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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th June 2026



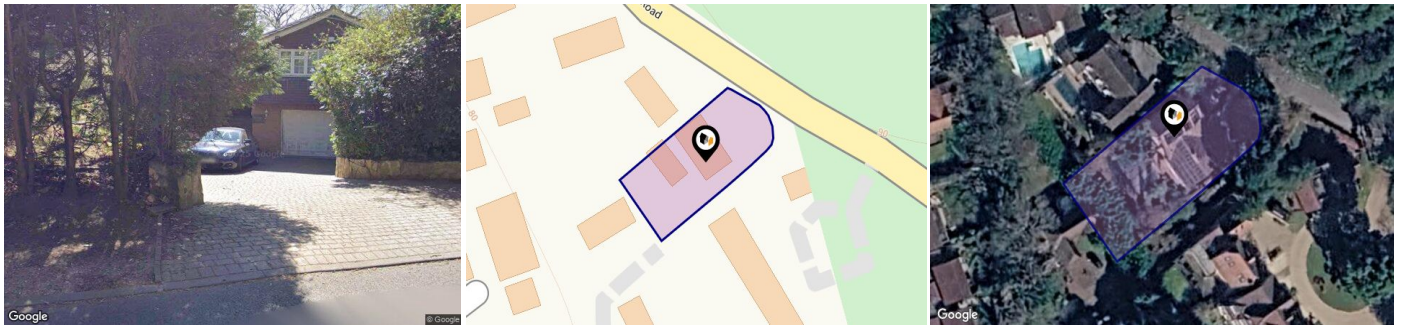
**DOZMARY LODGE, ST. CATHERINES ROAD, FRIMLEY,
CAMBERLEY, GU16 9NN**

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached	Last Sold Date:	19/12/2014
Bedrooms:	5	Last Sold Price:	£850,000
Floor Area:	2,292 ft ² / 213 m ²	Last Sold £/ft²:	£370
Plot Area:	0.29 acres	Tenure:	Freehold
Year Built :	1976-1982		
Council Tax :	Band G		
Annual Estimate:	£4,309		
Title Number:	SY463287		
UPRN:	200002884453		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	50 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

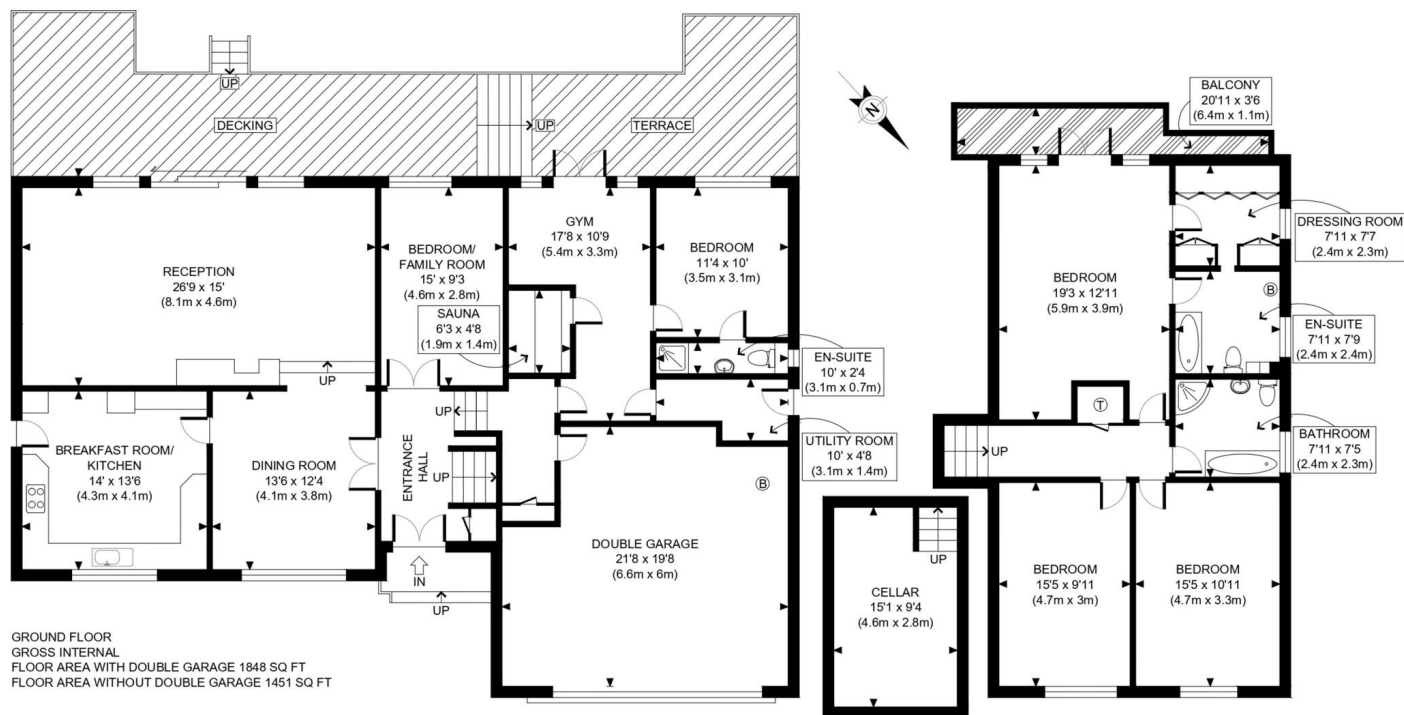
This Address



Planning records for: *Dozmary Lodge, St. Catherines Road, Frimley, Camberley, GU16 9NN*

Reference - TP/16/00293	
Decision:	Registered
Date:	02nd September 2016
Description:	TP/16/00293

DOZMARY LODGE, ST. CATHERINES ROAD, FRIMLEY, CAMBERLEY, GU16 9NN



APPROX. GROSS INTERNAL FLOOR AREA WITH DOUBLE GARAGE: 2843 SQ FT/ 264 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT DOUBLE GARAGE: 2446 SQ FT/ 227 SQM

PROPERTY PHOTO PLANS .CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Property EPC - Certificate



Dozmary Lodge, St. Catherines Road, Frimley,
CAMBERLEY, GU16 9NN

Energy rating

B

Valid until 30.10.2035

Certificate number
2611-3955-7200-6655-9204

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

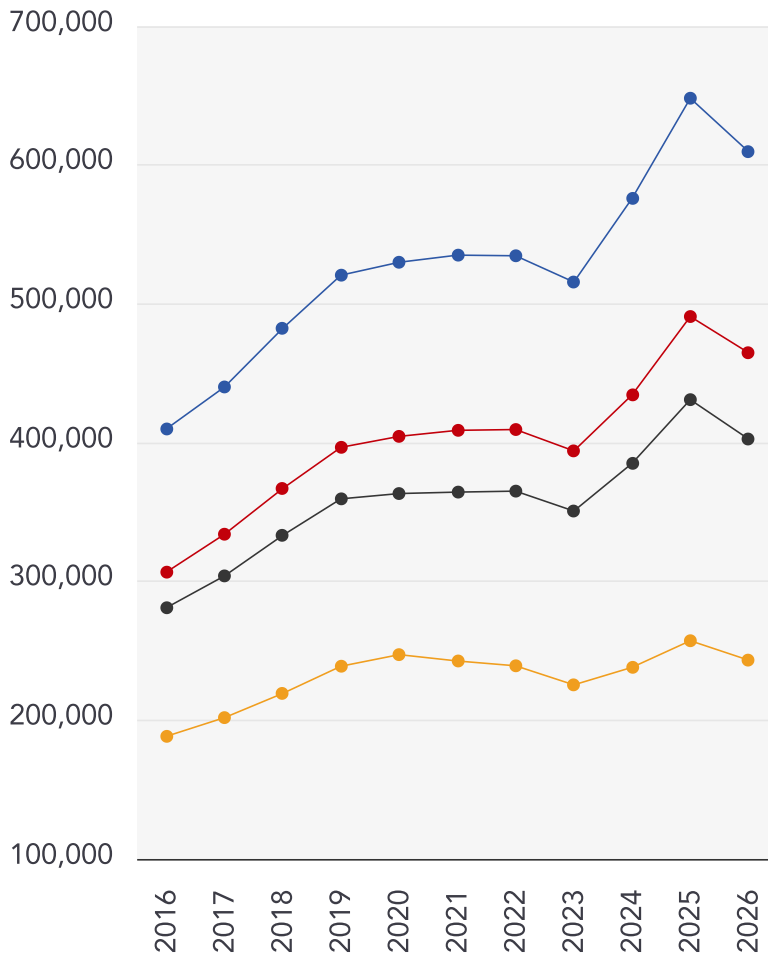
Property Type:	Detached house
Walls:	Solid brick, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	213 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU16



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

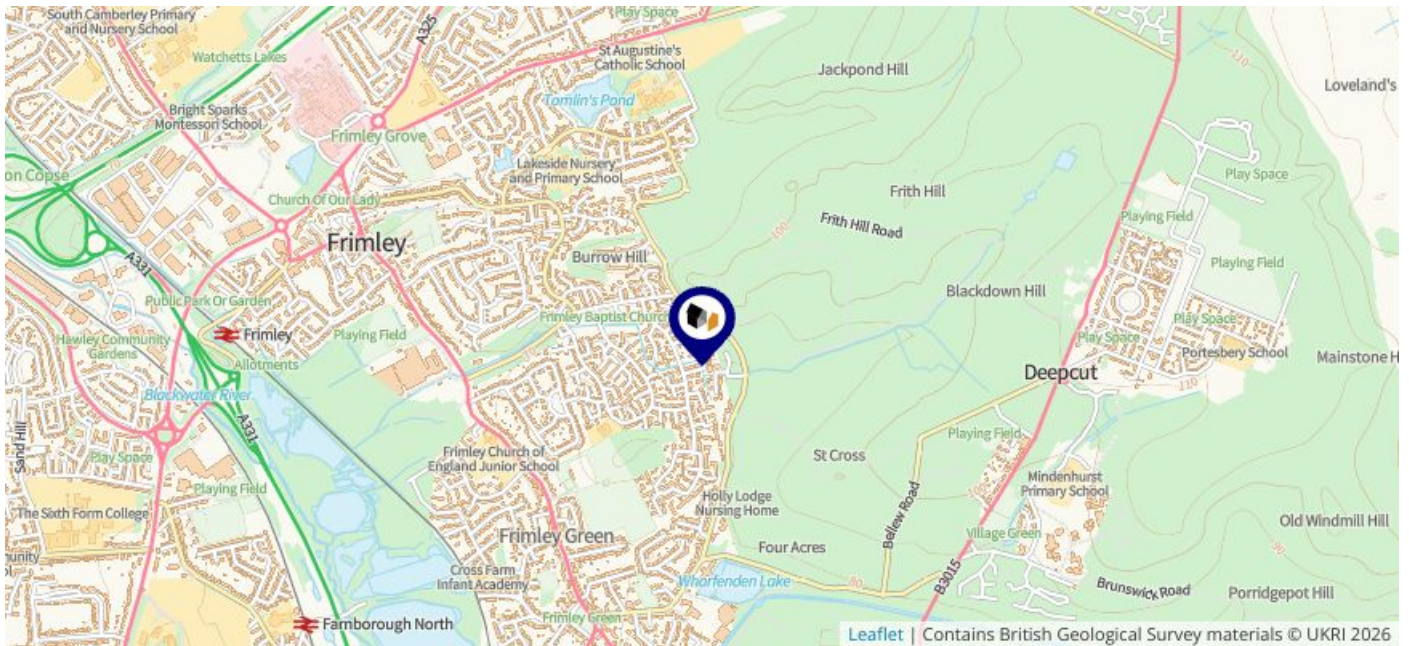
Flat

+29.15%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



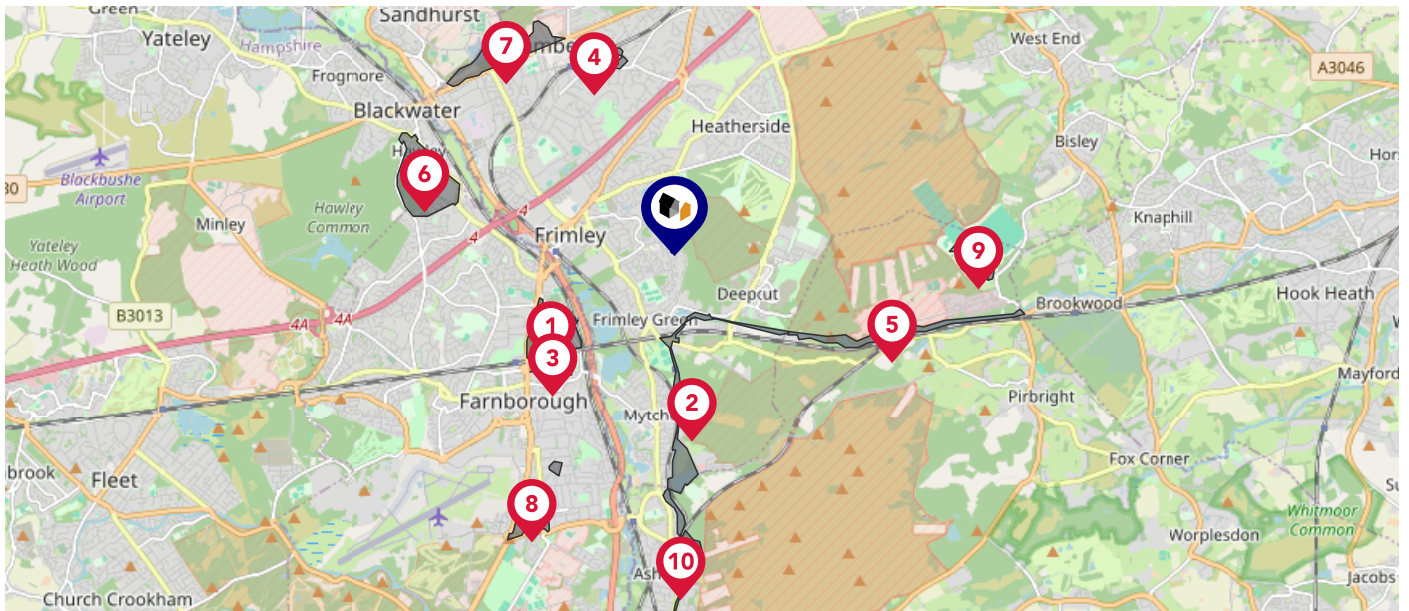
Mine Entry

- ✕ 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.

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.



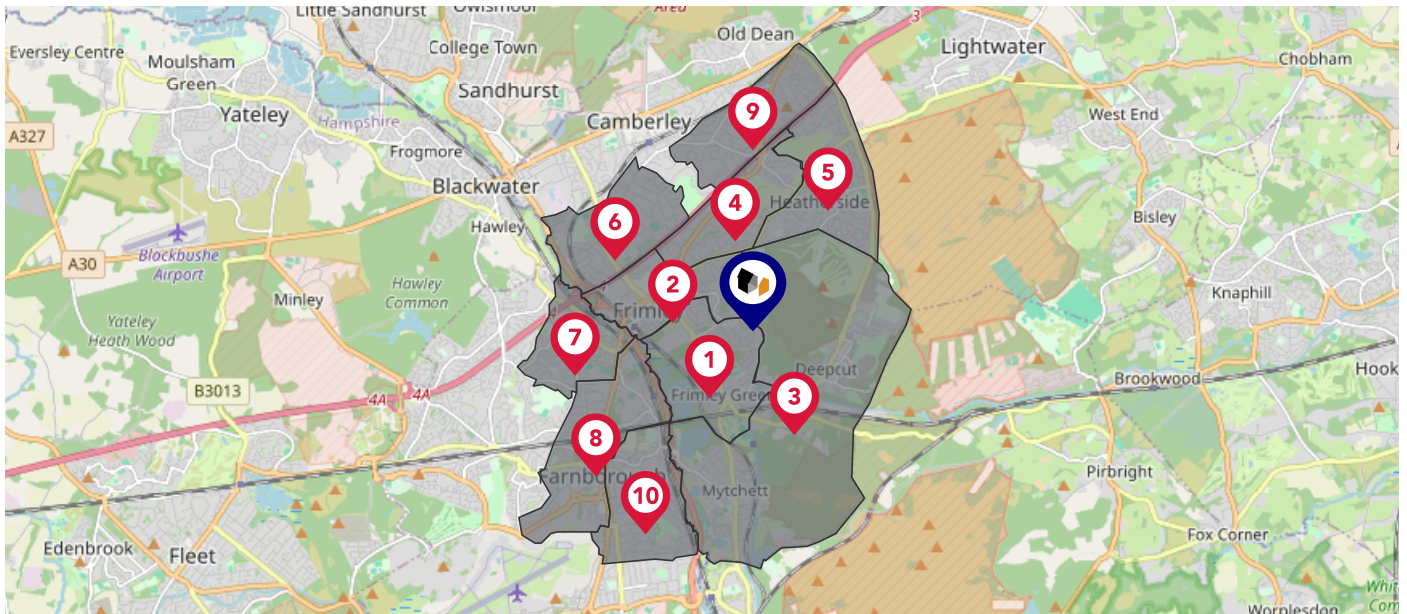
Nearby Conservation Areas

-  Farnborough Hill
-  Basingstoke Canal
-  Saint Michael's Abbey
-  Upper Gordon Road to Church Hill, Camberley
-  Basingstoke Canal North
-  Hawley Park and Green
-  RMA (Former) Staff College and London Road, Camberley
-  South Farnborough
-  Bisley Camp
-  Basingstoke Canal South











Maps

Council Wards

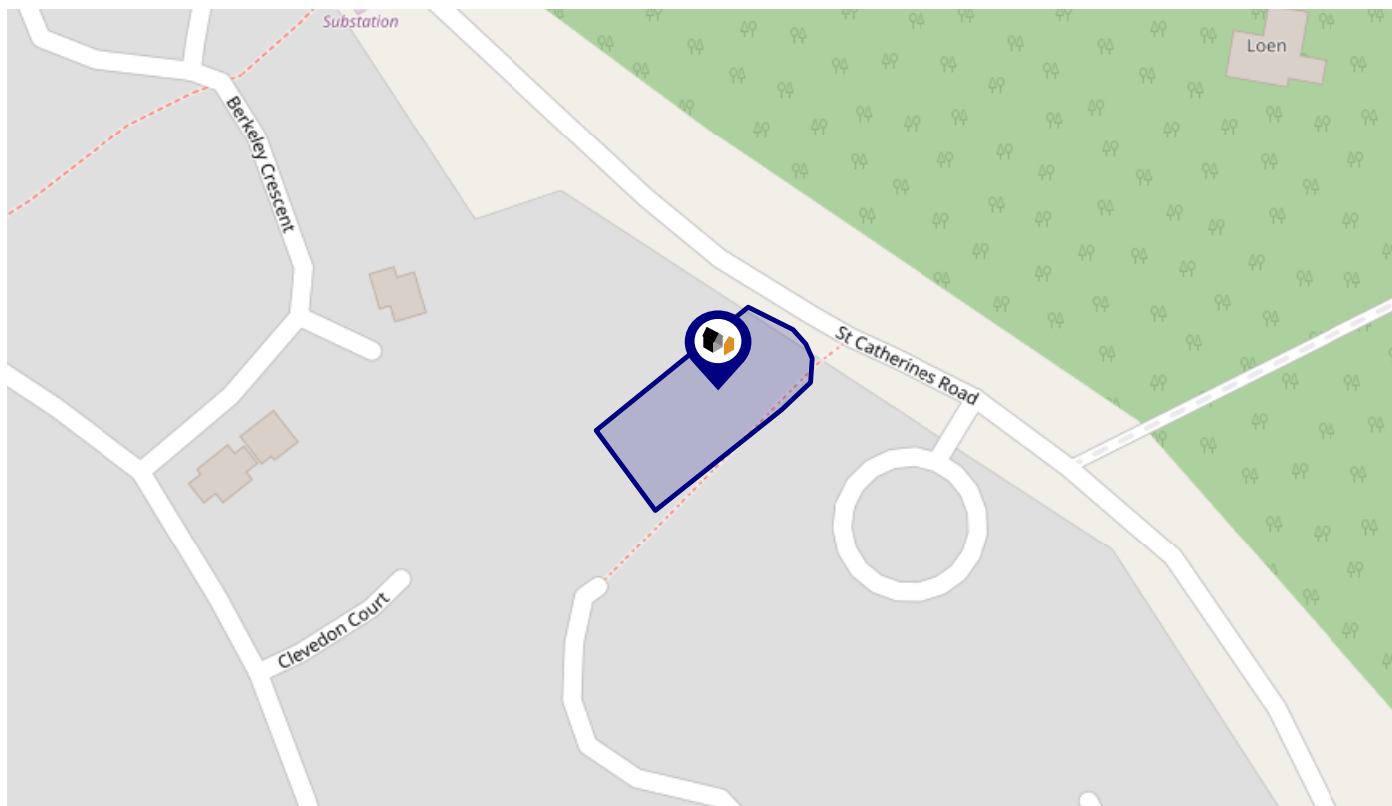
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Frimley Green Ward
-  2 Frimley Ward
-  3 Mytchett & Deepcut Ward
-  4 Parkside Ward
-  5 Heatherside Ward
-  6 Watchetts Ward
-  7 Cherrywood Ward
-  8 Empress Ward
-  9 St. Pauls Ward
-  10 Knellwood 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.

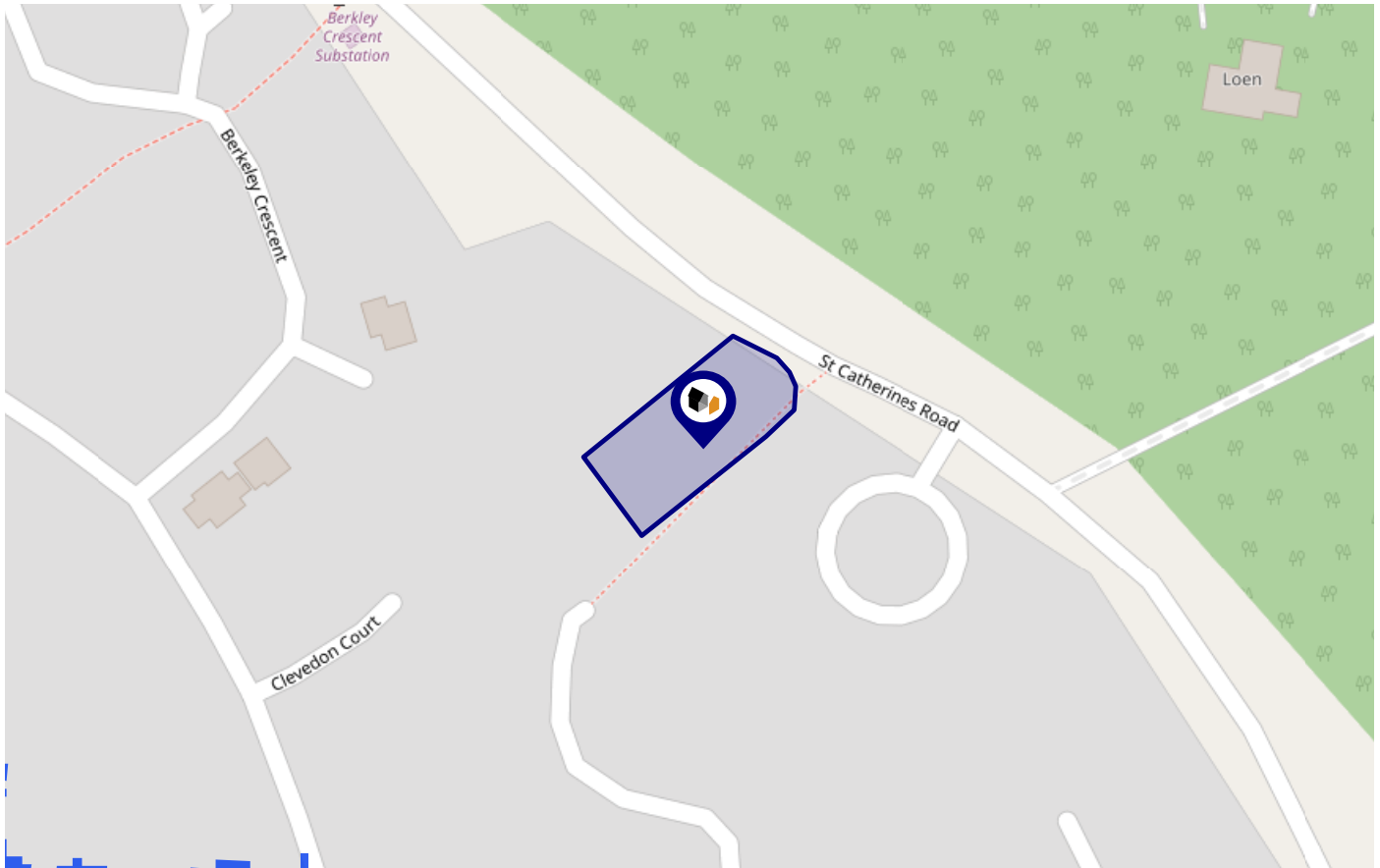
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

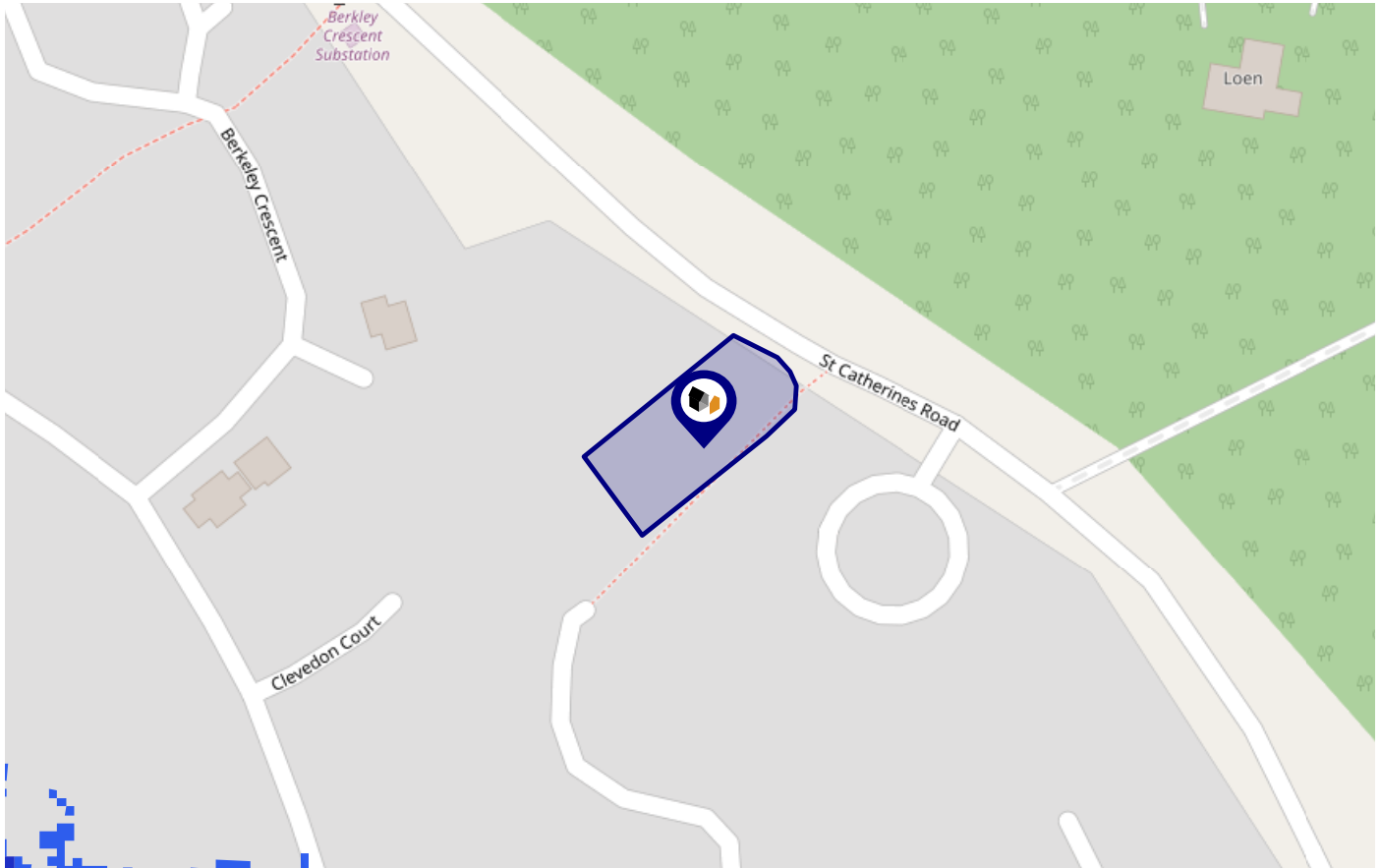
Chance of flooding to the following depths at this property:



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

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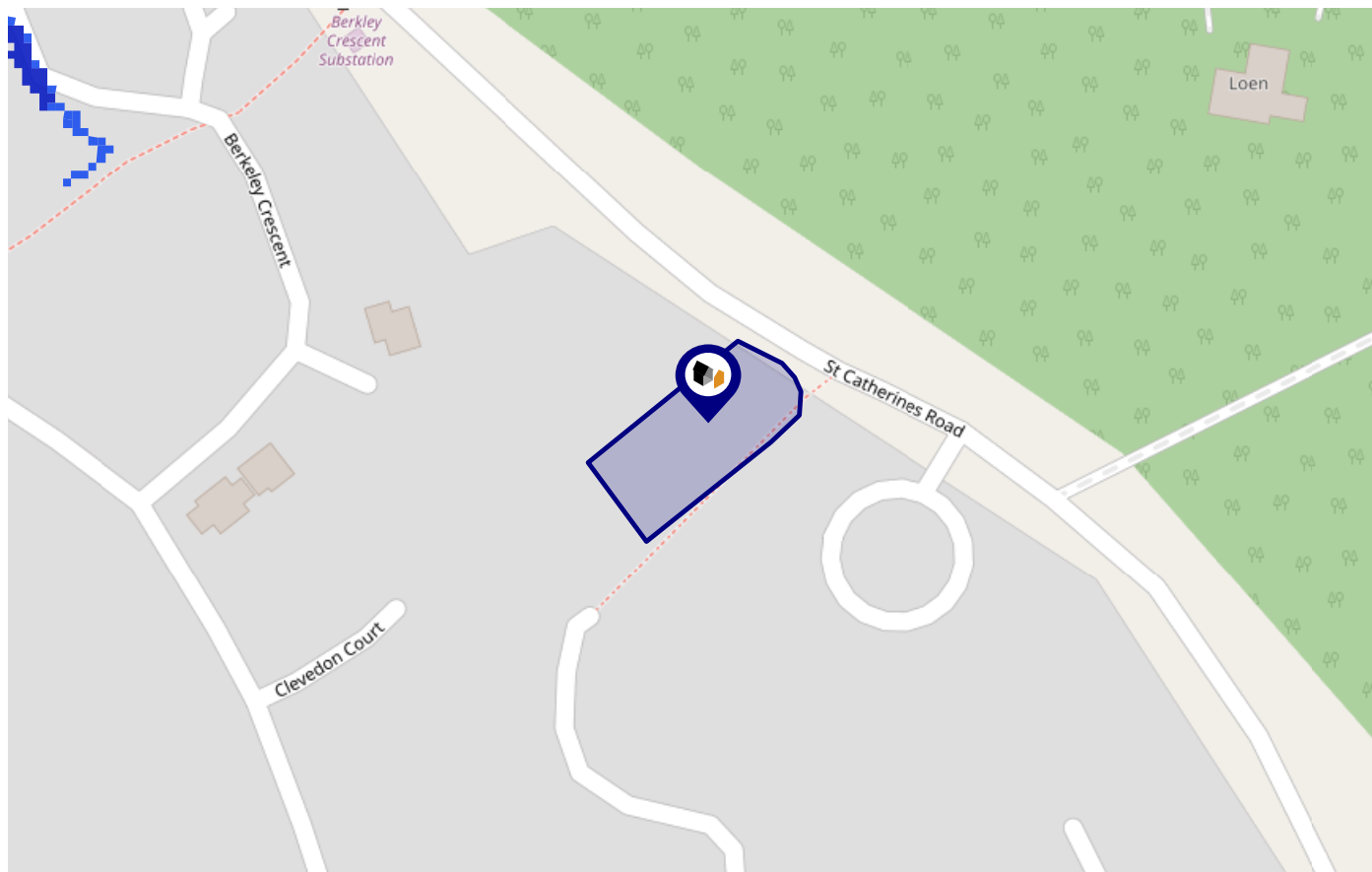
Chance of flooding to the following depths at this property:



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.

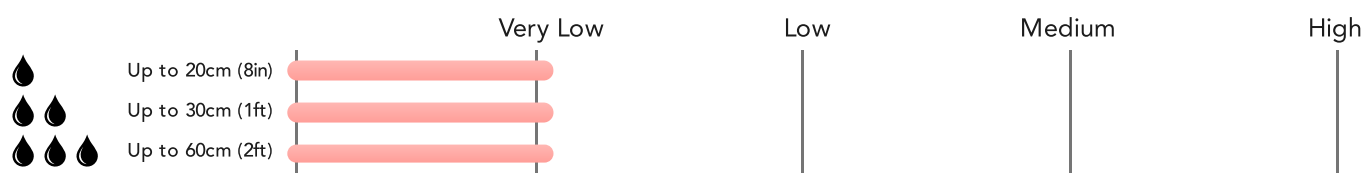


Risk Rating: Very low

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

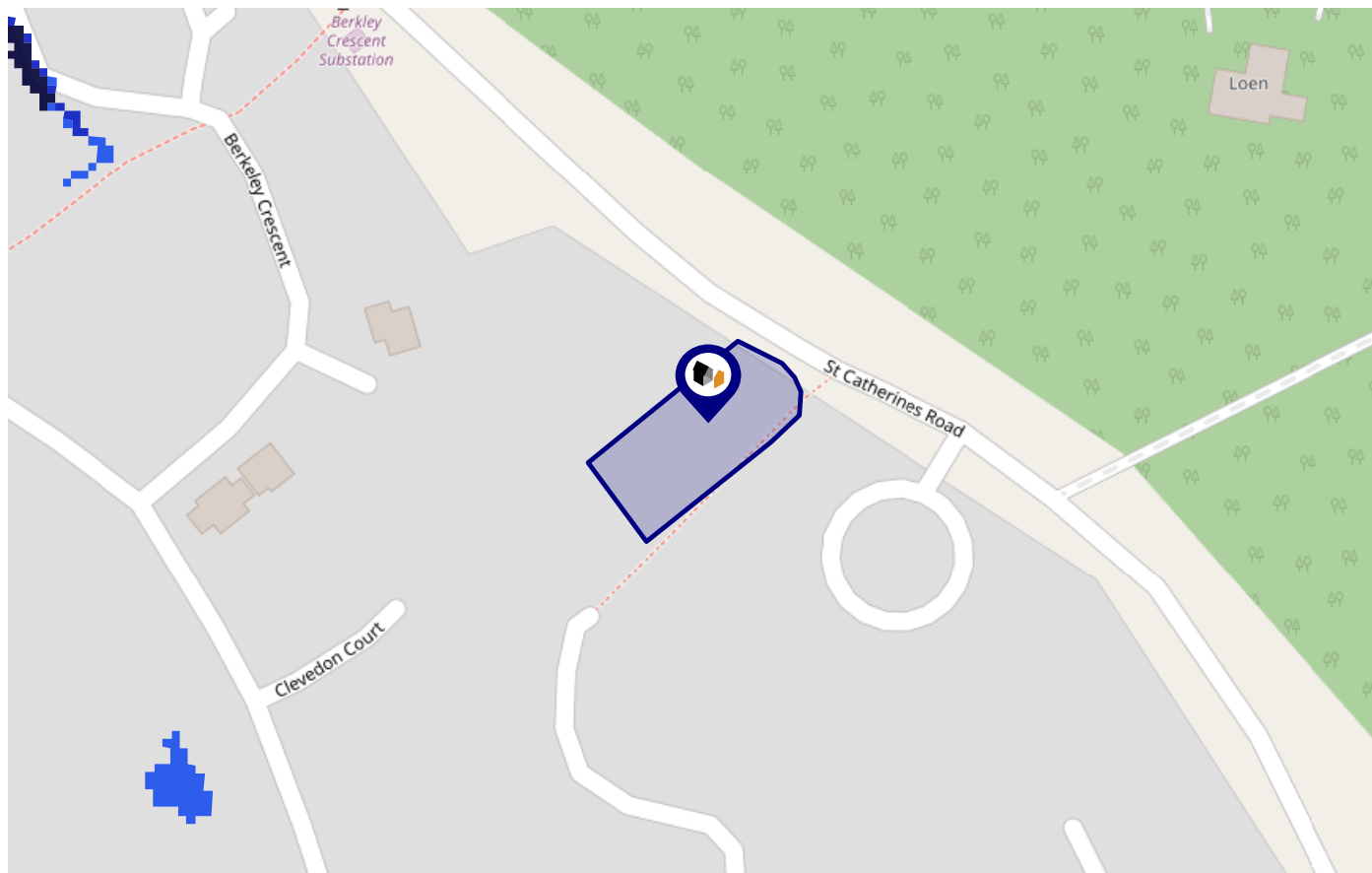


Flood Risk

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.

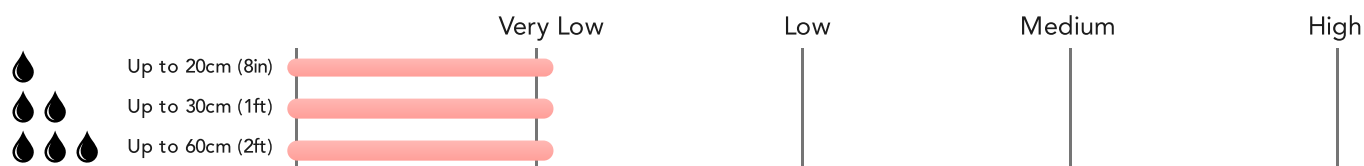


Risk Rating: **Very low**

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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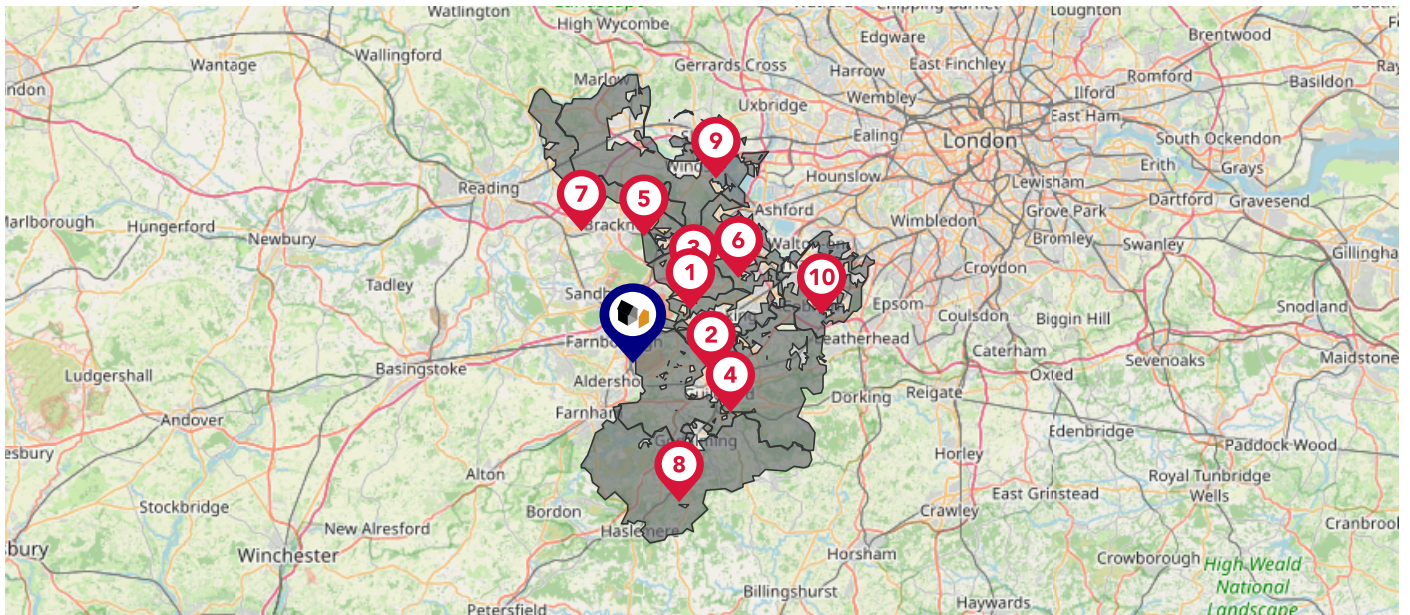
Chance of flooding to the following depths at this property:













Maps

Green Belt

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



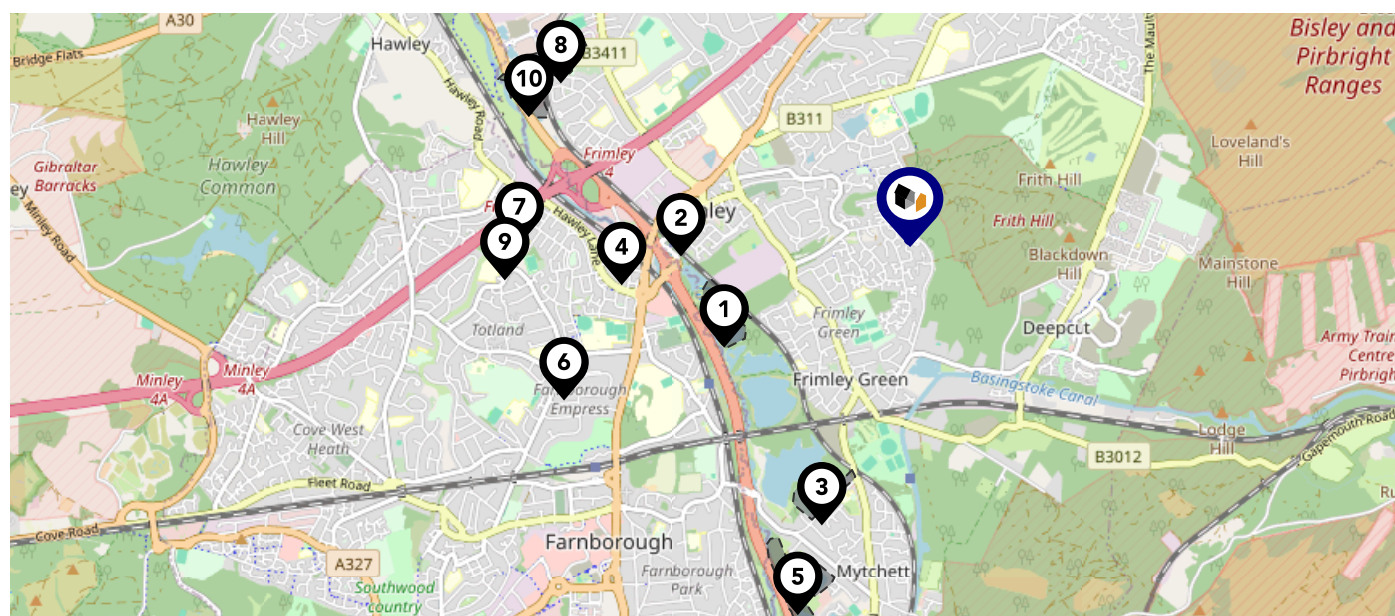
Nearby Green Belt Land

-  London Green Belt - Surrey Heath
-  London Green Belt - Woking
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Guildford
-  London Green Belt - Bracknell Forest
-  London Green Belt - Runnymede
-  London Green Belt - Wokingham
-  London Green Belt - Waverley
-  London Green Belt - Slough
-  London Green Belt - Elmbridge

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.



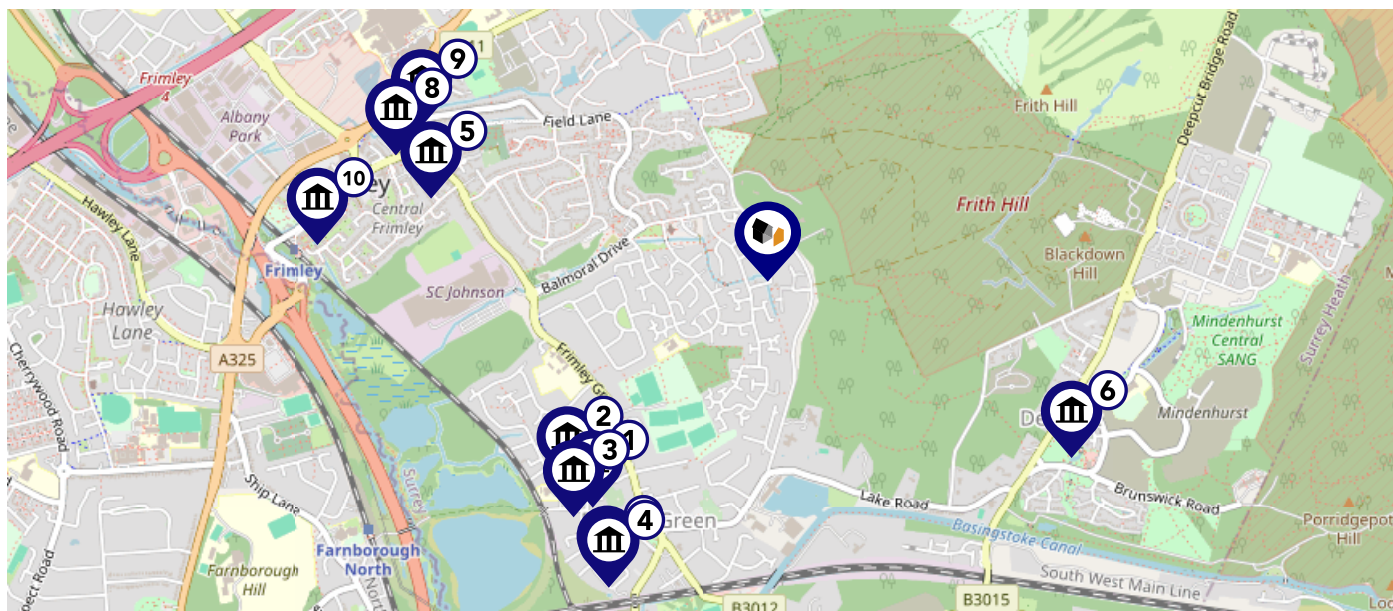
Nearby Landfill Sites

1	South of Frimley Station-Frimley	Historic Landfill
2	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill
3	Hamesmoor Road-Mytchett, Surrey	Historic Landfill
4	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill
5	Land off Coleford Farm-Mytchett, Camberley, Surrey	Historic Landfill
6	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill
7	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill
8	Crabtree Road-Camberley, Surrey	Historic Landfill
9	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill
10	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill

Maps

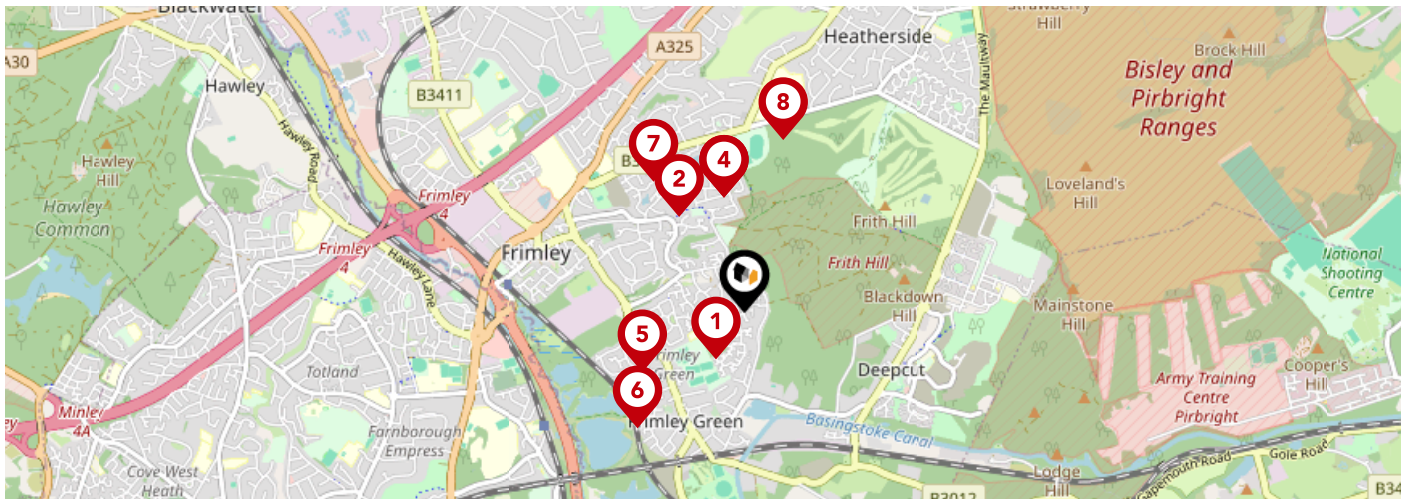
Listed Buildings

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



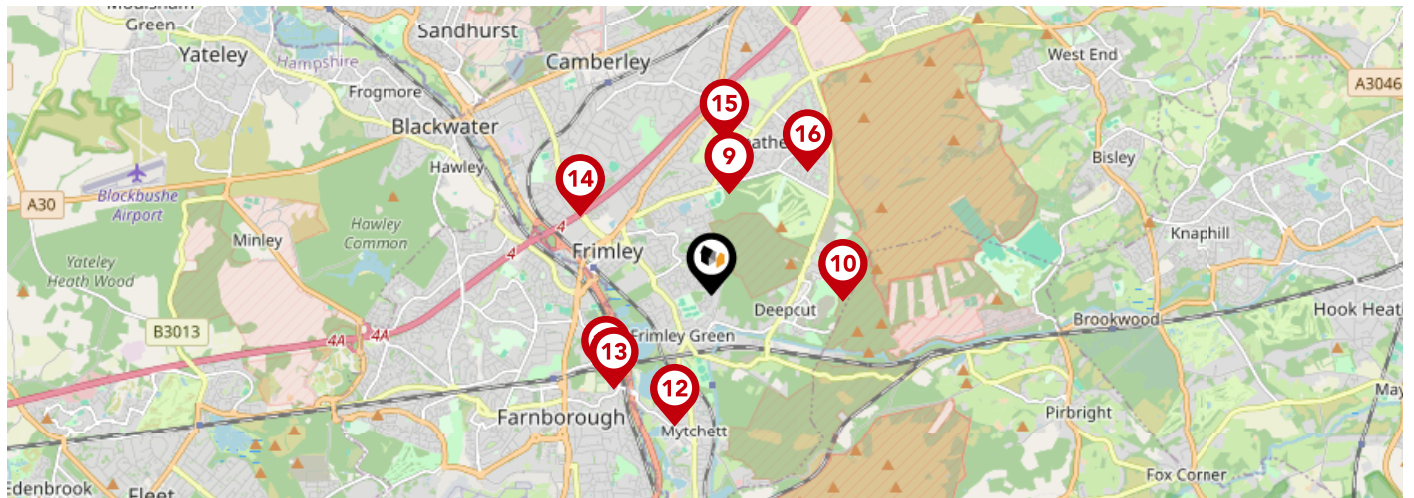
Listed Buildings in the local district		Grade	Distance
	1377498 - Cross Cottage	Grade II	0.6 miles
	1030031 - Whitwells Farmhouse	Grade II	0.6 miles
	1030069 - Cross Farmhouse	Grade II	0.7 miles
	1030071 - Bedfords Farm House	Grade II	0.8 miles
	1180188 - Church Of St Peter	Grade II	0.8 miles
	1180168 - Garrison Church Of St Barbara	Grade II	0.8 miles
	1295011 - The Barn	Grade II	0.8 miles
	1030045 - The Old Rectory	Grade II	0.9 miles
	1377507 - The Grove	Grade II	0.9 miles
	1377519 - Anglia Building Society	Grade II	1.0 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

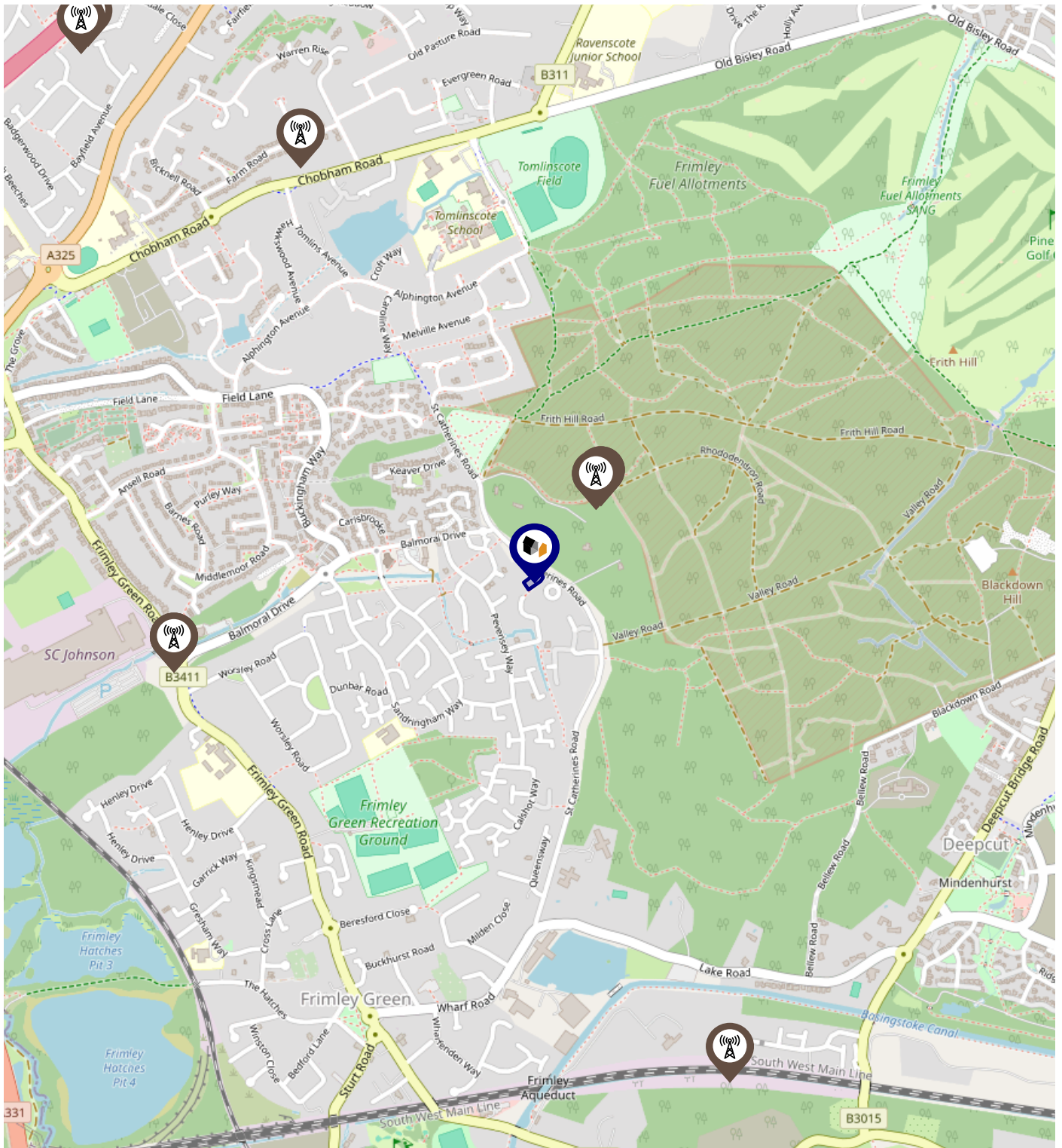
Area Schools





		Nursery	Primary	Secondary	College	Private
	Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Portesbery School Ofsted Rating: Good Pupils: 135 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings International College Ofsted Rating: Good Pupils: 842 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

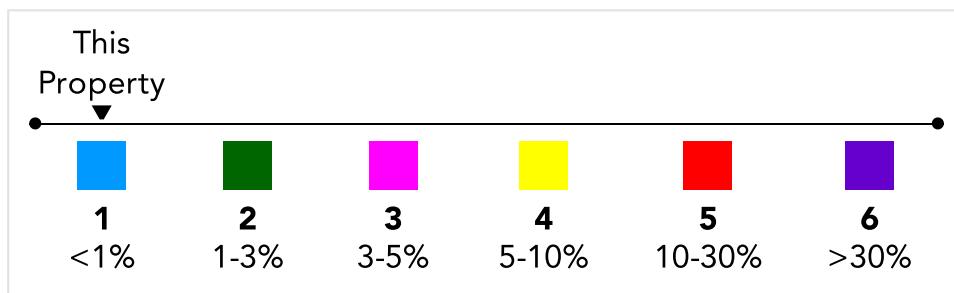
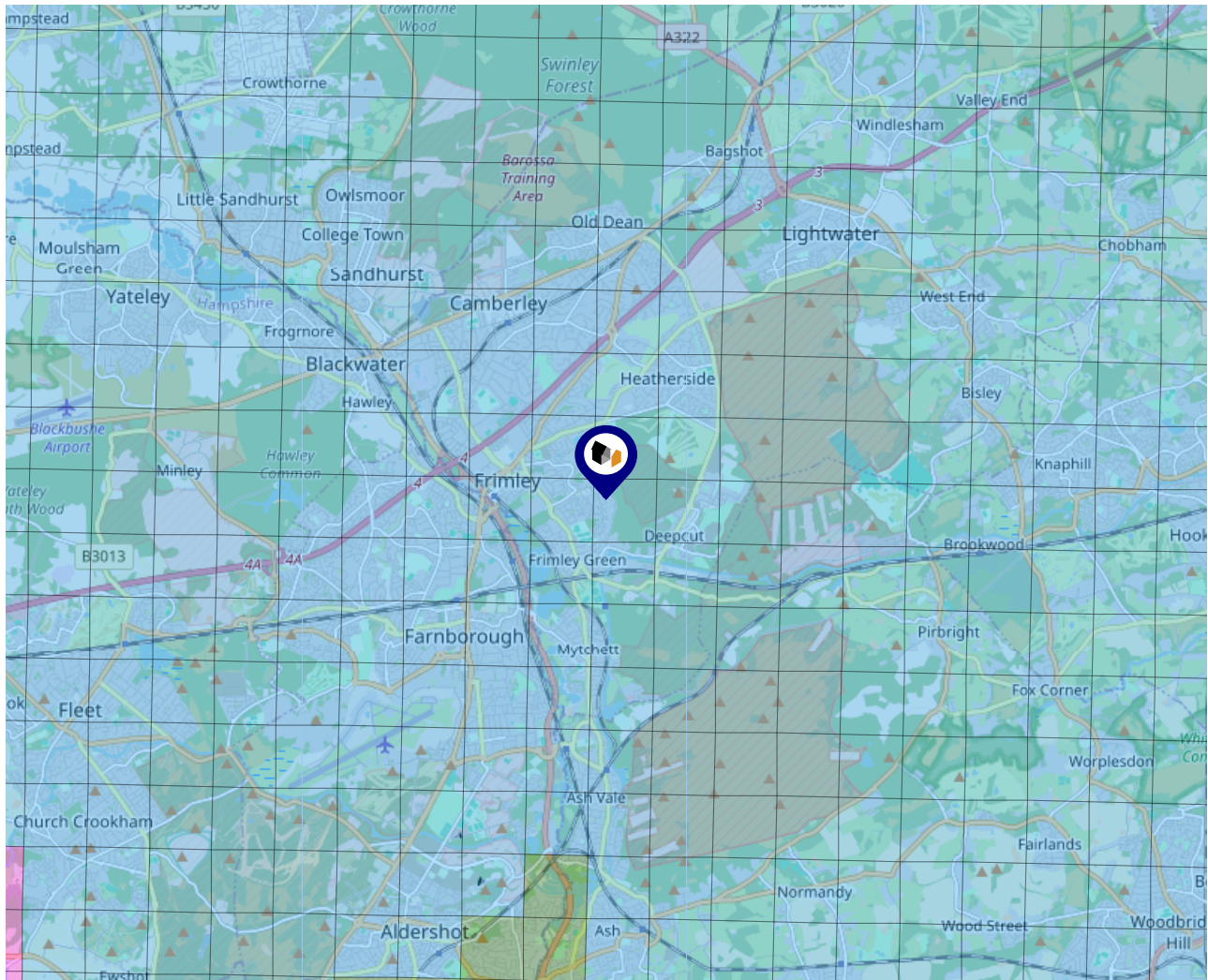


Key:

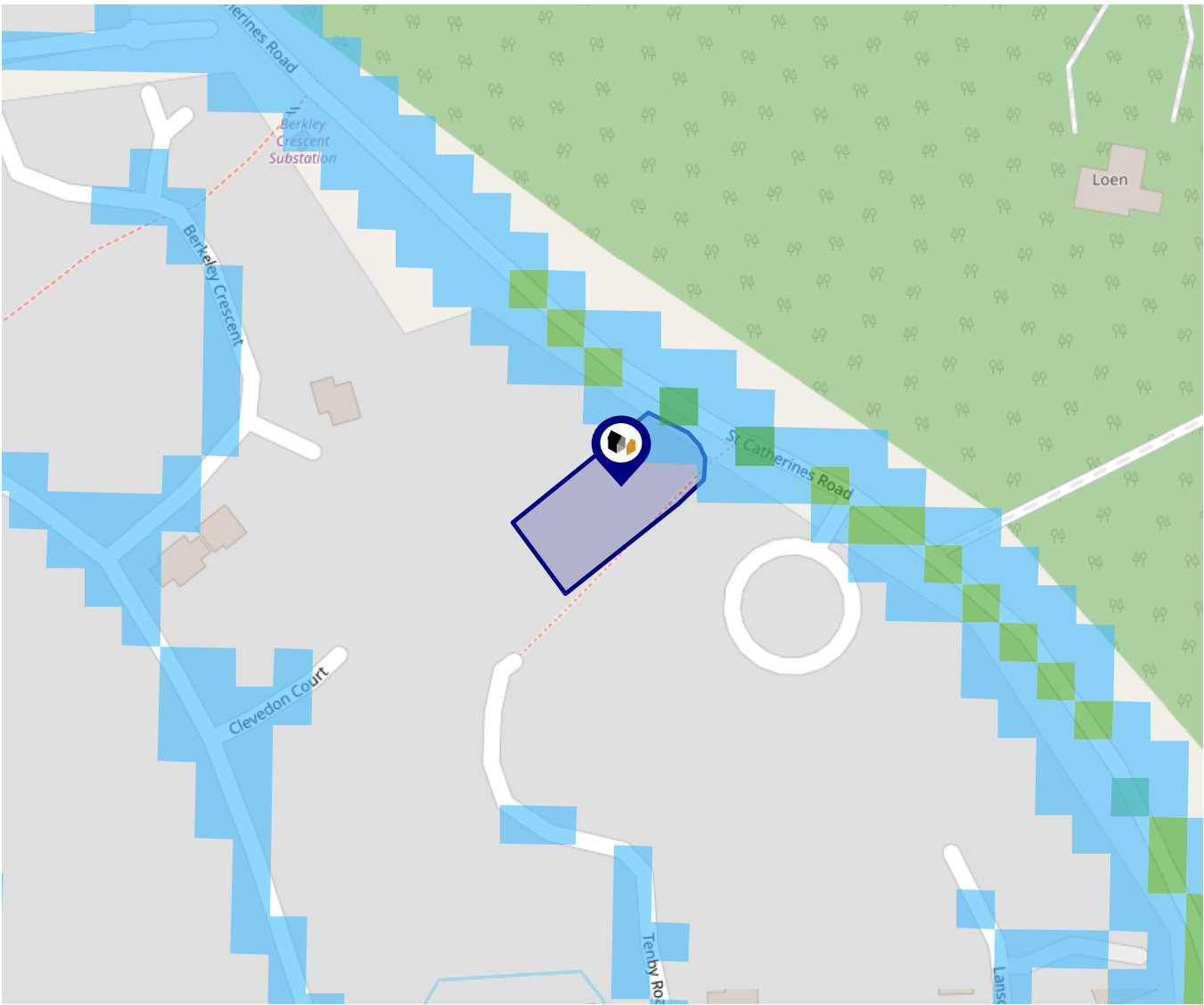
-  Power Pylons
-  Communication Masts

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

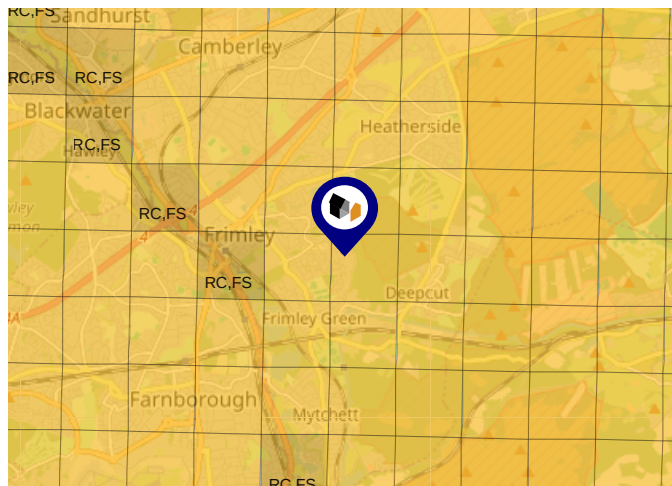


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

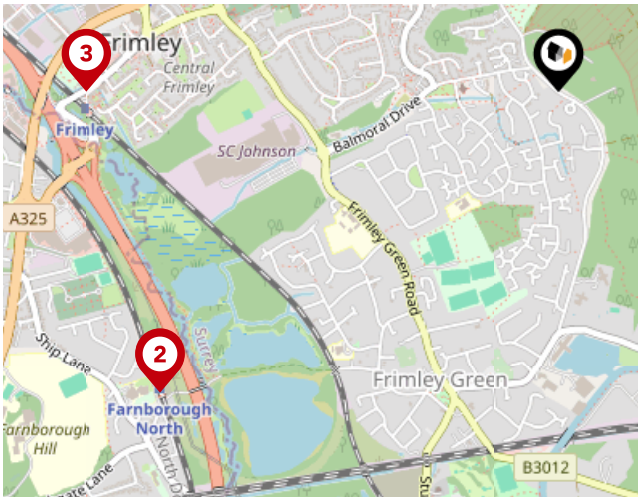


Primary Classifications (Most Common Clay Types)

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

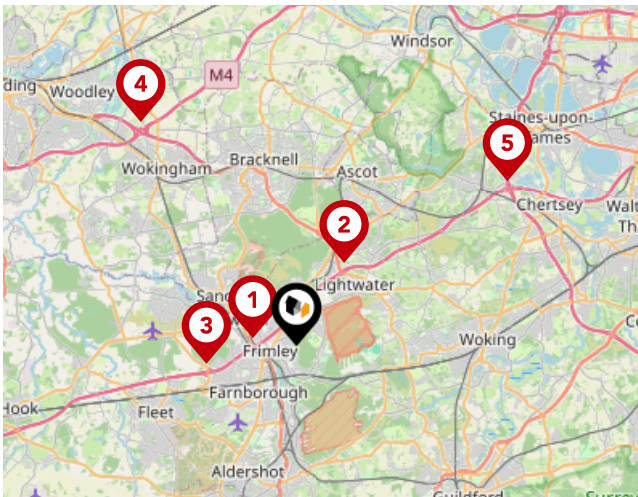
Area

Transport (National)



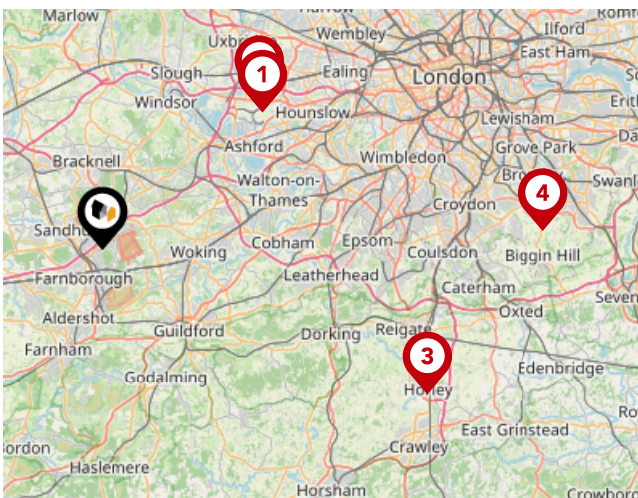
National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	1.16 miles
2	Farnborough North Rail Station	1.16 miles
3	Frimley Rail Station	1.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.6 miles
2	M3 J3	3.56 miles
3	M3 J4A	3.36 miles
4	M4 J10	10.06 miles
5	M3 J2	9.95 miles

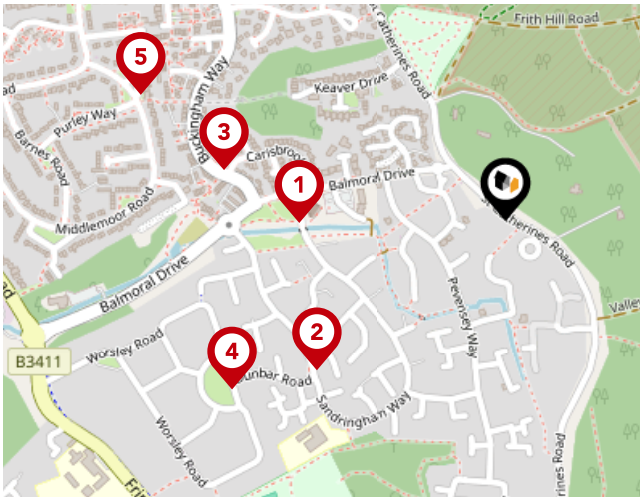


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.63 miles
2	Heathrow Airport	16.15 miles
3	Gatwick Airport	26.45 miles
4	Leaves Green	32.67 miles

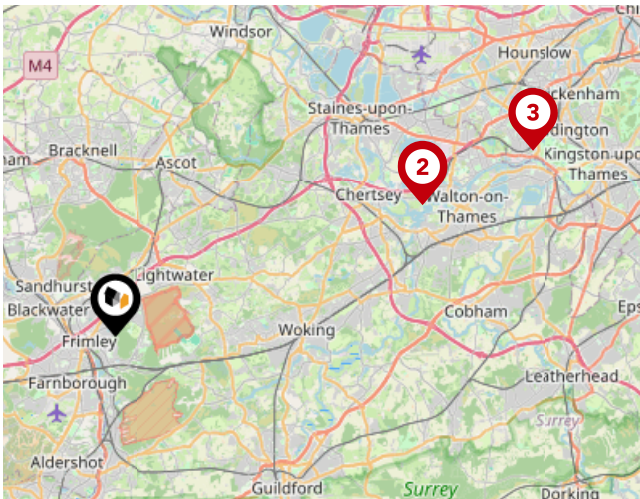
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Winterbourne Walk	0.24 miles
2	Dunbar Road	0.28 miles
3	Buckingham Way	0.33 miles
4	Hillside Crescent	0.37 miles
5	Purley Way	0.45 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.43 miles
2	Weybridge Ferry Landing	12.43 miles
3	Moulsey - Hurst Park Ferry Landing	16.94 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!!!



/avocadoproperty



/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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