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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 01<sup>st</sup> September 2025**



**19, MIDDLEMOOR ROAD, FRIMLEY, CAMBERLEY, GU16 8BT**

**Avocado Property**

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# Property Overview



## Property

|                  |  |
|------------------|--|
| Type:            | Semi-Detached                              |
| Bedrooms:        | 4  |
| Floor Area:      | 1,377 ft <sup>2</sup> / 128 m <sup>2</sup> |
| Plot Area:       | 0.11 acres                                 |
| Year Built :     | 1967-1975                                  |
| Council Tax :    | Band E                                     |
| Annual Estimate: | £3,016                                     |
| Title Number:    | SY599681                                   |
| UPRN:            | 100061553019                               |

|                               |            |
|-------------------------------|------------|
| Last Sold Date:               | 02/04/2024 |
| Last Sold Price:              | £530,000   |
| Last Sold £/ft <sup>2</sup> : | £384       |
| Tenure:                       | Freehold   |

## Local Area

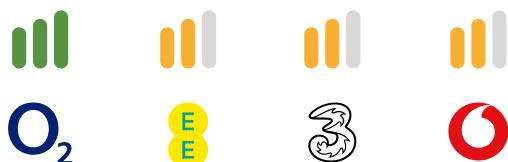
|                    |              |
|--------------------|--------------|
| Local Authority:   | Surrey Heath |
| Conservation Area: | No           |
| Flood Risk:        |              |
| • Rivers & Seas    | Very low     |
| • Surface Water    | Very low     |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

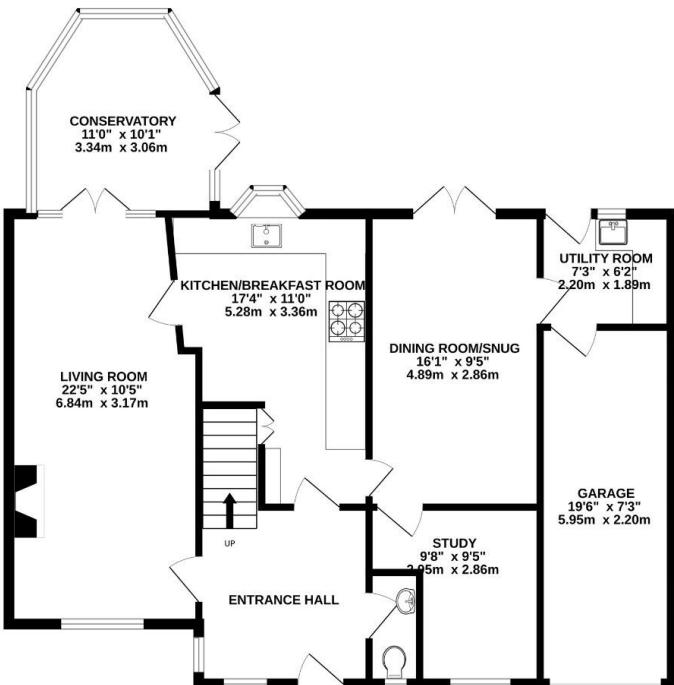


# Gallery Floorplan

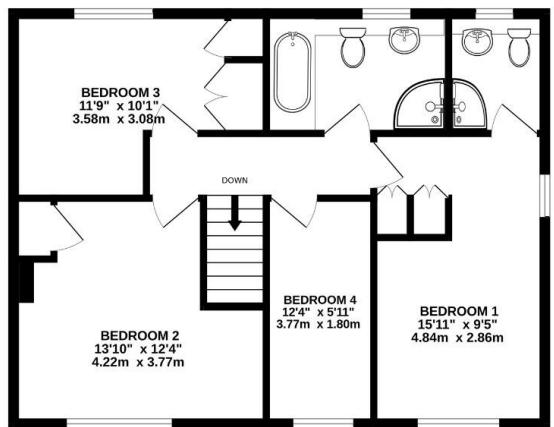


## 19, MIDDLEMOOR ROAD, FRIMLEY, CAMBERLEY, GU16 8BT

GROUND FLOOR  
997 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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 ©2023

# Property EPC - Certificate



19 Middlemoor Road, Frimley, GU16 8BT

Energy rating

C

Valid until 10.09.2032

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

83 | B

73 | C

# Property

## EPC - Additional Data



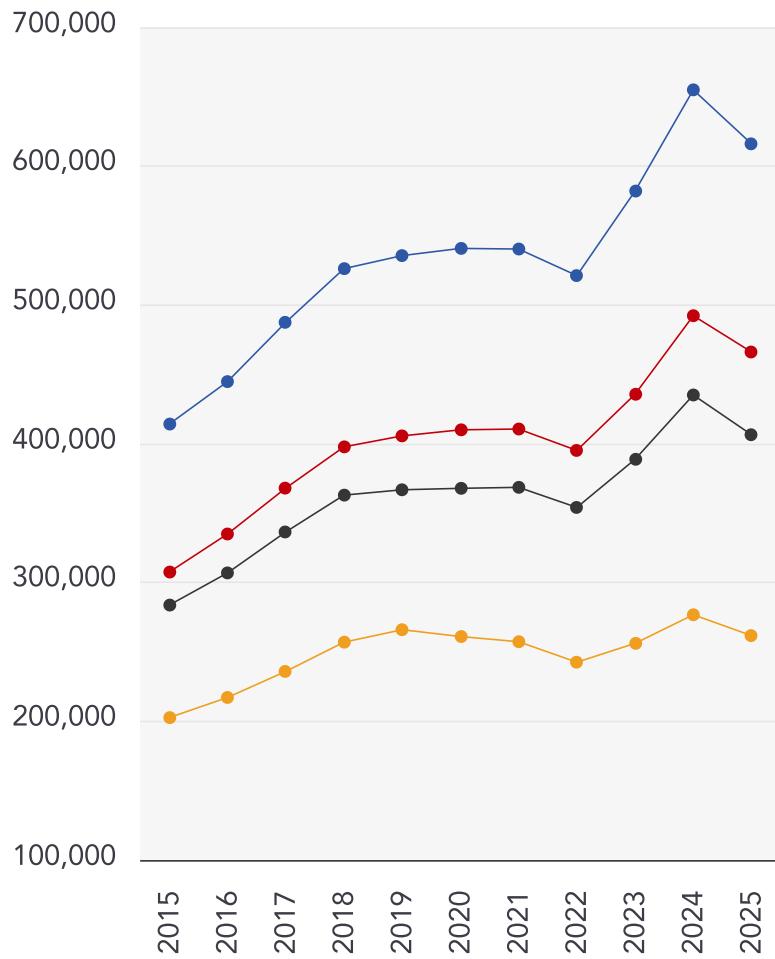
### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Semi-Detached                                 |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 2   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, filled cavity                    |
| <b>Walls Energy:</b>                | Average                                       |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 56% of fixed outlets   |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                |
| <b>Total Floor Area:</b>            | 128 m <sup>2</sup>                            |

# 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

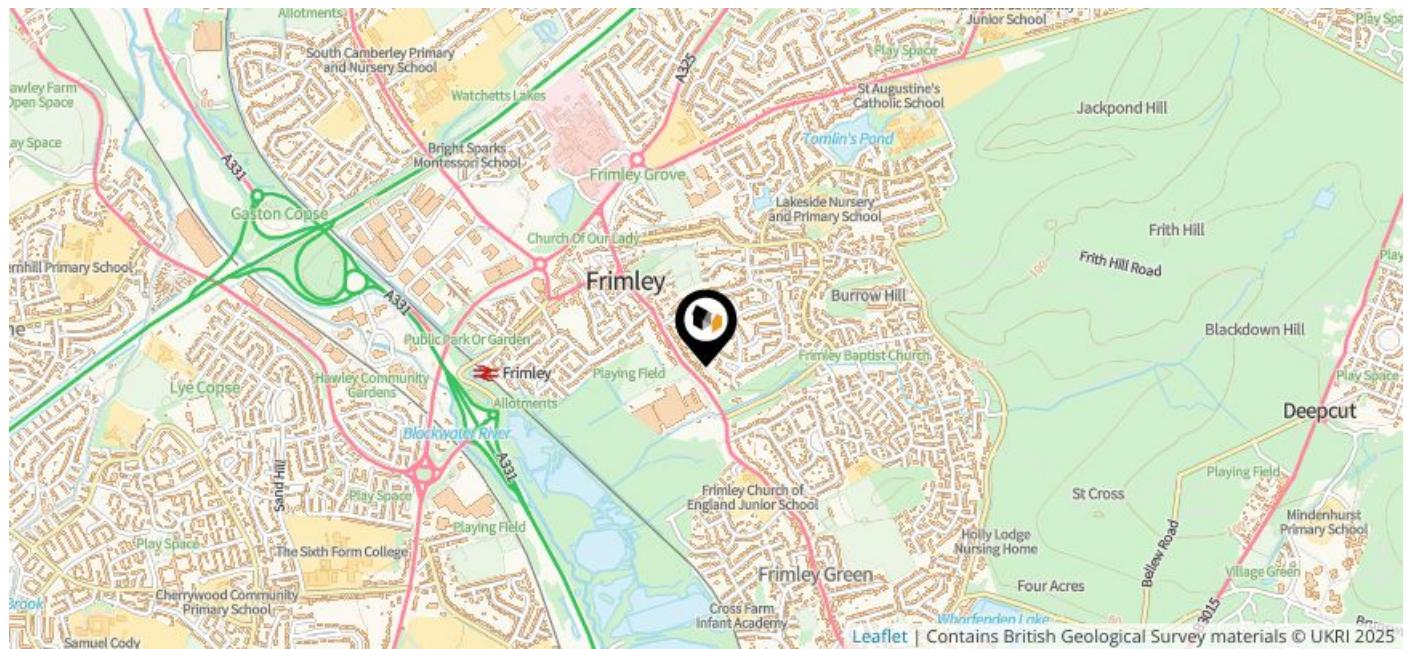
**+29.15%**

# 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.

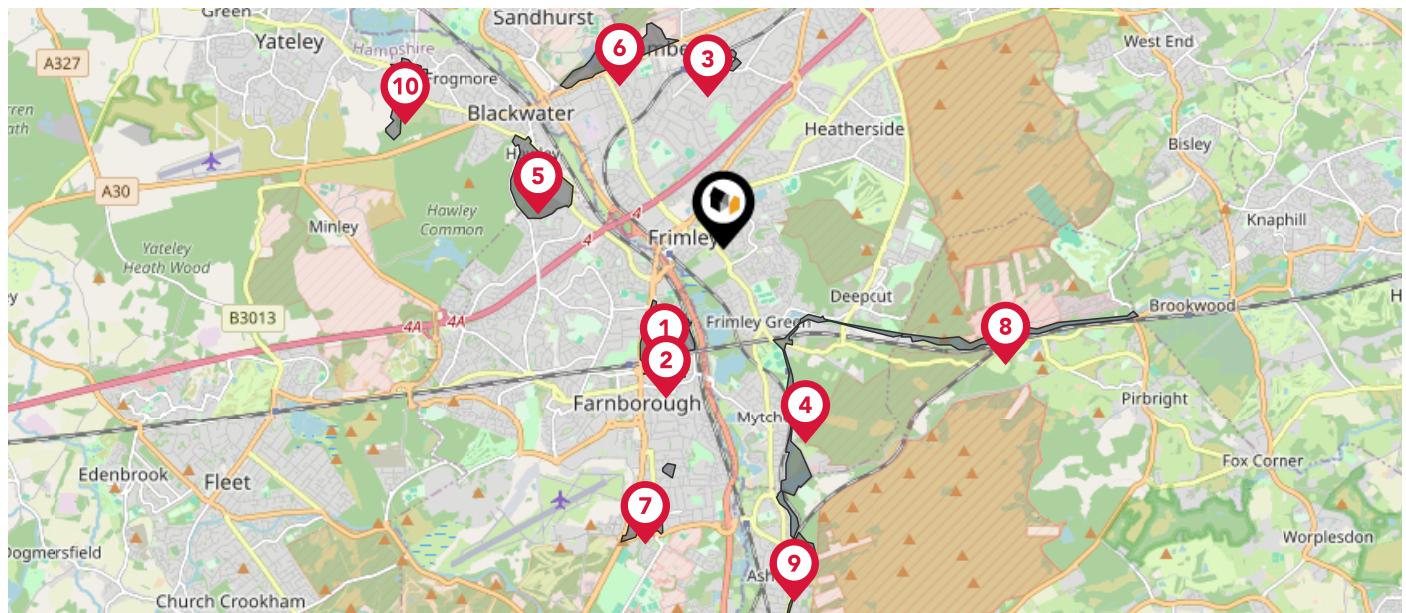
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

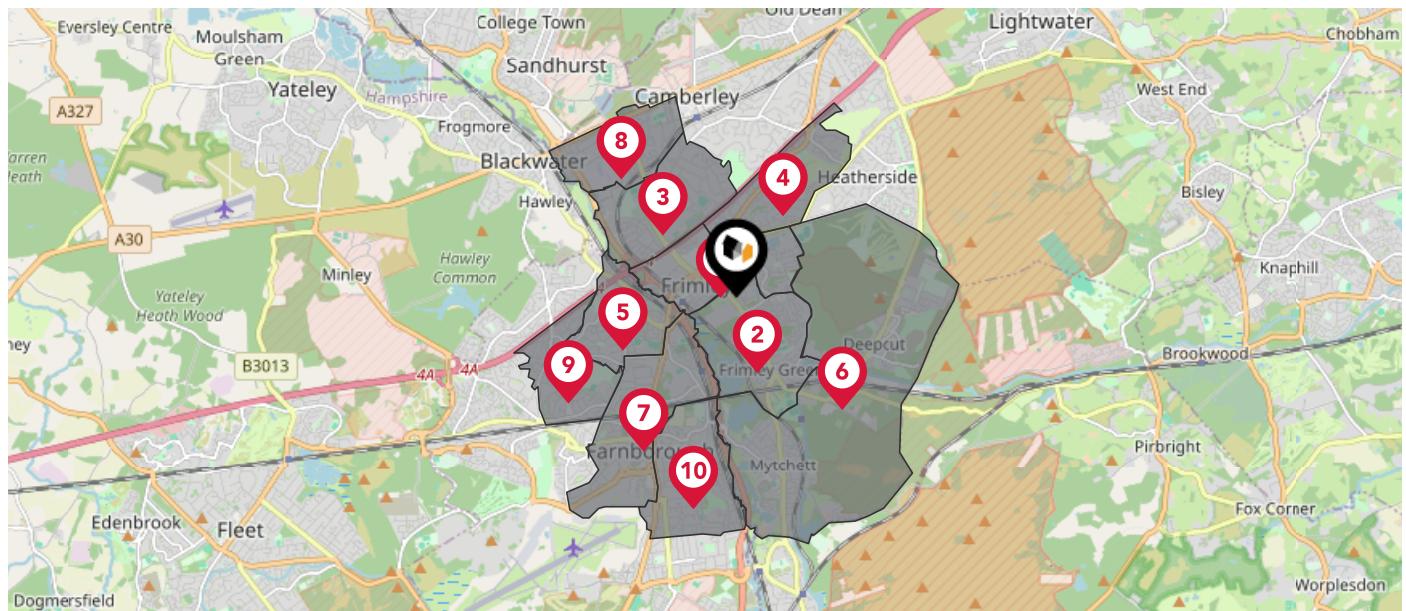
- 1 Farnborough Hill
- 2 Saint Michael's Abbey
- 3 Upper Gordon Road to Church Hill, Camberley
- 4 Basingstoke Canal
- 5 Hawley Park and Green
- 6 RMA (Former) Staff College and London Road, Camberley
- 7 South Farnborough
- 8 Basingstoke Canal North
- 9 Basingstoke Canal South
- 10 Darby Green Yateley

# 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

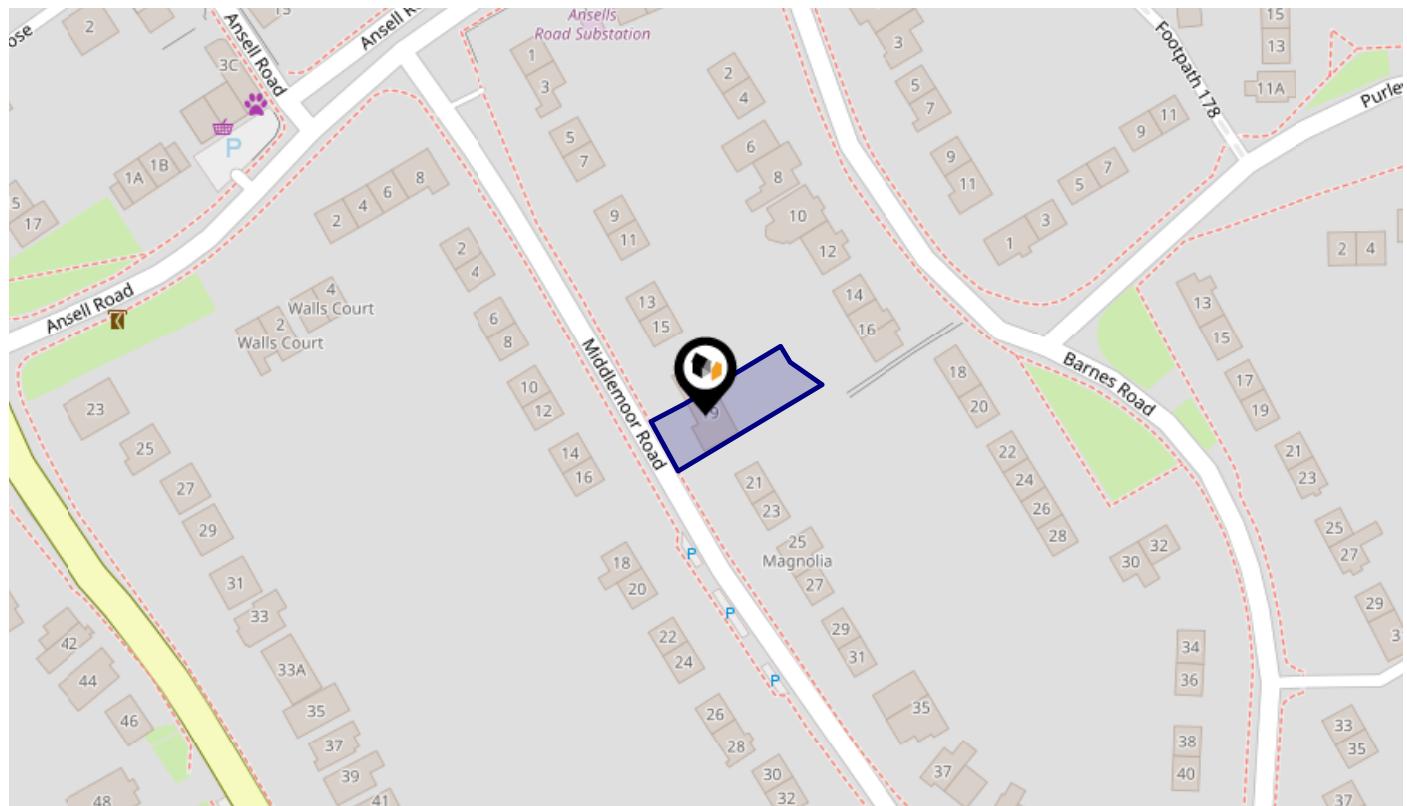
- 1 Frimley Ward
- 2 Frimley Green Ward
- 3 Watchetts Ward
- 4 Parkside Ward
- 5 Cherrywood Ward
- 6 Mytchett & Deepcut Ward
- 7 Empress Ward
- 8 St. Michaels Ward
- 9 West Heath Ward
- 10 Knellwood Ward

# 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:

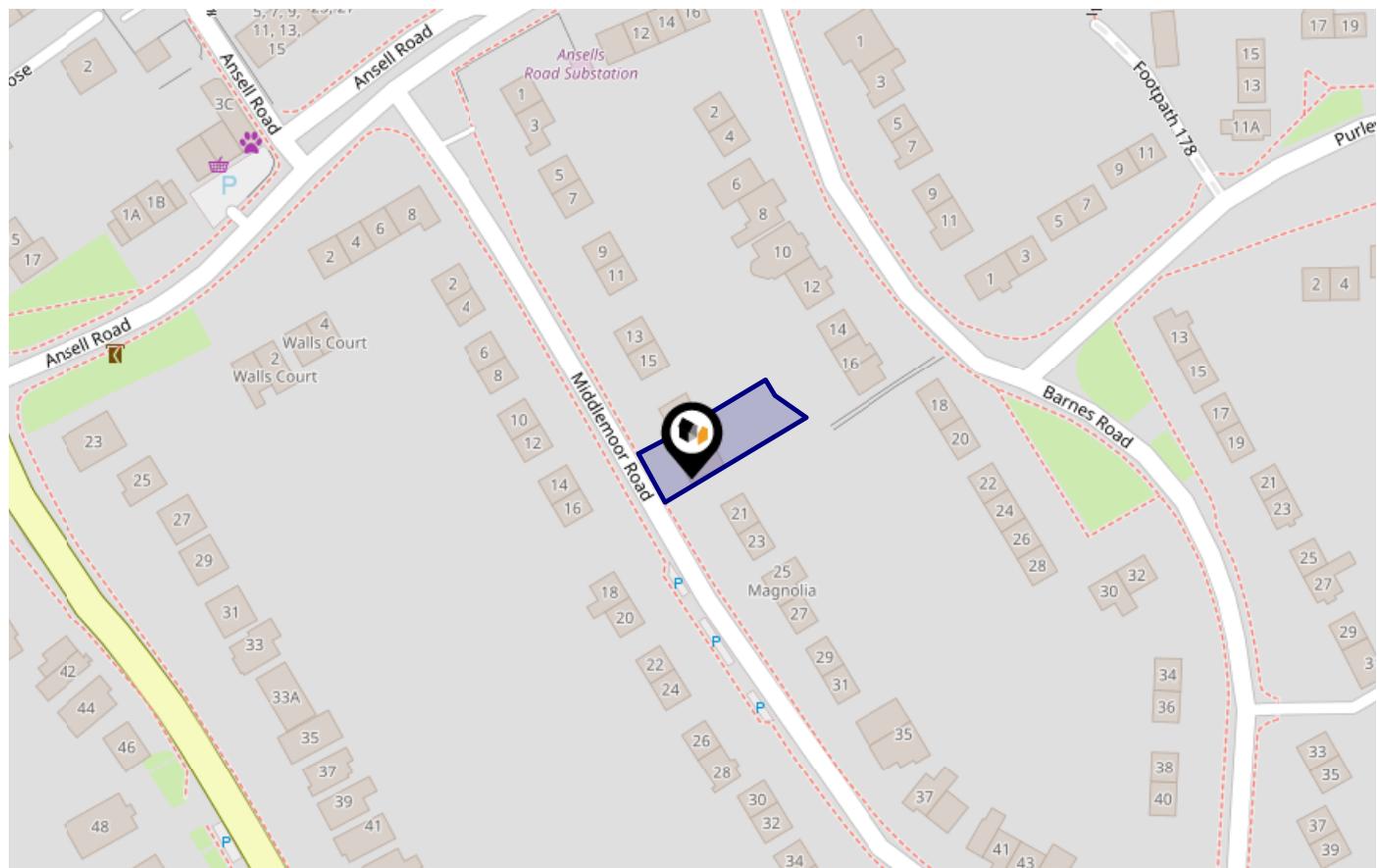


# Flood Risk

## 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:

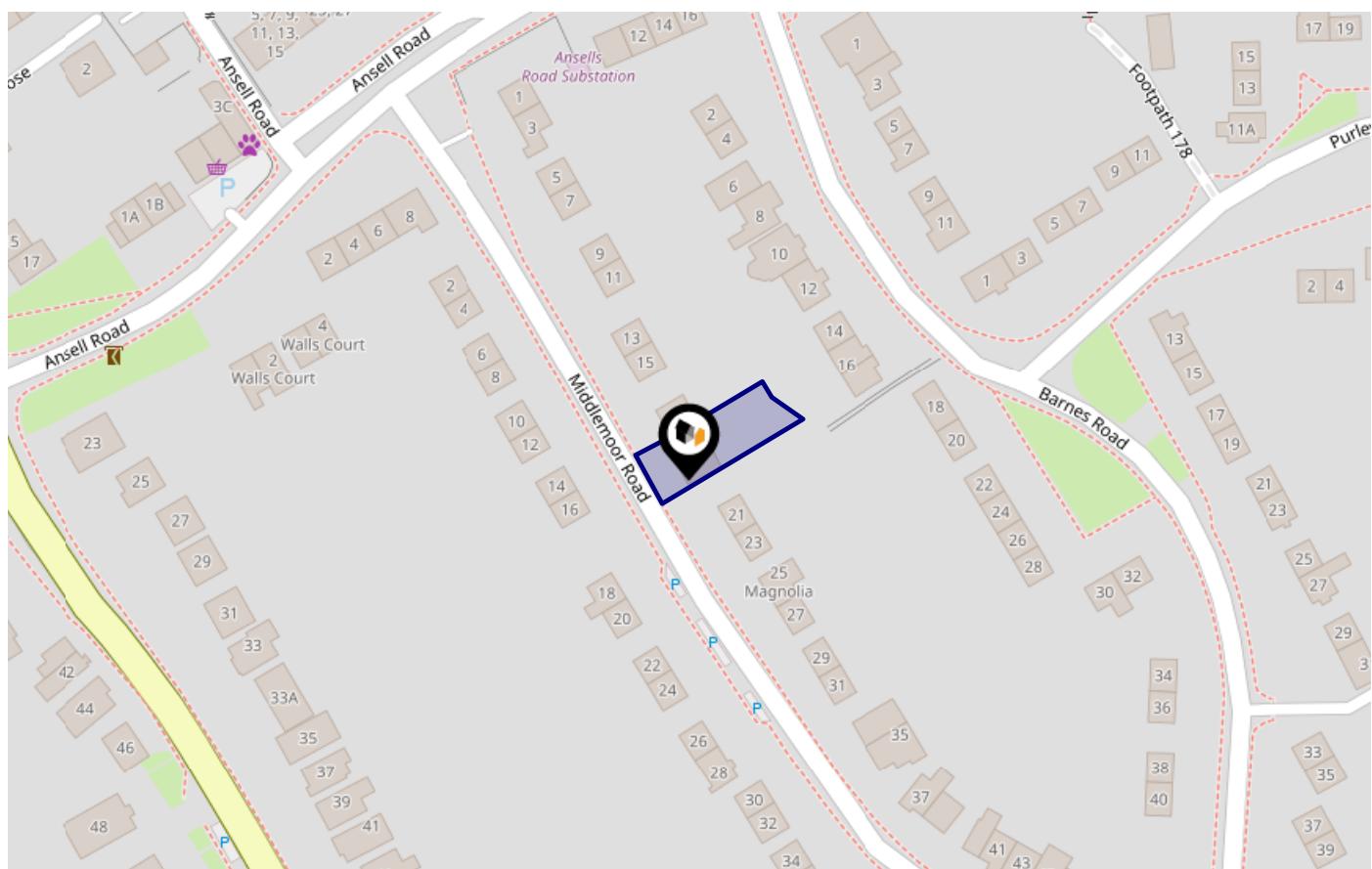


# Flood Risk

## 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.

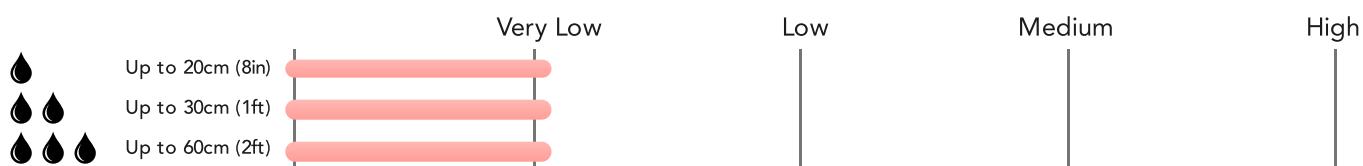


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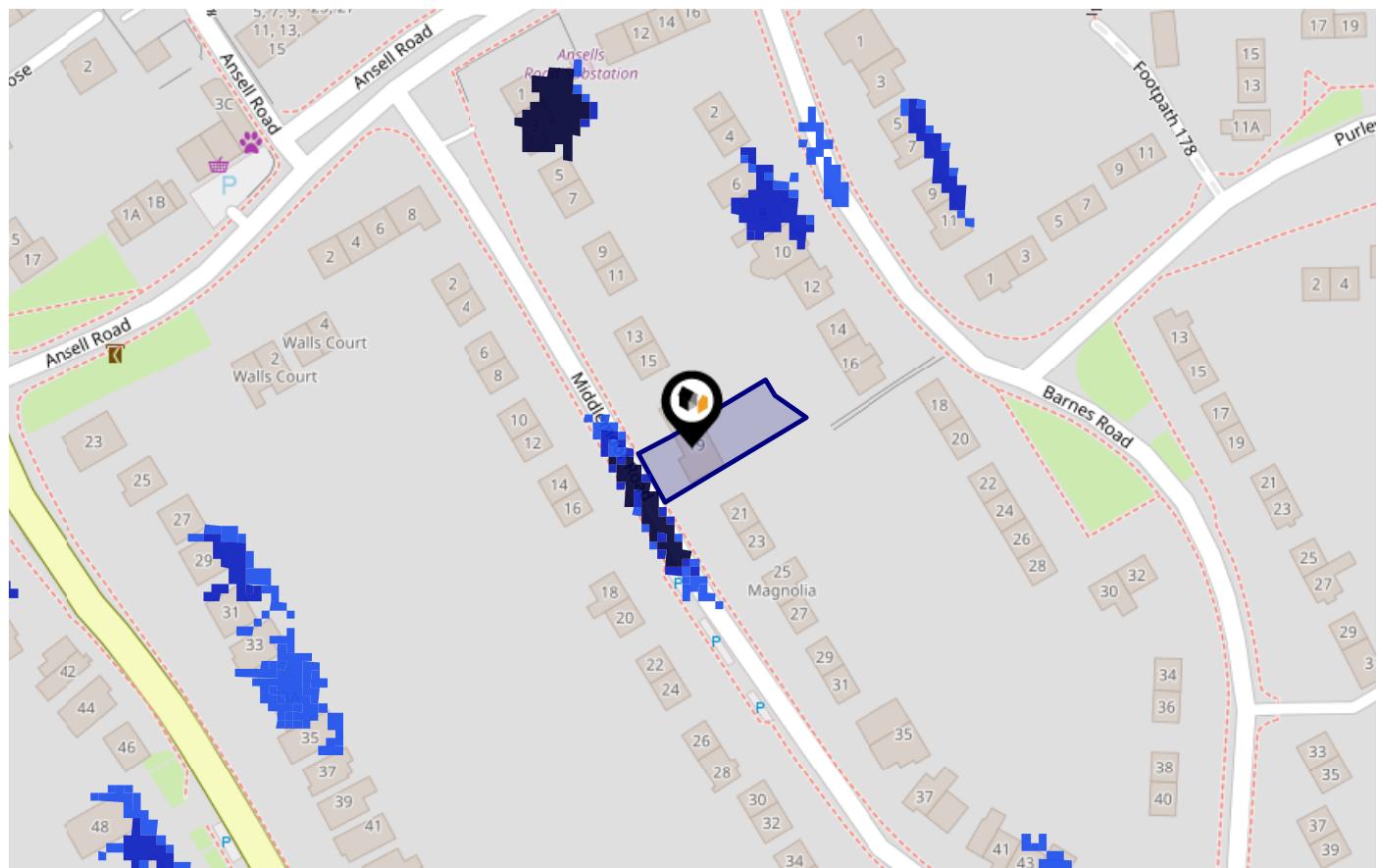


# Flood Risk

## 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.



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:

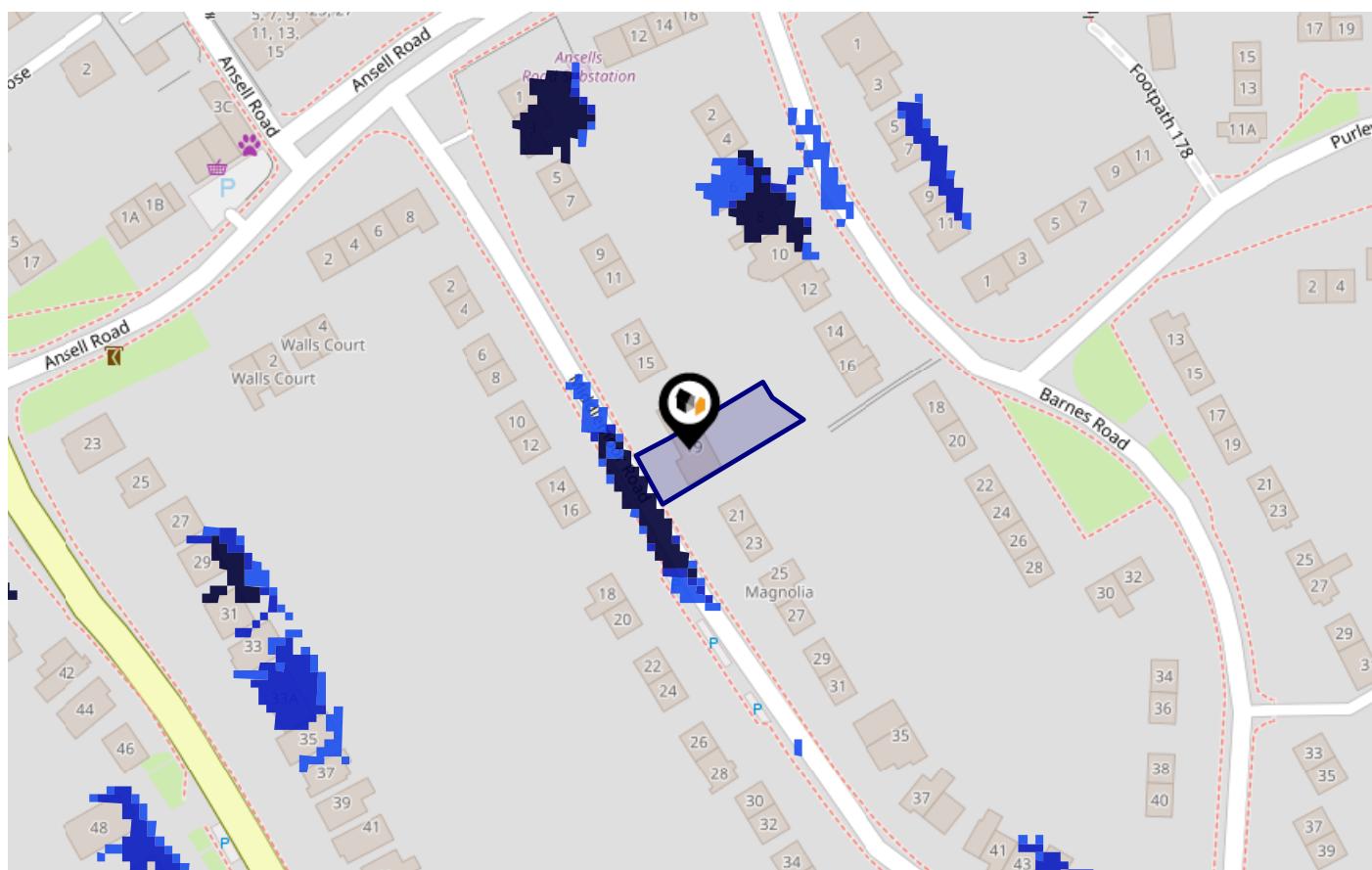


# Flood Risk

## Surface Water - 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.

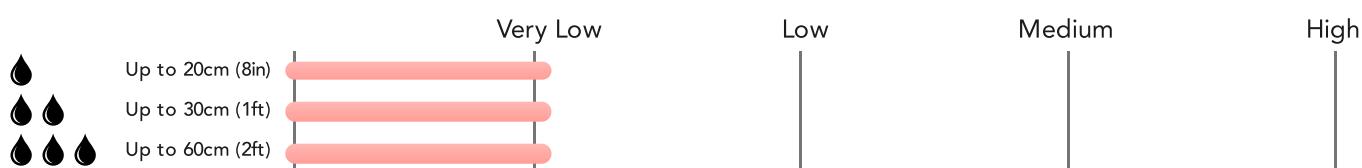


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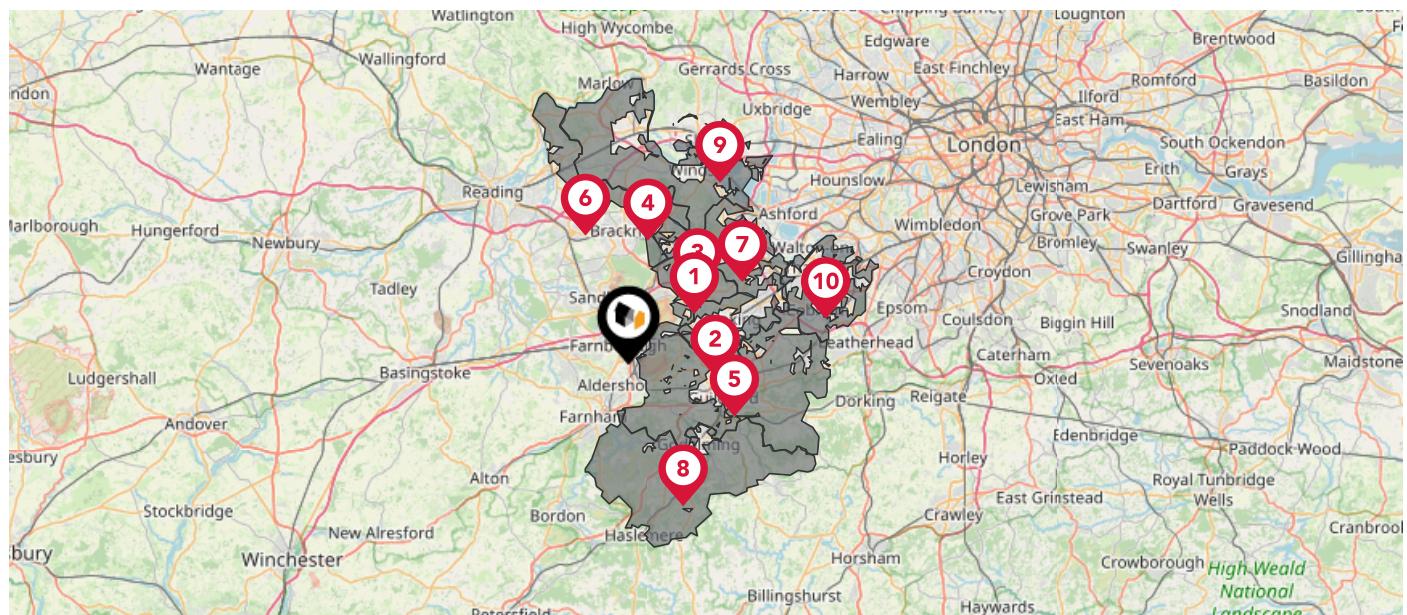


# Maps

## Green Belt



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



### Nearby Green Belt Land

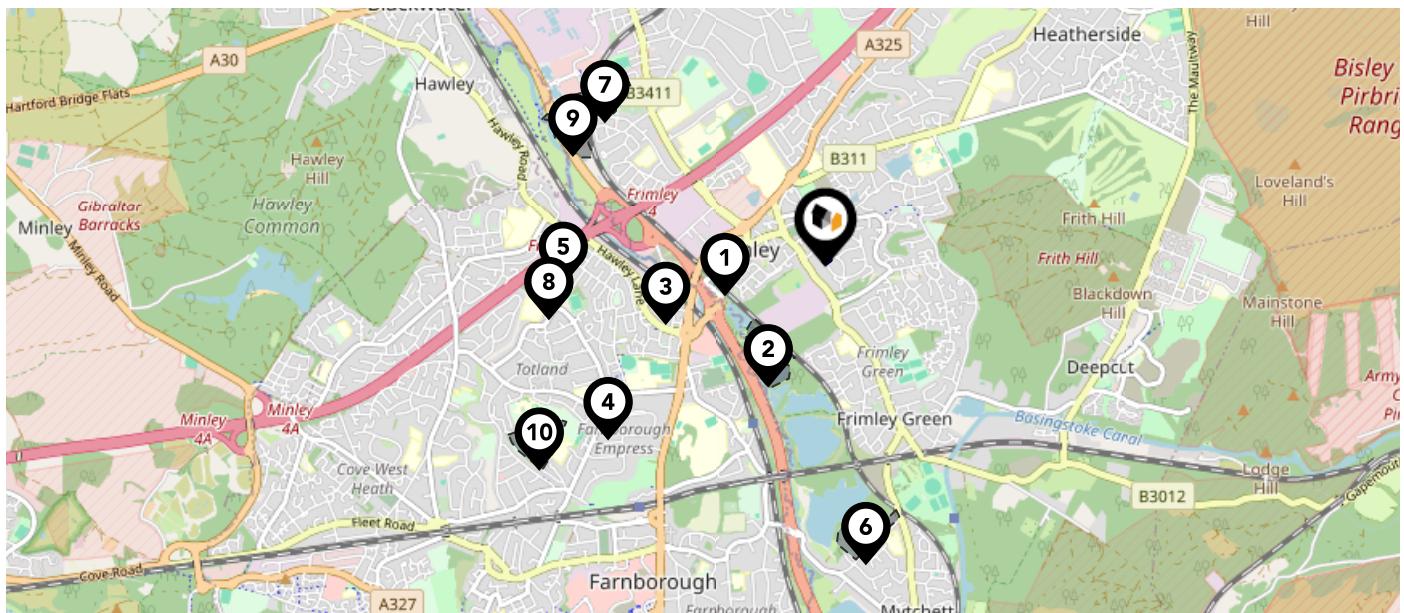
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Woking
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Bracknell Forest
- 5 London Green Belt - Guildford
- 6 London Green Belt - Wokingham
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Waverley
- 9 London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

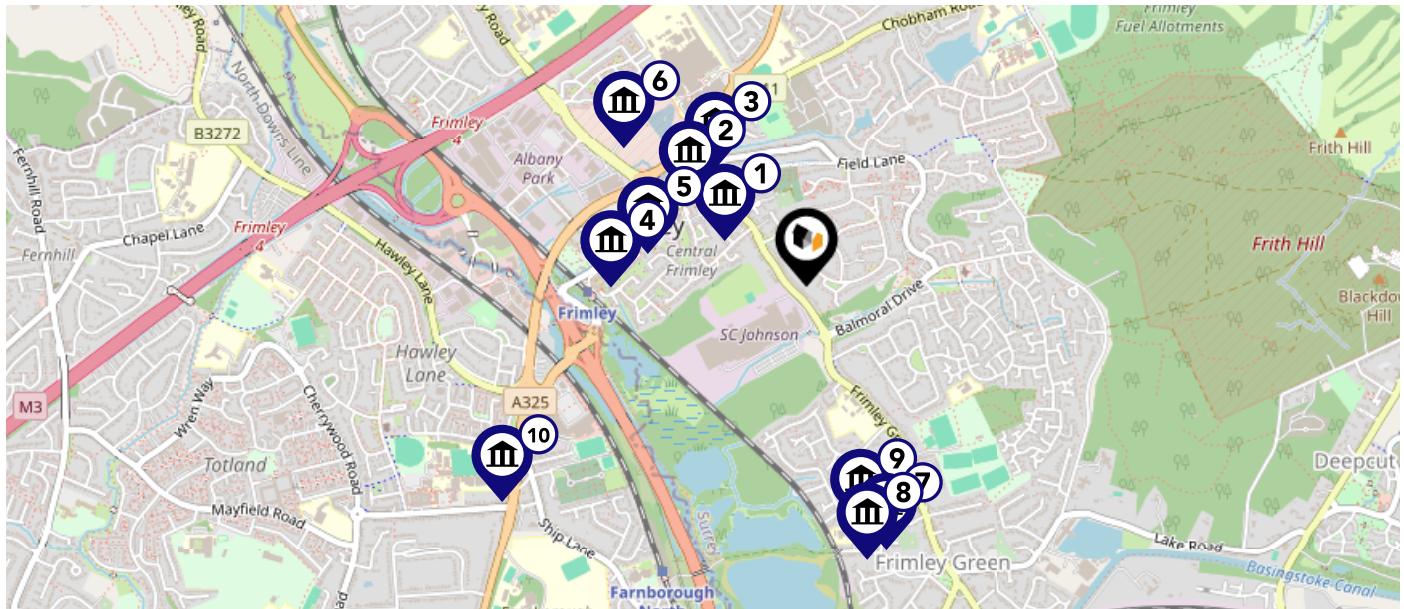
|    |  |                   |                          |
|----|--|-------------------|--------------------------|
| 1  | 27 Station Road-Frimley, Camberley, Surrey   | Historic Landfill | <input type="checkbox"/> |
| 2  | South of Frimley Station-Frimley   | Historic Landfill | <input type="checkbox"/>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

# Maps

## Listed Buildings

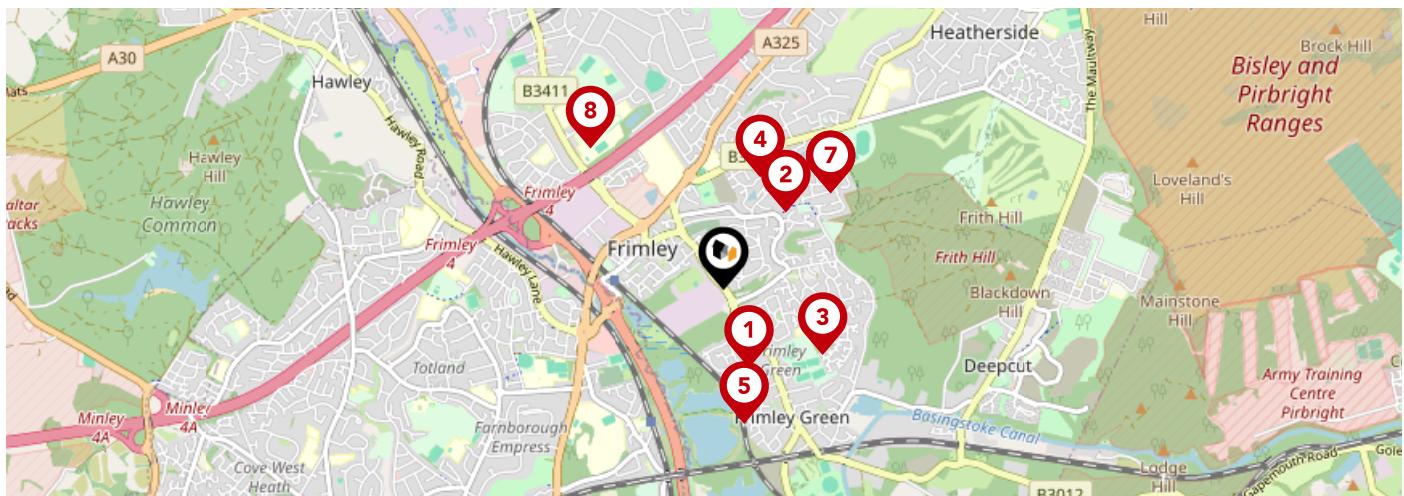


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
| 1 1180188 - Church Of St Peter          | Grade II | 0.2 miles |
| 2 1030045 - The Old Rectory             | Grade II | 0.3 miles |
| 3 1377507 - The Grove                   | Grade II | 0.3 miles |
| 4 1377519 - Anglia Building Society     | Grade II | 0.4 miles |
| 5 1030072 - The White Hart Public House | Grade II | 0.4 miles |
| 6 1030070 - Frimley Park Mansion        | Grade II | 0.5 miles |
| 7 1377498 - Cross Cottage               | Grade II | 0.6 miles |
| 8 1030069 - Cross Farmhouse             | Grade II | 0.6 miles |
| 9 1030031 - Whitwells Farmhouse         | Grade II | 0.6 miles |
| 10 1092633 - South Lodge                | Grade II | 0.8 miles |

# Area Schools



Nursery Primary Secondary College Private



## Frimley CofE Junior School

Ofsted Rating: Good | Pupils: 355 | Distance:0.38



## Lakeside Nursery & Primary Academy

Ofsted Rating: Good | Pupils: 313 | Distance:0.46



## Sandringham Infant & Nursery Academy

Ofsted Rating: Good | Pupils: 219 | Distance:0.54



## The Grove Primary Academy

Ofsted Rating: Good | Pupils: 439 | Distance:0.55



## Cross Farm Infant Academy

Ofsted Rating: Requires improvement | Pupils: 115 | Distance:0.62



## St Augustine's Catholic Primary School

Ofsted Rating: Good | Pupils: 436 | Distance:0.66



## Tomlinscote School

Ofsted Rating: Outstanding | Pupils: 1507 | Distance:0.66

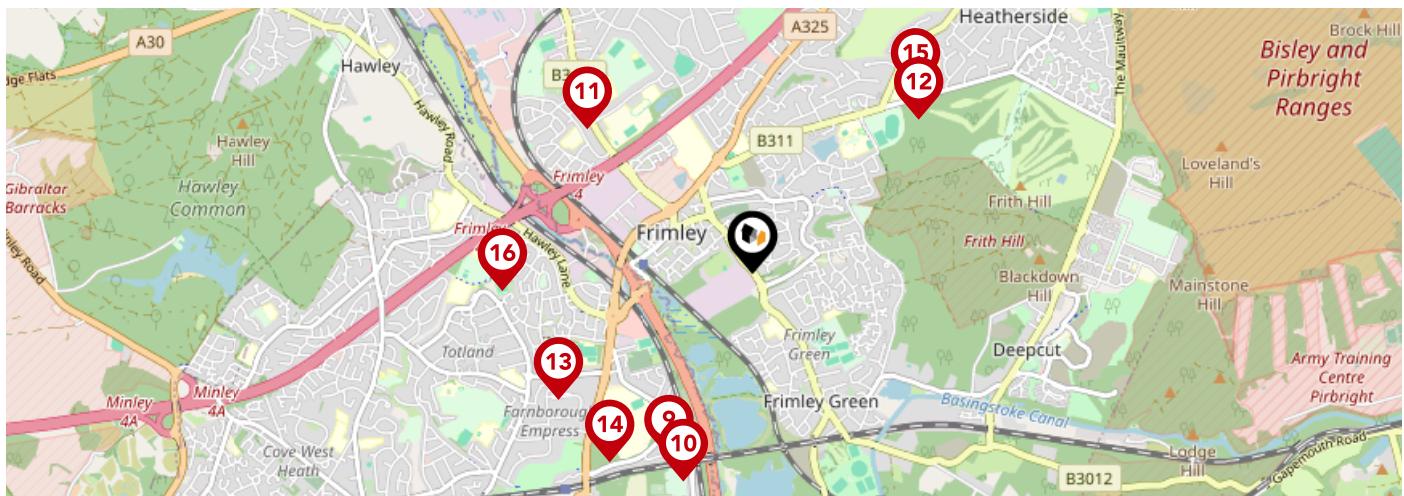


## Kings International College

Ofsted Rating: Good | Pupils: 842 | Distance:0.9



# Area Schools



Nursery Primary Secondary College Private



## Henry Tyndale School

Ofsted Rating: Outstanding | Pupils: 135 | Distance: 0.93



## North Farnborough Infant School

Ofsted Rating: Good | Pupils: 171 | Distance: 1.01



## South Camberley Primary and Nursery School

Ofsted Rating: Good | Pupils: 645 | Distance: 1.02



## Ravenscote Junior School

Ofsted Rating: Outstanding | Pupils: 620 | Distance: 1.05



## The Sixth Form College Farnborough

Ofsted Rating: Outstanding | Pupils: 0 | Distance: 1.07



## Farnborough Hill

Ofsted Rating: Not Rated | Pupils: 527 | Distance: 1.1



## Carwarden House Community School

Ofsted Rating: Good | Pupils: 156 | Distance: 1.14

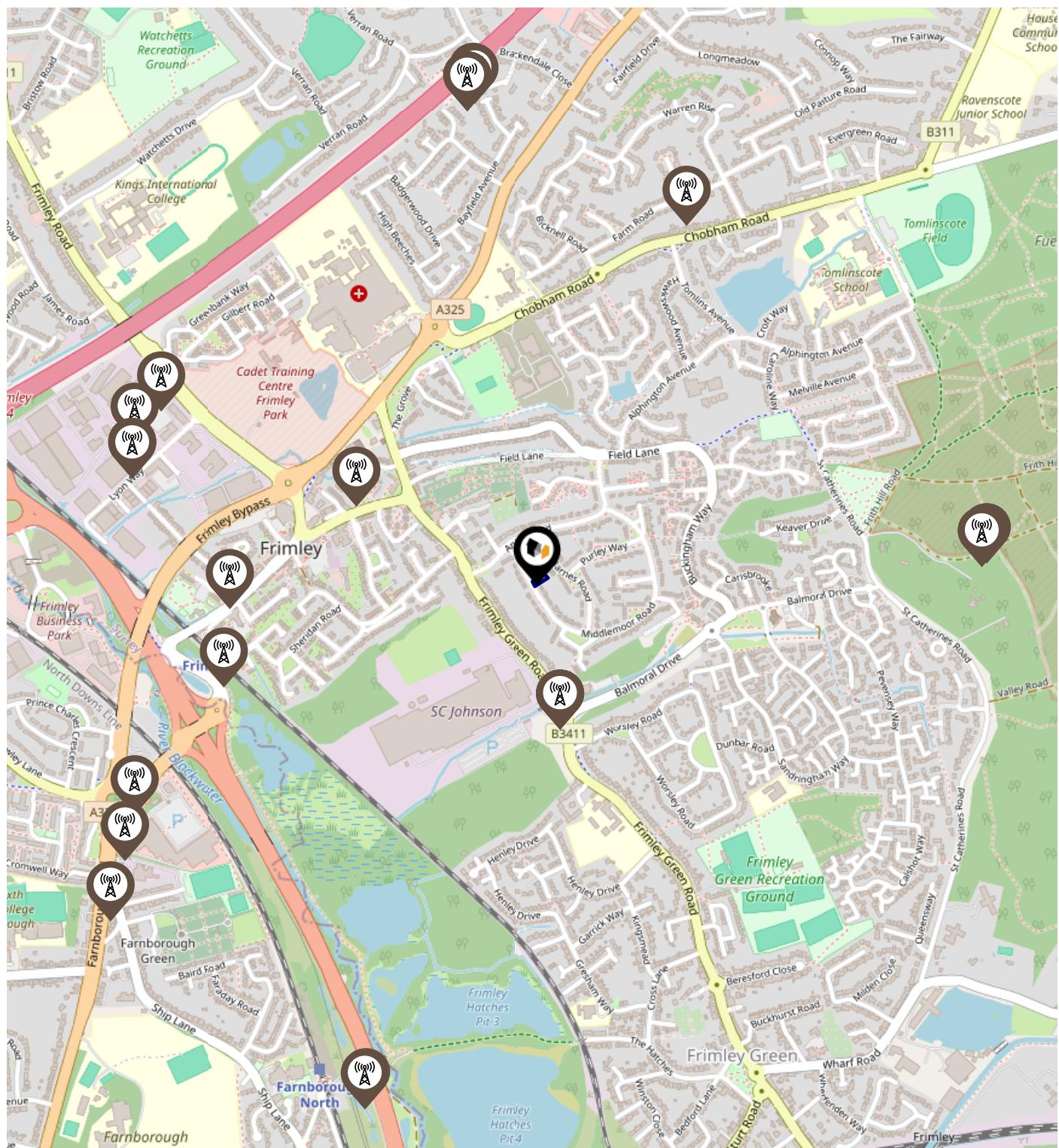


## Farnborough Grange Nursery & Infant Community School

Ofsted Rating: Special Measures | Pupils: 234 | Distance: 1.17



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

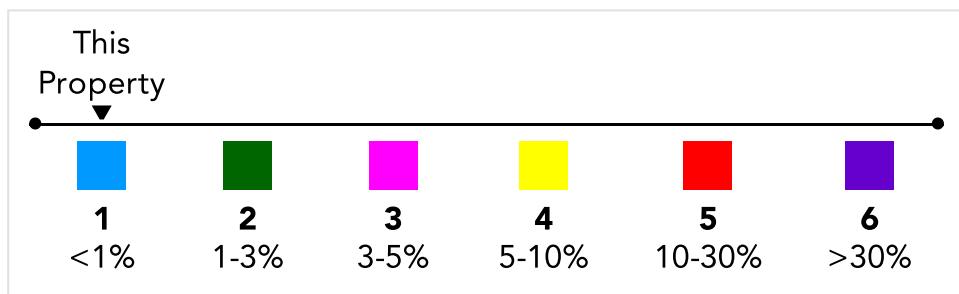
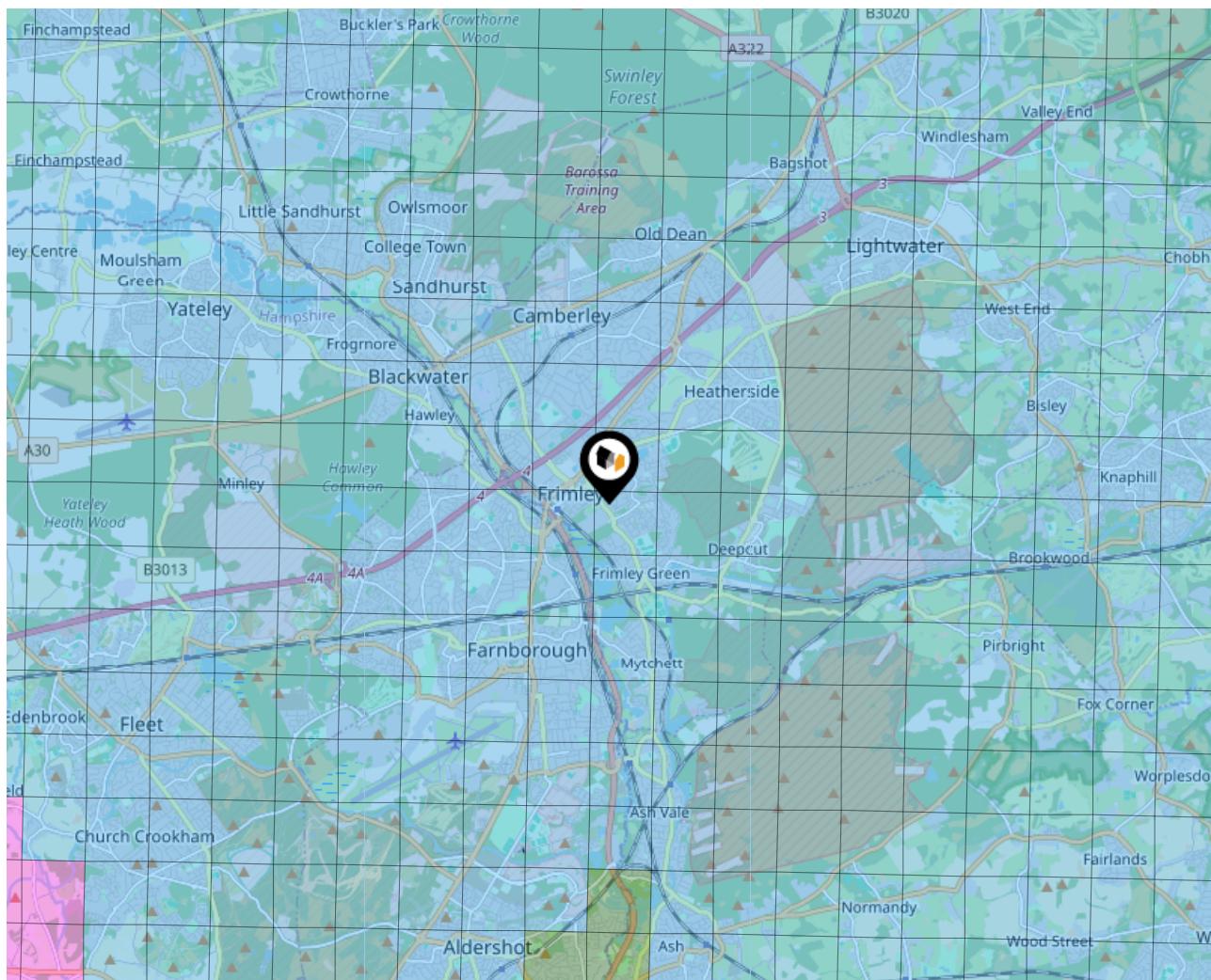
# Environment

## Radon Gas

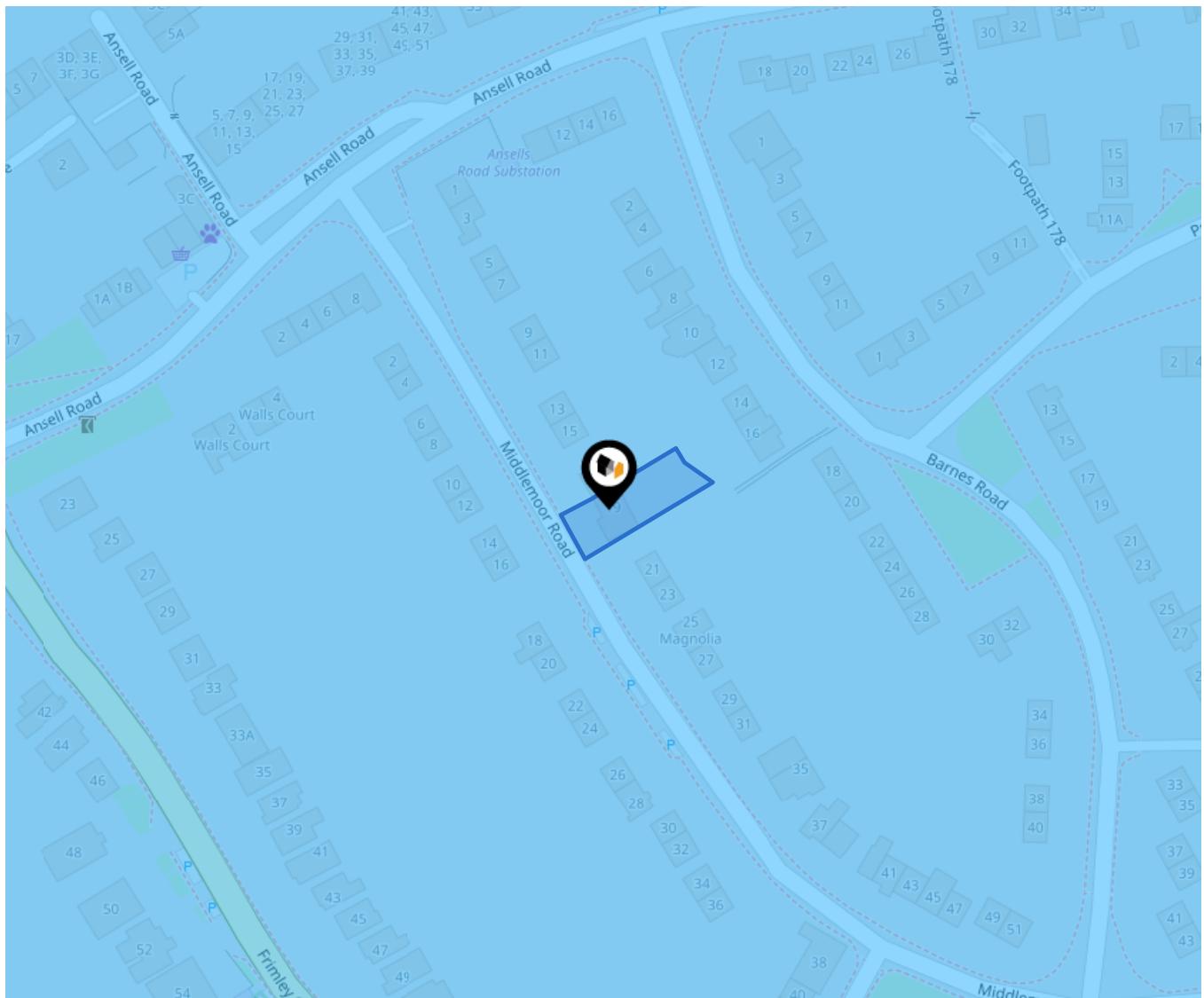


### What is Radon?

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/m<sup>3</sup>).



# 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

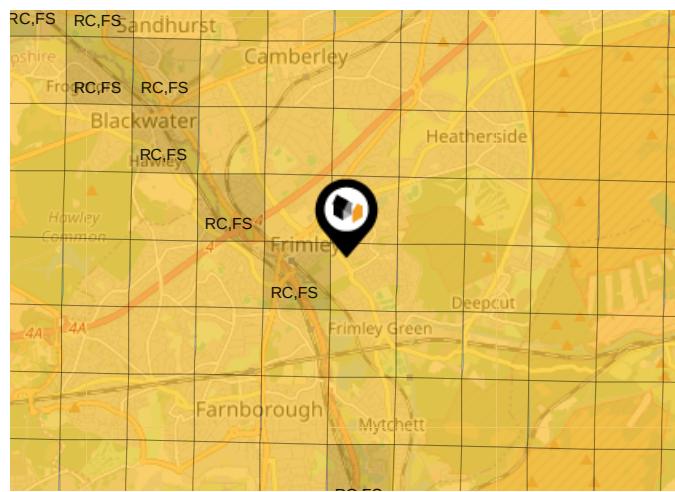
# Environment

## Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

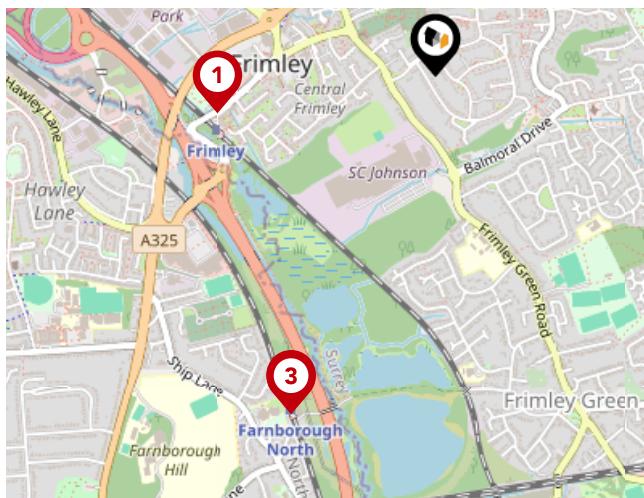
**Carbon Content:** NONE      **Soil Texture:** SAND TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** DEEP  
**Soil Group:** RUDACEOUS  
LIGHT(SANDY) TO  
MEDIUM(SANDY)



### Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area Transport (National)



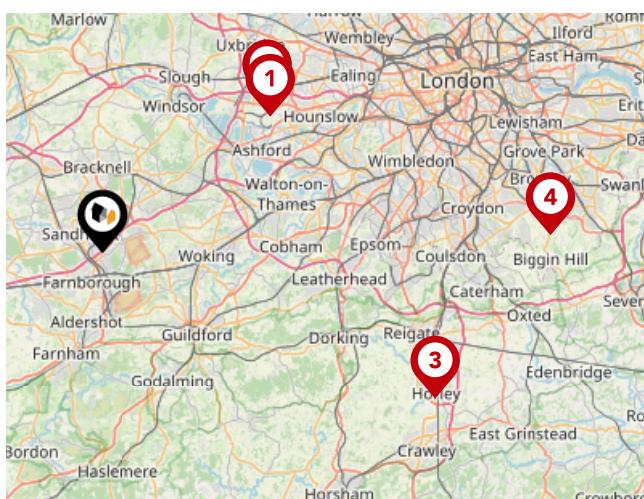
## National Rail Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Frimley Rail Station           | 0.51 miles |
| 2   | Farnborough North Rail Station | 0.85 miles |
| 3   | Farnborough North Rail Station | 0.85 miles |



## Trunk Roads/Motorways

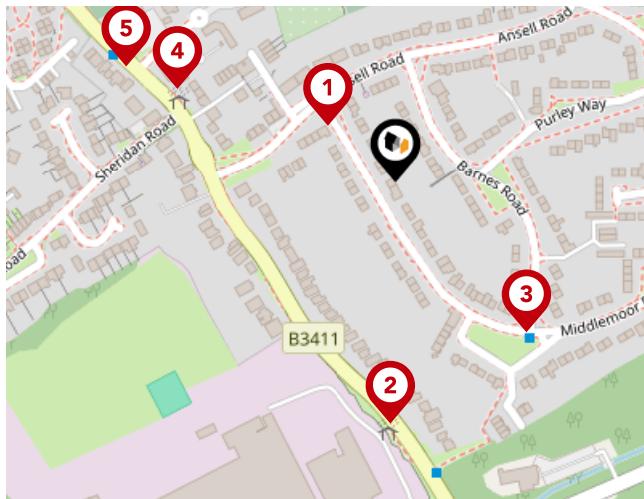
| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M3 J4  | 1 miles     |
| 2   | M3 J4A | 2.81 miles  |
| 3   | M3 J3  | 3.83 miles  |
| 4   | M4 J10 | 9.66 miles  |
| 5   | M3 J2  | 10.37 miles |



## Airports/Helpads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Heathrow Airport Terminal 4 | 16.03 miles |
| 2   | Heathrow Airport            | 16.52 miles |
| 3   | Gatwick Airport             | 27.03 miles |
| 4   | Leaves Green                | 33.25 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Ansell Road   | 0.05 miles |
| 2   | Johnson's Wax | 0.14 miles |
| 3   | Barnes Road   | 0.12 miles |
| 4   | Sheridan Road | 0.14 miles |
| 5   | Sheridan Road | 0.17 miles |



## Ferry Terminals

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | Shepperton Ferry Landing           | 12.95 miles |
| 2   | Weybridge Ferry Landing            | 12.94 miles |
| 3   | Molesey - Hurst Park Ferry Landing | 17.45 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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