

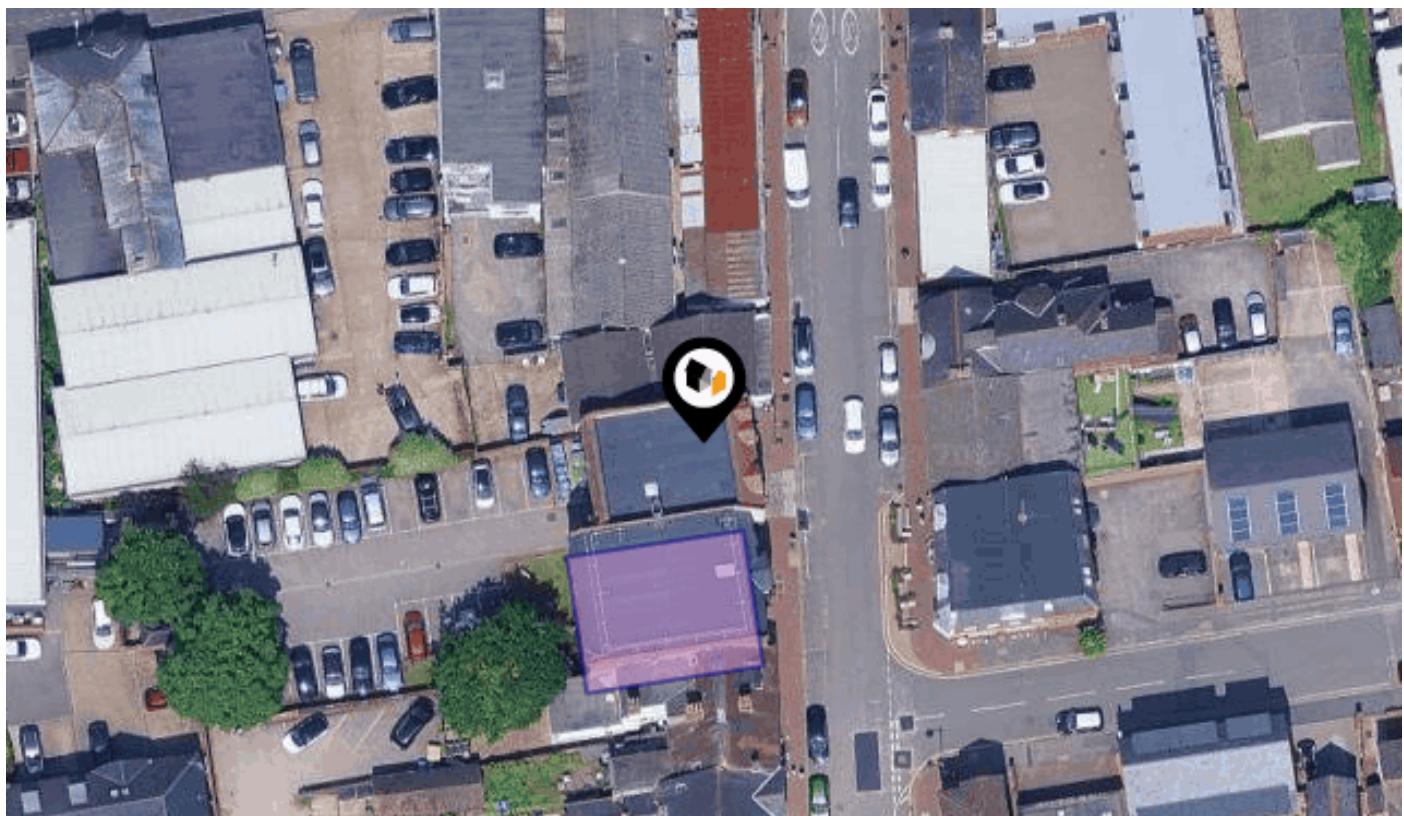


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 20<sup>th</sup> January 2026**



**FLAT 13, GAINSBOROUGH COURT, CAMP ROAD,  
FARNBOROUGH, GU14 6EP**

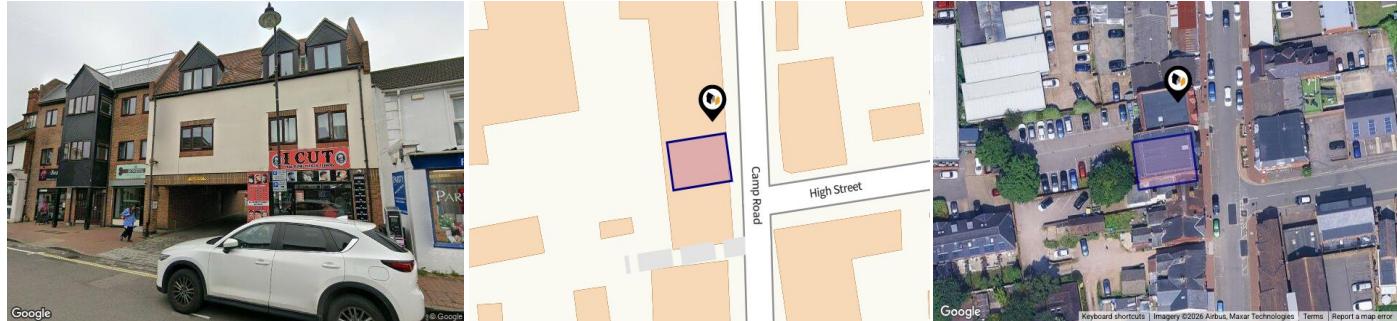
**Avocado Property**

stephen@avocadopropertyagents.co.uk  
www.avocadopropertyagents.co.uk



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# Property Overview



## Property

|                  |   |                               |                                 |
|------------------|---|-------------------------------|---------------------------------|
| Type:            | Flat / Maisonette                       | Last Sold Date:               | 30/11/2017                      |
| Bedrooms:        | 1                                       | Last Sold Price:              | £115,000                        |
| Floor Area:      | 322 ft <sup>2</sup> / 30 m <sup>2</sup> | Last Sold £/ft <sup>2</sup> : | £344                            |
| Plot Area:       | 0.04 acres                              | Tenure:                       | Leasehold                       |
| Year Built :     | 1983-1990                               | Start Date:                   | 11/01/2015                      |
| Council Tax :    | Band A                                  | End Date:                     | 25/12/2986                      |
| Annual Estimate: | £1,475                                  | Lease Term:                   | 999 years from 25 December 1987 |
| Title Number:    | HP779339                                | Term Remaining:               | 961 years                       |
| UPRN:            | 100062007195                            |                               |                                 |

## Local Area

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

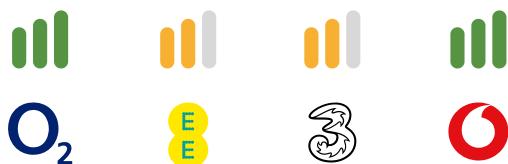
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**16**  
mb/s      **80**  
mb/s      **1000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)

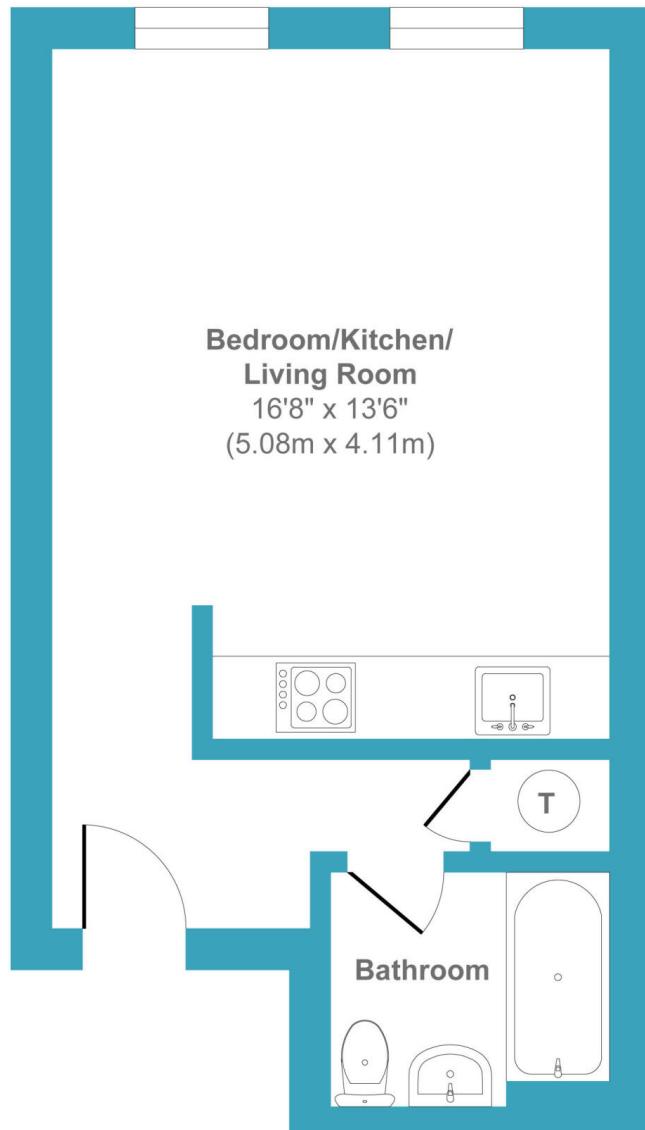


### Satellite/Fibre TV Availability:



**FLAT 13, GAINSBOROUGH COURT, CAMP ROAD,  
FARNBOROUGH, GU14 6EP**

gregjames  
estate agents



**Approx. Gross Internal Floor Area 315 sq. ft / 29.26 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# Property EPC - Certificate



Flat 13, Gainsborough Court, Camp Road, GU14 6EP

Energy rating

**D**

Valid until 21.11.2033

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

# Property

## EPC - Additional Data



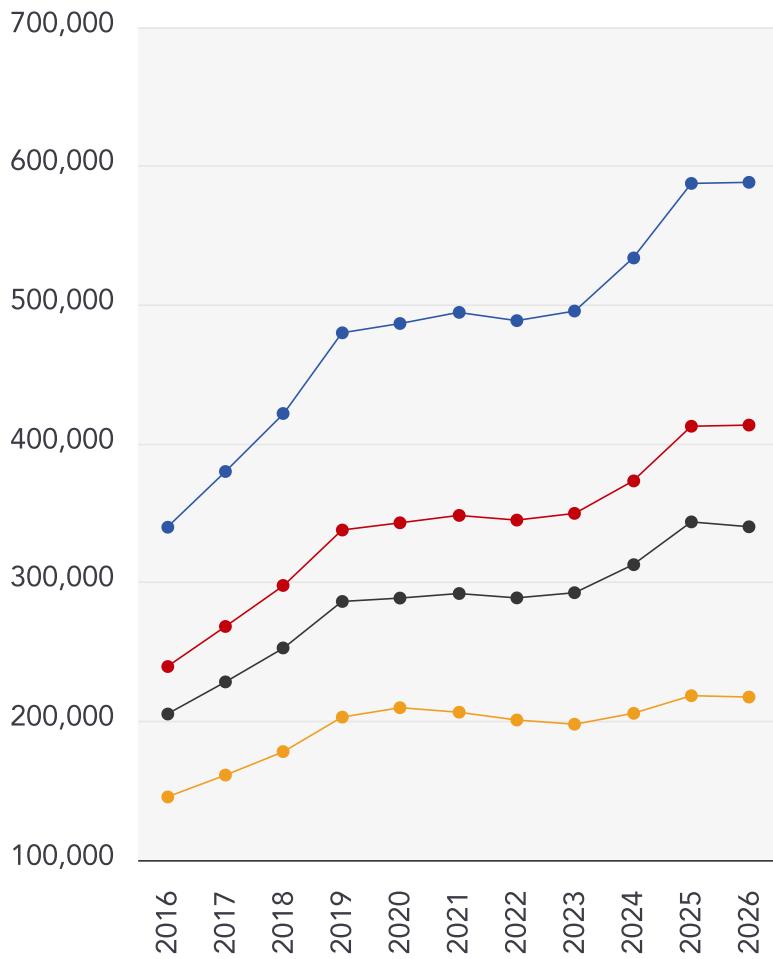
### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | Semi-Detached                                 |
| <b>Transaction Type:</b>            | Rental  |
| <b>Energy Tariff:</b>               | Unknown                                       |
| <b>Main Fuel:</b>                   | Electricity (not community)                   |
| <b>Main Gas:</b>                    | No  |
| <b>Floor Level:</b>                 | 02  |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)    |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation               |
| <b>Roof Energy:</b>                 | Average                                       |
| <b>Main Heating:</b>                | Electric storage heaters                      |
| <b>Main Heating Controls:</b>       | Manual charge control                         |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                  |
| <b>Hot Water Energy Efficiency:</b> | Average                                       |
| <b>Lighting:</b>                    | Low energy lighting in 75% of fixed outlets   |
| <b>Floors:</b>                      | (another dwelling below)                      |
| <b>Total Floor Area:</b>            | 30 m <sup>2</sup>                             |

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

**+73.13%**

Semi-Detached

**+72.66%**

Terraced

**+65.73%**

Flat

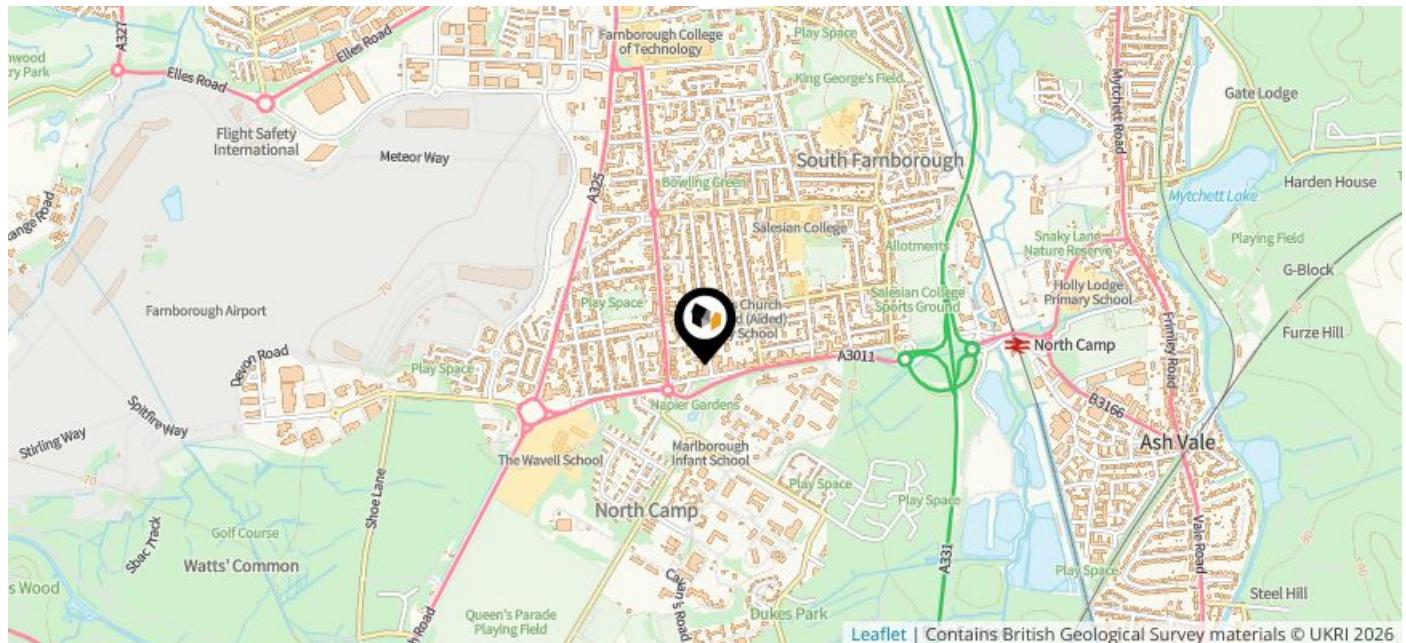
**+49.46%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- X Adit
- X Gutter Pit
- X 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.

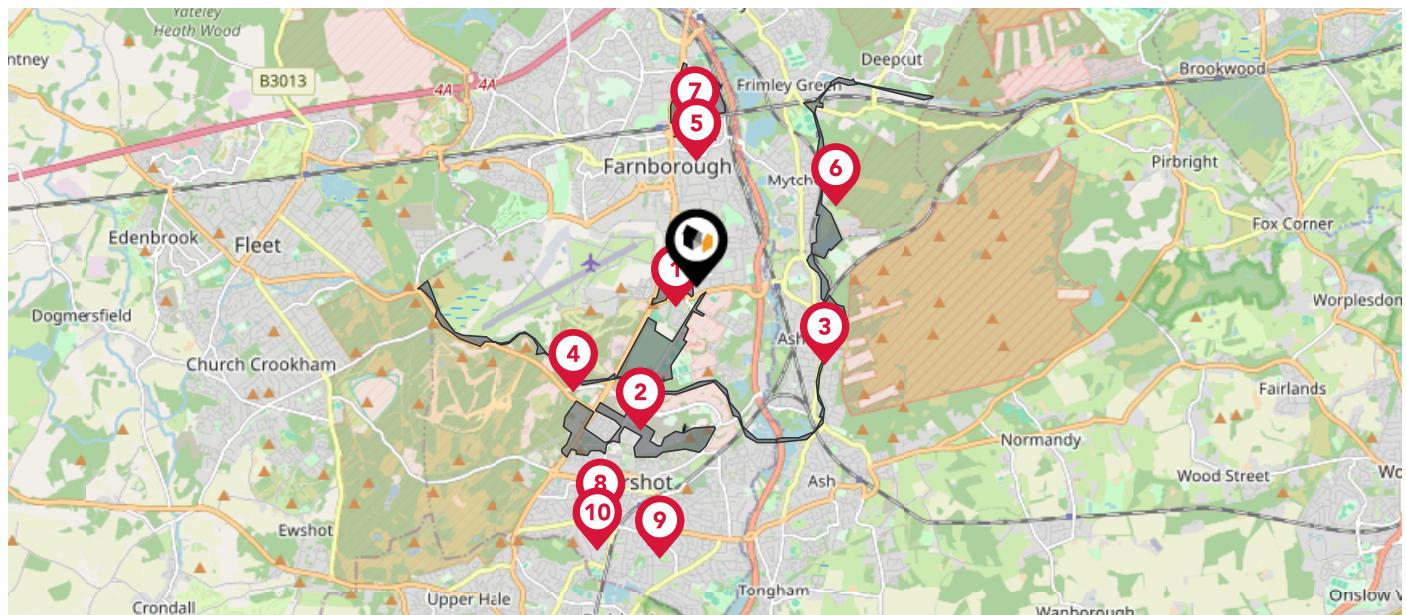
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

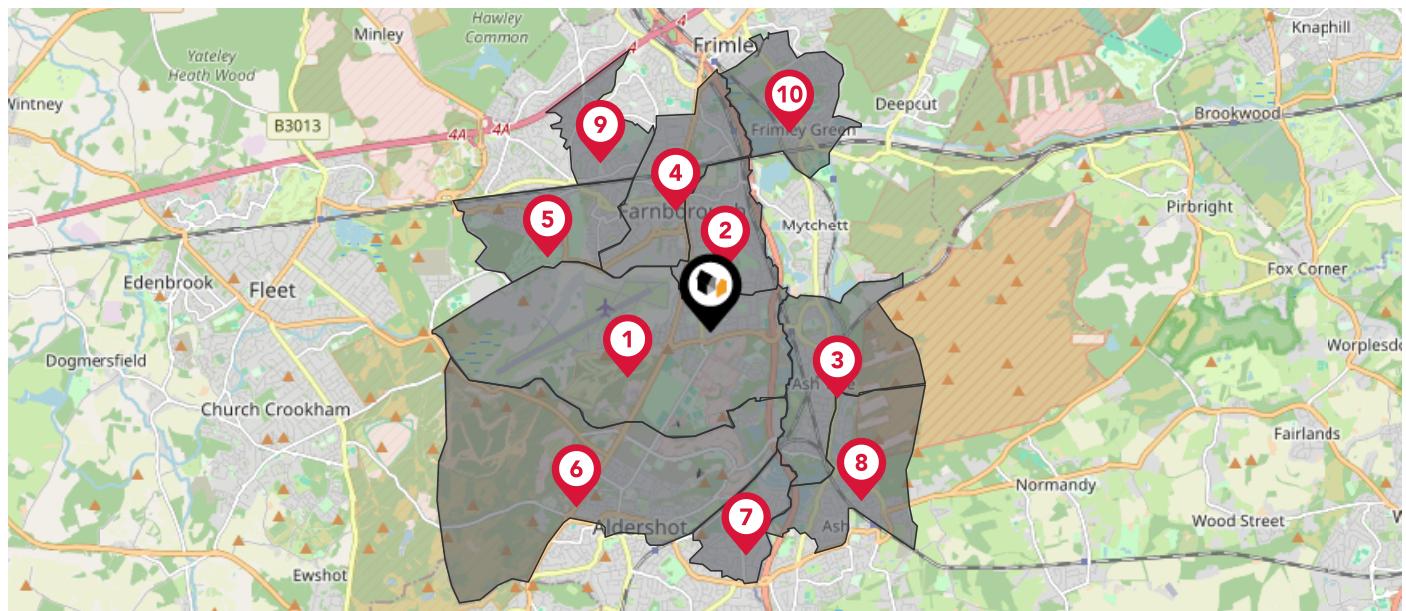
- 1 South Farnborough
- 2 Aldershot Military
- 3 Basingstoke Canal South
- 4 Basingstoke Canal
- 5 Saint Michael's Abbey
- 6 Basingstoke Canal
- 7 Farnborough Hill
- 8 Aldershot West
- 9 Manor Park
- 10 Cargate

# 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

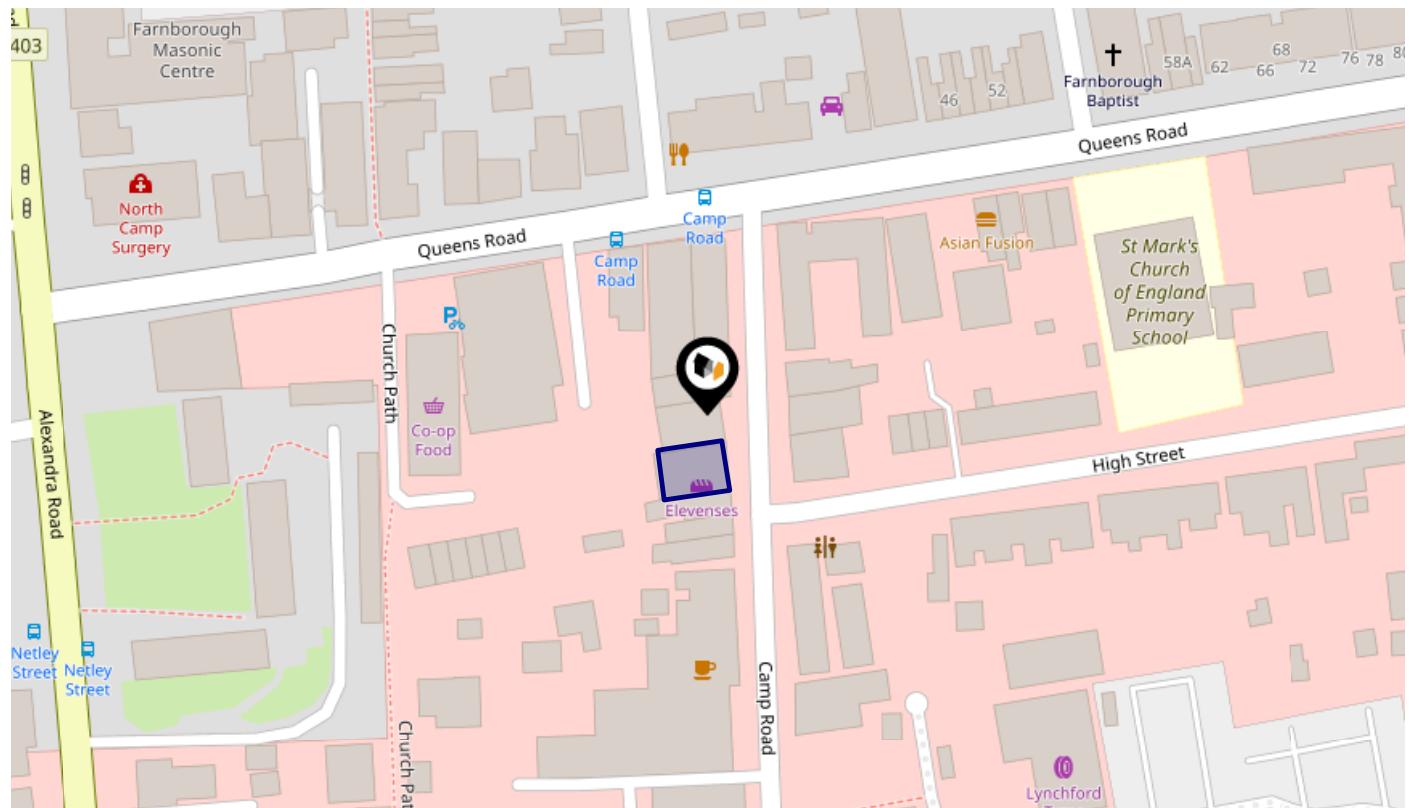
- 1 St. Mark's Ward
- 2 Knellwood Ward
- 3 Ash Vale Ward
- 4 Empress Ward
- 5 Cove and Southwood Ward
- 6 Wellington Ward
- 7 North Town Ward
- 8 Ash Wharf Ward
- 9 West Heath Ward
- 10 Frimley Green Ward

# 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:

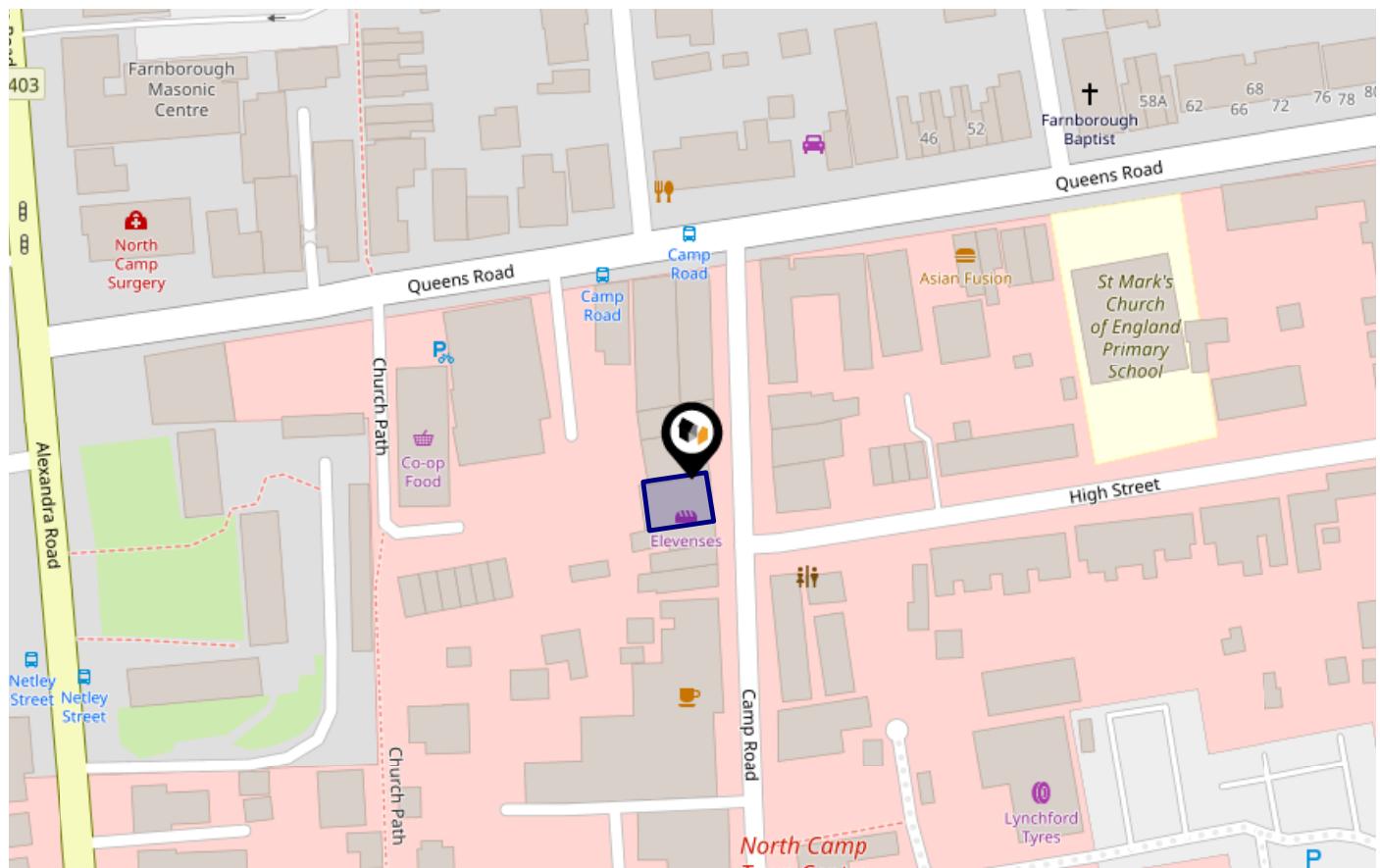


# Flood Risk

## 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.

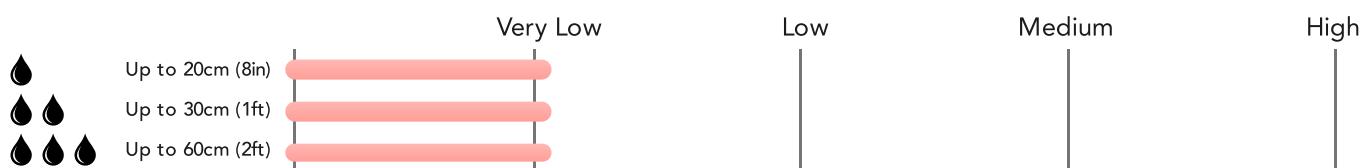


Risk Rating: Very low

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:

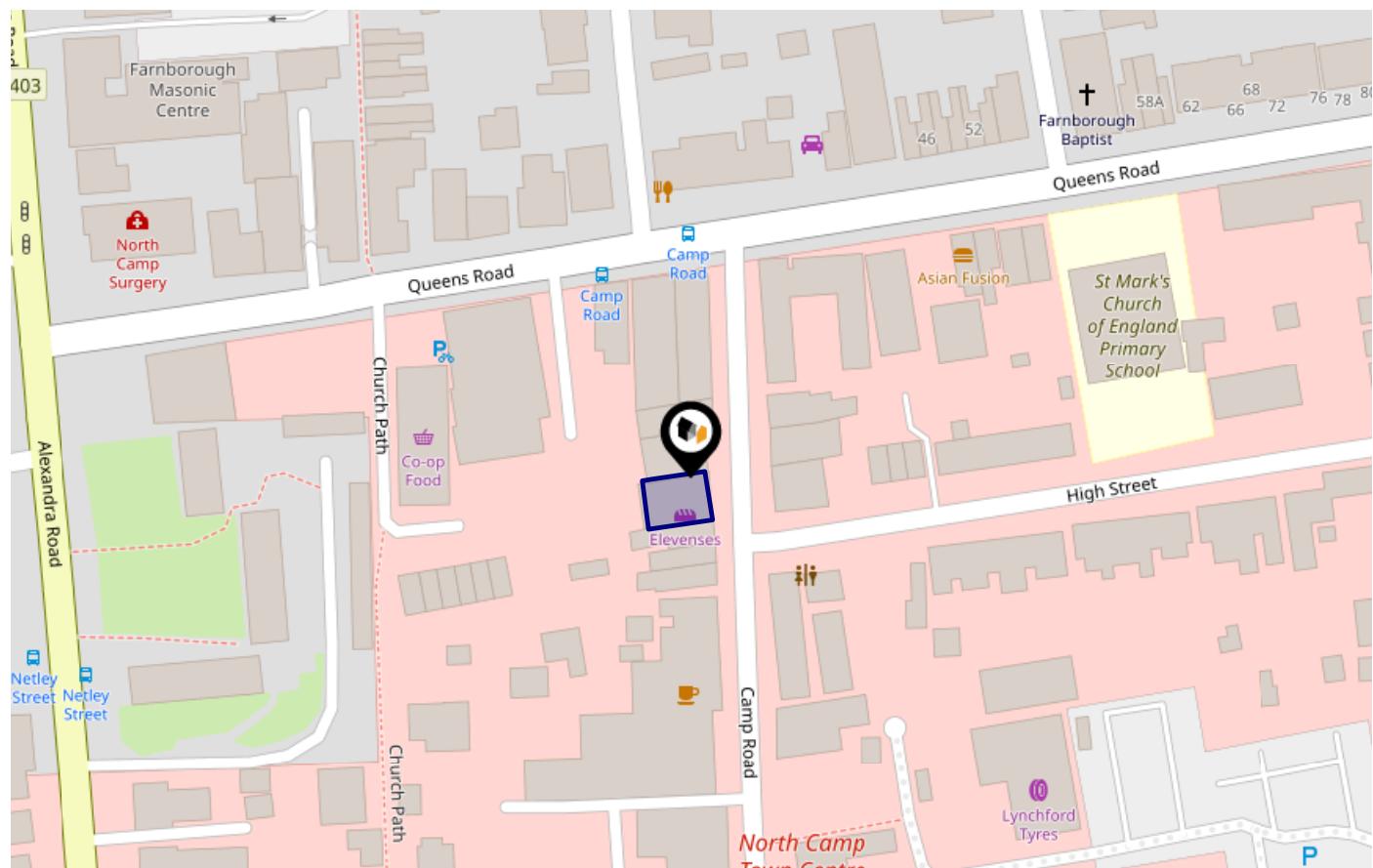


# Flood Risk

## 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.

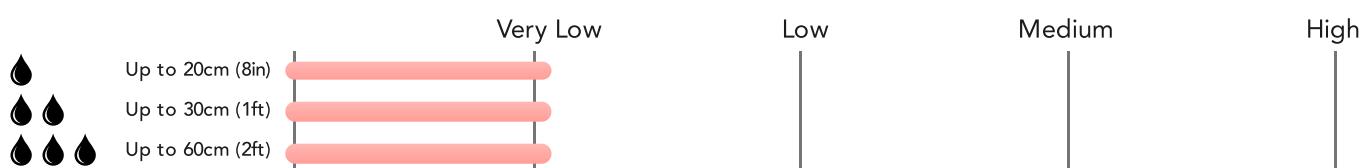


**Risk Rating: Very low**

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.
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Chance of flooding to the following depths at this property:

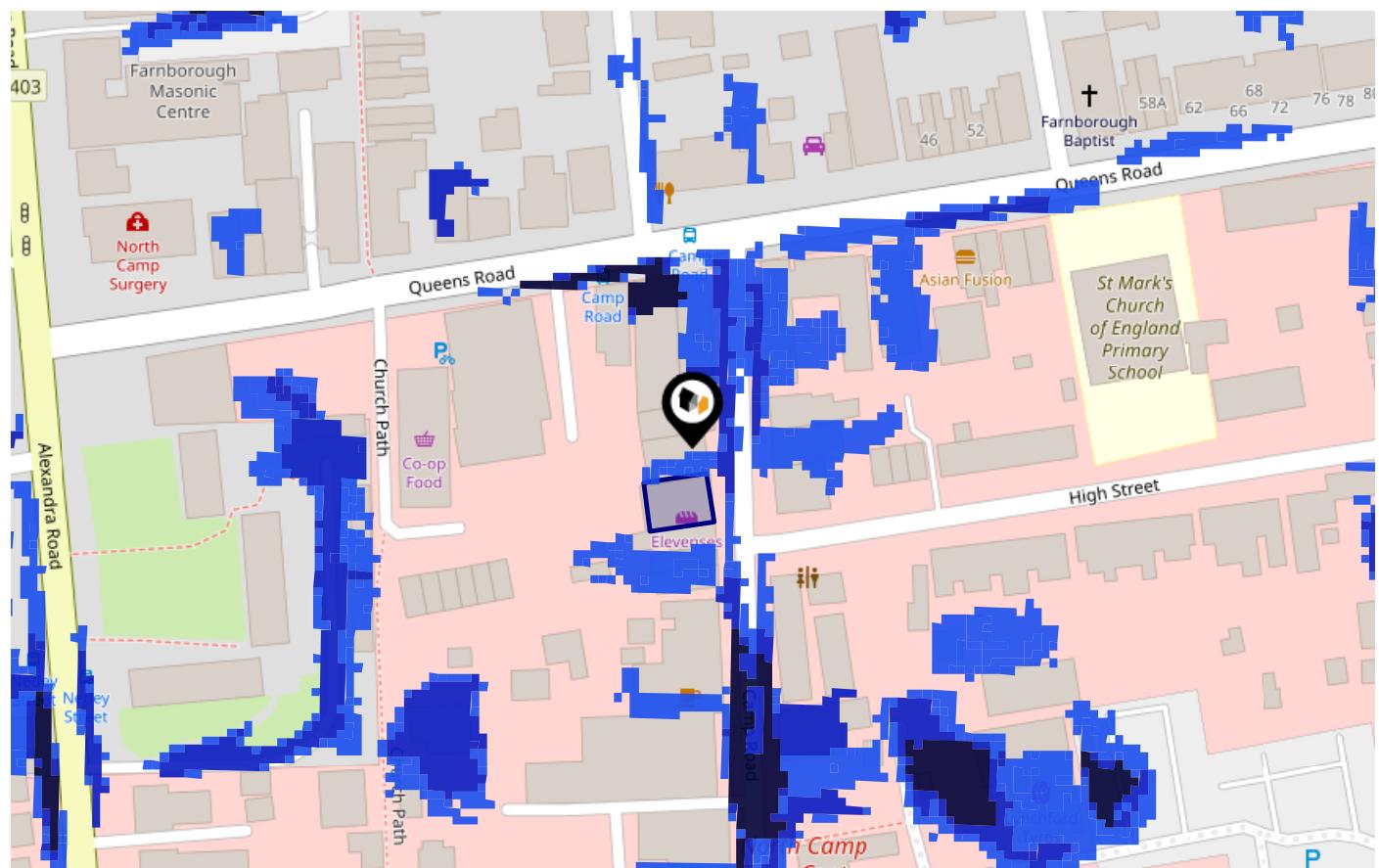


# Flood Risk

## 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.

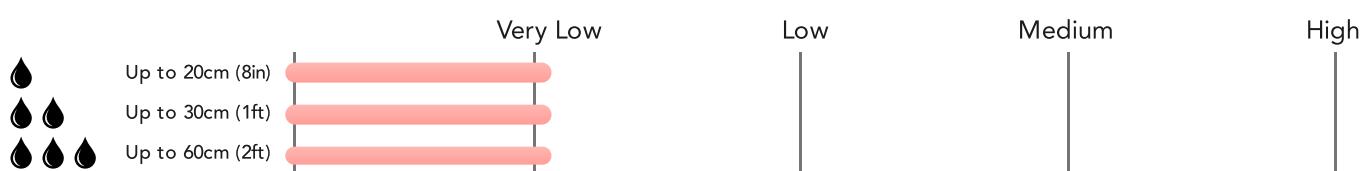


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

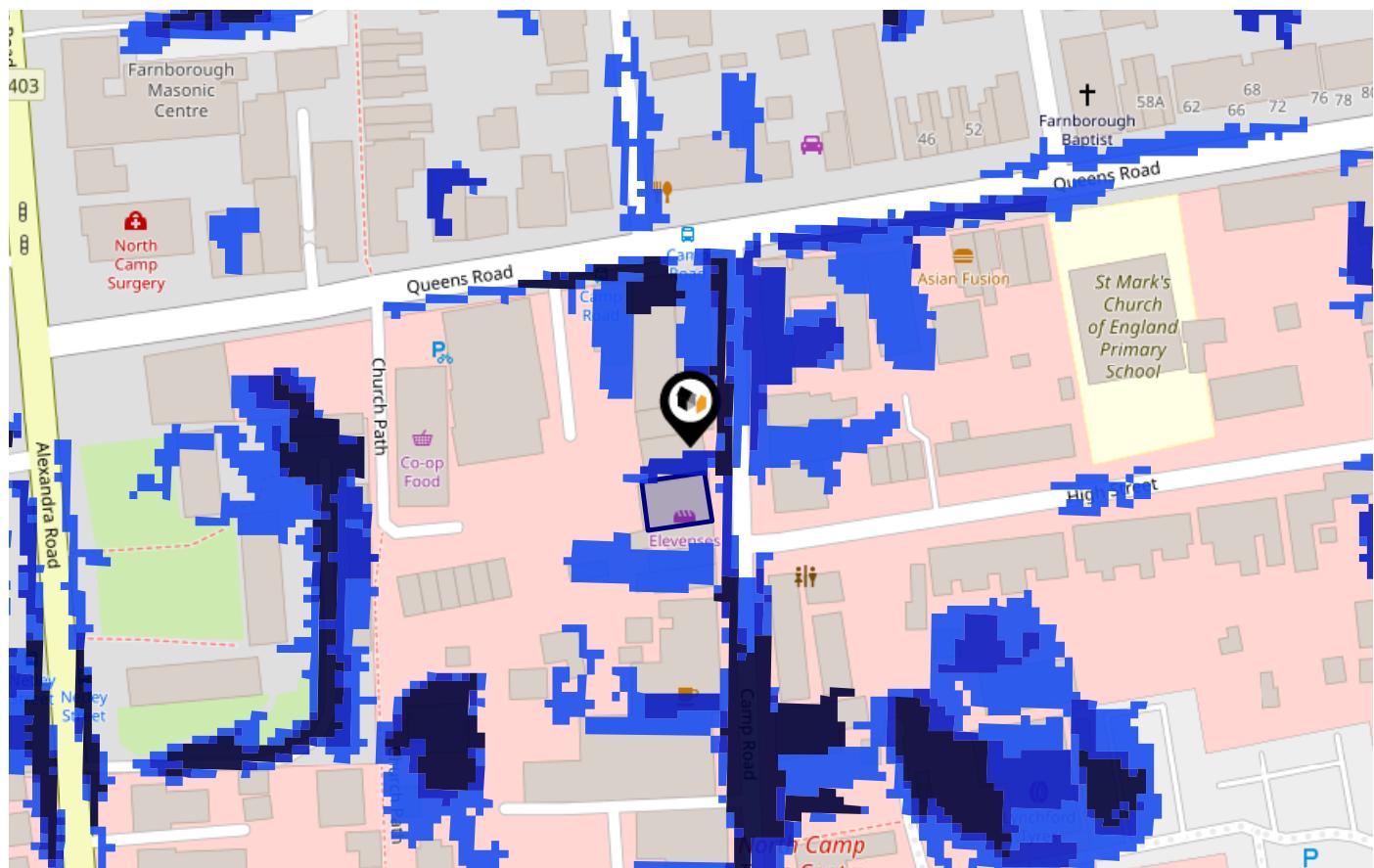


# Flood Risk

## 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.

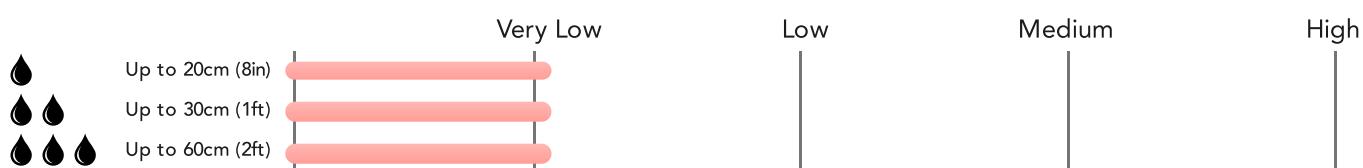


**Risk Rating: Very low**

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- 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:

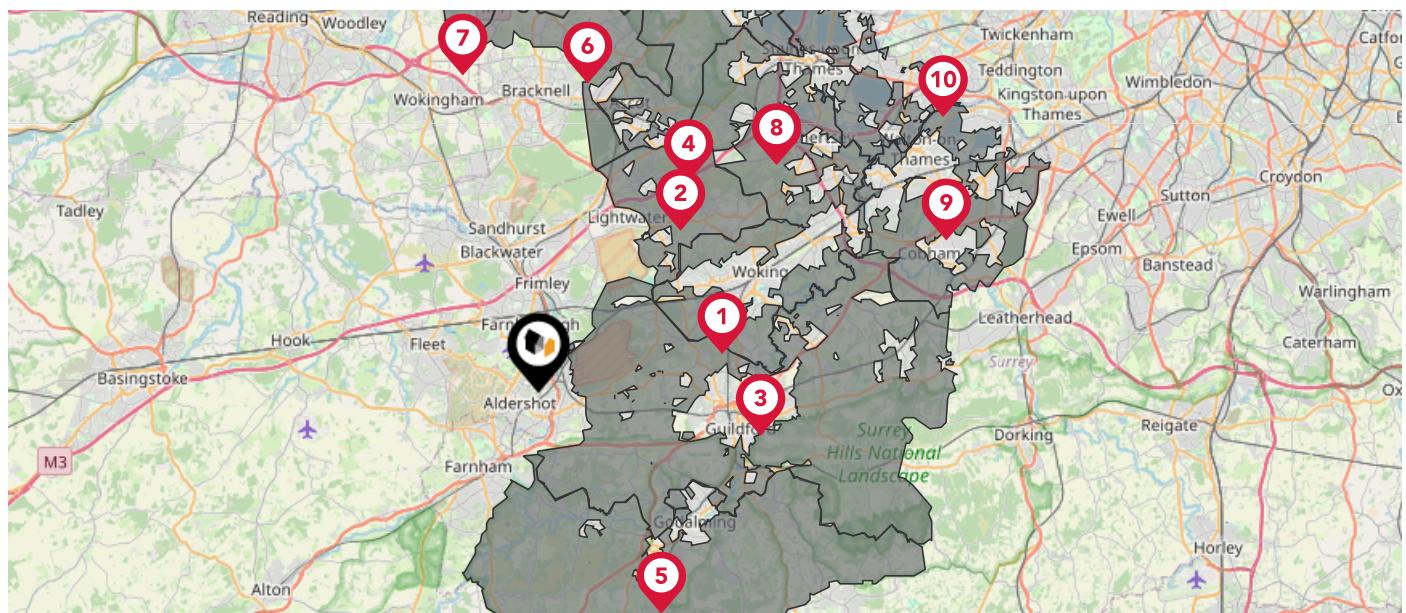


# Maps

## Green Belt



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



### Nearby Green Belt Land

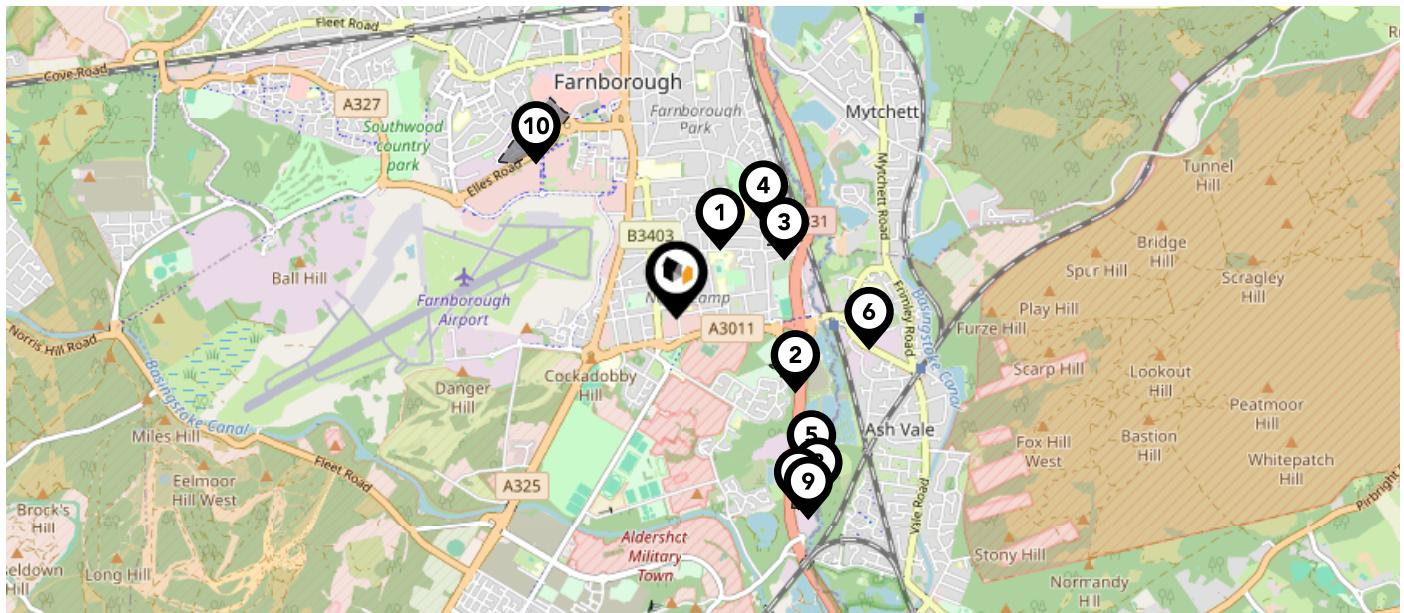
- 1 London Green Belt - Woking
- 2 London Green Belt - Surrey Heath
- 3 London Green Belt - Guildford
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Waverley
- 6 London Green Belt - Bracknell Forest
- 7 London Green Belt - Wokingham
- 8 London Green Belt - Runnymede
- 9 London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

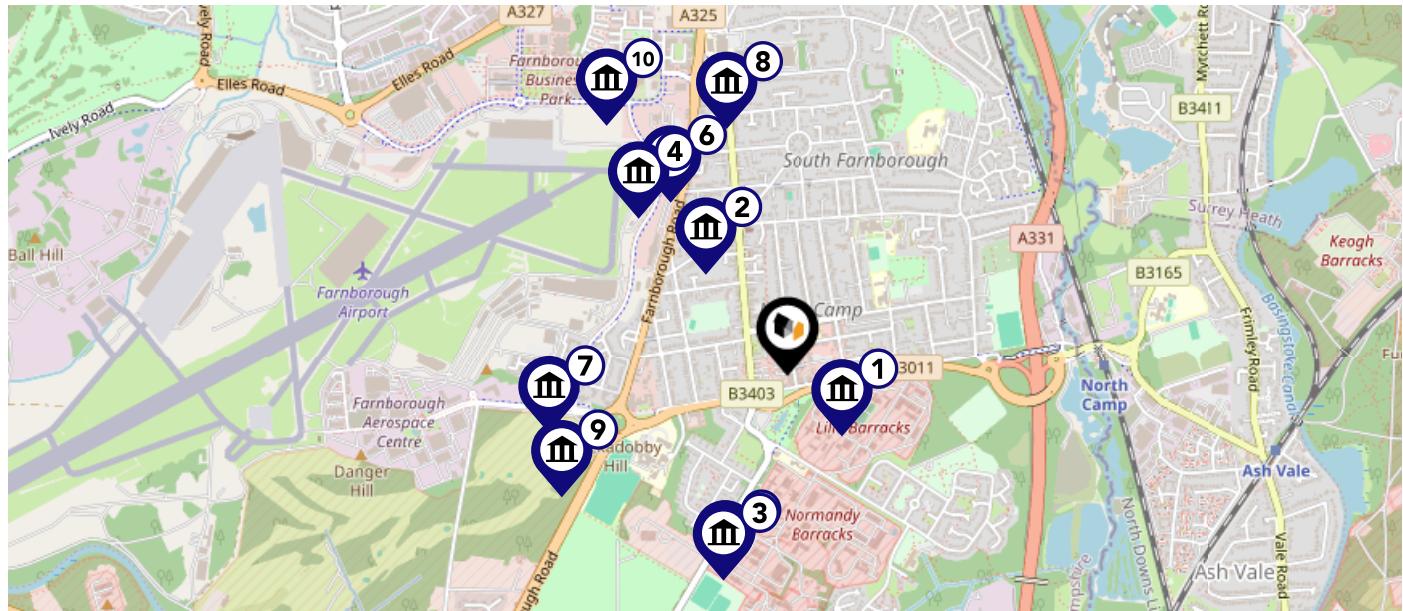
|    |  |                   |                          |
|----|--|-------------------|--------------------------|
| 1  | Bowling Green-Off Canterbury Road, Farnborough, Hampshire                          | Historic Landfill | <input type="checkbox"/> |
| 2  | Ramilles Park-Near Hollybush Lane, Aldershot                                       | Historic Landfill | <input type="checkbox"/> |
| 3  | Sycamore Sewage Farm-Sycamore Road, Farnborough                                    | Historic Landfill | <input type="checkbox"/> |
| 4  | King Georges Pond-Sycamore Road, Farnborough                                       | Historic Landfill | <input type="checkbox"/> |
| 5  | Land to the east of Sewage Works-Hollybush Lane, Aldershot                         | Historic Landfill | <input type="checkbox"/> |
| 6  | Holly Lodge Landfill-Between Frimley Road and Lyons Road, Ash Vale, Surrey         | Historic Landfill | <input type="checkbox"/> |
| 7  | Land adjacent to The Gables-Aldershot Stubbs, Hollybush Lane, Aldershot, Hampshire | Historic Landfill | <input type="checkbox"/> |
| 8  | Aldershot Stubbs-Hollybush Lane, Aldershot   | Historic Landfill | <input type="checkbox"/> |
| 9  | Hollybush Lane-North Camp, Aldershot, Hampshire                                    | Historic Landfill | <input type="checkbox"/> |
| 10 | Land at Invincible Road-Aldershot, Hampshire                                       | Historic Landfill | <input type="checkbox"/> |

# Maps

## Listed Buildings

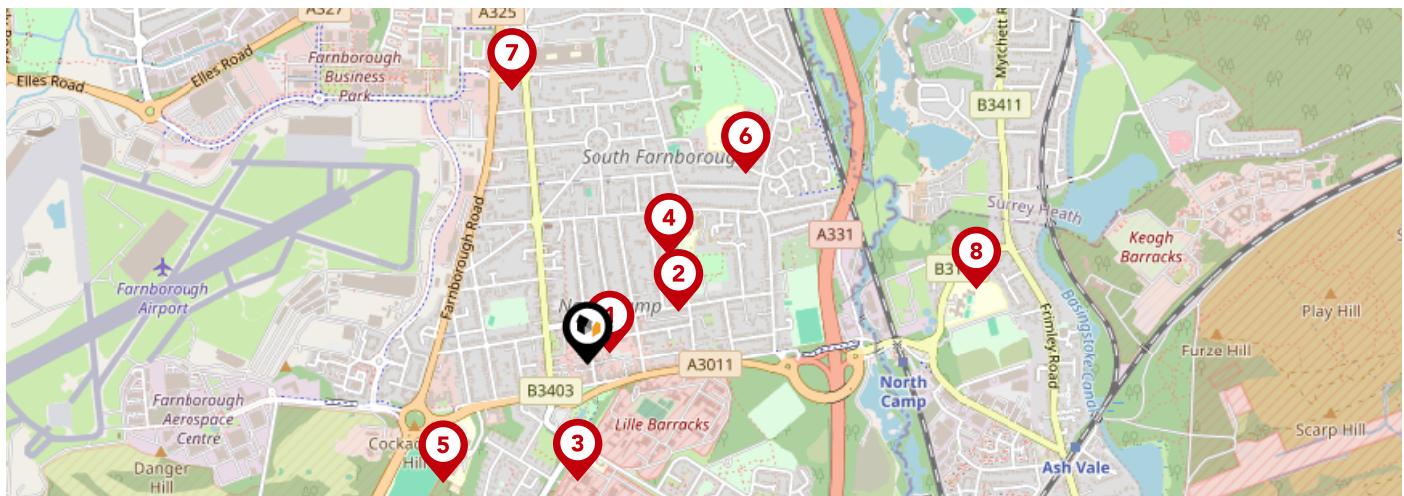


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                              | Grade    | Distance  |
|---|----------|-----------|
| 1339696 - Officers Mess Lille Barracks                              | Grade II | 0.2 miles |
| 1303102 - Farnborough Town Hall                                     | Grade II | 0.3 miles |
| 1109985 - Aldershot Military Museum N Block                         | Grade II | 0.5 miles |
| 1339694 - G 29 Building At The Royal Aircraft Establishment         | Grade II | 0.5 miles |
| 1109984 - Aldershot Military Museum M Block                         | Grade II | 0.5 miles |
| 1339706 - G1 Building At The Royal Aircraft Establishment           | Grade II | 0.5 miles |
| 1392200 - Building F49a Man Carrying Centrifuge Facility            | Grade II | 0.5 miles |
| 1092625 - Crossways North East Hampshire Education Office           | Grade II | 0.6 miles |
| 1272436 - Government House Mess                                     | Grade II | 0.6 miles |
| 1259589 - Building Q121 At Former Royal Aircraft Establishment Site | Grade I  | 0.7 miles |

# Area Schools



Nursery Primary Secondary College Private

## 1 St Mark's Church of England Aided Primary School

Ofsted Rating: Good | Pupils: 104 | Distance:0.06



## 2 South Farnborough Infant School

Ofsted Rating: Outstanding | Pupils: 273 | Distance:0.24



## 3 Marlborough Infant School

Ofsted Rating: Good | Pupils: 85 | Distance:0.27



## 4 Salesian College

Ofsted Rating: Not Rated | Pupils: 589 | Distance:0.31



## 5 The Wavell School

Ofsted Rating: Good | Pupils: 1018 | Distance:0.43



## 6 South Farnborough Junior School

Ofsted Rating: Outstanding | Pupils: 411 | Distance:0.57



## 7 Farnborough College of Technology

Ofsted Rating: Outstanding | Pupils: 0 | Distance:0.66



## 8 Holly Lodge Primary Academy

Ofsted Rating: Good | Pupils: 423 | Distance:0.92



# Area Schools



Nursery Primary Secondary College Private



## St Peter's Church of England Aided Junior School

Ofsted Rating: Good | Pupils: 216 | Distance: 1.1



## St Patrick's Catholic Primary School

Ofsted Rating: Good | Pupils: 263 | Distance: 1.12



## Tower Hill Primary School

Ofsted Rating: Outstanding | Pupils: 421 | Distance: 1.3



## The Cambridge Primary School

Ofsted Rating: Good | Pupils: 357 | Distance: 1.34



## Mytchett Primary & Nursery Academy

Ofsted Rating: Good | Pupils: 247 | Distance: 1.49



## North Farnborough Infant School

Ofsted Rating: Good | Pupils: 171 | Distance: 1.61



## Farnborough Hill

Ofsted Rating: Not Rated | Pupils: 527 | Distance: 1.69

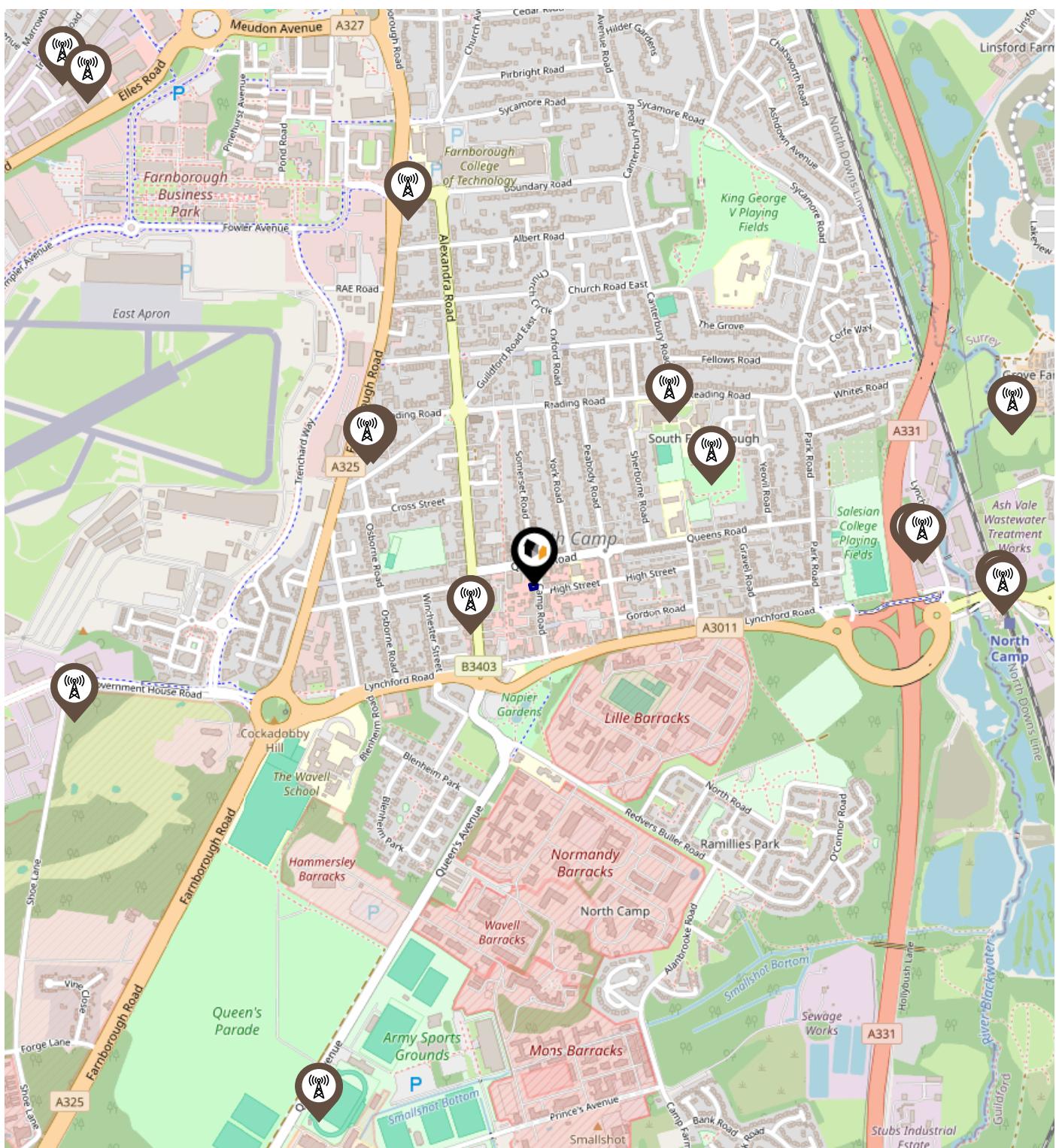


## Henry Tyndale School

Ofsted Rating: Outstanding | Pupils: 135 | Distance: 1.71



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

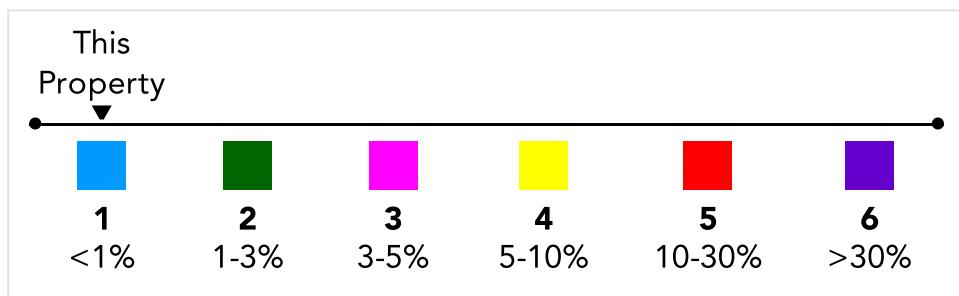
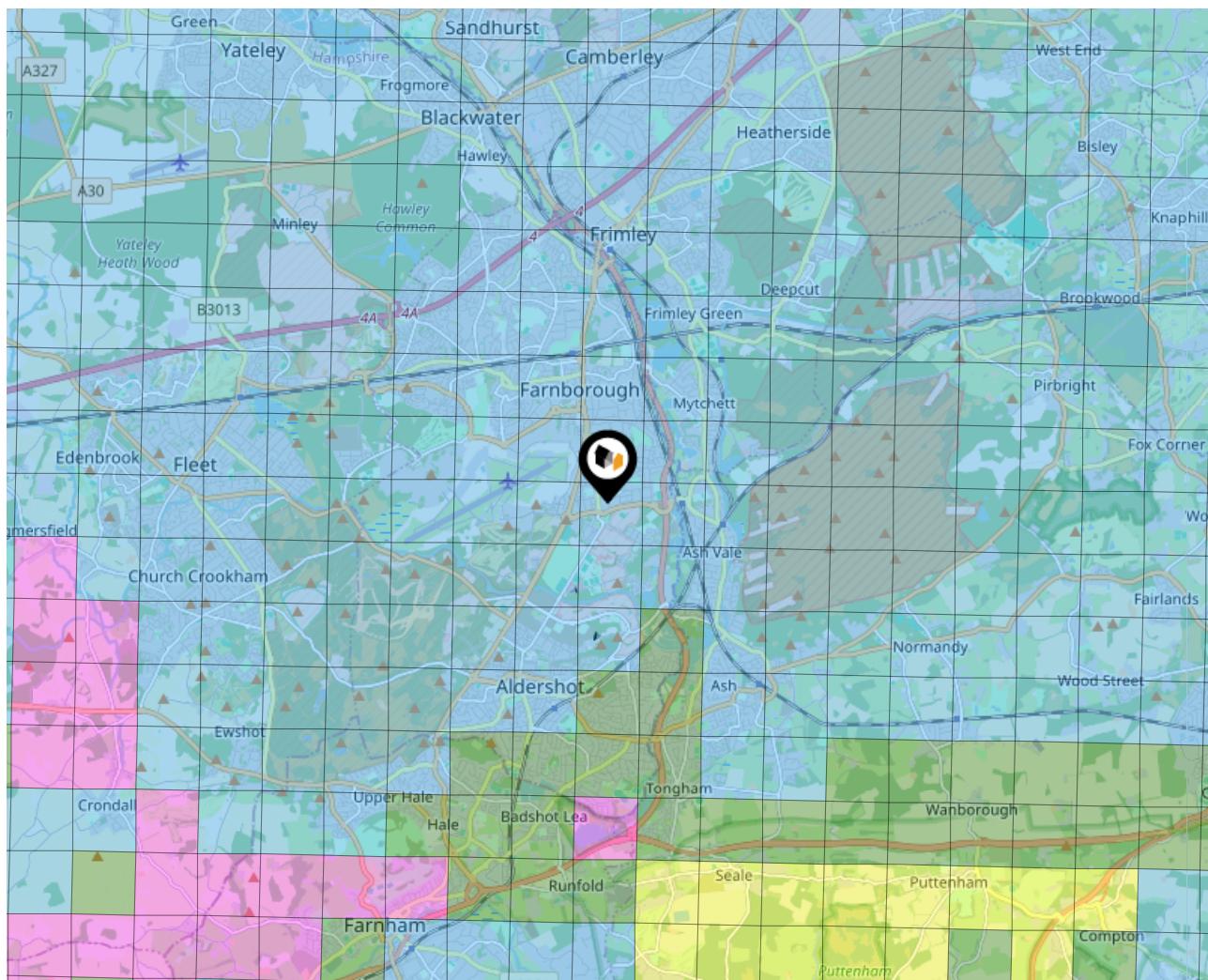
# Environment

## Radon Gas

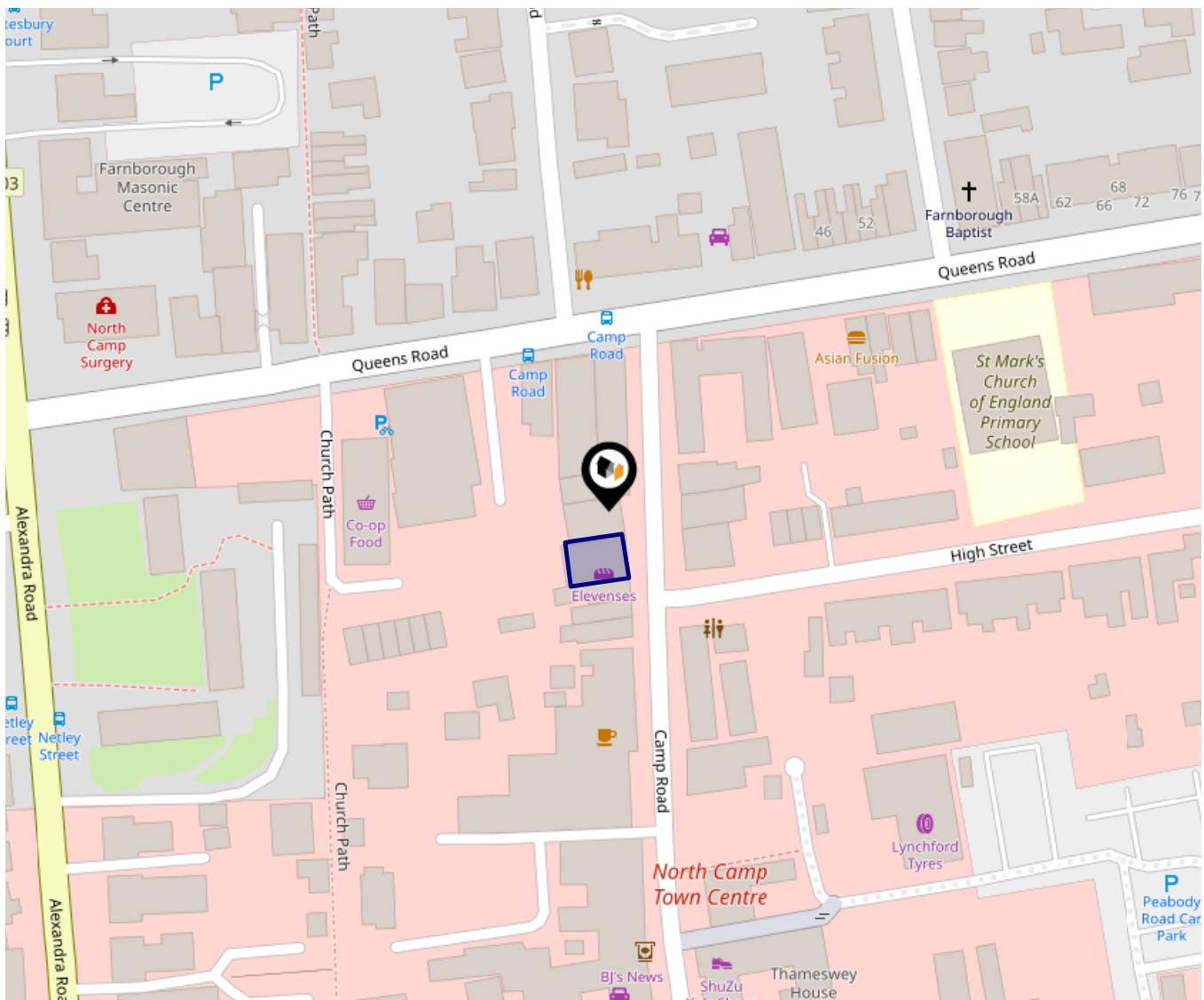


### What is Radon?

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/m<sup>3</sup>).



# 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

# Environment

## Soils & Clay



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

**Carbon Content:**

NONE

**Parent Material Grain:**

ARENACEOUS

**Soil Group:**

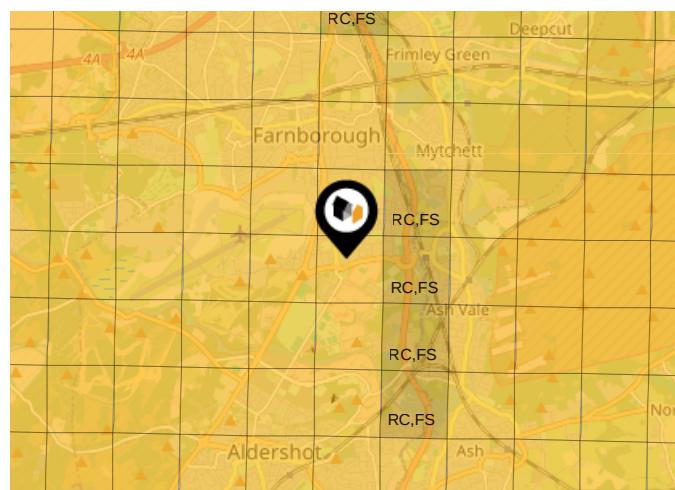
LIGHT TO MEDIUM

**Soil Texture:**

SAND TO LOAM

**Soil Depth:**

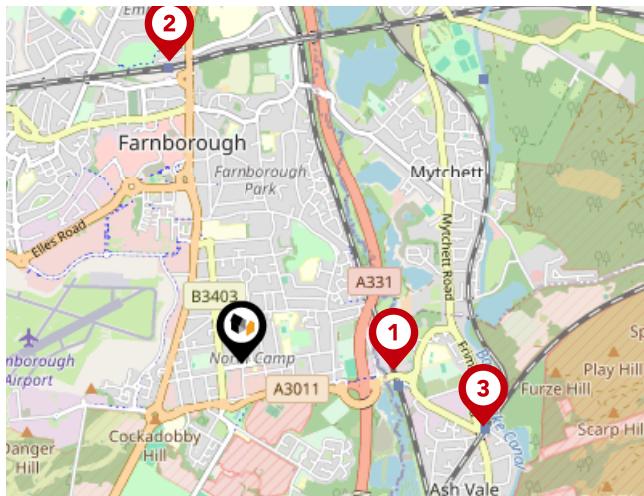
DEEP



### Primary Classifications (Most Common Clay Types)

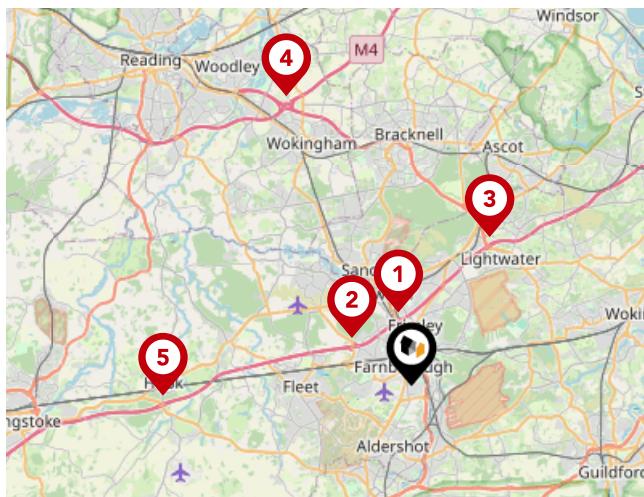
|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area Transport (National)



## National Rail Stations

| Pin | Name                            | Distance   |
|-----|---------------------------------|------------|
| 1   | North Camp Rail Station         | 0.71 miles |
| 2   | Farnborough (Main) Rail Station | 1.44 miles |
| 3   | Ash Vale Rail Station           | 1.17 miles |



## Trunk Roads/Motorways

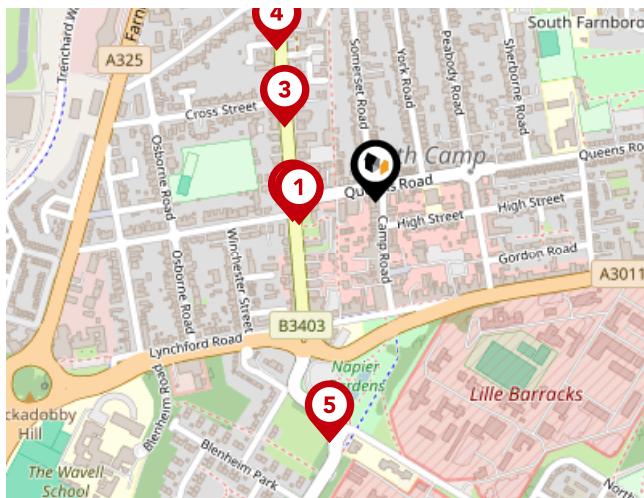
| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M3 J4  | 2.78 miles  |
| 2   | M3 J4A | 2.82 miles  |
| 3   | M3 J3  | 6.27 miles  |
| 4   | M4 J10 | 11.68 miles |
| 5   | M3 J5  | 9.22 miles  |



## Airports/Helpads

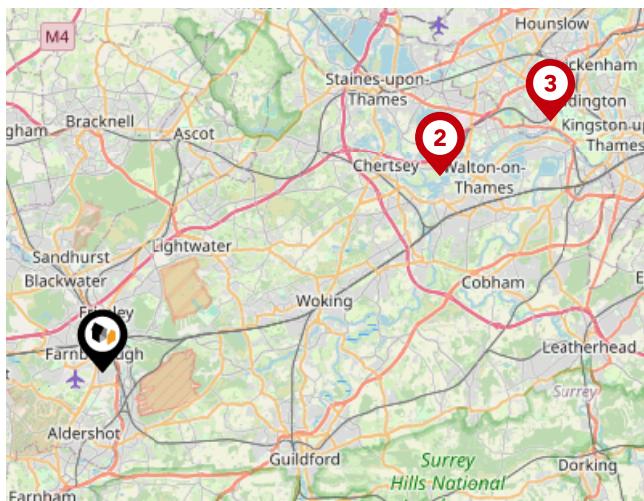
| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Heathrow Airport Terminal 4 | 18.14 miles |
| 2   | Heathrow Airport            | 18.7 miles  |
| 3   | Gatwick Airport             | 26.62 miles |
| 4   | Leaves Green                | 34 miles    |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Netley Street     | 0.09 miles |
| 2   | Netley Street     | 0.1 miles  |
| 3   | Shaftesbury Court | 0.14 miles |
| 4   | Buller Court      | 0.21 miles |
| 5   | Napier Gardens    | 0.28 miles |



## Ferry Terminals

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | Shepperton Ferry Landing           | 14.56 miles |
| 2   | Weybridge Ferry Landing            | 14.54 miles |
| 3   | Molesey - Hurst Park Ferry Landing | 19.06 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.

Powered by



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