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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th January 2026



46, PEVENSEY WAY, FRIMLEY, CAMBERLEY, GU16 9UX

Avocado Property

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



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Property Overview



Property

Type:	Detached	Last Sold Date:	24/06/2021
Bedrooms:	4	Last Sold Price:	£710,000
Floor Area:	1,614 ft ² / 150 m ²	Last Sold £/ft ² :	£439
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,565		
Title Number:	SY541476		
UPRN:	100061554919		

Local Area

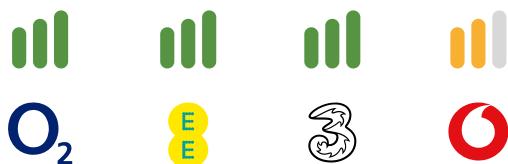
Local Authority:	Surrey
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s 60 mb/s 1000 mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



46 PEVENSEY WAY, FRIMLEY, CAMBERLEY, GU16
9UX

Energy rating

C

Valid until 28.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	69 c	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



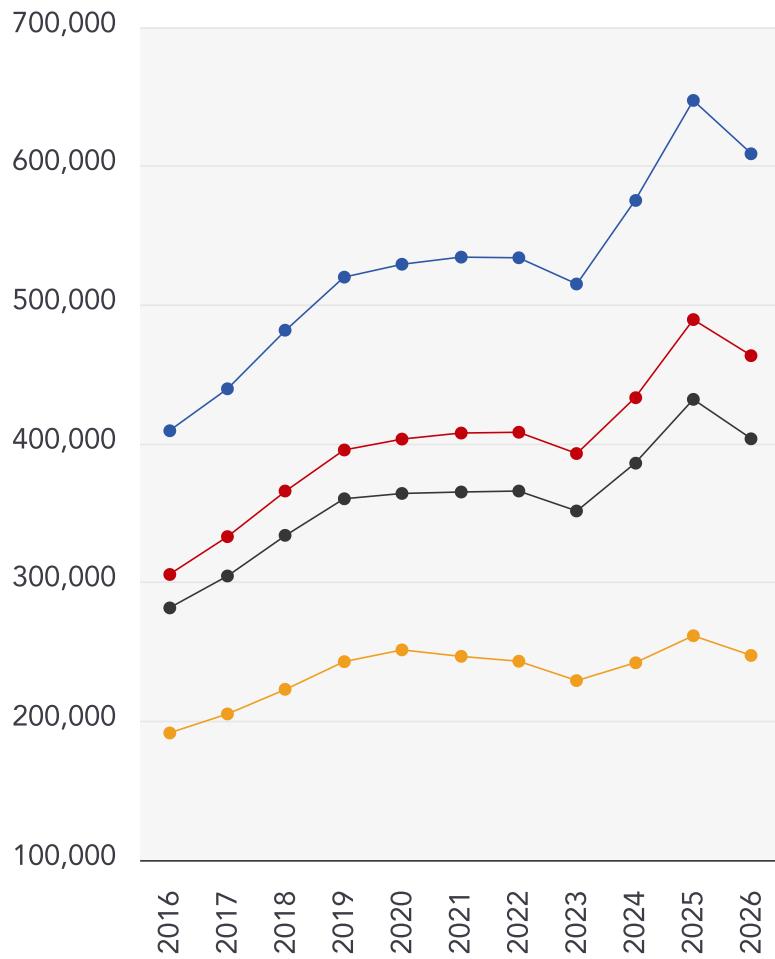
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	150 m ²

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.

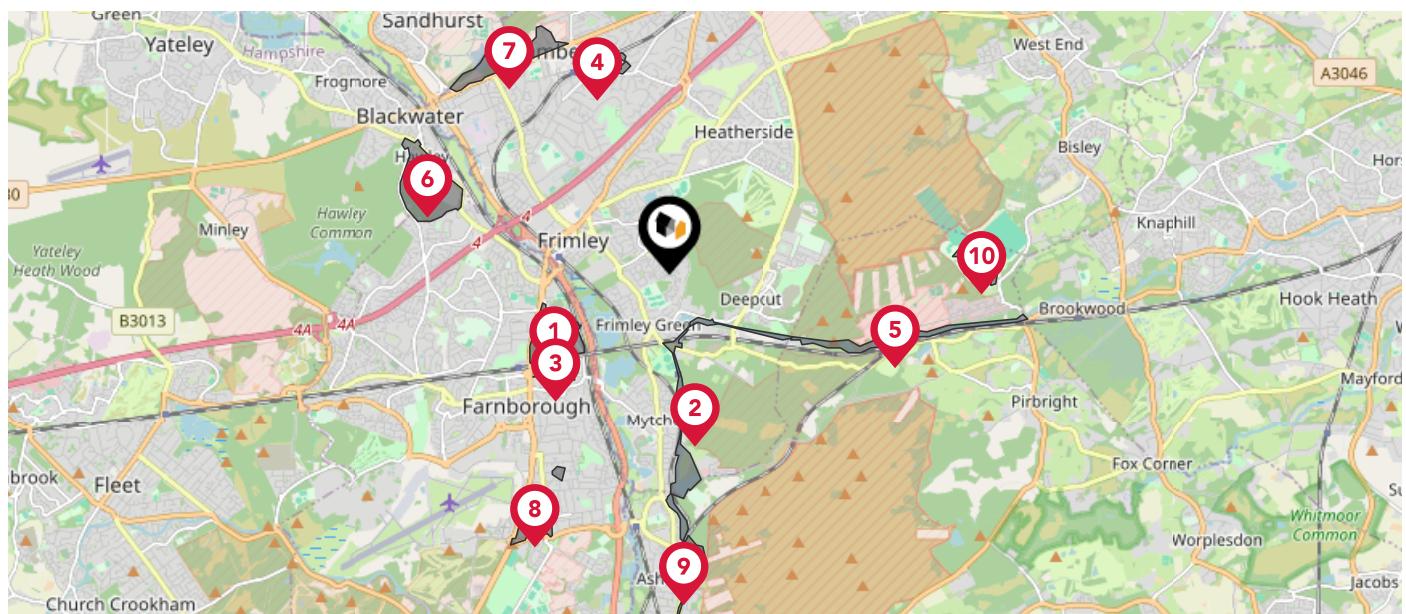
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

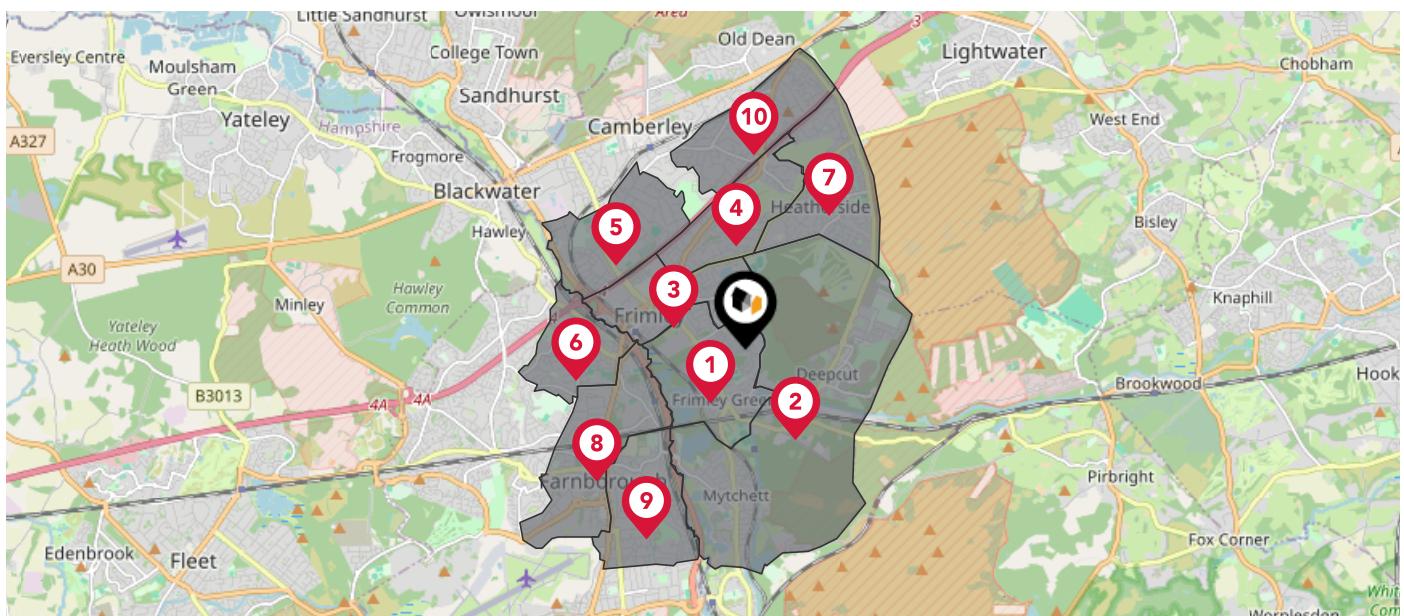
- 1 Farnborough Hill
- 2 Basingstoke Canal
- 3 Saint Michael's Abbey
- 4 Upper Gordon Road to Church Hill, Camberley
- 5 Basingstoke Canal North
- 6 Hawley Park and Green
- 7 RMA (Former) Staff College and London Road, Camberley
- 8 South Farnborough
- 9 Basingstoke Canal South
- 10 Bisley Camp

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

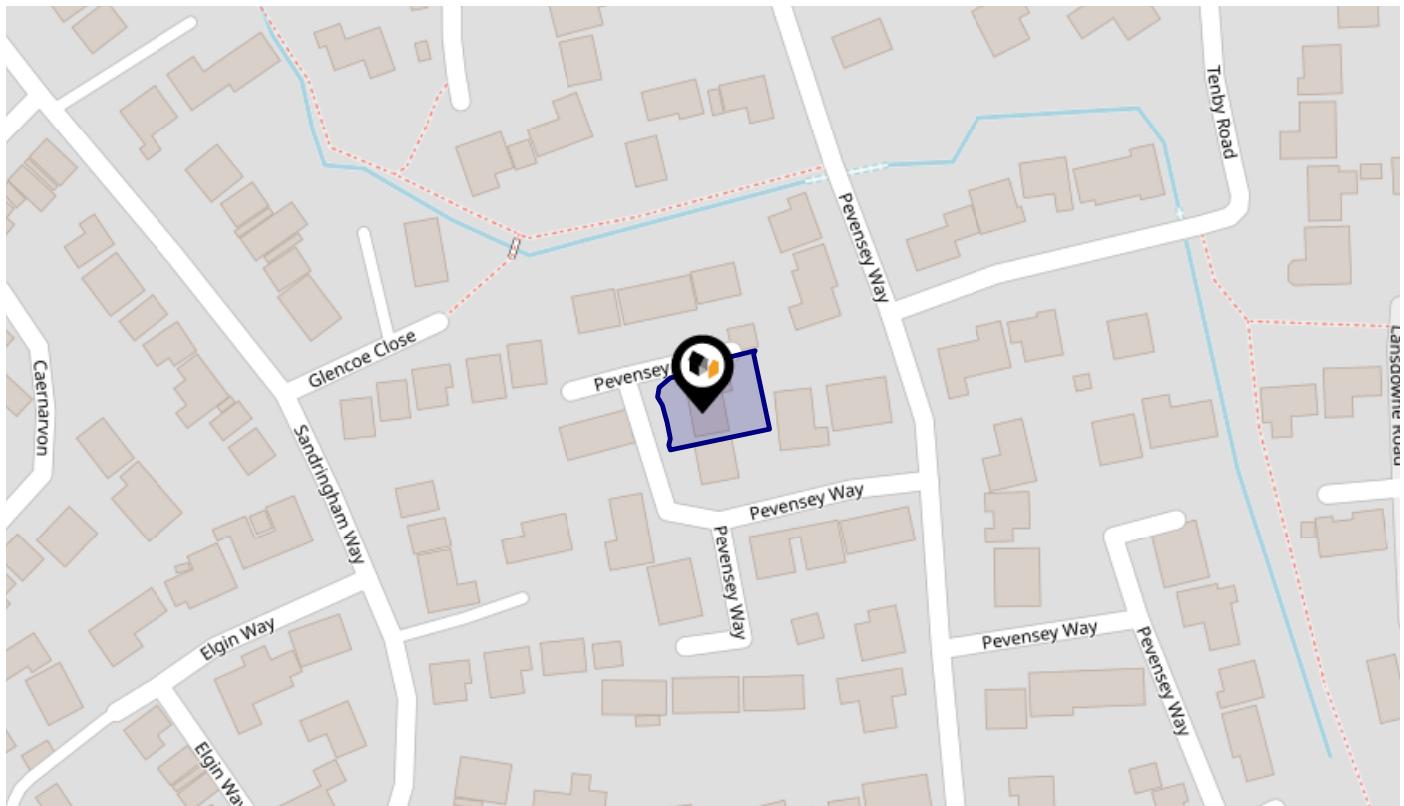
- 1 Frimley Green Ward
- 2 Mytchett & Deepcut Ward
- 3 Frimley Ward
- 4 Parkside Ward
- 5 Watchetts Ward
- 6 Cherrywood Ward
- 7 Heatherside Ward
- 8 Empress Ward
- 9 Knellwood Ward
- 10 St. Pauls Ward

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:

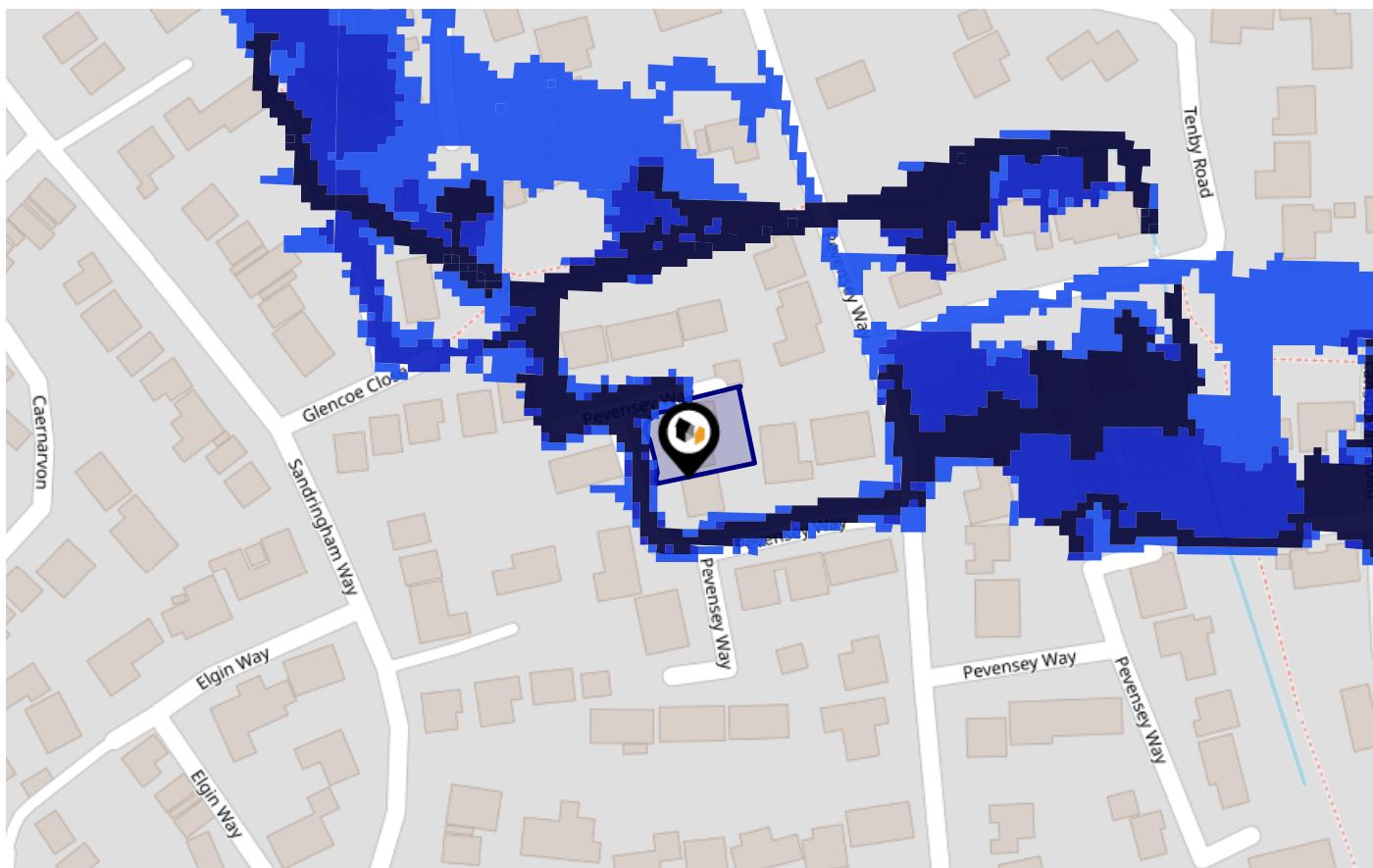


Flood Risk

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.

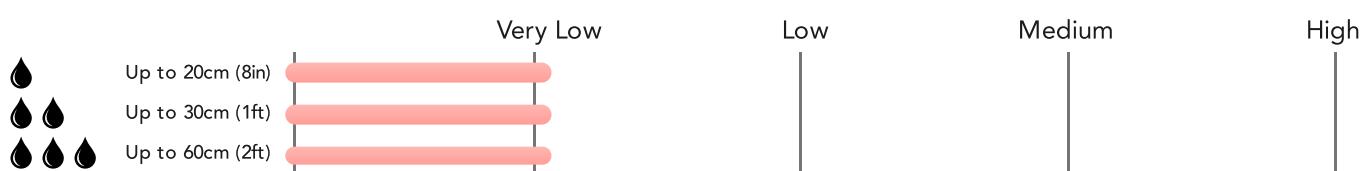


Risk Rating: Very low

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:

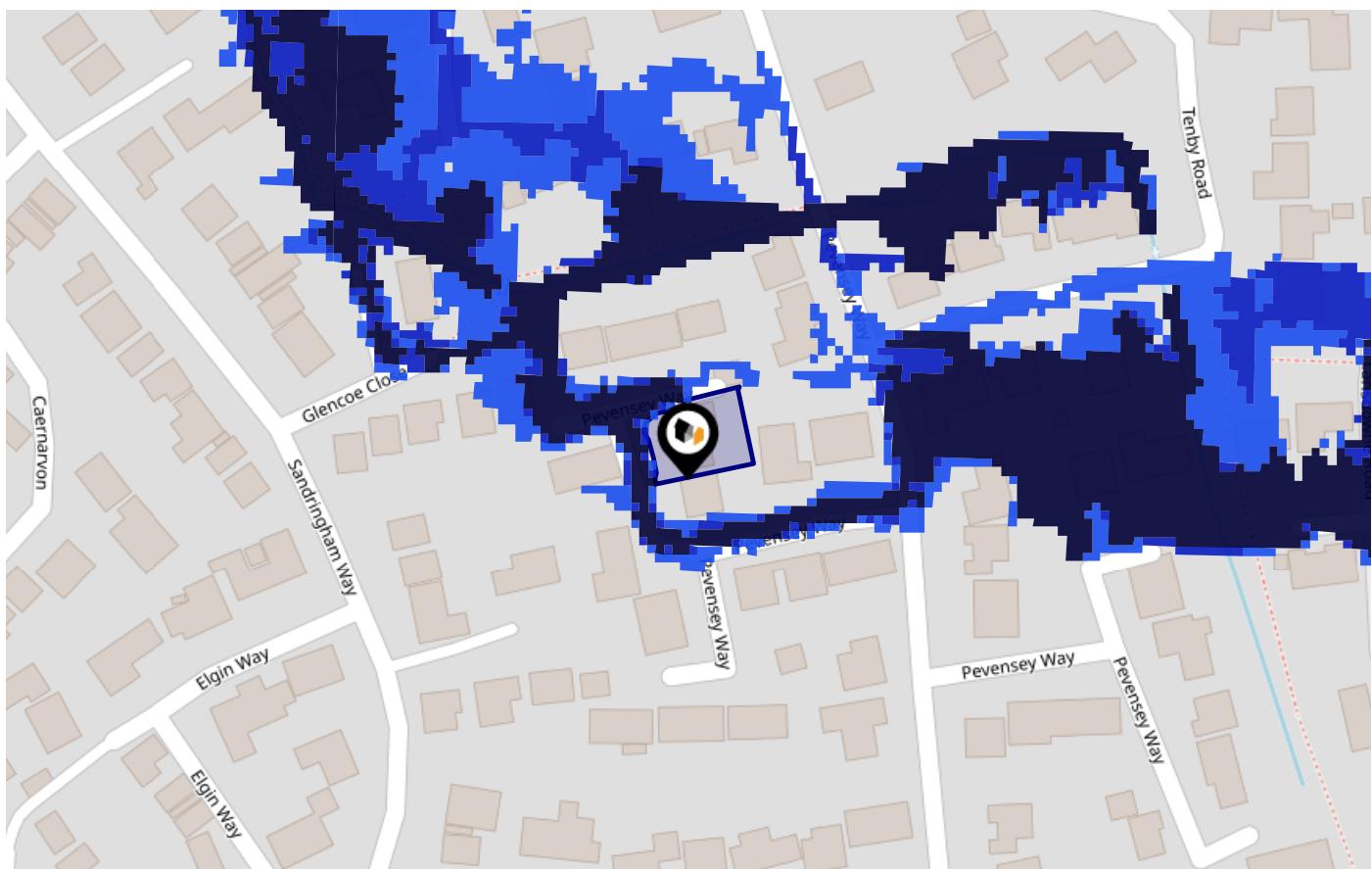


Flood Risk

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.

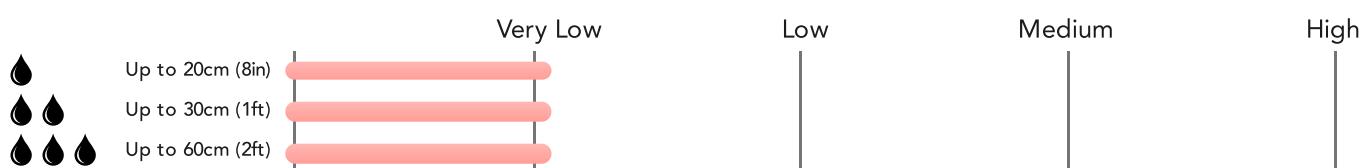


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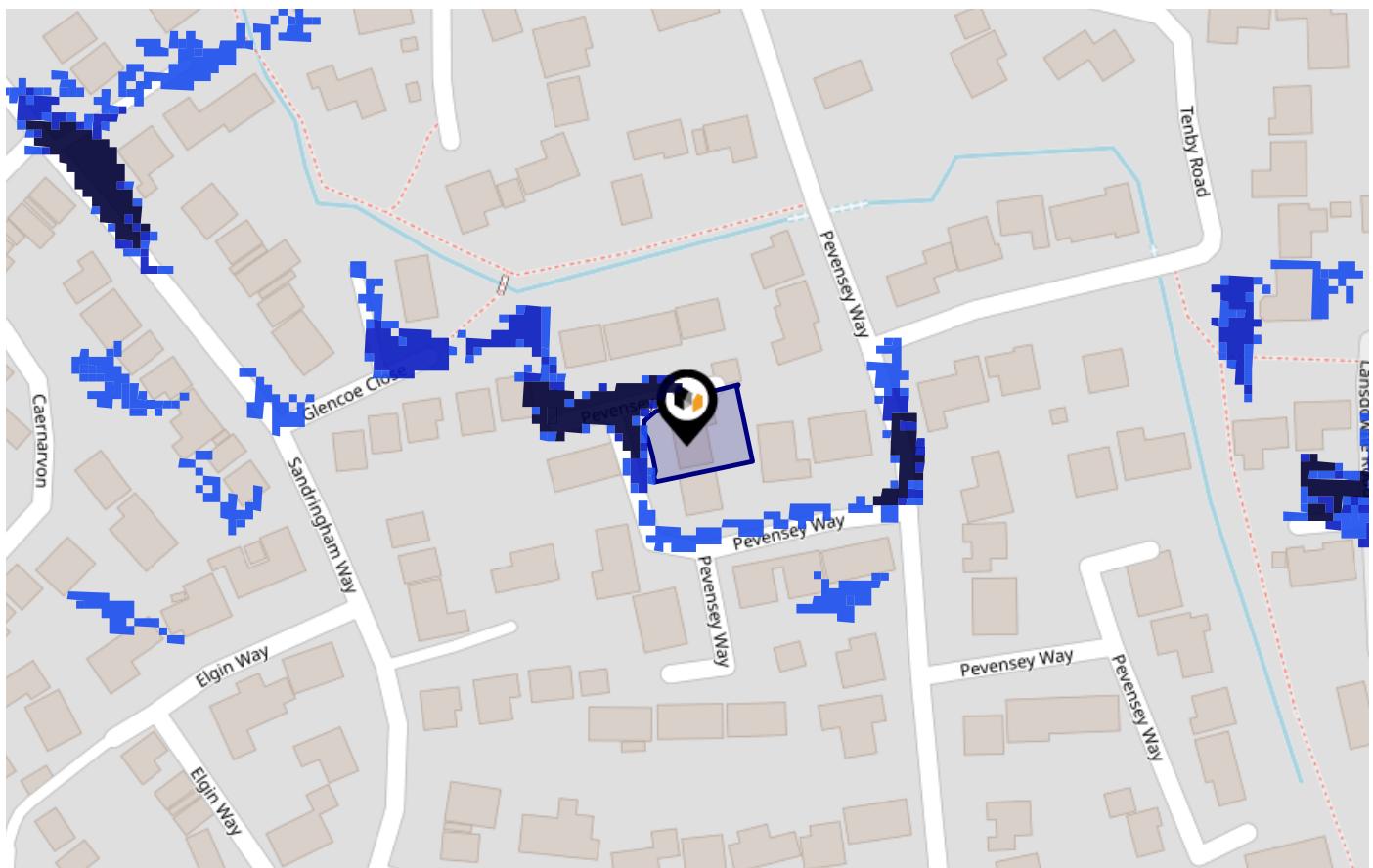


Flood Risk

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.



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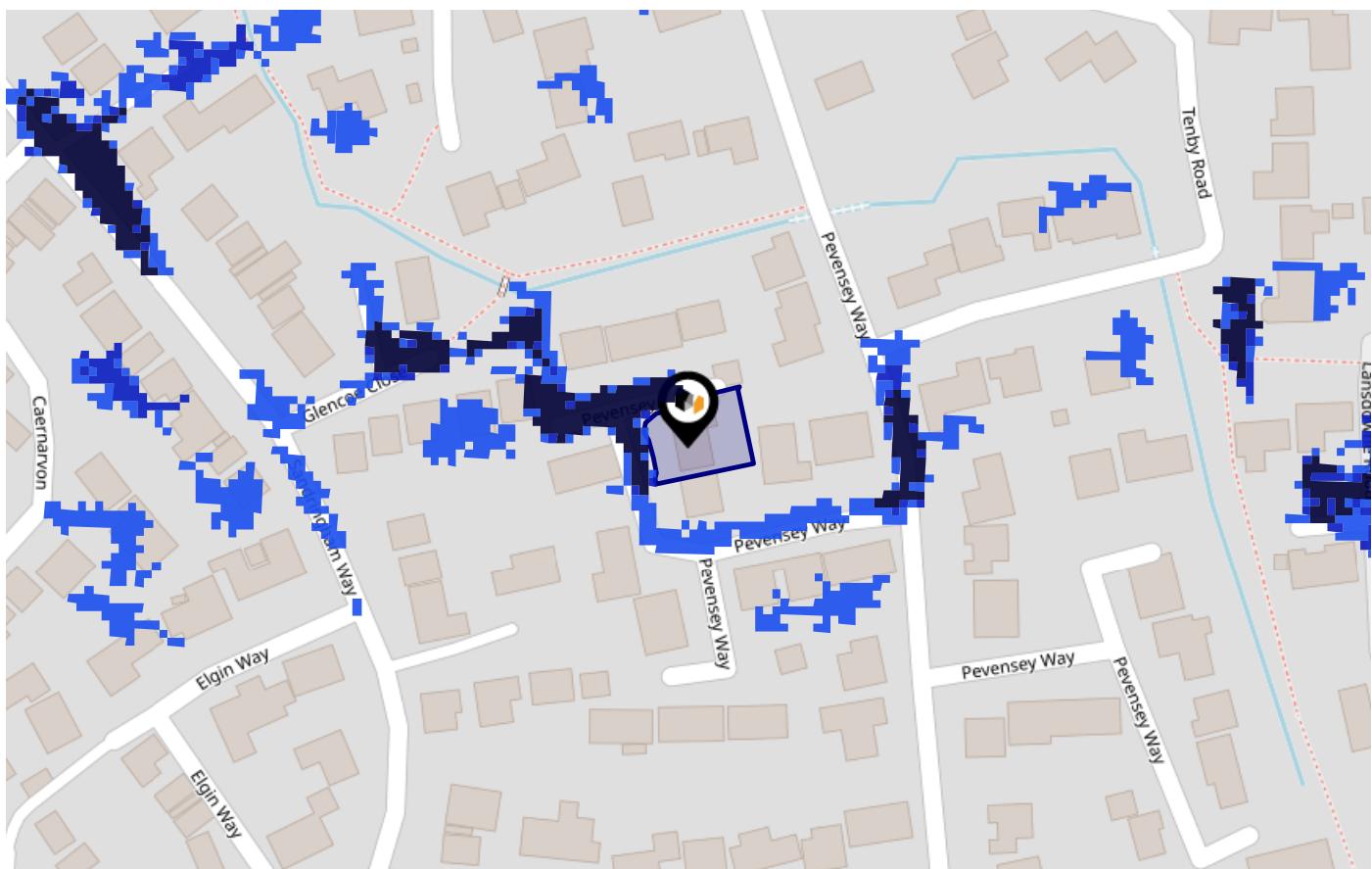


Flood Risk

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.

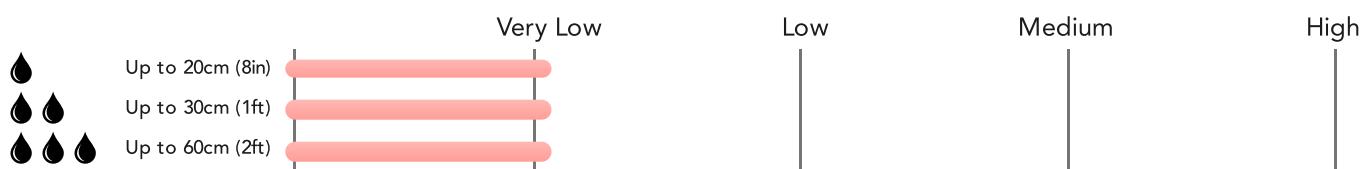


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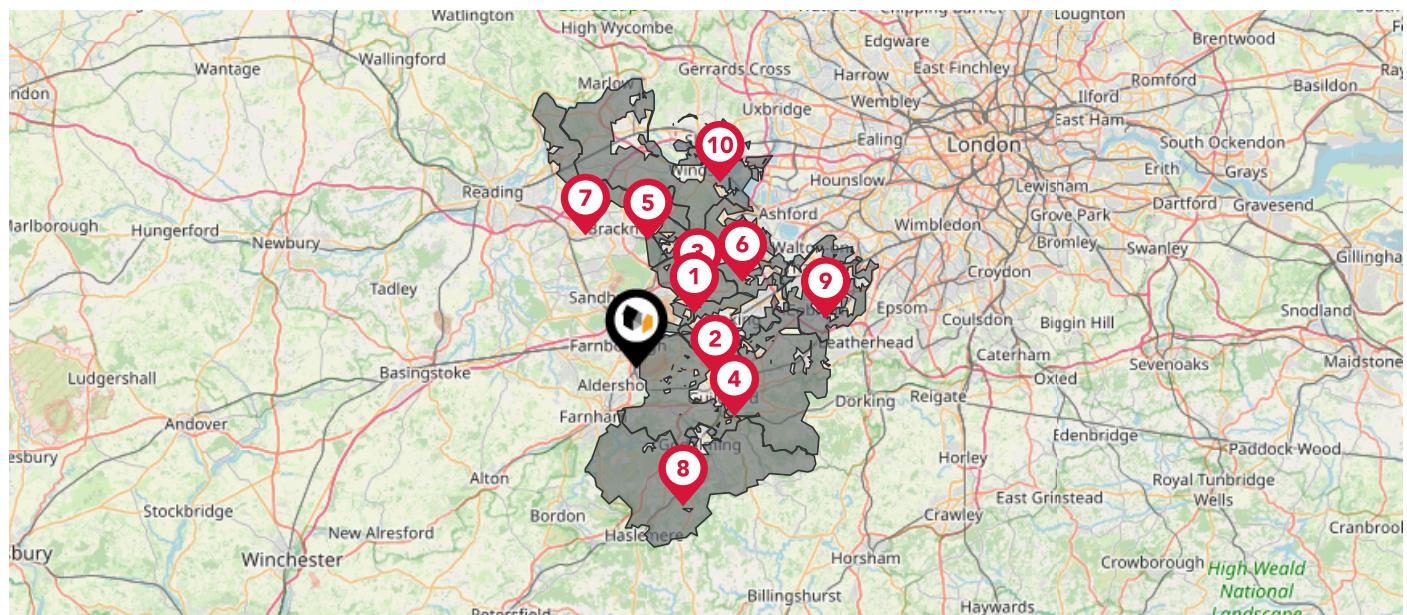


Maps

Green Belt



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



Nearby Green Belt Land

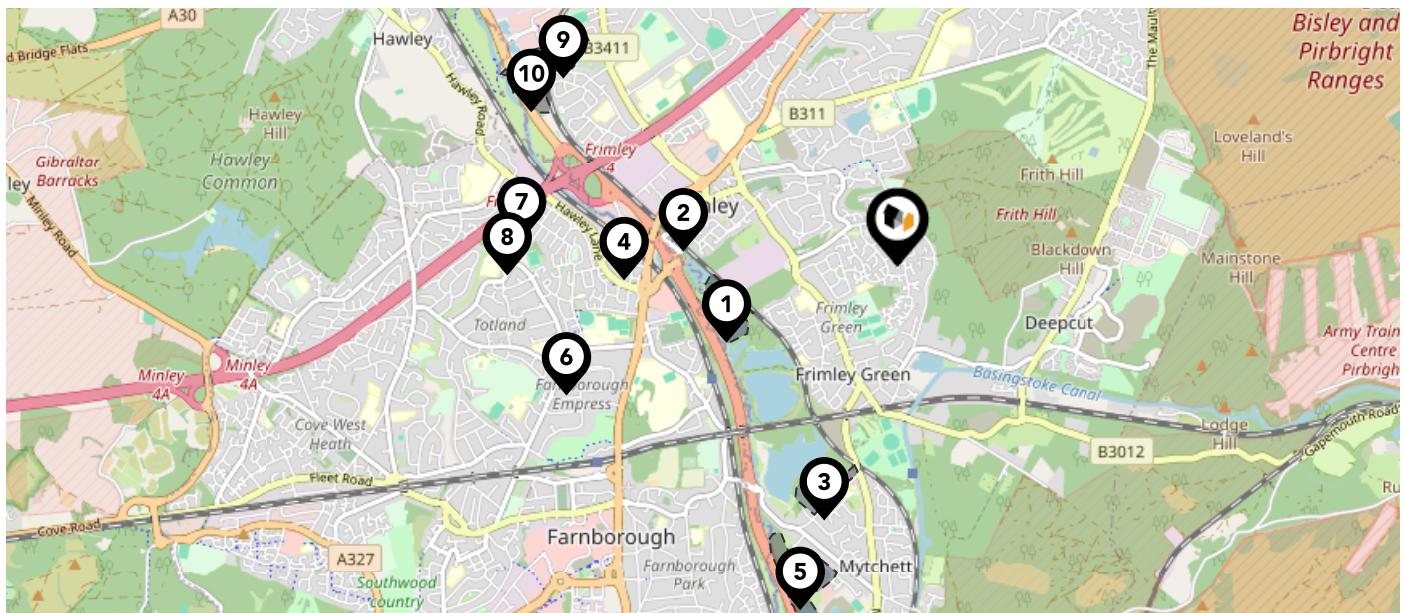
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Woking
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Guildford
- 5 London Green Belt - Bracknell Forest
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Wokingham
- 8 London Green Belt - Waverley
- 9 London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

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

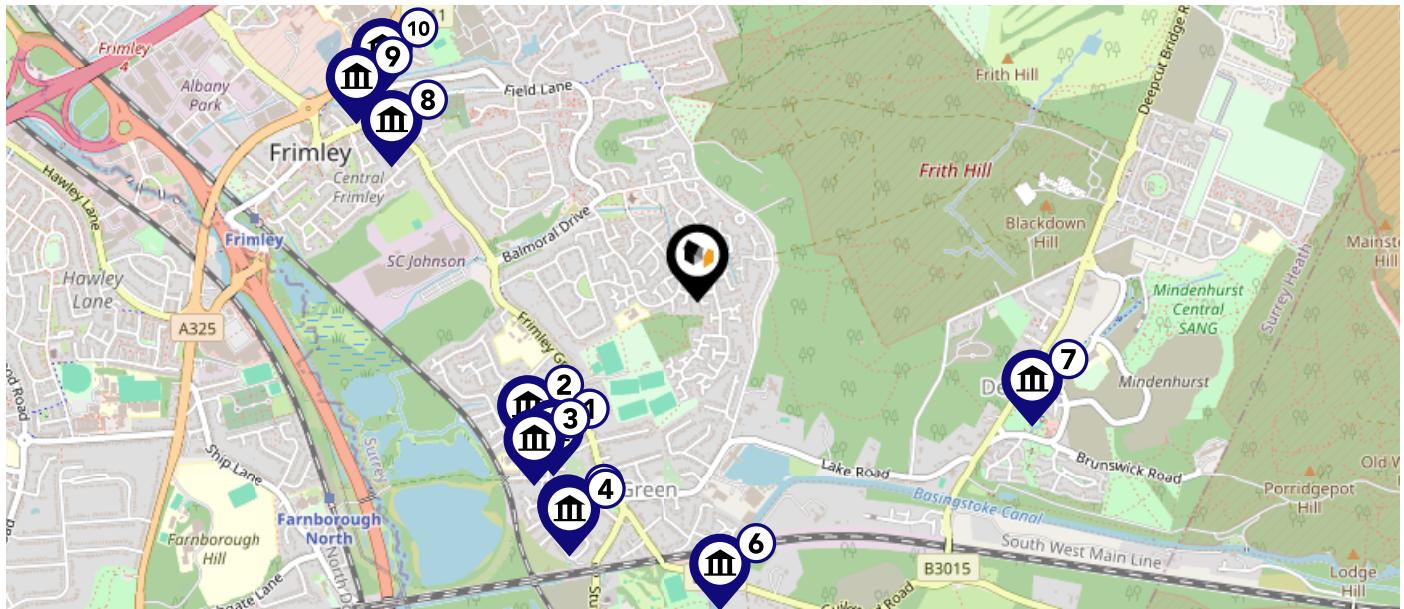
1	South of Frimley Station-Frimley	Historic Landfill	<input type="checkbox"/>
2	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
3	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	<input type="checkbox"/>
4	Rural District Council Playing Field-Between Railway Line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

Maps

Listed Buildings

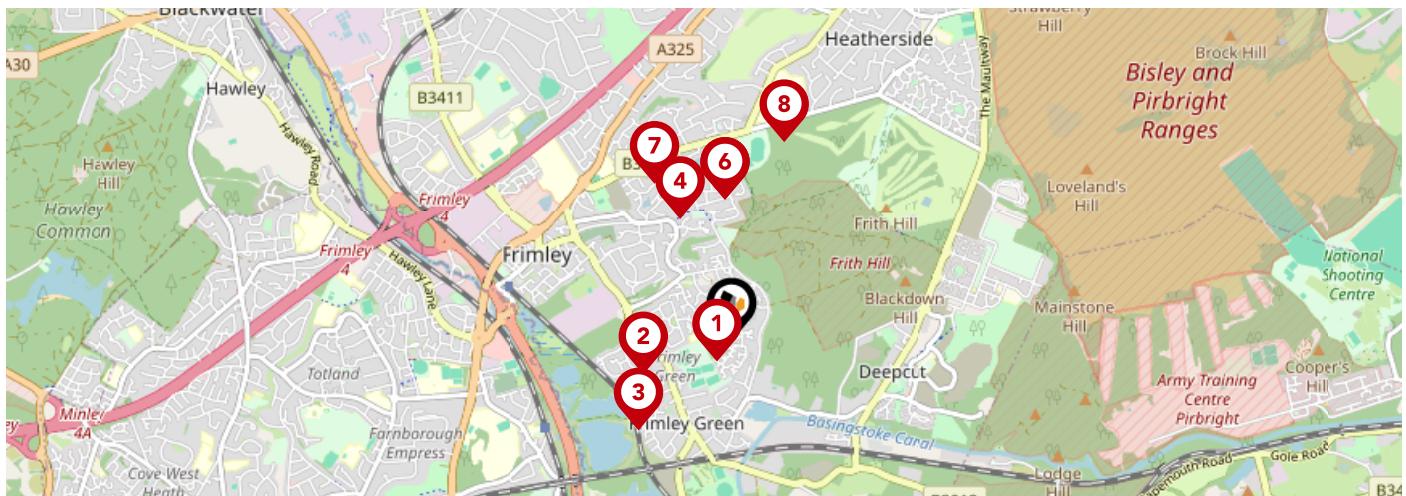


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1377498 - Cross Cottage	Grade II	0.5 miles
1030031 - Whitwells Farmhouse	Grade II	0.5 miles
1030069 - Cross Farmhouse	Grade II	0.5 miles
1030071 - Bedfords Farm House	Grade II	0.6 miles
1295011 - The Barn	Grade II	0.6 miles
1377499 - Frimhurst Lodge	Grade II	0.7 miles
1180168 - Garrison Church Of St Barbara	Grade II	0.8 miles
1180188 - Church Of St Peter	Grade II	0.8 miles
1030045 - The Old Rectory	Grade II	0.9 miles
1377507 - The Grove	Grade II	0.9 miles

Area Schools



Nursery Primary Secondary College Private

1 Sandringham Infant & Nursery Academy

Ofsted Rating: Good | Pupils: 219 | Distance:0.11



2 Frimley CofE Junior School

Ofsted Rating: Good | Pupils: 355 | Distance:0.44



3 Cross Farm Infant Academy

Ofsted Rating: Requires improvement | Pupils: 115 | Distance:0.59



4 Lakeside Nursery & Primary Academy

Ofsted Rating: Good | Pupils: 313 | Distance:0.61



5 St Augustine's Catholic Primary School

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



6 Tomlinscote School

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



7 The Grove Primary Academy

Ofsted Rating: Good | Pupils: 439 | Distance:0.81

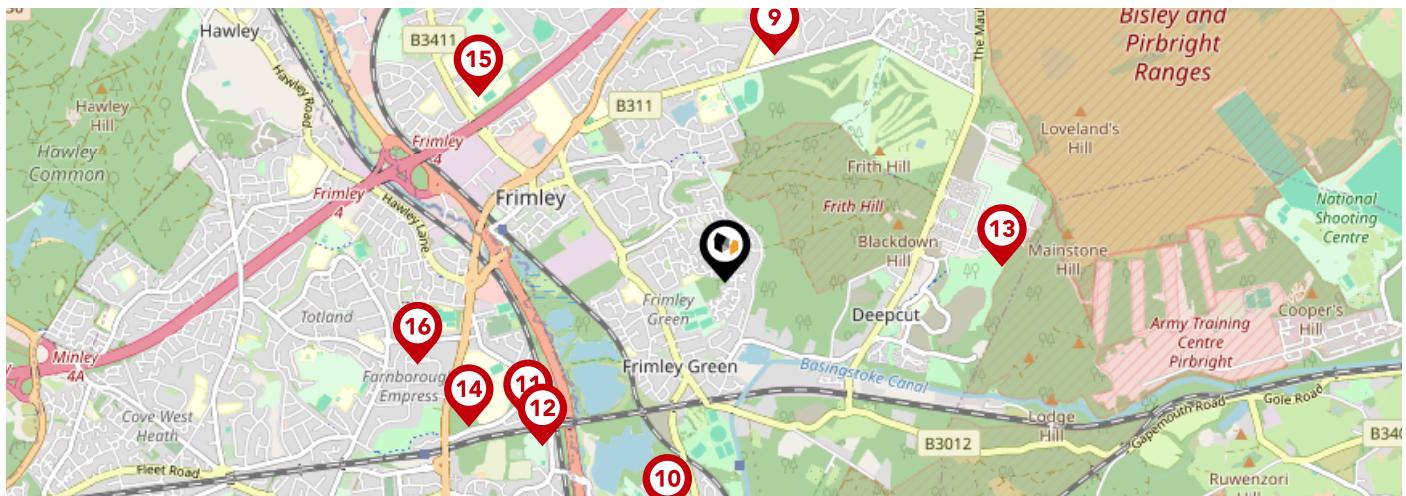


8 Ravenscote Junior School

Ofsted Rating: Outstanding | Pupils: 620 | Distance:0.96



Area Schools



Nursery Primary Secondary College Private



Carwarden House Community School

Ofsted Rating: Good | Pupils: 156 | Distance: 1.08



Mytchett Primary & Nursery Academy

Ofsted Rating: Good | Pupils: 247 | Distance: 1.11



Henry Tyndale School

Ofsted Rating: Outstanding | Pupils: 135 | Distance: 1.11



North Farnborough Infant School

Ofsted Rating: Good | Pupils: 171 | Distance: 1.13



Portesbery School

Ofsted Rating: Good | Pupils: 135 | Distance: 1.29



Farnborough Hill

Ofsted Rating: Not Rated | Pupils: 527 | Distance: 1.36



Kings International College

Ofsted Rating: Good | Pupils: 842 | Distance: 1.43

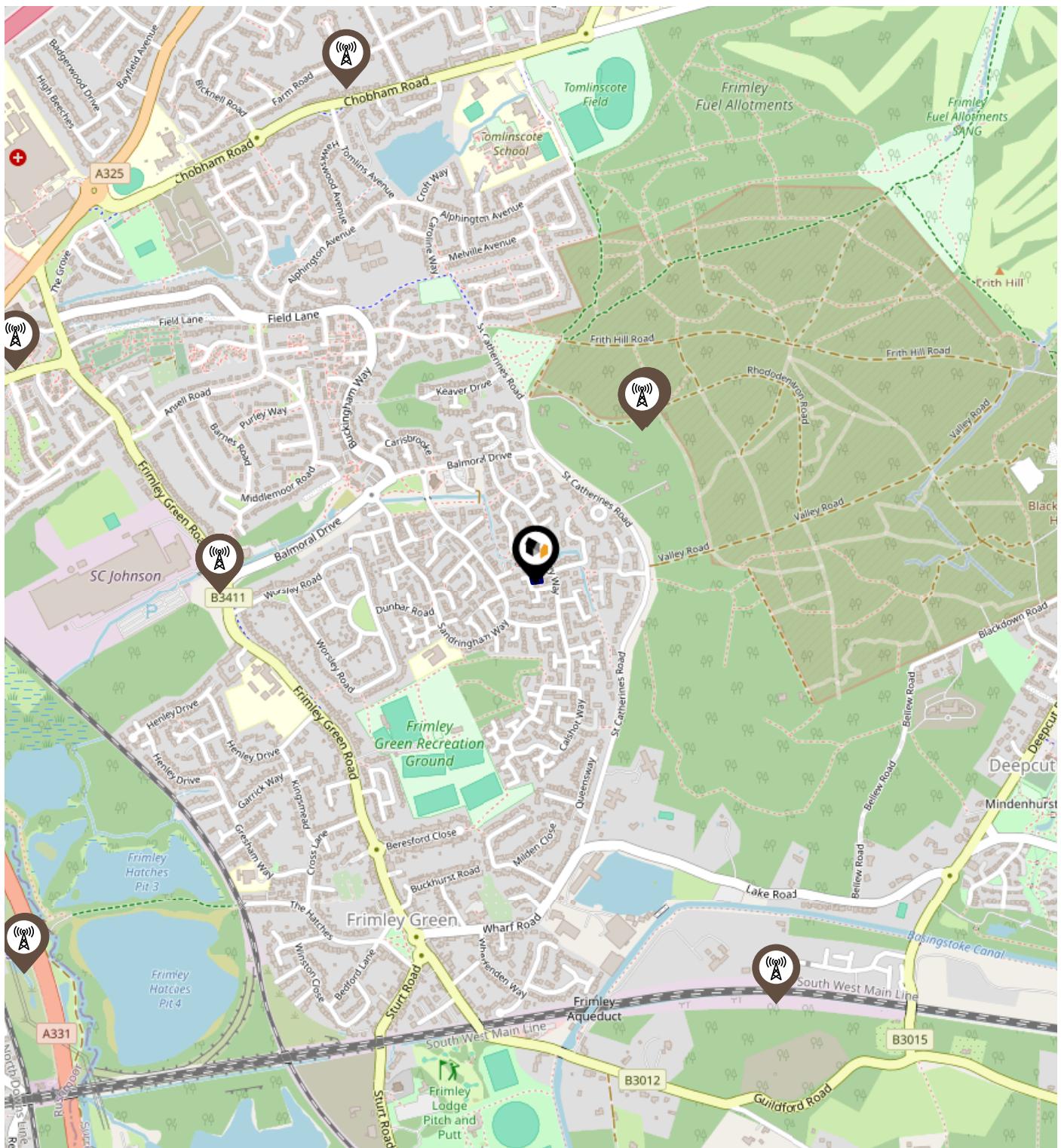


The Sixth Form College Farnborough

Ofsted Rating: Outstanding | Pupils: 0 | Distance: 1.47



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

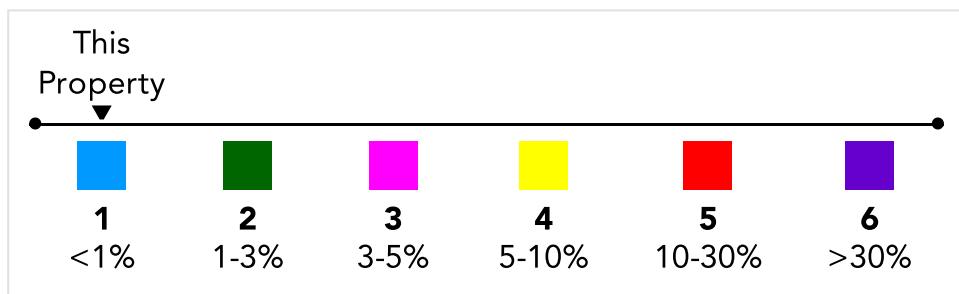
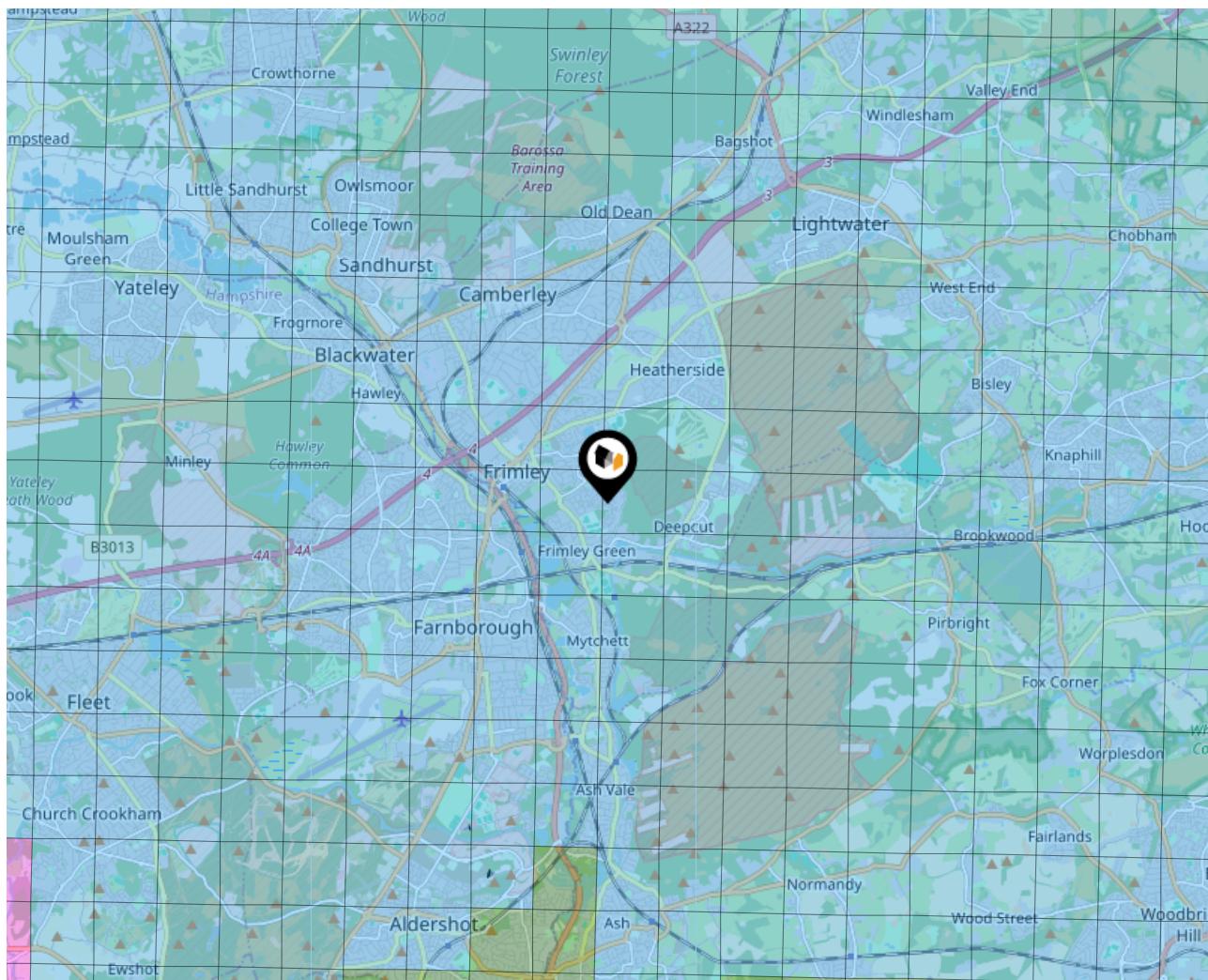
Environment

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).

**1**

<1%

2

1-3%

3

3-5%

4

5-10%

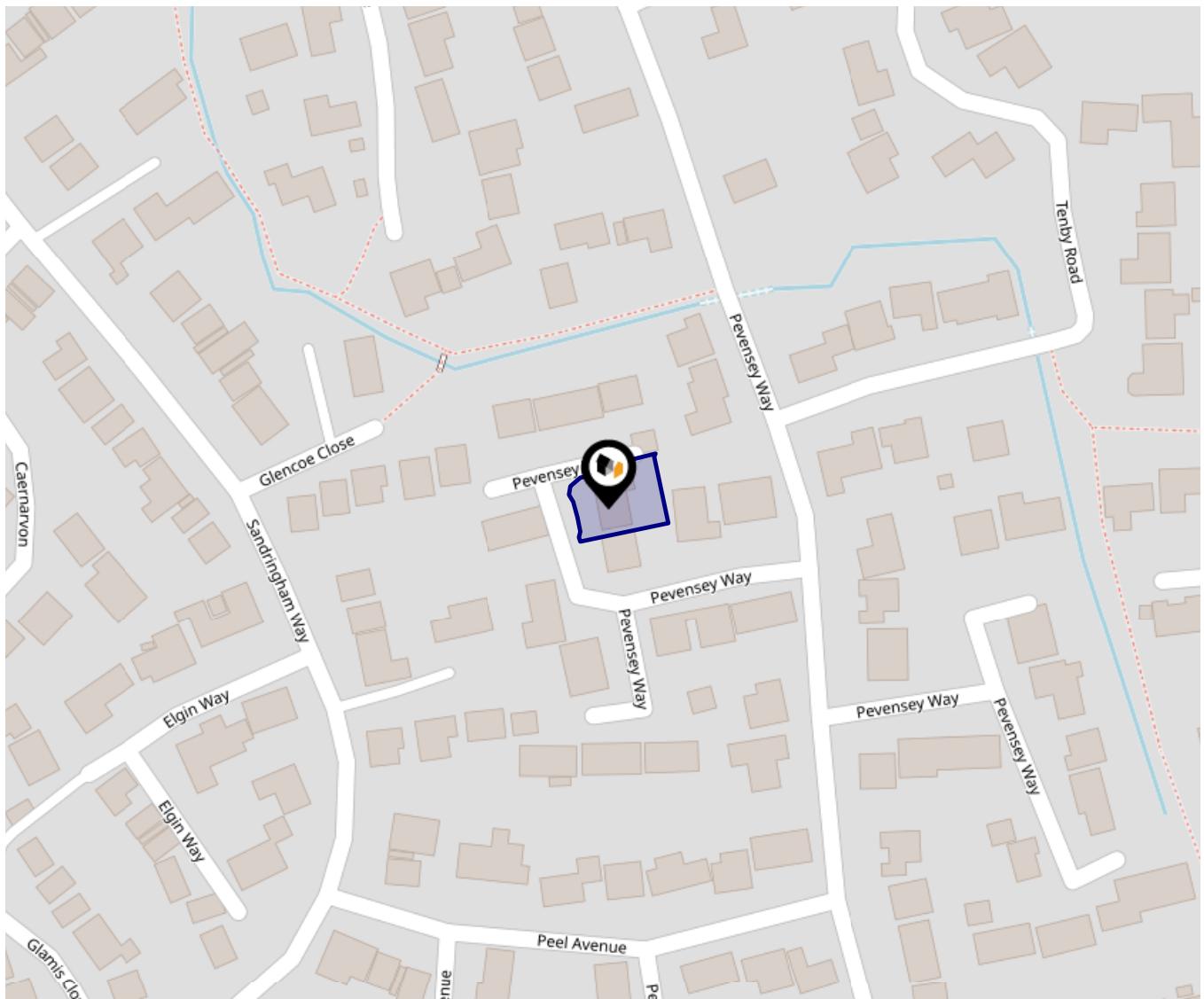
5

10-30%

6

>30%

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

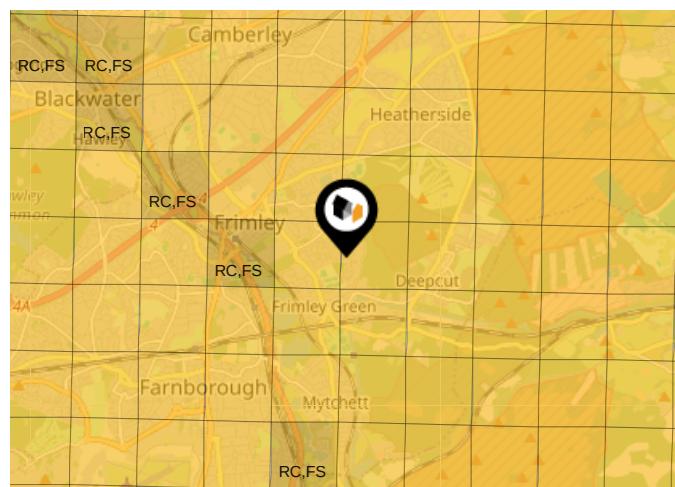
Environment

Soils & Clay



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

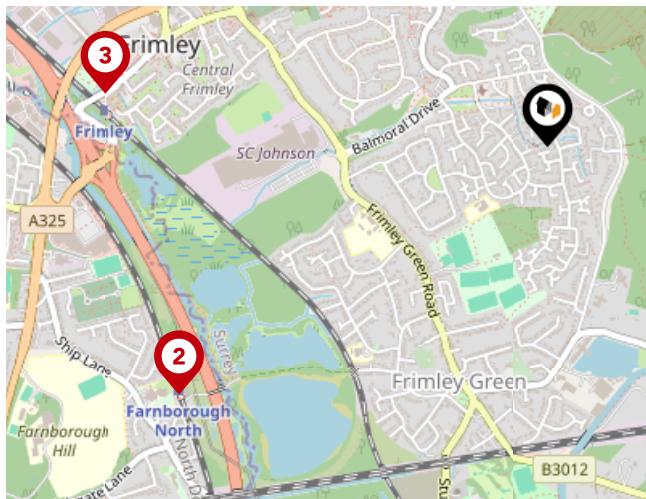
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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	Farnborough North Rail Station	1.03 miles
2	Farnborough North Rail Station	1.03 miles
3	Frimley Rail Station	1.03 miles



Trunk Roads/Motorways

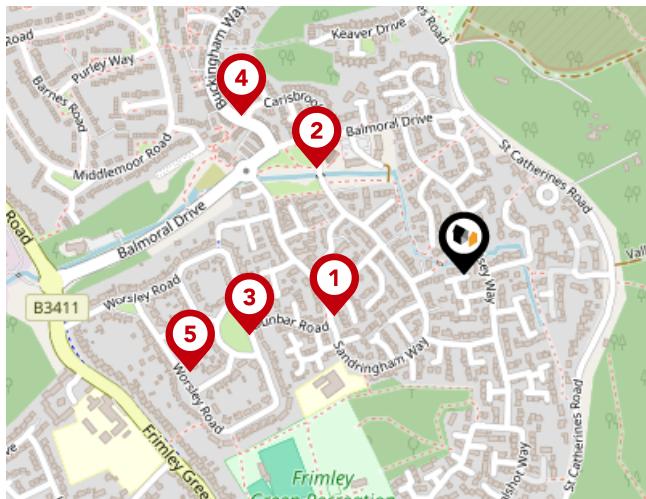
Pin	Name	Distance
1	M3 J4	1.56 miles
2	M3 J3	3.7 miles
3	M3 J4A	3.27 miles
4	M4 J10	10.12 miles
5	M3 J2	10.08 miles



Airports/Helpads

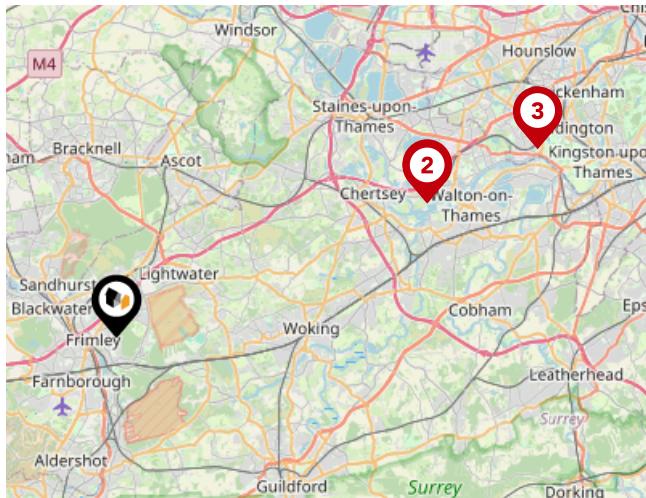
Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.77 miles
2	Heathrow Airport	16.28 miles
3	Gatwick Airport	26.46 miles
4	Leaves Green	32.74 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dunbar Road	0.16 miles
2	Winterbourne Walk	0.21 miles
3	Hillside Crescent	0.26 miles
4	Buckingham Way	0.32 miles
5	St Andrew's Way	0.34 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.54 miles
2	Weybridge Ferry Landing	12.54 miles
3	Molesey - Hurst Park Ferry Landing	17.05 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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