

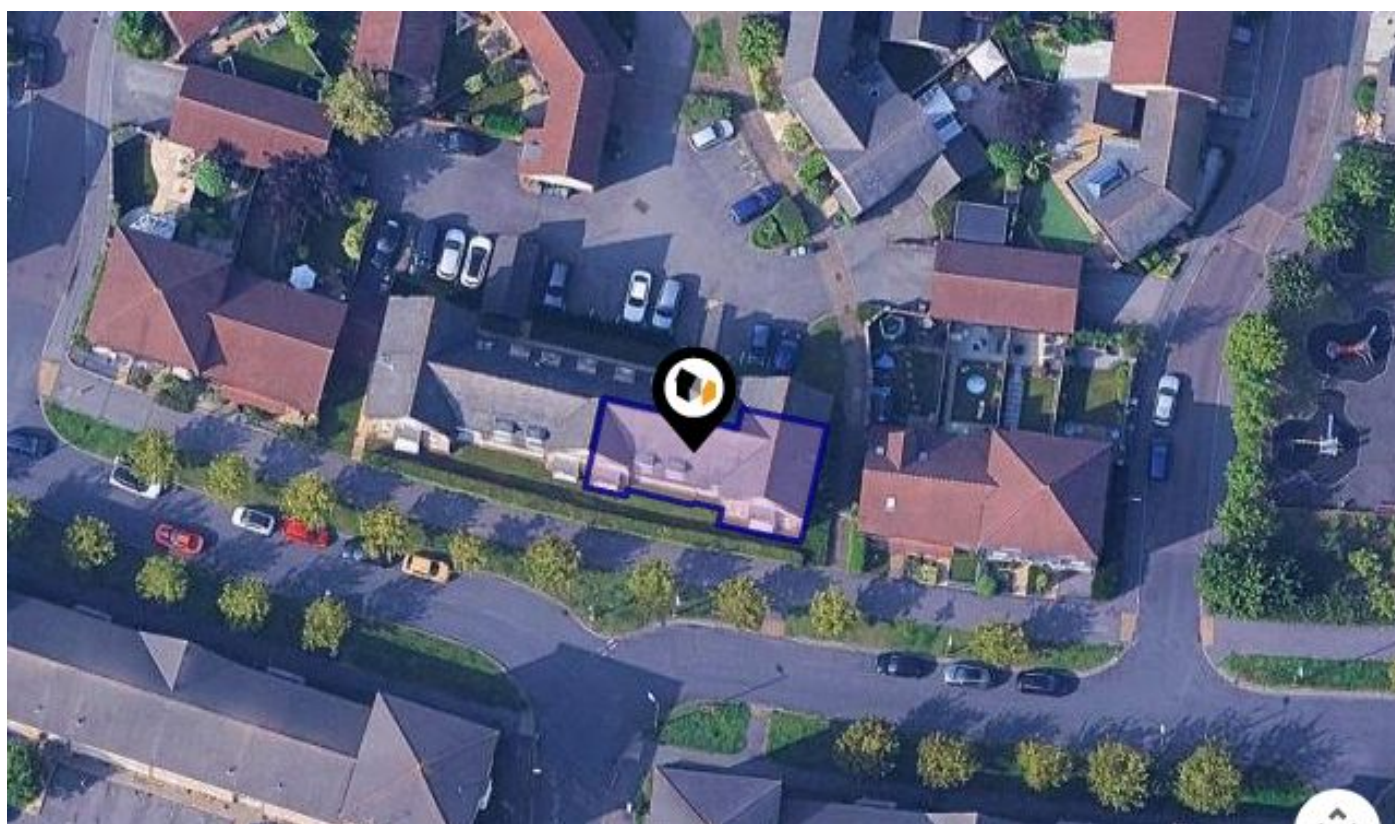


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st August 2025



36, RICHARDS FIELD, CHINEHAM, BASINGSTOKE, RG24 8JZ

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

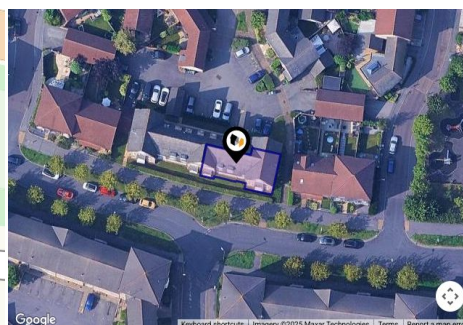
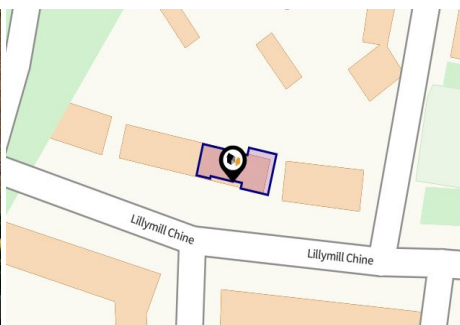
01256 224808

basingstoke@brockenhurst.info

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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.04 acres
Year Built :	2004
Council Tax :	Band C
Annual Estimate:	£1,909
Title Number:	HP647161
UPRN:	10002464189

Last Sold Date:	09/07/2004
Last Sold Price:	£151,995
Last Sold £/ft ² :	£235
Tenure:	Leasehold
Start Date:	08/07/2004
End Date:	01/01/3002
Lease Term:	999 years less one day from 1.1.2003
Term Remaining:	977 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

38
mb/s



1000
mb/s



Mobile Coverage: (based on calls indoors)



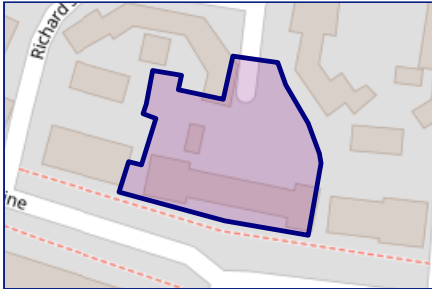
Satellite/Fibre TV Availability:



Property Multiple Title Plans

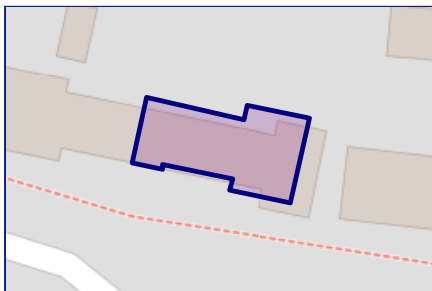


Freehold Title Plan



HP712204

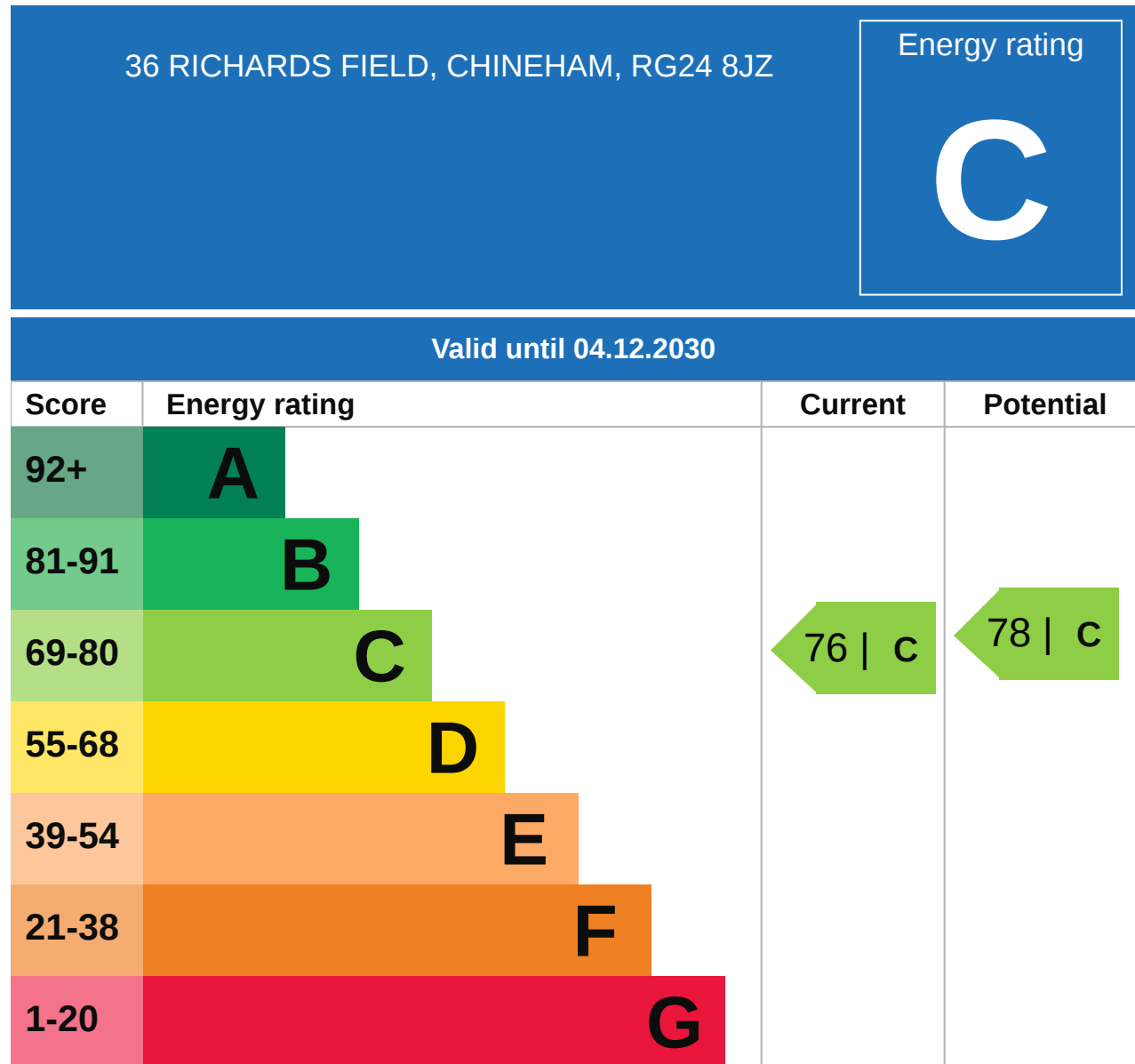
Leasehold Title Plan



HP647161

Start Date: 08/07/2004
End Date: 01/01/3002
Lease Term: 999 years less one day from 1.1.2003
Term Remaining: 977 years

Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

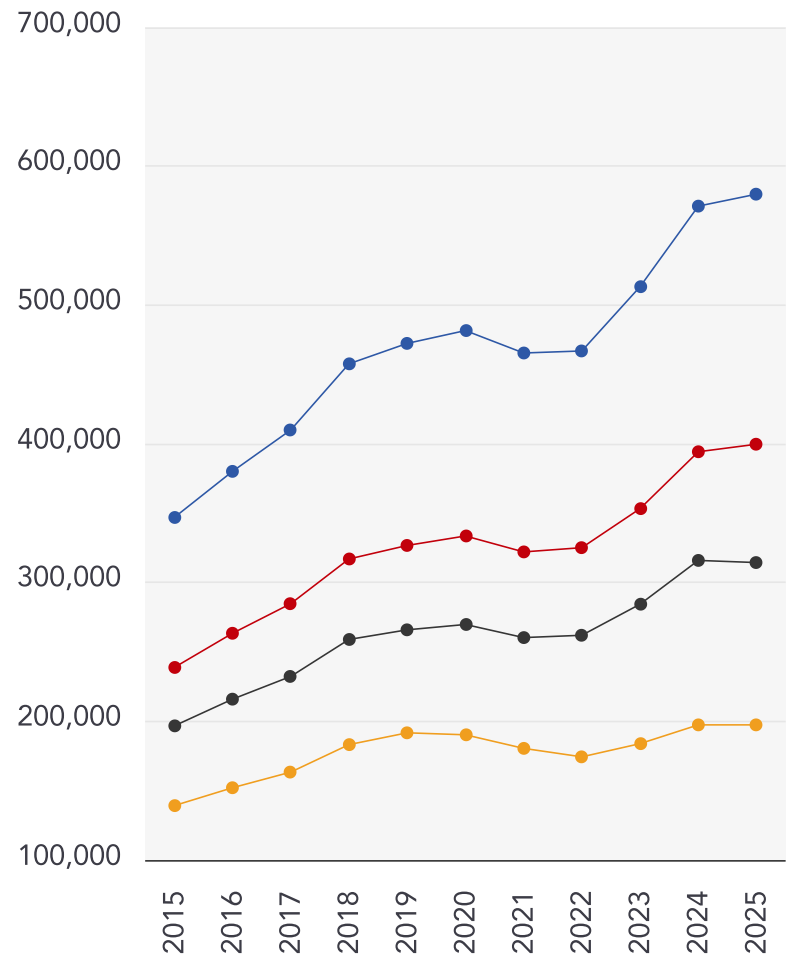
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	60 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG24



Detached

+67.16%

Semi-Detached

+67.36%

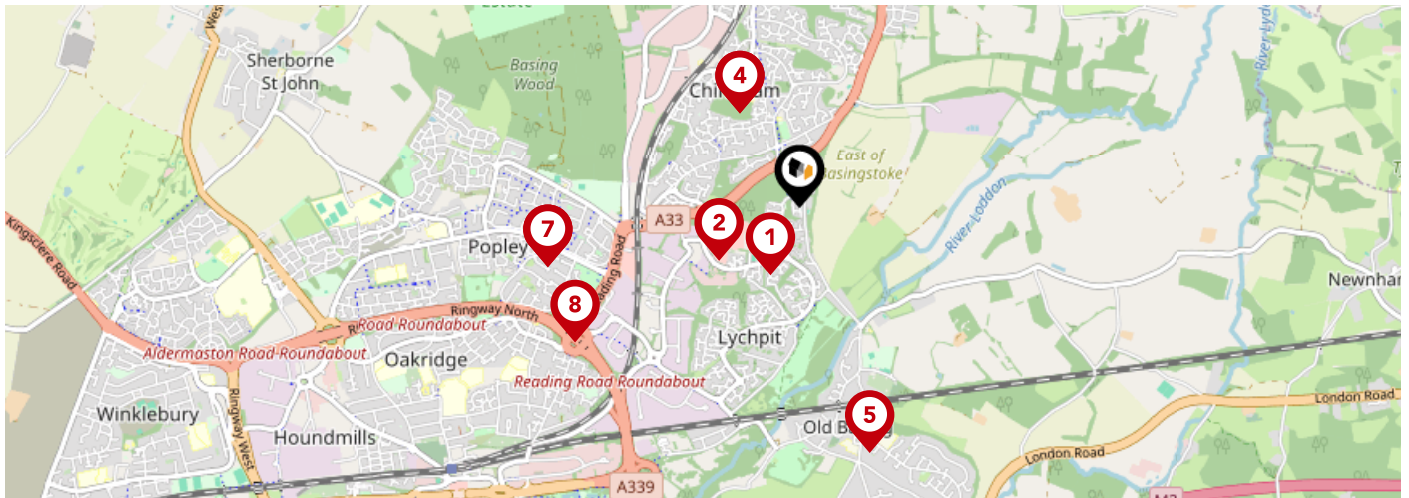
Terraced

+59.82%

Flat

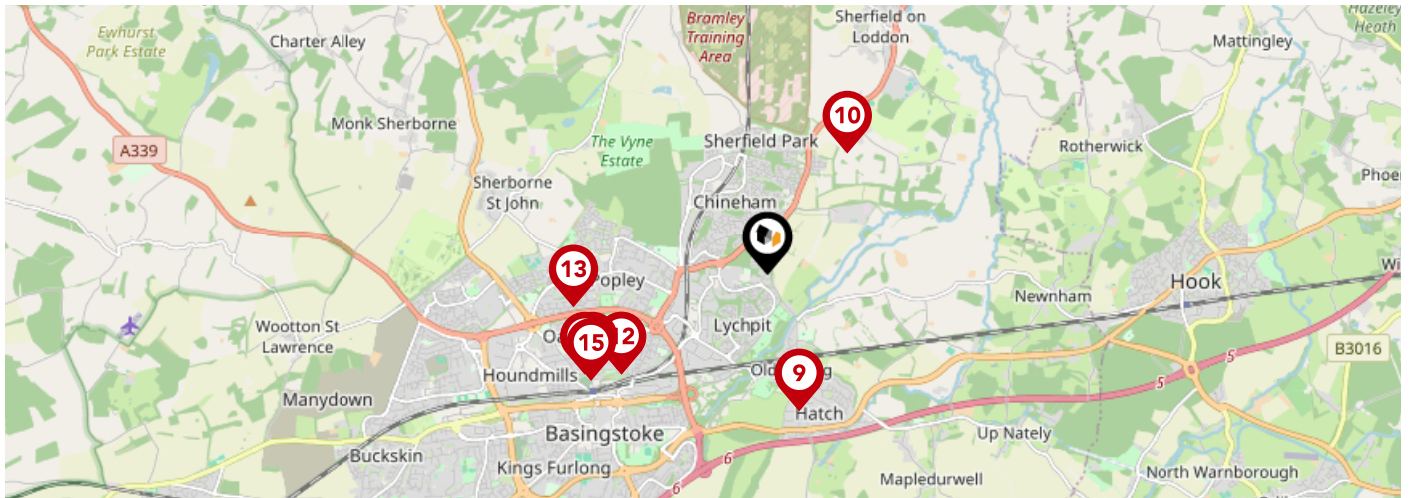
+41.79%









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Great Binfields Primary School Ofsted Rating: Good Pupils: 416 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Inclusion Hampshire Ofsted Rating: Not Rated Pupils:0 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Four Lanes Infant School Ofsted Rating: Good Pupils: 270 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Four Lanes Community Junior School Ofsted Rating: Good Pupils: 352 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Church of England Voluntary Aided Junior School Ofsted Rating: Outstanding Pupils: 349 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Marnel Junior School Ofsted Rating: Outstanding Pupils: 438 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marnel Community Infant School Ofsted Rating: Outstanding Pupils: 358 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chiltern Way Academy Austen Ofsted Rating: Requires improvement Pupils: 136 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

