

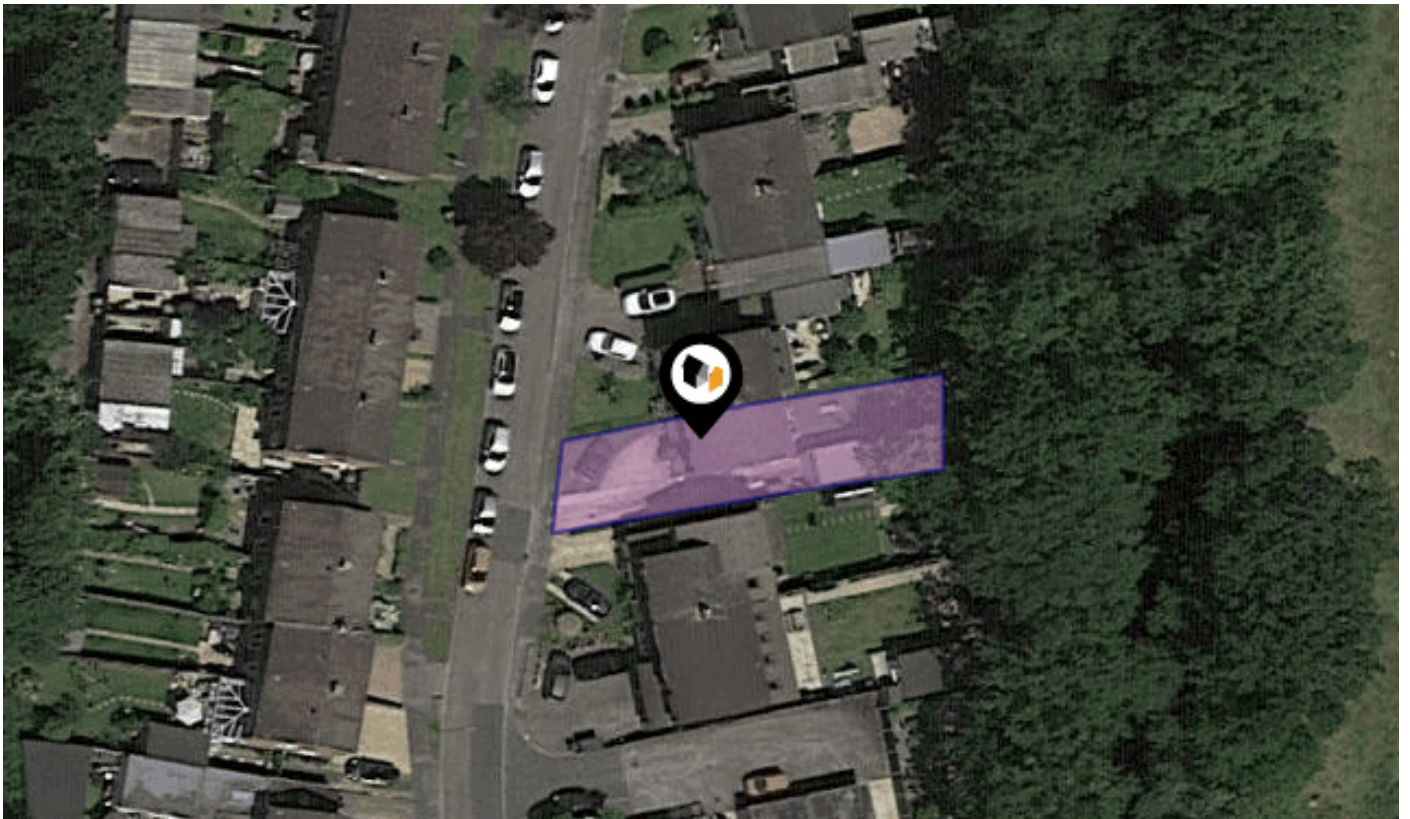


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12<sup>th</sup> March 2025



**6, GRAYSWOOD DRIVE, MYTCHETT, CAMBERLEY, GU16  
6AR**

**Avocado Property**

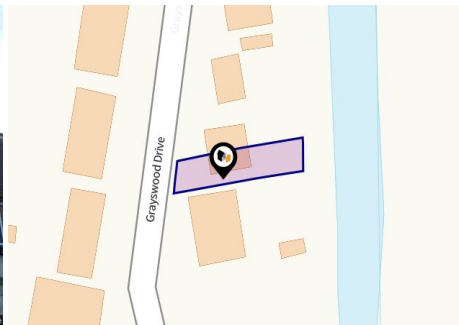
[stephen@avocadopropertyagents.co.uk](mailto:stephen@avocadopropertyagents.co.uk)

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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.07 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,356  
**Title Number:** SY411988  
**UPRN:** 100061549147

**Last Sold Date:** 23/09/1997  
**Last Sold Price:** £85,950  
**Tenure:** Freehold

## Local Area

**Local Authority:** Surrey  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas Very low  
● Surface Water Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**6** mb/s  
**80** mb/s  
**1000** mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

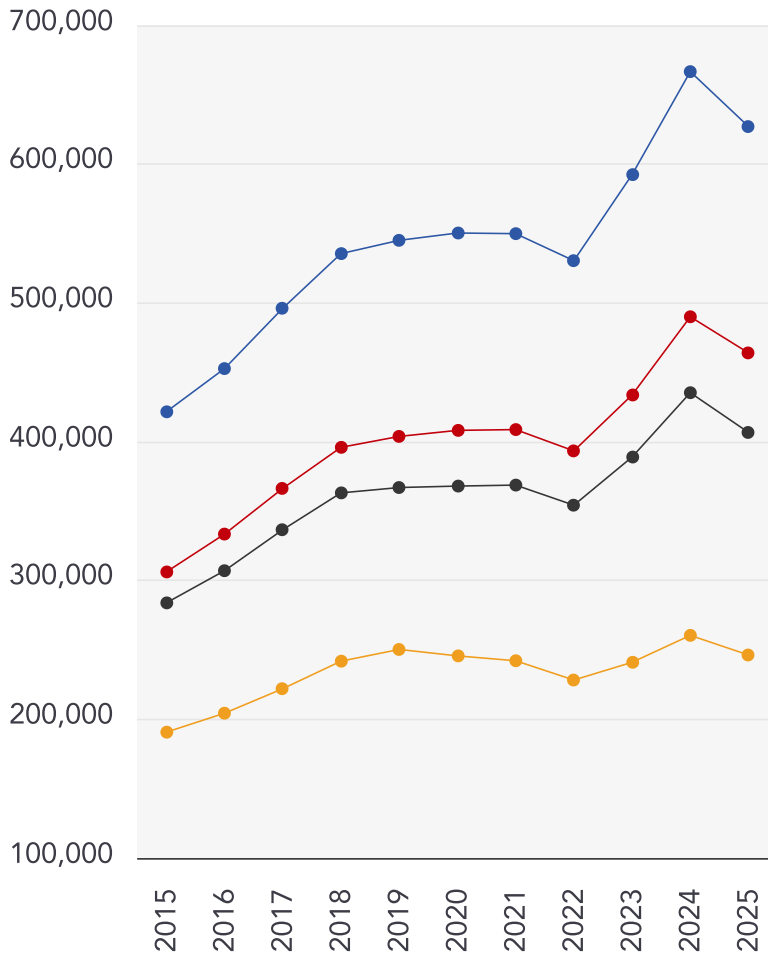


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU16



Detached

**+48.75%**

Semi-Detached

**+51.56%**

Terraced

**+43.26%**

Flat

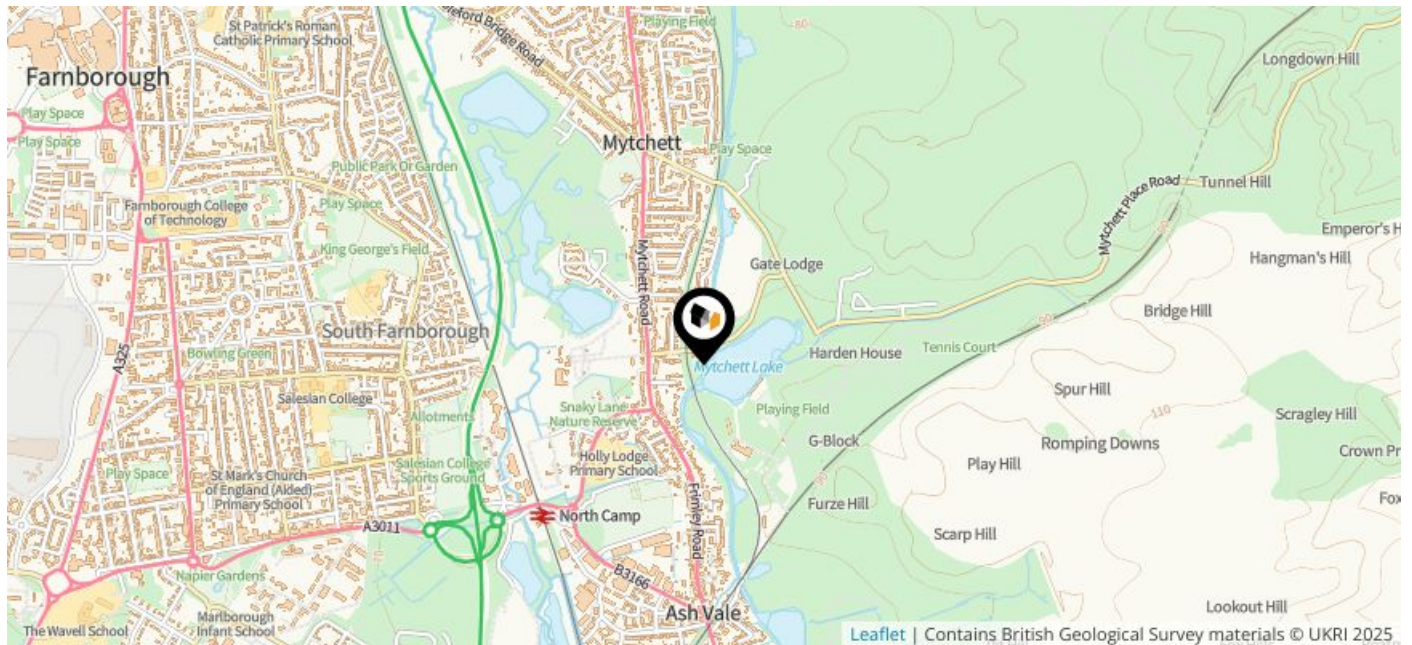
**+29.15%**

# 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.

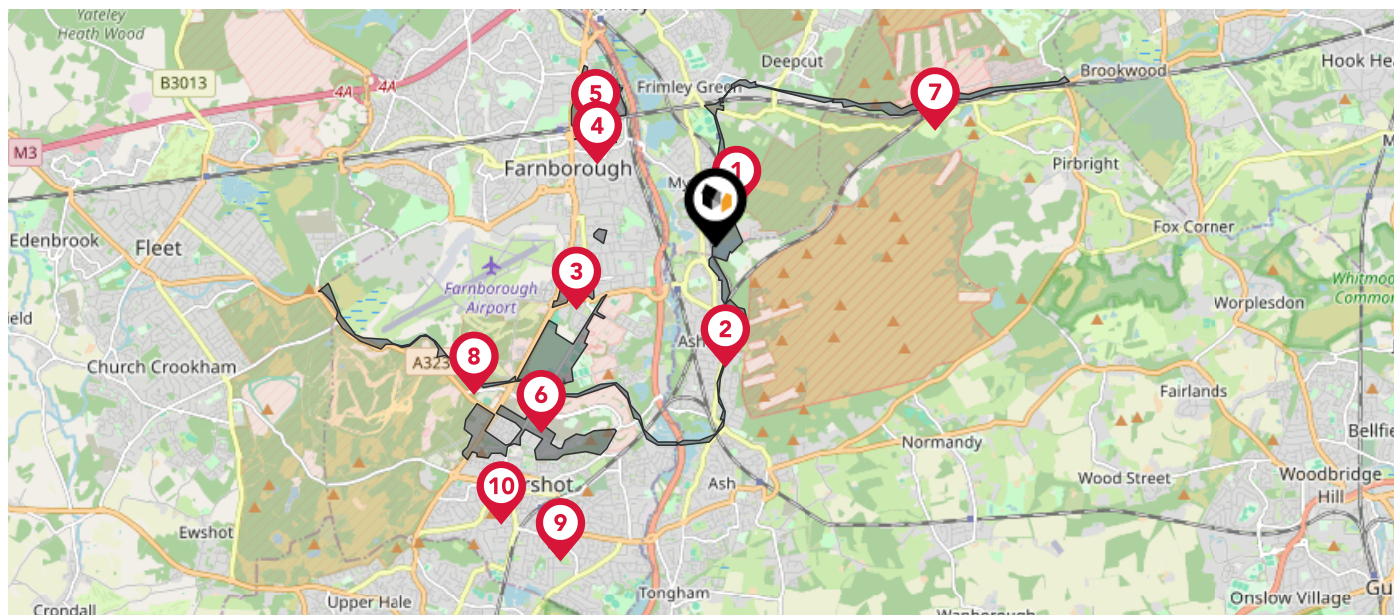
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps











## Conservation Areas



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

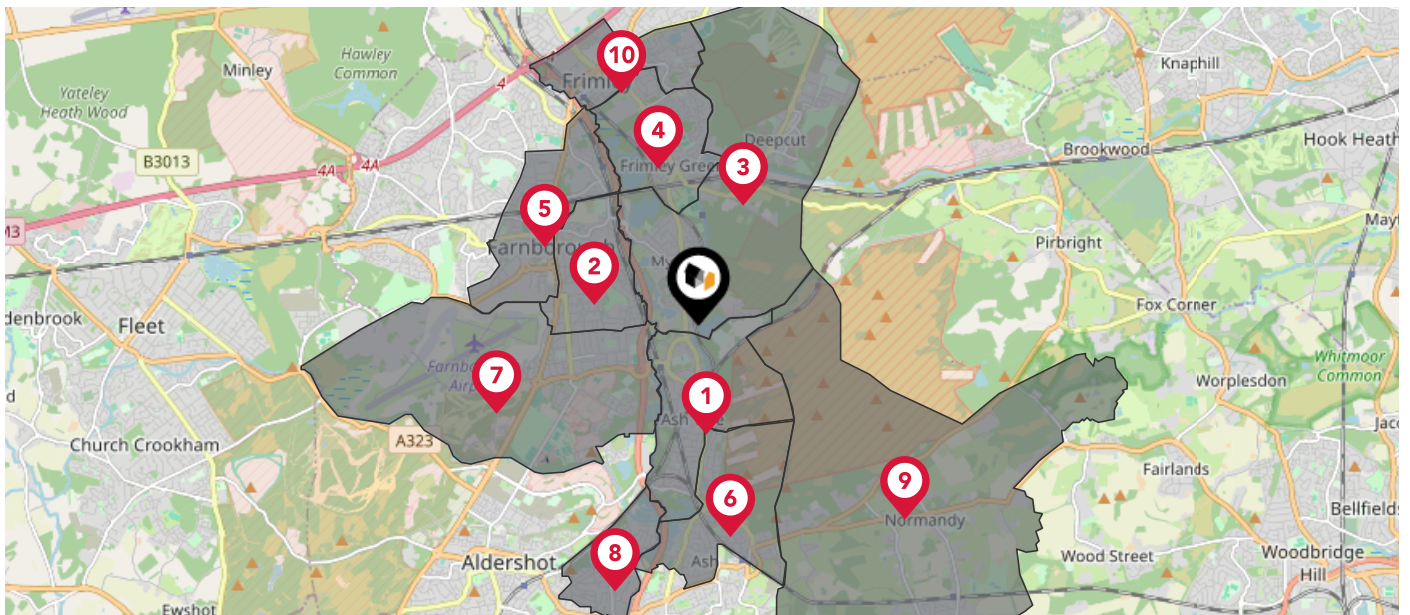
-  1 Basingstoke Canal
-  2 Basingstoke Canal South
-  3 South Farnborough
-  4 Saint Michael's Abbey
-  5 Farnborough Hill
-  6 Aldershot Military
-  7 Basingstoke Canal North
-  8 Basingstoke Canal
-  9 Manor Park
-  10 Aldershot West

# 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

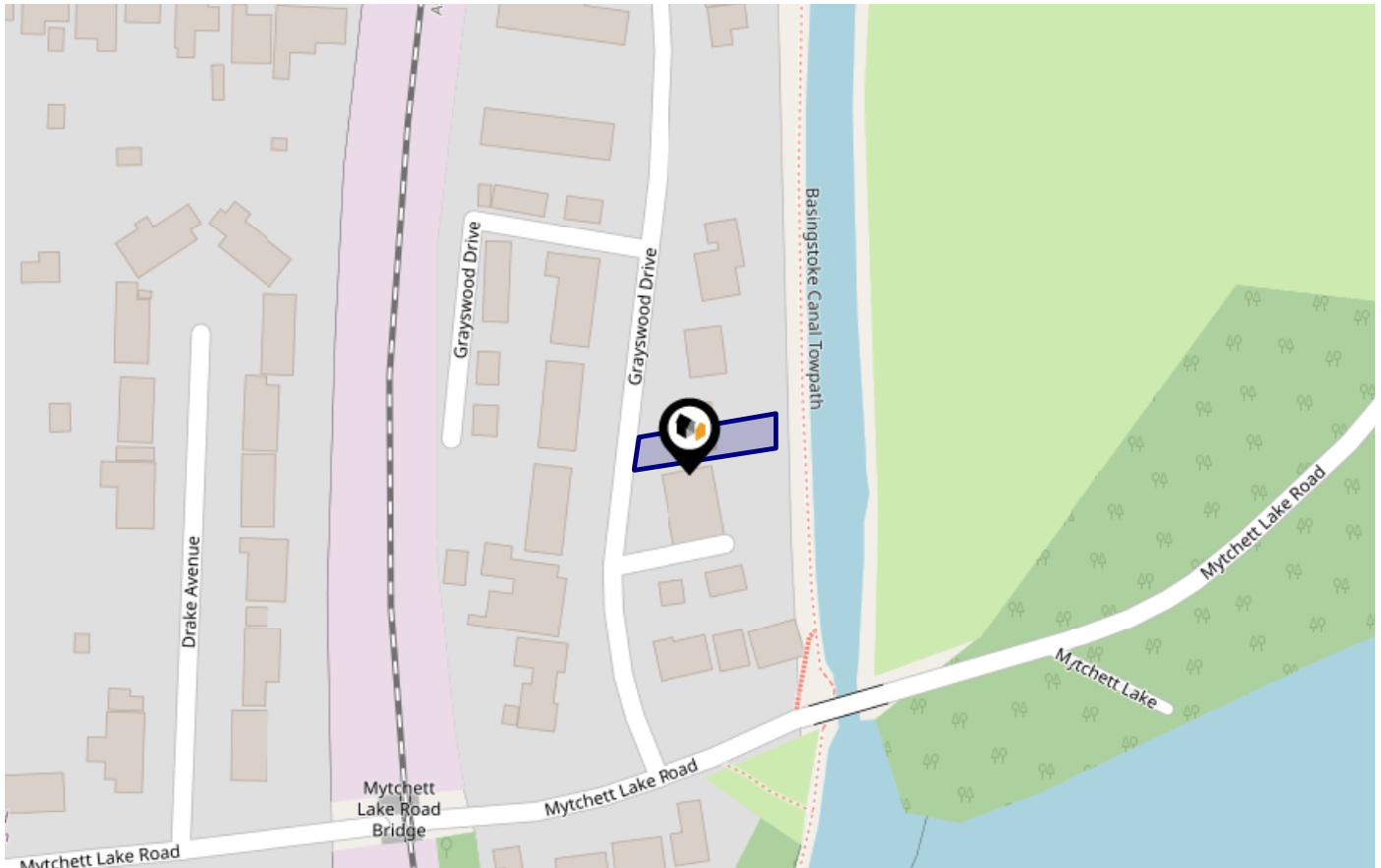
- 1 Ash Vale Ward
- 2 Knellwood Ward
- 3 Mytchett & Deepcut Ward
- 4 Frimley Green Ward
- 5 Empress Ward
- 6 Ash Wharf Ward
- 7 St. Mark's Ward
- 8 North Town Ward
- 9 Normandy Ward
- 10 Frimley Ward

# 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

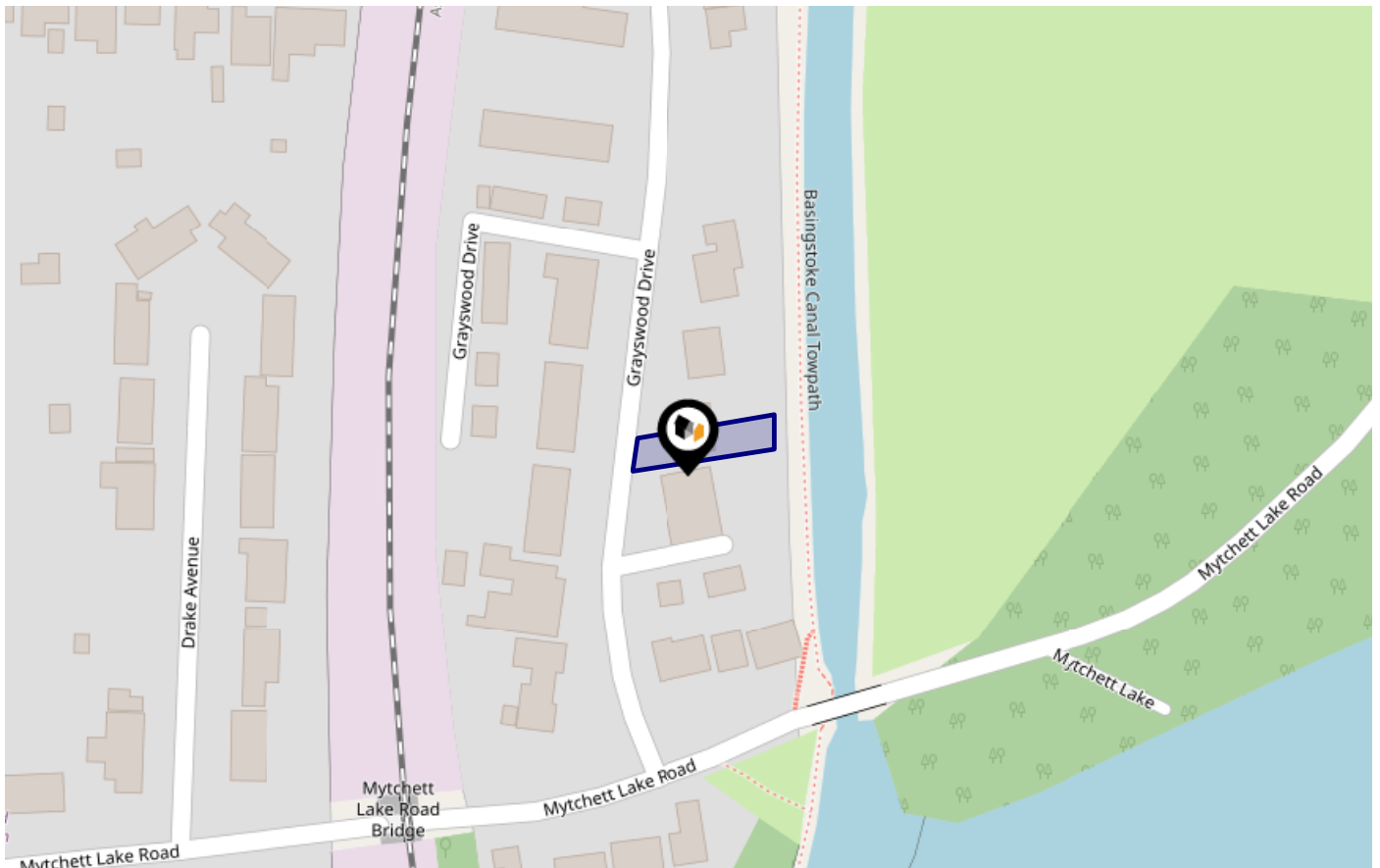


# Flood Risk

## 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.



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.
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Chance of flooding to the following depths at this property:



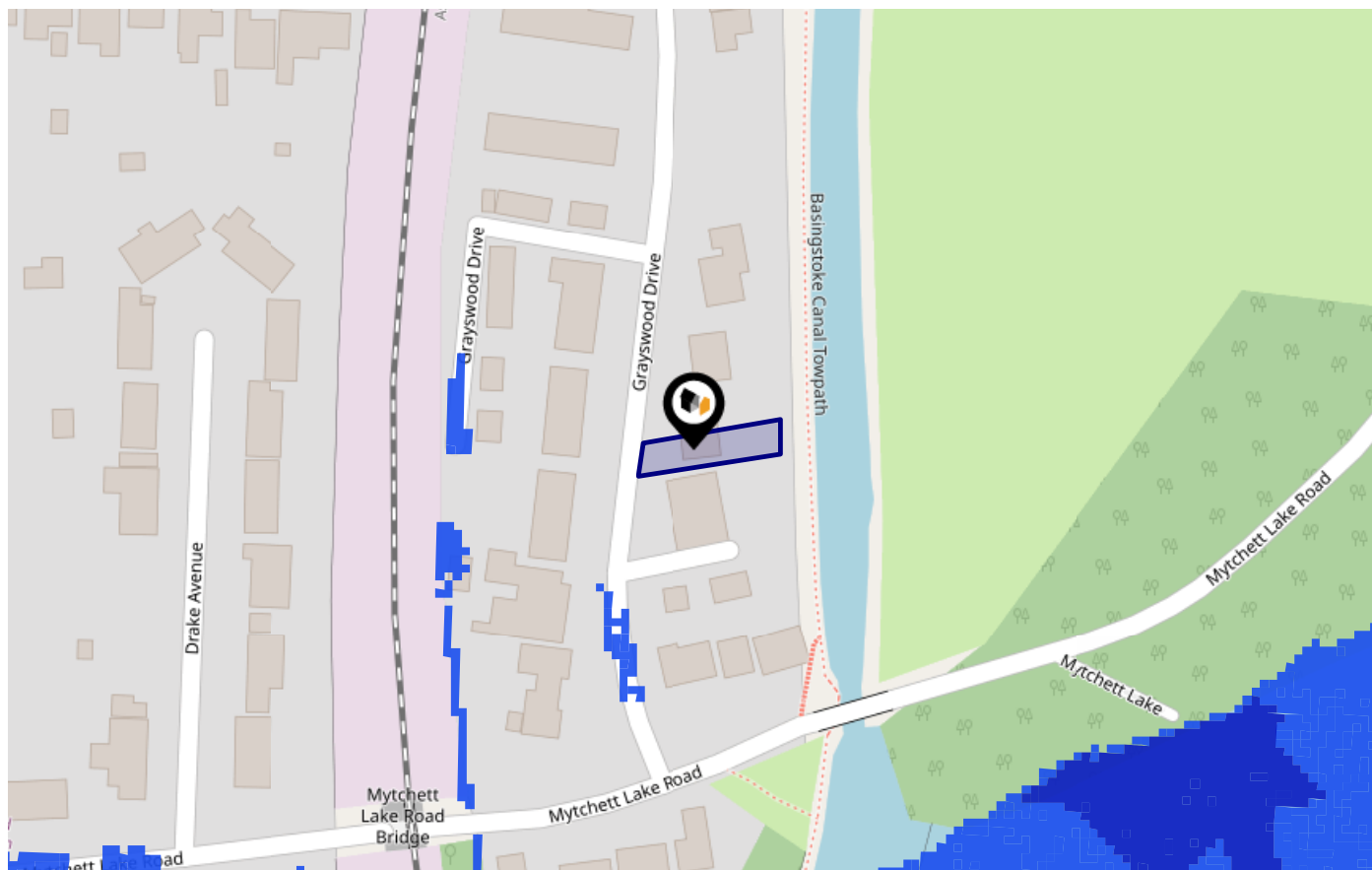


# Flood Risk

## 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.

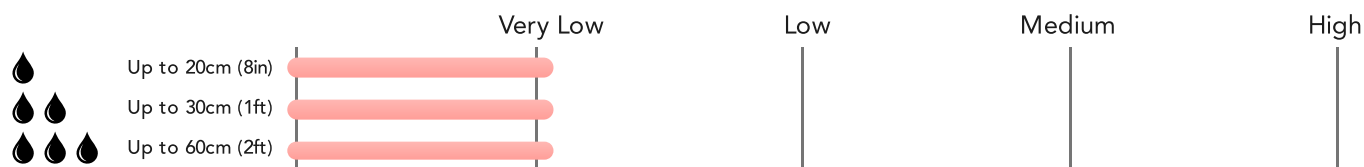


**Risk Rating: Very low**

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.

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Chance of flooding to the following depths at this property:

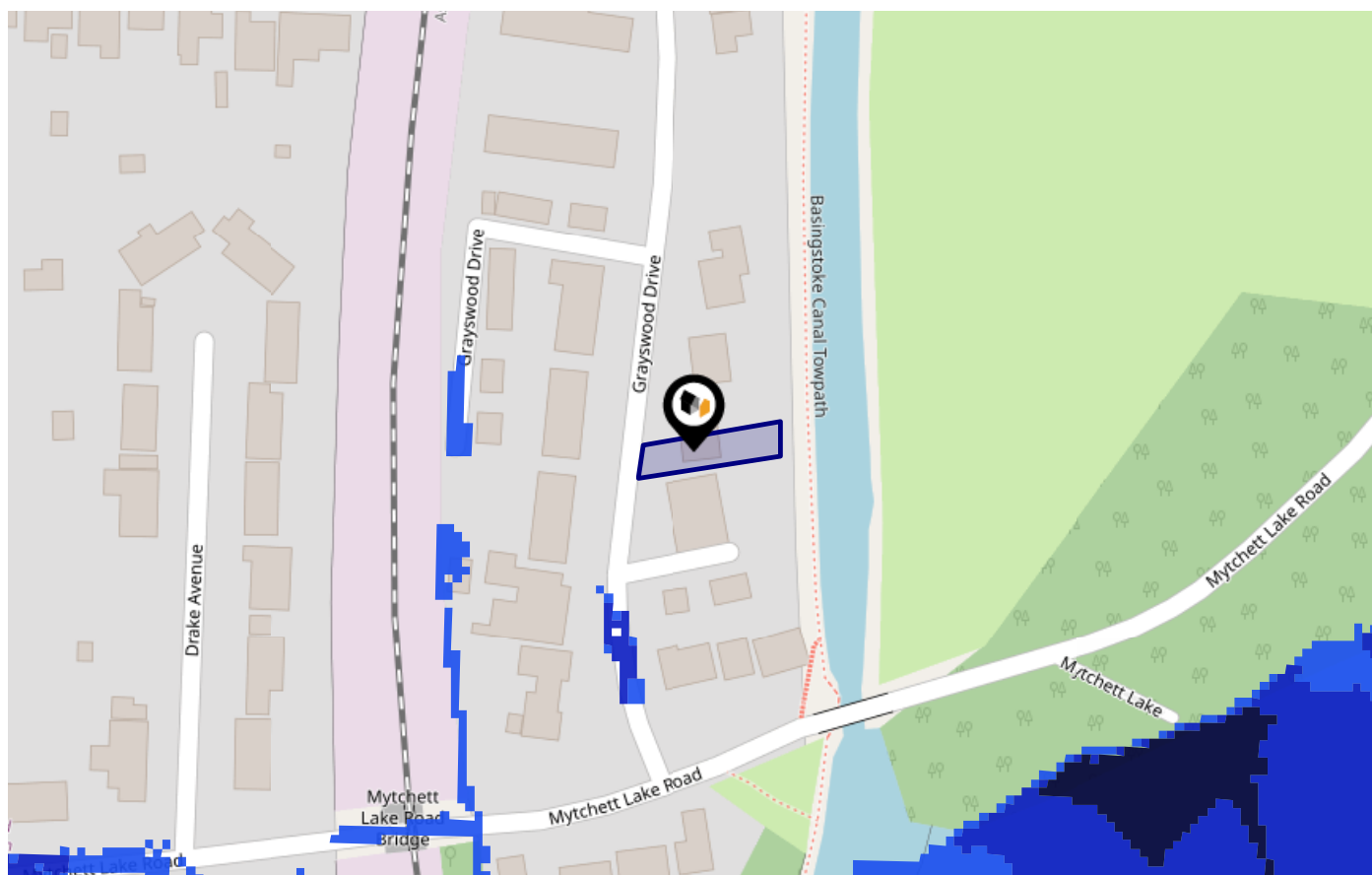


# Flood Risk

## 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.

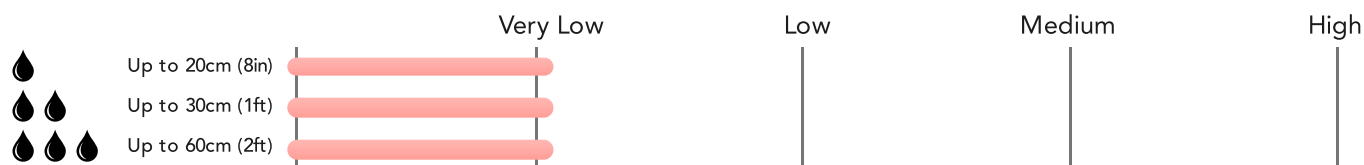


Risk Rating: **Very low**

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.
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Chance of flooding to the following depths at this property:

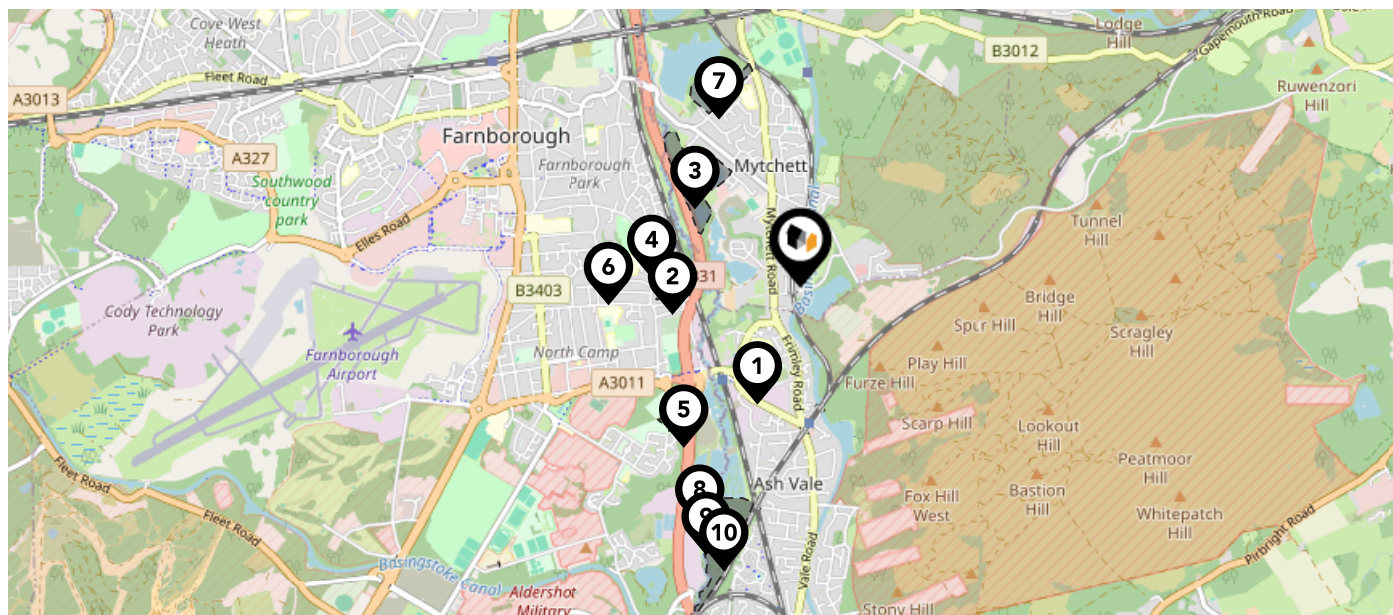


# Maps

## Landfill Sites



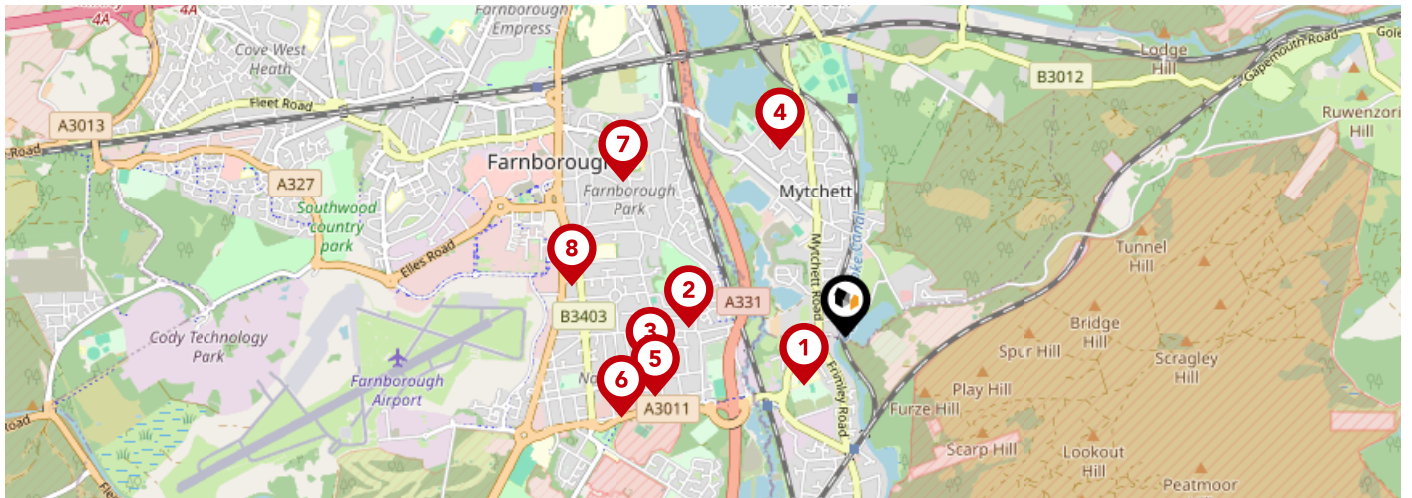
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

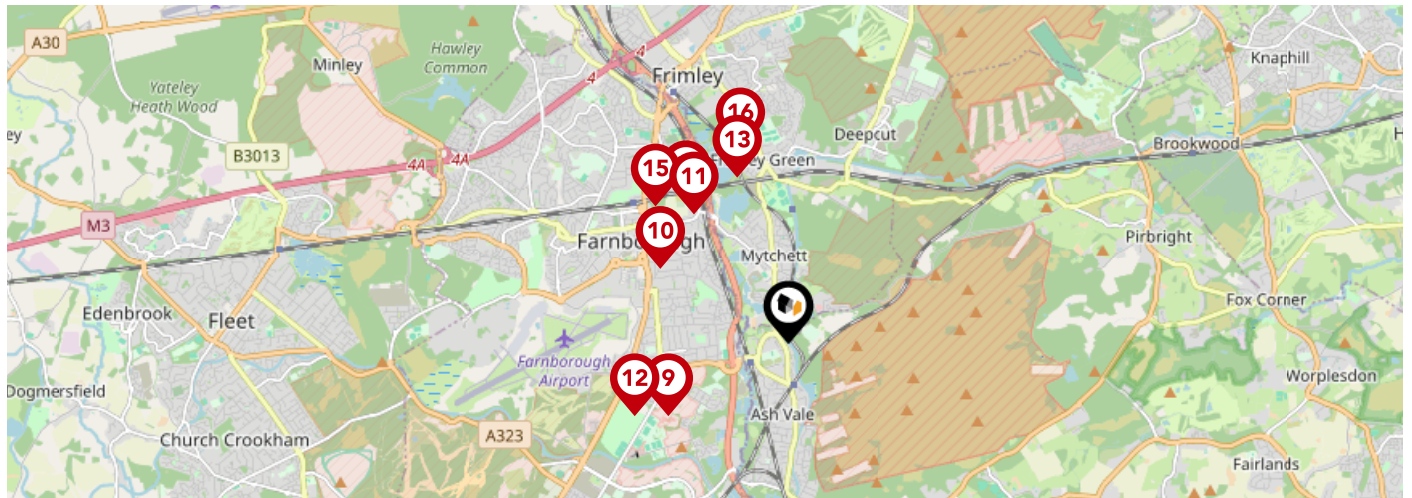
<b>1</b>	Holly Lodge Landfill-Between Frimley Road and Lysons Road, Ash Vale, Surrey	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Land off Coleford Farm-Mytchett, Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
<b>4</b>	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Ramilies Park-Near Hollybush Lane, Aldershot	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Land to the east of Sewage Works-Hollybush Lane, Aldershot	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Aldershot Stubbs-Hollybush Lane, Aldershot	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Land adjacent to Aldershot Stubbs-Between Blackwater River and Railway, Aldershot Stubbs	Historic Landfill	<input type="checkbox"/>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Holly Lodge Primary Academy</b> Ofsted Rating: Good   Pupils: 423   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>South Farnborough Junior School</b> Ofsted Rating: Outstanding   Pupils: 411   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Salesian College</b> Ofsted Rating: Not Rated   Pupils: 589   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mytchett Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 247   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>South Farnborough Infant School</b> Ofsted Rating: Outstanding   Pupils: 273   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mark's Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 263   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Farnborough College of Technology</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

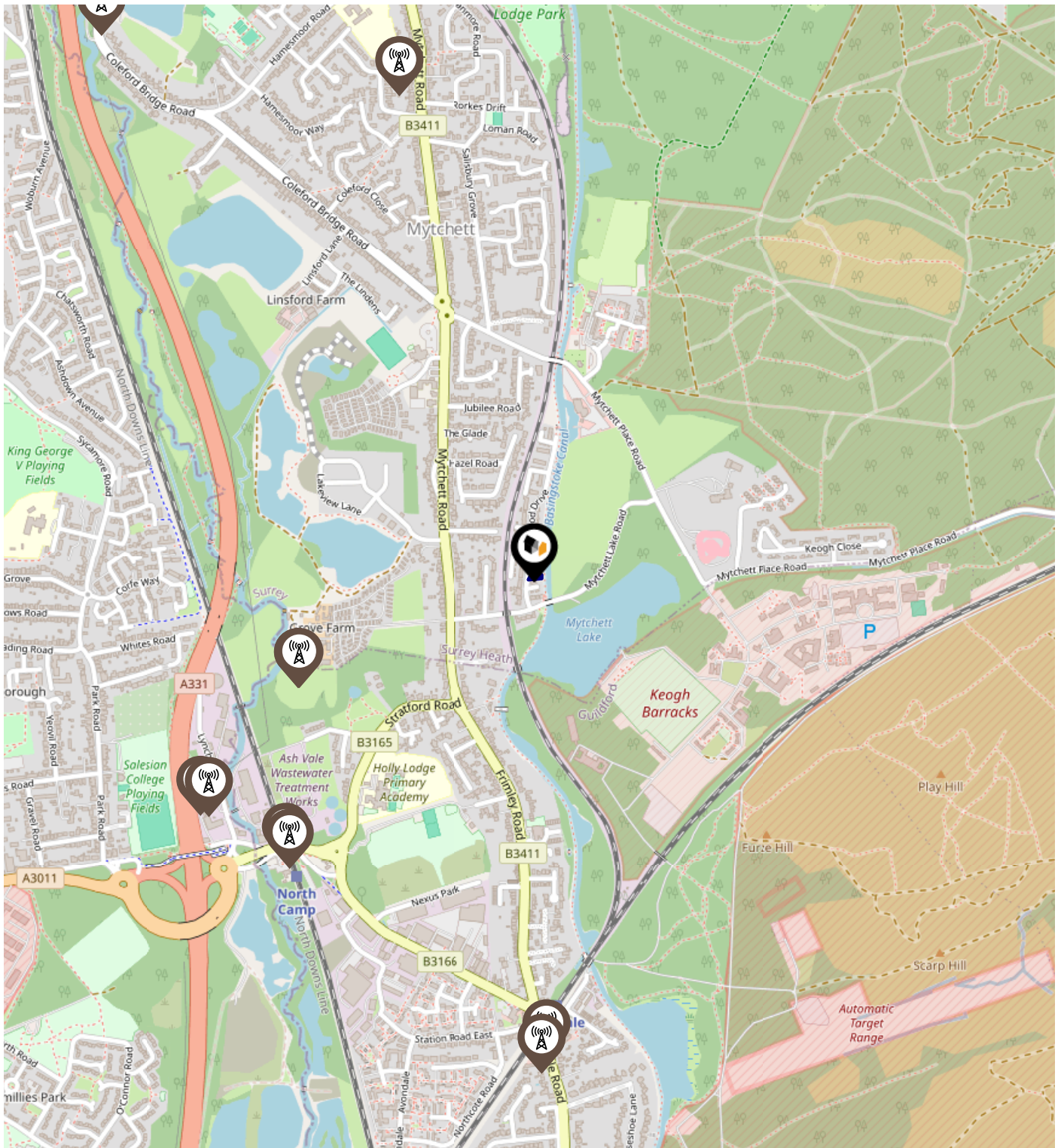
# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Marlborough Infant School</b> Ofsted Rating: Good   Pupils: 85   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Church of England Aided Junior School</b> Ofsted Rating: Good   Pupils: 216   Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Farnborough Infant School</b> Ofsted Rating: Good   Pupils: 171   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Wavell School</b> Ofsted Rating: Good   Pupils: 1018   Distance: 1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cross Farm Infant Academy</b> Ofsted Rating: Requires improvement   Pupils: 115   Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Henry Tyndale School</b> Ofsted Rating: Outstanding   Pupils: 135   Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnborough Hill</b> Ofsted Rating: Not Rated   Pupils: 527   Distance: 1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frimley CofE Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

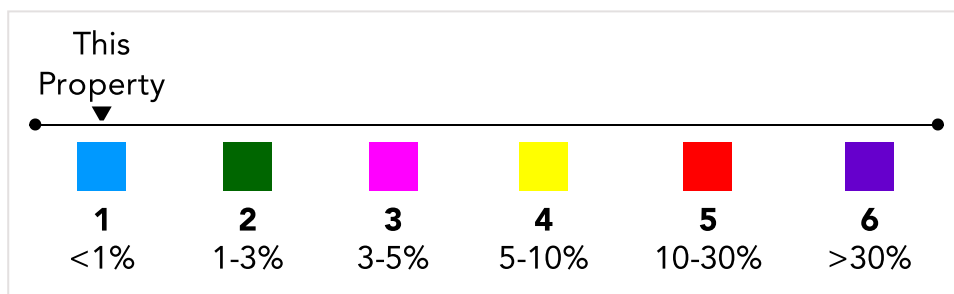
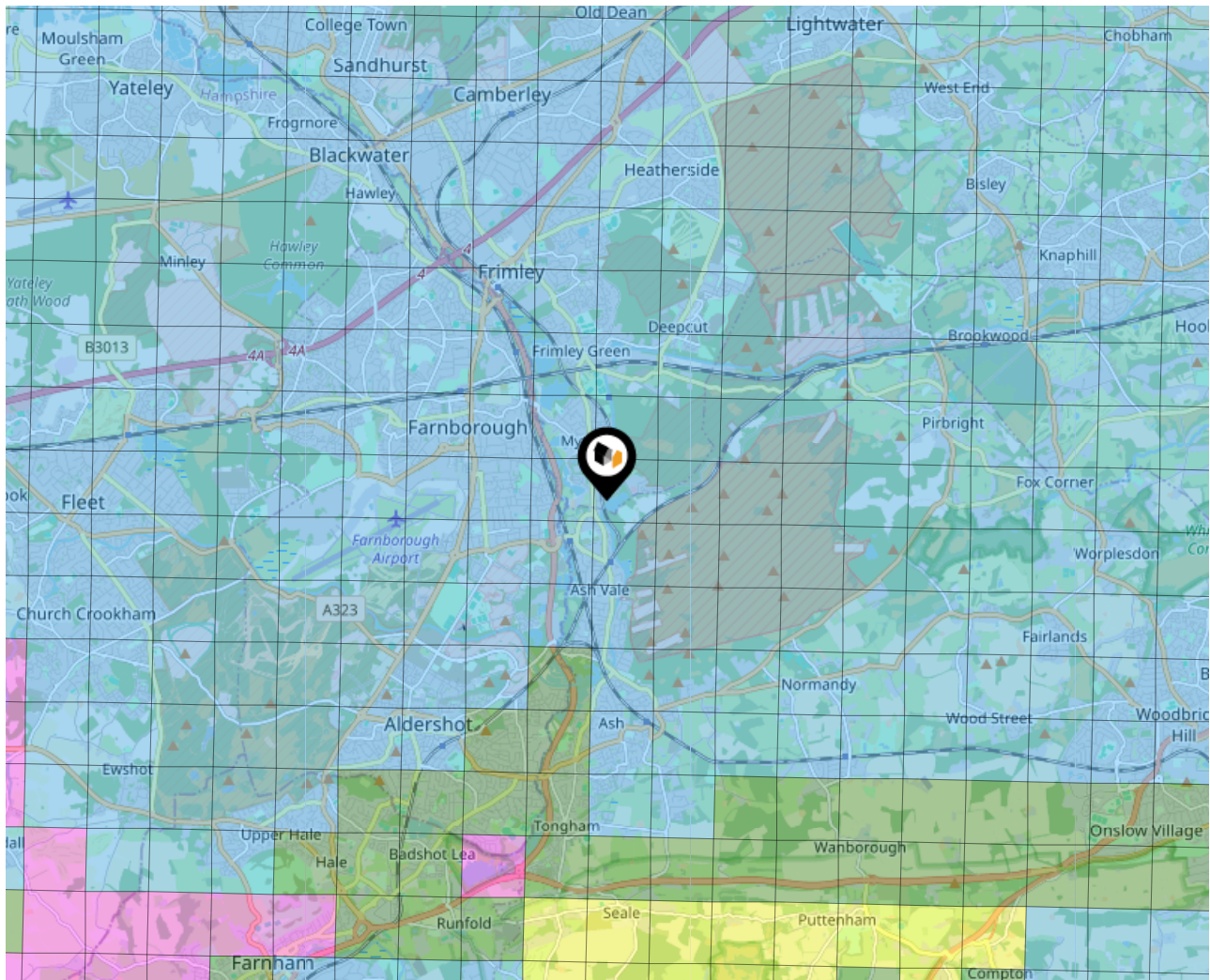
# Environment

## Radon Gas



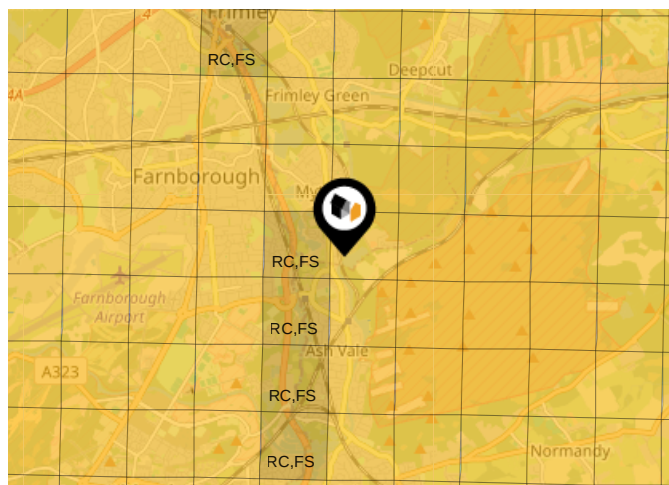
### What is Radon?

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/m<sup>3</sup>).



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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

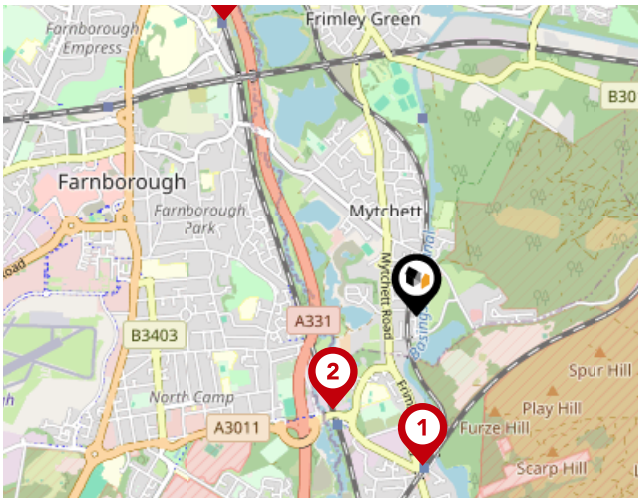


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

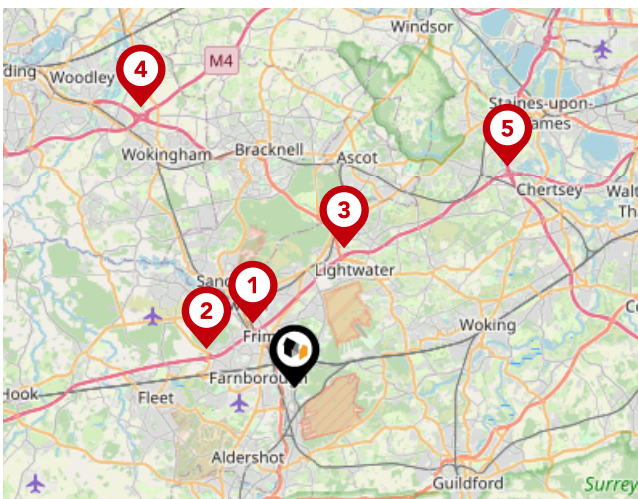


# Area Transport (National)



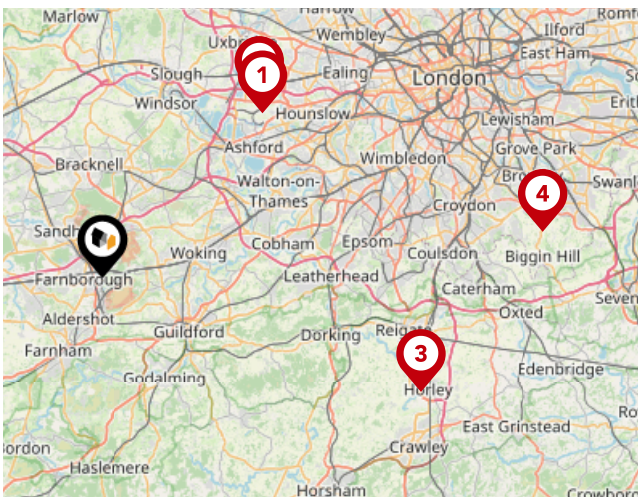
## National Rail Stations

Pin	Name	Distance
1	Ash Vale Rail Station	0.69 miles
2	North Camp Rail Station	0.58 miles
3	Farnborough North Rail Station	1.64 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.81 miles
2	M3 J4A	3.56 miles
3	M3 J3	5.46 miles
4	M4 J10	11.81 miles
5	M3 J2	11.36 miles

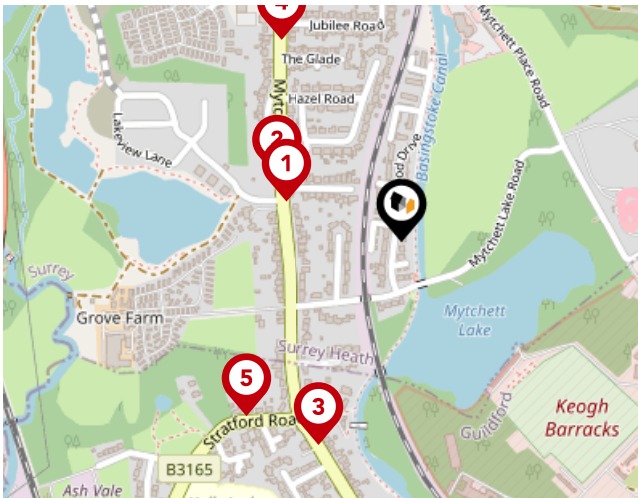


## Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.08 miles
2	Heathrow Airport	17.67 miles
3	Gatwick Airport	25.1 miles
4	Leaves Green	32.86 miles

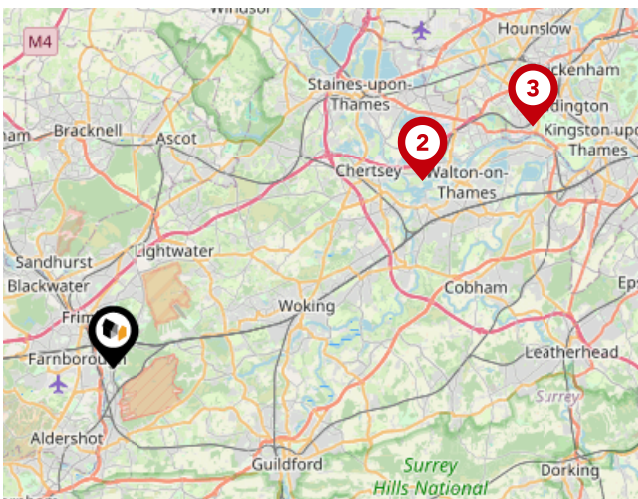
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Glenmount Road	0.14 miles
2	Glenmount Road	0.16 miles
3	Warwick Road	0.26 miles
4	Jubilee Road	0.27 miles
5	Oaktree Close	0.27 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.41 miles
2	Weybridge Ferry Landing	13.39 miles
3	Moulsey - Hurst Park Ferry Landing	17.91 miles

# Avocado Property

## About Us



### **Avocado Property**

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Avocado Property

## 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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### Avocado Property

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