

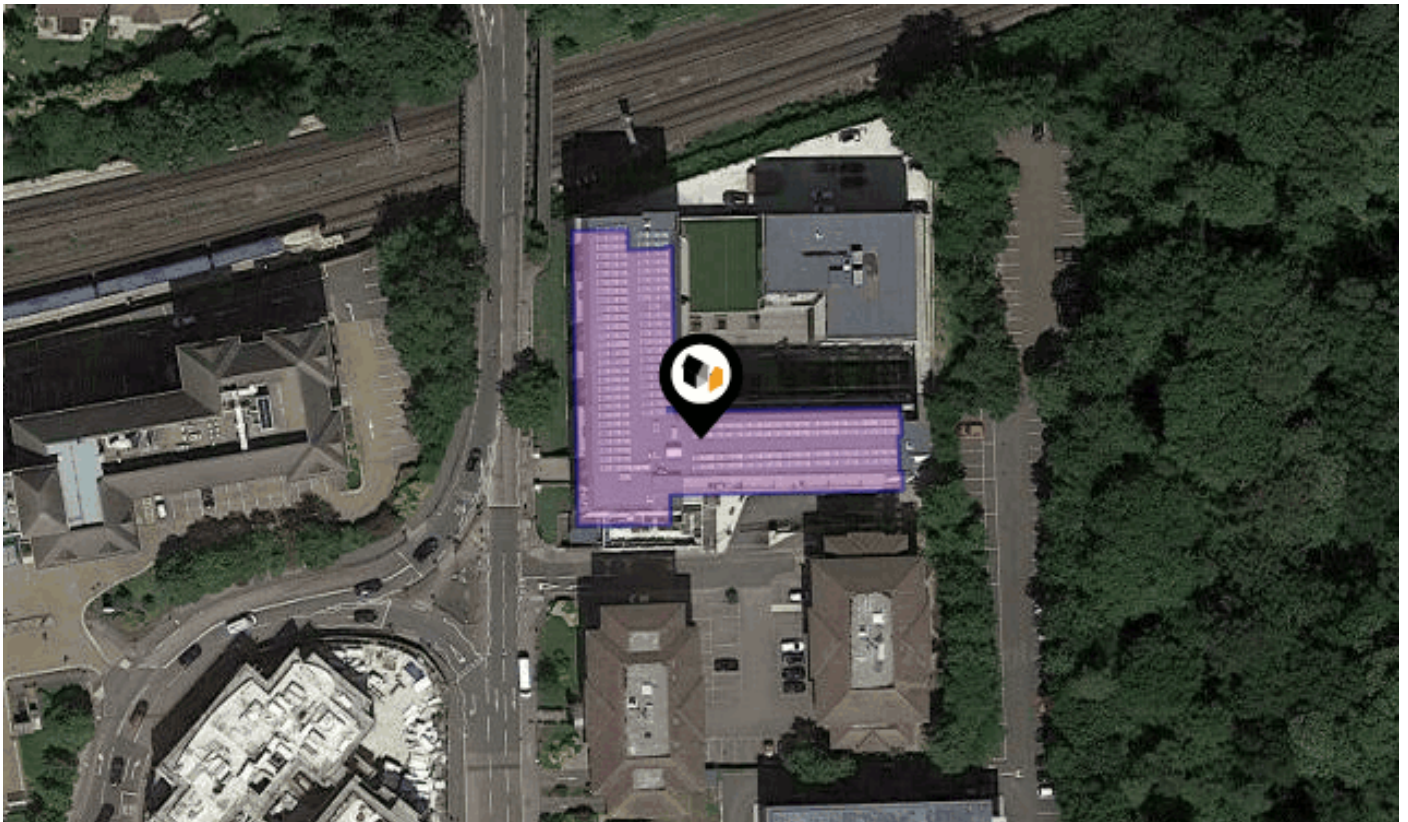


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th April 2025



**FLAT 94, GRAND VIEW, 296, FARNBOROUGH ROAD,
FARNBOROUGH, GU14 7GZ**

Avocado Property

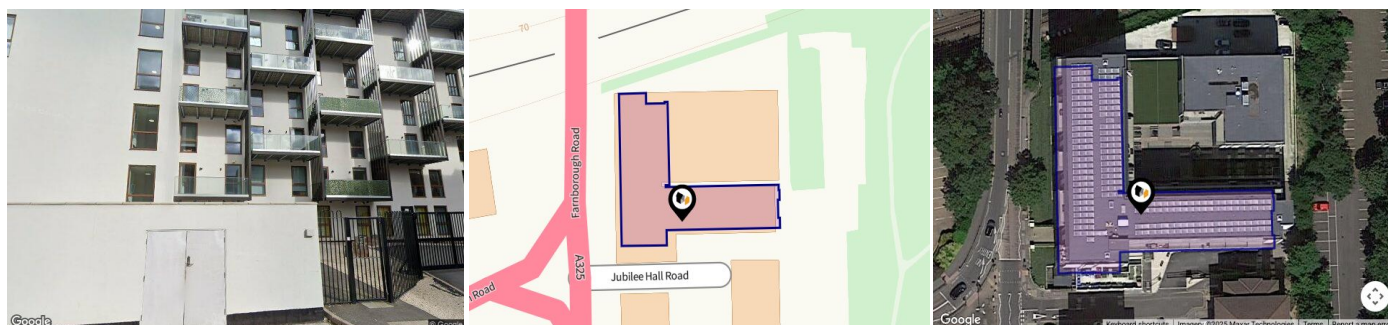
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	11/08/2023
Bedrooms:	2	Last Sold Price:	£277,500
Floor Area:	667 ft ² / 62 m ²	Last Sold £/ft²:	£416
Plot Area:	0.34 acres	Tenure:	Leasehold
Year Built :	2020	Start Date:	16/01/2020
Council Tax :	Band C	End Date:	01/01/2144
Annual Estimate:	£1,967	Lease Term:	125 years from 1 January 2019
Title Number:	HP843070	Term Remaining:	118 years
UPRN:	10094333071		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



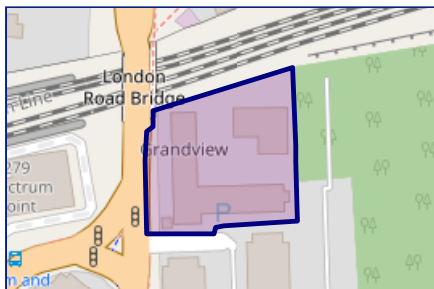
Satellite/Fibre TV Availability:



Property Multiple Title Plans

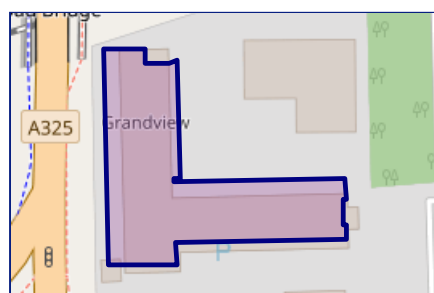


Freehold Title Plan



HP360228

Leasehold Title Plan



HP843070

Start Date:	16/01/2020
End Date:	01/01/2144
Lease Term:	125 years from 1 January 2019
Term Remaining:	118 years

Property

EPC - Certificate



94 Grand View, 296 Farnborough Road, GU14 7GZ

Energy rating

D

Valid until 08.12.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

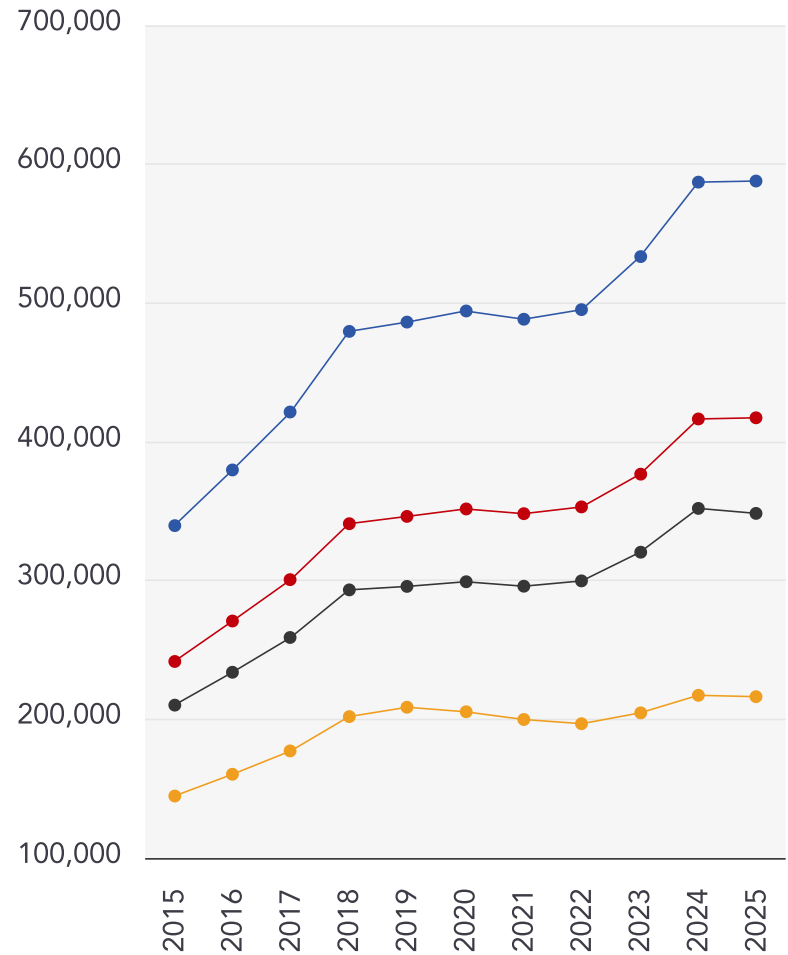
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	62 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.



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.

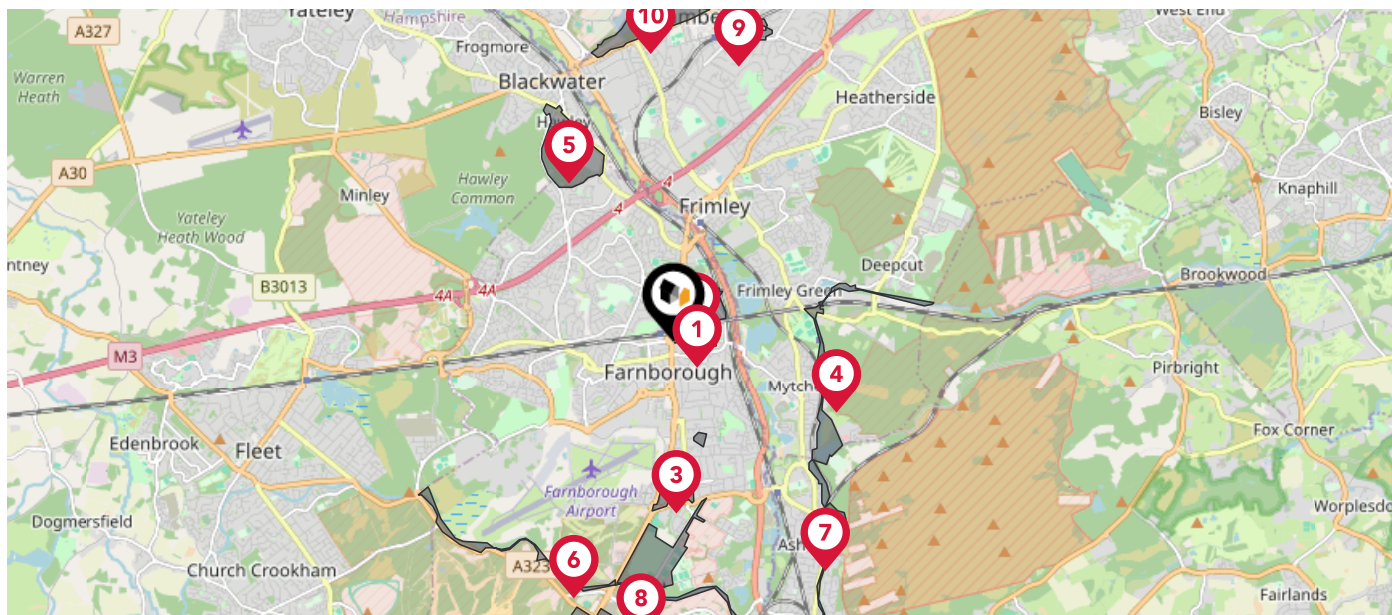
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Saint Michael's Abbey



Farnborough Hill



South Farnborough



Basingstoke Canal



Hawley Park and Green



Basingstoke Canal



Basingstoke Canal South



Aldershot Military



Upper Gordon Road to Church Hill, Camberley



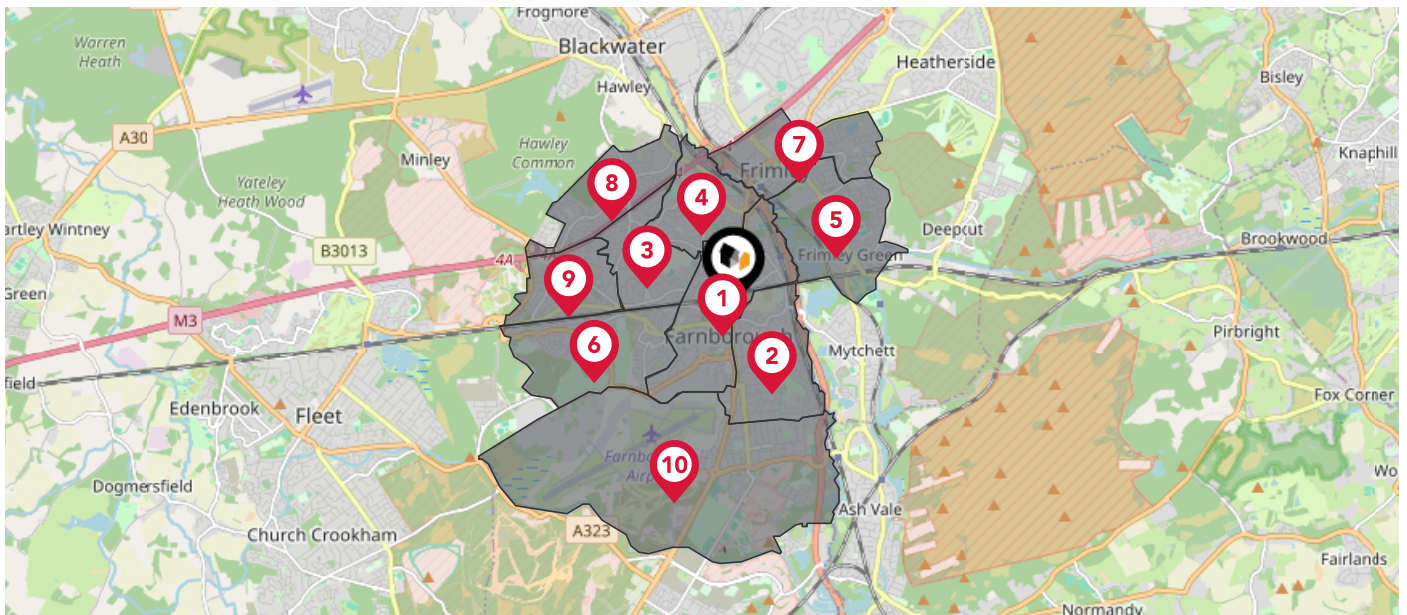
RMA (Former) Staff College and London Road, Camberley

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



Empress Ward



Knellwood Ward



West Heath Ward



Cherrywood Ward



Frimley Green Ward



Cove and Southwood Ward



Frimley Ward



Fernhill Ward



St. John's Ward



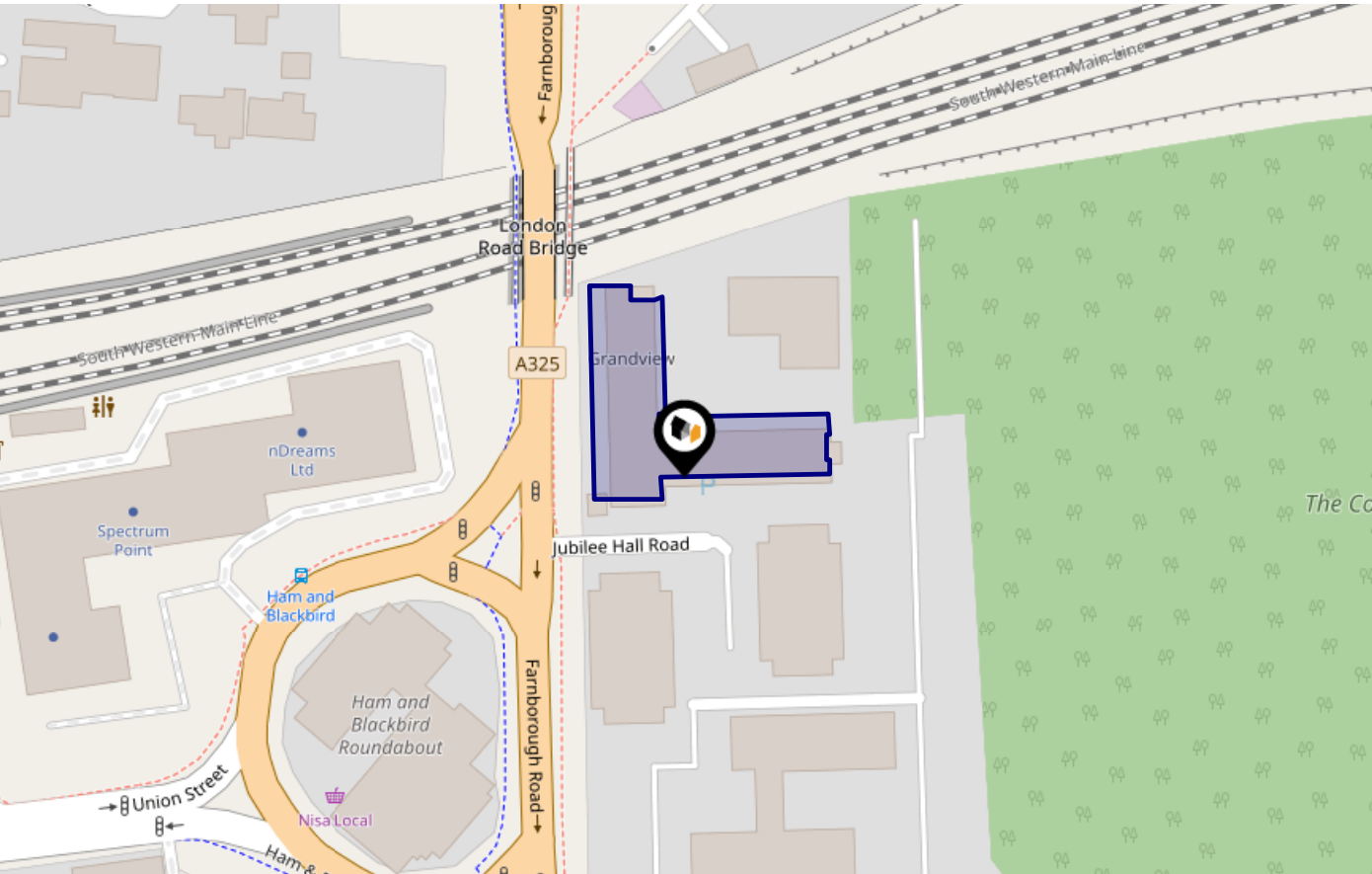
St. Mark's Ward

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.

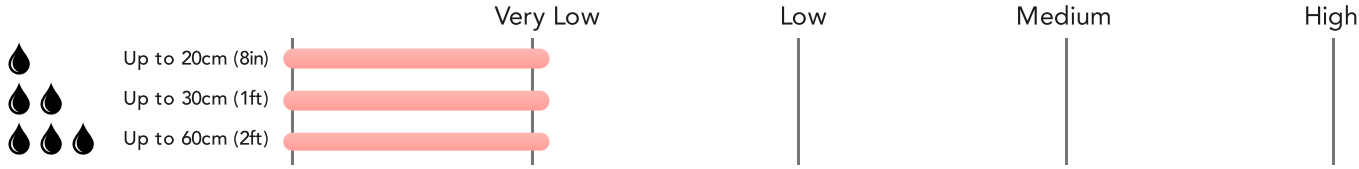


Risk Rating: Very low

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:

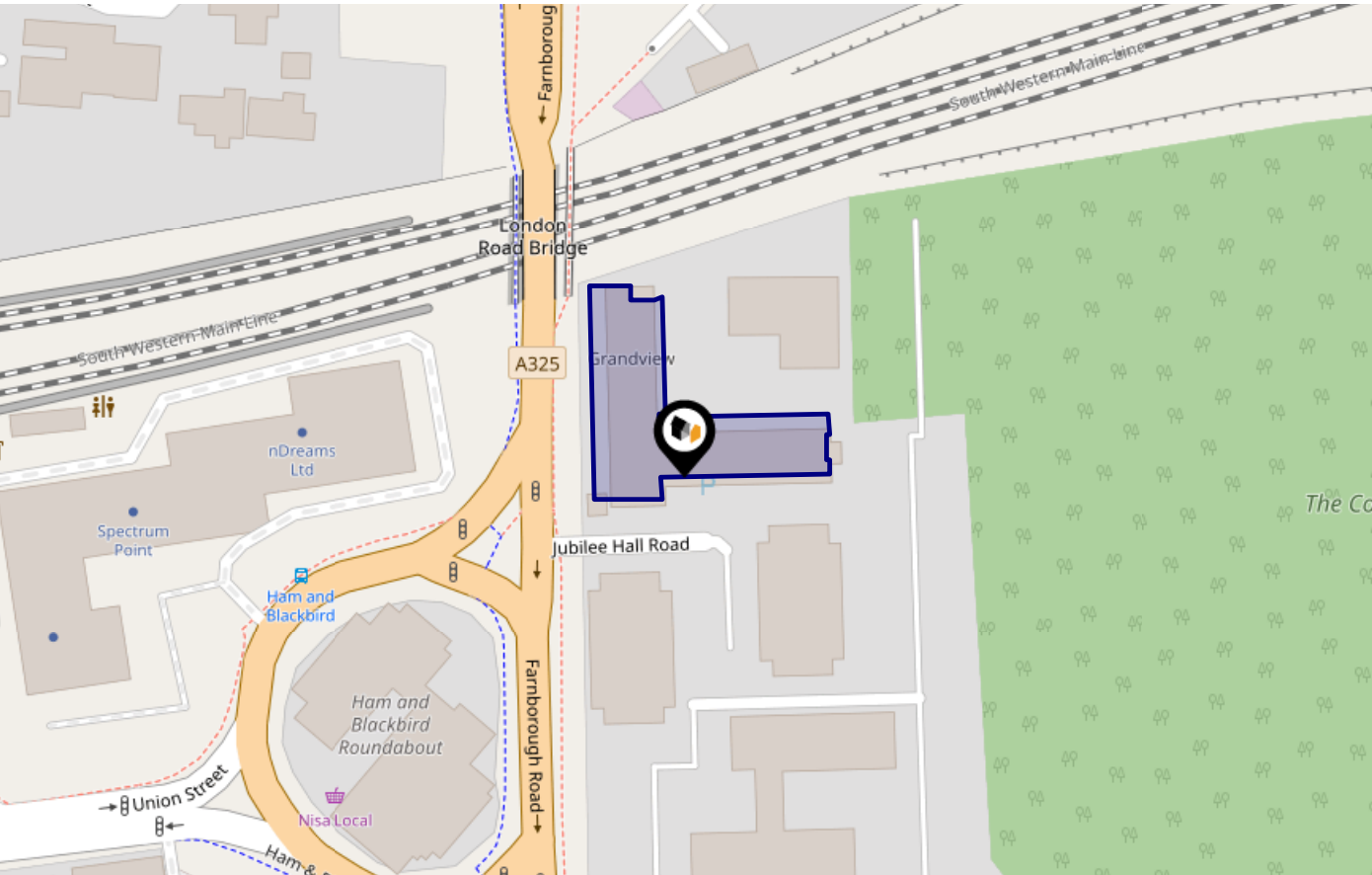


Flood Risk

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.

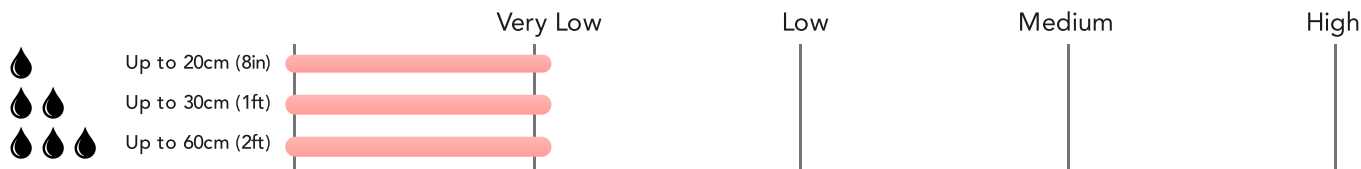


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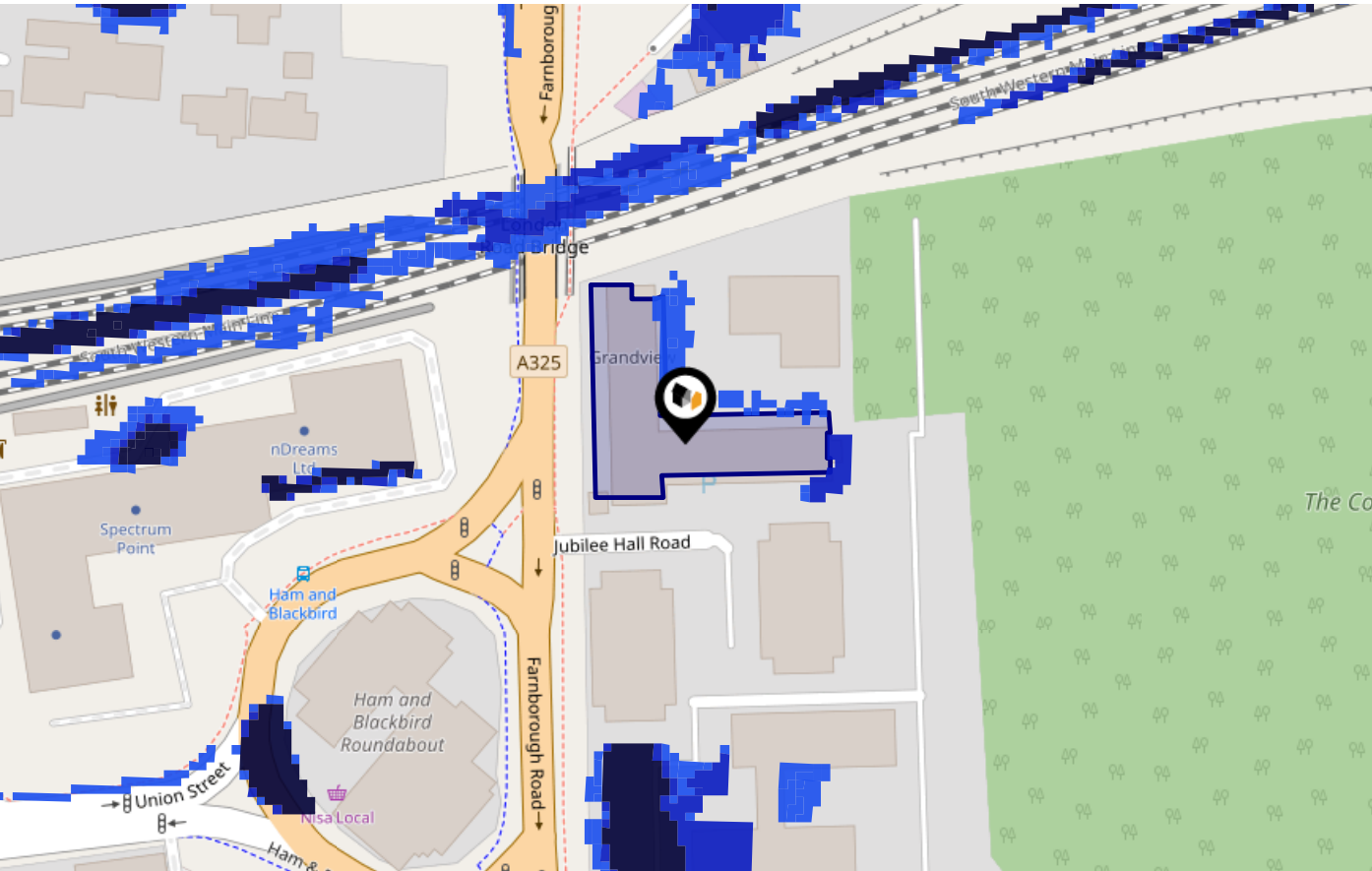


Flood Risk

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.

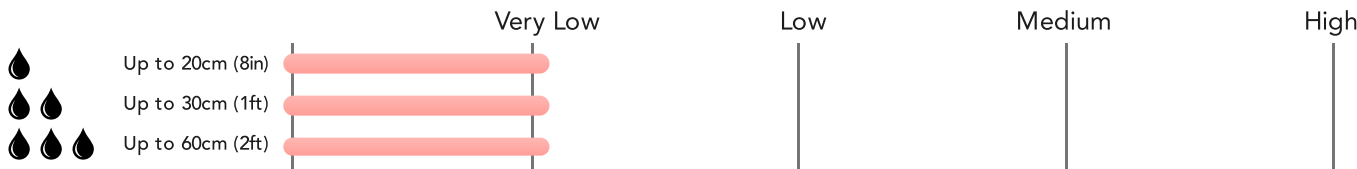


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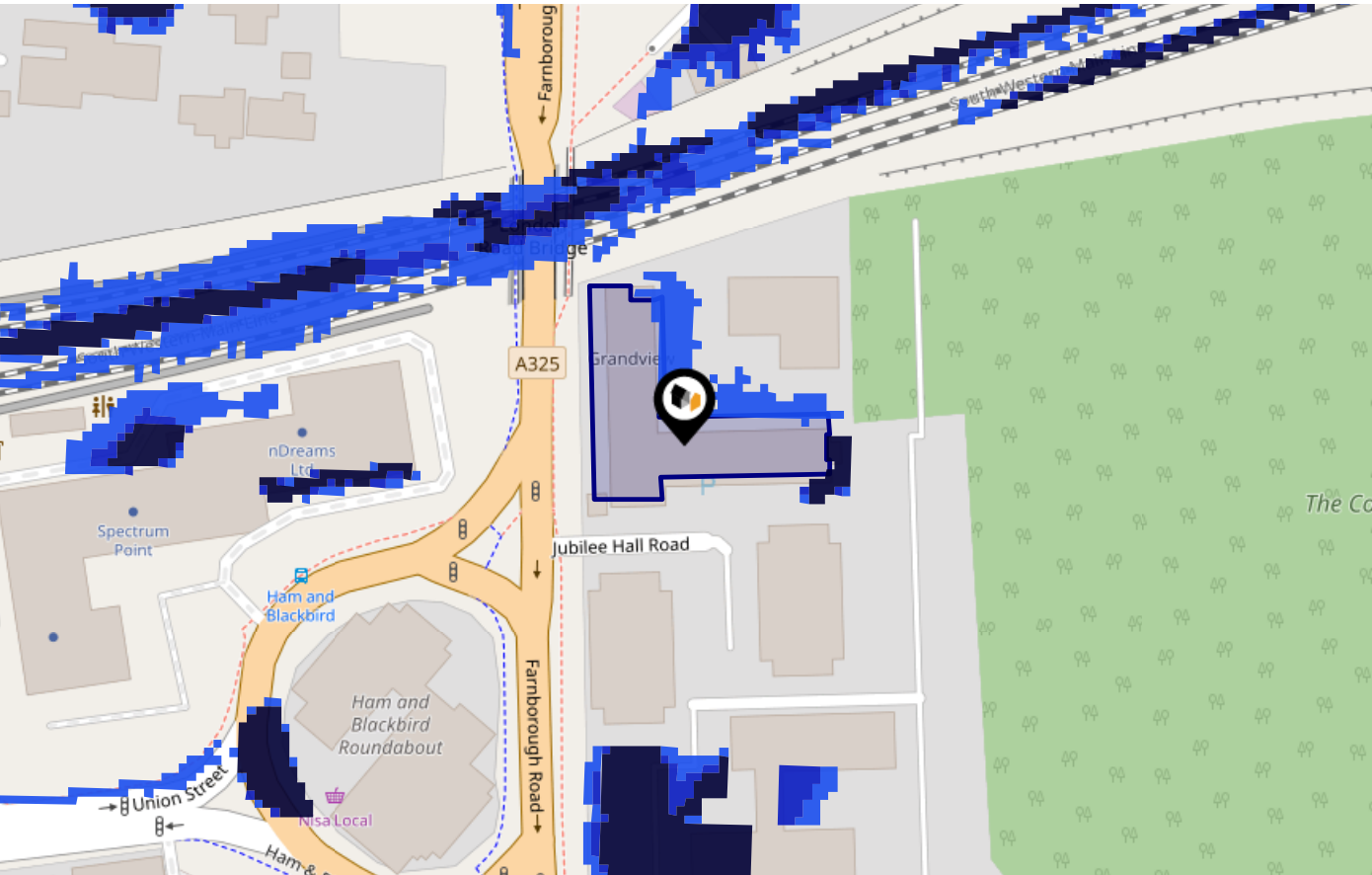


Flood Risk

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.

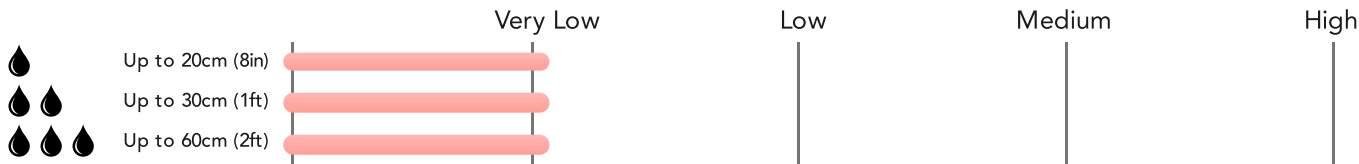


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

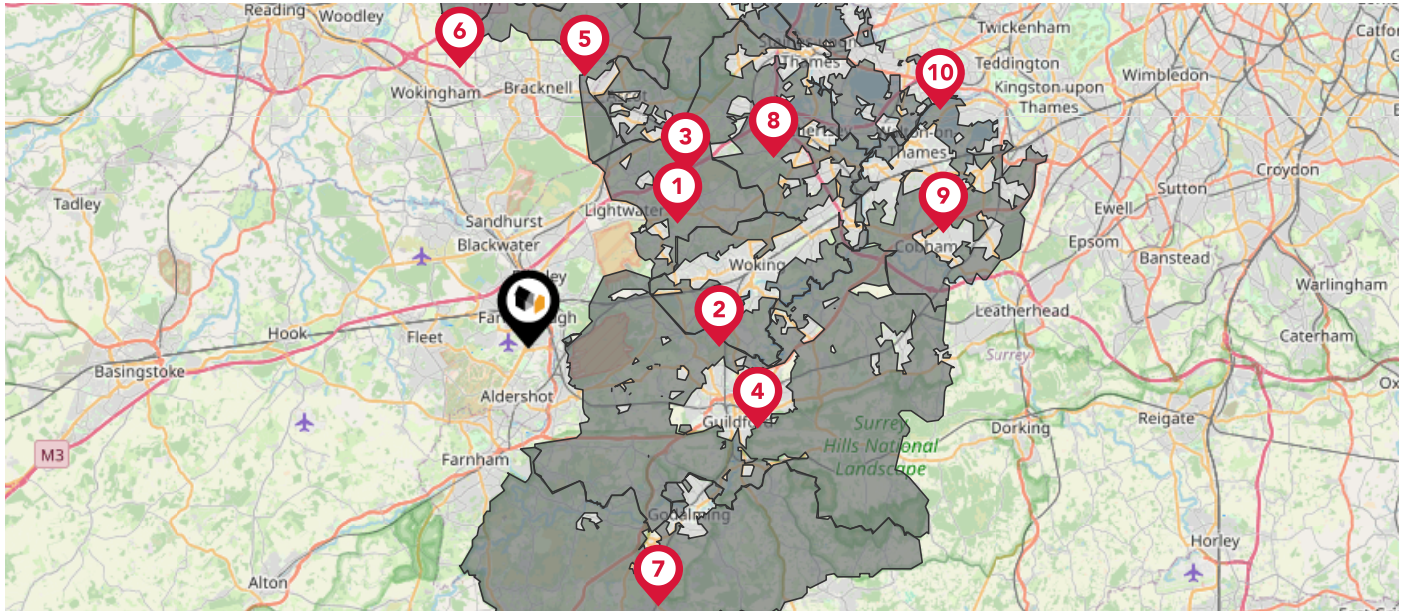


Maps











Green Belt



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



Nearby Green Belt Land

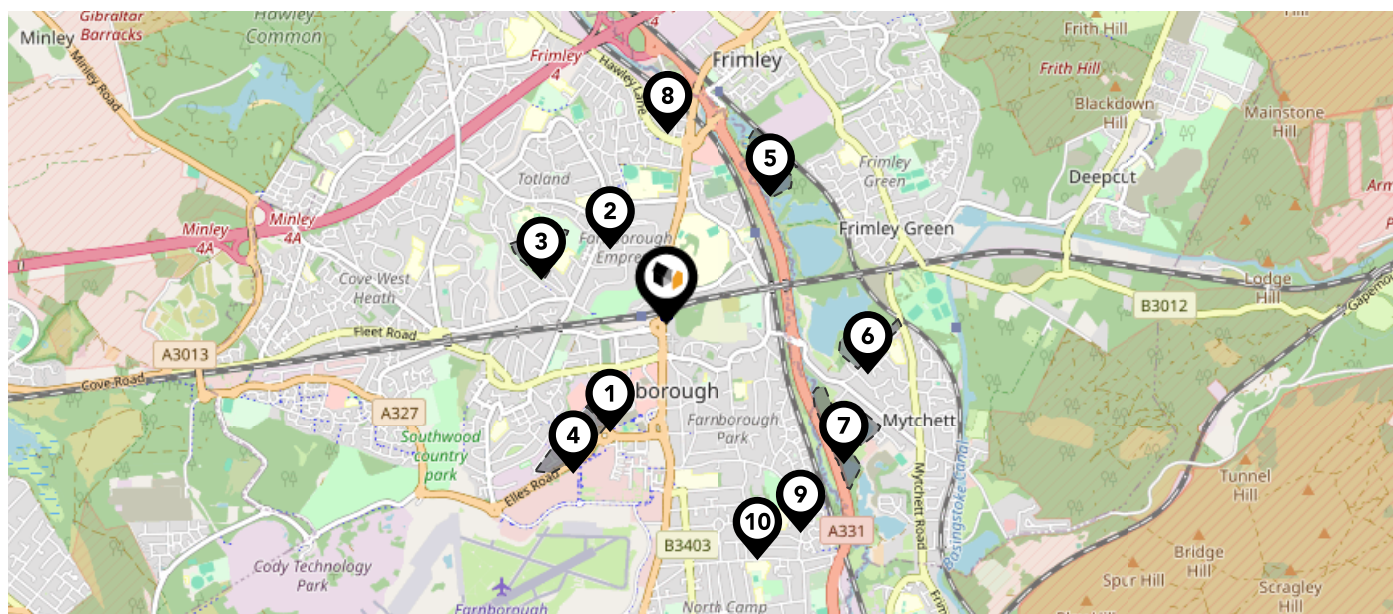
-  London Green Belt - Surrey Heath
-  London Green Belt - Woking
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Guildford
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Waverley
-  London Green Belt - Runnymede
-  London Green Belt - Elmbridge
-  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	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill	
3	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill	
4	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill	
5	South of Frimley Station-Frimley	Historic Landfill	
6	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	
7	Land off Coleford Farm-Mytchett, Camberley, Surrey	Historic Landfill	
8	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
9	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill	
10	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill	











Maps

Listed Buildings

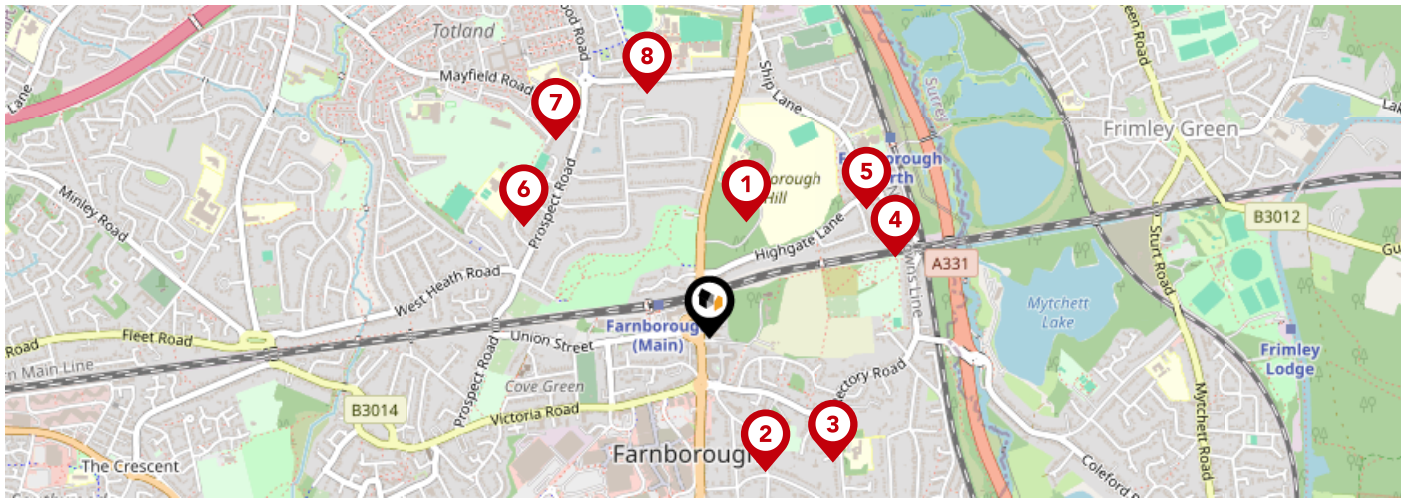


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



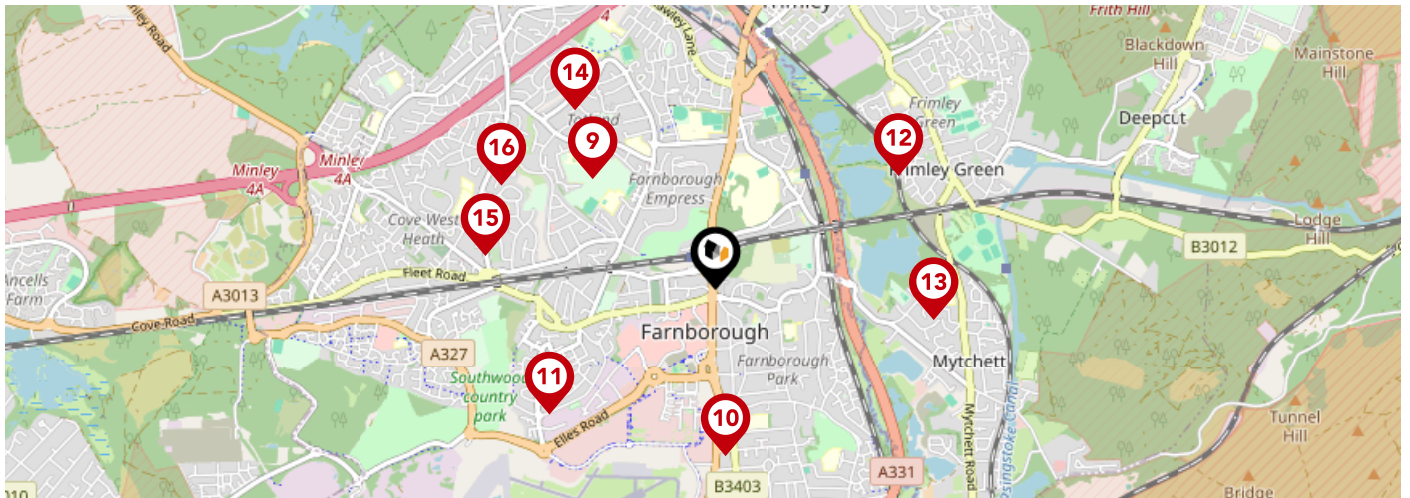
Listed Buildings in the local district	Grade	Distance
 1155639 - Abbey Church Of St Michael	Grade I	0.1 miles
 1092632 - Monastic Buildings To Abbey Church Of St Michael	Grade II	0.1 miles
 1092626 - Church Of St Peter	Grade II	0.3 miles
 1092608 - St Michael's Mews	Grade II	0.3 miles
 1156253 - Farnborough Place	Grade II	0.3 miles
 1303116 - Main Building To Farnborough Hill Convent	Grade I	0.3 miles
 1390603 - North Lodge, Including Attached Wall, Farnborough Hill School	Grade II	0.5 miles
 1156289 - Oriel Cottage	Grade II	0.5 miles
 1339699 - Rose Cottage	Grade II	0.5 miles
 1092609 - Empress Cottages	Grade II	0.5 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cherrywood Community Primary School Ofsted Rating: Good Pupils: 180 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils:0 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

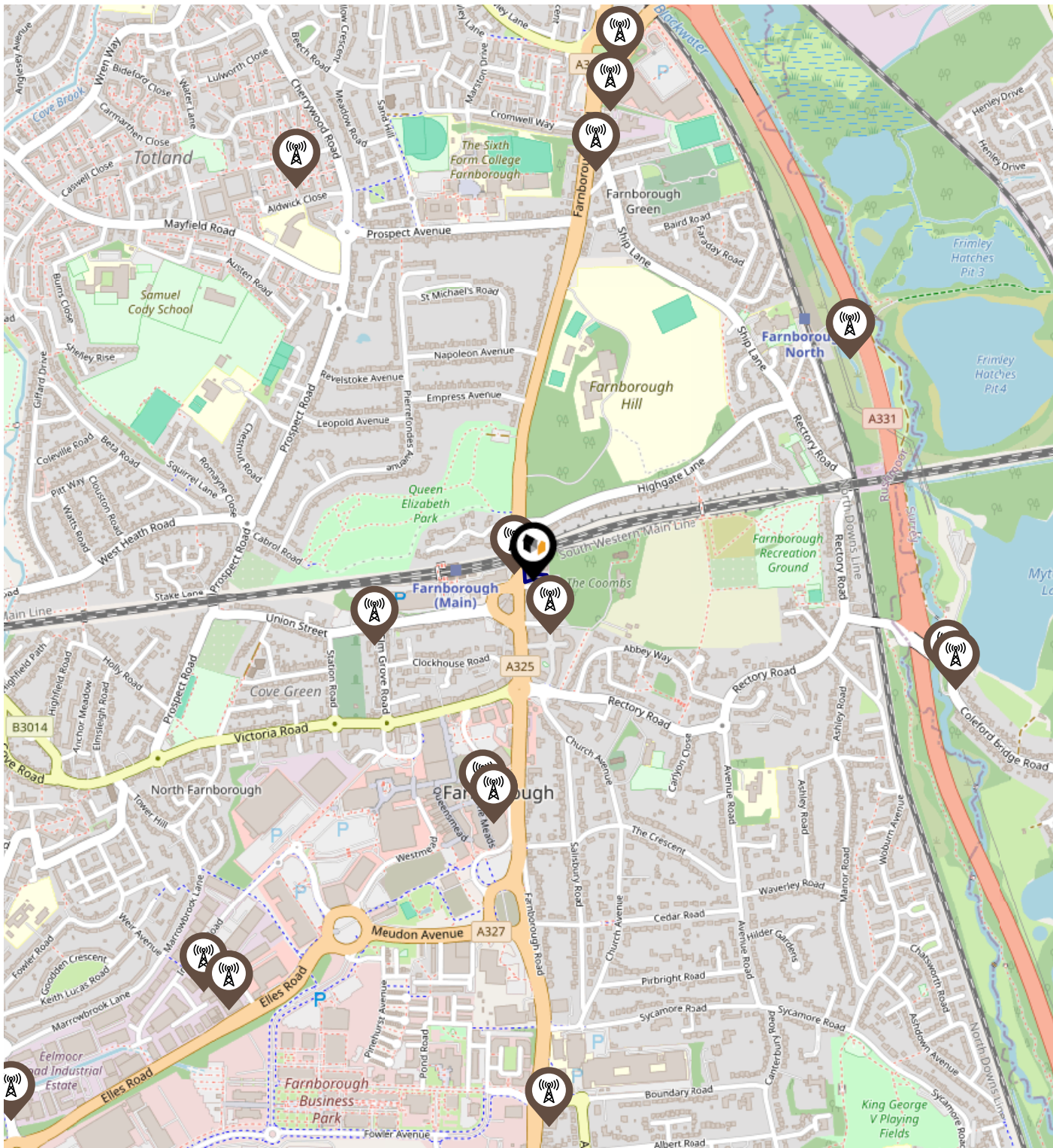
Area Schools



		Nursery	Primary	Secondary	College	Private
	Samuel Cody School Ofsted Rating: Good Pupils: 287 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farnborough College of Technology Ofsted Rating: Outstanding Pupils:0 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tower Hill Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Community Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cove Junior School Ofsted Rating: Good Pupils: 295 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Junior School Ofsted Rating: Good Pupils: 327 Distance:1.11	<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

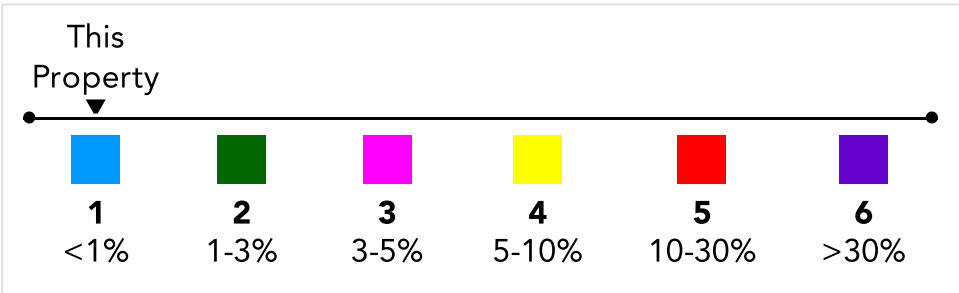
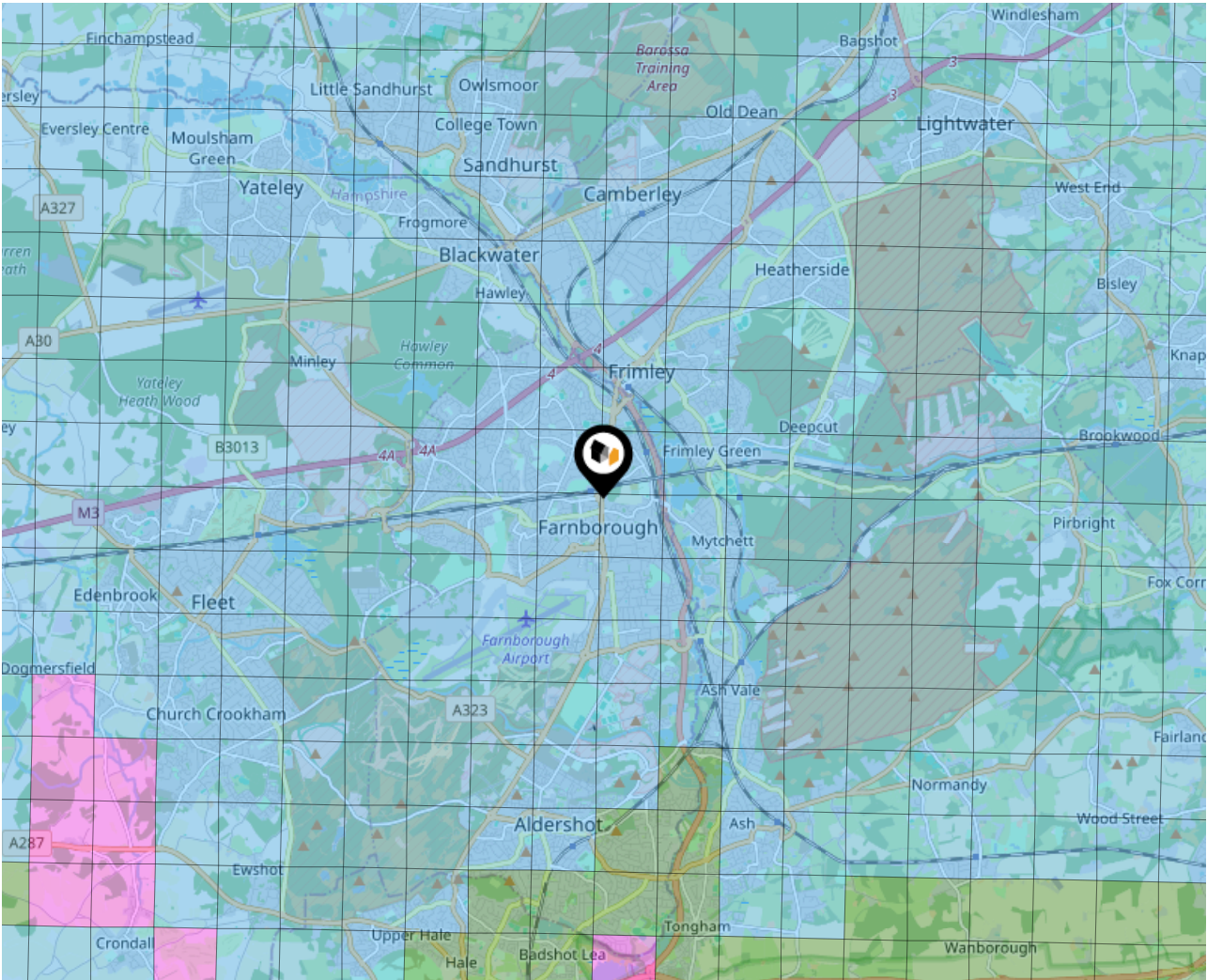
Environment

Radon Gas



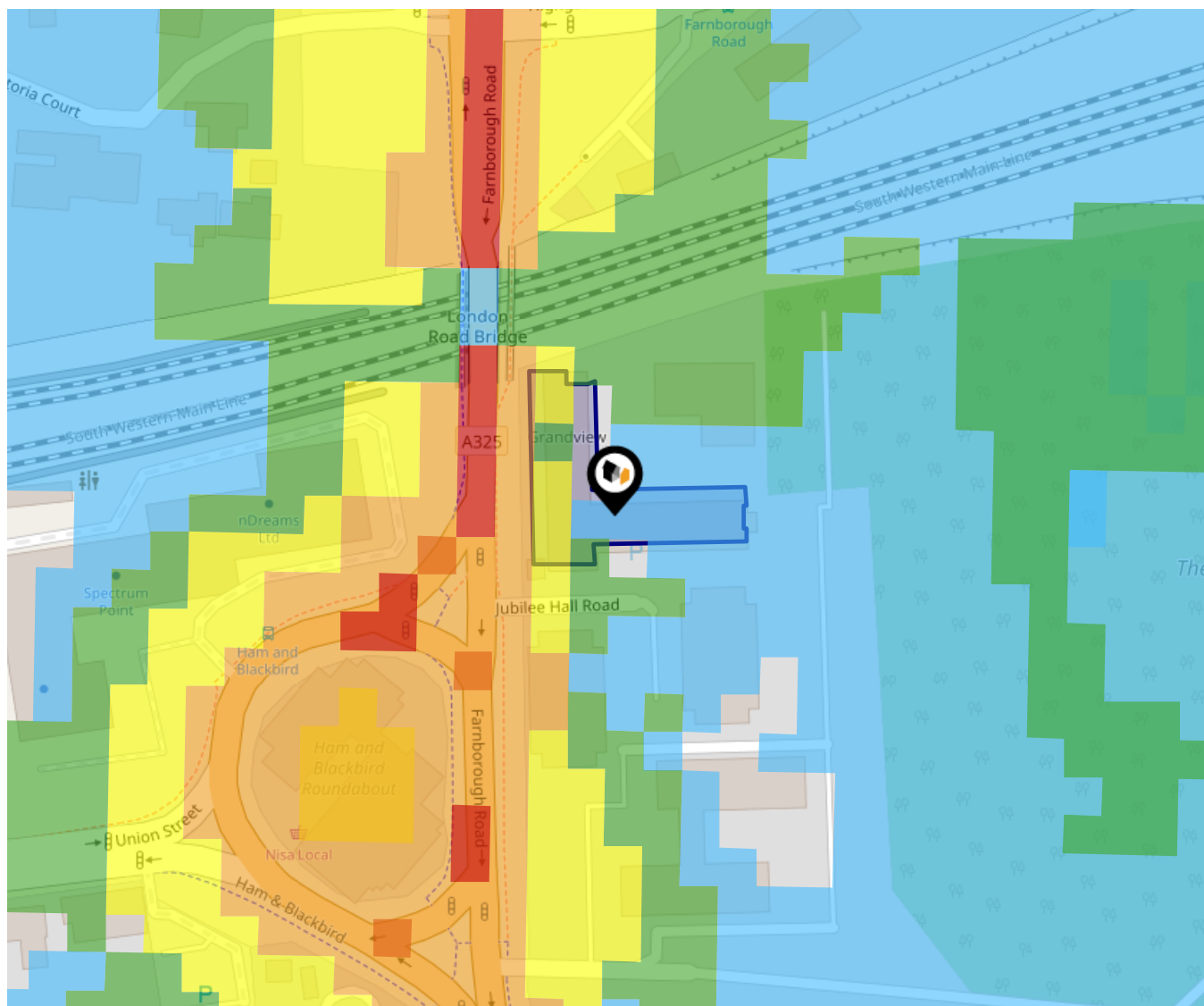
What is Radon?

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/m³).



Local Area

Road Noise



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.

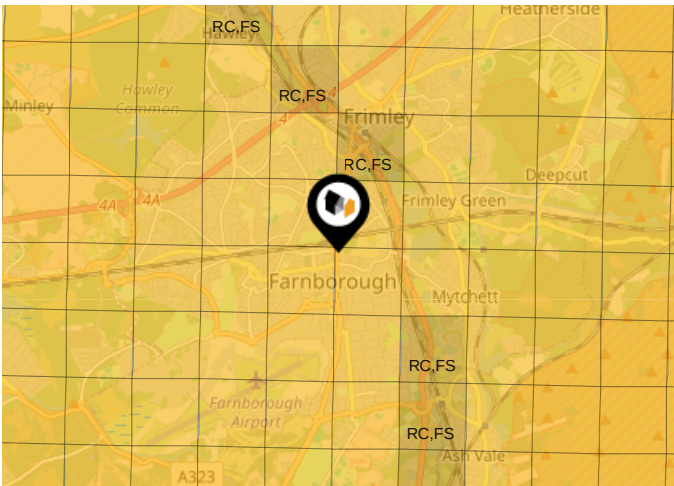
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



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

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

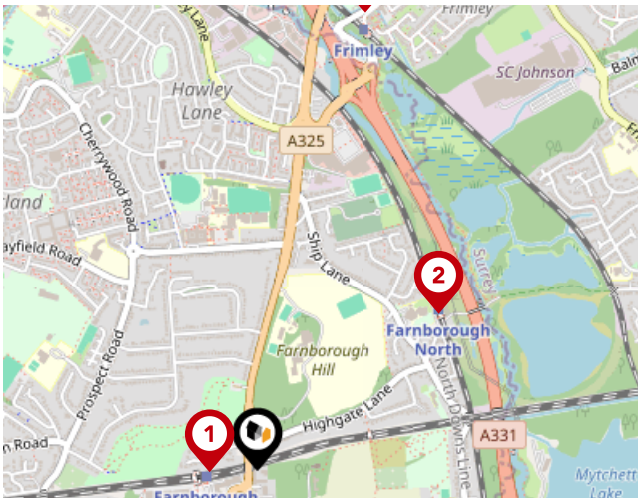


Primary Classifications (Most Common Clay Types)

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

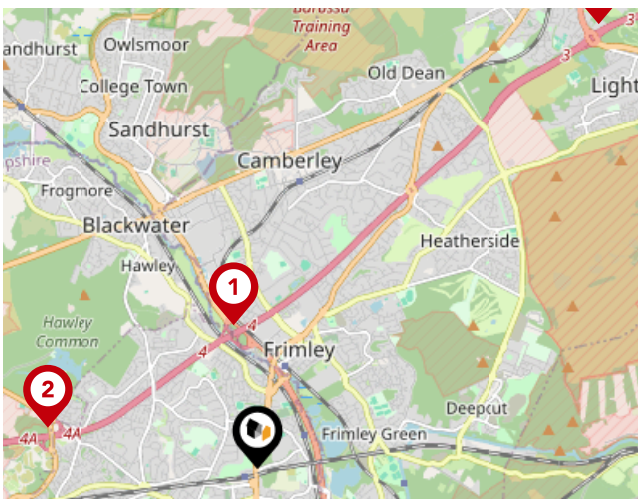
Area

Transport (National)



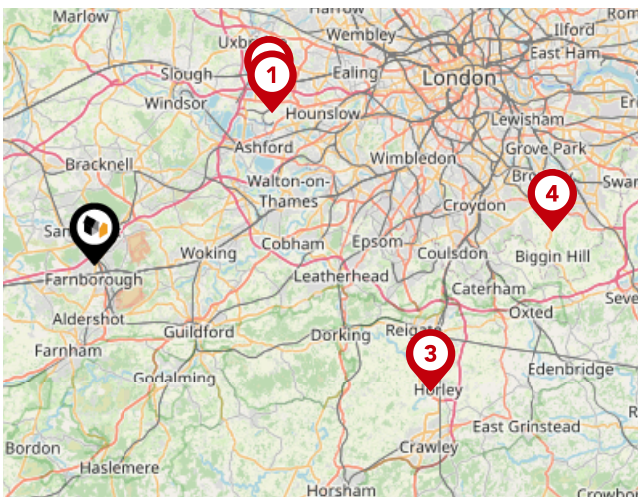
National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	0.11 miles
2	Farnborough North Rail Station	0.56 miles
3	Frimley Rail Station	1.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.35 miles
2	M3 J4A	1.99 miles
3	M3 J3	5.2 miles
4	M4 J10	10.31 miles
5	M3 J5	9.16 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.35 miles
2	Heathrow Airport	17.85 miles
3	Gatwick Airport	26.68 miles
4	Leaves Green	34.08 miles



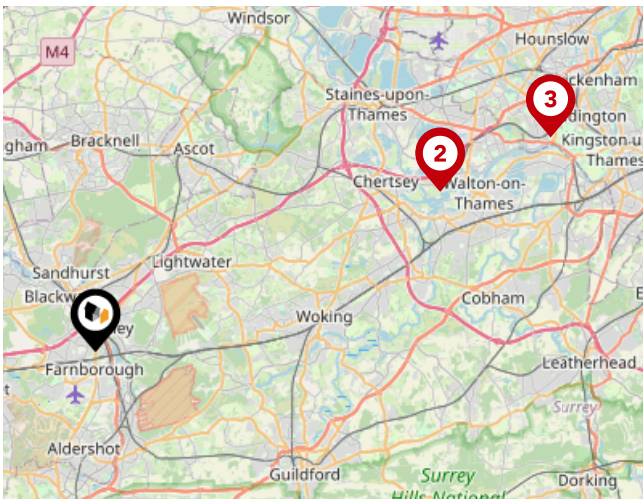
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ham and Blackbird	0.06 miles
2	Ham and Blackbird	0.1 miles
3	Clockhouse	0.19 miles
4	Main Rail Station	0.13 miles
5	Abbey Way	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.09 miles
2	Weybridge Ferry Landing	14.08 miles
3	Moulsey - Hurst Park Ferry Landing	18.61 miles

Avocado Property

About Us



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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