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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th August 2026



**8, BRANKSOME HILL ROAD, COLLEGE TOWN,
SANDHURST, GU47 0QE**

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.11 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,265
Title Number:	BK536538
UPRN:	100080215688
Restrictive Covenants:	No

Last Sold Date:	19/12/2024
Last Sold Price:	£445,000
Last Sold £/ft ² :	£510
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	8000 mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *8, Branksome Hill Road, College Town, Sandhurst, GU47 0QE*

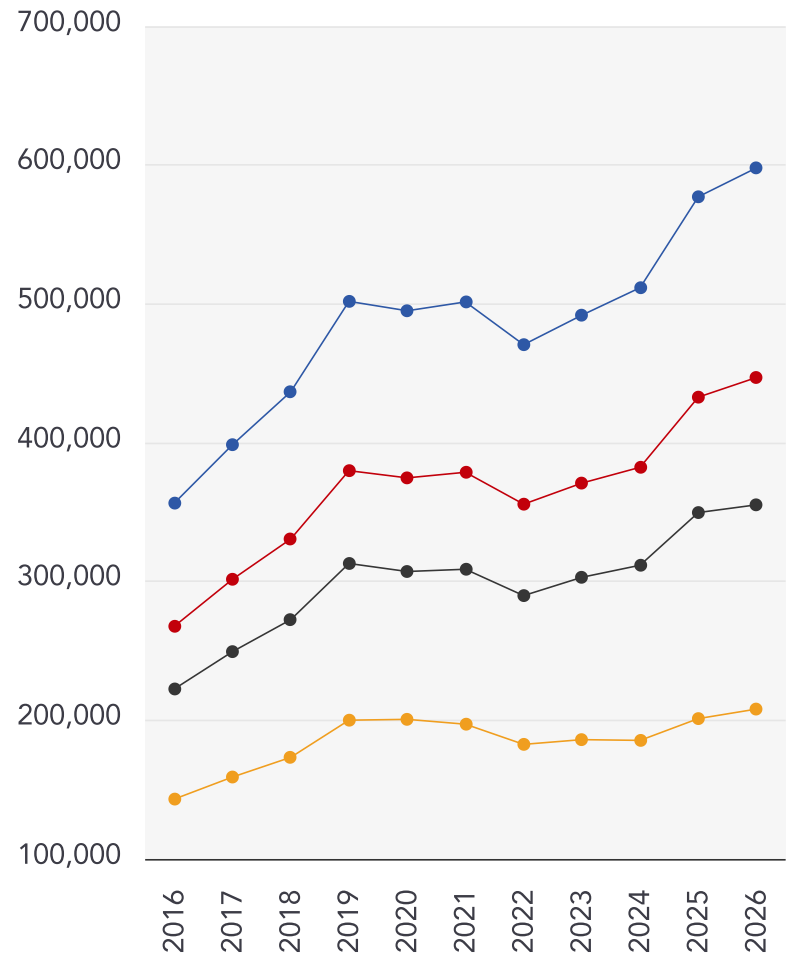
Reference - 25/00117/FUL	
Decision:	Approved
Date:	24th February 2025
Description:	Proposed erection of single storey rear extension with render finish and partial render finish to existing property.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU47



Detached

+67.78%

Semi-Detached

+66.97%

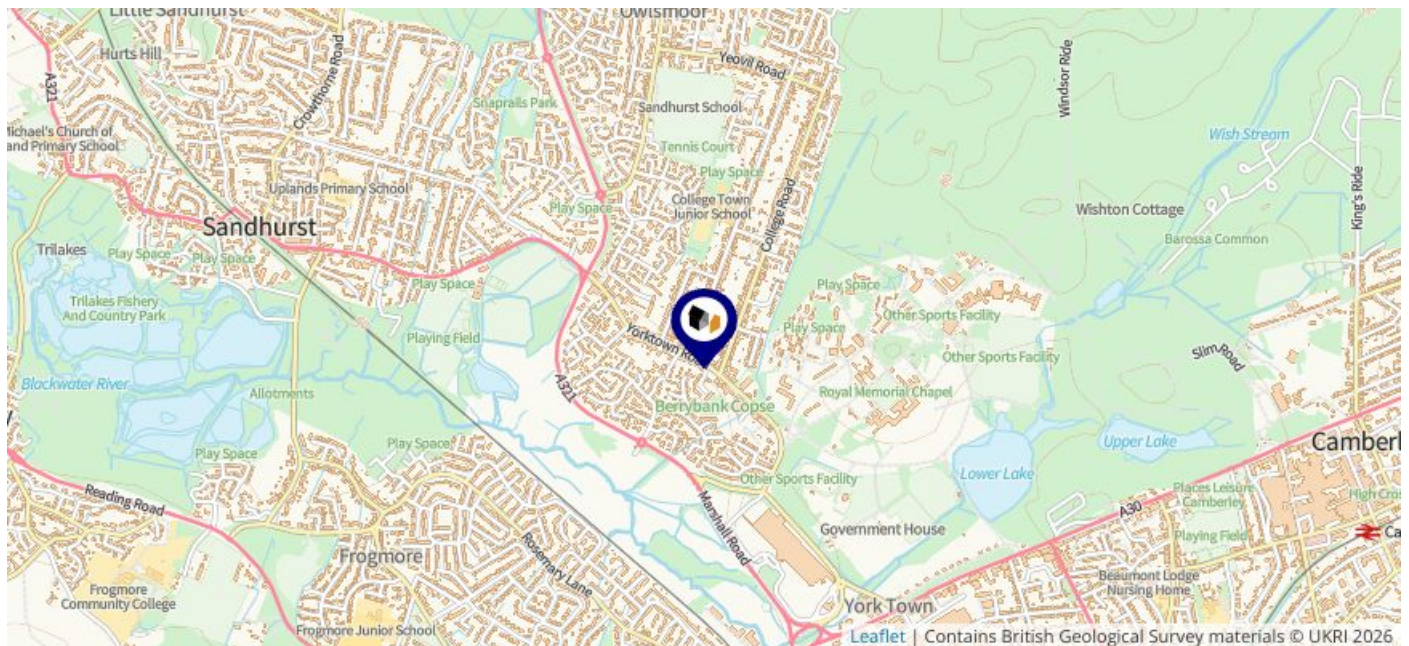
Terraced

+59.63%

Flat

+45.31%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

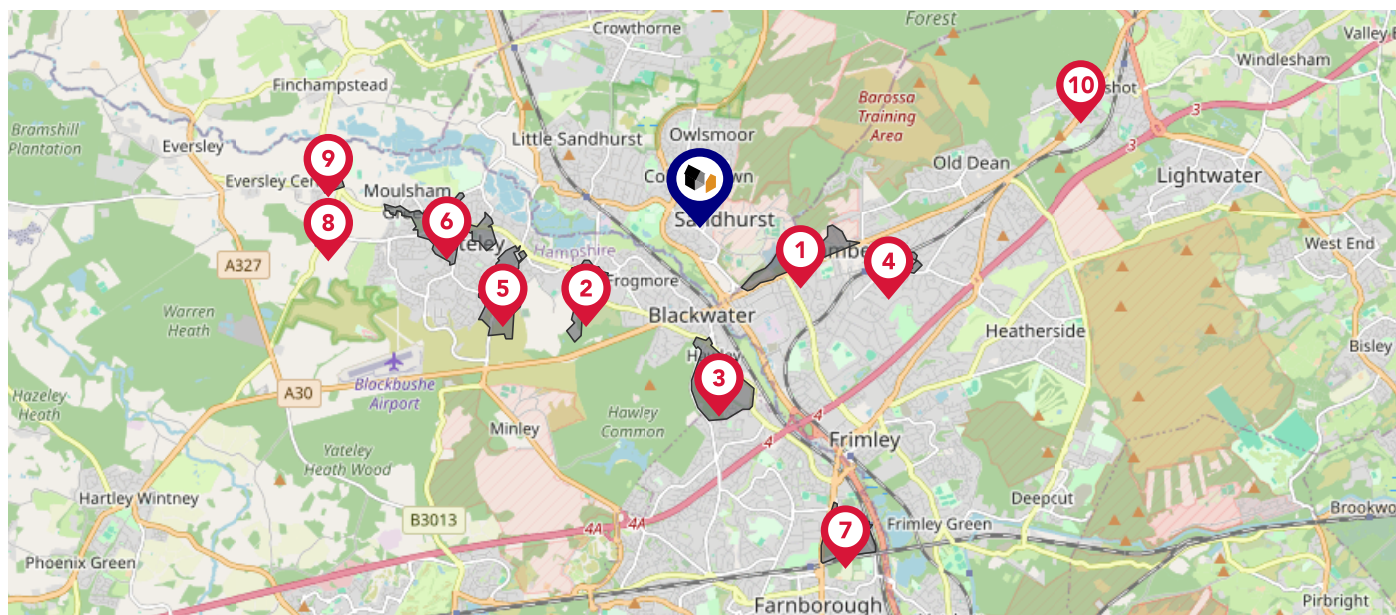
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



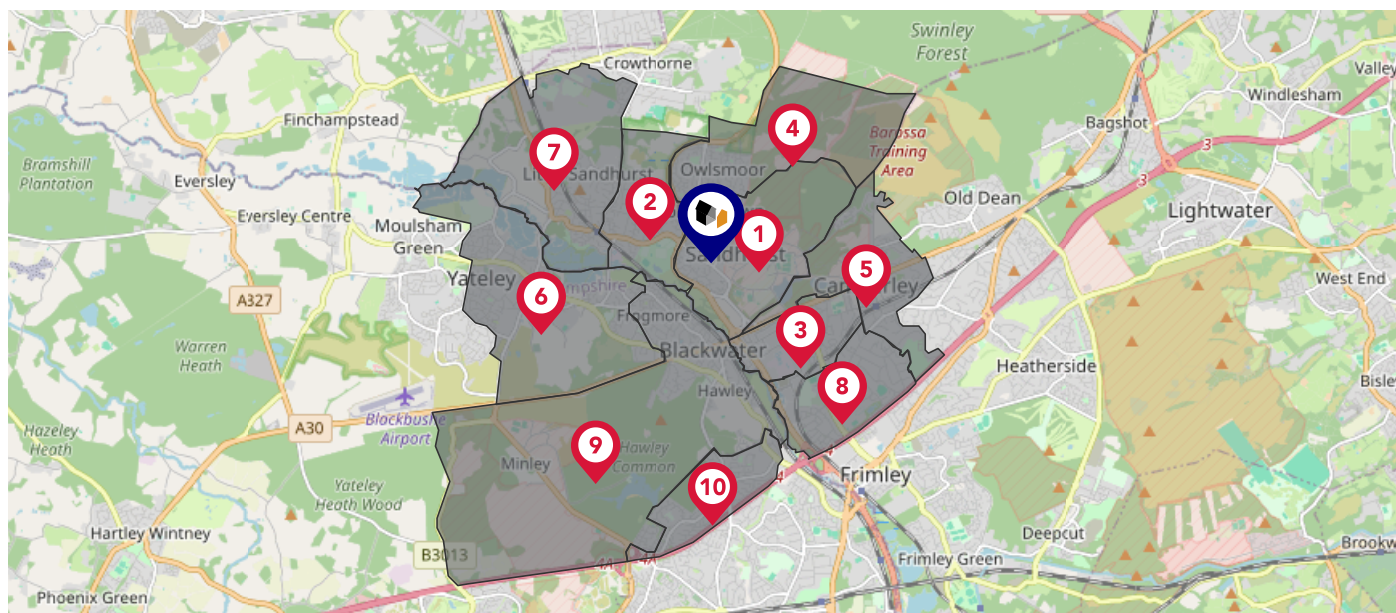
Nearby Conservation Areas

- 1 RMA (Former) Staff College and London Road, Camberley
- 2 Darby Green Yateley
- 3 Hawley Park and Green
- 4 Upper Gordon Road to Church Hill, Camberley
- 5 Cricket Hill
- 6 Yateley Green
- 7 Farnborough Hill
- 8 Up Green
- 9 Eversley Cross
- 10 Bagshot, Church Road

Maps

Council Wards

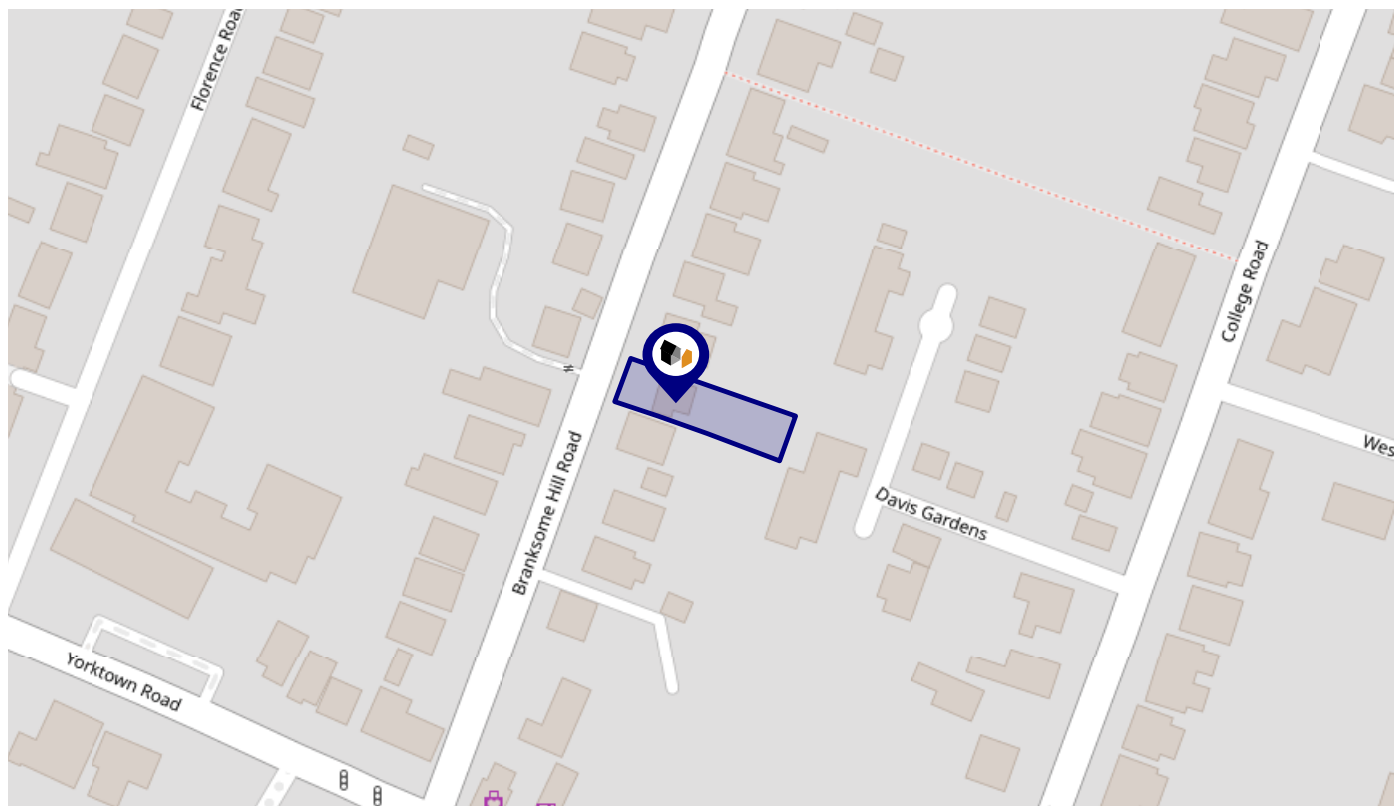
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 College Town Ward
- 2 Central Sandhurst Ward
- 3 St. Michaels Ward
- 4 Owlsmoor Ward
- 5 Town Ward
- 6 Yateley East Ward
- 7 Little Sandhurst and Wellington Ward
- 8 Watchetts Ward
- 9 Blackwater and Hawley Ward
- 10 Fernhill Ward

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.

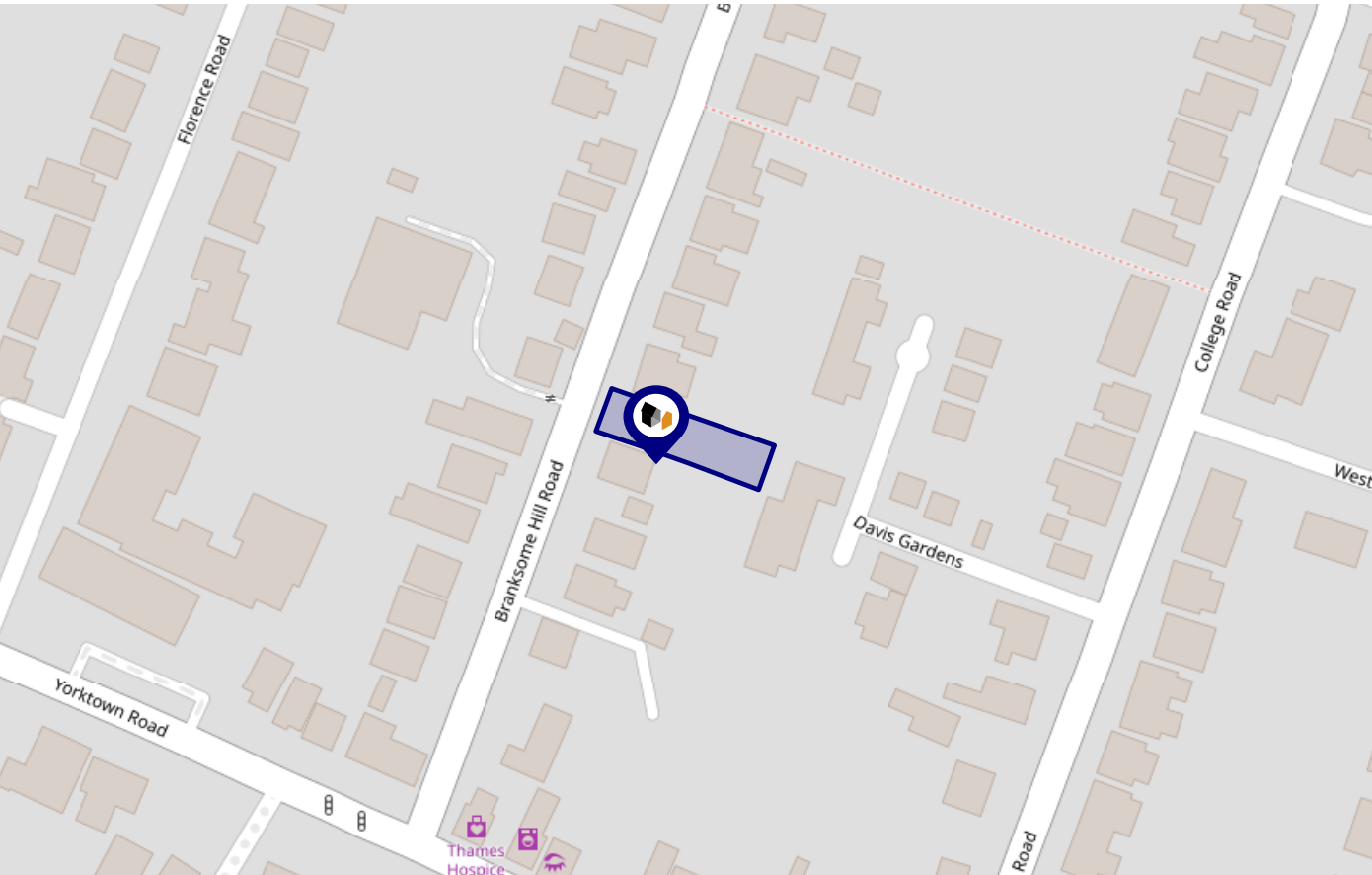
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

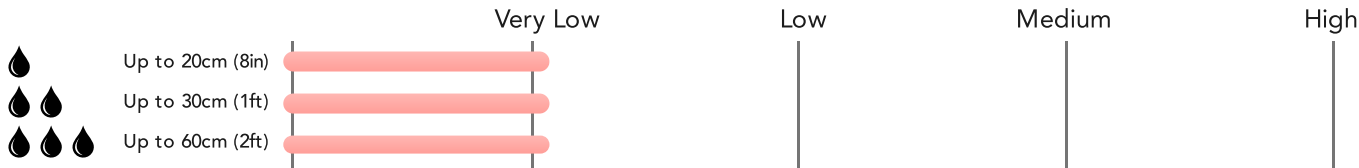


Risk Rating: Very low

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.

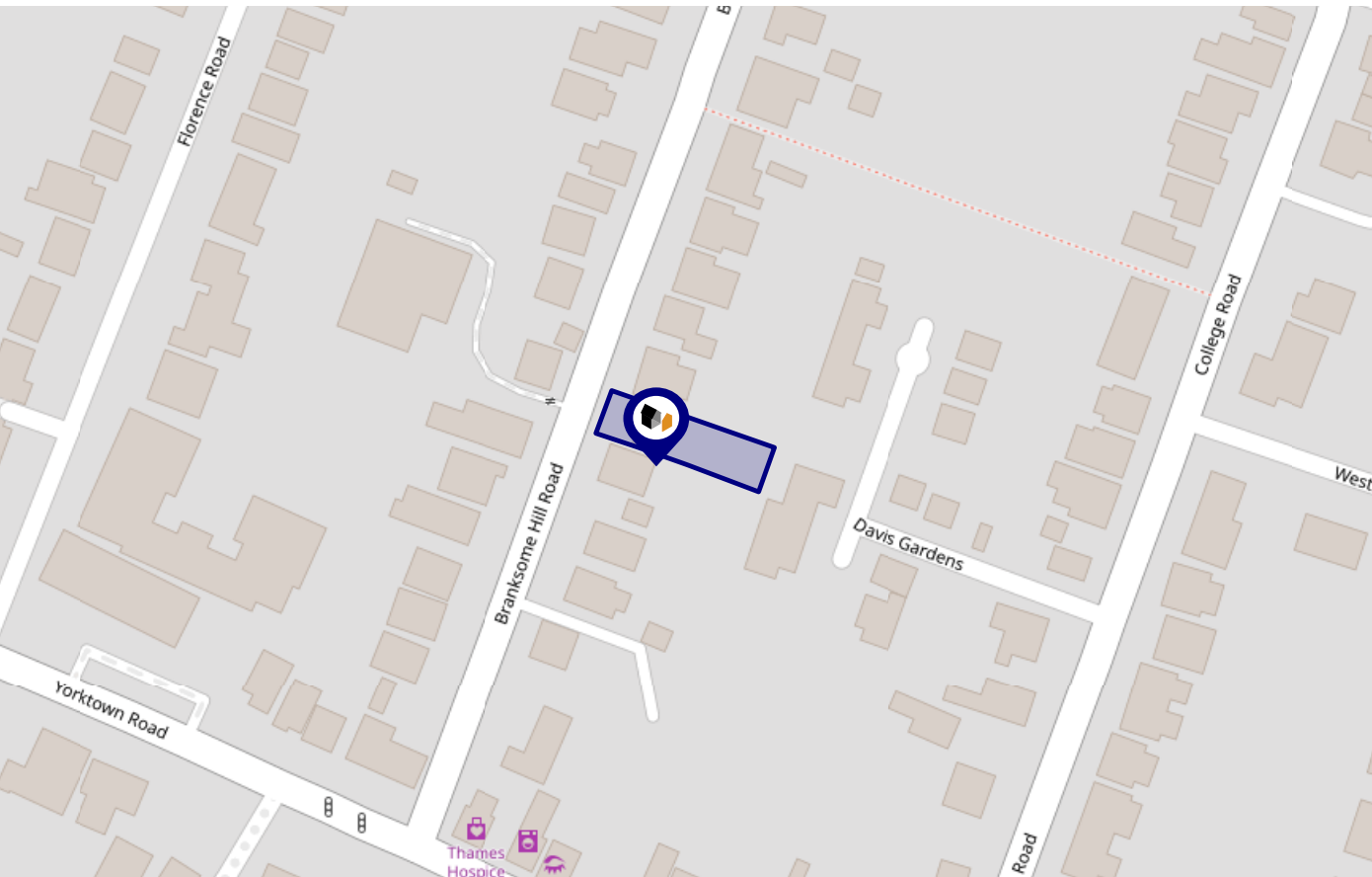
Chance of flooding to the following depths at this property:



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.

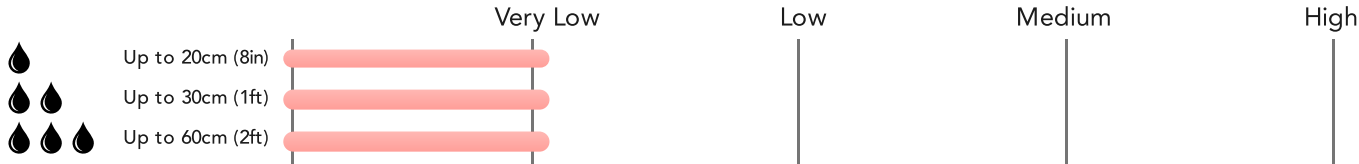


Risk Rating: **Very low**

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:

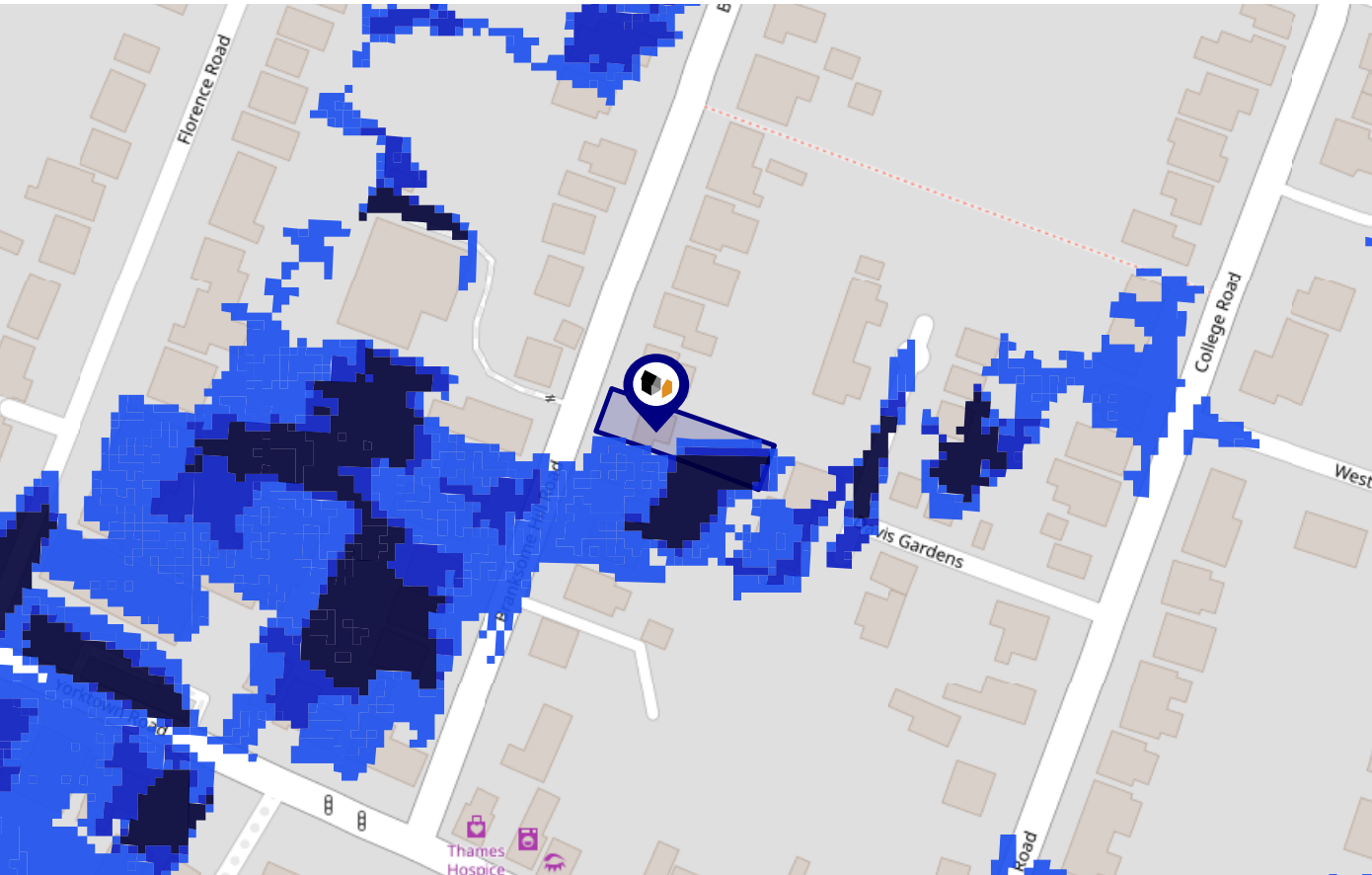


Flood Risk

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: Very low

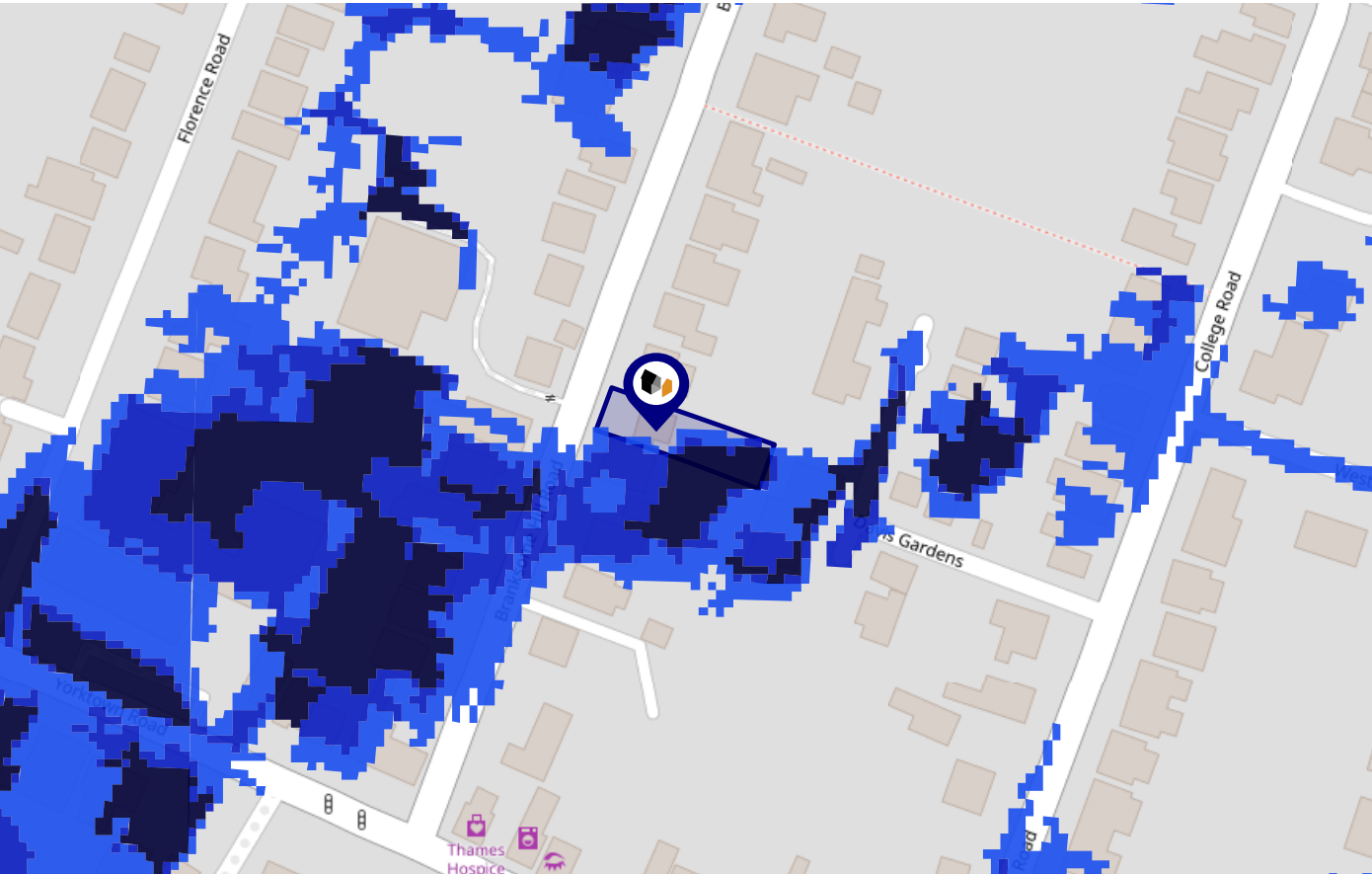
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

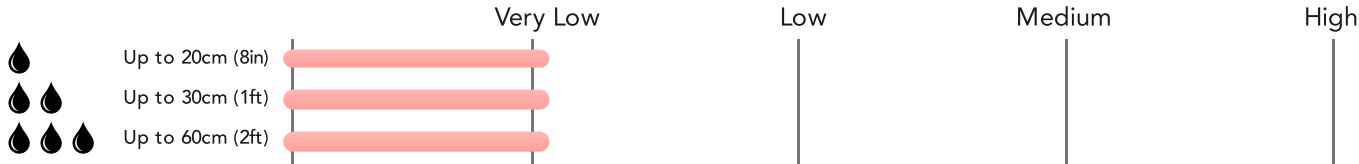


Risk Rating: Very low

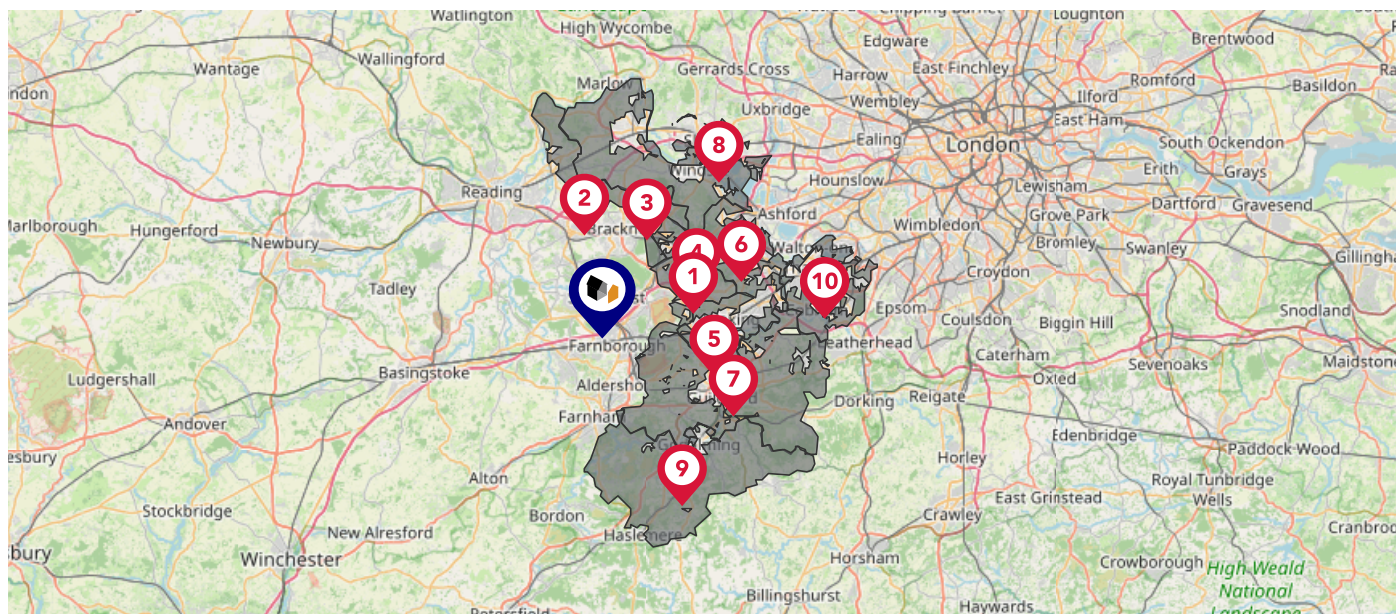
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



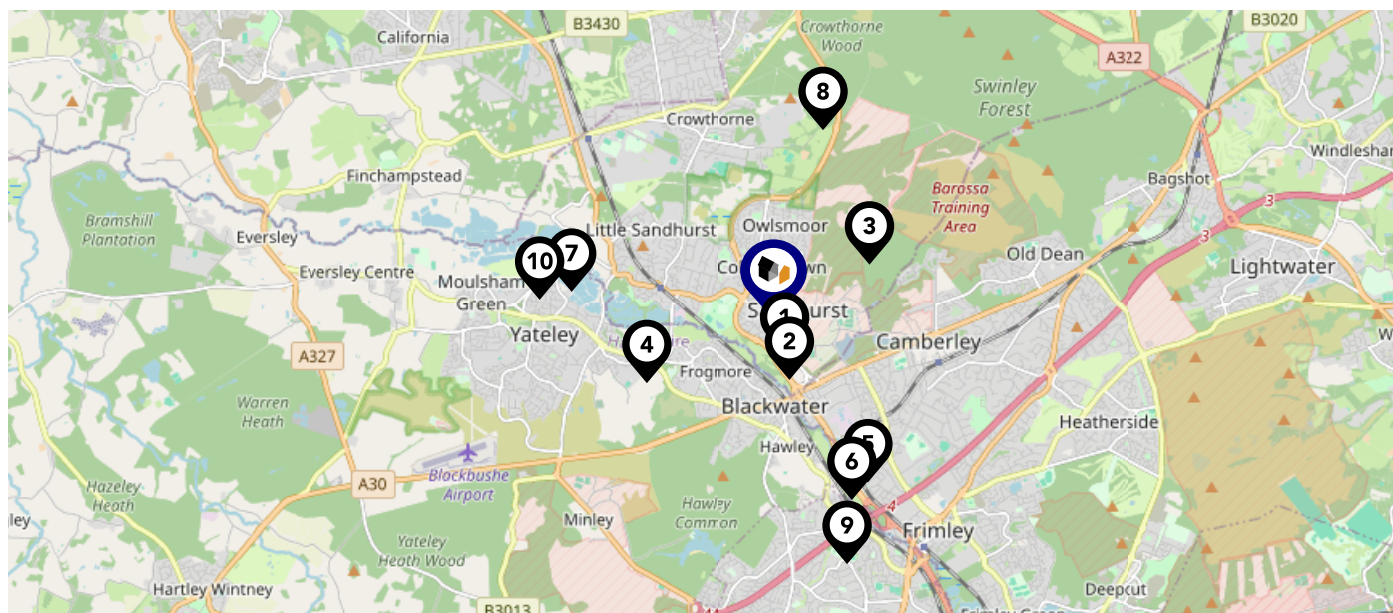
Nearby Green Belt Land

-  London Green Belt - Surrey Heath
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Woking
-  London Green Belt - Runnymede
-  London Green Belt - Guildford
-  London Green Belt - Slough
-  London Green Belt - Waverley
-  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.



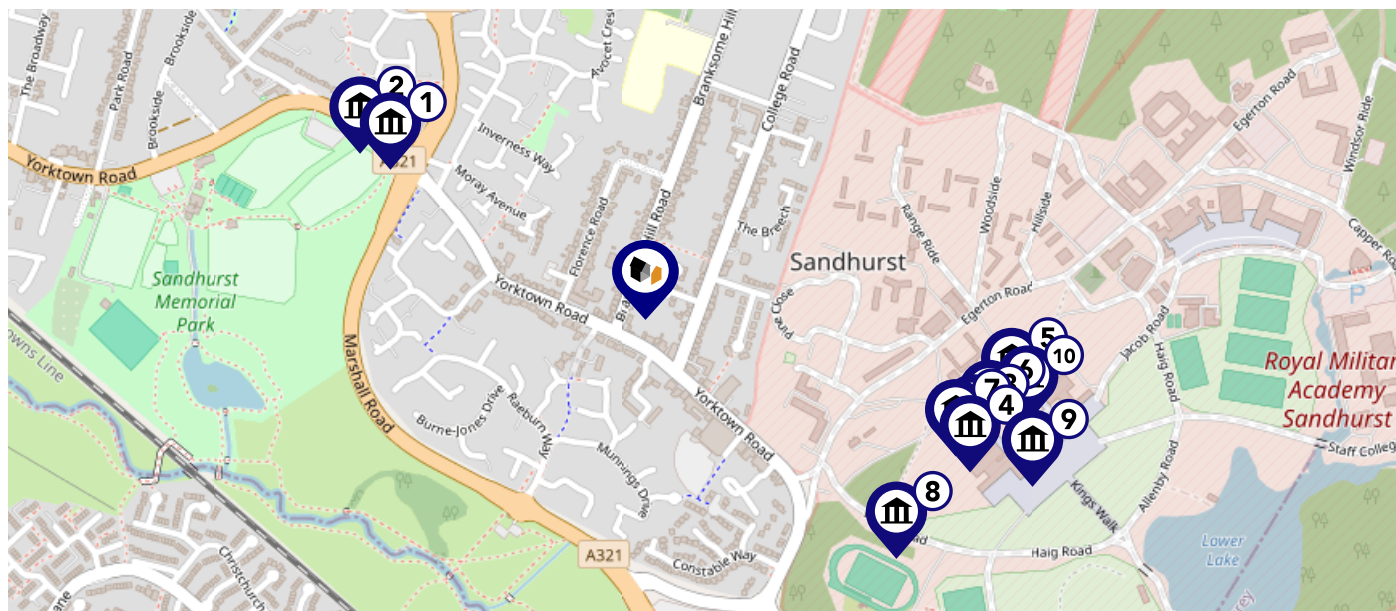
Nearby Landfill Sites

1	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	
2	York Town Road-College Town	Historic Landfill	
3	Armoury Hill-Sandhurst, Berkshire	Historic Landfill	
4	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill	
5	Crabtree Road-Camberley, Surrey	Historic Landfill	
6	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
7	Mill Lane-Sandhurst, Berkshire	Historic Landfill	
8	Butter Hill-Crowthorne	Historic Landfill	
9	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	
10	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill	

Maps

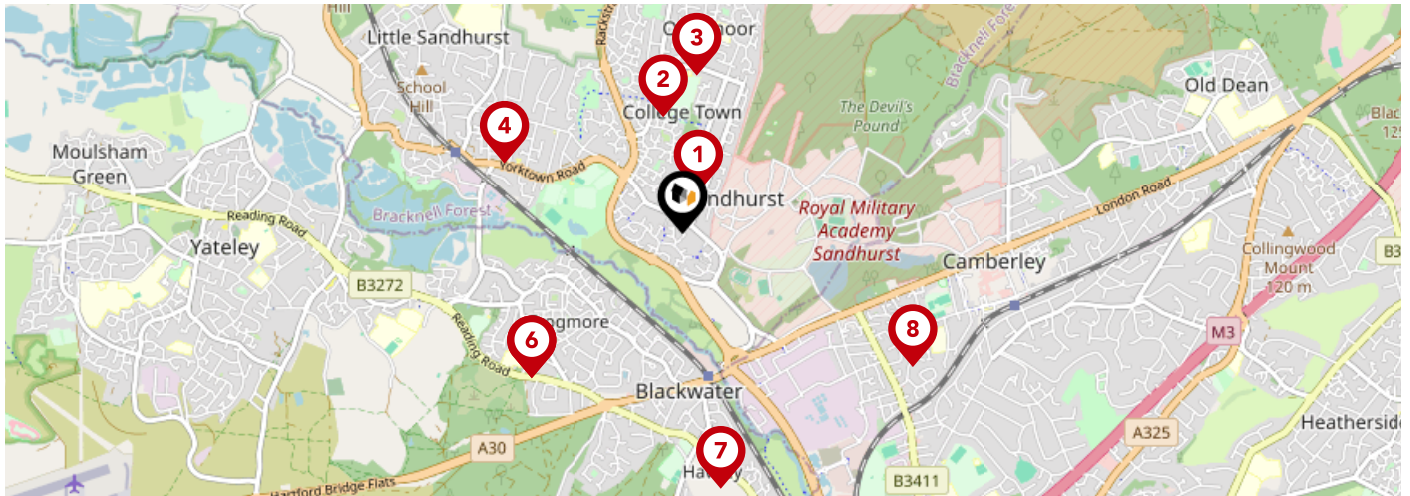
Listed Buildings

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

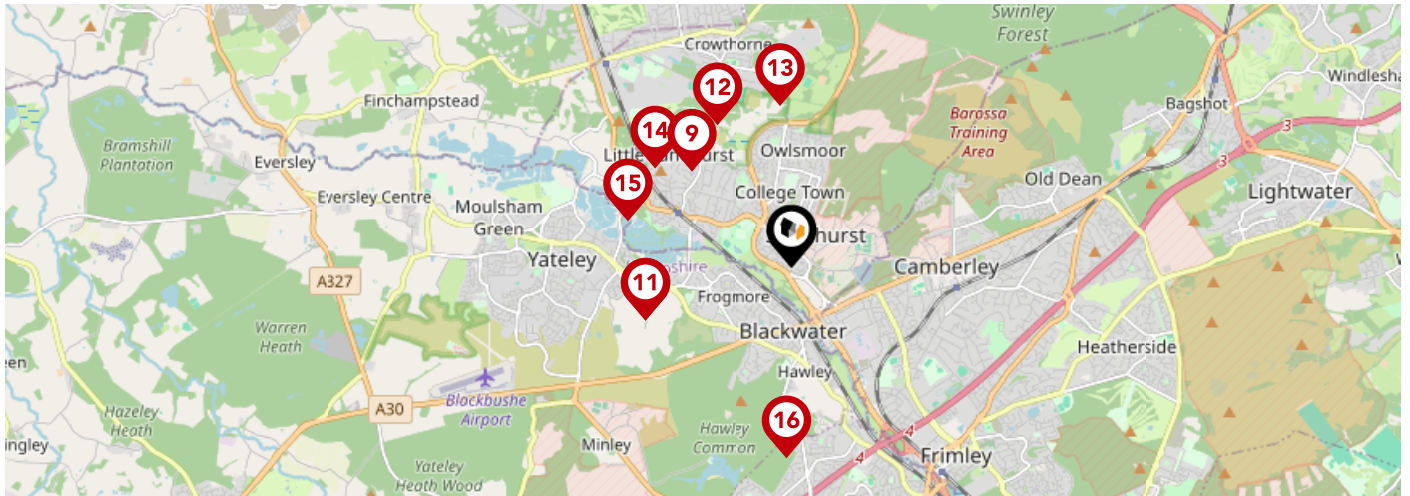


Listed Buildings in the local district		Grade	Distance
	1390388 - Rackshaw Farmhouse	Grade II	0.3 miles
	1390389 - Sandhurst Farmhouse	Grade II	0.4 miles
	1390381 - War Memorial In Chapel Square At Royal Military Academy	Grade II	0.4 miles
	1390363 - Chapel Square Nos 1, 2 And 3, Royal Military Academy	Grade II	0.4 miles
	1390365 - Chapel Square No 5, Royal Military Academy	Grade II	0.4 miles
	1390377 - Royal Memorial Chapel, Royal Military Academy	Grade II	0.4 miles
	1390364 - Chapel Square No 4, Royal Military Academy	Grade II	0.4 miles
	1390375 - Oak Grove House And Attached Front Walls, Royal Military Academy	Grade II	0.4 miles
	1390376 - Old College With Attached Lamps, Royal Military Academy	Grade II	0.5 miles
	1390366 - Chapel Square Nos 6, 7 And 8, Royal Military Academy	Grade II	0.5 miles

Area Schools



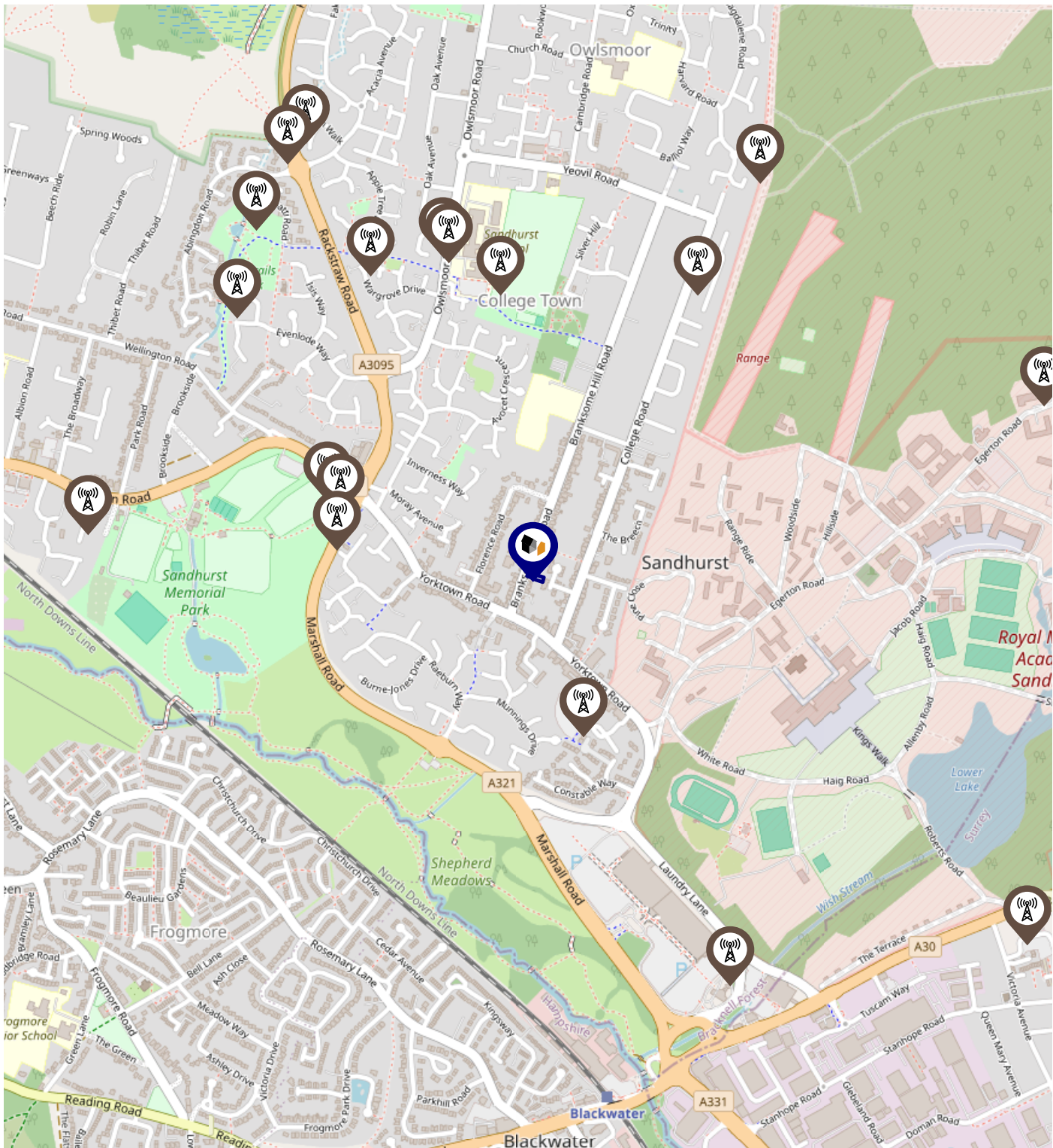
		Nursery	Primary	Secondary	College	Private
1	College Town Primary School Ofsted Rating: Good Pupils: 478 Distance:0.21	☐	☒	☐	☐	☐
2	Sandhurst School Ofsted Rating: Good Pupils: 1034 Distance:0.55	☐	☐	☒	☐	☐
3	Owlsmoor Primary School Ofsted Rating: Good Pupils: 547 Distance:0.73	☐	☒	☐	☐	☐
4	Uplands Primary School and Nursery Ofsted Rating: Good Pupils:0 Distance:0.88	☐	☒	☐	☐	☐
5	Frogmore Junior School Ofsted Rating: Good Pupils: 228 Distance:0.97	☐	☒	☐	☐	☐
6	Frogmore Infant School Ofsted Rating: Good Pupils: 175 Distance:0.97	☐	☒	☐	☐	☐
7	Hawley Primary School Ofsted Rating: Good Pupils: 310 Distance:1.2	☐	☒	☐	☐	☐
8	Lyndhurst School Ofsted Rating: Not Rated Pupils: 108 Distance:1.23	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Eagle House School Ofsted Rating: Not Rated Pupils: 358 Distance:1.28	☐	☐	☒	☐	☐
	Potley Hill Primary School Ofsted Rating: Good Pupils: 224 Distance:1.43	☐	☒	☐	☐	☐
	Frogmore Community College Ofsted Rating: Good Pupils: 714 Distance:1.43	☐	☐	☒	☐	☐
	Edgbarrow School Ofsted Rating: Outstanding Pupils: 1490 Distance:1.49	☐	☐	☒	☐	☐
	Wildmoor Heath School Ofsted Rating: Good Pupils: 211 Distance:1.51	☐	☒	☐	☐	☐
	New Scotland Hill Primary School Ofsted Rating: Good Pupils: 228 Distance:1.56	☐	☒	☐	☐	☐
	St Michael's Church of England Primary School, Sandhurst Ofsted Rating: Good Pupils: 195 Distance:1.58	☐	☒	☐	☐	☐
	Hurst Lodge School Ofsted Rating: Not Rated Pupils: 171 Distance:1.76	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

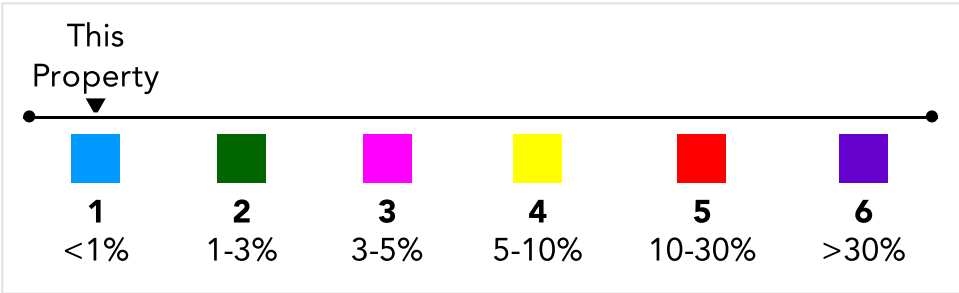
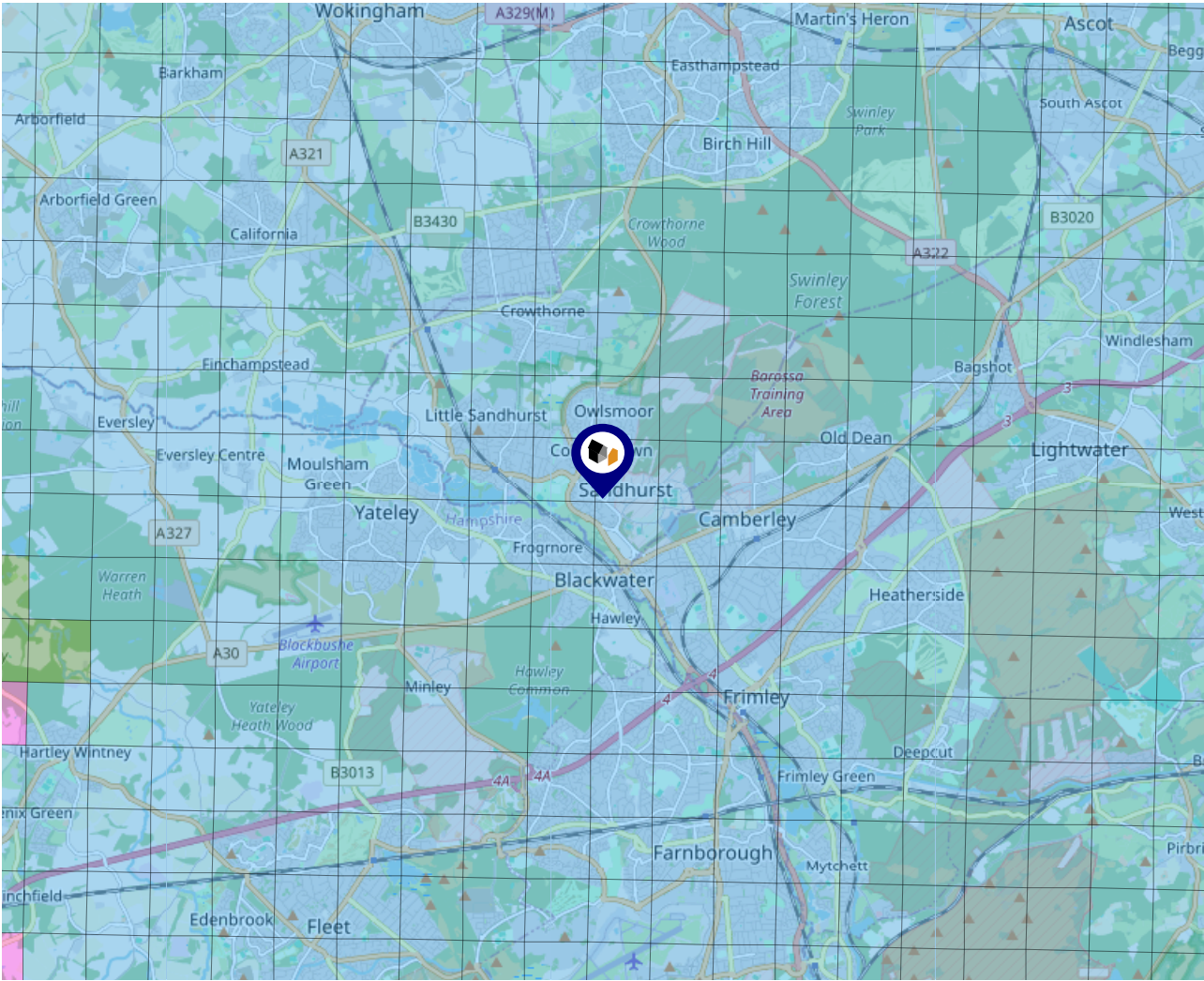


Key:

-  Power Pylons
-  Communication Masts

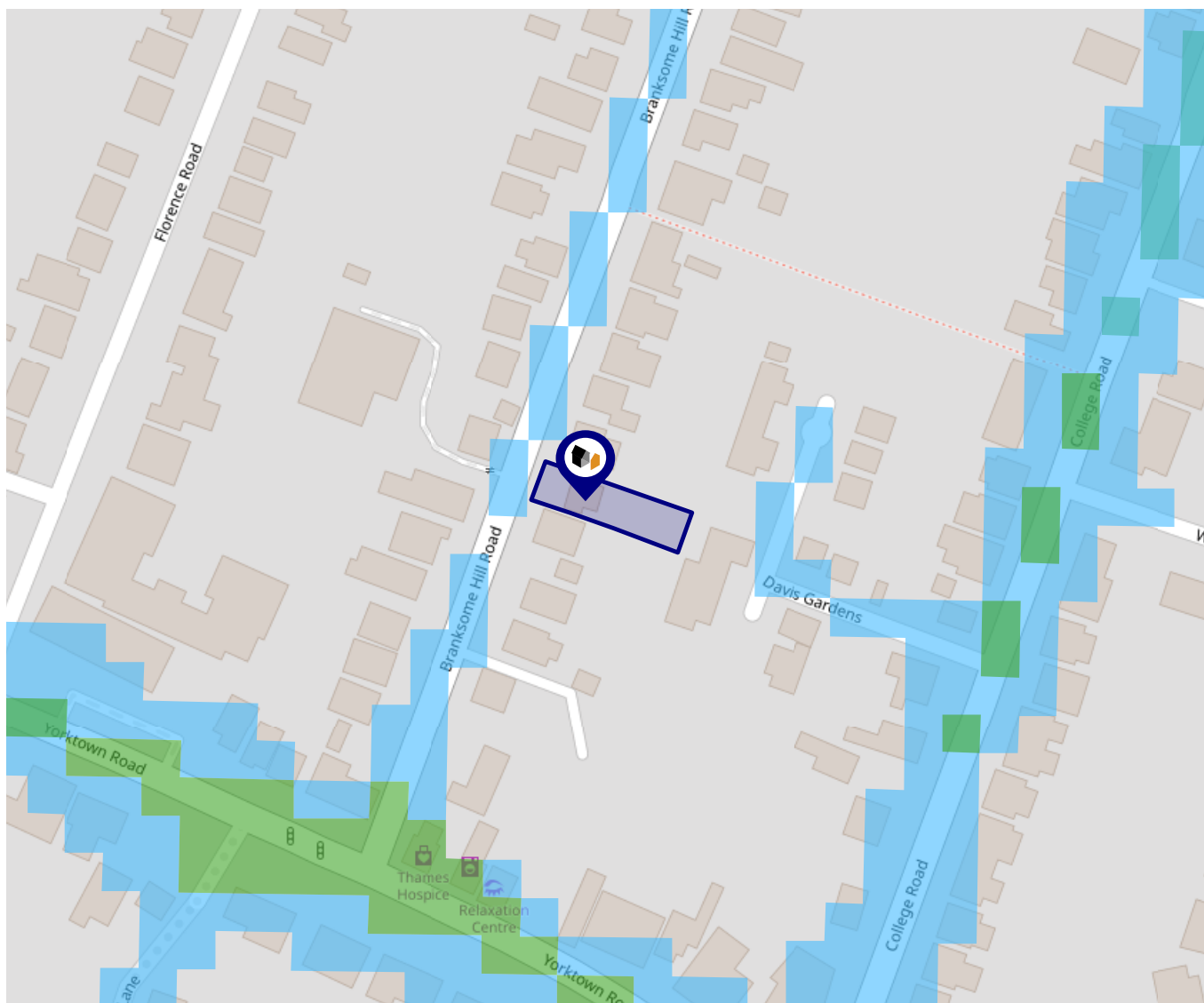
What is Radon?

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

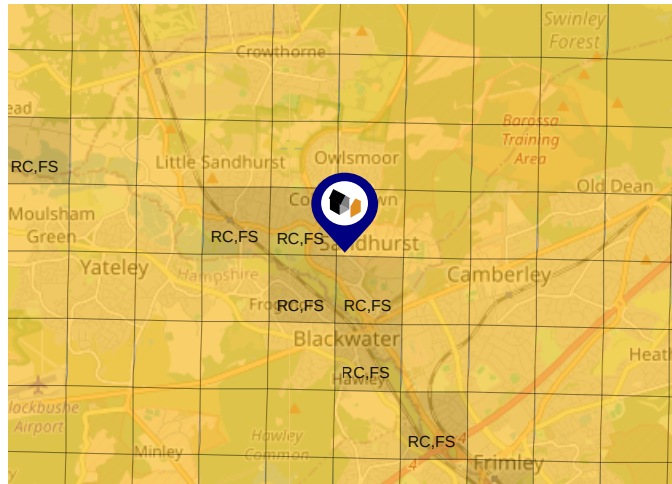
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

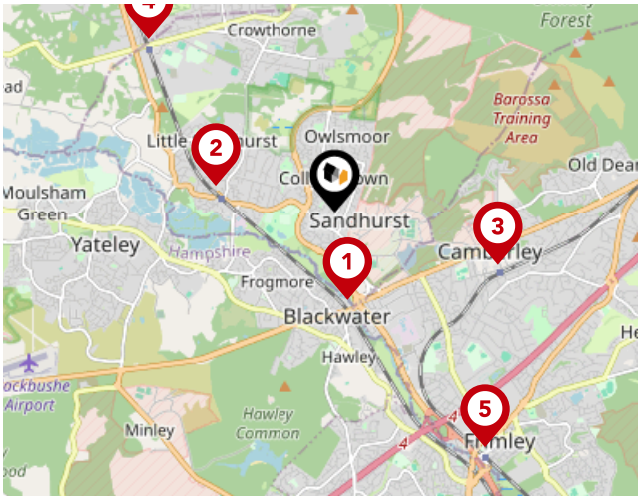
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

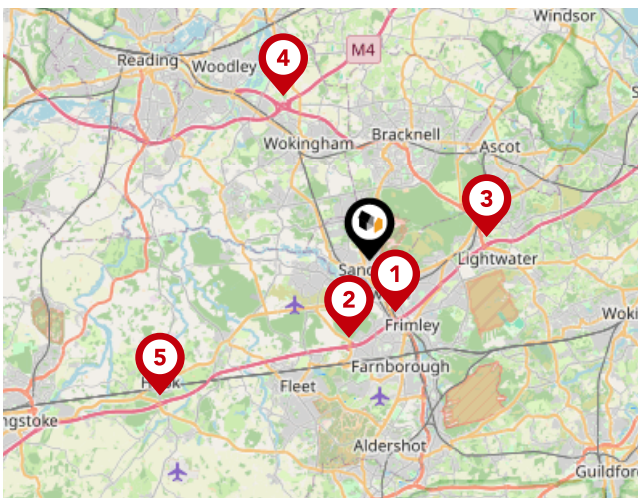
Area

Transport (National)



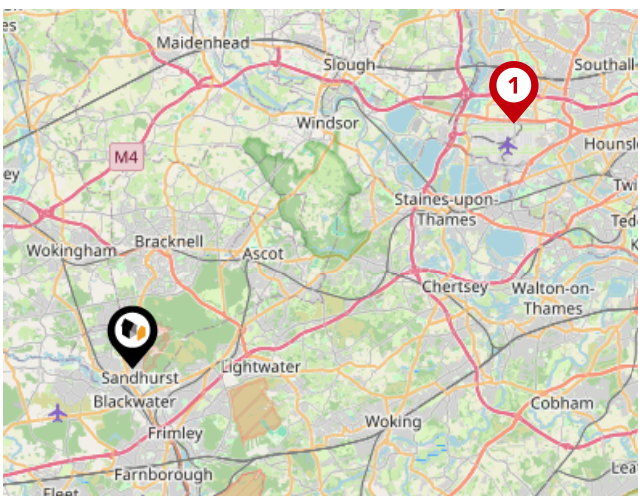
National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	0.8 miles
2	Sandhurst Rail Station	1.11 miles
3	Camberley Rail Station	1.59 miles
4	Crowthorne Rail Station	2.36 miles
5	Frimley Rail Station	2.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.09 miles
2	M3 J4A	2.93 miles
3	M3 J3	4.4 miles
4	M4 J10	6.9 miles
5	M3 J5	9.26 miles

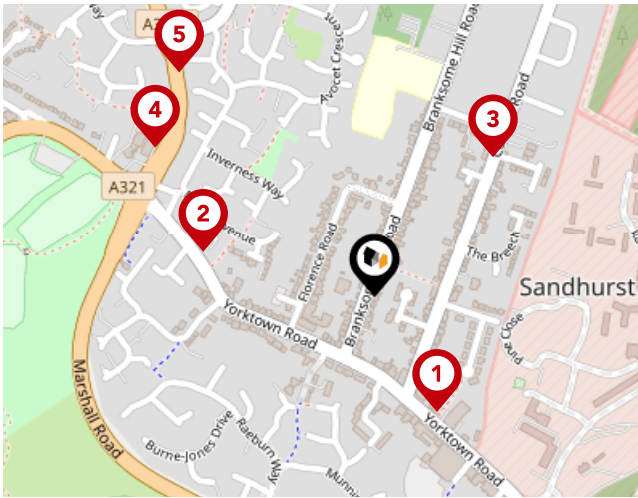


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	16.74 miles

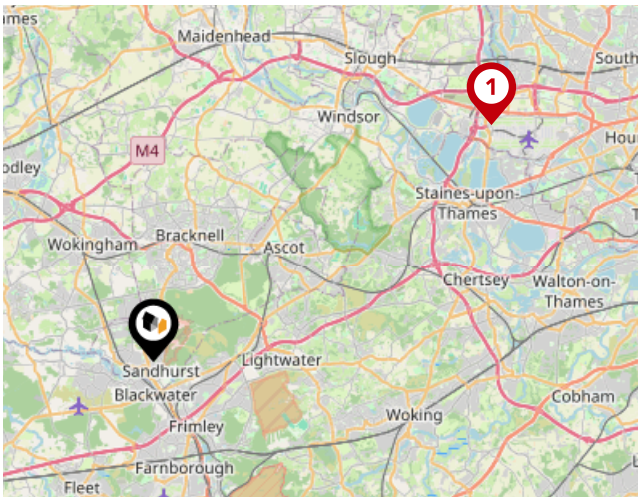
Area

Transport (Local)



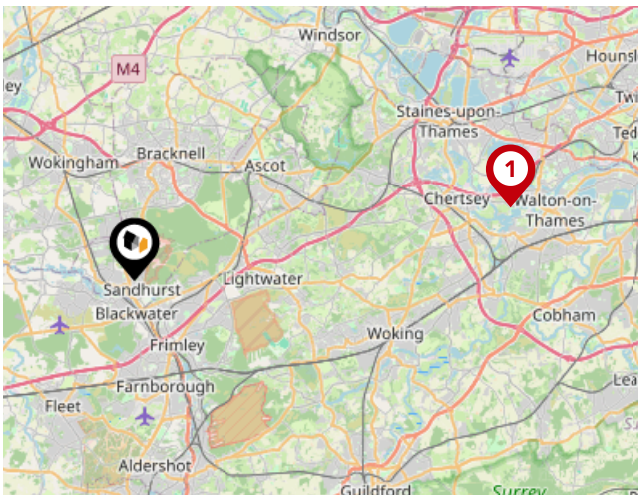
Bus Stops/Stations

Pin	Name	Distance
	The Jolly Farmer	0.15 miles
	Devon Close	0.2 miles
	Richmond Road	0.21 miles
	Rackstraws	0.3 miles
	Evenlode Way	0.34 miles



Local Connections

Pin	Name	Distance
	Heathrow Terminal 5 Underground Station	15.22 miles



Ferry Terminals

Pin	Name	Distance
	Shepperton Ferry Landing	14.16 miles



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.

Testimonial 1



Stephen and Chris were fantastic throughout the whole process from the initial valuation through to completion.

They were highly professional and realistic in understanding the market for our home which led to a smooth sale process. They were supportive and communicated well at every stage.

Using their social media expertise and more traditional sales techniques provides the seller with comprehensive access to potential buyers.

Testimonial 2



What a refreshing change for an estate agent. After experiencing others Stephen and Chris are a breath of fresh air. Reliable, efficient and excellent communication. Can't rate them highly enough. Thank you both.

Testimonial 3



This is the 2nd time I have used Chris and Stephen from Avocado, I have to say on both counts the service has been excellent from start to finish. Kept fully up to date with the progression of the sale, and are contactable pretty much all the time, and get back to you very promptly.

On both occasions the house sold very quickly. I would highly recommend them both.

A very happy customer!!!



/avacadoproperty



/avocado_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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