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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd July 2025



48, SELWYN DRIVE, YATELEY, GU46 6QL

Avocado Property

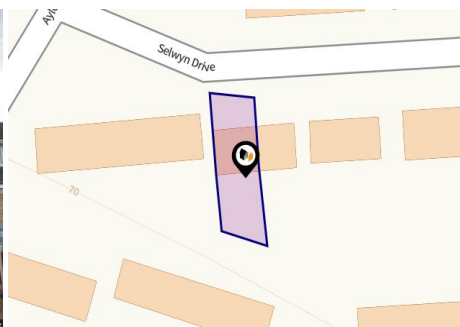
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,285
Title Number:	HP50039
UPRN:	100060416167

Last Sold Date:	12/06/2014
Last Sold Price:	£285,000
Last Sold £/ft²:	£404
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **48, Selwyn Drive, Yateley, GU46 6QL**

Reference - 14/01655/PREAPP	
Decision:	Decided
Date:	29th August 2014
Description:	proposed side extension and loft conversion with dormers

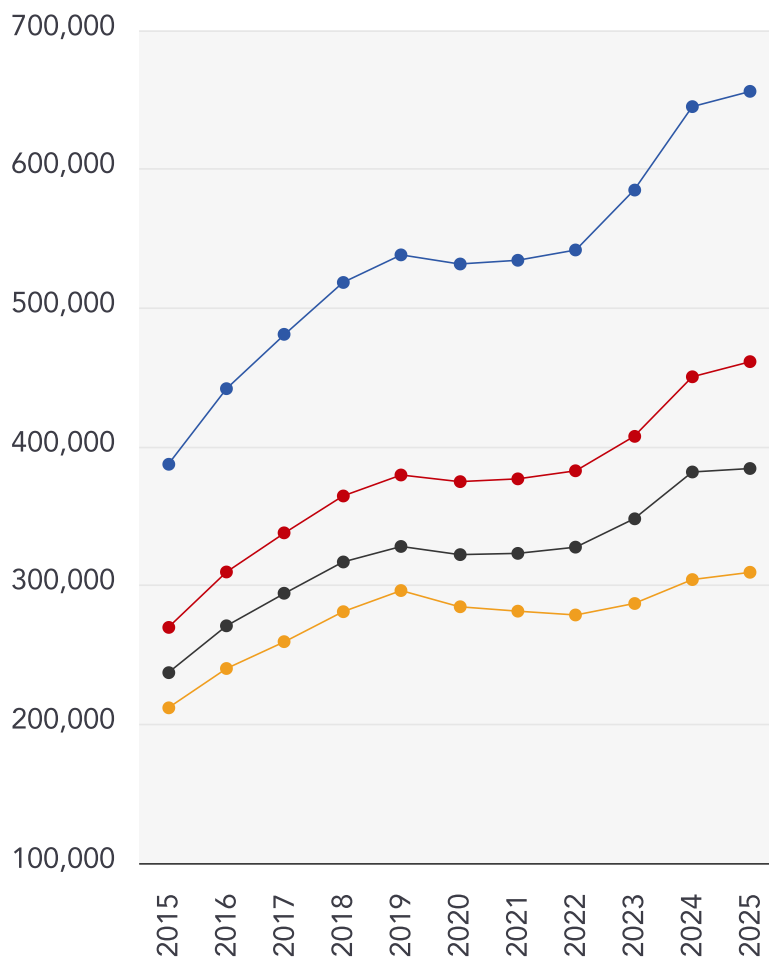
Reference - 14/01661/HMC	
Decision:	Grant
Date:	29th July 2014
Description:	Proposed removal of existing side garage. Replaced with a side extension and loft conversion.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU46



Detached

+69.38%

Semi-Detached

+70.98%

Terraced

+62.02%

Flat

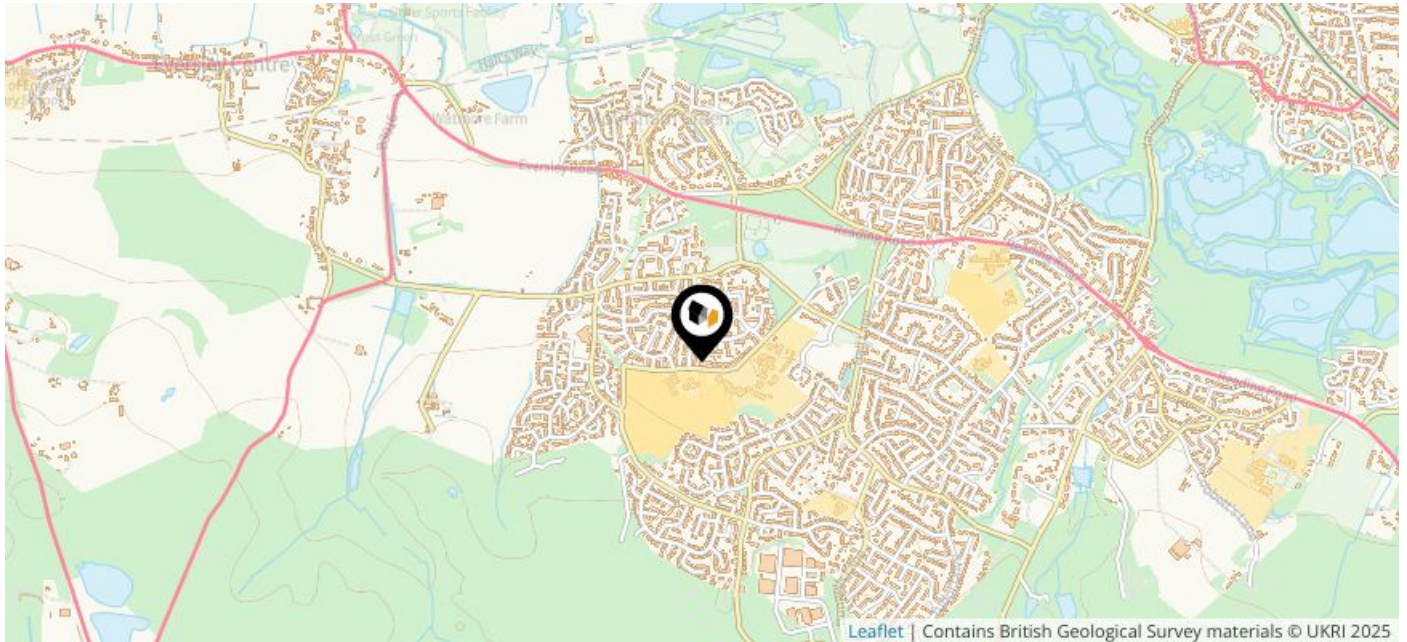
+46.1%

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.

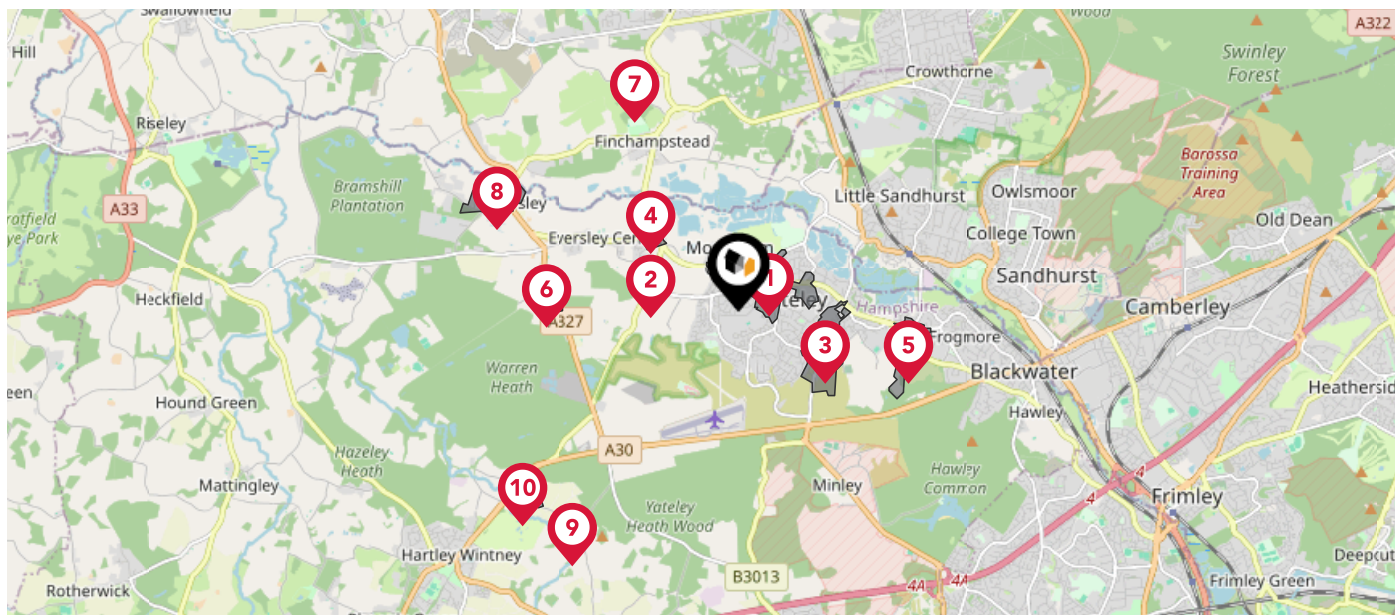
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Yateley Green



Up Green



Cricket Hill



Eversley Cross



Darby Green Yateley



Eversley Church Farm



Finchampstead Church



Eversley Street



Elvetham Farm



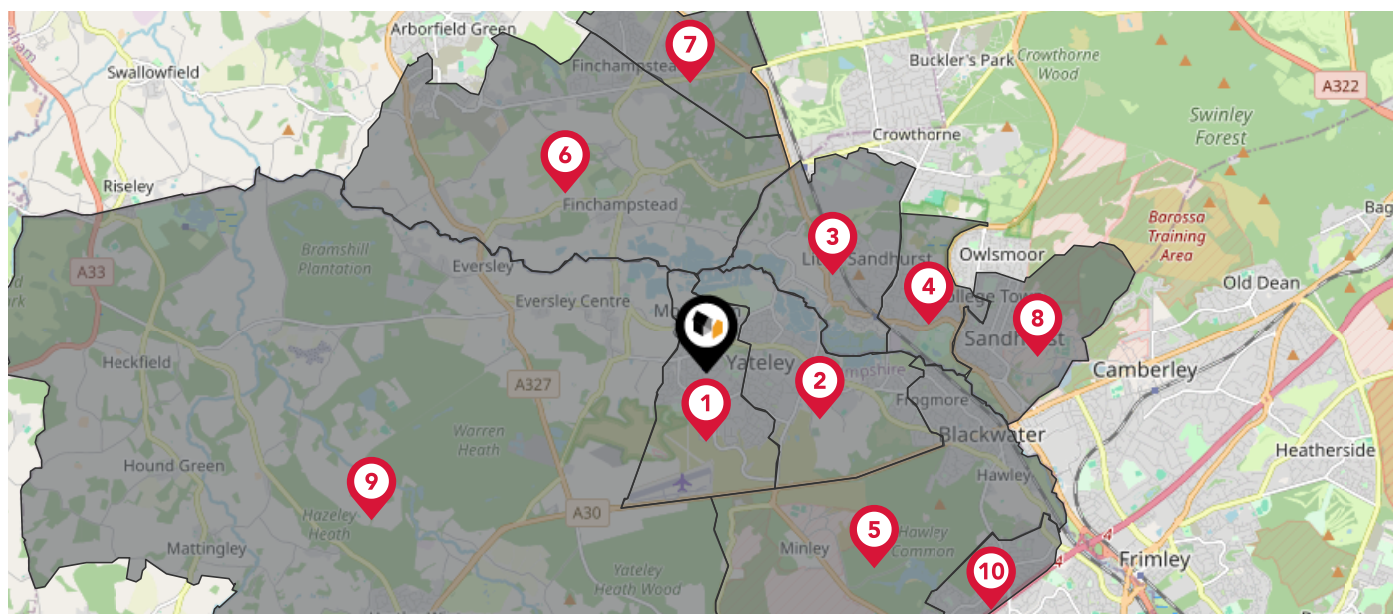
Hartfordbridge

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



Yateley West Ward



Yateley East Ward



Little Sandhurst and Wellington Ward



Central Sandhurst Ward



Blackwater and Hawley Ward



Finchampstead South Ward



Finchampstead North Ward



College Town Ward



Hartley Wintney Ward



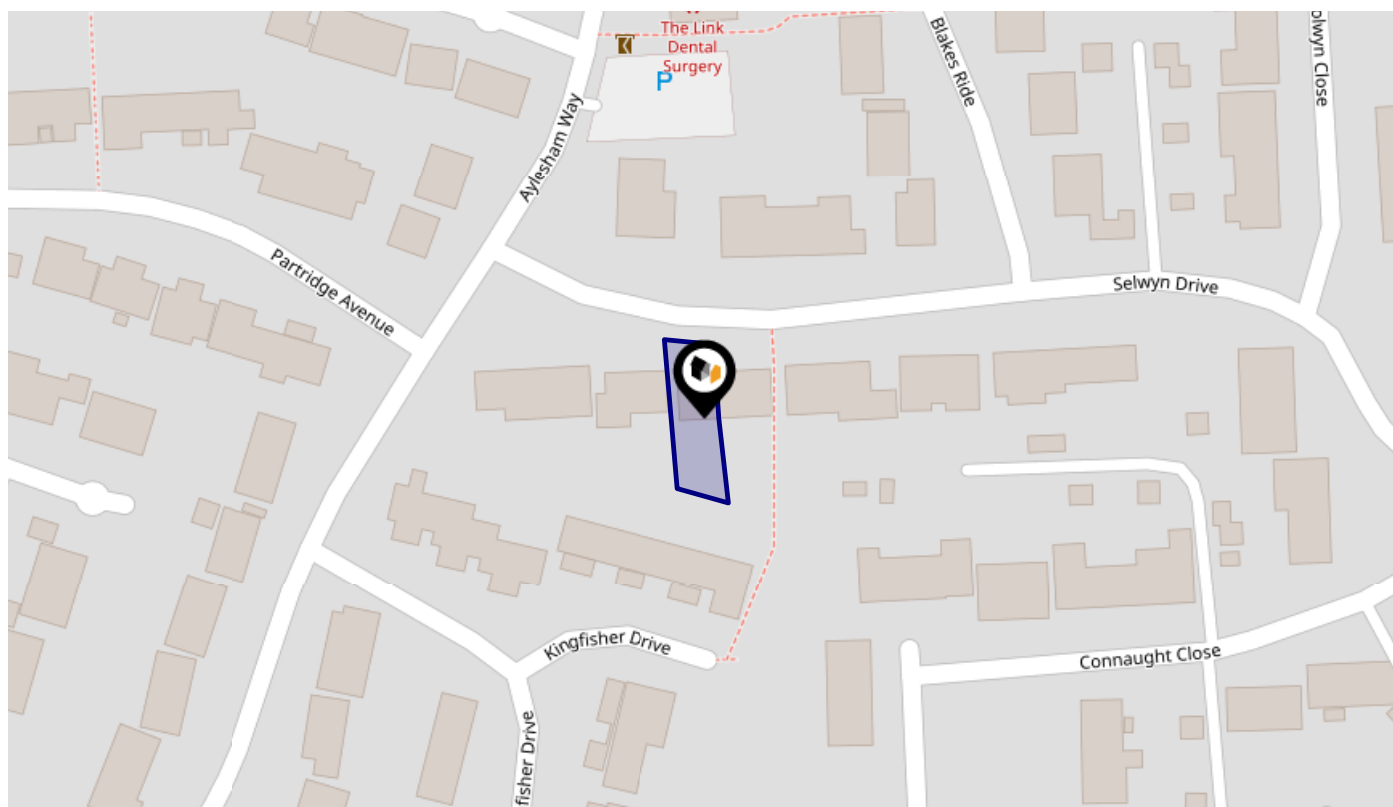
Fernhill Ward

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:

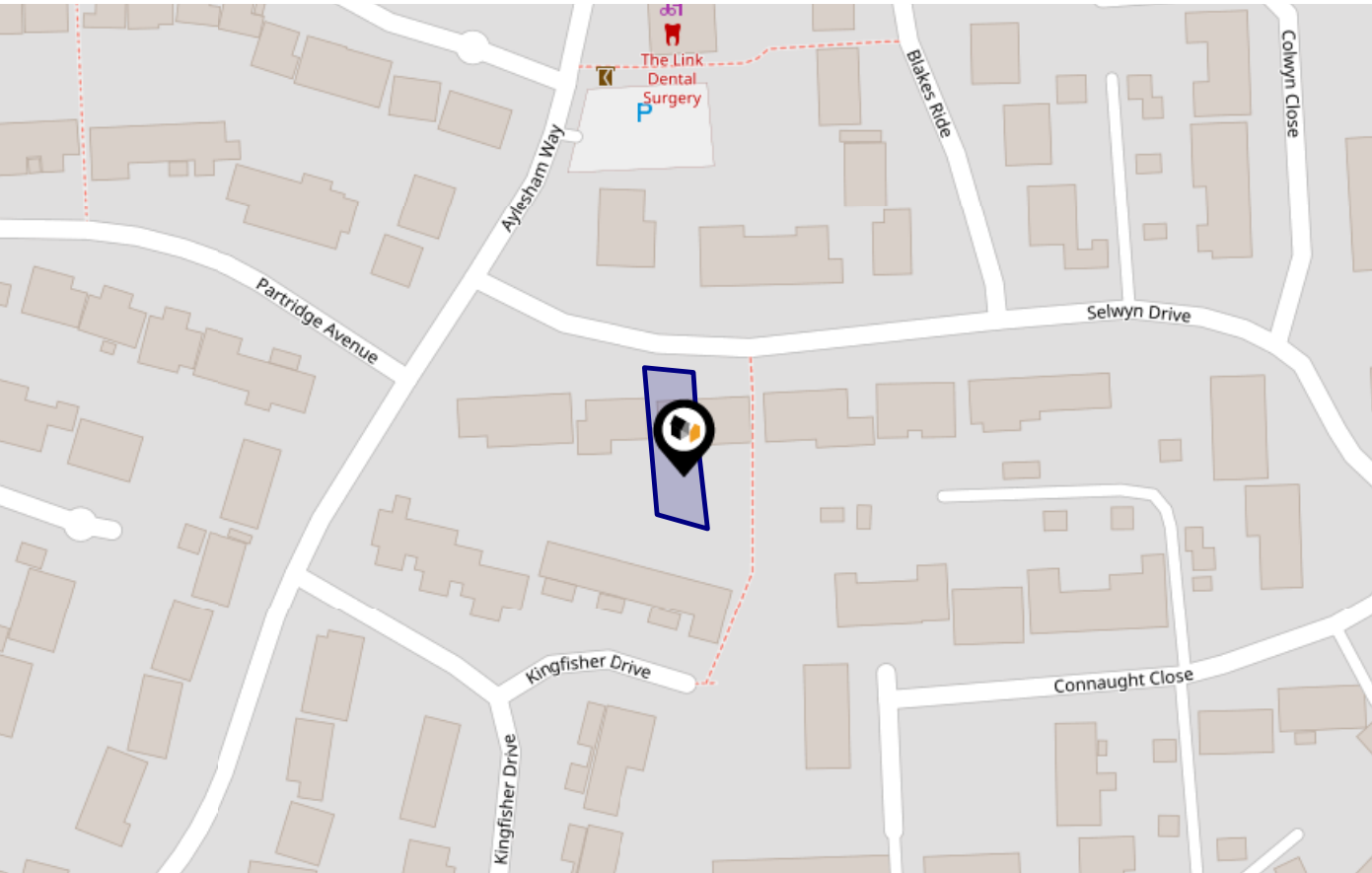
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

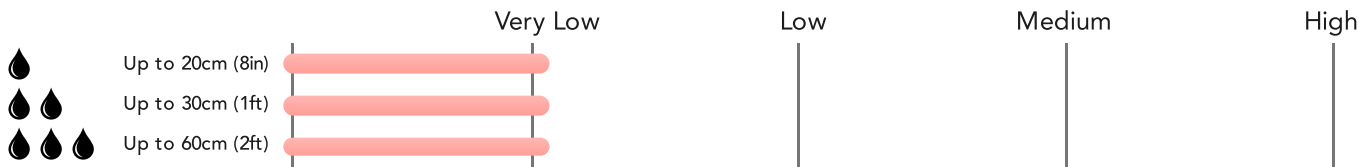


Risk Rating: Very low

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:

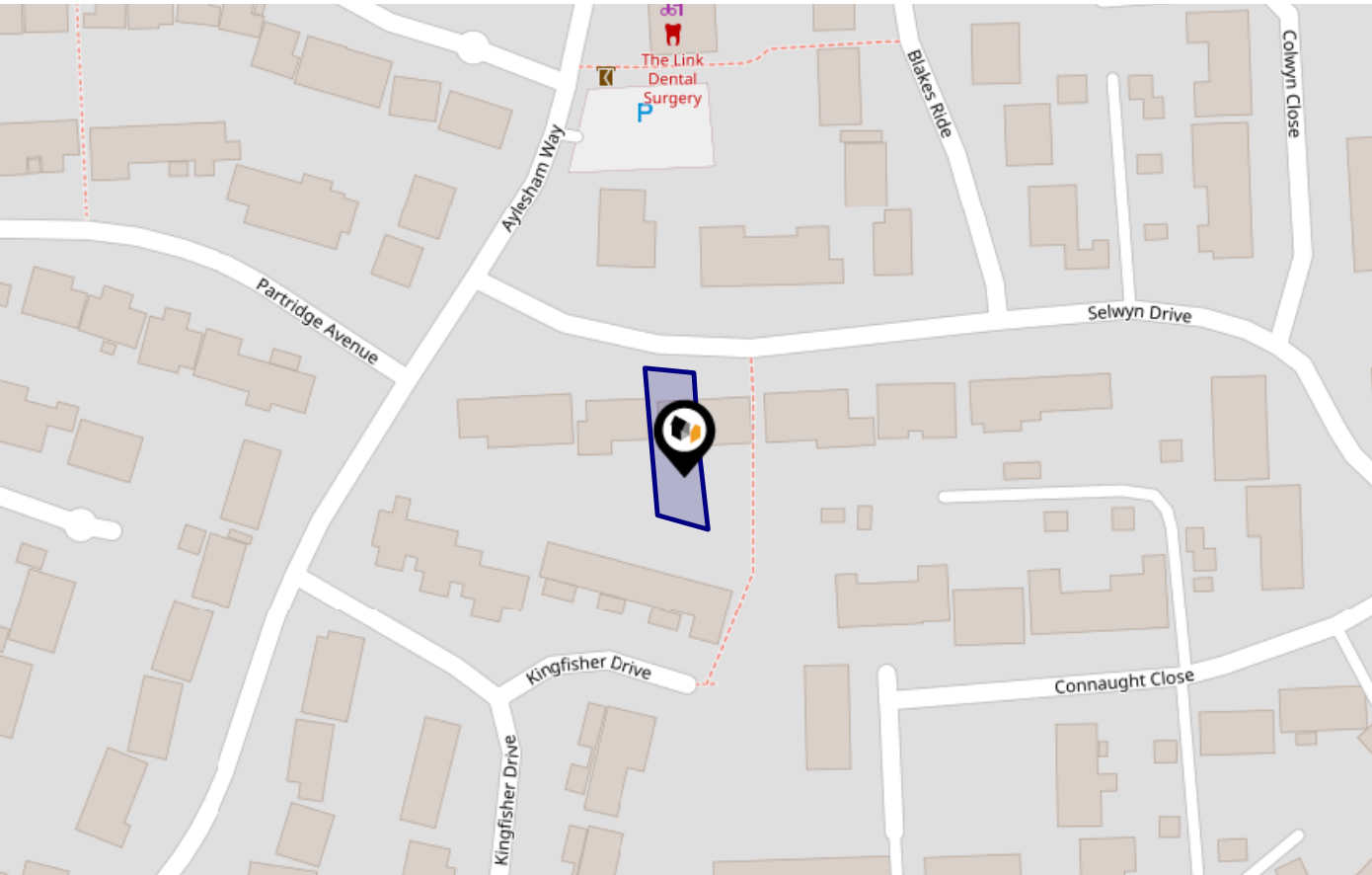


Flood Risk

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.

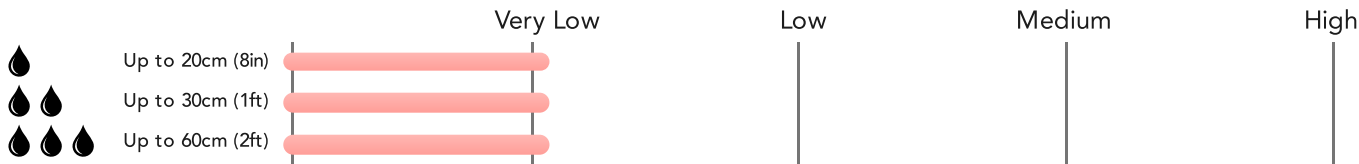


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Chance of flooding to the following depths at this property:

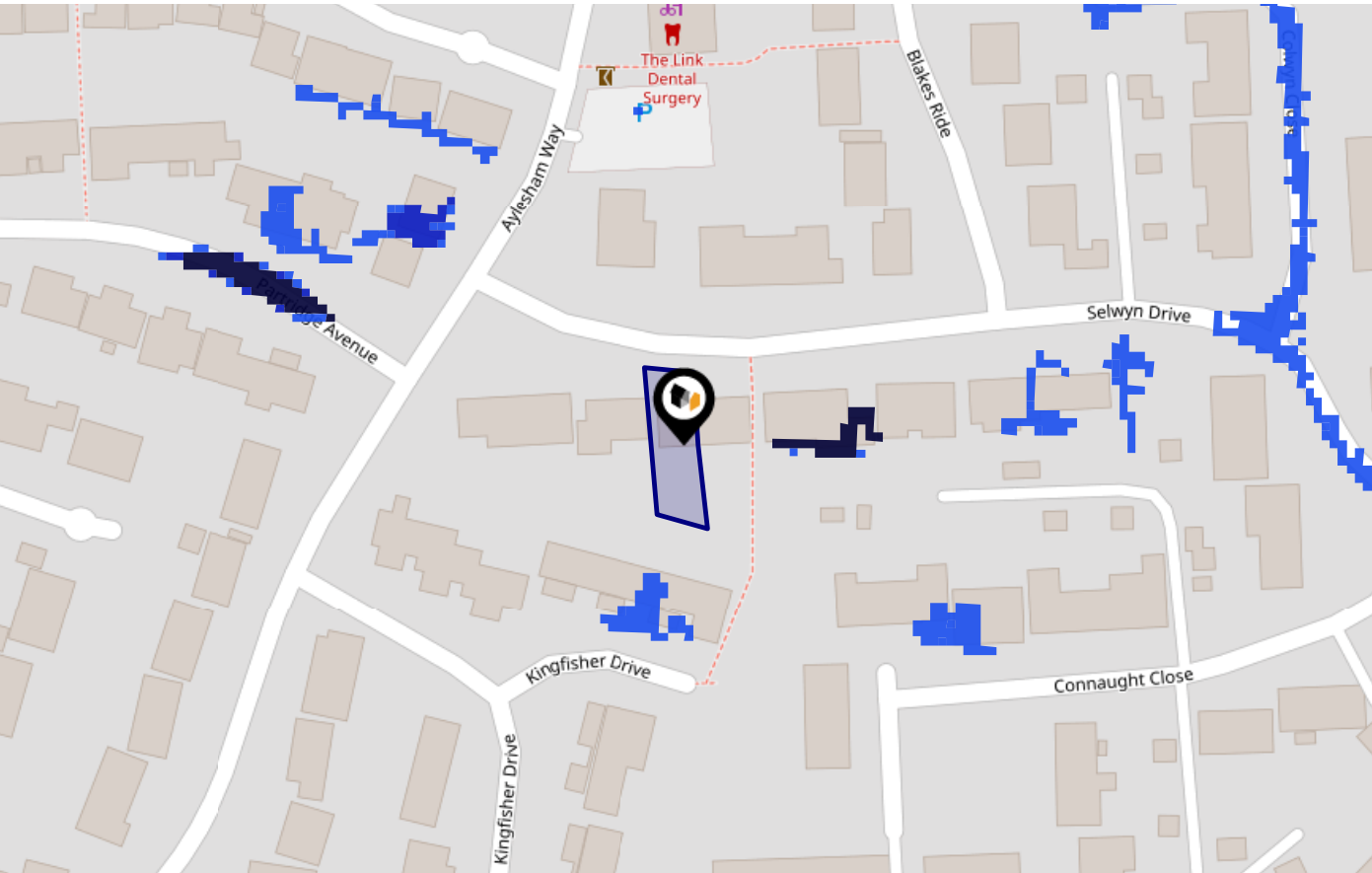


Flood Risk

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.

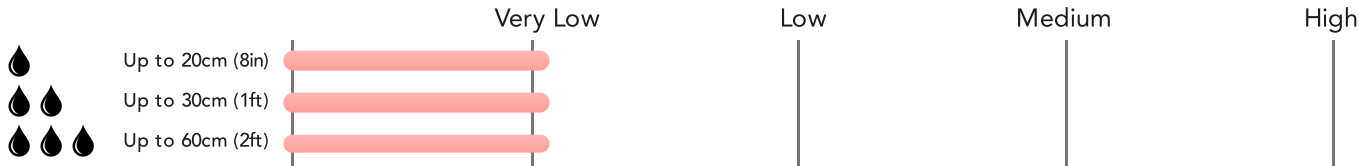


Risk Rating: Very low

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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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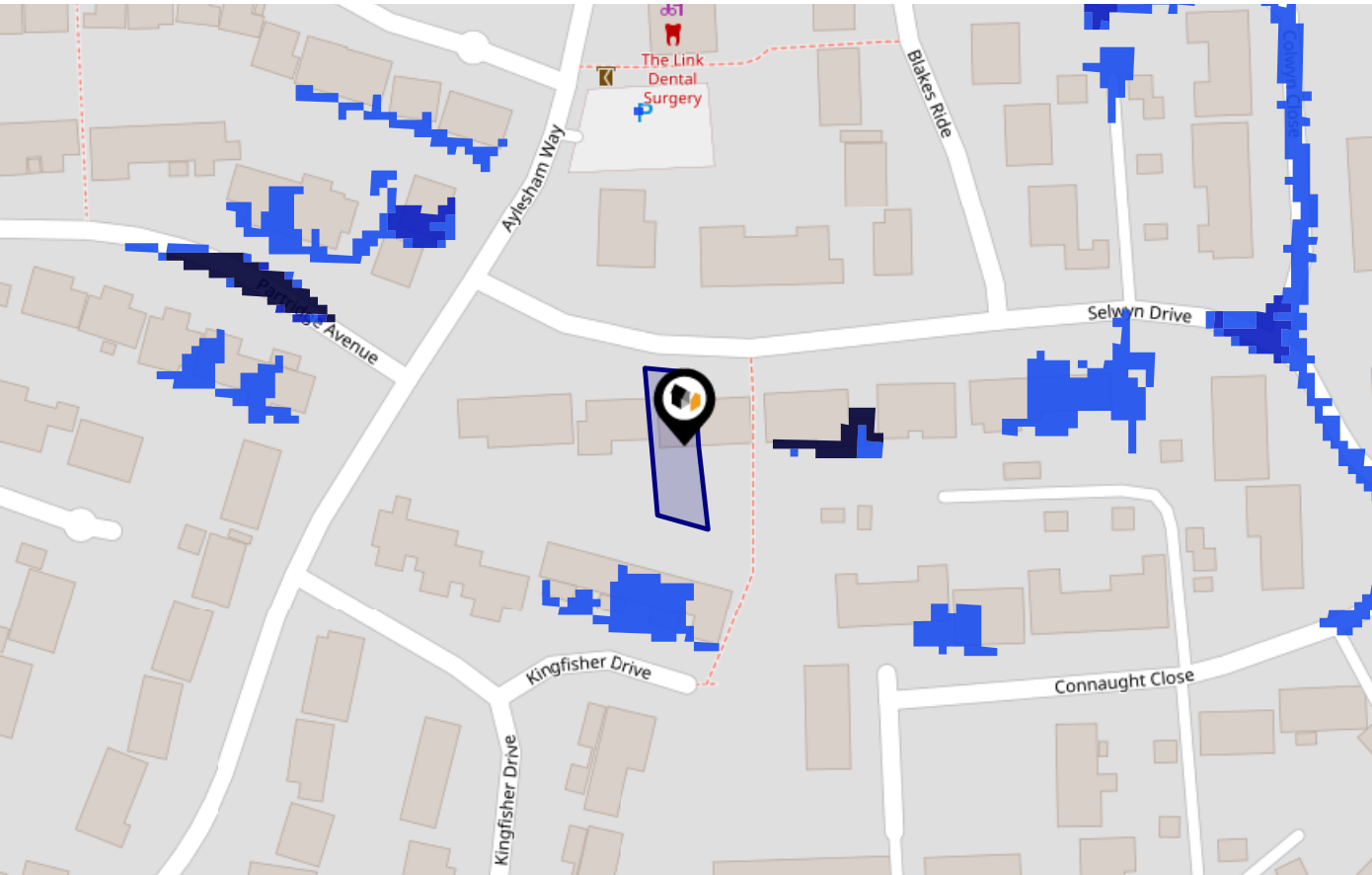


Flood Risk

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.

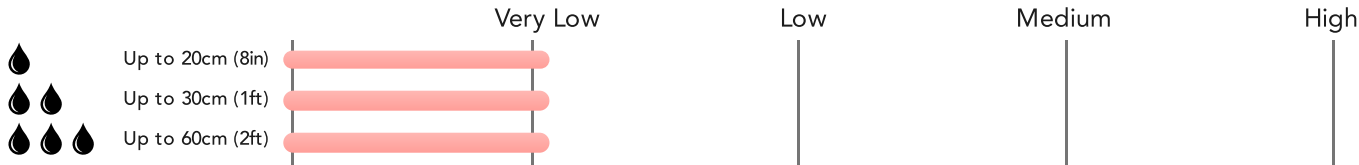


Risk Rating: Very low

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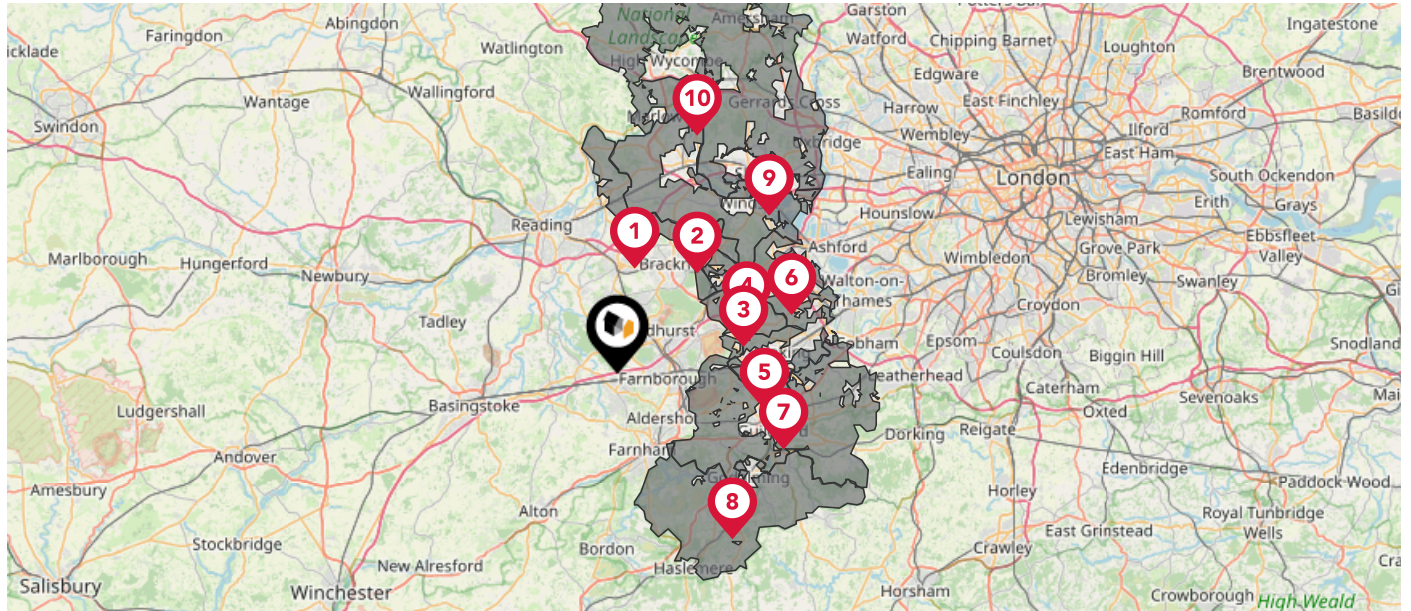


Maps

Green Belt



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



Nearby Green Belt Land

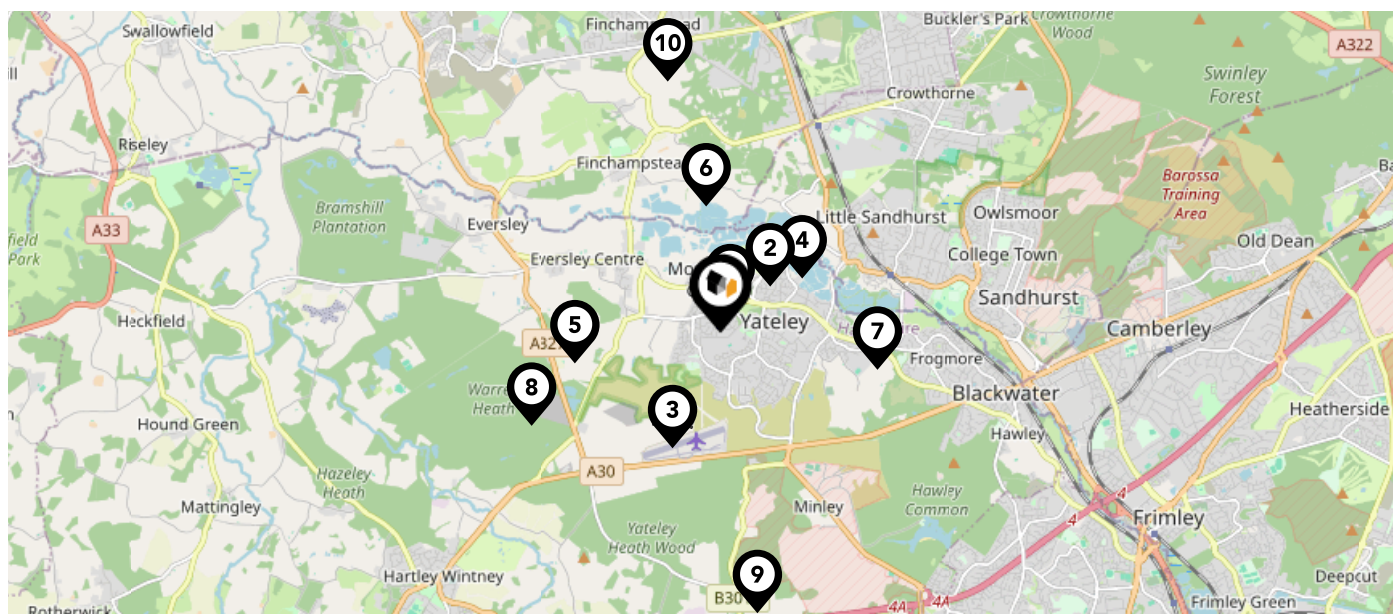
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Waverley
- 9 London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

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

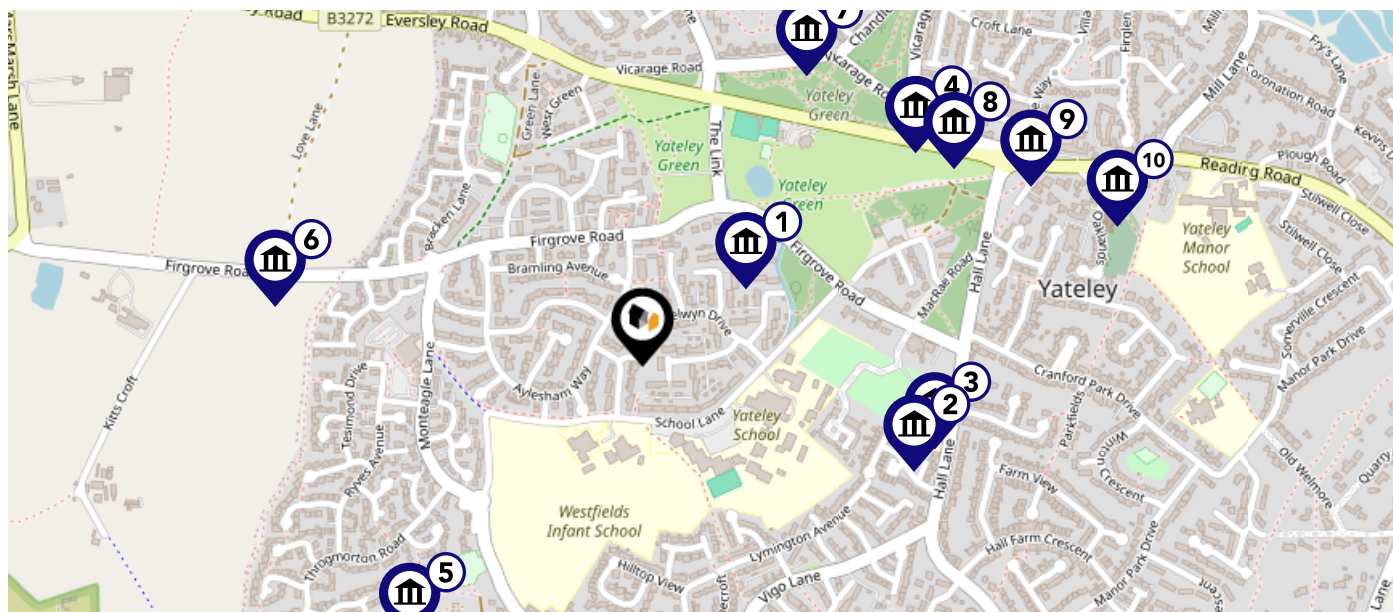
	Ives Close-Yateley	Historic Landfill	
	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill	
	Blackbushe Airport-Yateley	Historic Landfill	
	Mill Lane-Sandhurst, Berkshire	Historic Landfill	
	Copse Farm-Eversley, Hampshire	Historic Landfill	
	Dell Road-Finchampstead	Historic Landfill	
	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill	
	Warren Heath-Bramshill	Historic Landfill	
	Borrow Pit-Minley Wood	Historic Landfill	
	Barkham Rise-Finchampstead	Historic Landfill	

Maps

Listed Buildings

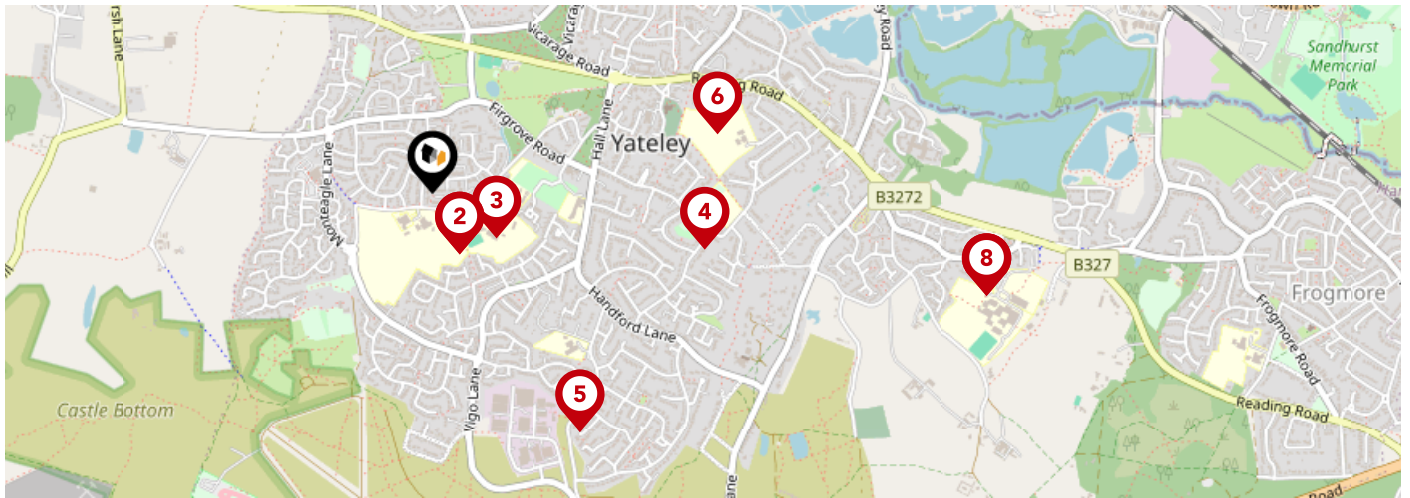


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



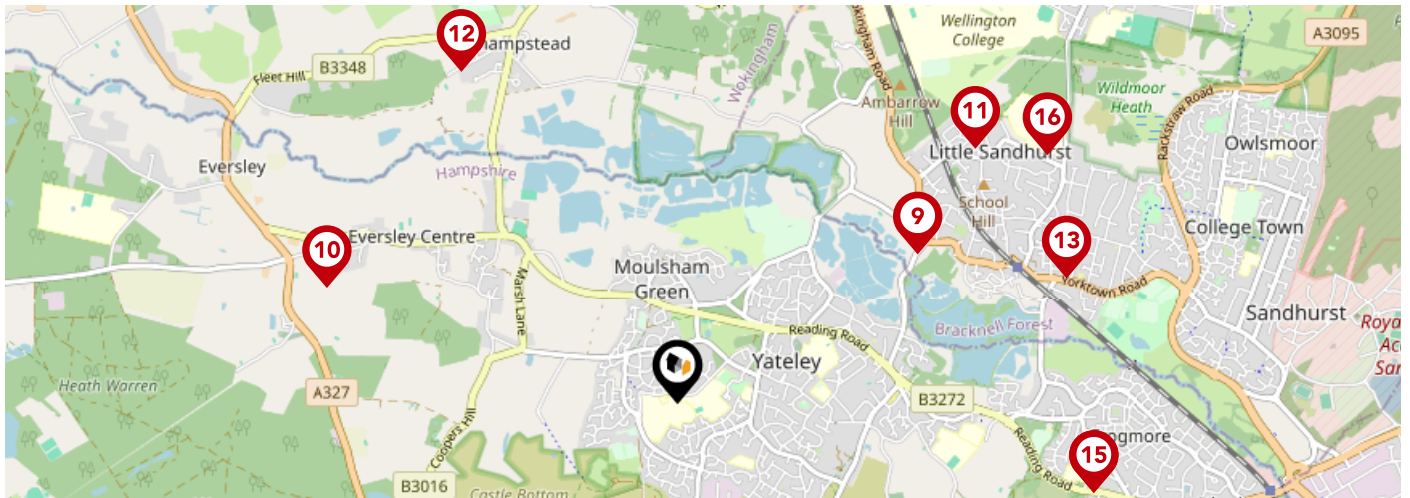
Listed Buildings in the local district		Grade	Distance
	1405941 - Brookfield House	Grade II	0.2 miles
	1272233 - Yateley Hall	Grade II	0.3 miles
	1244747 - Yateley Hall, Stable Block	Grade II	0.4 miles
	1272228 - Glebe House	Grade II	0.4 miles
	1272226 - Monteagle House	Grade II	0.4 miles
	1339837 - Firgrove Farm Cottage	Grade II	0.4 miles
	1393887 - Goose Green Cottage	Grade II	0.4 miles
	1244752 - Barclay House	Grade II	0.4 miles
	1244753 - The White Lion Public House	Grade II	0.5 miles
	1244748 - Ye Olde Vicarage	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Westfields Infant School Ofsted Rating: Good Pupils: 267 Distance:0.15	☐	☒	☐	☐	☐
2	Westfields Junior School Ofsted Rating: Good Pupils: 358 Distance:0.15	☐	☒	☐	☐	☐
3	Yateley School Ofsted Rating: Good Pupils: 1308 Distance:0.18	☐	☐	☒	☐	☐
4	Cranford Park Primary Ofsted Rating: Requires improvement Pupils: 175 Distance:0.64	☐	☒	☐	☐	☐
5	Newlands Primary School Ofsted Rating: Good Pupils: 170 Distance:0.65	☐	☒	☐	☐	☐
6	Yateley Manor School Ofsted Rating: Not Rated Pupils: 250 Distance:0.67	☐	☐	☒	☐	☐
7	Potley Hill Primary School Ofsted Rating: Good Pupils: 224 Distance:1.3	☐	☒	☐	☐	☐
8	Frogmore Community College Ofsted Rating: Good Pupils: 714 Distance:1.3	☐	☐	☒	☐	☐

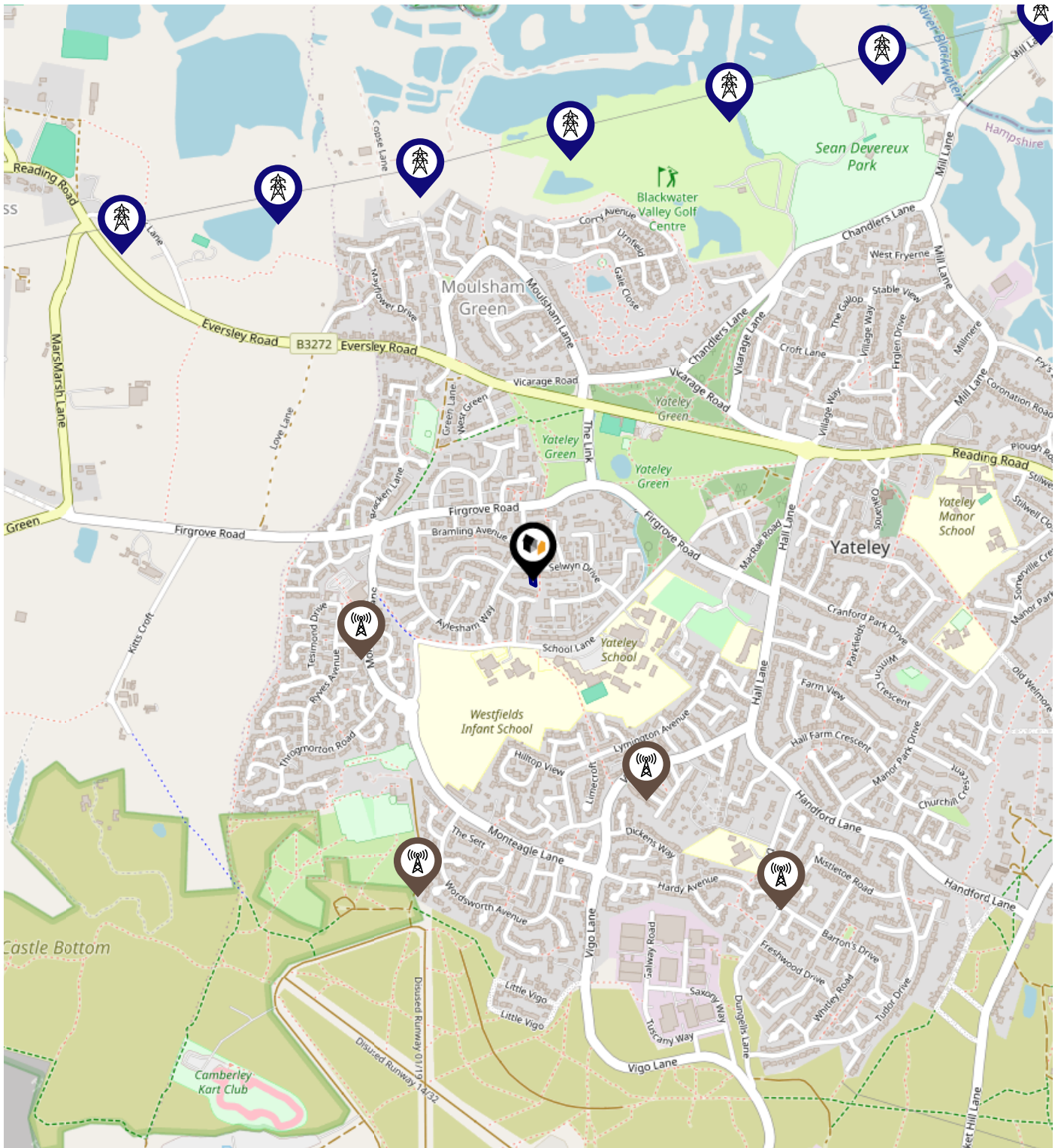
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Michael's Church of England Primary School, Sandhurst Ofsted Rating: Good Pupils: 195 Distance:1.31	☐	☒	☐	☐	☐
	Charles Kingsley's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:1.71	☐	☒	☐	☐	☐
	New Scotland Hill Primary School Ofsted Rating: Good Pupils: 228 Distance:1.81	☐	☒	☐	☐	☐
	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:1.83	☐	☒	☐	☐	☐
	Uplands Primary School and Nursery Ofsted Rating: Good Pupils:0 Distance:1.89	☐	☒	☐	☐	☐
	Frogmore Junior School Ofsted Rating: Good Pupils: 228 Distance:1.97	☐	☒	☐	☐	☐
	Frogmore Infant School Ofsted Rating: Good Pupils: 175 Distance:1.97	☐	☒	☐	☐	☐
	Eagle House School Ofsted Rating: Not Rated Pupils: 358 Distance:2.06	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

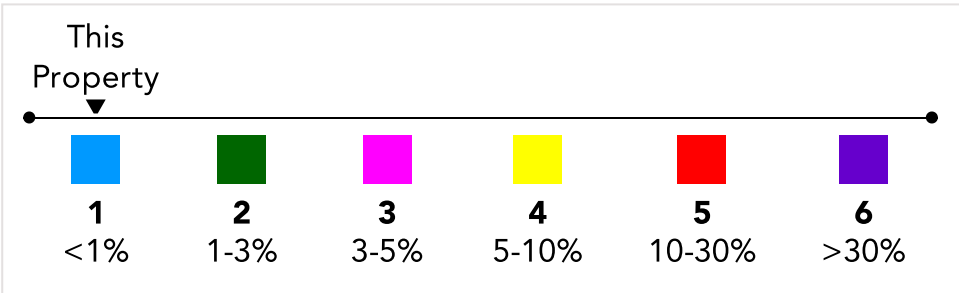
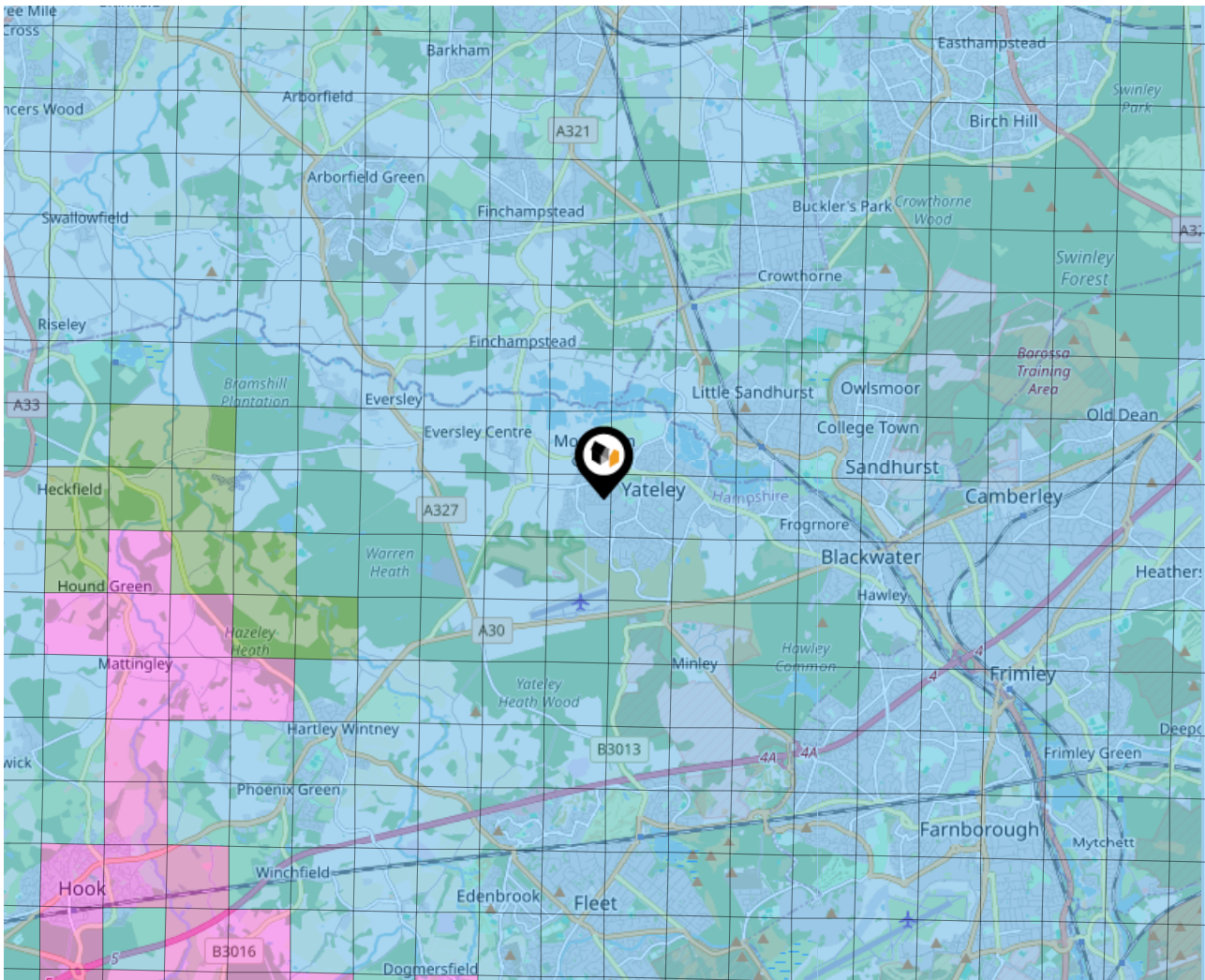
Environment

Radon Gas



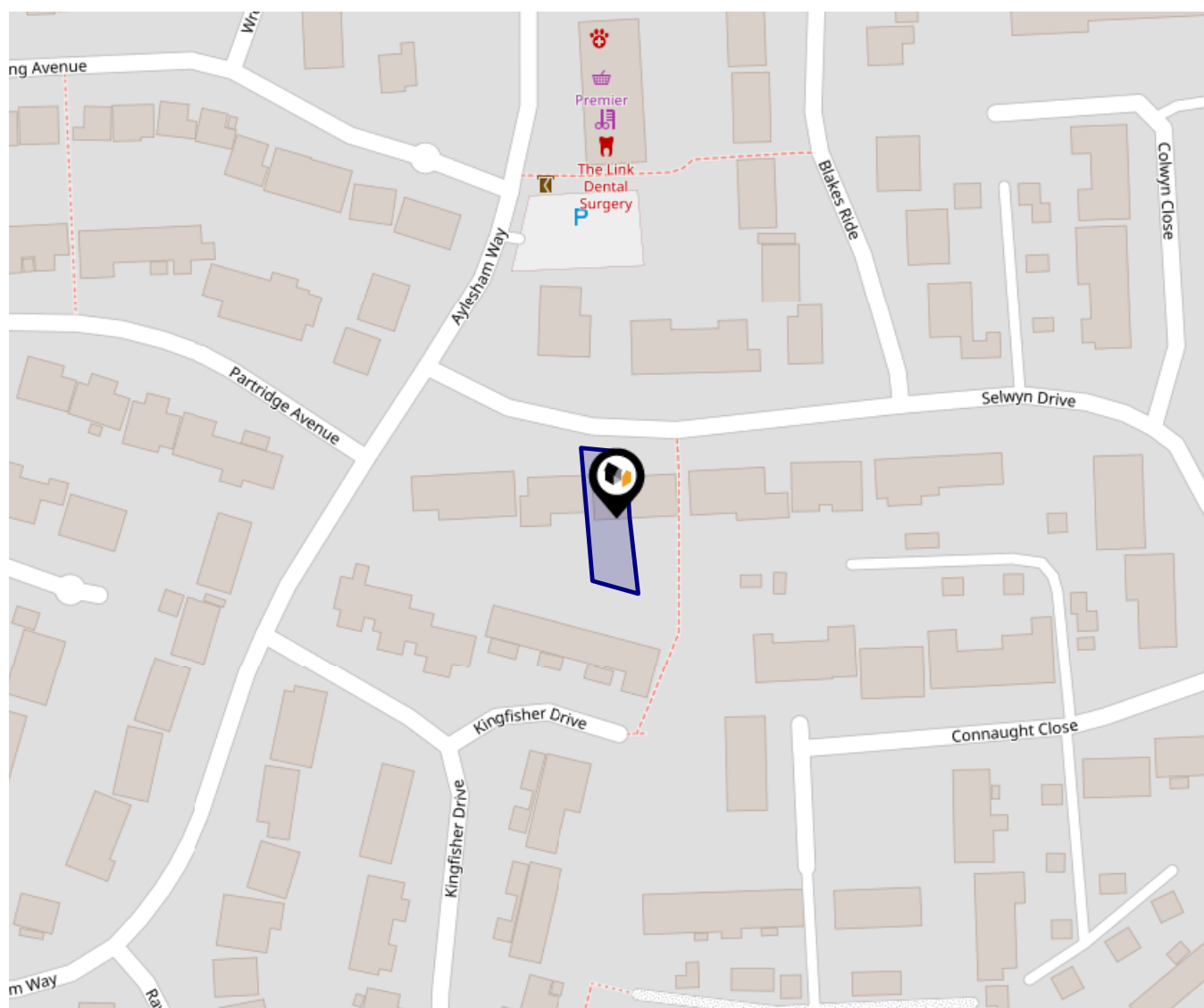
What is Radon?

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

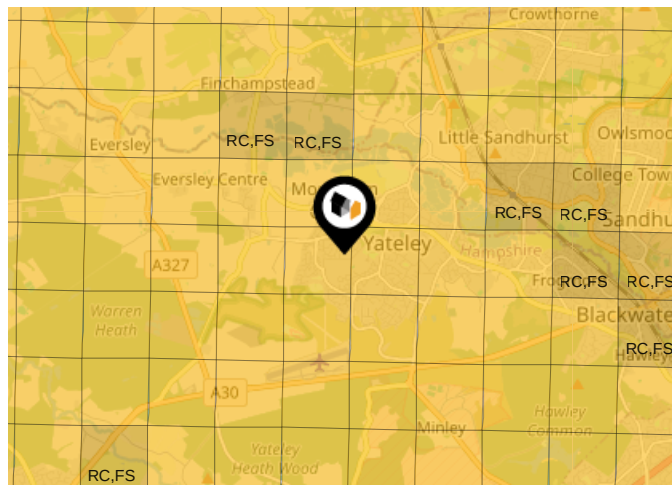


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

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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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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