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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 03rd October 2026



**FLAT 22, EMBASSY COURT, BRAMBLE ROAD, SOUTHSEA,
PO4 0DS**

Phillip Arnold Auctions

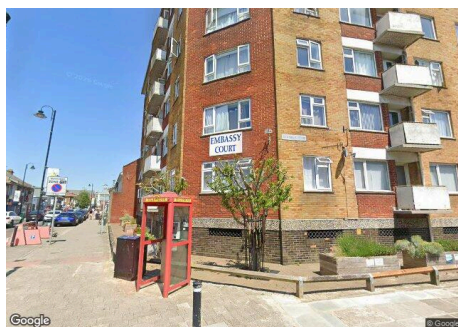
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	505 ft ² / 47 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,528
Title Number:	HP522897
UPRN:	1775007502
Restrictive Covenants:	No

Last Sold Date:	13/11/2006
Last Sold Price:	£102,000
Last Sold £/ft²:	£201
Tenure:	Leasehold

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)

11 mb/s	80 mb/s	5500 mb/s
		

Mobile Coverage: (based on calls indoors)

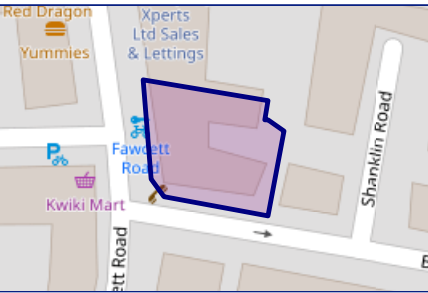


Satellite/Fibre TV Availability:



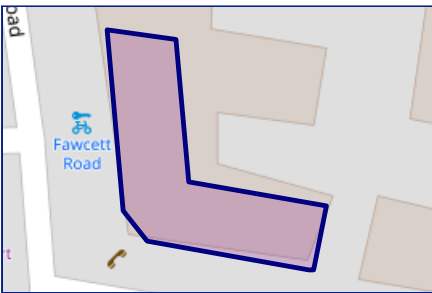
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



PM24633

Leasehold Title Plan



HP522897

Start Date: -
End Date: -
Lease Term: unknown
Term -
Remaining:

Start Date: -
End Date: -
Lease Term: unknown
Term -
Remaining:

Flat 22, Embassy Court, Bramble Road, PO4 0DS

Energy rating

C

Valid until 17.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

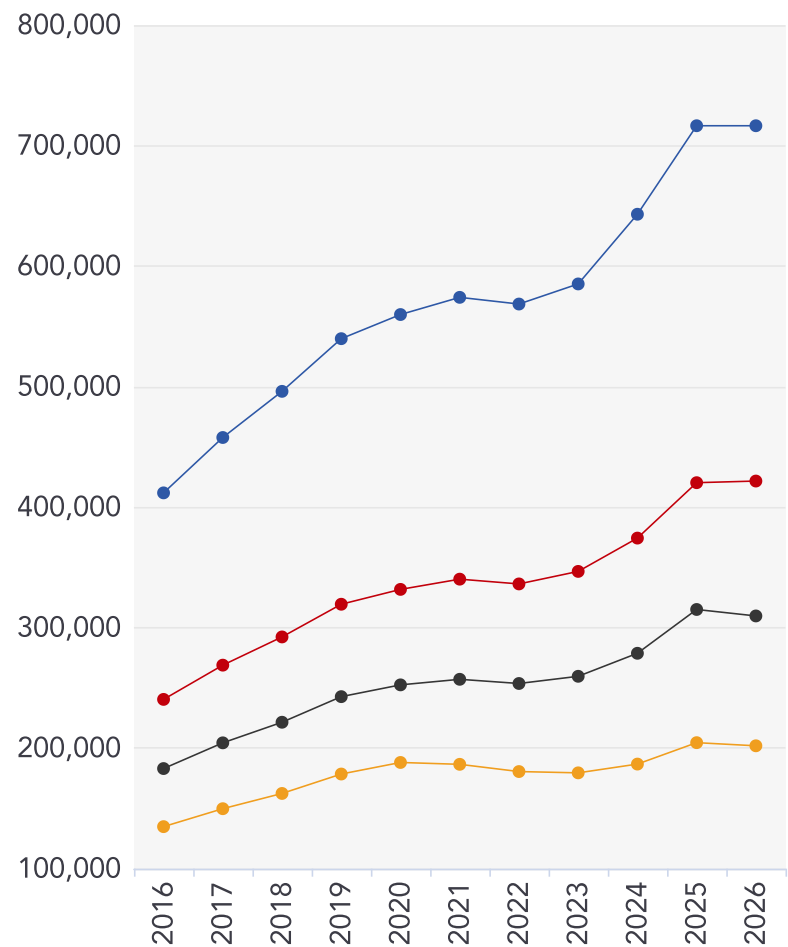
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	47 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PO4



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

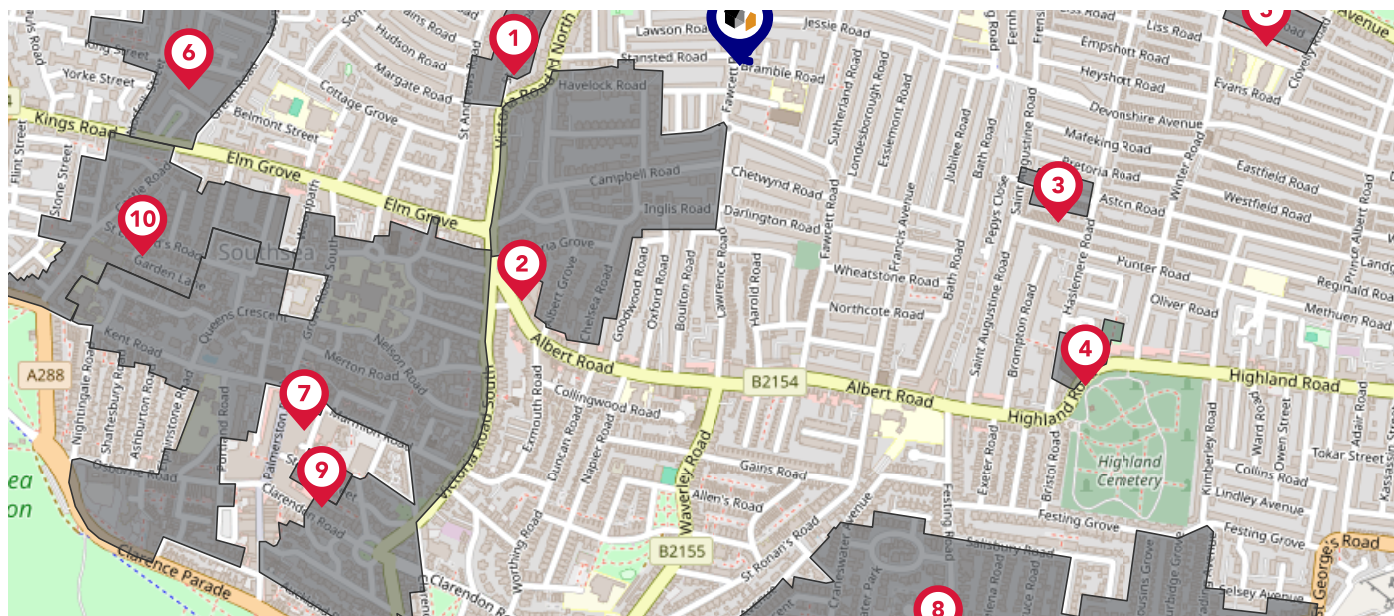
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

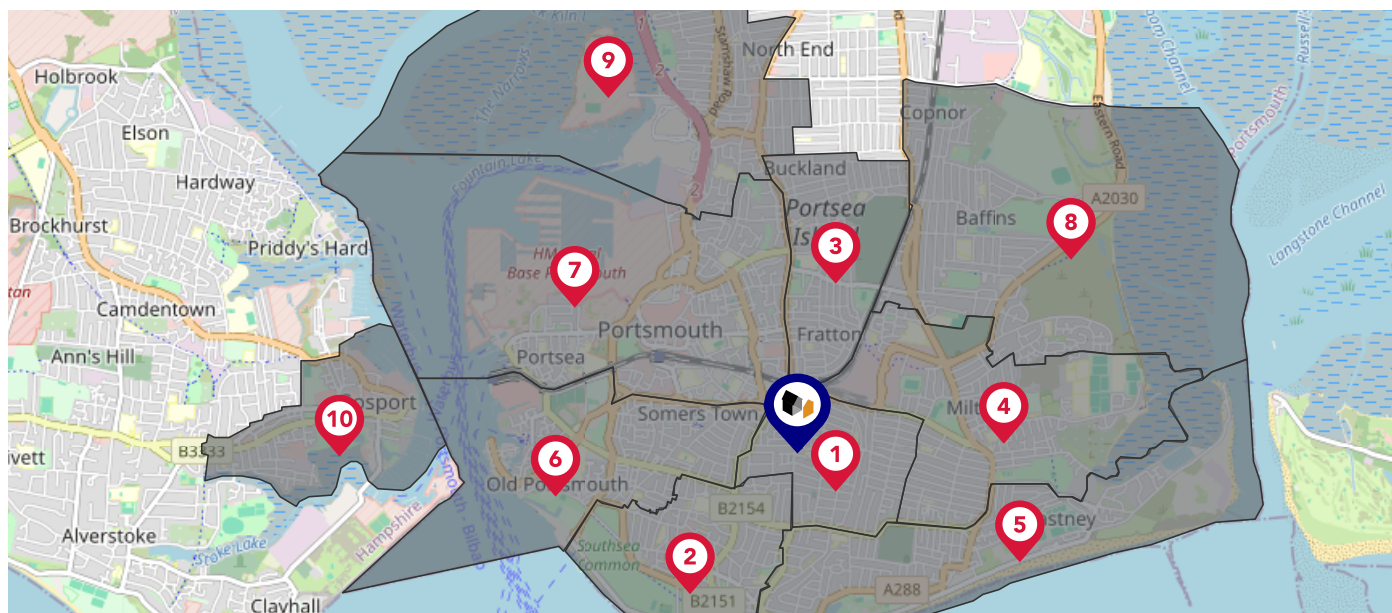
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  St David's Road, Southsea
-  Campbell Road, Southsea
-  Rochester Road
-  Highland Terrace
-  Essex Road
-  King Street
-  Owen's Southsea
-  Craneswater and Eastern Parade, Southsea
-  Stanley Street, Southsea
-  Castle Road

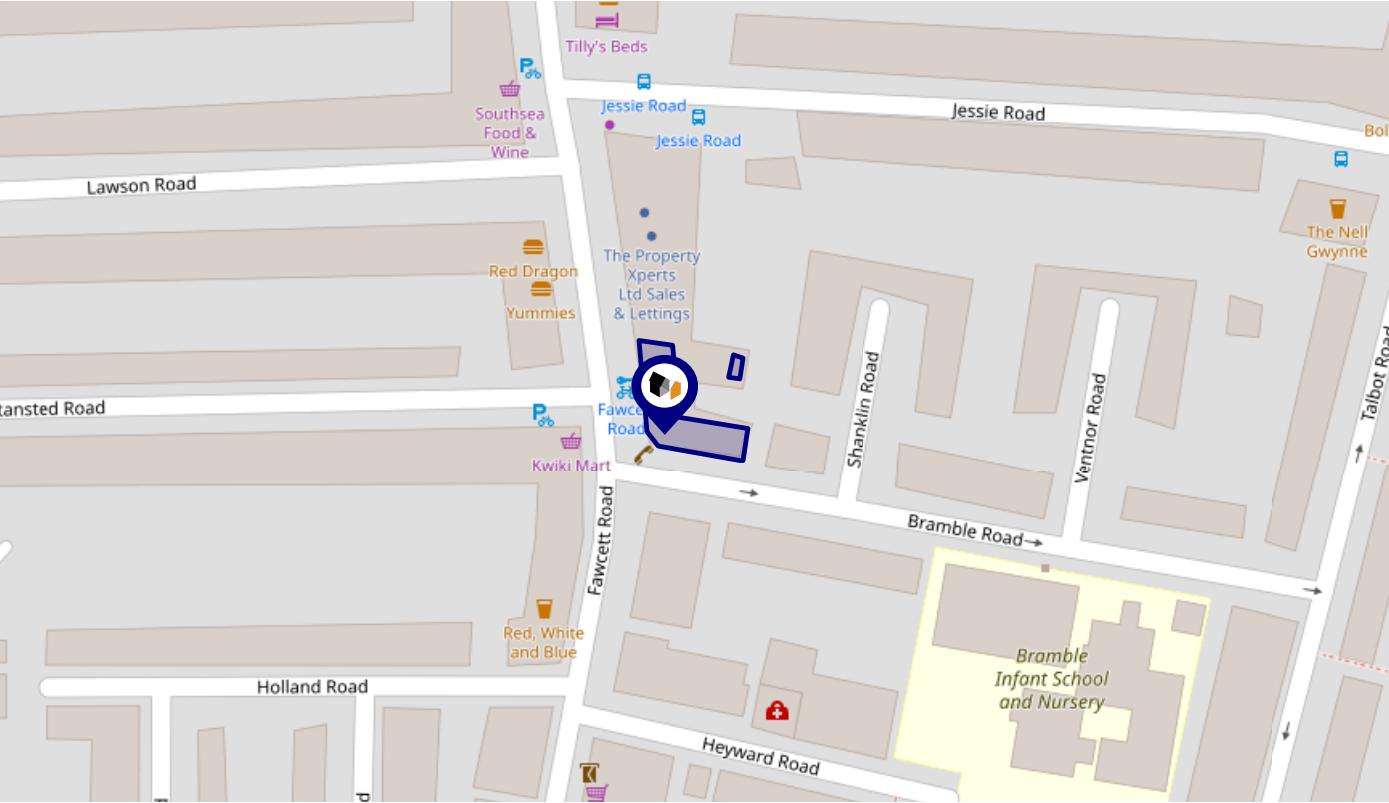
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|---|------------------------------|
|  | Central Southsea Ward |
|  | St. Jude Ward |
|  | Fratton Ward |
|  | Milton Ward |
|  | Eastney and Craneswater Ward |
|  | St. Thomas Ward |
|  | Charles Dickens Ward |
|  | Baffins Ward |
|  | Nelson Ward |
|  | Harbourside & Town Ward |

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.

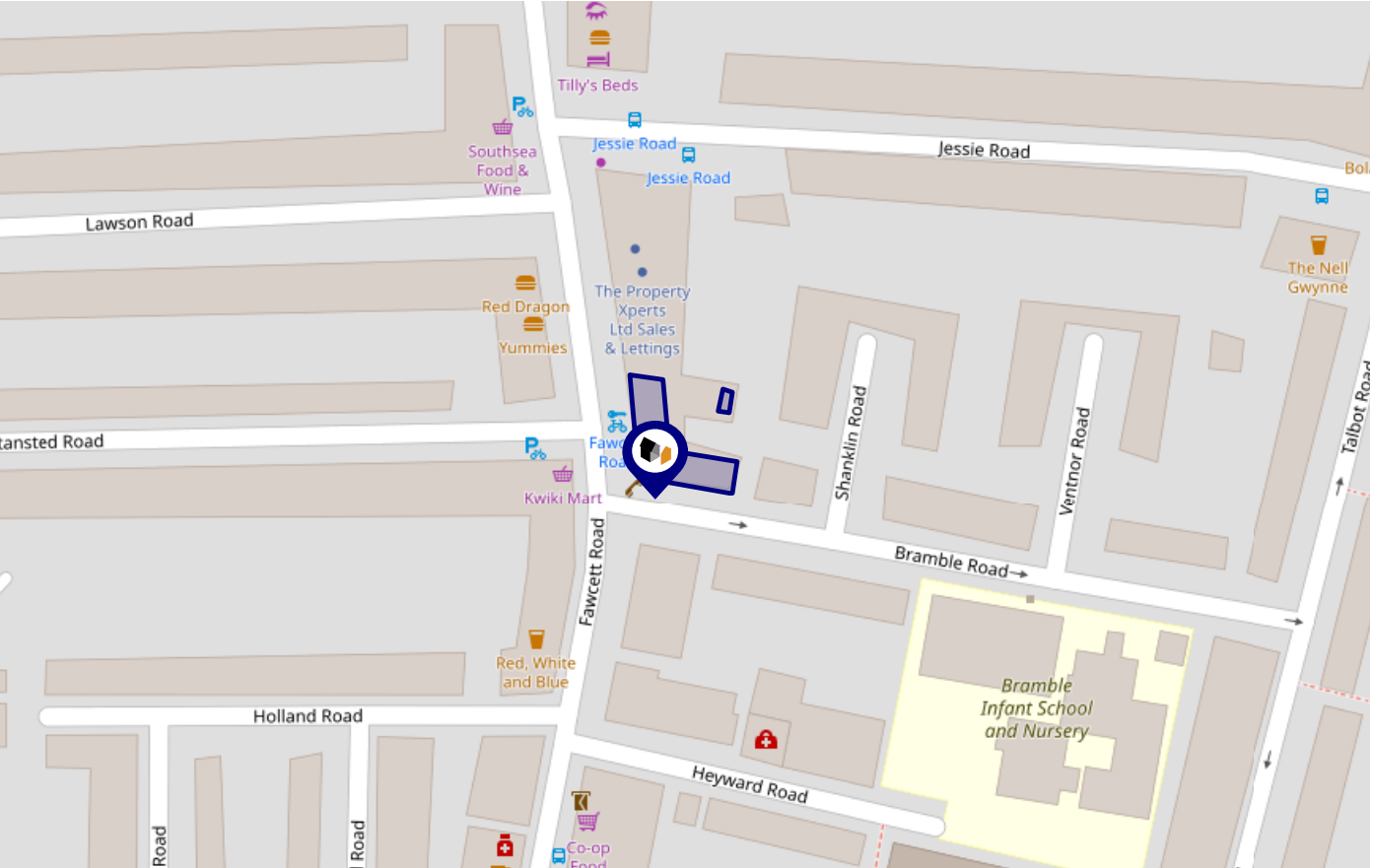
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