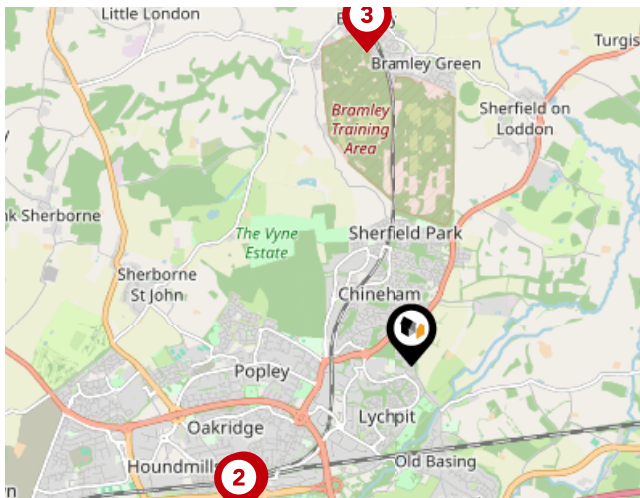
Area Schools



		Nursery	Primary	Secondary	College	Private
	Old Basing Infant School Ofsted Rating: Good Pupils: 266 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Loddon School Ofsted Rating: Outstanding Pupils: 29 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South View Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South View Junior School Ofsted Rating: Good Pupils: 263 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 435 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dove House Academy Ofsted Rating: Outstanding Pupils: 230 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vyne Community School Ofsted Rating: Good Pupils: 742 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maple Ridge School Ofsted Rating: Good Pupils: 101 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

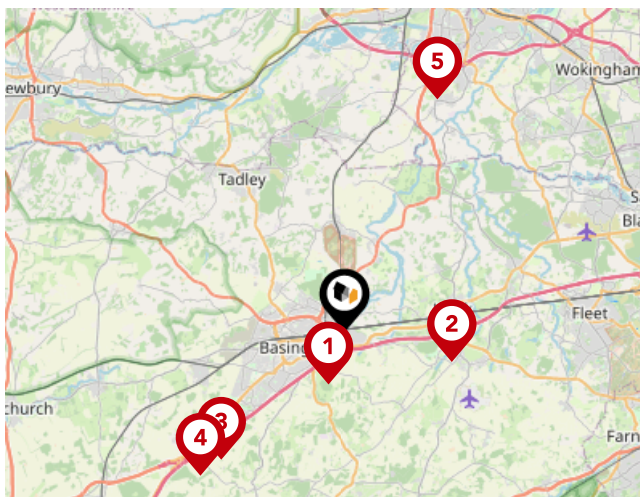
Area

Transport (National)



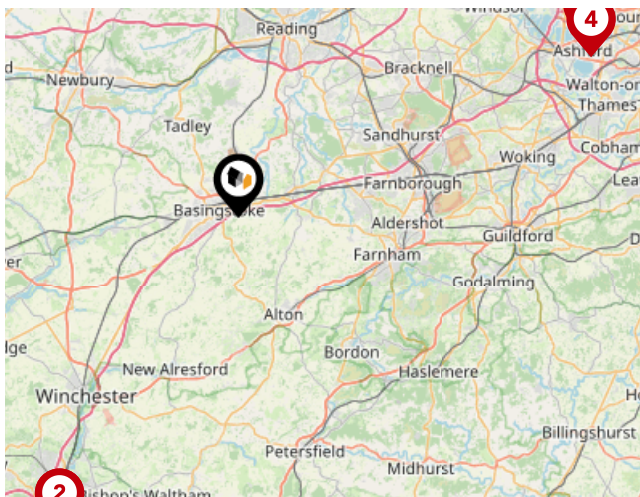
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	2.07 miles
2	Basingstoke Rail Station	2.11 miles
3	Bramley (Hants) Rail Station	2.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	2.07 miles
2	M3 J5	4.1 miles
3	M3 J7	6.66 miles
4	M3 J8	7.62 miles
5	M4 J11	9.26 miles

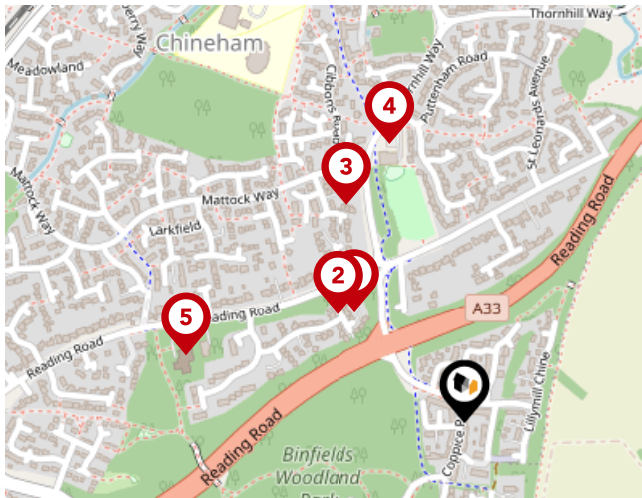


Airports/Helipads






Pin	Name	Distance
1	North Stoneham	26.94 miles
2	Southampton Airport	26.94 miles
3	Heathrow Airport	28.87 miles
4	Heathrow Airport Terminal 4	28.64 miles

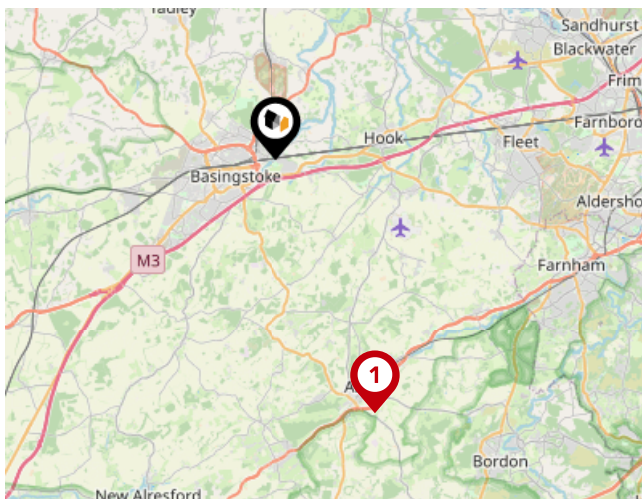
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Merrydown Lane	0.18 miles
	Merrydown Lane	0.19 miles
	Cibbons Road	0.29 miles
	Village Hall	0.33 miles
	Chineham Surgery	0.33 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	10.1 miles



Brockenhurst

We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.



Testimonial 1



Sarah and her team at Brockenhurst Estate Agents Basingstoke have been outstanding throughout my sale process: Professional, high-level of communication, engaging, friendly and efficient. Most importantly, I never felt that anything was too much for them, including my quirky requests ! I would highly recommend them to anyone looking for an estate agency that is with you every step of the way towards buying or selling your home.

Testimonial 2



I found Brockenhurst to be very proactive in marketing my house, and all of the team in the Basingstoke office were friendly, polite and approachable throughout the selling process. Their commission rate was competitive, and I was very happy with their service from start to finish.

Testimonial 3



We viewed a property in Basingstoke with Bayleigh and although it wasn't what we were looking for, Bayleigh was a great agent to show us around, not just a case of "come in and ill let you have a look" but properly engaging, very smiley and taking the time to understand what we wanted as seeking buyers. Thanks Bayleigh !

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Brockenhurst or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Brockenhurst and therefore no warranties can be given as to their good working order.

Brockenhurst

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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