

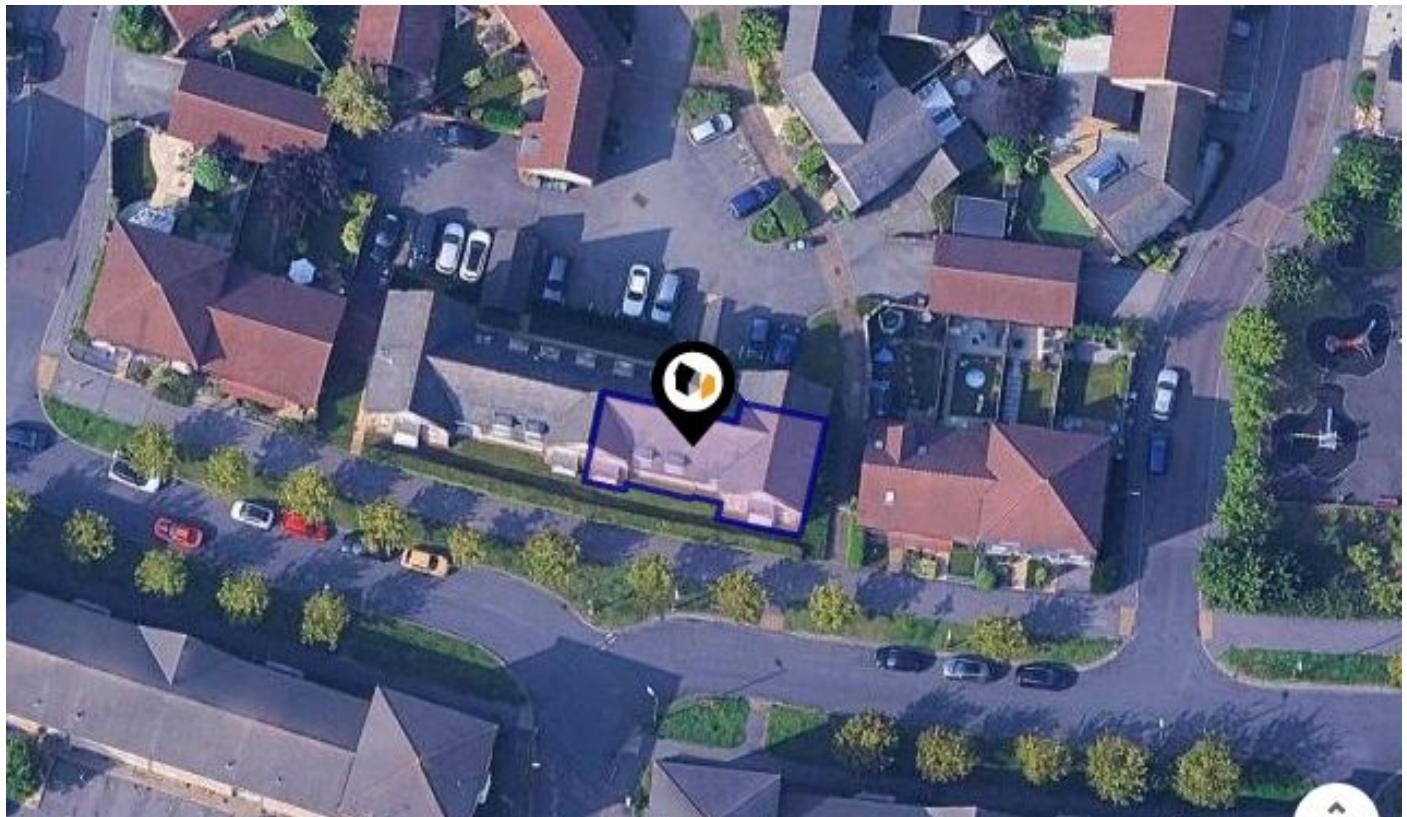


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KFB: Key Facts For Buyers

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

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	09/07/2004
Bedrooms:	2	Last Sold Price:	£151,995
Floor Area:	645 ft ² / 60 m ²	Last Sold £/ft ² :	£235
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	2004	Start Date:	08/07/2004
Council Tax :	Band C	End Date:	01/01/3002
Annual Estimate:	£1,909	Lease Term:	999 years less one day from 1.1.2003
Title Number:	HP647161	Term Remaining:	977 years
UPRN:	10002464189		

