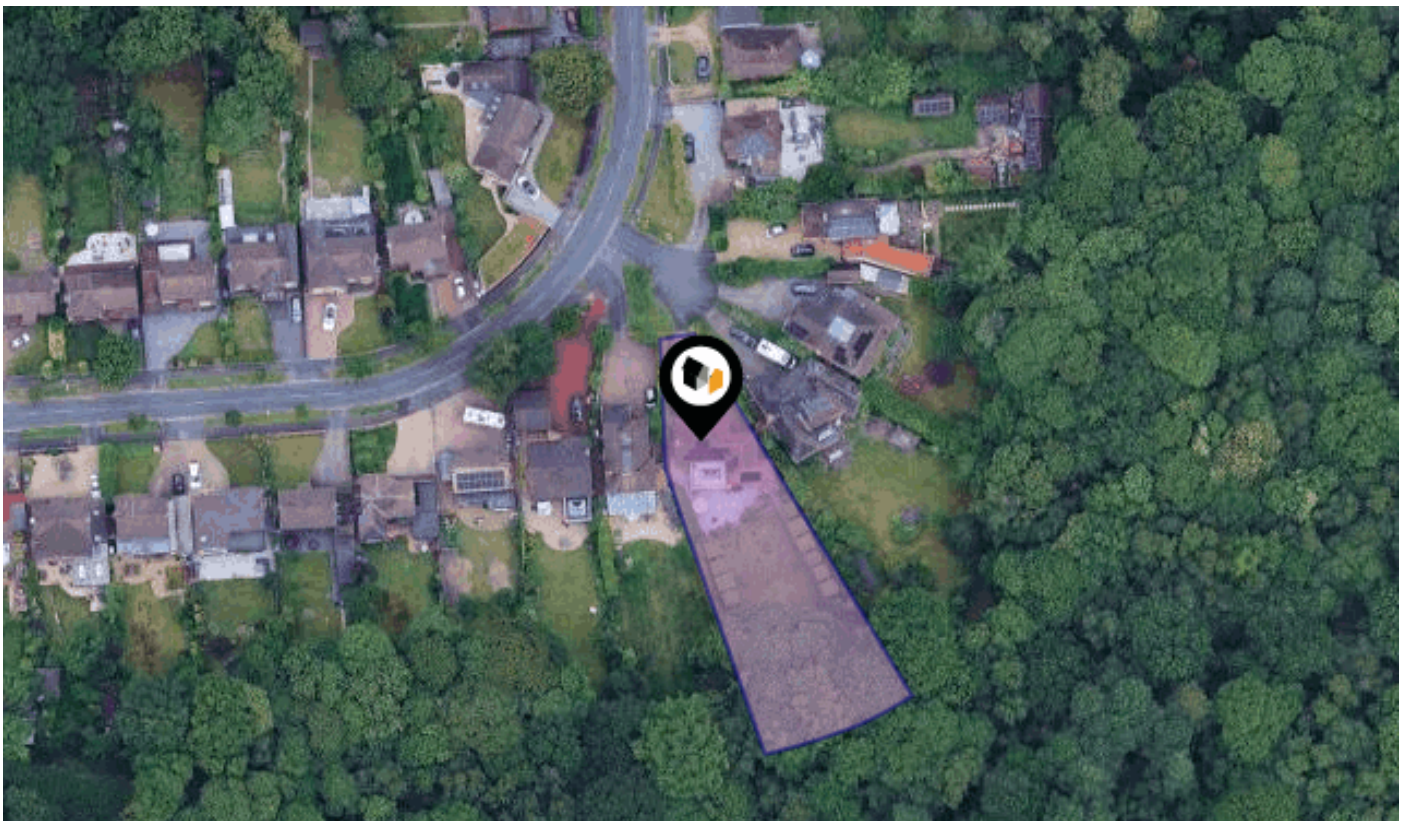




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 10th March 2026



43, PIERREFONDES AVENUE, FARNBOROUGH, GU14 8PA

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type: Detached
Bedrooms: 5
Floor Area: 2,303 ft² / 214 m²
Plot Area: 0.34 acres
Year Built : 1950-1966
Council Tax : Band E
Annual Estimate: £2,705
Title Number: HP738062
UPRN: 100060547724

Last Sold Date: 21/10/2022
Last Sold Price: £1,430,000
Last Sold £/ft²: £620
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s **80** mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **43, Pierrefondes Avenue, Farnborough, GU14 8PA**

Reference - 01/00865/TPO
Decision: Decided
Date: 18th December 2001
Description: Rebalancing crown and removing previously cut stubs of 4 Silver Birch trees in rear
Reference - 17/00942/FULPP
Decision: Decided
Date: 14th November 2017
Description: Erection of a two storey side extension
Reference - 13/00936/FUL
Decision: Decided
Date: 02nd December 2013
Description: Erection of part two-storey and part single storey side and rear extension following demolition of garage
Reference - 13/00553/TPO
Decision: Decided
Date: 02nd August 2013
Description: Fell Silver Birch tree marked as T1 on sketch plan and crown thin group of three Silver Birch trees marked as G1 on sketch plan by 20%, crown clean and reduce height and width by 2 metres. All trees part of G12 of TPO368

Property EPC - Certificate



43 Pierrefondes Avenue, GU14 8PA

Energy rating

C

Valid until 29.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

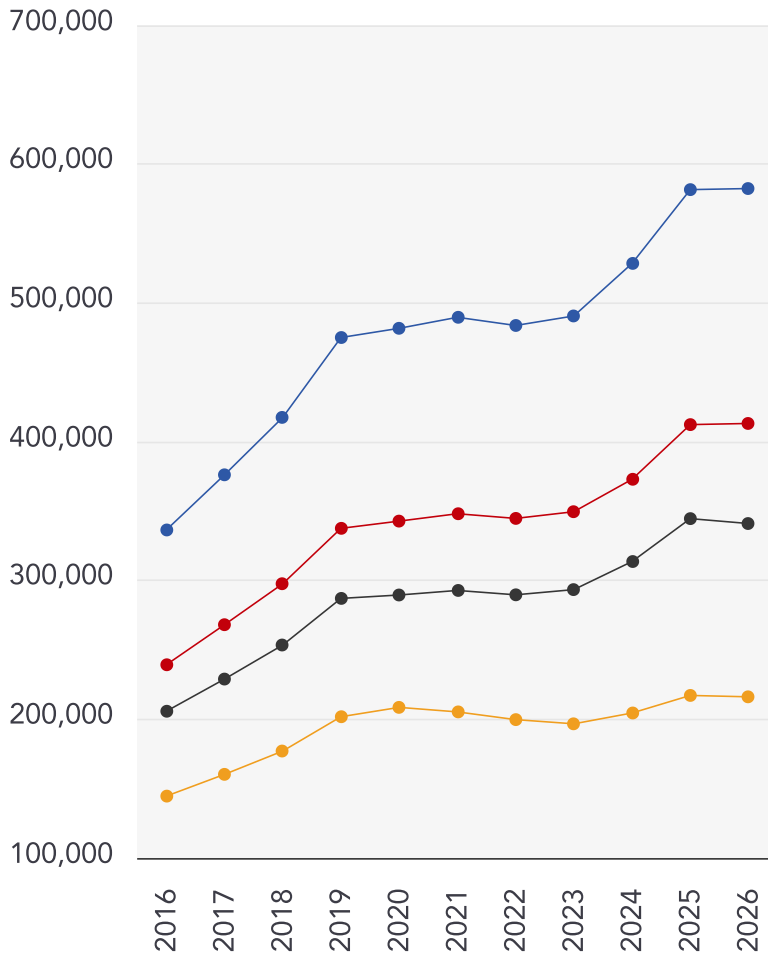
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	214 m ²

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

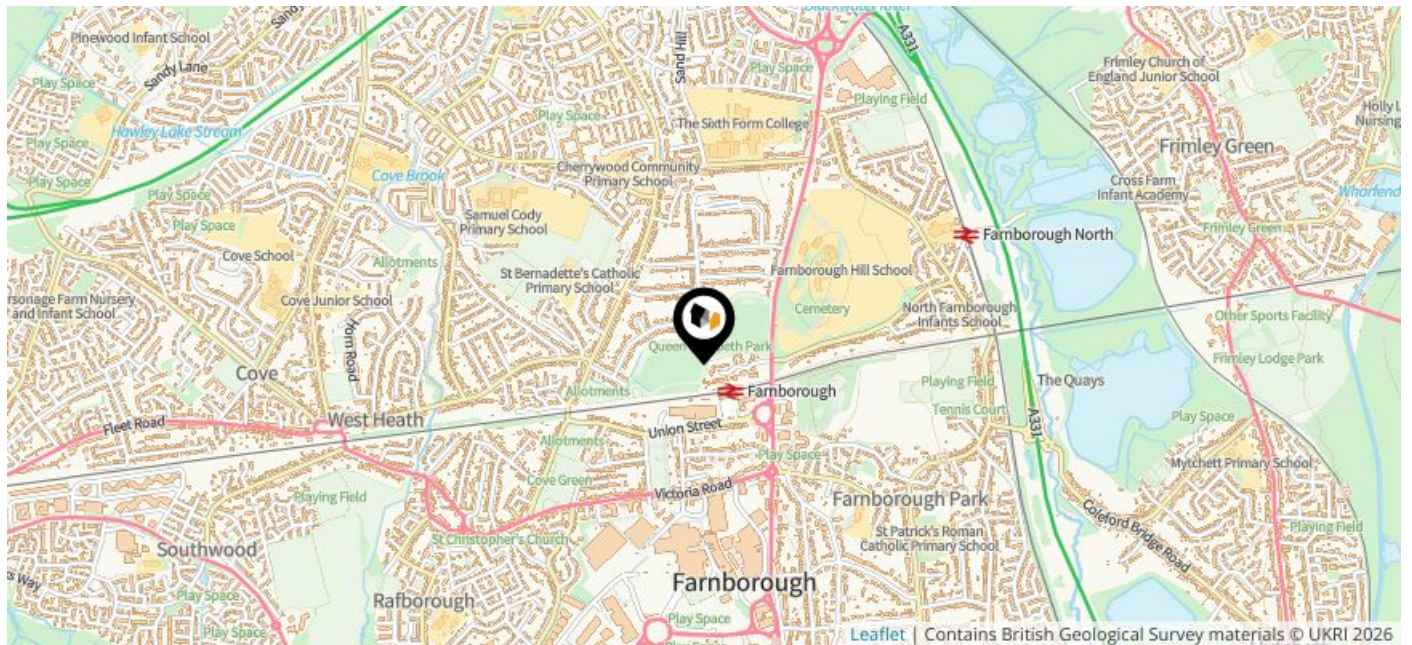
+49.46%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ 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.

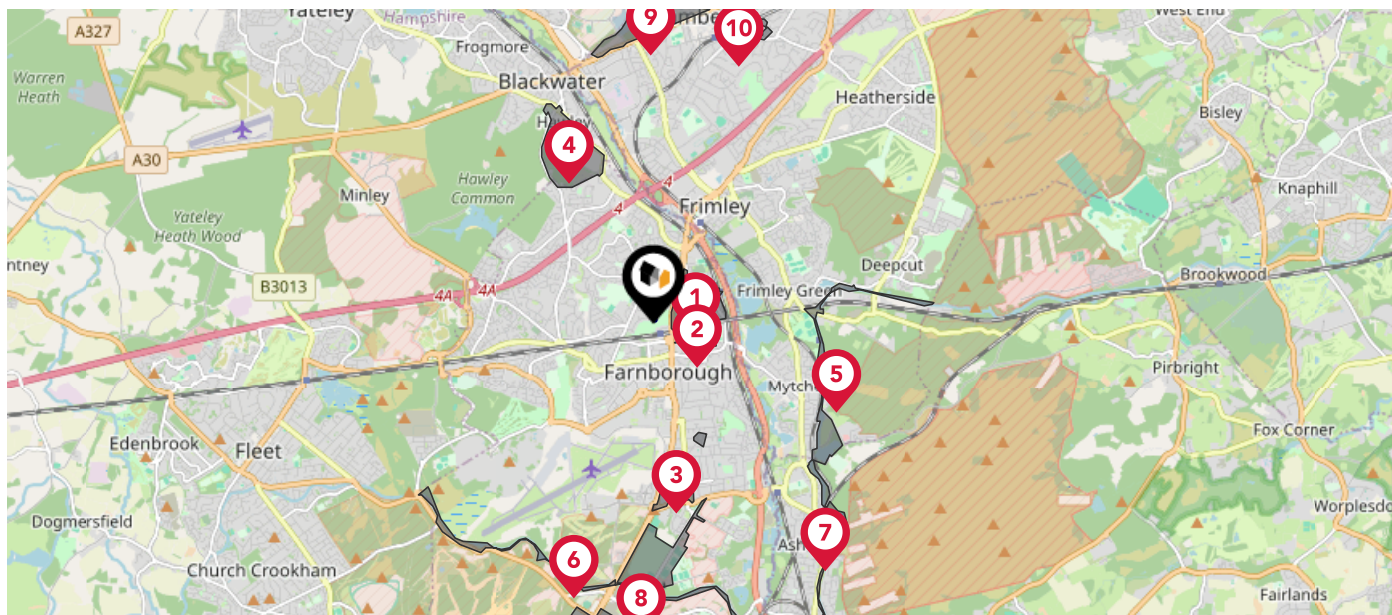
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

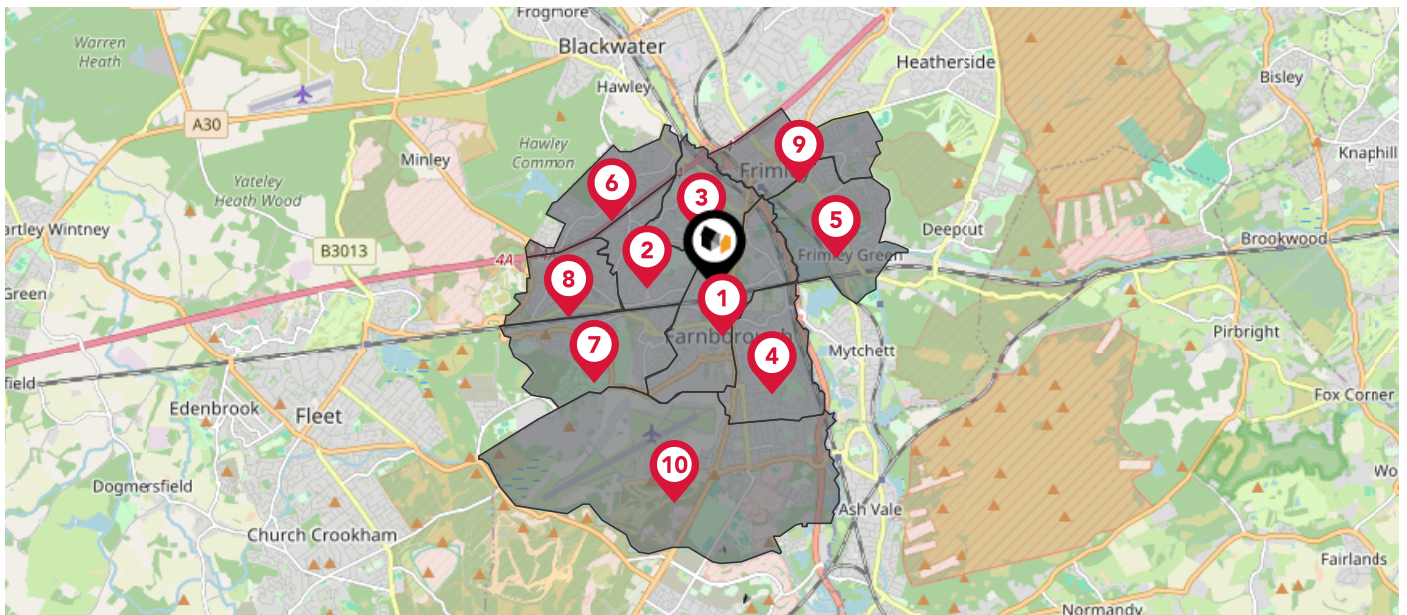
- 1 Farnborough Hill
- 2 Saint Michael's Abbey
- 3 South Farnborough
- 4 Hawley Park and Green
- 5 Basingstoke Canal
- 6 Basingstoke Canal
- 7 Basingstoke Canal South
- 8 Aldershot Military
- 9 RMA (Former) Staff College and London Road, Camberley
- 10 Upper Gordon Road to Church Hill, Camberley

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

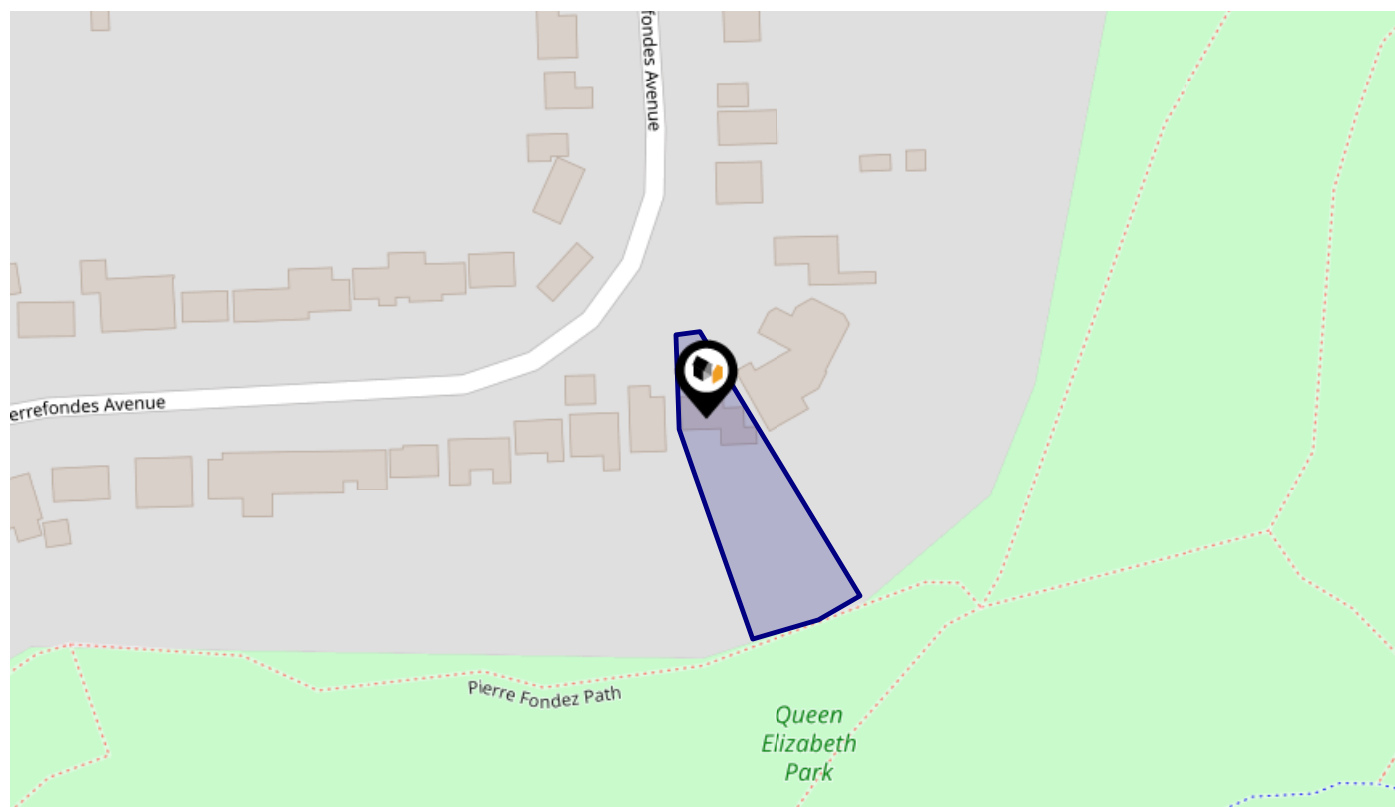
-  1 Empress Ward
-  2 West Heath Ward
-  3 Cherrywood Ward
-  4 Knellwood Ward
-  5 Frimley Green Ward
-  6 Fernhill Ward
-  7 Cove and Southwood Ward
-  8 St. John's Ward
-  9 Frimley Ward
-  10 St. Mark's Ward

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:

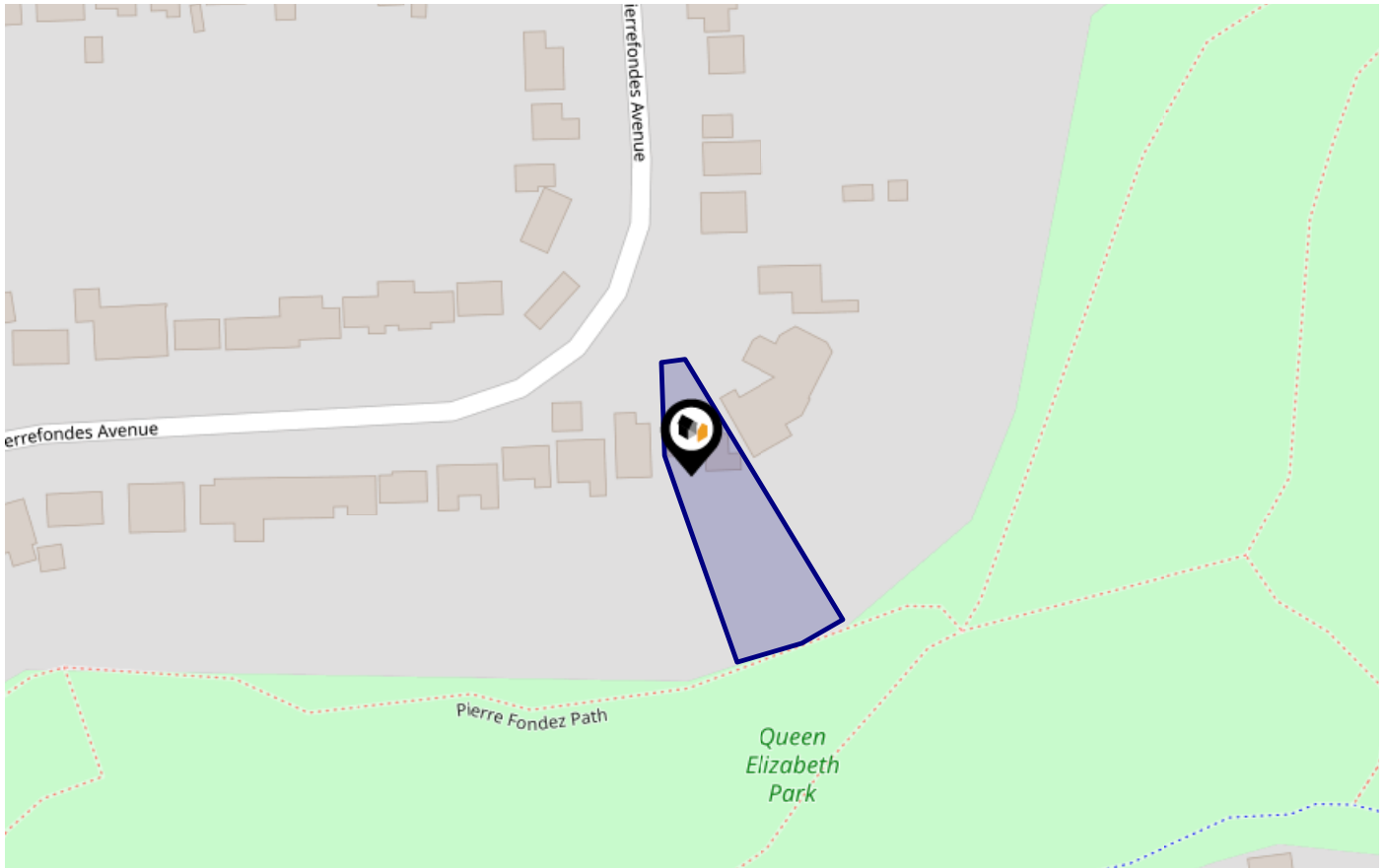
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

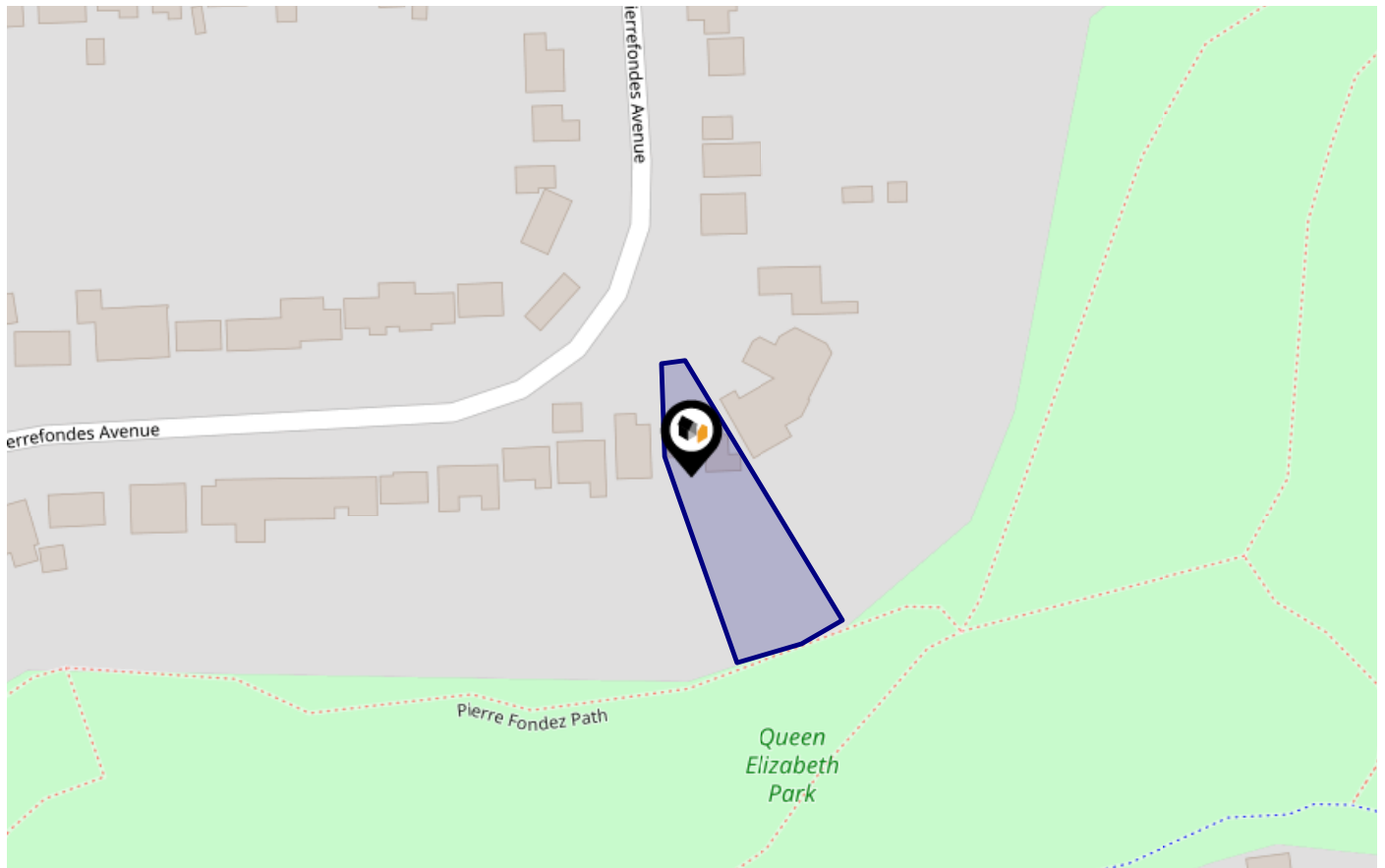


Flood Risk

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.



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:

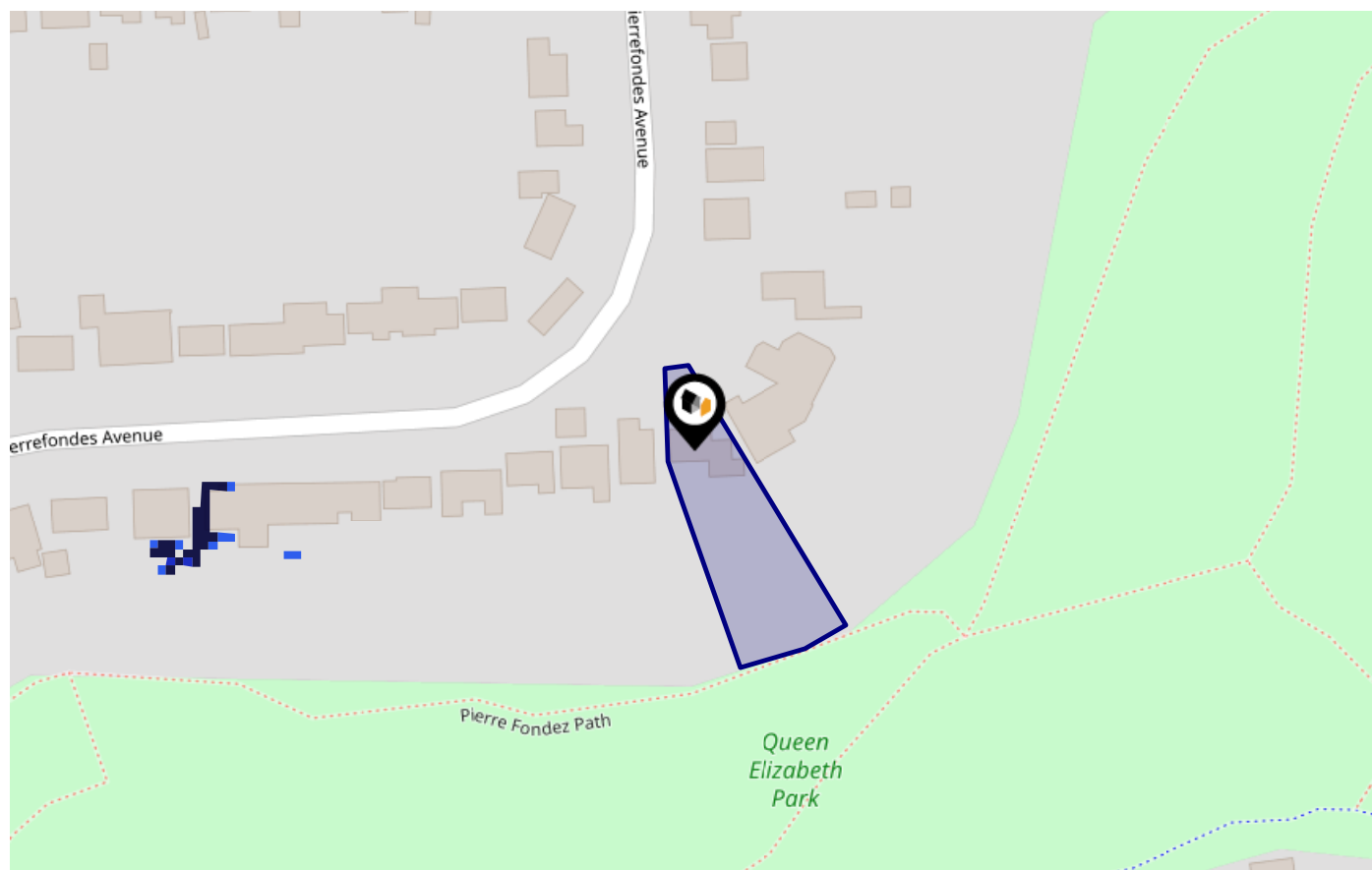


Flood Risk

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.

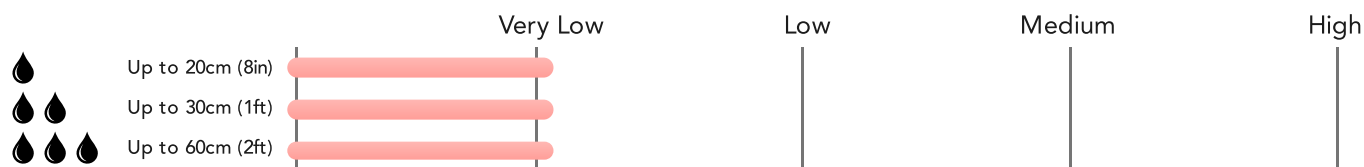


Risk Rating: Very low

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.
- 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:

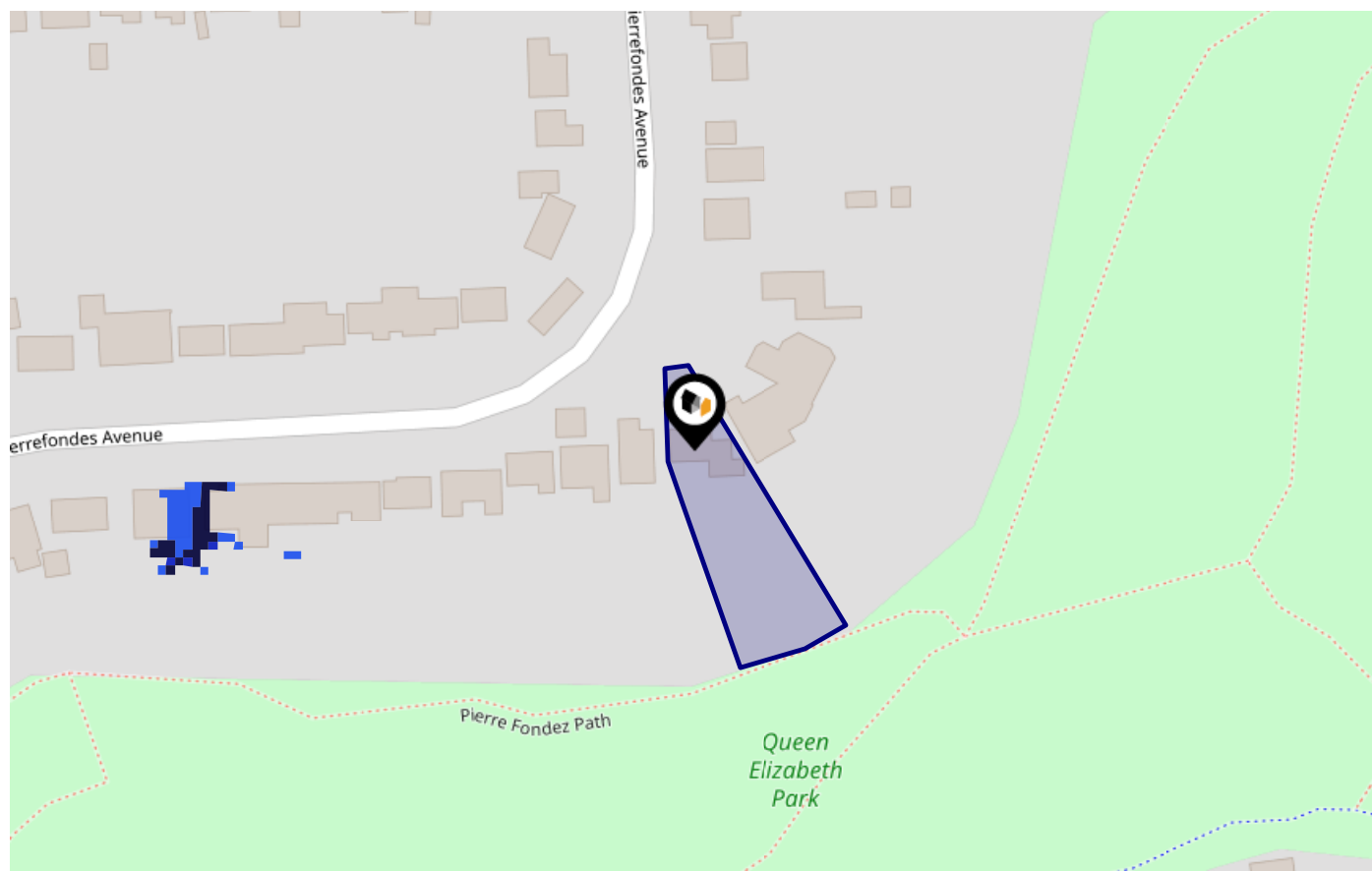


Flood Risk

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.

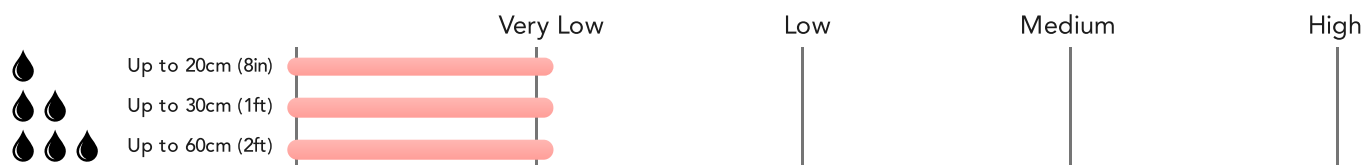


Risk Rating: Very low

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.
- **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:

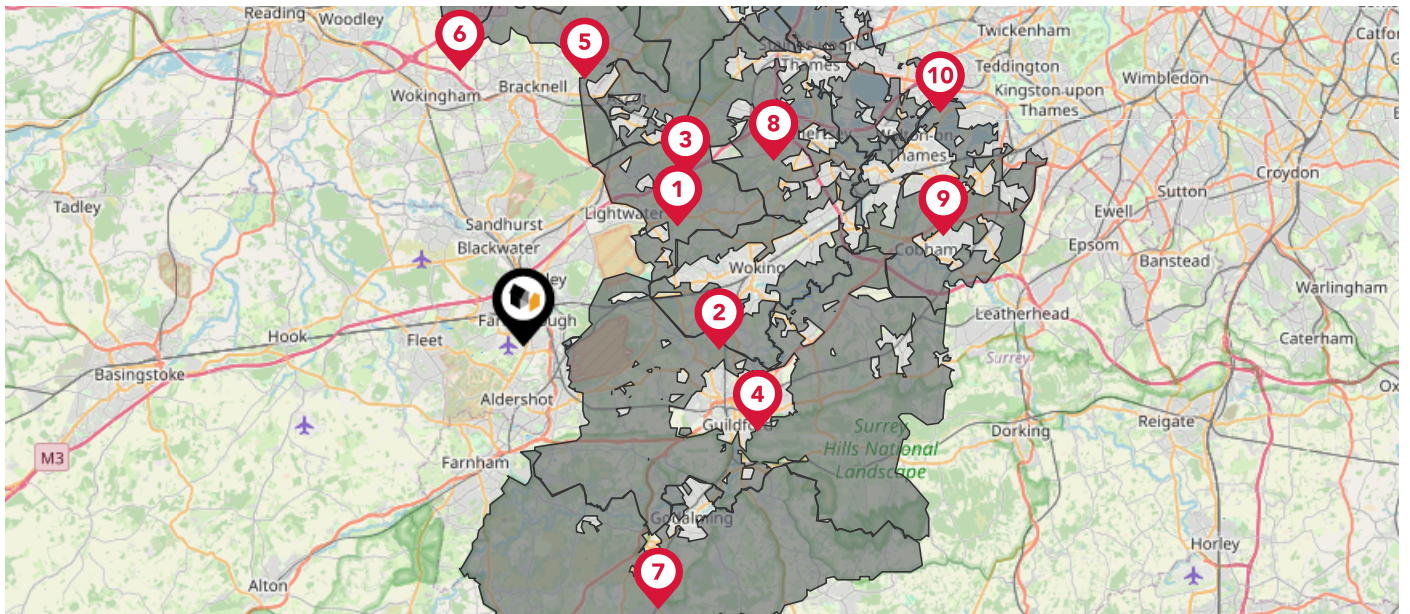


Maps

Green Belt



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



Nearby Green Belt Land

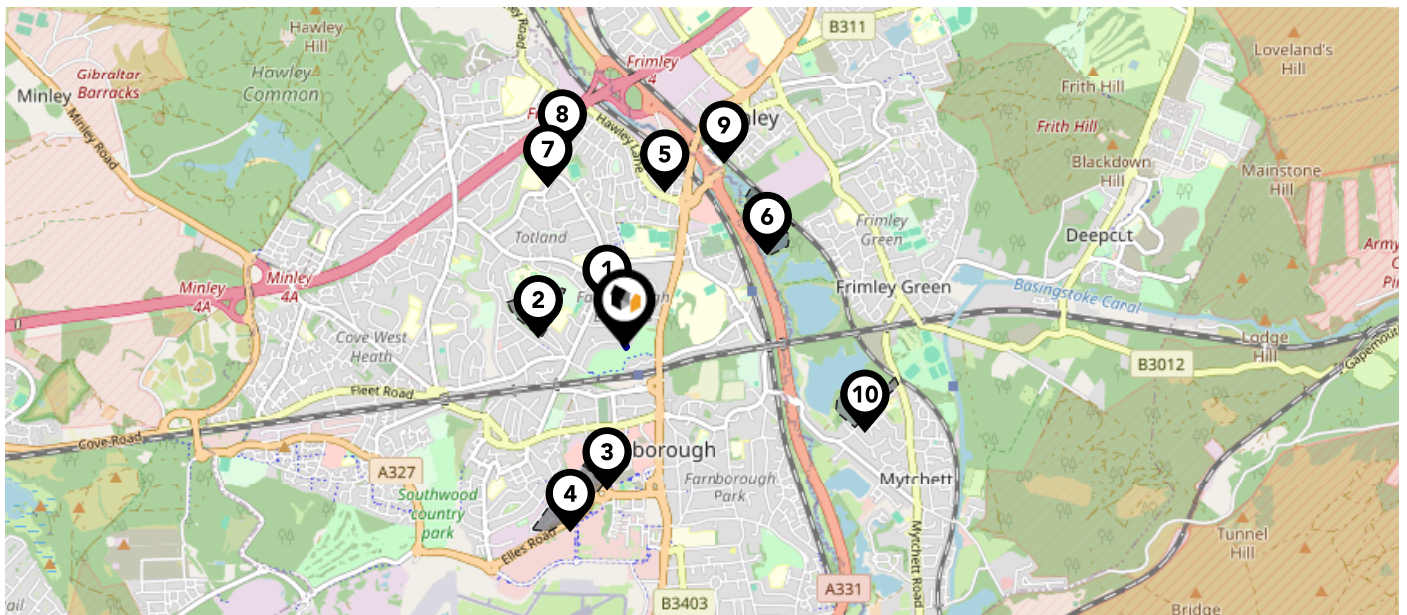
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Woking
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Guildford
- 5 London Green Belt - Bracknell Forest
- 6 London Green Belt - Wokingham
- 7 London Green Belt - Waverley
- 8 London Green Belt - Runnymede
- 9 London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

	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill
	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill
	Princes Mead-Farnborough, Hampshire	Historic Landfill
	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill
	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill
	South of Frimley Station-Frimley	Historic Landfill
	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill
	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill
	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill
	Hamesmoor Road-Mytchett, Surrey	Historic Landfill











Maps

Listed Buildings

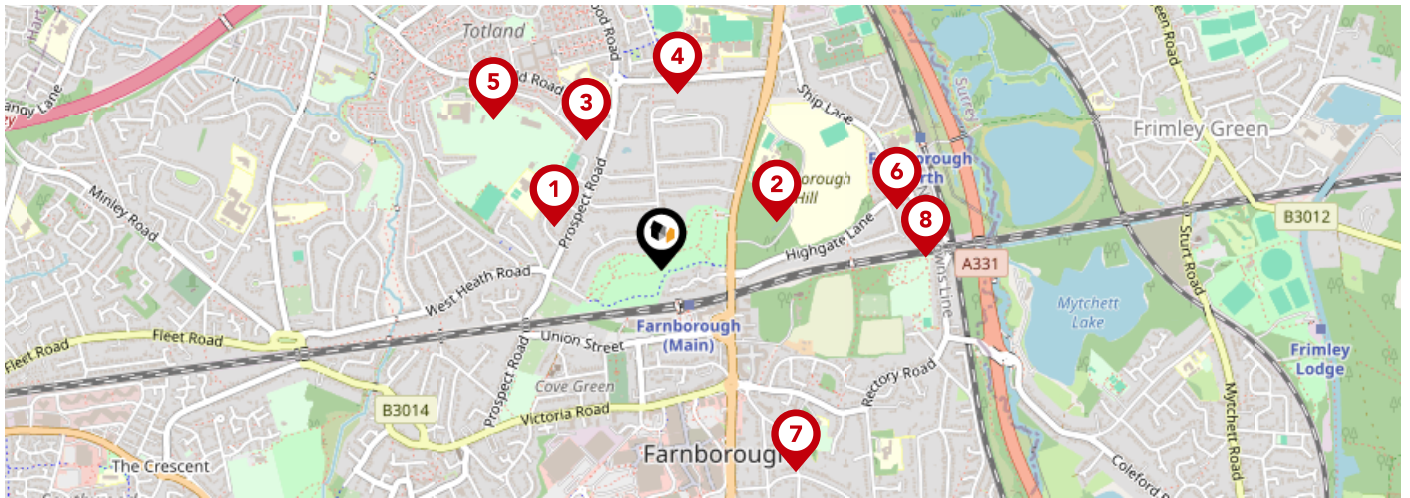


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



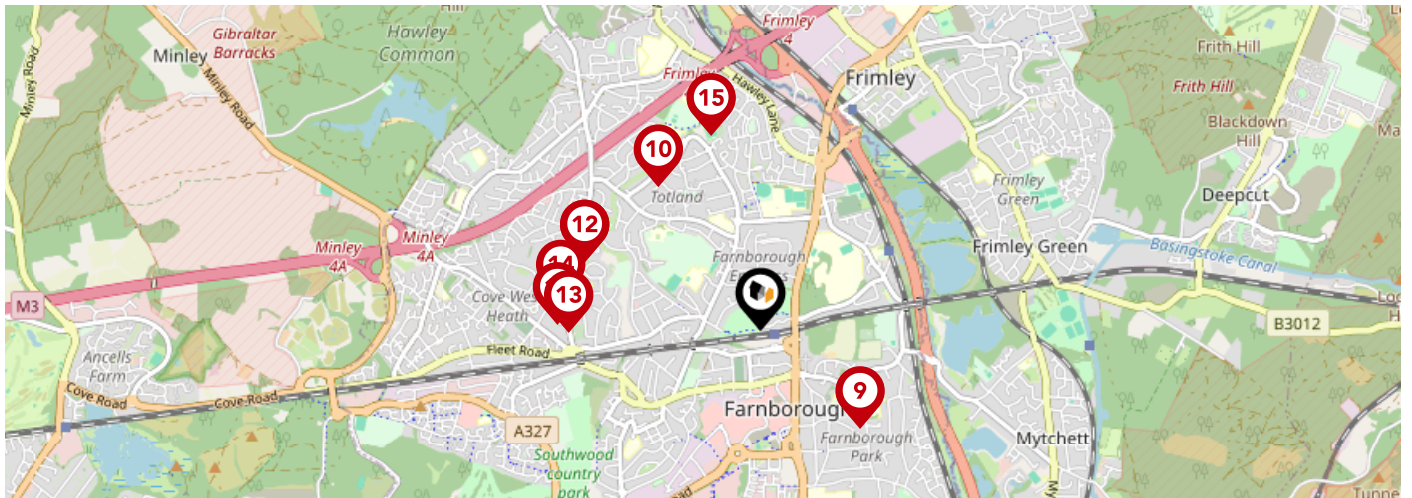
Listed Buildings in the local district	Grade	Distance
 1155639 - Abbey Church Of St Michael	Grade I	0.3 miles
 1303116 - Main Building To Farnborough Hill Convent	Grade I	0.3 miles
 1092605 - Thatched Cottage Public House	Grade II	0.3 miles
 1092632 - Monastic Buildings To Abbey Church Of St Michael	Grade II	0.4 miles
 1390603 - North Lodge, Including Attached Wall, Farnborough Hill School	Grade II	0.4 miles
 1092608 - St Michael's Mews	Grade II	0.5 miles
 1092626 - Church Of St Peter	Grade II	0.5 miles
 1156289 - Oriel Cottage	Grade II	0.5 miles
 1156253 - Farnborough Place	Grade II	0.6 miles
 1339699 - Rose Cottage	Grade II	0.6 miles









Area Schools



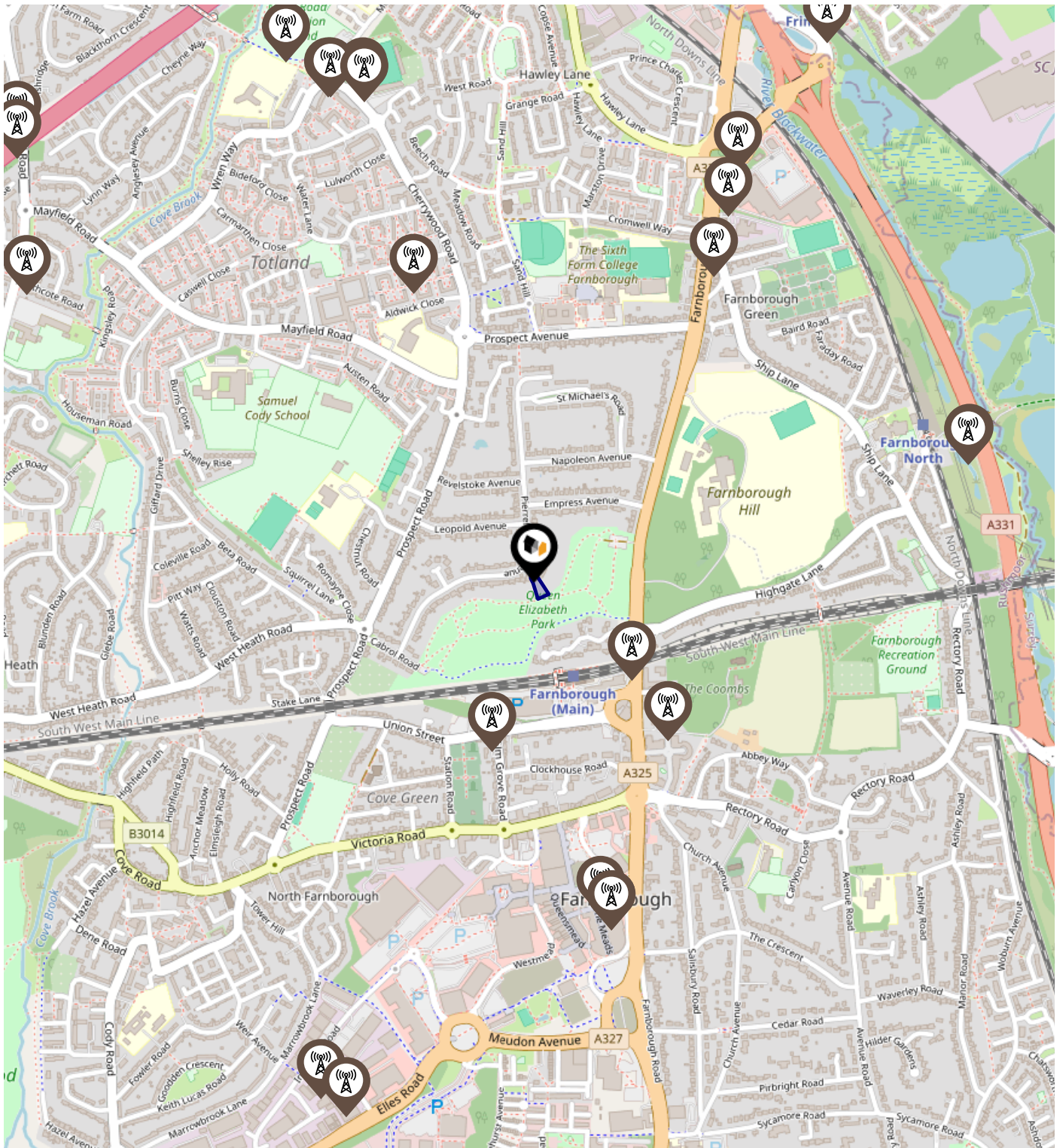
		Nursery	Primary	Secondary	College	Private
1	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherrywood Community Primary School Ofsted Rating: Good Pupils: 180 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils:0 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Samuel Cody School Ofsted Rating: Good Pupils: 287 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Community Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Junior School Ofsted Rating: Good Pupils: 327 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cove Junior School Ofsted Rating: Good Pupils: 295 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cove Infant School Ofsted Rating: Good Pupils: 171 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farnborough Grange Nursery & Infant Community School Ofsted Rating: Special Measures Pupils: 234 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cove School Ofsted Rating: Good Pupils: 979 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

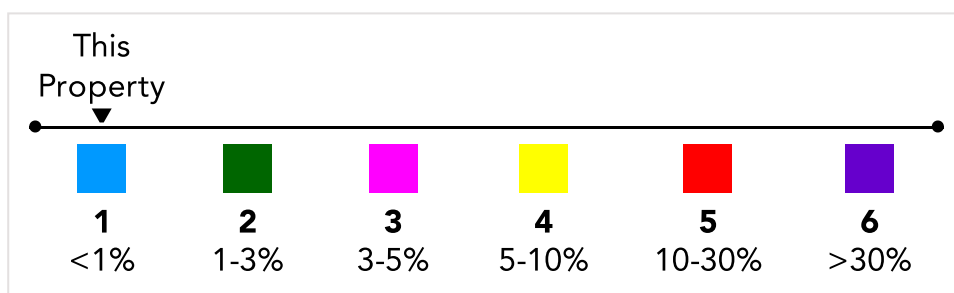
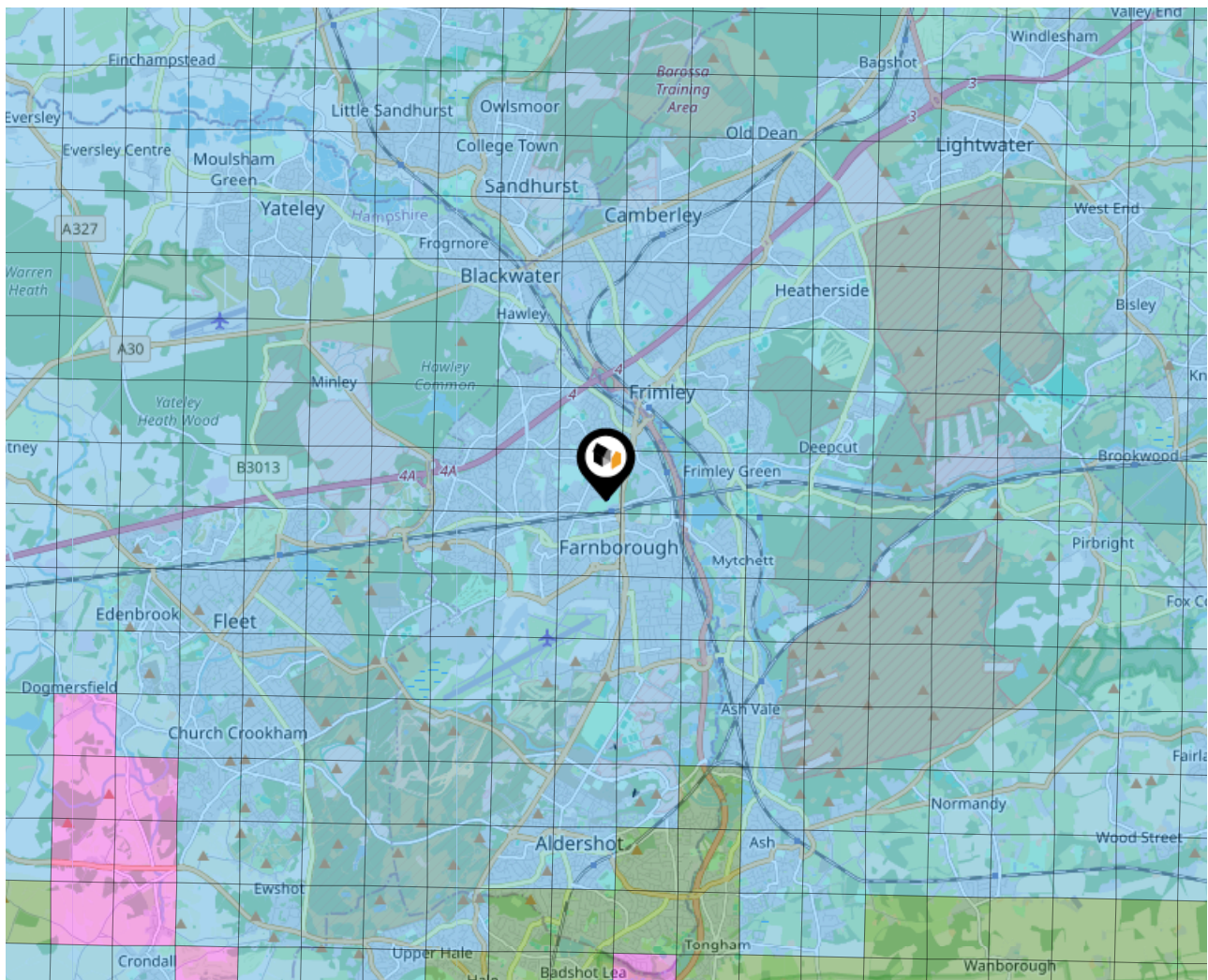
Environment

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

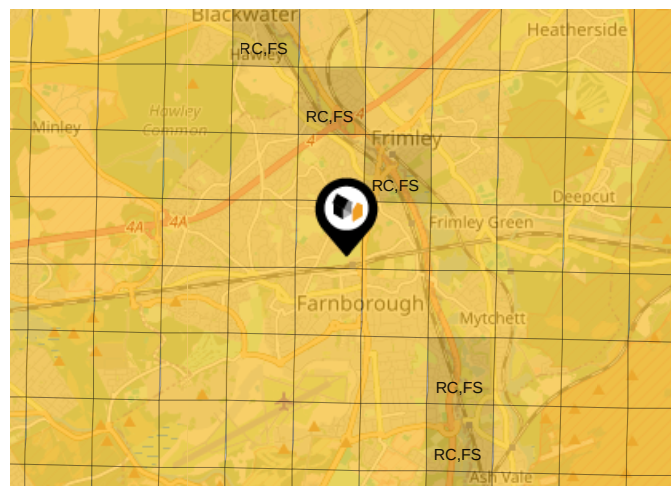


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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		

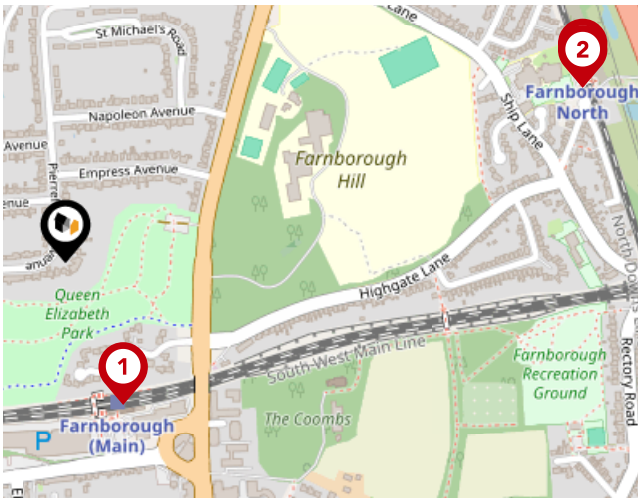


Primary Classifications (Most Common Clay Types)

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

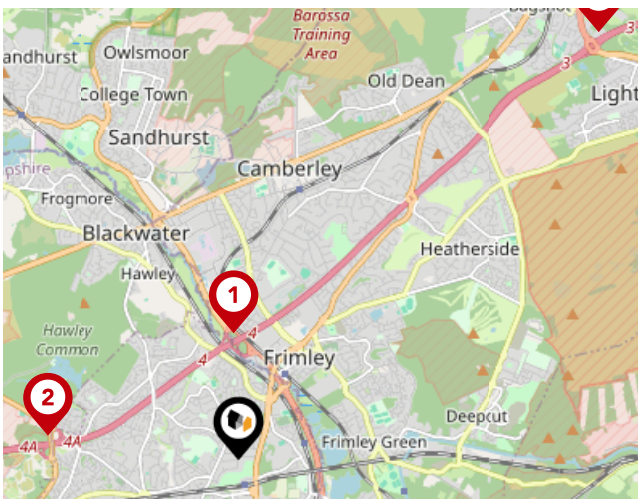
Area

Transport (National)



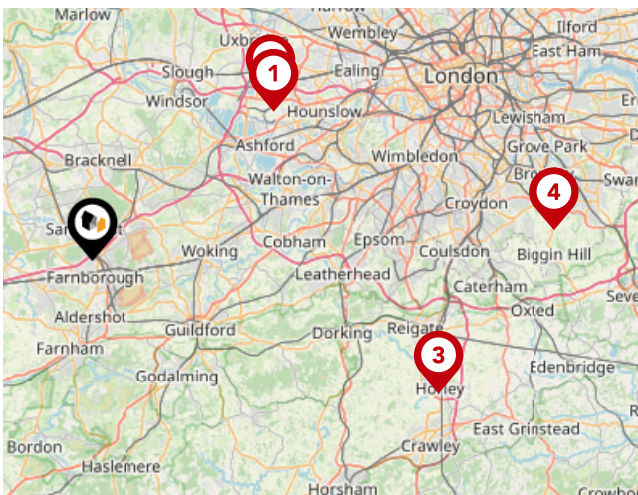
National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	0.18 miles
2	Farnborough North Rail Station	0.63 miles
3	Farnborough North Rail Station	0.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.17 miles
2	M3 J4A	1.79 miles
3	M3 J3	5.18 miles
4	M4 J10	10.09 miles
5	M3 J5	9.02 miles

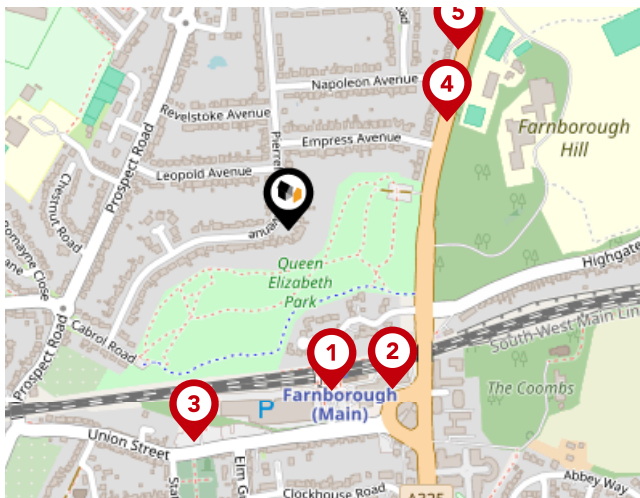


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.38 miles
2	Heathrow Airport	17.87 miles
3	Gatwick Airport	27.52 miles
4	Leaves Green	34.25 miles

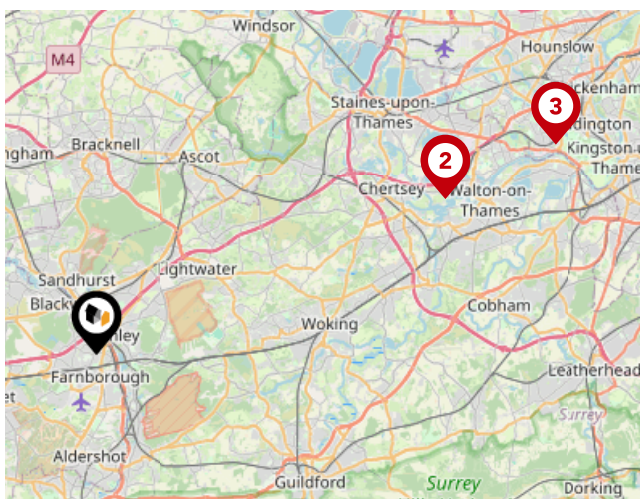
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Main Rail Station	0.19 miles
2	Ham and Blackbird	0.22 miles
3	Station Road	0.27 miles
4	Empress Avenue	0.22 miles
5	Napoleon Avenue	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.19 miles
2	Weybridge Ferry Landing	14.18 miles
3	Moulsey - Hurst Park Ferry Landing	18.7 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Avocado Property

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

