

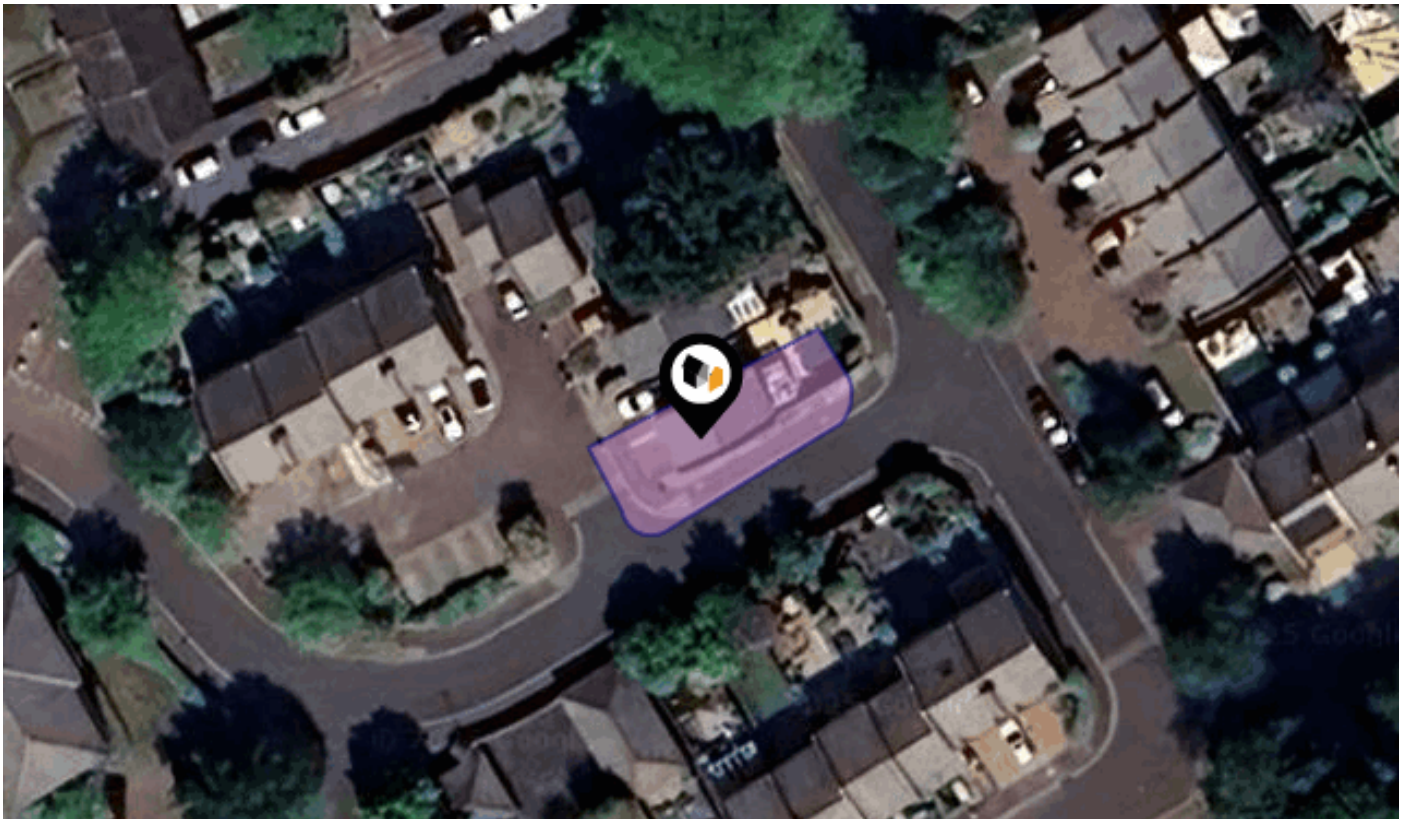


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 25th August 2025



13, TOWNSIDE PLACE, CAMBERLEY, GU15 3HS

Avocado Property

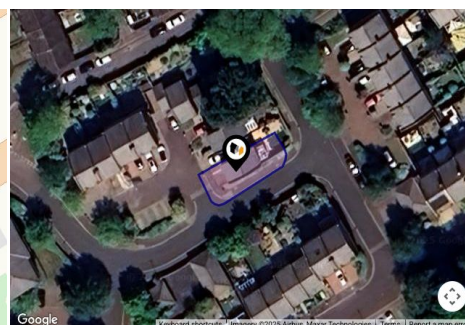
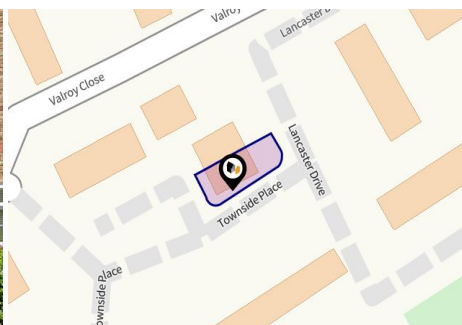
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.05 acres
Year Built :	1997
Council Tax :	Band E
Annual Estimate:	£3,016
Title Number:	SY671823
UPRN:	100061557902

Last Sold Date:	23/01/2008
Last Sold Price:	£334,800
Last Sold £/ft ² :	£403
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



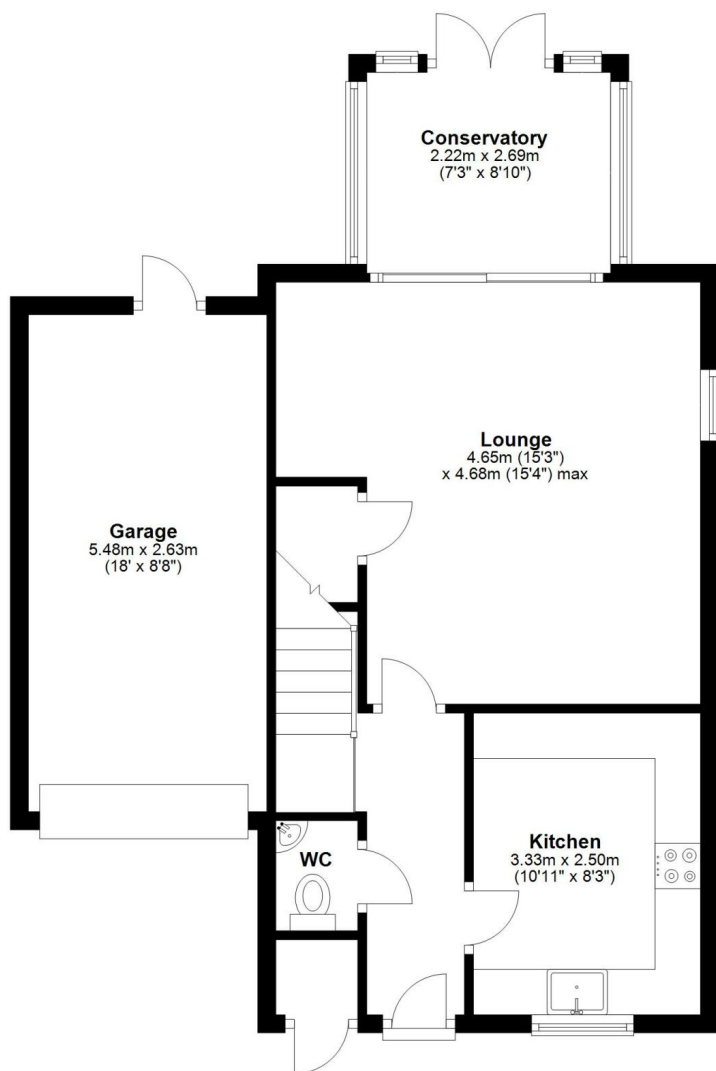
Satellite/Fibre TV Availability:



13, TOWNSIDE PLACE, CAMBERLEY, GU15 3HS

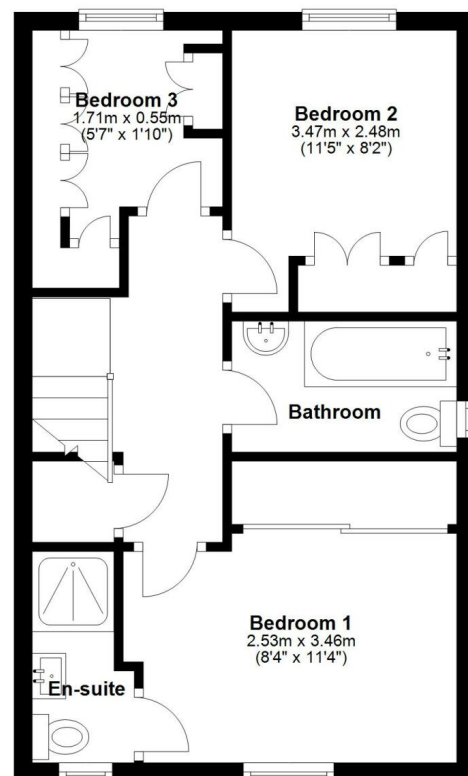
Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 95.5 sq. metres (1028.3 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC
Plan produced using PlanUp.

Property EPC - Certificate



13, Townside Place, GU15 3HS

Energy rating

C

Valid until 28.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

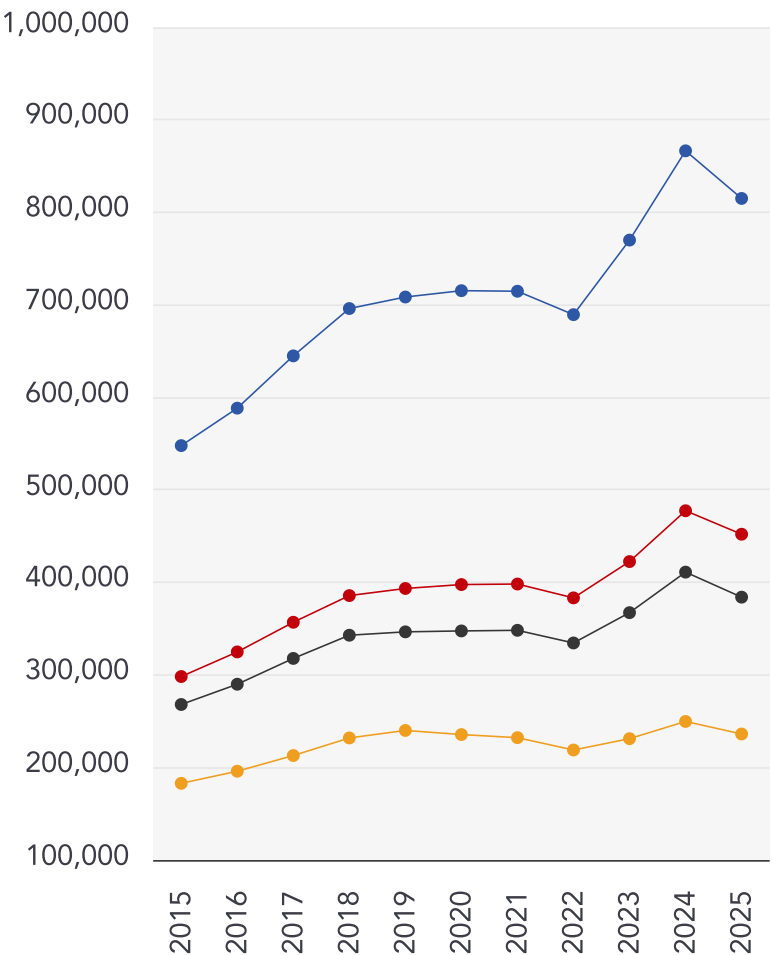
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 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 43% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	77 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU15



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.

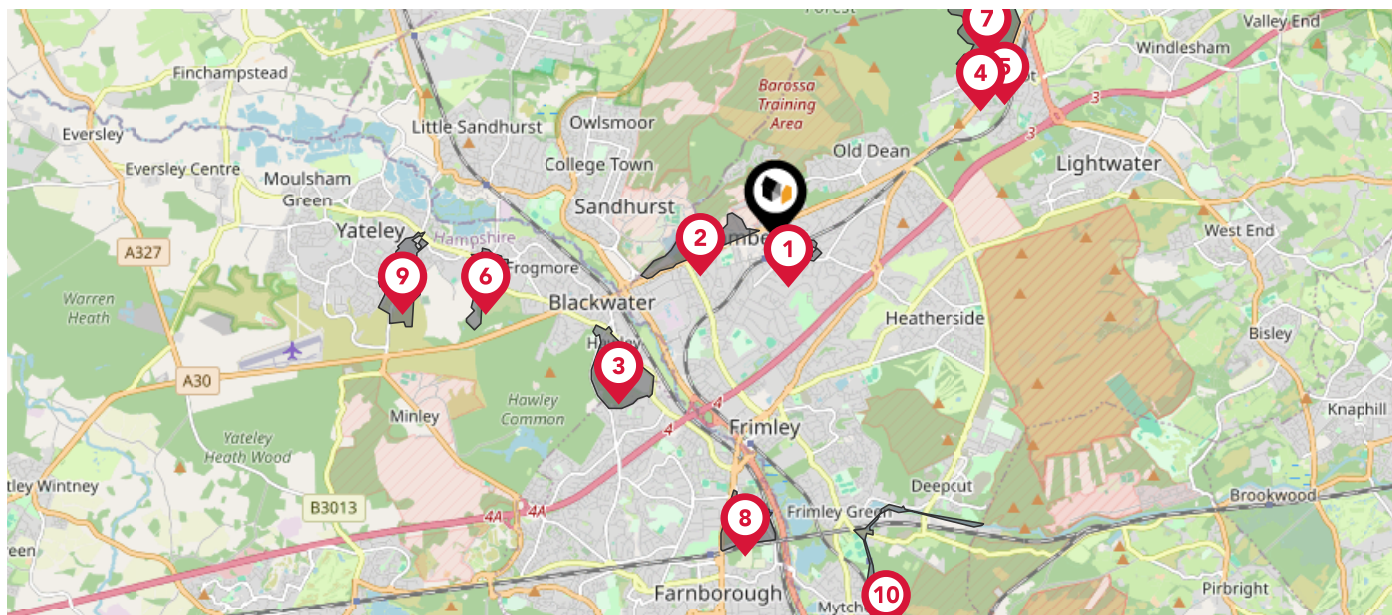
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

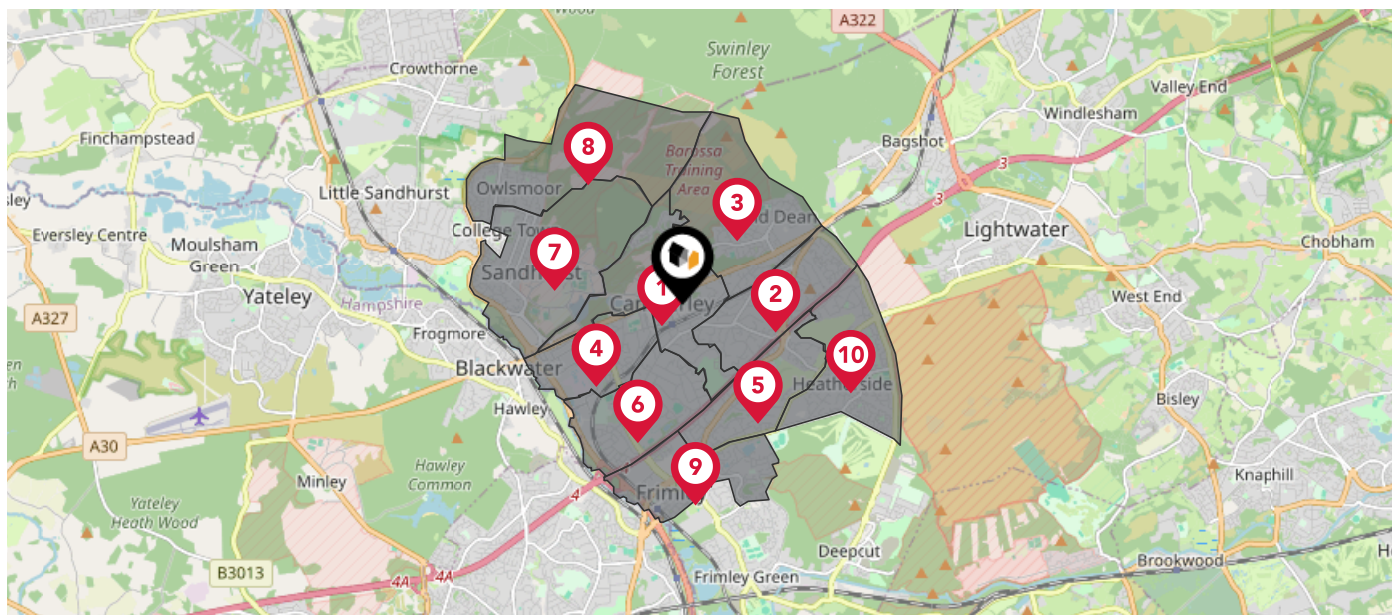
- 1 Upper Gordon Road to Church Hill, Camberley
- 2 RMA (Former) Staff College and London Road, Camberley
- 3 Hawley Park and Green
- 4 Bagshot, Church Road
- 5 Bagshot Village
- 6 Darby Green Yateley
- 7 Bagshot Park, Bagshot
- 8 Farnborough Hill
- 9 Cricket Hill
- 10 Basingstoke Canal

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

Town Ward

2

St. Pauls Ward

3

Old Dean Ward

4

St. Michaels Ward

5

Parkside Ward

6

Watchetts Ward

7

College Town Ward

8

Owlsmoor Ward

9

Frimley Ward

10

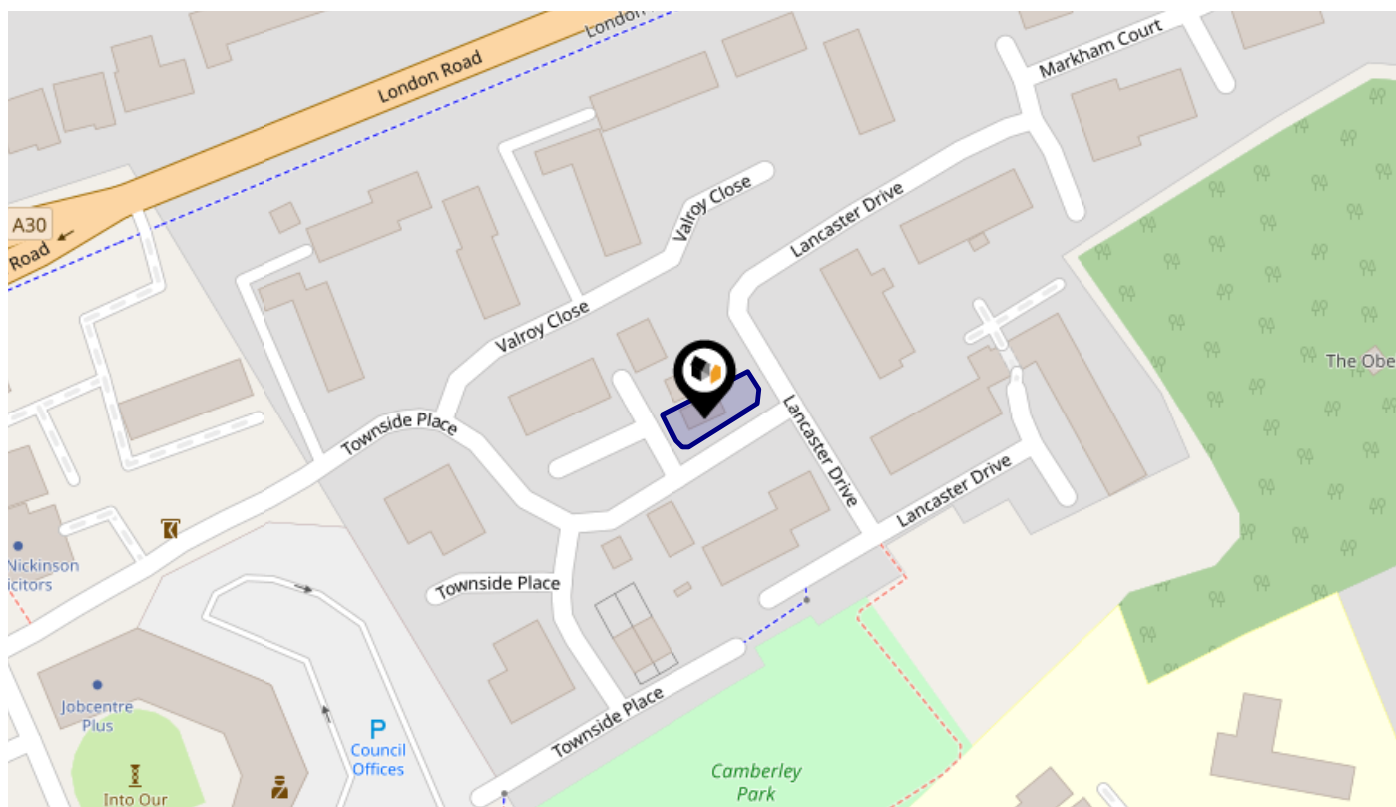
Heatherside Ward

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:

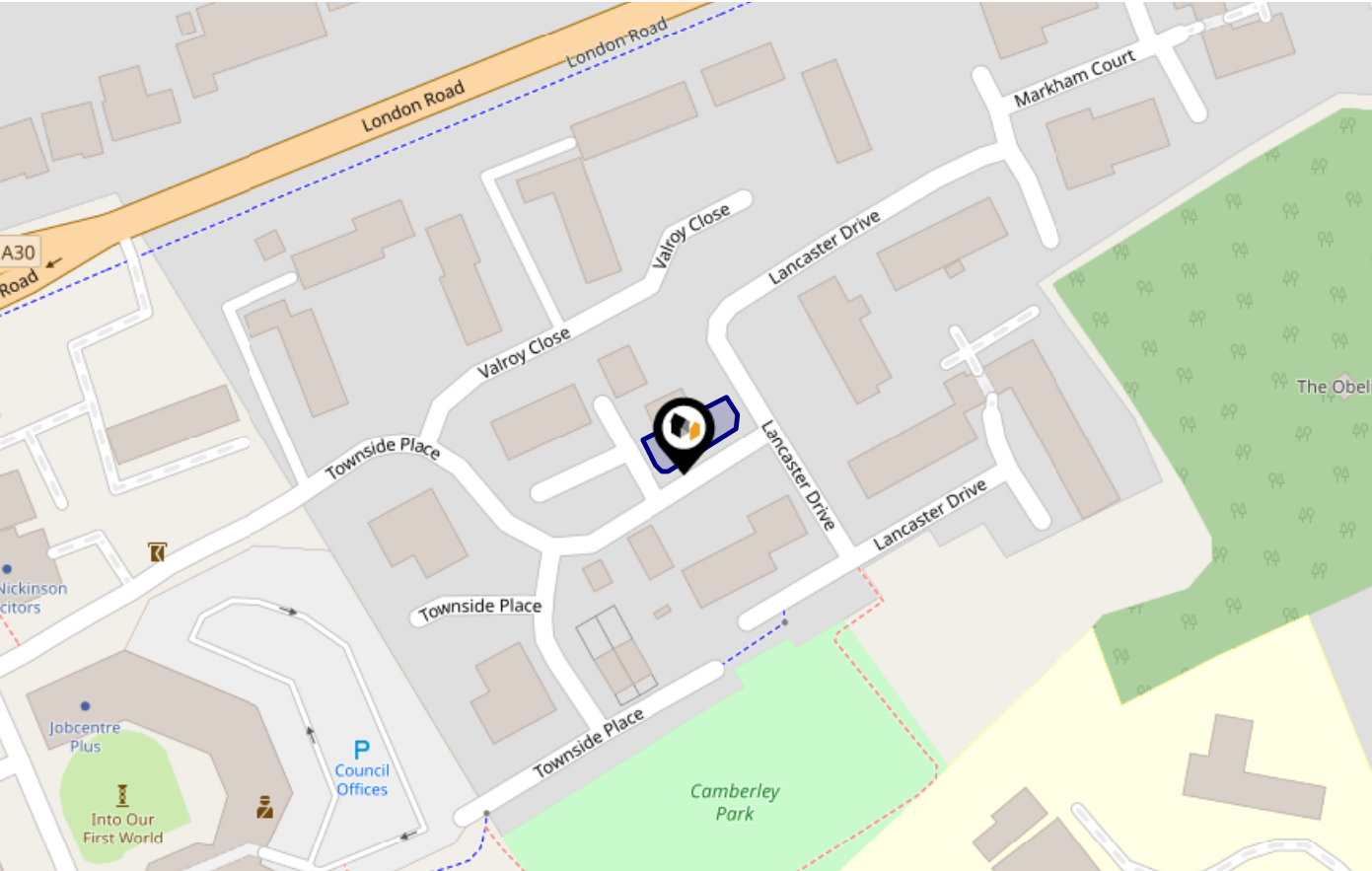
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

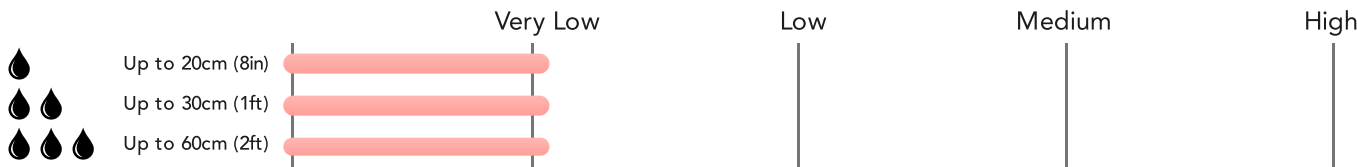


Risk Rating: Very low

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:

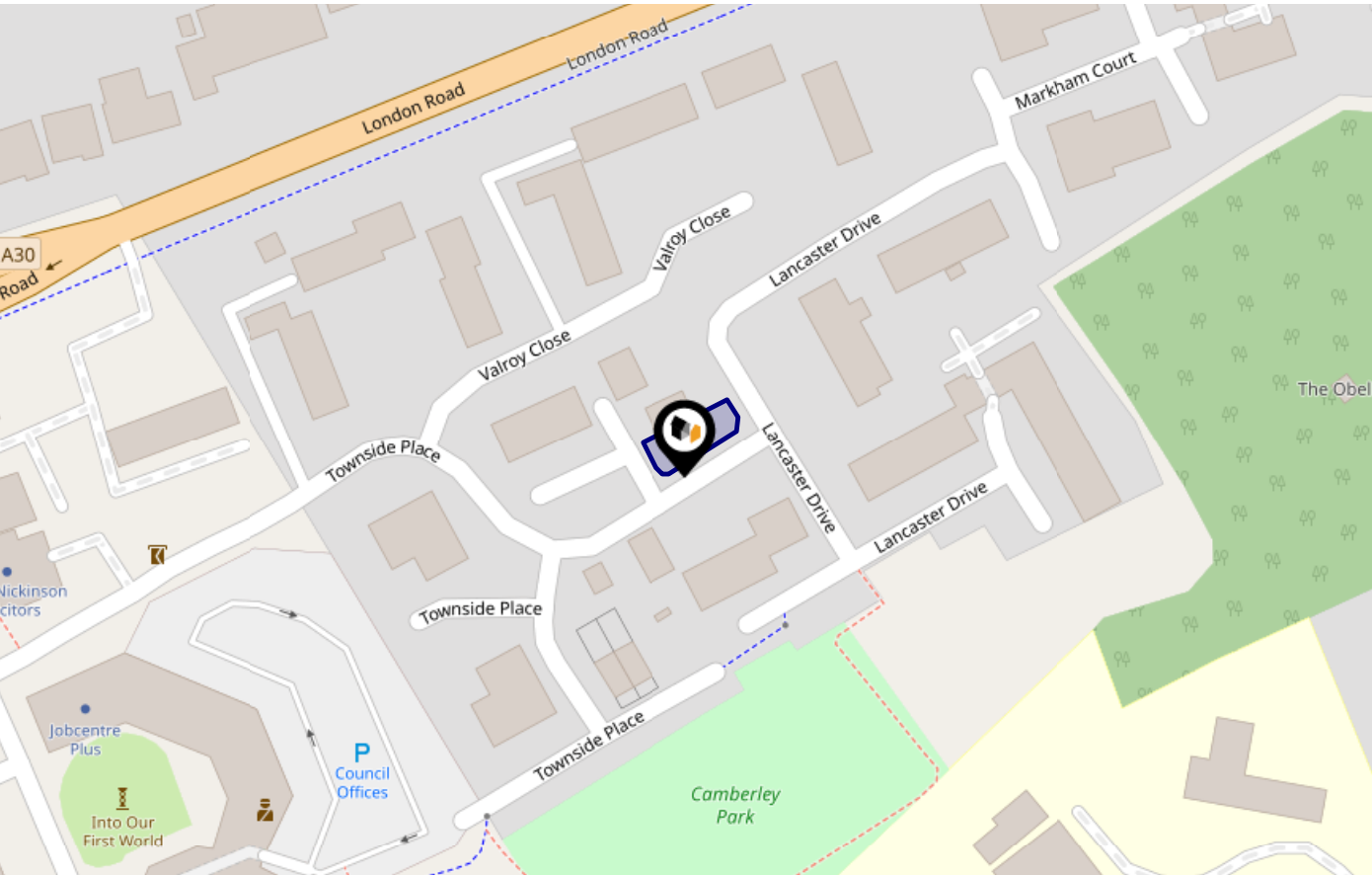


Flood Risk

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.

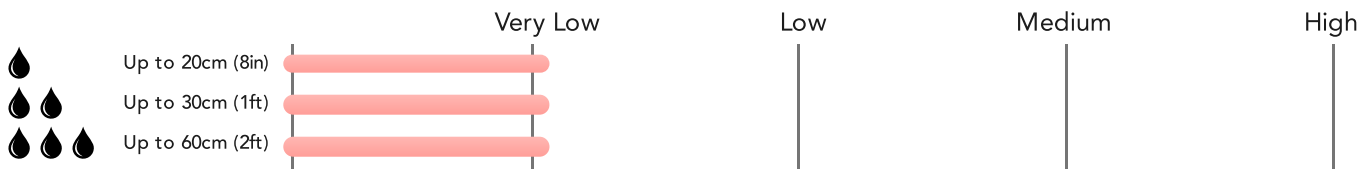


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Chance of flooding to the following depths at this property:

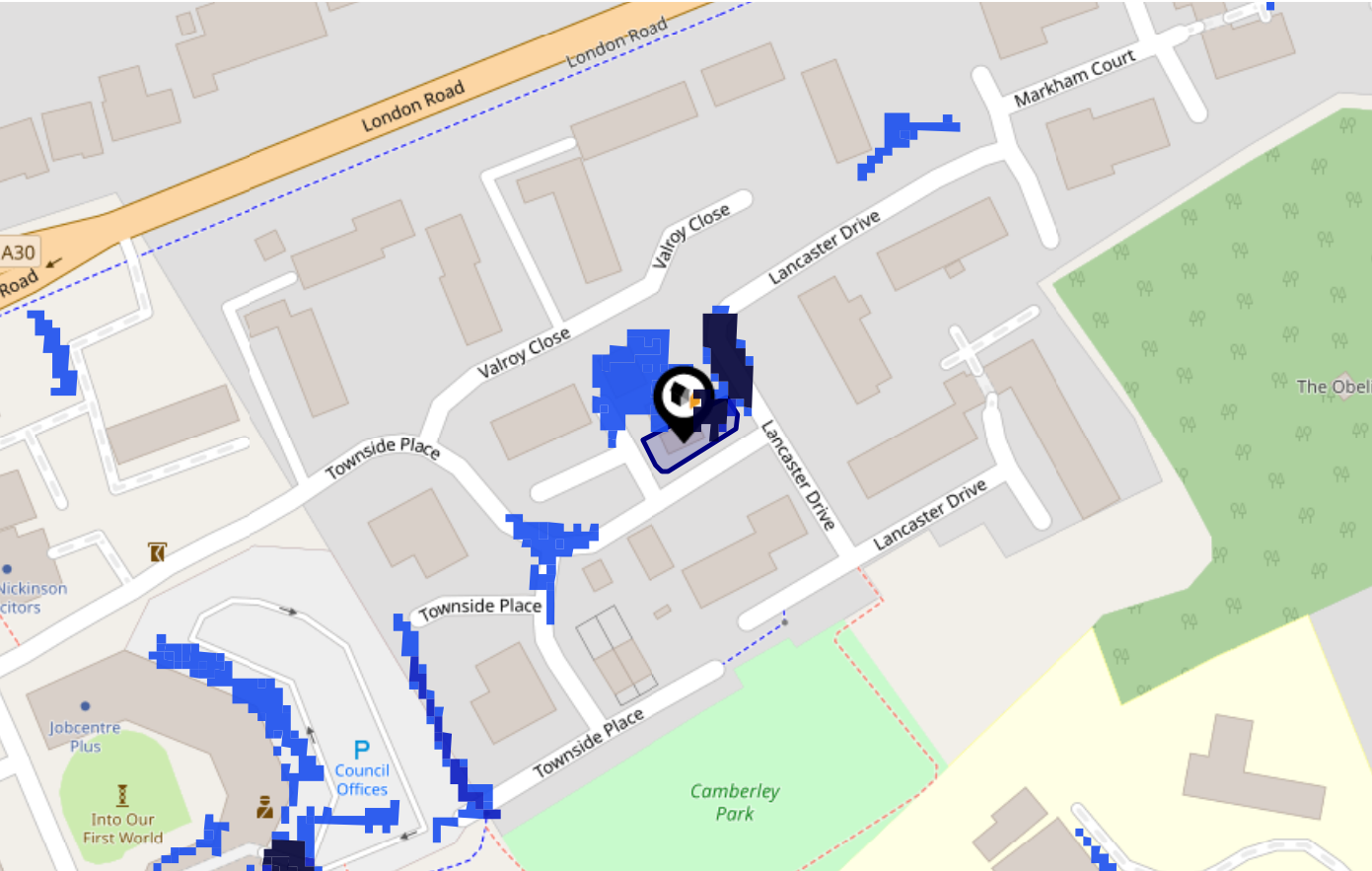


Flood Risk

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.

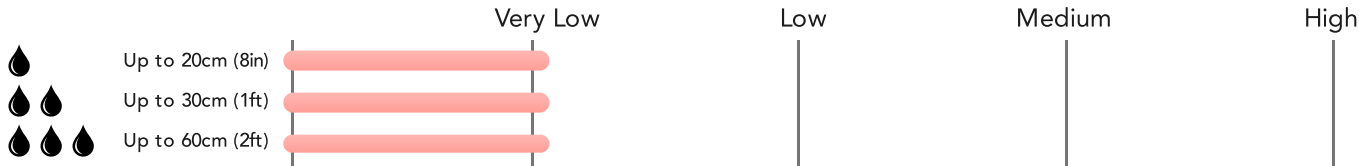


Risk Rating: Very low

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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

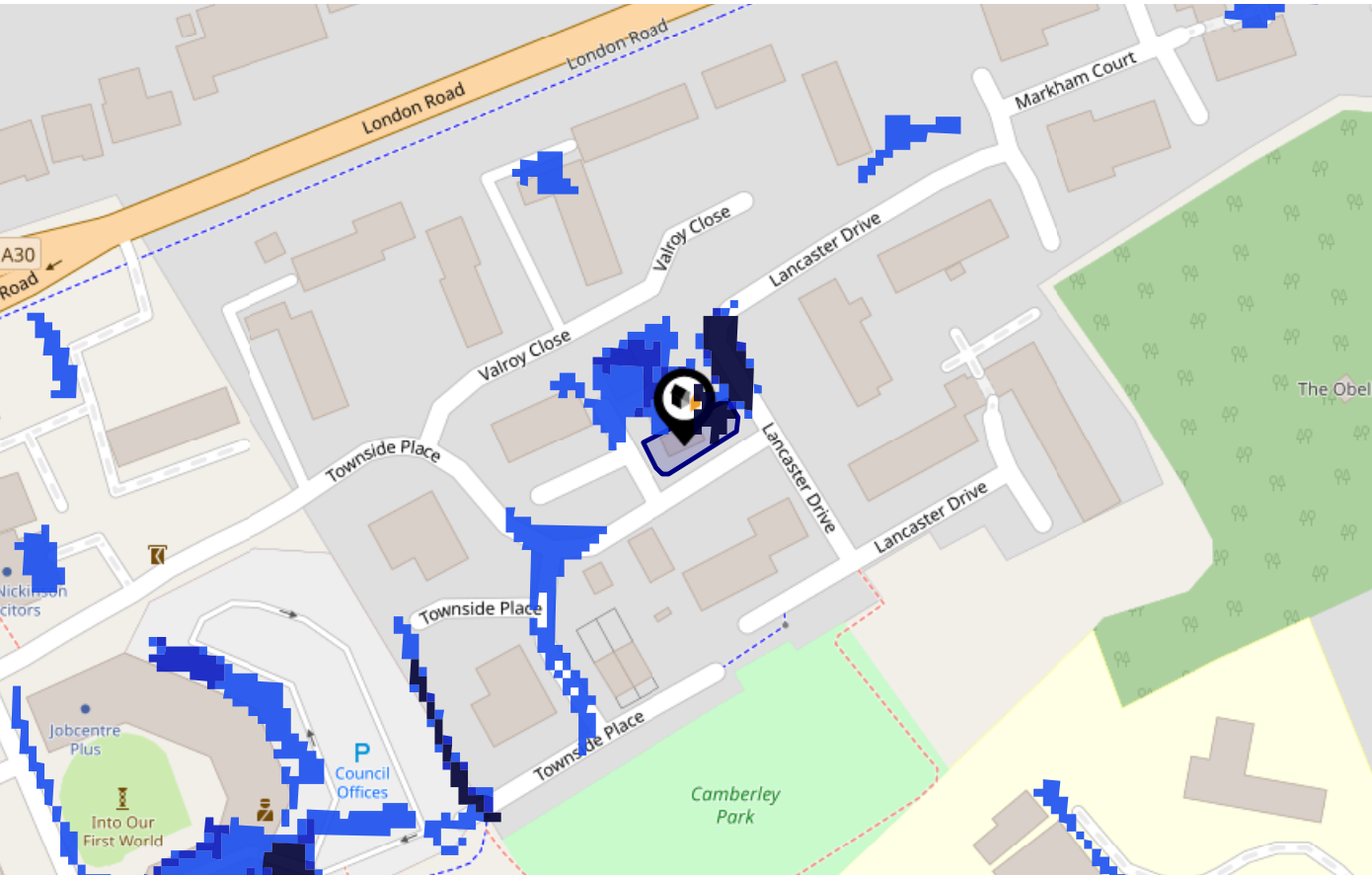
Chance of flooding to the following depths at this property:



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.

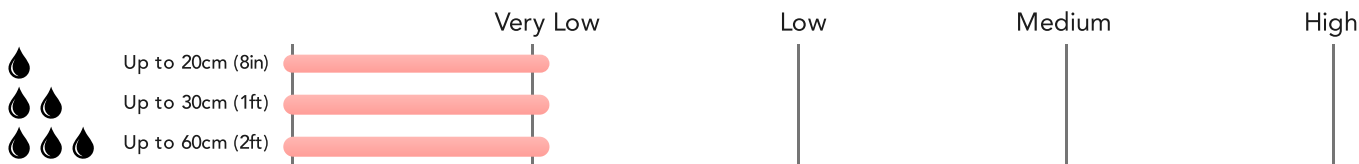


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

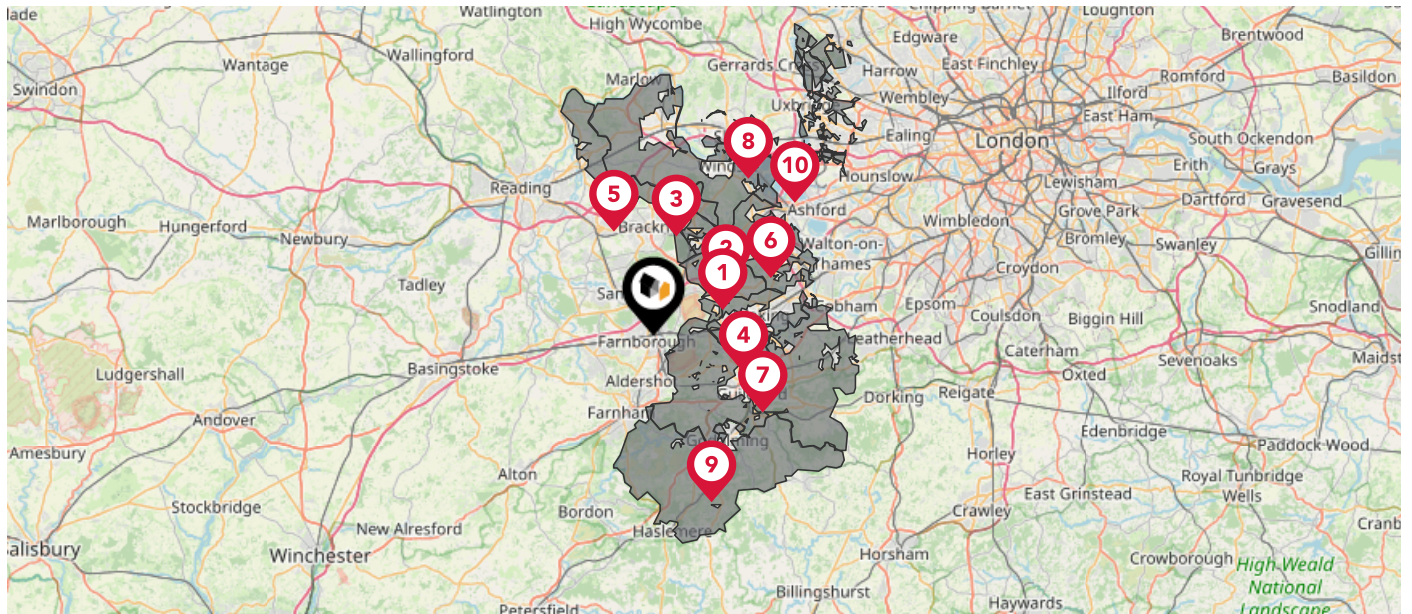


Maps

Green Belt



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



Nearby Green Belt Land

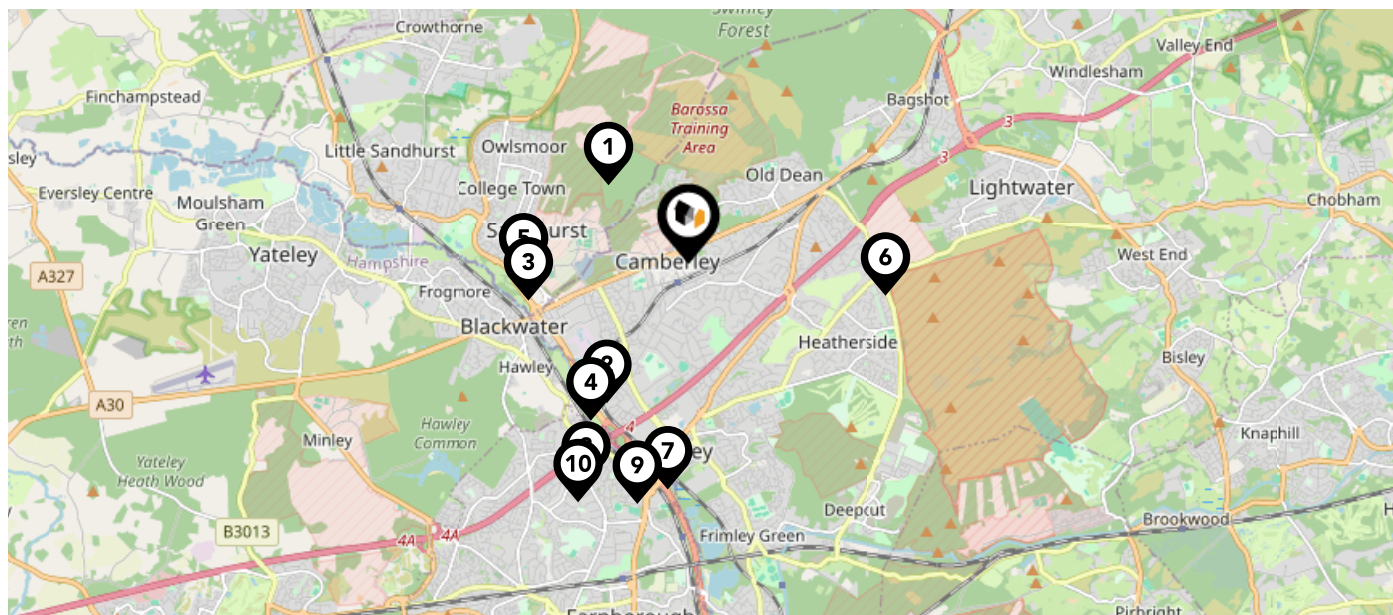
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Woking
- 5 London Green Belt - Wokingham
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Slough
- 9 London Green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

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

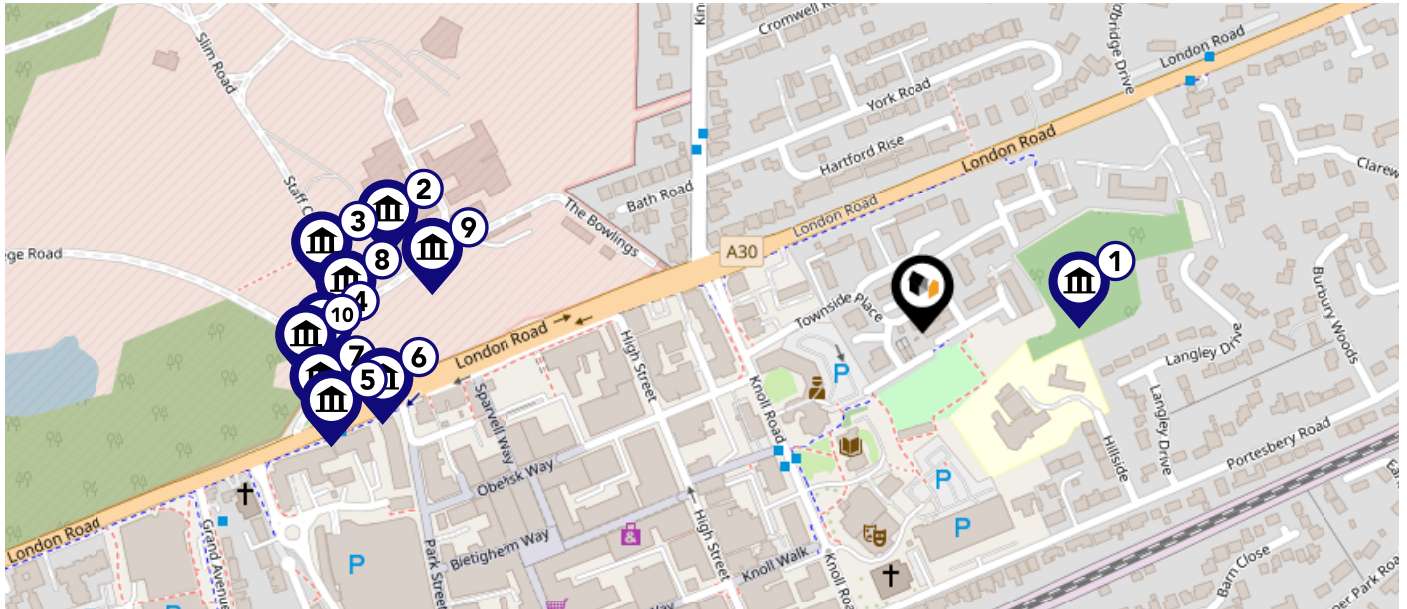
1	Armoury Hill-Sandhurst, Berkshire	Historic Landfill	
2	Crabtree Road-Camberley, Surrey	Historic Landfill	
3	York Town Road-College Town	Historic Landfill	
4	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
5	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	
6	Redroad Hill-Surrey Heath	Historic Landfill	
7	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
8	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	
9	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
10	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	

Maps

Listed Buildings

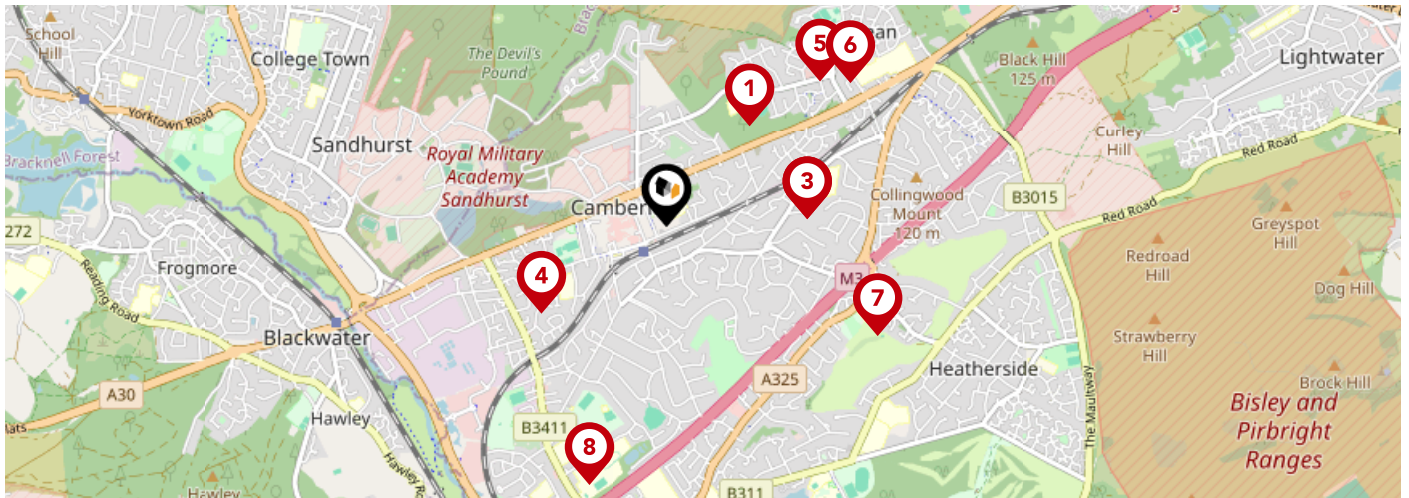


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



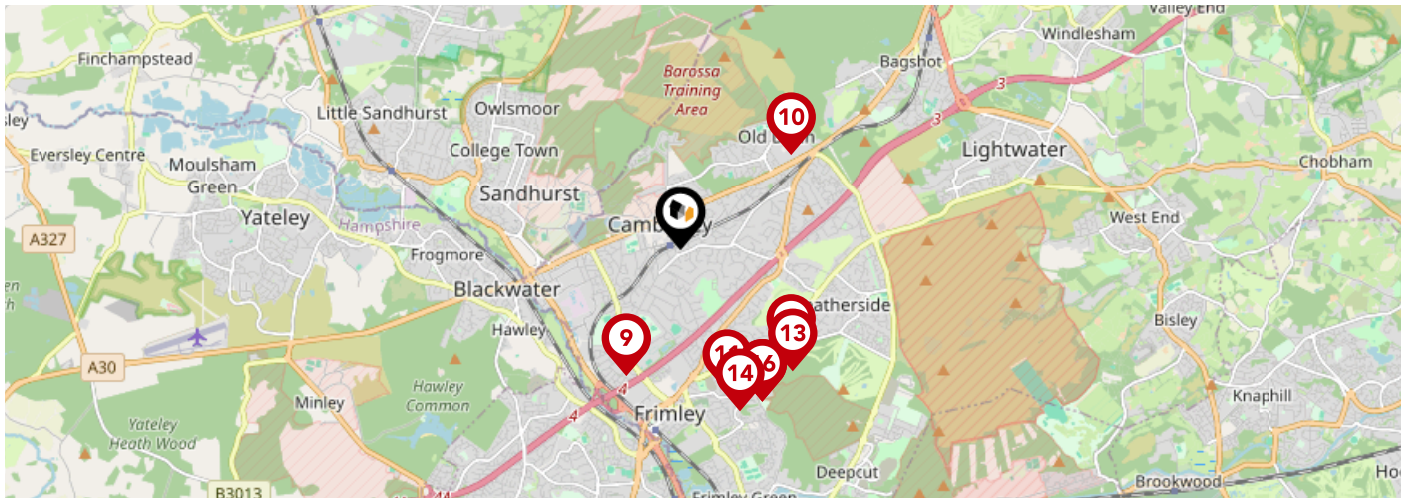
Listed Buildings in the local district	Grade	Distance
 1377520 - Remains Of Obelisk In Grounds Of St Tarcissius School	Grade II	0.1 miles
 1030033 - The Staff College	Grade II	0.3 miles
 1377521 - Gates And Gate Piers To Main Front Of Staff College	Grade II	0.3 miles
 1030035 - Lamp-post 8 Yards East Of War Memorial In The Staff College - Su 87216082	Grade II	0.3 miles
 1464742 - Camberley Memorial Cross	Grade II	0.3 miles
 1030034 - Lamp Post East Of Main Entrance Lodge To Royal Military Academy	Grade II	0.3 miles
 1030032 - Entrance Lodges To Royal Military Academy	Grade II	0.3 miles
 1030036 - Lamp-post 40 Yards South West Of The Staff College Su 87236086	Grade II	0.3 miles
 1377523 - Lamp Post 15 Yards South East Of The Staff College - Su 87316089	Grade II	0.3 miles
 1452265 - Statue Of Sir James Robert Mcgrigor B. G., M. D. At Royal Military Academy Sandhurst	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lorraine Infant School Ofsted Rating: Good Pupils: 132 Distance:0.61	☐	☒	☐	☐	☐
2	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:0.66	☐	☒	☐	☐	☐
3	Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance:0.66	☐	☒	☐	☐	☐
4	Lyndhurst School Ofsted Rating: Not Rated Pupils: 108 Distance:0.7	☐	☒	☐	☐	☐
5	Cordwalles Junior School Ofsted Rating: Good Pupils: 218 Distance:0.98	☐	☒	☐	☐	☐
6	Collingwood College Ofsted Rating: Good Pupils: 1740 Distance:1.09	☐	☐	☒	☐	☐
7	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:1.1	☐	☒	☐	☐	☐
8	Kings International College Ofsted Rating: Good Pupils: 842 Distance:1.25	☐	☐	☒	☐	☐

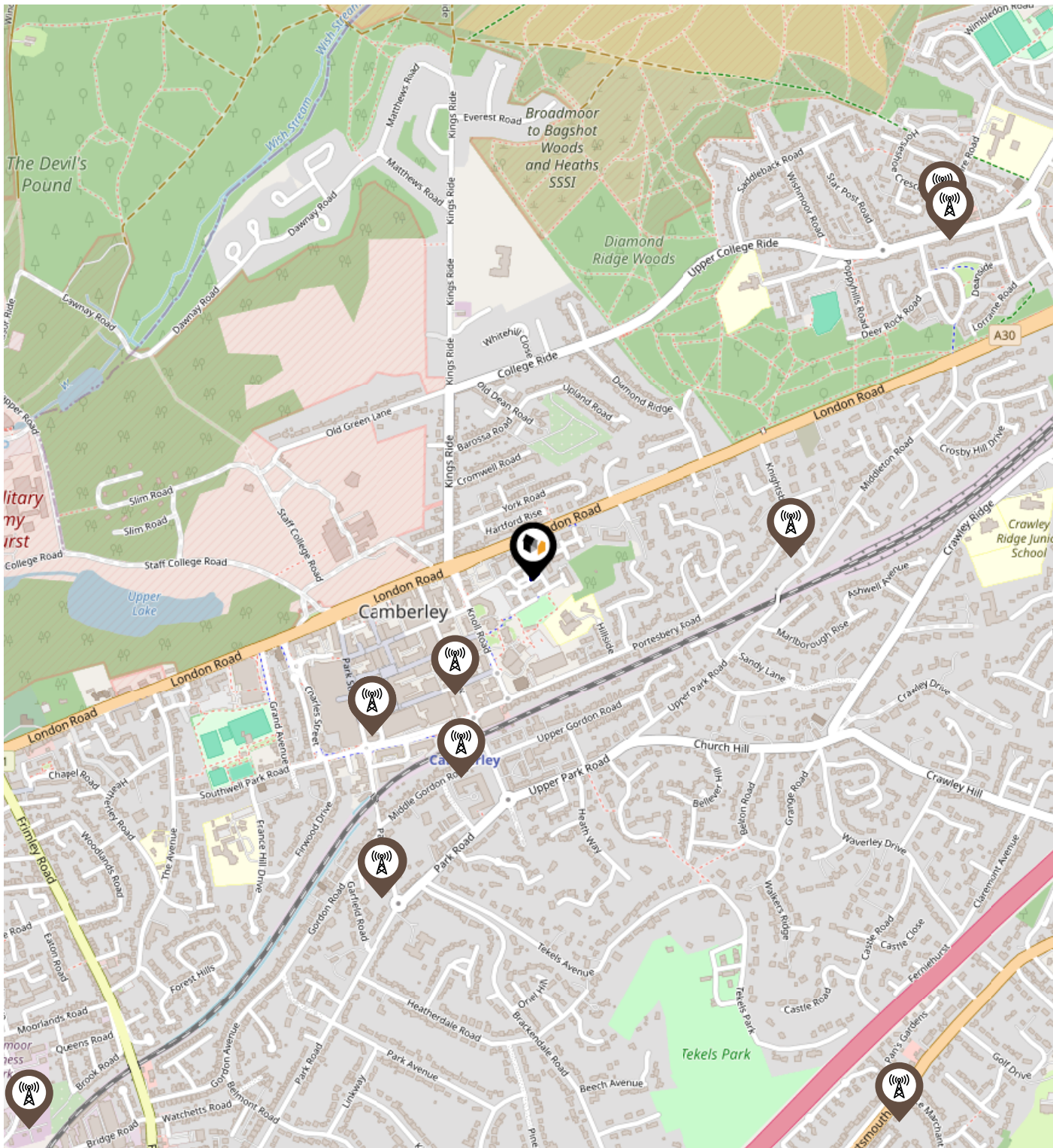
Area Schools



		Nursery	Primary	Secondary	College	Private
9	South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 645 Distance:1.28	☐	☒	☐	☐	☐
10	Pine Ridge Infant School Ofsted Rating: Good Pupils: 100 Distance:1.35	☐	☒	☐	☐	☐
11	The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance:1.4	☐	☒	☐	☐	☐
12	Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance:1.43	☐	☐	☒	☐	☐
13	Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance:1.53	☐	☒	☐	☐	☐
14	Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance:1.59	☐	☒	☐	☐	☐
15	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:1.6	☐	☒	☐	☐	☐
16	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance:1.6	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

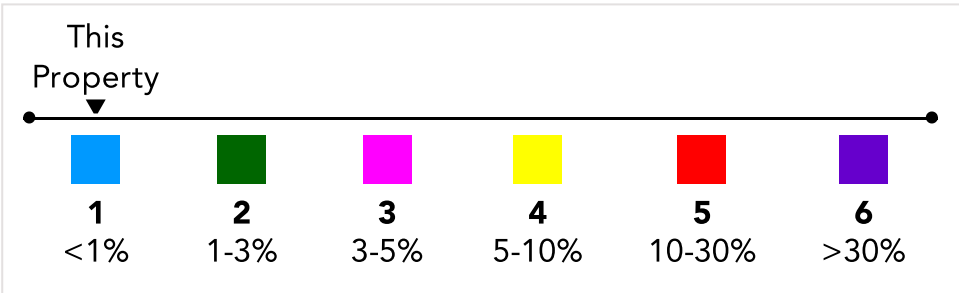
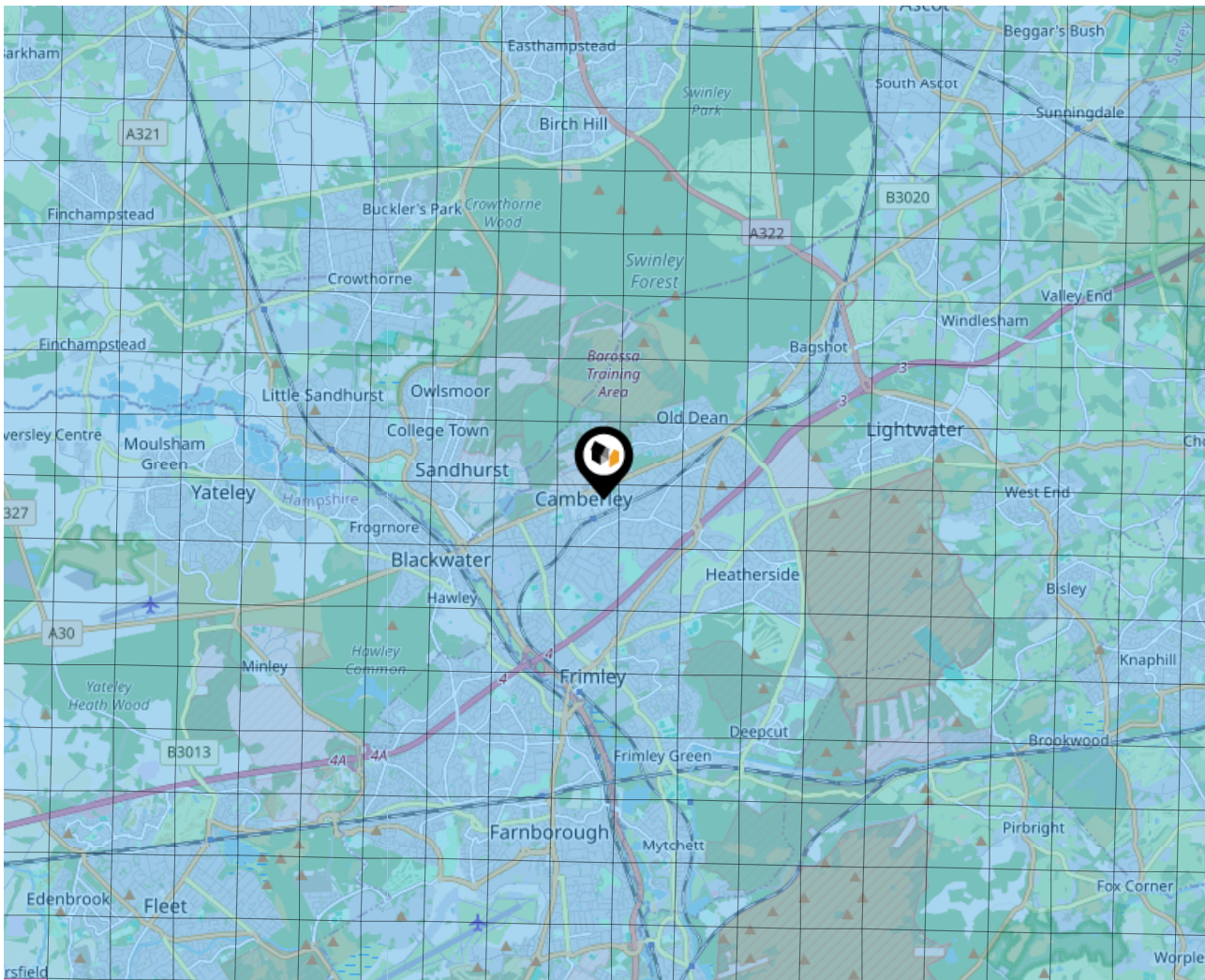
Environment

Radon Gas



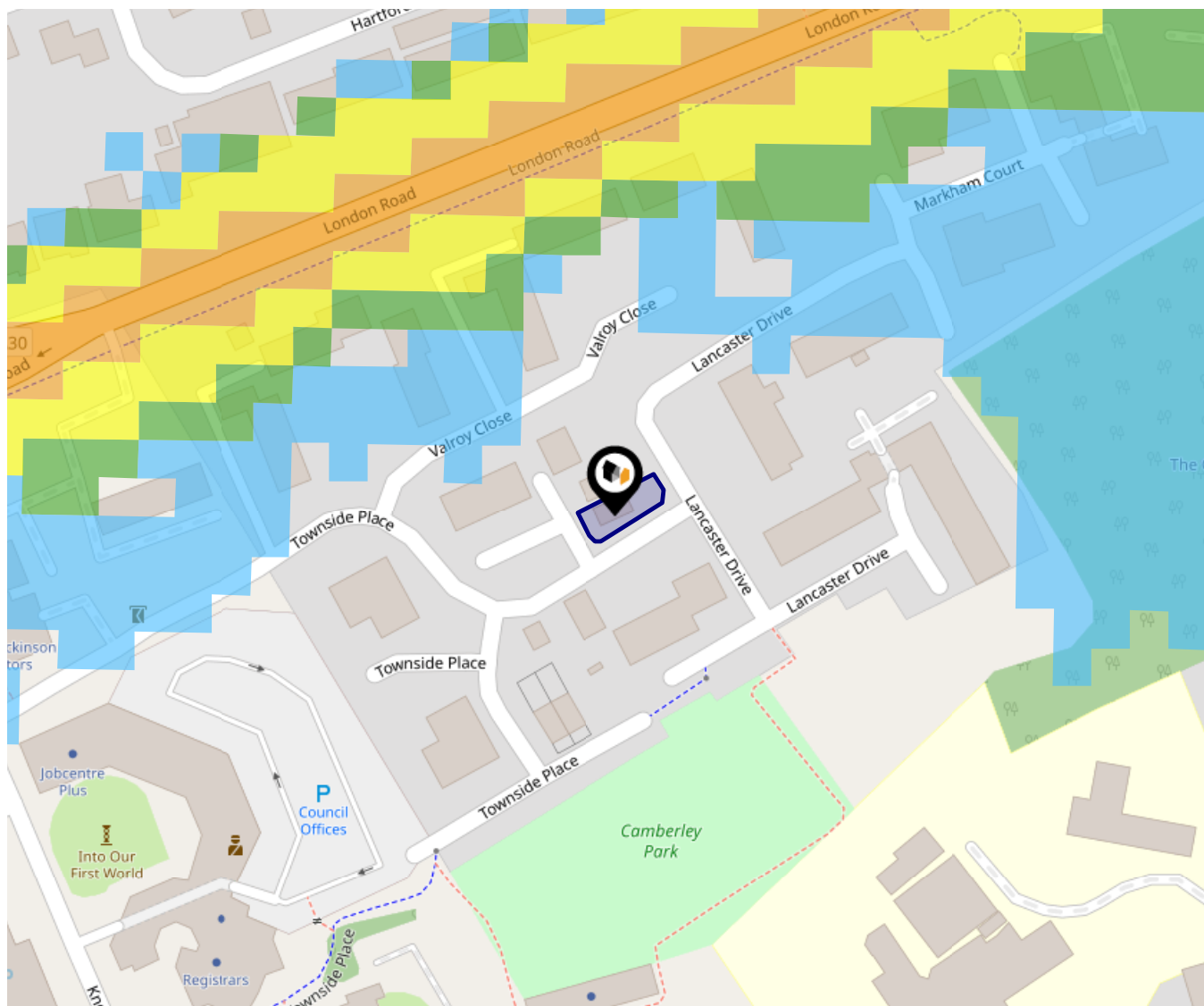
What is Radon?

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.

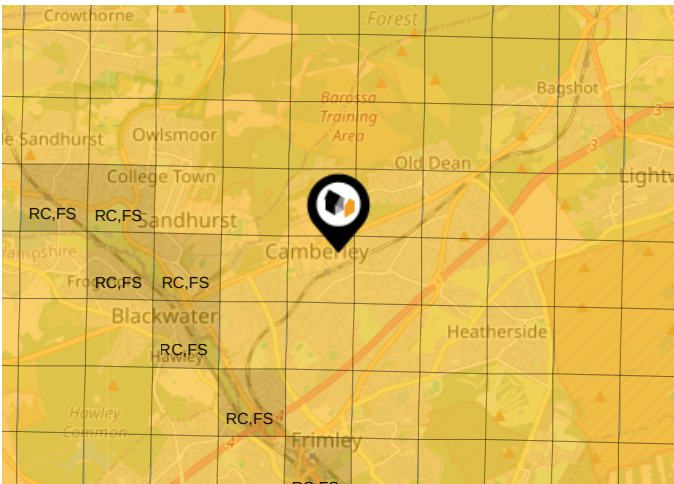
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		

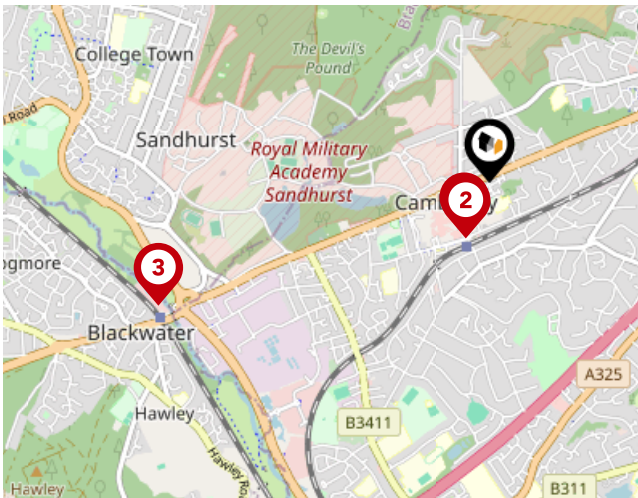


Primary Classifications (Most Common Clay Types)

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

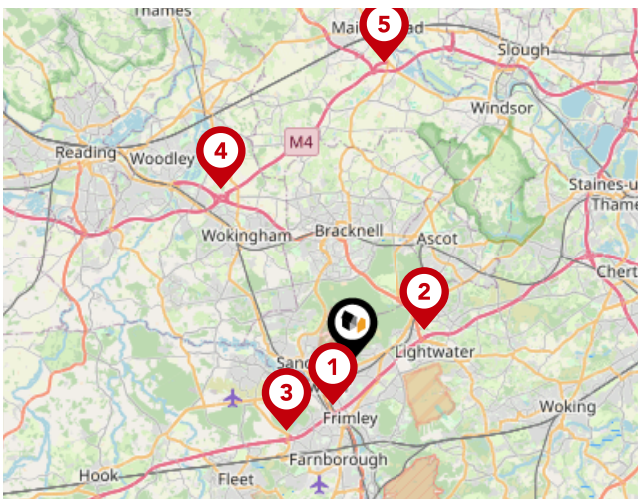
Area

Transport (National)



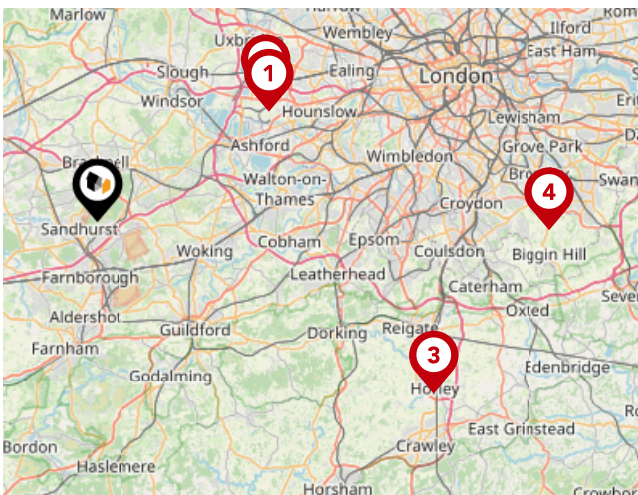
National Rail Stations

Pin	Name	Distance
	Camberley Rail Station	0.27 miles
	Camberley Rail Station	0.28 miles
	Blackwater Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J4	1.82 miles
	M3 J3	2.9 miles
	M3 J4A	3.57 miles
	M4 J10	7.99 miles
	M4 J8	11.08 miles

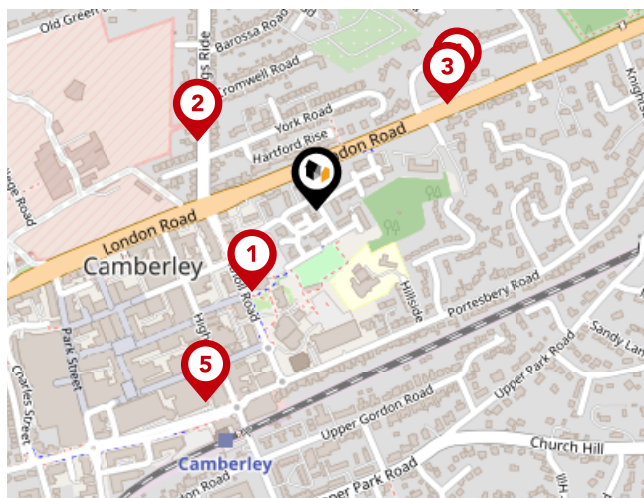


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	15.15 miles
	Heathrow Airport	15.54 miles
	Gatwick Airport	28.05 miles
	Leaves Green	33.49 miles

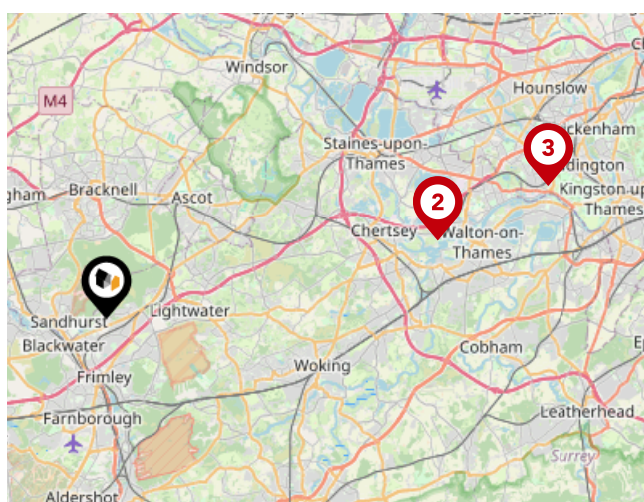
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Knoll Road	0.12 miles
2	York Road	0.16 miles
3	Portesbery Hill Drive	0.2 miles
4	Portesbery Hill Drive	0.21 miles
5	Pembroke Broadway	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.63 miles
2	Weybridge Ferry Landing	12.64 miles
3	Moulsey - Hurst Park Ferry Landing	17.06 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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