

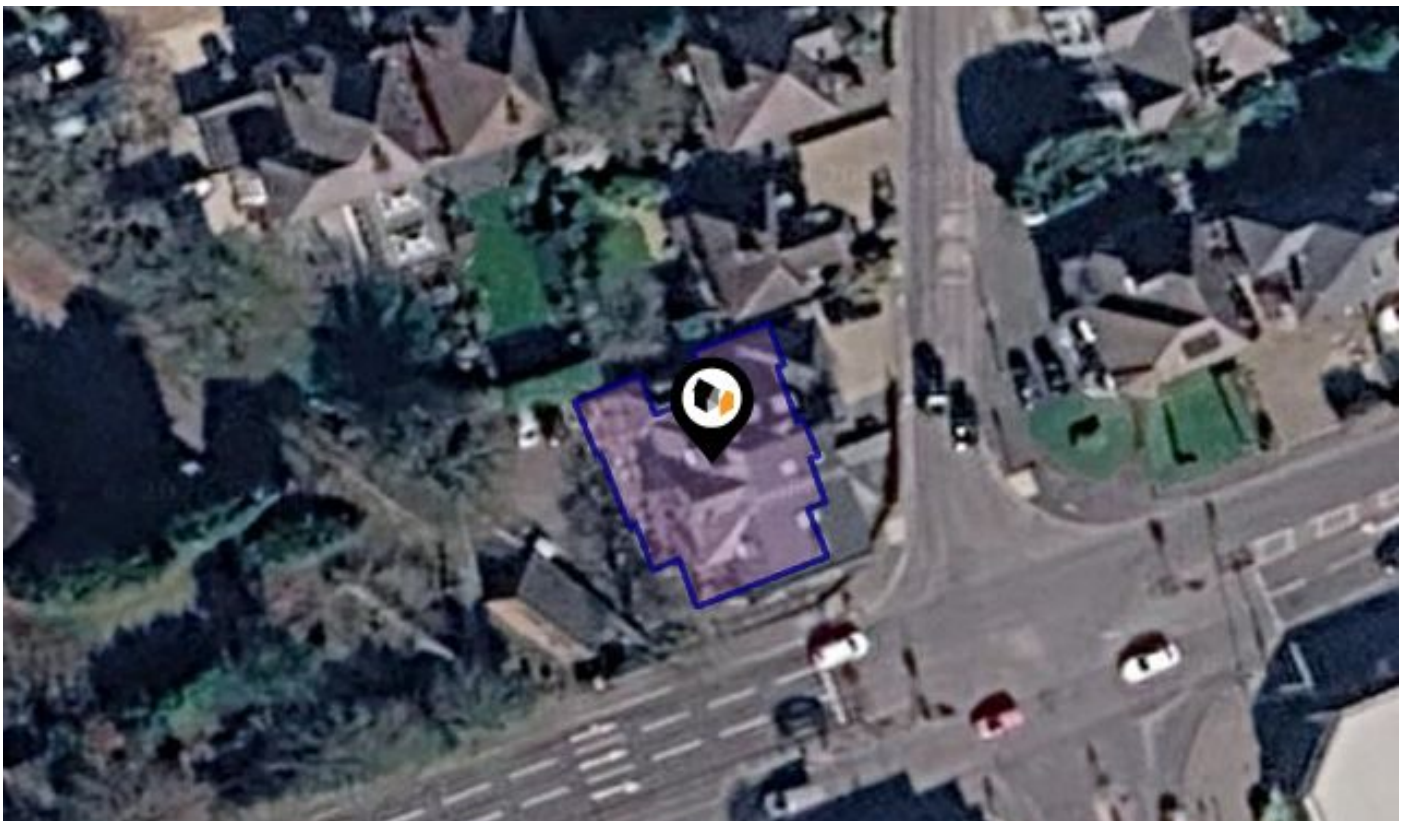


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th July 2026



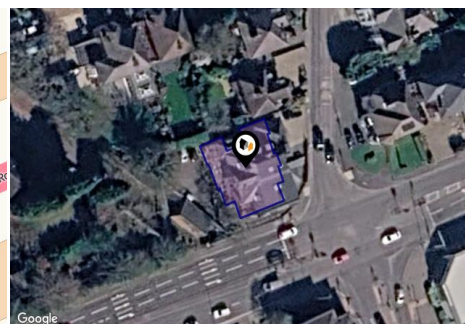
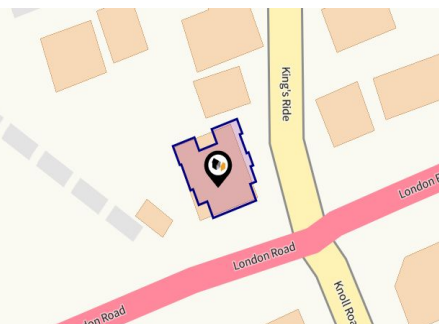
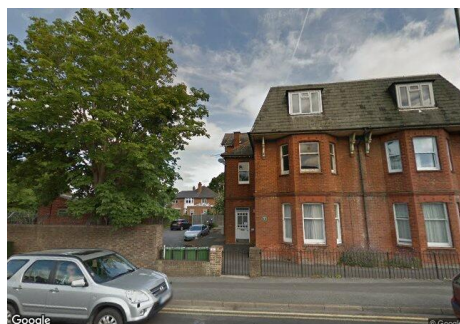
**4A, SILVERTHORNE, 124, LONDON ROAD, CAMBERLEY,
GU15 3LQ**

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Flat / Maisonette	Last Sold Date:	14/12/2012
Bedrooms:	2	Last Sold Price:	£108,750
Floor Area:	570 ft ² / 53 m ²	Last Sold £/ft²:	£190
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	1900-1929	Latest FENSA Work:	07/09/2015 - 5 windows
Council Tax :	Band B		31/03/2014 - 1 window
Annual Estimate:	£2,011		
Title Number:	SY808930		
UPRN:	10002670517		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	900 mb/s

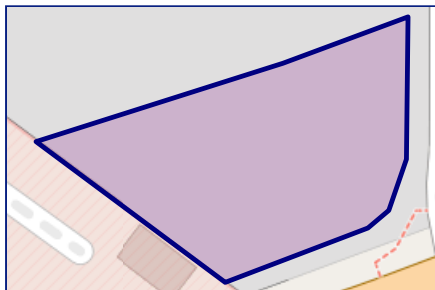
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

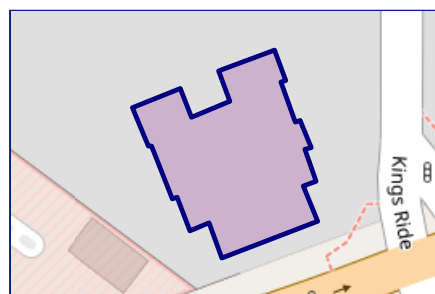


Freehold Title Plan



SY517100

Leasehold Title Plan



SY808930

Start Date:	13/12/2012
End Date:	30/03/3011
Lease Term:	999 years from and including 31 March 2012 to and including 30 March 3011
Term Remaining:	985 years

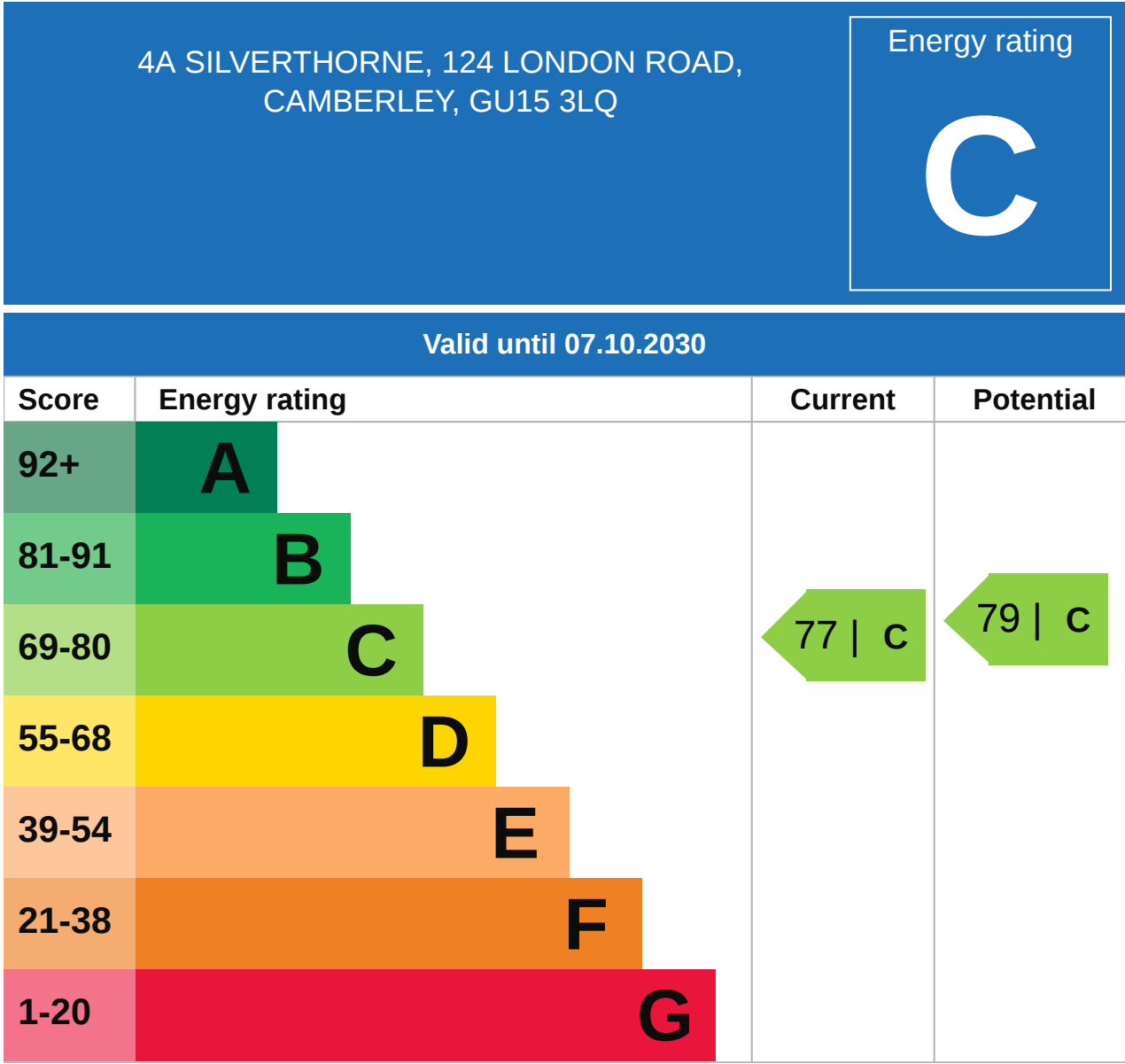


**4A, SILVERTHORNE, 124, LONDON ROAD, CAMBERLEY,
GU15 3LQ**



Property

EPC - Certificate



Additional EPC Data

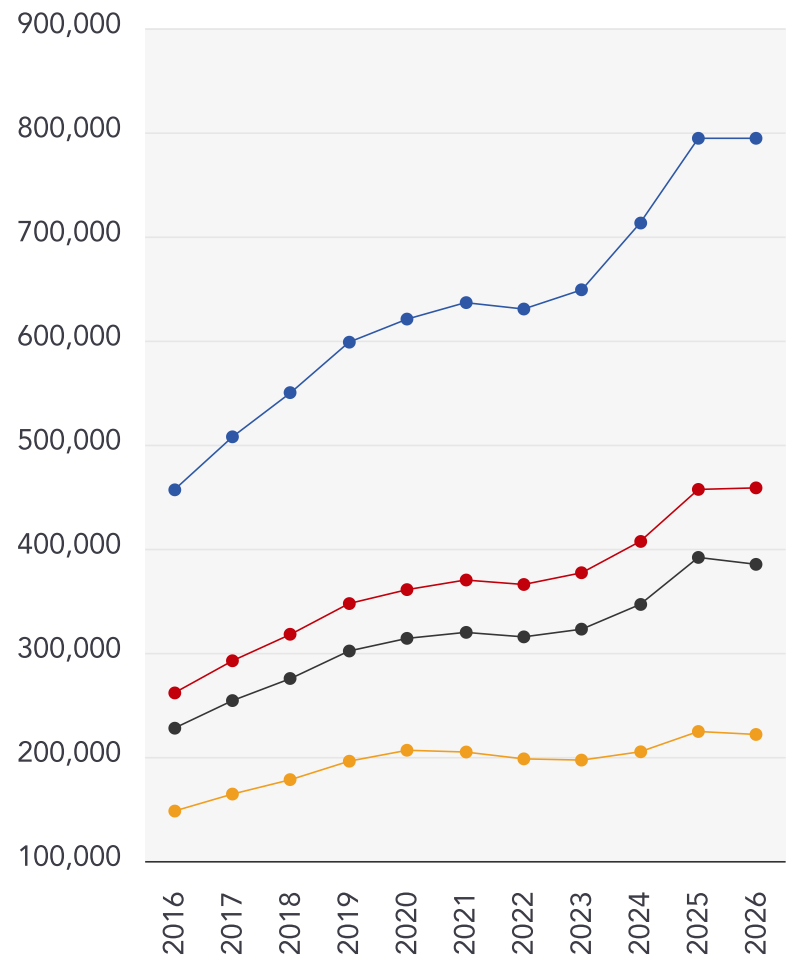
Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU15



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

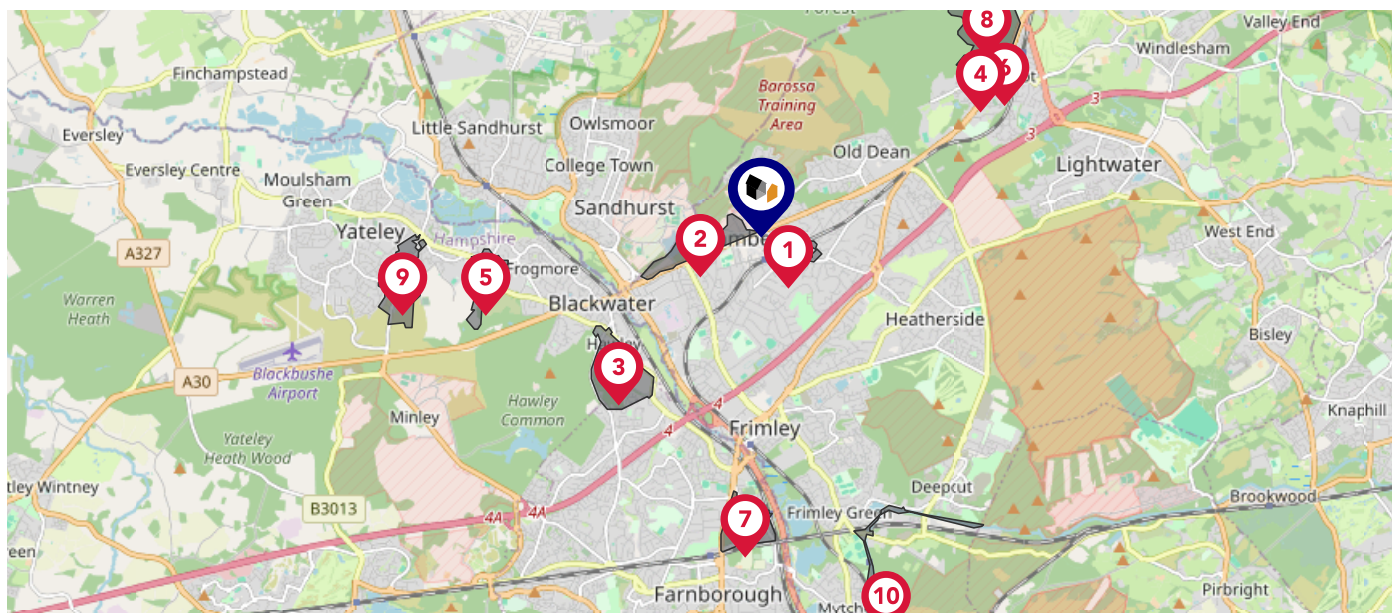
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



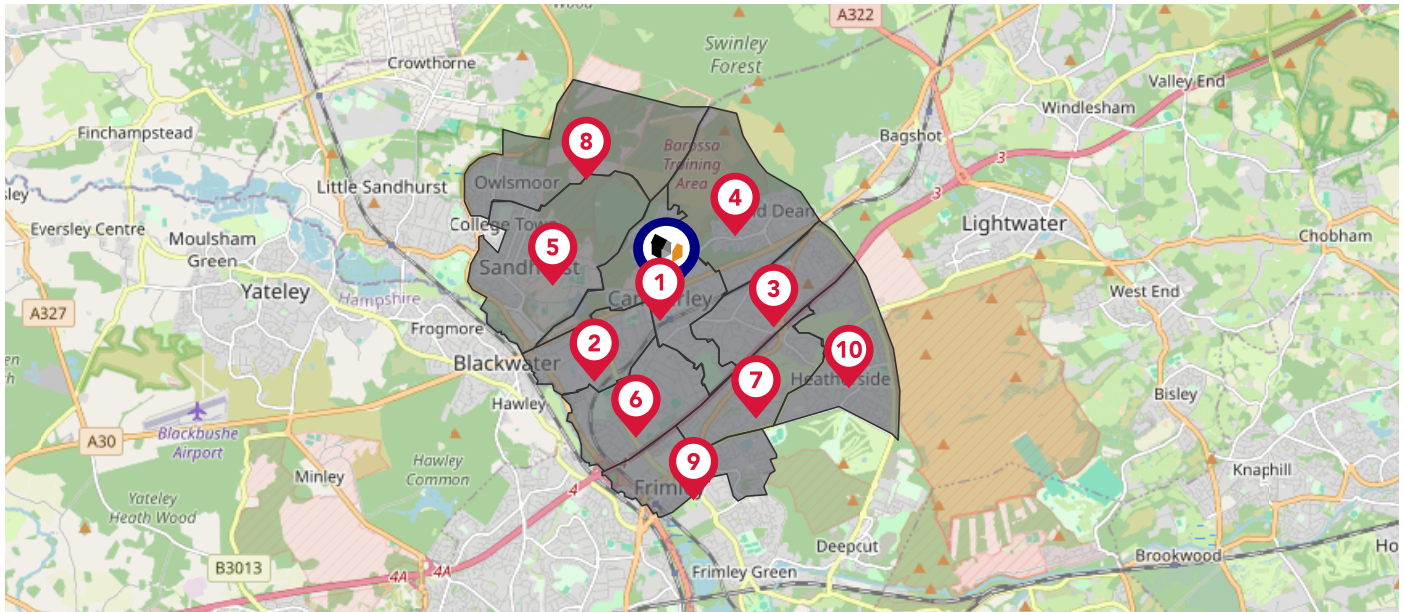
Nearby Conservation Areas

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

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

Town Ward

2

St. Michaels Ward

3

St. Pauls Ward

4

Old Dean Ward

5

College Town Ward

6

Watchetts Ward

7

Parkside Ward

8

Owlsmoor Ward

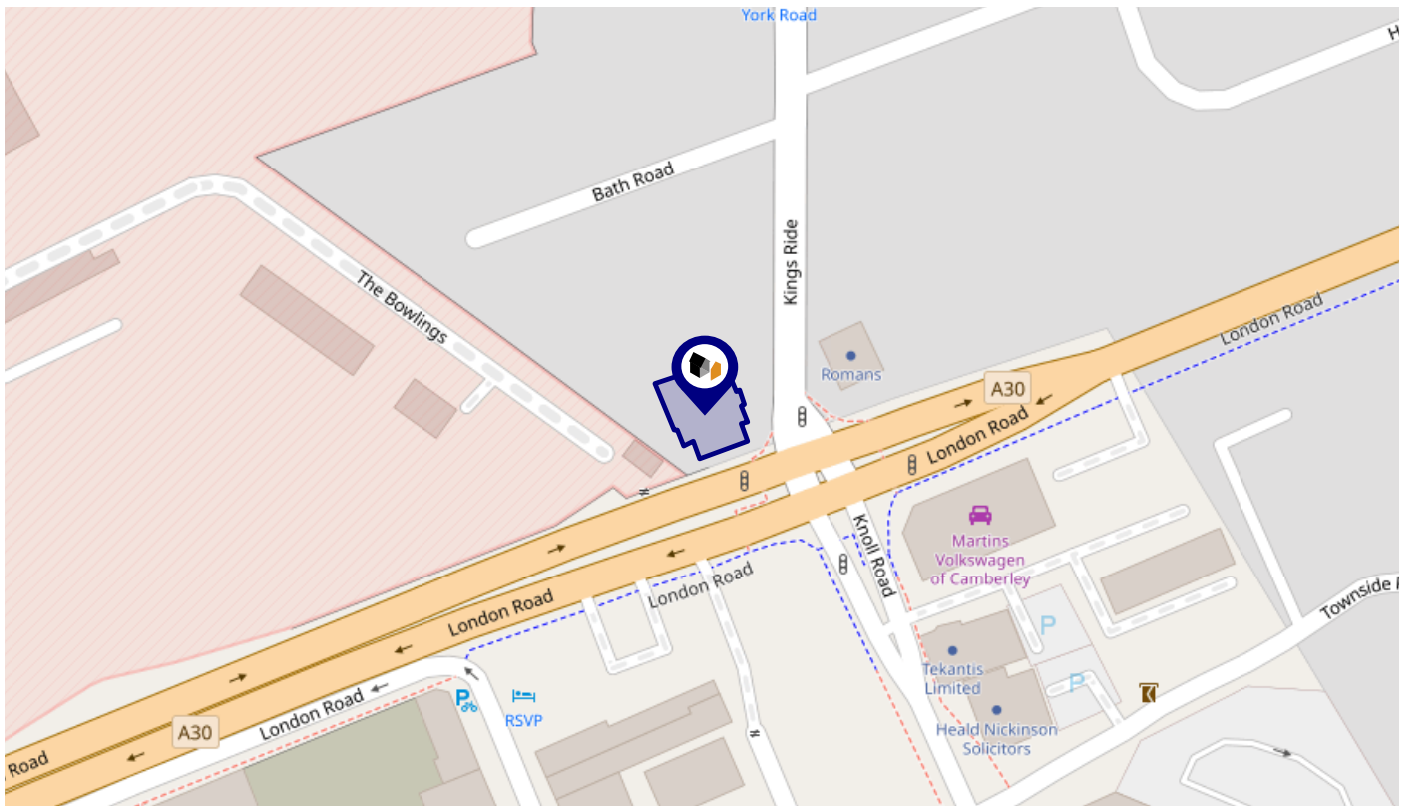
9

Frimley Ward

10

Heatherside 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.

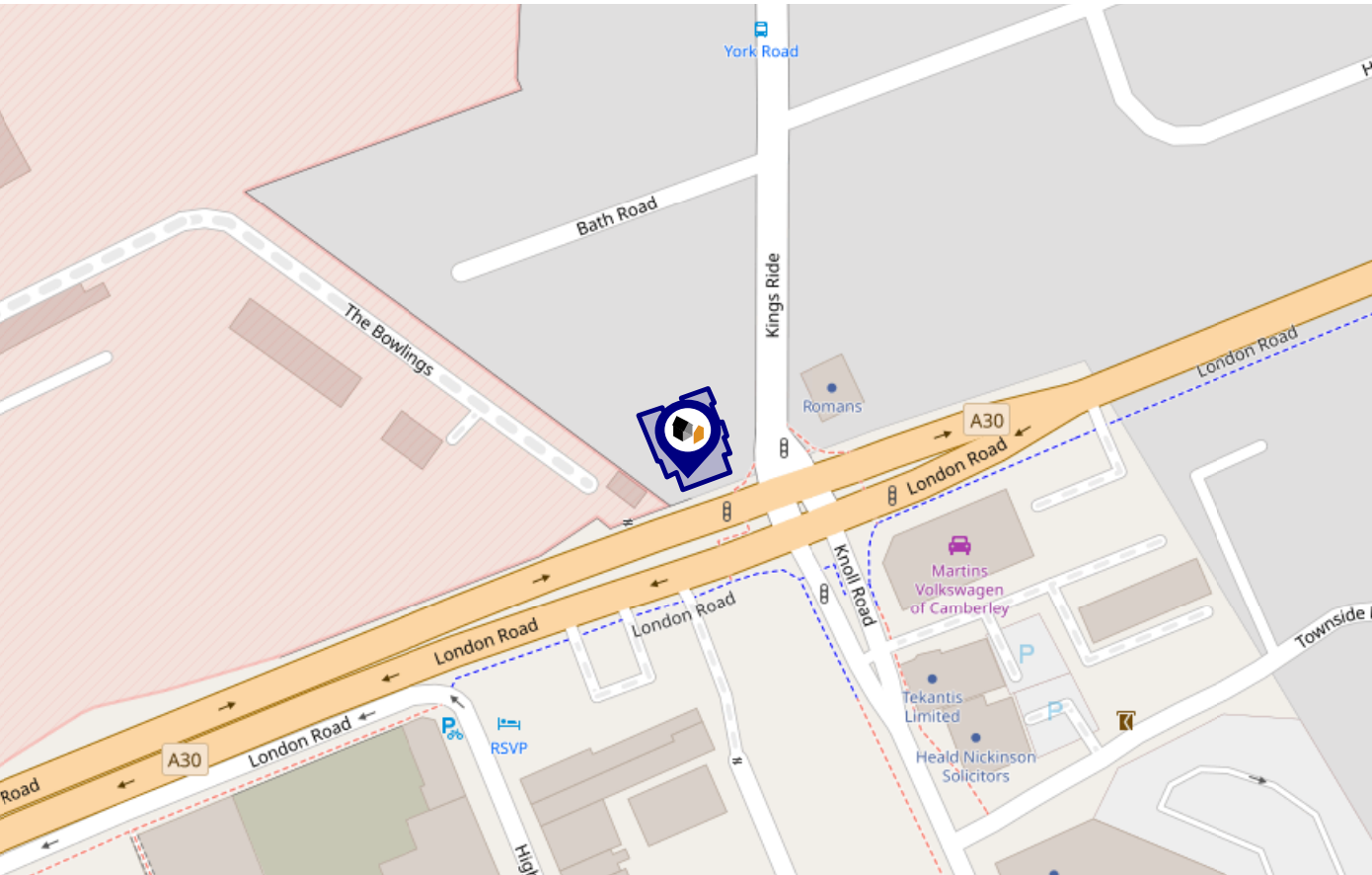
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

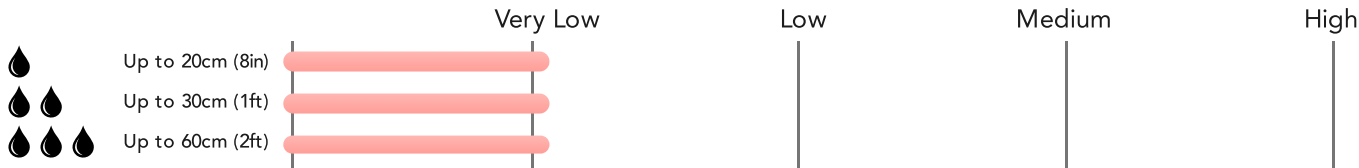


Risk Rating: Very low

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:

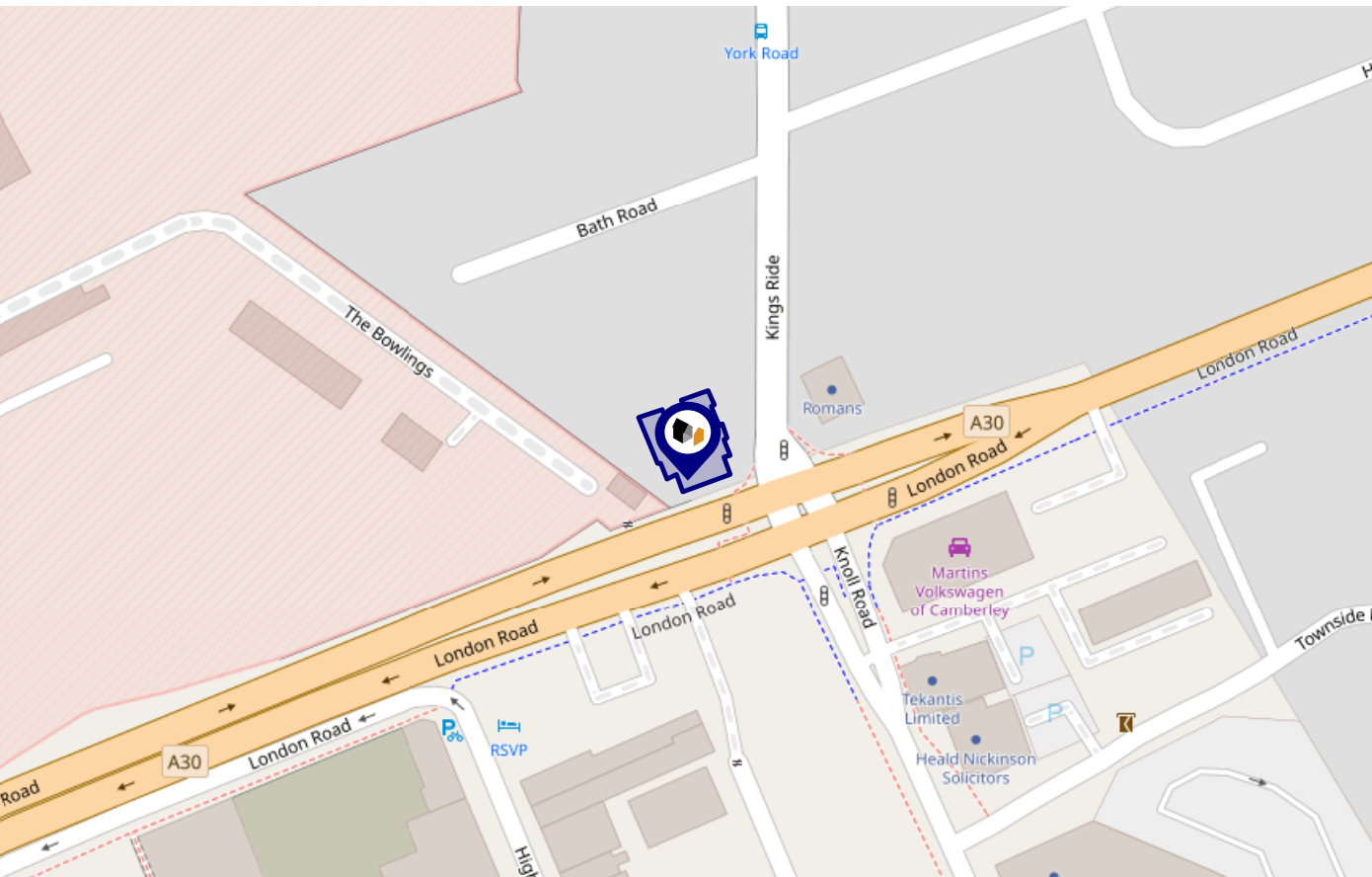


Flood Risk

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.

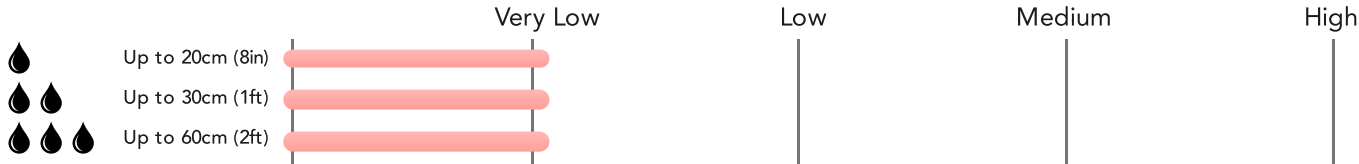


Risk Rating: Very low

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.
- 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.

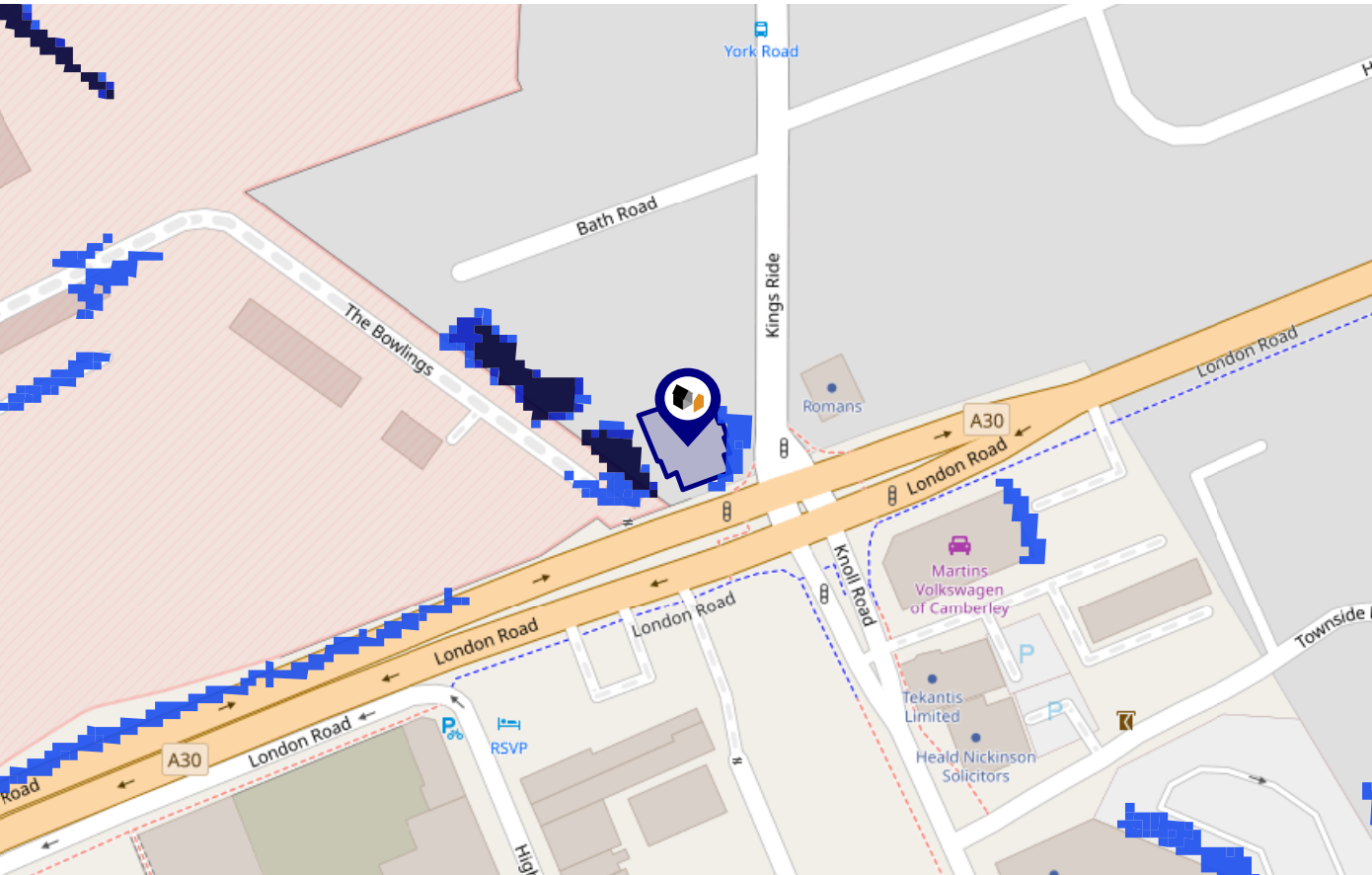
Chance of flooding to the following depths at this property:



Flood Risk

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.

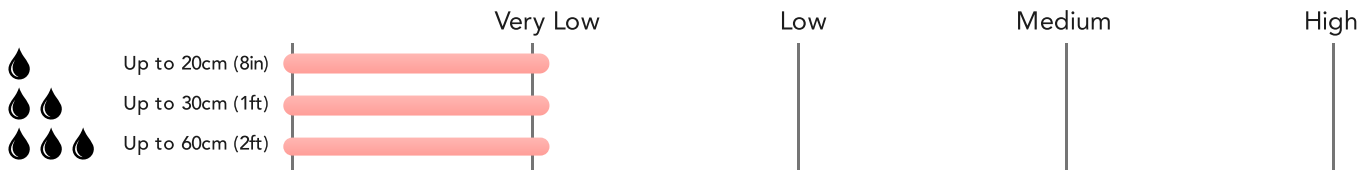


Risk Rating: **Very low**

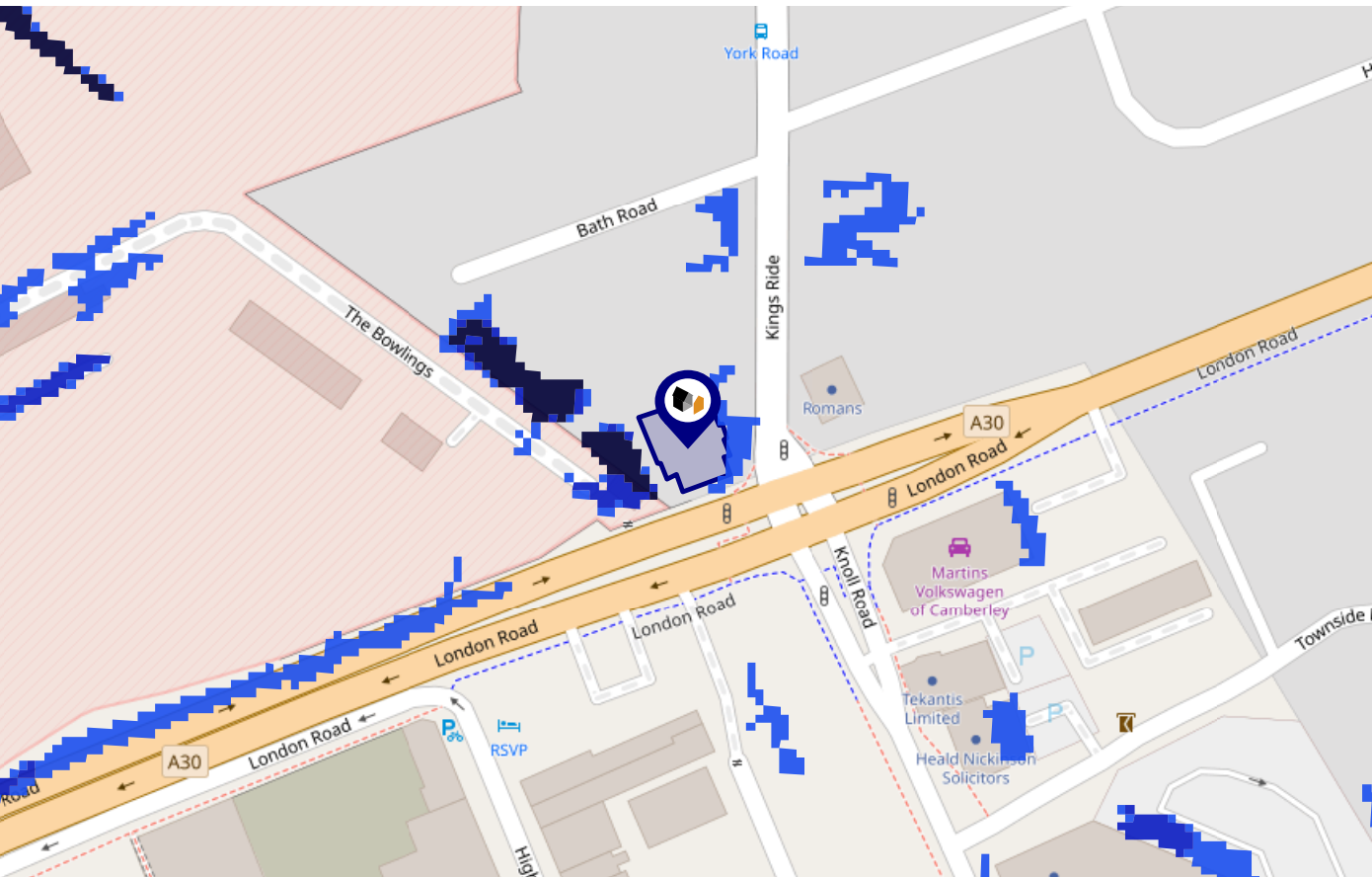
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

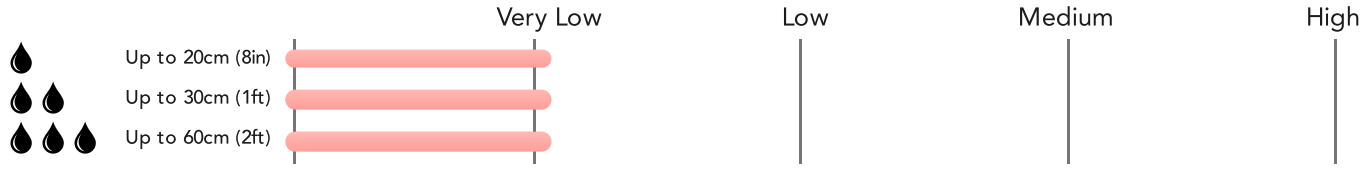


Risk Rating: Very low

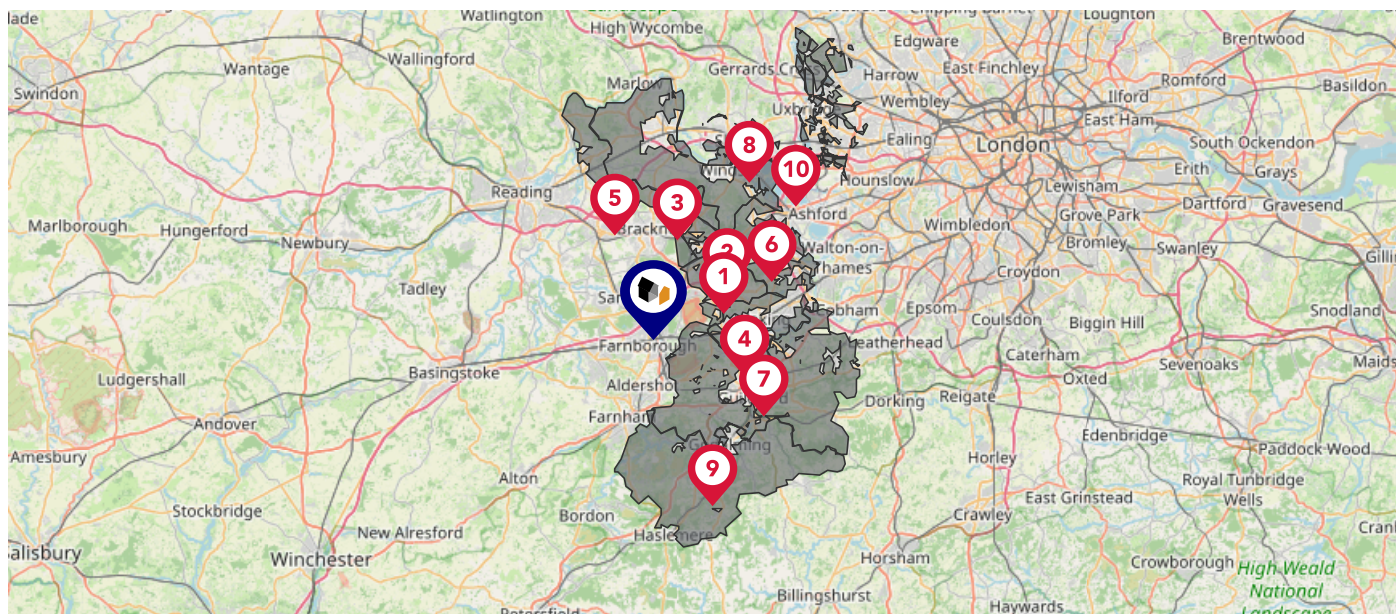
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **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 displays nearby areas that have been designated as Green Belt...



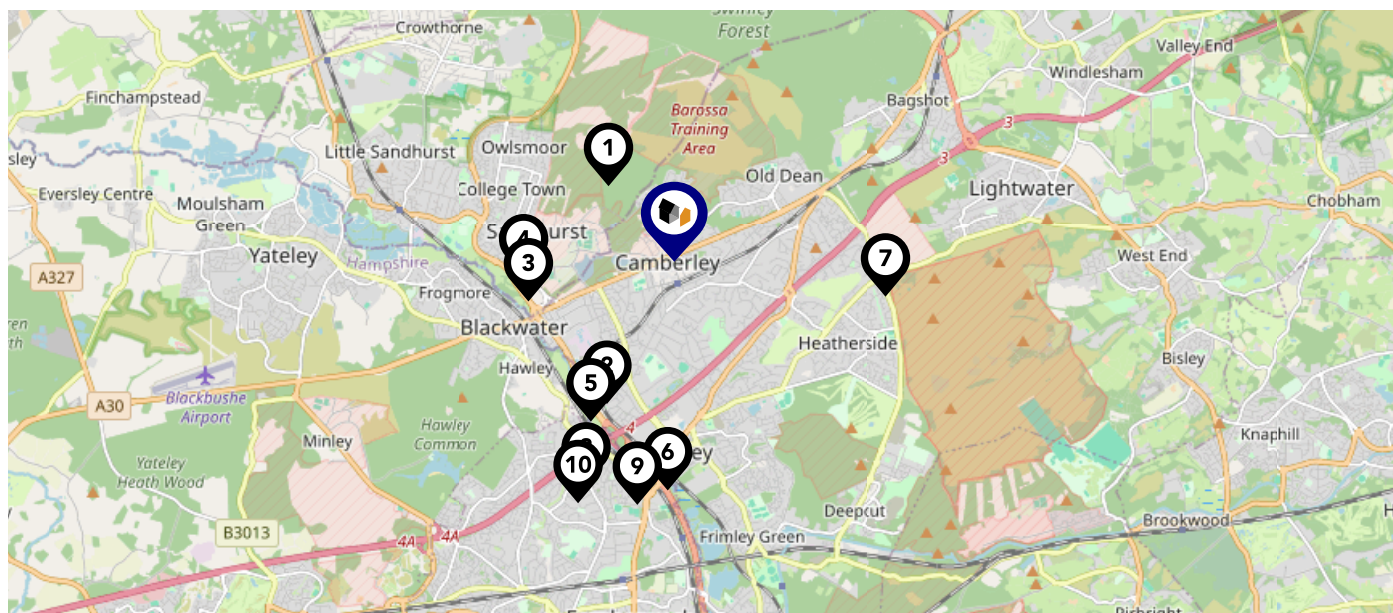
Nearby Green Belt Land

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

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.



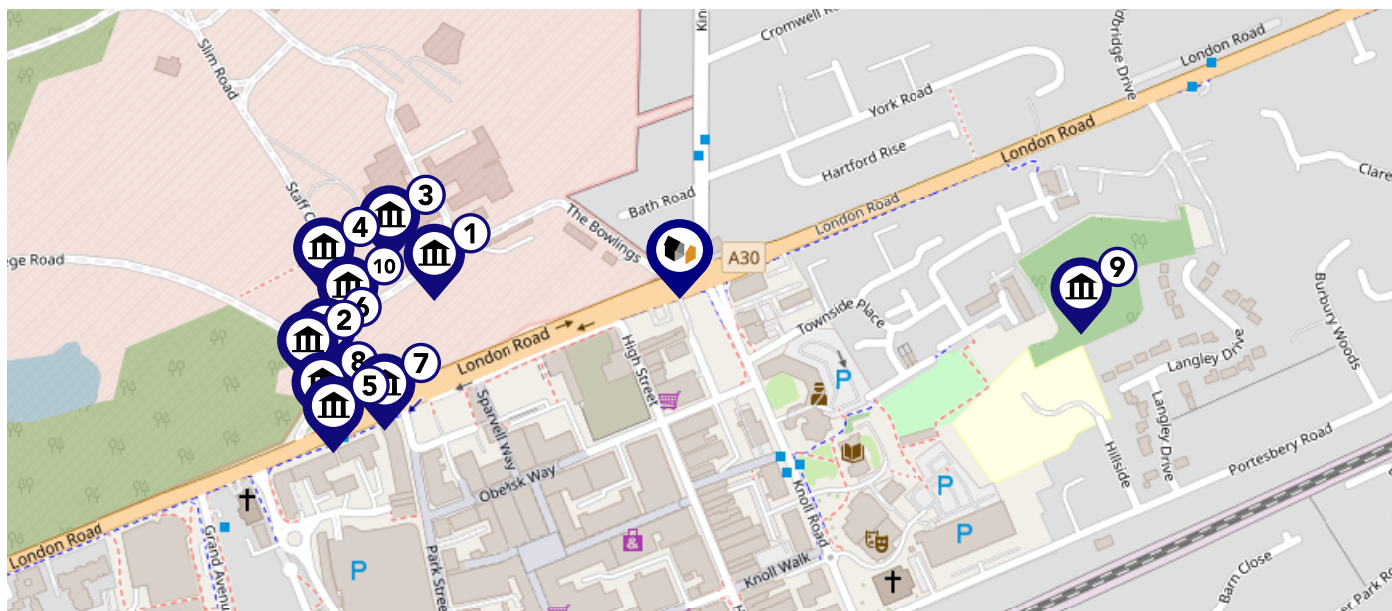
Nearby Landfill Sites

1	Armoury Hill-Sandhurst, Berkshire	Historic Landfill	
2	Crabtree Road-Camberley, Surrey	Historic Landfill	
3	York Town Road-College Town	Historic Landfill	
4	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	
5	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
6	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
7	Redroad Hill-Surrey Heath	Historic Landfill	
8	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	
9	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
10	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	

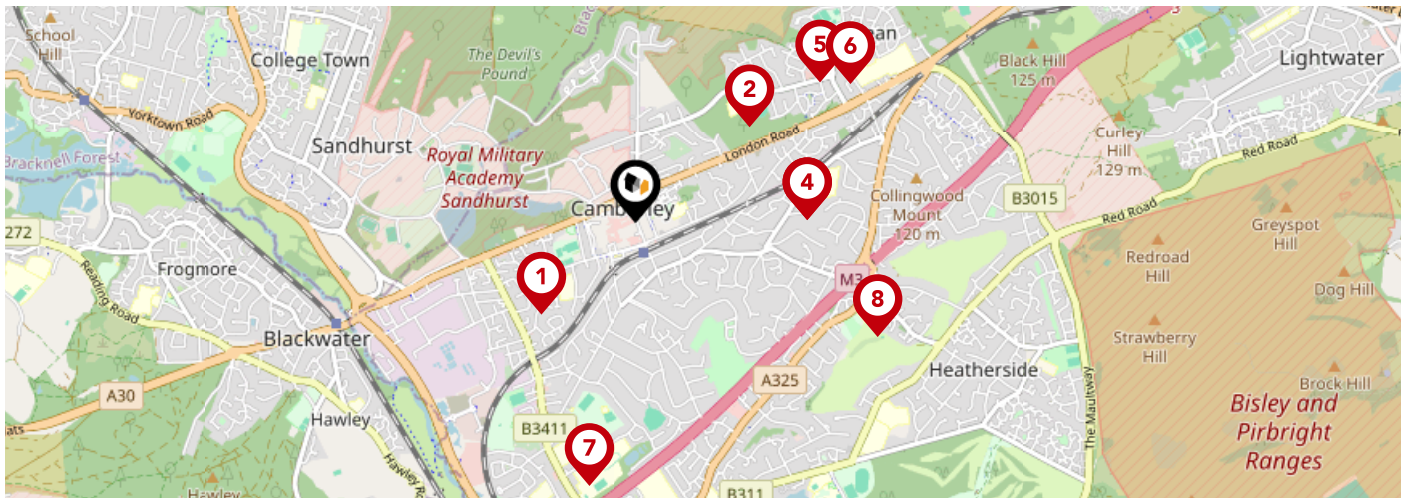
Maps

Listed Buildings

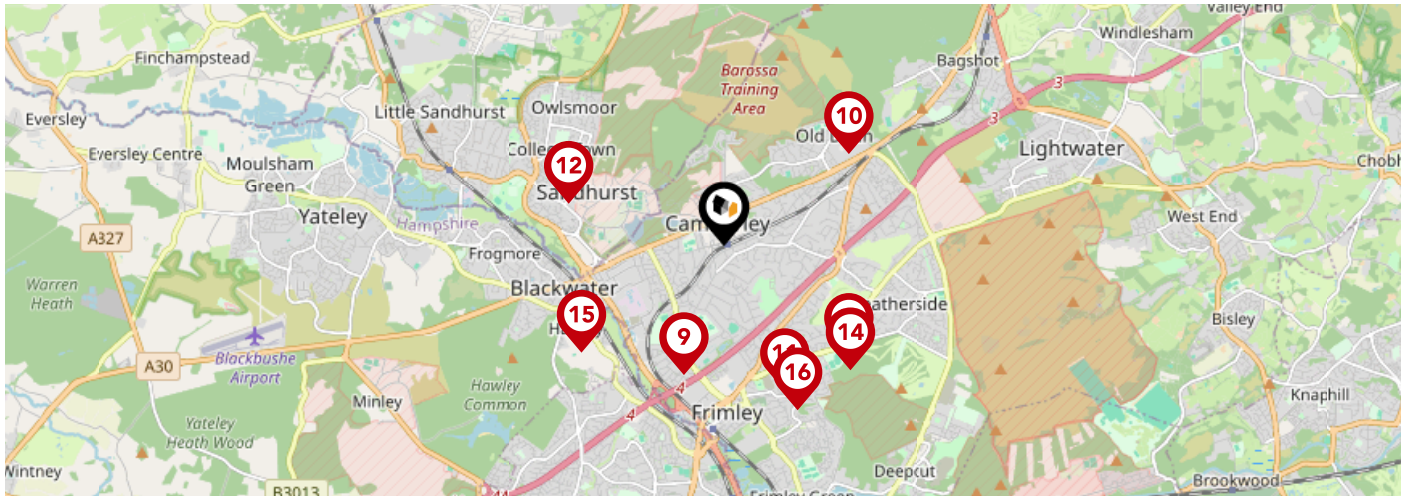
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1377523 - Lamp Post 15 Yards South East Of The Staff College - Su 87316089	Grade II	0.1 miles
	1452265 - Statue Of Sir James Robert Mcgrigor B. G., M. D. At Royal Military Academy Sandhurst	Grade II	0.2 miles
	1030033 - The Staff College	Grade II	0.2 miles
	1377521 - Gates And Gate Piers To Main Front Of Staff College	Grade II	0.2 miles
	1464742 - Camberley Memorial Cross	Grade II	0.2 miles
	1030035 - Lamp-post 8 Yards East Of War Memorial In The Staff College - Su 87216082	Grade II	0.2 miles
	1030034 - Lamp Post East Of Main Entrance Lodge To Royal Military Academy	Grade II	0.2 miles
	1030032 - Entrance Lodges To Royal Military Academy	Grade II	0.2 miles
	1377520 - Remains Of Obelisk In Grounds Of St Tarcissius School	Grade II	0.2 miles
	1030036 - Lamp-post 40 Yards South West Of The Staff College Su 87236086	Grade II	0.2 miles



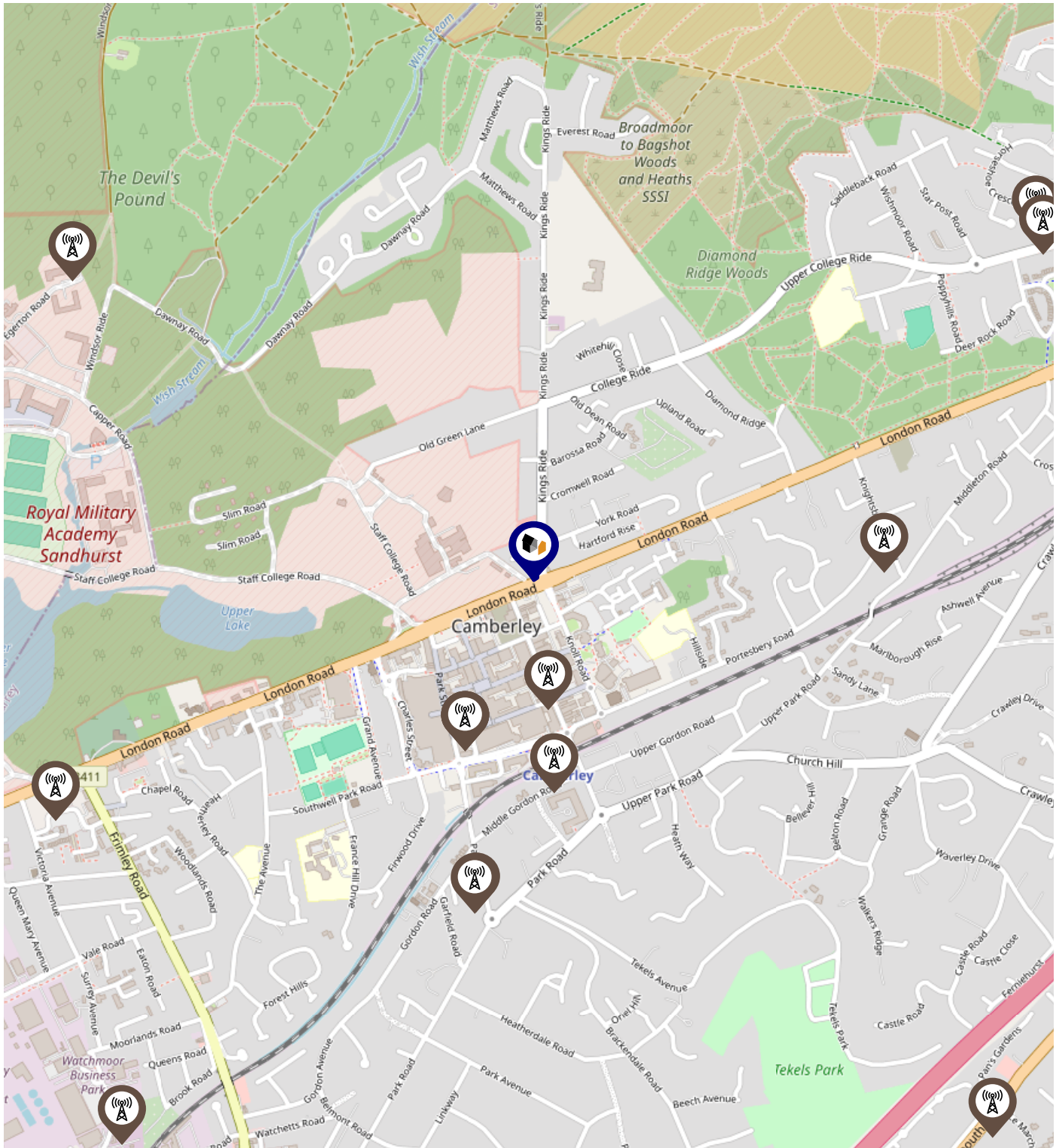
		Nursery	Primary	Secondary	College	Private
1	Lyndhurst School Ofsted Rating: Not Rated Pupils: 108 Distance:0.61	☐	☒	☐	☐	☐
2	Lorraine Infant School Ofsted Rating: Good Pupils: 132 Distance:0.69	☐	☒	☐	☐	☐
3	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:0.8	☐	☒	☐	☐	☐
4	Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance:0.8	☐	☒	☐	☐	☐
5	Cordwalles Junior School Ofsted Rating: Good Pupils: 218 Distance:1.08	☐	☒	☐	☐	☐
6	Collingwood College Ofsted Rating: Good Pupils: 1740 Distance:1.19	☐	☐	☒	☐	☐
7	Kings International College Ofsted Rating: Good Pupils: 842 Distance:1.24	☐	☐	☒	☐	☐
8	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:1.24	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 645 Distance: 1.26	☐	☒	☐	☐	☐
10	Pine Ridge Infant School Ofsted Rating: Good Pupils: 100 Distance: 1.44	☐	☒	☐	☐	☐
11	The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance: 1.47	☐	☒	☐	☐	☐
12	College Town Primary School Ofsted Rating: Good Pupils: 478 Distance: 1.48	☐	☒	☐	☐	☐
13	Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance: 1.55	☐	☐	☒	☐	☐
14	Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance: 1.65	☐	☒	☐	☐	☐
15	Hawley Primary School Ofsted Rating: Good Pupils: 310 Distance: 1.65	☐	☒	☐	☐	☐
16	Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance: 1.67	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

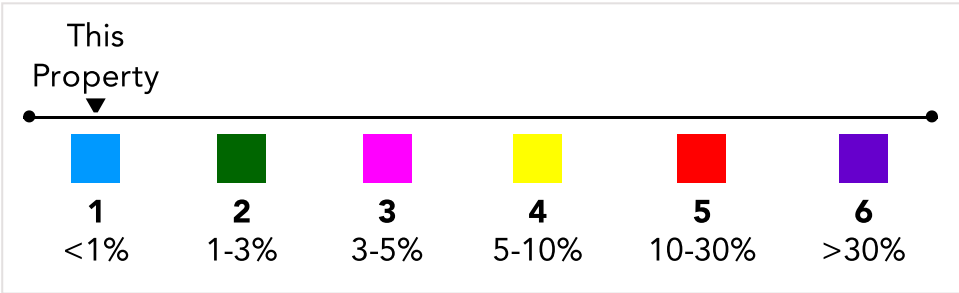
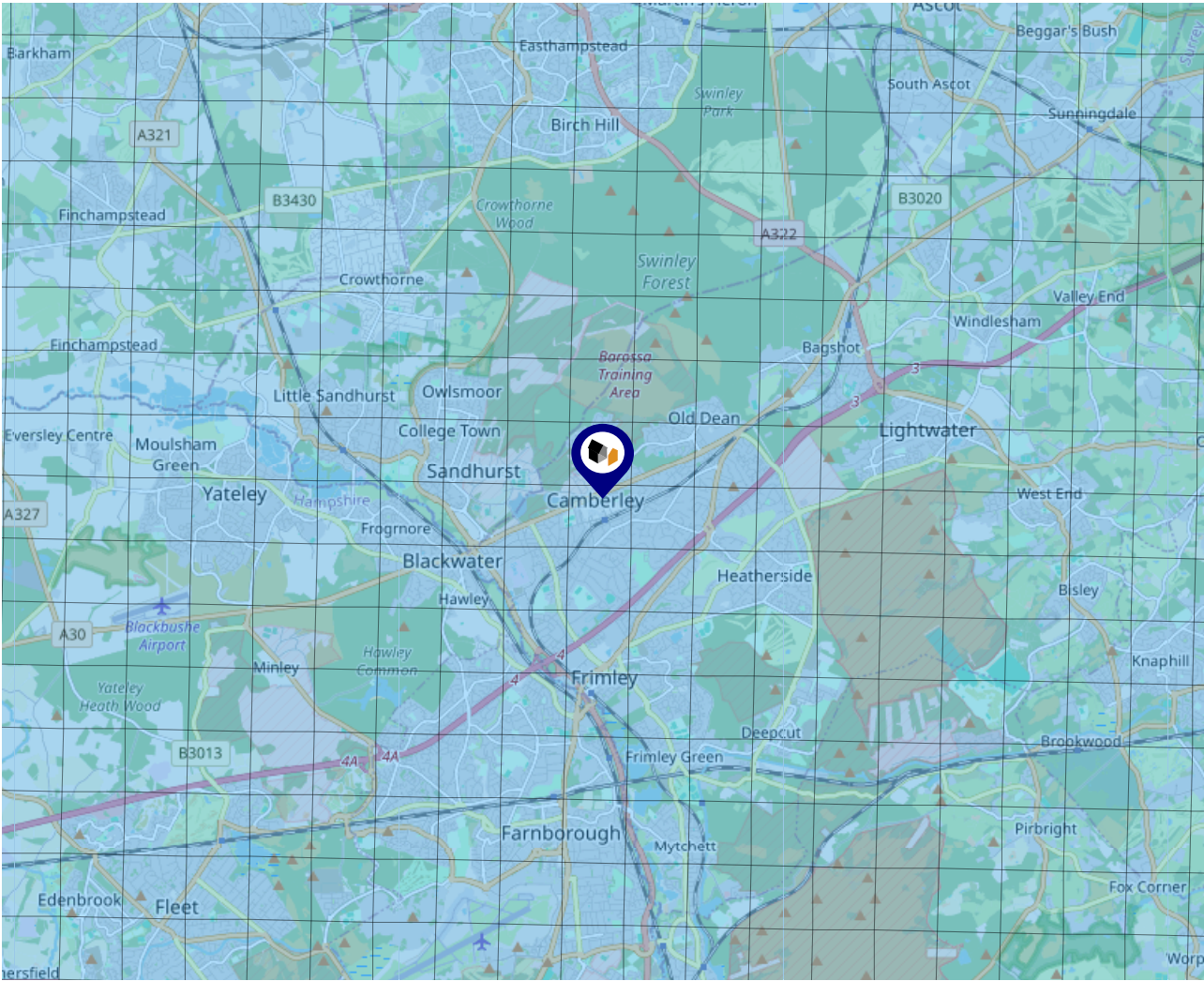


Key:

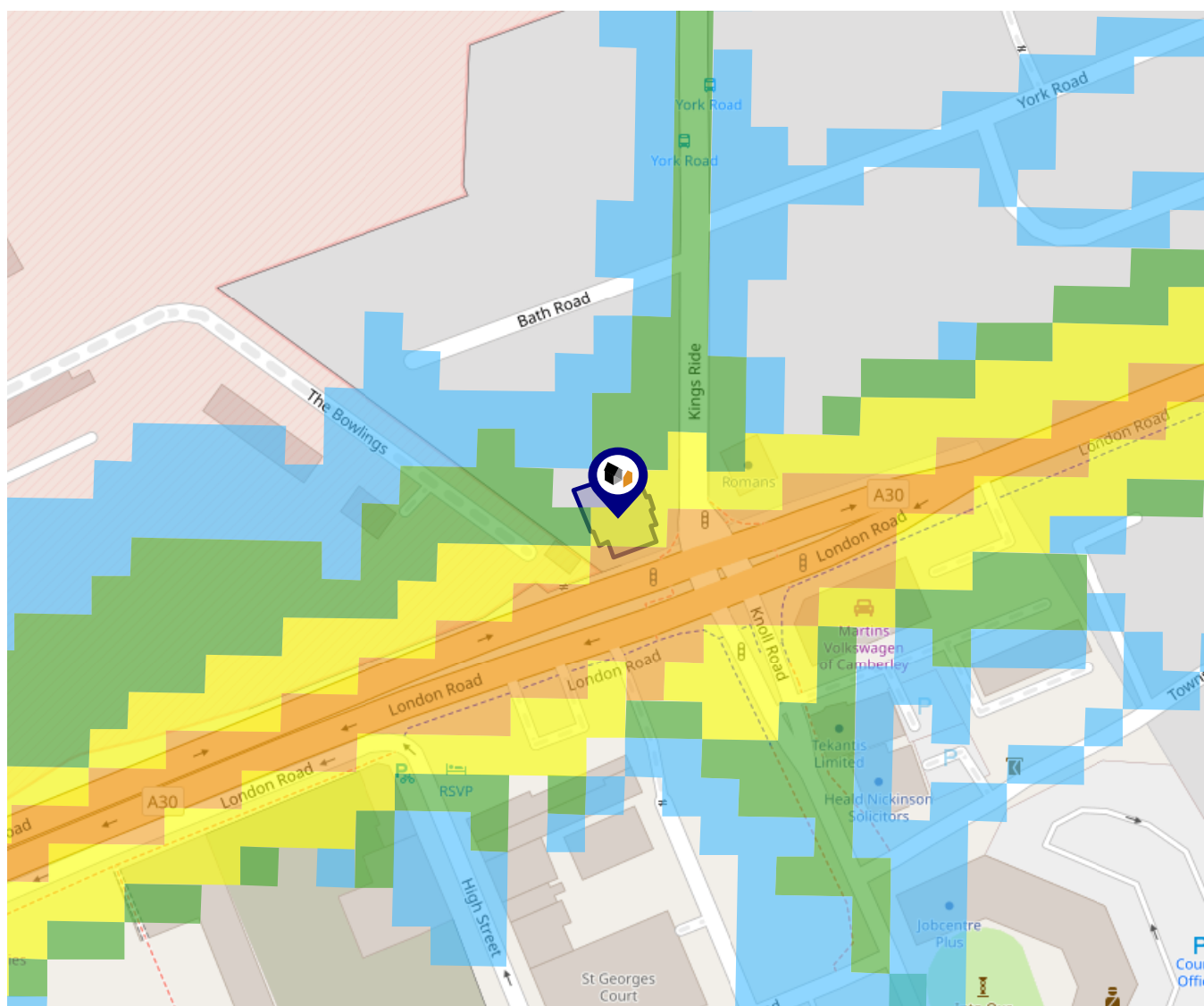
-  Power Pylons
-  Communication Masts

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

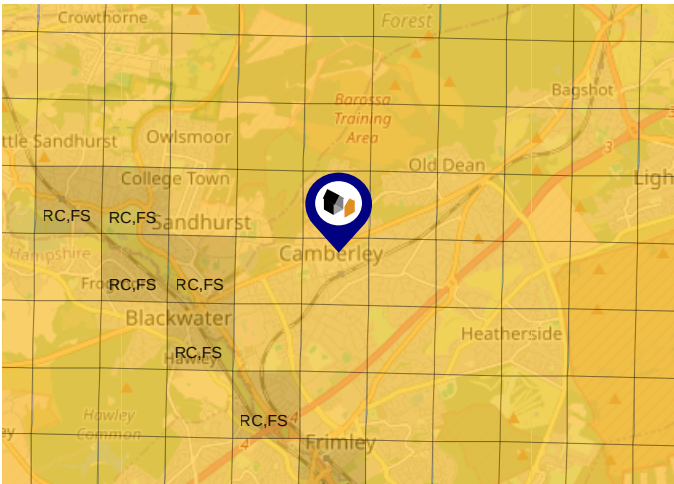


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

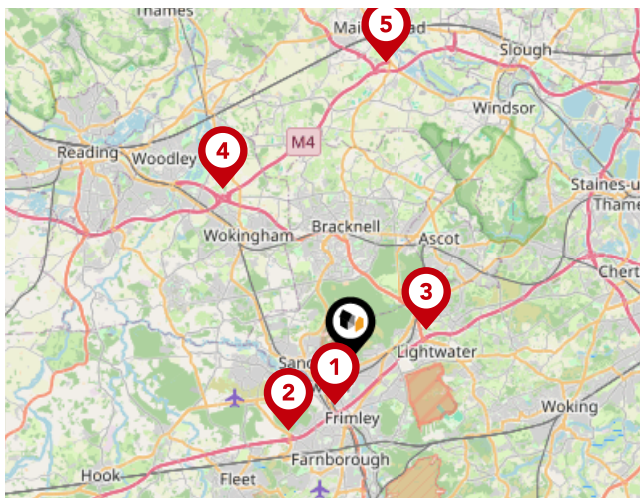
Area

Transport (National)



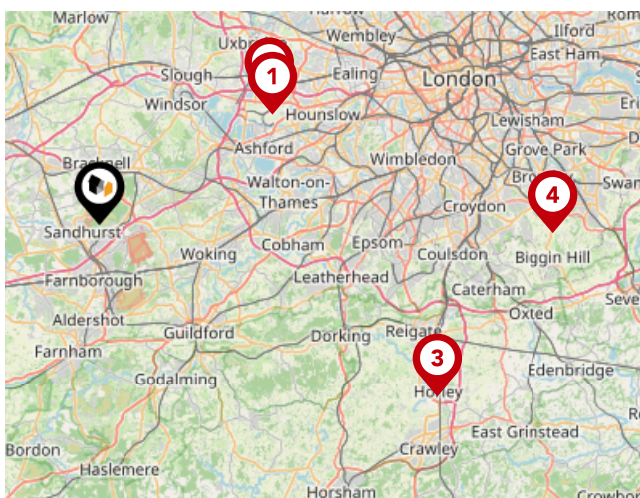
National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.27 miles
2	Camberley Rail Station	0.29 miles
3	Blackwater Rail Station	1.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.79 miles
2	M3 J4A	3.49 miles
3	M3 J3	3.02 miles
4	M4 J10	7.88 miles
5	M4 J8	11.07 miles

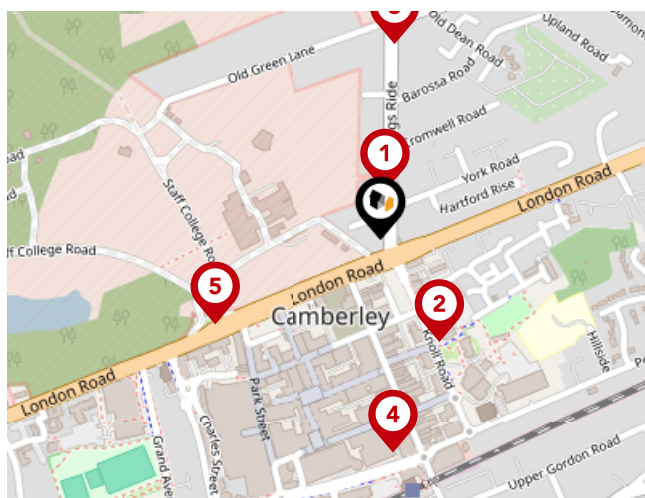


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.25 miles
2	Heathrow Airport	15.64 miles
3	Gatwick Airport	28.19 miles
4	Biggin Hill Airport	33.63 miles

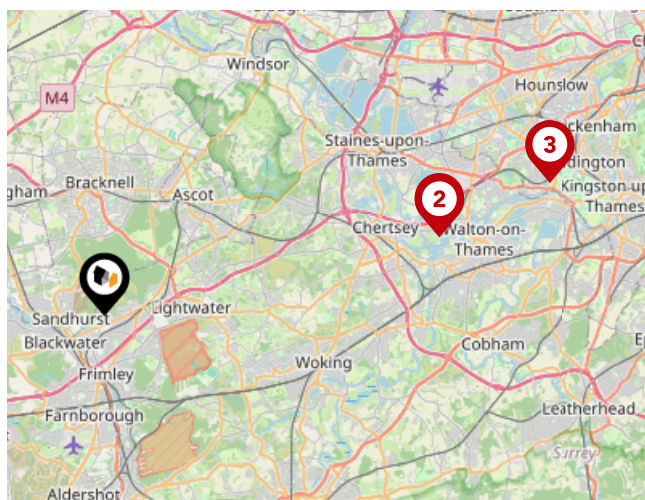
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	York Road	0.06 miles
2	Knoll Road	0.14 miles
3	Kings Ride	0.23 miles
4	Pembroke Broadway	0.25 miles
5	War Memorial	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.77 miles
2	Weybridge Ferry Landing	12.77 miles
3	Moulsey - Hurst Park Ferry Landing	17.19 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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