

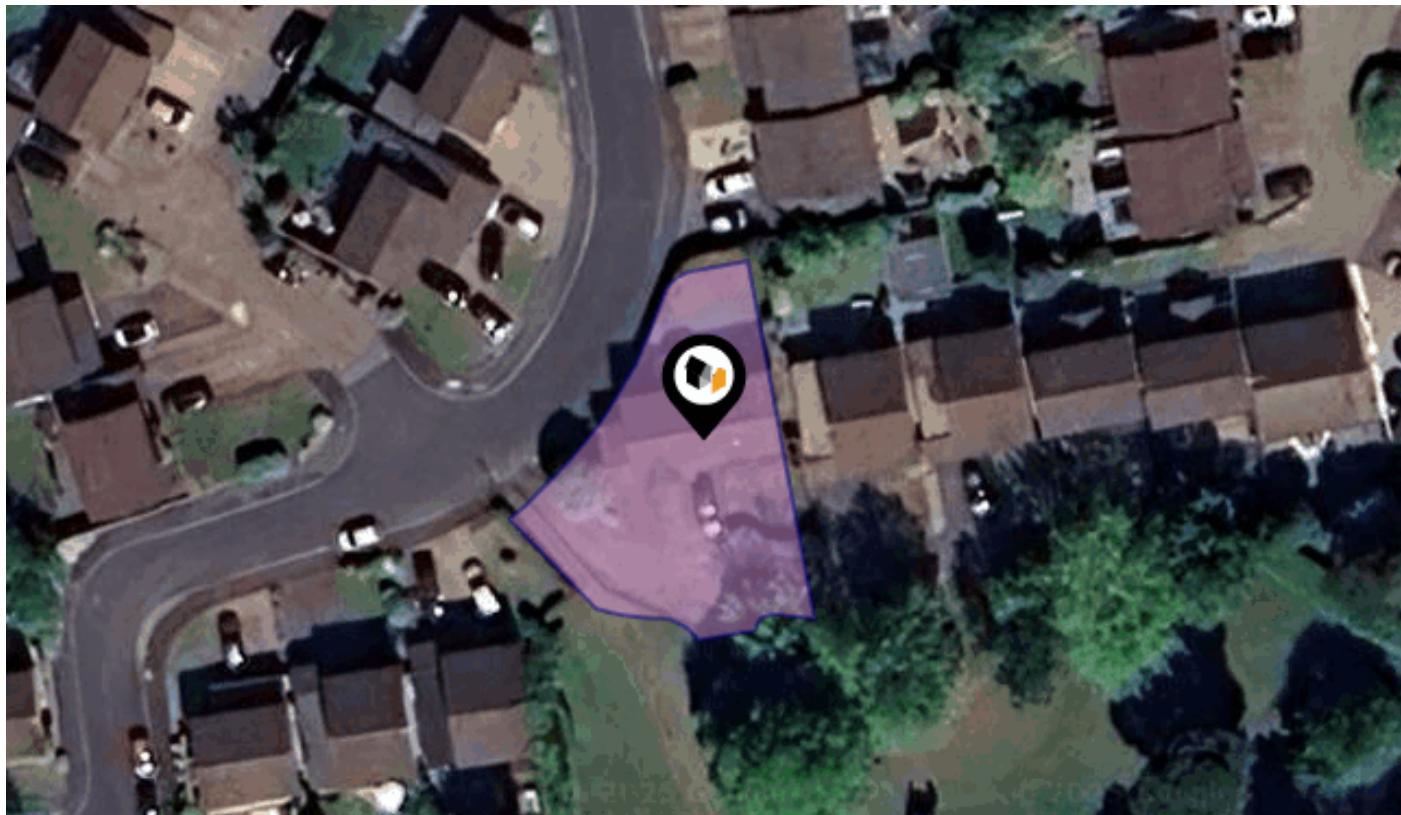


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th January 2026



12, CHEYLESMORE DRIVE, FRIMLEY, CAMBERLEY, GU16 9BN

Avocado Property

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



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Property Overview



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.12 acres
Year Built :	1983-1990
Council Tax :	Band G
Annual Estimate:	£4,113
Title Number:	SY566884
UPRN:	100061545209

Last Sold Date:	21/08/2009
Last Sold Price:	£415,000
Last Sold £/ft ² :	£265
Tenure:	Freehold

Local Area

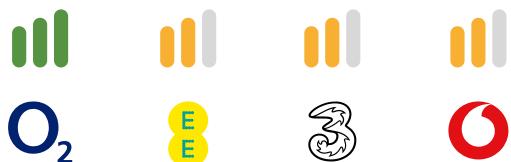
Local Authority:	Surrey
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



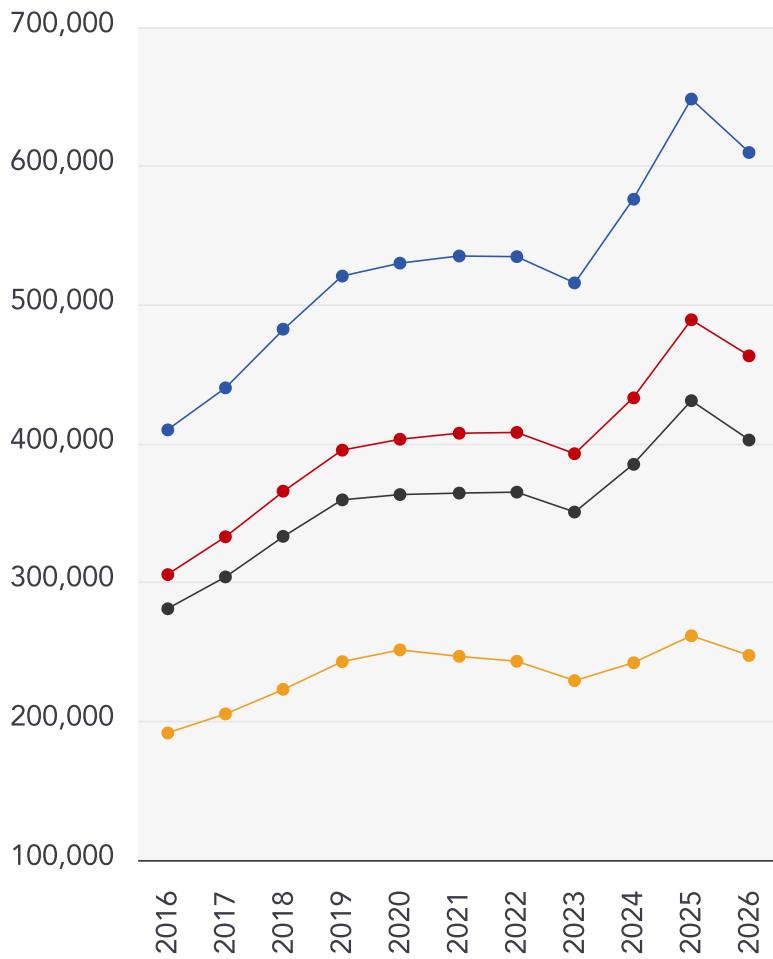
Satellite/Fibre TV Availability:



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

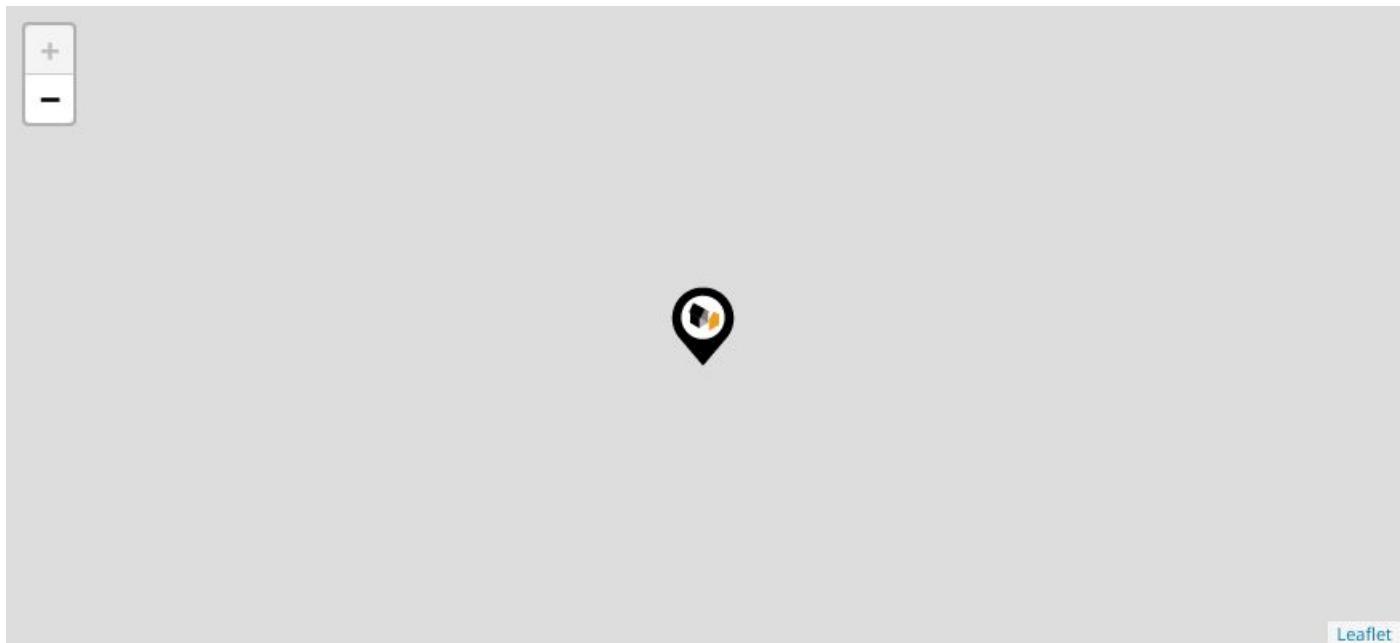
+29.15%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- X Adit
- X Gutter Pit
- X 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.

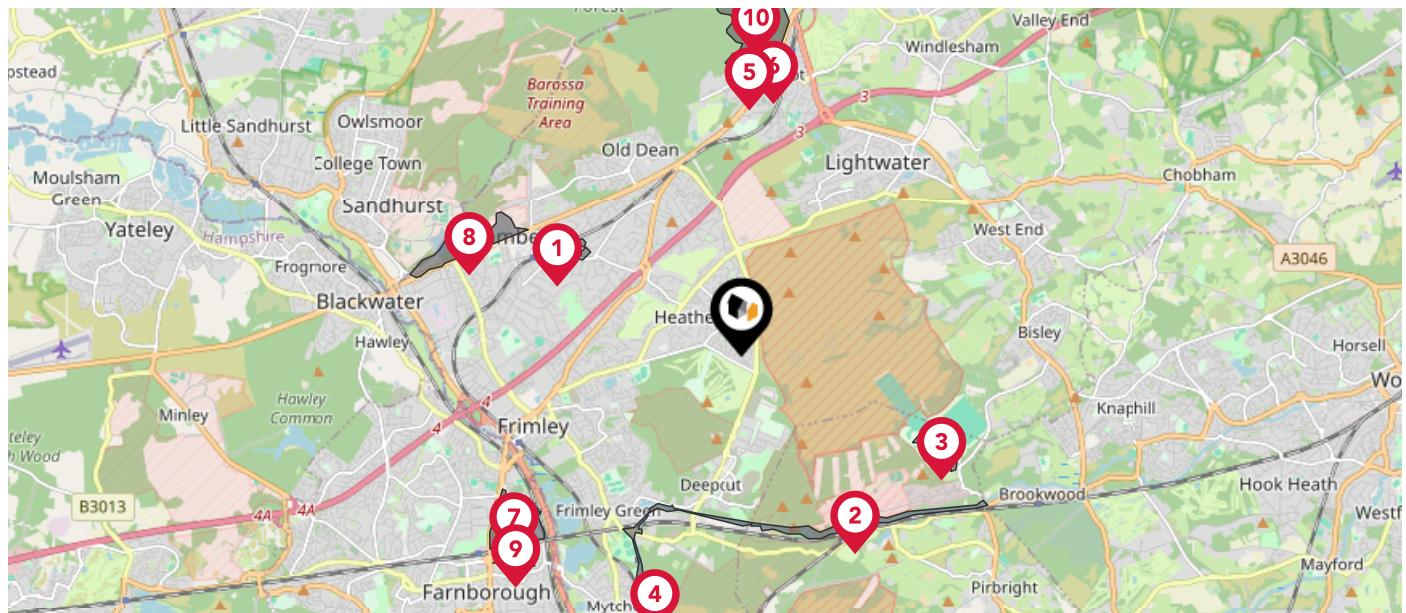
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

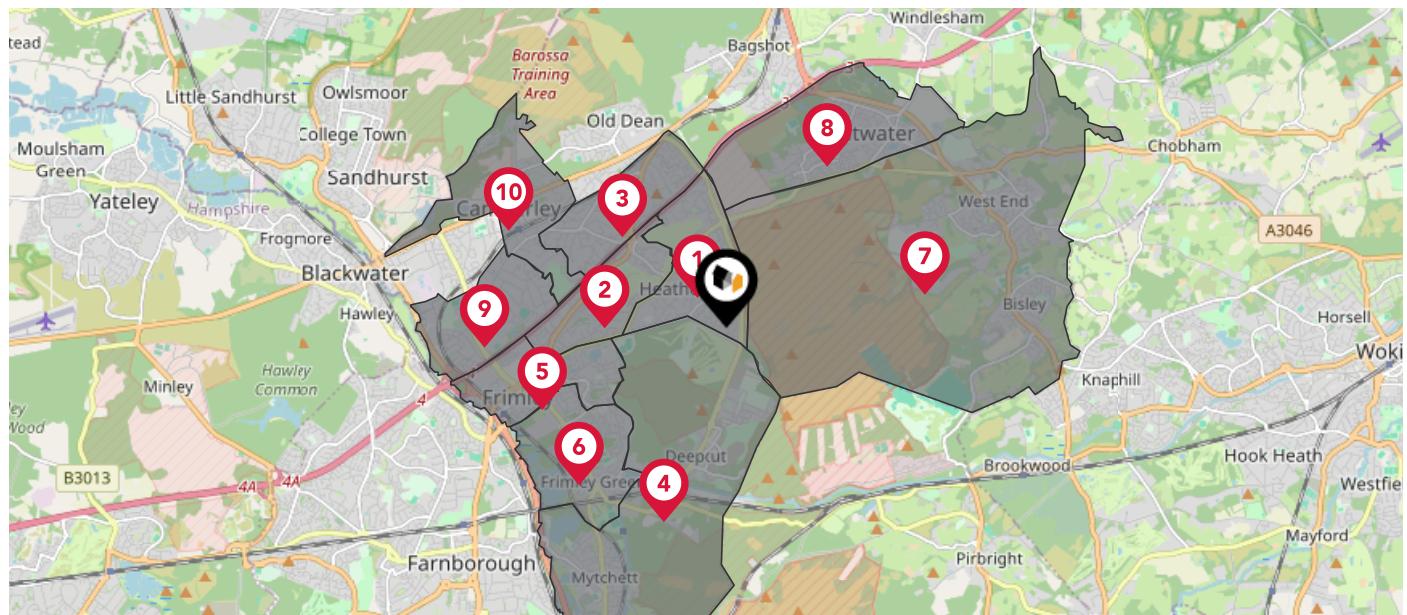
- 1 Upper Gordon Road to Church Hill, Camberley
- 2 Basingstoke Canal North
- 3 Bisley Camp
- 4 Basingstoke Canal
- 5 Bagshot, Church Road
- 6 Bagshot Village
- 7 Farnborough Hill
- 8 RMA (Former) Staff College and London Road, Camberley
- 9 Saint Michael's Abbey
- 10 Bagshot Park, Bagshot

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

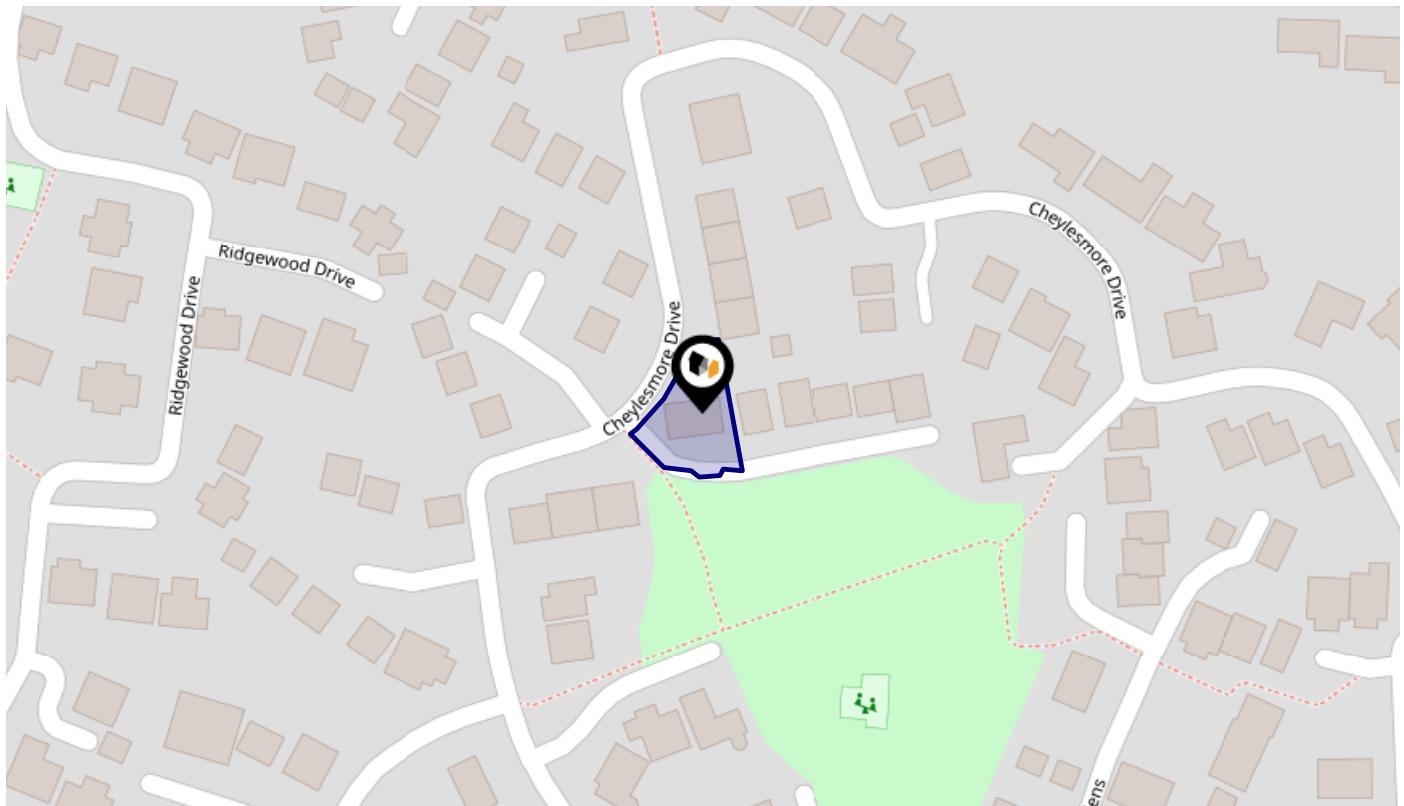
- 1 Heatherside Ward
- 2 Parkside Ward
- 3 St. Pauls Ward
- 4 Mytchett & Deepcut Ward
- 5 Frimley Ward
- 6 Frimley Green Ward
- 7 Bisley & West End Ward
- 8 Lightwater Ward
- 9 Watchetts Ward
- 10 Town Ward

Maps

Rail Noise



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

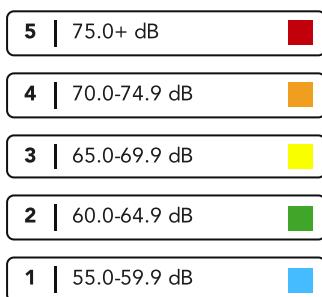


Rail Noise Data

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:

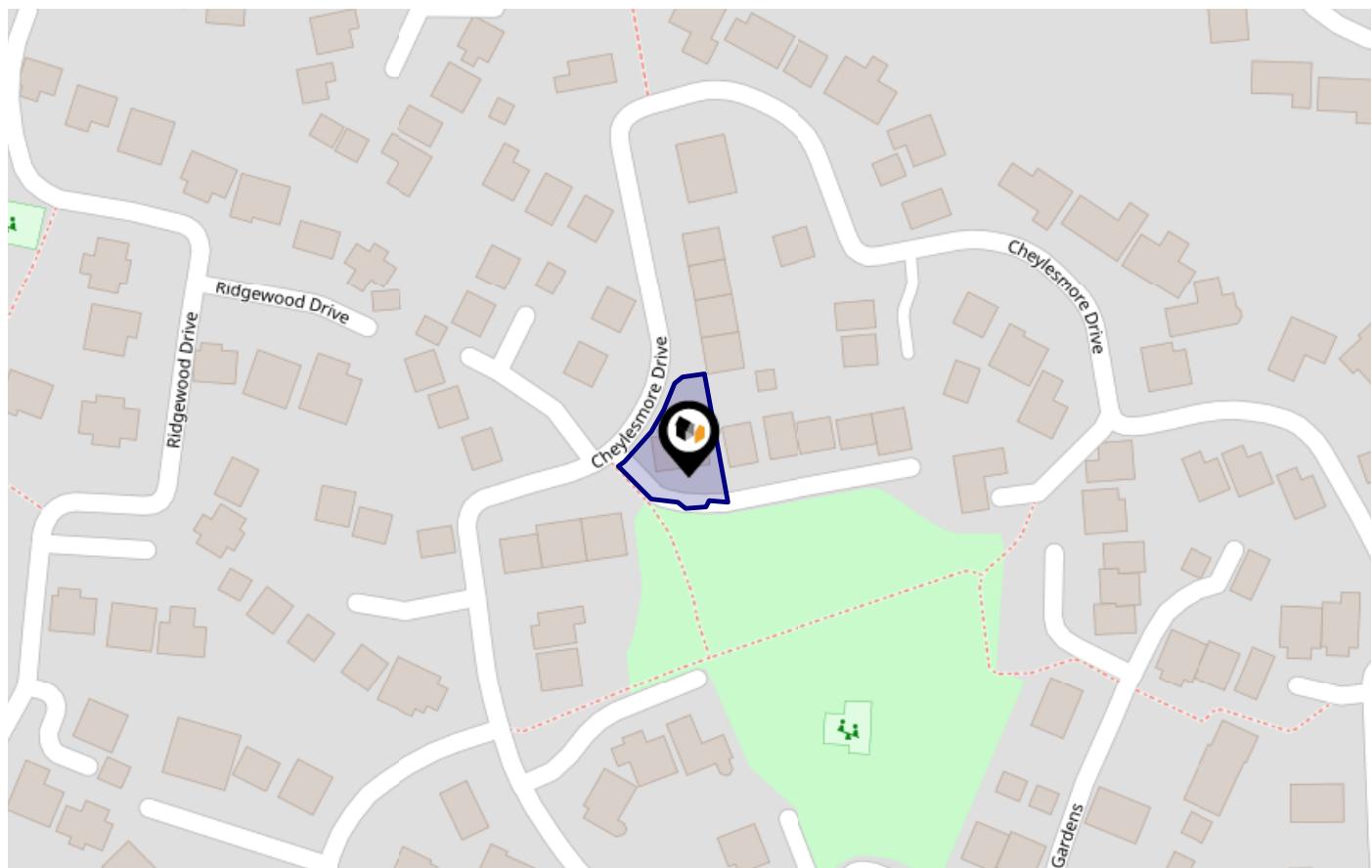


Flood Risk

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:

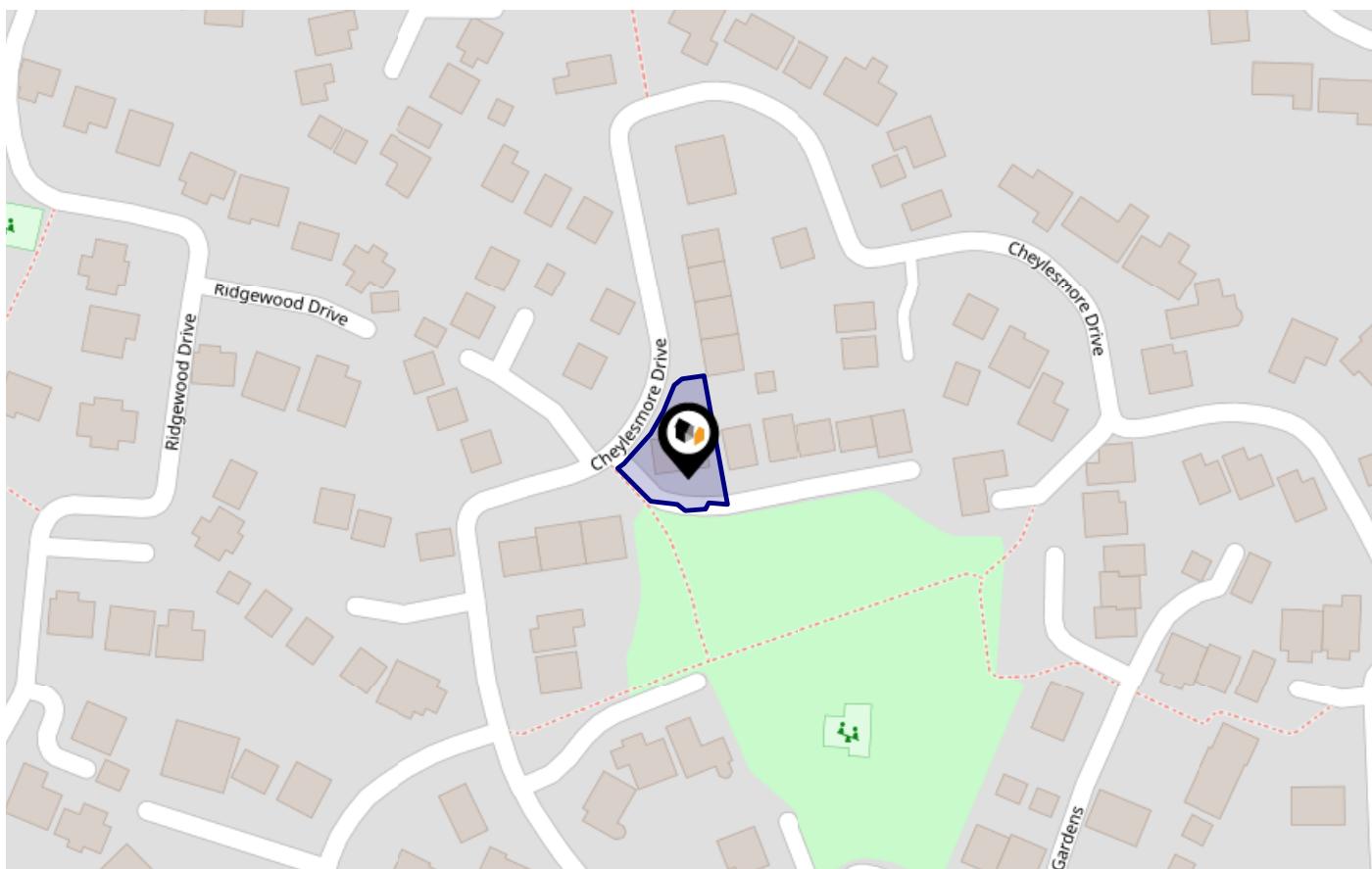


Flood Risk

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.

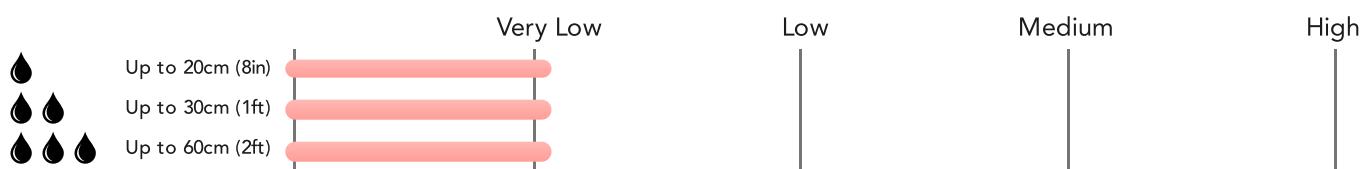


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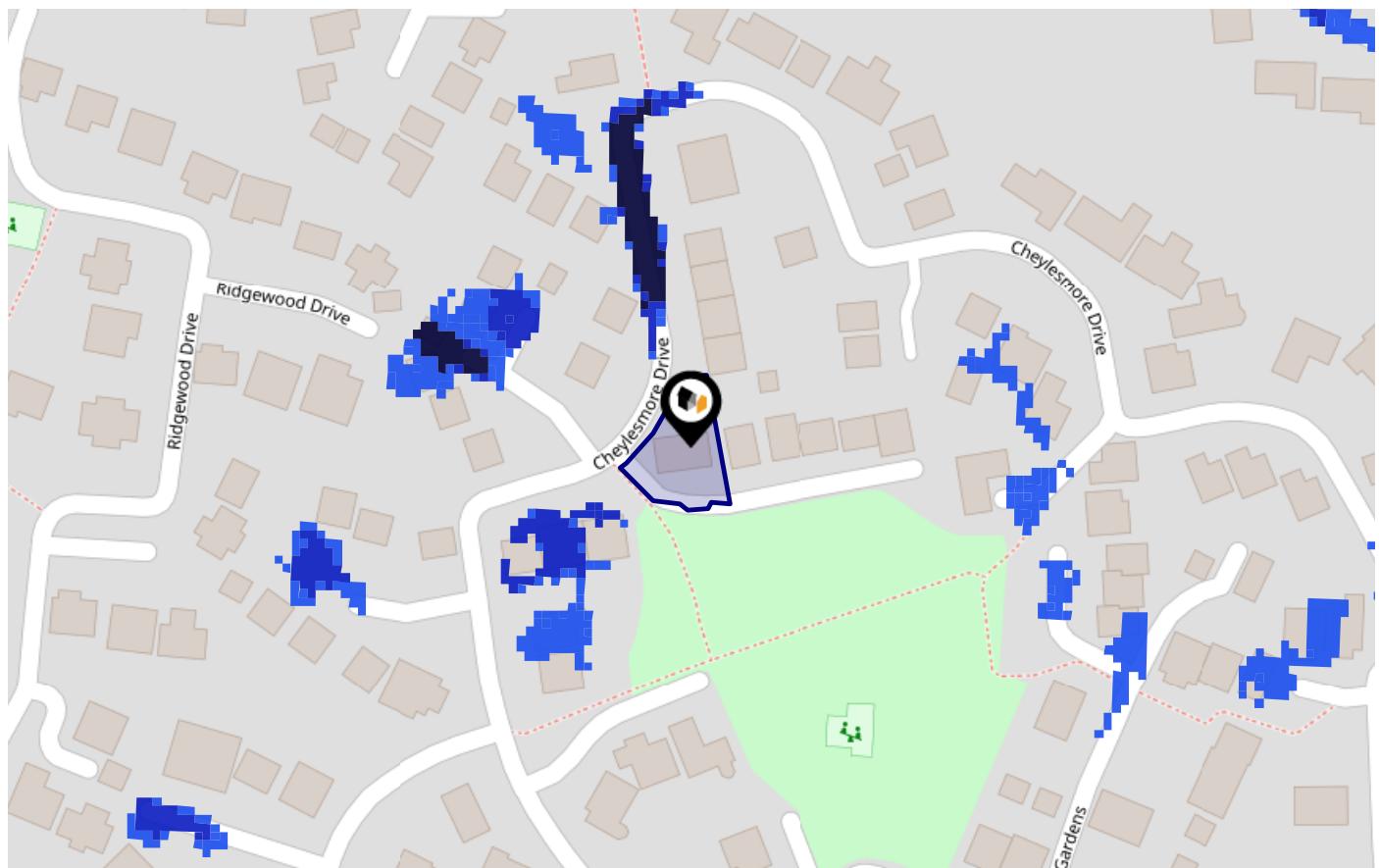


Flood Risk

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

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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.
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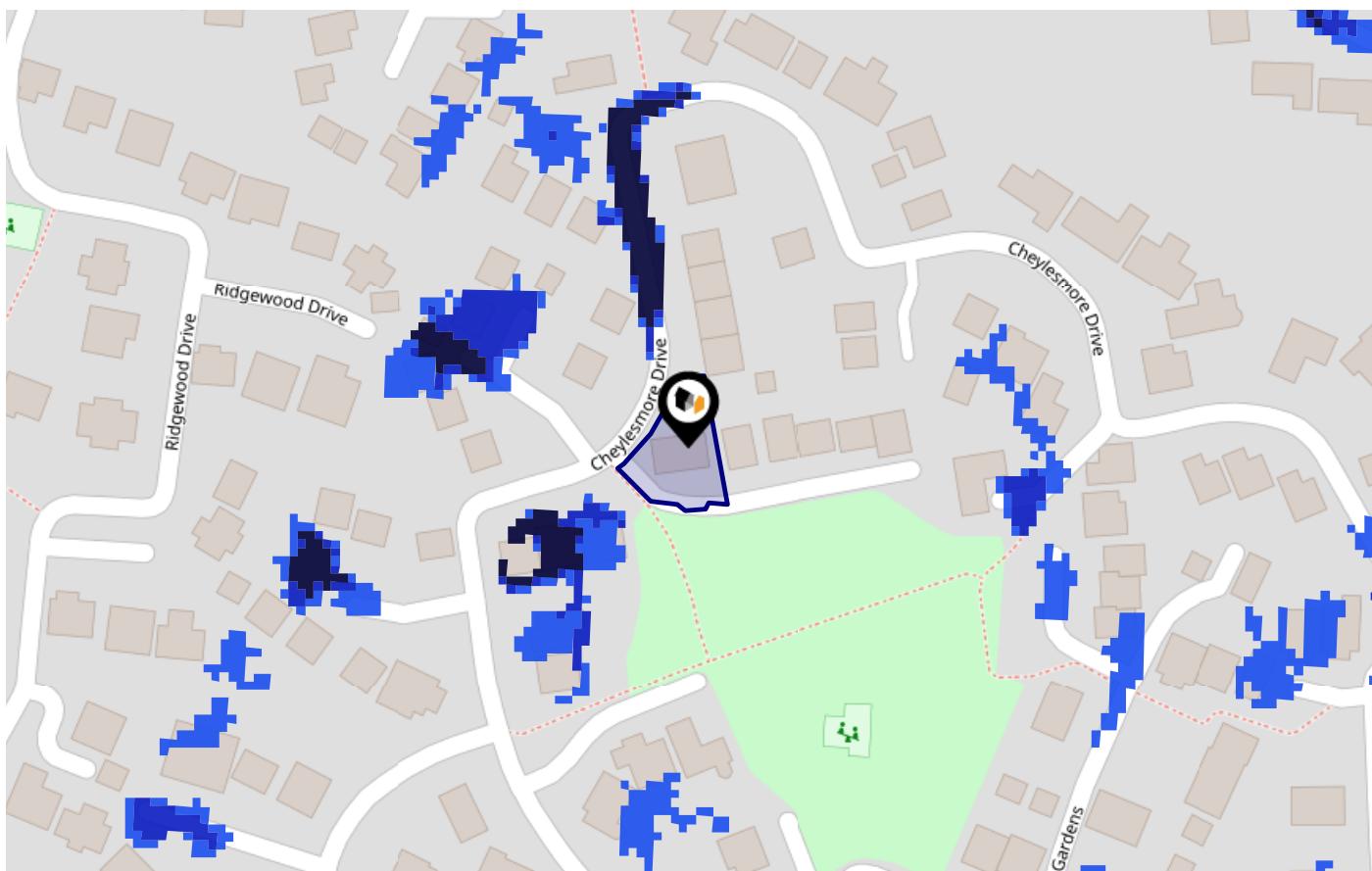


Flood Risk

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.

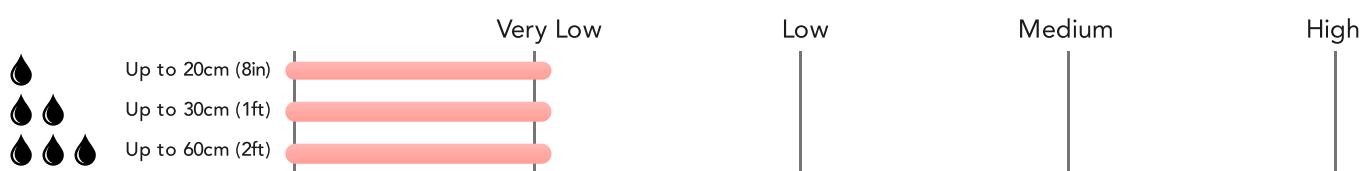


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

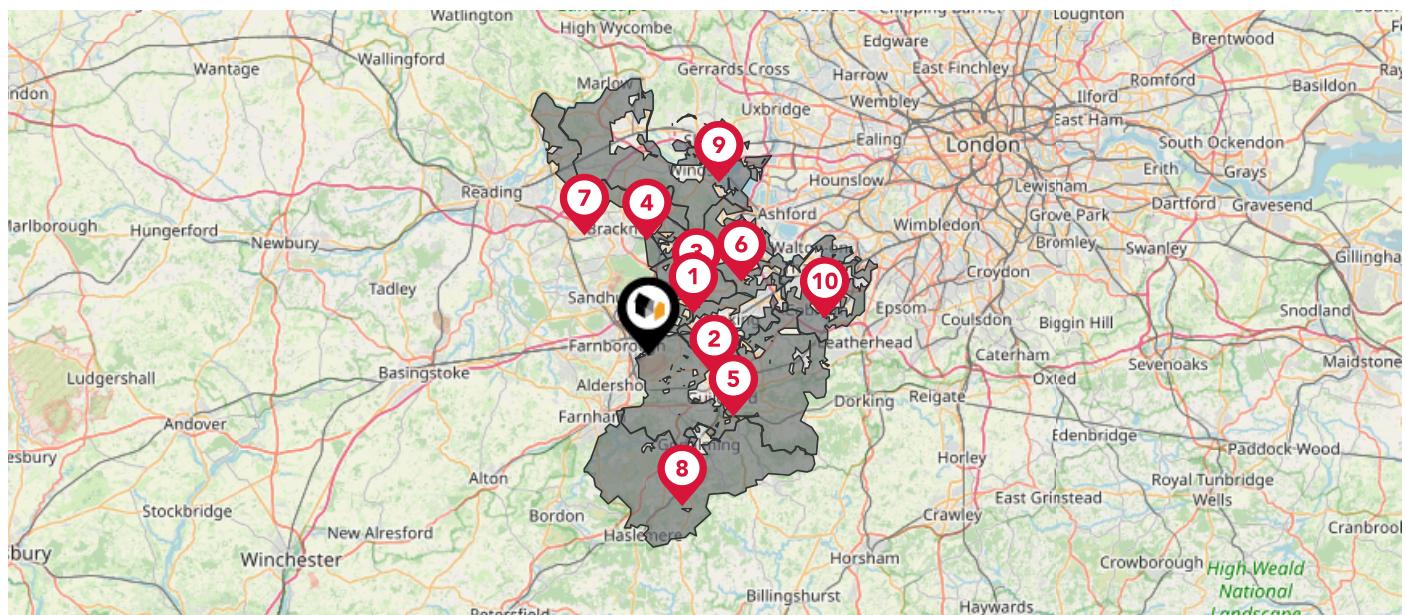


Maps

Green Belt



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



Nearby Green Belt Land

1 London Green Belt - 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 - Runnymede

7 London Green Belt - Wokingham

8 London Green Belt - Waverley

9 London Green Belt - Slough

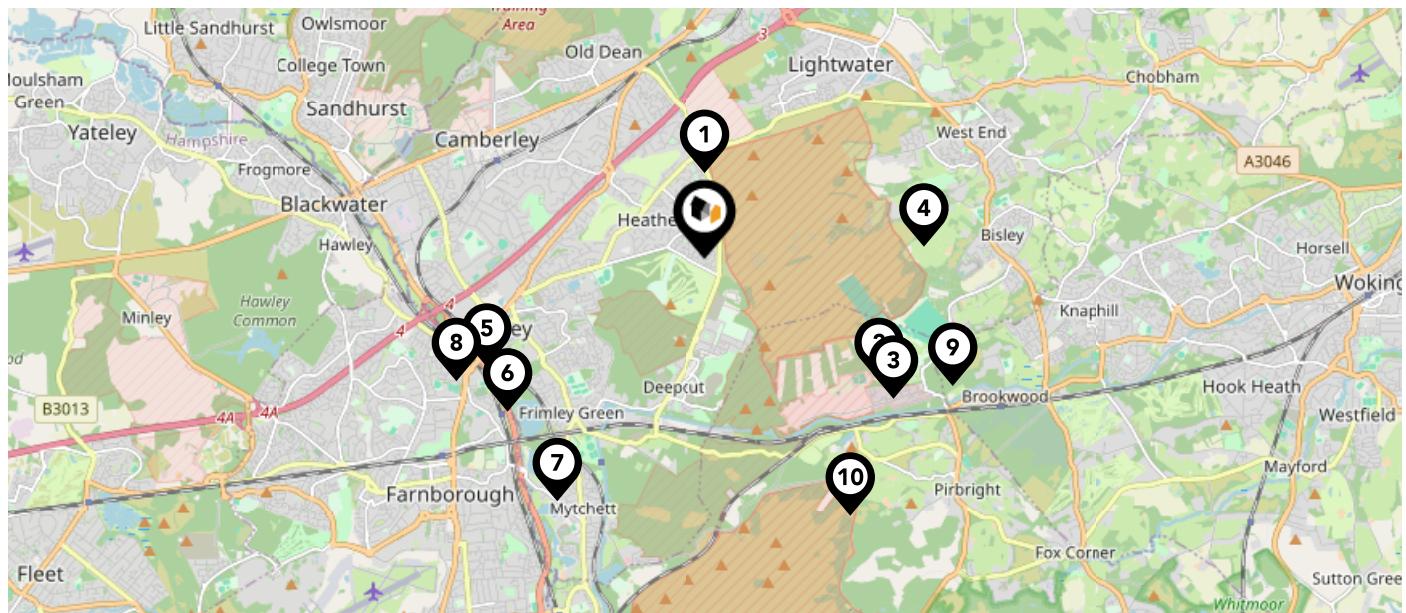
10 London Green Belt - Elmbridge

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

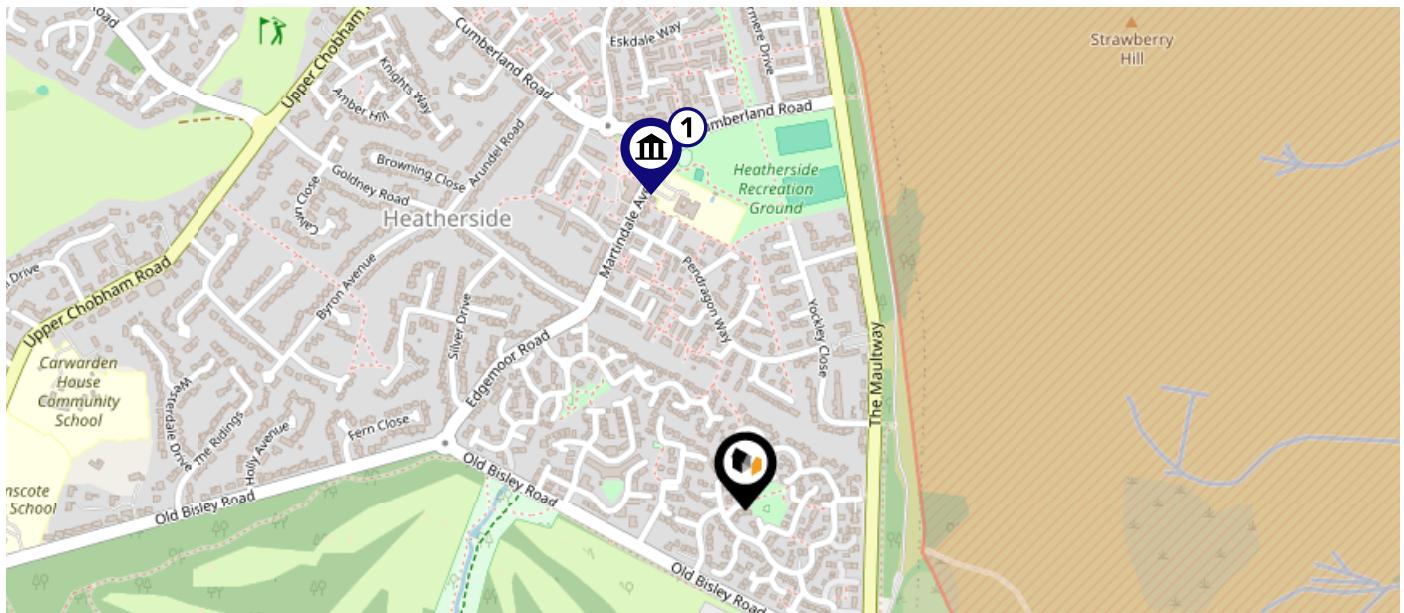
1	Redroad Hill-Surrey Heath	Historic Landfill	<input type="checkbox"/>
2	National Rifle Association-Echo Road, Bisley	Historic Landfill	<input type="checkbox"/>
3	National Rifle Association-Echo Road, Bisley	Historic Landfill	<input type="checkbox"/>
4	Whiteoaks-Lucas Green Road, Woking, Surrey	Historic Landfill	<input type="checkbox"/>
5	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
6	South of Frimley Station-Frimley	Historic Landfill	<input type="checkbox"/>
7	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	<input type="checkbox"/>
8	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
9	Range View-Water Lane	Historic Landfill	<input type="checkbox"/>
10	Stoney Castle Ranges-Grange Road, Pirbright, Surrey	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

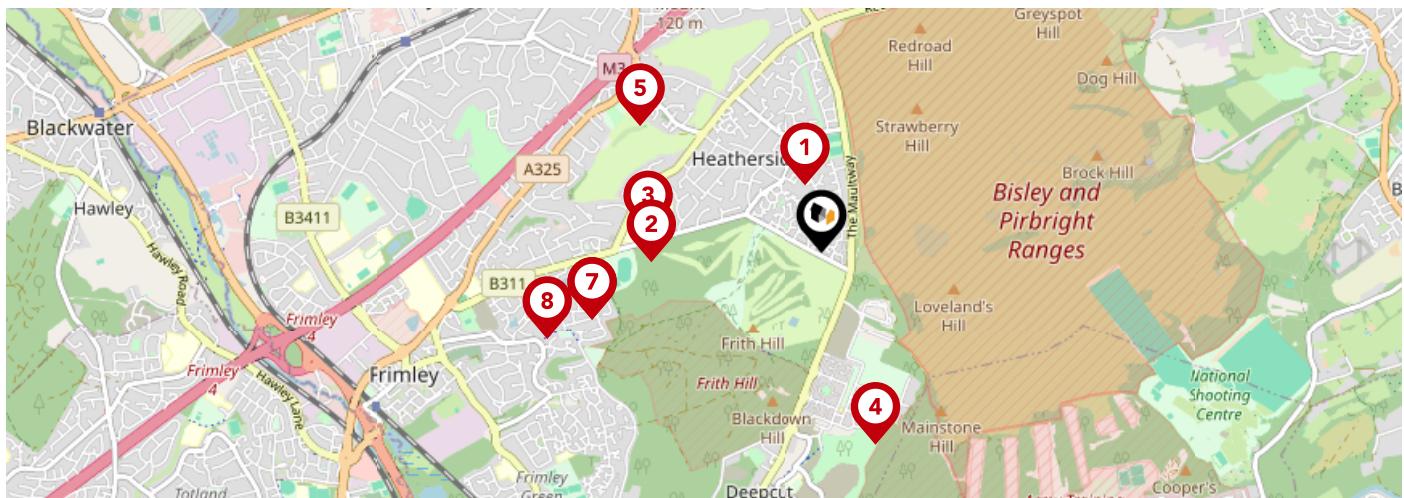


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1454715 - The Wheatsheaf, Camberley	Grade II	0.4 miles

Area Schools



Nursery Primary Secondary College Private



Heather Ridge Infant School

Ofsted Rating: Good | Pupils: 179 | Distance: 0.32



Ravenscote Junior School

Ofsted Rating: Outstanding | Pupils: 620 | Distance: 0.79



Carwarden House Community School

Ofsted Rating: Good | Pupils: 156 | Distance: 0.81



Portesbery School

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



Prior Heath Infant School

Ofsted Rating: Good | Pupils: 181 | Distance: 1.02



St Augustine's Catholic Primary School

Ofsted Rating: Good | Pupils: 436 | Distance: 1.11



Tomlinscote School

Ofsted Rating: Outstanding | Pupils: 1507 | Distance: 1.11

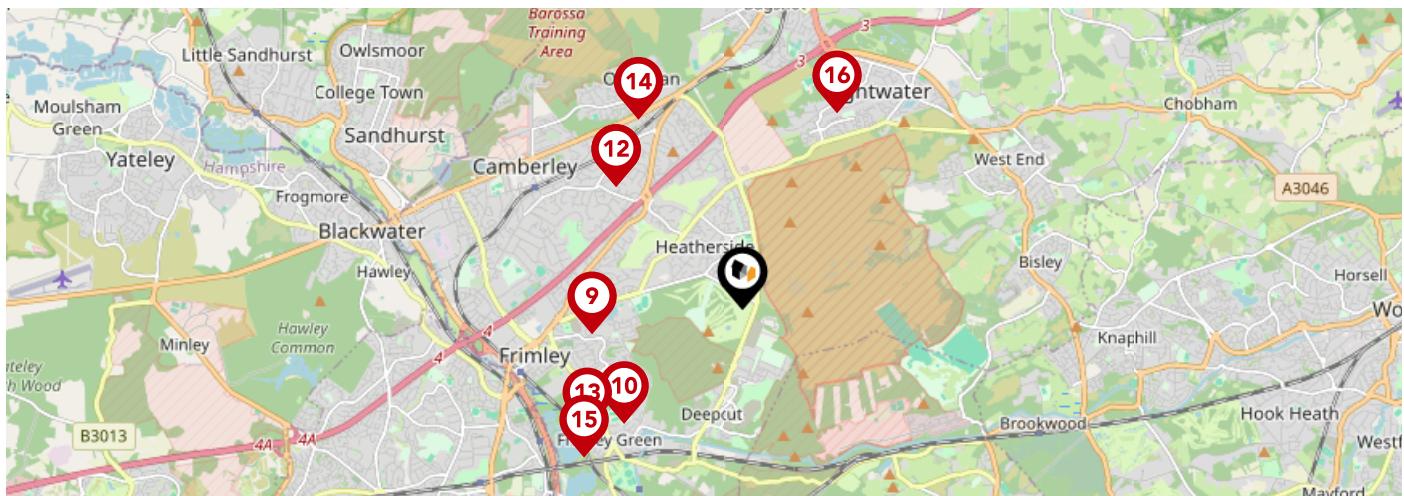


Lakeside Nursery & Primary Academy

Ofsted Rating: Good | Pupils: 313 | Distance: 1.33



Area Schools



Nursery Primary Secondary College Private



The Grove Primary Academy

Ofsted Rating: Good | Pupils: 439 | Distance: 1.41



Sandringham Infant & Nursery Academy

Ofsted Rating: Good | Pupils: 219 | Distance: 1.53



Crawley Ridge Infant School

Ofsted Rating: Good | Pupils: 209 | Distance: 1.62



Crawley Ridge Junior School

Ofsted Rating: Good | Pupils: 223 | Distance: 1.62



Frimley CofE Junior School

Ofsted Rating: Good | Pupils: 355 | Distance: 1.82



Collingwood College

Ofsted Rating: Good | Pupils: 1740 | Distance: 2.01



Cross Farm Infant Academy

Ofsted Rating: Requires improvement | Pupils: 115 | Distance: 2.01

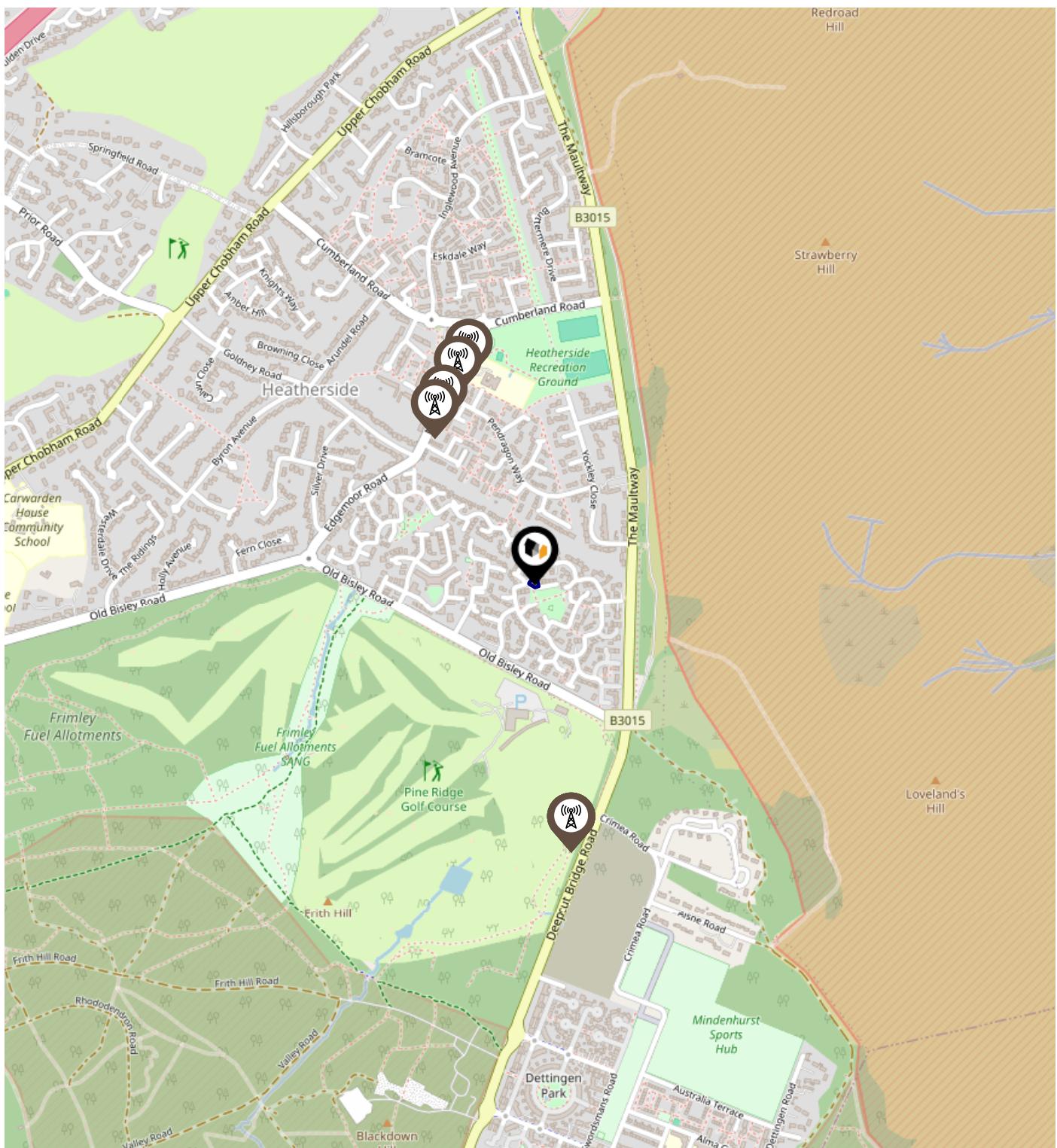


Hammond School

Ofsted Rating: Good | Pupils: 254 | Distance: 2.01



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

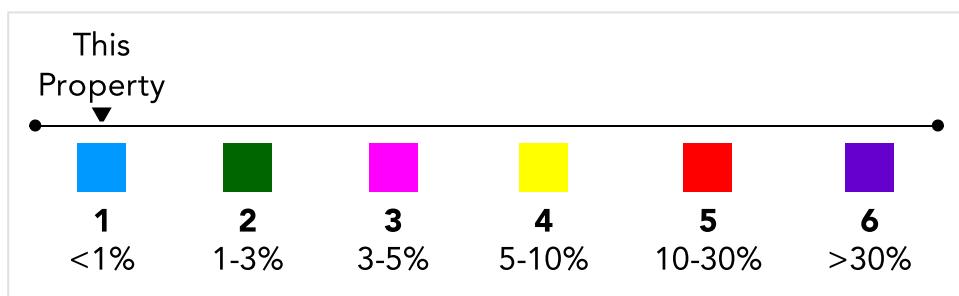
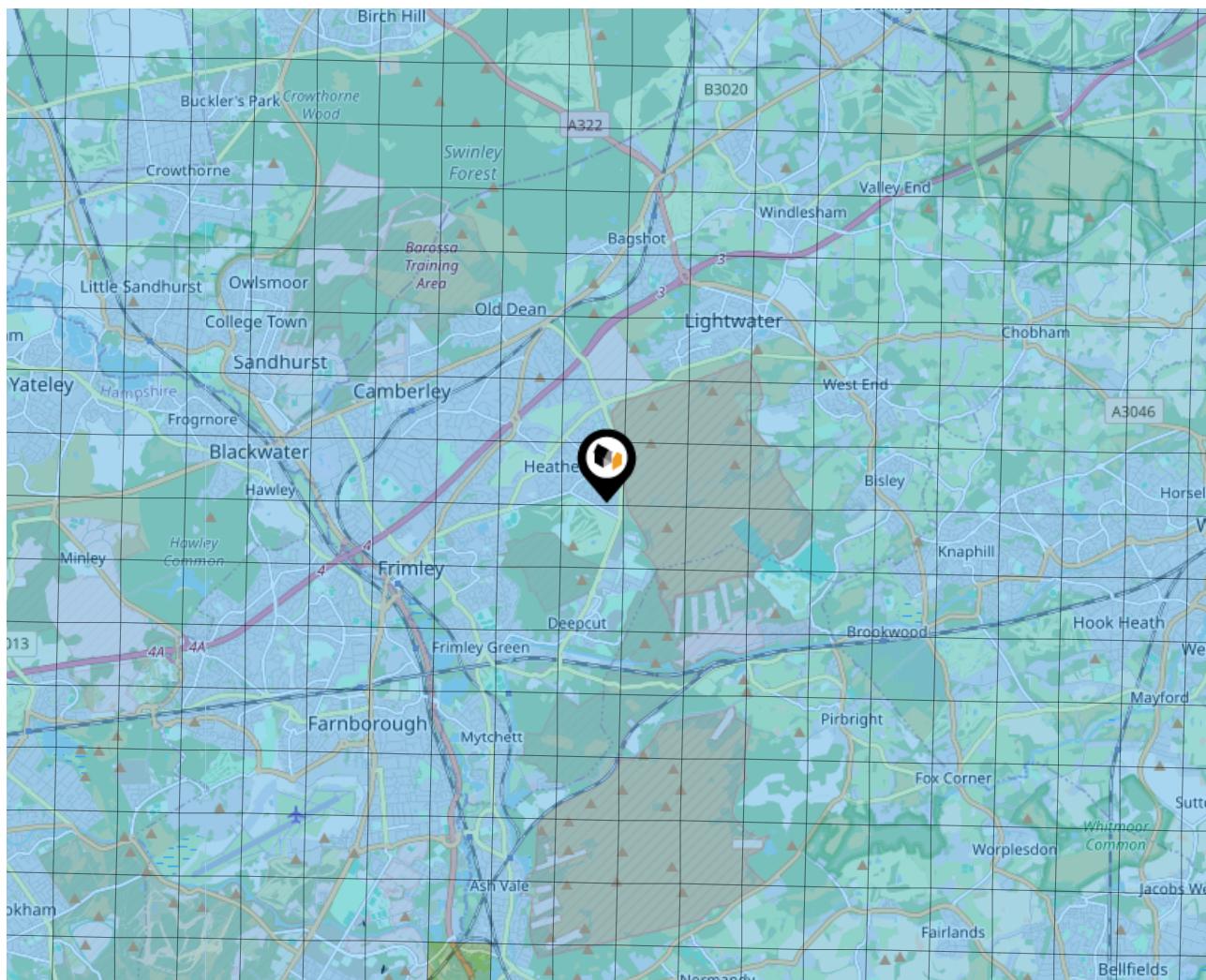
Environment

Radon Gas

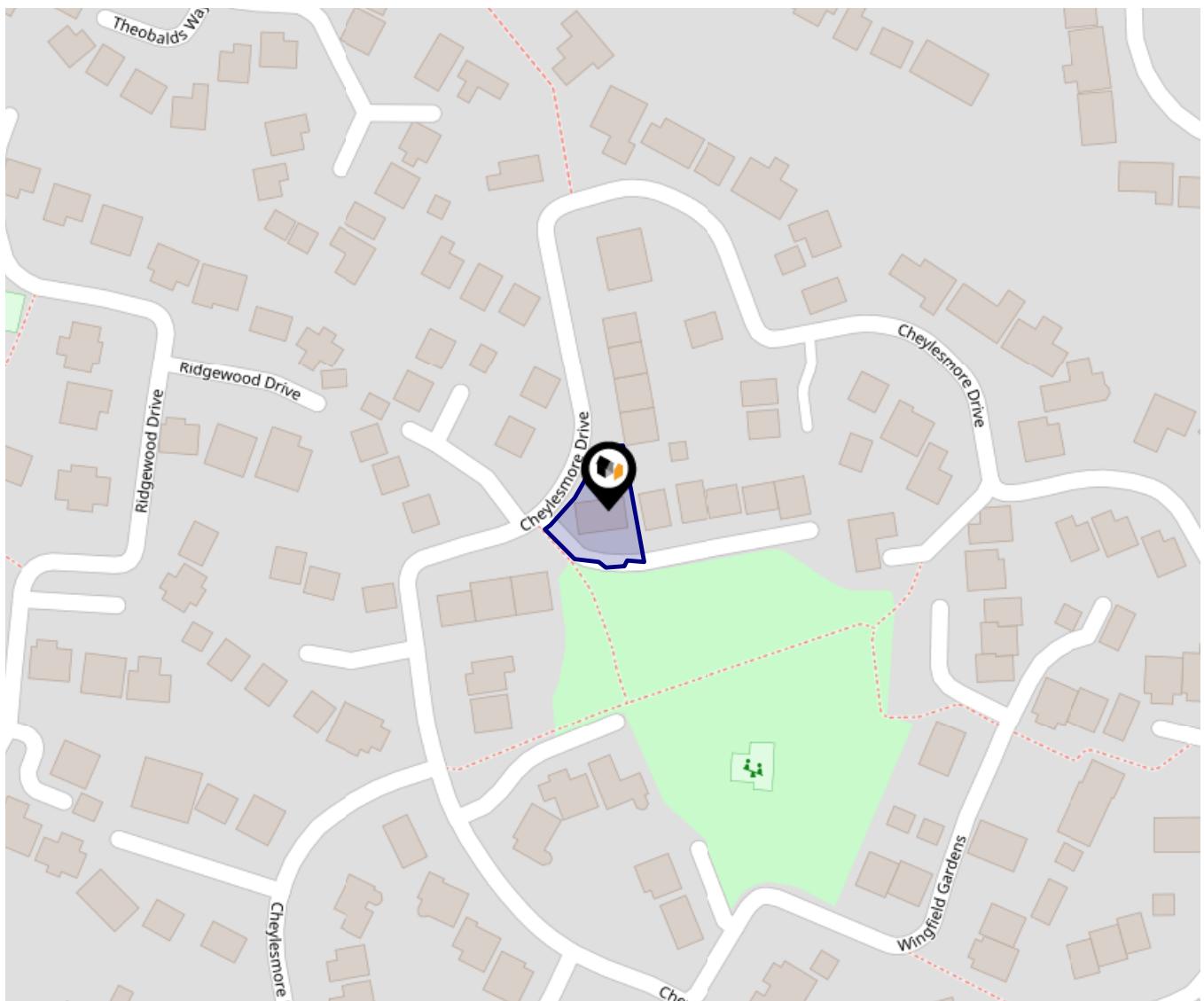


What is Radon?

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

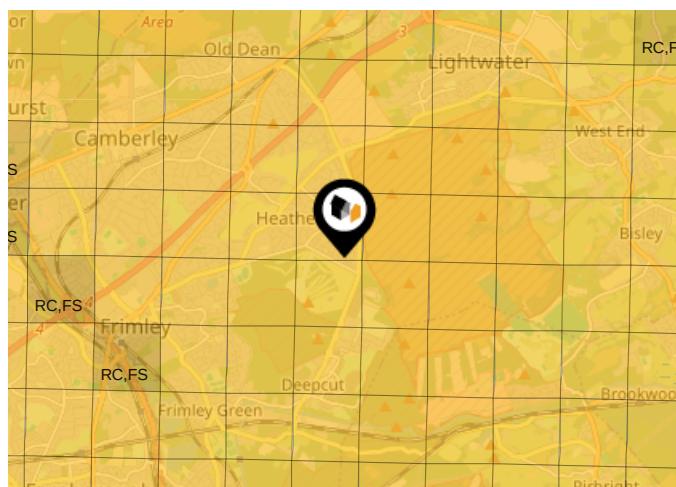
Environment

Soils & Clay



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

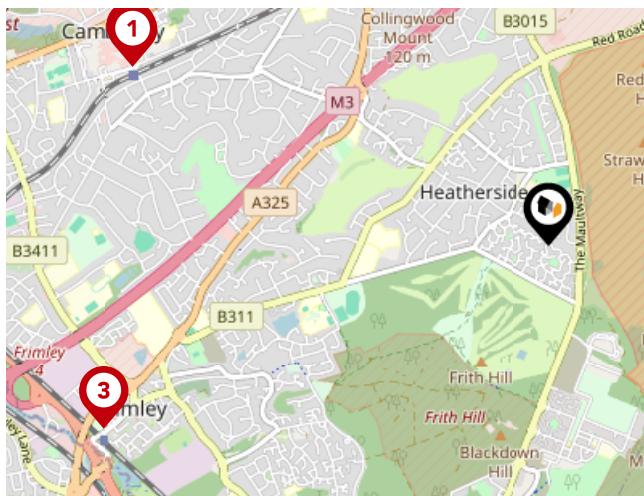
Carbon Content: NONE **Soil Texture:** SAND TO SANDY LOAM
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
Soil Group: RUDACEOUS
LIGHT(SANDY) TO
MEDIUM(SANDY)



Primary Classifications (Most Common Clay Types)

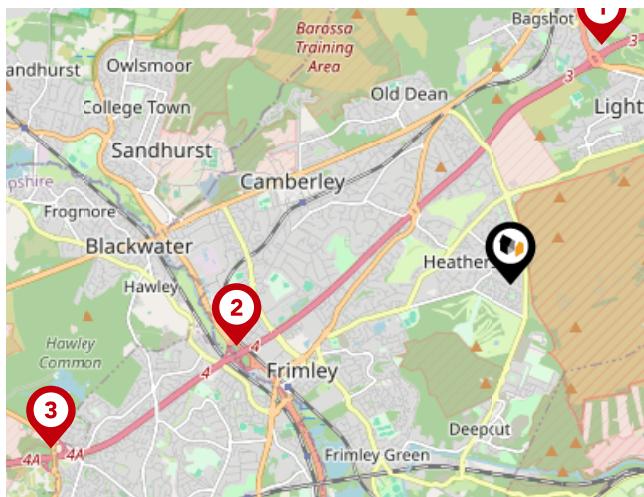
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Camberley Rail Station	2.1 miles
2	Camberley Rail Station	2.11 miles
3	Frimley Rail Station	2.23 miles



Trunk Roads/Motorways

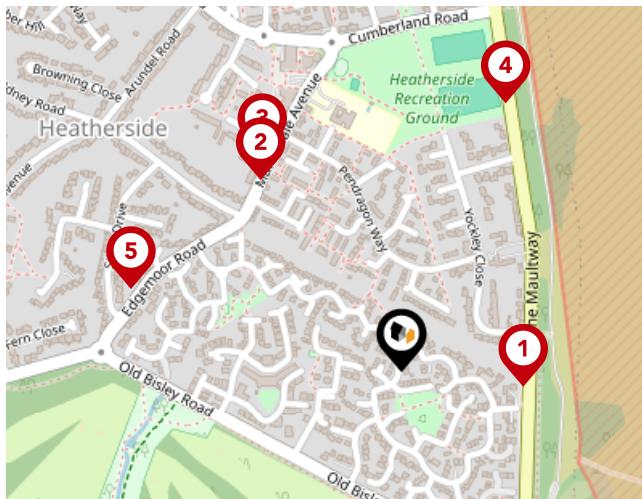
Pin	Name	Distance
1	M3 J3	2.38 miles
2	M3 J4	2.6 miles
3	M3 J4A	4.52 miles
4	M3 J2	8.67 miles
5	M25 J12	8.76 miles



Airports/Helpads

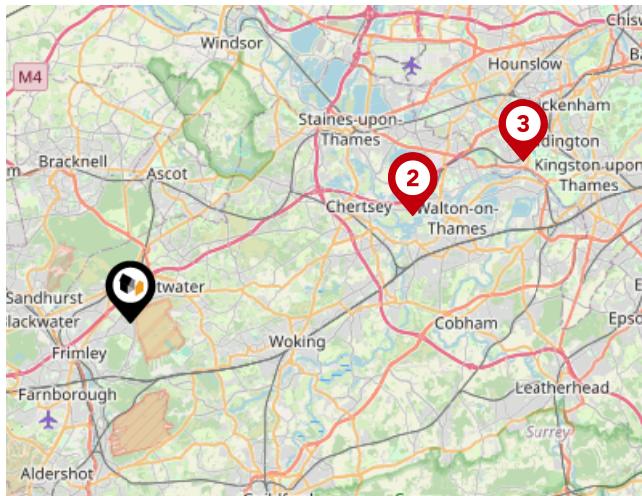
Pin	Name	Distance
1	Heathrow Airport Terminal 4	14.35 miles
2	Heathrow Airport	14.87 miles
3	Gatwick Airport	25.94 miles
4	Leaves Green	31.67 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cheylesmore Drive	0.14 miles
2	Coniston Close	0.28 miles
3	Coniston Close	0.3 miles
4	Redwood Drive	0.33 miles
5	Silver Drive	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.22 miles
2	Weybridge Ferry Landing	11.22 miles
3	Molesey - Hurst Park Ferry Landing	15.72 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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