

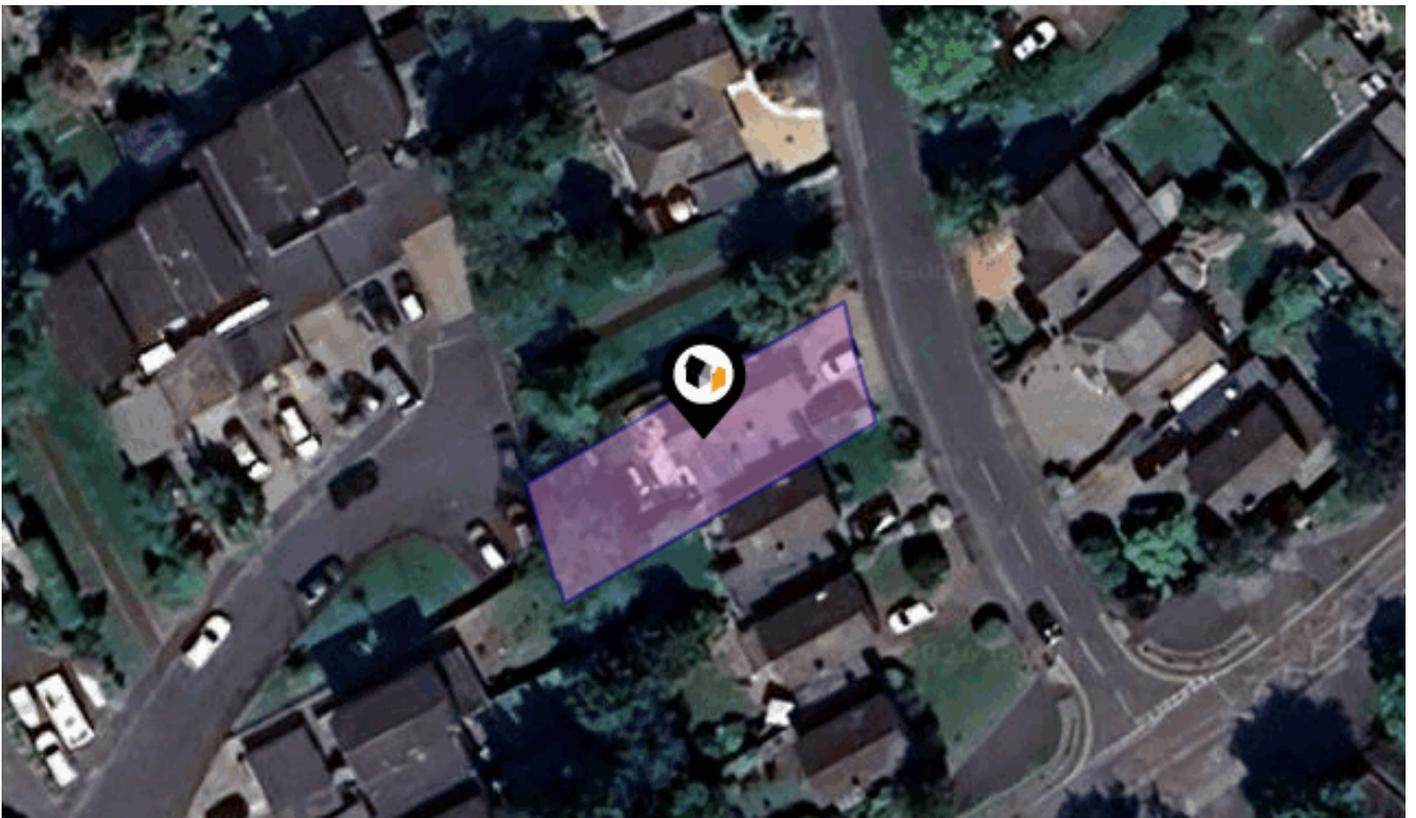


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th February 2026



30, HAWKSWOOD AVENUE, FRIMLEY, CAMBERLEY, GU16 8LH

Avocado Property

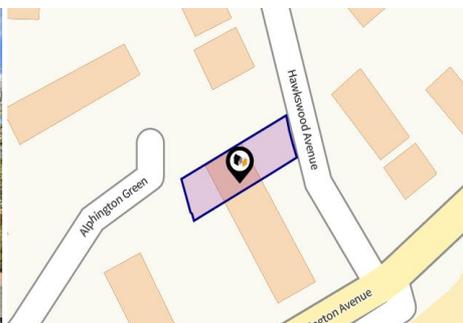
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,657 ft ² / 154 m ²
Plot Area:	0.08 acres
Council Tax :	Band F
Annual Estimate:	£3,565
Title Number:	SY390950
UPRN:	100061549929

