

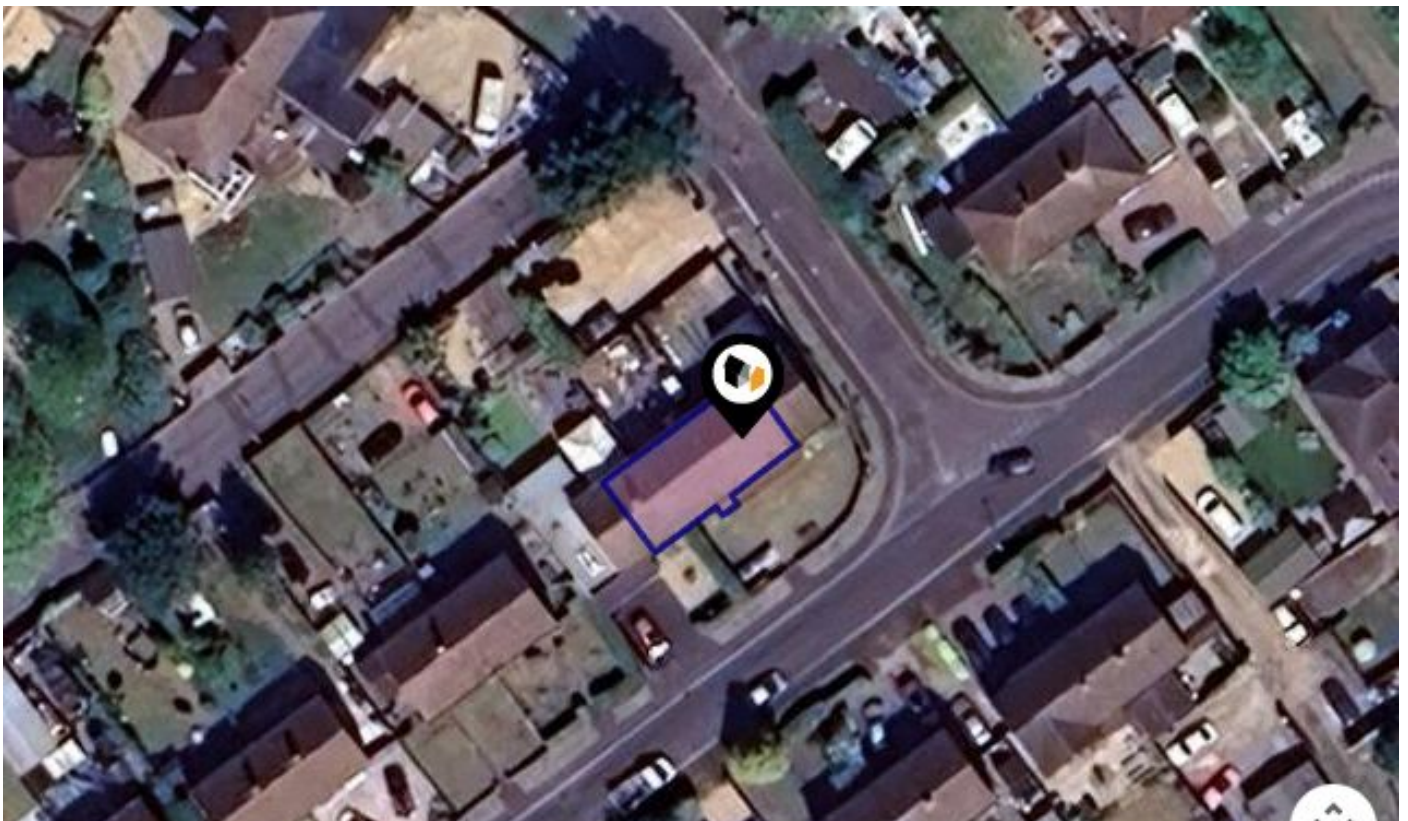


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th July 2025



FLAT 4, 22, SOMERVILLE CRESCENT, YATELEY, GU46 6XF

Avocado Property

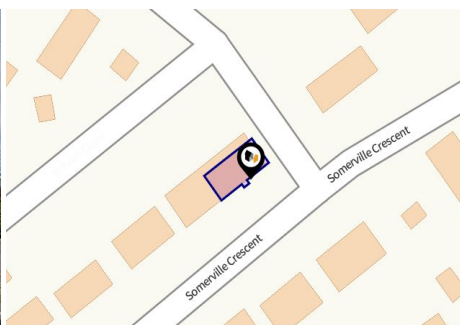
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	24/11/2006
Bedrooms:	2	Last Sold Price:	£138,950
Plot Area:	0.03 acres	Last Sold £/ft²:	£263
Year Built :	2003-2006	Tenure:	Leasehold
Council Tax :	Band B	Start Date:	23/11/2006
Annual Estimate:	£1,777	End Date:	01/04/3005
Title Number:	HP690099	Lease Term:	999 years from 1.4.2006
UPRN:	10008959335	Term Remaining:	980 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

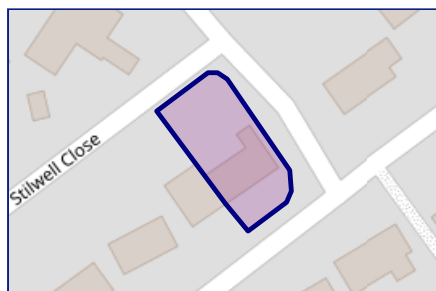


Property

Multiple Title Plans

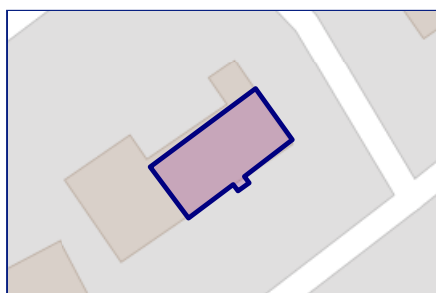


Freehold Title Plan



HP498739

Leasehold Title Plan



HP690099

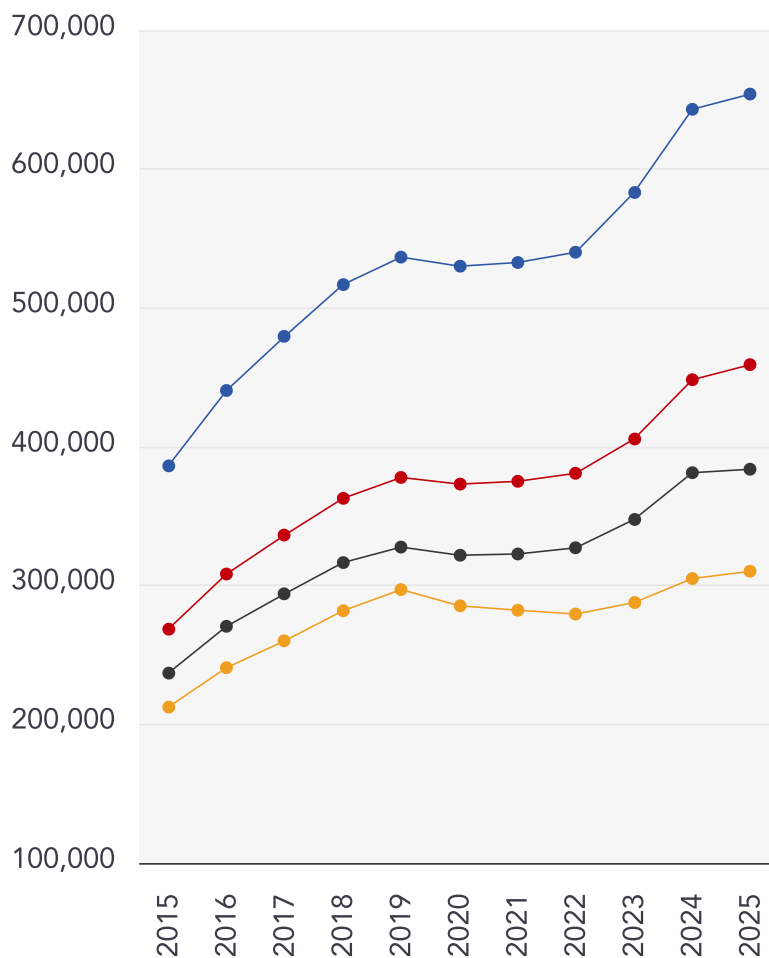
Start Date:	23/11/2006
End Date:	01/04/3005
Lease Term:	999 years from 1.4.2006
Term Remaining:	980 years

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.

