

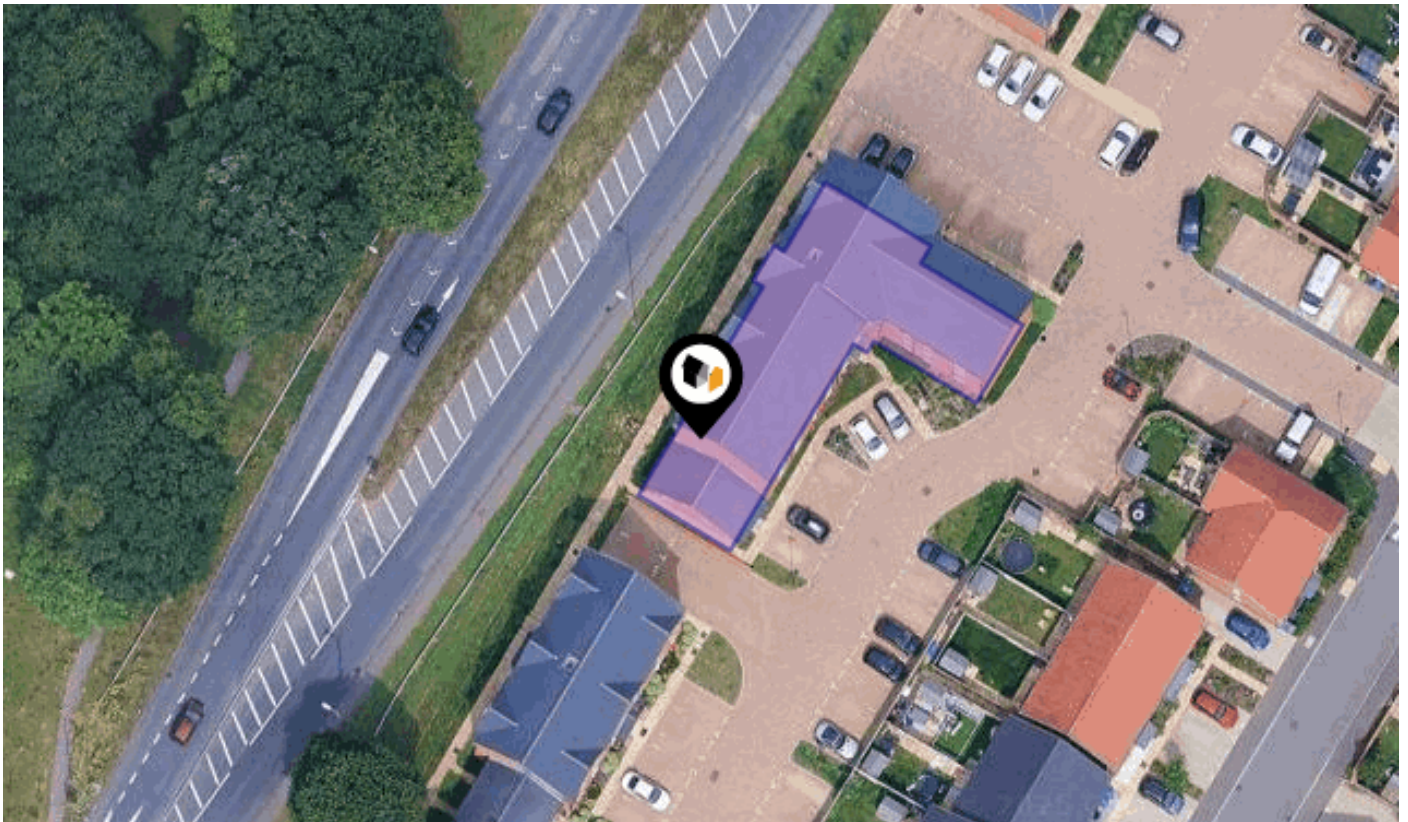


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th September 2025



**7, HOGHTON HOUSE, 5, MASTERSON CLOSE, WELLESLEY,
ALDRSHOT, GU11 4EF**

Avocado Property

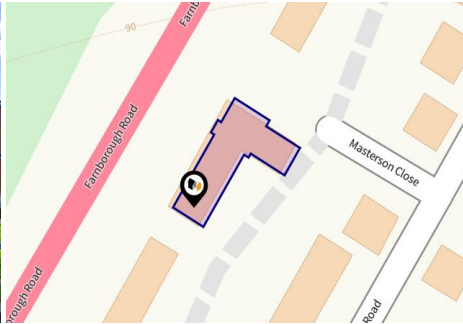
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	14/06/2024
Bedrooms:	2	Last Sold Price:	£275,000
Floor Area:	775 ft ² / 72 m ²	Last Sold £/ft ² :	£354
Plot Area:	0.09 acres	Tenure:	Leasehold
Year Built :	2018	Start Date:	27/01/2022
Council Tax :	Band C	End Date:	01/01/3018
Annual Estimate:	£1,967	Lease Term:	999 years from 1 January 2019
Title Number:	HP865980	Term Remaining:	992 years
UPRN:	10094333787		

Local Area

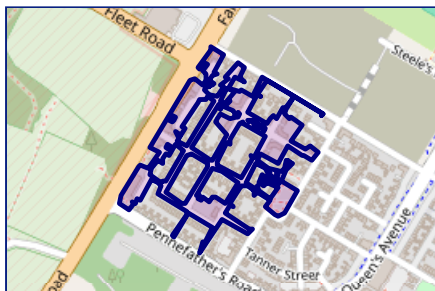
Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	35	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O	BT	sky	Virgin media

Property Multiple Title Plans

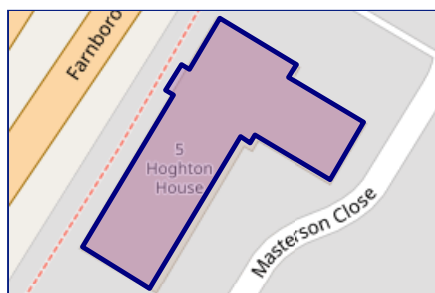


Freehold Title Plan



HP812181

Leasehold Title Plan

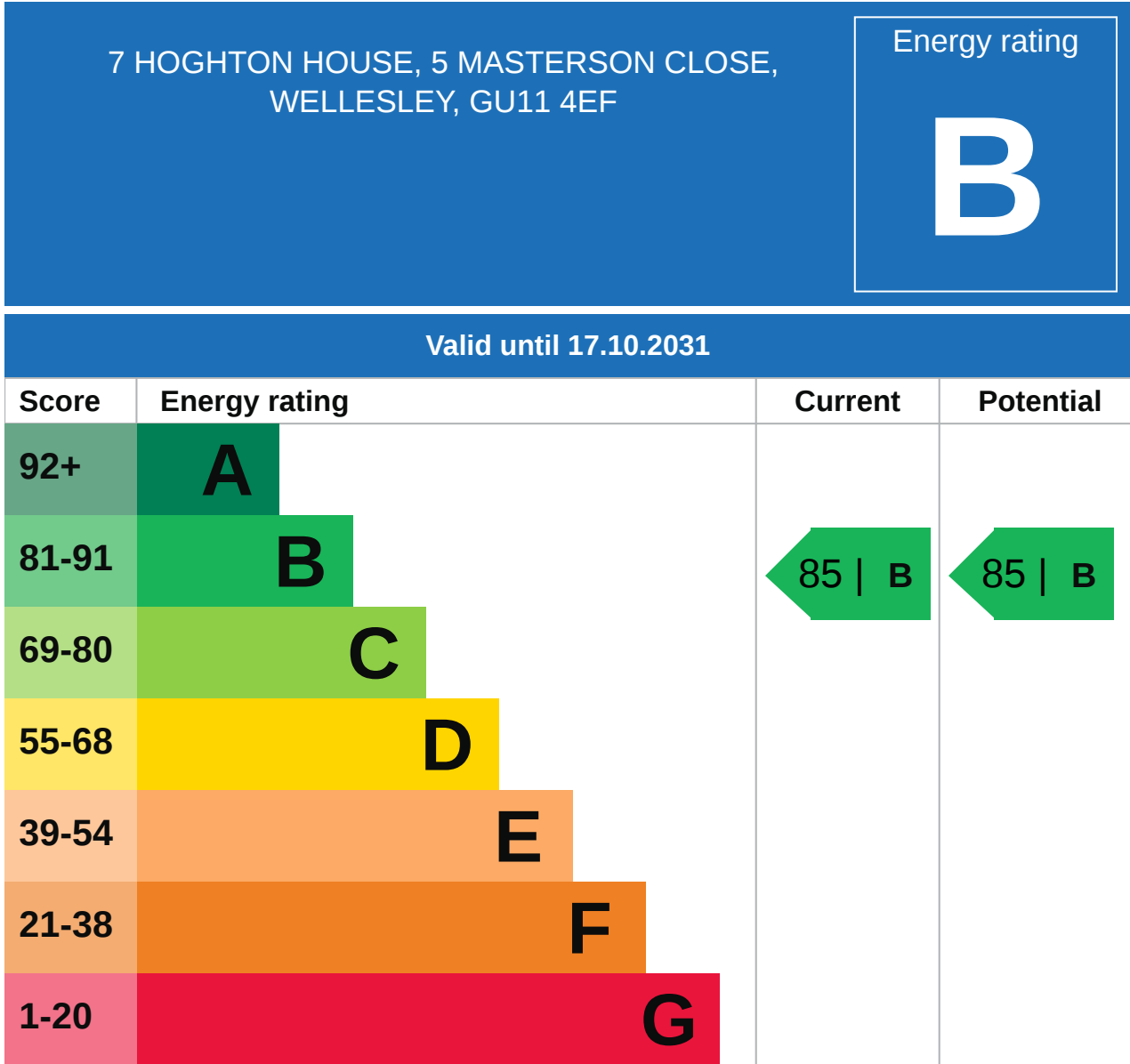


HP865980

Start Date: 27/01/2022
End Date: 01/01/3018
Lease Term: 999 years from 1 January 2019
Term Remaining: 992 years

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

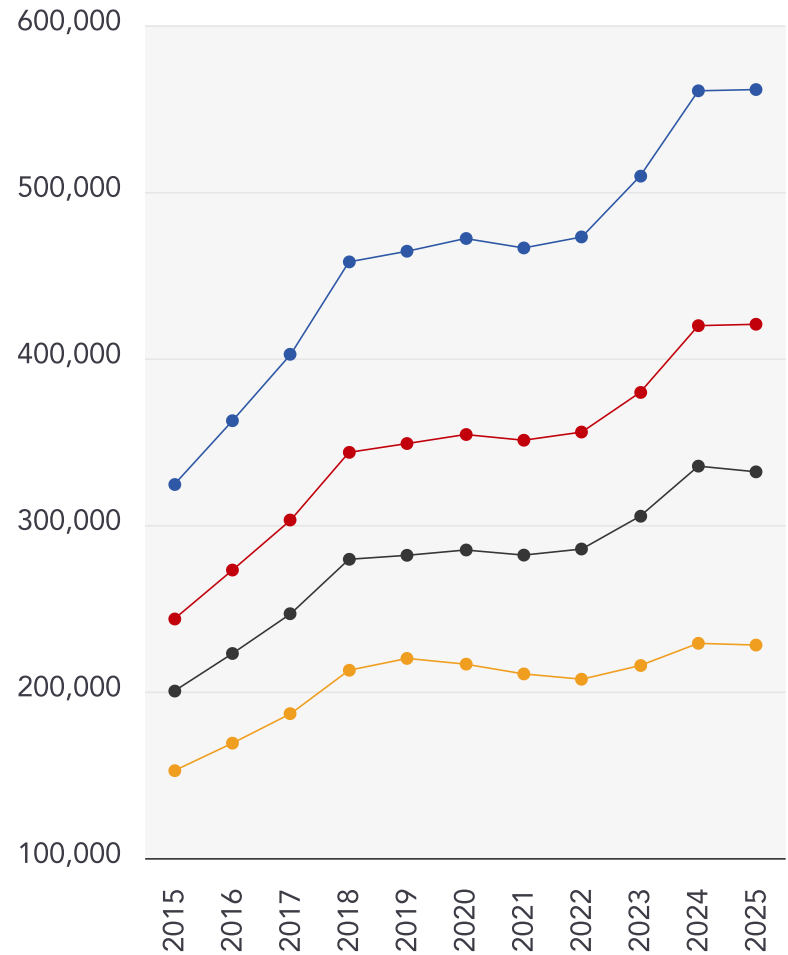
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.29 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	72 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU11



Detached

+73.13%

Semi-Detached

+72.66%

Terraced

+65.73%

Flat

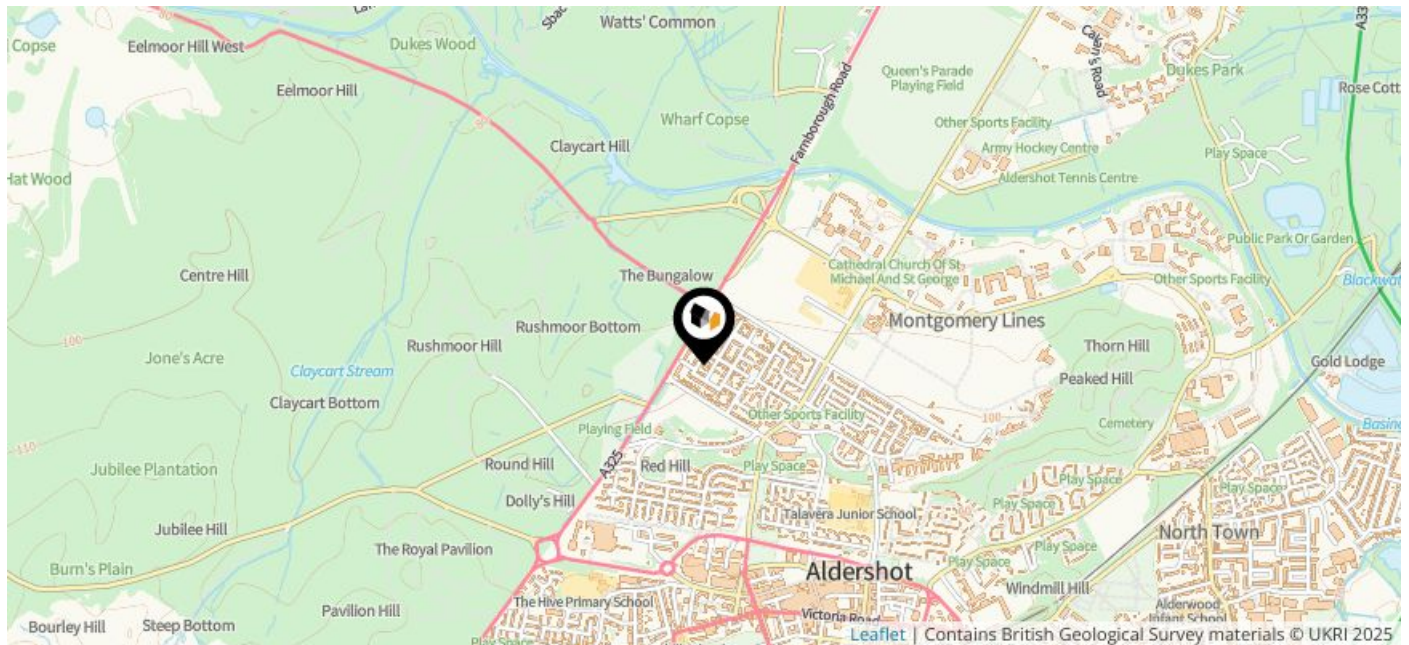
+49.46%

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.

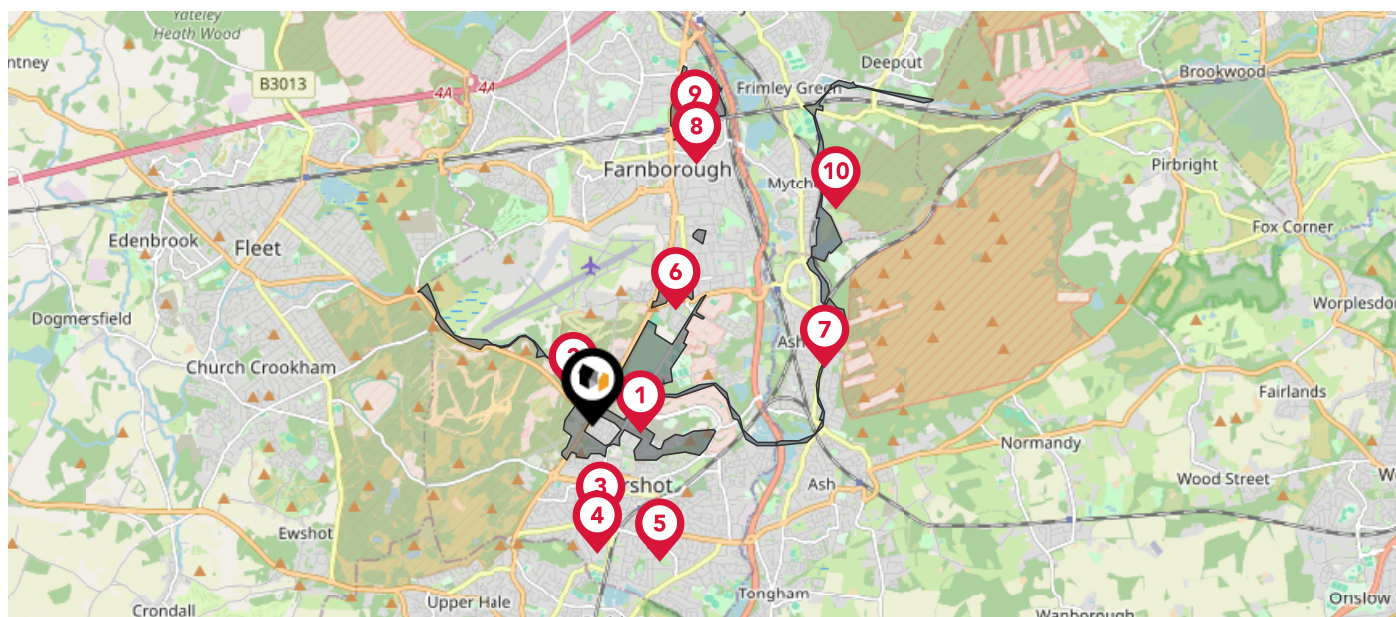
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

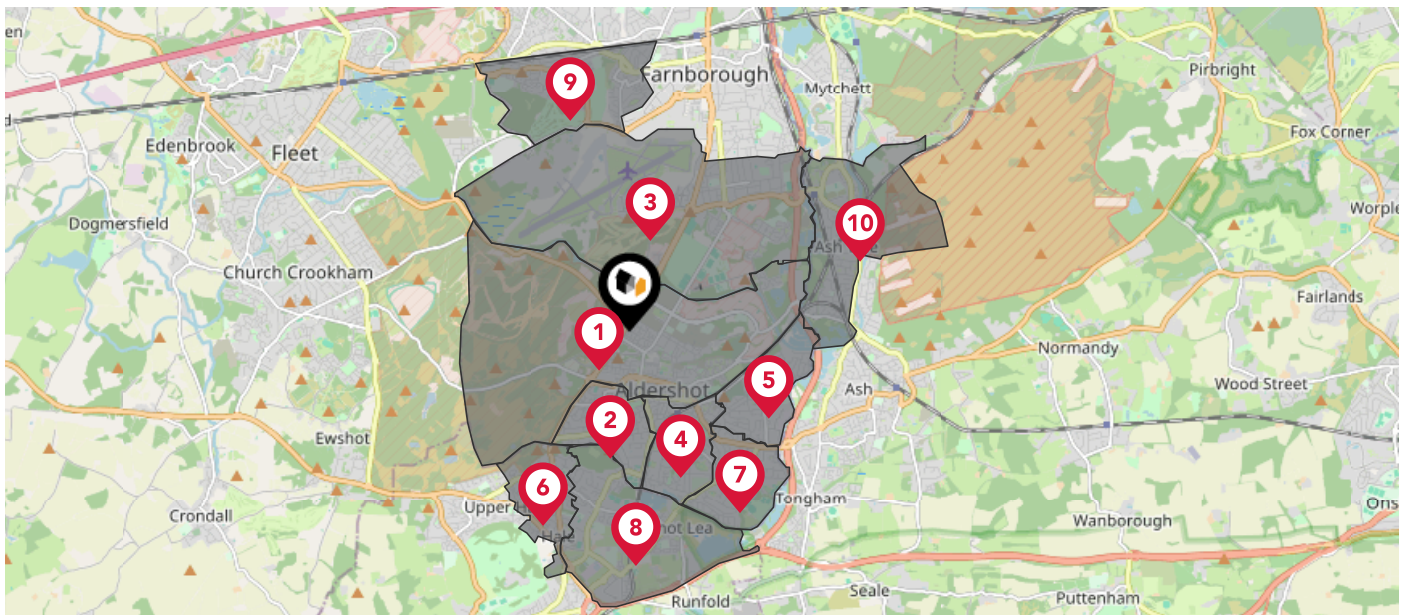
- 1 Aldershot Military
- 2 Basingstoke Canal
- 3 Aldershot West
- 4 Cargate
- 5 Manor Park
- 6 South Farnborough
- 7 Basingstoke Canal South
- 8 Saint Michael's Abbey
- 9 Farnborough Hill
- 10 Basingstoke Canal

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

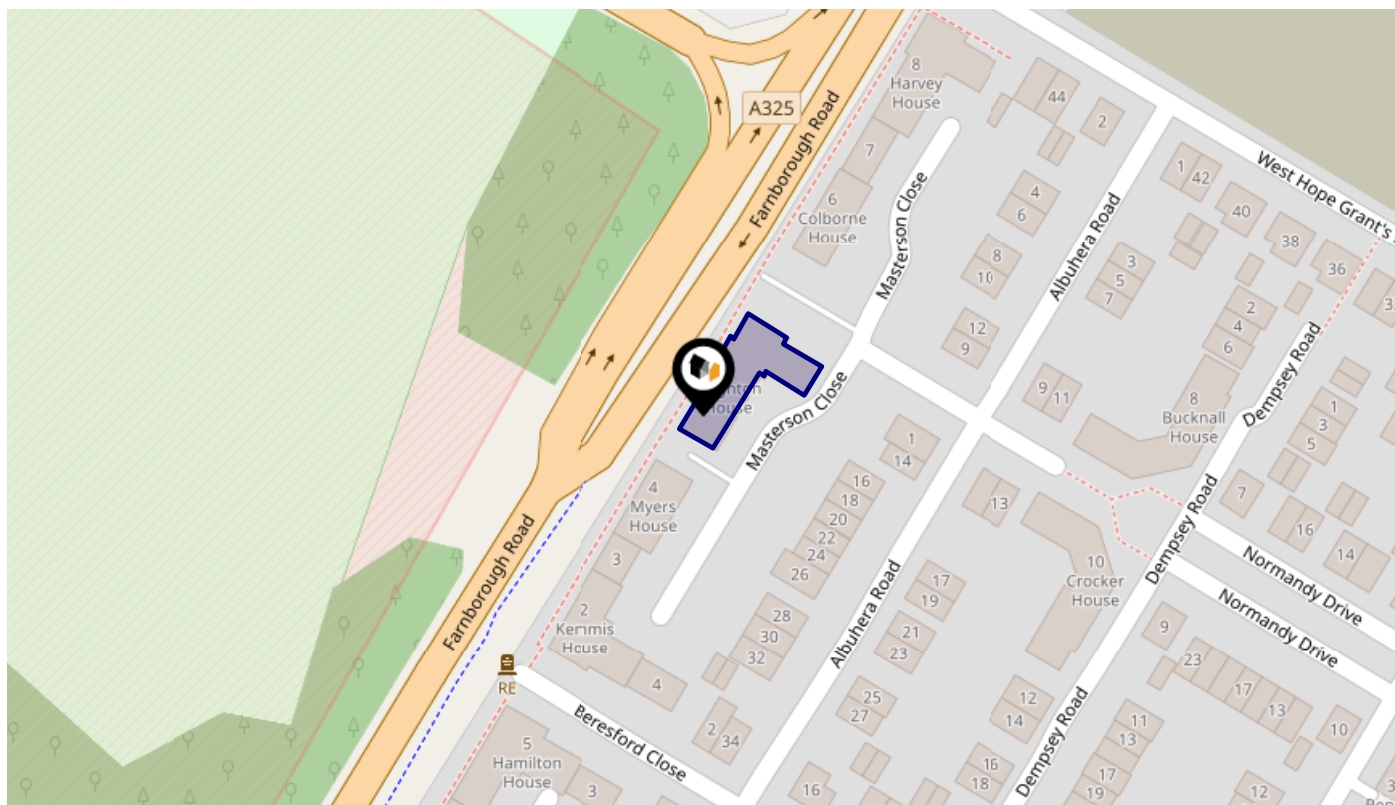
- | | |
|----|--|
| 1 | Wellington Ward |
| 2 | Rowhill Ward |
| 3 | St. Mark's Ward |
| 4 | Manor Park Ward |
| 5 | North Town Ward |
| 6 | Farnham Hale and Heath End Ward |
| 7 | Aldershot Park Ward |
| 8 | Farnham Weybourne and Badshot Lea Ward |
| 9 | Cove and Southwood Ward |
| 10 | Ash Vale Ward |

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:

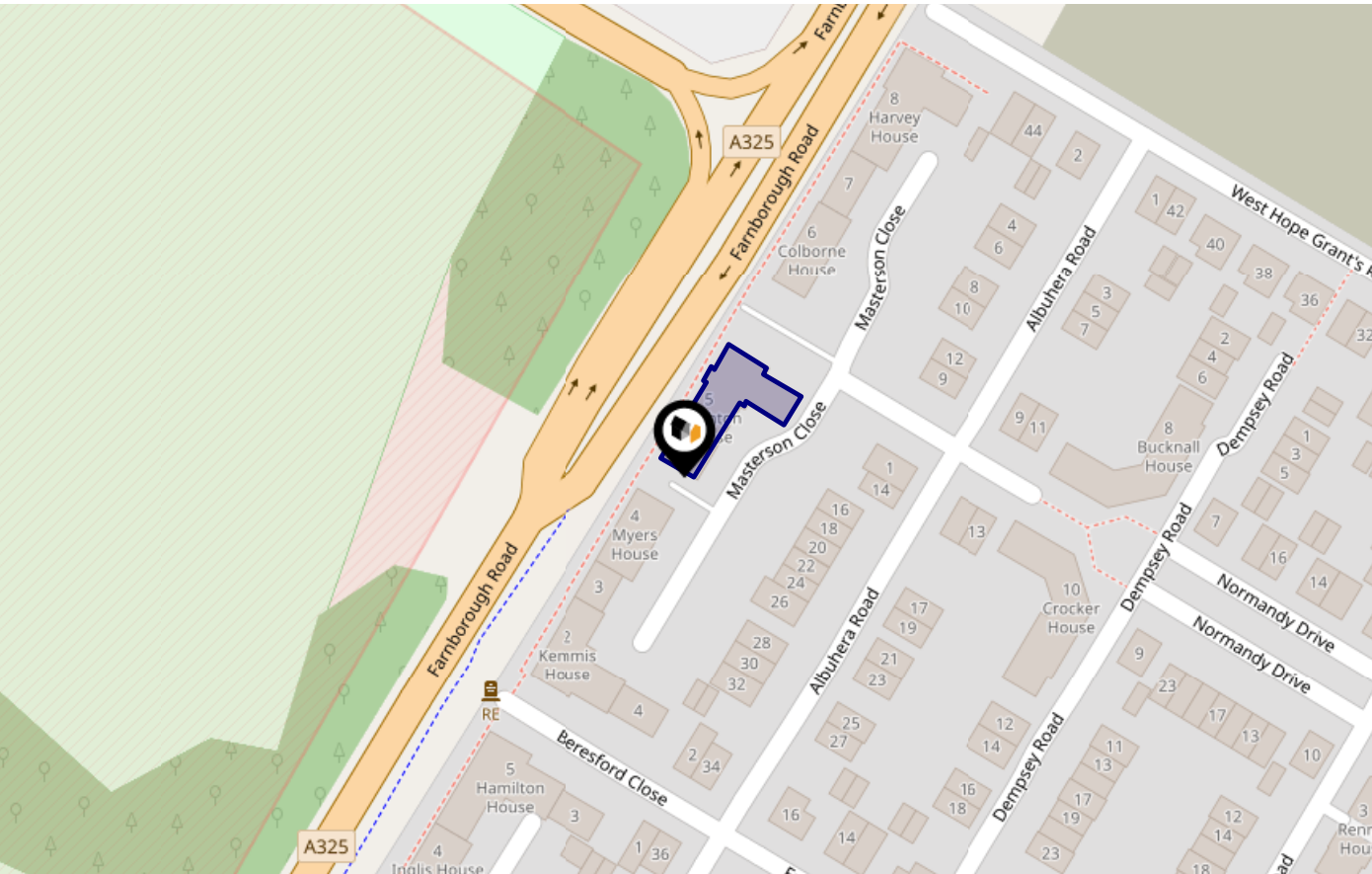
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

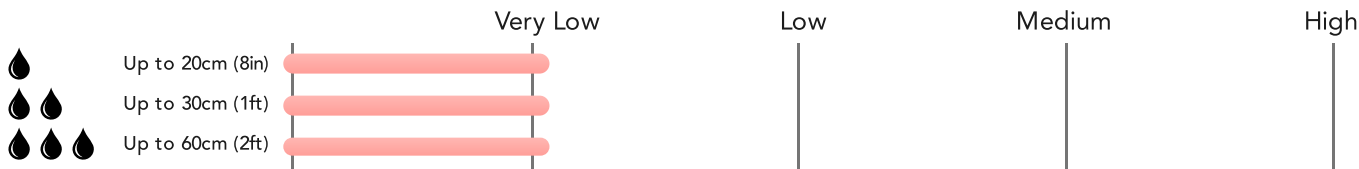


Risk Rating: Very low

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:

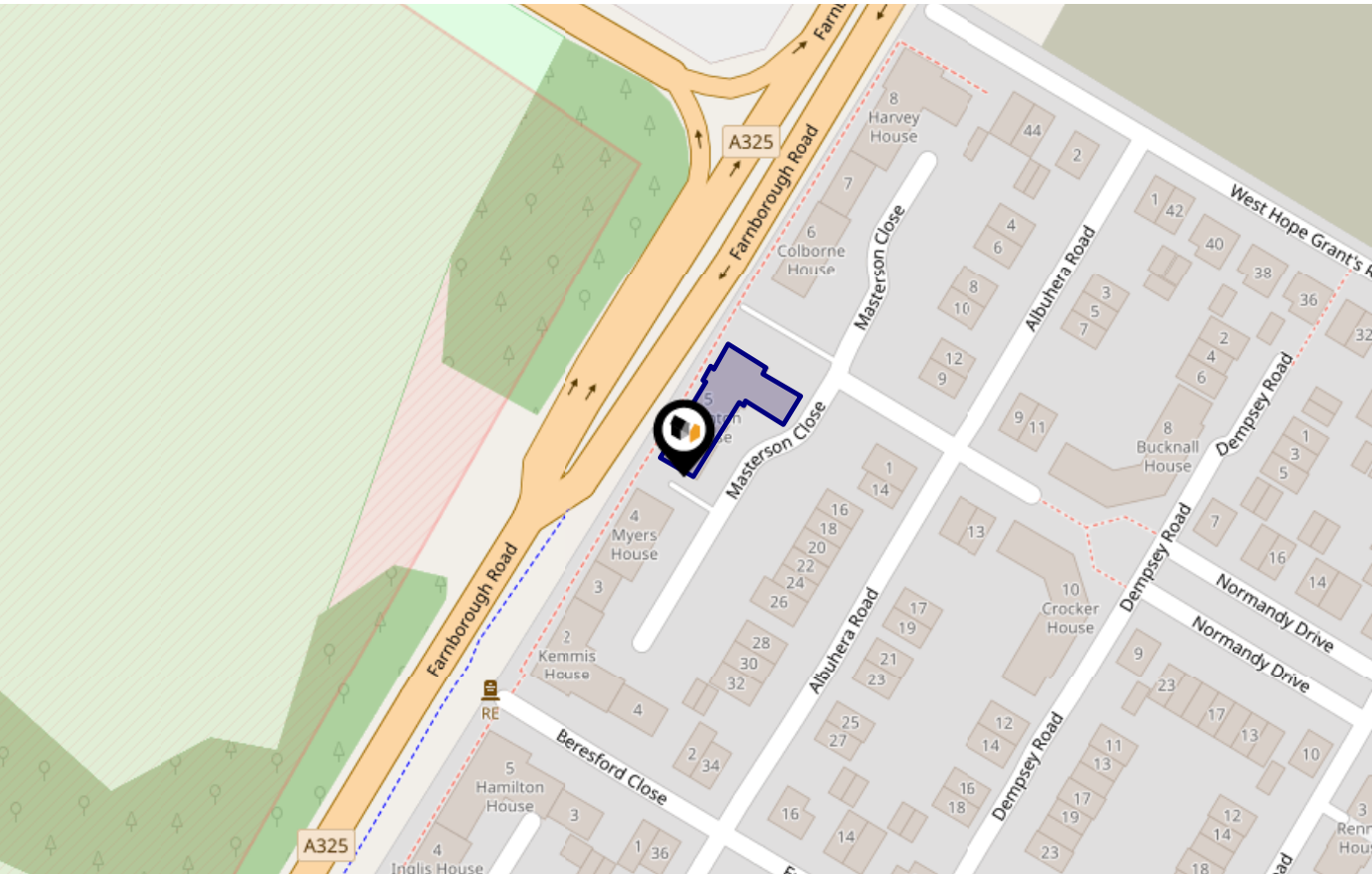


Flood Risk

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.

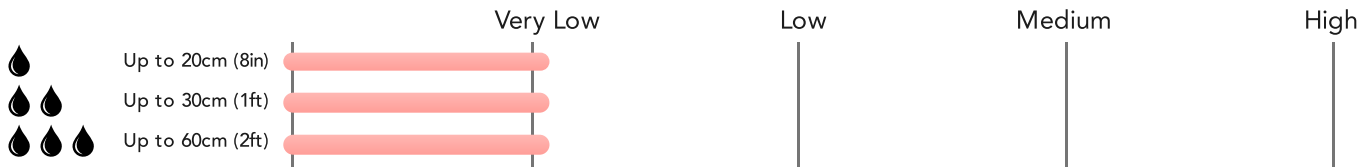


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Chance of flooding to the following depths at this property:

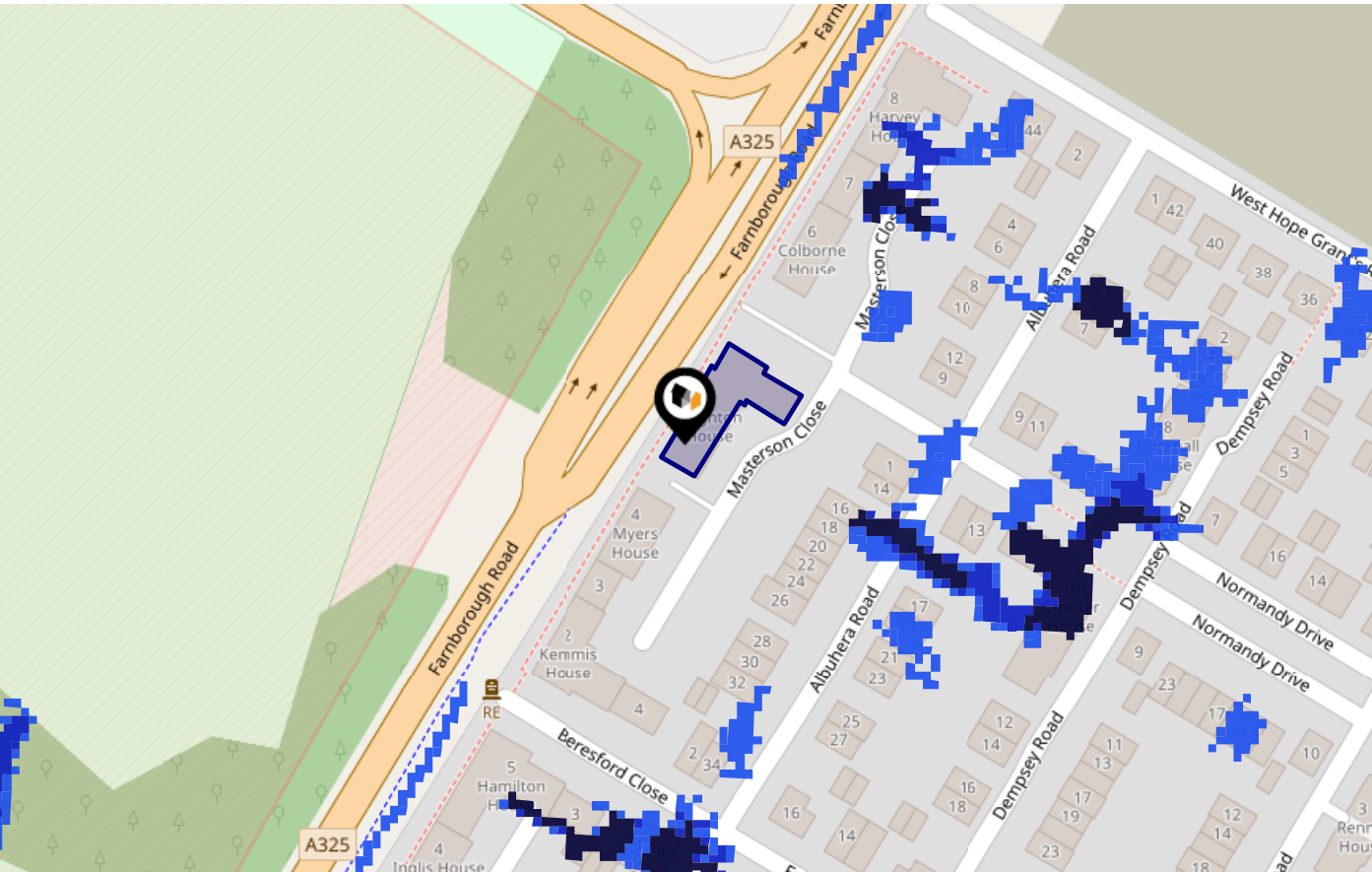


Flood Risk

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.

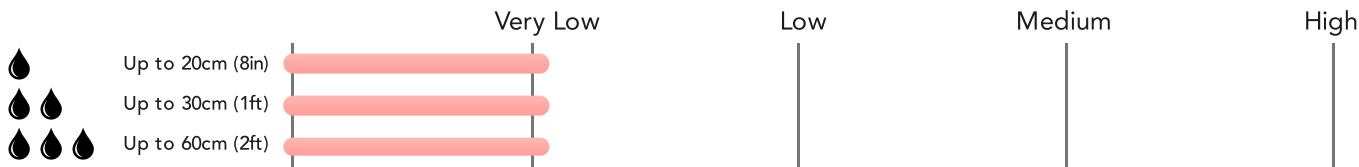


Risk Rating: Very low

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- 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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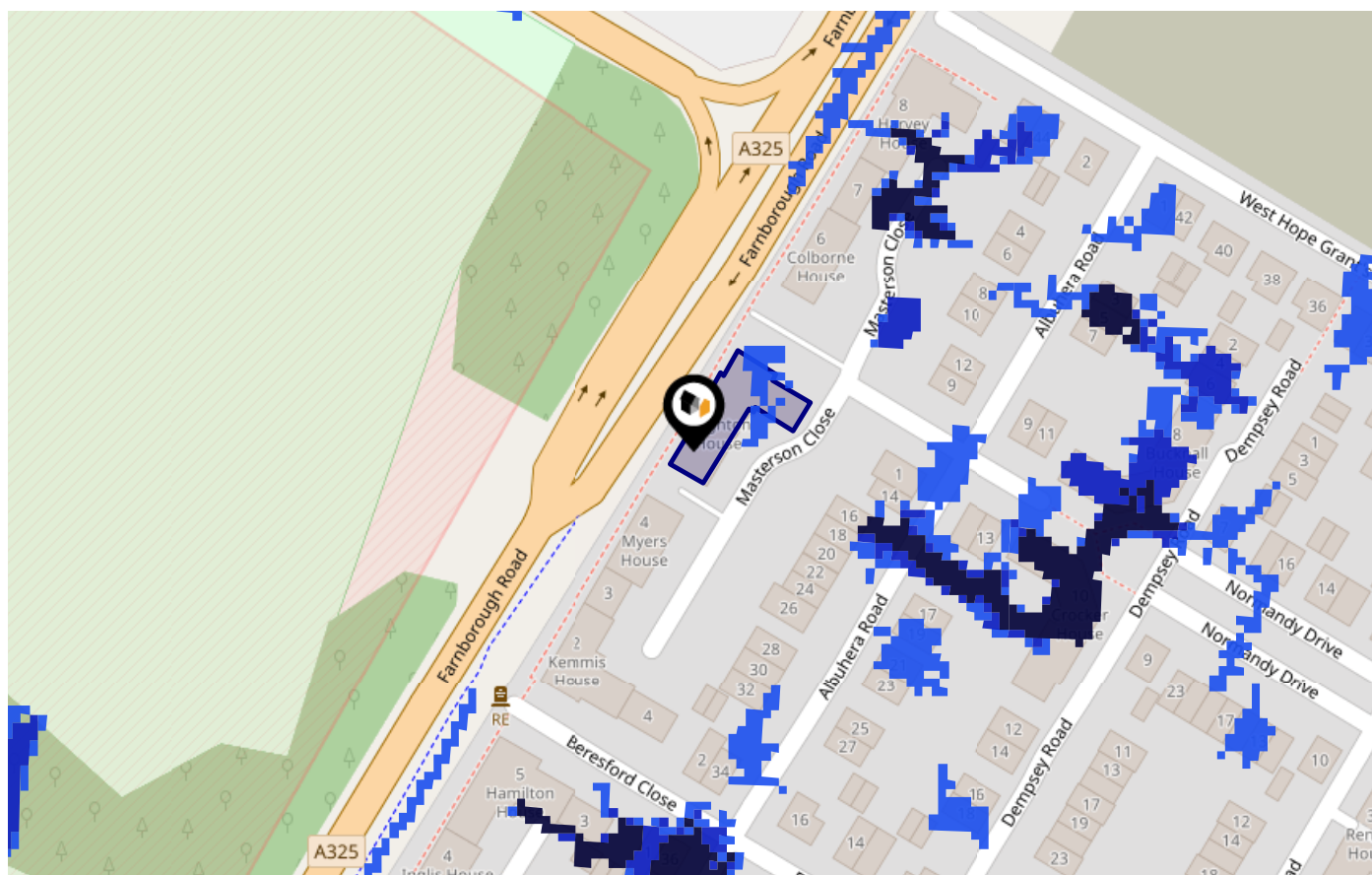


Flood Risk

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.

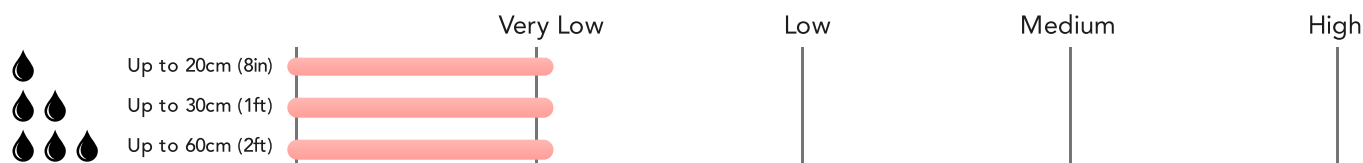


Risk Rating: Very low

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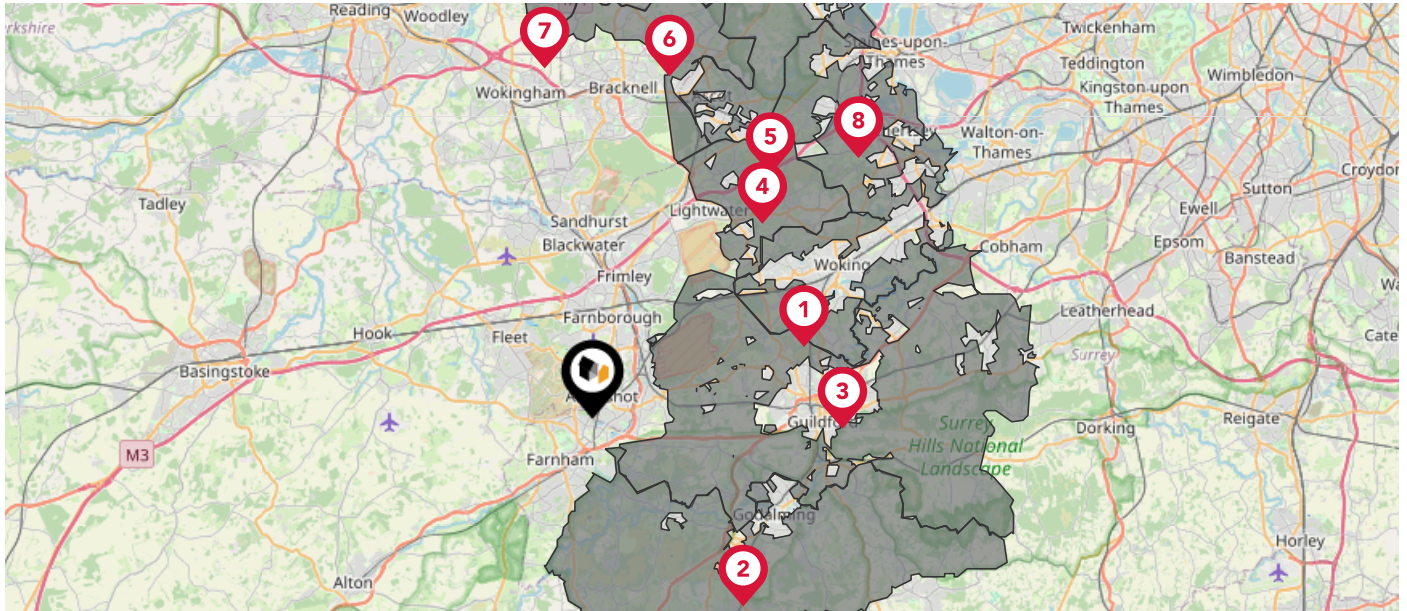


Maps

Green Belt



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



Nearby Green Belt Land

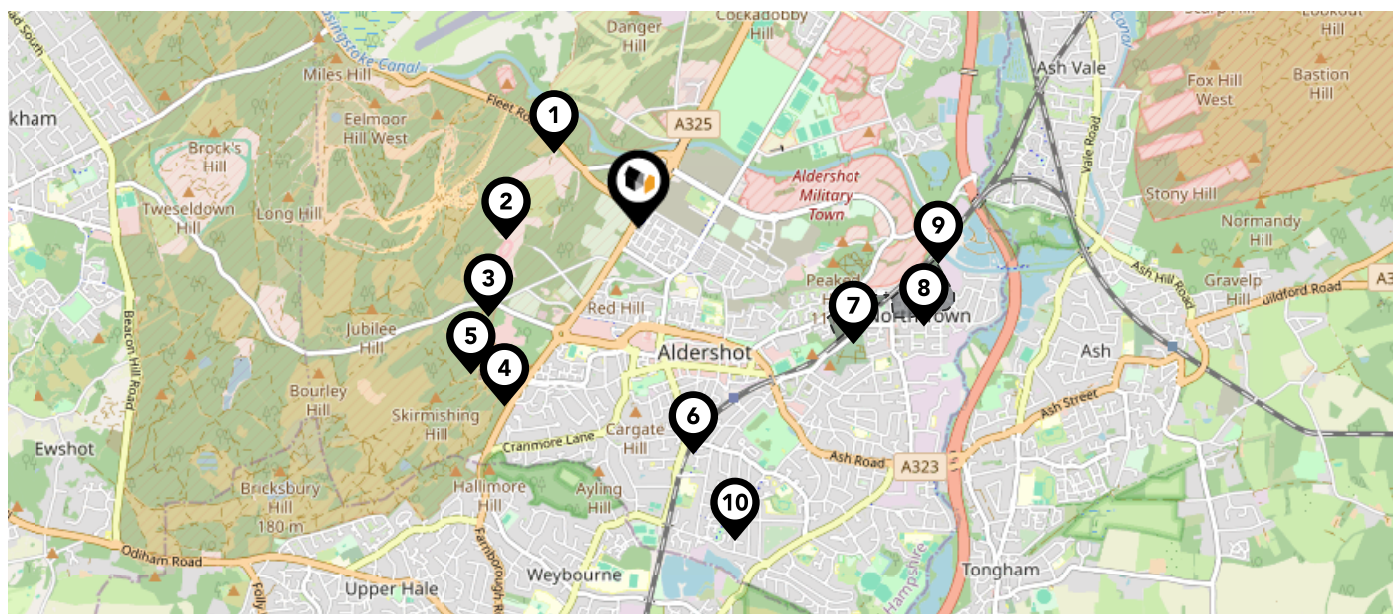
-  1 London Green Belt - Woking
-  2 London Green Belt - Waverley
-  3 London Green Belt - Guildford
-  4 London Green Belt - Surrey Heath
-  5 London Green Belt - Windsor and Maidenhead
-  6 London Green Belt - Bracknell Forest
-  7 London Green Belt - Wokingham
-  8 London Green Belt - Runnymede

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

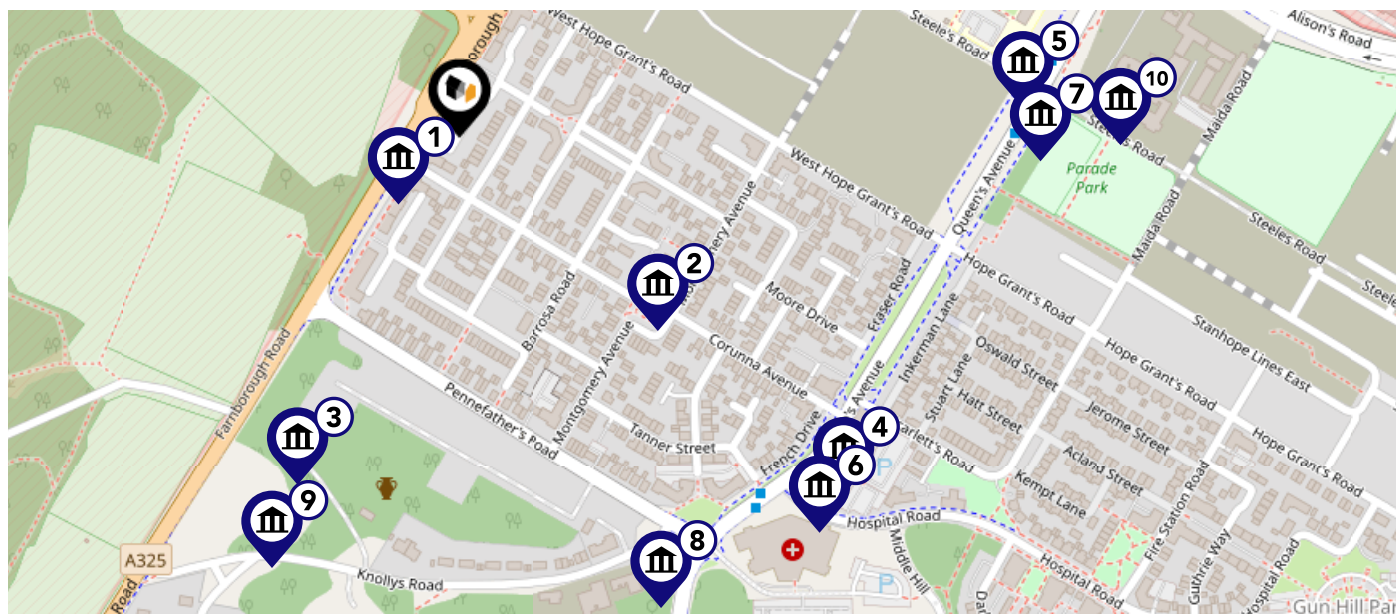
1	Claycart Carpark-Fleet Road, Aldershot, Hampshire	Historic Landfill	☐
2	Rear of BAEE-Claycart Road, Aldershot, Hampshire	Historic Landfill	☐
3	Car Park off Bourley Road-Bourley Road, Aldershot	Historic Landfill	☐
4	Land adjacent to Lee Road-Off Farnborough Lane, Aldershot	Historic Landfill	☐
5	Land adjacent to Sunny Hill Road-Sunny Hill Road, Aldershot	Historic Landfill	☐
6	Bus Depot-Halimote Road, Aldershot	Historic Landfill	☐
7	Ordnance Road - North Lane-Aldershot, Hampshire	Historic Landfill	☐
8	Deadbrook Lane-Deadbrook Lane, Aldershot	Historic Landfill	☐
9	Gasworks Bridge-Near Basingstoke Canal, Government Road, Aldershot	Historic Landfill	☐
10	Off Boxalls Lane-To north of brick and tile works, Aldershot, Hampshire	Historic Landfill	☐

Maps

Listed Buildings

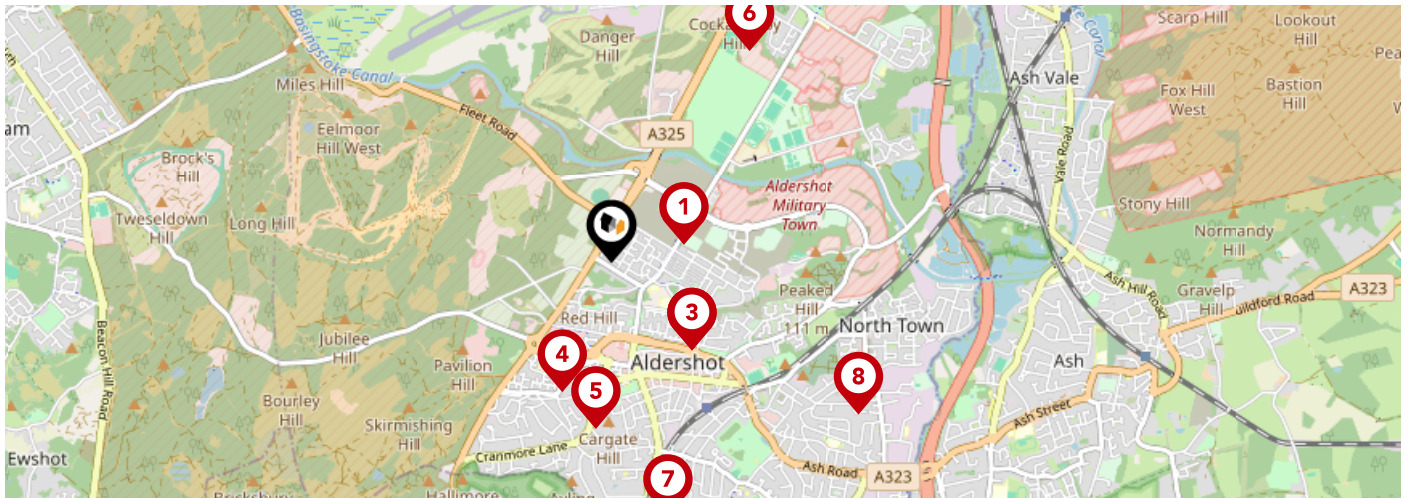


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1393805 - Memorial To Captain Charles Claudius De La Poer Beresford, Royal Engineers	Grade II	0.0 miles
	1393809 - Ramsden Garden Wall Memorial, Montgomery Lines	Grade II	0.2 miles
	1092601 - Pediment Sculpture To The North Of The Prince Consort Library	Grade II	0.2 miles
	1339698 - Maida Gymnasium	Grade II	0.3 miles
	1302983 - The Alexander Observatory	Grade II	0.3 miles
	1375566 - Smith Dorrien House	Grade II	0.3 miles
	1393804 - British Army 8th Division World War I Memorial	Grade II	0.3 miles
	1393803 - British Army 2nd Division World War I Memorial	Grade II	0.3 miles
	1092600 - Prince Consort Library	Grade II	0.3 miles
	1092611 - South East District Headquarters Building Of General Officers Commanding	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Cambridge Primary School Ofsted Rating: Good Pupils: 357 Distance:0.34	☐	☒	☐	☐	☐
2	Talavera Infant School Ofsted Rating: Good Pupils: 270 Distance:0.55	☐	☒	☐	☐	☐
3	Talavera Junior School Ofsted Rating: Outstanding Pupils: 446 Distance:0.55	☐	☒	☐	☐	☐
4	Wellington Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.65	☐	☒	☐	☐	☐
5	Rowhill School Ofsted Rating: Special Measures Pupils: 38 Distance:0.77	☐	☐	☒	☐	☐
6	The Wavell School Ofsted Rating: Good Pupils: 1018 Distance:1.17	☐	☐	☒	☐	☐
7	St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 487 Distance:1.21	☐	☒	☐	☐	☐
8	Alderwood School Ofsted Rating: Good Pupils: 1512 Distance:1.34	☐	☒	☒	☐	☐

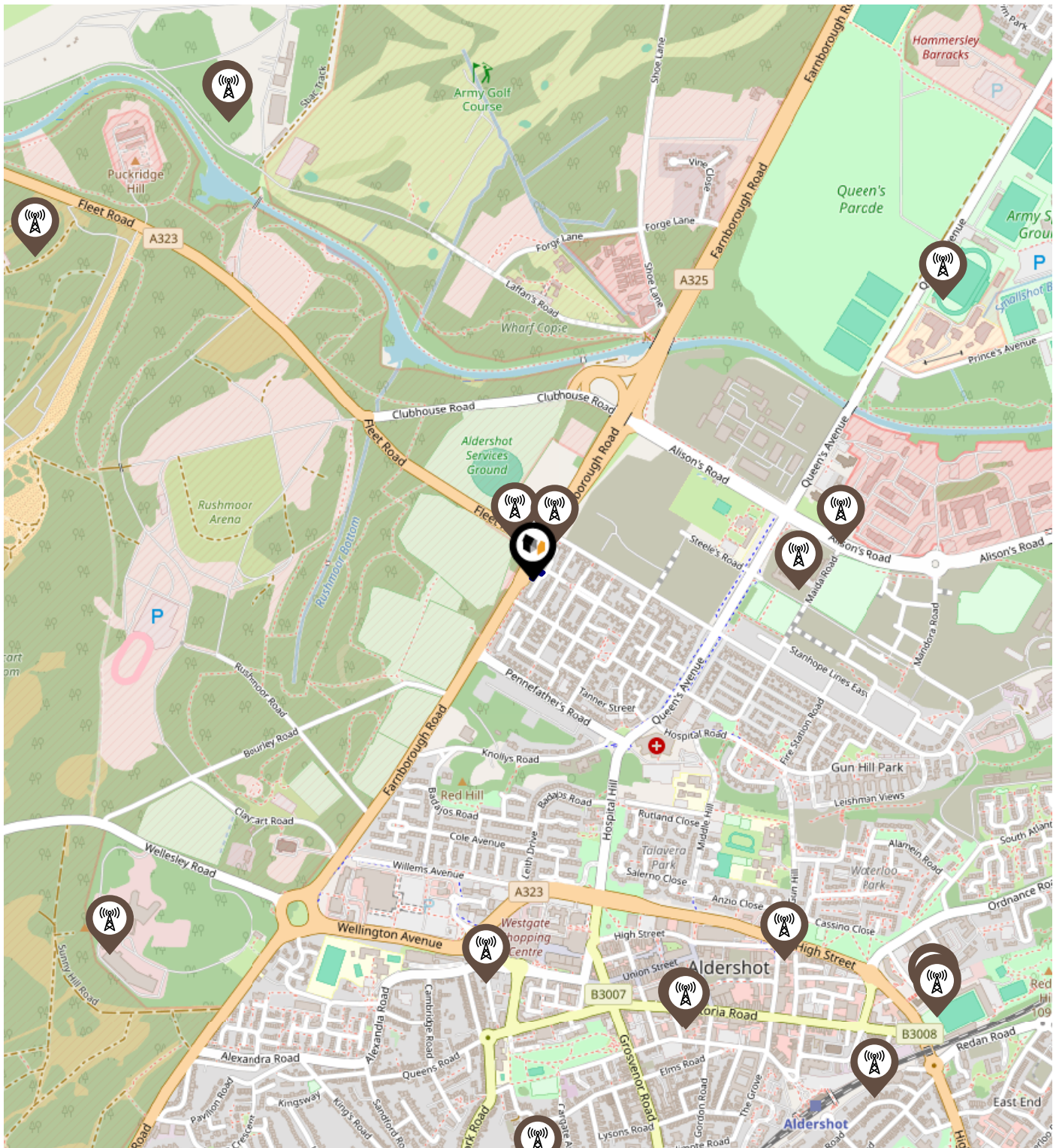
Area Schools



		Nursery	Primary	Secondary	College	Private
	Marlborough Infant School Ofsted Rating: Good Pupils: 85 Distance:1.37	☐	☒	☐	☐	☐
	St Michael's Church of England Controlled Junior School Ofsted Rating: Good Pupils: 377 Distance:1.38	☐	☒	☐	☐	☐
	St Michael's Church of England Controlled Infant School Ofsted Rating: Outstanding Pupils: 268 Distance:1.55	☐	☒	☐	☐	☐
	All Hallows Catholic School Ofsted Rating: Outstanding Pupils: 1467 Distance:1.63	☐	☐	☒	☐	☐
	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:1.64	☐	☒	☐	☐	☐
	Park Primary School Ofsted Rating: Good Pupils: 199 Distance:1.73	☐	☒	☐	☐	☐
	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:1.82	☐	☒	☐	☐	☐
	William Cobbett Primary School Ofsted Rating: Good Pupils: 467 Distance:1.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

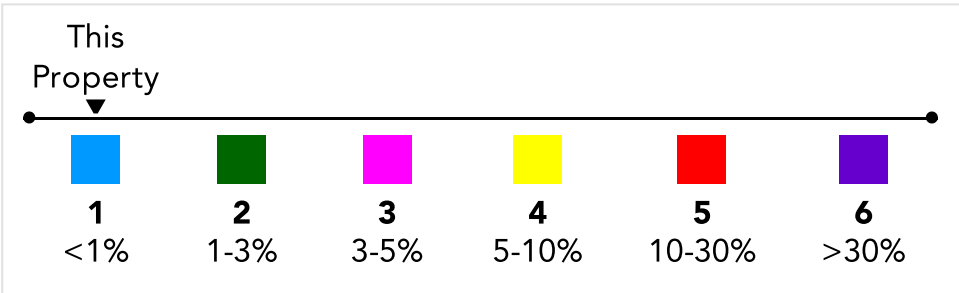
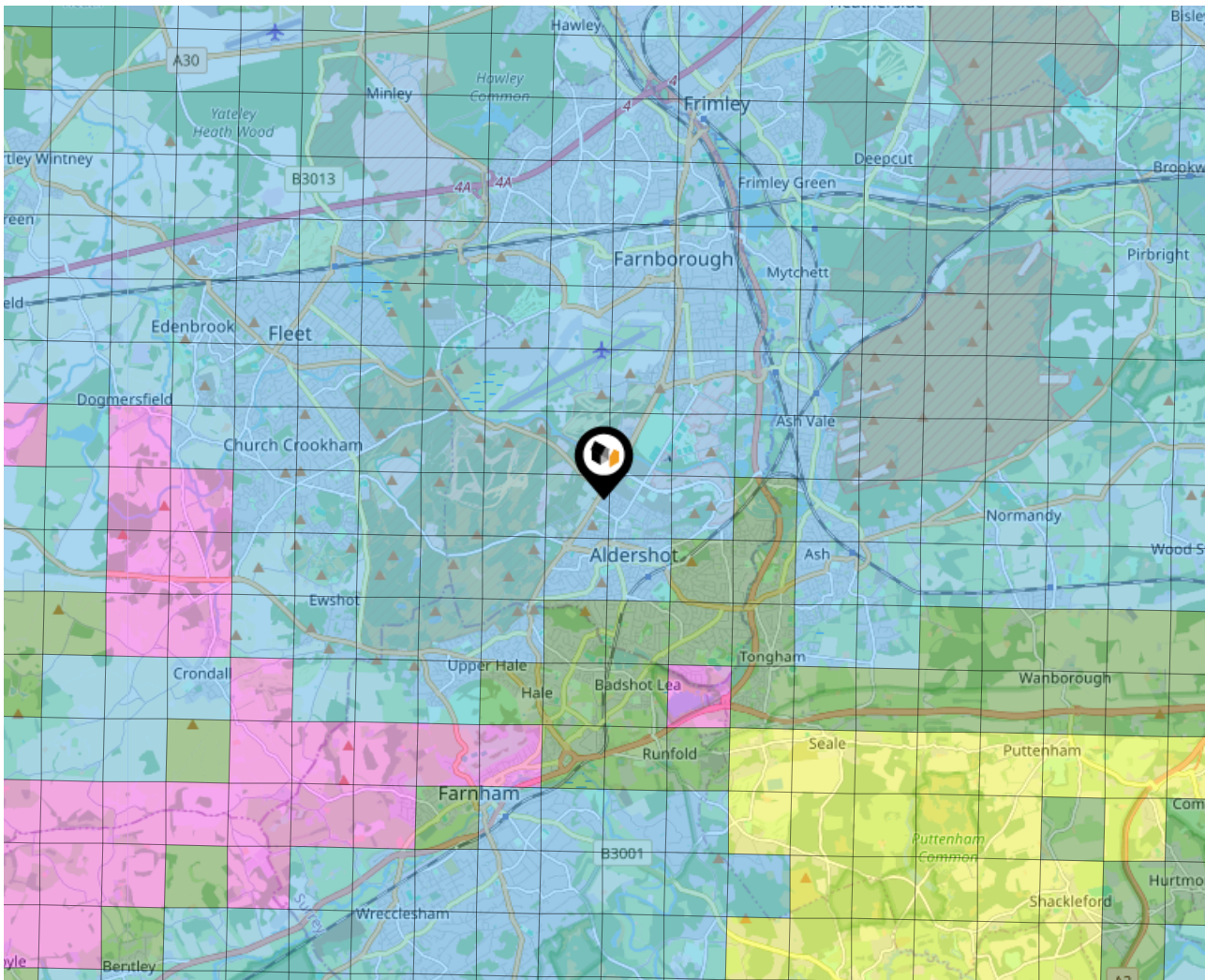
Environment

Radon Gas



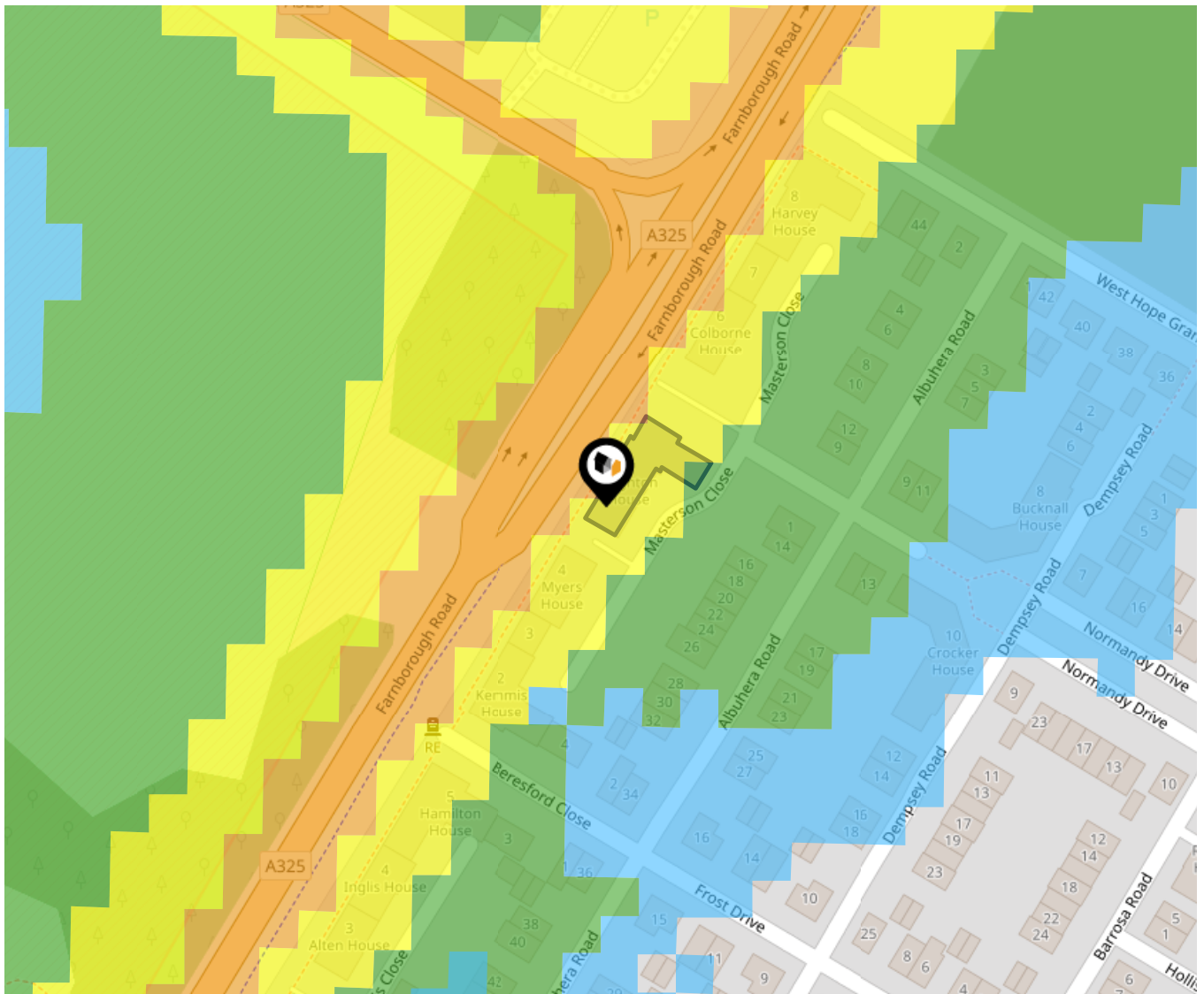
What is Radon?

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

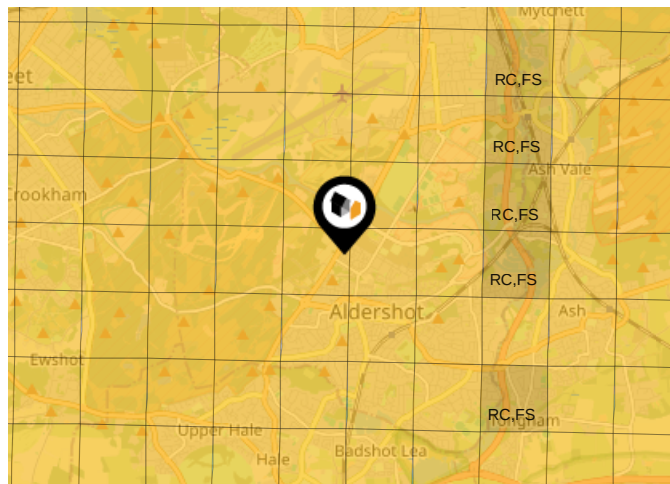
Environment

Soils & Clay



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		

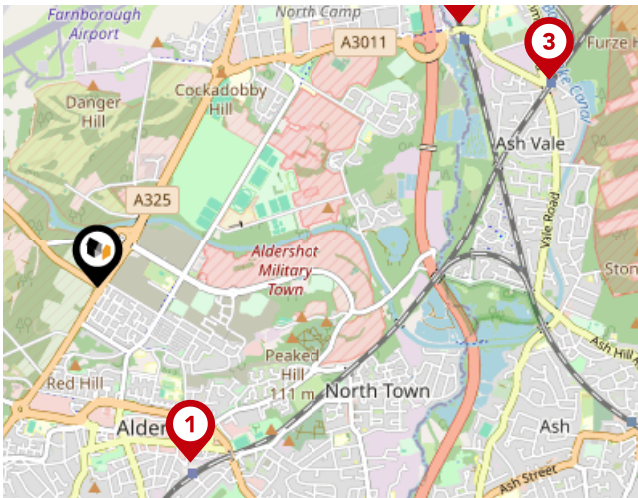


Primary Classifications (Most Common Clay Types)

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

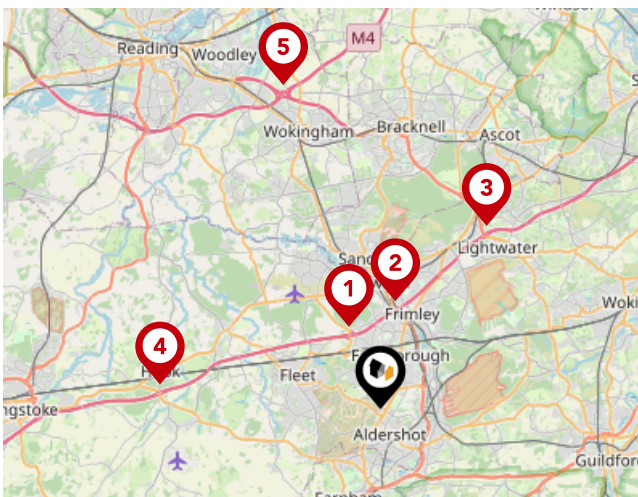
Area

Transport (National)



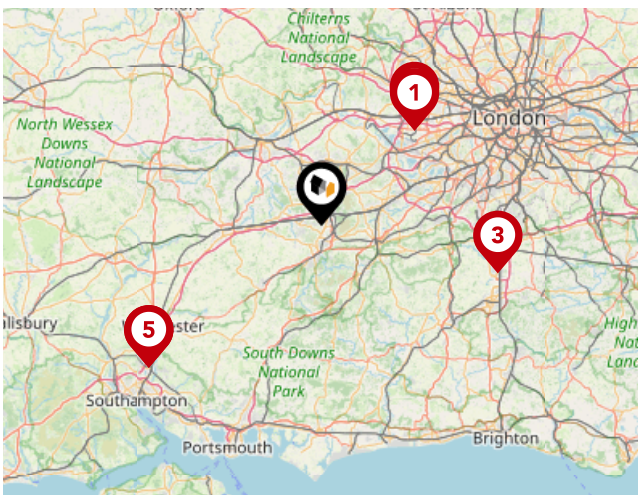
National Rail Stations

Pin	Name	Distance
1	Aldershot Rail Station	0.92 miles
2	North Camp Rail Station	2.08 miles
3	Ash Vale Rail Station	2.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	3.29 miles
2	M3 J4	4.03 miles
3	M3 J3	7.84 miles
4	M3 J5	8.29 miles
5	M4 J10	12.54 miles

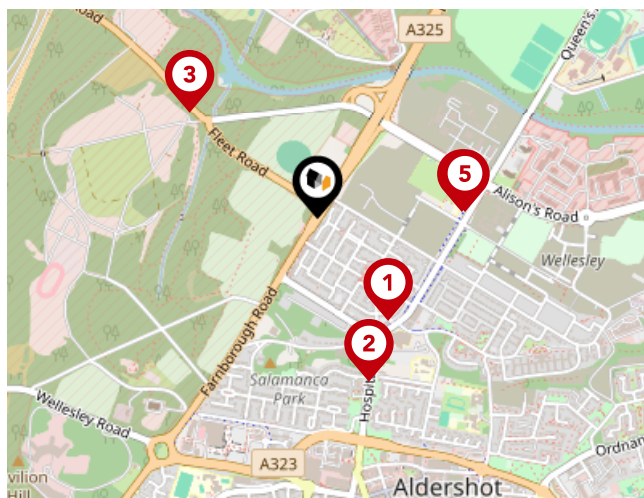


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	19.71 miles
2	Heathrow Airport	20.28 miles
3	Gatwick Airport	27.19 miles
4	North Stoneham	33.32 miles
5	Southampton Airport	33.32 miles

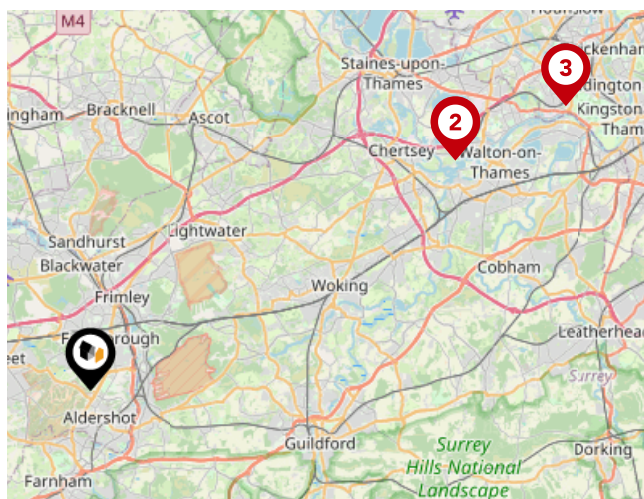
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hospital Road	0.29 miles
2	Union Buildings	0.4 miles
3	Rushmoor Arena - Temporary	0.38 miles
4	Steeles Road	0.34 miles
5	Steeles Road	0.34 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	16.04 miles
2	Weybridge Ferry Landing	16.02 miles
3	Moulsey - Hurst Park Ferry Landing	20.53 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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