

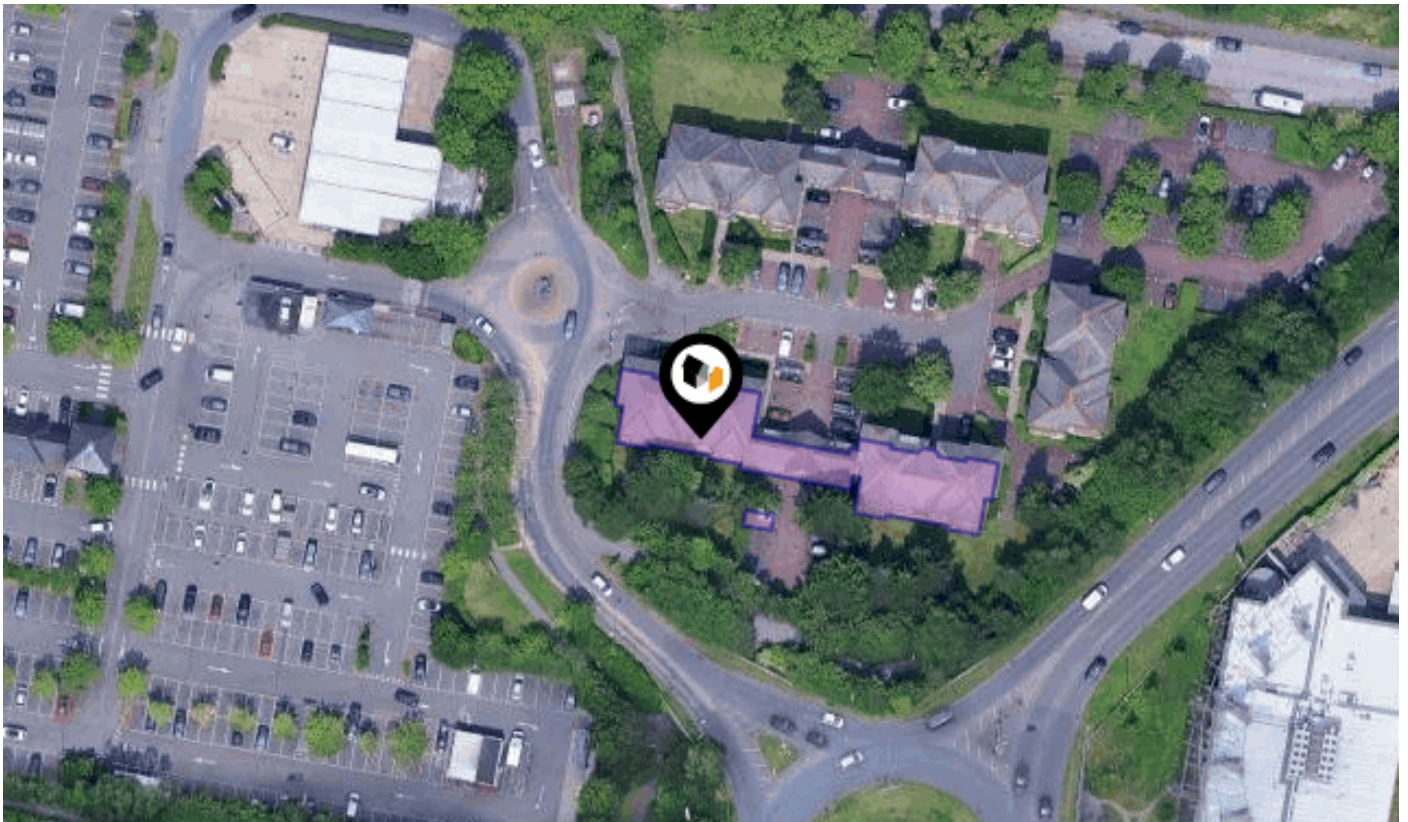


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



70, WINGATE COURT, ALDERSHOT, GU11 1SU

Avocado Property

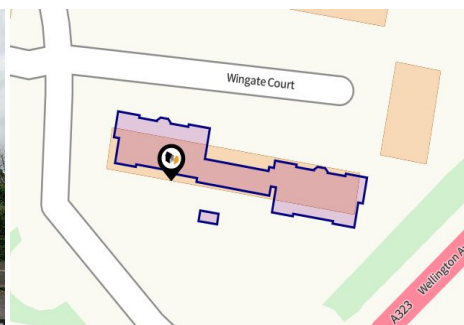
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.17 acres
Year Built :	1996-2002
Council Tax :	Band C
Annual Estimate:	£1,967
Title Number:	HP542262
UPRN:	200002883974

Last Sold Date:	05/01/2007
Last Sold Price:	£151,000
Last Sold £/ft ² :	£233
Tenure:	Leasehold
Start Date:	25/09/1997
End Date:	24/06/2097
Lease Term:	100 years from 24 June 1997
Term Remaining:	71 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

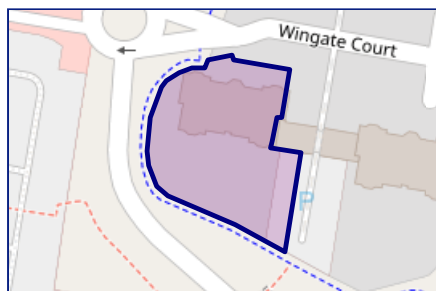


Property

Multiple Title Plans

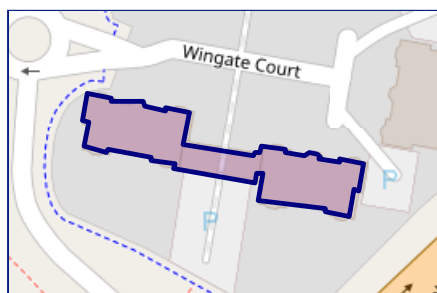


Freehold Title Plan



HP537409

Leasehold Title Plan

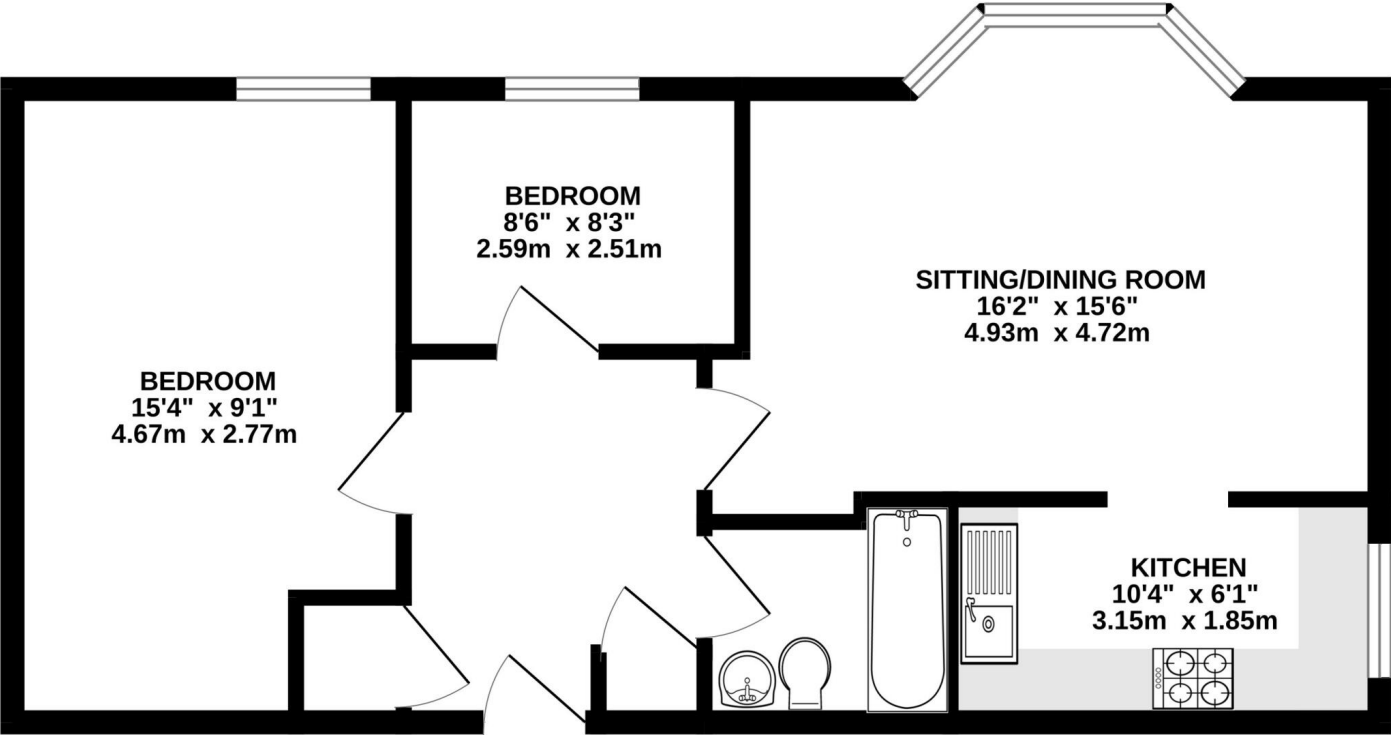


HP542262

Start Date:	25/09/1997
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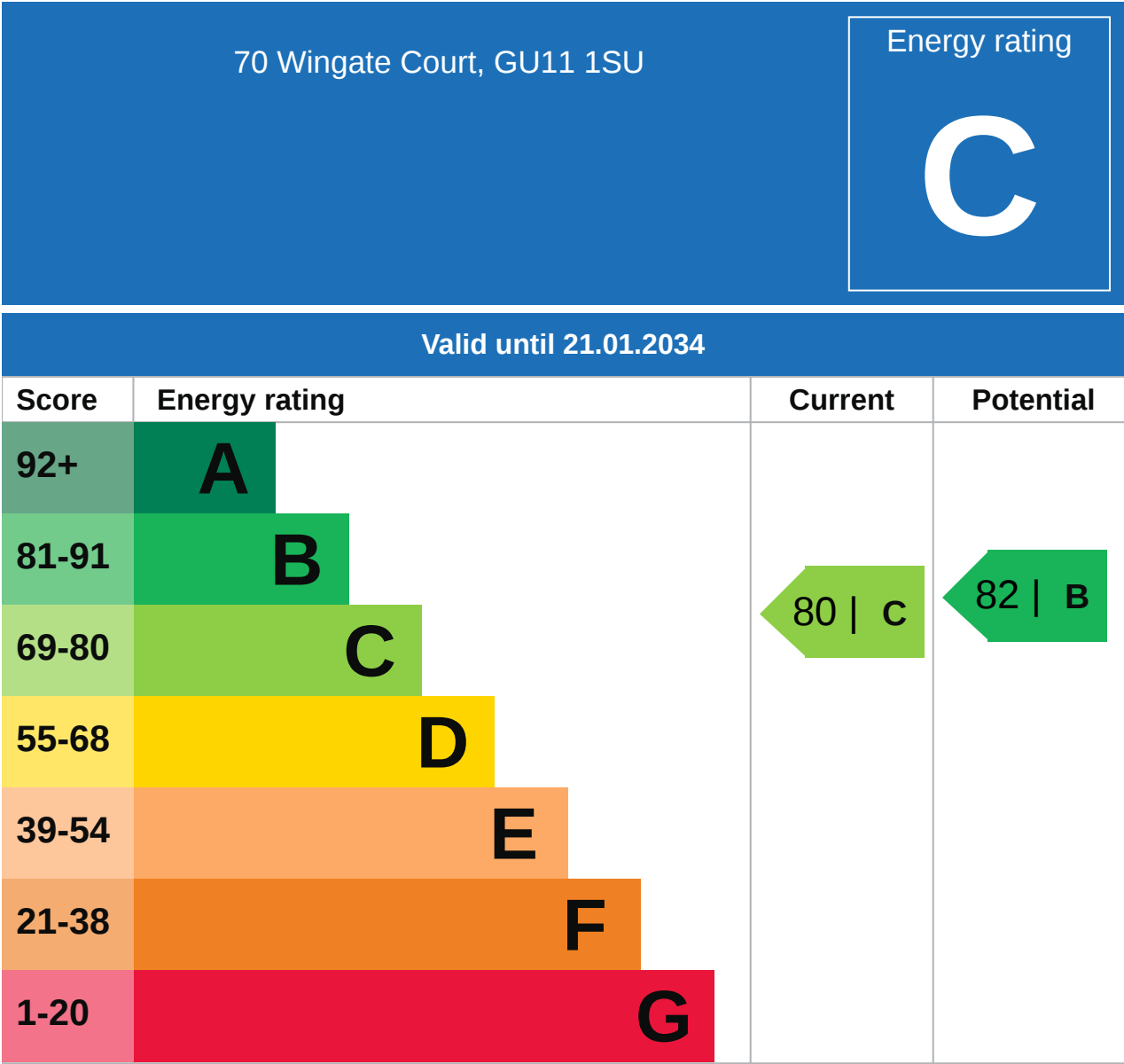
70, WINGATE COURT, ALDERSHOT, GU11 1SU

FIRST FLOOR



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 ©2024

Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

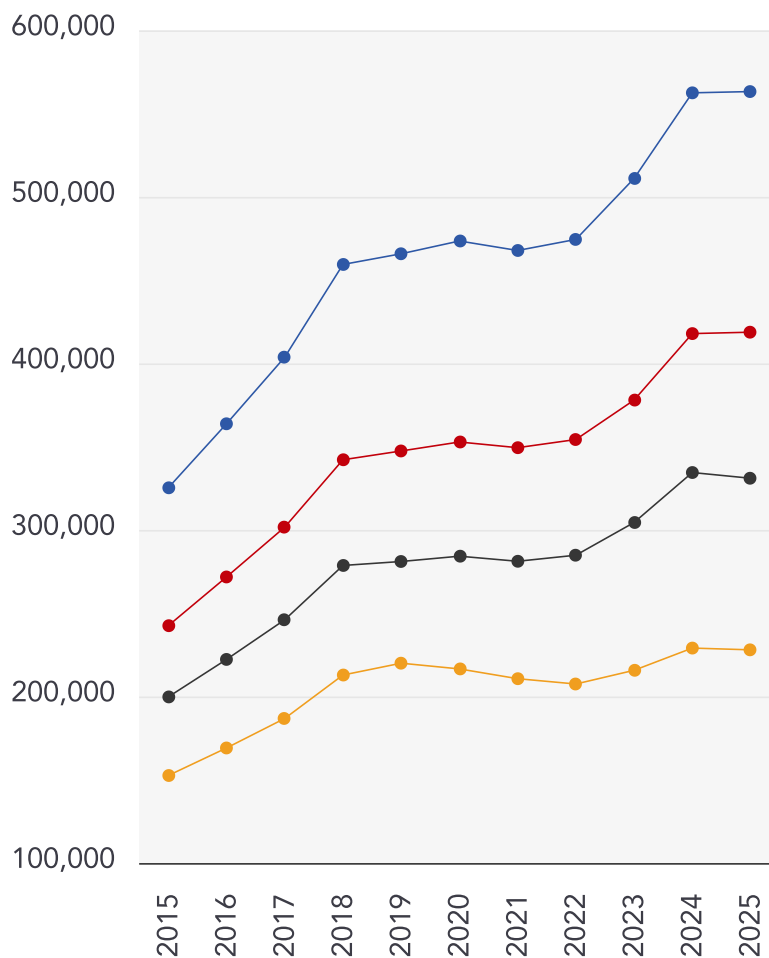
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 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

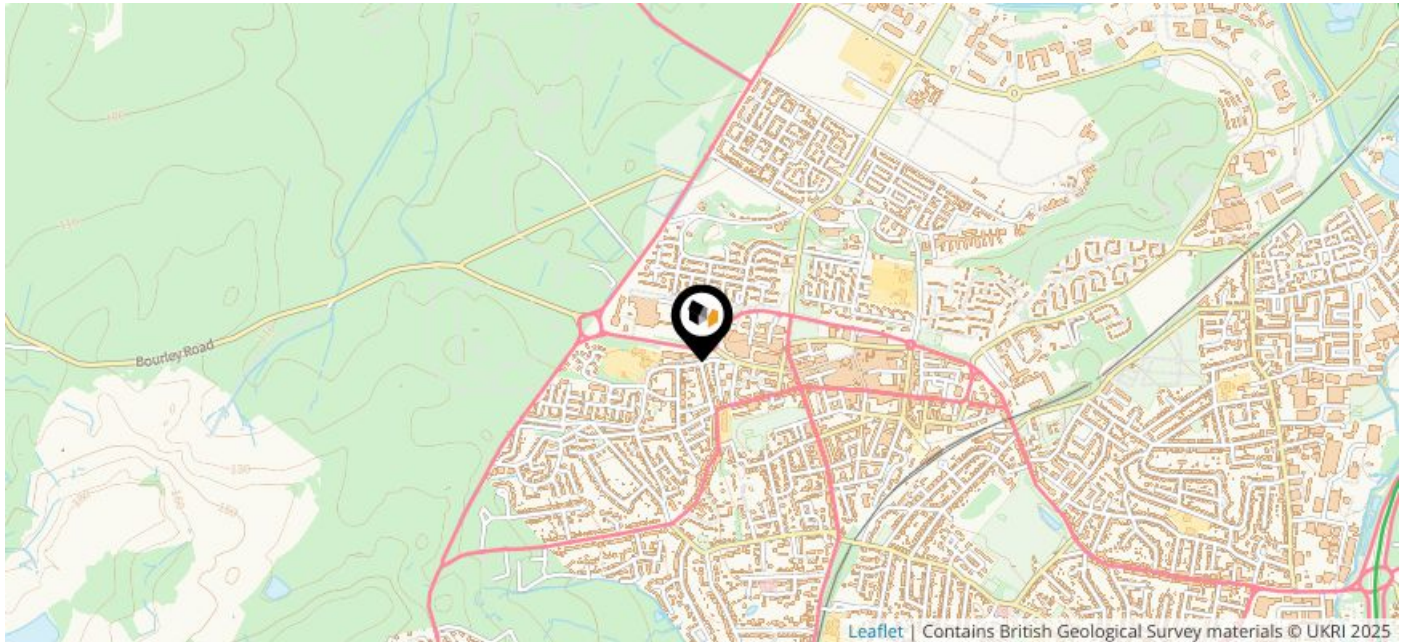
+49.46%

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.

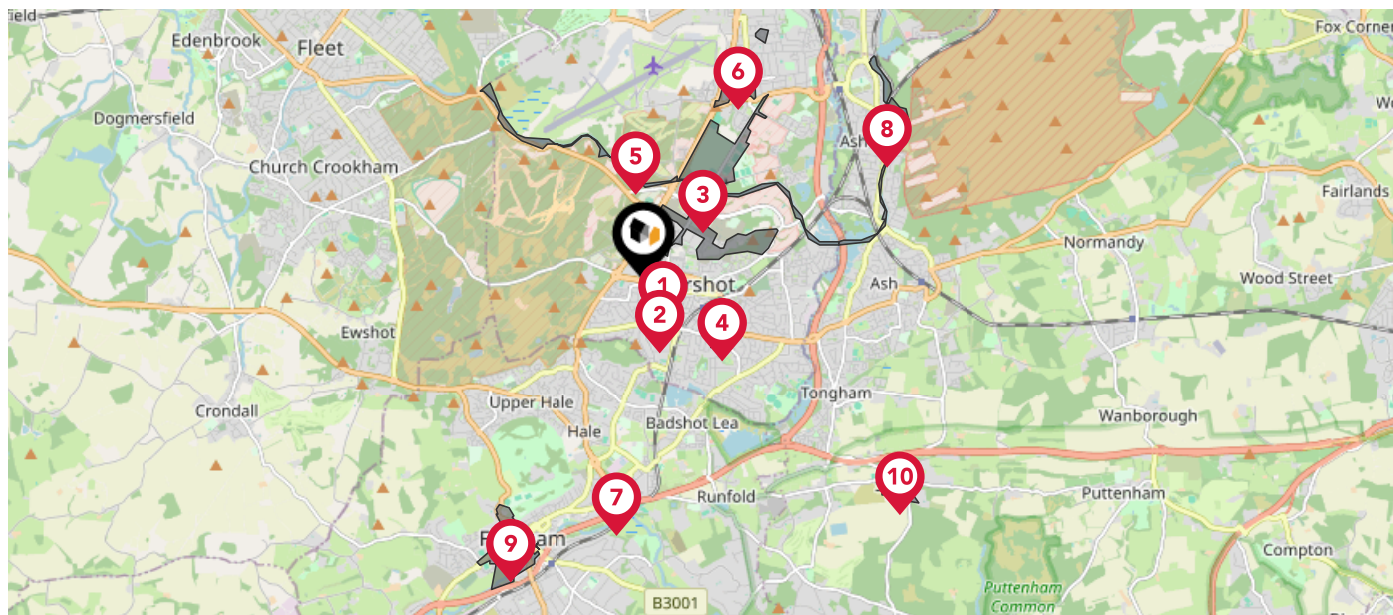
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

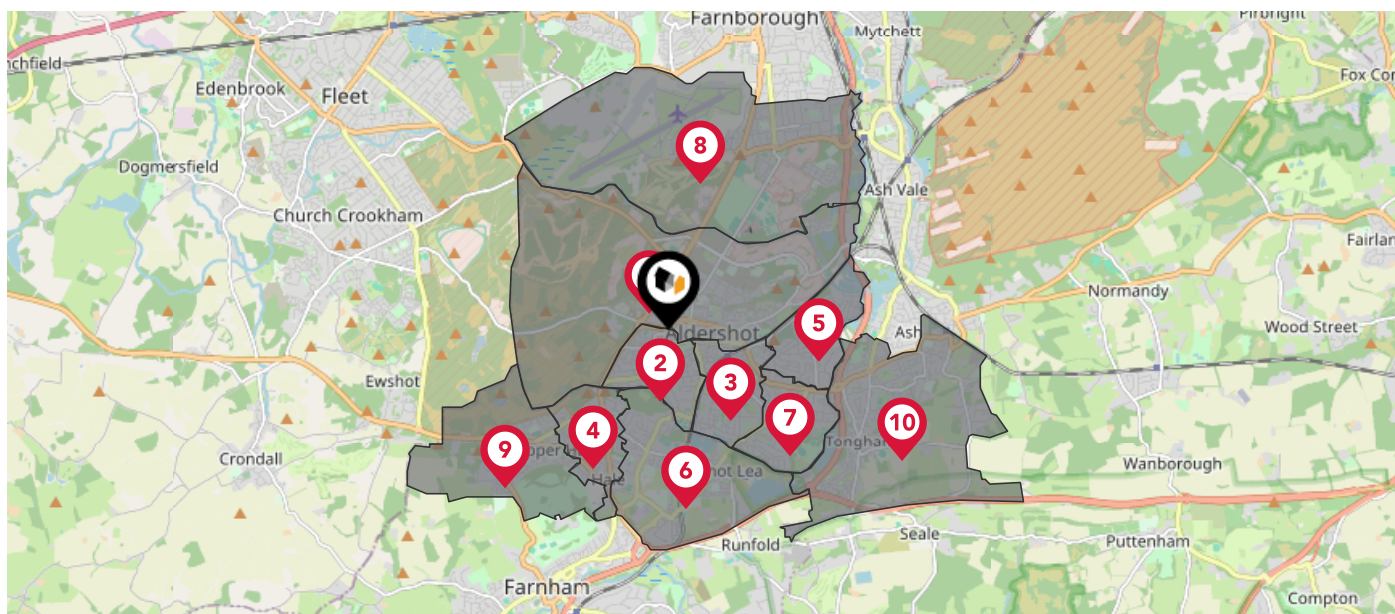
- | | |
|----|--------------------------------------|
| 1 | Aldershot West |
| 2 | Cargate |
| 3 | Aldershot Military |
| 4 | Manor Park |
| 5 | Basingstoke Canal |
| 6 | South Farnborough |
| 7 | Shepherd and Flock Conservation Area |
| 8 | Basingstoke Canal South |
| 9 | Farnham |
| 10 | Seale |

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



Wellington Ward



Rowhill Ward



Manor Park Ward



Farnham Hale and Heath End Ward



North Town Ward



Farnham Weybourne and Badshot Lea Ward



Aldershot Park Ward



St. Mark's Ward



Farnham Upper Hale Ward



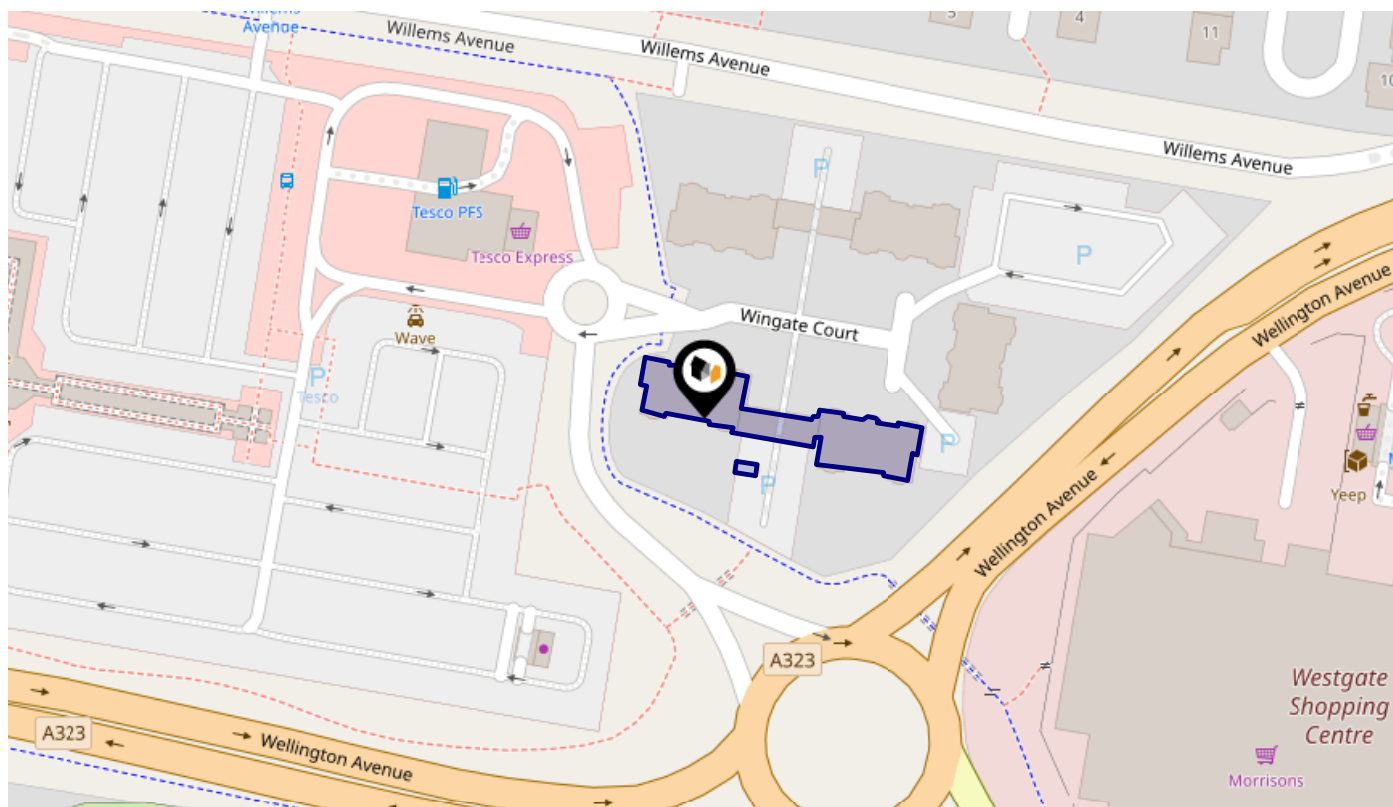
Ash South and Tongham Ward

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:

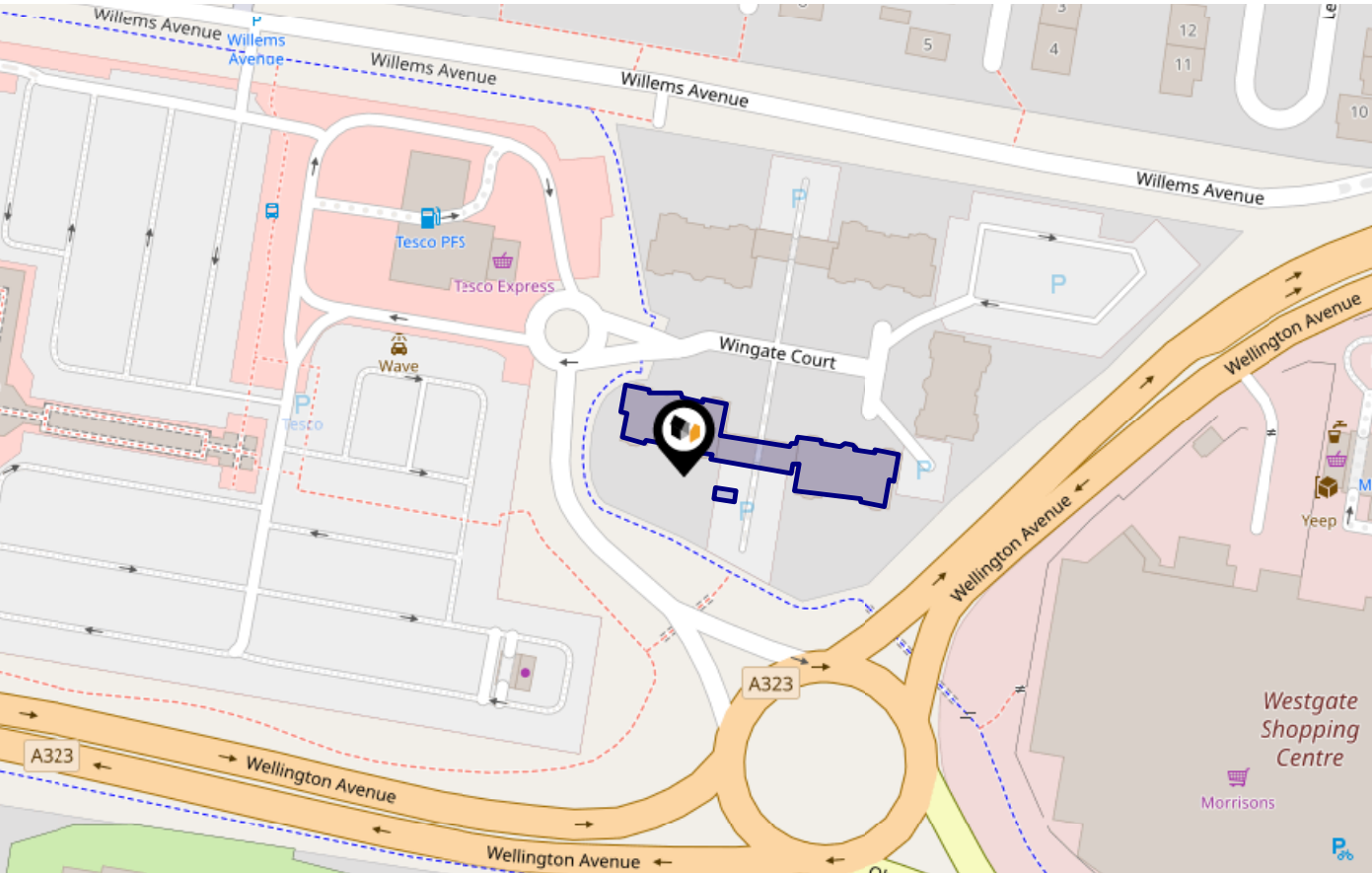
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

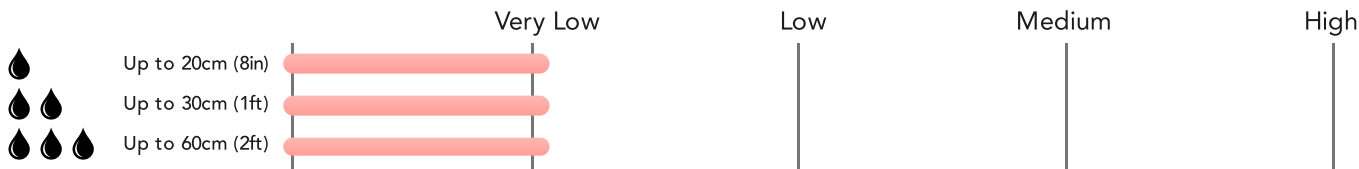


Risk Rating: Very low

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:

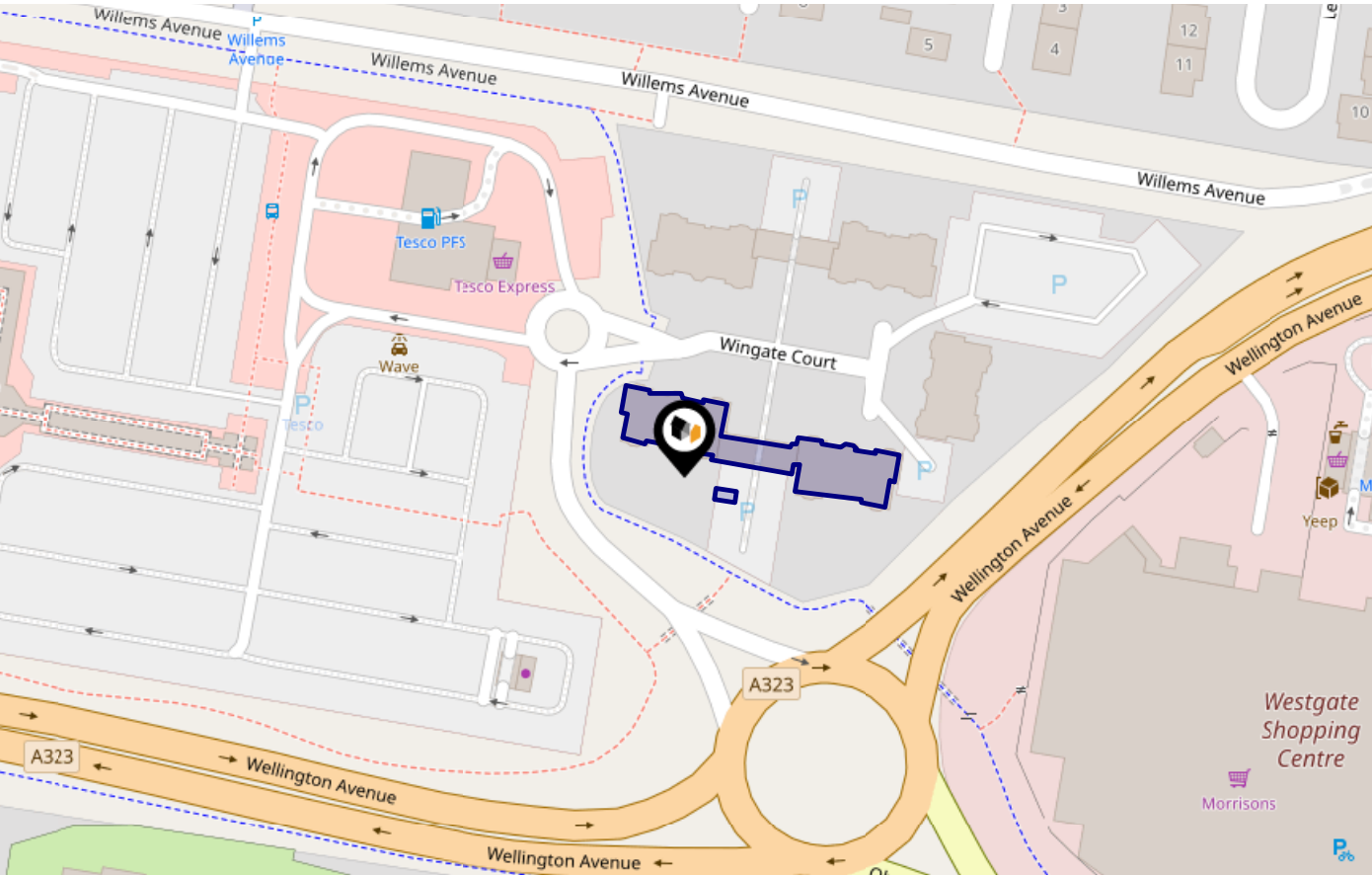


Flood Risk

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.

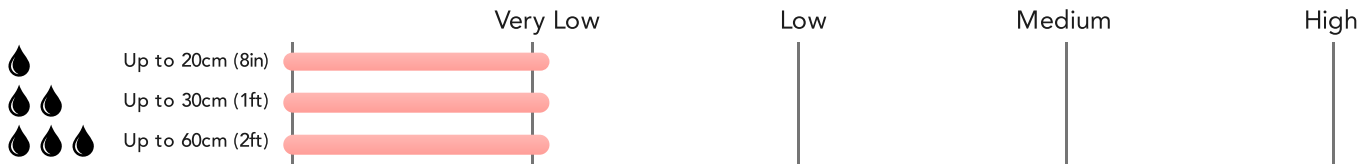


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

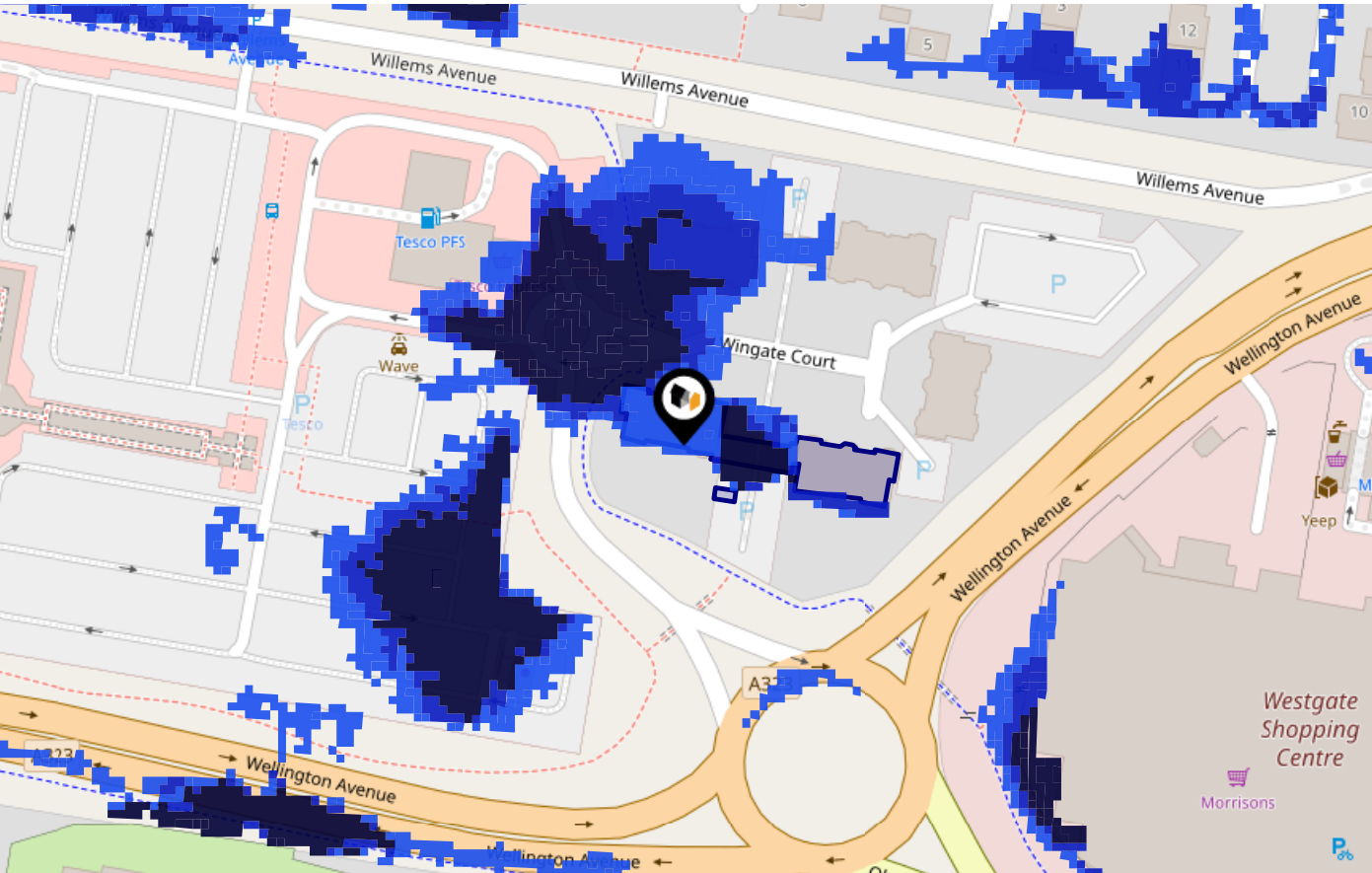


Flood Risk

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.

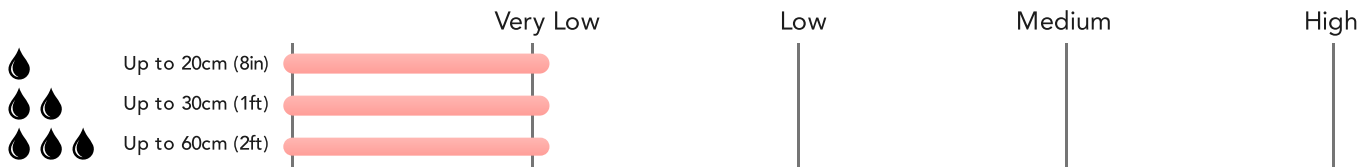


Risk Rating: Low

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.

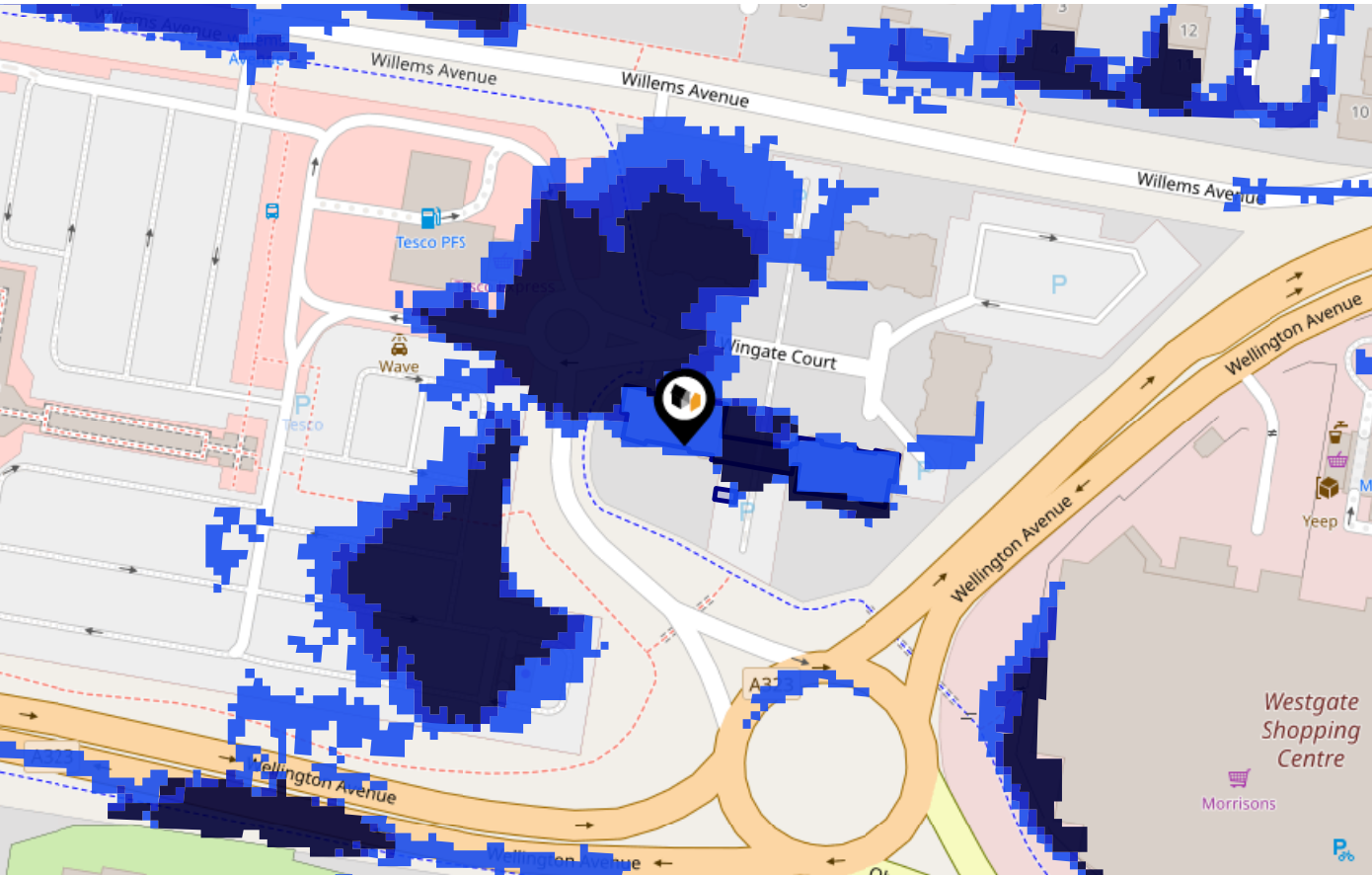
Chance of flooding to the following depths at this property:



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: 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:

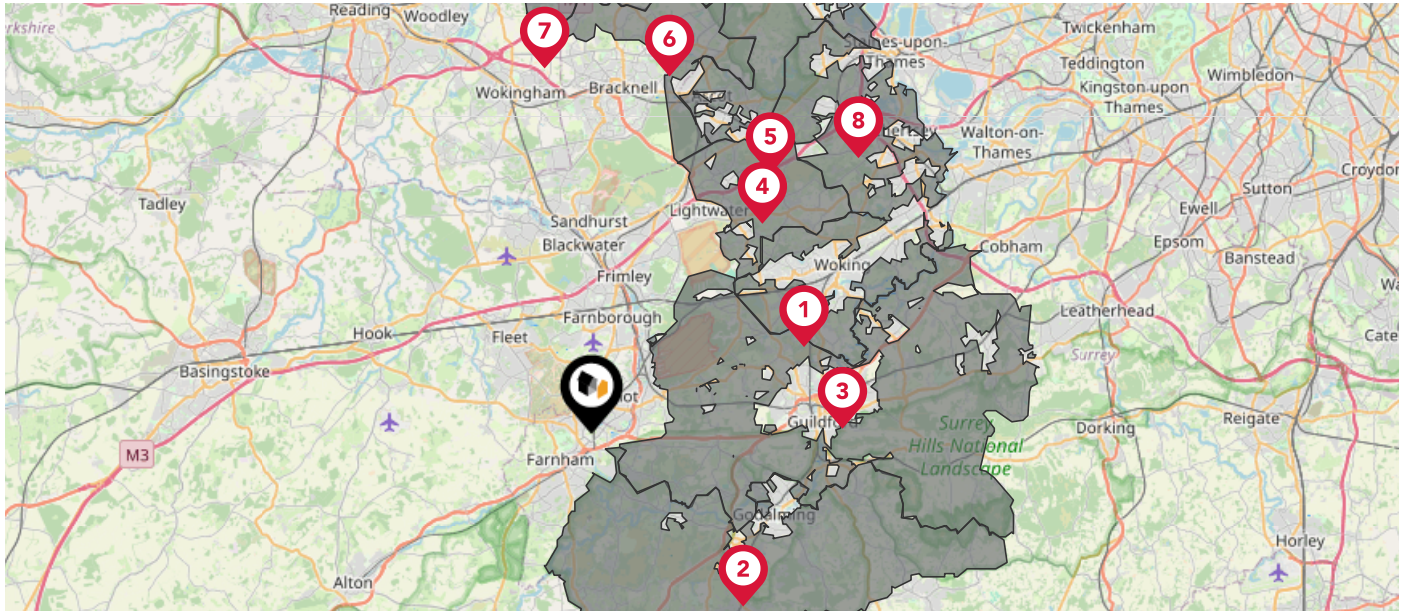


Maps

Green Belt



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



Nearby Green Belt Land

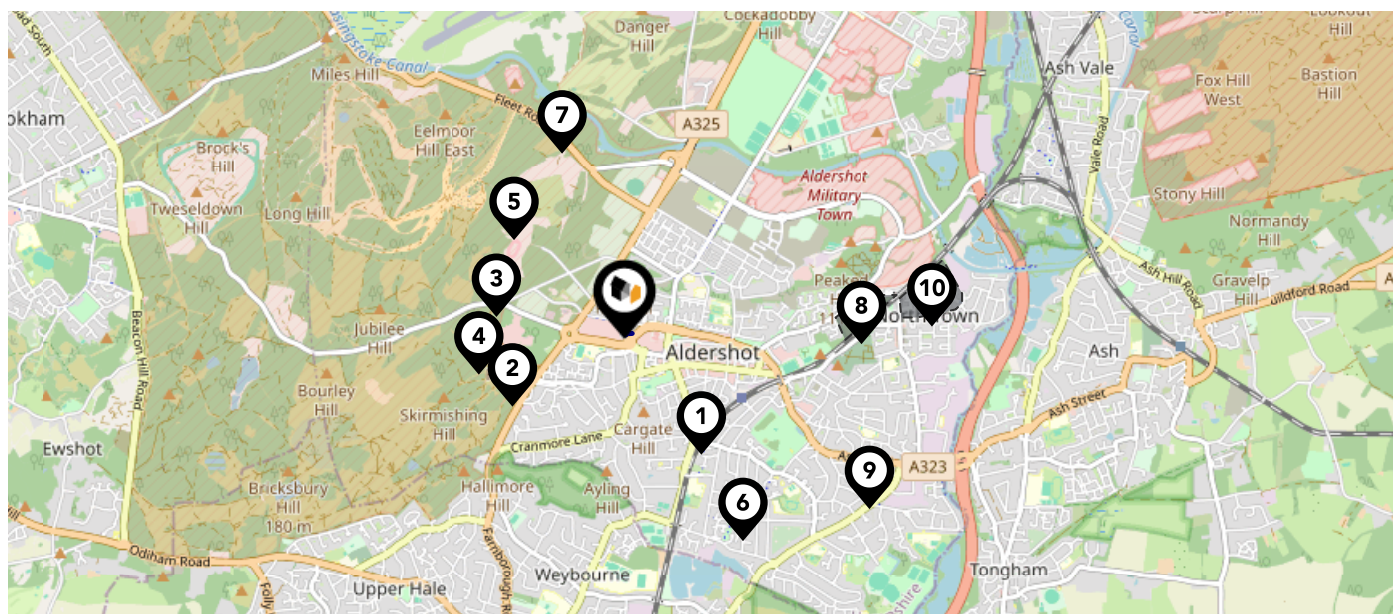
-  1 London Green Belt - Woking
-  2 London Green Belt - Waverley
-  3 London Green Belt - Guildford
-  4 London Green Belt - Surrey Heath
-  5 London Green Belt - Windsor and Maidenhead
-  6 London Green Belt - Bracknell Forest
-  7 London Green Belt - Wokingham
-  8 London Green Belt - Runnymede

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

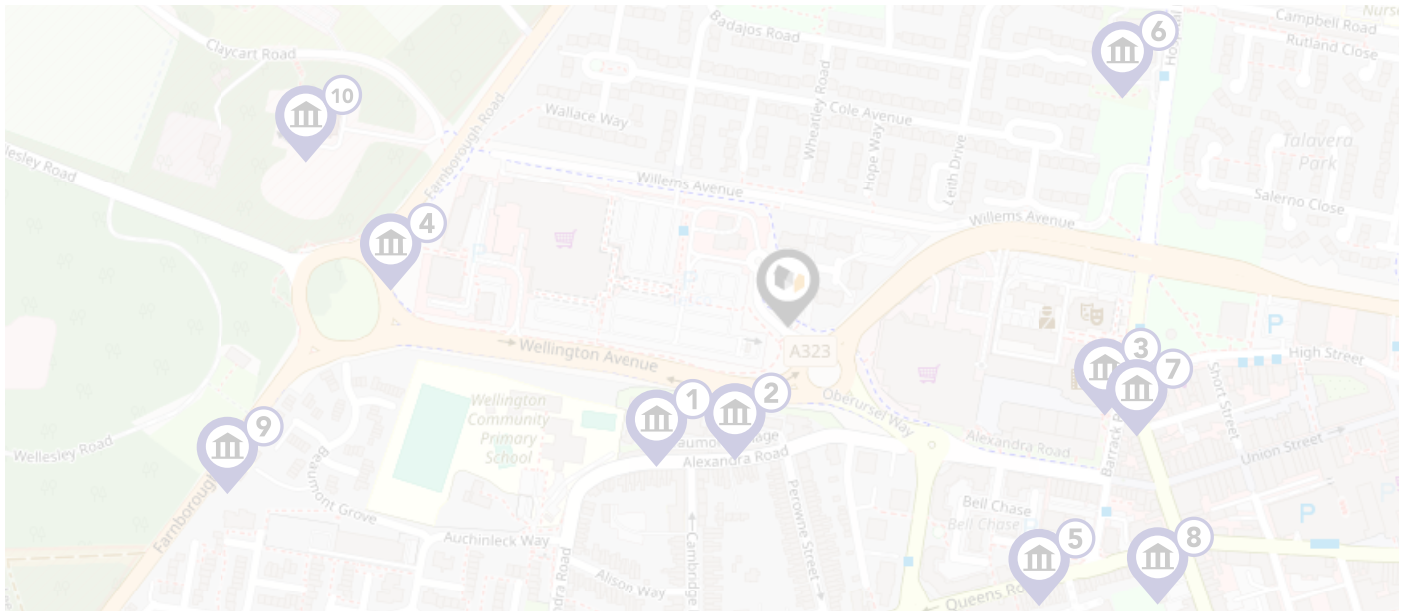
1	Bus Depot-Halimote Road, Aldershot	Historic Landfill	
2	Land adjacent to Lee Road-Off Farnborough Lane, Aldershot	Historic Landfill	
3	Car Park off Bourley Road-Bourley Road, Aldershot	Historic Landfill	
4	Land adjacent to Sunny Hill Road-Sunny Hill Road, Aldershot	Historic Landfill	
5	Rear of BAEE-Claycart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

Maps

Listed Buildings

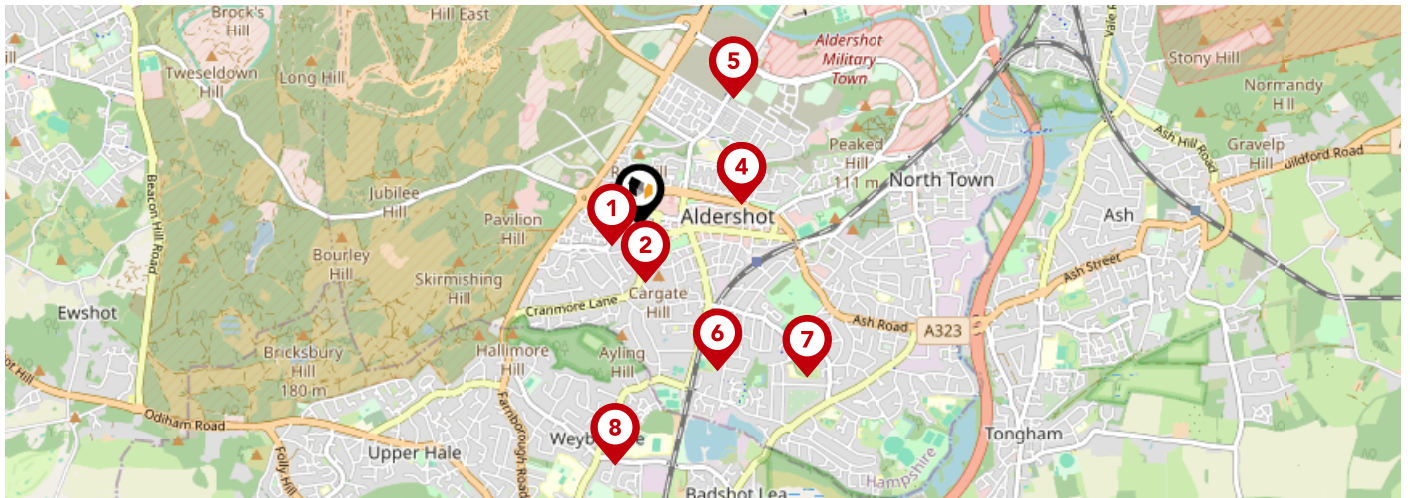


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



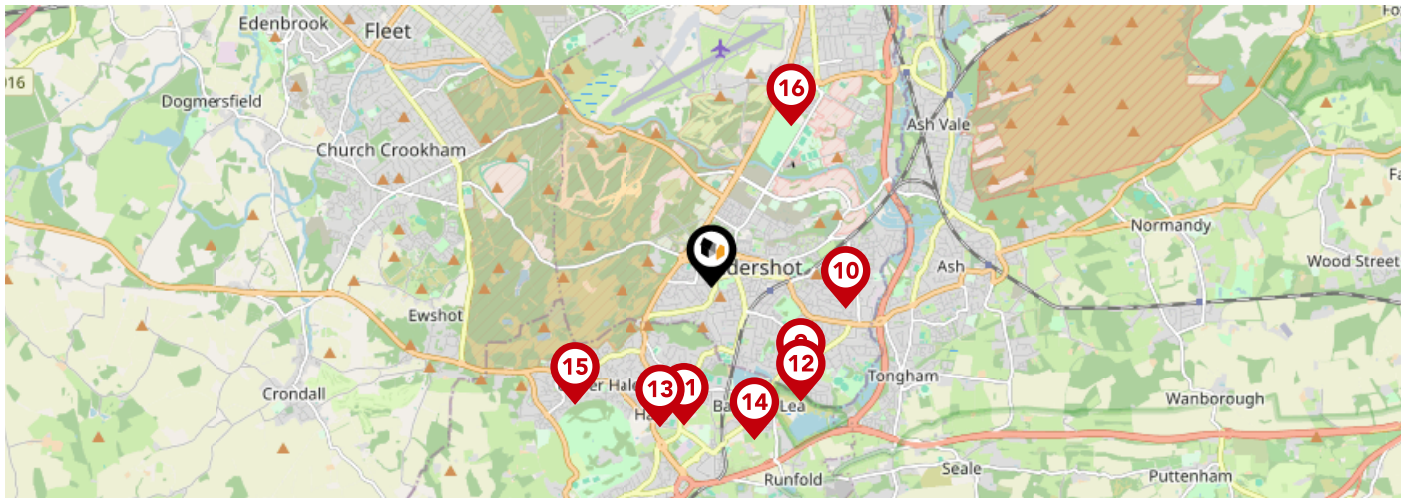
Listed Buildings in the local district		Grade	Distance
	1247761 - Cavalry Brigade Veterinary Lines Central Ward North Stable Range	Grade II	0.1 miles
	1263951 - Cavalry Brigade Veterinary Lines East Ward North Stable Range	Grade II	0.1 miles
	1092624 - Two Stone Sculptures By Entrance To Princes Hall	Grade II	0.2 miles
	1092631 - Gateway And Two Flanking Guardrooms To Former Willems Barracks	Grade II	0.2 miles
	1092607 - Church Of St Joseph's	Grade II	0.2 miles
	1092640 - Old Union Poor House (workhouse)	Grade II	0.2 miles
	1339673 - Queen Hotel Public House	Grade II	0.2 miles
	1092637 - 26 And 28, Grosvenor Road	Grade II	0.3 miles
	1303279 - Gateway And Two Flanking Guardrooms To Former Beaumont Cavalry Barracks	Grade II	0.3 miles
	1339672 - Royal Garrison Church Of All Saints	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Wellington Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:0.16	☐	☒	☐	☐	☐
2	Rowhill School Ofsted Rating: Special Measures Pupils: 38 Distance:0.26	☐	☐	☒	☐	☐
3	Talavera Infant School Ofsted Rating: Good Pupils: 270 Distance:0.48	☐	☒	☐	☐	☐
4	Talavera Junior School Ofsted Rating: Outstanding Pupils: 446 Distance:0.48	☐	☒	☐	☐	☐
5	The Cambridge Primary School Ofsted Rating: Good Pupils: 357 Distance:0.74	☐	☒	☐	☐	☐
6	St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 487 Distance:0.76	☐	☒	☐	☐	☐
7	St Michael's Church of England Controlled Junior School Ofsted Rating: Good Pupils: 377 Distance:1.04	☐	☒	☐	☐	☐
8	All Hallows Catholic School Ofsted Rating: Outstanding Pupils: 1467 Distance:1.11	☐	☐	☒	☐	☐

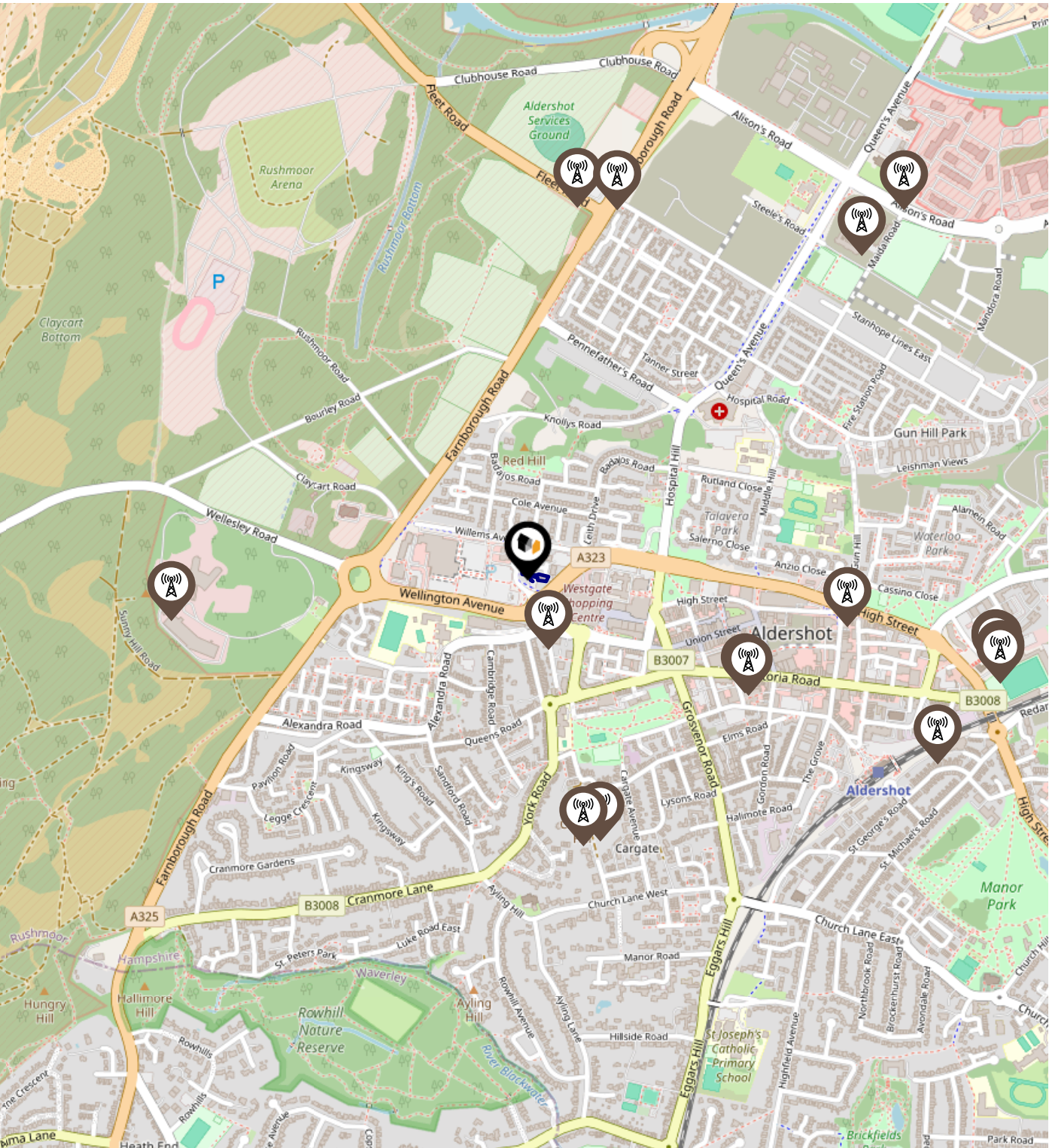
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Michael's Church of England Controlled Infant School Ofsted Rating: Outstanding Pupils: 268 Distance:1.19	☐	☒	☐	☐	☐
10	Alderwood School Ofsted Rating: Good Pupils: 1512 Distance:1.26	☐	☒	☒	☐	☐
11	William Cobbett Primary School Ofsted Rating: Good Pupils: 467 Distance:1.3	☐	☒	☐	☐	☐
12	Park Primary School Ofsted Rating: Good Pupils: 199 Distance:1.34	☐	☒	☐	☐	☐
13	Farnham Heath End Ofsted Rating: Good Pupils: 1092 Distance:1.38	☐	☐	☒	☐	☐
14	Badshot Lea Village Infant School Ofsted Rating: Good Pupils: 149 Distance:1.46	☐	☒	☐	☐	☐
15	Hale Nursery & Primary Academy Ofsted Rating: Good Pupils: 289 Distance:1.67	☐	☒	☐	☐	☐
16	The Wavell School Ofsted Rating: Good Pupils: 1018 Distance:1.67	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

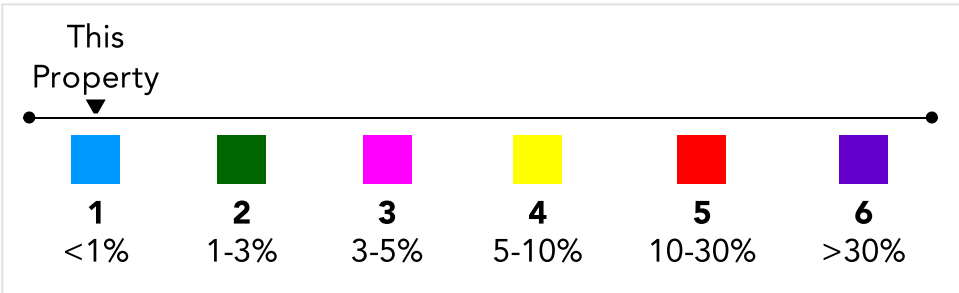
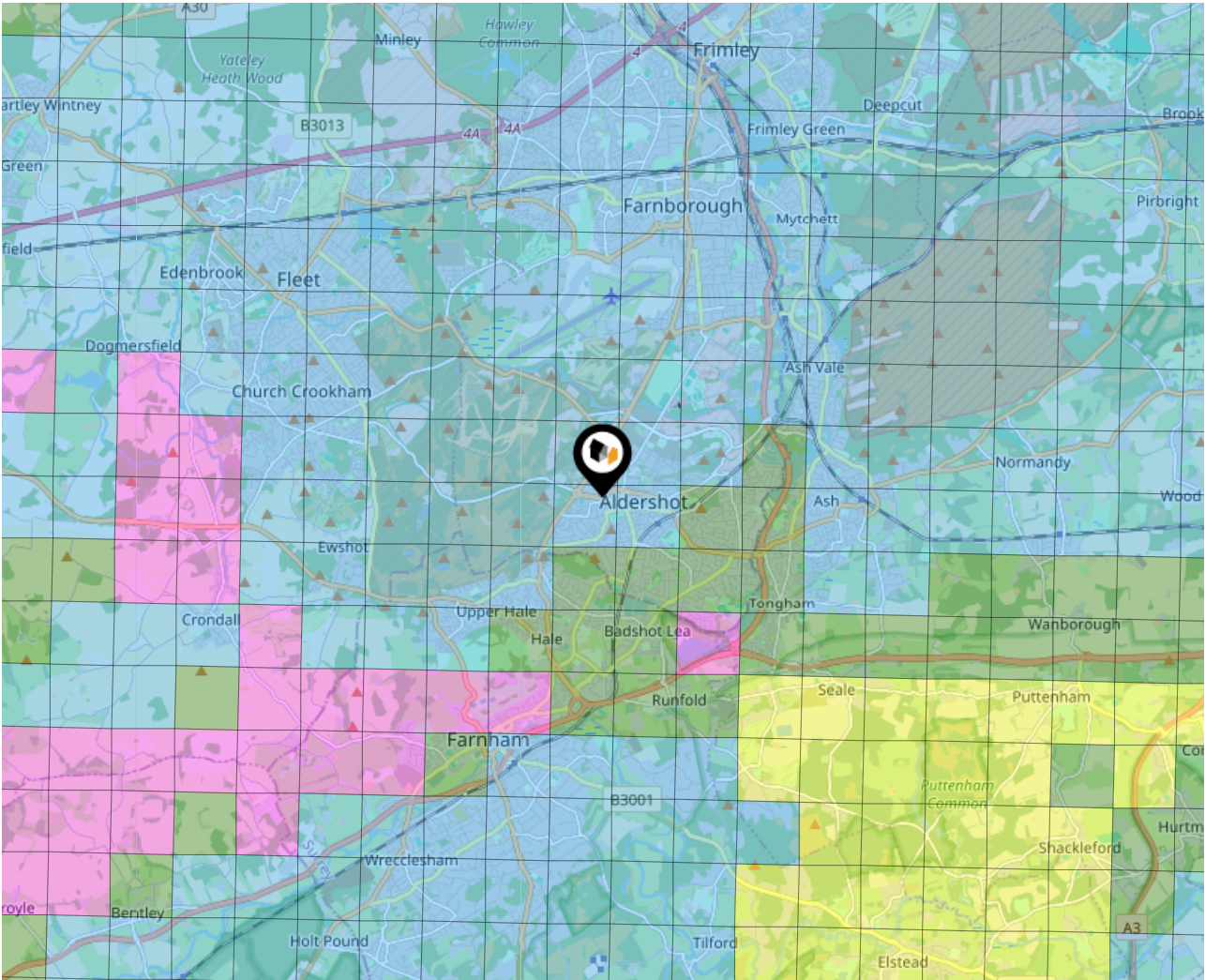
Environment

Radon Gas



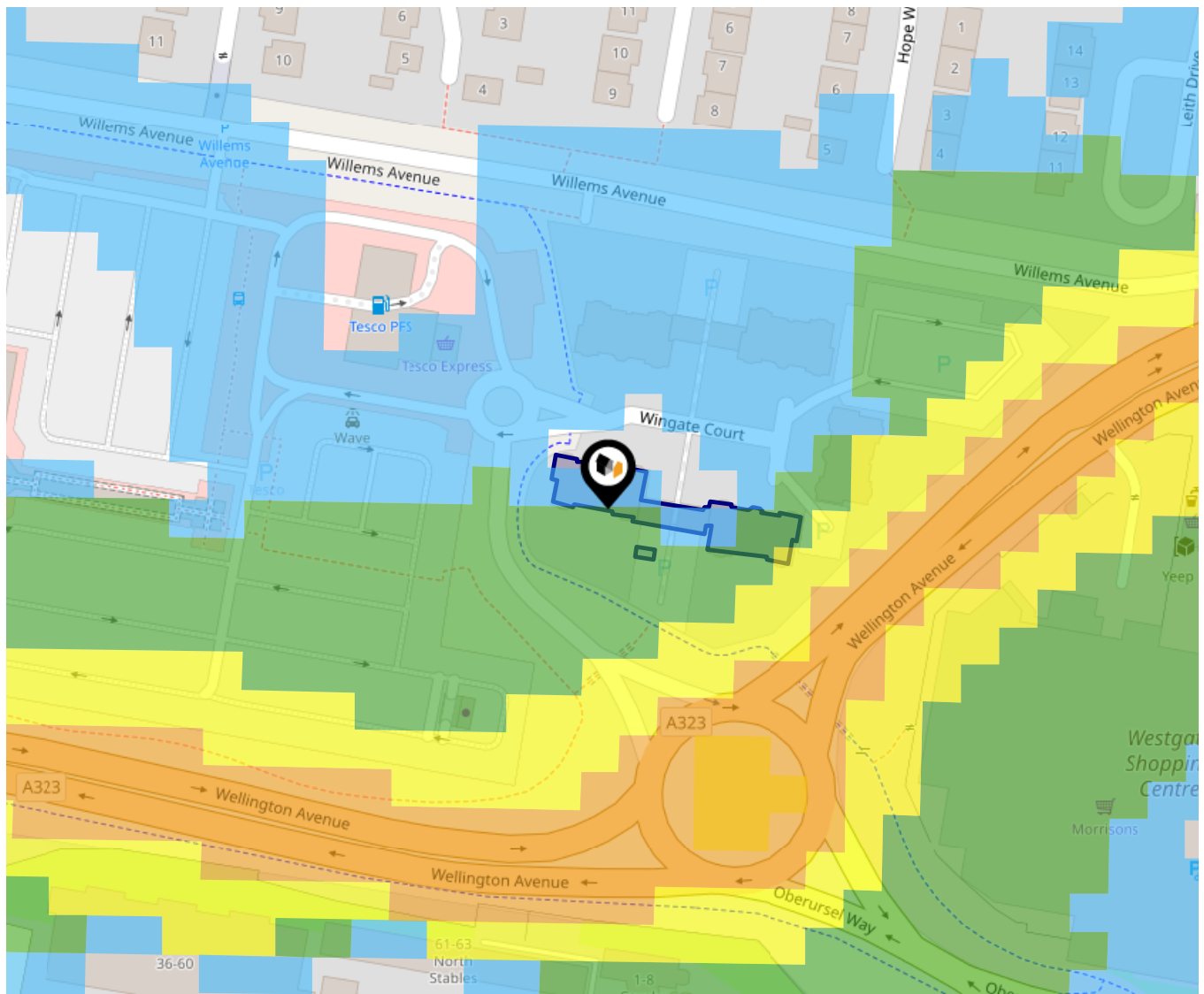
What is Radon?

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

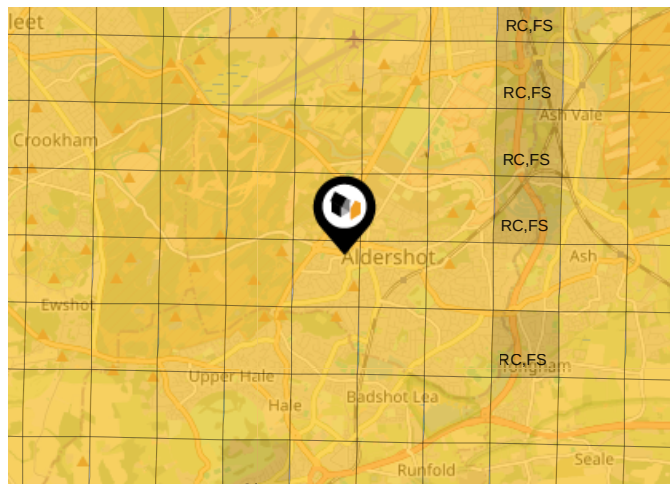


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

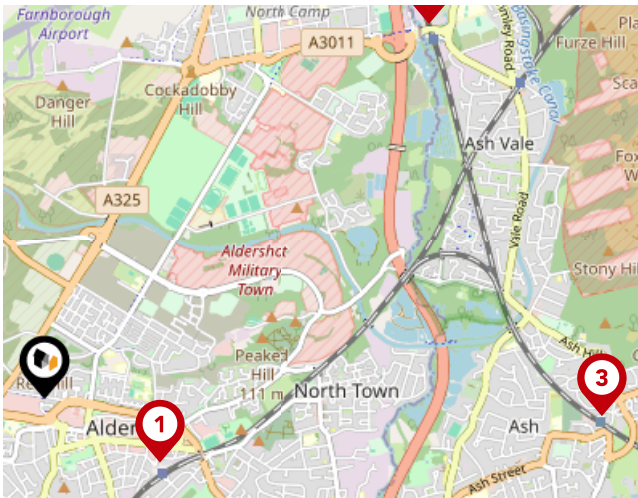
Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		



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

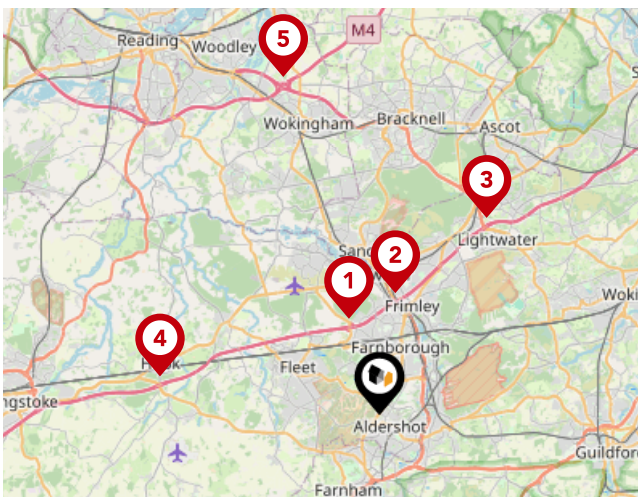
Area

Transport (National)



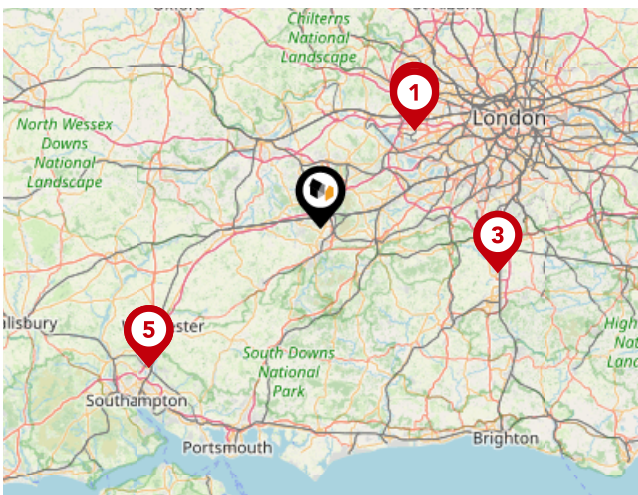
National Rail Stations

Pin	Name	Distance
1	Aldershot Rail Station	0.61 miles
2	North Camp Rail Station	2.49 miles
3	Ash Rail Station	2.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	3.74 miles
2	M3 J4	4.55 miles
3	M3 J3	8.34 miles
4	M3 J5	8.26 miles
5	M4 J10	13 miles

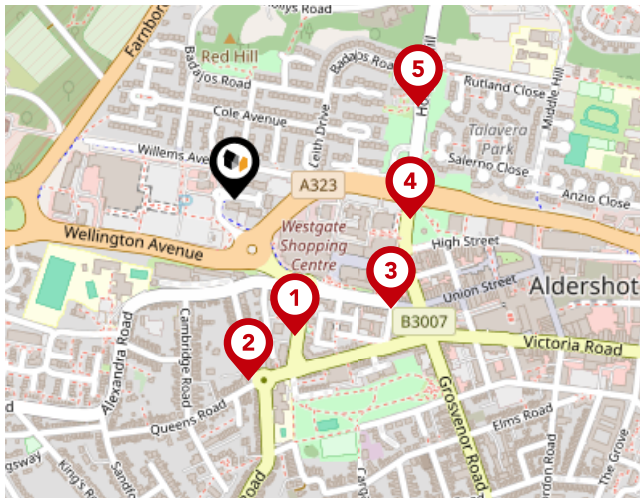


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	20.15 miles
2	Heathrow Airport	20.74 miles
3	Gatwick Airport	27.17 miles
4	North Stoneham	32.92 miles
5	Southampton Airport	32.92 miles

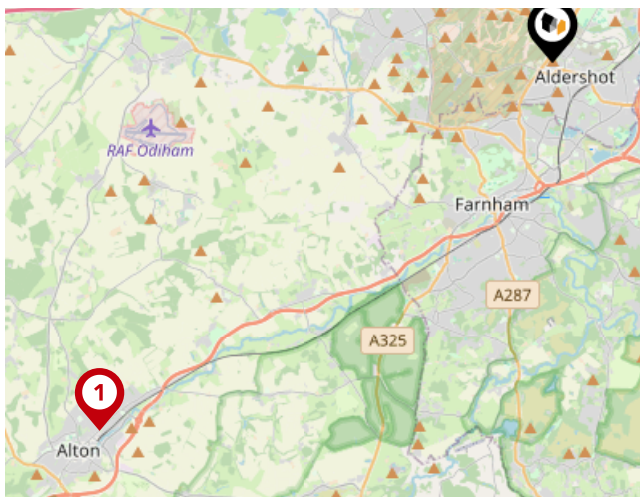
Area

Transport (Local)



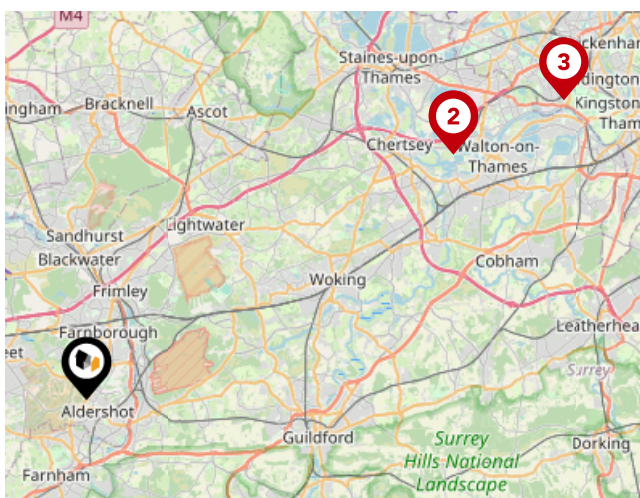
Bus Stops/Stations

Pin	Name	Distance
1	Lime Street	0.17 miles
2	Queens Road	0.21 miles
3	Wesley Hall	0.22 miles
4	Princes Hall	0.21 miles
5	Union Buildings	0.24 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.85 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	16.41 miles
2	Weybridge Ferry Landing	16.39 miles
3	Moulsey - Hurst Park Ferry Landing	20.89 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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