Last Sold Date:	29/06/2018
Last Sold Price:	£550,000
Last Sold £/ft²:	£331
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

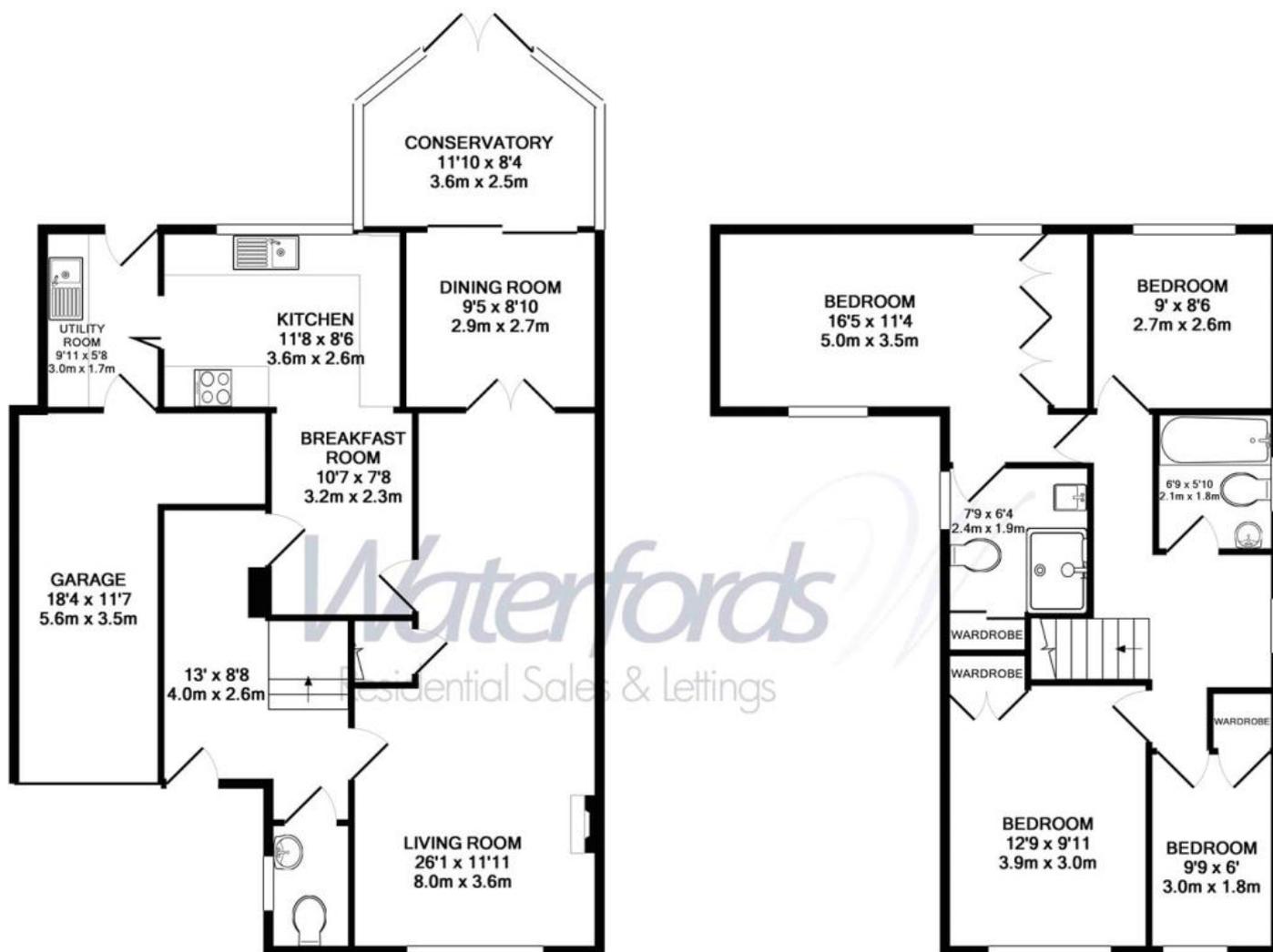
This Address



Planning records for: *30, Hawkswood Avenue, Frimley, Camberley, GU16 8LH*

Reference - 20/0491/FFU	
Decision:	Decided
Date:	10th June 2020
Description:	<p>Demolition of existing conservatory, internal refurbishment, and addition of bi-fold doors to rear elevation. Conversion of existing garage into habitable space. Raising of the roof of the garage to form a higher flat roof. External tile cladding to be replaced with vertical black charred timber.</p>

30, HAWKSWOOD AVENUE, FRIMLEY, CAMBERLEY, GU16 8LH



GROUND FLOOR
APPROX. FLOOR
AREA 970 SQ.FT.
(90.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1629 SQ.FT. (151.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

Property EPC - Certificate



30, Hawkswood Avenue, Frimley, CAMBERLEY, GU16 8LH

Energy rating

E

Valid until 28.08.2018

Certificate number
0952-2801-6884-0328-9775

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

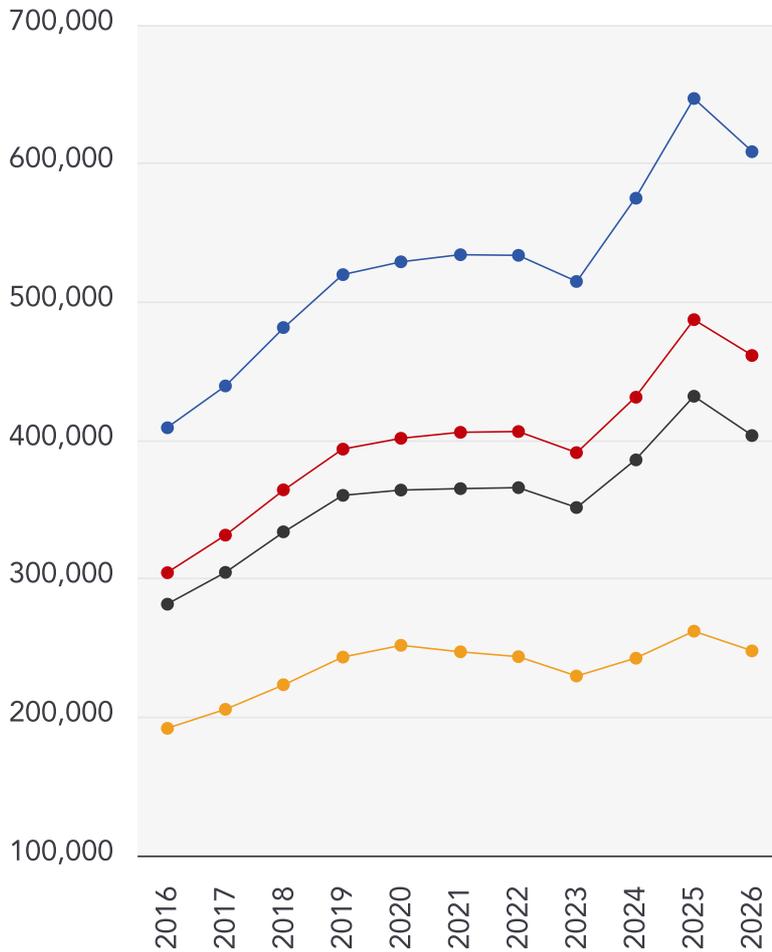
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Poor
Hot Water System:	From main system, no cylinderstat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 6% of fixed outlets
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	154 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

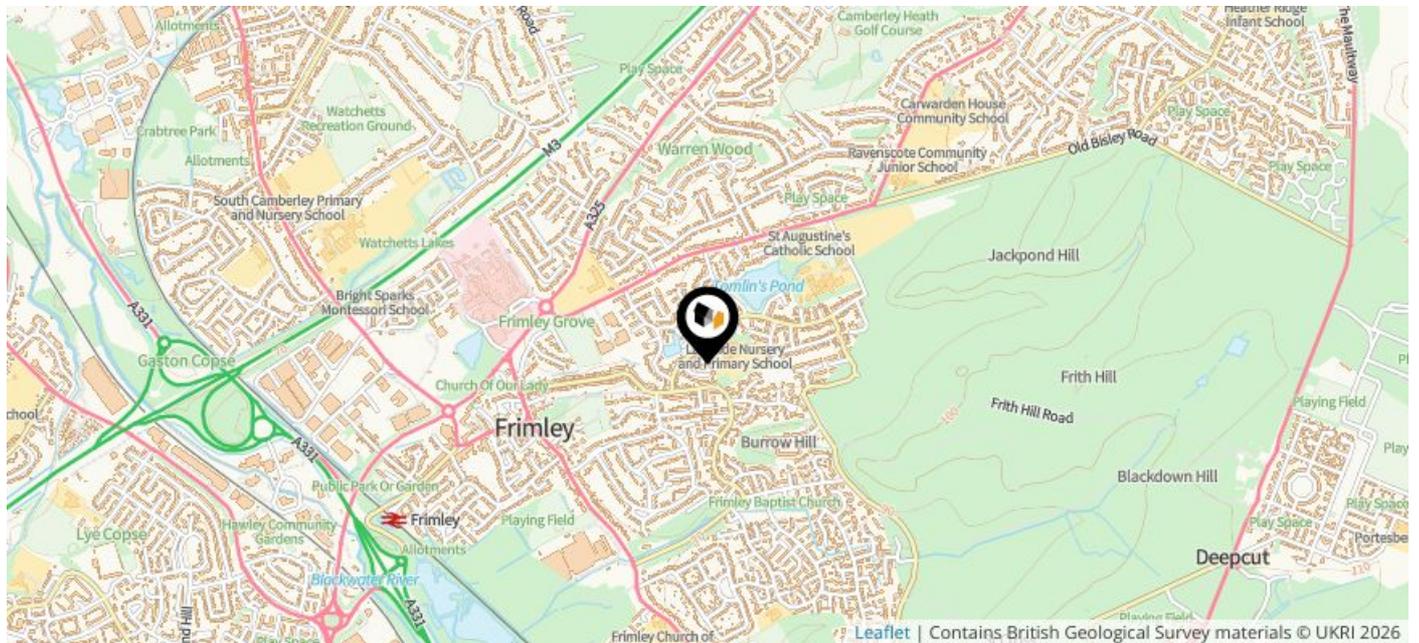
+29.15%

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.

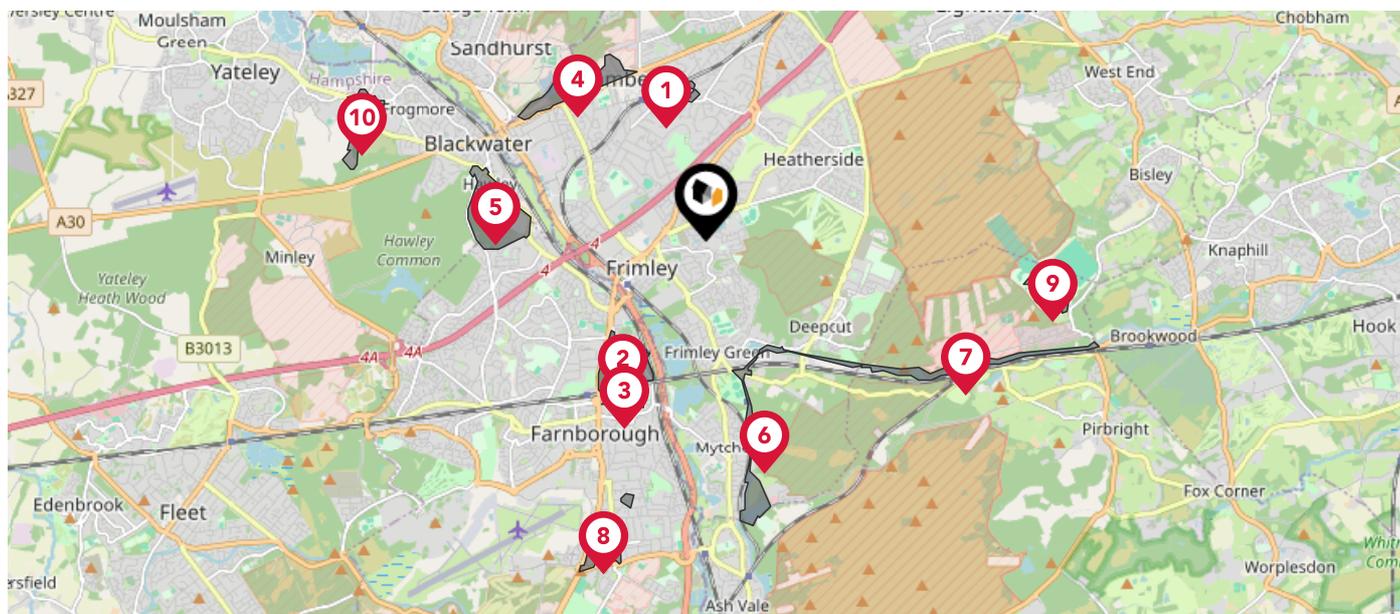
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

