

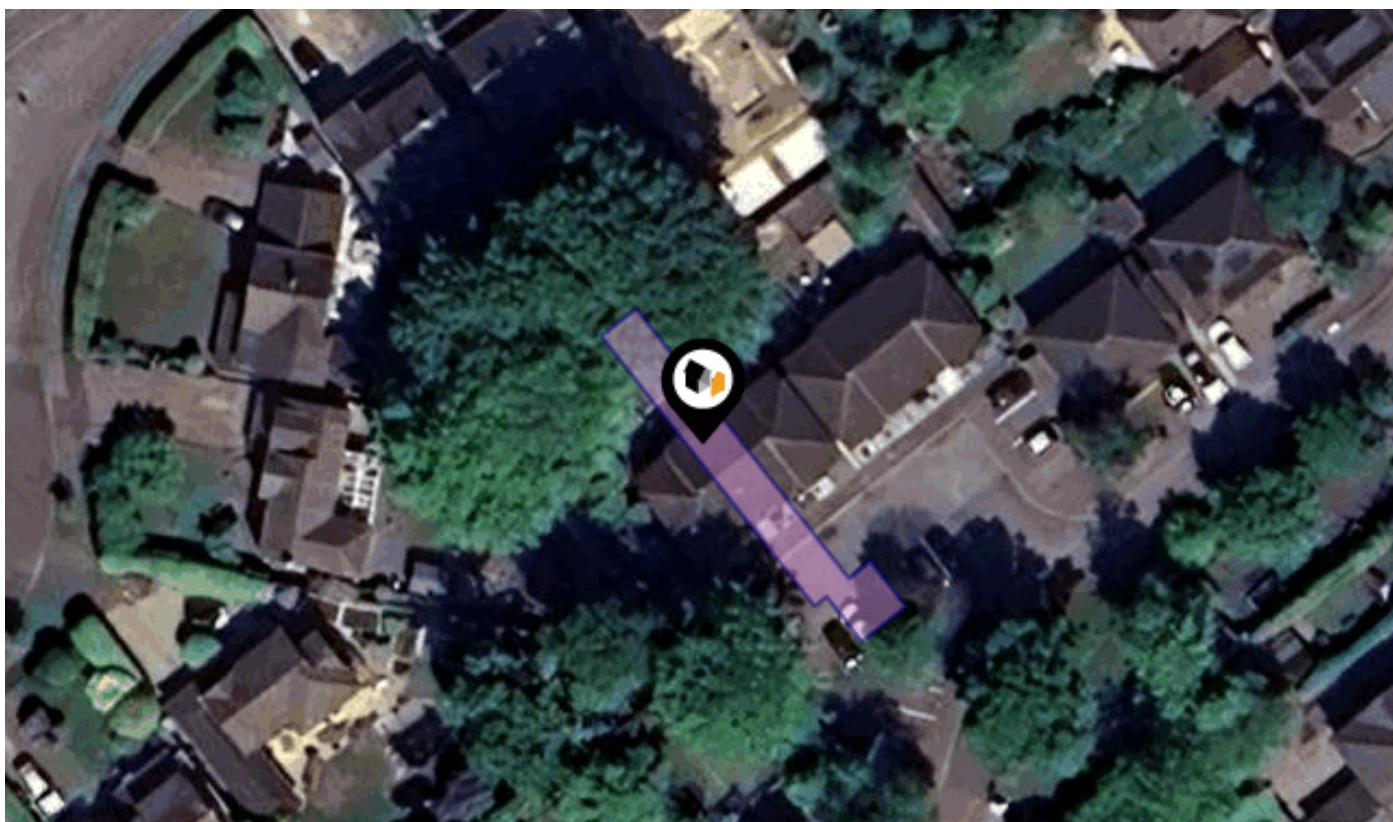


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd July 2025



19, LYNDFORD TERRACE, FLEET, GU52 7SE

Avocado Property

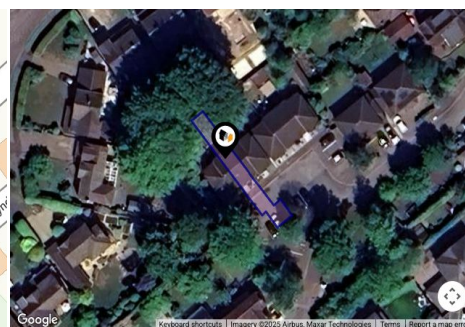
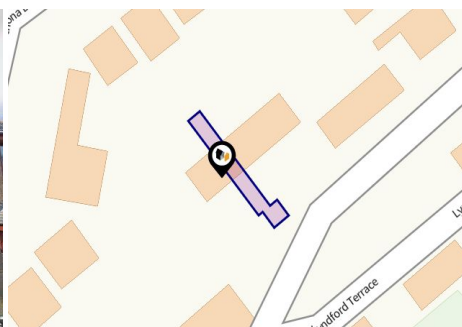
stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.03 acres
Year Built :	1999
Council Tax :	Band C
Annual Estimate:	£2,031
Title Number:	HP569363
UPRN:	100060404866

Last Sold Date:	14/10/2022
Last Sold Price:	£315,000
Last Sold £/ft ² :	£488
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13 mb/s	79 mb/s	1000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate



19, Lyndford Terrace, GU52 7SE

Energy rating

C

Valid until 26.05.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

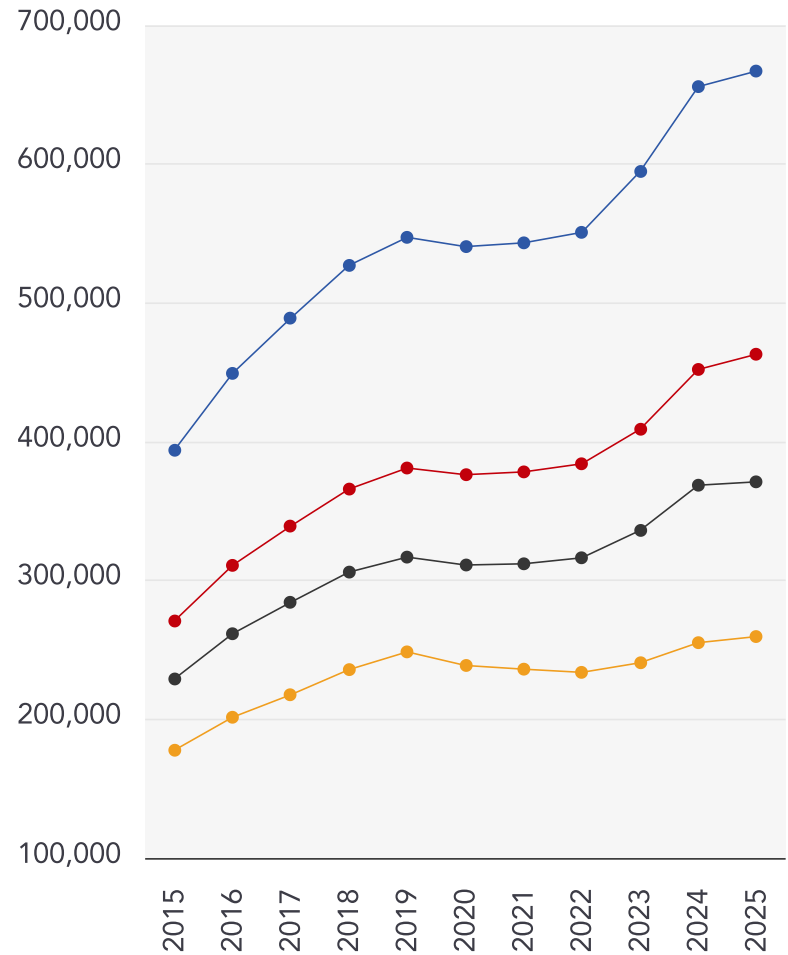
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	60 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU52



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.

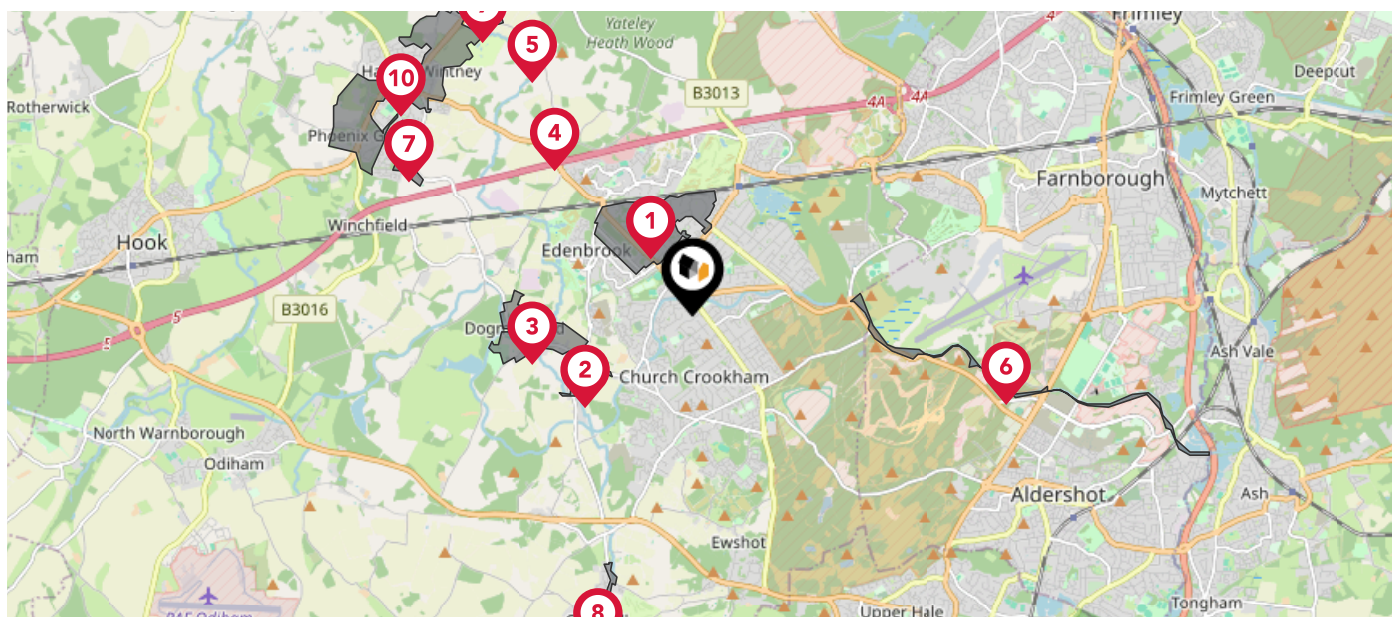
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

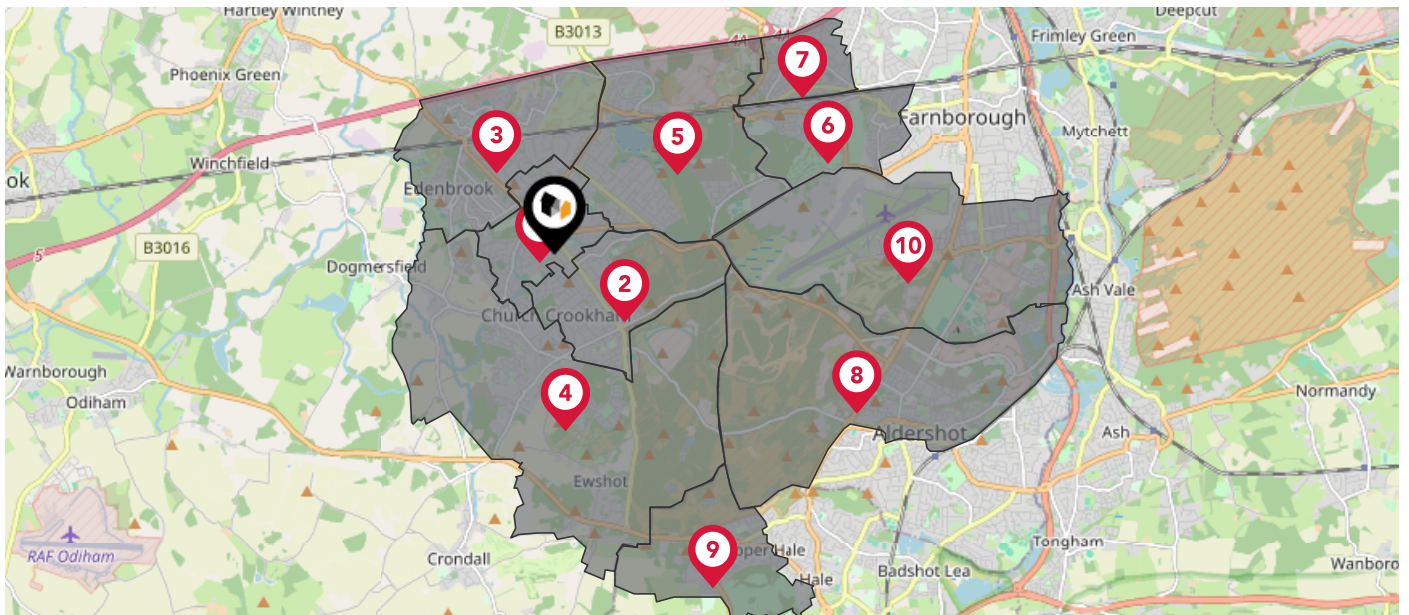
- | | |
|----|-------------------------------|
| 1 | North Fleet |
| 2 | Crookham Village |
| 3 | Dogmersfield |
| 4 | Elvetham |
| 5 | Elvetham Farm |
| 6 | Basingstoke Canal |
| 7 | Hartley Wintney, Church House |
| 8 | Crondall |
| 9 | Hartfordbridge |
| 10 | Hartley Wintney |

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



Fleet Central Ward



Crookham East Ward



Fleet West Ward



Crookham West and Ewshot Ward



Fleet East Ward



Cove and Southwood Ward



St. John's Ward



Wellington Ward



Farnham Upper Hale Ward



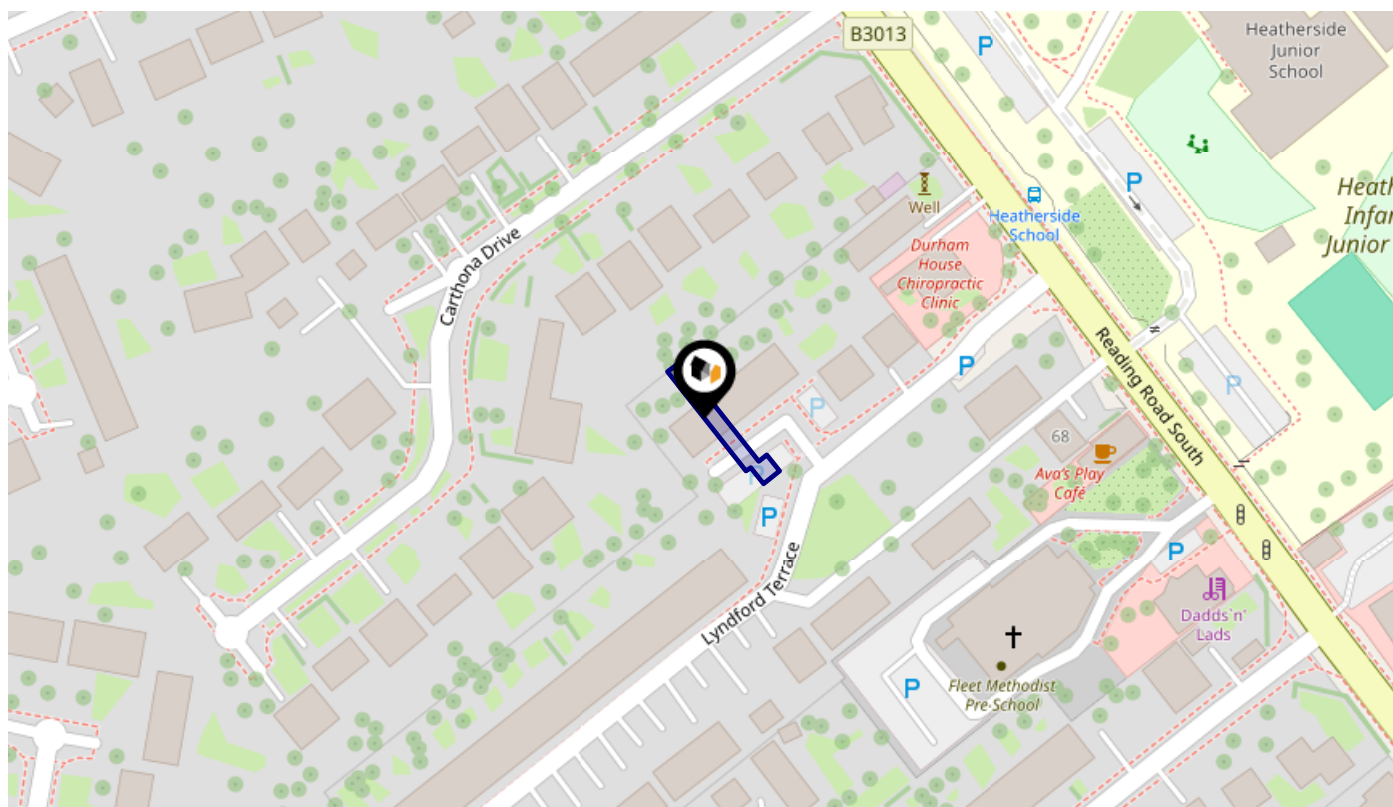
St. Mark's Ward

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:

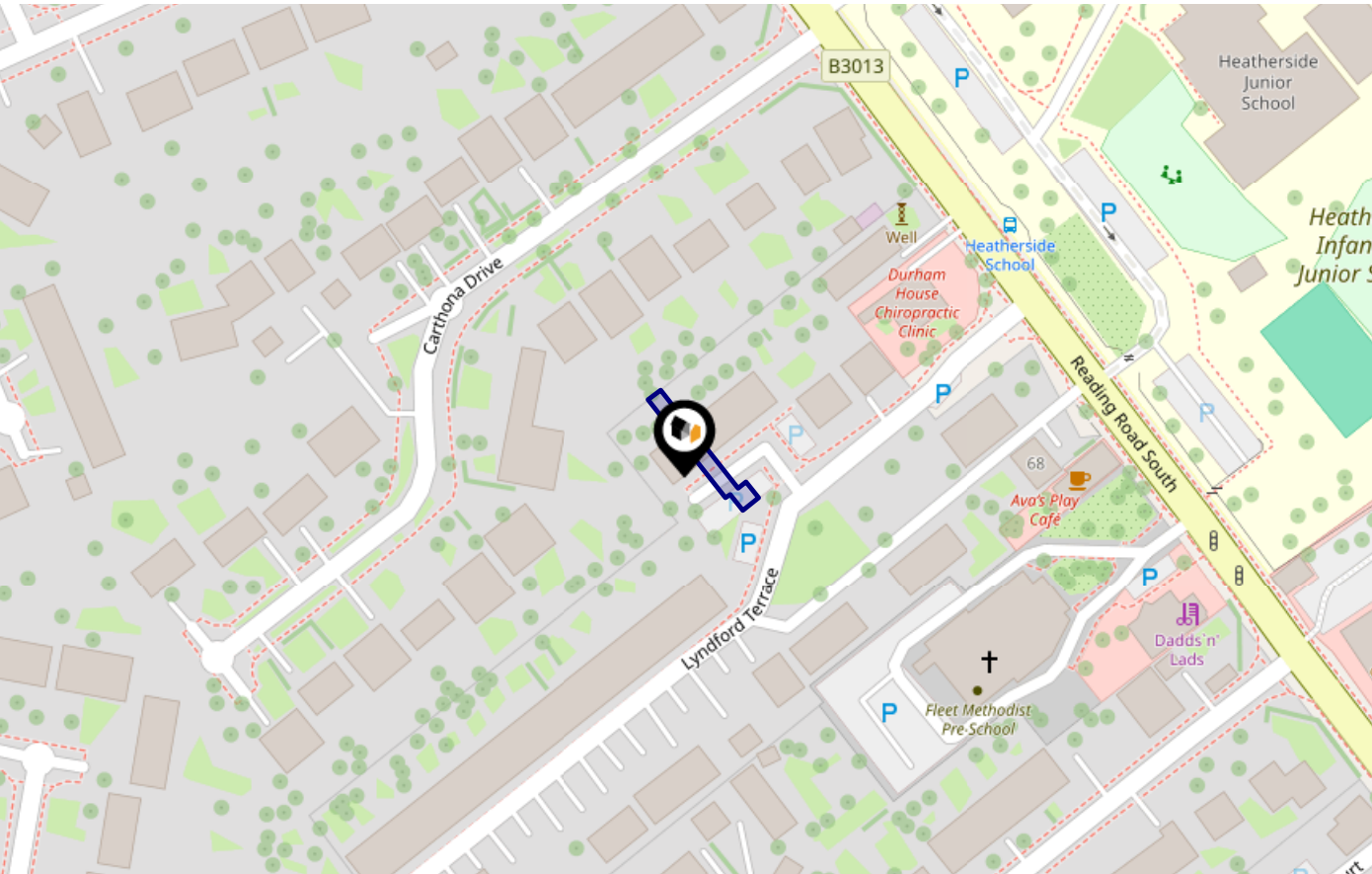
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

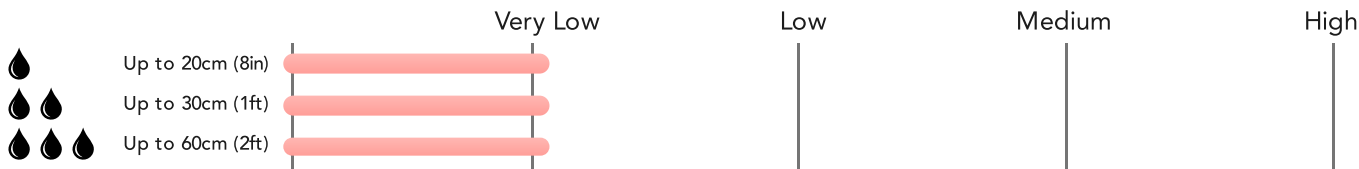


Risk Rating: Very low

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:

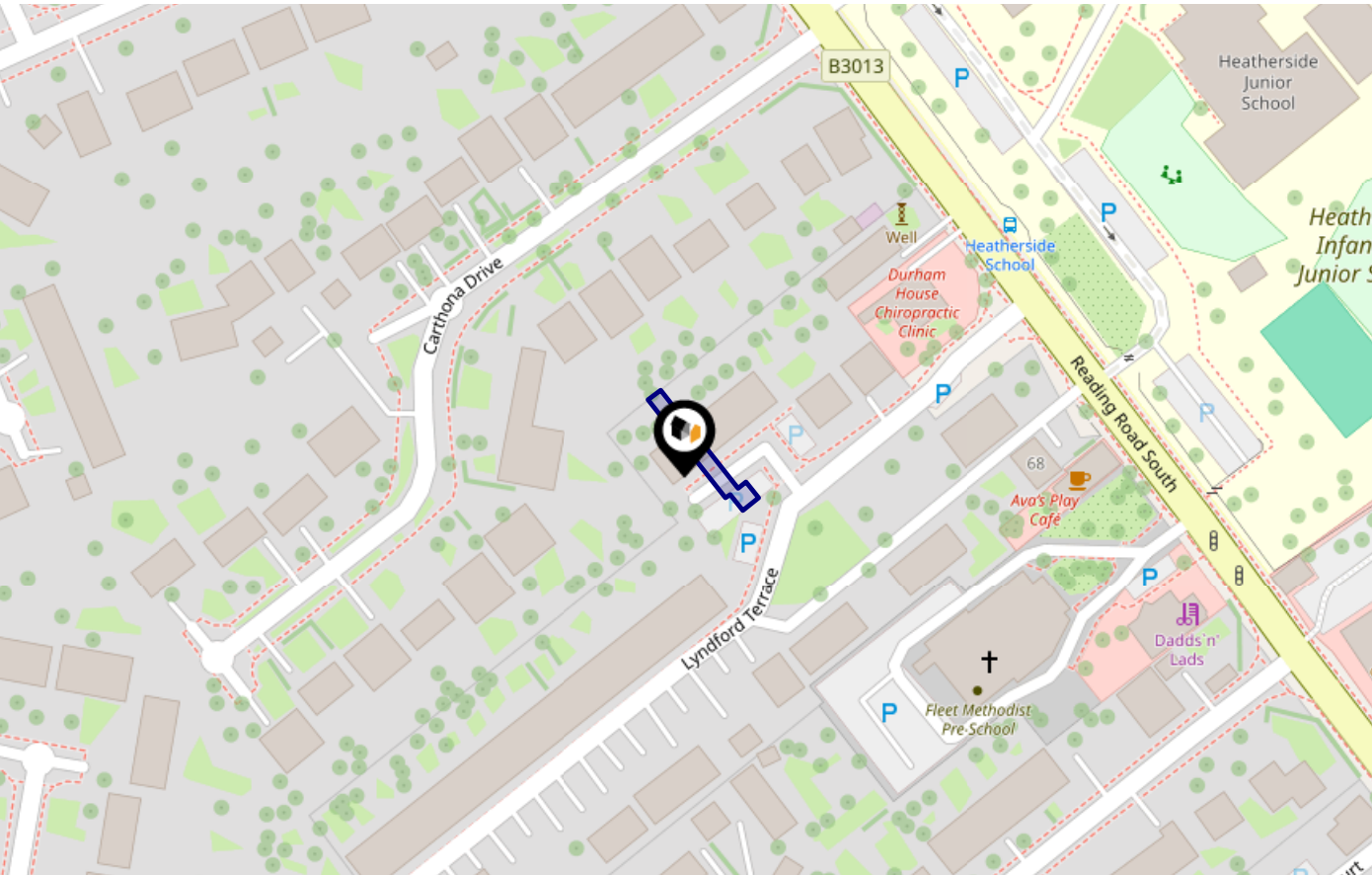


Flood Risk

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.



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:

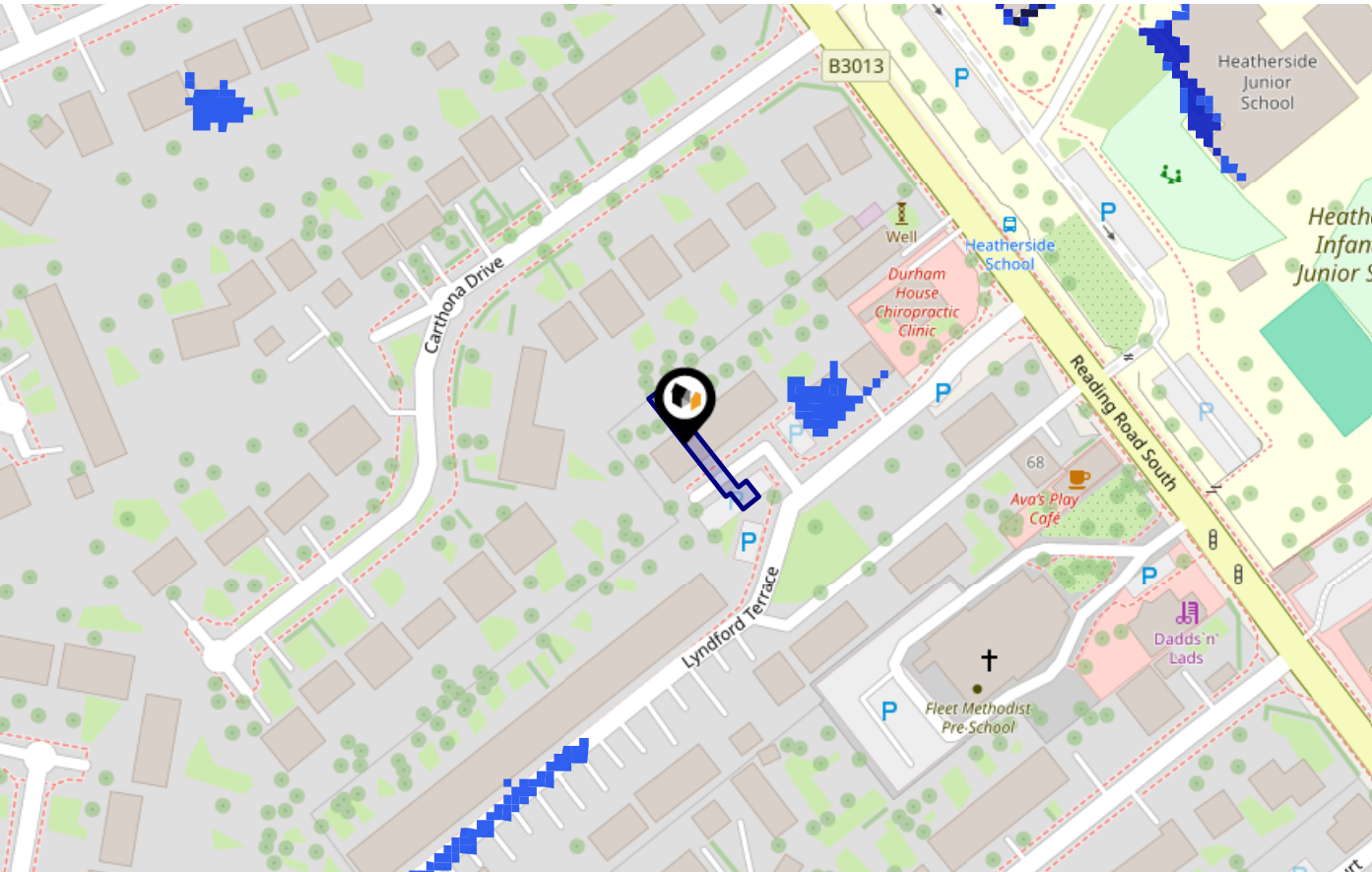


Flood Risk

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.

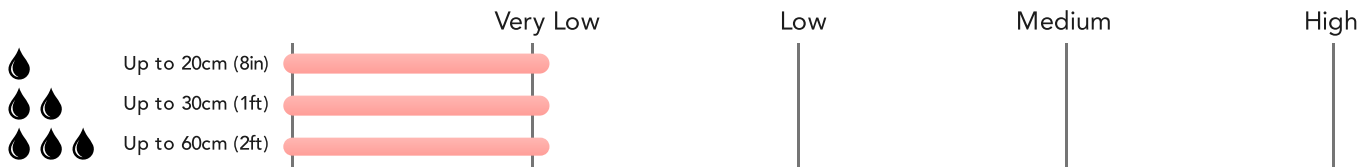


Risk Rating: Very low

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:

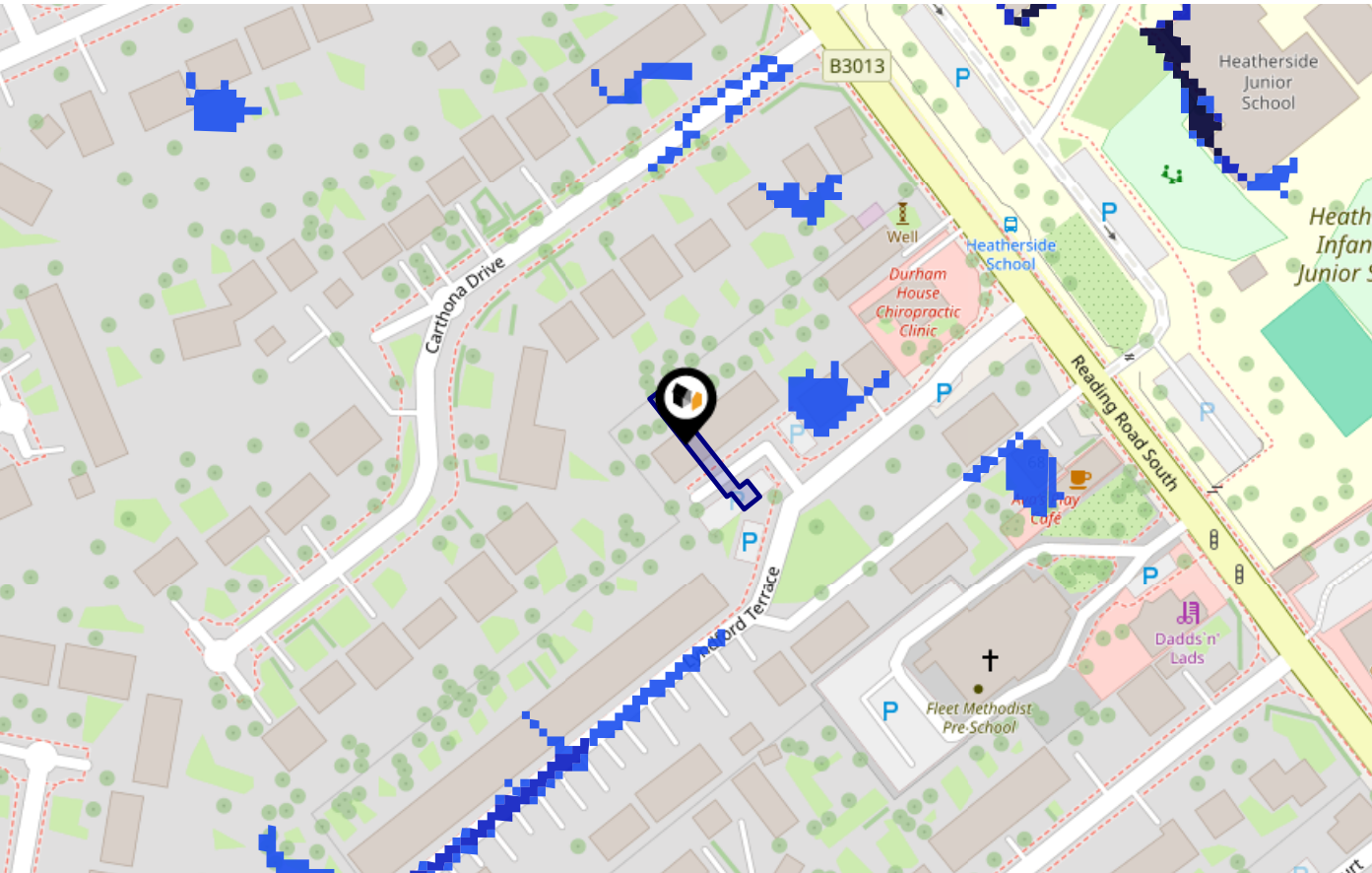


Flood Risk

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

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:

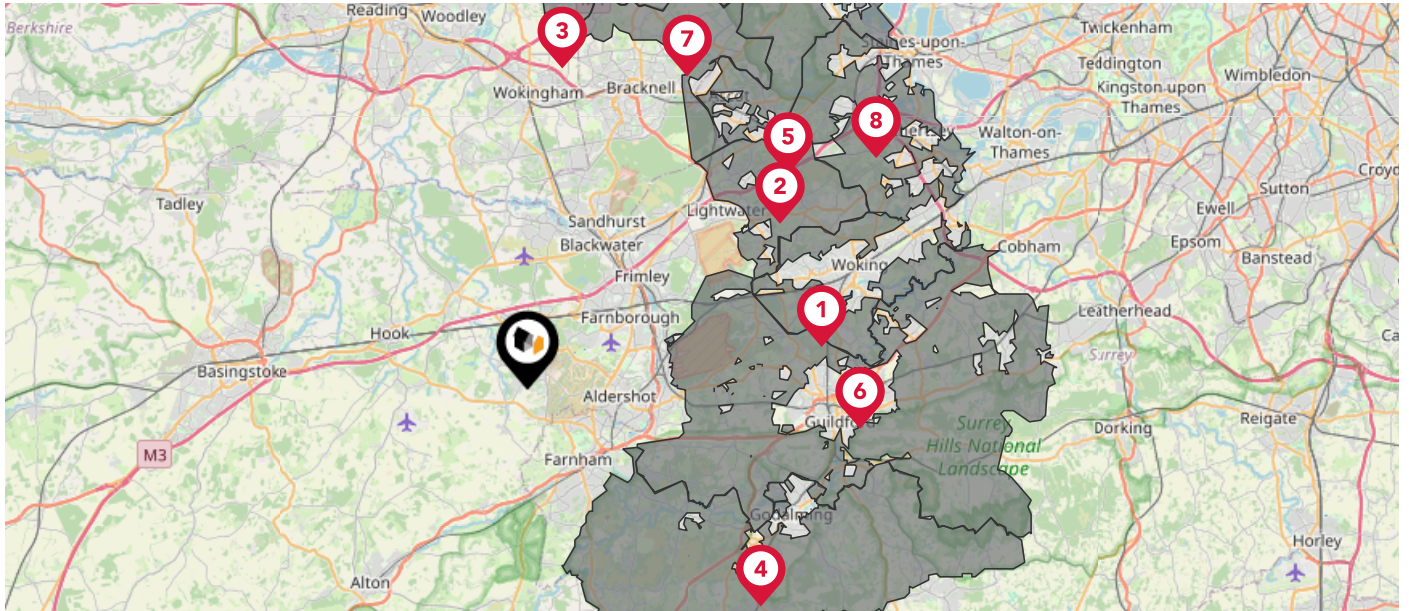


Maps









Green Belt



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



Nearby Green Belt Land

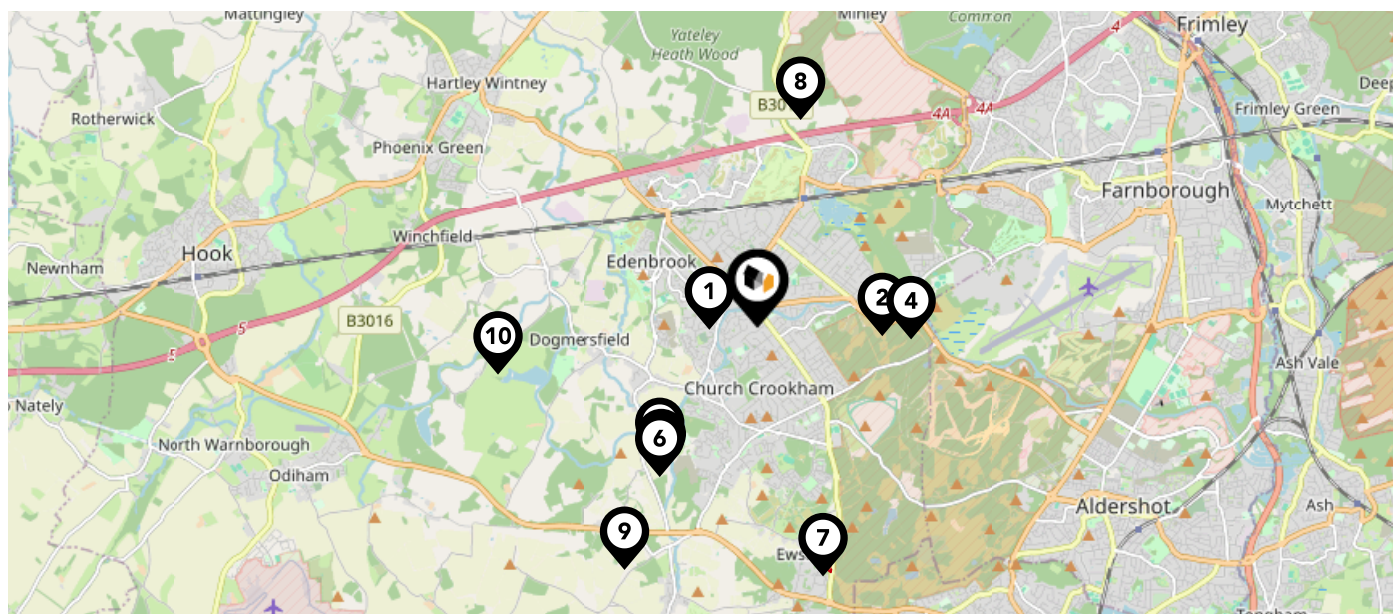
-  1 London Green Belt - Woking
-  2 London Green Belt - Surrey Heath
-  3 London Green Belt - Wokingham
-  4 London Green Belt - Waverley
-  5 London Green Belt - Windsor and Maidenhead
-  6 London Green Belt - Guildford
-  7 London Green Belt - Bracknell Forest
-  8 London Green Belt - Runnymede

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

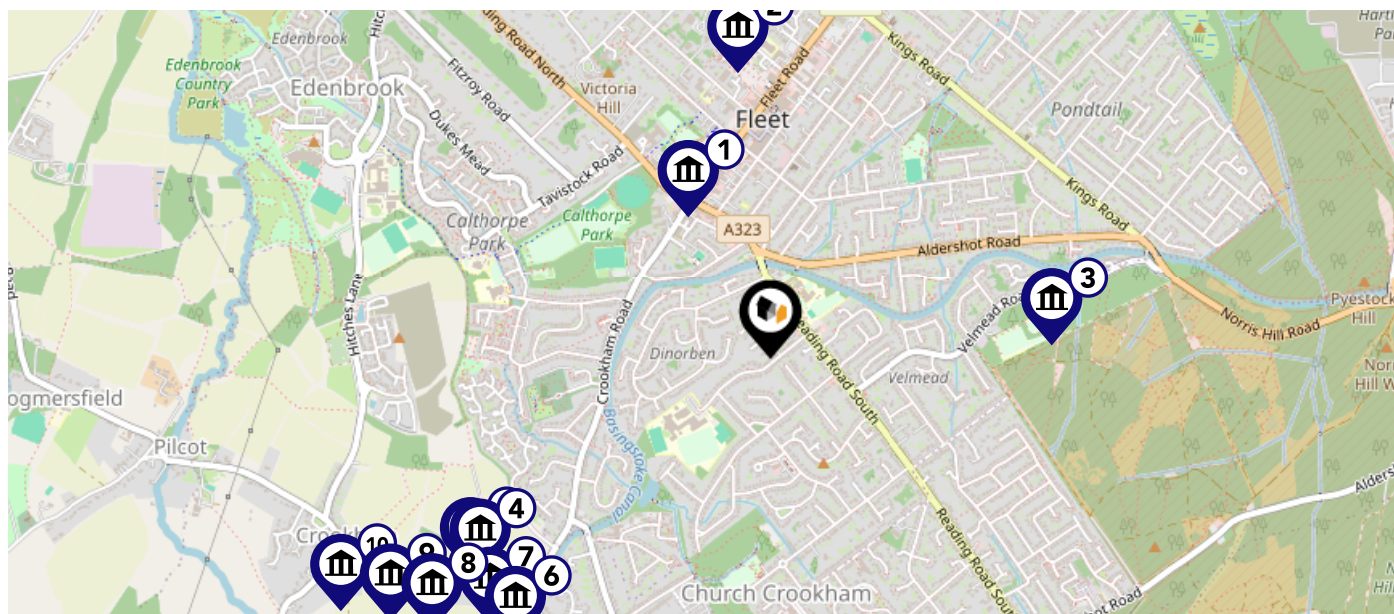
1	Calthorpe Park-Fleet, Hampshire	Historic Landfill	
2	Alton Road-Fleet, Hampshire	Historic Landfill	
3	Land At Crookham Deeps-Crookham	Historic Landfill	
4	Pyestock Hill-Fleet, Hampshire	Historic Landfill	
5	Crookham Deeps North-Crookham, Berkshire	Historic Landfill	
6	Land at Watery Lane-Watery Lane, Crookham	Historic Landfill	
7	EA/EPR/HP3893EQ/V004 - Cranstone Bros	Active Landfill	
8	Borrow Pit-Minley Wood	Historic Landfill	
9	Bowling Alley-Crondell, Near Fleet, Hampshire	Historic Landfill	
10	Yew Tree Copse-Spratts Hatch Lane, Dogmersfield	Historic Landfill	











Maps

Listed Buildings

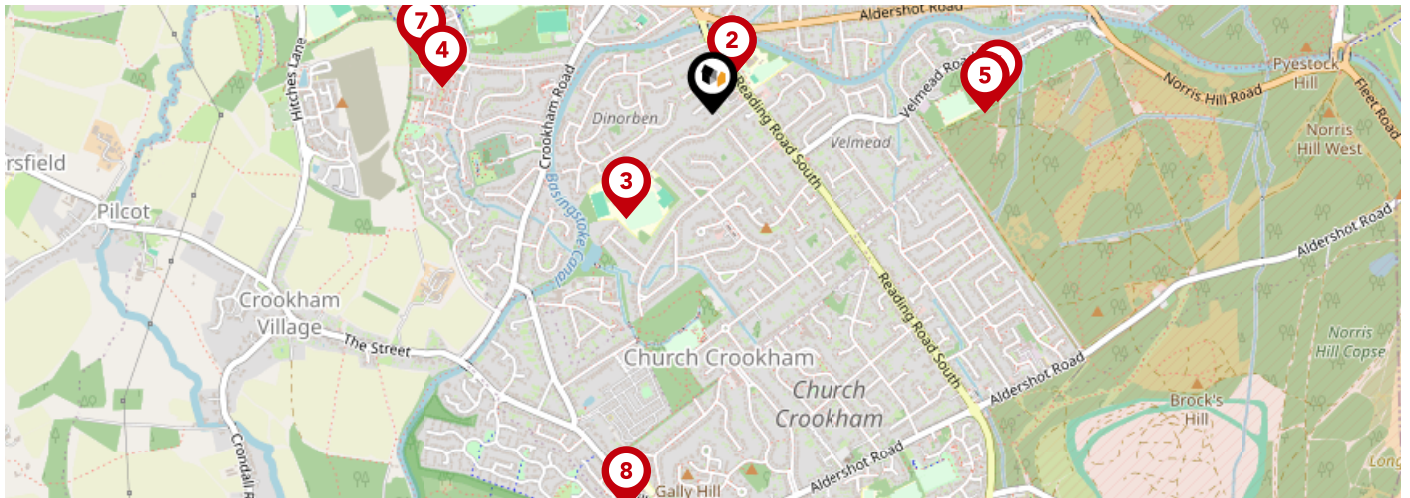


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



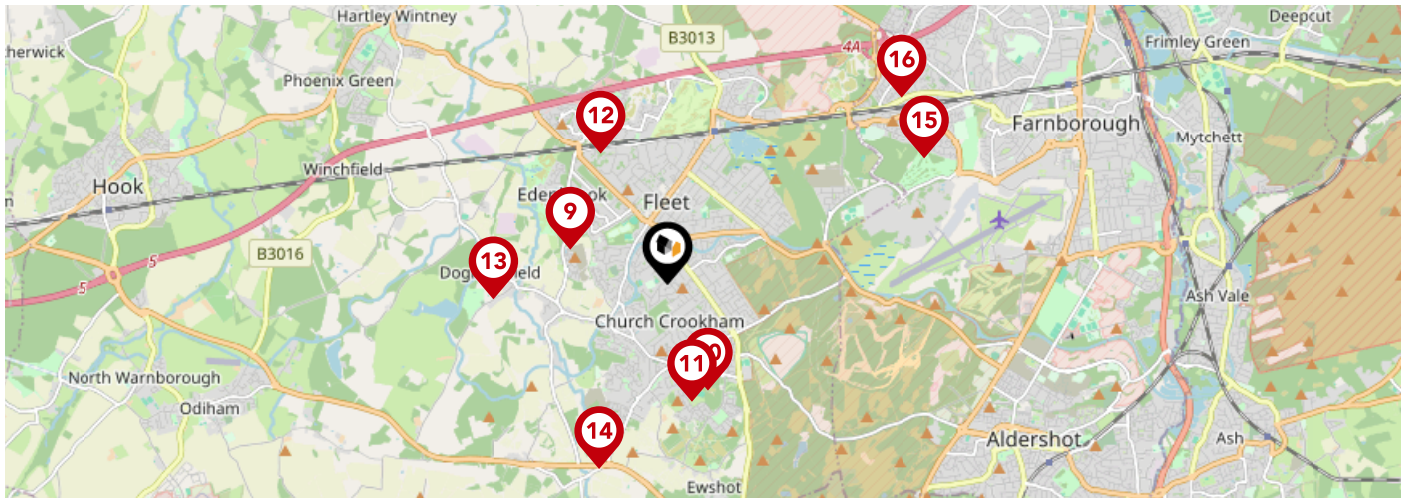
Listed Buildings in the local district	Grade	Distance
 1457019 - Fleet War Memorial	Grade II	0.4 miles
 1339861 - Church Of All Saints	Grade II	0.7 miles
 1440165 - Fleet Infant School	Grade II	0.7 miles
 1339845 - Granary At Grove Farm	Grade II	0.8 miles
 1092346 - Grove Farmhouse	Grade II	0.8 miles
 1092307 - Malthouse Bridge	Grade II	0.9 miles
 1339844 - Brunley	Grade II	0.9 miles
 1252960 - Grove View West View Cottage	Grade II	1.0 miles
 1252965 - Forge	Grade II	1.0 miles
 1092384 - Cross Farm Cottages	Grade II	1.1 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Heatherside Junior School Ofsted Rating: Outstanding Pupils: 378 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heatherside Infant School Ofsted Rating: Outstanding Pupils: 261 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Court Moor School Ofsted Rating: Good Pupils: 1140 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Saints Church of England Aided Junior School Ofsted Rating: Good Pupils: 536 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Velmead Junior School Ofsted Rating: Good Pupils: 383 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fleet Infant School Ofsted Rating: Good Pupils: 260 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tavistock Infant School Ofsted Rating: Good Pupils: 191 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Crookham Church of England Aided Infant School Ofsted Rating: Good Pupils: 176 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

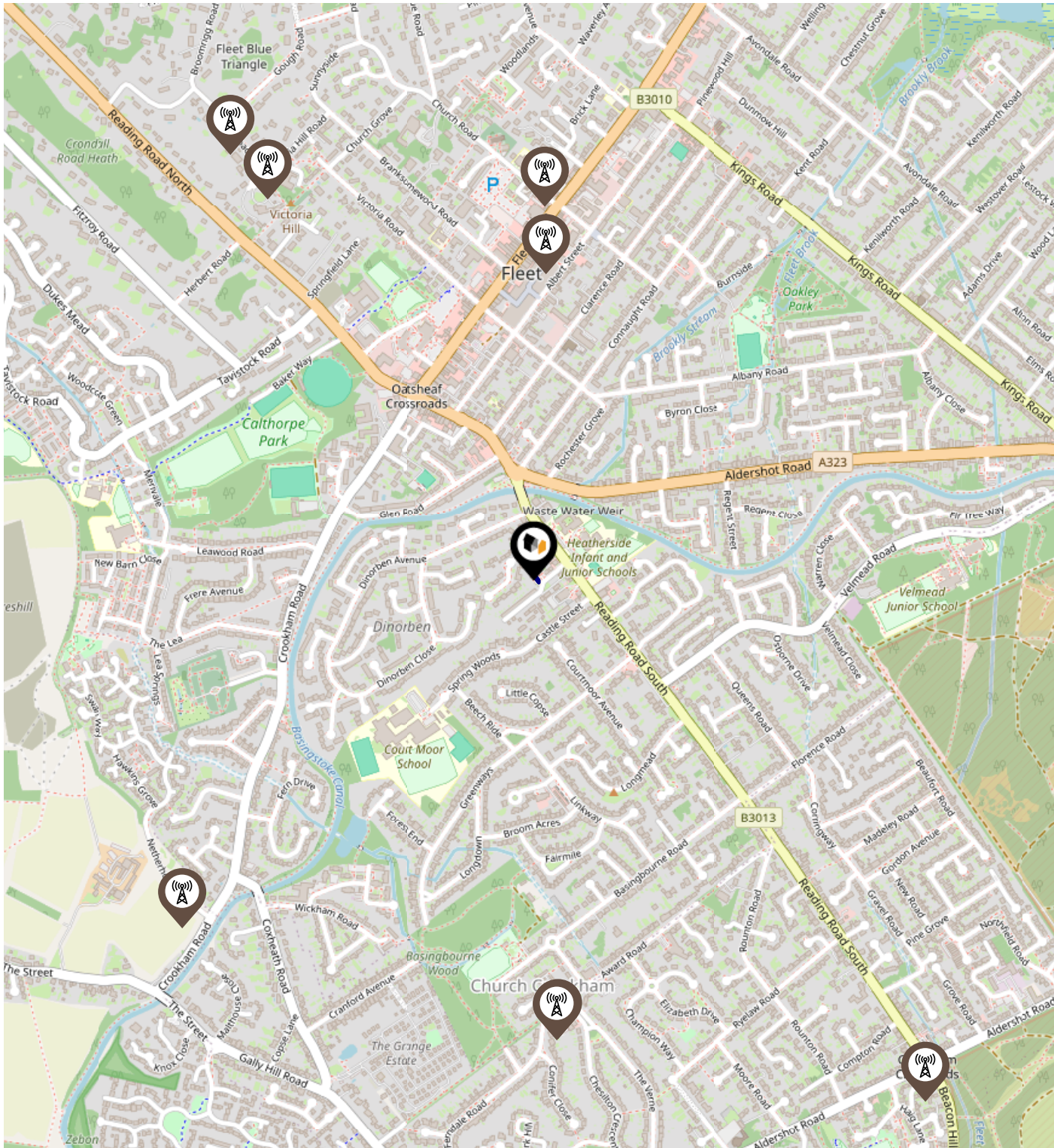
Area Schools



		Nursery	Primary	Secondary	College	Private
	Calthorpe Park School Ofsted Rating: Good Pupils: 1591 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Church Crookham Junior School Ofsted Rating: Good Pupils: 571 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tweseldown Infant School Ofsted Rating: Good Pupils: 352 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elvetham Heath Primary School Ofsted Rating: Outstanding Pupils: 650 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dogmersfield Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas' School Ofsted Rating: Not Rated Pupils: 302 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwood Infant School Ofsted Rating: Good Pupils: 124 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parsonage Farm Nursery and Infant School Ofsted Rating: Requires improvement Pupils: 211 Distance:2.77	<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

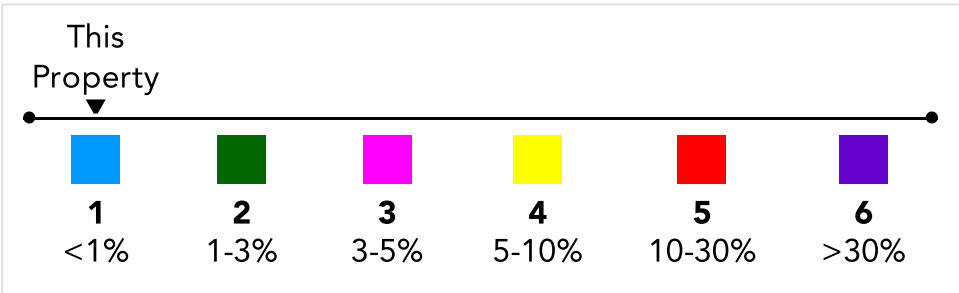
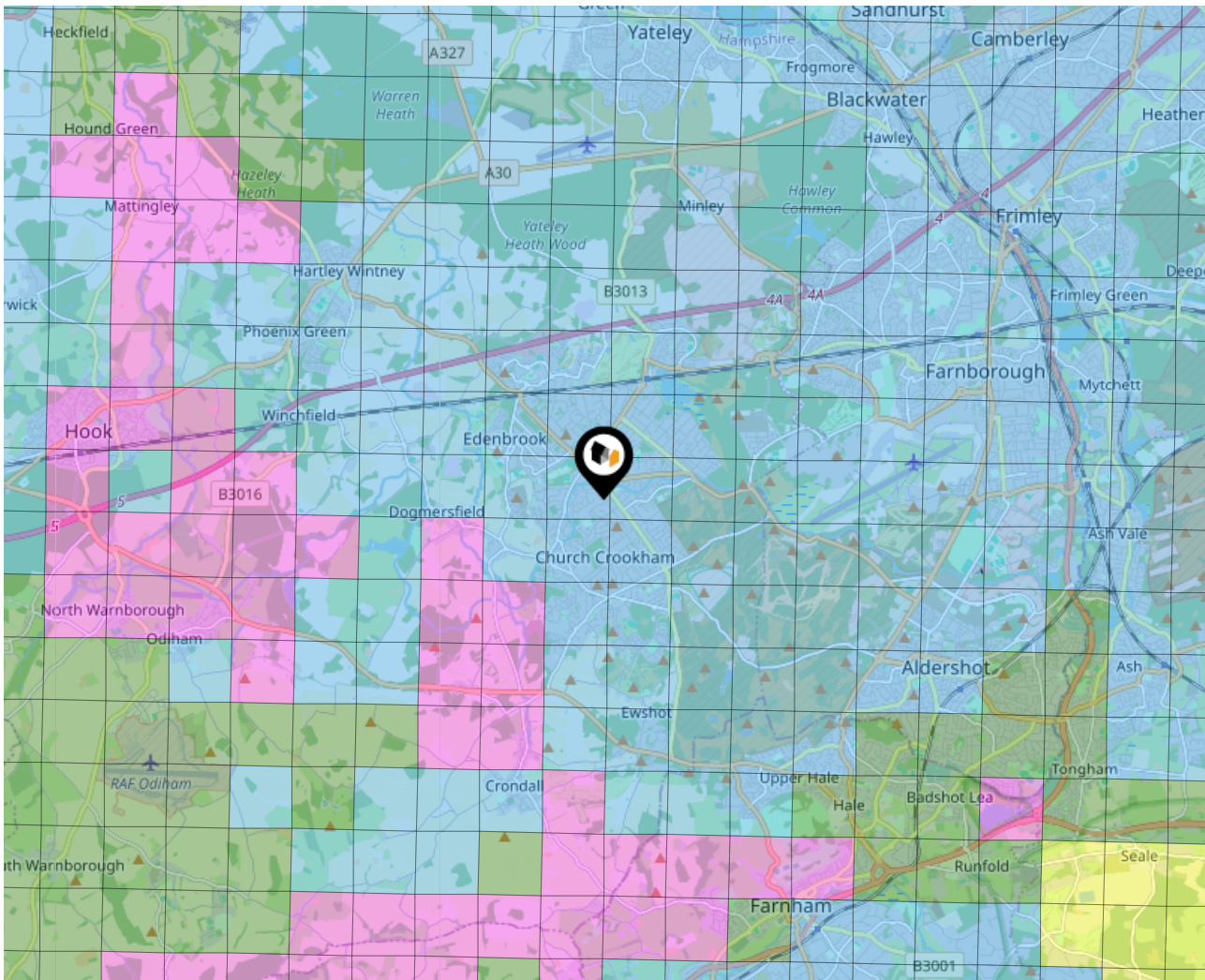
Environment

Radon Gas



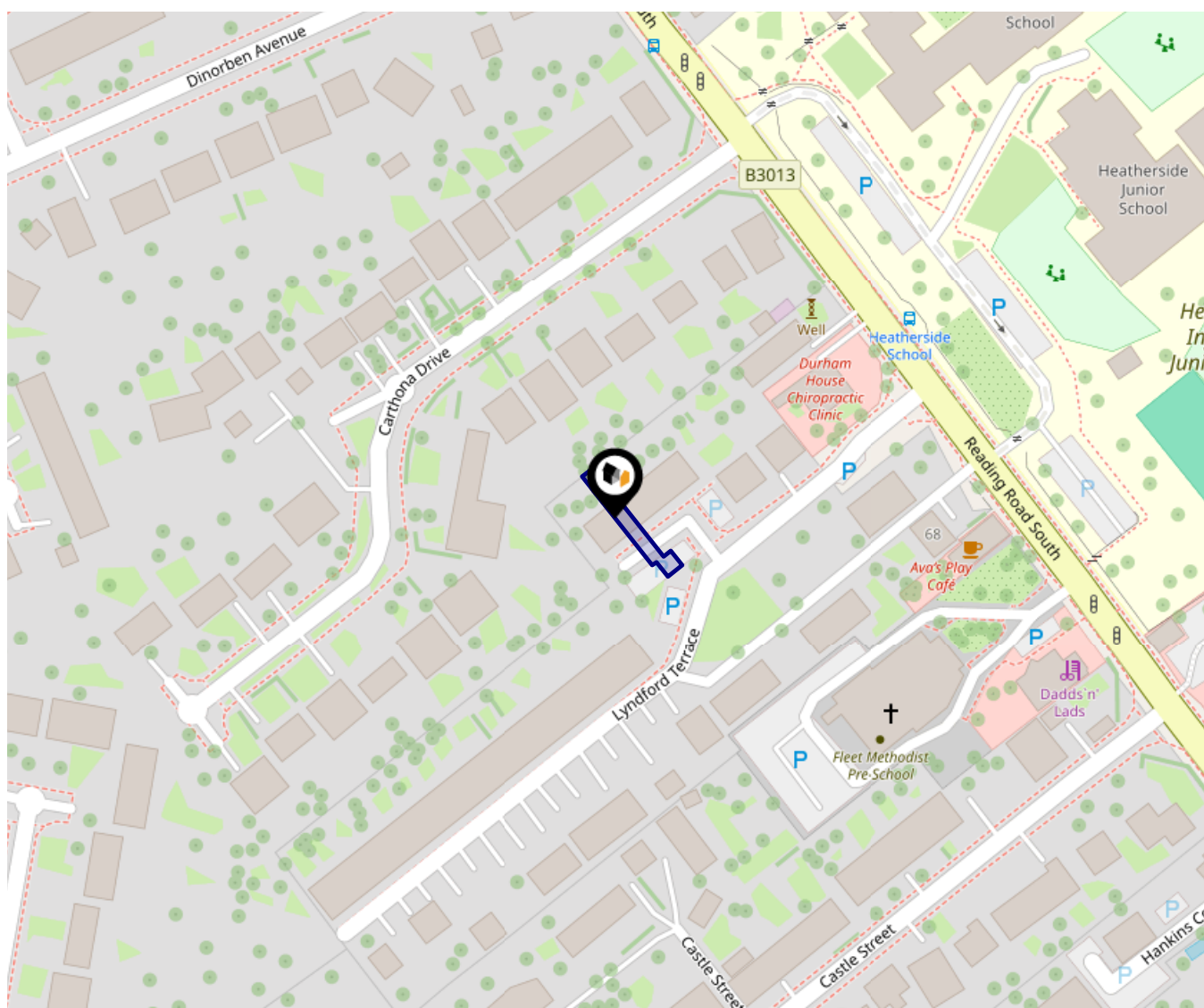
What is Radon?

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



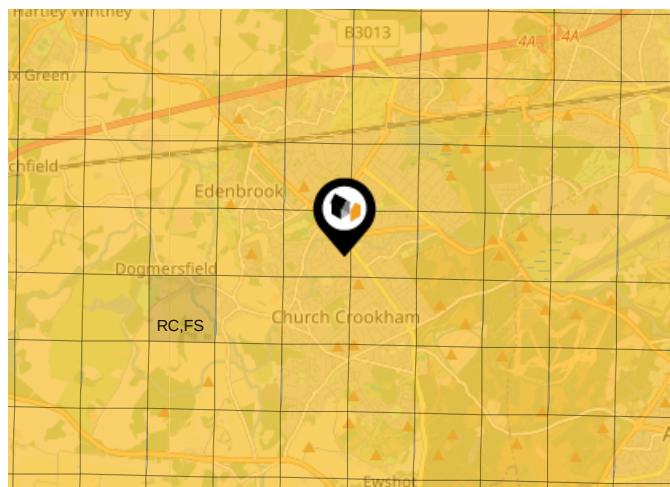
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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 SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

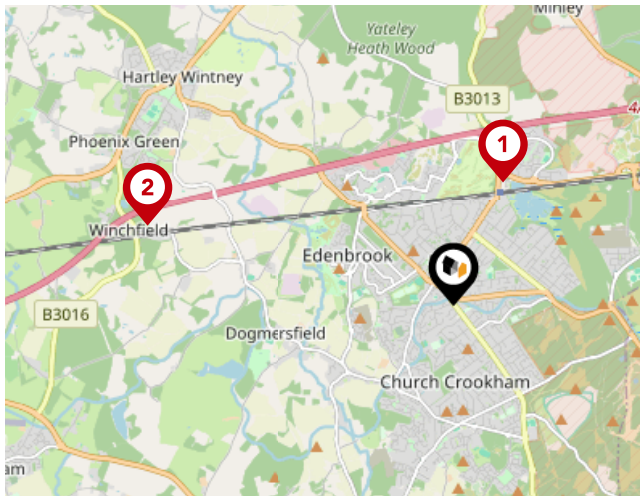


Primary Classifications (Most Common Clay Types)

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

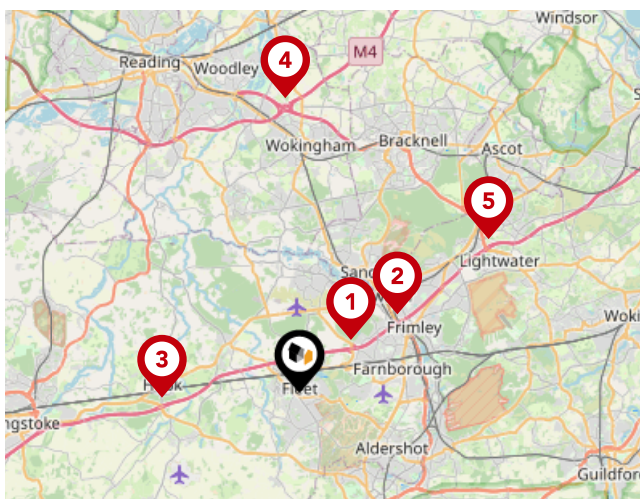
Area

Transport (National)



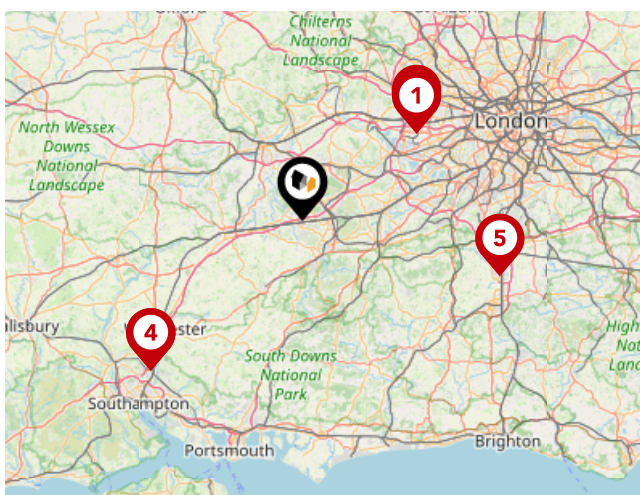
National Rail Stations

Pin	Name	Distance
1	Fleet Rail Station	1.22 miles
2	Winchfield Rail Station	2.93 miles
3	Aldershot Rail Station	4.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	2.7 miles
2	M3 J4	4.61 miles
3	M3 J5	5.16 miles
4	M4 J10	10.9 miles
5	M3 J3	9.01 miles

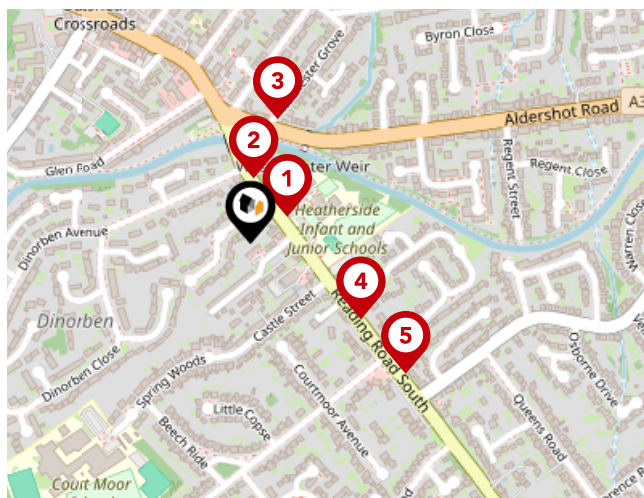


Airports/Helipads






Pin	Name	Distance
1	Heathrow Airport Terminal 4	21.31 miles
2	Heathrow Airport	21.75 miles
3	North Stoneham	31.77 miles
4	Southampton Airport	31.77 miles
5	Gatwick Airport	30.47 miles

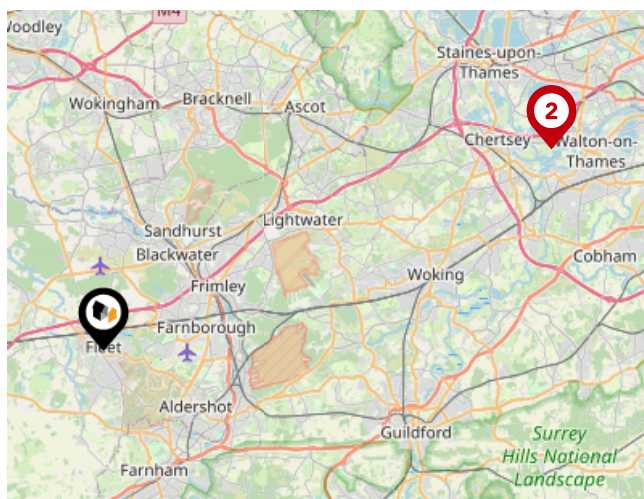
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Heatherside School	0.05 miles
	Heatherside School	0.08 miles
	Rochester Grove	0.15 miles
	Haywood Drive	0.15 miles
	Haywood Drive	0.23 miles



Ferry Terminals

Pin	Name	Distance
	Shepperton Ferry Landing	18.23 miles
	Weybridge Ferry Landing	18.22 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

stephen@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

