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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025



21, GLOUCESTER ROAD, BAGSHOT, GU19 5LT

Avocado Property

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www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,468		
Title Number:	SY392976		
UPRN:	100061540876		

Local Area

Local Authority:	Surrey	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	18	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

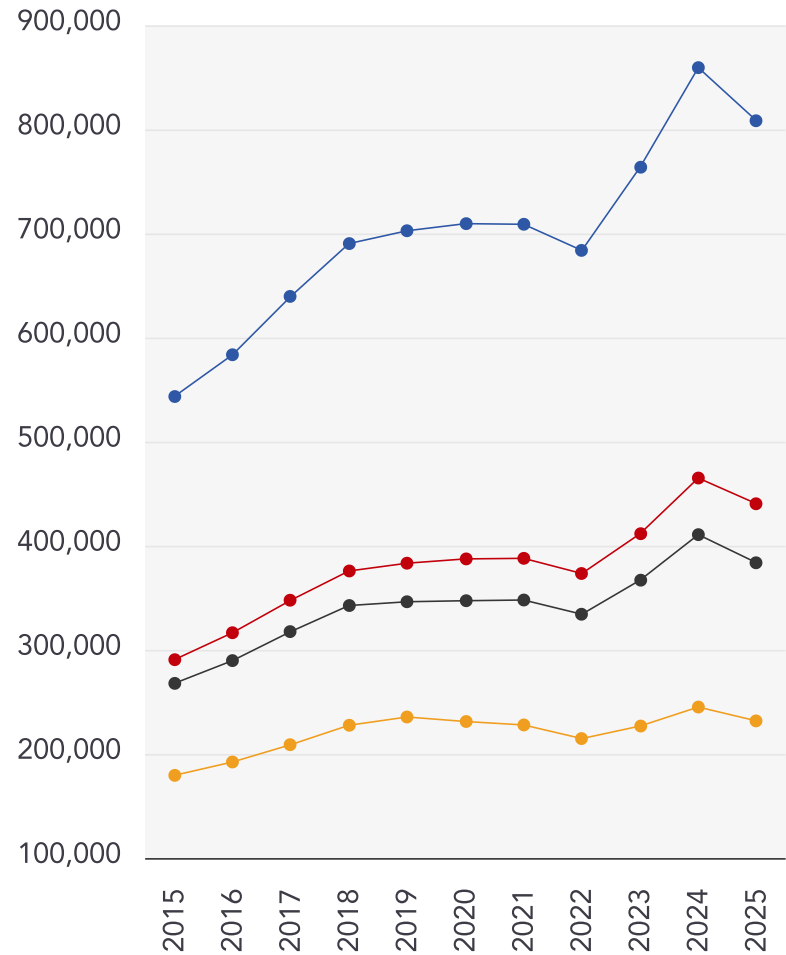
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU19



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

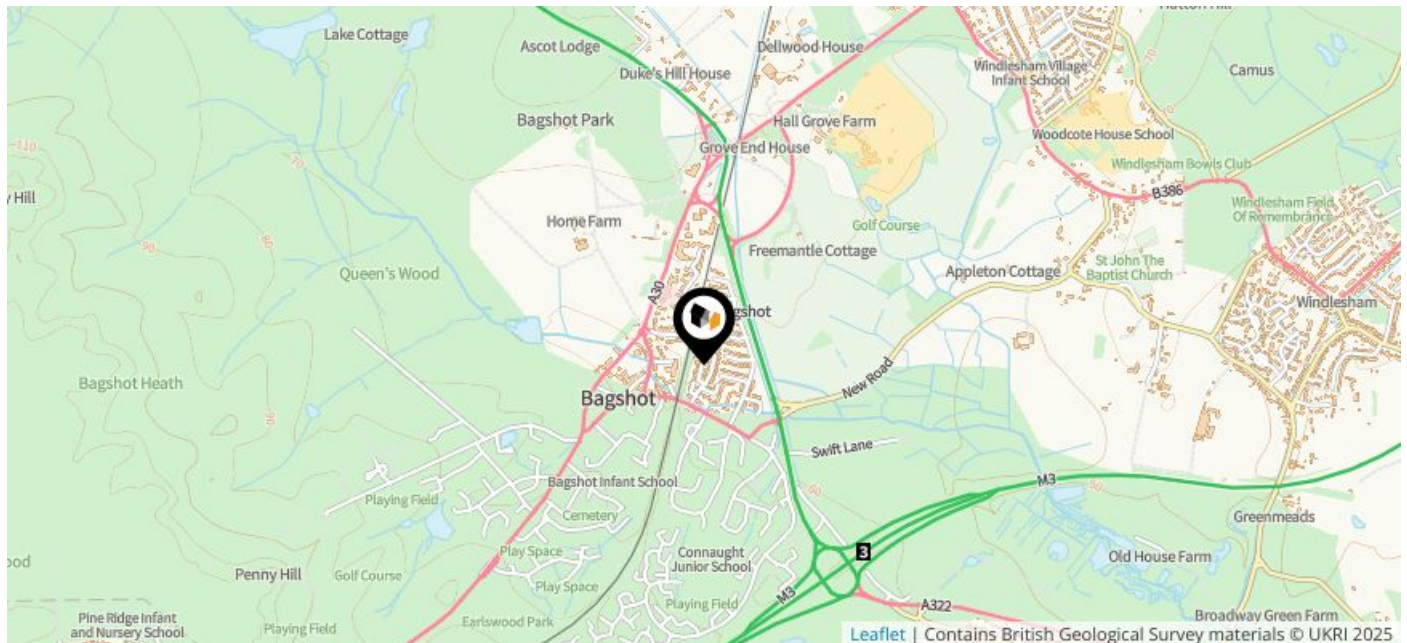
+29.15%

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.

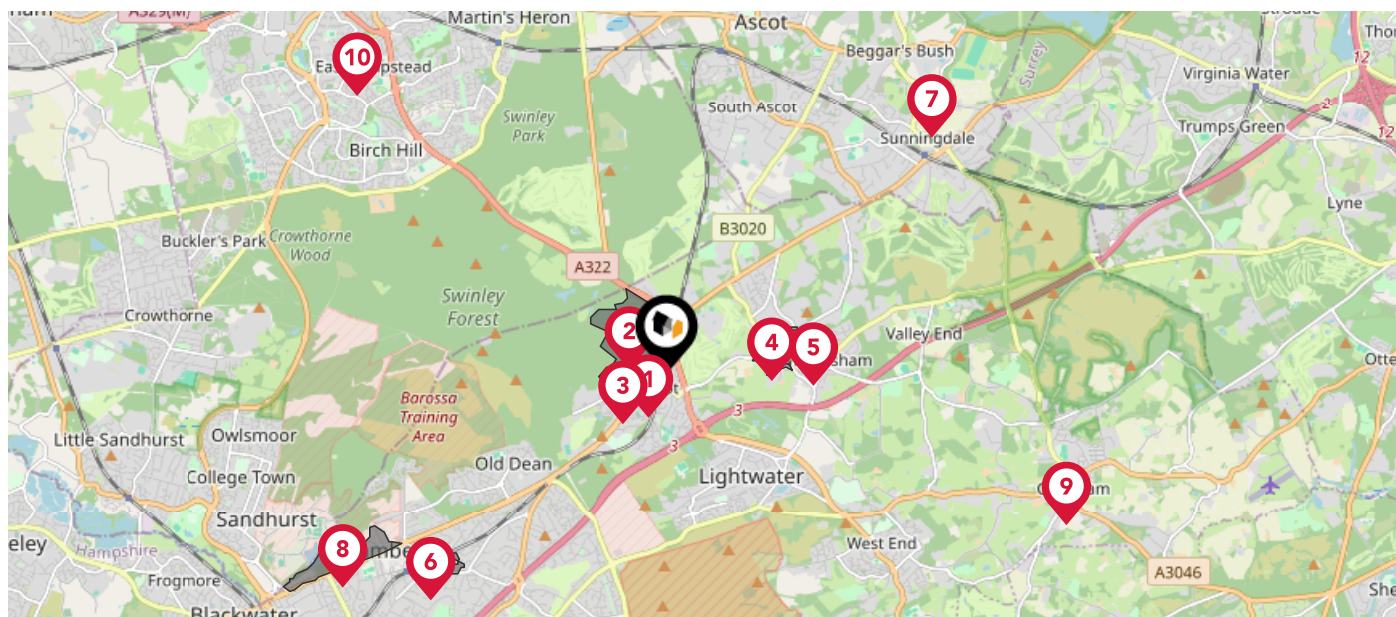
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

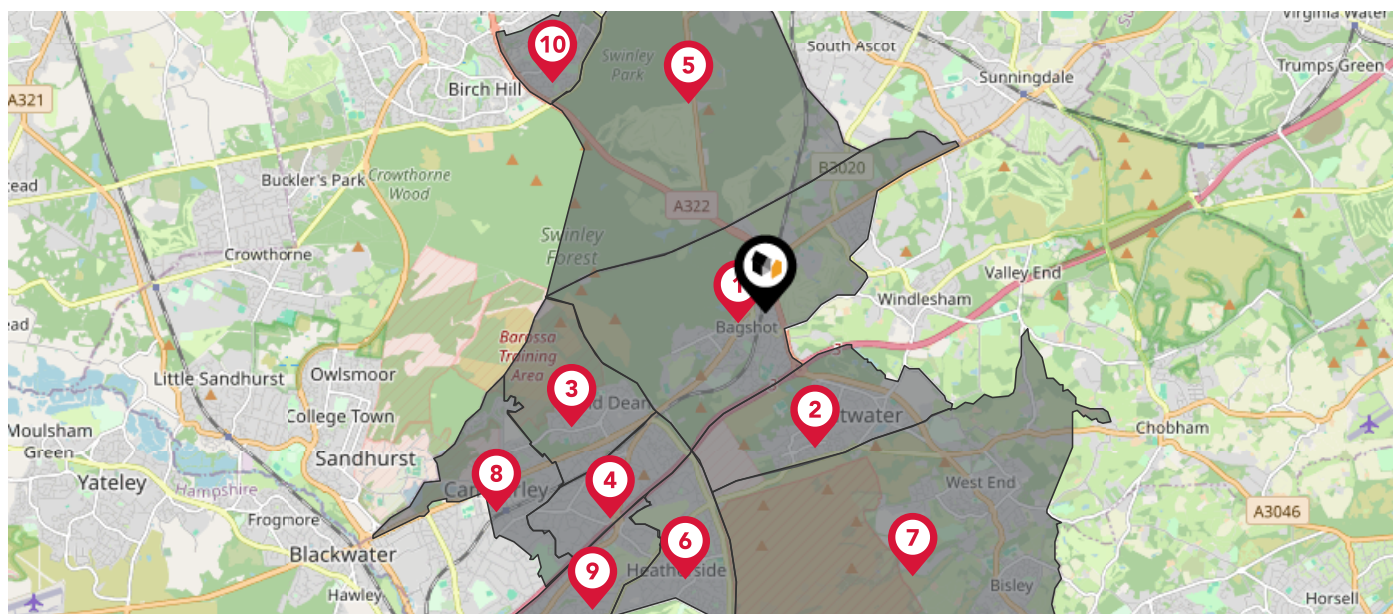
- 1 Bagshot Village
- 2 Bagshot Park, Bagshot
- 3 Bagshot, Church Road
- 4 Windlesham, Church Road and Kennel Lane
- 5 Windlesham, Updown Hill
- 6 Upper Gordon Road to Church Hill, Camberley
- 7 Sunningdale
- 8 RMA (Former) Staff College and London Road, Camberley
- 9 Chobham Village
- 10 Easthampstead

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

Bagshot Ward

2

Lightwater Ward

3

Old Dean Ward

4

St. Pauls Ward

5

Ascot Ward

6

Heatherside Ward

7

Bisley & West End Ward

8

Town Ward

9

Parkside Ward

10

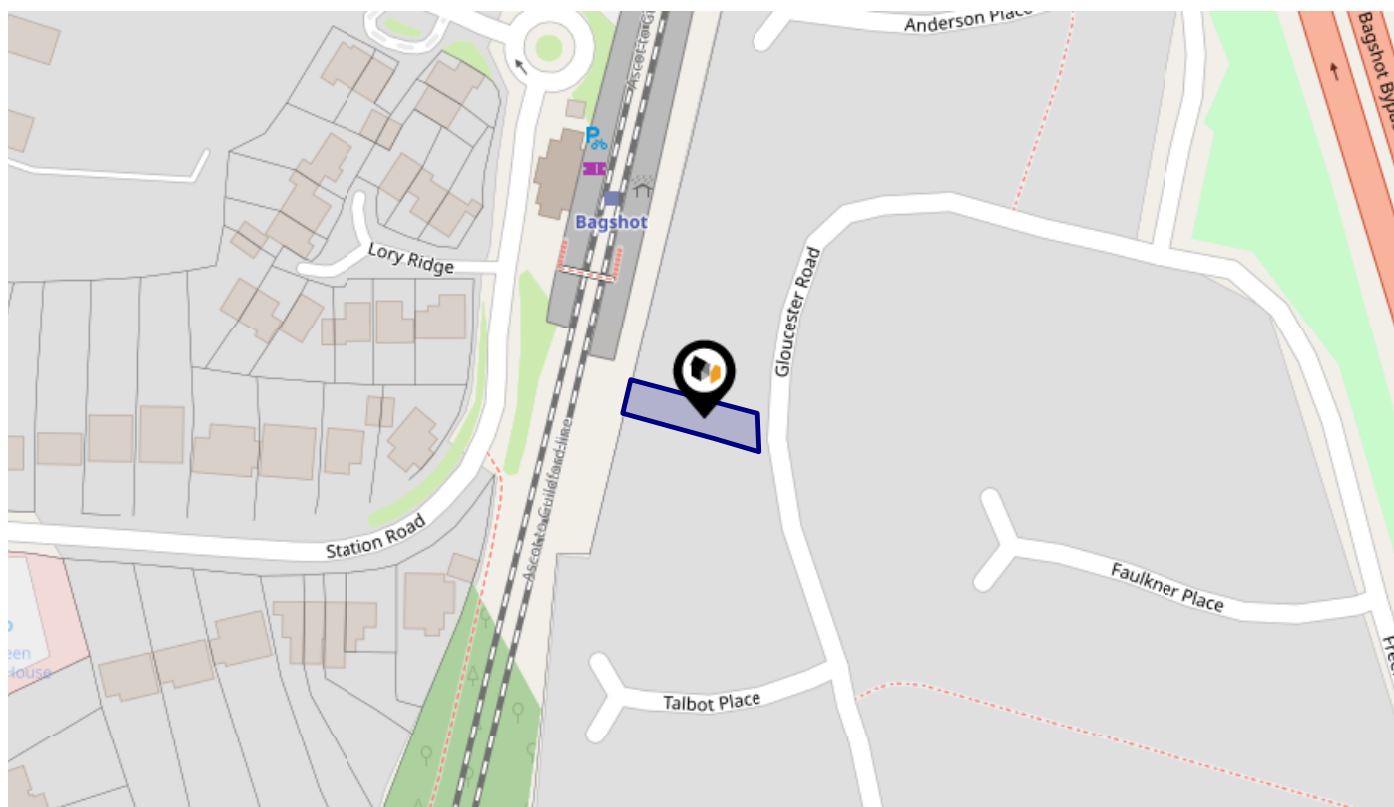
Crown Wood Ward

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:

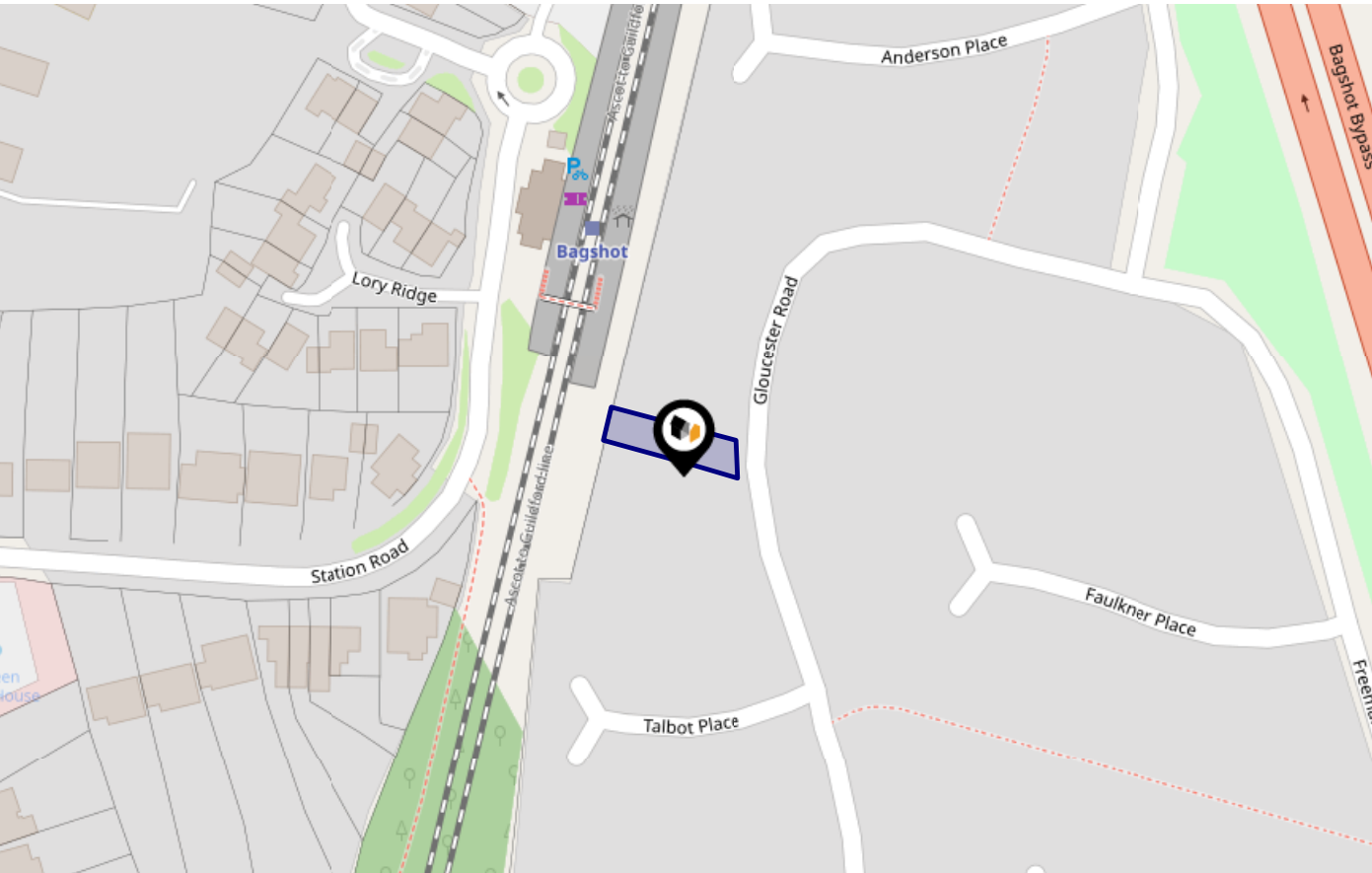
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

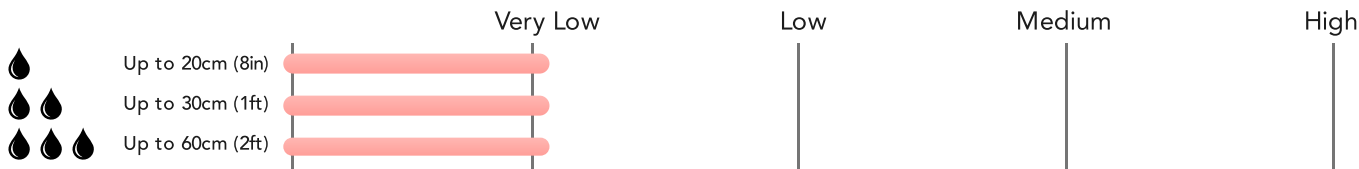


Risk Rating: Very low

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:

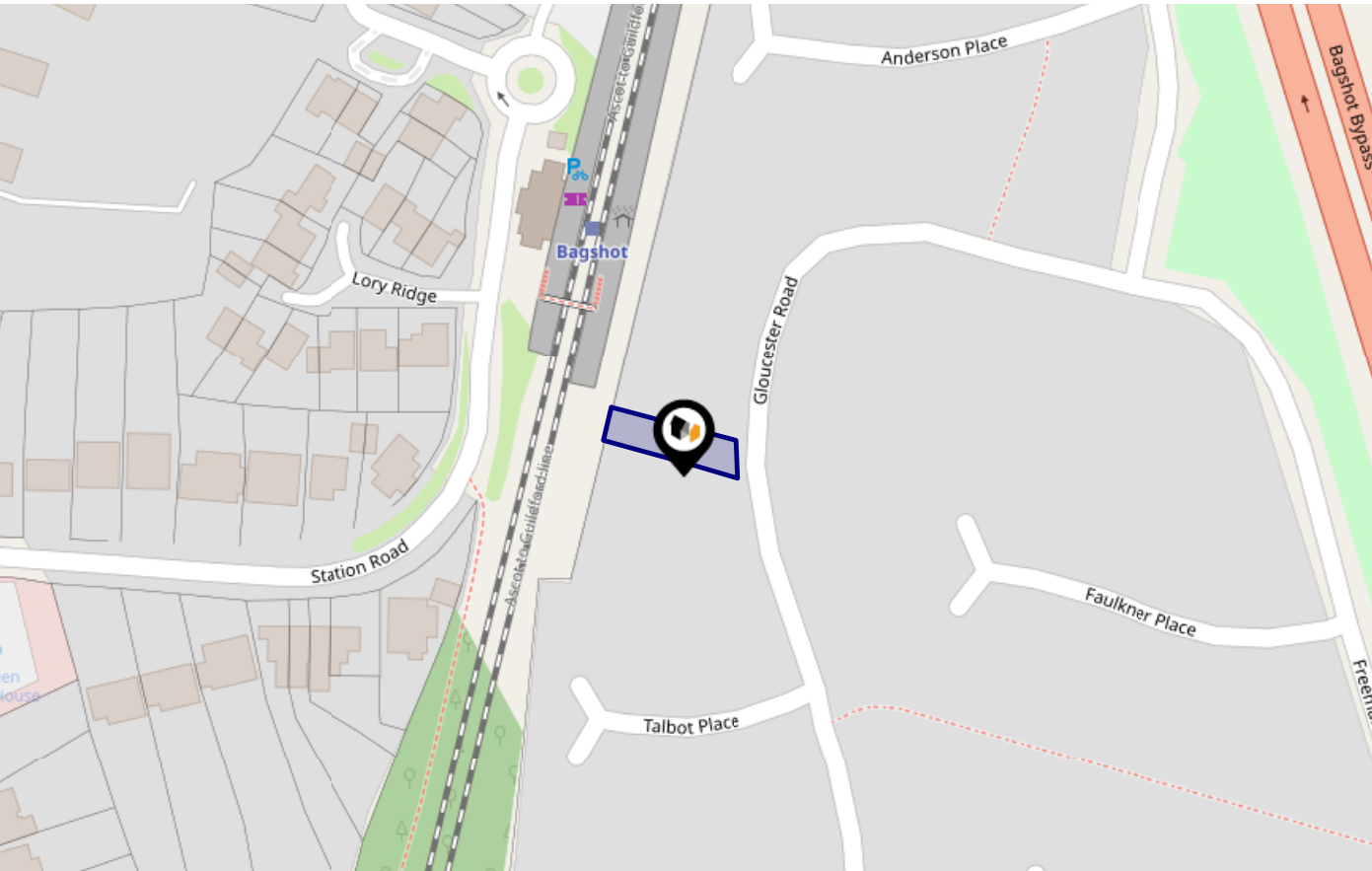


Flood Risk

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.

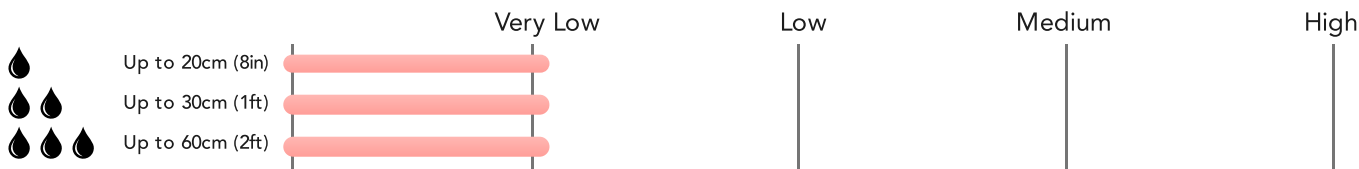


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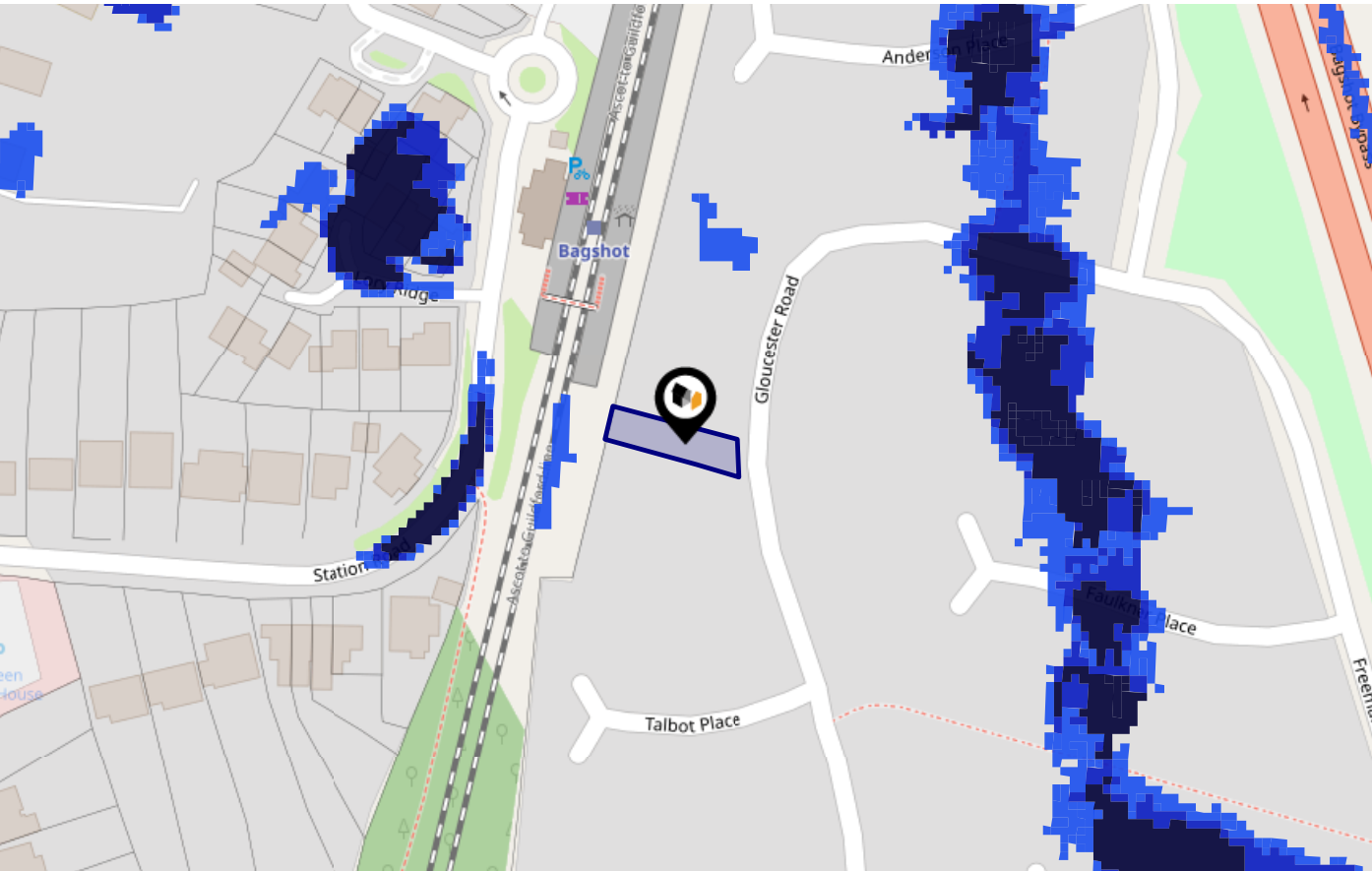


Flood Risk

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.

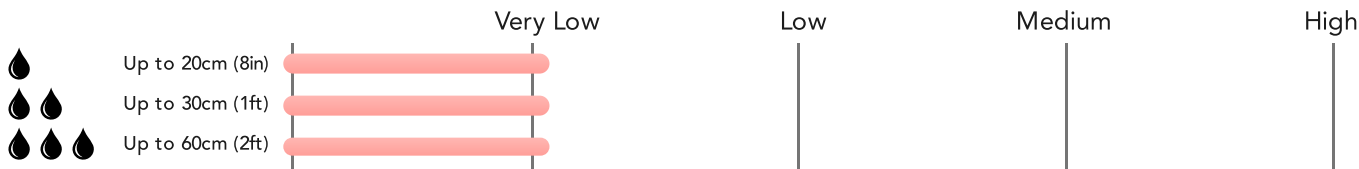


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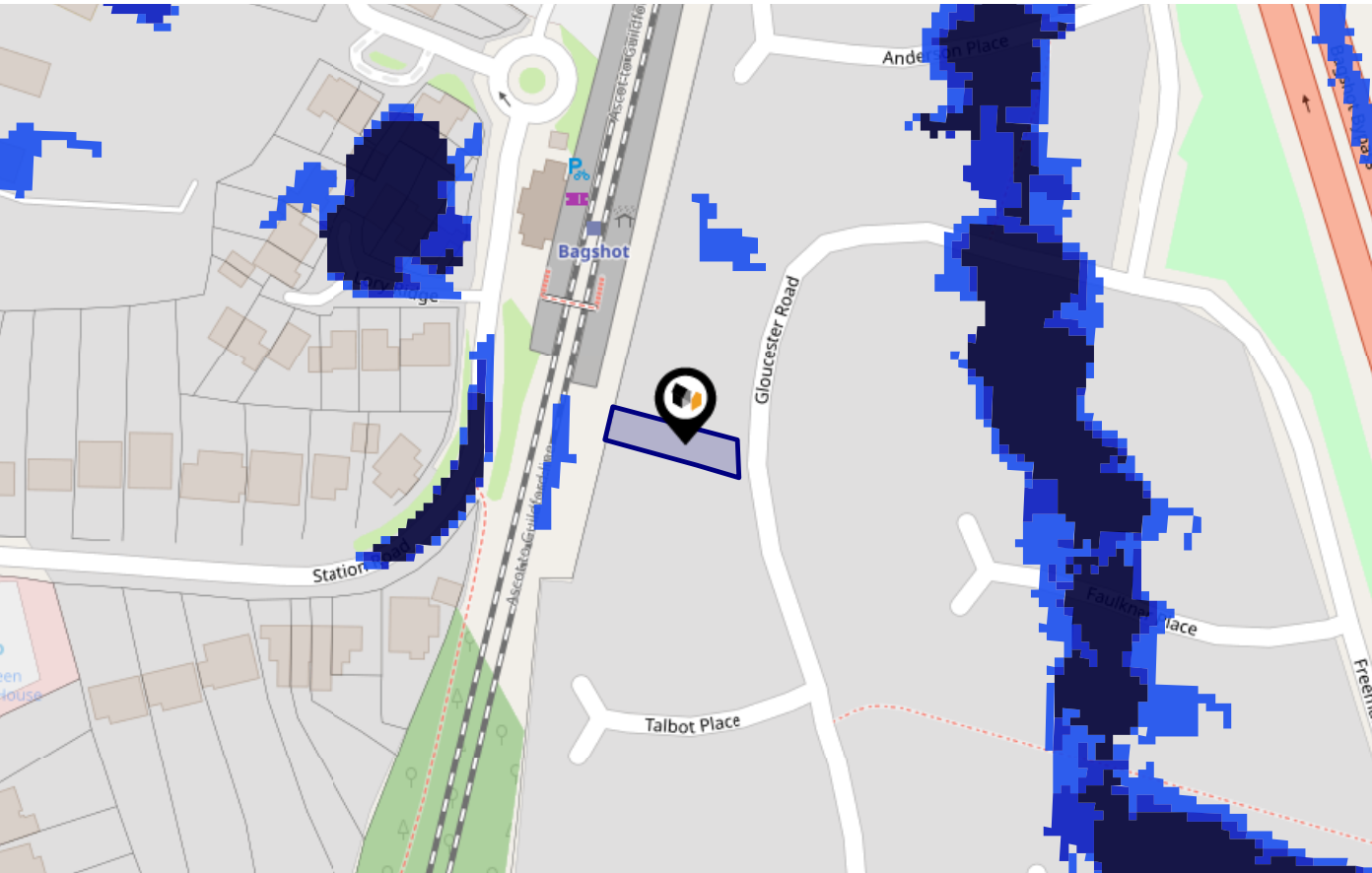


Flood Risk

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.

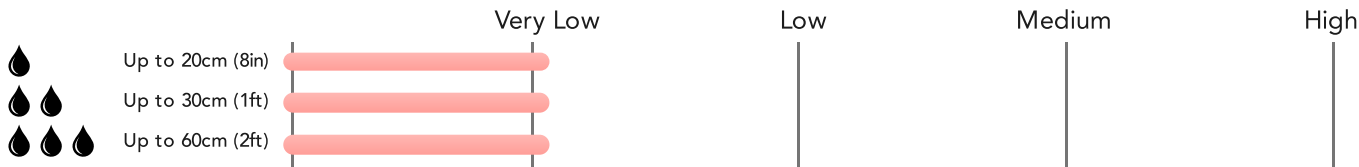


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

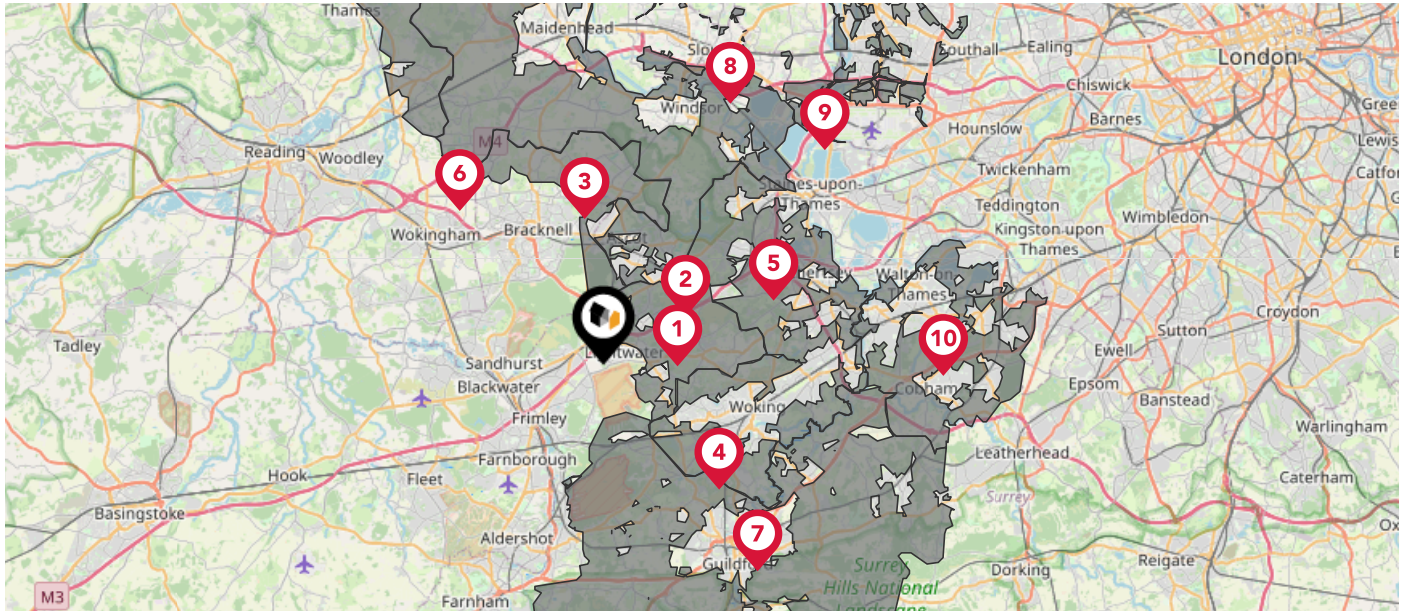


Maps











Green Belt



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



Nearby Green Belt Land

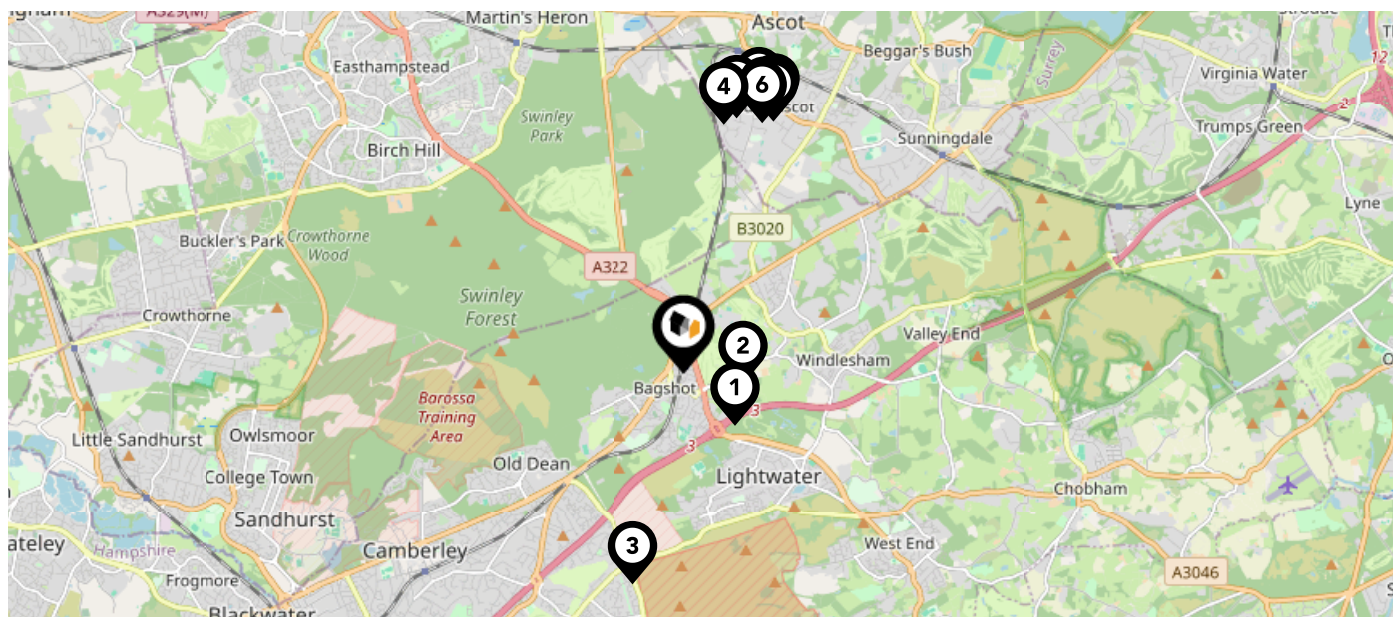
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Bracknell Forest
-  London Green Belt - Woking
-  London Green Belt - Runnymede
-  London Green Belt - Wokingham
-  London Green Belt - Guildford
-  London Green Belt - Slough
-  London Green Belt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

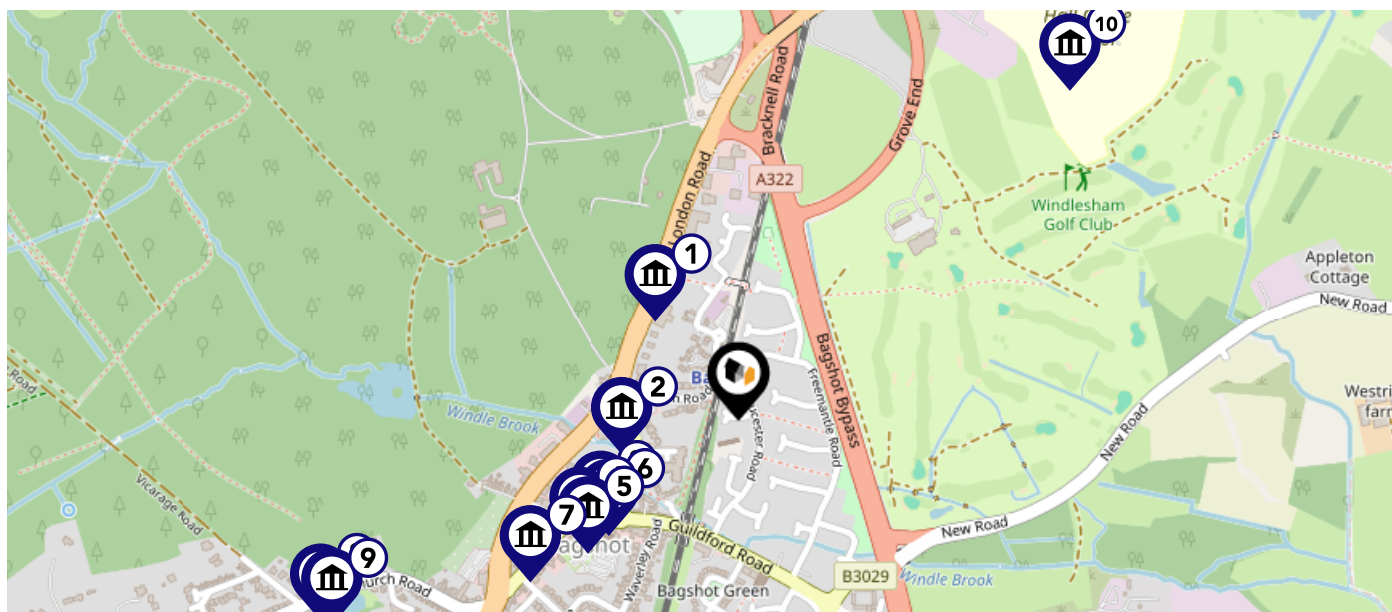
1	Swift Lane Depot-Bagshot, Surrey	Historic Landfill	<input type="checkbox"/>
2	Land at New Road-Windlesham	Historic Landfill	<input type="checkbox"/>
3	Redroad Hill-Surrey Heath	Historic Landfill	<input type="checkbox"/>
4	Allens Field South-Ascot	Historic Landfill	<input type="checkbox"/>
5	Bog Pond-South Ascot	Historic Landfill	<input type="checkbox"/>
6	April Cottage-South Ascot	Historic Landfill	<input type="checkbox"/>
7	Coronation Road-South Ascot	Historic Landfill	<input type="checkbox"/>
8	Brockenhurst Road-South Ascot	Historic Landfill	<input type="checkbox"/>
9	Elizabeth Gardens-South Ascot	Historic Landfill	<input type="checkbox"/>
10	Recreation Ground-South Ascot	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

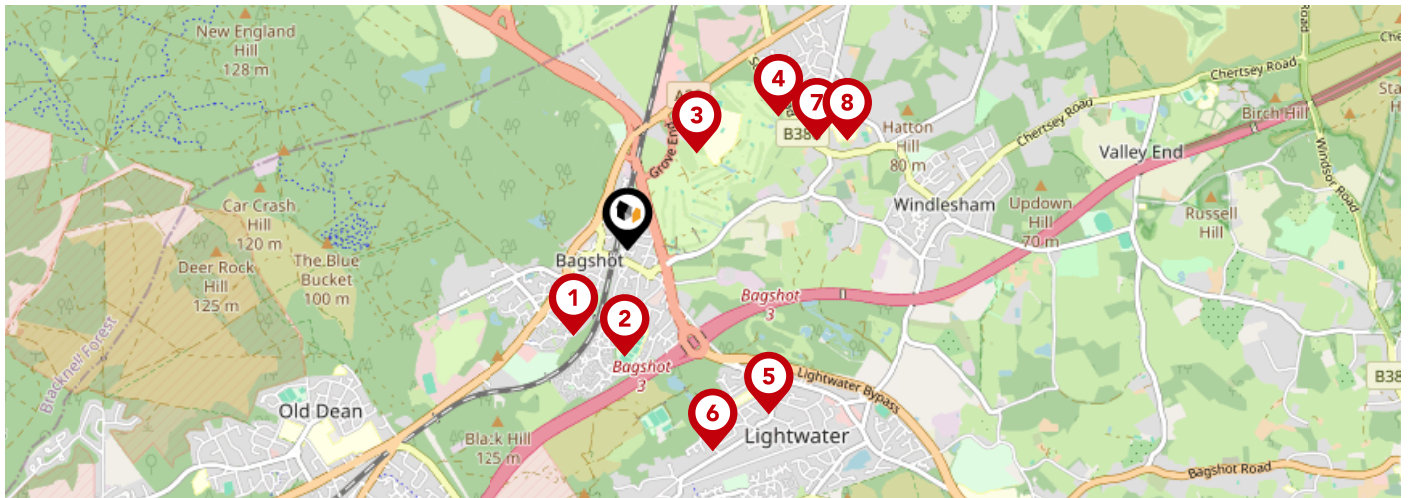


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



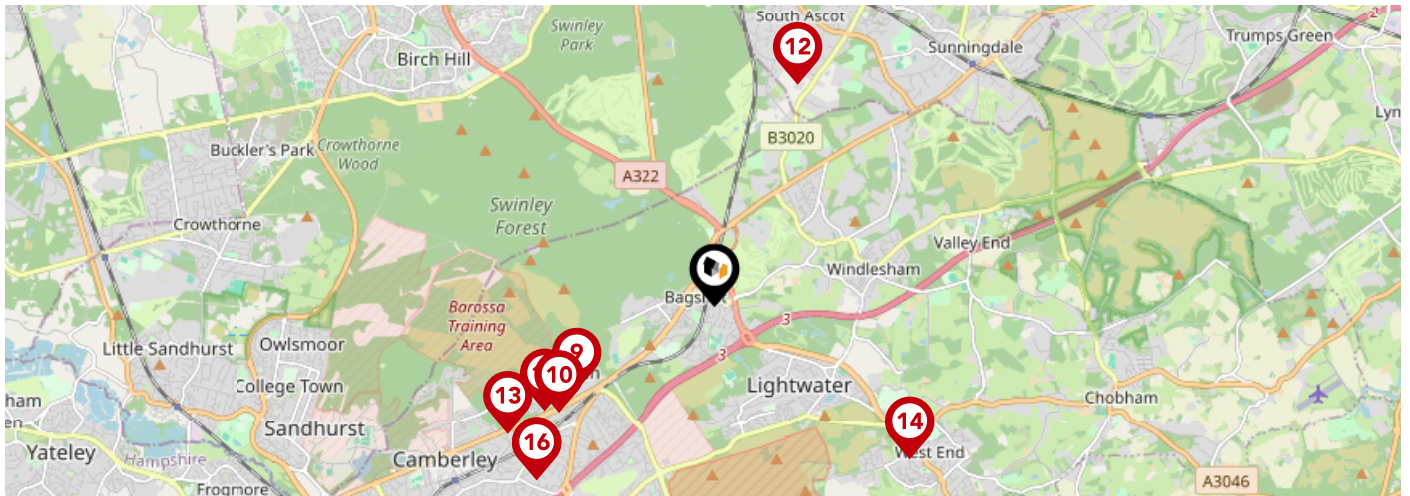
Listed Buildings in the local district		Grade	Distance
	1474955 - Milestone On A30 In Bagshot - 26 Miles From Hyde Park Corner	Grade II	0.1 miles
	1377541 - Queen Anne House	Grade II	0.1 miles
	1377545 - 75-79, High Street	Grade II	0.2 miles
	1189943 - 65 High Street	Grade II	0.2 miles
	1135187 - 44, High Street	Grade II	0.2 miles
	1189954 - The Three Mariners And Cottage To West	Grade II	0.2 miles
	1030004 - 25-31, High Street	Grade II	0.3 miles
	1189873 - Church Of St Anne	Grade II	0.5 miles
	1454315 - Men Of Bagshot War Memorial	Grade II	0.5 miles
	1190011 - Hall Grove School	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bagshot Infant School Ofsted Rating: Good Pupils: 167 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Connaught Junior School Ofsted Rating: Outstanding Pupils: 459 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hall Grove School Ofsted Rating: Not Rated Pupils: 421 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Windlesham Village Infant School Ofsted Rating: Good Pupils: 64 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lightwater Village School Ofsted Rating: Good Pupils: 133 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hammond School Ofsted Rating: Good Pupils: 254 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woodcote House School Ofsted Rating: Not Rated Pupils: 82 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fernways School Ofsted Rating: Good Pupils: 47 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
9	Pine Ridge Infant School Ofsted Rating: Good Pupils: 100 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Collingwood College Ofsted Rating: Good Pupils: 1740 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cordwalles Junior School Ofsted Rating: Good Pupils: 218 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Mary's School Ascot Ofsted Rating: Not Rated Pupils: 398 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lorraine Infant School Ofsted Rating: Good Pupils: 132 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Gordon's School Ofsted Rating: Outstanding Pupils: 978 Distance:2.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:2.3	<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

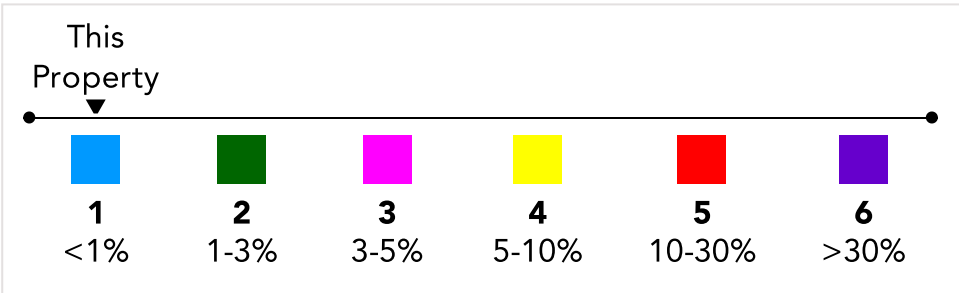
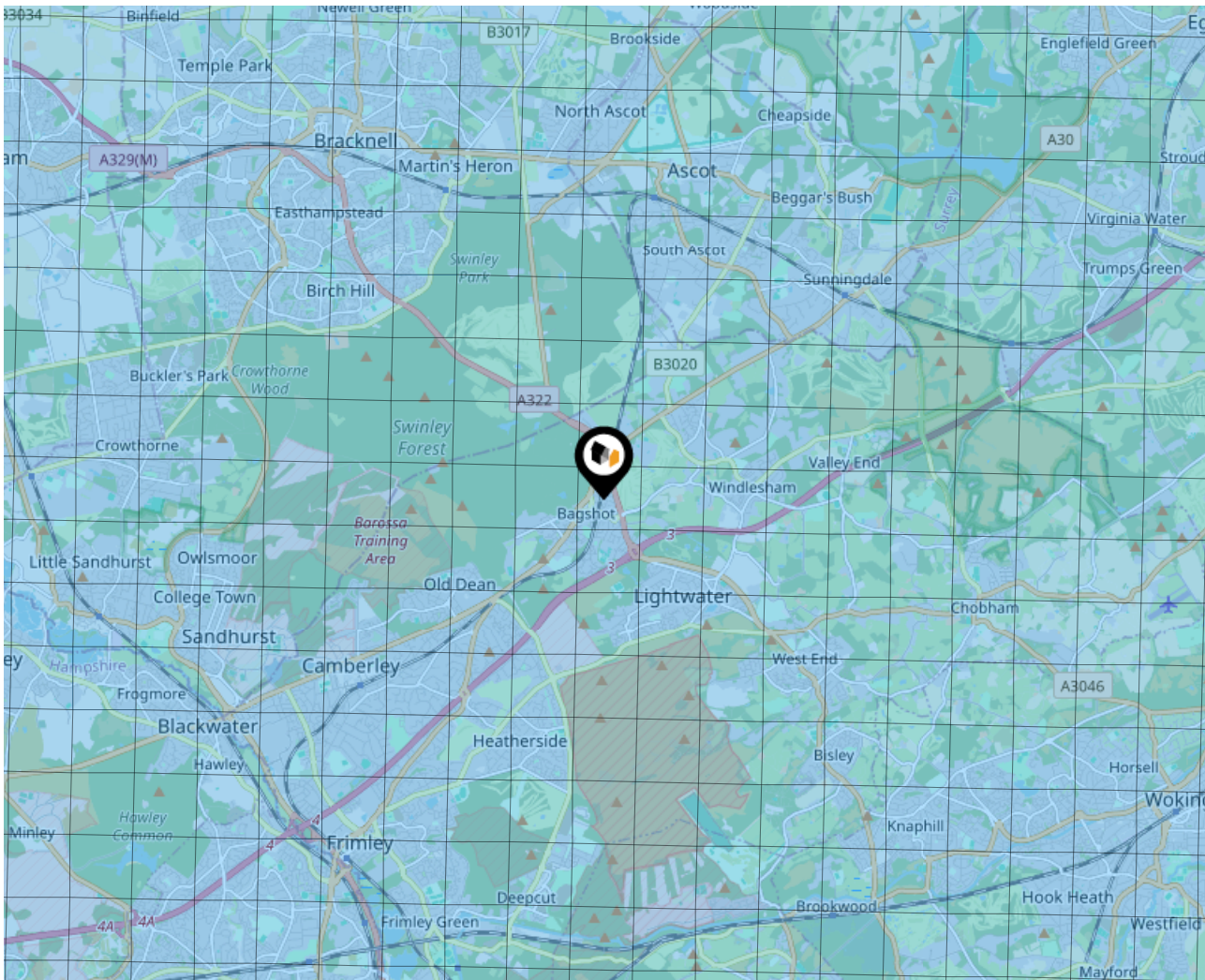
Environment

Radon Gas



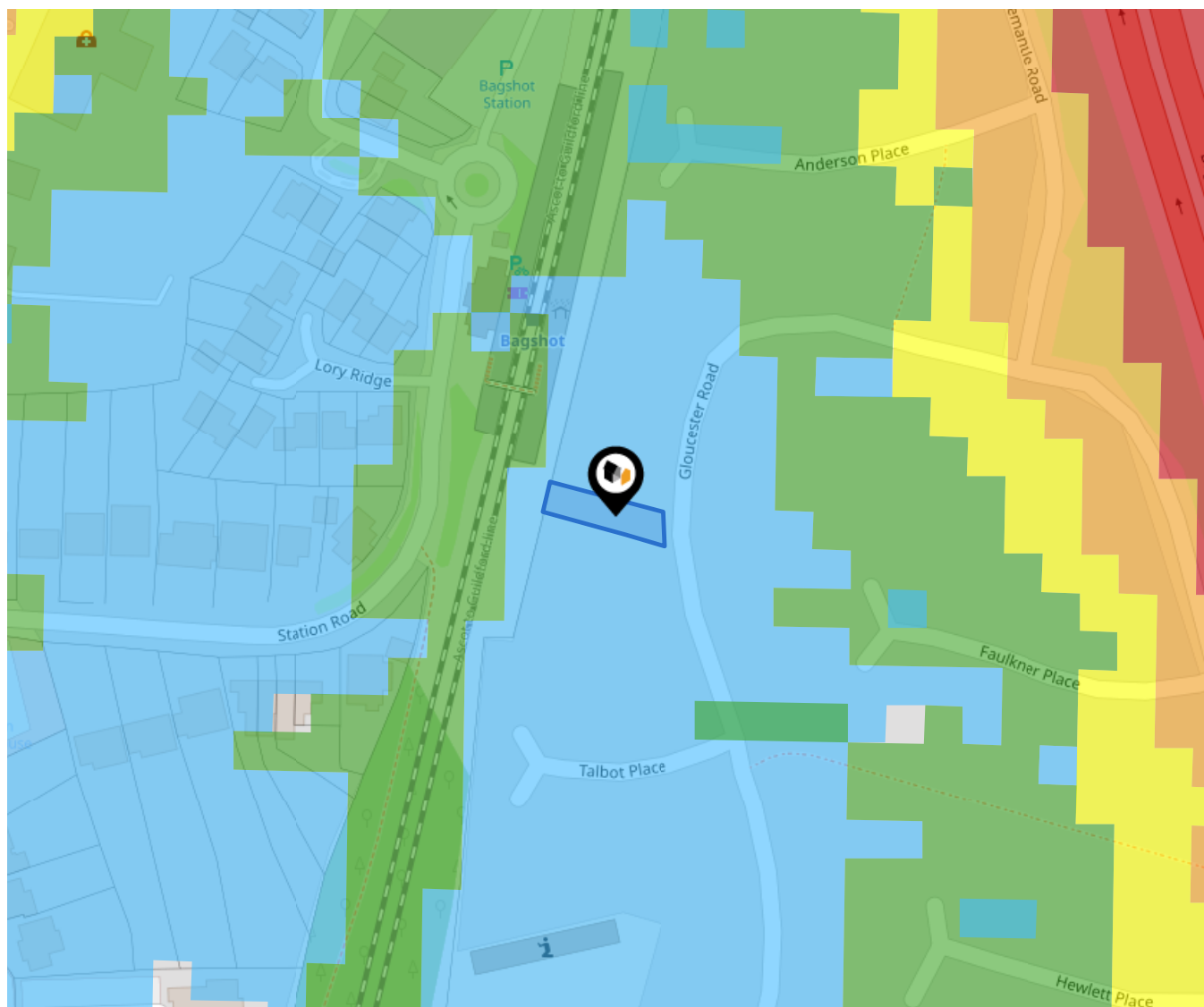
What is Radon?

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.

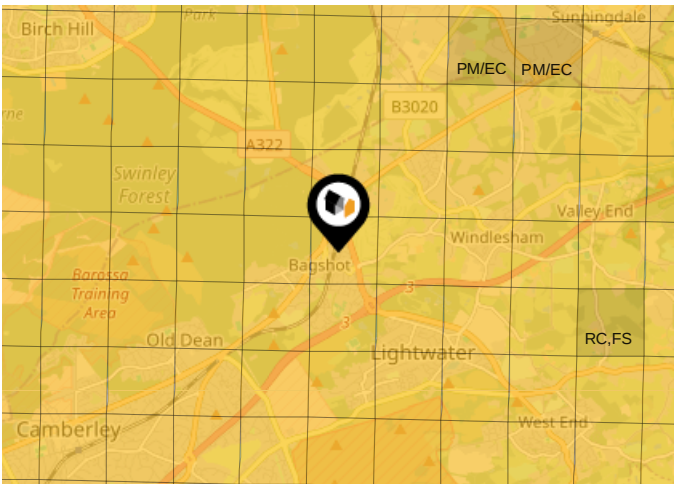
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		

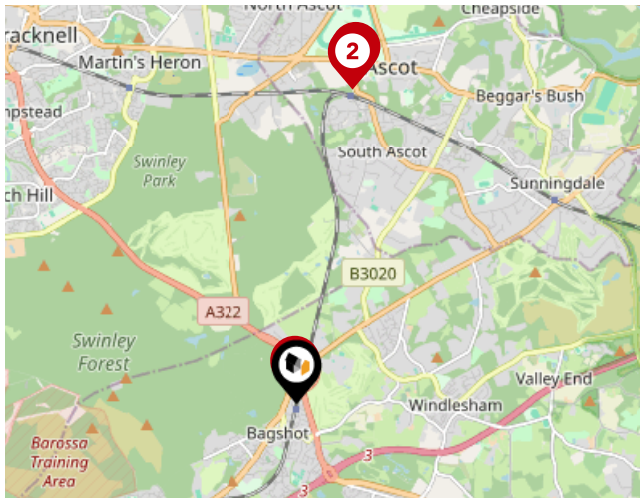


Primary Classifications (Most Common Clay Types)

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

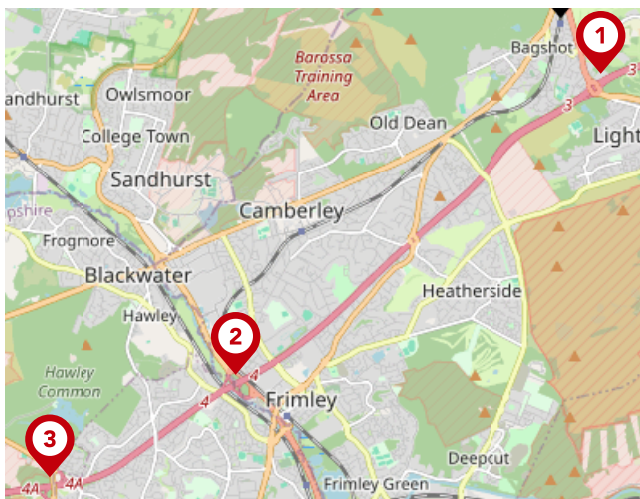
Area

Transport (National)



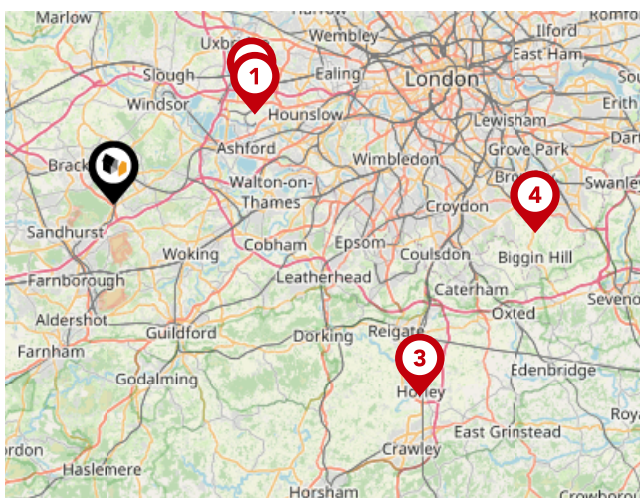
National Rail Stations

Pin	Name	Distance
	Bagshot Rail Station	0.05 miles
	Ascot Rail Station	2.95 miles
	Ascot Rail Station	3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J3	0.64 miles
	M3 J4	4.49 miles
	M3 J4A	6.37 miles
	M4 J8	9.44 miles
	M3 J2	6.88 miles



Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	12.32 miles
	Heathrow Airport	12.71 miles
	Gatwick Airport	26.86 miles
	Leaves Green	31.25 miles

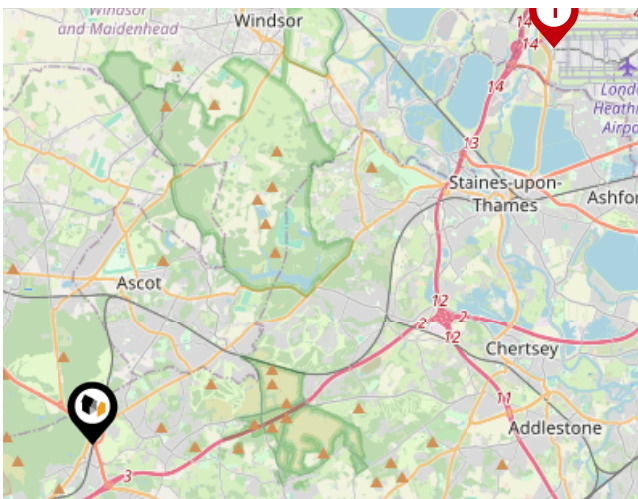
Area

Transport (Local)



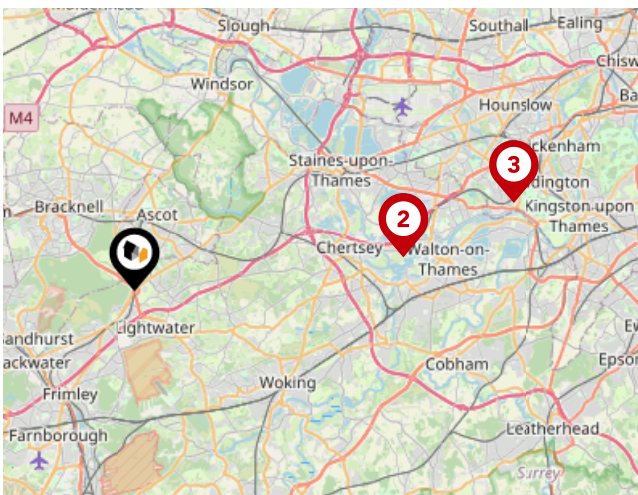
Bus Stops/Stations

Pin	Name	Distance
1	Bagshot Green	0.21 miles
2	Bagshot Green	0.25 miles
3	Bagshot Square	0.28 miles
4	Connaught School	0.42 miles
5	Hawkesworth Drive	0.67 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	11.25 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	10.06 miles
2	Weybridge Ferry Landing	10.08 miles
3	Moulsey - Hurst Park Ferry Landing	14.41 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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