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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd September 2025

28, MEADOW ROAD, FARNBOROUGH, GU14 8ES

Avocado Property

stephen@avocadopropertyagents.co.uk

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Property
Overview

Property

Type:	Flat / Maisonette	**Last Sold Date:**	14/12/2017
Bedrooms:	2	**Last Sold Price:**	£235,000
Floor Area:	721 ft^2 / 67 m^2	**Last Sold £/ft^2:**	£325
Plot Area:	0.11 acres	**Tenure:**	Leasehold
Year Built :	1950-1966	**Start Date:**	12/06/1988
Council Tax :	Band B	**End Date:**	24/05/2107
Annual Estimate:	£1,721	**Lease Term:**	125 years from 24 May 1982
Title Number:	HP351691	**Term Remaining:**	81 years
UPRN:	100060545967		

Local Area

Local Authority: Hampshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

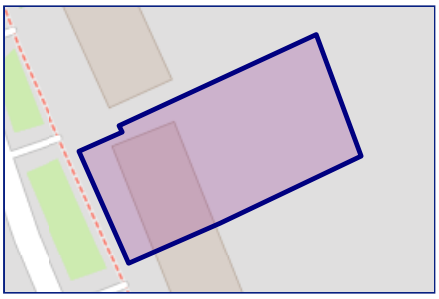
4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

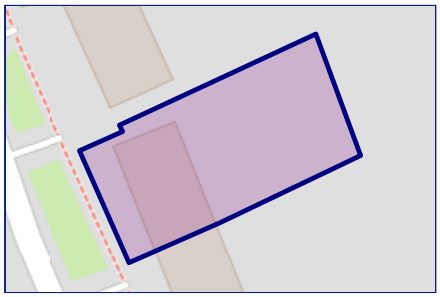
Property
Multiple Title Plans

Freehold Title Plan



HP514733

Leasehold Title Plan



HP351691

Start Date:	12/06/1988
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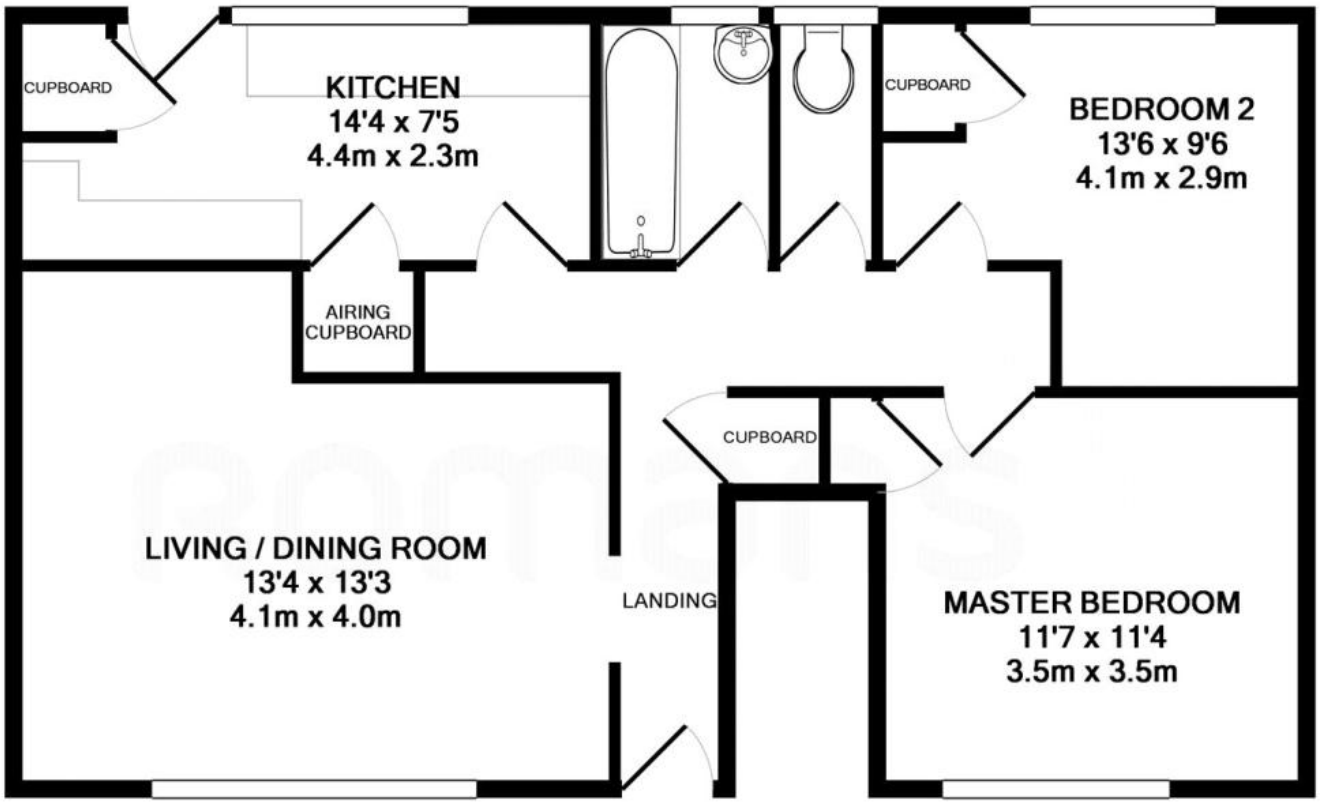
Gallery
Floorplan

avocado property

28, MEADOW ROAD, FARNBOROUGH, GU14 8ES



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017

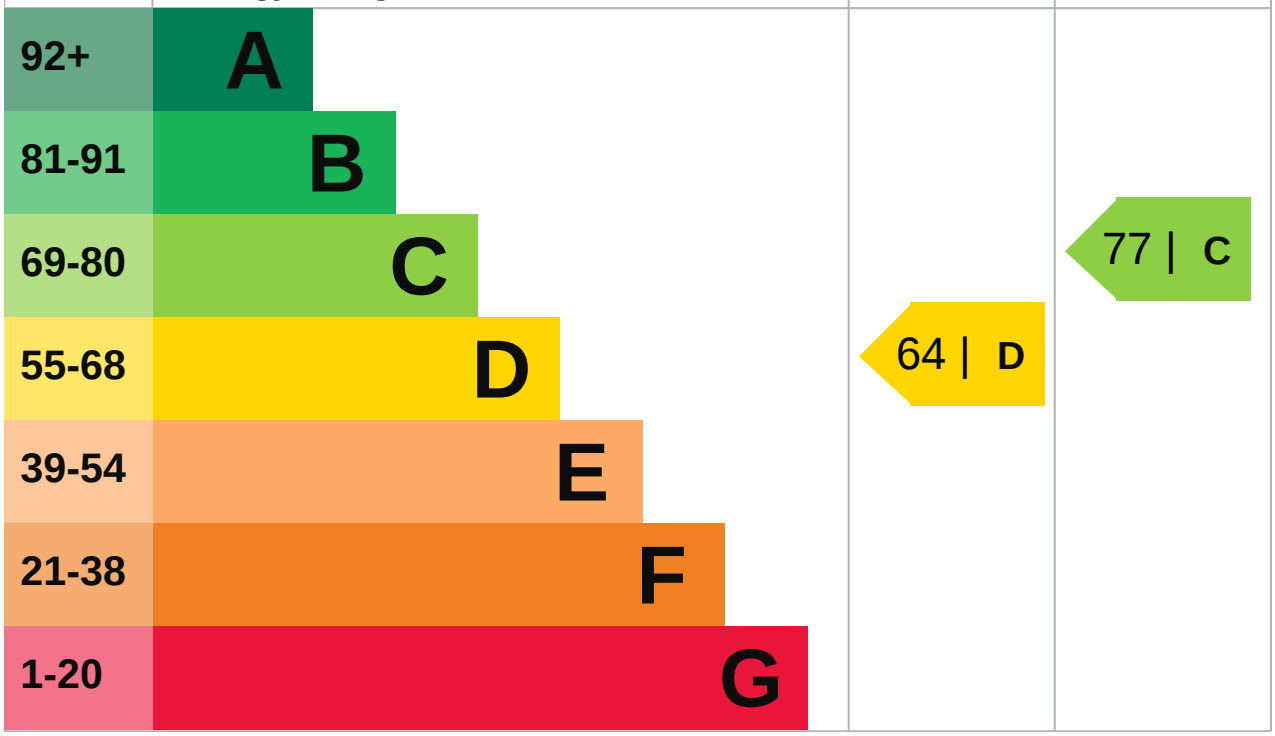
Property
EPC - Certificate

28, Meadow Road, GU14 8ES

Energy rating

D

Valid until 17.08.2026



Property

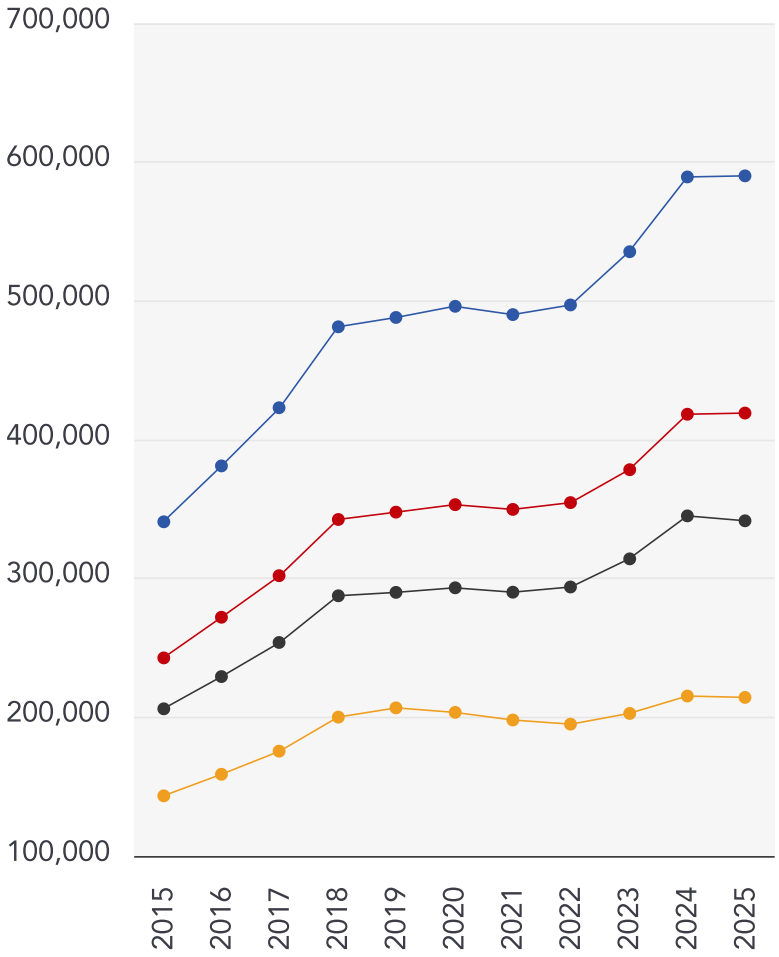
EPC - Additional Data

Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
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 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in GU14



Detached

+73.13%

Semi-Detached

+72.66%

Terraced

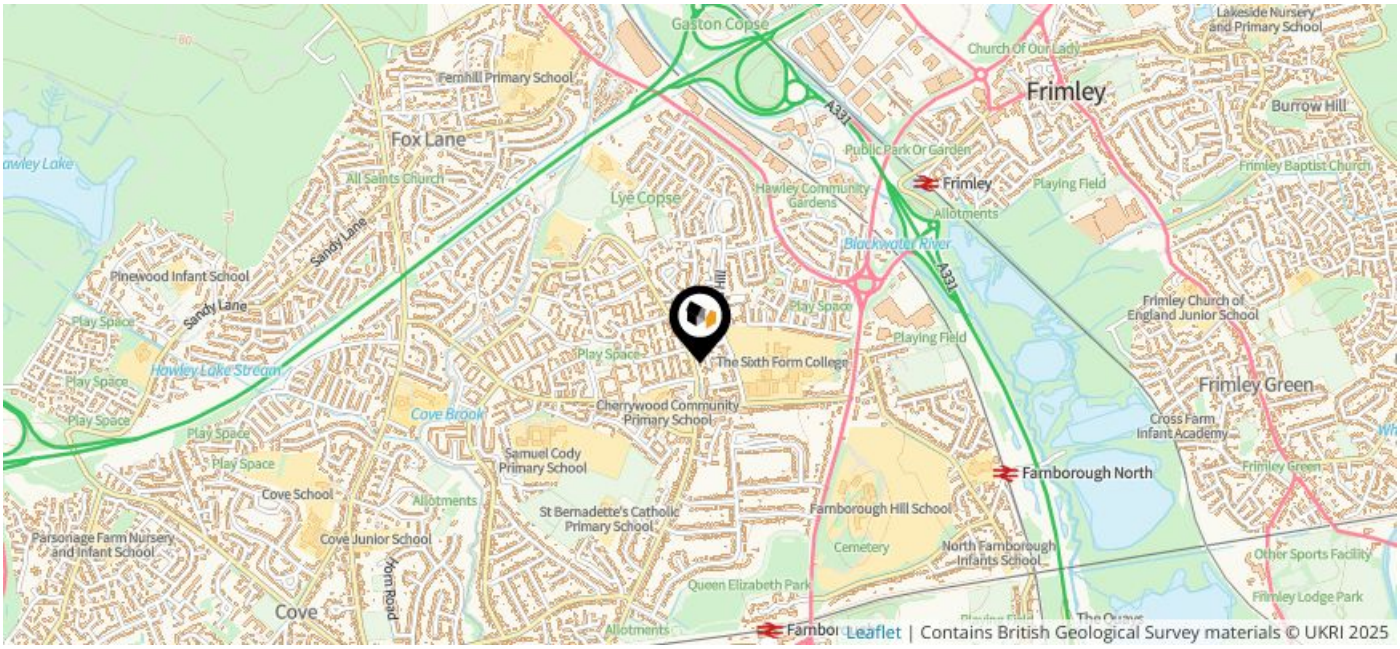
+65.73%

Flat

+49.46%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

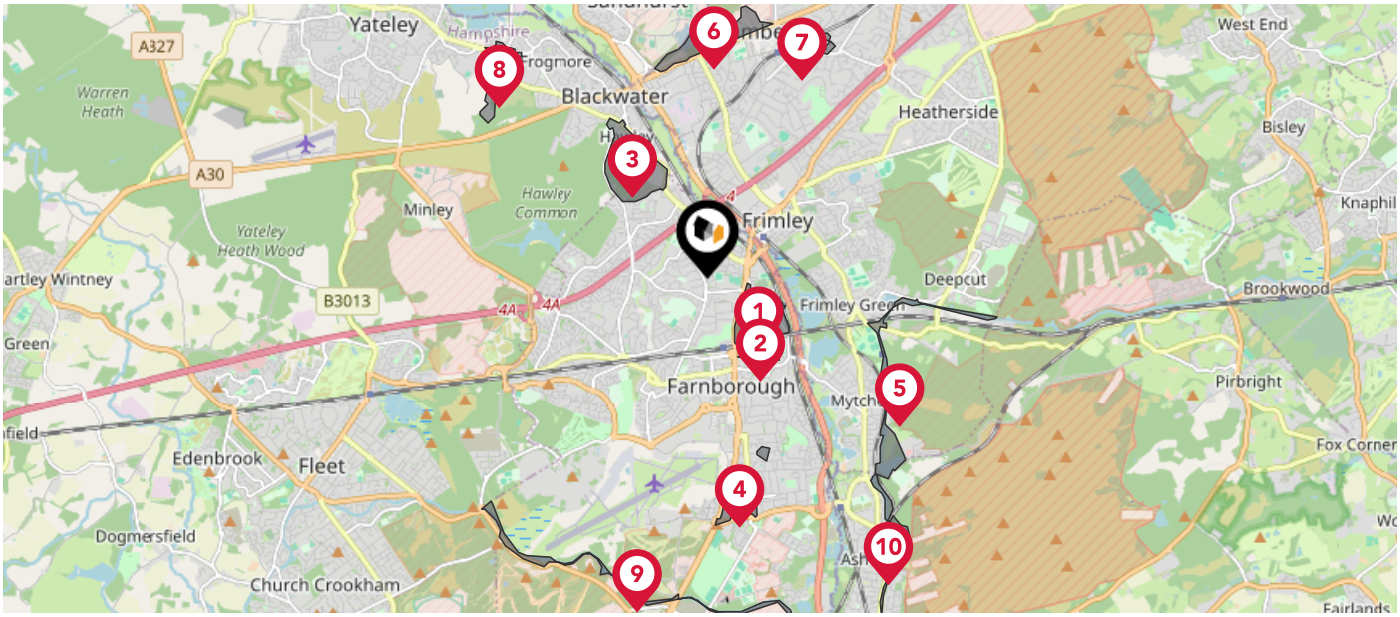
- Adit
- Gutter Pit
- Shaft

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

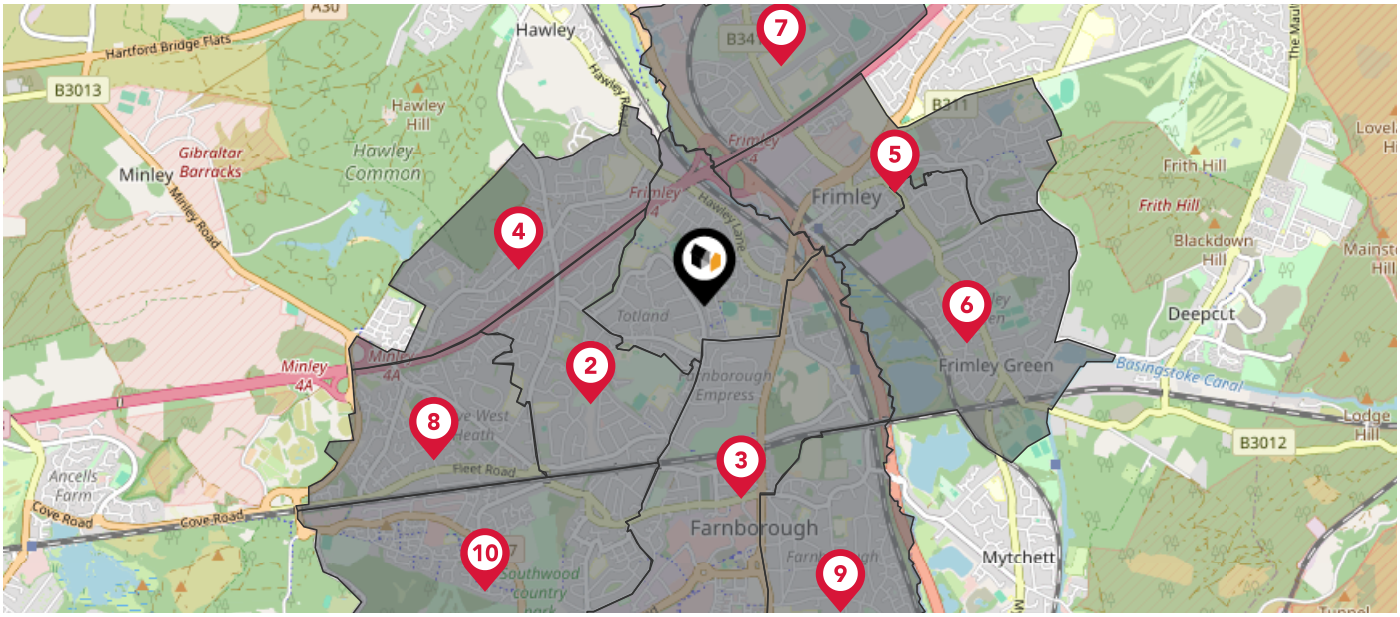
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Farnborough Hill
2	Saint Michael's Abbey
3	Hawley Park and Green
4	South Farnborough
5	Basingstoke Canal
6	RMA (Former) Staff College and London Road, Camberley
7	Upper Gordon Road to Church Hill, Camberley
8	Darby Green Yateley
9	Basingstoke Canal
10	Basingstoke Canal South

Maps
Council Wards

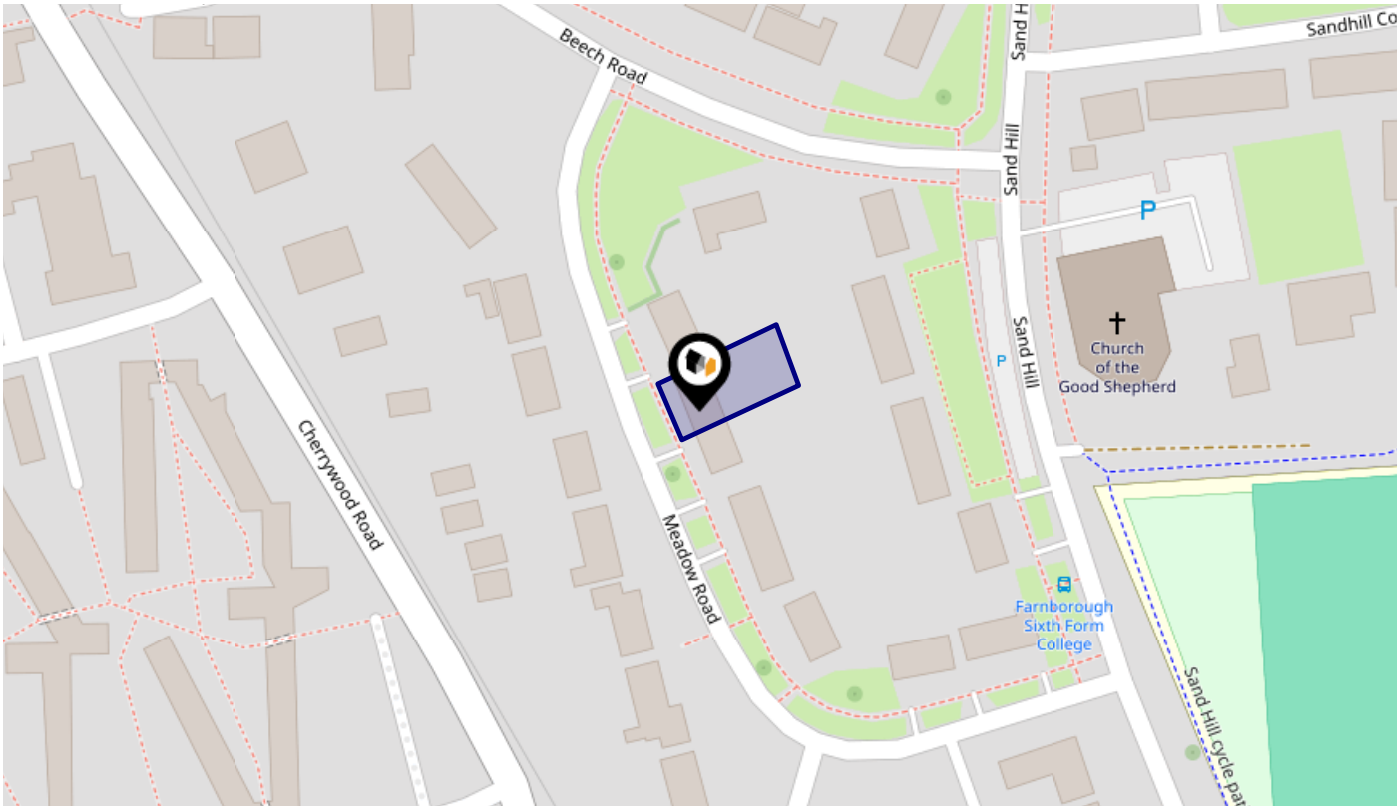
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Cherrywood Ward
2	West Heath Ward
3	Empress Ward
4	Fernhill Ward
5	Frimley Ward
6	Frimley Green Ward
7	Watchetts Ward
8	St. John's Ward
9	Knellwood Ward
10	Cove and Southwood 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.

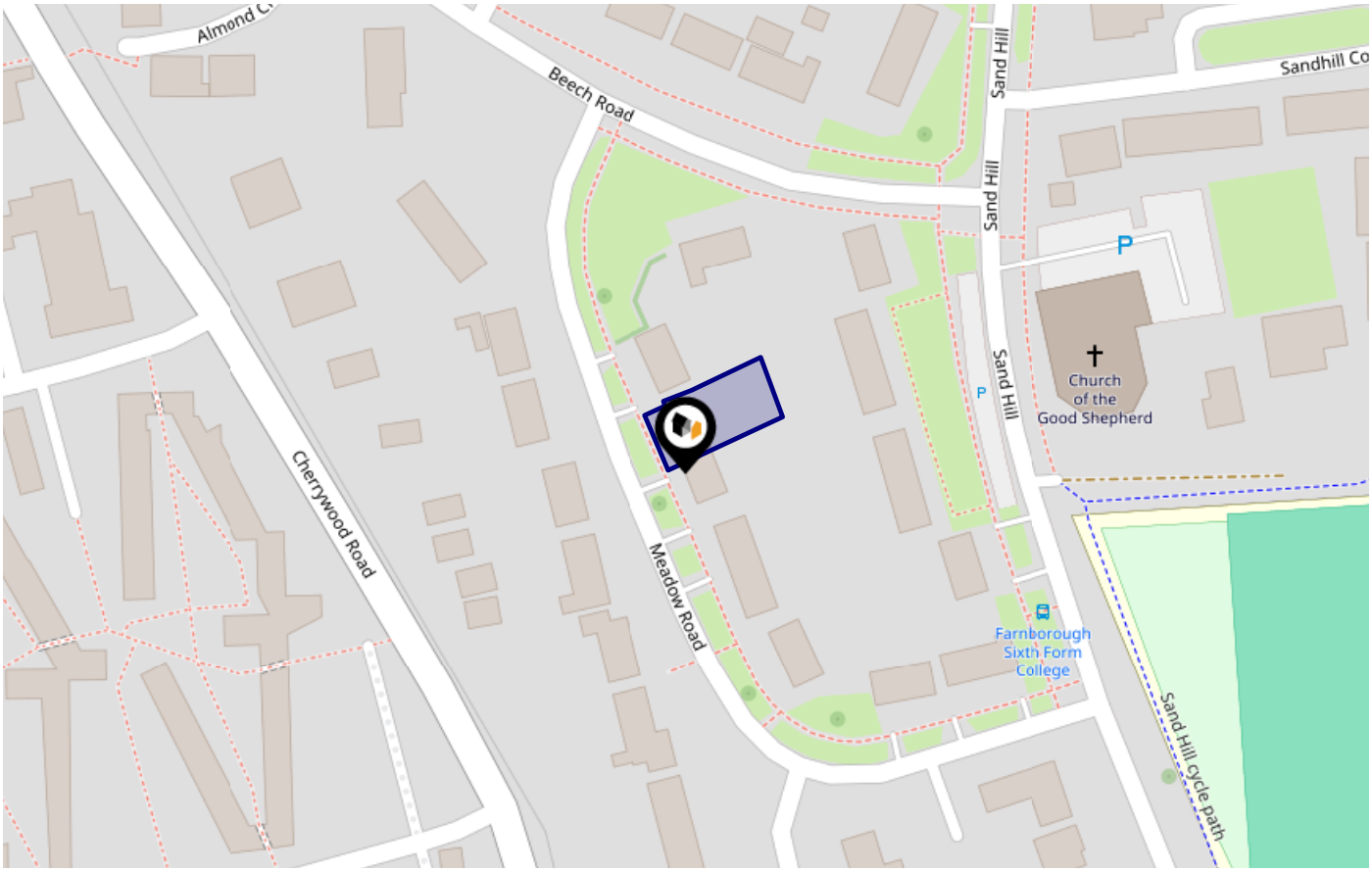
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

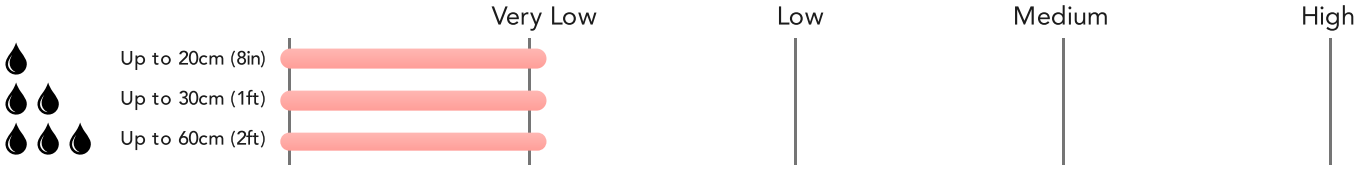


Risk Rating: Very low

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.

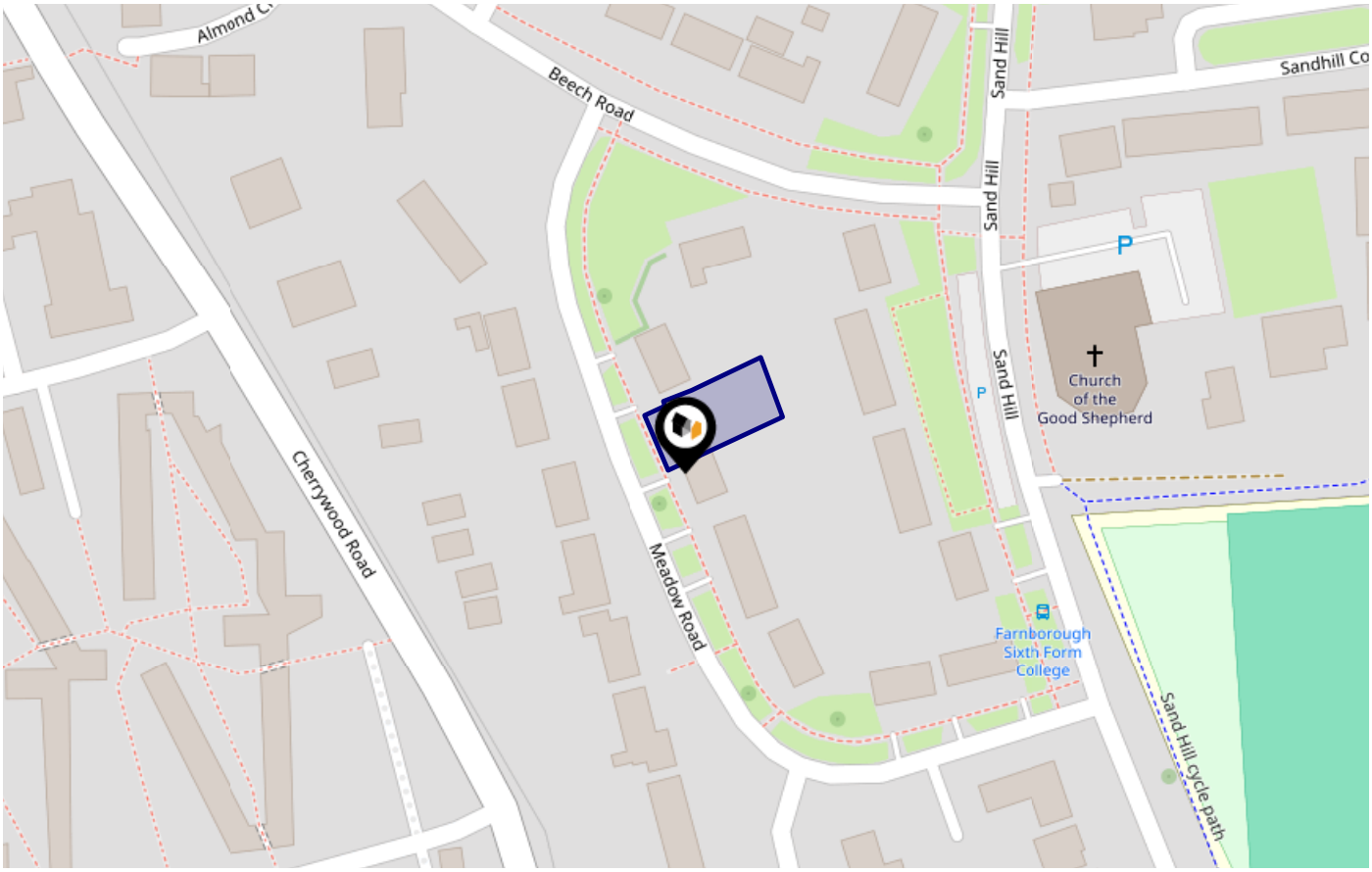
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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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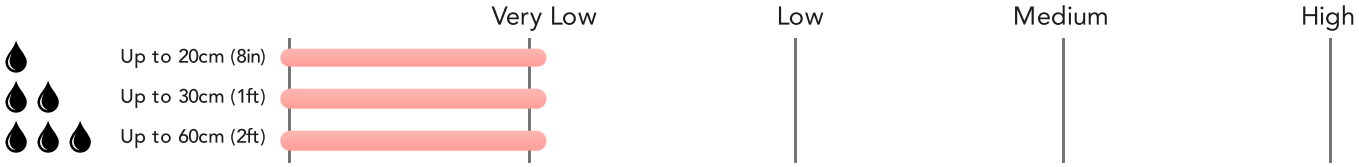
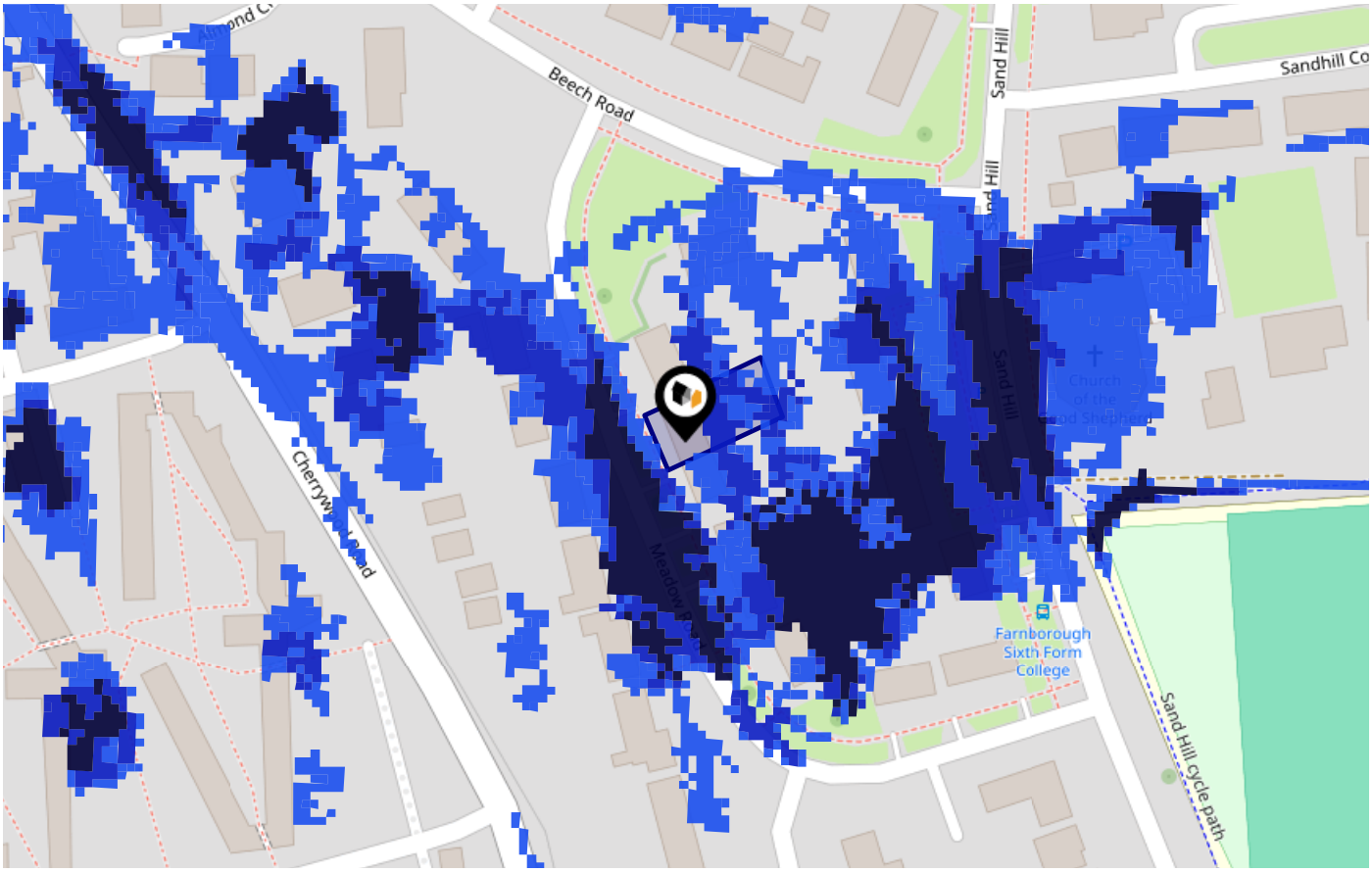


Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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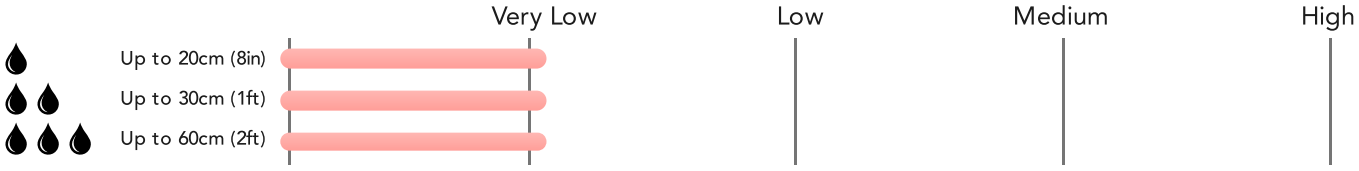
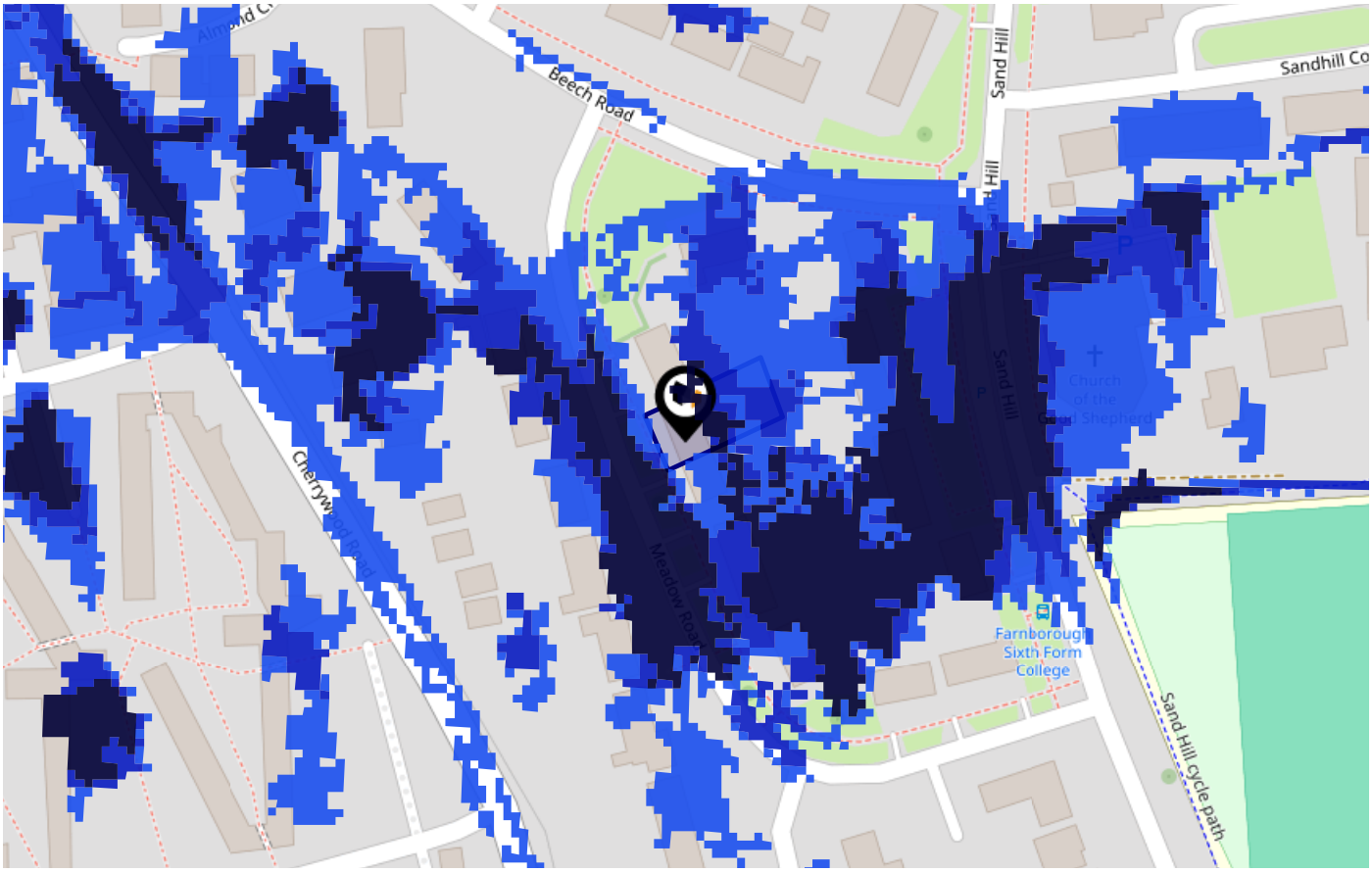


Flood Risk
Surface Water - Climate Change

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.



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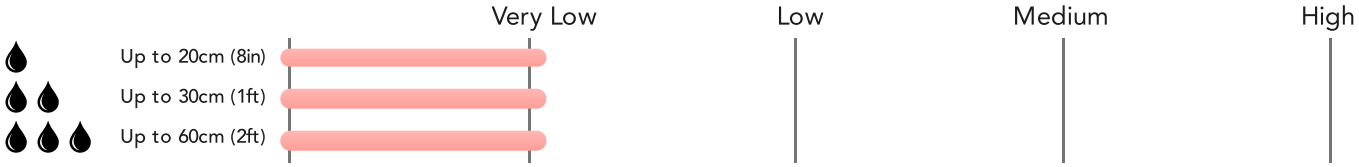
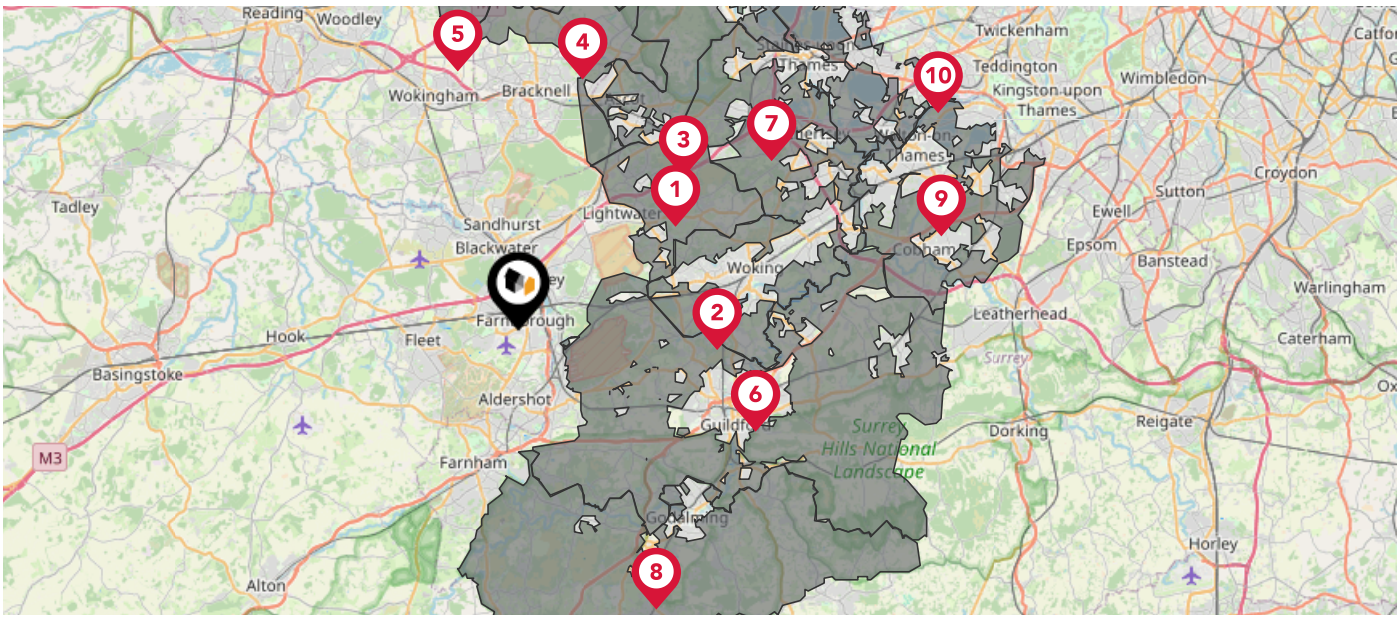


Maps
Green Belt

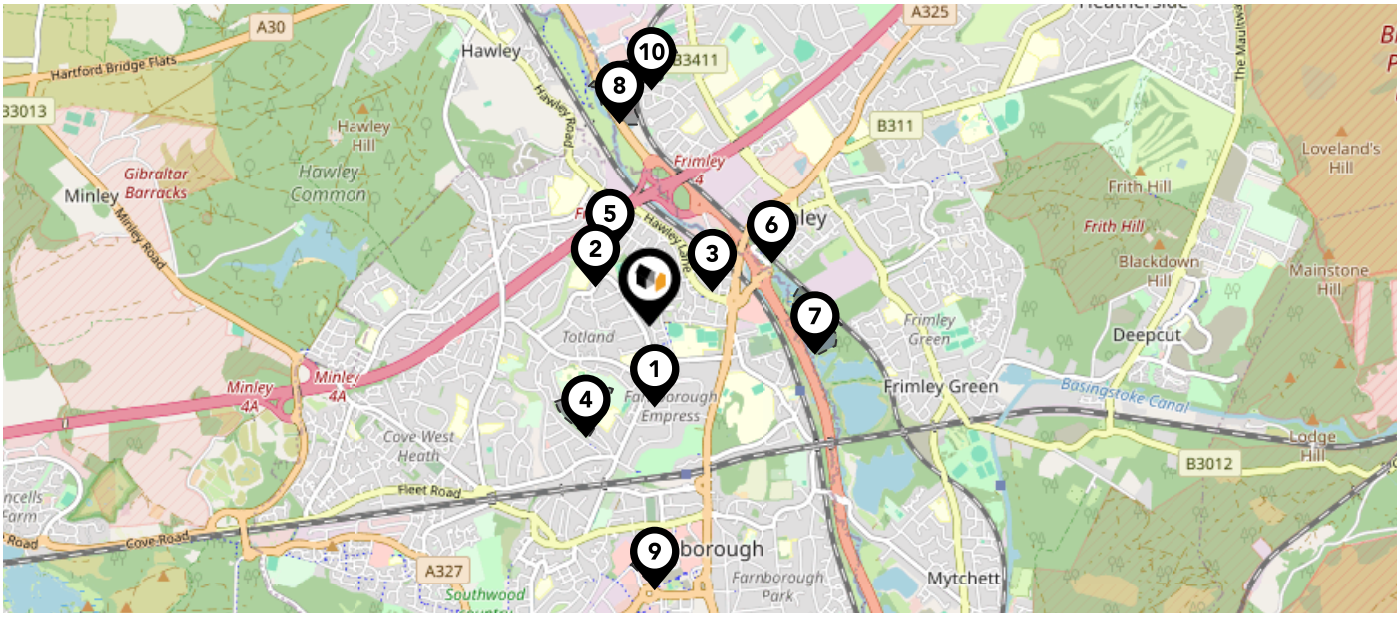
This map displays nearby areas that have been designated as Green Belt...



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

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.

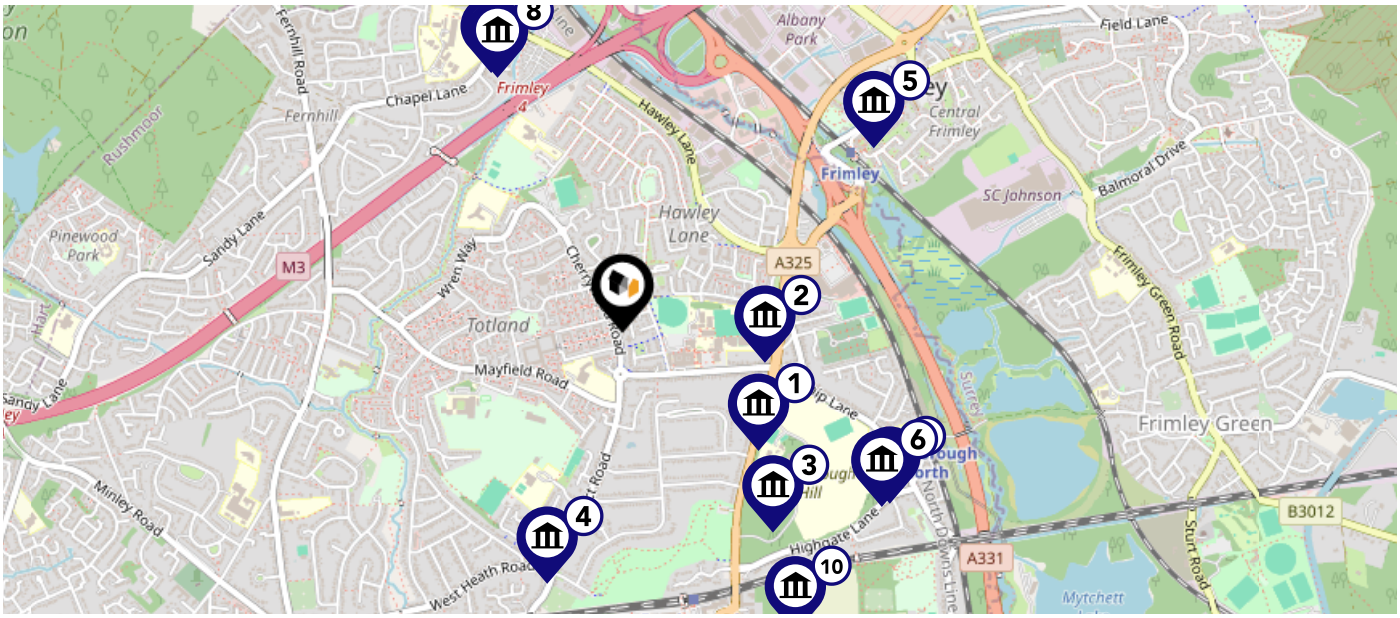


Nearby Landfill Sites

1	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill
2	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill
3	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill
4	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill
5	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill
6	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill
7	South of Frimley Station-Frimley	Historic Landfill
8	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill
9	Princes Mead-Farnborough, Hampshire	Historic Landfill
10	Crabtree Road-Camberley, Surrey	Historic Landfill

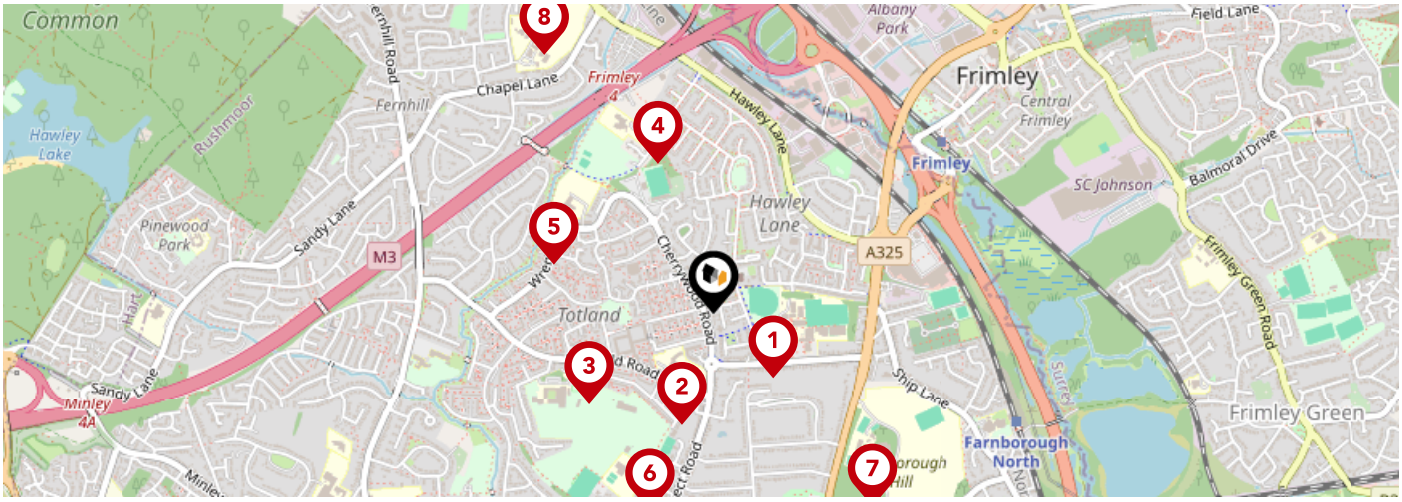
Maps
Listed Buildings

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



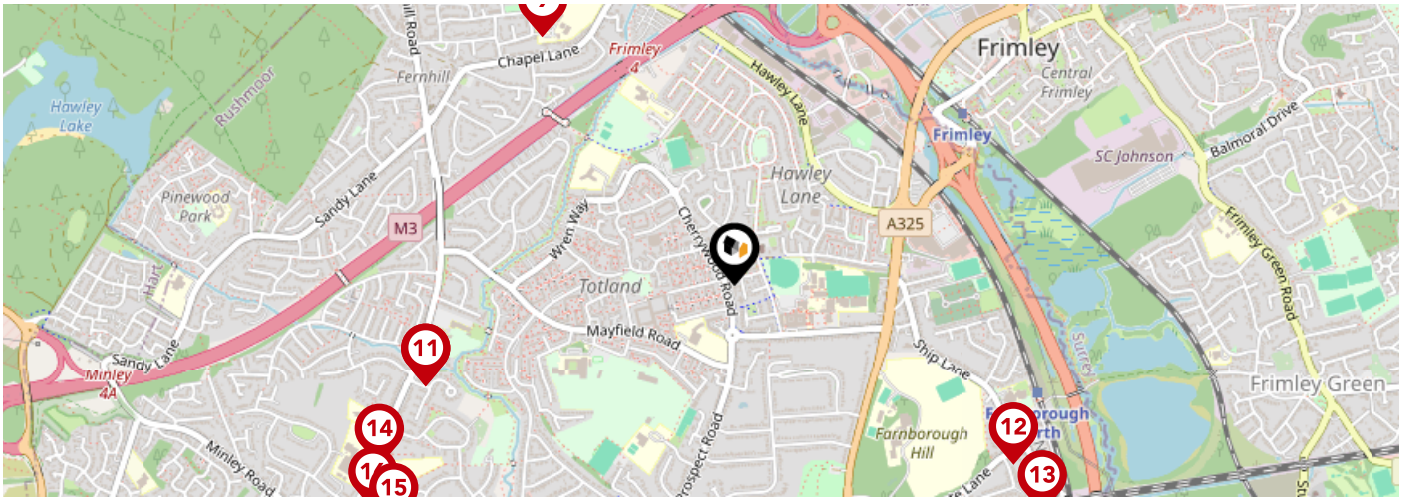
Listed Buildings in the local district	Grade	Distance
1 1390603 - North Lodge, Including Attached Wall, Farnborough Hill School	Grade II	0.4 miles
2 1092633 - South Lodge	Grade II	0.4 miles
3 1303116 - Main Building To Farnborough Hill Convent	Grade I	0.6 miles
4 1092605 - Thatched Cottage Public House	Grade II	0.6 miles
5 1377519 - Anglia Building Society	Grade II	0.7 miles
6 1156289 - Oriel Cottage	Grade II	0.7 miles
7 1092277 - 2 And 4, Chapel Lane	Grade II	0.7 miles
8 1259787 - Ye Old Malthouse	Grade II	0.7 miles
9 1339699 - Rose Cottage	Grade II	0.7 miles
10 1155639 - Abbey Church Of St Michael	Grade I	0.8 miles

Area
Schools



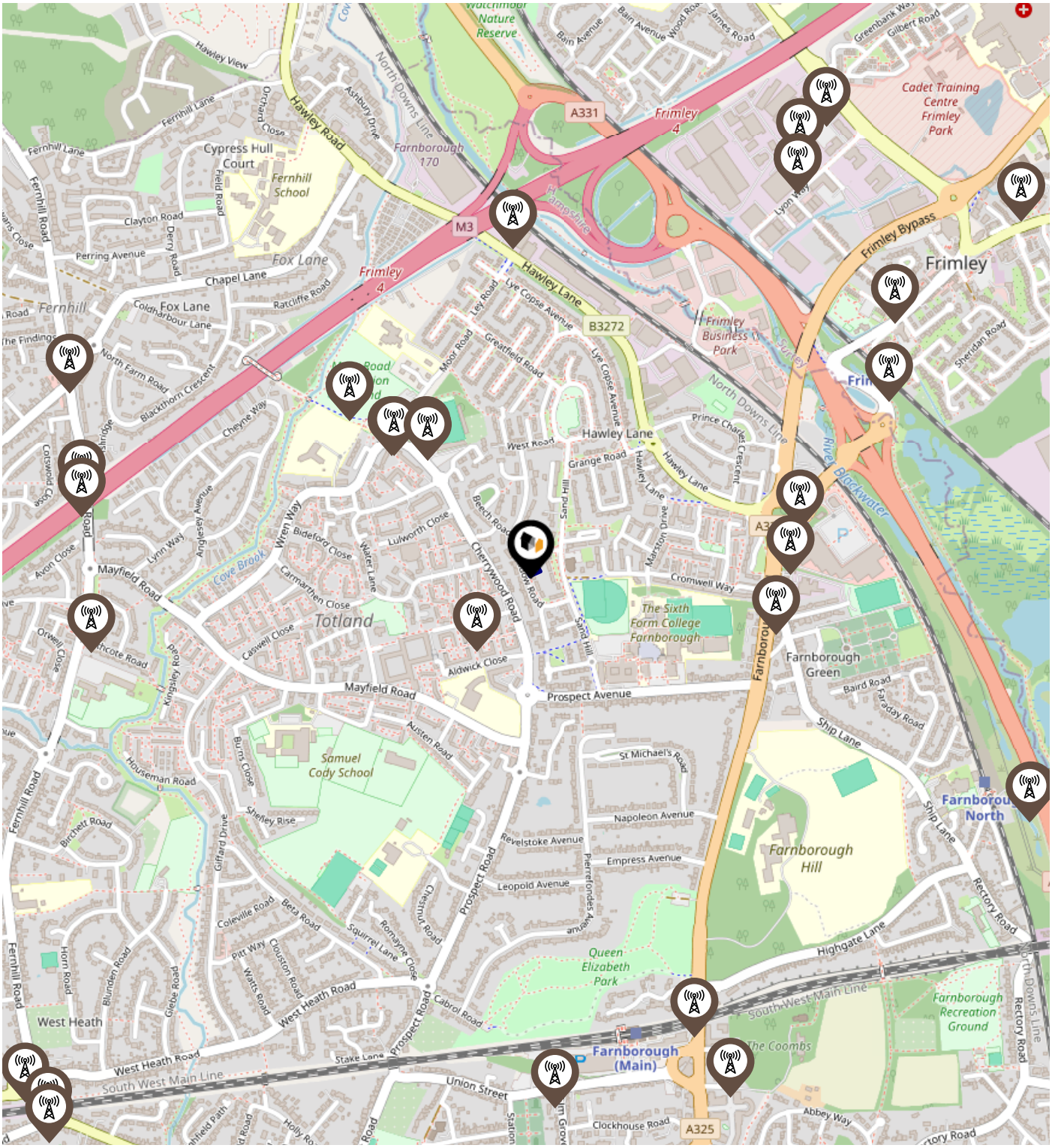
		Nursery	Primary	Secondary	College	Private
1	**The Sixth Form College Farnborough** Ofsted Rating: Outstanding | Pupils:0 | Distance:0.2	☐	☐	☑	☐	☐
2	**Cherrywood Community Primary School** Ofsted Rating: Good | Pupils: 180 | Distance:0.27	☐	☑	☐	☐	☐
3	**Samuel Cody School** Ofsted Rating: Good | Pupils: 287 | Distance:0.36	☐	☐	☑	☐	☐
4	**Farnborough Grange Nursery & Infant Community School** Ofsted Rating: Special Measures | Pupils: 234 | Distance:0.37	☐	☑	☐	☐	☐
5	**Grange Community Junior School** Ofsted Rating: Outstanding | Pupils: 235 | Distance:0.39	☐	☑	☐	☐	☐
6	**St Bernadette's Catholic Primary School** Ofsted Rating: Good | Pupils: 217 | Distance:0.48	☐	☑	☐	☐	☐
7	**Farnborough Hill** Ofsted Rating: Not Rated | Pupils: 527 | Distance:0.58	☐	☐	☑	☐	☐
8	**Bohunt Farnborough** Ofsted Rating: Not Rated | Pupils: 637 | Distance:0.72	☐	☐	☑	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**The Ferns Primary Academy** Ofsted Rating: Serious Weaknesses | Pupils: 97 | Distance:0.73	☐	☑	☐	☐	☐
10	**Manor Junior School** Ofsted Rating: Good | Pupils: 327 | Distance:0.75	☐	☑	☐	☐	☐
11	**Manor Infant School** Ofsted Rating: Requires improvement | Pupils: 199 | Distance:0.75	☐	☑	☐	☐	☐
12	**Henry Tyndale School** Ofsted Rating: Outstanding | Pupils: 135 | Distance:0.77	☐	☐	☑	☐	☐
13	**North Farnborough Infant School** Ofsted Rating: Good | Pupils: 171 | Distance:0.89	☐	☑	☐	☐	☐
14	**Cove Infant School** Ofsted Rating: Good | Pupils: 171 | Distance:0.92	☐	☑	☐	☐	☐
15	**Cove Junior School** Ofsted Rating: Good | Pupils: 295 | Distance:0.97	☐	☑	☐	☐	☐
16	**Cove School** Ofsted Rating: Good | Pupils: 979 | Distance:0.99	☐	☐	☑	☐	☐

Local Area
Masts & Pylons



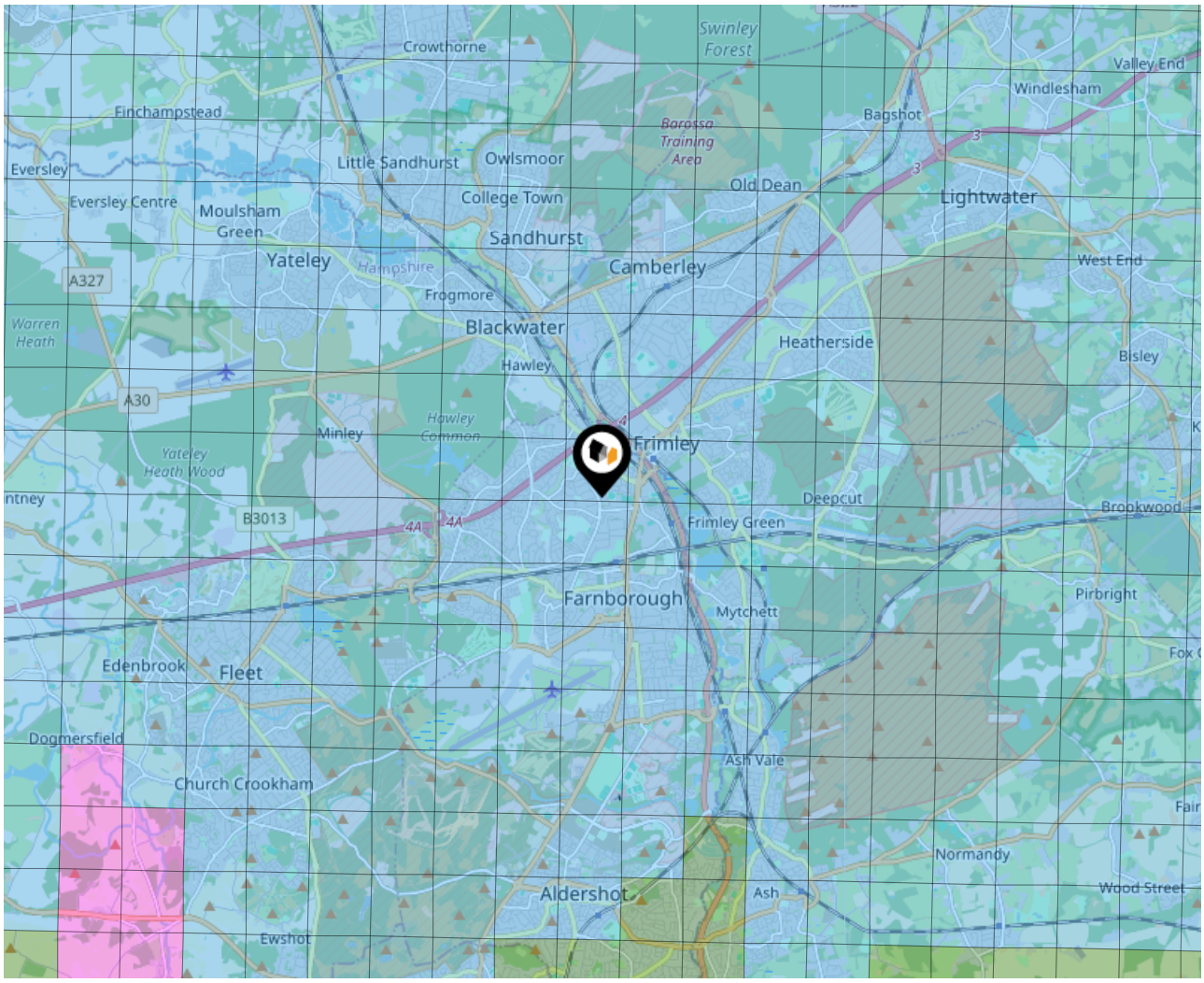
Key:

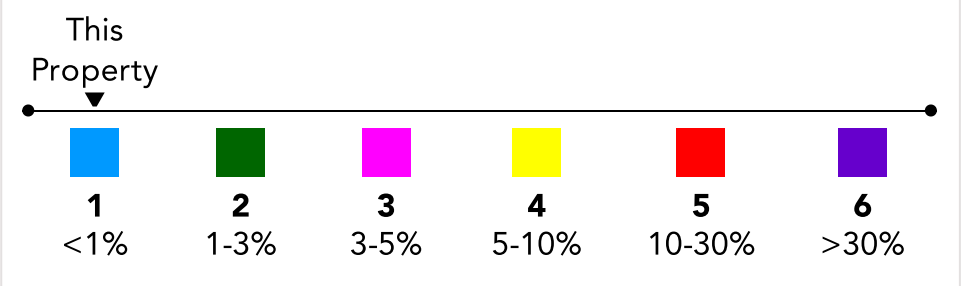
- Power Pylons
- Communication Masts

Environment
Radon Gas

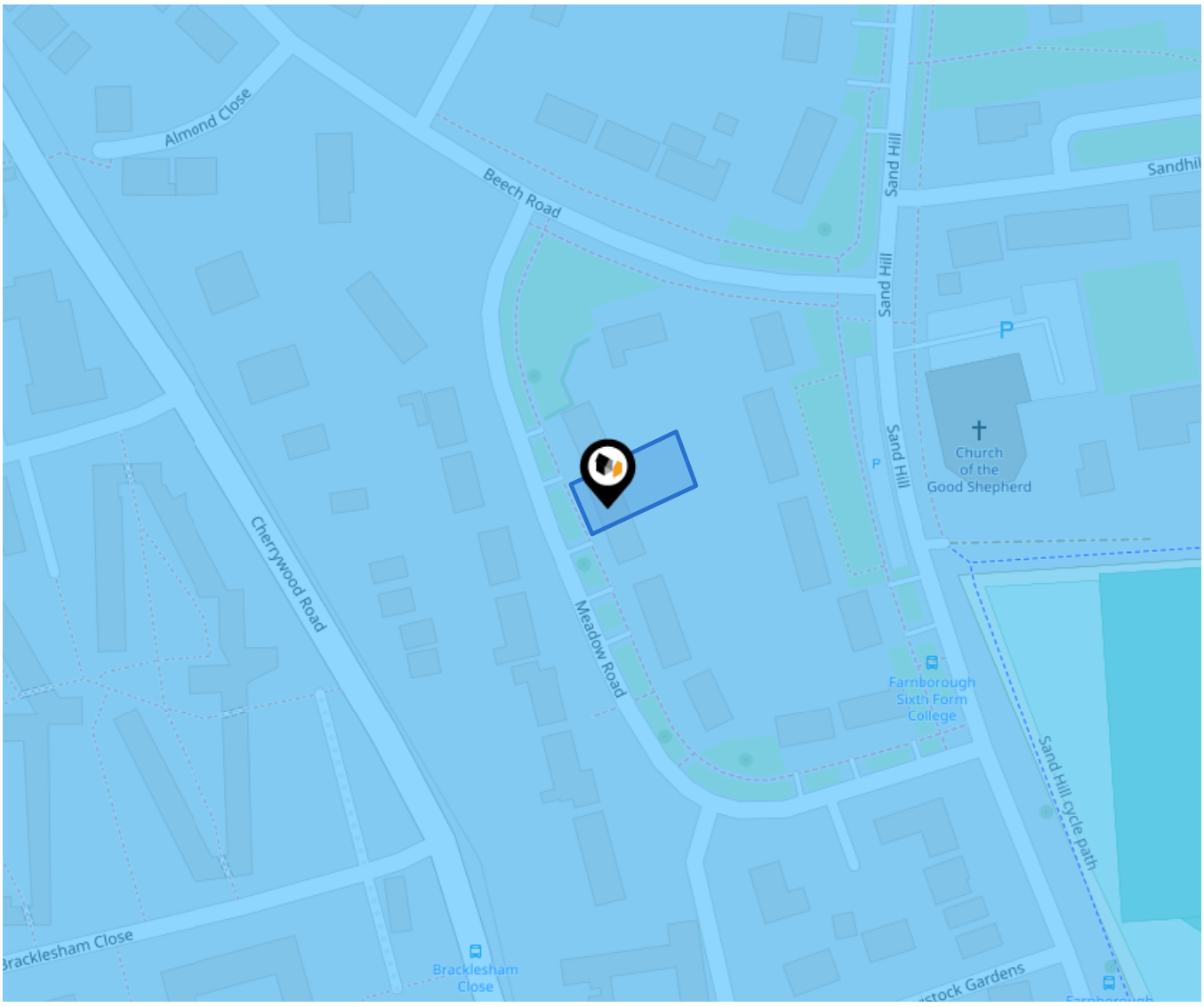
What is Radon?

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.

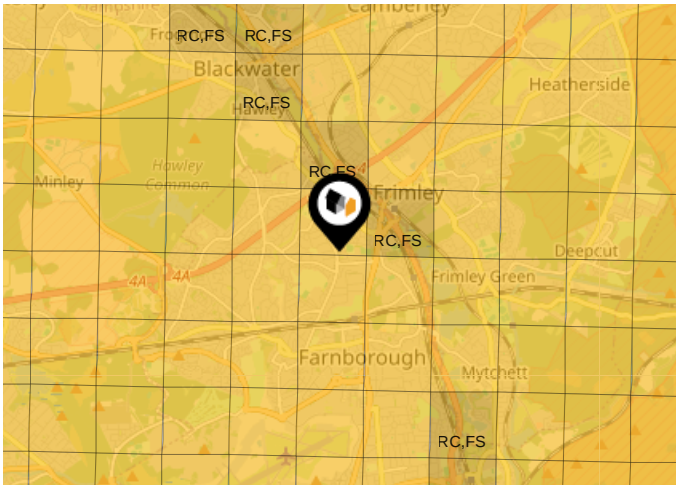
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

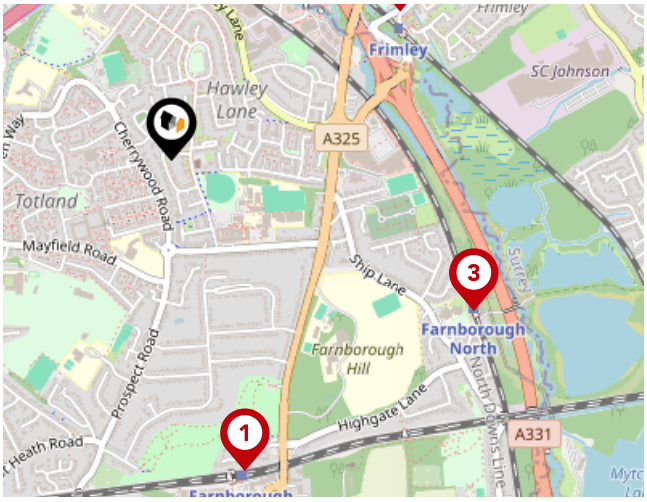
Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

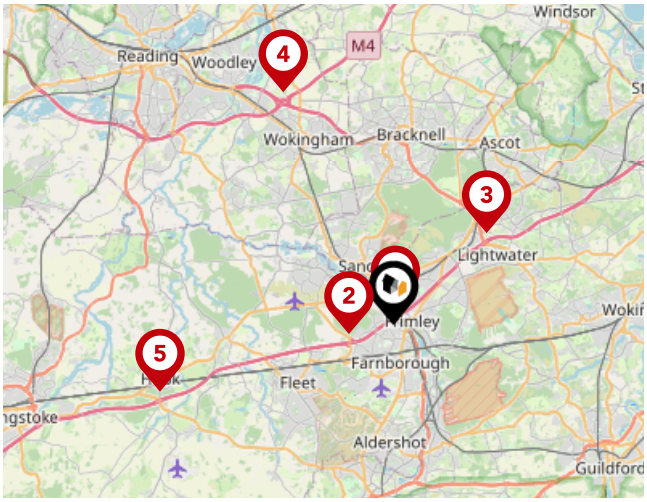
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Farnborough (Main) Rail Station	0.74 miles
2	Frimley Rail Station	0.63 miles
3	Farnborough North Rail Station	0.78 miles



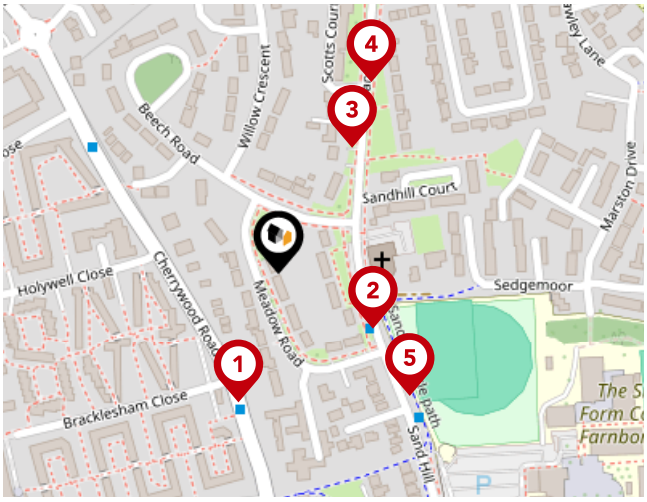
Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	0.61 miles
2	M3 J4A	1.7 miles
3	M3 J3	4.84 miles
4	M4 J10	9.54 miles
5	M3 J5	9.05 miles

Airports/Helipads

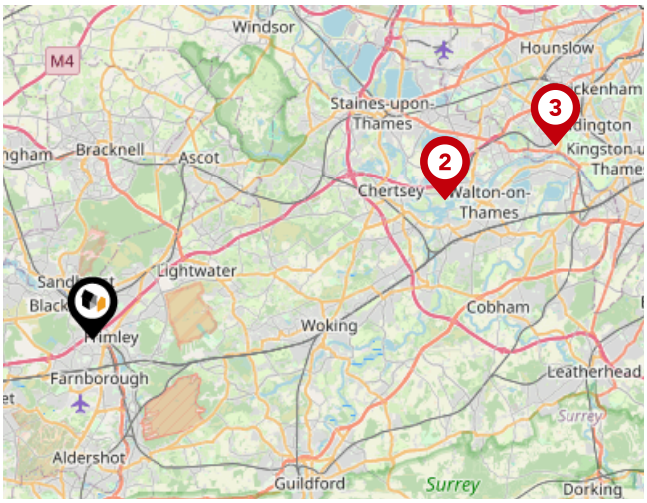
Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.11 miles
2	Heathrow Airport	17.57 miles
3	Gatwick Airport	27.82 miles
4	Leaves Green	34.31 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bracklesham Close	0.08 miles
2	Sixth Form College	0.06 miles
3	Sand Hill	0.09 miles
4	Sand Hill	0.12 miles
5	Sixth Form College	0.1 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.07 miles
2	Weybridge Ferry Landing	14.06 miles
3	Moulsey - Hurst Park Ferry Landing	18.57 miles

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Avocado Property
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Know any property instantly

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