![avocado property logo]
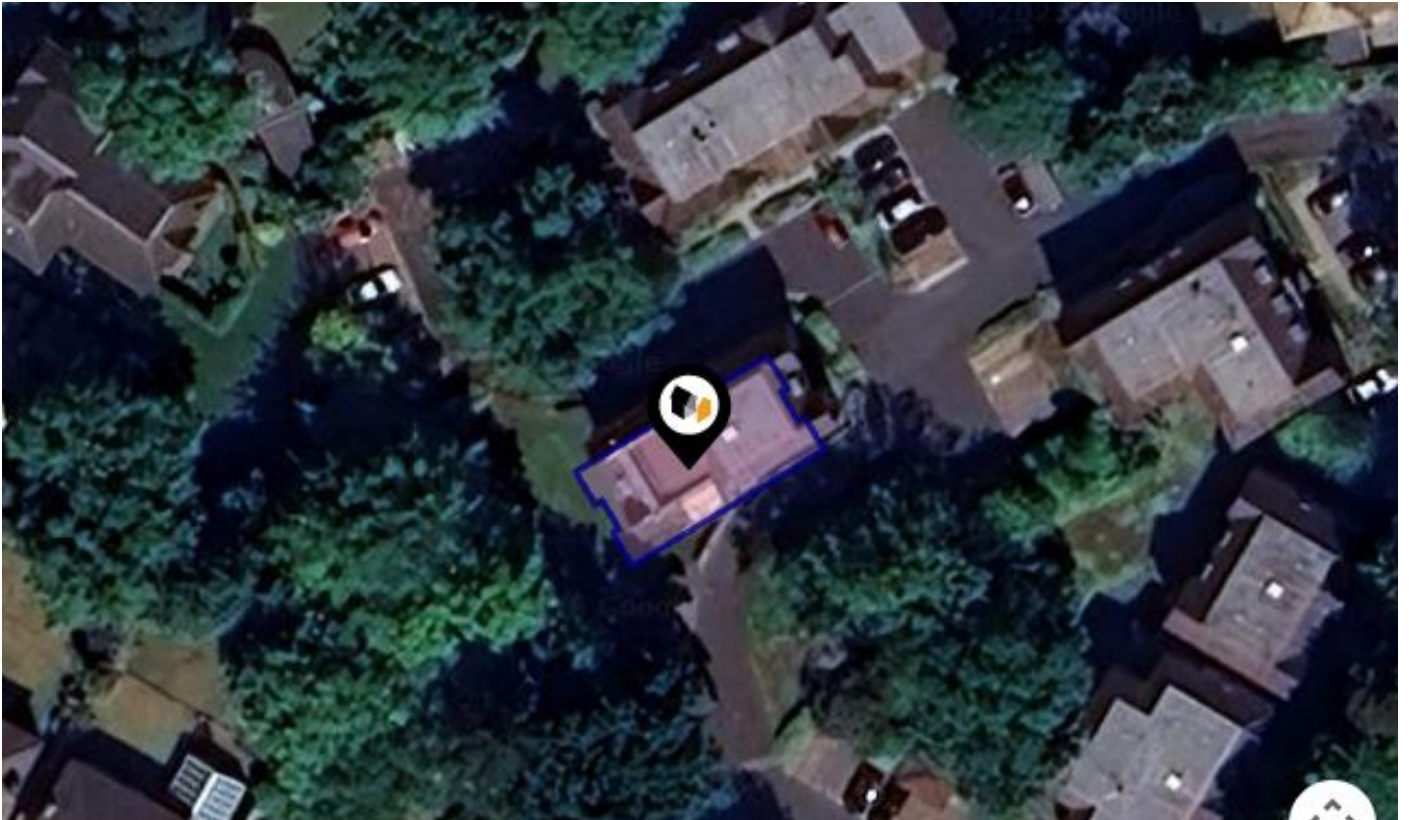
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th June 2025

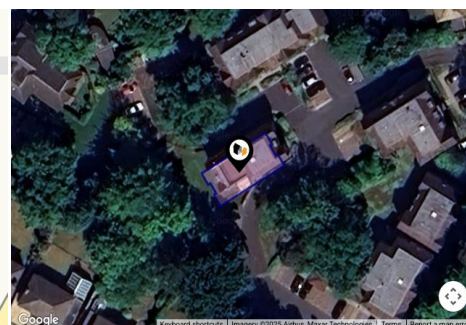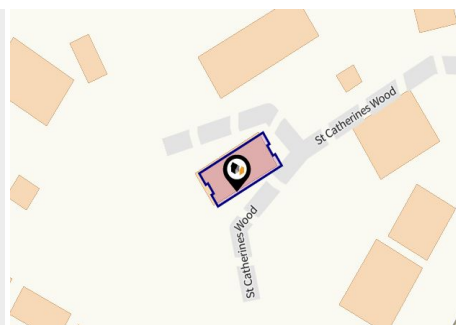# 31, ST. CATHERINES WOOD, CAMBERLEY, GU15 2NF

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

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Property
Overview

NO STREETVIEW IMAGE AVAILABLE FOR THIS ADDRESS

Property

Type:	Flat / Maisonette	**Last Sold Date:**	17/10/2007
Bedrooms:	2	**Last Sold Price:**	£313,000
Floor Area:	796 ft^2 / 74 m^2	**Last Sold £/ft^2:**	£393
Plot Area:	0.04 acres	**Tenure:**	Leasehold
Year Built :	2005	**Start Date:**	10/11/2005
Council Tax :	Band D	**End Date:**	01/01/2204
Annual Estimate:	£2,468	**Lease Term:**	200 years from 1 January 2004
Title Number:	SY744488	**Term Remaining:**	178 years
UPRN:	10002673548		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · Three · Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Property
Multiple Title Plans

Freehold Title Plan
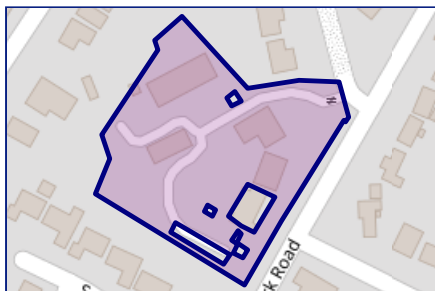
SY664670

Leasehold Title Plan
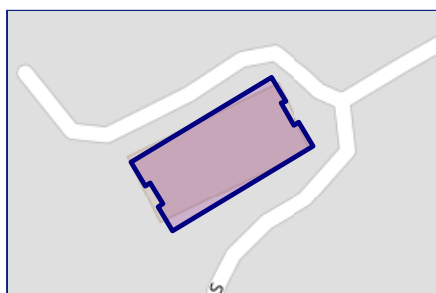
SY744488

Start Date:	10/11/2005
End Date:	01/01/2204
Lease Term:	200 years from 1 January 2004
Term Remaining:	178 years

Property
EPC - Certificate

31 St. Catherines Wood, CAMBERLEY, GU15 2NF

Energy rating

C

Valid until 22.06.2035

Certificate number
2007-3052-7206-4105-0204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 | C
55-68	D	71 | C	
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

Additional EPC Data

Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Energy:	Poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	74 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in GU15
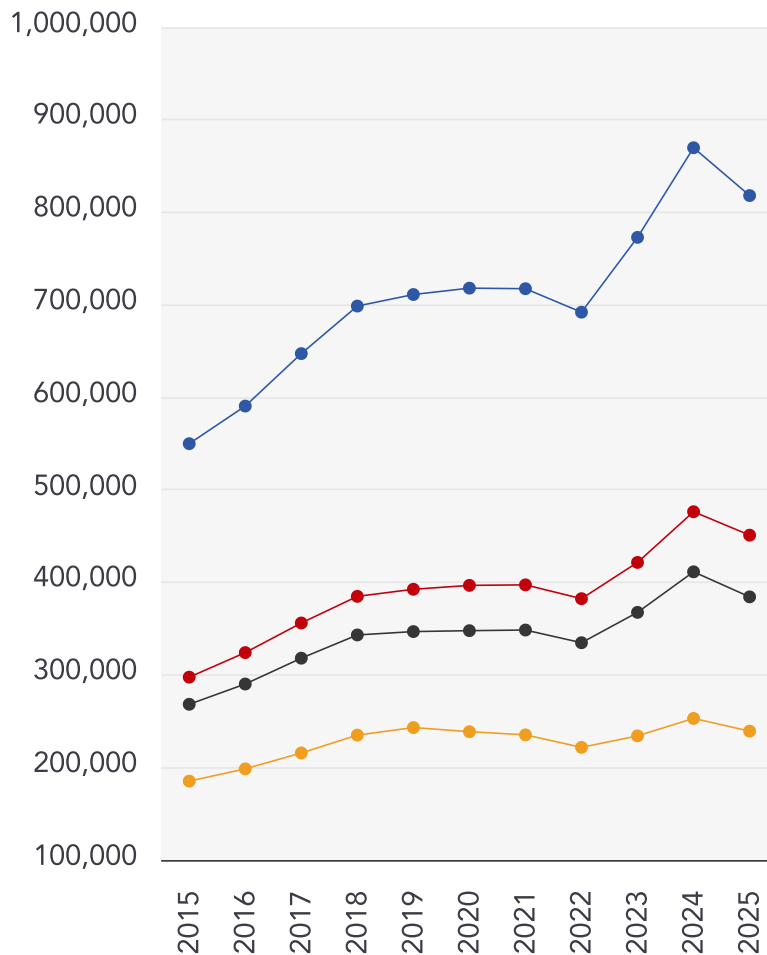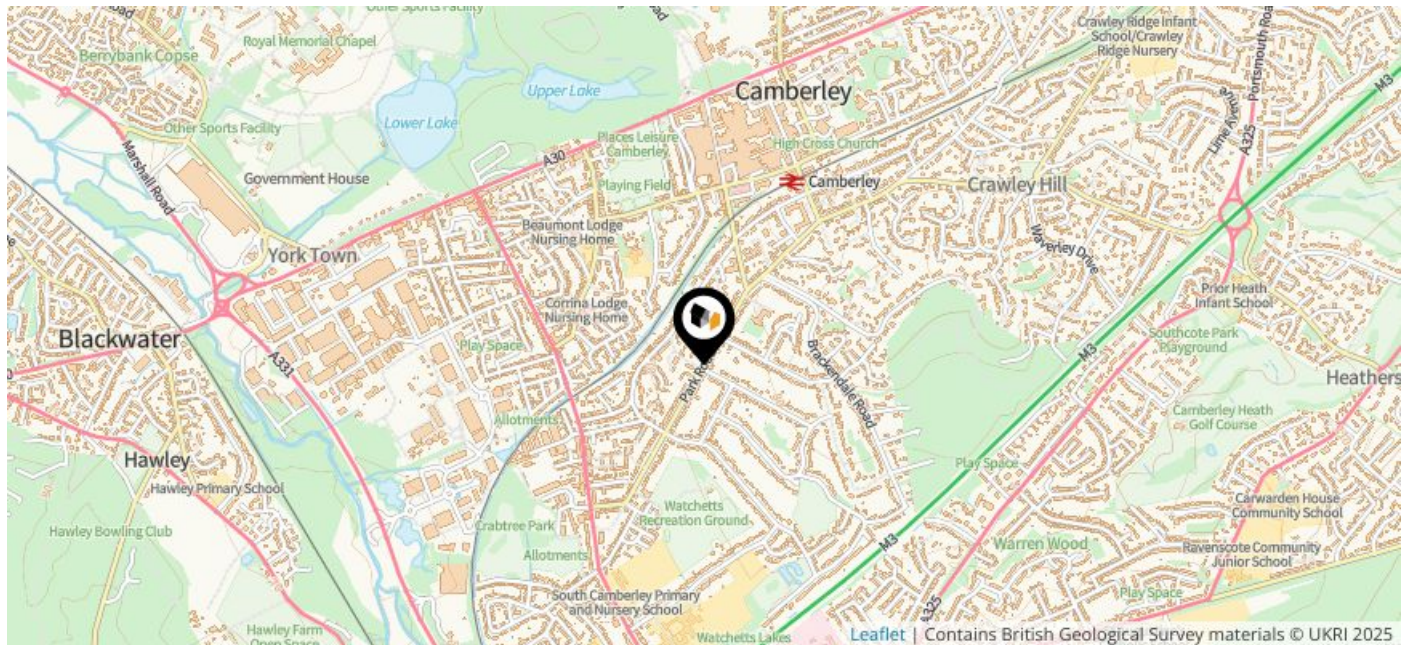
Detached
+48.75%

Semi-Detached
+51.56%

Terraced
+43.26%

Flat
+29.15%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

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.
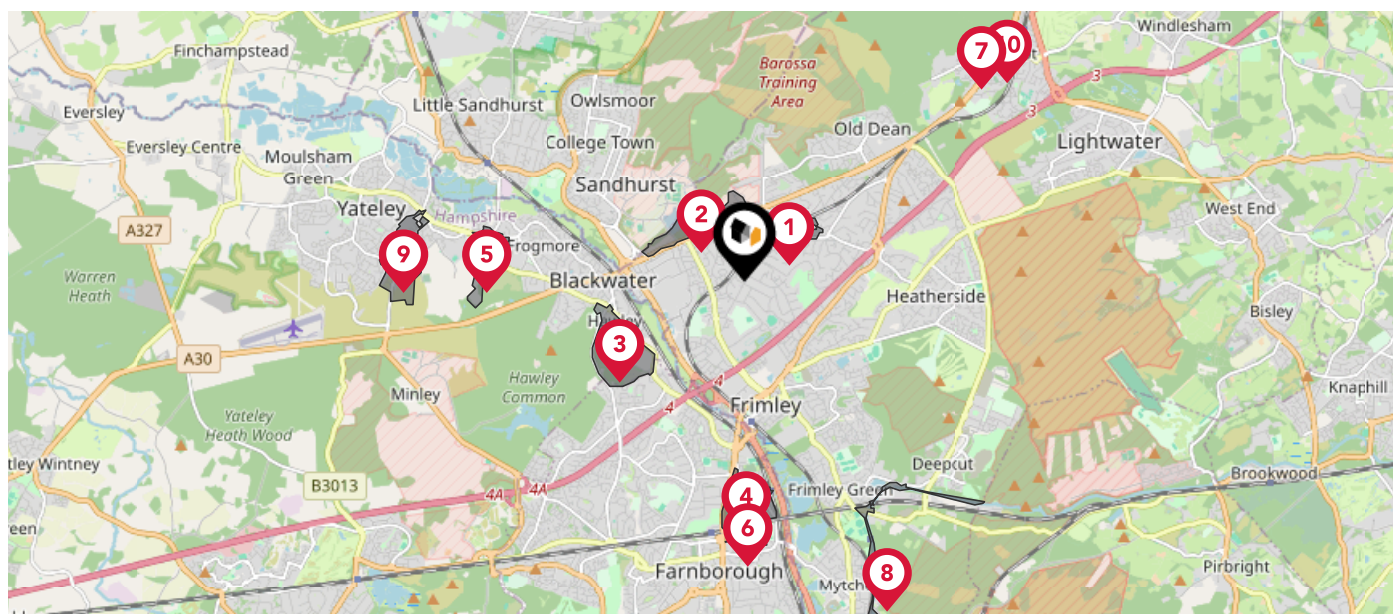

Nearby Conservation Areas	
1	Upper Gordon Road to Church Hill, Camberley
2	RMA (Former) Staff College and London Road, Camberley
3	Hawley Park and Green
4	Farnborough Hill
5	Darby Green Yateley
6	Saint Michael's Abbey
7	Bagshot, Church Road
8	Basingstoke Canal
9	Cricket Hill
10	Bagshot Village

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
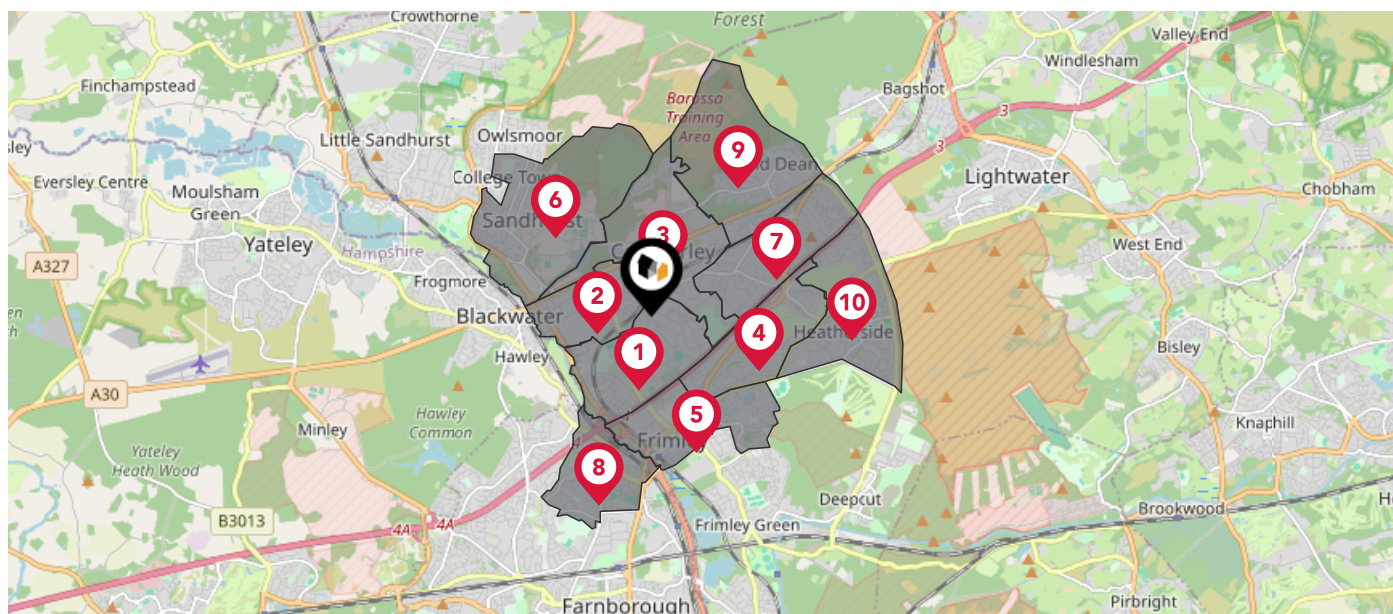
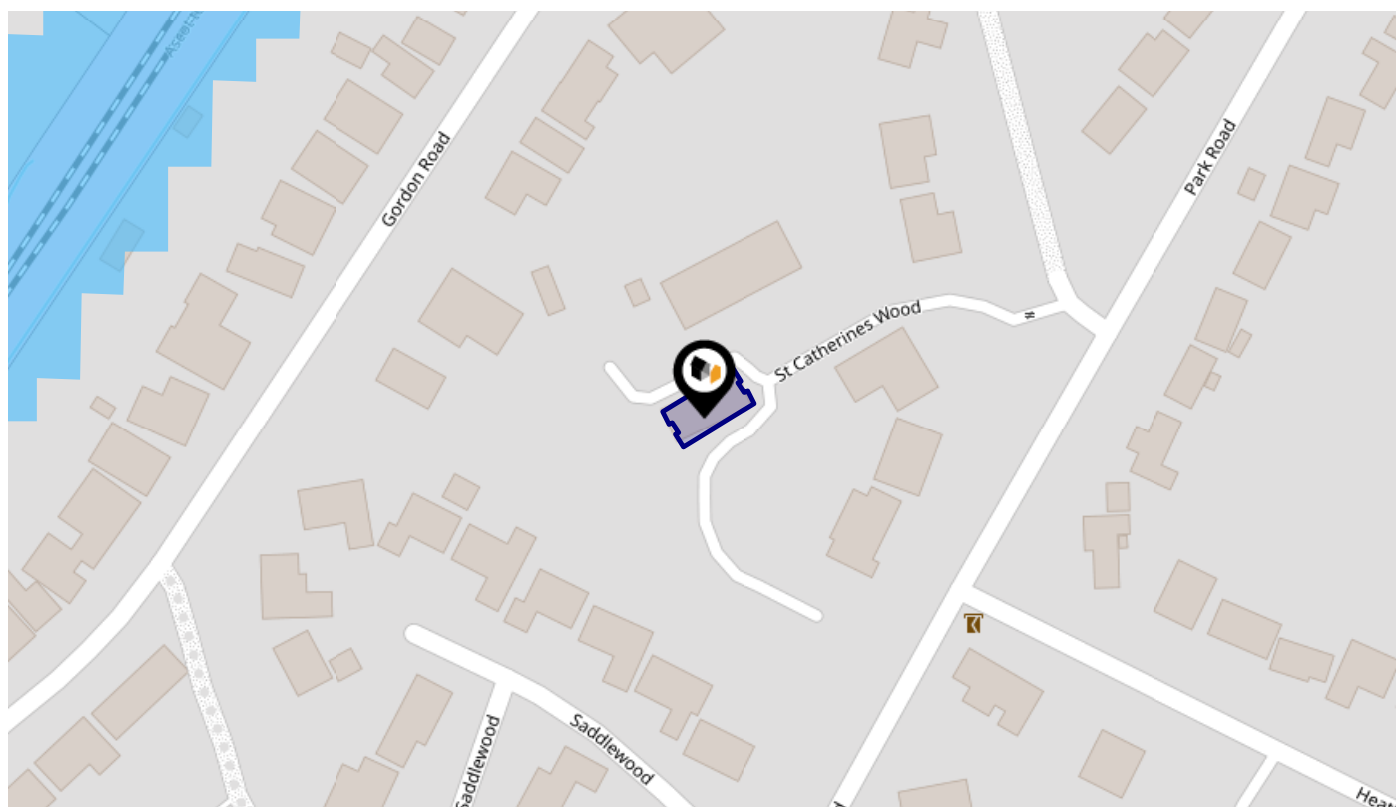| Nearby Council Wards	
1	Watchetts Ward
2	St. Michaels Ward
3	Town Ward
4	Parkside Ward
5	Frimley Ward
6	College Town Ward
7	St. Pauls Ward
8	Cherrywood Ward
9	Old Dean Ward
10	Heatherside Ward

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:
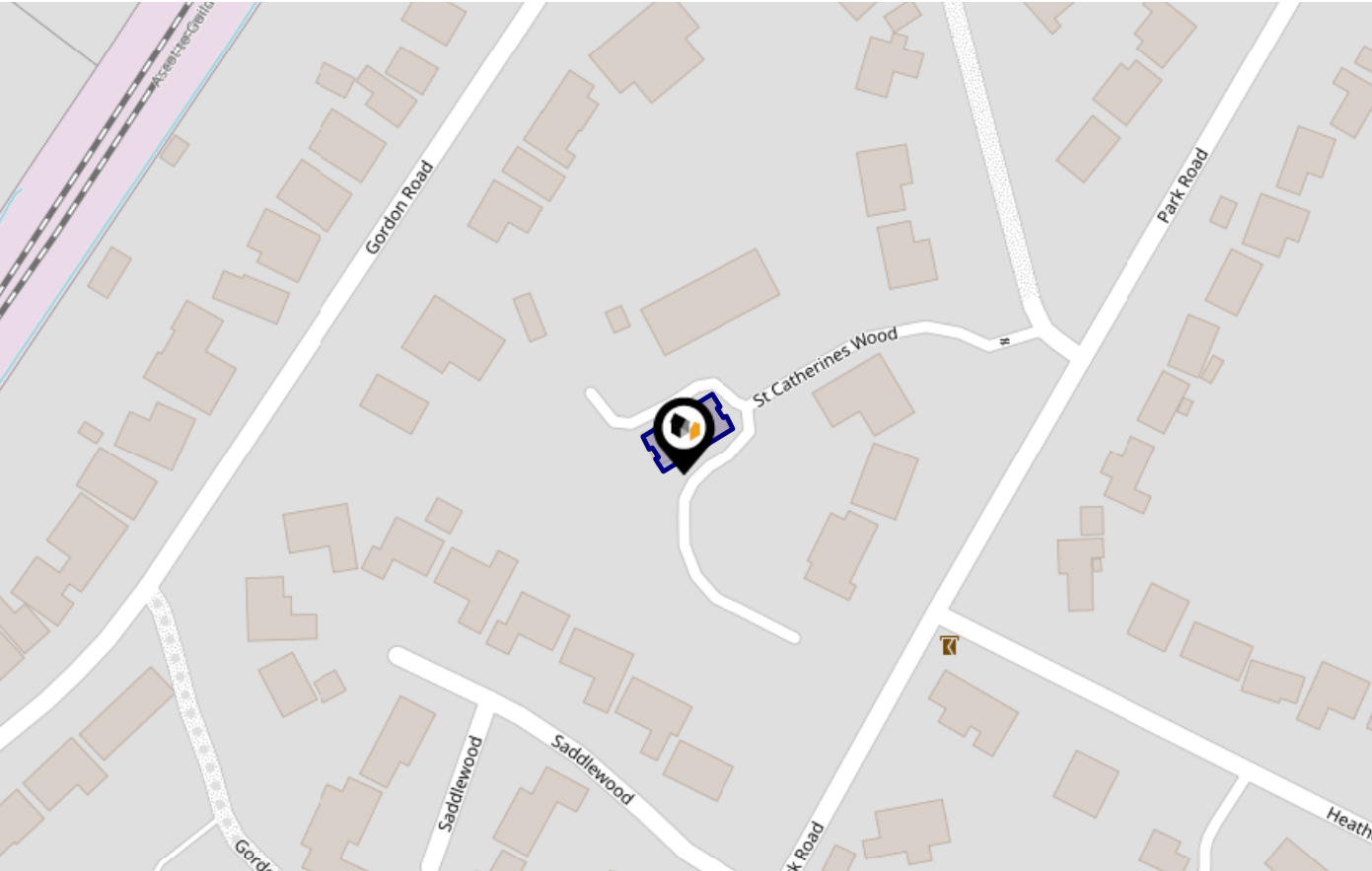
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.
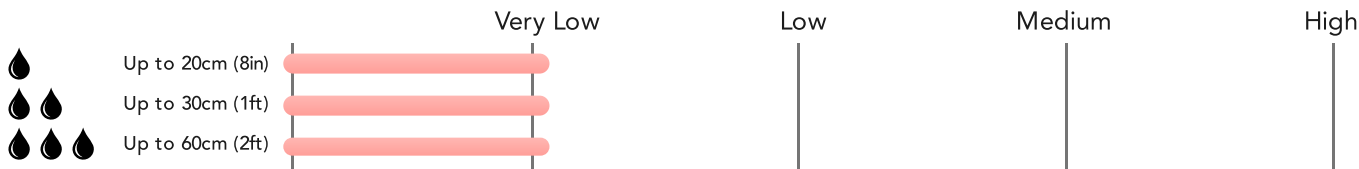

Risk Rating: Very low

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 (0.1%)** in any one year.
- **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:

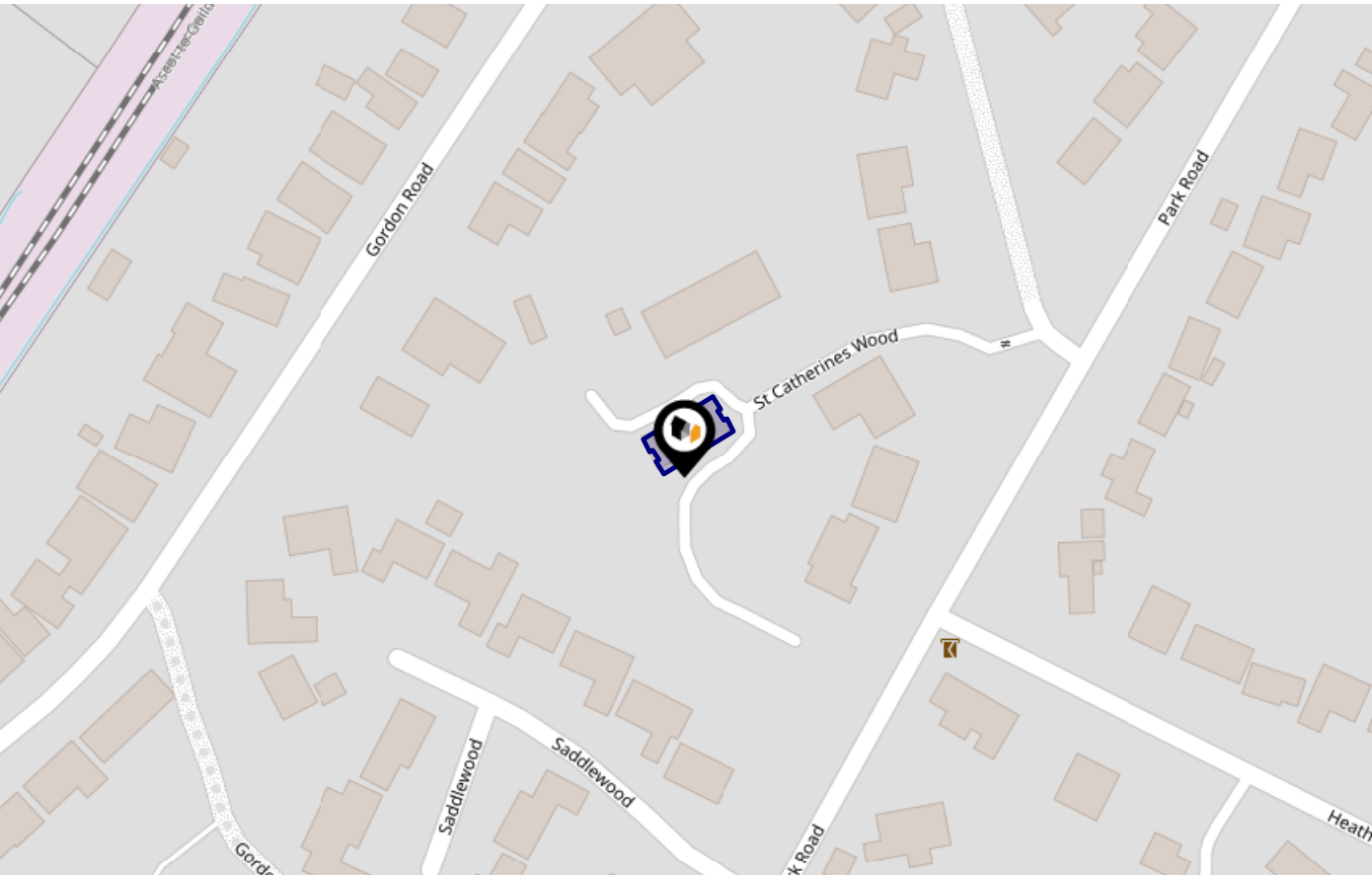|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
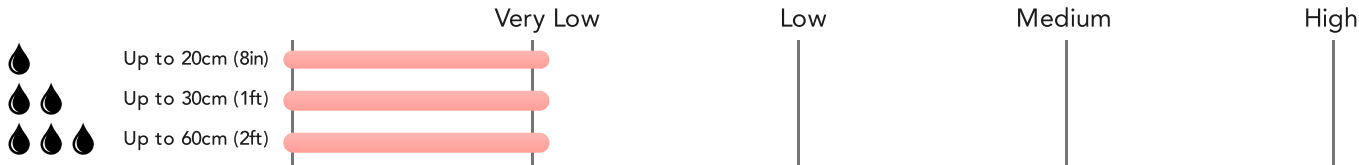

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Chance of flooding to the following depths at this property:

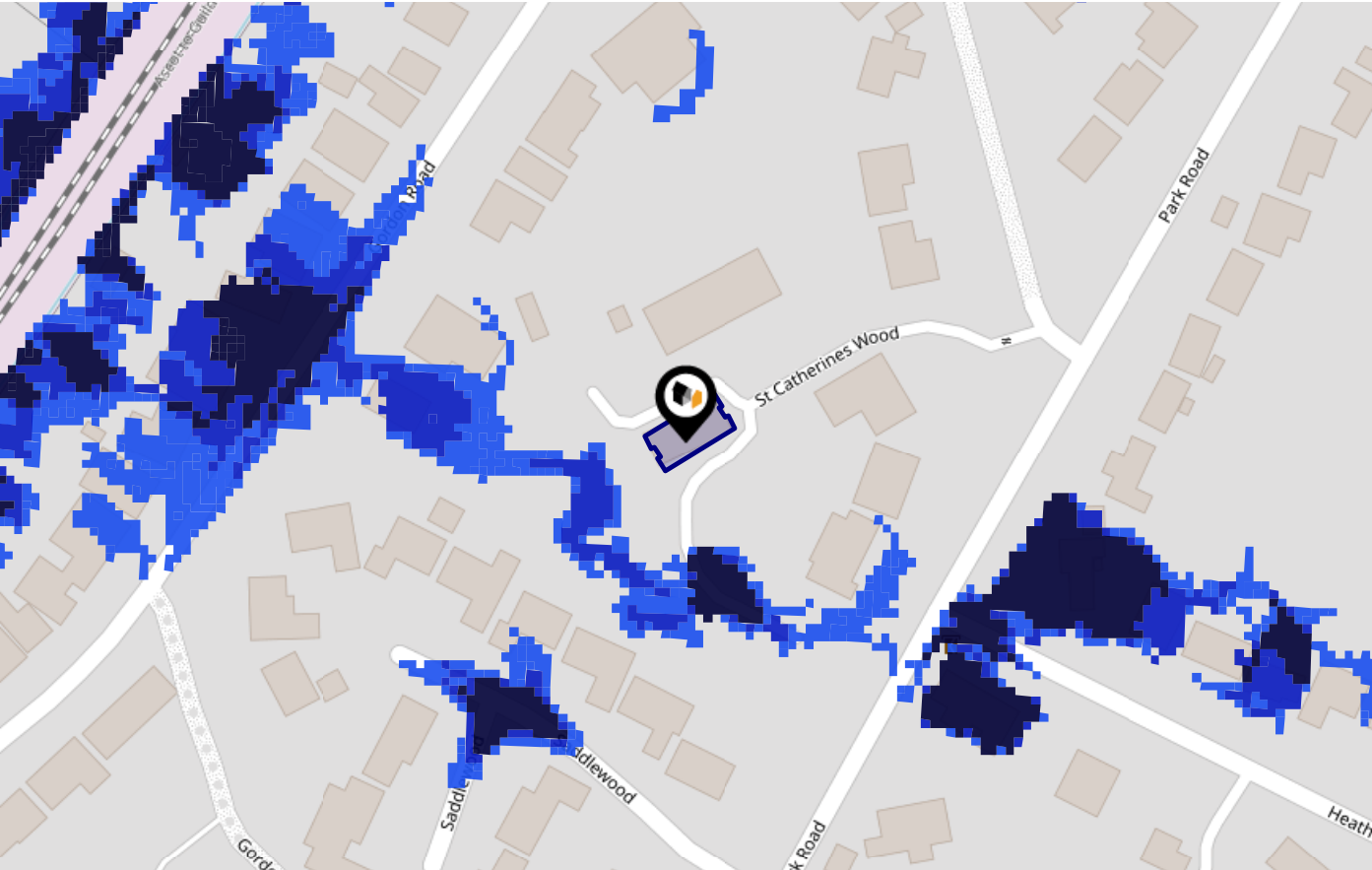|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
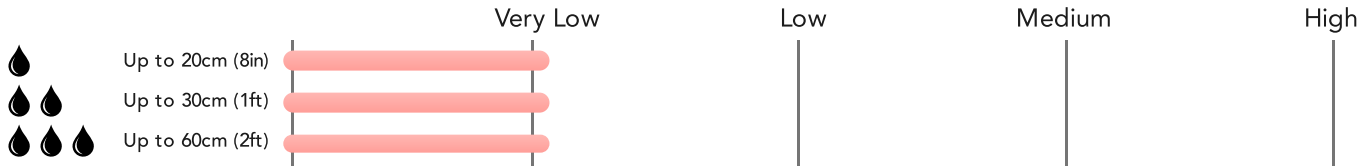

Risk Rating: Very low

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■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

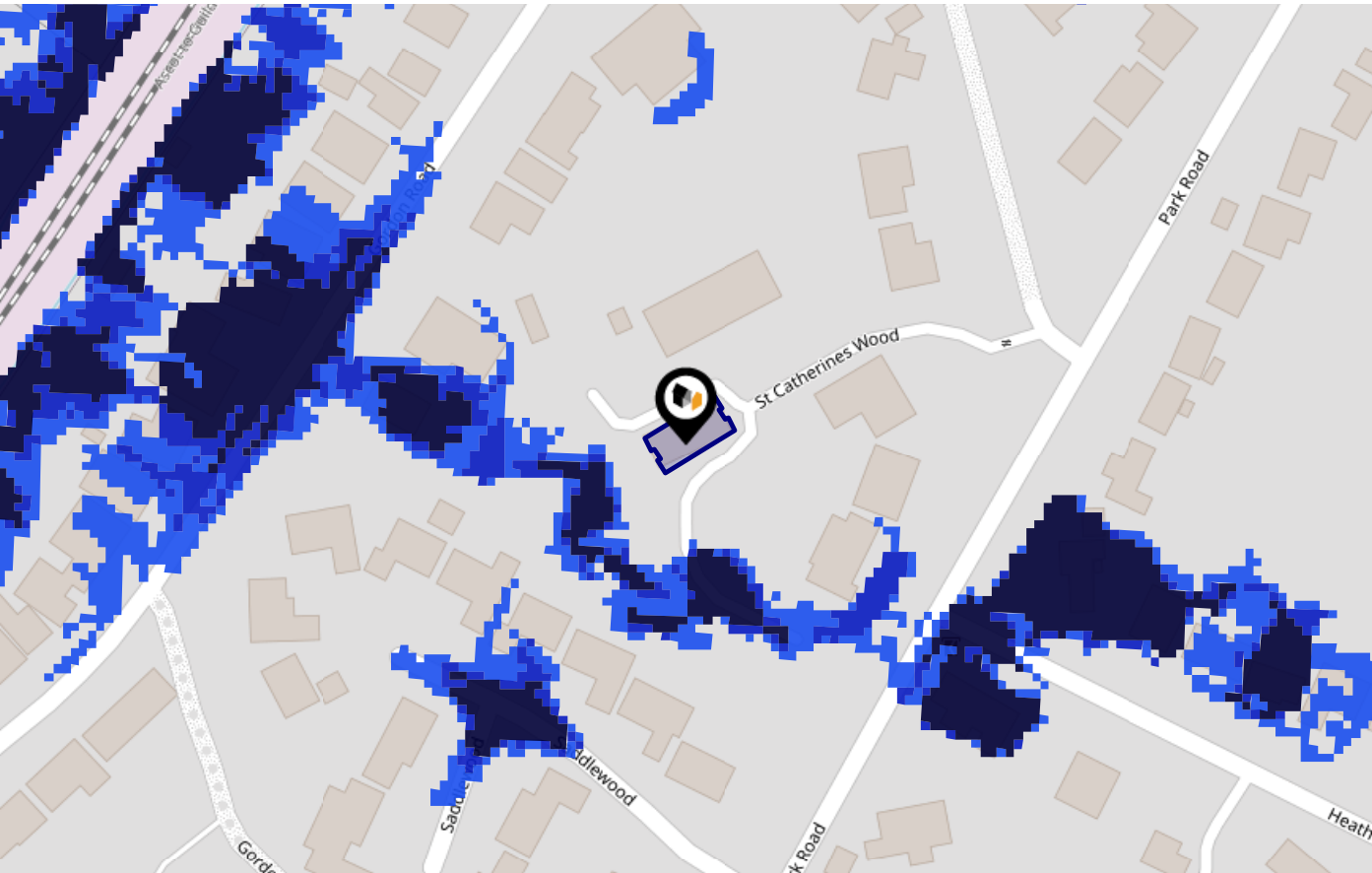Chance of flooding to the following depths at this property:

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

Flood Risk
Surface Water - Climate Change

avocado property

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.
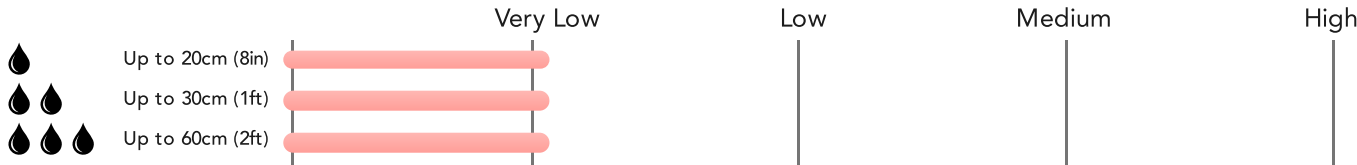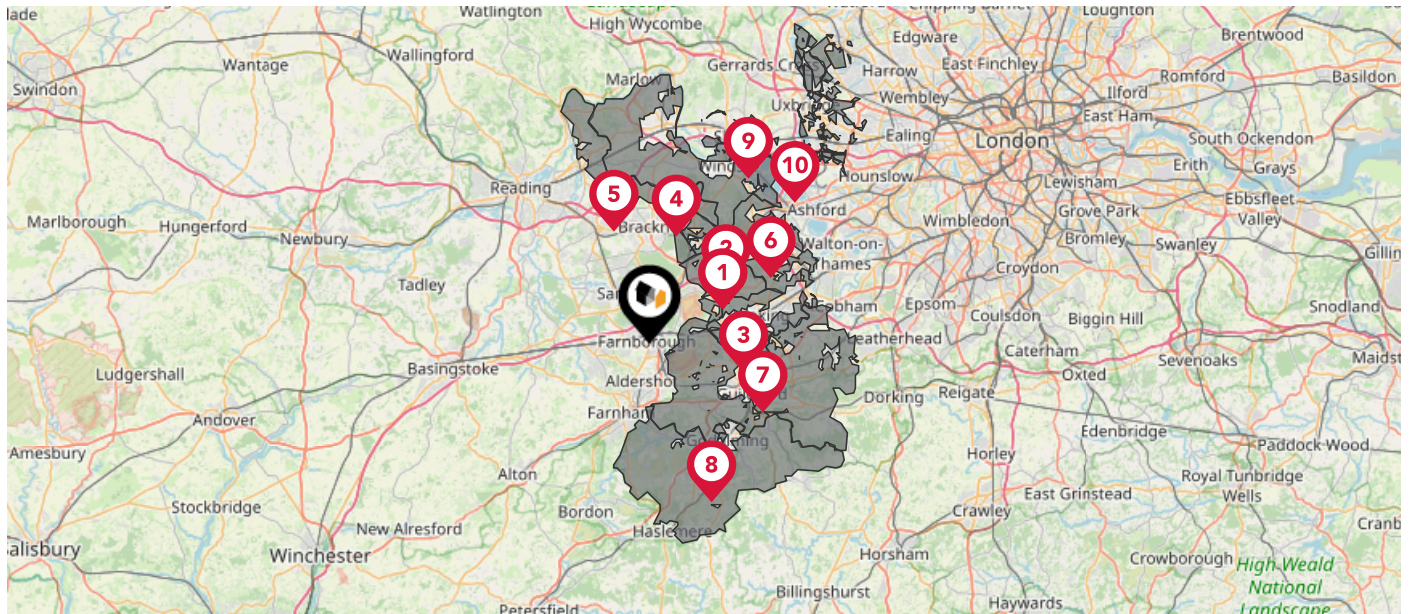

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Chance of flooding to the following depths at this property:

		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

![avocado property logo]

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

Nearby Green Belt Land	
1	London Green Belt - Surrey Heath
2	London Green Belt - Windsor and Maidenhead
3	London Green Belt - Woking
4	London Green Belt - Bracknell Forest
5	London Green Belt - Wokingham
6	London Green Belt - Runnymede
7	London Green Belt - Guildford
8	London Green Belt - Waverley
9	London Green Belt - Slough
10	London Green Belt - Hillingdon

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.
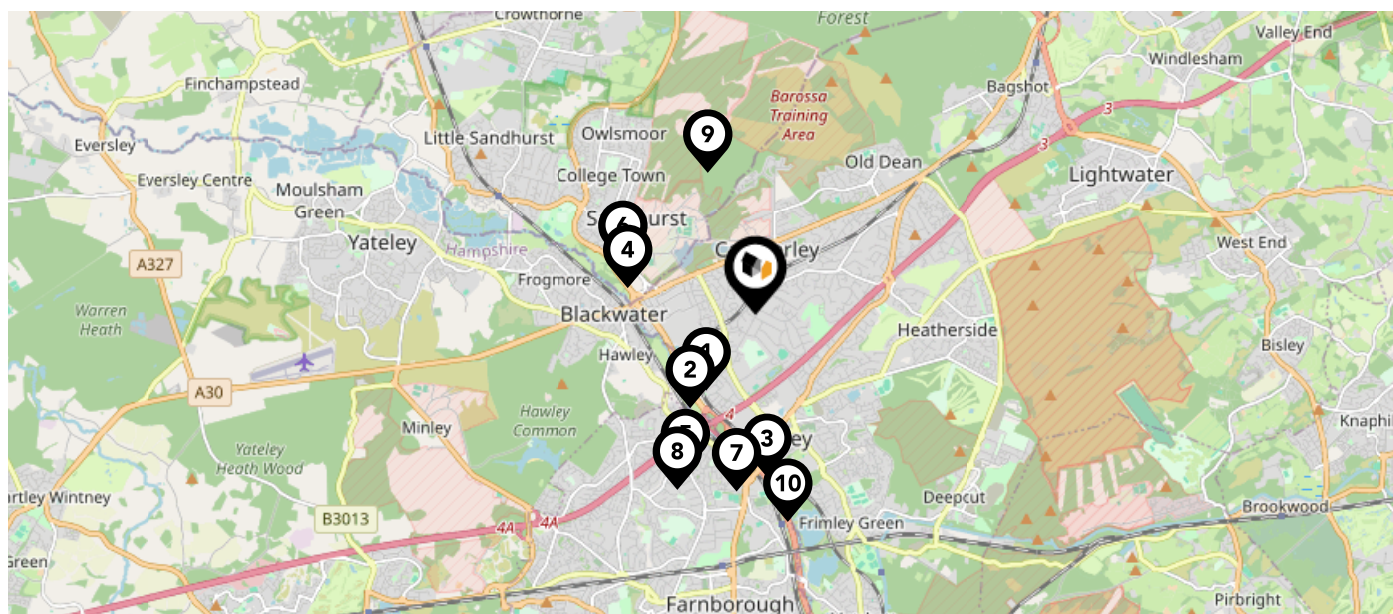
|	Nearby Landfill Sites		
1	Crabtree Road-Camberley, Surrey	Historic Landfill	
2	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
3	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
4	York Town Road-College Town	Historic Landfill	
5	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	
6	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	
7	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
8	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	
9	Armoury Hill-Sandhurst, Berkshire	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...
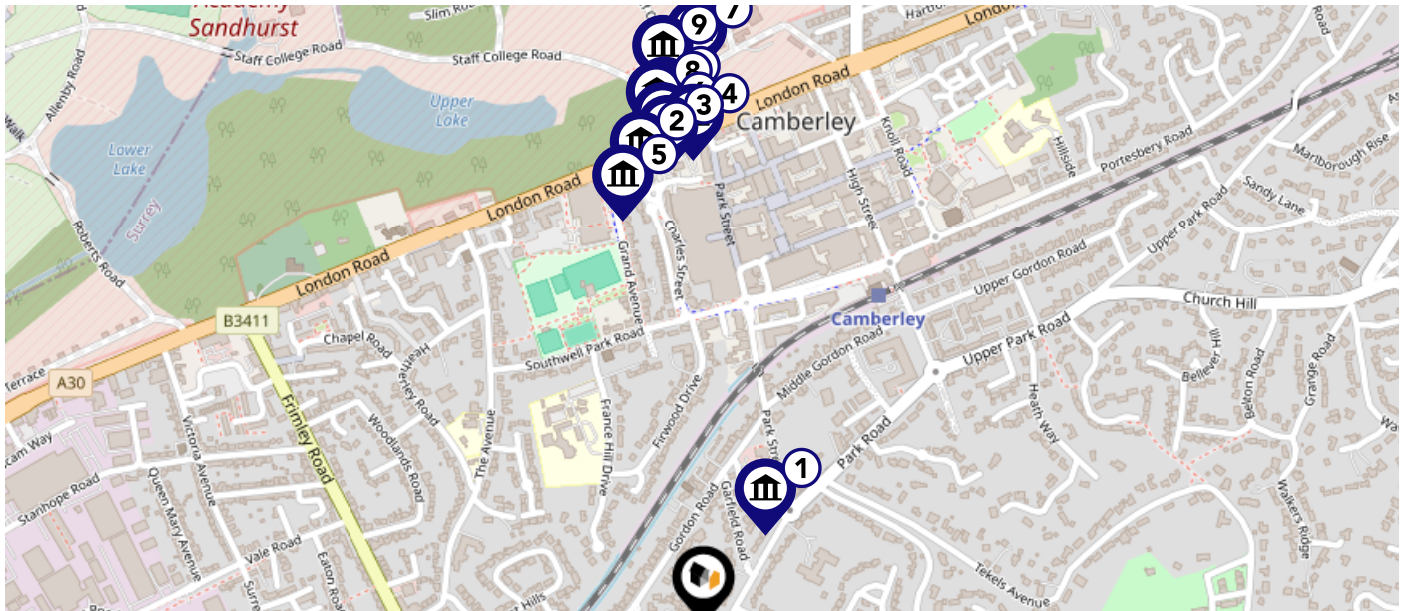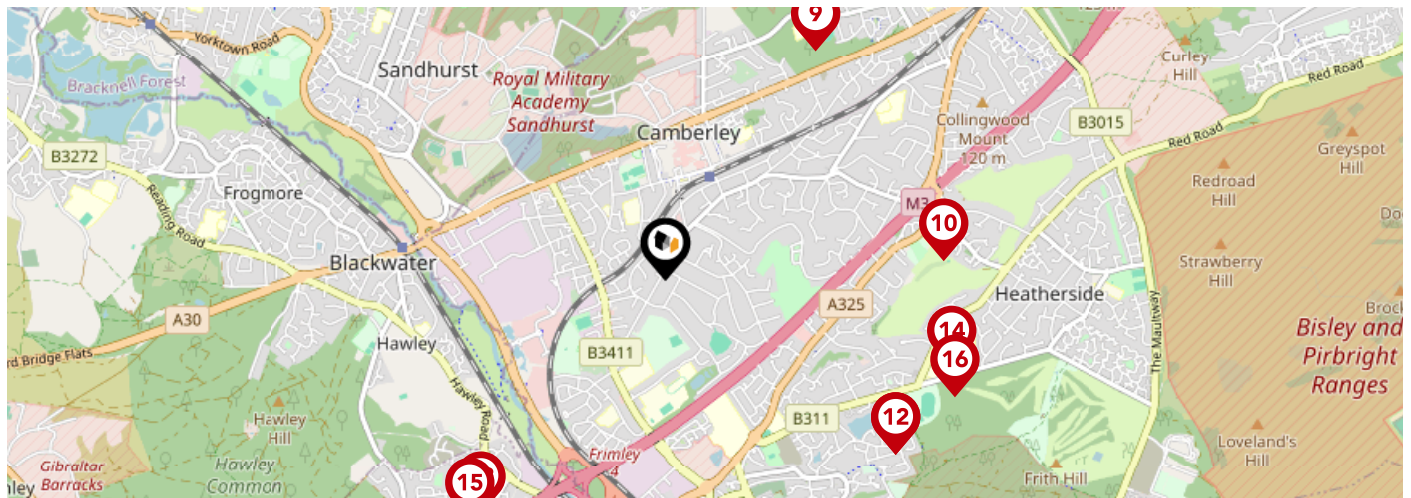

Listed Buildings in the local district	Grade	Distance
① 1188121 - Witwood	Grade II	0.1 miles
② 1377522 - Lamp Post West Of Main Entrance To Royal Military Academy	Grade II	0.5 miles
③ 1464742 - Camberley Memorial Cross	Grade II	0.5 miles
④ 1030034 - Lamp Post East Of Main Entrance Lodge To Royal Military Academy	Grade II	0.5 miles
⑤ 1391327 - Church Of St Tarcisius	Grade II	0.5 miles
⑥ 1030032 - Entrance Lodges To Royal Military Academy	Grade II	0.5 miles
⑦ 1030033 - The Staff College	Grade II	0.6 miles
⑧ 1452265 - Statue Of Sir James Robert Mcgrigor B. G., M. D. At Royal Military Academy Sandhurst	Grade II	0.6 miles
⑨ 1377521 - Gates And Gate Piers To Main Front Of Staff College	Grade II	0.6 miles
⑩ 1030035 - Lamp-post 8 Yards East Of War Memorial In The Staff College - Su 87216082	Grade II	0.6 miles

Area
Schools
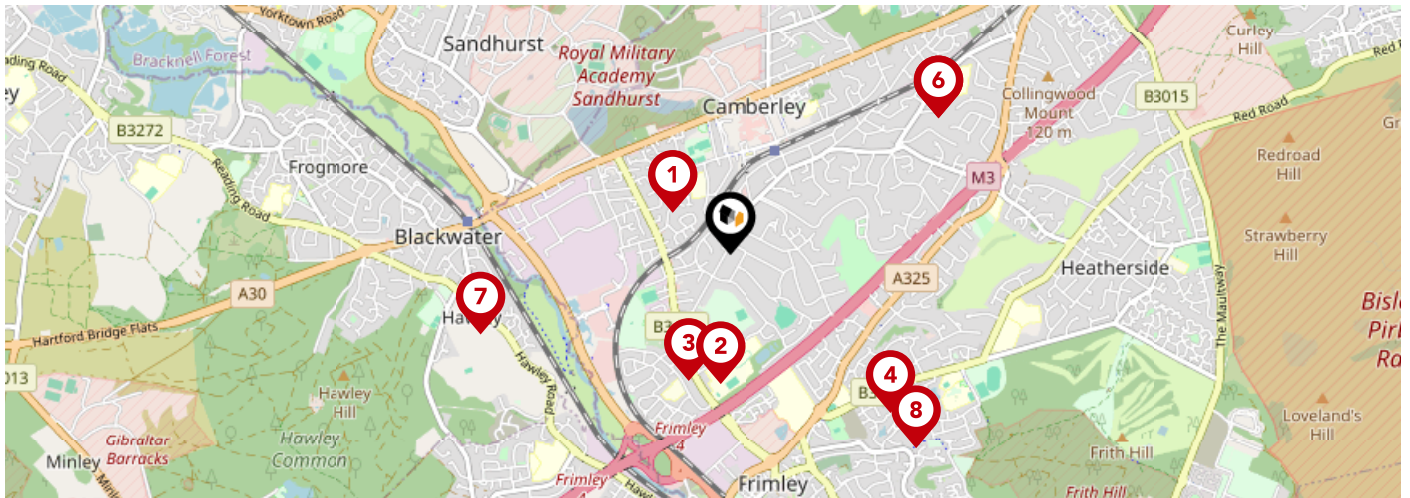
		Nursery	Primary	Secondary	College	Private
1	**Lyndhurst School** Ofsted Rating: Not Rated | Pupils: 108 | Distance:0.33	☐	☑	☐	☐	☐
2	**Kings International College** Ofsted Rating: Good | Pupils: 842 | Distance:0.61	☐	☐	☑	☐	☐
3	**South Camberley Primary and Nursery School** Ofsted Rating: Good | Pupils: 645 | Distance:0.62	☐	☑	☐	☐	☐
4	**The Grove Primary Academy** Ofsted Rating: Good | Pupils: 439 | Distance:1.04	☐	☑	☐	☐	☐
5	**Crawley Ridge Infant School** Ofsted Rating: Good | Pupils: 209 | Distance:1.15	☐	☑	☐	☐	☐
6	**Crawley Ridge Junior School** Ofsted Rating: Good | Pupils: 223 | Distance:1.15	☐	☑	☐	☐	☐
7	**Hawley Primary School** Ofsted Rating: Good | Pupils: 310 | Distance:1.22	☐	☑	☐	☐	☐
8	**Lakeside Nursery & Primary Academy** Ofsted Rating: Good | Pupils: 313 | Distance:1.25	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 **Lorraine Infant School** Ofsted Rating: Good | Pupils: 132 | Distance:1.27	☐	☑	☐	☐	☐
10 **Prior Heath Infant School** Ofsted Rating: Good | Pupils: 181 | Distance:1.29	☐	☑	☐	☐	☐
11 **St Augustine's Catholic Primary School** Ofsted Rating: Good | Pupils: 436 | Distance:1.34	☐	☑	☐	☐	☐
12 **Tomlinscote School** Ofsted Rating: Outstanding | Pupils: 1507 | Distance:1.34	☐	☐	☑	☐	☐
13 **Bohunt Farnborough** Ofsted Rating: Not Rated | Pupils: 637 | Distance:1.39	☐	☐	☑	☐	☐
14 **Carwarden House Community School** Ofsted Rating: Good | Pupils: 156 | Distance:1.39	☐	☐	☑	☐	☐
15 **The Ferns Primary Academy** Ofsted Rating: Serious Weaknesses | Pupils: 97 | Distance:1.44	☐	☑	☐	☐	☐
16 **Ravenscote Junior School** Ofsted Rating: Outstanding | Pupils: 620 | Distance:1.45	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

avocado property
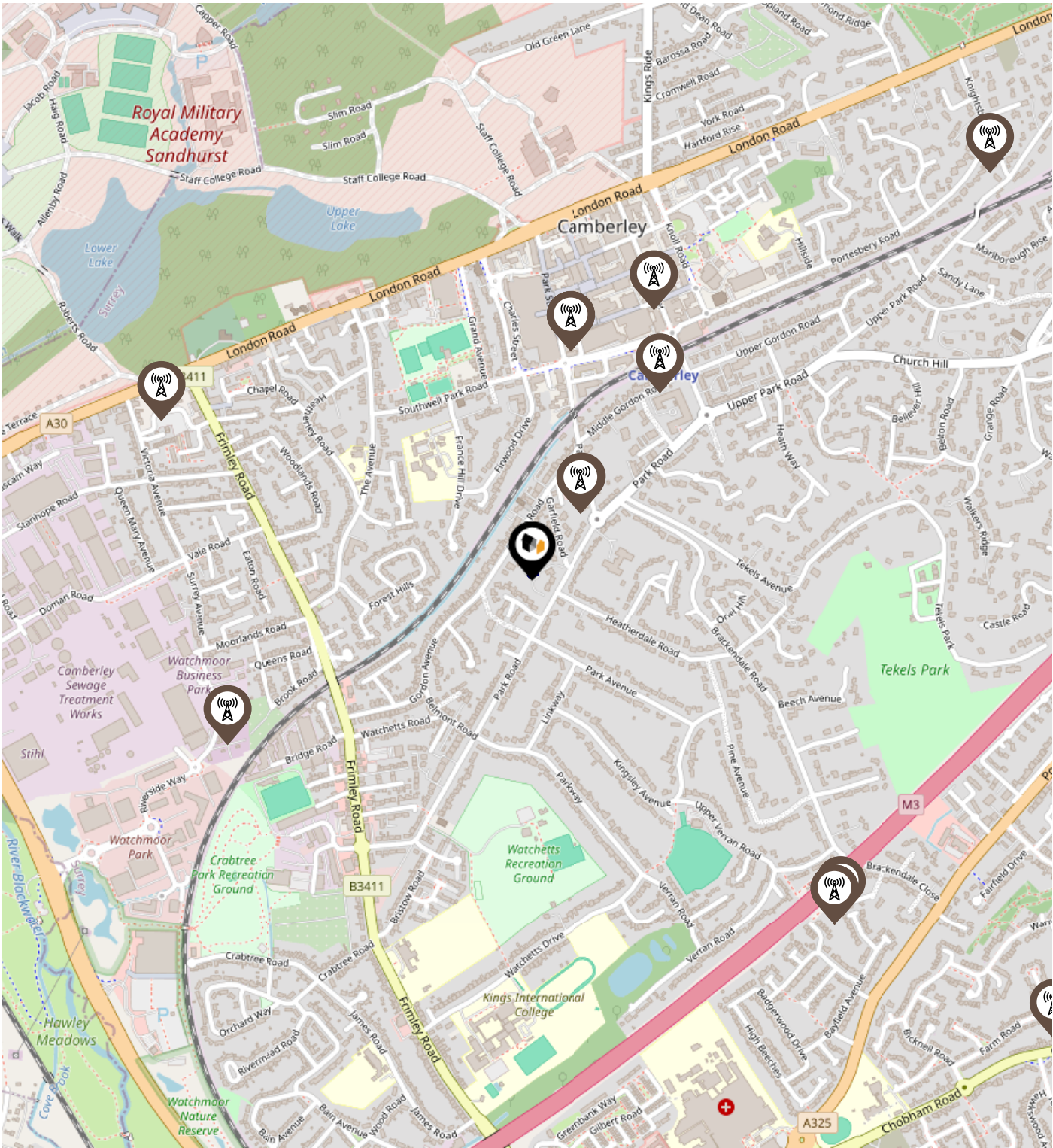
Key:

⚡ 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%
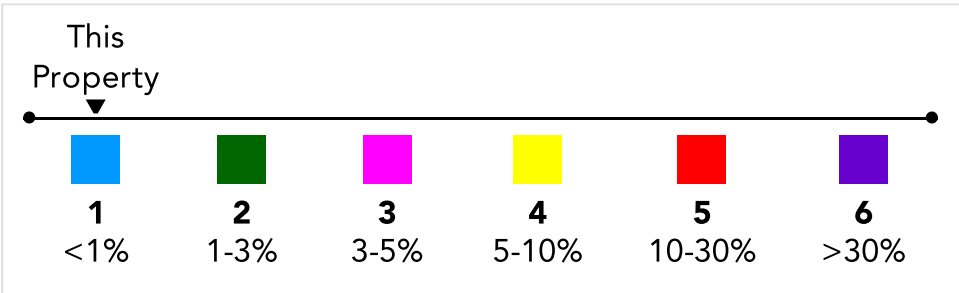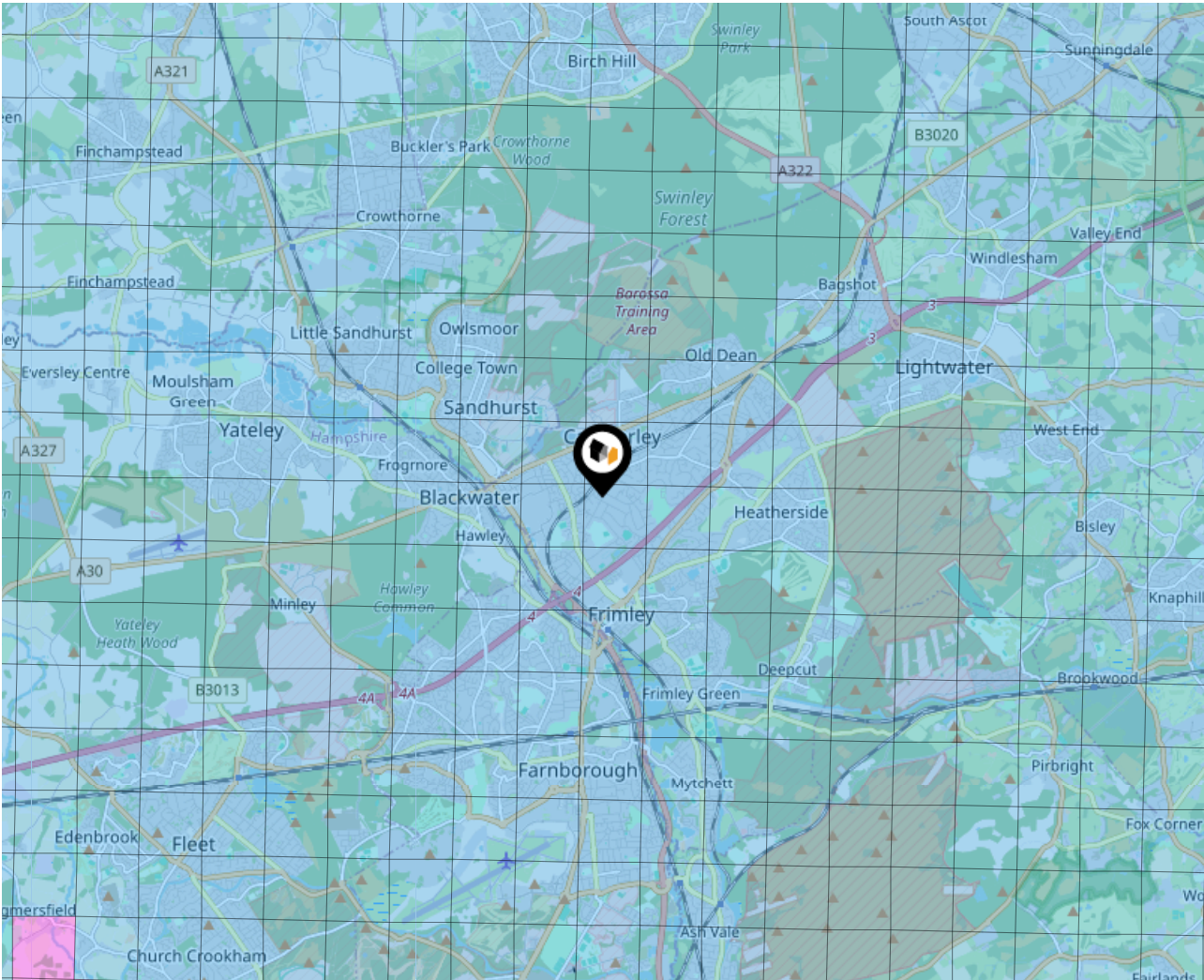
Local Area
Road Noise
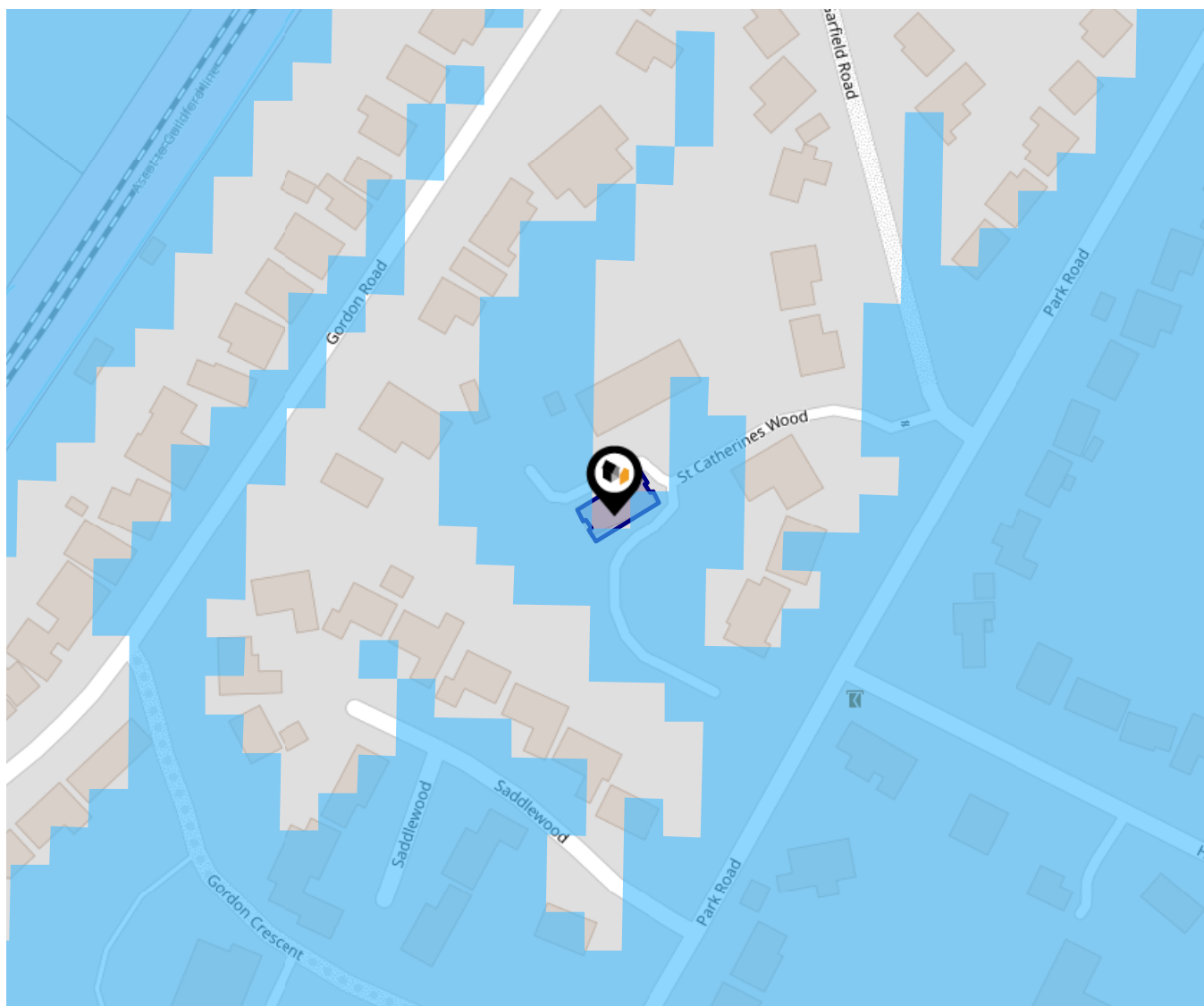
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)
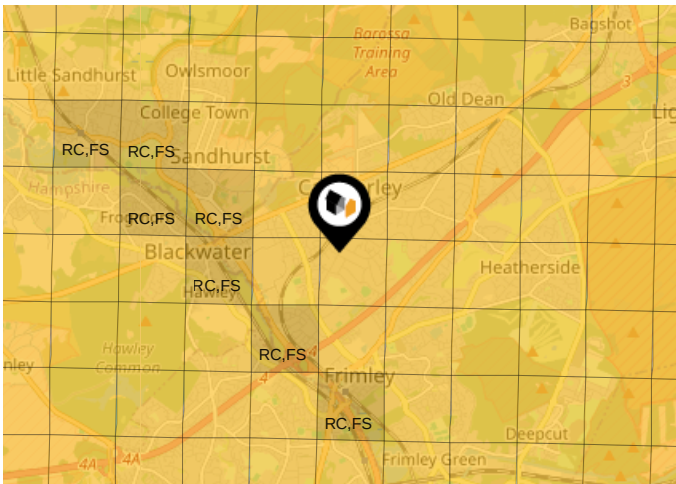
Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		

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)
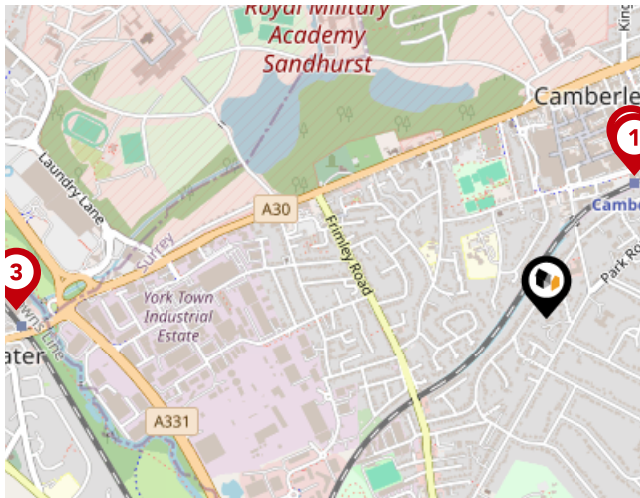
National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.39 miles
2	Camberley Rail Station	0.4 miles
3	Blackwater Rail Station	1.23 miles
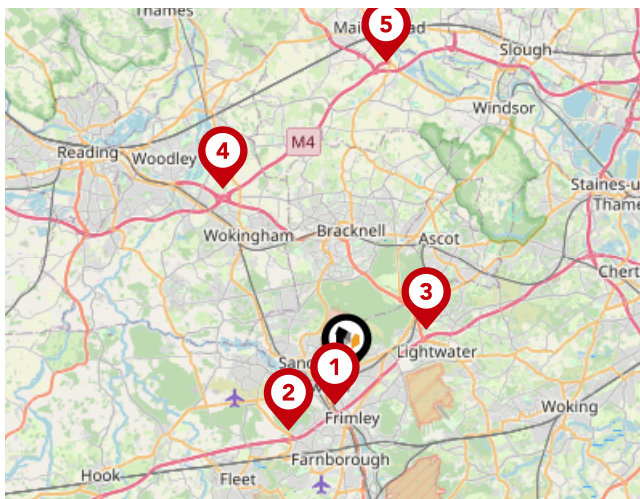
Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.15 miles
2	M3 J4A	2.94 miles
3	M3 J3	3.44 miles
4	M4 J10	8.29 miles
5	M4 J8	11.71 miles
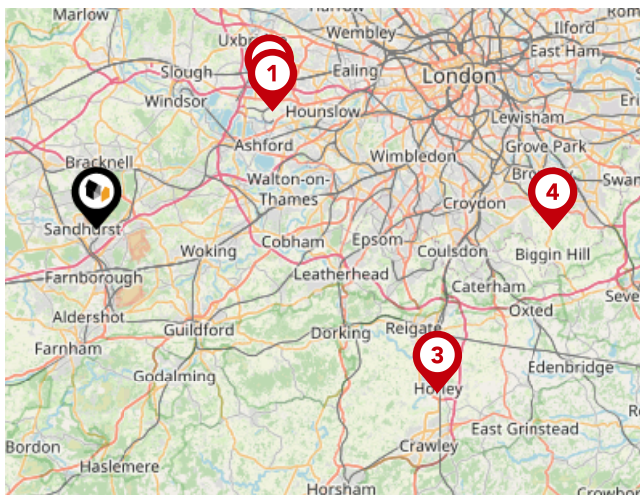
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.73 miles
2	Heathrow Airport	16.14 miles
3	Gatwick Airport	28.07 miles
4	Leaves Green	33.79 miles

Area
Transaport (Local)
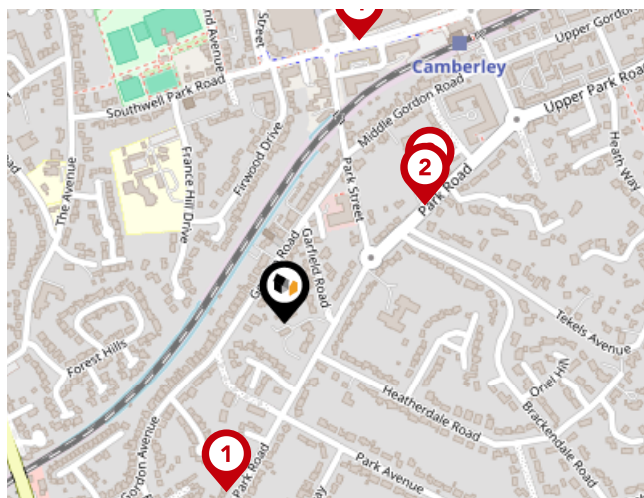
Bus Stops/Stations

Pin	Name	Distance
1	Parkway	0.21 miles
2	Tekels Avenue	0.21 miles
3	Tekels Avenue	0.23 miles
4	Pembroke Broadway	0.34 miles
5	Charles Street	0.37 miles
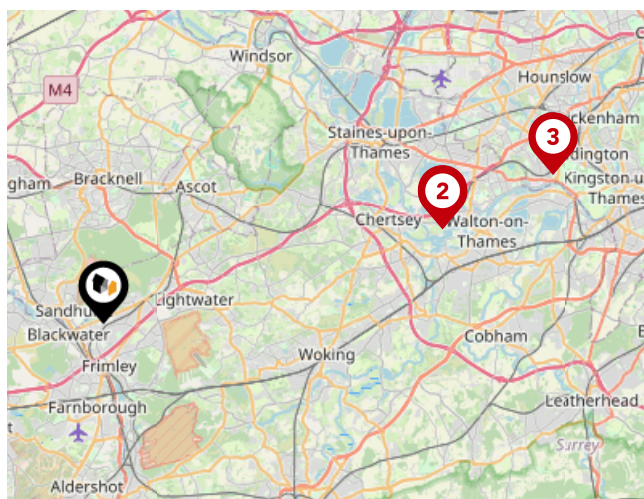
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.08 miles
2	Weybridge Ferry Landing	13.08 miles
3	Moulsey - Hurst Park Ferry Landing	17.54 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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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.

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stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk