

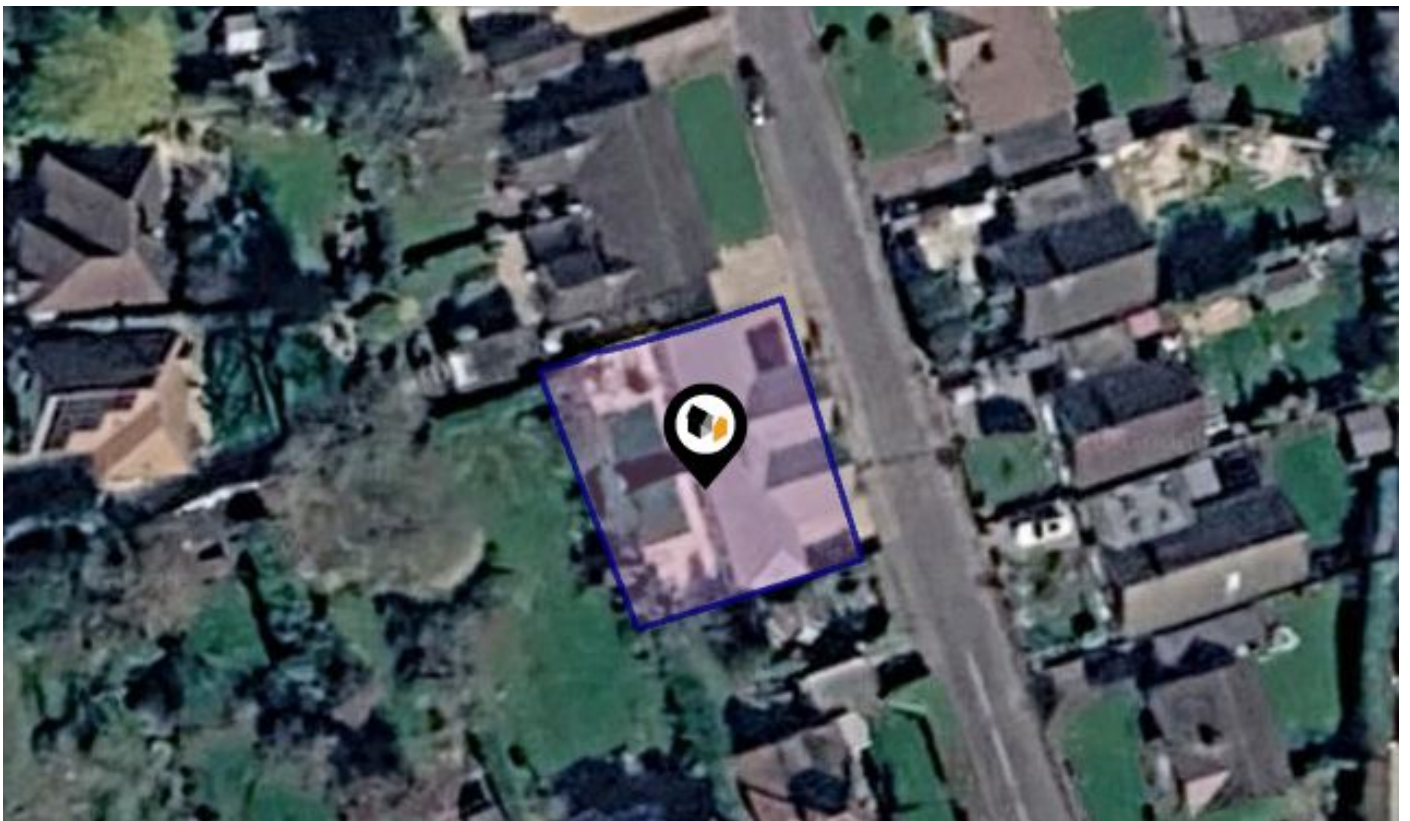


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th July 2026



5A, WILLOW DRIVE, NORMANDY, GUILDFORD, GU3 2EJ

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.12 acres
Title Number:	SY343255
UPRN:	10096287621
Restrictive Covenants:	No

Tenure:	Freehold
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Local Area

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

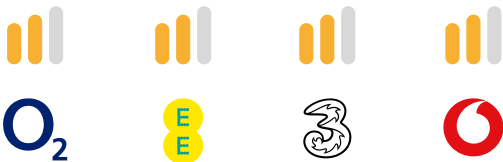
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

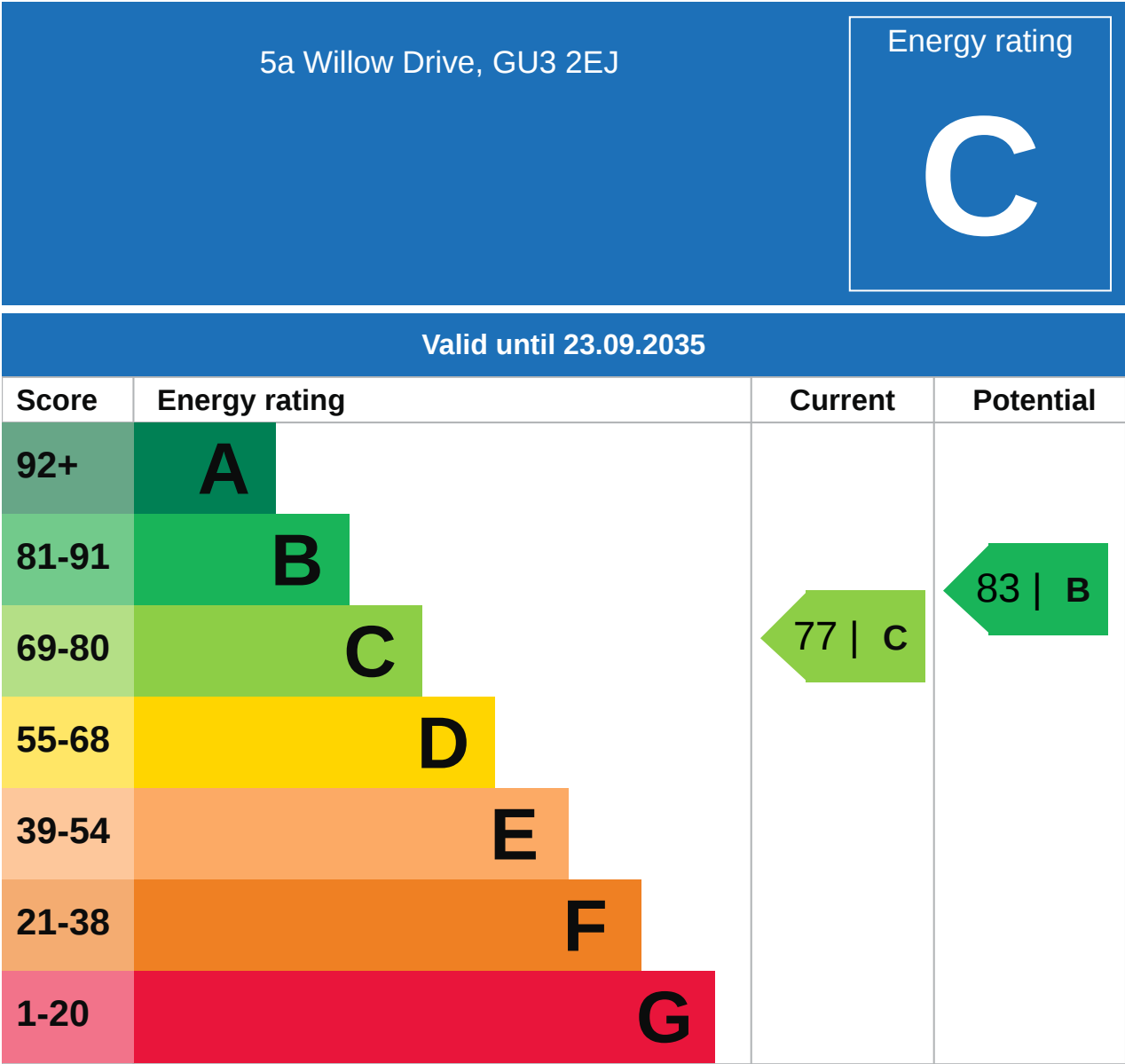
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Additional EPC Data

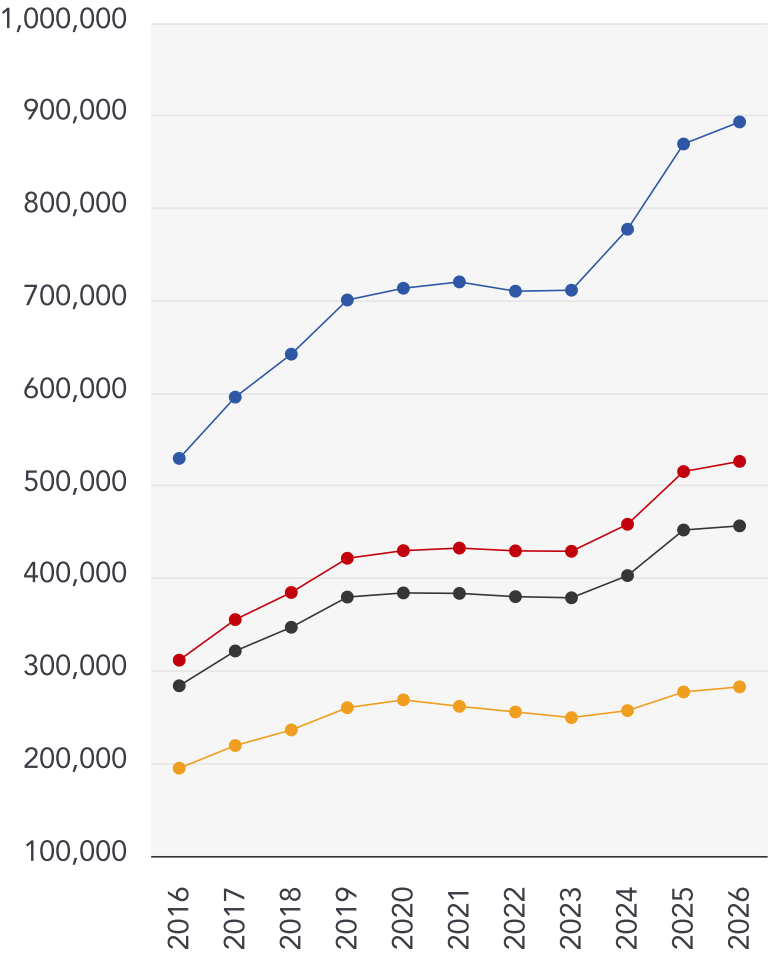
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Excellent lighting efficiency
Floors:	Average thermal transmittance 0.18 W/m
Total Floor Area:	75 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU3



Detached

+68.65%

Semi-Detached

+68.93%

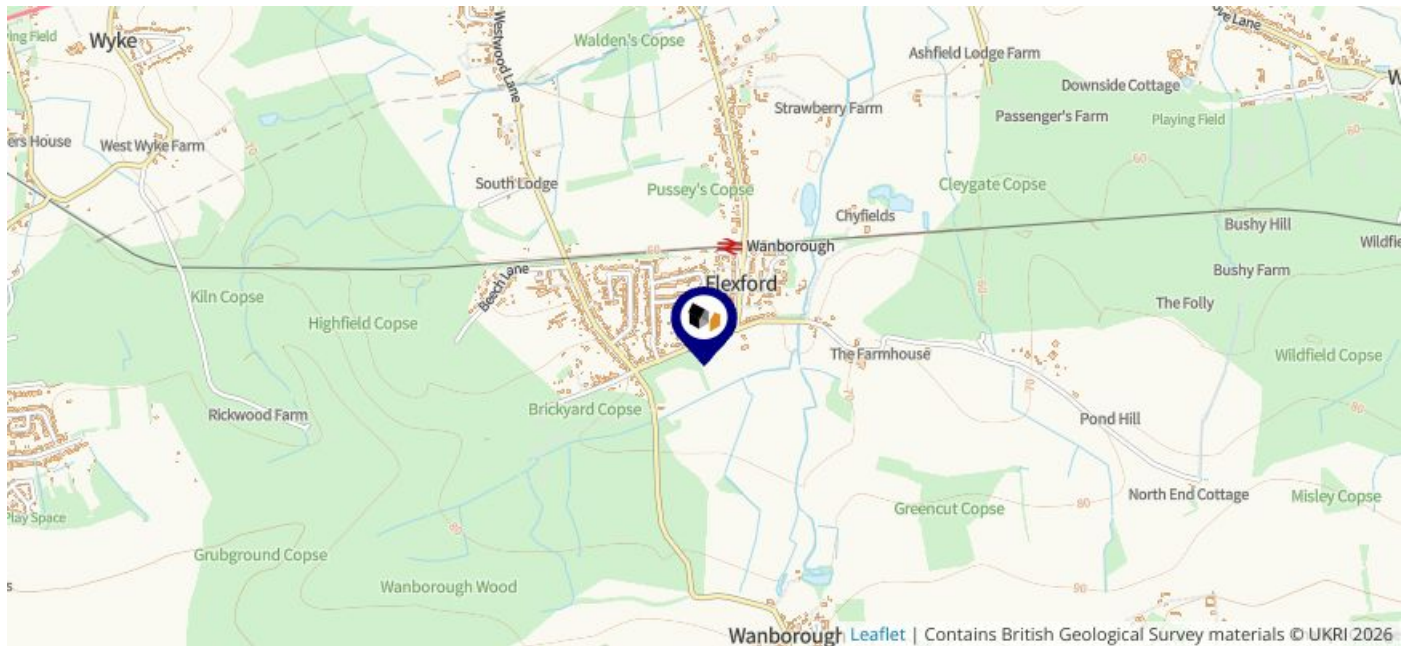
Terraced

+60.87%

Flat

+45.09%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

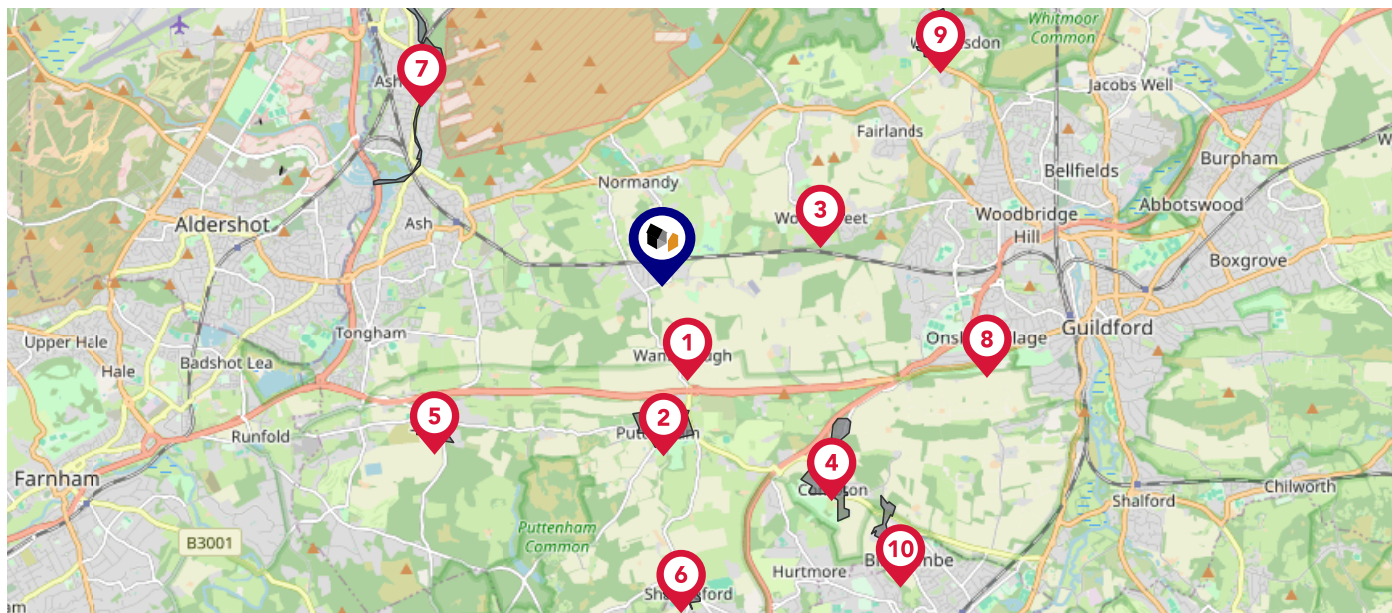
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



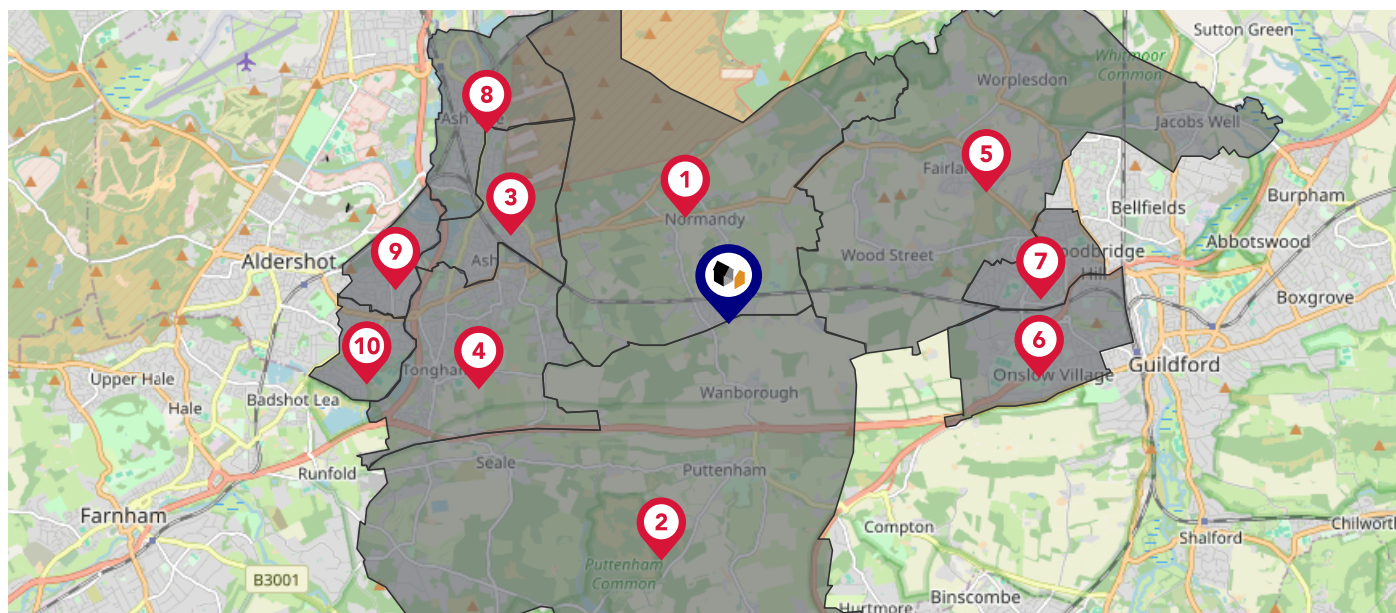
Nearby Conservation Areas

- | | |
|----|-------------------------|
| 1 | Wanborough |
| 2 | Puttenham |
| 3 | Wood Street |
| 4 | Compton |
| 5 | Seale |
| 6 | Shackleford |
| 7 | Basingstoke Canal South |
| 8 | Onslow Village |
| 9 | Worplesdon |
| 10 | Binscombe, Godalming |

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

Normandy Ward

2

Pilgrims Ward

3

Ash Wharf Ward

4

Ash South and Tongham Ward

5

Worplesdon Ward

6

Onslow Ward

7

Westborough Ward

8

Ash Vale Ward

9

North Town Ward

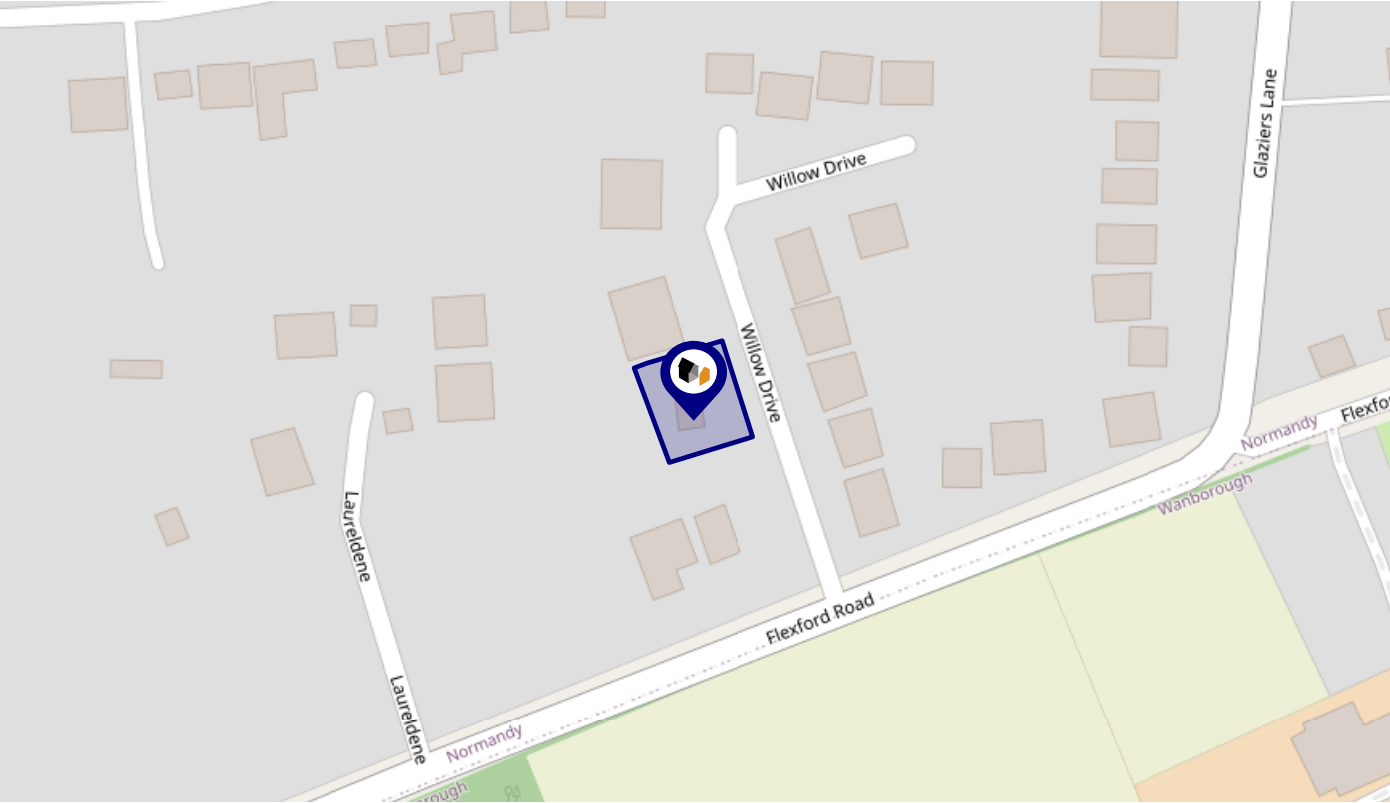
10

Aldershot Park 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.

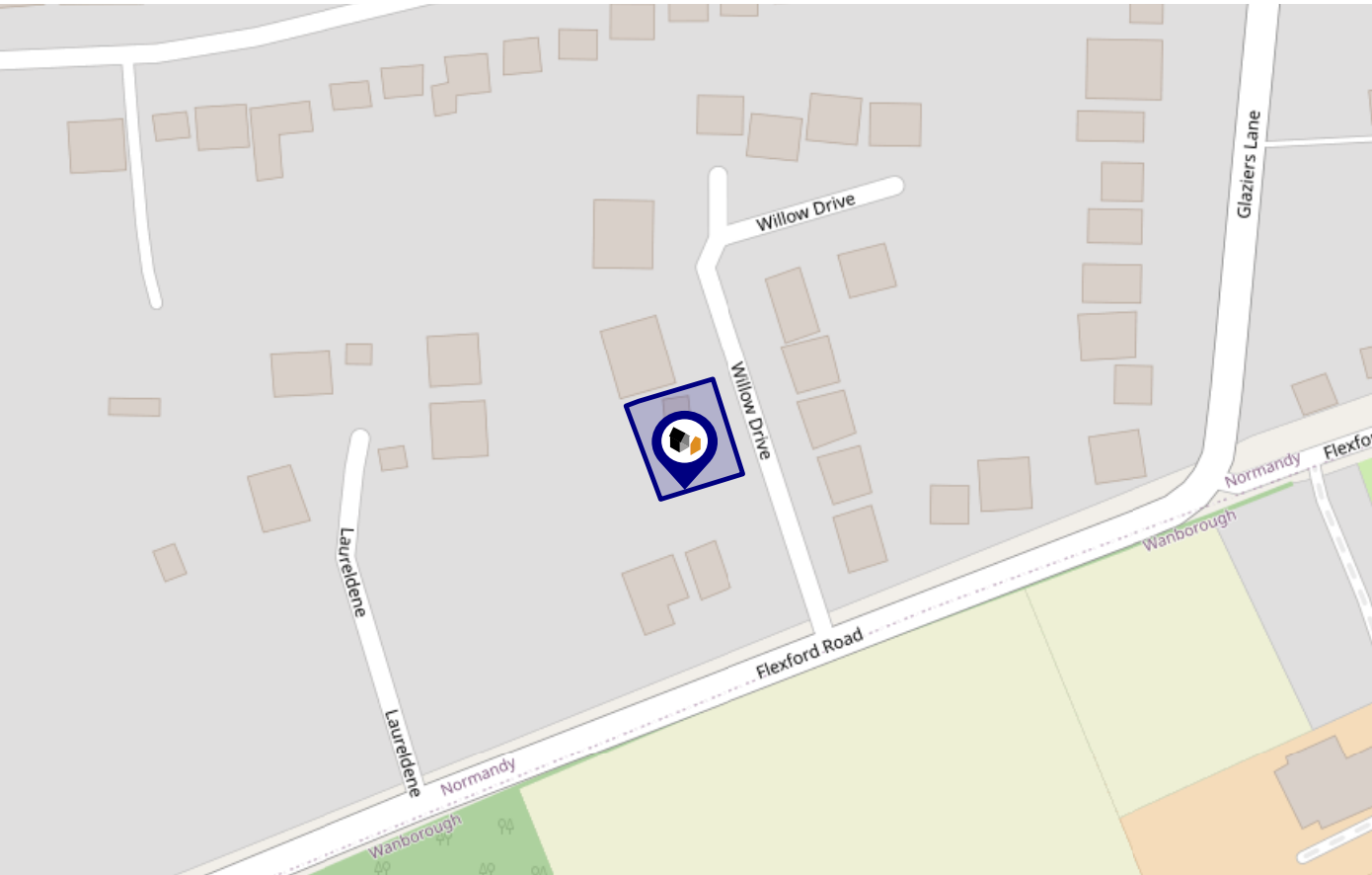
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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:

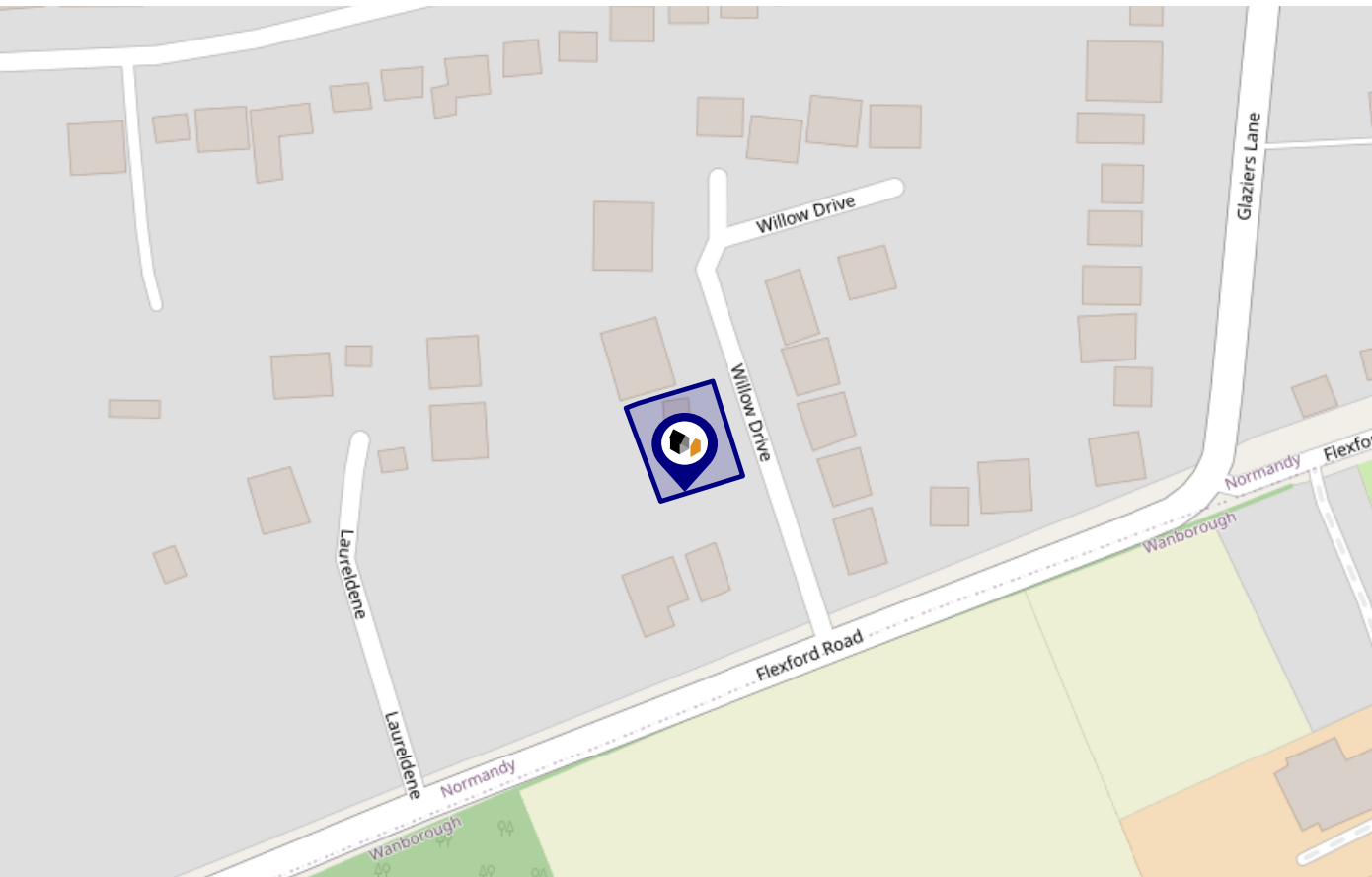


Flood Risk

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.

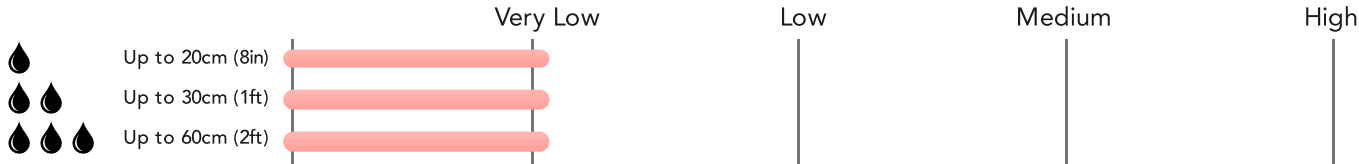


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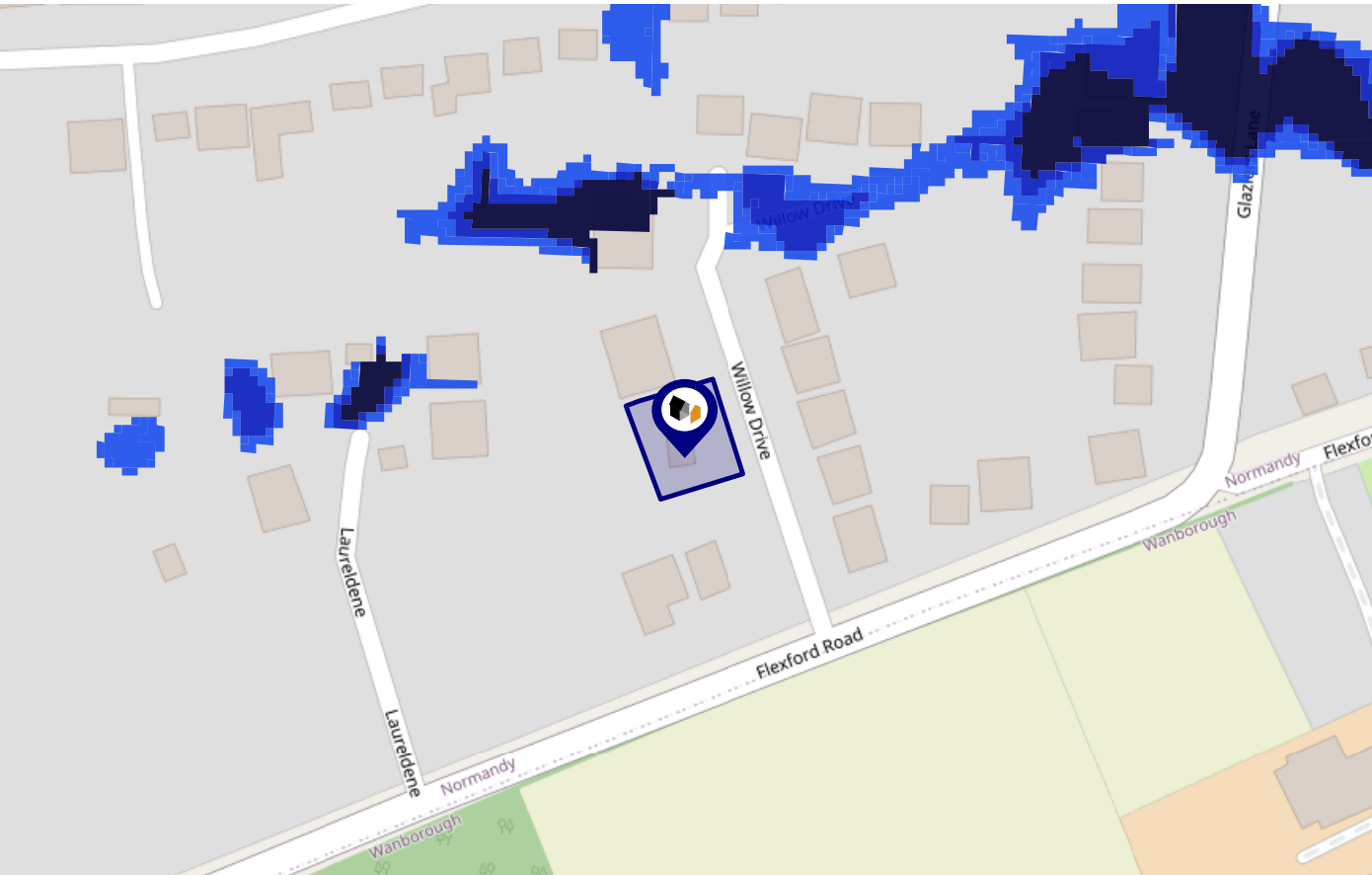


Flood Risk

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.

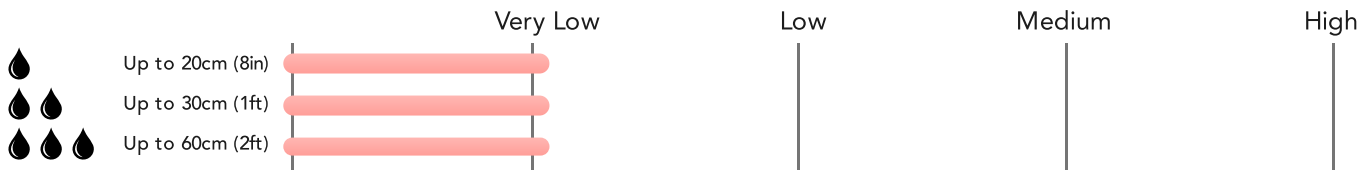


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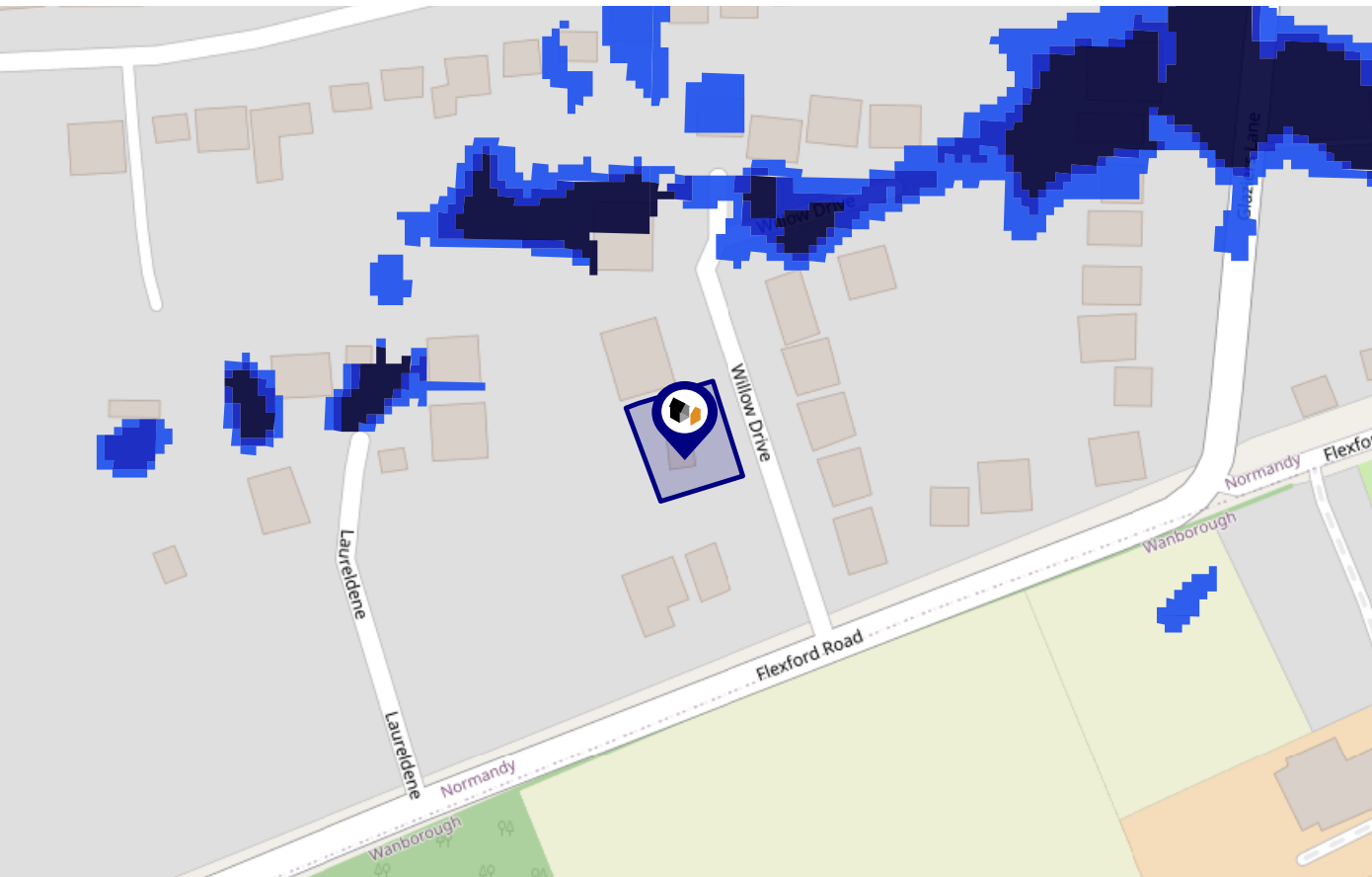


Flood Risk

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.

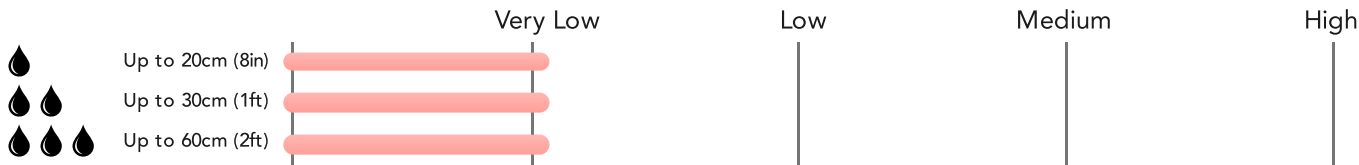


Risk Rating: Very low

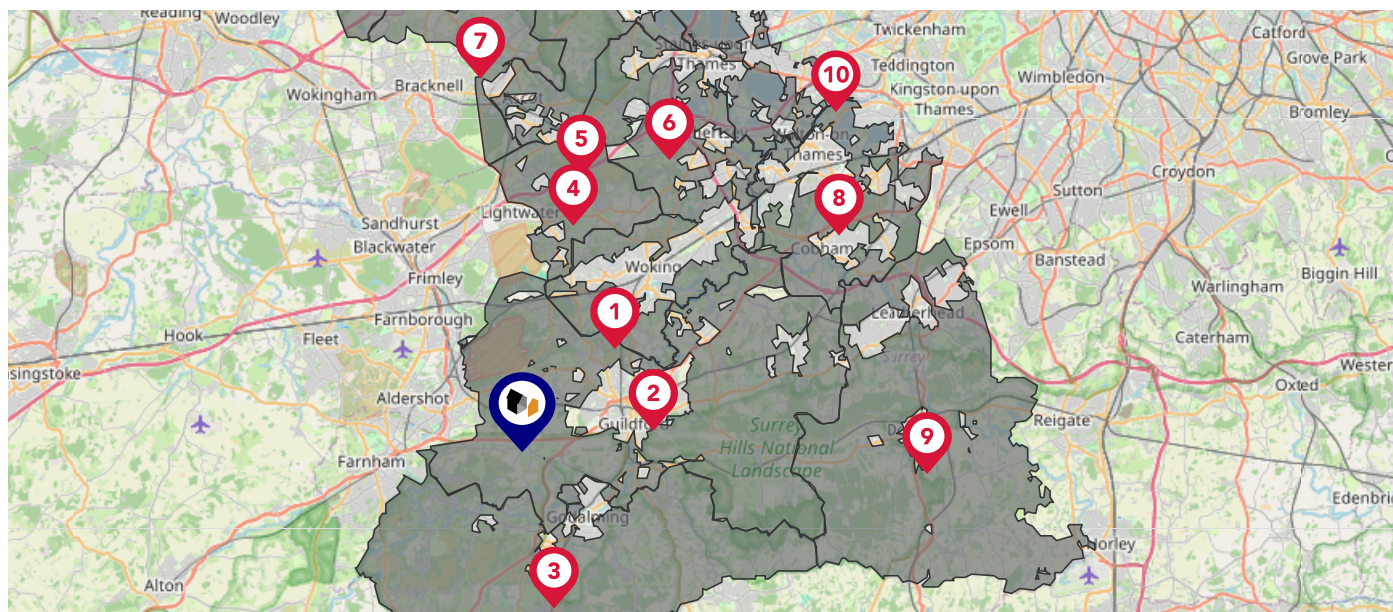
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

London Green Belt - Woking

2

London Green Belt - Guildford

3

London Green Belt - Waverley

4

London Green Belt - Surrey Heath

5

London Green Belt - Windsor and Maidenhead

6

London Green Belt - Runnymede

7

London Green Belt - Bracknell Forest

8

London Green Belt - Elmbridge

9

London Green Belt - Mole Valley

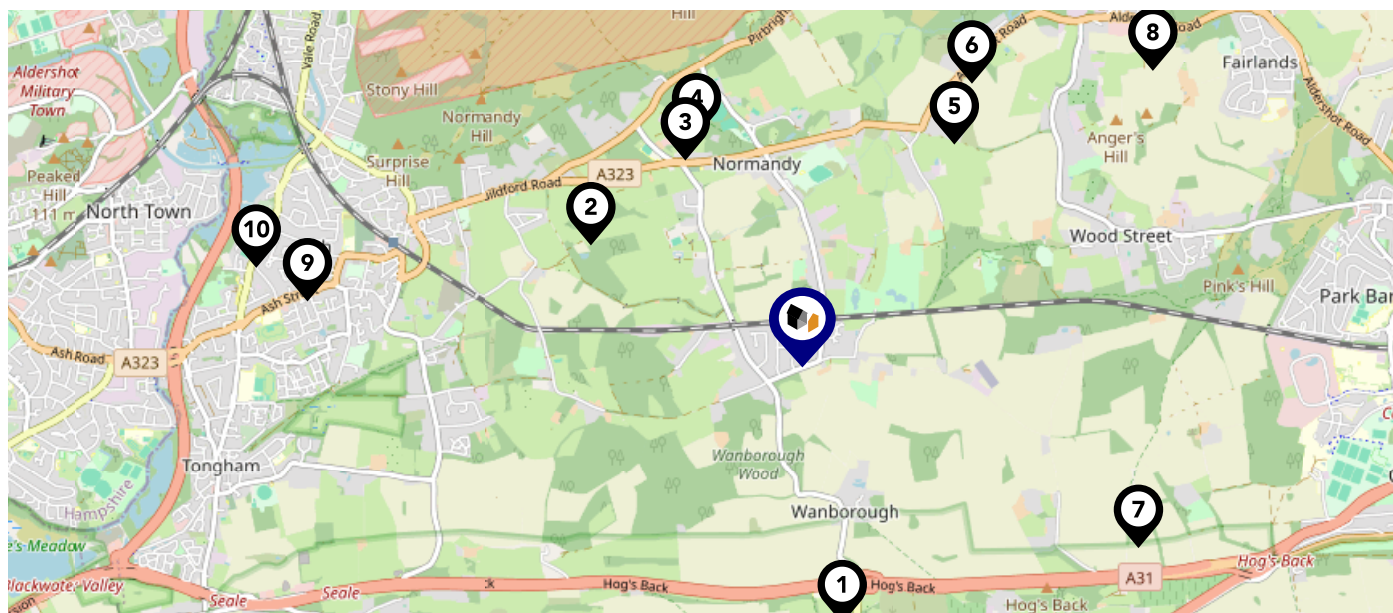
10

London Green Belt - Spelthorne

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.



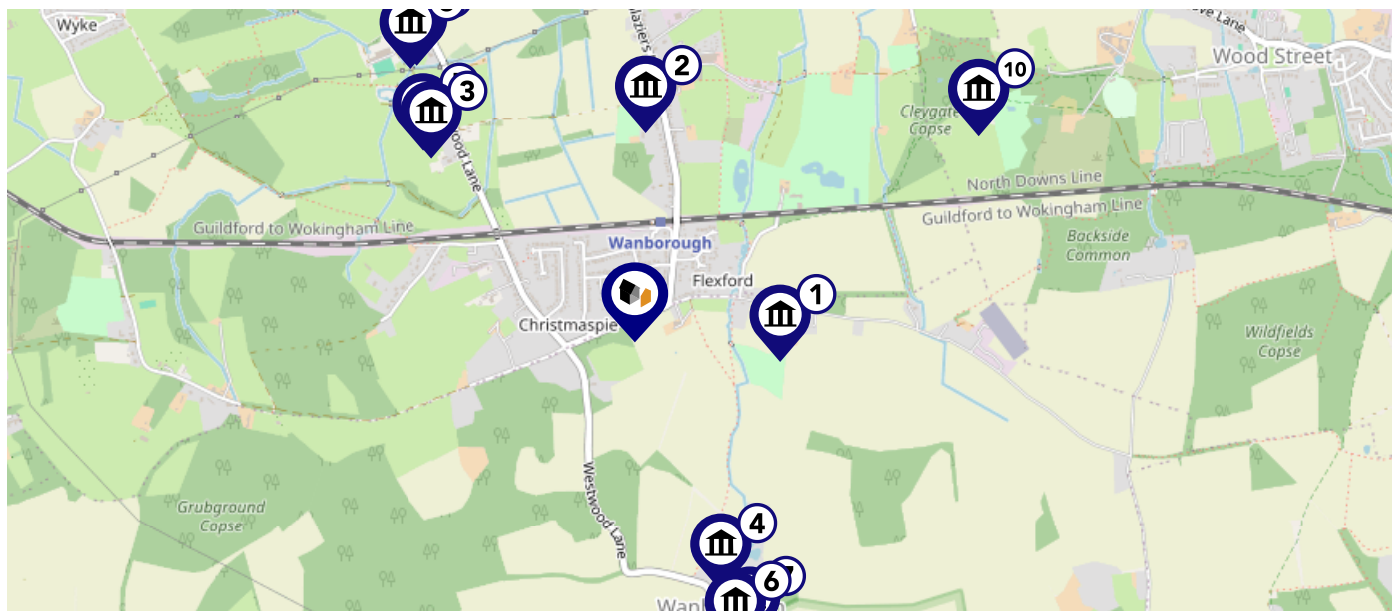
Nearby Landfill Sites

1	Puttenham Hill-Puttenham, Surrey	Historic Landfill	
2	East Wyke Farm-Normandy, Near Ash, Surrey	Historic Landfill	
3	Roughs Farm-School Lane, Normandy, Near Ash, Surrey	Historic Landfill	
4	Land at Normandy Cricket Club-Normandy, Near Ash, Surrey	Historic Landfill	
5	Will O Wisp Mobile Home Park-Willey Green, Normandy	Historic Landfill	
6	Whitley Farm-Aldershot Road	Historic Landfill	
7	Chalkpit Wood-Guilford, Surrey	Historic Landfill	
8	Clasford Farm-Worplesdon	Historic Landfill	
9	Longfield Road-Ash, Surrey	Historic Landfill	
10	Charles Church Development-Shawfield Road, Ash, Surrey	Historic Landfill	

Maps

Listed Buildings

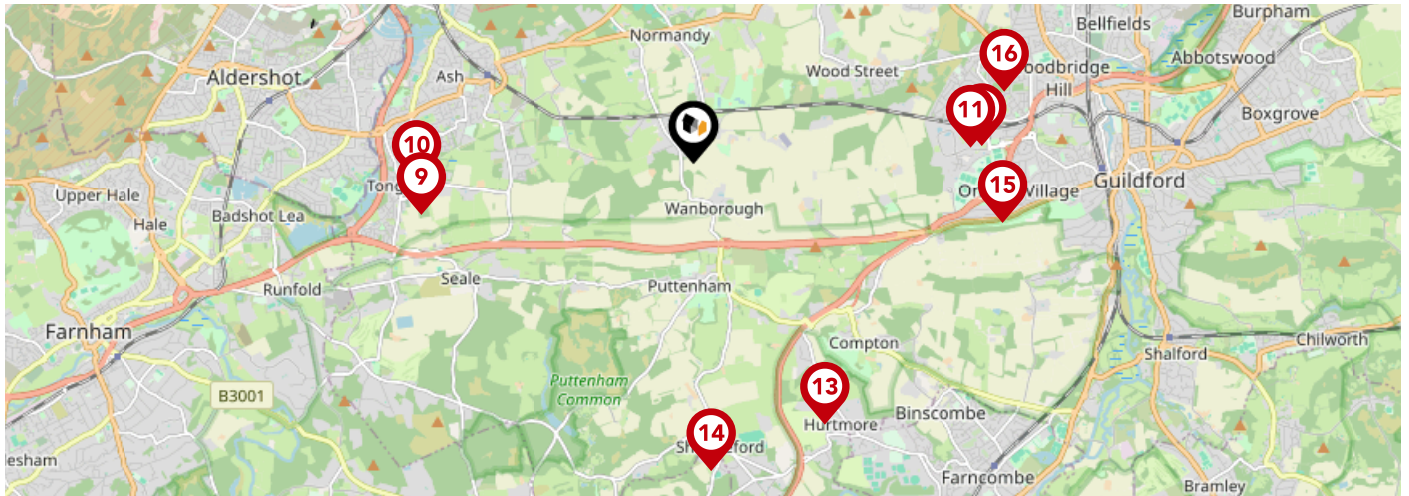
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1191481 - West Flexford House	Grade II	0.4 miles
	1029655 - Glaziers	Grade II	0.5 miles
	1188522 - Queen Anne House Tudor Cottage Westwood House Westwood Place	Grade II	0.6 miles
	1377708 - Barn, Circa 230 Yards North West Of Wanborough Manor	Grade II	0.6 miles
	1029659 - Buckhurst	Grade II	0.7 miles
	1251372 - Small Barn Approximately 15 Metres To North East Of Tithe Barn	Grade II	0.7 miles
	1029614 - The Court Wanborough Manor Wanborough Springs	Grade II	0.7 miles
	1188536 - Great Westwood	Grade II	0.8 miles
	1029660 - Barn 10 Yards North East Of Great Westwood	Grade II	0.8 miles
	1287022 - Passengers Farm House	Grade II	0.9 miles



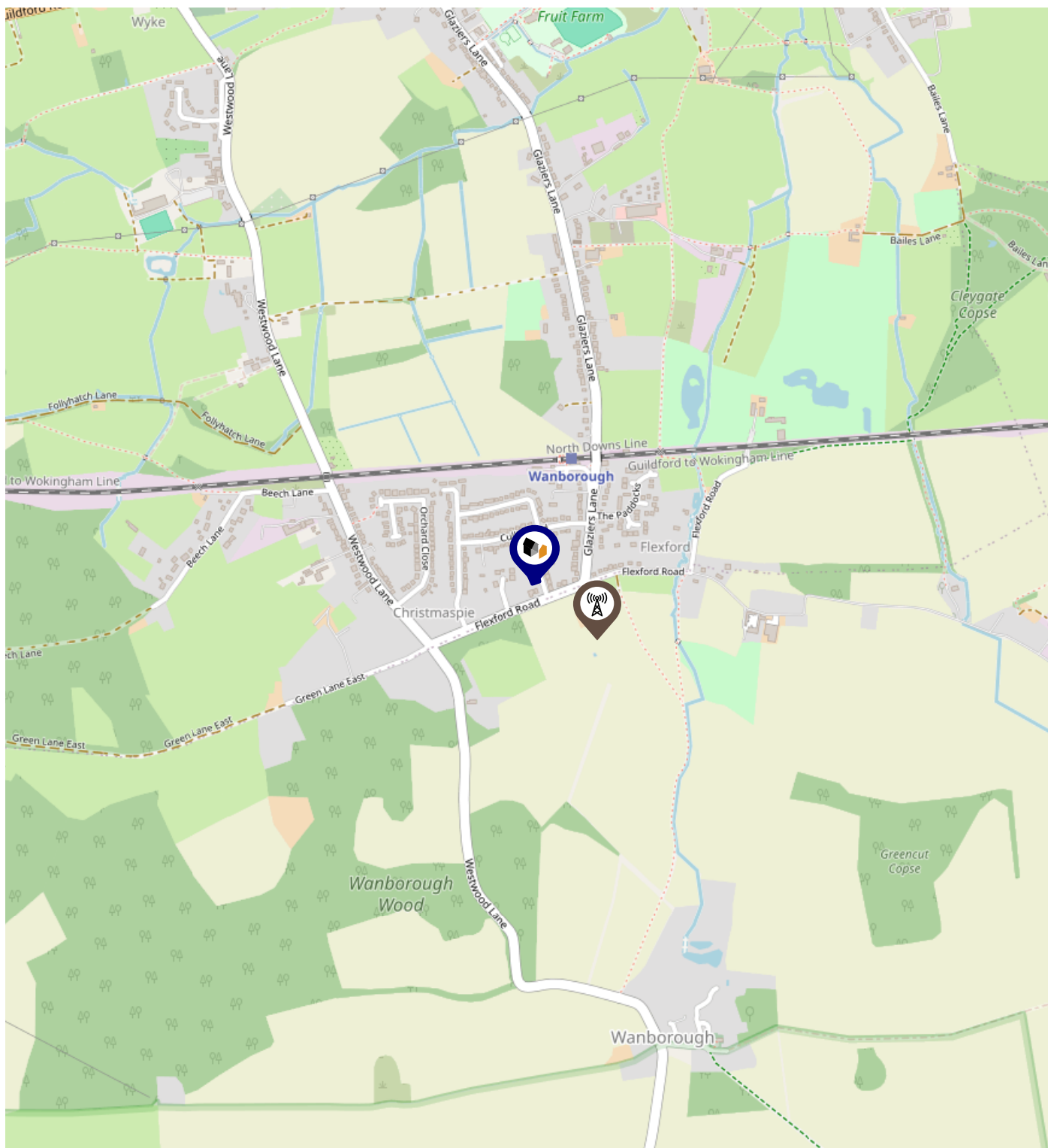
		Nursery	Primary	Secondary	College	Private
1	Normandy Village School Ofsted Rating: Not Rated Pupils: 206 Distance:1.17	☐	☒	☐	☐	☐
2	Puttenham CoFE Infant School Ofsted Rating: Good Pupils:0 Distance:1.31	☐	☒	☐	☐	☐
3	Wood Street Infant School Ofsted Rating: Outstanding Pupils: 79 Distance:1.94	☐	☒	☐	☐	☐
4	Ash Grange Nursery and Primary School Ofsted Rating: Good Pupils: 292 Distance:2.05	☐	☒	☐	☐	☐
5	Worplesdon Primary School Ofsted Rating: Good Pupils: 538 Distance:2.42	☐	☒	☐	☐	☐
6	Shawfield Primary School Ofsted Rating: Good Pupils: 205 Distance:2.44	☐	☒	☐	☐	☐
7	Walsh CoFE Infant School Ofsted Rating: Outstanding Pupils: 179 Distance:2.51	☐	☒	☐	☐	☐
8	Walsh CoFE Junior School Ofsted Rating: Requires improvement Pupils: 211 Distance:2.51	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Paul's CofE Infant School & Nursery Ofsted Rating: Good Pupils: 88 Distance:2.57	☐	☒	☐	☐	☐
	Ash Manor School Ofsted Rating: Good Pupils: 1157 Distance:2.58	☐	☐	☒	☐	☐
	Guildford Grove Primary School Ofsted Rating: Good Pupils: 418 Distance:2.58	☐	☒	☐	☐	☐
	Kings College Guildford Ofsted Rating: Good Pupils: 539 Distance:2.68	☐	☐	☒	☐	☐
	Prior's Field School Ofsted Rating: Not Rated Pupils: 375 Distance:2.72	☐	☐	☒	☐	☐
	Aldro Ofsted Rating: Not Rated Pupils: 233 Distance:2.86	☐	☐	☒	☐	☐
	Onslow Infant School Ofsted Rating: Good Pupils: 177 Distance:2.93	☐	☒	☐	☐	☐
	Rydes Hill Preparatory School Ofsted Rating: Not Rated Pupils: 154 Distance:2.97	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:



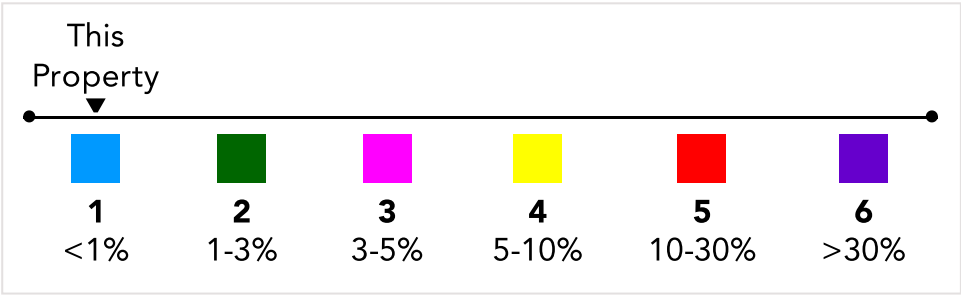
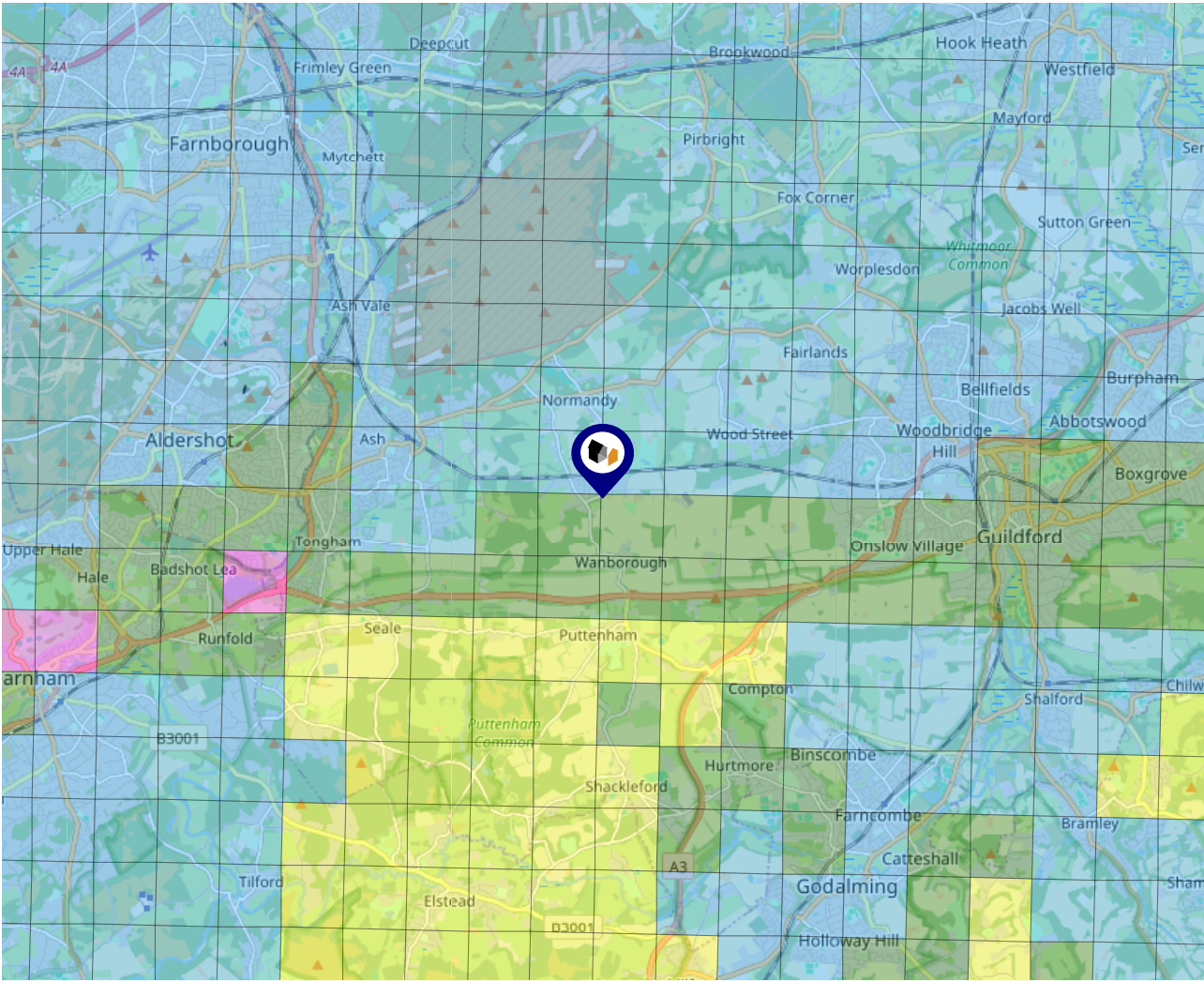
Power Pylons



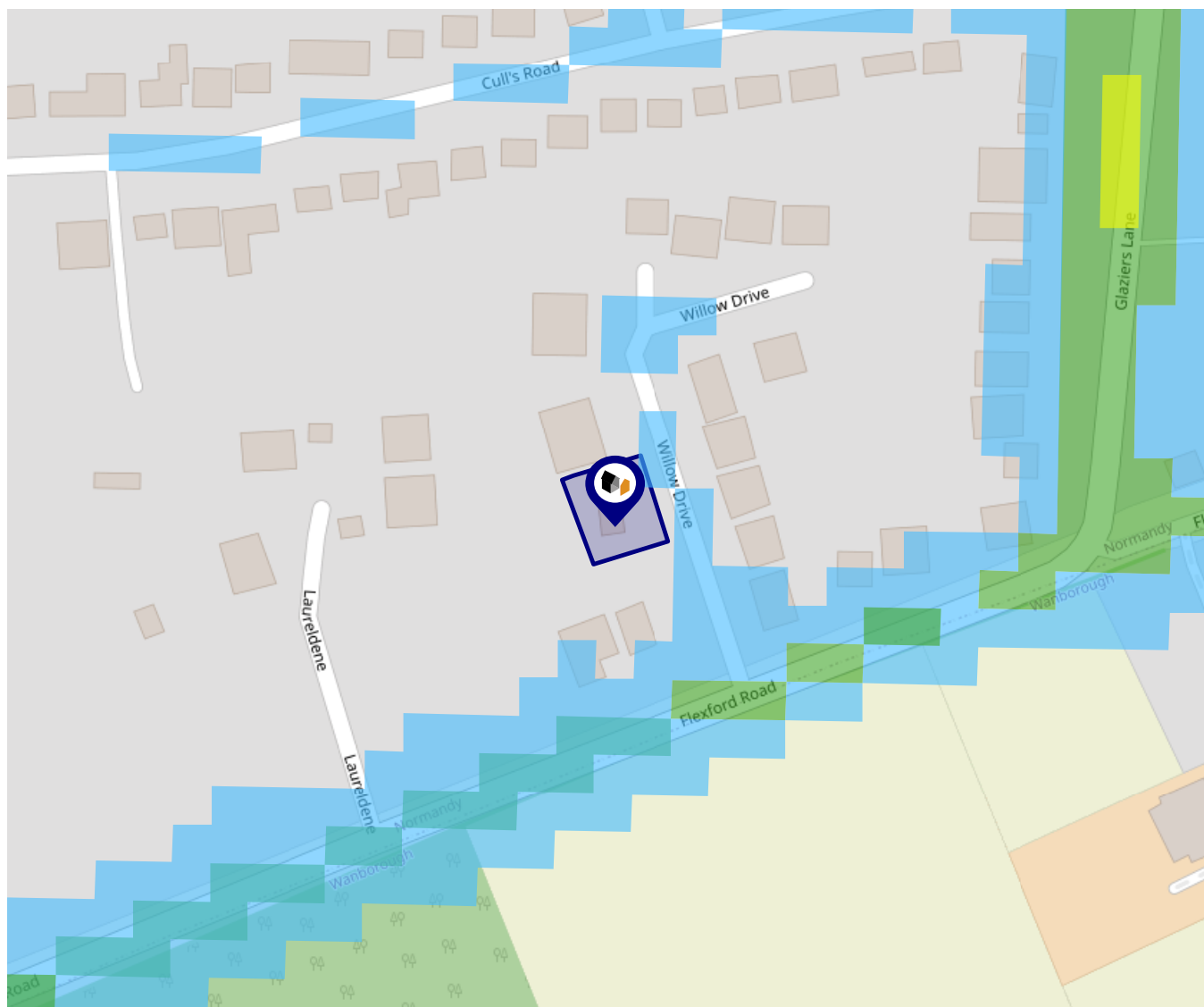
Communication Masts

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

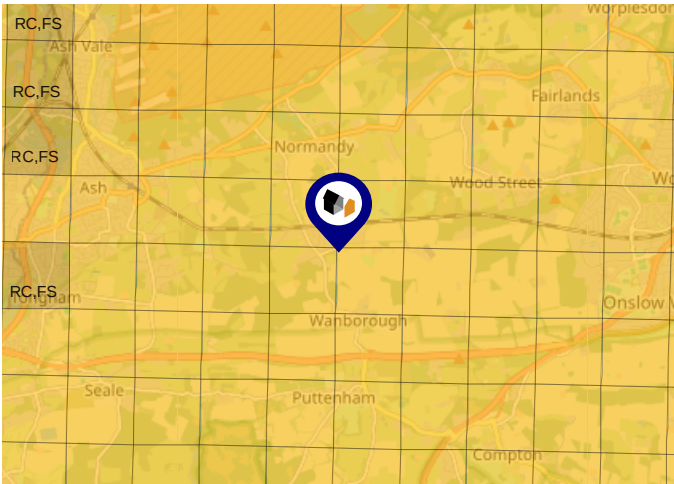


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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



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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