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KPF: Key Property Facts

An Analysis of This Property & The Local Area



106, CHATSWORTH AVENUE, TUFFLEY, GLOUCESTER, GL4 0SA

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

RICS

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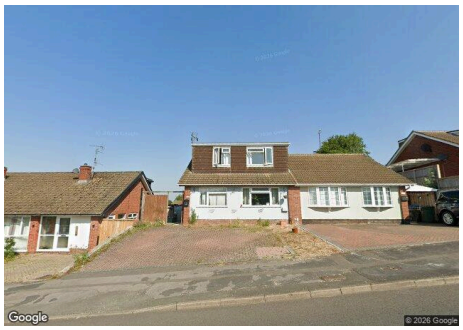
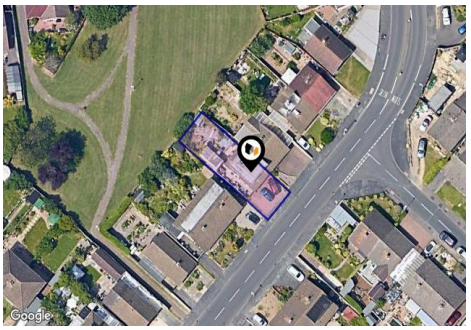
Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	23/03/2001
Bedrooms:	3	**Last Sold Price:**	£73,000
Floor Area:	1,011 ft^2 / 94 m^2	**Last Sold £/ft^2:**	£72
Plot Area:	0.07 acres	**Tenure:**	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	GR15059		
UPRN:	100120465252		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Gloucestershire
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	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Property

EPC - Certificate

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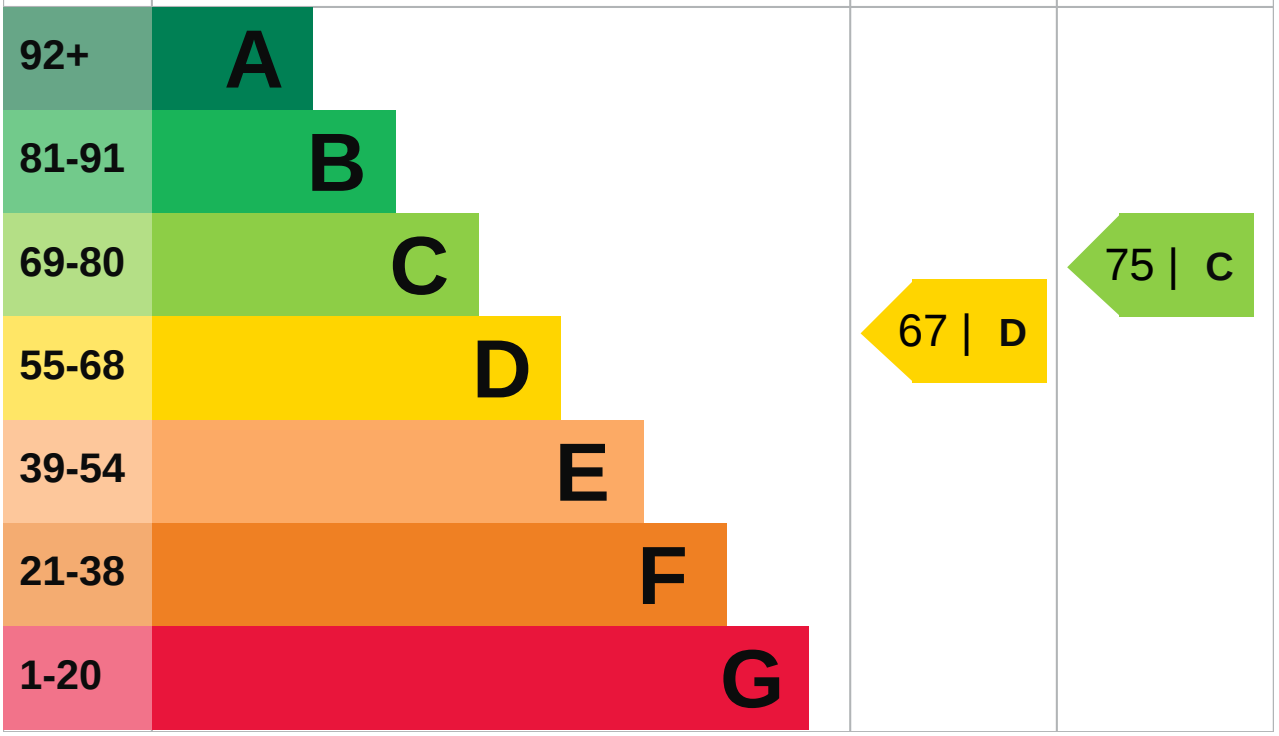
106 Chatsworth Avenue Tuffley GLOUCESTER GL4 0SA

Energy rating

D

Valid until 03.11.2036

Certificate number 21873966320013266204



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Flat, no insulation
Roof Energy:	Flat, no insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 m^2

Market
Sold in Street

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108, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	31/10/2025		
Last Sold Price:	£265,000		

101, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	28/08/2025		
Last Sold Price:	£252,500		

100, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	22/11/2019	29/05/2002	26/11/1999
Last Sold Price:	£180,000	£82,950	£57,500

89, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	17/12/2018	25/06/2003	12/04/2002
Last Sold Price:	£195,000	£90,500	£83,000

93, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	19/09/2014		
Last Sold Price:	£154,000		

114, Chatsworth Avenue, Gloucester, GL4 0SA	Detached House		
Last Sold Date:	26/05/2011	14/03/1996	
Last Sold Price:	£130,000	£46,000	

104, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	21/11/2008	26/01/2006	
Last Sold Price:	£145,000	£147,000	

99, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	14/06/2004	24/03/1995	
Last Sold Price:	£139,950	£52,000	

116, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	21/11/2003		
Last Sold Price:	£122,000		

118, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	15/10/2003	09/10/1998	
Last Sold Price:	£113,500	£55,500	

102, Chatsworth Avenue, Gloucester, GL4 0SA	Semi-detached House		
Last Sold Date:	20/03/2003		
Last Sold Price:	£113,000		

106, Chatsworth Avenue, Gloucester, GL4 0SA	Terraced House		
Last Sold Date:	23/03/2001		
Last Sold Price:	£73,000		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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Market
House Price Statistics

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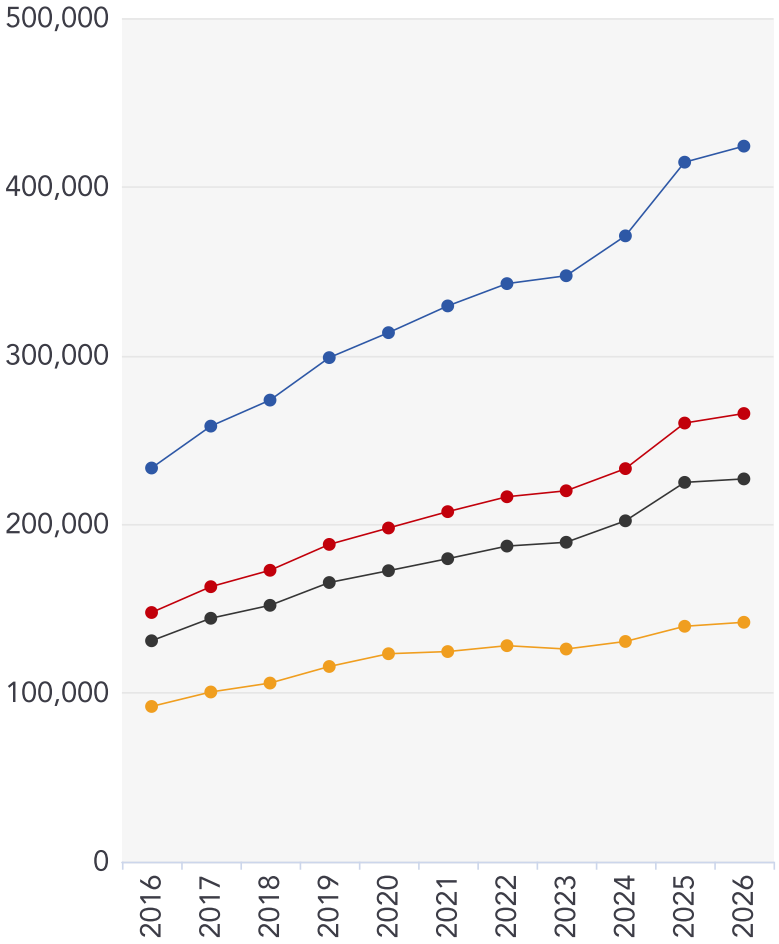
10 Year History of Average House Prices by Property Type in GL4



Detached

+81.76%

Semi-Detached

+79.85%

Terraced

+73.26%

Flat

+54.21%

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Maps
Coal Mining

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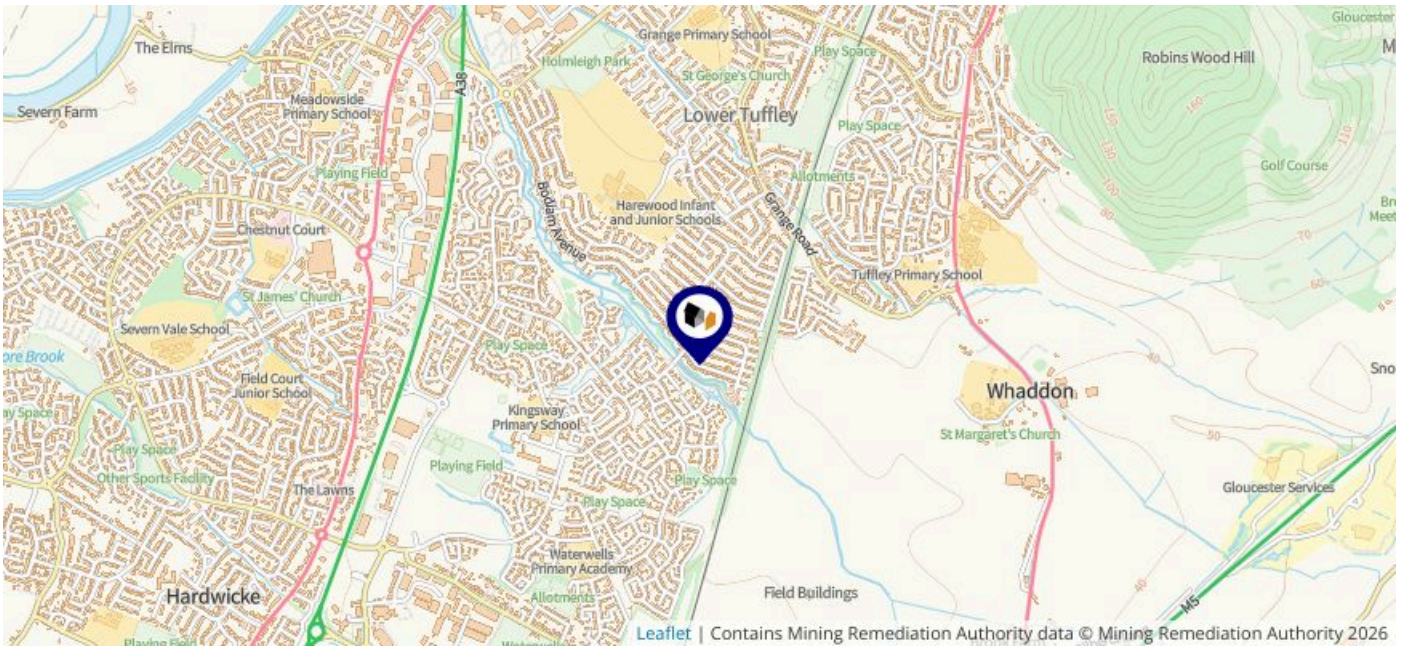
This map displays nearby coal mine entrances and their classifications.



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

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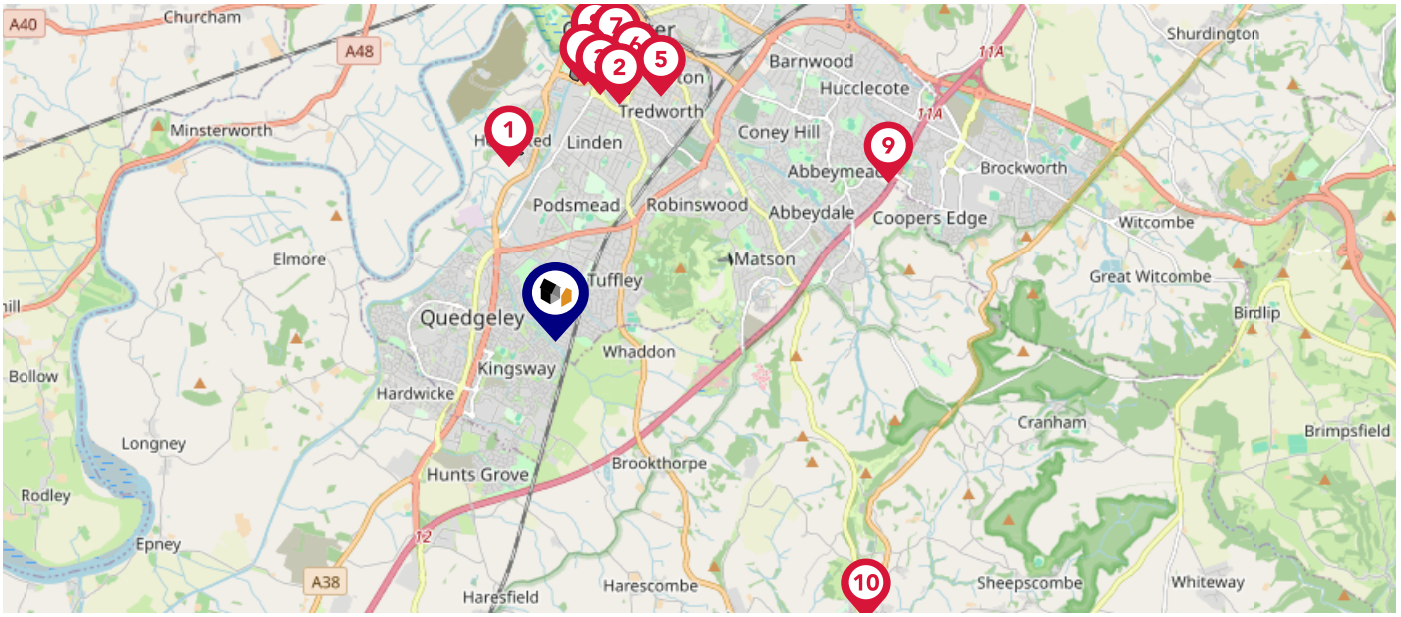
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

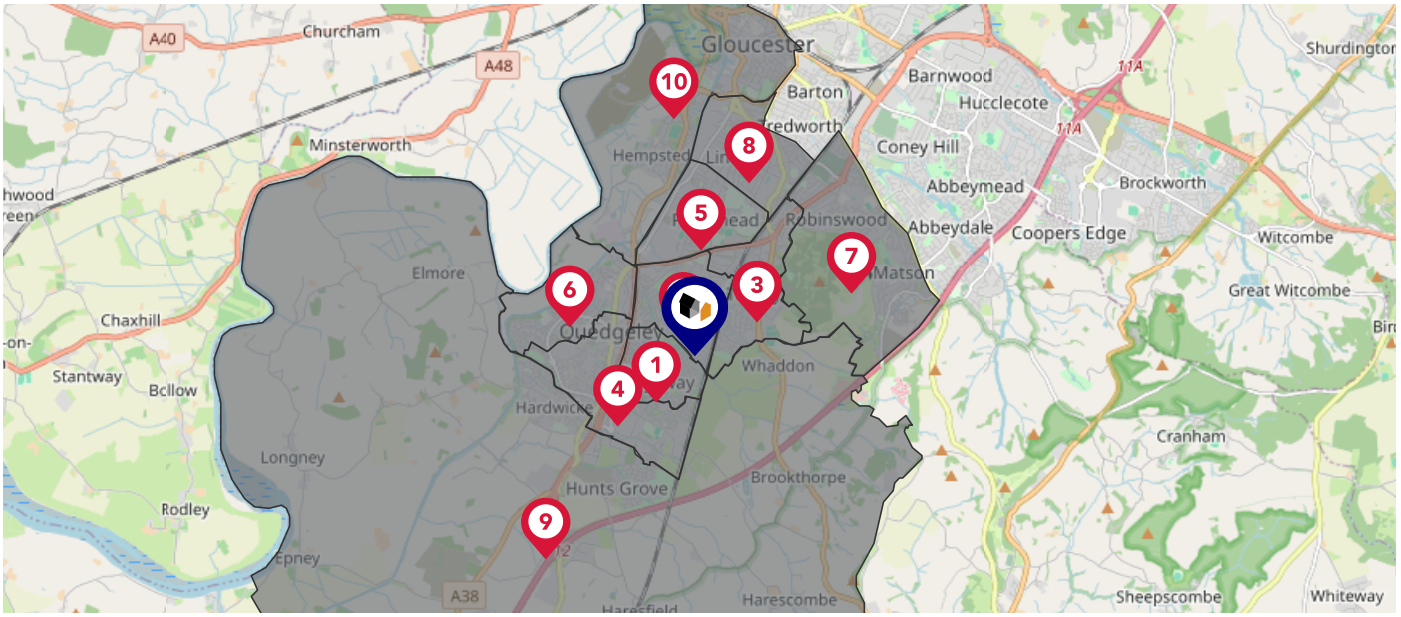


Nearby Conservation Areas

1	Hempsted
2	The Spa
3	Southgate Street
4	The Docks
5	Barton Street
6	Eastgate and St Michael's
7	City Centre
8	Barbican
9	Hucclecote Green
10	Gyde House

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

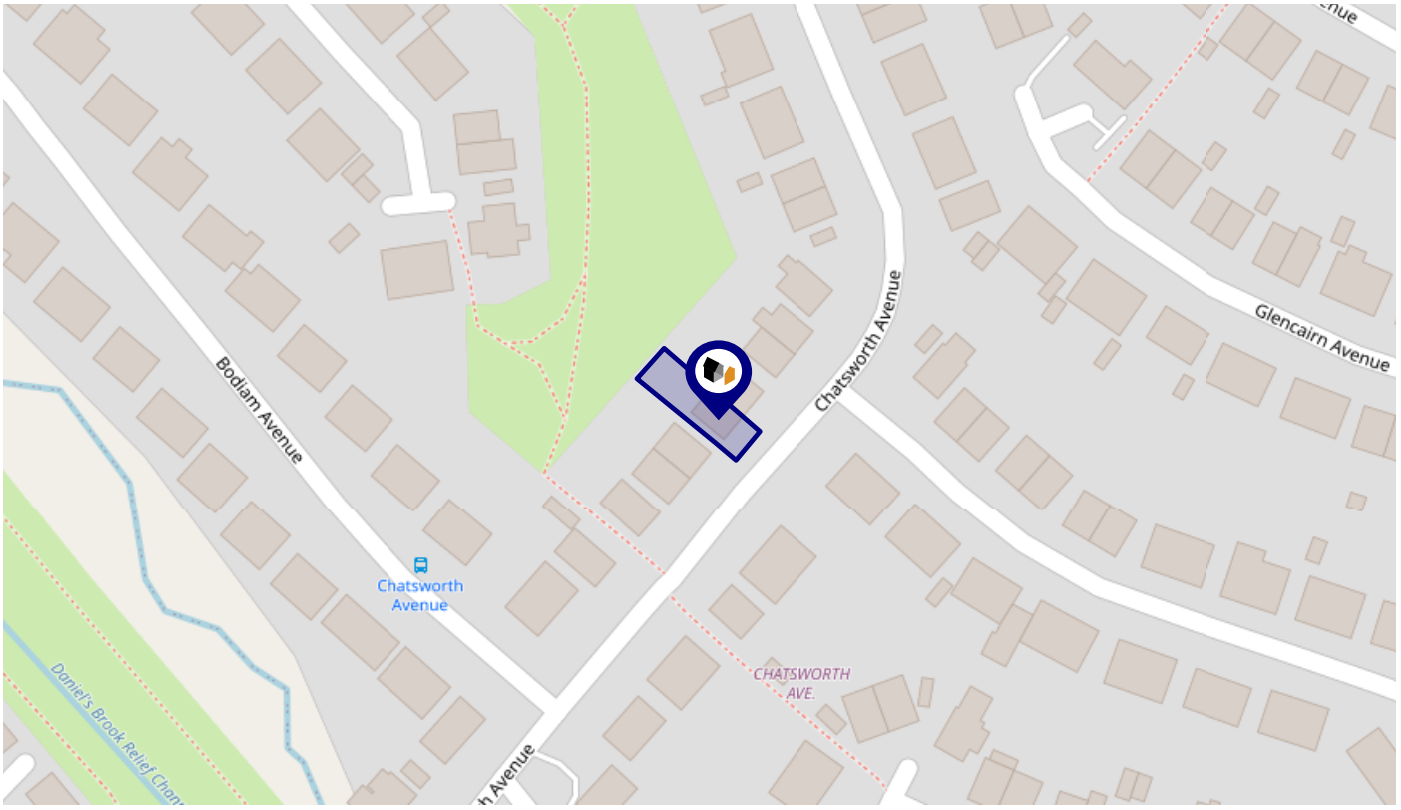


Nearby Council Wards

1	Kingsway Ward
2	Grange Ward
3	Tuffley Ward
4	Quedgeley Fieldcourt Ward
5	Podsmead Ward
6	Quedgeley Severn Vale Ward
7	Matson, Robinswood and White City Ward
8	Moreland Ward
9	Hardwicke Ward
10	Westgate 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

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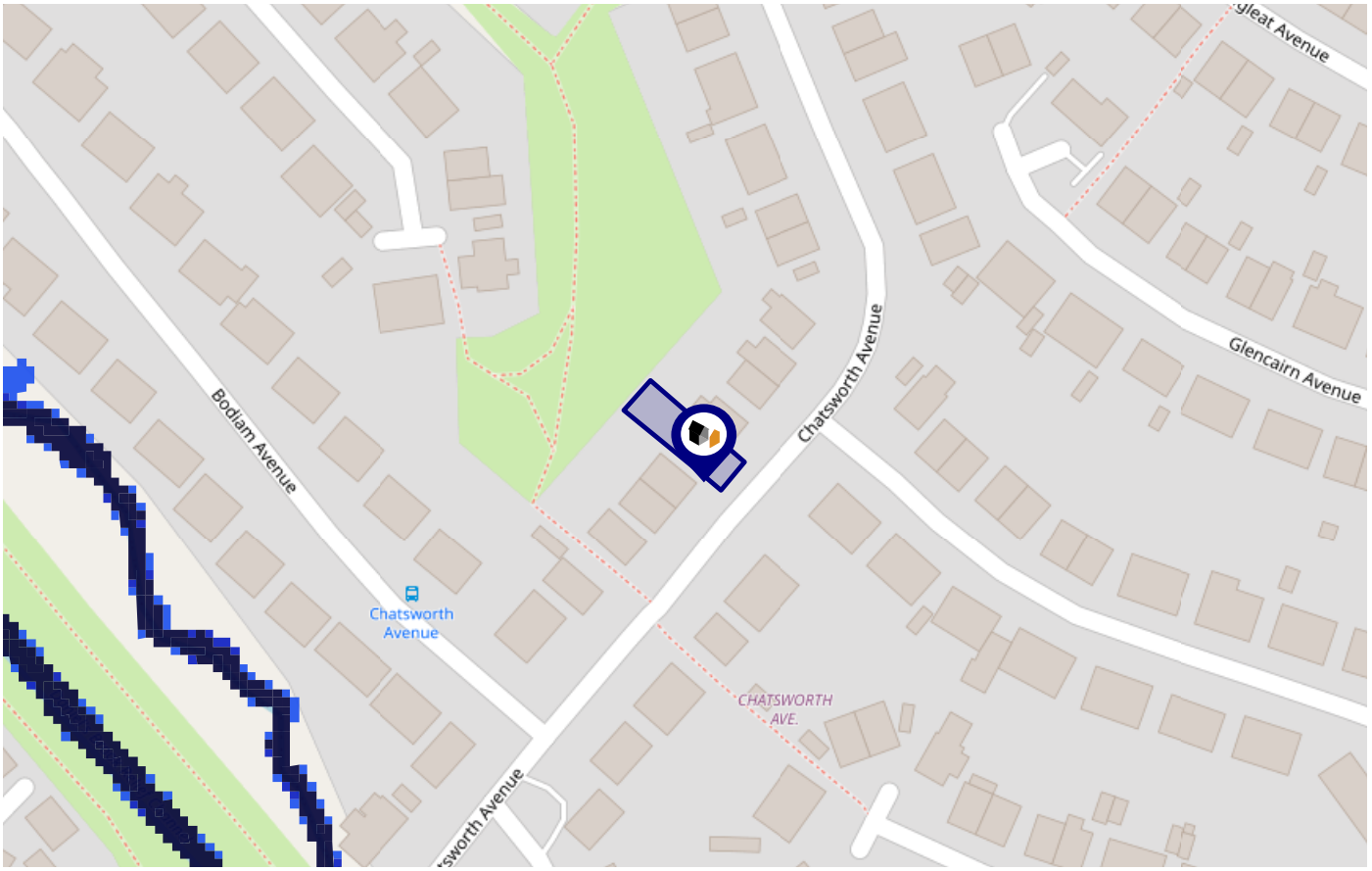
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

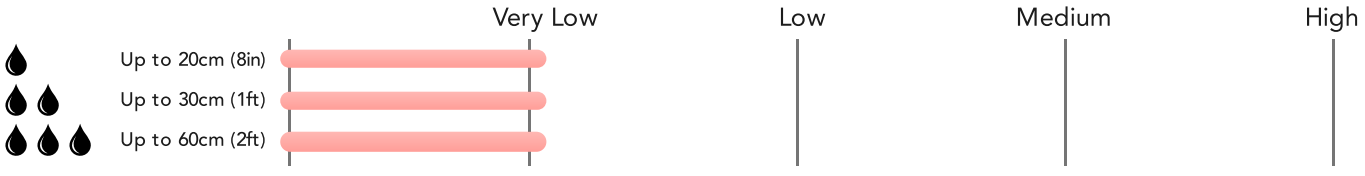


Risk Rating: Very low

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:



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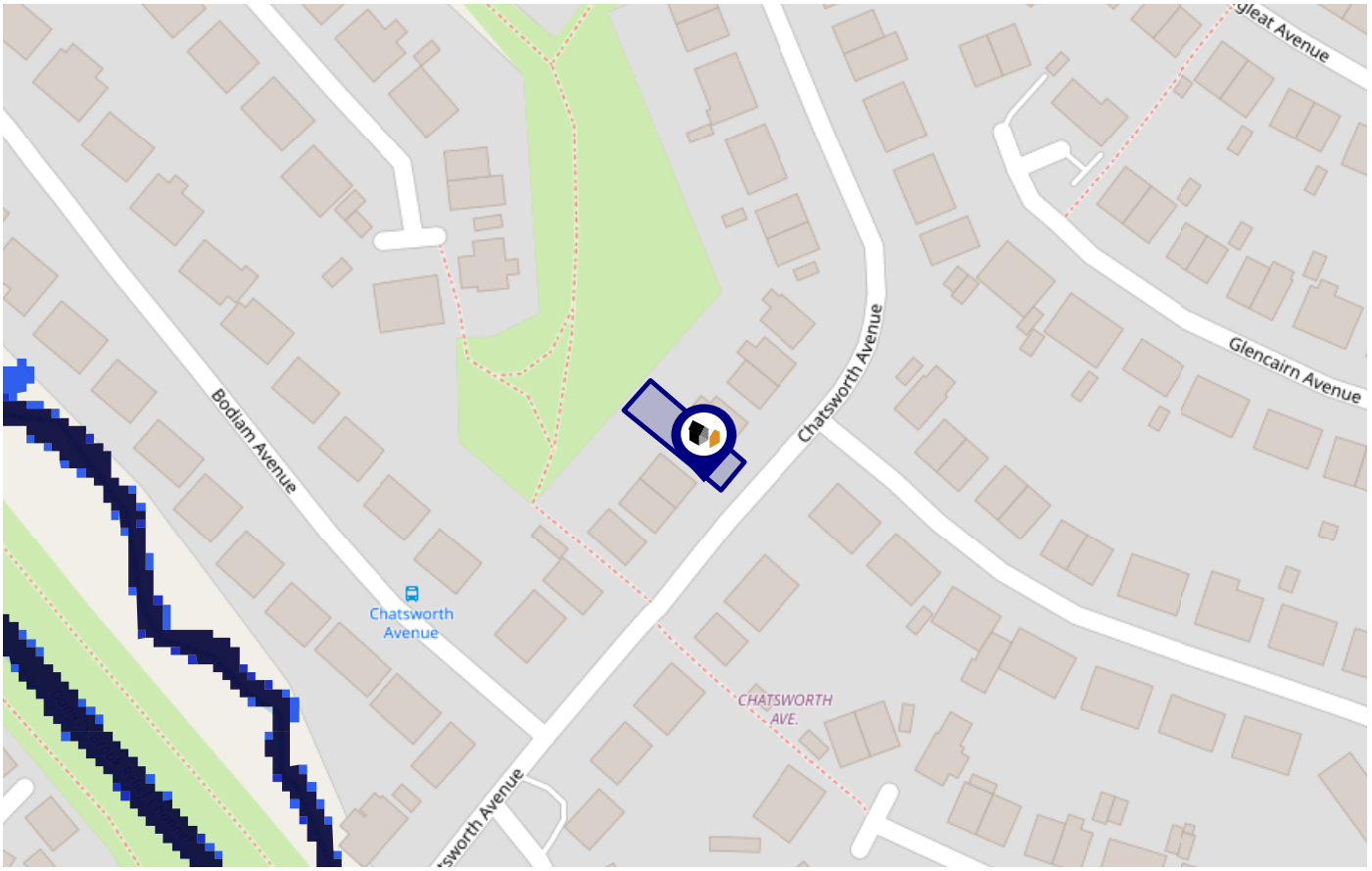
Flood Risk
Rivers & Seas - Climate Change

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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Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Flood Risk

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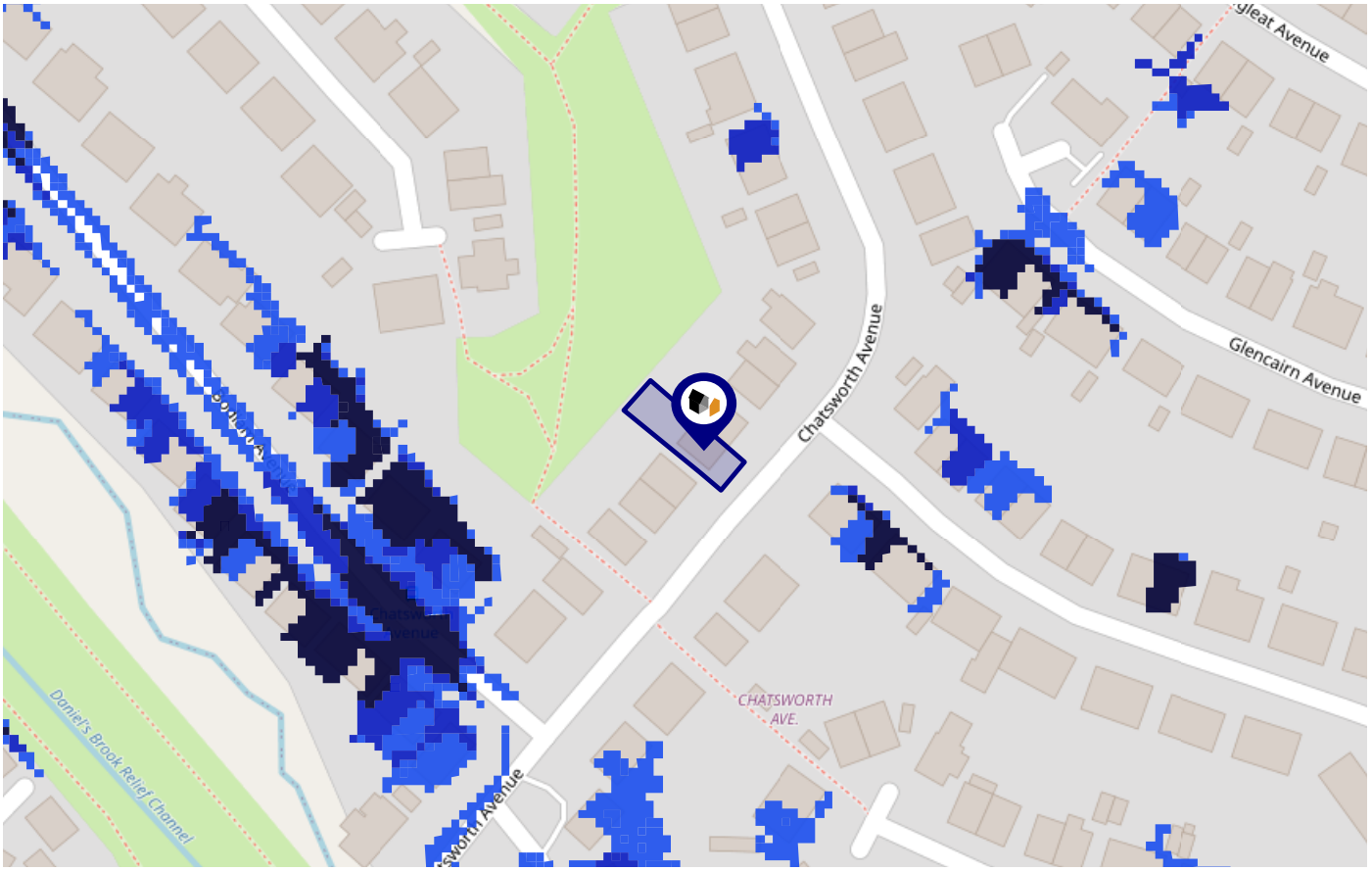
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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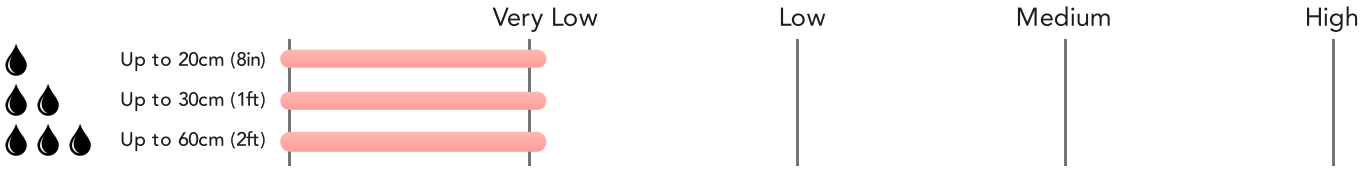

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Flood Risk
Surface Water - Climate Change

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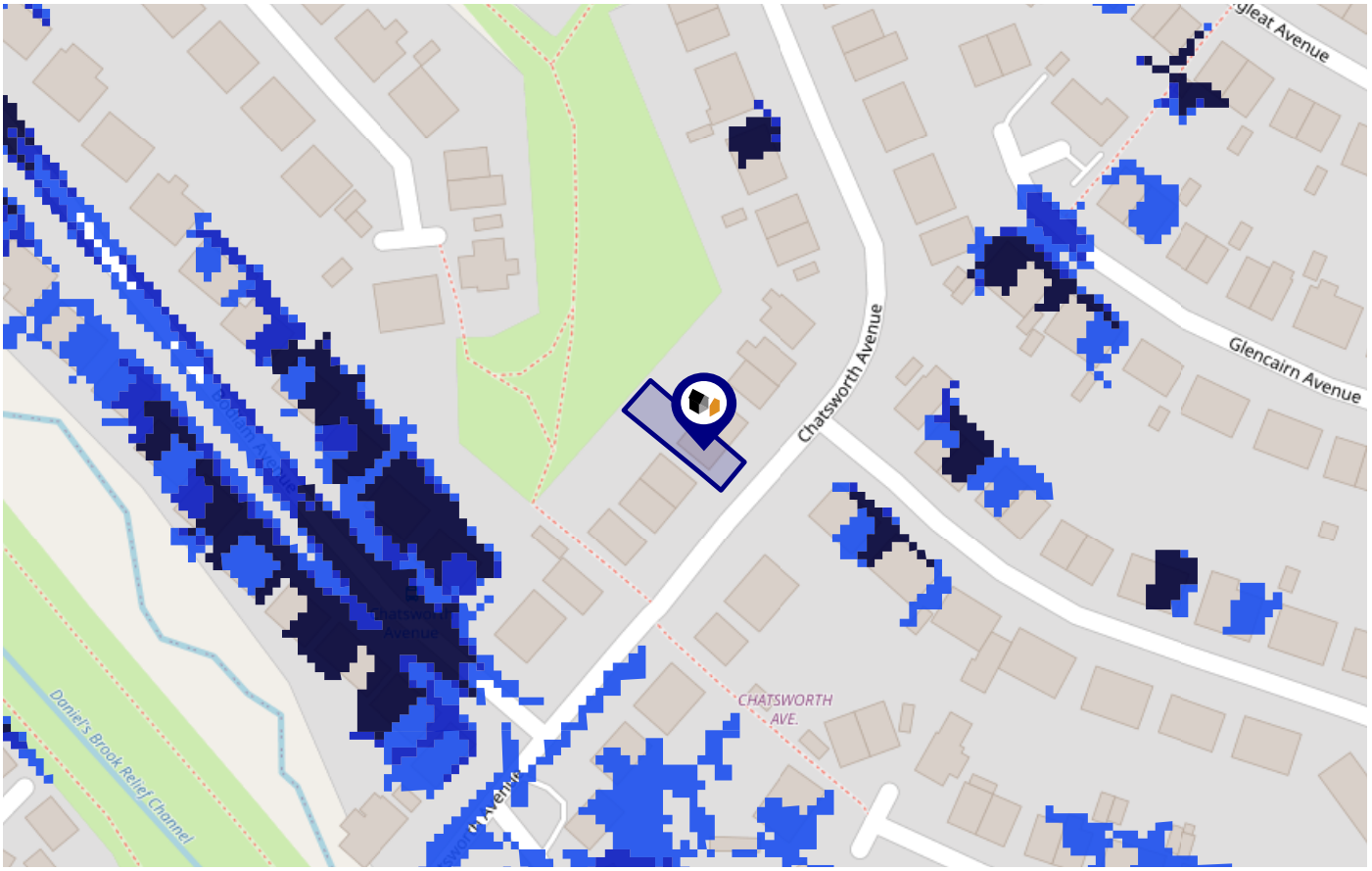
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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Chance of flooding to the following depths at this property:



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Maps
Green Belt

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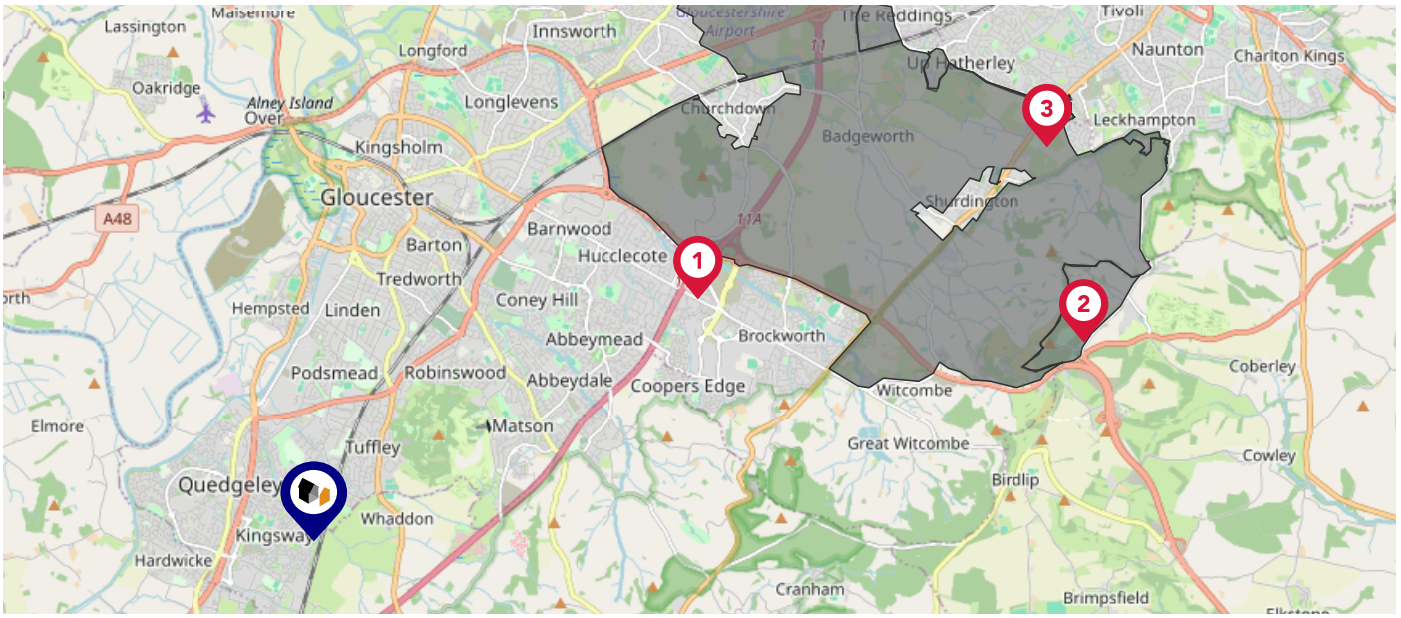
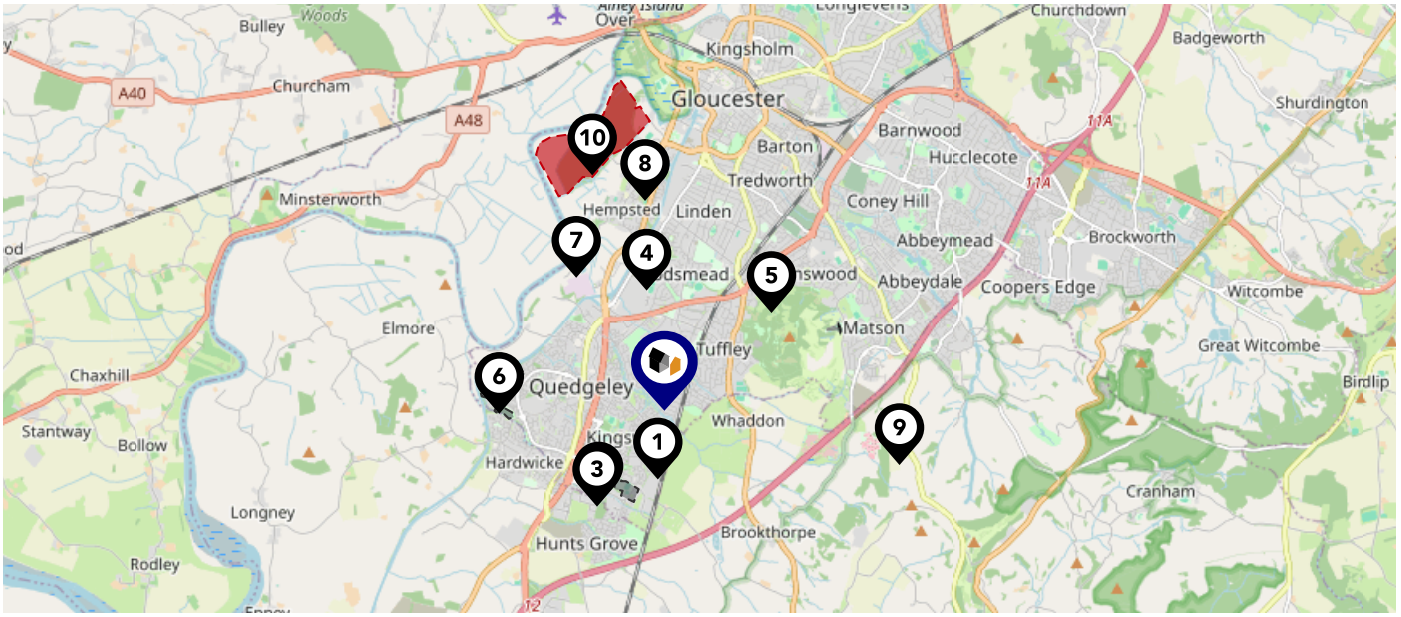
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Cheltenham and Gloucester Green Belt - Tewkesbury
2	Cheltenham and Gloucester Green Belt - Cotswold
3	Cheltenham and Gloucester Green Belt - Cheltenham

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	RAF Quedgeley-Unit 7 Naas Lane, Quedgeley, Gloucester, Gloucestershire	Historic Landfill
2	Landfill Site at Naas Lane/Waterwells Farm-Waterwells Farm, Naas Lane, Quedgeley, Gloucester, Gloucestershire	Historic Landfill
3	Naas Lane-Quedgeley, Gloucestershire	Historic Landfill
4	Bristol Road-Gloucester, Gloucestershire	Historic Landfill
5	Holding No.7-The Deanery, Near Tuffley	Historic Landfill
6	Quedgeley-Gloucester	Historic Landfill
7	Upper Rea Farm-Rea Lane, Hempstead, Gloucestershire, Between Lane and River	Historic Landfill
8	Between 24 and 28 Hempsted Lane-Hempsted Lane, Gloucester, Gloucestershire	Historic Landfill
9	On B4073 Road-Upton-St-Leonards, Gloucestershire	Historic Landfill
10	No name provided by source	Active Landfill

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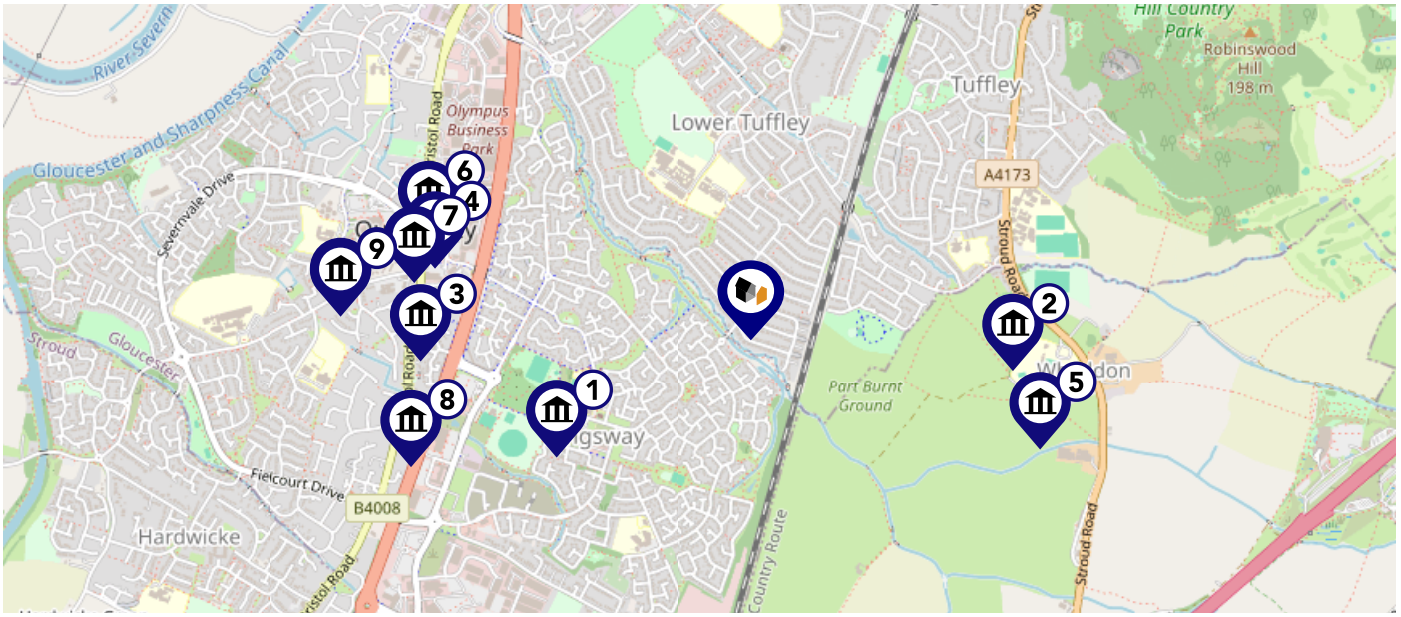
Maps
Listed Buildings

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
1 1090770 - Manor Farmhouse	Grade II	0.5 miles
2 1304395 - Yew Tree Farmhouse	Grade II	0.6 miles
3 1303751 - Packers Cottage	Grade II	0.7 miles
4 1154581 - Forge Thatch Cottage	Grade II	0.7 miles
5 1340595 - Church Of St Margaret	Grade II	0.7 miles
6 1090769 - Little Thatch	Grade II	0.8 miles
7 1340606 - Milestone	Grade II	0.8 miles
8 1154680 - Laura Croft	Grade II	0.8 miles
9 1154737 - Wells Monument In The Churchyard Approximately 6 Metres East Of Church Of St James	Grade II	0.9 miles
10 1154747 - Minchin Monument In The Churchyard Approximately 5 Metres North Of Wells Monument To East Of Church Of St James	Grade II	0.9 miles

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Area
Schools

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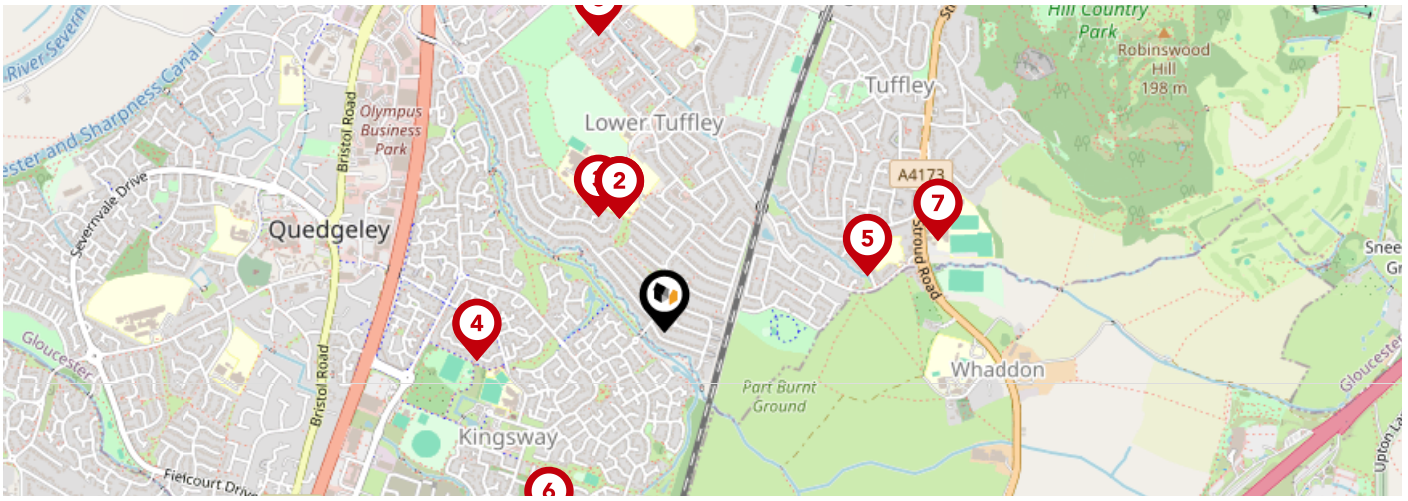
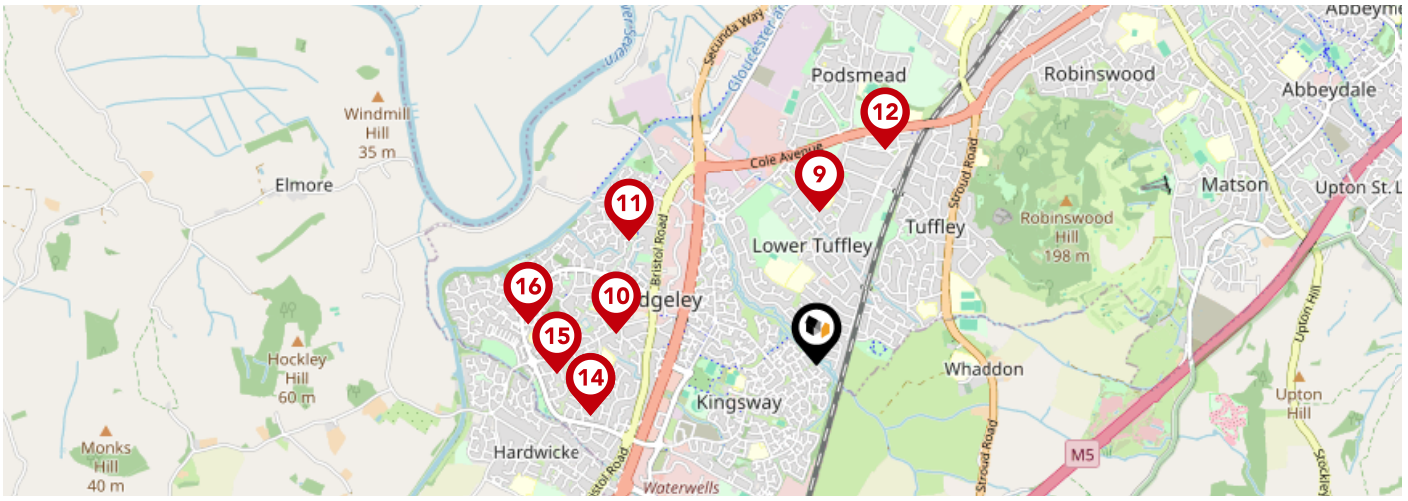


	Nursery	Primary	Secondary	College	Private
1 **Harewood Infant School** Ofsted Rating: Good | Pupils: 252 | Distance:0.28	☐	☑	☐	☐	☐
2 **Harewood Junior School** Ofsted Rating: Good | Pupils: 356 | Distance:0.28	☐	☑	☐	☐	☐
3 **Holmleigh Park High School** Ofsted Rating: Good | Pupils: 1343 | Distance:0.3	☐	☐	☑	☐	☐
4 **Kingsway Primary School** Ofsted Rating: Good | Pupils: 417 | Distance:0.43	☐	☑	☐	☐	☐
5 **Willow Primary Academy** Ofsted Rating: Good | Pupils: 196 | Distance:0.48	☐	☑	☐	☐	☐
6 **Waterwells Primary Academy** Ofsted Rating: Good | Pupils: 368 | Distance:0.52	☐	☑	☐	☐	☐
7 **St Peter's Catholic High School and Sixth Form Centre** Ofsted Rating: Good | Pupils: 1517 | Distance:0.66	☐	☐	☑	☐	☐
8 **The Altus School** Ofsted Rating: Good | Pupils: 175 | Distance:0.7	☐	☐	☑	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Grange Primary Academy** Ofsted Rating: Requires improvement | Pupils: 244 | Distance:0.71	☐	☑	☐	☐	☐
10	**Beech Green Primary School** Ofsted Rating: Good | Pupils: 361 | Distance:0.93	☐	☑	☐	☐	☐
11	**Meadowside Primary School** Ofsted Rating: Good | Pupils: 211 | Distance:1.03	☐	☑	☐	☐	☐
12	**The Crypt School** Ofsted Rating: Outstanding | Pupils: 1093 | Distance:1.04	☐	☐	☑	☐	☐
13	**Field Court Church of England Infant Academy** Ofsted Rating: Good | Pupils: 356 | Distance:1.06	☐	☑	☐	☐	☐
14	**Field Court Junior School** Ofsted Rating: Outstanding | Pupils: 360 | Distance:1.06	☐	☑	☐	☐	☐
15	**Severn Vale School** Ofsted Rating: Good | Pupils: 1351 | Distance:1.19	☐	☐	☑	☐	☐
16	**Clearwater Church of England Primary Academy** Ofsted Rating: Good | Pupils: 261 | Distance:1.34	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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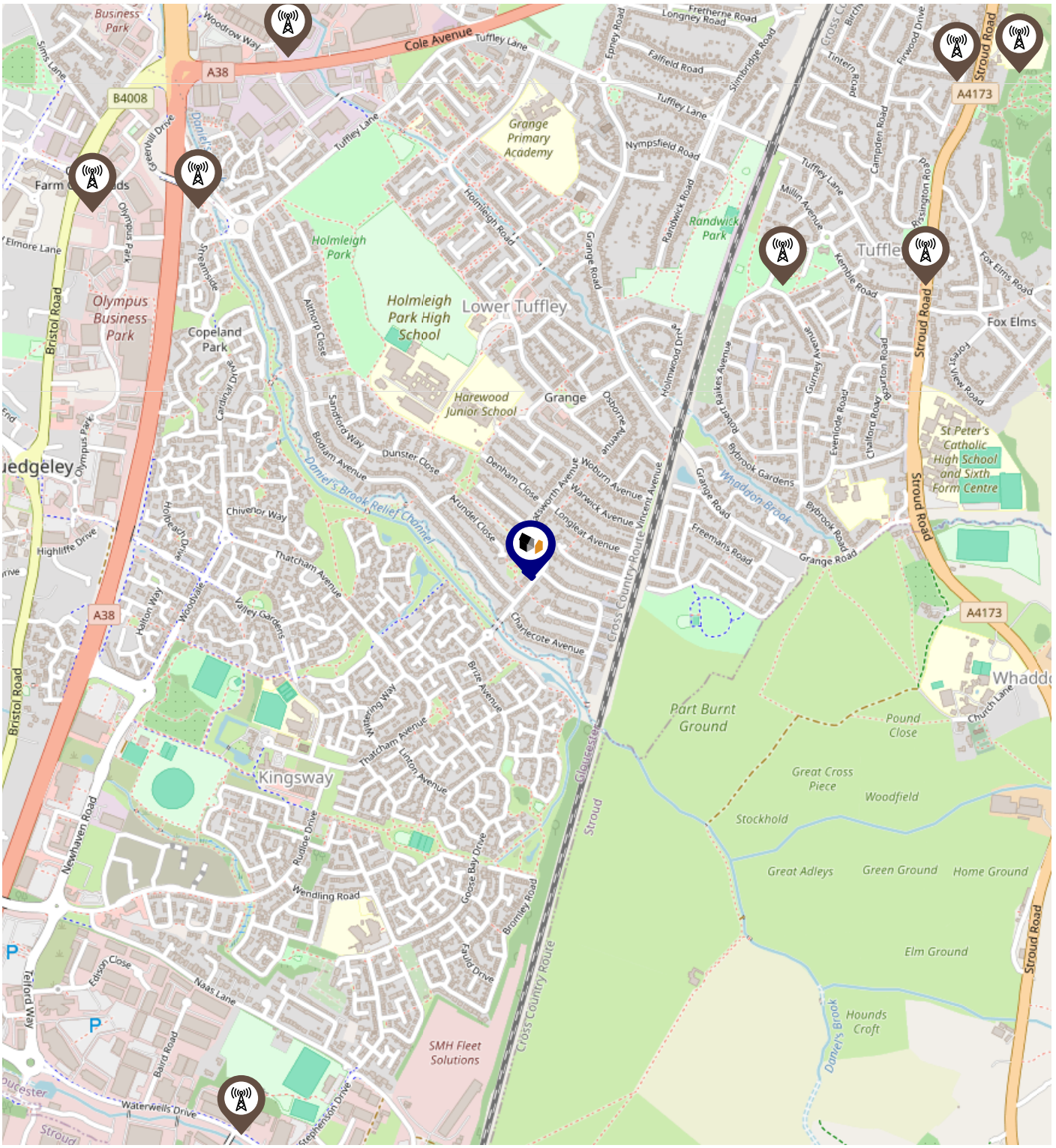

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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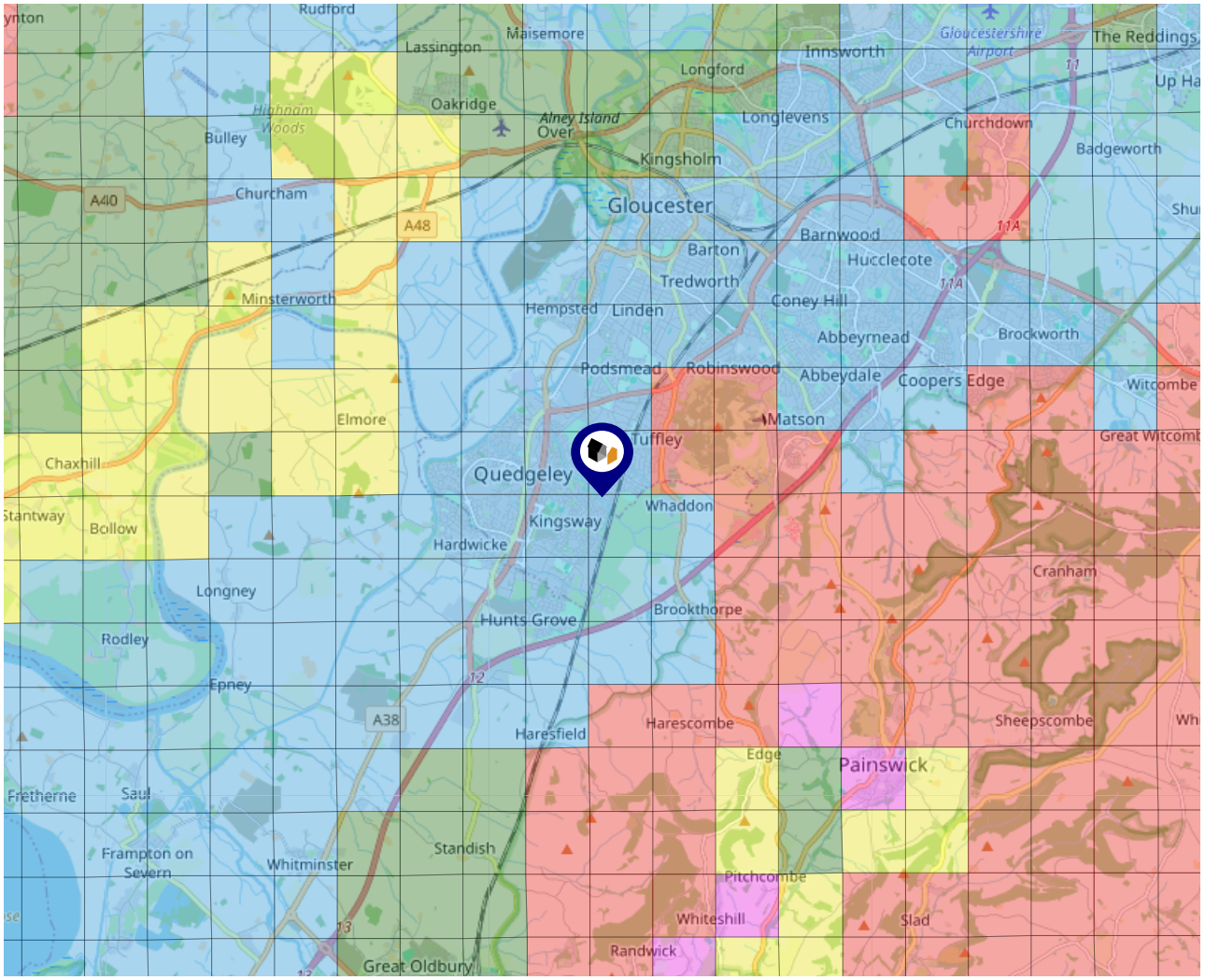
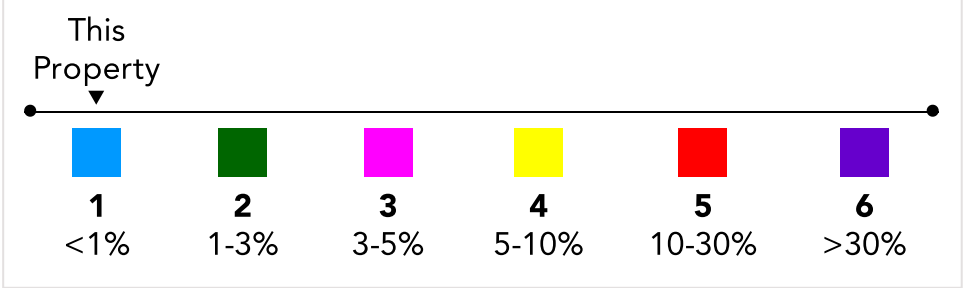
What is Radon?

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).





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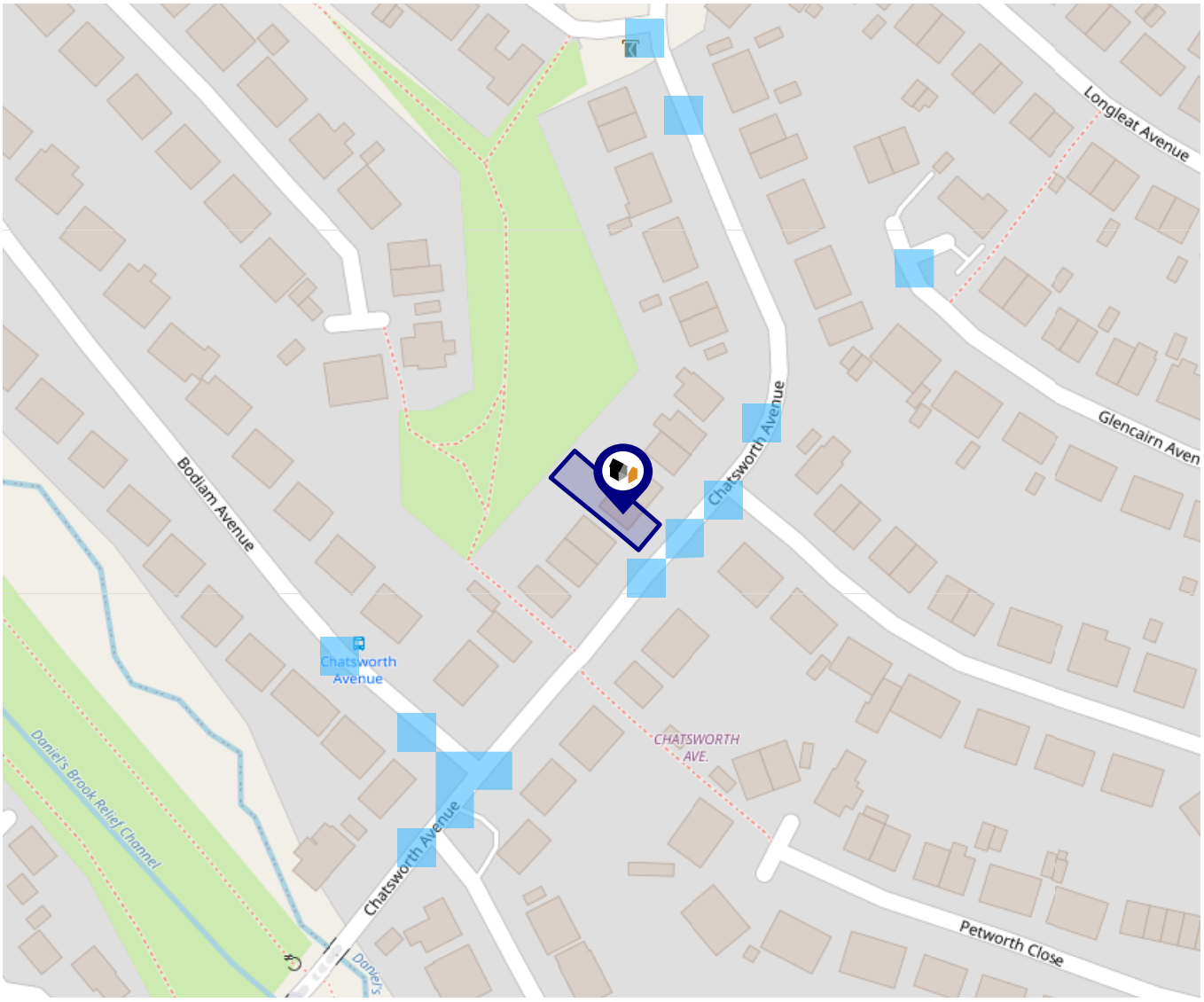
Local Area
Road Noise



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

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Environment
Soils & Clay

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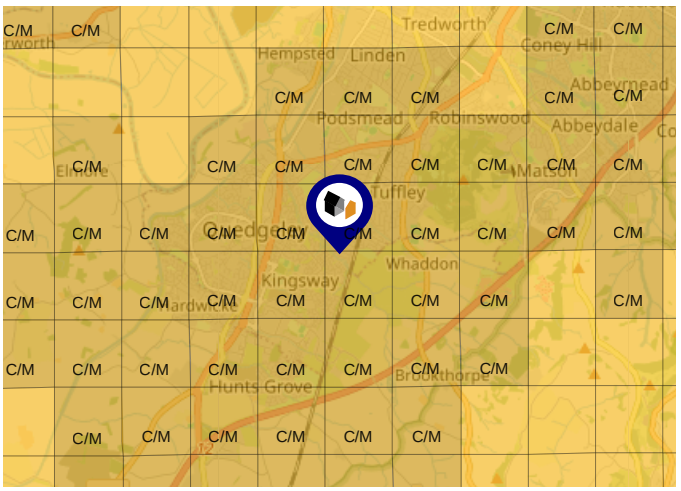
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	HEAVY TO MEDIUM	**Soil Depth:**	DEEP



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

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Area

Transport (National)

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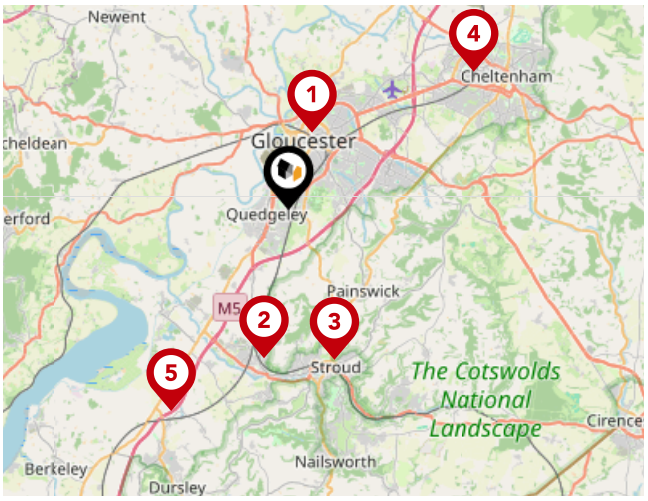
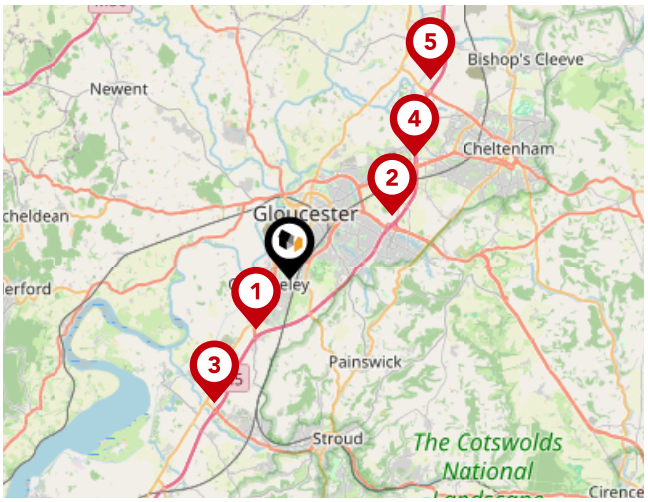


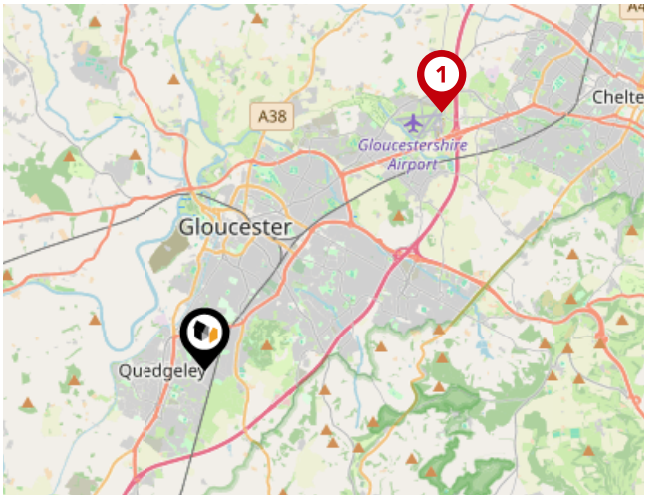
National Rail Stations

Pin	Name	Distance
1	Gloucester Rail Station	2.94 miles
2	Stonehouse Rail Station	5.53 miles
3	Stroud (Glos) Rail Station	5.8 miles
4	Cheltenham Spa Rail Station	8.45 miles
5	Cam & Dursley Rail Station	8.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J12	2.19 miles
2	M5 J11A	4.42 miles
3	M5 J13	5.31 miles
4	M5 J11	6.42 miles
5	M5 J10	8.93 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	6.38 miles

Area

Transport (Local)

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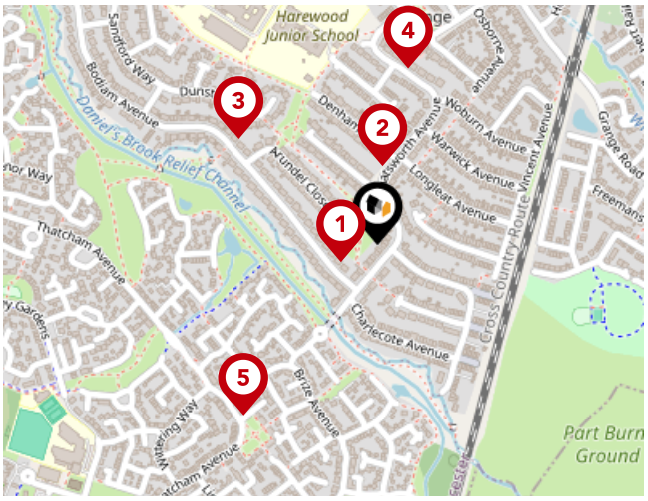
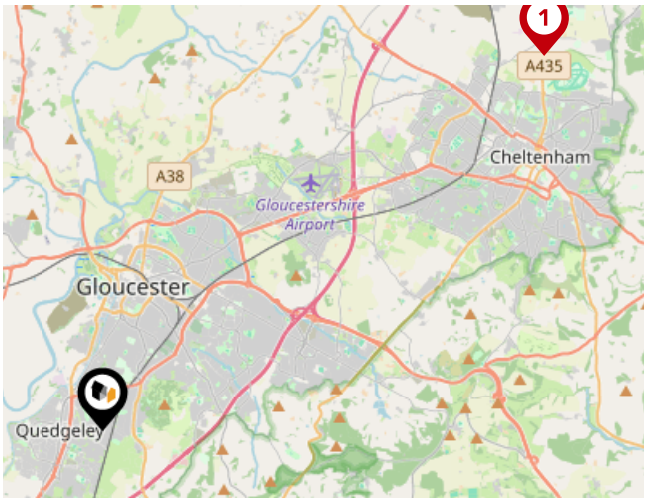


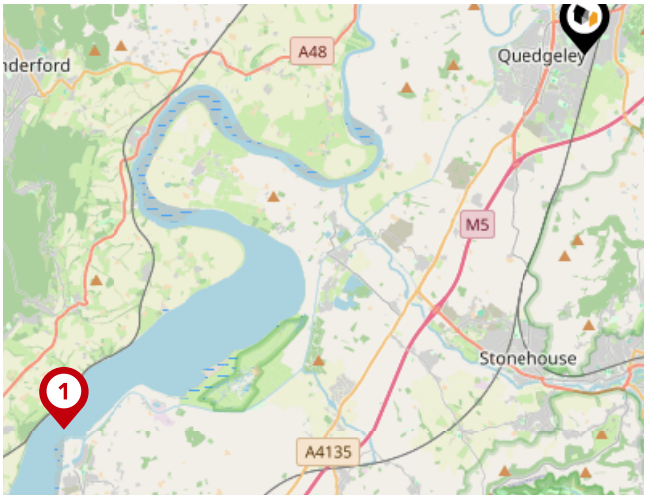
Bus Stops/Stations

Pin	Name	Distance
1	Chatsworth Avenue	0.04 miles
2	Sulgrave Close	0.09 miles
3	Arundel Close	0.2 miles
4	Harewood Close	0.2 miles
5	Coningsby Walk	0.24 miles



Local Connections

Pin	Name	Distance
1	Cheltenham Racecourse (Gloucs Warwicks Railway)	10.6 miles



Ferry Terminals

Pin	Name	Distance
1	Sharpness Old Docks	11.75 miles

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

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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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