KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Sunday 22nd March 2026

YOELLS LANE, WATERLOOVILLE, PO8

Vendors & Buyers

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

02394 350900

hello@vendorsandbuyers.com

vendorsandbuyers.com

A substantial driveway provides parking for multiple vehicles, including a motorhome, and leads to double gates giving access to the detached garage and the impressive rear garden beyond. The front garden is predominantly laid to lawn and framed by a generous selection of mature planting borders, creating a colourful and established setting. A striking feature magnolia tree provides a beautiful focal point, while the mature landscaping offers a wonderful sense of privacy. The rear garden continues the theme of space and maturity, being largely laid to an expansive lawn and complemented by an abundance of established plants and small ornamental trees, including magnolias and acers. This wonderful outdoor space offers both tranquillity and potential for further landscaping or entertaining areas. Overall, the property presents a rare and exciting opportunity to redevelop or reimagine the existing home, creating a truly exceptional, state-of-the-art residence in a highly desirable setting.

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,416 ft^2 / 131 m^2		
Plot Area:	0.22 acres		
Council Tax :	Band D		
Annual Estimate:	£2,232		
Title Number:	SH24782		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	**60** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
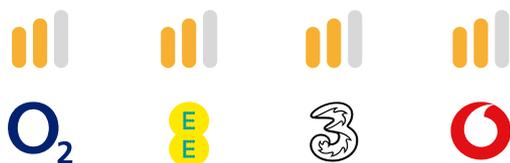
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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Planning History
This Address

Planning records for: *Yoells Lane, Waterlooville, PO8*

Reference - 52602	
Decision:	Decided
Date:	23rd April 2010
Description:	
SINGLE STOREY DWELLING TO REAR WITH SINGLE GARAGE AND ACCESS FROM LOXWOOD ROAD (AS AMENDED BY PLA...	

Reference - 52602/001	
Decision:	Decided
Date:	21st December 2011
Description:	
DETACHED SINGLE STOREY DWELLING TO REAR WITH ACCESS FROM LOXWOOD ROAD	

YOELLS LANE, WATERLOOVILLE, PO8

Approximate Gross Internal Floor Area = 1280 Sq Ft / 118.9 Sq M
Garage = 136 Sq Ft / 12.6 Sq M
Total = 1416 Sq Ft / 131.5 Sq M

N

14'11 x 7'5
(4.55m x 2.26m)
(Approx)

= Reduced headroom below 1.5m / 5'0

B

Garage
15'10 x 8'6
(4.83m x 2.59m)

Kitchen /
Dining Room
20'5 x 14'2
(6.22m x 4.32m)

(Not Shown In Actual Location / Orientation)

Bedroom 2
10'3 x 8'11
(3.12m x 2.72m)

FP

T

Bedroom 3
15'0 x 10'5
(4.57m x 3.17m)

Dn

Porch

Reception Room
15'3 x 12'10
(4.65m x 3.91m)

Eaves

Bedroom 1
15'5 x 11'5
(4.70m x 3.48m)

Up

IN

Ground Floor

First Floor

© www.vendorsandbuyers.com

The Plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation. (ID1283661)
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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in PO8
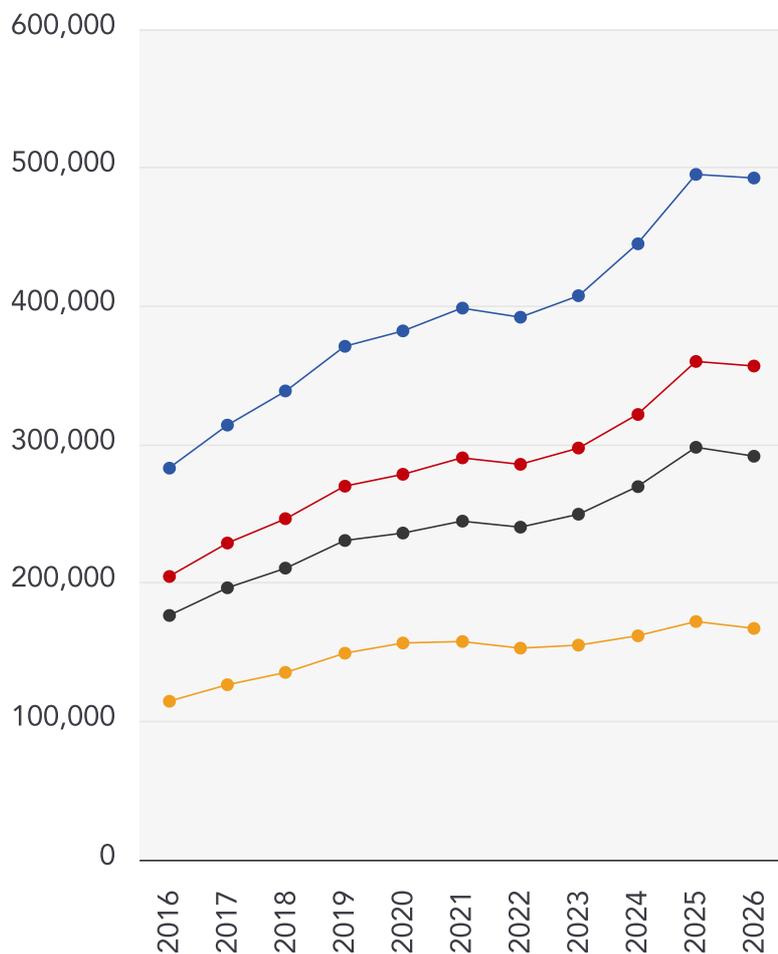
Detached

+74.1%

Semi-Detached

+74.29%

Terraced

+65.19%

Flat
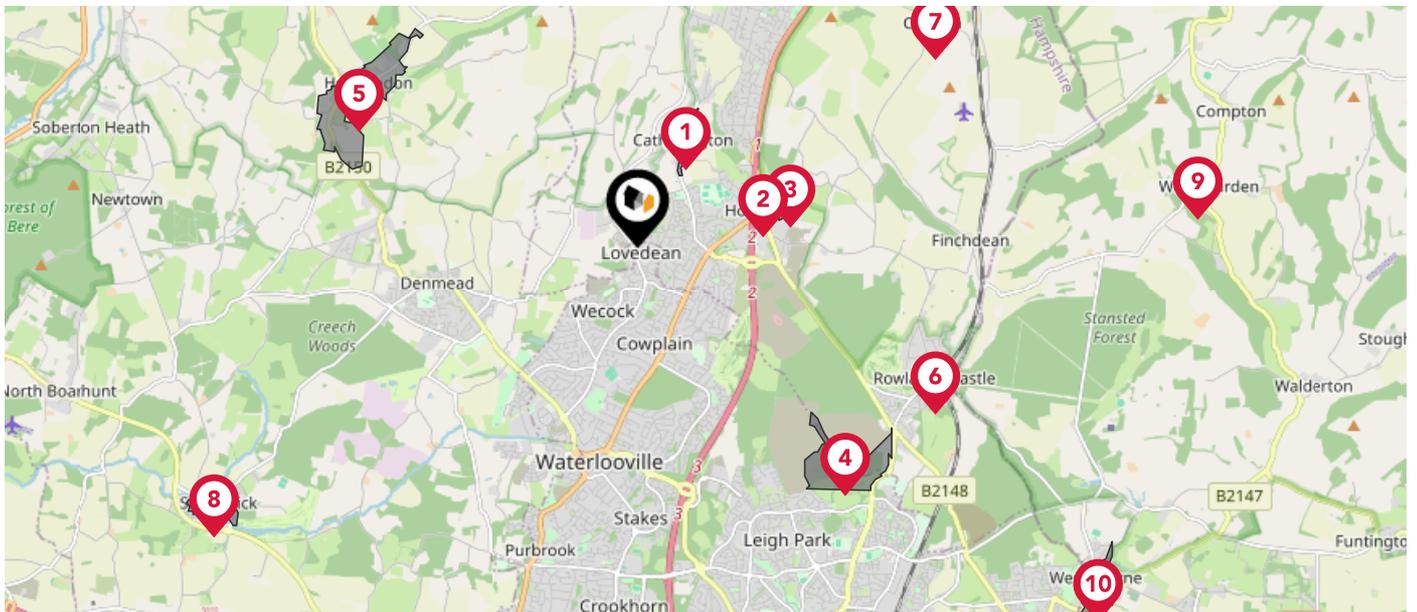
+45.95%

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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	Catherington
2	Horndean
3	Blendworth
4	Sir George Staunton Country Park
5	Hambledon
6	Rowlands Castle
7	Chalton
8	Southwick
9	West Marden
10	Westbourne

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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
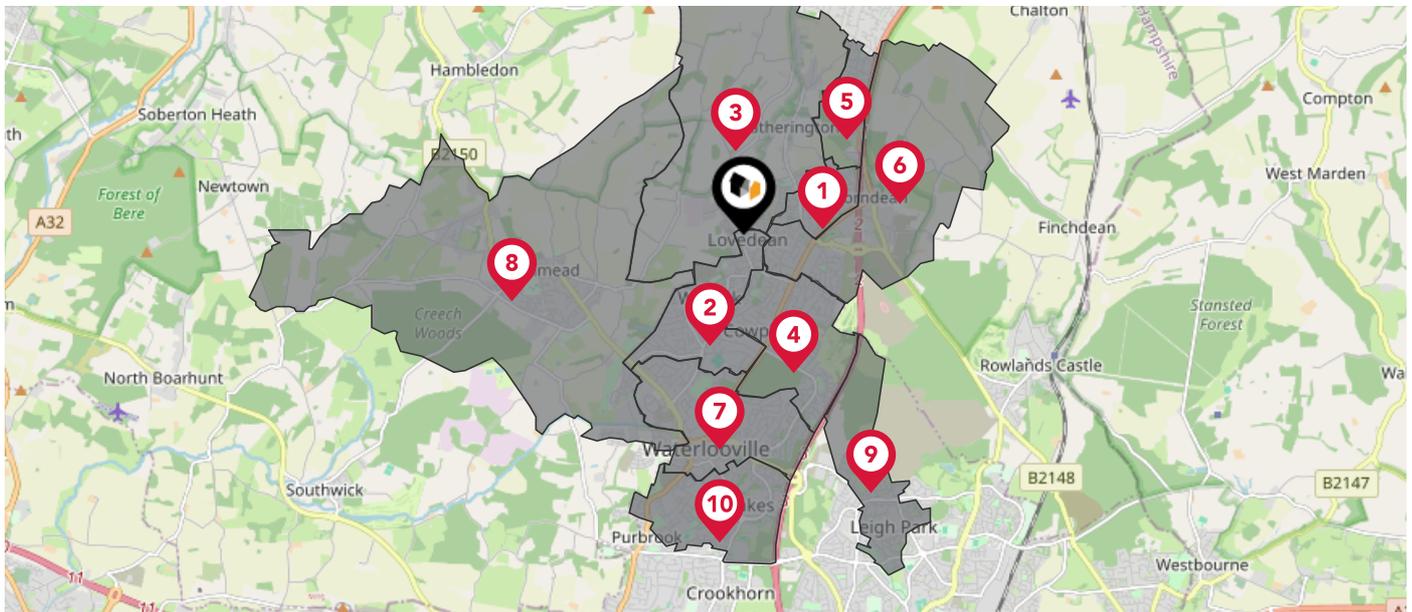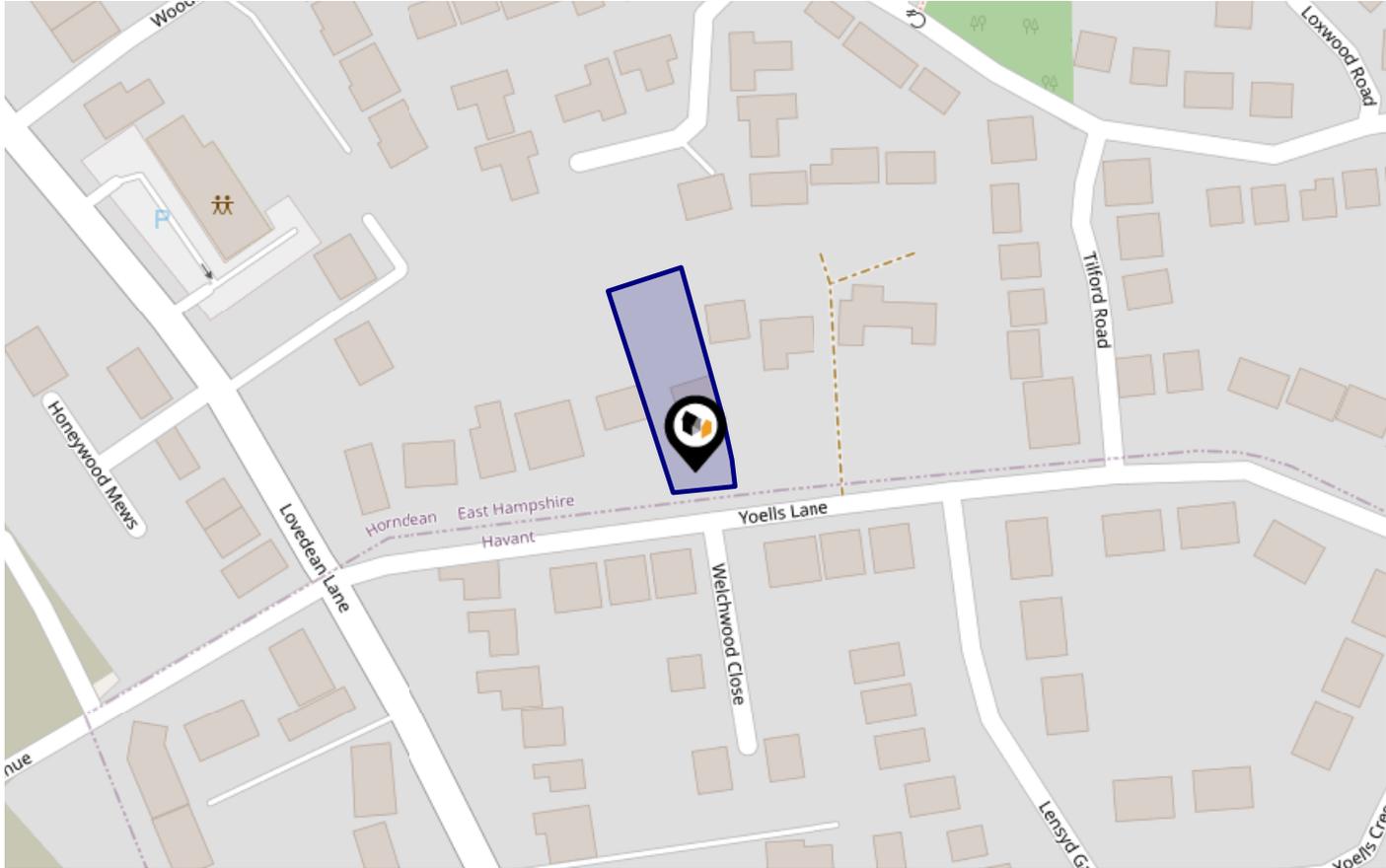

