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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



FLAT 4, THE LAURELS, 21, PORTSMOUTH ROAD, CAMBERLEY, GU15 1LQ

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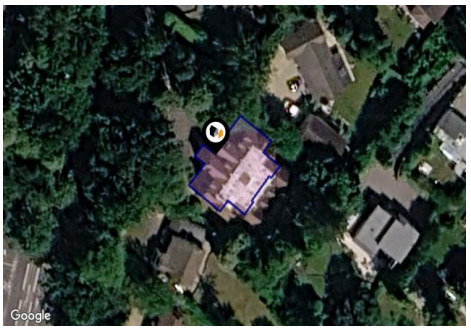
Property
Overview







Property

Type:	Flat / Maisonette
Bedrooms:	2
Bathrooms:	2
Floor Area:	925 ft^2 / 86 m^2
Plot Area:	0.08 acres
Year Built :	2003-2006
Council Tax :	Band D
Annual Estimate:	£2,585
Title Number:	SY755430
UPRN:	10002673832
Restrictive Covenants:	Yes

Last Sold Date:	20/04/2023
Last Sold Price:	£310,000
Last Sold £/ft^2:	£335
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

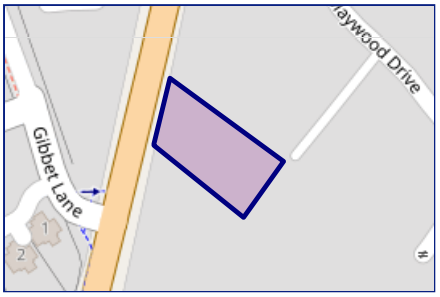
7 mb/s	61 mb/s	900 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

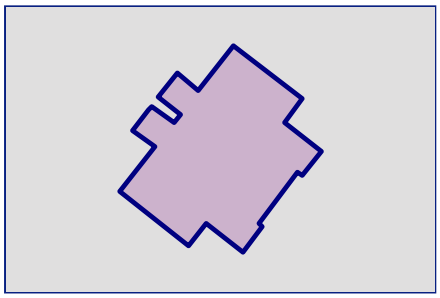
Property
Multiple Title Plans

Freehold Title Plan



SY212366

Leasehold Title Plan



SY755430

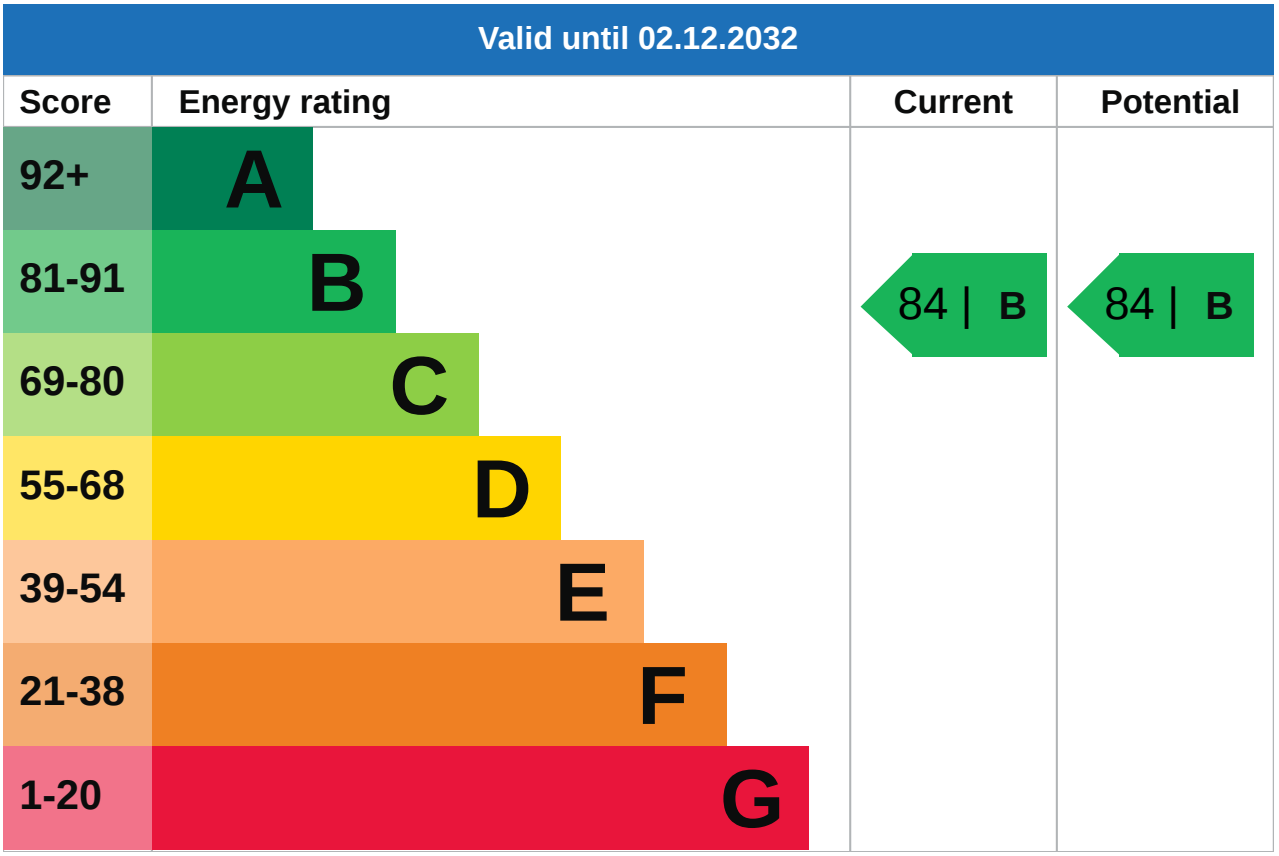
Start Date:	19/09/2006
End Date:	25/12/2130
Lease Term:	125 years from 25 December 2005
Term Remaining:	104 years

Flat 4, The Laurels, 21 Portsmouth Road, GU15 1LQ

Energy rating

B

Valid until 02.12.2032



Property

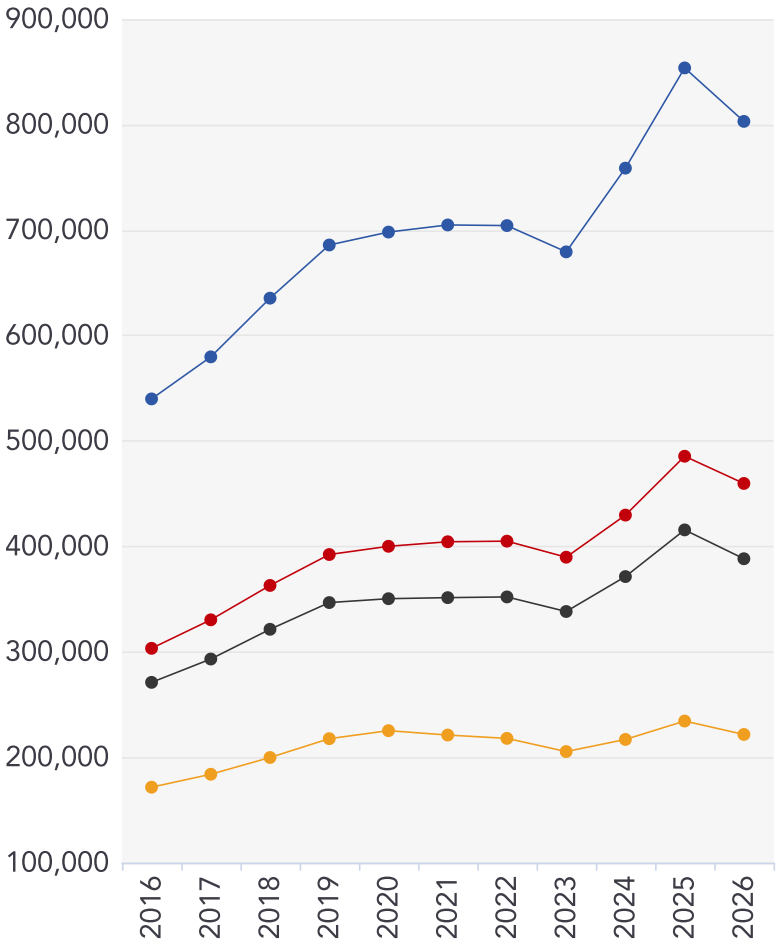
EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 96% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	86 m^2

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

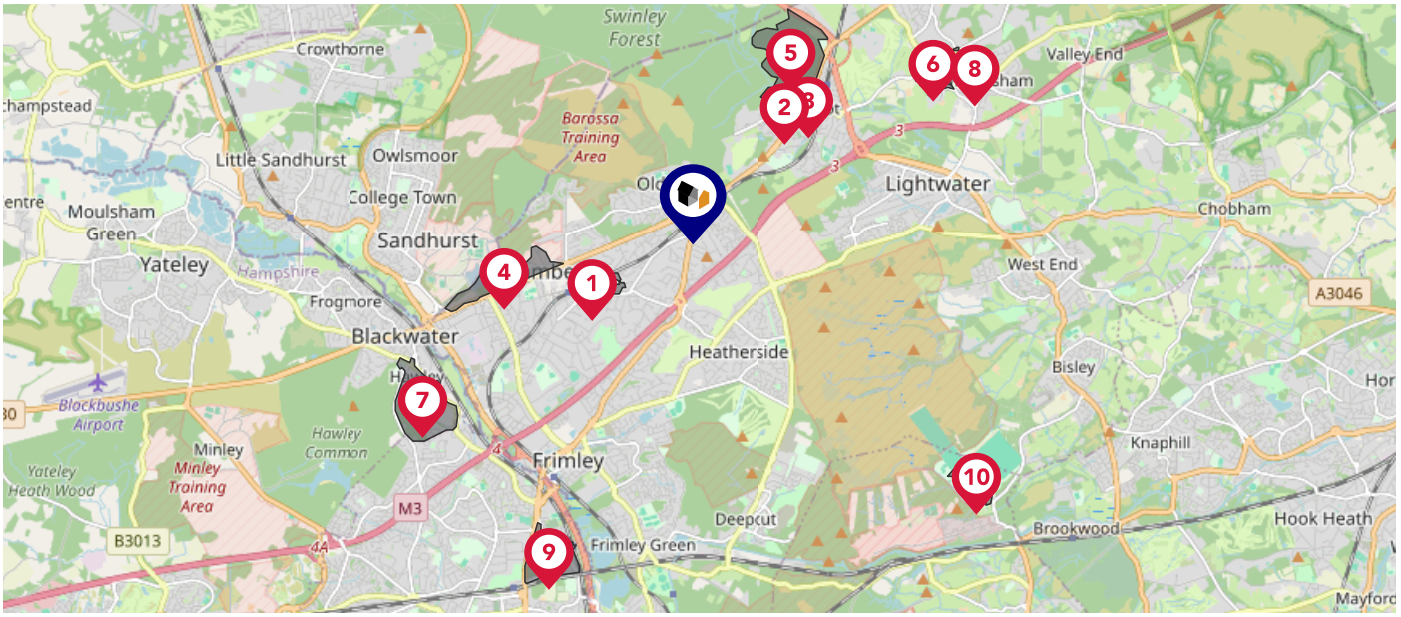
- Adit
- Gutter Pit
- Shaft

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

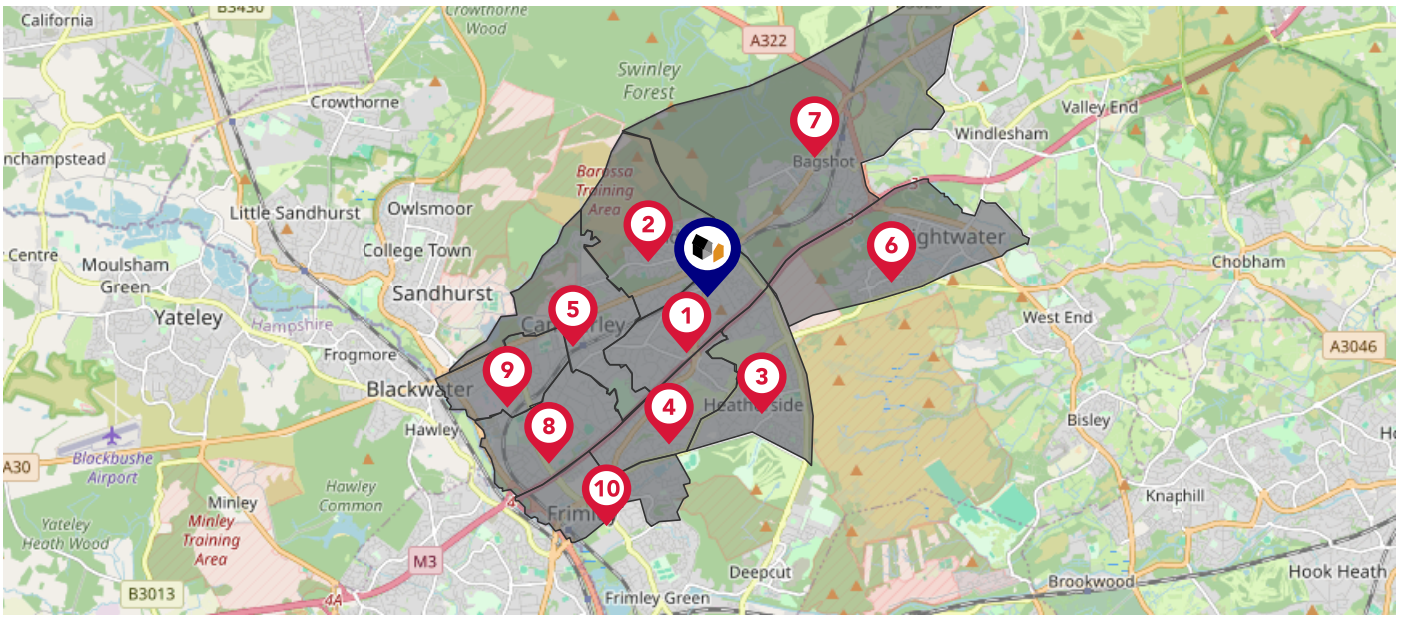
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Upper Gordon Road to Church Hill, Camberley
2	Bagshot Church Road
3	Bagshot Village
4	Royal Military Academy (Former) Staff College
5	Bagshot Park
6	Church Road Windlesham
7	Hawley Park and Green
8	Updown Hill Windlesham
9	Farnborough Hill
10	Bisley Camp

Maps
Council Wards

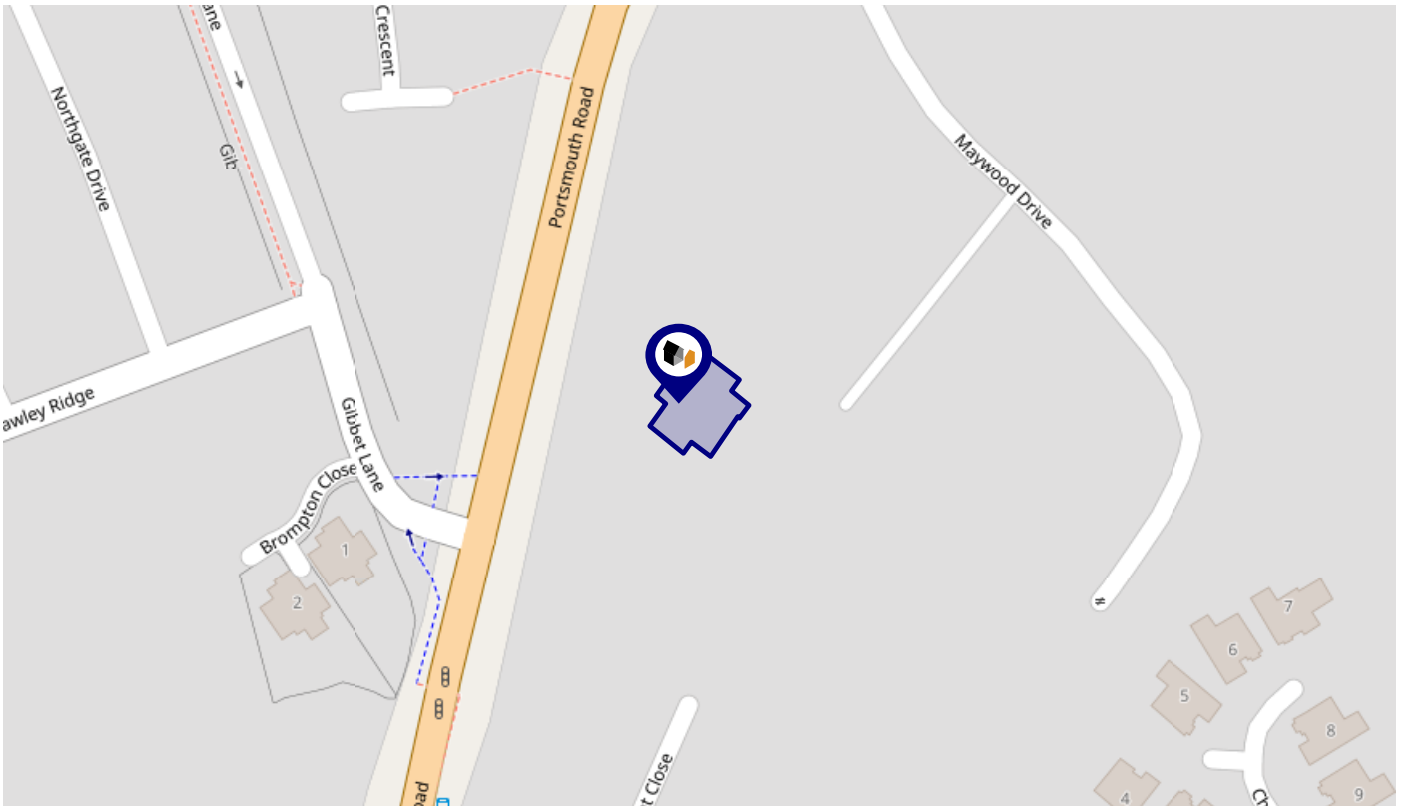
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	St. Pauls Ward
2	Old Dean Ward
3	Heatherside Ward
4	Parkside Ward
5	Town Ward
6	Lightwater Ward
7	Bagshot Ward
8	Watchetts Ward
9	St. Michaels Ward
10	Frimley Ward

Maps
Rail Noise

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

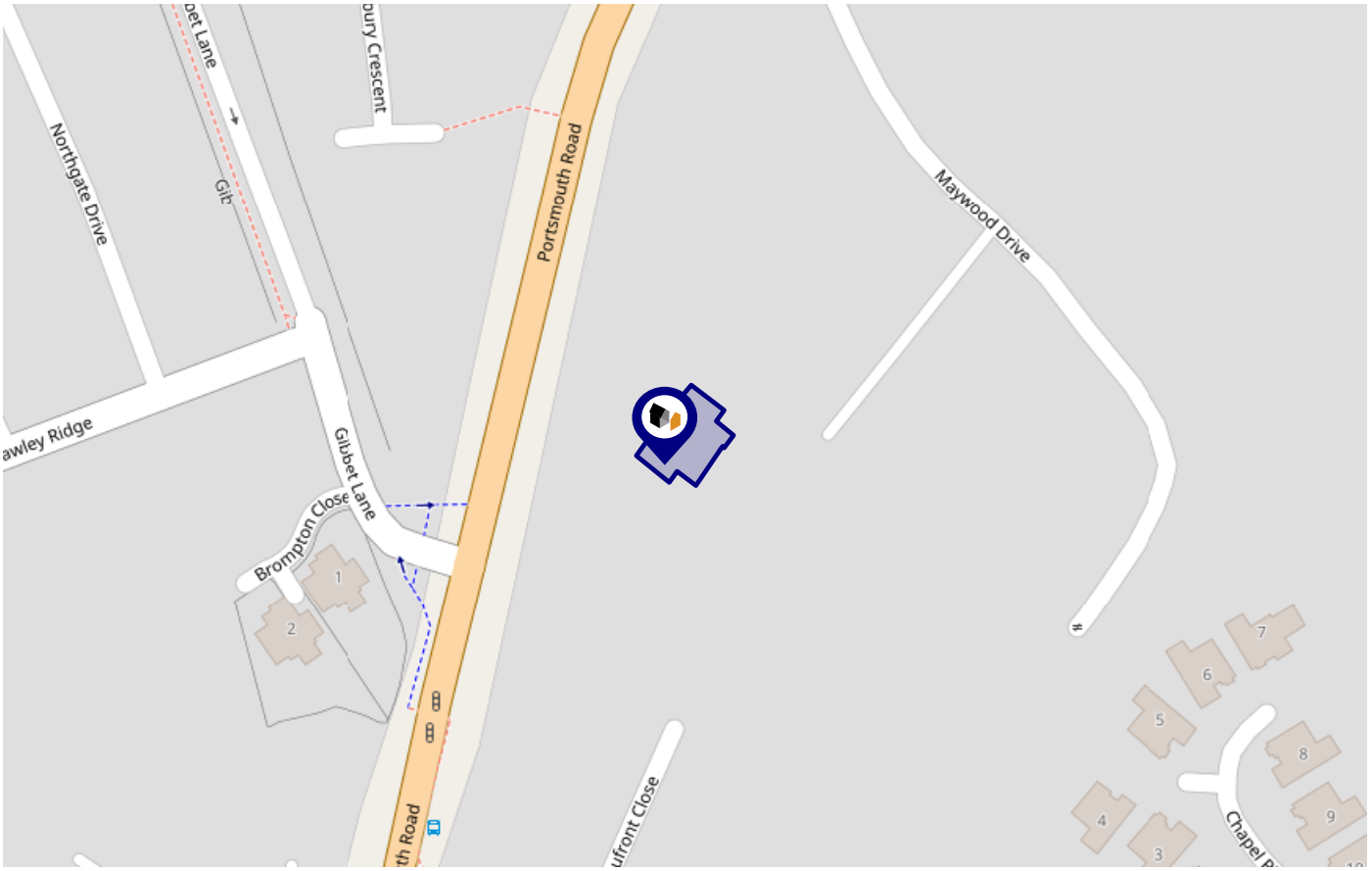
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

Flood Risk
Rivers & Seas - Flood Risk

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

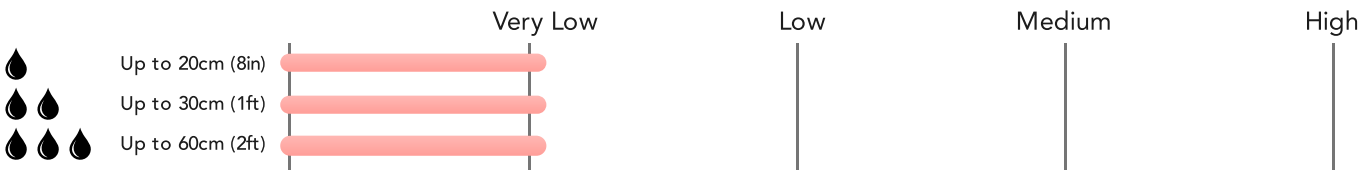


Risk Rating: Very low

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.

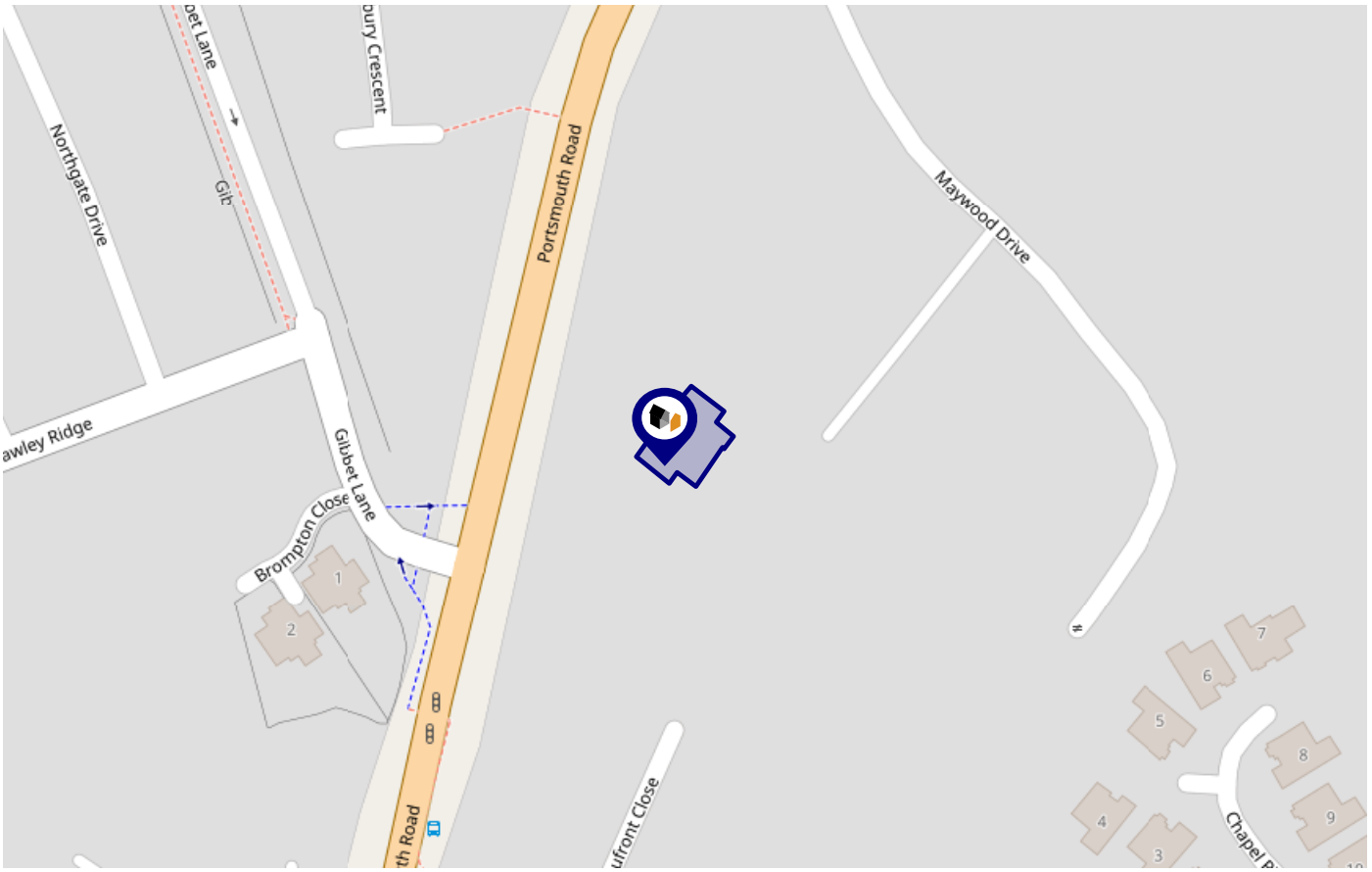
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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.



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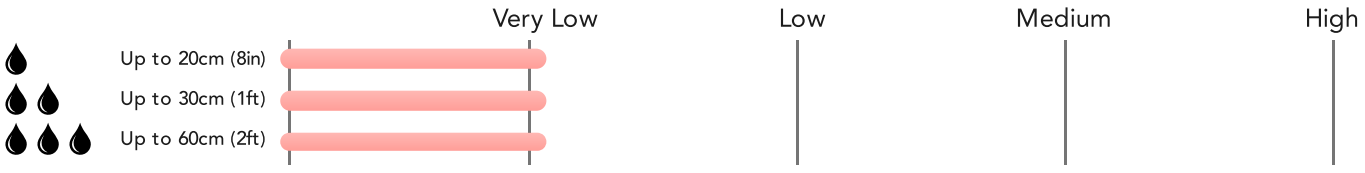
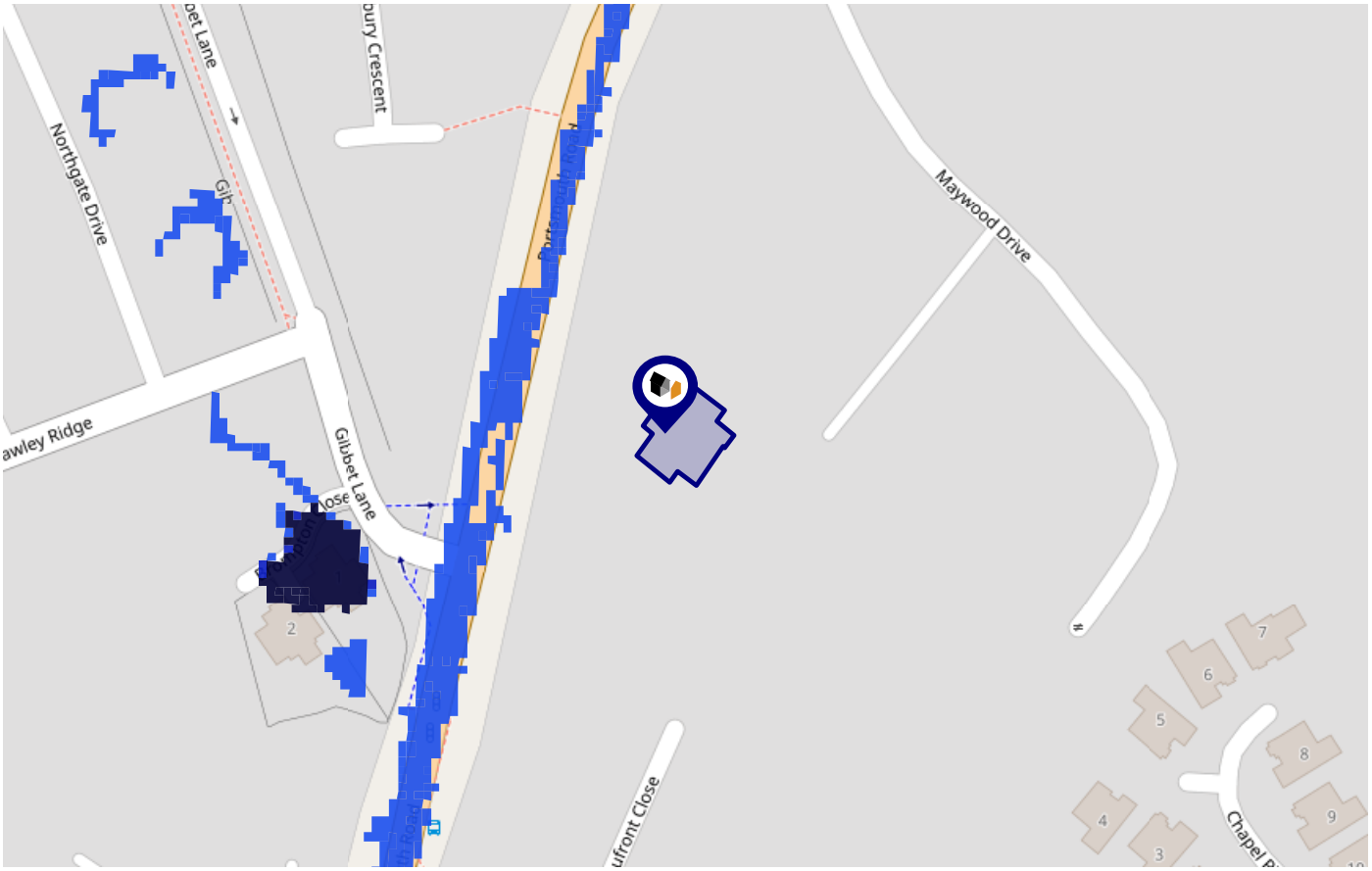


Flood Risk
Surface Water - Flood Risk

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



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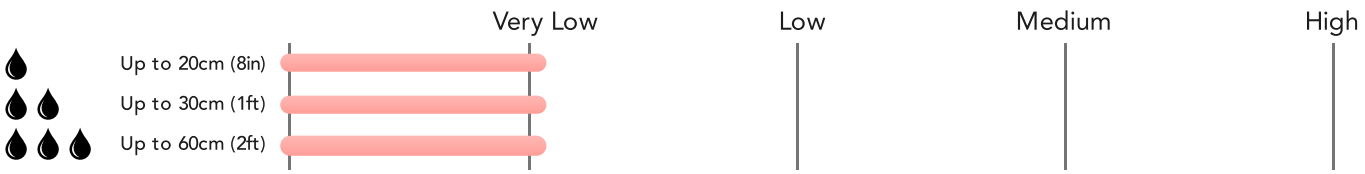
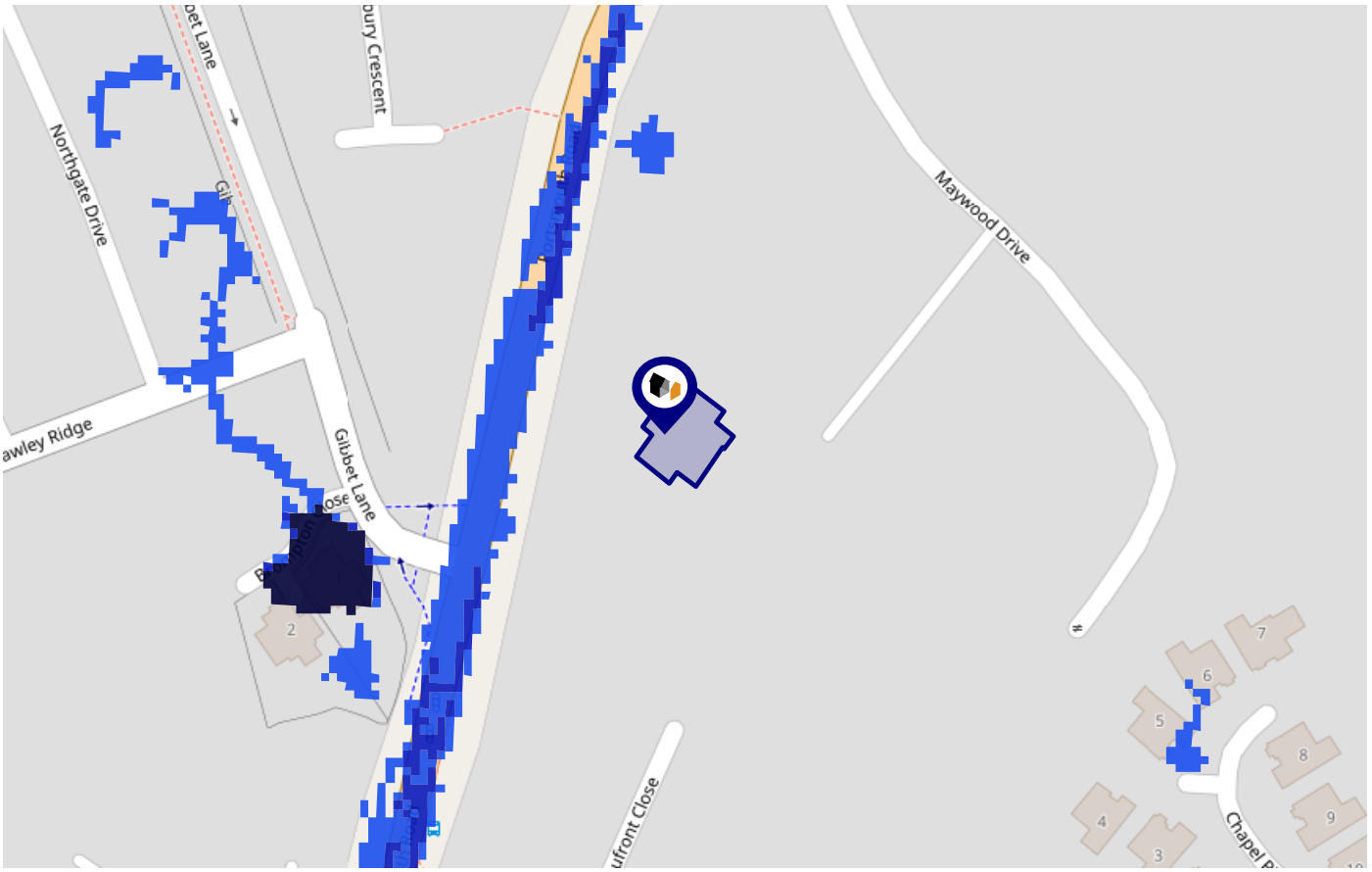


Flood Risk
Surface Water - Climate Change

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.



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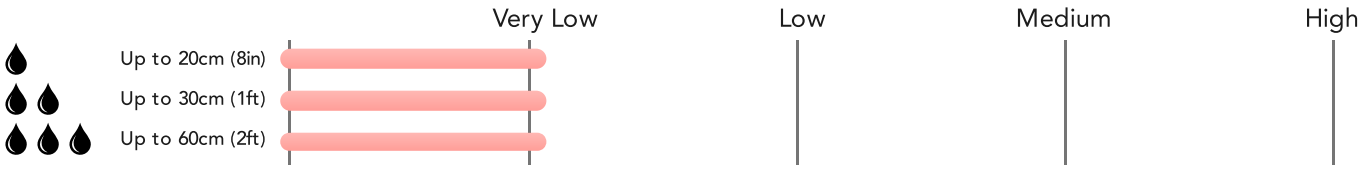
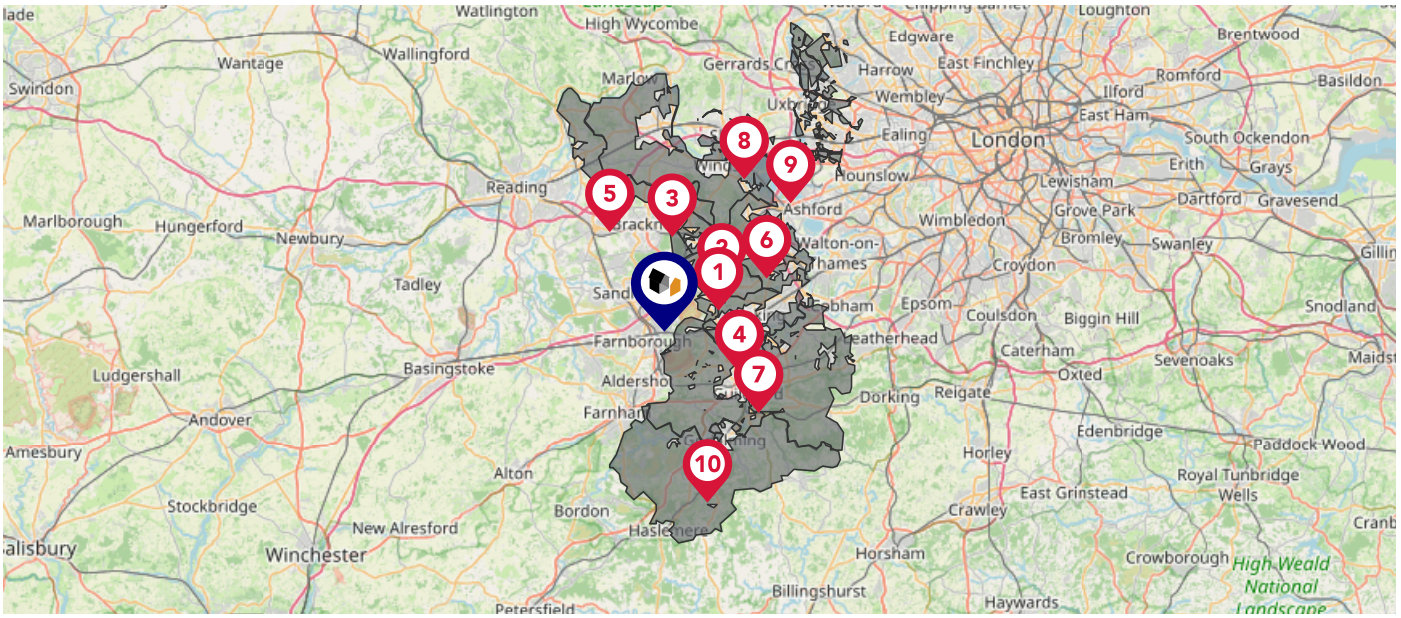


Maps
Green Belt

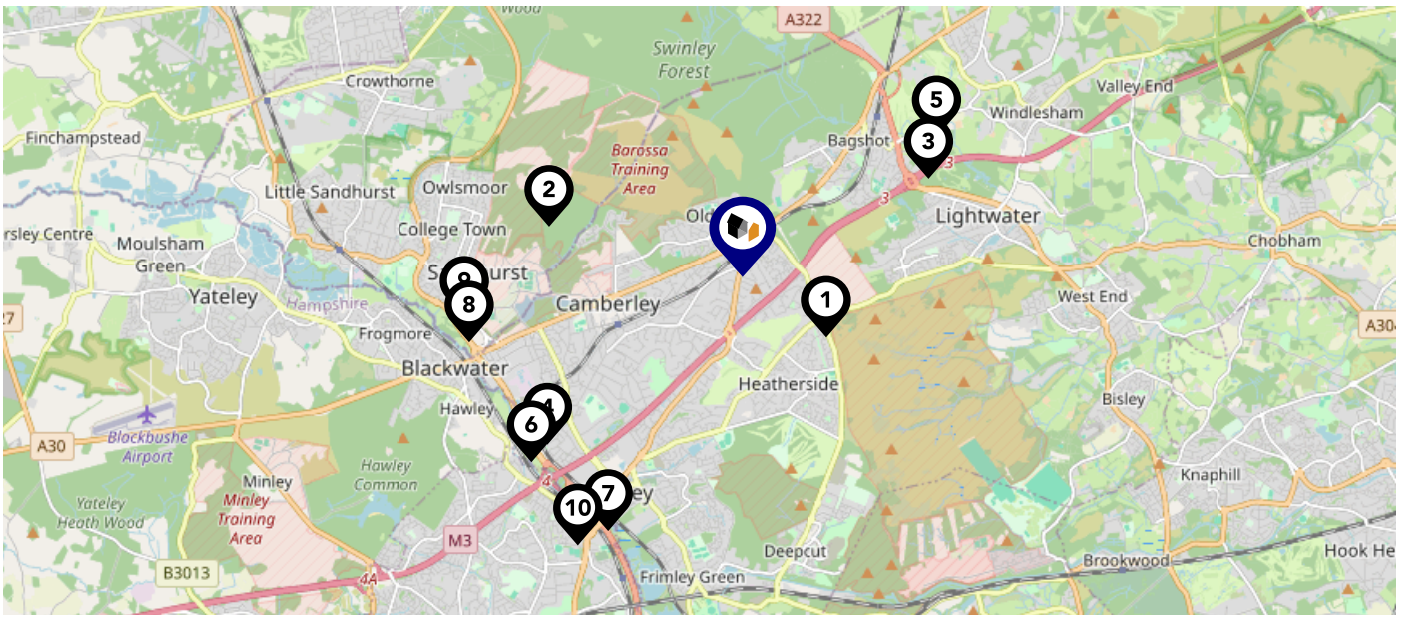
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	London Green Belt - Surrey Heath
2	London Green Belt - Windsor and Maidenhead
3	London Green Belt - 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 - Hillingdon
10	London Green Belt - Waverley

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	Redroad Hill-Surrey Heath	Historic Landfill
2	Armoury Hill-Sandhurst, Berkshire	Historic Landfill
3	Swift Lane Depot-Bagshot, Surrey	Historic Landfill
4	Crabtree Road-Camberley, Surrey	Historic Landfill
5	Land at New Road-Windlesham	Historic Landfill
6	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill
7	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill
8	York Town Road-College Town	Historic Landfill
9	Fairmead Close-Sandhurst, Berkshire	Historic Landfill
10	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill

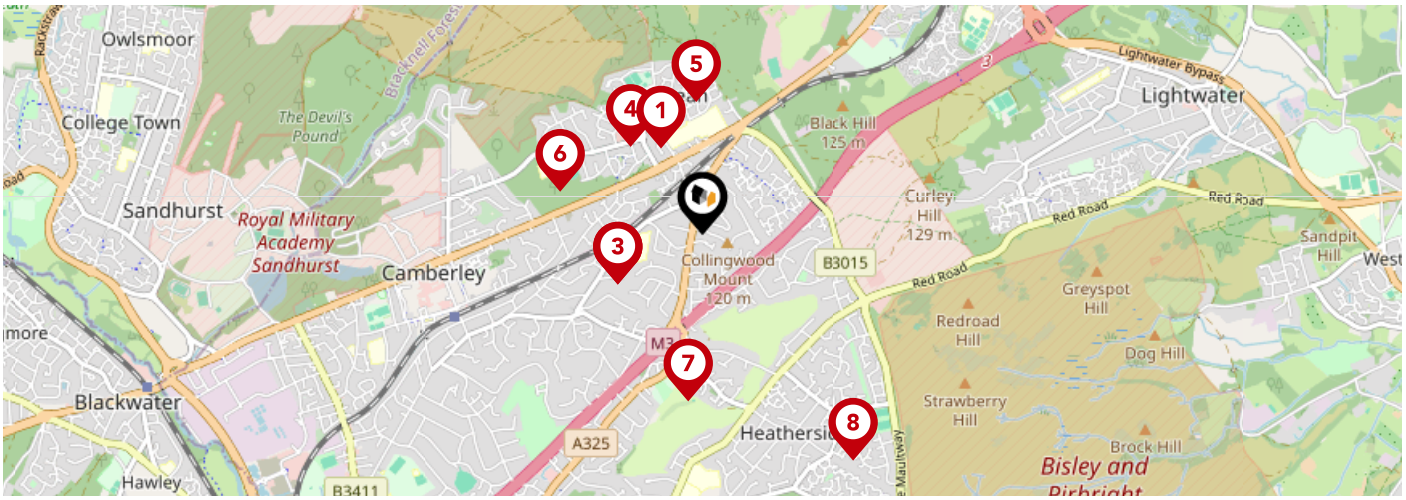
Maps
Listed Buildings

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



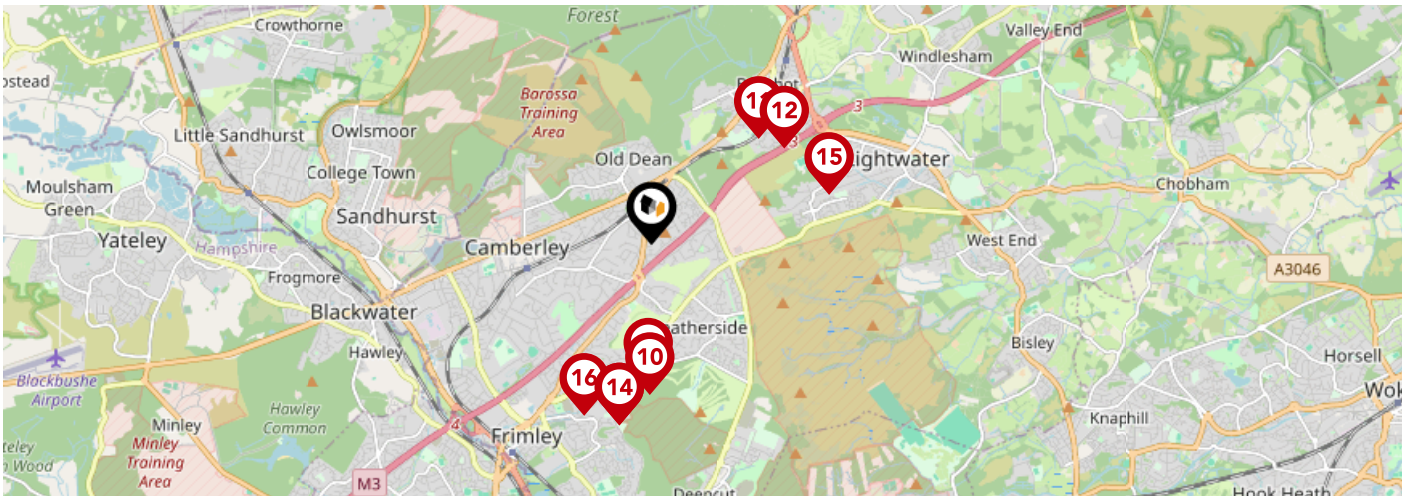
Listed Buildings in the local district	Grade	Distance
1 1390826 - Woodcote	Grade II	0.3 miles
2 1030068 - Church Of St Paul	Grade II	0.8 miles
3 1474956 - Milestone On A30 South-west Of Bagshot - 27 Miles From Hyde Park Corner	Grade II	0.9 miles
4 1377520 - Remains Of Obelisk In Grounds Of St Tarcissius School	Grade II	1.0 miles
5 1030033 - The Staff College	Grade II	1.4 miles
6 1452265 - Statue Of Sir James Robert Mcgrigor B. G., M. D. At Royal Military Academy Sandhurst	Grade II	1.4 miles
7 1377521 - Gates And Gate Piers To Main Front Of Staff College	Grade II	1.4 miles
8 1464742 - Camberley Memorial Cross	Grade II	1.4 miles
9 1030035 - Lamp-post 8 Yards East Of War Memorial In The Staff College - Su 87216082	Grade II	1.4 miles
10 1030034 - Lamp Post East Of Main Entrance Lodge To Royal Military Academy	Grade II	1.4 miles

Area
Schools



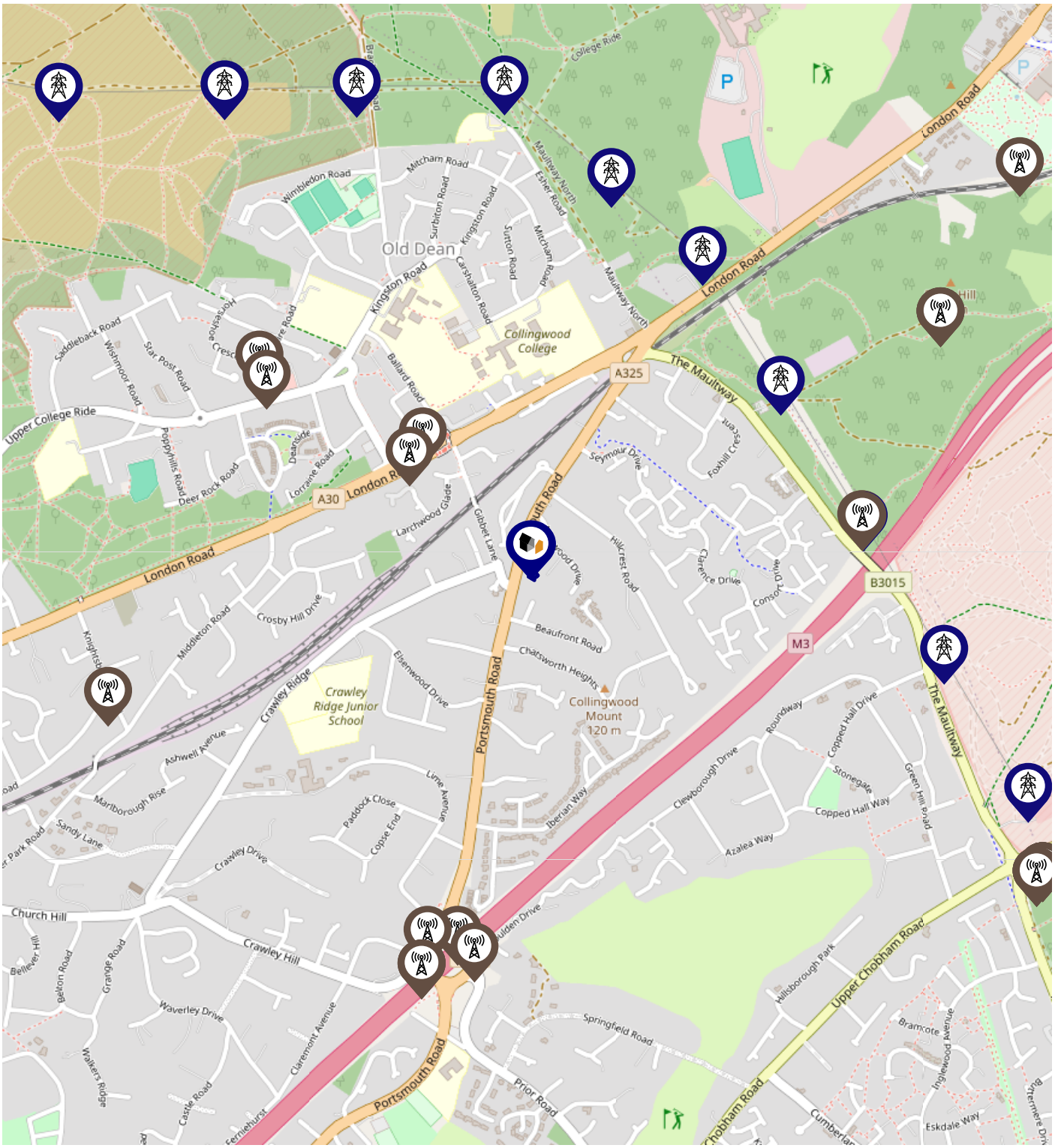
		Nursery	Primary	Secondary	College	Private
1	**Collingwood College** Ofsted Rating: Good | Pupils: 1740 | Distance:0.45	☐	☐	☑	☐	☐
2	**Crawley Ridge Junior School** Ofsted Rating: Good | Pupils: 223 | Distance:0.46	☐	☑	☐	☐	☐
3	**Crawley Ridge Infant School** Ofsted Rating: Good | Pupils: 209 | Distance:0.46	☐	☑	☐	☐	☐
4	**Cordwalles Junior School** Ofsted Rating: Good | Pupils: 218 | Distance:0.53	☐	☑	☐	☐	☐
5	**Pine Ridge Infant School** Ofsted Rating: Good | Pupils: 100 | Distance:0.62	☐	☑	☐	☐	☐
6	**Lorraine Infant School** Ofsted Rating: Good | Pupils: 132 | Distance:0.7	☐	☑	☐	☐	☐
7	**Prior Heath Infant School** Ofsted Rating: Good | Pupils: 181 | Distance:0.77	☐	☑	☐	☐	☐
8	**Heather Ridge Infant School** Ofsted Rating: Good | Pupils: 179 | Distance:1.26	☐	☑	☐	☐	☐

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Carwarden House Community School Ofsted Rating: Good | Pupils: 156 | Distance:1.26	☐	☐	☑	☐	☐
10 Ravenscote Junior School Ofsted Rating: Outstanding | Pupils: 620 | Distance:1.4	☐	☑	☐	☐	☐
11 Bagshot Infant School Ofsted Rating: Good | Pupils: 167 | Distance:1.4	☐	☑	☐	☐	☐
12 Connaught Junior School Ofsted Rating: Outstanding | Pupils: 459 | Distance:1.52	☐	☑	☐	☐	☐
13 St Augustine's Catholic Primary School Ofsted Rating: Good | Pupils: 436 | Distance:1.69	☐	☑	☐	☐	☐
14 Tomlinscote School Ofsted Rating: Outstanding | Pupils: 1507 | Distance:1.69	☐	☐	☑	☐	☐
15 Hammond School Ofsted Rating: Good | Pupils: 254 | Distance:1.7	☐	☑	☐	☐	☐
16 The Grove Primary Academy Ofsted Rating: Good | Pupils: 439 | Distance:1.71	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



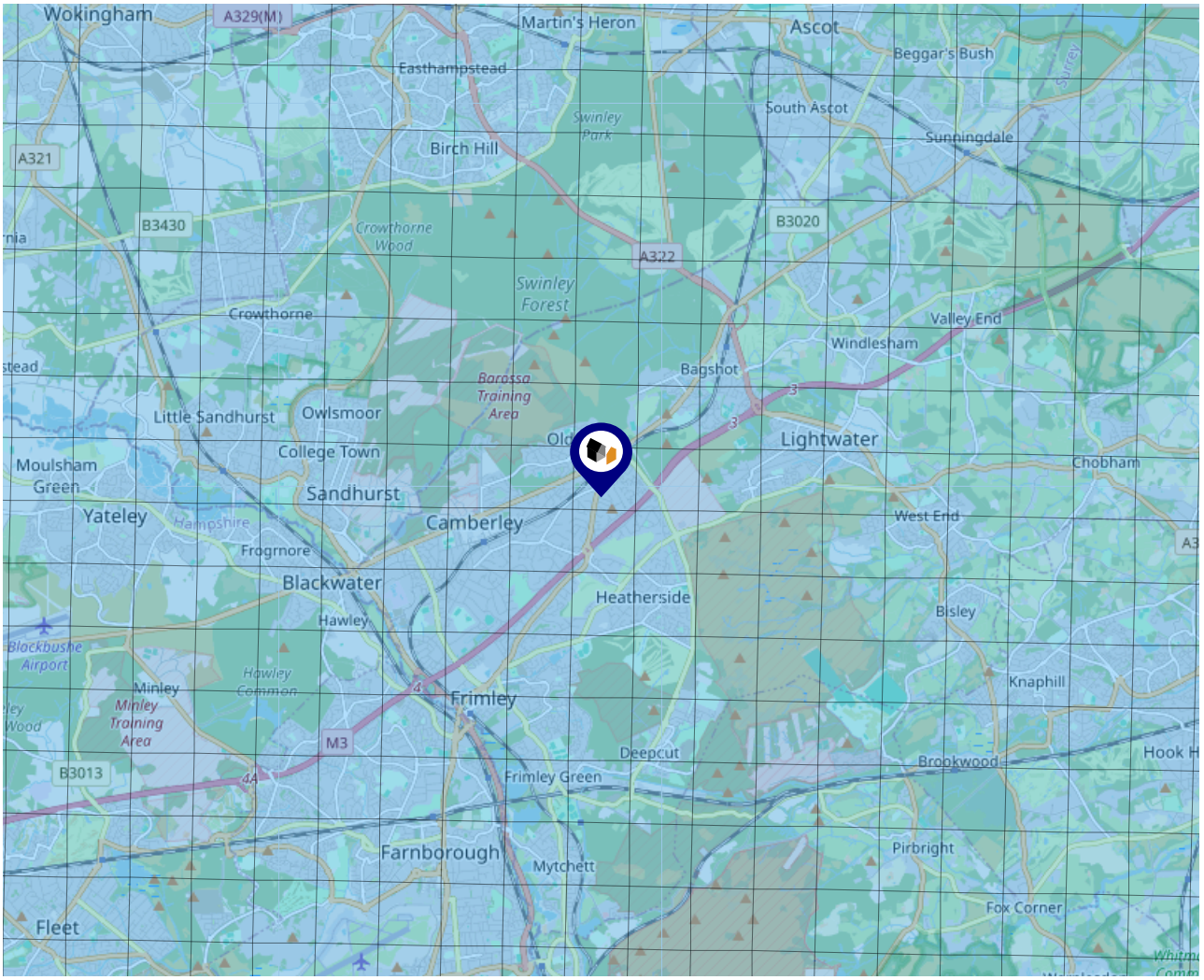
Key:

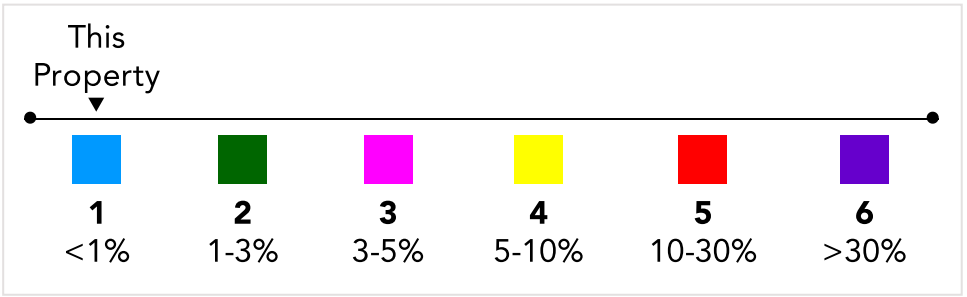
- Power Pylons
- Communication Masts

Environment
Radon Gas

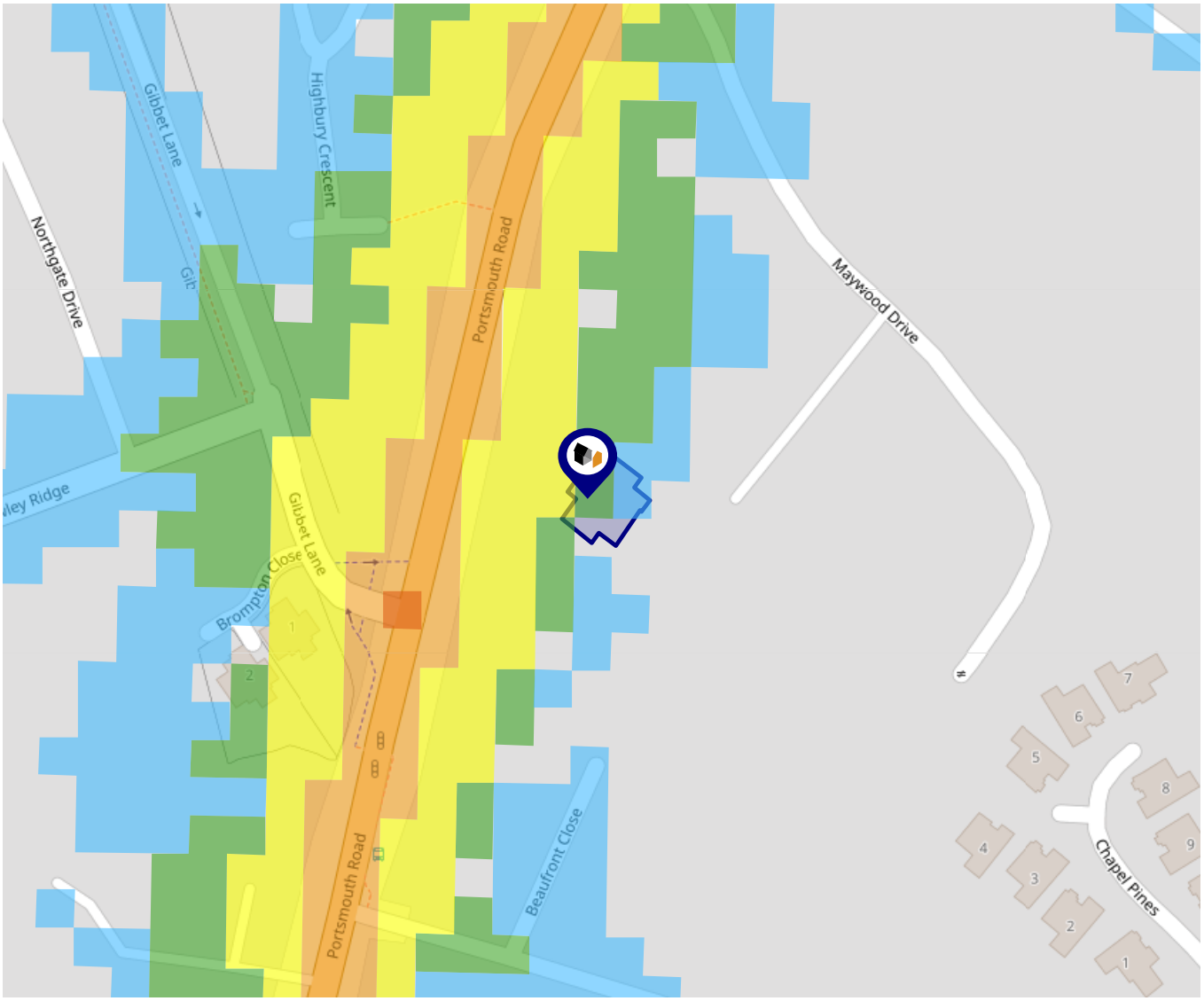
What is Radon?

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/m3).





Local Area
Road Noise



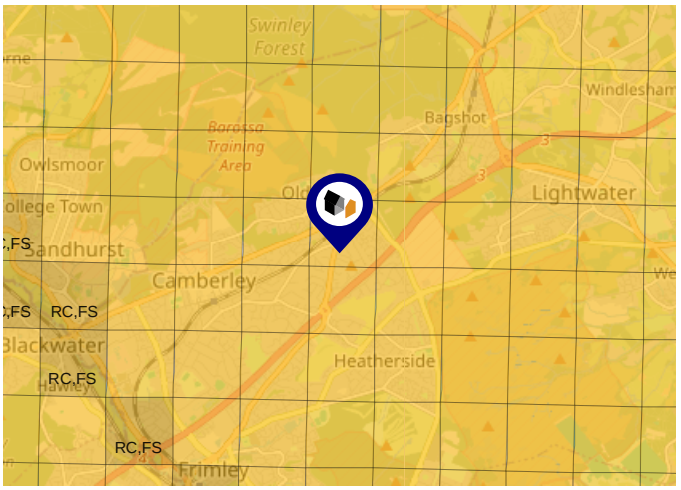
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

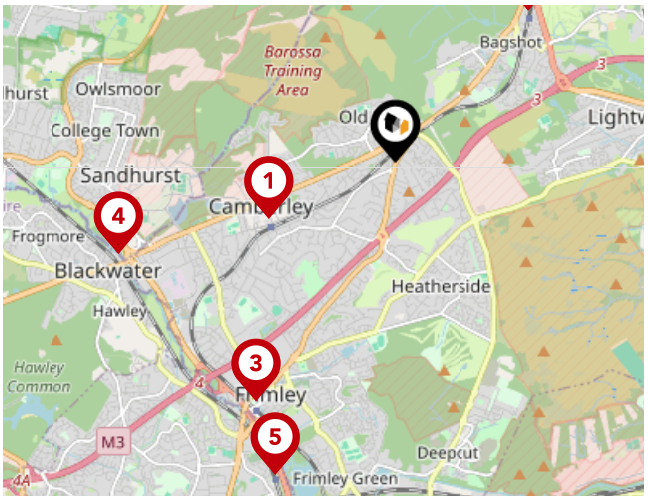
Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

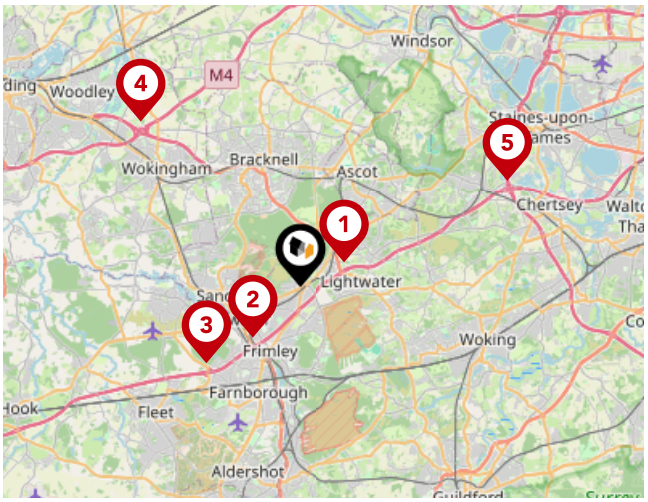
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



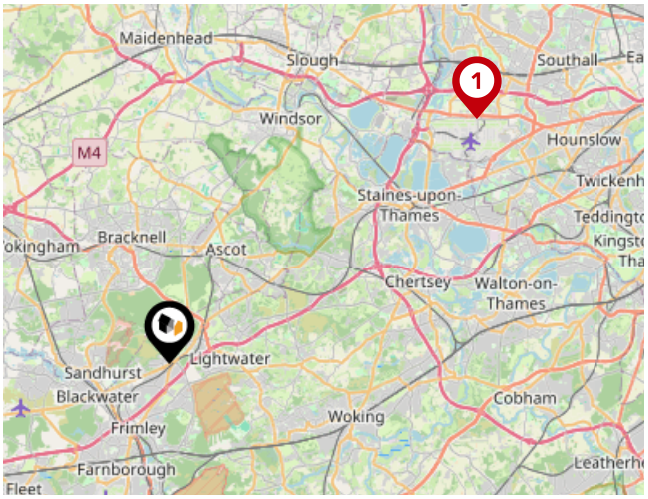
National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	1.28 miles
2	Bagshot Rail Station	1.87 miles
3	Frimley Rail Station	2.55 miles
4	Blackwater Rail Station	2.7 miles
5	Farnborough North Rail Station	3.09 miles



Trunk Roads/Motorways

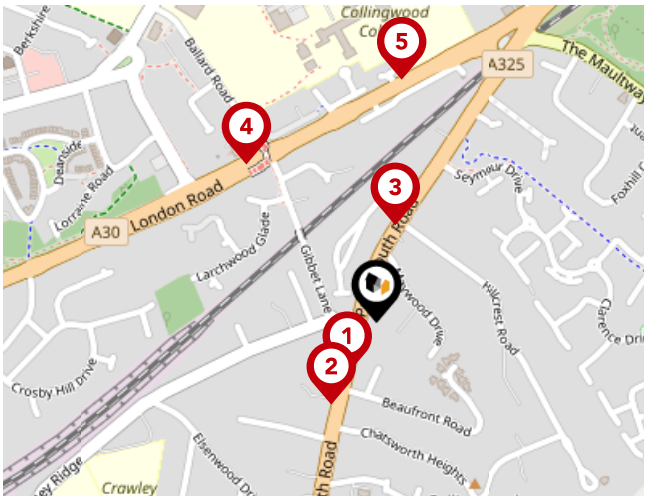
Pin	Name	Distance
1	M3 J3	1.83 miles
2	M3 J4	2.61 miles
3	M3 J4A	4.51 miles
4	M4 J10	8.46 miles
5	M3 J2	8.58 miles



Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	14.52 miles

Area
Transport (Local)



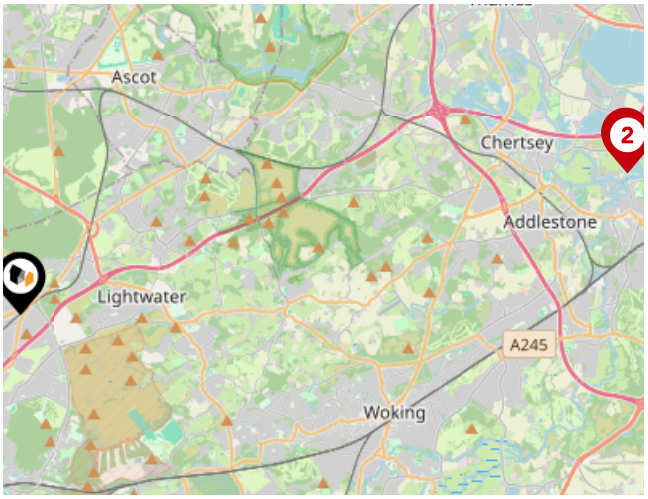
Bus Stops/Stations

Pin	Name	Distance
1	Gibbet Lane	0.06 miles
2	Gibbet Lane	0.1 miles
3	Hillcrest Road	0.11 miles
4	Fire Station	0.23 miles
5	Little Paddock	0.28 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	13.09 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.53 miles
2	Weybridge Ferry Landing	11.53 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.

Avocado Property
Testimonials

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.

Powered by sprift
Know any property instantly

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