

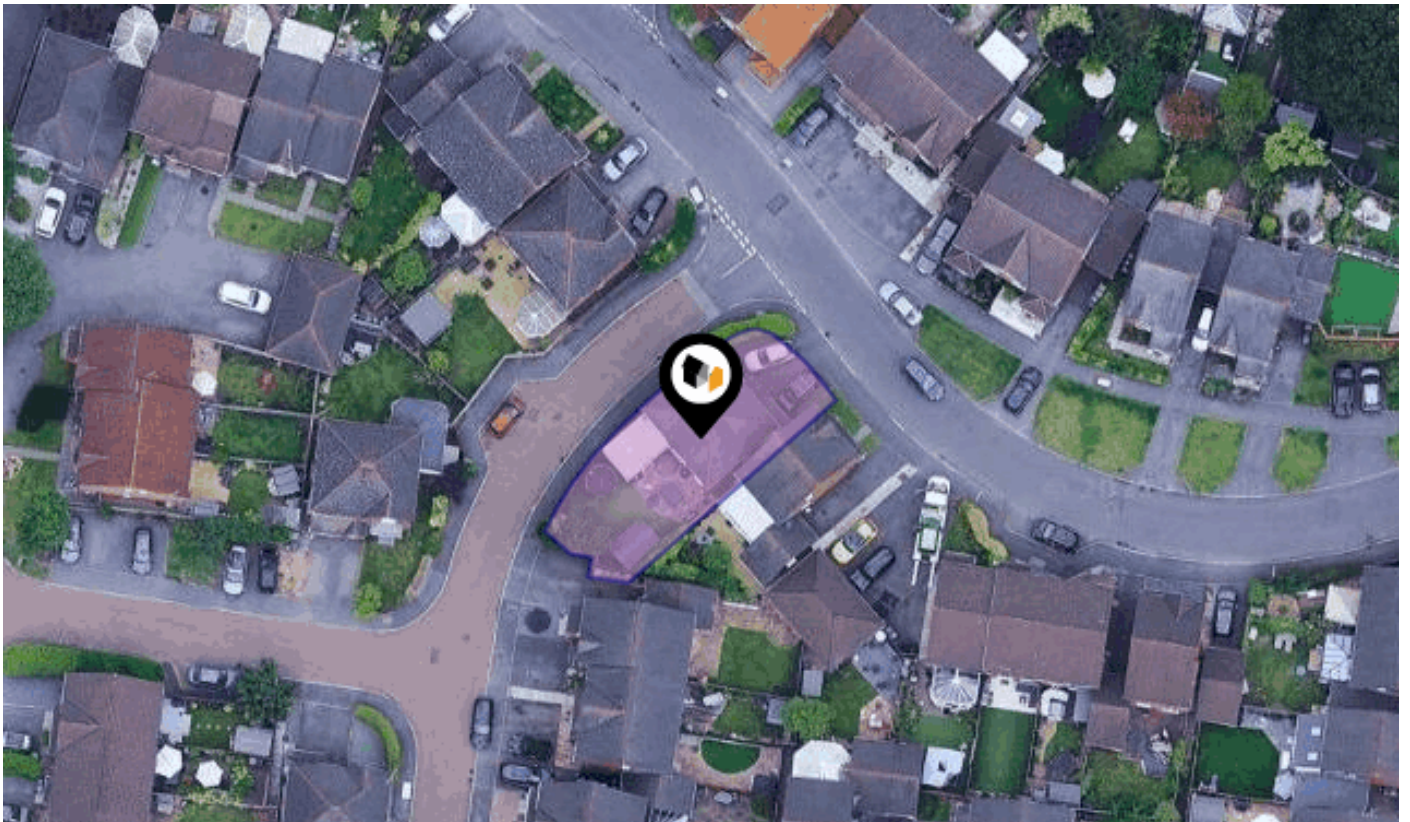


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 30th August 2025



8, HAWKER ROAD, ASH VALE, GU12 5SL

Avocado Property

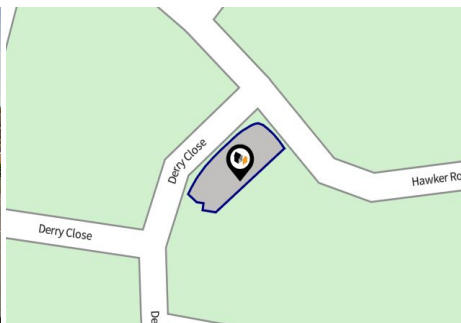
stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,184 ft ² / 110 m ²
Plot Area:	0.06 acres
Year Built :	1998
Council Tax :	Band E
Annual Estimate:	£2,969
Title Number:	SY680744
UPRN:	10007042495

Last Sold Date:	29/04/2009
Last Sold Price:	£262,000
Last Sold £/ft ² :	£221
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)

2	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



8 HAWKER ROAD, ASH VALE, GU12 5SL		Energy rating C	
Valid until 27.08.2035		Certificate number 8400-3037-0522-3526-3853	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

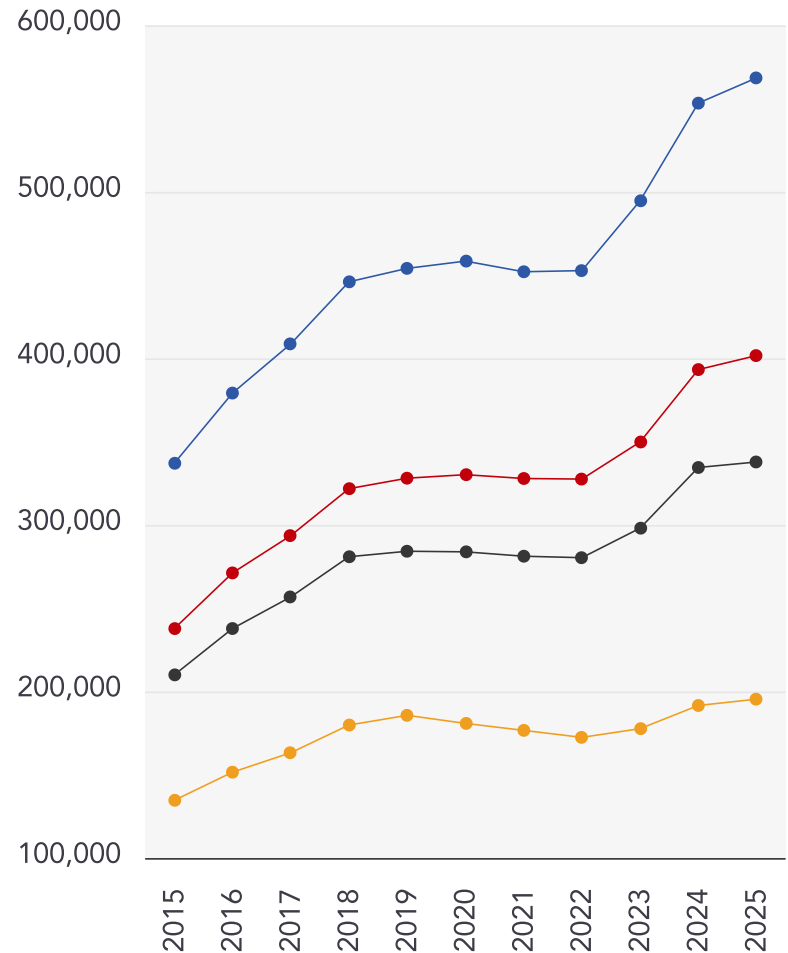
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, Unknown loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Air Tightness:	(not tested)
Total Floor Area:	110 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU12



Detached

+68.65%

Semi-Detached

+68.93%

Terraced

+60.87%

Flat

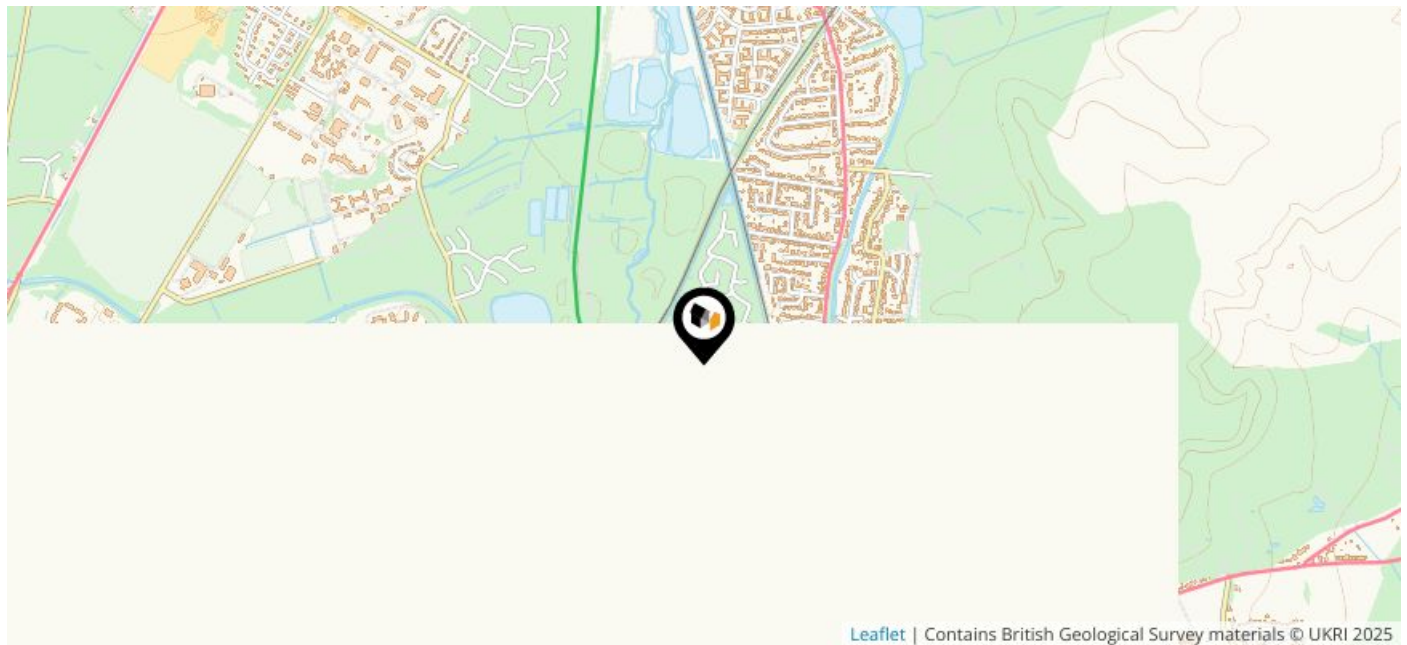
+45.09%

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.

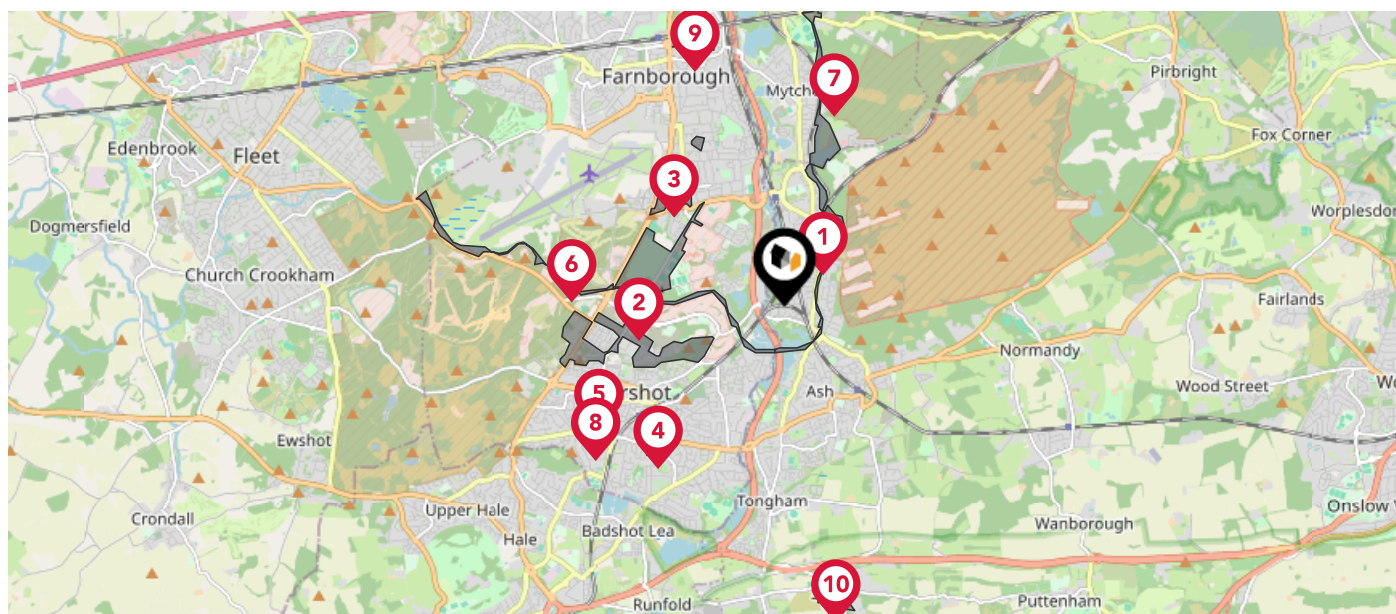
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

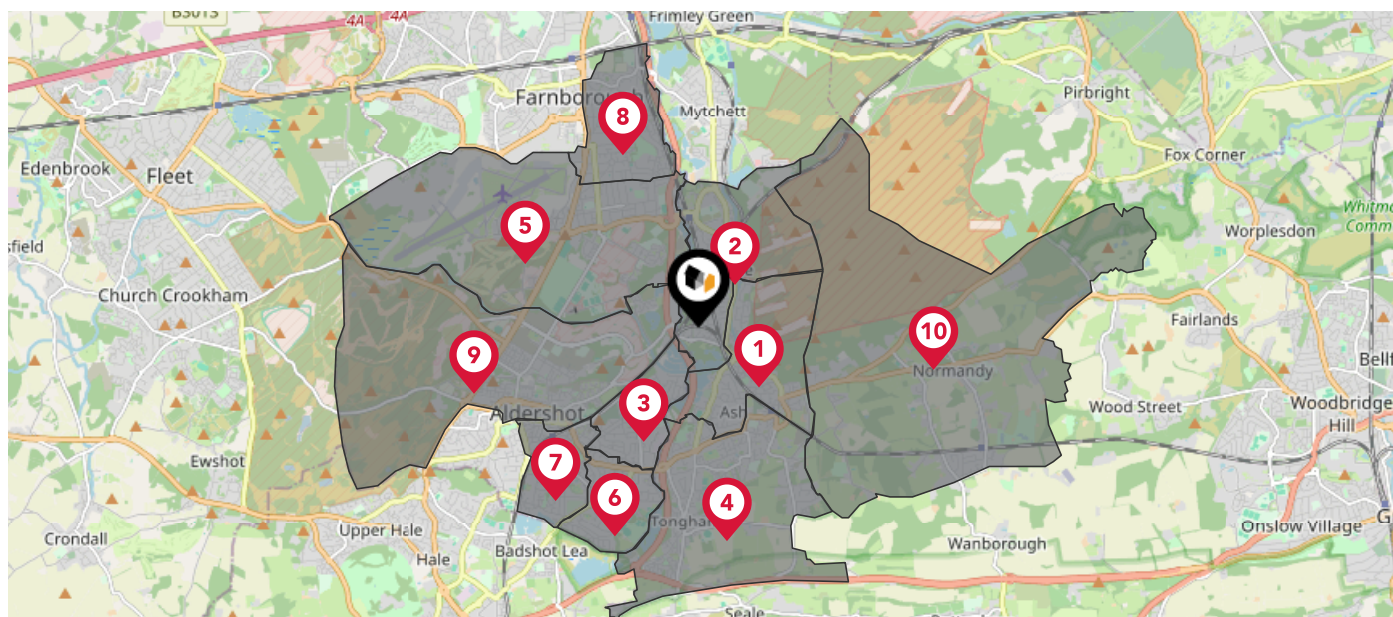
- | | |
|----|-------------------------|
| 1 | Basingstoke Canal South |
| 2 | Aldershot Military |
| 3 | South Farnborough |
| 4 | Manor Park |
| 5 | Aldershot West |
| 6 | Basingstoke Canal |
| 7 | Basingstoke Canal |
| 8 | Cargate |
| 9 | Saint Michael's Abbey |
| 10 | Seale |

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



Ash Wharf Ward



Ash Vale Ward



North Town Ward



Ash South and Tongham Ward



St. Mark's Ward



Aldershot Park Ward



Manor Park Ward



Knellwood Ward



Wellington Ward



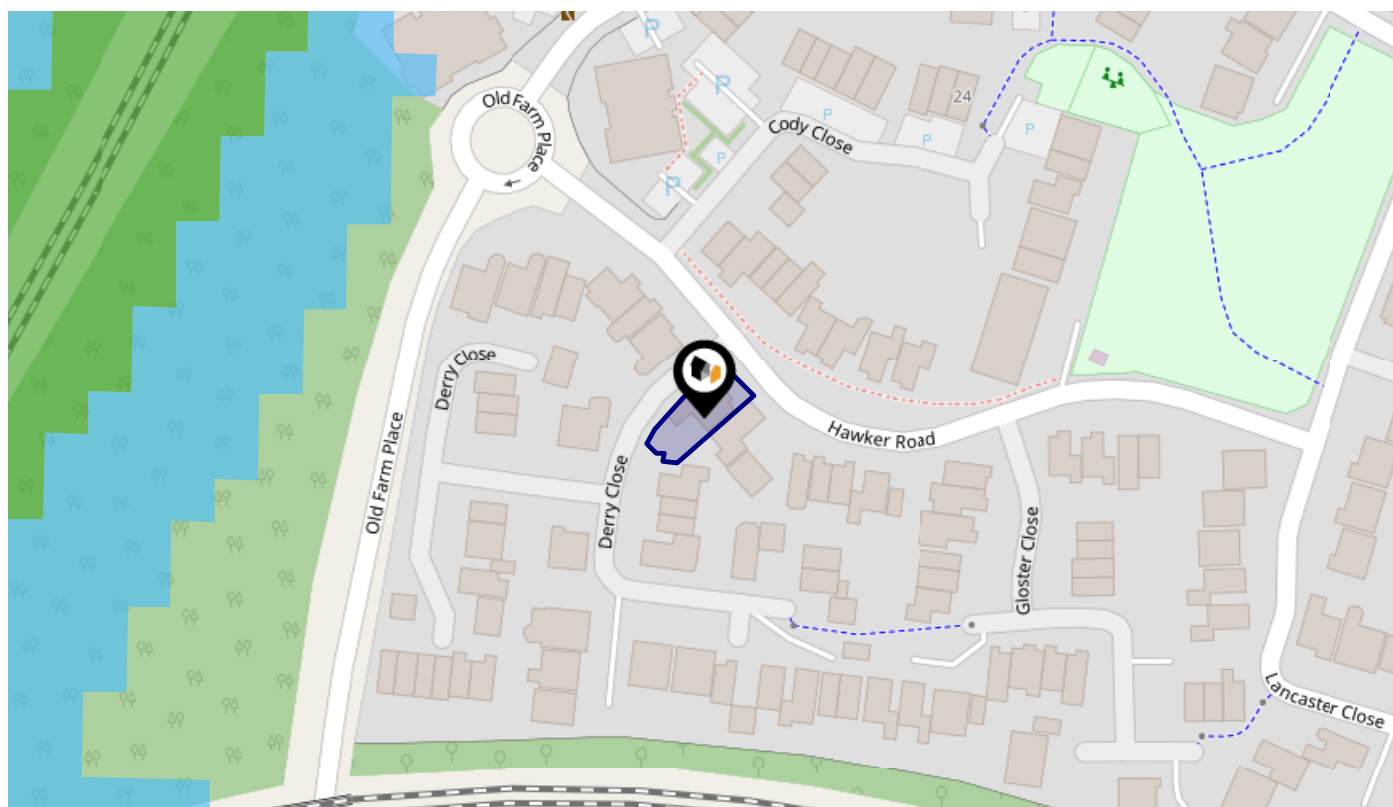
Normandy Ward

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:

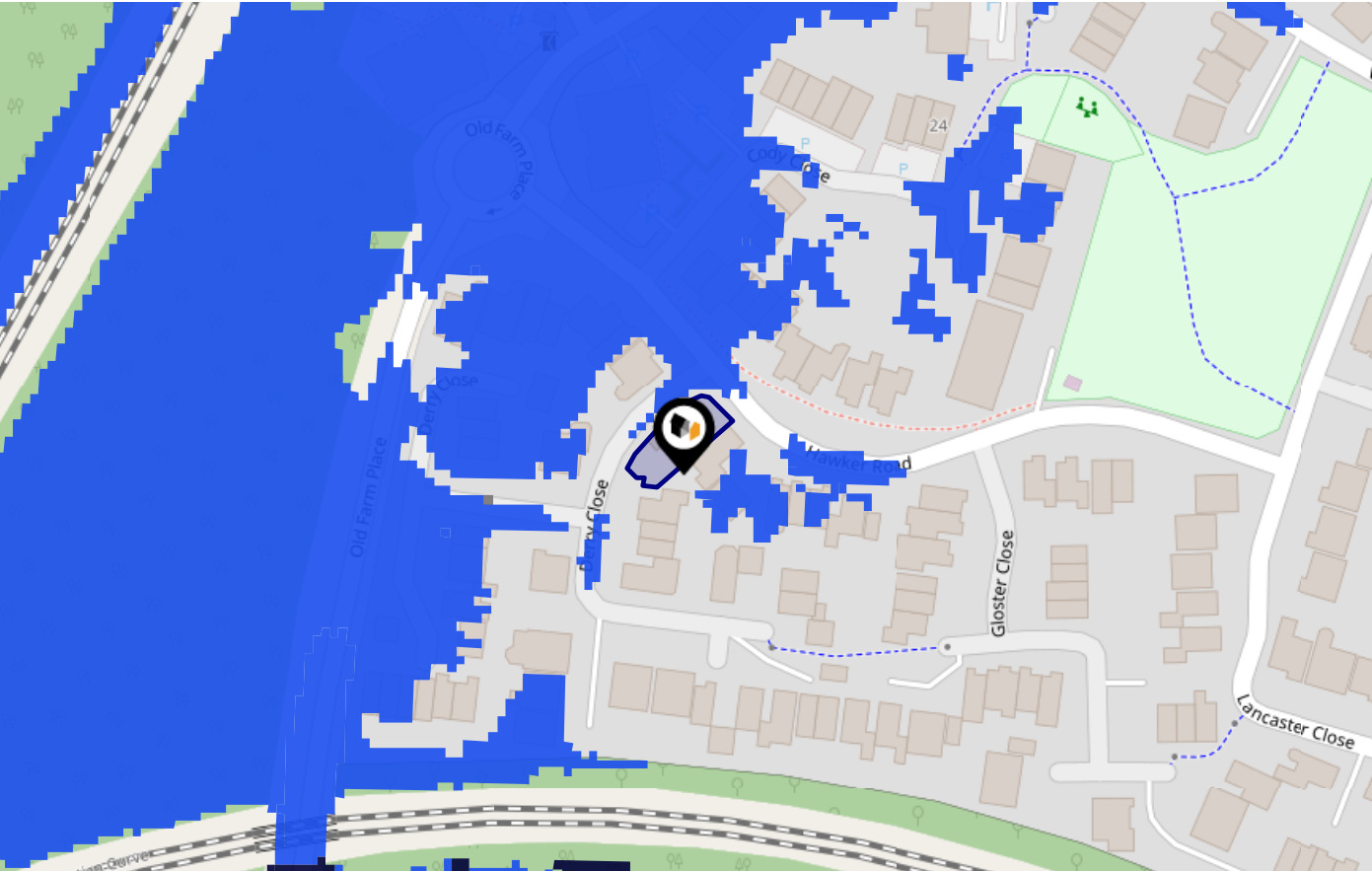
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

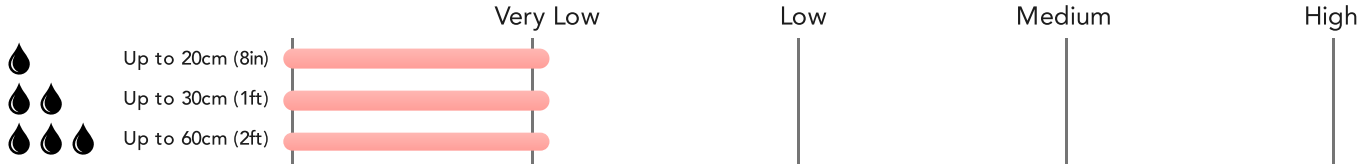


Risk Rating: Very low

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:

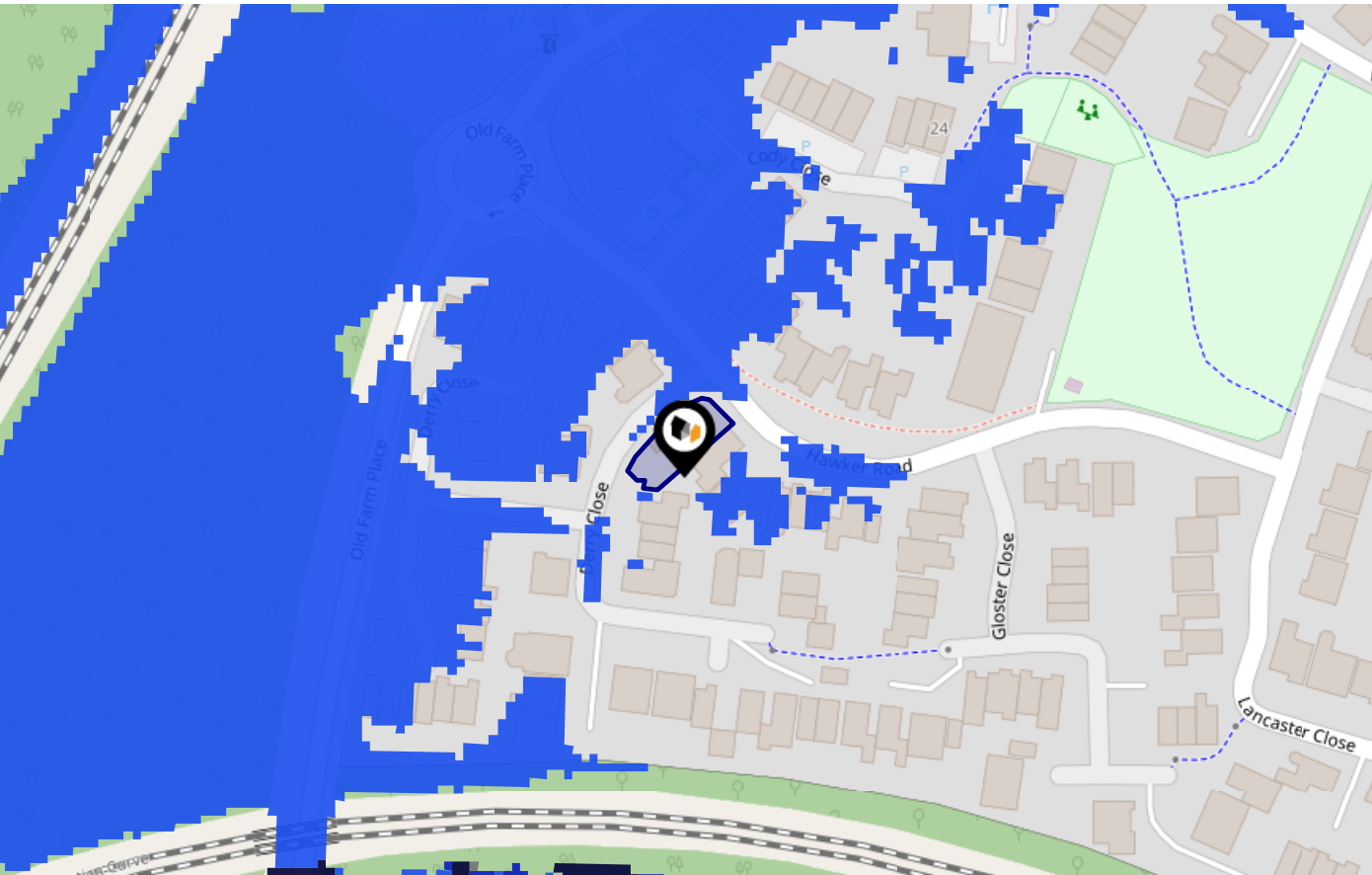


Flood Risk

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.

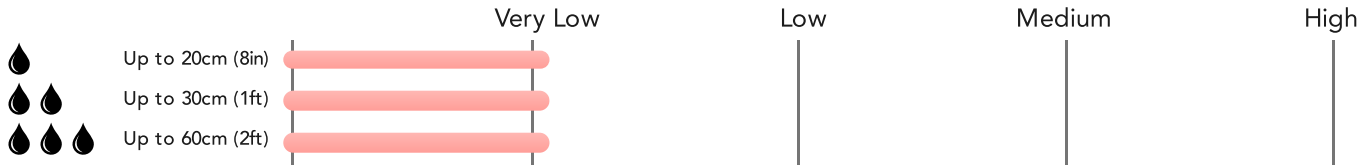


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Chance of flooding to the following depths at this property:

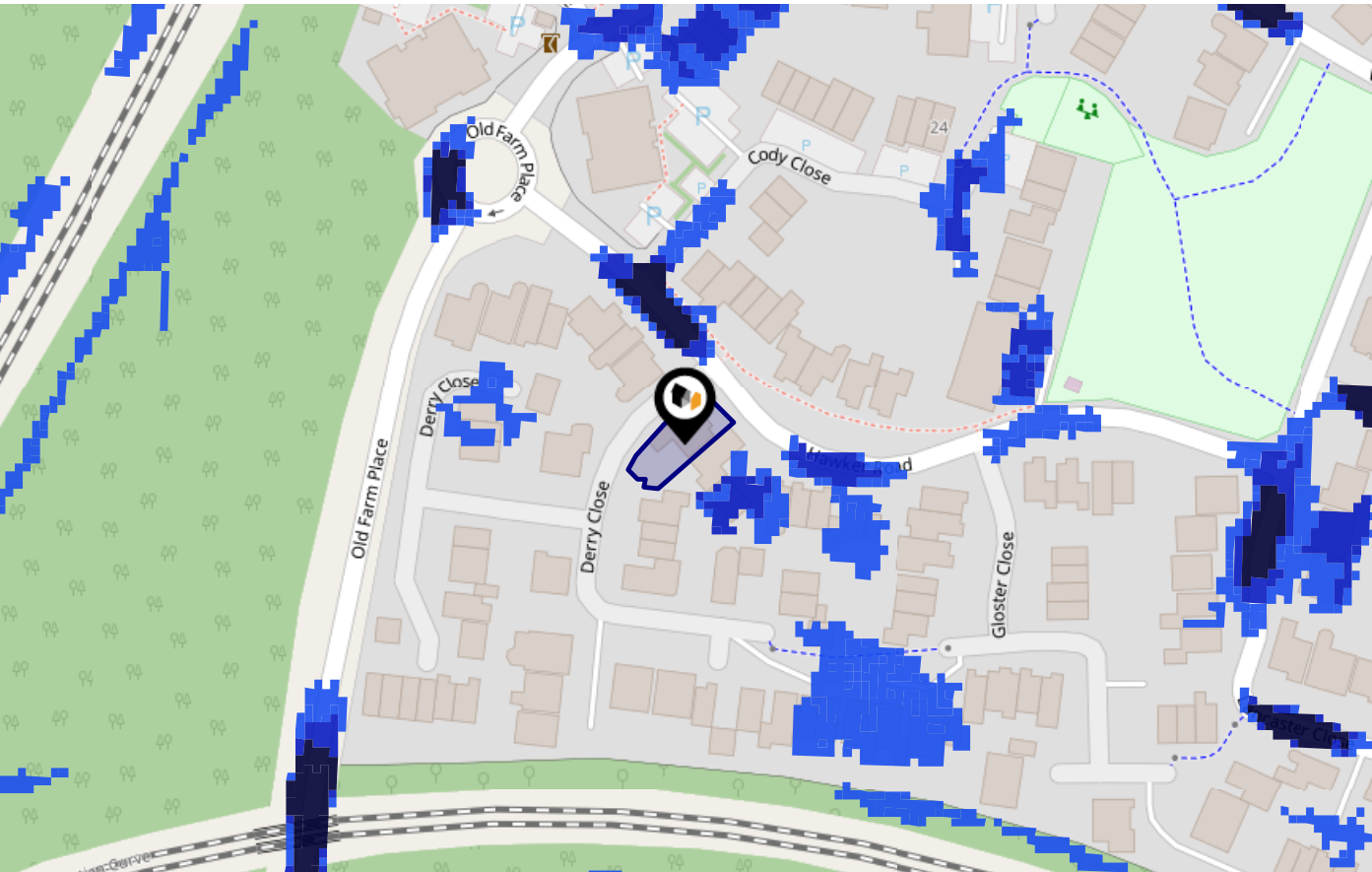


Flood Risk

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.

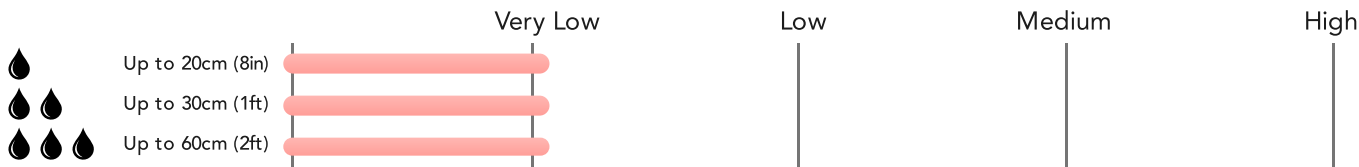


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

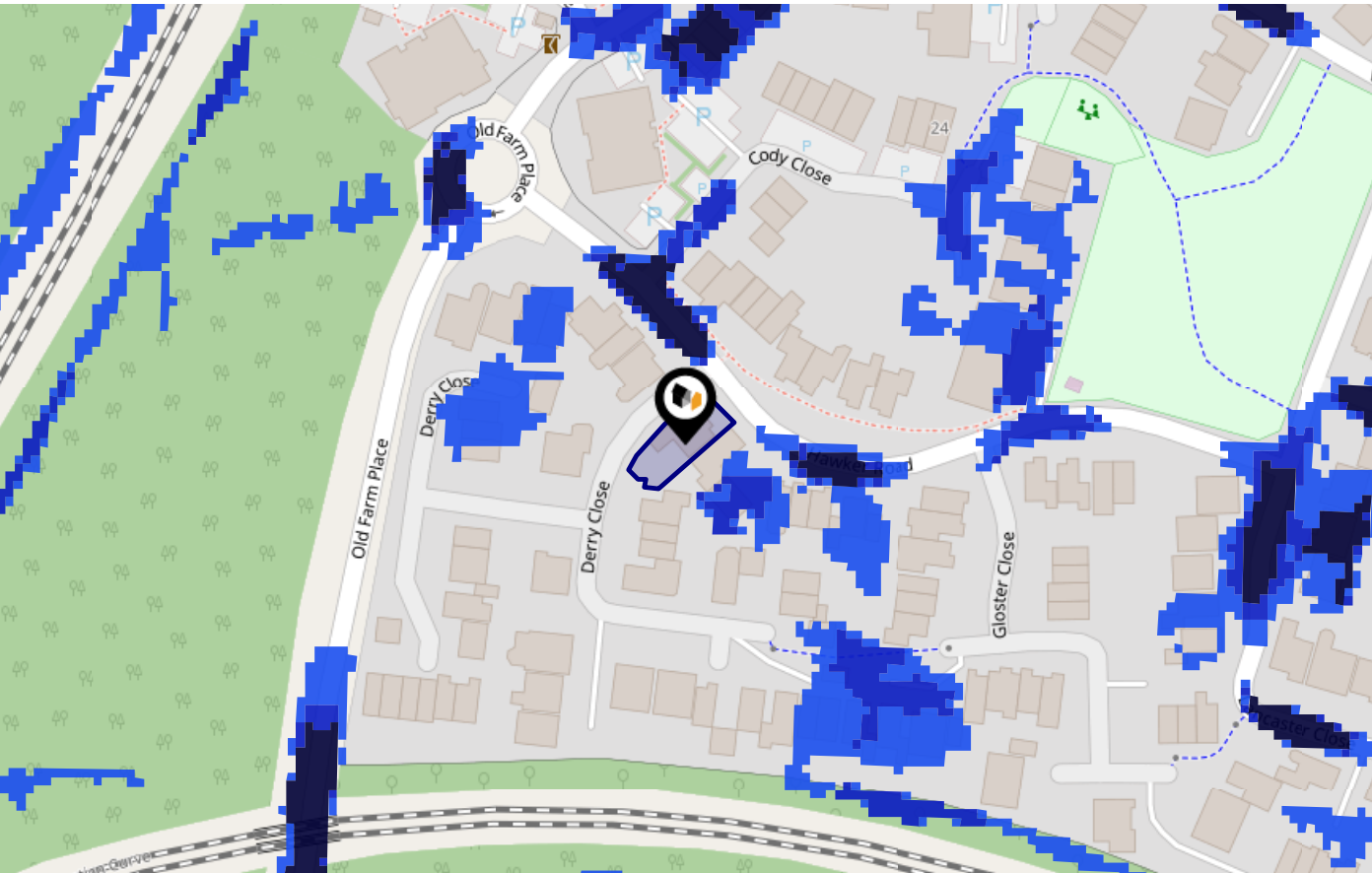


Flood Risk

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.

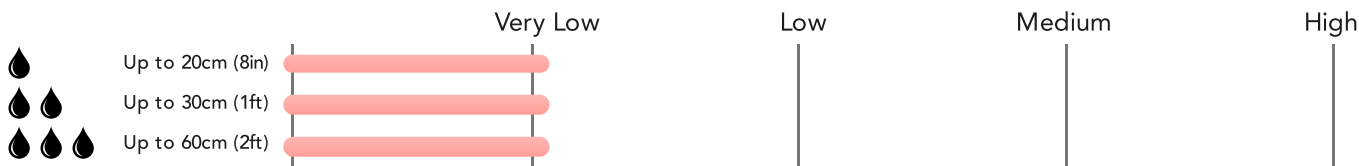


Risk Rating: Very low

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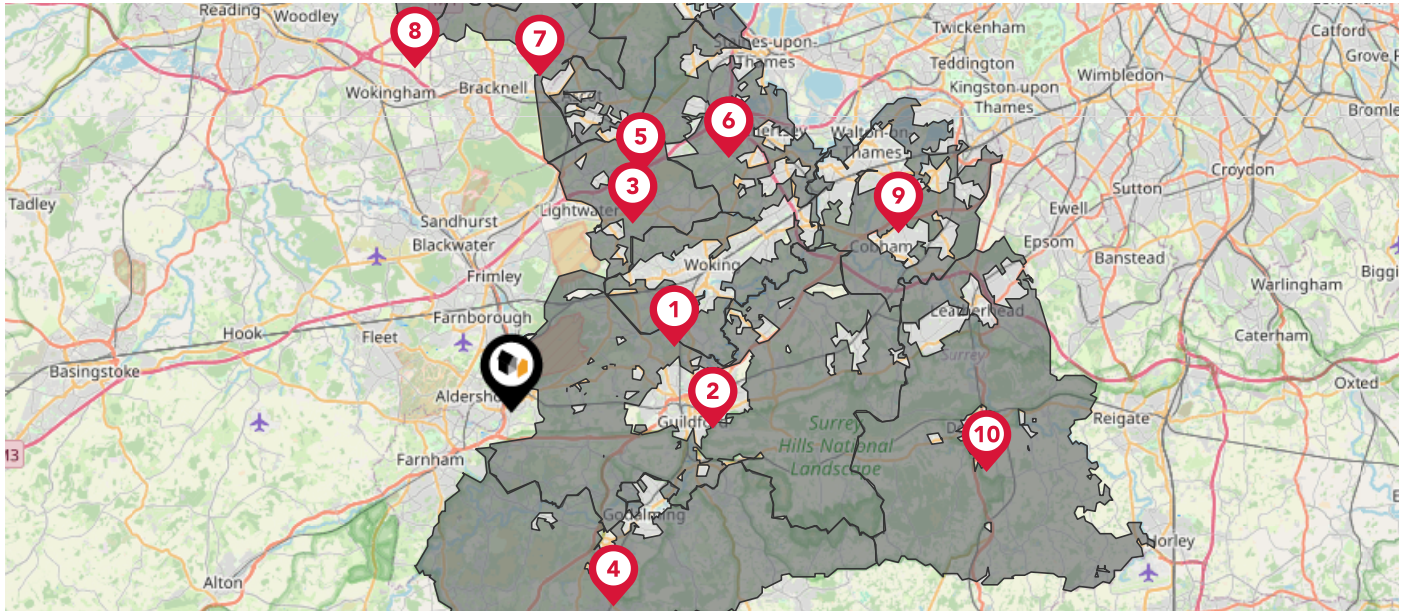


Maps

Green Belt



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



Nearby Green Belt Land

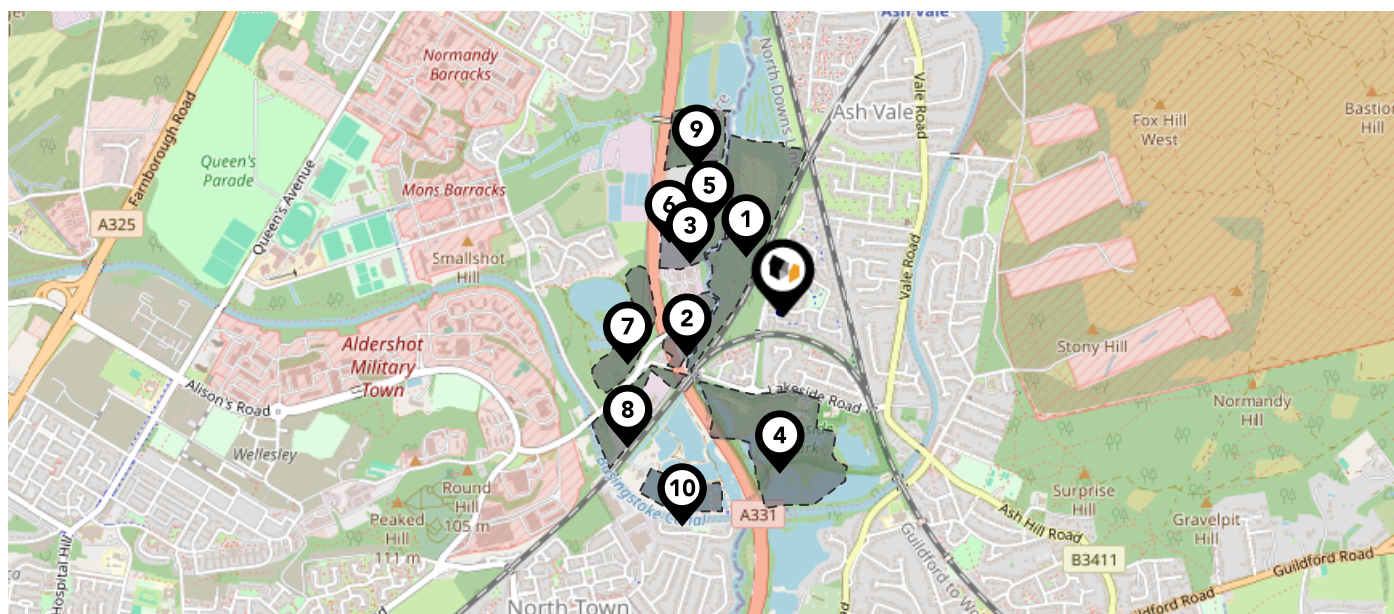
-  London Green Belt - Woking
-  London Green Belt - Guildford
-  London Green Belt - Surrey Heath
-  London Green Belt - Waverley
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Runnymede
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Elmbridge
-  London Green Belt - Mole Valley

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

	Land adjacent to Aldershot Stubbs-Between Blackwater River and Railway, Aldershot Stubbs	Historic Landfill	
	Bush Lane-North East of Government Road, Aldershot, Hampshire	Historic Landfill	
	Hollybush Lane-North Camp, Aldershot, Hampshire	Historic Landfill	
	Lakeside Road-Government Road, Ash, Surrey	Historic Landfill	
	Aldershot Stubbs-Hollybush Lane, Aldershot	Historic Landfill	
	Land adjacent to The Gables-Aldershot Stubbs, Hollybush Lane, Aldershot, Hampshire	Historic Landfill	
	Hill and Lake Site Camp-Farm Road, Aldershot, Hampshire	Historic Landfill	
	The Gold-Government Road, Aldershot	Historic Landfill	
	Land to the east of Sewage Works-Hollybush Lane, Aldershot	Historic Landfill	
	Land at Lake Gold-Lake Gold, Springlakes, Government Road, Aldershot	Historic Landfill	

Maps

Listed Buildings

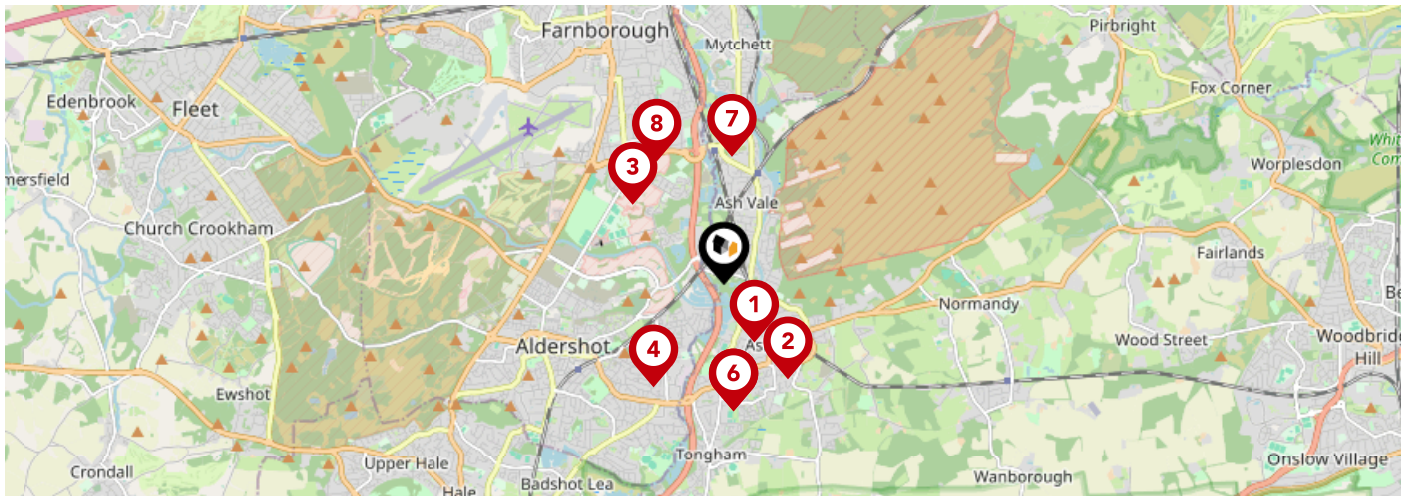


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



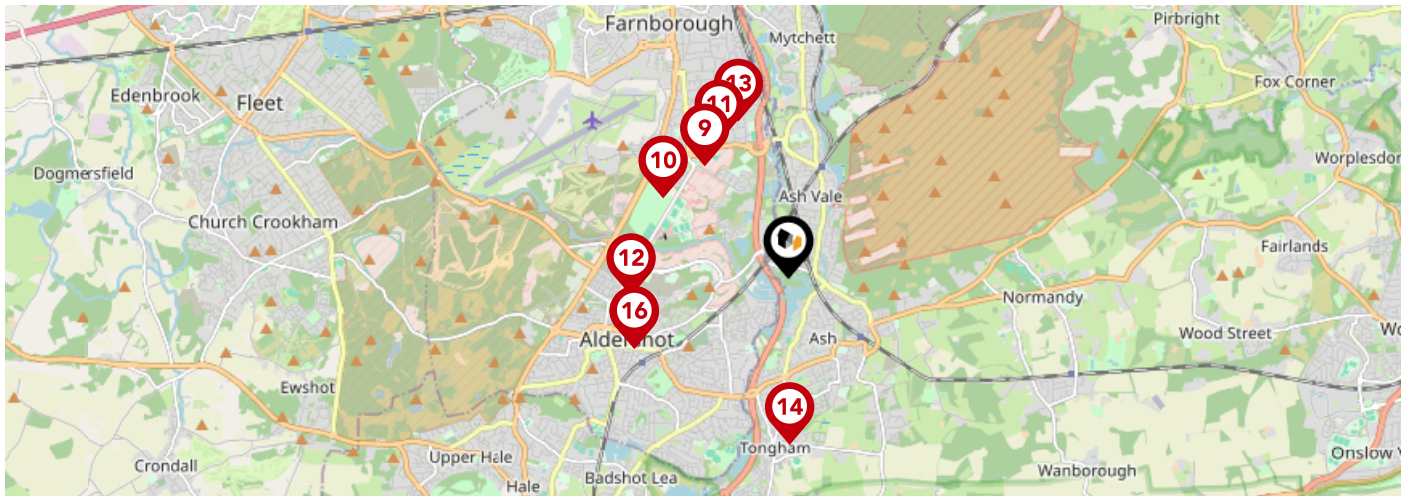
Listed Buildings in the local district		Grade	Distance
	1092635 - Ash Lock Cottage	Grade II	0.5 miles
	1156129 - The Sebastopol Bell	Grade II	0.8 miles
	1339704 - Pediment Sculpture Adjoining The Officers' Mess Of Buller Barracks, Royal Corps Of Transport	Grade II	1.1 miles
	1109985 - Aldershot Military Museum N Block	Grade II	1.1 miles
	1393221 - Royal Army Veterinary Corps Laboratory, Fitzwygram House	Grade II	1.1 miles
	1109984 - Aldershot Military Museum M Block	Grade II	1.1 miles
	1272438 - Old Military Swimming Baths	Grade II	1.2 miles
	1156234 - Foxs Gymnasium	Grade II	1.2 miles
	1391573 - Church Of St Andrew	Grade II	1.3 miles
	1092611 - South East District Headquarters Building Of General Officers Commanding	Grade II	1.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Shawfield Primary School Ofsted Rating: Good Pupils: 205 Distance:0.61	☐	☒	☐	☐	☐
2	Ash Grange Nursery and Primary School Ofsted Rating: Good Pupils: 292 Distance:1.07	☐	☒	☐	☐	☐
3	Marlborough Infant School Ofsted Rating: Good Pupils: 85 Distance:1.12	☐	☒	☐	☐	☐
4	Alderwood School Ofsted Rating: Good Pupils: 1512 Distance:1.16	☐	☒	☒	☐	☐
5	Walsh CoFE Infant School Ofsted Rating: Outstanding Pupils: 179 Distance:1.18	☐	☒	☐	☐	☐
6	Walsh CoFE Junior School Ofsted Rating: Requires improvement Pupils: 211 Distance:1.18	☐	☒	☐	☐	☐
7	Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 423 Distance:1.18	☐	☒	☐	☐	☐
8	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:1.29	☐	☒	☐	☐	☐

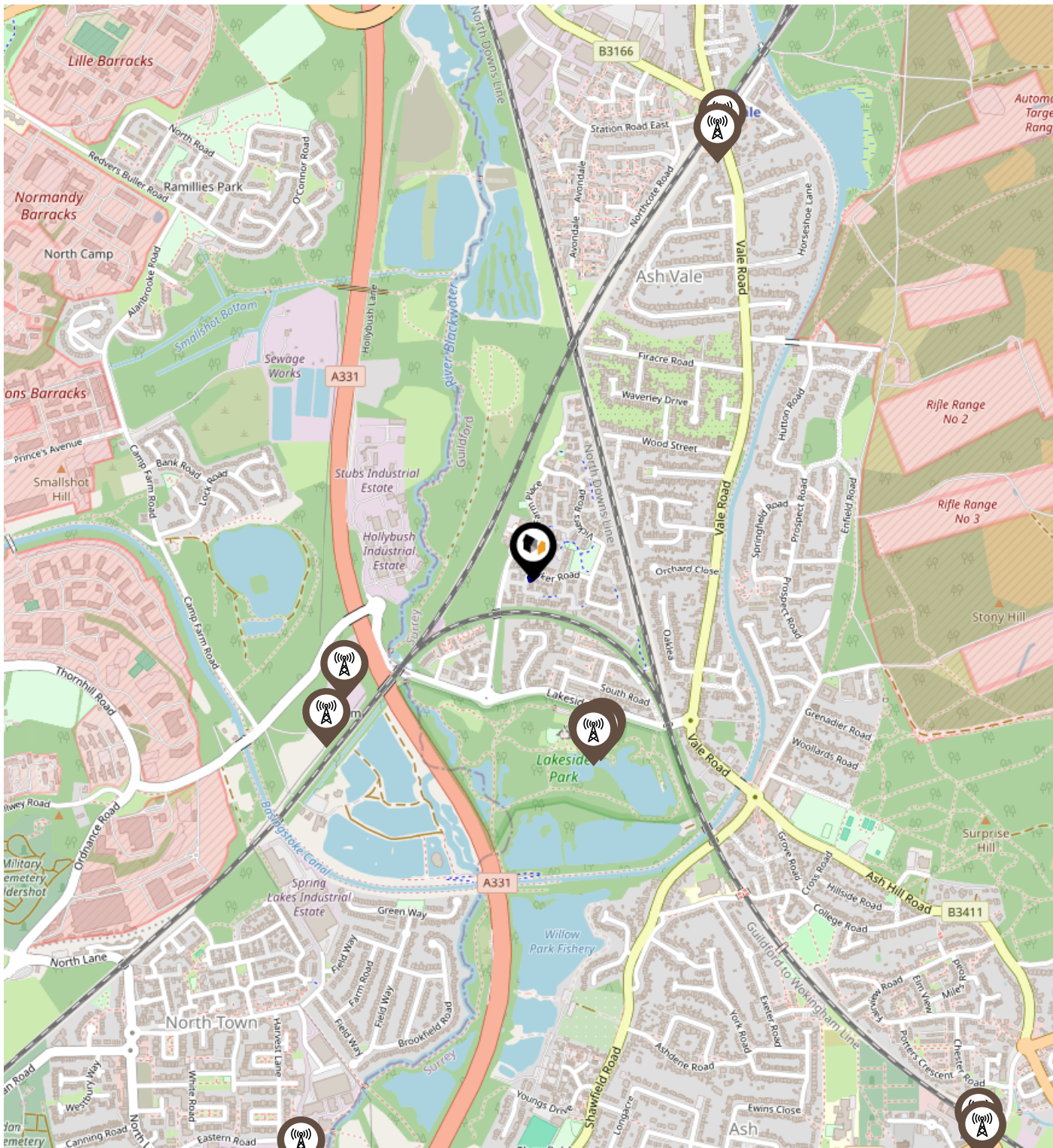
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:1.29	☐	☒	☐	☐	☐
	The Wavell School Ofsted Rating: Good Pupils: 1018 Distance:1.37	☐	☐	☒	☐	☐
	Salesian College Ofsted Rating: Not Rated Pupils: 589 Distance:1.41	☐	☐	☒	☐	☐
	The Cambridge Primary School Ofsted Rating: Good Pupils: 357 Distance:1.47	☐	☒	☐	☐	☐
	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance:1.52	☐	☒	☐	☐	☐
	Ash Manor School Ofsted Rating: Good Pupils: 1157 Distance:1.55	☐	☐	☒	☐	☐
	Talavera Infant School Ofsted Rating: Good Pupils: 270 Distance:1.57	☐	☒	☐	☐	☐
	Talavera Junior School Ofsted Rating: Outstanding Pupils: 446 Distance:1.57	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

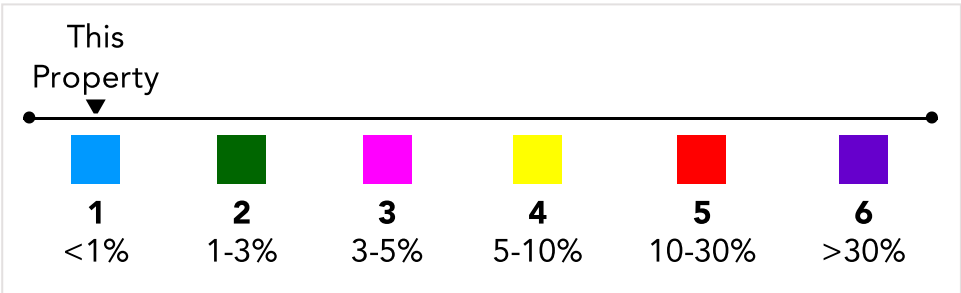
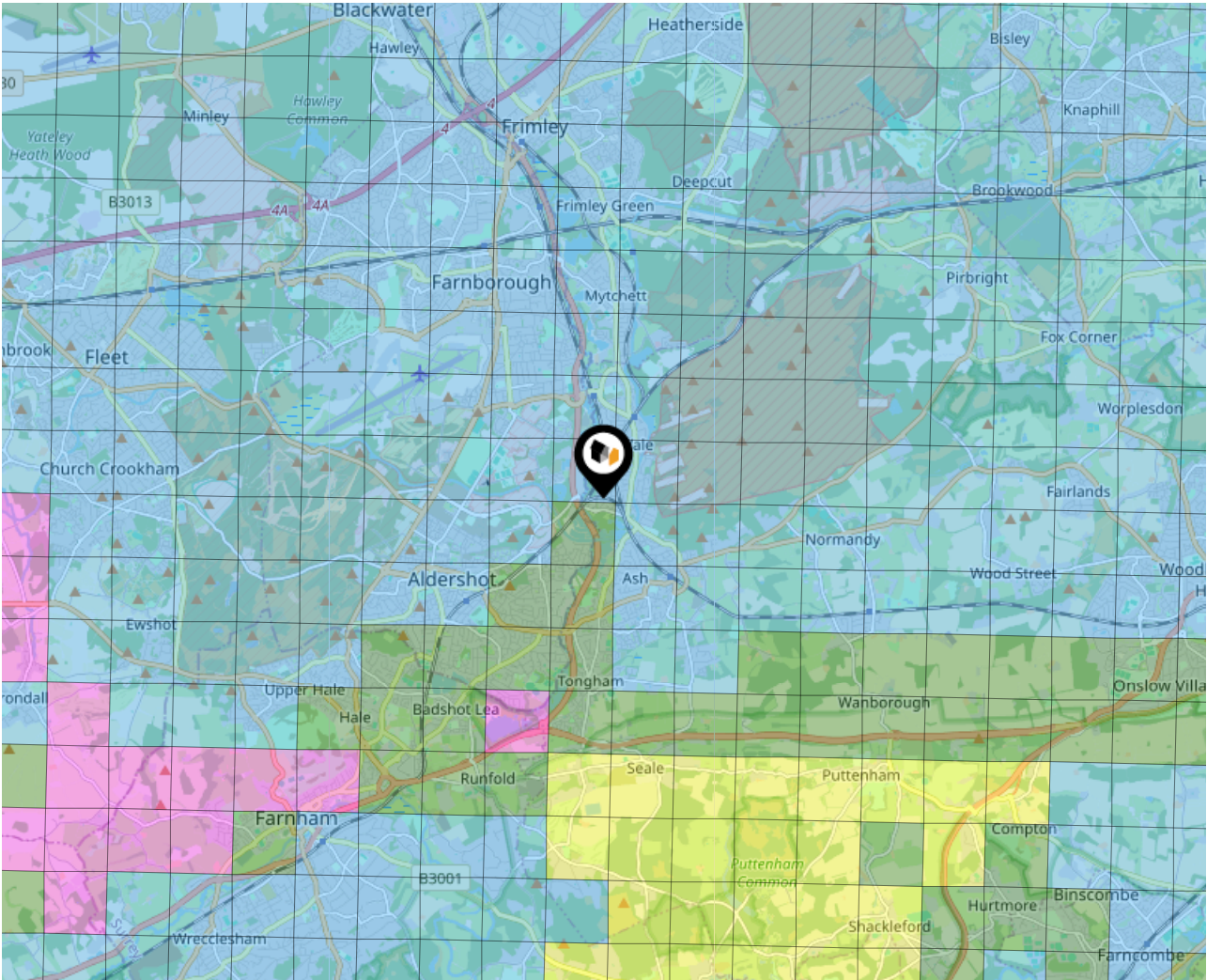
Environment

Radon Gas



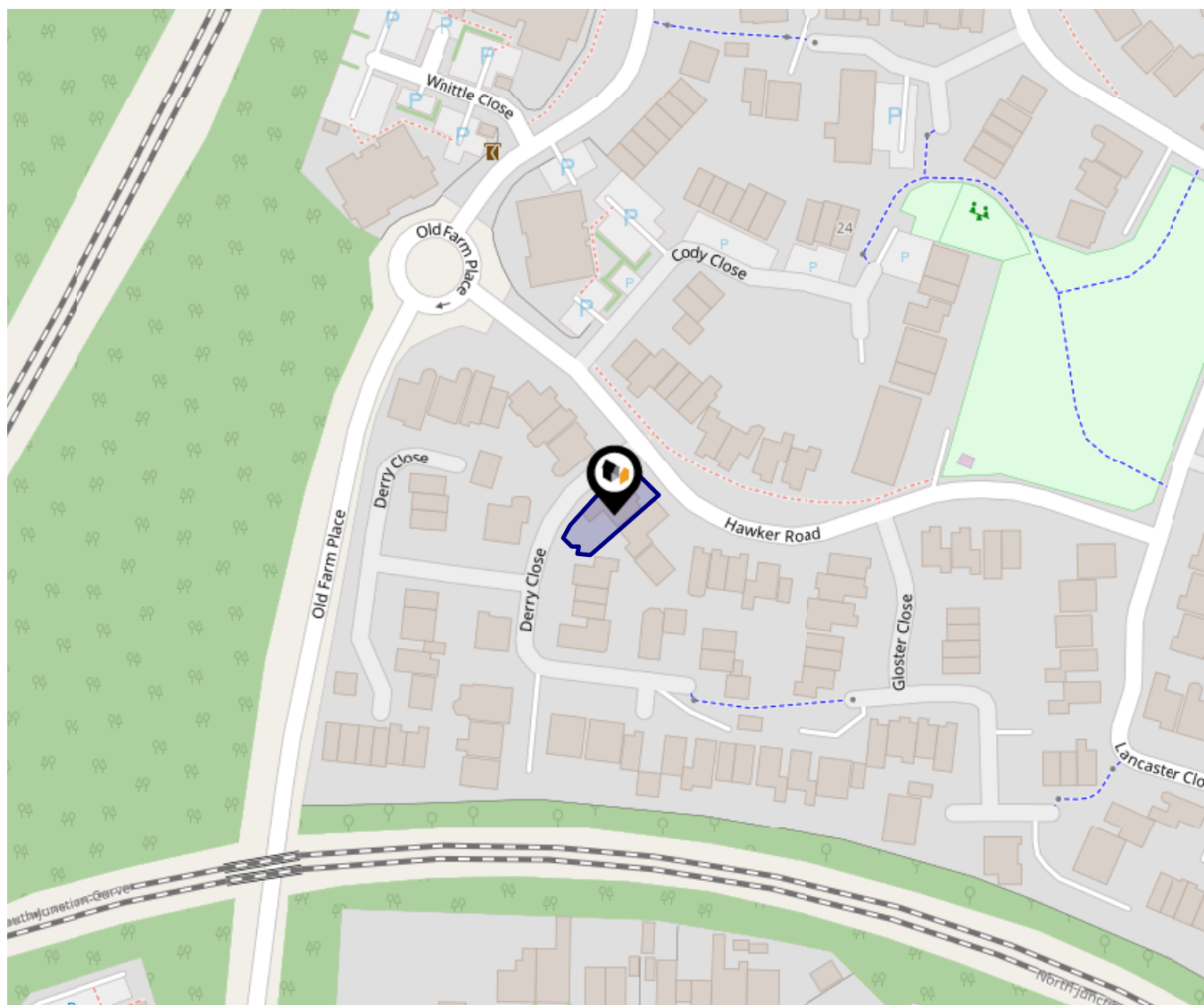
What is Radon?

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.

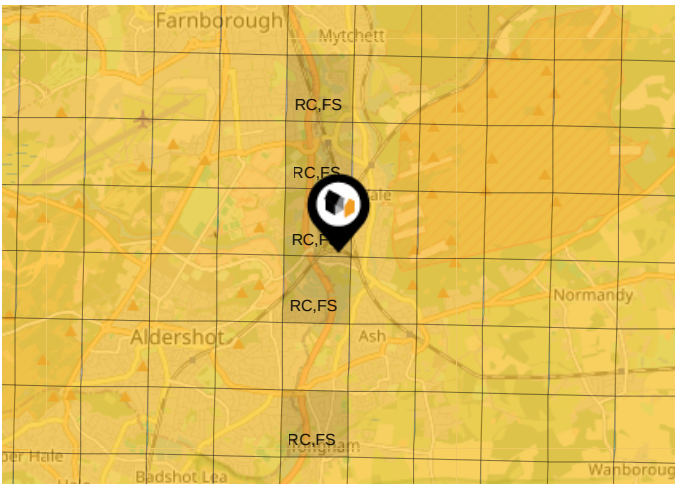
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		

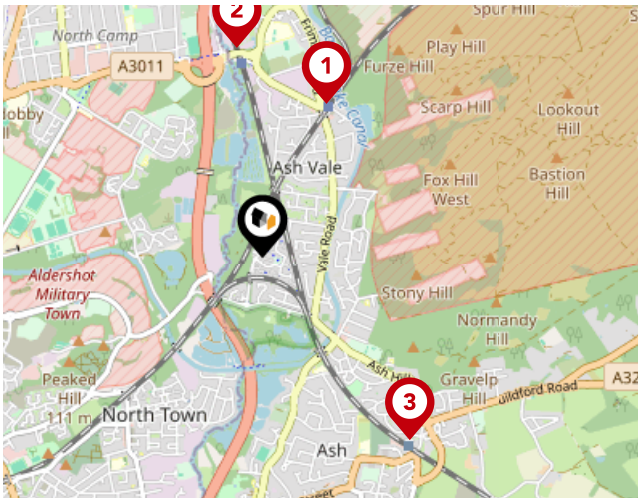


Primary Classifications (Most Common Clay Types)

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

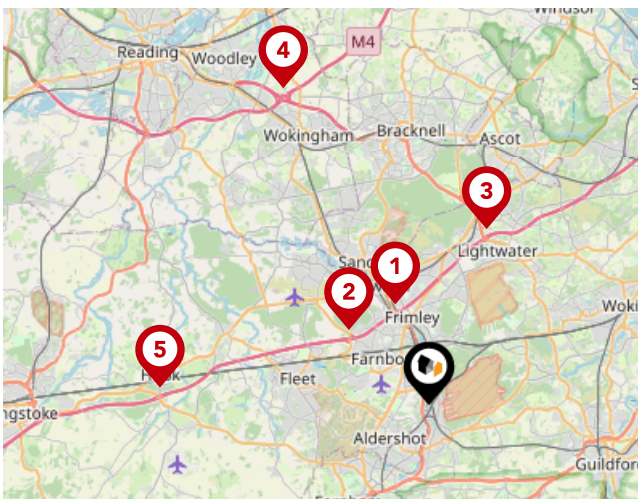
Area

Transport (National)



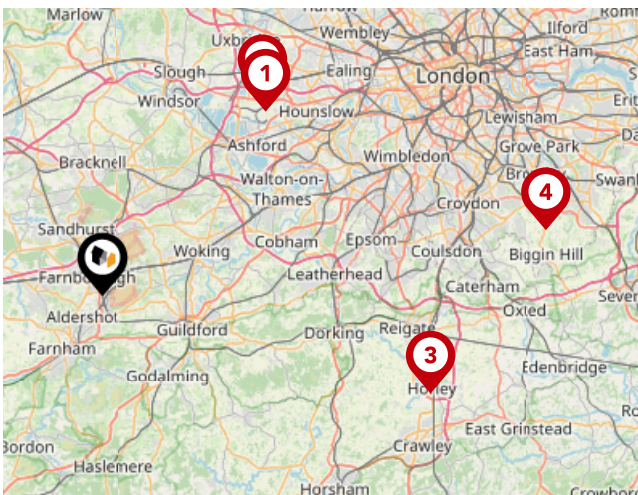
National Rail Stations

Pin	Name	Distance
1	Ash Vale Rail Station	0.77 miles
2	North Camp Rail Station	0.98 miles
3	Ash Rail Station	1.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	3.96 miles
2	M3 J4A	4.1 miles
3	M3 J3	6.87 miles
4	M4 J10	12.94 miles
5	M3 J5	10.06 miles

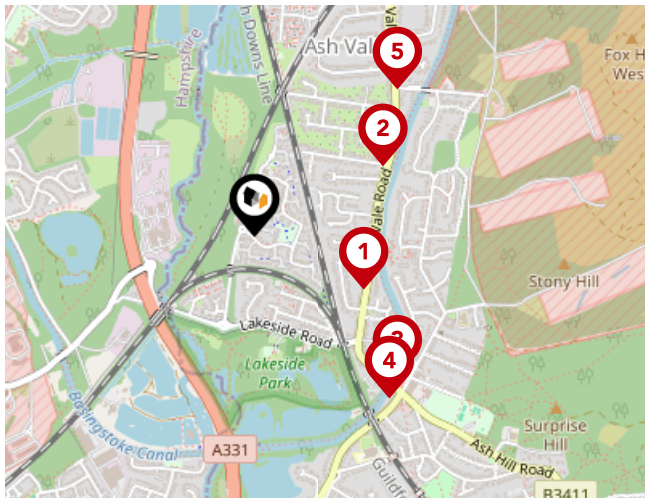


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	18.3 miles
2	Heathrow Airport	18.92 miles
3	Gatwick Airport	25.53 miles
4	Leaves Green	33.32 miles

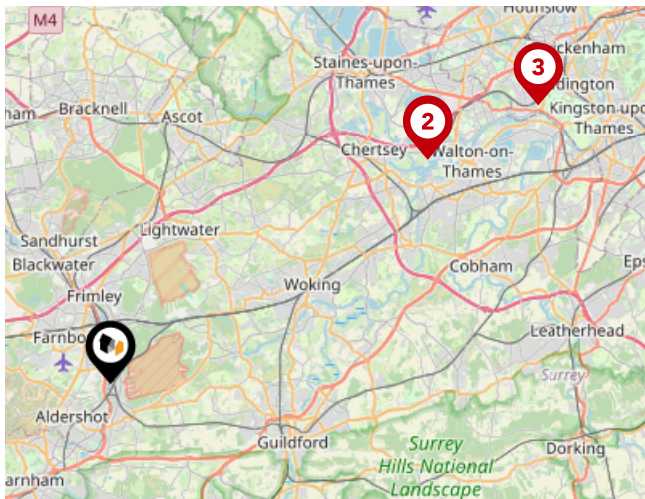
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Napier Lane	0.28 miles
2	St Mary's Road	0.34 miles
3	Shawfield Road	0.47 miles
4	Shawfield Road	0.49 miles
5	Heathvale Bridge Road	0.48 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.41 miles
2	Weybridge Ferry Landing	14.39 miles
3	Moulsey - Hurst Park Ferry Landing	18.88 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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