Phillip Arnold Auctions
"Passionate about property since 1979"

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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 03rd October 2026

6, BULLFINCH CLOSE, POOLE, BH17 7UP

Phillip Arnold Auctions

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RICS

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Property
Overview

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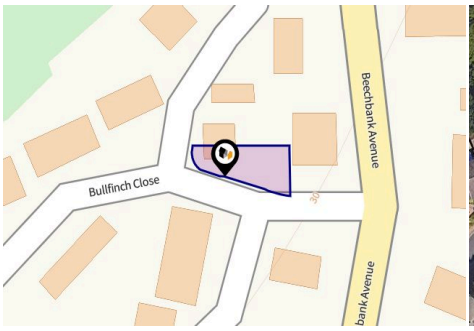

Property

Type:	Semi-Detached	**Last Sold Date:**	06/10/1999
Bedrooms:	3	**Last Sold Price:**	£76,500
Plot Area:	0.06 acres	**Tenure:**	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,165		
Title Number:	DT141444		
UPRN:	100040797874		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Bournemouth christchurch poole

Conservation Area: No

Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT sky Virgin media

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Market
House Price Statistics

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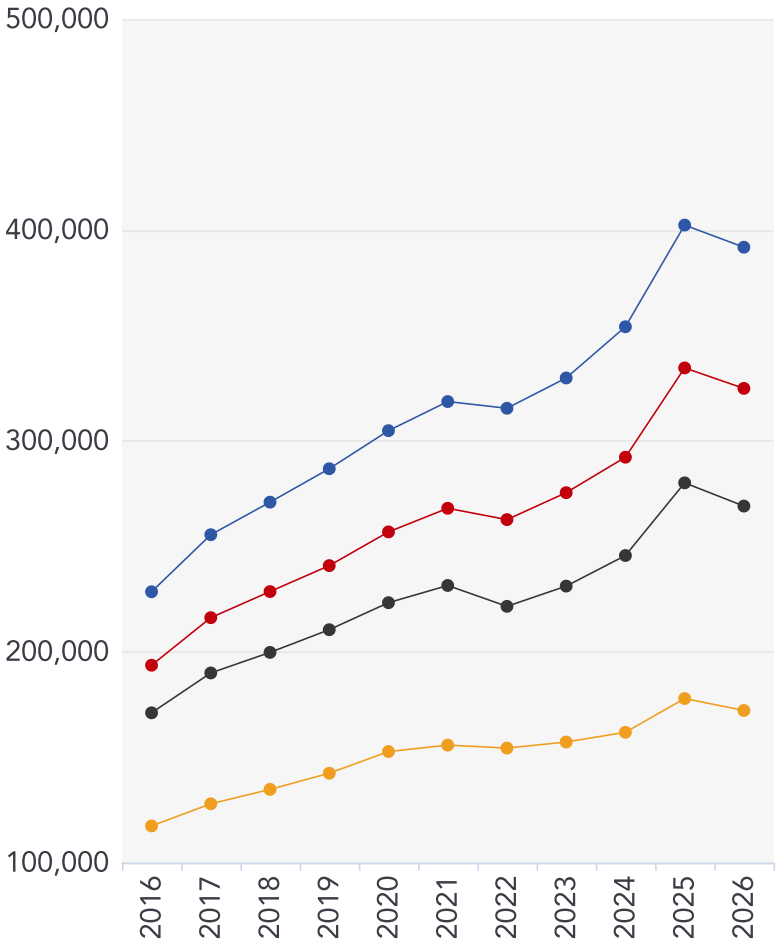
10 Year History of Average House Prices by Property Type in BH17



Detached

+71.51%

Semi-Detached

+67.79%

Terraced

+57.3%

Flat

+46.63%

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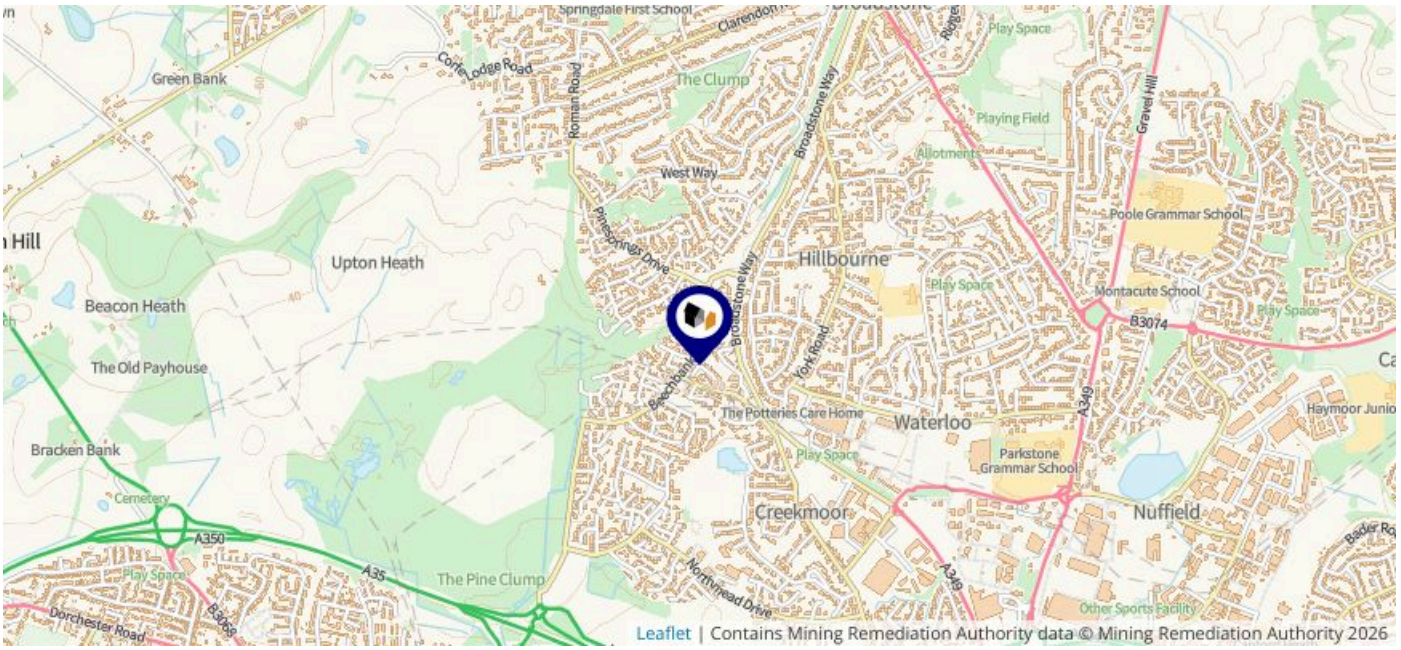
Maps
Coal Mining

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

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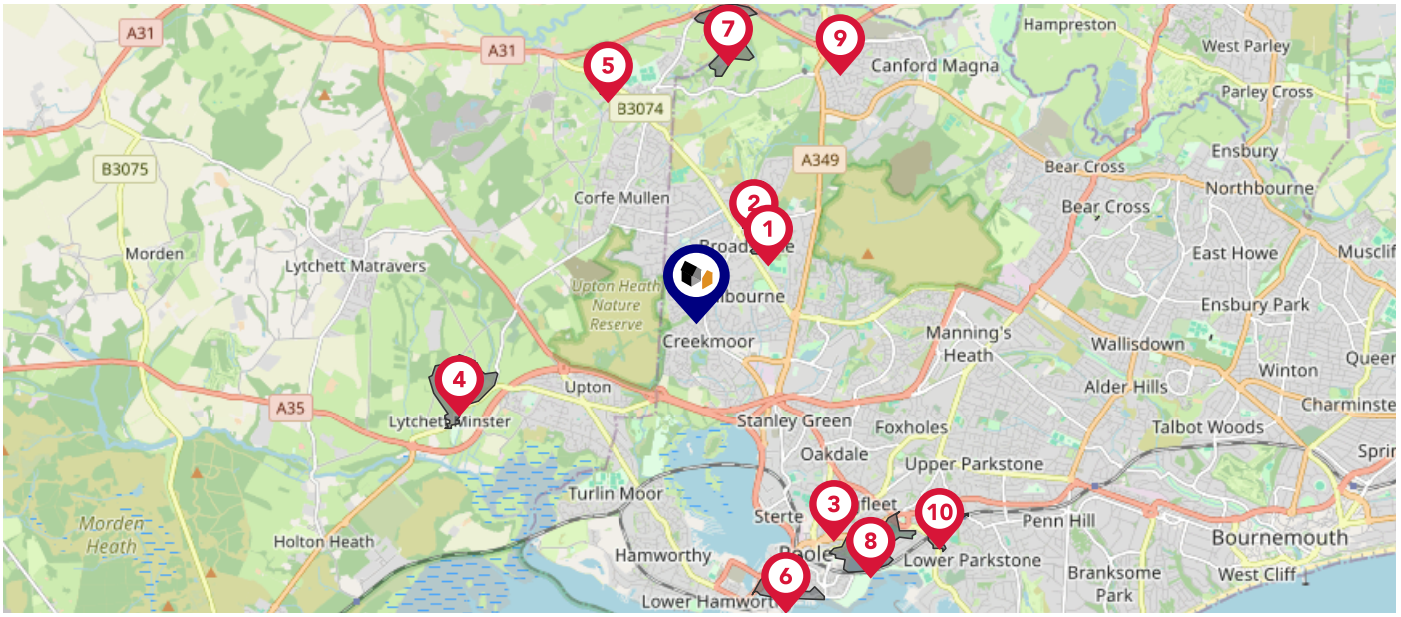
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

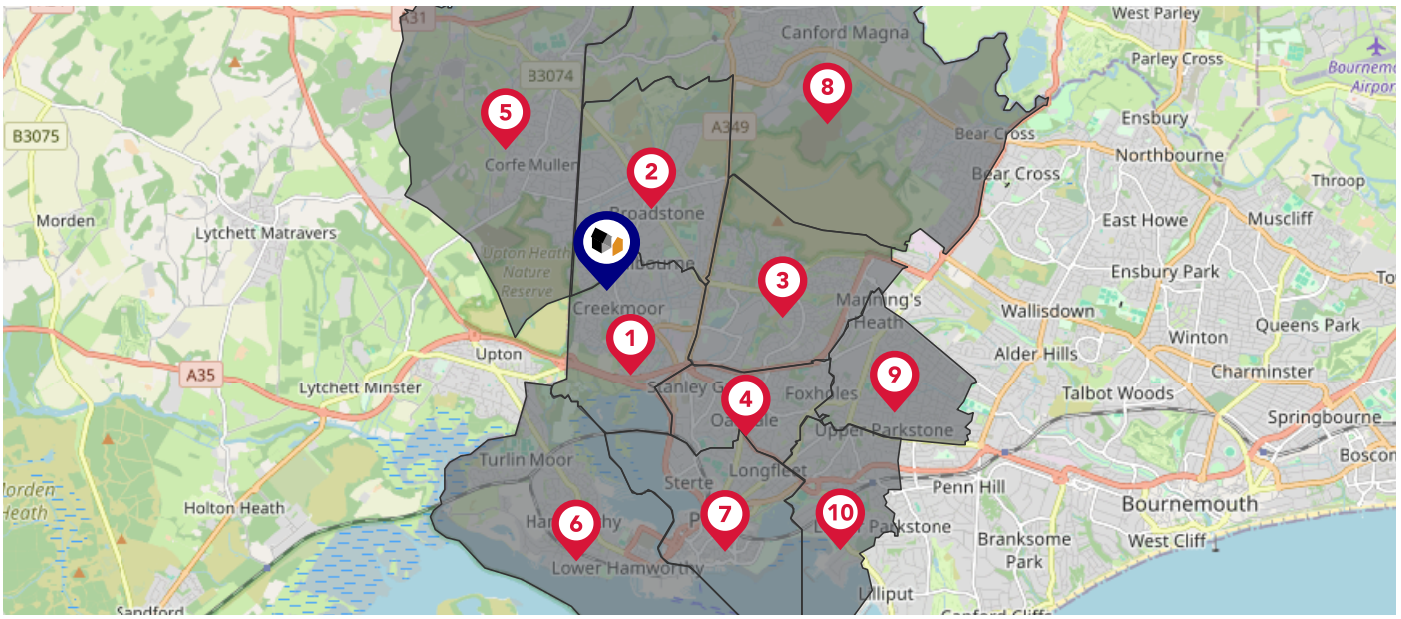


Nearby Conservation Areas

1	Ridgeway and Broadstone Park
2	Tudor Road and Golf Links Road
3	Heckford Park
4	Lytchett Minster
5	Brog Street-Sleight Lane
6	Town Centre Heritage
7	Ashington
8	Poole Park
9	Oakley Lane
10	Ashley Cross

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	Creekmoor Ward
2	Broadstone Ward
3	Canford Heath Ward
4	Oakdale Ward
5	Corfe Mullen Ward
6	Hamworthy Ward
7	Poole Town Ward
8	Bearwood & Merley Ward
9	Newtown & Heatherlands Ward
10	Parkstone Ward

Maps
Rail Noise

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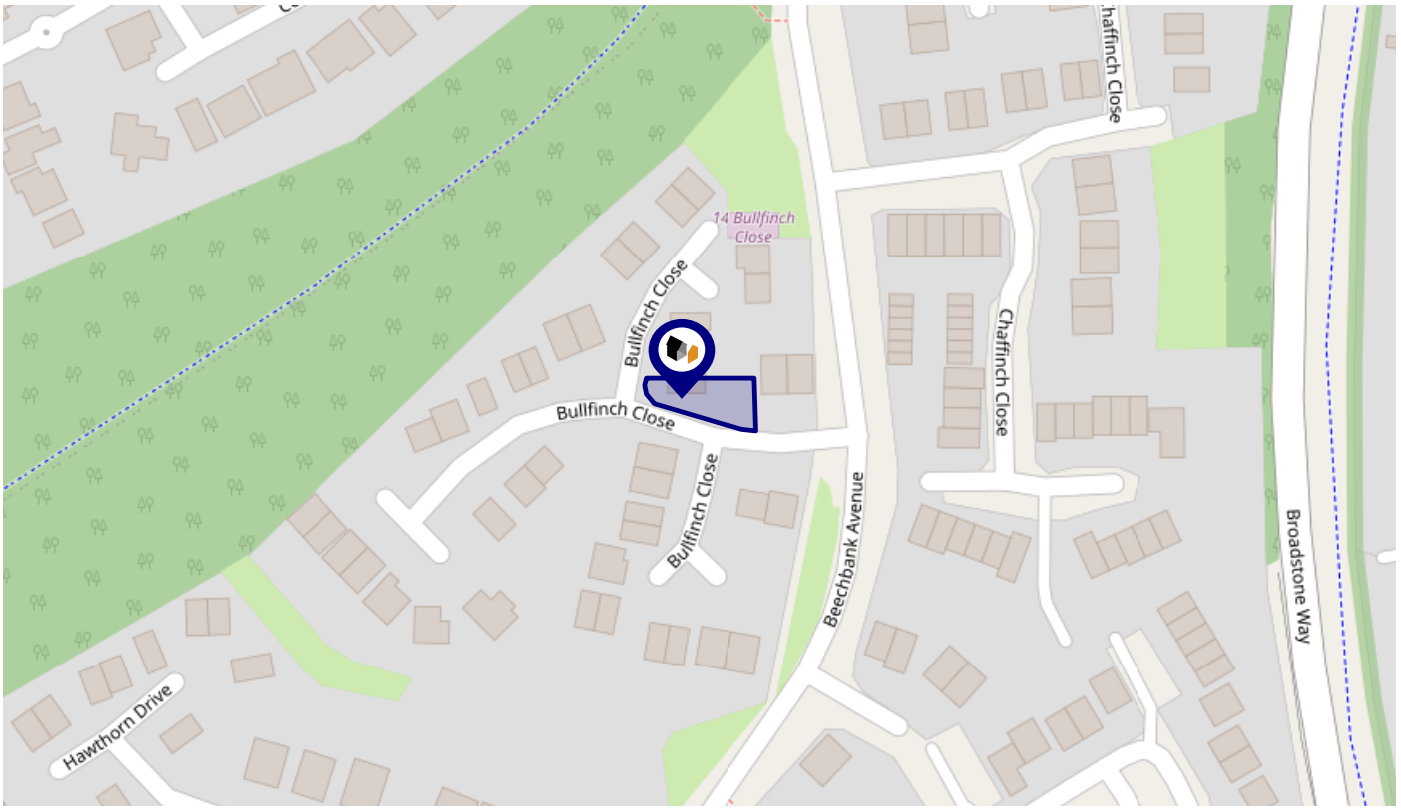
This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



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.

