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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 17th March 2026



45, TOTLAND ROAD, PORTSMOUTH, PO6 3HS

Vendors & Buyers

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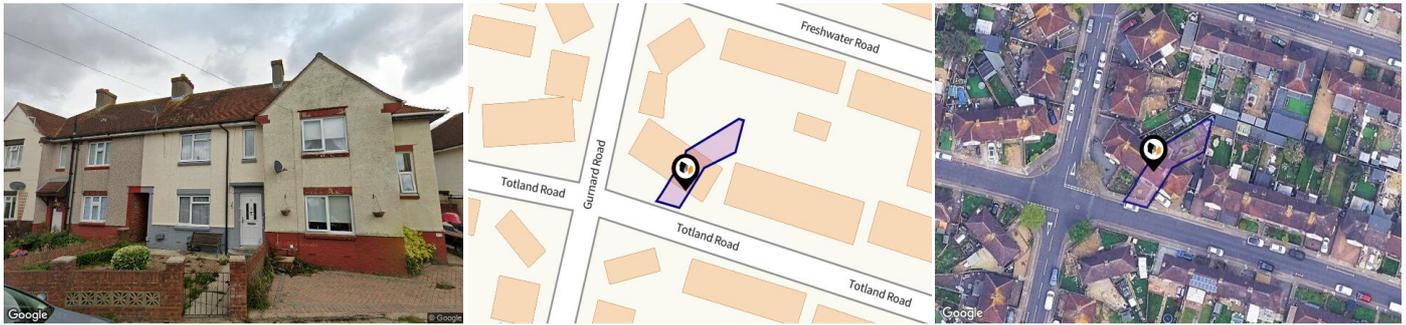


Introduction

Our Comments



Vendors and Buyers are delighted to bring to the open market this three-bedroom house, offering an ideal opportunity for first-time buyers. The property requires updating, providing the perfect chance to add your own personal touch and enhance value. It also presents an excellent buy-to-let investment, ideally positioned within walking distance of QA Hospital, making it highly attractive to potential tenants



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	720 ft ² / 66 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,696		
Title Number:	HP209625		
UPRN:	1775079847		

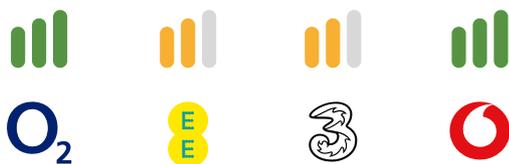
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	101 mb/s	1000 mb/s

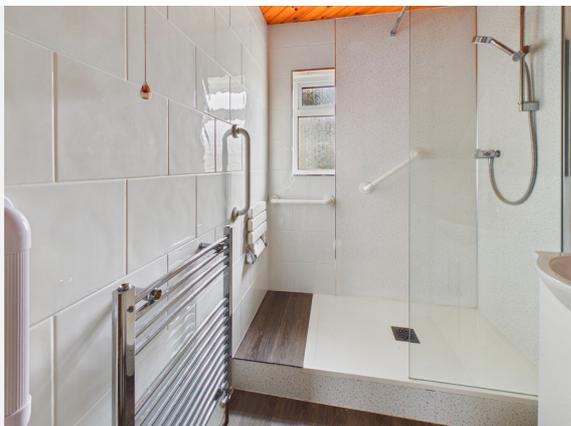
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos





45, TOTLAND ROAD, PORTSMOUTH, PO6 3HS





45, TOTLAND ROAD, PORTSMOUTH, PO6 3HS



Property EPC - Certificate



45 Totland Road, PORTSMOUTH, PO6 3HS

Energy rating

D

Valid until 14.03.2036

Certificate number
8720-9577-1084-4709-0673

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

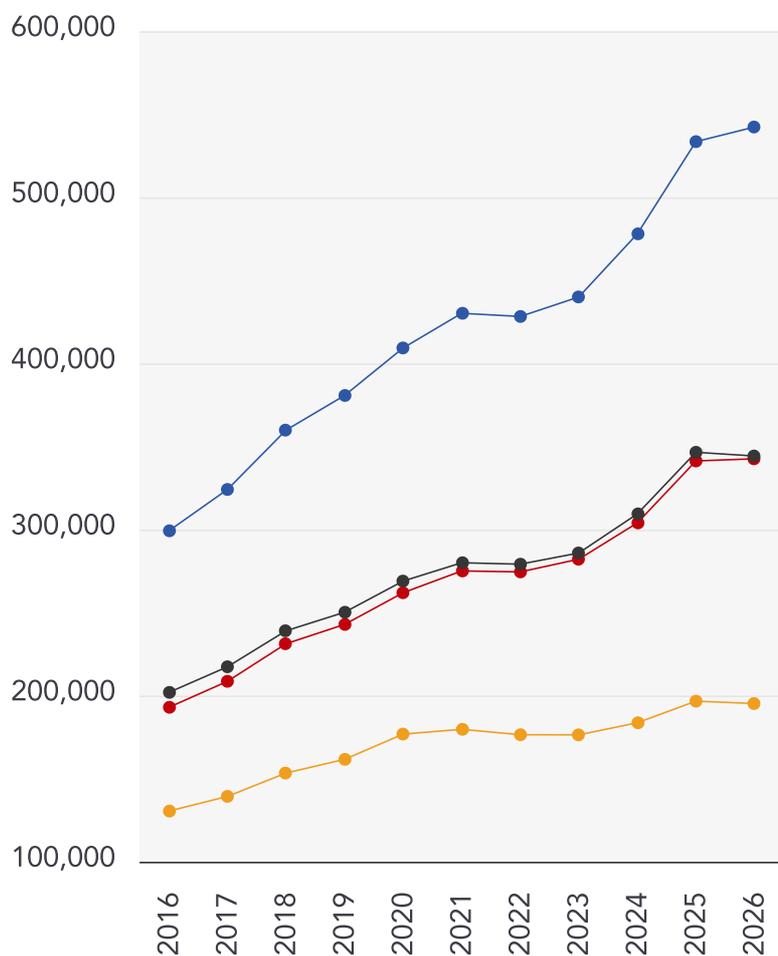
Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	74 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PO6



Detached

+81.25%

Terraced

+70.47%

Semi-Detached

+77.53%

Flat

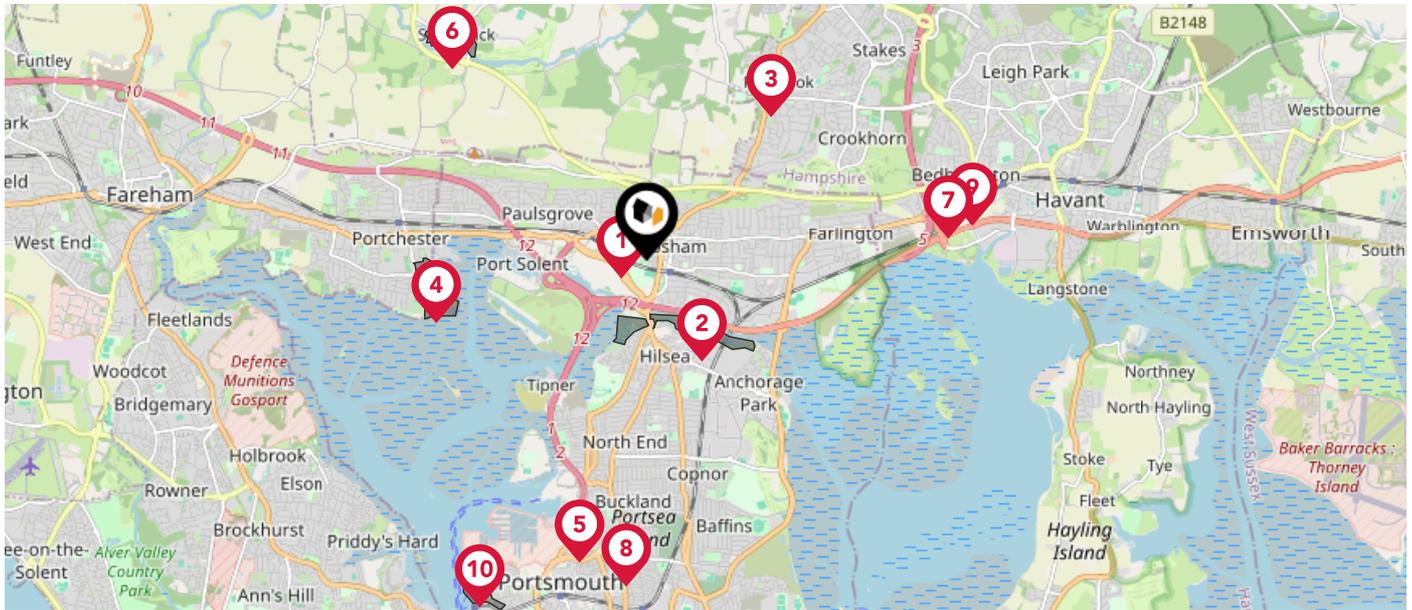
+49.6%

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

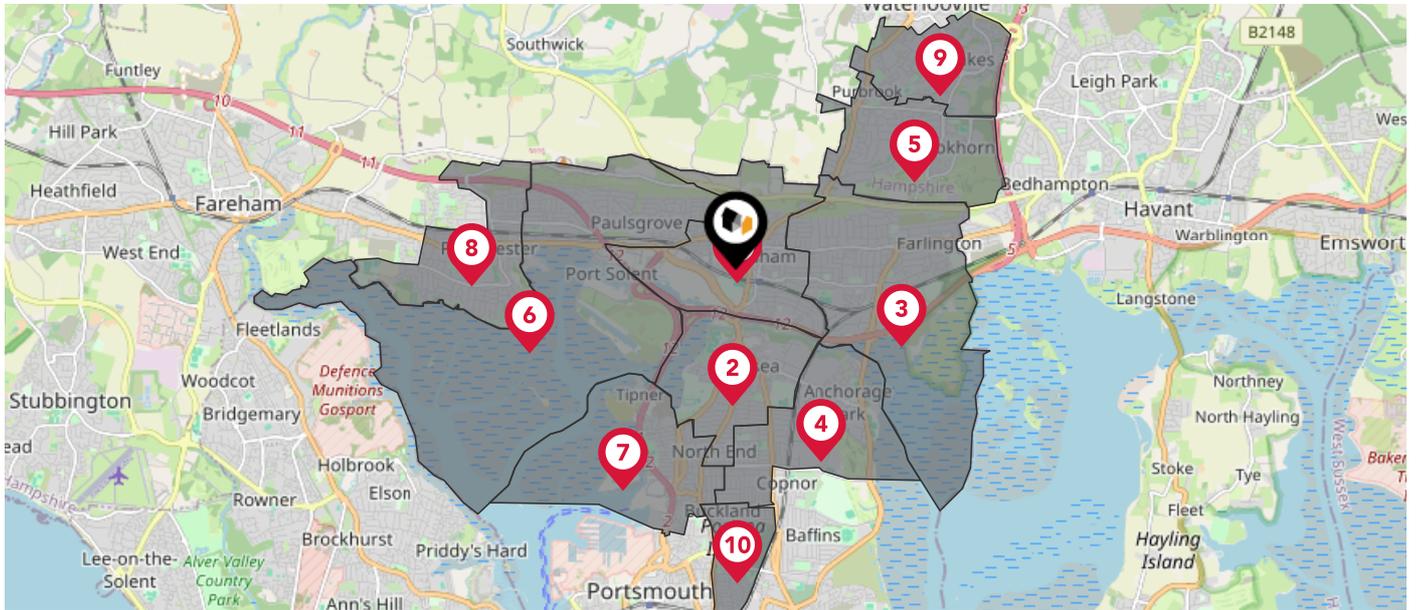
- 1 Old Wymering
- 2 Hilsea Lines
- 3 St John's
- 4 Portchester
- 5 Mile End, Landport
- 6 Southwick
- 7 Old Bedhampton
- 8 St Mary's Churchyard, Fratton
- 9 Old Bedhampton
- 10 HM Naval Base and St George's Square

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

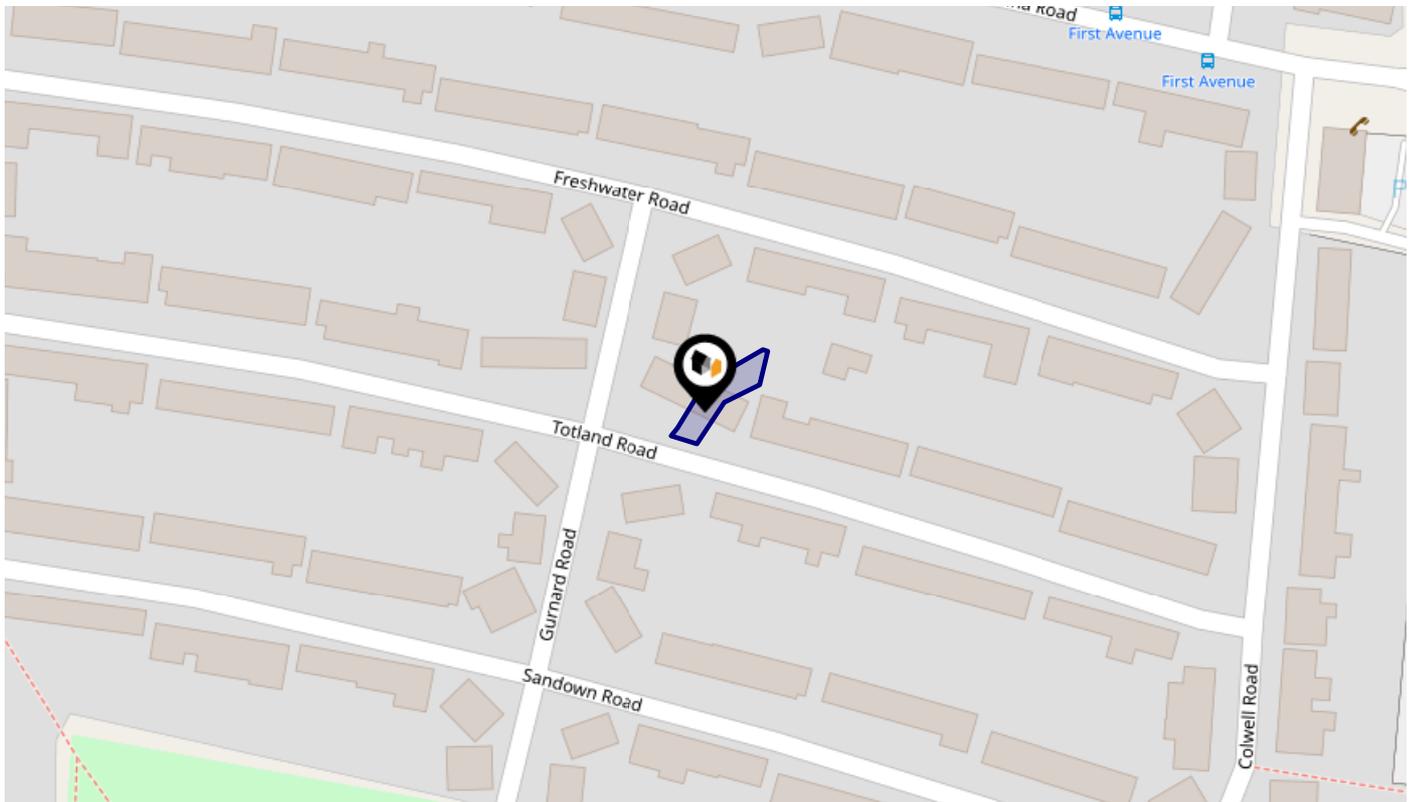
- 1 Cosham Ward
- 2 Hilsea Ward
- 3 Drayton and Farlington Ward
- 4 Copnor Ward
- 5 Purbrook Ward
- 6 Paulsgrove Ward
- 7 Nelson Ward
- 8 Portchester East Ward
- 9 Stakes Ward
- 10 Fratton Ward

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:

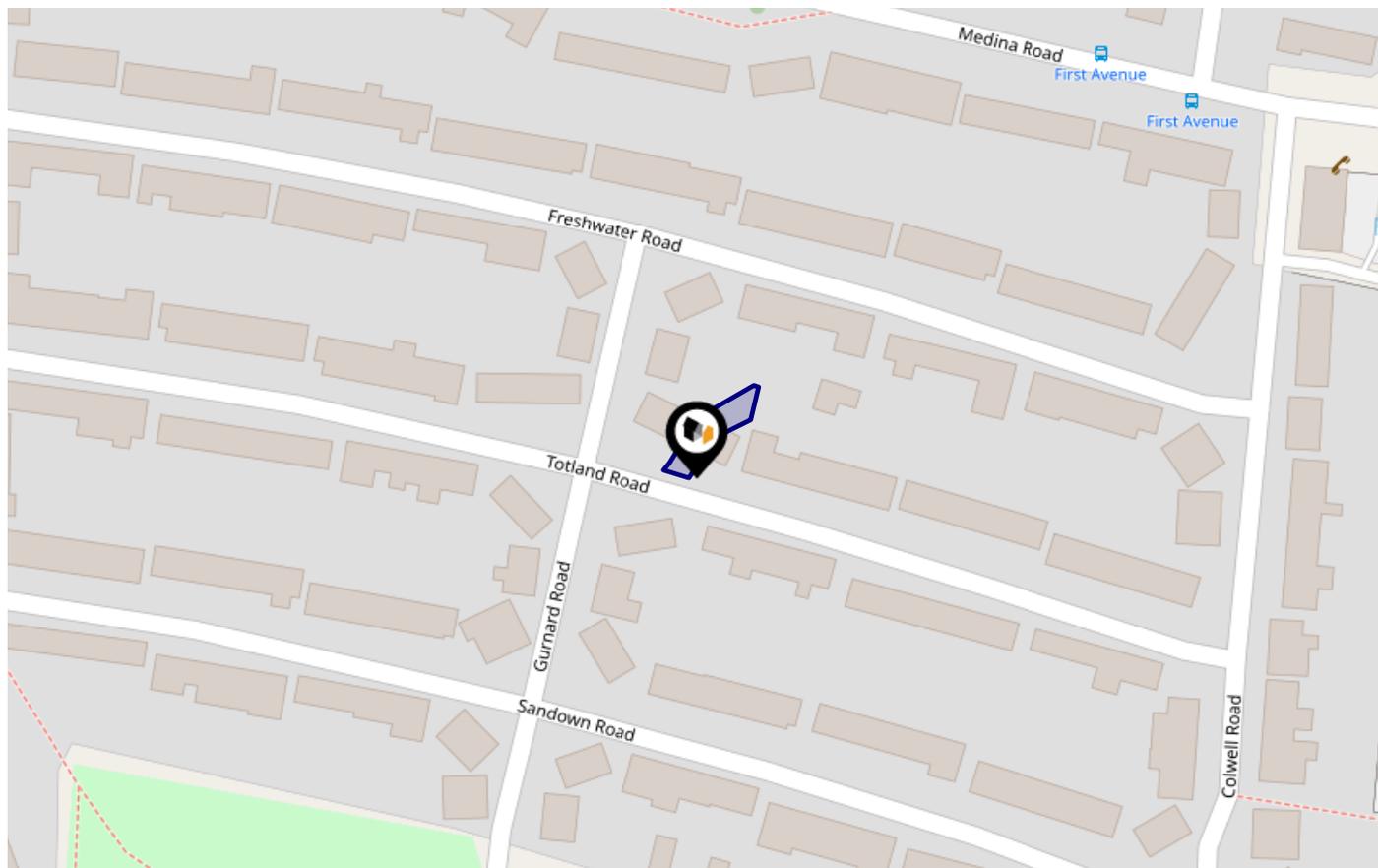
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

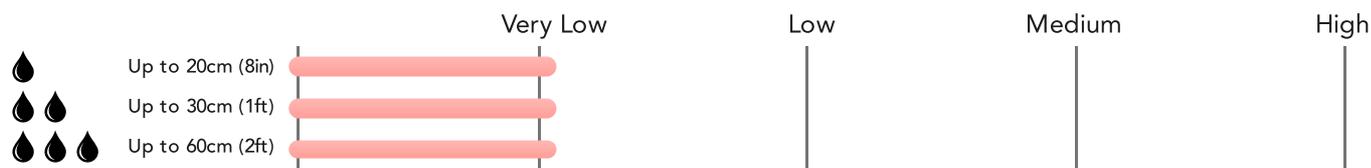


Risk Rating: Very low

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:

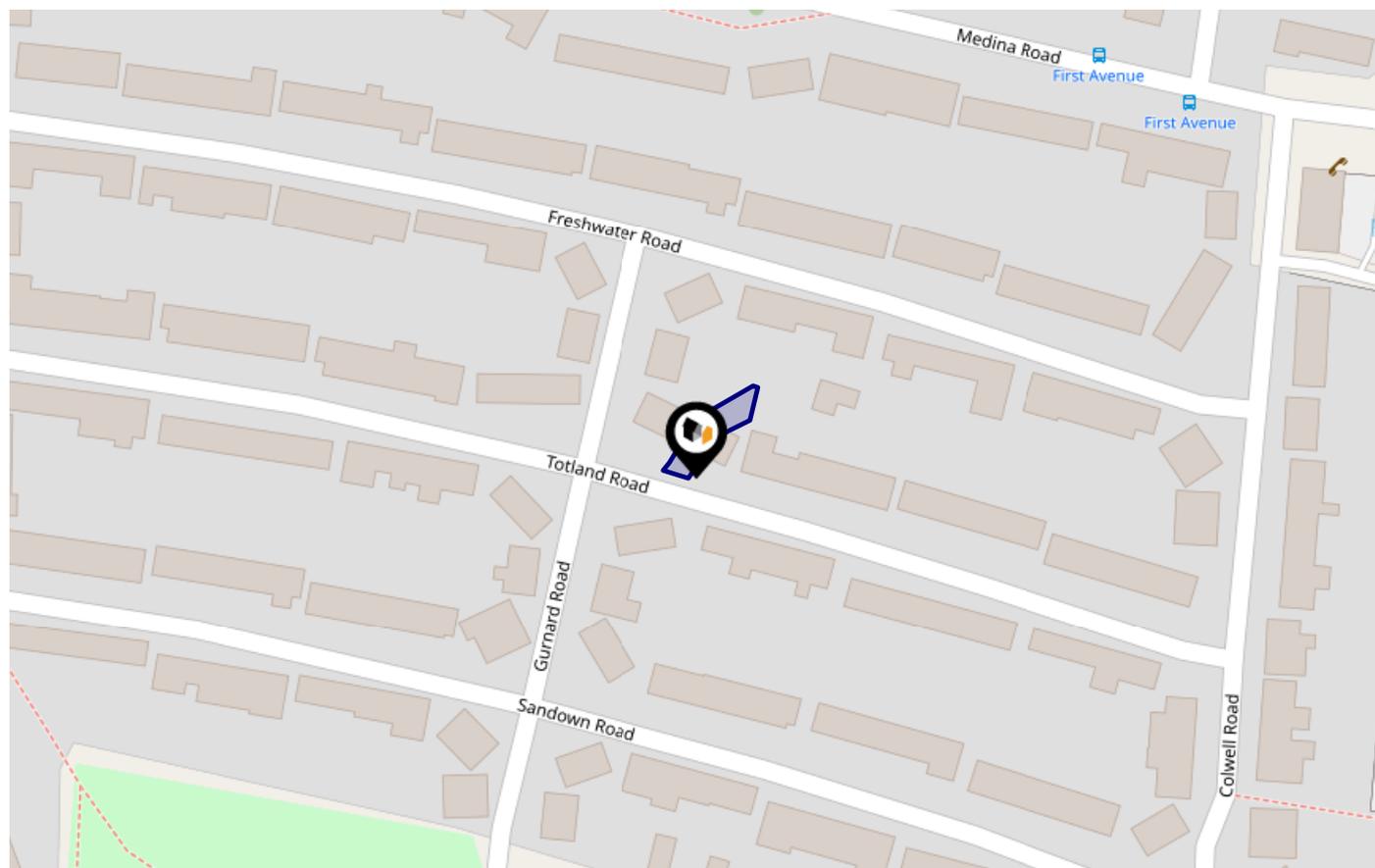


Flood Risk

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.

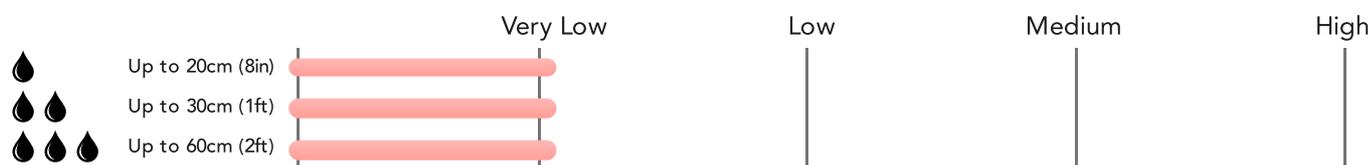


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

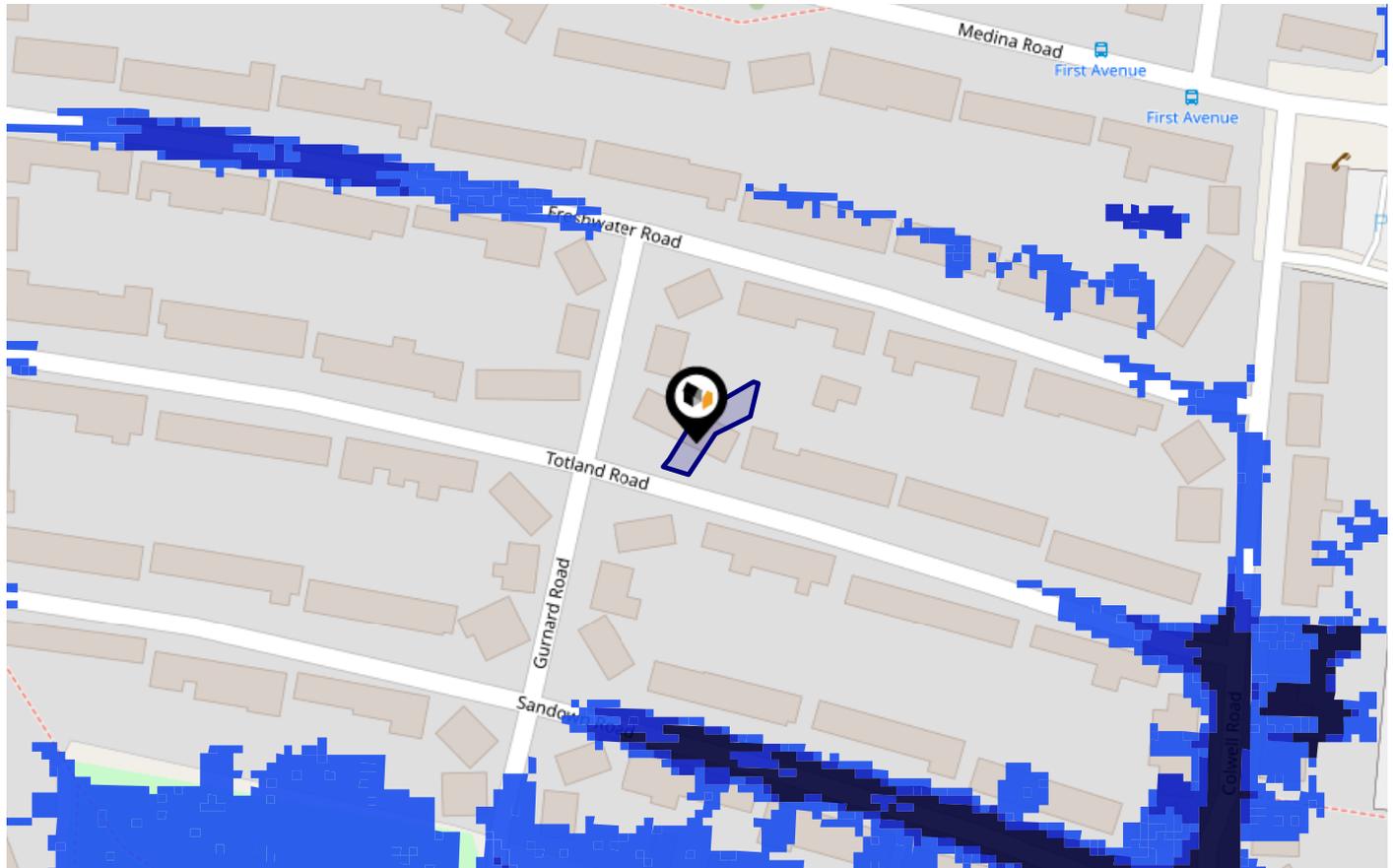


Flood Risk

Surface Water - Flood Risk



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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

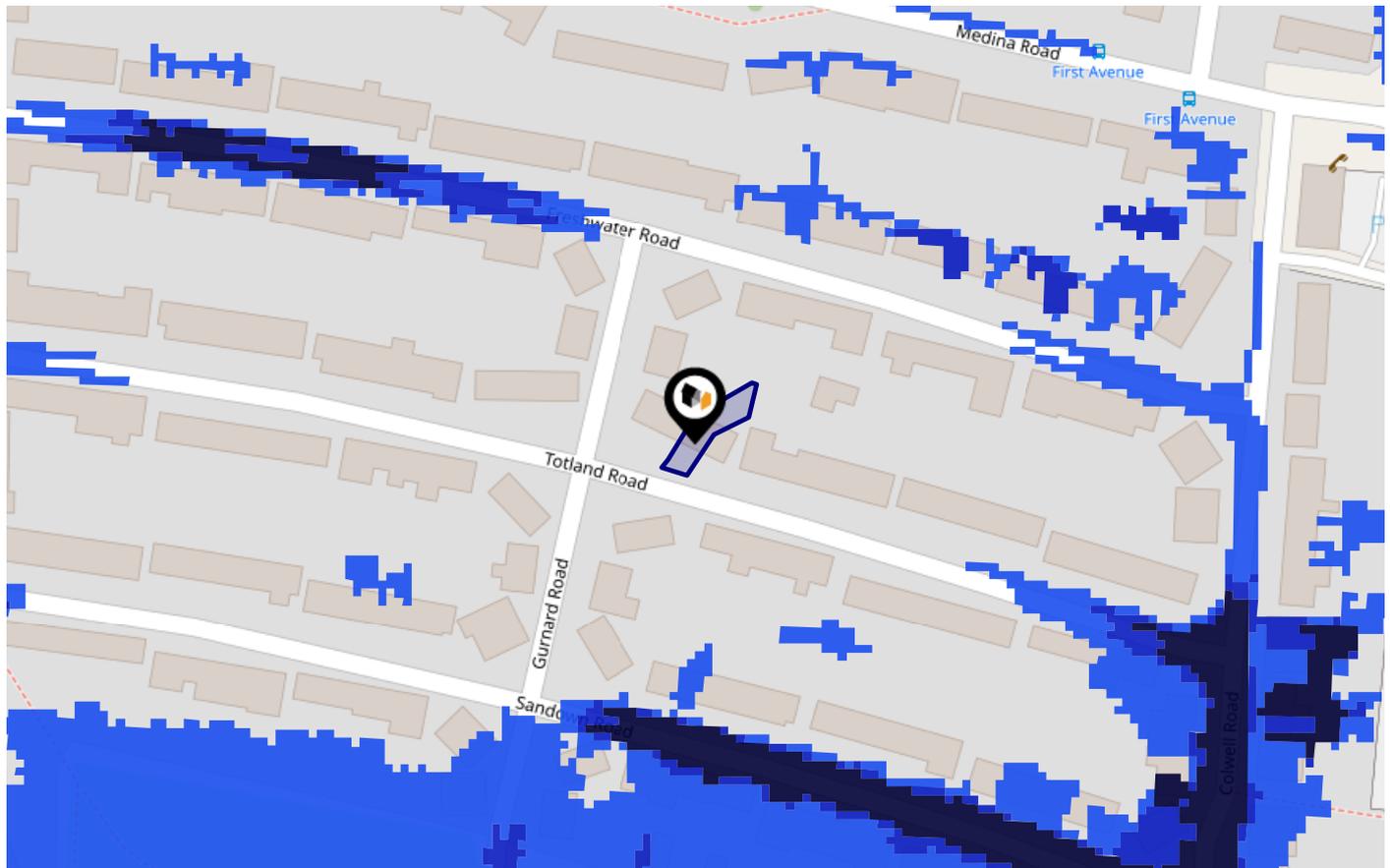


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

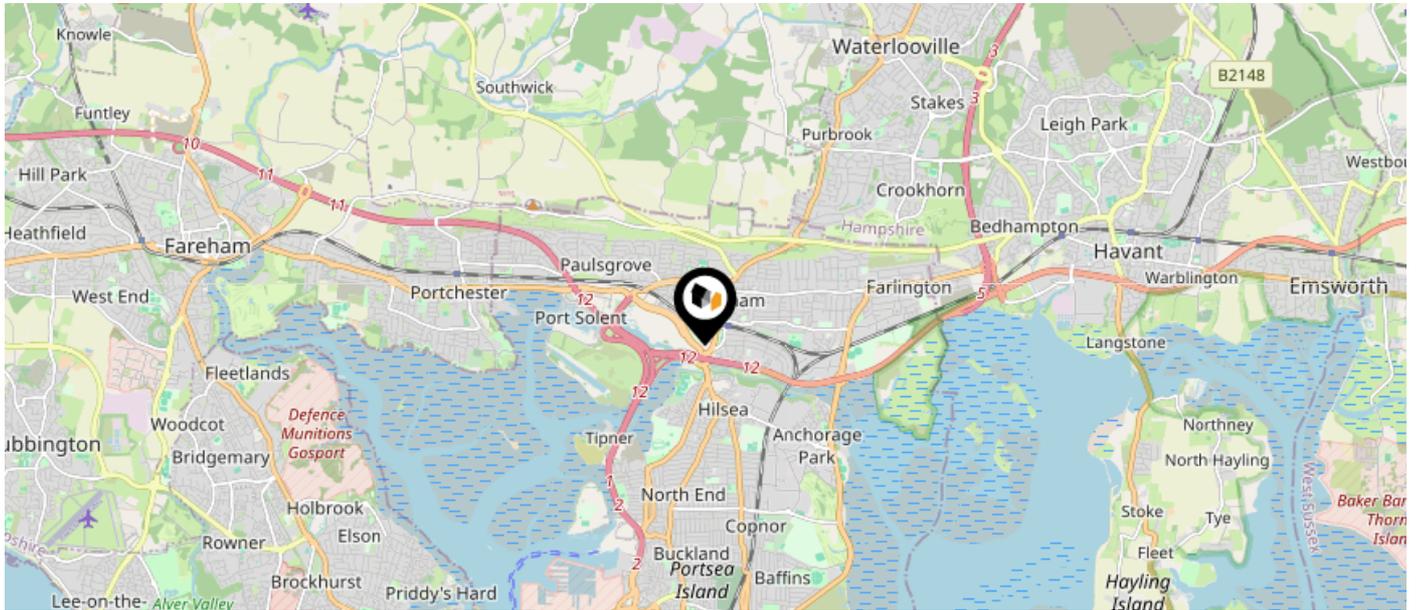


Maps

Green Belt



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



Nearby Green Belt Land

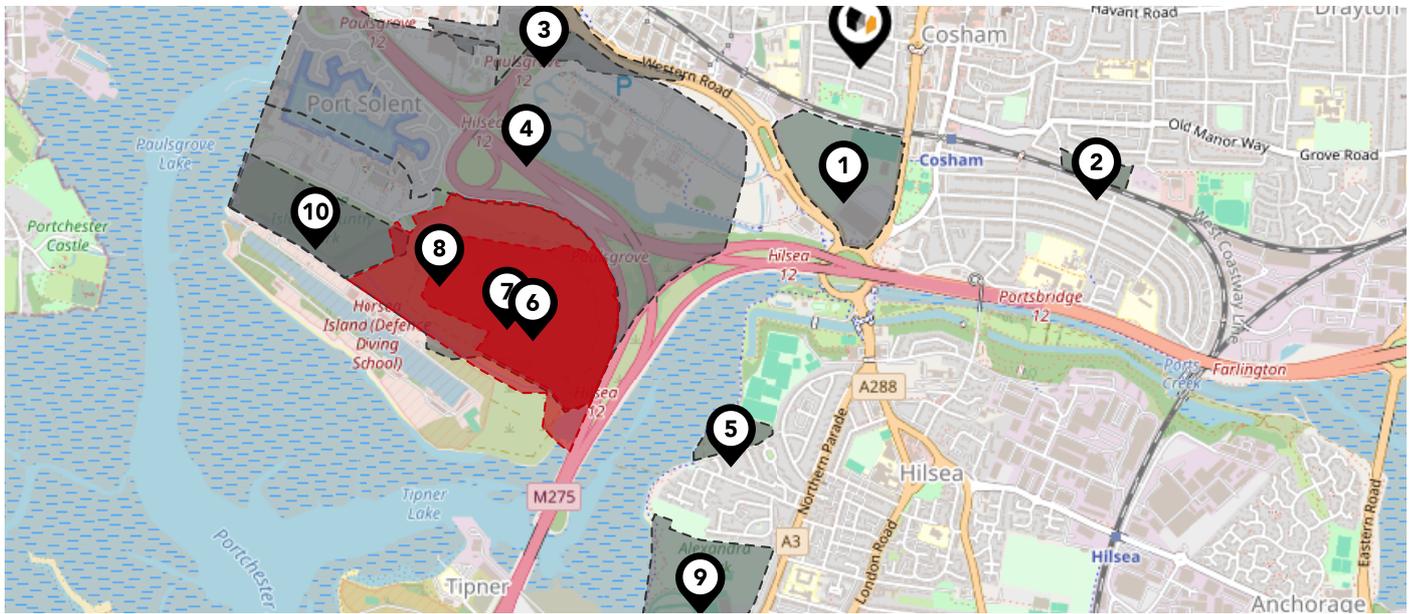
No data available.

Maps

Landfill Sites



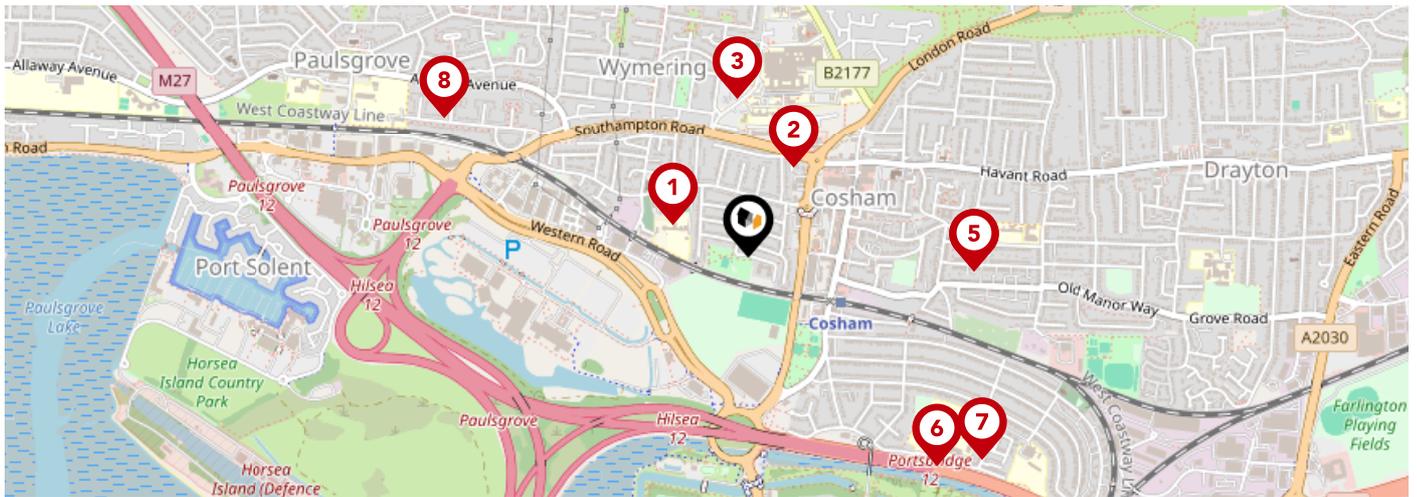
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

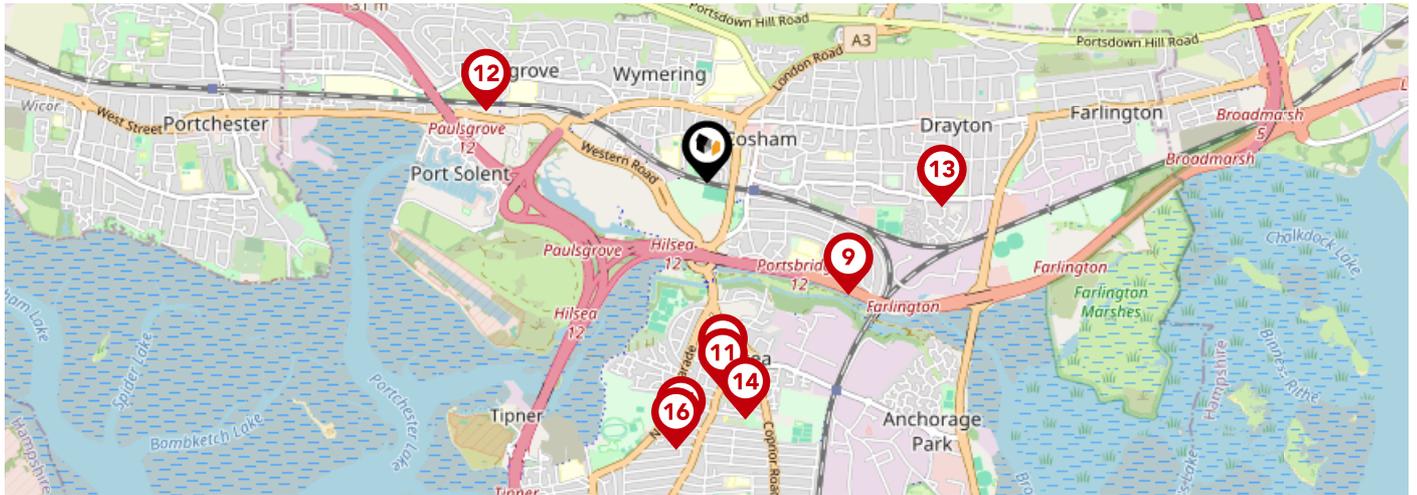
1	King George V Playing Field-North Harbour, Portsmouth	Historic Landfill
2	Salisbury Road Allotments-Sailsbury Road, Highbury, Hampshire	Historic Landfill
3	North Harbour Allotments-Portsmouth	Historic Landfill
4	Reclaimed Land In Paulsgrove Area-Portsmouth	Historic Landfill
5	Horsea Allotments-Portsmouth	Historic Landfill
6	EA/EPR/NP3792HM/V003	Active Landfill
7	EA/EPR/AP3795HY/V003	Active Landfill
8	Paulsgrove Tip-Southampton Road, Portsmouth, Hampshire	Historic Landfill
9	Alexandra Park-Normandy Road, Portsmouth	Historic Landfill
10	Paulsgrove landfill Site-North Harbour, Portsmouth	Historic Landfill

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Medina Primary School Ofsted Rating: Good Pupils: 205 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Portsdown Primary School Ofsted Rating: Good Pupils: 357 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 The Wymering School Ofsted Rating: Not Rated Pupils: 65 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Court Lane Infant Academy Ofsted Rating: Good Pupils: 345 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Court Lane Junior Academy Ofsted Rating: Good Pupils: 479 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 City of Portsmouth College Ofsted Rating: Not Rated Pupils:0 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Highbury Primary School Ofsted Rating: Good Pupils: 407 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Beacon View Primary Academy Ofsted Rating: Requires improvement Pupils: 350 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

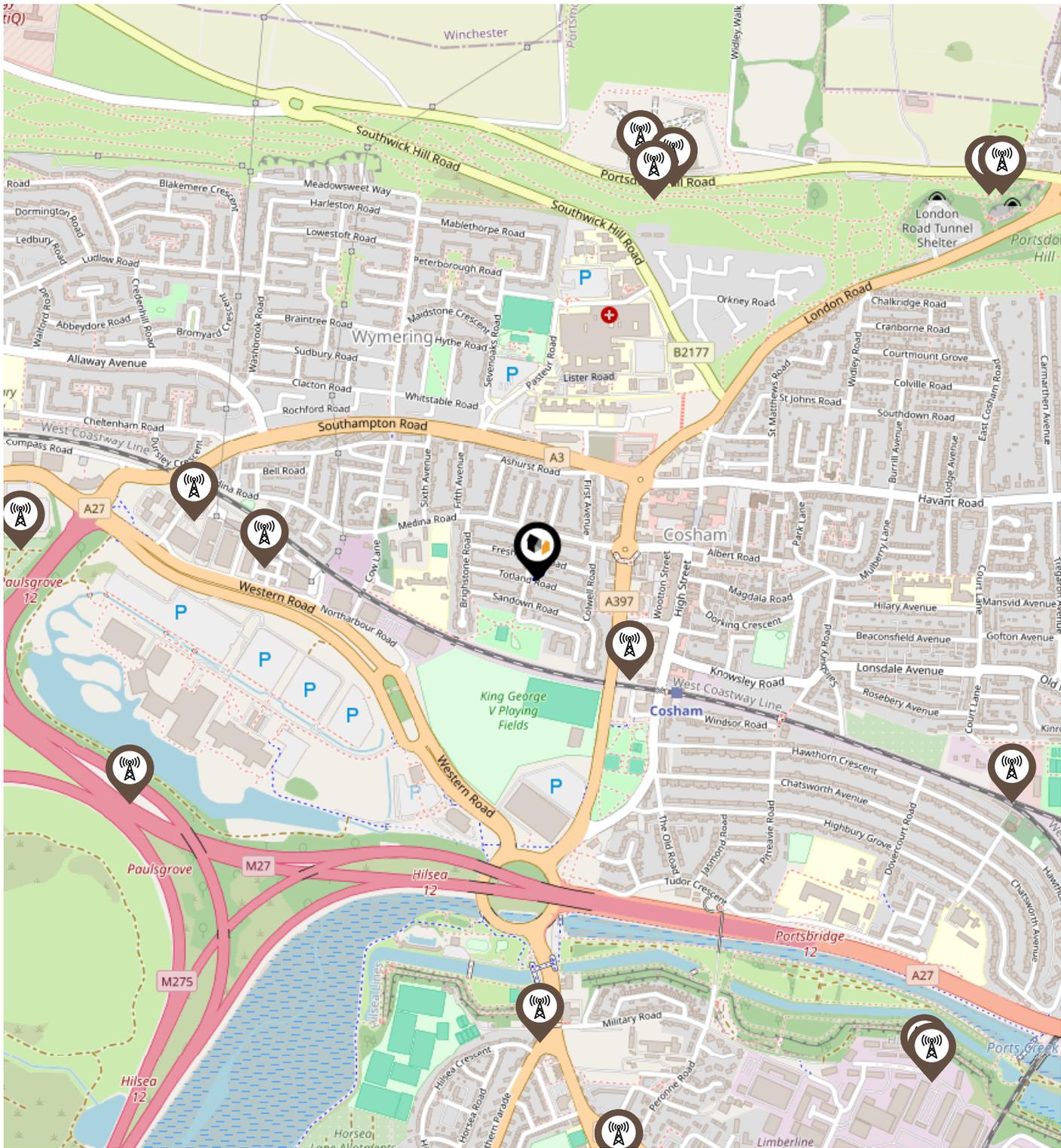
Area Schools



		Nursery	Primary	Secondary	College	Private
	Redwood Park Academy Ofsted Rating: Outstanding Pupils: 160 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Portsmouth Ofsted Rating: Outstanding Pupils: 467 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trafalgar School Ofsted Rating: Good Pupils: 1024 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 288 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield School Ofsted Rating: Good Pupils: 1103 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gatcombe Park Primary School Ofsted Rating: Good Pupils: 210 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Academy Northern Parade (Junior) Ofsted Rating: Good Pupils: 455 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Academy Northern Parade (Infant) Ofsted Rating: Requires improvement Pupils: 243 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

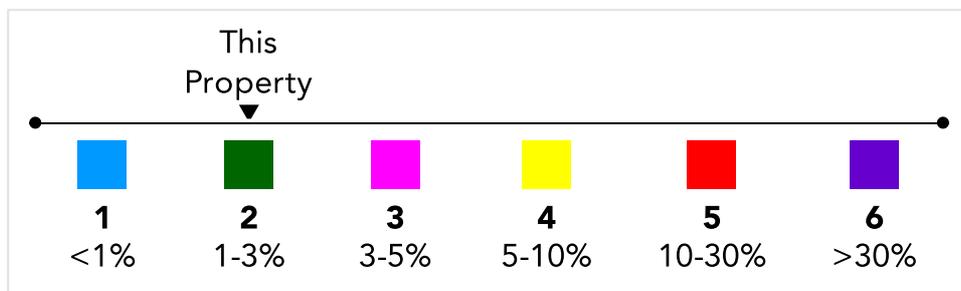
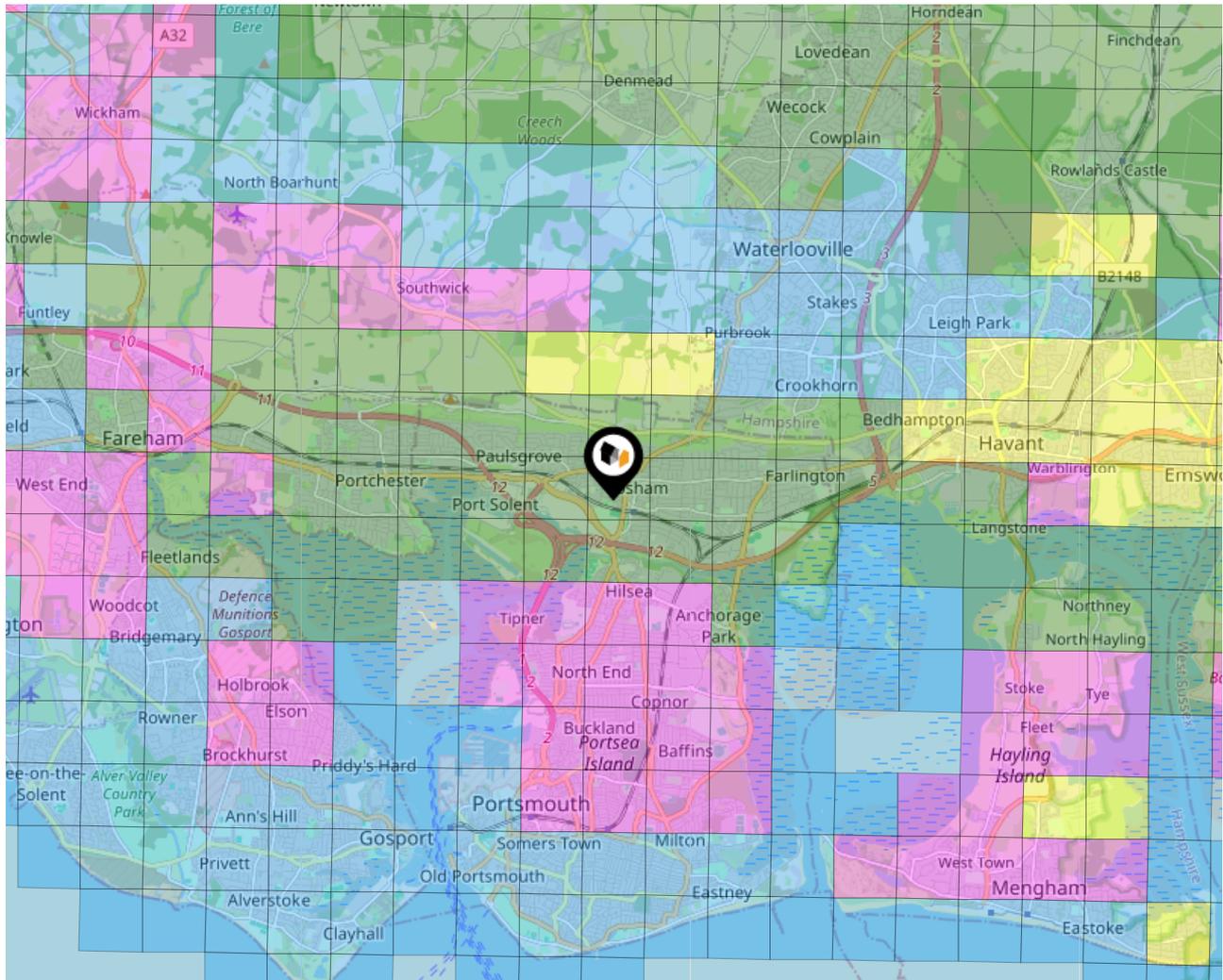
Environment

Radon Gas

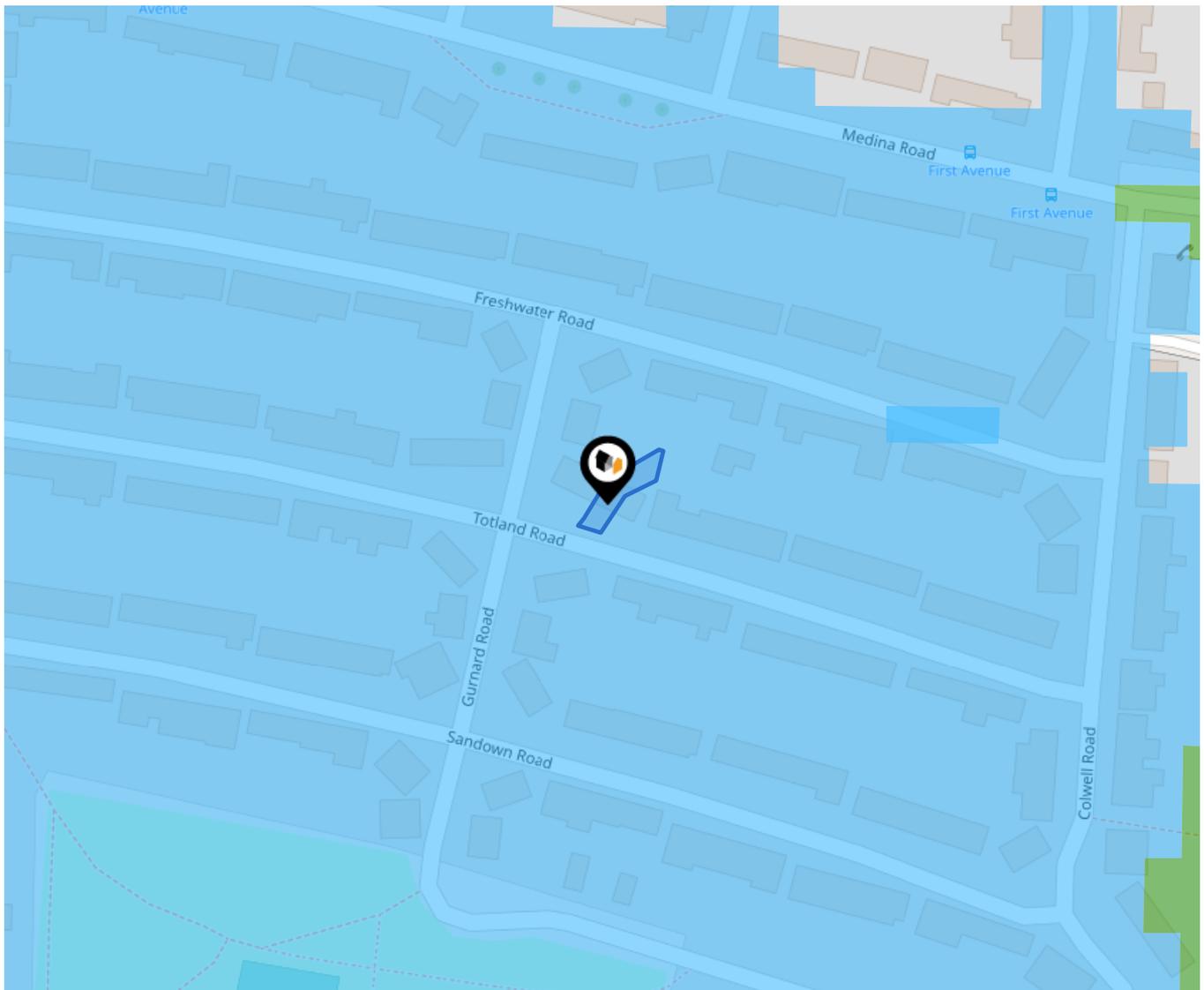


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

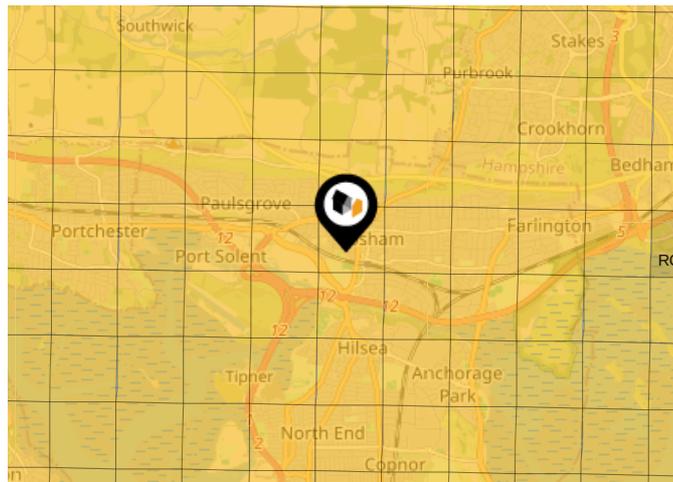


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

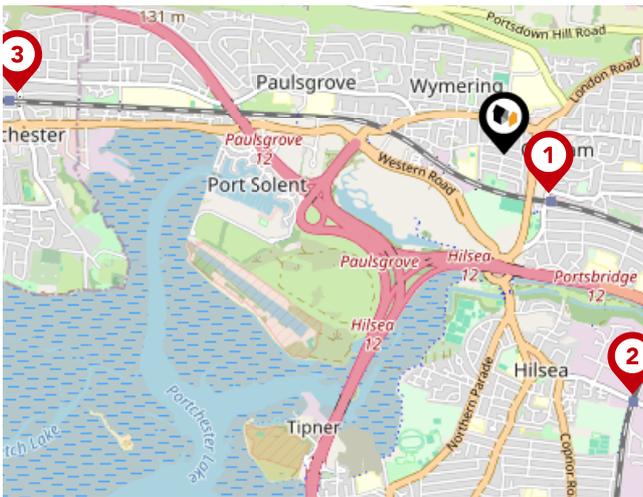


Primary Classifications (Most Common Clay Types)

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

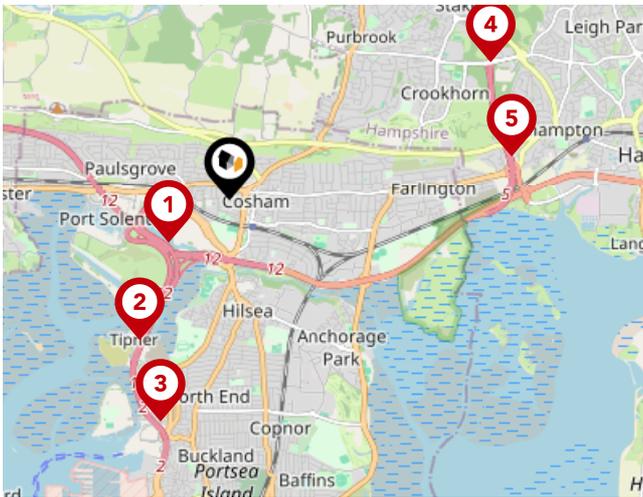
Area

Transport (National)



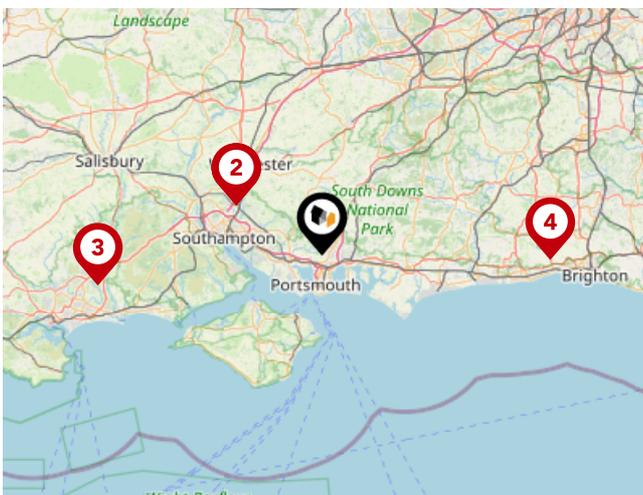
National Rail Stations

Pin	Name	Distance
1	Cosham Rail Station	0.27 miles
2	Hilsea Rail Station	1.27 miles
3	Portchester Rail Station	2.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M27 J12	0.69 miles
2	M275 J1	1.56 miles
3	M275 J2	2.18 miles
4	A3(M) J4	2.75 miles
5	A3(M) J5	2.66 miles

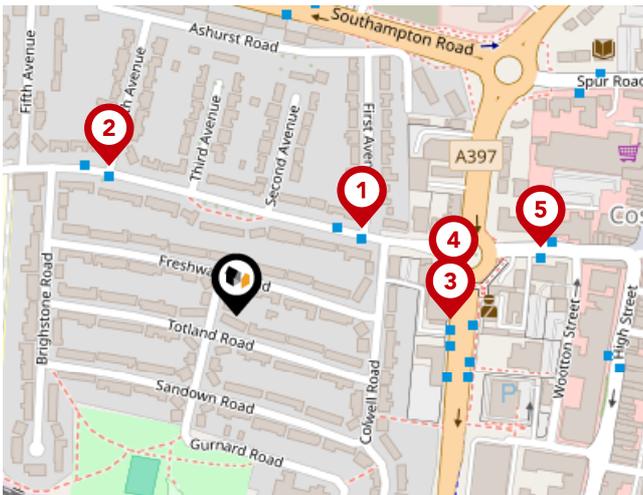


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	14.53 miles
2	Southampton Airport	14.53 miles
3	Bournemouth International Airport	33.58 miles
4	Shoreham-by-Sea	34.16 miles

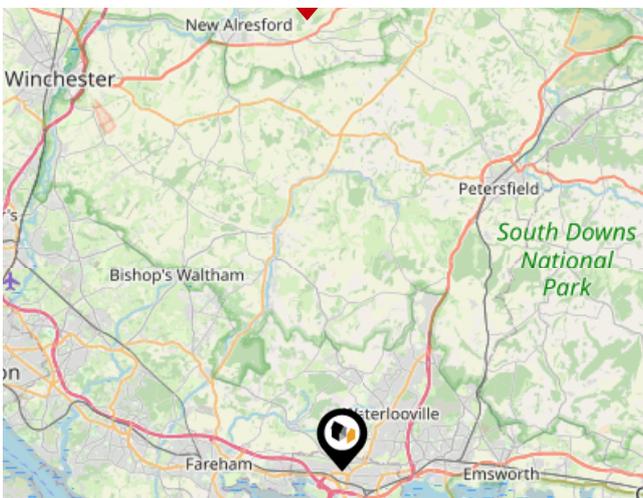
Area

Transport (Local)



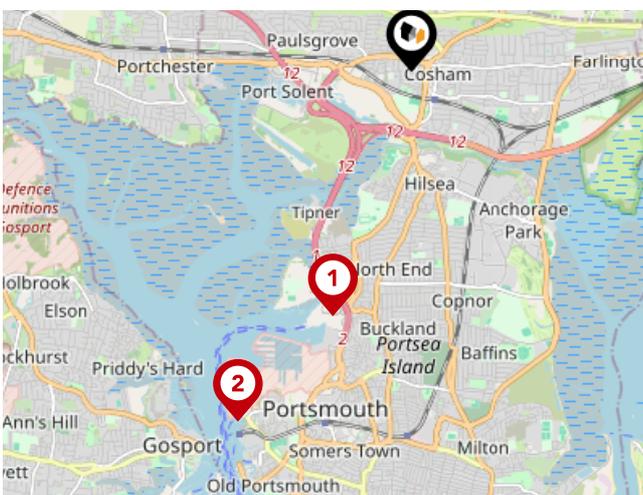
Bus Stops/Stations

Pin	Name	Distance
1	First Avenue	0.09 miles
2	Fourth Avenue	0.11 miles
3	Health Centre	0.13 miles
4	Health Centre	0.13 miles
5	Wayte Street	0.18 miles



Local Connections

Pin	Name	Distance
1	Ropley (Mid-Hants Railway)	16.86 miles



Ferry Terminals

Pin	Name	Distance
1	Portsmouth International Cruise & Ferry Terminal	2.41 miles
2	Portsmouth Harbour Station Pier	3.66 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

 /AndVendors

 /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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Vendors & Buyers

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