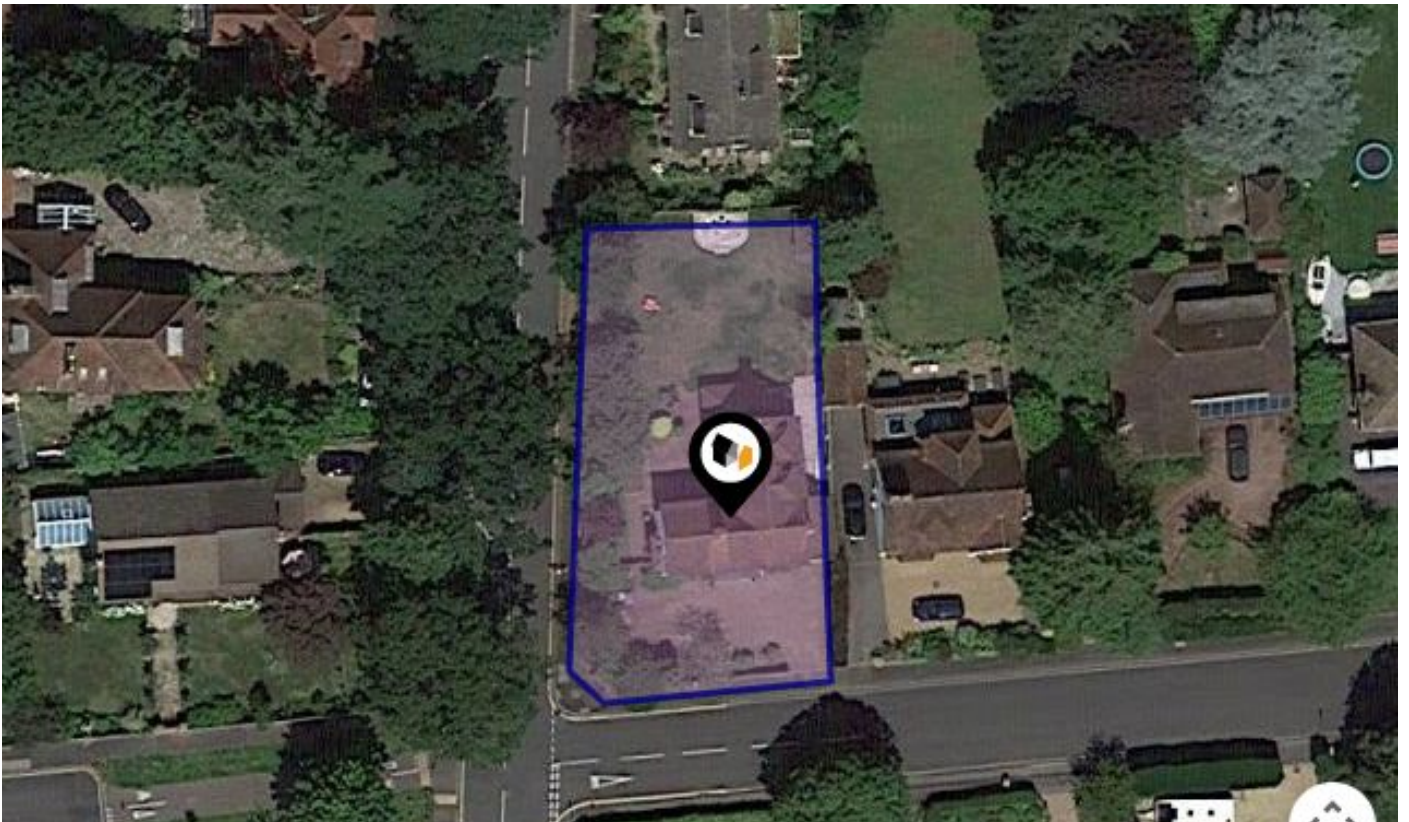# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 31st March 2025

11, CEDAR ROAD, FARNBOROUGH, GU14 7AU

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Property
Overview

Property

Type:	Detached	**Last Sold Date:**	24/03/2020
Bedrooms:	0	**Last Sold Price:**	£870,000
Floor Area:	2,820 ft^2 / 262 m^2	**Last Sold £/ft^2:**	£308
Plot Area:	0.2 acres	**Tenure:**	Freehold
Year Built :	1900-1929		
Council Tax :	Band G		
Annual Estimate:	£3,517		
Title Number:	HP454354		
UPRN:	100060538803		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**79** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✗ Virgin media

Planning History
This Address

Planning records for: *11, Cedar Road, Farnborough, GU14 7AU*

Reference - 01/00241/FUL	
Decision:	Decided
Date:	04th April 2001
Description:	
Erection of single storey rear and side extensions	

Reference - 92/00643/FUL	
Decision:	Decided
Date:	09th December 1992
Description:	
Retention of single storey rear extension	

Property
EPC - Certificate

avocado property

11, Cedar Road, GU14 7AU

Energy rating

D

Valid until 18.07.2029

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**			78 | C
55-68	**D**		61 | D	
39-54	**E**			
21-38	**F**			
1-20	**G**			
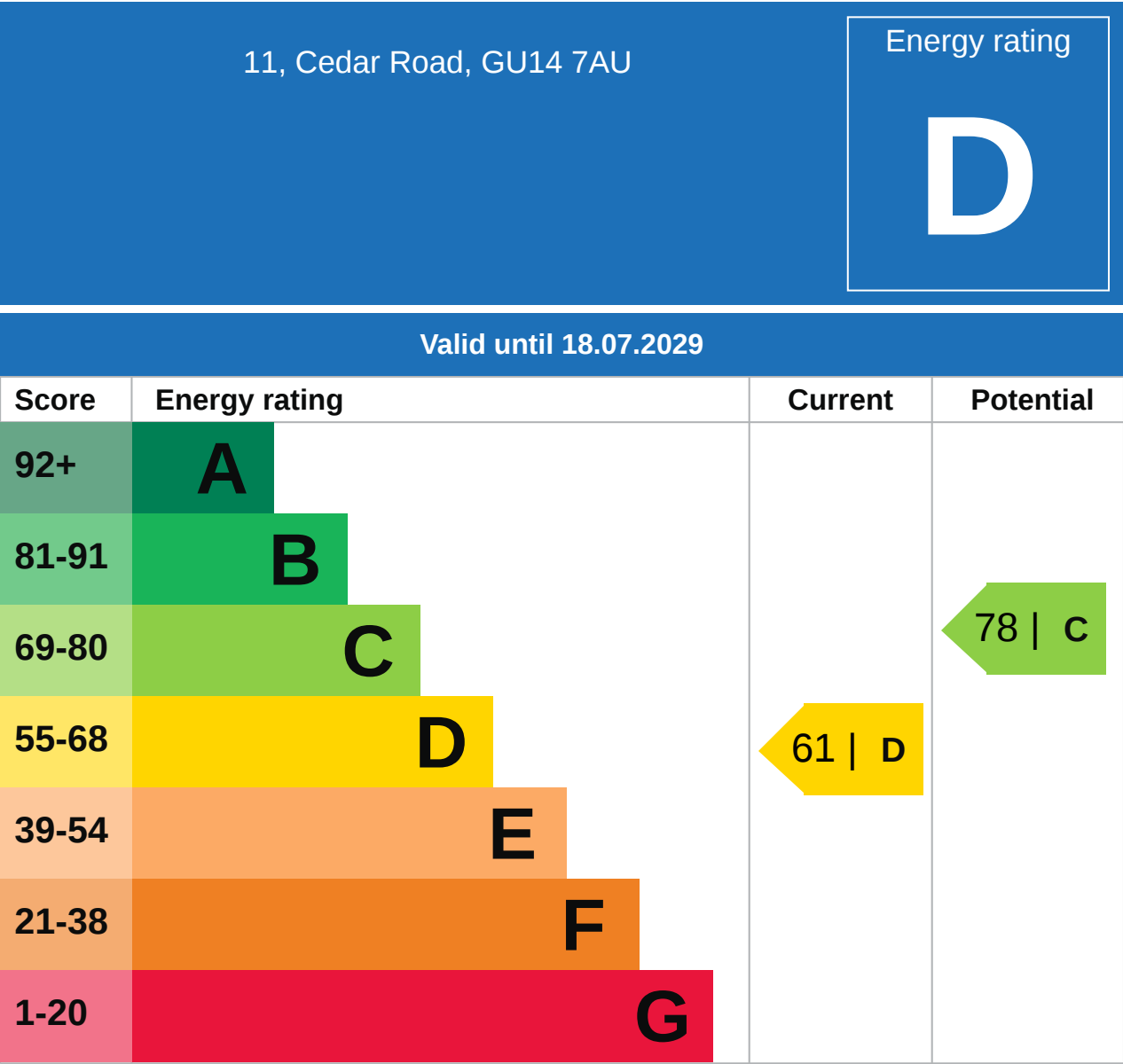
Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 74% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	262 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in GU14
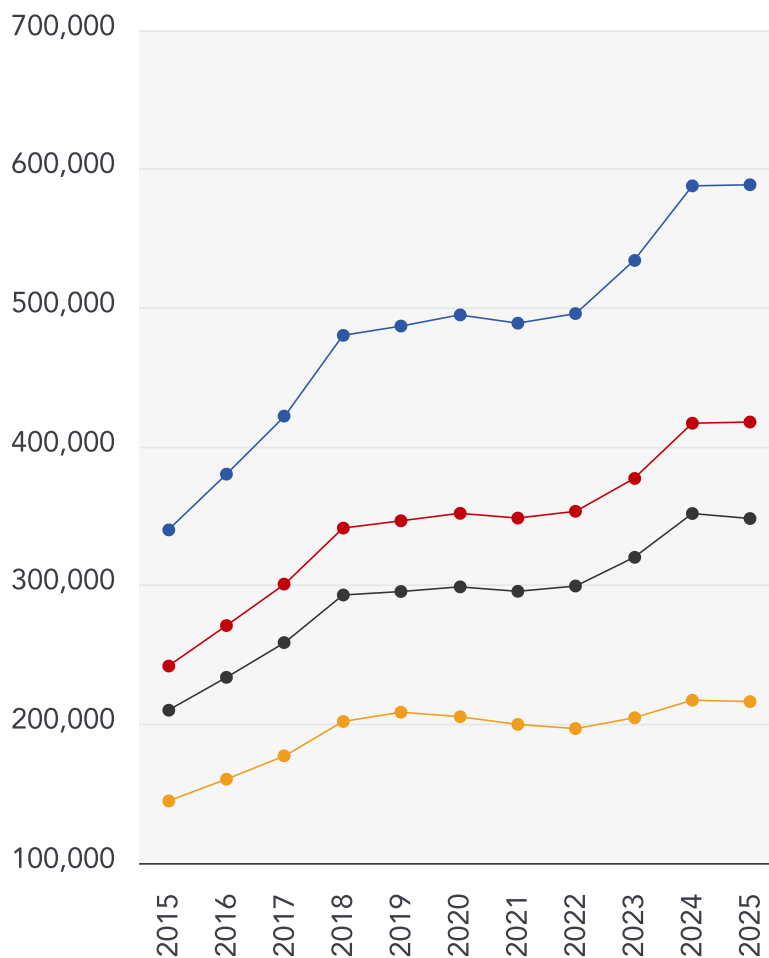
Detached

+73.13%

Semi-Detached

+72.66%

Terraced

+65.73%

Flat

+49.46%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.
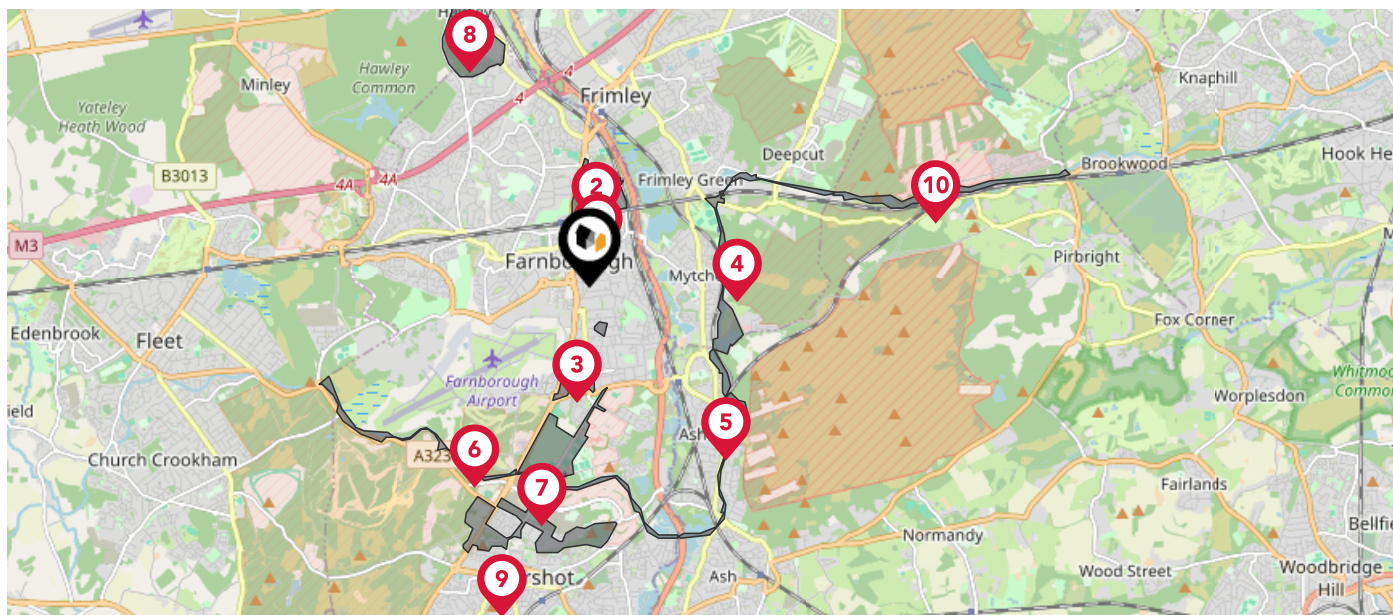
Nearby Conservation Areas	
1	Saint Michael's Abbey
2	Farnborough Hill
3	South Farnborough
4	Basingstoke Canal
5	Basingstoke Canal South
6	Basingstoke Canal
7	Aldershot Military
8	Hawley Park and Green
9	Aldershot West
10	Basingstoke Canal North

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
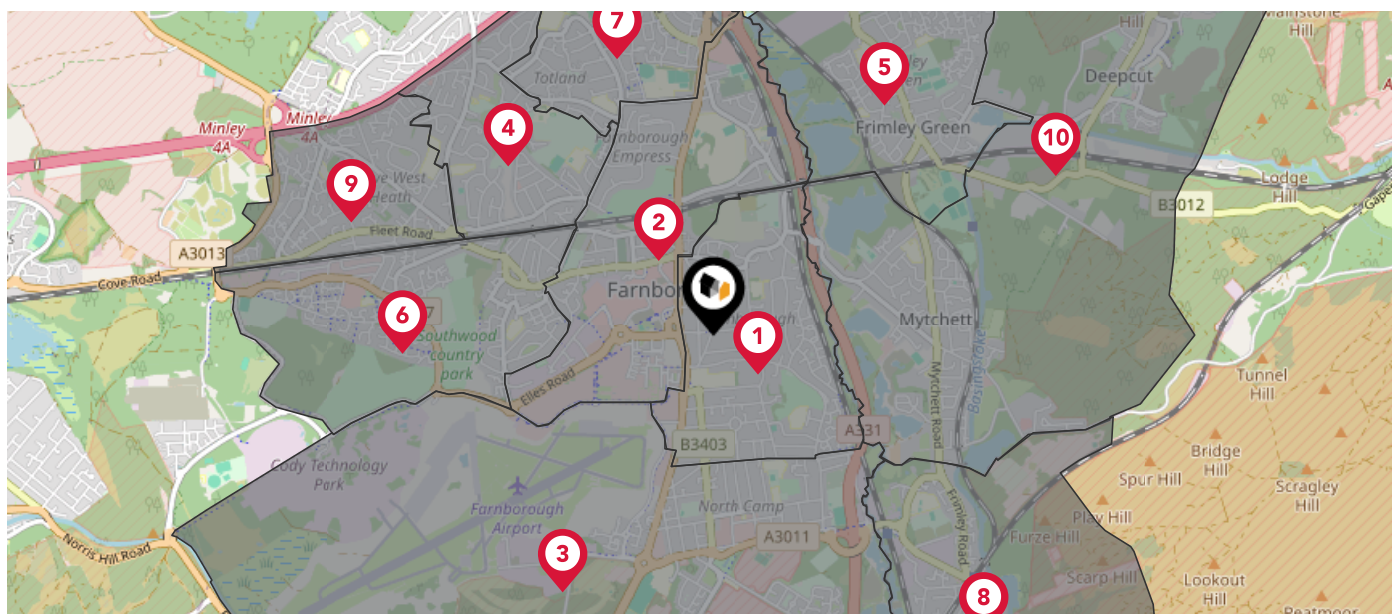
Nearby Council Wards	
1	Knellwood Ward
2	Empress Ward
3	St. Mark's Ward
4	West Heath Ward
5	Frimley Green Ward
6	Cove and Southwood Ward
7	Cherrywood Ward
8	Ash Vale Ward
9	St. John's Ward
10	Mytchett & Deepcut Ward

Flood Risk
Rivers & Seas - Flood Risk

avocado property

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
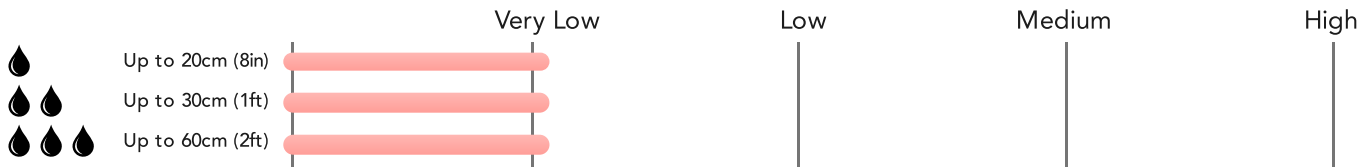

Risk Rating: Very low

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.

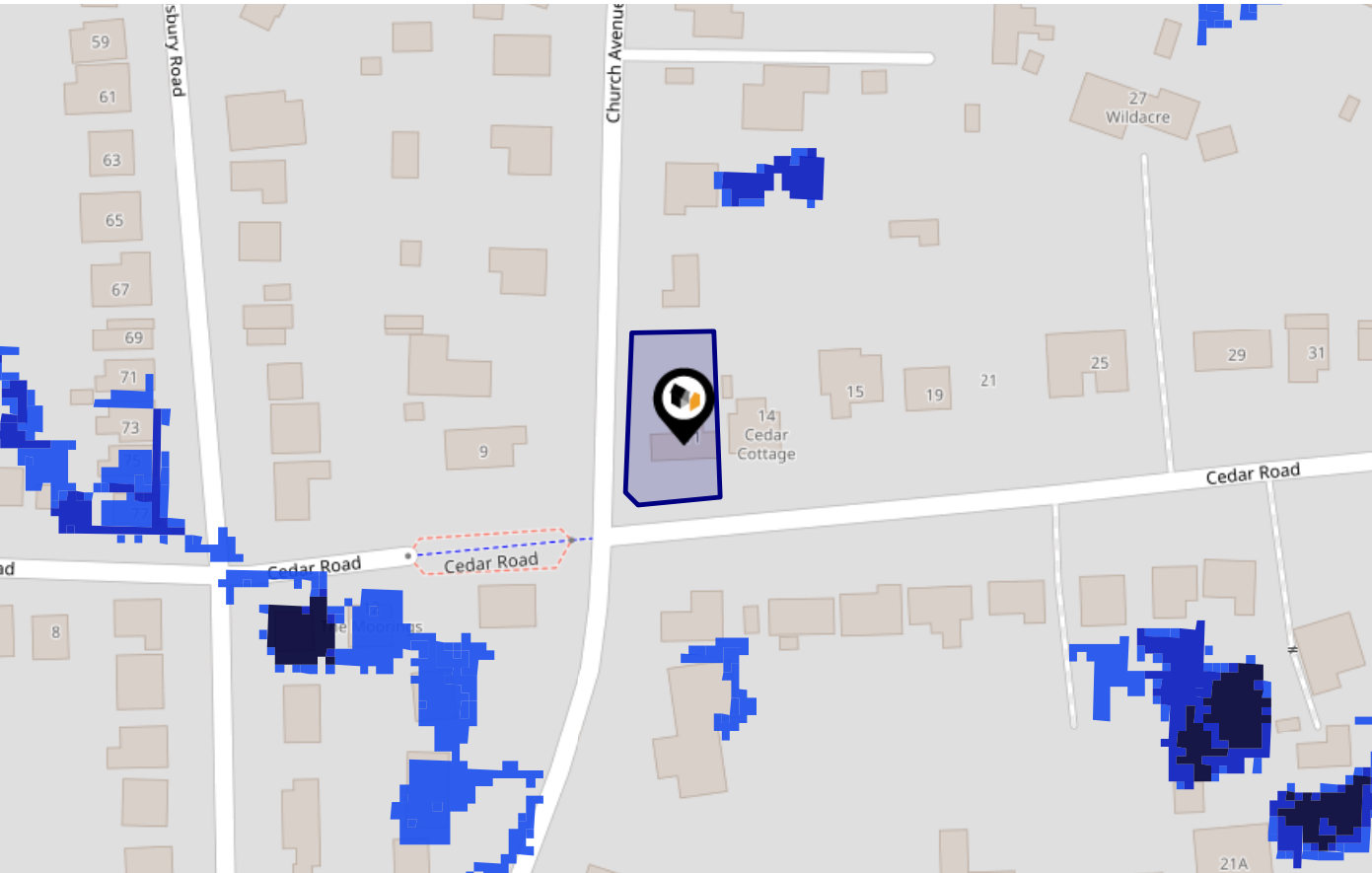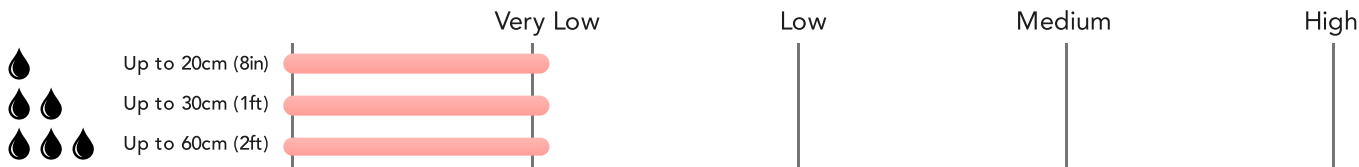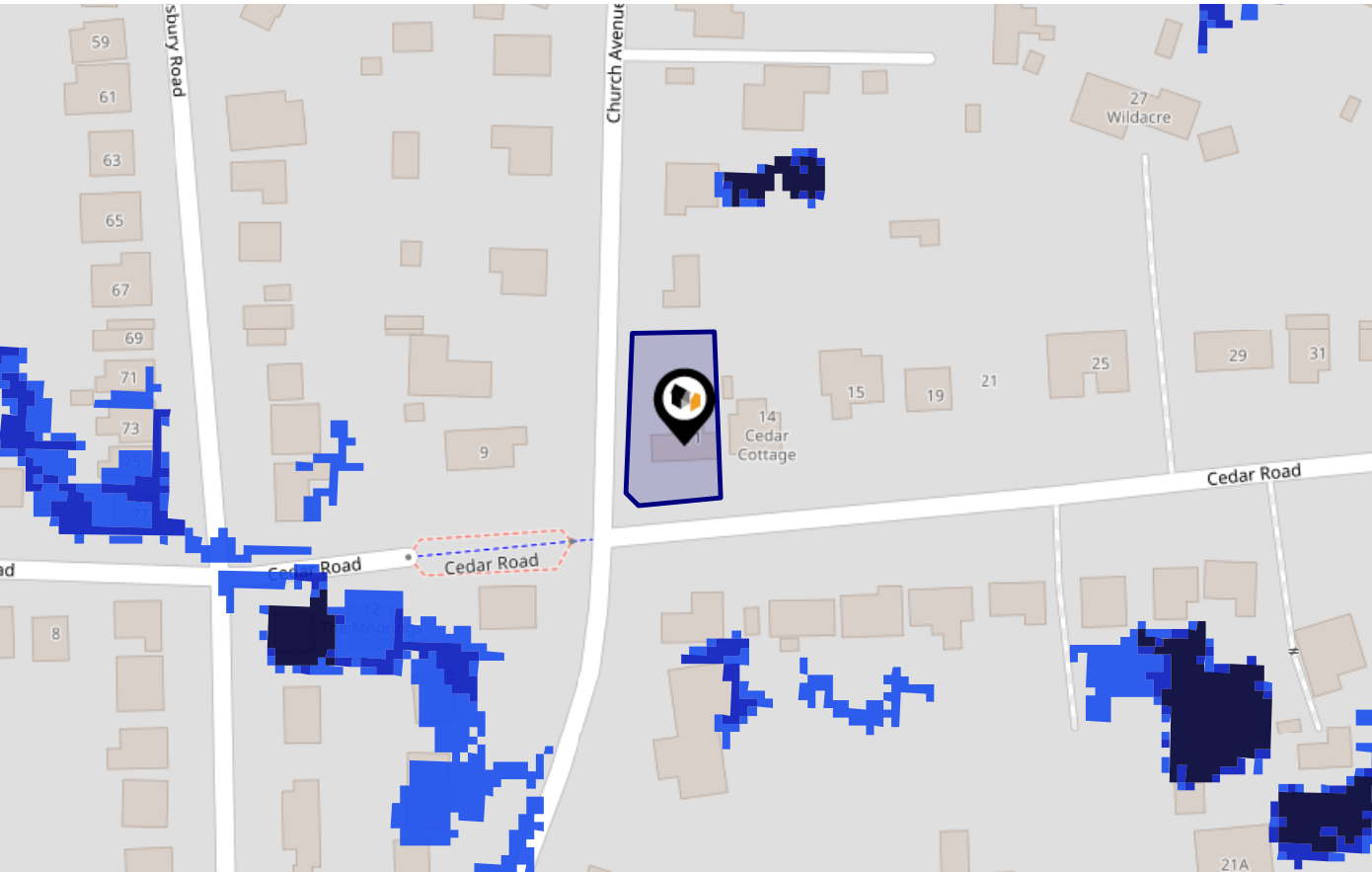Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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.
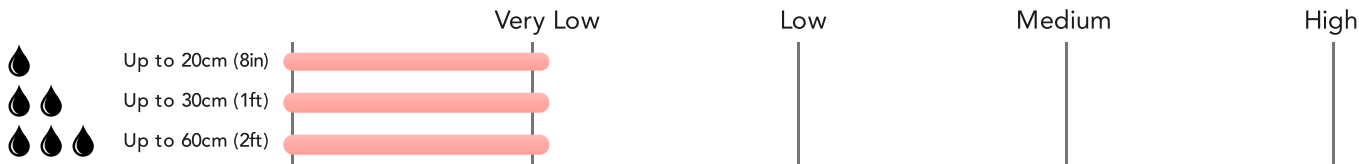

Risk Rating: Very low

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- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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- **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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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.

- **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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
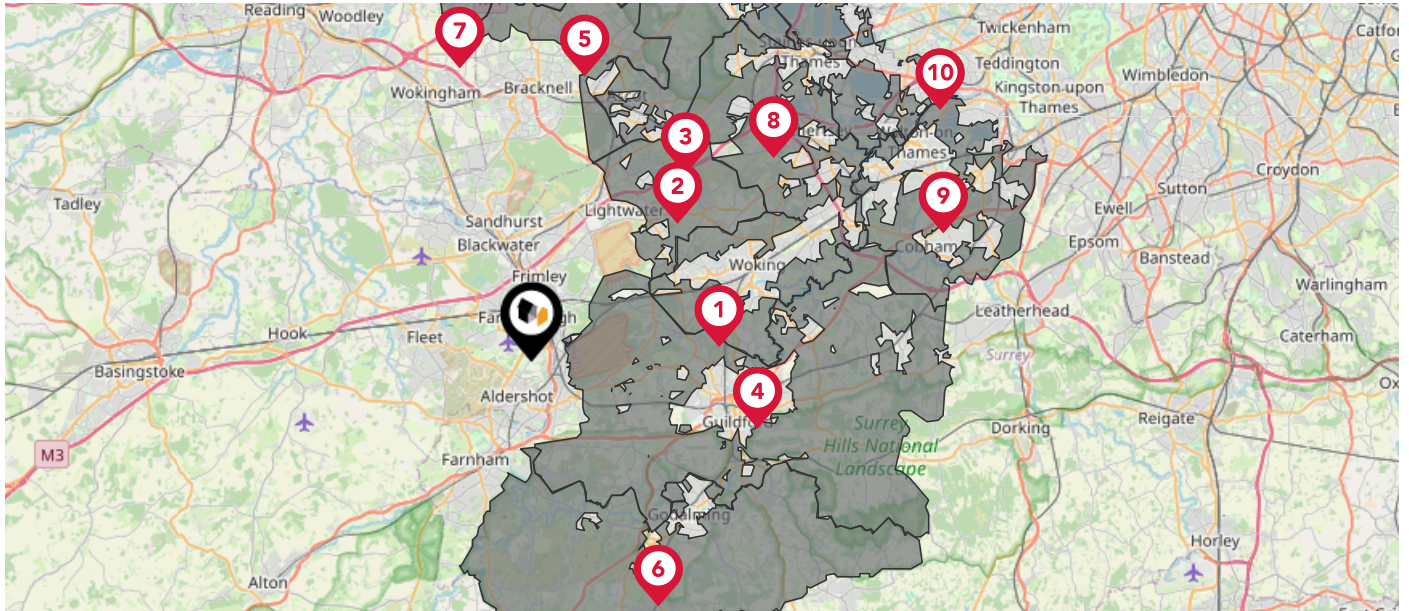
| Nearby Green Belt Land |
|---|
| **1** London Green Belt - Woking |
| **2** London Green Belt - Surrey Heath |
| **3** London Green Belt - Windsor and Maidenhead |
| **4** London Green Belt - Guildford |
| **5** London Green Belt - Bracknell Forest |
| **6** London Green Belt - Waverley |
| **7** London Green Belt - Wokingham |
| **8** London Green Belt - Runnymede |
| **9** London Green Belt - Elmbridge |
| **10** London Green Belt - Spelthorne |

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.
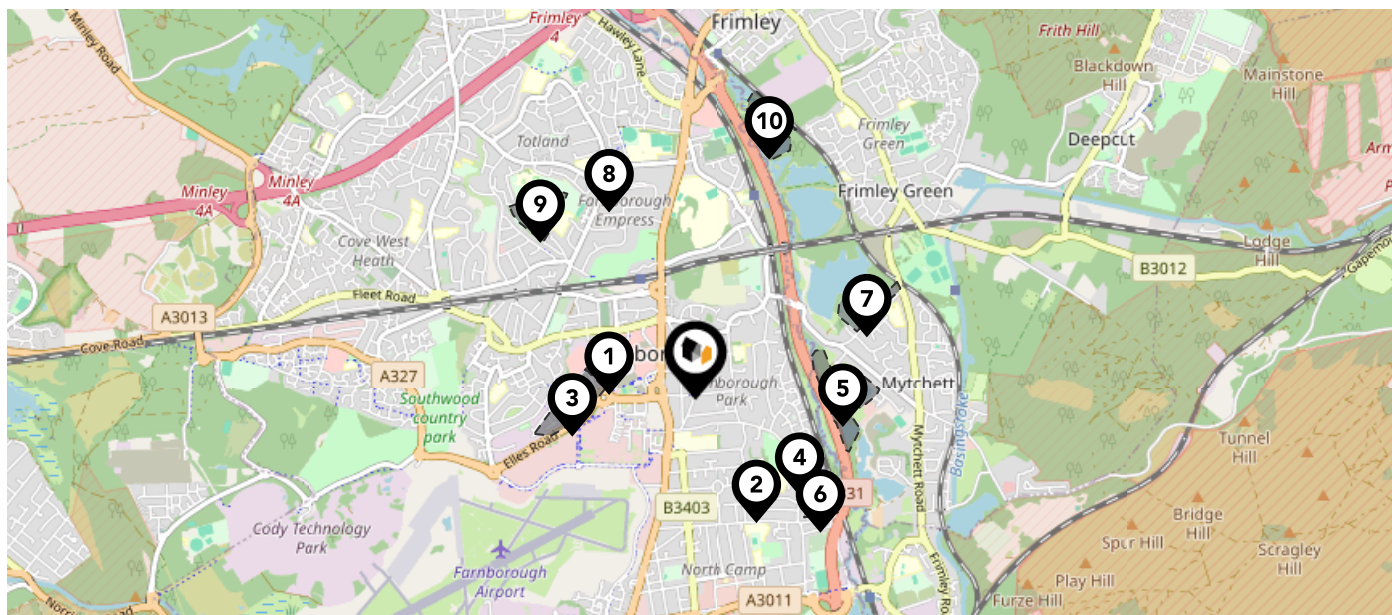
Nearby Landfill Sites		
1	Princes Mead-Farnborough, Hampshire	Historic Landfill
2	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill
3	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill
4	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill
5	Land off Coleford Farm-Mychett, Camberley, Surrey	Historic Landfill
6	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill
7	Hamesmoor Road-Mytchett, Surrey	Historic Landfill
8	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill
9	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill
10	South of Frimley Station-Frimley	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...
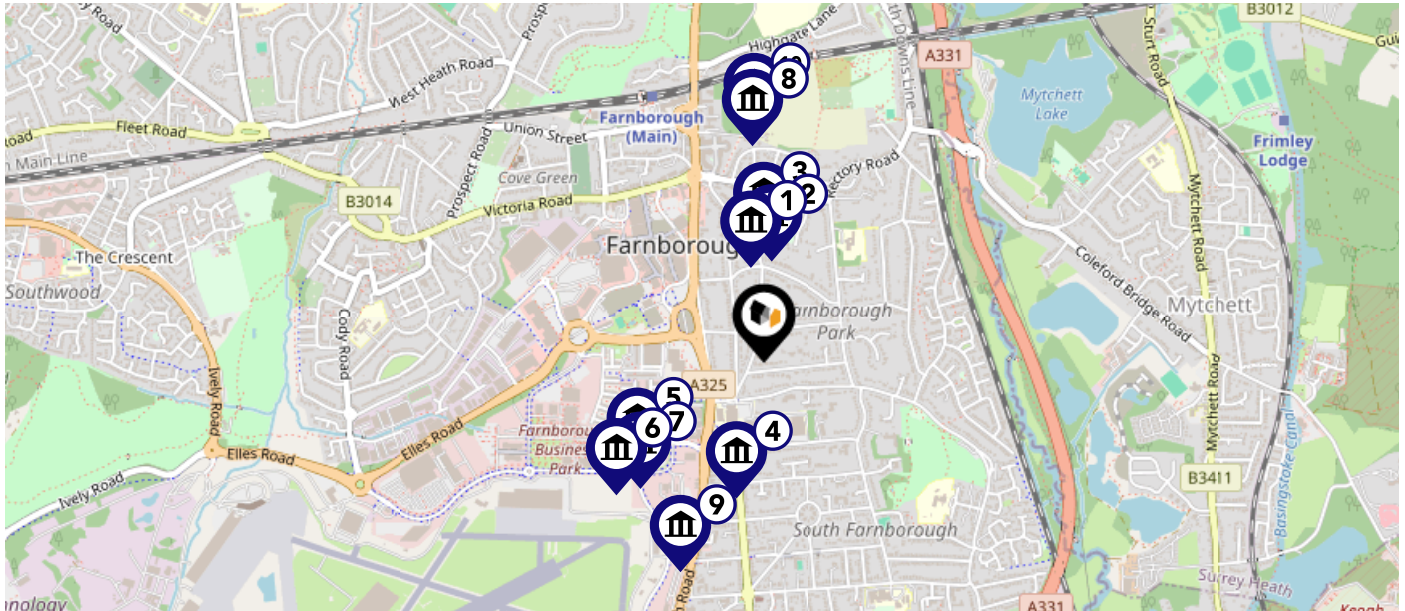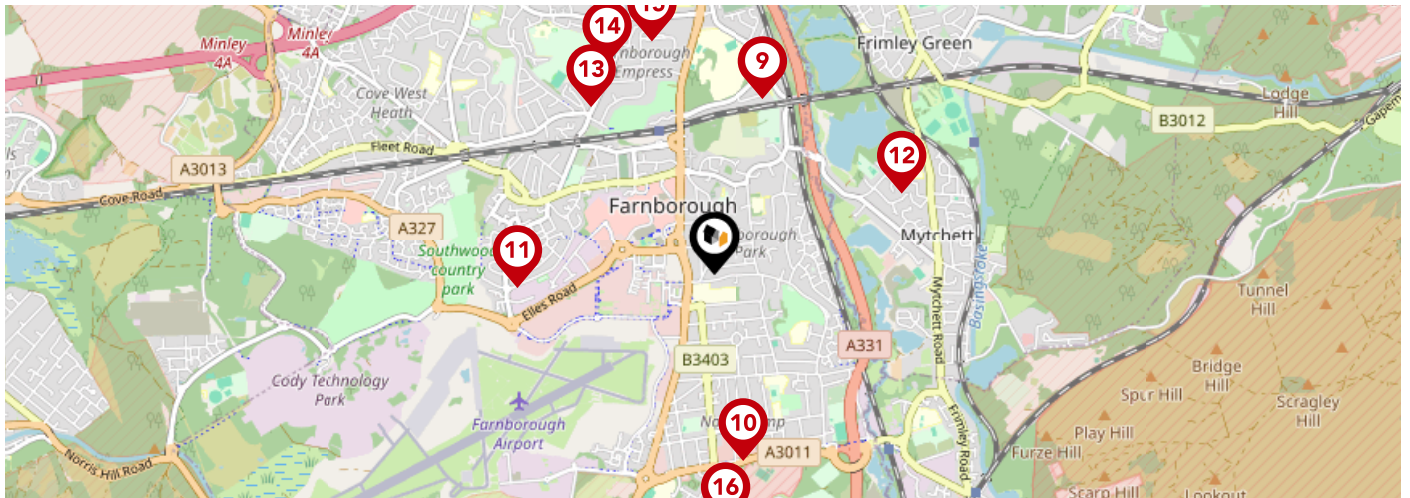

Listed Buildings in the local district	Grade	Distance
① 1092626 - Church Of St Peter	Grade II	0.2 miles
② 1156253 - Farnborough Place	Grade II	0.2 miles
③ 1092608 - St Michael's Mews	Grade II	0.3 miles
④ 1092625 - Crossways North East Hampshire Education Office	Grade II	0.3 miles
⑤ 1259586 - Building R133 At Former Royal Aircraft Establishment	Grade I	0.4 miles
⑥ 1259589 - Building Q121 At Former Royal Aircraft Establishment Site	Grade I	0.4 miles
⑦ 1390502 - Building R52 At Former Royal Aircraft Establishment Site	Grade II	0.4 miles
⑧ 1092632 - Monastic Buildings To Abbey Church Of St Michael	Grade II	0.5 miles
⑨ 1339706 - G1 Building At The Royal Aircraft Establishment	Grade II	0.5 miles
⑩ 1155639 - Abbey Church Of St Michael	Grade I	0.6 miles

Area
Schools
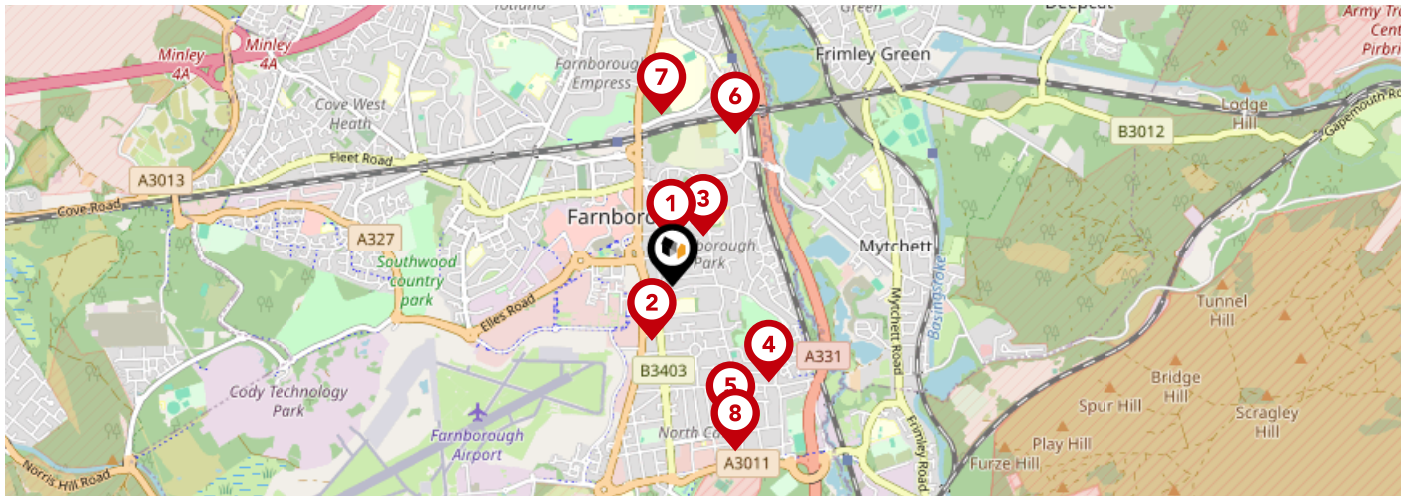
		Nursery	Primary	Secondary	College	Private
1	**St Peter's Church of England Aided Junior School** Ofsted Rating: Good | Pupils: 216 | Distance:0.21	☐	☑	☐	☐	☐
2	**Farnborough College of Technology** Ofsted Rating: Outstanding | Pupils:0 | Distance:0.27	☐	☐	☑	☐	☐
3	**St Patrick's Catholic Primary School** Ofsted Rating: Good | Pupils: 263 | Distance:0.28	☐	☑	☐	☐	☐
4	**South Farnborough Junior School** Ofsted Rating: Outstanding | Pupils: 411 | Distance:0.63	☐	☑	☐	☐	☐
5	**Salesian College** Ofsted Rating: Not Rated | Pupils: 589 | Distance:0.69	☐	☐	☑	☐	☐
6	**North Farnborough Infant School** Ofsted Rating: Good | Pupils: 171 | Distance:0.77	☐	☑	☐	☐	☐
7	**Farnborough Hill** Ofsted Rating: Not Rated | Pupils: 527 | Distance:0.8	☐	☐	☑	☐	☐
8	**South Farnborough Infant School** Ofsted Rating: Outstanding | Pupils: 273 | Distance:0.82	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Henry Tyndale School Ofsted Rating: Outstanding	Pupils: 135	Distance:0.85	☐	☐	☑	☐	☐
10 St Mark's Church of England Aided Primary School Ofsted Rating: Good	Pupils: 104	Distance:0.87	☐	☑	☐	☐	☐
11 Tower Hill Primary School Ofsted Rating: Outstanding	Pupils: 421	Distance:0.92	☐	☑	☐	☐	☐
12 Mytchett Primary & Nursery Academy Ofsted Rating: Good	Pupils: 247	Distance:0.95	☐	☑	☐	☐	☐
13 St Bernadette's Catholic Primary School Ofsted Rating: Good	Pupils: 217	Distance:0.97	☐	☑	☐	☐	☐
14 Cherrywood Community Primary School Ofsted Rating: Good	Pupils: 180	Distance:1.1	☐	☑	☐	☐	☐
15 The Sixth Form College Farnborough Ofsted Rating: Outstanding	Pupils:0	Distance:1.13	☐	☐	☑	☐	☐
16 Marlborough Infant School Ofsted Rating: Good	Pupils: 85	Distance:1.16	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
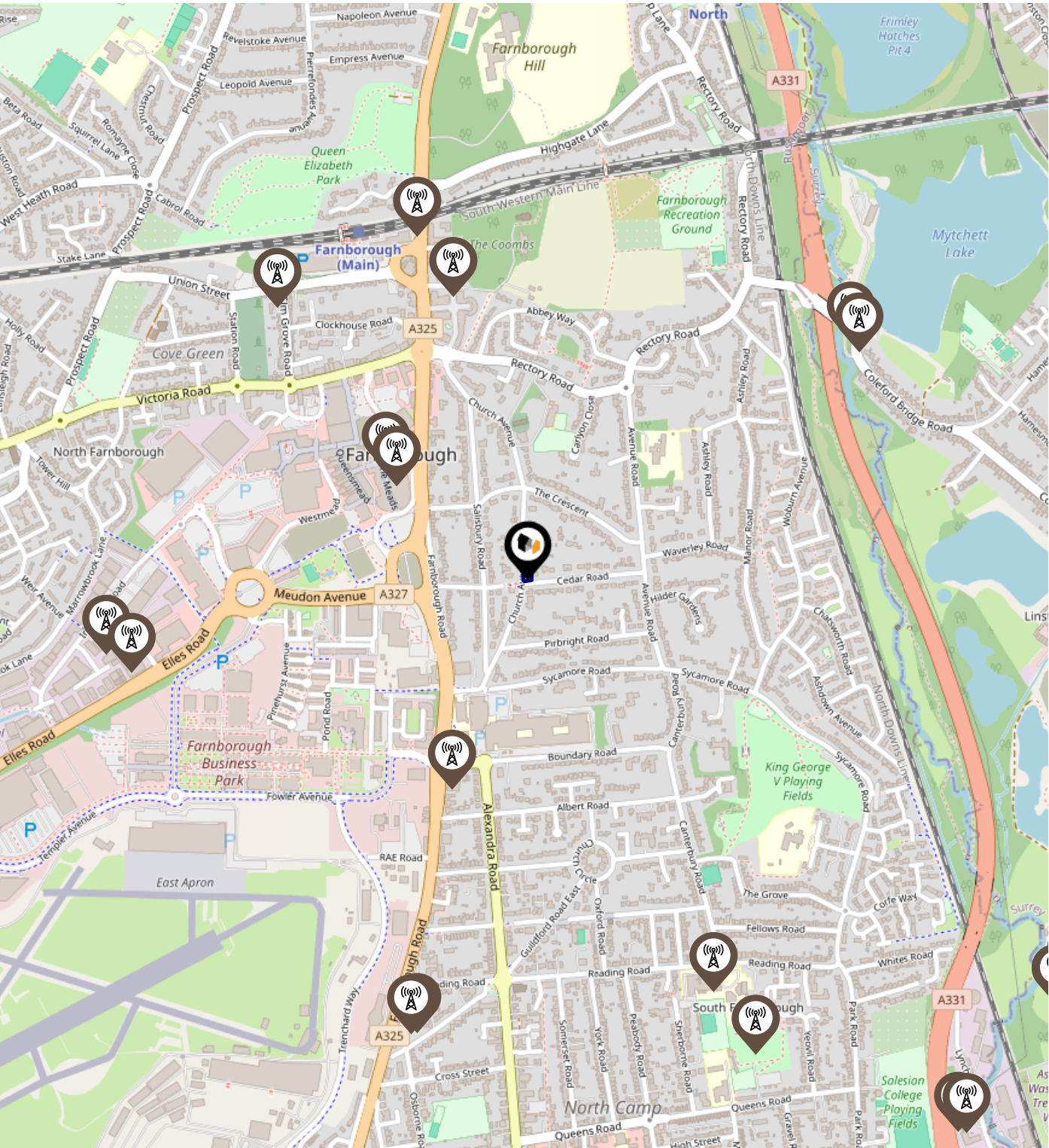
Key:

🔵 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/m3).

		This Property			
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
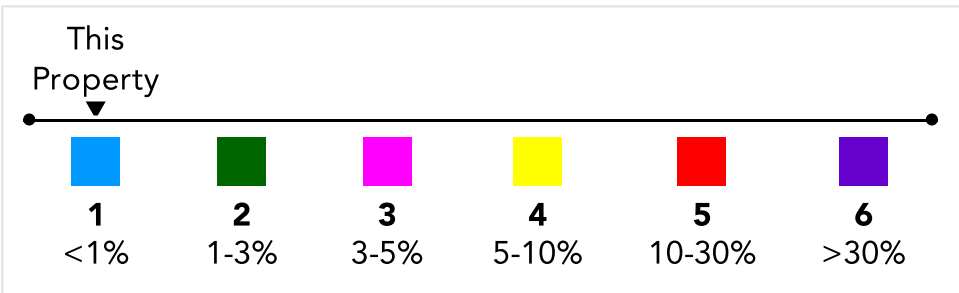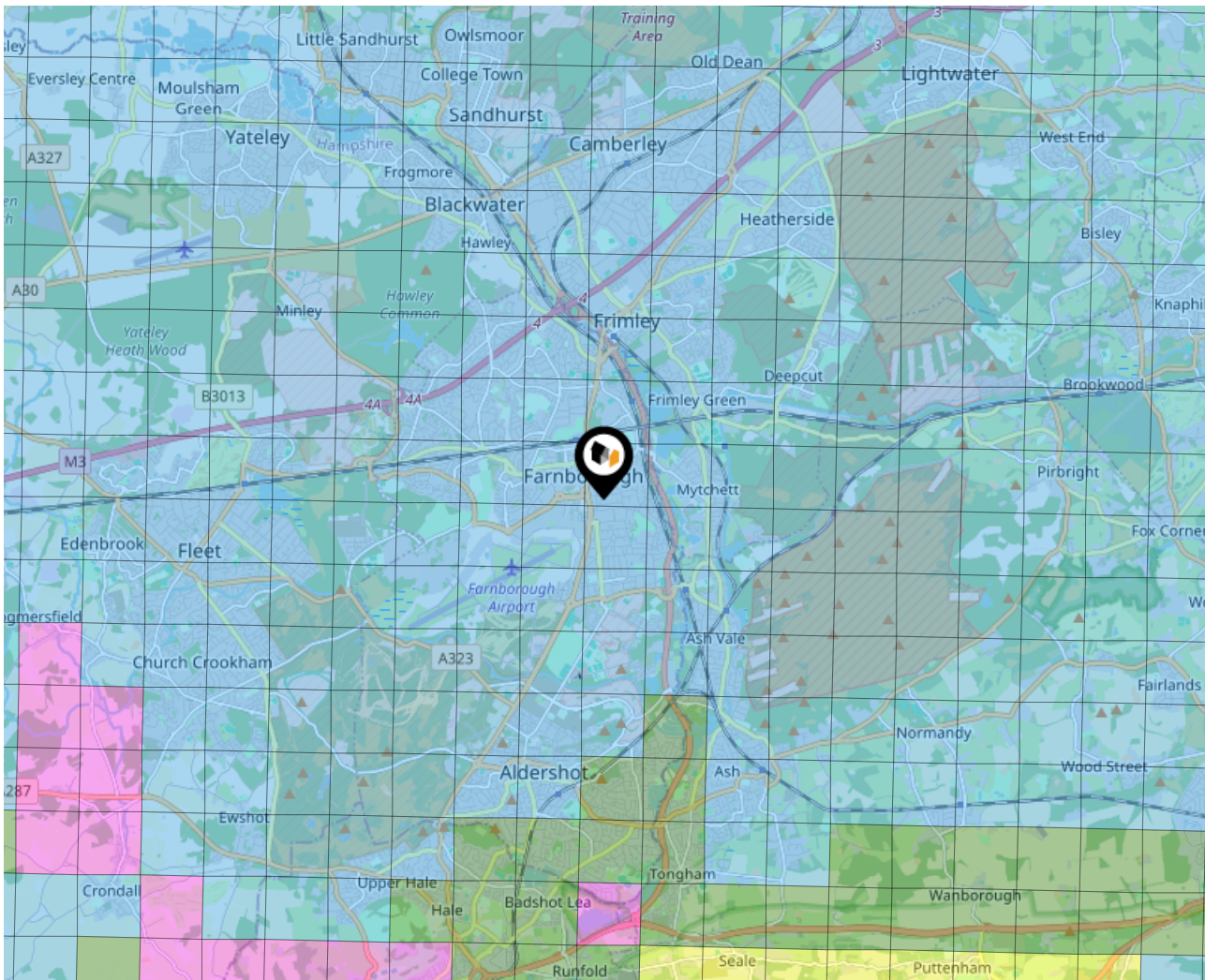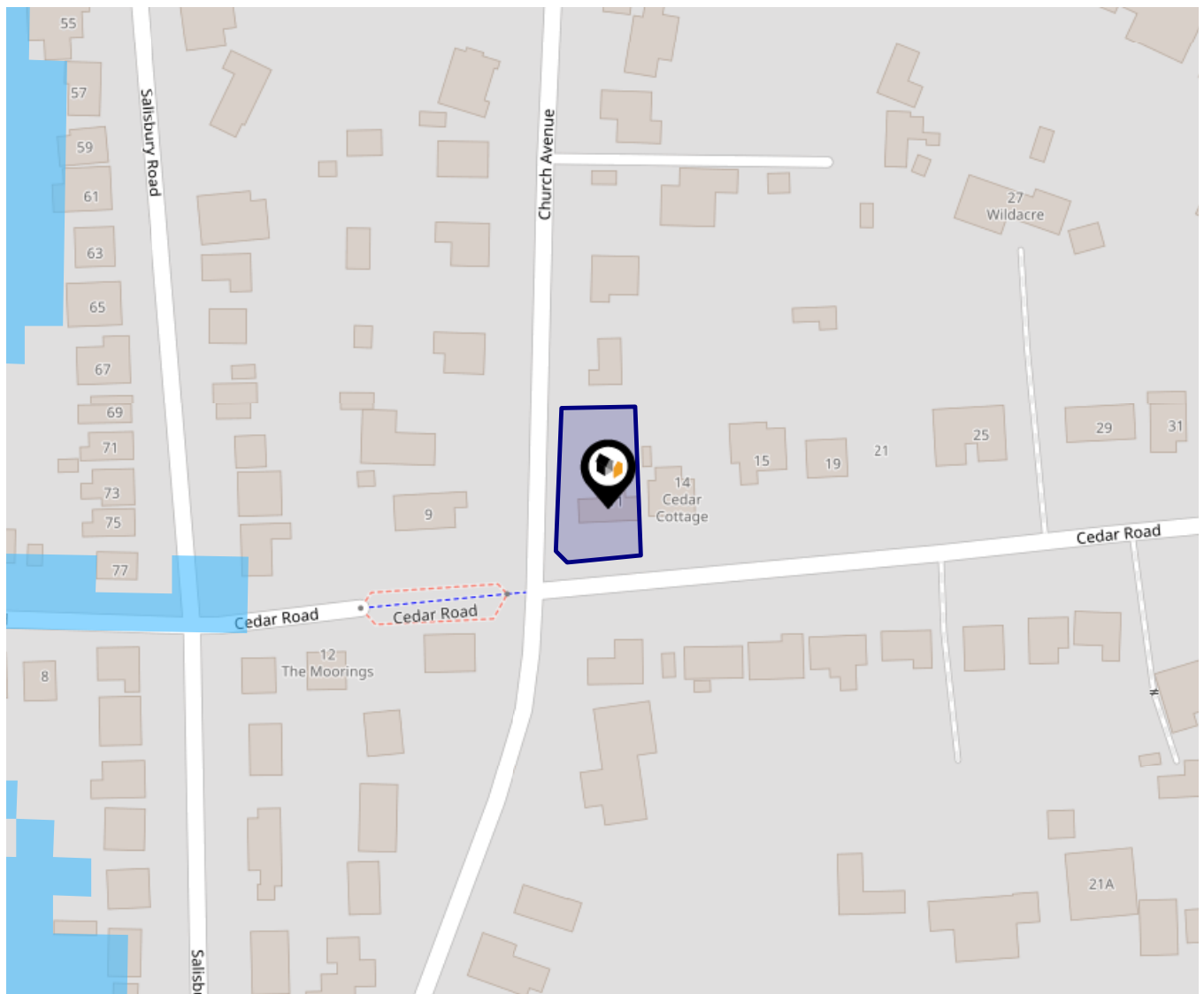
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)
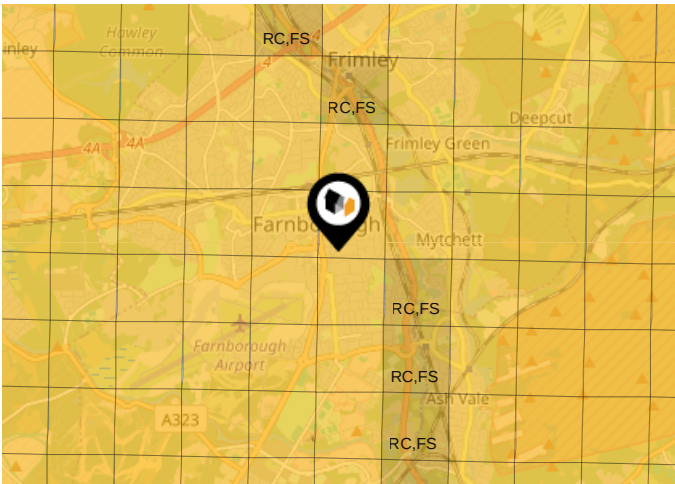
Carbon Content: NONE

Parent Material Grain:

Soil Group: ARENACEOUS - RUDACEOUS LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP

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)
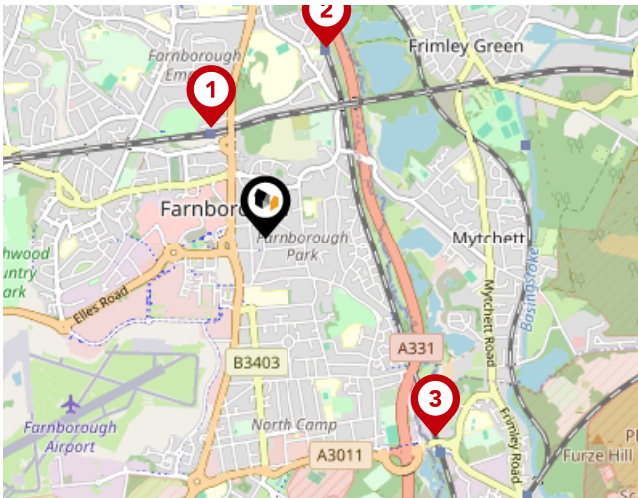
National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	0.58 miles
2	Farnborough North Rail Station	0.93 miles
3	North Camp Rail Station	1.21 miles
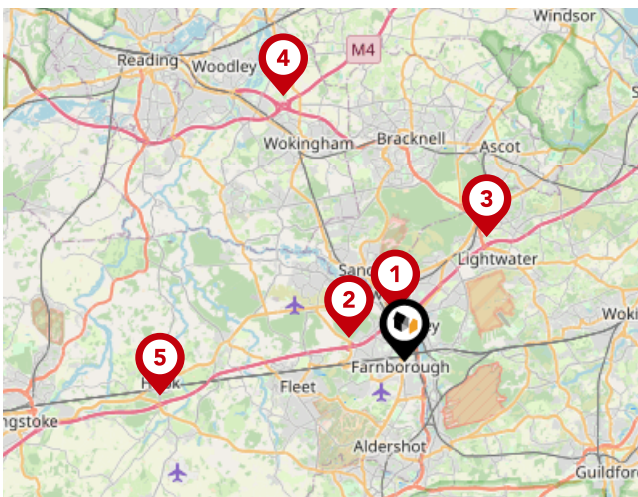
Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.89 miles
2	M3 J4A	2.28 miles
3	M3 J3	5.54 miles
4	M4 J10	10.84 miles
5	M3 J5	9.22 miles
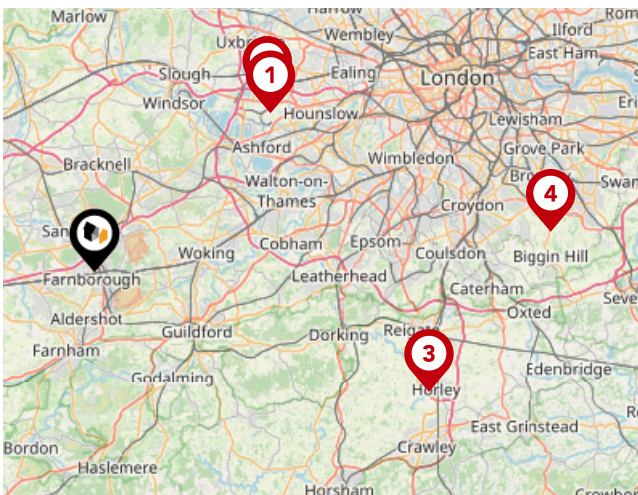
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.58 miles
2	Heathrow Airport	18.11 miles
3	Gatwick Airport	26.37 miles
4	Leaves Green	33.98 miles

Area
Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	College of Technology	0.19 miles
2	Rushmoor Council Offices	0.17 miles
3	Kingsmead South	0.21 miles
4	Kingsmead Main Road	0.23 miles
5	Kingsmead South	0.23 miles
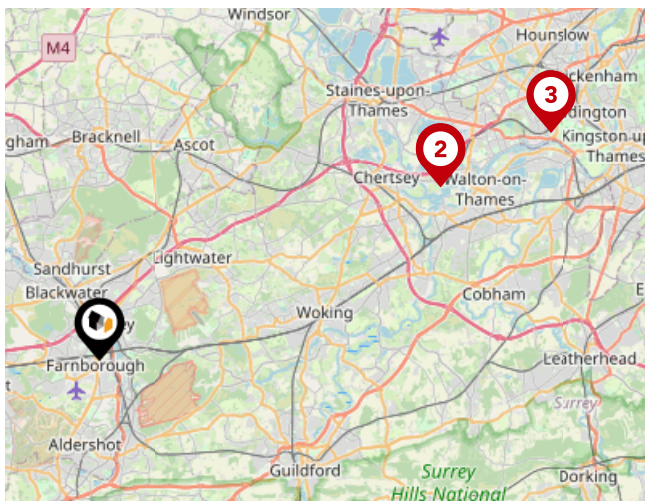
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.19 miles
2	Weybridge Ferry Landing	14.18 miles
3	Moulsey - Hurst Park Ferry Landing	18.71 miles

Avocado Property

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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