

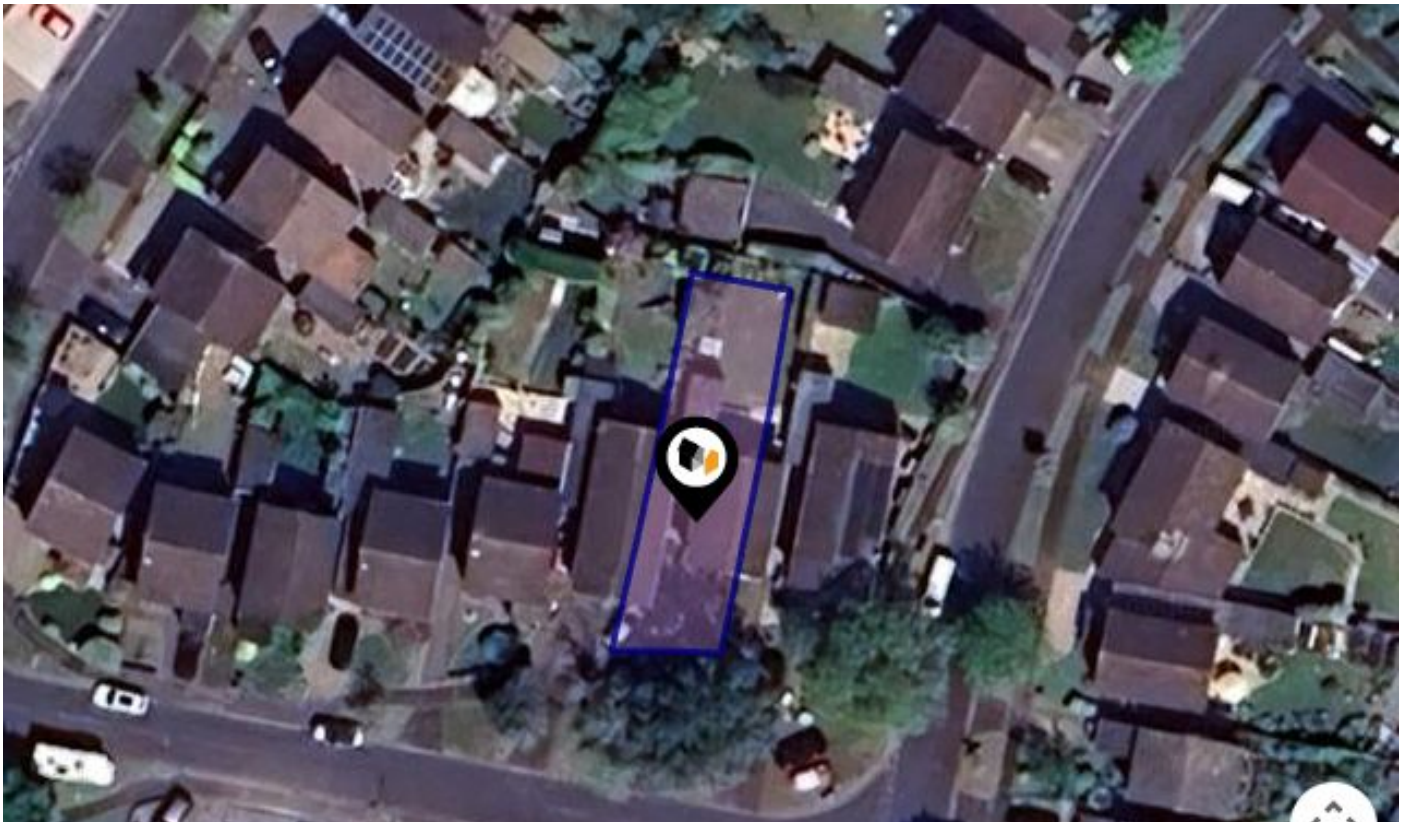


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th September 2025



15, ASPIN WAY, BLACKWATER, CAMBERLEY, GU17 0BP

Avocado Property

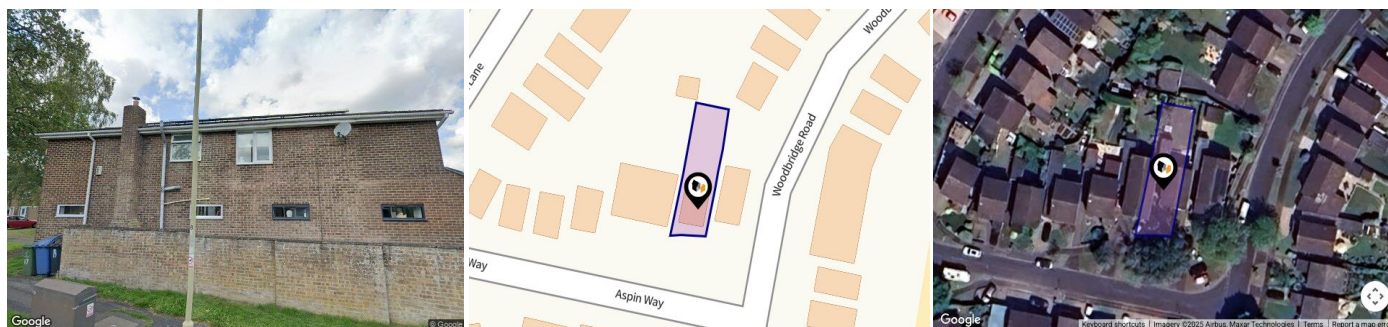
stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,184 ft ² / 110 m ² | | |
| Plot Area: | 0.07 acres | | |
| Year Built : | 1967-1975 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,793 | | |
| Title Number: | HP108710 | | |
| UPRN: | 100060409494 | | |

Local Area

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

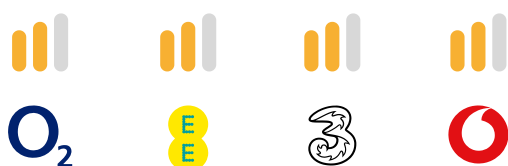
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|------|------|------|
| 6 | 37 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:

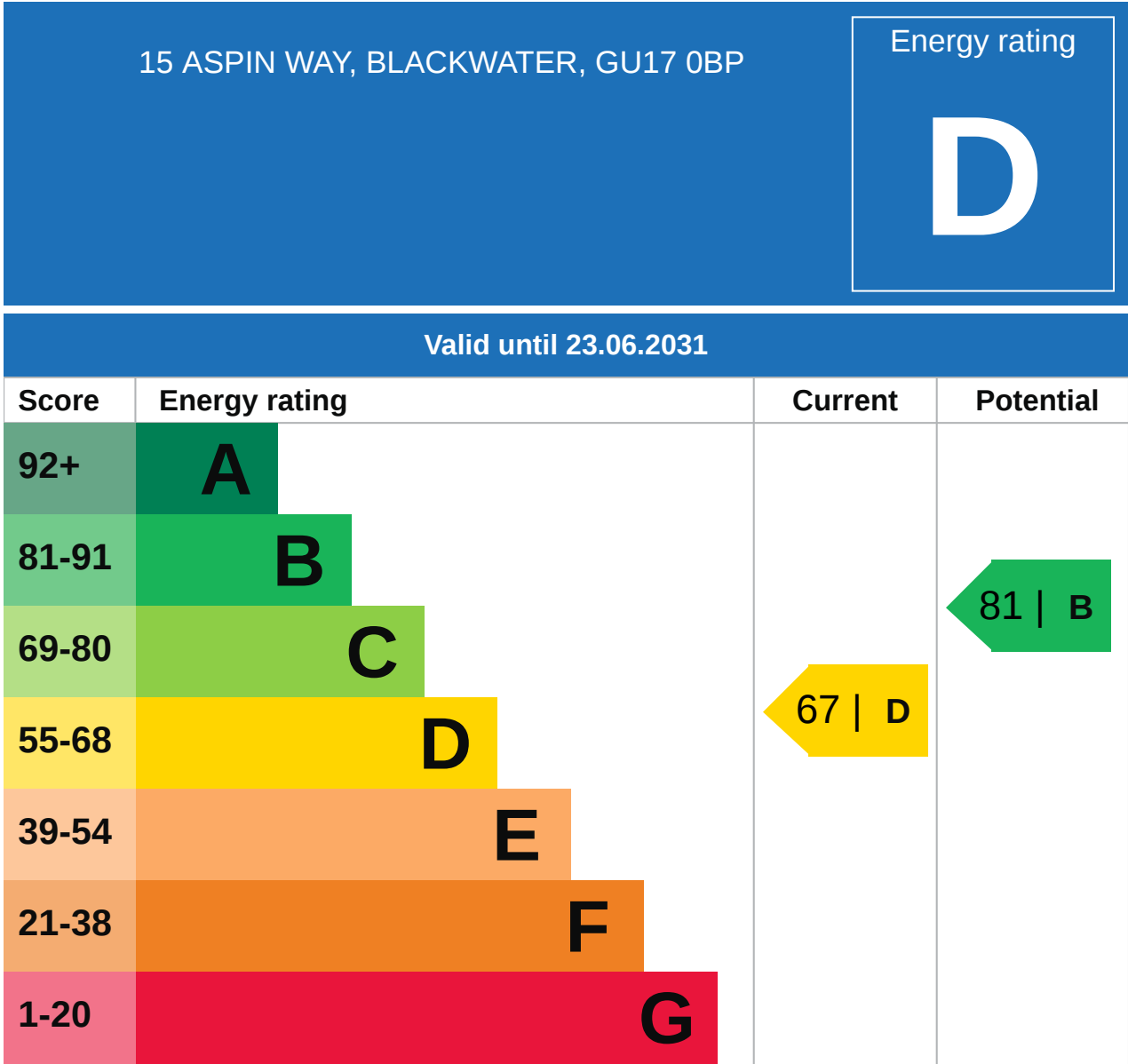
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

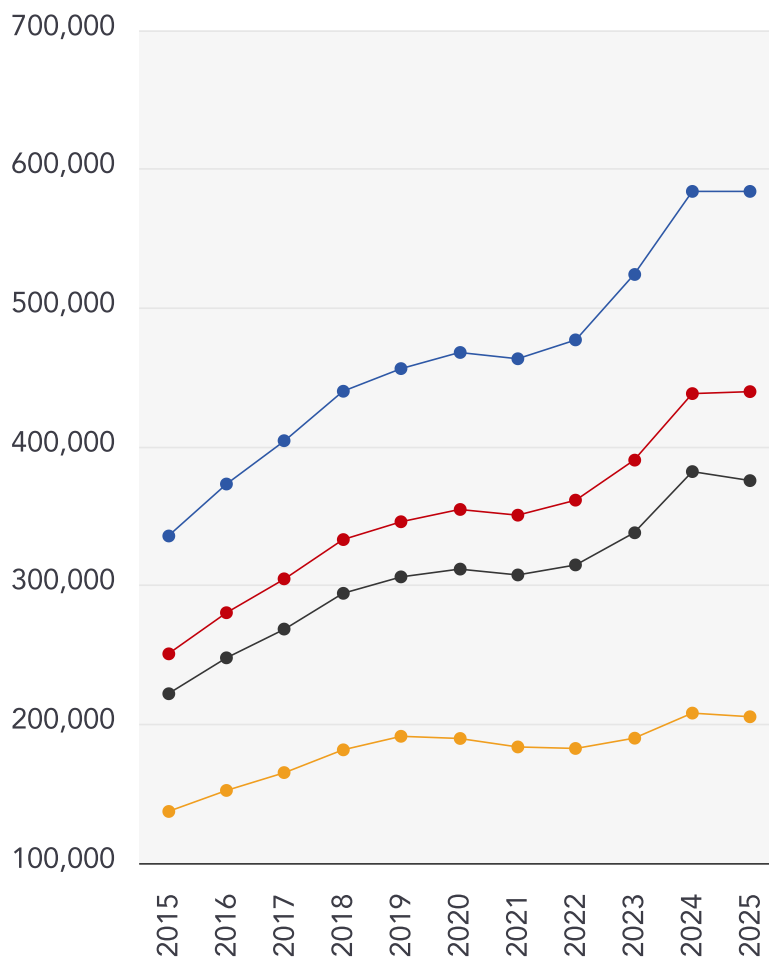
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Non marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 75% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 110 m ² |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU17



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

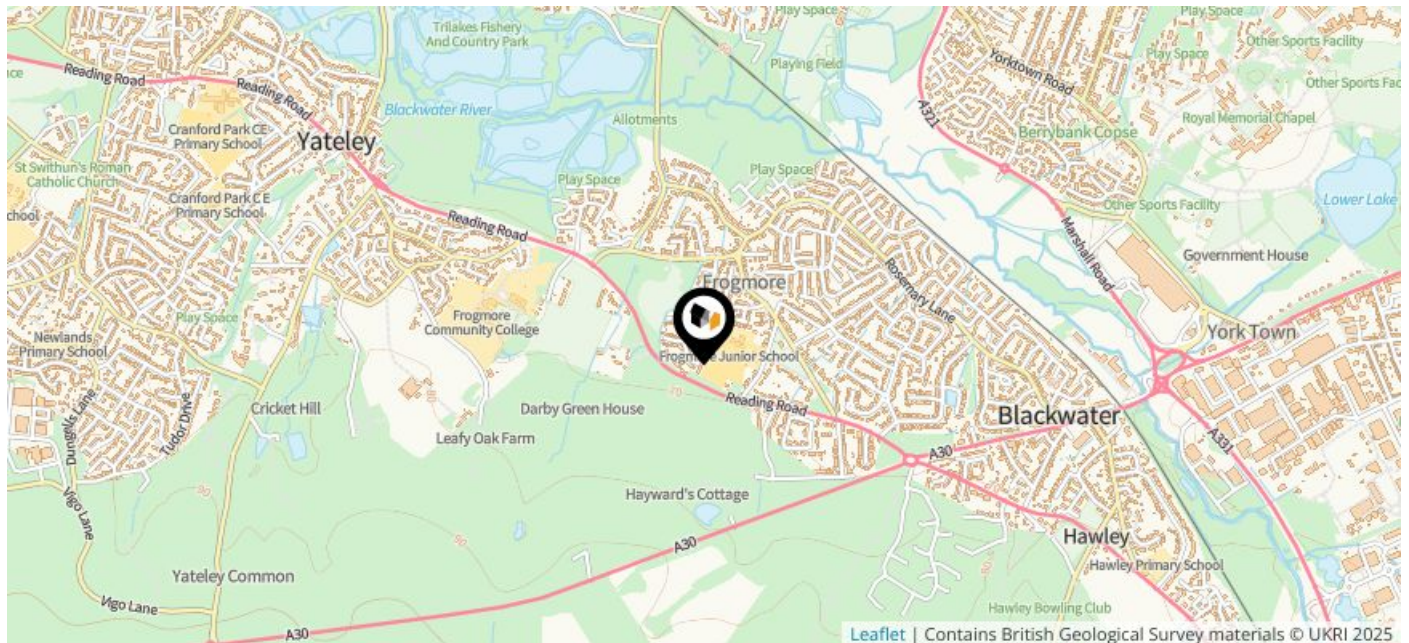
+49.74%

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.

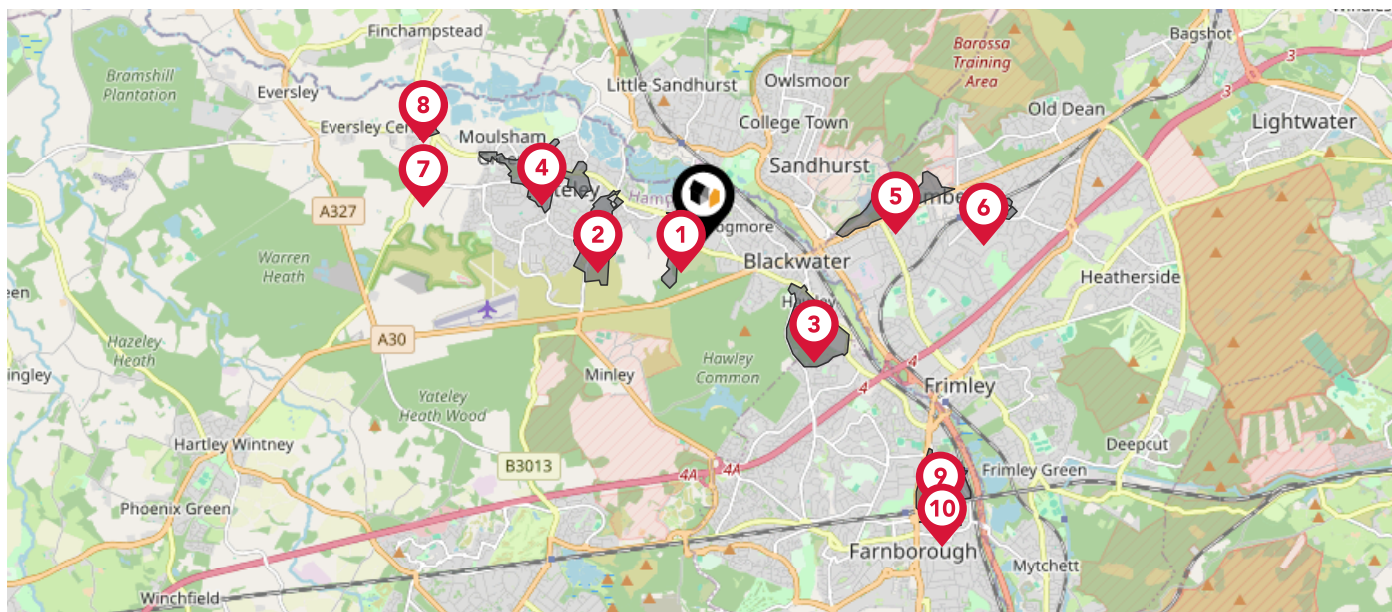
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Darby Green Yateley



