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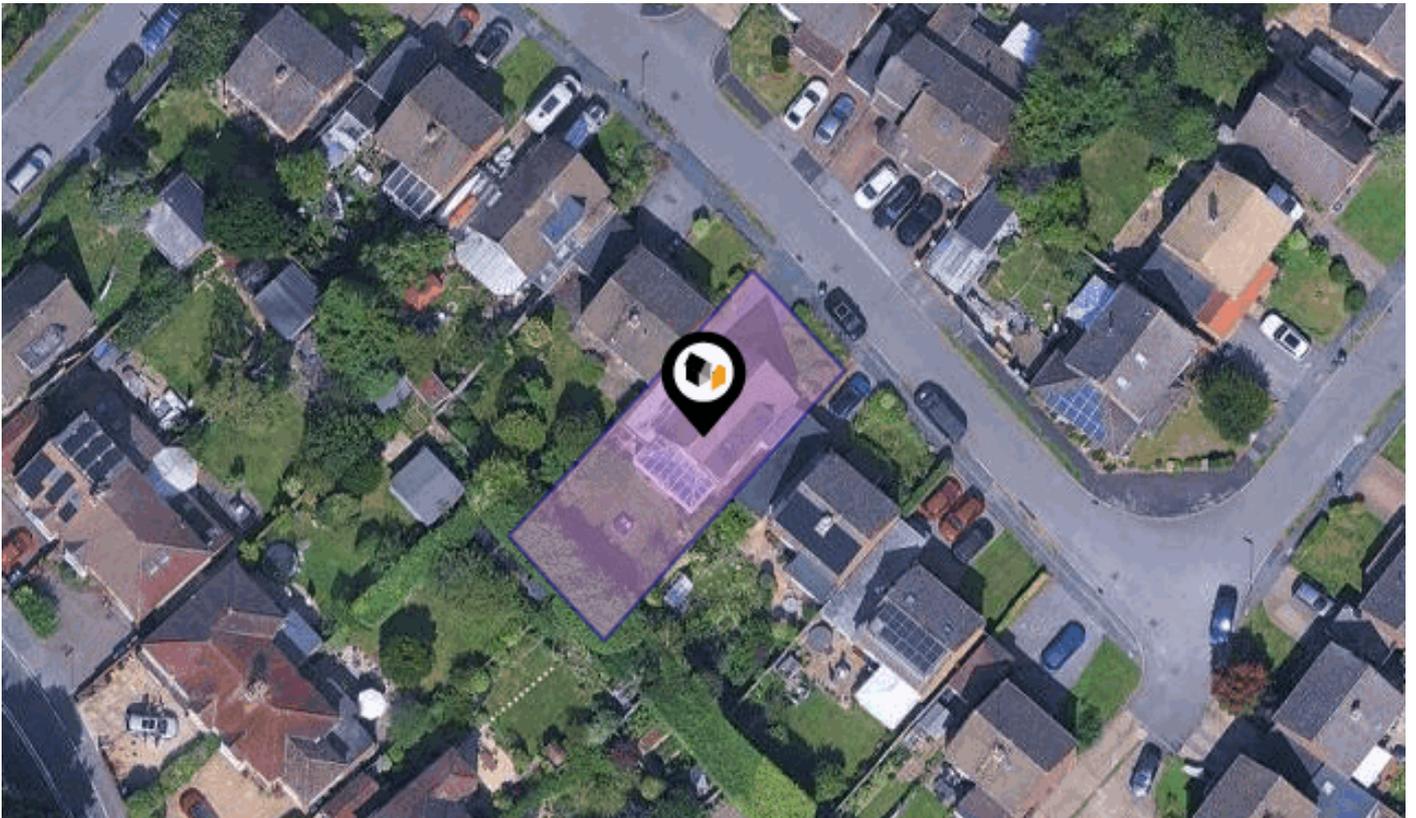
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 25th August 2025

81, WILLOW WAY, FARNHAM, GU9 0NT

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

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Property
Overview

Property

Type:	Detached	**Last Sold Date:**	19/11/2012
Bedrooms:	4	**Last Sold Price:**	£310,000
Floor Area:	1,140 ft^2 / 106 m^2	**Last Sold £/ft^2:**	£271
Plot Area:	0.09 acres	**Tenure:**	Freehold
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£3,036		
Title Number:	SY291586		
UPRN:	100061612142		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6	**62**	**-**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Property
EPC - Certificate

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81 WILLOW WAY, FARNHAM, GU9 0NT

Energy rating

E

Valid until 21.05.2022

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			78 | C
55-68	D			
39-54	E		46 | E	
21-38	F			
1-20	G			

Property
EPC - Additional Data

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property

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	106 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in GU9
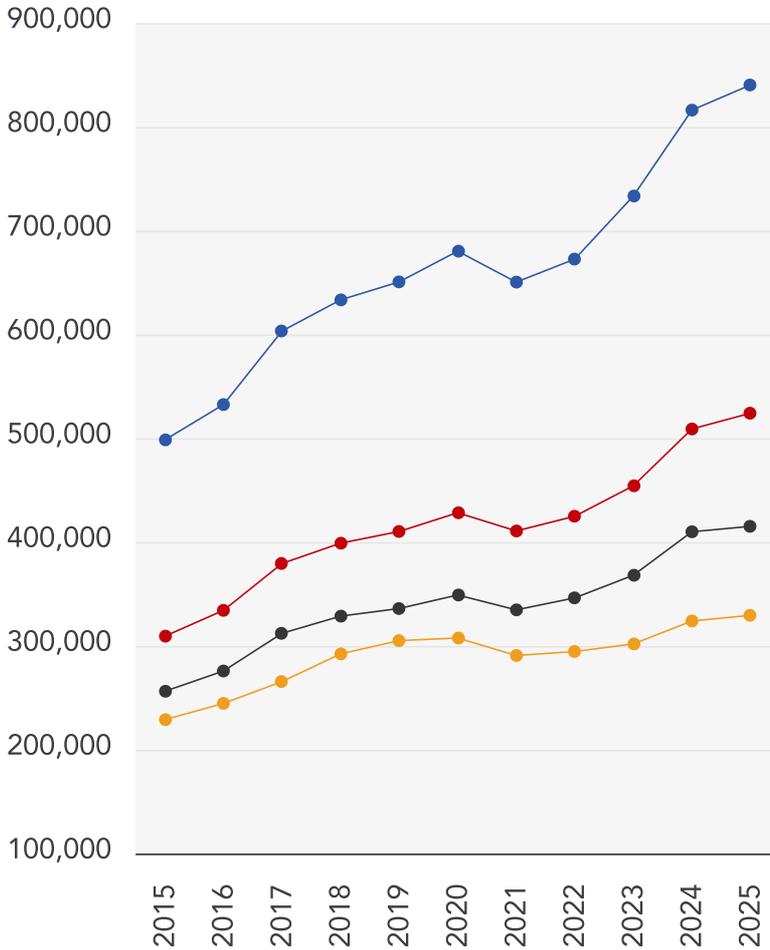
Detached

+68.58%

Semi-Detached

+69.4%

Terraced

+61.97%

Flat

+43.9%

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.
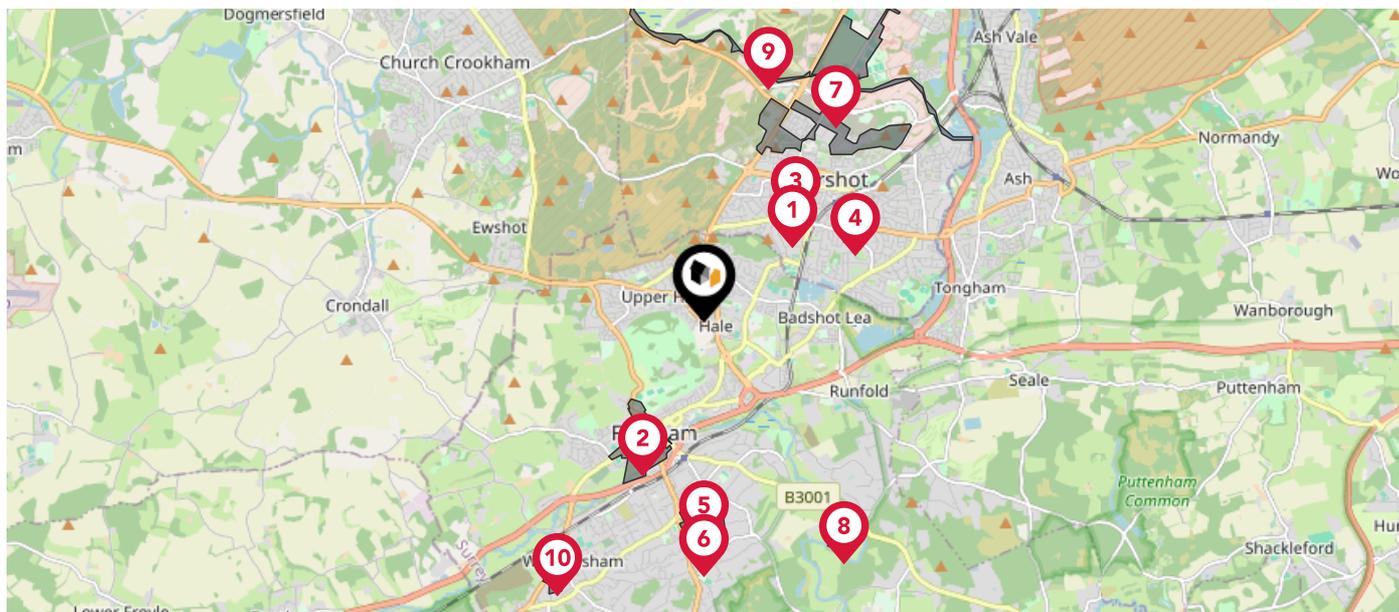

Nearby Conservation Areas

1	Cargate
2	Farnham
3	Aldershot West
4	Manor Park
5	Great Austins, Farnham
6	Old Church Lane, Farnham
7	Aldershot Military
8	Waverley Abbey, Farnham
9	Basingstoke Canal
10	Wrecclesham, Farnham

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
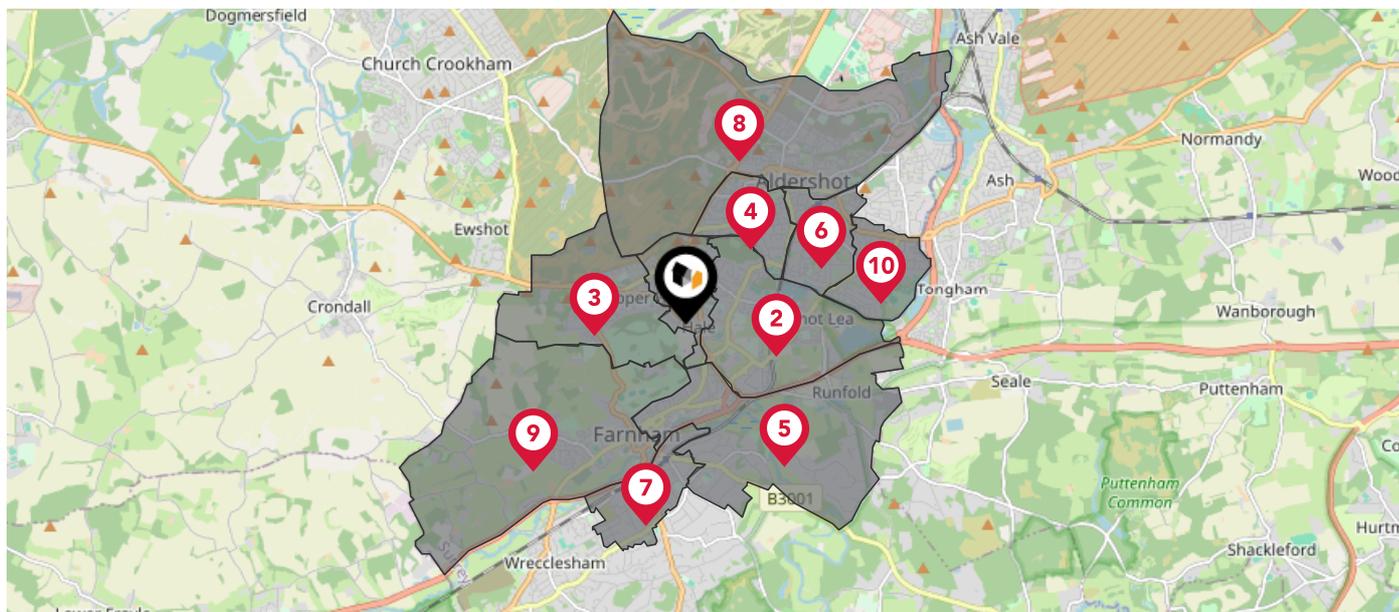

Nearby Council Wards	
1	Farnham Hale and Heath End Ward
2	Farnham Weybourne and Badshot Lea Ward
3	Farnham Upper Hale Ward
4	Rowhill Ward
5	Farnham Moor Park Ward
6	Manor Park Ward
7	Farnham Firgrove Ward
8	Wellington Ward
9	Farnham Castle Ward
10	Aldershot Park Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
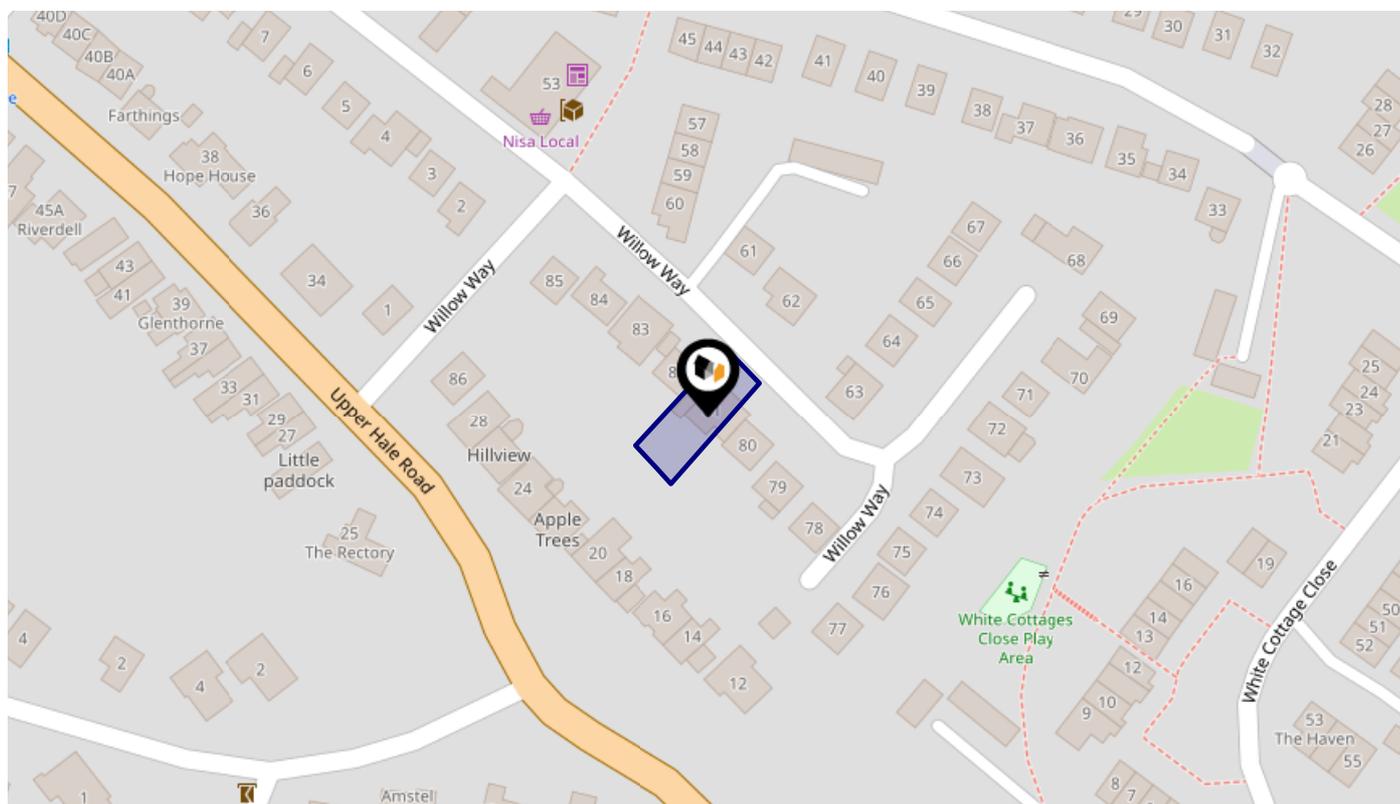
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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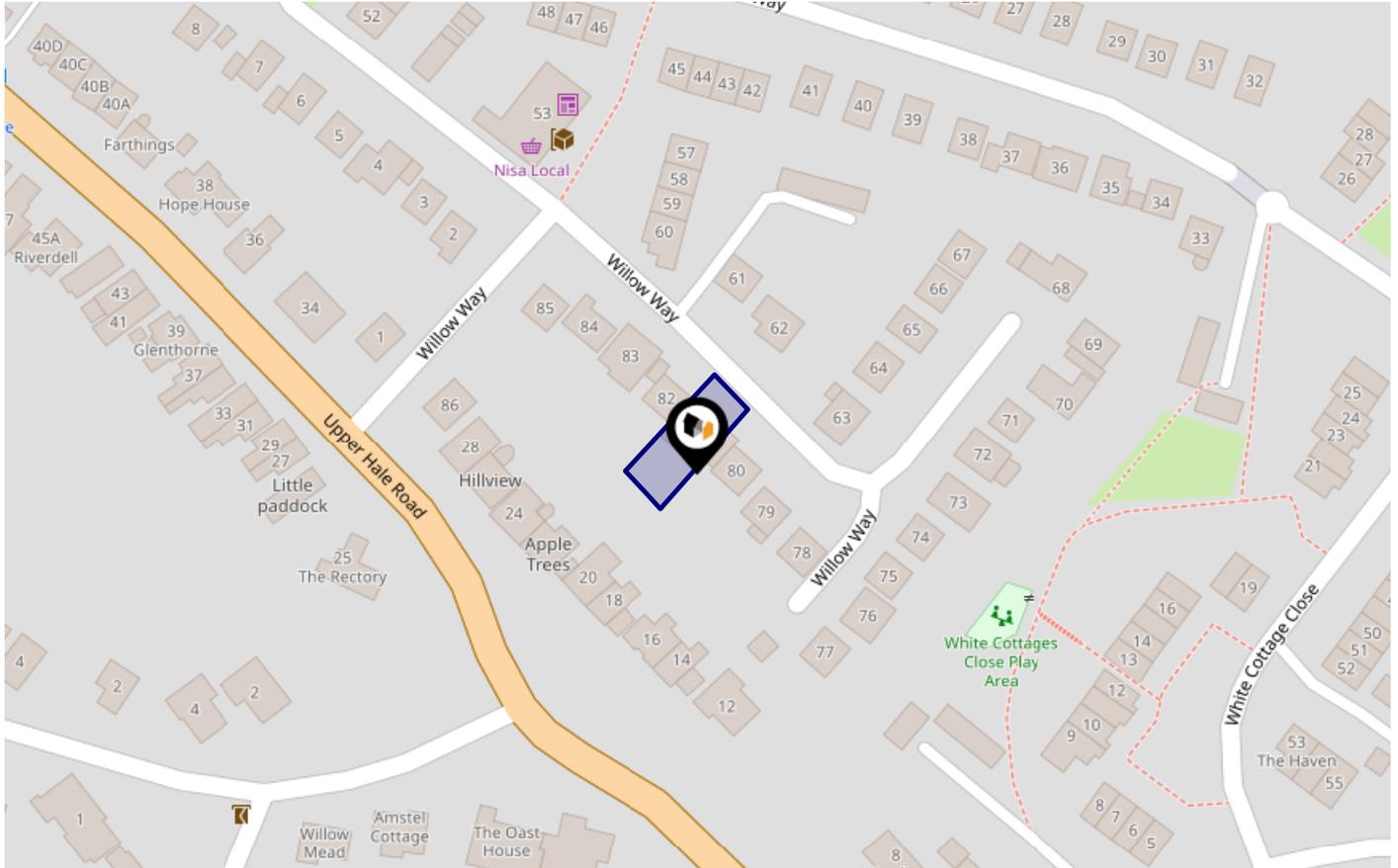
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦
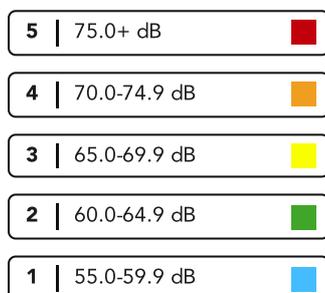
Flood Risk
Rivers & Seas - Flood Risk

avocado property

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.

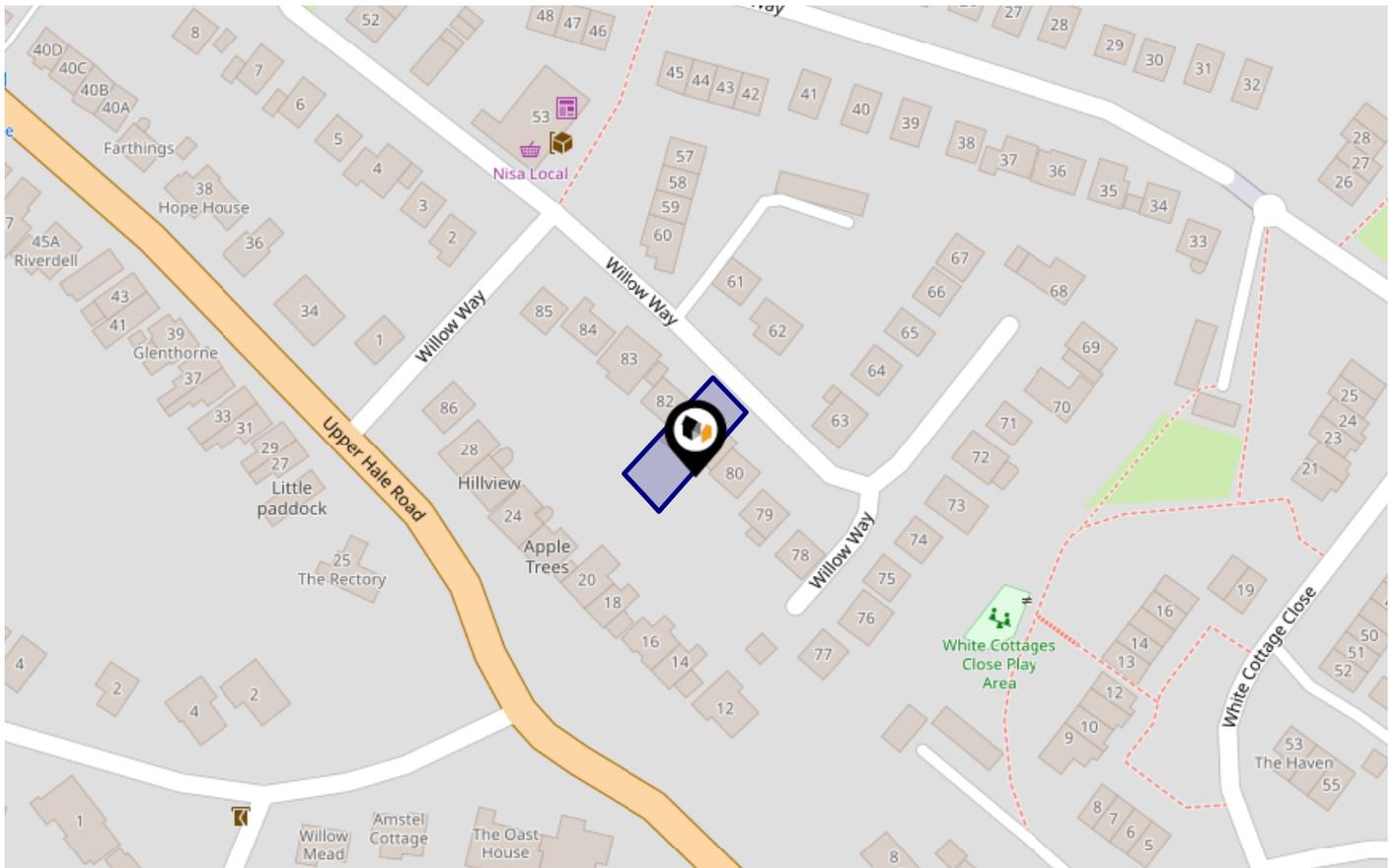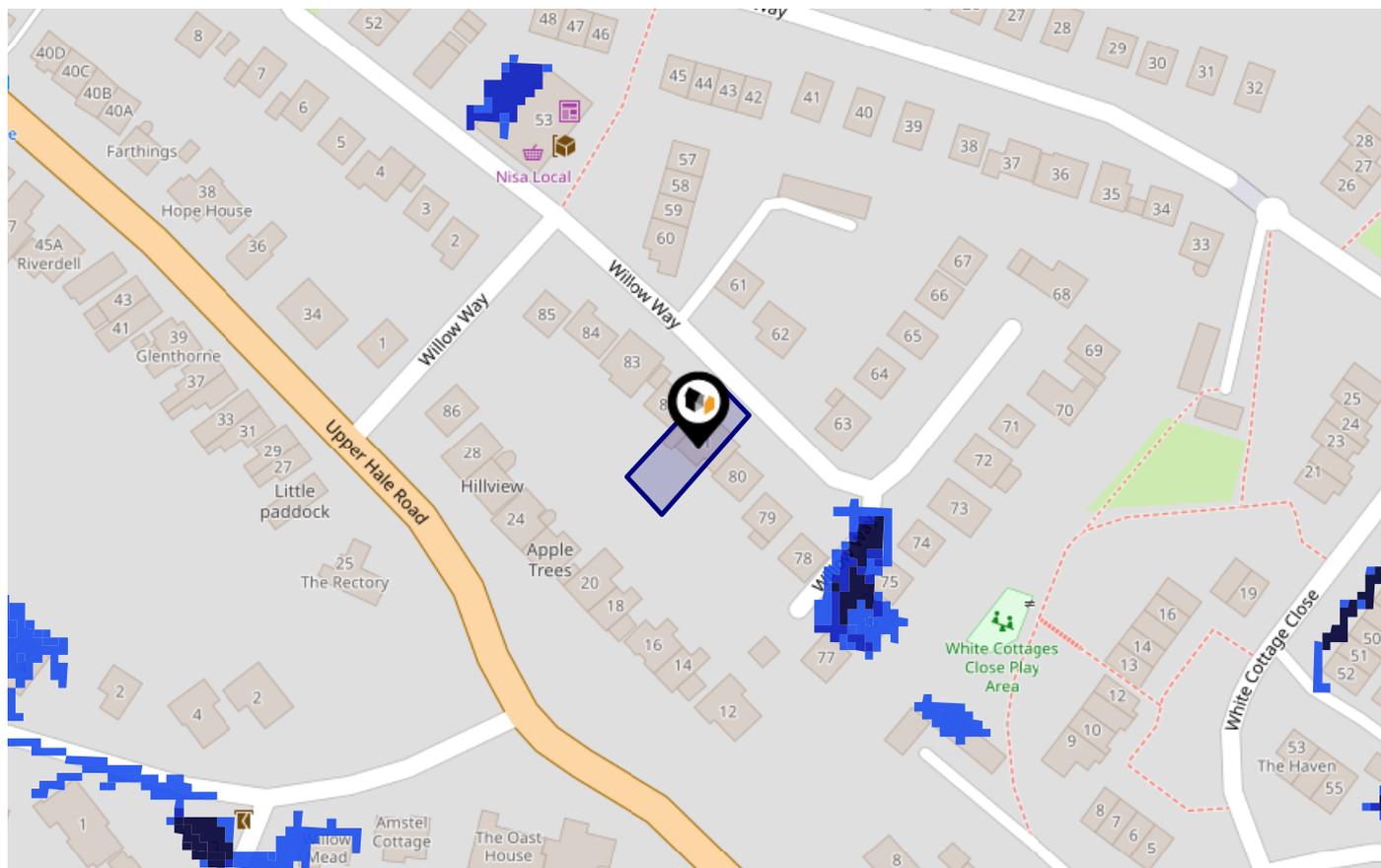Chance of flooding to the following depths at this property:

		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.
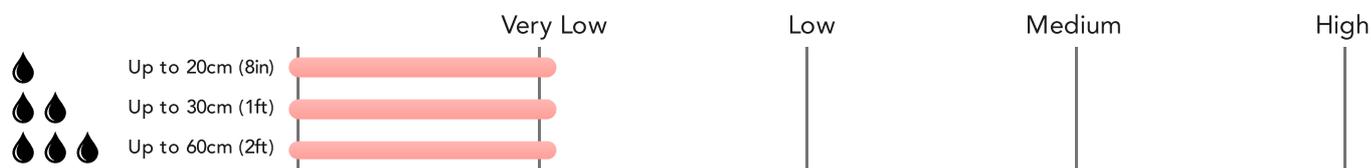

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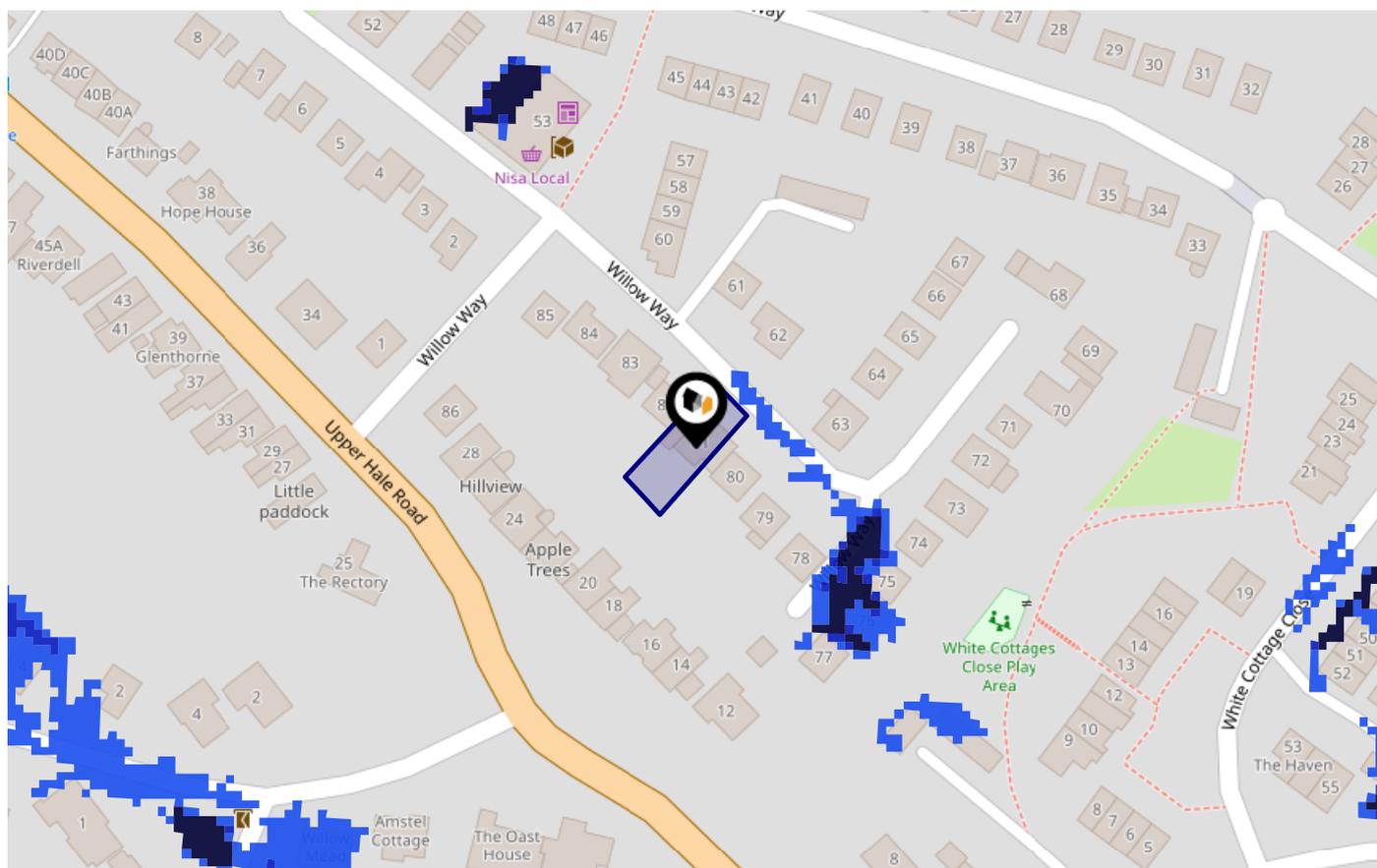Chance of flooding to the following depths at this property:

		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

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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:

		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 - 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.

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		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

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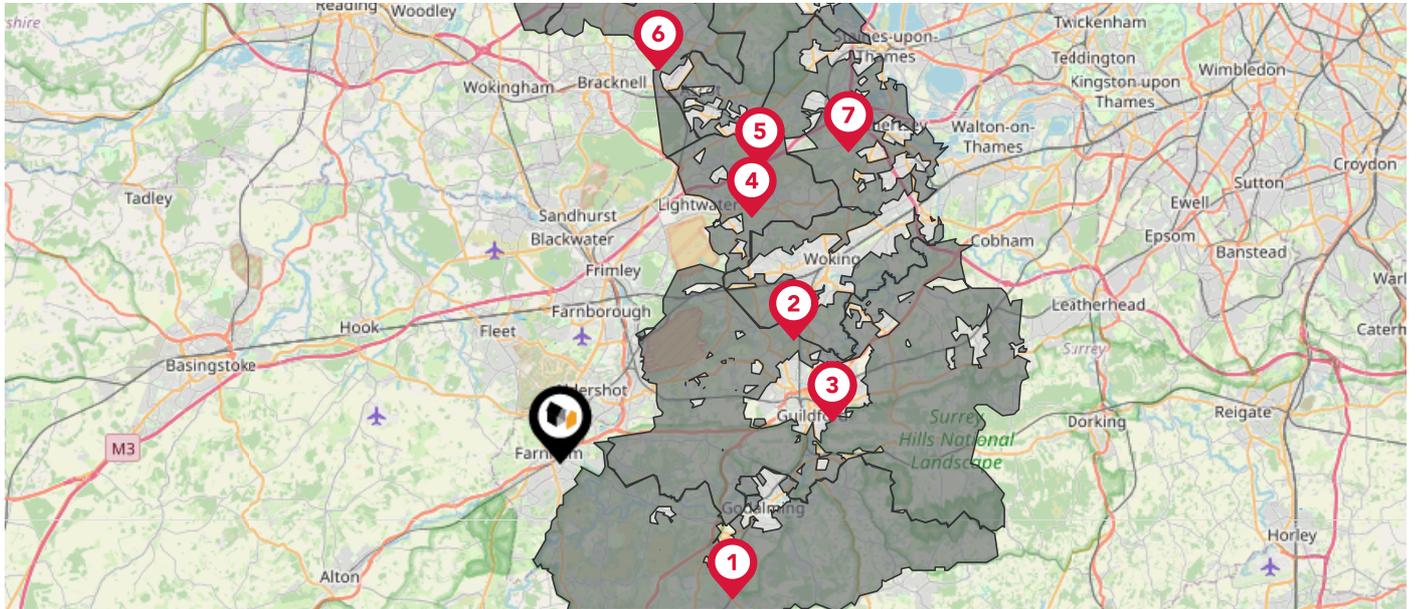

Nearby Green Belt Land	
1	London Green Belt - Waverley
2	London Green Belt - Woking
3	London Green Belt - Guildford
4	London Green Belt - Surrey Heath
5	London Green Belt - Windsor and Maidenhead
6	London Green Belt - Bracknell Forest
7	London Green Belt - Runnymede

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.
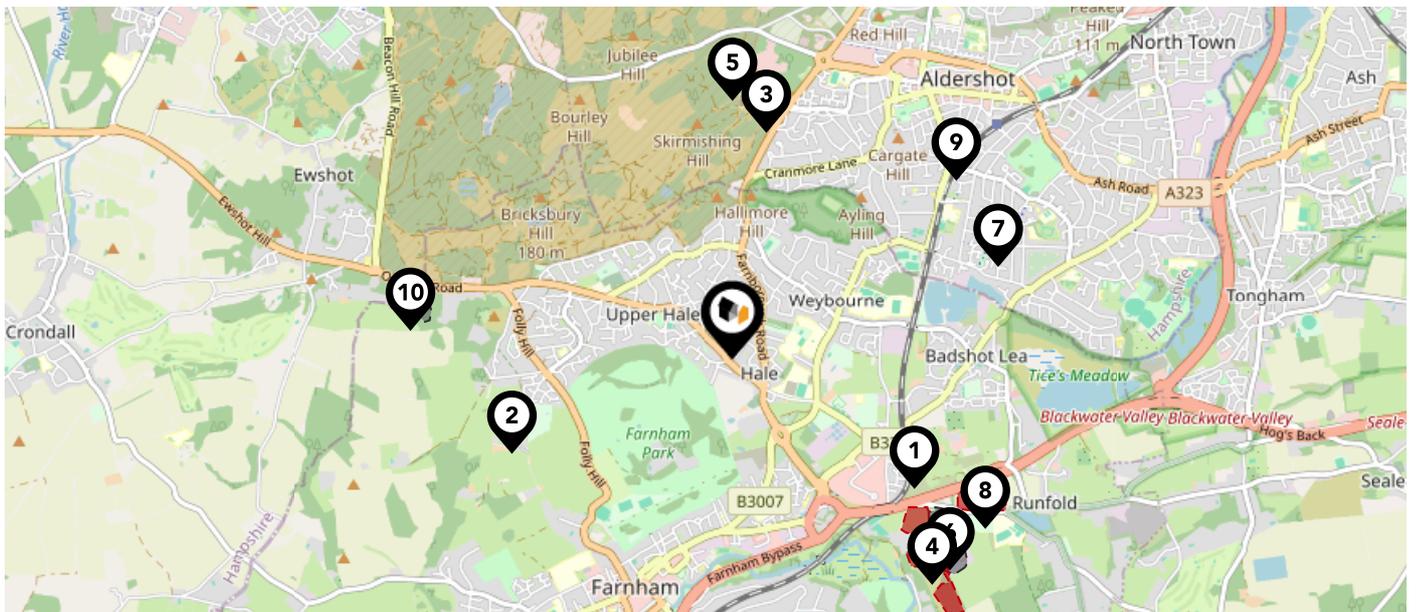
| Nearby Landfill Sites		
1	Land adjacent to Badshot Farm-Farnham, Surrey	Historic Landfill
2	Old Park Brickworks-Old Park Lane, Farnham	Historic Landfill
3	Land adjacent to Lee Road-Off Farnborough Lane, Aldershot	Historic Landfill
4	No name provided by source	Active Landfill
5	Land adjacent to Sunny Hill Road-Sunny Hill Road, Aldershot	Historic Landfill
6	Hogs Back/Ebenezer Mears-Farnham, Surrey	Historic Landfill
7	Off Boxalls Lane-To north of brick and tile works, Aldershot, Hampshire	Historic Landfill
8	EA/EPR/AB3801MG/V003 - S I T A Products & Services Ltd	Active Landfill
9	Bus Depot-Halimote Road, Aldershot	Historic Landfill
10	Odiham Farm-Ewshot, Hampshire	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...
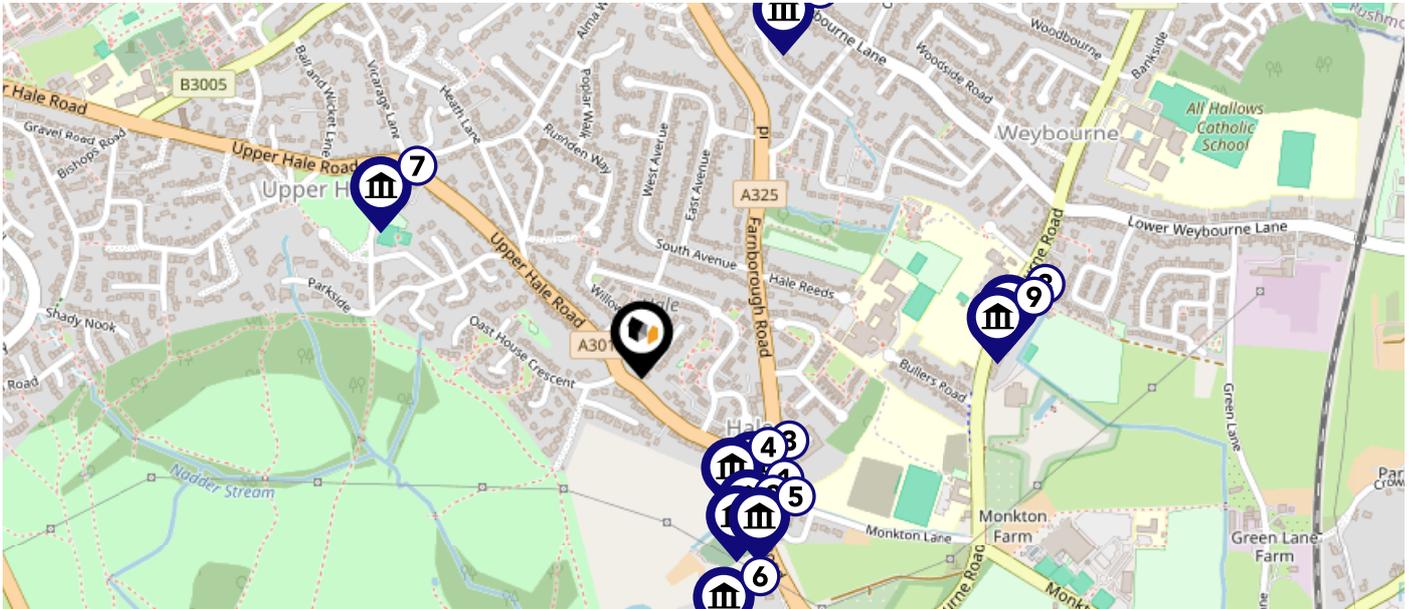

| Listed Buildings in the local district	Grade	Distance
1 1258075 - Outbuilding To South Of Number 1	Grade II	0.2 miles
2 1044615 - The Church Of St John The Evangelist, Hale	Grade II	0.2 miles
3 1273549 - The White Cottage	Grade II	0.2 miles
4 1258082 - 3-7, Upper Hale Road	Grade II	0.2 miles
5 1242676 - Hale Farm Flats Maskoun House Maskoun House, 1-4 Hale Farm Flats And 4, 5 And 6 Radford Close Radford Close	Grade II	0.3 miles
6 1319818 - Mulberry House	Grade II	0.3 miles
7 1044612 - Hale Methodist Church	Grade II	0.3 miles
8 1243152 - Weybourne House	Grade II	0.4 miles
9 1243628 - Garden Wall To The South Of Weybourne House	Grade II	0.4 miles
10 1258083 - 99, Upper Weybourne Lane	Grade II	0.4 miles

Area
Schools

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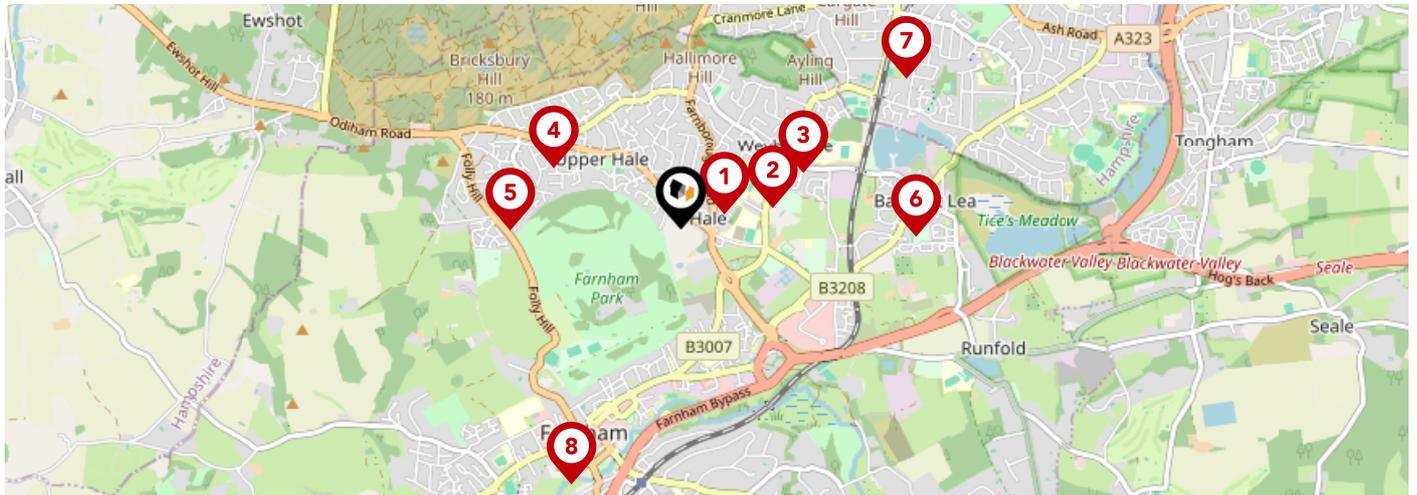
		Nursery	Primary	Secondary	College	Private
1	**Farnham Heath End** Ofsted Rating: Good	Pupils: 1092	Distance:0.21	☐	☐	☑	☐	☐
2	**William Cobbett Primary School** Ofsted Rating: Good	Pupils: 467	Distance:0.43	☐	☑	☐	☐	☐
3	**All Hallows Catholic School** Ofsted Rating: Outstanding	Pupils: 1467	Distance:0.62	☐	☐	☑	☐	☐
4	**Hale Nursery & Primary Academy** Ofsted Rating: Good	Pupils: 289	Distance:0.65	☐	☑	☐	☐	☐
5	**Folly Hill Infant Academy** Ofsted Rating: Outstanding	Pupils: 74	Distance:0.79	☐	☑	☐	☐	☐
6	**Badshot Lea Village Infant School** Ofsted Rating: Good	Pupils: 149	Distance:1.08	☐	☑	☐	☐	☐
7	**St Joseph's Catholic Primary School** Ofsted Rating: Outstanding	Pupils: 487	Distance:1.25	☐	☑	☐	☐	☐
8	**St Andrew's Church of England Infant School** Ofsted Rating: Good	Pupils: 89	Distance:1.3	☐	☑	☐	☐	☐
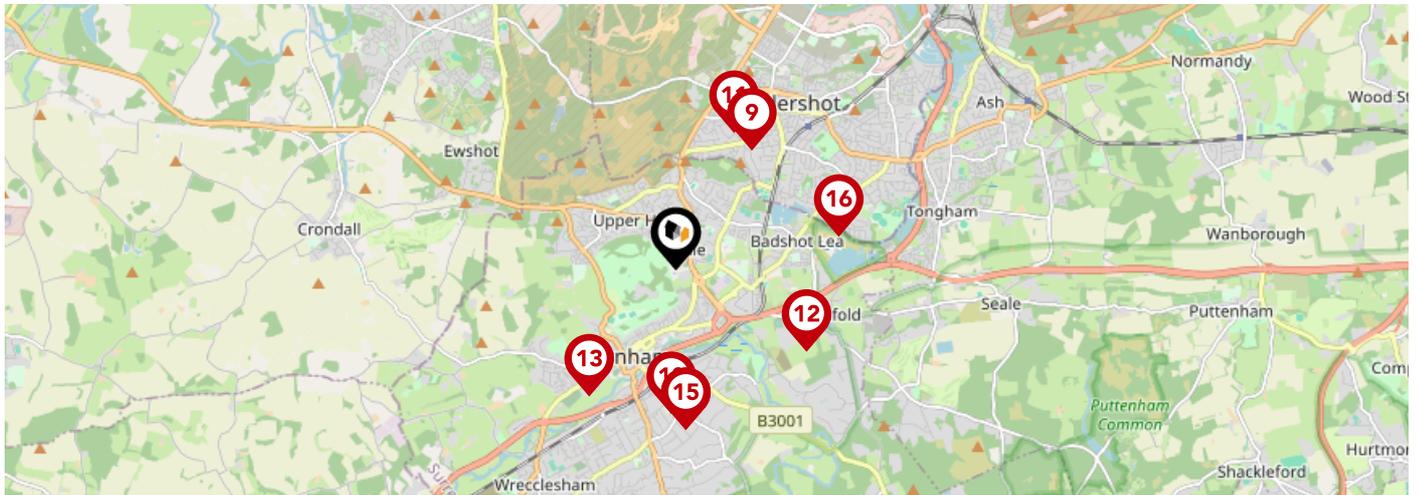
	Nursery	Primary	Secondary	College	Private
9 Rowhill School Ofsted Rating: Special Measures	Pupils: 38	Distance:1.31	☐	☐	☑	☐	☐
10 St Polycarp's Catholic Primary School Ofsted Rating: Outstanding	Pupils: 415	Distance:1.34	☐	☑	☐	☐	☐
11 Wellington Community Primary School Ofsted Rating: Outstanding	Pupils: 410	Distance:1.39	☐	☑	☐	☐	☐
12 Barfield Prep School Ofsted Rating: Not Rated	Pupils: 284	Distance:1.42	☐	☑	☐	☐	☐
13 Potters Gate CofE Primary School Ofsted Rating: Good	Pupils: 538	Distance:1.42	☐	☑	☐	☐	☐
14 South Farnham School Ofsted Rating: Outstanding	Pupils: 846	Distance:1.5	☐	☑	☐	☐	☐
15 The Abbey School Ofsted Rating: Outstanding	Pupils: 145	Distance:1.5	☐	☐	☑	☐	☐
16 Park Primary School Ofsted Rating: Good	Pupils: 199	Distance:1.53	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
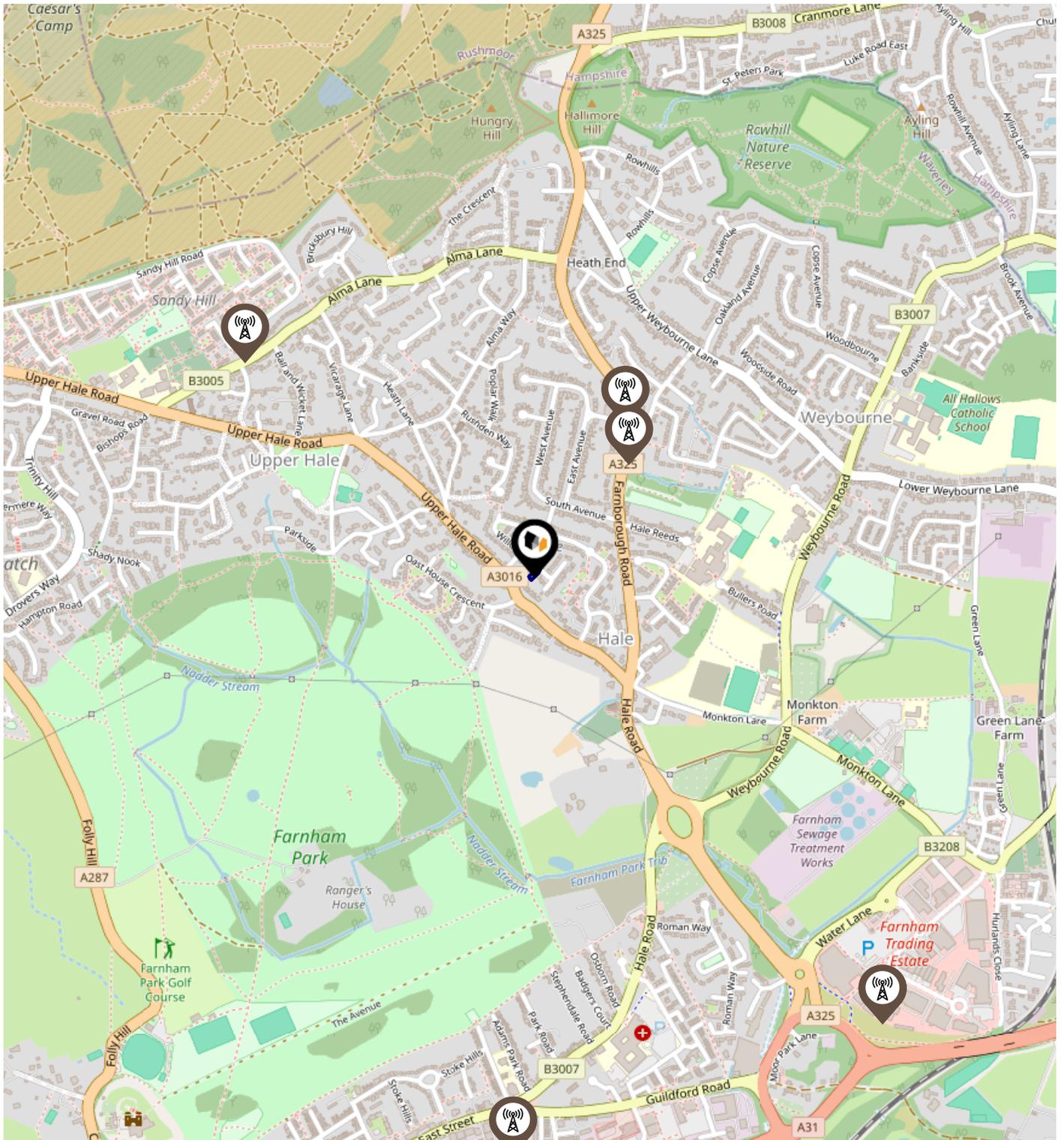
Key:

🔵 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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
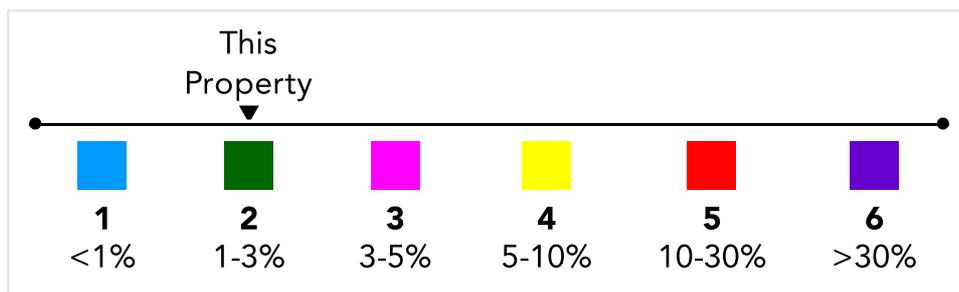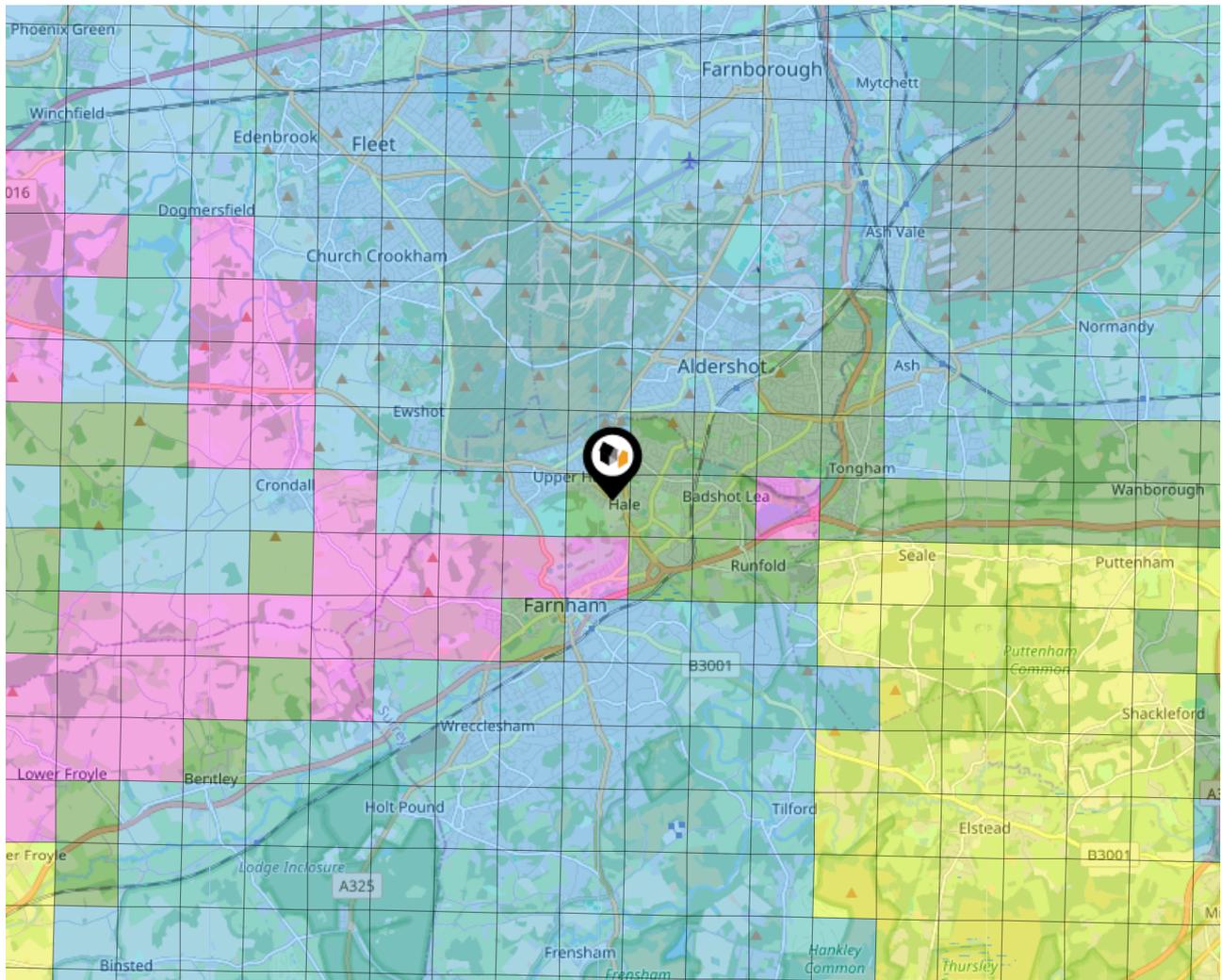
Local Area
Road Noise
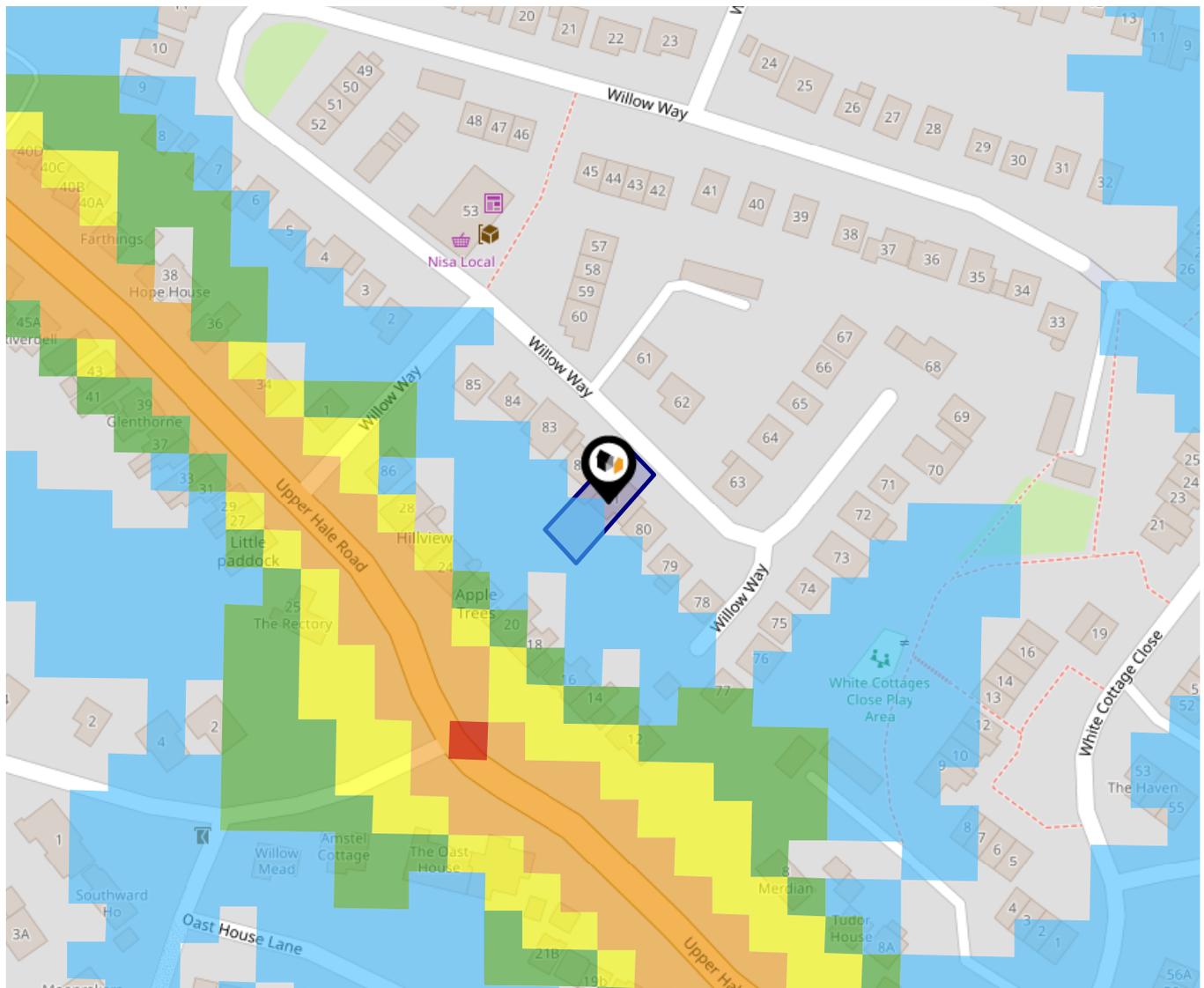
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

Parent Material Grain: ARGILLACEOUS

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAY TO SILT

Soil Depth: DEEP
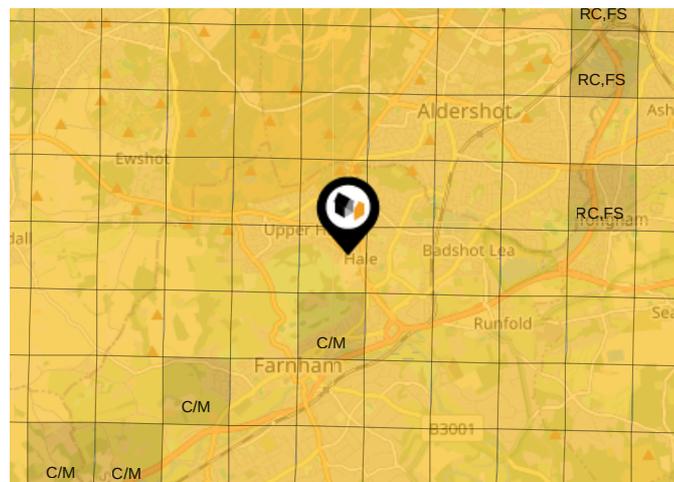
Primary Classifications (Most Common Clay Types)

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)
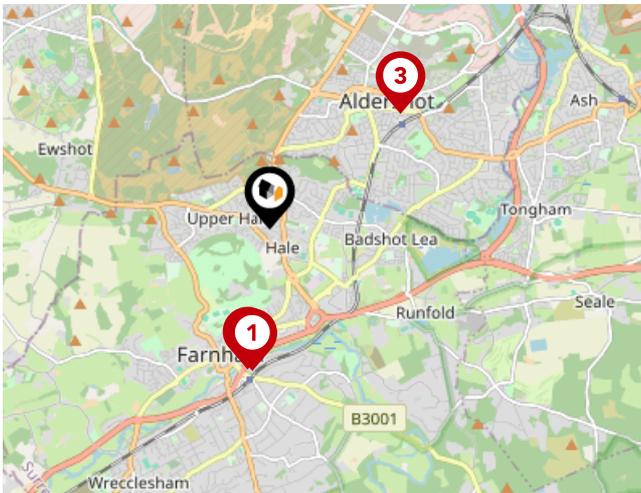
National Rail Stations

Pin	Name	Distance
1	Farnham Rail Station	1.33 miles
2	Farnham Rail Station	1.33 miles
3	Aldershot Rail Station	1.61 miles
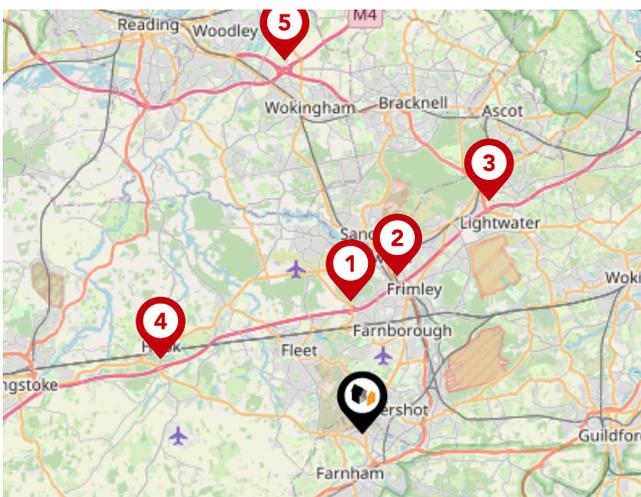
Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	4.95 miles
2	M3 J4	6.02 miles
3	M3 J3	9.86 miles
4	M3 J5	7.97 miles
5	M4 J10	14.17 miles

Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	21.61 miles
2	Heathrow Airport	22.21 miles
3	Gatwick Airport	27.54 miles
4	North Stoneham	31.54 miles
5	Southampton Airport	31.54 miles

Area
Transport (Local)
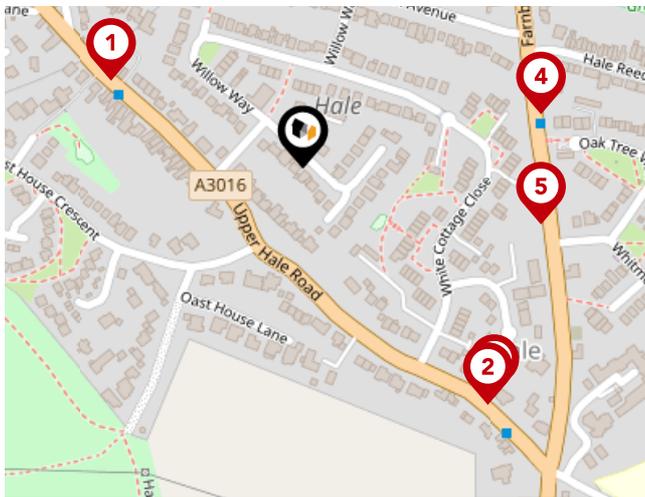
Bus Stops/Stations

Pin	Name	Distance
1	Brookside	0.12 miles
2	St John's Church	0.17 miles
3	St John's Church	0.17 miles
4	Hale Reeds	0.14 miles
5	Whitmore Gardens	0.14 miles

Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	17.75 miles
2	Weybridge Ferry Landing	17.73 miles
3	Moulsey - Hurst Park Ferry Landing	22.21 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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Know any property instantly

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Avocado Property

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KFB - Key Facts For Buyers