



# Property Report

Comprehensive information and insights about your property.

16 VERNON STREET, FAREHAM,  
HAMPSHIRE, PO42 5FD

Data provided by Landcycle, the ultimate planning and property tool. Landcycle is the most accessible and advanced property sourcing tool available in the UK.

**PLANNING**  
**AWARDS 2024**  
**SHORTLIST**



# Welcome

Landcycle has produced a comprehensive property report that gives insights into valuation, planning and environmental factors along with other useful information such as local schools and facilities.

This is not a replacement for a legal report but this report will certainly help you divine more information about a property whether you are buying it or selling it.

The report will give you an early insight into facts about the area, including crime data, radon gas and air quality. It will also flag potential boundary dispute issues and let you know if there are any neighbouring or local planning applications that you should be aware of, not to mention our unique valuation algorithm.

## 1 Title Overview

We use some of the data from Land Registry to create a title plan (showing the boundaries of a property) and include some key data point information. Of particular note is an early indication of neighbouring overlapping titles.

## 2 Facts about the Area

The report identifies local amenities, schools including their independent ranking, shops and restaurants which gives you an indication of how 'sustainable' the property location is along with local and national crime references.

## 3 Planning Constraints

This section shows if the property is located in greenbelt, floodplain or near or within a conservation area or an outstanding area of natural beauty. This information is important when considering home ownership and it can affect what can be achieved if a planning application was being submitted.

## 4 Environmental Considerations

Climate change is a growing consideration. So knowing if your property is liable to costal erosion, flooding, poor air quality or radon gas is an important knowledge point.

## 5 Roads and Rail and Noise Pollution

Distances to roads and location of stations is not necessarily important to everyone but a future buyer may use this information as a selection criterion. Can I walk to a station or do I have to drive far to connect with a major trunk road is an important insight into how sustainability the property performs. Road noise is also an important consideration when assessing a property.

## 6 Water Safeguard and Land Use

Water safeguard zones are designated areas in the UK where actions are taking to protect drinking water from pollution. Combined with Land Use classification, these are important elements around environmental impact assessments and compliance with land use regulations.

## 7 Power Generation and the Network

This data set shows the property's relative position to overground and underground cables and towers and pylons. This is important data if you are concerned about your property being close to overhead electricity lines or if you need to connect to the national grid with proximity to power and substation locations.

## 8 Energy Performance EPC

Depending on if the property has had an Energy Performance Certificate EPC survey this can provide a list of the current state and recommendations to save energy and costs.

## 9 Property Valuation and Market Activity

This section of the report provides comprehensive data on 'property marketing', average local asking prices for each property type and the number and length of time properties are marketed for in your area. Data includes average asking prices, average per square foot values for both the sale and rental markets.

## Title Overview

Landcycle has access to all of Land Registry titles including title boundaries and title specifics. If you want to find out more about a title you can download the title register and plan from Landcycle for an extra charge. Landcycle charges the same price as Land Registry for title and tile plan entries.

Title Number: **HP73697**

Address Info: **16 VERNON STREET, FAREHAM, PO42 5FD**

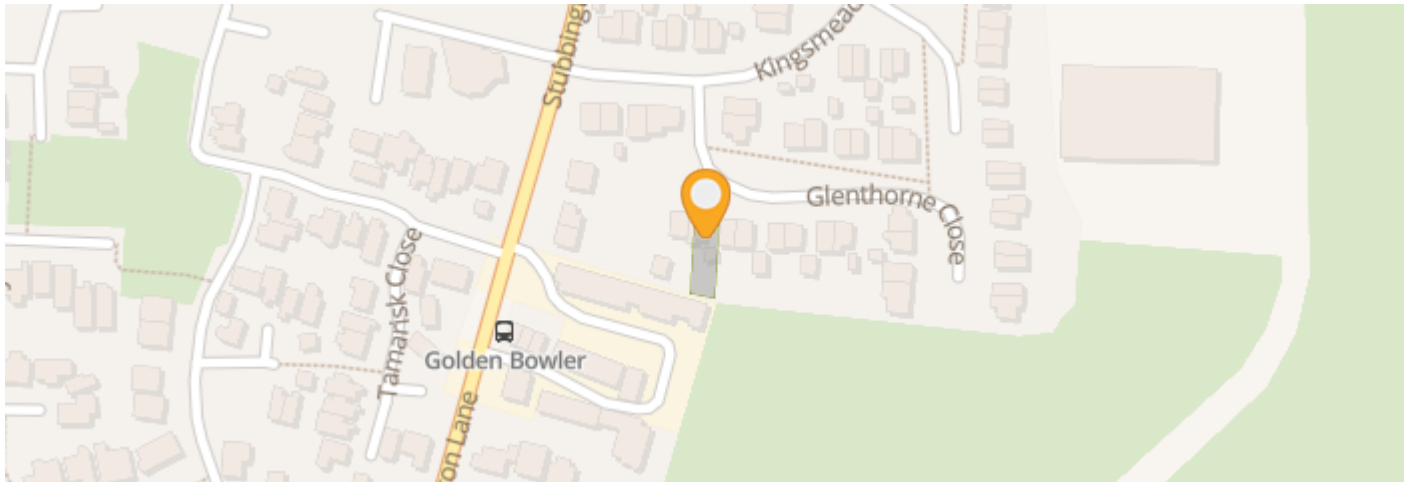
Area: **366.45 m<sup>2</sup> 3,944.43 ft<sup>2</sup>**

Title Class: **Absolute freehold title**

Proprietorship Category: **Private Ownership**

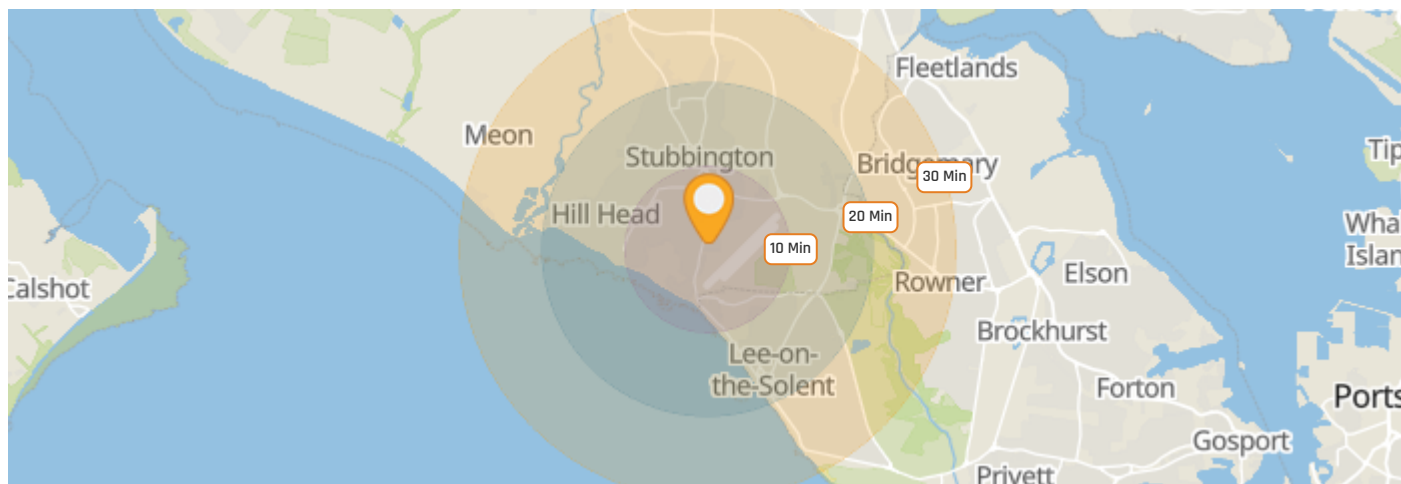
Unique Property Reference Number: **100060341955**

Building Class: **Semi-Detached**



## Facts about the Area / Points of interest

Its interesting to know that your property is located near various facilities and the chart below shows walking distances to various local services and amenities.

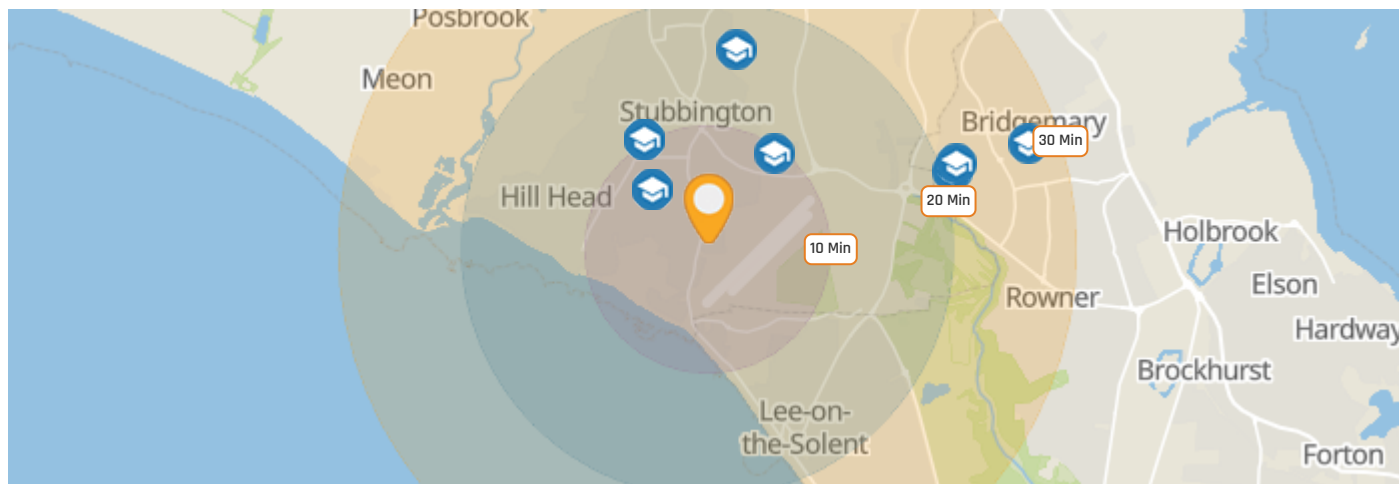


Point of interest	10min Walk	20min	30min
Bars and Restaurants	0	6	1
Cafes and Coffee Shops	0	4	1
Doctors and Dentists	2	4	1
Fitness and Wellness	0	0	0
Shopping	8	80	40
Electric Vehicle Charge Points	0	2	2



## Facts about the Area / Education

In this section of the report we identify local schools and nurseries. Each education facility has an overview of its location and proximity to your property, including independent rating outcome (Ofsted) and headteachers name.



