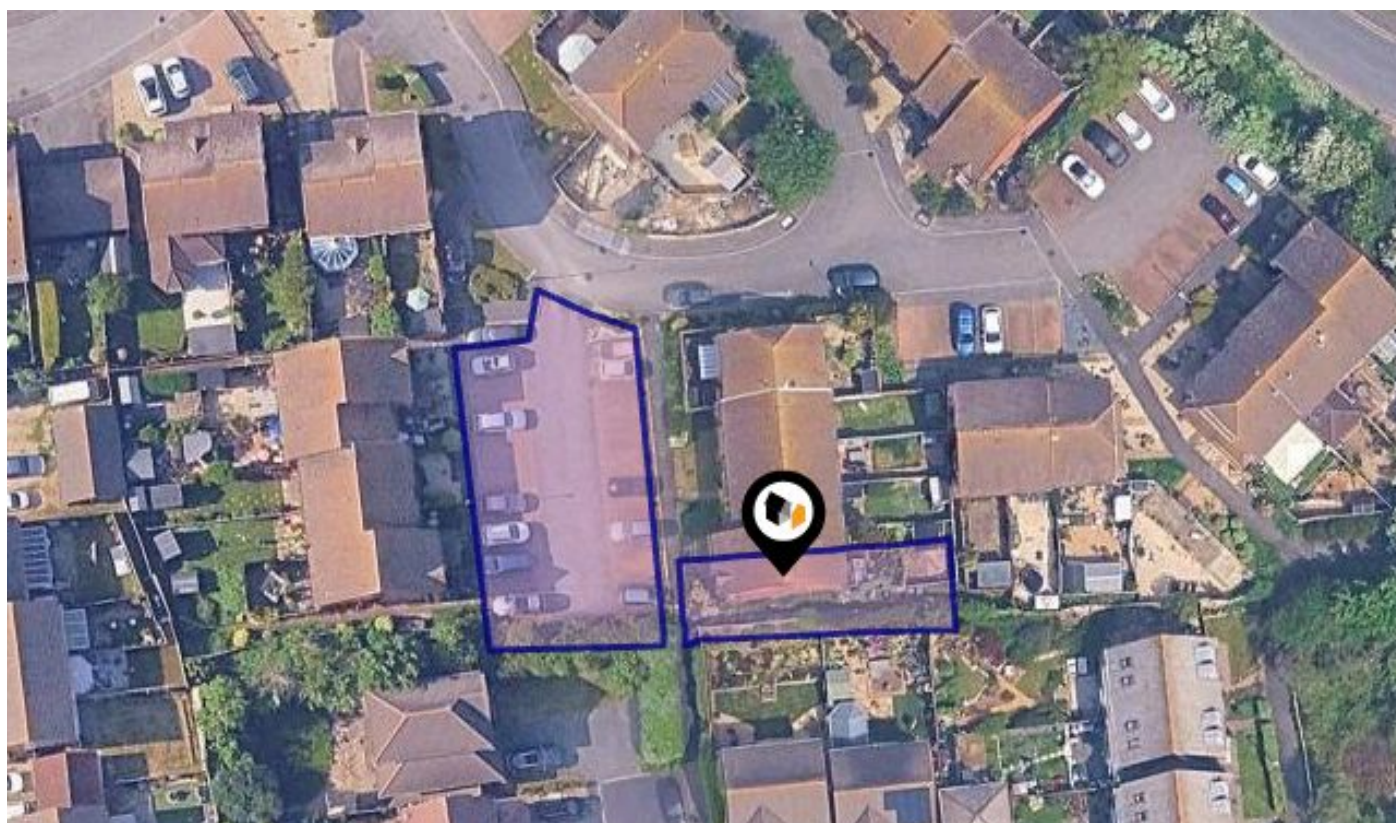




MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Wednesday 10th June 2026



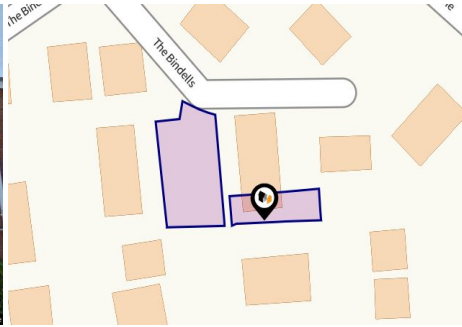
34, THE BINDELLS, CHICKERELL, WEYMOUTH, DT3 4BF

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07976808811

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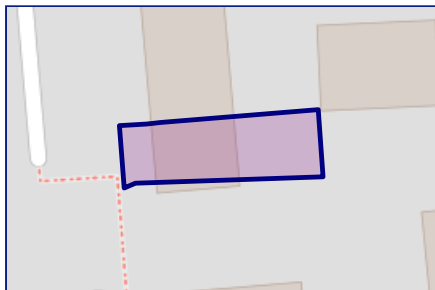
Property

Type:	Flat / Maisonette	Last Sold Date:	27/07/2022
Bedrooms:	1	Last Sold Price:	£140,000
Floor Area:	516 ft ² / 48 m ²	Last Sold £/ft ² :	£271
Plot Area:	0.15 acres	Tenure:	Leasehold
Year Built :	1976-1982	Latest FENSA Work:	28/07/2024 - 4 windows
Council Tax :	Band B		
Annual Estimate:	£2,151		
Title Number:	DT196557		
UPRN:	200000753609		
Restrictive Covenants:	Yes		

Local Area

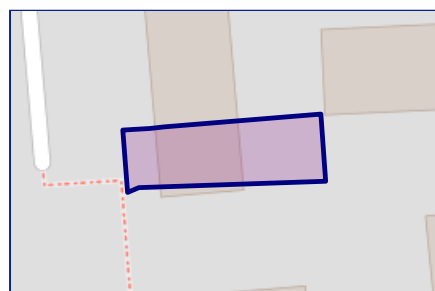
Local Authority:	Dorset	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	78	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Freehold Title Plan



DT205633

Leasehold Title Plan



DT196557

Start Date: 28/05/1992
End Date: 01/01/2115
Lease Term: 125 years from 1 January 1990
Term Remaining: 88 years

34, The Bindells, Chickerell, DT3 4BF

Energy rating

C

Valid until 02.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	Yes
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 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 17% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	48 m ²

Comparables

Sold in your area



1



**34, The Bindells, Weymouth,
DT3 4BF**

Sold (27/07/2022)

Leasehold

£140,000

Flat

1 beds

0.0 mi

2



**42, The Bindells, Weymouth,
DT3 4BF**

Sold (17/02/2023)

Freehold

£178,000

Semi-Detached

1 beds

0.01 mi

Comparables

Under Offer in your area

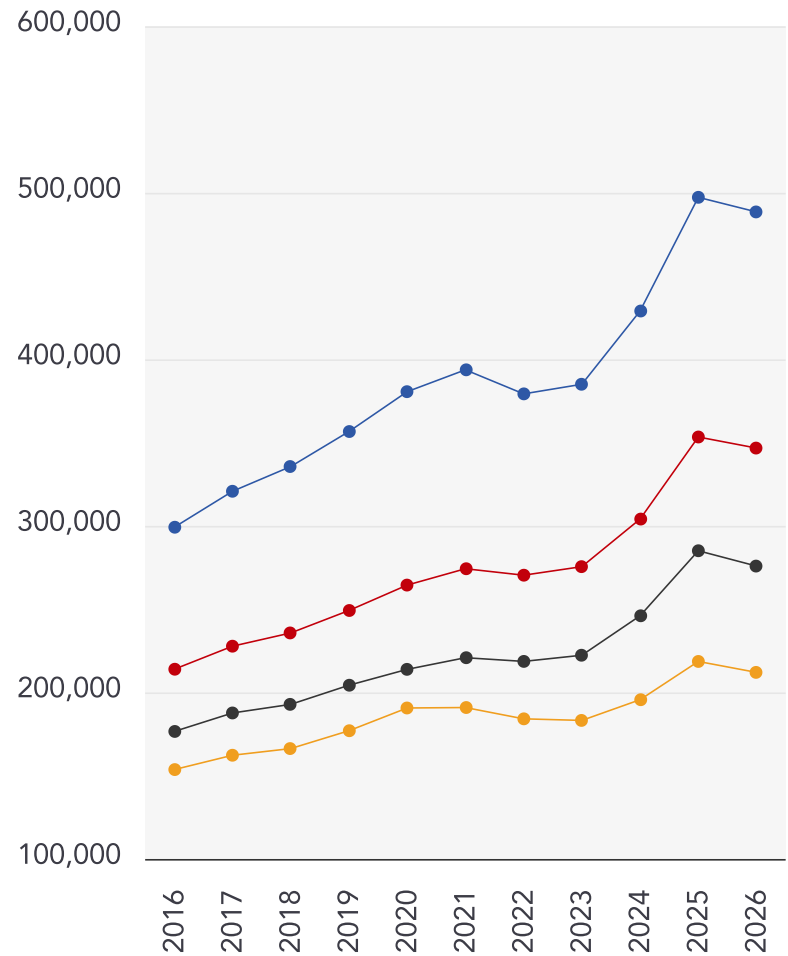


1 	38, The Bindells, Weymouth, DT3 4BF	SSTC (21/03/2026) 📍 £230,000 🏠 Terrace	🛏️ 2 beds 📍 0.0 mi
2 	18, The Bindells, Weymouth, DT3 4BF	SSTC (06/03/2026) 📍 £165,000 🏠 Flat	🛏️ 1 beds 📍 0.03 mi

9, The Bindells, Weymouth, DT3 4BF					Semi-detached House
Last Sold Date:	25/07/2025				
Last Sold Price:	£282,500				
47, The Bindells, Weymouth, DT3 4BF					Terraced House
Last Sold Date:	25/07/2025	17/11/2021	25/06/1999		
Last Sold Price:	£202,500	£181,000	£53,000		
14, The Bindells, Weymouth, DT3 4BF					Semi-detached House
Last Sold Date:	16/06/2025				
Last Sold Price:	£285,000				
2, The Bindells, Weymouth, DT3 4BF					Terraced House
Last Sold Date:	02/08/2023	16/10/2017			
Last Sold Price:	£310,000	£218,000			
42, The Bindells, Weymouth, DT3 4BF					Semi-detached House
Last Sold Date:	17/02/2023	02/08/2002			
Last Sold Price:	£178,000	£81,500			
17, The Bindells, Weymouth, DT3 4BF					Detached House
Last Sold Date:	02/09/2022	18/04/2019	25/03/2004	01/11/2002	
Last Sold Price:	£268,000	£182,000	£141,000	£120,000	
34, The Bindells, Weymouth, DT3 4BF					Flat-maisonette House
Last Sold Date:	27/07/2022	12/10/2015	23/10/2006		
Last Sold Price:	£140,000	£105,000	£119,950		
57, The Bindells, Weymouth, DT3 4BF					Semi-detached House
Last Sold Date:	11/07/2022	28/06/2002			
Last Sold Price:	£238,000	£90,000			
45, The Bindells, Weymouth, DT3 4BF					Semi-detached House
Last Sold Date:	21/04/2022	21/07/2011	24/10/1997		
Last Sold Price:	£165,000	£104,000	£40,000		
12, The Bindells, Weymouth, DT3 4BF					Semi-detached House
Last Sold Date:	24/09/2021				
Last Sold Price:	£270,000				
62, The Bindells, Weymouth, DT3 4BF					Flat-maisonette House
Last Sold Date:	12/07/2021	06/01/2012	24/02/2006		
Last Sold Price:	£136,000	£112,500	£118,000		
61, The Bindells, Weymouth, DT3 4BF					Flat-maisonette House
Last Sold Date:	14/04/2021	29/07/2005			
Last Sold Price:	£130,000	£106,000			

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

10 Year History of Average House Prices by Property Type in DT3



Detached

+63.28%

Semi-Detached

+62.07%

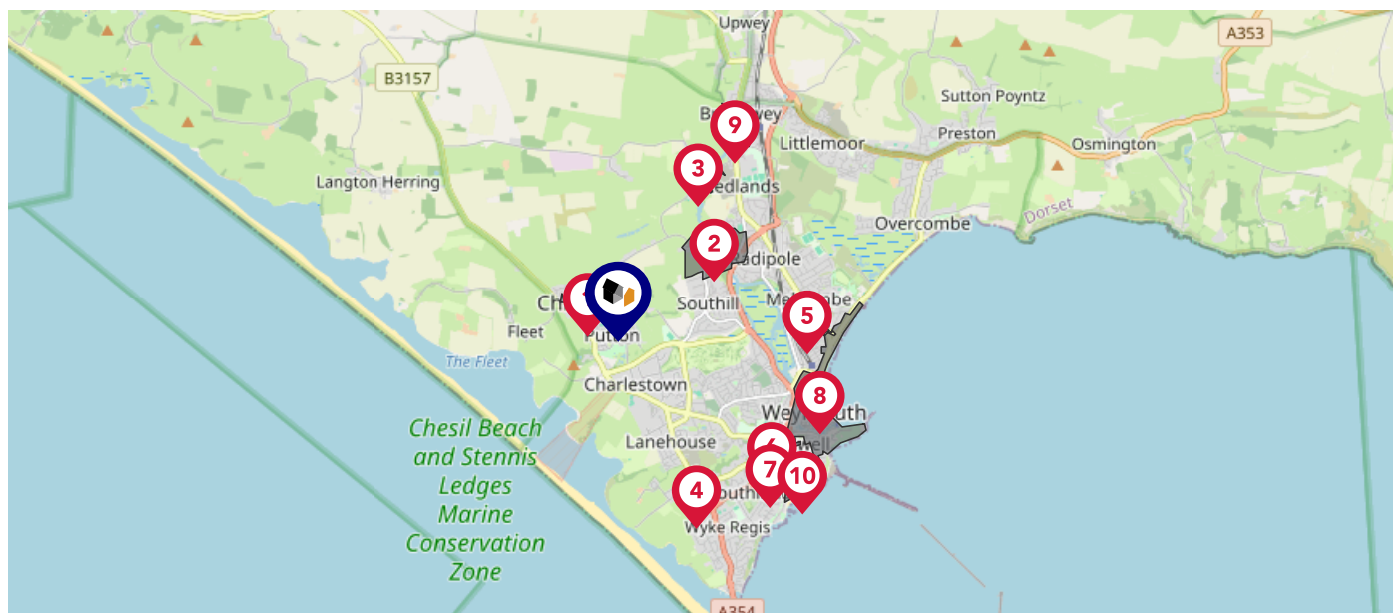
Terraced

+56.23%

Flat

+37.97%

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



Chickerell



Radipole



Nottingham



Wyke Regis



Lodmoor Hill



Lansdowne Square



Connaught Road



Weymouth Town Centre

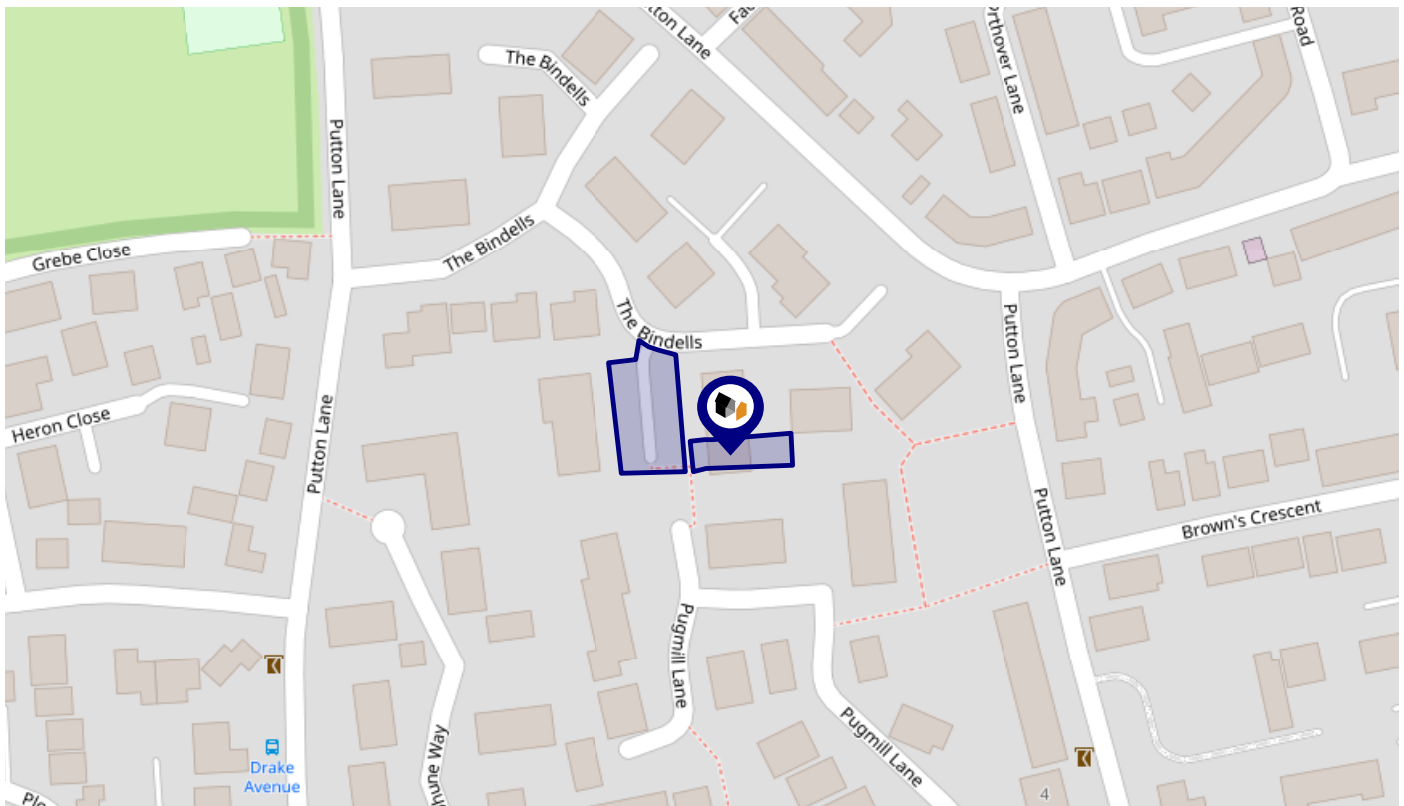


Broadway



Belle Vue Road

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



Rail Noise Data

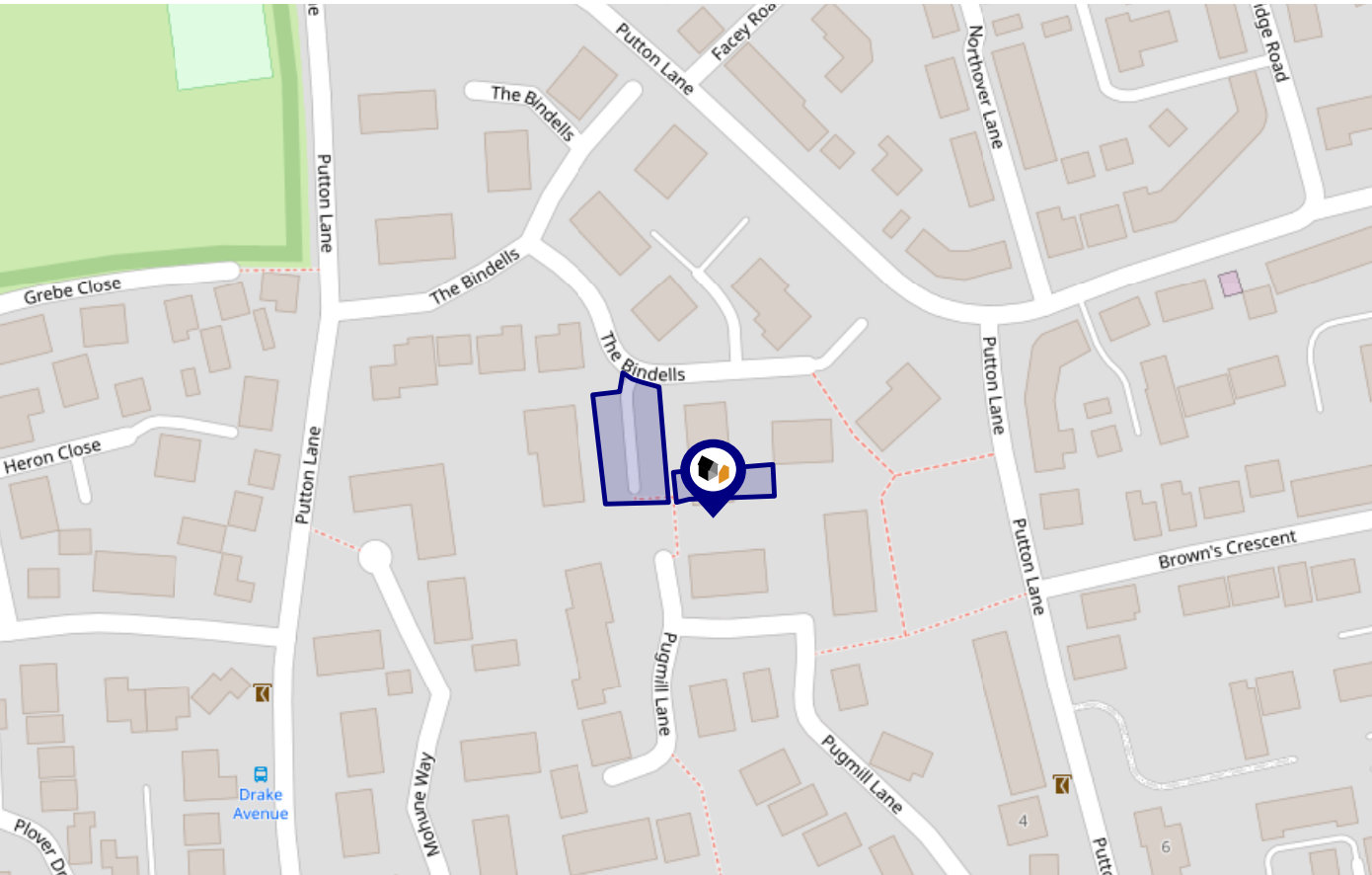
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	■

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

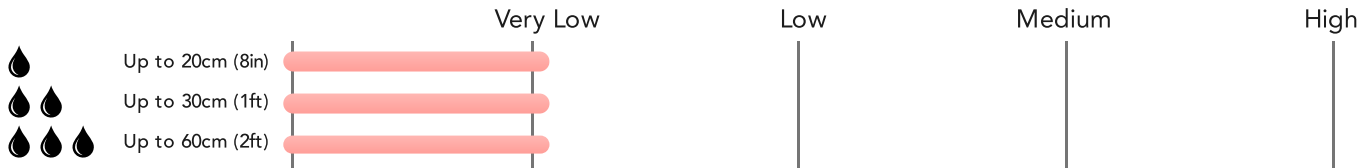


Risk Rating: **Very low**

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.

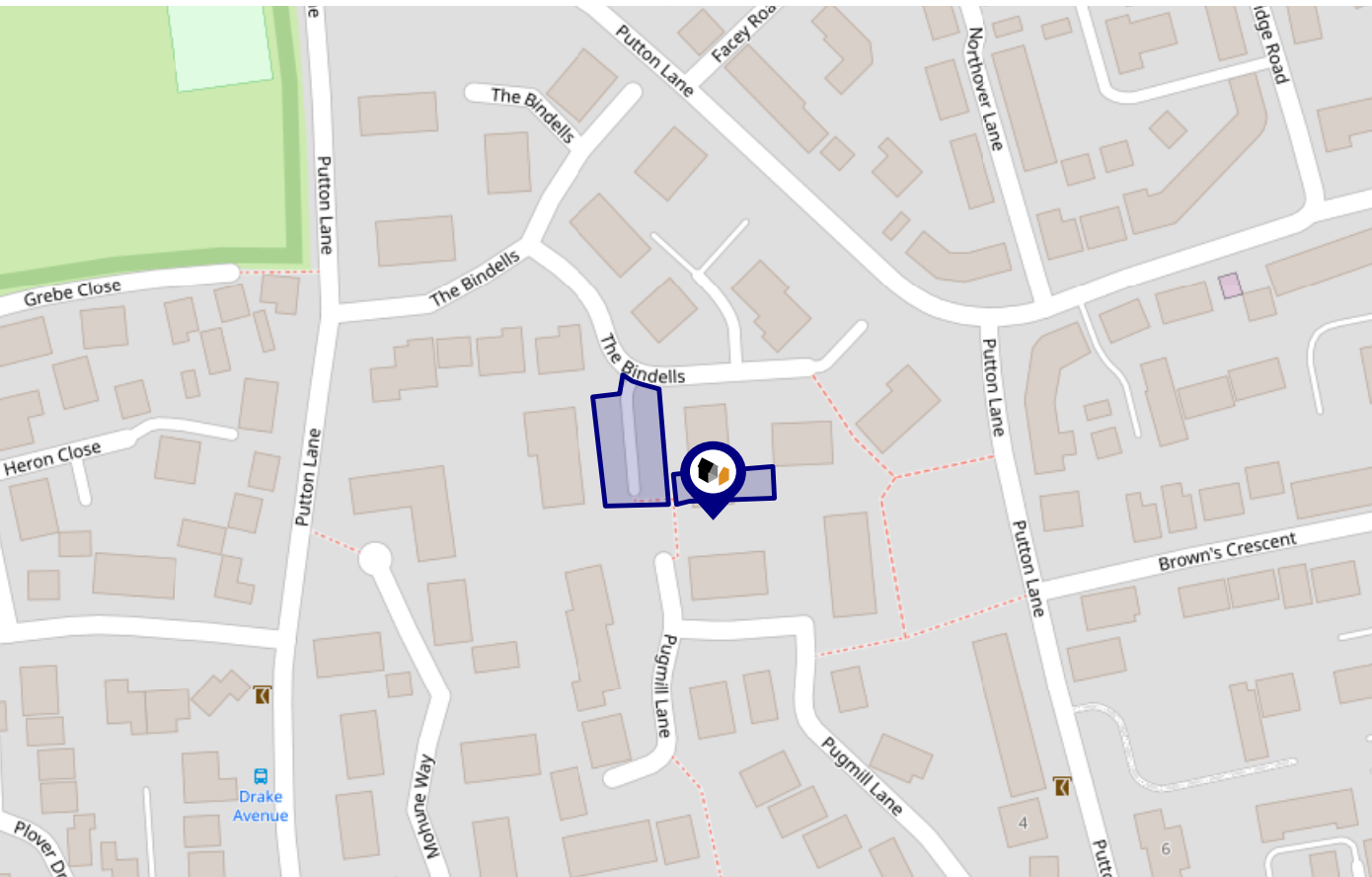
Chance of flooding to the following depths at this property:



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.

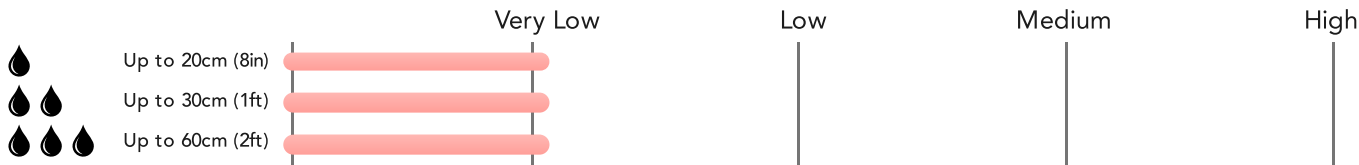


Risk Rating: Very low

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

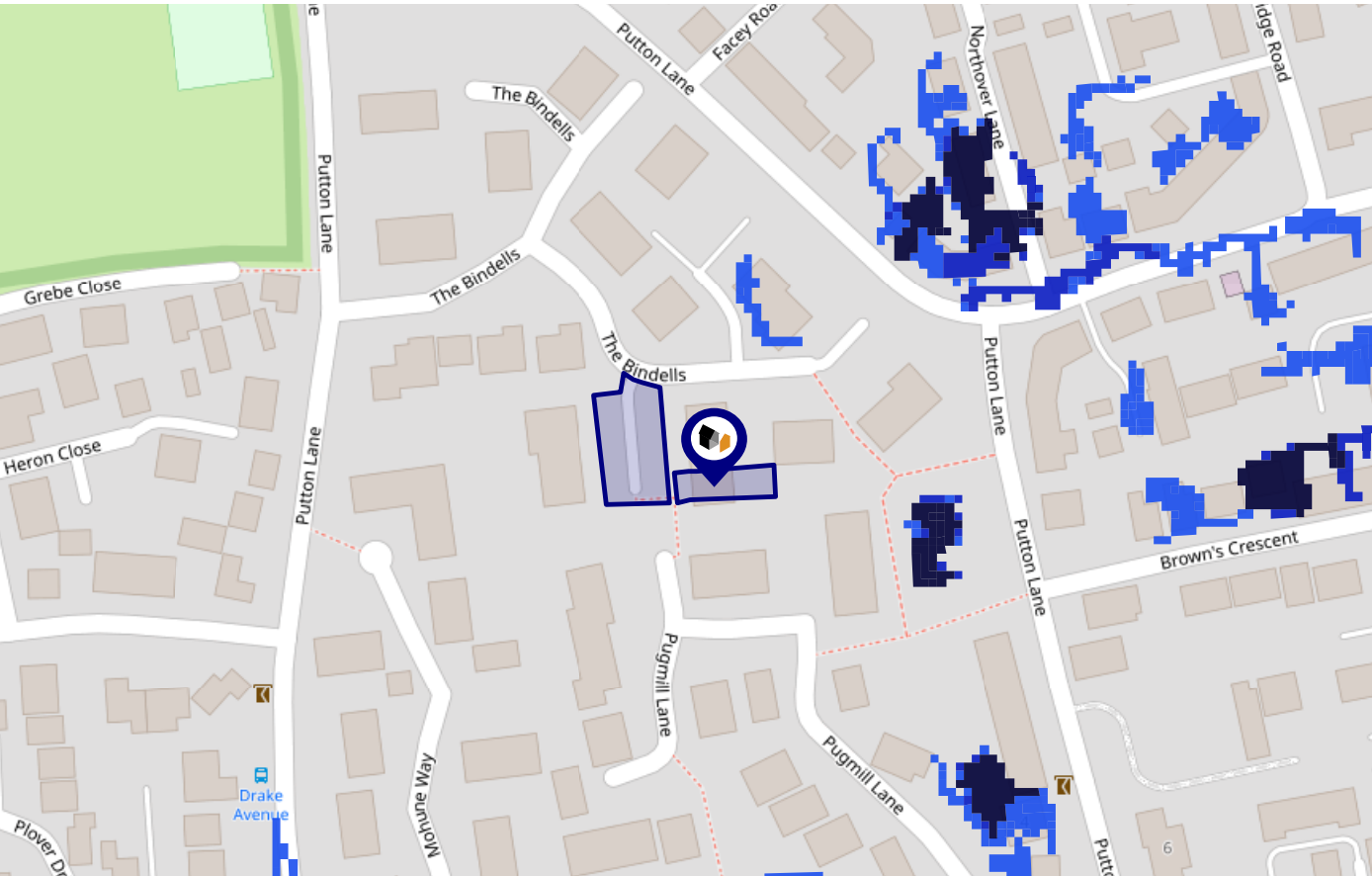
Chance of flooding to the following depths at this property:



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.

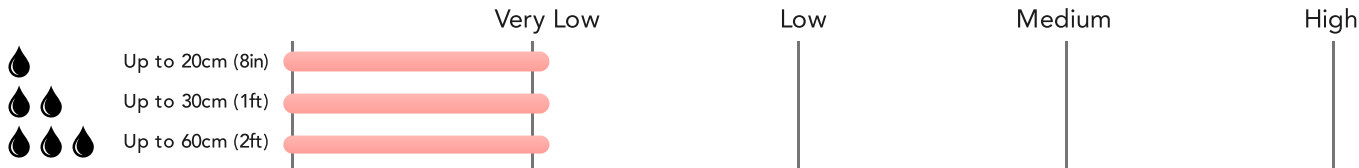


Risk Rating: Very low

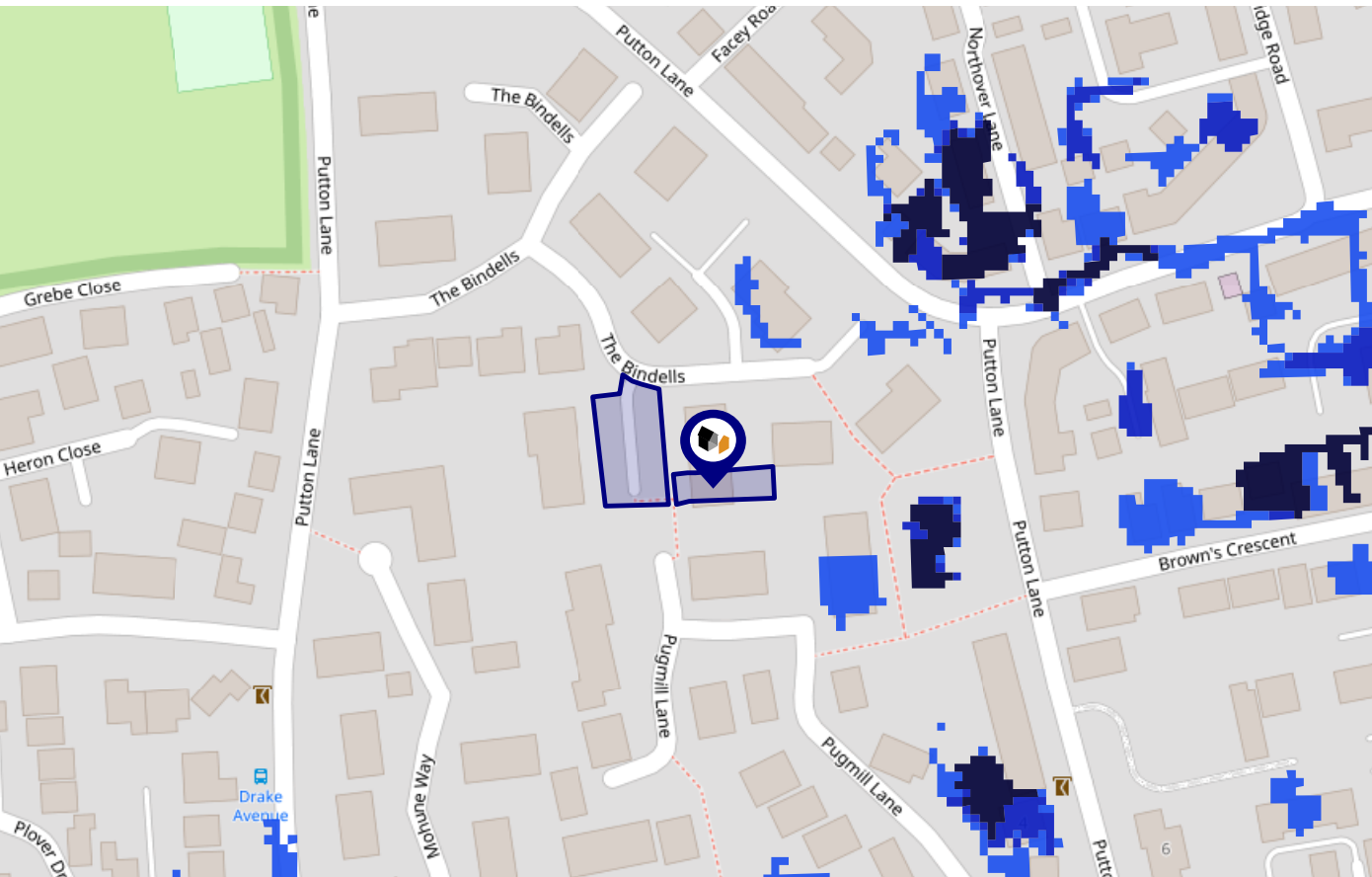
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

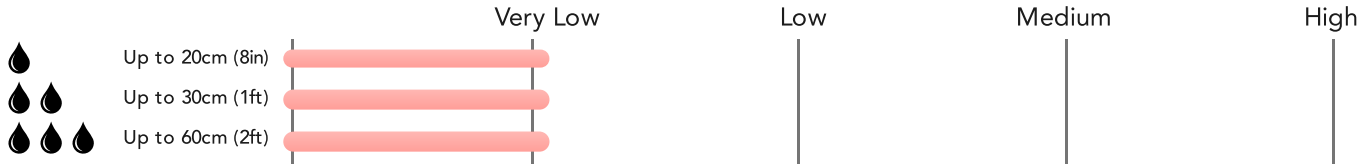


Risk Rating: Very low

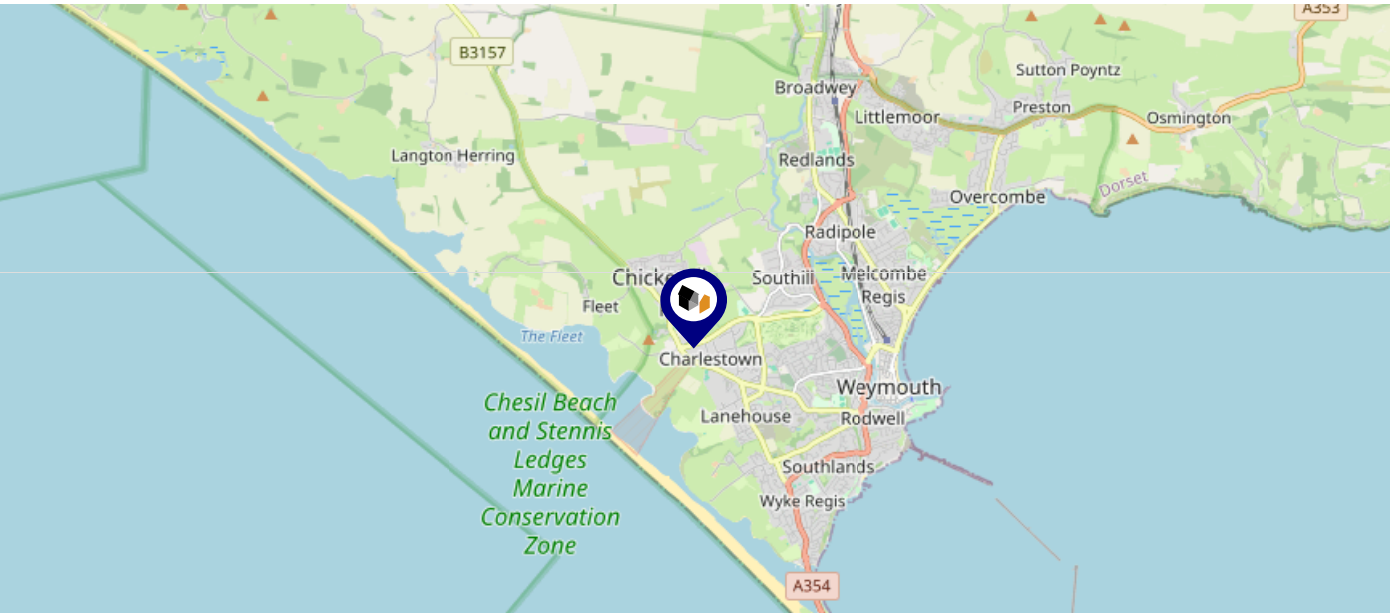
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



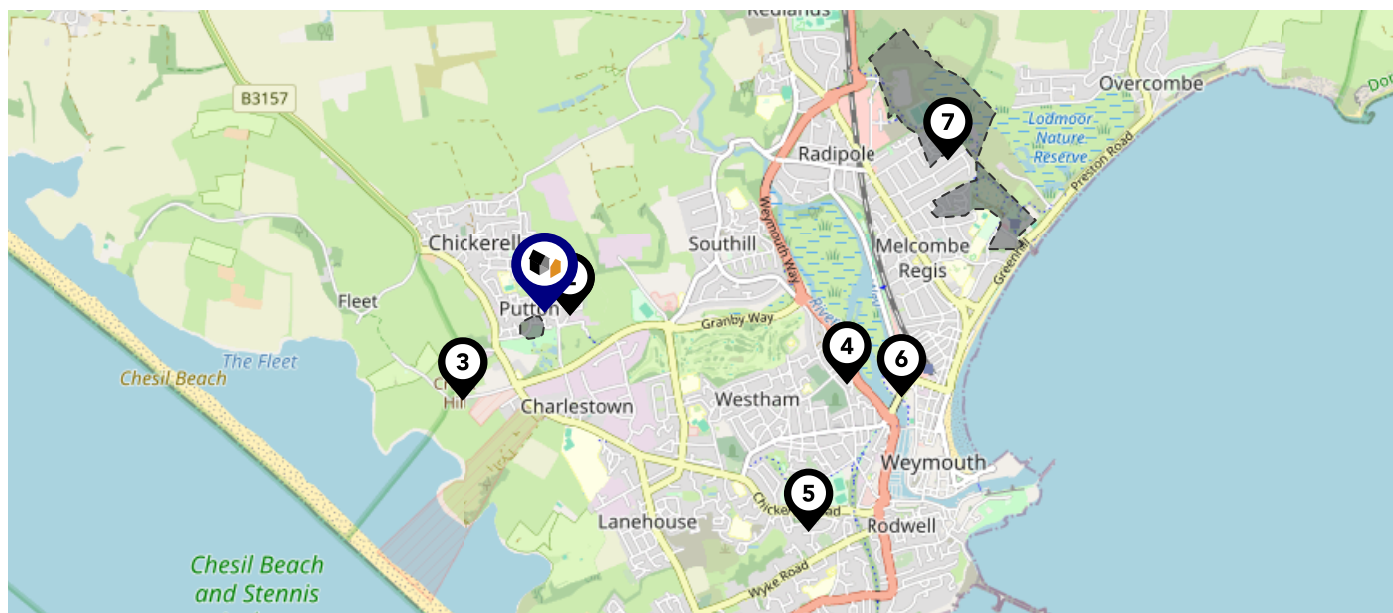
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

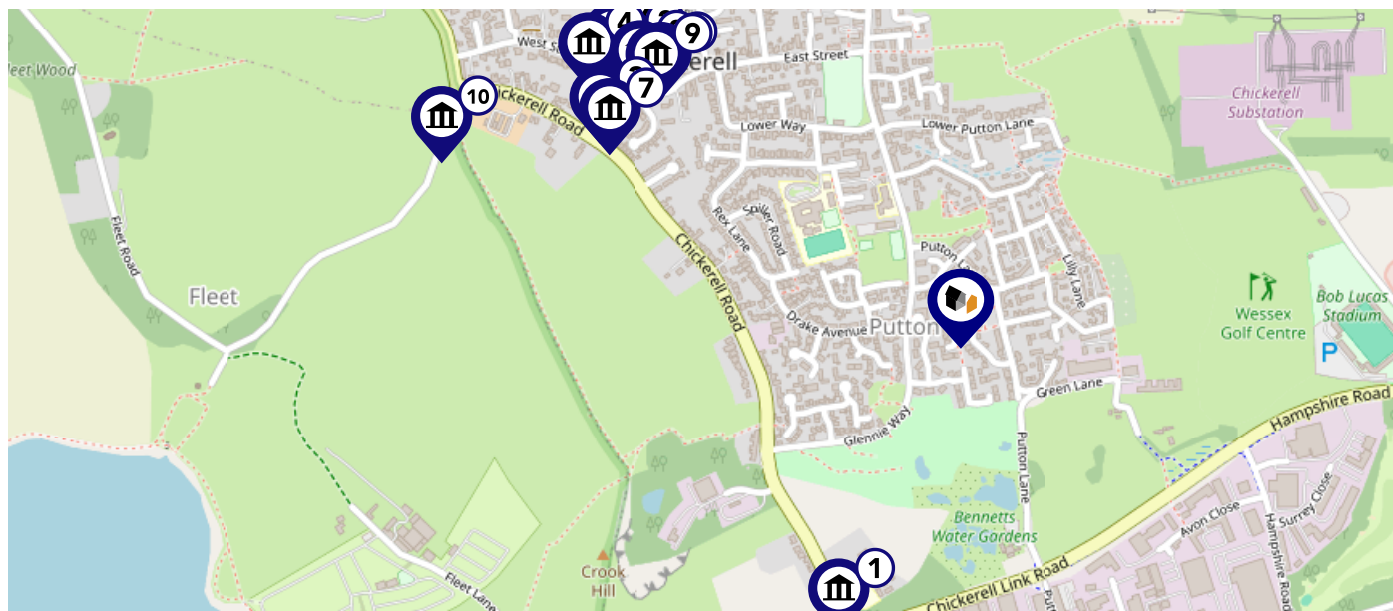
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



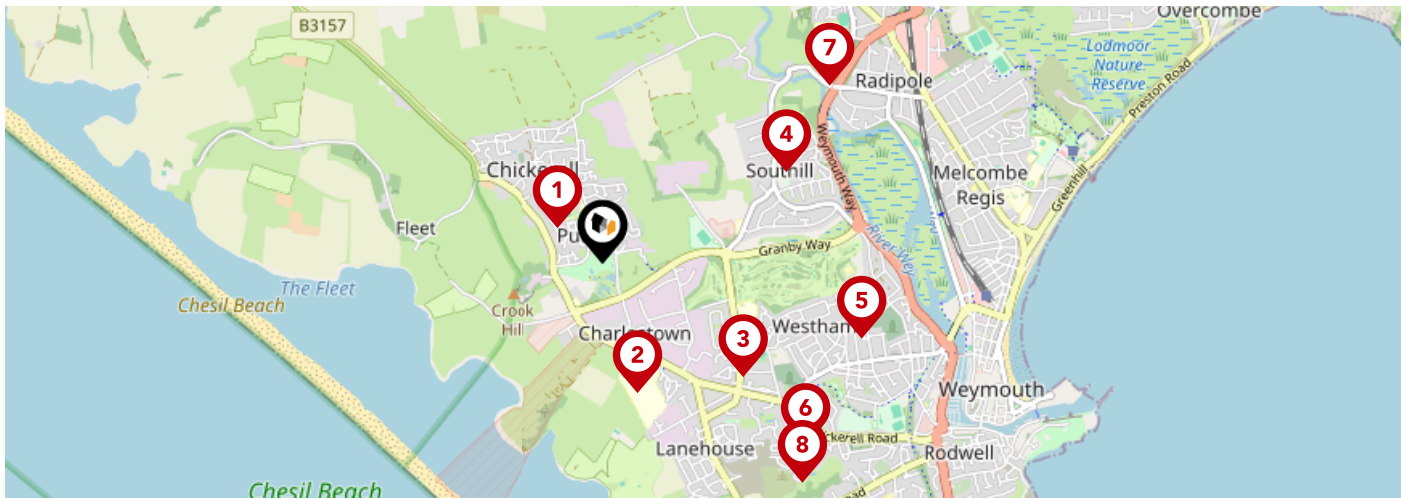
Nearby Landfill Sites

	Green Lane-Chickerell, Chickerell, Weymouth, Dorset	Historic Landfill 
	Green Lane-Chickerell, Weymouth, Dorset	Historic Landfill 
	Old Brickworks-Chickerell	Historic Landfill 
	Pottery Lane-Weymouth	Historic Landfill 
	The Marsh-Knightsdale Road, Weymouth	Historic Landfill 
	Swannery Car Park-Radipole Park Drive, Weymouth	Historic Landfill 
	Lodmoor-Weymouth, Dorset	Historic Landfill 

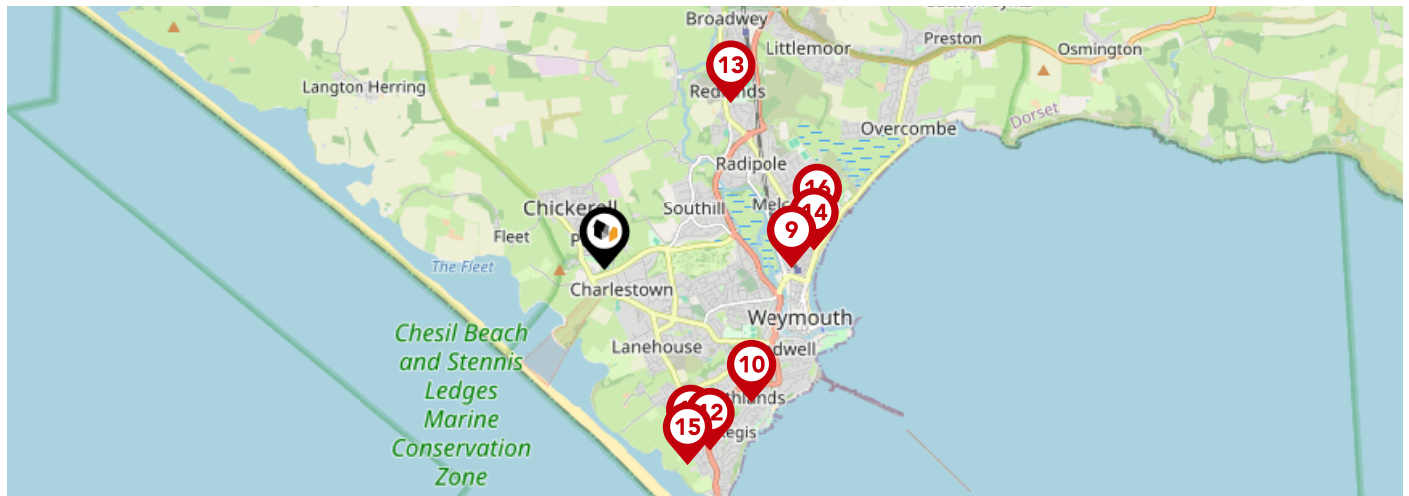
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



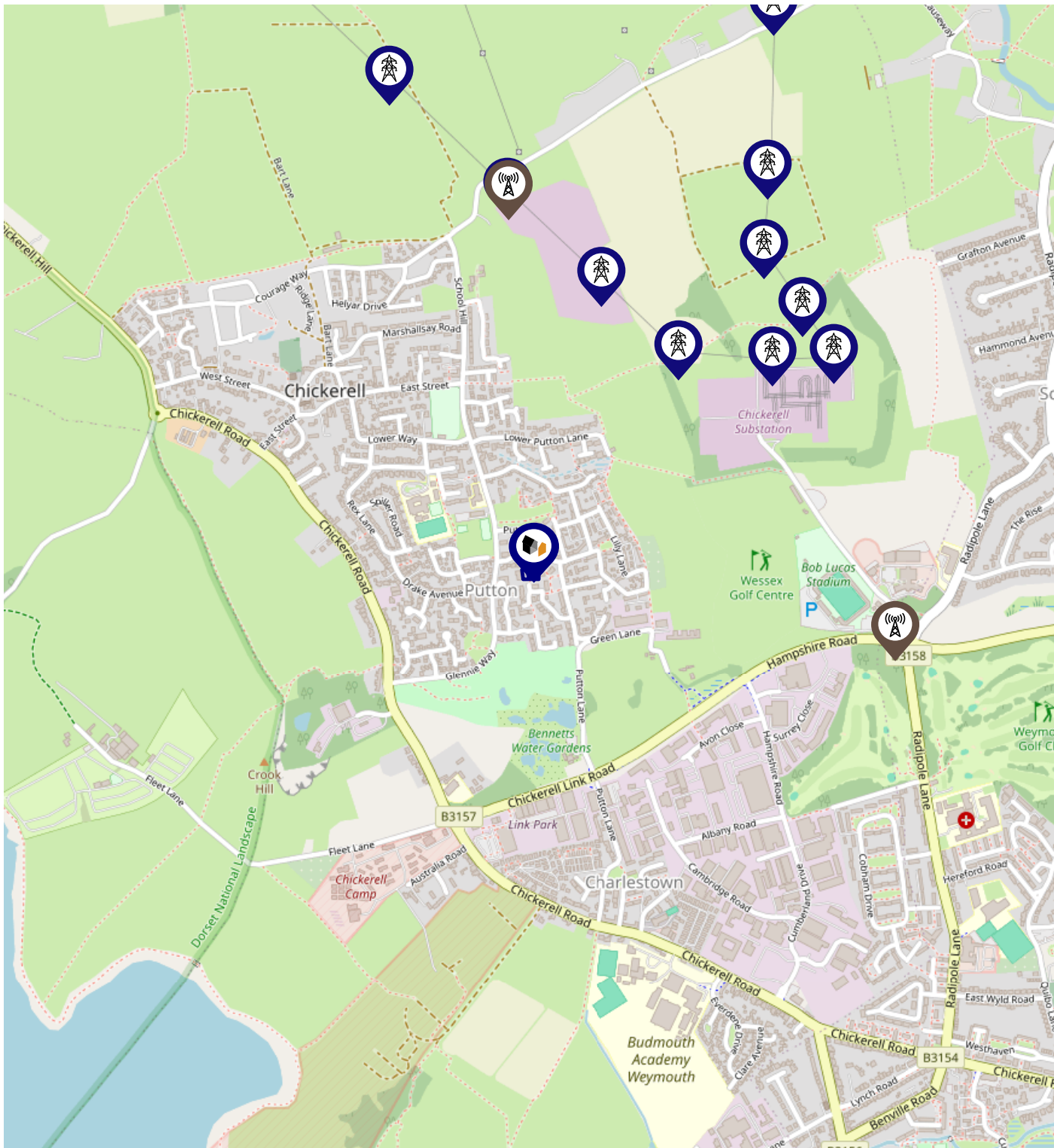
Listed Buildings in the local district		Grade	Distance
	1152019 - Montevideo House	Grade II	0.4 miles
	1118696 - Parish Church Of St Mary	Grade II	0.5 miles
	1324225 - The Elms	Grade II	0.5 miles
	1152060 - Stonebank	Grade II	0.5 miles
	1152053 - 8, North Square	Grade II	0.5 miles
	1152044 - Two Stiles 15 Metres East And 20 Metres West Of Chickerell Church	Grade II	0.5 miles
	1152033 - Front Garden Wall 20 Metres East Of The Elms	Grade II	0.5 miles
	1428316 - Chickerell War Memorial	Grade II	0.5 miles
	1118697 - 6, North Square	Grade II	0.5 miles
	1118702 - Gate-piers And Gate On Fleet-chickerwell Parish Boundary Immediately North Of Fleet Lodge	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Chickerell Primary Academy Ofsted Rating: Good Pupils: 397 Distance:0.26	☐	☒	☐	☐	☐
2	Budmouth Academy Weymouth Ofsted Rating: Requires improvement Pupils: 1506 Distance:0.64	☐	☐	☒	☐	☐
3	Conifers Primary School Ofsted Rating: Good Pupils: 363 Distance:0.86	☐	☒	☐	☐	☐
4	Southill Primary School Ofsted Rating: Good Pupils: 210 Distance:0.97	☐	☒	☐	☐	☐
5	Beechcroft St Pauls CofE Primary School Ofsted Rating: Requires improvement Pupils: 207 Distance:1.27	☐	☒	☐	☐	☐
6	The Compass Ofsted Rating: Good Pupils: 49 Distance:1.29	☐	☐	☒	☐	☐
7	Radipole Primary School Ofsted Rating: Good Pupils: 434 Distance:1.36	☐	☒	☐	☐	☐
8	St Augustine's Catholic Primary School, Weymouth Ofsted Rating: Good Pupils: 195 Distance:1.4	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Arbour House School Ofsted Rating: Good Pupils: 26 Distance:1.75	☐	☐	☒	☐	☐
	Holy Trinity Church of England VC Primary School & Community Nursery Ofsted Rating: Good Pupils: 496 Distance:1.86	☐	☒	☐	☐	☐
	Wyke Regis Infant School and Nursery Ofsted Rating: Good Pupils: 266 Distance:1.86	☐	☒	☐	☐	☐
	All Saints' Church of England Academy Ofsted Rating: Requires improvement Pupils: 765 Distance:1.97	☐	☐	☒	☐	☐
	Wey Valley Academy Ofsted Rating: Good Pupils: 976 Distance:1.97	☐	☐	☒	☐	☐
	Weymouth College Ofsted Rating: Good Pupils:0 Distance:1.97	☐	☐	☒	☐	☐
	Wyke Regis Church of England Junior School Ofsted Rating: Good Pupils: 358 Distance:2	☐	☒	☐	☐	☐
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:2.03	☐	☒	☐	☐	☐

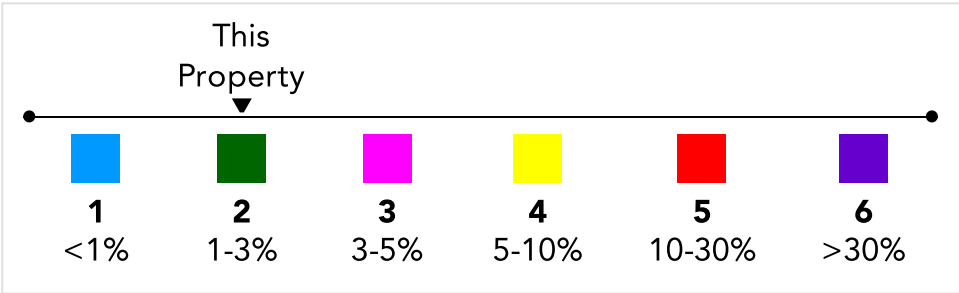
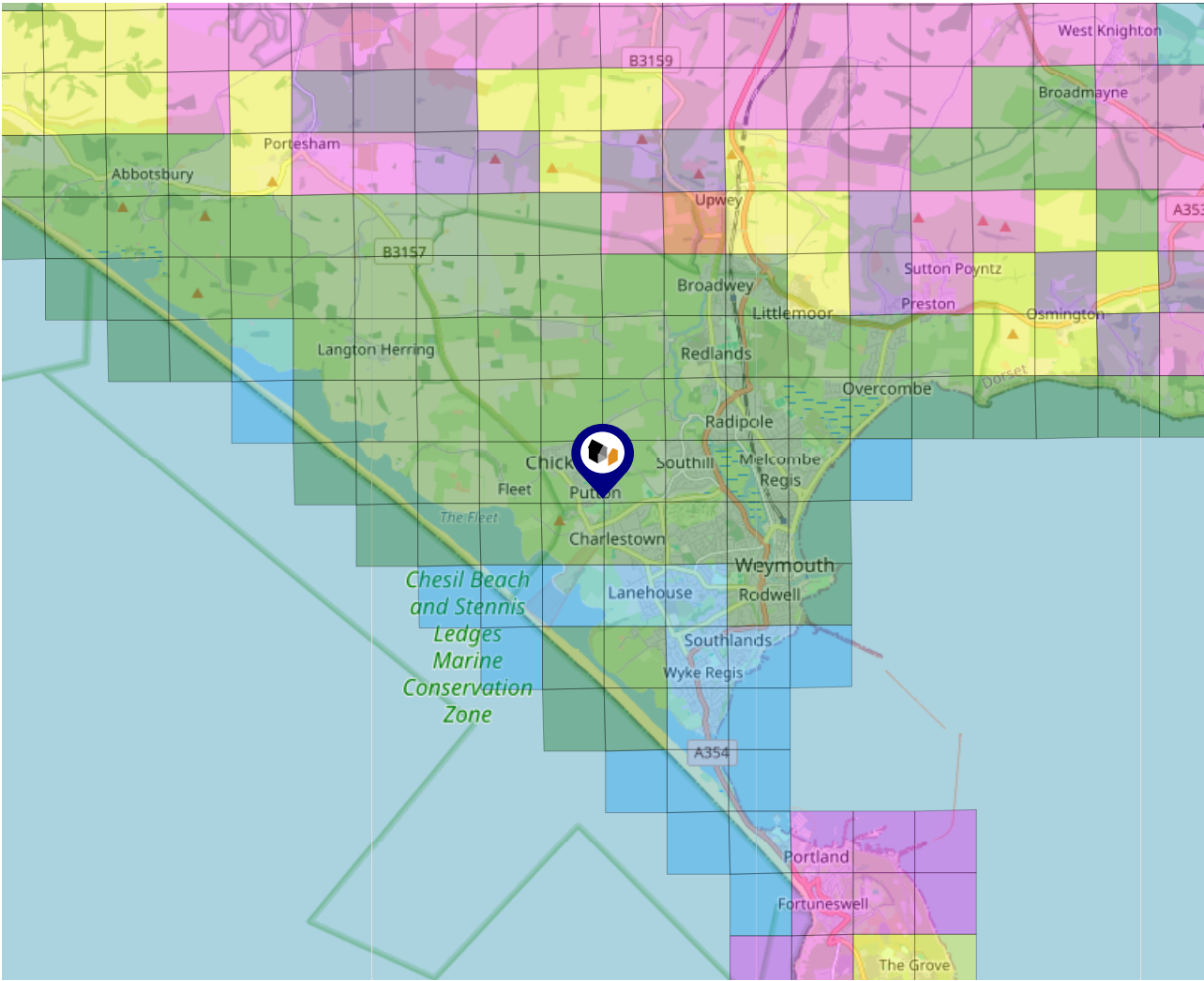


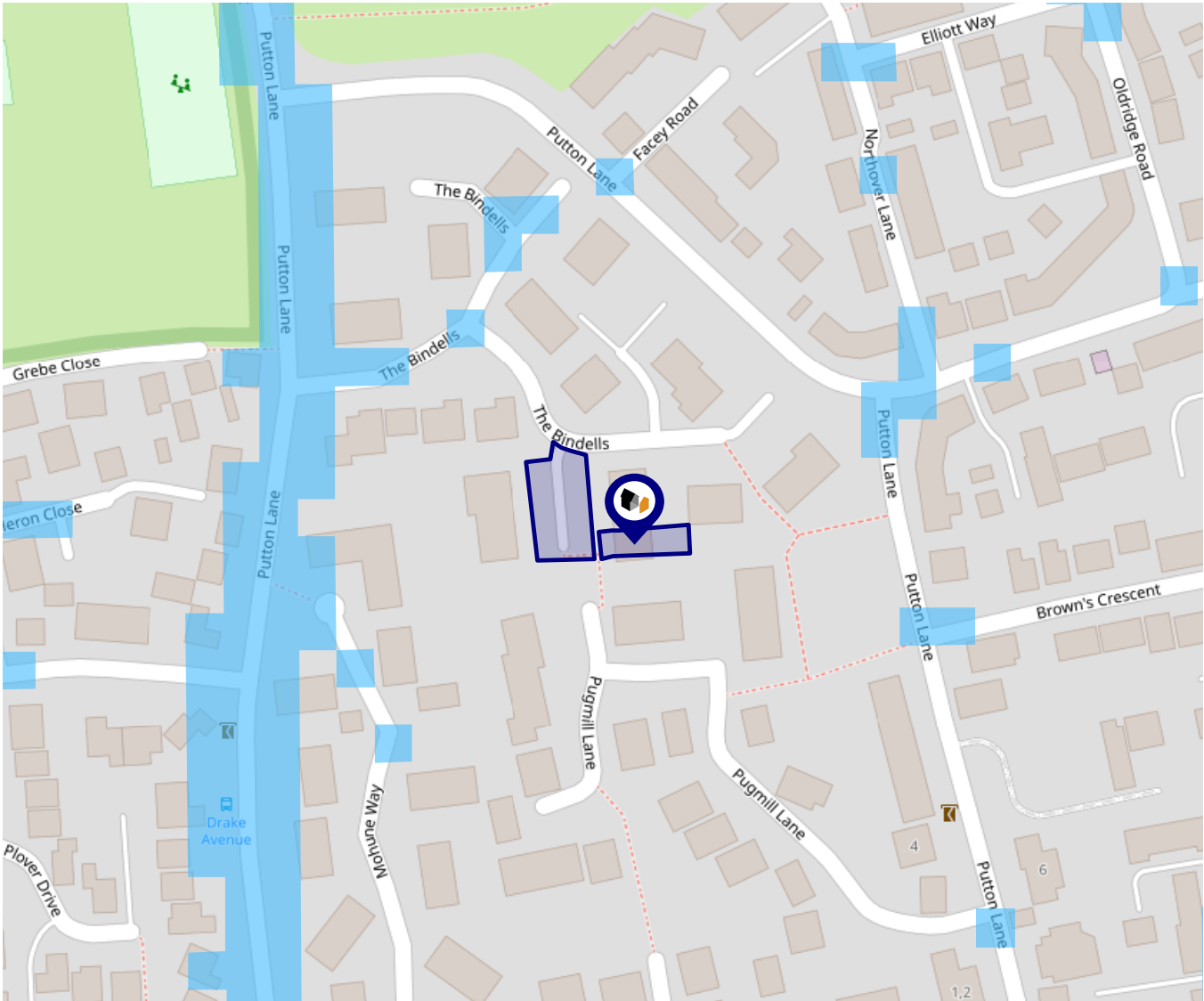
Key:

-  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).



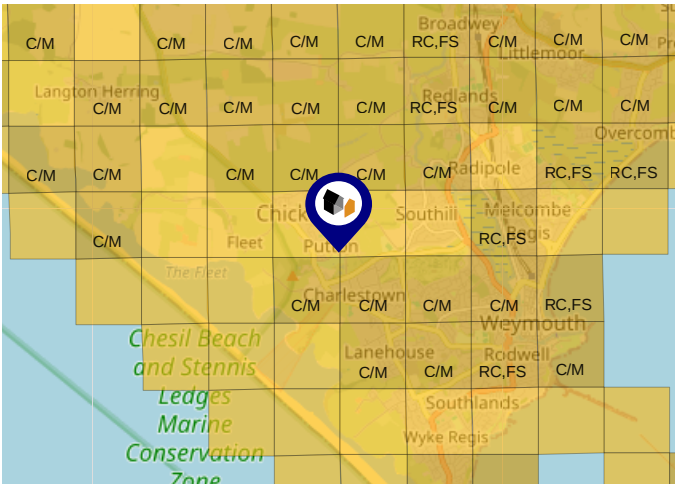


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

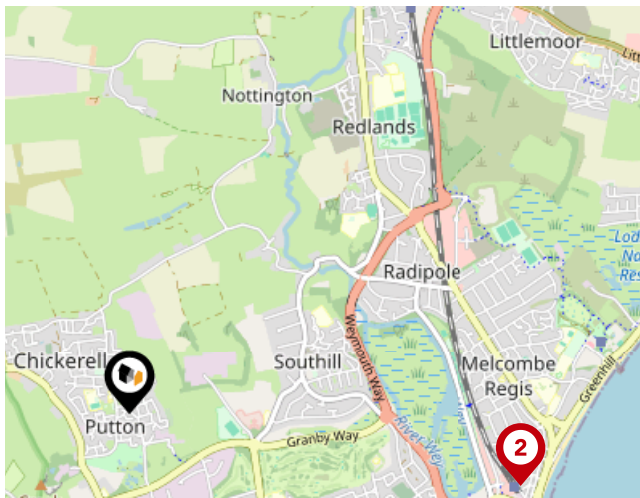
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	MEDIUM TO HEAVY		



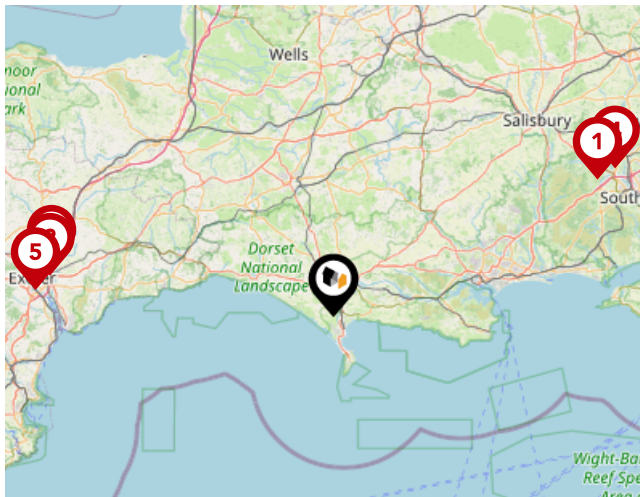
Primary Classifications (Most Common Clay Types)

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



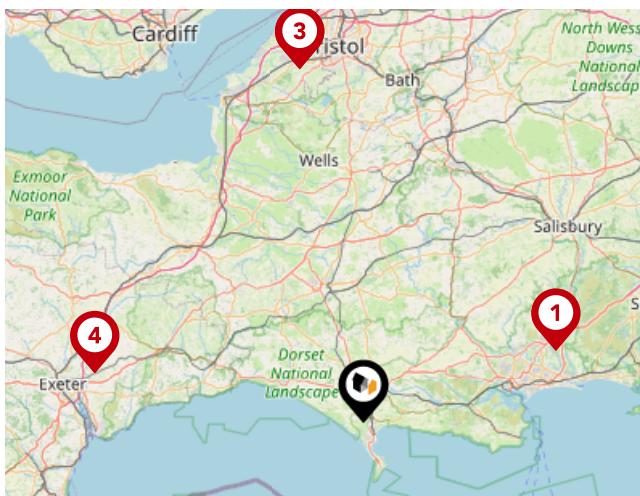
National Rail Stations

Pin	Name	Distance
1	Upwey Rail Station	2.34 miles
2	Weymouth Rail Station	1.87 miles
3	Dorchester South Rail Station	6.67 miles



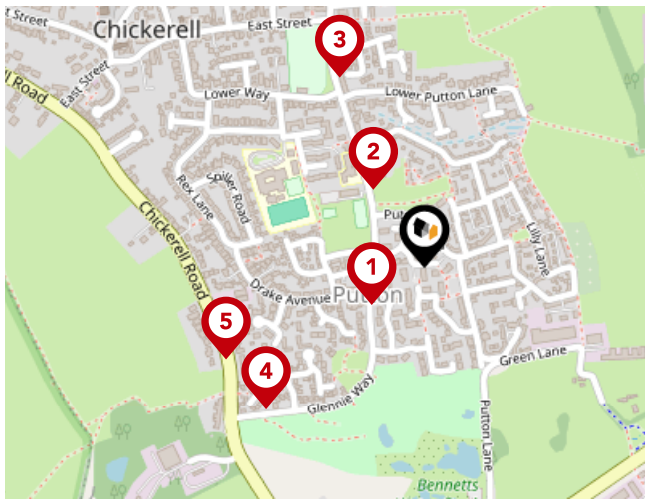
Trunk Roads/Motorways

Pin	Name	Distance
1	M27 J1	44.78 miles
2	M5 J30	42.9 miles
3	M5 J29	43.02 miles
4	M27 J2	47.91 miles
5	M5 J31	44.91 miles



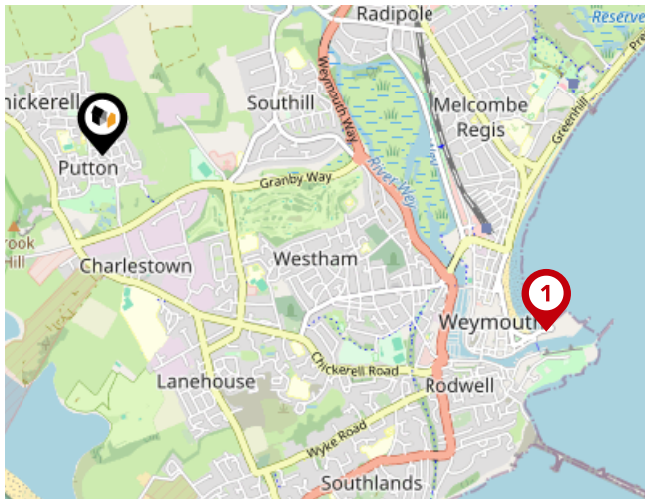
Airports/Helipads

Pin	Name	Distance
1	Bournemouth International Airport	31.01 miles
2	Bristol Airport	53.83 miles
3	Felton	53.83 miles
4	Exeter Airport	41.07 miles



Bus Stops/Stations

Pin	Name	Distance
1	Drake Avenue	0.08 miles
2	Willowbed Hall	0.11 miles
3	Lower Way	0.25 miles
4	Glennie Way West	0.25 miles
5	Glennie Way	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Weymouth Ferry Terminal	2.25 miles



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