

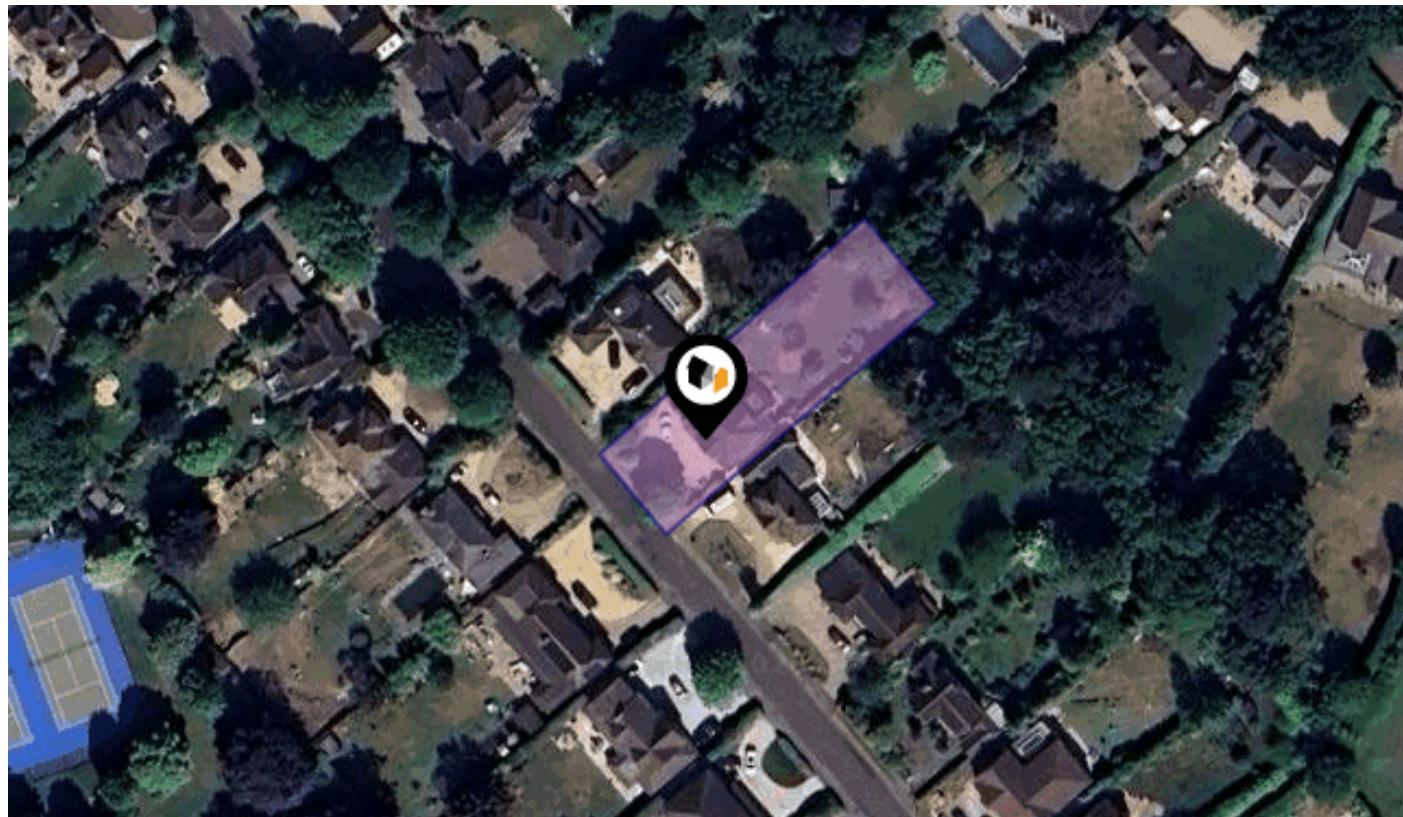


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 09<sup>th</sup> February 2026**



**39, PARKWAY, CAMBERLEY, GU15 2PD**

**Avocado Property**

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



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# Property Overview



## Property

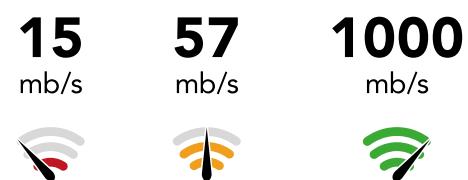
Type:	Detached
Bedrooms:	4
Plot Area:	0.27 acres
Council Tax :	Band G
Annual Estimate:	£4,113
Title Number:	SY76030
UPRN:	100061554715

Last Sold Date:	20/02/2004
Last Sold Price:	£249,000
Tenure:	Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)



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



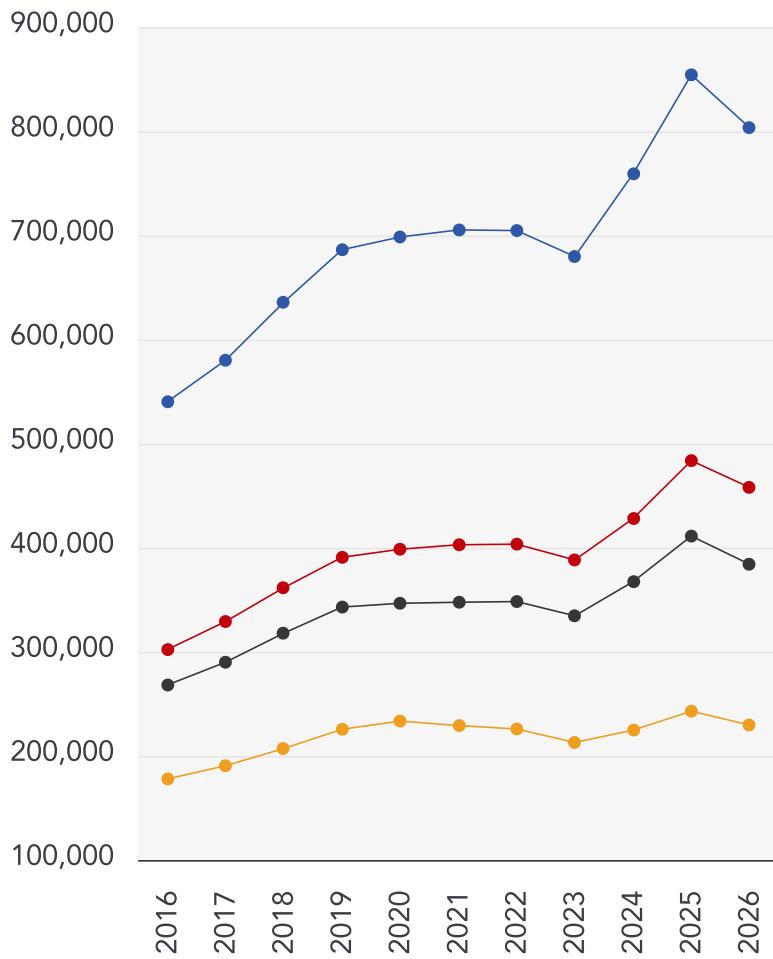
**Satellite/Fibre TV Availability:**



# Market House Price Statistics



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



Detached

**+48.75%**

Semi-Detached

**+51.56%**

Terraced

**+43.26%**

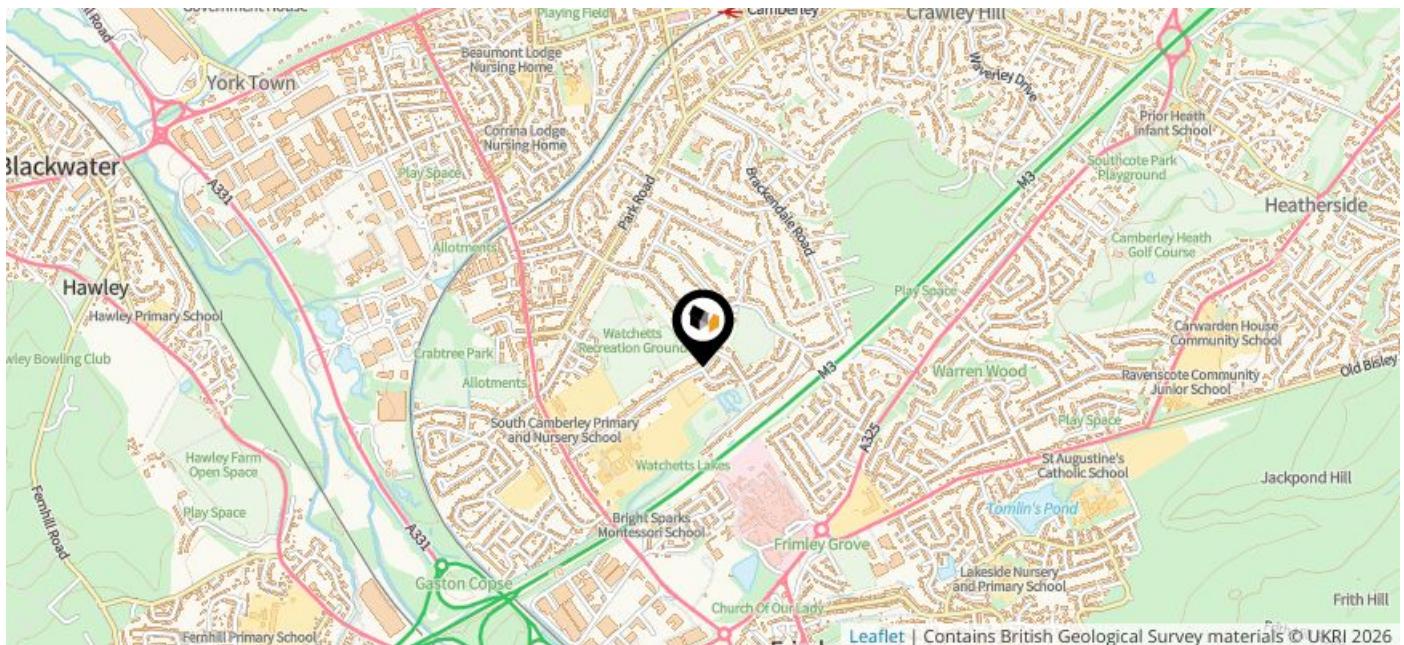
Flat

**+29.15%**

# Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- 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.

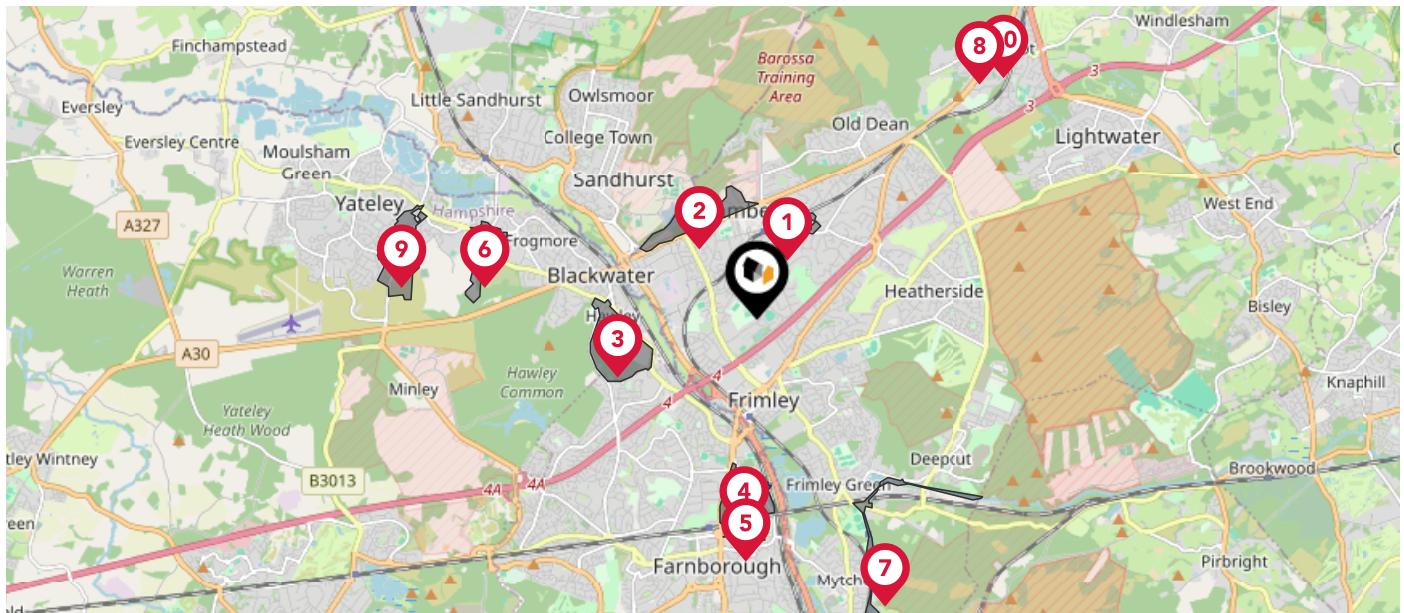
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

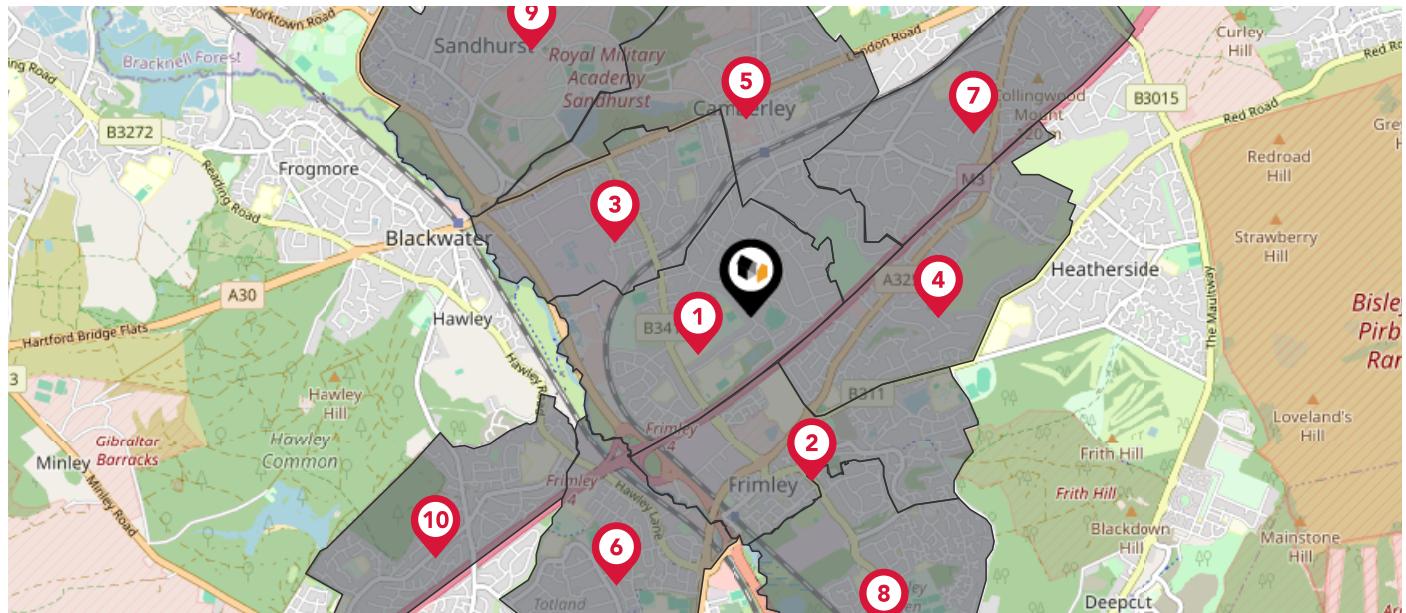
- 1 Upper Gordon Road to Church Hill, Camberley
- 2 RMA (Former) Staff College and London Road, Camberley
- 3 Hawley Park and Green
- 4 Farnborough Hill
- 5 Saint Michael's Abbey
- 6 Darby Green Yateley
- 7 Basingstoke Canal
- 8 Bagshot, Church Road
- 9 Cricket Hill
- 10 Bagshot Village

# 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

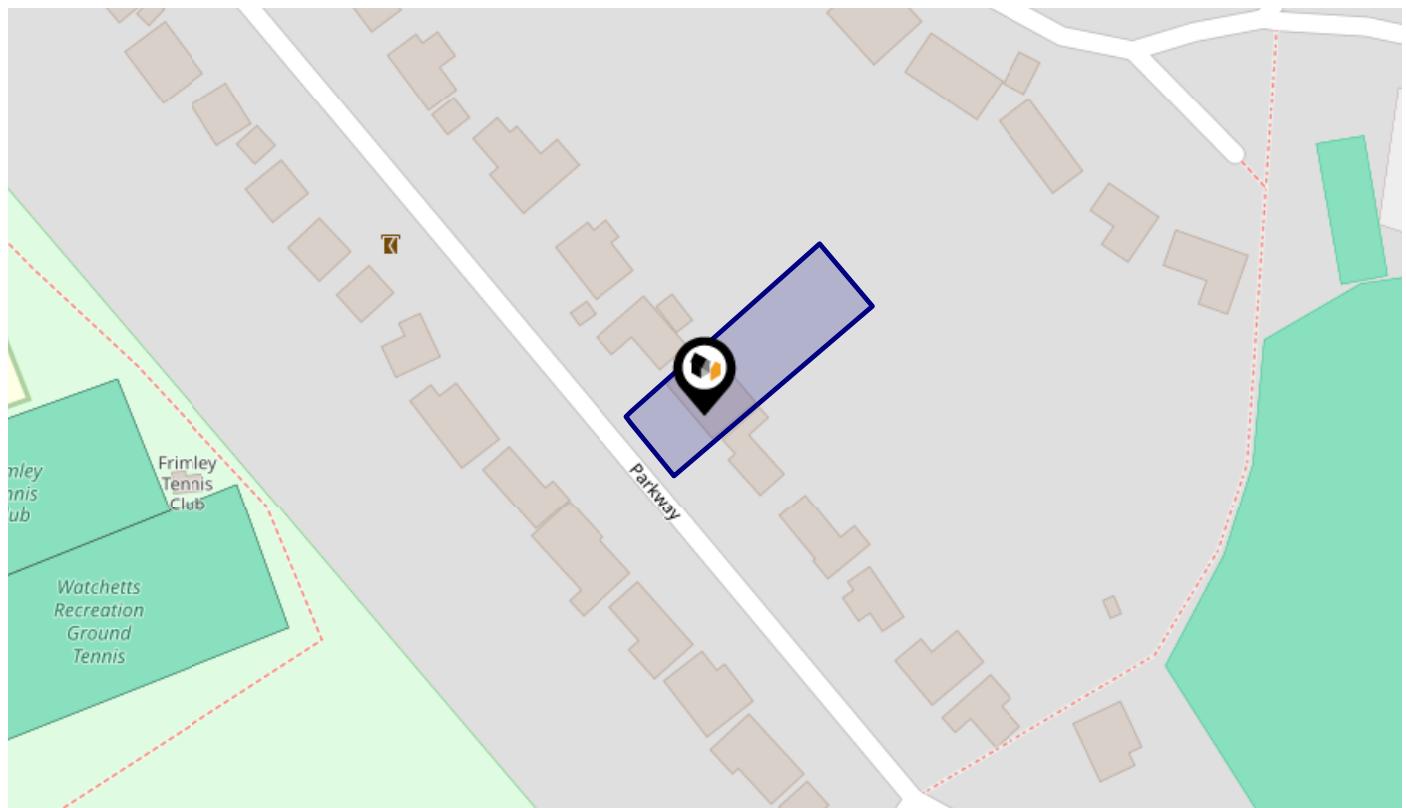
- 1 Watchetts Ward
- 2 Frimley Ward
- 3 St. Michaels Ward
- 4 Parkside Ward
- 5 Town Ward
- 6 Cherrywood Ward
- 7 St. Pauls Ward
- 8 Frimley Green Ward
- 9 College Town Ward
- 10 Fernhill Ward

# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

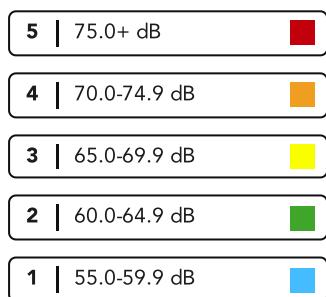


### Rail Noise Data

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:

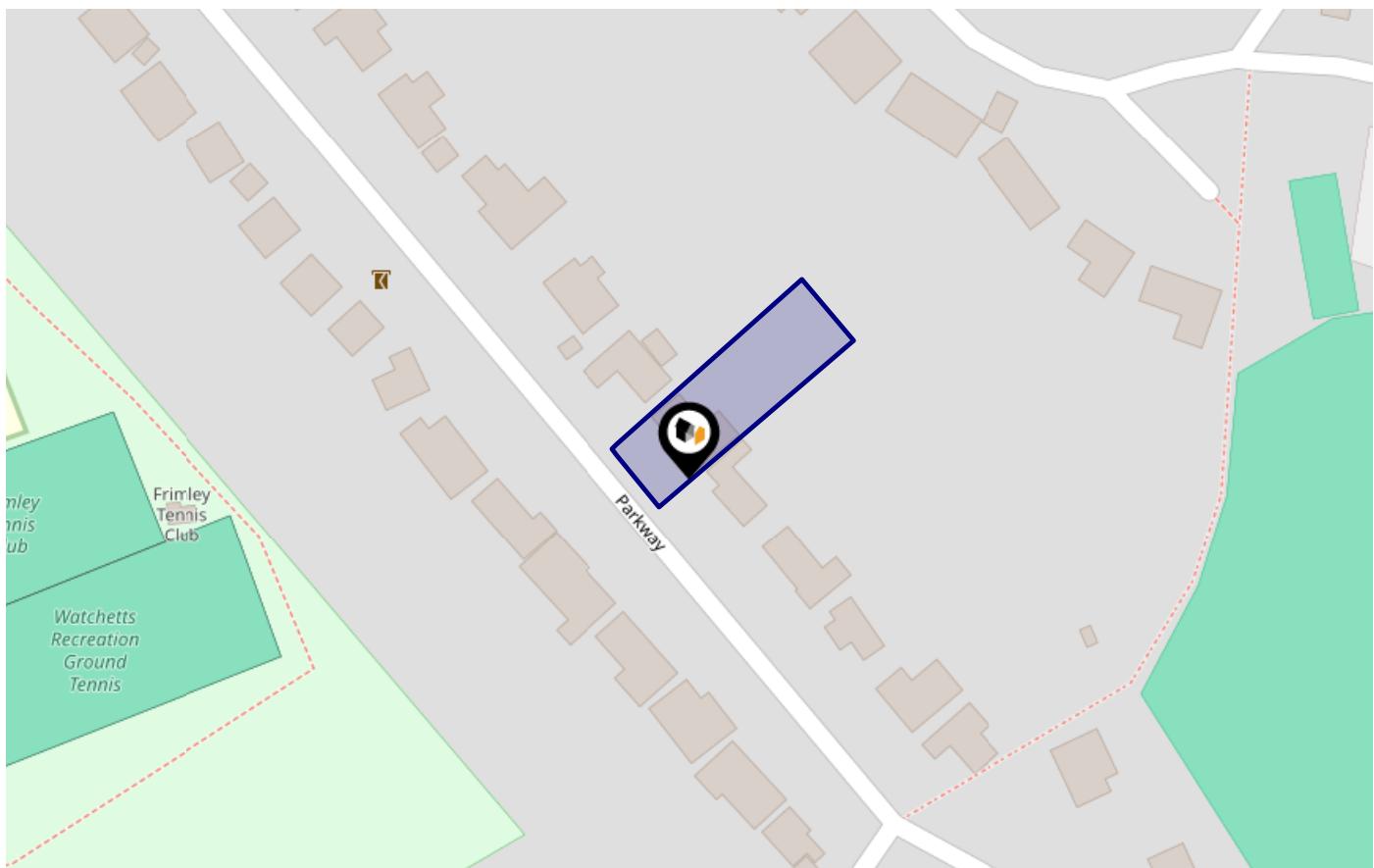


# Flood Risk

## 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:

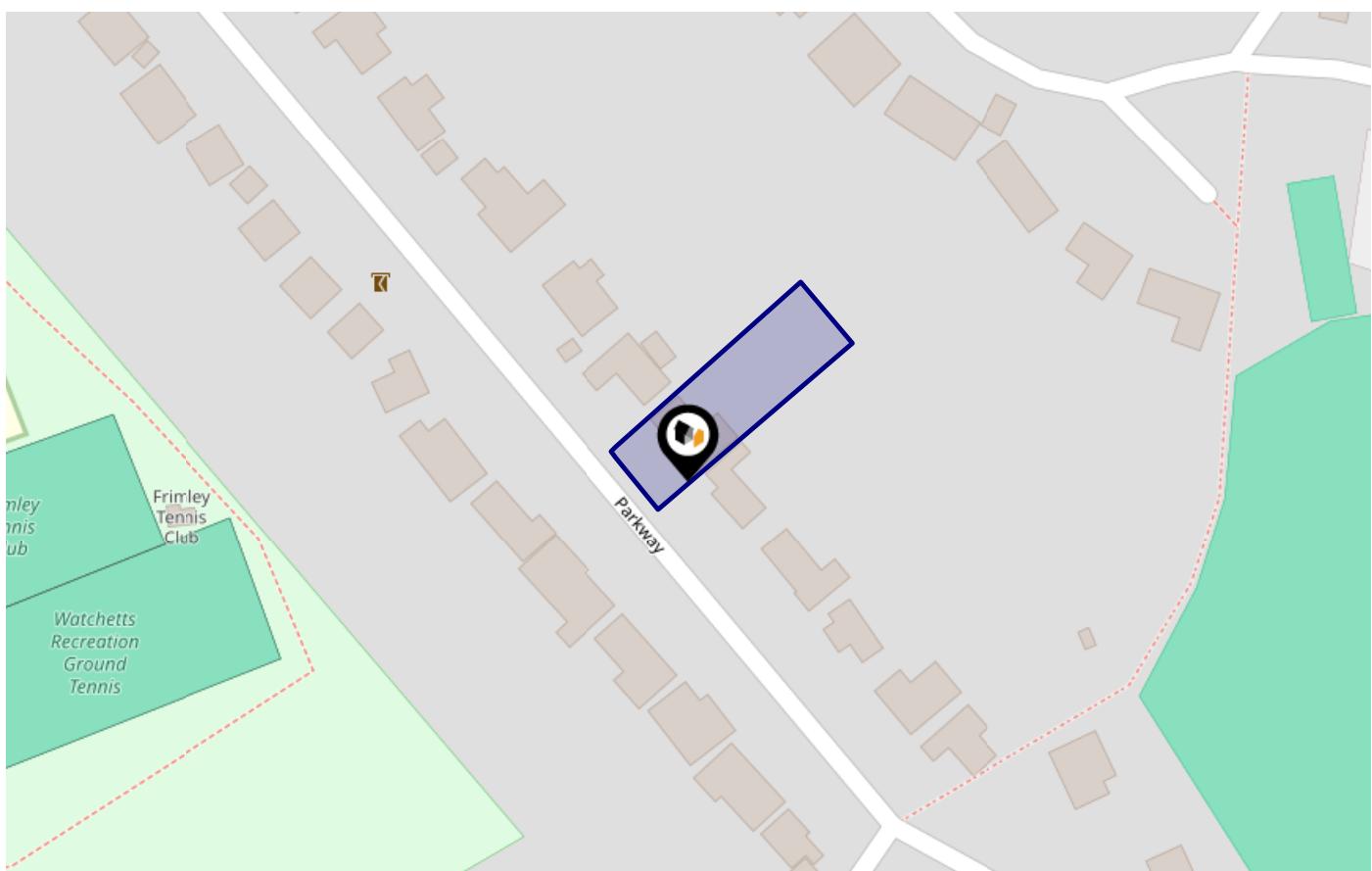


# Flood Risk

## 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.

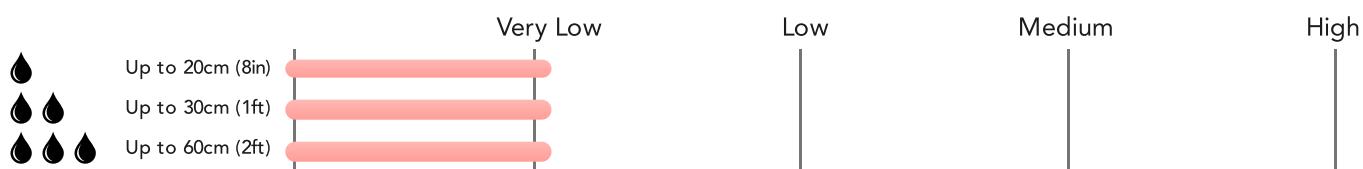


**Risk Rating: Very low**

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

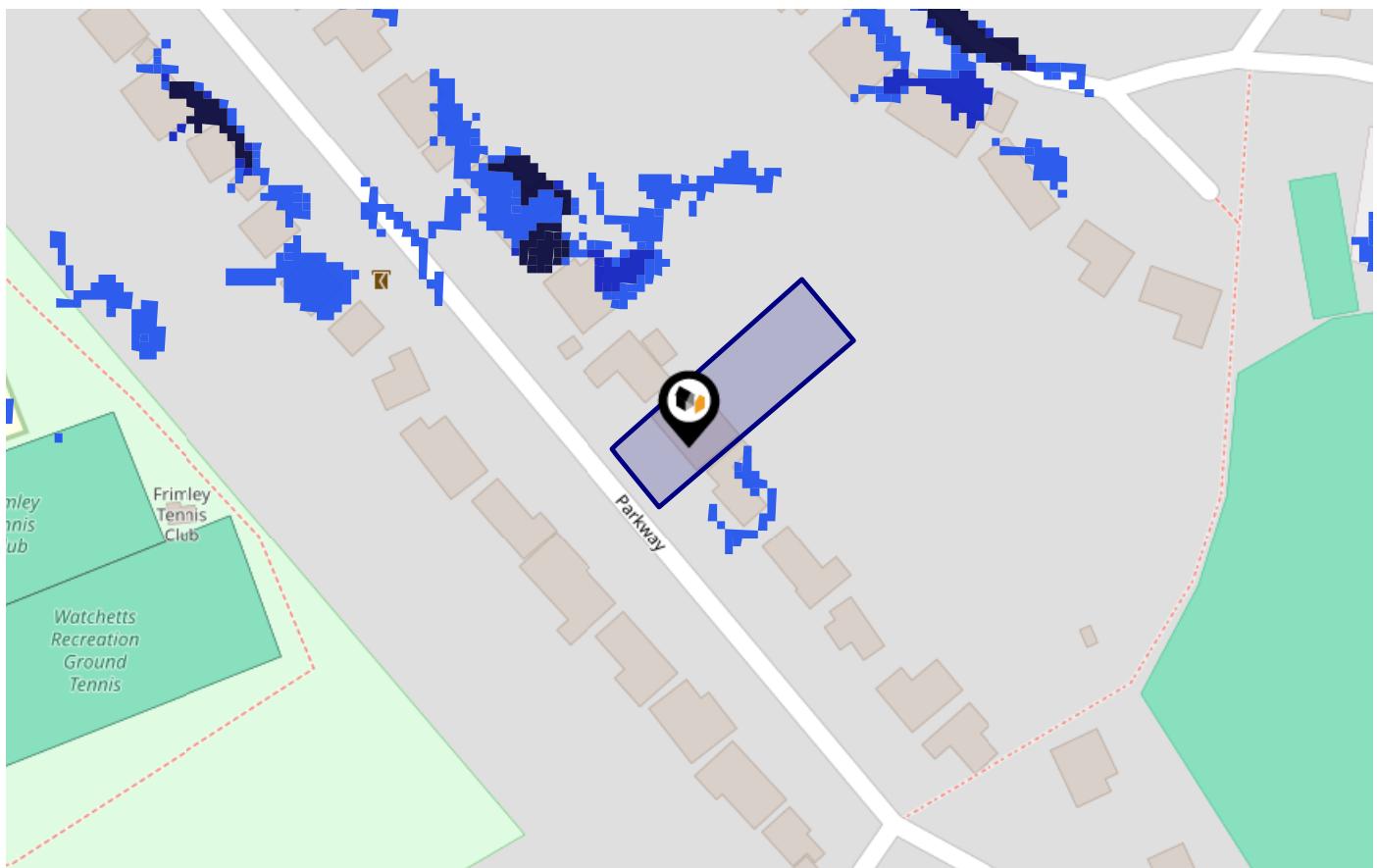


# Flood Risk

## 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.

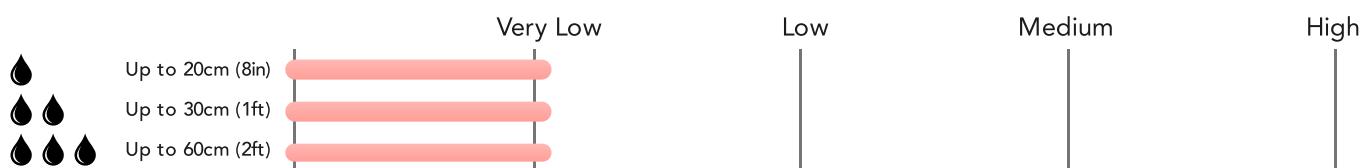


Risk Rating: Very low

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:

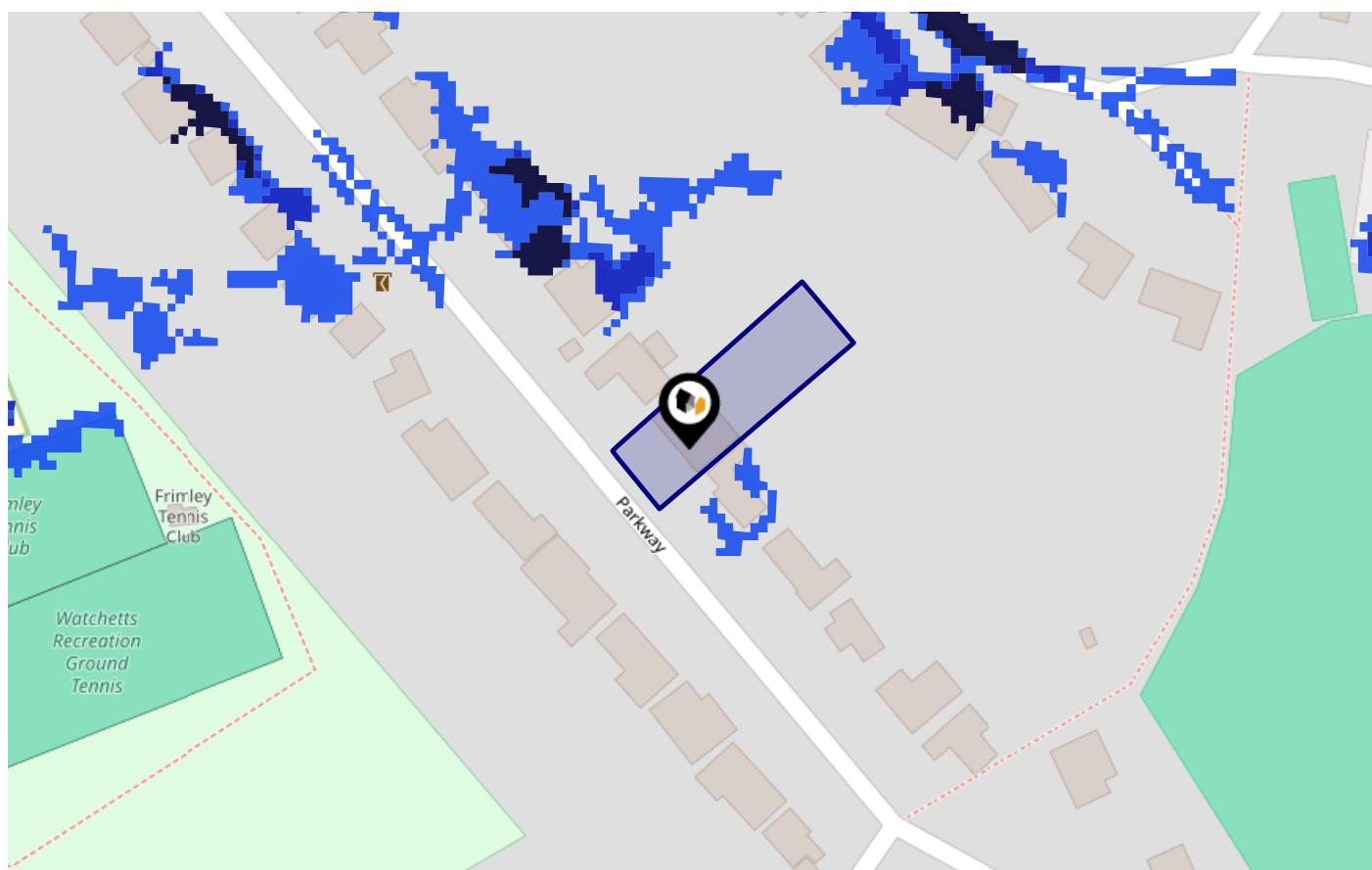


# Flood Risk

## 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.

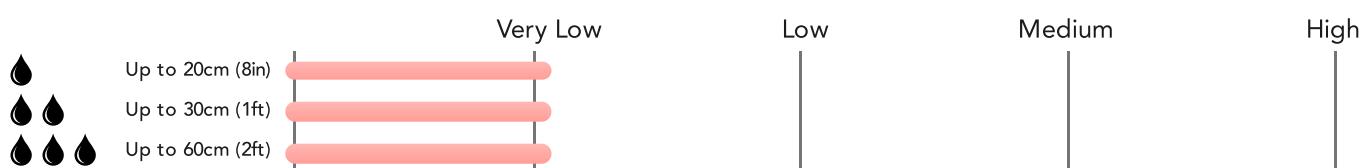


**Risk Rating: Very low**

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

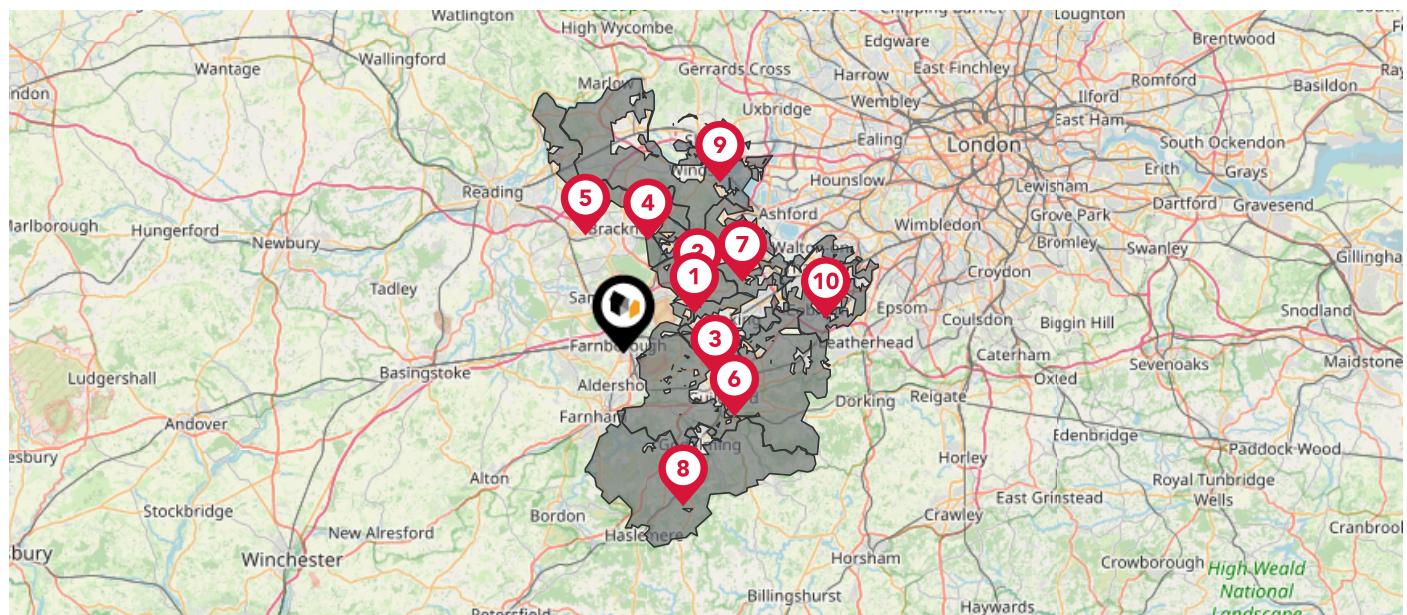


# Maps

## Green Belt



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



### Nearby Green Belt Land

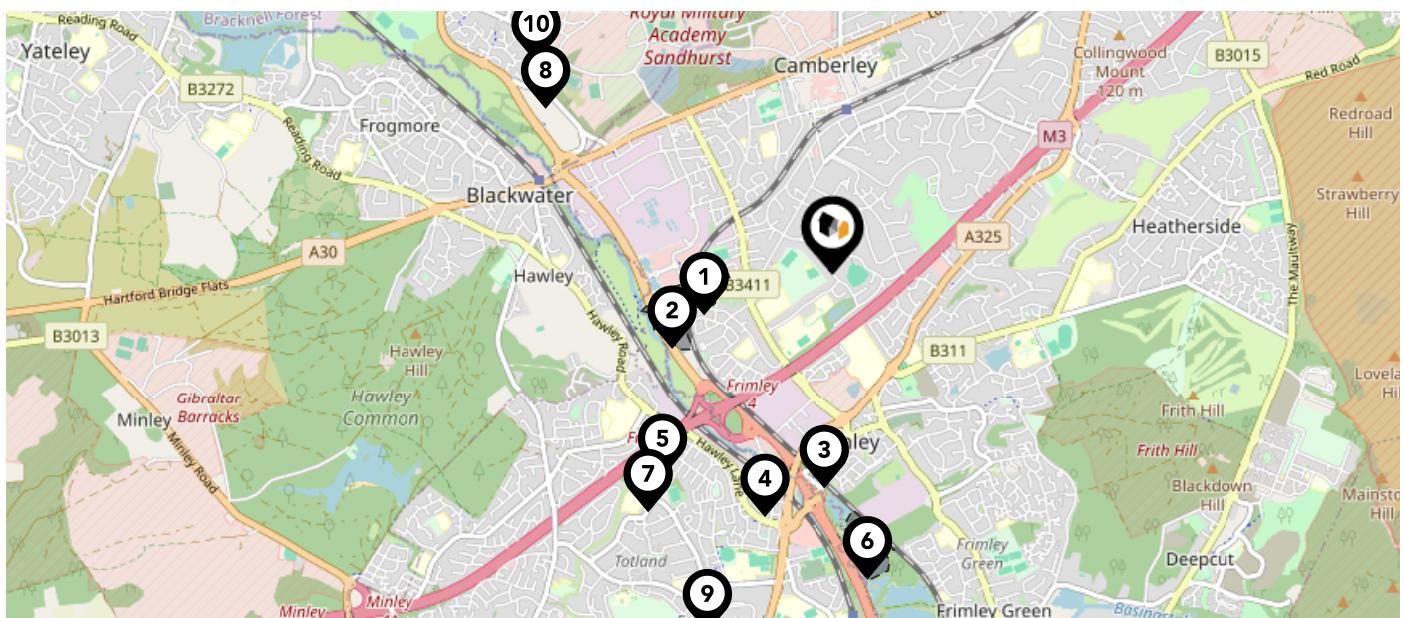
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Woking
- 4 London Green Belt - Bracknell Forest
- 5 London Green Belt - Wokingham
- 6 London Green Belt - Guildford
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Waverley
- 9 London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

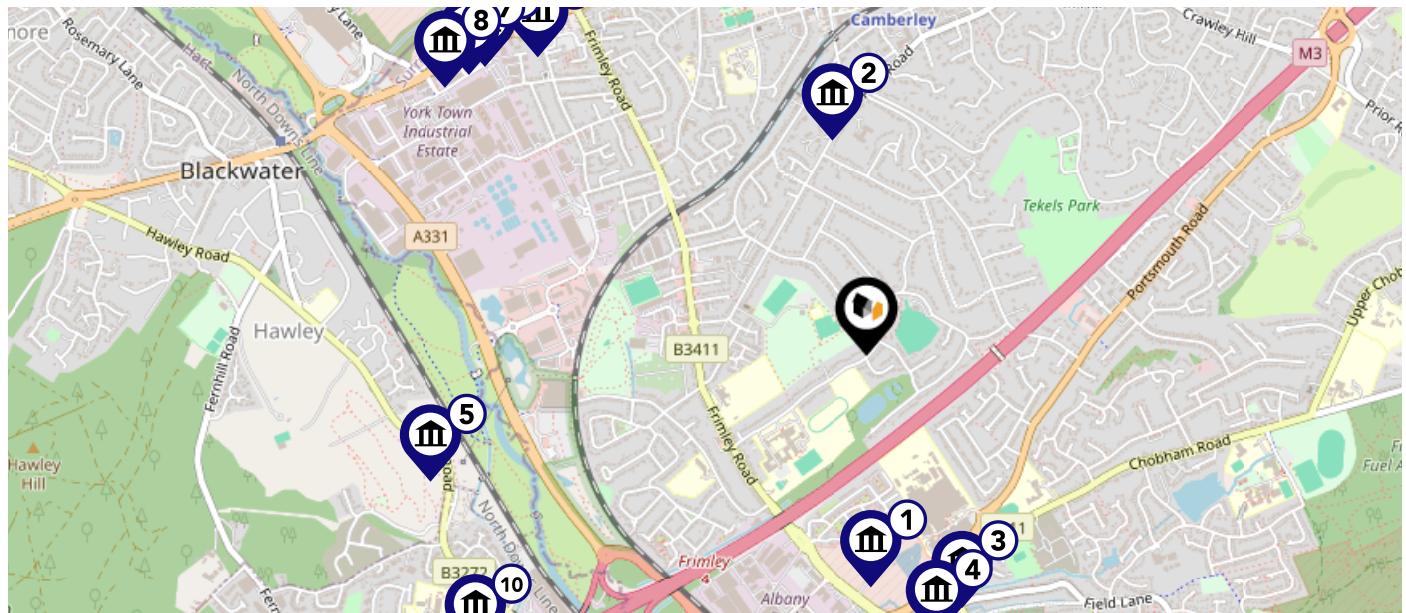
1	Crabtree Road-Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
2	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
3	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
4	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
5	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
6	South of Frimley Station-Frimley	Historic Landfill	<input type="checkbox"/>
7	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	<input type="checkbox"/>
8	York Town Road-College Town	Historic Landfill	<input type="checkbox"/>
9	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
10	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

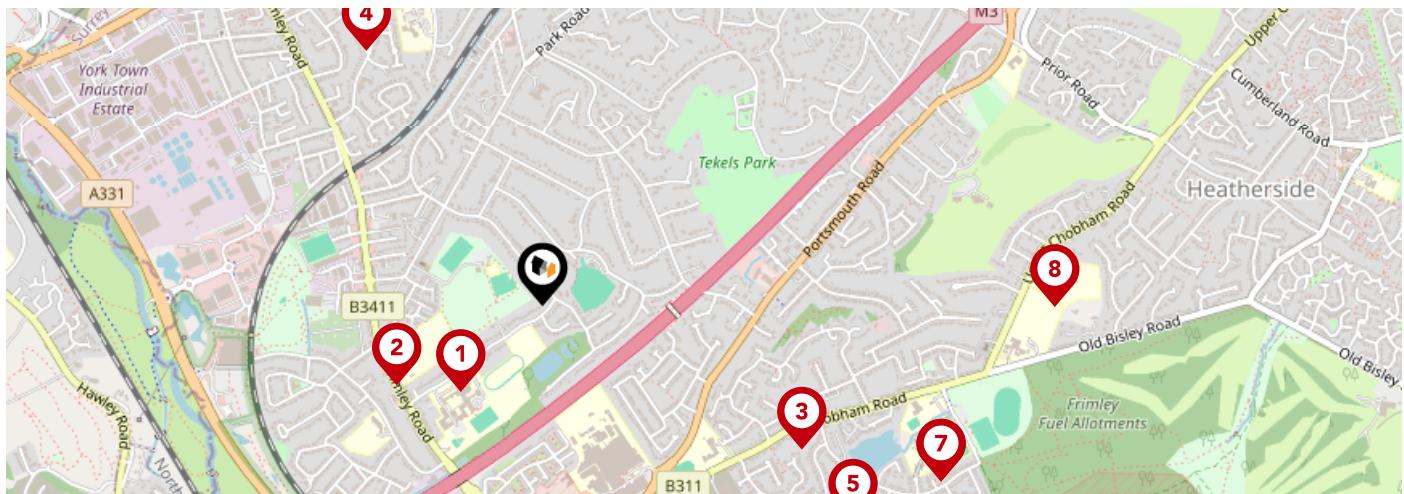


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1030070 - Frimley Park Mansion	Grade II	0.5 miles
2	1188121 - Witwood	Grade II	0.5 miles
3	1377507 - The Grove	Grade II	0.6 miles
4	1030045 - The Old Rectory	Grade II	0.7 miles
5	1339883 - Whitefriars	Grade II	1.0 miles
6	1188073 - Gates And Gate Piers To Royal Military Academy	Grade II	1.0 miles
7	1294926 - The Terrace	Grade II	1.1 miles
8	1030040 - The Terrace	Grade II	1.1 miles
9	1294889 - The Terrace	Grade II	1.1 miles
10	1092277 - 2 And 4, Chapel Lane	Grade II	1.1 miles

# Area Schools



Nursery Primary Secondary College Private



## Kings International College

Ofsted Rating: Good | Pupils: 842 | Distance:0.27



## South Camberley Primary and Nursery School

Ofsted Rating: Good | Pupils: 645 | Distance:0.38



## The Grove Primary Academy

Ofsted Rating: Good | Pupils: 439 | Distance:0.69



## Lyndhurst School

Ofsted Rating: Not Rated | Pupils: 108 | Distance:0.72



## Lakeside Nursery & Primary Academy

Ofsted Rating: Good | Pupils: 313 | Distance:0.87



## St Augustine's Catholic Primary School

Ofsted Rating: Good | Pupils: 436 | Distance:1.01



## Tomlinscote School

Ofsted Rating: Outstanding | Pupils: 1507 | Distance:1.01

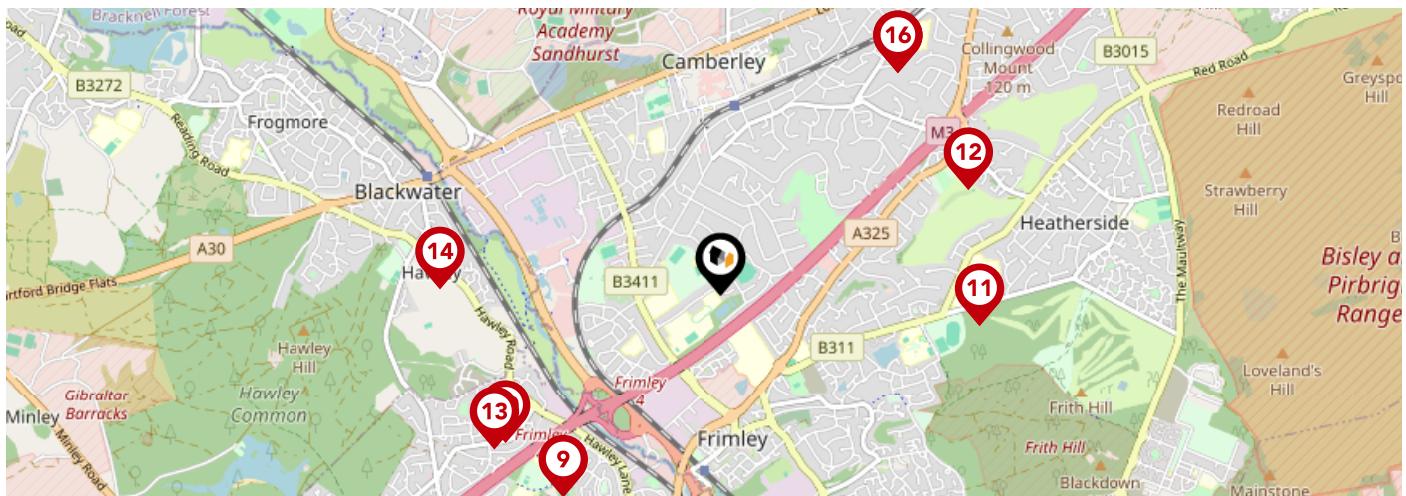


## Carwarden House Community School

Ofsted Rating: Good | Pupils: 156 | Distance:1.18



# Area Schools



Nursery Primary Secondary College Private

9

**Farnborough Grange Nursery & Infant Community School**

Ofsted Rating: Special Measures | Pupils: 234 | Distance: 1.19



10

**Bohun Farnborough**

Ofsted Rating: Not Rated | Pupils: 637 | Distance: 1.21



11

**Ravenscote Junior School**

Ofsted Rating: Outstanding | Pupils: 620 | Distance: 1.21



12

**Prior Heath Infant School**

Ofsted Rating: Good | Pupils: 181 | Distance: 1.25



13

**The Ferns Primary Academy**

Ofsted Rating: Serious Weaknesses | Pupils: 97 | Distance: 1.27



14

**Hawley Primary School**

Ofsted Rating: Good | Pupils: 310 | Distance: 1.3



15

**Crawley Ridge Infant School**

Ofsted Rating: Good | Pupils: 209 | Distance: 1.32



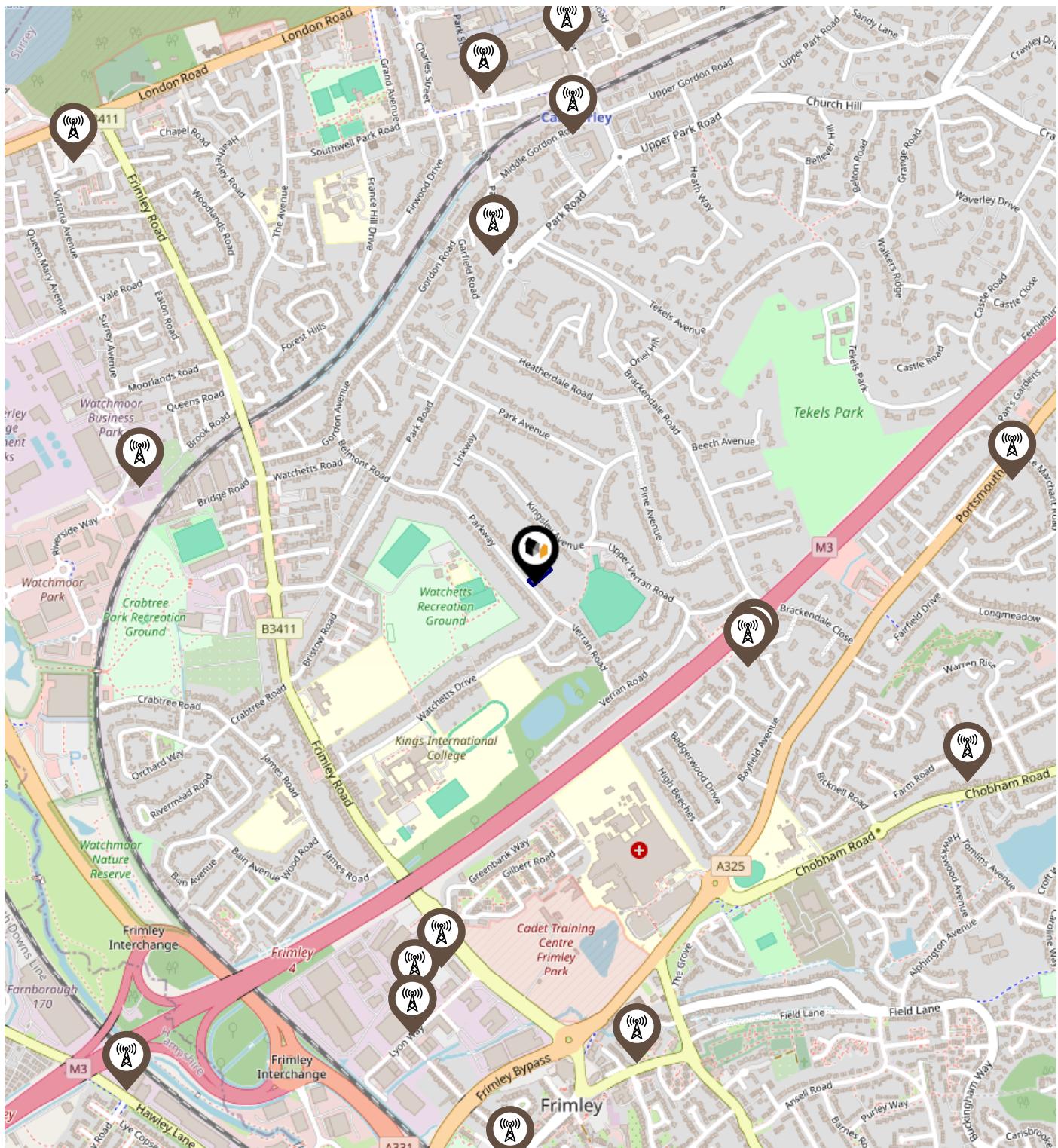
16

**Crawley Ridge Junior School**

Ofsted Rating: Good | Pupils: 223 | Distance: 1.32



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

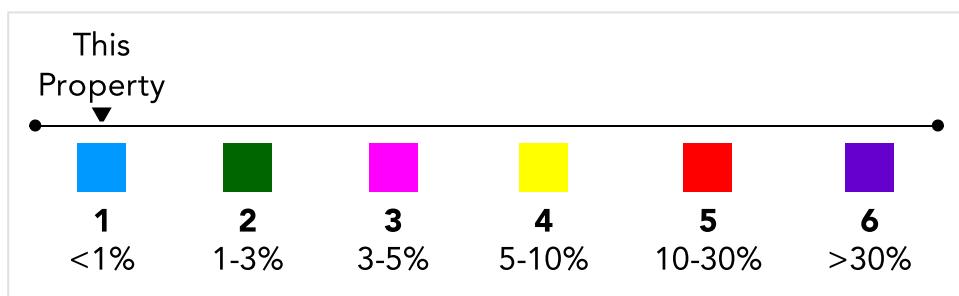
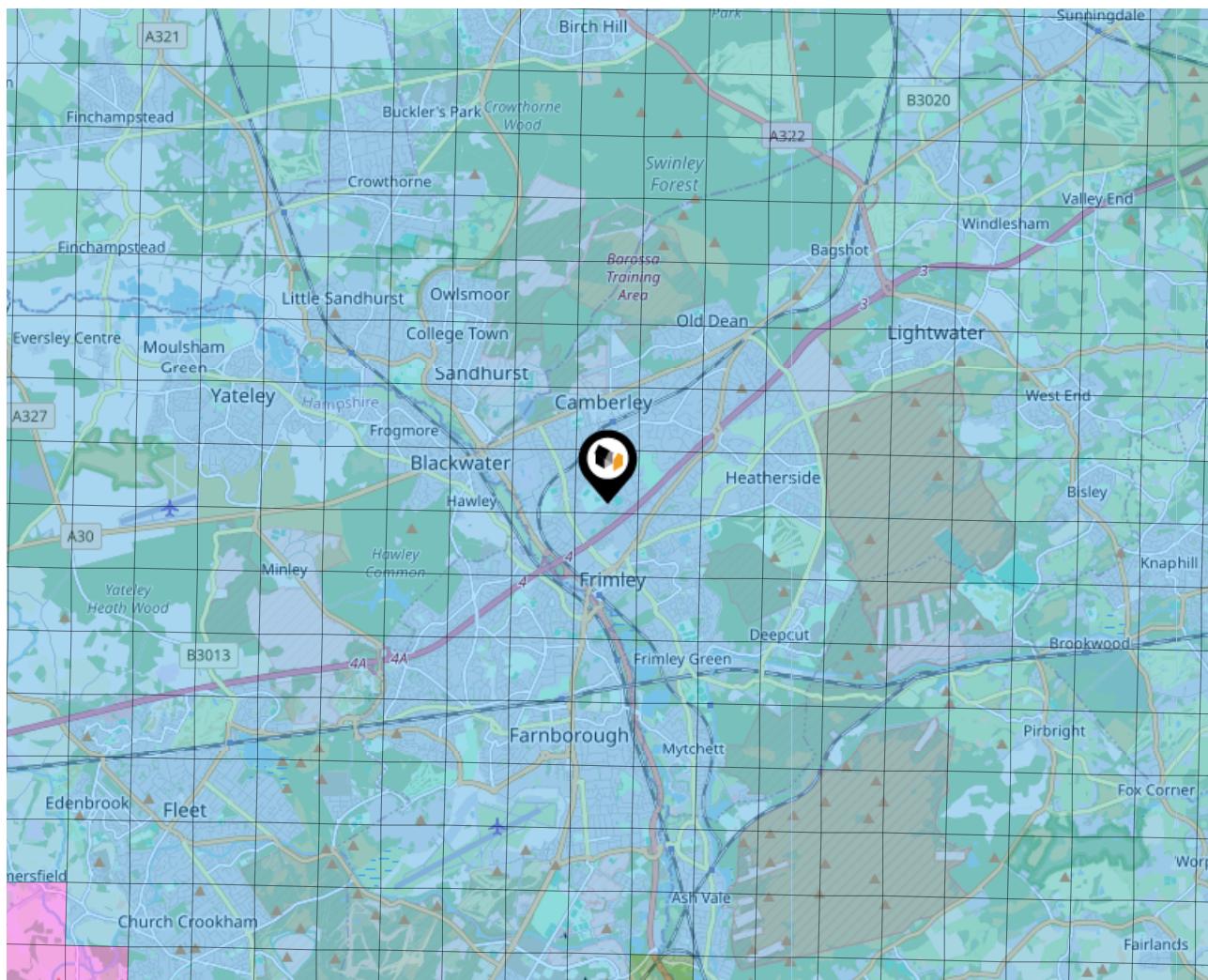
# Environment

## Radon Gas

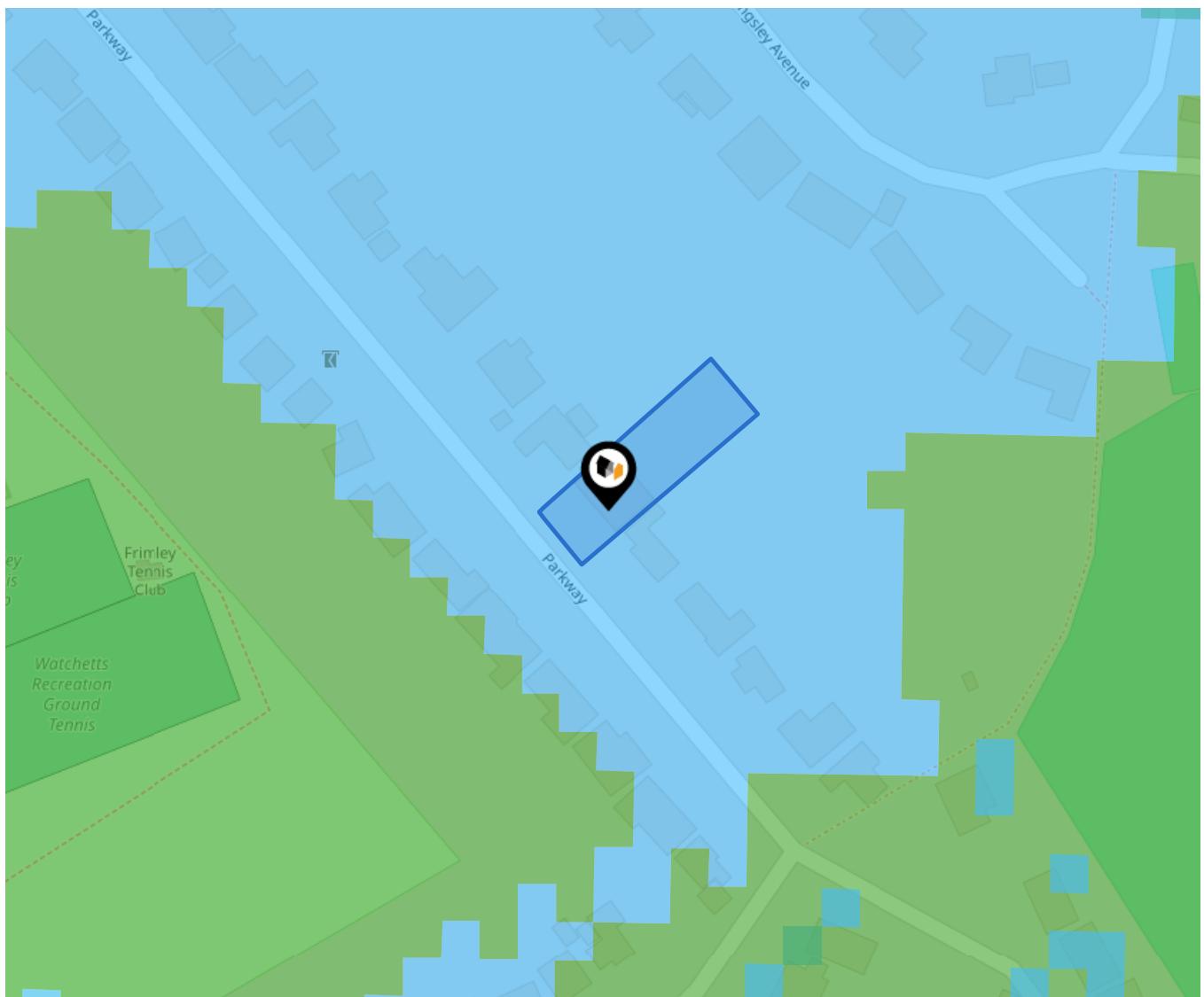


### What is Radon?

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:**

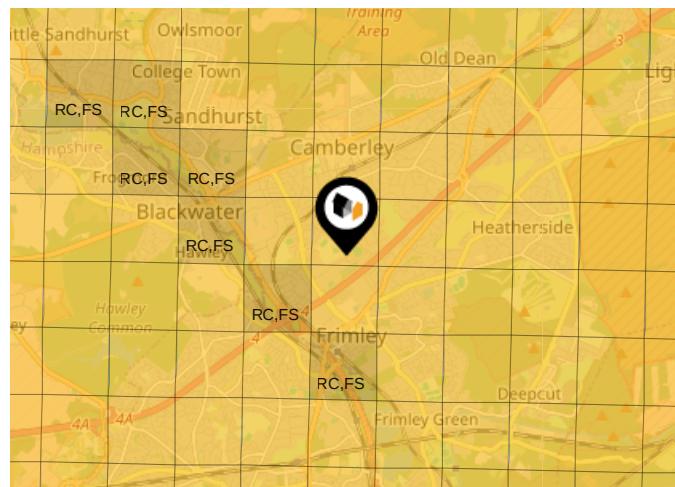
LIGHT TO MEDIUM

**Soil Texture:**

SAND TO LOAM

**Soil Depth:**

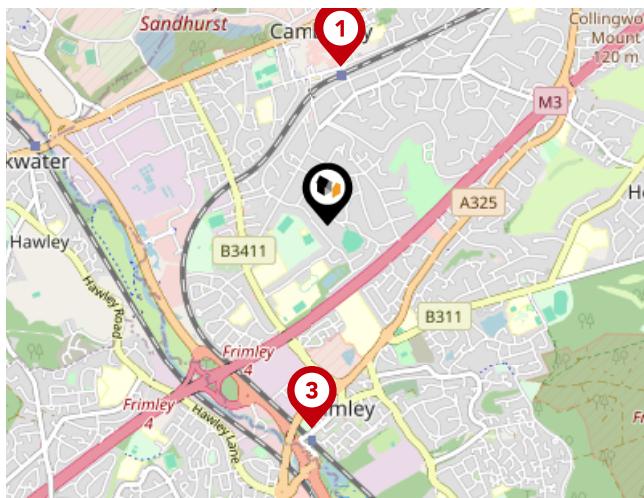
DEEP



## Primary Classifications (Most Common Clay Types)

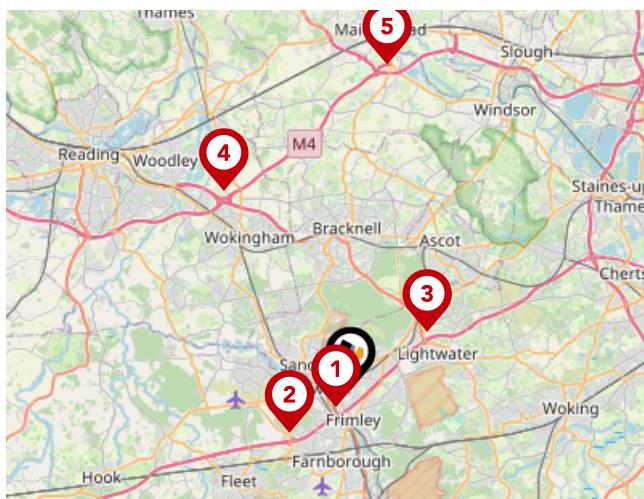
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Camberley Rail Station	0.74 miles
2	Camberley Rail Station	0.75 miles
3	Frimley Rail Station	0.95 miles



## Trunk Roads/Motorways

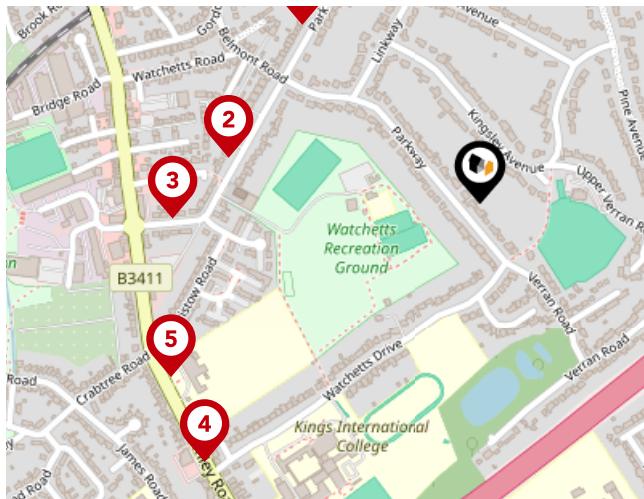
Pin	Name	Distance
1	M3 J4	0.87 miles
2	M3 J4A	2.79 miles
3	M3 J3	3.54 miles
4	M4 J10	8.71 miles
5	M4 J8	12.09 miles



## Airports/Helpads

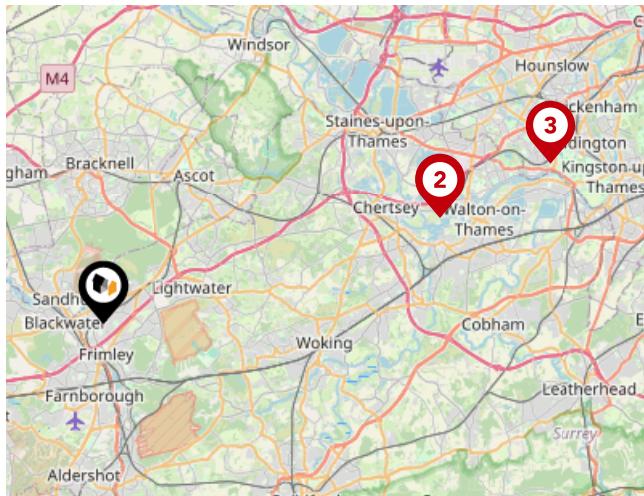
Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.85 miles
2	Heathrow Airport	16.28 miles
3	Gatwick Airport	27.77 miles
4	Leaves Green	33.66 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Parkway	0.29 miles
2	Bristow Road	0.3 miles
3	Bristow Road	0.36 miles
4	Watchetts Drive	0.44 miles
5	Bristow Road	0.41 miles



## Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.06 miles
2	Weybridge Ferry Landing	13.06 miles
3	Moulsay - Hurst Park Ferry Landing	17.54 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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