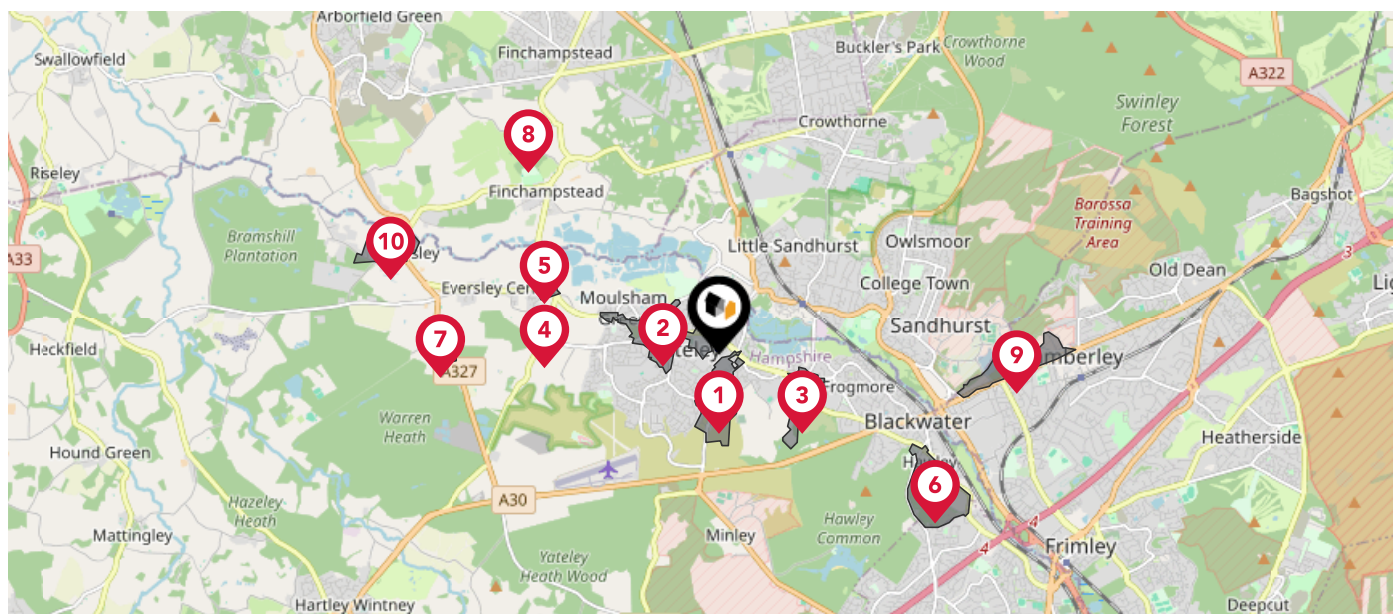
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

1

Cricket Hill

2

Yateley Green

3

Darby Green Yateley

4

Up Green

5

Eversley Cross

6

Hawley Park and Green

7

Eversley Church Farm

8

Finchampstead Church

9

RMA (Former) Staff College and London Road, Camberley

10

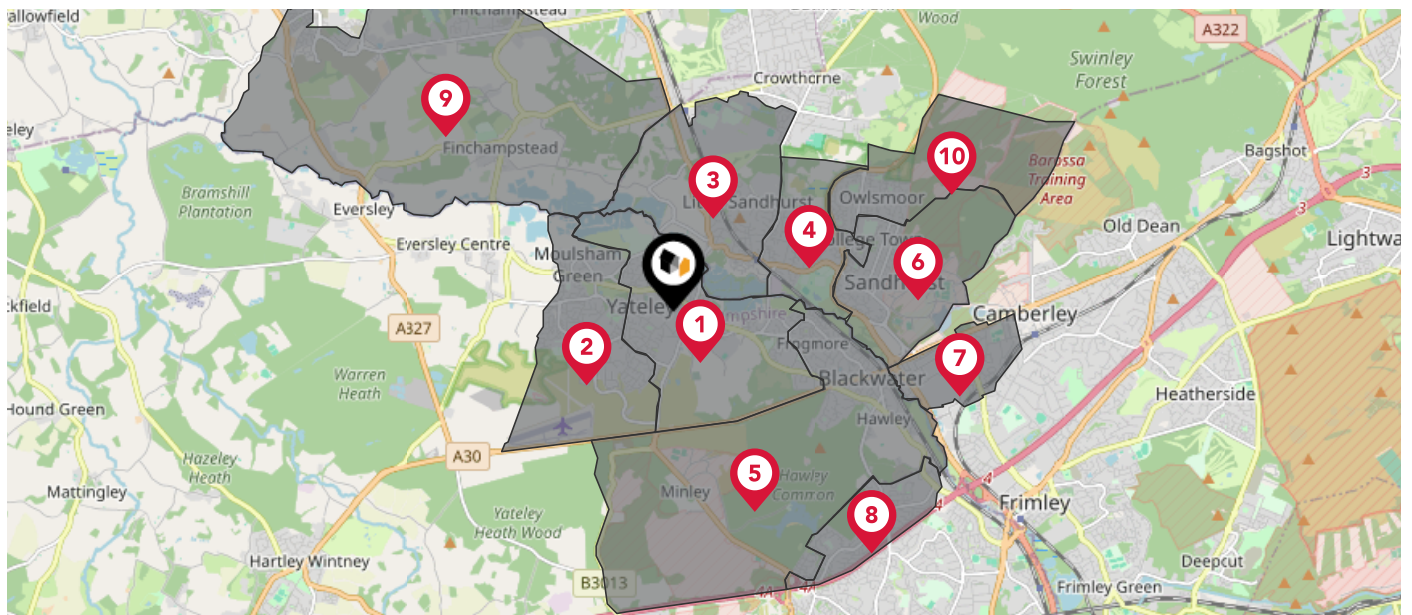
Eversley Street

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

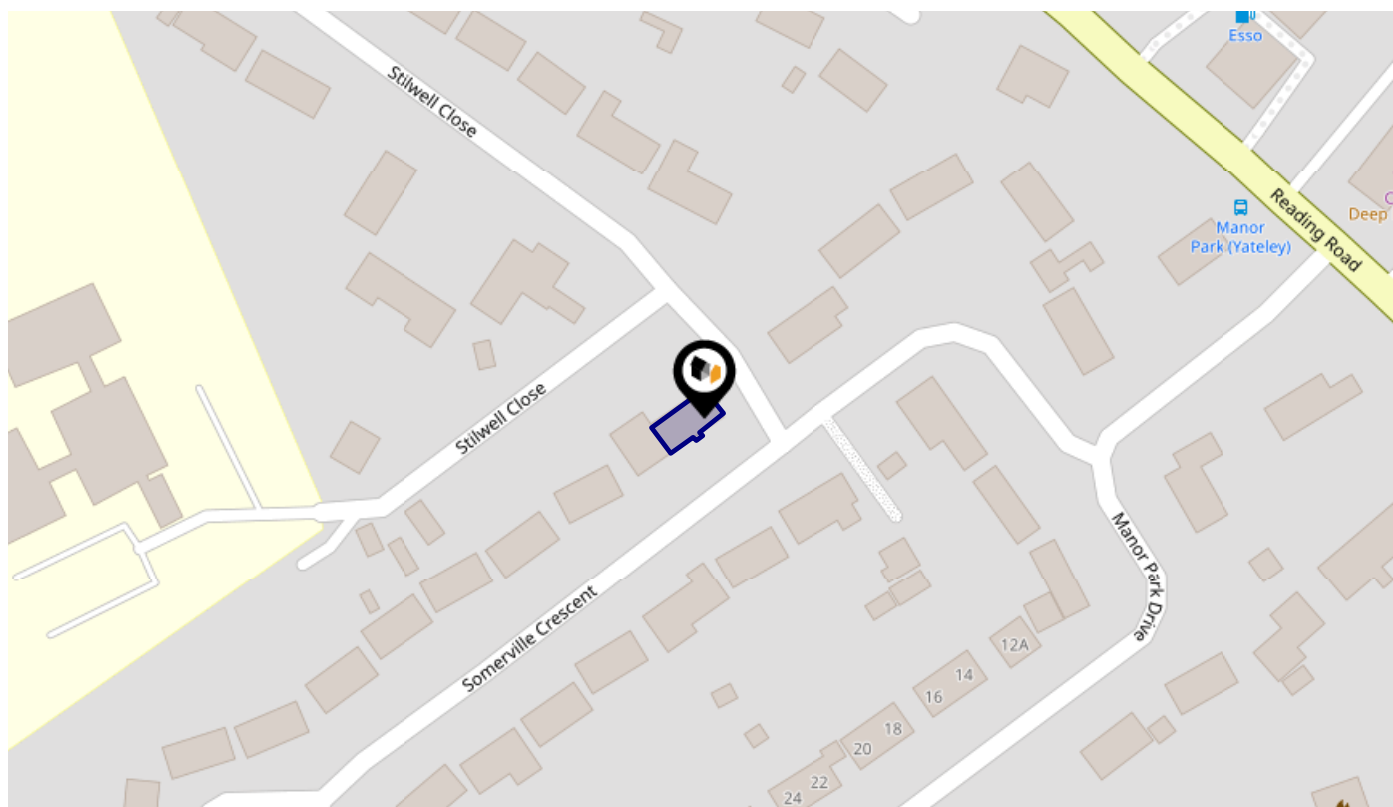
-  Yateley East Ward
-  Yateley West Ward
-  Little Sandhurst and Wellington Ward
-  Central Sandhurst Ward
-  Blackwater and Hawley Ward
-  College Town Ward
-  St. Michaels Ward
-  Fernhill Ward
-  Finchampstead South Ward
-  Owlsmoor Ward

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:

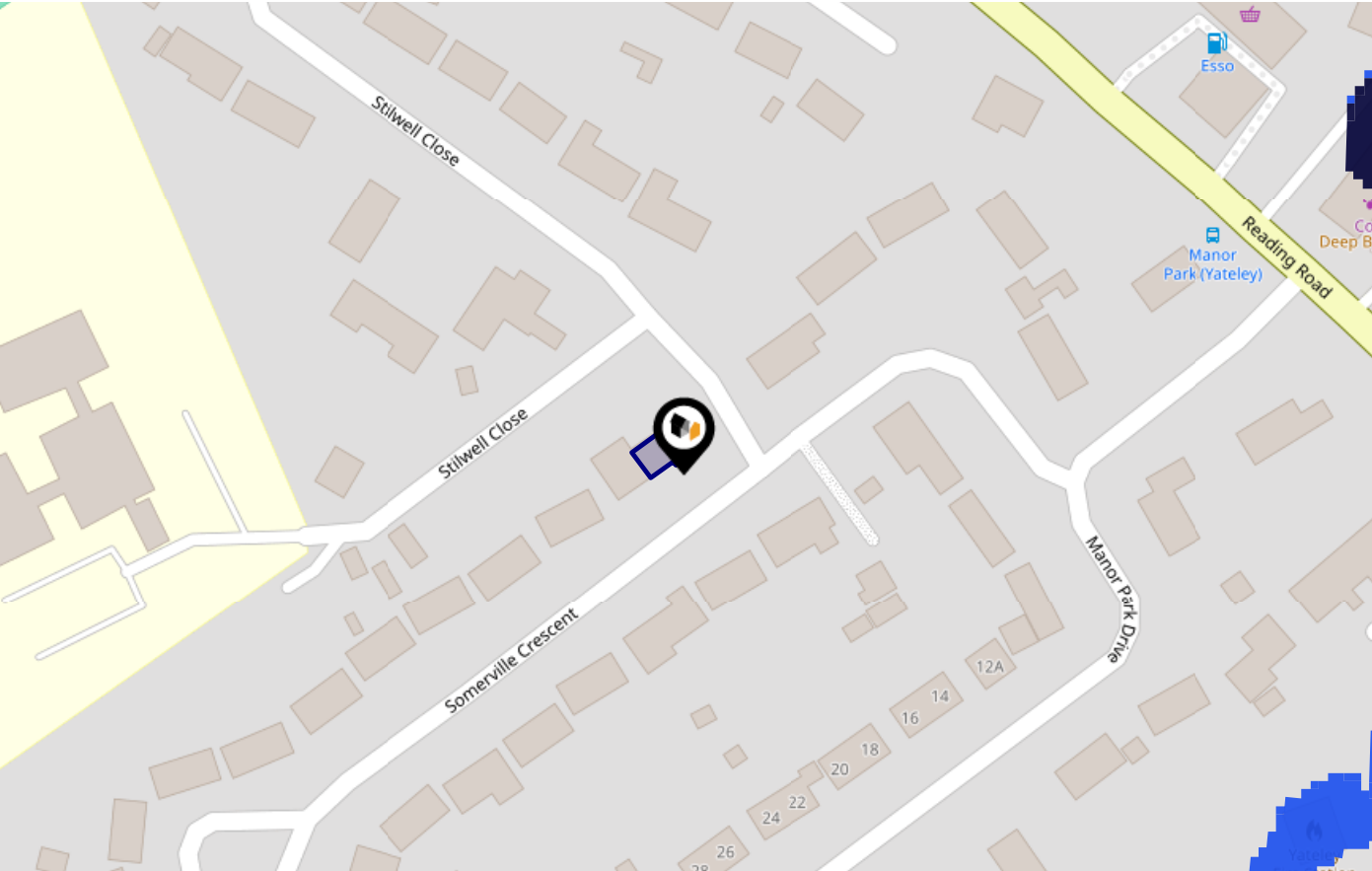
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

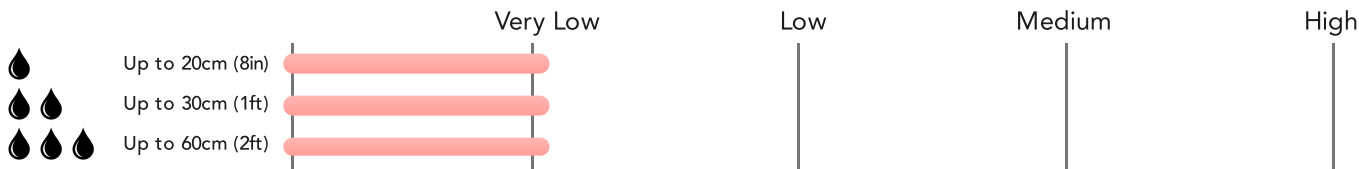


Risk Rating: Very low

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:

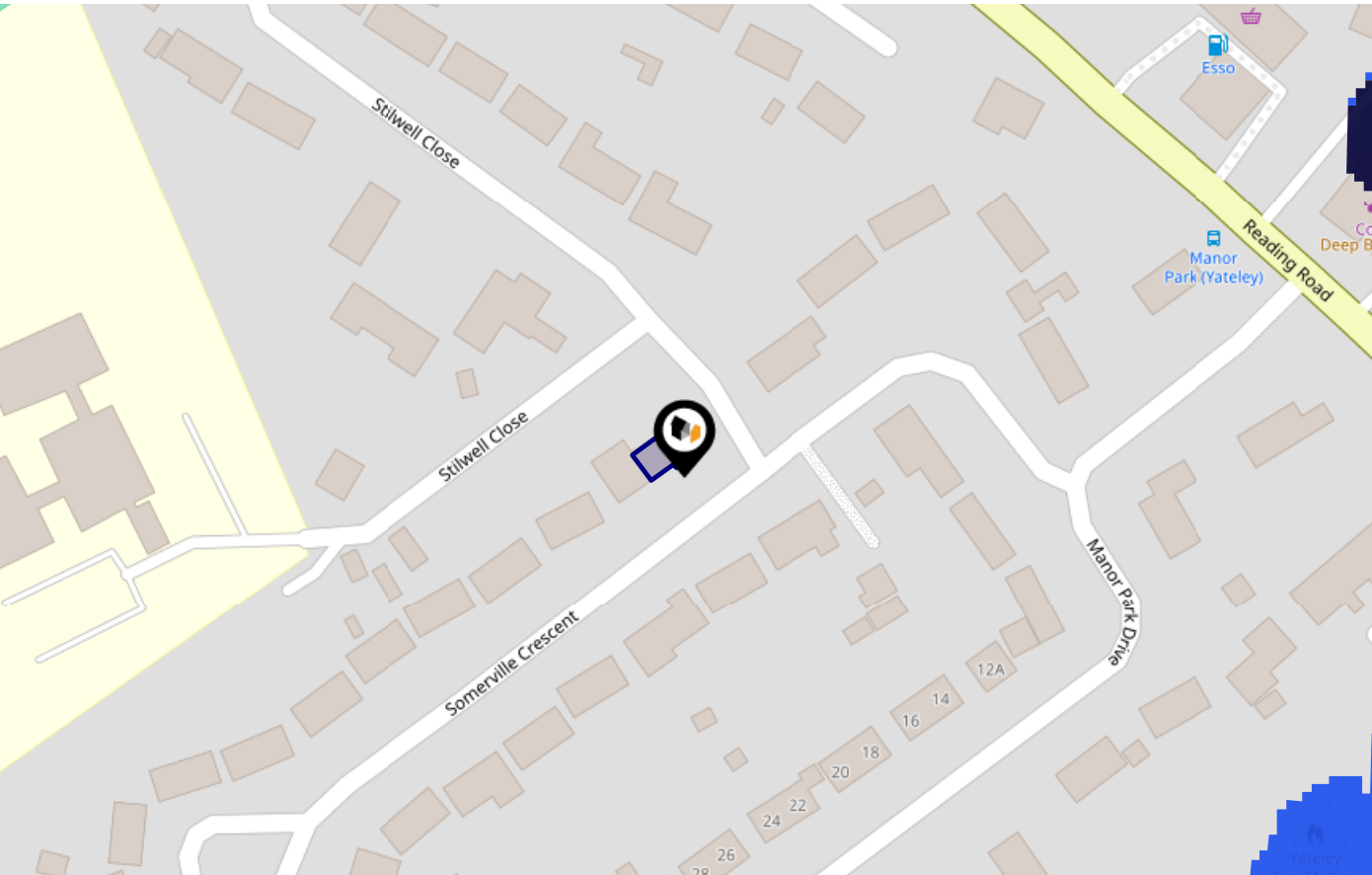


Flood Risk

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.

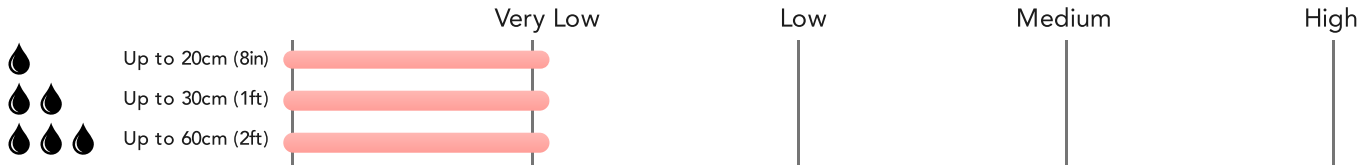


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

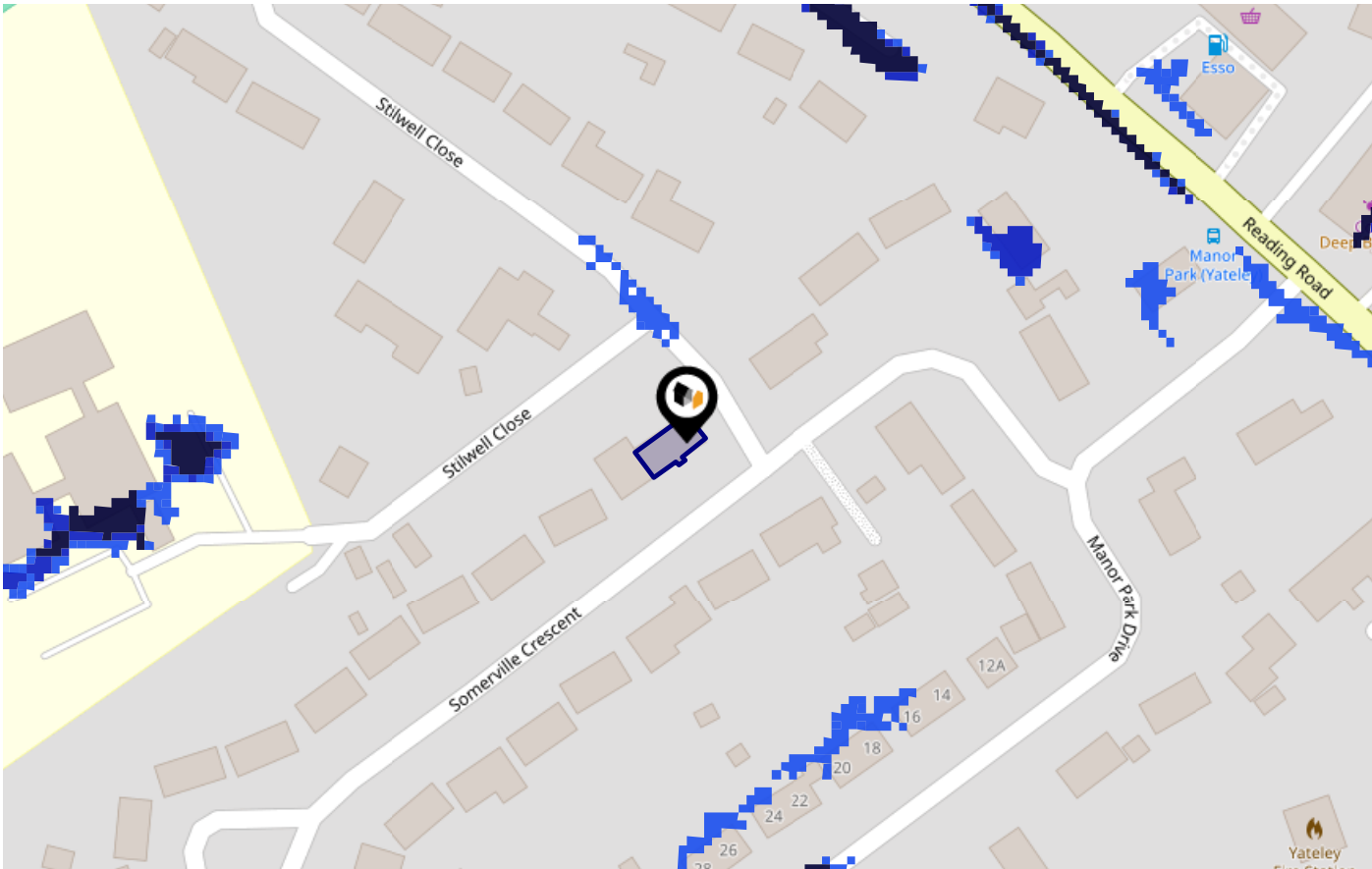


Flood Risk

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.

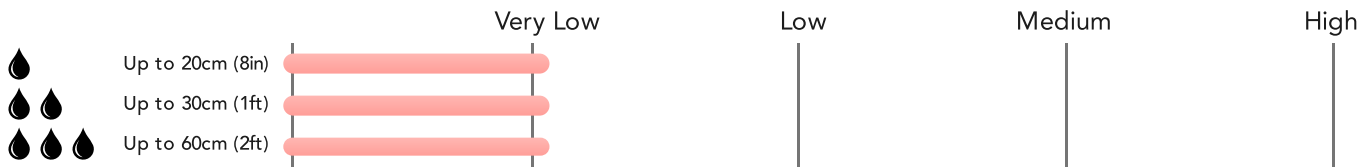


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

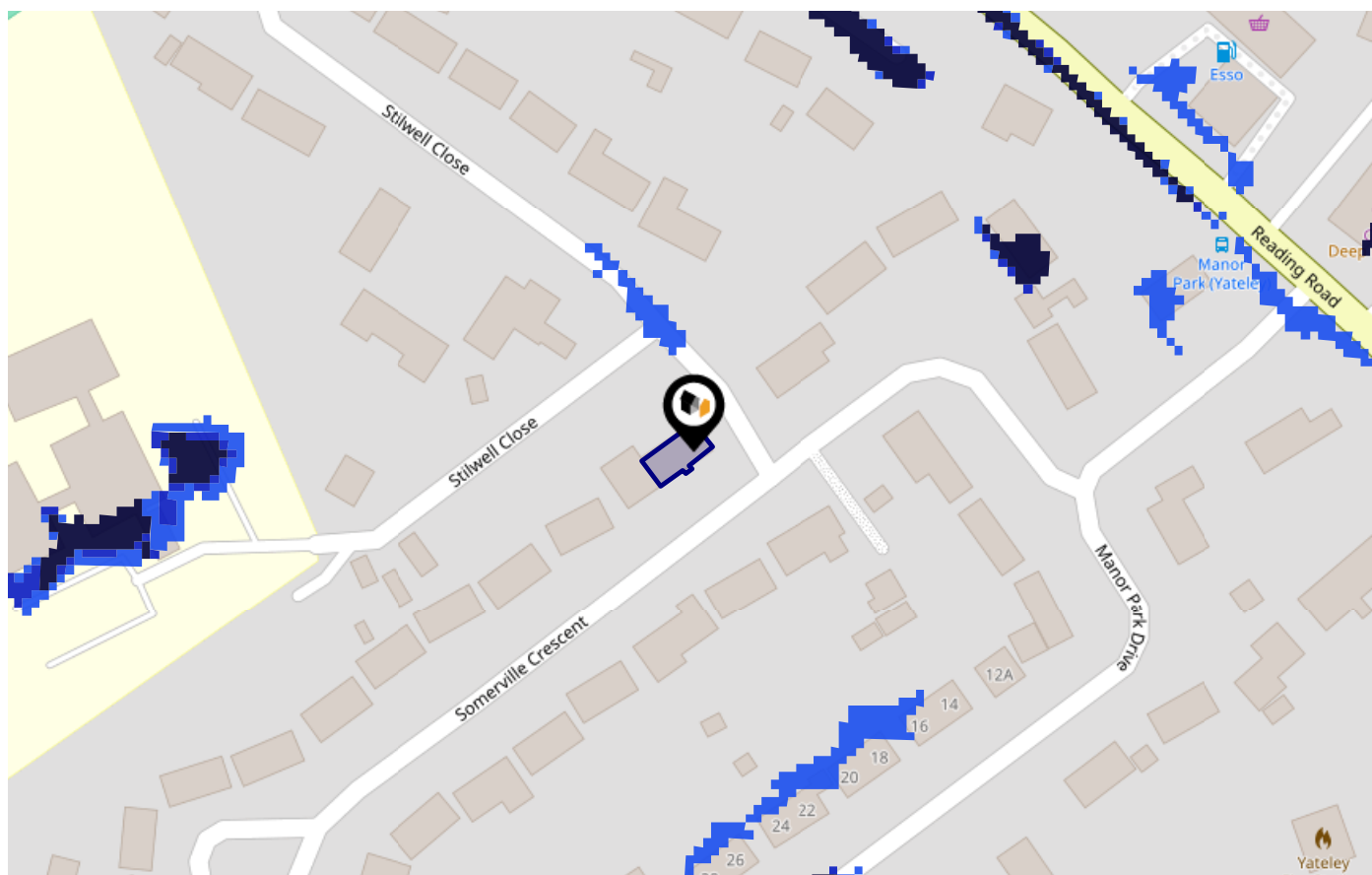


Flood Risk

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.

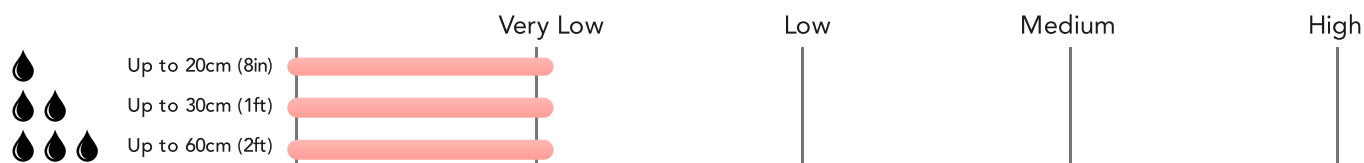


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

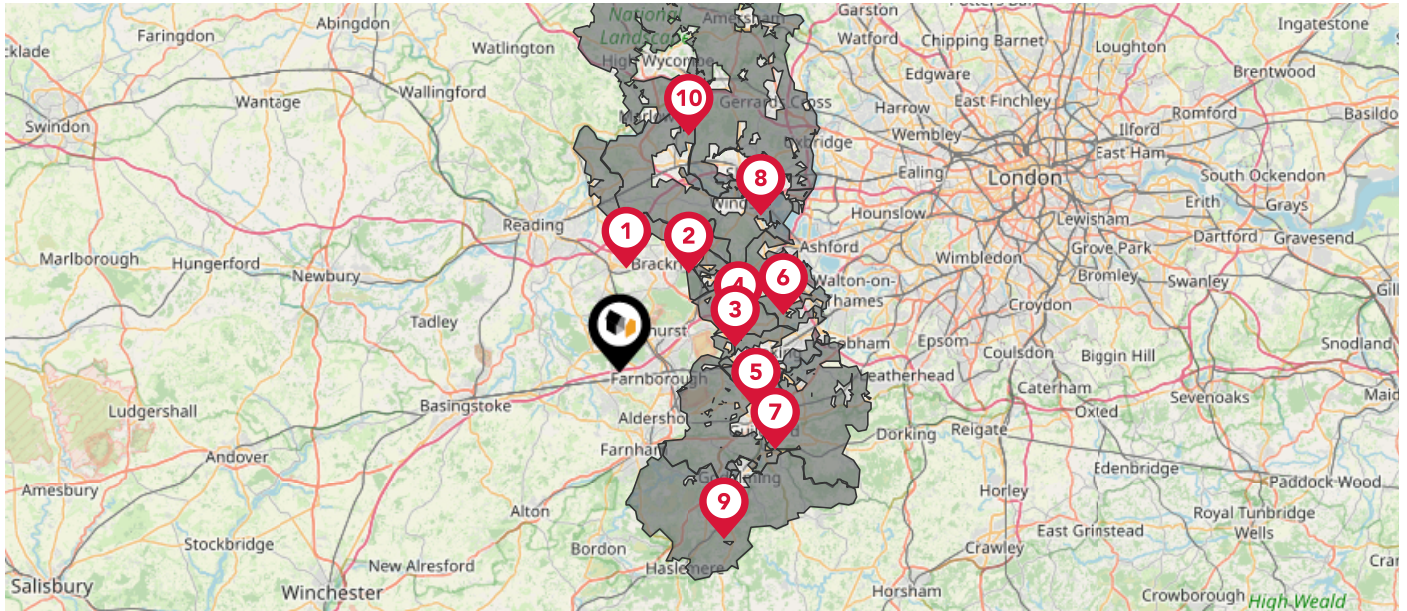


Maps

Green Belt



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



Nearby Green Belt Land

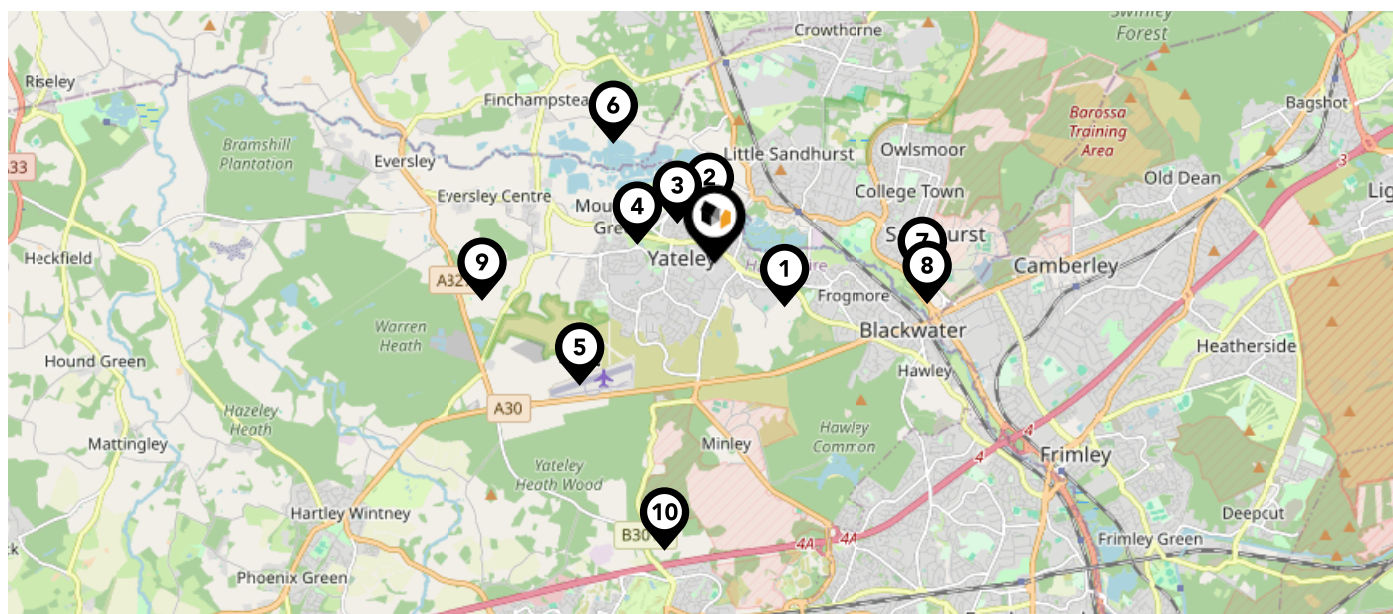
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Slough
- 9 London Green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

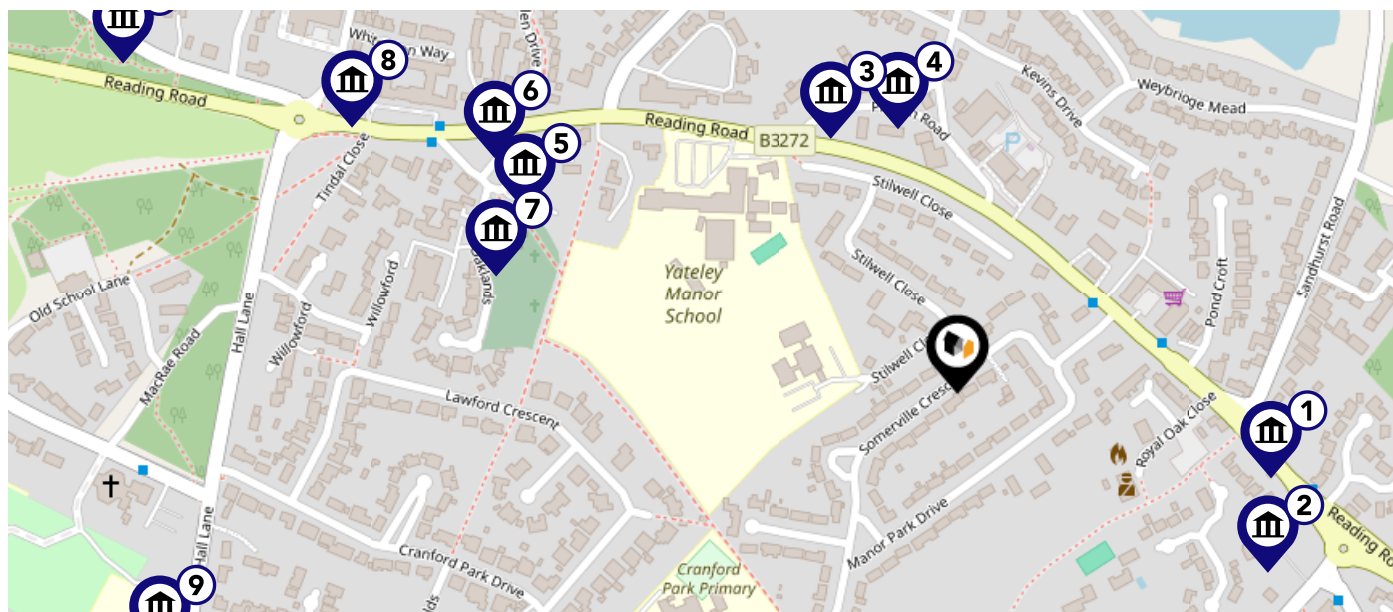
	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill
	Mill Lane-Sandhurst, Berkshire	Historic Landfill
	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill
	Ives Close-Yateley	Historic Landfill
	Blackbushe Airport-Yateley	Historic Landfill
	Dell Road-Finchampstead	Historic Landfill
	Fairmead Close-Sandhurst, Berkshire	Historic Landfill
	York Town Road-College Town	Historic Landfill
	Copse Farm-Eversley, Hampshire	Historic Landfill
	Borrow Pit-Minley Wood	Historic Landfill

Maps

Listed Buildings

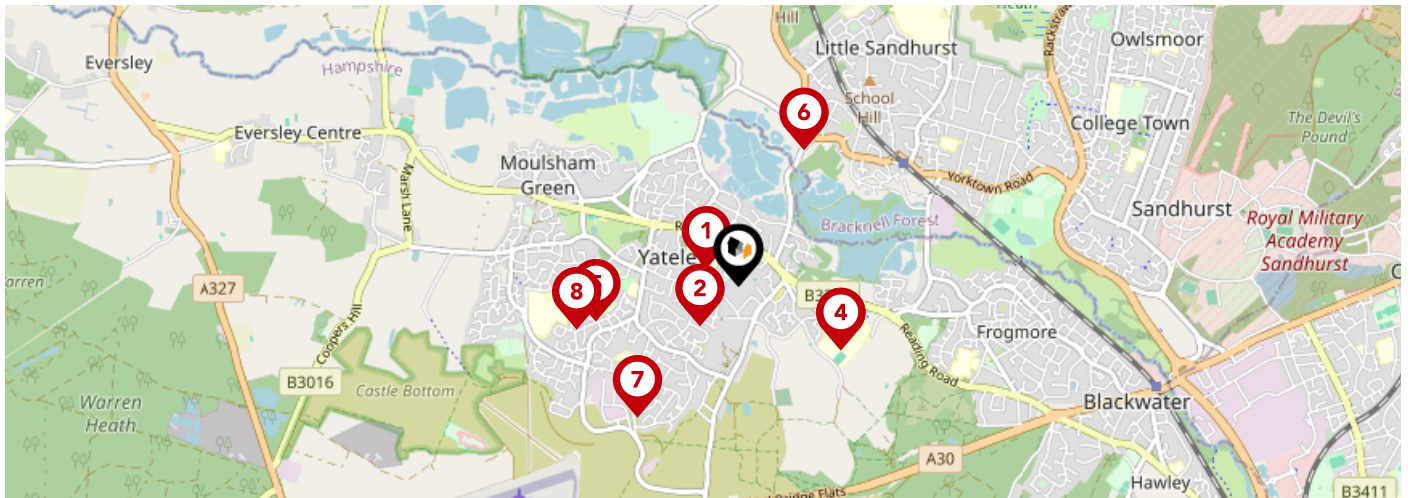


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



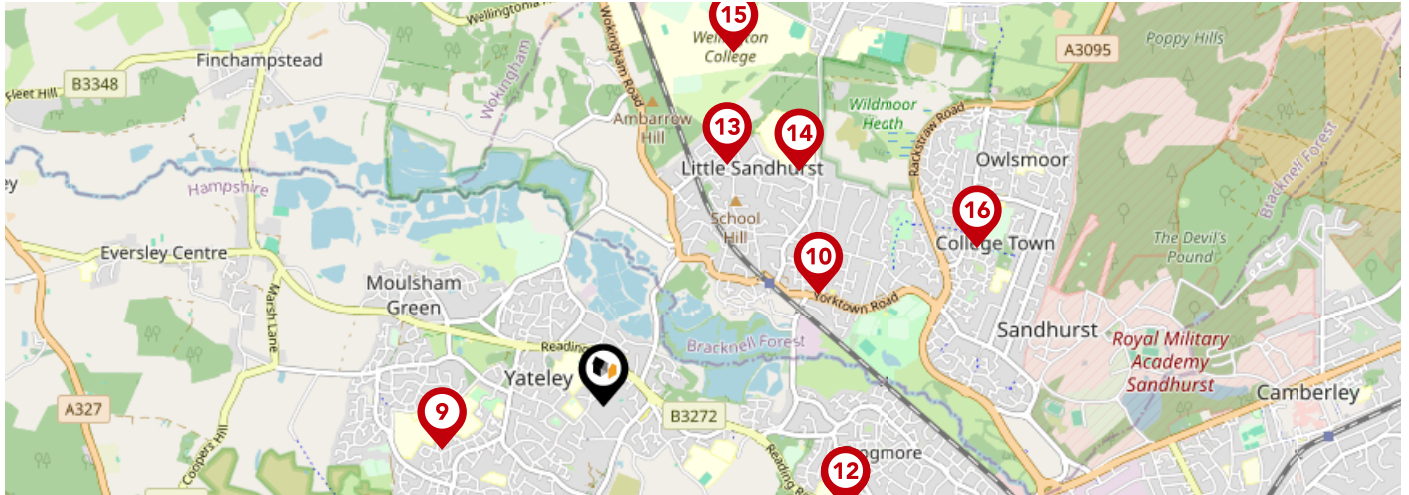
Listed Buildings in the local district	Grade	Distance
 1244751 - Corner Cottage	Grade II	0.2 miles
 1272227 - Yateley Lodge	Grade II	0.2 miles
 1244777 - Knellers Cottage	Grade II	0.2 miles
 1244778 - Yew Tree Cottages	Grade II	0.2 miles
 1244748 - Ye Olde Vicarage	Grade II	0.3 miles
 1459422 - Yateley War Memorial	Grade II	0.3 miles
 1272232 - Church Of St Peter	Grade II	0.3 miles
 1244753 - The White Lion Public House	Grade II	0.4 miles
 1244747 - Yateley Hall, Stable Block	Grade II	0.5 miles
 1272228 - Glebe House	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Yateley Manor School Ofsted Rating: Not Rated Pupils: 250 Distance:0.17	☐	☐	☒	☐	☐
2	Cranford Park Primary Ofsted Rating: Requires improvement Pupils: 175 Distance:0.26	☐	☒	☐	☐	☐
3	Potley Hill Primary School Ofsted Rating: Good Pupils: 224 Distance:0.56	☐	☒	☐	☐	☐
4	Frogmore Community College Ofsted Rating: Good Pupils: 714 Distance:0.56	☐	☐	☒	☐	☐
5	Yateley School Ofsted Rating: Good Pupils: 1308 Distance:0.68	☐	☐	☒	☐	☐
6	St Michael's Church of England Primary School, Sandhurst Ofsted Rating: Good Pupils: 195 Distance:0.7	☐	☒	☐	☐	☐
7	Newlands Primary School Ofsted Rating: Good Pupils: 170 Distance:0.77	☐	☒	☐	☐	☐
8	Westfields Infant School Ofsted Rating: Good Pupils: 267 Distance:0.77	☐	☒	☐	☐	☐

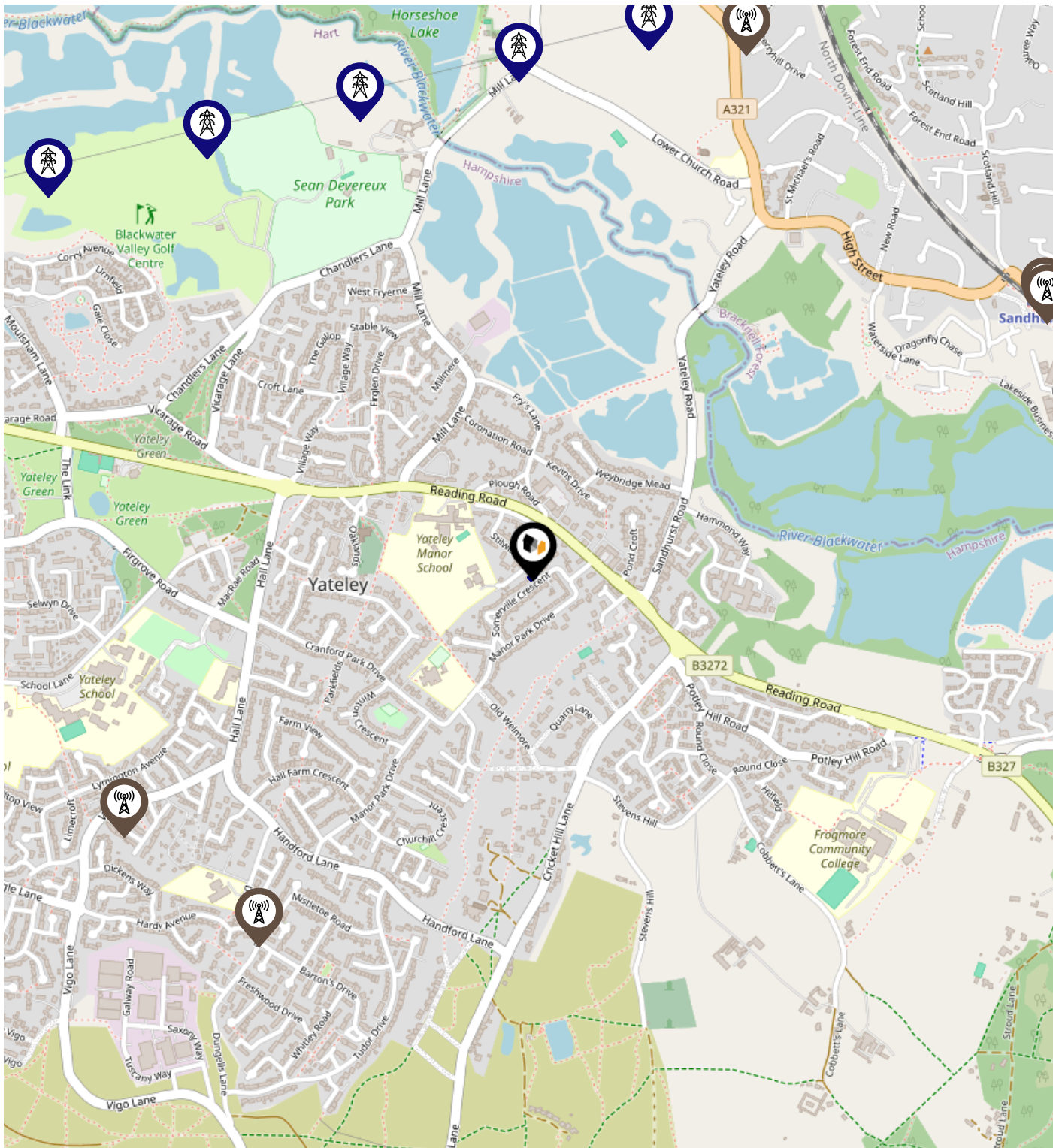
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Westfields Junior School Ofsted Rating: Good Pupils: 358 Distance:0.77	☐	☒	☐	☐	☐
10	Uplands Primary School and Nursery Ofsted Rating: Good Pupils:0 Distance:1.12	☐	☒	☐	☐	☐
11	Frogmore Junior School Ofsted Rating: Good Pupils: 228 Distance:1.22	☐	☒	☐	☐	☐
12	Frogmore Infant School Ofsted Rating: Good Pupils: 175 Distance:1.22	☐	☒	☐	☐	☐
13	New Scotland Hill Primary School Ofsted Rating: Good Pupils: 228 Distance:1.25	☐	☒	☐	☐	☐
14	Eagle House School Ofsted Rating: Not Rated Pupils: 358 Distance:1.42	☐	☐	☒	☐	☐
15	Wellington College Ofsted Rating: Not Rated Pupils: 1101 Distance:1.75	☐	☐	☒	☐	☐
16	Sandhurst School Ofsted Rating: Good Pupils: 1034 Distance:1.88	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

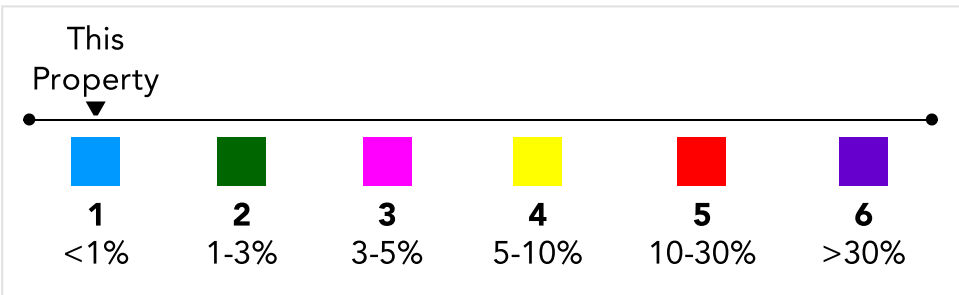
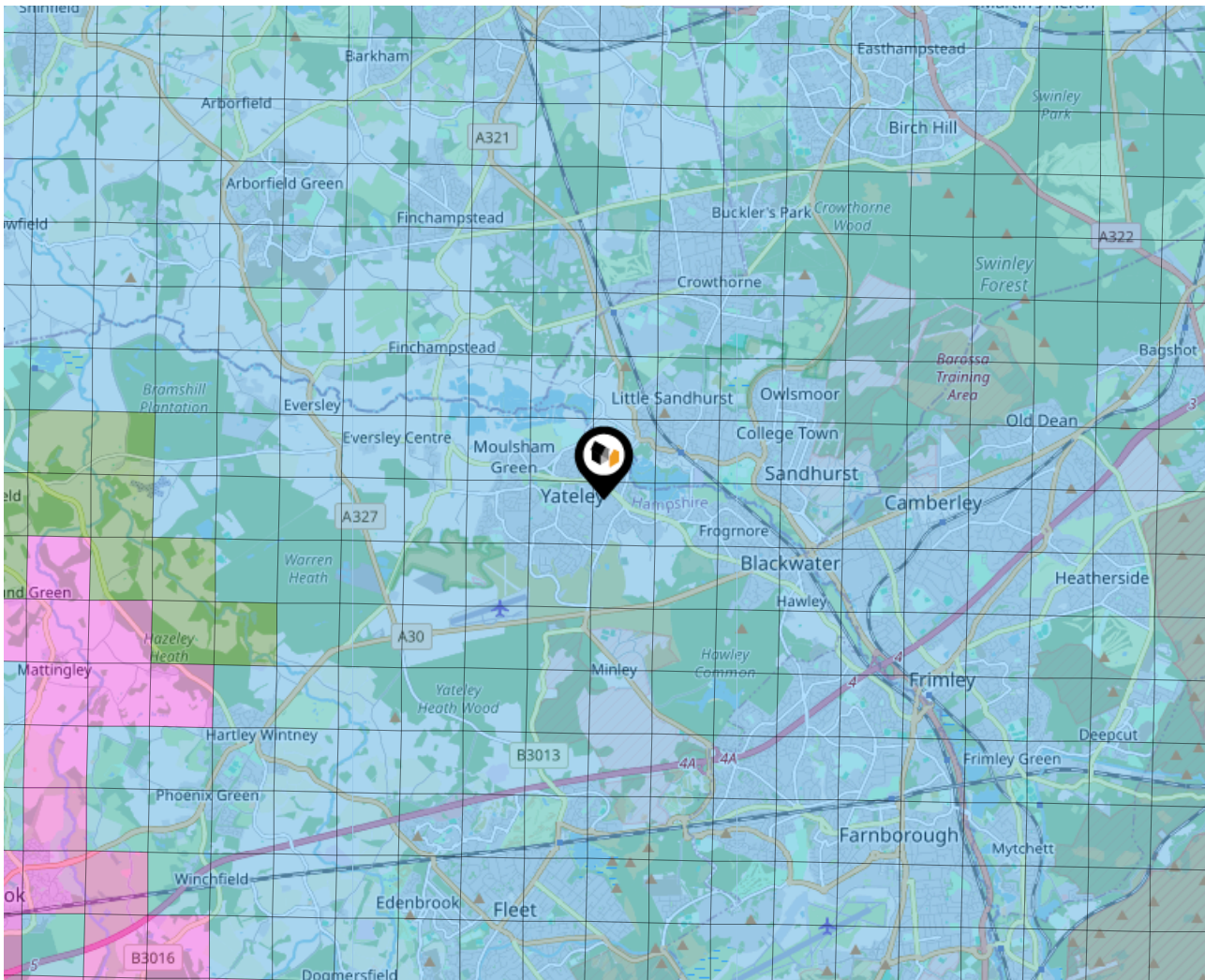
Environment

Radon Gas



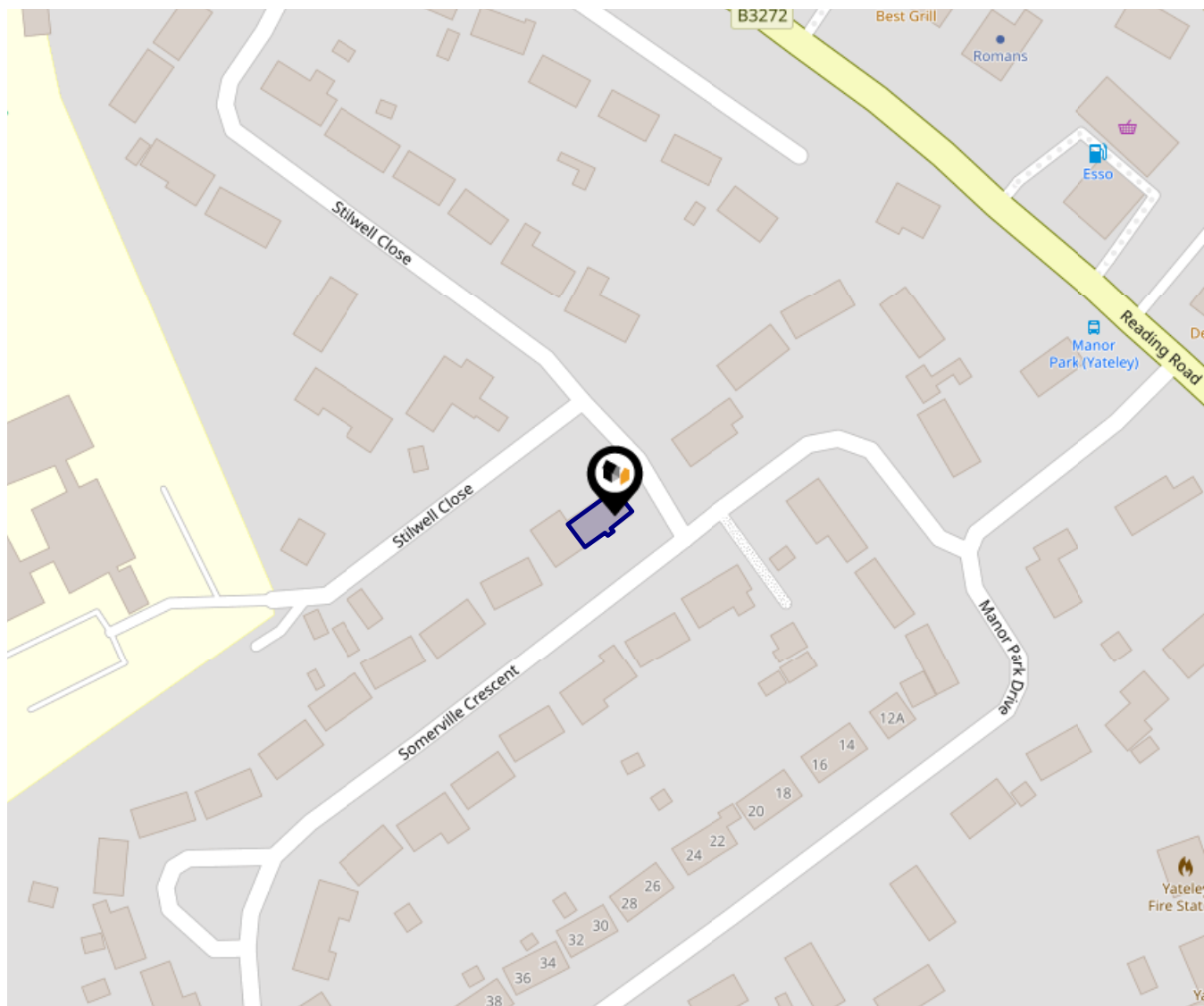
What is Radon?

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.

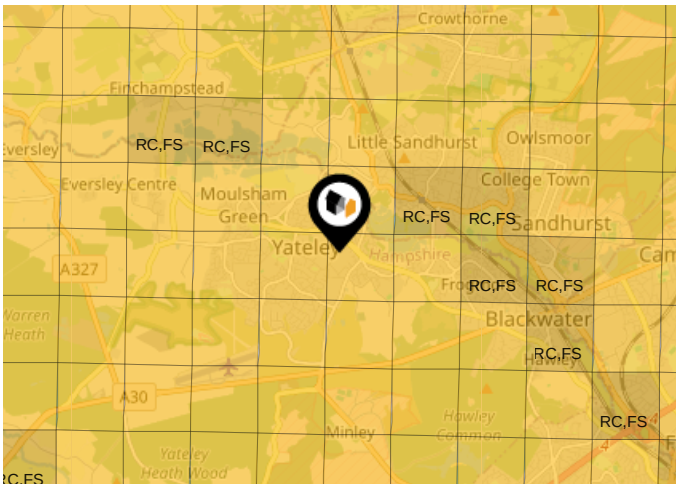
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		

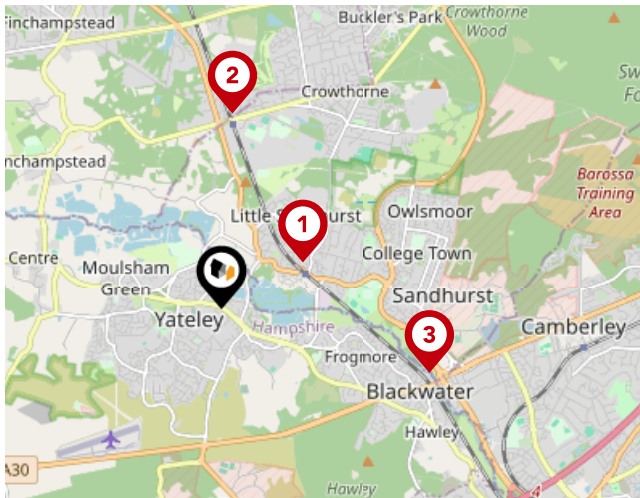


Primary Classifications (Most Common Clay Types)

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

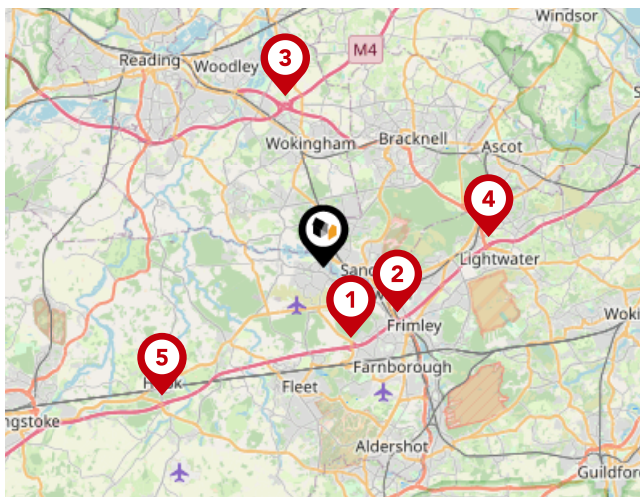
Area

Transport (National)



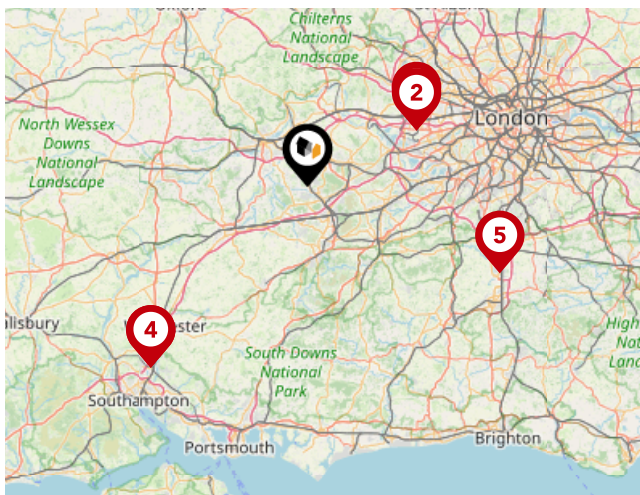
National Rail Stations

Pin	Name	Distance
1	Sandhurst Rail Station	0.88 miles
2	Crowthorne Rail Station	1.82 miles
3	Blackwater Rail Station	2.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	2.83 miles
2	M3 J4	3.22 miles
3	M4 J10	6.46 miles
4	M3 J3	6.23 miles
5	M3 J5	7.68 miles

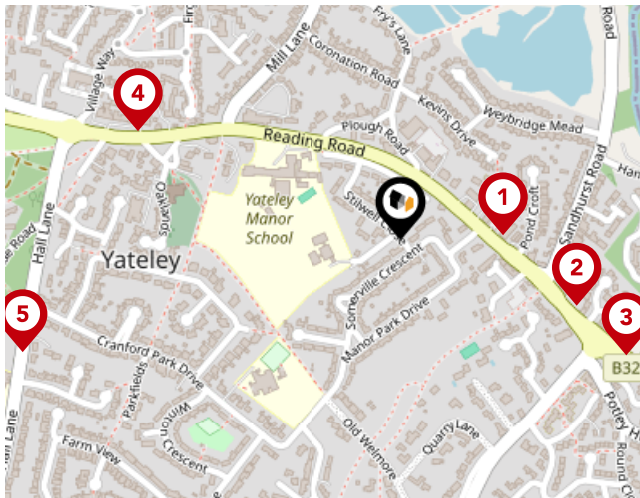


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	18.41 miles
2	Heathrow Airport Terminal 4	18.13 miles
3	North Stoneham	35.7 miles
4	Southampton Airport	35.7 miles
5	Gatwick Airport	31.19 miles

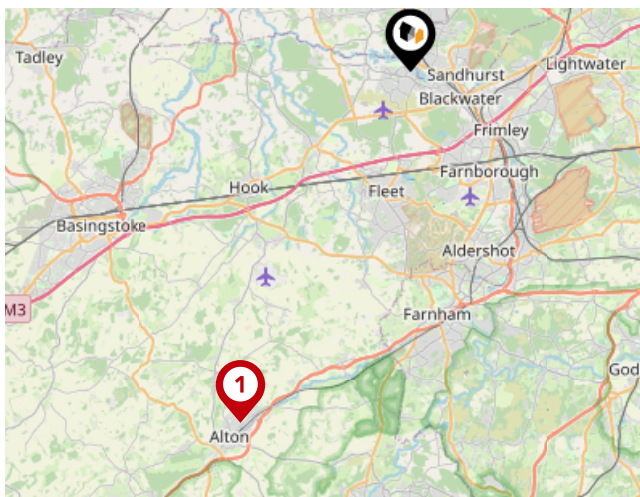
Area

Transport (Local)



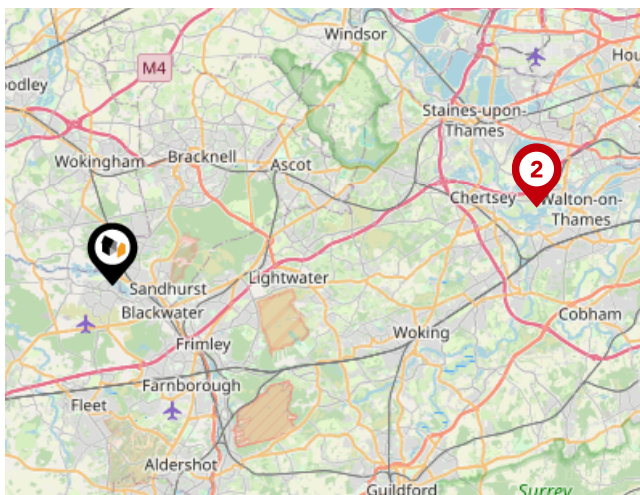
Bus Stops/Stations

Pin	Name	Distance
1	Manor Park Drive	0.12 miles
2	Lodge Grove	0.22 miles
3	Potley Hill Roundabout	0.29 miles
4	Forge Court	0.33 miles
5	Home Park Road	0.46 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	14.47 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	16.01 miles
2	Weybridge Ferry Landing	16.02 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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