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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th July 2026



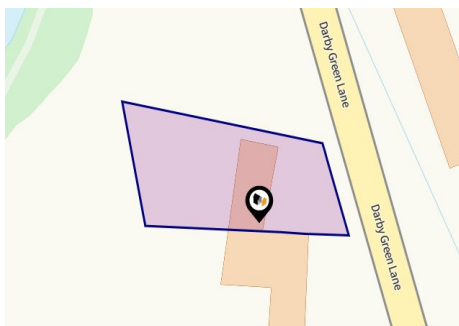
**91, DARBY GREEN LANE, BLACKWATER, CAMBERLEY,
GU17 0DN**

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached	Last Sold Date:	30/01/2015
Bedrooms:	4	Last Sold Price:	£517,500
Plot Area:	0.33 acres	Last Sold £/ft²:	£394
Year Built :	1950-1966	Tenure:	Freehold
Council Tax :	Band F	Latest FENSA Work:	11/07/2005 - 1 window
Annual Estimate:	£3,467		17/05/2005 - 1 window, 1 door
Title Number:	HP613363		14/02/2005 - 1 window
UPRN:	100060411417		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	79 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **91, Darby Green Lane, Blackwater, Camberley, GU17 0DN**

Reference - 23/00232/PREAPP	
Decision:	Opinion Issued
Date:	31st January 2023
Description:	Extension of existing dwelling to create a 4 bed family home.

Reference - 08/02319/NOTPRO	
Decision:	Opinion Issued
Date:	08th August 2008
Description:	Works to Ash tree in rear garden.

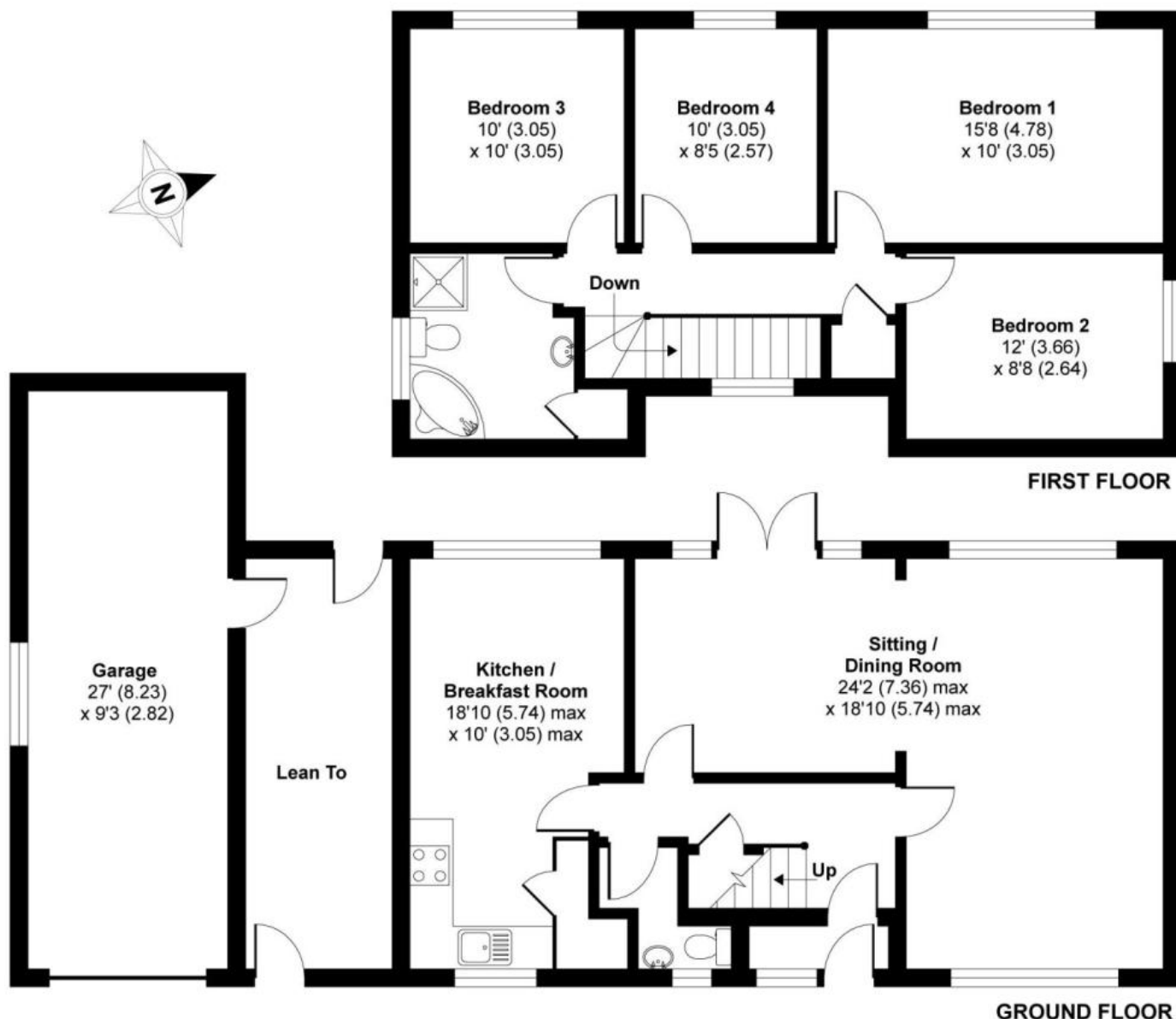
Reference - 25/00580/HOU	
Decision:	Grant
Date:	27th March 2025
Description:	Erection of a two storey extension with balcony, removal of roof and raising of ridge height to create a second floor

Reference - 22/00845/HOU	
Decision:	Withdrawn
Date:	15th April 2022
Description:	Erection of two storey front side and rear extensions following partial demolition of existing dwelling, removal of roof and raising of ridge height to create a second floor, erection of a detached double garage and alterations to fenestration

91, DARBY GREEN LANE, BLACKWATER, CAMBERLEY, GU17 0DN

Darby Green Lane, Blackwater, Camberley, GU17

APPROX. GROSS INTERNAL FLOOR AREA 1563 SQ FT 145.2 SQ METRES (EXCLUDES LEAN TO)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

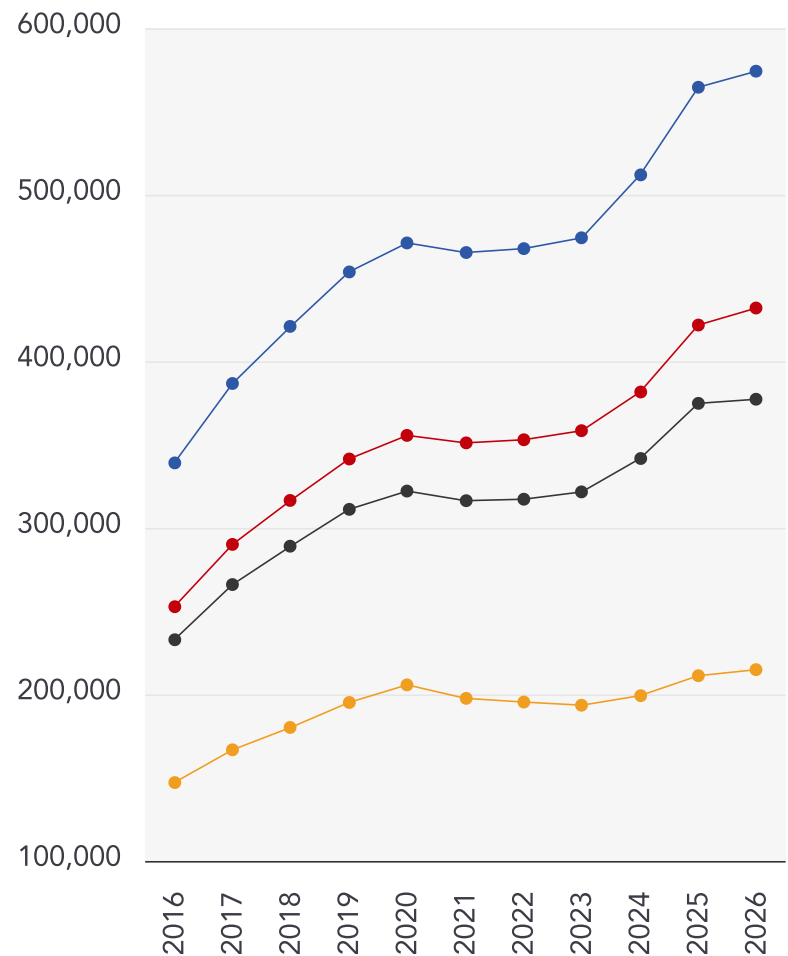
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU17



