

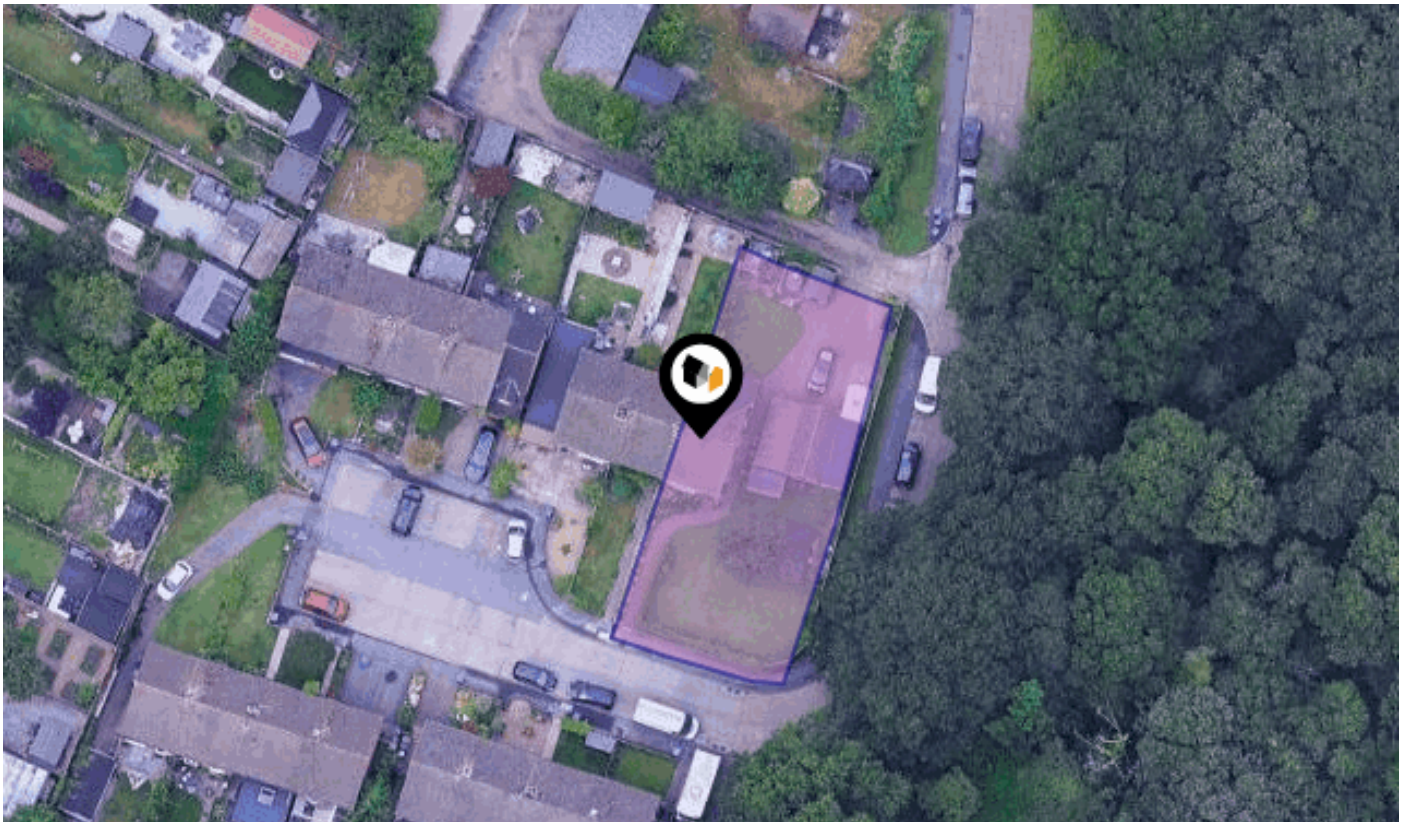


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



14, BONNERS CLOSE, WOKING, GU22 9RA

Avocado Property

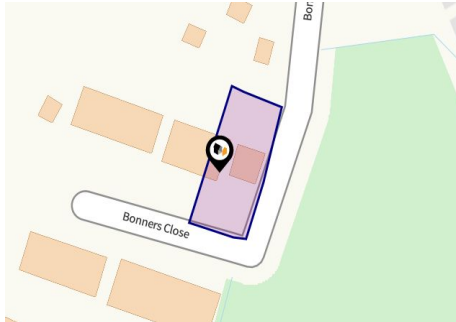
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band D		
Annual Estimate:	£2,482		
Title Number:	SY320106		
UPRN:	100061639377		

Local Area

Local Authority:	Woking	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6	80	1800
• Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning History

This Address



Planning records for: *14, Bonners Close, Woking, GU22 9RA*

Reference - PLAN/1999/1109	
Decision:	Decided
Date:	12th October 1999
Description:	ERECTION OF REAR EXTENSION AT FIRST FLOOR LEVEL.

14, BONNERS CLOSE, WOKING, GU22 9RA

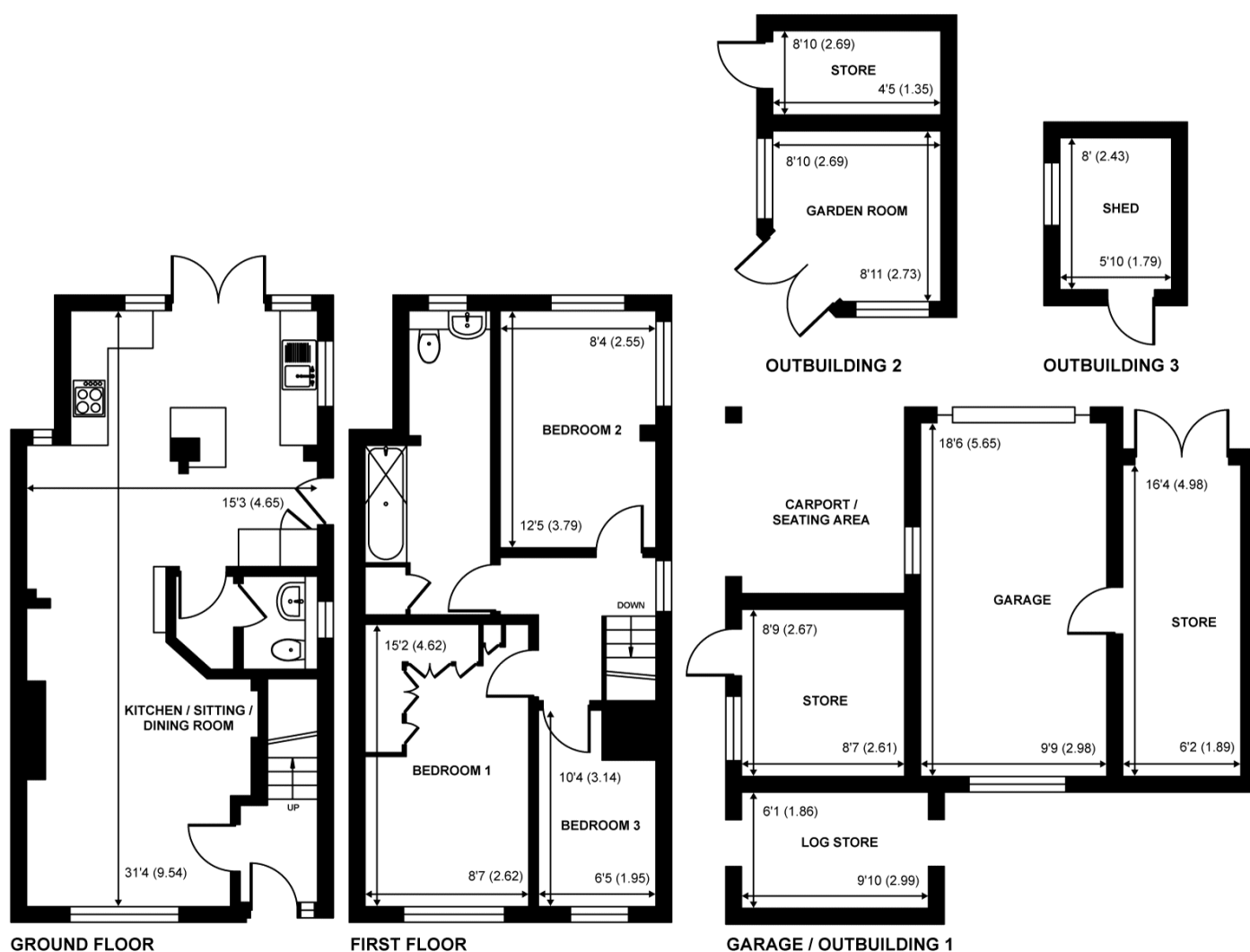
Approximate Area = 919 sq ft / 85.3 sq m (excludes carport & seating area)

Garage = 181 sq ft / 16.8 sq m

Outbuildings = 394 sq ft / 36.6 sq m

Total = 1494 sq ft / 138.7 sq m

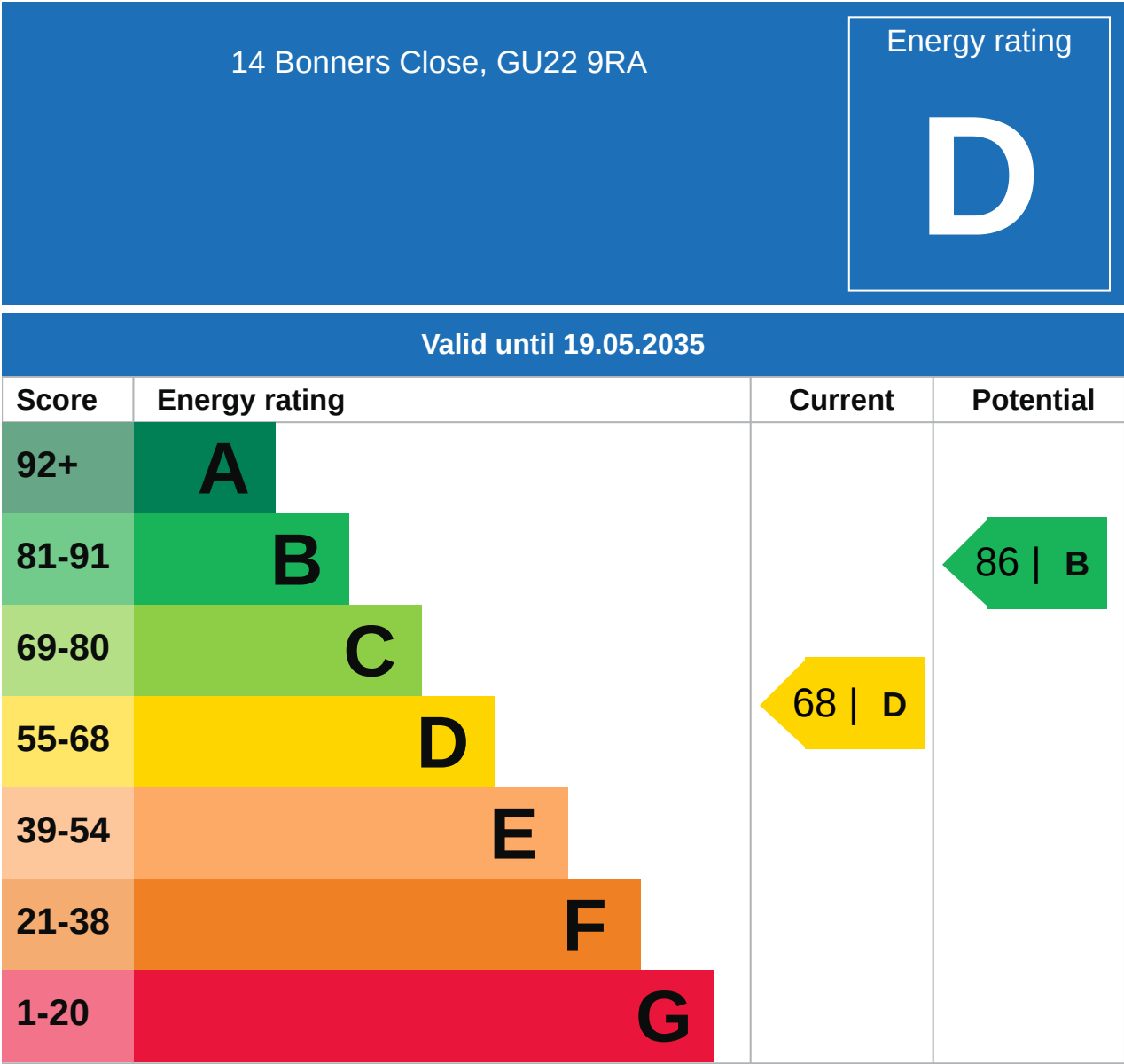
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1287960

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

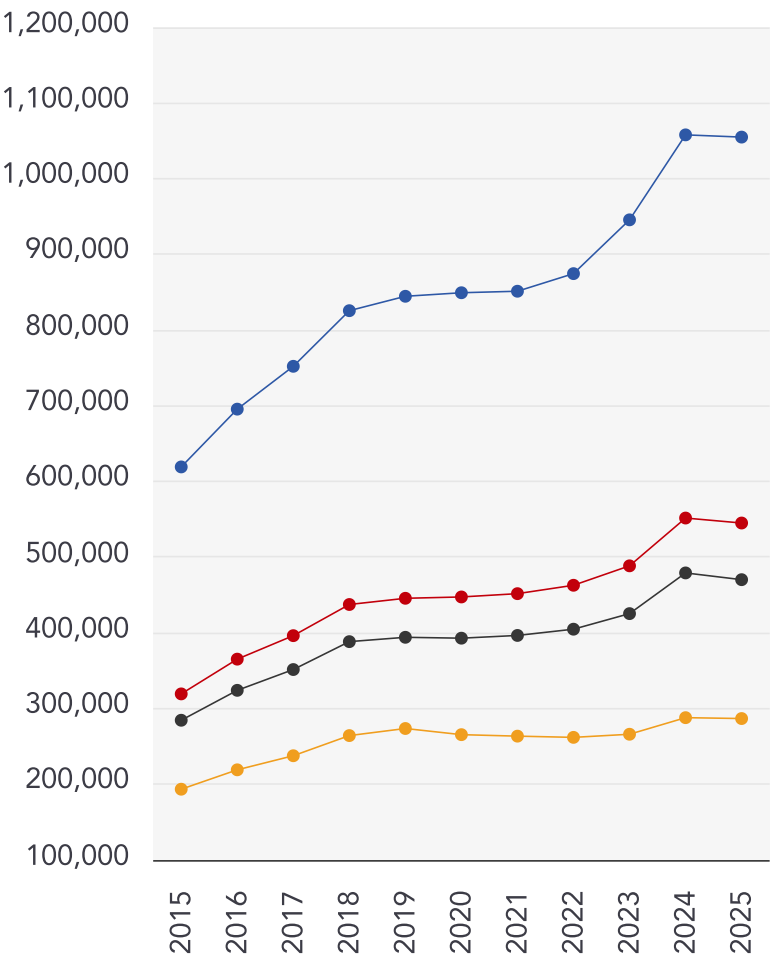
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU22



Detached

+70.35%

Semi-Detached

+70.65%

Terraced

+65.23%

Flat

+48.22%

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.

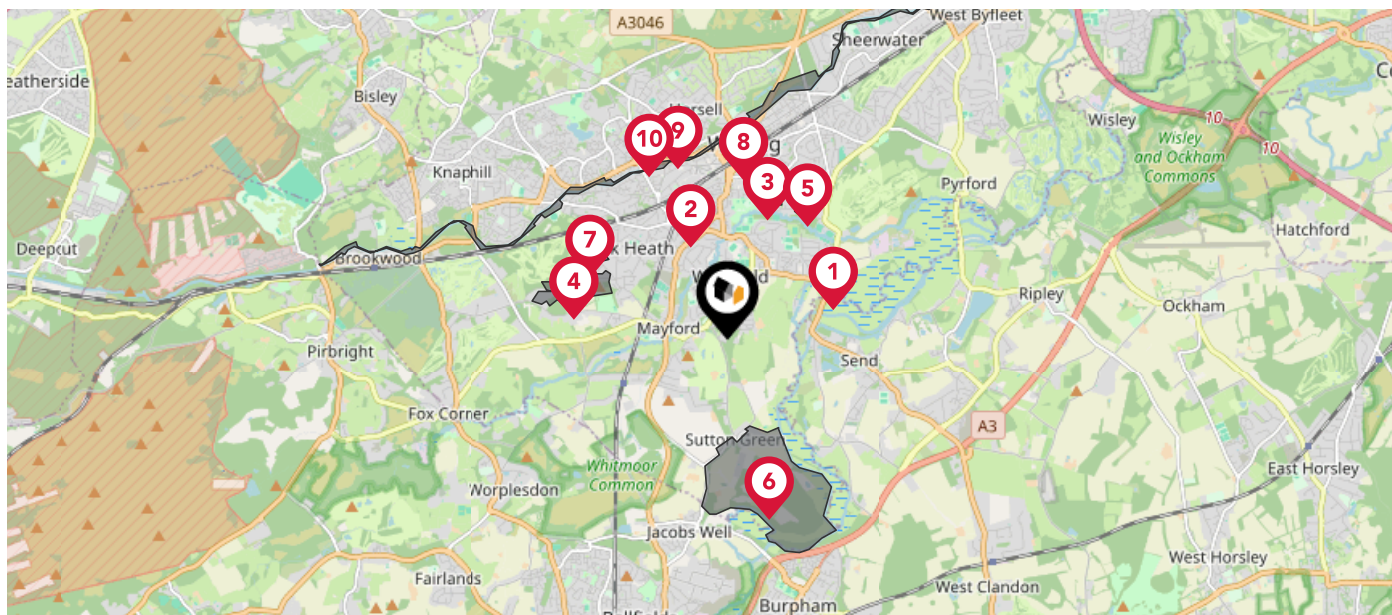
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Old Woking

2

Mount Hermon, Woking

3

Ashwood Road and Heathside Park Road, Woking

4

Fishers Hill, Hook Heath

5

The Hockering, Woking

6

Sutton Park and Sutton Green

7

Pond Road, Hook Heath

8

Woking Town Centre

9

Basingstoke Canal

10

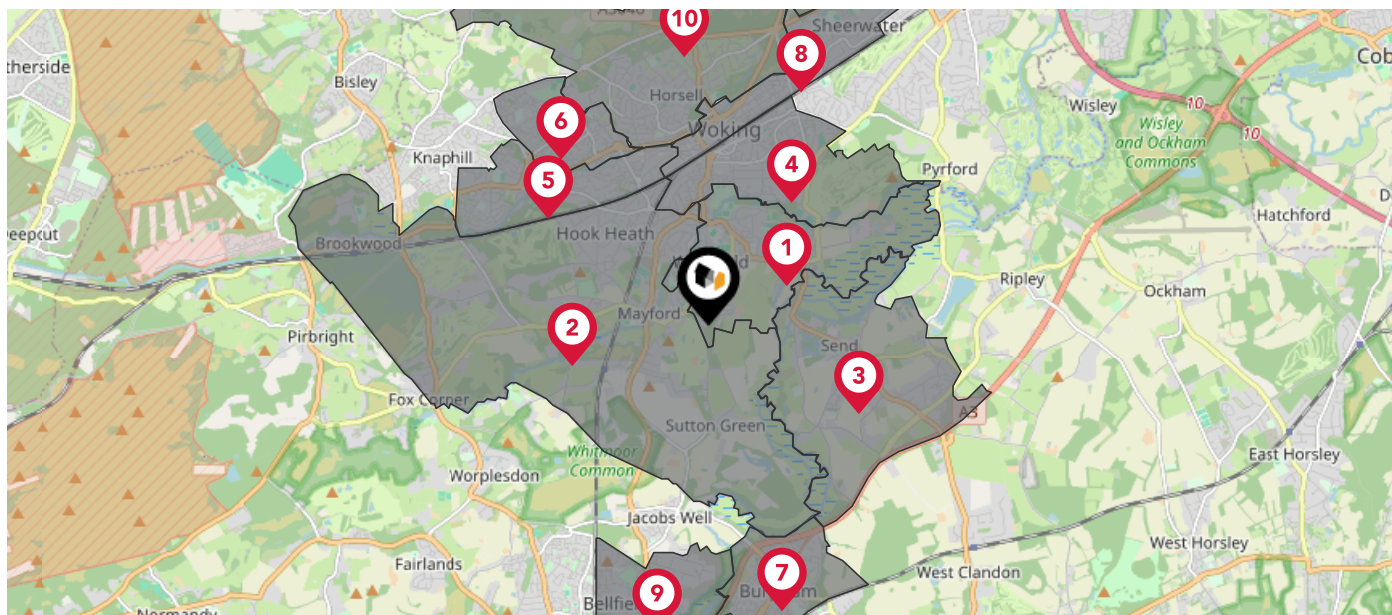
Holyoake Crescent, Horsell

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



Hoe Valley Ward



Heathlands Ward



Send Ward



Mount Hermon Ward



St. John's Ward



Goldsworth Park Ward



Burpham Ward



Canalside Ward



Stoke Ward



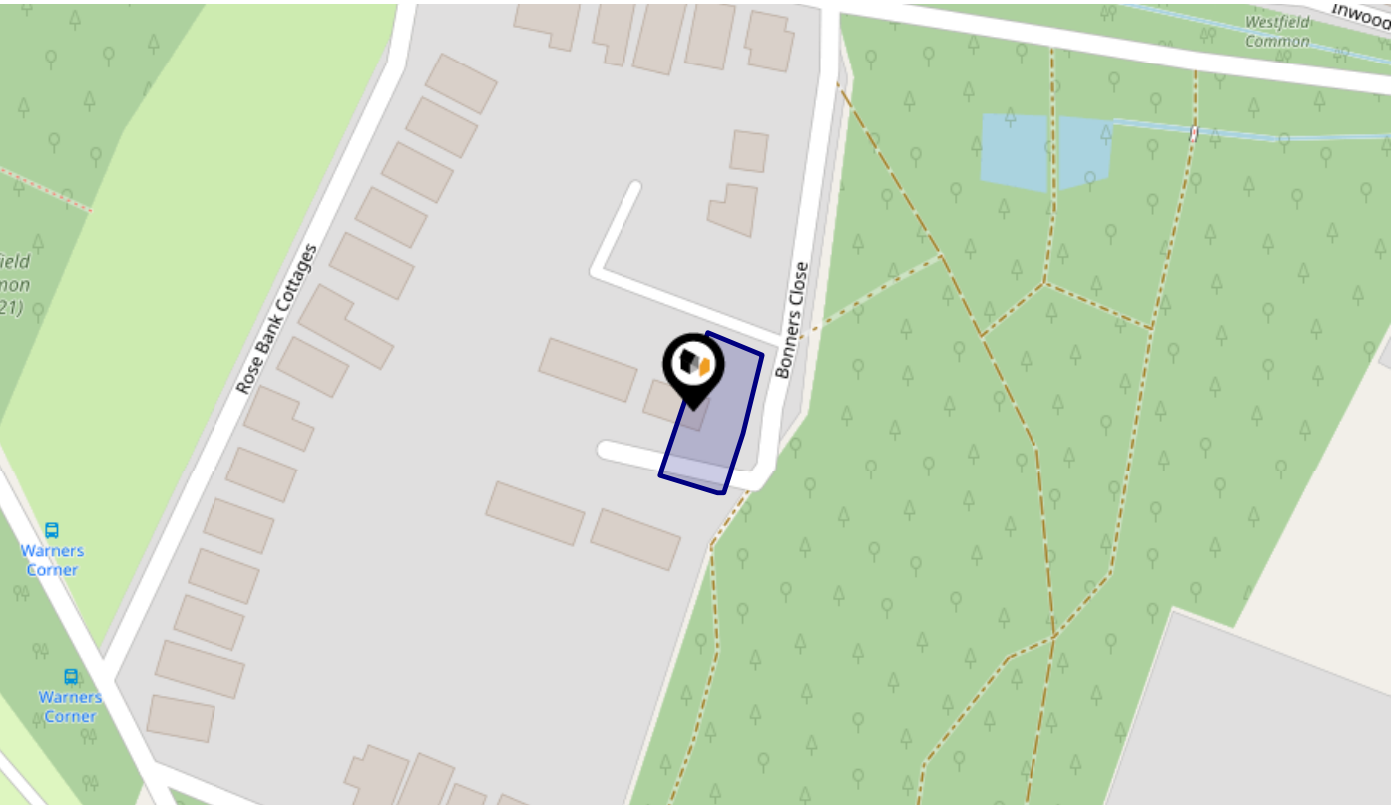
Horsell Ward

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:

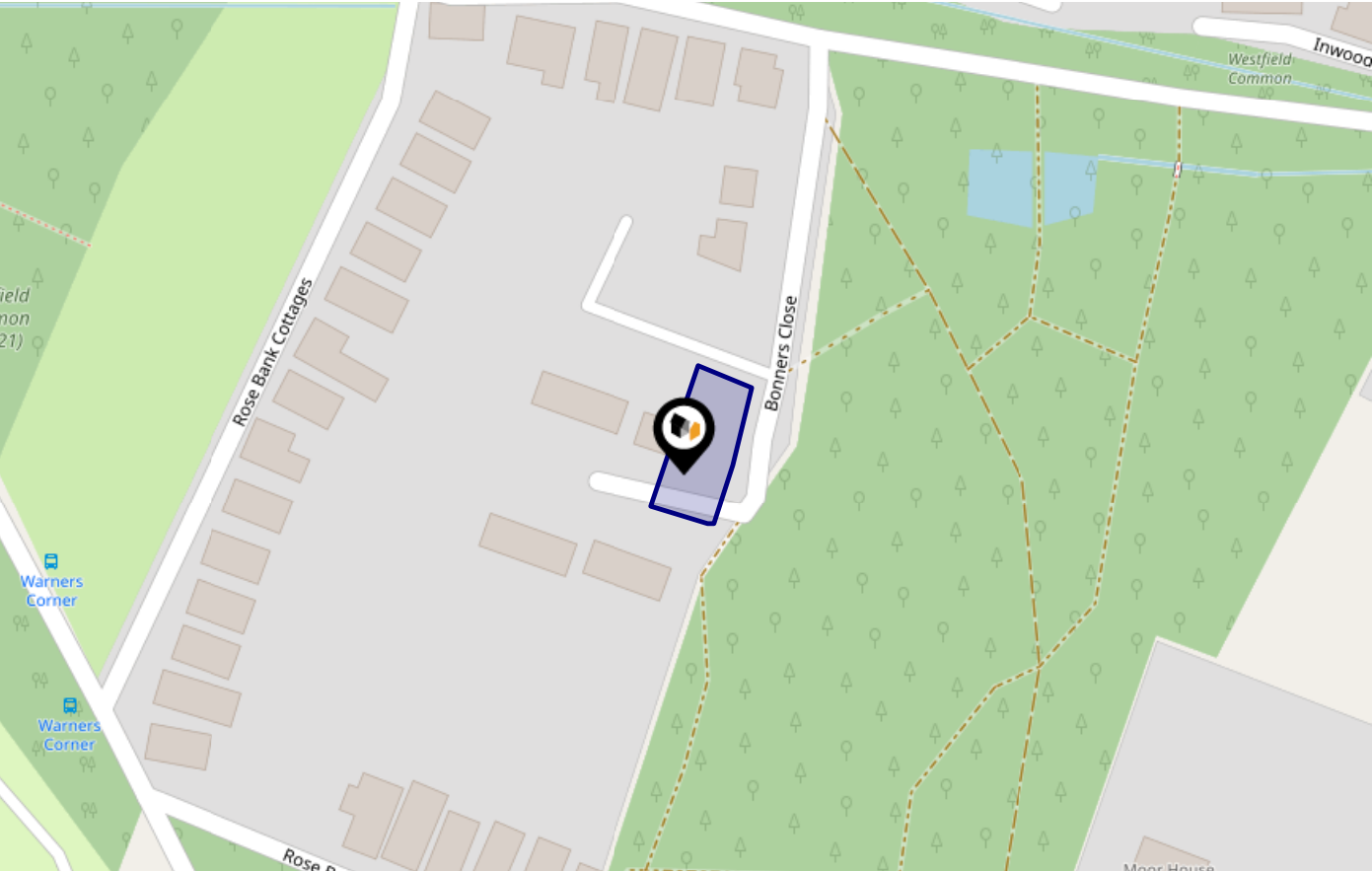
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

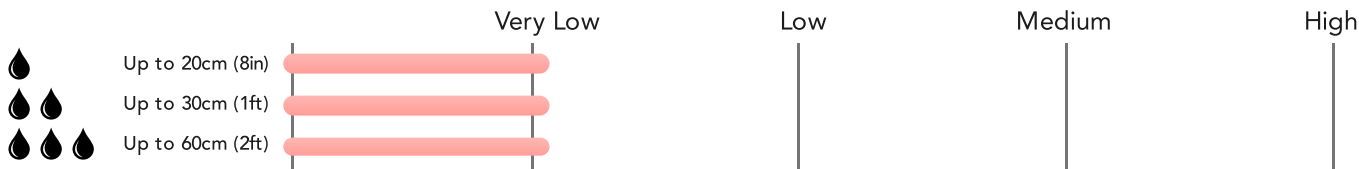


Risk Rating: Very low

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:

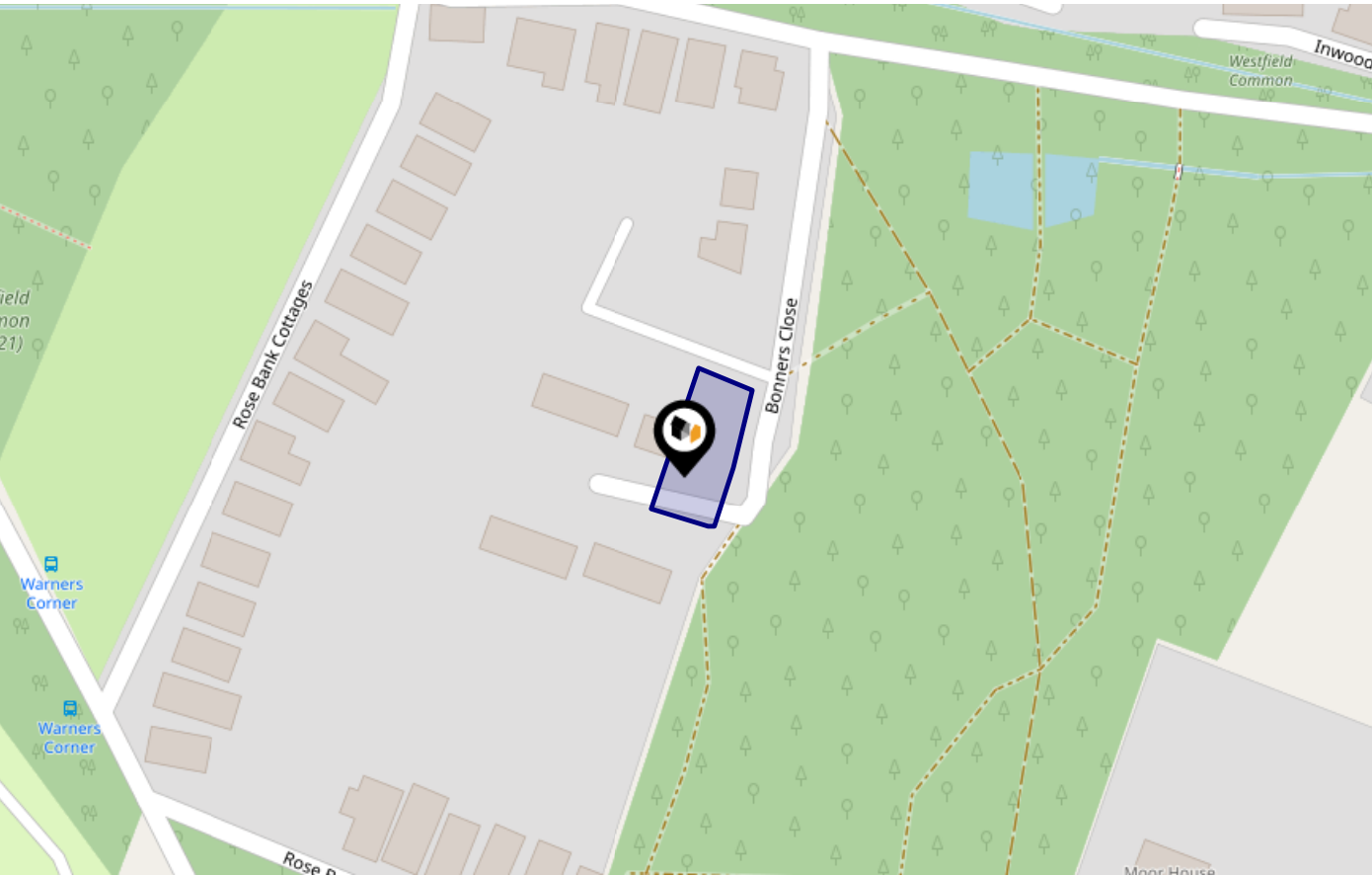


Flood Risk

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.

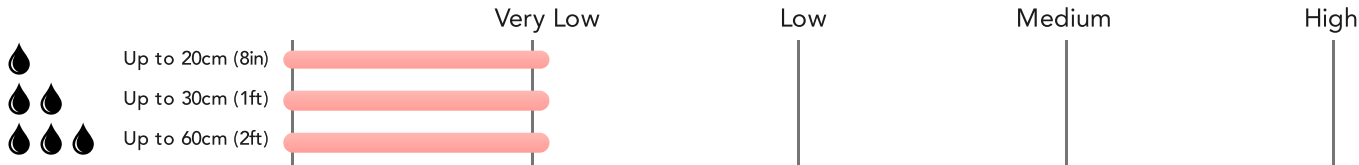


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Chance of flooding to the following depths at this property:

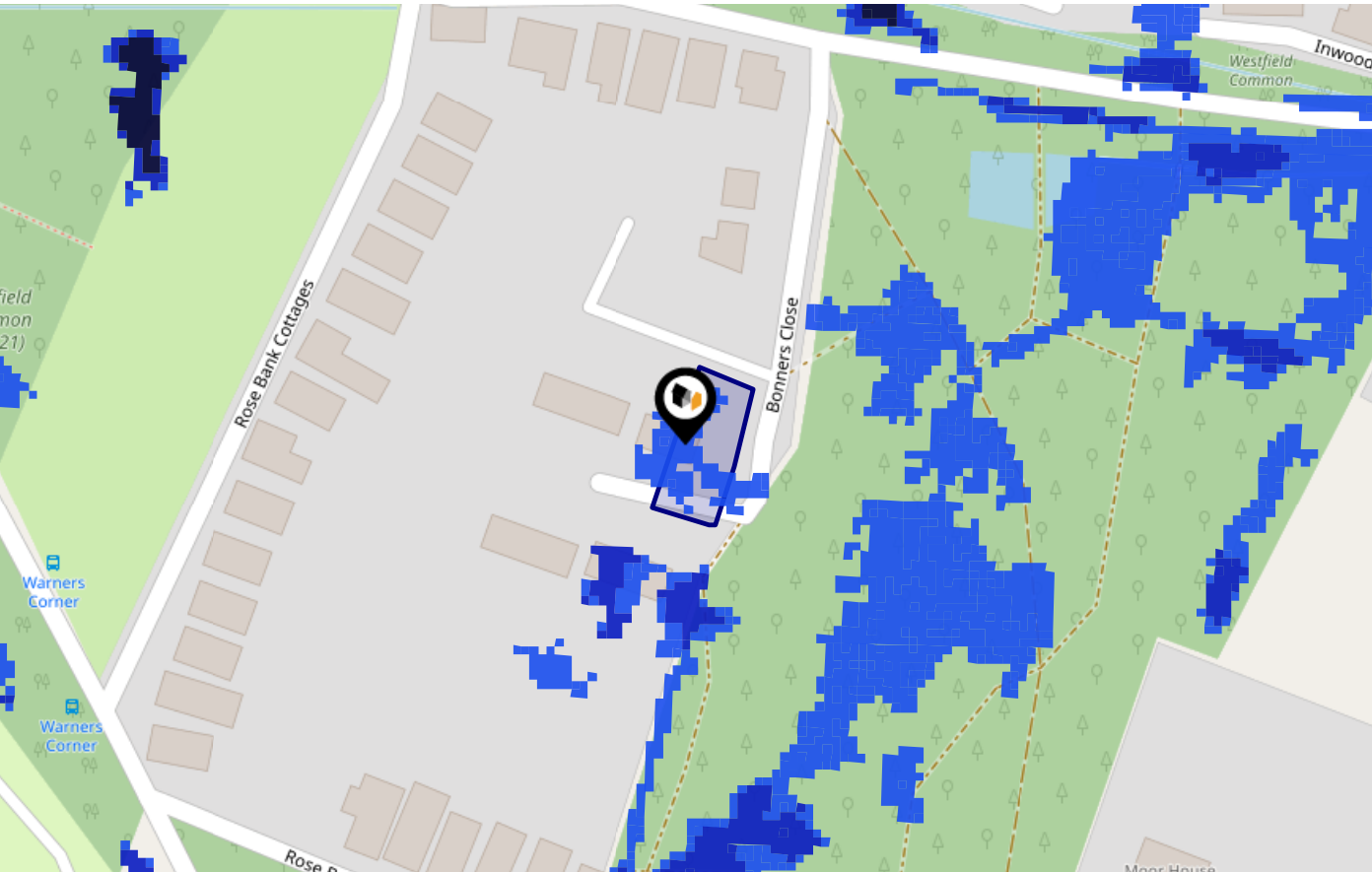


Flood Risk

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.

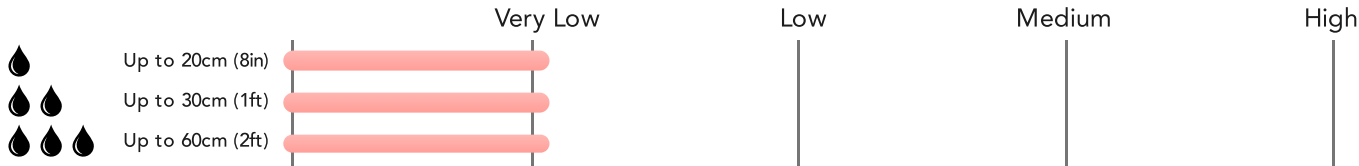


Risk Rating: Low

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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.
- 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:

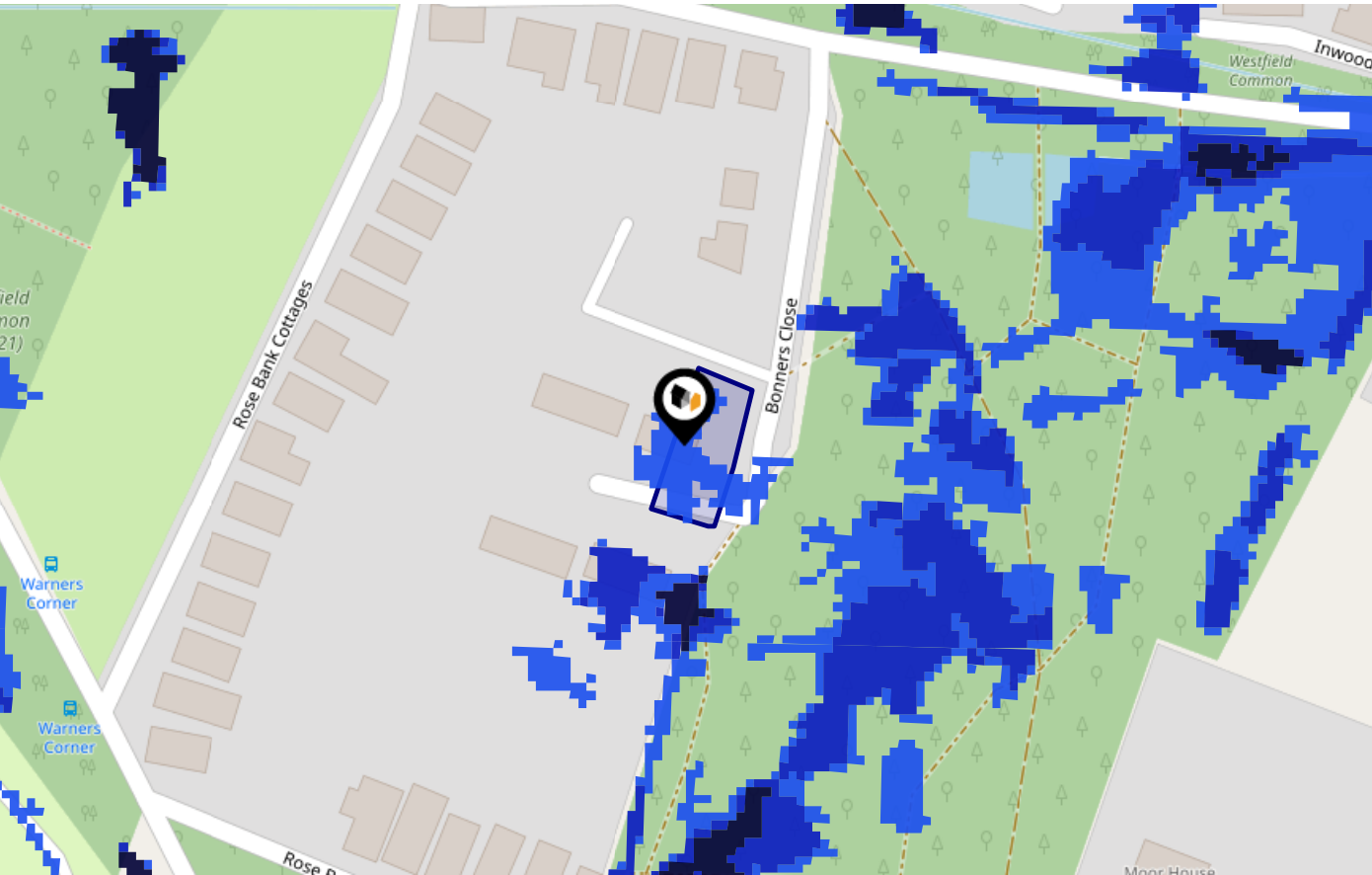


Flood Risk

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.

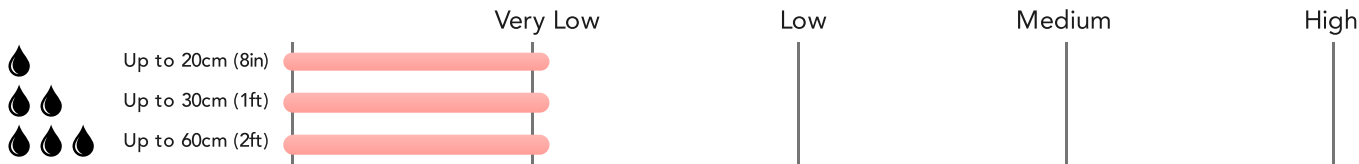


Risk Rating: Low

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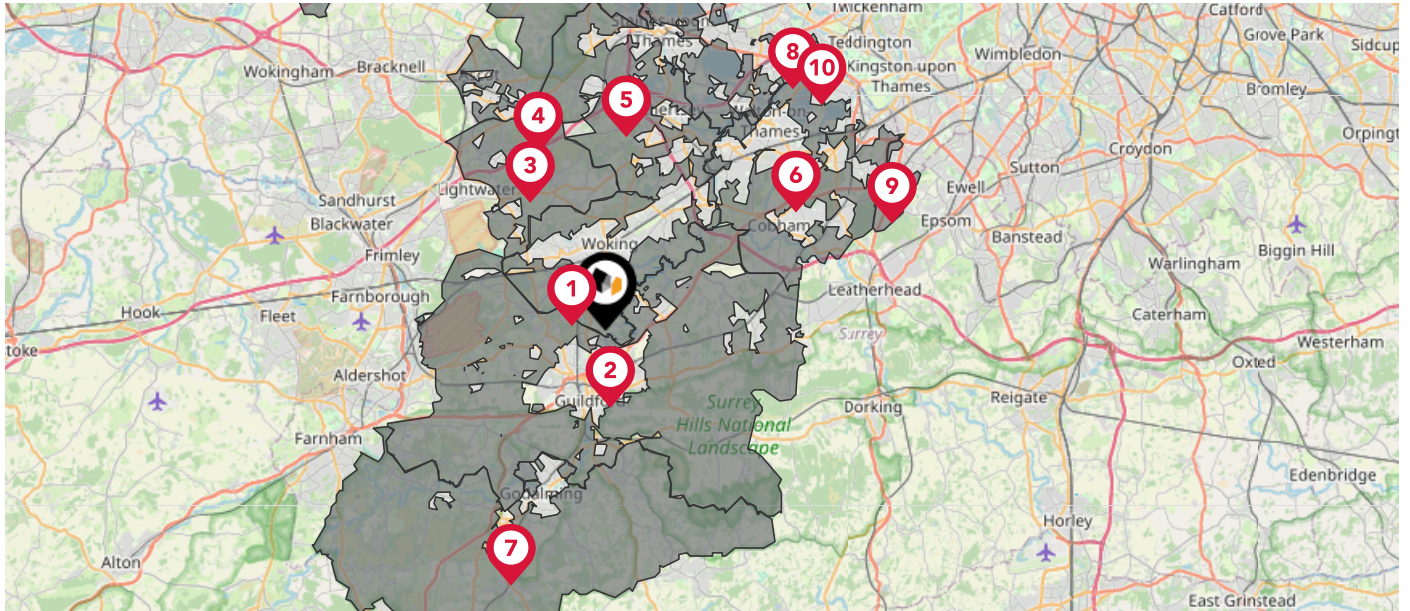


Maps

Green Belt



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



Nearby Green Belt Land

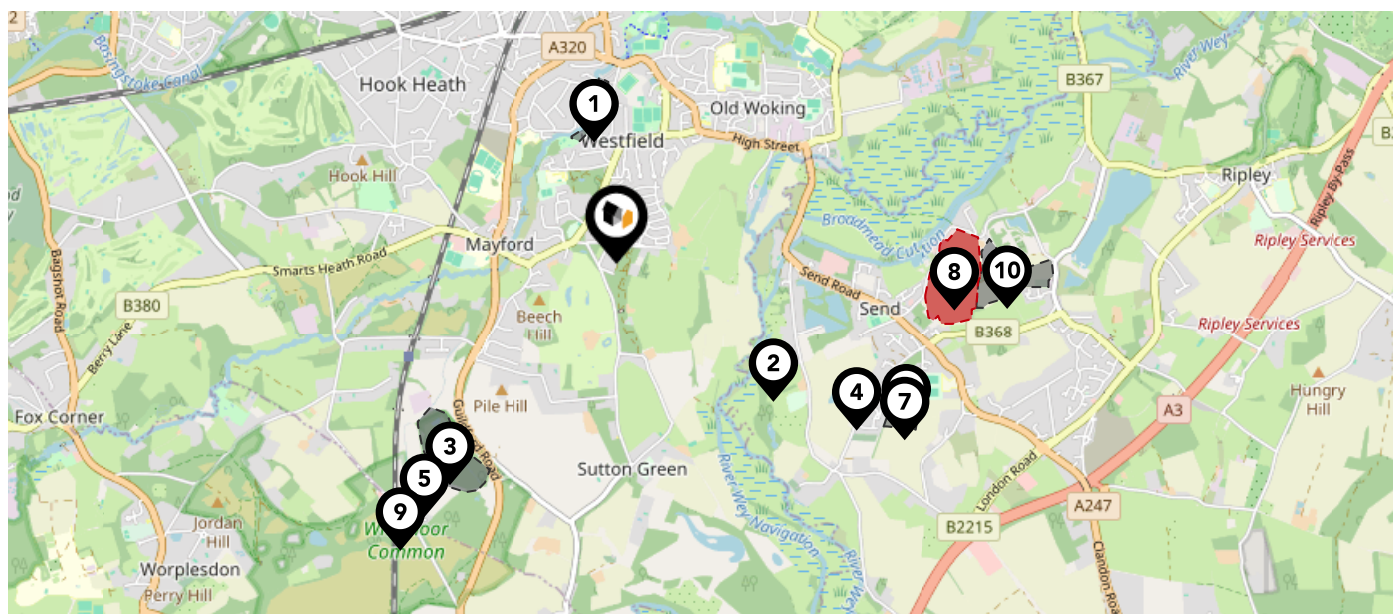
-  London Green Belt - Woking
-  London Green Belt - Guildford
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Runnymede
-  London Green Belt - Elmbridge
-  London Green Belt - Waverley
-  London Green Belt - Spelthorne
-  London Green Belt - Kingston upon Thames
-  London Green Belt - Richmond upon Thames

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

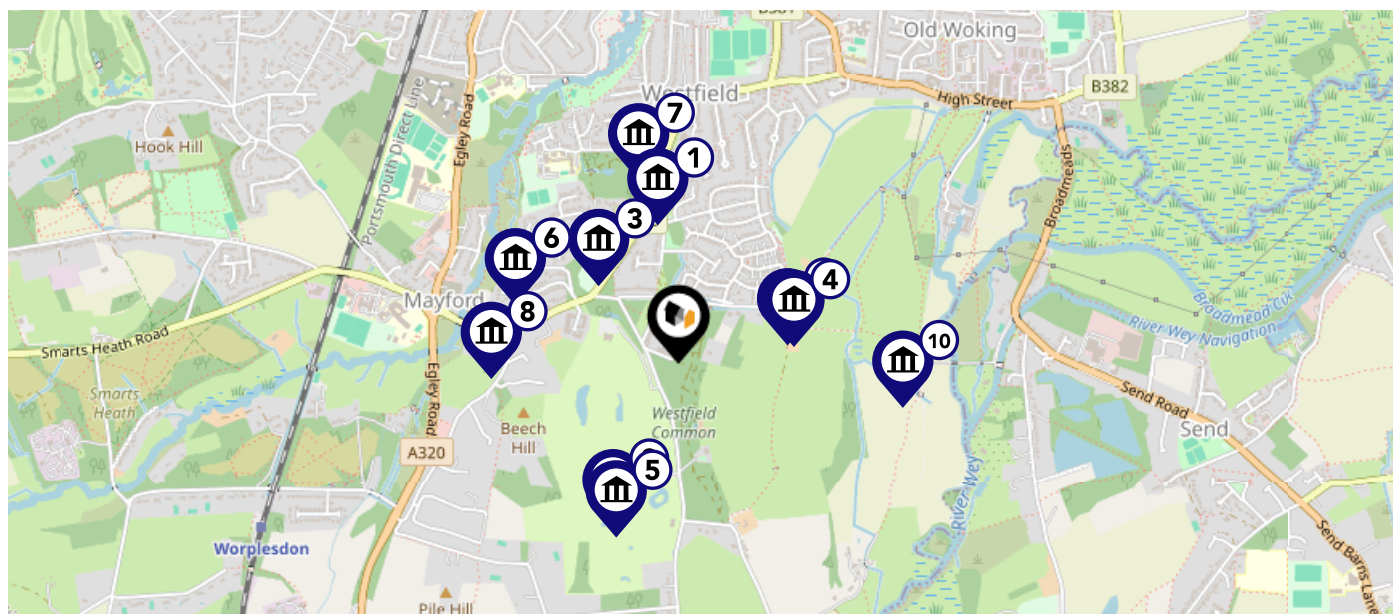
1	Westfield Tip-Woking	Historic Landfill	
2	Cricketshill Farm-Land Forming Part of Cricketshill Farm, Potters Lane, Send	Historic Landfill	
3	Whitmoor Common-Burdenshots Road, Worplesdon, Woking, Surrey	Historic Landfill	
4	Send Pit-Send Hill, Surrey	Historic Landfill	
5	Land between Whitmoor Road and Burdenshott Road-Worplesdon Road and Burdenshott Road	Historic Landfill	
6	Send Barns Farm-Land between Send Hill Road and Woodhill, Send	Historic Landfill	
7	Send Court Farm-Potters Lane, Send	Historic Landfill	
8	EA/EPR/TP3893EF/V004 - Hall Aggregates (South East) Ltd	Active Landfill	
9	Land Burdenshott Road-Worplesdon, Worplesdon	Historic Landfill	
10	Papercourt Farm No.4-Prews Farm, Send, Surrey	Historic Landfill	

Maps

Listed Buildings

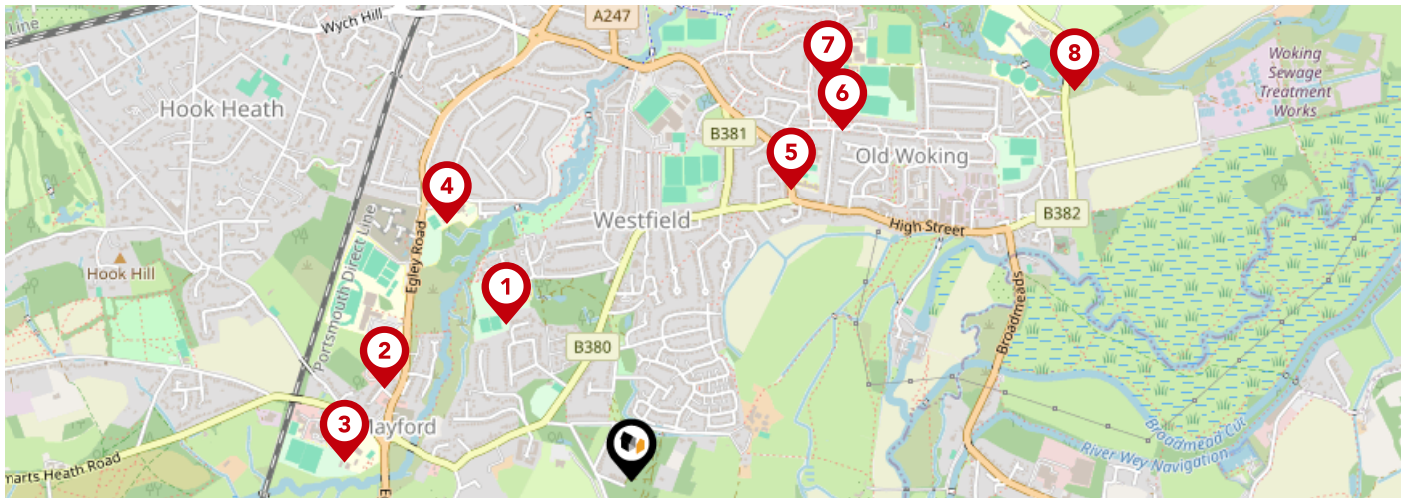


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



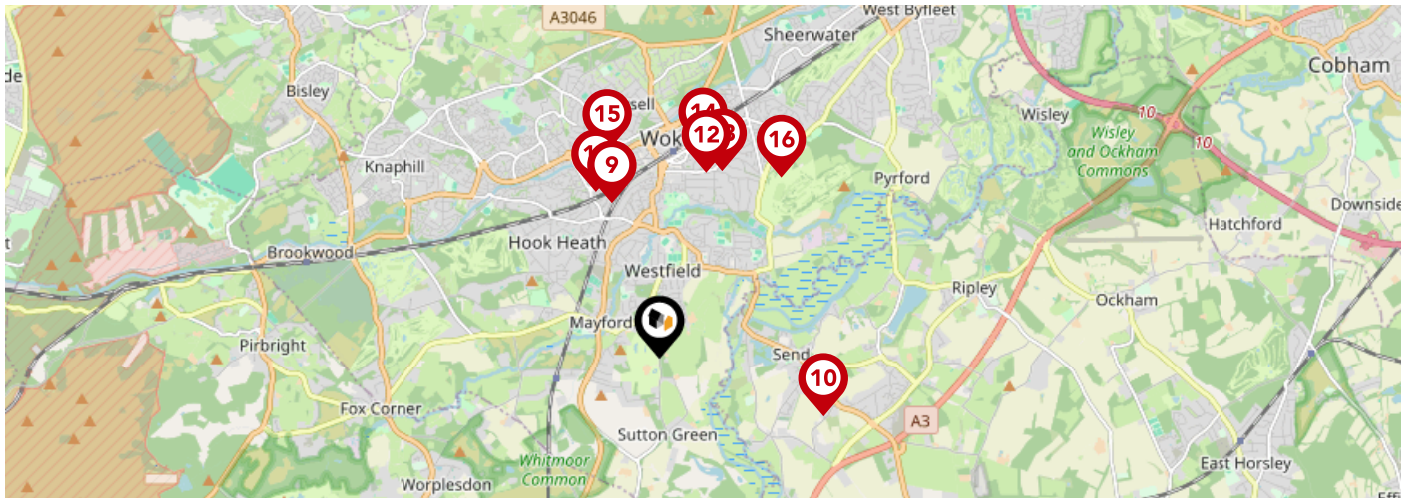
Listed Buildings in the local district	Grade	Distance
 1264341 - The Old Cricketers And Cricketers Cottage	Grade II	0.3 miles
 1264465 - Barn 15 Yards West Of Moor Lane Farmhouse	Grade II	0.3 miles
 1044694 - Walnut Tree Cottage	Grade II	0.3 miles
 1236614 - Moor Lane Farmhouse	Grade II	0.3 miles
 1236615 - Barn 20 Yards South Of Whitehouse Farm House	Grade II	0.4 miles
 1236313 - Ellis Farm House	Grade II	0.4 miles
 1442260 - Dormer Cottage And Garage	Grade II	0.4 miles
 1236345 - The Old Cottage	Grade II	0.4 miles
 1236727 - Whitehouse Farm House	Grade II	0.4 miles
 1044716 - Fishers Farm House	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Westfield Primary School Ofsted Rating: Good Pupils: 412 Distance:0.46	☐	☒	☐	☐	☐
2	Hoe Valley School Ofsted Rating: Outstanding Pupils: 799 Distance:0.61	☐	☐	☒	☐	☐
3	Freemantles School Ofsted Rating: Outstanding Pupils: 243 Distance:0.66	☐	☐	☒	☐	☐
4	Barnsbury Primary School and Nursery Ofsted Rating: Good Pupils: 448 Distance:0.73	☐	☒	☐	☐	☐
5	Kingfield Primary School Ofsted Rating: Good Pupils: 250 Distance:0.77	☐	☒	☐	☐	☐
6	Woking College Ofsted Rating: Outstanding Pupils:0 Distance:0.95	☐	☐	☒	☐	☐
7	St John the Baptist Catholic Comprehensive School, Woking Ofsted Rating: Outstanding Pupils: 1531 Distance:1.03	☐	☐	☒	☐	☐
8	Hoe Bridge School Ofsted Rating: Not Rated Pupils: 532 Distance:1.37	☐	☐	☒	☐	☐

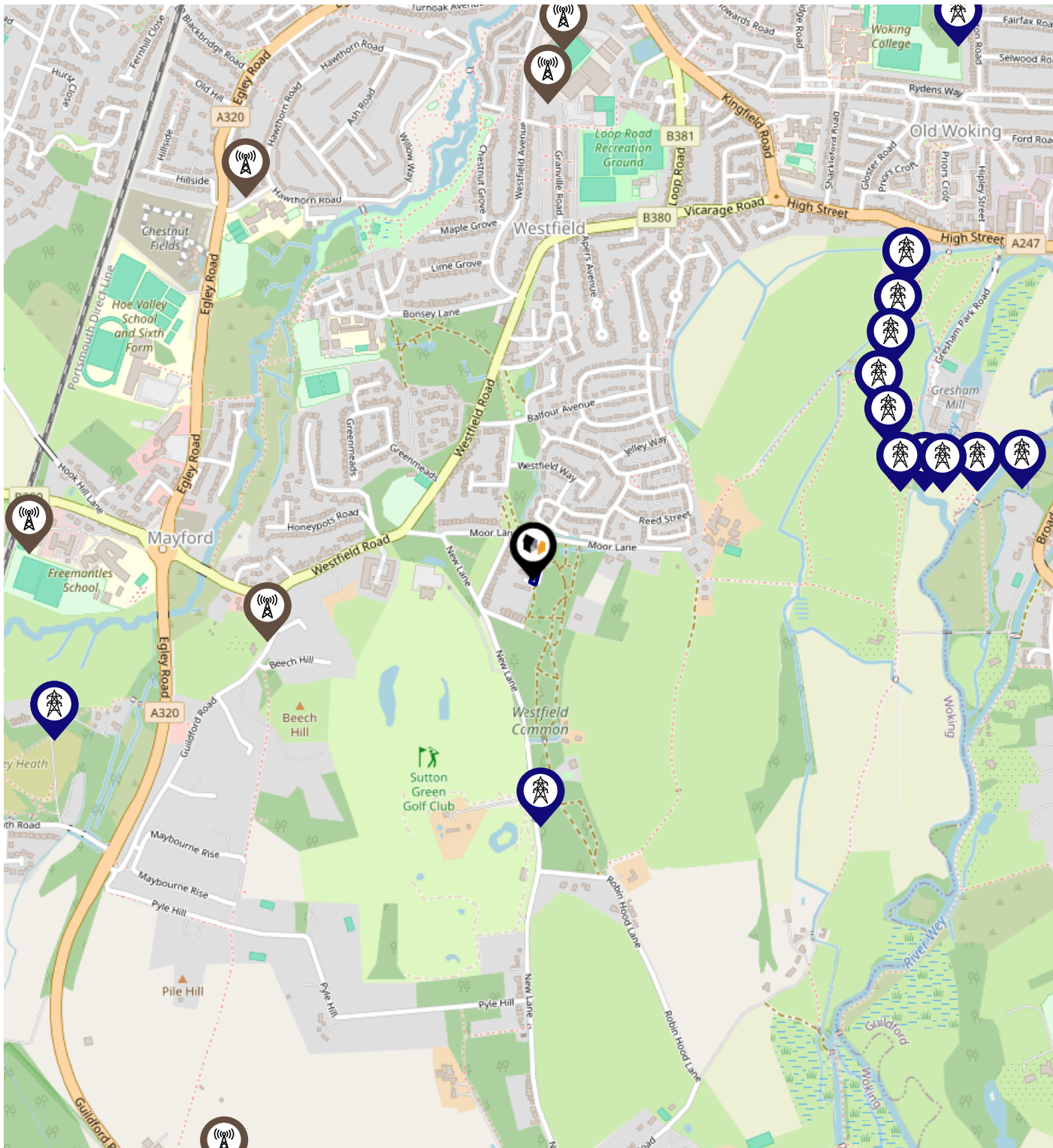
Area Schools



		Nursery	Primary	Secondary	College	Private
	North West Surrey Short Stay School Ofsted Rating: Requires improvement Pupils: 27 Distance:1.51	☐	☐	☒	☐	☐
	Send CofE Primary School Ofsted Rating: Good Pupils: 386 Distance:1.61	☐	☒	☐	☐	☐
	Goldsworth Primary School Ofsted Rating: Good Pupils: 628 Distance:1.66	☐	☒	☐	☐	☐
	The Park School Ofsted Rating: Not Rated Pupils: 110 Distance:1.78	☐	☐	☒	☐	☐
	St Dunstan's Catholic Primary School, Woking Ofsted Rating: Outstanding Pupils: 630 Distance:1.84	☐	☒	☐	☐	☐
	Maybury Primary School Ofsted Rating: Good Pupils: 257 Distance:1.98	☐	☒	☐	☐	☐
	The Horsell Village School Ofsted Rating: Good Pupils: 268 Distance:1.99	☐	☒	☐	☐	☐
	Greenfield School Ofsted Rating: Not Rated Pupils: 341 Distance:2.03	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

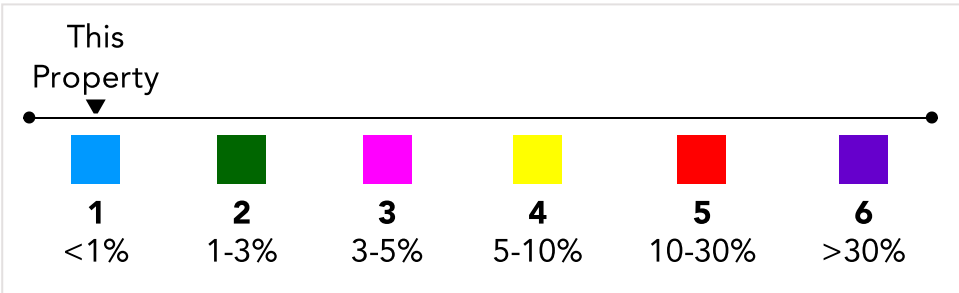
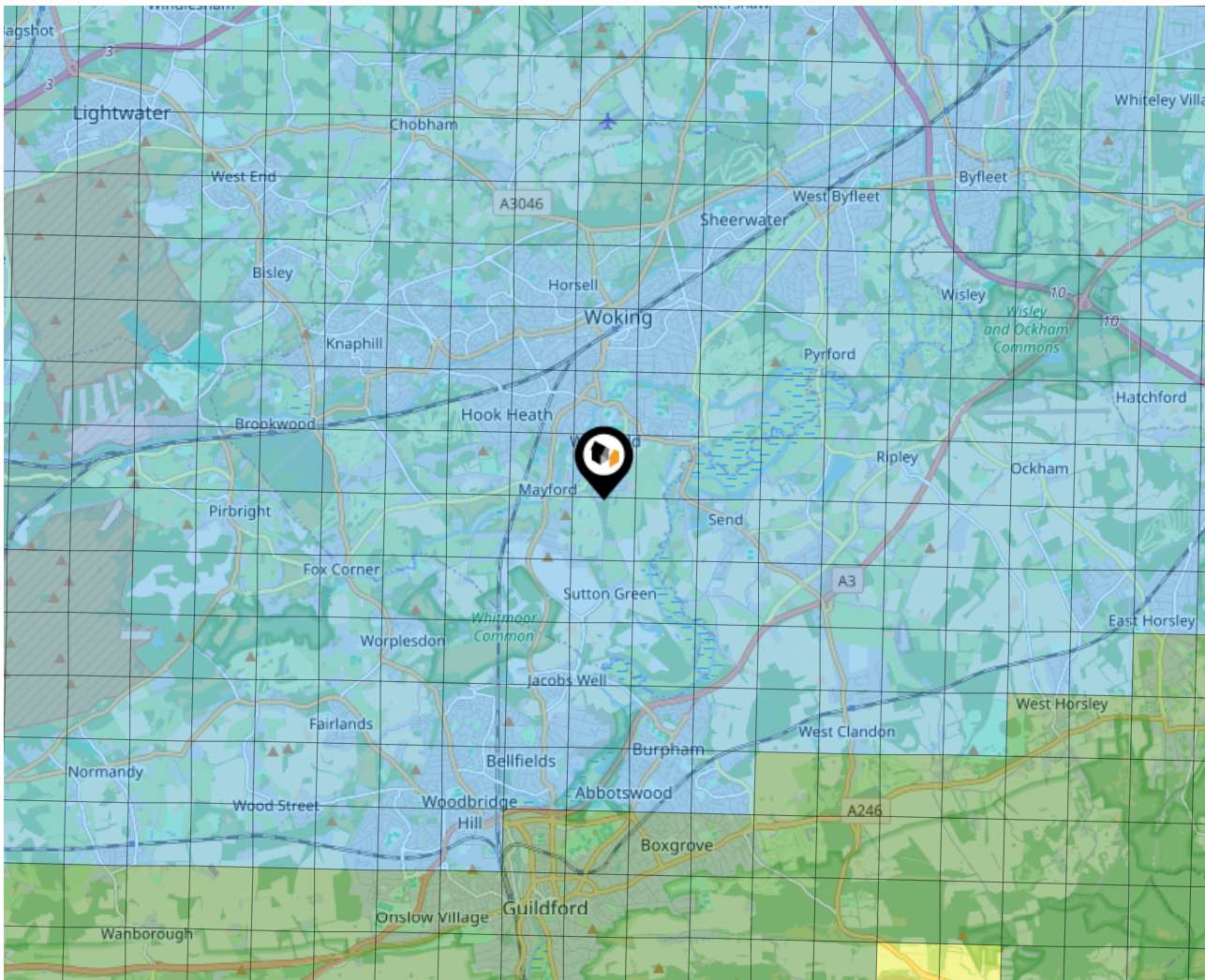
Environment

Radon Gas



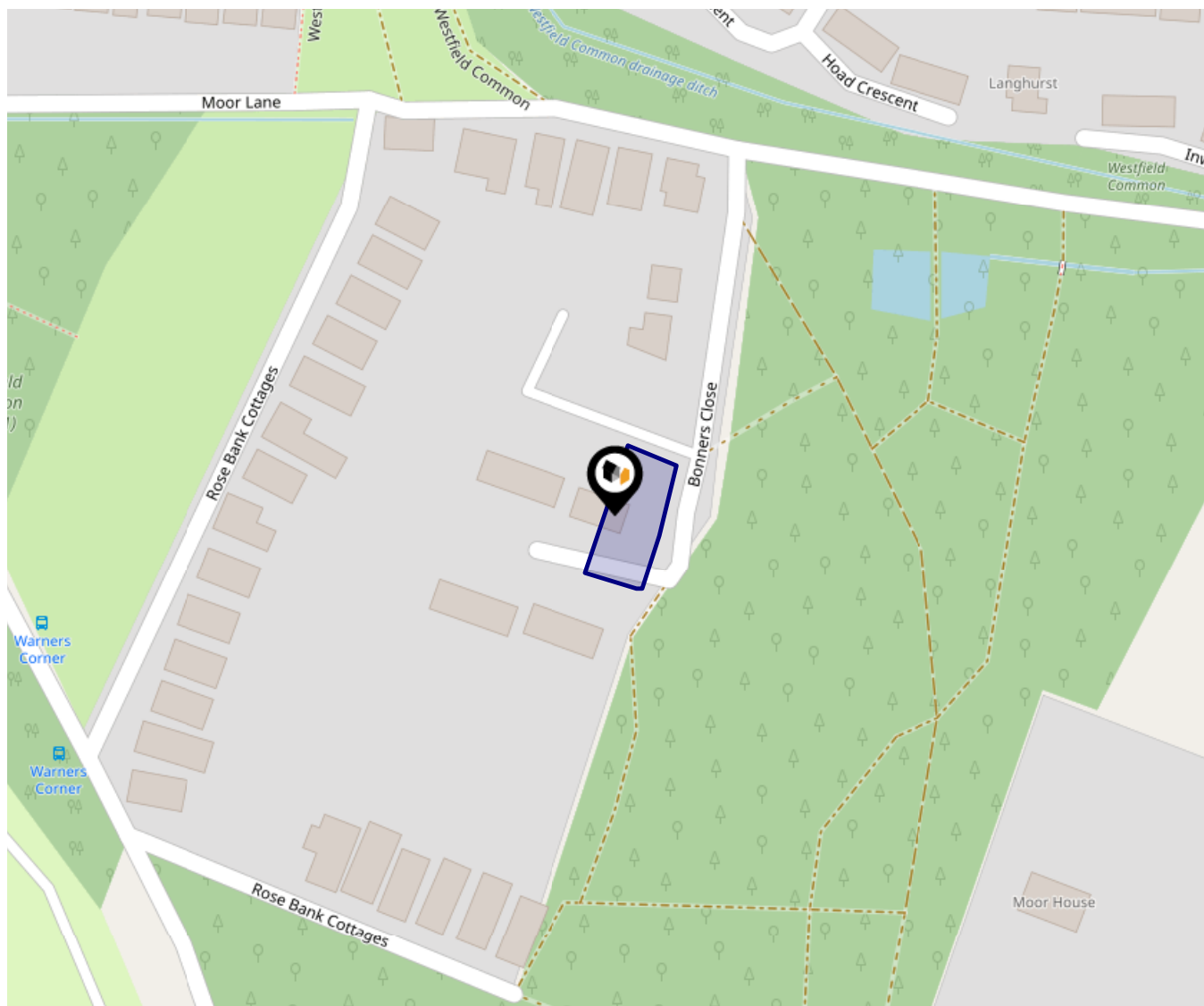
What is Radon?

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.

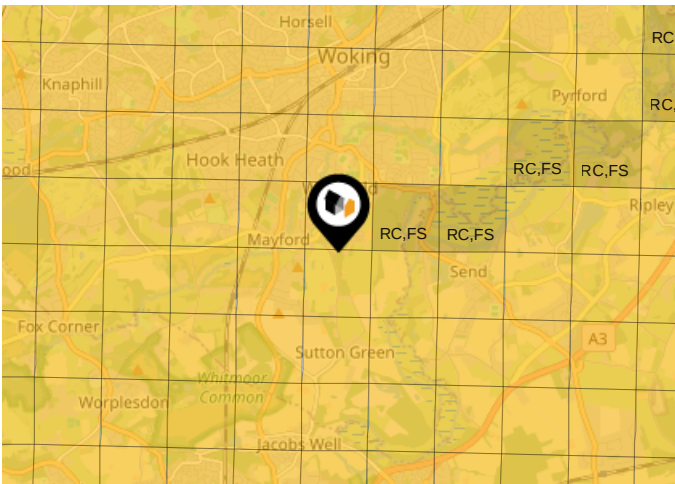
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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 LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

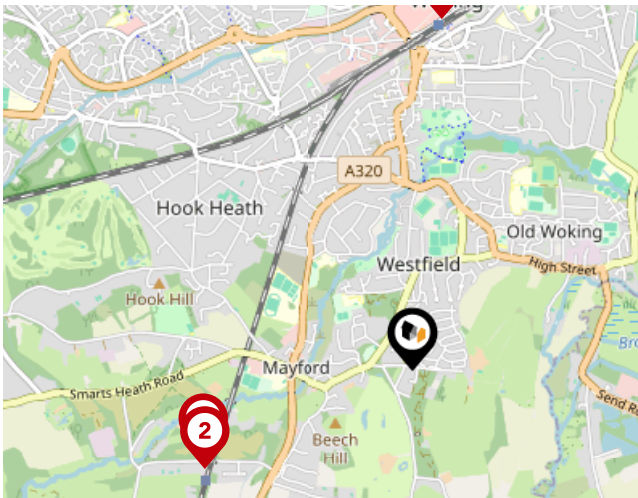


Primary Classifications (Most Common Clay Types)

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

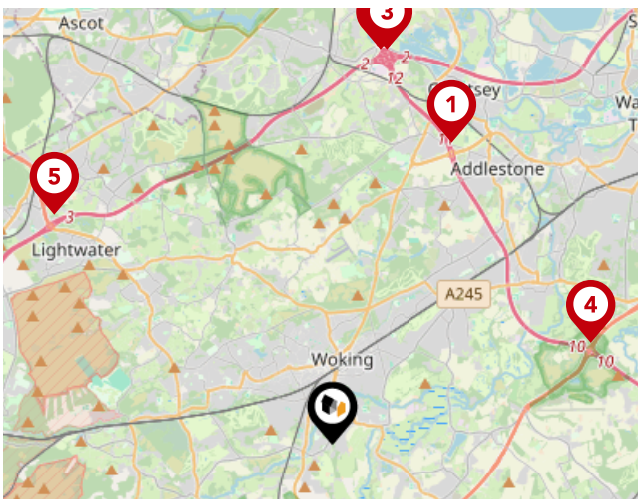
Area

Transport (National)



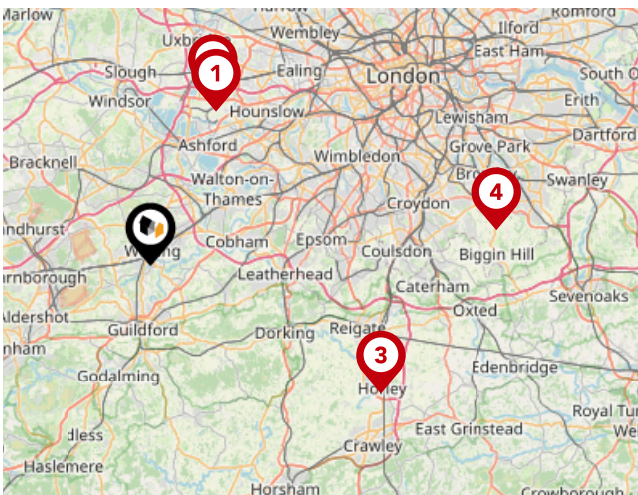
National Rail Stations

Pin	Name	Distance
1	Worplesdon Rail Station	1.05 miles
2	Worplesdon Rail Station	1.07 miles
3	Woking Rail Station	1.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J11	6 miles
2	M3 J2	7.36 miles
3	M25 J12	7.38 miles
4	M25 J10	5.13 miles
5	M3 J3	6.7 miles

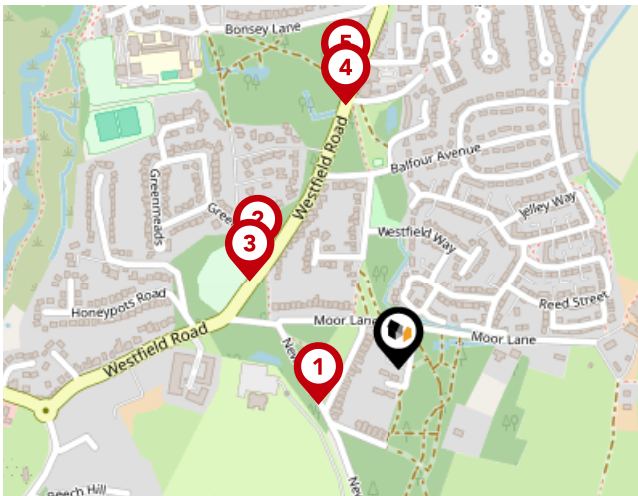


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	12.42 miles
2	Heathrow Airport	13.27 miles
3	Gatwick Airport	19.65 miles
4	Leaves Green	25.79 miles

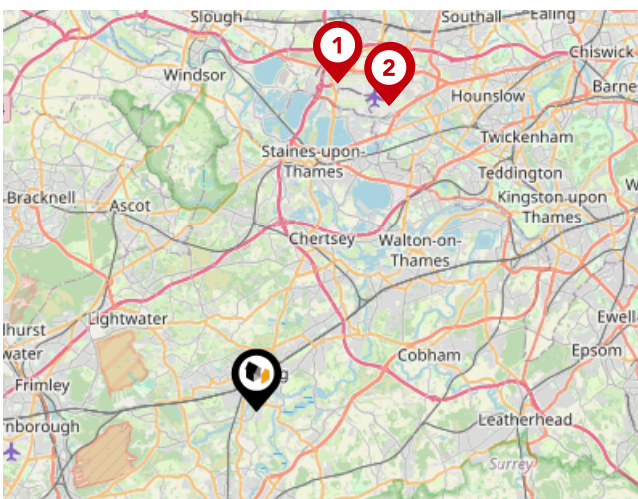
Area

Transport (Local)



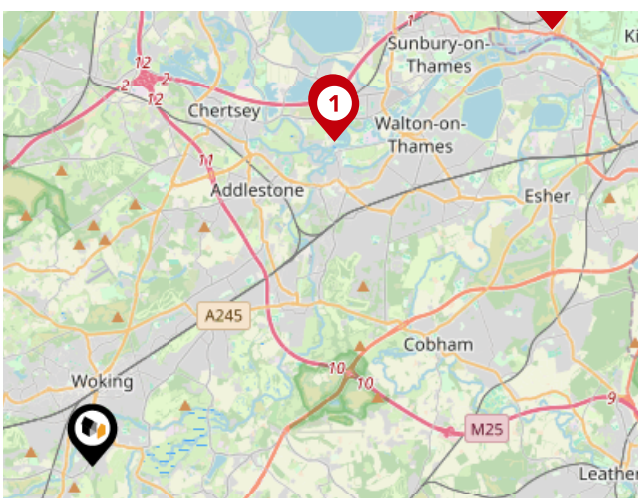
Bus Stops/Stations

Pin	Name	Distance
1	Warners Corner	0.1 miles
2	Cricket Pitch	0.21 miles
3	Cricket Pitch	0.2 miles
4	Westfield Common	0.31 miles
5	Westfield Common	0.34 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	12.49 miles
2	Heathrow Terminal 4 Underground Station	12.36 miles
3	Heathrow Terminal 4	12.42 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	7.5 miles
2	Shepperton Ferry Landing	7.54 miles
3	Moulsey - Hurst Park Ferry Landing	11.73 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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