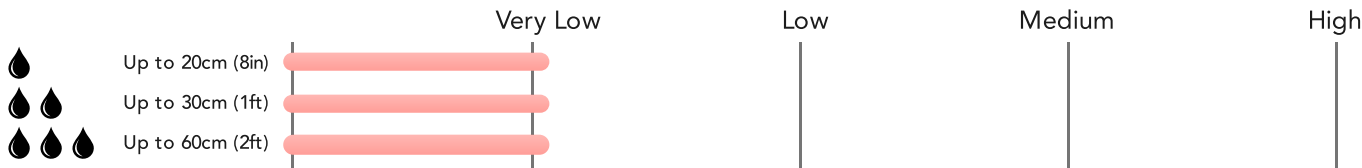


Risk Rating: Very low

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.

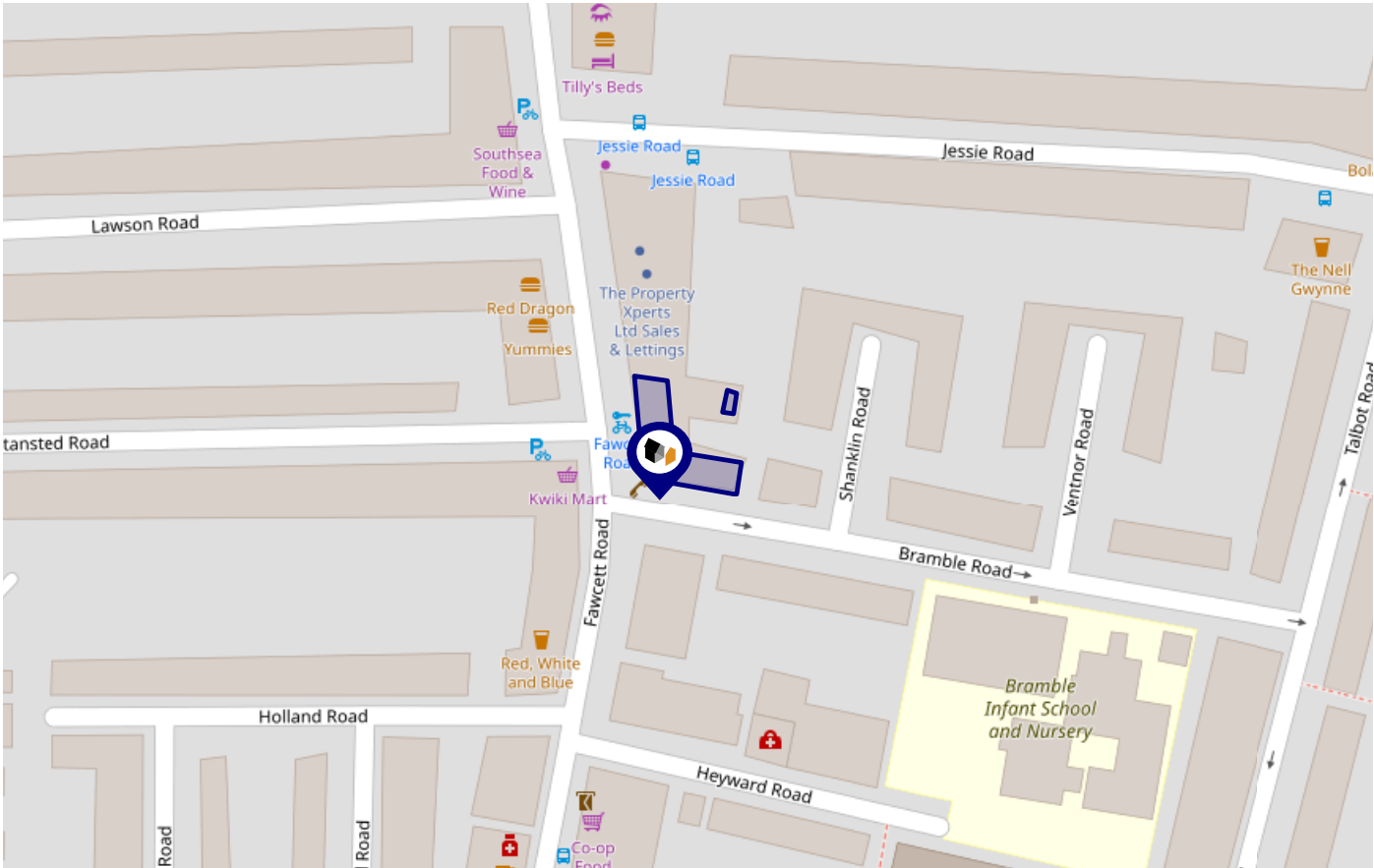
Chance of flooding to the following depths at this property:



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.

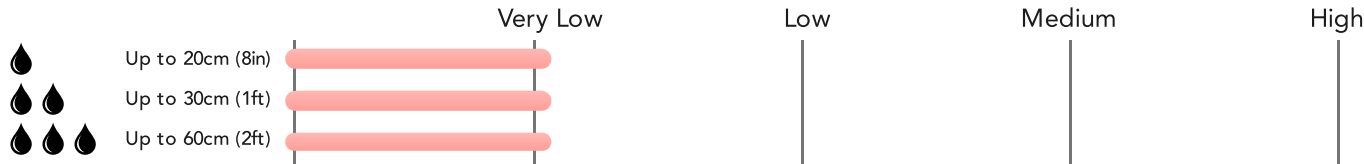


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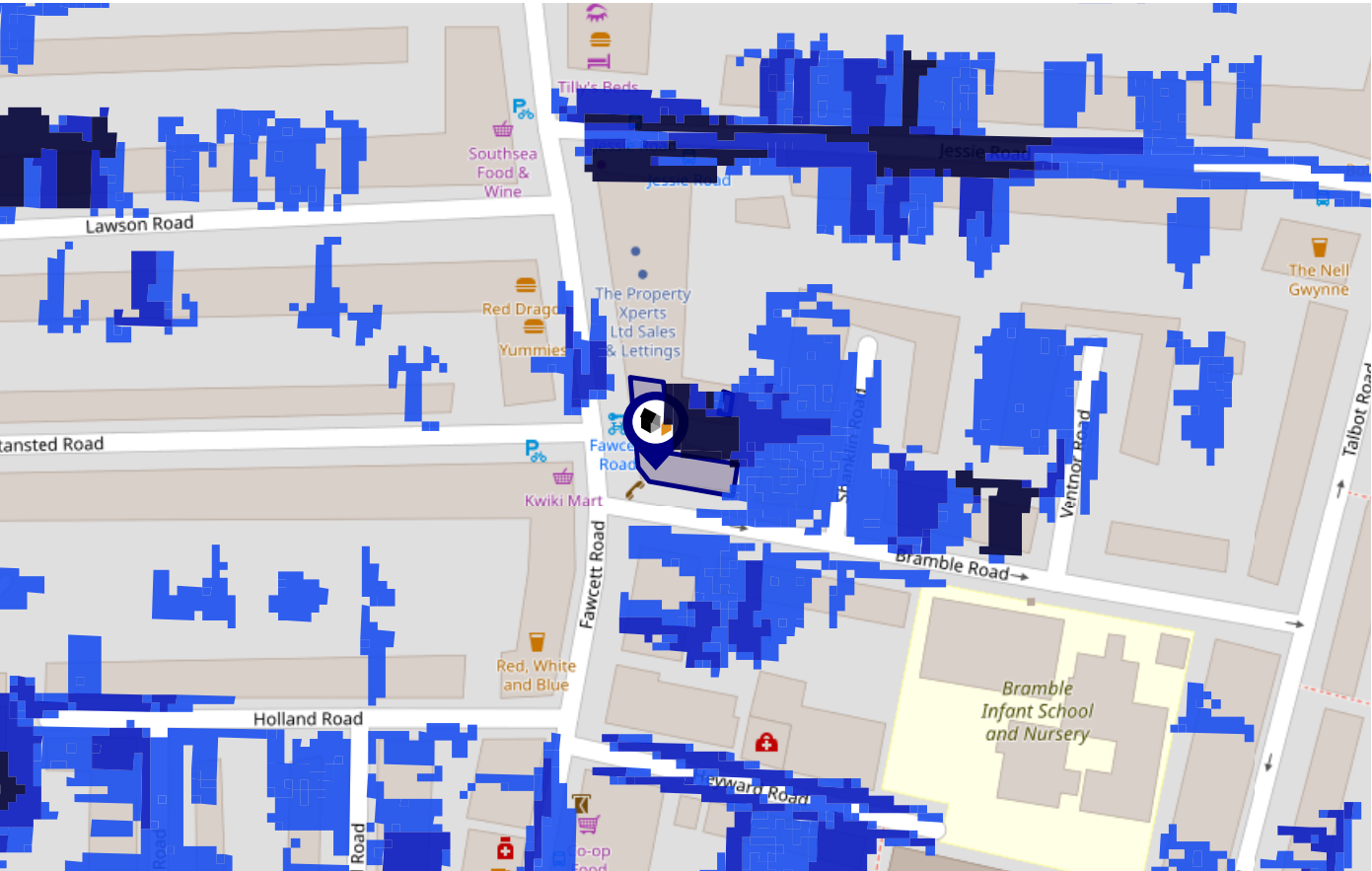
Chance of flooding to the following depths at this property:



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.

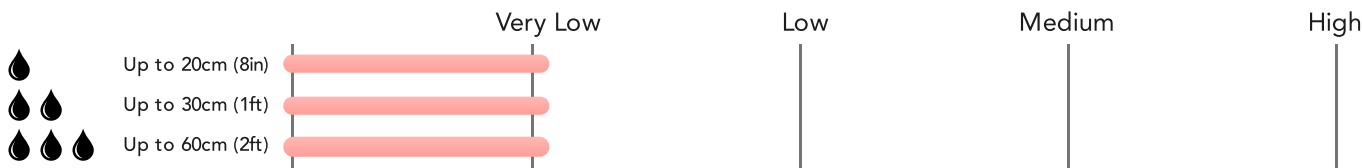


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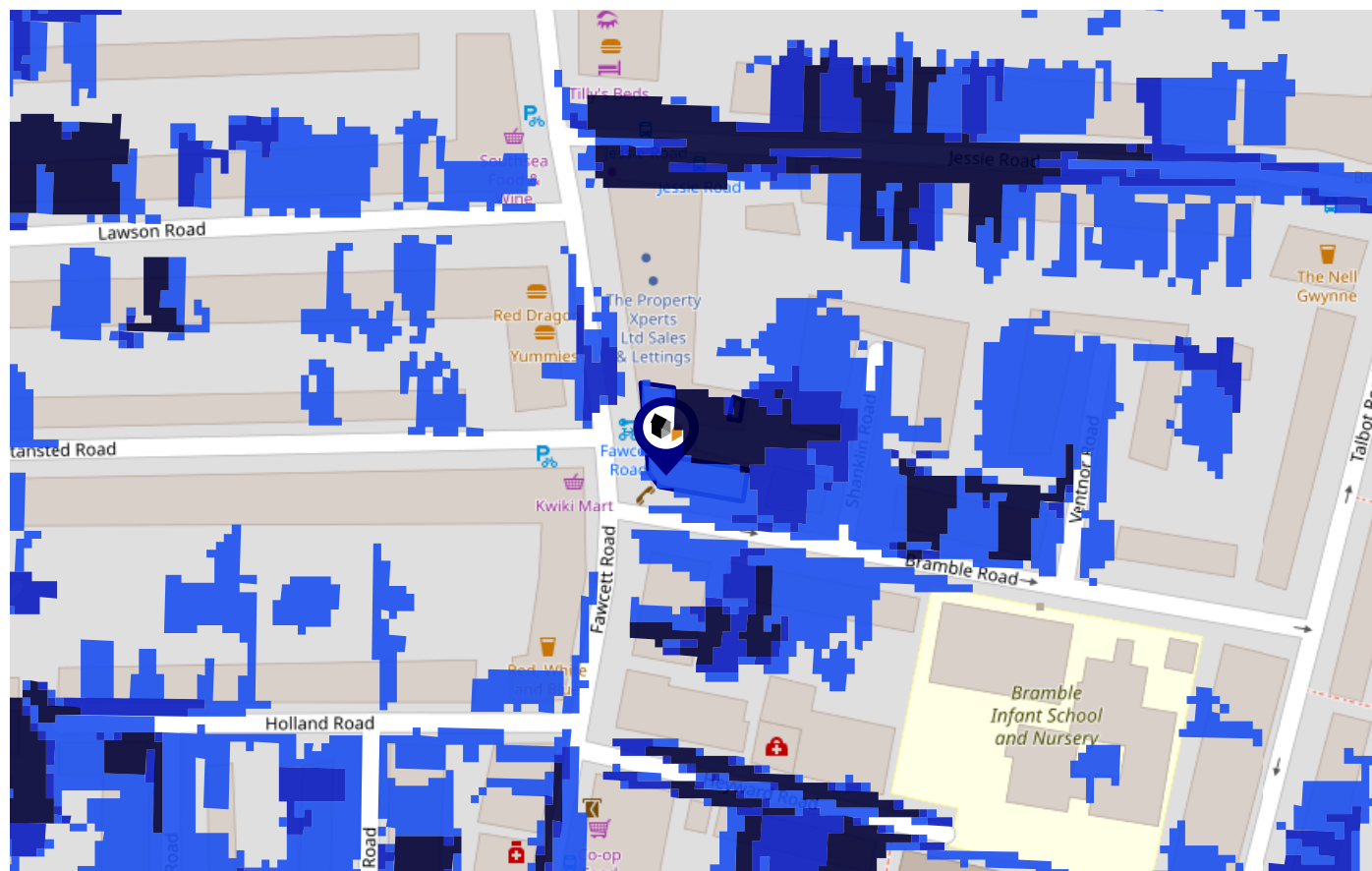
Chance of flooding to the following depths at this property:



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.

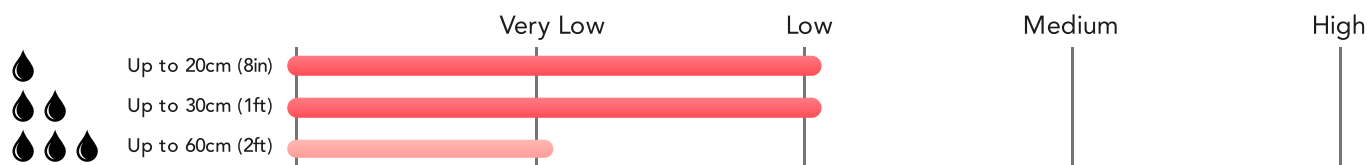


Risk Rating: Low

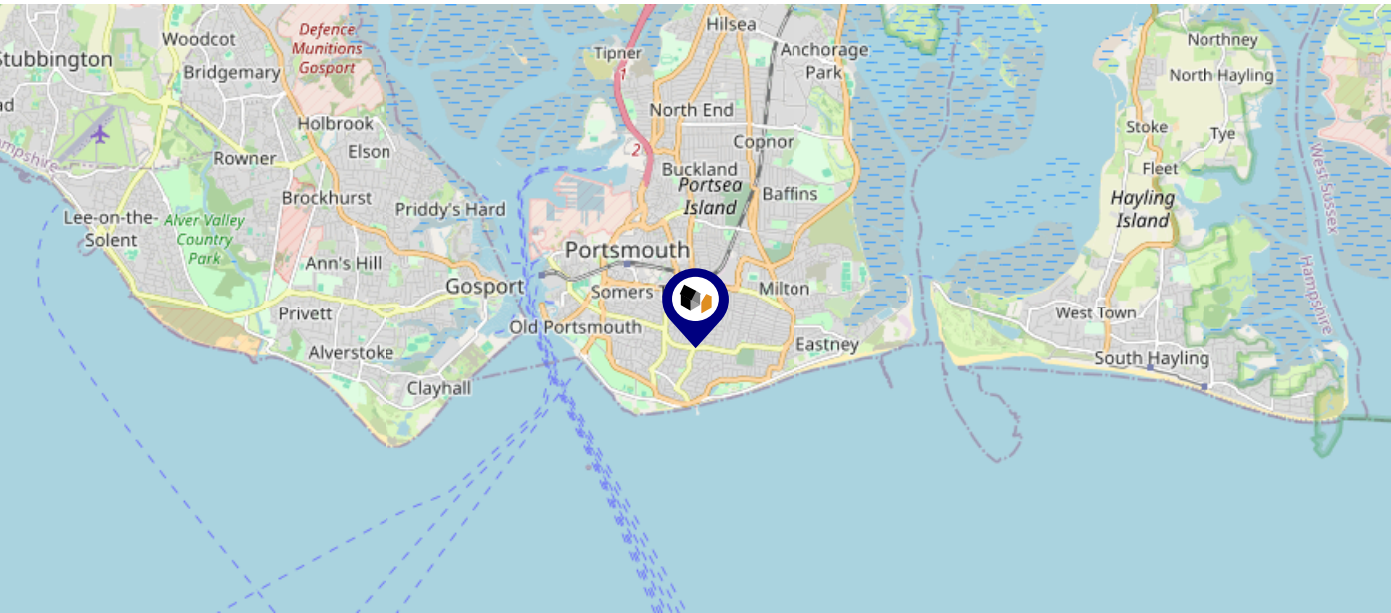
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Chance of flooding to the following depths at this property:



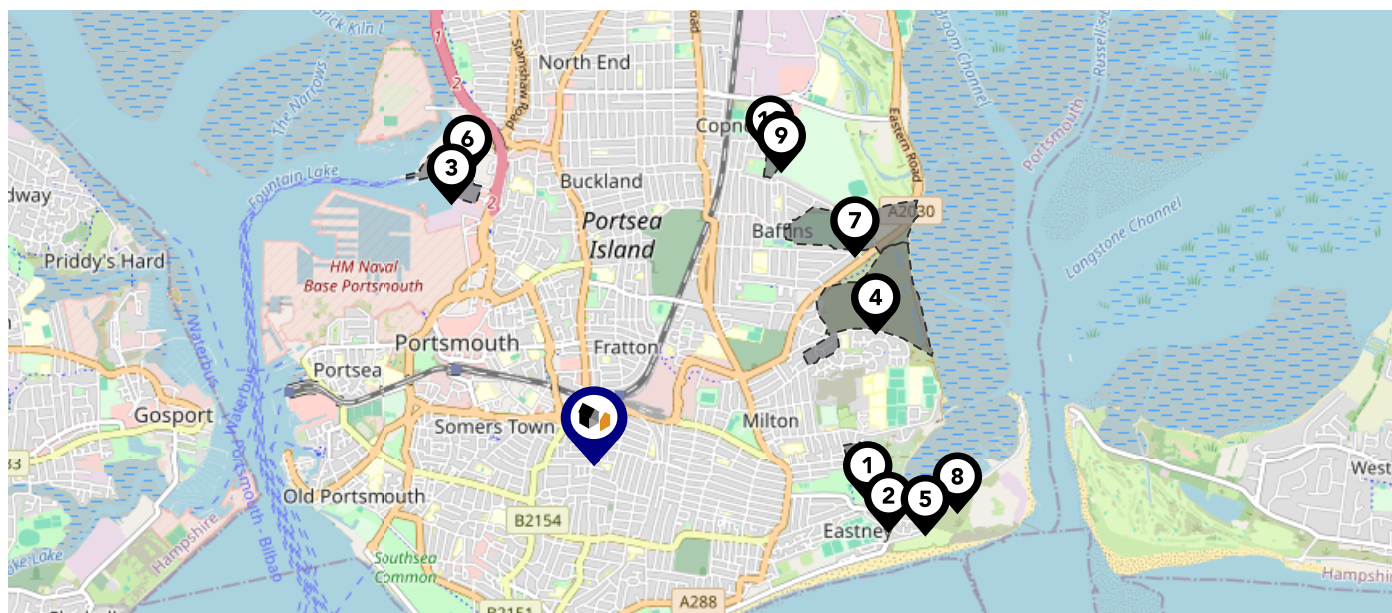
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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	Eastney Lake-Southsea, Hampshire	Historic Landfill	☐
2	Henderson Road Caravan Park-Eastney, Portsmouth	Historic Landfill	☐
3	Continental Ferry Port-Portsmouth	Historic Landfill	☐
4	Milton Common - Lake-Southsea, Hampshire	Historic Landfill	☐
5	The Glory Hole-Ferry Road, Southsea, Hampshire	Historic Landfill	☐
6	Twyford Wharf-Continental Ferry Port, Portsmouth	Historic Landfill	☐
7	Land East Of Baffins Pond-Baffins Pond	Historic Landfill	☐
8	Site B South Of Ferry Road-Ferry Road, Southsea, Hampshire	Historic Landfill	☐
9	Moneyfield Allotments-Burrfields Road, Portsmouth, Hampshire	Historic Landfill	☐
10	Moneyfield and Longmeadows Allotments-Burfields Road, Portsmouth, Hampshire	Historic Landfill	☐

Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district

Grade

Distance



1104271 - Church Of The Holy Spirit

Grade II

0.1 miles



1104272 - Priory School

Grade II

0.2 miles



1386875 - The Plaza

Grade II

0.2 miles



1333169 - Brandon Court Flats

Grade II

0.3 miles



1386813 - Trinity Methodist Church

Grade II

0.4 miles



1386801 - The Kings Theatre

Grade II

0.4 miles



1400154 - Church Of St Peter

Grade II

0.4 miles



1104310 - 35, Grove Road South

Grade II

0.5 miles



1386802 - Craneswater Middle School

Grade II

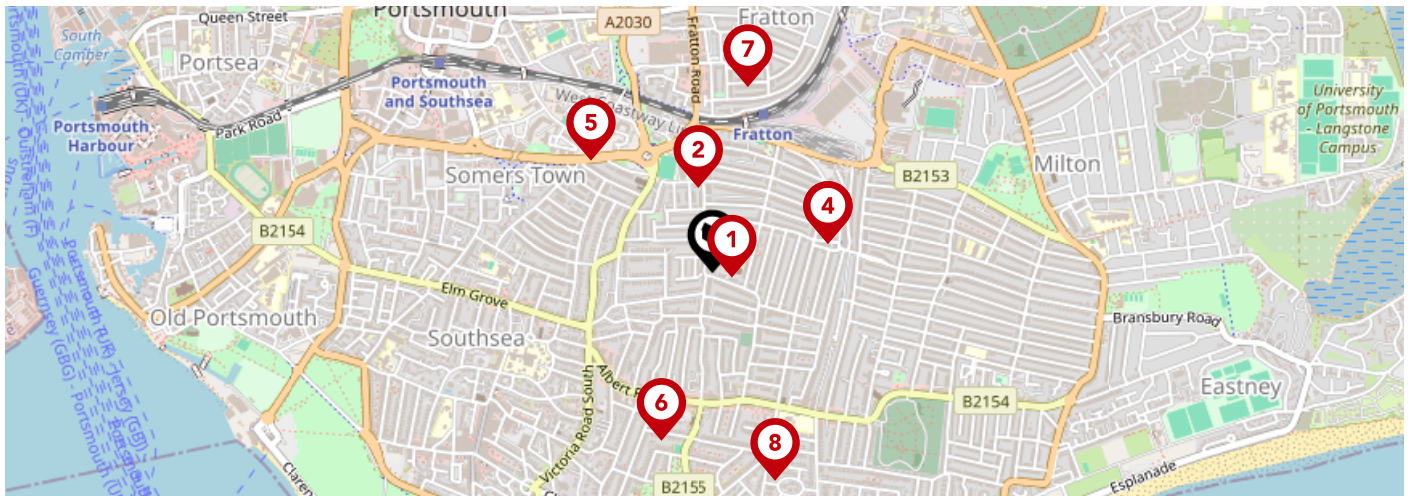
0.5 miles



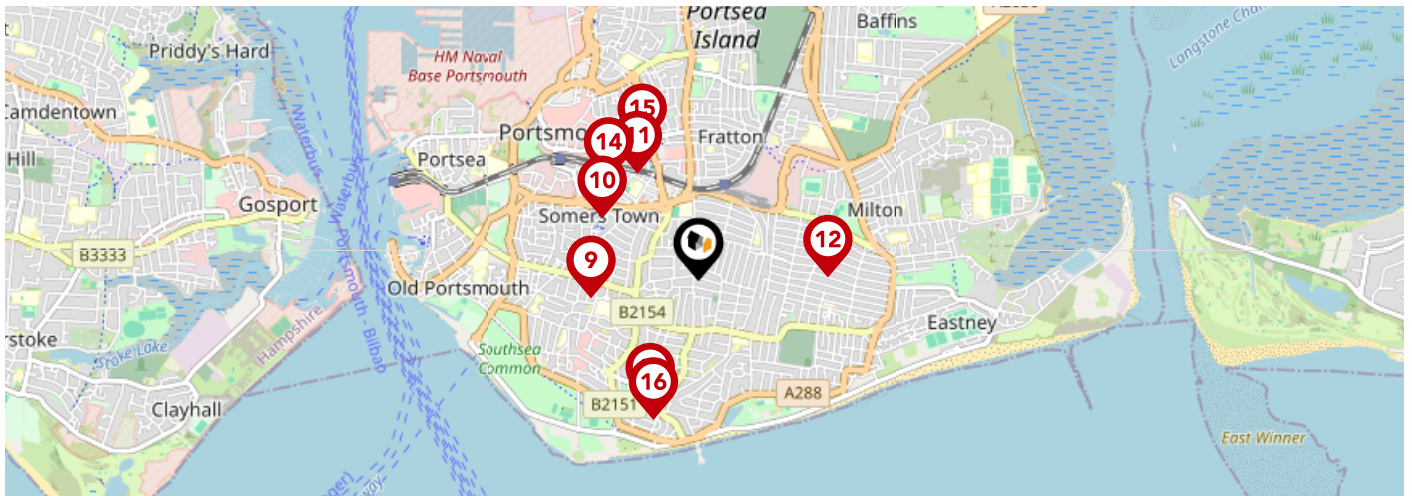
1104367 - The Gravediggers Public House

Grade II

0.5 miles



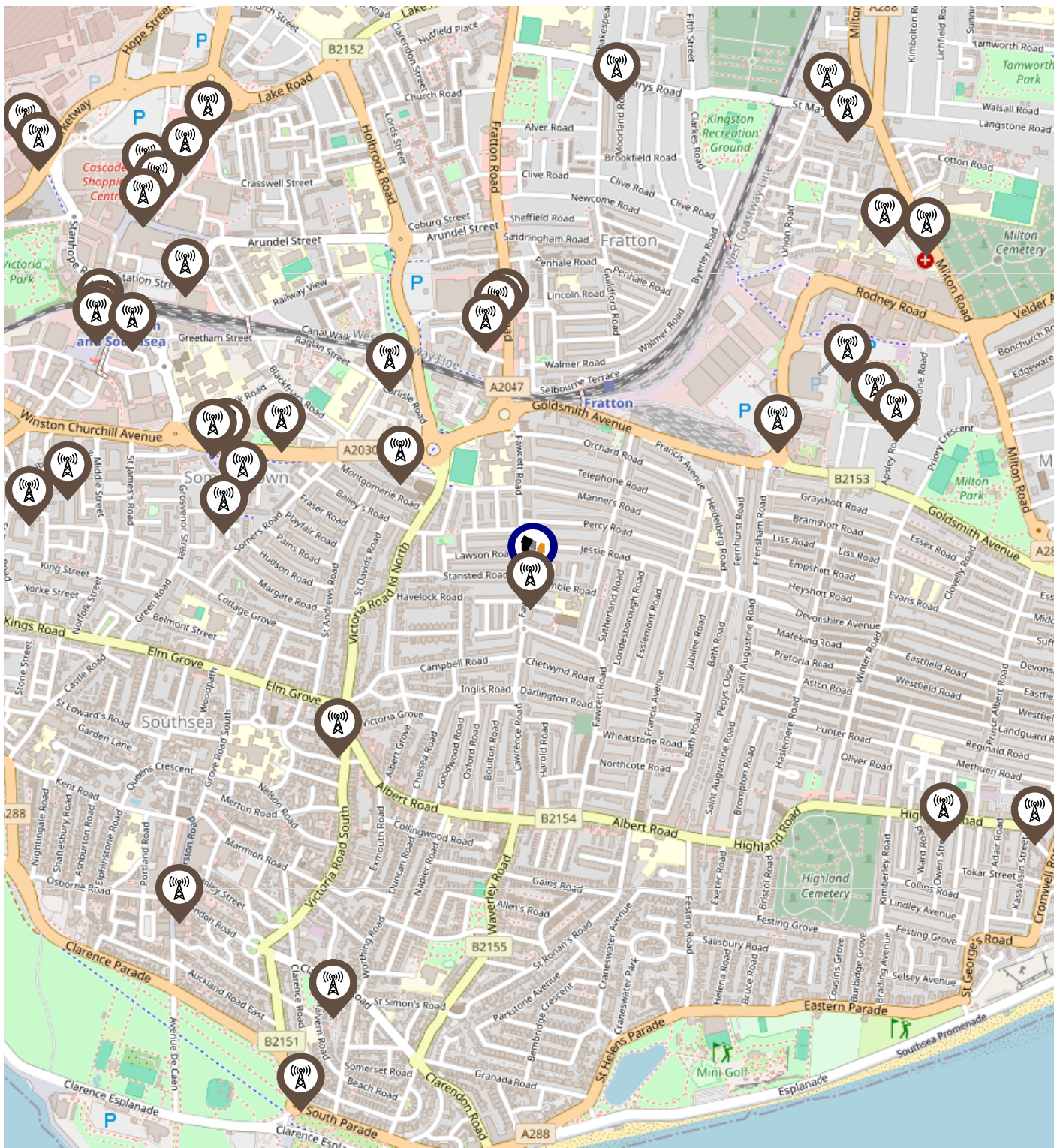
		Nursery	Primary	Secondary	College	Private
	Bramble Infant School and Nursery Ofsted Rating: Good Pupils: 171 Distance:0.05	☐	☒	☐	☐	☐
	Priory School Ofsted Rating: Good Pupils: 1252 Distance:0.2	☐	☐	☒	☐	☐
	Devonshire Infant School Ofsted Rating: Good Pupils: 183 Distance:0.28	☐	☒	☐	☐	☐
	Fernhurst Junior School Ofsted Rating: Good Pupils: 360 Distance:0.28	☐	☒	☐	☐	☐
	Ark Ayrton Primary Academy Ofsted Rating: Good Pupils: 411 Distance:0.39	☐	☒	☐	☐	☐
	Southsea Infant School Ofsted Rating: Good Pupils: 176 Distance:0.41	☐	☒	☐	☐	☐
	Penbridge Infant School & Nursery Ofsted Rating: Good Pupils: 221 Distance:0.44	☐	☒	☐	☐	☐
	Craneswater Junior School Ofsted Rating: Good Pupils: 507 Distance:0.51	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cottage Grove Primary School and Nursery Ofsted Rating: Good Pupils: 479 Distance:0.51	☐	☒	☐	☐	☐
	Ark Charter Academy Ofsted Rating: Requires improvement Pupils: 876 Distance:0.54	☐	☐	☒	☐	☐
	St John's Cathedral Catholic Primary School Ofsted Rating: Good Pupils: 243 Distance:0.57	☐	☒	☐	☐	☐
	Wimborne Primary School Ofsted Rating: Good Pupils: 564 Distance:0.61	☐	☒	☐	☐	☐
	St Swithun's Catholic Primary School Ofsted Rating: Good Pupils: 357 Distance:0.63	☐	☒	☐	☐	☐
	St Edmund's Catholic School Ofsted Rating: Outstanding Pupils: 1150 Distance:0.63	☐	☐	☒	☐	☐
	Arundel Court Primary Academy and Nursery Ofsted Rating: Good Pupils: 649 Distance:0.69	☐	☒	☐	☐	☐
	Mayville High School Ofsted Rating: Not Rated Pupils: 491 Distance:0.69	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

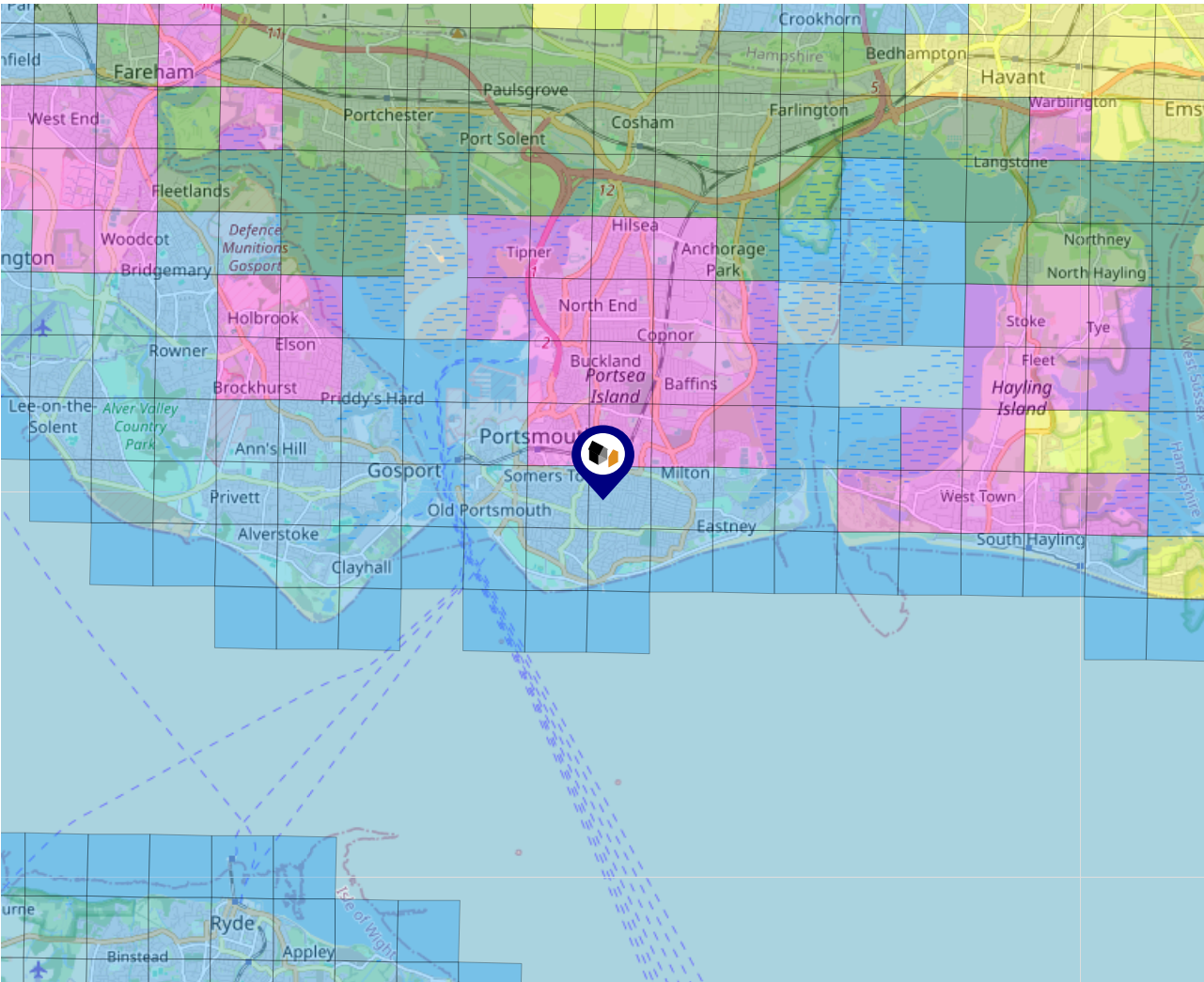
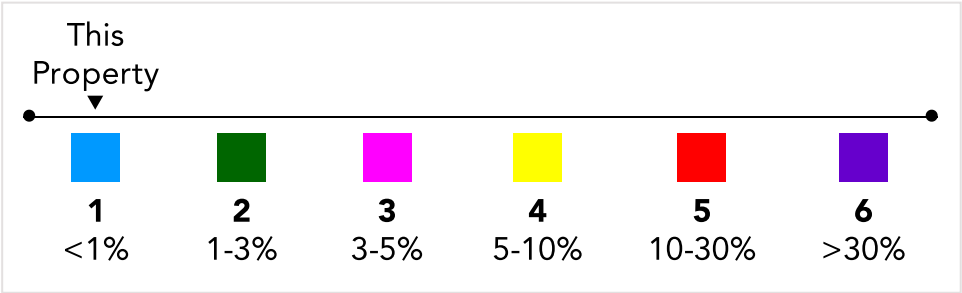


Key:

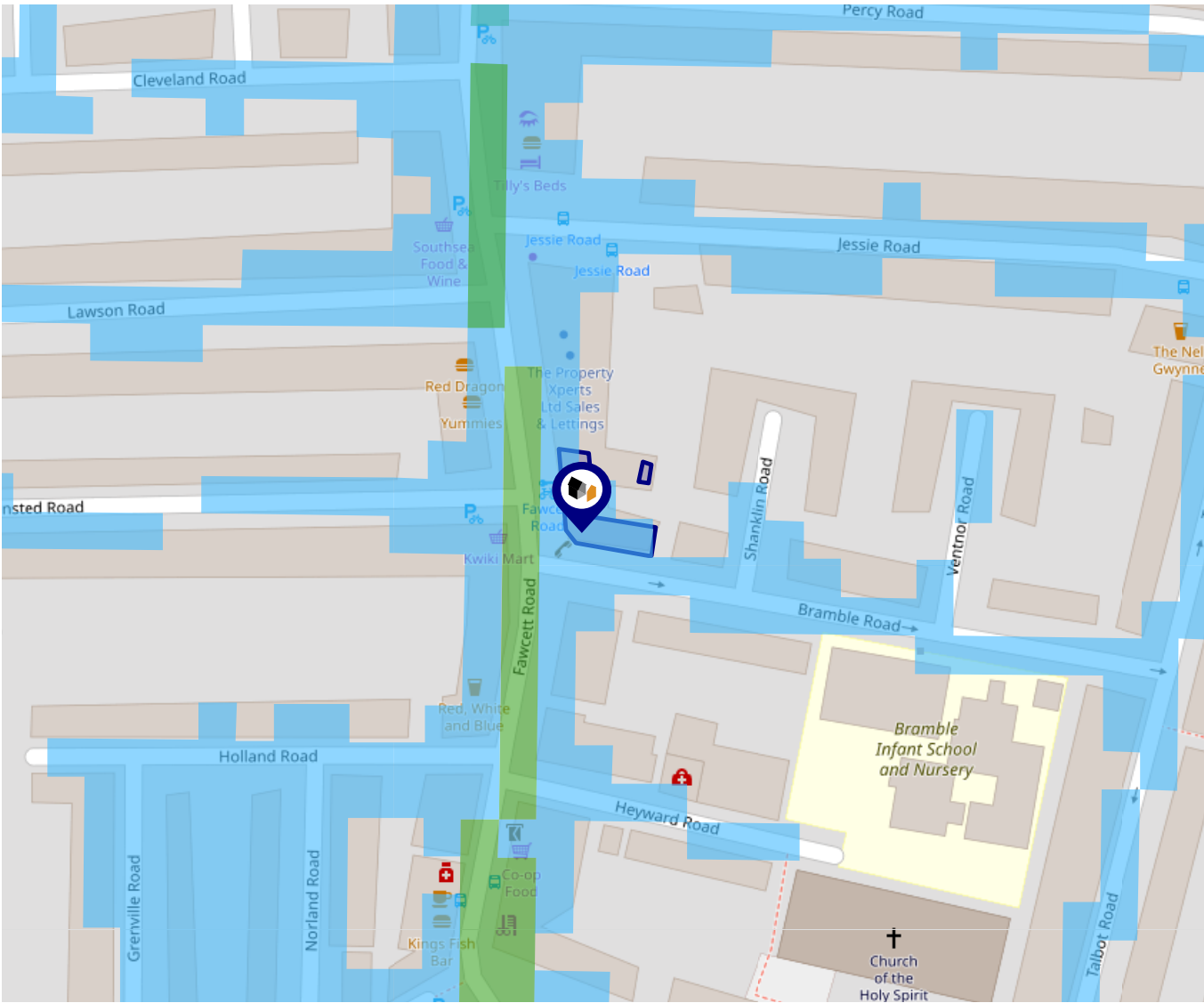
-  Power Pylons
-  Communication Masts

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

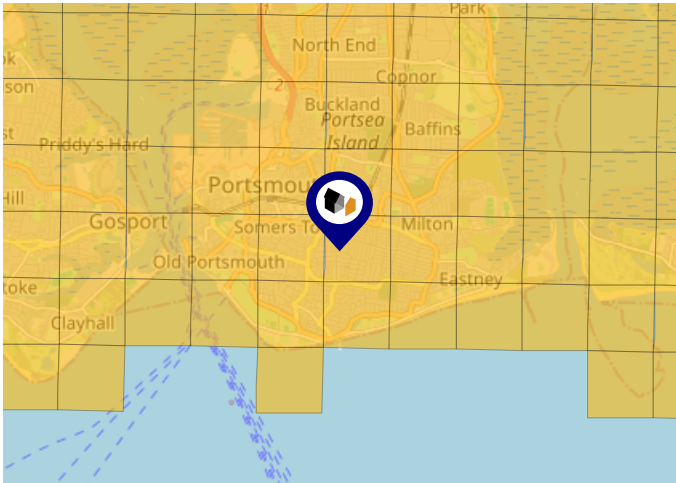


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

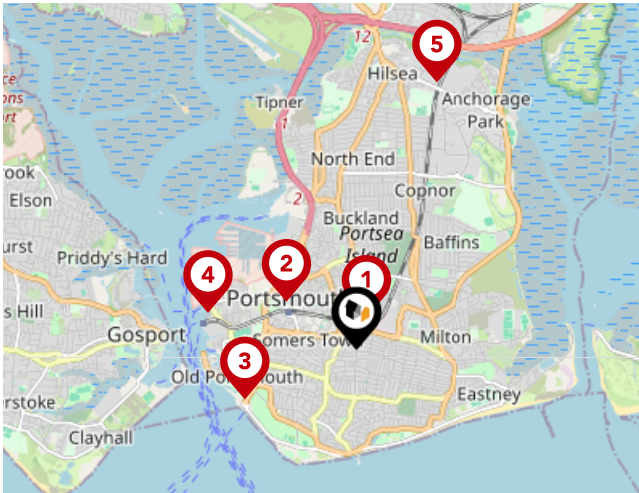


Primary Classifications (Most Common Clay Types)

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

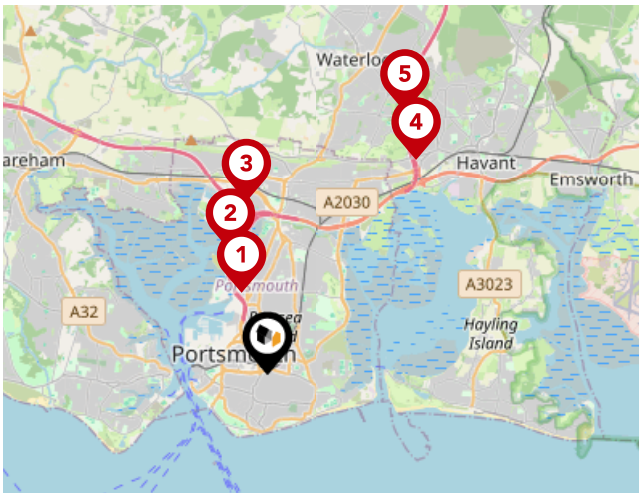
Area

Transport (National)



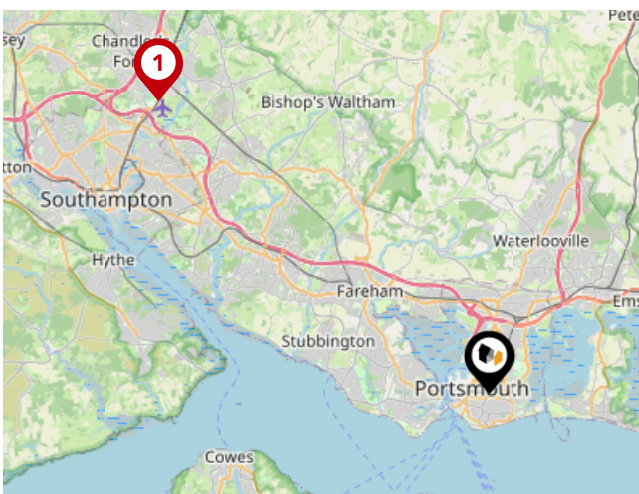
National Rail Stations

Pin	Name	Distance
	Fratton Rail Station	0.3 miles
	Portsmouth & Southsea Rail Station	0.78 miles
	Southsea Hoverport	1.15 miles
	Portsmouth Harbour Rail Station	1.43 miles
	Hilsea Rail Station	2.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M275 J2	1.6 miles
	M275 J1	2.39 miles
	M27 J12	3.24 miles
	A3(M) J5	4.89 miles
	A3(M) J4	5.54 miles

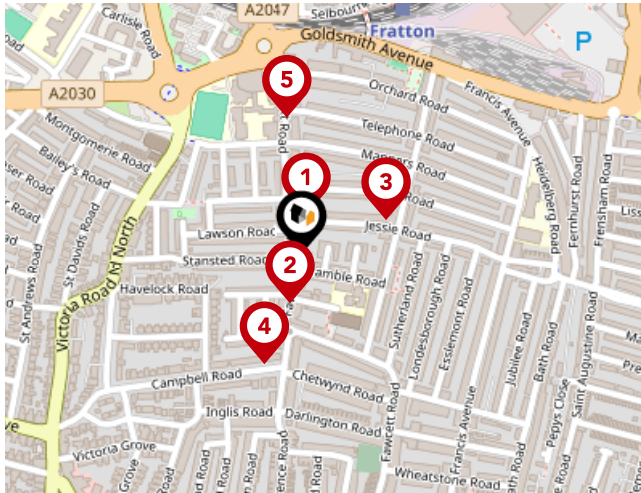


Airports/Helipads

Pin	Name	Distance
	Southampton Airport	16.51 miles

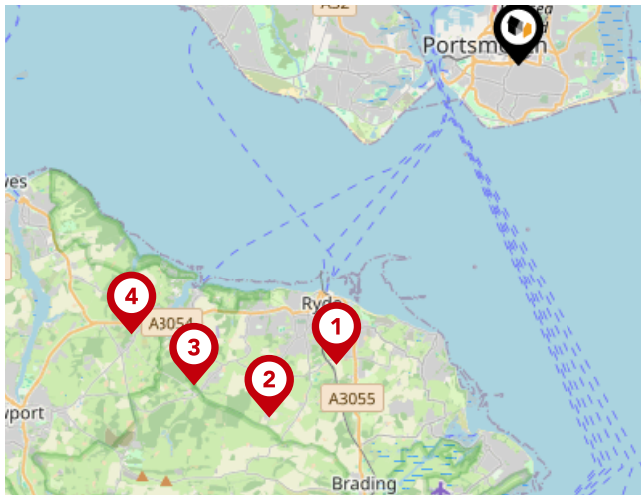
Area

Transport (Local)



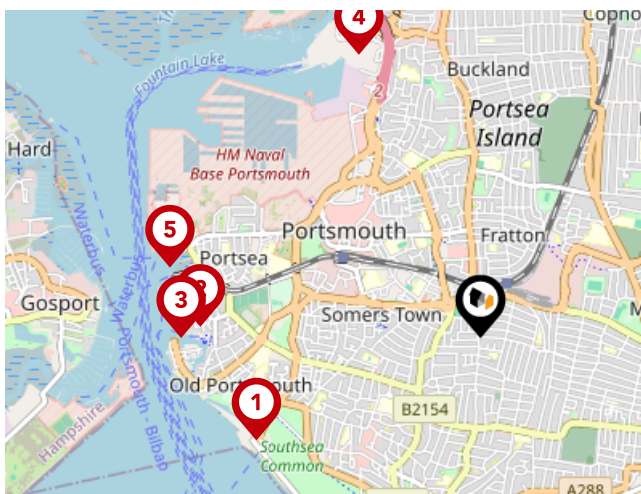
Bus Stops/Stations

Pin	Name	Distance
	Jessie Road	0.04 miles
	Fawcett Inn	0.05 miles
	Talbot Road	0.1 miles
	Campbell Road	0.13 miles
	Priory School	0.16 miles



Local Connections

Pin	Name	Distance
	Smallbrook Junction (Isle of Wight Steam Railway)	6.57 miles
	Ashey (Isle of Wight Steam Railway)	8.11 miles
	Havenstreet (Isle of Wight Steam Railway)	8.55 miles
	Wootton (Isle of Wight Steam Railway)	8.84 miles



Ferry Terminals

Pin	Name	Distance
	Southsea Hoverport	1.15 miles
	Portsmouth IOW Car Ferry Terminal	1.31 miles
	Portsmouth Millenium Pontoon	1.4 miles
	Portsmouth International Cruise & Ferry Terminal	1.44 miles
	Portsmouth Harbour Station Pier	1.48 miles



Phillip Arnold Auctions

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Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

Phillip Arnold Auctions

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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