Detached

+69.38%

Semi-Detached

+70.98%

Terraced

+62.02%

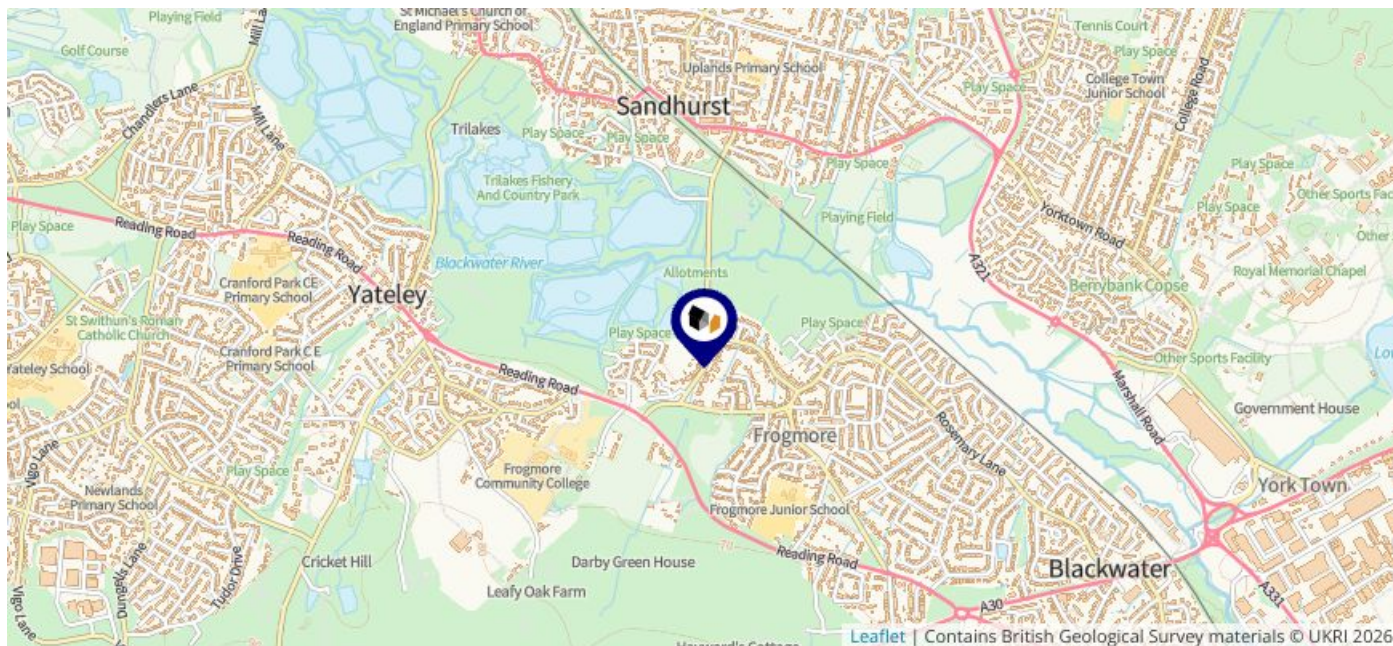
Flat

+46.1%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

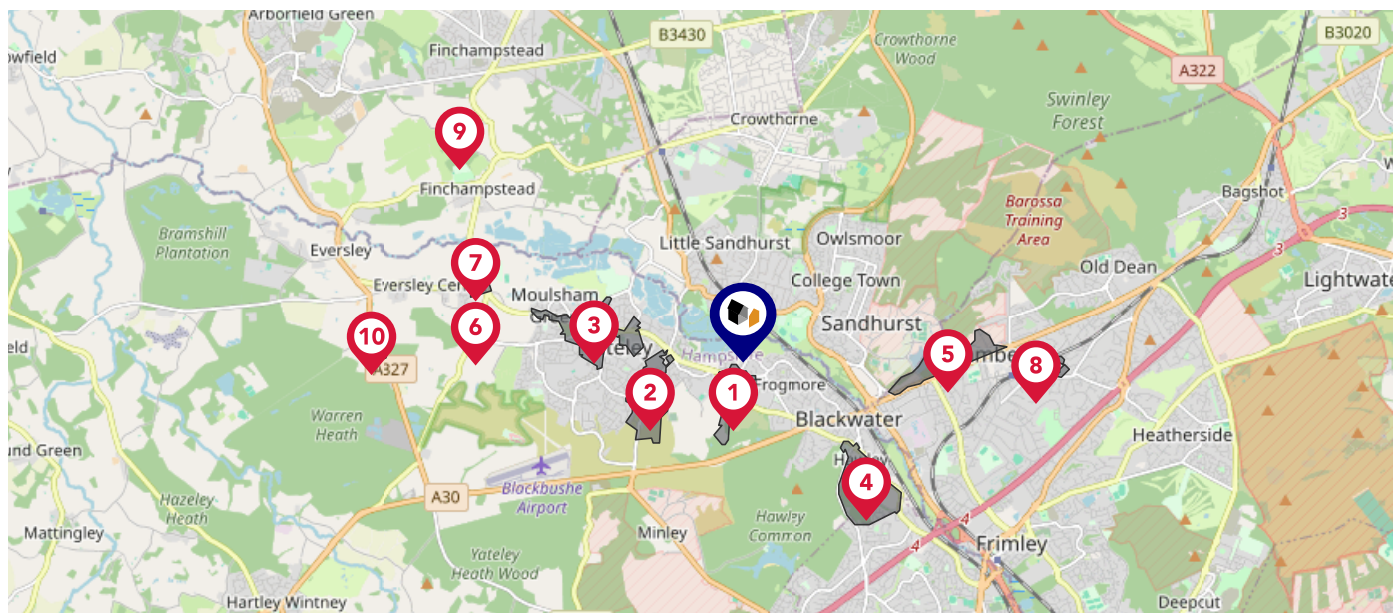
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



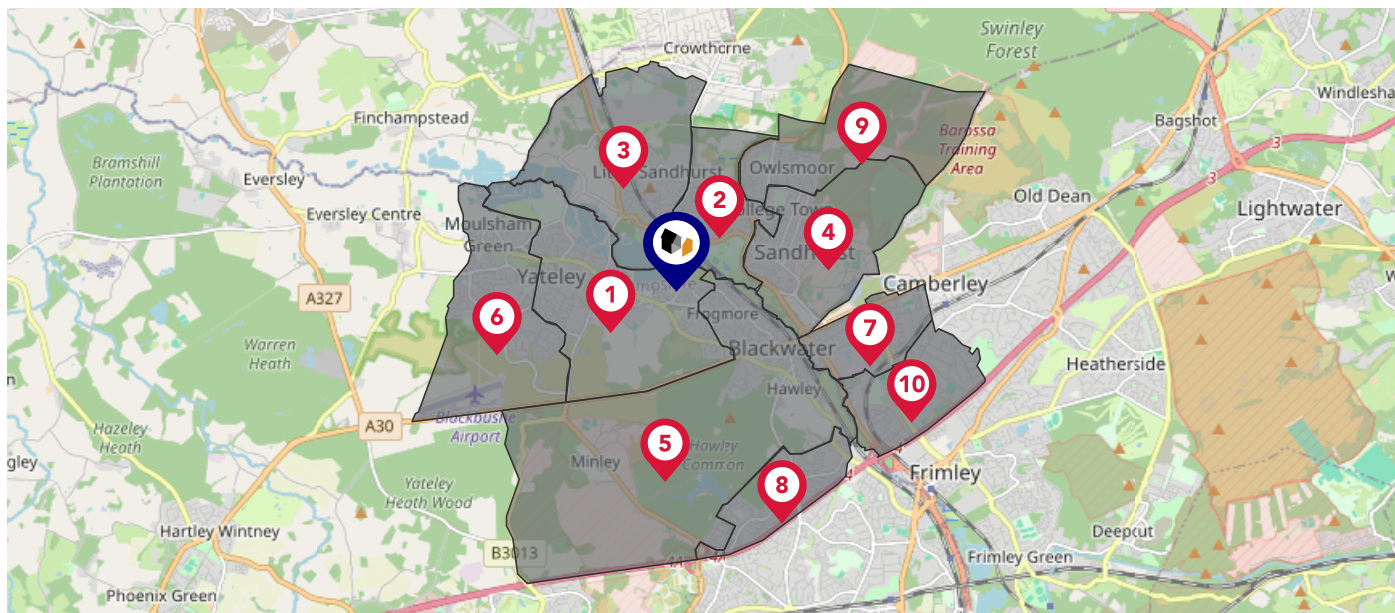
Nearby Conservation Areas

- 1 Darby Green Yateley
- 2 Cricket Hill
- 3 Yateley Green
- 4 Hawley Park and Green
- 5 RMA (Former) Staff College and London Road, Camberley
- 6 Up Green
- 7 Eversley Cross
- 8 Upper Gordon Road to Church Hill, Camberley
- 9 Finchampstead Church
- 10 Eversley Church Farm