Local Area

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

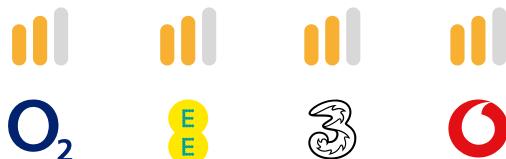
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

38
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



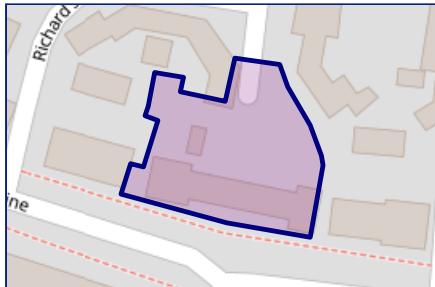
Satellite/Fibre TV Availability:



Property Multiple Title Plans

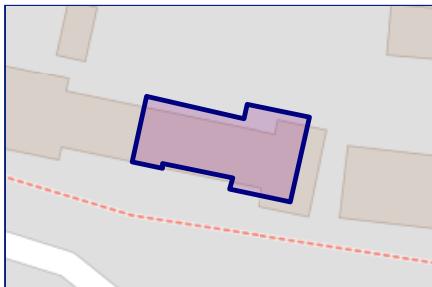


Freehold Title Plan



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



36 RICHARDS FIELD, CHINEHAM, RG24 8JZ

Energy rating

C

Valid until 04.12.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



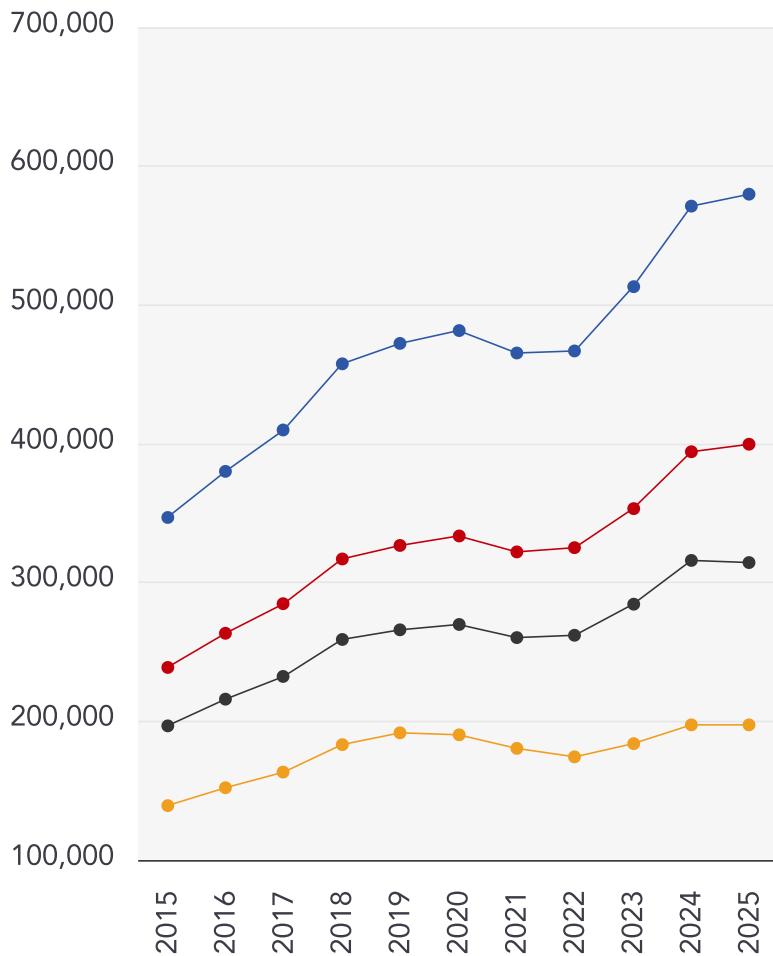
Additional EPC Data

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%

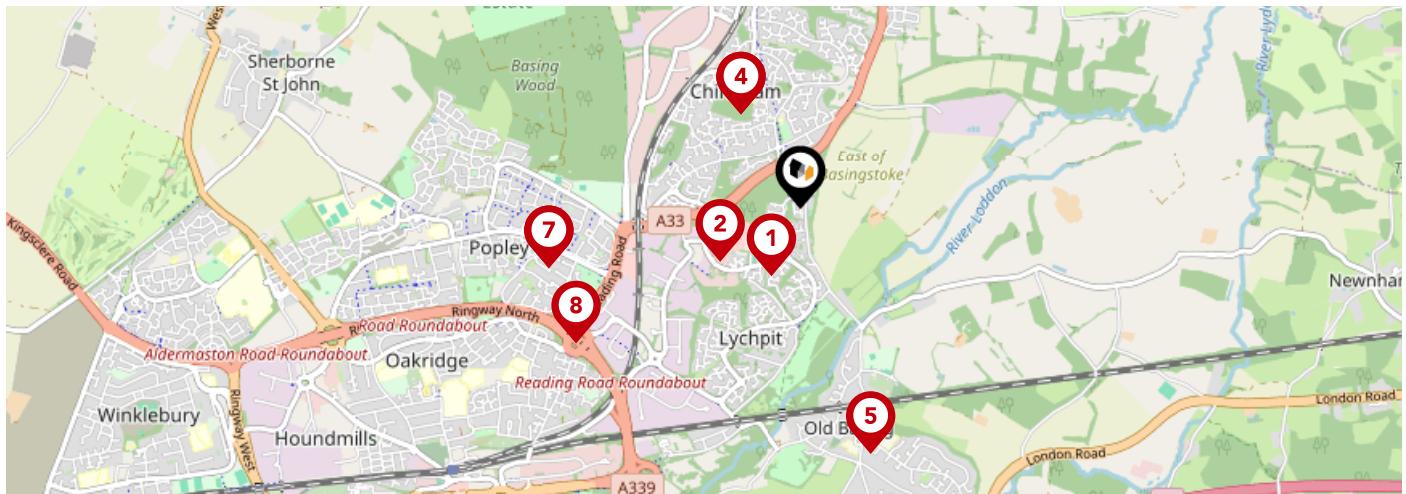
Terraced

+59.82%

Flat

+41.79%

Area Schools



Nursery Primary Secondary College Private



Great Binfields Primary School

Ofsted Rating: Good | Pupils: 416 | Distance: 0.34



Inclusion Hampshire

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 0.44



Four Lanes Infant School

Ofsted Rating: Good | Pupils: 270 | Distance: 0.51



Four Lanes Community Junior School

Ofsted Rating: Good | Pupils: 352 | Distance: 0.51



St Mary's Church of England Voluntary Aided Junior School

Ofsted Rating: Outstanding | Pupils: 349 | Distance: 1.18



Marnel Junior School

Ofsted Rating: Outstanding | Pupils: 438 | Distance: 1.19



Marnel Community Infant School

Ofsted Rating: Outstanding | Pupils: 358 | Distance: 1.19

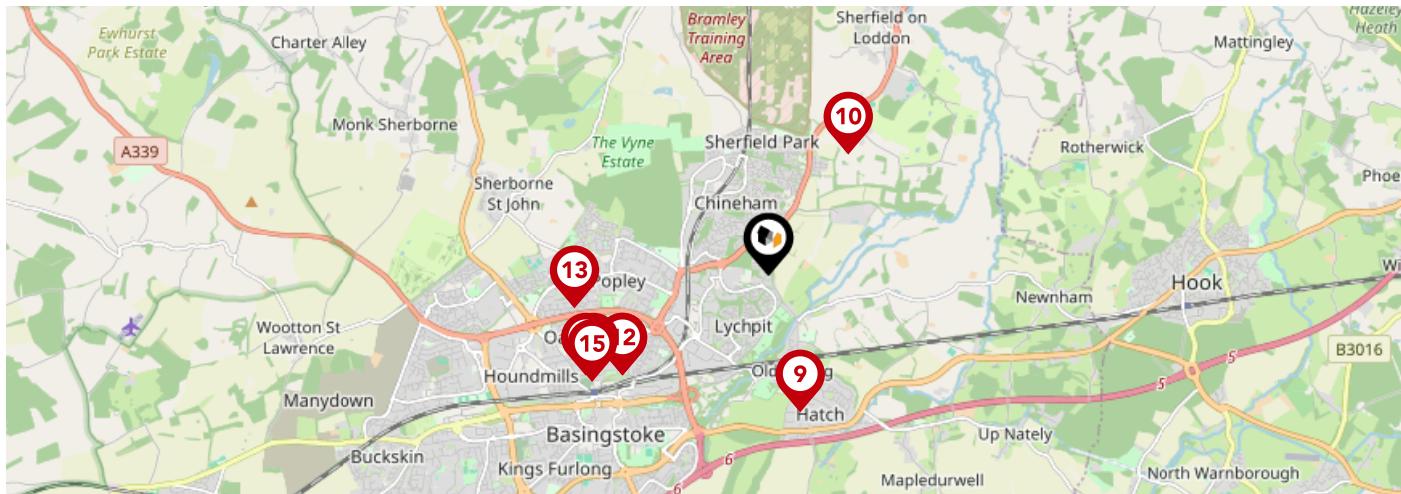


Chiltern Way Academy Austen

Ofsted Rating: Requires improvement | Pupils: 136 | Distance: 1.21



Area Schools



Nursery Primary Secondary College Private



Old Basing Infant School

Ofsted Rating: Good | Pupils: 266 | Distance: 1.29



The Loddon School

Ofsted Rating: Outstanding | Pupils: 29 | Distance: 1.35



South View Infant and Nursery School

Ofsted Rating: Good | Pupils: 225 | Distance: 1.63



South View Junior School

Ofsted Rating: Good | Pupils: 263 | Distance: 1.63



St Bede's Catholic Primary School

Ofsted Rating: Good | Pupils: 435 | Distance: 1.82



Dove House Academy

Ofsted Rating: Outstanding | Pupils: 230 | Distance: 1.86



The Vyne Community School

Ofsted Rating: Good | Pupils: 742 | Distance: 1.9

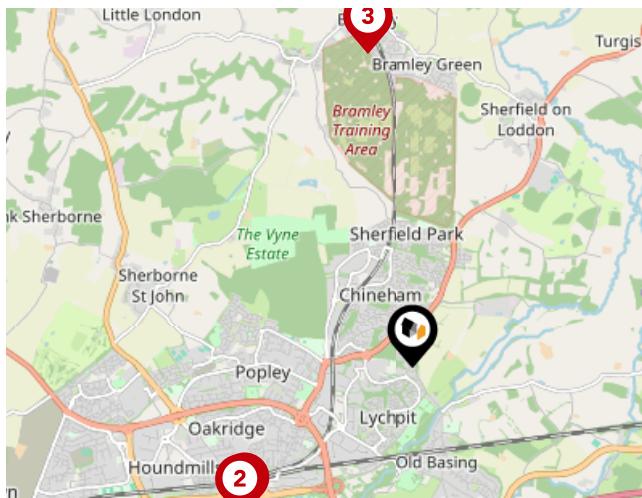


Maple Ridge School

Ofsted Rating: Good | Pupils: 101 | Distance: 1.92

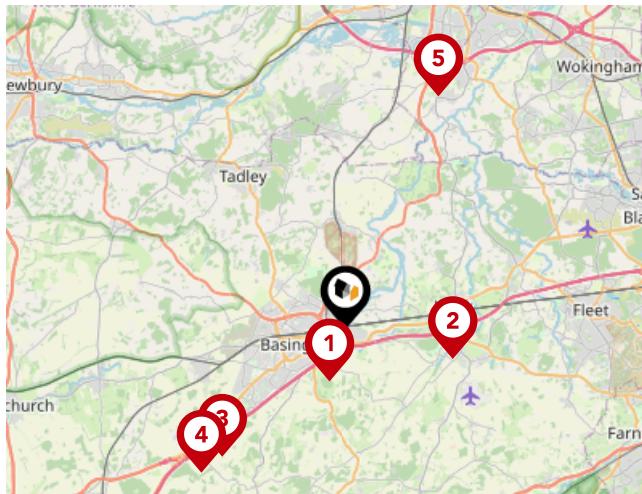


Area Transport (National)



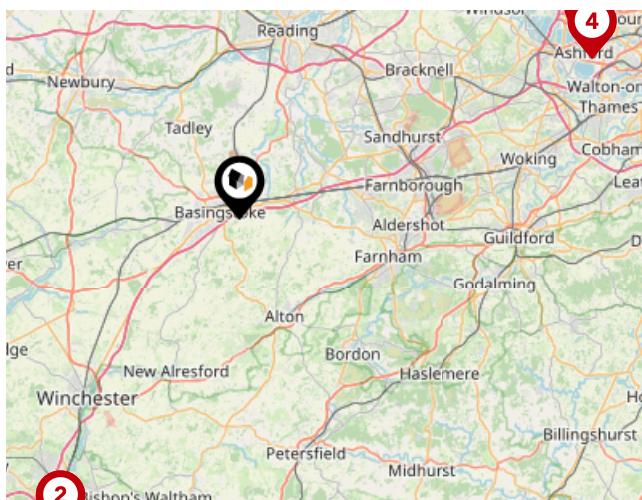
National Rail Stations

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

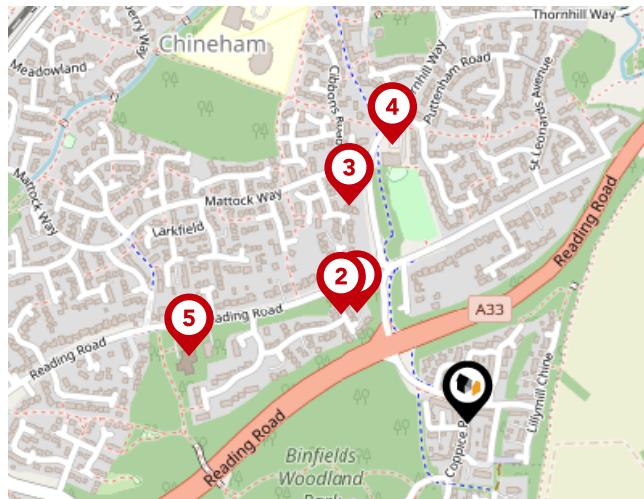
Pin	Name	Distance
1	M3 J6	2.07 miles
2	M3 J5	4.1 miles
3	M3 J7	6.66 miles
4	M3 J8	7.62 miles
5	M4 J11	9.26 miles



Airports/Helipads

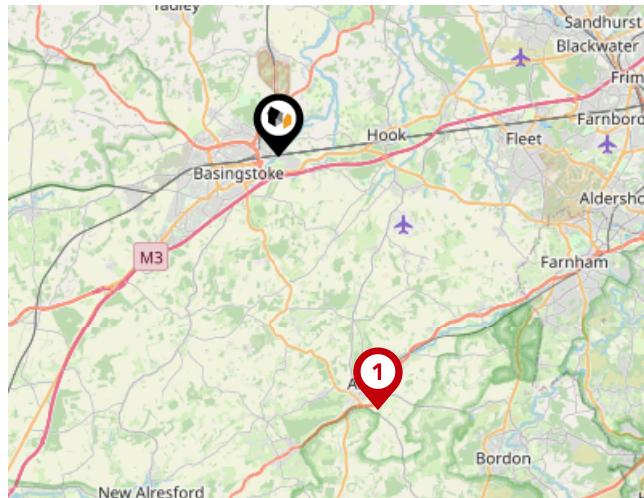
Pin	Name	Distance
1	North Stoneham	26.94 miles
2	Southampton Airport	26.94 miles
3	Heathrow Airport	28.87 miles
4	Heathrow Airport Terminal 4	28.64 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Merrydown Lane	0.18 miles
2	Merrydown Lane	0.19 miles
3	Cibbons Road	0.29 miles
4	Village Hall	0.33 miles
5	Chineham Surgery	0.33 miles



Local Connections

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

Brockenhurst

About Us



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.

Brockenhurst Testimonials



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 !

Agent **Disclaimer**



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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