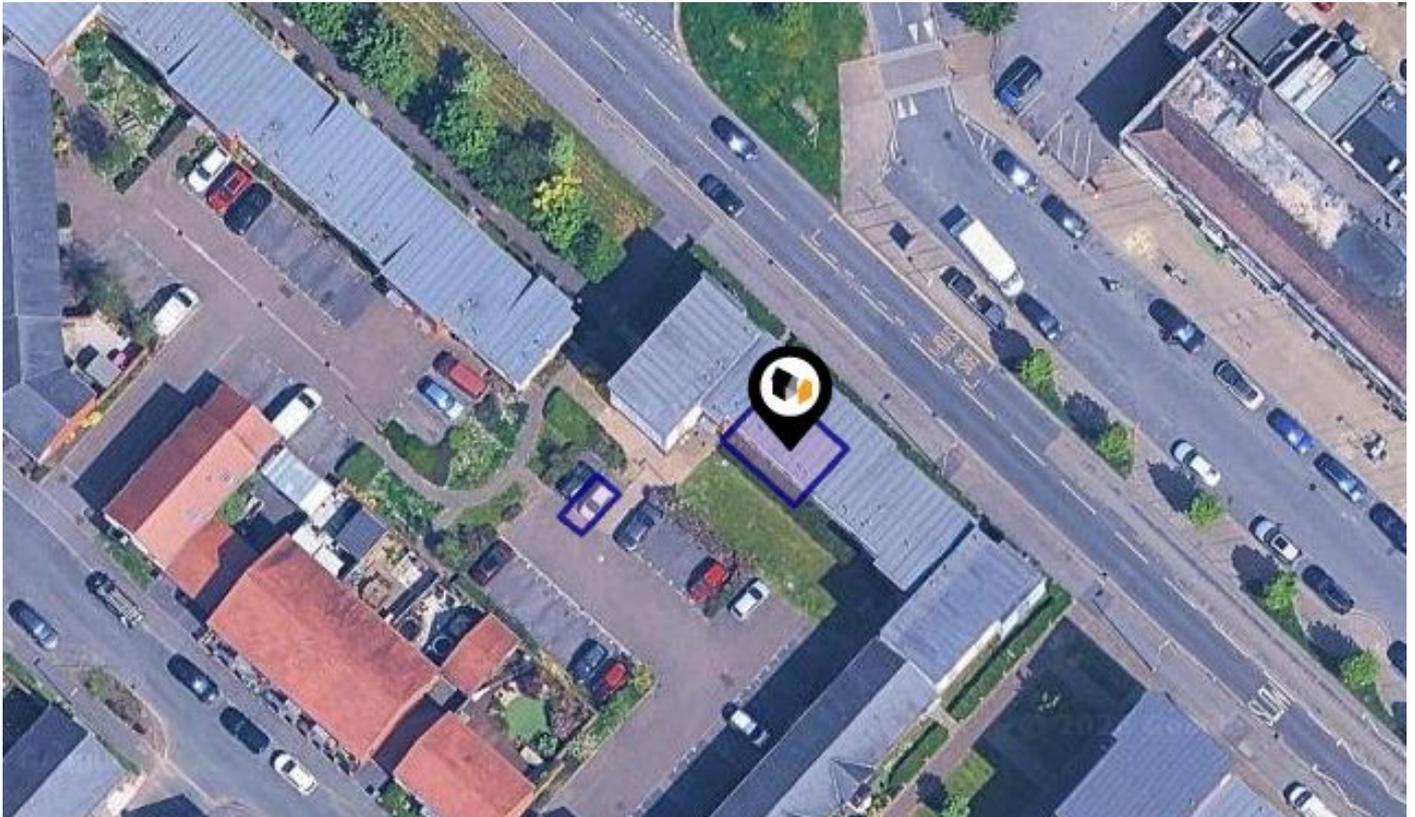




See More Online

# KFB: Key Facts For Buyers

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



## FOXTAIL ROAD, WATERLOOVILLE, PO7

### Vendors & Buyers

1 Fernwood House, 45 London Road, Waterlooville, PO8 8DH  
02394 350900  
hello@vendorsandbuyers.com  
vendorsandbuyers.com



# Introduction

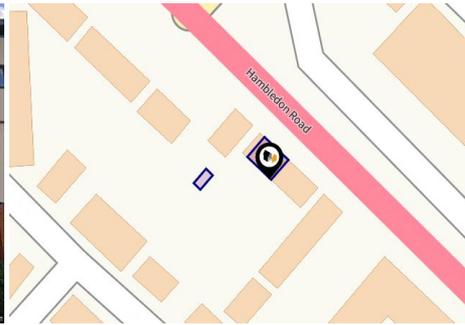
## Our Comments

---



Immaculate One Bedroom Apartment – With No Forward Chain. This immaculate first floor apartment is situated in the popular Violet Court development, conveniently located close to local shops and excellent transport links. The property benefits from a modern open plan layout, balcony, allocated parking, bike shed and a long lease of 111 years, making it an ideal first-time purchase or investment opportunity

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	523 ft <sup>2</sup> / 48 m <sup>2</sup>		
<b>Plot Area:</b>	0.01 acres		
<b>Year Built :</b>	2013		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,721		
<b>Title Number:</b>	HP760037		

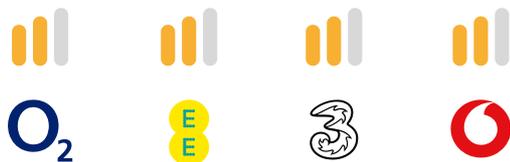
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>56</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

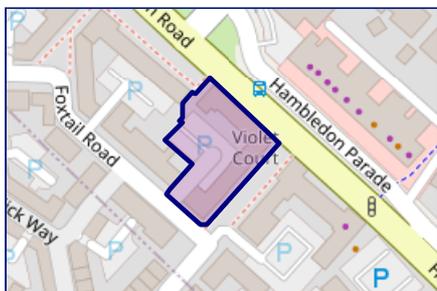


# Property

## Multiple Title Plans

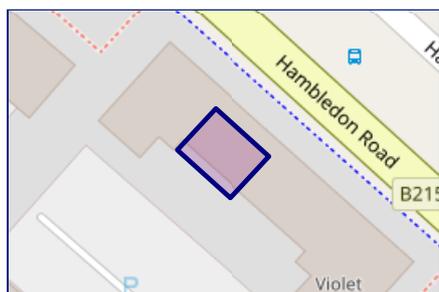


### Freehold Title Plan



**HP769246**

### Leasehold Title Plan



**HP760037**

Start Date: 24/03/2013  
End Date: 01/01/2137  
Lease Term: 125 years from 1 January 2012  
Term Remaining: 110 years

# Gallery Photos





## FOXTAIL ROAD, WATERLOOVILLE, PO7



# Property EPC - Certificate



Foxtail Road, PO7

Energy rating

# B

Valid until 31.08.2035

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

# Property

## EPC - Additional Data



### Additional EPC Data

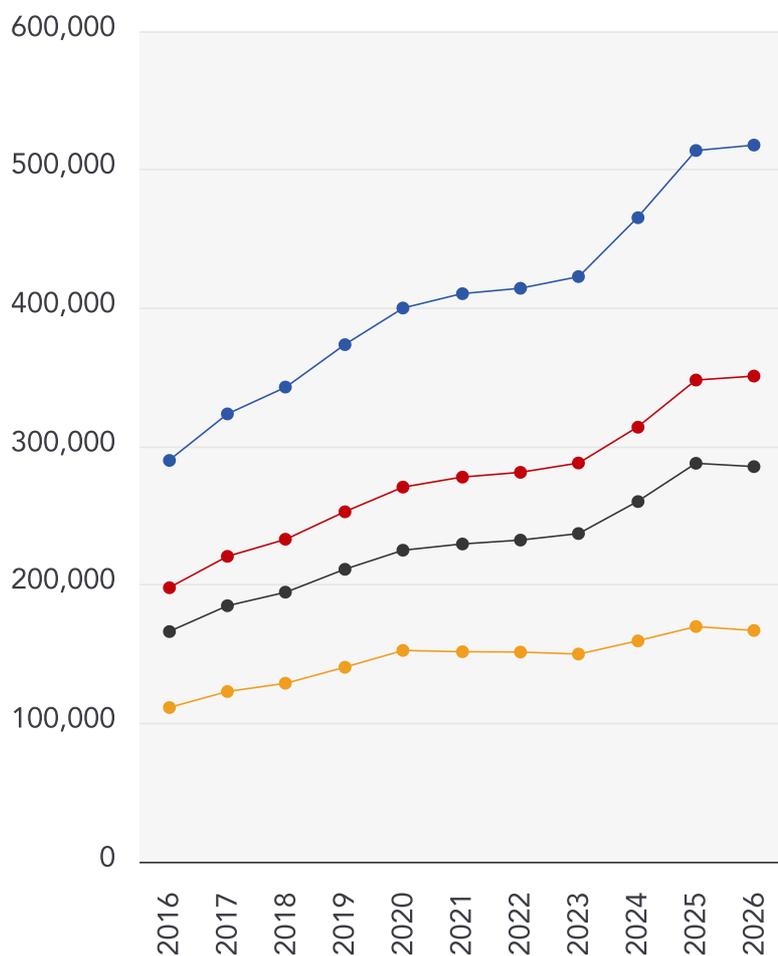
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Mechanical ventilation with he
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	50 m <sup>2</sup>

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in PO7



Detached

**+78.58%**

Semi-Detached

**+77.26%**

Terraced

**+71.68%**

Flat

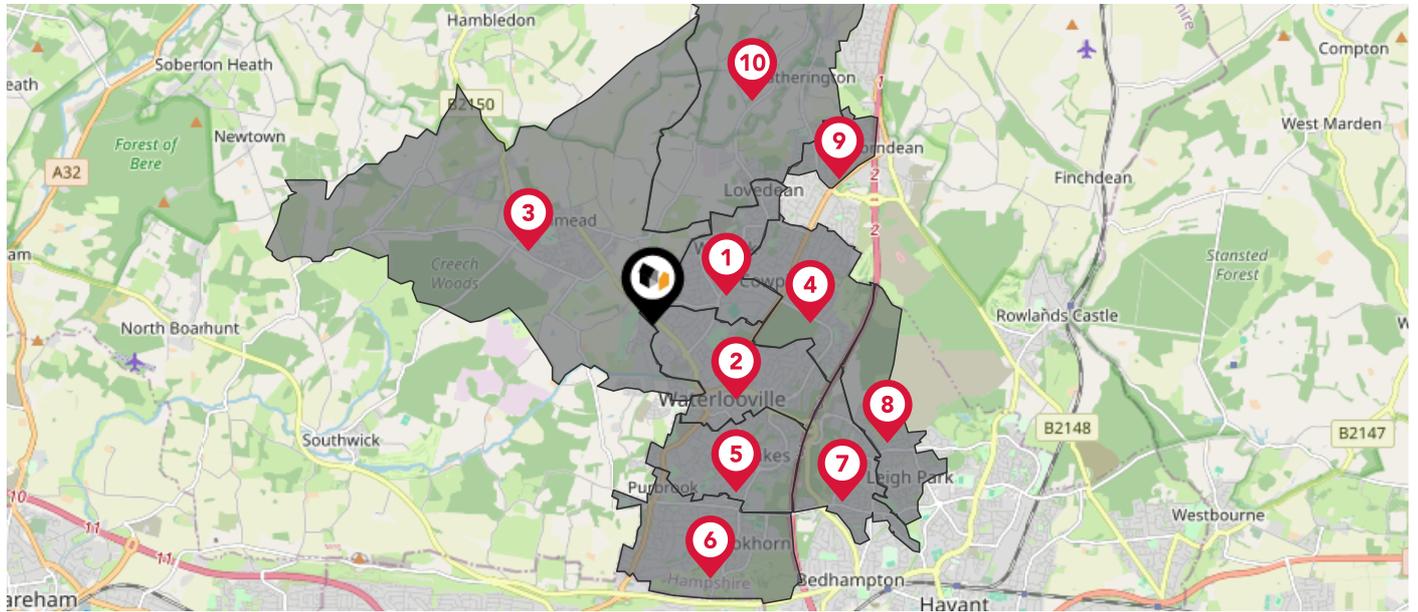
**+49.97%**

# 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

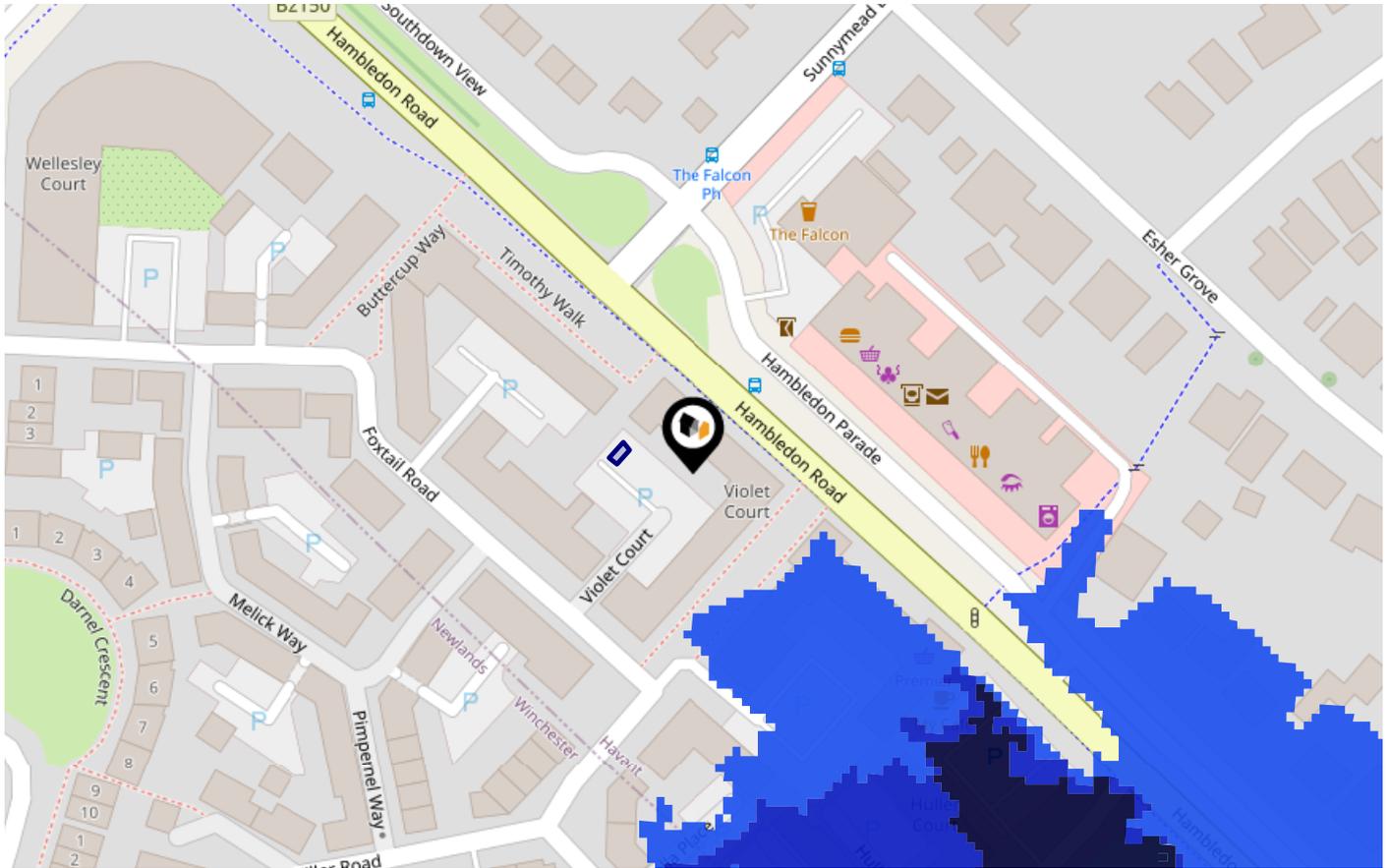
- 1 Hart Plain Ward
- 2 Waterloo Ward
- 3 Denmead Ward
- 4 Cowplain Ward
- 5 Stakes Ward
- 6 Purbrook Ward
- 7 Barncroft Ward
- 8 Warren Park Ward
- 9 Horndean Murray Ward
- 10 Horndean Catherington Ward

# 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:

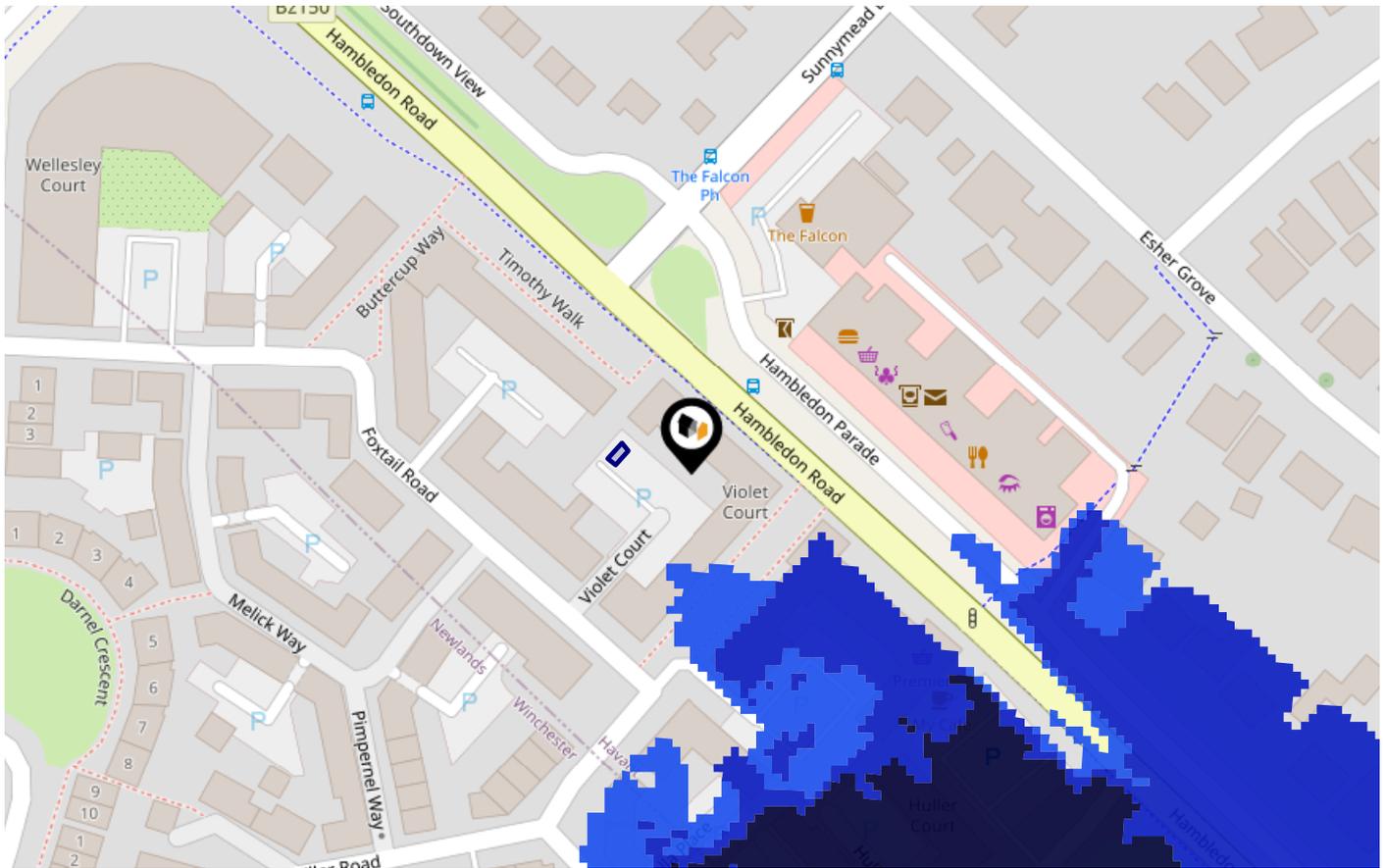


# Flood Risk

## 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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Chance of flooding to the following depths at this property:

