



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th September 2025



25, SWALLOWTAIL GROVE, FRIMLEY, CAMBERLEY, GU16 9AE

Avocado Property

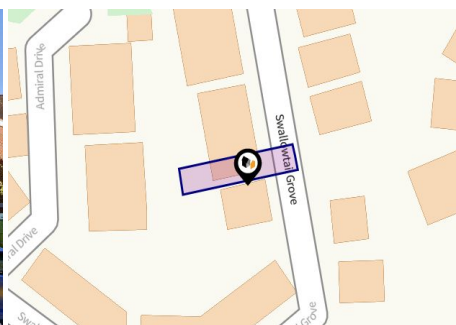
stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,087 ft ² / 101 m ²
Plot Area:	0.05 acres
Year Built :	2017
Council Tax :	Band E
Annual Estimate:	£3,016
Title Number:	SY845746
UPRN:	10002670629

Last Sold Date:	28/04/2017
Last Sold Price:	£435,000
Last Sold £/ft ² :	£400
Tenure:	Freehold

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)

3	78	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)

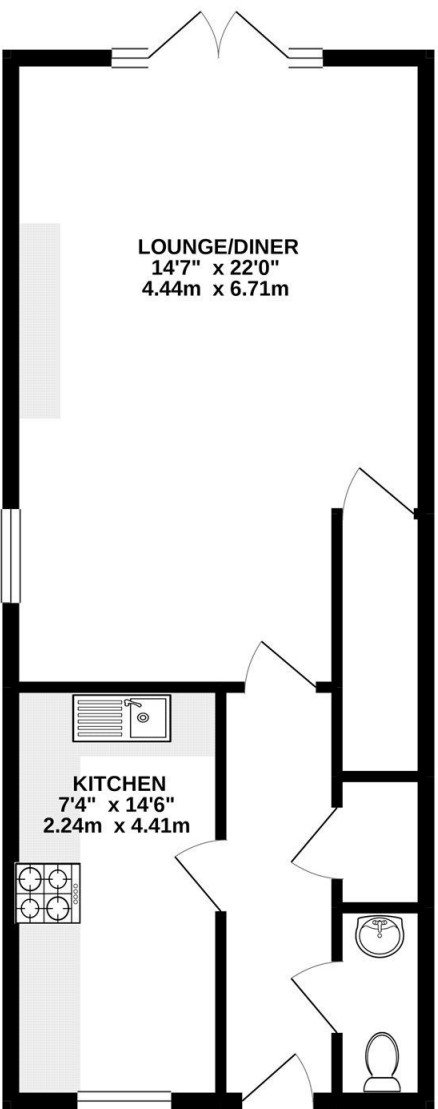


Satellite/Fibre TV Availability:

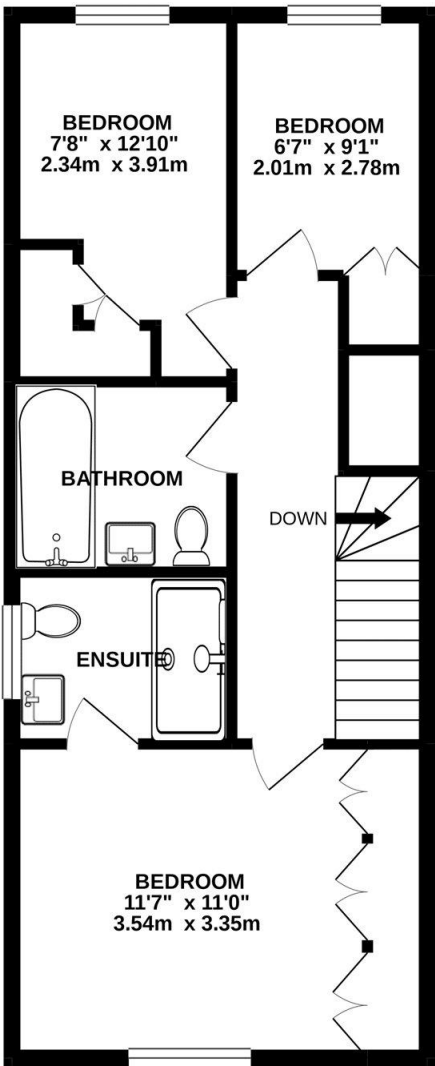


25, SWALLOWTAIL GROVE, FRIMLEY, CAMBERLEY, GU16
9AE

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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 ©2021

Property

EPC - Certificate



25, Swallowtail Grove, Frimley, GU16 9AE

Energy rating

B

Valid until 22.02.2027

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

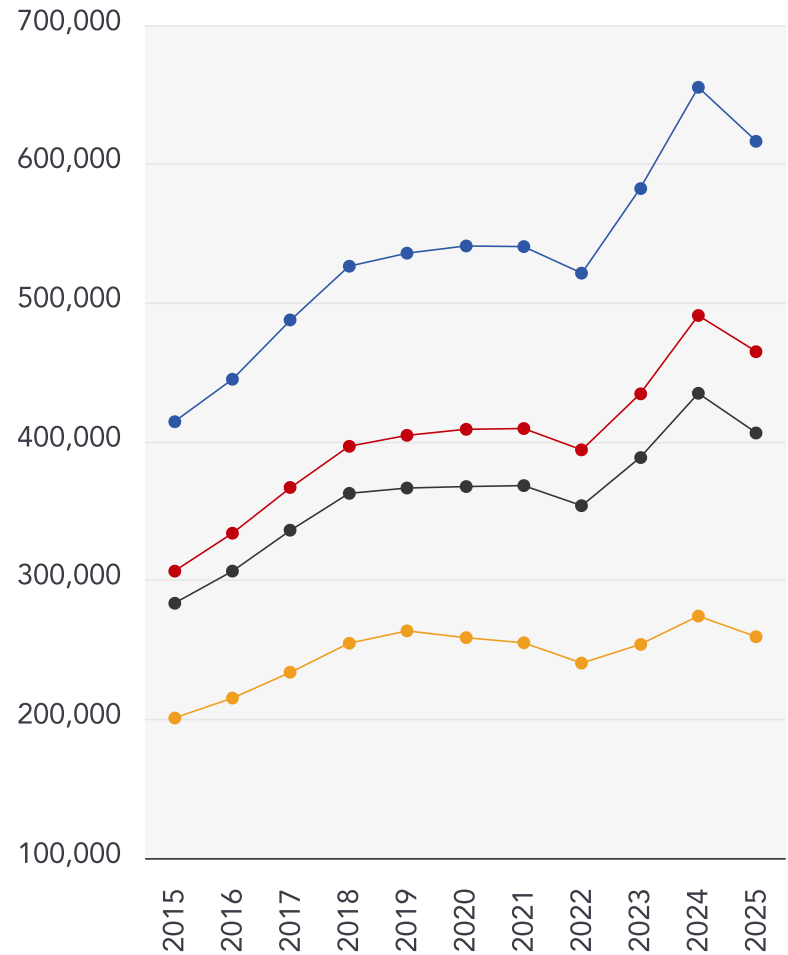
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
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:	Average thermal transmittance 0.13 W/m ² K
Total Floor Area:	101 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU16



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

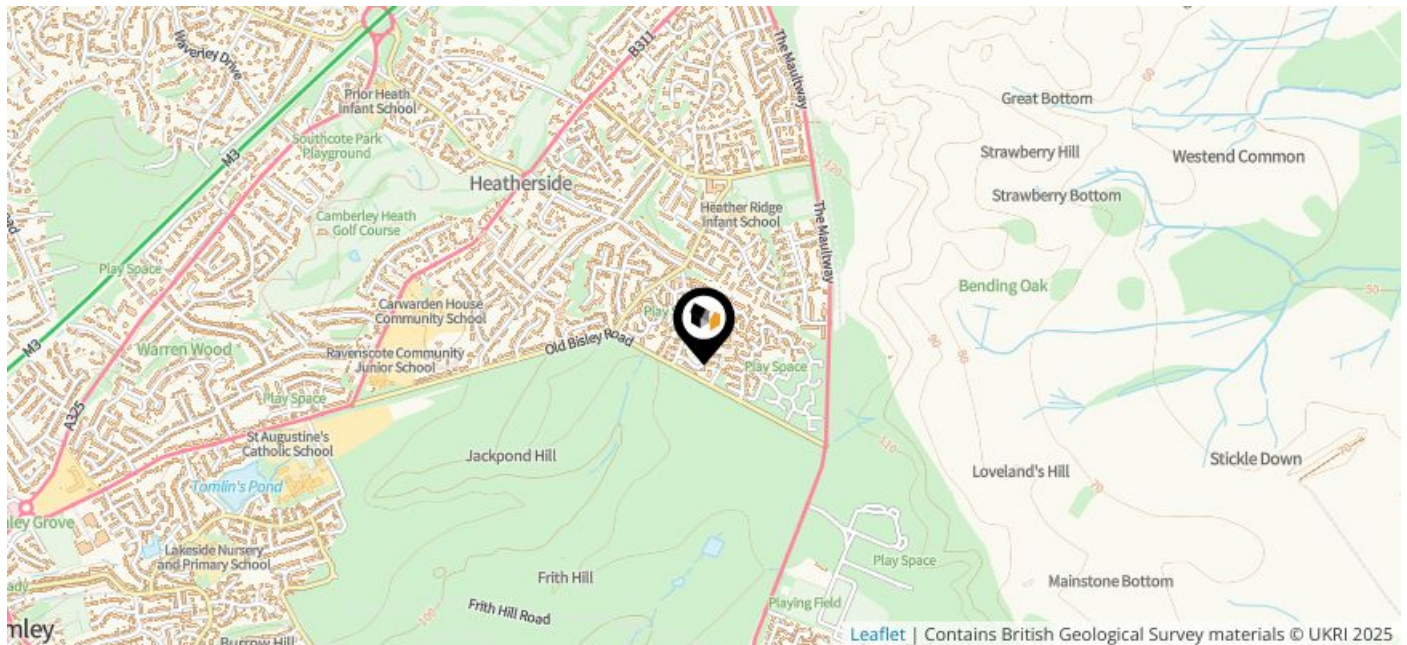
+29.15%

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.

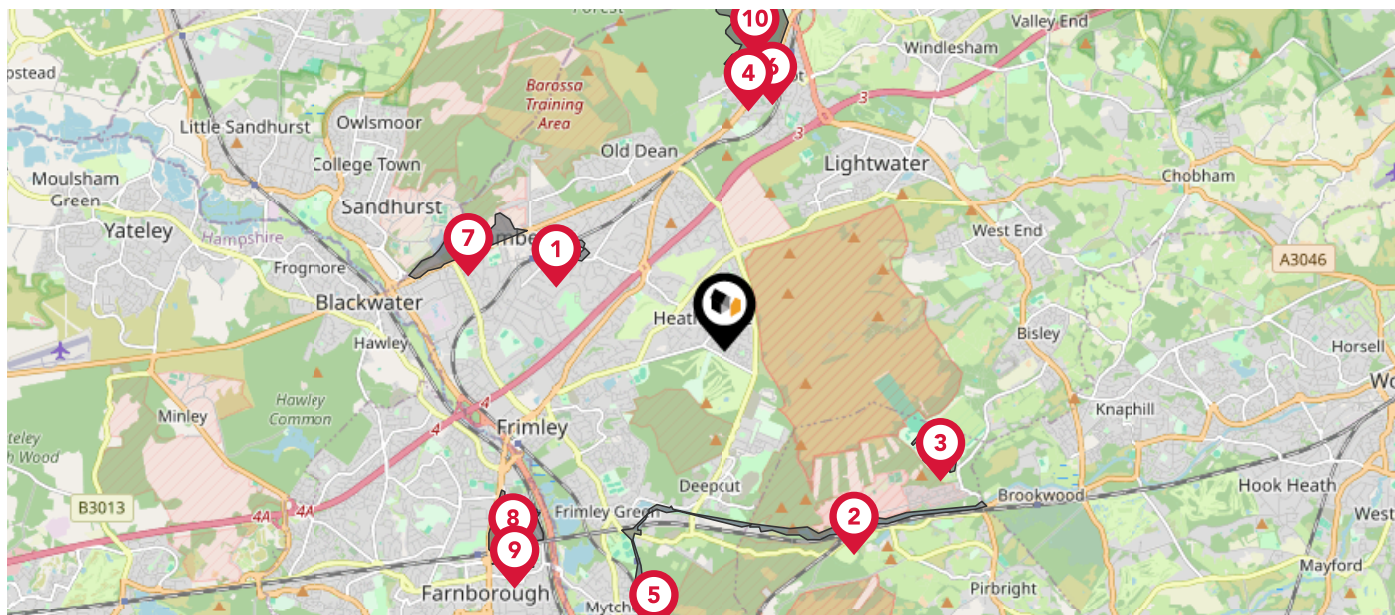
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

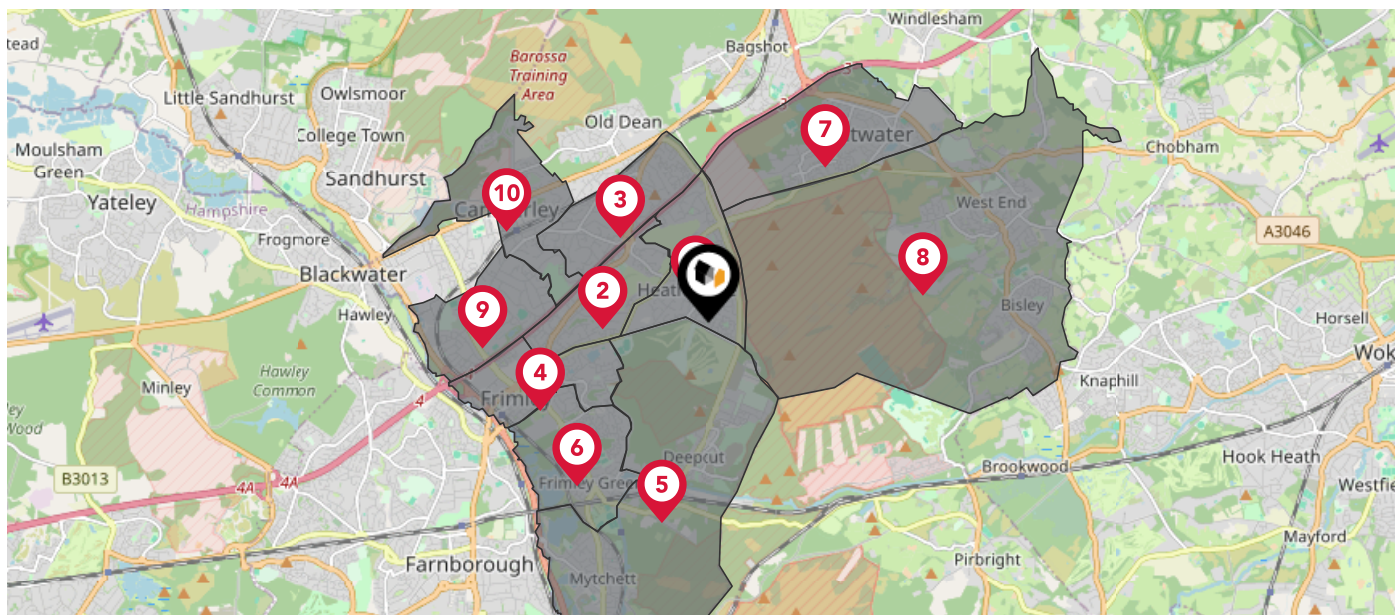
- 1 Upper Gordon Road to Church Hill, Camberley
- 2 Basingstoke Canal North
- 3 Bisley Camp
- 4 Bagshot, Church Road
- 5 Basingstoke Canal
- 6 Bagshot Village
- 7 RMA (Former) Staff College and London Road, Camberley
- 8 Farnborough Hill
- 9 Saint Michael's Abbey
- 10 Bagshot Park, Bagshot

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



Heatherside Ward



Parkside Ward



St. Pauls Ward



Frimley Ward



Mytchett & Deepcut Ward



Frimley Green Ward



Lightwater Ward



Bisley & West End Ward



Watchetts Ward



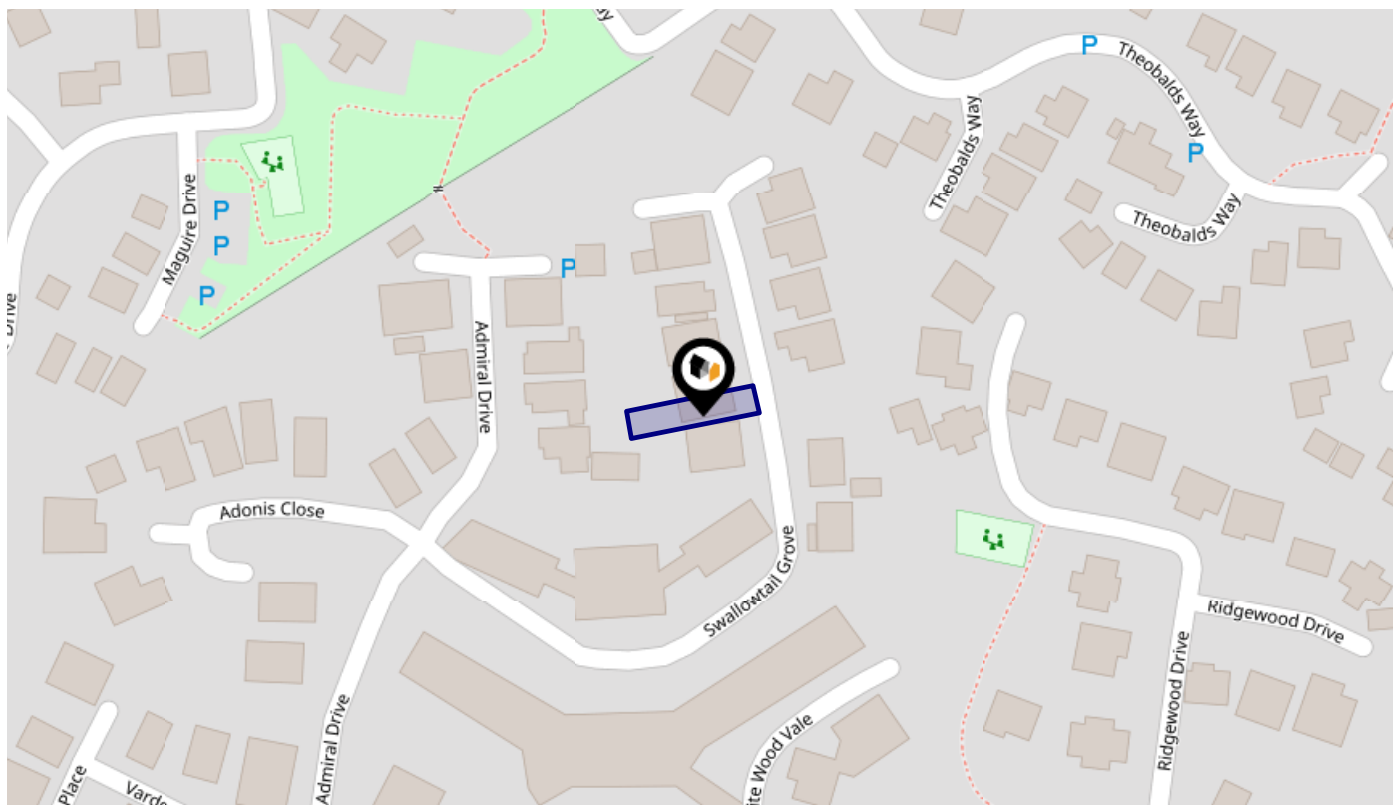
Town Ward

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:

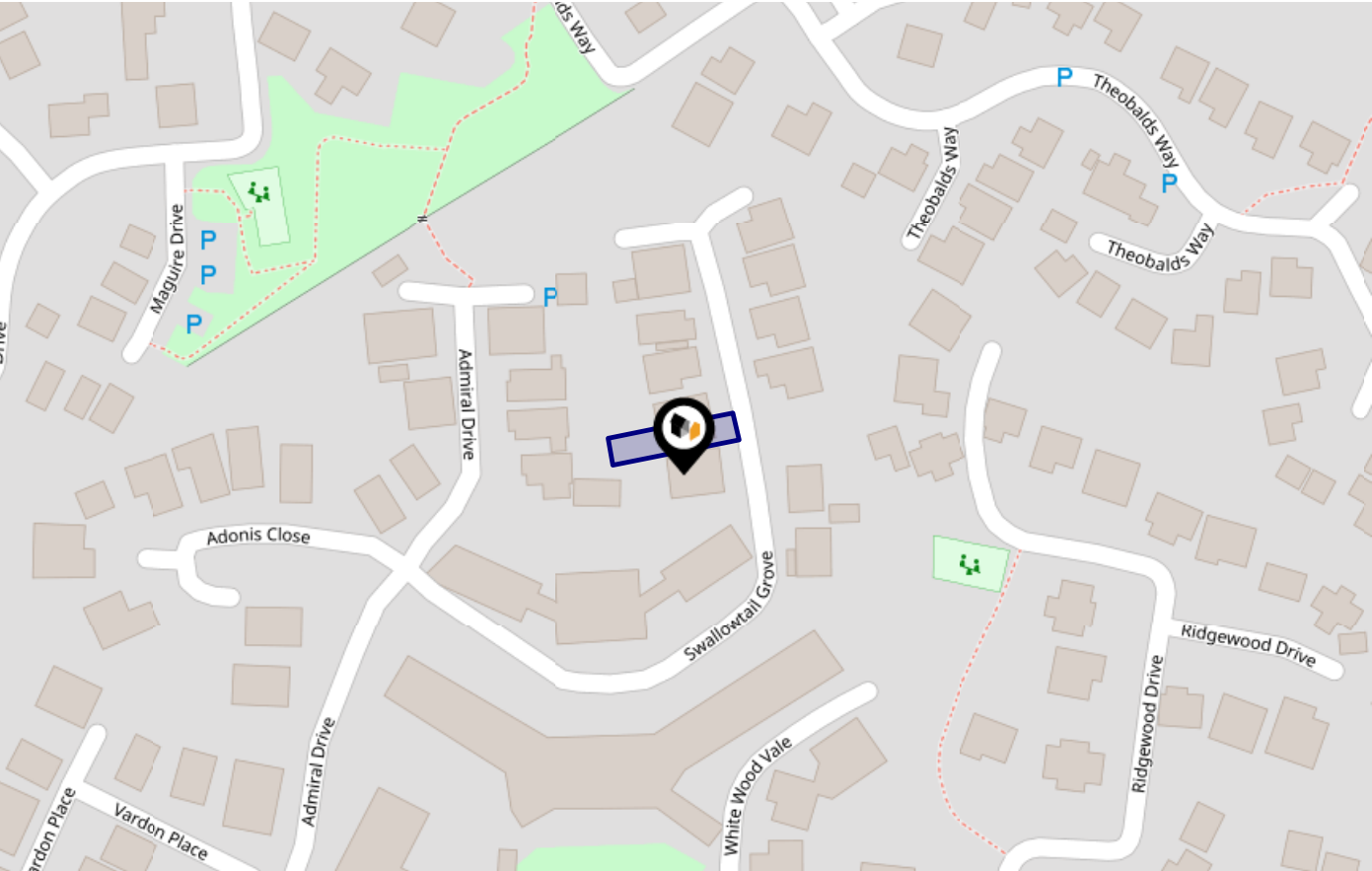
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

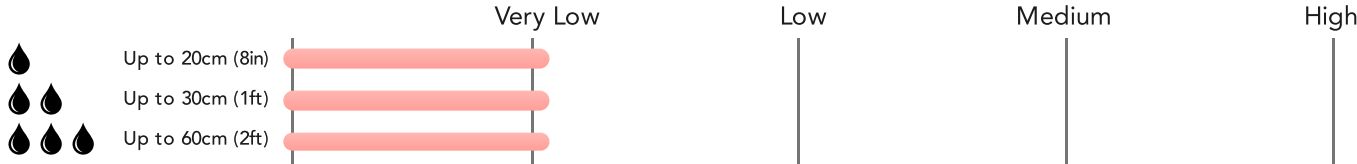


Risk Rating: Very low

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:

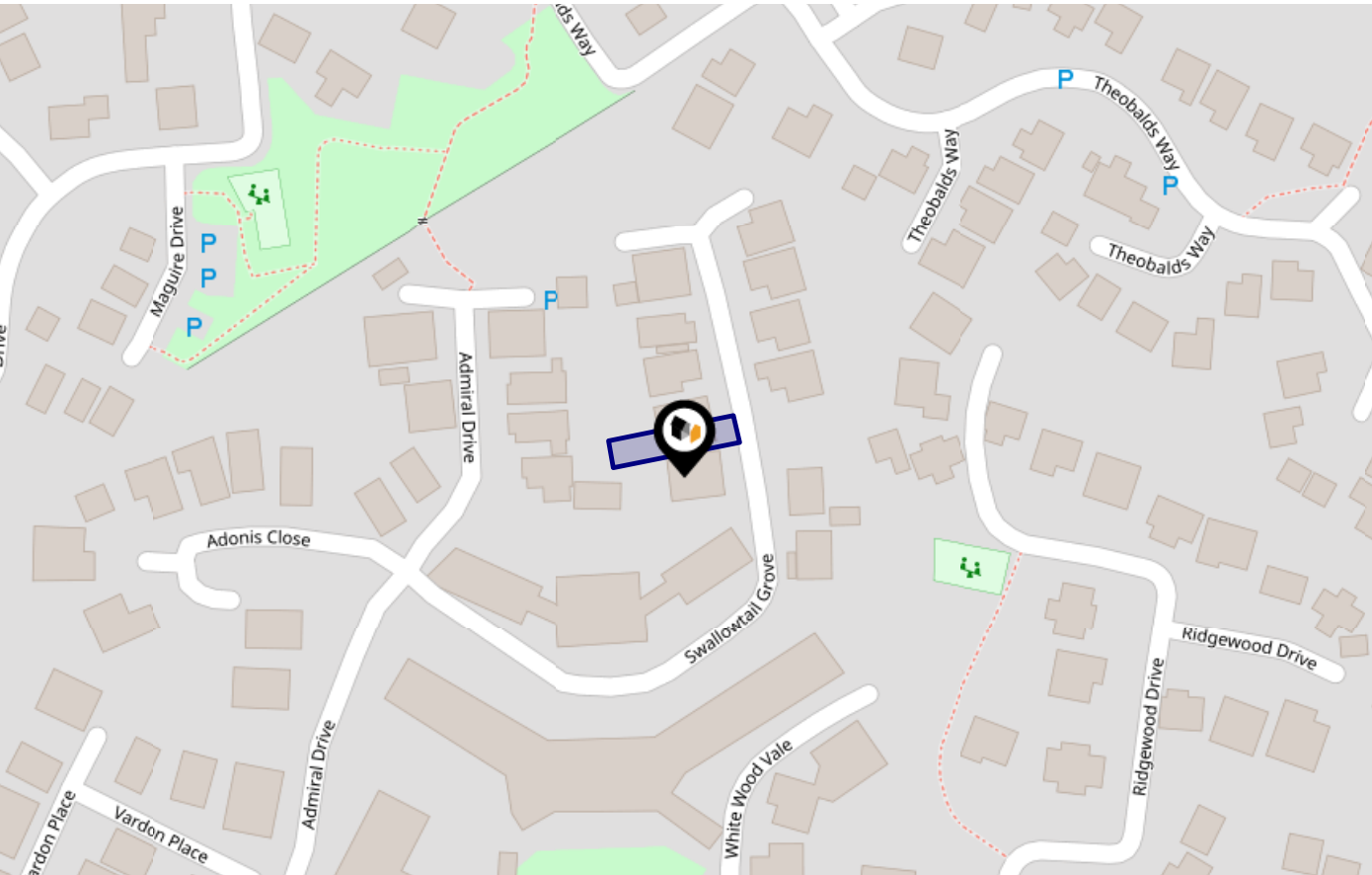


Flood Risk

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.

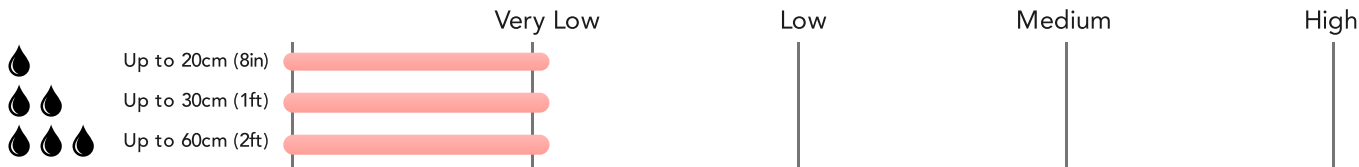


Risk Rating: Very low

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:

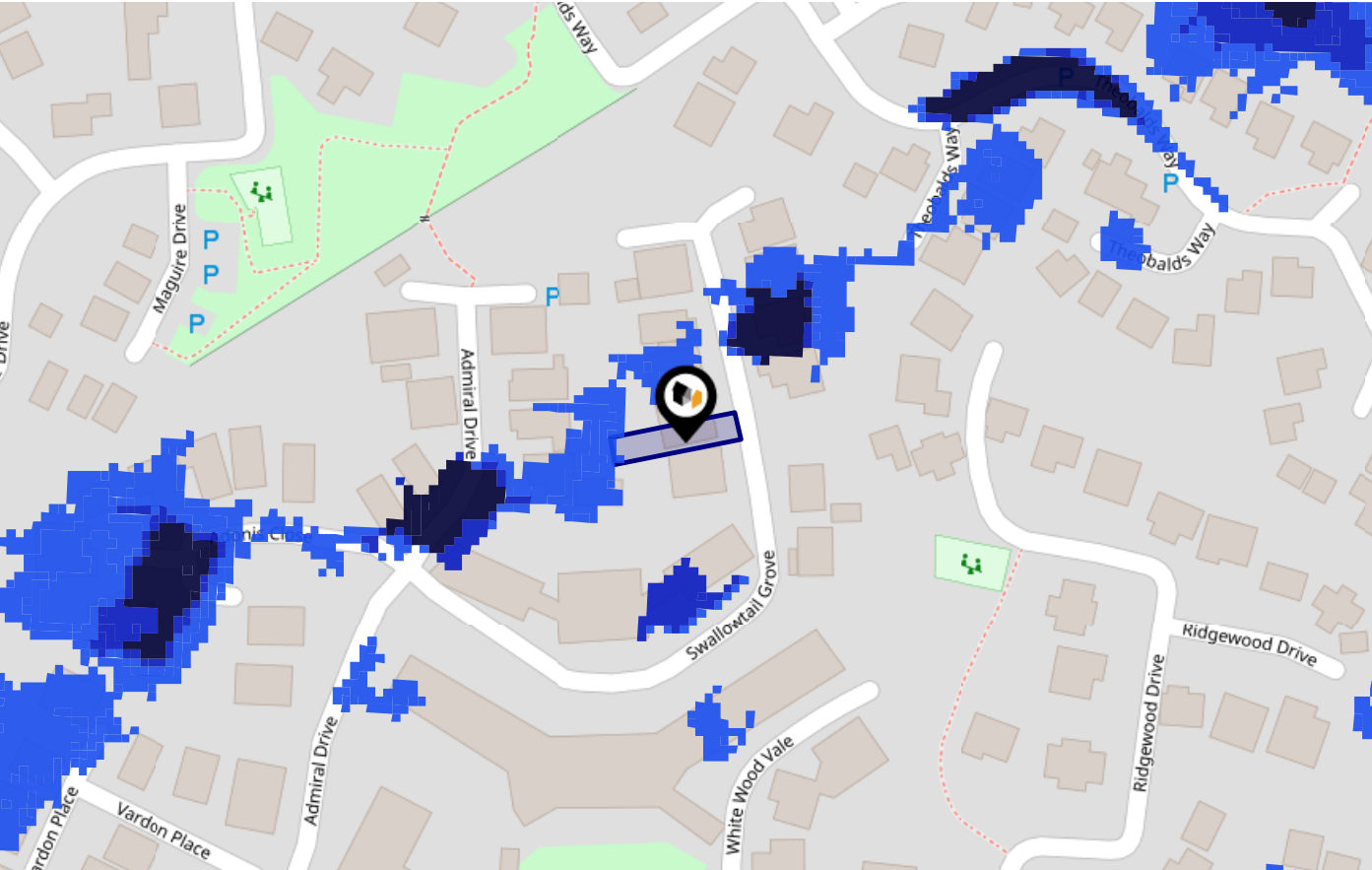


Flood Risk

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.

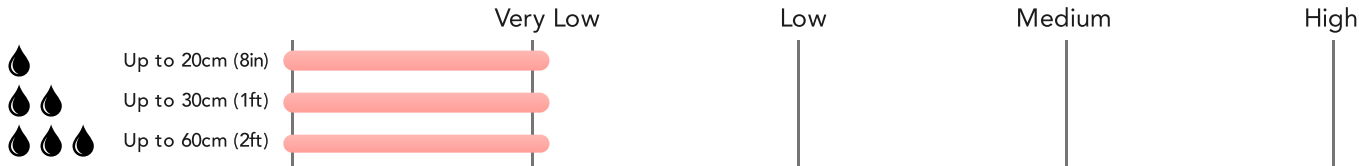


Risk Rating: Very low

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:

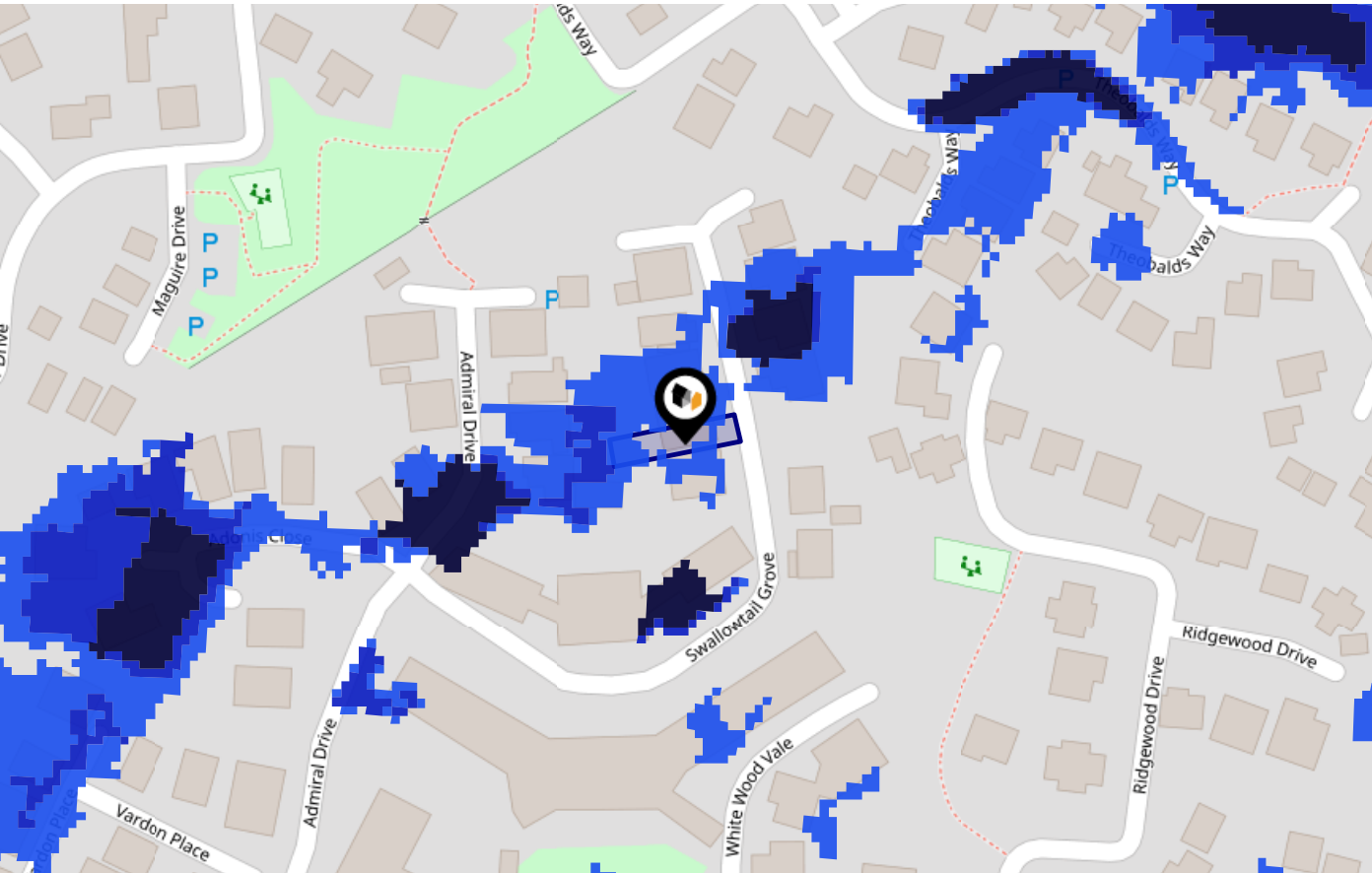


Flood Risk

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.

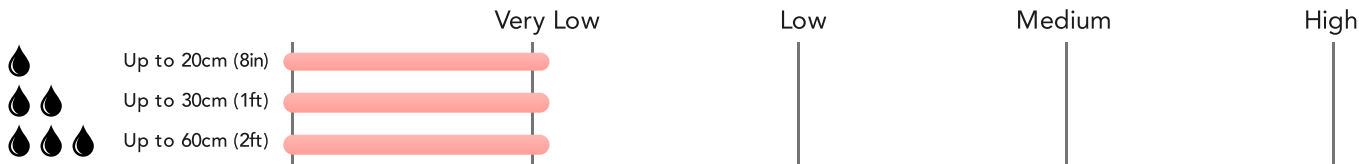


Risk Rating: Very low

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:

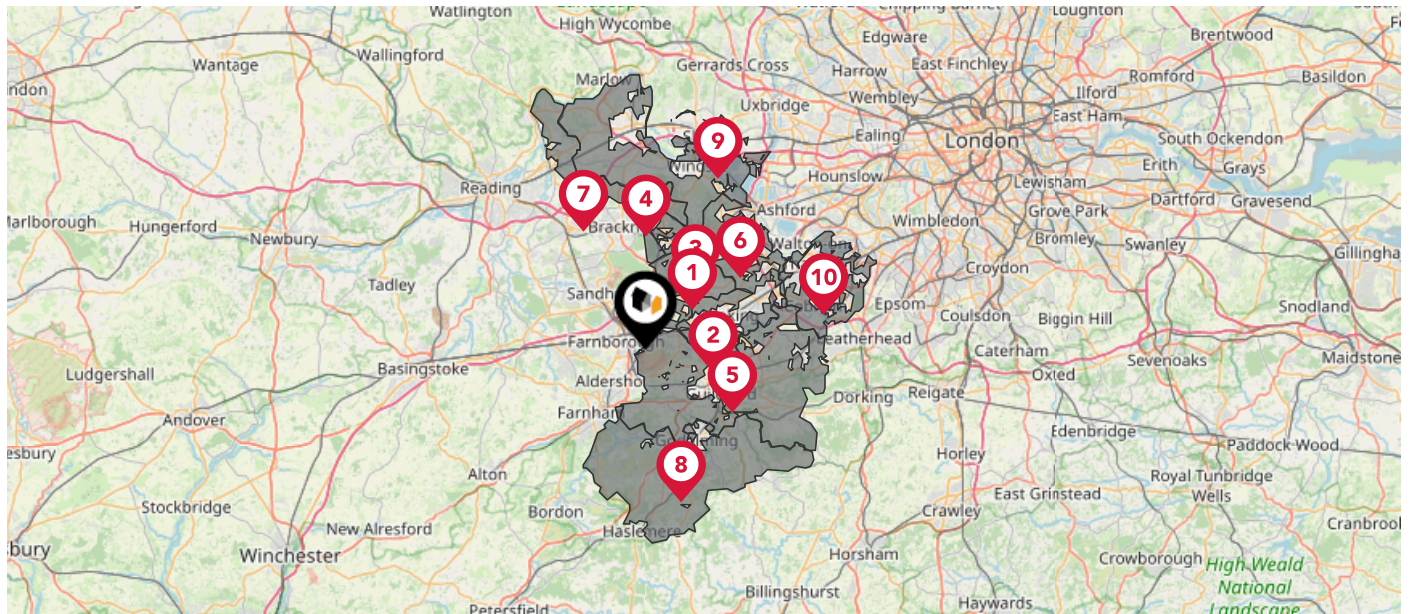


Maps

Green Belt



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



Nearby Green Belt Land

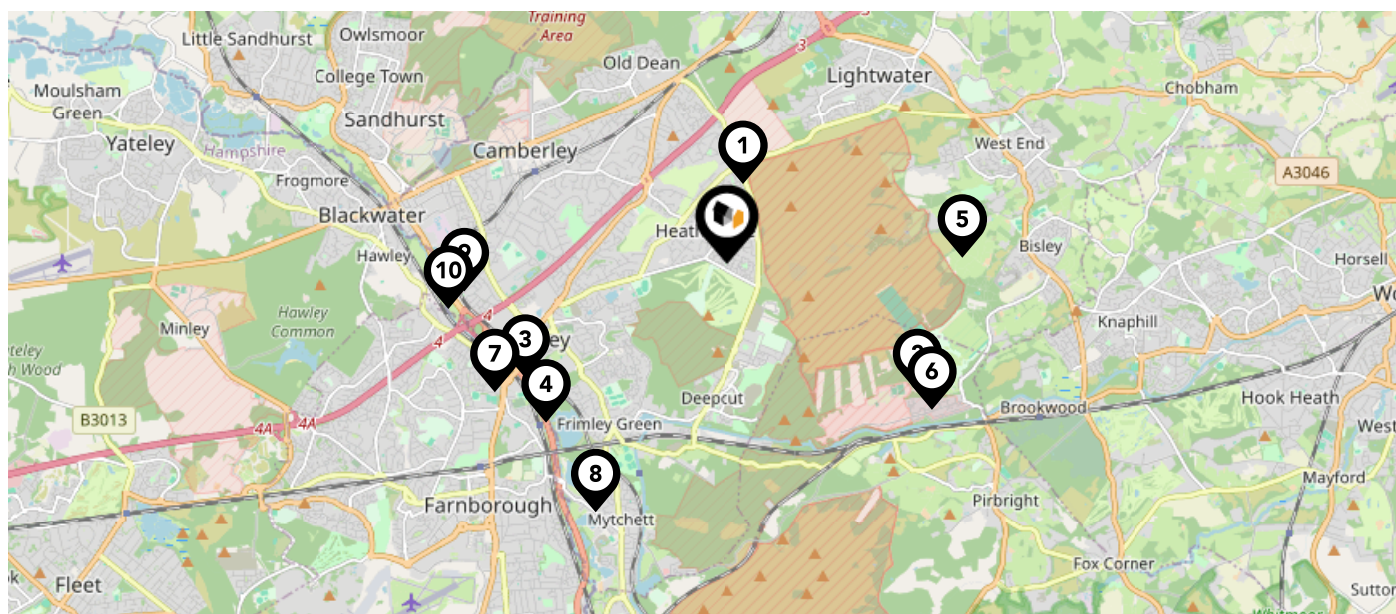
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Woking
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Bracknell Forest
- 5 London Green Belt - Guildford
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Wokingham
- 8 London Green Belt - Waverley
- 9 London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

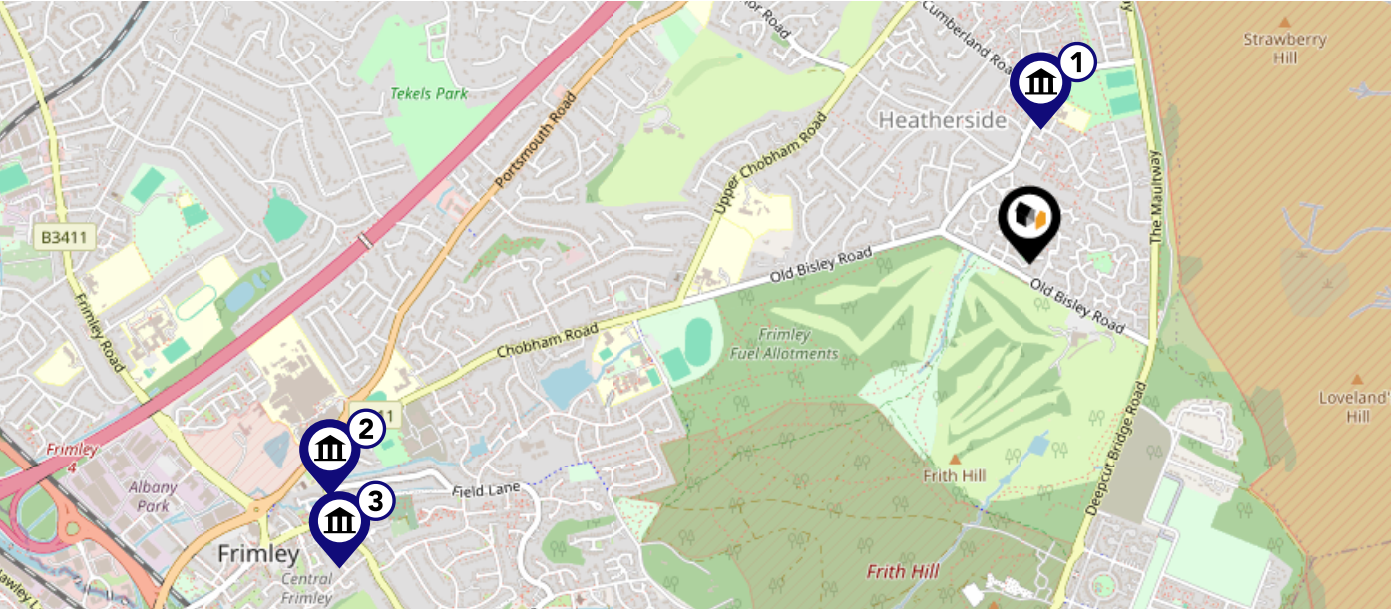
1	Redroad Hill-Surrey Heath	Historic Landfill	
2	National Rifle Association-Echo Road, Bisley	Historic Landfill	
3	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
4	South of Frimley Station-Frimley	Historic Landfill	
5	Whiteoaks-Lucas Green Road, Woking, Surrey	Historic Landfill	
6	National Rifle Association-Echo Road, Bisley	Historic Landfill	
7	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
8	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	
9	Crabtree Road-Camberley, Surrey	Historic Landfill	
10	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	

Maps

Listed Buildings

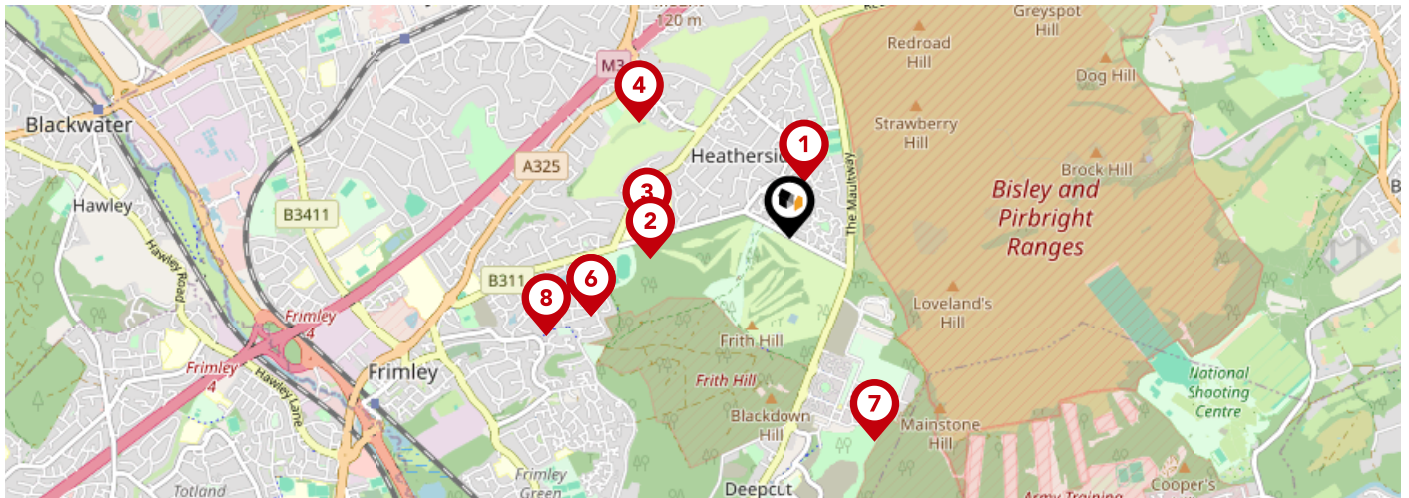


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



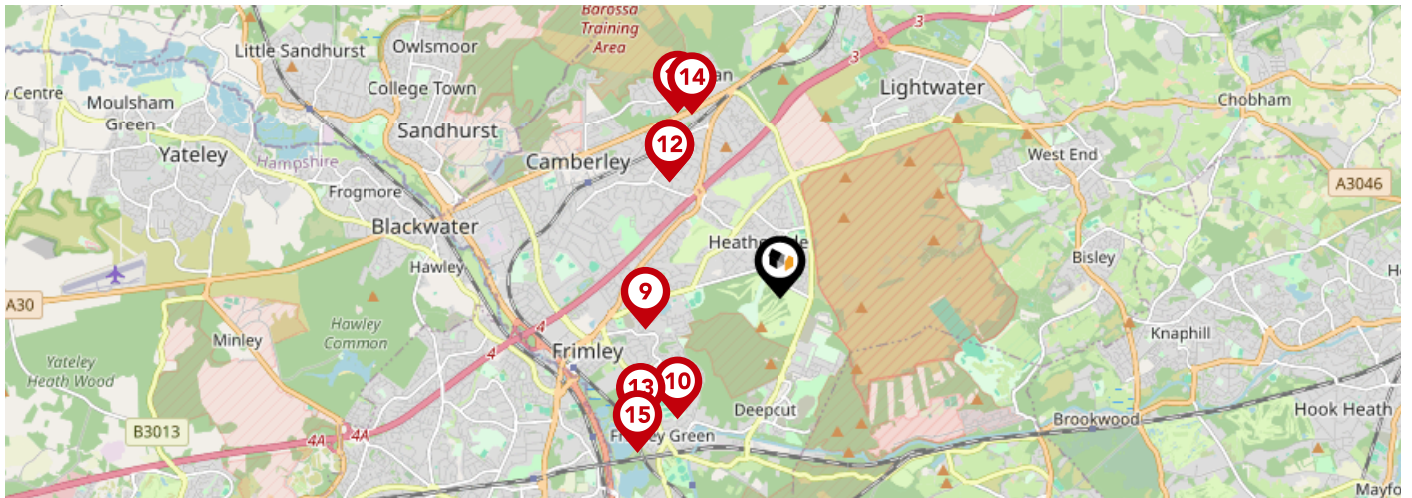
Listed Buildings in the local district		Grade	Distance
	1454715 - The Wheatsheaf, Camberley	Grade II	0.3 miles
	1377507 - The Grove	Grade II	1.7 miles
	1180188 - Church Of St Peter	Grade II	1.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance:0.27	☐	☒	☐	☐	☐
2	Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance:0.65	☐	☒	☐	☐	☐
3	Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance:0.66	☐	☐	☒	☐	☐
4	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:0.88	☐	☒	☐	☐	☐
5	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:0.99	☐	☒	☐	☐	☐
6	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance:0.99	☐	☐	☒	☐	☐
7	Portesbery School Ofsted Rating: Good Pupils: 135 Distance:1.02	☐	☐	☒	☐	☐
8	Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance:1.21	☐	☒	☐	☐	☐

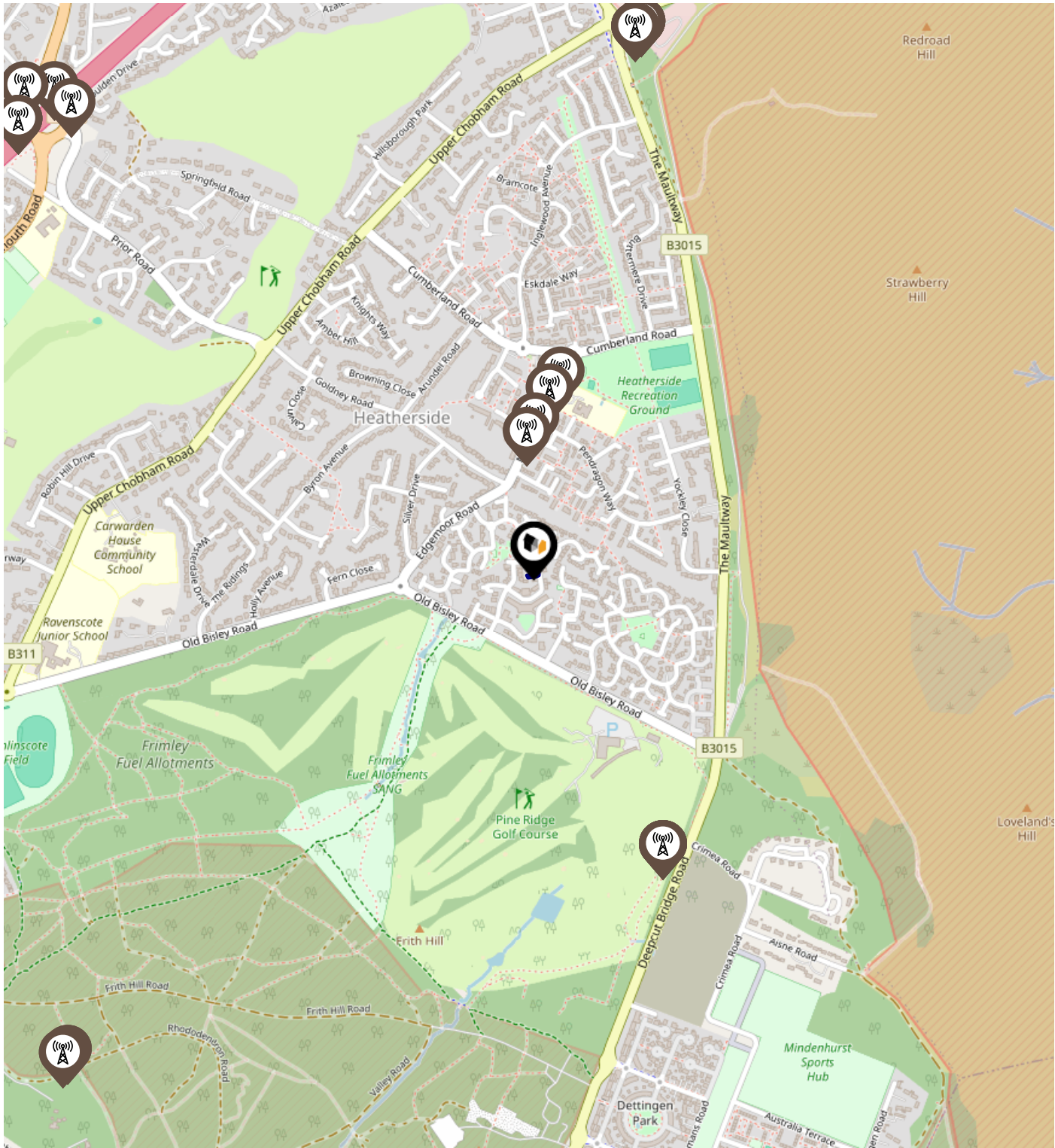
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance: 1.28	☐	☒	☐	☐	☐
10	Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance: 1.47	☐	☒	☐	☐	☐
11	Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance: 1.49	☐	☒	☐	☐	☐
12	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance: 1.49	☐	☒	☐	☐	☐
13	Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance: 1.75	☐	☒	☐	☐	☐
14	Collingwood College Ofsted Rating: Good Pupils: 1740 Distance: 1.9	☐	☐	☒	☐	☐
15	Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance: 1.94	☐	☒	☐	☐	☐
16	Cordwalles Junior School Ofsted Rating: Good Pupils: 218 Distance: 1.97	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

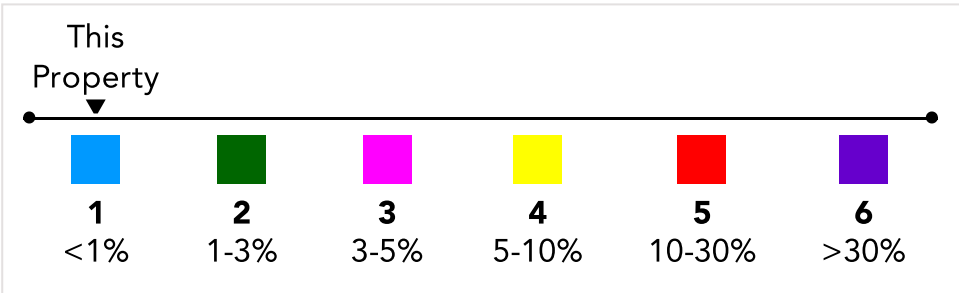
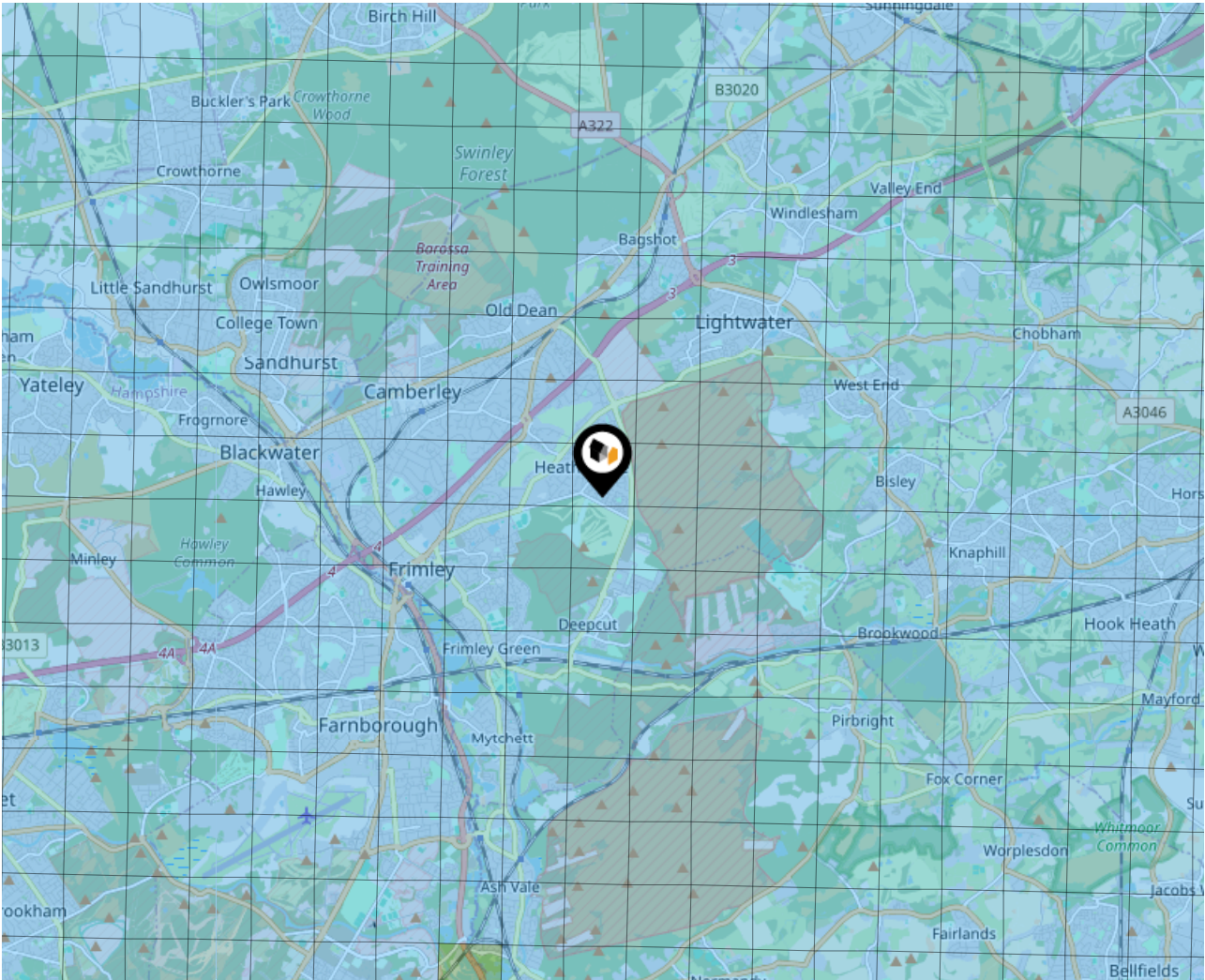
Environment

Radon Gas



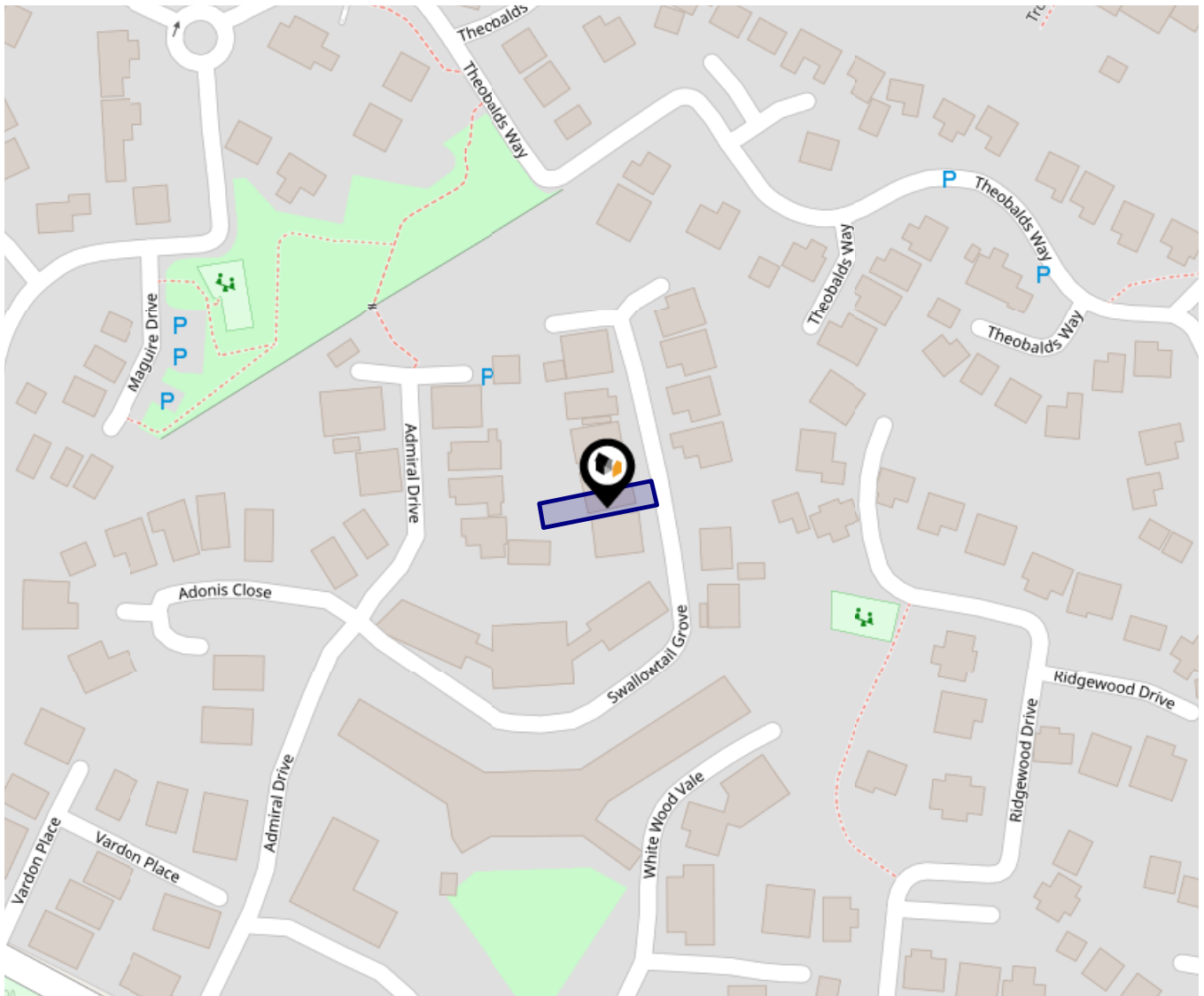
What is Radon?

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.

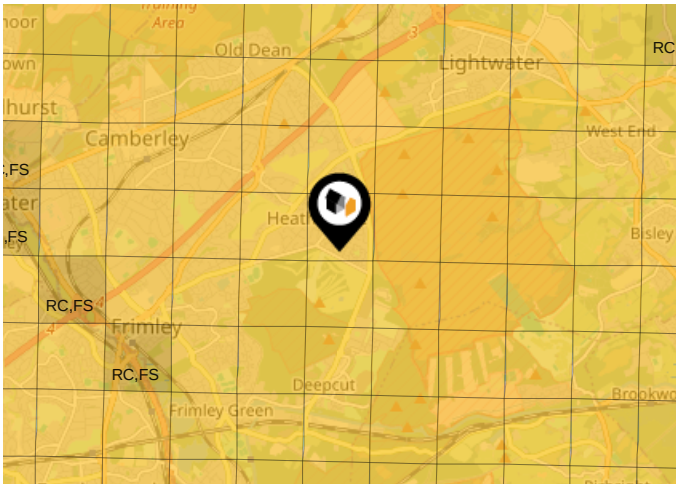
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)		

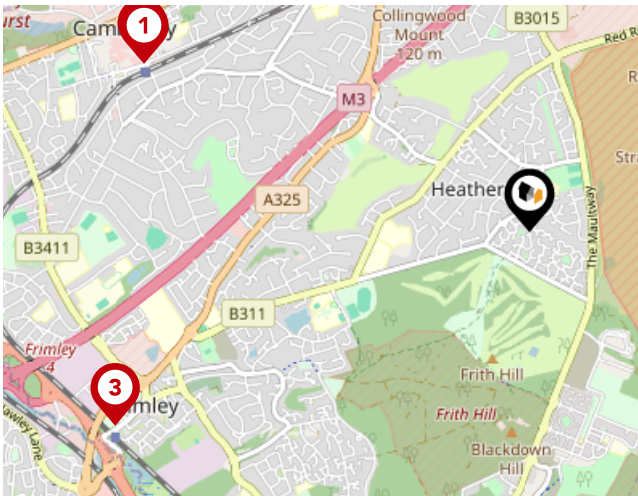


Primary Classifications (Most Common Clay Types)

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

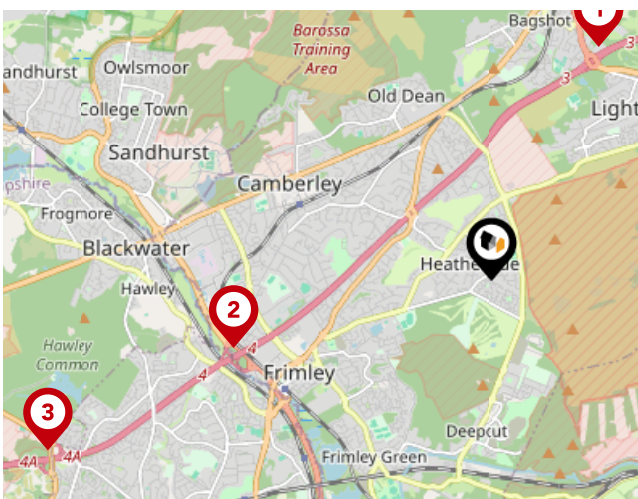
Area

Transport (National)



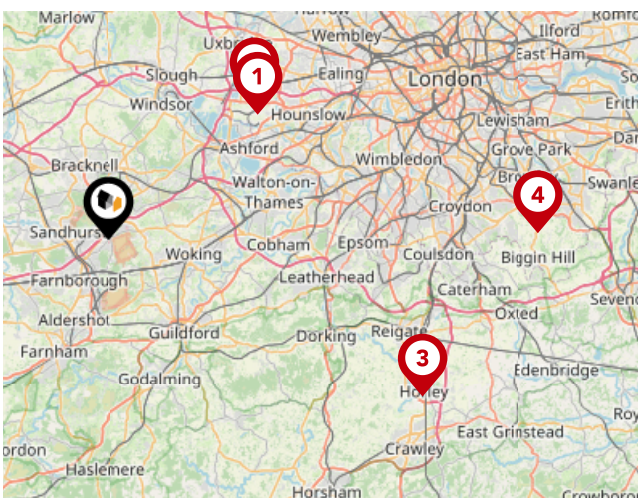
National Rail Stations

Pin	Name	Distance
	Camberley Rail Station	1.94 miles
	Camberley Rail Station	1.96 miles
	Frimley Rail Station	2.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M3 J3	2.38 miles
	M3 J4	2.48 miles
	M3 J4A	4.4 miles
	M3 J2	8.75 miles
	M25 J12	8.85 miles

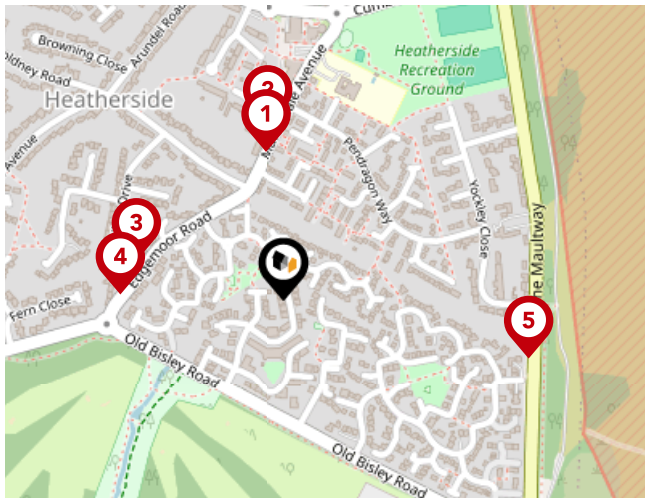


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	14.43 miles
	Heathrow Airport	14.94 miles
	Gatwick Airport	26.09 miles
	Leaves Green	31.82 miles

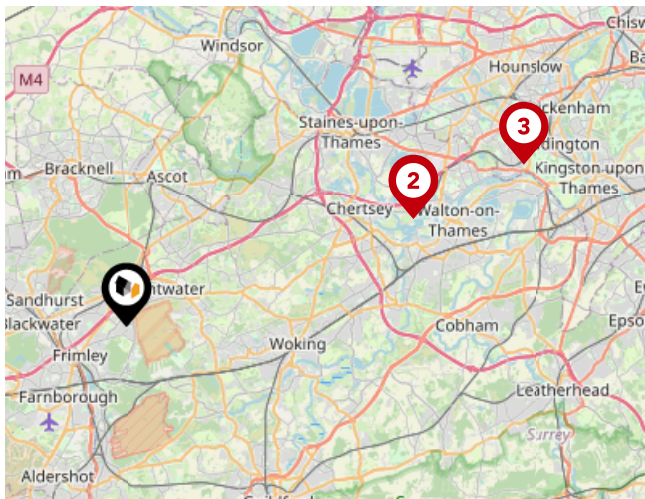
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coniston Close	0.17 miles
2	Coniston Close	0.2 miles
3	Silver Drive	0.18 miles
4	Silver Drive	0.19 miles
5	Cheylesmore Drive	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.34 miles
2	Weybridge Ferry Landing	11.33 miles
3	Moulsey - Hurst Park Ferry Landing	15.83 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

