

# KEY FACTS FOR BUYERS

77, Sea Road, New Milton, BH25 7ND

March 2022



**A guide to this property and the local area**

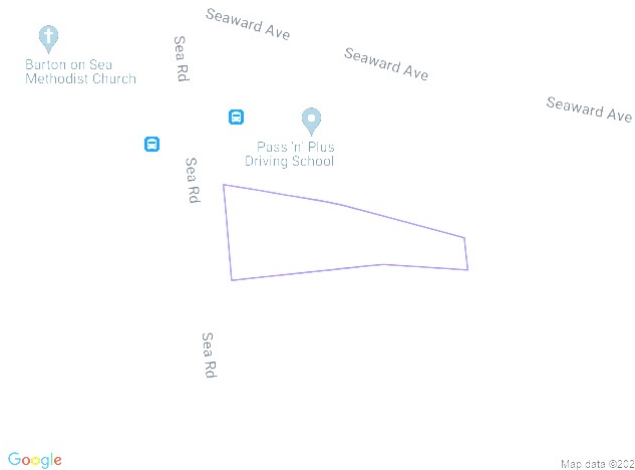
## Castle Surveyors Limited

2 Southwood Close, Walkford, Christchurch, BH23 5RW  
0800 246 1002  
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# PROPERTY OVERVIEW

## 77, SEA ROAD, NEW MILTON, BH25 7ND










 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Detached House	
Floor Area:	3,315.28 ft <sup>2</sup> 308.00 m <sup>2</sup>
Plot Size:	0.13 acres
Council Tax Band:	G
Annual Cost:	£3,206.50 (min)
Land Registry Title Number:	HP770641
Tenure:	Freehold
Last Sold On:	25 March 2014
Last Sold Price:	£630,000

### AREA KEY FACTS

Local Authority:	NEW FOREST
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	9 Mbps
Superfast:	80 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

### PLANNING HISTORY

REFERENCE - 08/91841
Decided - 20/02/2008
Development Of 9 Dwellings Comprised Of 1 Terrace Of 4 Houses; 1 Terrace Of 3 Houses; 1 Pair Of Semi-Detached Houses; Carports; Access; Parking
REFERENCE - 05/83723
Decided - 14/01/2005
28 Sheltered Apartments; Communal Facilities; Access; Car Parking; Landscaping; Demolition Of Existing Dwellings

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# PROPERTY OVERVIEW

## EPC

77, Sea Road, Barton on Sea, BH25 7ND

Energy rating

**B**

Valid until 16.09.2023

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	88   <b>B</b>	88   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

No Additional EPC data available

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# SOLD ON YOUR STREET

## SINCE 1995

77, Sea Road, Sea Road - House	
Dates Sold	Price
25/03/2014	£630,000
30/04/2002	£247,500
81, Sea Road, Sea Road - House	
Dates Sold	Price
24/01/2014	£650,000
31/10/2006	£430,000
09/06/2000	£194,000
83, Sea Road, Sea Road - Detached House	
Dates Sold	Price
08/10/2013	£651,000
18/10/2006	£410,000
79, Sea Road, Sea Road - Detached House	
Dates Sold	Price
27/09/2013	£625,000
23/09/2004	£365,000
4, Westcliffe Buildings, Sea Road, Sea Road - House	
Dates Sold	Price
30/10/2002	£102,000
11/08/2000	£59,000

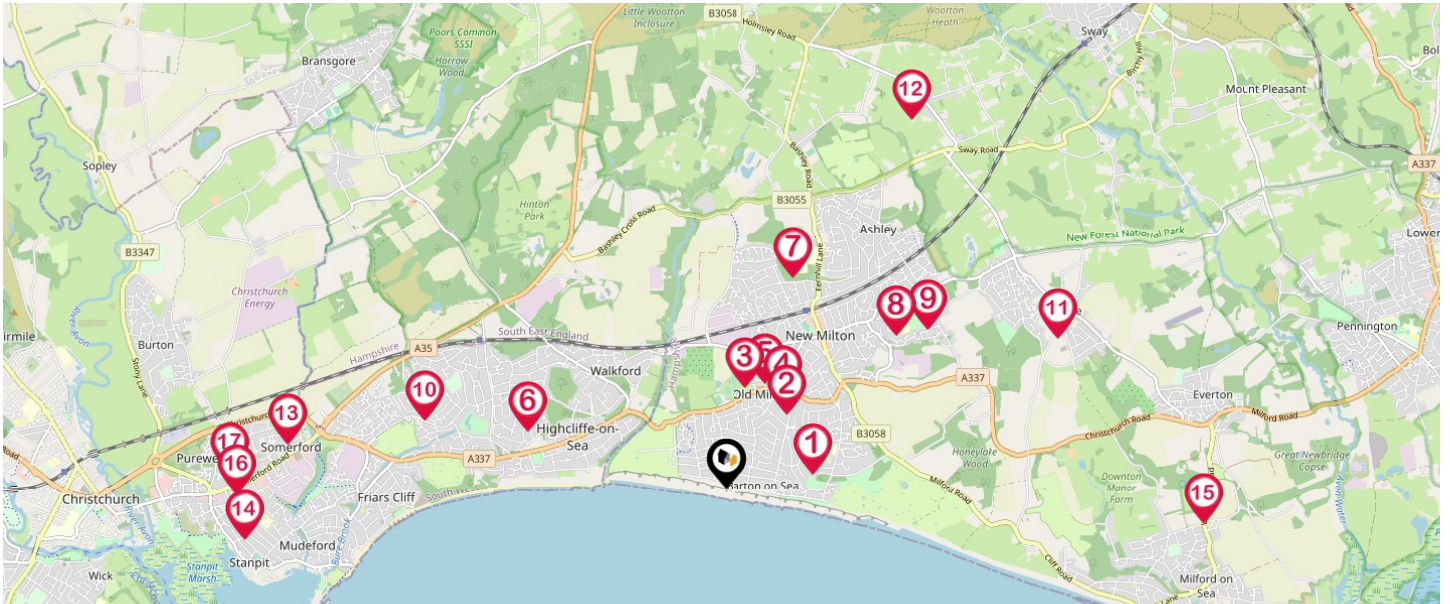
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Durlston Court School	-	260	0.7 Miles	✓	✓	✓		✓
2	New Milton Infant School	Outstanding	278	0.74 Miles		✓			
3	The Eaglewood School	Good	4	0.78 Miles		✓	✓		
4	New Milton Junior School	Good	368	0.84 Miles		✓			
5	The Arnewood School	Good	1067	0.86 Miles			✓	✓	
6	Highcliffe St Mark Primary School	Good	646	1.52 Miles		✓			
7	Ballard School	-	447	1.68 Miles	✓	✓	✓		✓
8	Ashley Junior School	Good	258	1.75 Miles		✓			
9	Ashley Infant School	Good	211	1.95 Miles		✓			
10	Highcliffe School	Good	1463	2.29 Miles			✓	✓	
11	Hordle CofE (VA) Primary School	Outstanding	401	2.76 Miles	✓	✓			
12	Tiptoe Primary School	Good	132	3.12 Miles		✓			
13	St Joseph's Catholic Primary School, Christchurch	Good	217	3.27 Miles		✓			
14	Mudford Junior School	Outstanding	264	3.59 Miles		✓			
15	Milford-on-Sea Church of England Primary School	-	316	3.63 Miles		✓			
16	Somerford Primary School	Good	283	3.63 Miles		✓			
17	The Grange School	Serious Weaknesses	387	3.69 Miles			✓	✓	

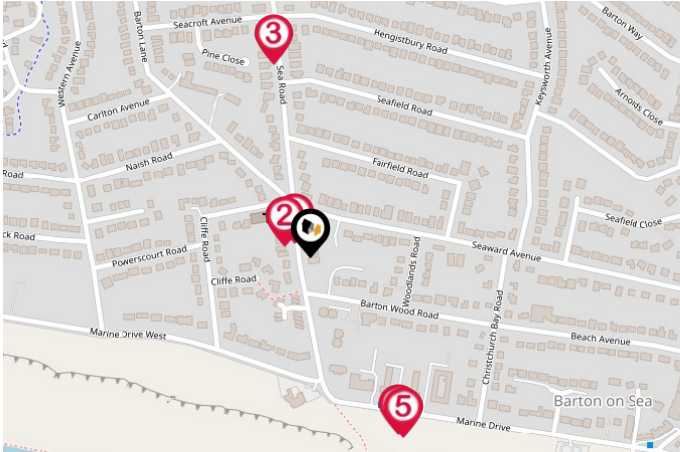
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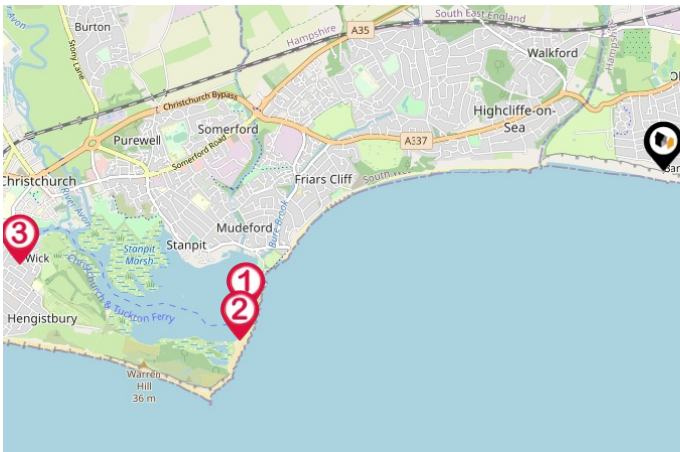
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Seaward Avenue | 0.02 miles
- 2 - Seaward Avenue | 0.02 miles
- 3 - Seacroft Avenue | 0.18 miles
- 4 - Barton House | 0.19 miles
- 5 - Barton House | 0.19 miles



### FERRY TERMINALS

- 1 - Mudeford Quay Ferry Landing | 3.27 miles
- 2 - Hengistbury Head Ferry Landing | 3.38 miles
- 3 - Wick Christchurch Ferry Landing | 4.84 miles

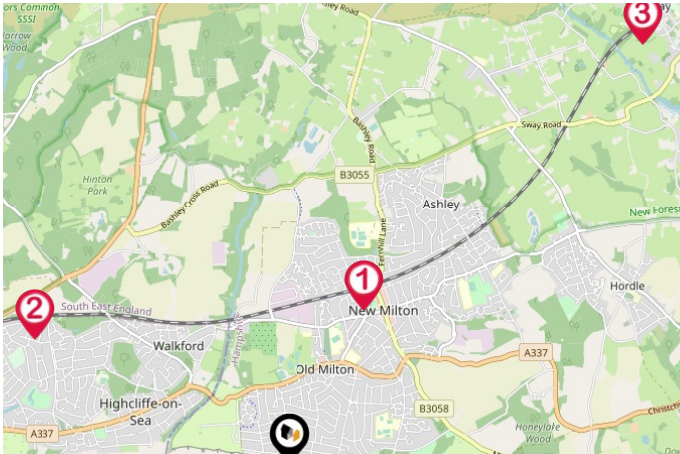
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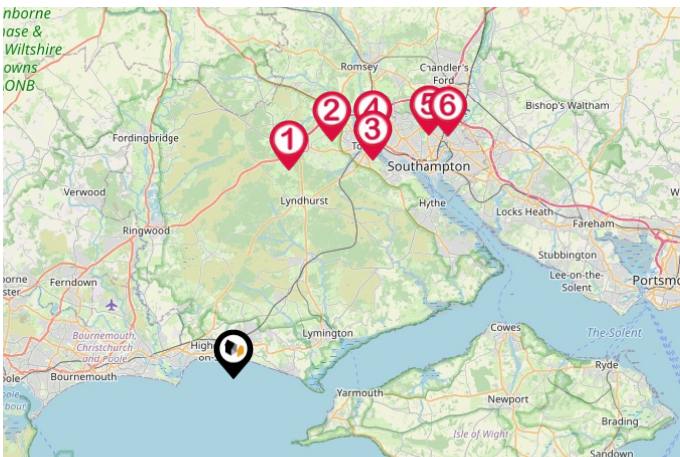
# LOCAL AREA

## NEAREST TRANSPORT LINKS



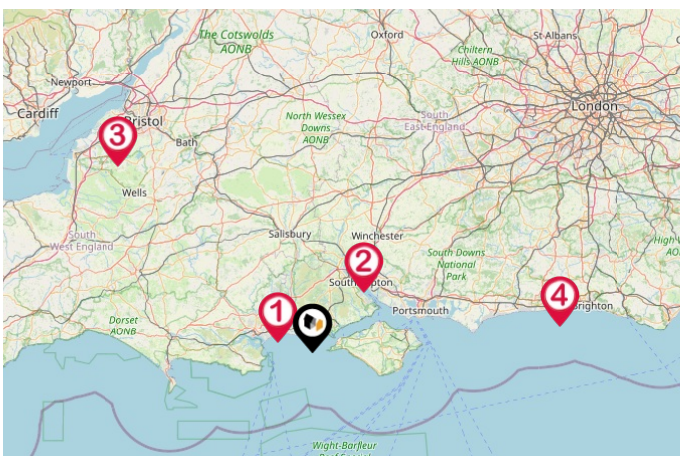
### NATIONAL RAIL STATIONS

- 1 - New Milton Rail Station | 1.29 miles
- 2 - Hinton Admiral Rail Station | 2.09 miles
- 3 - Sway Rail Station | 4.14 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M27 J1 | 13.05 miles
- 2 - M27 J2 | 15.59 miles
- 3 - M271 J1 | 15.75 miles
- 4 - M27 J3 | 16.72 miles
- 5 - M27 J4 | 18.88 miles
- 6 - M27 J5 | 19.58 miles



### AIRPORTS/HELIPADS

- 1 - Bournemouth International Airport | 7.51 miles
- 2 - Southampton Airport | 19.95 miles
- 3 - Bristol International Airport | 63.62 miles
- 4 - Shoreham Brighton City Airport | 60.73 miles

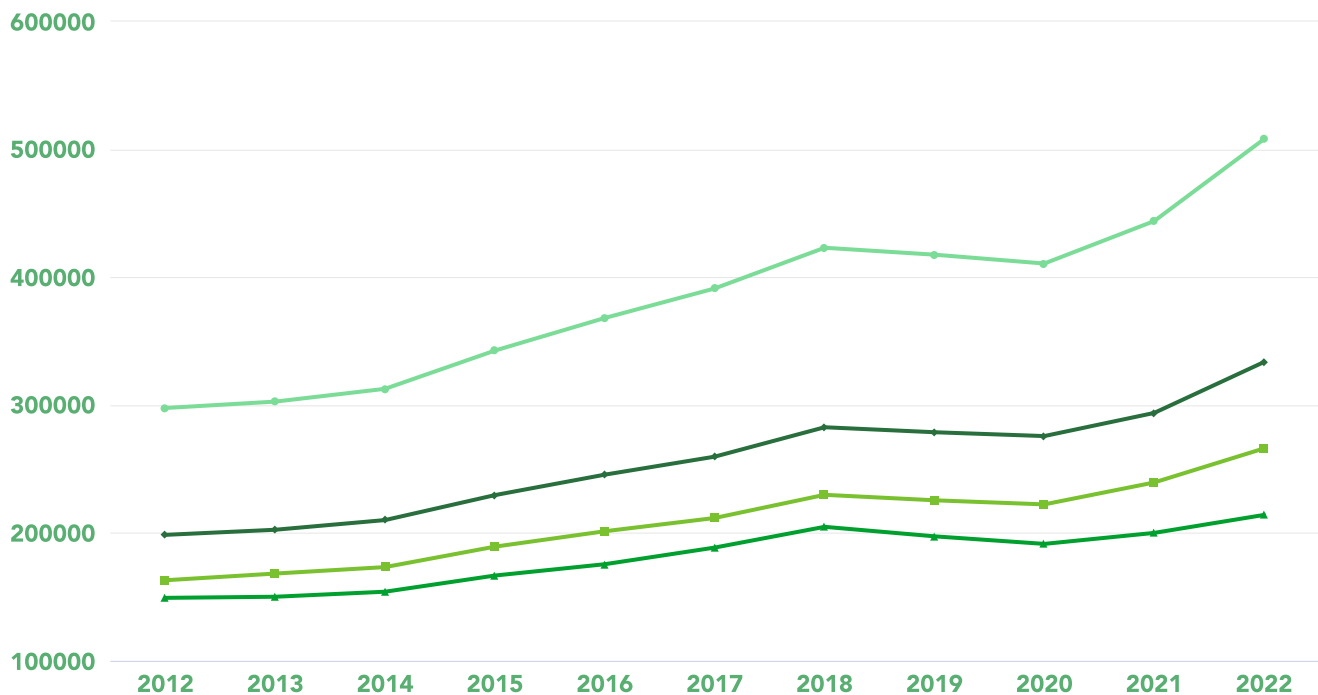
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR BH25

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 43.44%



**TERRACED**  
+ 63.24%



**SEMI-DETACHED**  
+ 68.08%



**DETACHED**  
+ 70.63%

**£1,293,561**

**House Price Index Estimate**

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Castle Surveyors Limited is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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