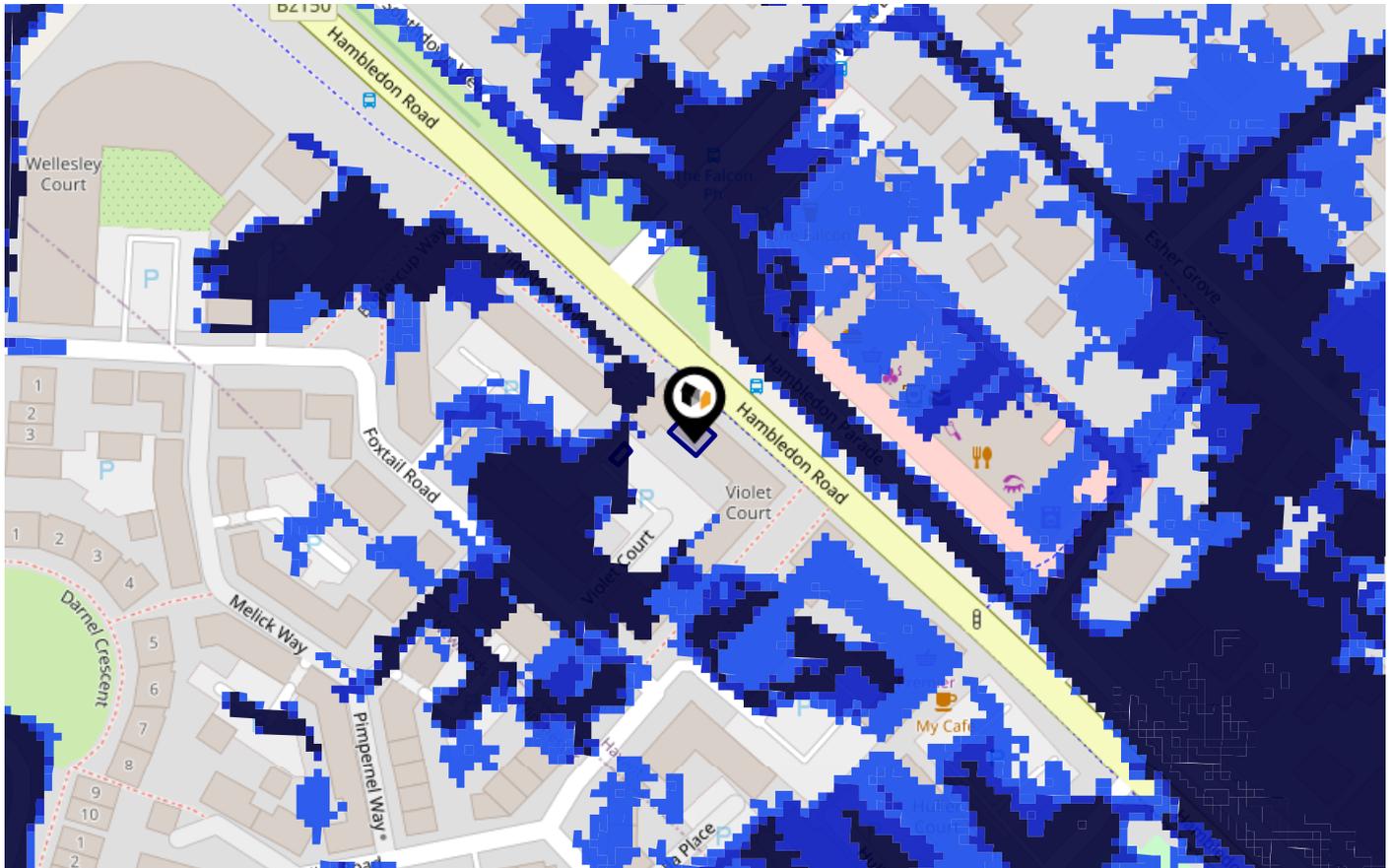


# Flood Risk

## 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:

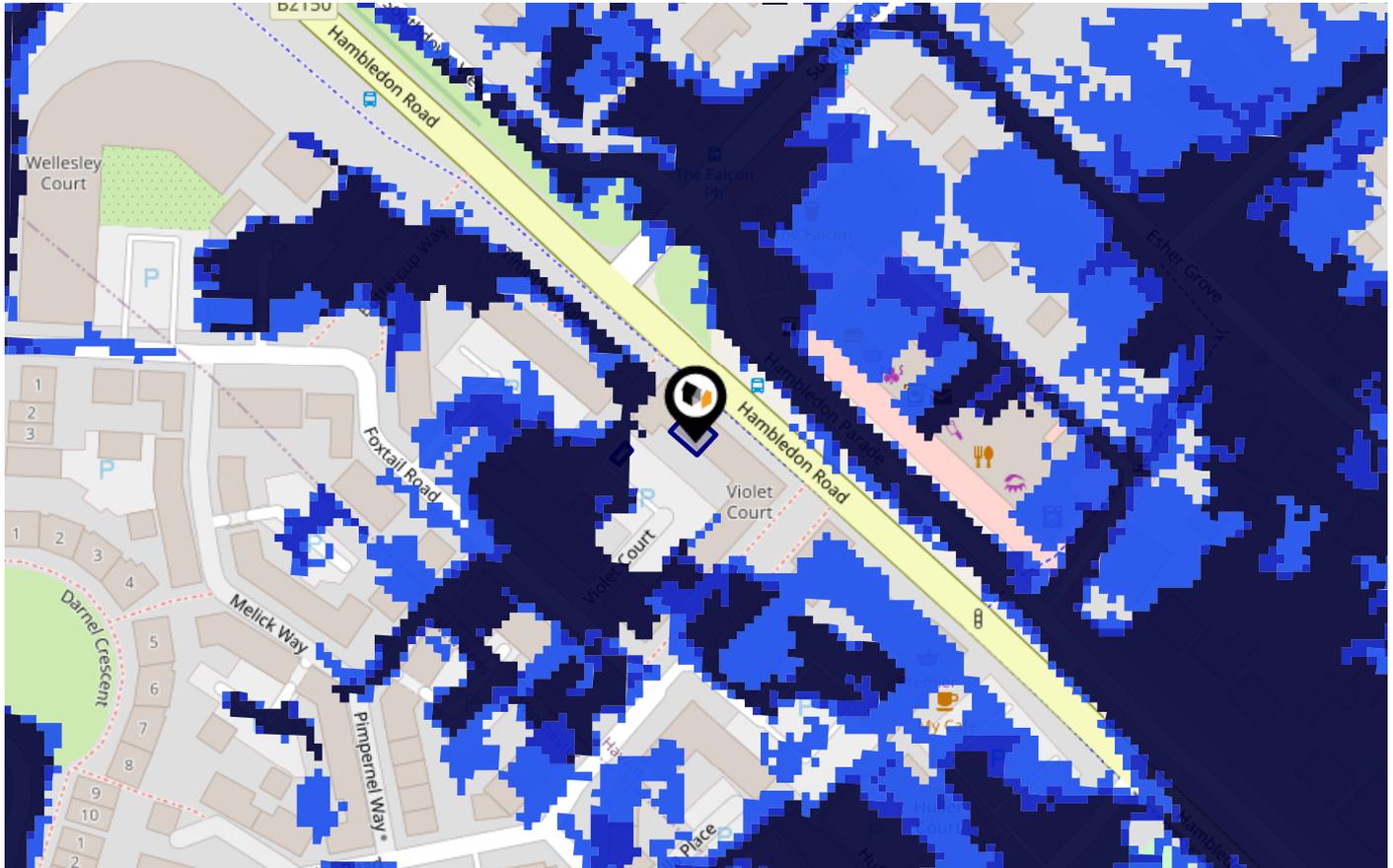


# Flood Risk

## 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.
- 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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- 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:

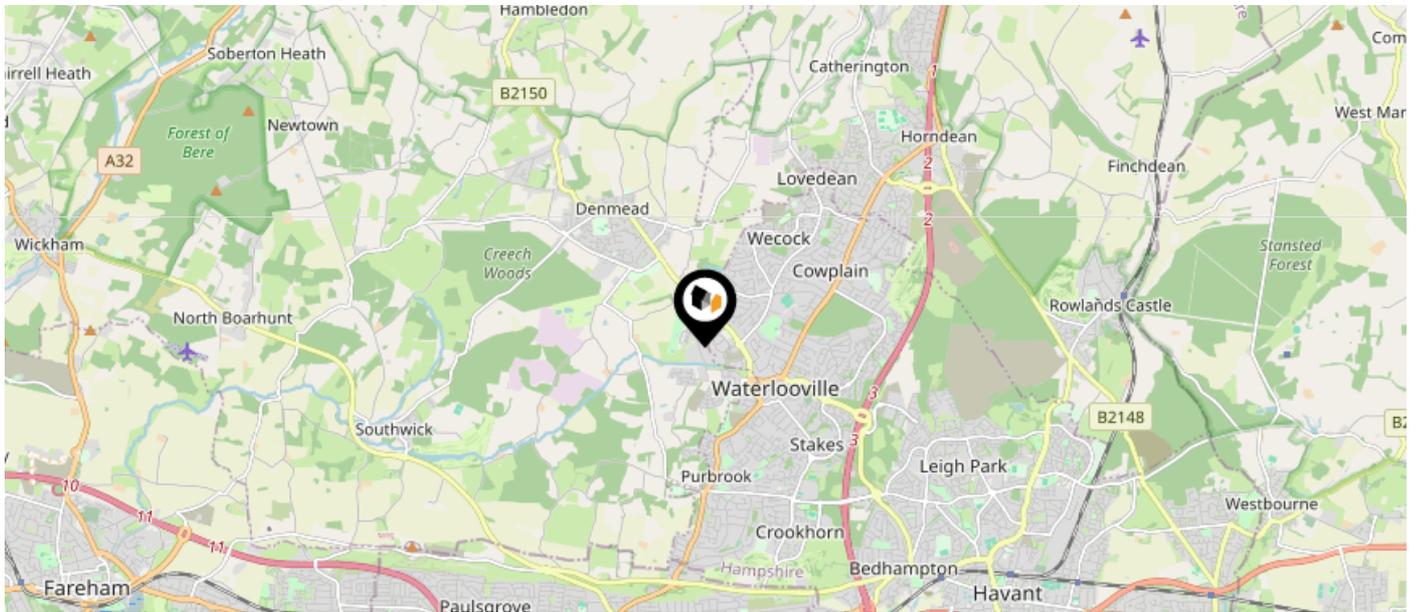


# Maps

## Green Belt



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



Nearby Green Belt Land

No data available.

# Maps

## Landfill Sites



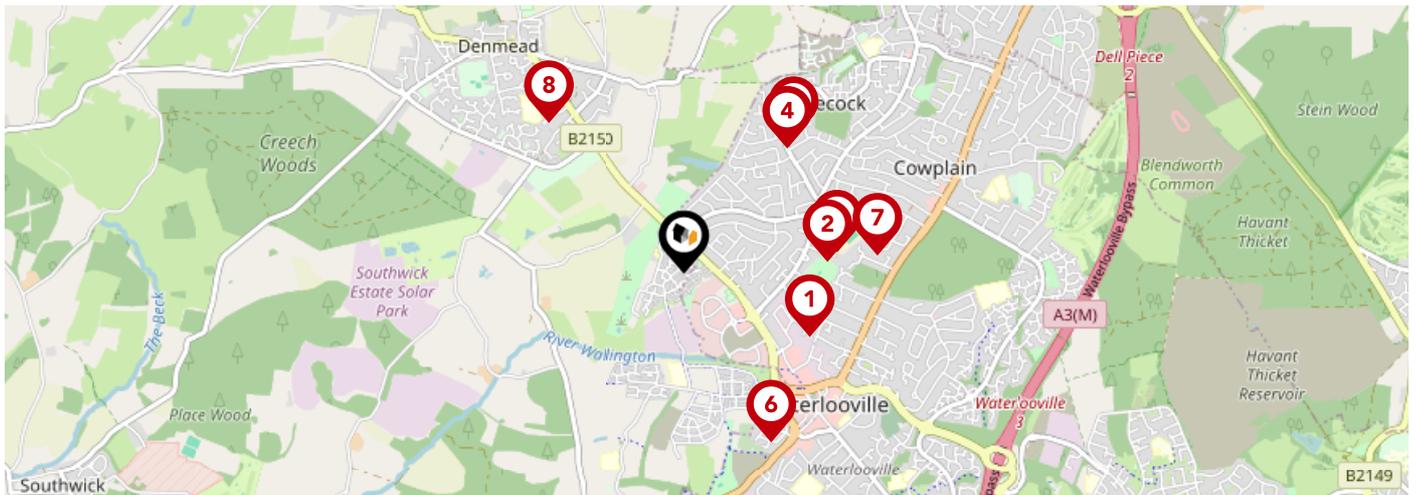
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

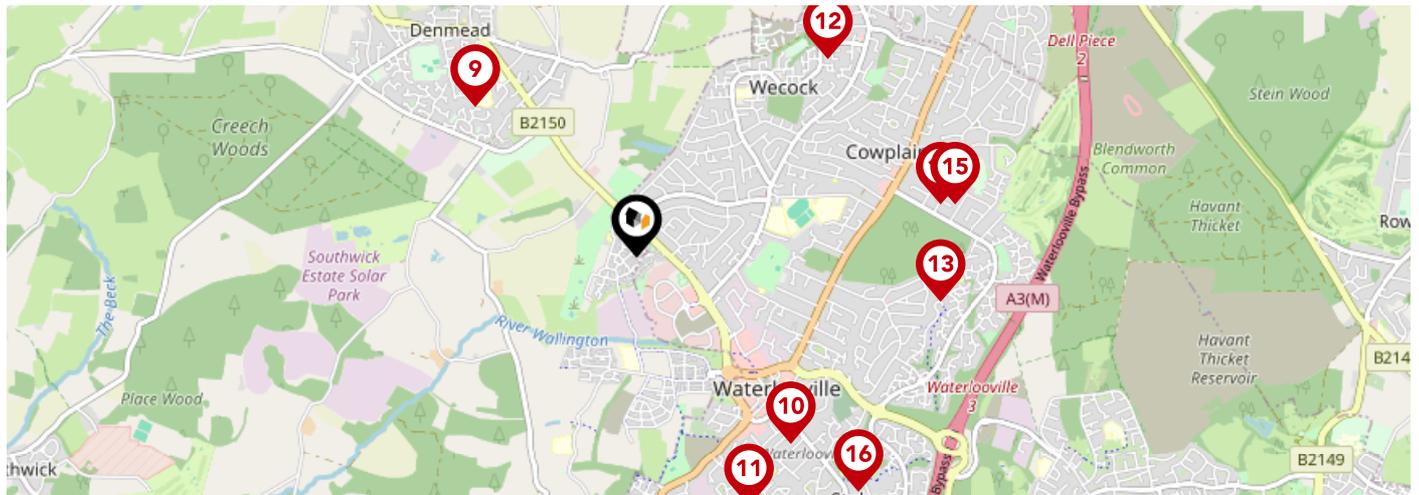
<b>1</b>	Anmore Dell-Denmead, Hampshire	Historic Landfill
<b>2</b>	Woodcroft Farm-Lovedean, Chalton, Waterlooville, Hampshire	Historic Landfill
<b>3</b>	Old Council Depot-South Of Cemetery, Hulbert Road, Waterlooville	Historic Landfill
<b>4</b>	Fielders Park-Purbrook	Historic Landfill
<b>5</b>	Kidmore Lane-Denmead, Hampshire	Historic Landfill
<b>6</b>	Dunsbury Hill Farm-Cowplain, Hampshire	Historic Landfill
<b>7</b>	Disused Sand Pit A-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
<b>8</b>	Disused Sand Pit B-Sandy Brow, Waterlooville, Hampshire	Historic Landfill
<b>9</b>	Dell Piece West-Hazleton, Horndean	Historic Landfill
<b>10</b>	Padnell Farm-Cowplain, Hampshire	Historic Landfill

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Jubilee School</b> Ofsted Rating: Good   Pupils: 46   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hart Plain Junior School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hart Plain Infant School</b> Ofsted Rating: Good   Pupils: 116   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bere Clinic School</b> Ofsted Rating: Good   Pupils: 11   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Rachel Madocks School</b> Ofsted Rating: Good   Pupils: 102   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Berewood Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Cowplain School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Denmead Infant School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Denmead Junior School</b> Ofsted Rating: Good   Pupils: 344   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Waterloo School</b> Ofsted Rating: Good   Pupils: 81   Distance: 1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mill Hill Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Woodcroft Primary</b> Ofsted Rating: Requires improvement   Pupils: 187   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Queen's Inclosure Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Padnell Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Padnell Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Springwood Junior School</b> Ofsted Rating: Good   Pupils: 217   Distance: 1.51	<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

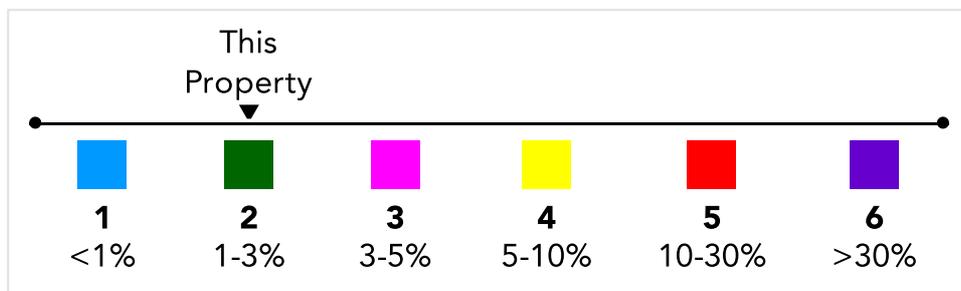
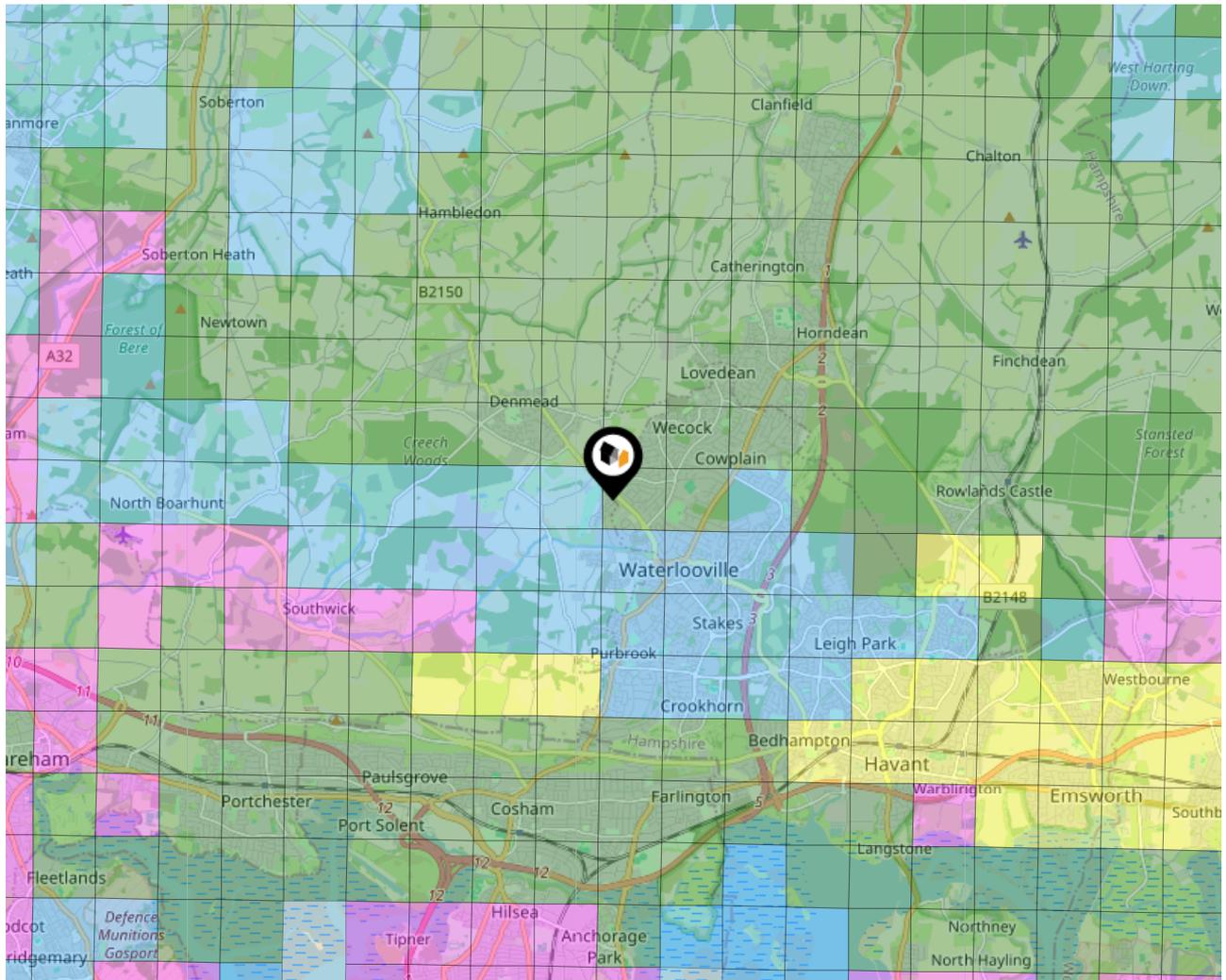
# Environment

## Radon Gas

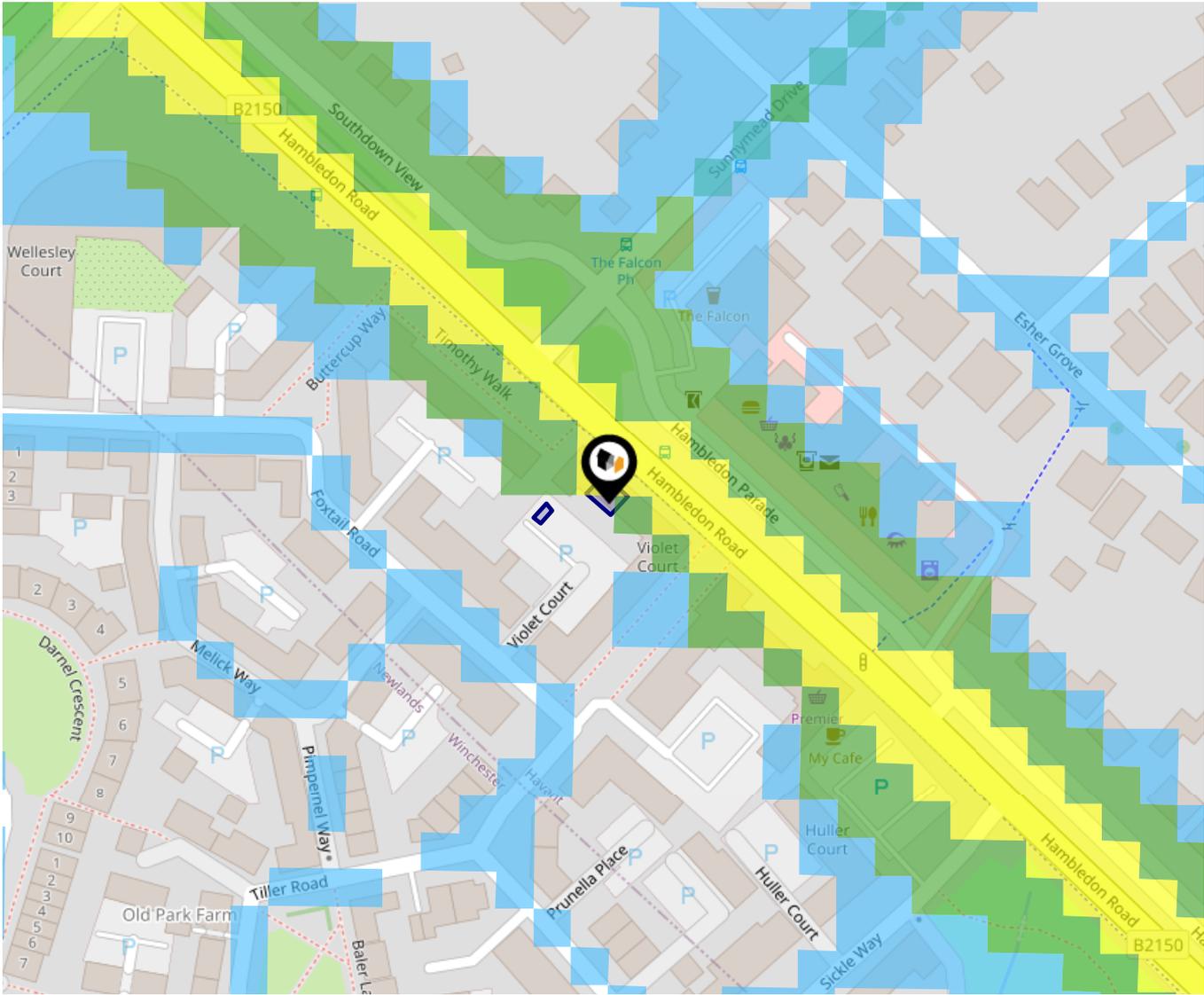


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

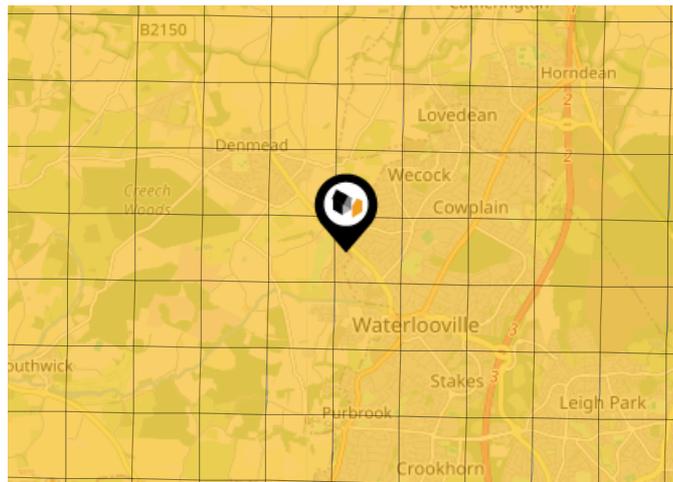


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

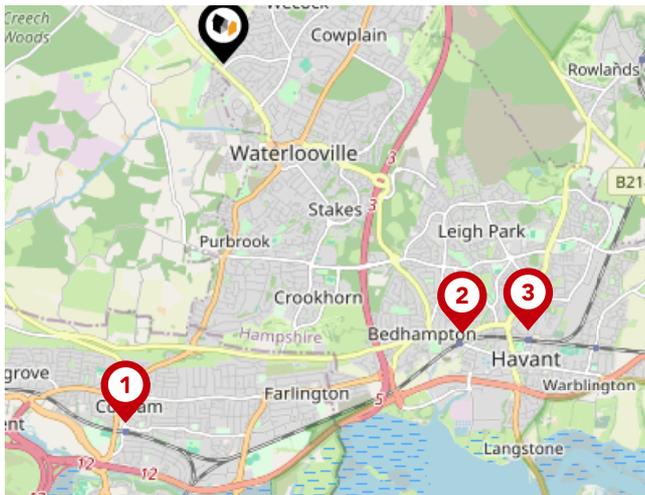


### Primary Classifications (Most Common Clay Types)

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

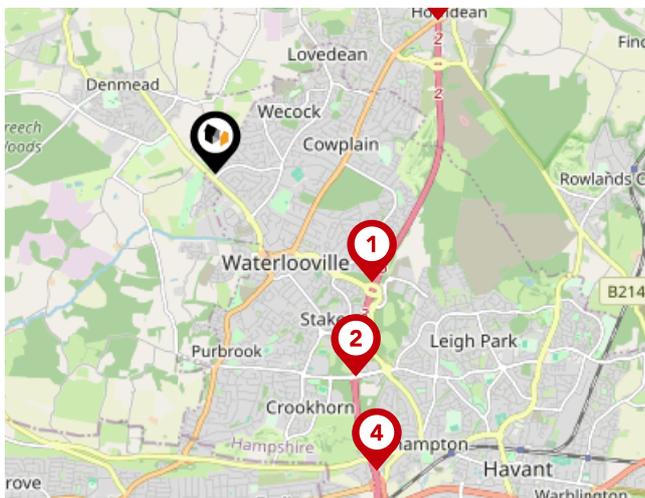
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Cosham Rail Station	3.5 miles
2	Bedhampton Rail Station	3.37 miles
3	Havant Rail Station	3.78 miles

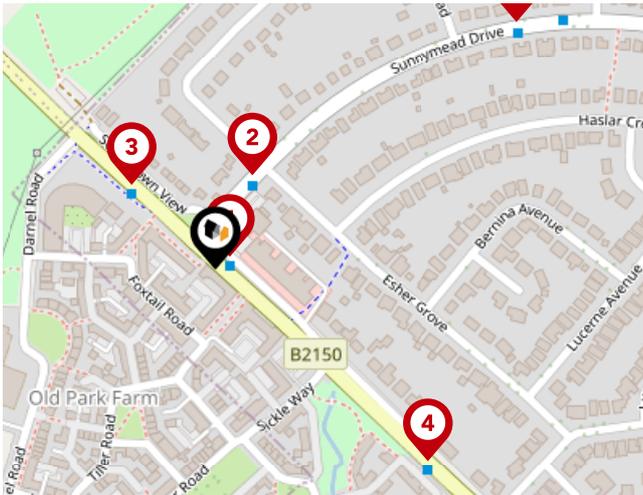


### Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J3	1.78 miles
2	A3(M) J4	2.31 miles
3	A3(M) J2	2.51 miles
4	A3(M) J5	3.17 miles
5	A3(M) J1	3.03 miles

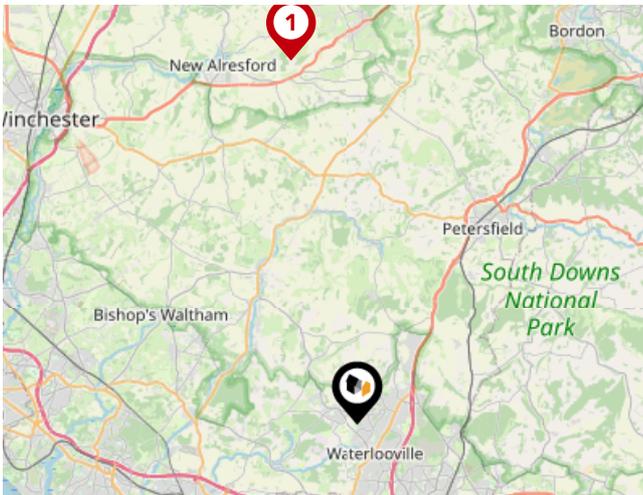
# Area

## Transport (Local)



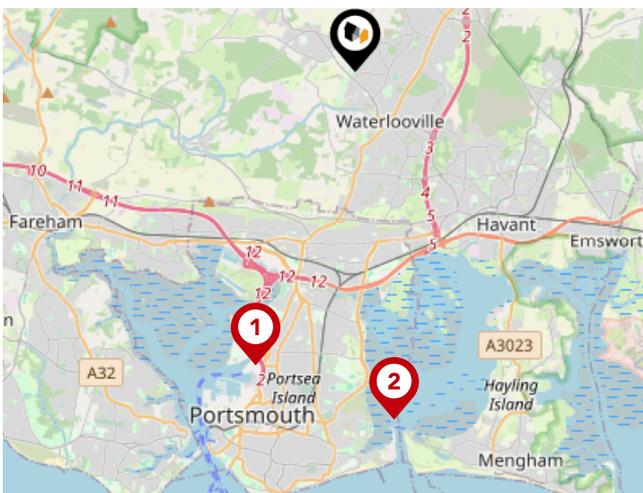
### Bus Stops/Stations

Pin	Name	Distance
1	Sunnymead Drive	0.01 miles
2	The Falcon	0.06 miles
3	Sunnymead Drive	0.07 miles
4	Charlesworth Drive	0.17 miles
5	Clinton Road	0.23 miles



### Local Connections

Pin	Name	Distance
1	Ropley (Mid-Hants Railway)	13.83 miles



### Ferry Terminals

Pin	Name	Distance
1	Portsmouth International Cruise & Ferry Terminal	5.8 miles
2	Eastney Ferry Landing	6.56 miles

# Vendors & Buyers

## About Us



## Vendors & Buyers

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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

 /vendors-buyers-849b28179

# 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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