

PROPERTY REPORT

Property Particulars Report

Client Name Rachel Ashdown

Client Reference DEMO/2026/0417

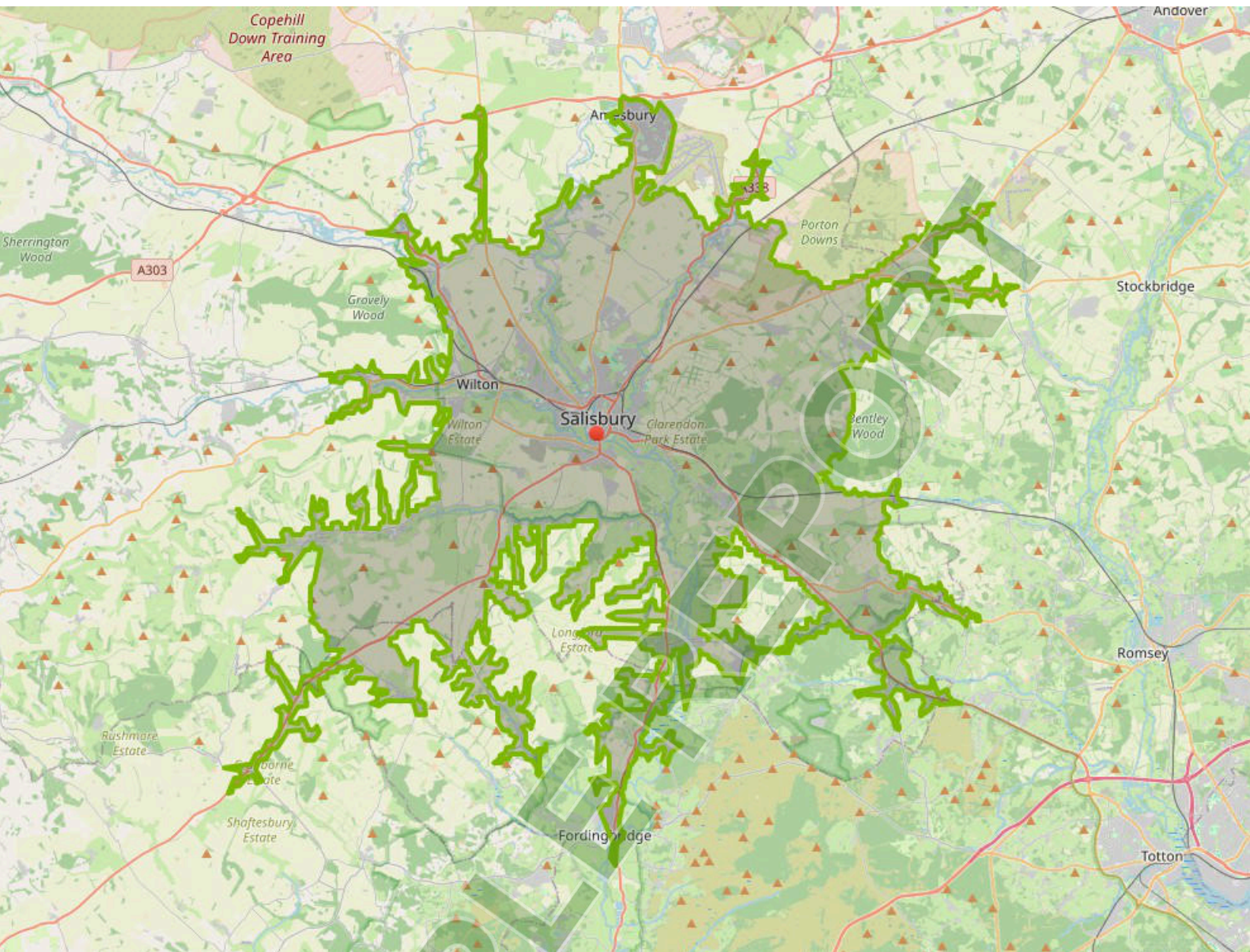
Court Case Number XX26D00417

Date created 09 October 2026

REPORT NOTES

A large, empty rectangular box intended for report notes, overlaid with a large, diagonal, light green watermark reading 'SAMPLE REPORT'.

Property Search Criteria



Search Area:	Within 20 minutes of Salisbury Cathedral School by car at 07:30
Property Type:	Any
New Homes:	Included in search
Shared Ownership:	Included in search
Recently Sold Property:	Not included in the search
Property Price:	Between £450,000 and £700,000
Bedrooms:	A minimum of 3 (no maximum)

Dependent Children to consider

Oliver (9 years old) and Poppy (6 years old)

Property Index



Hannah Way, Longhedge, Salisbury SP4

Pages 5 - 8

£550,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms



East Grimstead, Salisbury SP5

Pages 9 - 11

£625,000

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms



Tank Lane, Broad Chalke, Salisbury

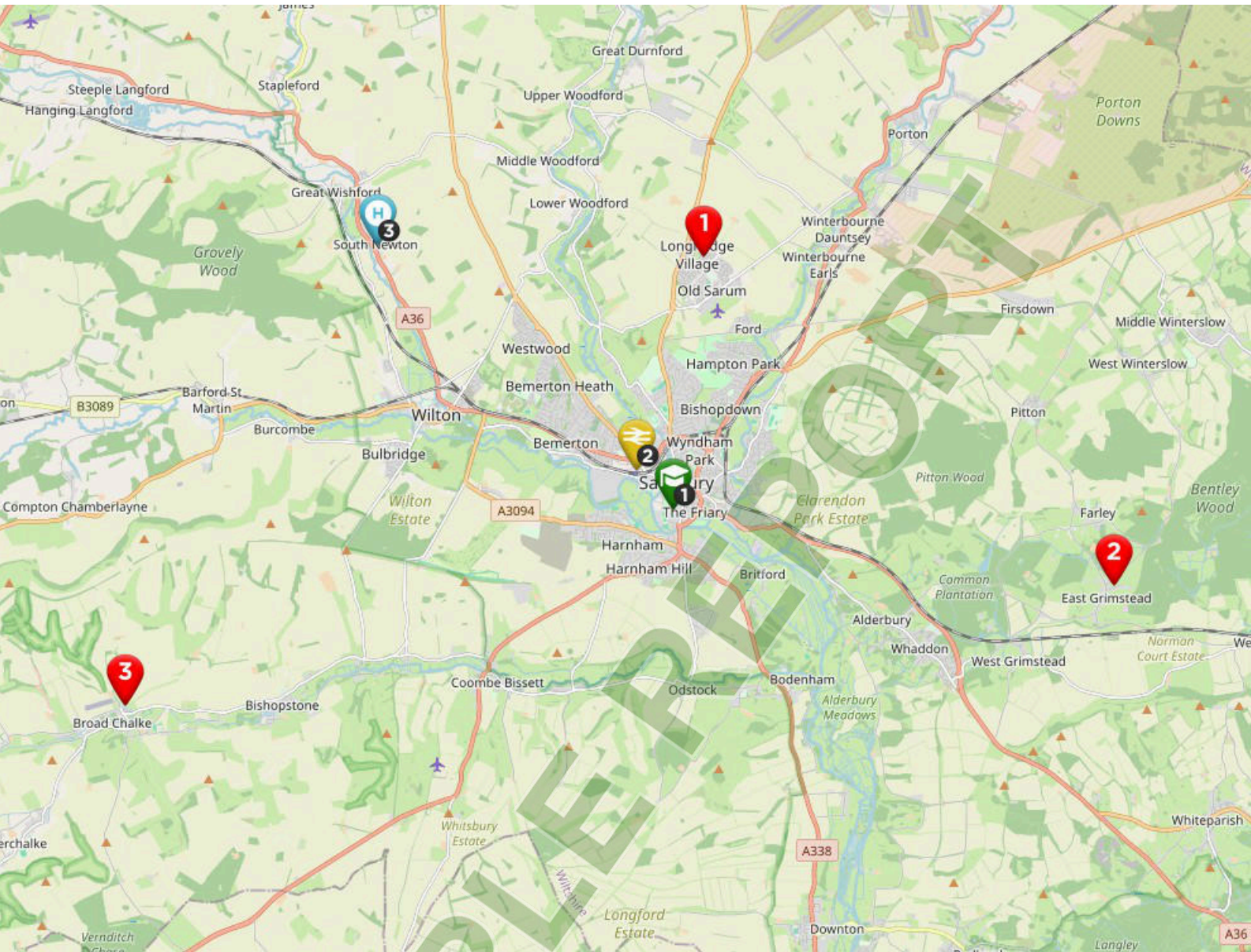
Pages 12 - 15

£550,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

SAMPLE REPORT

Locations



Map Locations

-  **Renovo Care Group - South Newt...**
Hospital
-  **Salisbury Rail Station**
Train Station
-  **Salisbury Cathedral School**
School

Properties

-  **Hannah Way, Longhedge, Salisbury SP4**
-  **East Grimstead, Salisbury SP5**
-  **Tank Lane, Broad Chalke, Salisbury**



 Hannah Way, Longhedge, Salisbury SP4

£550,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

<https://www.zoopla.co.uk/for-sale/details/74142188>

Sourced on 09 October 2026

Stamp Duty	£17,500
Cost of Purchase	£16,500
Total Cash Required	£34,000

Exceptional four-bedroom family home

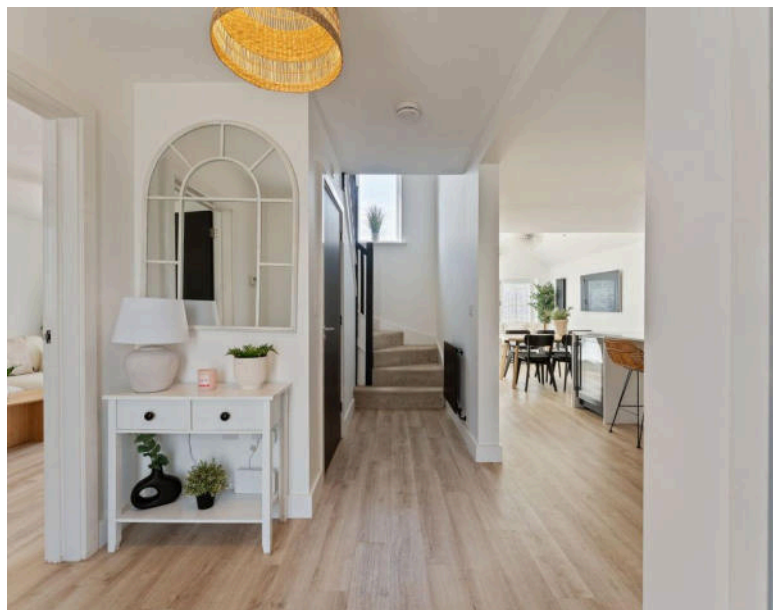
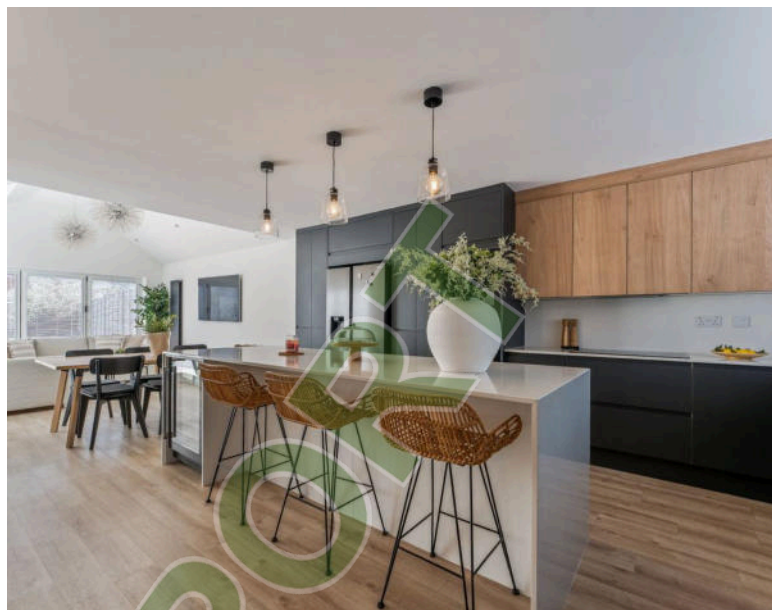
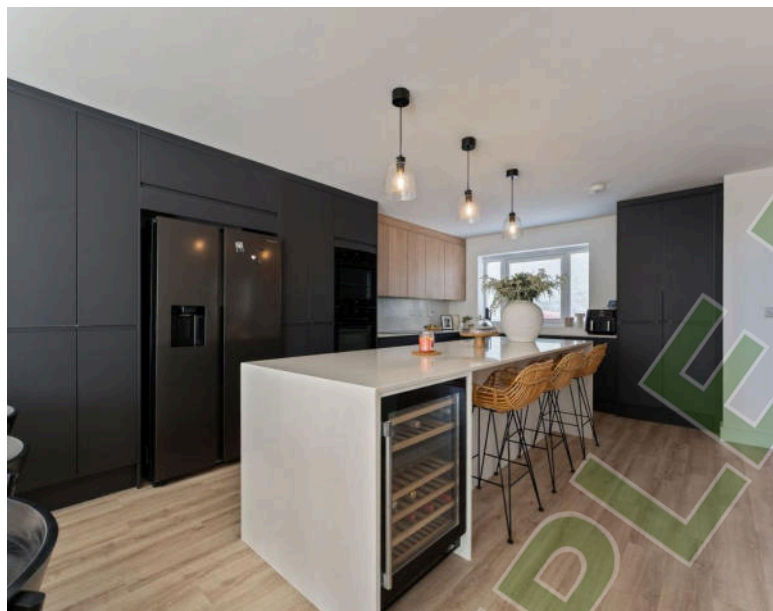
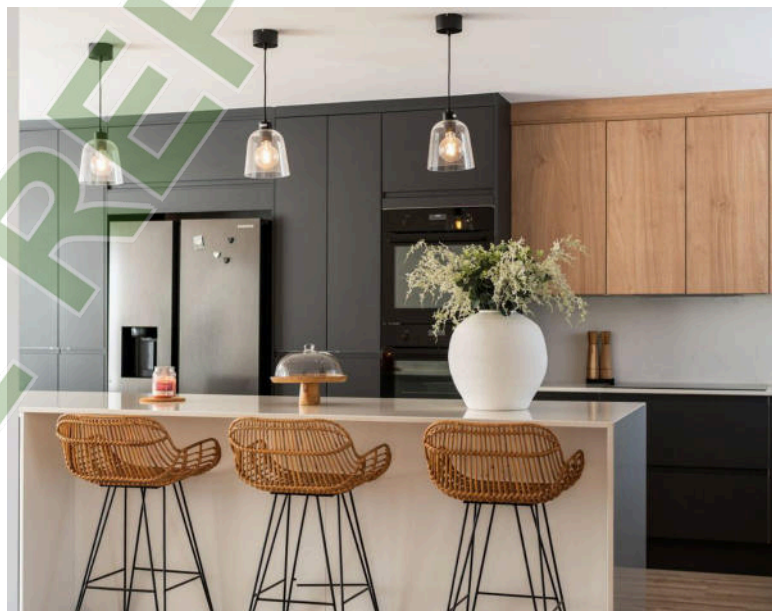
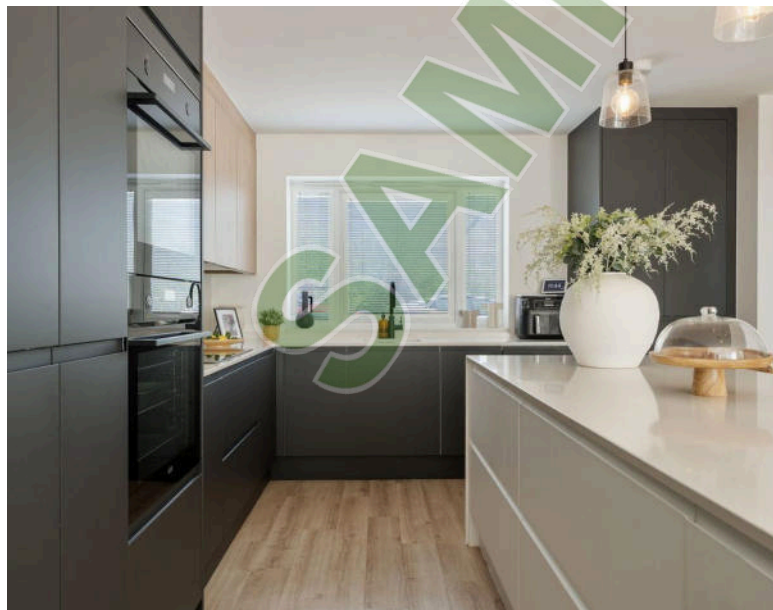
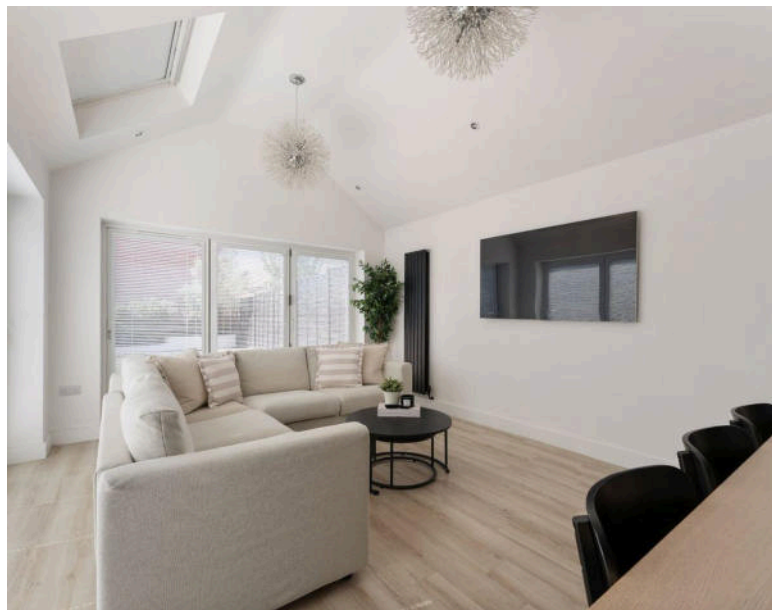
Spectacular open-plan kitchen/family room

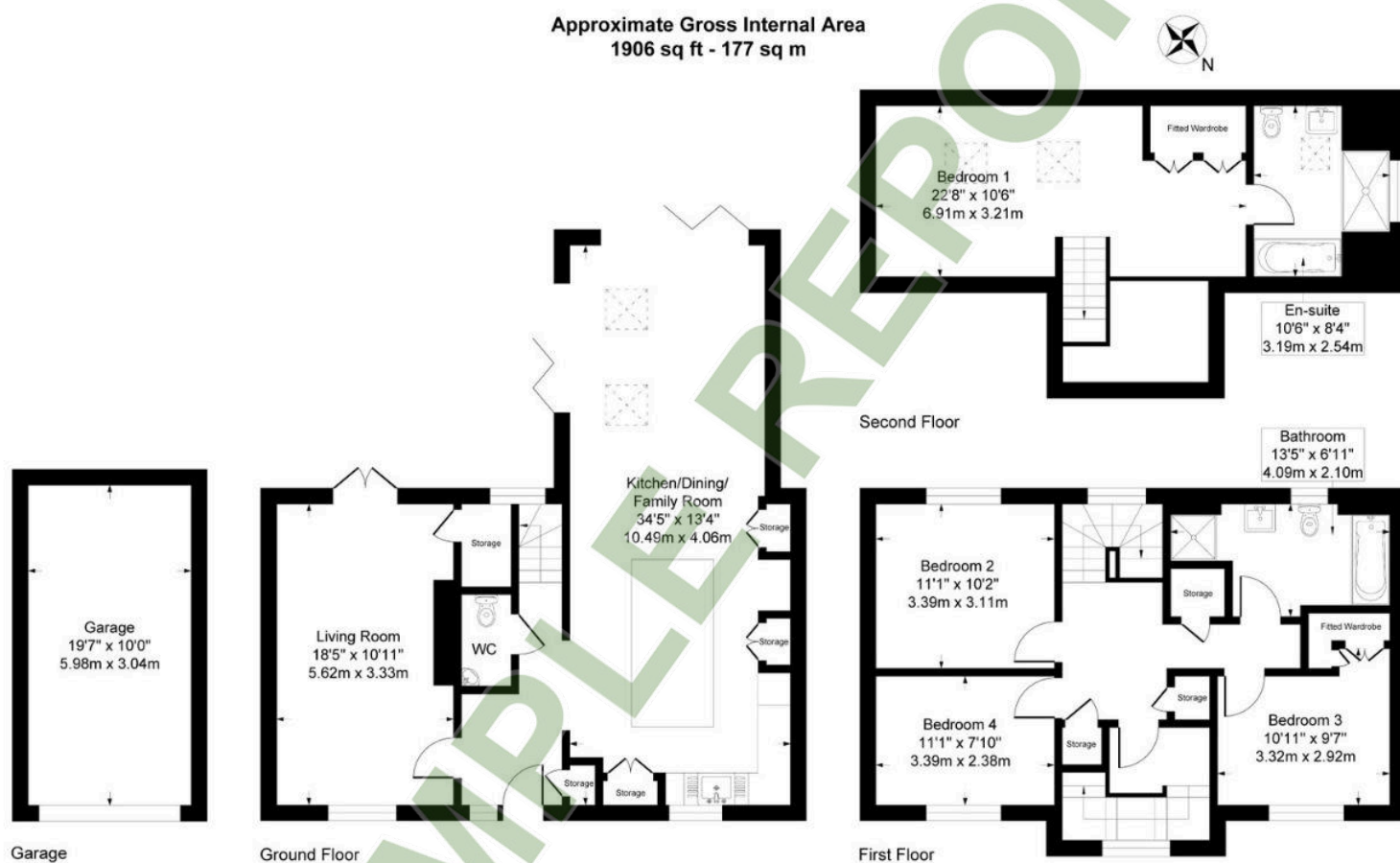
Vaulted ceiling, skylights and bi-fold doors

Bespoke kitchen with quartz waterfall island

Separate sitting room with contemporary media wall

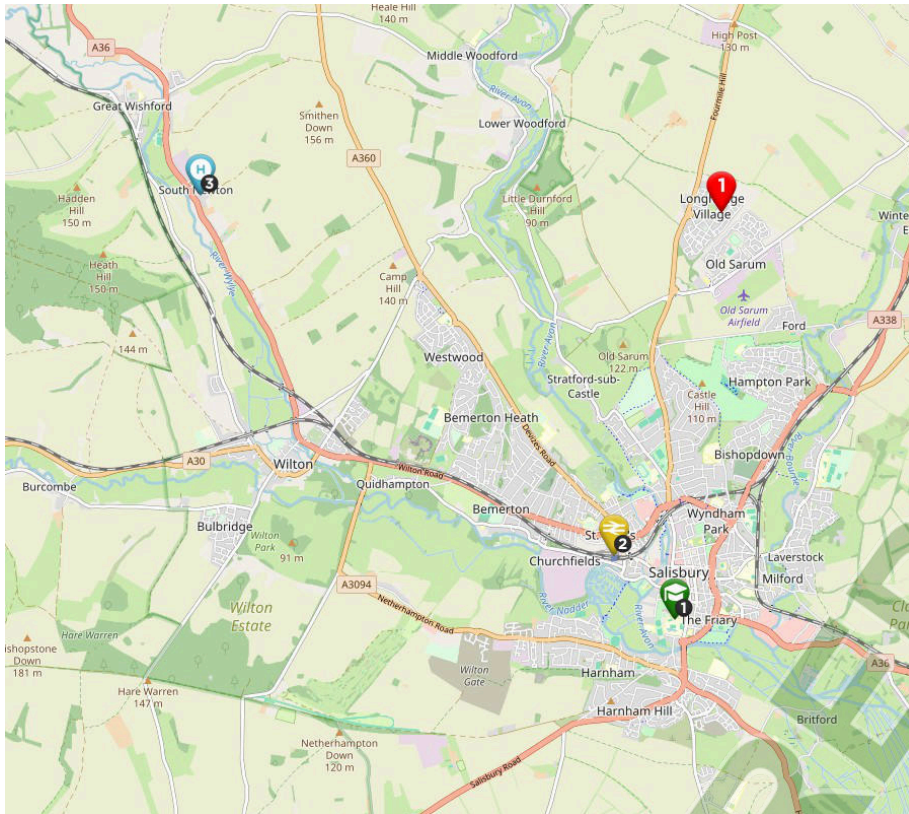
Impressive top-floor principal bedroom suite





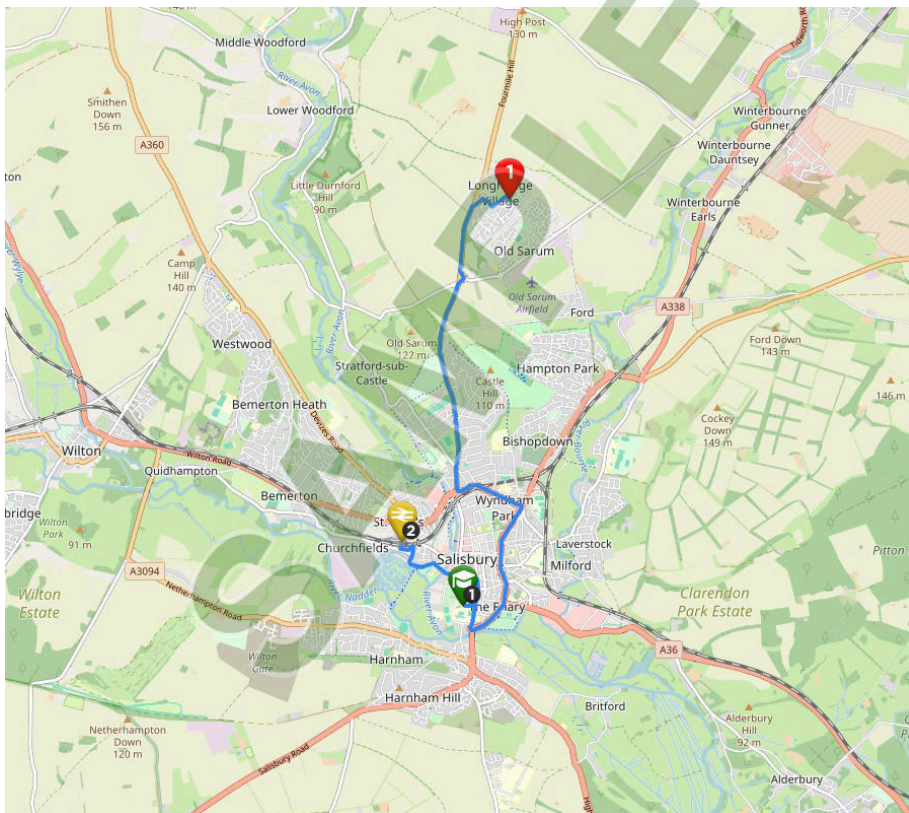
Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Local Context



- Renovo Care Group - South Newt...**
Hospital
- Salisbury Rail Station**
Train Station
- Salisbury Cathedral School**
School

Route 1



- Property**
Drive
4.44 miles, 16 mins
- Salisbury Cathedral Schoo...**
Drive
1.07 miles, 6 mins
- Salisbury Rail Station**

Whole Route
5.51 miles, 22 mins
When driving at 08:00



2 East Grimstead, Salisbury SP5

£625,000

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

<https://www.zoopla.co.uk/for-sale/details/73624000>

Sourced on 09 October 2026

Stamp Duty	£21,250
Cost of Purchase	£18,750
Total Cash Required	£40,000

****No onward chain****

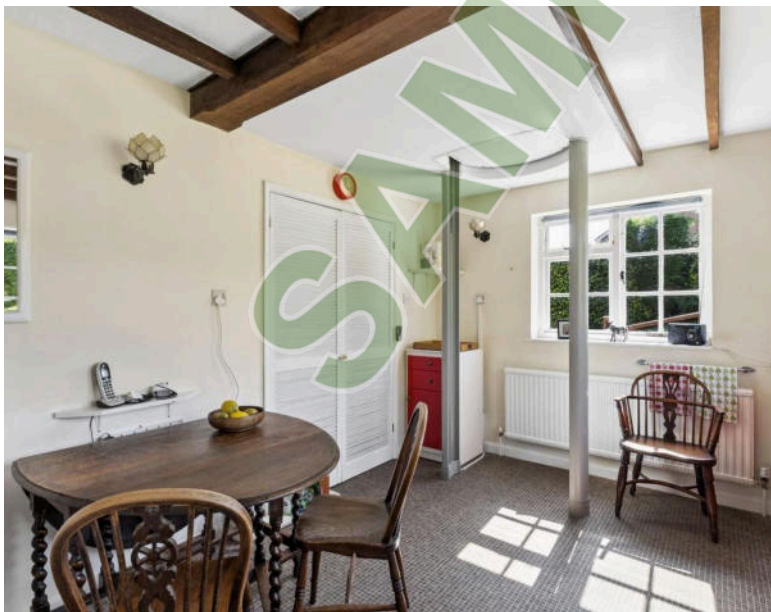
Detached village house of 1,345 sq ft

17th Century origins, yet unlisted

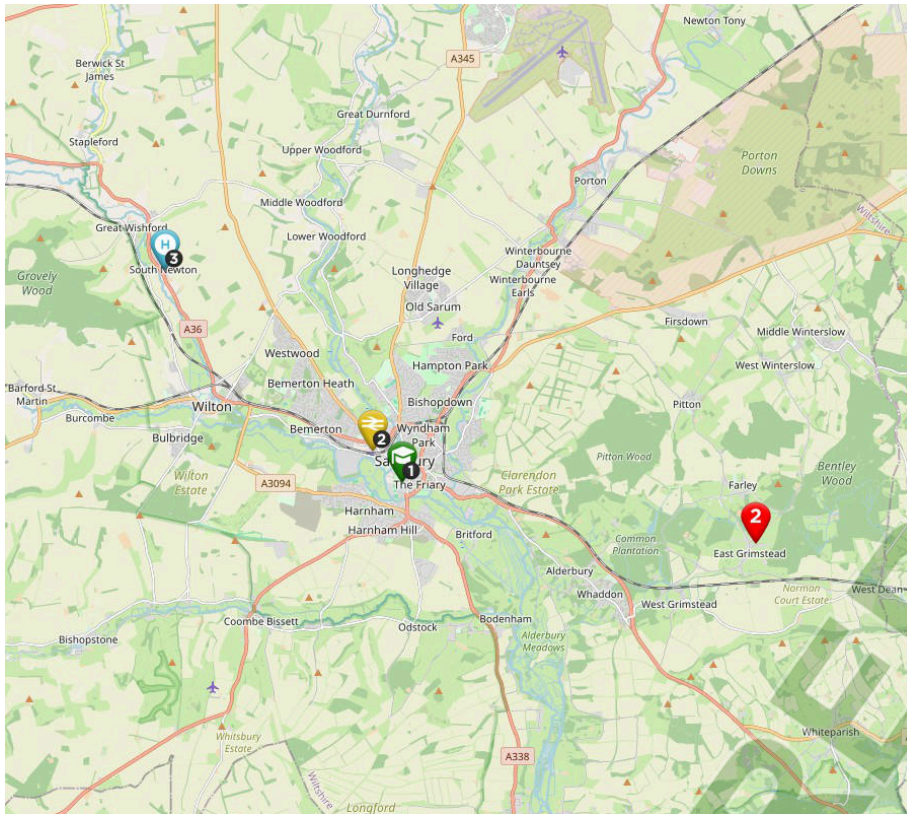
Exceptional far-reaching rural views over surrounding countryside

Front and rear gardens * Detached double garage

Detached double garage

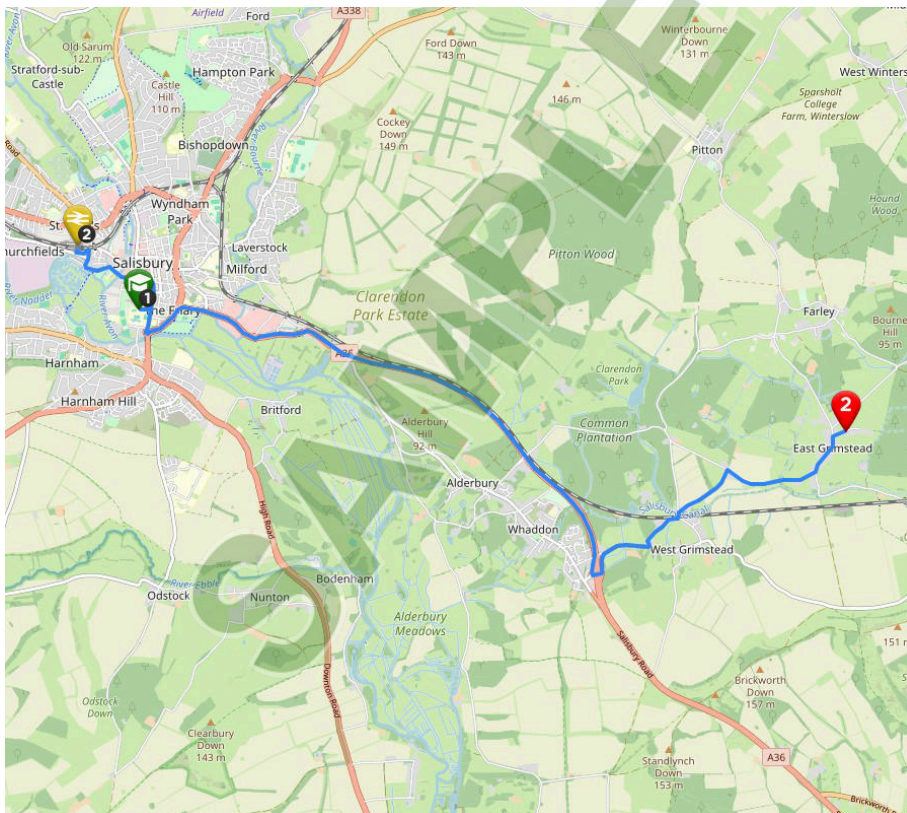


Local Context



- 3 Renovo Care Group - South Newt...
Hospital
- 2 Salisbury Rail Station
Train Station
- 1 Salisbury Cathedral School
School

Route 1



- 2 Property
Drive
7.11 miles, 18 mins
- 1 Salisbury Cathedral Schoo...
Drive
1.07 miles, 6 mins
- 2 Salisbury Rail Station

Whole Route
8.18 miles, 24 mins
When driving at 08:00



3 Tank Lane, Broad Chalke, Salisbury

£550,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

<https://www.zoopla.co.uk/for-sale/details/73947841>

Sourced on 09 October 2026

Stamp Duty	£17,500
Cost of Purchase	£16,500
Total Cash Required	£34,000

A superbly located detached chalet bungalow

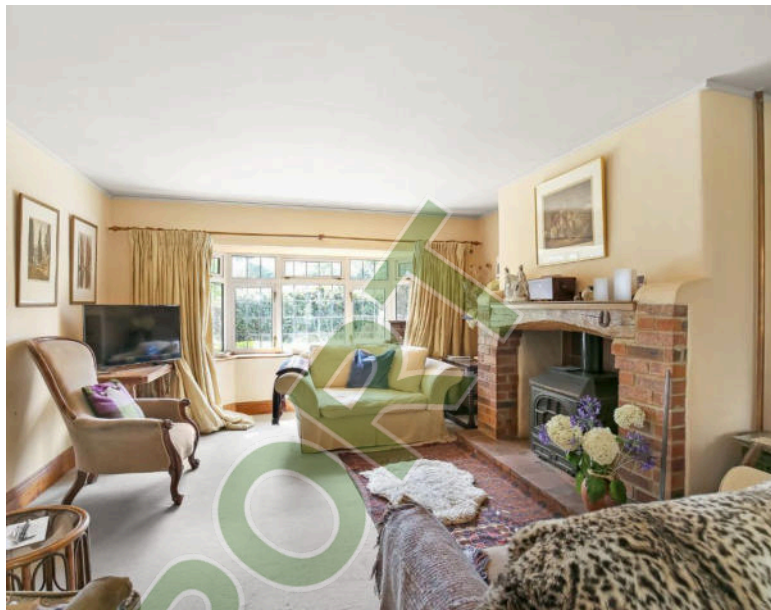
Set in quiet location in Broad Chalke

Would benefit from some modernisation

Open plan sitting/dining room, kitchen

4 Bedrooms

2 Bathrooms



Boxwood

Approximate Gross Internal Area

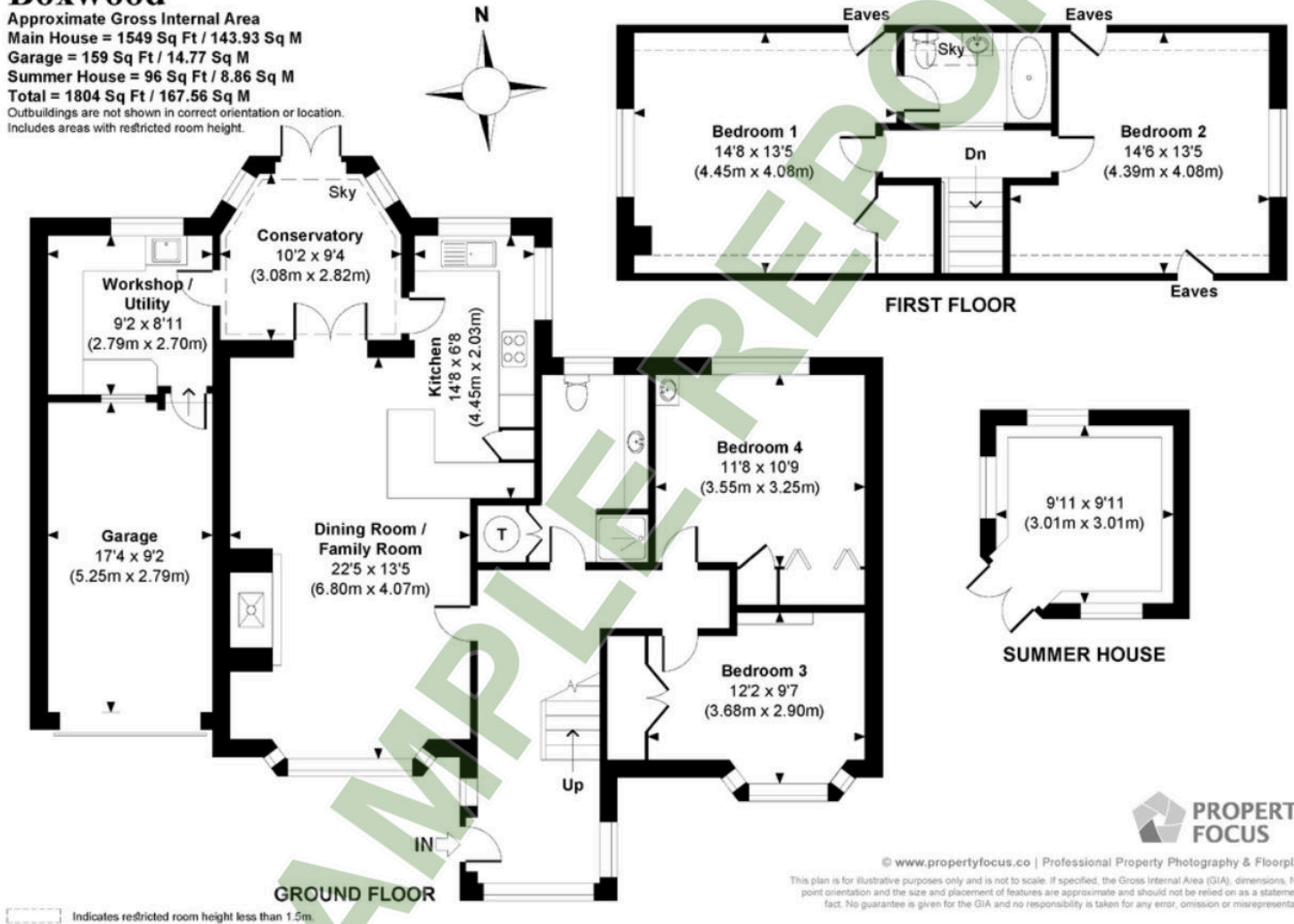
Main House = 1549 Sq Ft / 143.93 Sq M

Garage = 159 Sq Ft / 14.77 Sq M

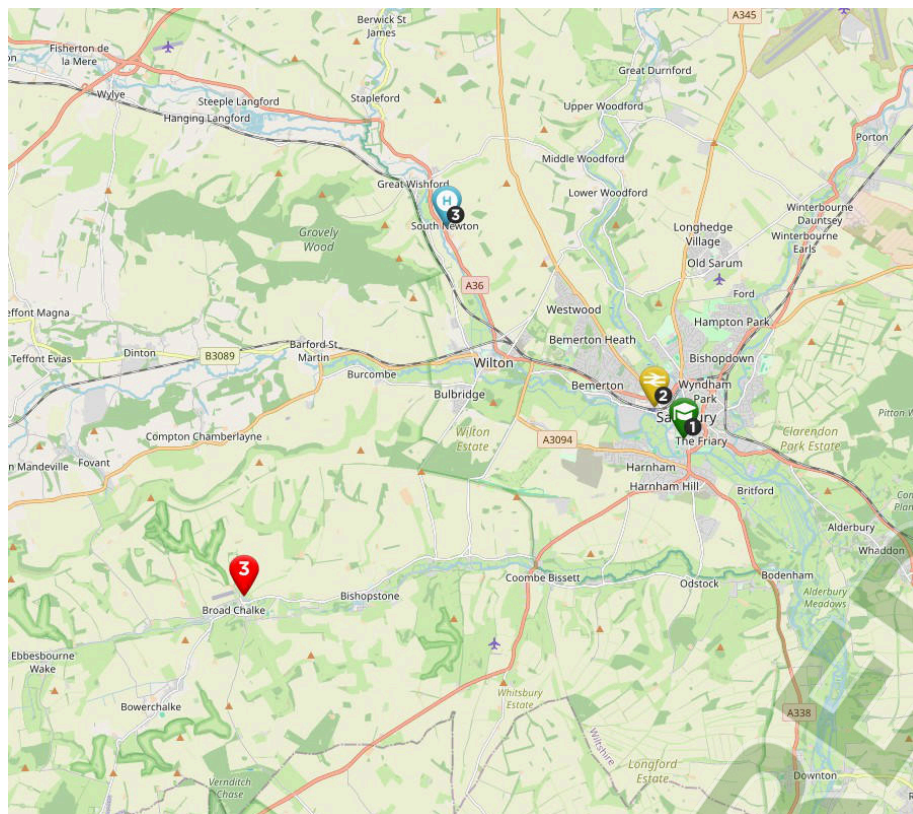
Summer House = 96 Sq Ft / 8.86 Sq M

Total = 1804 Sq Ft / 167.56 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.

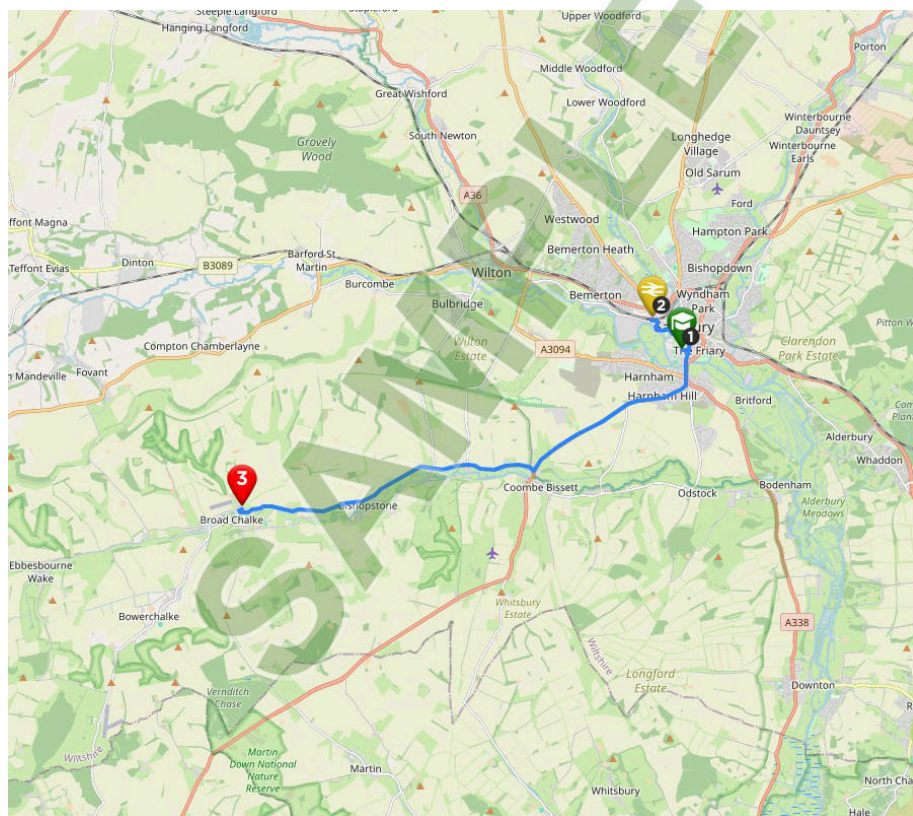


Local Context



-  **Renovo Care Group - South Newt...**
Hospital
-  **Salisbury Rail Station**
Train Station
-  **Salisbury Cathedral School**
School

Route 1



-  **Property**
Drive
7.97 miles, 17 mins
-  **Salisbury Cathedral Schoo...**
Drive
1.07 miles, 6 mins
-  **Salisbury Rail Station**

Whole Route
9.04 miles, 23 mins
When driving at 08:00

Disclaimer

Important notice This is a System Generated Report produced by FindMyHome, a product by Miris Reporting Limited (www.fmh.co.uk). It has been generated using: (i) information inputted by the requesting law firm; and (ii) third party data available at the time of generating this report. Miris Reporting has not independently verified the accuracy or completeness of such information and gives no warranty or representation relating to the same. This report is provided strictly 'as is'. A party seeking to rely on this report is responsible for independently verifying the information contained in it.

Data Sources

Housing Data

Properties are sourced from Hometrack, the technology company behind Zoopla, one of the UK's leading property search engines. Where required, properties may be added from other sources using publicly available data.

Travel Time Data

Travel time data is provided by Google Maps, the leading source of driving directions and real-time travel information.

Mapping Data

Mapping data is provided by OpenStreetMap, a non profit organisation whose maps and location data is also used by TomTom, Microsoft and Meta.

POI Data

POI data is provided from multiple sources, including the Department for Education for schools data and NAPTAN (Transit Data) from the Department for Transport.

Calculations

Stamp Duty

Stamp Duty Land Tax (England & NI) / Land and Buildings Transaction Tax (Scotland) / Land Transaction Tax (Wales) is a tax charged by government on the purchase of residential property. The rates and thresholds are determined by the purchase price of a property and the buyer's status. The published formulas and rates have been used to calculate the amount due.

Cost of Purchase

The amount for moving costs has been input by the solicitor.