BROCKENHURST
estate agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th October 2026



96, HOLBEIN CLOSE, BASINGSTOKE, RG21 3EX

Brockenhurst

8 Buckland Parade, Basingstoke RG22 6JN

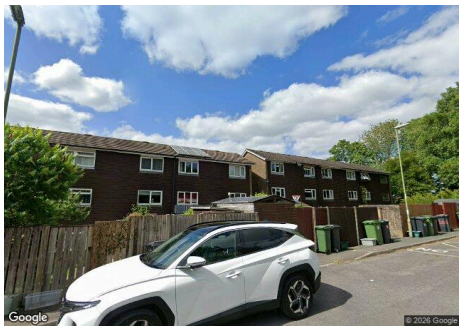
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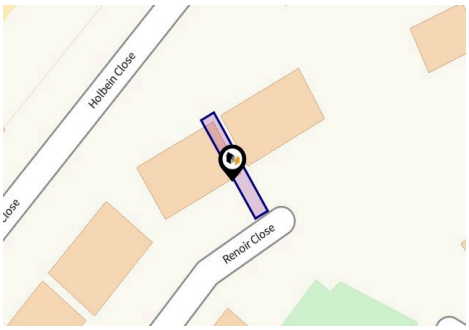
basingstoke@brockenhurst.info

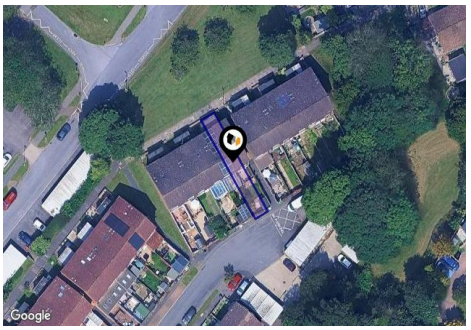
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Property
Overview







Property

Type:	Terraced	**Last Sold Date:**	08/05/2015
Bedrooms:	3	**Last Sold Price:**	£199,000
Floor Area:	1,087 ft^2 / 101 m^2	**Last Sold £/ft^2:**	£183
Plot Area:	0.03 acres	**Tenure:**	Freehold
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,005		
Title Number:	HP320535		
UPRN:	100060229699		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s **51** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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Gallery
Photos





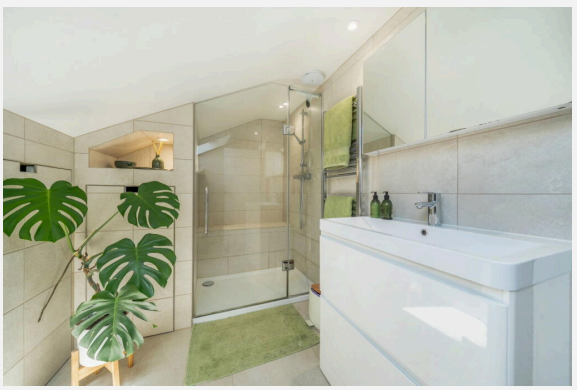






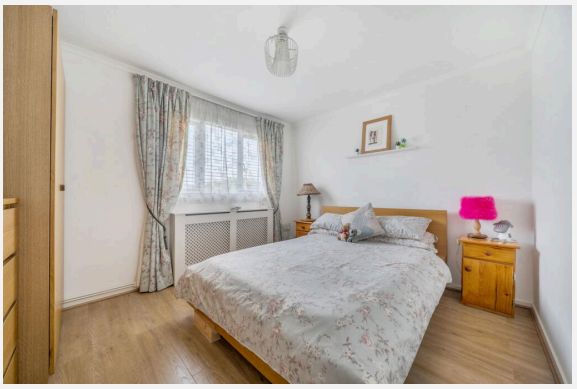






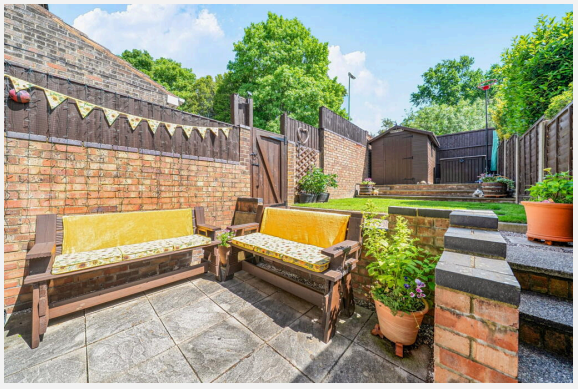
Gallery
Photos















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Gallery
Floorplan

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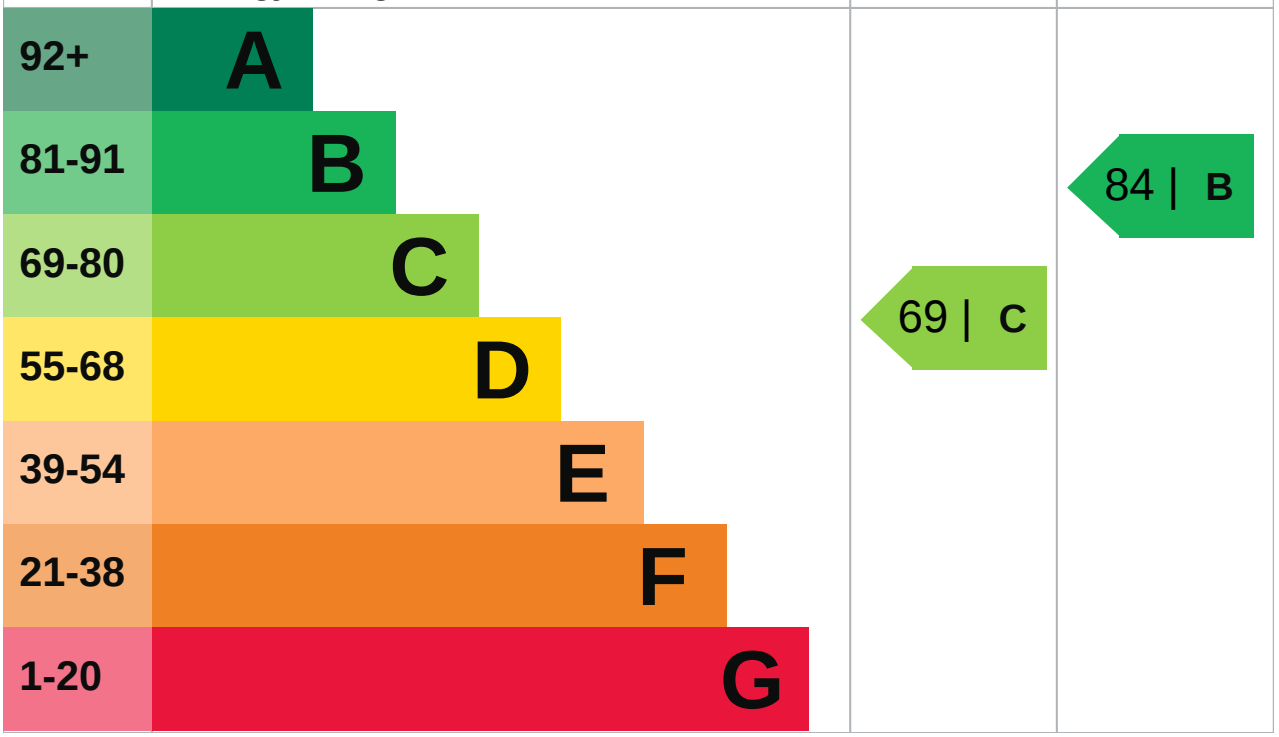
Property
EPC - Certificate

96 HOLBEIN CLOSE, BASINGSTOKE, RG21 3EX

Energy rating

C

Valid until 04.03.2031



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Property

EPC - Additional Data

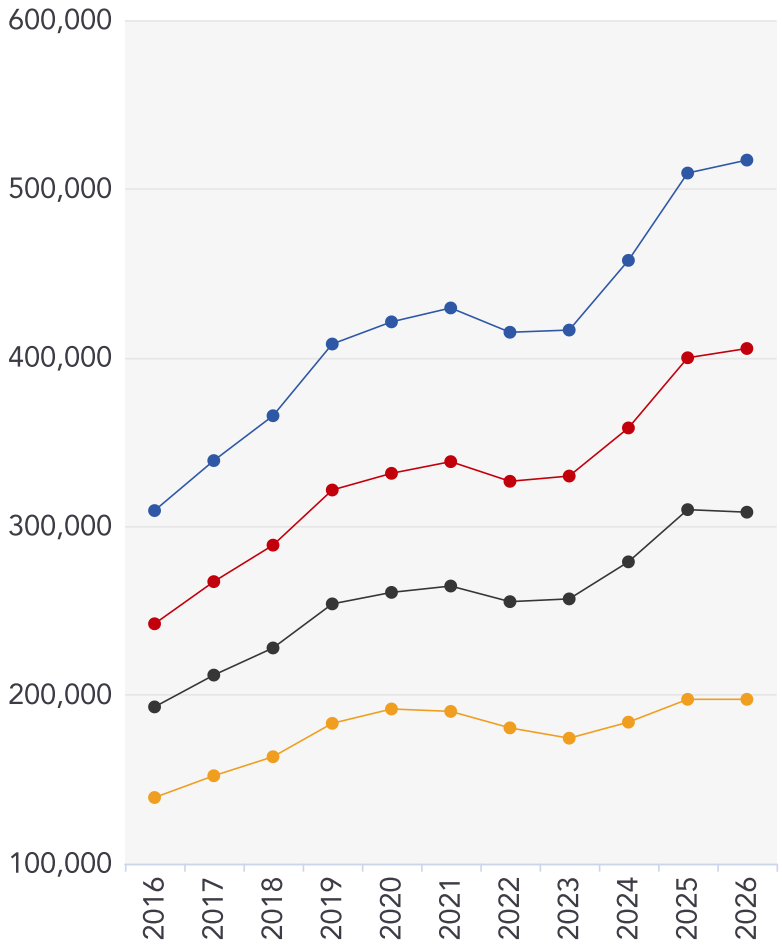
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Triple glazing
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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:	101 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG21



Detached

+67.16%

Semi-Detached

+67.36%

Terraced

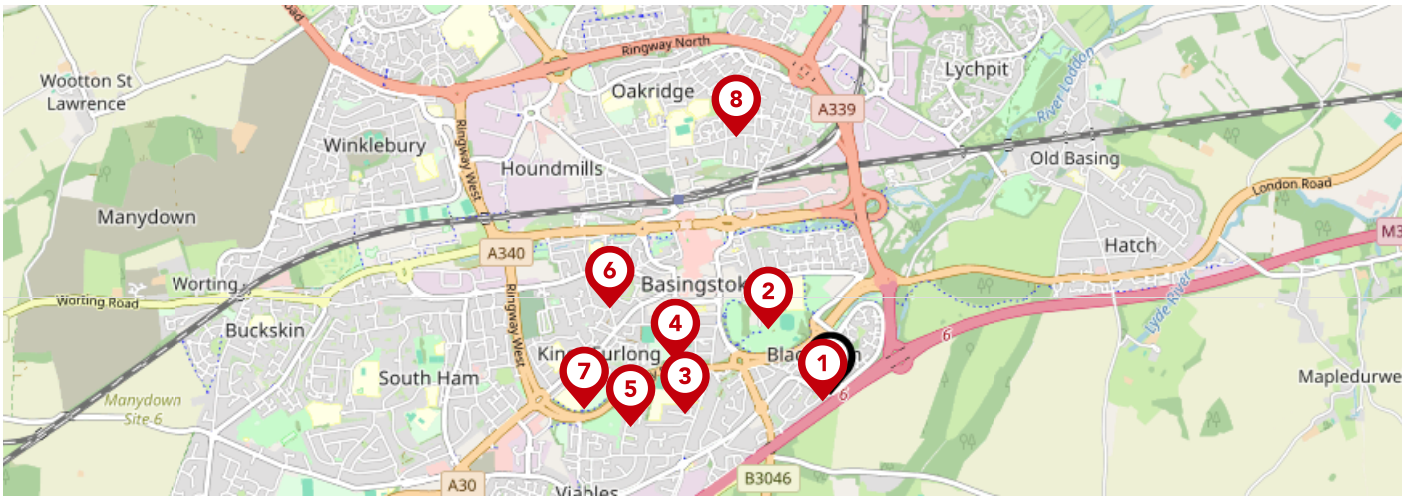
+59.82%

Flat

+41.79%

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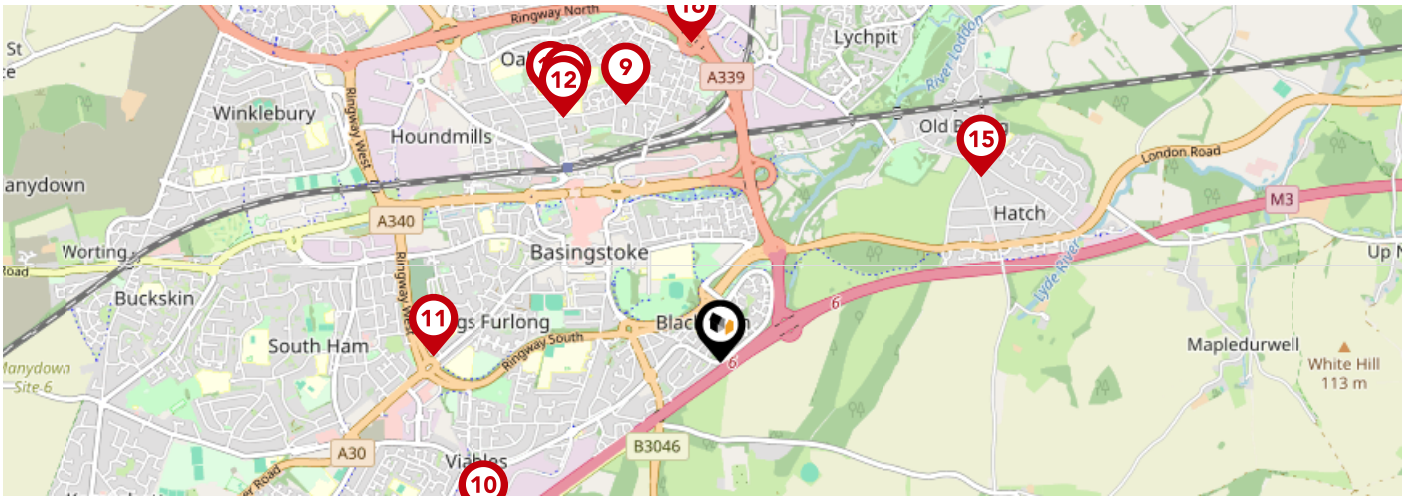
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Rucstall Primary School Ofsted Rating: Good | Pupils: 193 | Distance:0.05	☐	☑	☐	☐	☐
2 The Costello School Ofsted Rating: Good | Pupils: 1215 | Distance:0.42	☐	☐	☑	☐	☐
3 Queen Mary's College Ofsted Rating: Good | Pupils:0 | Distance:0.68	☐	☐	☑	☐	☐
4 Fairfields Primary School Ofsted Rating: Good | Pupils: 415 | Distance:0.73	☐	☑	☐	☐	☐
5 St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 312 | Distance:0.94	☐	☑	☐	☐	☐
6 Basingstoke College of Technology Ofsted Rating: Good | Pupils:0 | Distance:1.11	☐	☐	☑	☐	☐
7 Cranbourne Ofsted Rating: Good | Pupils: 809 | Distance:1.15	☐	☐	☑	☐	☐
8 South View Infant and Nursery School Ofsted Rating: Good | Pupils: 225 | Distance:1.27	☐	☑	☐	☐	☐

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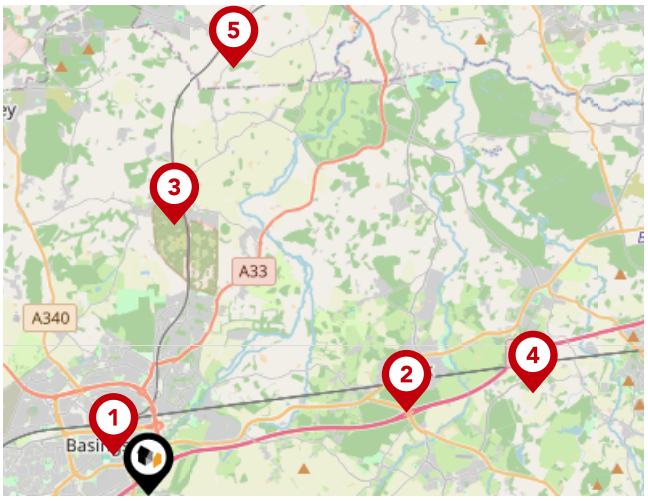
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 South View Junior School Ofsted Rating: Good | Pupils: 263 | Distance:1.27	☐	☑	☐	☐	☐
10 Inclusion School Ofsted Rating: Good | Pupils: 28 | Distance:1.33	☐	☐	☑	☐	☐
11 Kings Furlong Junior School Ofsted Rating: Good | Pupils: 261 | Distance:1.33	☐	☑	☐	☐	☐
12 The Vyne Community School Ofsted Rating: Good | Pupils: 742 | Distance:1.35	☐	☐	☑	☐	☐
13 Dove House Academy Ofsted Rating: Outstanding | Pupils: 230 | Distance:1.39	☐	☐	☑	☐	☐
14 Maple Ridge School Ofsted Rating: Good | Pupils: 101 | Distance:1.43	☐	☑	☐	☐	☐
15 Old Basing Infant School Ofsted Rating: Good | Pupils: 266 | Distance:1.48	☐	☑	☐	☐	☐
16 Chiltern Way Academy Austen Ofsted Rating: Requires improvement | Pupils: 136 | Distance:1.49	☐	☐	☑	☐	☐

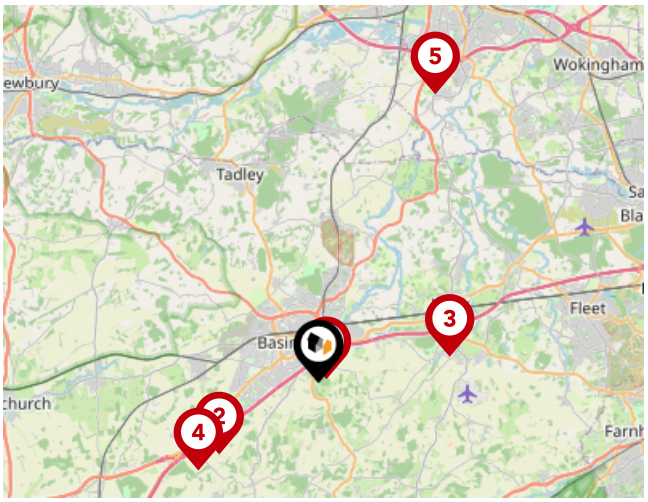
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Area
Transport (National)



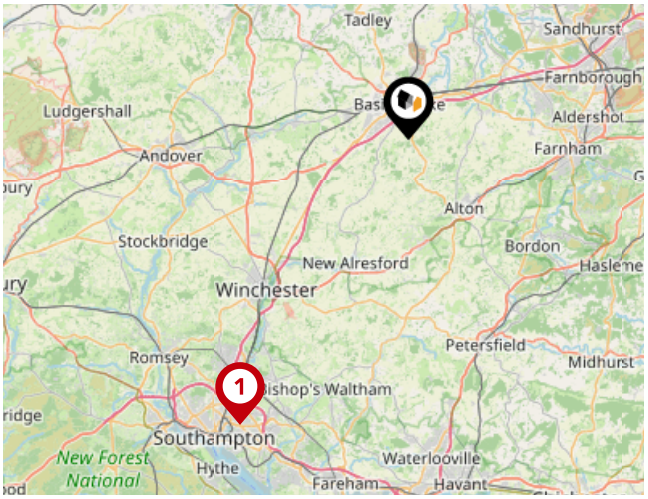
National Rail Stations

Pin	Name	Distance
1	Basingstoke Rail Station	0.99 miles
2	Hook Rail Station	5.02 miles
3	Bramley (Hants) Rail Station	5.04 miles
4	Winchfield Rail Station	7.38 miles
5	Mortimer Rail Station	8.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	0.3 miles
2	M3 J7	4.58 miles
3	M3 J5	4.91 miles
4	M3 J8	5.55 miles
5	M4 J11	11.54 miles

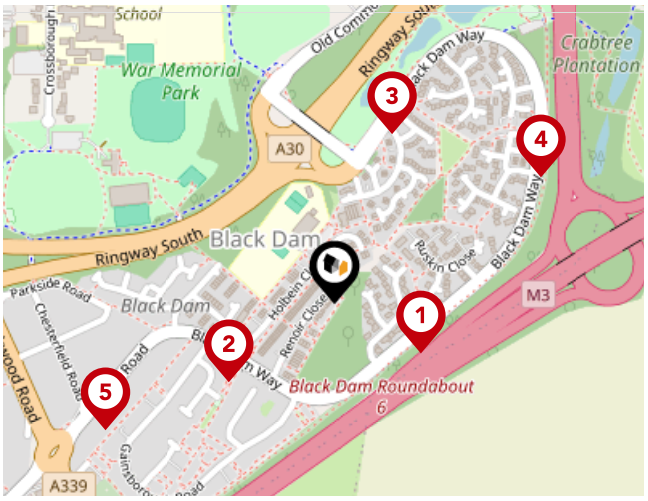


Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	24.63 miles

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Area
Transport (Local)



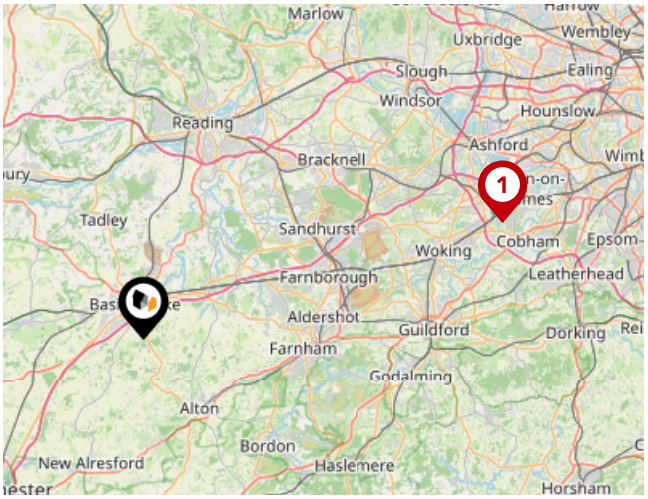
Bus Stops/Stations

Pin	Name	Distance
1	Constable Close	0.11 miles
2	Gainsborough Road	0.15 miles
3	Rembrandt Close	0.2 miles
4	Van Dyck Close	0.28 miles
5	Chesterfield Road	0.3 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	8.59 miles
2	Medstead & Four Marks (Mid Hants Railway)	10.01 miles
3	Ropley (Mid-Hants Railway)	11.81 miles
4	Alresford (Mid Hants Railway)	12.3 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	27.92 miles

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Brockenhurst

We opened for business in Andover on September 4th 1999. A year later, our second office was opening and we had won the national award for the 'Best Newcomer' at Europe's largest Estate Agency conference. We were appointed as the exclusive representative for the world's leading relocation company and our third office followed shortly afterwards. We opened another sales office and a Property Management / Lettings business and by 2018 our Whitchurch office had been voted 18th best in the UK by Rightmove and Property Academy, out of nearly 30,000 estate agency offices. Since then, we've opened two more offices (Basingstoke) and have a seventh planned for late 2024. We are market leaders in all of our operating areas which cover a huge geographic area in Wiltshire and Hampshire.

Brockenhurst
Testimonials

Testimonial 1

Sarah and her team at Brockenhurst Estate Agents Basingstoke have been outstanding throughout my sale process: Professional, high-level of communication, engaging, friendly and efficient. Most importantly, I never felt that anything was too much for them, including my quirky requests ! I would highly recommend them to anyone looking for an estate agency that is with you every step of the way towards buying or selling your home.

Testimonial 2

I found Brockenhurst to be very proactive in marketing my house, and all of the team in the Basingstoke office were friendly, polite and approachable throughout the selling process. Their commission rate was competitive, and I was very happy with their service from start to finish.

Testimonial 3

We viewed a property in Basingstoke with Bayleigh and although it wasn't what we were looking for, Bayleigh was a great agent to show us around, not just a case of "come in and ill let you have a look" but properly engaging, very smiley and taking the time to understand what we wanted as seeking buyers. Thanks Bayleigh !

Agent
Disclaimer

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Brockenhurst

Data Quality

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Brockenhurst

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