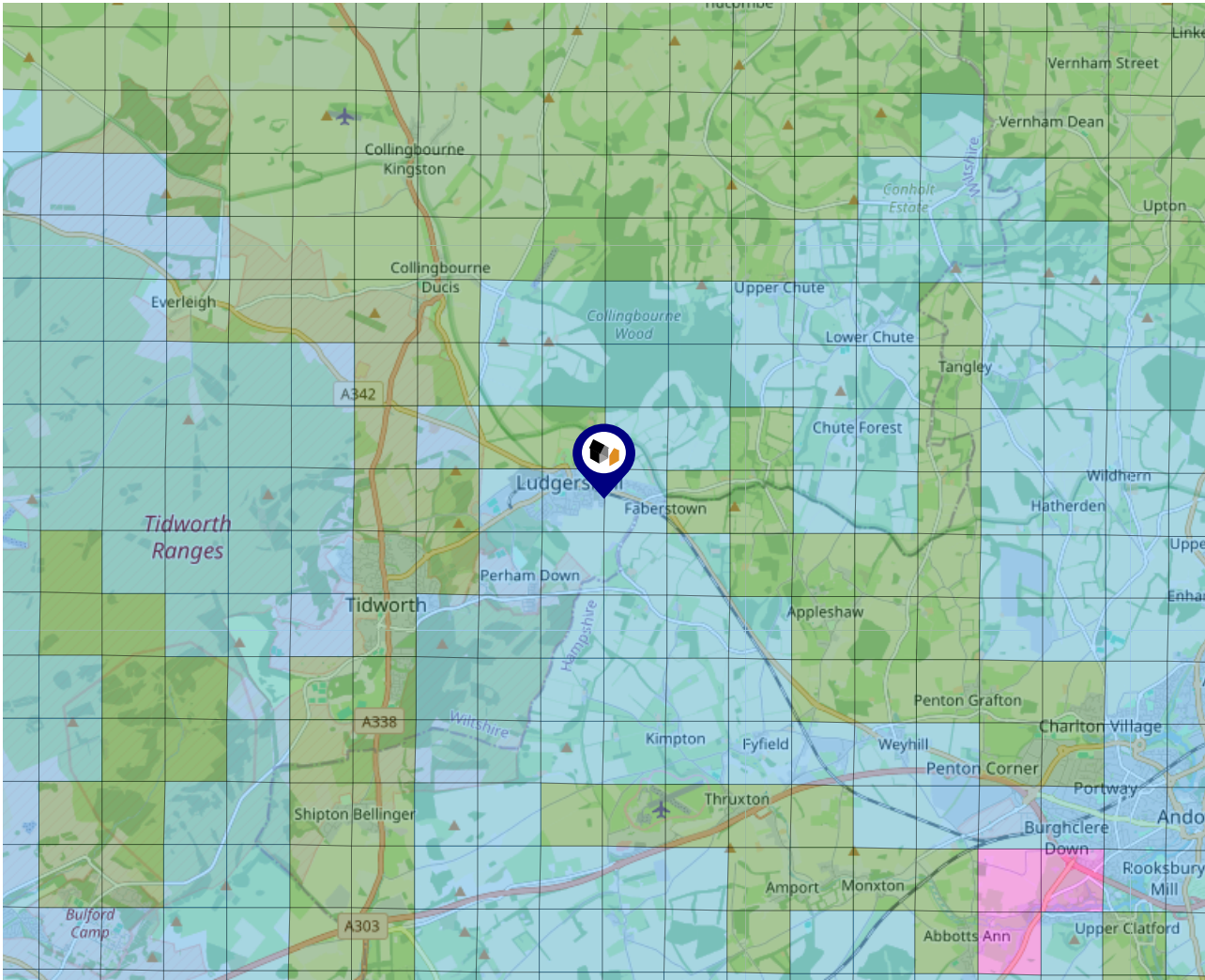


Key:

-  Power Pylons
-  Communication Masts

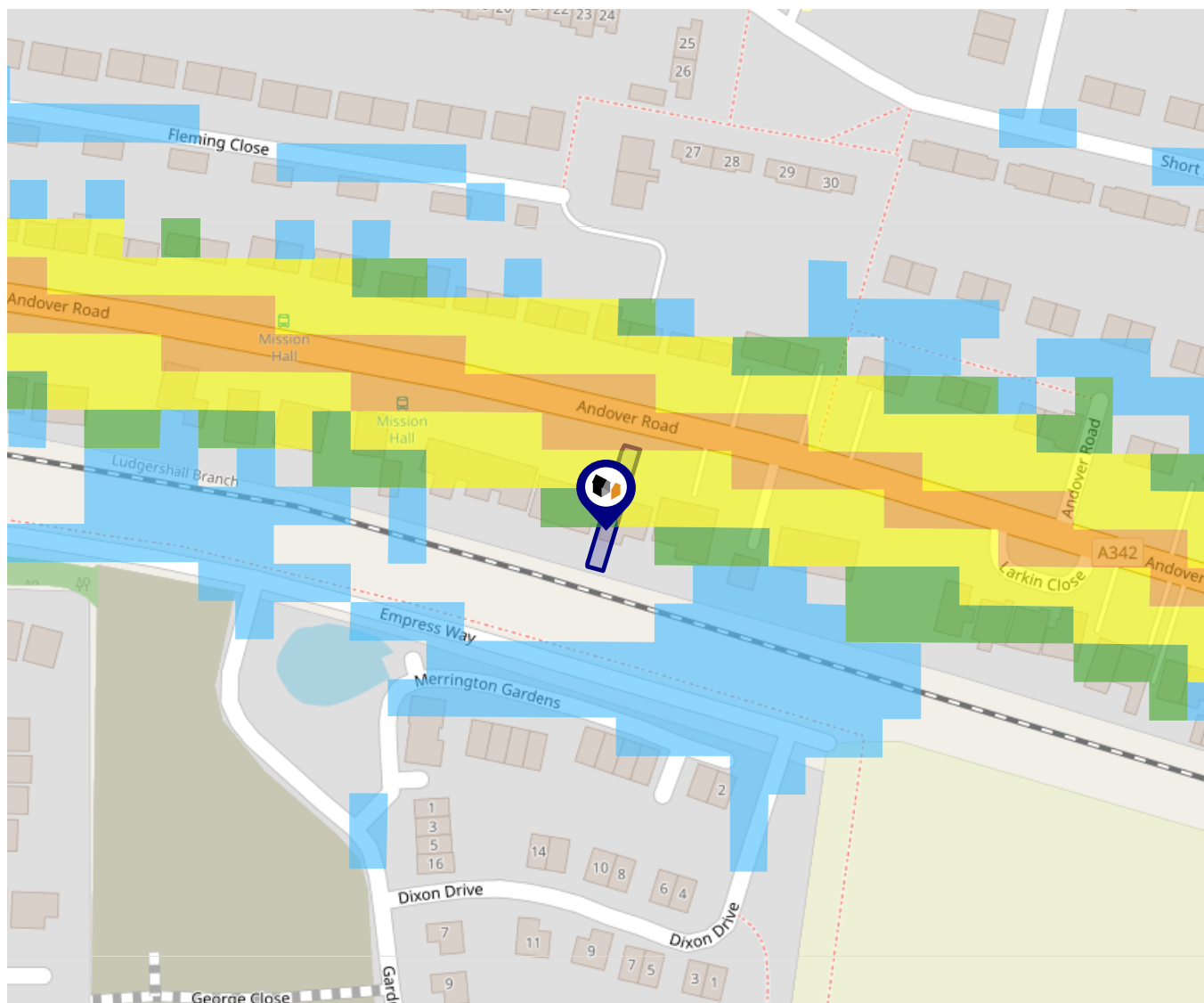
What is Radon?

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

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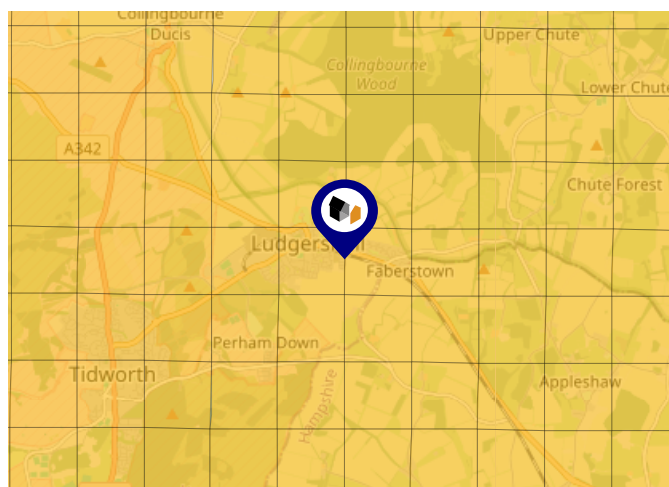


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



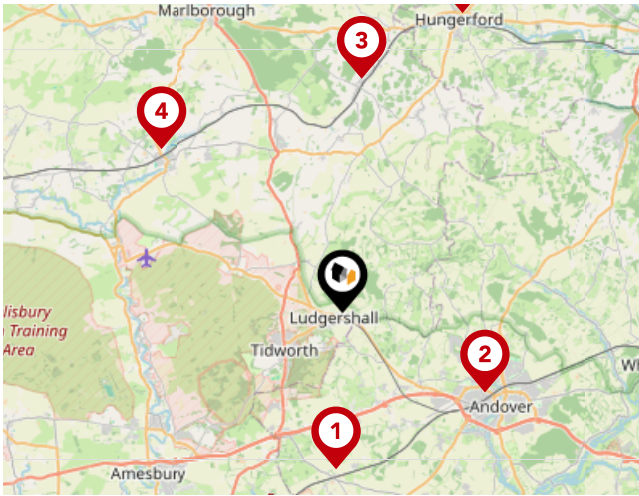
Primary Classifications (Most Common Clay Types)

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

Area

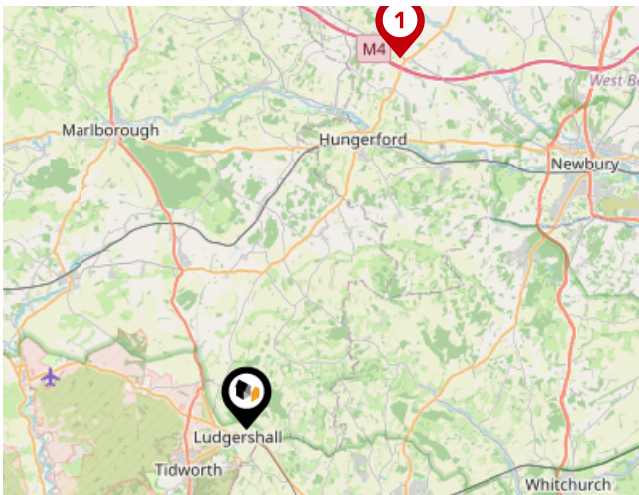
Transport (National)

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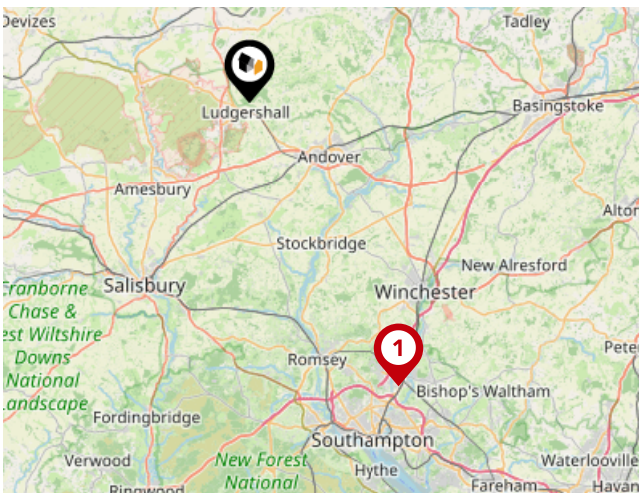
National Rail Stations

Pin	Name	Distance
1	Grateley Rail Station	5.82 miles
2	Andover Rail Station	6.06 miles
3	Bedwyn Rail Station	8.68 miles
4	Pewsey Rail Station	9.06 miles
5	Hungerford Rail Station	11.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	14.86 miles



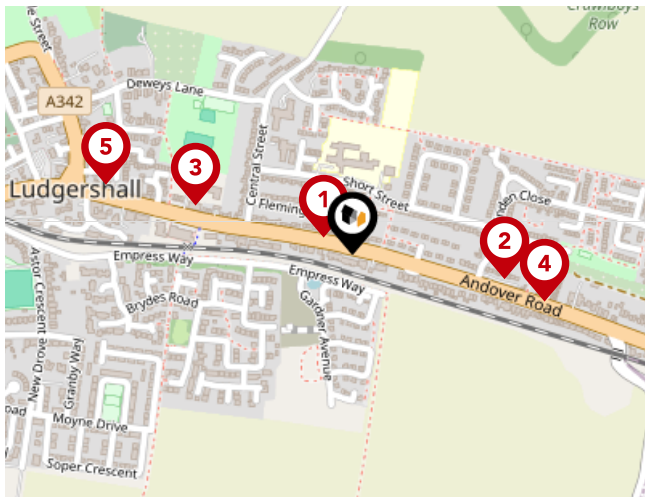
Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	23.74 miles

Area

Transport (Local)

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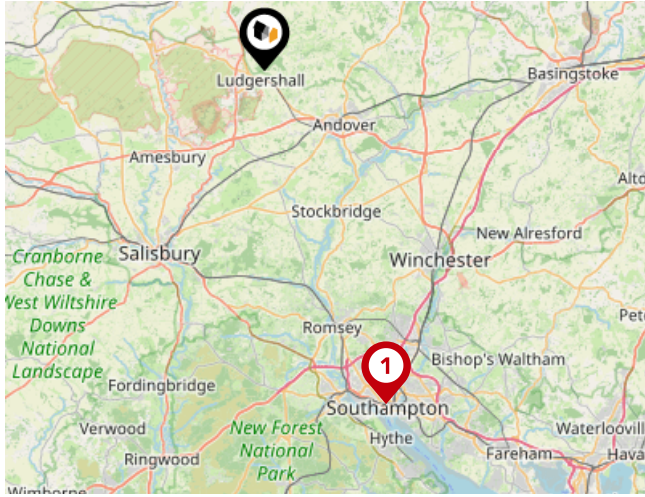


Bus Stops/Stations

Pin	Name	Distance
1	Mission Hall	0.03 miles
2	Meade Road	0.17 miles
3	Co-Op	0.19 miles
4	Bell Street	0.23 miles
5	War Memorial	0.29 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	26.38 miles

The Landwood Group logo, featuring the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

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