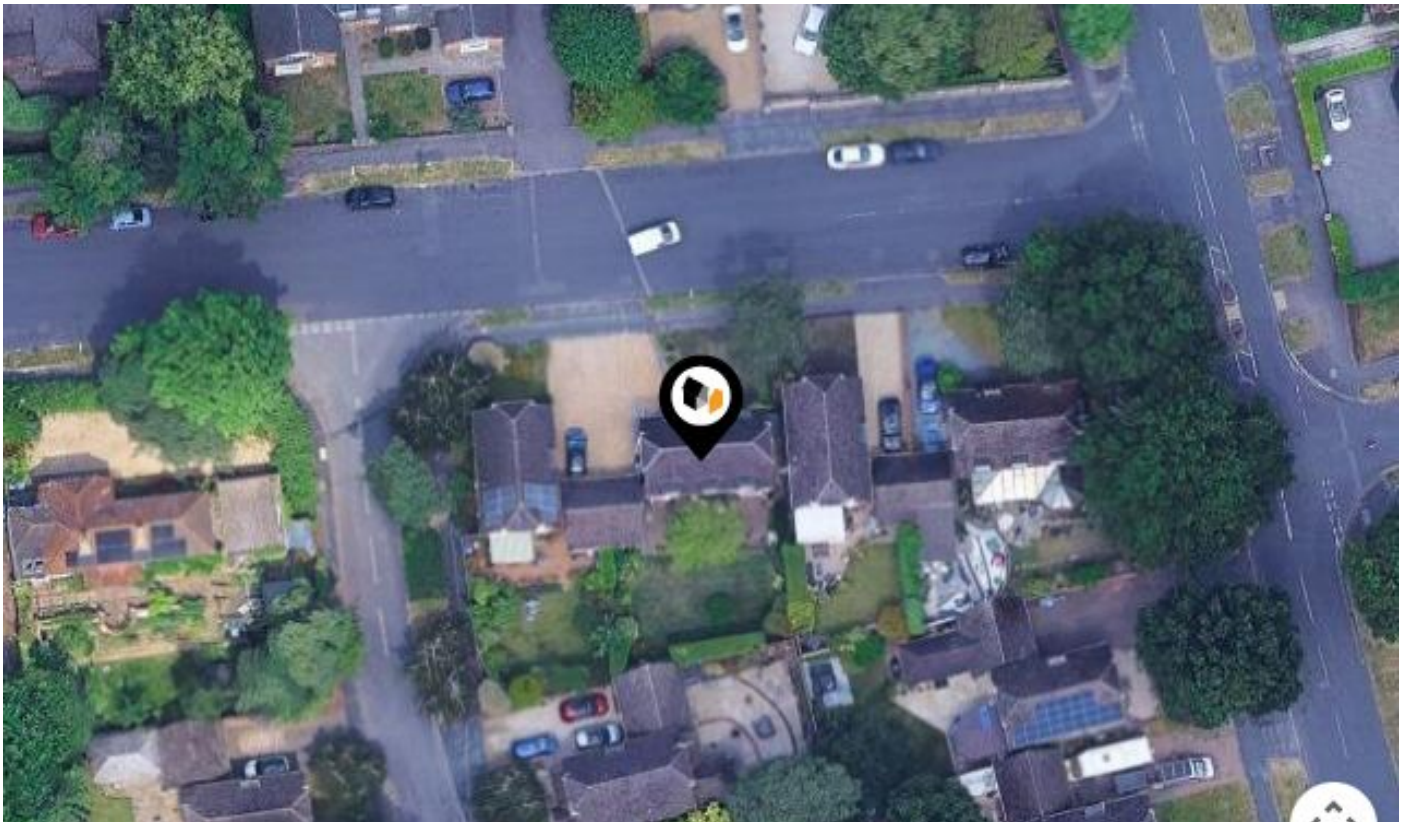See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26th September 2025

20, CHURCH ROAD EAST, FARNBOROUGH, GU14 6QJ
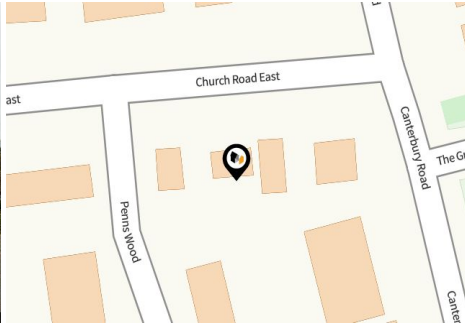
Avocado Property

stephen@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

Property
Overview

Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band E
Annual Estimate:	£2,705
UPRN:	200002884161

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
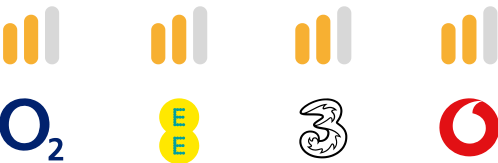
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning History
This Address

Planning records for: *20, Church Road East, Farnborough, GU14 6QJ*

Reference - 97/00366/TPO	
Decision:	Decided
Date:	24th June 1997
Description:	
Felling of Scots Pine tree in front garden	

Market
House Price Statistics

avocado property

10 Year History of Average House Prices by Property Type in GU14
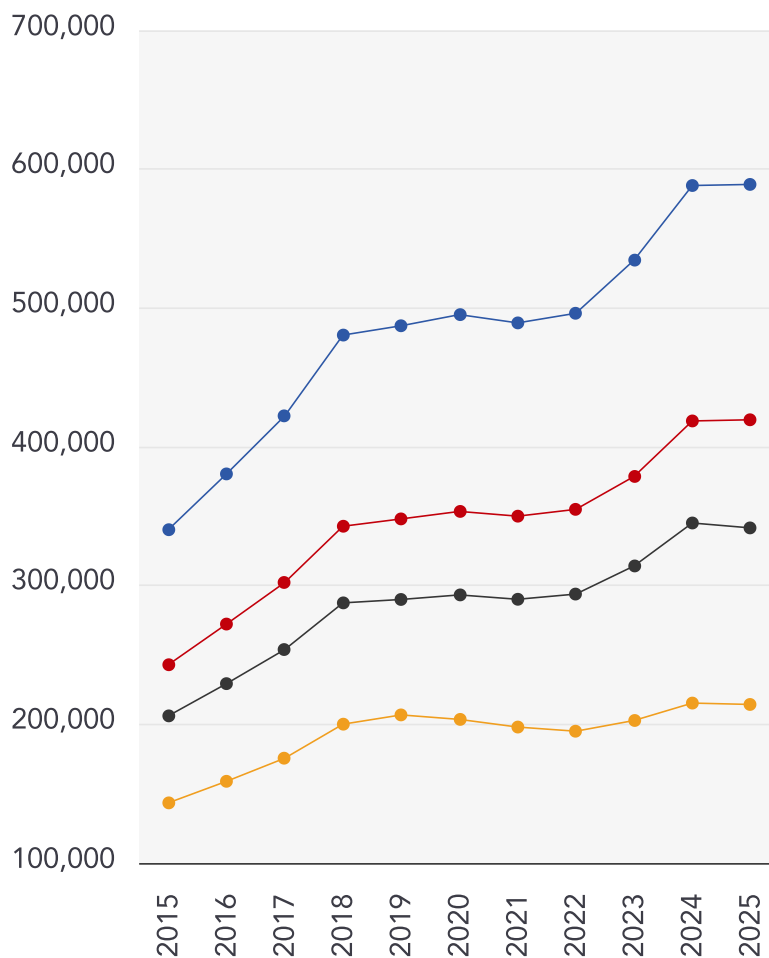
Detached
+73.13%

Semi-Detached
+72.66%

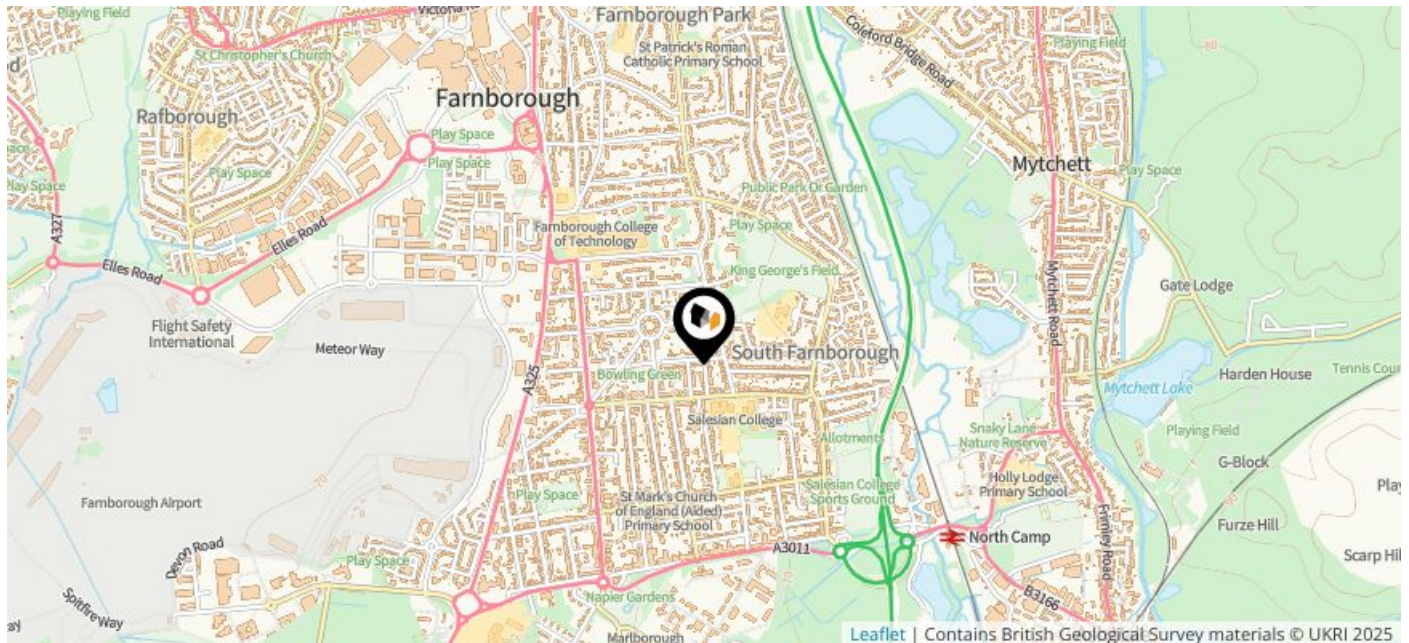| Terraced |
|---|
| **+65.73%** |

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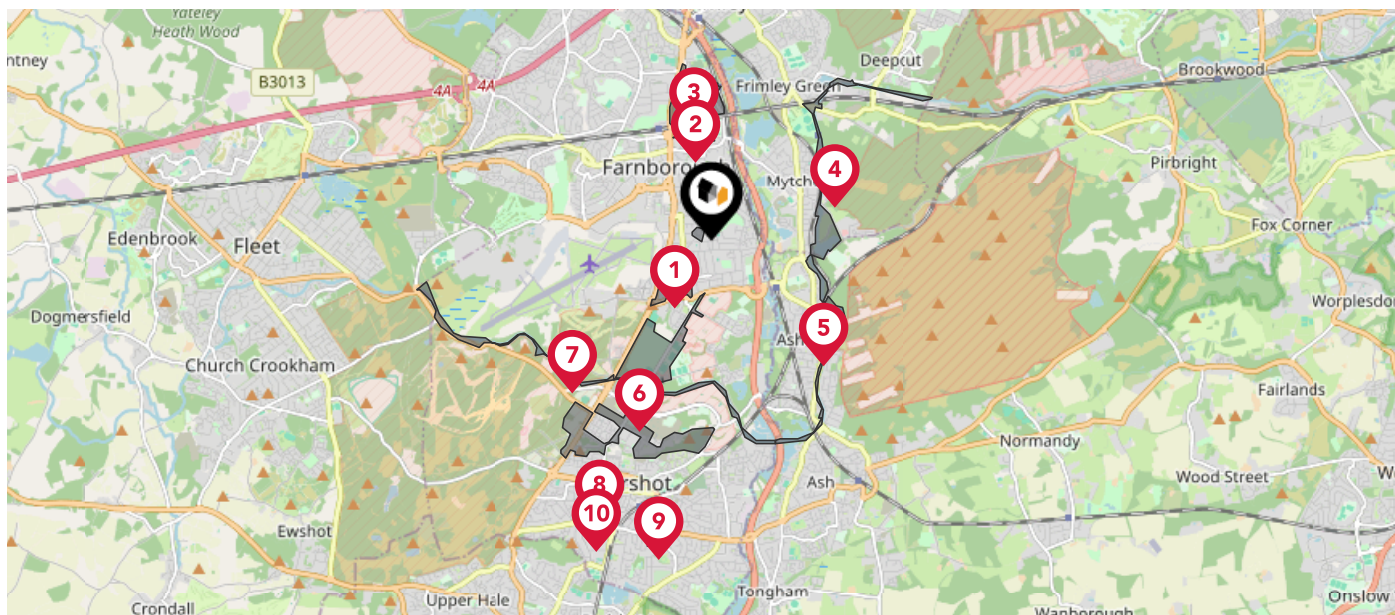
| Nearby Conservation Areas	
1	South Farnborough
2	Saint Michael's Abbey
3	Farnborough Hill
4	Basingstoke Canal
5	Basingstoke Canal South
6	Aldershot Military
7	Basingstoke Canal
8	Aldershot West
9	Manor Park
10	Cargate

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
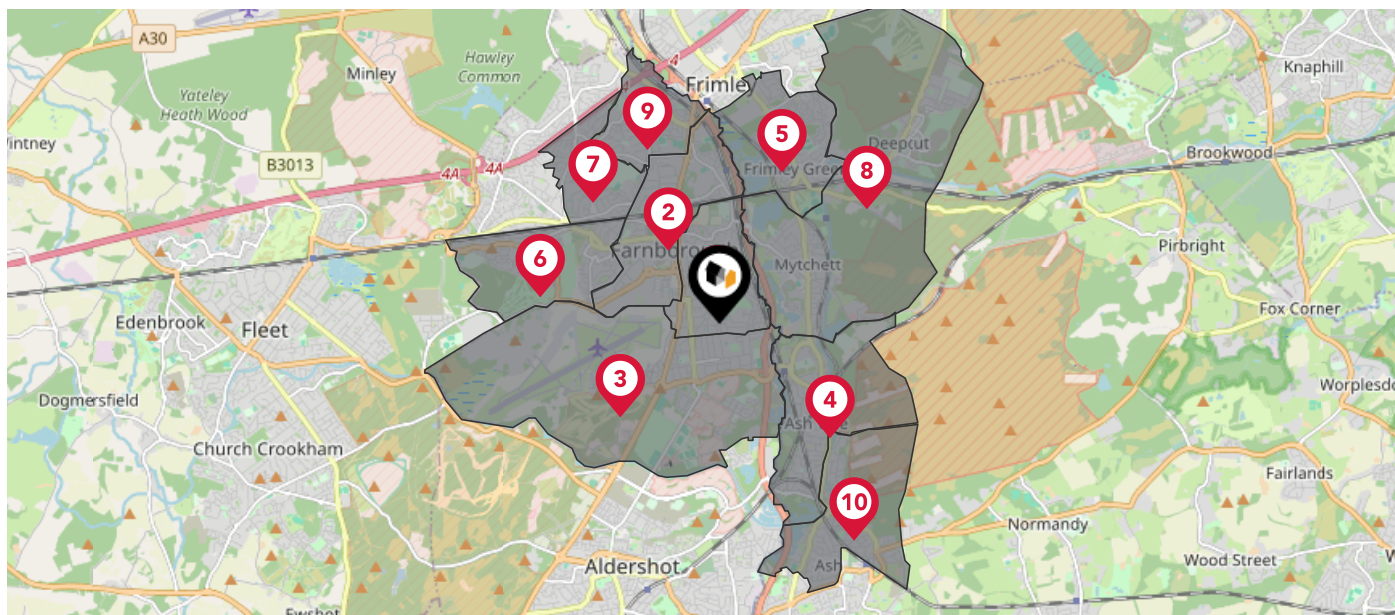
Nearby Council Wards	
1	Knellwood Ward
2	Empress Ward
3	St. Mark's Ward
4	Ash Vale Ward
5	Frimley Green Ward
6	Cove and Southwood Ward
7	West Heath Ward
8	Mytchett & Deepcut Ward
9	Cherrywood Ward
10	Ash Wharf Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
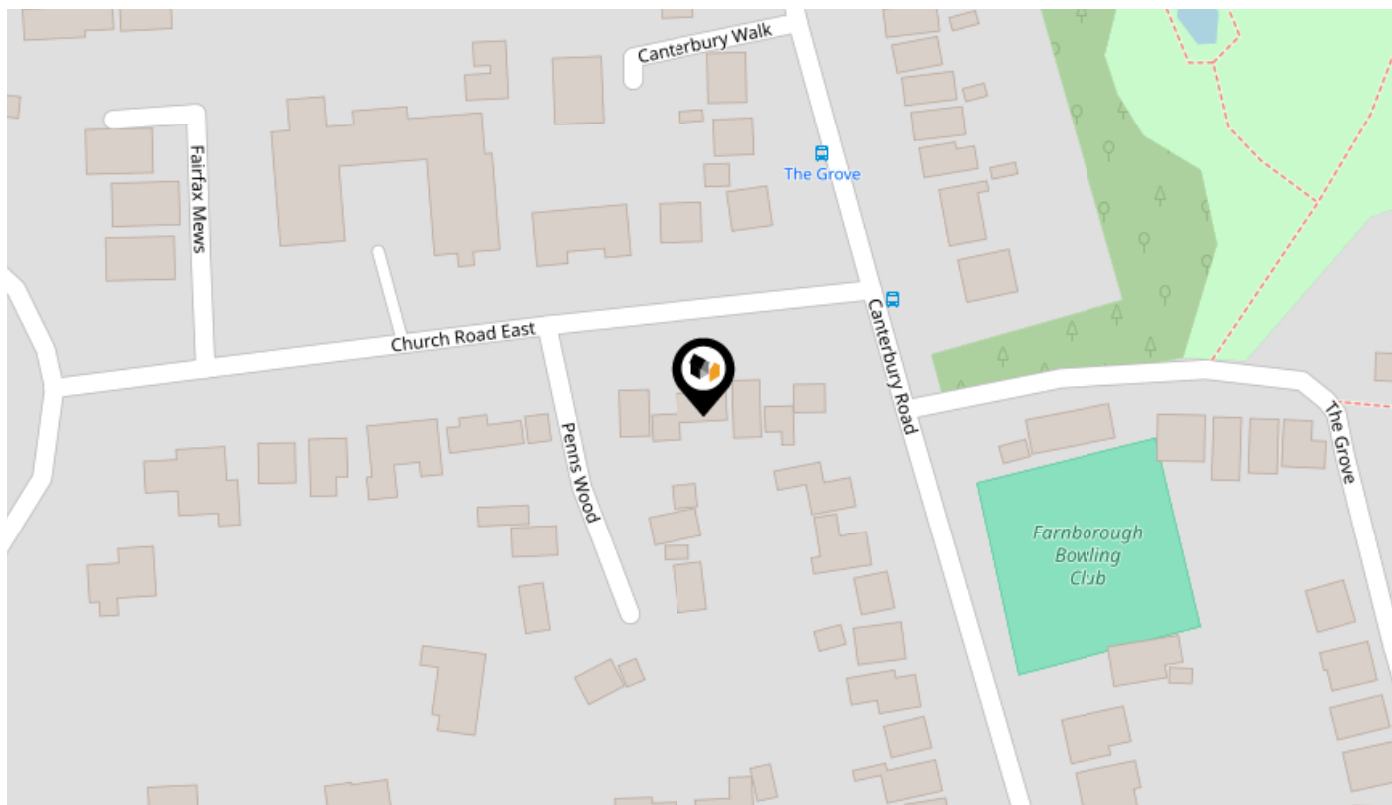
Rail Noise Data

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:
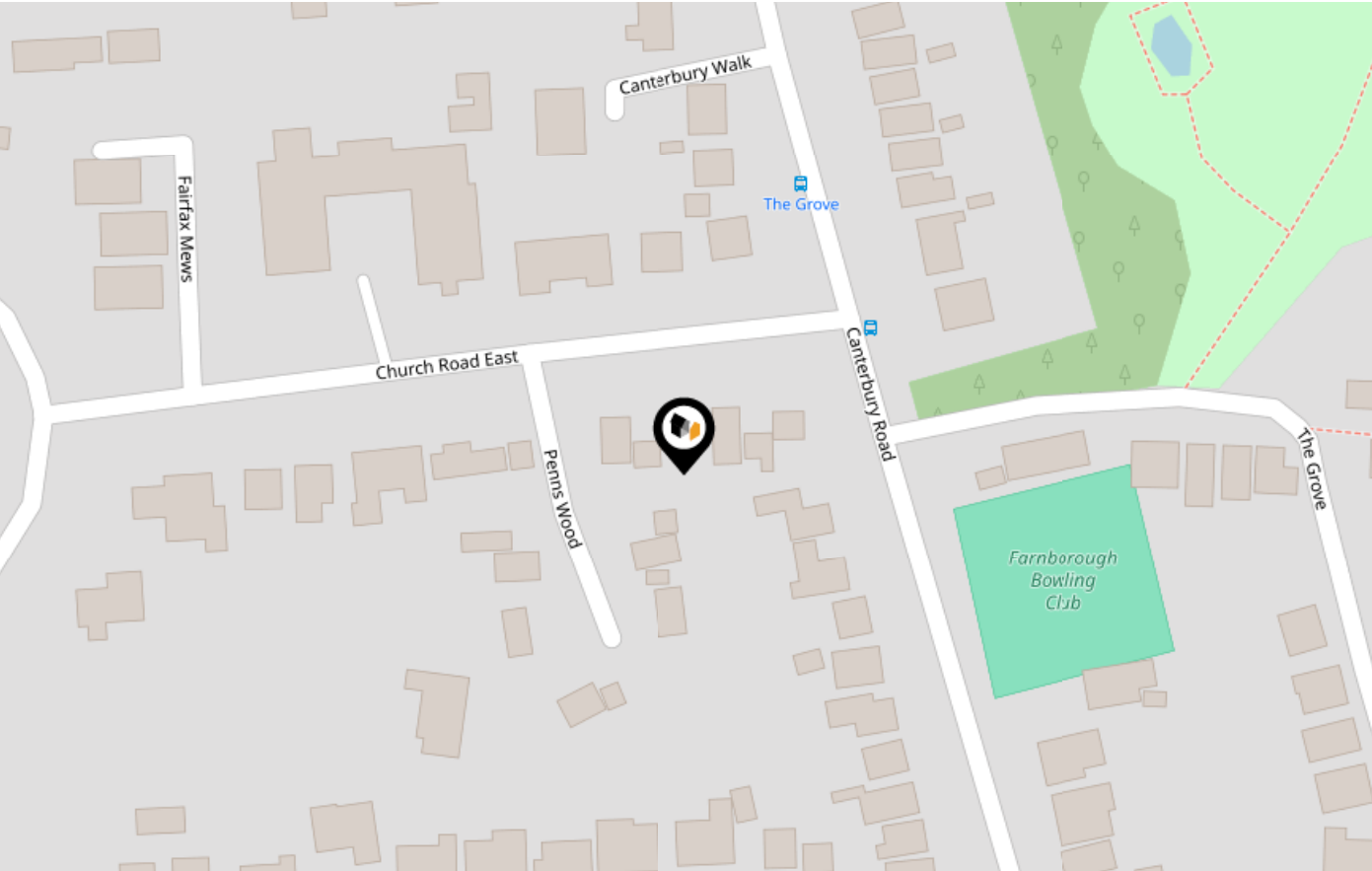
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Flood Risk
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
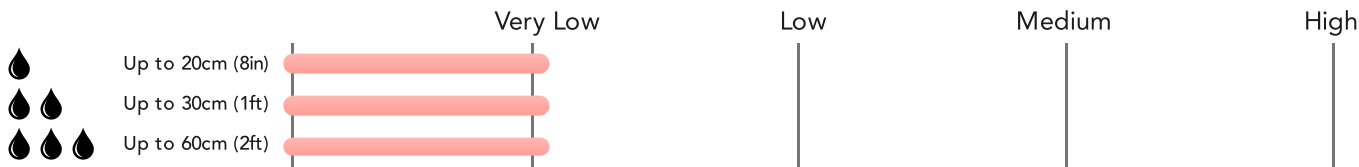

Risk Rating: Very low

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:

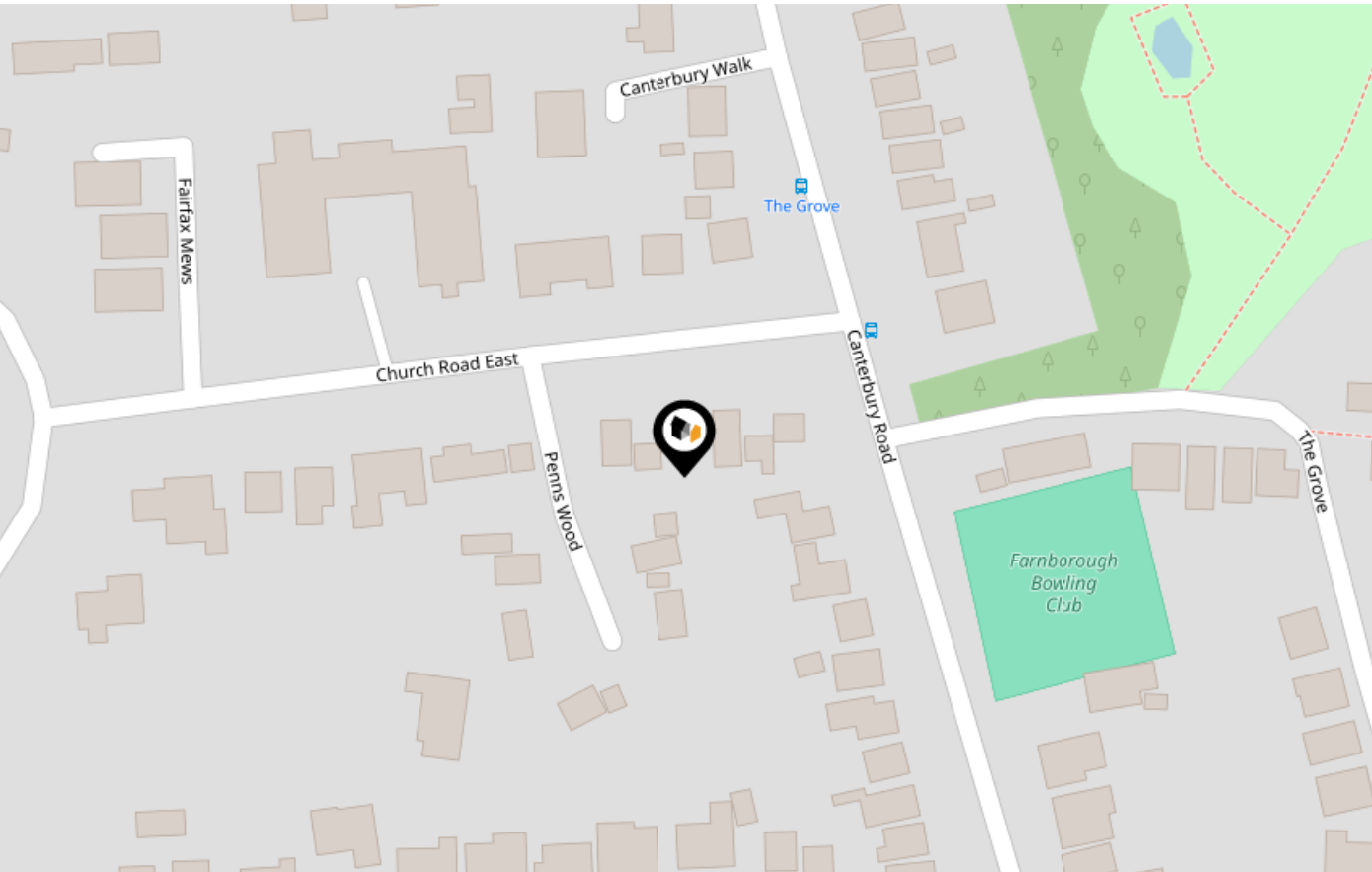|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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:

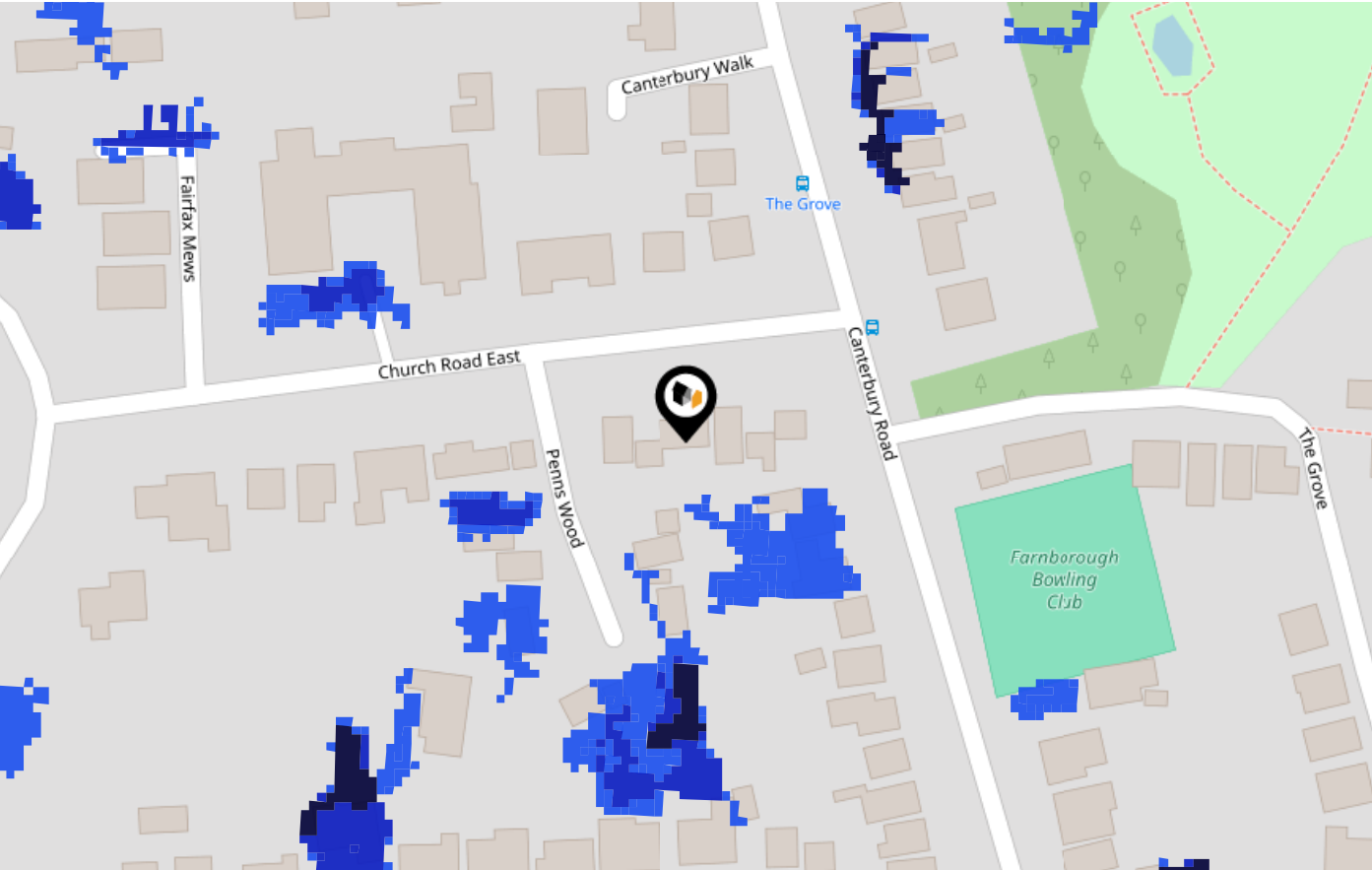|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)	▬▬▬			
💧💧	Up to 30cm (1ft)	▬▬▬			
💧💧💧	Up to 60cm (2ft)	▬▬▬			

KFB - Key Facts For Buyers

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.
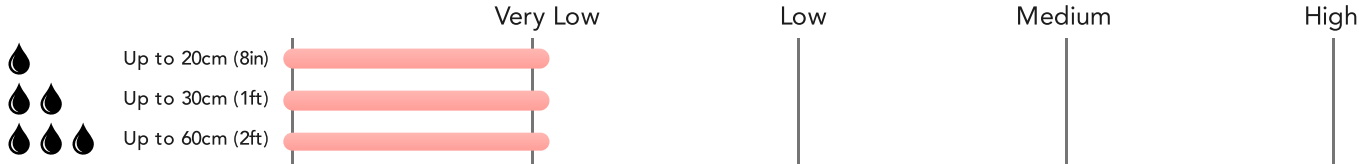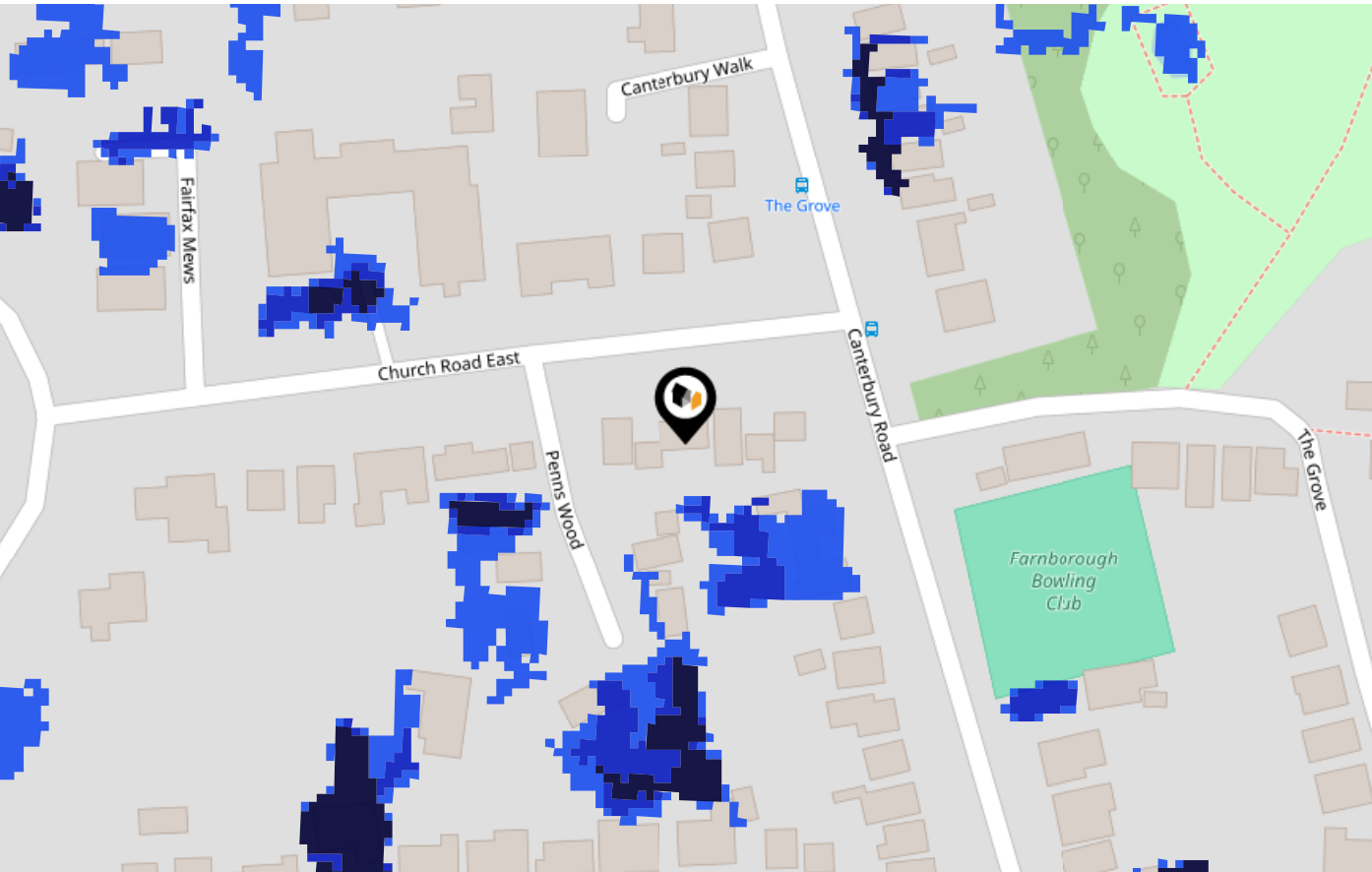

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk
Surface Water - Climate Change

avocado
property

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

Maps
Green Belt

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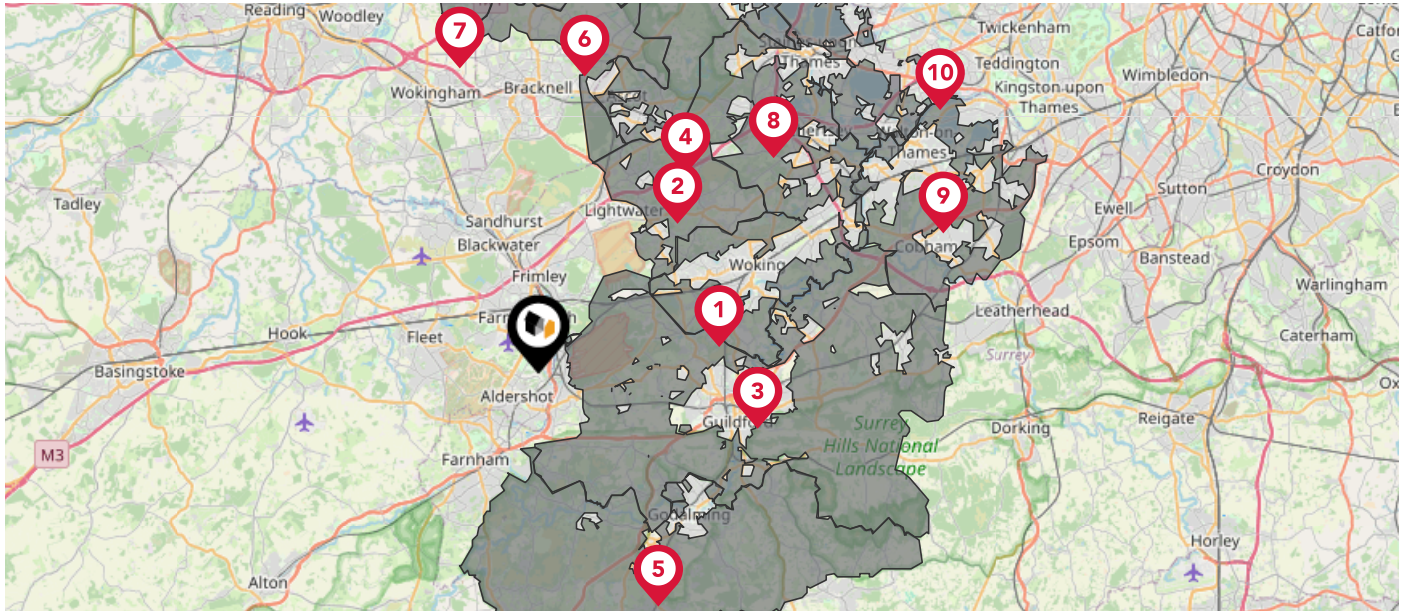

Nearby Green Belt Land	
1	London Green Belt - Woking
2	London Green Belt - Surrey Heath
3	London Green Belt - Guildford
4	London Green Belt - Windsor and Maidenhead
5	London Green Belt - Waverley
6	London Green Belt - Bracknell Forest
7	London Green Belt - Wokingham
8	London Green Belt - Runnymede
9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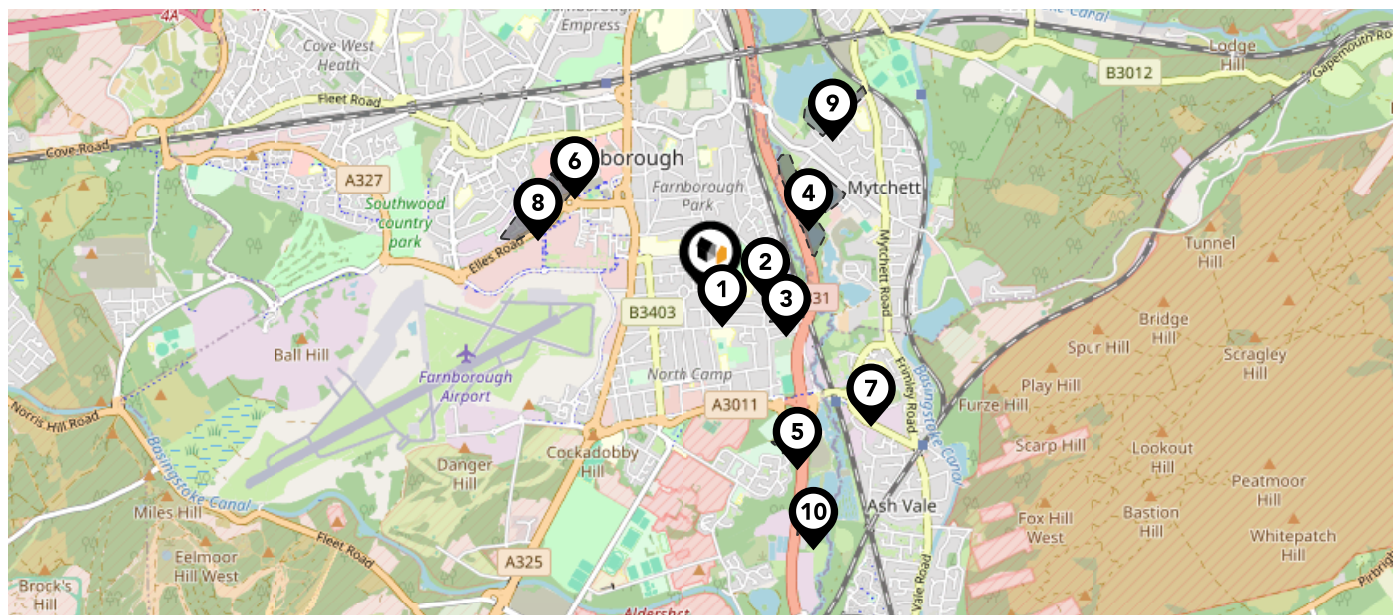

Nearby Landfill Sites

| #	Site	Type	
1	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill	
2	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill	
3	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill	
4	Land off Coleford Farm-Mychett, Camberley, Surrey	Historic Landfill	
5	Ramilies Park-Near Hollybush Lane, Aldershot	Historic Landfill	
6	Princes Mead-Farnborough, Hampshire	Historic Landfill	
7	Holly Lodge Landfill-Between Frimley Road and Lysons Road, Ash Vale, Surrey	Historic Landfill	
8	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill	
9	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	
10	Land to the east of Sewage Works-Hollybush Lane, Aldershot	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...
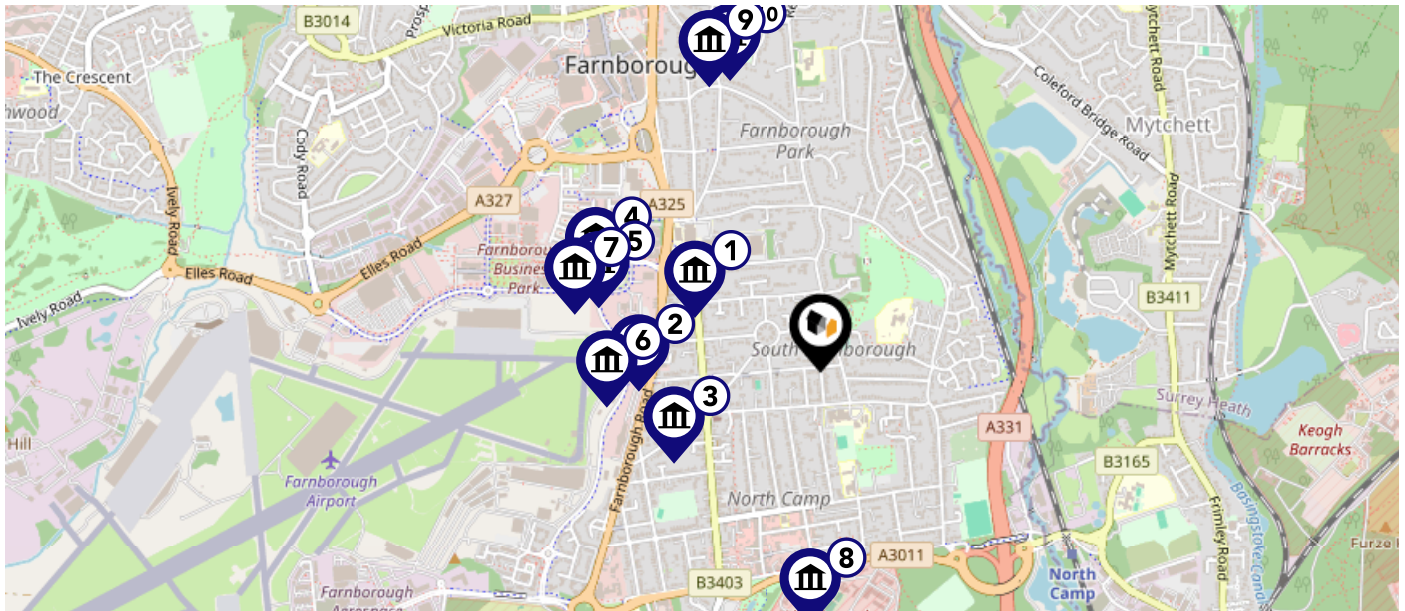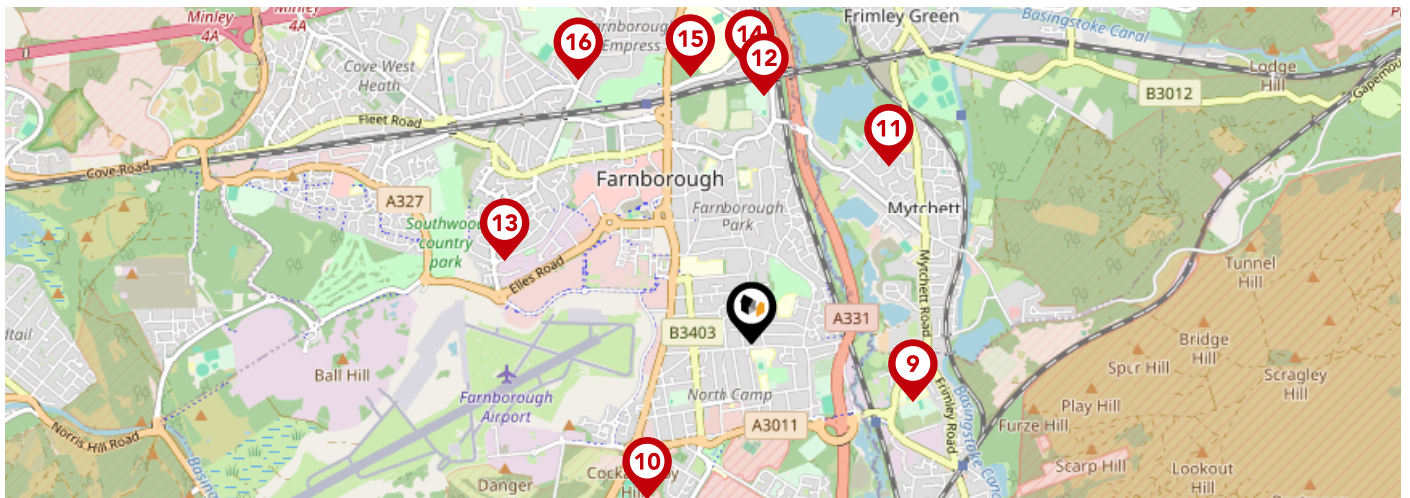

Listed Buildings in the local district	Grade	Distance
1092625 - Crossways North East Hampshire Education Office	Grade II	0.3 miles
1339706 - G1 Building At The Royal Aircraft Establishment	Grade II	0.4 miles
1303102 - Farnborough Town Hall	Grade II	0.4 miles
1259586 - Building R133 At Former Royal Aircraft Establishment	Grade I	0.5 miles
1390502 - Building R52 At Former Royal Aircraft Establishment Site	Grade II	0.5 miles
1339694 - G 29 Building At The Royal Aircraft Establishment	Grade II	0.5 miles
1259589 - Building Q121 At Former Royal Aircraft Establishment Site	Grade I	0.6 miles
1339696 - Officers Mess Lille Barracks	Grade II	0.6 miles
1092626 - Church Of St Peter	Grade II	0.7 miles
1156253 - Farnborough Place	Grade II	0.7 miles

Area
Schools
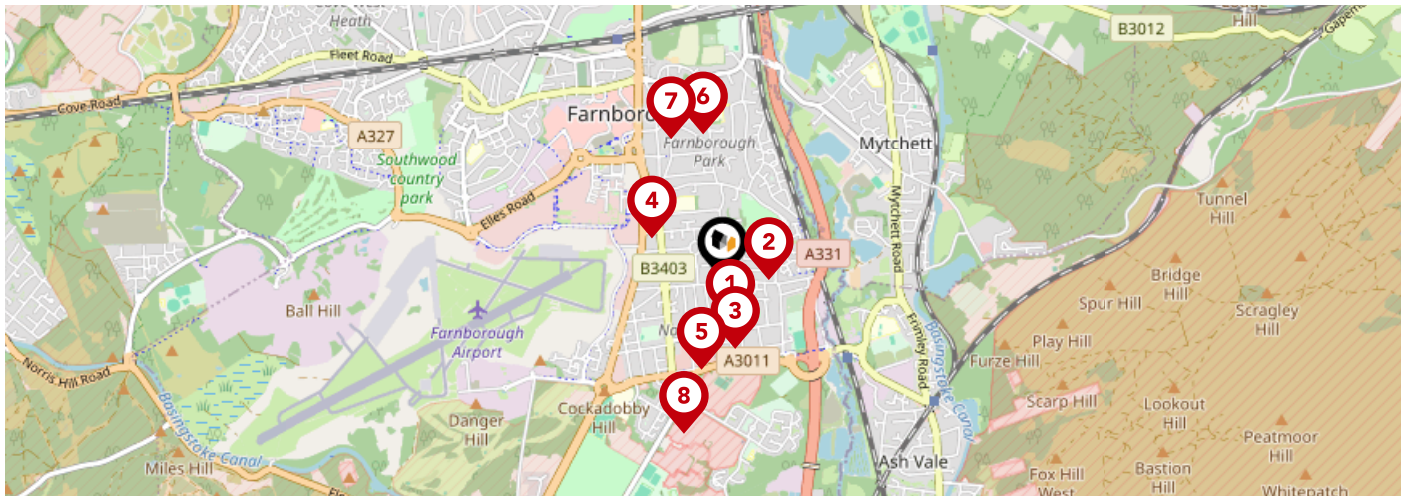
	Nursery	Primary	Secondary	College	Private
1 **Salesian College** Ofsted Rating: Not Rated | Pupils: 589 | Distance:0.2	☐	☐	☑	☐	☐
2 **South Farnborough Junior School** Ofsted Rating: Outstanding | Pupils: 411 | Distance:0.22	☐	☑	☐	☐	☐
3 **South Farnborough Infant School** Ofsted Rating: Outstanding | Pupils: 273 | Distance:0.33	☐	☑	☐	☐	☐
4 **Farnborough College of Technology** Ofsted Rating: Outstanding | Pupils:0 | Distance:0.38	☐	☐	☑	☐	☐
5 **St Mark's Church of England Aided Primary School** Ofsted Rating: Good | Pupils: 104 | Distance:0.43	☐	☑	☐	☐	☐
6 **St Patrick's Catholic Primary School** Ofsted Rating: Good | Pupils: 263 | Distance:0.68	☐	☑	☐	☐	☐
7 **St Peter's Church of England Aided Junior School** Ofsted Rating: Good | Pupils: 216 | Distance:0.69	☐	☑	☐	☐	☐
8 **Marlborough Infant School** Ofsted Rating: Good | Pupils: 85 | Distance:0.74	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Holly Lodge Primary Academy Ofsted Rating: Good | Pupils: 423 | Distance:0.8	☐	☑	☐	☐	☐
10 The Wavell School Ofsted Rating: Good | Pupils: 1018 | Distance:0.87	☐	☐	☑	☐	☐
11 Mytchett Primary & Nursery Academy Ofsted Rating: Good | Pupils: 247 | Distance:1.04	☐	☑	☐	☐	☐
12 North Farnborough Infant School Ofsted Rating: Good | Pupils: 171 | Distance:1.15	☐	☑	☐	☐	☐
13 Tower Hill Primary School Ofsted Rating: Outstanding | Pupils: 421 | Distance:1.2	☐	☑	☐	☐	☐
14 Henry Tyndale School Ofsted Rating: Outstanding | Pupils: 135 | Distance:1.26	☐	☐	☑	☐	☐
15 Farnborough Hill Ofsted Rating: Not Rated | Pupils: 527 | Distance:1.27	☐	☐	☑	☐	☐
16 St Bernadette's Catholic Primary School Ofsted Rating: Good | Pupils: 217 | Distance:1.46	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

avocado property
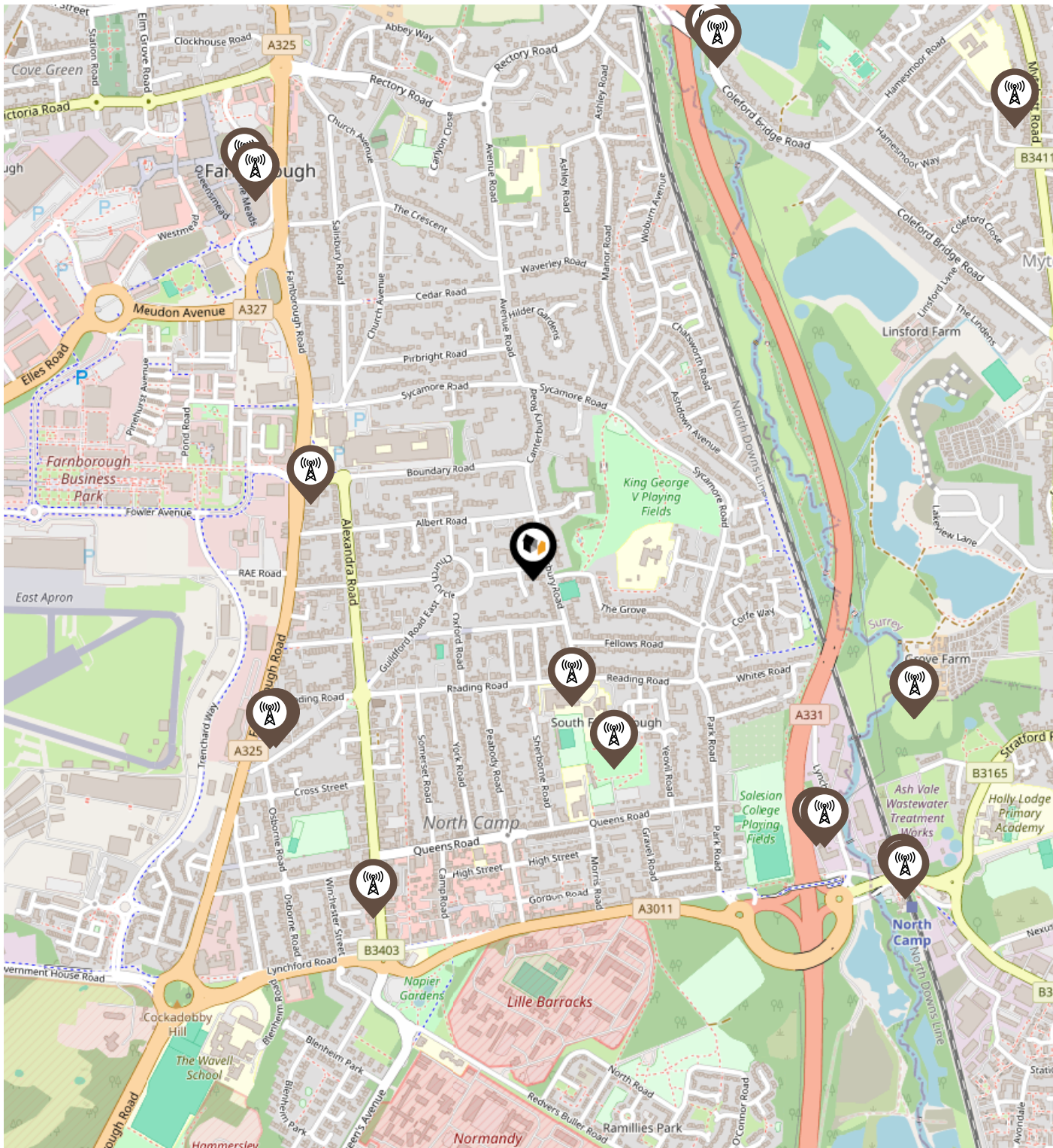
Key:

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).

1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

This Property
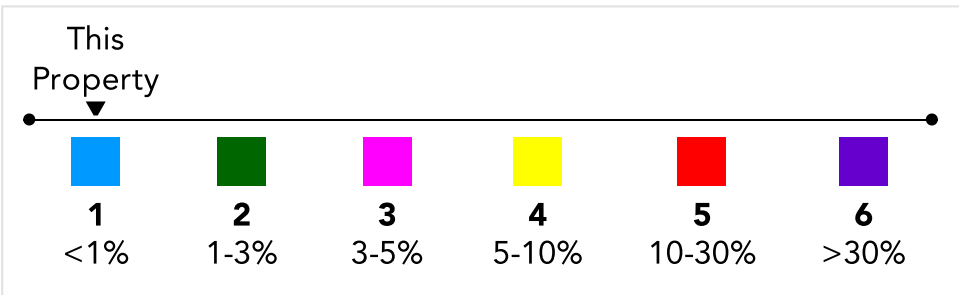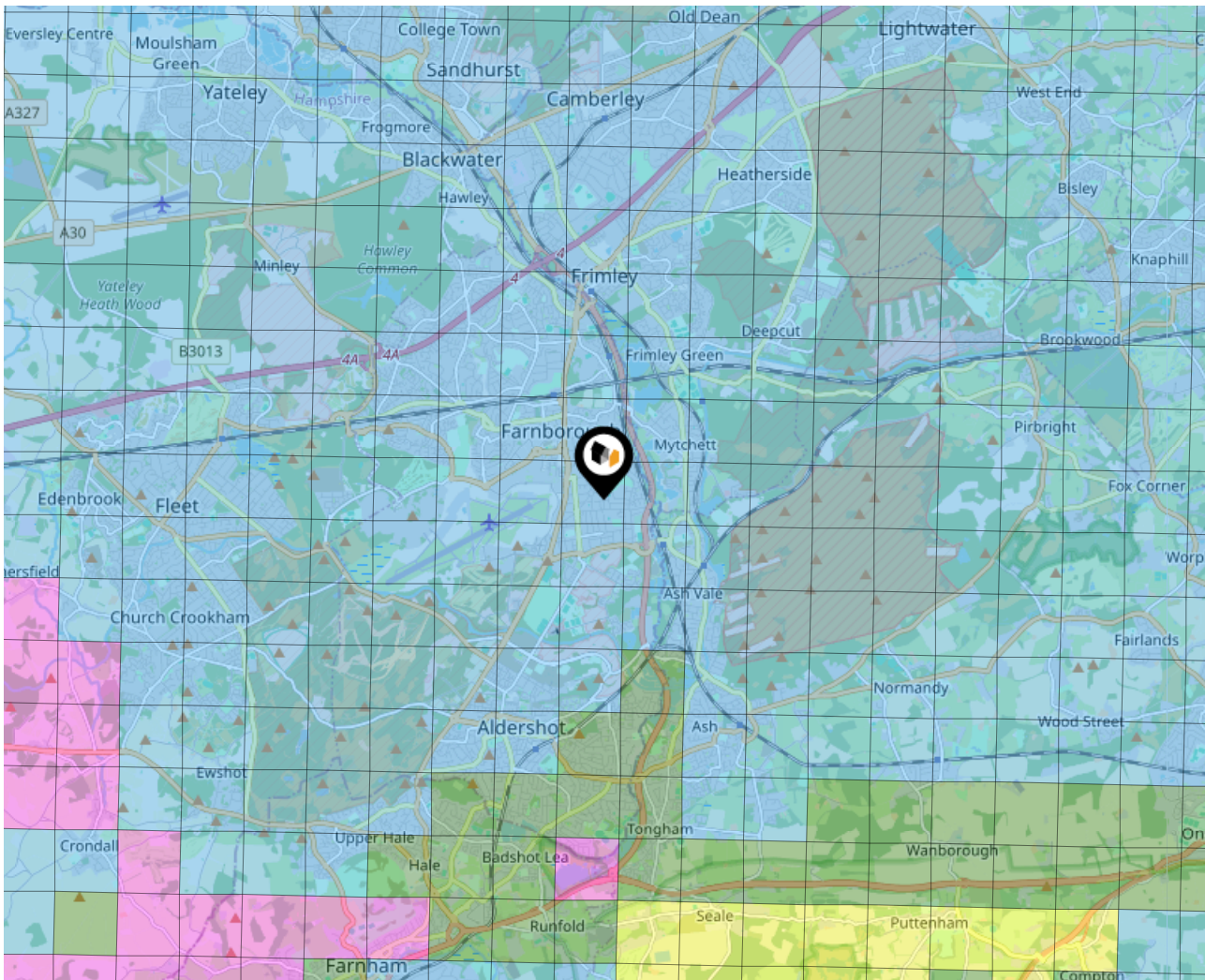
Local Area
Road Noise
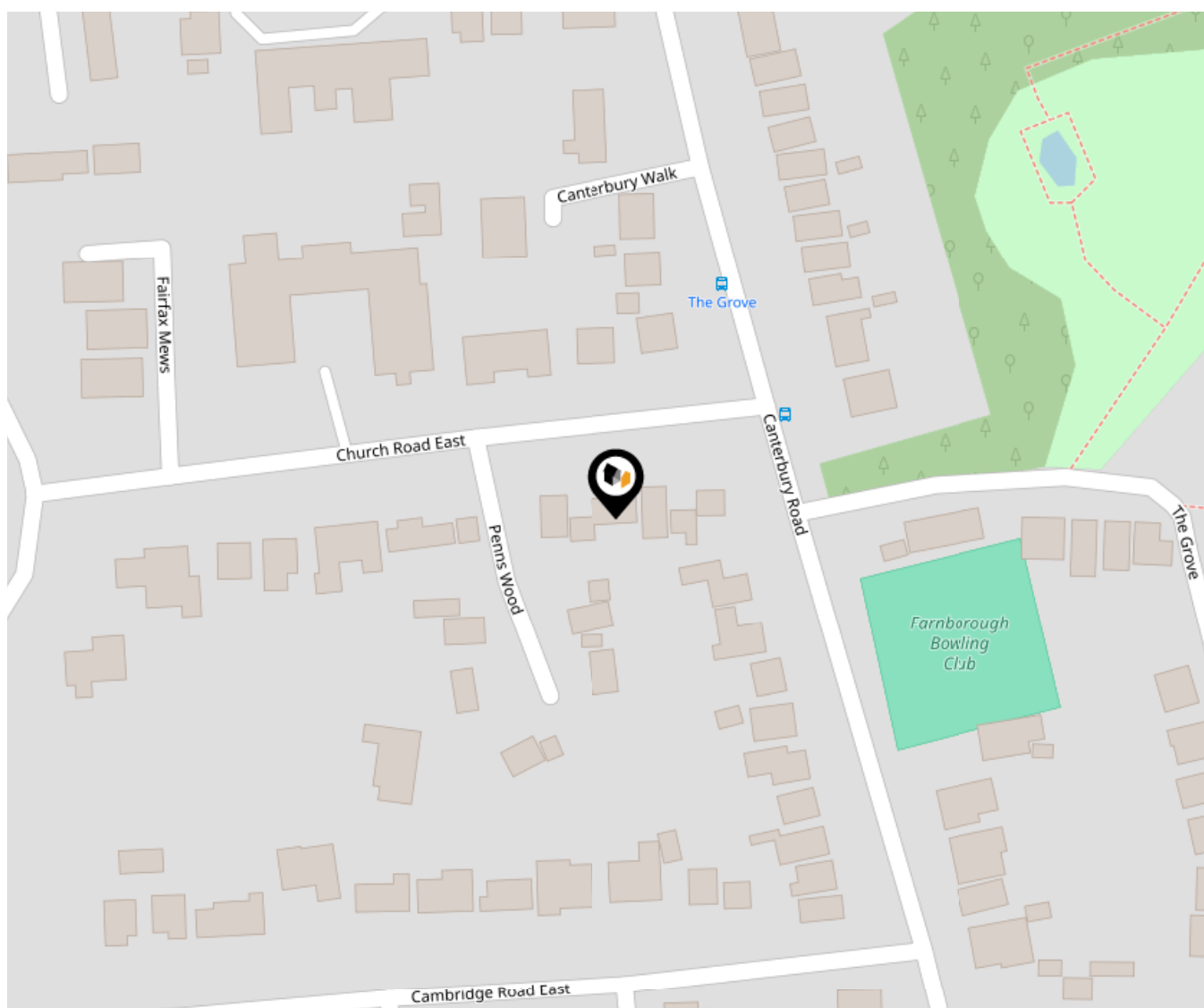
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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		
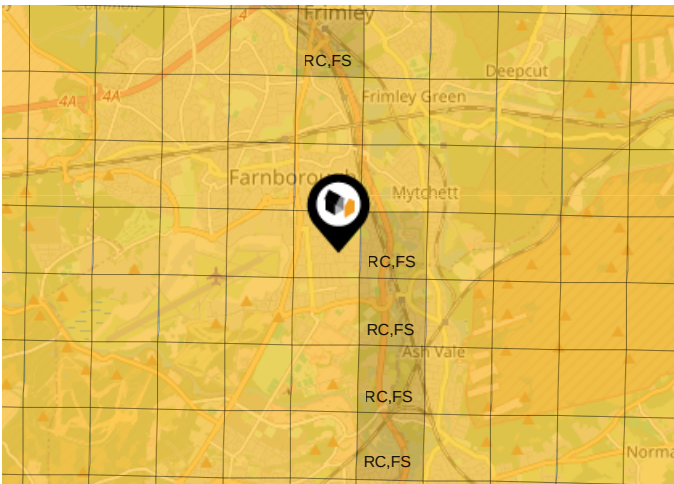
Primary Classifications (Most Common Clay Types)

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)
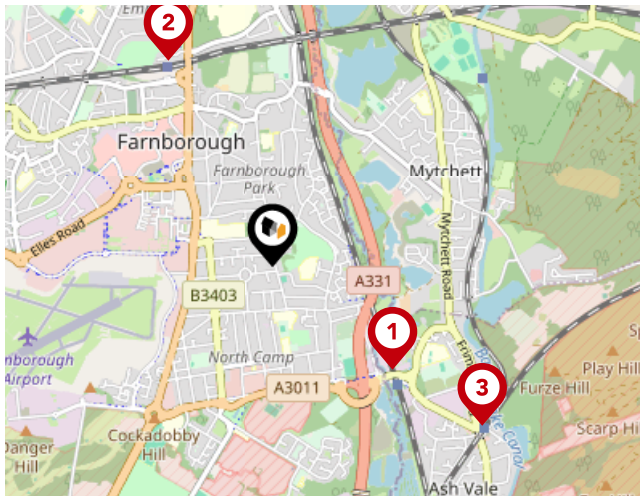
National Rail Stations

Pin	Name	Distance
1	North Camp Rail Station	0.74 miles
2	Farnborough (Main) Rail Station	1.07 miles
3	Ash Vale Rail Station	1.23 miles
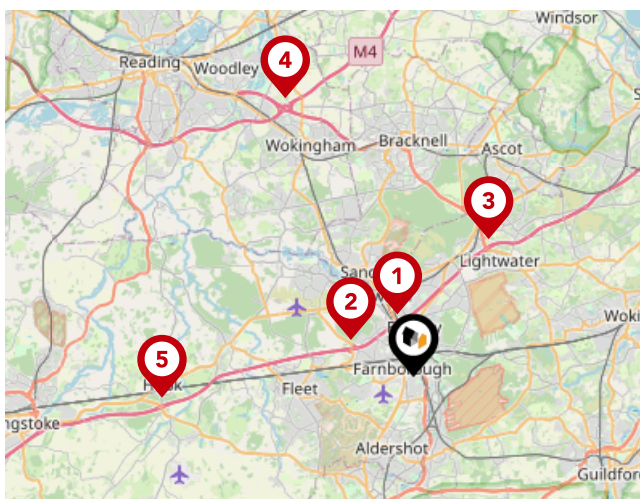
Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.37 miles
2	M3 J4A	2.68 miles
3	M3 J3	5.8 miles
4	M4 J10	11.34 miles
5	M3 J5	9.39 miles
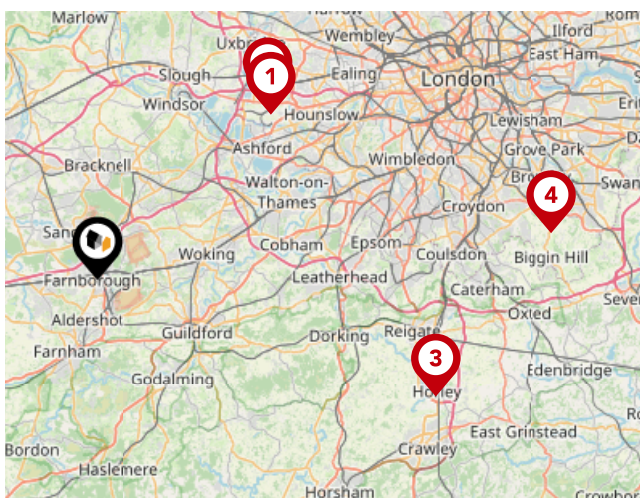
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.72 miles
2	Heathrow Airport	18.27 miles
3	Gatwick Airport	26.62 miles
4	Leaves Green	33.8 miles

Area
Transport (Local)
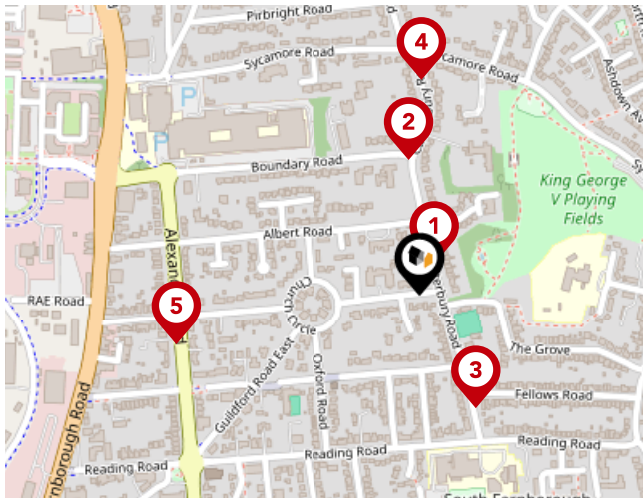
Bus Stops/Stations

Pin	Name	Distance
1	Church Road East	0.04 miles
2	Boundary Road	0.16 miles
3	Reading Road	0.14 miles
4	Sycamore Road	0.25 miles
5	Church Road West	0.29 miles
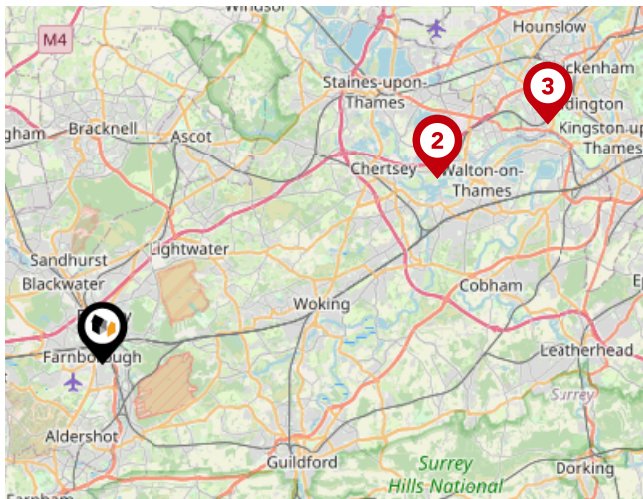
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.21 miles
2	Weybridge Ferry Landing	14.19 miles
3	Moulsey - Hurst Park Ferry Landing	18.71 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.

Powered by

sprift
Know any property instantly

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Avocado Property

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail