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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28<sup>th</sup> May 2025



**NEW ROAD, MICHELDEVER STATION, WINCHESTER, SO21**

**Martin & Co | Winchester**

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[www.martinco.com/estate-agents-and-letting-agents/branch/winchester/](http://www.martinco.com/estate-agents-and-letting-agents/branch/winchester/)

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,119 ft <sup>2</sup> / 104 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,251		
<b>Title Number:</b>	HP588960		

## Local Area

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

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

New Road, Micheldever Station, SO21

Energy rating

**D**

Valid until 27.06.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		98   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	104 m <sup>2</sup>

# Market Sold in Street

## 1, New Railway Cottages, New Road, Winchester, SO21 3AW

Last Sold Date:	01/03/2022	22/11/2013	03/08/2012	26/05/2000
Last Sold Price:	£430,000	£375,000	£209,000	£135,000

## 6, New Railway Cottages, New Road, Winchester, SO21 3AW

Last Sold Date:	12/06/2020	11/07/2008	11/10/2006	01/07/2004	02/04/2004
Last Sold Price:	£410,000	£250,000	£232,000	£186,000	£153,000

## 2, New Railway Cottages, New Road, Winchester, SO21 3AW

Last Sold Date:	02/12/2016
Last Sold Price:	£310,000

## 3, New Railway Cottages, New Road, Winchester, SO21 3AW

Last Sold Date:	30/03/2016
Last Sold Price:	£295,000

## 4, New Railway Cottages, New Road, Winchester, SO21 3AW

Last Sold Date:	05/11/2014	30/07/2010	17/08/2005
Last Sold Price:	£305,000	£286,000	£215,000

## 9, New Road, Winchester, SO21 3AW

Last Sold Date:	23/08/2013	16/04/1999
Last Sold Price:	£345,000	£135,000

## 5, New Railway Cottages, New Road, Winchester, SO21 3AW

Last Sold Date:	10/09/2010	16/07/1999	22/05/1998
Last Sold Price:	£295,000	£110,000	£107,500

## 8, New Railway Cottages, New Road, Winchester, SO21 3AW

Last Sold Date:	23/07/2010
Last Sold Price:	£246,000

## 11, New Road, Winchester, SO21 3AW

Last Sold Date:	13/12/2002
Last Sold Price:	£320,000

## Sycamore House, New Road, Winchester, SO21 3AW

Last Sold Date:	01/11/2000
Last Sold Price:	£230,000

## 7, New Railway Cottages, New Road, Winchester, SO21 3AW

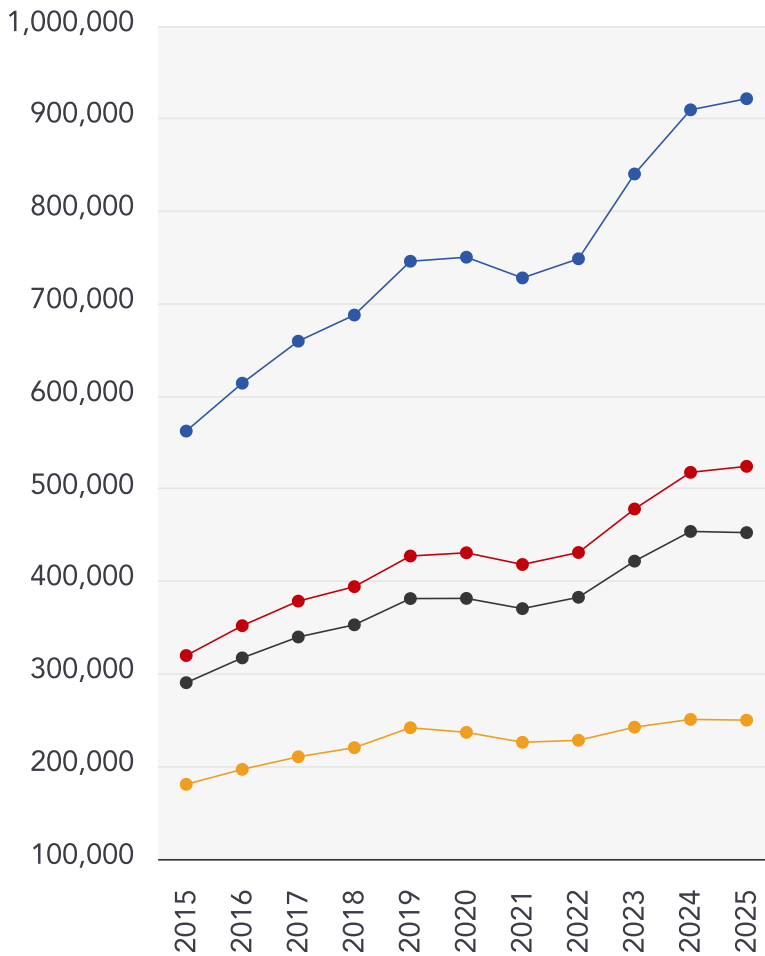
Last Sold Date:	24/01/1997
Last Sold Price:	£72,000

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

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in SO21



Detached

**+63.86%**

Semi-Detached

**+63.92%**

Terraced

**+55.82%**

Flat

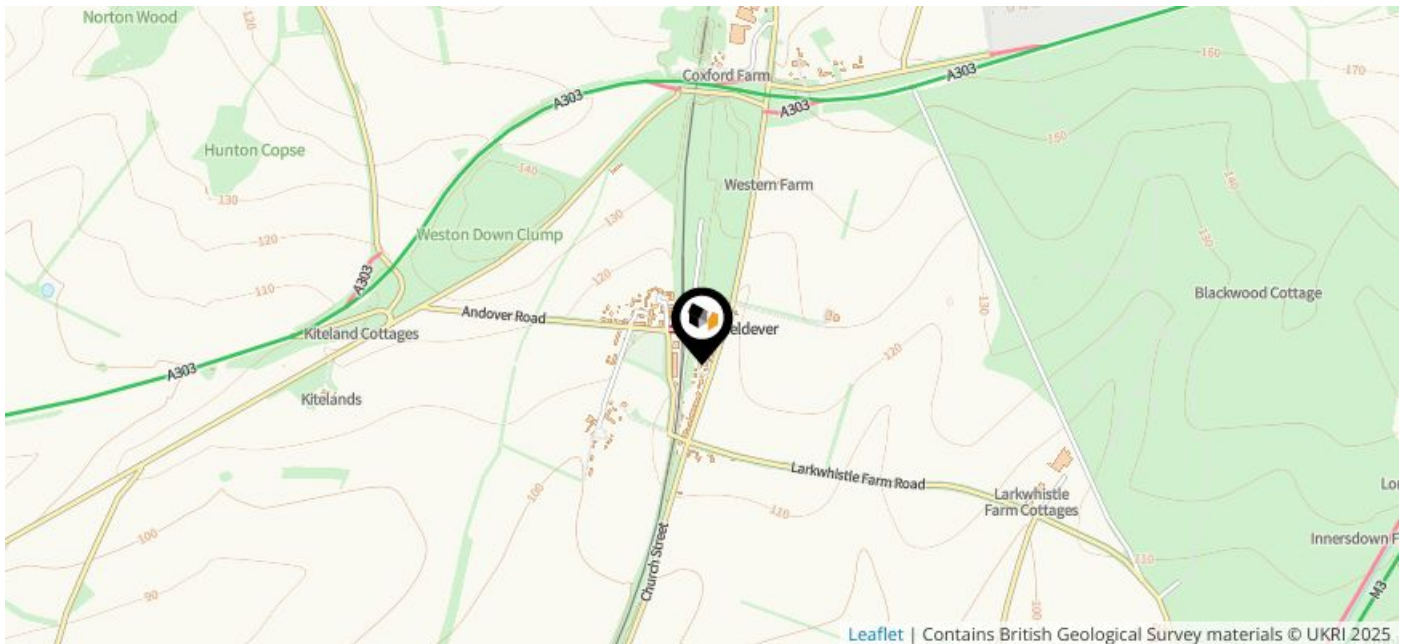
**+38.37%**



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

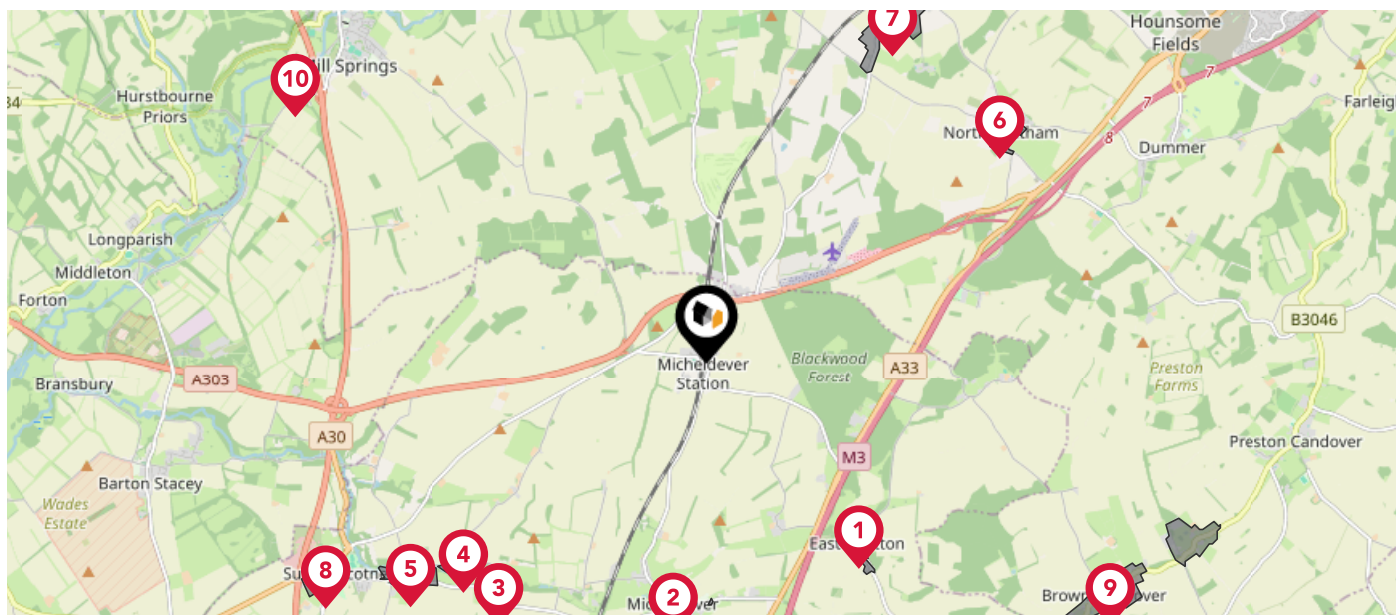
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

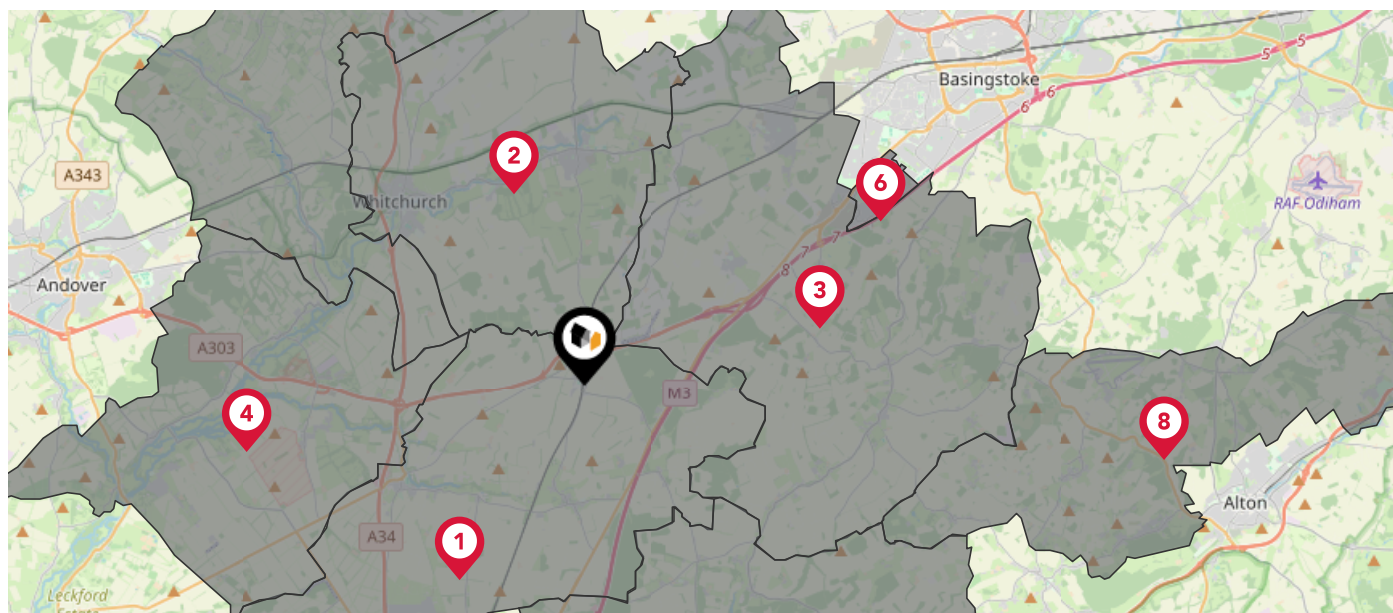
- 1 East Stratton
- 2 Micheldever
- 3 Stoke Charity
- 4 Hunton
- 5 Wonston
- 6 North Waltham
- 7 Steventon
- 8 Sutton Scotney
- 9 Brown and Chilton Candover
- 10 Tufton











# 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



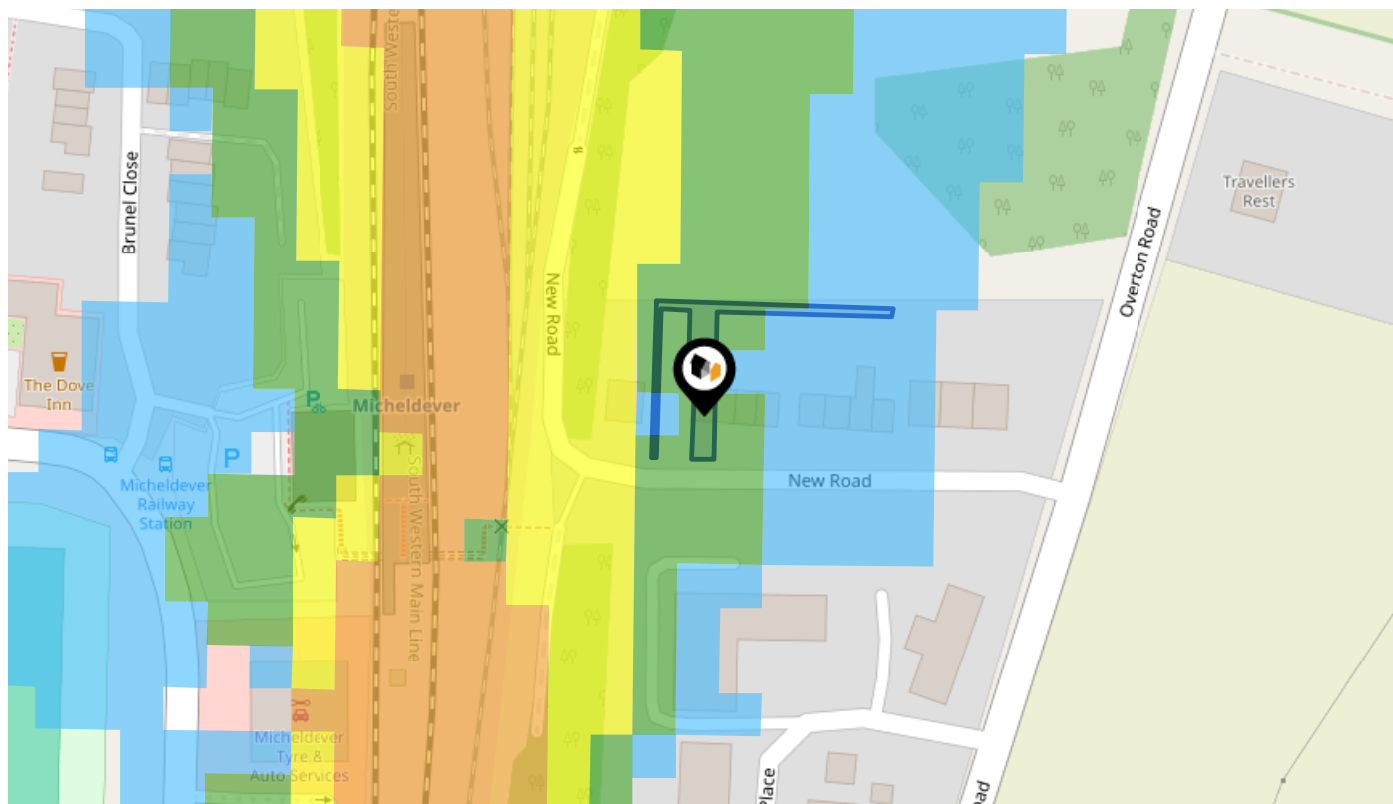
### Nearby Council Wards

-  Wonston & Micheldever Ward
-  Whitchurch, Overton & Laverstoke Ward
-  Oakley & The Candovers Ward
-  Harewood Ward
-  Alresford & Itchen Valley Ward
-  Hatch Warren & Beggarwood Ward
-  Evingar Ward
-  Bentworth & Froyle 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.

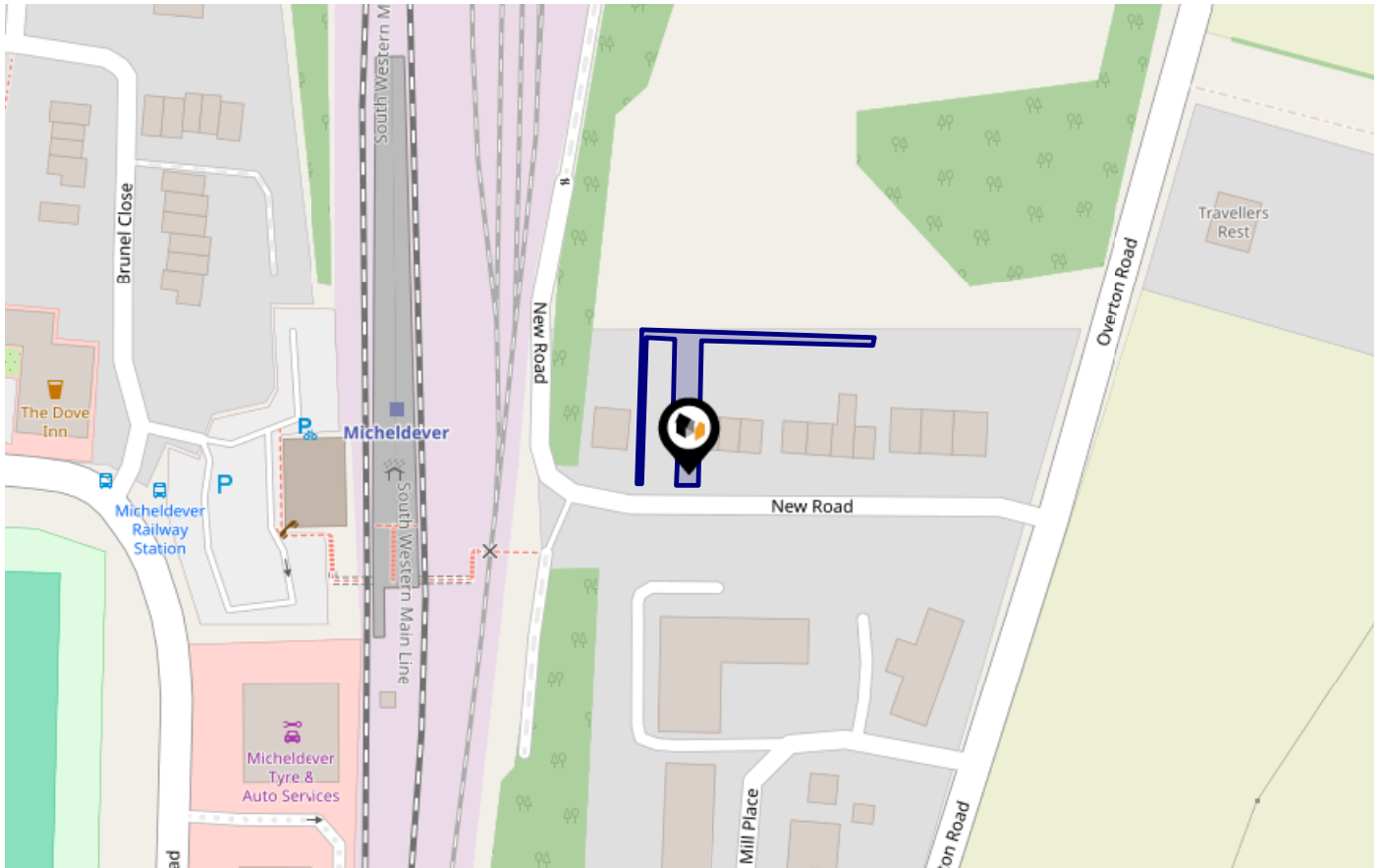
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

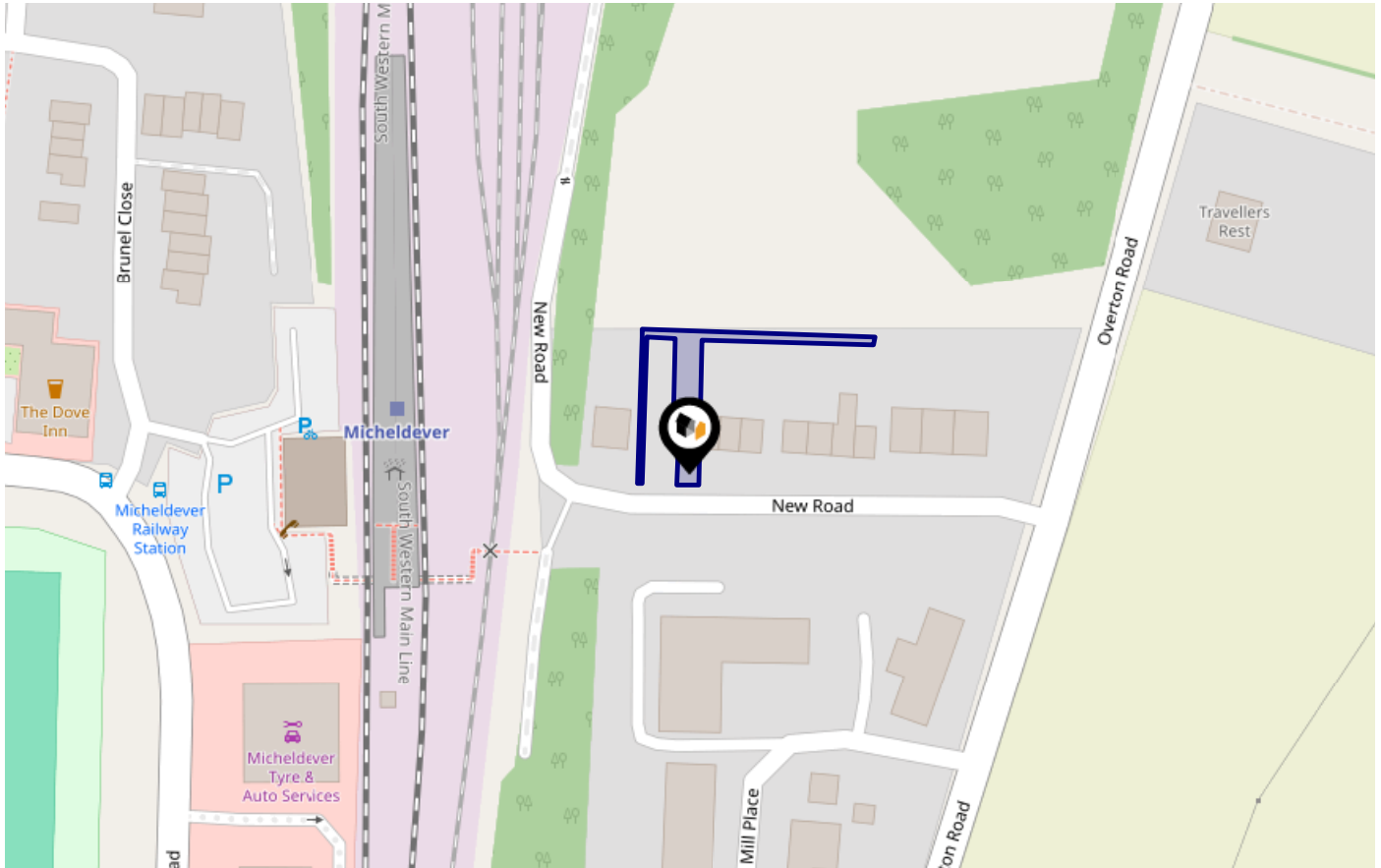
Chance of flooding to the following depths at this property:



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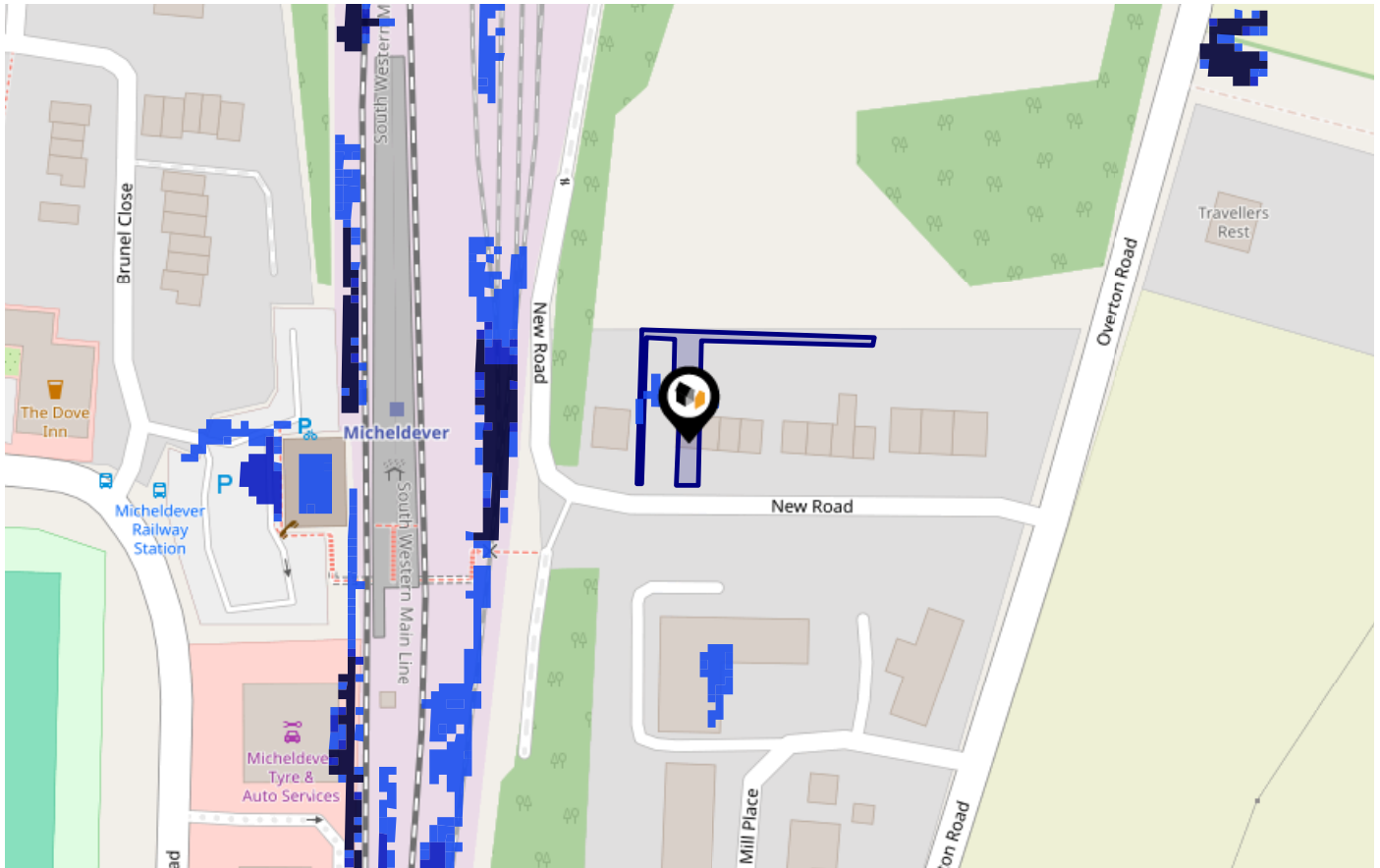
Chance of flooding to the following depths at this property:



# 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

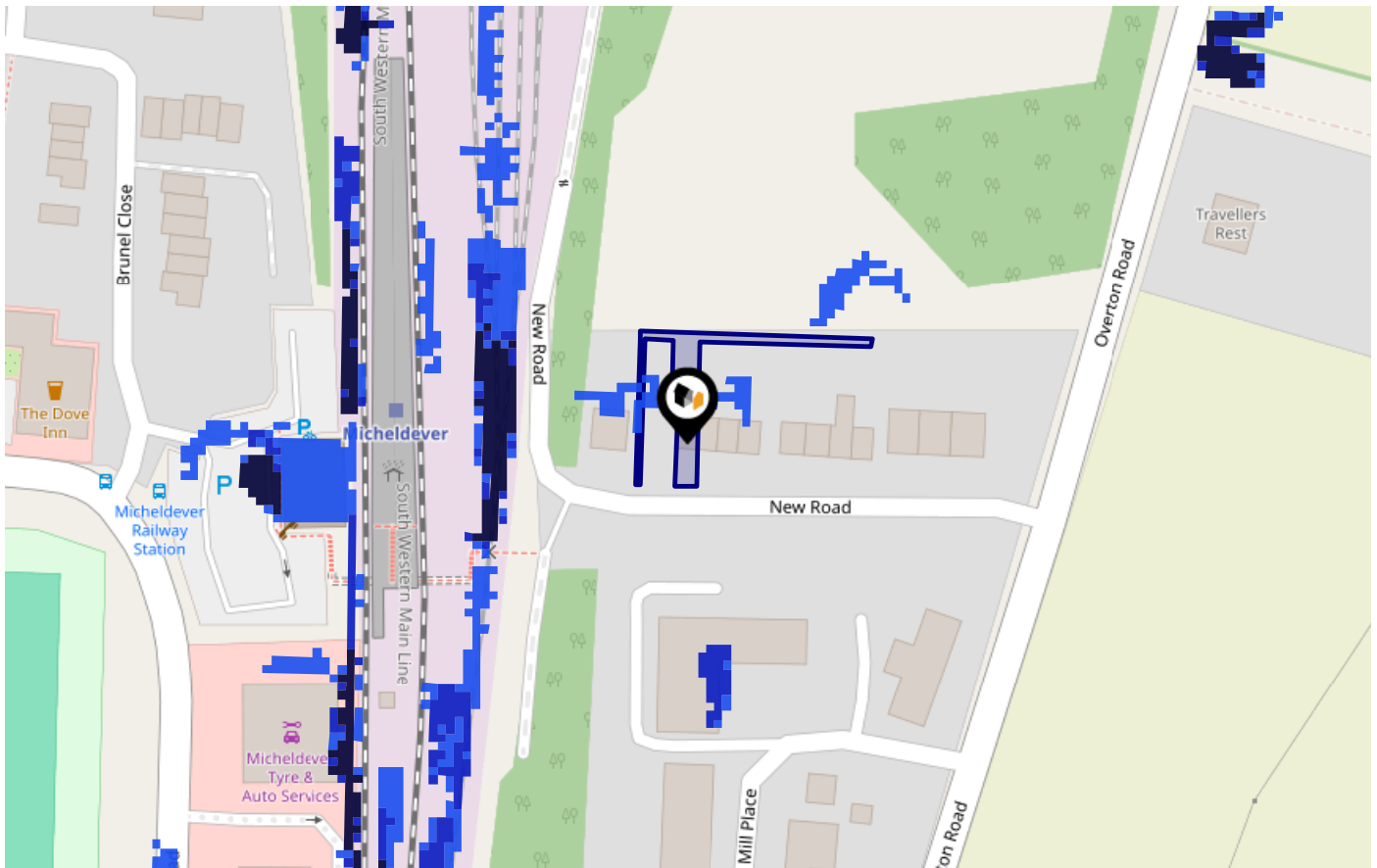
Chance of flooding to the following depths at this property:



# 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.
- 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:

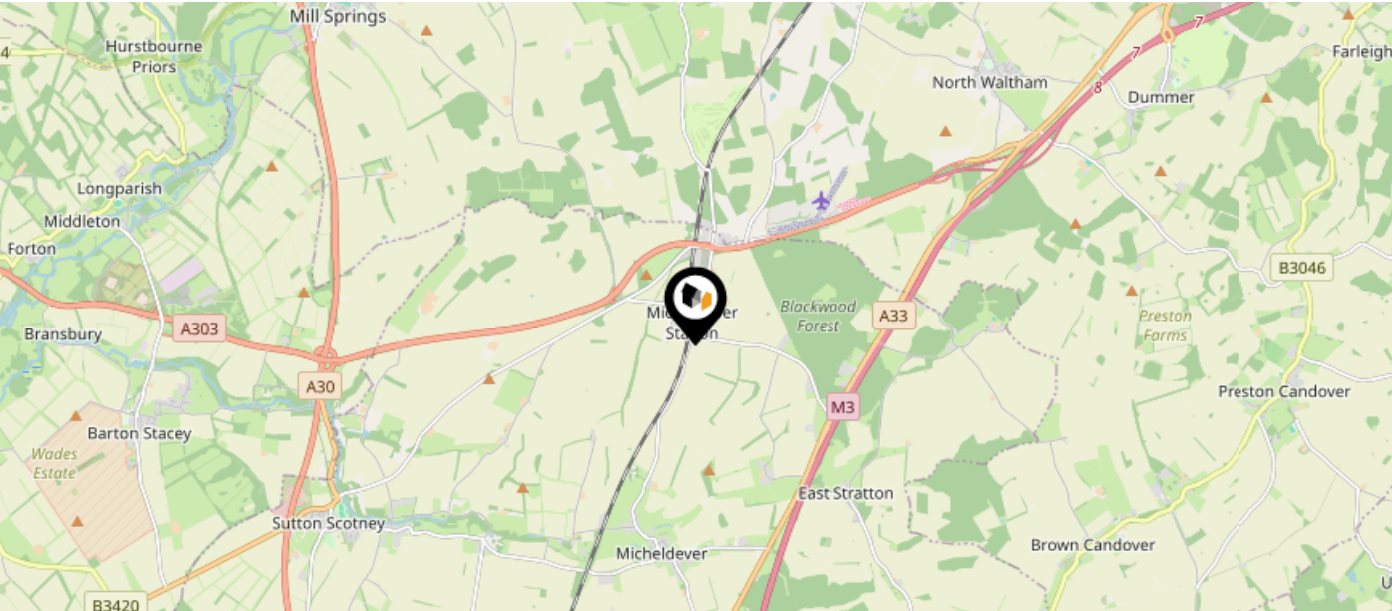




# Maps

## Green Belt

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



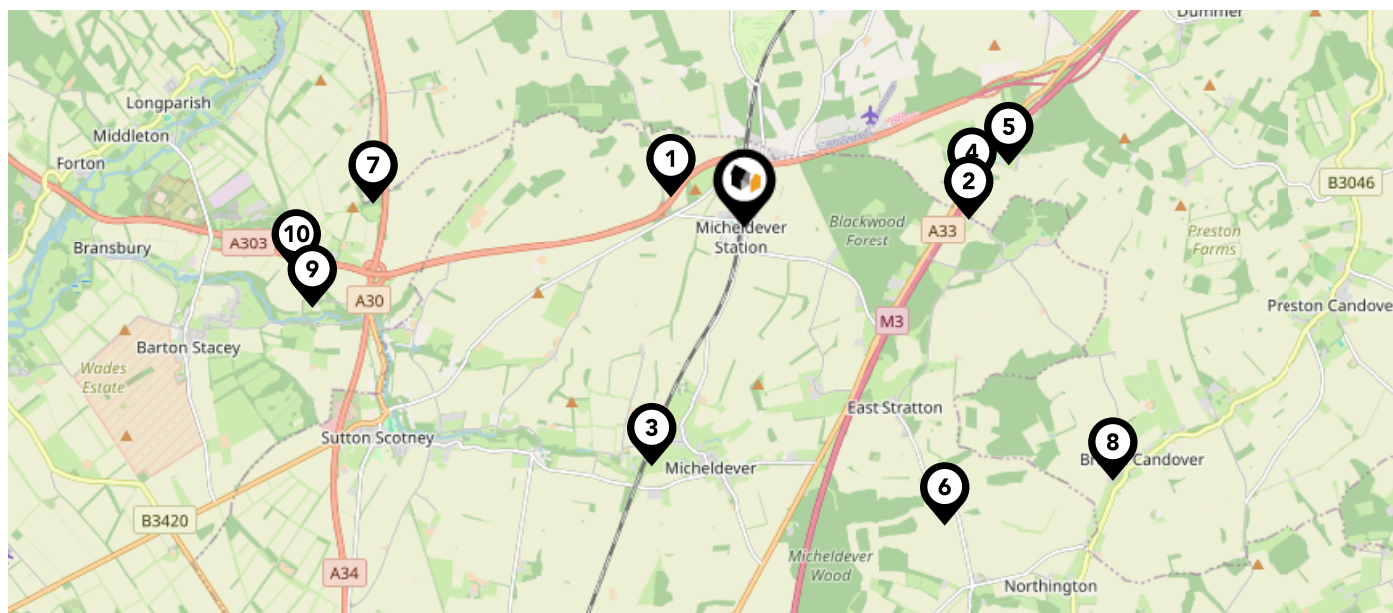
### Nearby Green Belt Land

No data available.

# 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











<b>1</b>	Land At Weston Down Clump-Freefold Lane, Micheldever	Historic Landfill
<b>2</b>	Popham Court Road-Vicarage Road, Popham	Historic Landfill
<b>3</b>	Weston Colley-Micheldever, Hampshire	Historic Landfill
<b>4</b>	West Farm-Popham, Hampshire	Historic Landfill
<b>5</b>	Vicarage Road/ Popham Court Road-Popham	Historic Landfill
<b>6</b>	Land at Burcot Farm-East Stratton, Winchseter	Historic Landfill
<b>7</b>	West Of A34-North of Tilbury Ring, Bullington	Historic Landfill
<b>8</b>	Robey's Farm-Brown Candover, Alresford, Hampshire	Historic Landfill
<b>9</b>	Bullington Tip-Bullington	Historic Landfill
<b>10</b>	Bullington North-Bullington Cross	Historic Landfill

# Maps

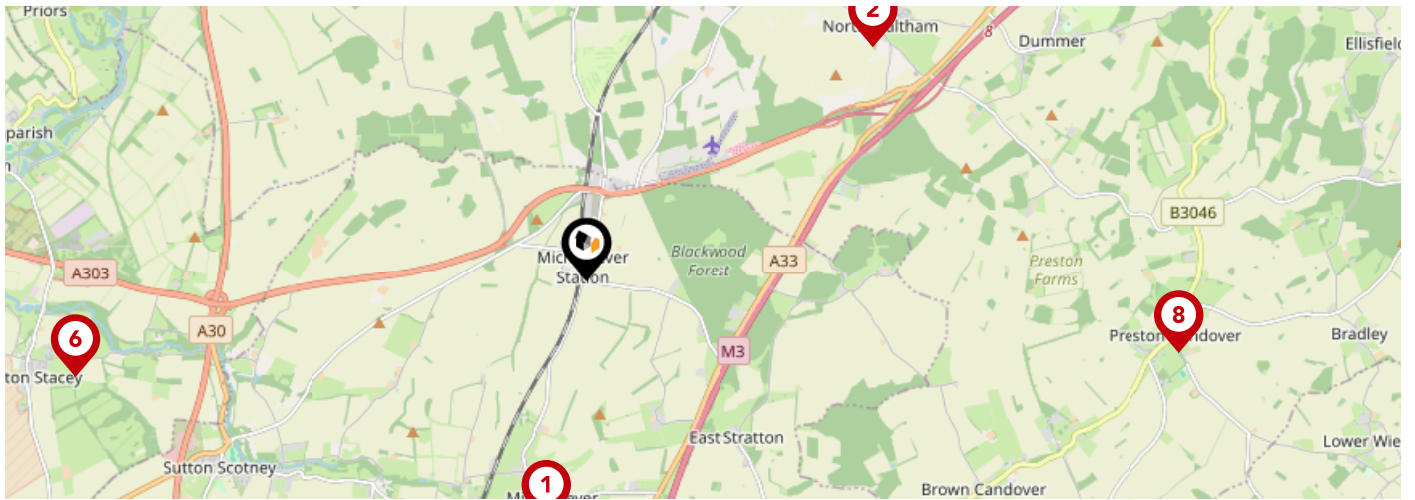
## Listed Buildings

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



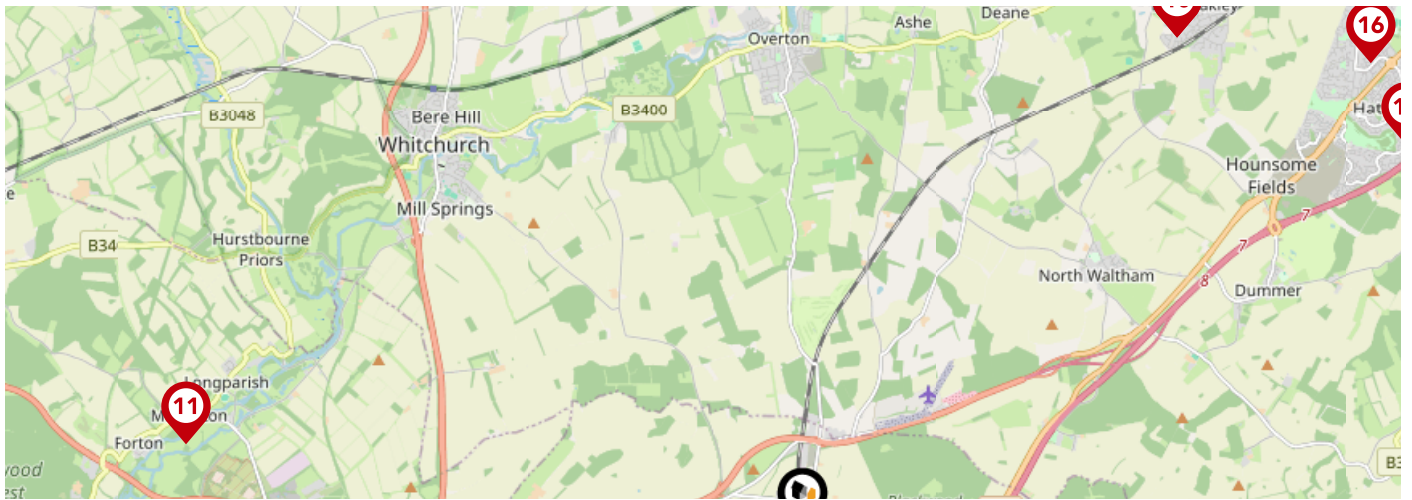
Listed Buildings in the local district	Grade	Distance
 1246364 - K6 Telephone Kiosk Immediately South West Of Micheldever Station	Grade II	0.1 miles
 1303261 - Micheldever Railway Station	Grade II	0.1 miles
 1095275 - The Dove Inn	Grade II	0.1 miles
 1155586 - Old Stores	Grade II	0.2 miles
 1155690 - Barn 50m S Of Warren Farm House	Grade II	0.3 miles
 1155684 - Stableblock And Garden Wall 20m S Of Warren Farm House	Grade II	0.3 miles
 1095276 - Warren Farm House	Grade II	0.3 miles
 1095277 - Warren Farm Cottages	Grade II	0.4 miles
 1096177 - Milestone On A30/a303 At Ngr 532 439	Grade II	1.0 miles
 1157215 - Milestone 300 Metres West Of Old Junction With A303	Grade II	1.0 miles









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Micheldever CofE Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>North Waltham Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Testbourne Community School</b> Ofsted Rating: Good   Pupils: 941   Distance:4.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitchurch Church of England Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Overton Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 375   Distance:4.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Barton Stacey Church of England Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>South Wonston Primary School</b> Ofsted Rating: Good   Pupils: 293   Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Preston Candover Church of England Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:5.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

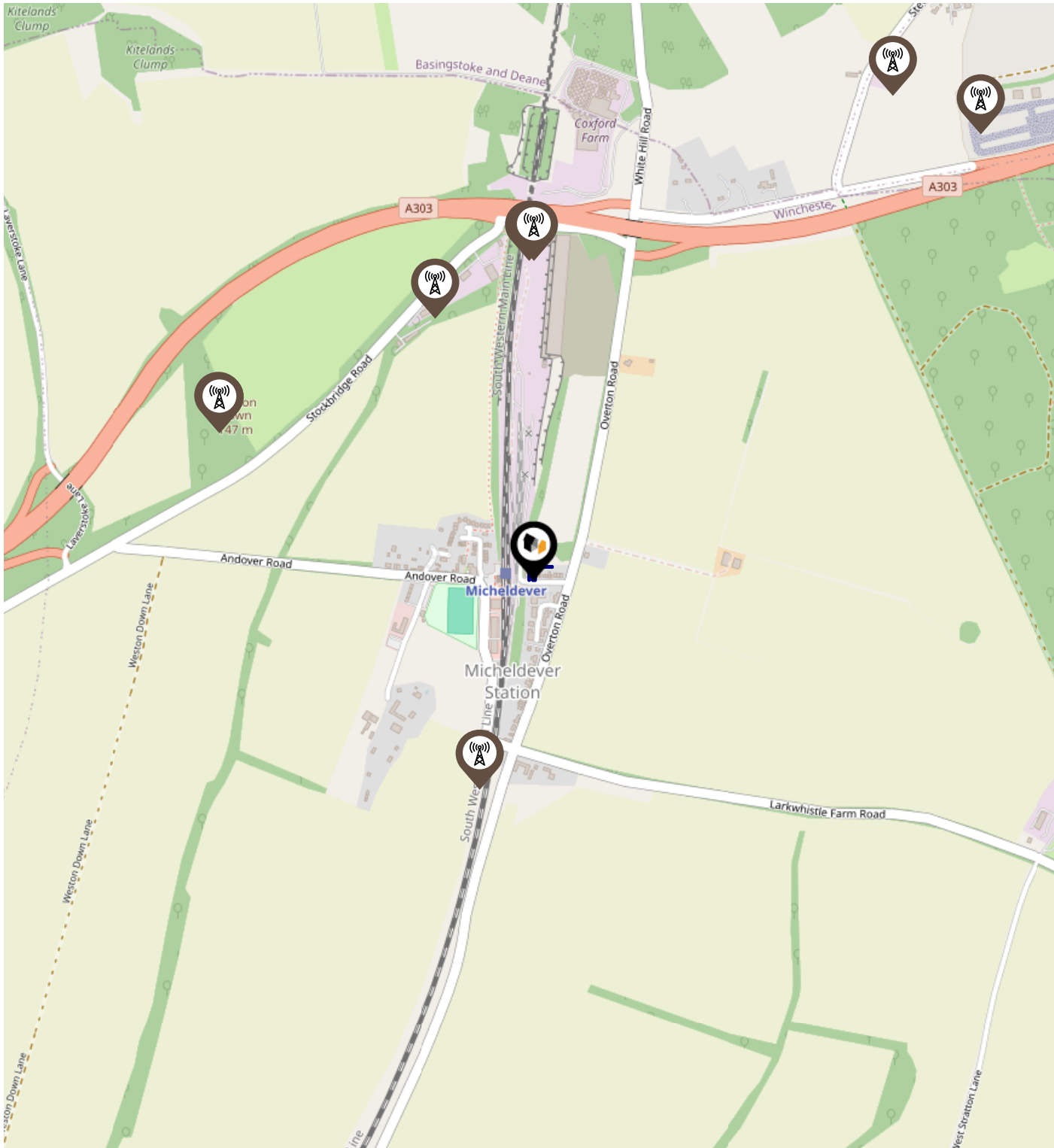
# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Oakley Church of England Junior School</b> Ofsted Rating: Good   Pupils: 245   Distance:5.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakley Infant School</b> Ofsted Rating: Good   Pupils: 172   Distance:5.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longparish Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Itchen Abbas Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:6.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prince's Mead School</b> Ofsted Rating: Not Rated   Pupils: 296   Distance:6.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Worthy Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:6.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mark's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 622   Distance:6.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kempshott Junior School</b> Ofsted Rating: Good   Pupils: 367   Distance:6.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

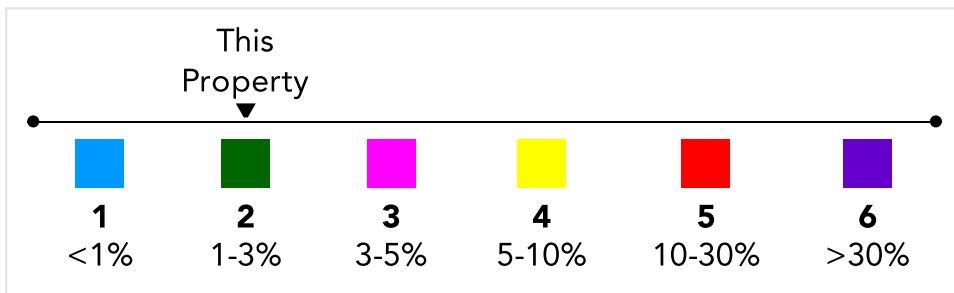
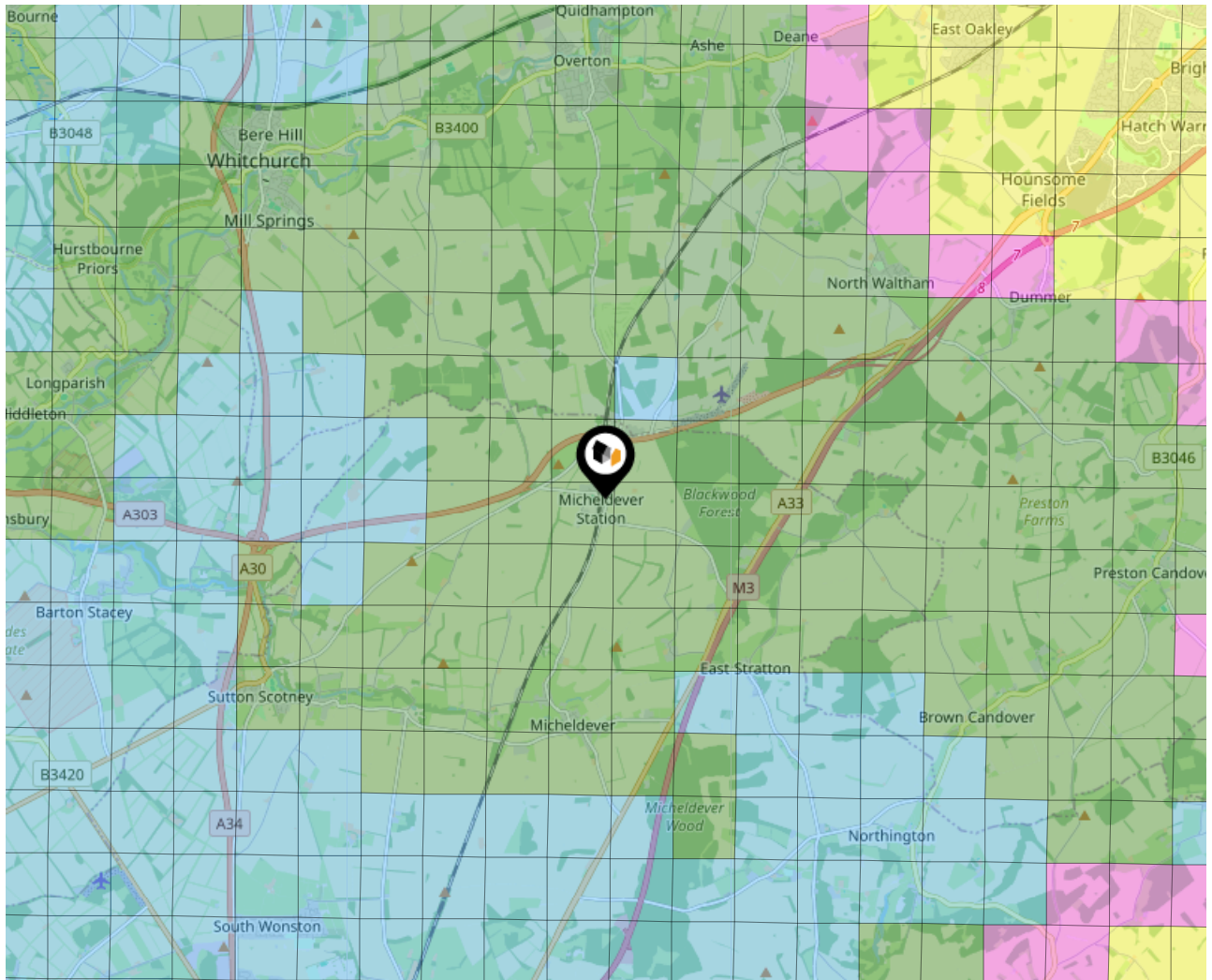


# Environment

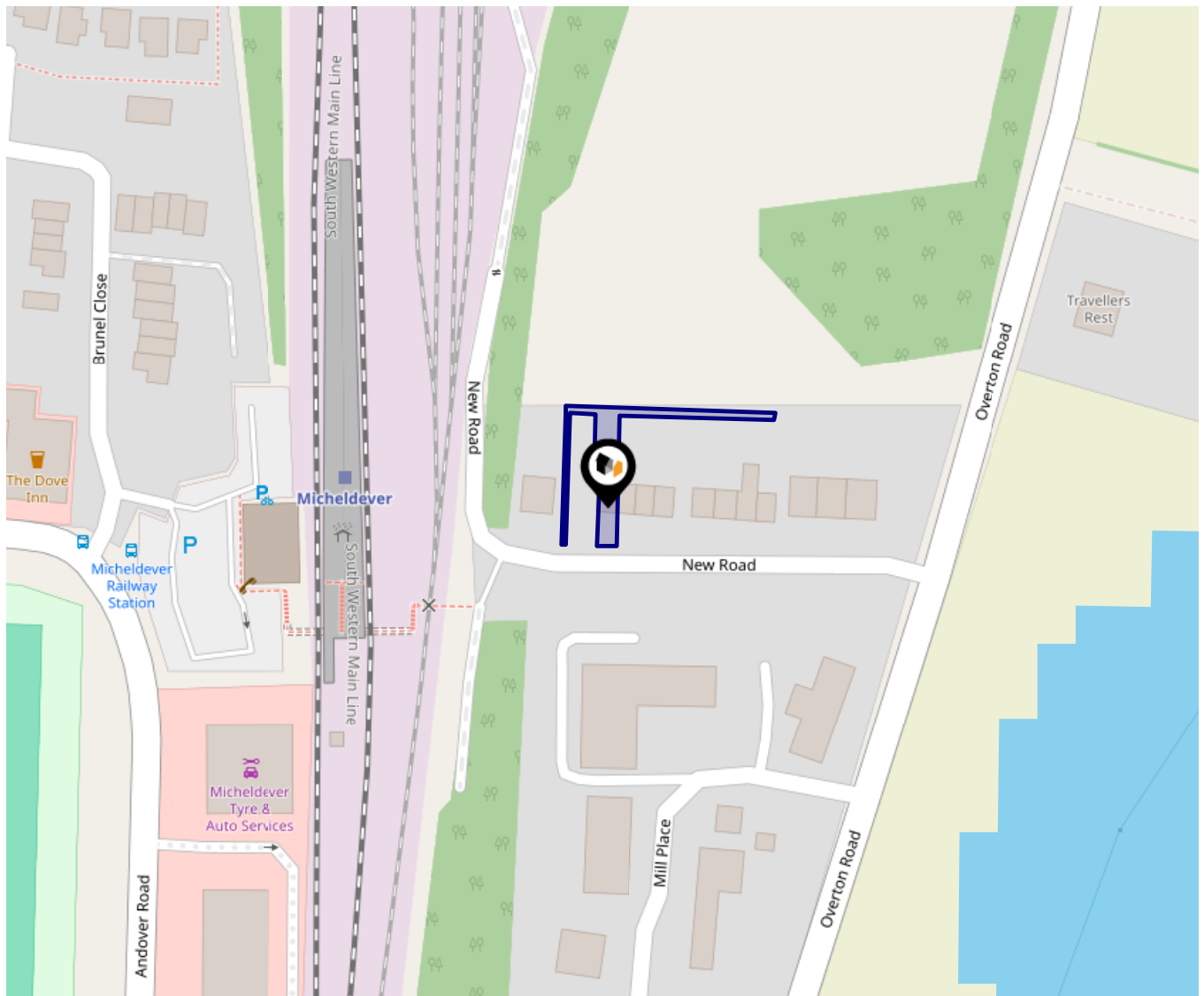
## Radon Gas

### 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:

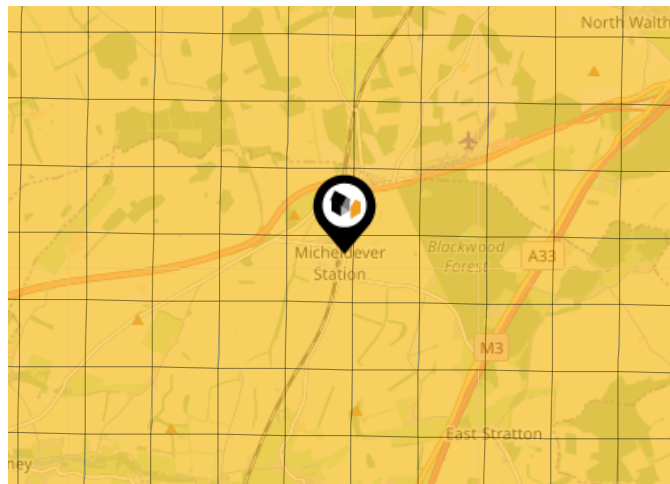
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

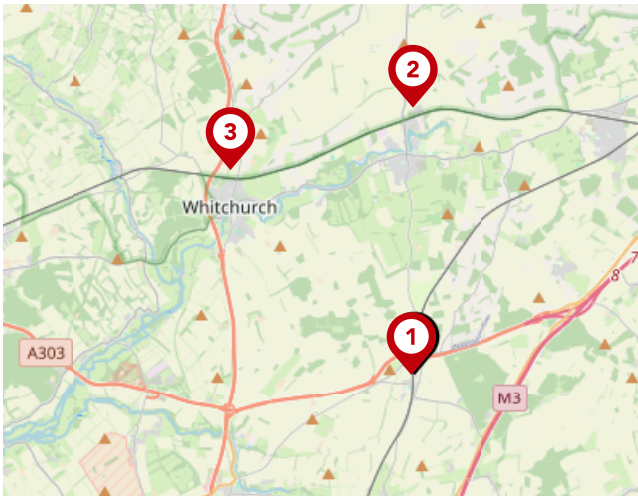


### Primary Classifications (Most Common Clay Types)

<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

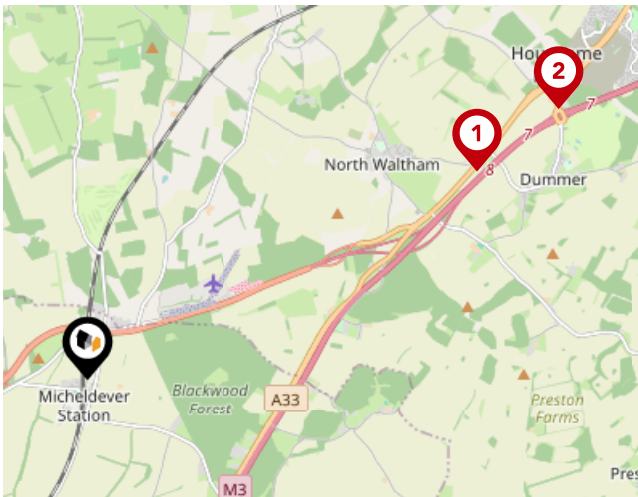
# Area

## Transport (National)



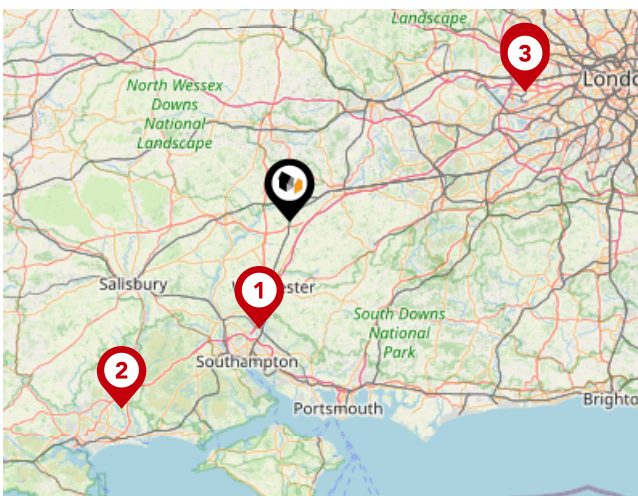
### National Rail Stations

Pin	Name	Distance
1	Micheldever Rail Station	0.06 miles
2	Overton Rail Station	4.95 miles
3	Whitchurch (Hants) Rail Station	5.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J8	4.09 miles
2	M3 J7	5.05 miles
3	M3 J9	7.77 miles
4	M3 J10	9.42 miles
5	M3 J11	10.38 miles



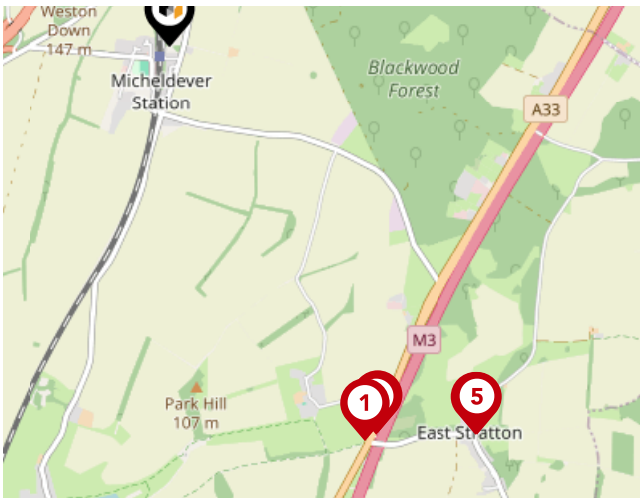
### Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	16.65 miles
2	Bournemouth International Airport	37.55 miles
3	Heathrow Airport Terminal 4	39.99 miles
4	Heathrow Airport	40.29 miles



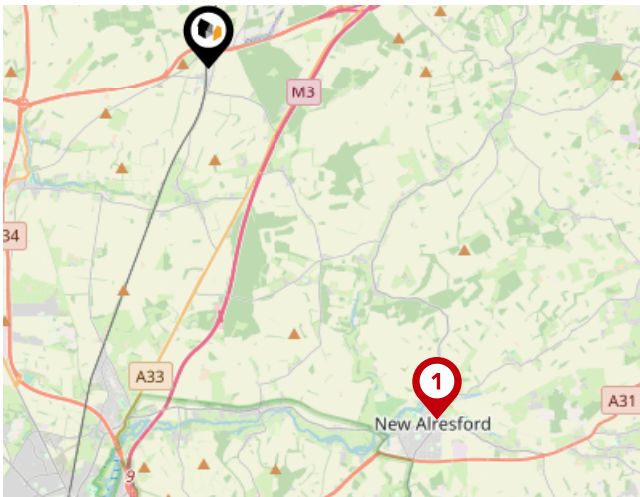
# Area

## Transport (Local)



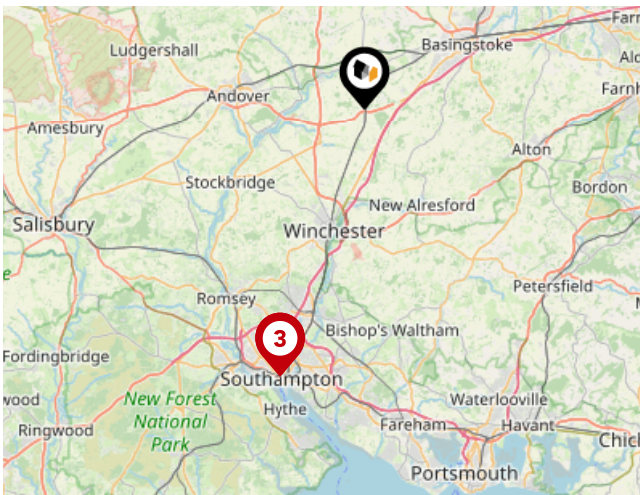
### Bus Stops/Stations

Pin	Name	Distance
1	East Stratton Turn	2.04 miles
2	Bridge over M3	2.04 miles
3	Bridge over M3	2.04 miles
4	East Stratton Farm	2.3 miles
5	East Stratton Farm	2.3 miles



### Local Connections

Pin	Name	Distance
1	Alresford (Mid Hants Railway)	7.8 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	20.84 miles
2	Southampton Vehicle Ferry Terminal	20.84 miles
3	Southampton Passenger Ferry Terminal	20.91 miles



### **Martin & Co | Winchester**

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Here at Martin & Co Winchester, we're proud to provide specialist advice, guidance, and support across all areas of the property investment market to the communities of Winchester, Alton, Alresford, Petersfield, and surrounding areas.

Director Julian Bessey is an active property investor and experienced landlord himself, and brings with him first-hand understanding of the needs of landlords and investors alike, as well as extensive knowledge of the local area.

Julian and his highly experienced and dedicated team specialise in finding, preparing, letting, managing and selling investment properties. They have supported many individuals in finding their perfect investment property and are always on hand to offer advice and support – whether it's your first foray into becoming an investor, or you've been doing it for years.



# Martin & Co | Winchester

## Testimonials

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### Testimonial 1



Helped me find a suitable price and nearby to the university. Everything was smooth and easy due to their hard work.

### Testimonial 2



Good service. Quick turnaround and very helpful.

### Testimonial 3



-Providing the best recommendations according to my budget and conditions! -Allocating a lot of time and patience to find the best option



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# Martin & Co | Winchester

## 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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