



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04<sup>th</sup> September 2025



**ST. LEVAN, WHINS DRIVE, CAMBERLEY, GU15 3EH**

**Avocado Property**

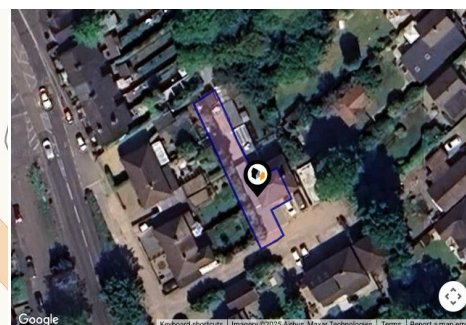
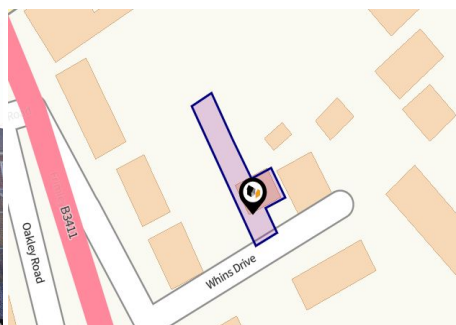
[stephen@avocadopropertyagents.co.uk](mailto:stephen@avocadopropertyagents.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



Powered by  
**aprift**  
Know any property instantly

# Property Overview



## Property

Type:	Semi-Detached	Last Sold Date:	26/05/2022
Bedrooms:	3	Last Sold Price:	£330,000
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	1950-1966	Start Date:	30/06/2015
Council Tax :	Band C	End Date:	19/09/2993
Annual Estimate:	£2,194	Lease Term:	From 1 July 2015 to 19 September 2993
Title Number:	SY828814	Term Remaining:	968 years
UPRN:	100061559322		

## Local Area

Local Authority:	Surrey heath
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:



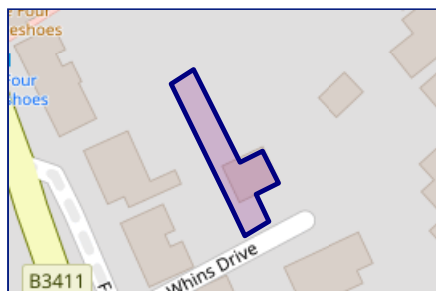
# Property

## Multiple Title Plans



### Freehold Title Plan

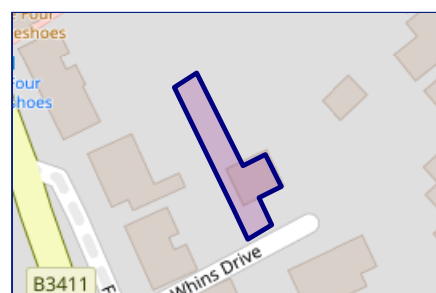
---



**SY348715**

### Leasehold Title Plan

---

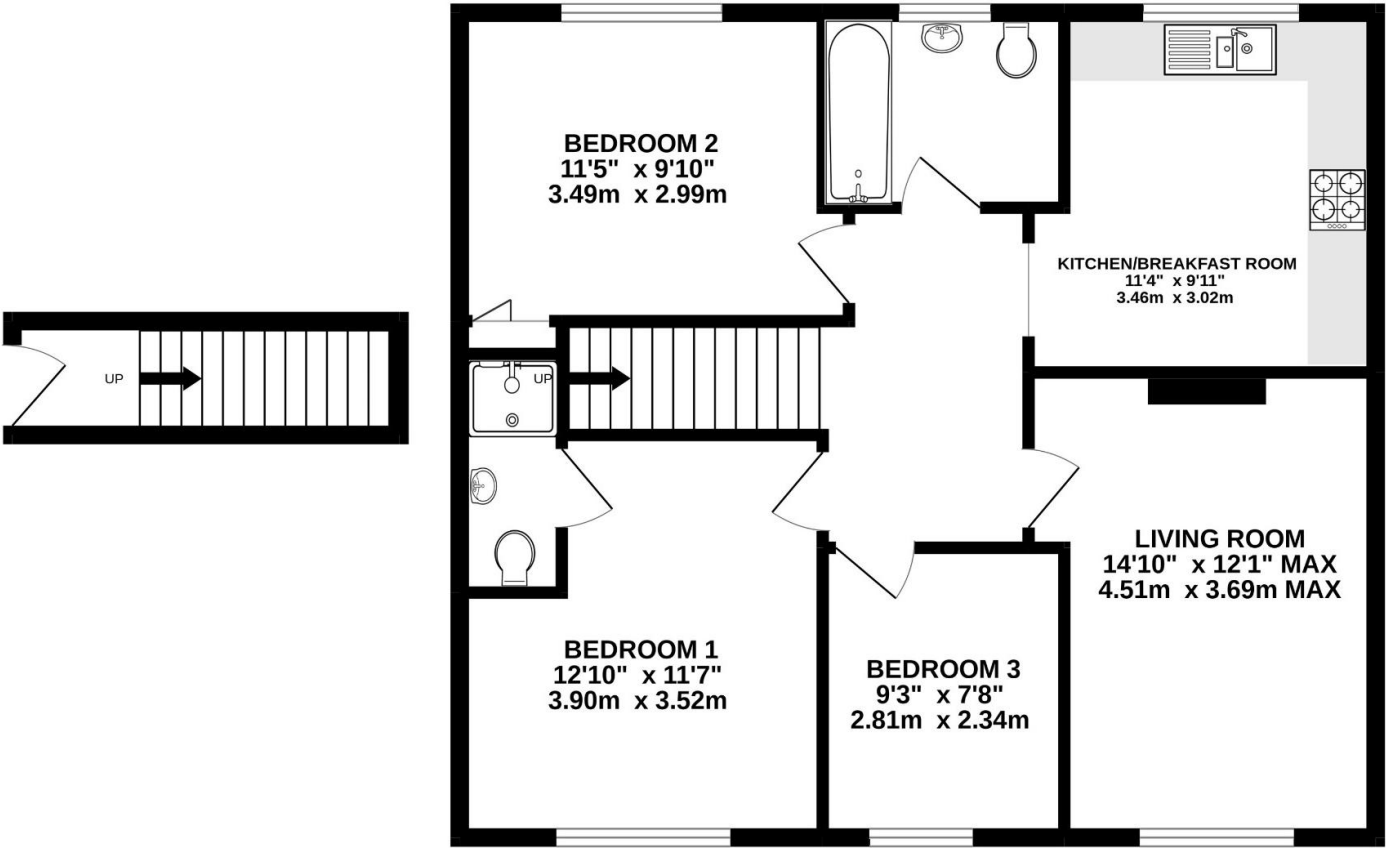


**SY828814**

Start Date:	30/06/2015
End Date:	19/09/2993
Lease Term:	From 1 July 2015 to 19 September 2993
Term Remaining:	968 years

**ST. LEVAN, WHINS DRIVE, CAMBERLEY, GU15 3EH**

GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

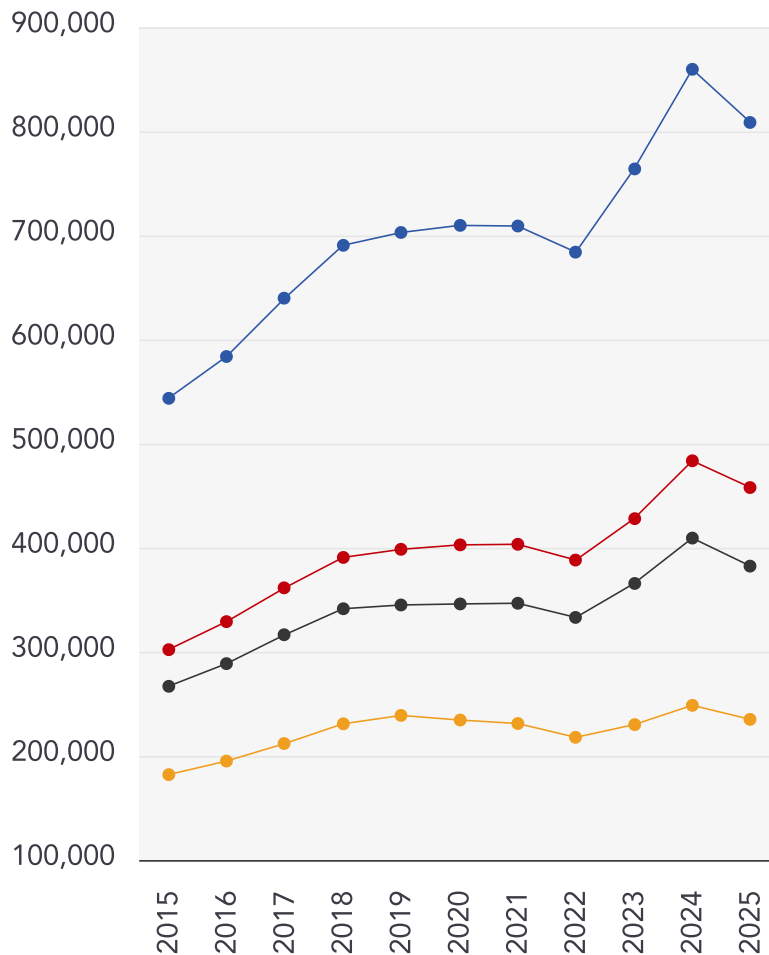
Made with Metropix ©2022

# 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%**

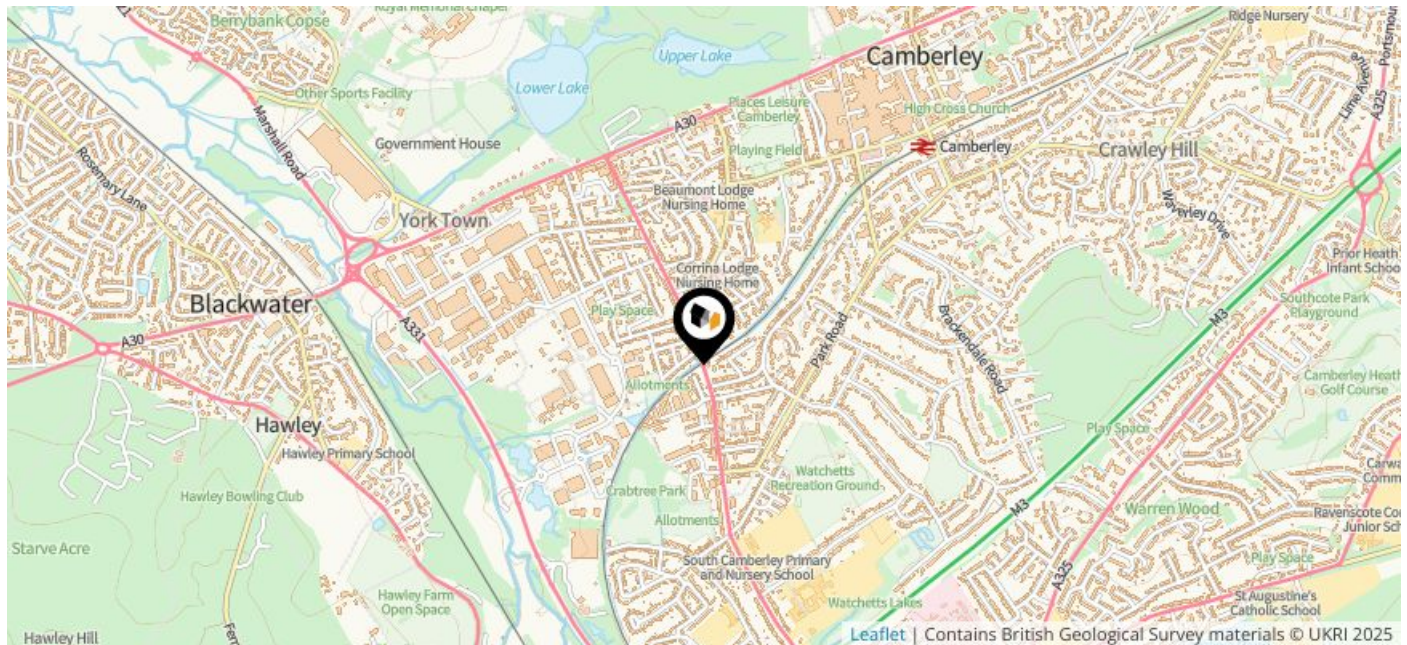


# Maps

## 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.

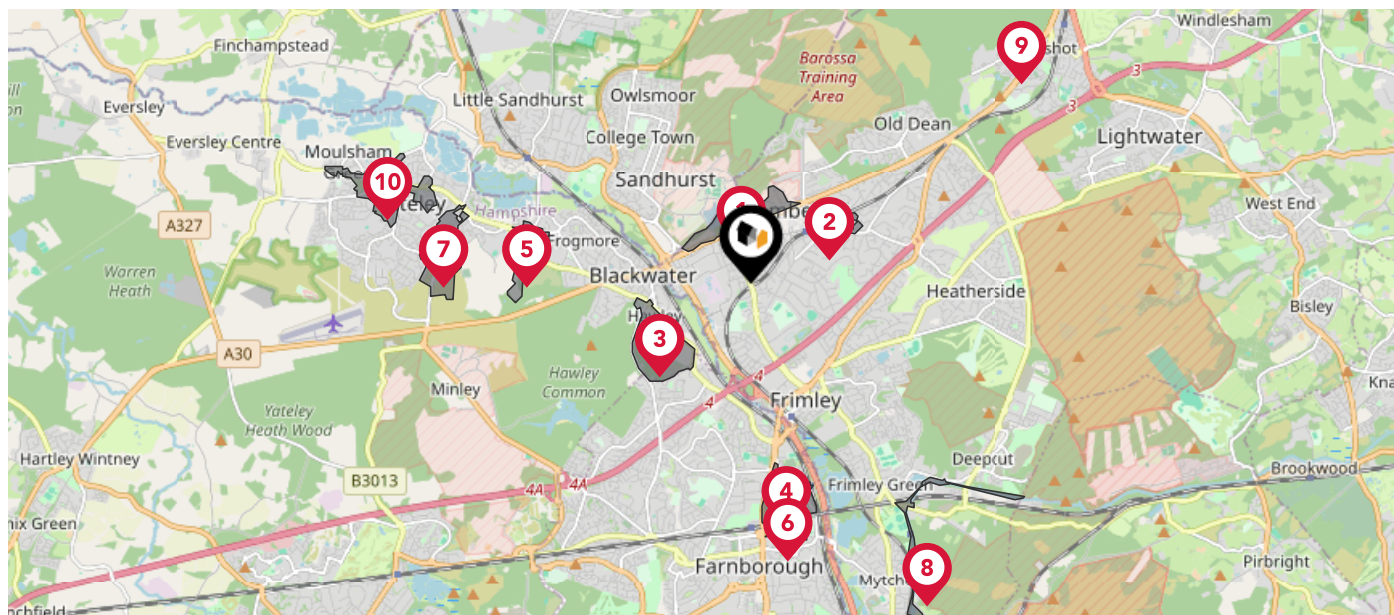
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 RMA (Former) Staff College and London Road, Camberley
- 2 Upper Gordon Road to Church Hill, Camberley
- 3 Hawley Park and Green
- 4 Farnborough Hill
- 5 Darby Green Yateley
- 6 Saint Michael's Abbey
- 7 Cricket Hill
- 8 Basingstoke Canal
- 9 Bagshot, Church Road
- 10 Yateley Green

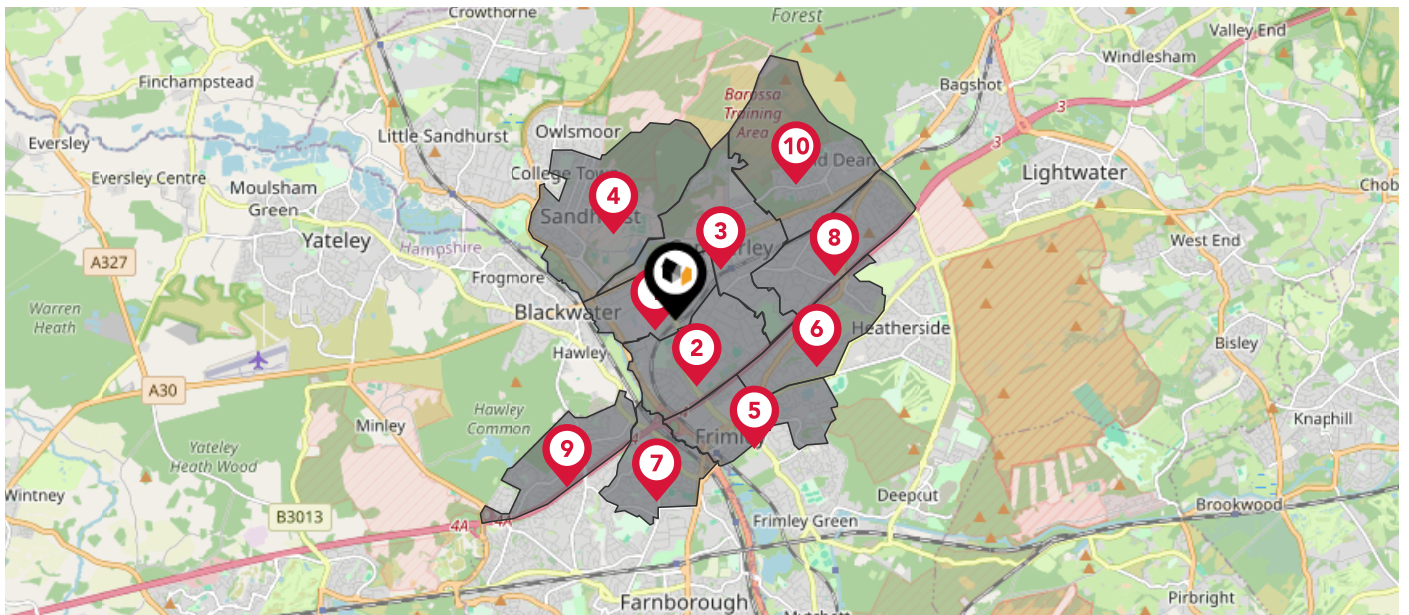


# Maps

## 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

St. Michaels Ward

2

Watchetts Ward

3

Town Ward

4

College Town Ward

5

Frimley Ward

6

Parkside Ward

7

Cherrywood Ward

8

St. Pauls Ward

9

Fernhill Ward

10

Old Dean Ward

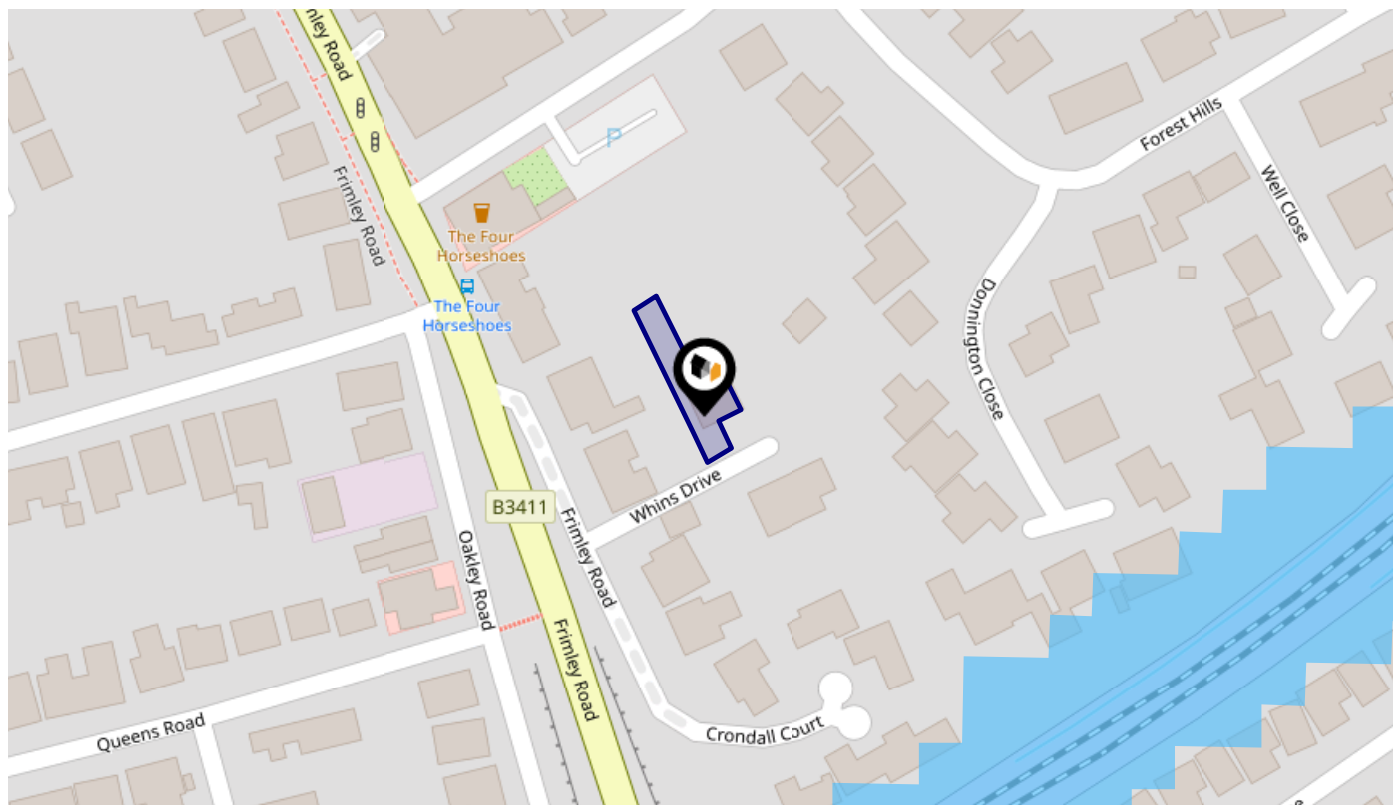


# Maps

## 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:

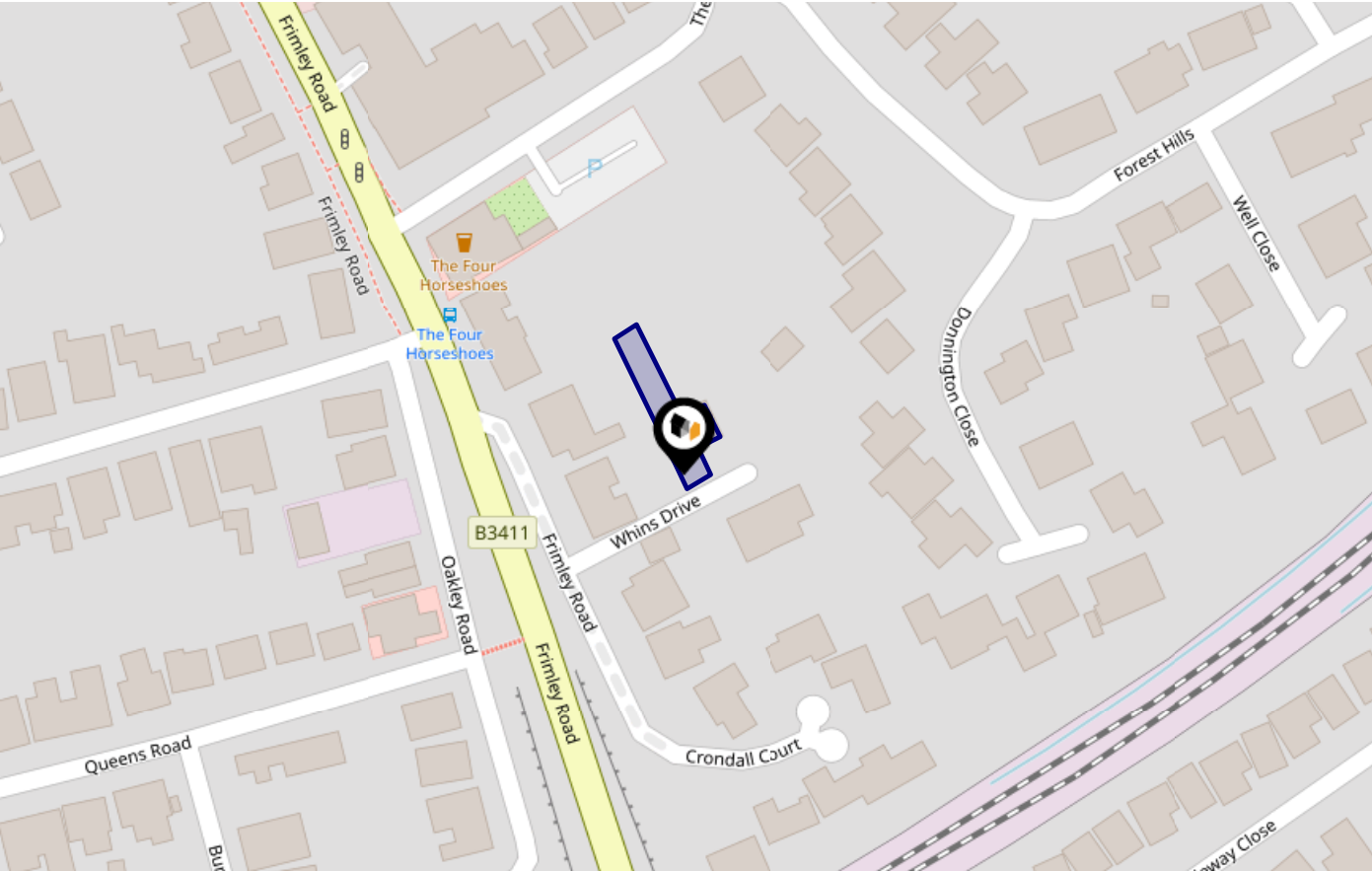
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

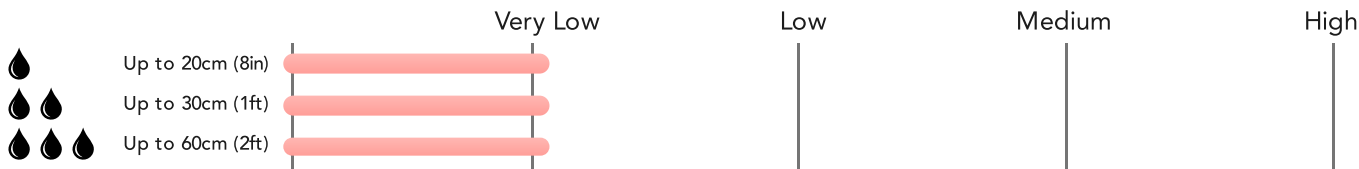


**Risk Rating: Very low**

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:

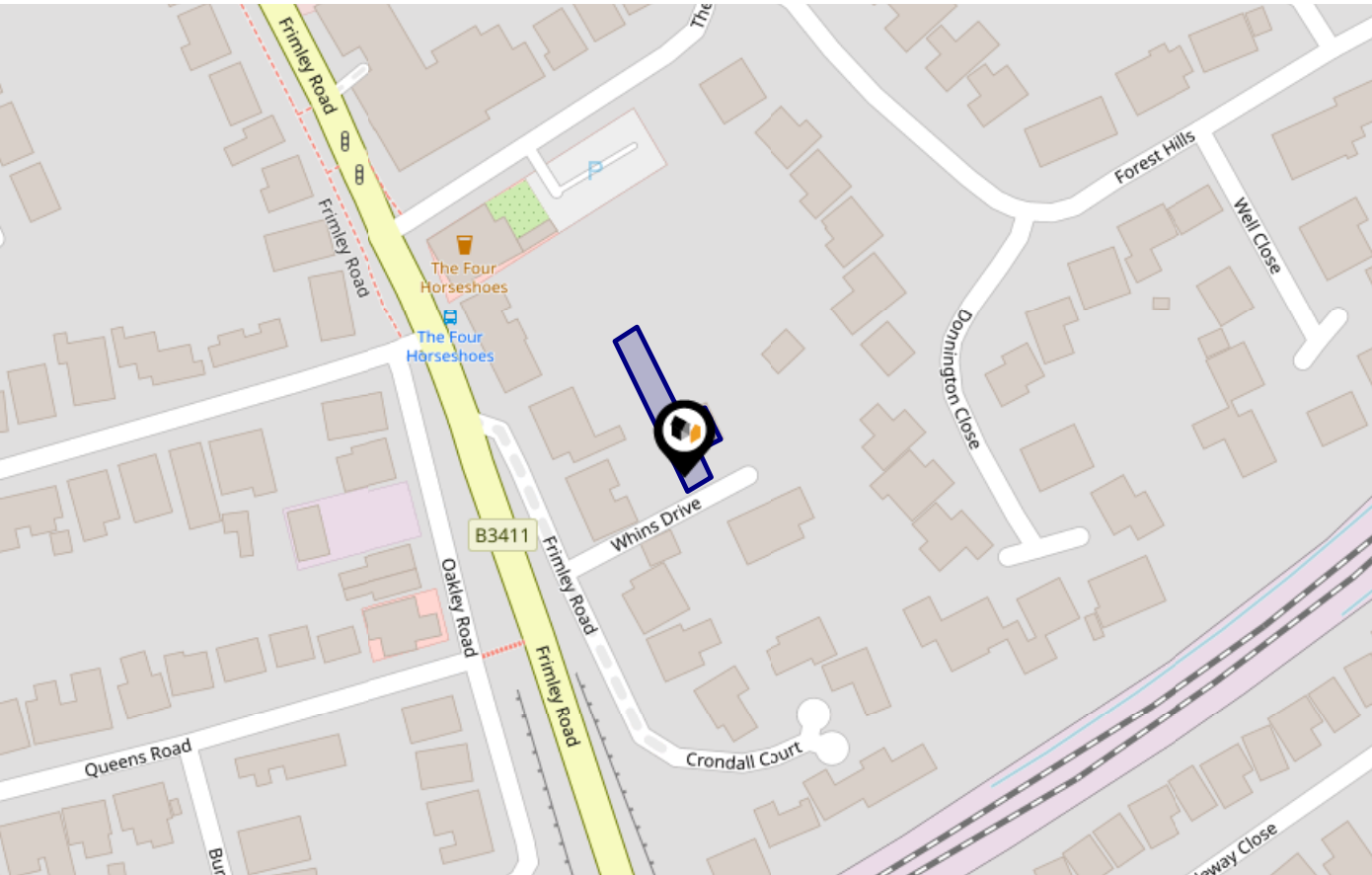


# Flood Risk

## 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:

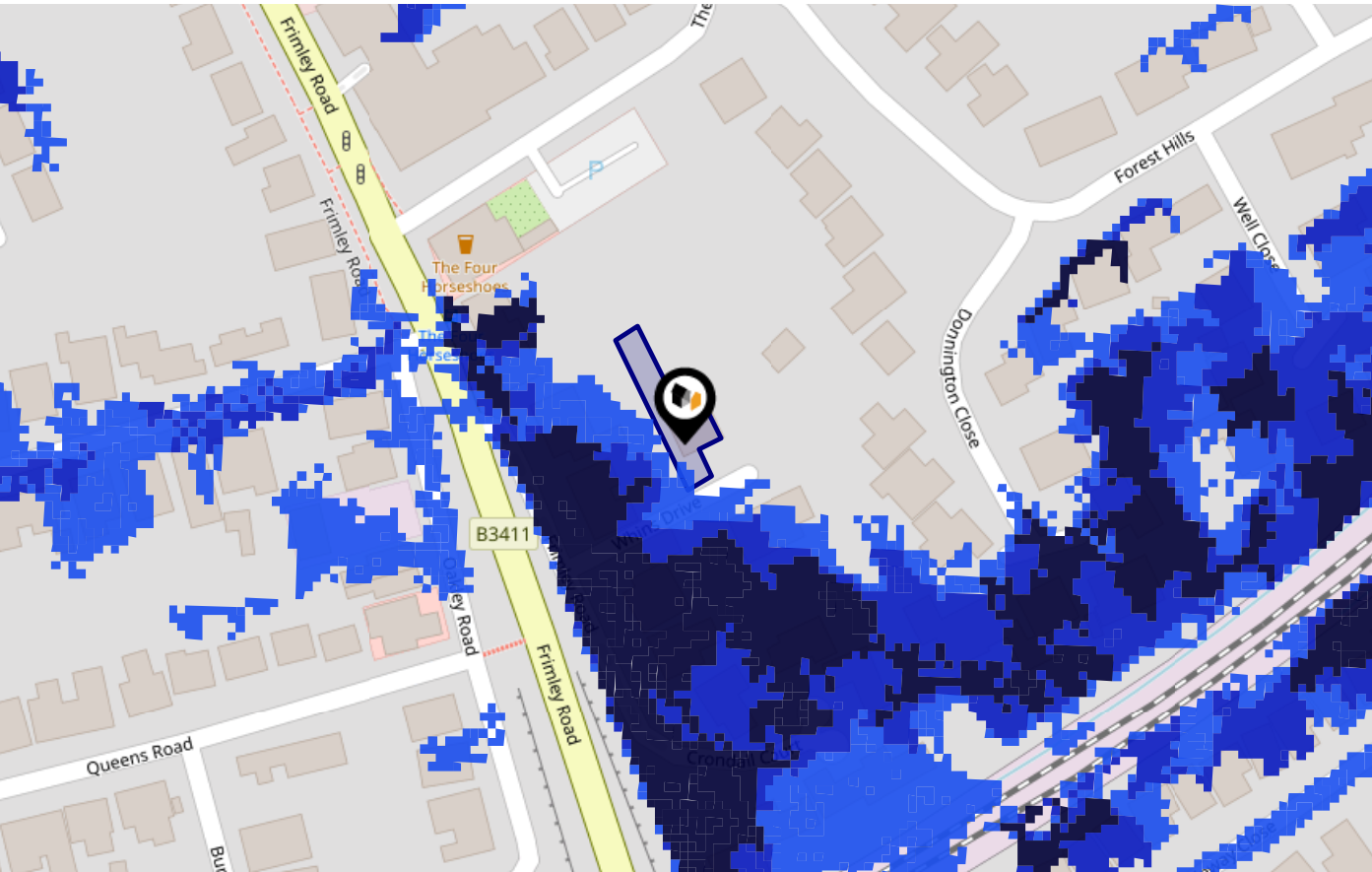


# Flood Risk

## 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.

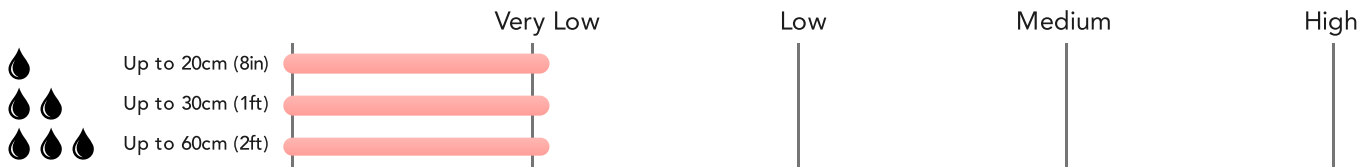


Risk Rating: Very low

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:



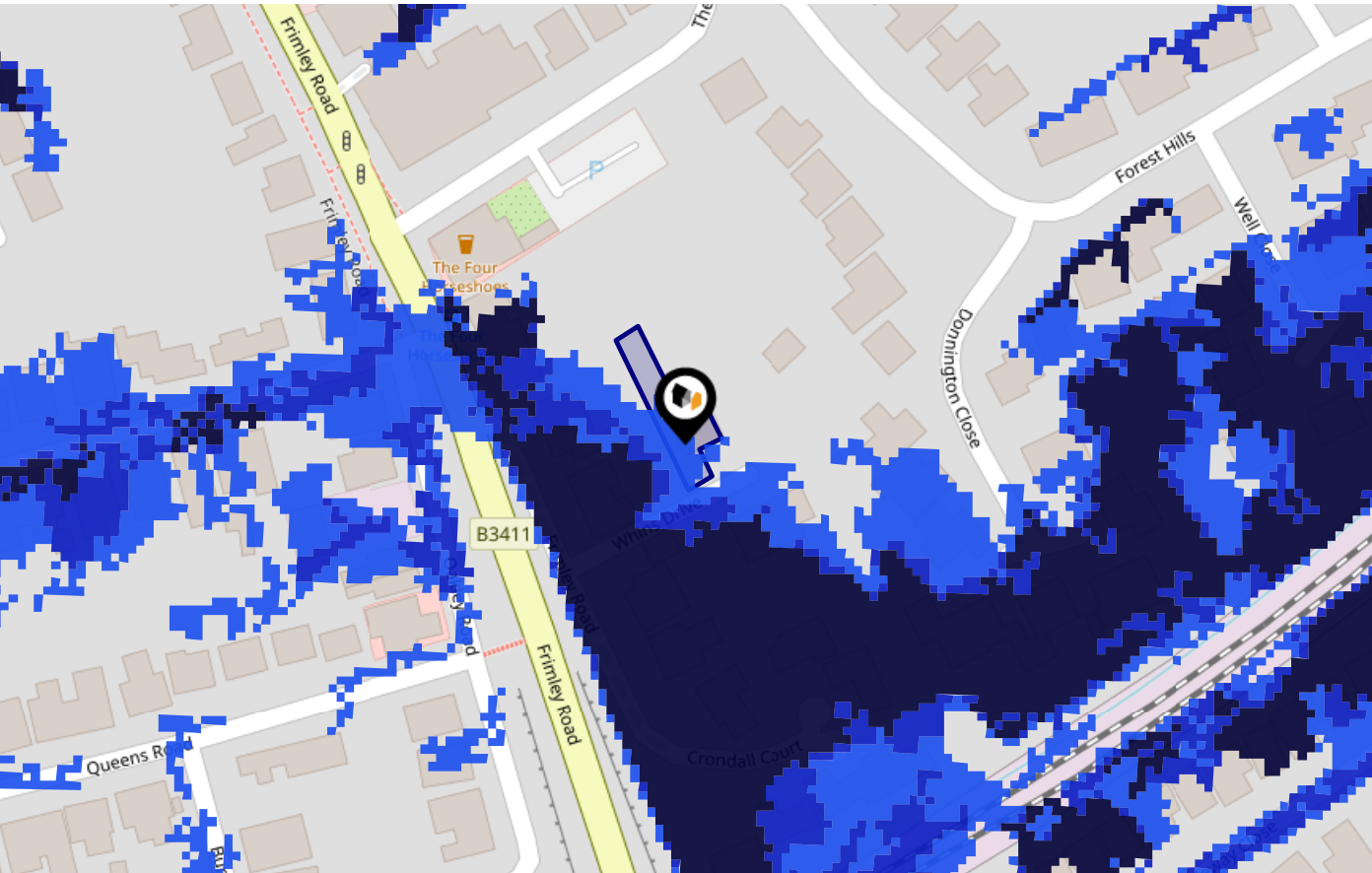


# Flood Risk

## 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.

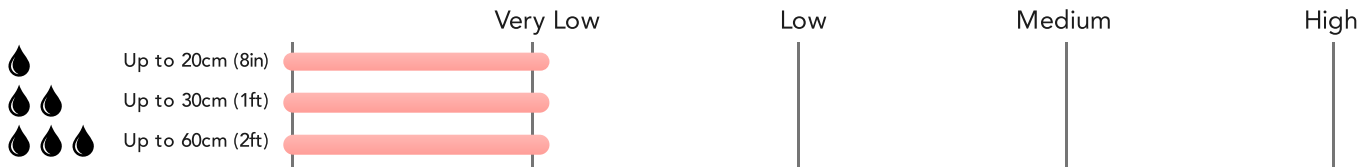


Risk Rating: Low

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:

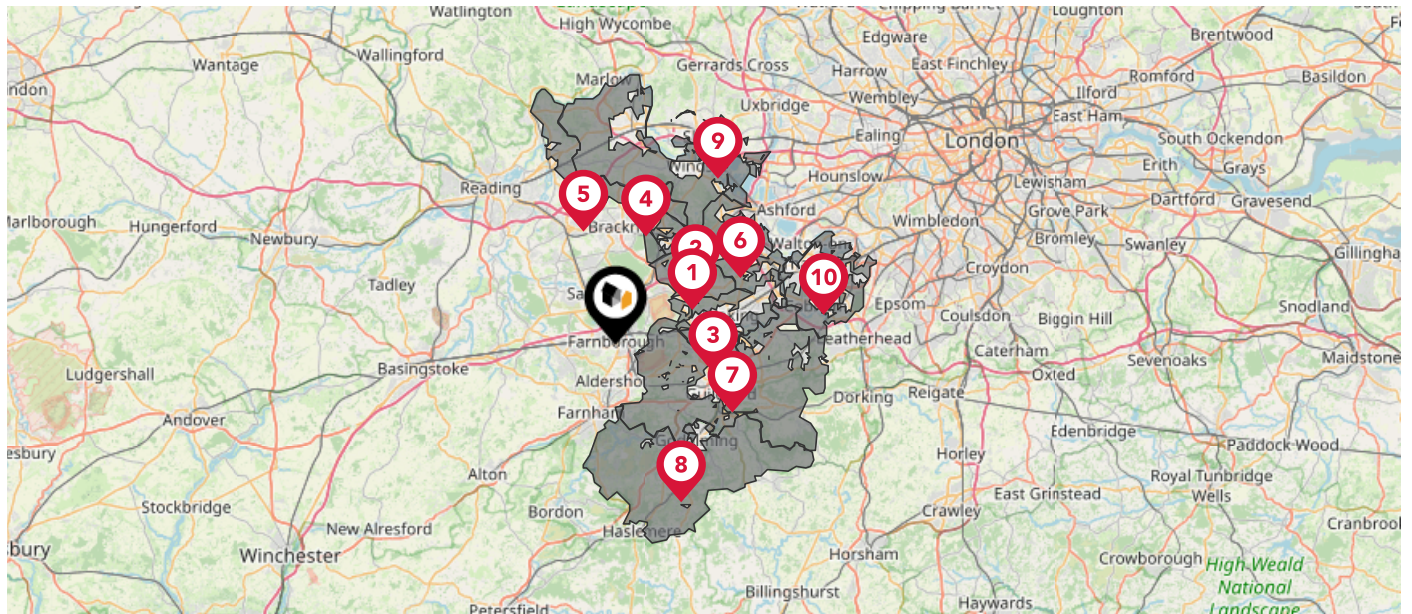


# Maps

## Green Belt



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



### Nearby Green Belt Land

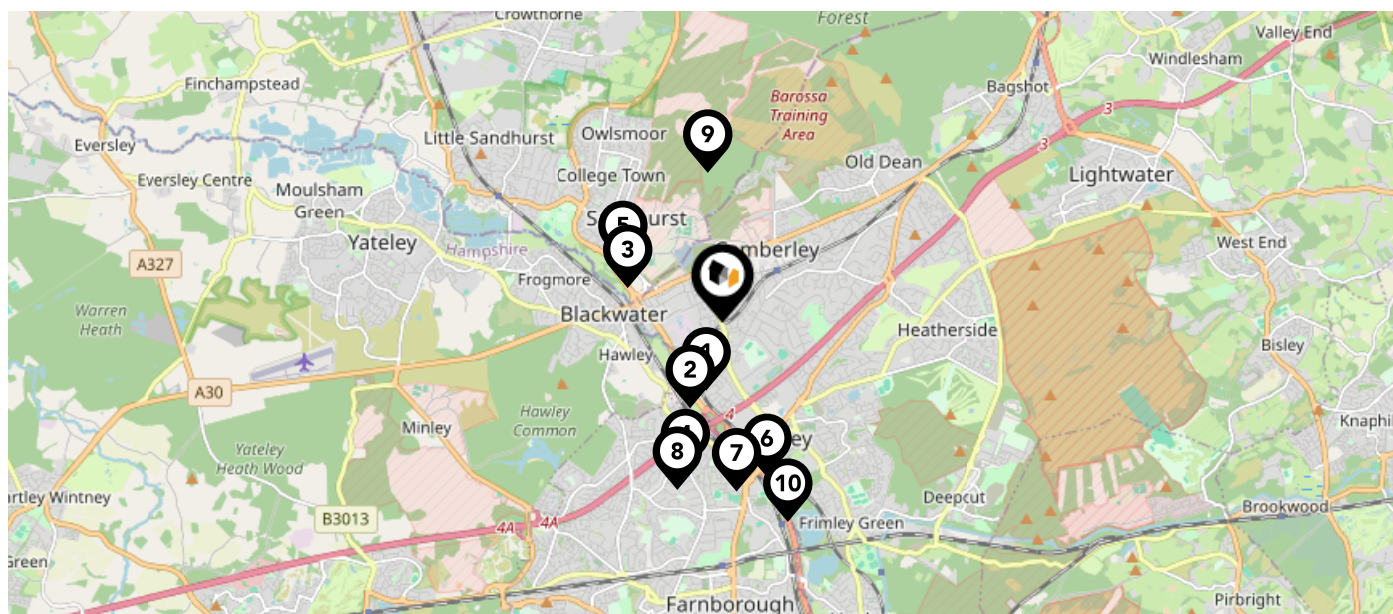
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Woking
- 4 London Green Belt - Bracknell Forest
- 5 London Green Belt - Wokingham
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Waverley
- 9 London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

# 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

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

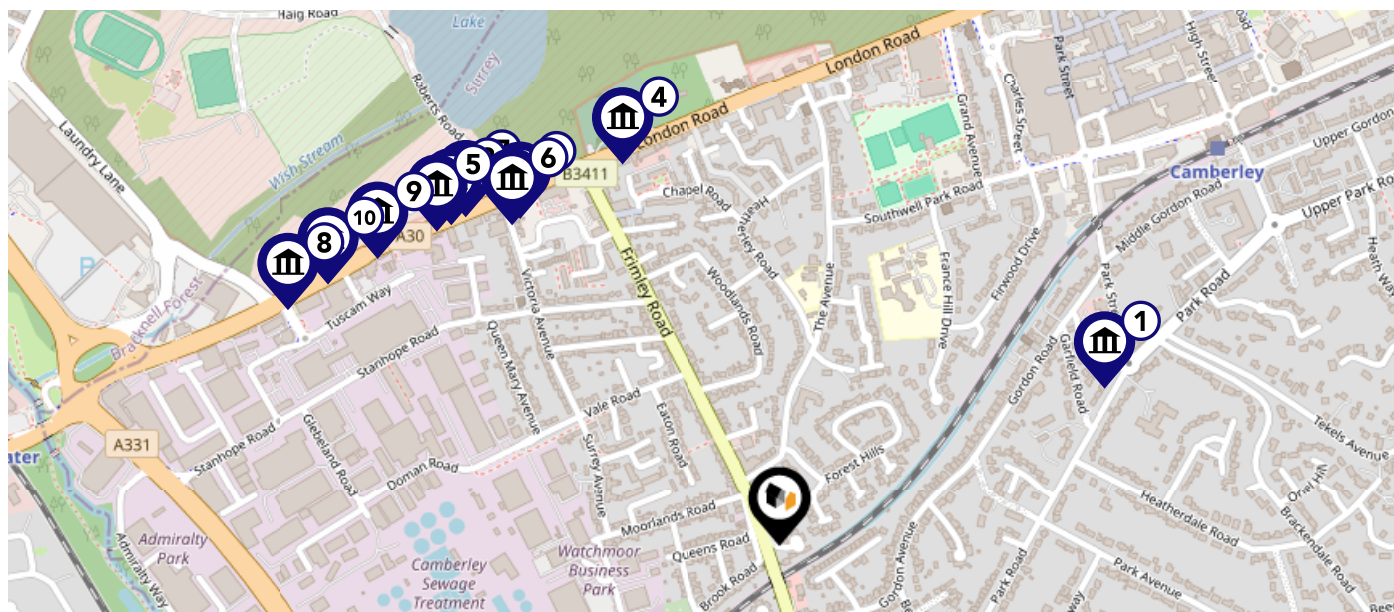












# Maps

## Listed Buildings



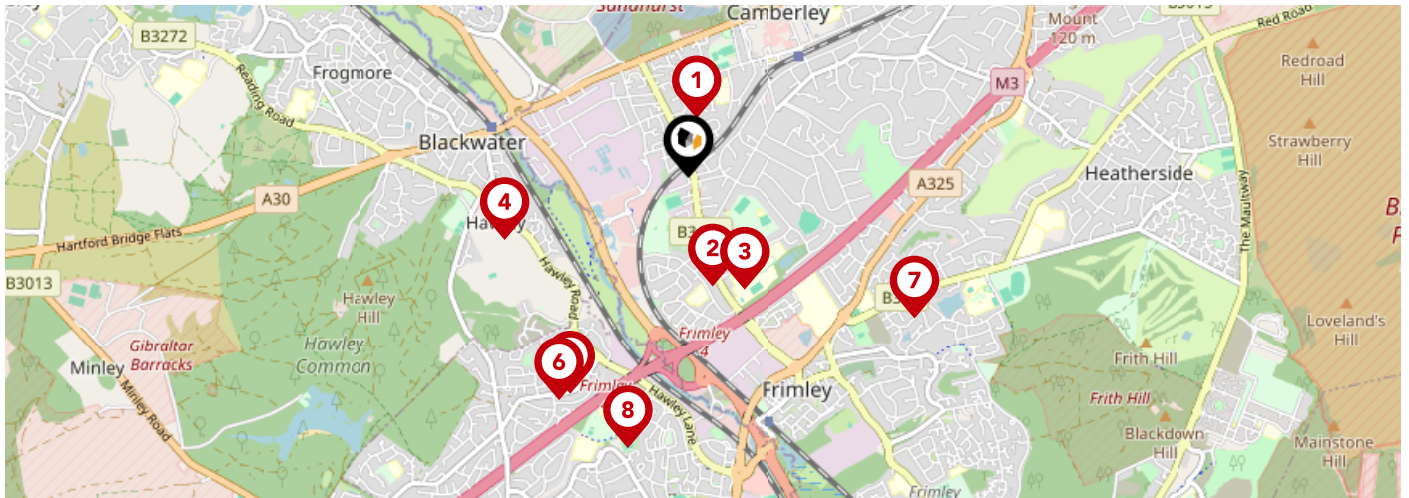
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1188121 - Witwood	Grade II	0.4 miles
	1030038 - Entrance Lodge To Royal Military Academy	Grade II	0.5 miles
	1377524 - The Terrace	Grade II	0.5 miles
	1030037 - Church Of St Michael York Town	Grade II	0.5 miles
	1030043 - The Terrace	Grade II	0.5 miles
	1188073 - Gates And Gate Piers To Royal Military Academy	Grade II	0.5 miles
	1188113 - The Terrace	Grade II	0.5 miles
	1030039 - The Terrace	Grade II	0.6 miles
	1294926 - The Terrace	Grade II	0.6 miles
	1030040 - The Terrace	Grade II	0.6 miles

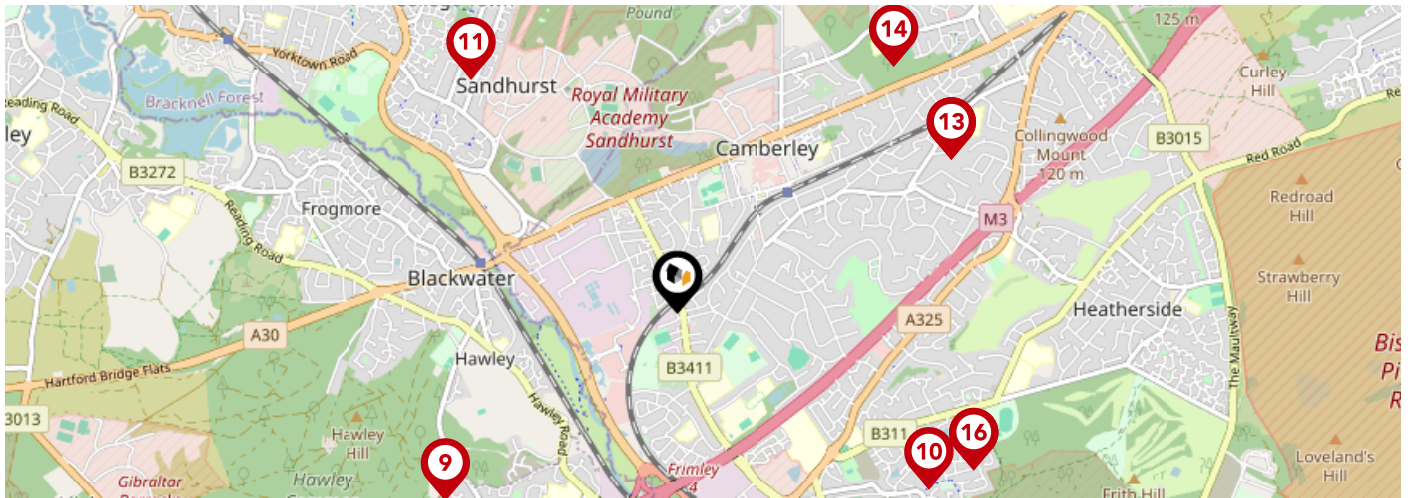


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lyndhurst School</b> Ofsted Rating: Not Rated   Pupils: 108   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>South Camberley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kings International College</b> Ofsted Rating: Good   Pupils: 842   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hawley Primary School</b> Ofsted Rating: Good   Pupils: 310   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bohunt Farnborough</b> Ofsted Rating: Not Rated   Pupils: 637   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Ferns Primary Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 97   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Grove Primary Academy</b> Ofsted Rating: Good   Pupils: 439   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Farnborough Grange Nursery &amp; Infant Community School</b> Ofsted Rating: Special Measures   Pupils: 234   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

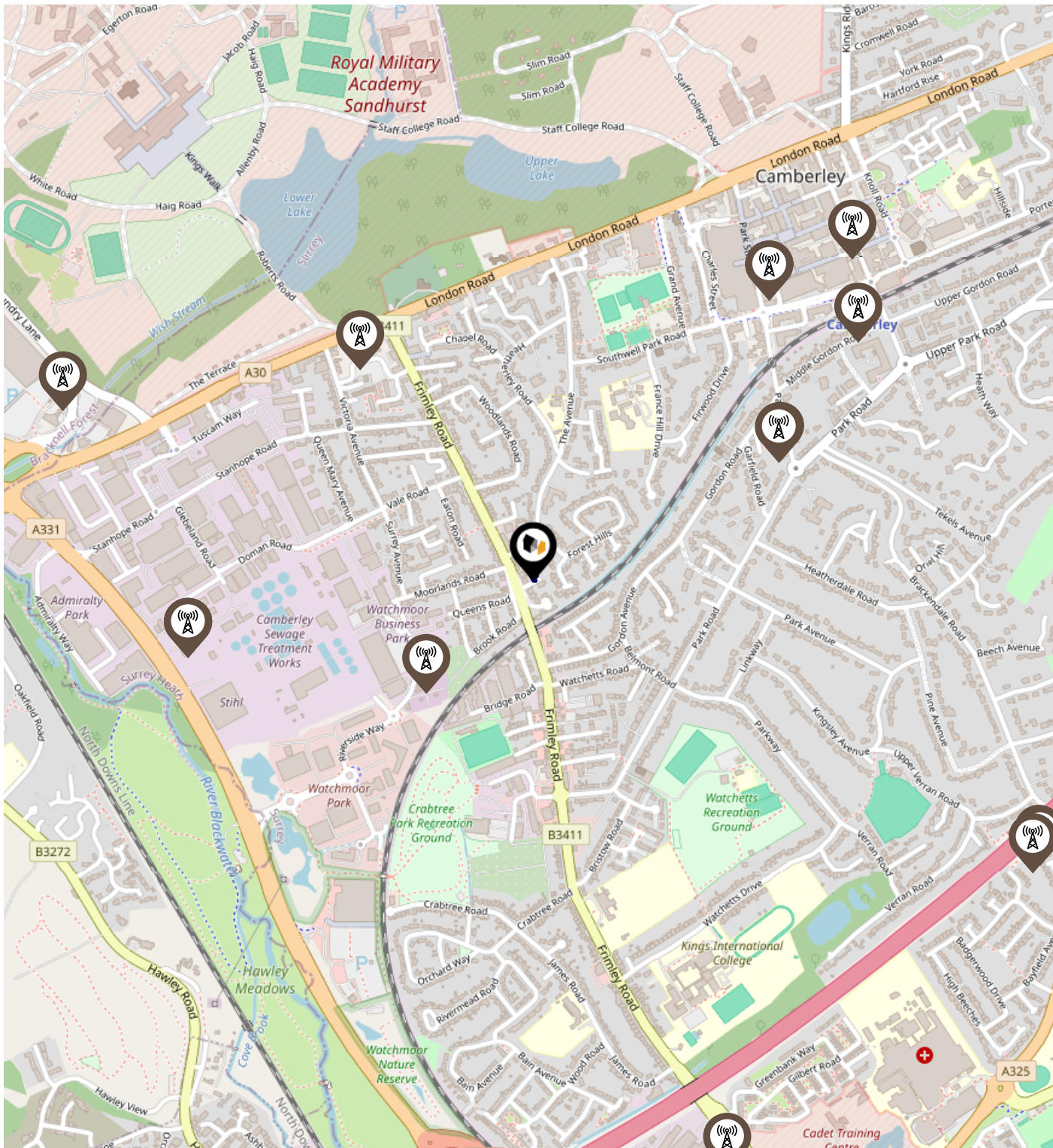


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Hurst Lodge School</b> Ofsted Rating: Not Rated   Pupils: 171   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Lakeside Nursery &amp; Primary Academy</b> Ofsted Rating: Good   Pupils: 313   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>College Town Primary School</b> Ofsted Rating: Good   Pupils: 478   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Crawley Ridge Infant School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Crawley Ridge Junior School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Lorraine Infant School</b> Ofsted Rating: Good   Pupils: 132   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Tomlinscote School</b> Ofsted Rating: Outstanding   Pupils: 1507   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts



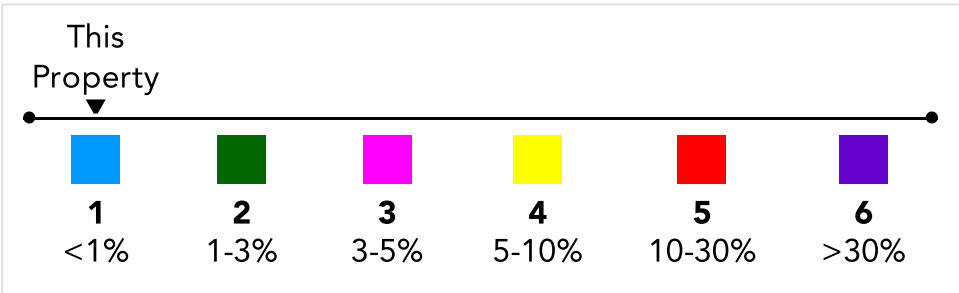
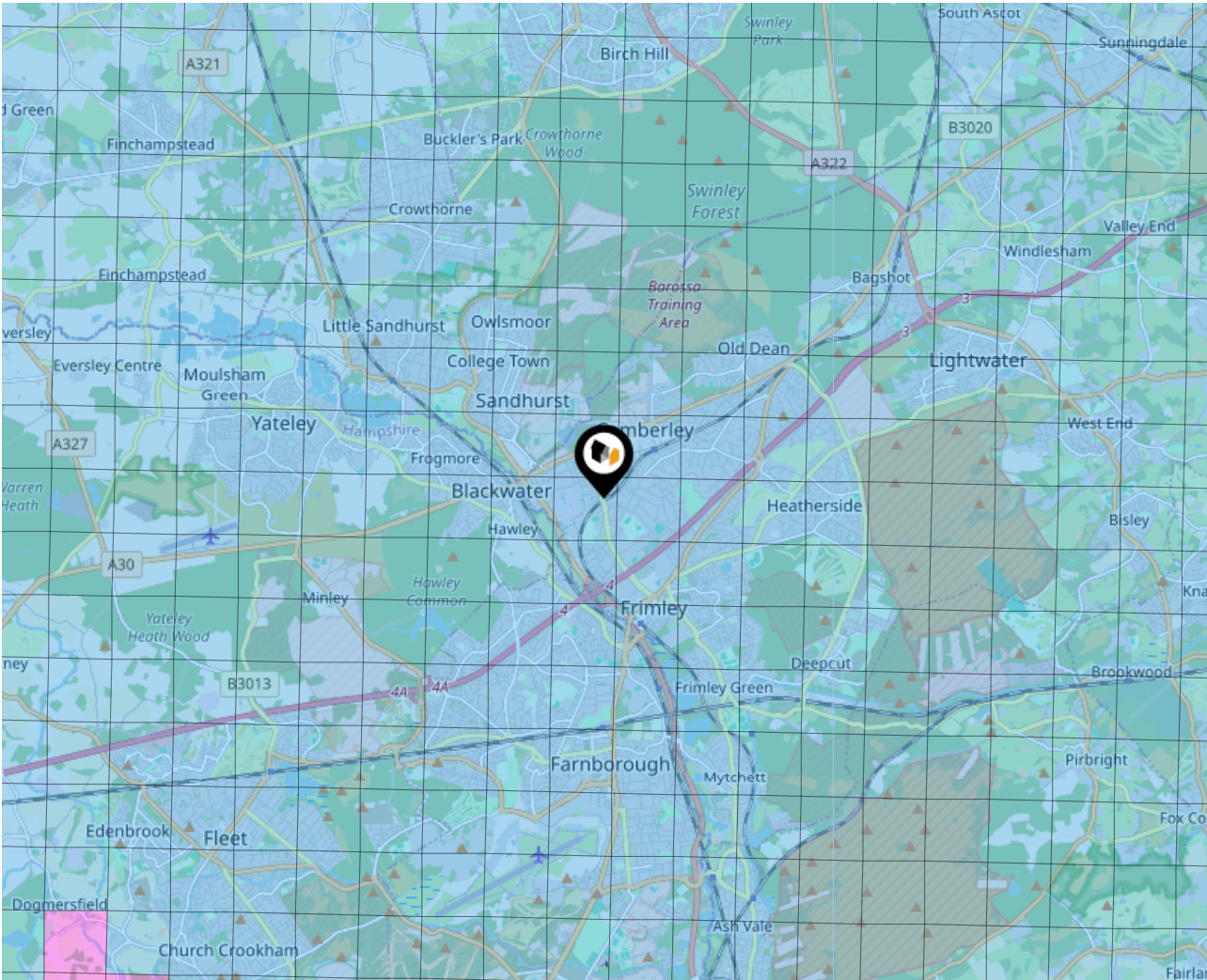
# Environment

## Radon Gas



### What is Radon?

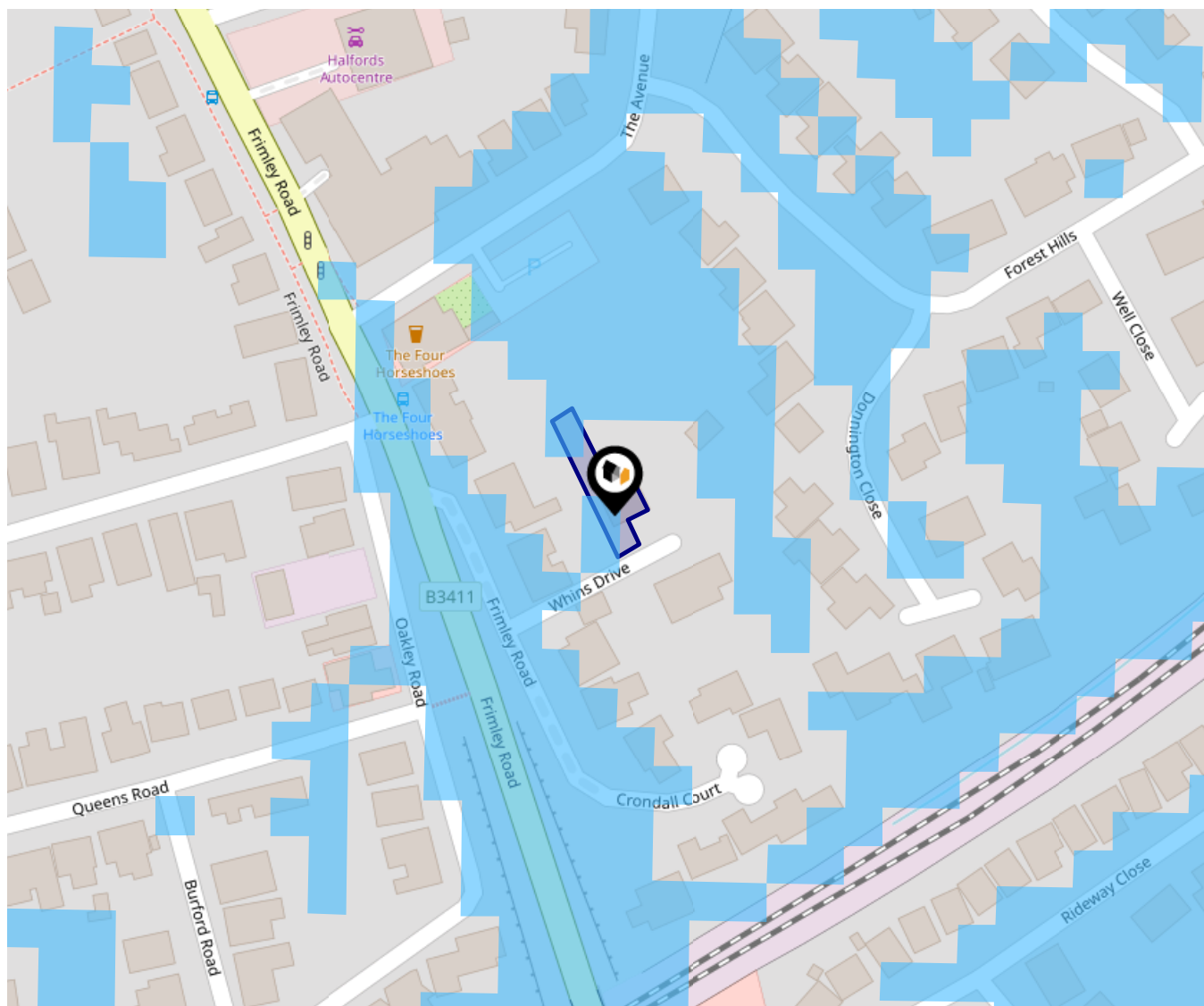
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# 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.

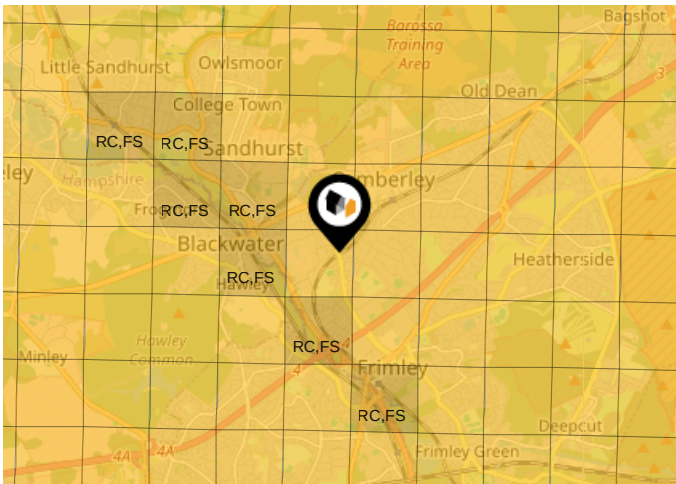
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT TO MEDIUM		

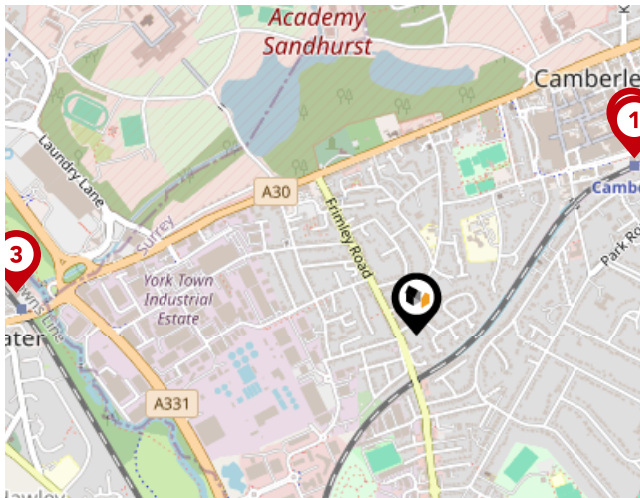


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

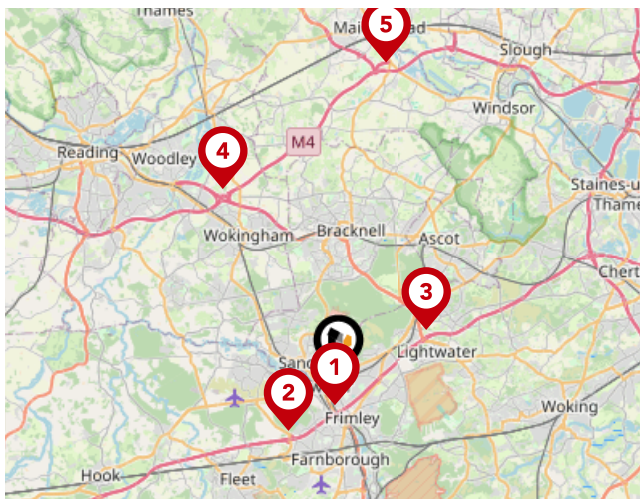
# Area

## Transport (National)



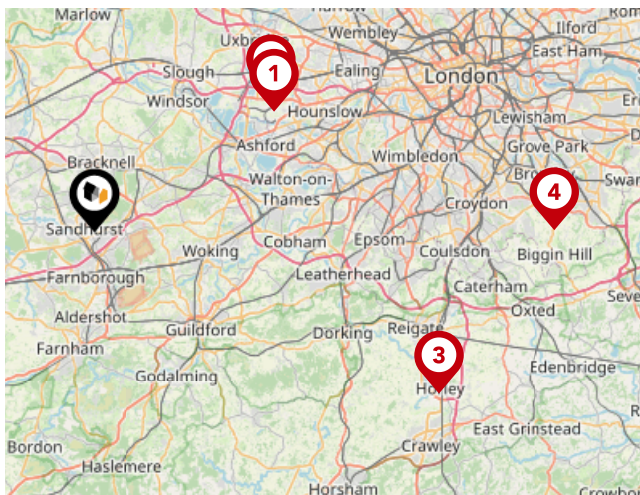
### National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.65 miles
2	Camberley Rail Station	0.66 miles
3	Blackwater Rail Station	0.93 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1 miles
2	M3 J4A	2.66 miles
3	M3 J3	3.74 miles
4	M4 J10	8.2 miles
5	M4 J8	11.83 miles



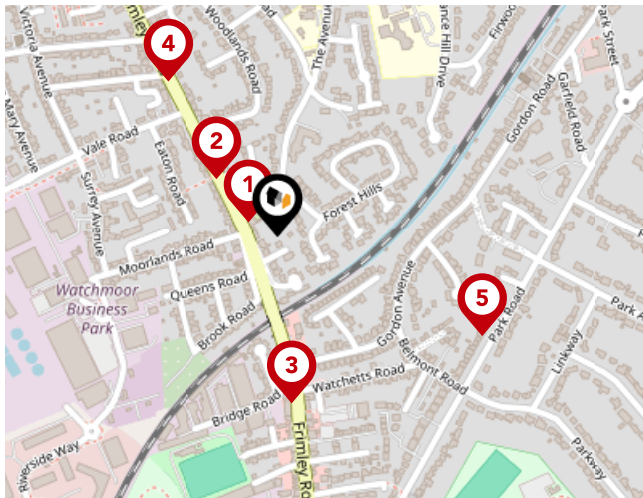
### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	16.03 miles
2	Heathrow Airport	16.43 miles
3	Gatwick Airport	28.31 miles
4	Leaves Green	34.1 miles



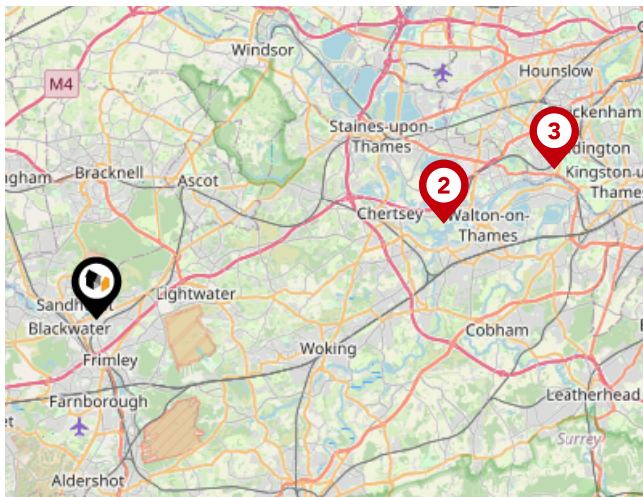
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Four Horseshoes	0.04 miles
2	The Four Horseshoes	0.1 miles
3	Royal Standard	0.19 miles
4	Vale Road	0.22 miles
5	Parkway	0.26 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.39 miles
2	Weybridge Ferry Landing	13.4 miles
3	Moulsey - Hurst Park Ferry Landing	17.85 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