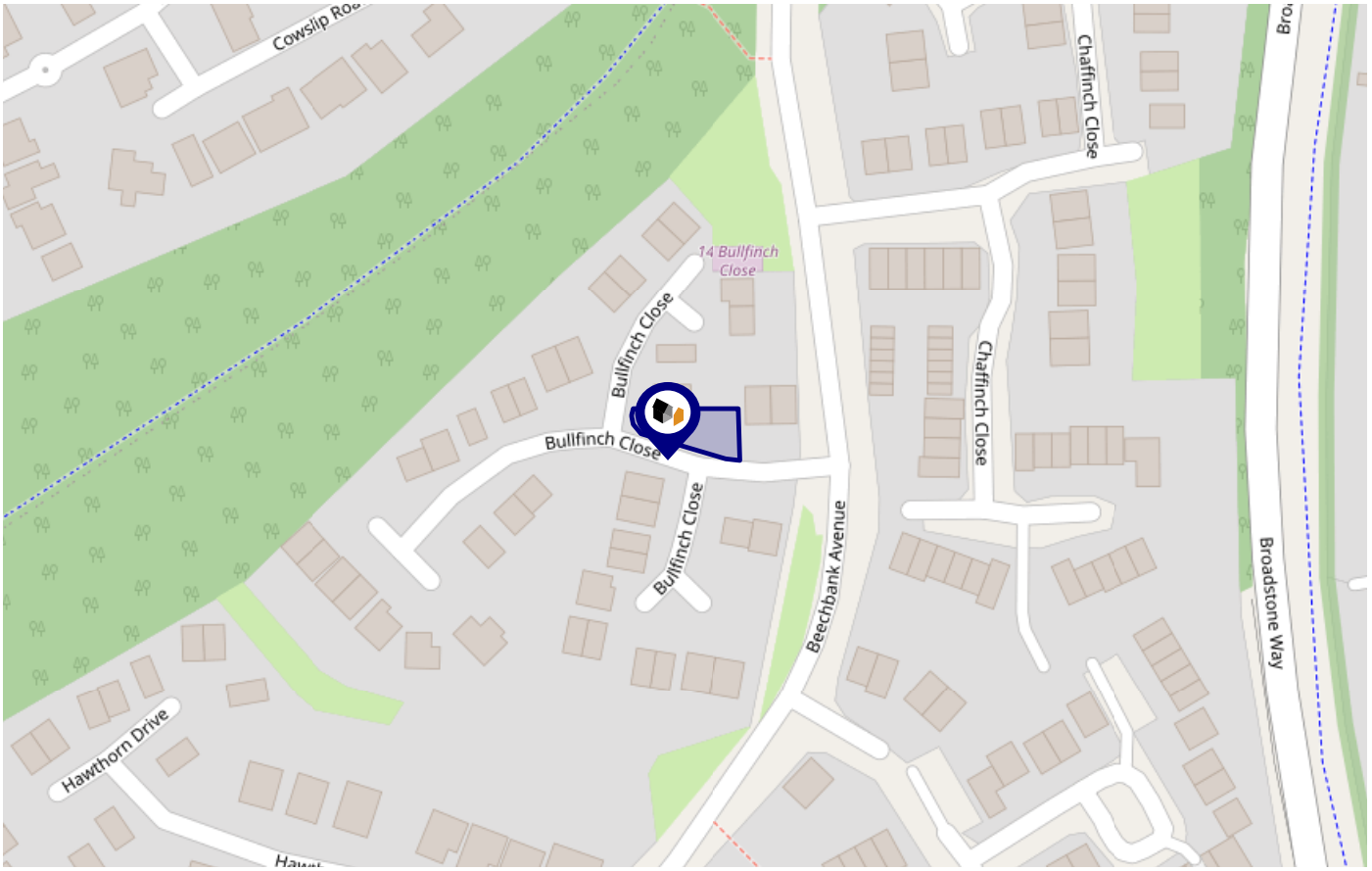
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

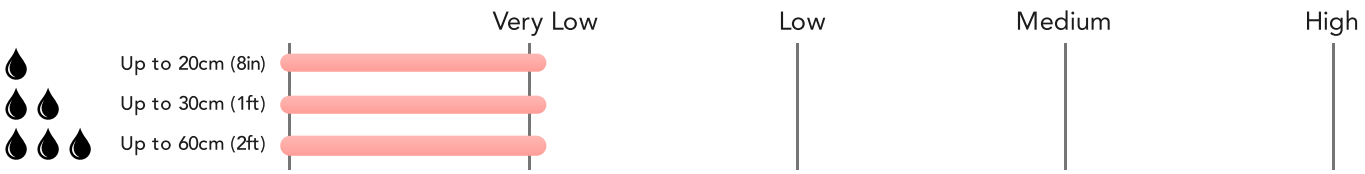


Risk Rating: Very low

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

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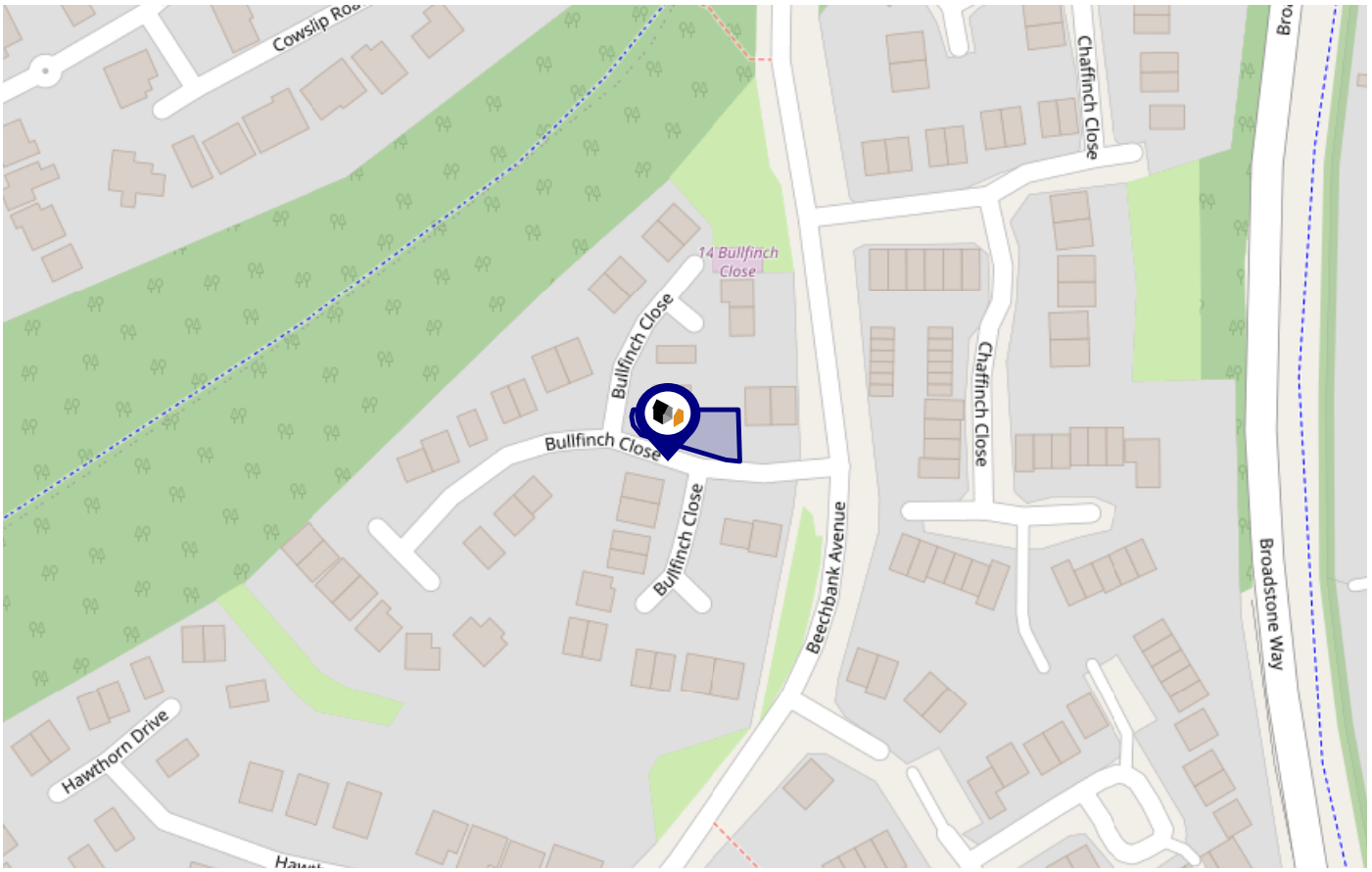
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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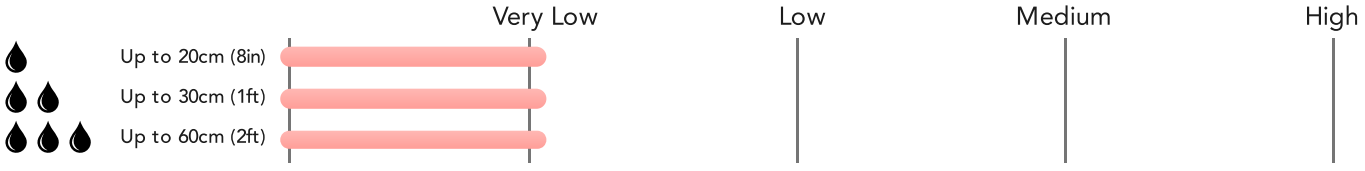

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Flood Risk
Surface Water - Flood Risk