Maps

Council Wards

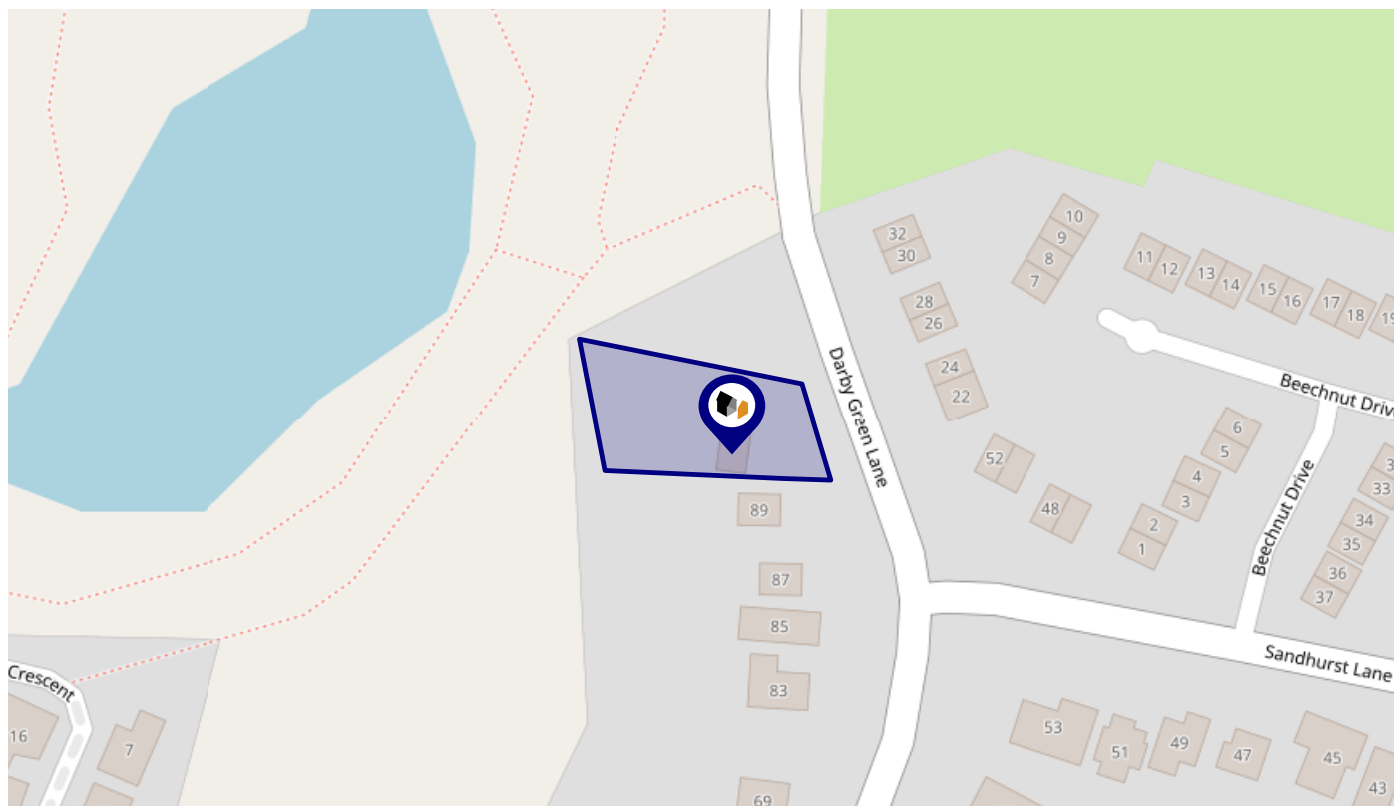
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Yateley East Ward
- 2 Central Sandhurst Ward
- 3 Little Sandhurst and Wellington Ward
- 4 College Town Ward
- 5 Blackwater and Hawley Ward
- 6 Yateley West Ward
- 7 St. Michaels Ward
- 8 Fernhill Ward
- 9 Owlsmoor Ward
- 10 Watchetts 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.

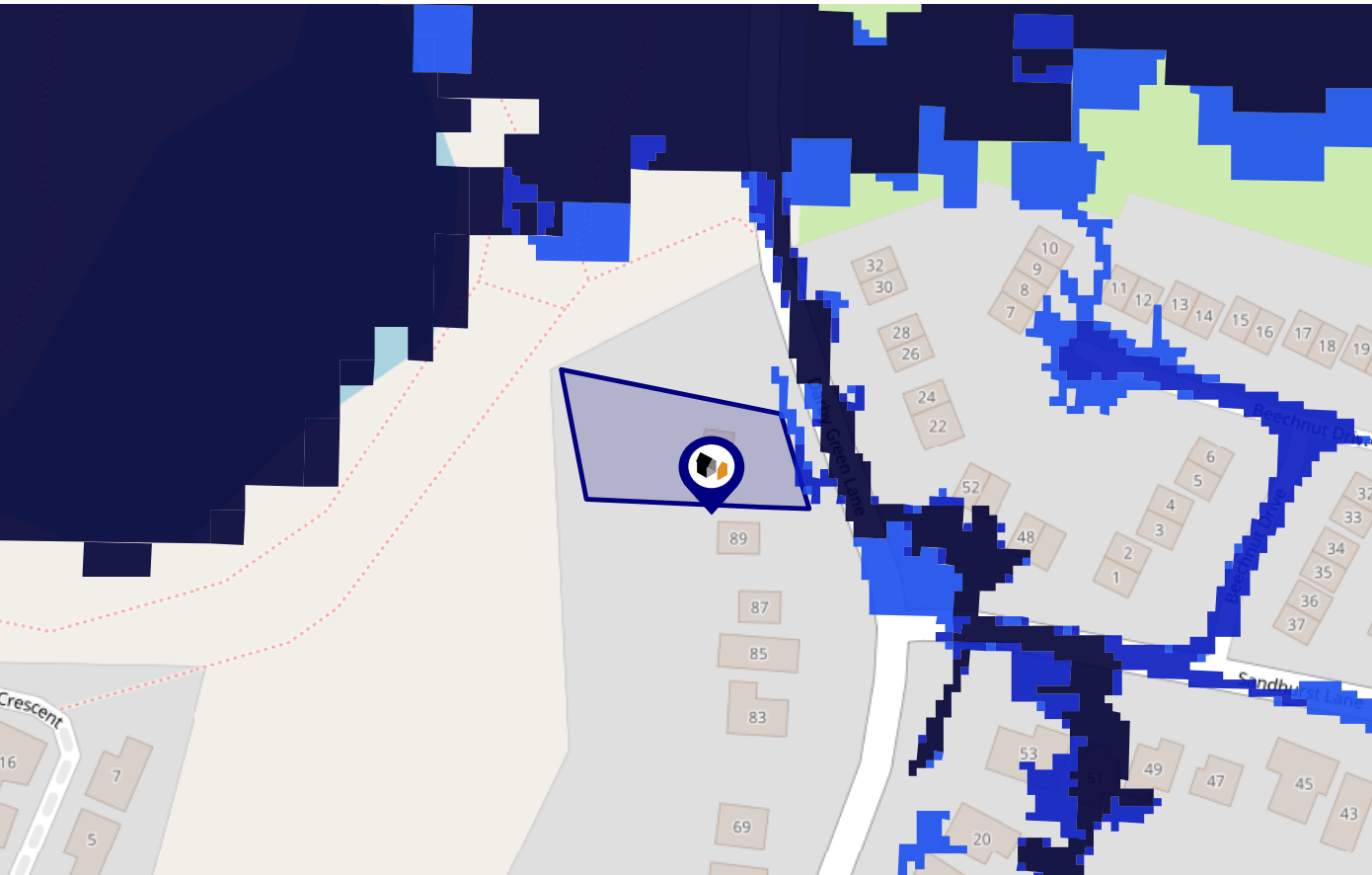
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

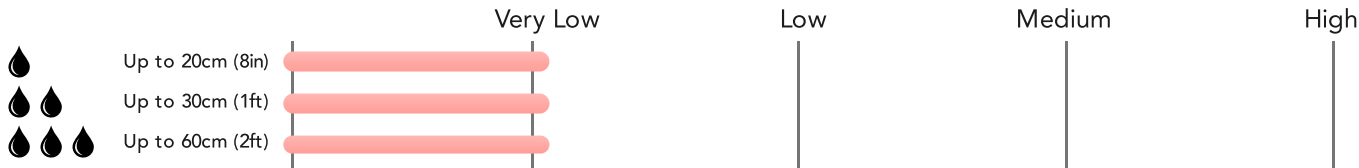


Risk Rating: Very low

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.

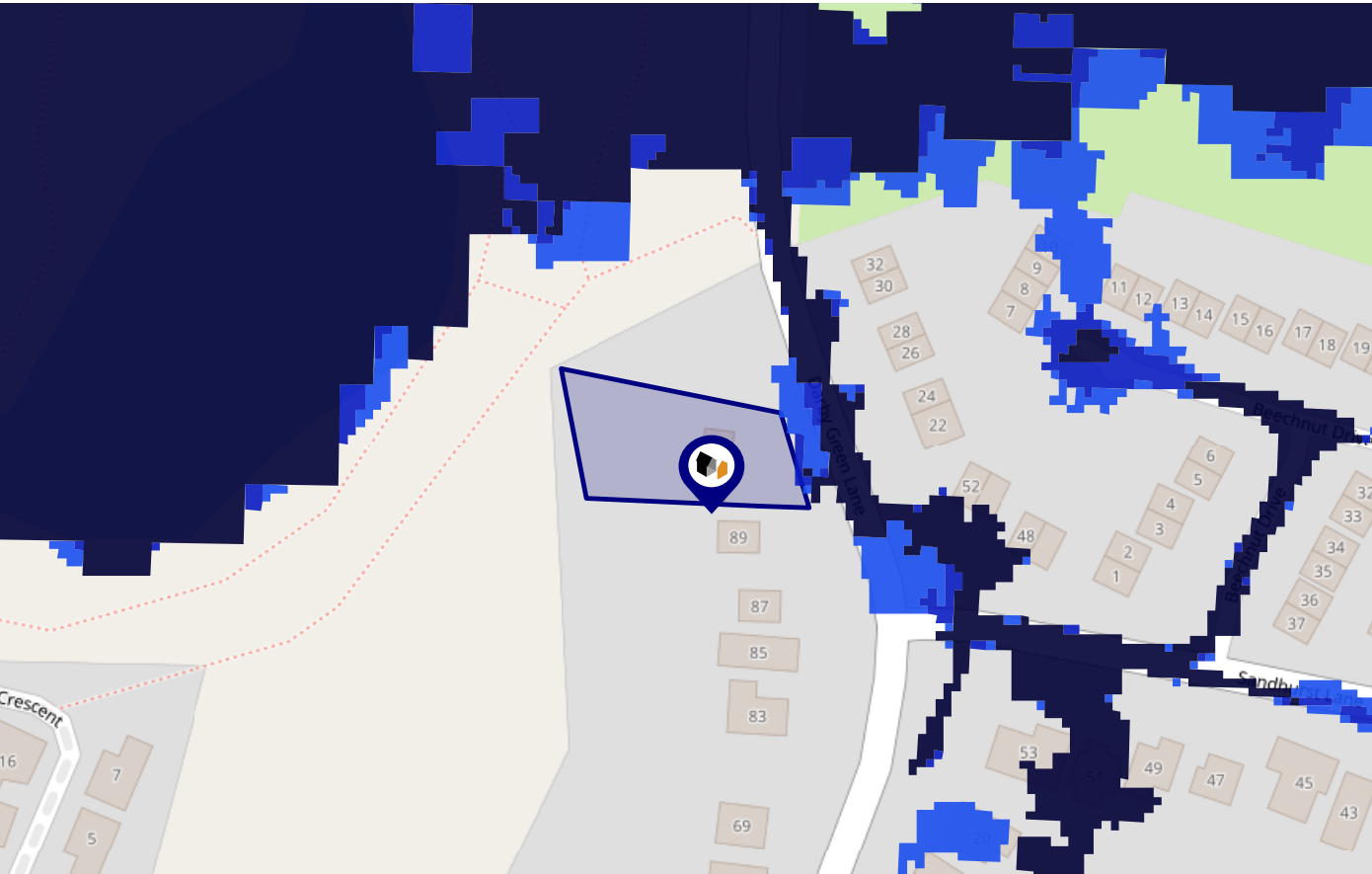
Chance of flooding to the following depths at this property:



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.

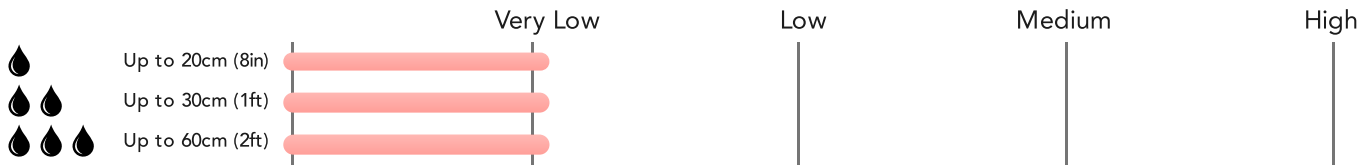


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Chance of flooding to the following depths at this property:

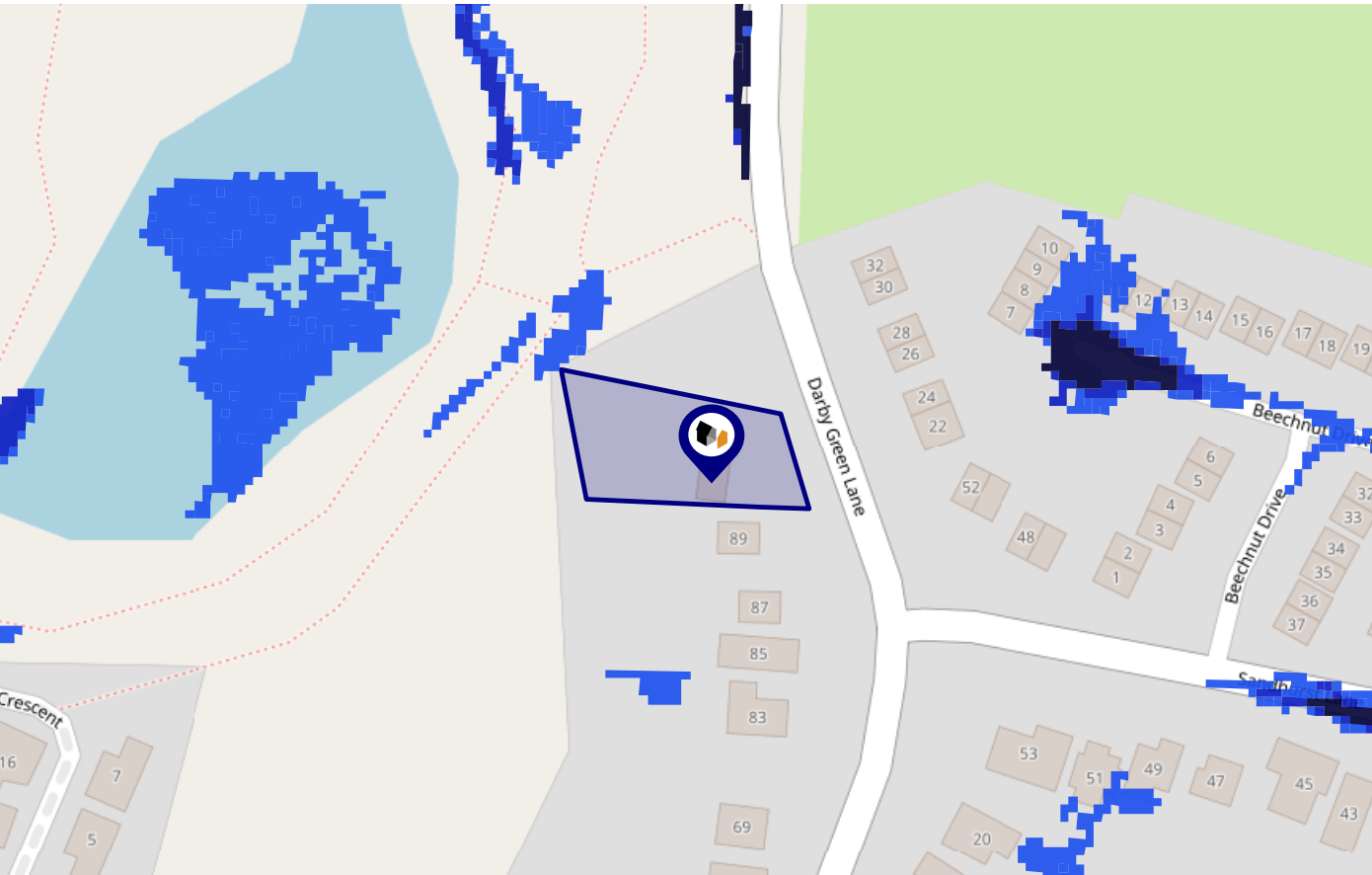


Flood Risk

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.

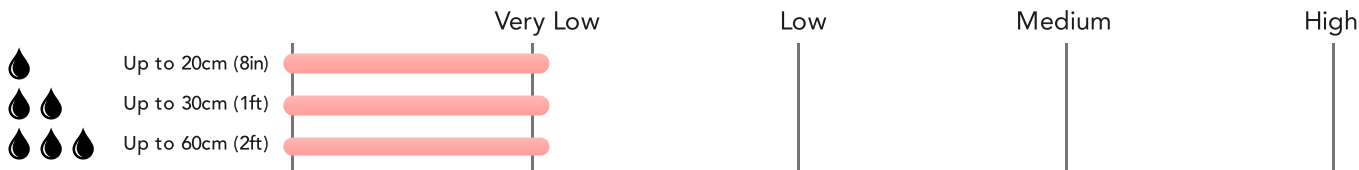


Risk Rating: Very low

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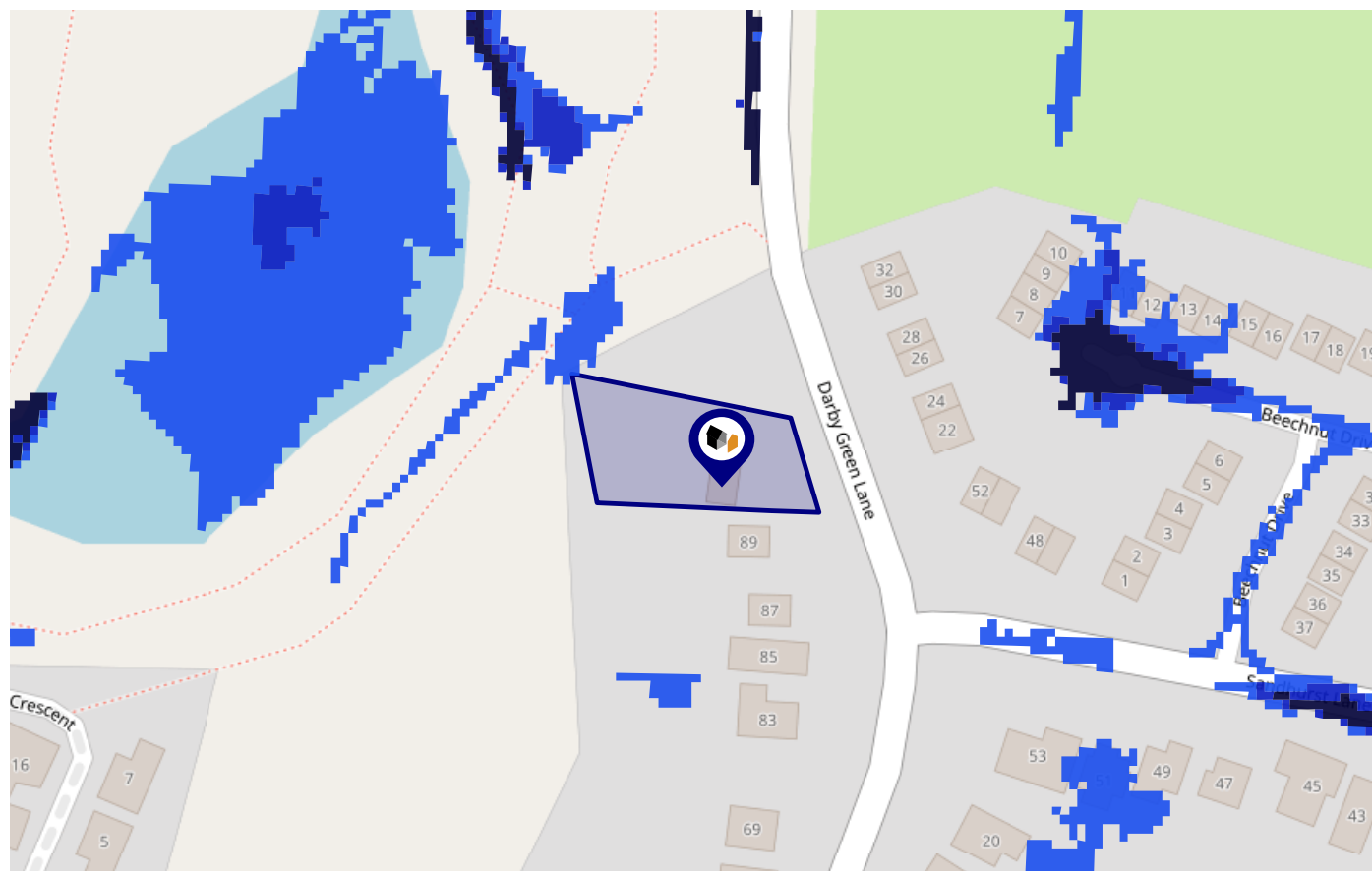
Chance of flooding to the following depths at this property:



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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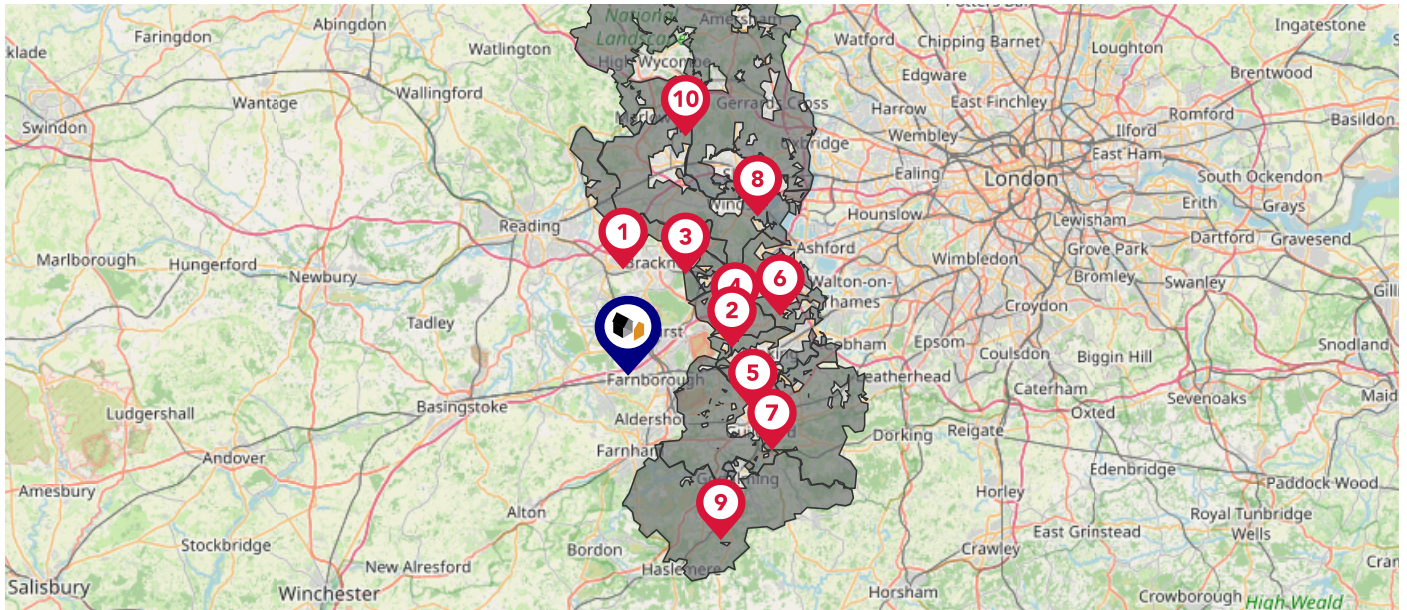
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



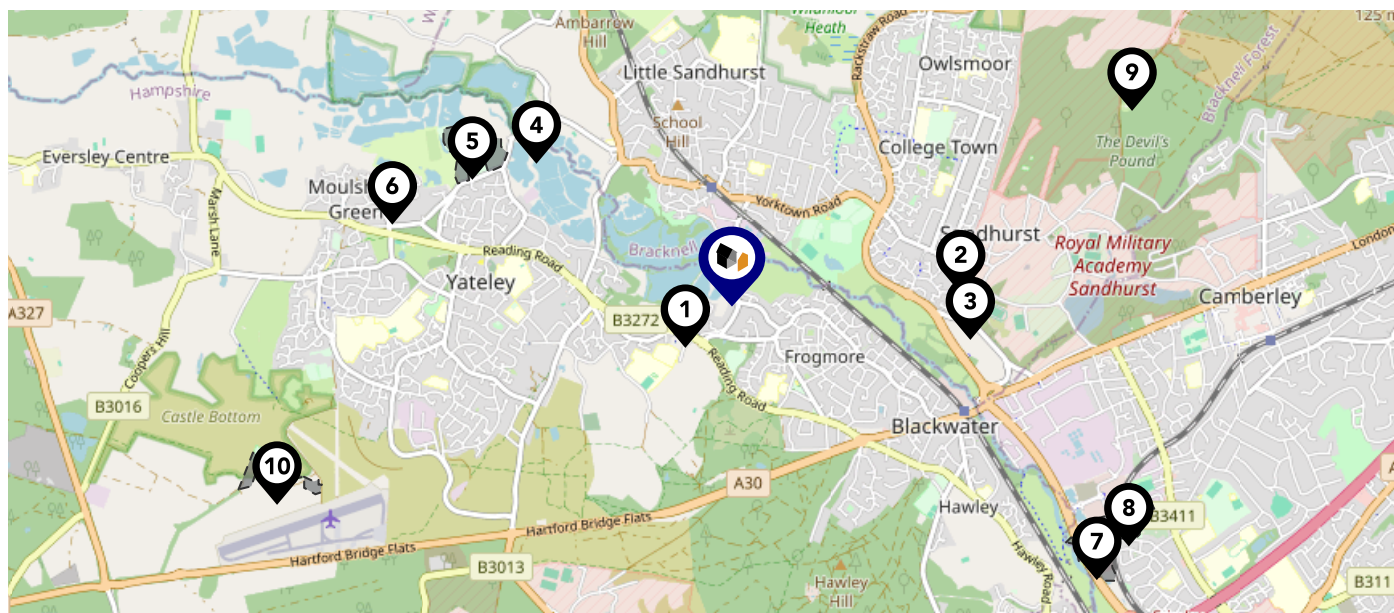
Nearby Green Belt Land

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

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.



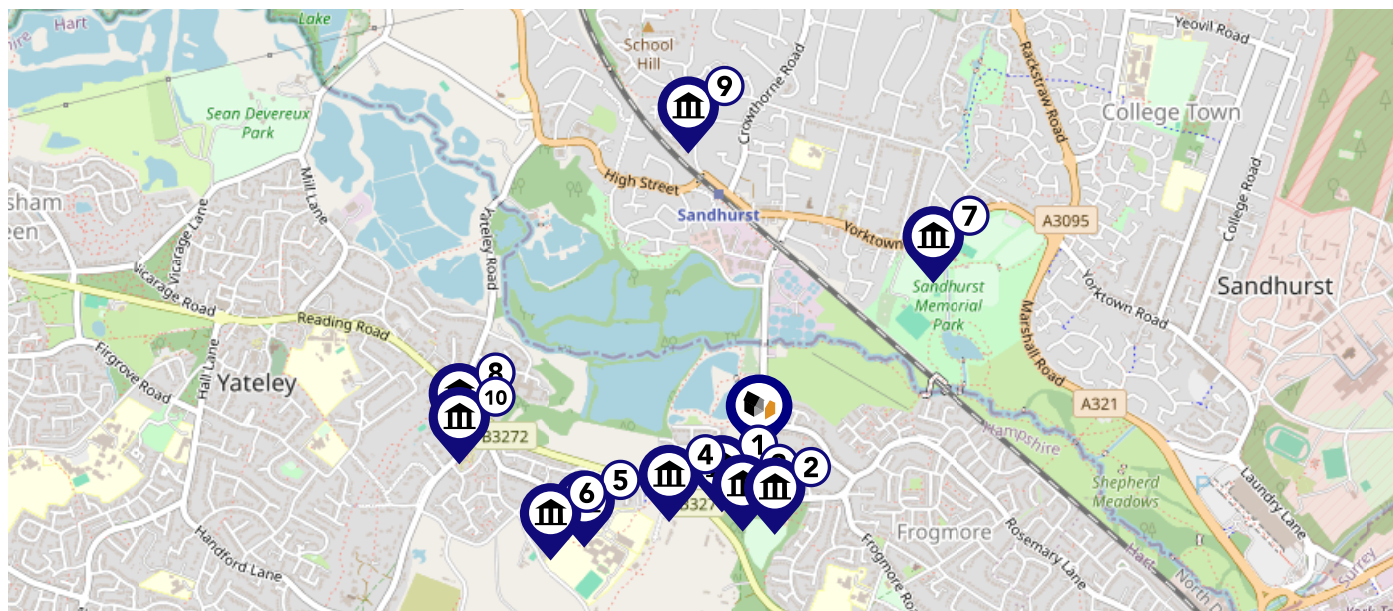
Nearby Landfill Sites

1	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill	
2	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	
3	York Town Road-College Town	Historic Landfill	
4	Mill Lane-Sandhurst, Berkshire	Historic Landfill	
5	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill	
6	Ives Close-Yateley	Historic Landfill	
7	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
8	Crabtree Road-Camberley, Surrey	Historic Landfill	
9	Armoury Hill-Sandhurst, Berkshire	Historic Landfill	
10	Blackbushe Airport-Yateley	Historic Landfill	

Maps

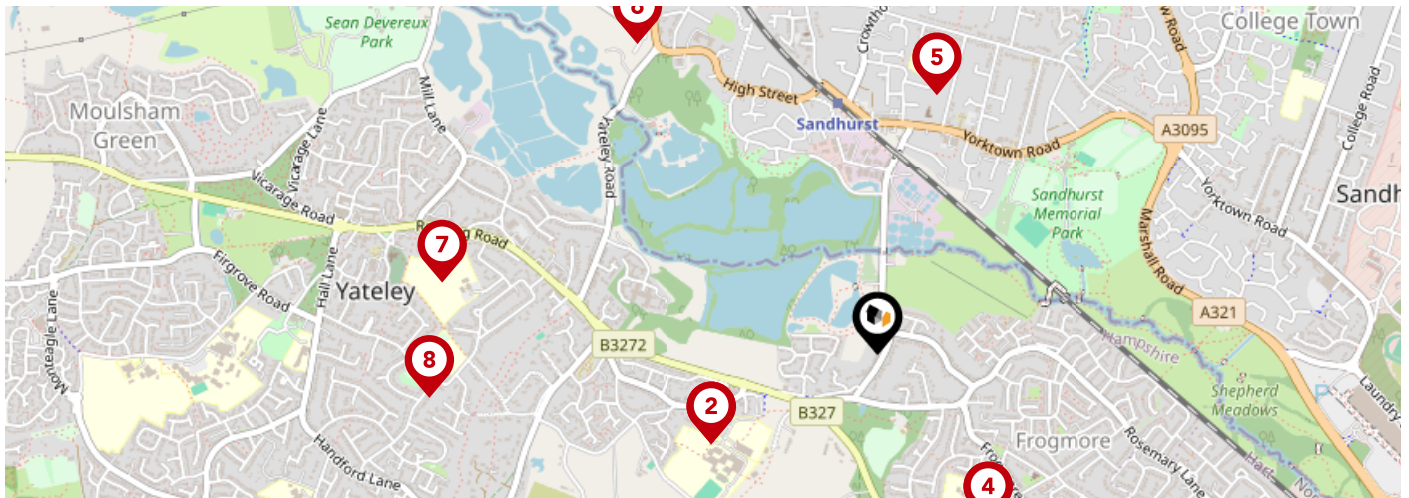
Listed Buildings

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



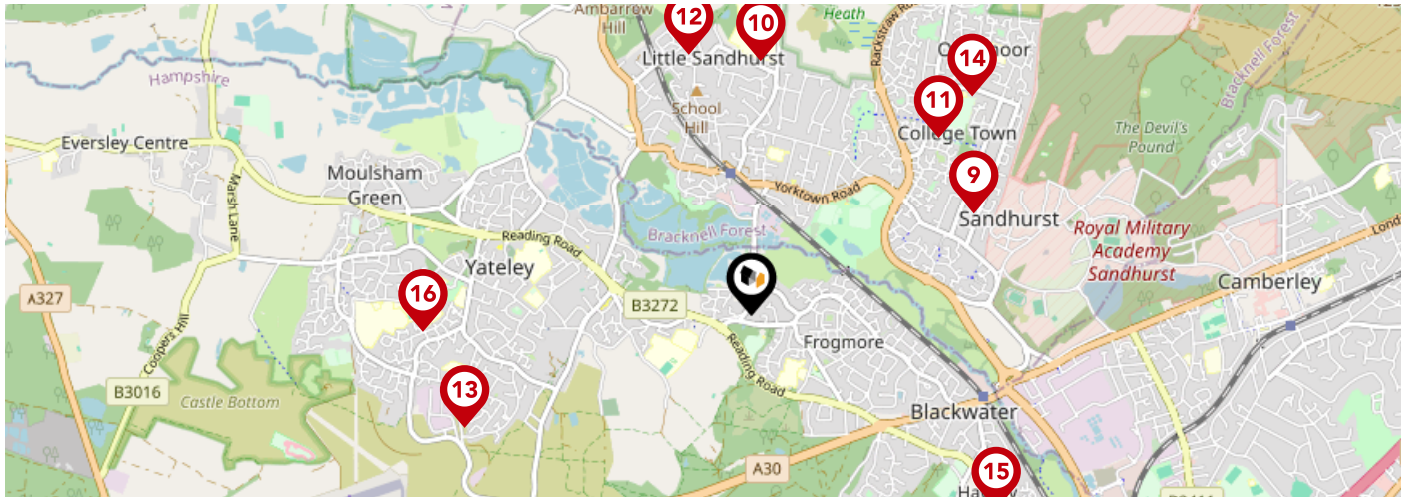
Listed Buildings in the local district		Grade	Distance
	1244756 - Pond Farm	Grade II	0.1 miles
	1391467 - Willows	Grade II	0.2 miles
	1272230 - Pond Cottage	Grade II	0.2 miles
	1244750 - Clark's Farmhouse	Grade II	0.2 miles
	1244749 - Cross Oak Cottage	Grade II	0.4 miles
	1244776 - Staplens Cottage	Grade II	0.5 miles
	1419514 - Sandhurst War Memorial, Memorial Park	Grade II	0.6 miles
	1244751 - Corner Cottage	Grade II	0.7 miles
	1390386 - Dawn Cottage	Grade II	0.7 miles
	1272227 - Yateley Lodge	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Potley Hill Primary School Ofsted Rating: Good Pupils: 224 Distance:0.44	☐	☒	☐	☐	☐
2	Frogmore Community College Ofsted Rating: Good Pupils: 714 Distance:0.44	☐	☐	☒	☐	☐
3	Frogmore Infant School Ofsted Rating: Good Pupils: 175 Distance:0.47	☐	☒	☐	☐	☐
4	Frogmore Junior School Ofsted Rating: Good Pupils: 228 Distance:0.47	☐	☒	☐	☐	☐
5	Uplands Primary School and Nursery Ofsted Rating: Good Pupils:0 Distance:0.62	☐	☒	☐	☐	☐
6	St Michael's Church of England Primary School, Sandhurst Ofsted Rating: Good Pupils: 195 Distance:0.91	☐	☒	☐	☐	☐
7	Yateley Manor School Ofsted Rating: Not Rated Pupils: 250 Distance:1.03	☐	☐	☒	☐	☐
8	Cranford Park Primary Ofsted Rating: Requires improvement Pupils: 175 Distance:1.04	☐	☒	☐	☐	☐

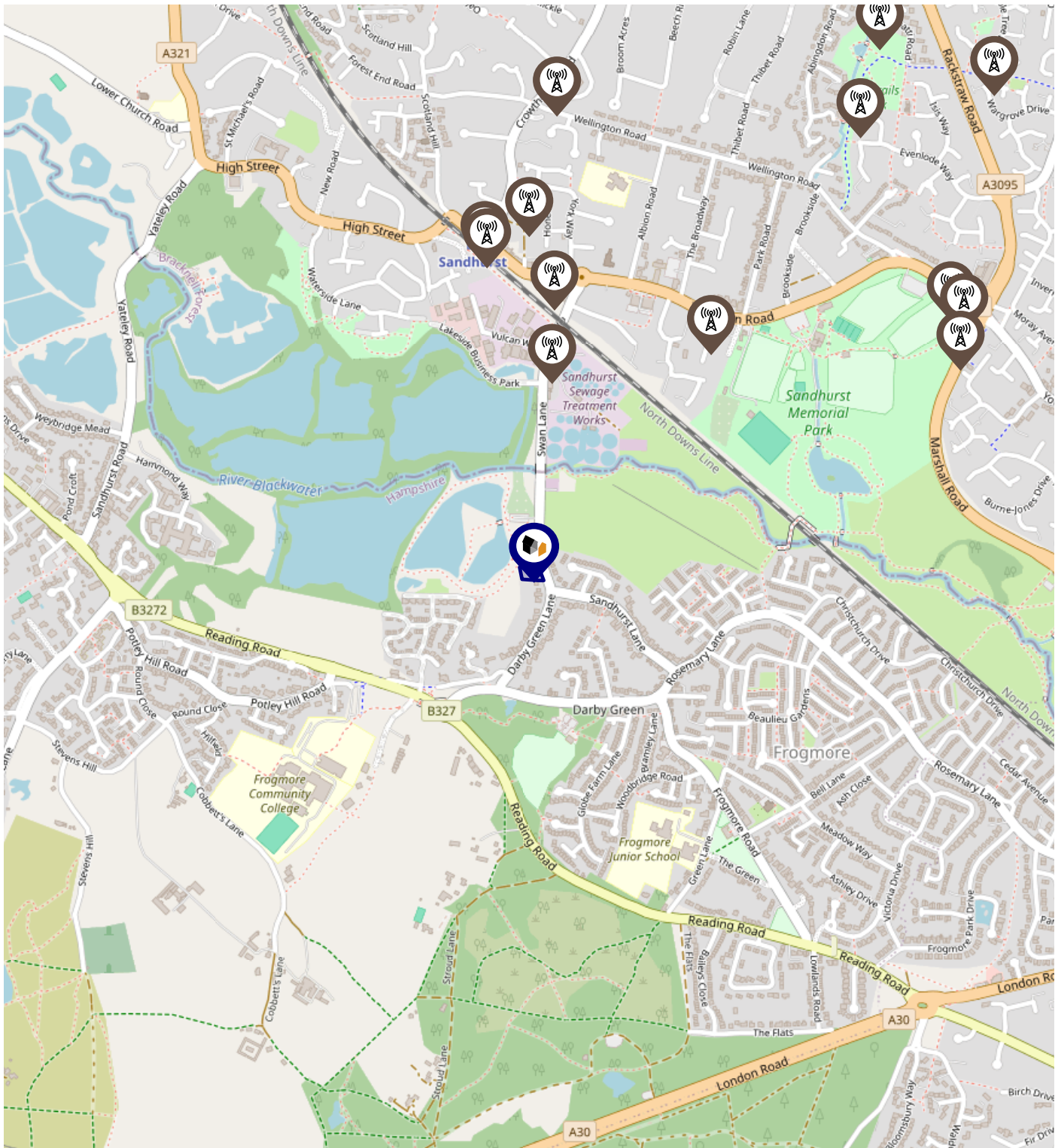
Area Schools



		Nursery	Primary	Secondary	College	Private
9	College Town Primary School Ofsted Rating: Good Pupils: 478 Distance: 1.13	☐	☒	☐	☐	☐
10	Eagle House School Ofsted Rating: Not Rated Pupils: 358 Distance: 1.18	☐	☐	☒	☐	☐
11	Sandhurst School Ofsted Rating: Good Pupils: 1034 Distance: 1.19	☐	☐	☒	☐	☐
12	New Scotland Hill Primary School Ofsted Rating: Good Pupils: 228 Distance: 1.24	☐	☒	☐	☐	☐
13	Newlands Primary School Ofsted Rating: Good Pupils: 170 Distance: 1.43	☐	☒	☐	☐	☐
14	Owlsmoor Primary School Ofsted Rating: Good Pupils: 547 Distance: 1.44	☐	☒	☐	☐	☐
15	Hawley Primary School Ofsted Rating: Good Pupils: 310 Distance: 1.45	☐	☒	☐	☐	☐
16	Yateley School Ofsted Rating: Good Pupils: 1308 Distance: 1.52	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

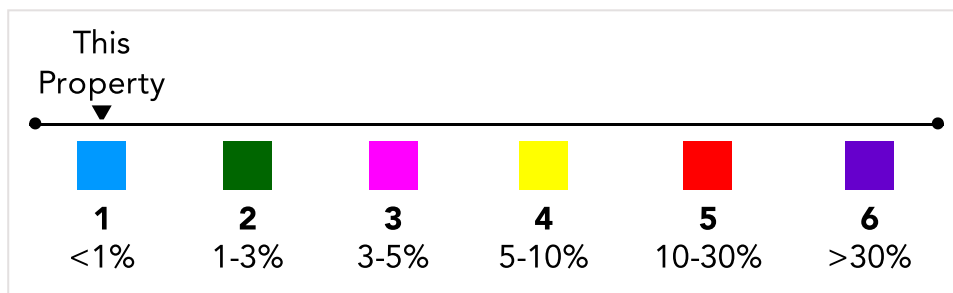
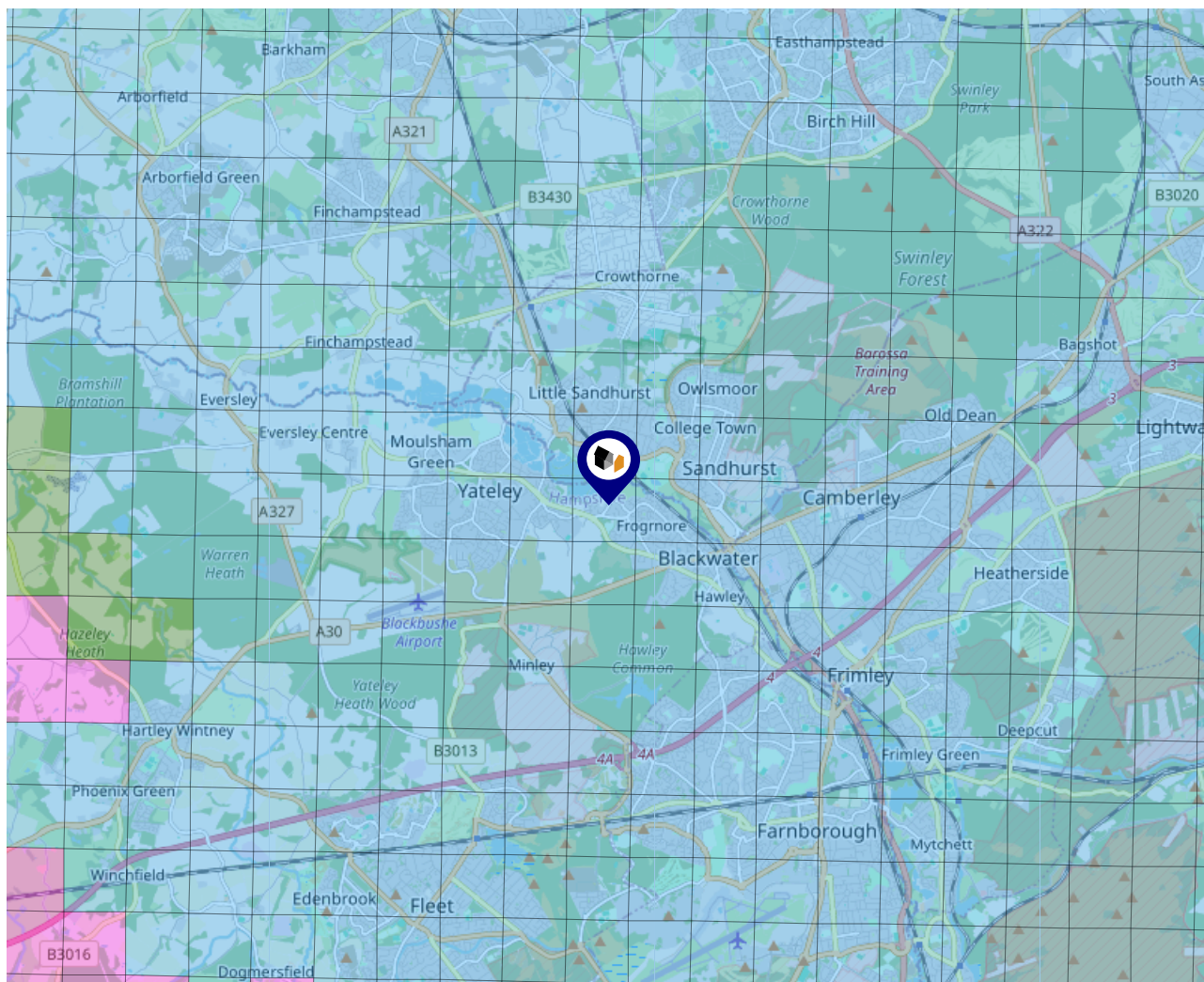


Key:

-  Power Pylons
-  Communication Masts

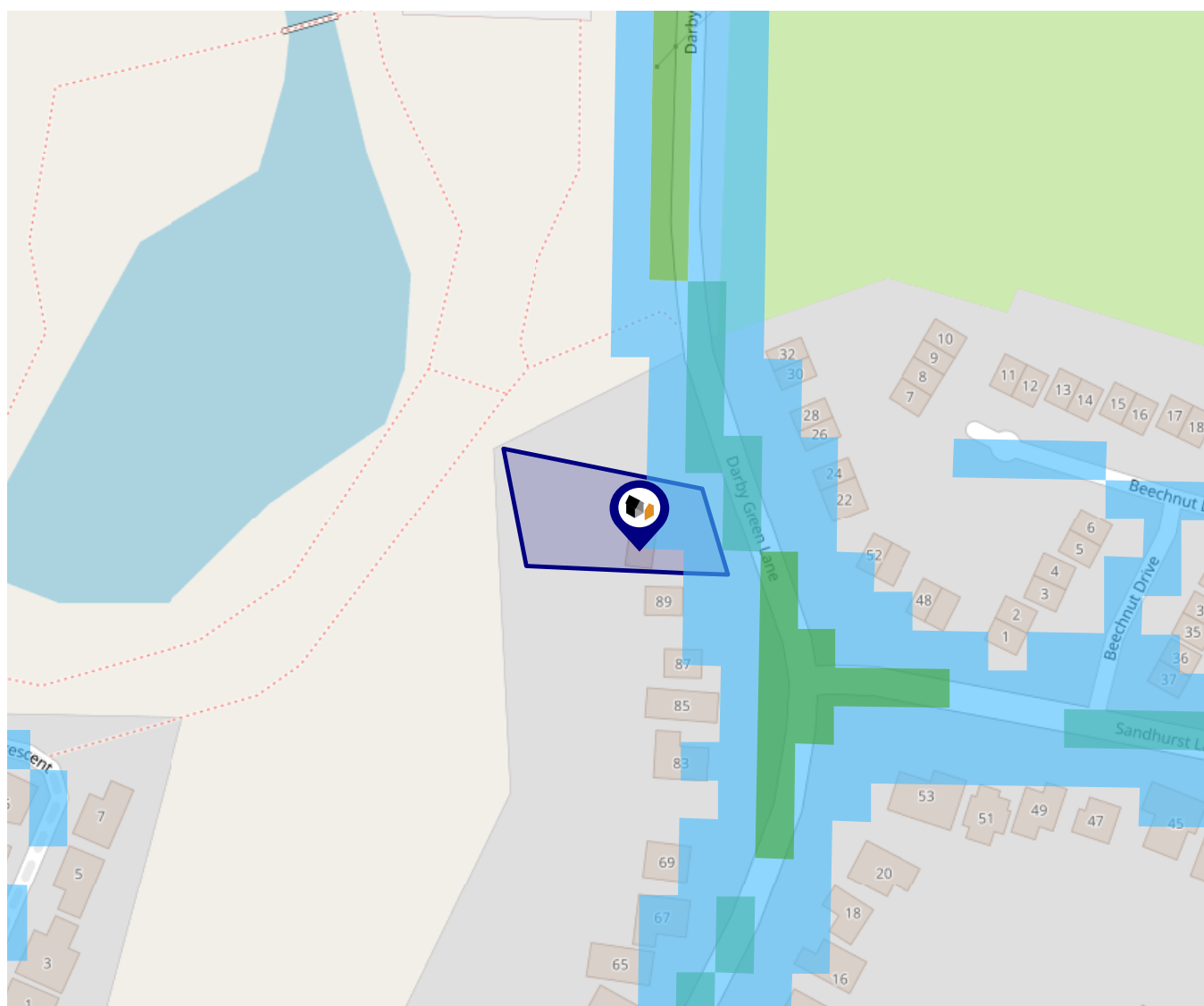
What is Radon?

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

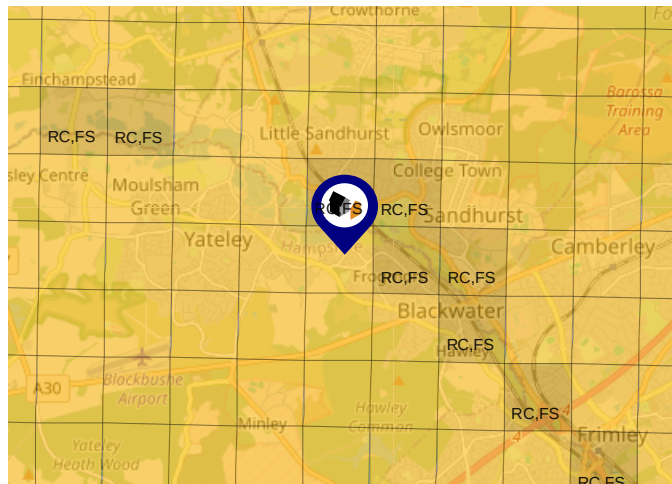
Road Noise



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

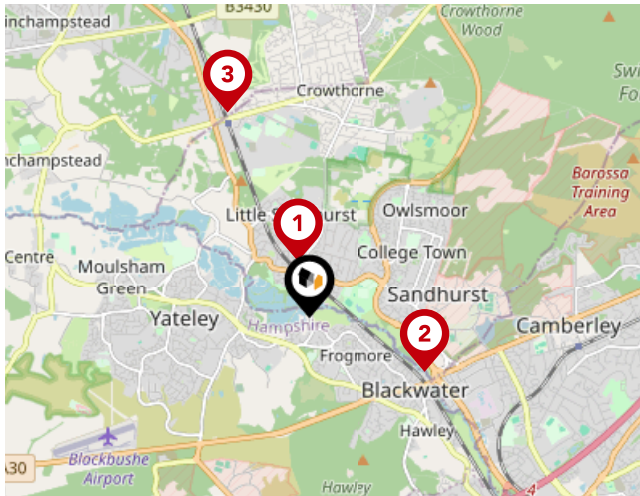
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

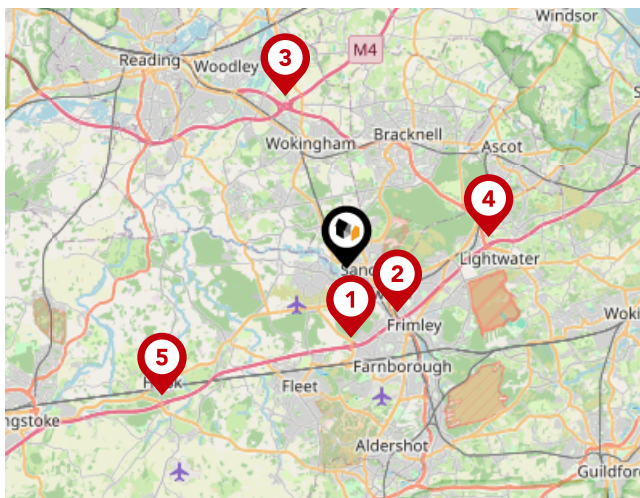
Area

Transport (National)



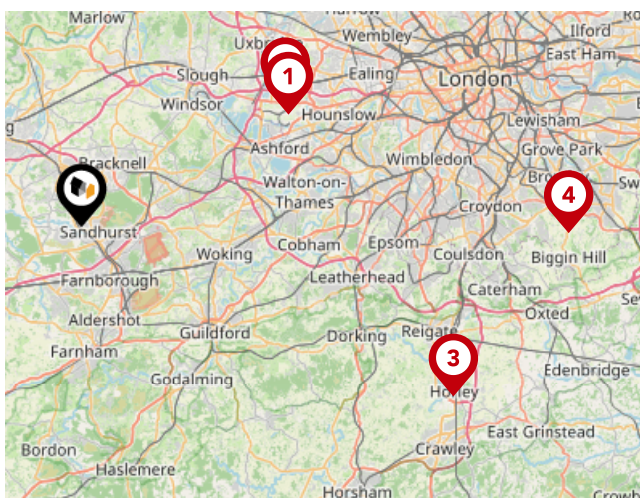
National Rail Stations

Pin	Name	Distance
1	Sandhurst Rail Station	0.53 miles
2	Blackwater Rail Station	1.18 miles
3	Crowthorne Rail Station	2.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	2.55 miles
2	M3 J4	2.47 miles
3	M4 J10	6.79 miles
4	M3 J3	5.4 miles
5	M3 J5	8.32 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.41 miles
2	Heathrow Airport	17.72 miles
3	Gatwick Airport	30.37 miles
4	Biggin Hill Airport	36.08 miles

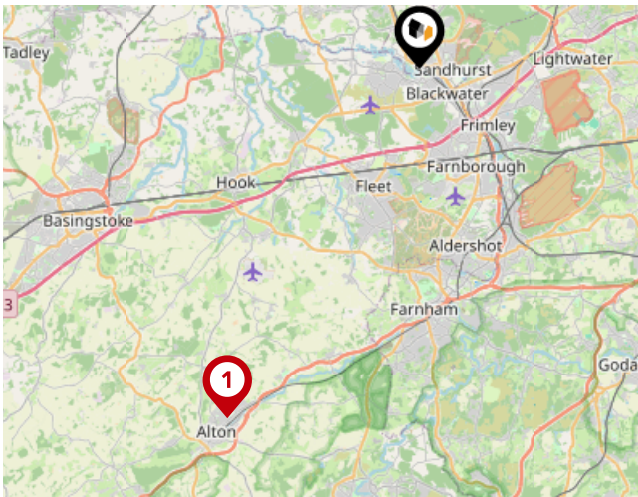
Area

Transport (Local)



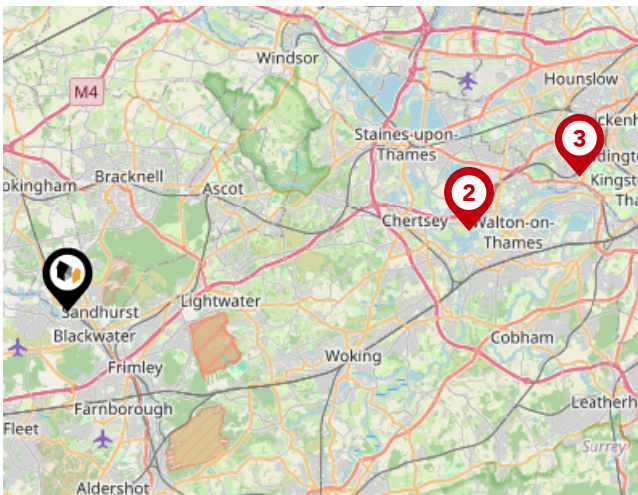
Bus Stops/Stations

Pin	Name	Distance
1	The Spennys	0.19 miles
2	Olde Farm Drive	0.23 miles
3	Olde Farm Drive	0.24 miles
4	Chapel Corner	0.25 miles
5	Chapel Corner	0.28 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	14.79 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.18 miles
2	Weybridge Ferry Landing	15.19 miles
3	Moulsey - Hurst Park Ferry Landing	19.58 miles



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Testimonial 1



Stephen and Chris were fantastic throughout the whole process from the initial valuation through to completion.

They were highly professional and realistic in understanding the market for our home which led to a smooth sale process. They were supportive and communicated well at every stage.

Using their social media expertise and more traditional sales techniques provides the seller with comprehensive access to potential buyers.

Testimonial 2



What a refreshing change for an estate agent. After experiencing others Stephen and Chris are a breath of fresh air. Reliable, efficient and excellent communication. Can't rate them highly enough. Thank you both.

Testimonial 3



This is the 2nd time I have used Chris and Stephen from Avocado, I have to say on both counts the service has been excellent from start to finish. Kept fully up to date with the progression of the sale, and are contactable pretty much all the time, and get back to you very promptly.

On both occasions the house sold very quickly. I would highly recommend them both.

A very happy customer!!!



/avacadoproperty



/avocado_property

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Avocado Property

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