

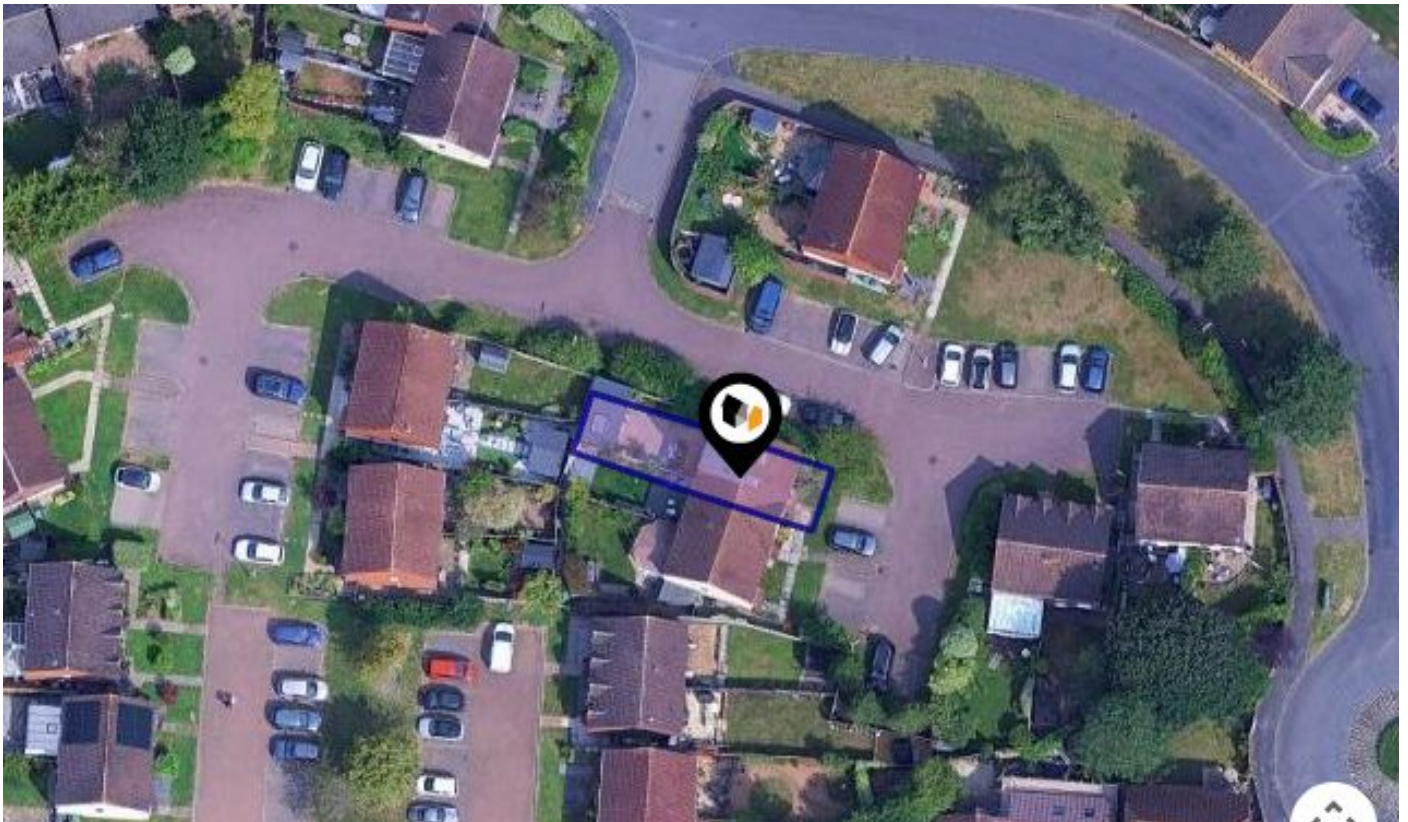


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 27th August 2025



19, VIBURNUM COURT, WEST END, WOKING, GU24 9PQ

Avocado Property

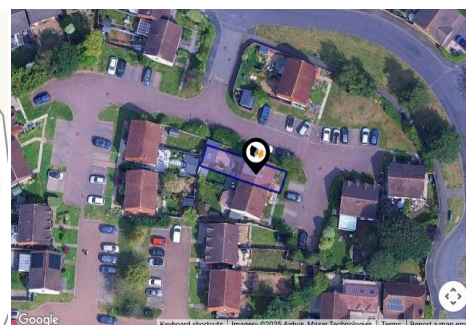
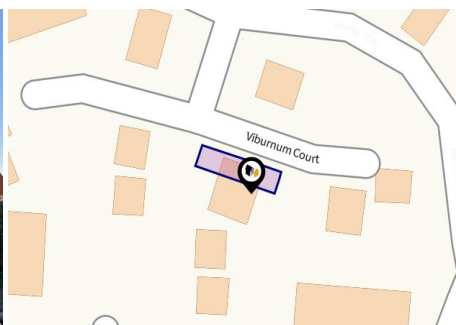
stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band E
Annual Estimate:	£3,016
Title Number:	SY620636
UPRN:	100061568425

Last Sold Date:	03/09/2018
Last Sold Price:	£387,500
Last Sold £/ft ² :	£413
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)

5	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

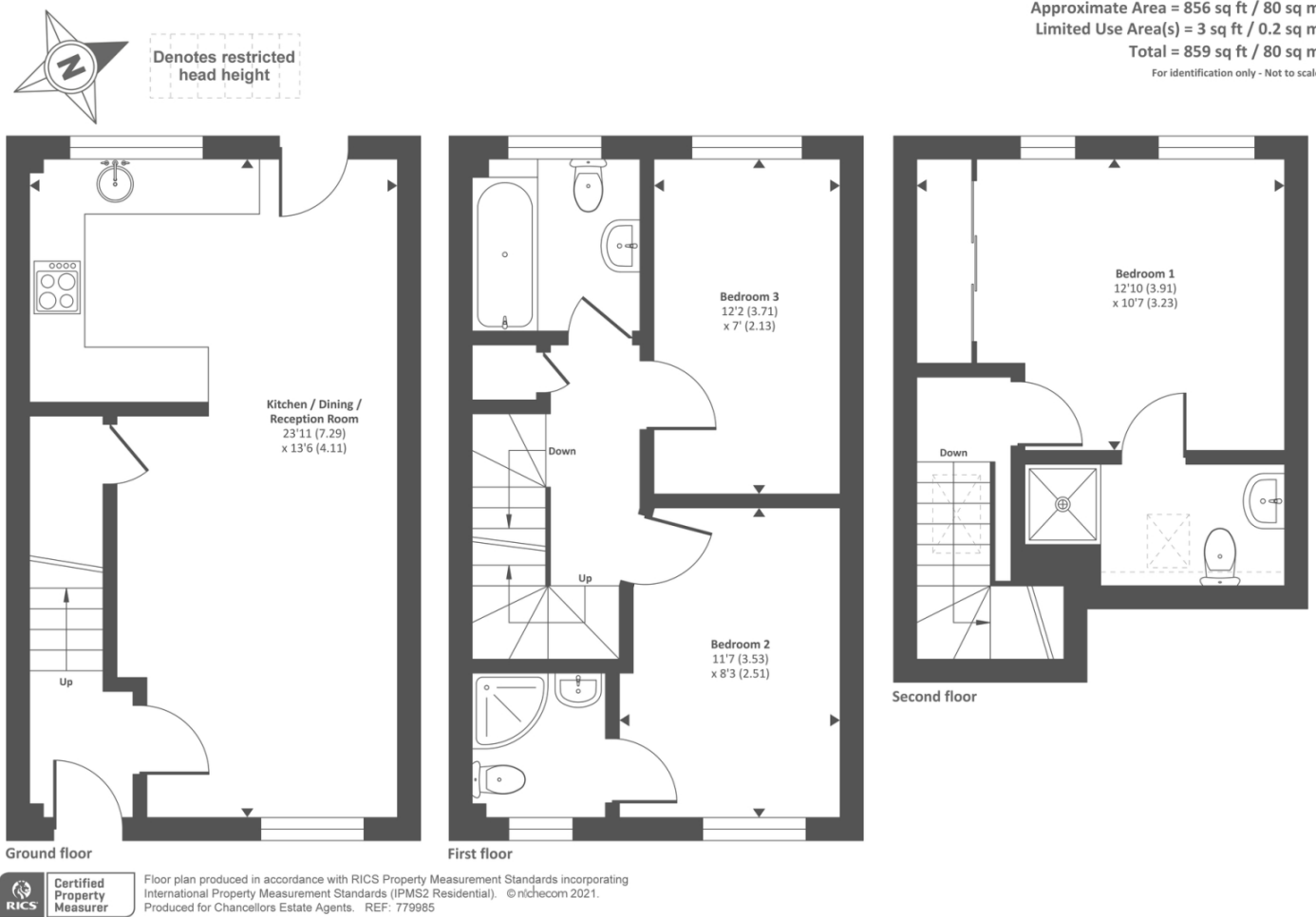
This Address



Planning records for: *19, Viburnum Court, West End, Woking, GU24 9PQ*

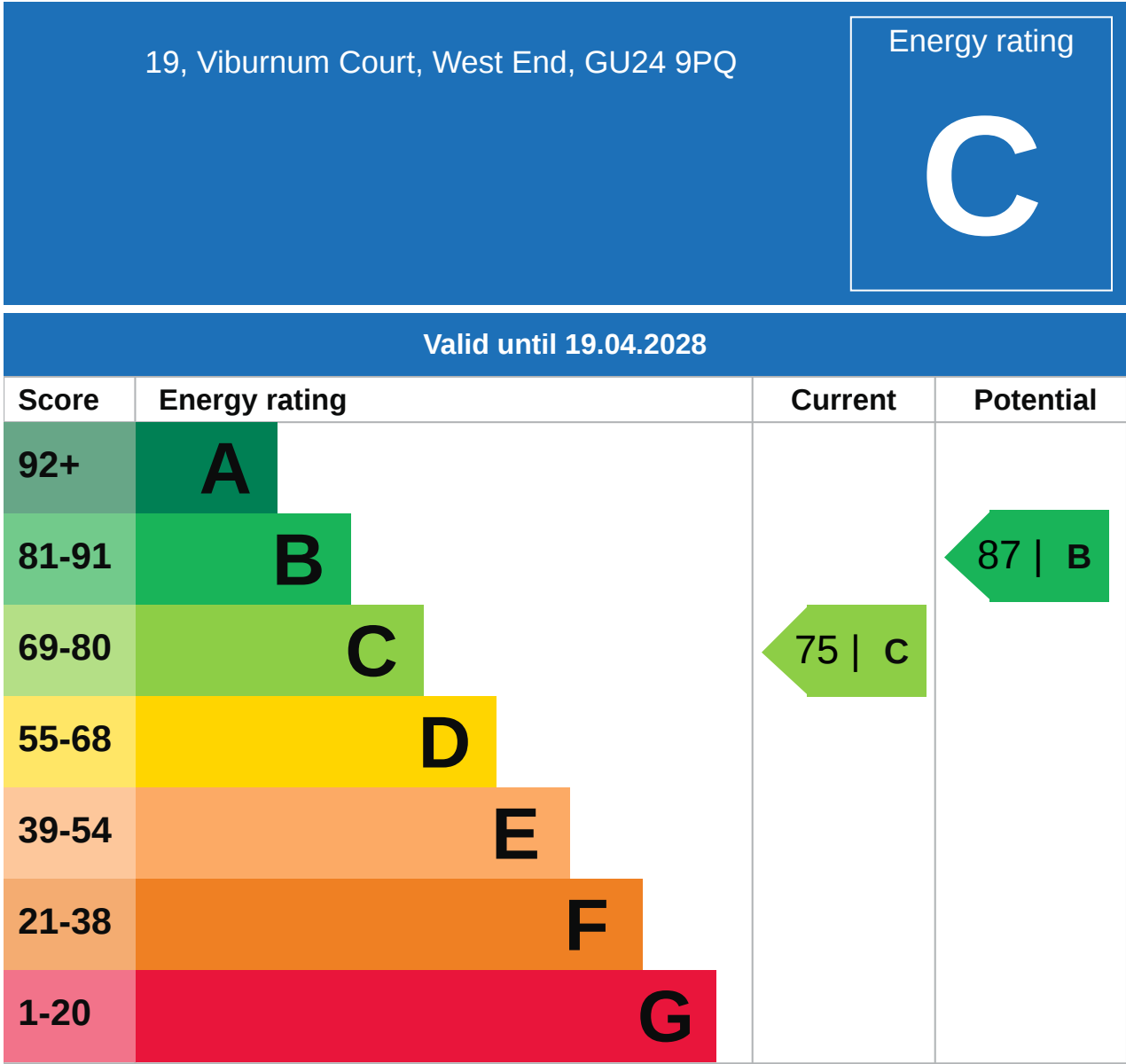
Reference - 15/0882	
Decision:	Unknown
Date:	06th October 2015
Description:	Application for a Certificate of Lawful Development (proposed) for a loft conversion, comprising the insertion of roof lights (to front) and a dormer (to rear).

19, VIBURNUM COURT, WEST END, WOKING, GU24 9PQ



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

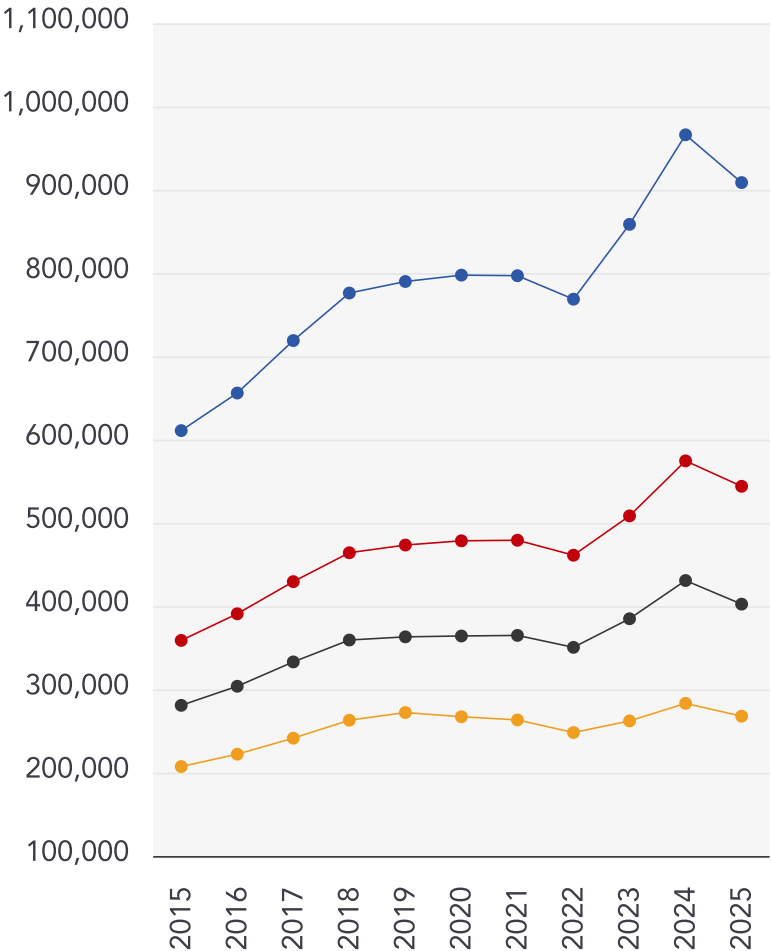
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Very 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU24



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.

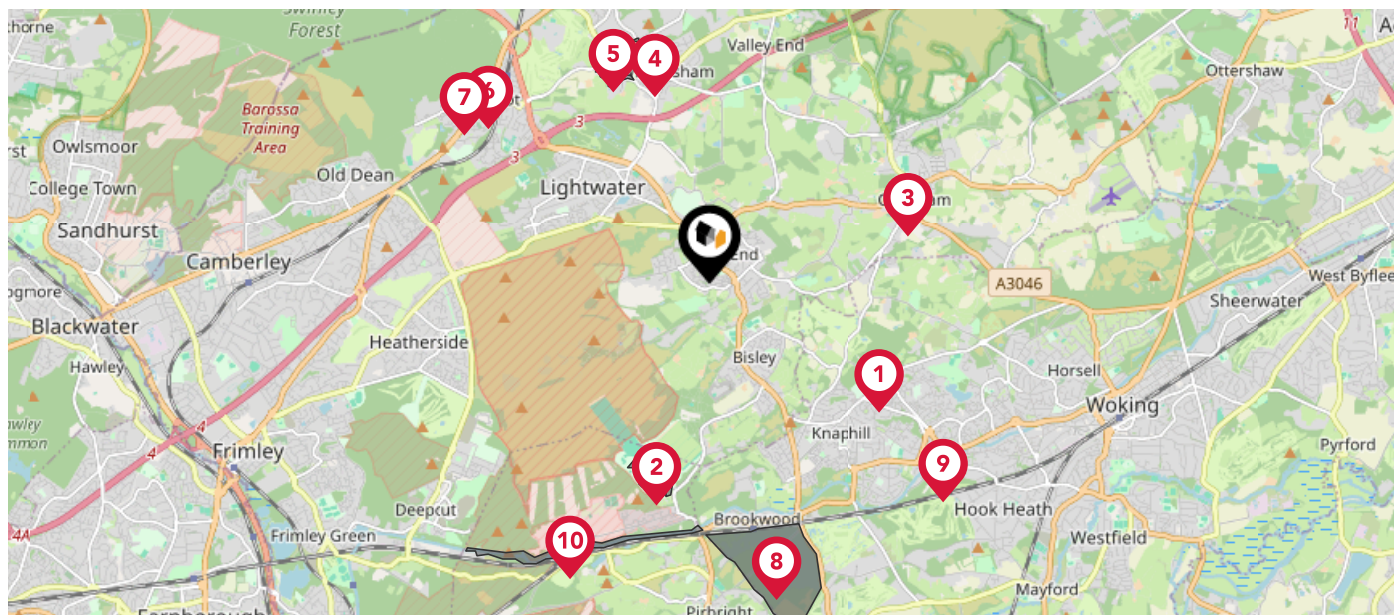
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

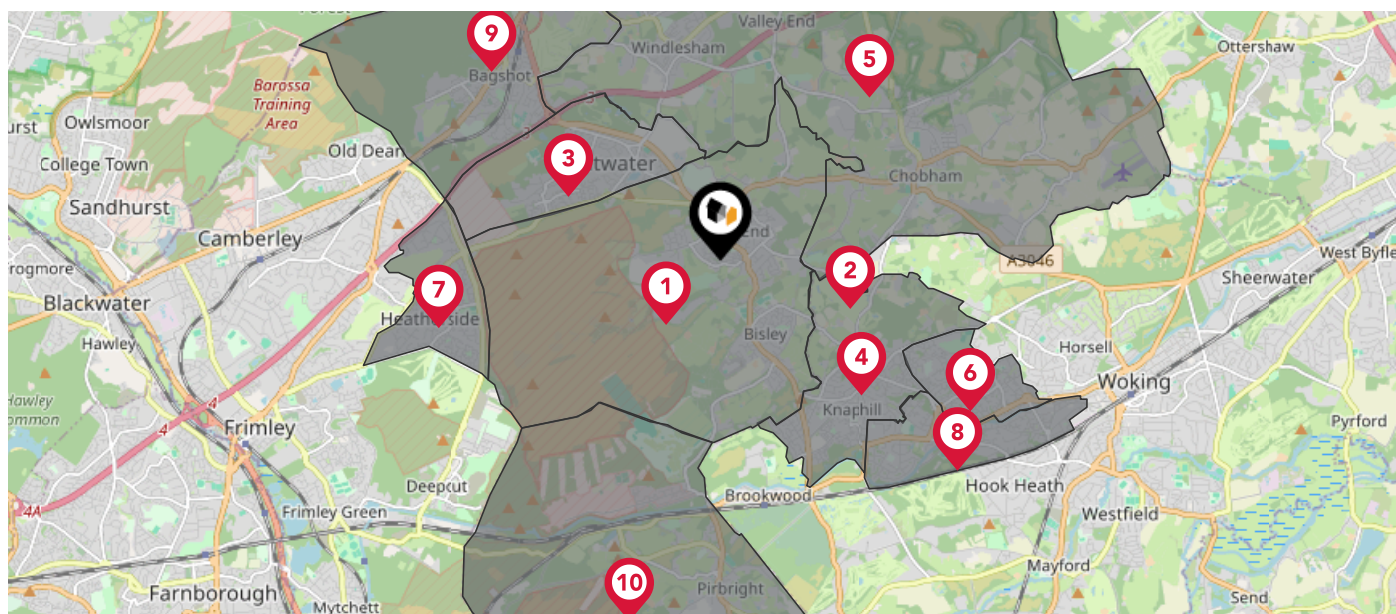
- | | |
|----|---|
| 1 | Lower Knaphill |
| 2 | Bisley Camp |
| 3 | Chobham Village |
| 4 | Windlesham, Updown Hill |
| 5 | Windlesham, Church Road and Kennel Lane |
| 6 | Bagshot Village |
| 7 | Bagshot, Church Road |
| 8 | Brookwood Cemetery |
| 9 | St John's, Woking |
| 10 | Basingstoke Canal North |

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



Bisley & West End Ward



Bisley & West End Ward (DET)



Lightwater Ward



Knaphill Ward



Windlesham & Chobham Ward



Goldsworth Park Ward



Heatherside Ward



St. John's Ward



Bagshot Ward



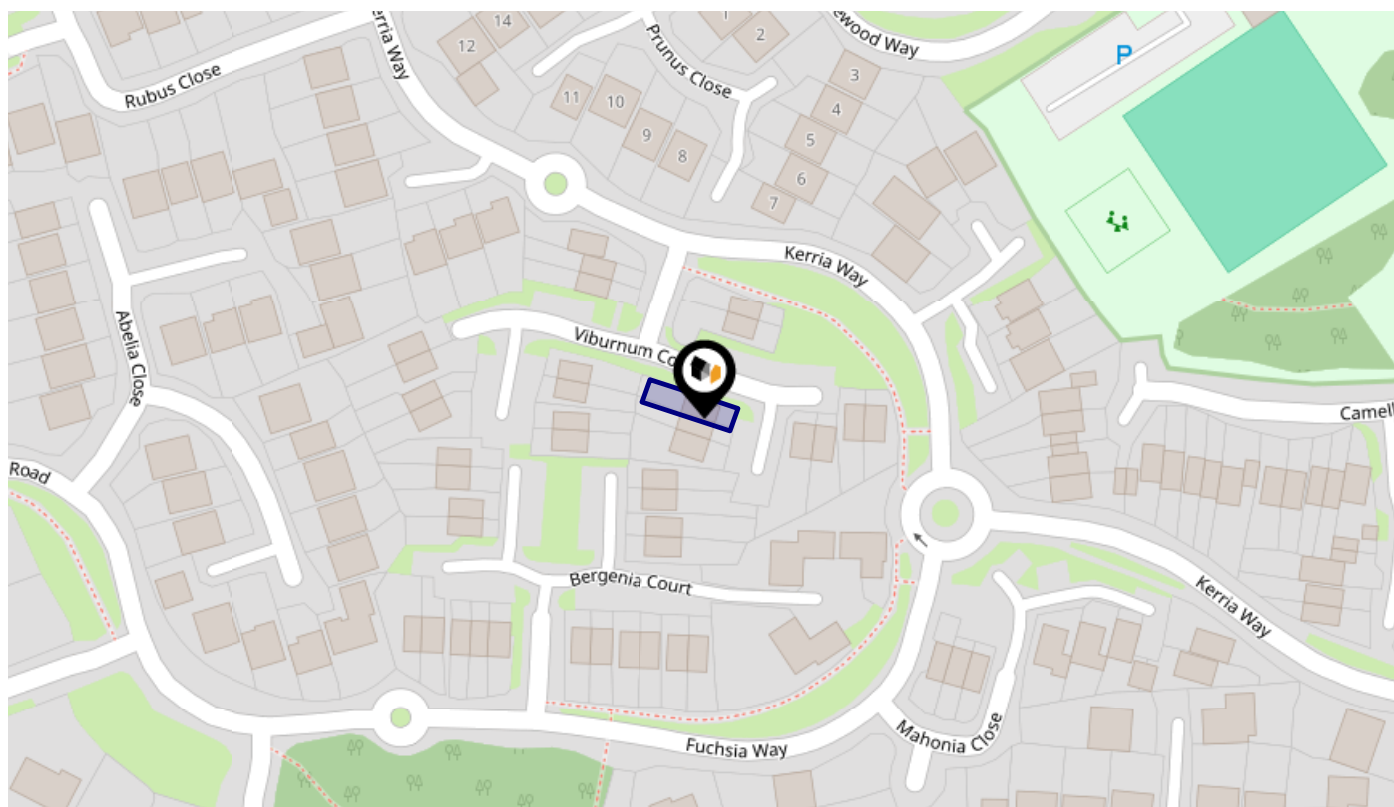
Pirbright Ward

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:

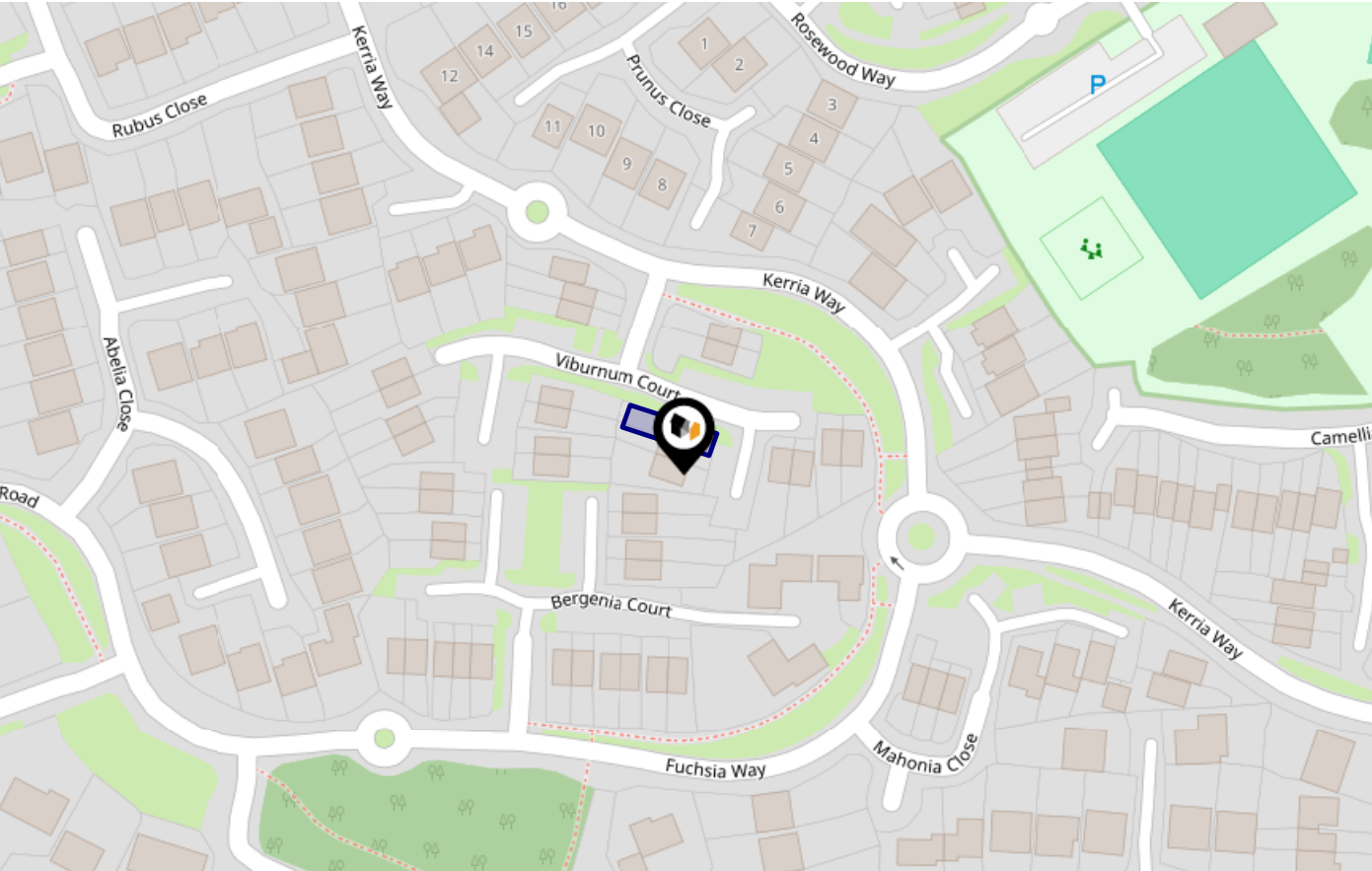
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

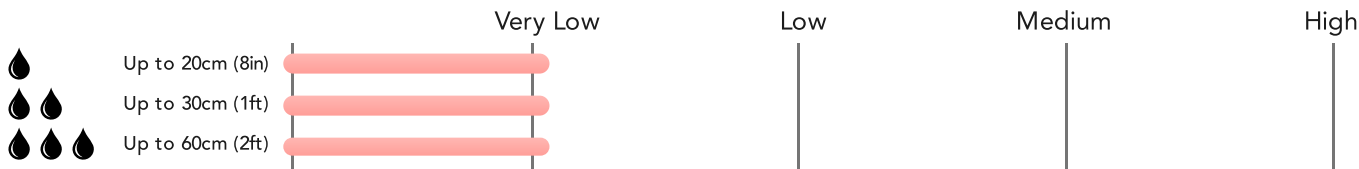


Risk Rating: Very low

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:

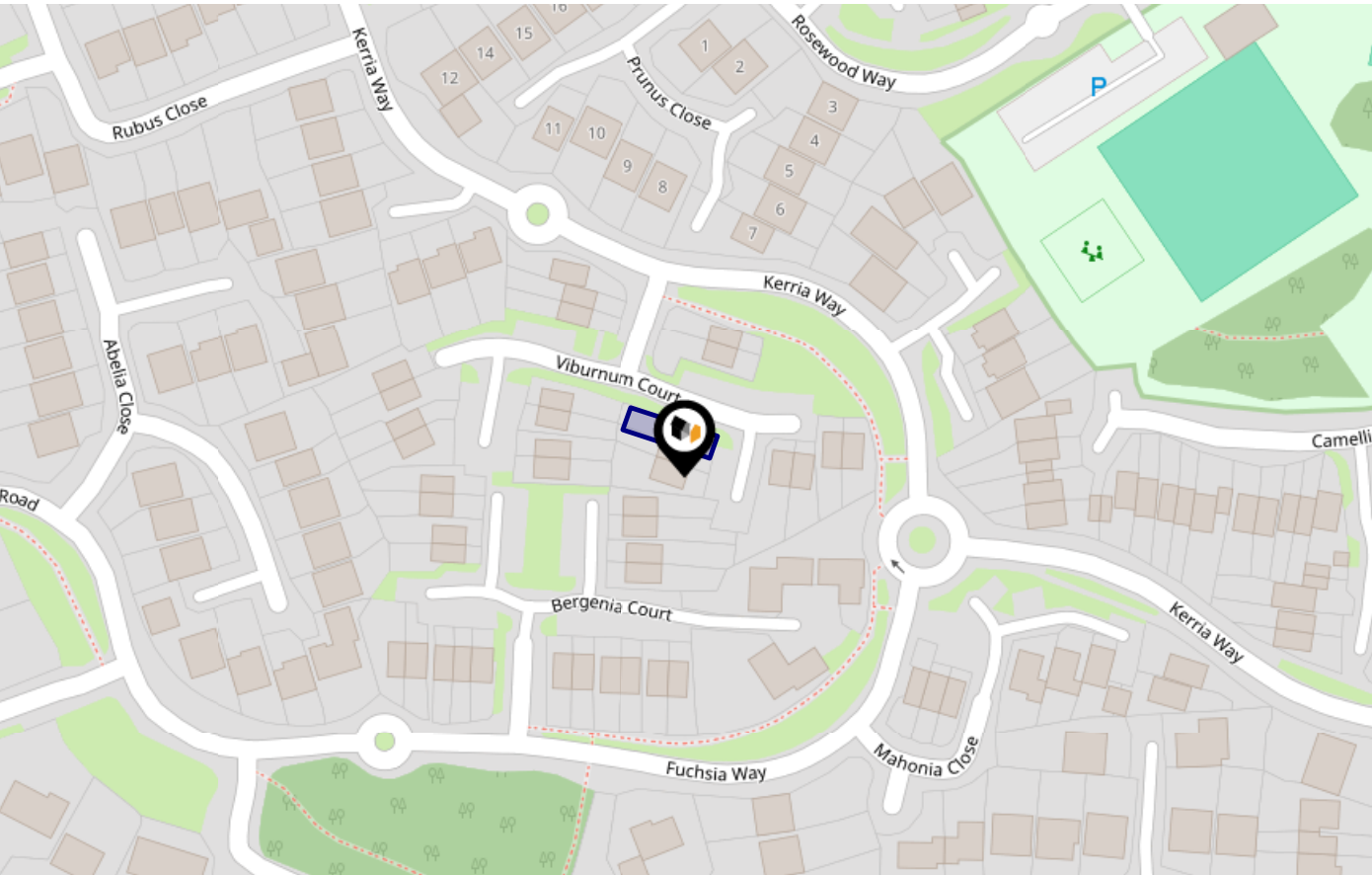


Flood Risk

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.

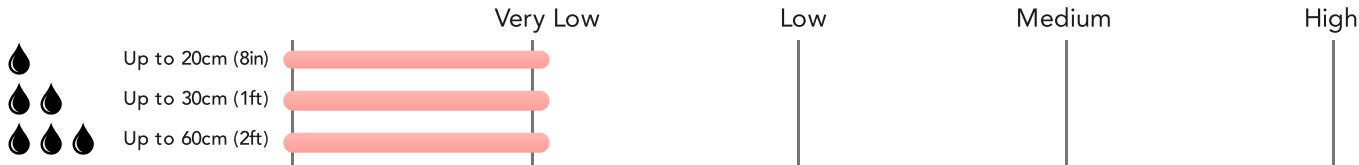


Risk Rating: Very low

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:

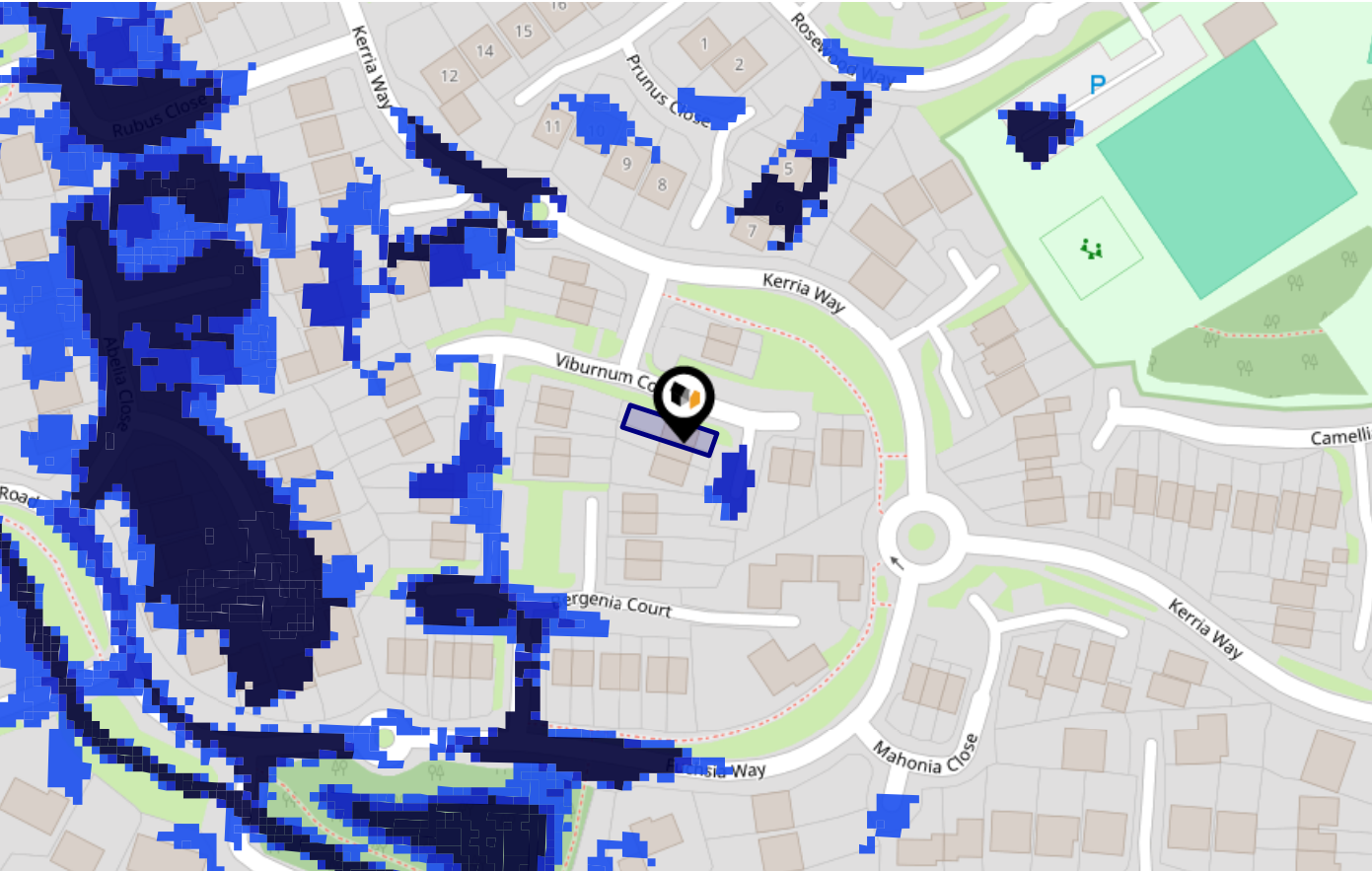


Flood Risk

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.

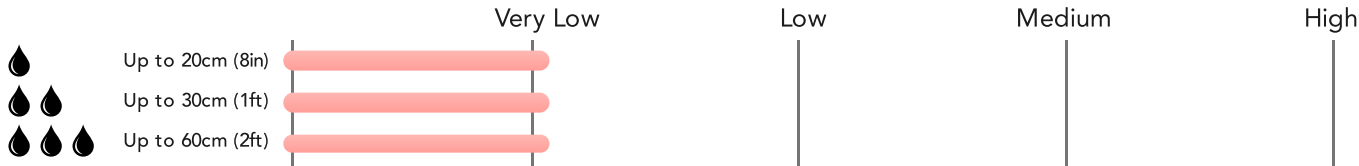


Risk Rating: Very low

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:

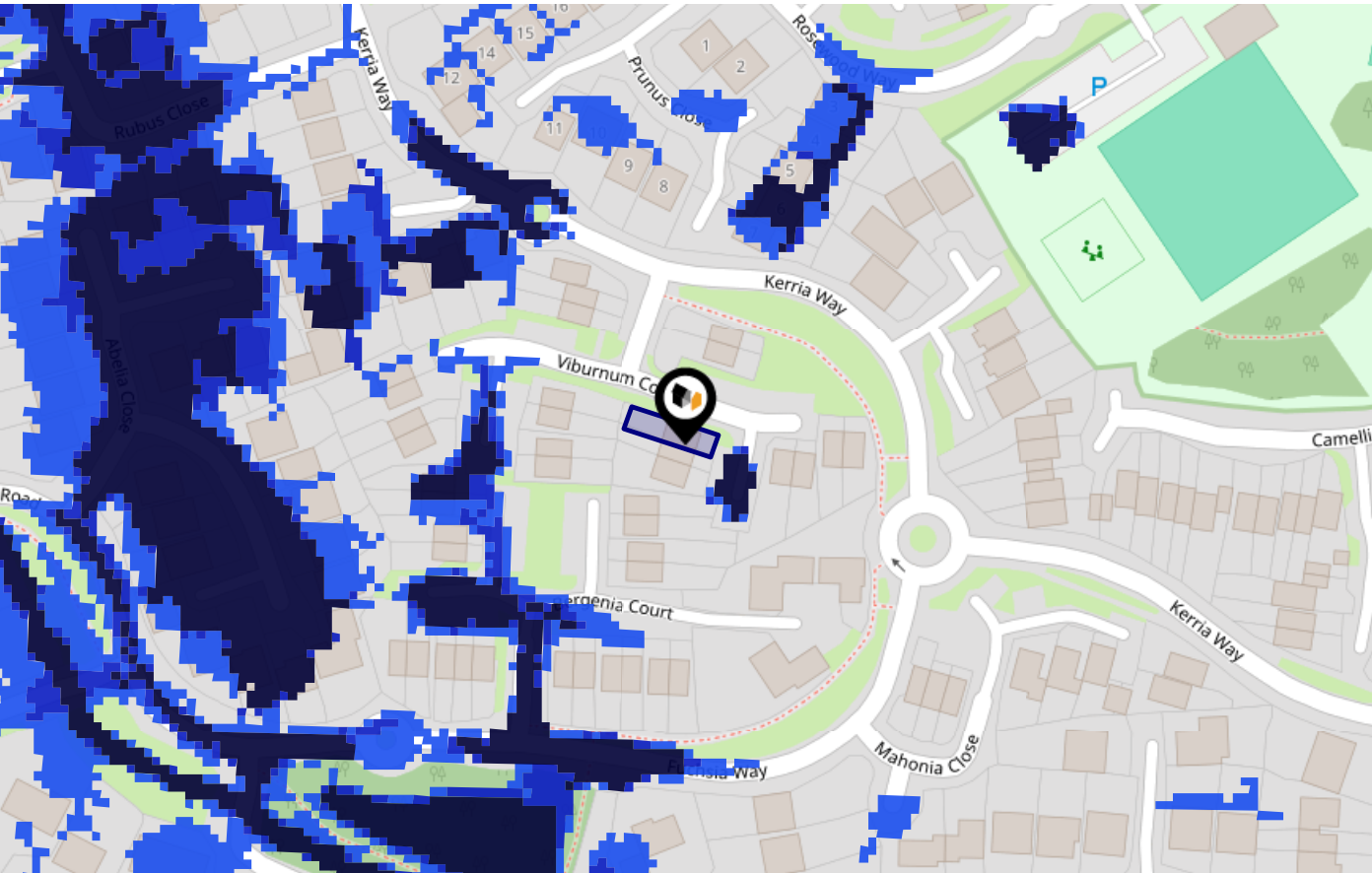


Flood Risk

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.

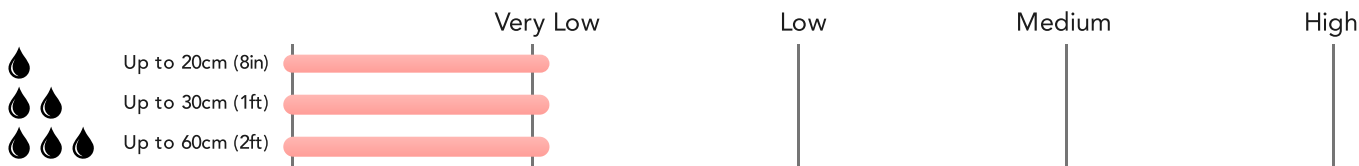


Risk Rating: Very low

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:

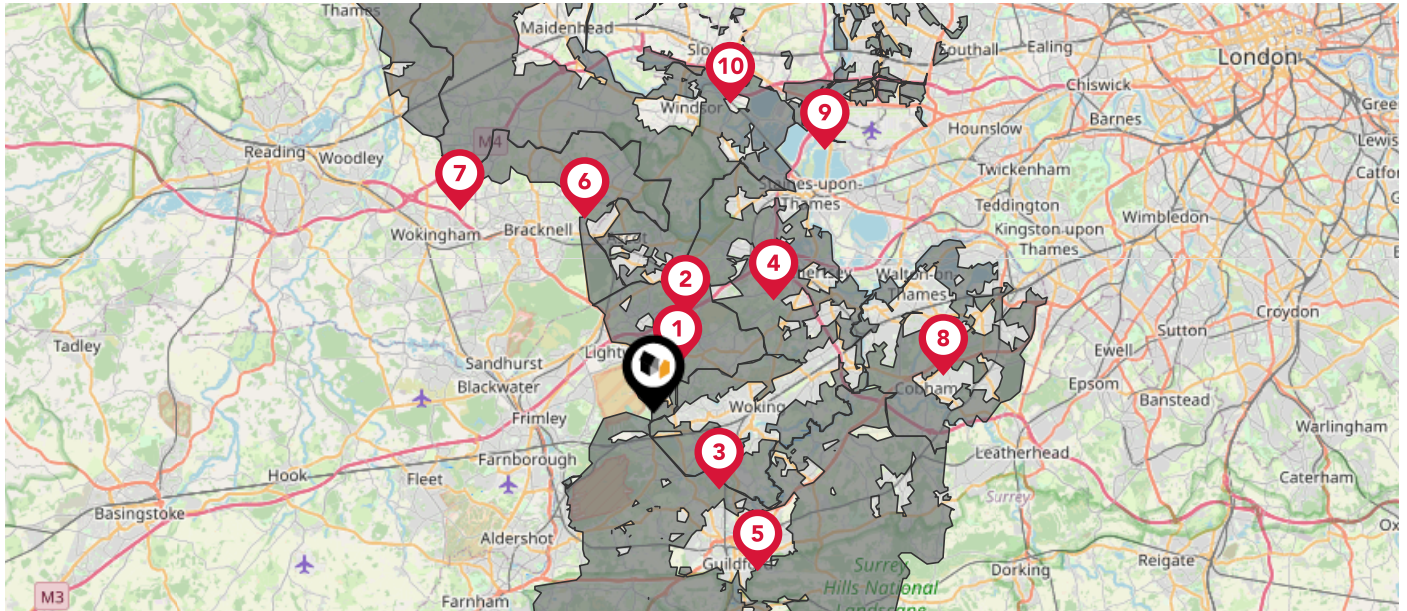


Maps











Green Belt



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



Nearby Green Belt Land

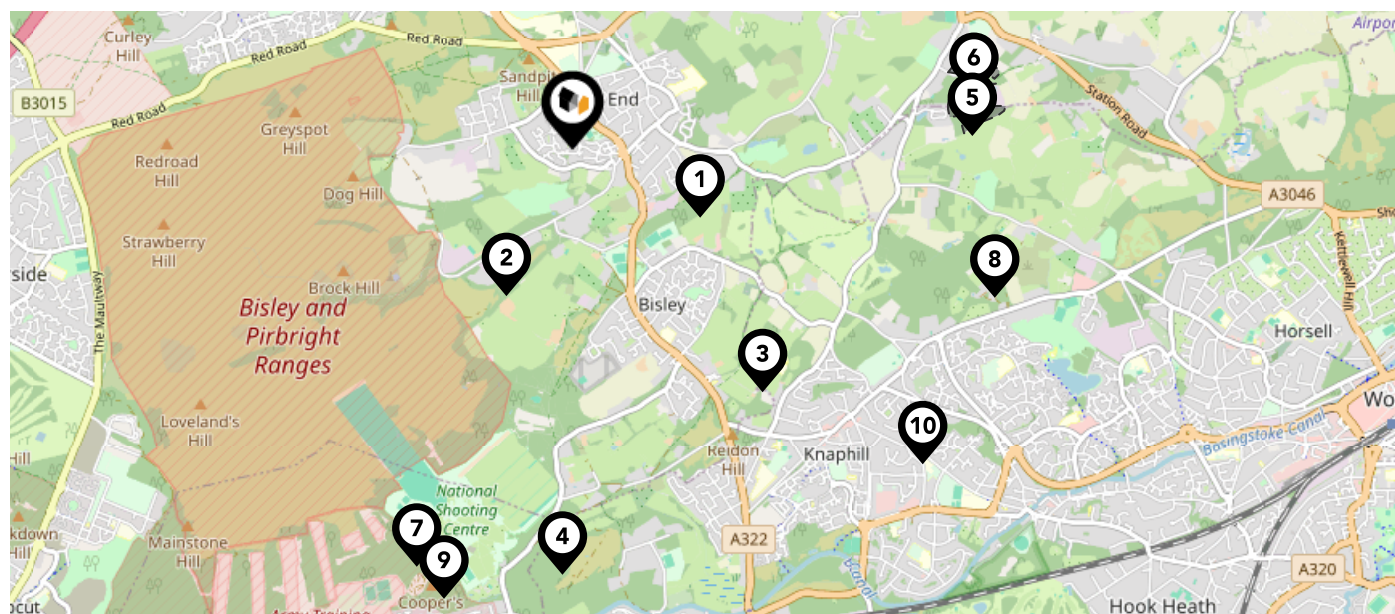
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Woking
-  London Green Belt - Runnymede
-  London Green Belt - Guildford
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Elmbridge
-  London Green Belt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

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

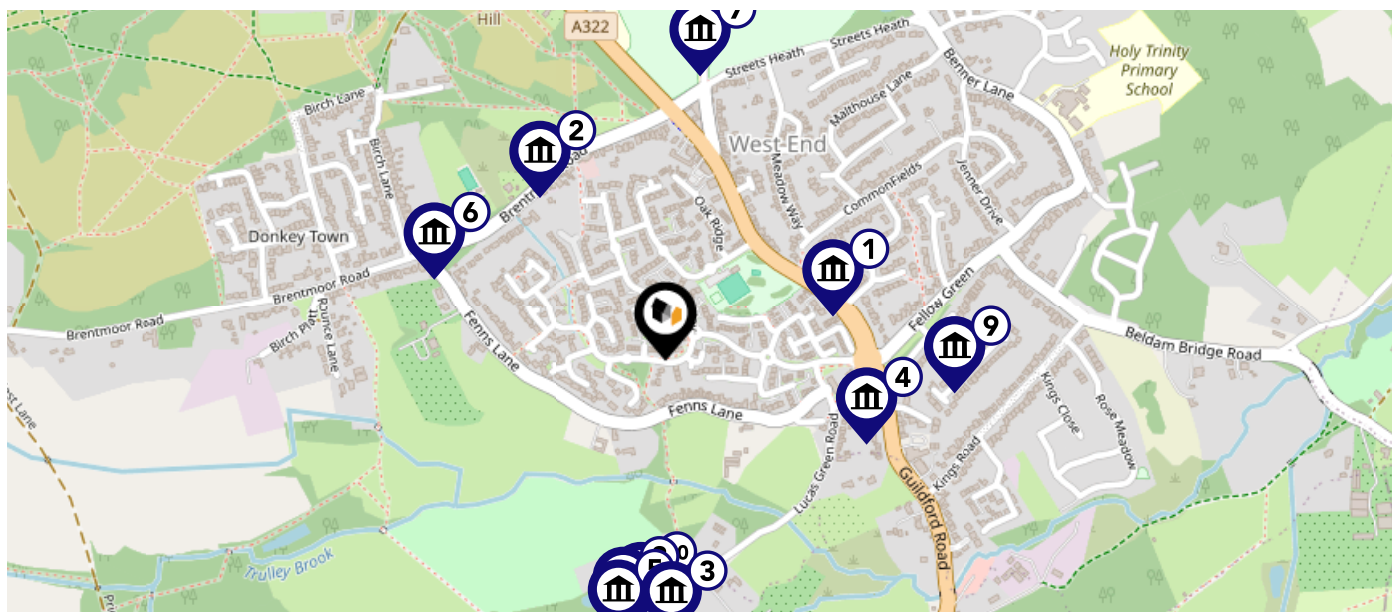
	Oldhouse Lane-Oldhouse Lane, West End, Chobham, West End, Chobham	Historic Landfill	
	Whiteoaks-Lucas Green Road, Woking, Surrey	Historic Landfill	
	Lynbrook Clinic-Bisley, Surrey	Historic Landfill	
	Range View-Water Lane	Historic Landfill	
	Broadford Lane-Broadford Lane, Chobham, Surrey	Historic Landfill	
	Broadford Farm-Broadford Farm, Chobham	Historic Landfill	
	National Rifle Association-Echo Road, Bisley	Historic Landfill	
	Land at Mink Farm-Littlewick Road, Knaphill	Historic Landfill	
	National Rifle Association-Echo Road, Bisley	Historic Landfill	
	25 Beechwood Road-Knaphill, Woking, Surrey	Historic Landfill	










Maps

Listed Buildings

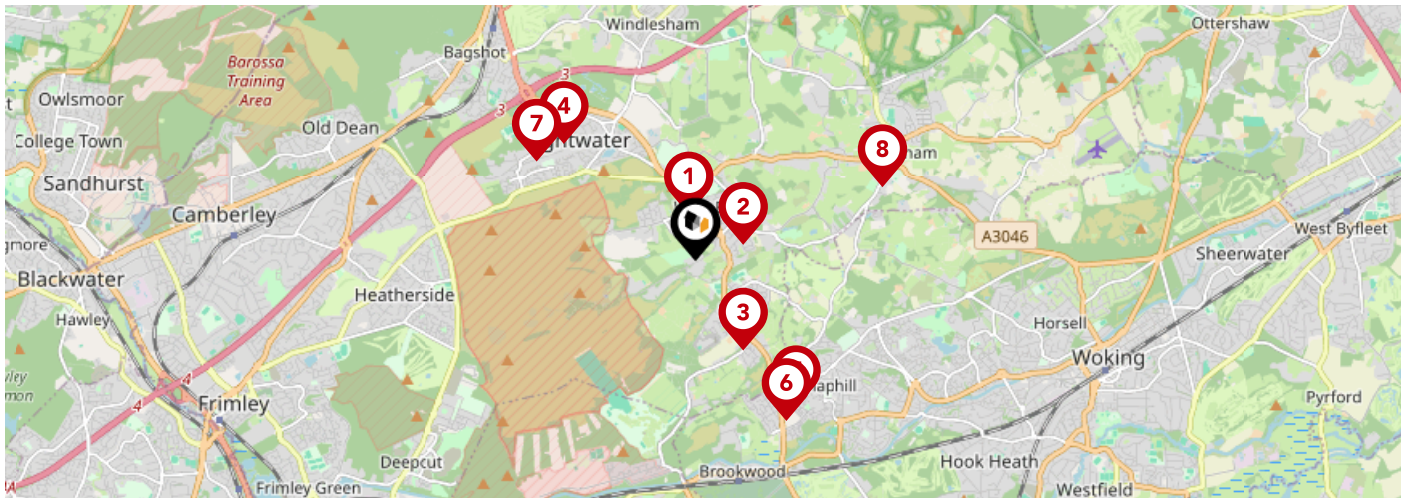


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



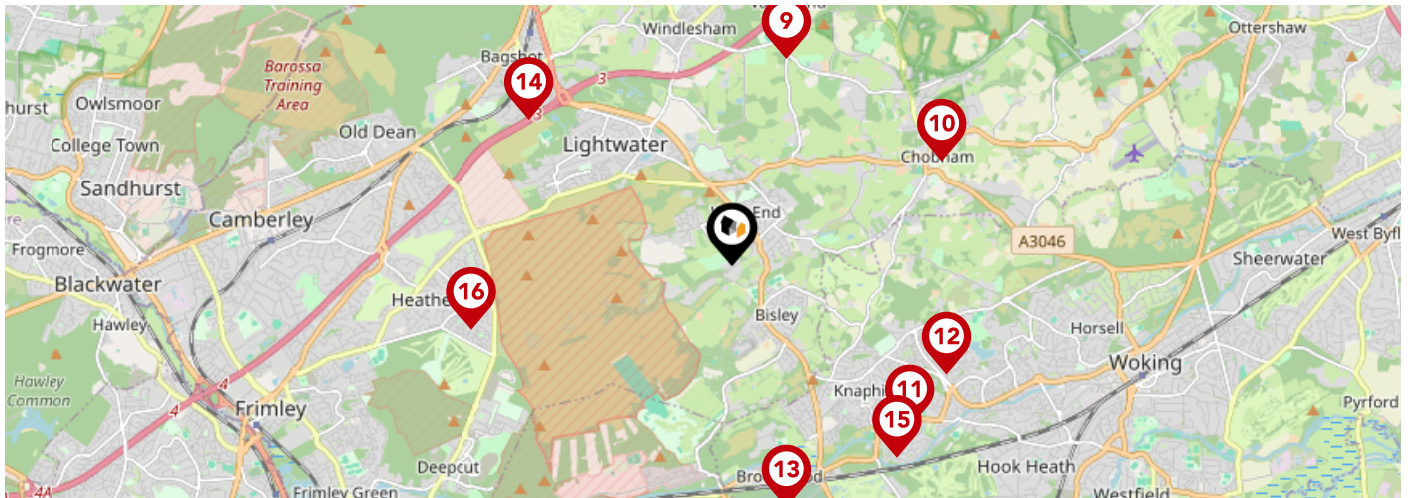
Listed Buildings in the local district	Grade	Distance
 1189813 - 89 Guildford Road	Grade II	0.2 miles
 1029994 - Brentmoor Dene House	Grade II	0.2 miles
 1029998 - Manor Cottage	Grade II	0.3 miles
 1029996 - Fellow Green Cottage The White House	Grade II	0.3 miles
 1189841 - Granary And Dovecote 20 Yards South West Of Lucas Green Manor House	Grade II	0.3 miles
 1029995 - Rose Cottage	Grade II	0.3 miles
 1406090 - West End War Memorial	Grade II	0.3 miles
 1189829 - Lucas Green Manor House Including Barn To Right End	Grade II	0.3 miles
 1189845 - Fellow Green	Grade II	0.3 miles
 1029999 - Barn, 2 Yards East Of Lucas Green Manor House	Grade II	0.3 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Gordon's School Ofsted Rating: Outstanding Pupils: 978 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 420 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bisley CofE Primary School Ofsted Rating: Requires improvement Pupils: 366 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lightwater Village School Ofsted Rating: Good Pupils: 133 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Knaphill School Ofsted Rating: Good Pupils: 268 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Knaphill Lower School Ofsted Rating: Requires improvement Pupils: 226 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hammond School Ofsted Rating: Good Pupils: 254 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Lawrence CofE (Aided) Primary School Ofsted Rating: Good Pupils: 204 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

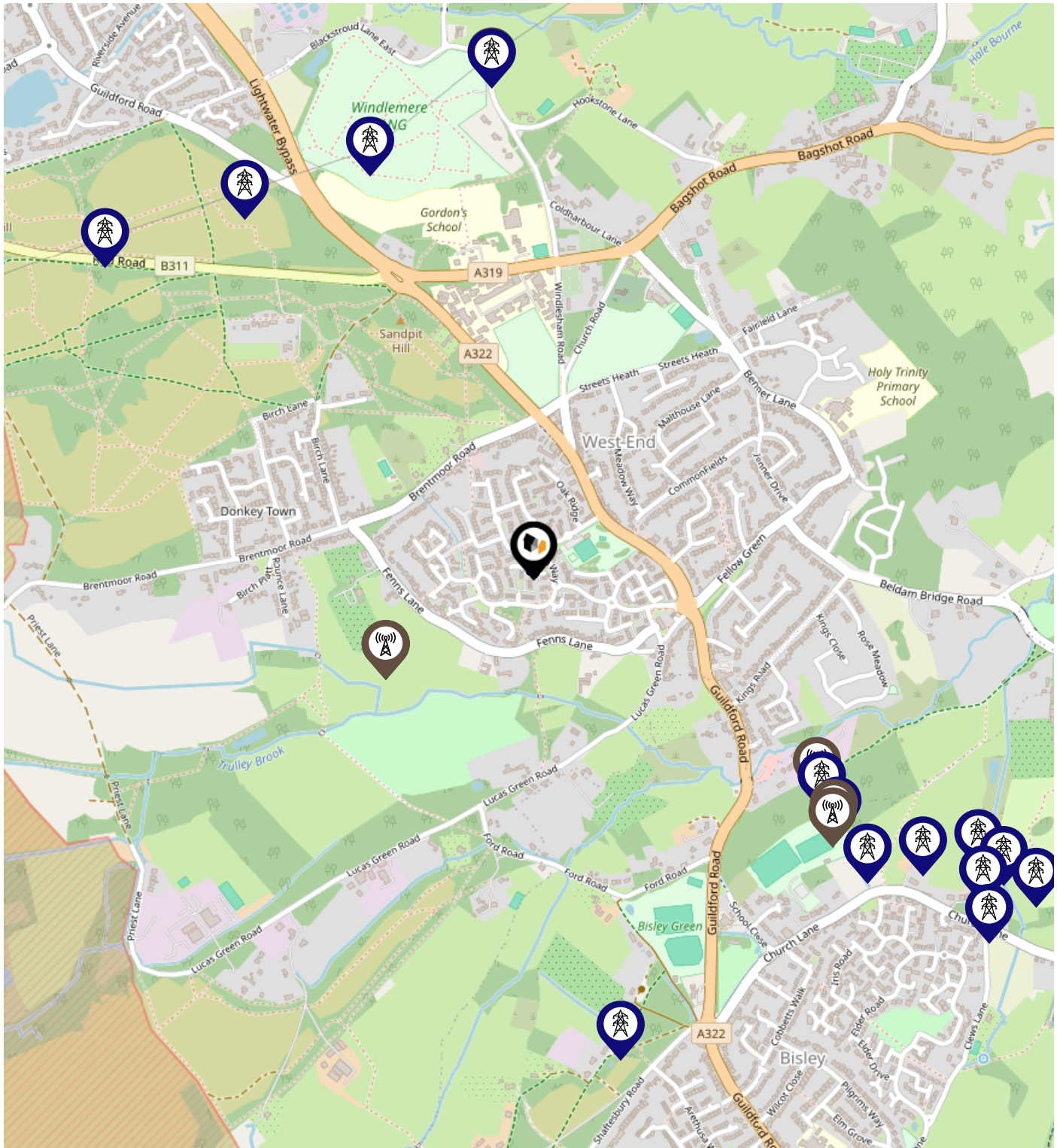
Area Schools



		Nursery	Primary	Secondary	College	Private
	Valley End CofE Infant School Ofsted Rating: Outstanding Pupils: 159 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wishmore Cross Academy Ofsted Rating: Requires improvement Pupils: 65 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Primary School Ofsted Rating: Good Pupils: 249 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Primary School Ofsted Rating: Good Pupils: 481 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookwood Primary School Ofsted Rating: Good Pupils: 162 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Connaught Junior School Ofsted Rating: Outstanding Pupils: 459 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Hugh of Lincoln Catholic Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance:2.48	<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

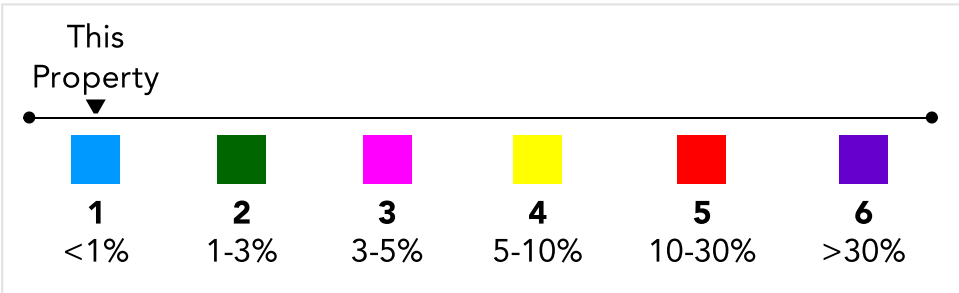
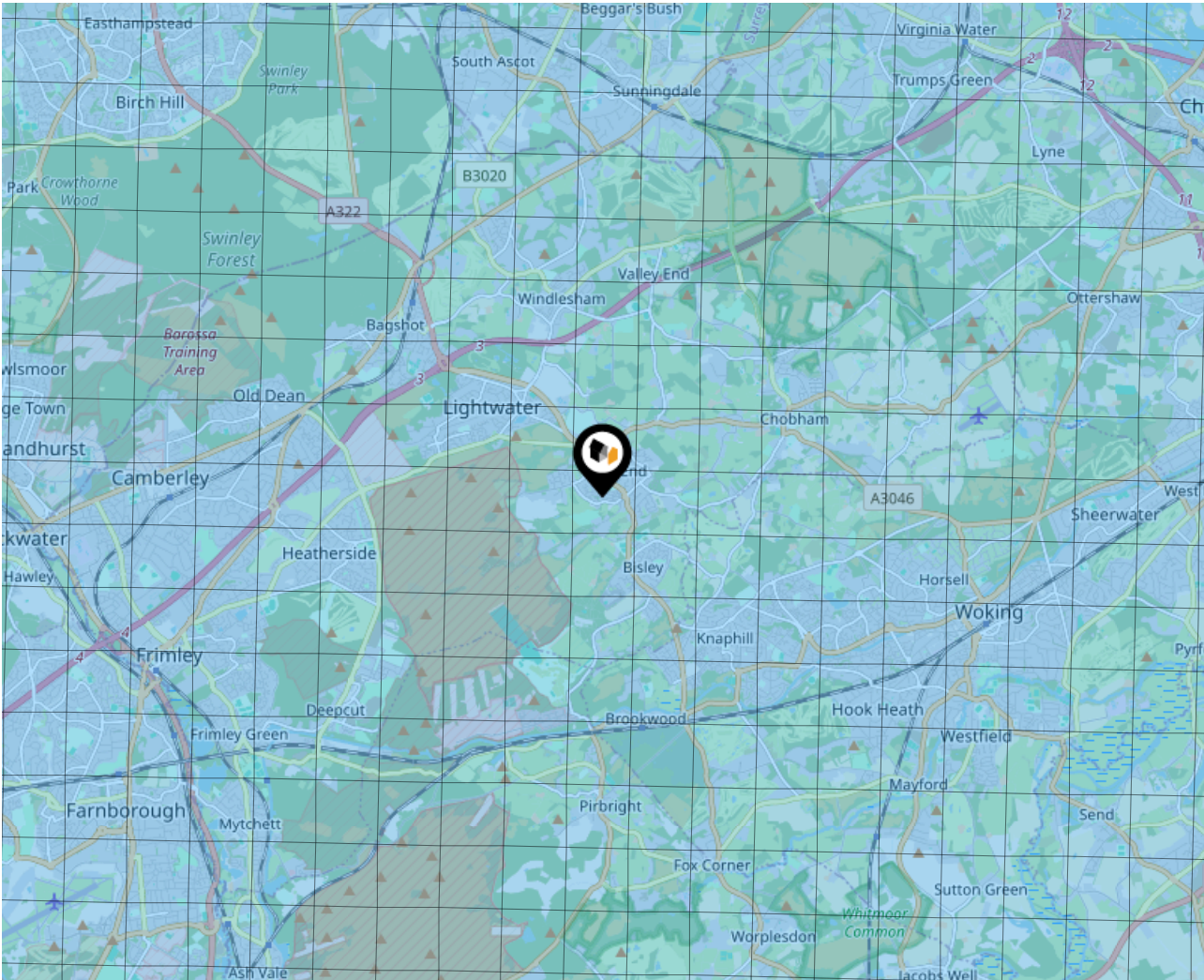
Environment

Radon Gas



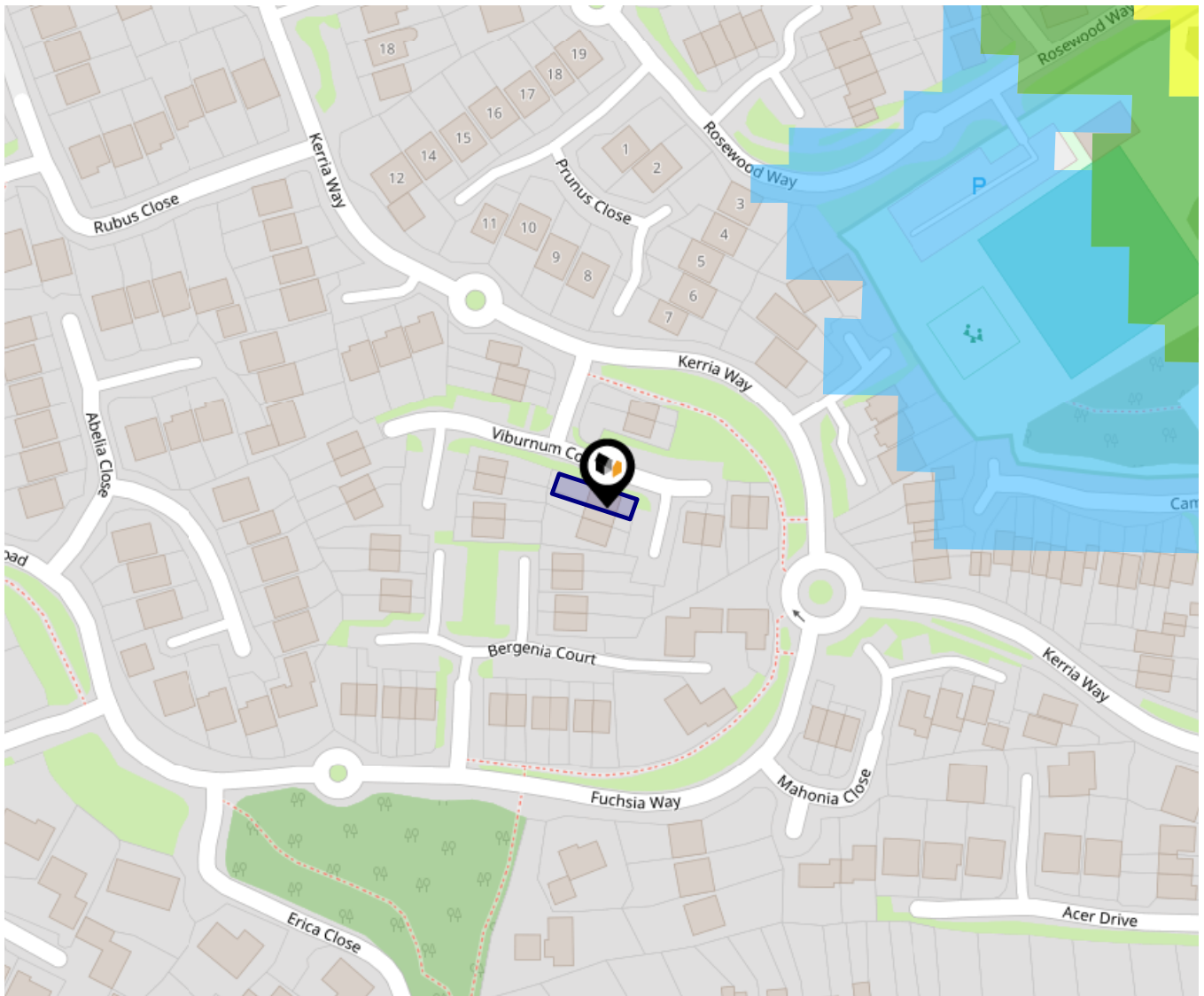
What is Radon?

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.

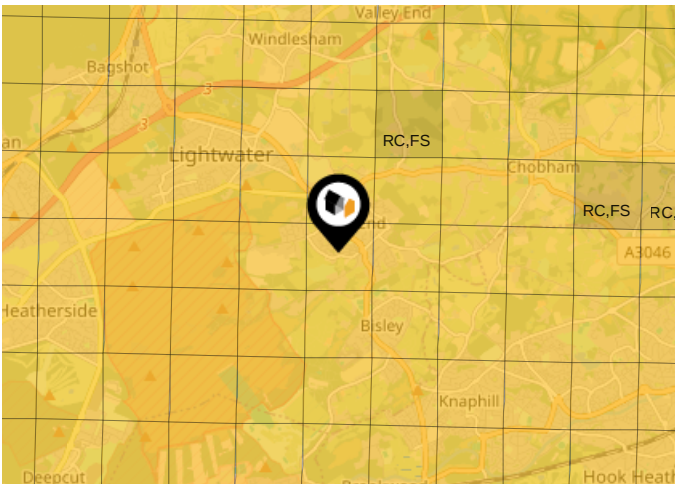
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  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		

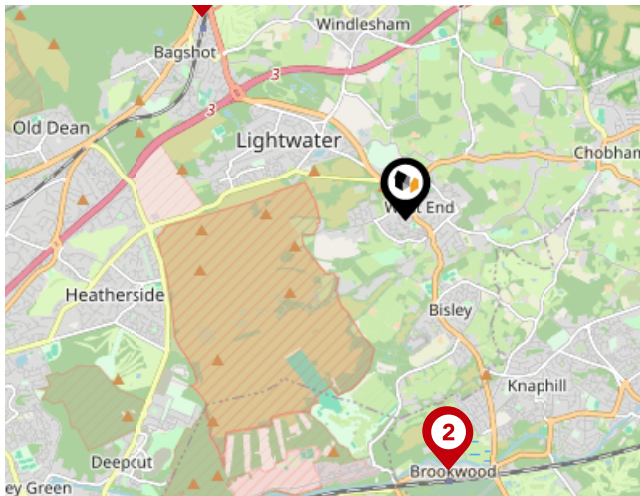


Primary Classifications (Most Common Clay Types)

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

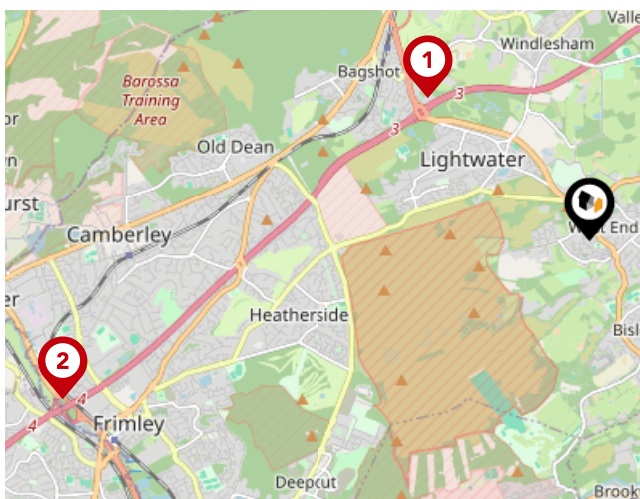
Area

Transport (National)



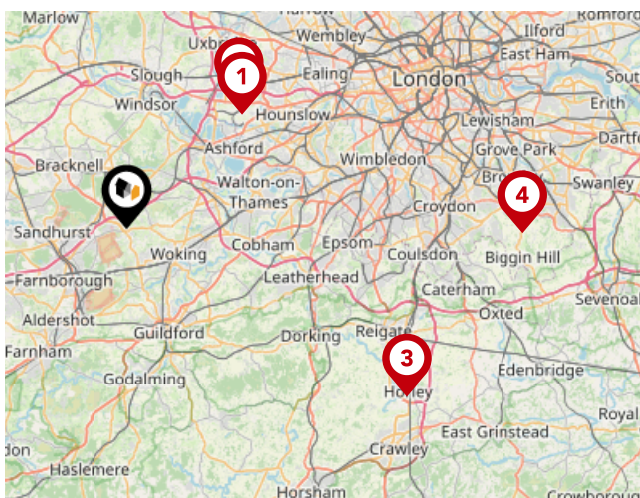
National Rail Stations

Pin	Name	Distance
1	Brookwood Rail Station	2.34 miles
2	Brookwood Rail Station	2.35 miles
3	Bagshot Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	1.99 miles
2	M3 J4	5.1 miles
3	M3 J2	6.31 miles
4	M25 J12	6.39 miles
5	M25 J11	6.44 miles

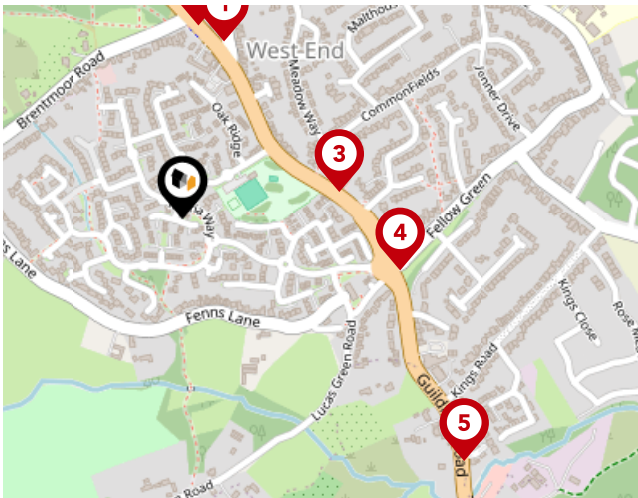


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	12.03 miles
2	Heathrow Airport	12.61 miles
3	Gatwick Airport	24.31 miles
4	Leaves Green	29.33 miles

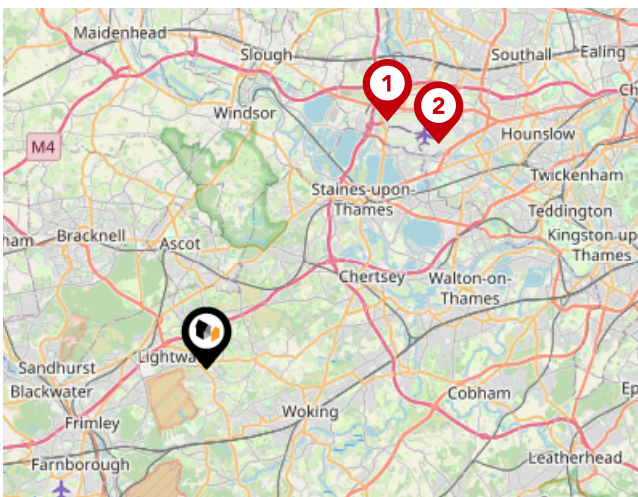
Area

Transport (Local)



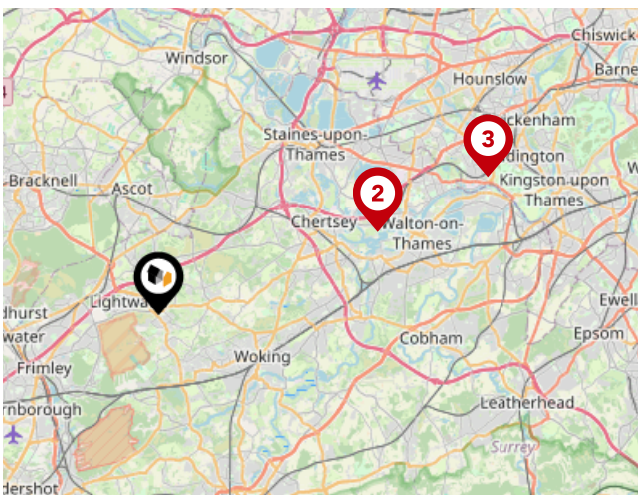
Bus Stops/Stations

Pin	Name	Distance
1	The Inn	0.21 miles
2	The Inn	0.23 miles
3	Fellow Green	0.18 miles
4	Fellow Green	0.26 miles
5	Oldhouse Lane	0.43 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	11.35 miles
2	Heathrow Terminal 4 Underground Station	12.02 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	8.71 miles
2	Weybridge Ferry Landing	8.71 miles
3	Moulsey - Hurst Park Ferry Landing	13.22 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

