

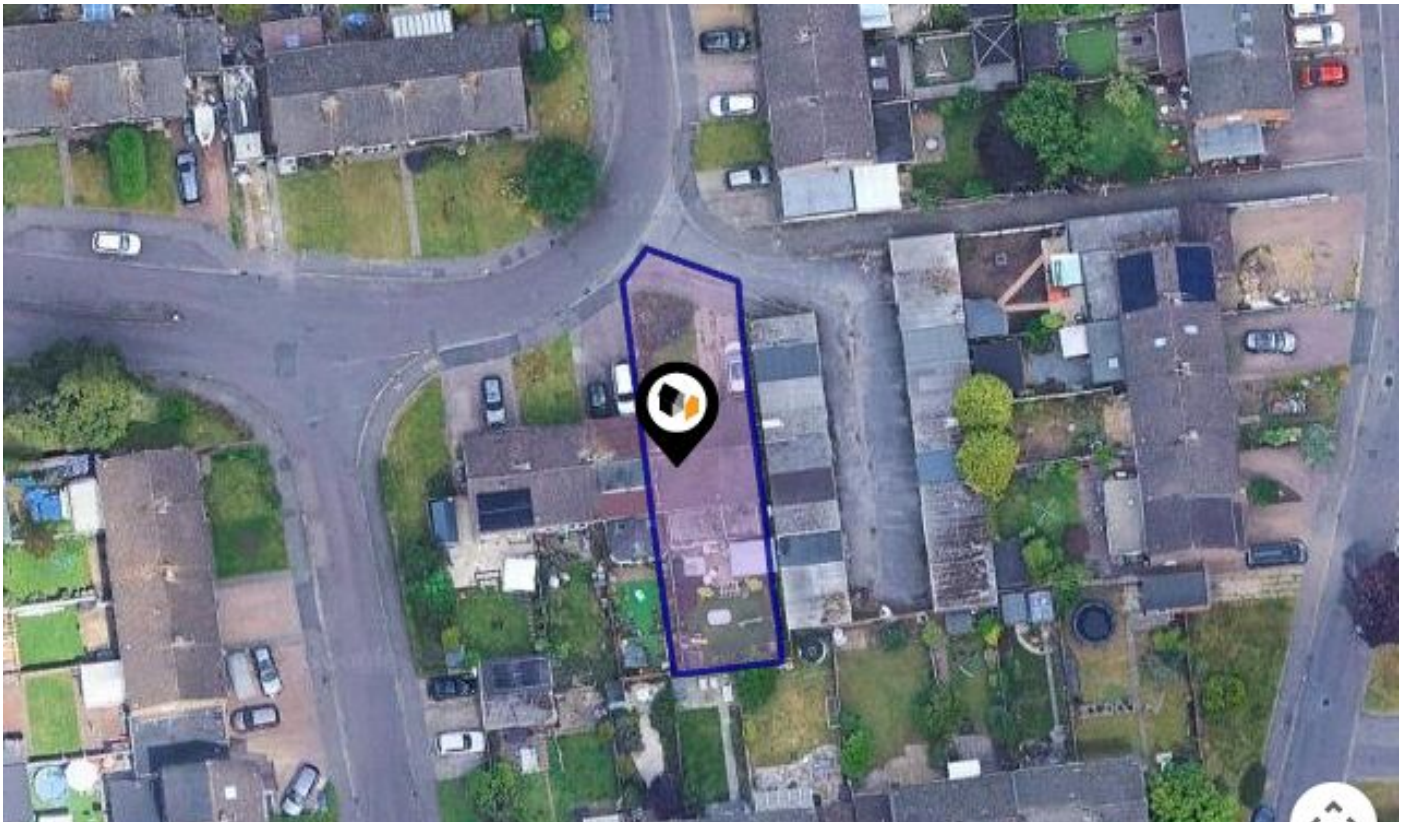


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th April 2025



8, LYNWOOD DRIVE, MYTCHETT, CAMBERLEY, GU16 6BY

Avocado Property

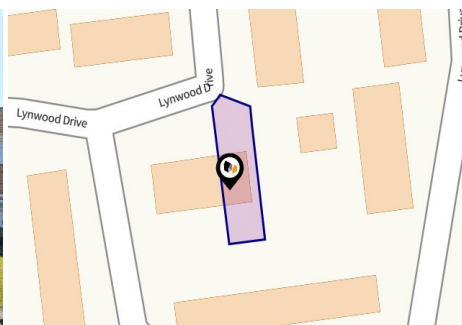
stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,227 ft ² / 114 m ²
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band E
Annual Estimate:	£3,016
Title Number:	SY393513
UPRN:	100061552456

Last Sold Date:	14/11/2019
Last Sold Price:	£335,000
Last Sold £/ft ² :	£299
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)

3	58	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



8 Lynwood Drive Mytchett CAMBERLEY GU16 6BY		Energy rating C	
Valid until 07.04.2035		Certificate number 72352824140005238202	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

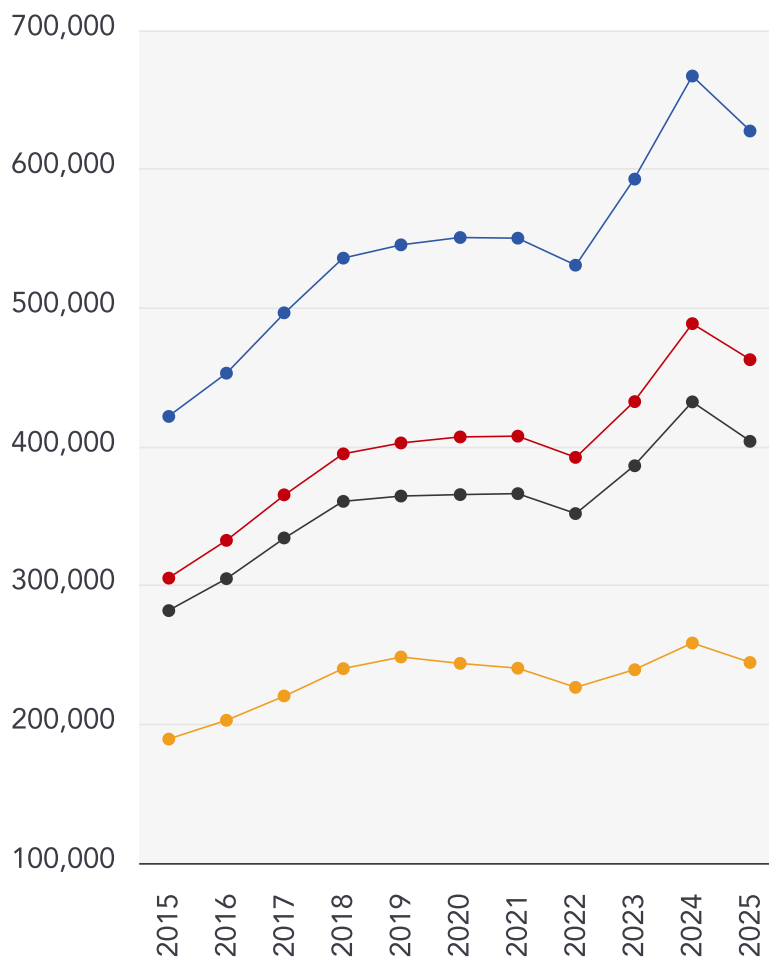
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Cavity wall, as built, partial insulation (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	114 m ²

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

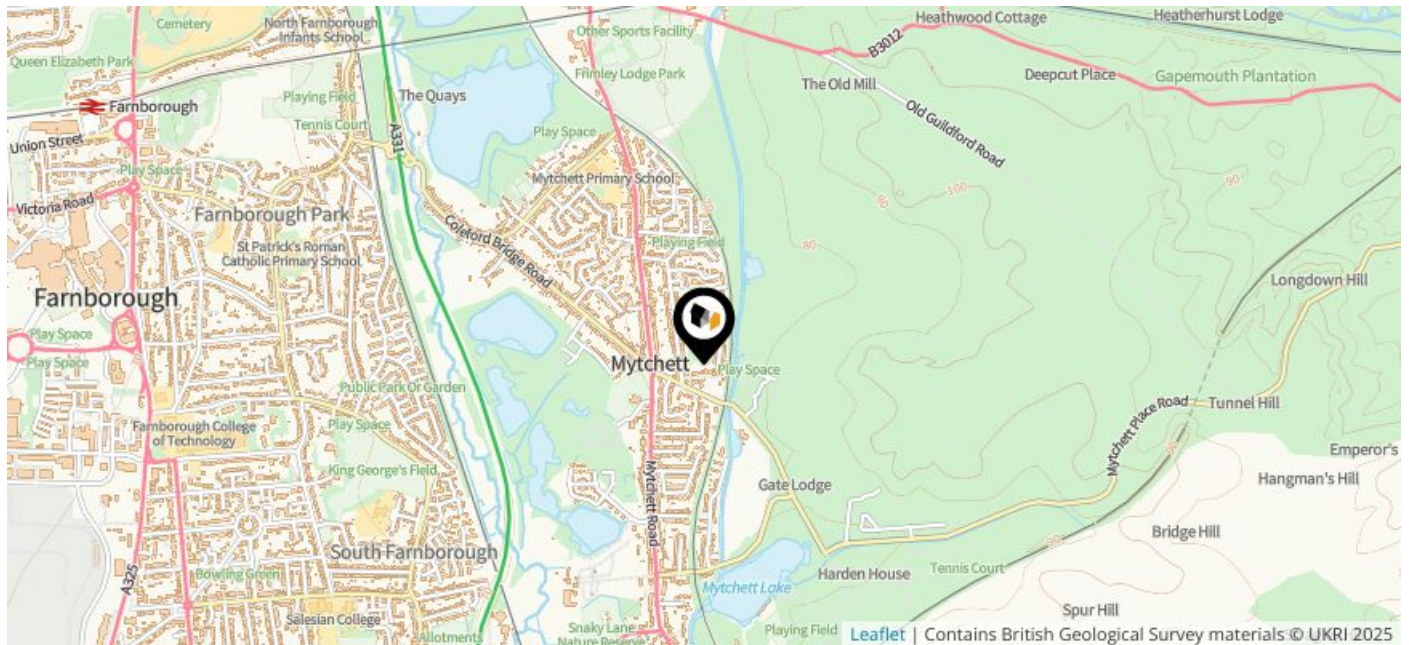
+29.15%

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.

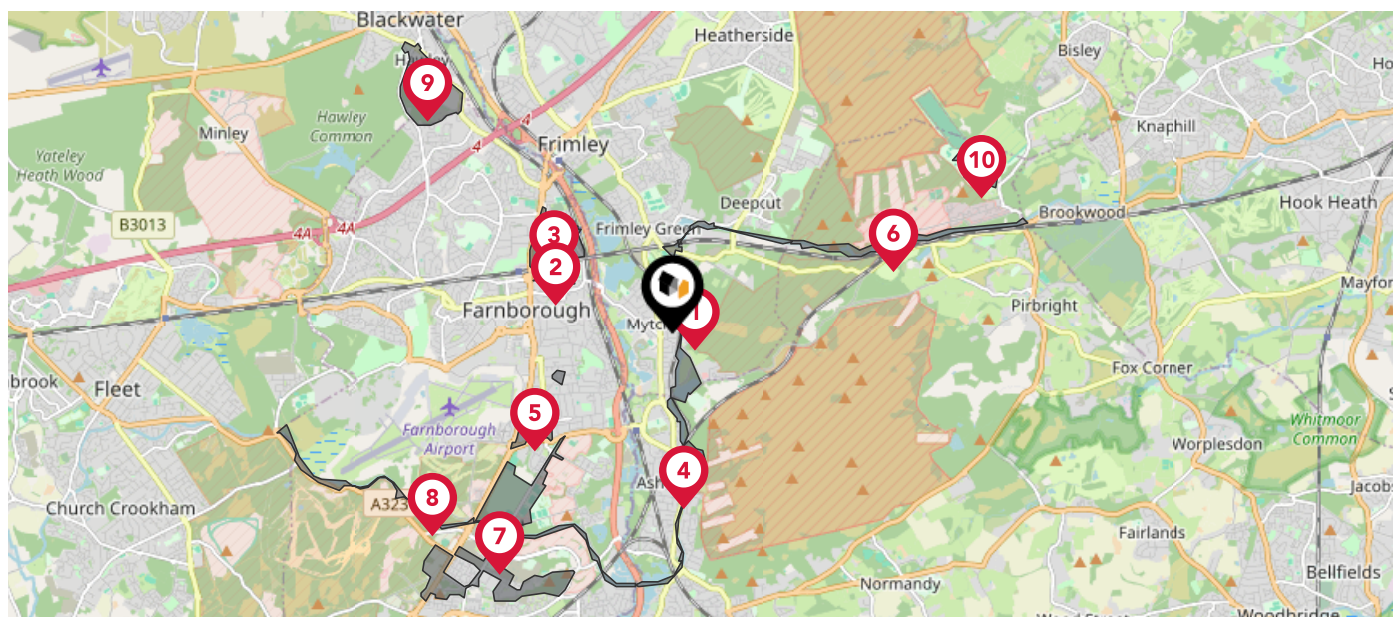
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Basingstoke Canal



Saint Michael's Abbey



Farnborough Hill



Basingstoke Canal South



South Farnborough



Basingstoke Canal North



Aldershot Military



Basingstoke Canal



Hawley Park and Green



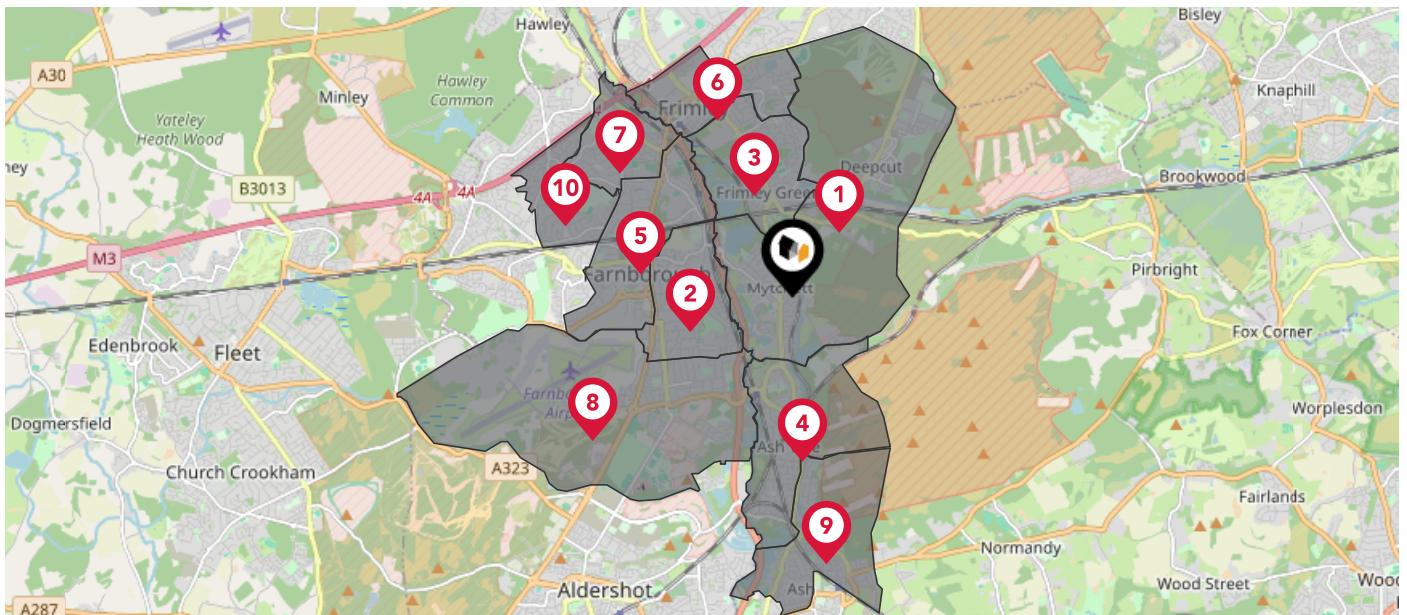
Bisley Camp

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

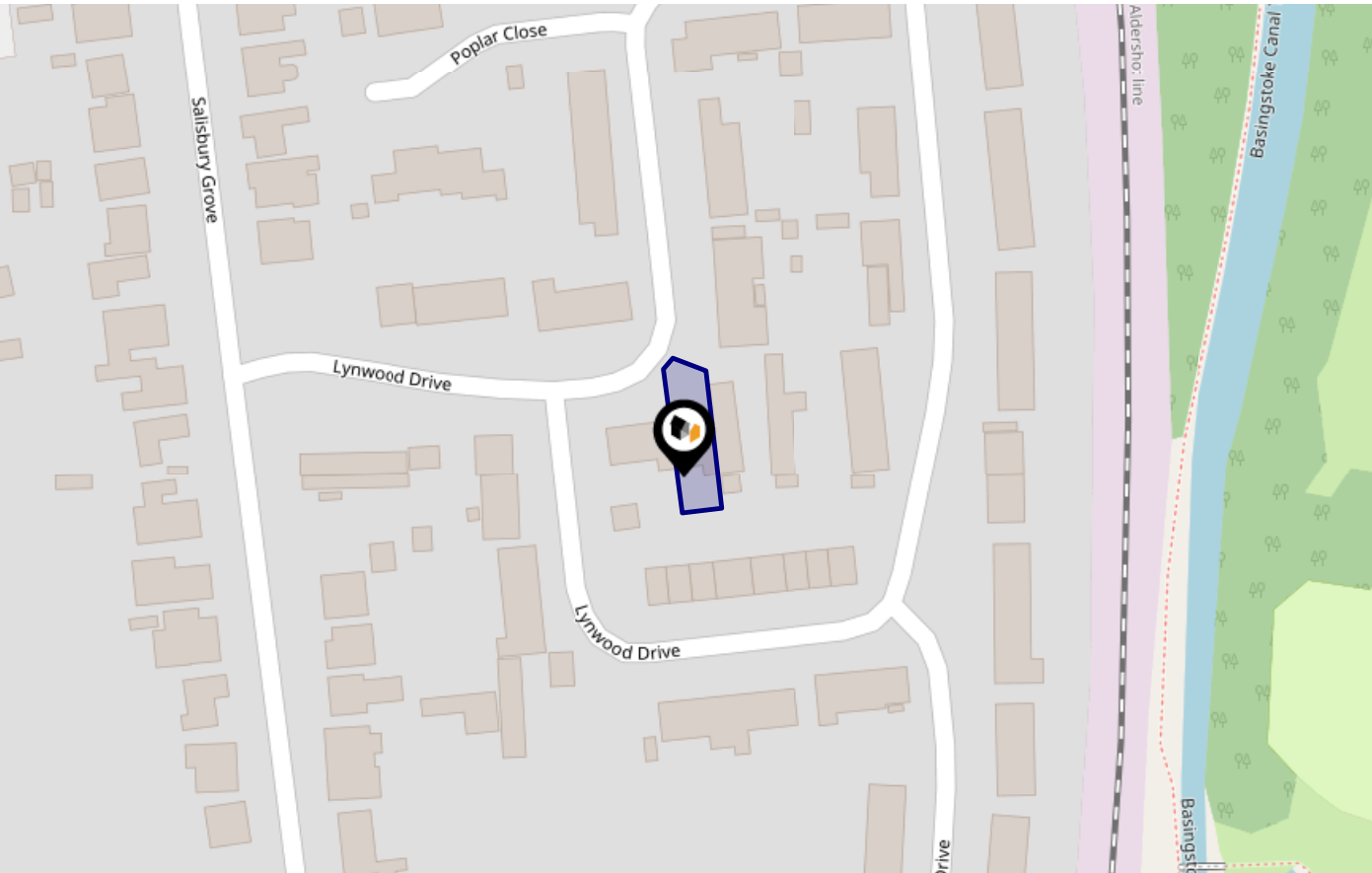
-  Mytchett & Deepcut Ward
-  Knellwood Ward
-  Frimley Green Ward
-  Ash Vale Ward
-  Empress Ward
-  Frimley Ward
-  Cherrywood Ward
-  St. Mark's Ward
-  Ash Wharf Ward
-  West Heath Ward

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.

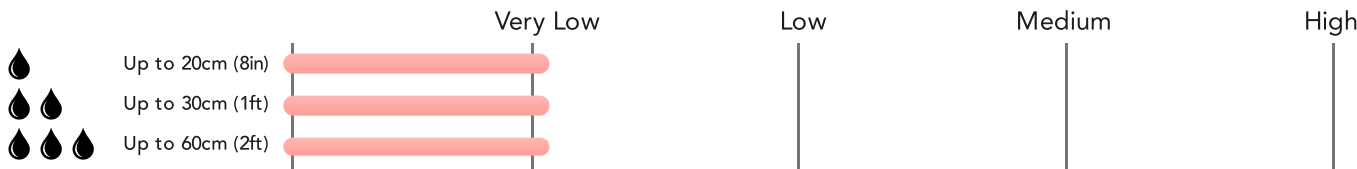


Risk Rating: Very low

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:

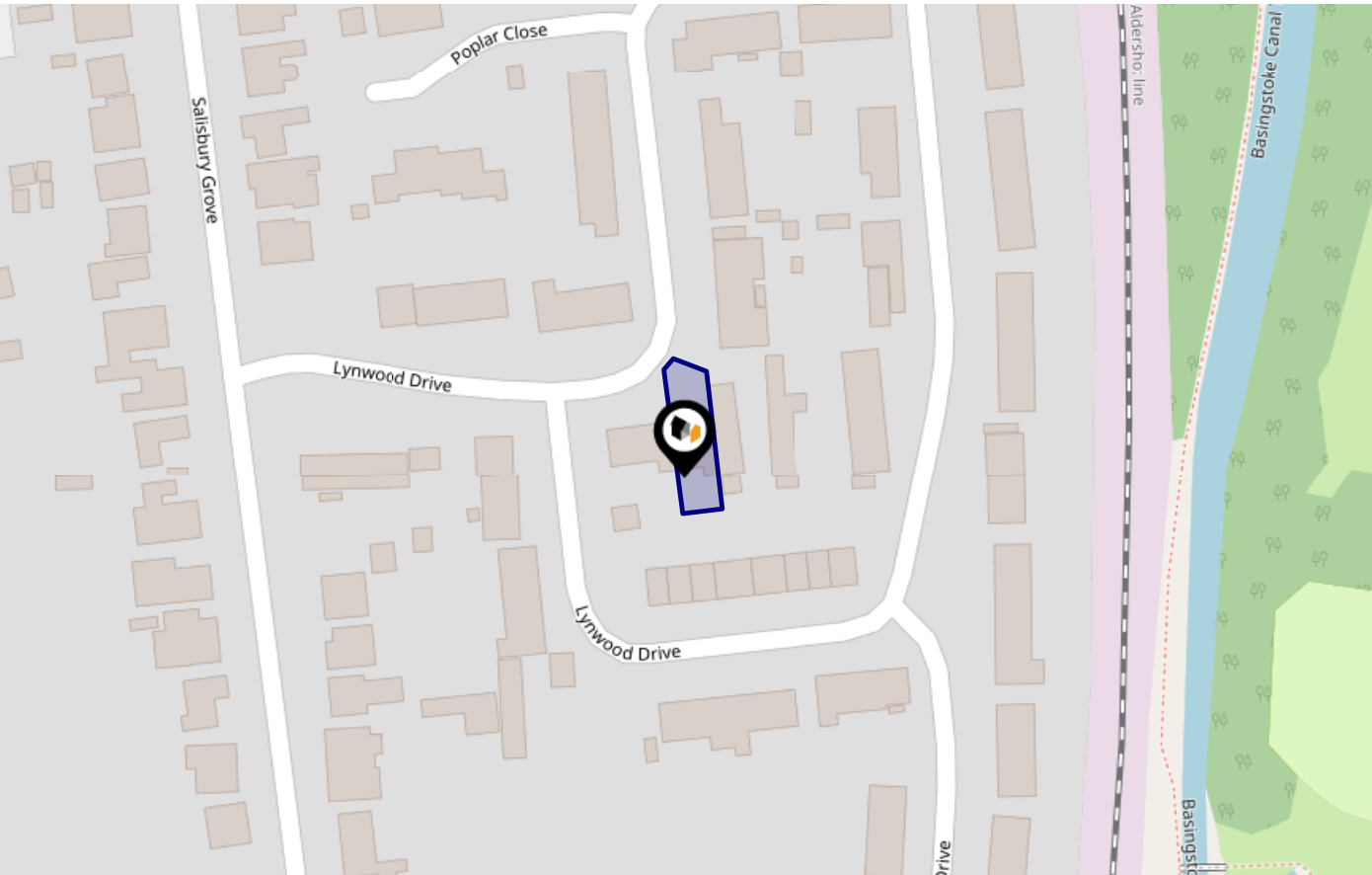


Flood Risk

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.

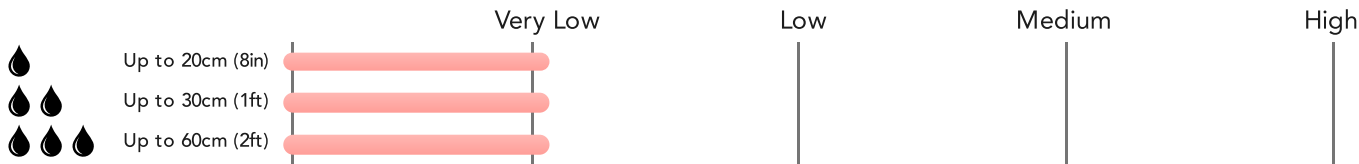


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Chance of flooding to the following depths at this property:

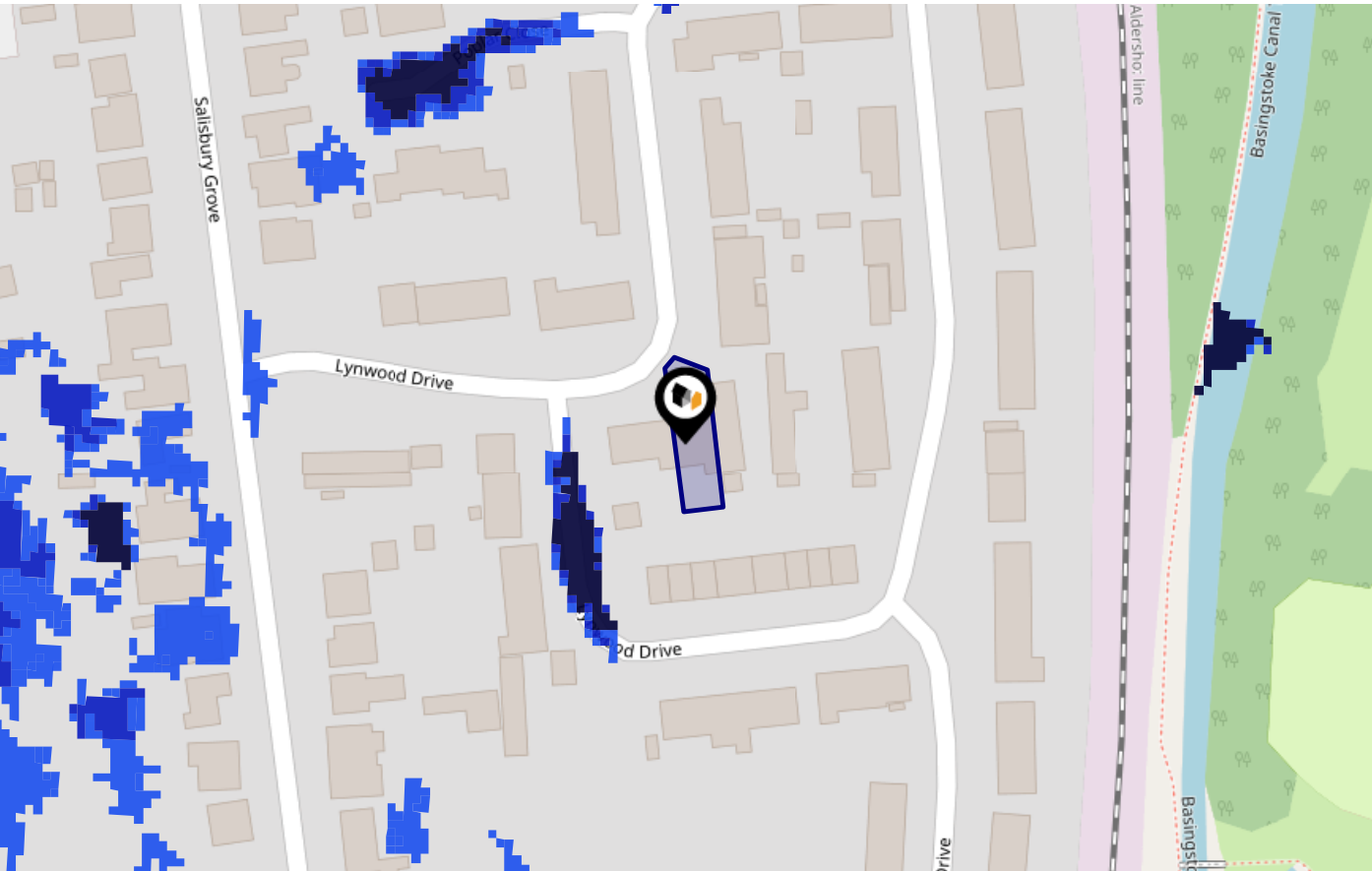


Flood Risk

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.

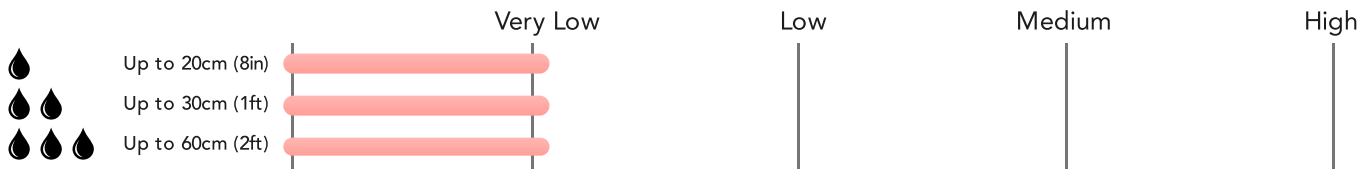


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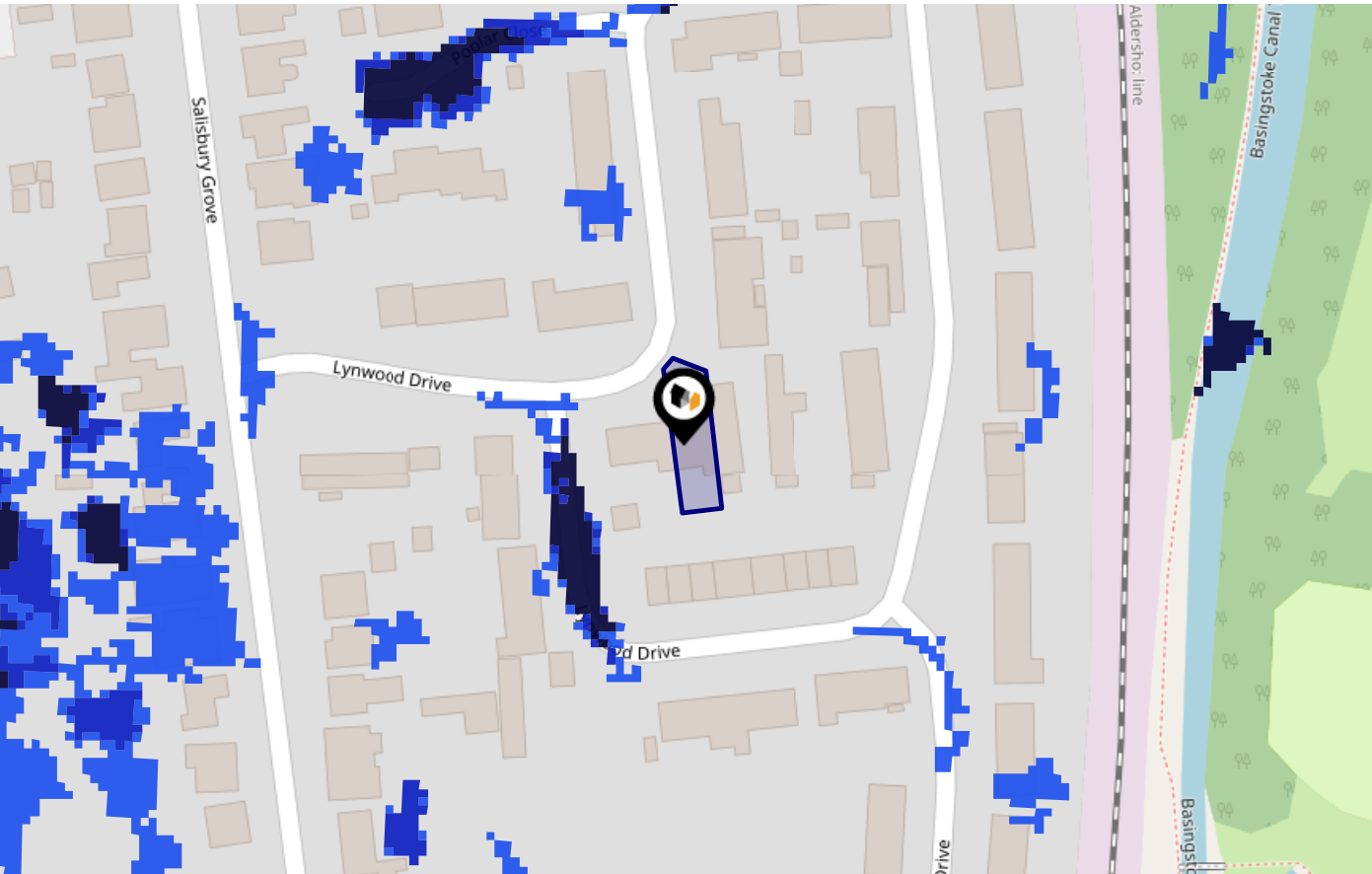


Flood Risk

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.

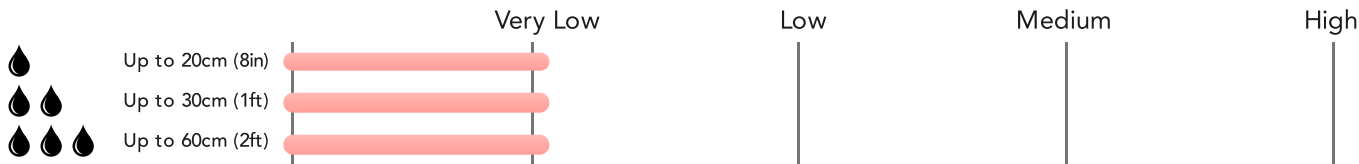


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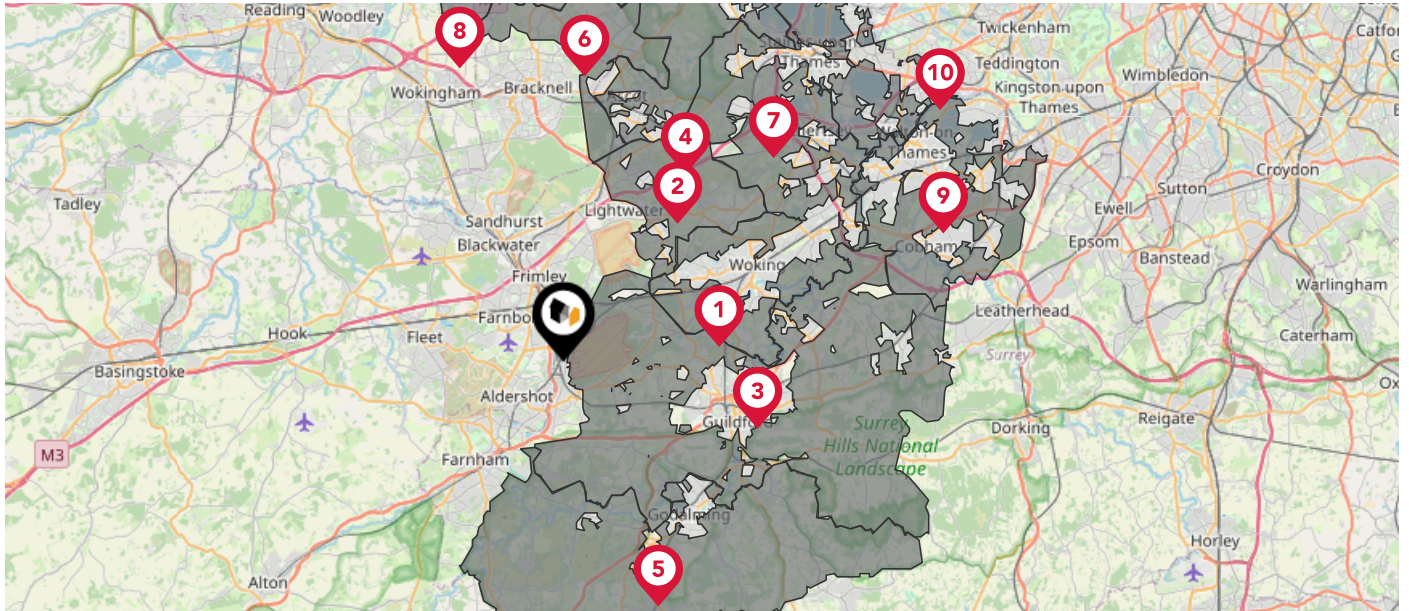


Maps











Green Belt



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



Nearby Green Belt Land

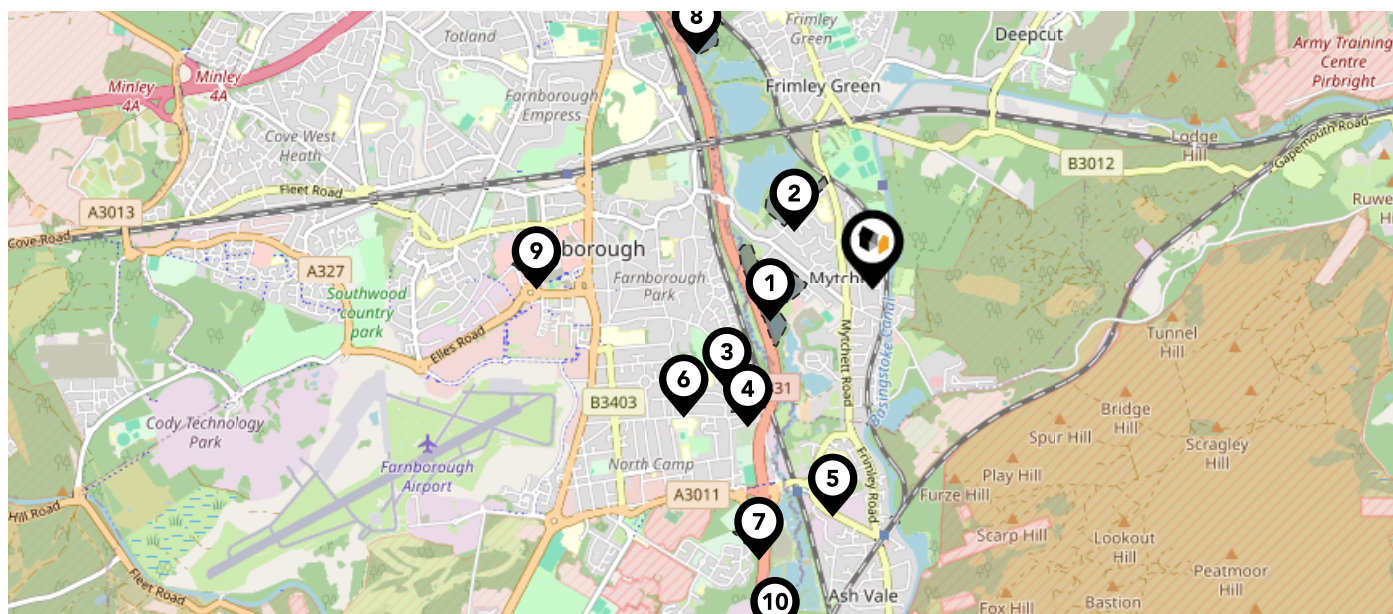
-  London Green Belt - Woking
-  London Green Belt - Surrey Heath
-  London Green Belt - Guildford
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Waverley
-  London Green Belt - Bracknell Forest
-  London Green Belt - Runnymede
-  London Green Belt - Wokingham
-  London Green Belt - 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

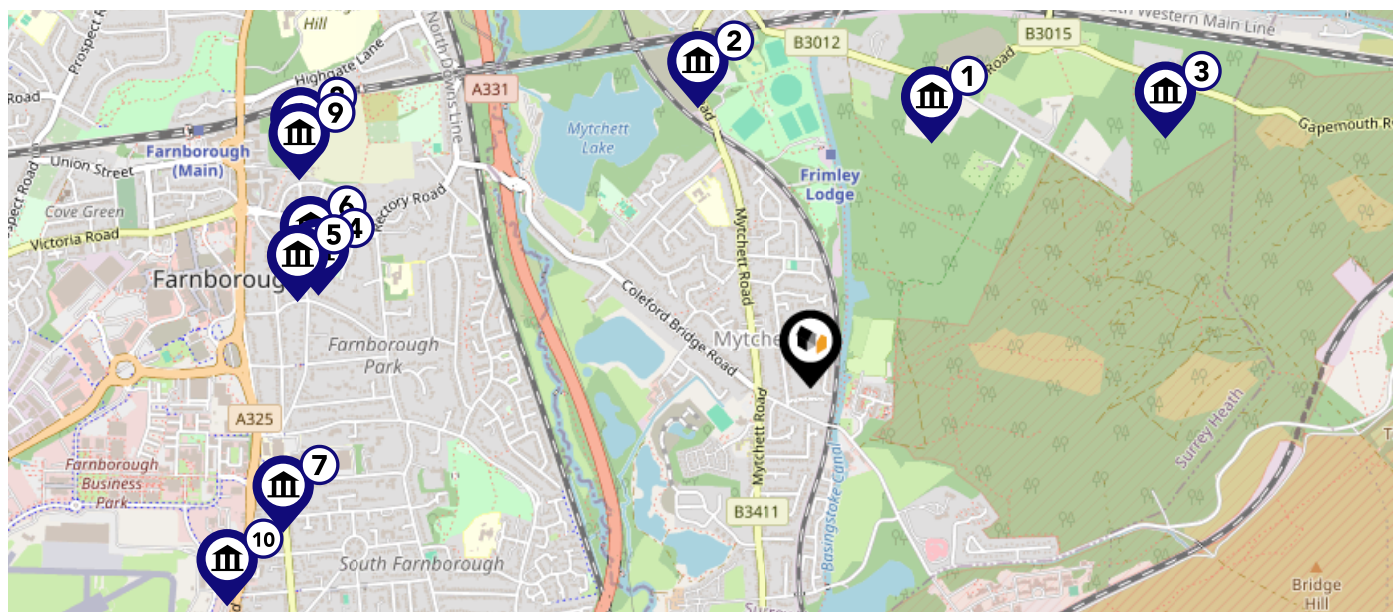
1	Land off Coleford Farm-Mytchett, Camberley, Surrey	Historic Landfill	
2	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	
3	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill	
4	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill	
5	Holly Lodge Landfill-Between Frimley Road and Lysons Road, Ash Vale, Surrey	Historic Landfill	
6	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill	
7	Ramilies Park-Near Hollybush Lane, Aldershot	Historic Landfill	
8	South of Frimley Station-Frimley	Historic Landfill	
9	Princes Mead-Farnborough, Hampshire	Historic Landfill	
10	Land to the east of Sewage Works-Hollybush Lane, Aldershot	Historic Landfill	

Maps

Listed Buildings

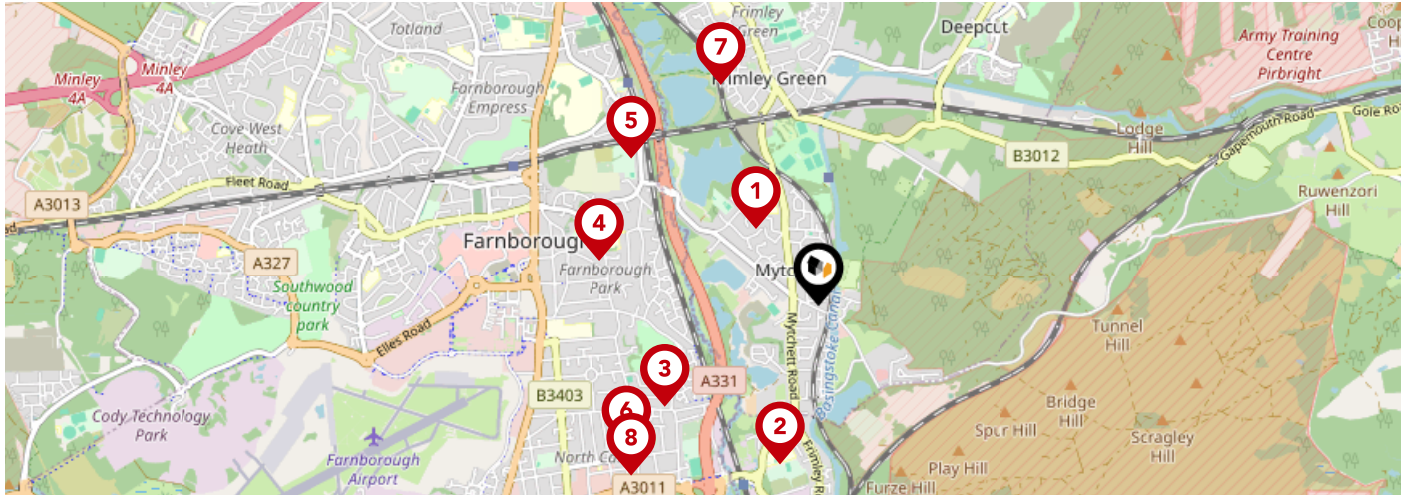


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



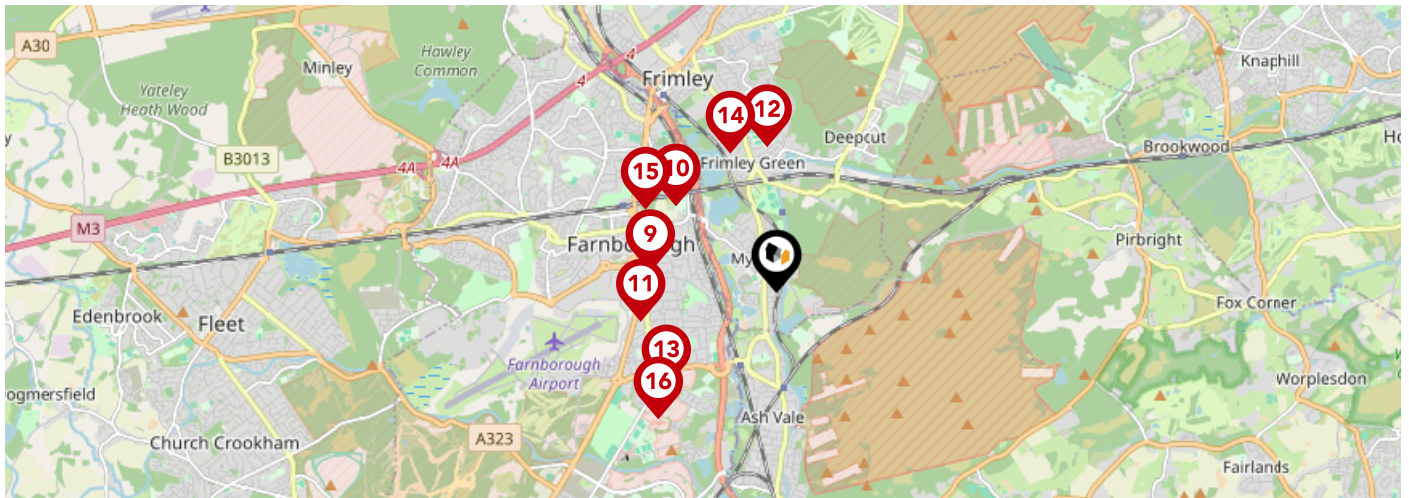
Listed Buildings in the local district		Grade	Distance
	1030044 - The Old Mill	Grade II	0.7 miles
	1188123 - Church Of St Andrew	Grade II	0.7 miles
	1180200 - Deepcut Place	Grade II	1.0 miles
	1156253 - Farnborough Place	Grade II	1.1 miles
	1092626 - Church Of St Peter	Grade II	1.2 miles
	1092608 - St Michael's Mews	Grade II	1.2 miles
	1092625 - Crossways North East Hampshire Education Office	Grade II	1.2 miles
	1155639 - Abbey Church Of St Michael	Grade I	1.3 miles
	1092632 - Monastic Buildings To Abbey Church Of St Michael	Grade II	1.3 miles
	1339706 - G1 Building At The Royal Aircraft Establishment	Grade II	1.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 423 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Salesian College Ofsted Rating: Not Rated Pupils: 589 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

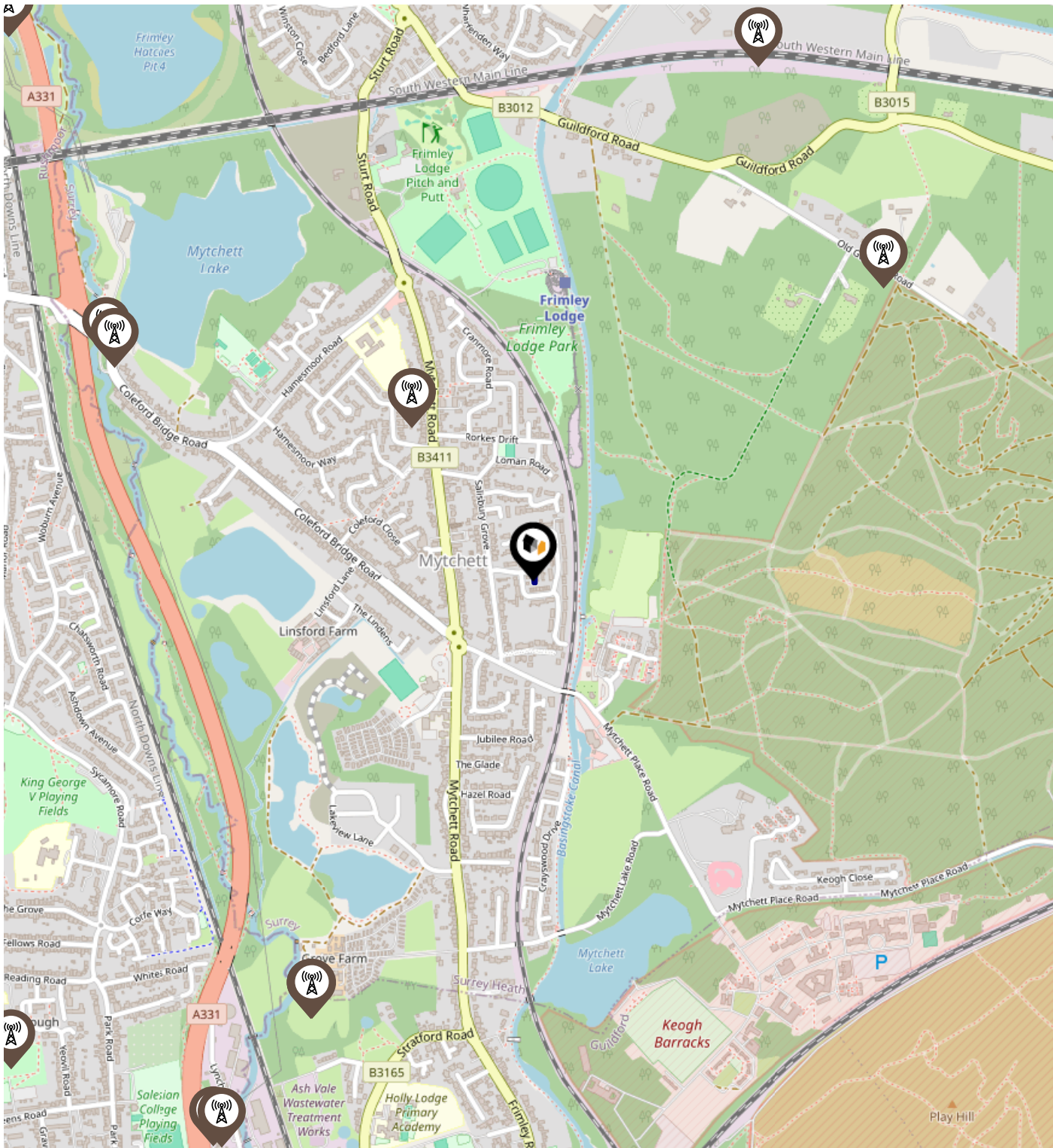
Area Schools





		Nursery	Primary	Secondary	College	Private
9	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Farnborough College of Technology Ofsted Rating: Outstanding Pupils:0 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Marlborough Infant School Ofsted Rating: Good Pupils: 85 Distance:1.61	<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

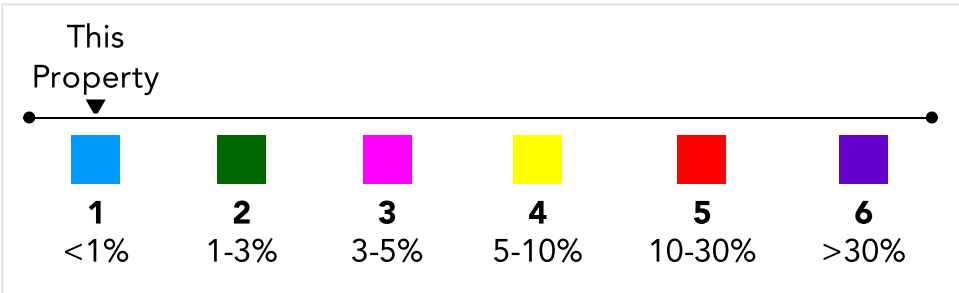
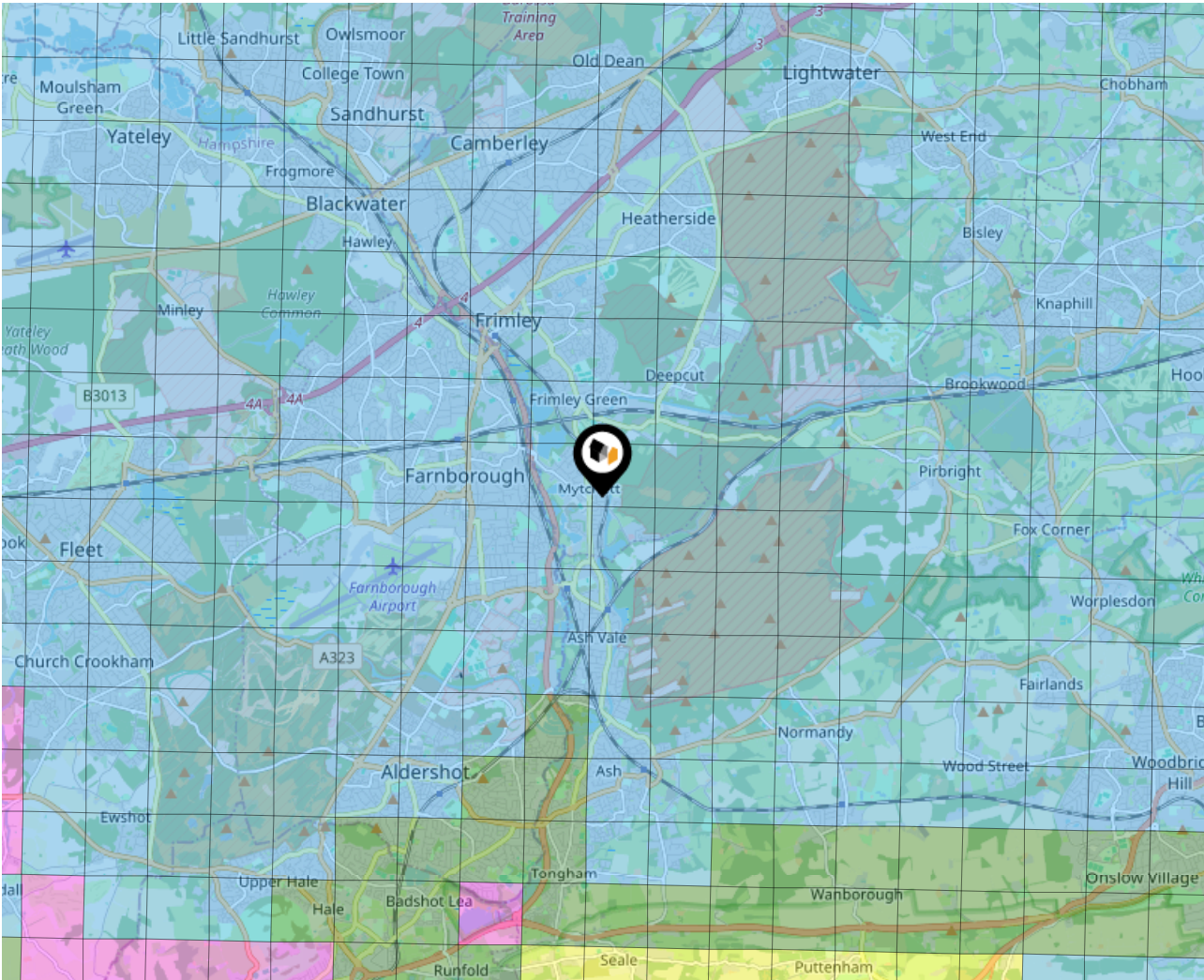
Environment

Radon Gas



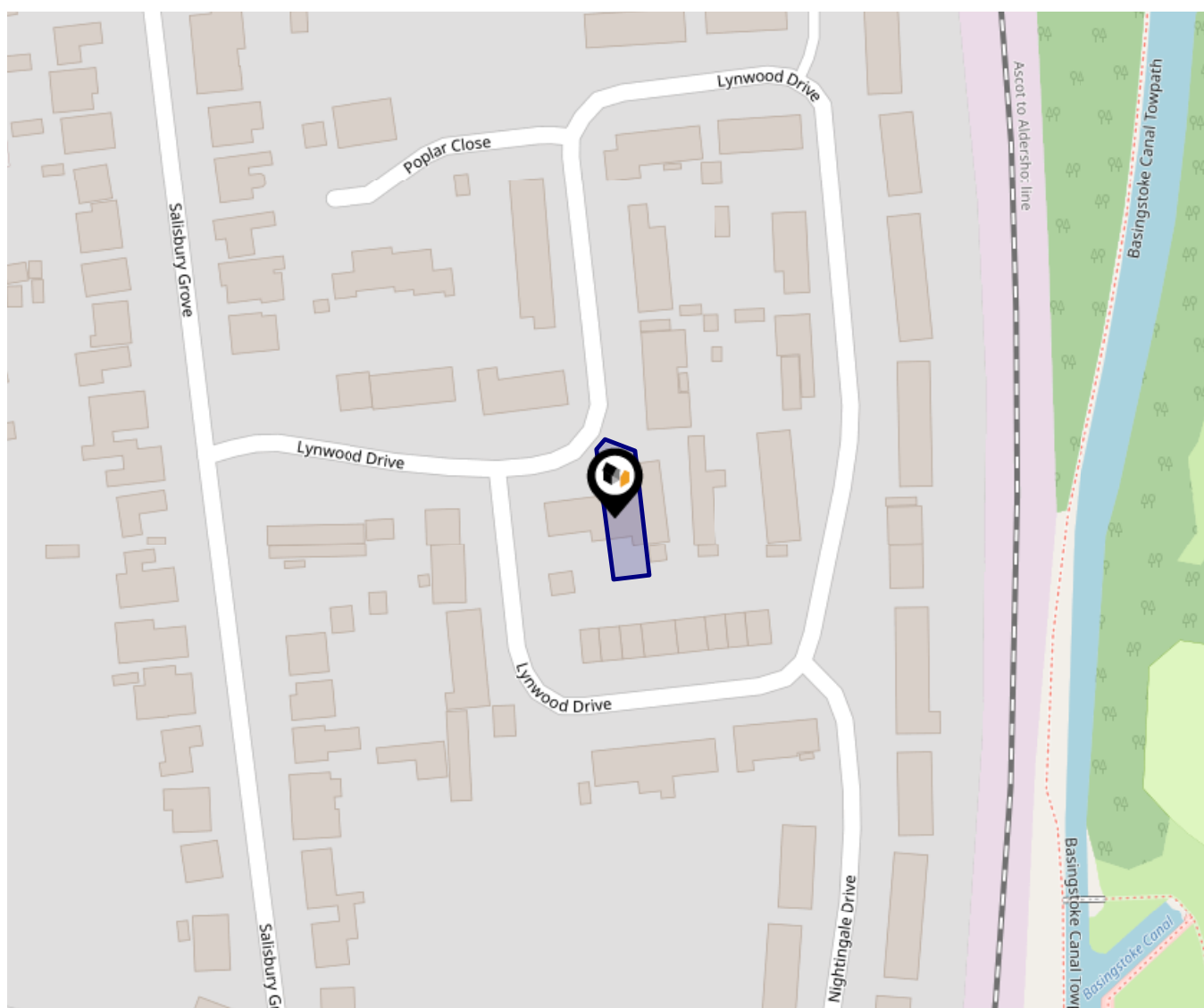
What is Radon?

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.

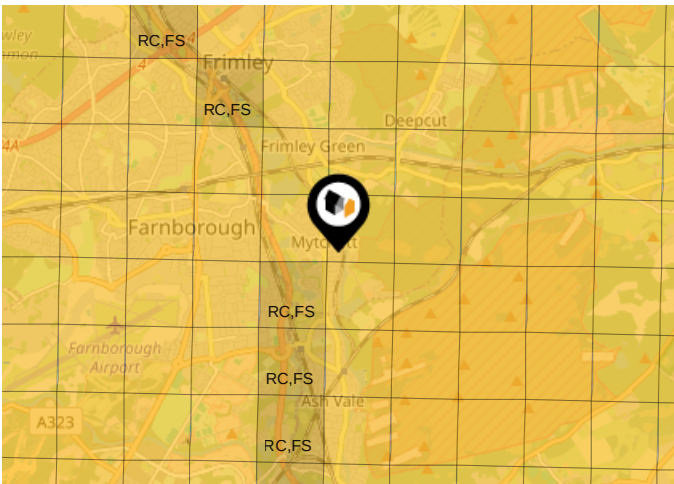
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		

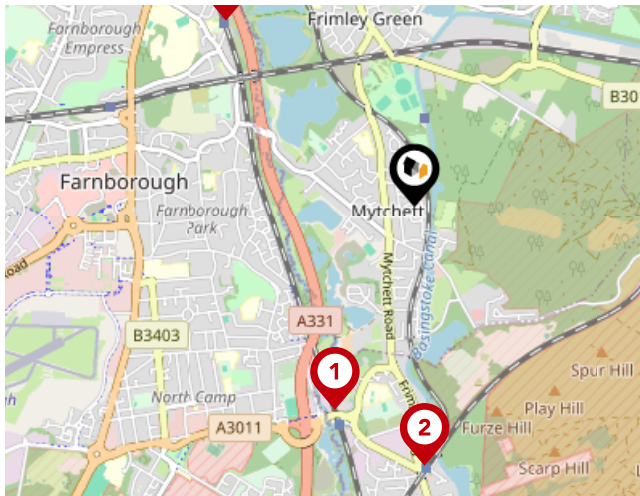


Primary Classifications (Most Common Clay Types)

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

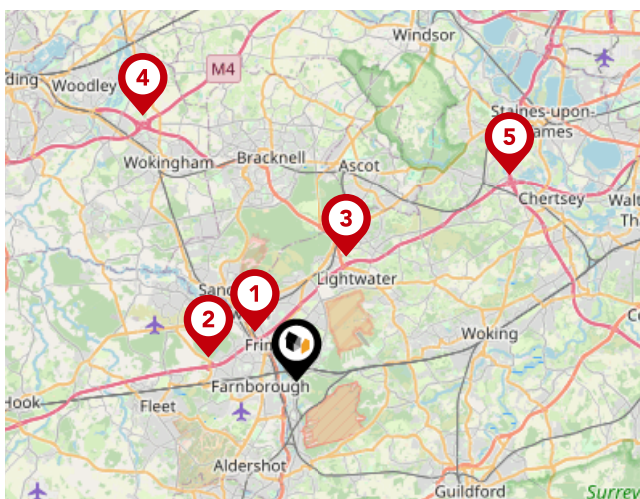
Area

Transport (National)



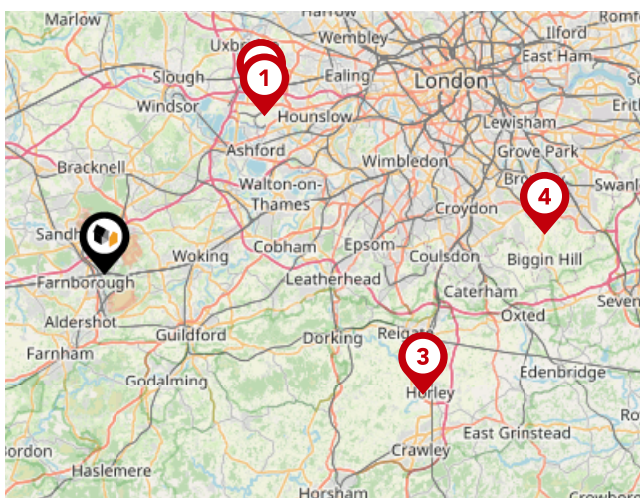
National Rail Stations

Pin	Name	Distance
1	North Camp Rail Station	1.01 miles
2	Ash Vale Rail Station	1.21 miles
3	Farnborough North Rail Station	1.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.39 miles
2	M3 J4A	3.37 miles
3	M3 J3	4.98 miles
4	M4 J10	11.35 miles
5	M3 J2	11.01 miles

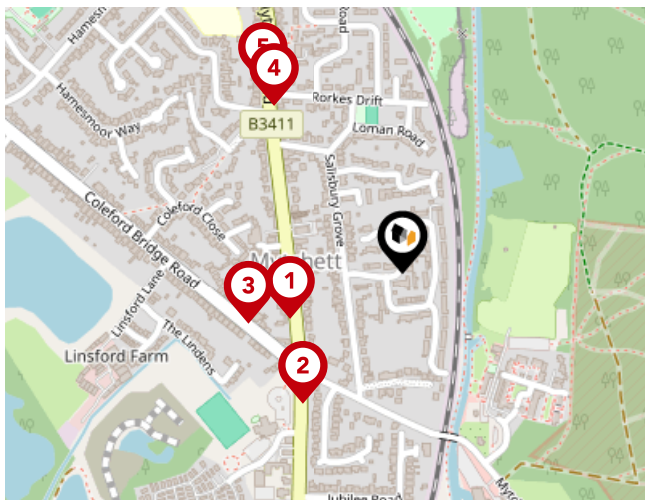


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	16.73 miles
2	Heathrow Airport	17.3 miles
3	Gatwick Airport	25.29 miles
4	Leaves Green	32.83 miles

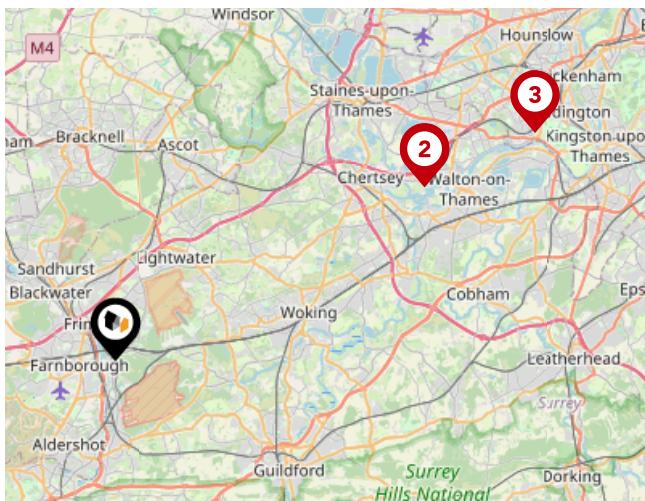
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Crossroads	0.14 miles
2	Crossroads	0.19 miles
3	Crossroads	0.19 miles
4	Convenience Store	0.25 miles
5	Convenience Store	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.16 miles
2	Weybridge Ferry Landing	13.15 miles
3	Moulsey - Hurst Park Ferry Landing	17.67 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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