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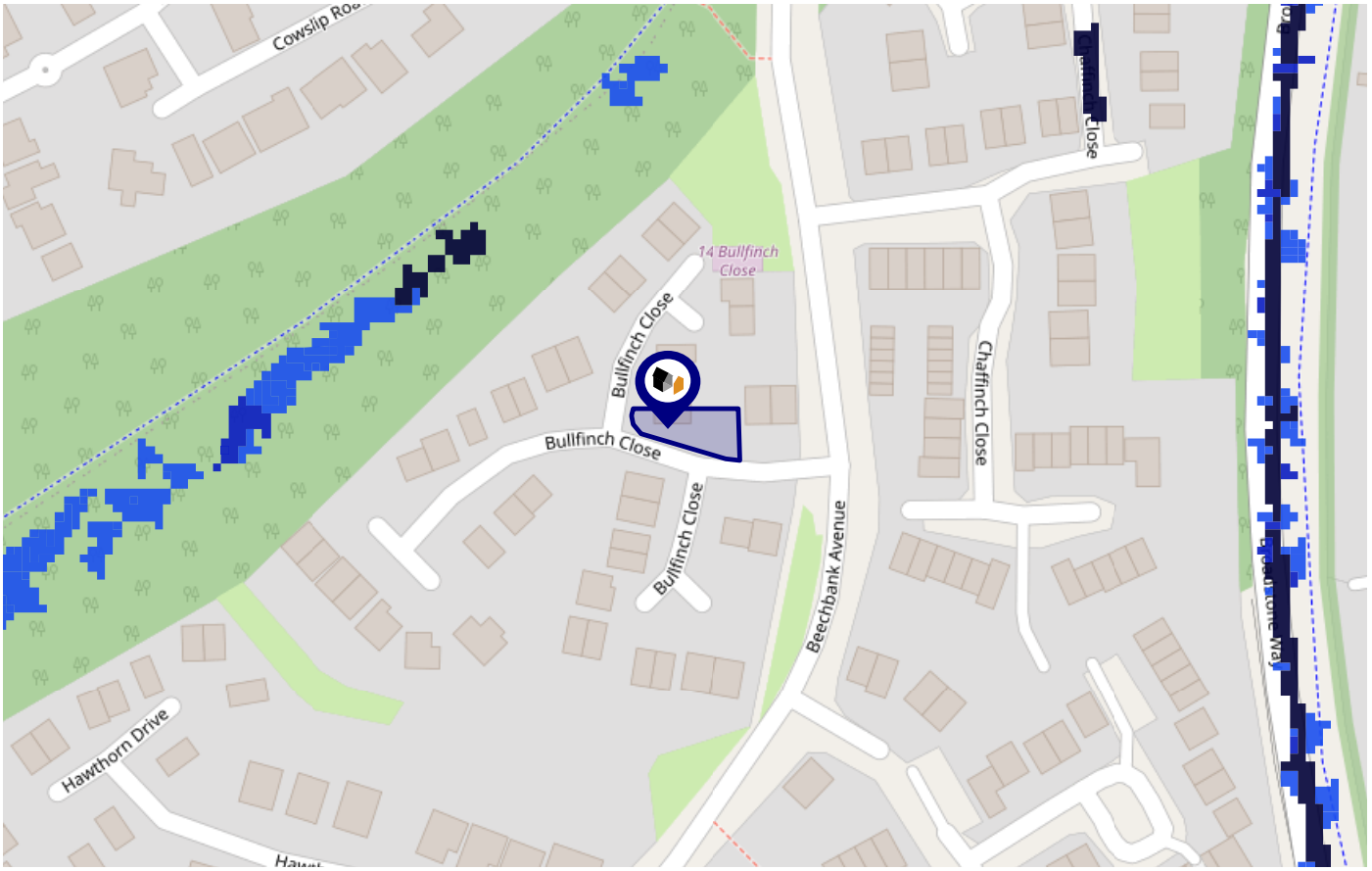
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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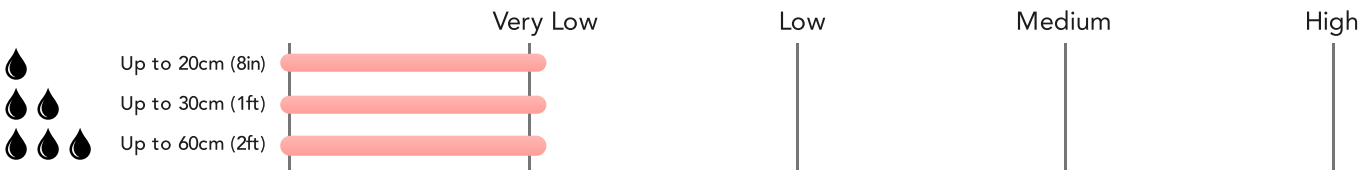

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Flood Risk
Surface Water - Climate Change

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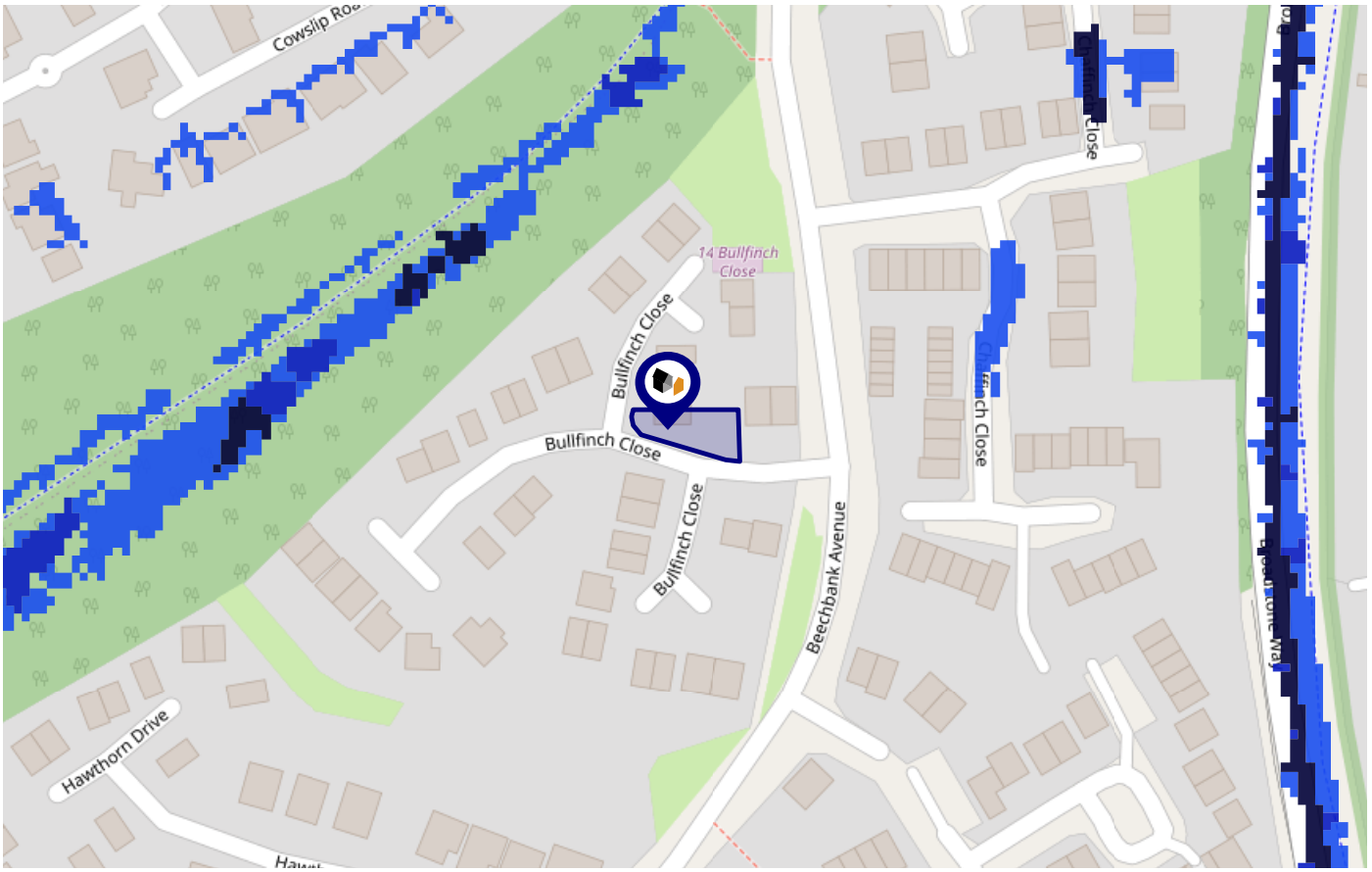
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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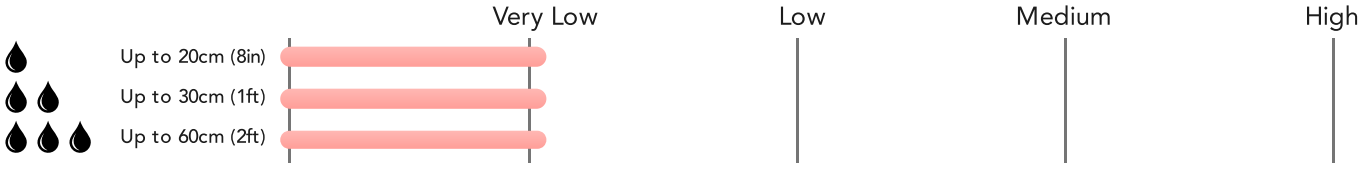

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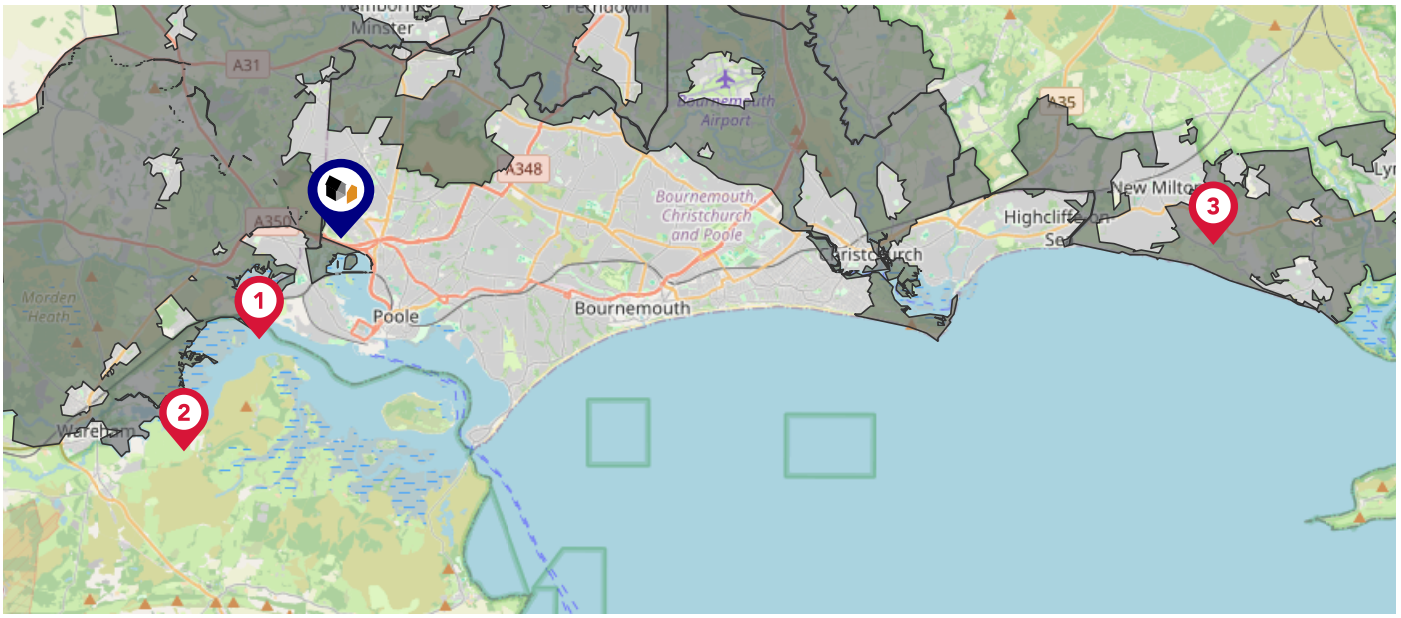
Maps
Green Belt

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



Nearby Green Belt Land	
1	South West Hampshire Green Belt - Bournemouth, Christchurch and Poole
2	South West Hampshire Green Belt - Dorset
3	South West Hampshire Green Belt - New Forest

Maps
Landfill Sites

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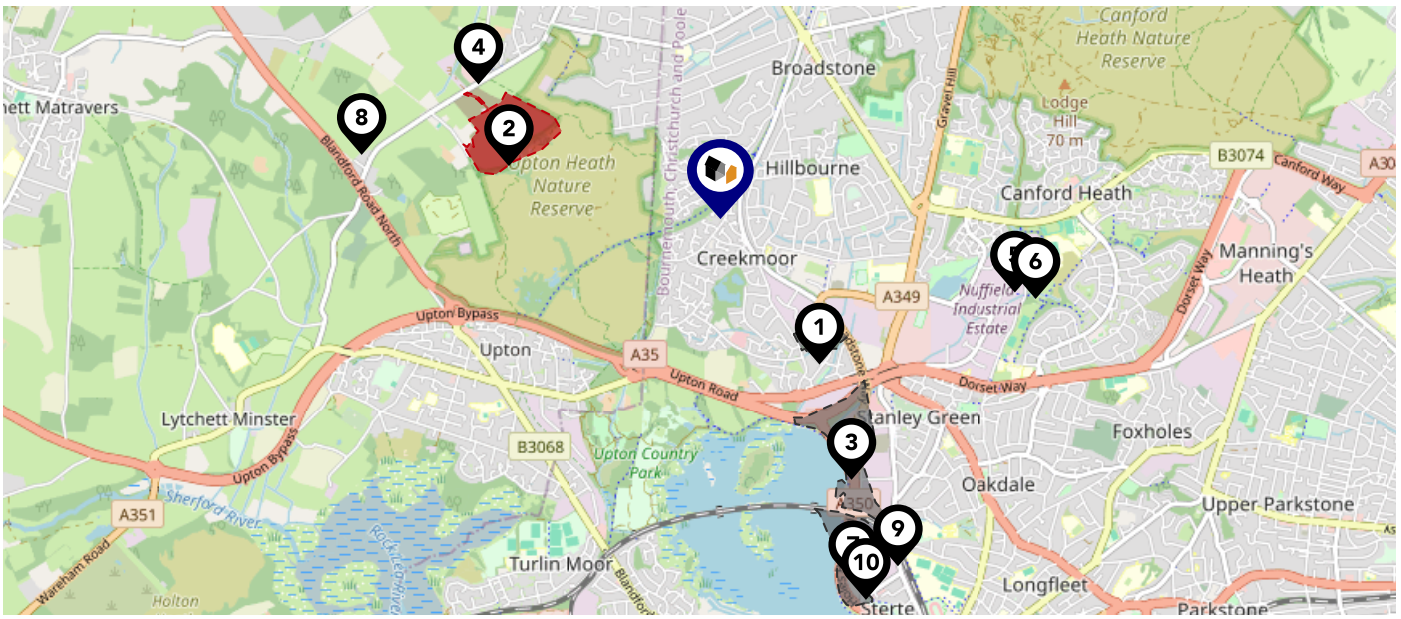
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Sykes Tip-Cabot Lane, Creekmoor, Poole, Dorset	Historic Landfill
2	No name provided by source	Active Landfill
3	Holes Bay North-Poole	Historic Landfill
4	Mullock Farm Dairy-Corfe Mullen	Historic Landfill
5	Hatchpond Road-Nuffield Estate, Poole, Dorset	Historic Landfill
6	Marley Site A-Poole, Dorset	Historic Landfill
7	Holes Bay South-Poole, Dorset	Historic Landfill
8	St. Leonards Farm Corfe Mullen-Wareham Road, Corfe Mullen, Dorset	Historic Landfill
9	Rear of W.L. Miller and Son Limited-Sterte Avenue, Poole, Dorset	Historic Landfill
10	Mudlands To Rear Of Crestworth Limited-Sterte Avenue, Poole, Poole, Dorset	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
1 1249153 - 3, Marsh Lane	Grade II	1.7 miles
2 1249155 - 11, Marsh Lane	Grade II	1.8 miles

Area
Schools

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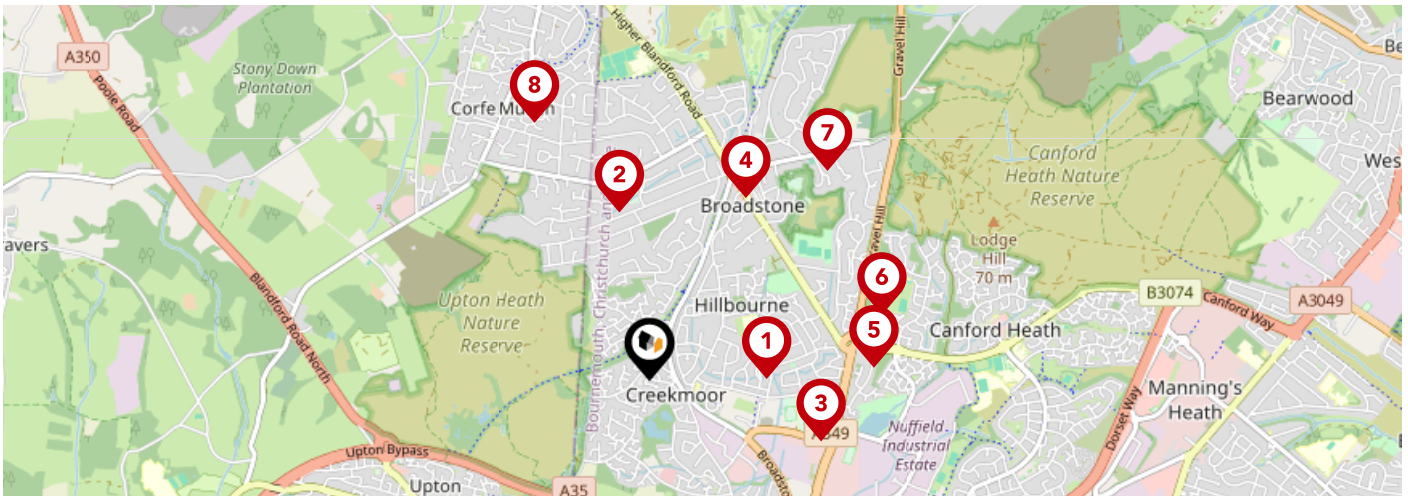

		Nursery	Primary	Secondary	College	Private
1	**Hillbourne Primary School** Ofsted Rating: Requires improvement | Pupils: 245 | Distance:0.55	☐	☑	☐	☐	☐
2	**Springdale First School** Ofsted Rating: Outstanding | Pupils: 299 | Distance:0.8	☐	☑	☐	☐	☐
3	**Parkstone Grammar School** Ofsted Rating: Outstanding | Pupils: 1222 | Distance:0.85	☐	☐	☑	☐	☐
4	**Broadstone First School** Ofsted Rating: Good | Pupils: 316 | Distance:0.97	☐	☑	☐	☐	☐
5	**Montacute School** Ofsted Rating: Good | Pupils: 92 | Distance:1.05	☐	☐	☑	☐	☐
6	**Poole Grammar School** Ofsted Rating: Good | Pupils: 1199 | Distance:1.13	☐	☐	☑	☐	☐
7	**Broadstone Middle School** Ofsted Rating: Good | Pupils: 670 | Distance:1.29	☐	☐	☑	☐	☐
8	**Rushcombe First School** Ofsted Rating: Outstanding | Pupils: 305 | Distance:1.32	☐	☑	☐	☐	☐

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Area
Schools

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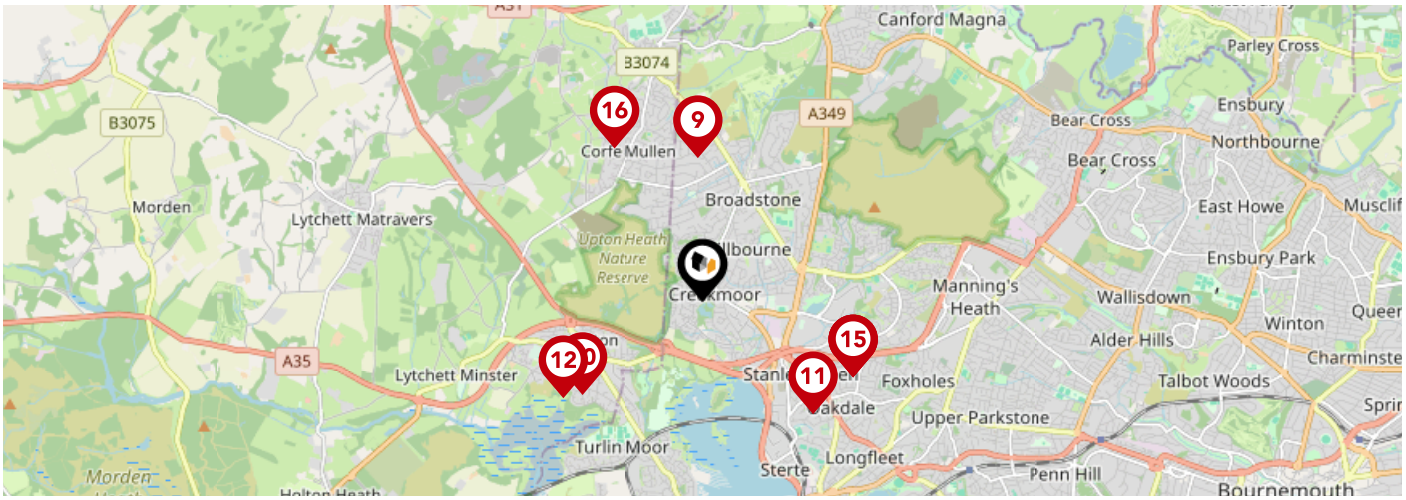

		Nursery	Primary	Secondary	College	Private
9	**Corfe Hills School** Ofsted Rating: Good | Pupils: 940 | Distance:1.35	☐	☐	☑	☐	☐
10	**Yarrells Preparatory School** Ofsted Rating: Not Rated | Pupils: 256 | Distance:1.41	☐	☐	☑	☐	☐
11	**Stanley Green Infant Academy** Ofsted Rating: Good | Pupils: 243 | Distance:1.48	☐	☑	☐	☐	☐
12	**Upton Infant School** Ofsted Rating: Good | Pupils: 244 | Distance:1.58	☐	☑	☐	☐	☐
13	**Canford Heath Infant School** Ofsted Rating: Outstanding | Pupils: 359 | Distance:1.58	☐	☑	☐	☐	☐
14	**Canford Heath Junior School** Ofsted Rating: Good | Pupils: 474 | Distance:1.58	☐	☑	☐	☐	☐
15	**Longspee Academy** Ofsted Rating: Good | Pupils: 117 | Distance:1.58	☐	☐	☑	☐	☐
16	**Henbury View First School** Ofsted Rating: Good | Pupils: 146 | Distance:1.66	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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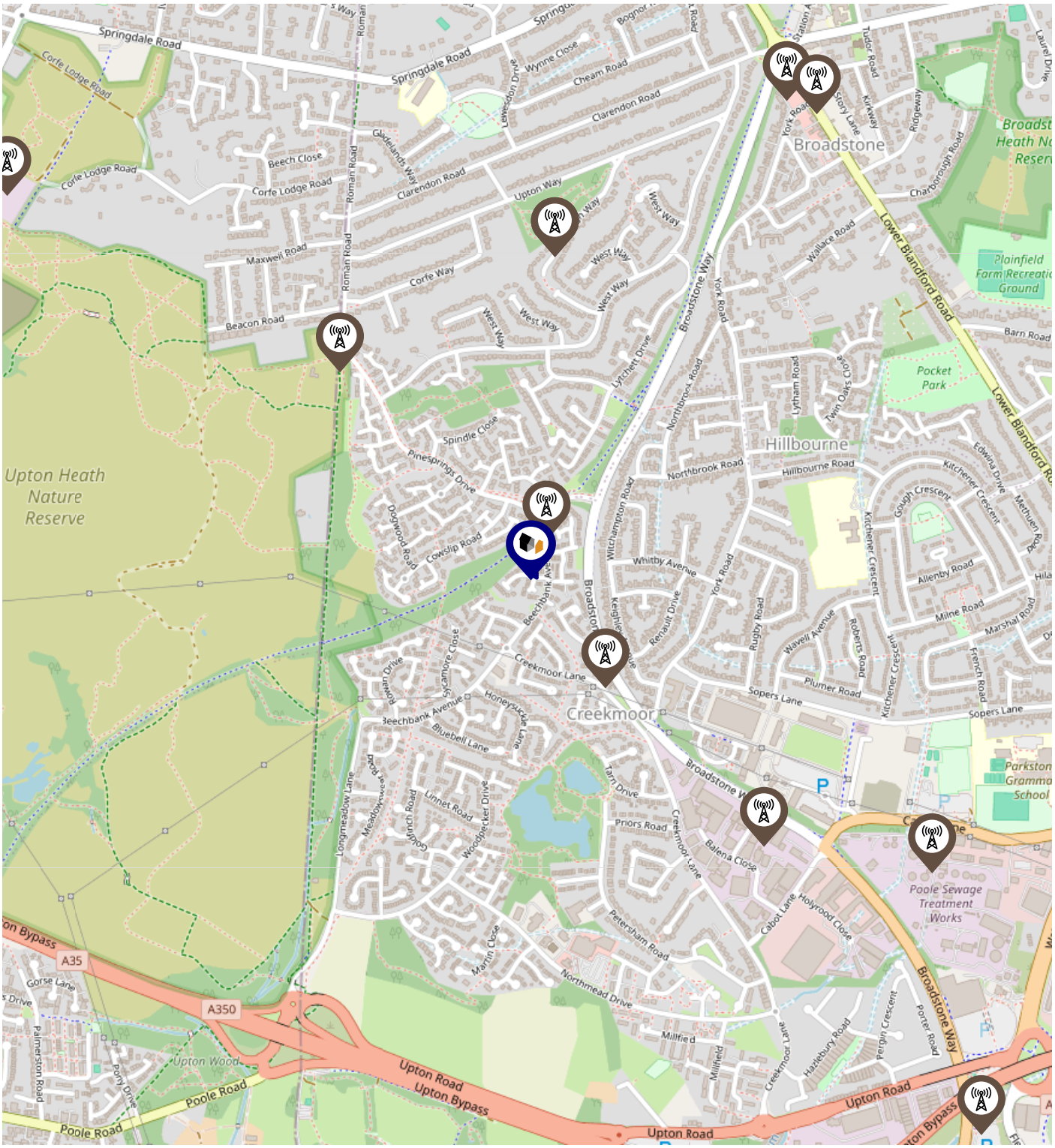

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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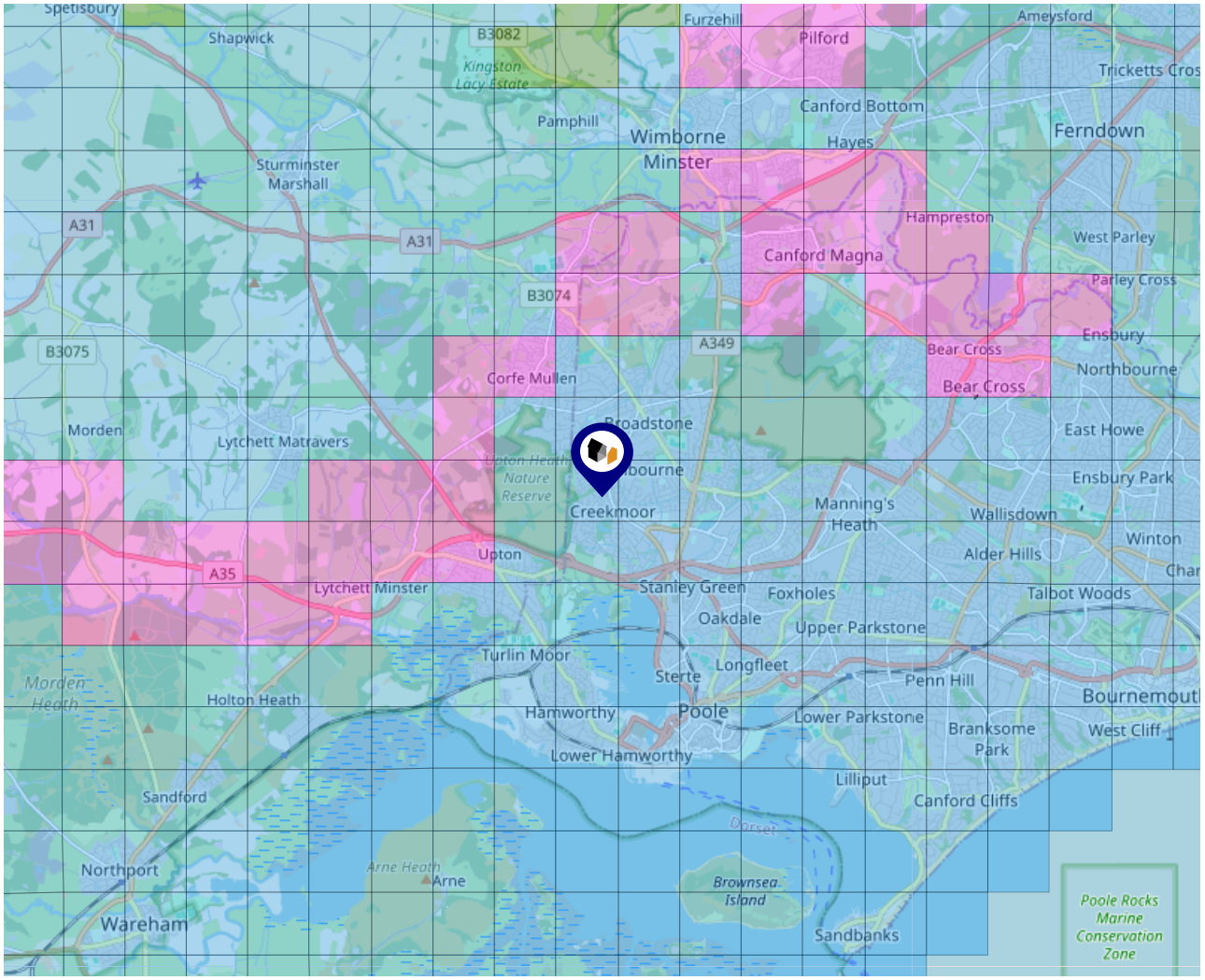
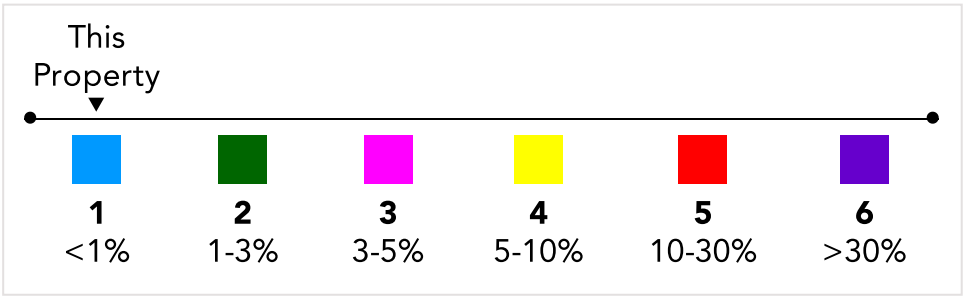
What is Radon?

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).





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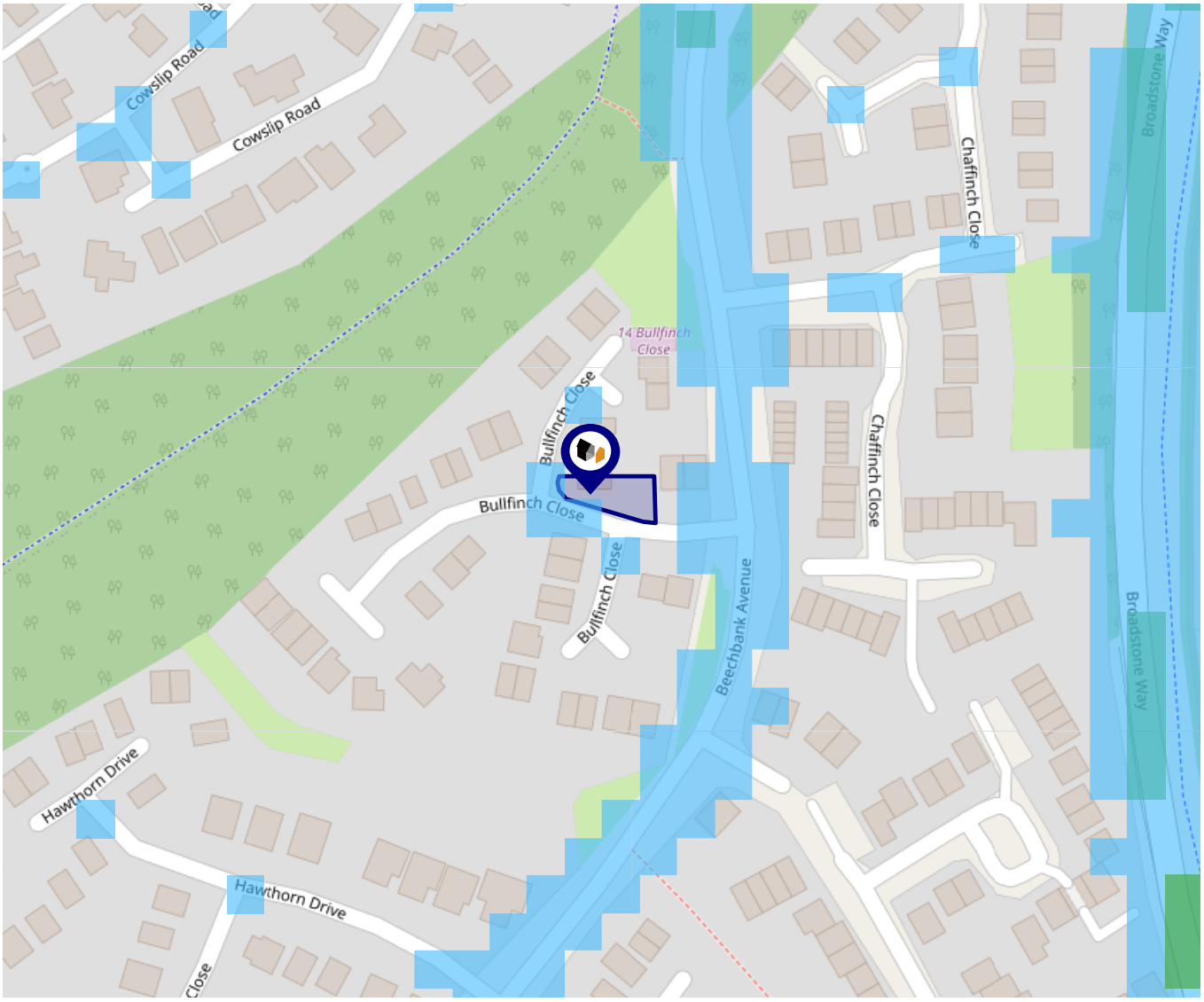
Local Area
Road Noise



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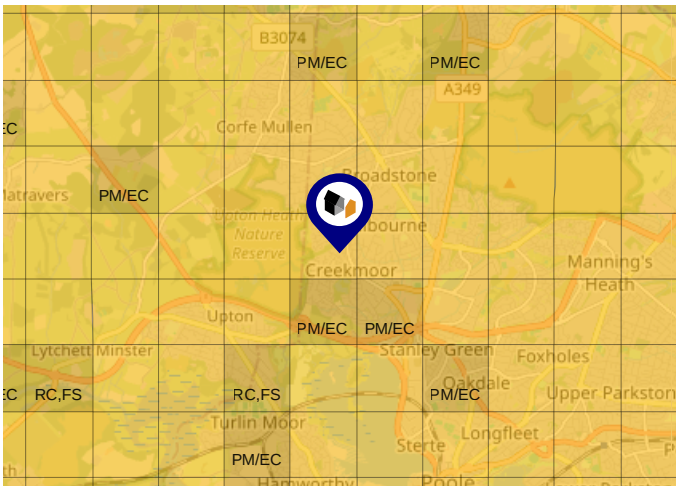
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	HEAVY TO MEDIUM 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

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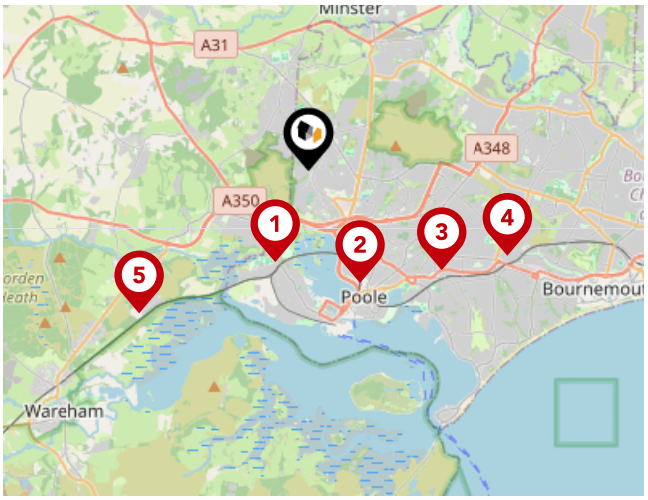
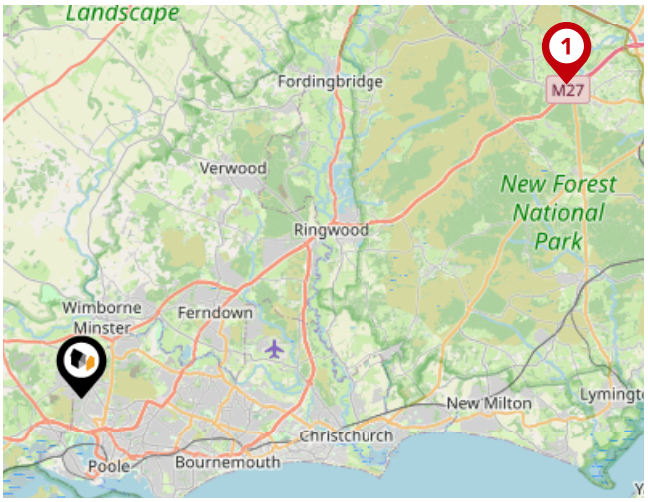
Area
Transport (National)



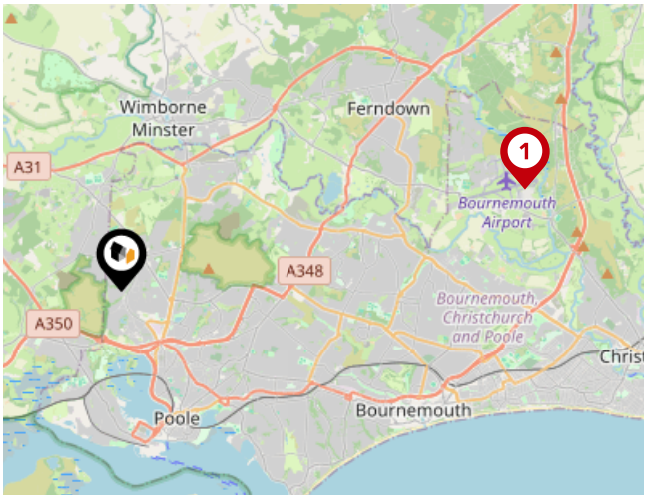
National Rail Stations

Pin	Name	Distance
1	Hamworthy Rail Station	1.82 miles
2	Poole Rail Station	2.32 miles
3	Parkstone (Dorset) Rail Station	3.12 miles
4	Branksome Rail Station	4.06 miles
5	Holton Heath Rail Station	4.15 miles



Trunk Roads/Motorways

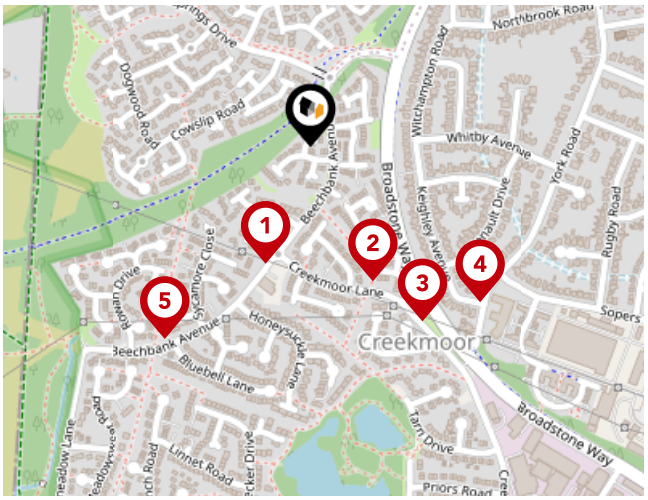
Pin	Name	Distance
1	M27 J1	21.63 miles



Airports/Helipads

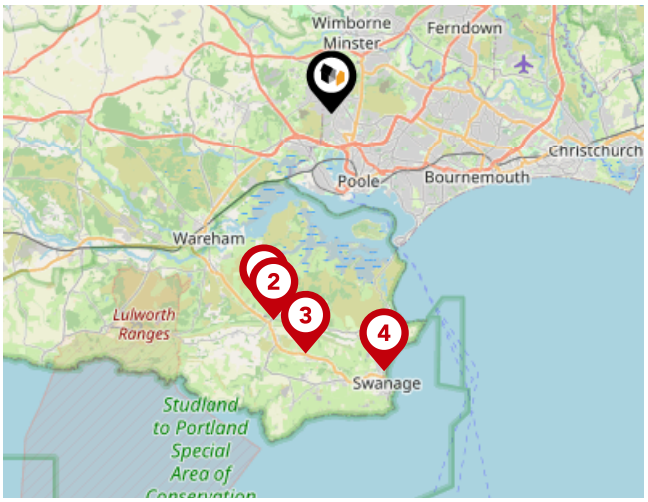
Pin	Name	Distance
1	Bournemouth International Airport	7.8 miles

Area
Transport (Local)



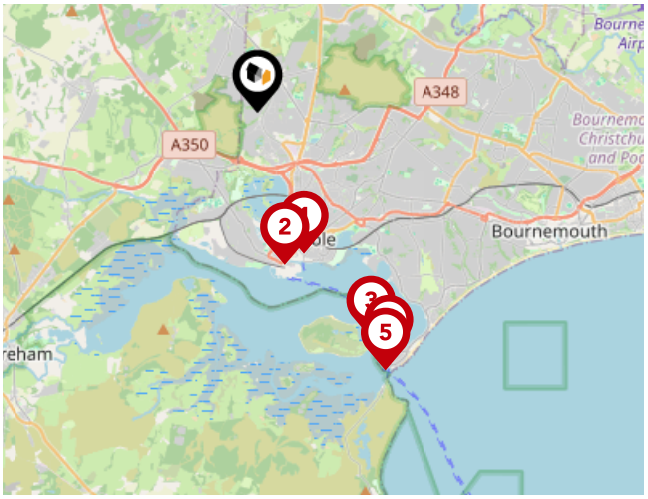
Bus Stops/Stations

Pin	Name	Distance
1	Honeysuckle Lane	0.14 miles
2	Primrose Gardens	0.17 miles
3	Clover Drive	0.24 miles
4	Keighley Avenue	0.26 miles
5	Bluebell Lane	0.28 miles



Local Connections

Pin	Name	Distance
1	Norden - Park and Ride (Swanage Railway)	7.69 miles
2	Corfe Castle (Swanage Railway)	8.02 miles
3	Harman's Cross (Swanage Railway)	9.05 miles
4	Swanage (Swanage Railway)	9.87 miles



Ferry Terminals

Pin	Name	Distance
1	Poole Quay Ferry Landing	2.77 miles
2	Poole Ferry Terminal	2.9 miles
3	Brownsea Island Ferry Landing	4.74 miles
4	Sandbanks Ferry Terminal	5.22 miles
5	Shell Bay Ferry Terminal	5.41 miles

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail