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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 04<sup>th</sup> June 2025**



**9, HENLOW PLACE, FARNBOROUGH, GU14 6GG**

**Avocado Property**

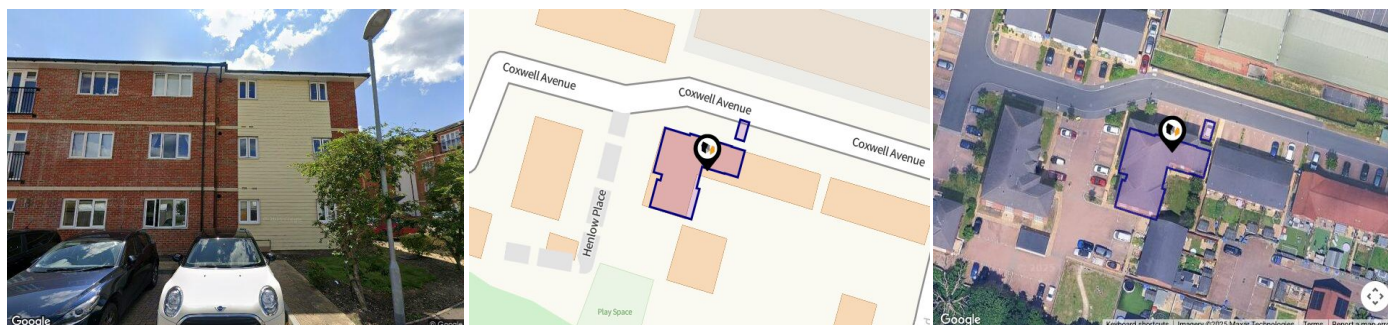
[stephen@avocadopropertyagents.co.uk](mailto:stephen@avocadopropertyagents.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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# Property Overview



## Property

Type:	Flat / Maisonette	Last Sold Date:	25/09/2021
Bedrooms:	2	Last Sold Price:	£230,000
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£323
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	2016	Start Date:	19/10/2016
Council Tax :	Band C	End Date:	01/07/2140
Annual Estimate:	£1,967	Lease Term:	125 years from 1 July 2015
Title Number:	HP800262	Term Remaining:	115 years
UPRN:	10090825610		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**12** **1000**  
mb/s mb/s



### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:

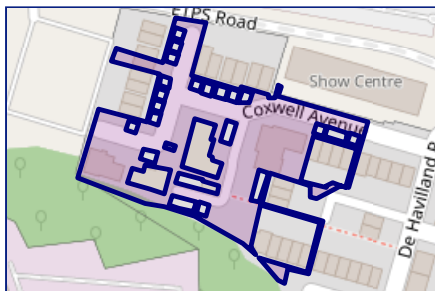


# Property Multiple Title Plans



## Freehold Title Plan

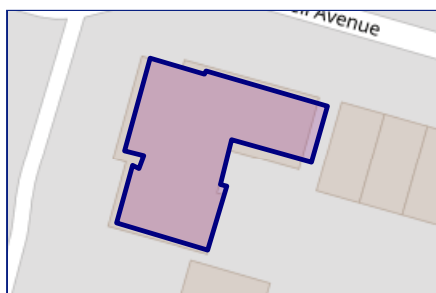
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**HP781905**

## Leasehold Title Plan

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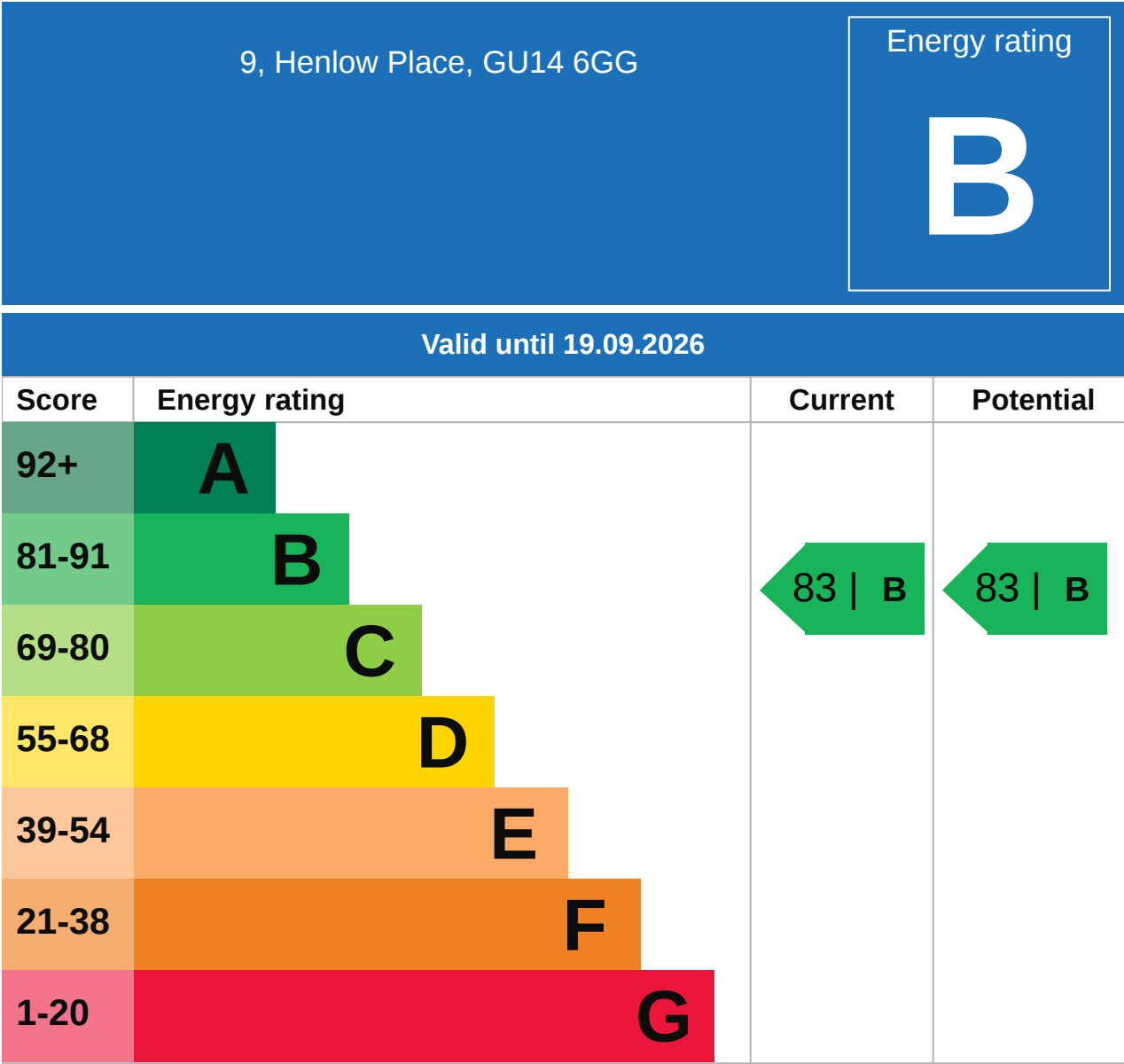


**HP800262**

Start Date:	19/10/2016
End Date:	01/07/2140
Lease Term:	125 years from 1 July 2015
Term Remaining:	115 years

# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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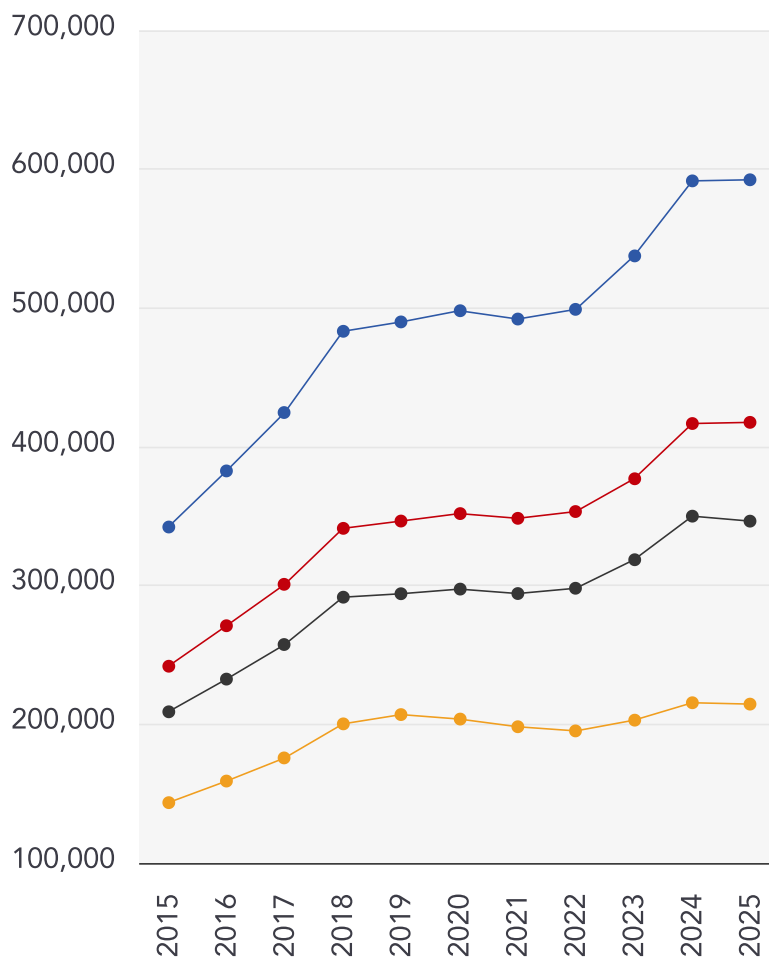
<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Top floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.29 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

# 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.

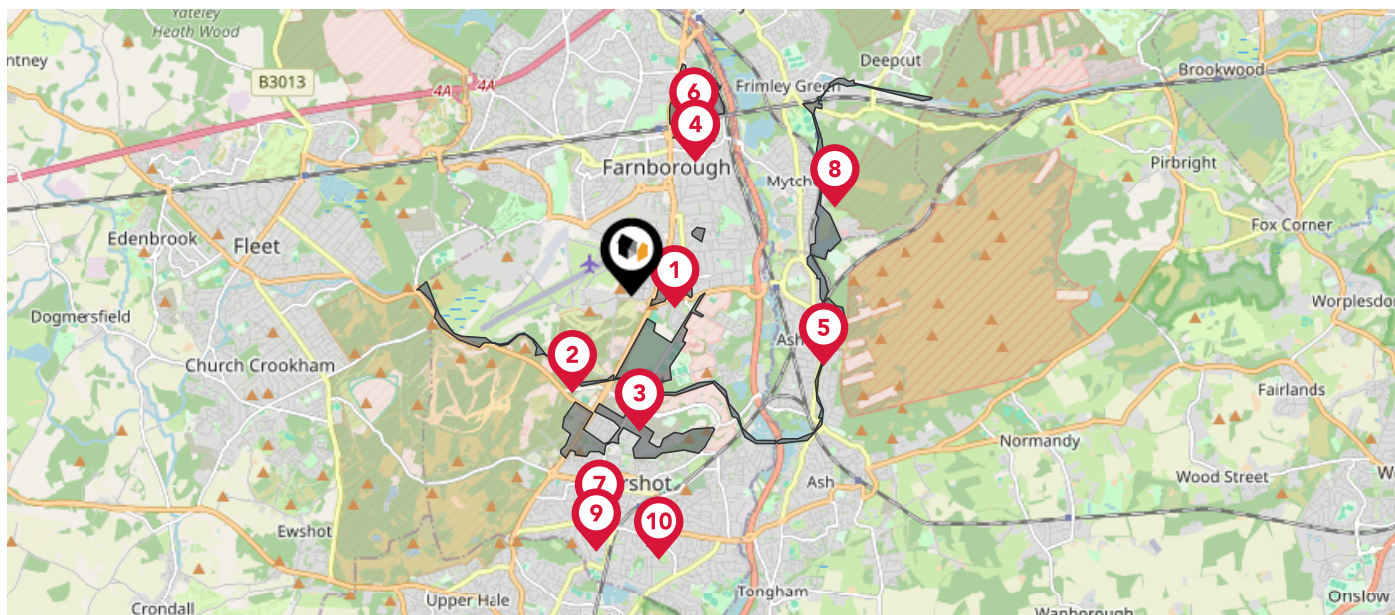
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



South Farnborough



Basingstoke Canal



Aldershot Military



Saint Michael's Abbey



Basingstoke Canal South



Farnborough Hill



Aldershot West



Basingstoke Canal



Cargate



Manor Park

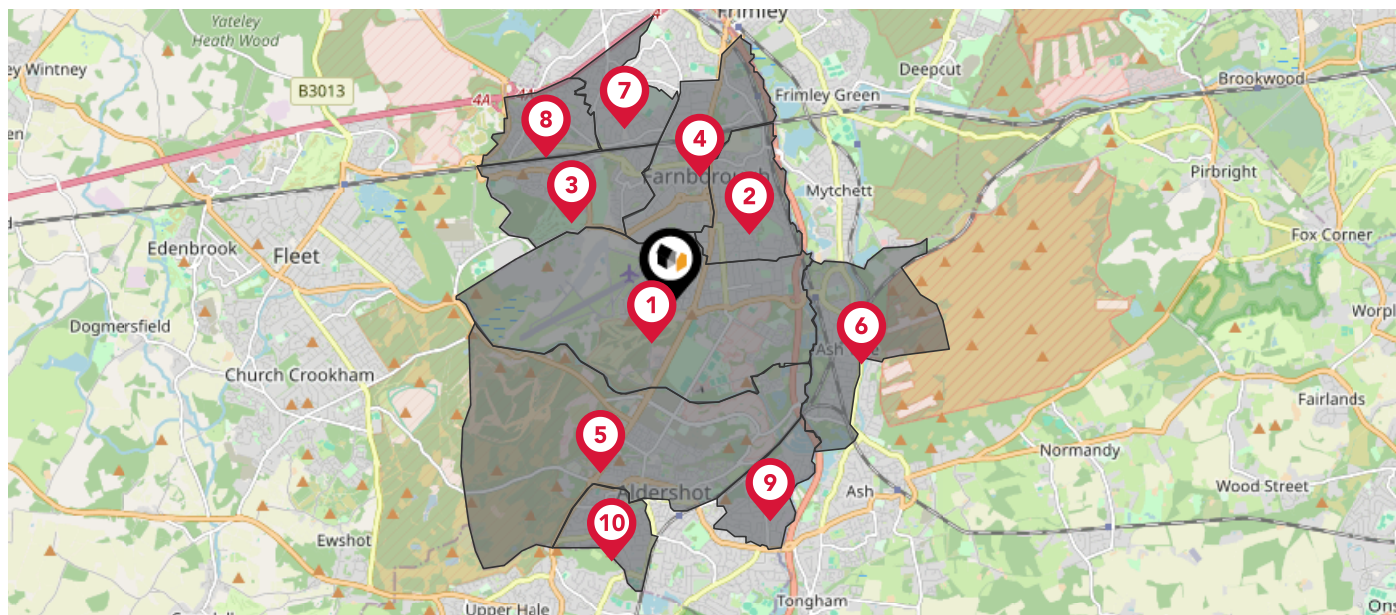


# Maps

## 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



St. Mark's Ward



Knellwood Ward



Cove and Southwood Ward



Empress Ward



Wellington Ward



Ash Vale Ward



West Heath Ward



St. John's Ward



North Town Ward



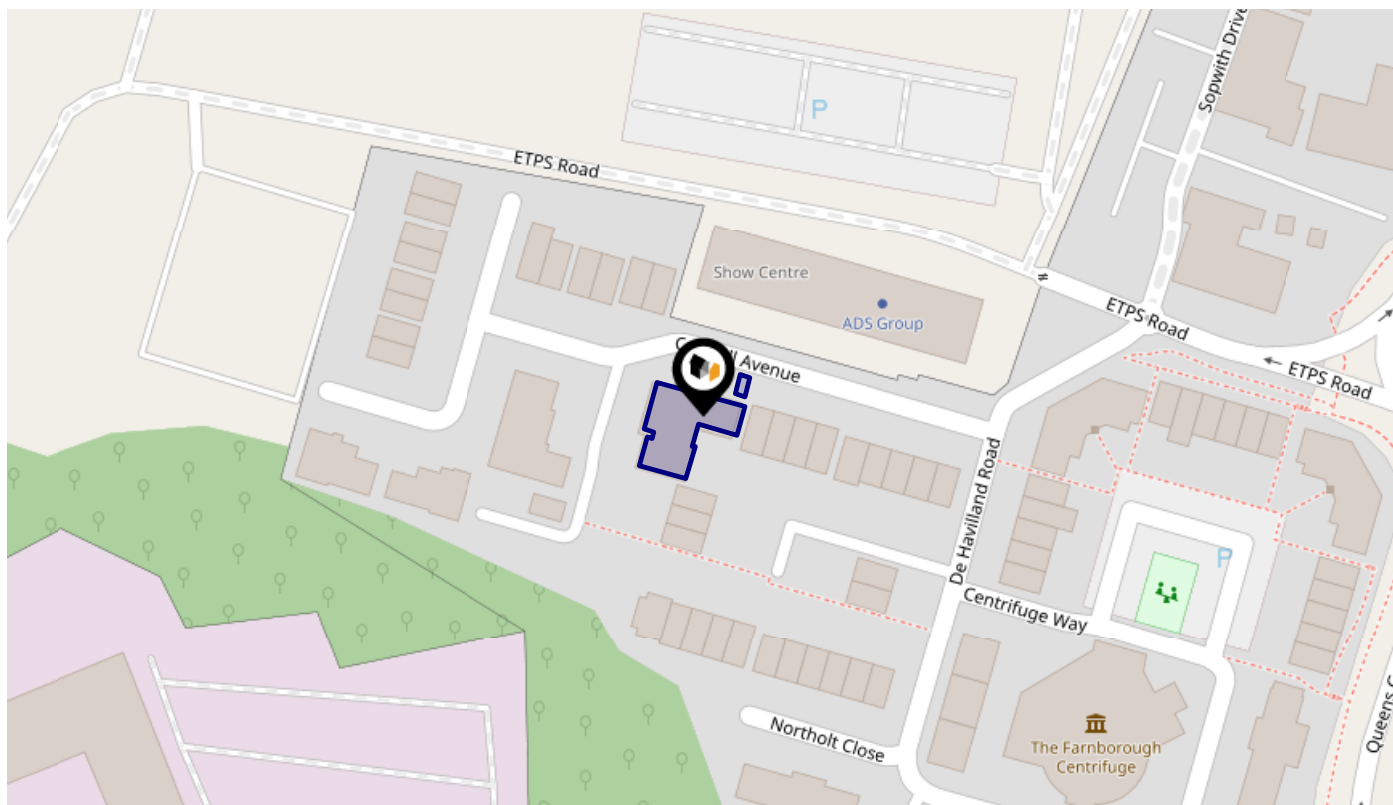
Rowhill Ward

# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

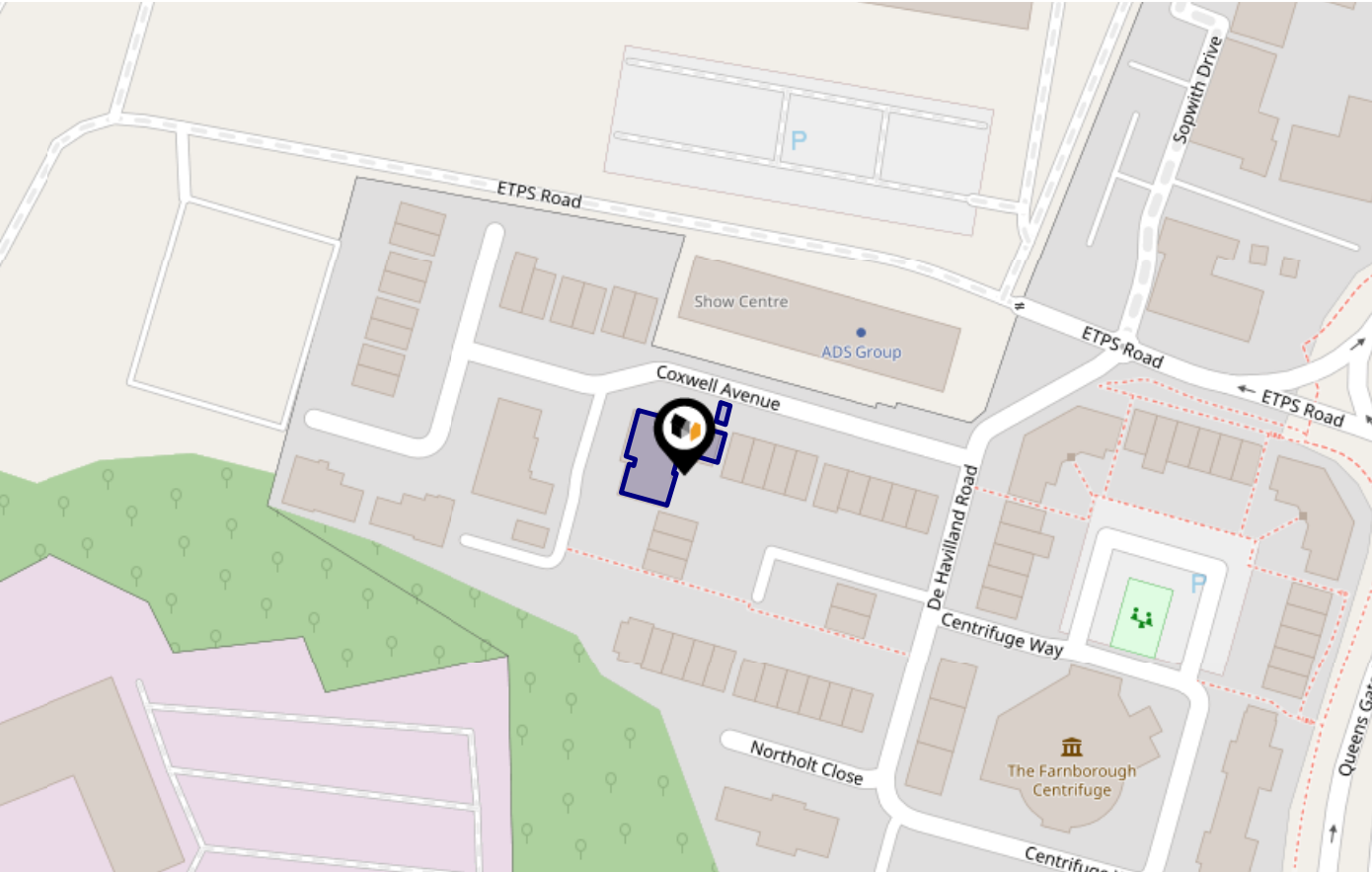
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

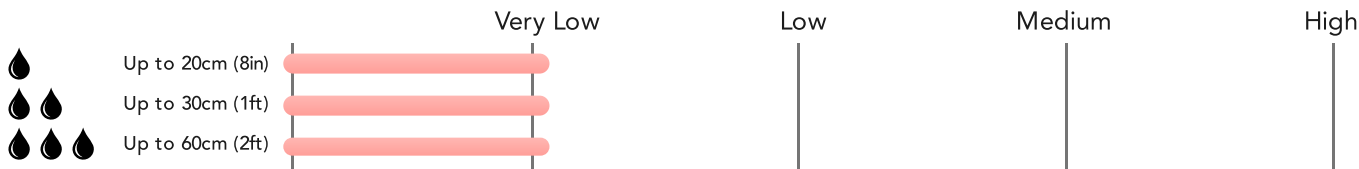


Risk Rating: Very low

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:

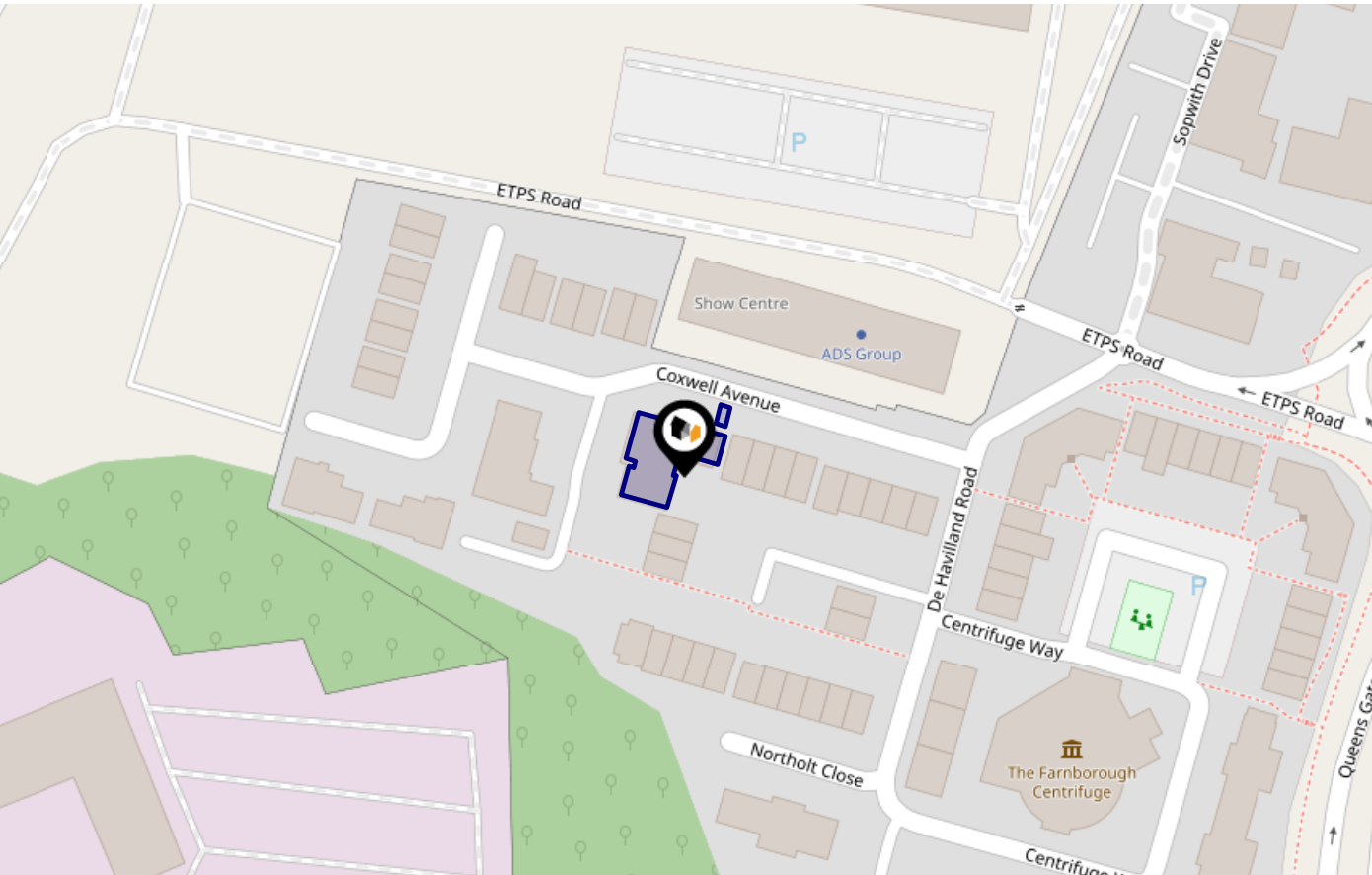


# Flood Risk

## 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.

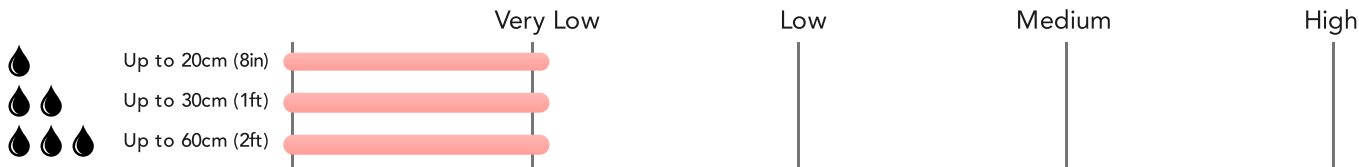


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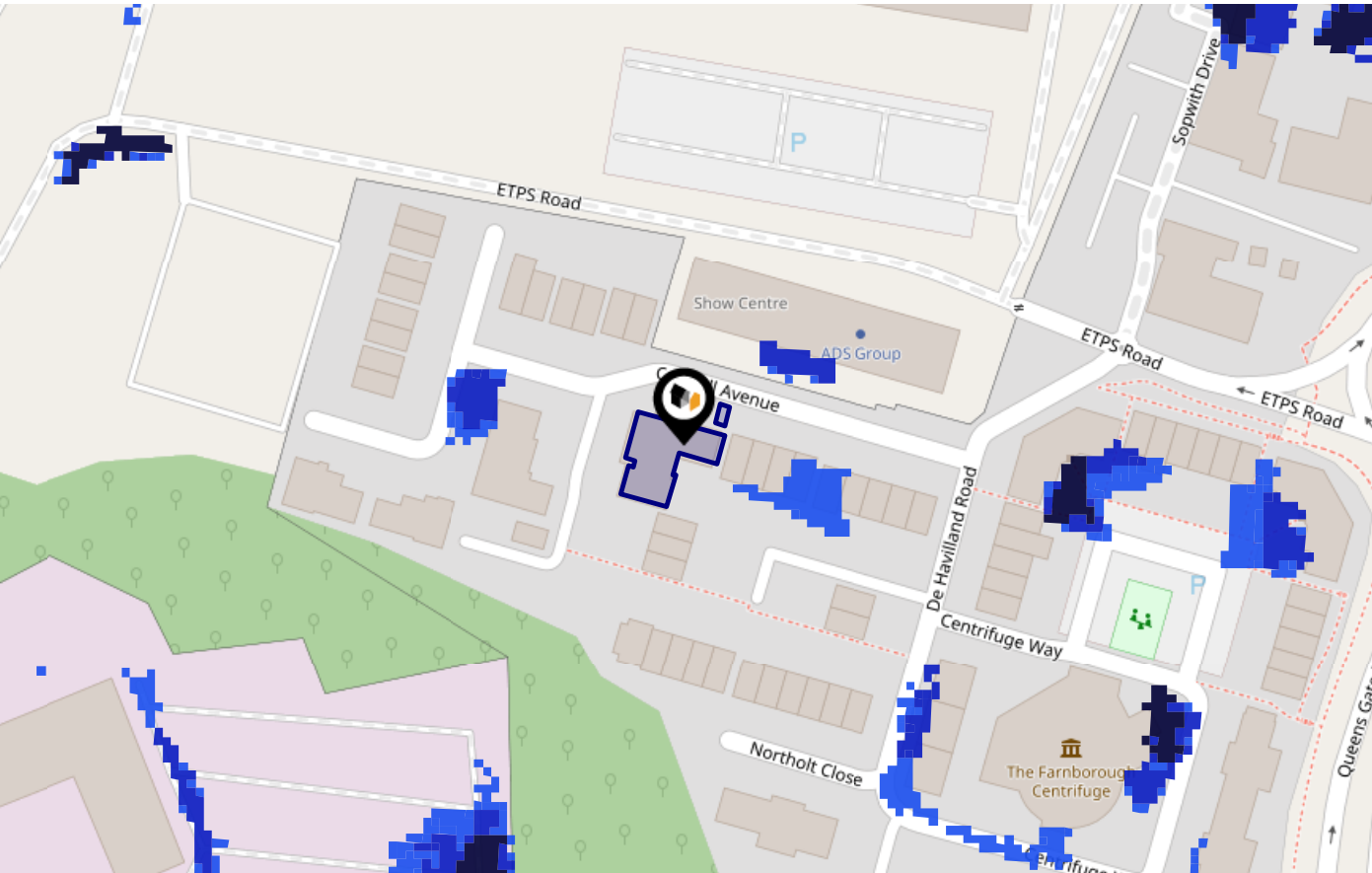


# Flood Risk

## 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.

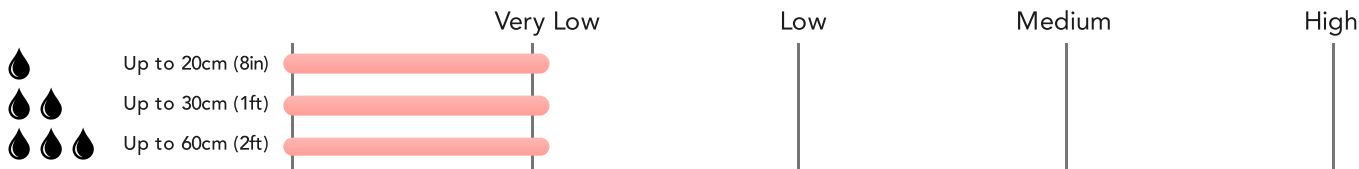


Risk Rating: Very low

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- 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:



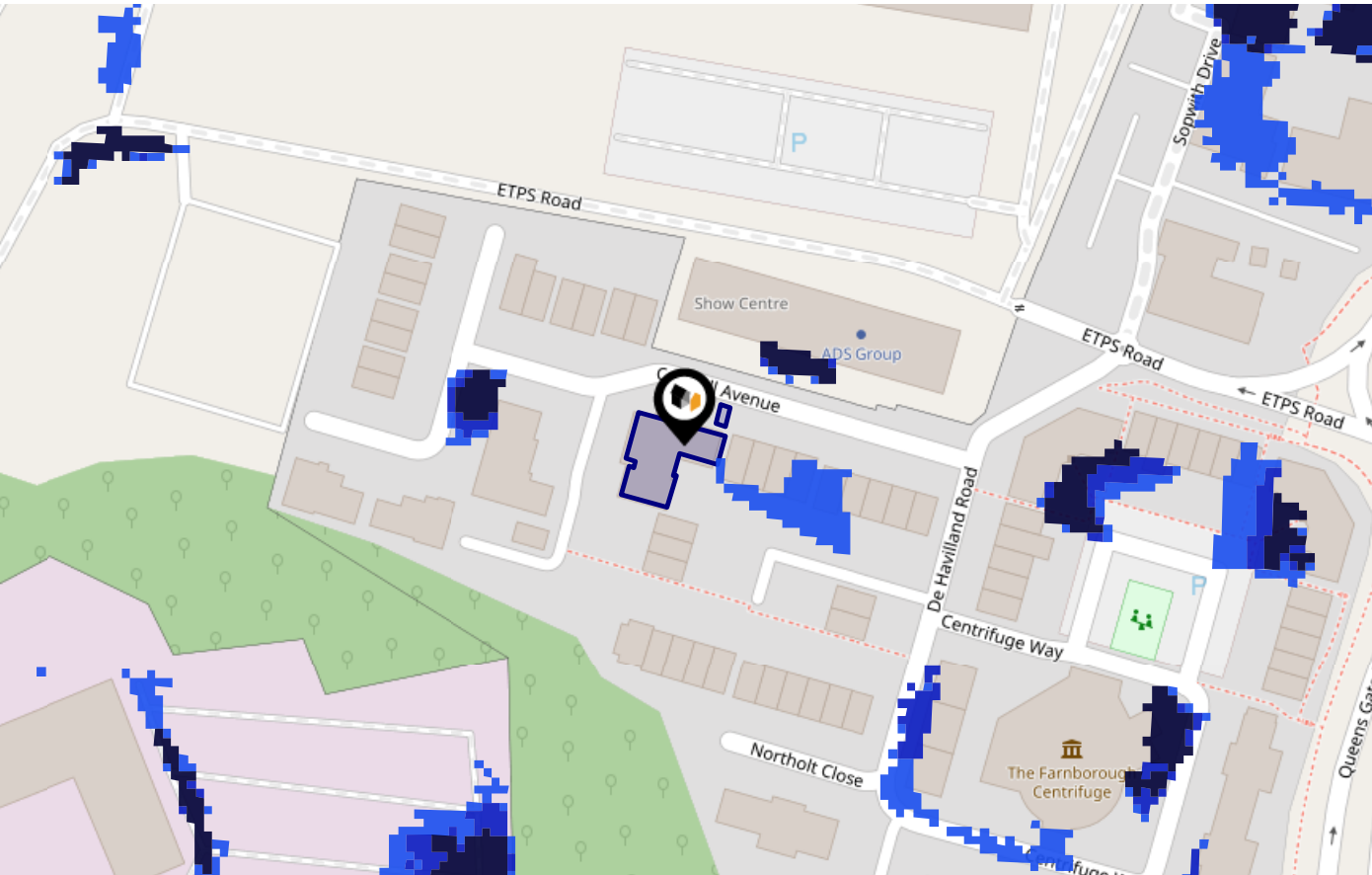


# Flood Risk

## 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.

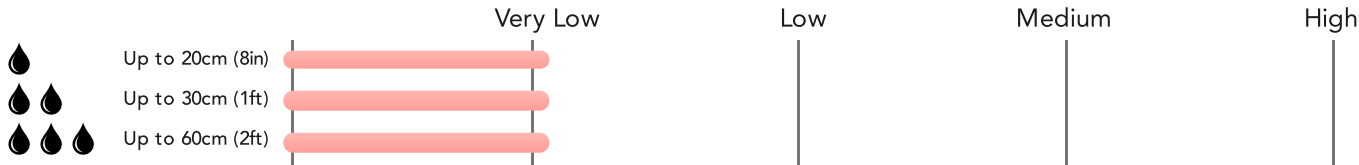


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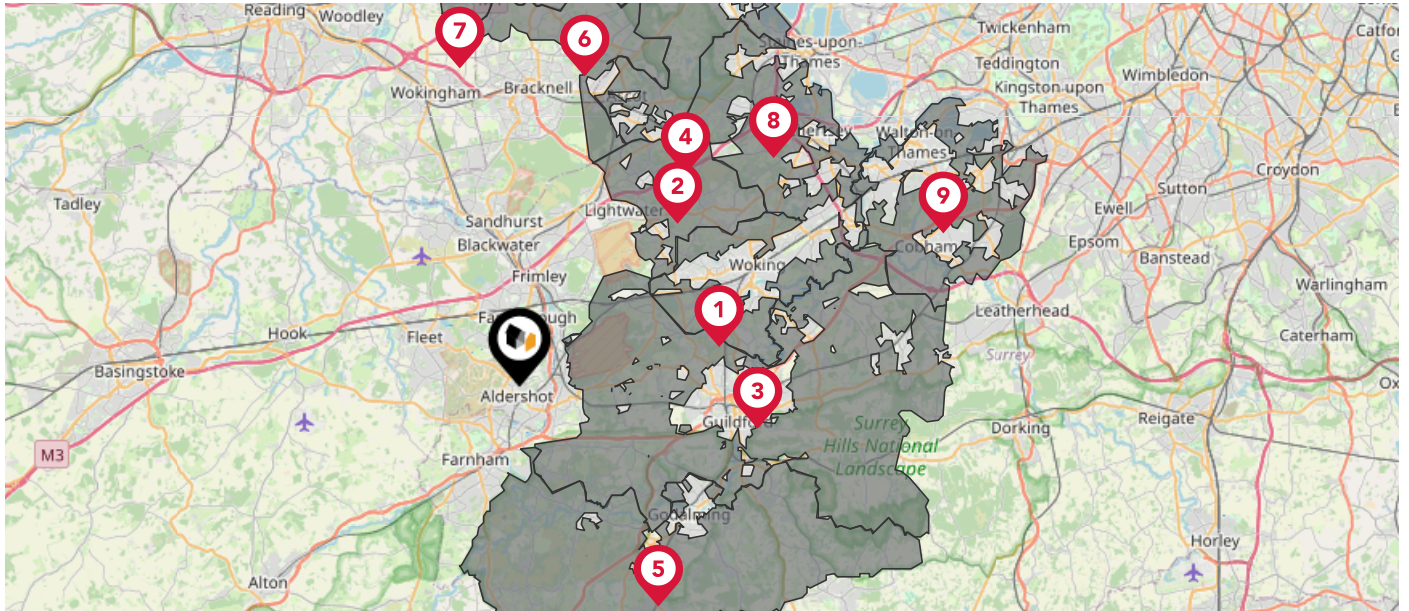


# Maps










## Green Belt



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



### Nearby Green Belt Land

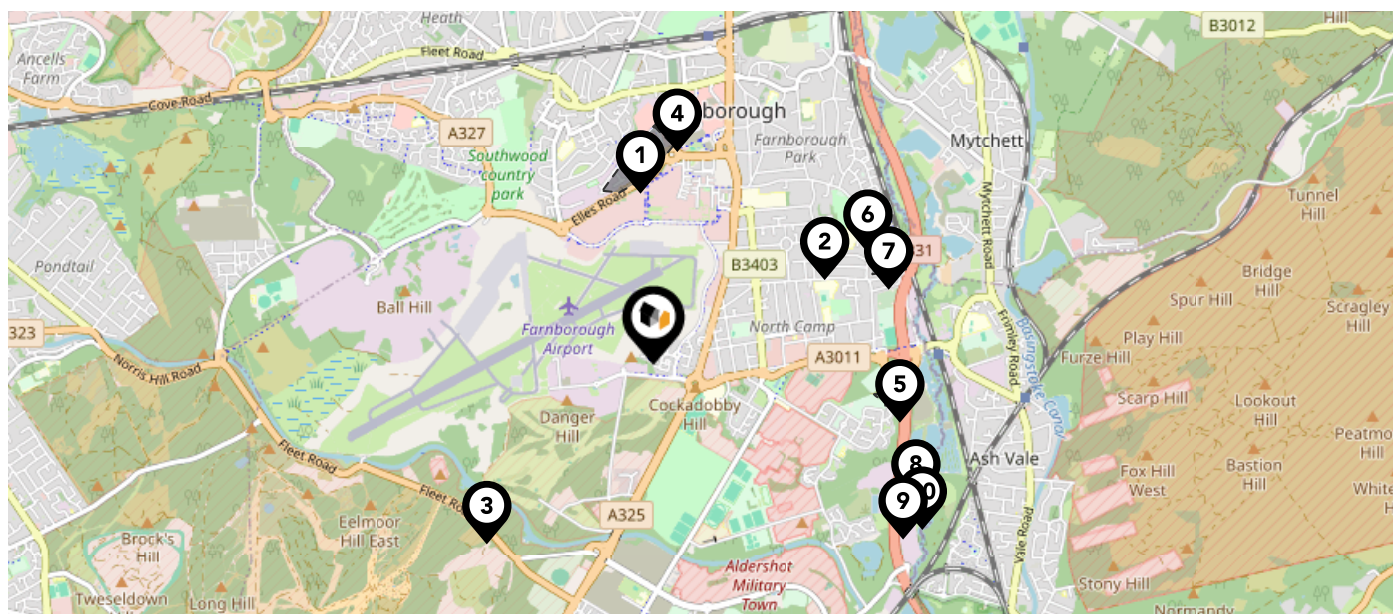
-  London Green Belt - Woking
-  London Green Belt - Surrey Heath
-  London Green Belt - Guildford
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Waverley
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Runnymede
-  London Green Belt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

# 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>	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill	
<b>2</b>	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill	
<b>3</b>	Claycart Carpark-Fleet Road, Aldershot, Hampshire	Historic Landfill	
<b>4</b>	Princes Mead-Farnborough, Hampshire	Historic Landfill	
<b>5</b>	Ramilies Park-Near Hollybush Lane, Aldershot	Historic Landfill	
<b>6</b>	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill	
<b>7</b>	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill	
<b>8</b>	Land to the east of Sewage Works-Hollybush Lane, Aldershot	Historic Landfill	
<b>9</b>	Land adjacent to The Gables-Aldershot Stubbs, Hollybush Lane, Aldershot, Hampshire	Historic Landfill	
<b>10</b>	Aldershot Stubbs-Hollybush Lane, Aldershot	Historic Landfill	

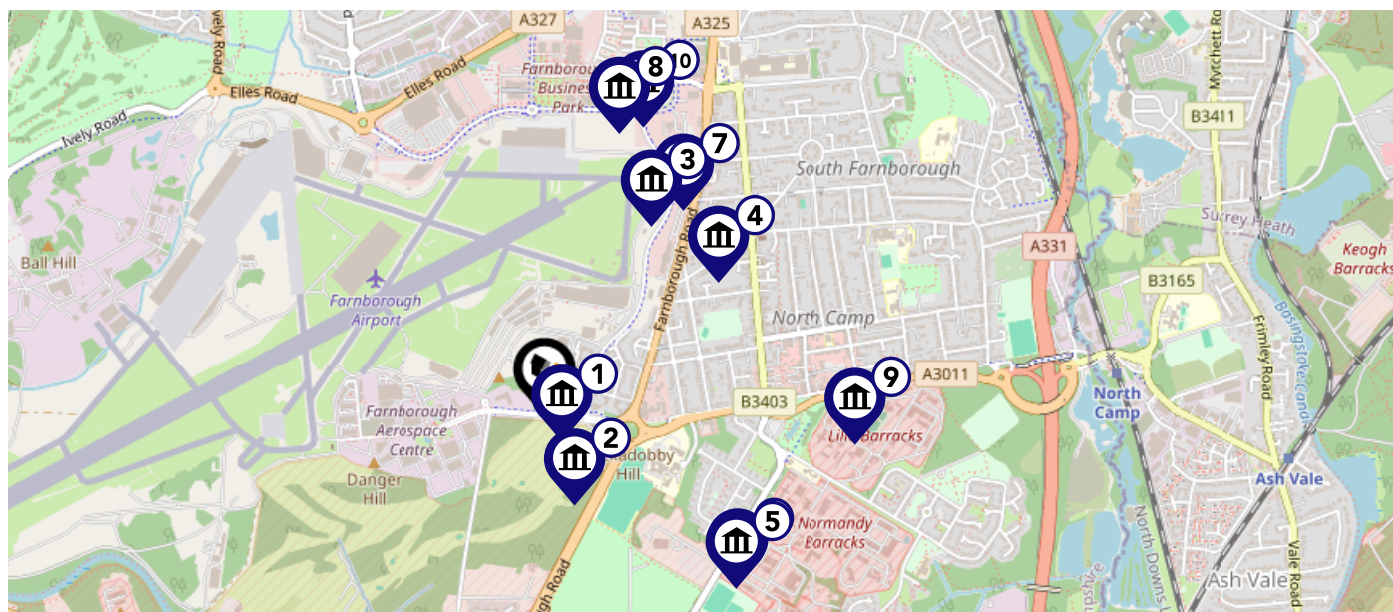












# Maps

## Listed Buildings

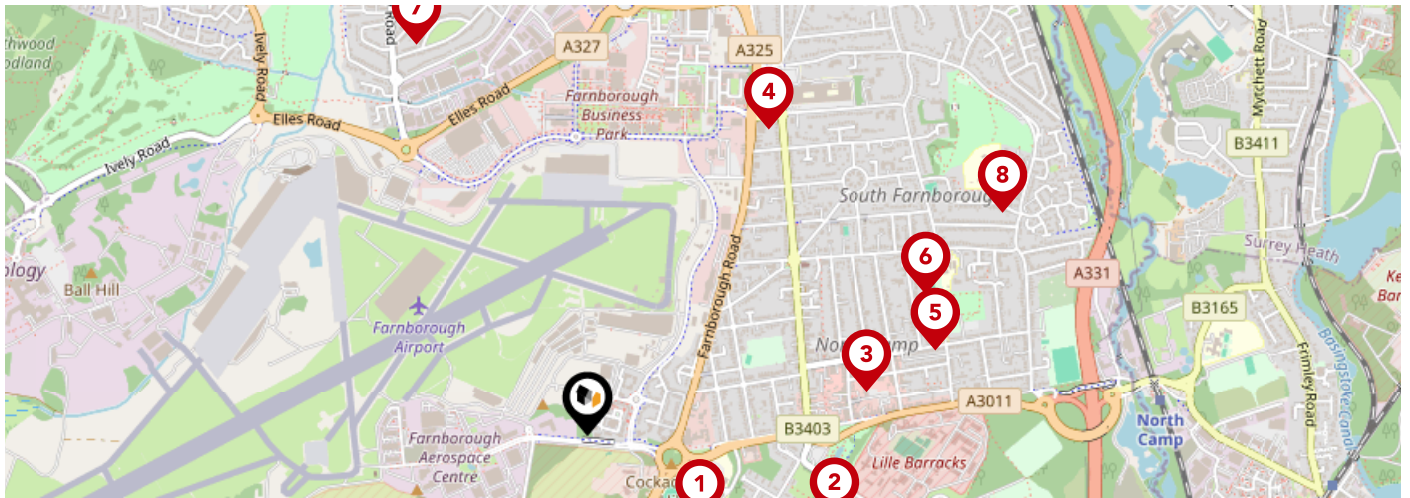


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1392200 - Building F49a Man Carrying Centrifuge Facility	Grade II	0.1 miles
 1272436 - Government House Mess	Grade II	0.2 miles
 1339694 - G 29 Building At The Royal Aircraft Establishment	Grade II	0.5 miles
 1303102 - Farnborough Town Hall	Grade II	0.5 miles
 1109985 - Aldershot Military Museum N Block	Grade II	0.6 miles
 1109984 - Aldershot Military Museum M Block	Grade II	0.6 miles
 1339706 - G1 Building At The Royal Aircraft Establishment	Grade II	0.6 miles
 1259589 - Building Q121 At Former Royal Aircraft Establishment Site	Grade I	0.7 miles
 1339696 - Officers Mess Lille Barracks	Grade II	0.7 miles
 1390502 - Building R52 At Former Royal Aircraft Establishment Site	Grade II	0.7 miles

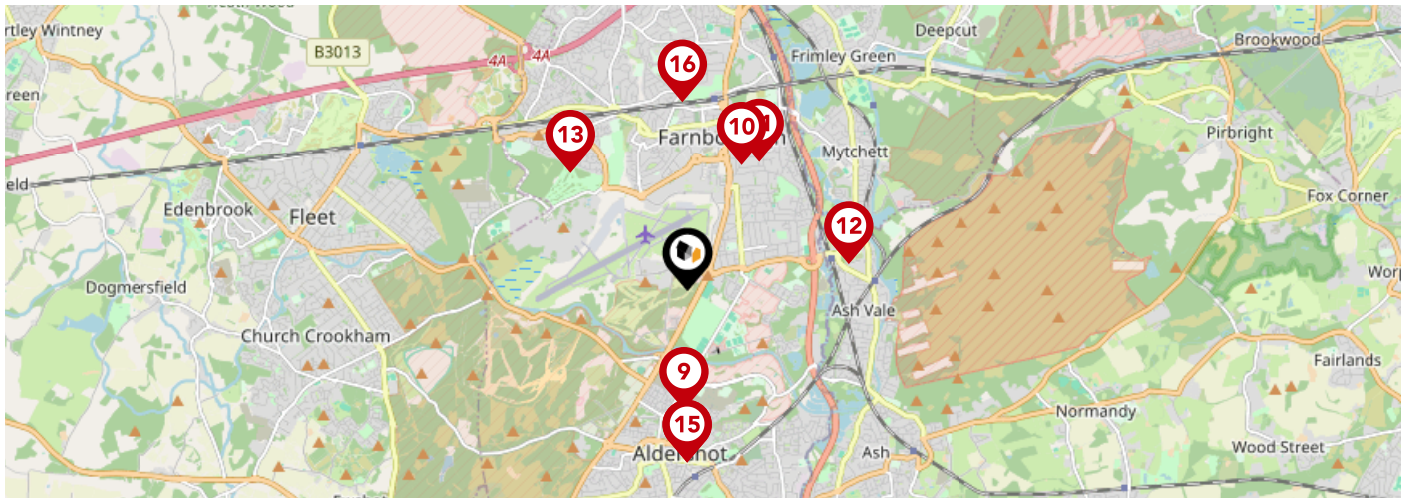
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Wavell School</b> Ofsted Rating: Good   Pupils: 1018   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Marlborough Infant School</b> Ofsted Rating: Good   Pupils: 85   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mark's Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Farnborough College of Technology</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>South Farnborough Infant School</b> Ofsted Rating: Outstanding   Pupils: 273   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Salesian College</b> Ofsted Rating: Not Rated   Pupils: 589   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Tower Hill Primary School</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>South Farnborough Junior School</b> Ofsted Rating: Outstanding   Pupils: 411   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



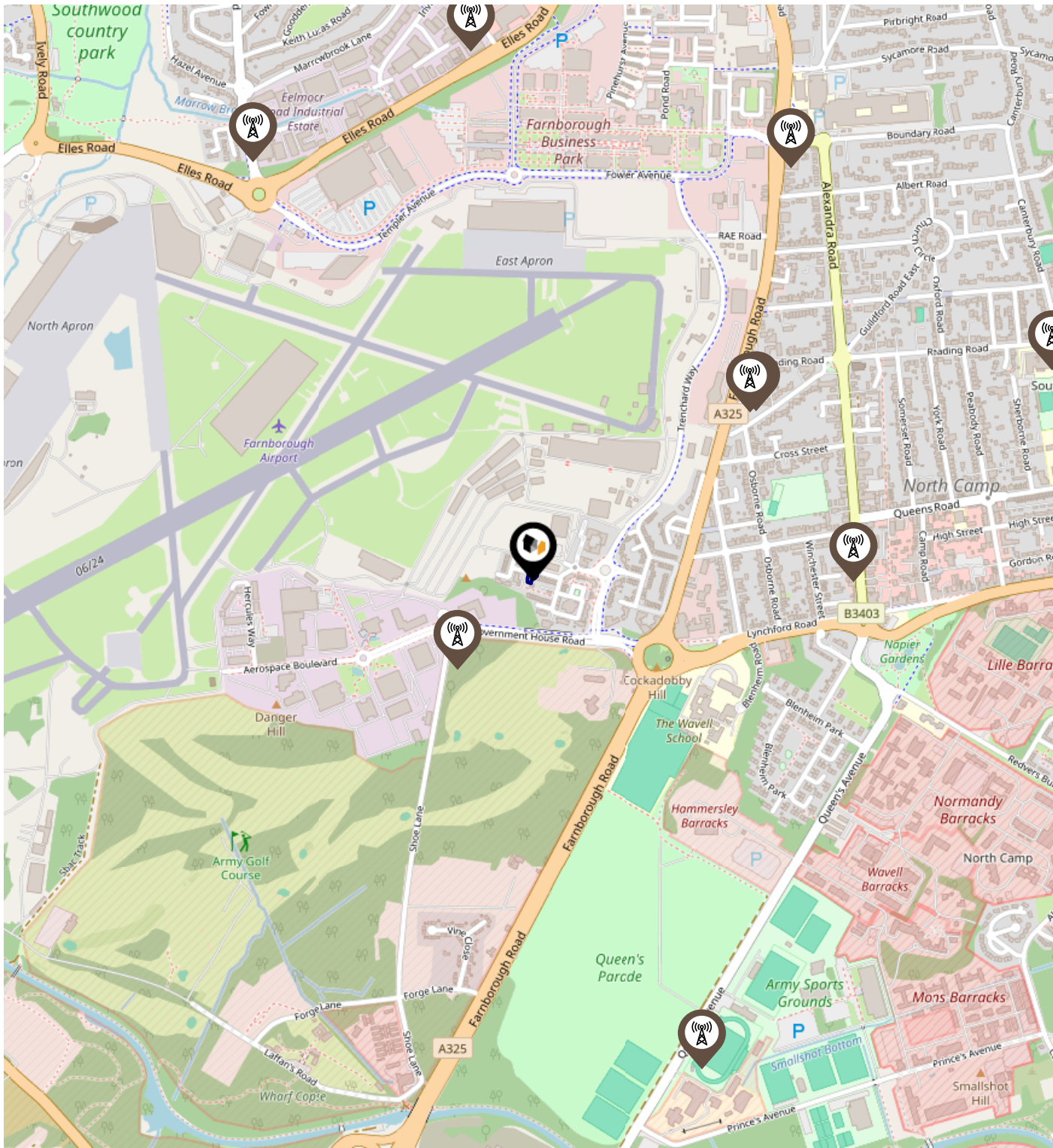
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The Cambridge Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance: 1.11	<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: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 263   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holly Lodge Primary Academy</b> Ofsted Rating: Good   Pupils: 423   Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southwood Infant School</b> Ofsted Rating: Good   Pupils: 124   Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Talavera Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Talavera Junior School</b> Ofsted Rating: Outstanding   Pupils: 446   Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bernadette's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance: 1.74	<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



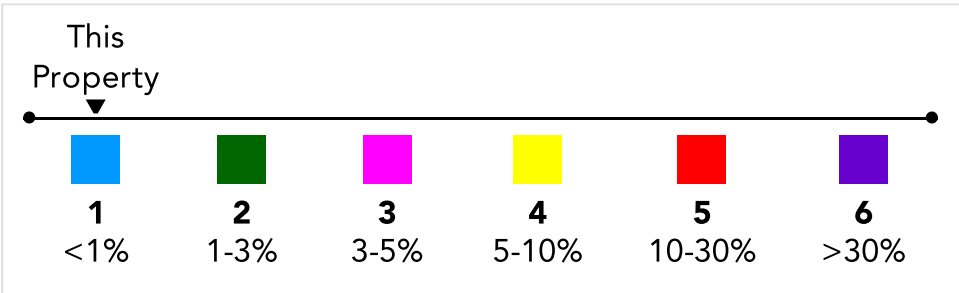
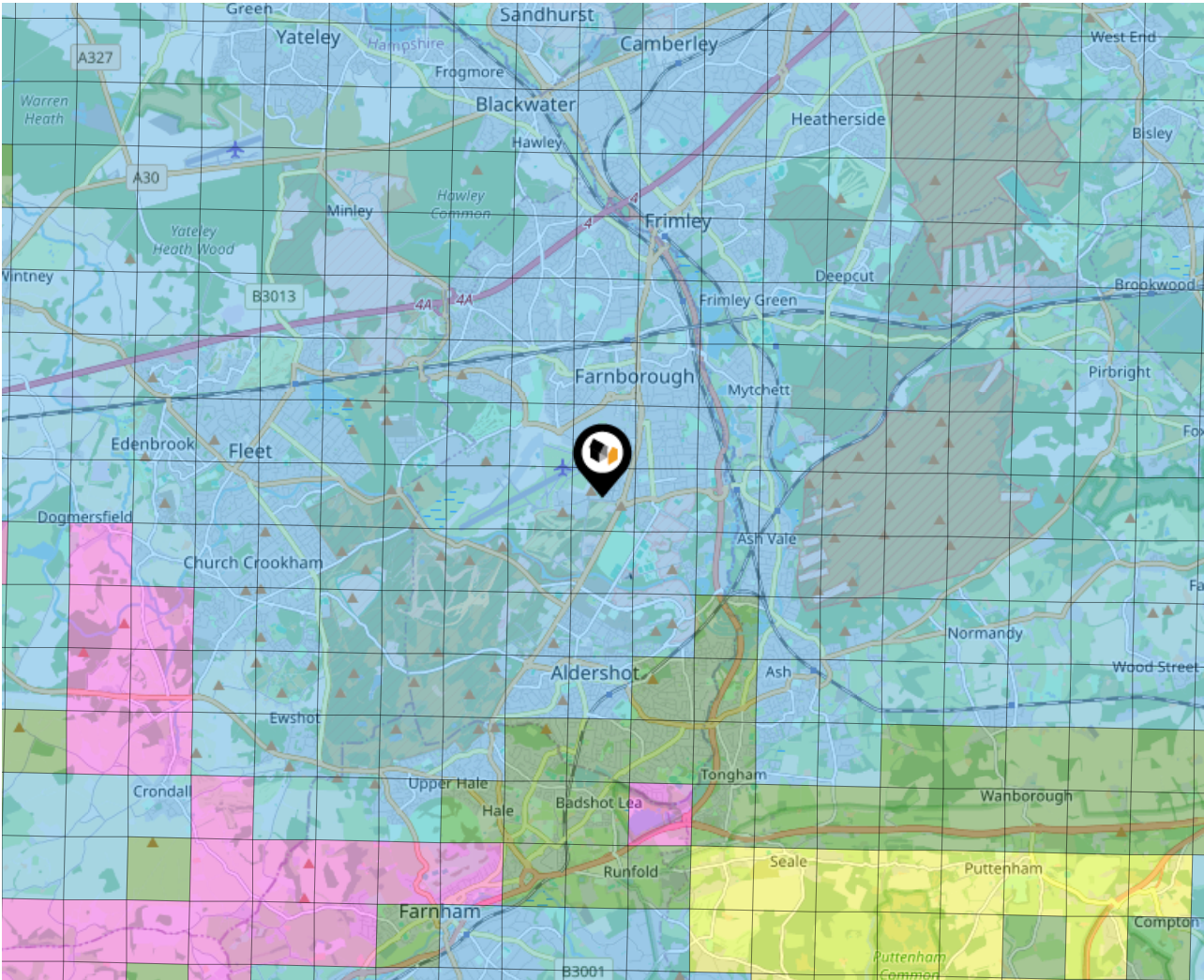
# Environment

## Radon Gas



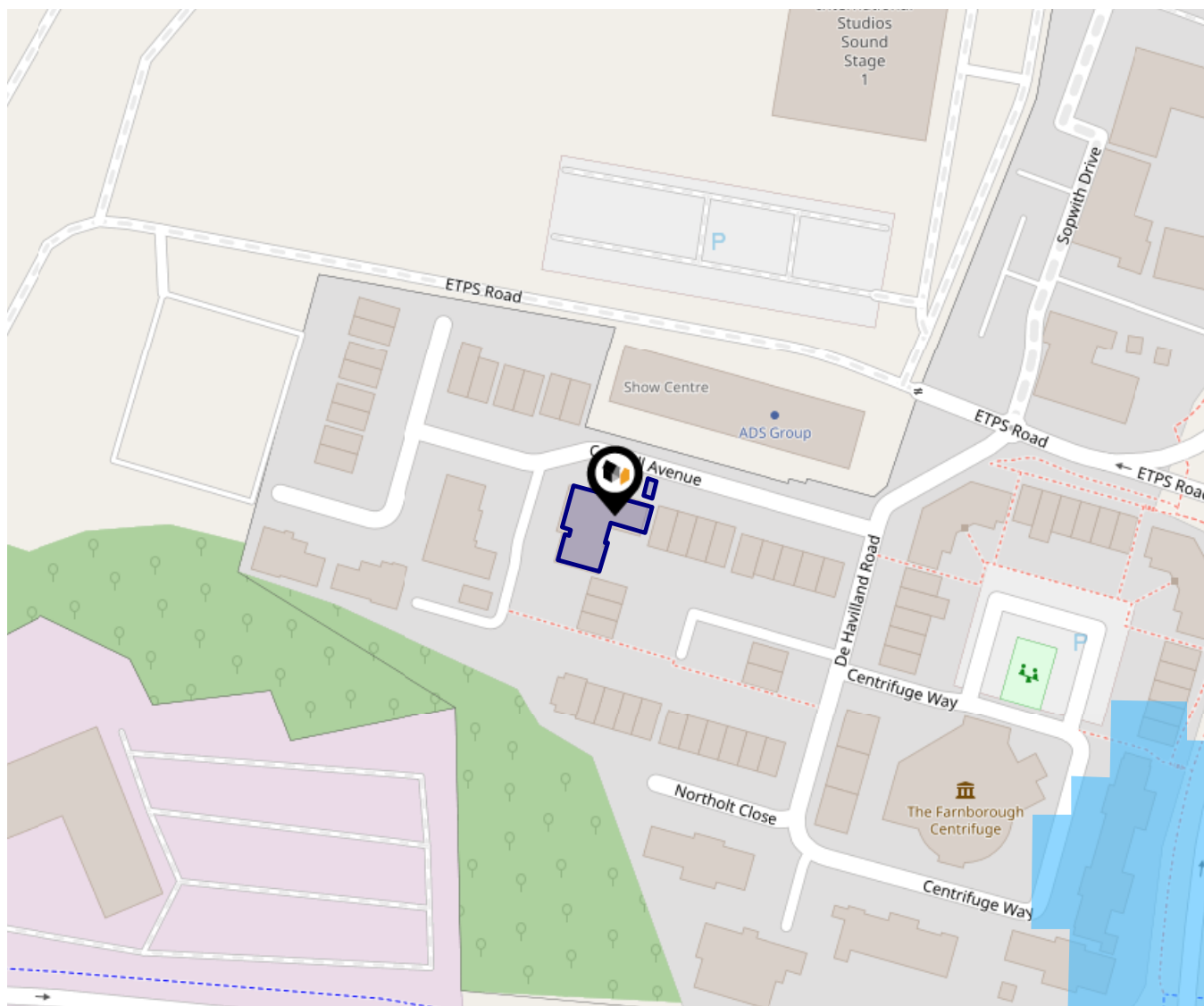
### What is Radon?

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>).



# 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.

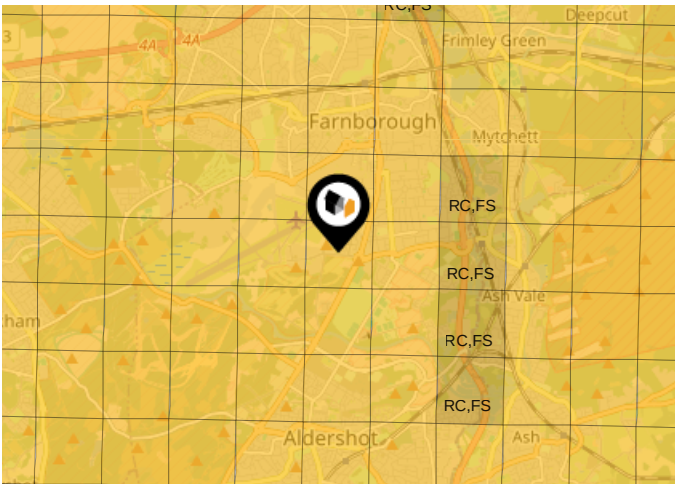
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<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		



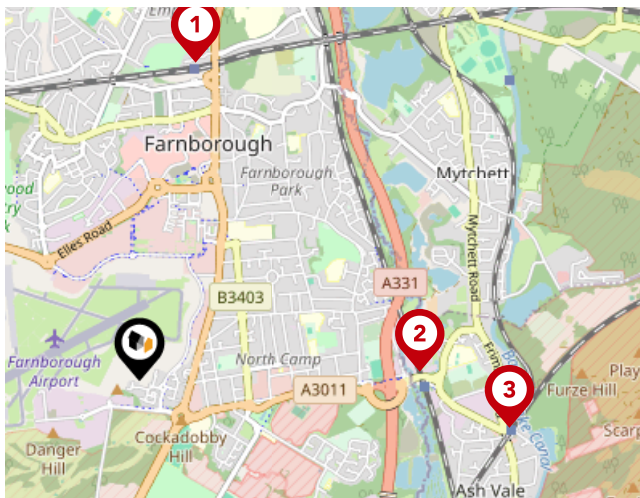
### Primary Classifications (Most Common Clay Types)

<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



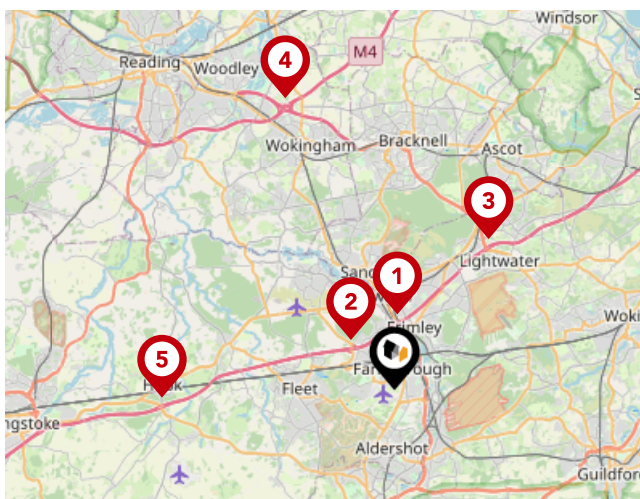
# Area

## Transport (National)



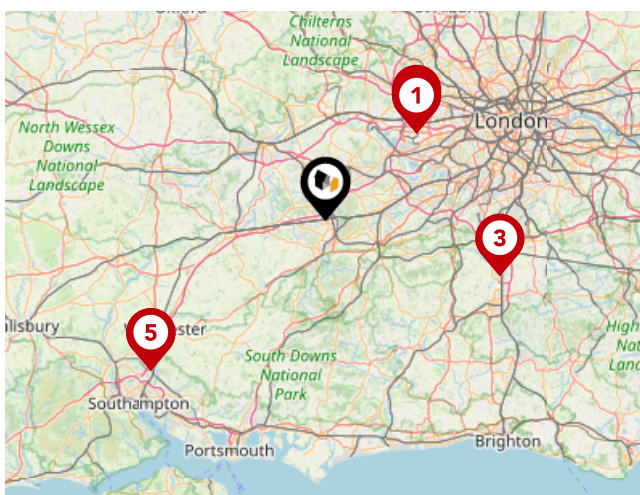
### National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	1.5 miles
2	North Camp Rail Station	1.3 miles
3	Ash Vale Rail Station	1.74 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.82 miles
2	M3 J4A	2.45 miles
3	M3 J3	6.63 miles
4	M4 J10	11.53 miles
5	M3 J5	8.62 miles



### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	18.62 miles
2	Heathrow Airport	19.16 miles
3	Gatwick Airport	27.16 miles
4	North Stoneham	34.37 miles
5	Southampton Airport	34.37 miles

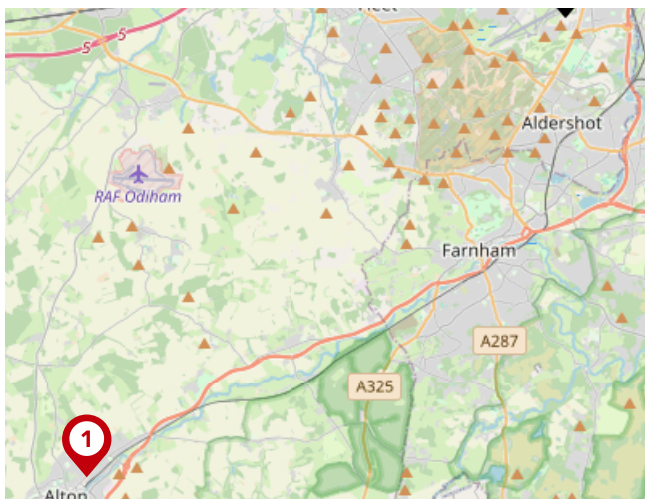
# Area

## Transport (Local)



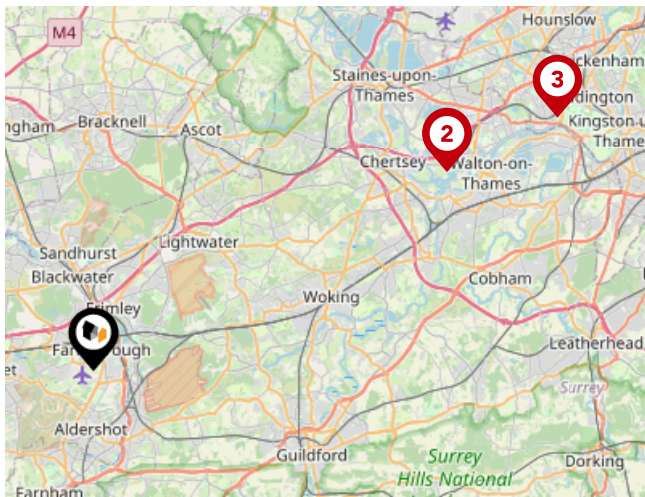
### Bus Stops/Stations

Pin	Name	Distance
1	Farnborough Air Show Temp Stop	0.12 miles
2	Temp - Gate B Air Show	0.24 miles
3	Queens Parade - Temp	0.48 miles
4	Gate F Airport - Temporary	0.5 miles
5	Netley Street	0.5 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	12.33 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.11 miles
2	Weybridge Ferry Landing	15.09 miles
3	Moulsey - Hurst Park Ferry Landing	19.61 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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