

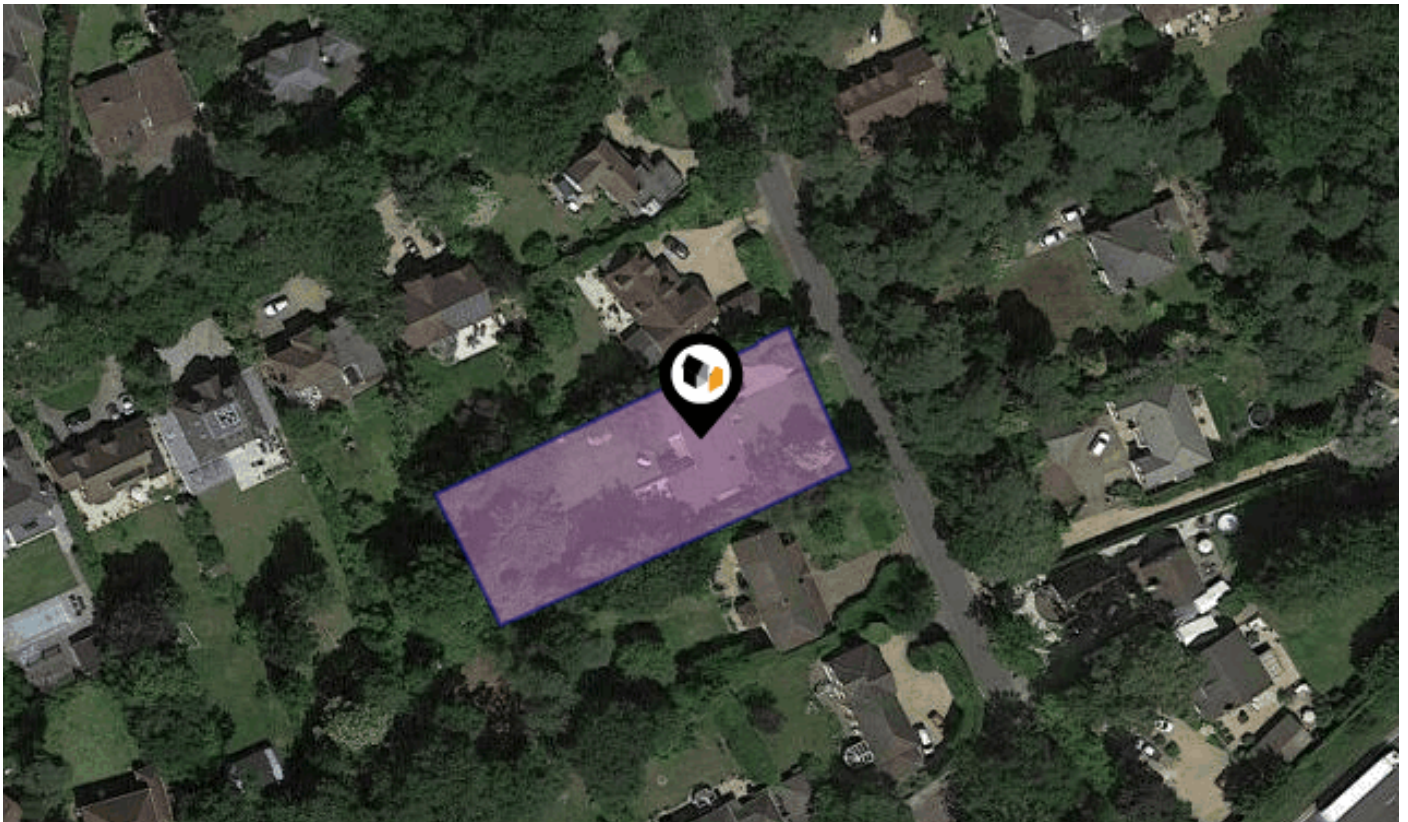


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 17<sup>th</sup> March 2025**



**62, BRACKENDALE ROAD, CAMBERLEY, GU15 2JY**

**Avocado Property**

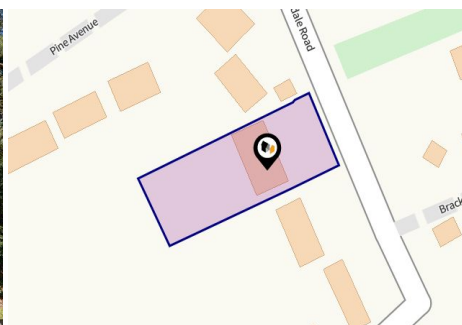
[stephen@avocadopropertyagents.co.uk](mailto:stephen@avocadopropertyagents.co.uk)

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# Property Overview



## Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,680 ft <sup>2</sup> / 249 m <sup>2</sup>
Plot Area:	0.42 acres
Year Built :	1967-1975
Council Tax :	Band G
Annual Estimate:	£3,927
Title Number:	SY242066
UPRN:	100061543964

Last Sold Date:	16/10/2017
Last Sold Price:	£970,000
Last Sold £/ft <sup>2</sup> :	£361
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)

16	80	900
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

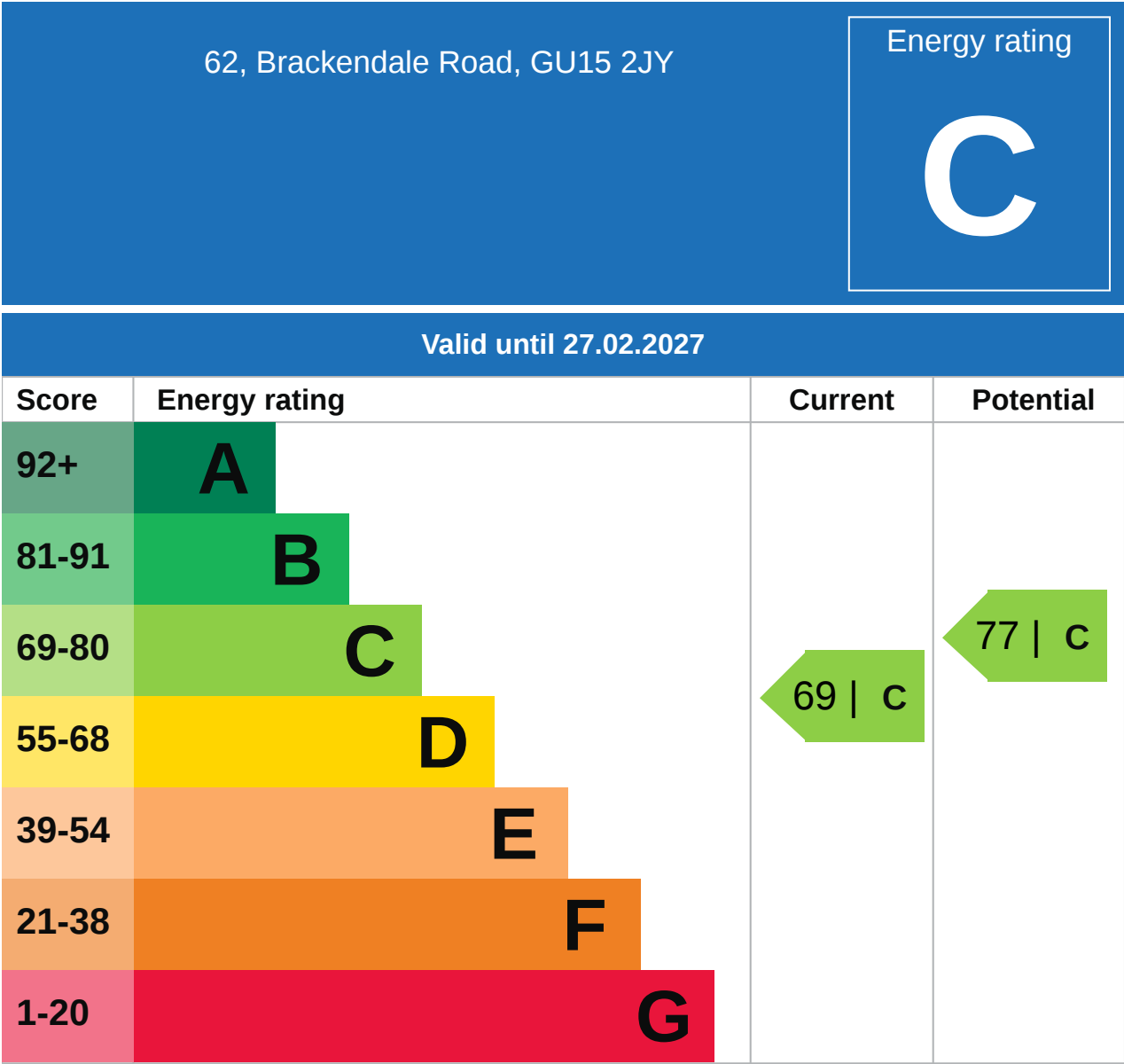


Planning records for: **62, Brackendale Road, Camberley, GU15 2JY**

Reference - 09/0415	
Decision:	Decided
Date:	09th June 2009
Description:	Erection of a first floor side extension and associated alterations.

Reference - 06/0263	
Decision:	Decided
Date:	22nd March 2006
Description:	Erection of second storey side extension.

Property  
**EPC - Certificate**



# Property

## EPC - Additional Data



### Additional EPC Data

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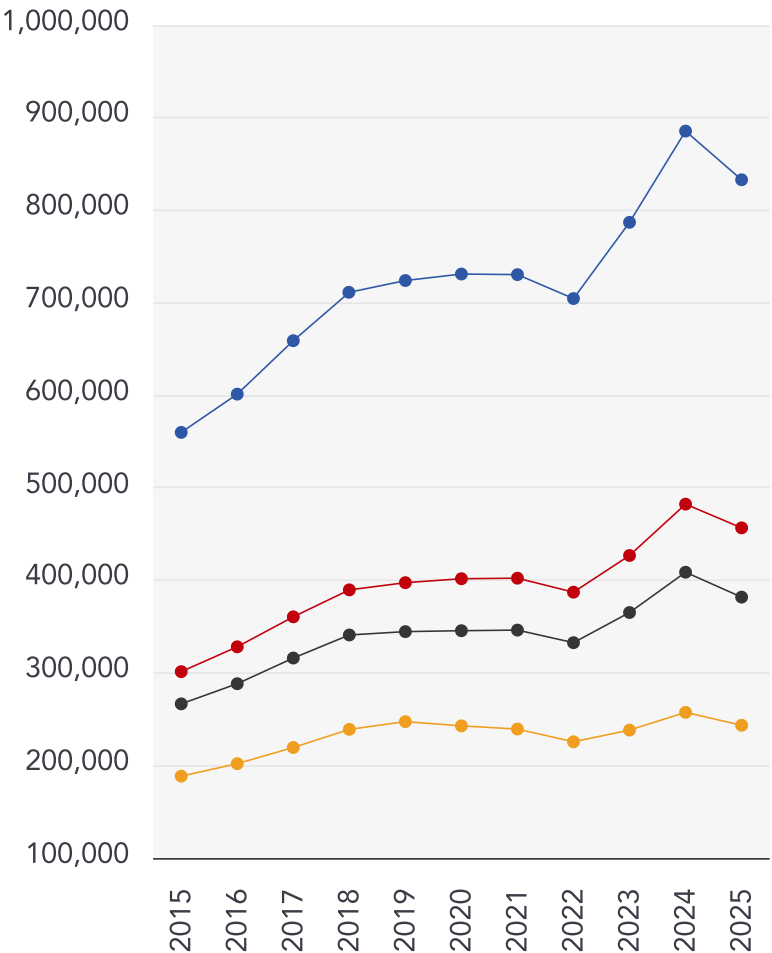
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 15% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	249 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in GU15



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.

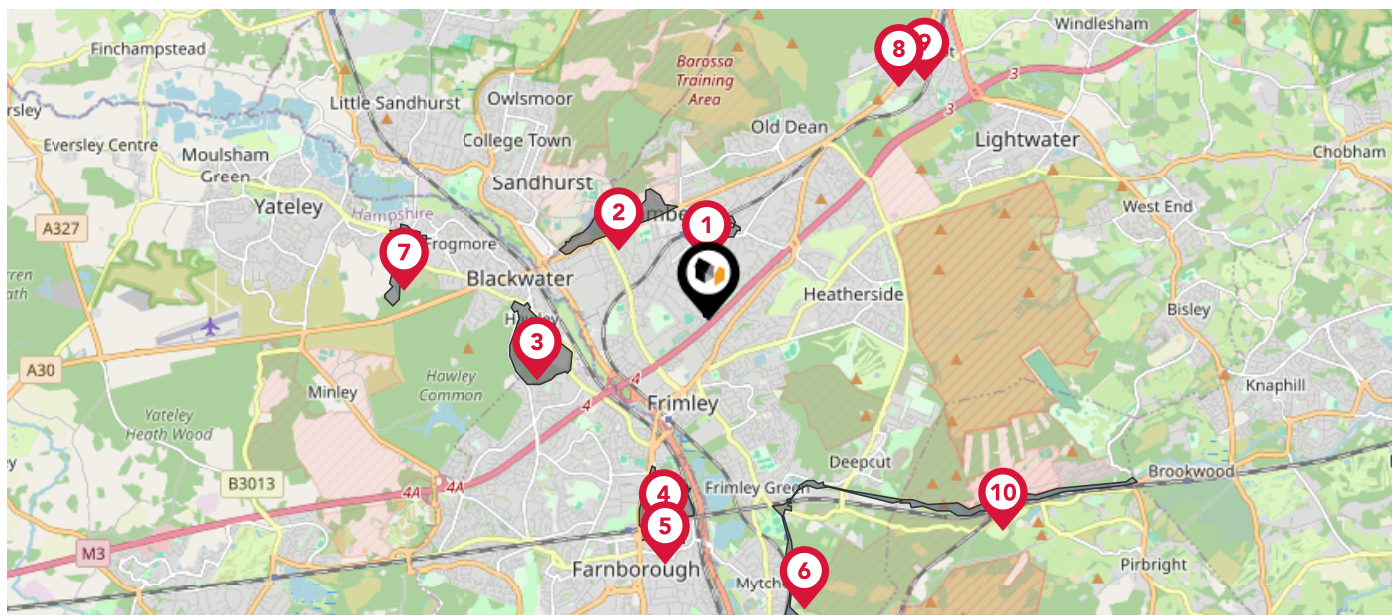
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Upper Gordon Road to Church Hill, Camberley



RMA (Former) Staff College and London Road, Camberley



Hawley Park and Green



Farnborough Hill



Saint Michael's Abbey



Basingstoke Canal



Darby Green Yateley



Bagshot, Church Road



Bagshot Village



Basingstoke Canal North

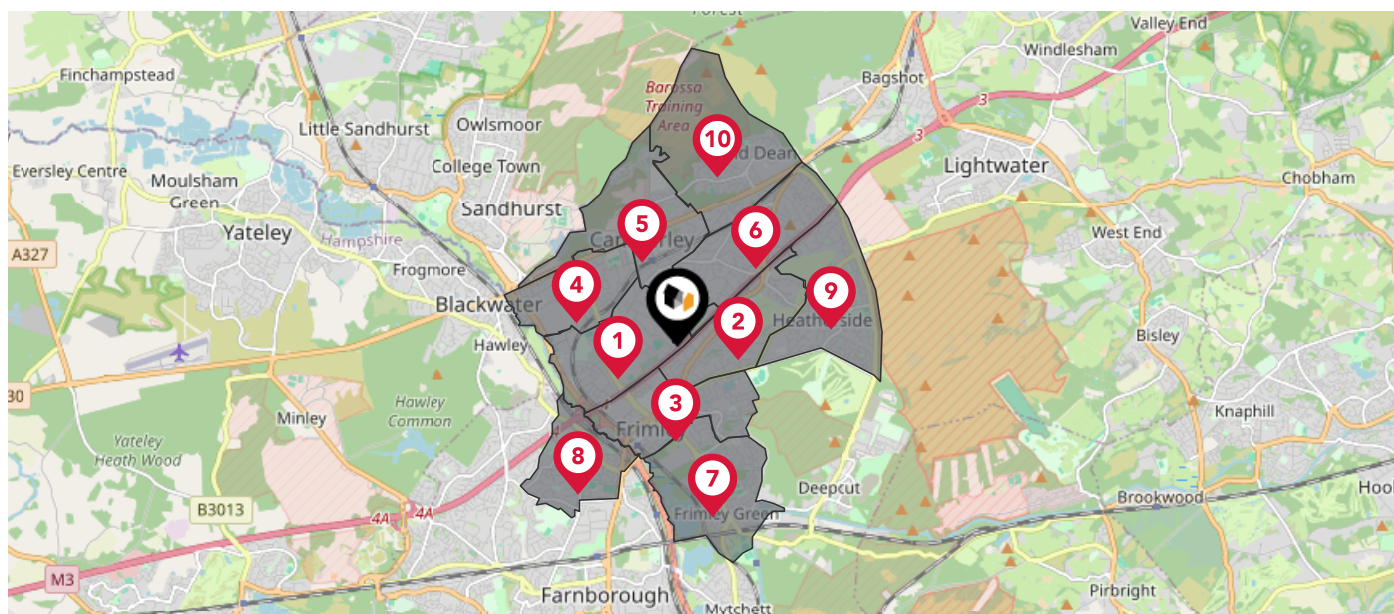


# Maps

## 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



Watchetts Ward



Parkside Ward



Frimley Ward



St. Michaels Ward



Town Ward



St. Pauls Ward



Frimley Green Ward



Cherrywood Ward



Heatherside Ward



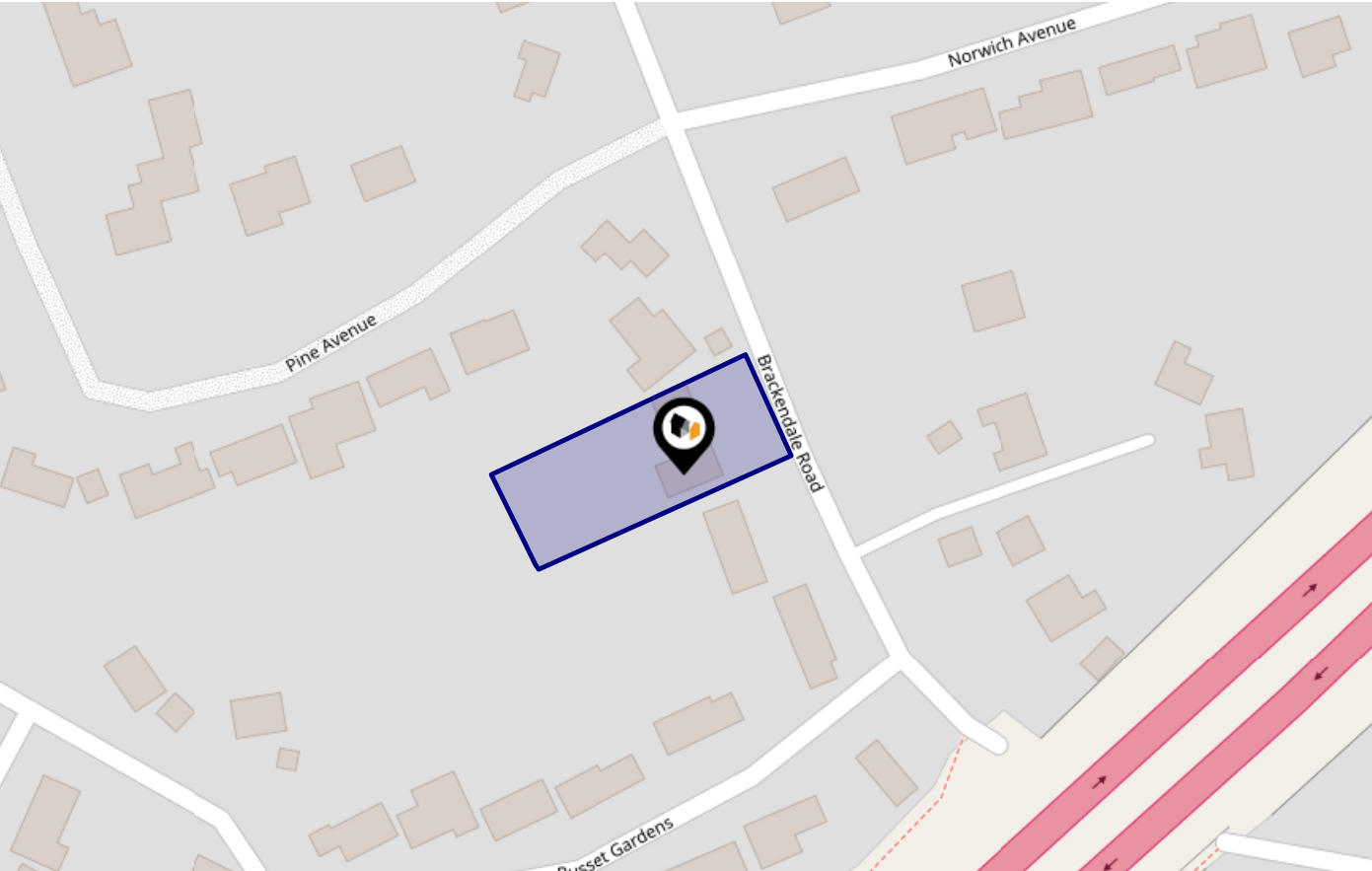
Old Dean Ward

# 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.

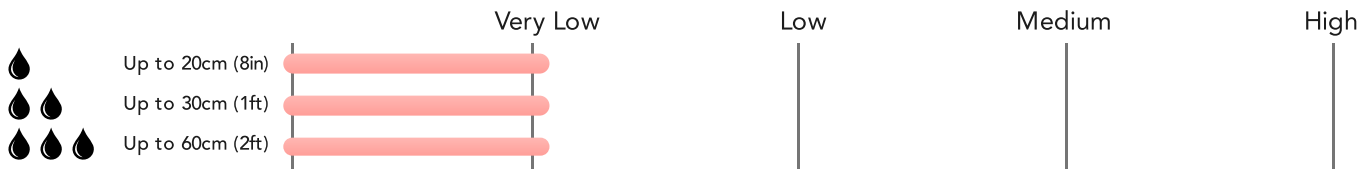


**Risk Rating: Very low**

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:

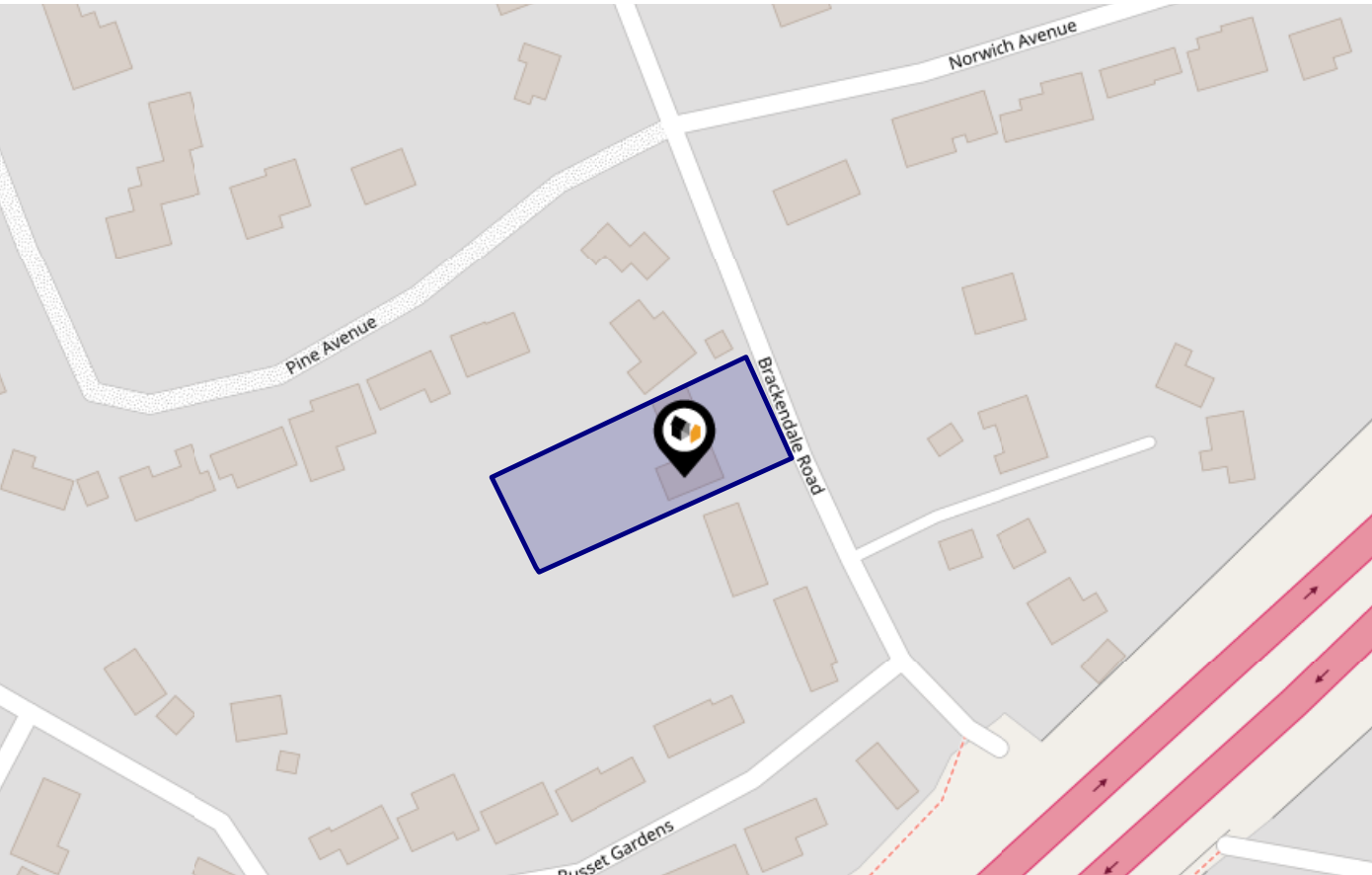


# Flood Risk

## 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.

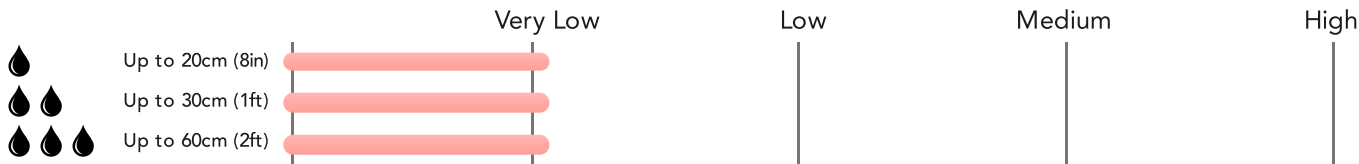


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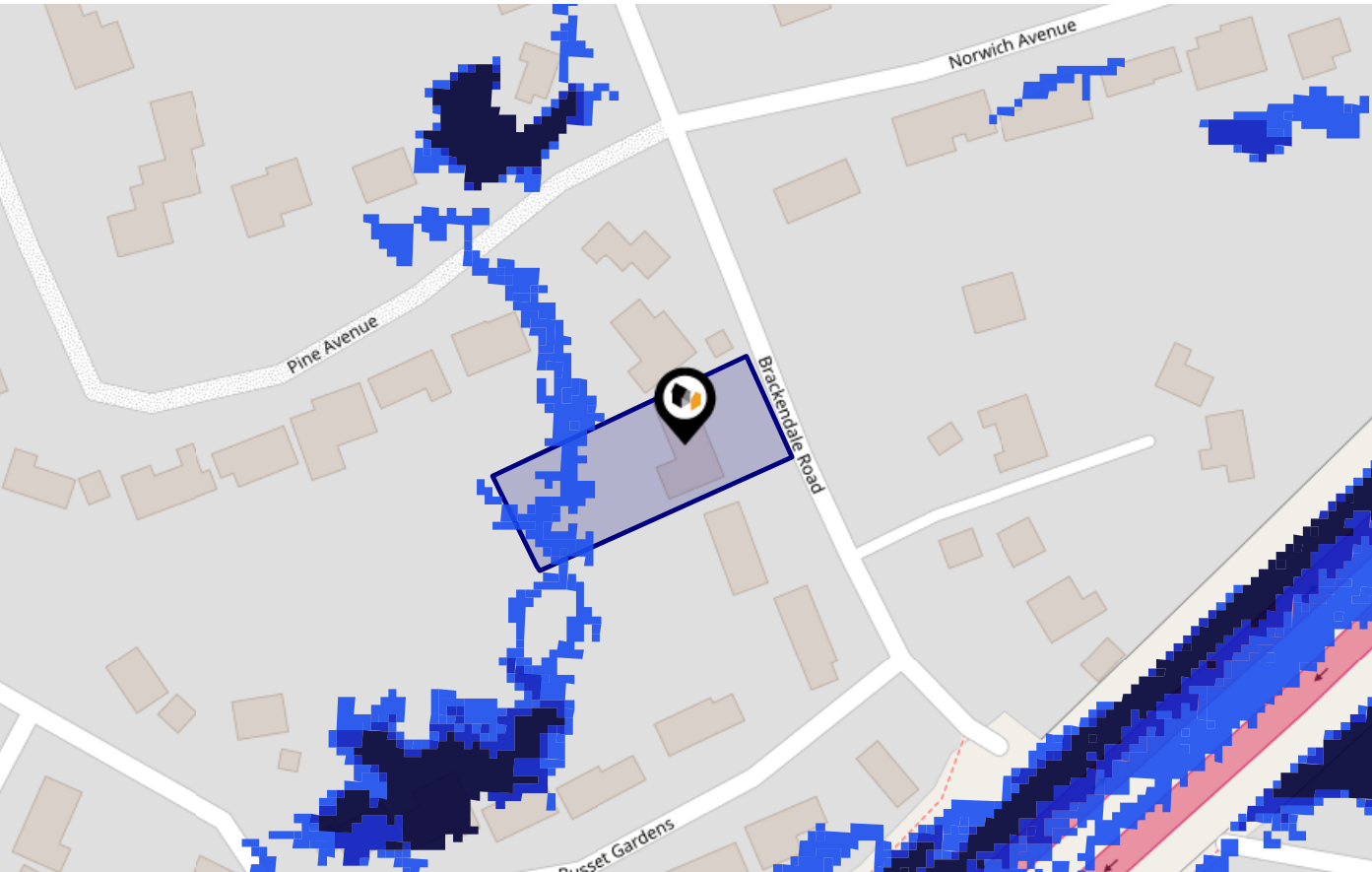


# Flood Risk

## 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.

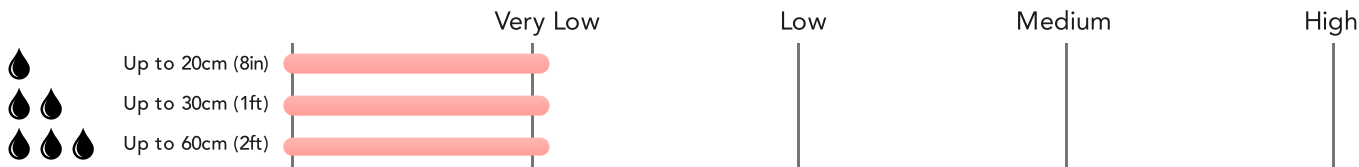


Risk Rating: Very low

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.

- 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:

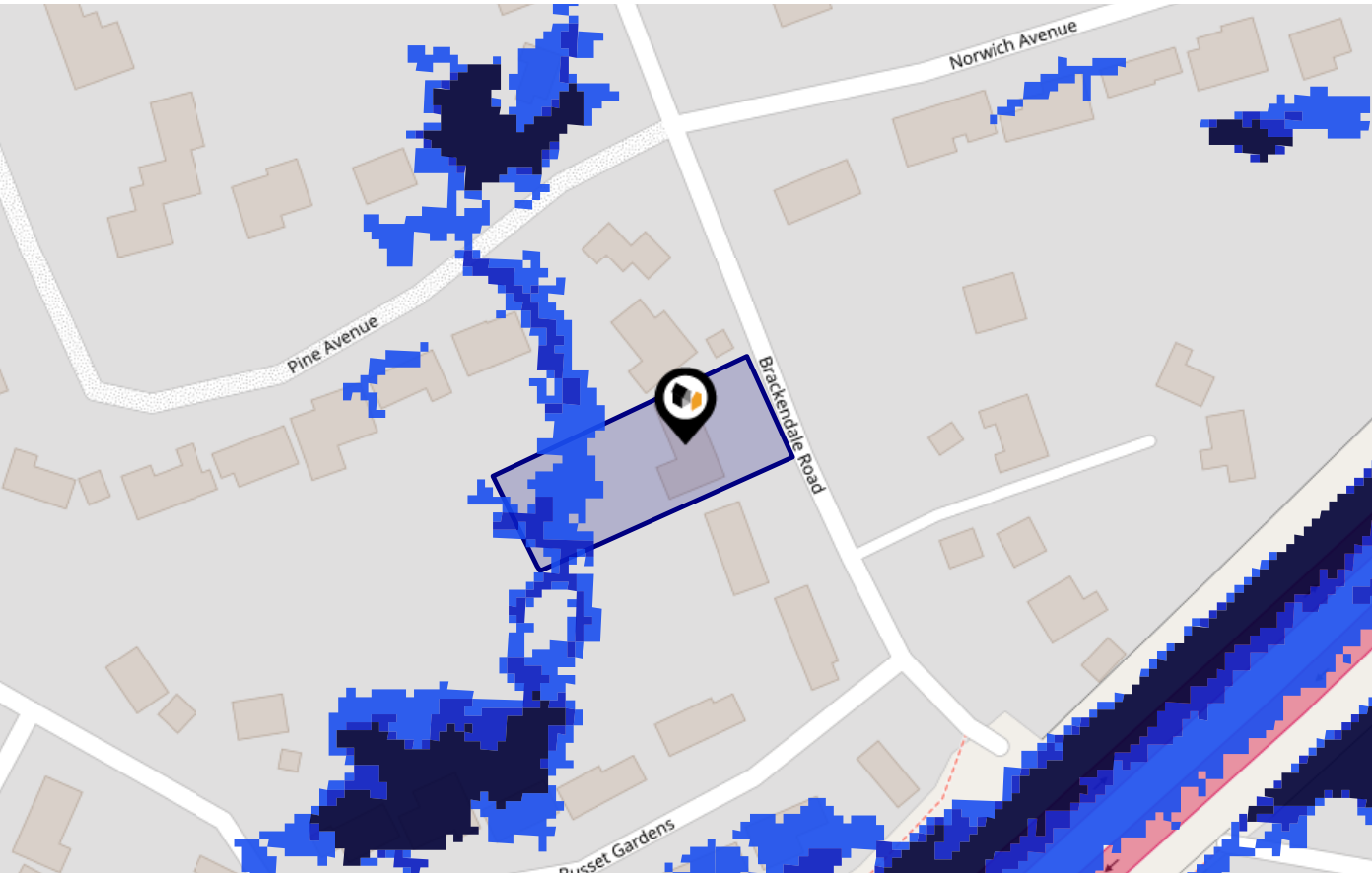


# Flood Risk

## Surface Water - 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.

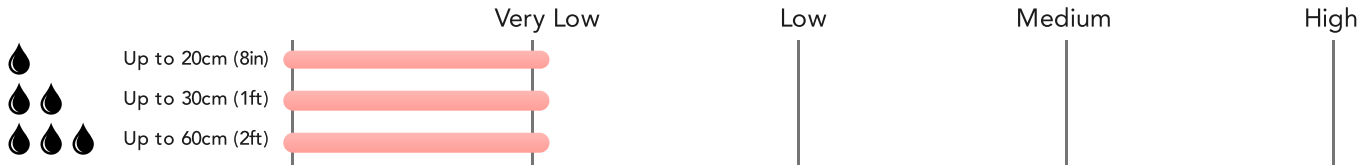


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:



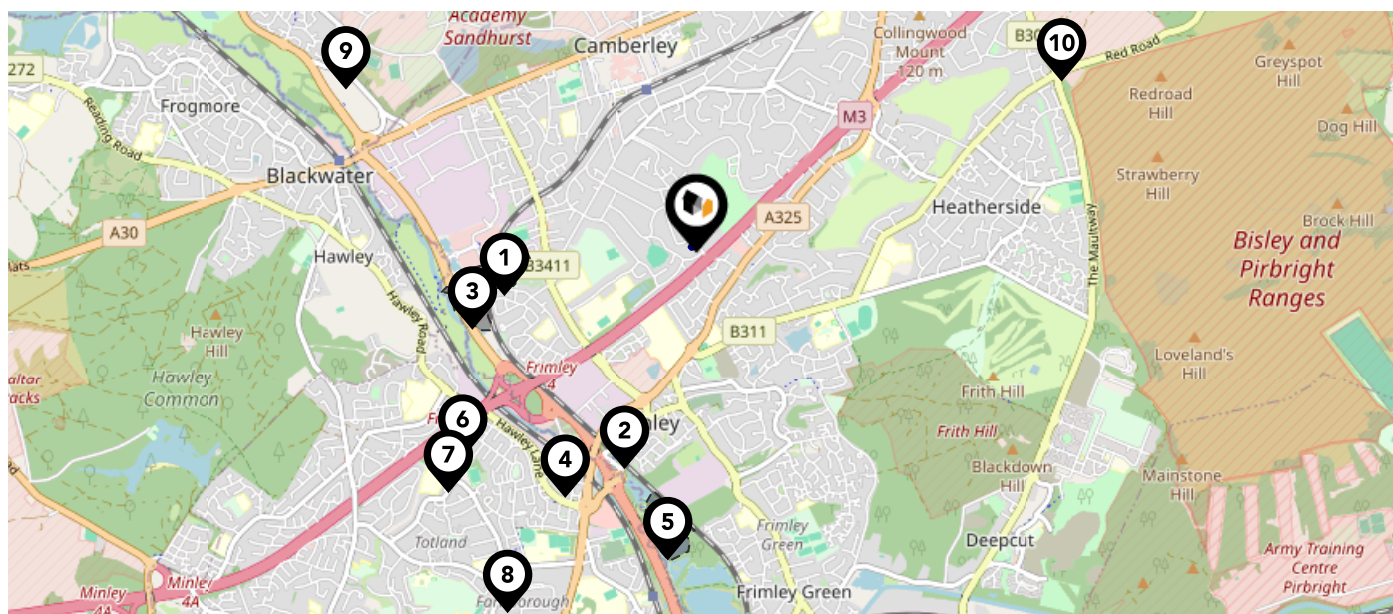


# Maps

## Landfill Sites



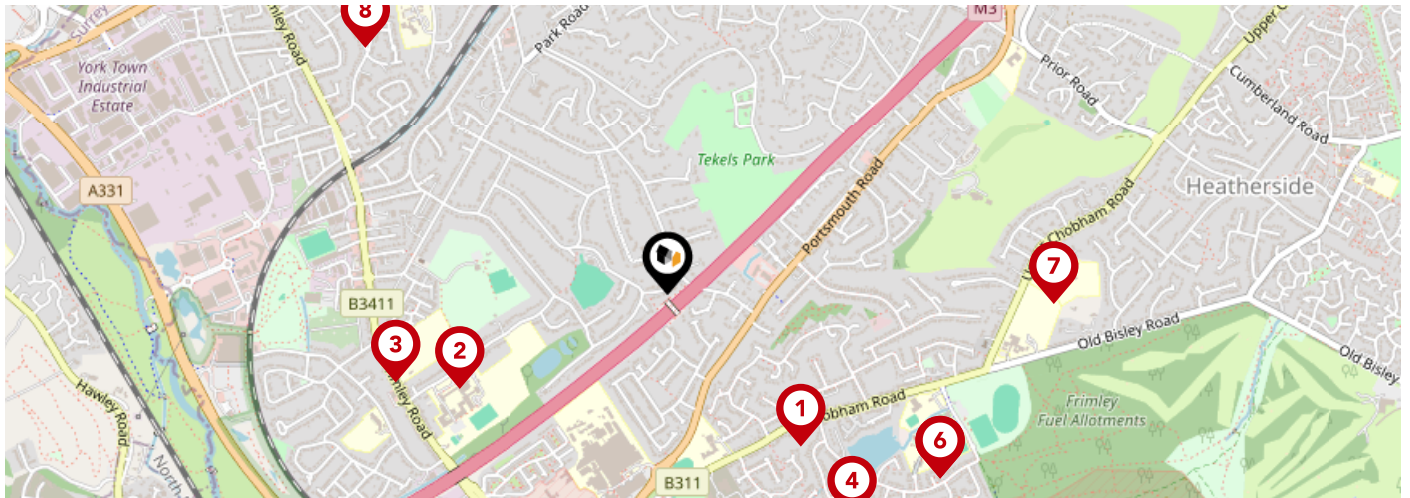
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

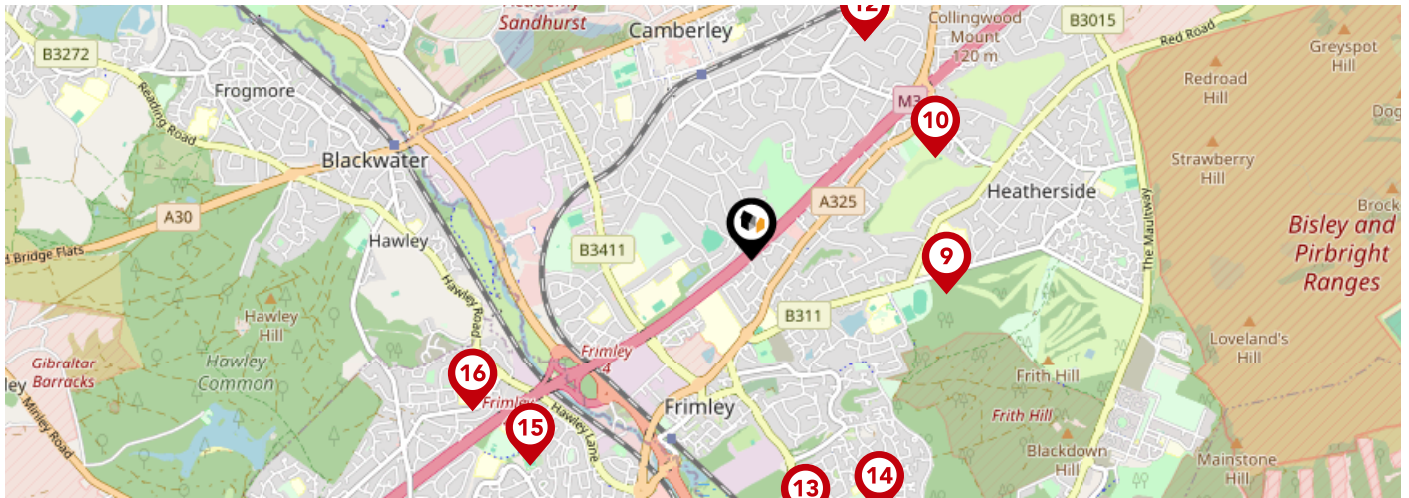
<b>1</b>	Crabtree Road-Camberley, Surrey	Historic Landfill	
<b>2</b>	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
<b>3</b>	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
<b>4</b>	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
<b>5</b>	South of Frimley Station-Frimley	Historic Landfill	
<b>6</b>	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	
<b>7</b>	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	
<b>8</b>	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill	
<b>9</b>	York Town Road-College Town	Historic Landfill	
<b>10</b>	Redroad Hill-Surrey Heath	Historic Landfill	

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Grove Primary Academy</b> Ofsted Rating: Good   Pupils: 439   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kings International College</b> Ofsted Rating: Good   Pupils: 842   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>South Camberley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lakeside Nursery &amp; Primary Academy</b> Ofsted Rating: Good   Pupils: 313   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Tomlinscote School</b> Ofsted Rating: Outstanding   Pupils: 1507   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Carwarden House Community School</b> Ofsted Rating: Good   Pupils: 156   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lyndhurst School</b> Ofsted Rating: Not Rated   Pupils: 108   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

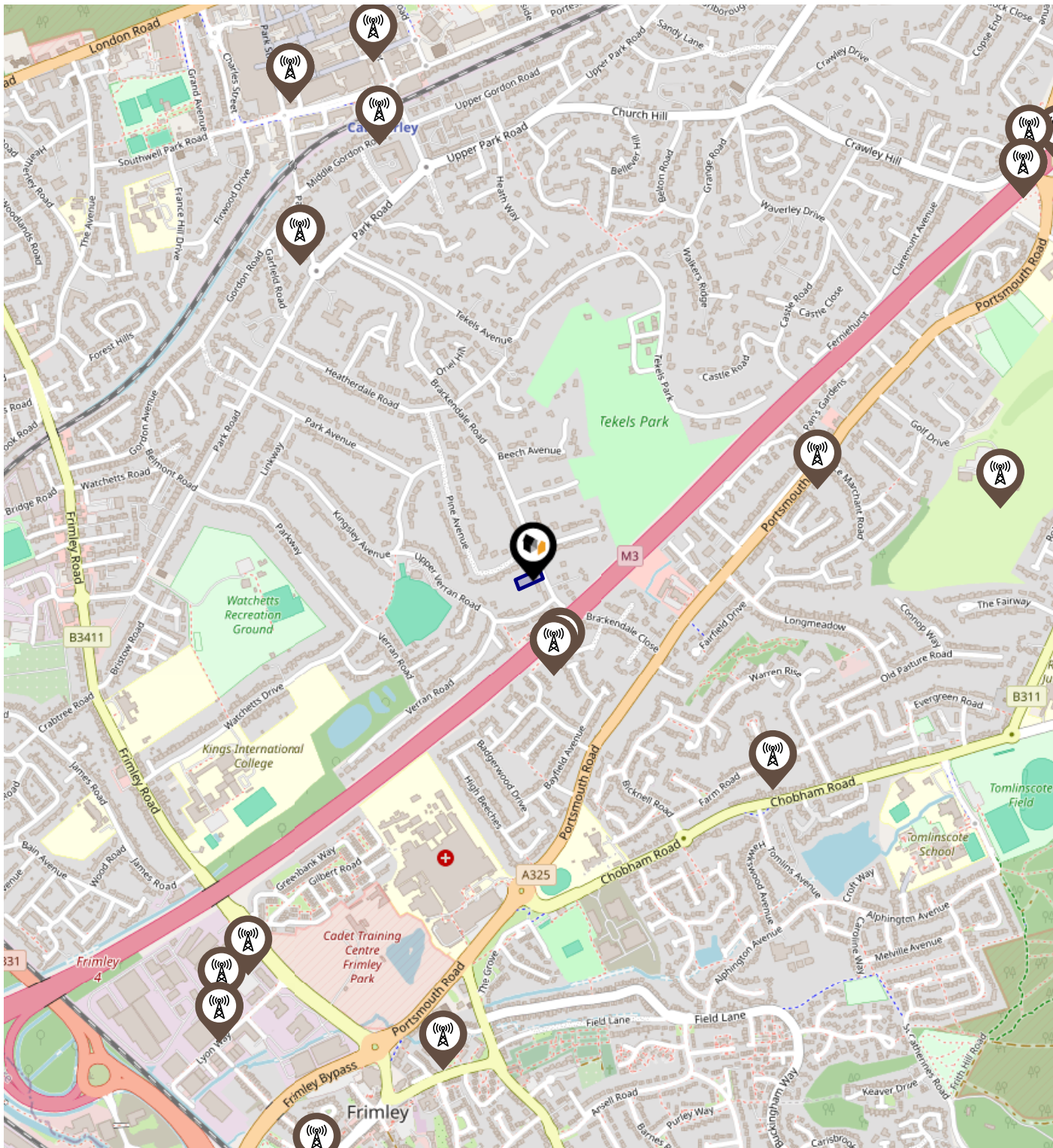


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Ravenscote Junior School</b> Ofsted Rating: Outstanding   Pupils: 620   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Prior Heath Infant School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Crawley Ridge Infant School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Crawley Ridge Junior School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Frimley CofE Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Sandringham Infant &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Farnborough Grange Nursery &amp; Infant Community School</b> Ofsted Rating: Special Measures   Pupils: 234   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Bohunt Farnborough</b> Ofsted Rating: Not Rated   Pupils: 637   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts



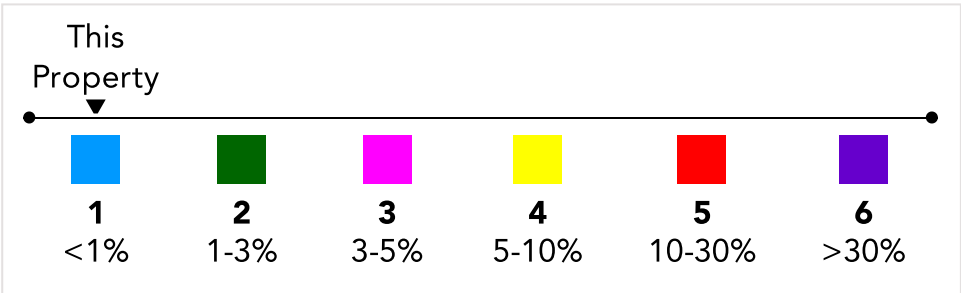
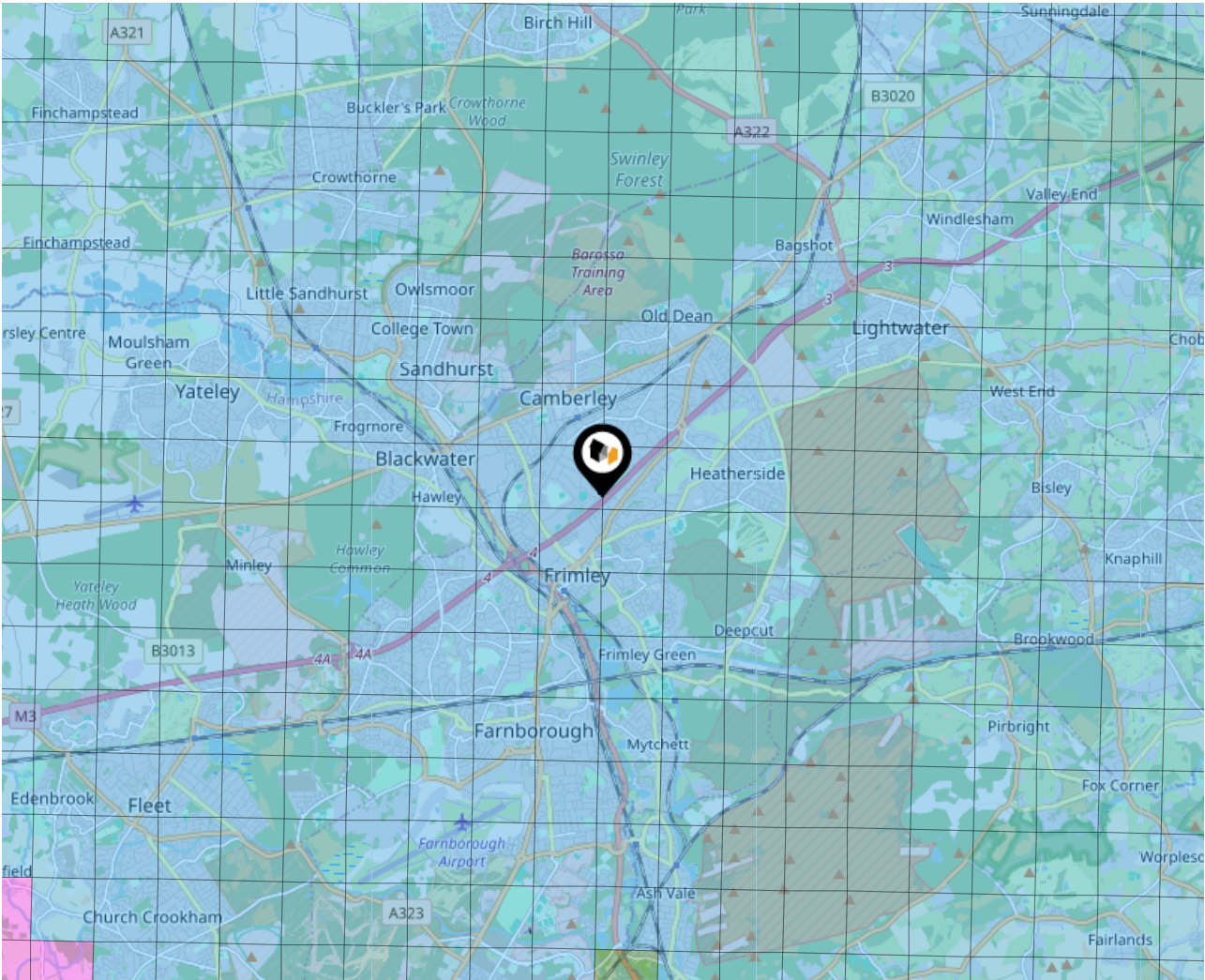
# Environment

## 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>).

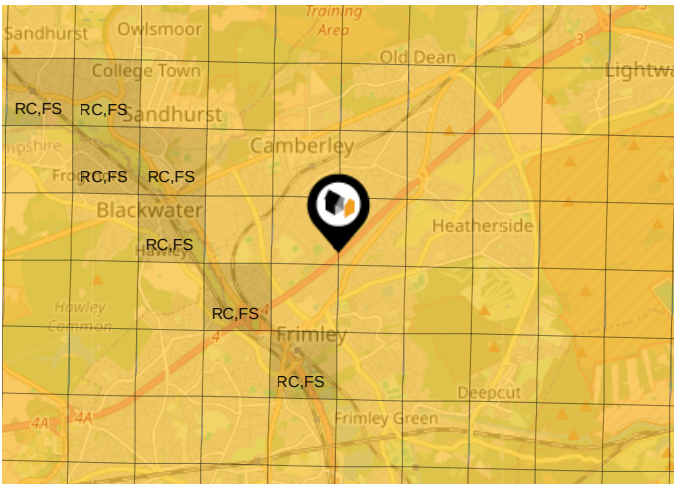






Ground Composition for this Address (Surrounding square kilometer zone around property)

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

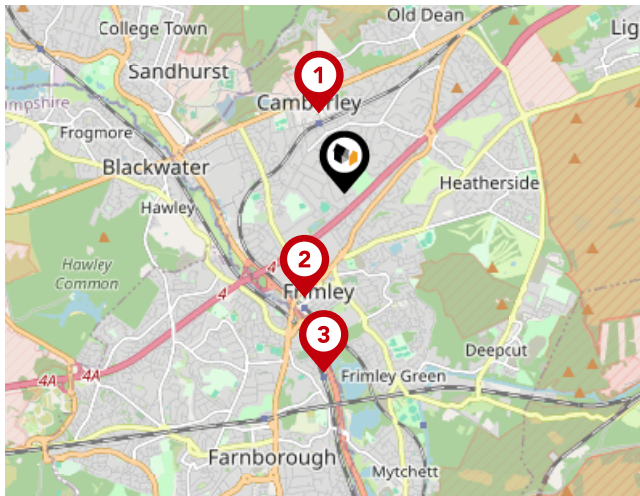


### Primary Classifications (Most Common Clay Types)

<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

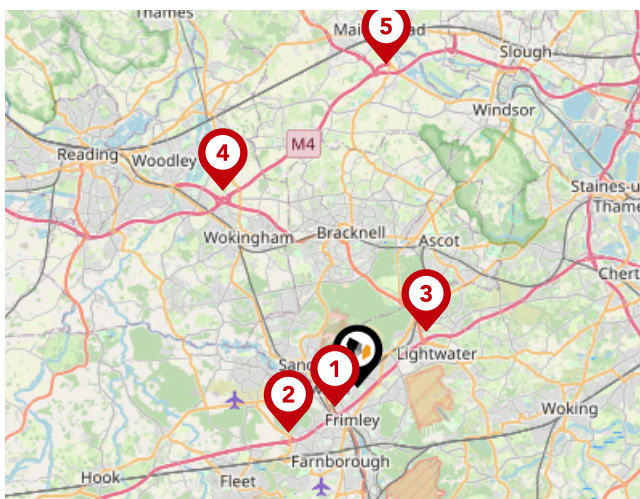
# Area

## Transport (National)



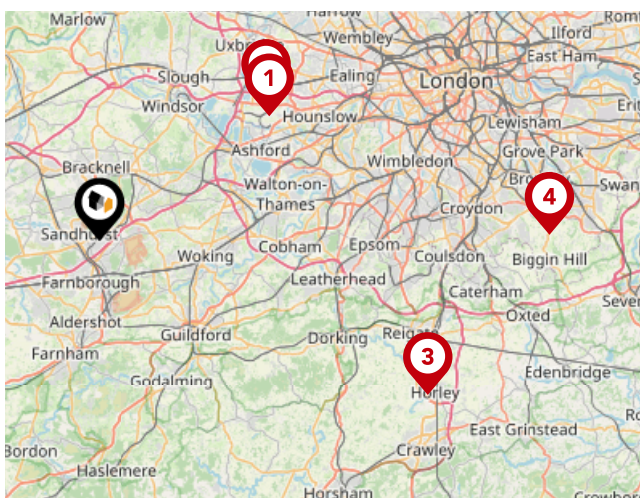
### National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.77 miles
2	Frimley Rail Station	1.03 miles
3	Farnborough North Rail Station	1.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.09 miles
2	M3 J4A	3.04 miles
3	M3 J3	3.3 miles
4	M4 J10	8.85 miles
5	M4 J8	12.04 miles

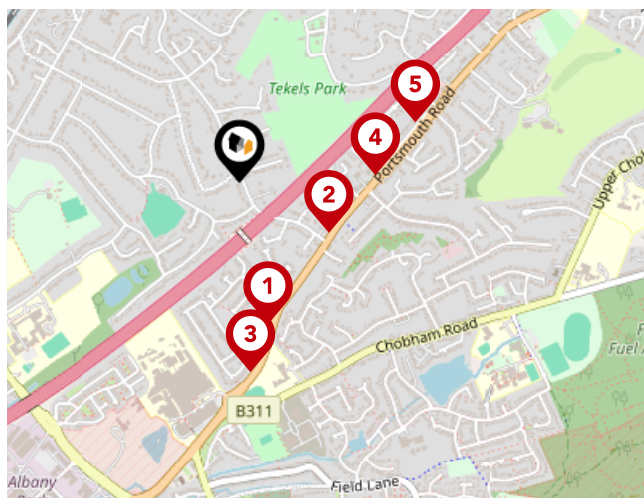


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.6 miles
2	Heathrow Airport	16.05 miles
3	Gatwick Airport	26.9 miles
4	Leaves Green	33.36 miles

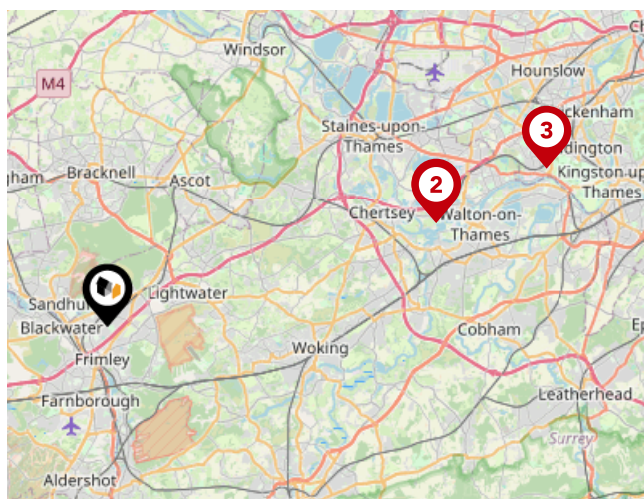
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Grove	0.33 miles
2	Brackendale Close	0.24 miles
3	The Grove	0.44 miles
4	Longmeadow	0.31 miles
5	Longmeadow	0.43 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.77 miles
2	Weybridge Ferry Landing	12.77 miles
3	Moulsey - Hurst Park Ferry Landing	17.25 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



**Avocado Property**

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