Type of School	10min Walk	20min	30min
Nursery	0	0	0
Primary	2	2	4
Secondary	0	1	0
Independent	0	1	0
16 plus	0	0	0


## Facts about the Area / Education / Nurseries

### Haven Early Years Centre

Harris Road Gosport Hampshire PO13 0UY

 30+ Min

3.3 Km / 2.0 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>184</b>
Special Classes	
Ofsted Rating	<b>Outstanding</b>
Head Teacher	<b>Mrs Jodie Hope</b>

### Part of the Learning Federation Partnership of SchoolsHardmoor Nursery & Early Years Centre

Bassett Green Leaside Way Southampton  
Hampshire SO16 3EP

 30+ Min

19.0 Km / 11.8 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>87</b>
Special Classes	
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mrs Melanie Jackson</b>

### Lanterns Nursery School and Extended Services

Bereweek Road Winchester Hampshire SO22  
6AJ

 30+ Min

29.6 Km / 18.4 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>108</b>
Special Classes	
Ofsted Rating	<b>Outstanding</b>
Head Teacher	<b>Mrs Lynsay Falkingham</b>

### Chichester Nursery School

St James Road Chichester West Sussex PO19  
7AB

 30+ Min

31.7 Km / 19.7 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>103</b>
Special Classes	
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mrs Ruth Campbell</b>

### Bognor Regis Nursery School

85 Victoria Drive Bognor Regis West Sussex  
PO21 2TB

 30+ Min

37.6 Km / 23.4 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>148</b>
Special Classes	<b>Has Special Classes</b>
Ofsted Rating	<b>Outstanding</b>
Head Teacher	<b>Mrs Ruth Campbell</b>

### Bushy Leaze Early Years Centre

Eastbrooke Road Alton Hampshire GU34 2DR

 30+ Min

41.2 Km / 25.6 Miles

Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>104</b>
Special Classes	
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mrs Rebecca Hussey</b>


## Facts about the Area / Education / Primary Schools

### Crofton Hammond Infant School

Stubbington Mancroft Avenue Fareham  
Hampshire PO14 2DE

 10 Min

0.7 Km / 0.4 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>173</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mrs Sian Hosmer</b>

### Crofton Hammond Junior School

Stubbington Mancroft Avenue Fareham  
Hampshire PO14 2DE

 10 Min

0.7 Km / 0.4 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>236</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	<b>Requires improvement</b>
Head Teacher	<b>Mrs Rosie Leversidge</b>

### Crofton Anne Dale Junior School

Stubbington Cuckoo Lane Fareham Hampshire  
PO14 3PH

 20 Min

1.0 Km / 0.6 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>360</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mrs Lorraine Phillips</b>

### Crofton Anne Dale Infant School

Stubbington Cuckoo Lane Fareham Hampshire  
PO14 3PH

 20 Min

1.0 Km / 0.6 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>232</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mrs Lorraine Phillips</b>

### Peel Common Infant School and Nursery Unit

The Drive Gosport Hampshire PO13 0QD

 30 Min

2.1 Km / 1.3 Miles


Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>105</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mrs Lesley Spicer</b>

### Peel Common Junior School

Rowner The Drive Gosport Hampshire PO13 0QD

 30 Min

2.1 Km / 1.3 Miles

Gender	 <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>139</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mrs Zoe Dudley</b>



## Facts about the Area / Education / Secondary Schools

### Crofton School

Stubbington Marks Road Fareham Hampshire  
PO14 2AT

 20 Min

0.9 Km / 0.6 Miles



Gender	  <b>Mixed</b>
Religion	<b>None</b>
Pupils	<b>1099</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	
Head Teacher	<b>Mr Simon Harrison</b>

### Bridgemary School

Bridgemary Wych Lane Gosport Hampshire PO13  
QJN

 30+ Min

2.8 Km / 1.7 Miles



Gender	  <b>Mixed</b>
Religion	<b>None</b>
Pupils	<b>798</b>
Special Classes	
Ofsted Rating	<b>Requires improvement</b>
Head Teacher	<b>Tom Garfield</b>

### Fareham Academy

St Anne's Grove Fareham Hampshire PO14 1JJ

 30+ Min

3.6 Km / 2.2 Miles


Gender	  <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>889</b>
Special Classes	<b>Has Special Classes</b>
Ofsted Rating	<b>Good</b>
Head Teacher	<b>Mr Christopher Prankerd</b>

### King's Academy Brune Park

Military Road Gosport Hampshire PO12 3BU

 30+ Min

3.9 Km / 2.4 Miles



Gender	 <b>None</b>
Religion	<b>None</b>
Pupils	
Special Classes	
Ofsted Rating	
Head Teacher	<b>Miss Kerry Payne</b>

### King's Academy Bay House

Gomer Lane Gosport Hampshire PO12 2QP

 30+ Min

4.7 Km / 2.9 Miles



Gender	  <b>Mixed</b>
Religion	<b>None</b>
Pupils	<b>2060</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	<b>Requires improvement</b>
Head Teacher	<b>Mr Christopher Willis</b>

### The Henry Cort Community College

Hillson Drive Fareham Hampshire PO15 6PH

 30+ Min

5.2 Km / 3.2 Miles

Gender	  <b>Mixed</b>
Religion	<b>Does not apply</b>
Pupils	<b>885</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	<b>Requires improvement</b>
Head Teacher	<b>Mr Chris Rice</b>


## Facts about the Area / Education / Independent Schools

### Meoncross School

Fareham 65 Burnt House Lane Hampshire PO14 2EF

 20 Min

1.6 Km / 1.0 Miles


Gender	 <b>Mixed</b>
Religion	<b>None Christian</b>
Pupils	<b>323</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	
Head Teacher	<b>Mrs Sarah Ebery</b>

### West Hill Park School

St Margarets Lane West Hill Park Titchfield Fareham Hampshire PO14 4BS

 30+ Min

4.4 Km / 2.7 Miles


Gender	 <b>Mixed</b>
Religion	<b>None faithMulti</b>
Pupils	<b>232</b>
Special Classes	
Ofsted Rating	
Head Teacher	<b>Mr Chris Ward</b>

### Boundary Oak School

Wickham Road Roche Court Fareham Hampshire PO17 5BL

 30+ Min

6.6 Km / 4.1 Miles


Gender	 <b>Mixed</b>
Religion	<b>None denominational / nonInter</b>
Pupils	<b>473</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	
Head Teacher	<b>Mrs Sophie Savage</b>

### The Portsmouth Grammar School

Old Portsmouth High Street Portsmouth Hampshire PO1 2LN

 30+ Min

8.4 Km / 5.2 Miles


Gender	 <b>Mixed</b>
Religion	<b>None Christian</b>
Pupils	<b>1296</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	
Head Teacher	<b>Mr David Wickes</b>

### Portsmouth High School

Southsea 25 Kent Road Portsmouth PO5 3EQ

 30+ Min

8.9 Km / 5.6 Miles


Gender	 <b>Girls</b>
Religion	<b>None</b>
Pupils	<b>495</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	
Head Teacher	<b>Mrs Sarah Parker</b>

### Priory School

Beatrice Avenue Whippingham East Cowes Isle of Wight PO32 6LP

 30+ Min

9.5 Km / 5.9 Miles


Gender	 <b>Mixed</b>
Religion	<b>None Christian</b>
Pupils	<b>182</b>
Special Classes	<b>No Special Classes</b>
Ofsted Rating	
Head Teacher	<b>Mr David Lloyd</b>

## Facts about the Area / Education / 16+ Schools

### South Hampshire College Group

Bishopsfield Road Fareham Hampshire PO14 1NH 4.0 Km / 2.5 Miles



Gender  **Mixed**

Religion **Does not apply**

Pupils

Special Classes

Ofsted Rating


Head Teacher **Mr Andrew Kaye**

### St Vincent College

Mill Lane Gosport Hampshire PO12 4QA



5.6 Km / 3.5 Miles

Gender  **Mixed**

Religion

Pupils **0**

Special Classes


Ofsted Rating **Good**

Head Teacher **Mr Andy Grant**

### City of Portsmouth College

Cosham Tudor Crescent Portsmouth Hampshire PO6 2SA 11.1 Km / 6.9 Miles



Gender  **Mixed**

Religion **Does not apply**

Pupils

Special Classes


Ofsted Rating

Head Teacher **Mrs Katy Quinn**

### The Isle of Wight College

Medina Way Newport Isle of Wight PO30 5TA 13.6 Km / 8.4 Miles



Gender  **Mixed**

Religion **Does not apply**

Pupils

Special Classes


Ofsted Rating **Good**

Head Teacher **Mrs Ros Parker**

### Havant and South Downs College

College Road Waterlooville Hampshire PO7 8AA 14.4 Km / 9.0 Miles



Gender  **Mixed**

Religion **Does not apply**

Pupils

Special Classes


Ofsted Rating **Good**

Head Teacher **Mr Mike Gaston**

### Itchen College

Bitterne Middle Road Southampton Hampshire SO19 7TB 14.5 Km / 9.0 Miles



Gender  **Mixed**

Religion **Does not apply**

Pupils

Special Classes

Ofsted Rating **Good**

Head Teacher **Mr Alex Scott**

## Facts about the Area / Area Safety

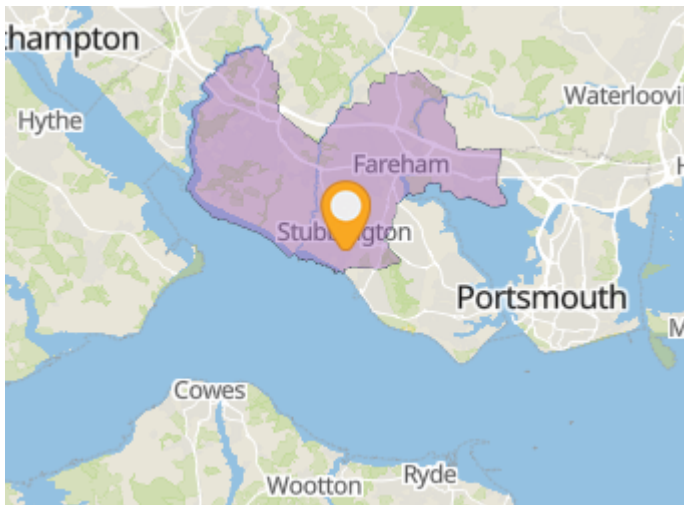
This chart shows crime within the local area, the immediate surrounding area and how your area compares with national average crime.

Type	Your local area averages	Surrounding area averages	Rate difference with your local area	National Average	Rate difference with national
Anti-social behaviour	38	52	⬇️ 27%	84	⬇️ 55%
Bicycle theft	2	4	⬇️ 50%	8	⬇️ 75%
Burglary	9	10	⬇️ 10%	22	⬇️ 59%
Criminal damage and arson	18	25	⬇️ 28%	41	⬇️ 56%
Drugs	6	6	⚖️ 0%	15	⬇️ 60%
Other crime	2	6	⬇️ 67%	10	⬇️ 80%
Other theft	24	23	⬆️ 4%	39	⬇️ 39%
Possession of weapons	4	4	⚖️ 0%	5	⬇️ 27%
Public order	41	34	⬆️ 21%	41	⬇️ 1%
Robbery	0	1	⬇️ 100%	9	⬇️ 100%
Shoplifting	4	28	⬇️ 86%	49	⬇️ 92%
Theft from the person	1	1	⚖️ 0%	15	⬇️ 93%
Vehicle crime	10	11	⬇️ 9%	31	⬇️ 68%
Violence and sexual offences	82	140	⬇️ 41%	178	⬇️ 54%



## Planning Constraints

This section shows if the property is located in greenbelt, floodplain or near or within a conservation area or an outstanding area of natural beauty. This information is important when considering home ownership and it can affect what can be achieved if a planning application was being submitted.



### Within 50 metres of this land

*No Planning Constraint within 50m.*

### Within 2000 metres of this land

*No Planning Constraint between 50 and 2000 metres.*

### Over 2000 metres from this land

Ancient Woodland	1.4 Kilometres
National Landscape (AONB)	9.6 Kilometres
Green Belt 2021-22	42 Kilometres
Listed Buildings	883 Metres
Local Nature Reserves	2.8 Kilometres
National Nature Reserves	2.8 Kilometres
National Parks	12 Kilometres
Scheduled Monuments	4.2 Kilometres
Sites of Special Scientific Interest	849 Metres
Special Areas of Conservation	8.8 Kilometres
Special Protection Areas	849 Metres

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Greenbelt
- Listed Buildings
- Local Nature Reserve
- National Nature Reserve
- National Park
- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protected Area

Local Planning Authority: **Fareham**

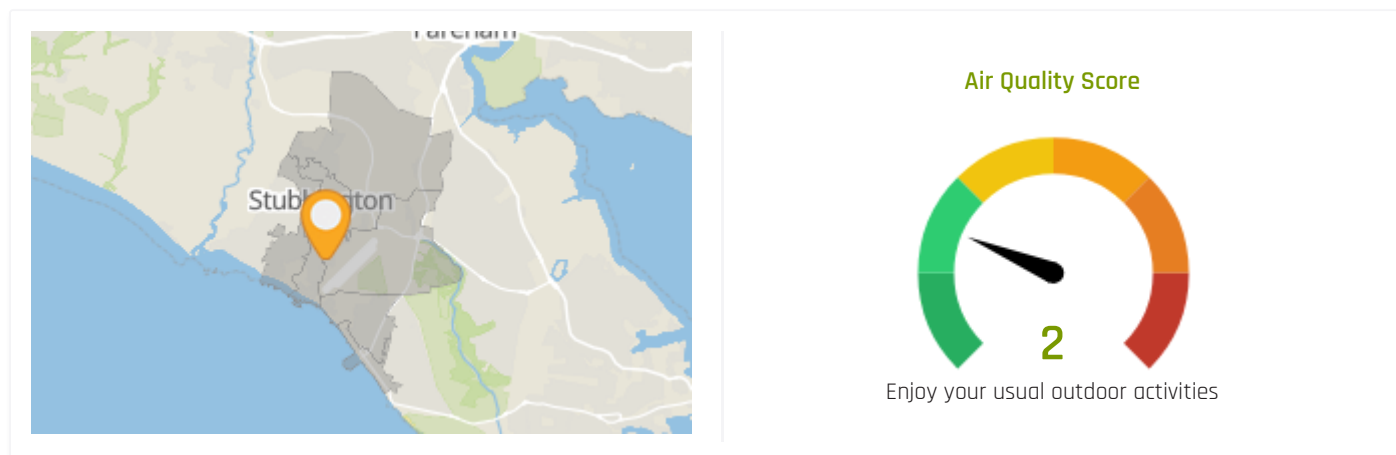
LPA Size: **19,258.946 acres / 779,383.082 Hectares**

Local Plan Available: [The Fareham local authority local plan is available on their website.](#)

Local Conservation Area: **No**

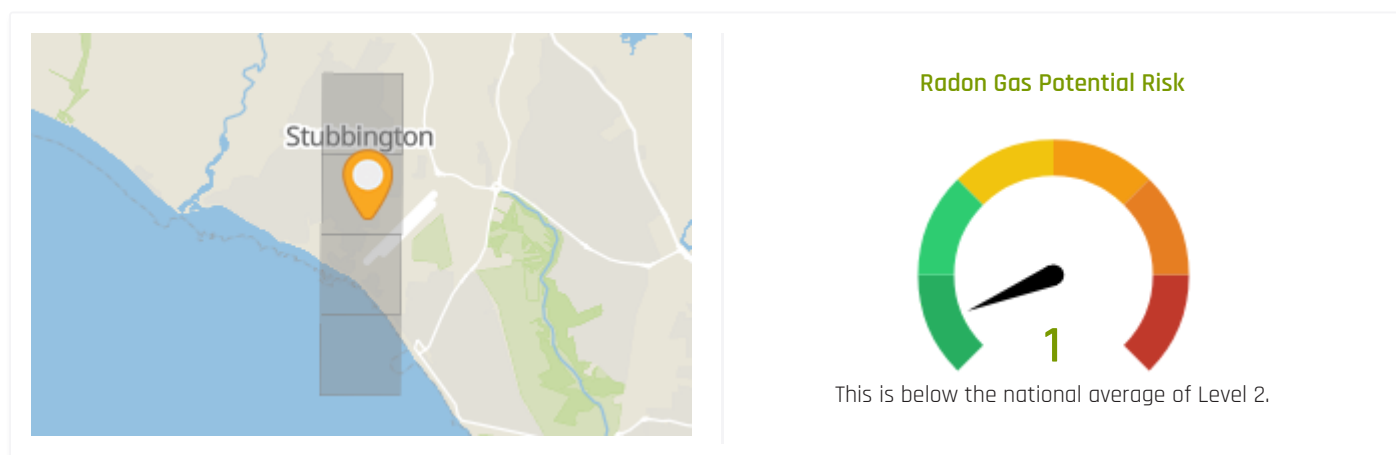
## Environmental Considerations / Atmospheric Risks

Climate change is a growing consideration. So knowing if your property is liable to costal erosion, flooding, poor air quality or radon gas is an important knowledge point.



The DEFRA (Department for Environment, Food & Rural Affairs) air quality index in the UK ranges from 1 to 10. The highest recorded air pollution score for the last 30 days was:

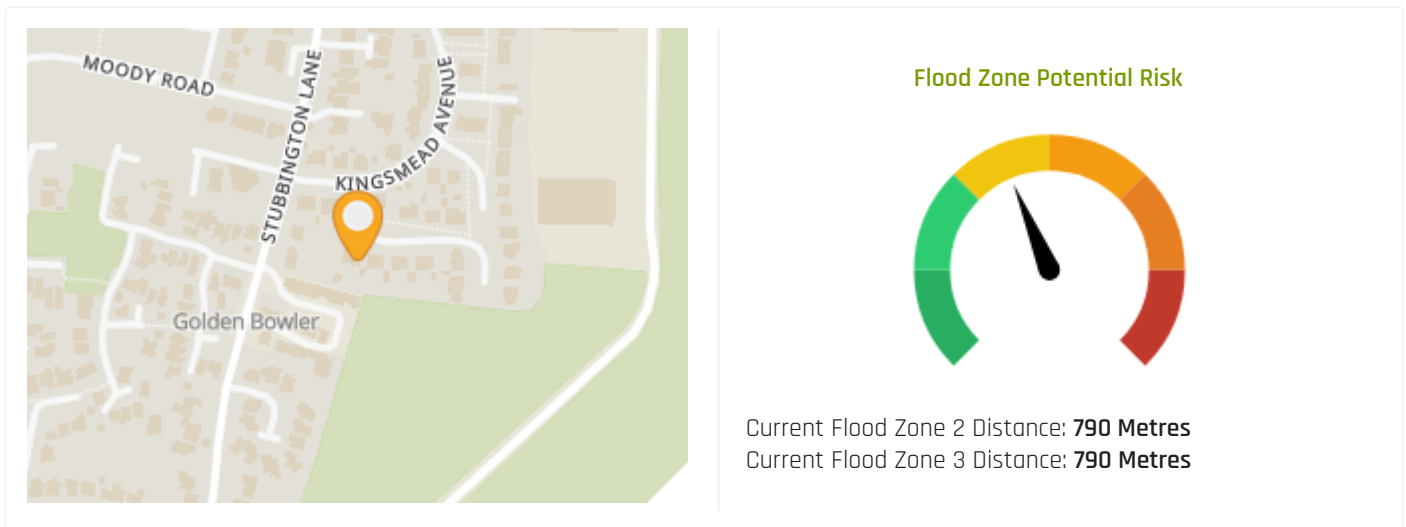
<b>1-3 (Low)</b>	Ideal for outdoor activities; air quality is good, with minimal health impact.
<b>4-6 (Moderate)</b>	Suitable for most outdoor activities; some sensitive individuals may experience minor effects.
<b>7-9 (High)</b>	May affect individuals with respiratory issues; limiting strenuous outdoor activities is advised.
<b>10 (Very High)</b>	Potentially harmful to health; everyone should reduce outdoor activities, especially strenuous exercise.



The British Geological Survey's (BGS) Radon Potential dataset categorizes radon risk levels across the UK on a scale from 1 to 6, with each level indicating the proportion of homes likely to have radon concentrations above the UK Action Level (200 Bq/m<sup>3</sup>):

<b>Level 1</b>	Lowest risk—less than 1% of homes likely above the Action Level (200 Bq/m <sup>3</sup> ).
<b>Level 2</b>	1-3% of homes may exceed the Action Level.
<b>Level 3</b>	3-5% of homes potentially above the Action Level.
<b>Level 4</b>	5-10% of homes at risk of exceeding the Action Level.
<b>Level 5</b>	10-30% of homes may exceed the Action Level.
<b>Level 6</b>	Highest risk—more than 30% of homes likely above the Action Level.

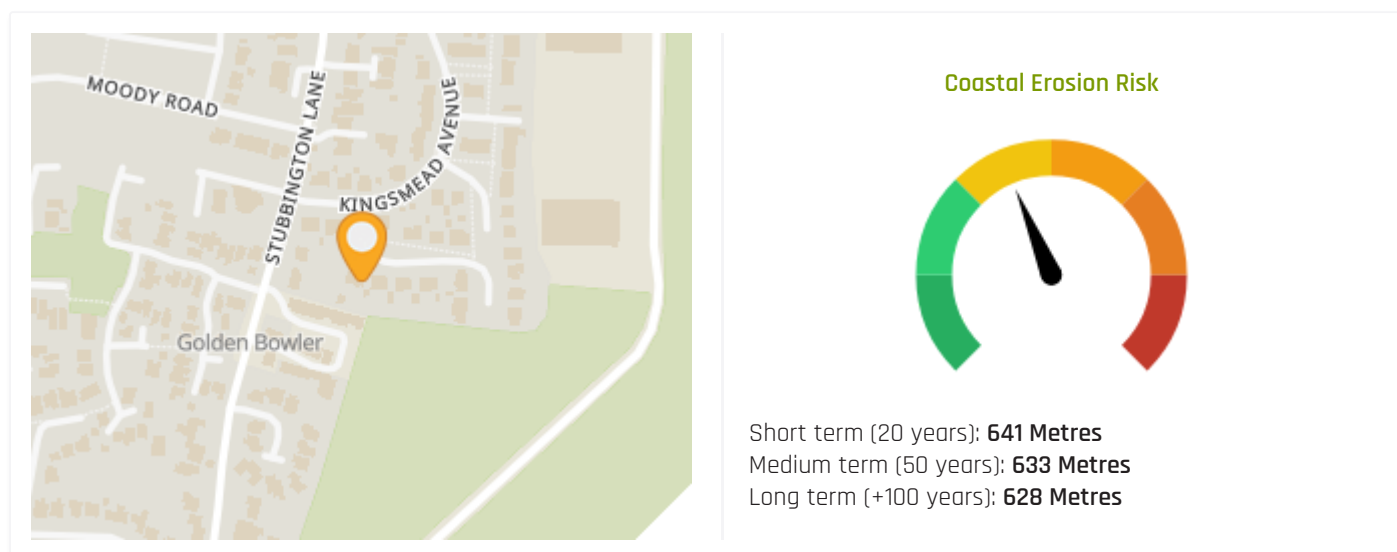
## Environmental Considerations / Water Risks



The system assigns flood risk levels based on proximity to flood zones, with closer properties classified at higher risk levels. While effective, it doesn't account for factors like local topography, drainage, or historical flood events, which can influence actual flood risk.

Distance from Flood Zone	Description
0 - 100 meters (Level 6)	Very high flood risk—property is in or extremely close to a flood zone, with a significant risk of flooding during heavy rain or storm surges.
101 - 200 meters (Level 5)	High flood risk—property is very close to a flood zone, and heavy rainfall or changes in water levels may impact the area.
201 - 500 meters (Level 4)	Moderate flood risk—property is at risk in severe weather conditions, but further from immediate flood zones.
501 - 1000 meters (Level 3)	Lower flood risk—property is relatively safe but could still be affected in extreme flooding events.
1001 - 2000 meters (Level 2)	Very low flood risk—property is far from flood zones, but caution is advised during heavy rainfall or unusual weather conditions.
Over 2000 meters (Level 1)	Negligible flood risk—property is far from any flood zone, with a very low likelihood of flooding.

## Environmental Considerations / Water Risks



The system for coastal erosion risk assigns levels based on proximity to erosion-prone areas, with closer properties classified at higher risk. While effective, it doesn't account for other factors like local environmental conditions or long-term erosion trends that could influence actual risk.

Distance from Coastal Erosion Zone	Description
0 - 100 meters (Level 6)	Very high coastal erosion risk—property is extremely close to the erosion zone, with a significant risk of being affected by coastal changes.
101 - 200 meters (Level 5)	High coastal erosion risk—property is very close to the erosion zone, with a high chance of impact from future coastal erosion.
201 - 500 meters (Level 4)	Moderate coastal erosion risk—property may be affected in the medium term, with erosion potentially impacting the area.
501 - 1000 meters (Level 3)	Lower coastal erosion risk—property is further from immediate erosion zones, but still within an area that could be affected in severe conditions.
1001 - 2000 meters (Level 2)	Very low coastal erosion risk—property is far from erosion zones, with minimal chances of future impact.
Over 2000 meters (Level 1)	Negligible coastal erosion risk—property is far from any coastal erosion zone, with almost no risk of being affected.

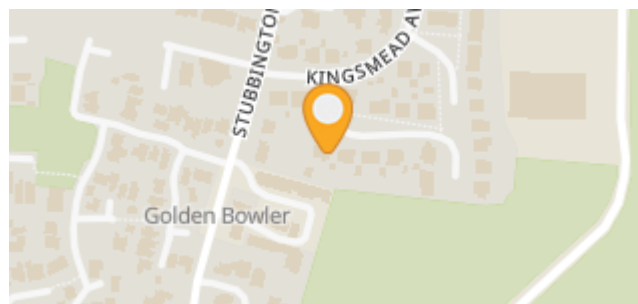
## Roads and Rail and Noise Pollution

Distances to roads and location of stations is not necessarily important to everyone but a future buyer may use this information as a selection criterion. Can I walk to a station or do I have to drive far to connect with a major trunk road is an important insight into how sustainability the property performs. Road noise is also an important consideration when assessing a property.



### Roads

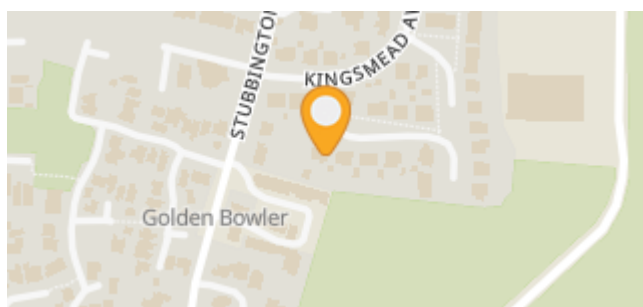
Type	Distance
Motorway	6.8 Kilometres
A Roads	4.6 Kilometres
B Roads	917 Metres
Minor Roads	86 Metres



### Road Noise pollution

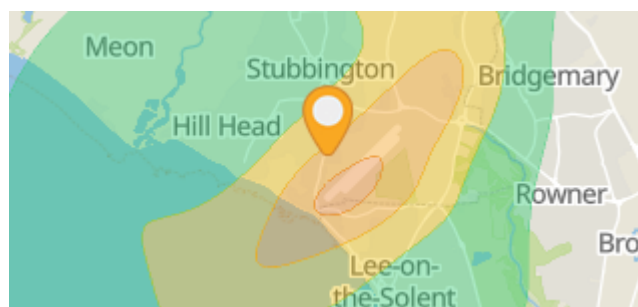
Based on the proximity to noise zones, the estimated road noise pollution risk is:

**Under 55 decibels**



### Sustainable Transport

Type	Distance
Waterways	76 Kilometres
Rail Station	5.6 Kilometres
Rail Line	5.2 Kilometres



### Aircraft Noise

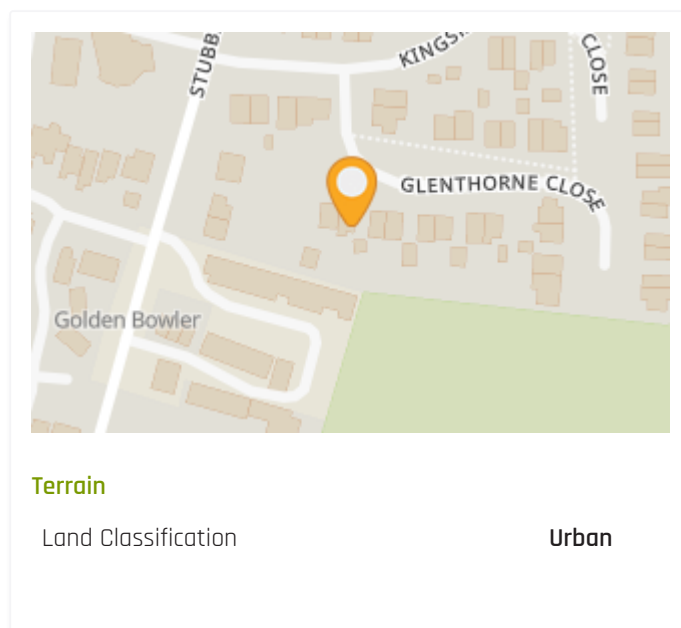
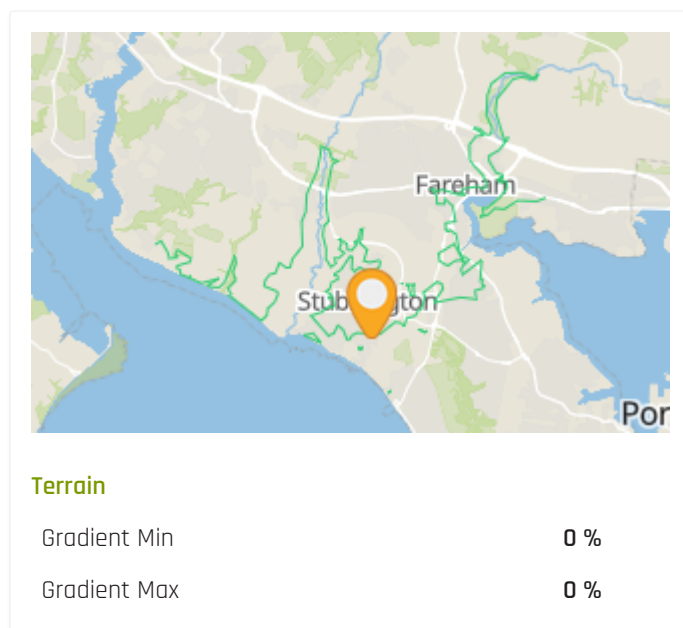
Based on the proximity to aircraft noise zones, the estimated aircraft noise pollution risk is:

☀ Day: **55 - 60 db**      🌙 Night: **55 - 60 db**



## Water Safeguard and Land Use

Water safeguard zones are designated areas in the UK where actions are taking to protect drinking water from pollution. Combined with Land Use classification, these are important elements around environmental impact assessments and compliance with land use regulations.



## Water Safeguard Zones

Water Safeguard Zones (WSZs) are designated areas in the UK where specific actions are taken to protect drinking water sources from pollution. They are established by the Environment Agency in England and Natural Resources Wales and are part of the EU Water Framework Directive.

This property is **not** in a Ground Water Safeguard Zone. There are no ground-water contaminants in affecting this property.

This property is **not** in a Surface Water Safeguard Zone. There are no surface-water contaminants in affecting this property.

## Land Use




The CORINE (Coordination of Information on the Environment) and Copernicus satellite land use data provide property owners with detailed insights into land cover and usage patterns in their area, allowing them to assess how their property fits within broader environmental and urban planning contexts. By understanding land use classifications from these datasets, owners can make informed decisions about development opportunities, environmental impact assessments, and compliance with land use regulations.

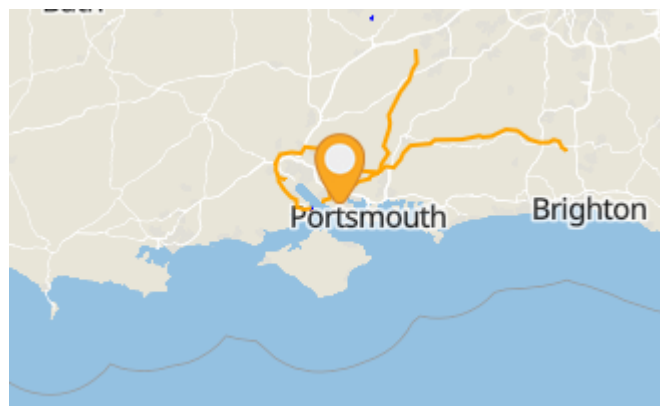
Artificial surfaces, Urban fabric, Discontinuous urban fabric

## Power Generation and the Network




This data set shows the property's relative position to overground and underground cables and towers and pylons. This is important data if you are concerned about your property being close to overhead electricity lines or if you need to connect to the national grid with proximity to power and substation locations.

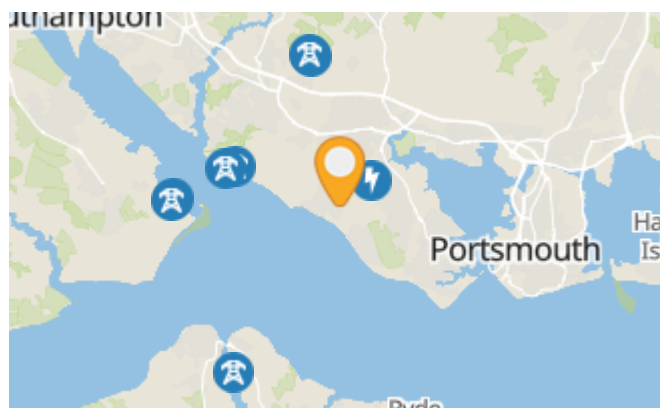
### Distance to National Grid Lines

	Overground cables	9.9 Kilometres
	Underground cables	10 Kilometres
	Towers and Pylons	6.7 Kilometres



### Distance to Power Stations

	Nuclear station	217 Kilometres
	Power station	2878 metres
	Substation	9.4 Kilometres



The nearest power stations.

Name	Fuel Type	Generation Type	Distance
Lightsource BP Fareham	Solar	PV	2.9 Kilometres
RWE Npower Cowes	Diesel/Gas Oil	Single cycle	11 Kilometres
Toucan Energy Services Isle of Wight	Solar	PV	13 Kilometres
Octopus Investments Chawton	Solar	PV	13 Kilometres
Lightsource BP Fawley (Langley)	Solar	PV	15 Kilometres
Octopus Investments Mopley/Cadland	Solar	PV	16 Kilometres
Octopus Investments Hill Farm (OI)	Solar	PV	16 Kilometres
Greencoat Capital Netley	Solar	PV	17 Kilometres
RES Group Marvel (Stone Farm)	Solar	PV	18 Kilometres
Anesco Hale Manor Farm	Solar	PV	18 Kilometres



# Energy Performance EPC

## What is an EPC and What Can It Tell You About a Building?

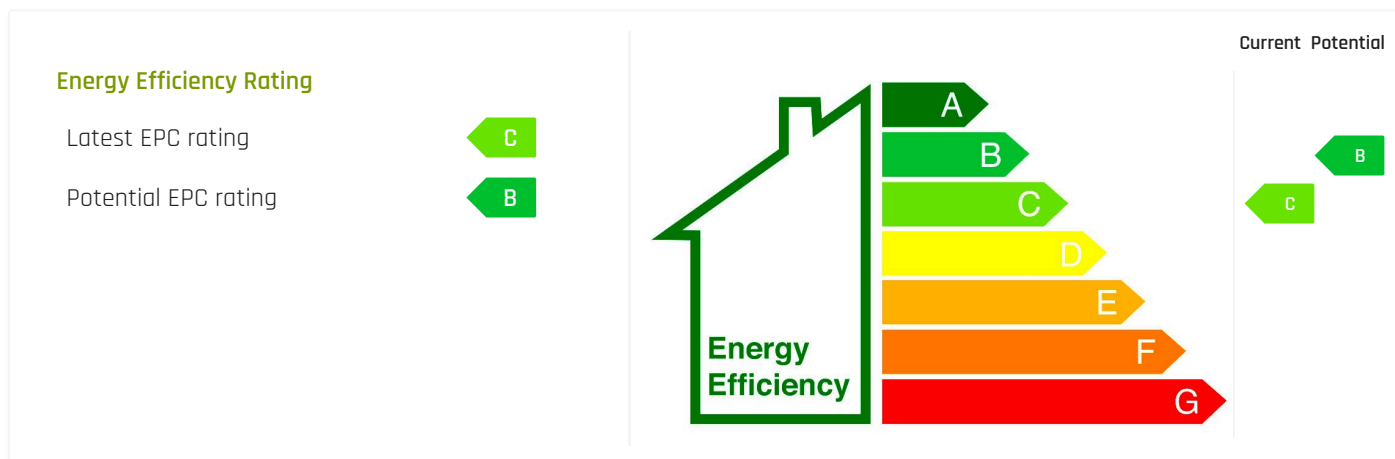
An Energy Performance Certificate (EPC) provides a detailed evaluation of a building's energy efficiency and environmental impact. Required for property sales, rentals, and some renovations, EPCs offer valuable insights into a building's energy consumption, emissions, and areas for efficiency improvement. Here's what an EPC typically tells you about a building:

- 1. Energy Efficiency Rating:** The EPC assigns a rating from A (most efficient) to G (least efficient), helping buyers or tenants understand the building's energy performance. This rating is calculated based on factors such as insulation, heating systems, and window efficiency.
- 2. Estimated Energy Costs:** EPCs estimate the annual cost of heating, lighting, and hot water for the property, allowing potential occupants to anticipate energy expenses and compare with other buildings.
- 3. Environmental Impact:** The EPC includes a CO<sub>2</sub> emissions assessment, rating the building's impact on the environment. It may suggest ways to lower emissions, which benefits both the environment and potential occupants through possible cost reductions.
- 4. Recommendations for Improvement:** EPCs list practical suggestions to increase energy efficiency, such as upgrading insulation, switching to LED lighting, or installing energy-efficient heating systems. Each recommendation comes with estimated cost savings, payback periods, and how it would improve the building's efficiency rating.
- 5. Property Information:** It includes details such as the property's construction type, floor area, heating sources, insulation levels, and double glazing, which impact energy performance and comfort levels.
- 6. Comparative Data:** Some EPCs provide both the current and potential ratings of a building, showing how effective the recommended improvements could be in increasing energy efficiency.

Overall, an EPC is a useful tool for understanding a building's energy performance, helping owners, buyers, and tenants make informed decisions that can reduce both costs and environmental impact.

## EPC Summary

The most recent EPC certificate data is available on the next page.



The Rating (A-G scale) in an Energy Performance Certificate (EPC) is a visual classification system that maps a property's energy efficiency or environmental impact into bands A to G, where A is the most efficient and G is the least efficient. Each band corresponds to a numeric range of SAP (Standard Assessment Procedure) points or scores. Here's how numeric scores map to the A-G scale for energy efficiency:

Band	Numeric Range (SAP Points)	Description
A	92-100	Excellent energy efficiency
B	81-91	Very good energy efficiency
C	69-80	Good energy efficiency
D	55-68	Average energy efficiency
E	39-54	Below average energy efficiency
F	21-38	Poor energy efficiency
G	1-20	Very poor energy efficiency

## Latest EPC Certificate Data

### Property Information

Property Type	House
Built Form	Semi-Detached
Total Floor Area	115
Floor Level	NODATA!
Flat Top Storey	
Flat Storey Count	
Construction Age Band	England and Wales: 1967-1975
Extension Count	1
No. Habitable Rooms	6
No. Heated Rooms	6
No. Open Fireplaces	0
Tenure	owner-occupied

### Energy Efficiency Ratings

Current Energy Efficiency	74	The current energy efficiency rating band, on the SAP scale where A is most efficient and G is least efficient.
Potential Energy Efficiency	85	The potential energy efficiency rating achievable with recommended improvements.
Environment Impact Current	73	The current environmental impact rating band, related to CO <sub>2</sub> emissions. Rating A-G SAP scale
Environment Impact Potential	85	The potential environmental impact rating after recommended improvements. Rating A-G SAP scale
Energy Consumption Current	136	kWh/m <sup>2</sup> /year The annual energy consumption for the property per square metre of floor area.
Energy Consumption Potential	65	kWh/m <sup>2</sup> /year The projected annual energy consumption per square metre after improvements.

### Costs and Emissions

Heating Cost Current	564	£/year
Heating Cost Potential	480	£/year
Lighting Cost Current	92	£/year
Lighting Cost Potential	65	£/year
Hot Water Cost Current	104	£/year
Hot Water Cost Potential	104	£/year
CO <sub>2</sub> Emissions Current	3	Tonnes/year
CO <sub>2</sub> Emissions per Floor Area	26	kg/m <sup>2</sup> /year
CO <sub>2</sub> Emissions Potential	1.5	Tonnes/year

### Heating, Water, and Lighting

Main Heating Controls	Boiler and radiators, mains gas
Hot Water Description	From main system
Hot Water Energy Efficiency	Good
Hot Water Environmental Efficiency	Good
Lighting Description	Low energy lighting in 57% of fixed outlets
Lighting Energy Efficiency	Good
Lighting Environmental Efficiency	Good

## Latest EPC Certificate Data

### Structural Elements and Efficiency





Floor Description	<b>Solid, no insulation (assumed)</b>	Floor Energy Efficiency	<b>N/A</b>	Floor Environmental Efficiency	<b>N/A</b>
Windows Description	<b>Fully double glazed</b>	Windows Energy Efficiency	<b>Good</b>	Windows Environmental Efficiency	<b>Good</b>
Walls Description	<b>Cavity wall, filled cavity</b>	Walls Energy Efficiency	<b>Good</b>	Walls Environmental Efficiency	<b>Good</b>
Roof Description	<b>Pitched, 150 mm loft insulation</b>	Roof Energy Efficiency	<b>Good</b>	Roof Environmental Efficiency	<b>Good</b>

### Additional Information

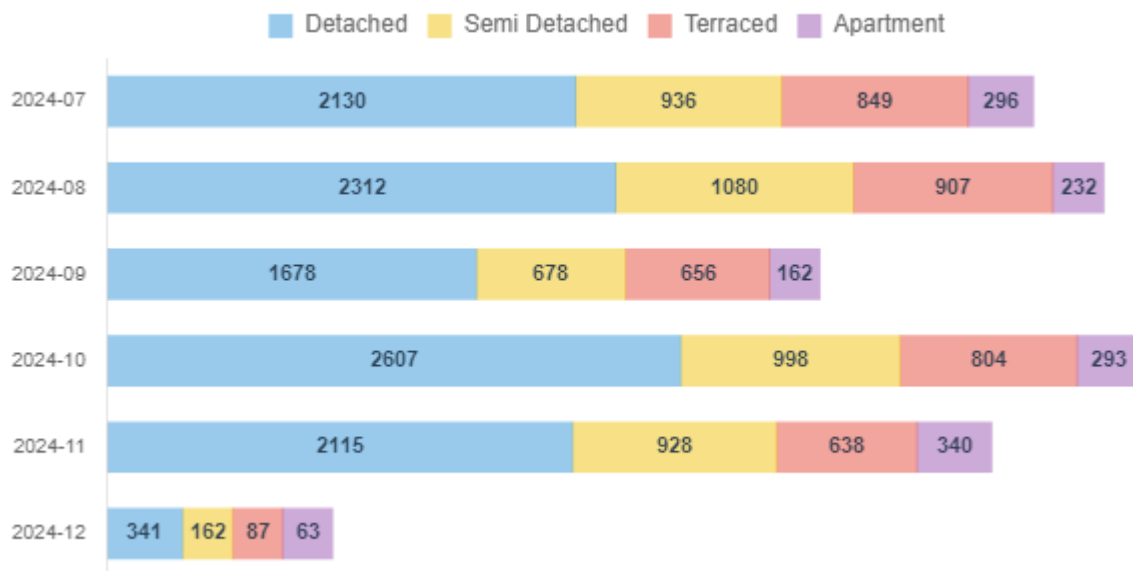
Address	<b>16, VERNON STREET</b>	Local Authority	<b>E07000087</b>	County	<b>Hampshire</b>
Post Town	<b>FAREHAM</b>	Constituency	<b>E14000713</b>	Lodgement Date	<b>03/09/2014 00:00:00</b>
Inspection Date	<b>03/09/2014 00:00:00</b>	UPRN	<b>100060341955</b>	UPRN Source	<b>Address Matched</b>

## Property Valuation and Market Activity


This section of the report provides comprehensive data on 'property marketing', average local asking prices for each property type and the number and length of time properties are marketed for in your area. Data includes average asking prices, average per square foot values for both the sale and rental markets.

 <b>Detached</b>	Avg. asking price: <b>£ 626,878</b> Avg. time on market: <b>60 days</b> Properties on market: <b>103</b>	 <b>Semi-Detached</b>	Avg. asking price: <b>£ 386,135</b> Avg. time on market: <b>51 days</b> Properties on market: <b>39</b>
 <b>Terraced</b>	Avg. asking price: <b>£ 317,329</b> Avg. time on market: <b>46 days</b> Properties on market: <b>40</b>	 <b>Apartment</b>	Avg. asking price: <b>£ 212,526</b> Avg. time on market: <b>47 days</b> Properties on market: <b>25</b>

Number of properties on the market over time in **P014** postcode.



## Property Valuation and Market Sales Market Summary

Sales market area	Based on nearest 14 properties	
Average asking price values	£438 per sqft	
Average asking price	£441,606	

The nearest 14 properties currently on the market.

<b>£ 350,000</b> Stubbington Lane, Fareham, Stubbington <span>House</span>	<b>£ 362,500</b> Stubbington Lane, Stubbington, Fareham <span>House</span>
Asking Price £/sqFt On Market From Bedrooms Tenure Floor Area Bathrooms	Asking Price £/sqFt On Market From Bedrooms Tenure Floor Area Bathrooms
411.28 22/08/2024 2 FREEHOLD 851 sq ft 1	464.29 18/11/2024 2 FREEHOLD sq ft 1
<b>£ 429,995</b> Glenthorne Close, Stubbington, PO14 <span>Semi-Detached</span>	<b>£ 390,000</b> Mulberry Avenue, Stubbington, Hampshire, PO14 <span>Link Detached House</span>
Asking Price £/sqFt On Market From Bedrooms Tenure Floor Area Bathrooms	Asking Price £/sqFt On Market From Bedrooms Tenure Floor Area Bathrooms
18/10/2024 4 FREEHOLD sq ft 2	25/07/2024 3 FREEHOLD 840 sq ft 2

**£ 319,995**

End of Terrace

Jersey Close, Stubbington, Fareham

Asking Price £/sqFt

 On Market From **24/10/2024**

 Bedrooms **3**

 Tenure **FREEHOLD**

 Floor Area **sq ft**

 Bathrooms **2**
**£ 390,000**

Detached

Mulberry Avenue, Stubbington, PO14

Asking Price £/sqFt

 On Market From **22/11/2024**

 Bedrooms **3**

 Tenure **FREEHOLD**

 Floor Area **sq ft**

 Bathrooms **2**
**£ 319,995**

Terraced

Kingsmead Avenue, Stubbington, PO14

Asking Price £/sqFt

 On Market From **26/11/2024**

 Bedrooms **3**

 Tenure **FREEHOLD**

 Floor Area **sq ft**

 Bathrooms **2**
**£ 700,000**

Detached

Stubbington Lane, Stubbington, Fareham

Asking Price £/sqFt

 On Market From **24/06/2024**

 Bedrooms **5**

 Tenure **FREEHOLD**

 Floor Area **sq ft**

 Bathrooms **3**
**£ 400,000**

Semi-Detached

Kingsmead Avenue, Stubbington

Asking Price £/sqFt

 On Market From **23/06/2024**

 Bedrooms **3**

 Tenure **FREEHOLD**

 Floor Area **sq ft**

 Bathrooms **1**
**£ 485,000**

Detached

Springfield Way, Stubbington

Asking Price £/sqFt

 On Market From **19/10/2024**

 Bedrooms **3**

 Tenure **FREEHOLD**

 Floor Area **sq ft**

 Bathrooms **2**
**£ 380,000**

Semi-Detached

Springfield Way, Stubbington, Fareham

Asking Price £/sqFt

 On Market From **26/11/2024**

 Bedrooms **3**

 Tenure **FREEHOLD**

 Floor Area **sq ft**

 Bathrooms **1**
**£ 465,000**

Detached

Ferncroft Close, Stubbington

Asking Price £/sqFt

 On Market From **09/08/2024**

 Bedrooms **3**

 Tenure **FREEHOLD**

 Floor Area **sq ft**

 Bathrooms **1**

**£ 775,000**

Chalet

Seamead, Hill Head, Fareham

Asking Price £/sqFt

On Market From

**23/11/2024**

Bedrooms

**4**

Tenure

**FREEHOLD**

Floor Area

**sq ft**

Bathrooms

**2**
**£ 415,000**

Semi-Detached

The Glebe, Stubbington

Asking Price £/sqFt

On Market From

**03/12/2024**

Bedrooms

**3**

Tenure

**FREEHOLD**

Floor Area

**sq ft**

Bathrooms

**1**

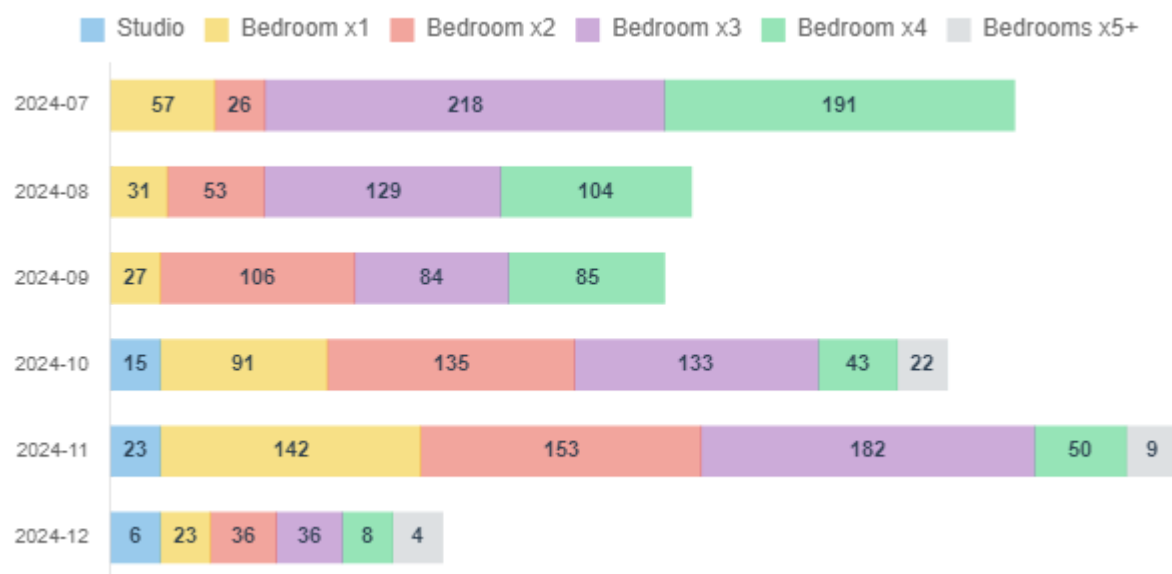


## Property Valuation and Market Rental Market Summary

This section looks at the rental market and identifies rental prices being asked by property type and for each type, length of time the property is on the market and how many competing properties are being marketed at the time. The lower bar chart looks at changing data over time, showing the types of property offered for rent over a several year period.

<b>Studio</b>	Rent: <b>£ 800</b> Avg. time on market: <b>22 days</b> Properties on market: <b>2</b>	<b>Bedroom x 1</b>	Price: <b>£ 895</b> Avg. time on market: <b>18 days</b> Properties on market: <b>6</b>
<b>Bedroom x 2</b>	Price: <b>£ 1,213</b> Avg. time on market: <b>13 days</b> Properties on market: <b>9</b>	<b>Bedroom x 3</b>	Price: <b>£ 1,478</b> Avg. time on market: <b>19 days</b> Properties on market: <b>9</b>
<b>Bedroom x 4</b>	Price: <b>£ 2,184</b> Avg. time on market: <b>31 days</b> Properties on market: <b>2</b>	<b>Bedroom x 5</b>	Price: <b>£ 2,998</b> Avg. time on market: <b>18 days</b> Properties on market: <b>1</b>

Number of properties to rent over time in P014



## Current Market Rentals

The data below shows properties being presently marketed for rent. When they were on the market, how long they have been on the market and property type.

### £ 2250 per calendar month

Bungalow

Francis Place, Stubbington

Est. Value £/sqFt

On Market From 09/11/2024

Bedrooms 4

Bathrooms 3

### £ 3000 per calendar month

Detached

Moody Road, Fareham

Est. Value £/sqFt

On Market From 27/11/2024

Bedrooms 5

Bathrooms 4

### £ 1350 per calendar month

Semi-Detached Bungalow

Harold Road, Fareham, PO14

Est. Value £/sqFt

On Market From 22/11/2024

Bedrooms 3

Bathrooms 1

### £ 950 per calendar month

Apartment

The Gannets, Fareham, Hampshire, PO14

Est. Value £/sqFt

On Market From 22/11/2024

Bedrooms 1

Bathrooms 1

### £ 875 per calendar month

Flat

Forth Close, Fareham, PO14

Est. Value £/sqFt

On Market From 02/12/2024

Bedrooms 1

Bathrooms 1

### £ 1600 per calendar month

Terraced

Hill Head Road, Fareham

Est. Value £/sqFt

On Market From 19/11/2024

Bedrooms 2

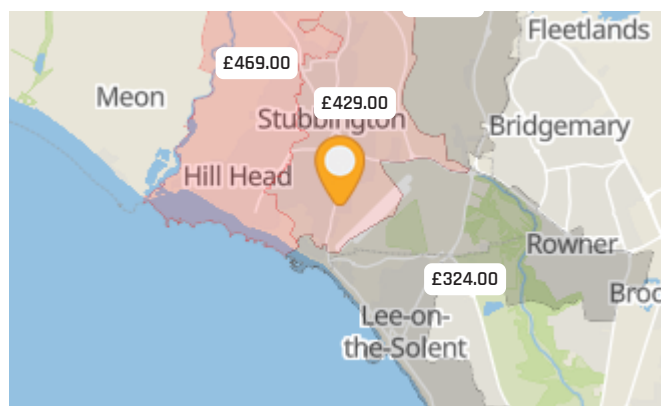
Bathrooms 2

## Area Values

This section shows data that is relative to the post code stem area. This gives average values in the wider area, based on sales and average price paid and total number of sales in a given area of the past 12 months.

### Last 12 months

Postcode Area	<b>P014</b>
Average sales values	<b>£553 per sqFt</b>
Average price paid	<b>£530,622</b>
Total number of sales	<b>215</b>



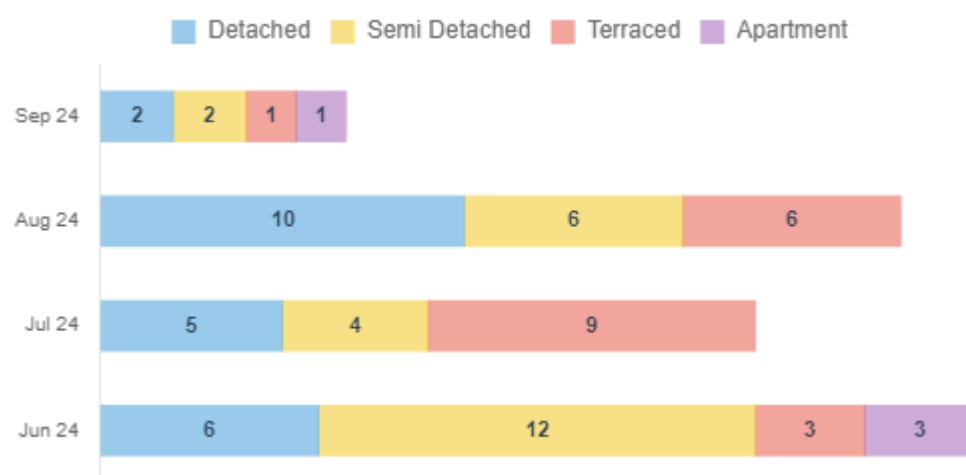
### Achieved Average Price by Property Type

	Detached	<b>£ 552,668</b>
	Semi Detached	<b>£ 351,357</b>
	Terraced	<b>£ 293,102</b>
	Apartment	<b>£ 175,500</b>

### Average value within surrounding area

Postcode	Average Value £/sq ft	Num. Sales
P014 3	£ 470	47
P013 9	£ 325	88
P014 1	£ 330	54
P014 2	£ 430	57

Number of sales over time in **P014** postcode.



## Price Paid Data – neighbouring properties

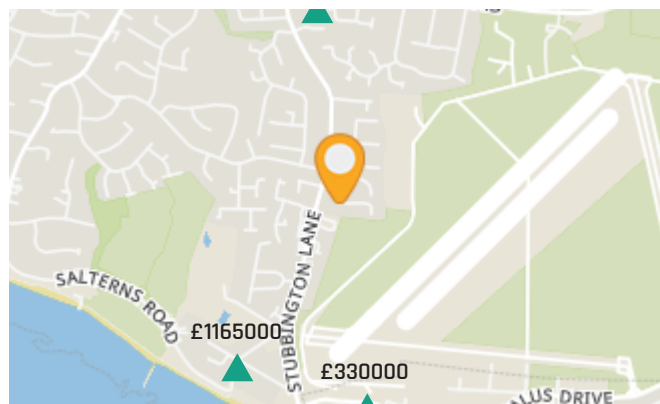
Compared with postcode wide data, this section shows data on the last 20 sale points within the last couple of years. Showing the specific properties and their average aggregated data.

### Selection of the 20 nearest sales within the last 5 years.

Average sales values **£322 /sq Ft**

Average price paid **£335,825**

Nearest new build sales	0
New build average price paid	£0



### ▲ £ 485,000 (Resale)

Detached

2, MULBERRY AVENUE, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2SN

Size	167.34 sq metres 1,801 sq ft
Tenure	Freehold
New Build	No
Sold Date	11/07/2024
Achieved Value	£ 2,898 /sq m2 £269 /sq ft

### ▲ £ 345,000 (Resale)

Semi-Detached

5, GLENTHORNE CLOSE, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NP

Size	76 sq metres 818 sq ft
Tenure	Freehold
New Build	No
Sold Date	10/04/2024
Achieved Value	£ 4,539 /sq m2 £422 /sq ft

### ▲ £ 185,000 (Resale)

Flat

10, AMBERLEY COURT, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2BF

Size	39.65 sq metres 427 sq ft
Tenure	Leasehold
New Build	No
Sold Date	22/03/2024
Achieved Value	£ 4,666 /sq m2 £433 /sq ft

### ▲ £ 360,000 (Resale)

Semi-Detached

6, KINGSMEAD AVENUE, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NJ

Size	87 sq metres 936 sq ft
Tenure	Freehold
New Build	No
Sold Date	11/11/2022
Achieved Value	£ 4,138 /sq m2 £384 /sq ft

### ▲ £ 380,000 (Resale)

Terraced

116, MOODY ROAD, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2PS

Size	102 sq metres 1,098 sq ft
Tenure	Freehold
New Build	No
Sold Date	28/10/2022
Achieved Value	£ 3,725 /sq m2 £346 /sq ft

### ▲ £ 499,995 (Resale)

Detached

6, ASHTON WAY, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NH

Size	109.37 sq metres 1,177 sq ft
Tenure	Freehold
New Build	No
Sold Date	10/02/2022
Achieved Value	£ 4,572 /sq m2 £425 /sq ft

### ▲ £ 200,000 (Resale)

Terraced

4, JERSEY CLOSE, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NW

Size	105 sq metres 1,130 sq ft
Tenure	Freehold
New Build	No
Sold Date	19/10/2021
Achieved Value	£ 1,905 /sq m2 £177 /sq ft

### ▲ £ 330,000 (Resale)

Semi-Detached

7, KINGSMEAD AVENUE, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NL

Size	78 sq metres 840 sq ft
Tenure	Freehold
New Build	No
Sold Date	27/09/2021
Achieved Value	£ 4,231 /sq m2 £393 /sq ft

### ▲ £ 235,000 (Resale)

Flat

3, AMBERLEY COURT, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2BF

Size	57.17 sq metres 615 sq ft
Tenure	Leasehold
New Build	No
Sold Date	03/09/2021
Achieved Value	£ 4,111 /sq m2 £382 /sq ft

### ▲ £ 435,000 (Resale)

Semi-Detached

66, KINGSMEAD AVENUE, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NJ

Size	145 sq metres 1,561 sq ft
Tenure	Freehold
New Build	No
Sold Date	19/08/2021
Achieved Value	£ 3,000 /sq m2 £279 /sq ft

### ▲ £ 345,000 (Resale)

Semi-Detached

18, GLENTHORNE CLOSE, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NP

Size	50.03 sq metres 539 sq ft
Tenure	Freehold
New Build	No
Sold Date	11/06/2021
Achieved Value	£ 6,896 /sq m2 £641 /sq ft

### ▲ £ 267,000 (Resale)

Semi-Detached

5, GLENTHORNE CLOSE, STUBBINGTON, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NP

Size	76 sq metres 818 sq ft
Tenure	Freehold
New Build	No
Sold Date	15/04/2021
Achieved Value	£ 3,513 /sq m2 £326 /sq ft

### ▲ £ 330,000 (Resale)

Semi-Detached

12, KINGSMEAD AVENUE, STUBBINGTON, FAREHAM, FAREHAM,  
HAMPSHIRE, PO14 2NL

Size	119 sq metres 1,281 sq ft
Tenure	Freehold
New Build	No
Sold Date	16/03/2021
Achieved Value	£ 2,773 /sq m2 £258 /sq ft

### ▲ £ 287,500 (Resale)

Semi-Detached

12, MULBERRY AVENUE, STUBBINGTON, FAREHAM, FAREHAM,  
HAMPSHIRE, PO14 2SN

Size	119 sq metres 1,281 sq ft
Tenure	Freehold
New Build	No
Sold Date	10/03/2021
Achieved Value	£ 2,416 /sq m2 £224 /sq ft

### ▲ £ 462,500 (Resale)

Detached

2, MULBERRY AVENUE, STUBBINGTON, FAREHAM, FAREHAM,  
HAMPSHIRE, PO14 2SN

Size	167.34 sq metres 1,801 sq ft
Tenure	Freehold
New Build	No
Sold Date	28/01/2021
Achieved Value	£ 2,764 /sq m2 £257 /sq ft

### ▲ £ 285,000 (Resale)

Semi-Detached

21, JERSEY CLOSE, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NW

Size	89 sq metres 958 sq ft
Tenure	Freehold
New Build	No
Sold Date	07/01/2021
Achieved Value	£ 3,202 /sq m2 £297 /sq ft

### ▲ £ 282,000 (Resale)

Semi-Detached

16, JERSEY CLOSE, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NW

Size	81 sq metres 872 sq ft
Tenure	Freehold
New Build	No
Sold Date	18/12/2020
Achieved Value	£ 3,481 /sq m2 £323 /sq ft

### ▲ £ 295,000 (Resale)

Semi-Detached

124, MOODY ROAD, STUBBINGTON, FAREHAM, FAREHAM,  
HAMPSHIRE, PO14 2PS

Size	90 sq metres 969 sq ft
Tenure	Freehold
New Build	No
Sold Date	07/12/2020
Achieved Value	£ 3,278 /sq m2 £305 /sq ft

### ▲ £ 432,500 (Resale)

Detached

1, TAMARISK CLOSE, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2SW

Size	107 sq metres 1,152 sq ft
Tenure	Freehold
New Build	No
Sold Date	01/12/2020
Achieved Value	£ 4,042 /sq m2 £376 /sq ft

### ▲ £ 275,000 (Resale)

Semi-Detached

17, JERSEY CLOSE, FAREHAM, FAREHAM, HAMPSHIRE, PO14 2NW

Size	76 sq metres 818 sq ft
Tenure	Freehold
New Build	No
Sold Date	28/10/2020
Achieved Value	£ 3,618 /sq m2 £336 /sq ft

## Property Valuation

Property valuation is a highly sensitive and subjective topic. Ultimately, the price of a house is an agreement between the seller and buyer rather than an objective measure of value, influenced by many factors such as location, aesthetics, size, age, condition, and features.

Other considerations include proximity to schools, public transport, amenities, and employment opportunities, as well as the overall desirability of the neighbourhood. Economic factors, such as market trends, interest rates, and the broader economic climate, also play a role. Legal considerations, such as planning laws, property taxes, and the presence of any covenants or easements, may further impact the valuation.

Finally, individual preferences, emotional attachment, and the perceived potential for future investment returns can also significantly influence the agreed-upon price.

If a particular building was previously owned by a rock star, has gold-plated taps, and boasts a unique architectural design or a panoramic view, its valuation will likely be an outlier in the local area

Therefore all a valuation system can do is provide historical and data metrics to give a guide.

### £ per sqft Valuations Summary Table

This report contains various Asking and Achieved (Sale) Price data. The figures are summarised in the table below.

Description	Valuation
Average asking price values nearest 14 Properties	£ 438 per sqft
Achieved Average sales values in P014	£ 553 per sqFt
Achieved 20 nearest sales within the last 5 years.	£ 322 per sqFt
Achieved Average sales values in P014 2NP	£ 449 per sqFt

Each metric presented in this report offers unique insights but comes with its own set of strengths and limitations, influenced by factors such as the size and representativeness of the sample, the geographic area covered, the time span of the data, and the presence of outliers.

Users should consider these factors carefully to ensure a well-rounded interpretation of the property market trends.



## Property Valuation

This is a landcycle specific detailed algorithm that pulls in detailed data points relative to a specific property, including; blending sold price data, with price increase Land Registry index to update each sale point with blended localised sales rates with EPC relevant data. We can only provide a valuation estimates if we have the necessary datapoints, namely a sales history and a EPC certificate.

Our estimate of value for this address is **£ 558,200**

The estimate was calculated using the EPC method (see below)

## Estimate Calculations

Our estimate of value is based on the following:

### Based on £/sq Ft values and building size (EPC method)

The sales prices of other houses in the area are also a good indicator of a property's value. Using this method is also a good way to smooth out variations from individual sales where buyers may have overpaid or underpaid.

The last time there was an EPC survey on the house it's floor space was measured at **1,238 ft<sup>2</sup> (115 m<sup>2</sup>)** using the local £/sqFt values this give a valuation of **£558,200**

When an EPC survey is done on a house it's surface area is measured. We can use this to determine a value using the the local area average values.

Date	Floor Area ft <sup>2</sup>	Floor Area m <sup>2</sup>	Today's Estimate
03/09/2014	1,238	115	£558,200

All of these valuations have been considered as low-end or top-end in our calculation.

## Property Valuation

### Based on local £/sq Ft values

The below table and chart shows average aggregated data by property type along with average sizes for each property type and relative values for each area. So with these estimates and knowledge of your property size you can estimate your property value.

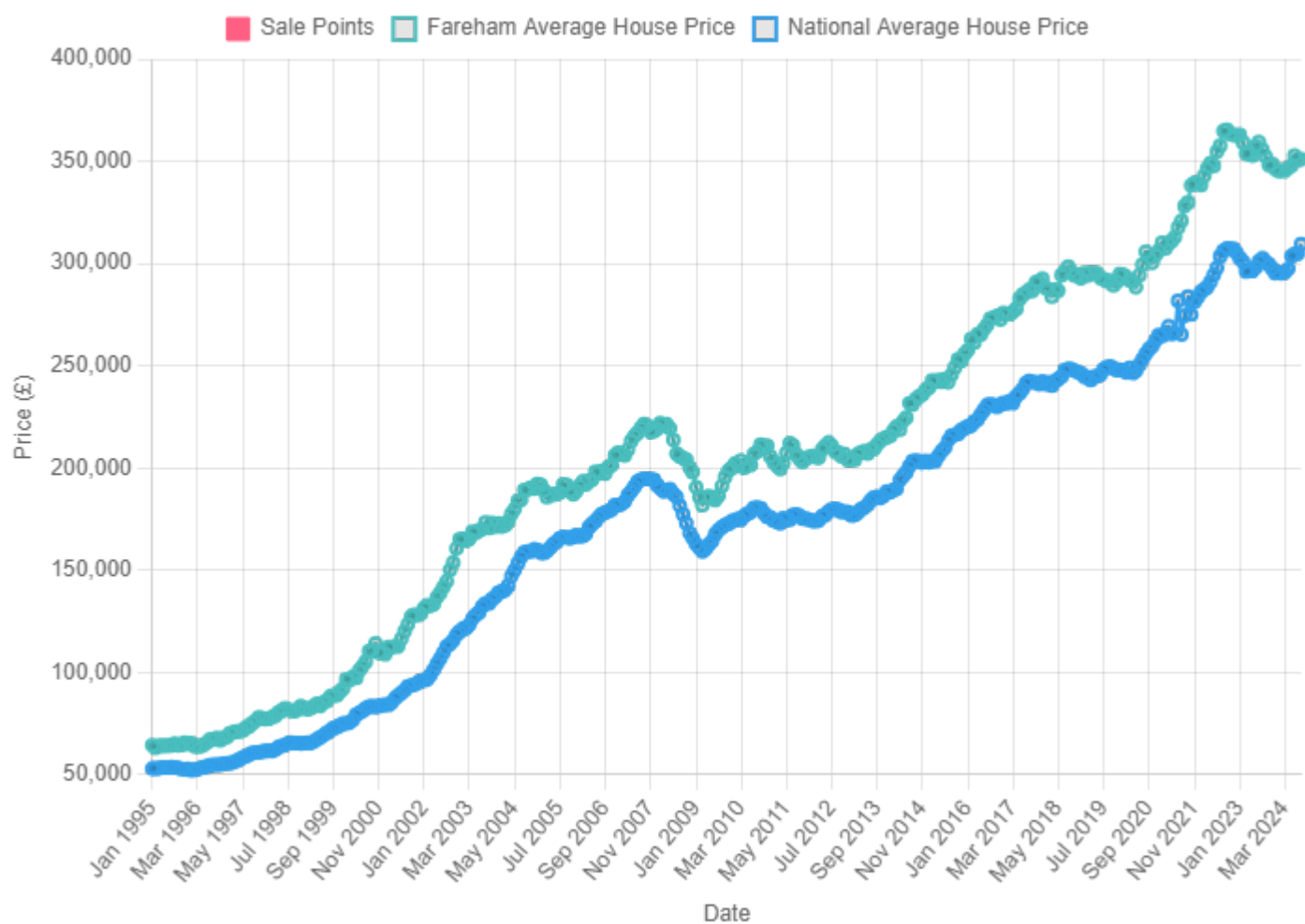
The graph shows local values compared with the national averages and where your property value sits within the graph, so you can make a comparison to local and national values.

The £/sq Ft in **P014 2NP** is **£ 449** . Multiply the floor ft<sup>2</sup> by **449** to give a £ valuation.

As examples of typical building sizes you can use this table below as a guide.

Property Type	Sq ft	m <sup>2</sup>	Estimate
Flat - Studio	250 - 450	23 - 42	£ 111,076 - 202,834
Flat - 1 Bedroom	400 - 650	37 - 60	£ 178,687 - 289,763
Flat / Semi-Detached - 2 Bedrooms	600 - 900	56 - 84	£ 270,445 - 405,668
Semi-Detached / Detached - 3 Bedrooms	800 - 1,200	74 - 111	£ 357,374 - 536,061
Detached - 4 Bedrooms	1,100 - 1,800	102 - 167	£ 492,597 - 806,506
Detached - 5 Bedrooms	1,500 - 2,500+	139 - 232+	£ 671,284 - 1,120,416

## Property Sales performance vs House Price Indexes



## Ownership

This section outlines key details about the property's ownership, including the Title Number. This identifier is crucial for verifying legal ownership and accessing official records, providing a reliable basis for due diligence and ensuring confidence in property-related transactions.

Title Number: **HP73697**

Ownership Category: **Private Ownership**

For all non private ownership view the details of all the associated proprietors registered under this title.

Title is privately owned. You can determine the ownership of this title by purchasing the Title from Land Registry directly or via your account on Landcycle.com

Number of proprietors: Unknown

Landcycle Data tips Although we are unable To publish these In the report, most Private owner details are available from HMLR, you can request a digital Or physical copy of the title register from the government portal Or contact Landcycle to order a digital version directly. What Is a title register? An official document that acts a bit Like a title Or Property ID card, holding the owners name, lender details And other important information relevant to the title. A title plan details the officially defined territory as recorded by HMLR, outlining the extent of any ownership.

## Overlapping Title boundaries

This is a very important chart. Here you can see if land registry has a record of conflict between your property and a neighbouring title. This doesn't necessarily mean that your neighbour has encroached on your property but it does show how land registry has registered your title and those surrounding. If this section of the report does show a conflict this is something that needs rectifying with the Land Registry and possibly obtaining legal advice.

Instances of Land Registry title overlap, as indicated by the overlapping percentage, can occur due to various reasons, such as historical mapping inaccuracies, registration errors, or boundary disputes. Overlaps are also common in specific situations like blocks of flats, where a 100% overlap is expected and not concerning, as well as in cases of leasehold and freehold properties, where different titles naturally overlap. Garages or other ancillary structures may also cause overlaps when registered separately.

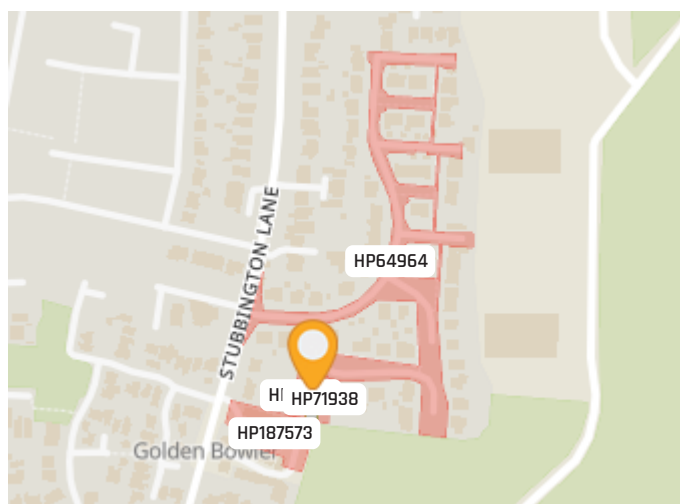
There are no overlapping titles detected.

## Neighbouring title boundaries

Title Number	HP187573
Ownership Category	Limited Company or Public Limited Company
Name:	BARCHESTER PROPCO 2019 LIMITED
Address:	3rd Floor, The Aspect, 12 Finsbury Square, London EC2A 1AS
Type	Limited Company or Public Limited Company
Tenure	Absolute freehold title

Title Number	HP64964
Ownership Category	Private Ownership
Name	Private or Unknown
Tenure	Absolute freehold title

Title Number	HP71881
Ownership Category	Private Ownership
Name	Private or Unknown
Tenure	Absolute freehold title



### Important information about Neighbouring Title Boundaries

Boundaries are the lines separating properties, which can be either legal or physical. Legal boundaries are defined by law and may not always correspond with visible features. Physical boundaries are visible markers such as fences or hedges, but these may not always reflect the exact legal boundaries.

### Challenges in Defining Neighbouring Boundaries

Determining the precise position of legal boundaries can be challenging, particularly when dealing with neighbouring properties. Ordnance Survey maps offer approximate locations, but they may not always show the exact legal boundary. In some cases, it is unclear where one property ends and another begins without additional evidence.

### Boundary Disputes and Agreements

When legal boundaries are unclear, neighbours may need to reach an agreement on the boundary's position. This may involve a boundary agreement or a determined boundary application, which usually requires mutual consent from both property owners. Disputes can arise if there is no clear definition of the boundary in property deeds or land registration documents.

### Ownership and Responsibility

Responsibility for maintaining boundary structures, like fences or walls, does not automatically align with the boundary's position. Ownership of these structures can vary, and in the case of disputes, the parties involved must agree on the responsibility for maintenance.

### Legal Presumptions and Disputes

Legal presumptions can help determine boundary positions, such as assuming the boundary lies along the centre of a road or stream. However, these presumptions can be challenged by new evidence or disputes from neighbouring property owners. In such cases, the legal ownership of a boundary feature may need to be determined through further investigation or legal action.

For further information you should read HM Land Registry's guidance at <https://www.gov.uk/government/publications/land-registry-plans-boundaries/land-registry-plans-boundaries-practice-guide-40-supplement-3>

## Planning Applications

What planning applications are live in the immediate surrounding area including current applications pertinent to the target property. Useful information if you are considering purchasing the property and need to know what changes are taking place or could take place near by. Also an insight into what is refused and accepted in the local area if you are planning an extension or conversion.

27, GLENTHORNE CLOSE, FAREHAM, PO14 2NP (UPRN 100060341955)

### Current Planning Applications

There are no active planning applications found that are related to this title address.

### Historic Planning Applications

There are no historic planning applications found (in the last 5 years) that are related to this title address.

## Area Planning & Development / Planning Activity

This section highlights broader planning and development trends within the local area, offering insights into historical and ongoing planning activity. It includes an overview of approved and refused applications, major development proposals, and long-term planning strategies that may impact the local environment, infrastructure, and property values. This information is invaluable for understanding potential growth, risks, and changes that could shape the neighbourhood.

Date	PA Submission Address	Description
2016-08-23	Not known Permitted Not known 64 Kingsmead Avenue Stubbington Fareham Hampshire PO14 2NJ	Two Storey Rear/Side Extension
2001-04-11	Small Permitted Not known 65 Kingsmead Avenue Stubbington PO14 2NJ	Erection Of Single Storey Front And Rear Extension
2023-08-25	Small Permitted Not known 4 Glenthorne Close Stubbington Hampshire PO14 2NP	Single Storey Side Extension
2023-03-27	Small Not known Not known 3 Kingsmead Avenue Fareham PO14 2NJ	Single Storey Rear Extension To Measure 3.35 Metres Deep, 3.55 Metres High, With An Eaves Height Of 2.65 Metres.
2022-02-16	Not known Permitted Not known 7 Kingsmead Avenue Stubbington Fareham PO14 2NL	Retention Of Shed
2007-06-06	Not known Permitted Conditions 127 Stubbington Lane Stubbington Fareham Hampshire PO14 2PB	Erection Of Detached Bungalow And Garage:Details Pursuant - Condition 3 (Materials) Condition 6 (Landscaping) Condition 8 (Levels) Condition 10 (Mud On Road) Condition 13 (Hard Surface Materials).
2005-03-14	Small Rejected Outline 127 Stubbington Lane Stubbington - Land To Rear Of - PO14 2PB	Erection Of Detached Bungalow (Outline Application)
2005-09-29	Small Not known Outline 127 Stubbington Lane Stubbington - Land To Rear Of - PO14 2PB	Erection Of Detached Bungalow (Outline Application)



## Find out more



## Data sources

## Thank you

Data references for this report include, but are not limited to; HMLR, Ordnance Survey, EPC, Historic England, Natural England, DEFRA. Information provided in this report is for guidance purposes only. Landcycle undertakes reasonable precautions to ensure that the accuracy and validity of data shown on the Platform and our products is correct. The Property Report and its data contents is for information and guidance only and cannot be relied upon in relation to the sale or purchase of any land or property, for which you should undertake the necessary legal searches and due diligence. This includes but is not limited to appointing solicitors, surveyors and other professionals required to provide advice in relation to any offer and sales transaction. All information provided by Landcycle should not be regarded as or relied upon as being a comprehensive report of all the issues that may pertain to a property. Information will be provided on the basis of data and materials which were available at the relevant time and we cannot guarantee that the information is error-free. The information provided should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements which may be relevant and of which you are or should be aware. Please refer to <https://www.landcycle.com/terms-and-conditions/> for further terms and conditions and our privacy policy at <https://www.landcycle.com/privacy-policy/> in relation to Landcycle and the Property Report and any service operated by Land Software Ltd.