Cricket Hill



Hawley Park and Green



Yateley Green



RMA (Former) Staff College and London Road, Camberley



Upper Gordon Road to Church Hill, Camberley



Up Green



Eversley Cross



Farnborough Hill



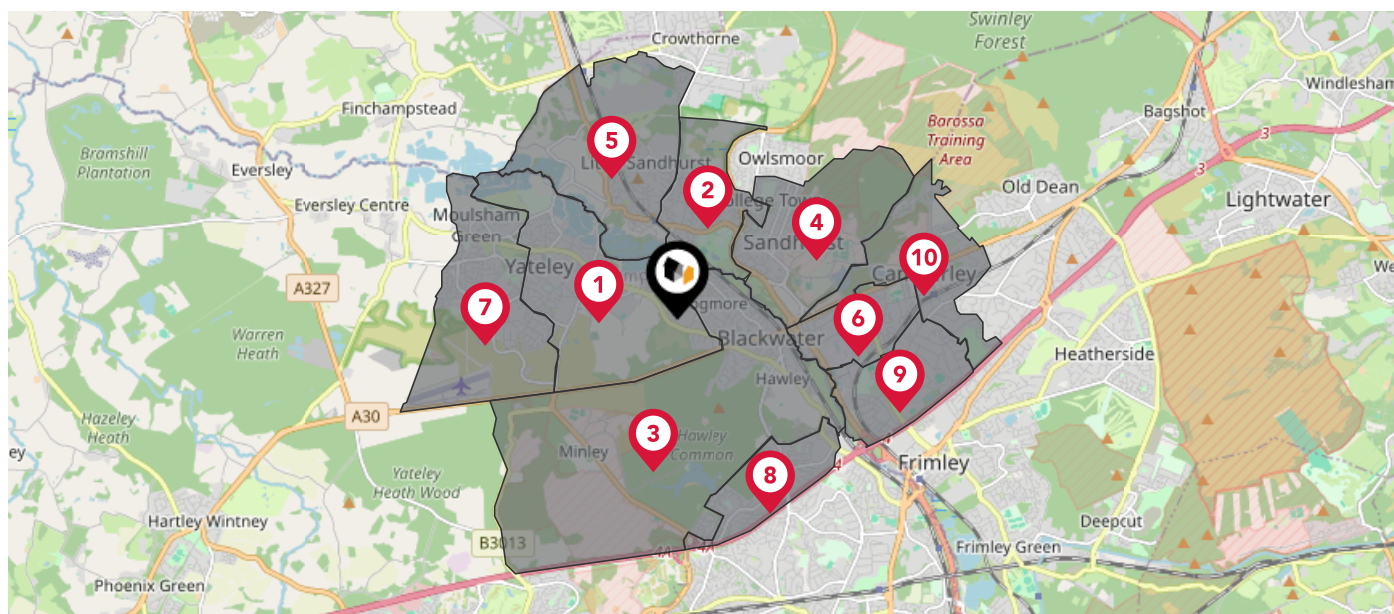
Saint Michael's Abbey

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



Yateley East Ward



Central Sandhurst Ward



Blackwater and Hawley Ward



College Town Ward



Little Sandhurst and Wellington Ward



St. Michaels Ward



Yateley West Ward



Fernhill Ward



Watchetts Ward



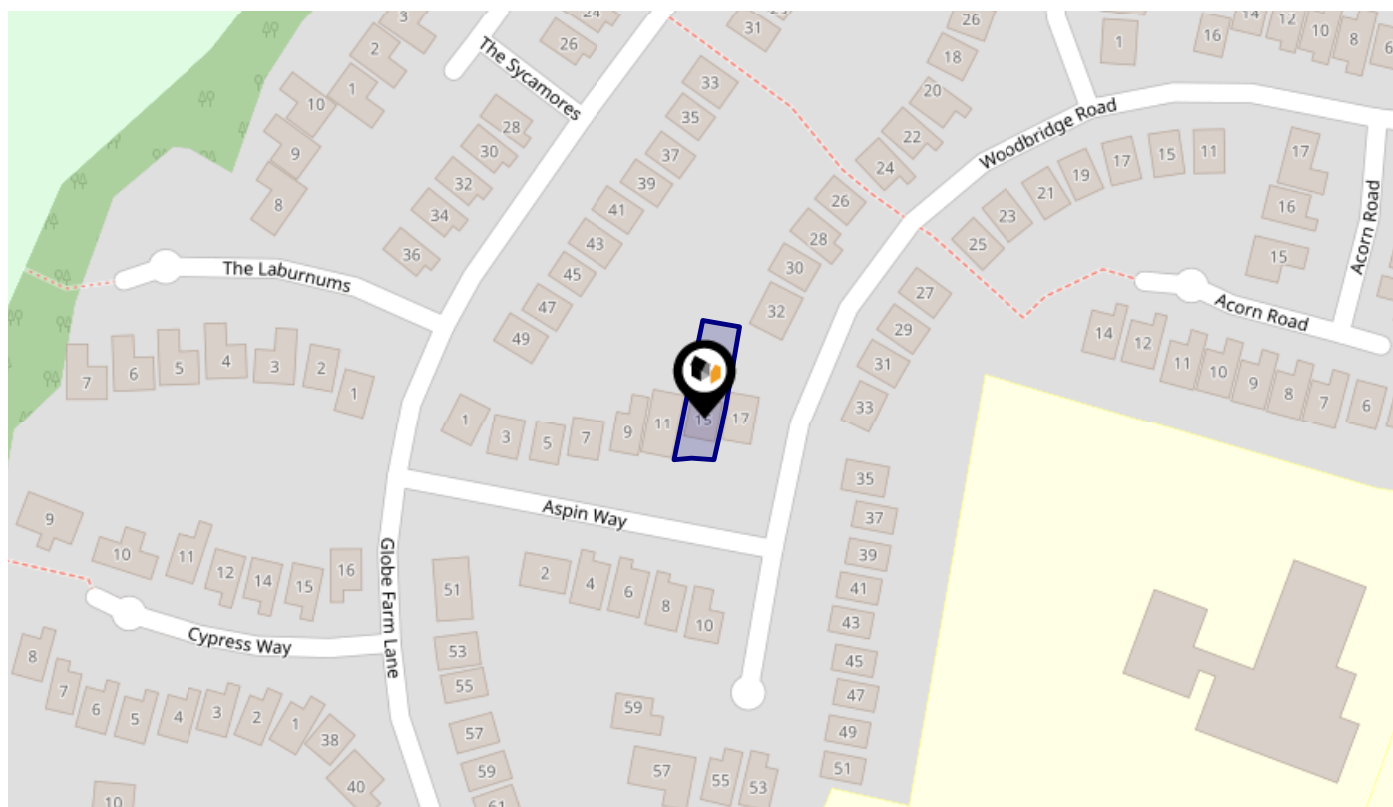
Town Ward

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:

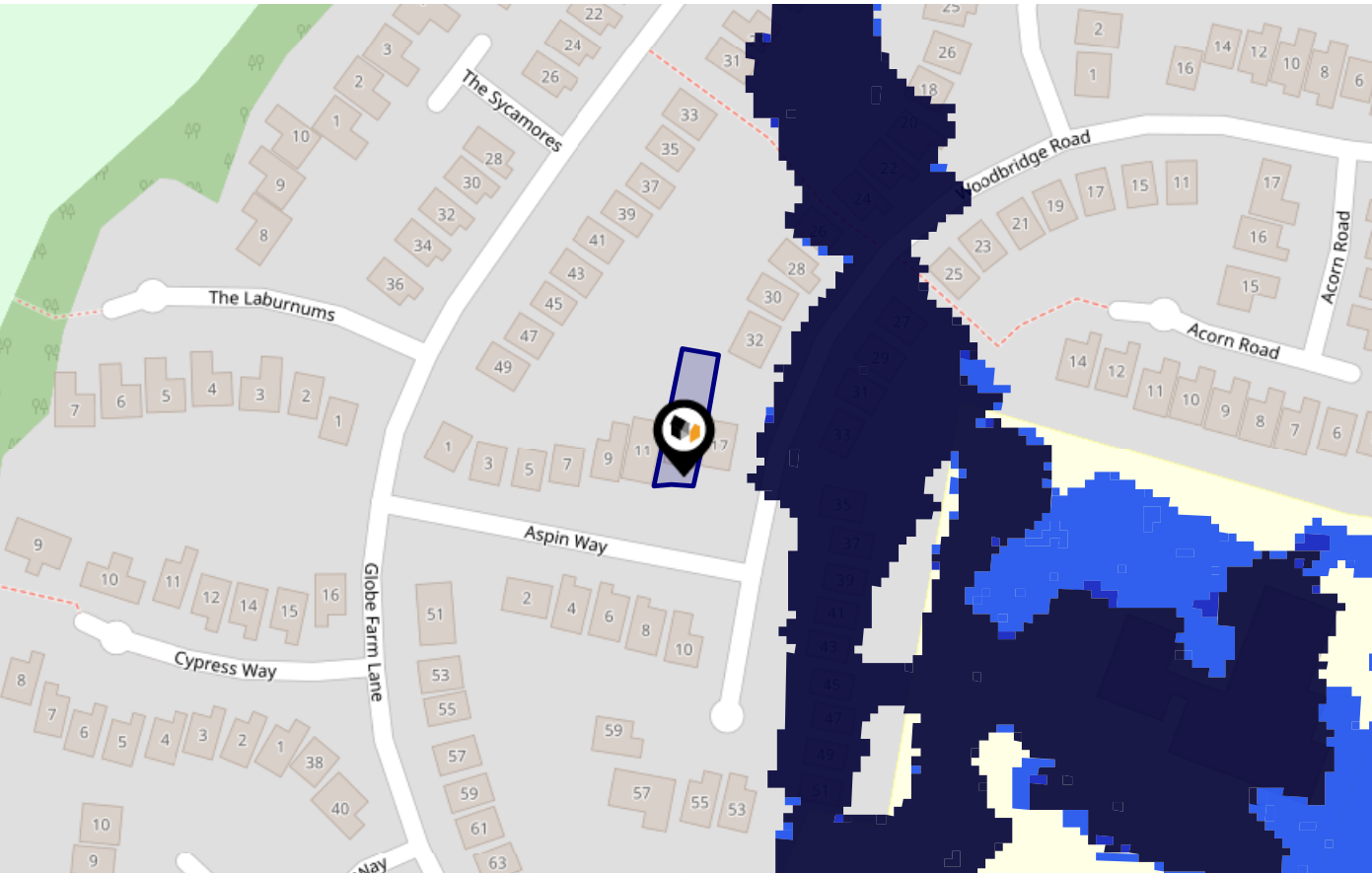
| | | | |
|---|--|--------------|--|
| 5 | | 75.0+ dB | |
| 4 | | 70.0-74.9 dB | |
| 3 | | 65.0-69.9 dB | |
| 2 | | 60.0-64.9 dB | |
| 1 | | 55.0-59.9 dB | |

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:

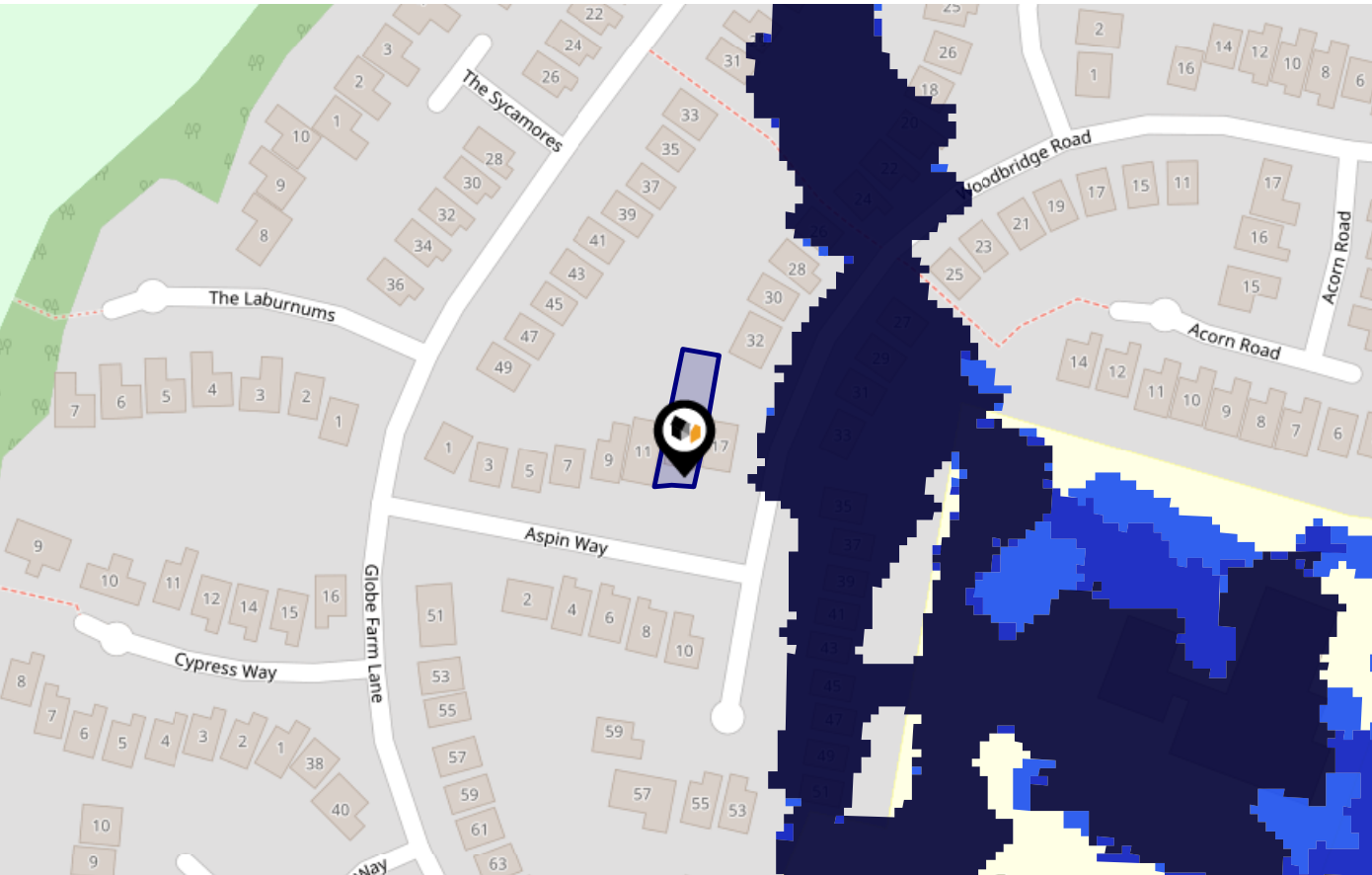


Flood Risk

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.

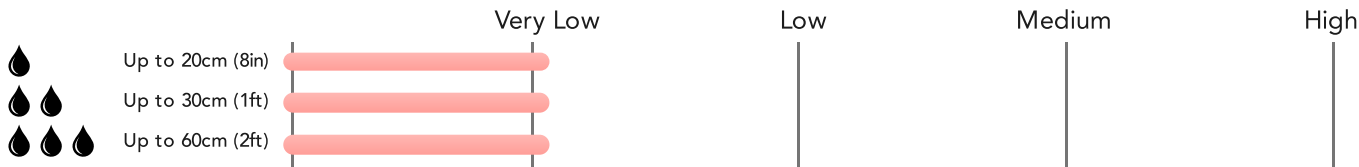


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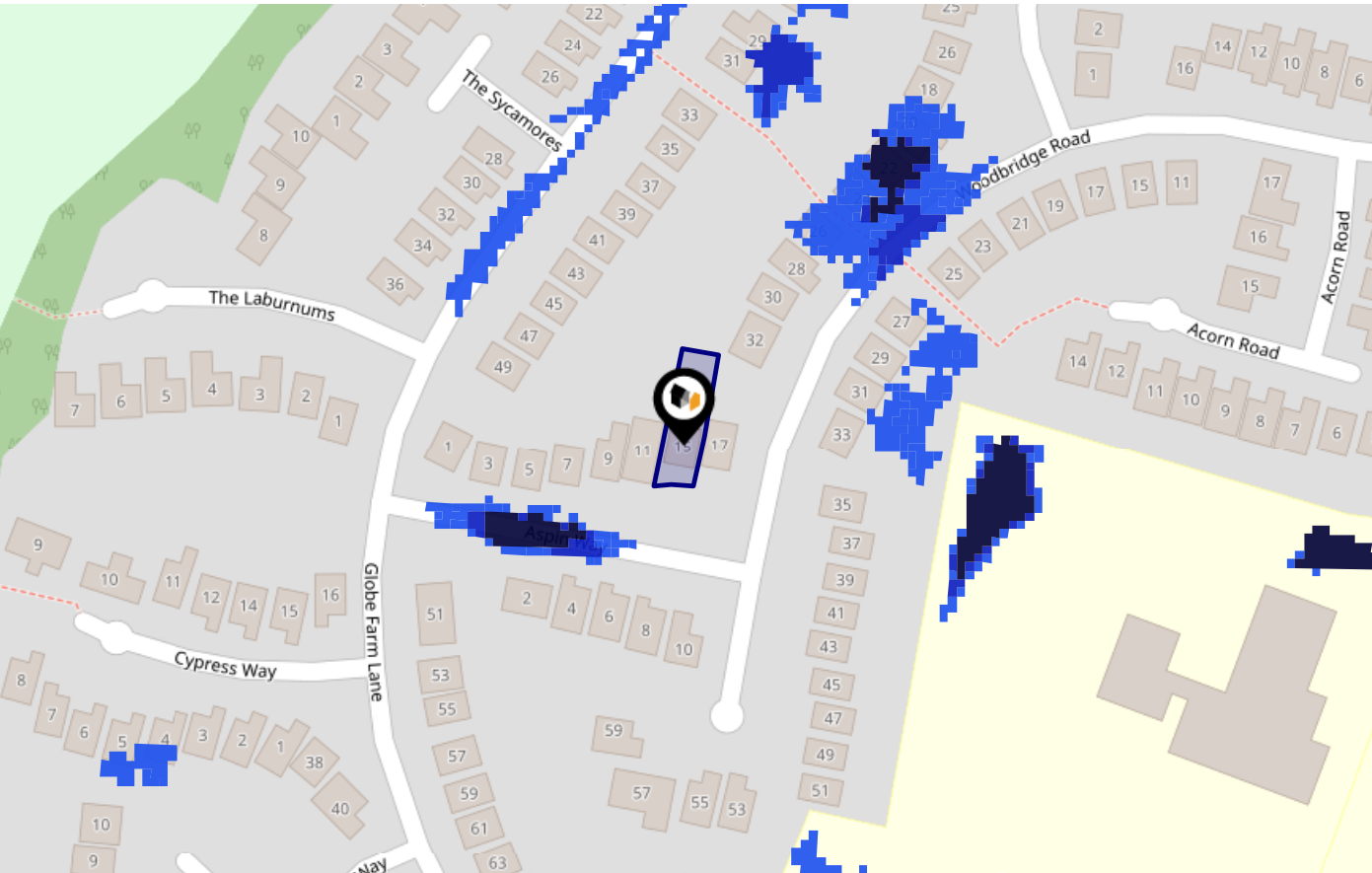


Flood Risk

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.

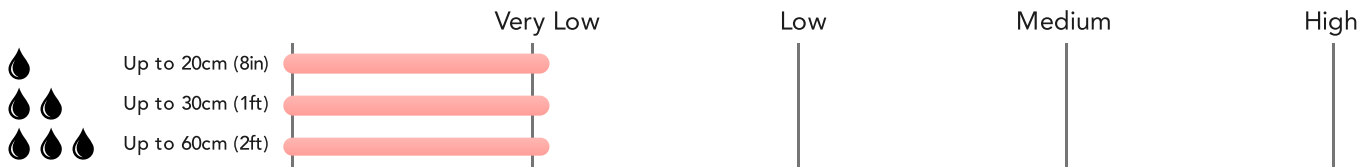


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

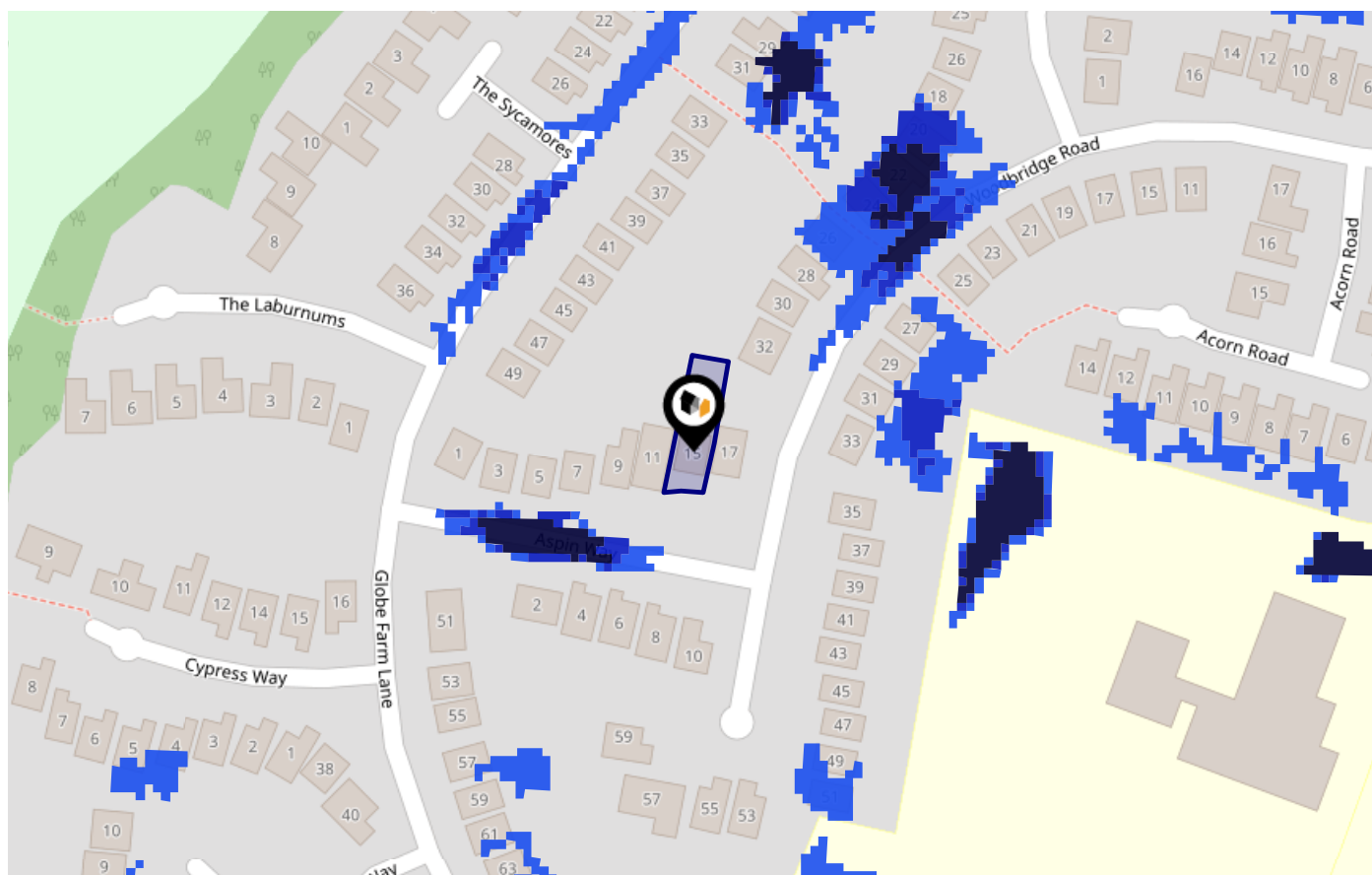


Flood Risk

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.

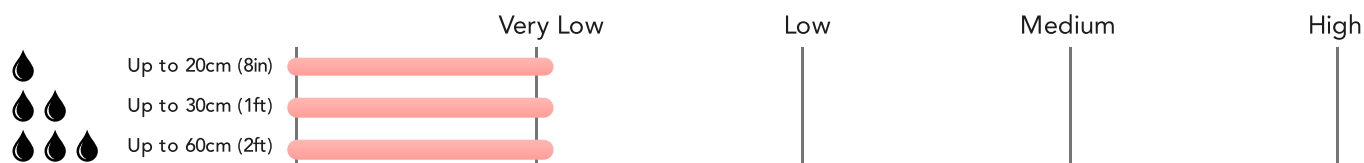


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

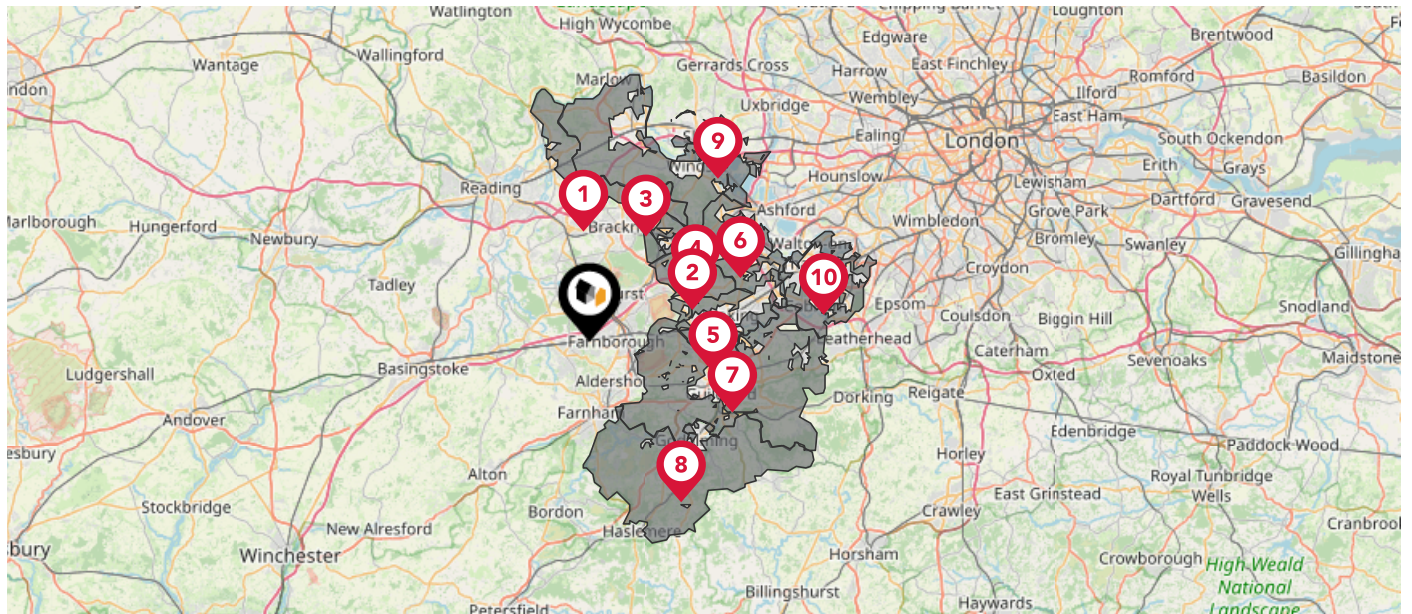


Maps

Green Belt



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



Nearby Green Belt Land

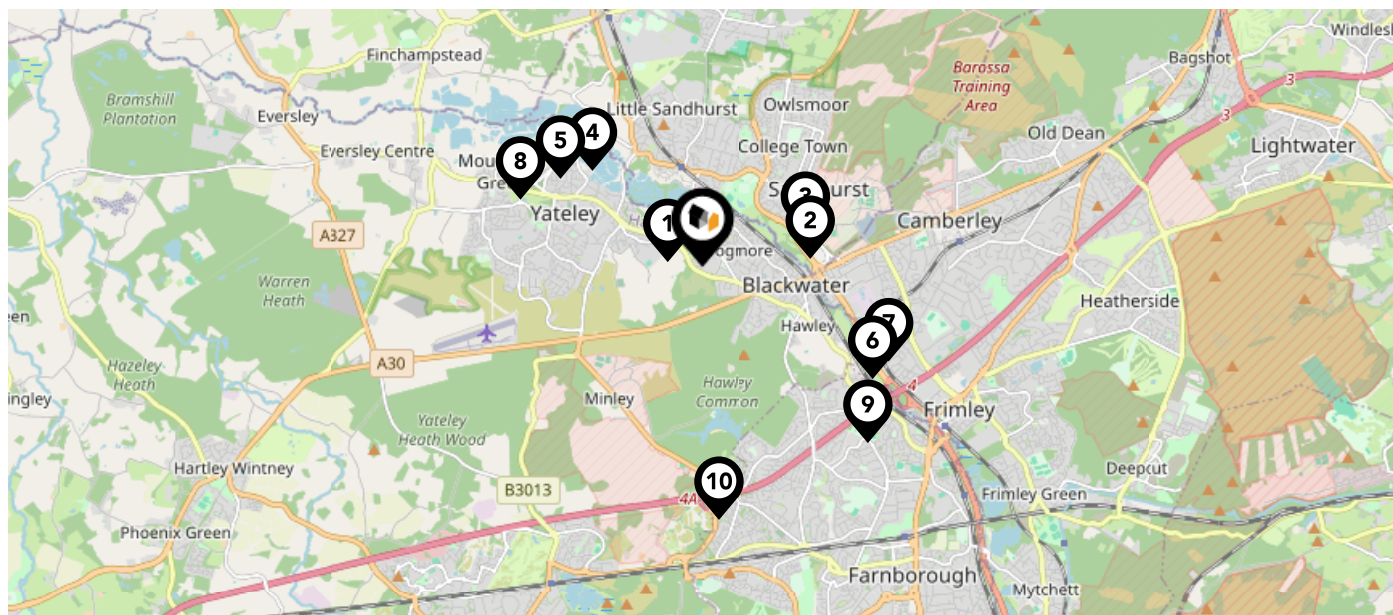
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Surrey Heath
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Waverley
- 9 London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

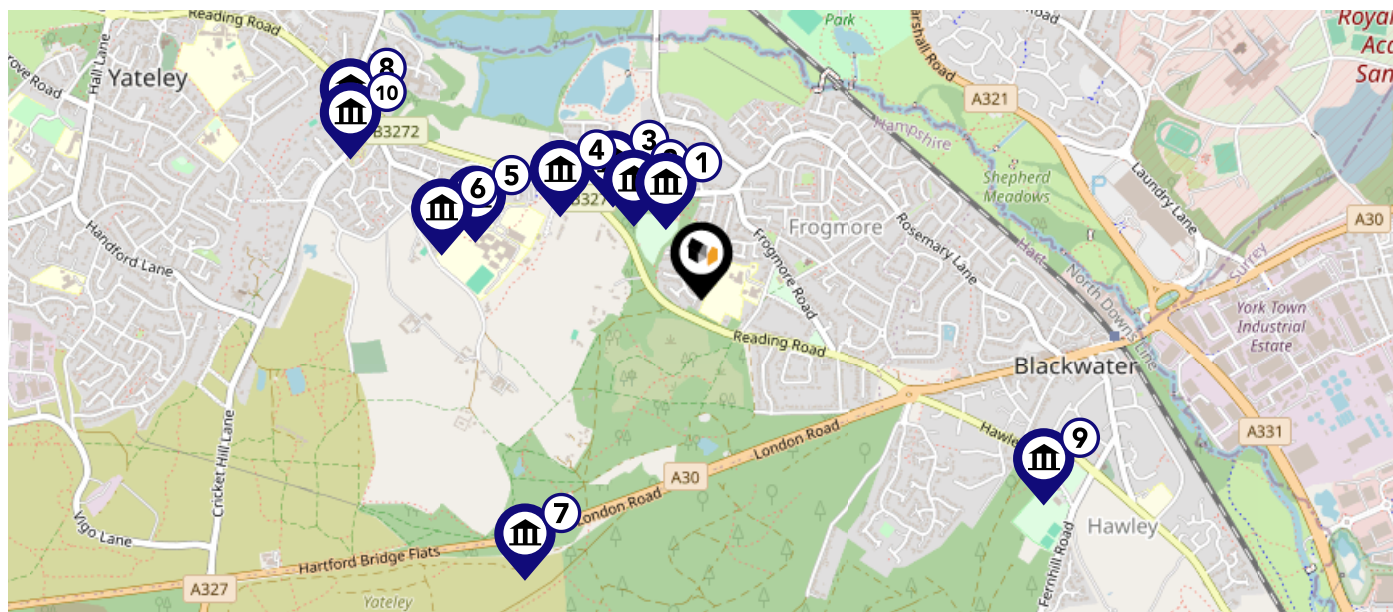
| | | | |
|----|--|-------------------|--|
| 1 | Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey | Historic Landfill | |
| 2 | York Town Road-College Town | Historic Landfill | |
| 3 | Fairmead Close-Sandhurst, Berkshire | Historic Landfill | |
| 4 | Mill Lane-Sandhurst, Berkshire | Historic Landfill | |
| 5 | Land at Chandlers Farm-Chandlers Farm, Eversley | Historic Landfill | |
| 6 | Watchmoor Road-Watchmoor Road, Camberley, Surrey | Historic Landfill | |
| 7 | Crabtree Road-Camberley, Surrey | Historic Landfill | |
| 8 | Ives Close-Yateley | Historic Landfill | |
| 9 | Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire | Historic Landfill | |
| 10 | Land adjacent to Easter Ross House-Minley Road, Cove, Farnborough, Hampshire | Historic Landfill | |

Maps

Listed Buildings

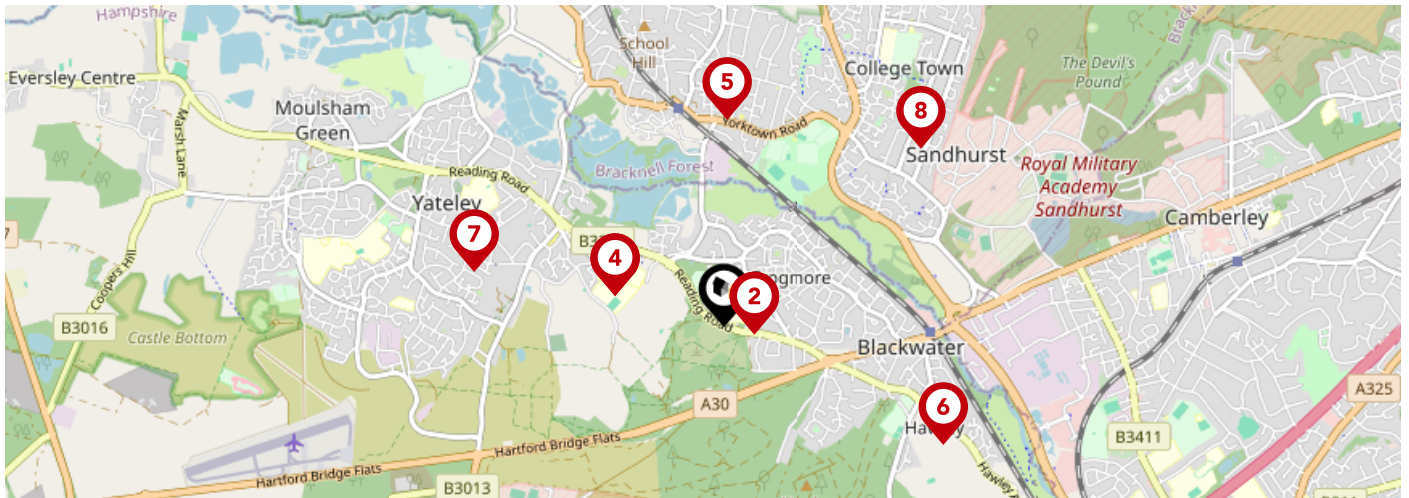


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



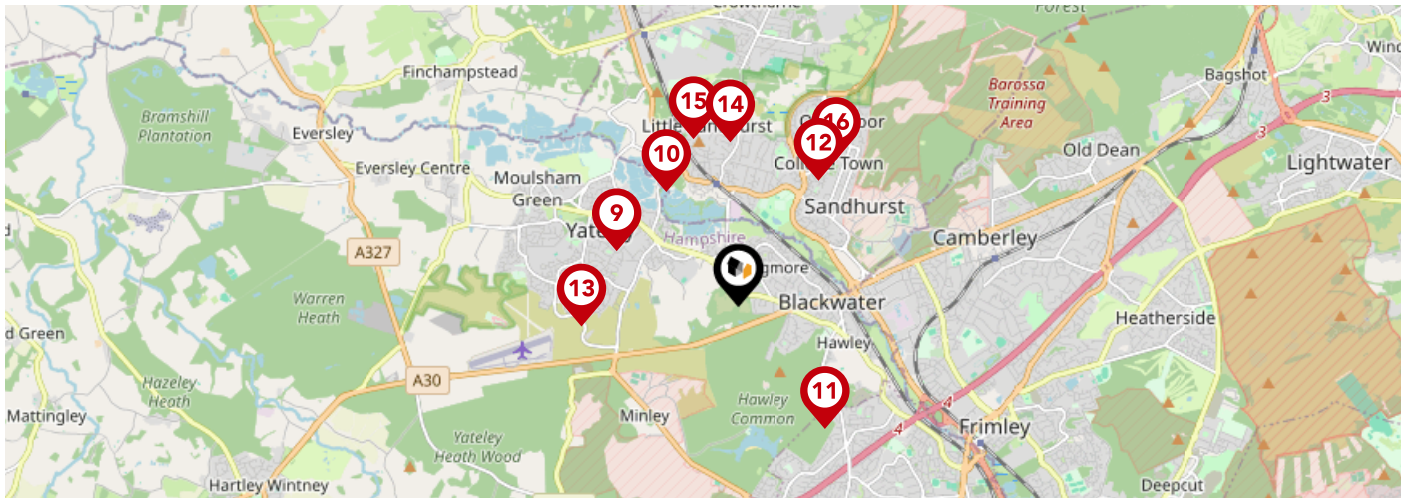
| Listed Buildings in the local district | | Grade | Distance |
|--|--------------------------------------|----------|-----------|
| | 1391467 - Willows | Grade II | 0.2 miles |
| | 1272230 - Pond Cottage | Grade II | 0.2 miles |
| | 1244756 - Pond Farm | Grade II | 0.3 miles |
| | 1244750 - Clark's Farmhouse | Grade II | 0.4 miles |
| | 1244749 - Cross Oak Cottage | Grade II | 0.5 miles |
| | 1244776 - Staplens Cottage | Grade II | 0.6 miles |
| | 1092279 - Milestone 32 | Grade II | 0.8 miles |
| | 1244751 - Corner Cottage | Grade II | 0.9 miles |
| | 1259779 - Henry Randell's Almshouses | Grade II | 0.9 miles |
| | 1272227 - Yateley Lodge | Grade II | 0.9 miles |









Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Frogmore Infant School Ofsted Rating: Good Pupils: 175 Distance:0.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Frogmore Junior School Ofsted Rating: Good Pupils: 228 Distance:0.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Potley Hill Primary School Ofsted Rating: Good Pupils: 224 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Frogmore Community College Ofsted Rating: Good Pupils: 714 Distance:0.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Uplands Primary School and Nursery Ofsted Rating: Good Pupils:0 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Hawley Primary School Ofsted Rating: Good Pupils: 310 Distance:1.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Cranford Park Primary Ofsted Rating: Requires improvement Pupils: 175 Distance:1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | College Town Primary School Ofsted Rating: Good Pupils: 478 Distance:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

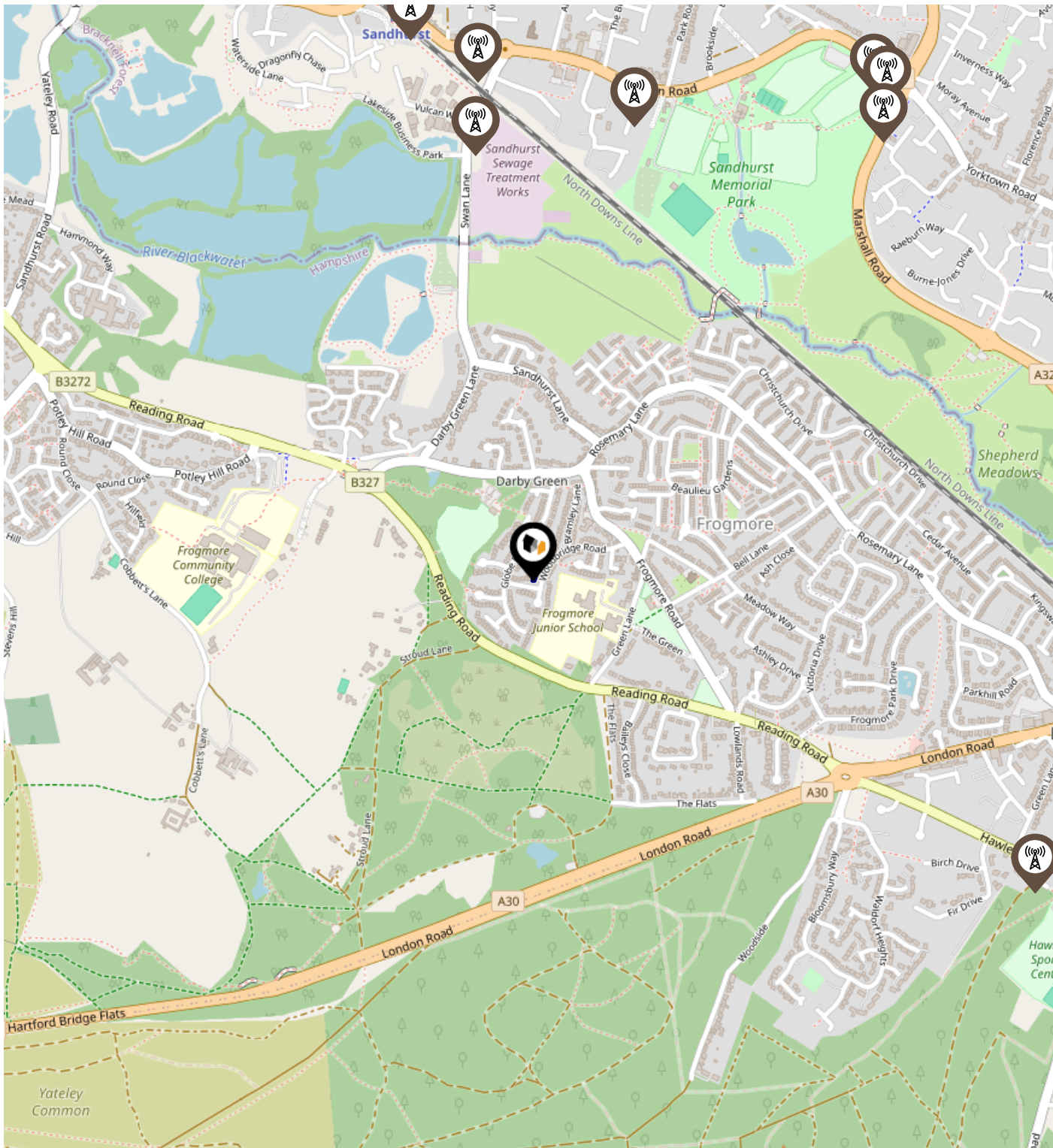
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Yateley Manor School Ofsted Rating: Not Rated Pupils: 250 Distance: 1.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Michael's Church of England Primary School, Sandhurst Ofsted Rating: Good Pupils: 195 Distance: 1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hurst Lodge School 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"/> |
|  | Sandhurst School Ofsted Rating: Good Pupils: 1034 Distance: 1.39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Newlands Primary School Ofsted Rating: Good Pupils: 170 Distance: 1.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Eagle House School Ofsted Rating: Not Rated Pupils: 358 Distance: 1.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | New Scotland Hill Primary School Ofsted Rating: Good Pupils: 228 Distance: 1.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Owlsmoor Primary School Ofsted Rating: Good Pupils: 547 Distance: 1.63 | <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

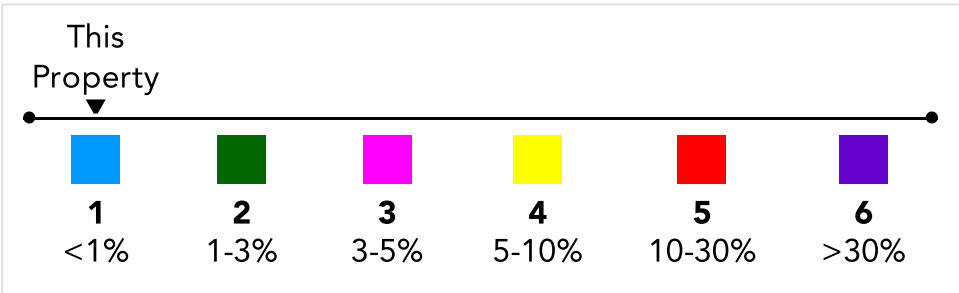
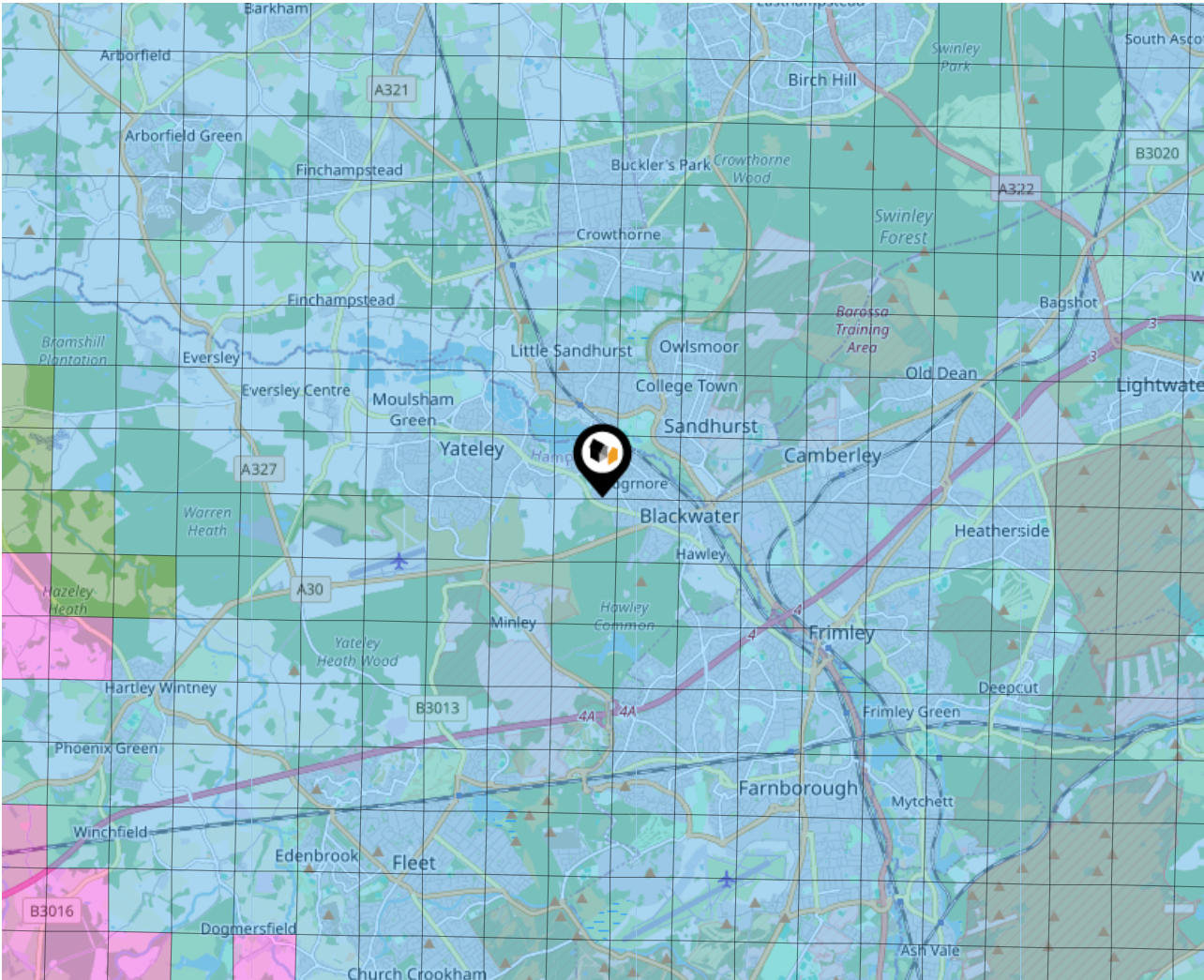
Environment

Radon Gas



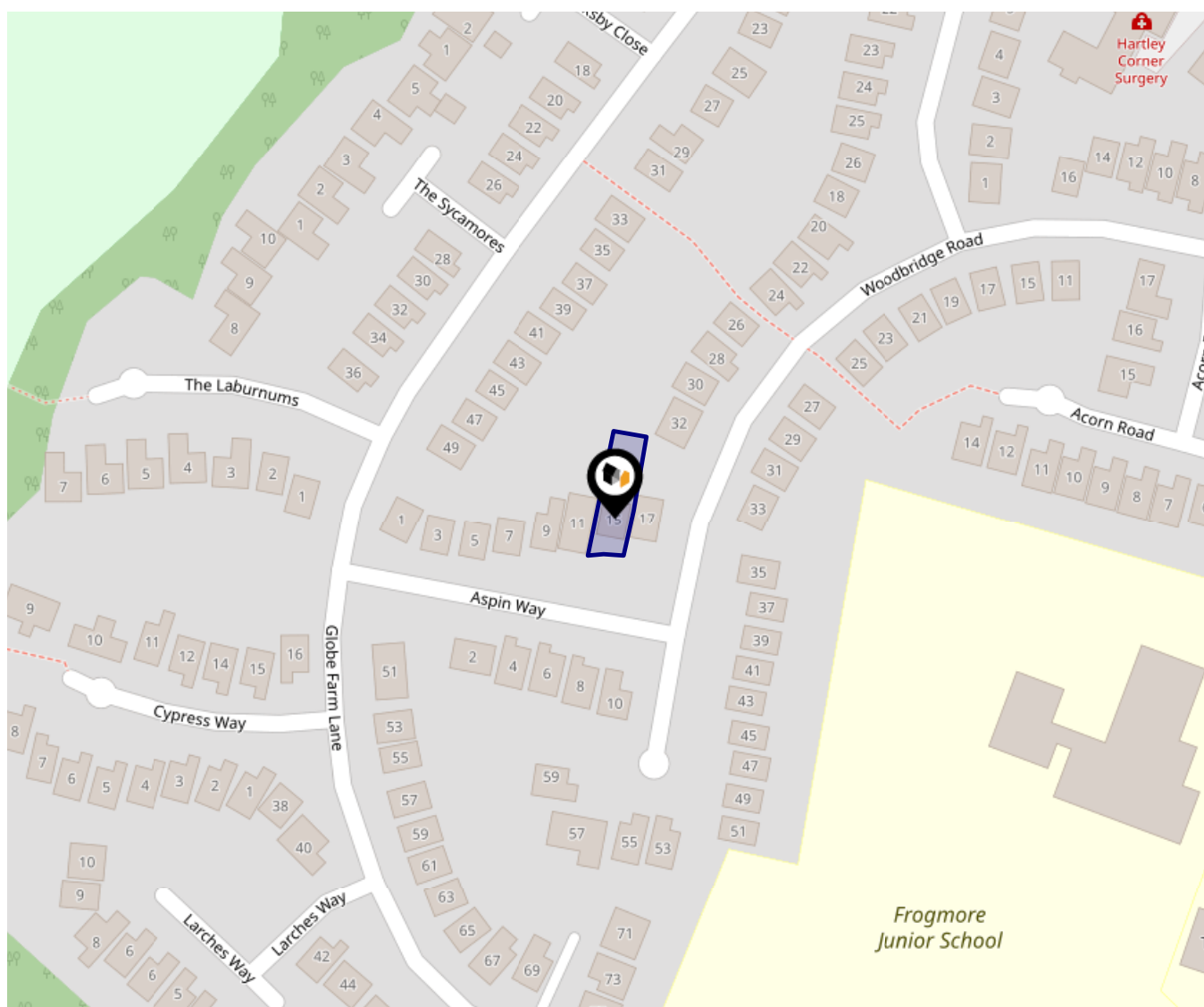
What is Radon?

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.

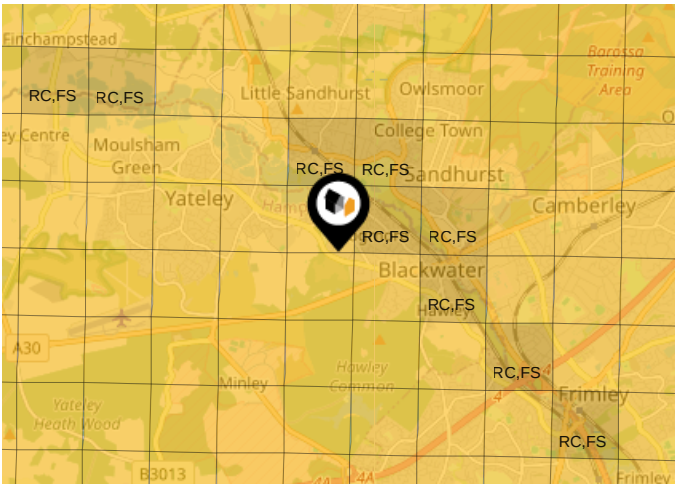
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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 SANDY LOAM |
| Parent Material Grain: | ARENACEOUS - RUDACEOUS | Soil Depth: | DEEP |
| Soil Group: | LIGHT(SANDY) TO MEDIUM(SANDY) | | |

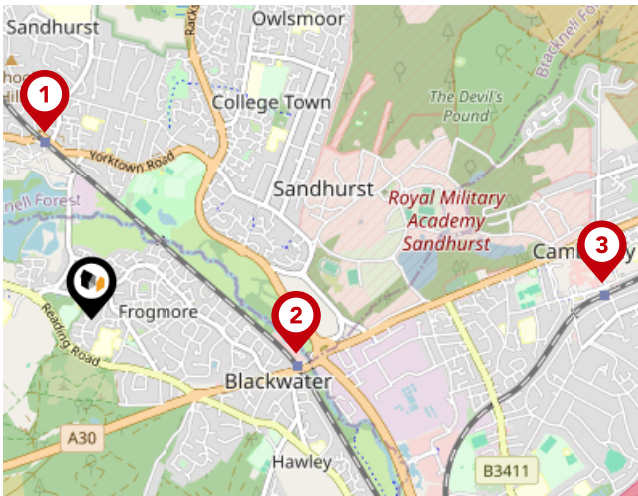


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

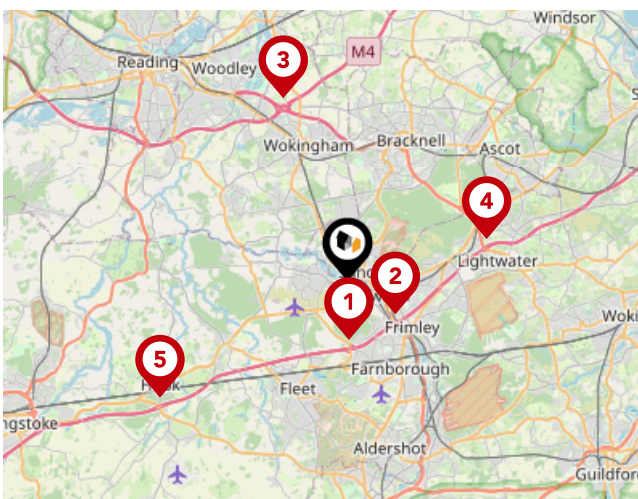
Area

Transport (National)



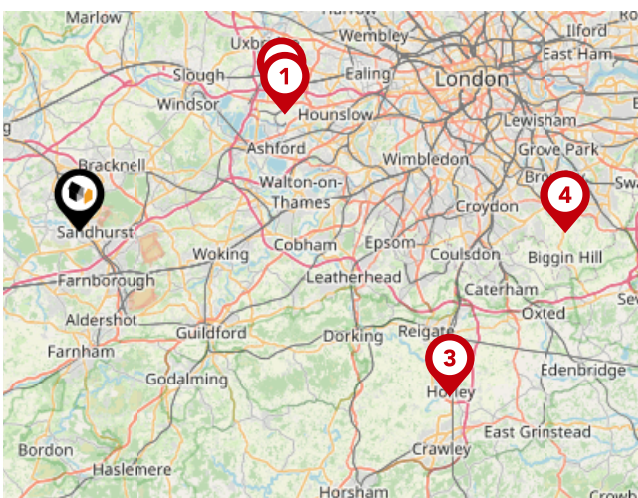
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| | Sandhurst Rail Station | 0.9 miles |
| | Blackwater Rail Station | 0.96 miles |
| | Camberley Rail Station | 2.37 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|------------|
| | M3 J4A | 2.2 miles |
| | M3 J4 | 2.16 miles |
| | M4 J10 | 7.16 miles |
| | M3 J3 | 5.38 miles |
| | M3 J5 | 8.23 miles |

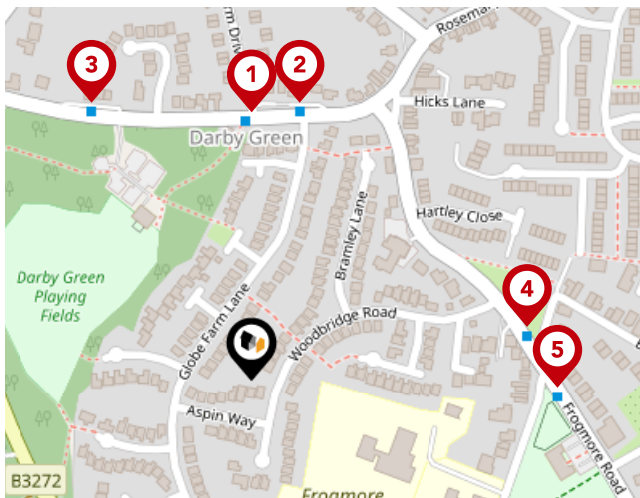


Airports/Helipads






| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| | Heathrow Airport Terminal 4 | 17.48 miles |
| | Heathrow Airport | 17.81 miles |
| | Gatwick Airport | 30.12 miles |
| | Leaves Green | 35.97 miles |

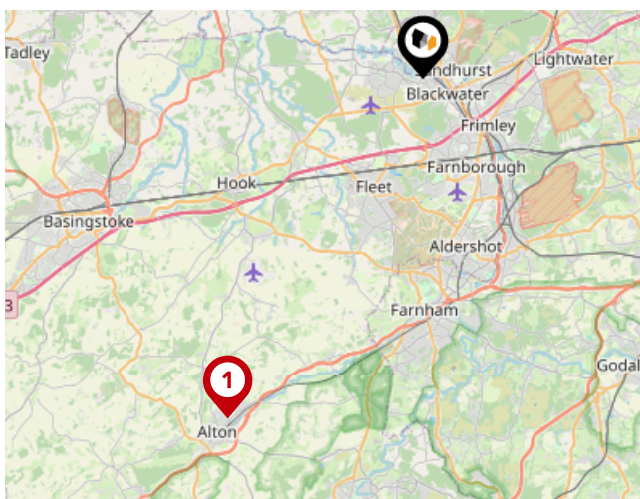
Area

Transport (Local)




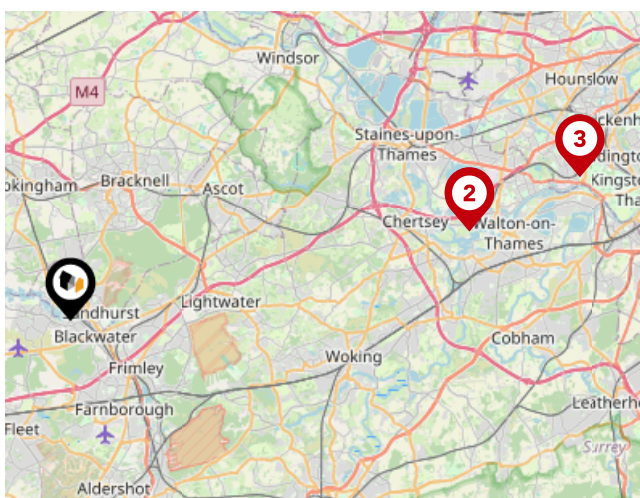
Bus Stops/Stations

| Pin | Name | Distance |
|---|-----------------|------------|
|  | Olde Farm Drive | 0.16 miles |
|  | Olde Farm Drive | 0.16 miles |
|  | The Spennys | 0.19 miles |
|  | Green Lane | 0.16 miles |
|  | Green Lane | 0.18 miles |






Local Connections

| Pin | Name | Distance |
|---|---------------------------|-------------|
|  | Alton (Mid-Hants Railway) | 14.55 miles |



Ferry Terminals

| Pin | Name | Distance |
|---|------------------------------------|-------------|
|  | Shepperton Ferry Landing | 15.14 miles |
|  | Weybridge Ferry Landing | 15.15 miles |
|  | Moulsey - Hurst Park Ferry Landing | 19.56 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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