Nearby Council Wards

1	Horndean Murray Ward
2	Hart Plain Ward
3	Horndean Catherington Ward
4	Cowplain Ward
5	Horndean Downs Ward
6	Horndean Kings & Blendworth Ward
7	Waterloo Ward
8	Denmead Ward
9	Warren Park Ward
10	Stakes Ward

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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.
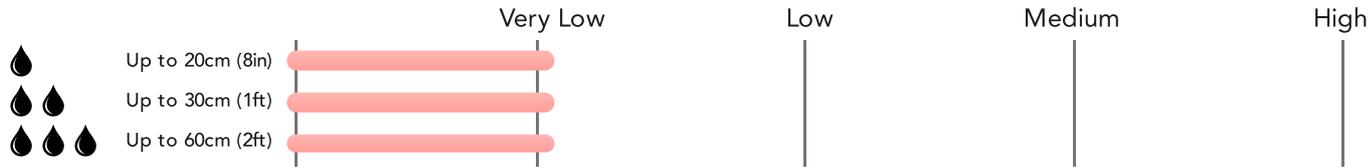

Risk Rating: Very low

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:

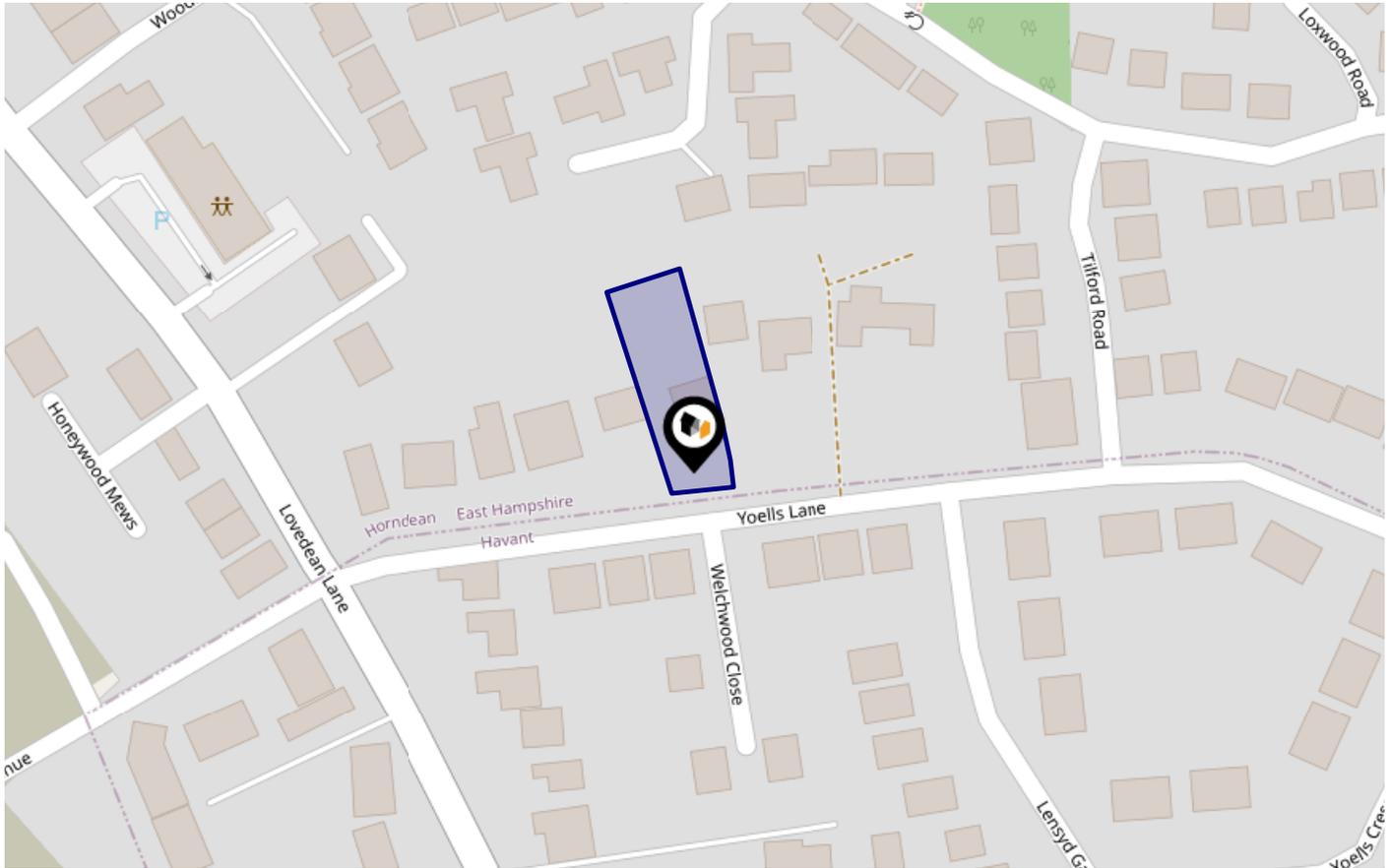|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
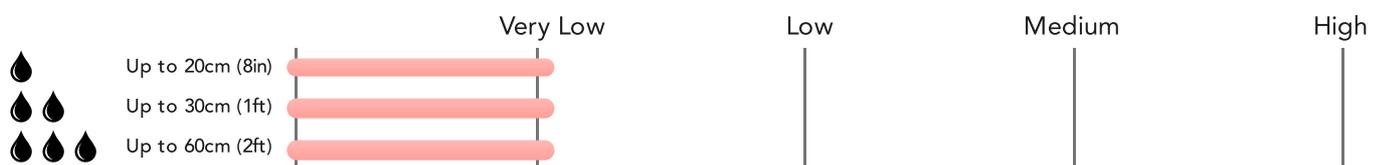

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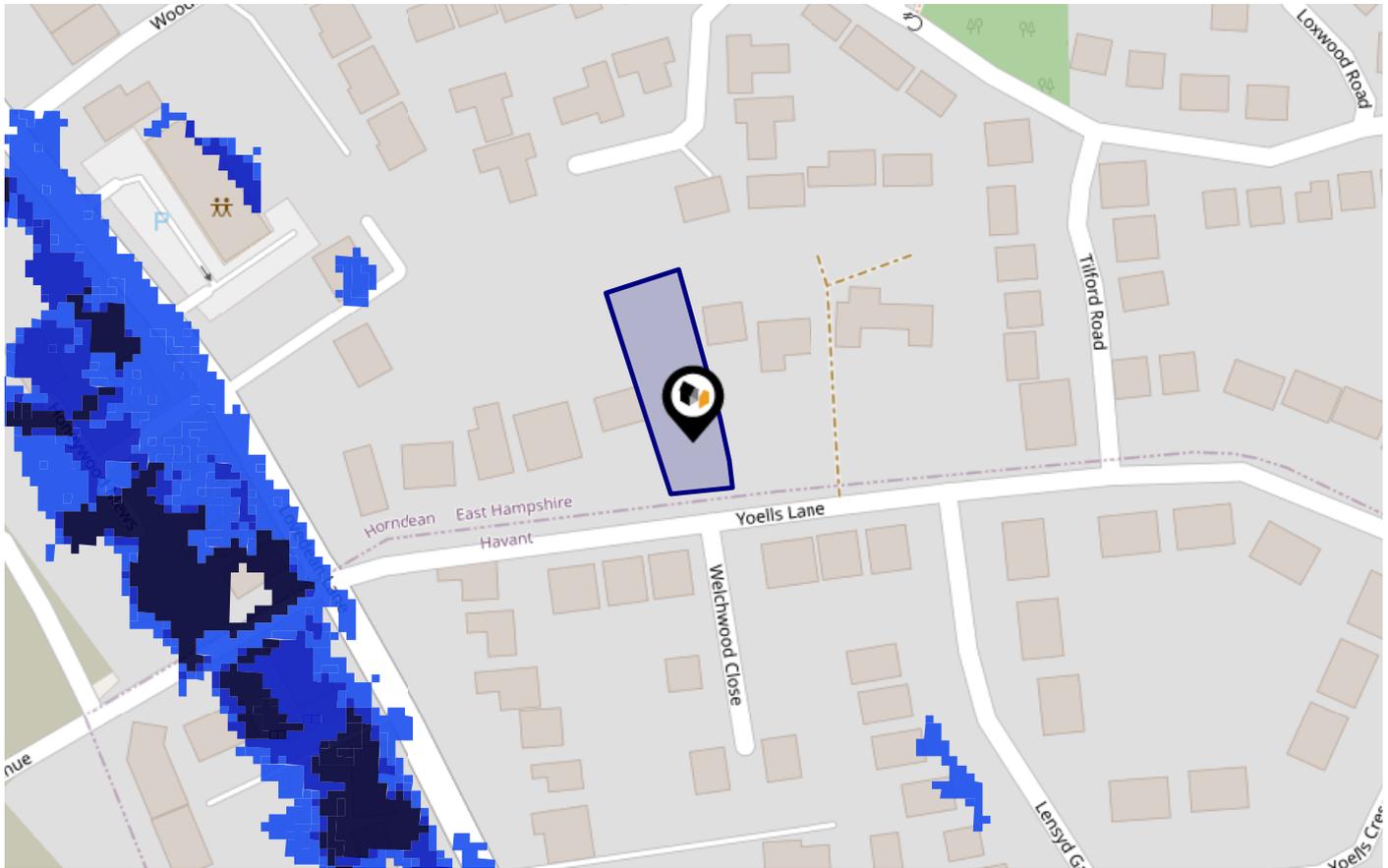Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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

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Chance of flooding to the following depths at this property:

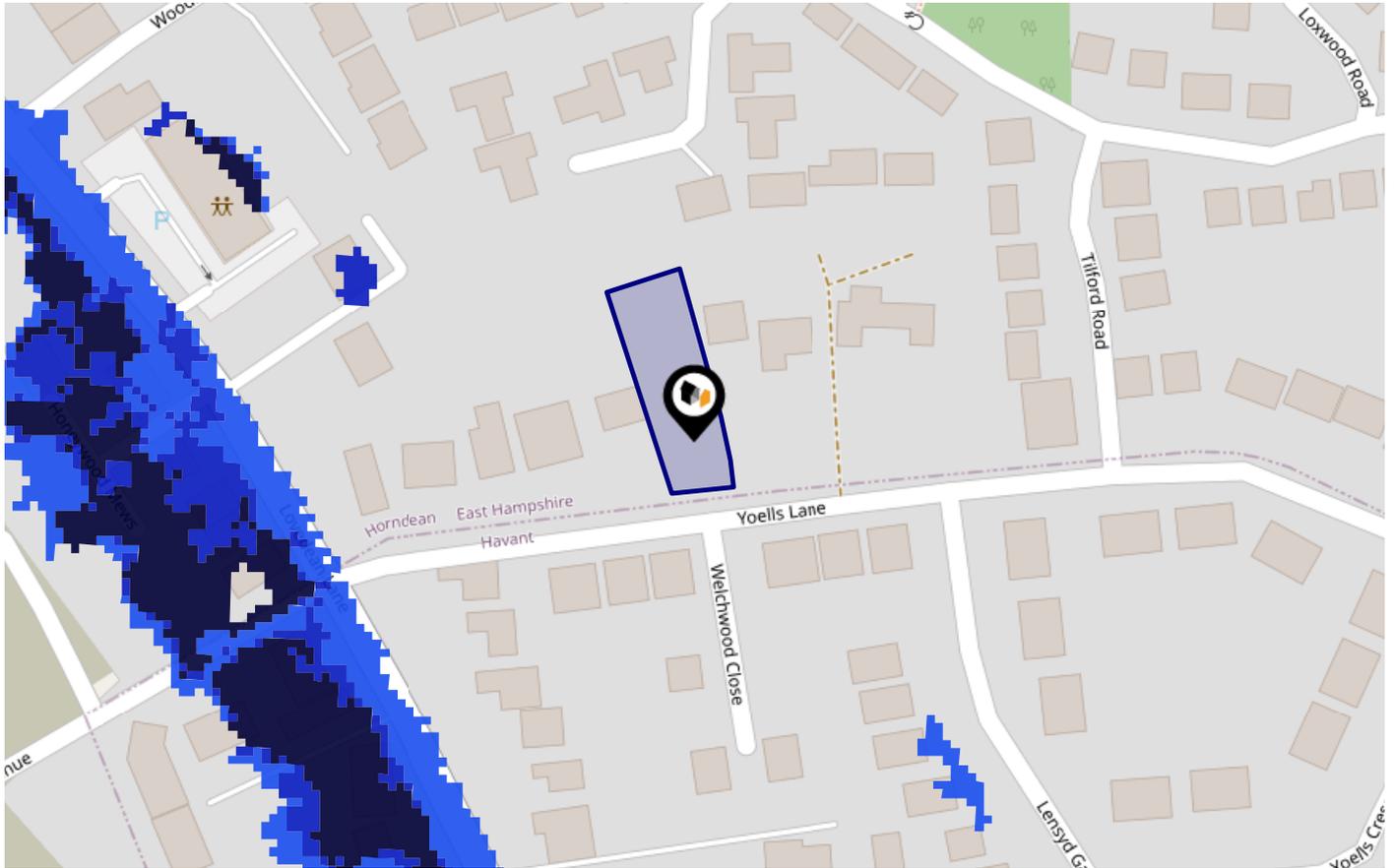|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
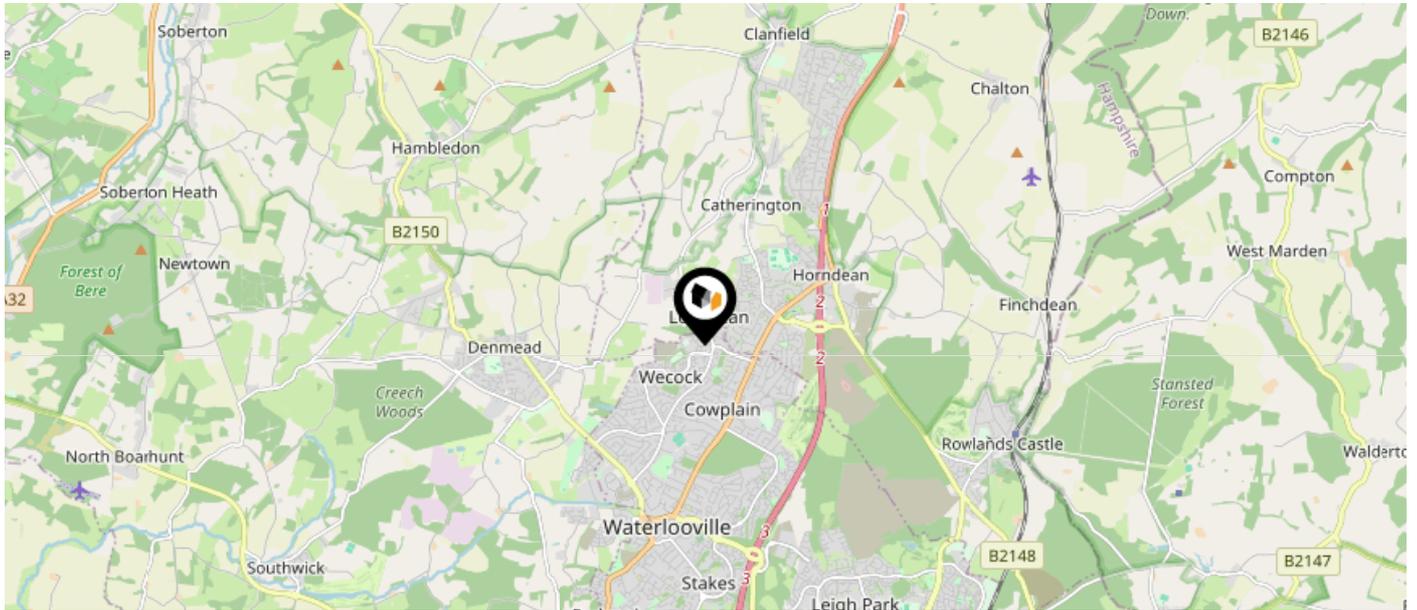
No data available.

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.
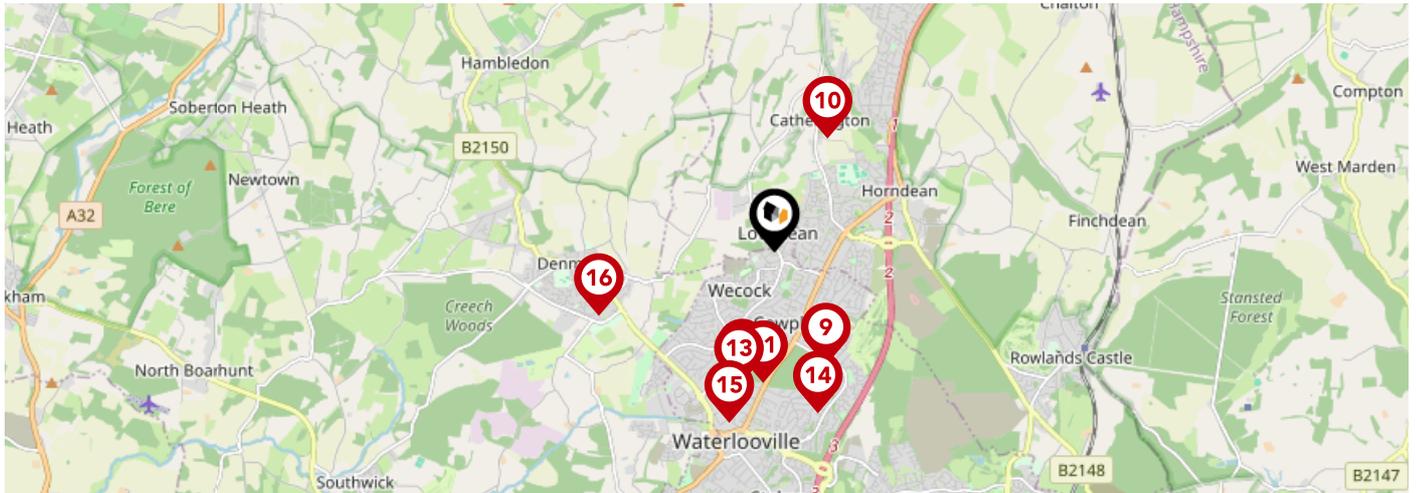

| Nearby Landfill Sites		
1 Woodcroft Farm-Lovedean, Chalton, Waterlooville, Hampshire	Historic Landfill	
2 Bridlepath-Dellhaven, Five Heads Road, Horndean	Historic Landfill	
3 Dell Piece West-Hazleton, Horndean	Historic Landfill	
4 Anmore Dell-Denmead, Hamsphire	Historic Landfill	
5 Padnell Farm-Cowplain, Hampshire	Historic Landfill	
6 Pyle Farm and Five Heads farm-Horndean, Hampshire	Historic Landfill	
7 Five Heads Farm-Five Heads Farm, Horndean, Portsmouth, Hampshire	Historic Landfill	
8 Kidmore Lane-Denmead, Hampshire	Historic Landfill	
9 Dunsbury Hill Farm-Cowplain, Hampshire	Historic Landfill	
10 Old Council Depot-South Of Cemetery, Hulbert Road, Waterlooville	Historic Landfill	

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Area
Schools
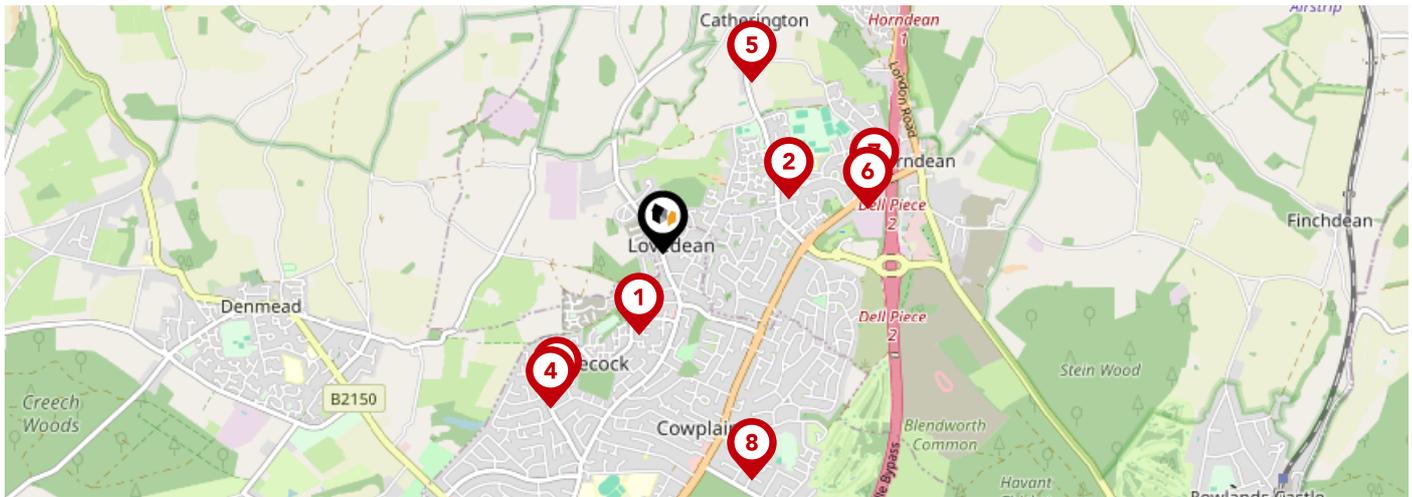
	Nursery	Primary	Secondary	College	Private
1 Woodcroft Primary Ofsted Rating: Requires improvement | Pupils: 187 | Distance:0.39	☐	☑	☐	☐	☐
2 Horndean Technology College Ofsted Rating: Good | Pupils: 1283 | Distance:0.64	☐	☐	☑	☐	☐
3 Rachel Madocks School Ofsted Rating: Good | Pupils: 102 | Distance:0.84	☐	☐	☑	☐	☐
4 Bere Clinic School Ofsted Rating: Good | Pupils: 11 | Distance:0.89	☐	☐	☑	☐	☐
5 Kingscourt School Ofsted Rating: Not Rated | Pupils: 125 | Distance:0.9	☐	☑	☐	☐	☐
6 Horndean Infant School Ofsted Rating: Good | Pupils: 248 | Distance:0.97	☐	☑	☐	☐	☐
7 Horndean Church of England Junior School Ofsted Rating: Good | Pupils: 496 | Distance:1.03	☐	☑	☐	☐	☐
8 Padnell Infant School Ofsted Rating: Good | Pupils: 267 | Distance:1.13	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Padnell Junior School** Ofsted Rating: Good | Pupils: 358 | Distance: 1.16	☐	☑	☐	☐	☐
10	**Catherington Church of England Infant School** Ofsted Rating: Good | Pupils: 84 | Distance: 1.18	☐	☑	☐	☐	☐
11	**The Cowplain School** Ofsted Rating: Good | Pupils: 995 | Distance: 1.23	☐	☐	☑	☐	☐
12	**Hart Plain Infant School** Ofsted Rating: Good | Pupils: 116 | Distance: 1.24	☐	☑	☐	☐	☐
13	**Hart Plain Junior School** Ofsted Rating: Good | Pupils: 233 | Distance: 1.3	☐	☑	☐	☐	☐
14	**Queen's Inclosure Primary School** Ofsted Rating: Good | Pupils: 415 | Distance: 1.57	☐	☑	☐	☐	☐
15	**Jubilee School** Ofsted Rating: Good | Pupils: 46 | Distance: 1.66	☐	☐	☑	☐	☐
16	**Denmead Infant School** Ofsted Rating: Good | Pupils: 225 | Distance: 1.74	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
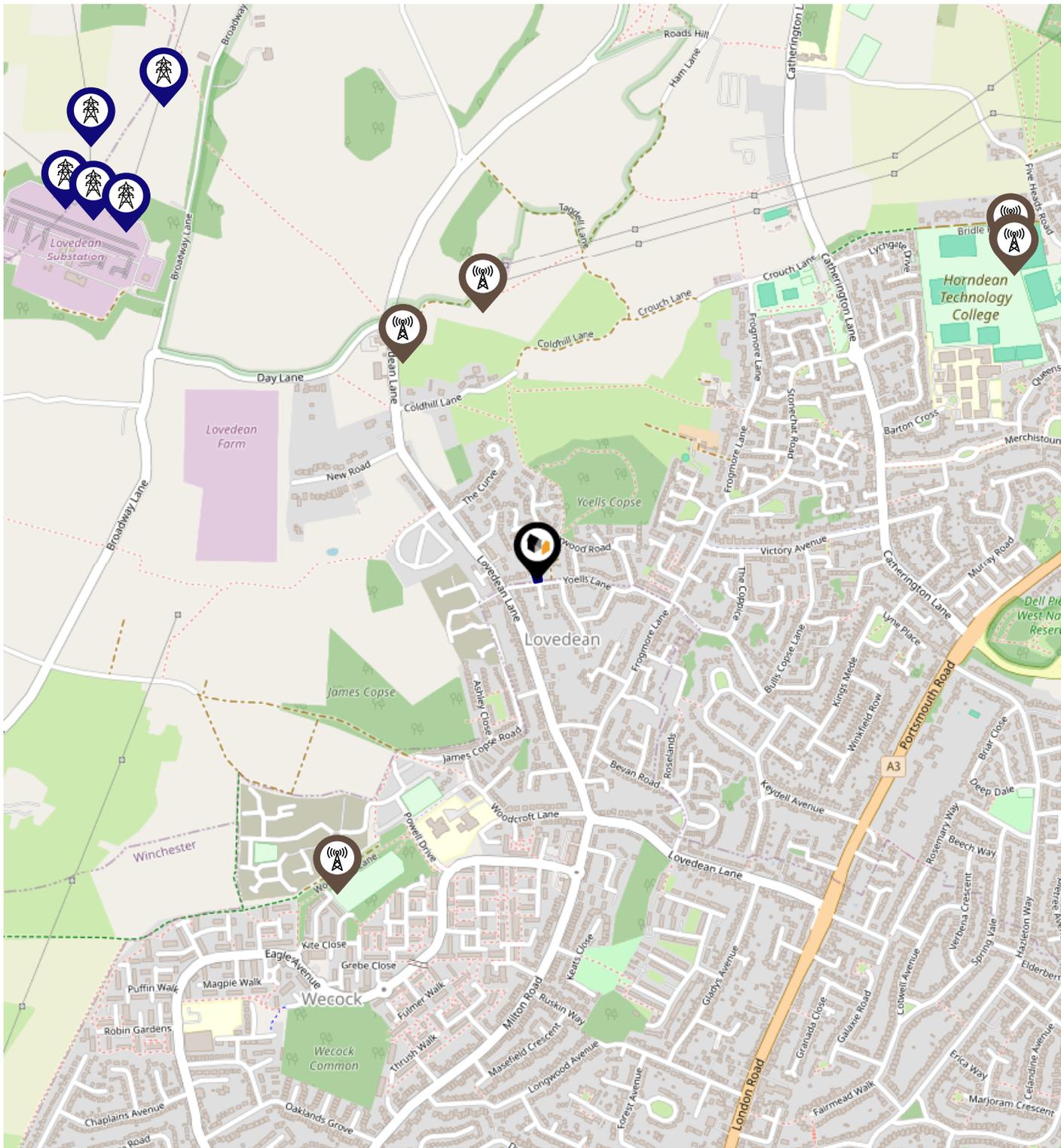
Key:

Power Pylons

Communication Masts

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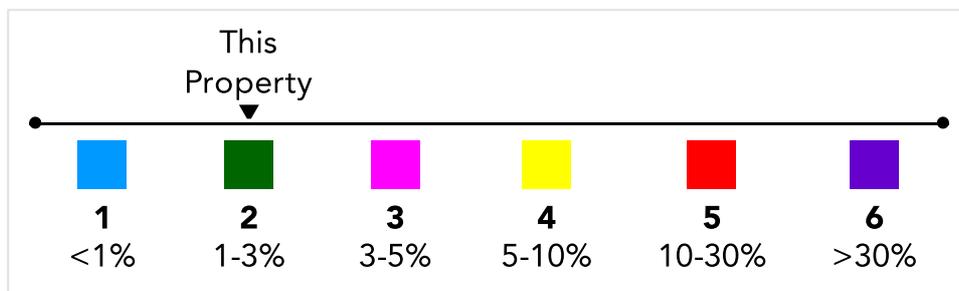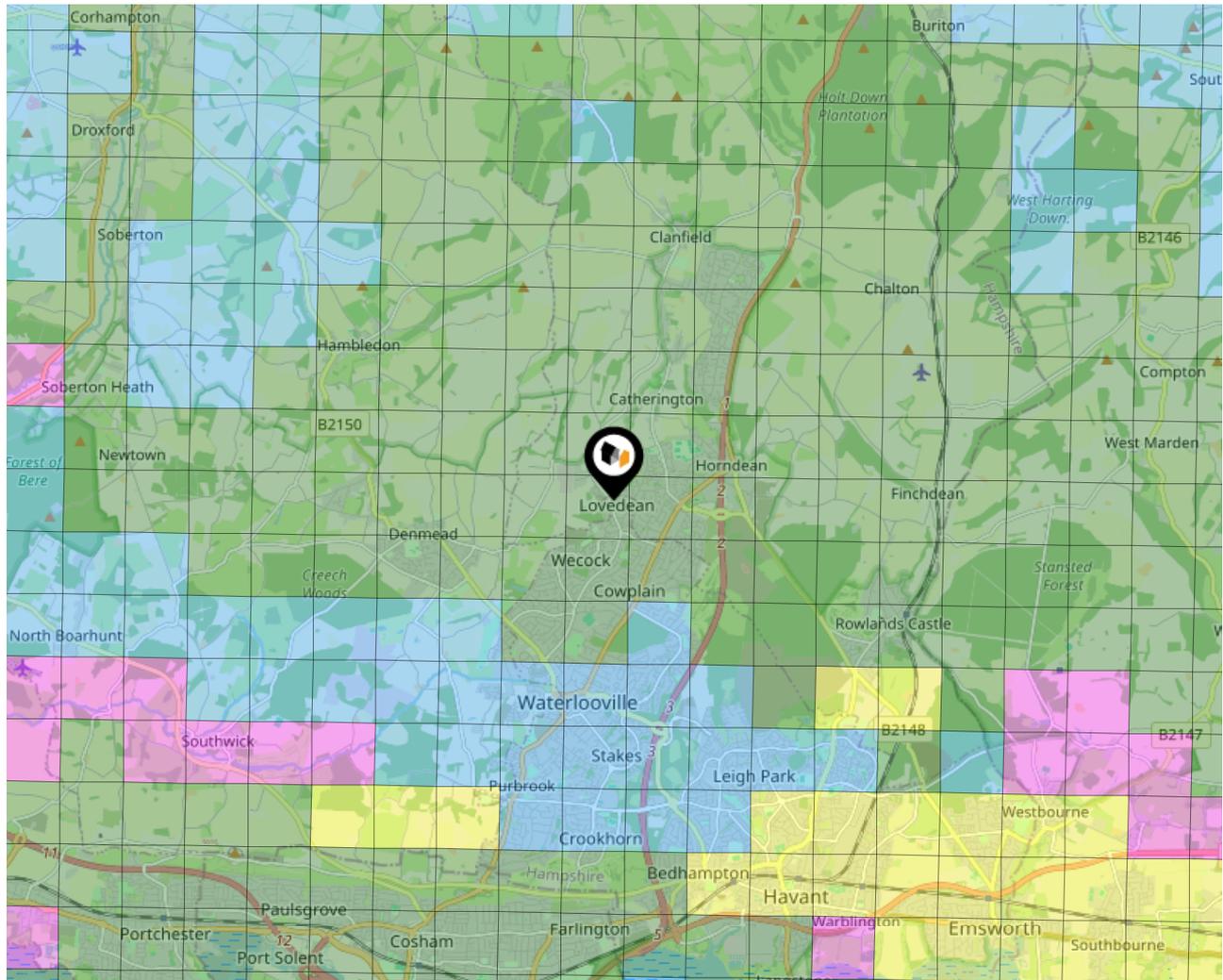sprift
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Environment
Radon Gas

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Local Area
Road Noise
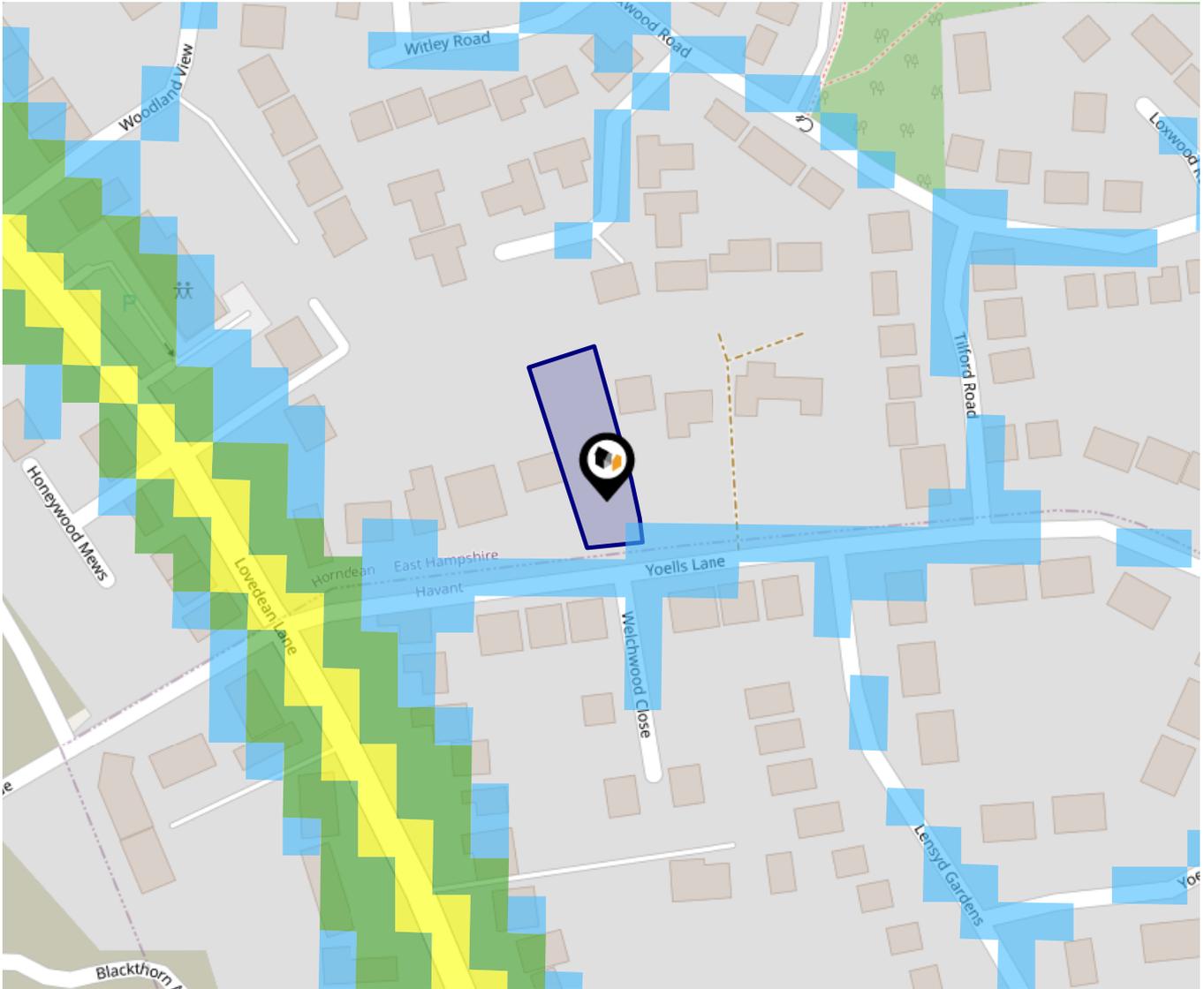

The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Environment
Soils & Clay

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

Carbon Content: HIGH

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CHALKY CLAY TO CHALKY LOAM

Soil Depth: INTERMEDIATE-SHALLOW
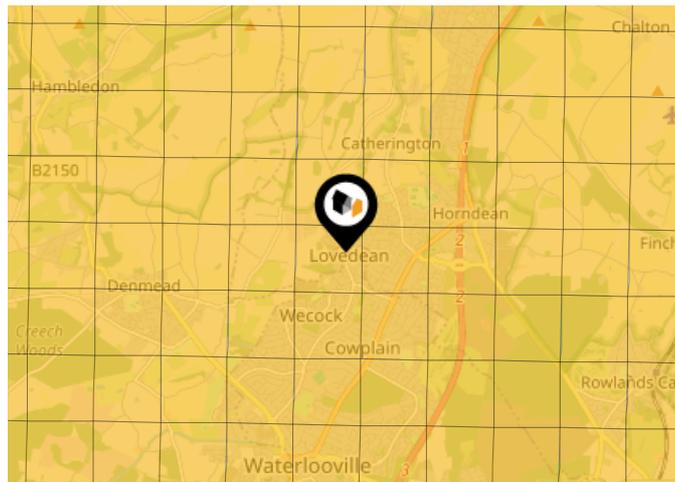
Primary Classifications (Most Common Clay Types)

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)
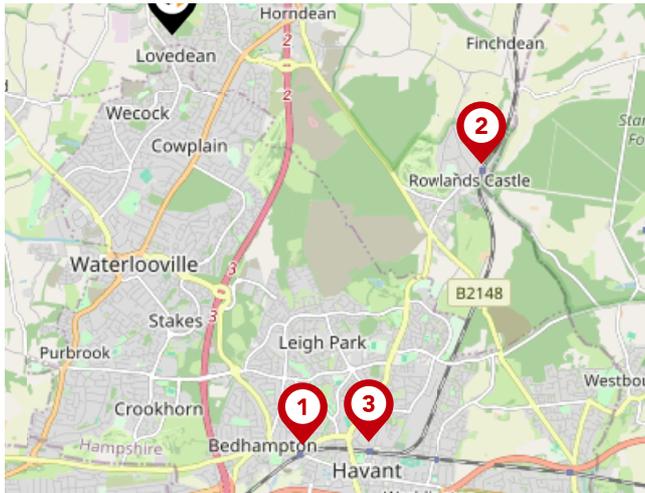
National Rail Stations

Pin	Name	Distance
1	Bedhampton Rail Station	4.04 miles
2	Rowlands Castle Rail Station	3.12 miles
3	Havant Rail Station	4.24 miles
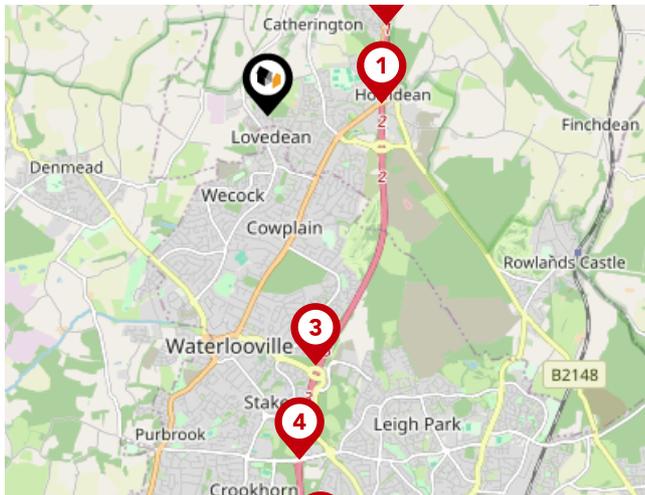
Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J2	1.07 miles
2	A3(M) J1	1.41 miles
3	A3(M) J3	2.37 miles
4	A3(M) J4	3.23 miles
5	A3(M) J5	4.14 miles

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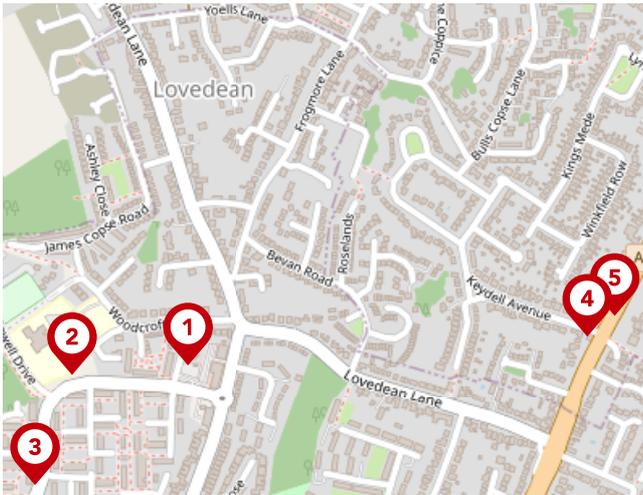
Bus Stops/Stations

Pin	Name	Distance
1	Blackbird Close	0.43 miles
2	Curlew Gardens	0.46 miles
3	Dove Close	0.59 miles
4	Keydell Avenue	0.63 miles
5	Keydell Avenue	0.64 miles
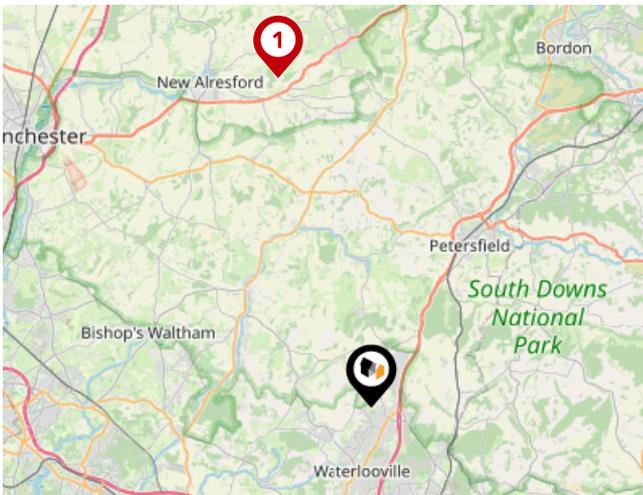
Local Connections

Pin	Name	Distance
1	Ropley (Mid-Hants Railway)	12.77 miles

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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 acros

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.

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Vendors & Buyers
Data Quality

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Vendors & Buyers

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail