

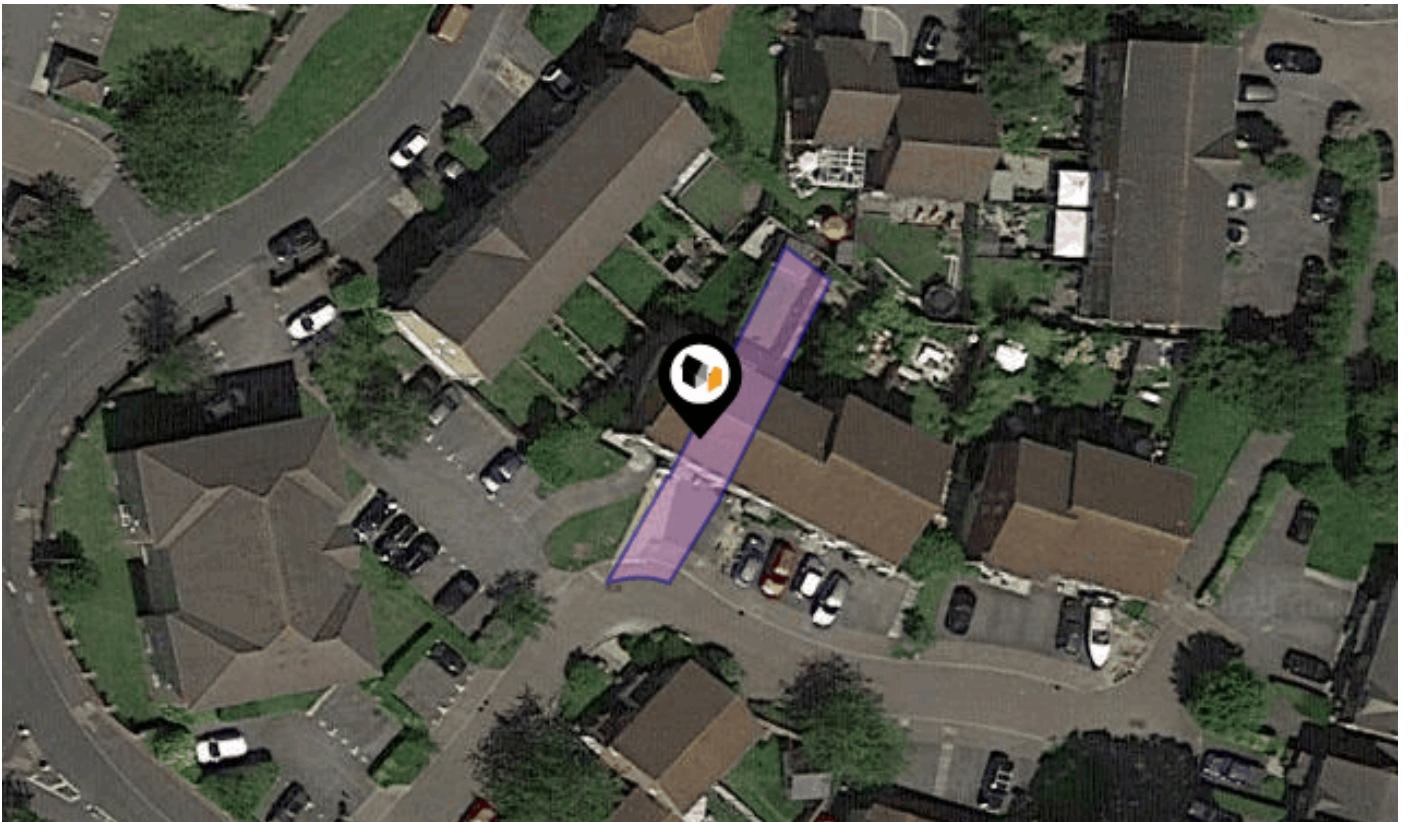


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th March 2025



18, CODY CLOSE, ASH VALE, ALDRESHOT, GU12 5SJ

Avocado Property

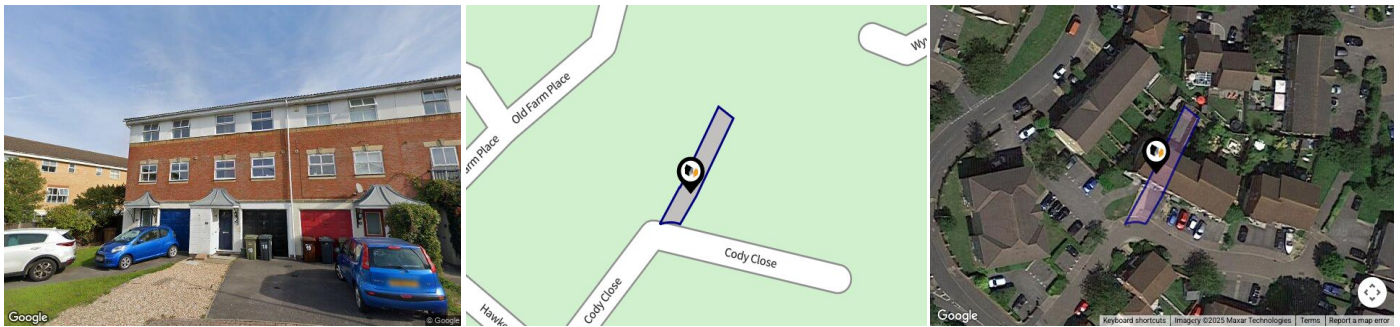
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Terraced	Last Sold Date:	16/04/2021
Bedrooms:	3	Last Sold Price:	£320,000
Floor Area:	968 ft ² / 90 m ²	Last Sold £/ft²:	£330
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1999		
Council Tax :	Band E		
Annual Estimate:	£2,835		
Title Number:	SY687434		
UPRN:	10007059459		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



18 CODY CLOSE, ASH VALE, GU12 5SJ

Energy rating

C

Valid until 10.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

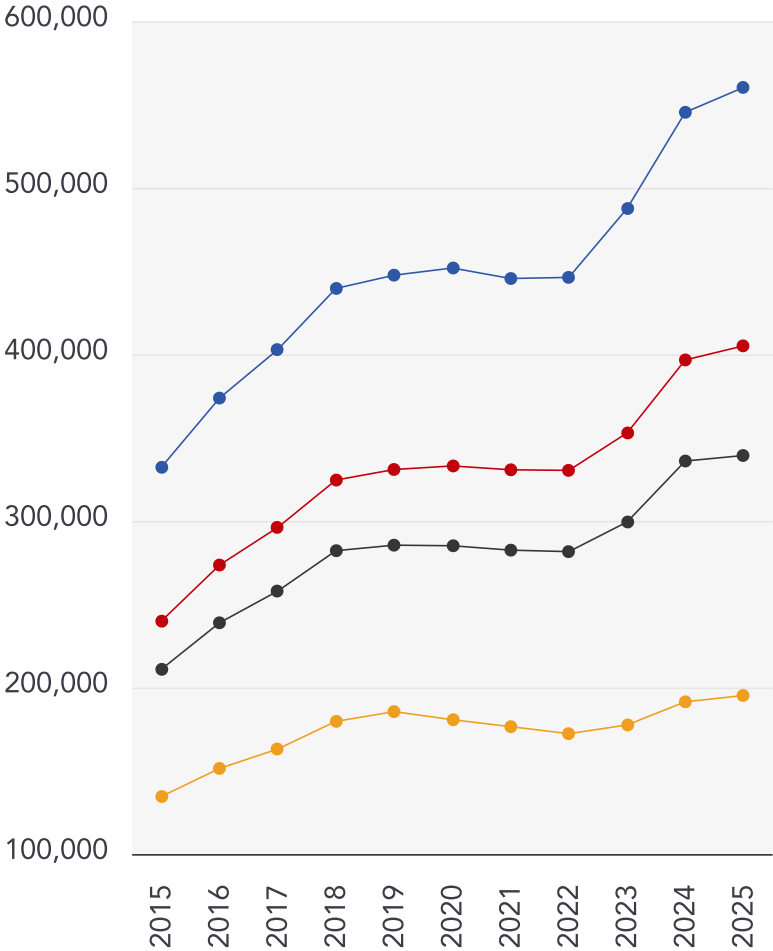
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 75% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	90 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU12



Detached

+68.65%

Semi-Detached

+68.93%

Terraced

+60.87%

Flat

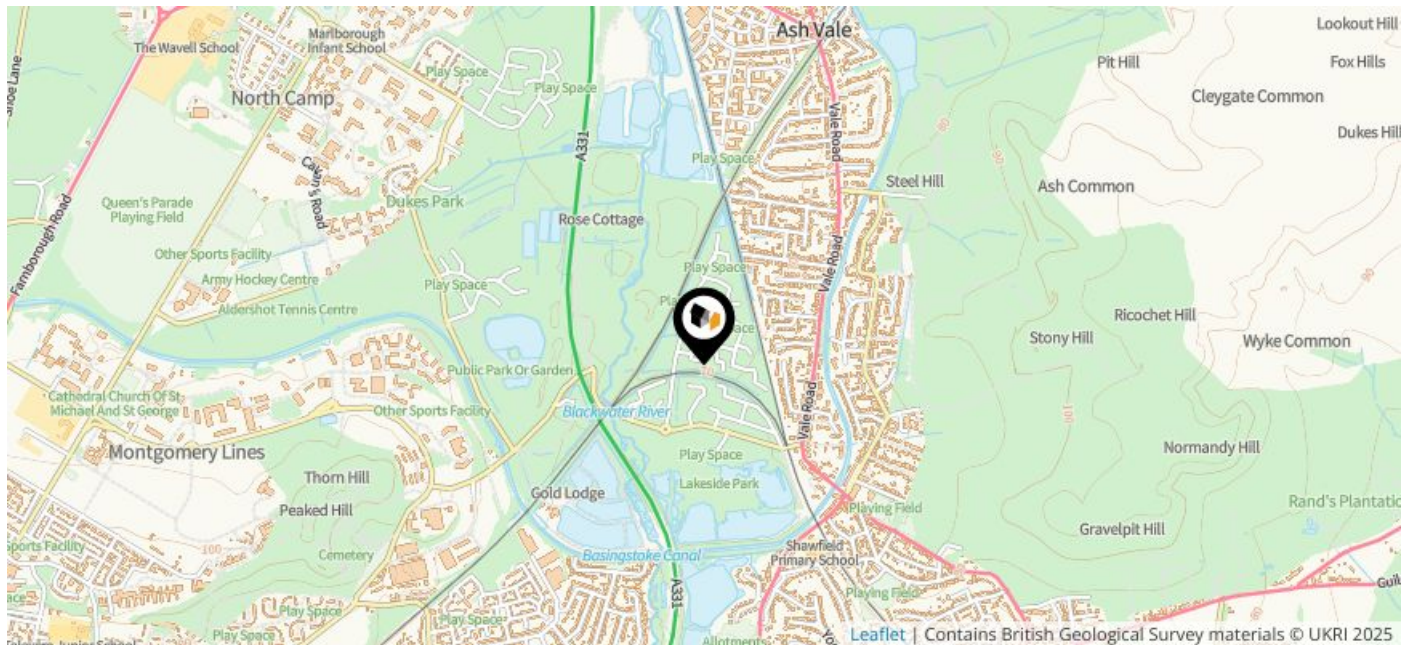
+45.09%

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.

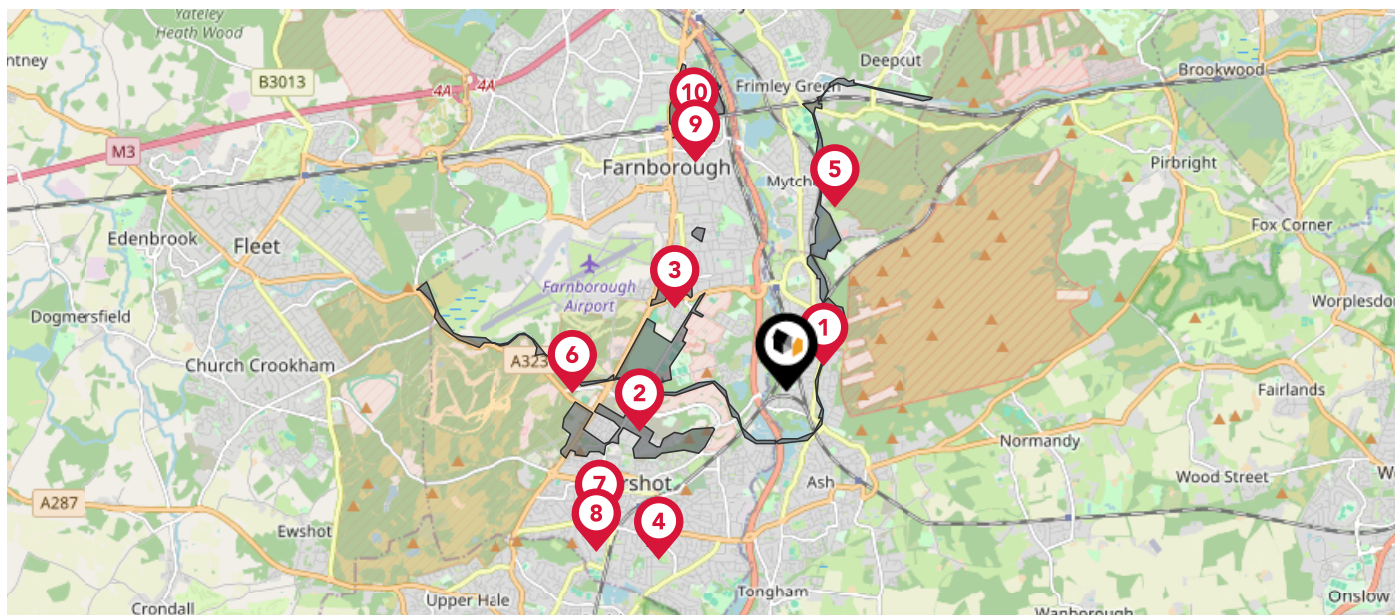
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

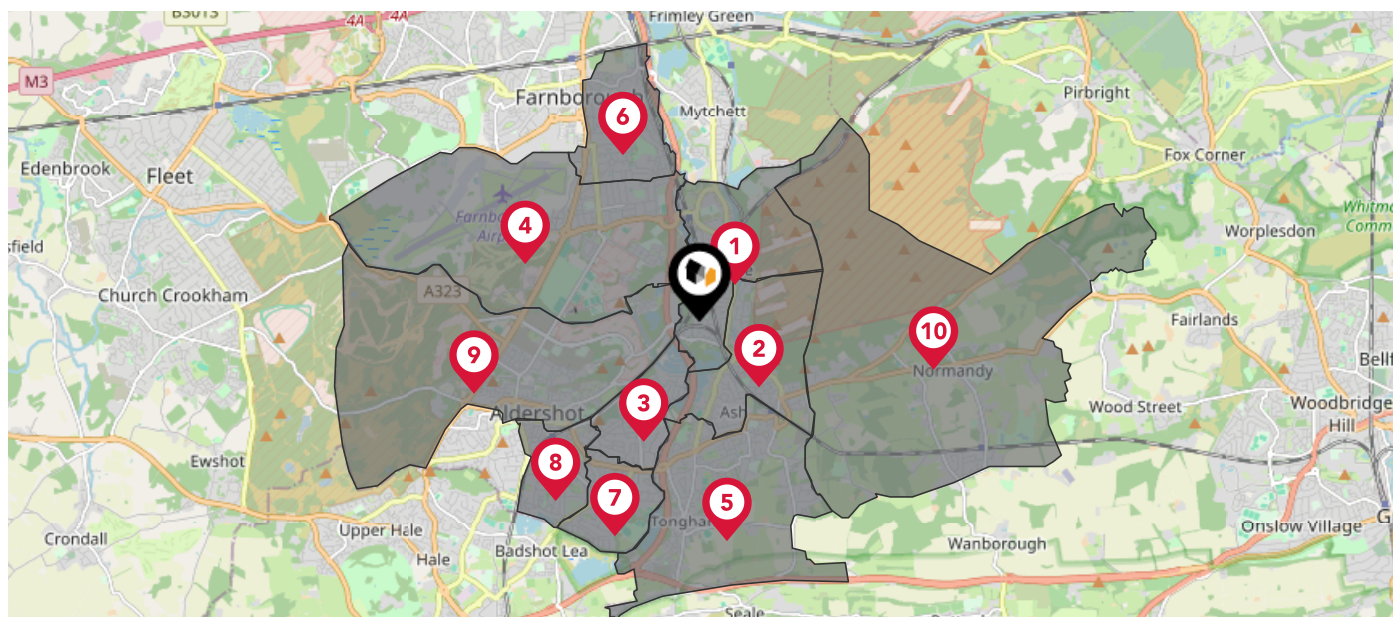
-  1 Basingstoke Canal South
-  2 Aldershot Military
-  3 South Farnborough
-  4 Manor Park
-  5 Basingstoke Canal
-  6 Basingstoke Canal
-  7 Aldershot West
-  8 Cargate
-  9 Saint Michael's Abbey
-  10 Farnborough Hill

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

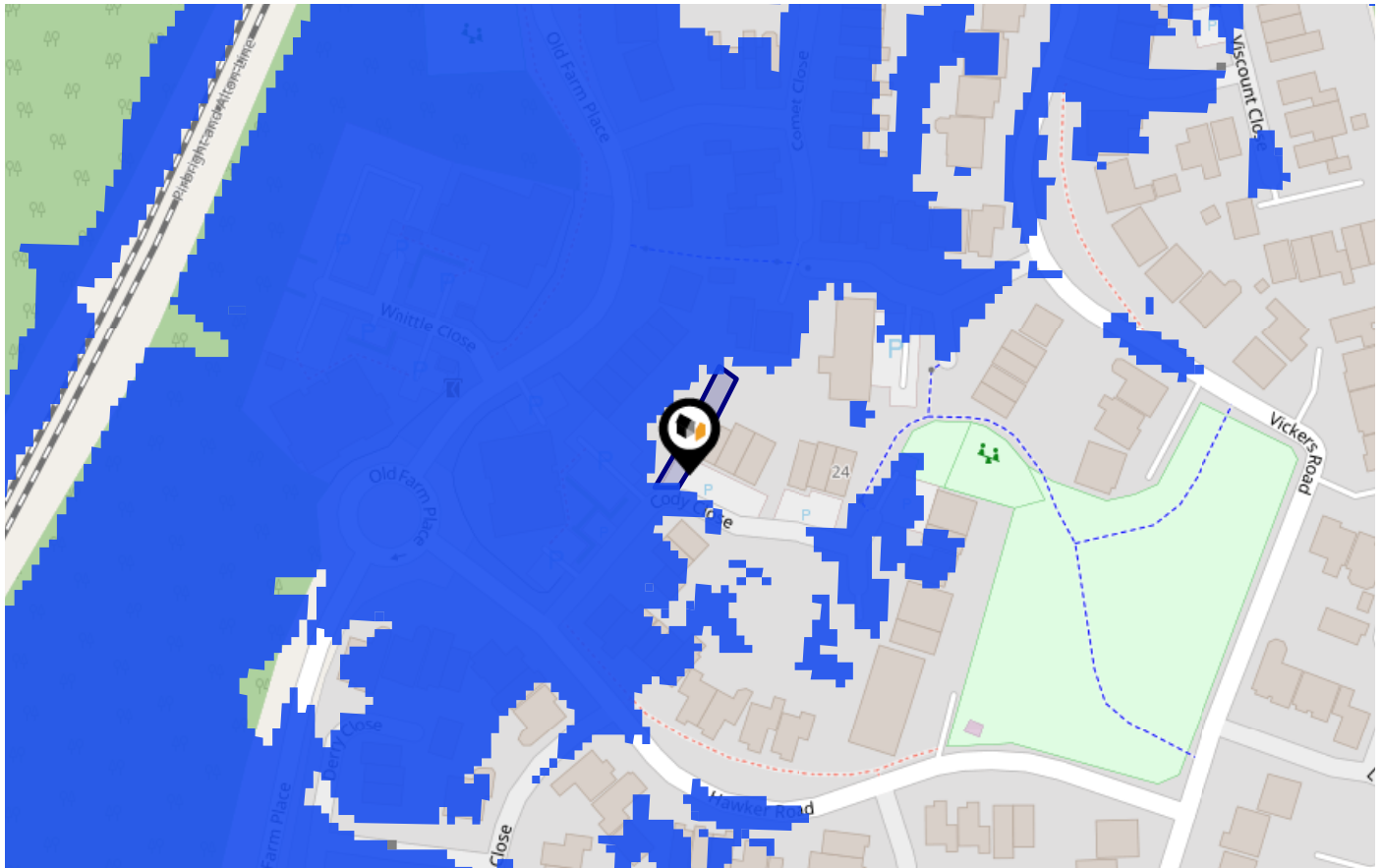
- 1 Ash Vale Ward
- 2 Ash Wharf Ward
- 3 North Town Ward
- 4 St. Mark's Ward
- 5 Ash South and Tongham Ward
- 6 Knellwood Ward
- 7 Aldershot Park Ward
- 8 Manor Park Ward
- 9 Wellington Ward
- 10 Normandy Ward

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 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

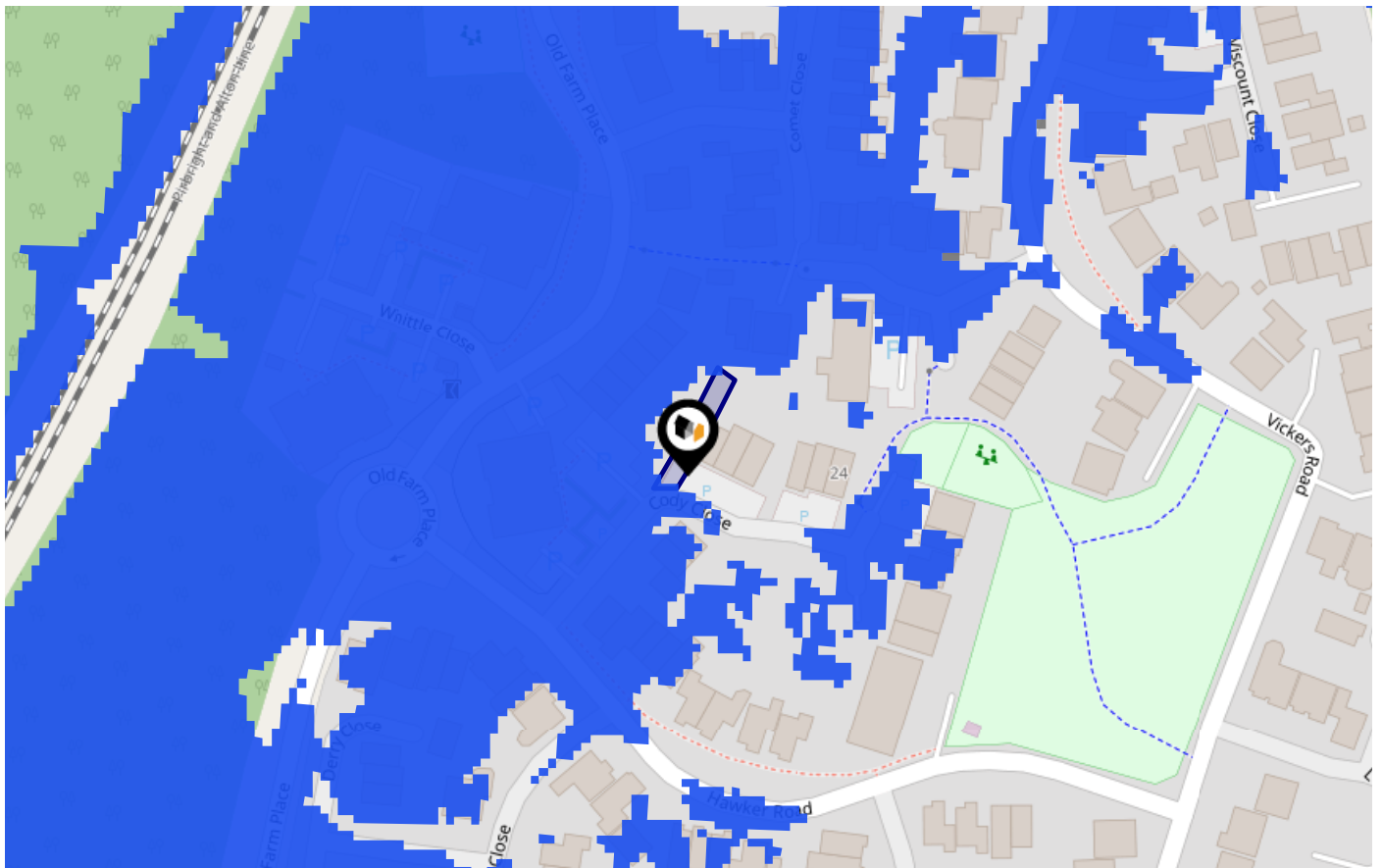


Flood Risk

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**

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Chance of flooding to the following depths at this property:

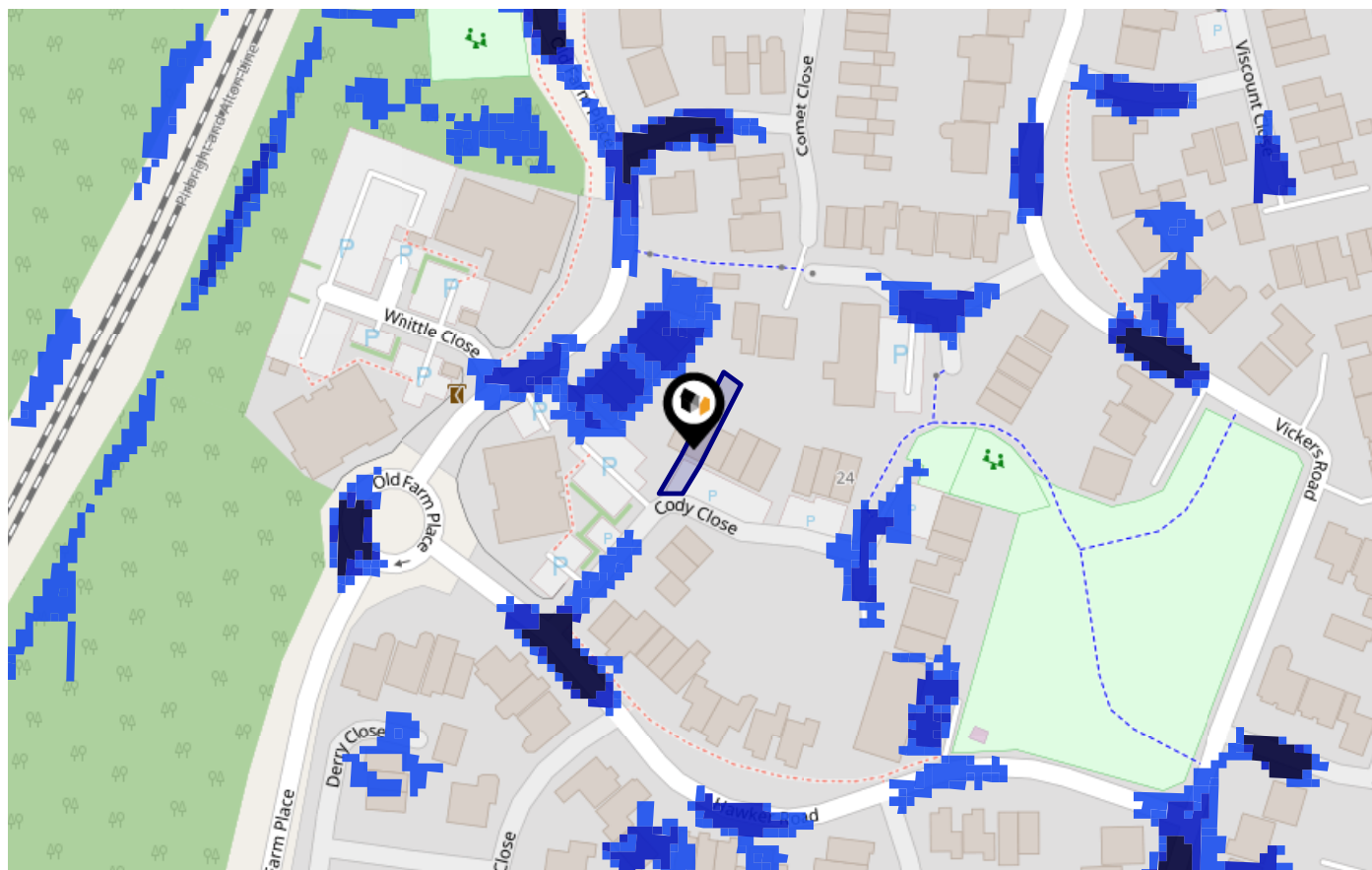


Flood Risk

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.

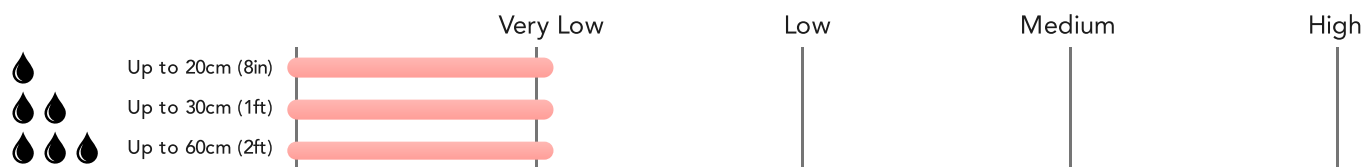


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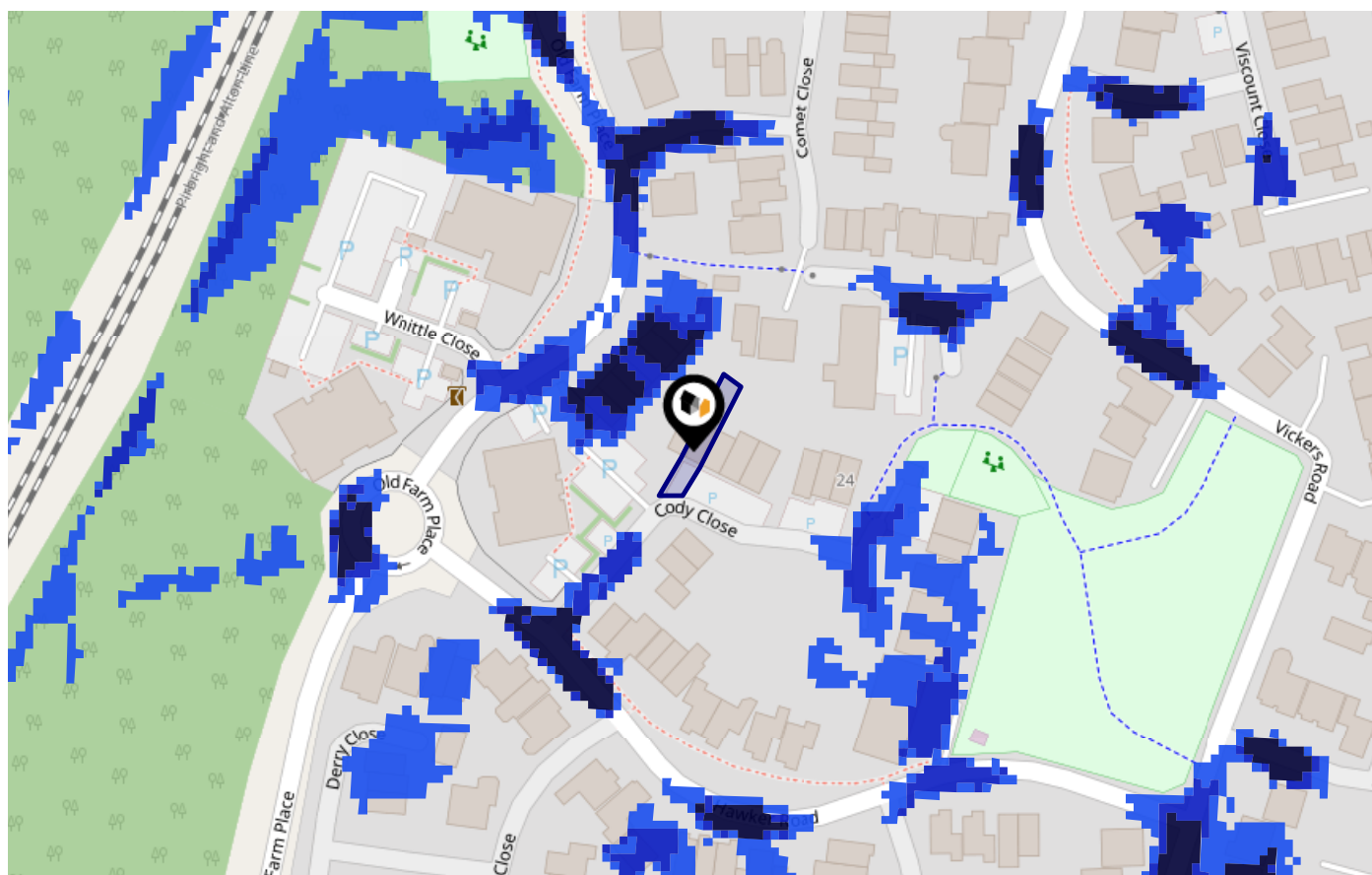


Flood Risk

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.

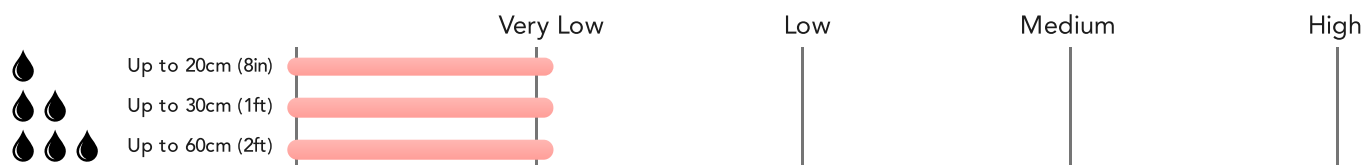


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Chance of flooding to the following depths at this property:

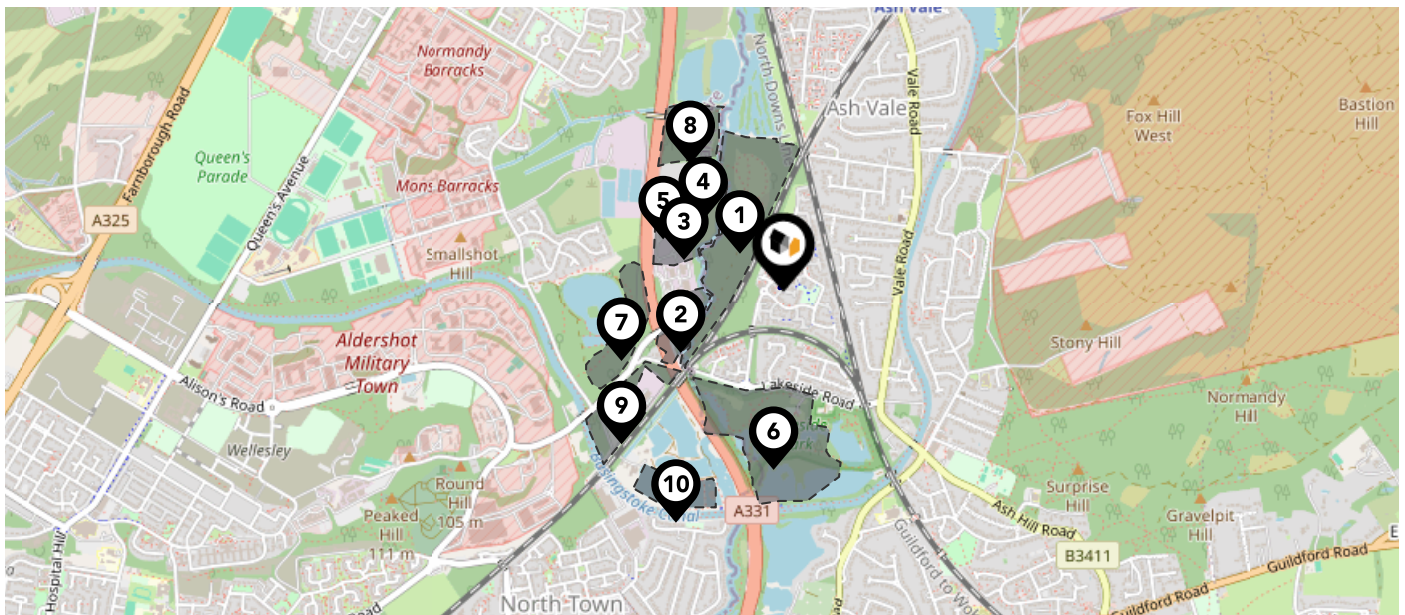


Maps

Landfill Sites



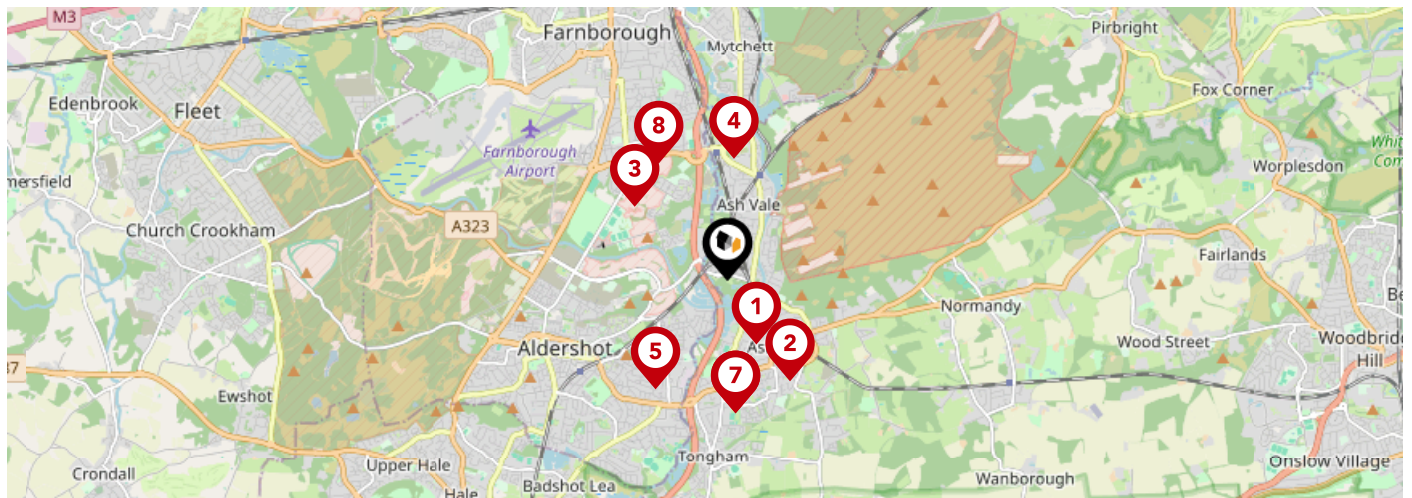
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

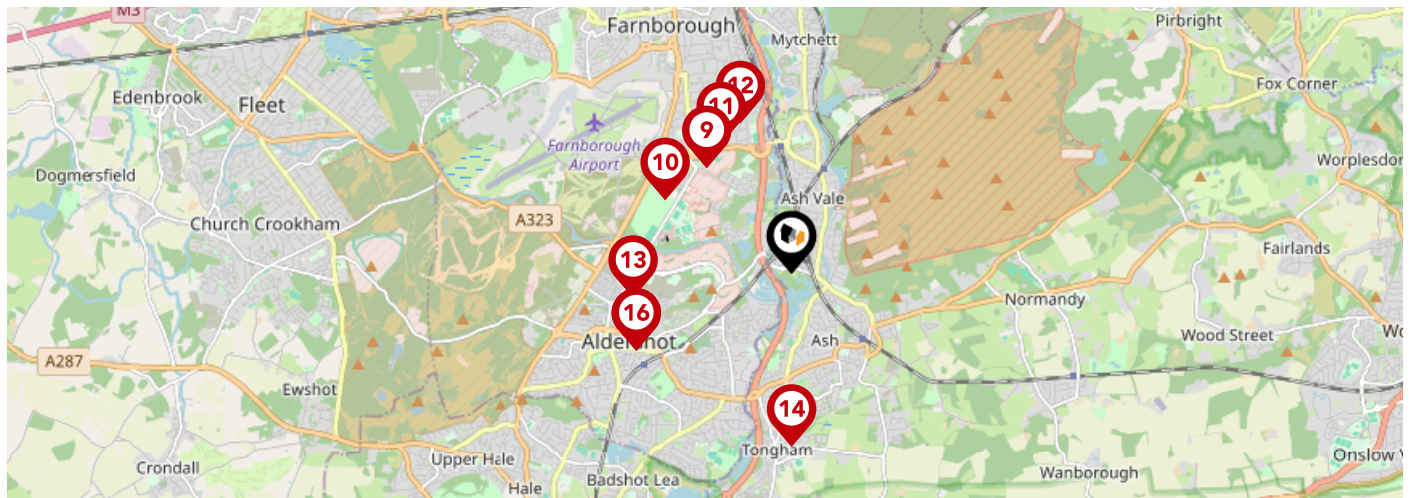
	Land adjacent to Aldershot Stubbs-Between Blackwater River and Railway, Aldershot Stubbs	Historic Landfill <input type="checkbox"/>
	Bush Lane-North East of Government Road, Aldershot, Hampshire	Historic Landfill <input type="checkbox"/>
	Hollybush Lane-North Camp, Aldershot, Hampshire	Historic Landfill <input type="checkbox"/>
	Aldershot Stubbs-Hollybush Lane, Aldershot	Historic Landfill <input type="checkbox"/>
	Land adjacent to The Gables-Aldershot Stubbs, Hollybush Lane, Aldershot, Hampshire	Historic Landfill <input type="checkbox"/>
	Lakeside Road-Government Road, Ash, Surrey	Historic Landfill <input type="checkbox"/>
	Hill and Lake Site Camp-Farm Road, Aldershot, Hampshire	Historic Landfill <input type="checkbox"/>
	Land to the east of Sewage Works-Hollybush Lane, Aldershot	Historic Landfill <input type="checkbox"/>
	The Gold-Government Road, Aldershot	Historic Landfill <input type="checkbox"/>
	Land at Lake Gold-Lake Gold, Springlakes, Government Road, Aldershot	Historic Landfill <input type="checkbox"/>









Area Schools



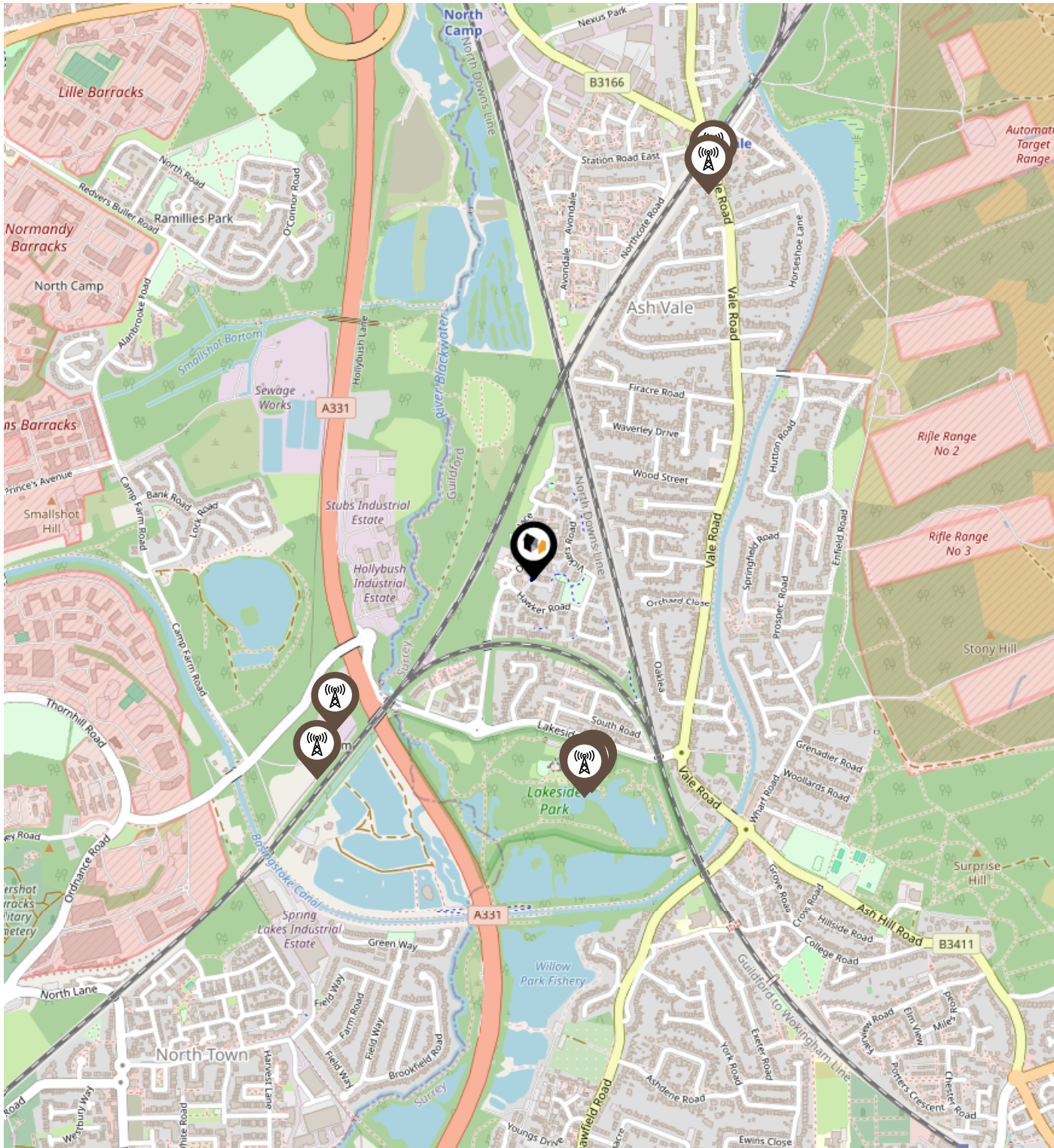
		Nursery	Primary	Secondary	College	Private
1	Shawfield Primary School Ofsted Rating: Good Pupils: 205 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ash Grange Nursery and Primary School Ofsted Rating: Good Pupils: 292 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Marlborough Infant School Ofsted Rating: Good Pupils: 85 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 423 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alderwood School Ofsted Rating: Good Pupils: 1512 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walsh CofE Infant School Ofsted Rating: Outstanding Pupils: 179 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Walsh CofE Junior School Ofsted Rating: Requires improvement Pupils: 211 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Wavell School Ofsted Rating: Good Pupils: 1018 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salesian College Ofsted Rating: Not Rated Pupils: 589 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cambridge Primary School Ofsted Rating: Good Pupils: 357 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ash Manor School Ofsted Rating: Good Pupils: 1157 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Talavera Infant School Ofsted Rating: Good Pupils: 270 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Talavera Junior School Ofsted Rating: Outstanding Pupils: 446 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

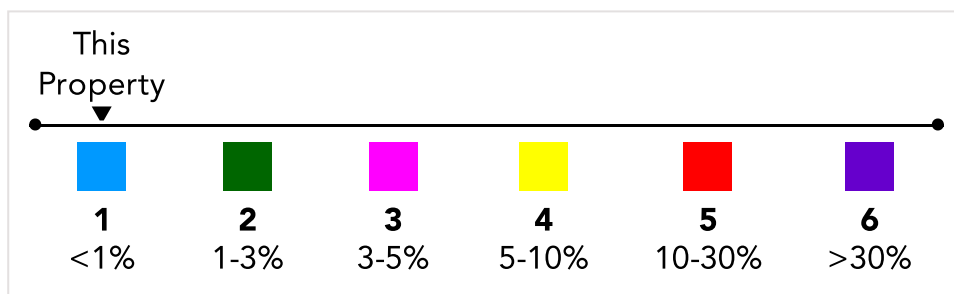
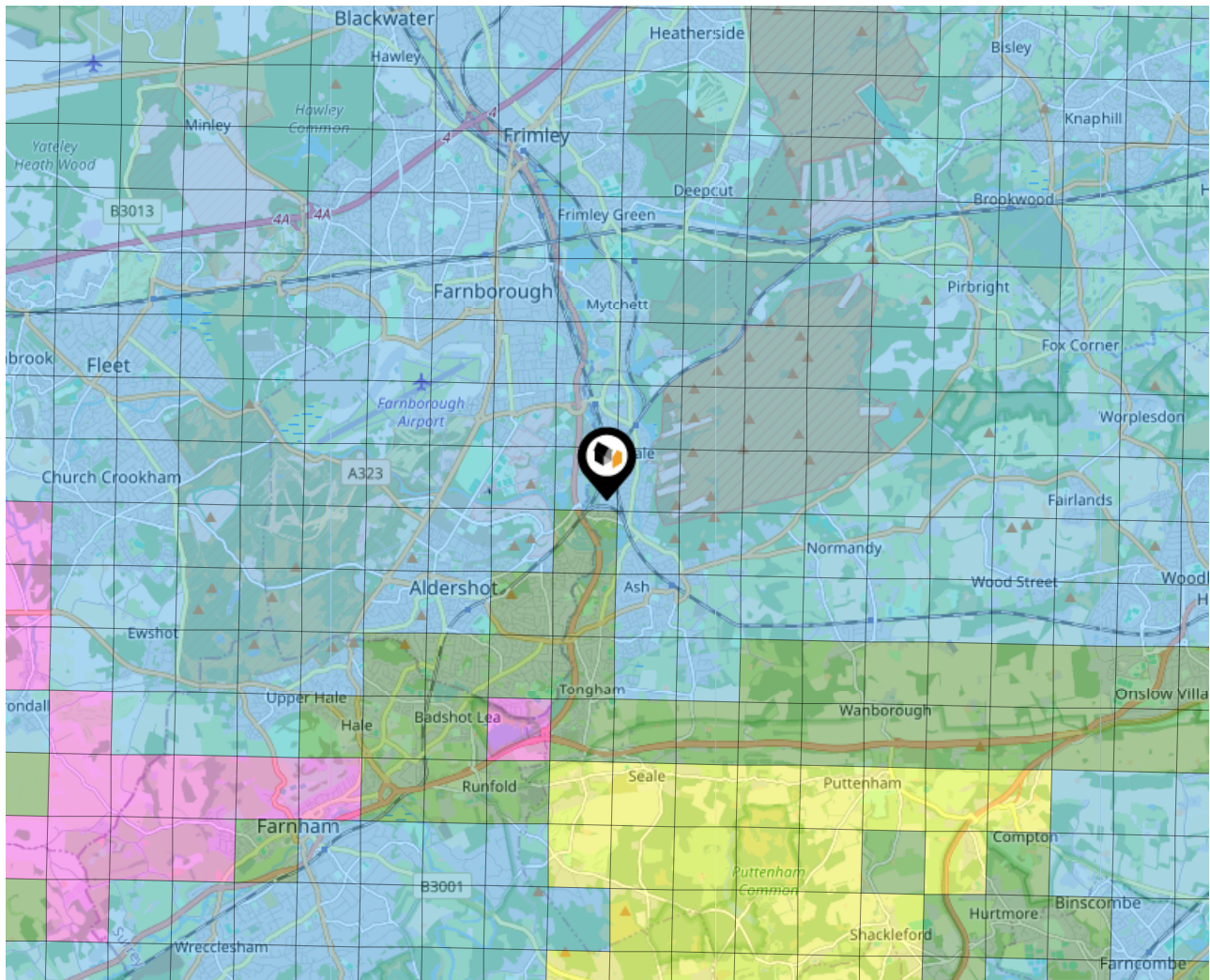
Environment

Radon Gas

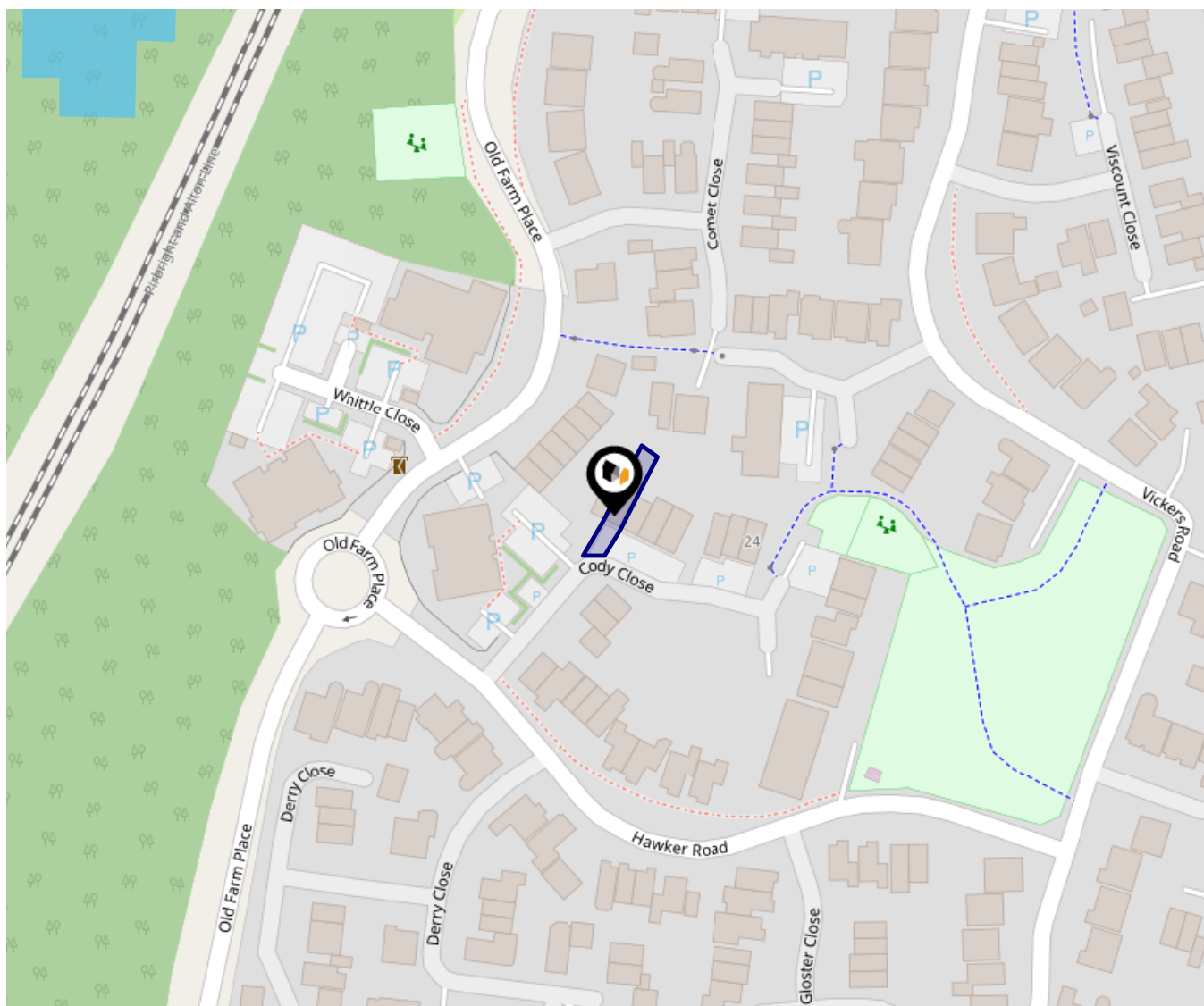


What is Radon?

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



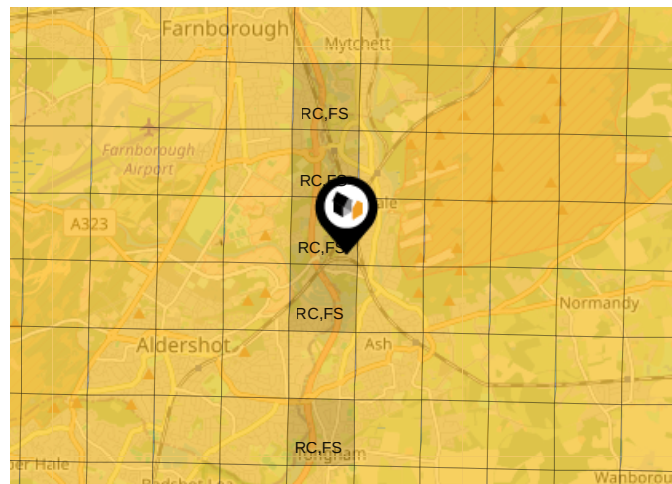
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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		

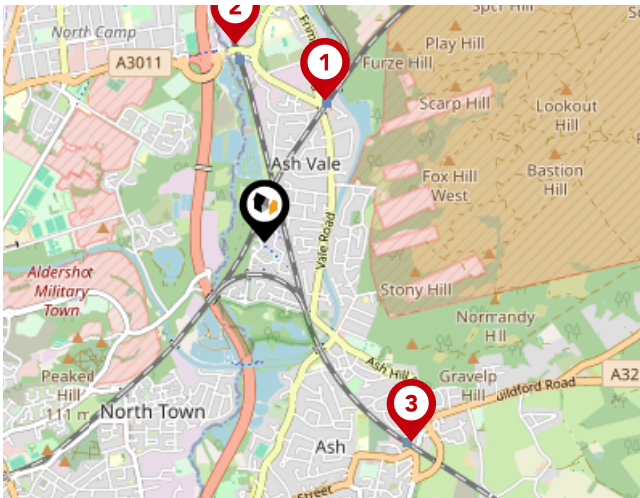


Primary Classifications (Most Common Clay Types)

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

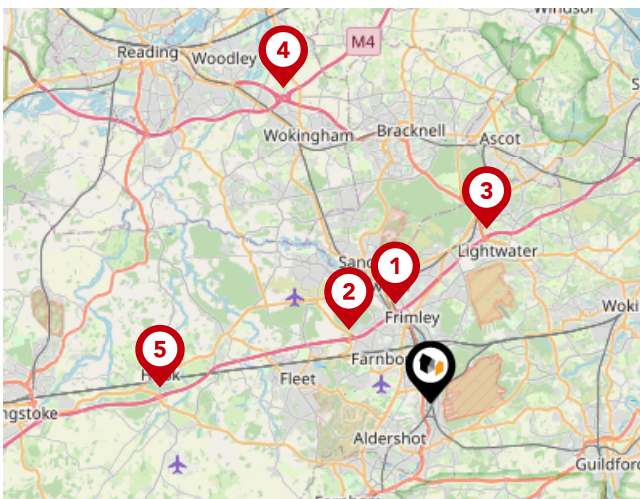
Area

Transport (National)



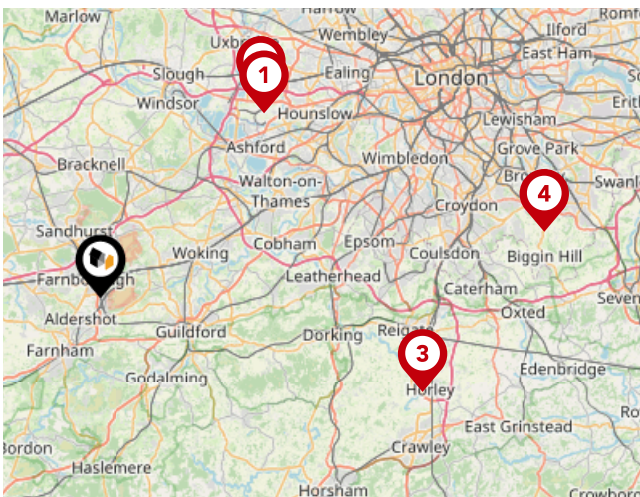
National Rail Stations

Pin	Name	Distance
1	Ash Vale Rail Station	0.72 miles
2	North Camp Rail Station	0.93 miles
3	Ash Rail Station	1.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	3.91 miles
2	M3 J4A	4.08 miles
3	M3 J3	6.82 miles
4	M4 J10	12.9 miles
5	M3 J5	10.07 miles

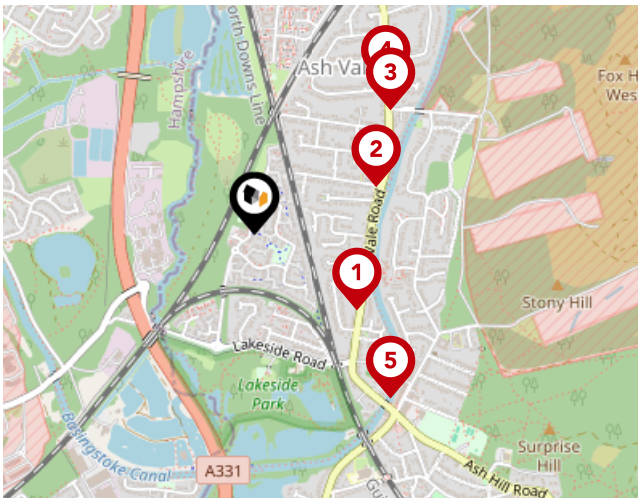


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	18.25 miles
2	Heathrow Airport	18.87 miles
3	Gatwick Airport	24.93 miles
4	Leaves Green	33.29 miles

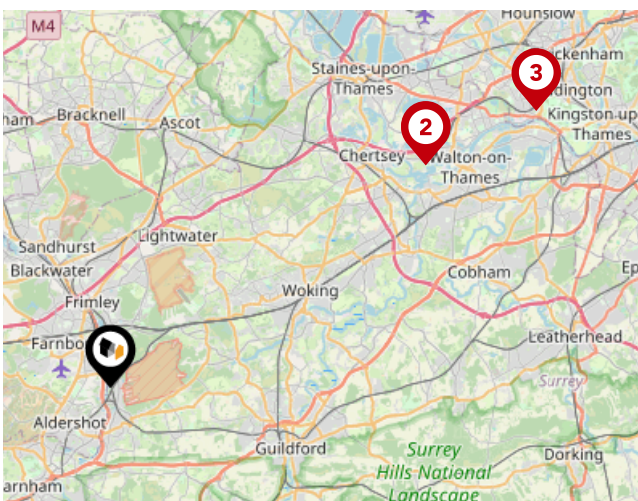
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Napier Lane	0.29 miles
2	St Mary's Road	0.31 miles
3	Heathvale Bridge Road	0.43 miles
4	Heathvale Bridge Road	0.46 miles
5	Shawfield Road	0.49 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.36 miles
2	Weybridge Ferry Landing	14.35 miles
3	Moulsey - Hurst Park Ferry Landing	18.84 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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