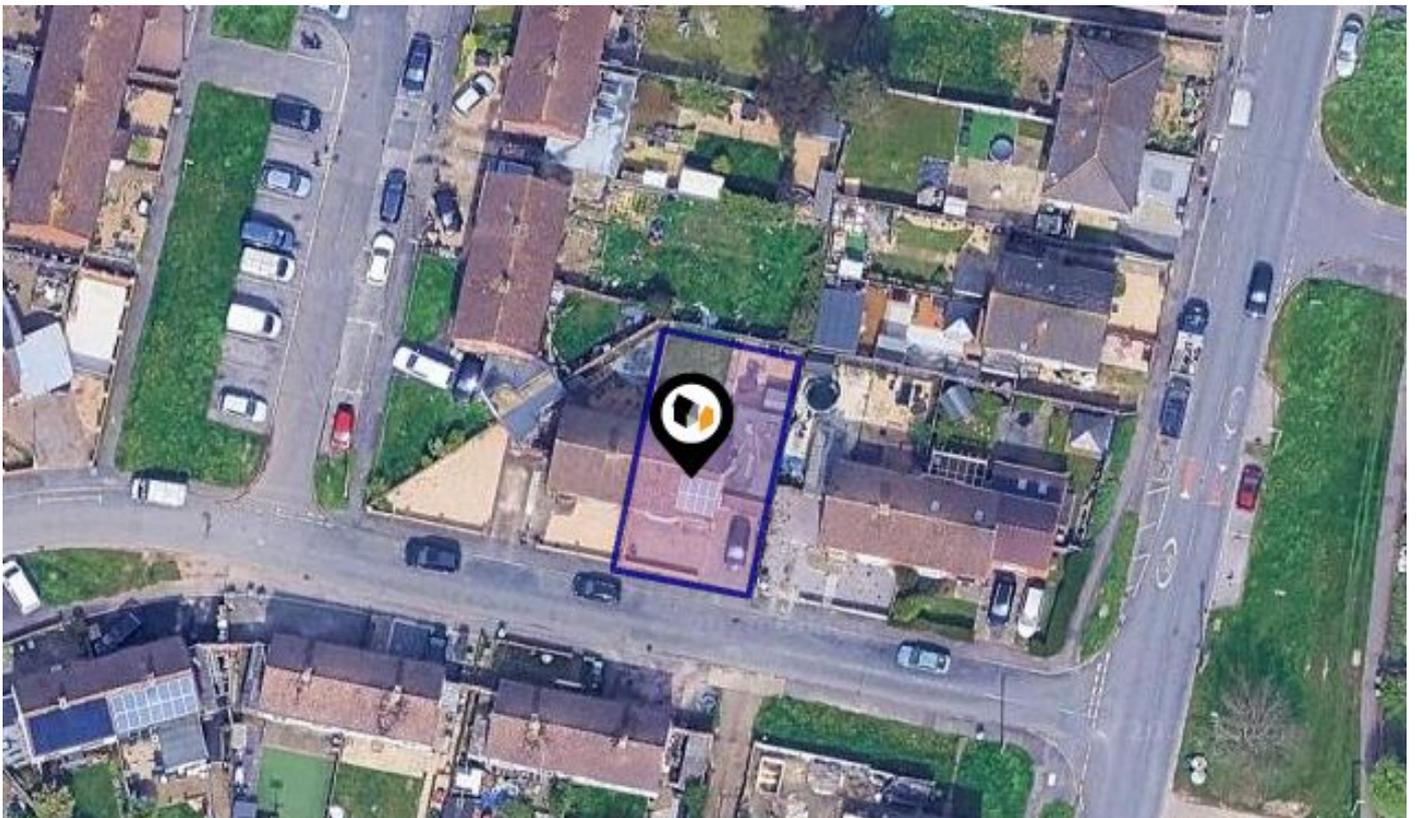




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 20th February 2026



ROWNHAMS ROAD, HAVANT, PO9

Vendors & Buyers

1 Fernwood House, 45 London Road, Waterlooville, PO8 8DH

02394 350900

hello@vendorsandbuyers.com

vendorsandbuyers.com



Introduction

Our Comments



Vendors and Buyers are delighted to bring to the open market this modern semi-detached family home, offering a wealth of versatile living space and presenting a fantastic opportunity to further enhance and develop. The generous garage and adjoining utility area provide exciting potential to be transformed into something truly special — whether that be an additional reception room, home office, gym, studio, or even extended kitchen/family accommodation (subject to the usual consents).



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,344 ft ² / 124 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,721		
Title Number:	HP264055		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Rownhams Road, Havant, PO9*

Reference - 04/69169/000	
Decision:	Decided
Date:	27th January 2004
Description:	Single storey extension to the side (west) elevation.

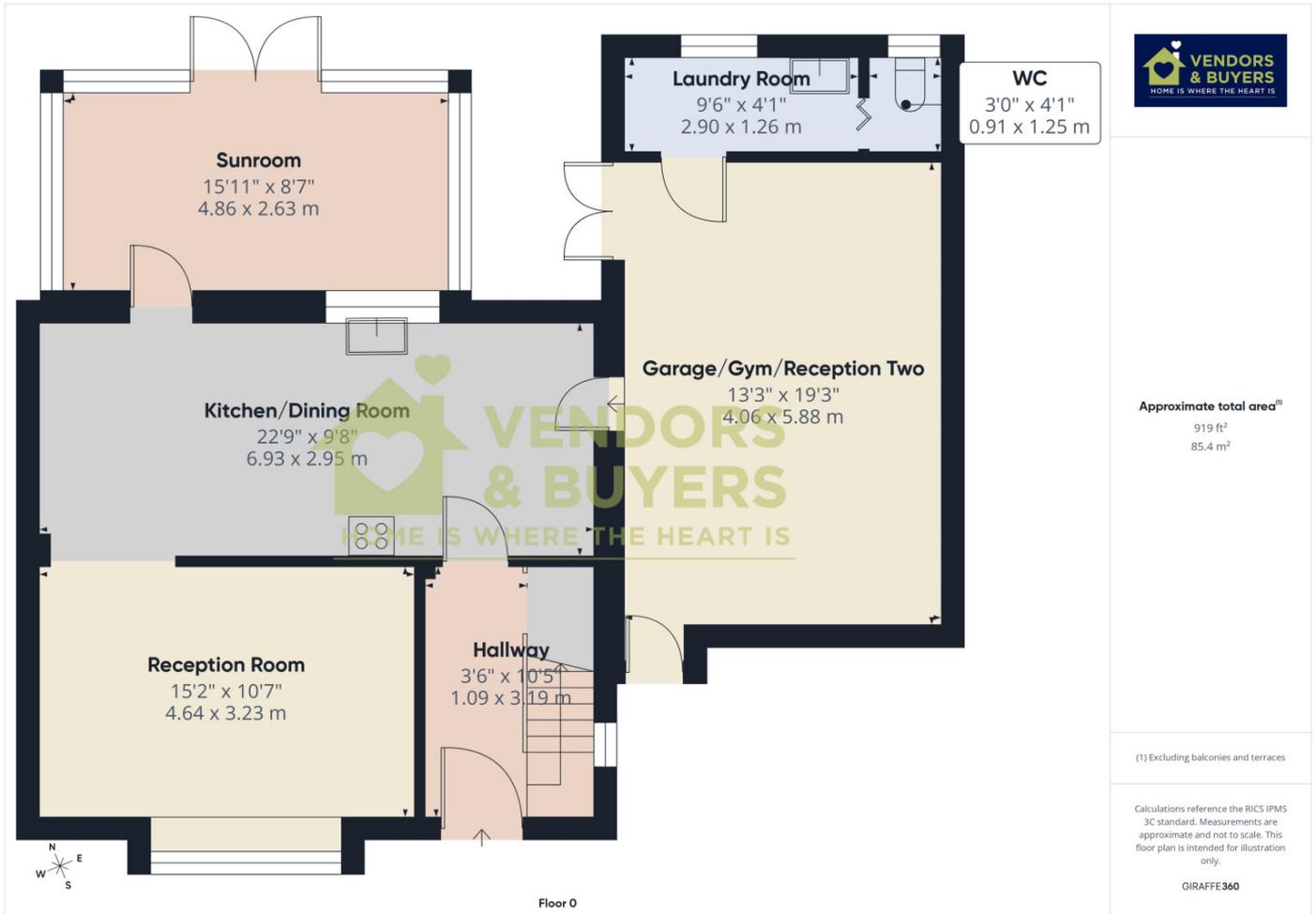
Reference - 05/69169/001	
Decision:	Decided
Date:	09th February 2005
Description:	Two storey side extension.

Gallery Photos



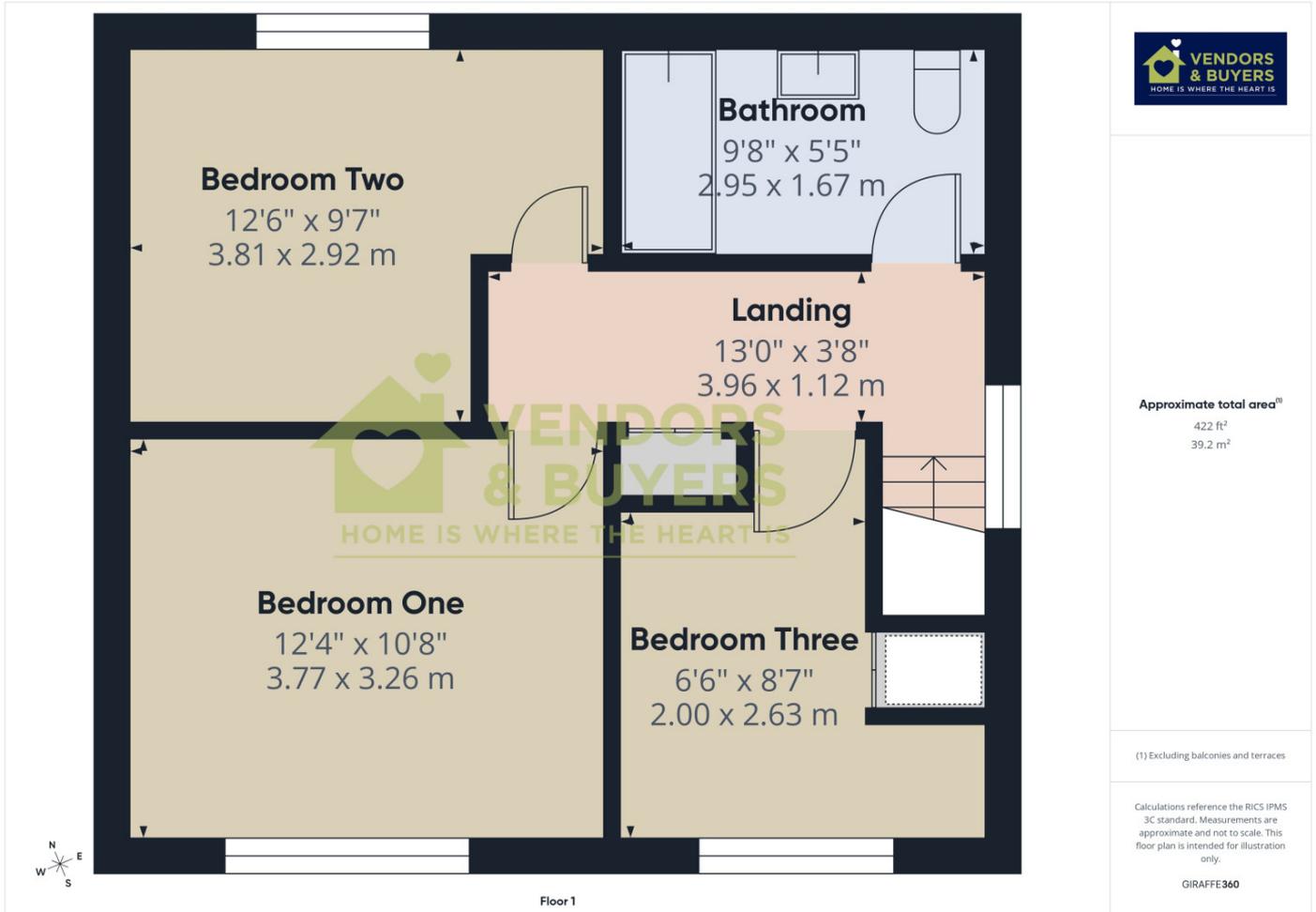


ROWNHAMS ROAD, HAVANT, PO9





ROWNHAMS ROAD, HAVANT, PO9



Property EPC - Certificate



Energy rating

B

Valid until 17.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 82 B	86 B →
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

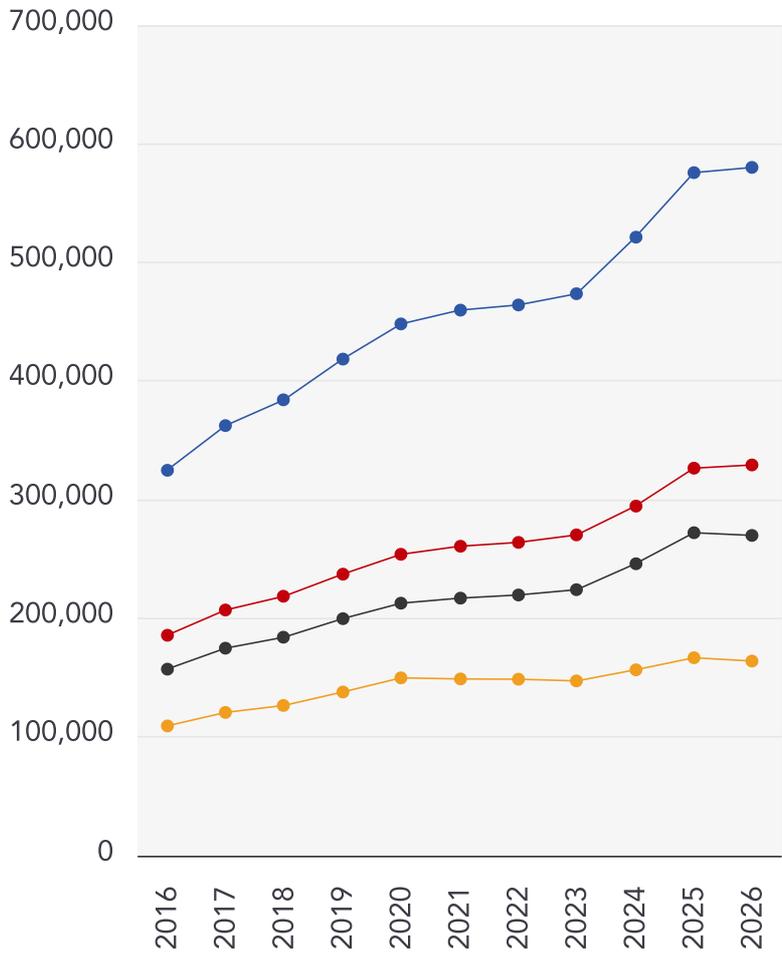
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	84 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PO9



Detached

+78.58%

Semi-Detached

+77.26%

Terraced

+71.68%

Flat

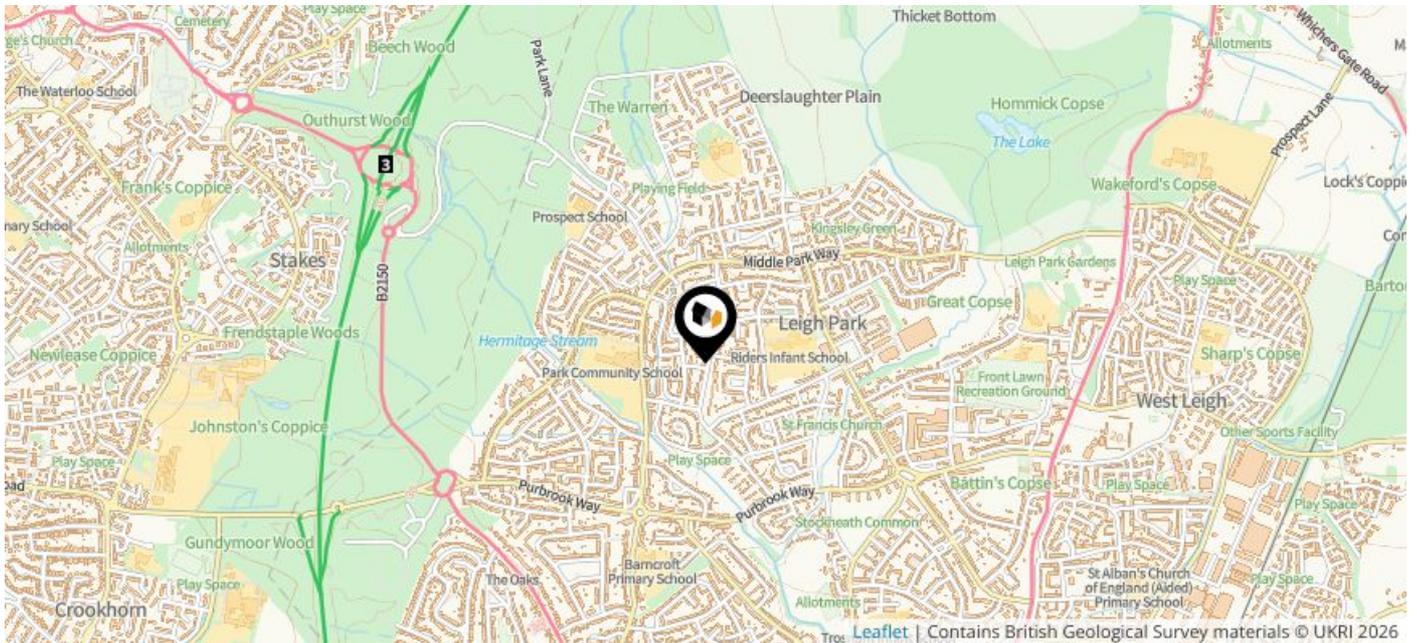
+49.97%

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.

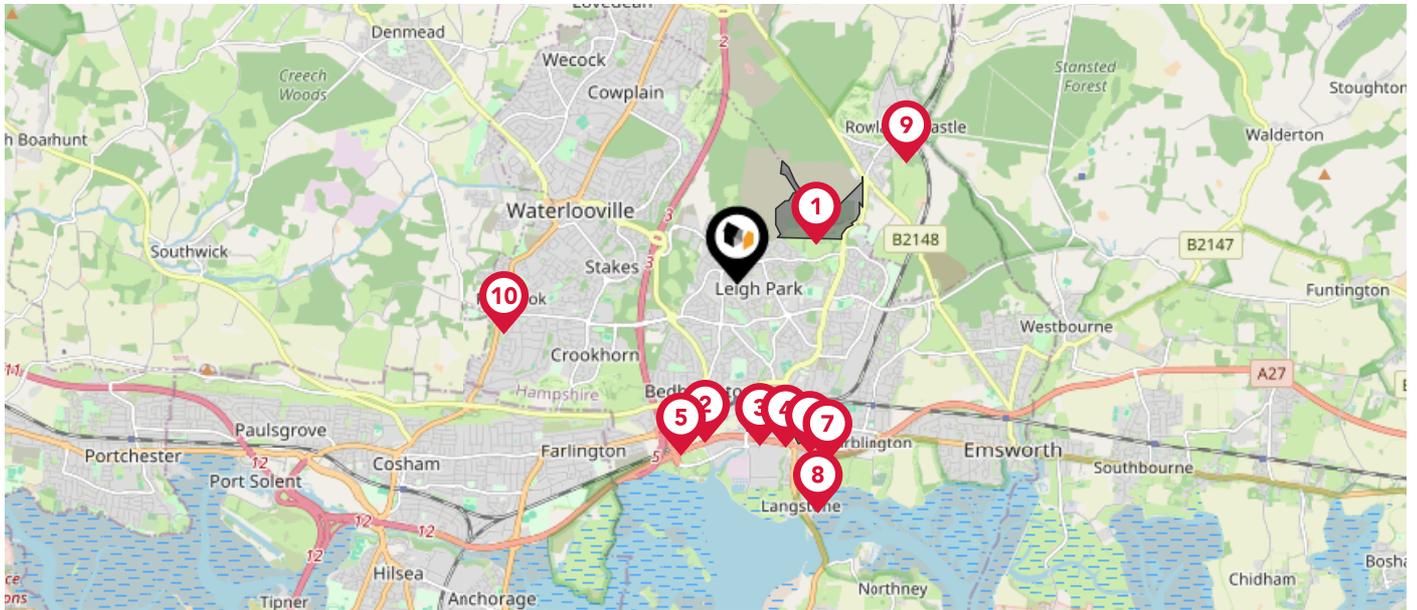
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

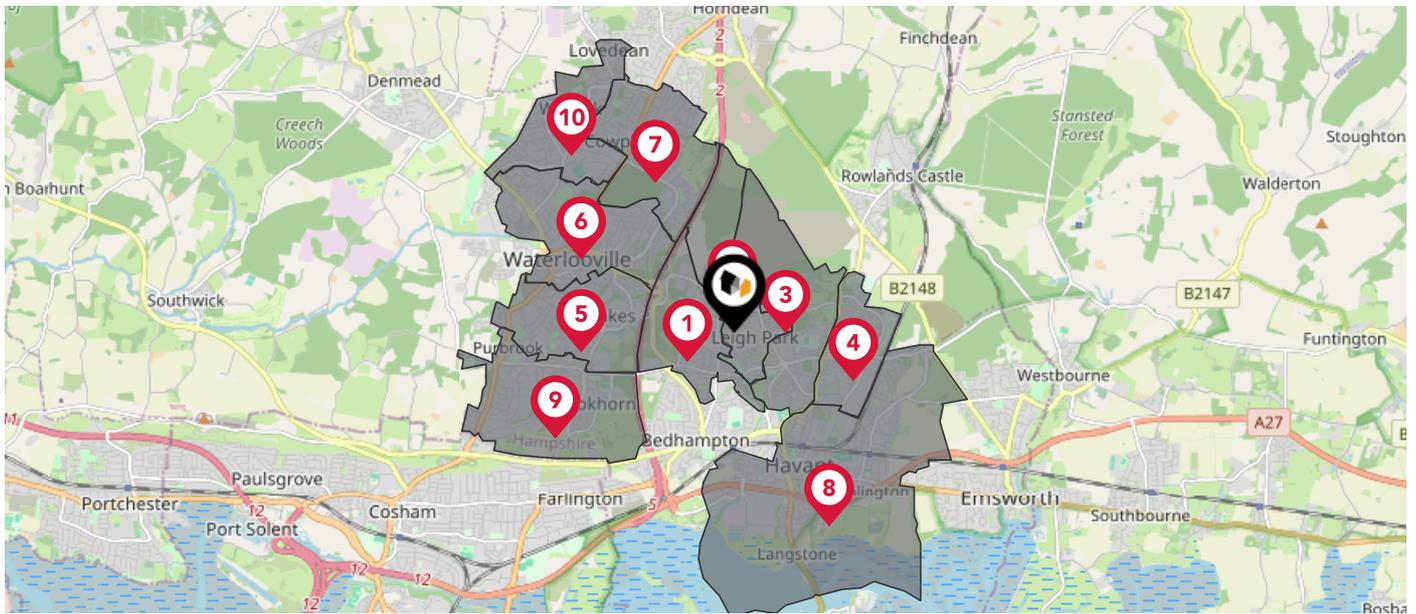
- 1 Sir George Staunton Country Park
- 2 Old Bedhampton
- 3 Brockhampton
- 4 The Black Dog
- 5 Old Bedhampton
- 6 St Faith's
- 7 Lymbourn Road
- 8 Wade Court
- 9 Rowlands Castle
- 10 St John's

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

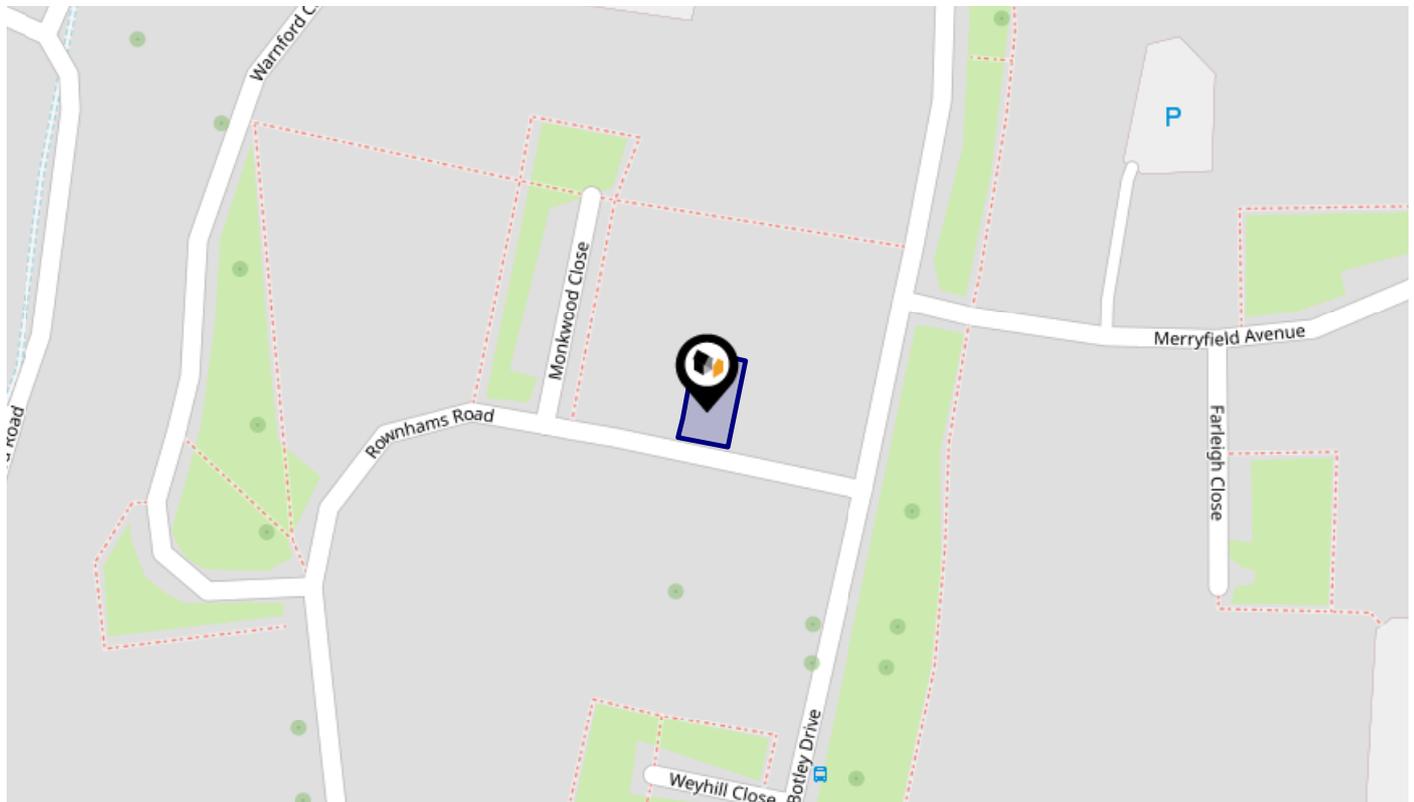
-  Barncroft Ward
-  Warren Park Ward
-  Battins Ward
-  Bondfields Ward
-  Stakes Ward
-  Waterloo Ward
-  Cowplain Ward
-  St. Faith's Ward
-  Purbrook Ward
-  Hart Plain Ward

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:

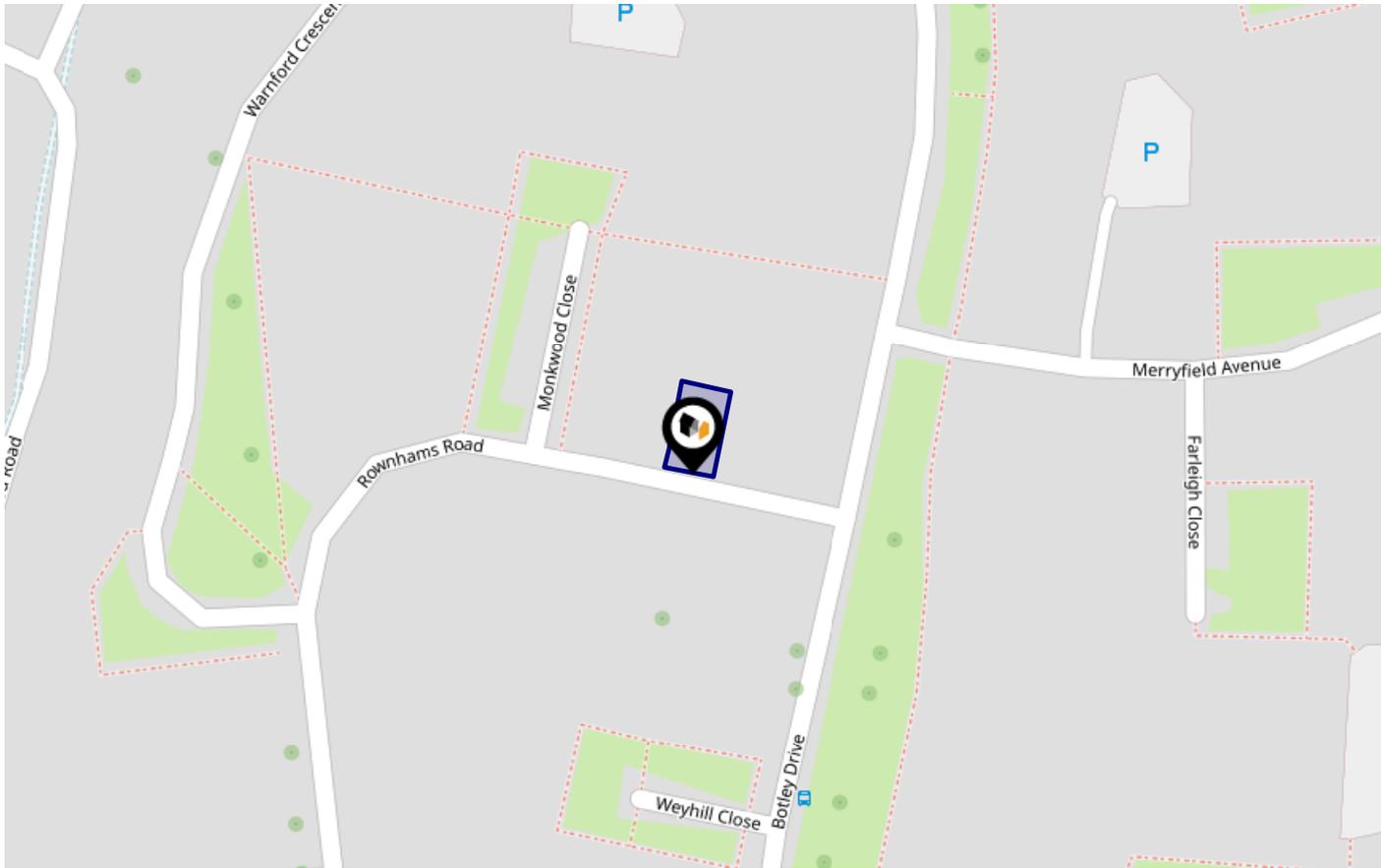
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

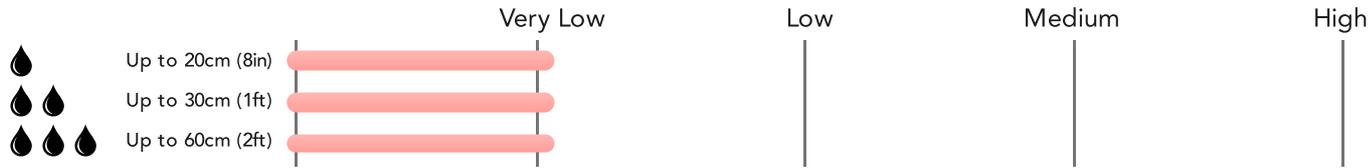


Risk Rating: Very low

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

Chance of flooding to the following depths at this property:

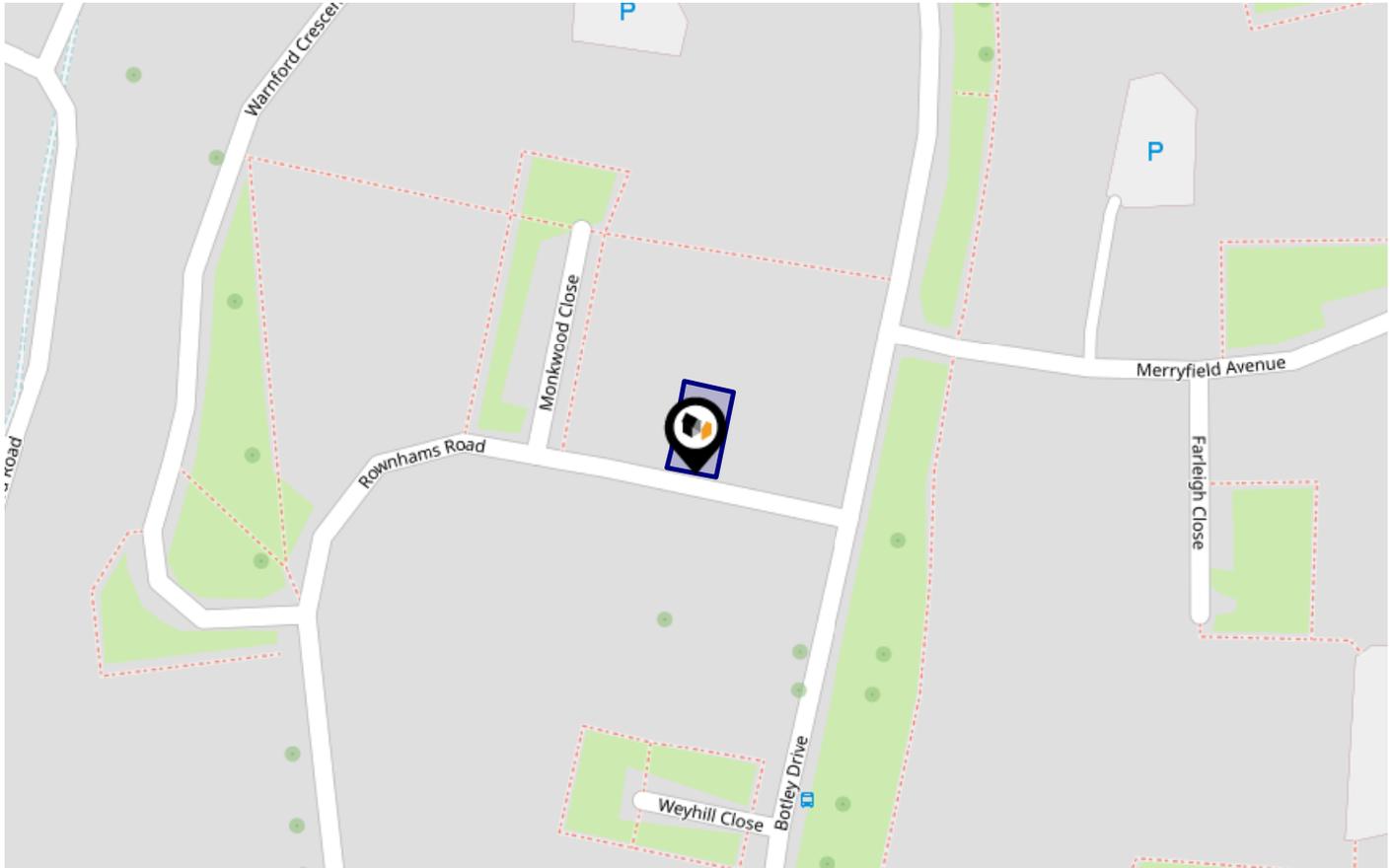


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

Chance of flooding to the following depths at this property:

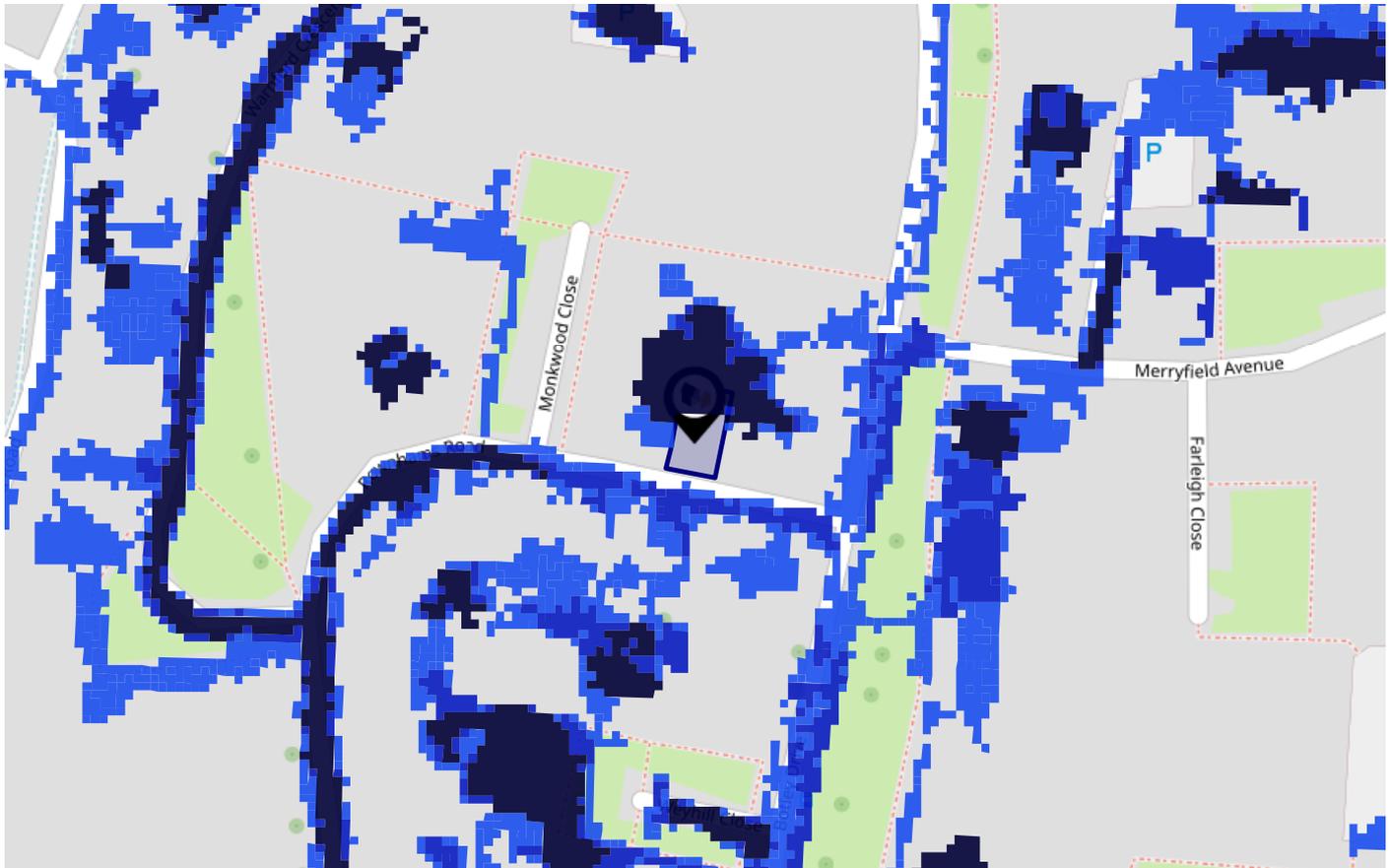


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

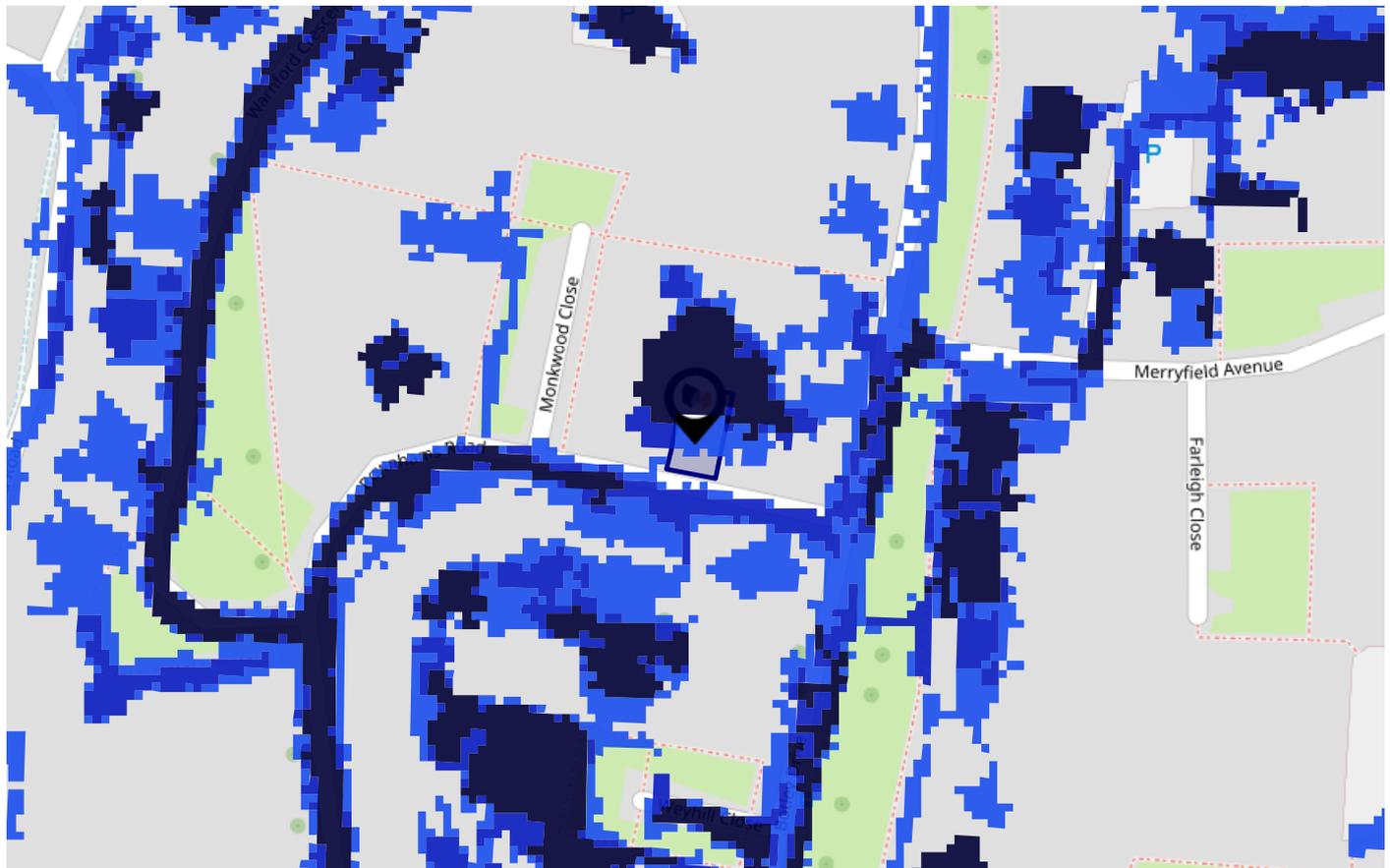


Flood Risk

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: 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:

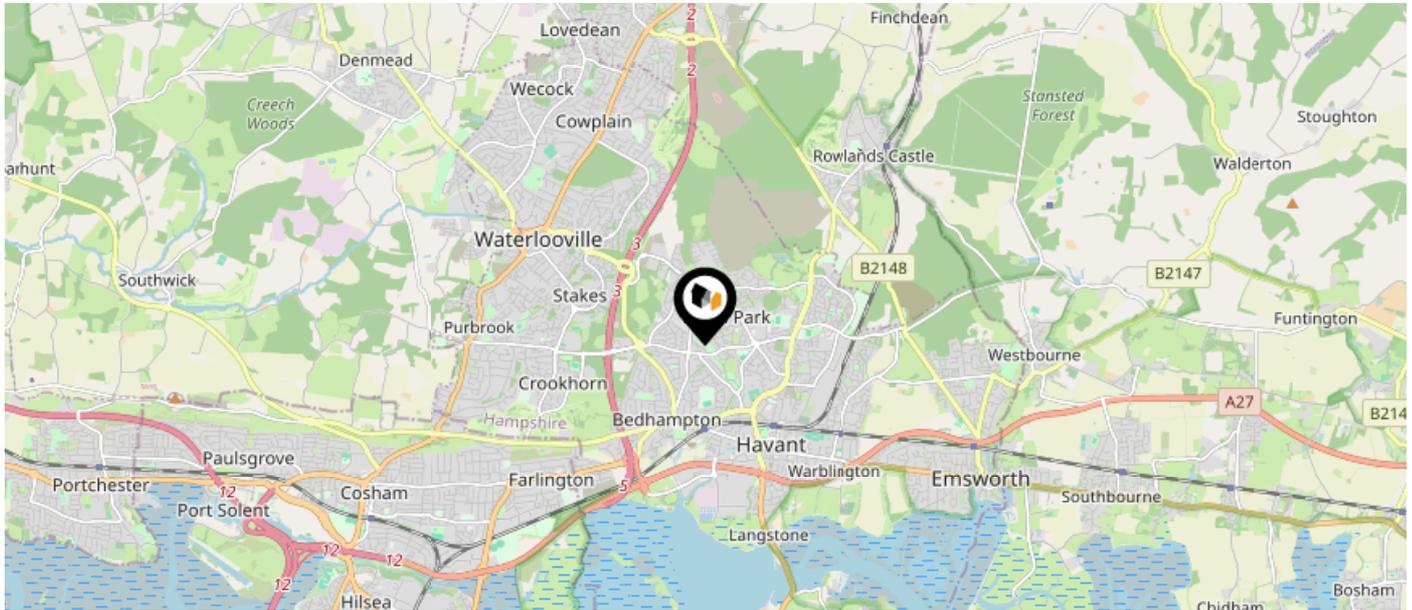


Maps

Green Belt



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



Nearby Green Belt Land

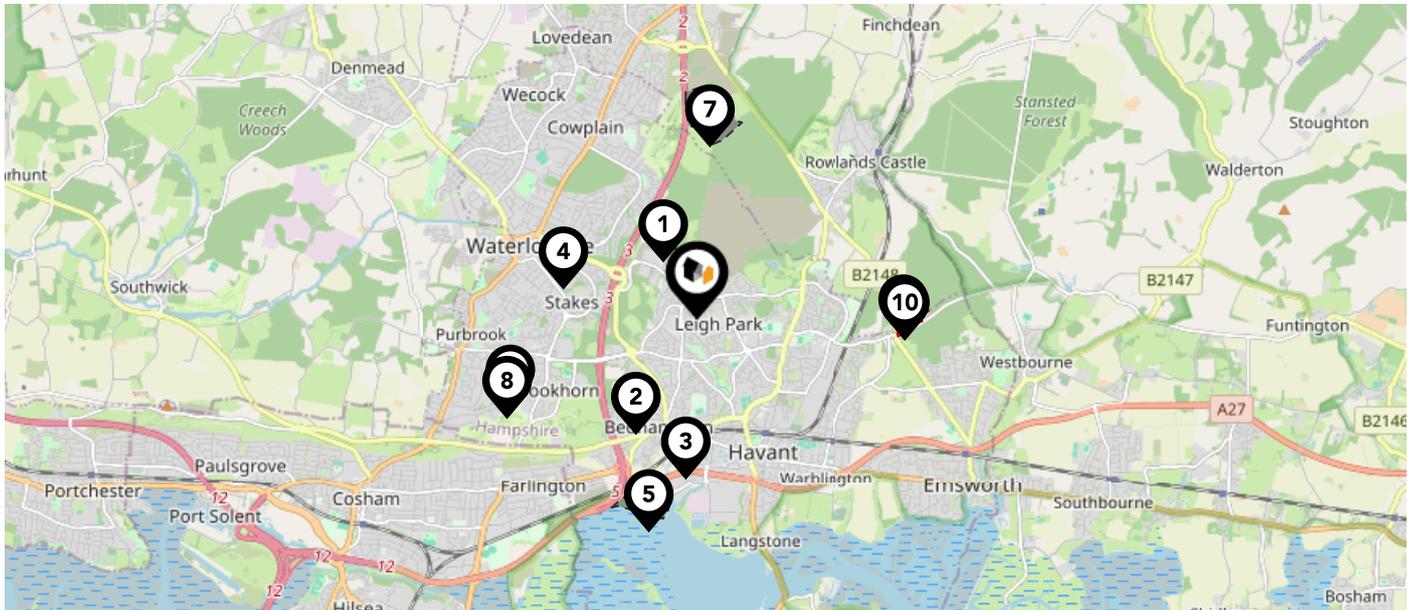
No data available.

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

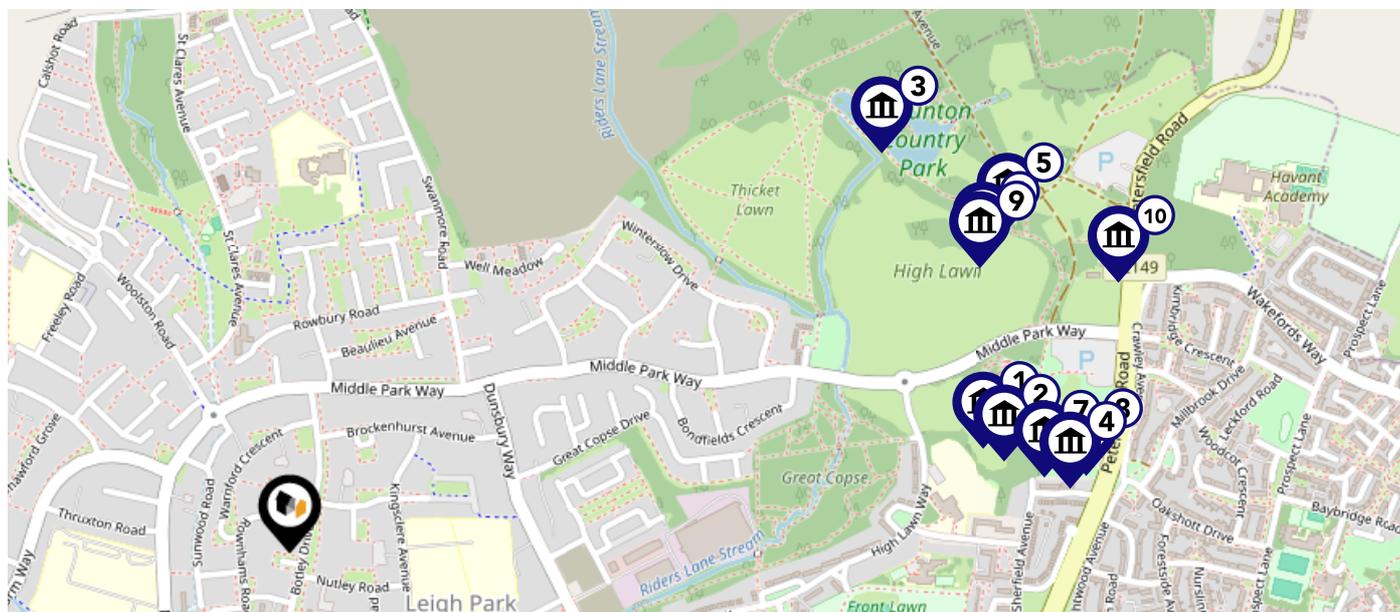
1	Dunsbury Hill Farm-Cowplain, Hampshire	Historic Landfill
2	Scratchface Lane-Bedhampton, Hampshire	Historic Landfill
3	EA/EPR/NP3439PN/A001	Active Landfill
4	Old Council Depot-South Of Cemetery, Hulbert Road, Waterlooville	Historic Landfill
5	Harts Farm Way-Harts Farm Way, Havant	Historic Landfill
6	Disused Sand Pit A-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
7	Padnell Farm-Cowplain, Hampshire	Historic Landfill
8	Disused Sand Pit B-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
9	Southleigh Forest-Havant, Hampshire	Historic Landfill
10	EA/EPR/XP3692HC/V002	Active Landfill

Maps

Listed Buildings

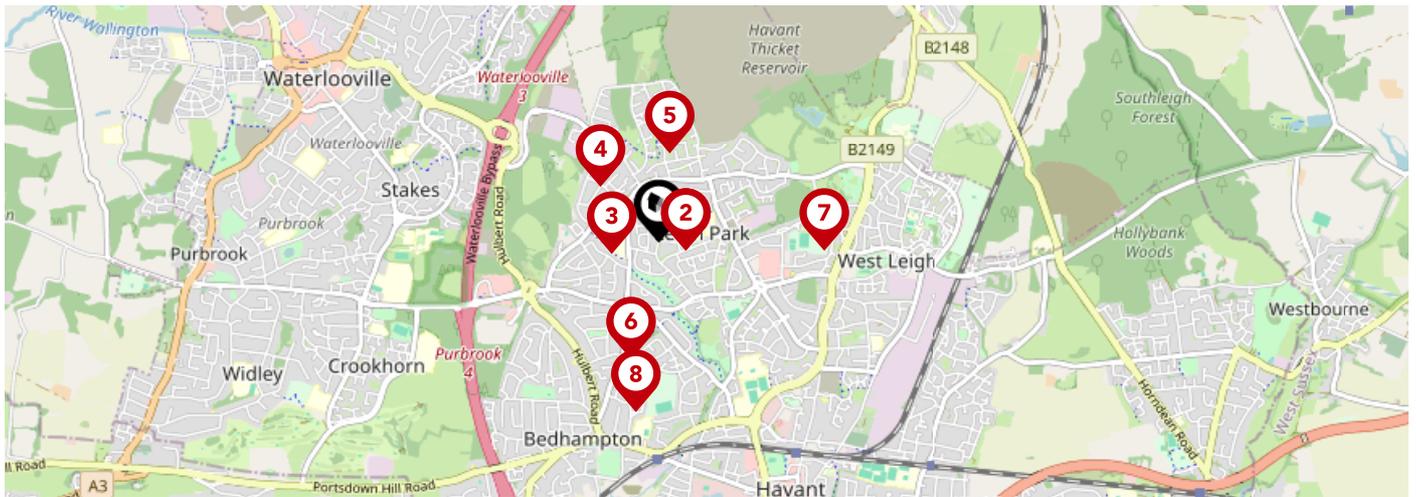


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



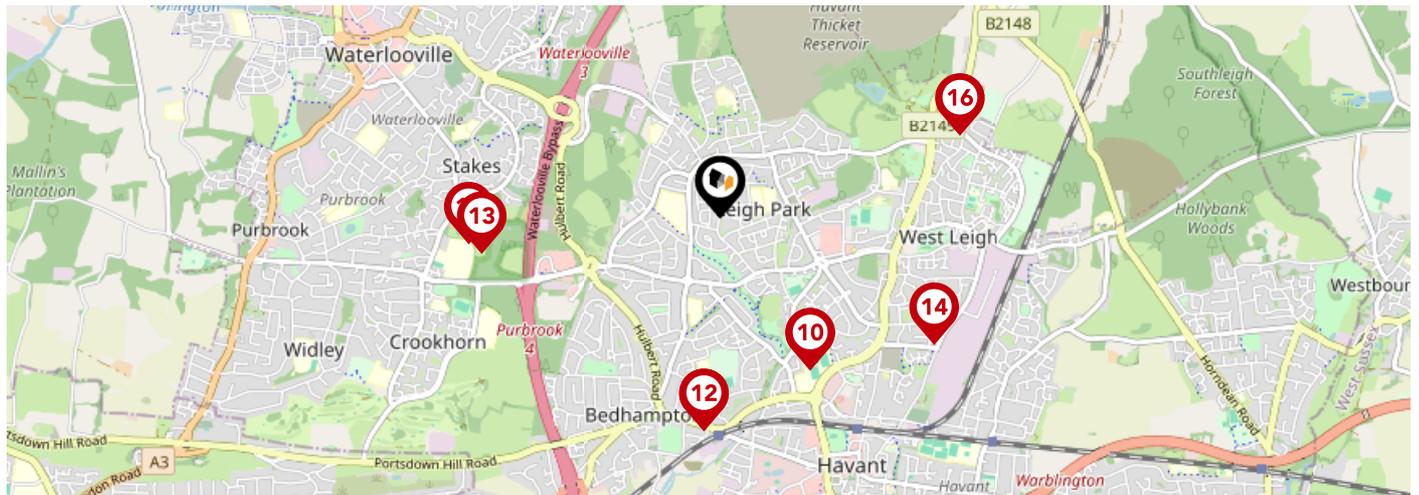
Listed Buildings in the local district	Grade	Distance
 1339958 - Garden Wall, Gatepiers And Grotto	Grade II	0.8 miles
 1092129 - The Gothick Library	Grade II	0.8 miles
 1339961 - Footbridge	Grade II	0.8 miles
 1092131 - Barn And Cowshed (20 Yards East Of Leigh Park Farmhouse)	Grade II	0.9 miles
 1155204 - Leigh Park Mansion Terrace	Grade II	0.9 miles
 1303476 - The Staunton Memorial	Grade II	0.9 miles
 1092130 - Leigh Park Farmhouse	Grade II	0.9 miles
 1339959 - Cartshed (adjoining Barn On The East Side)	Grade II	0.9 miles
 1092133 - Pathway (to The South Of The Staunton Memorial)	Grade II	0.9 miles
 1155182 - Stable Block	Grade II	1.0 miles

Area Schools



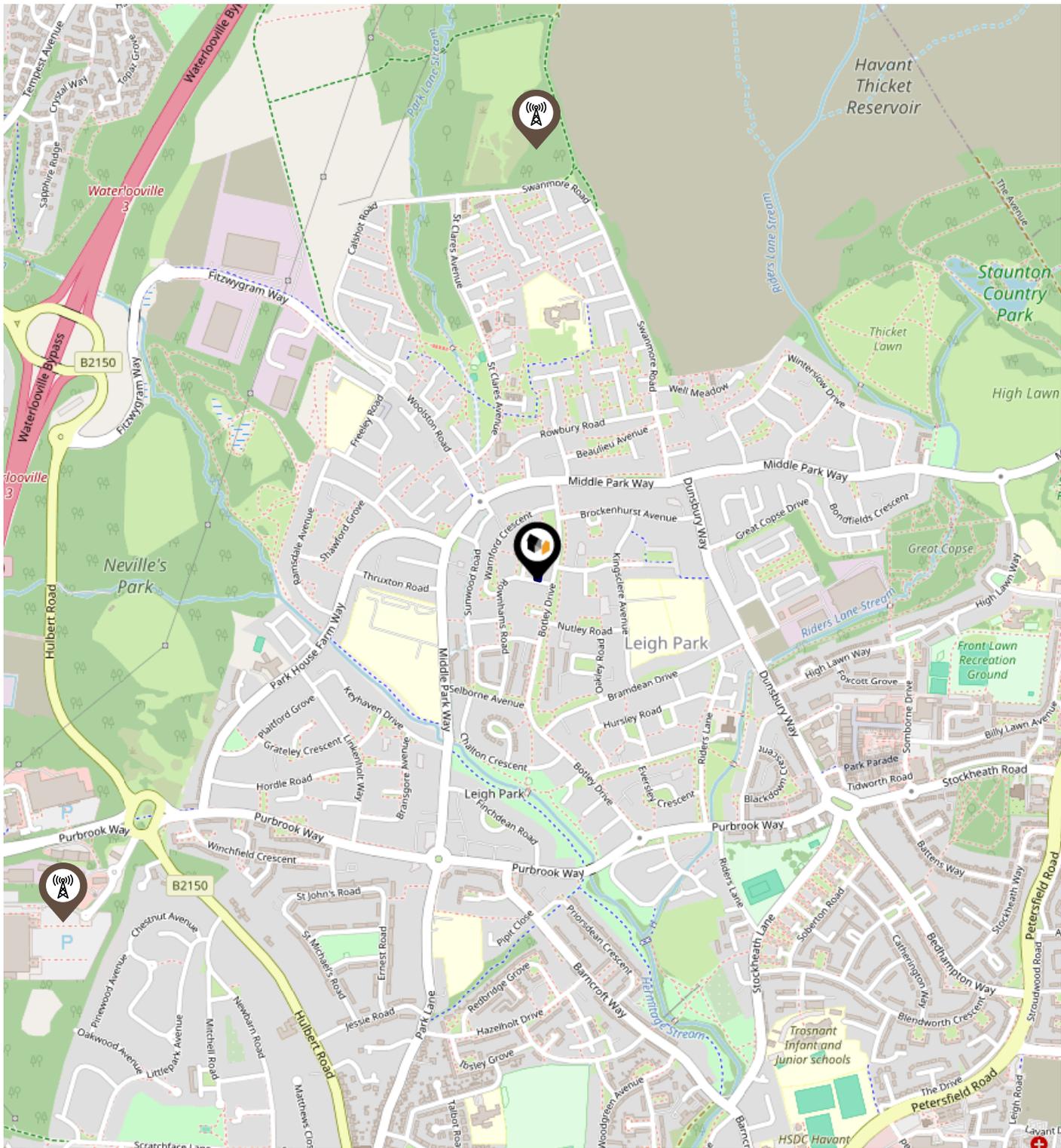
		Nursery	Primary	Secondary	College	Private
1	Riders Infant School Ofsted Rating: Requires improvement Pupils: 130 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Riders Junior School Ofsted Rating: Requires improvement Pupils: 258 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Park Community School Ofsted Rating: Good Pupils: 973 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Prospect School Ofsted Rating: Good Pupils: 88 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Warren Park Primary School Ofsted Rating: Outstanding Pupils: 420 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barncroft Primary School Ofsted Rating: Good Pupils: 444 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Front Lawn Primary Academy Ofsted Rating: Outstanding Pupils: 439 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Thomas More's Catholic Primary School, Havant Ofsted Rating: Good Pupils: 314 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Trosnant Infant School Ofsted Rating: Good Pupils: 165 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trosnant Junior School Ofsted Rating: Good Pupils: 239 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bidbury Infant School Ofsted Rating: Outstanding Pupils: 180 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bidbury Junior School Ofsted Rating: Good Pupils: 240 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Oaklands Catholic School Ofsted Rating: Good Pupils: 1372 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Alban's Church of England Aided Primary School Ofsted Rating: Good Pupils: 215 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter's Catholic Primary School, Waterlooille Ofsted Rating: Good Pupils: 436 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Havant Academy Ofsted Rating: Good Pupils: 551 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

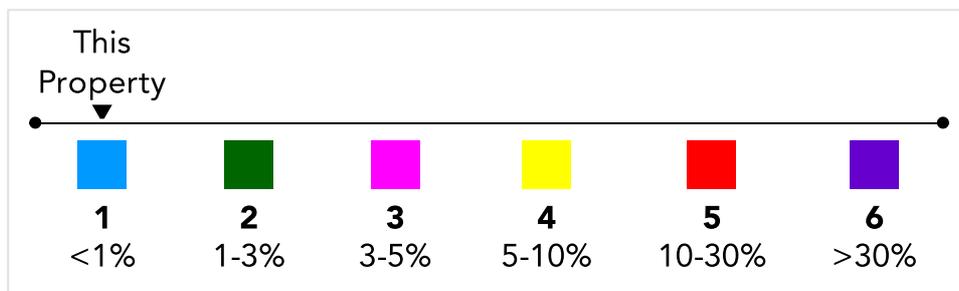
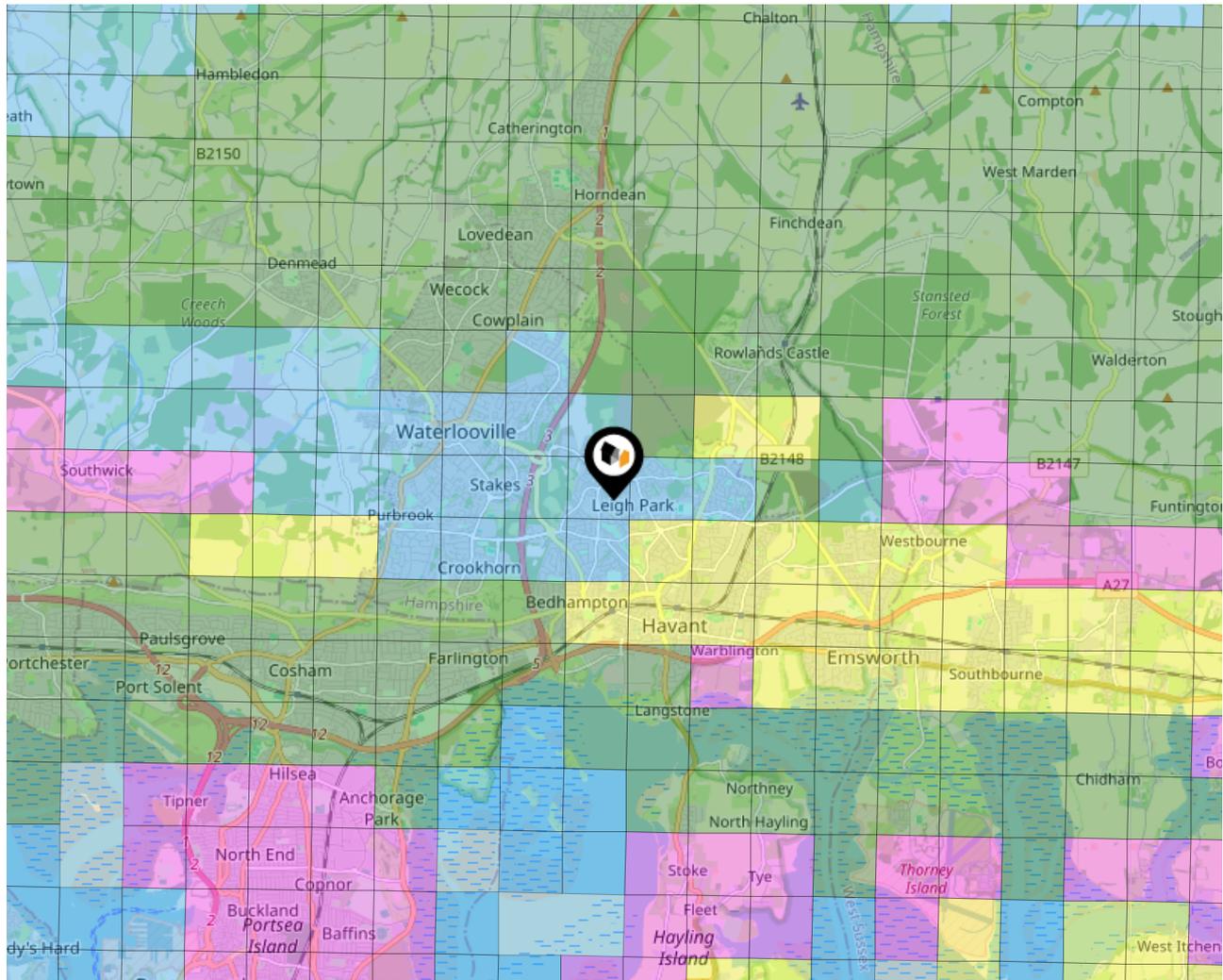
Environment

Radon Gas



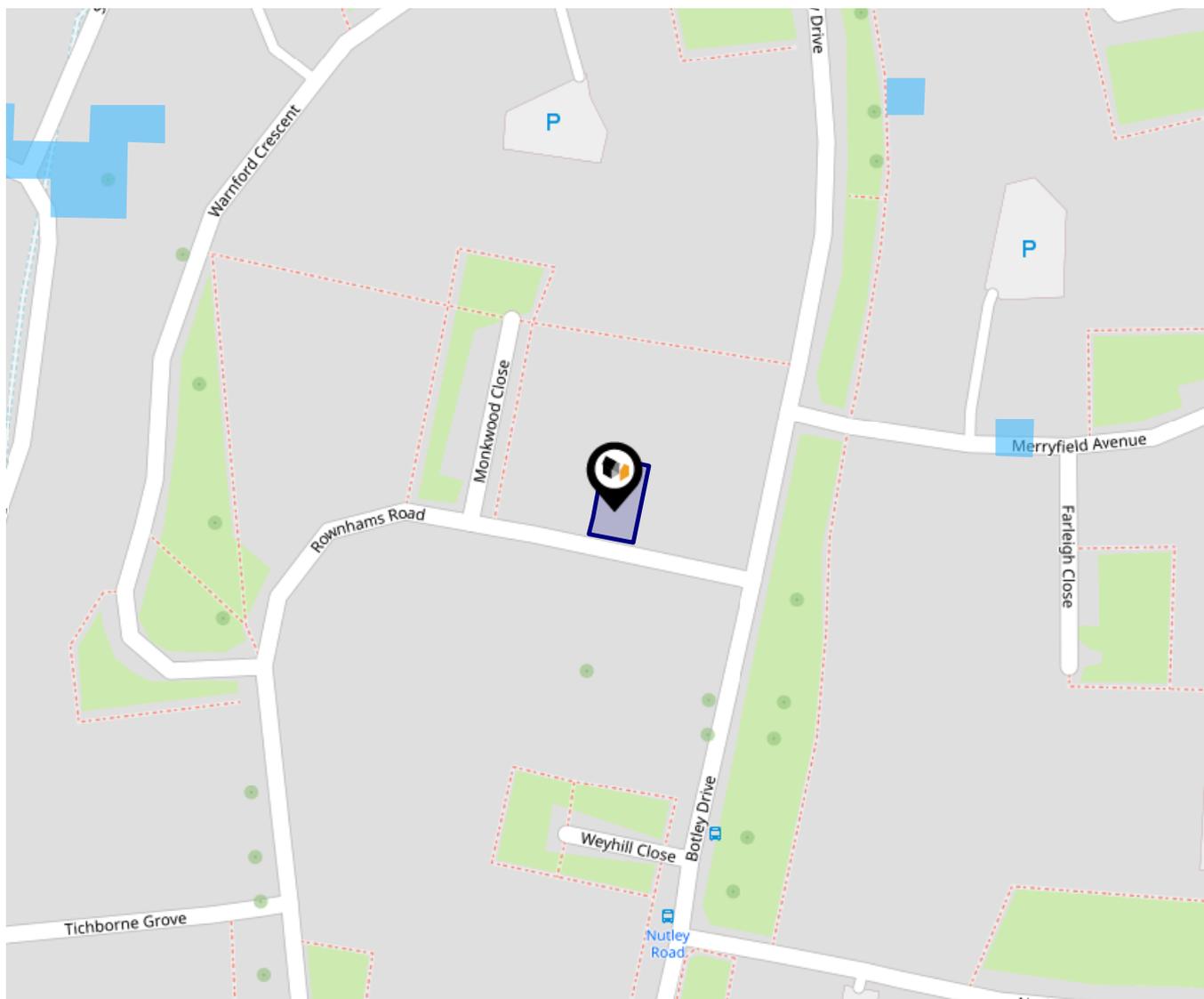
What is Radon?

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/m³).



Local Area

Road Noise



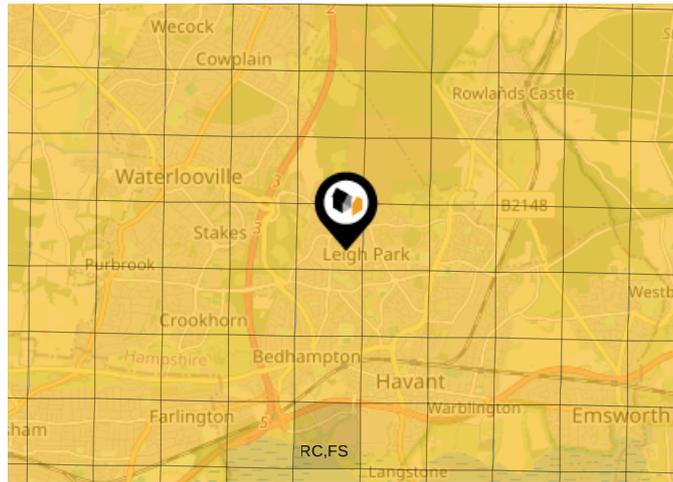
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

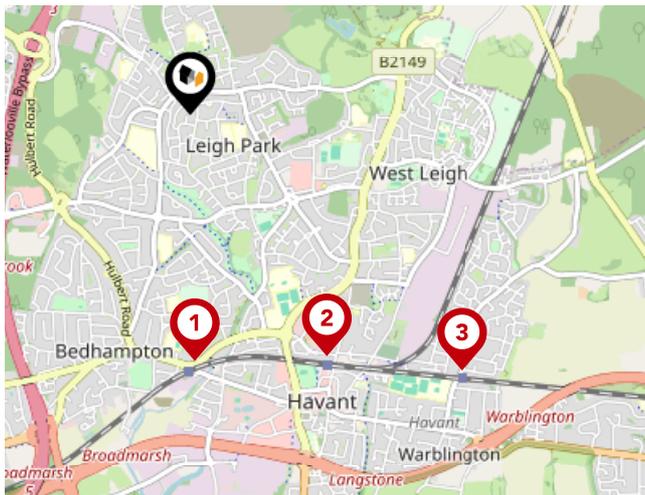


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

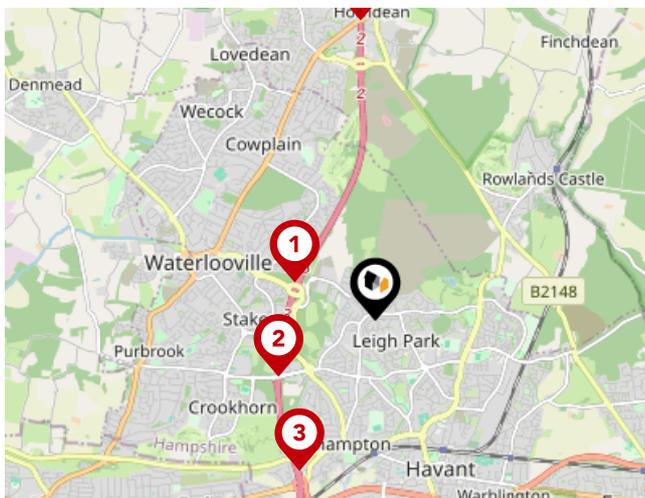
Area

Transport (National)



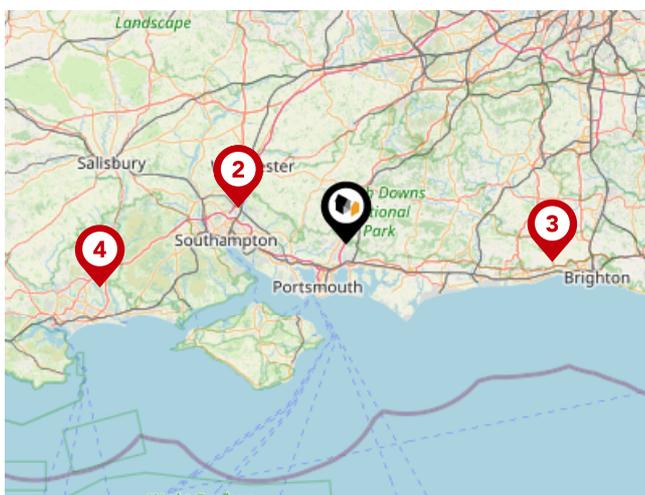
National Rail Stations

Pin	Name	Distance
1	Bedhampton Rail Station	1.16 miles
2	Havant Rail Station	1.3 miles
3	Warblington Rail Station	1.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J3	0.82 miles
2	A3(M) J4	1.04 miles
3	A3(M) J5	1.58 miles
4	A3(M) J2	2.81 miles
5	A3(M) J1	3.55 miles

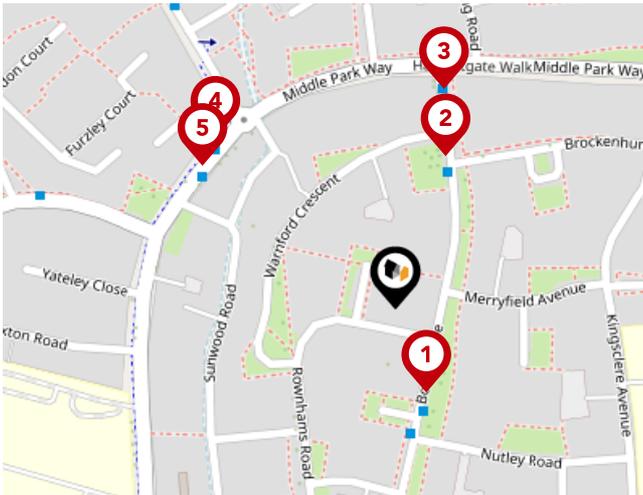


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	16.8 miles
2	Southampton Airport	16.8 miles
3	Shoreham-by-Sea	30.92 miles
4	Bournemouth International Airport	37.15 miles

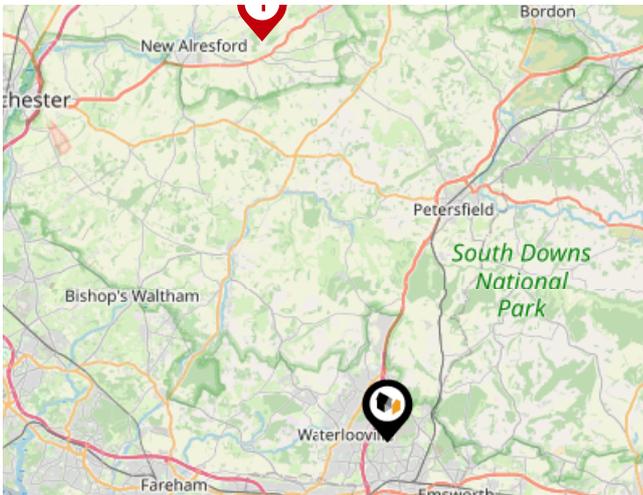
Area

Transport (Local)



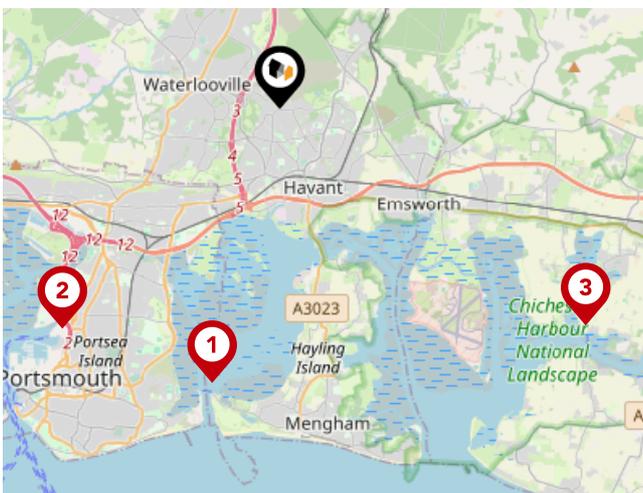
Bus Stops/Stations

Pin	Name	Distance
1	Nutley Road	0.05 miles
2	Brockenhurst Avenue	0.09 miles
3	Middle Park Way	0.13 miles
4	Woolston Road	0.14 miles
5	Woolston Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Ropley (Mid-Hants Railway)	15.69 miles



Ferry Terminals

Pin	Name	Distance
1	Hayling Island Ferry Landing	5.31 miles
2	Portsmouth International Cruise & Ferry Terminal	5.78 miles
3	Bosham Hoe Ferry Landing	6.99 miles

Vendors & Buyers

About Us



Vendors & Buyers

At Vendors and Buyers, property is our passion — and exceptional service is our promise.

Established in 2019 and proudly endorsed by property expert Phil Spencer, we are an award-winning, independent estate agency with a personal touch.

With a combined 64 years of experience in property and conveyancing, our expert team is here to support you through every step of your property journey.

We know that buying or selling a home is about more than bricks and mortar — it's an emotional experience. That's why we're committed to guiding you with genuine care and proven expertise.

Our in-depth knowledge of the South Coast property market, paired with cutting-edge marketing tools, allows us to showcase your home at its best. From professional photography, video tours, and detailed floor plans to drone footage and targeted exposure across

Vendors & Buyers

Testimonials



Testimonial 1



Jo was an absolute star! Amazing service from start to finish and did exactly what she said she would do with great efficiency. Jo was superb at liaising with solicitors and other parties to move the transaction along during a covid lockdown period. We would use Vendors and Buyers again without hesitation... a refreshing approach to buying and selling houses.

Testimonial 2



Fabulous service. Great deal of experience and knowledge. The team actions with the deadlines they promise. High standards from an estate agency you can trust. Would highly recommend and most definitely use again.

Testimonial 3



Jo, MD, provides an honest and trustworthy service to vendors. Spot on with her valuation she then works exceptionally hard to progress to sale - conducting viewings throughout the week and beyond that of other high Street Estate agents. Her attentive nature ensures feedback from buyers is promptly received and neither vendor nor buyer is ever left waiting or wanting. Superb.

 /vendorsandbuyers

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Vendors & Buyers

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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