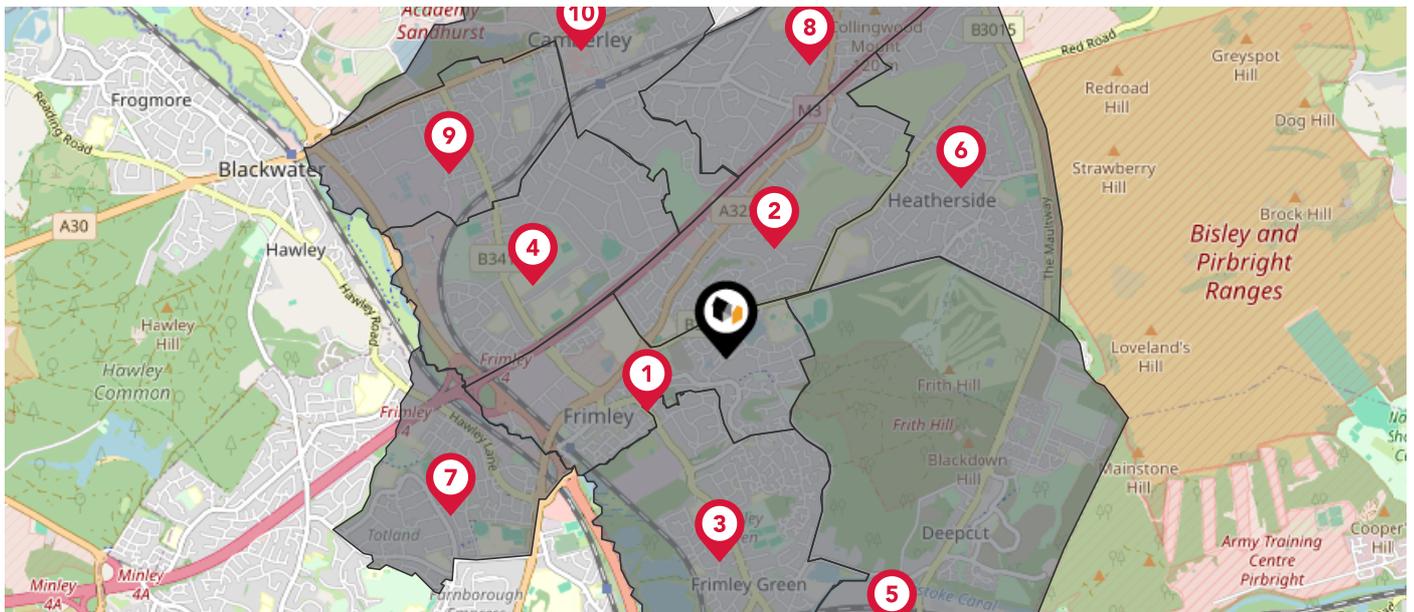
- 1 Upper Gordon Road to Church Hill, Camberley
- 2 Farnborough Hill
- 3 Saint Michael's Abbey
- 4 RMA (Former) Staff College and London Road, Camberley
- 5 Hawley Park and Green
- 6 Basingstoke Canal
- 7 Basingstoke Canal North
- 8 South Farnborough
- 9 Bisley Camp
- 10 Darby Green Yateley

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

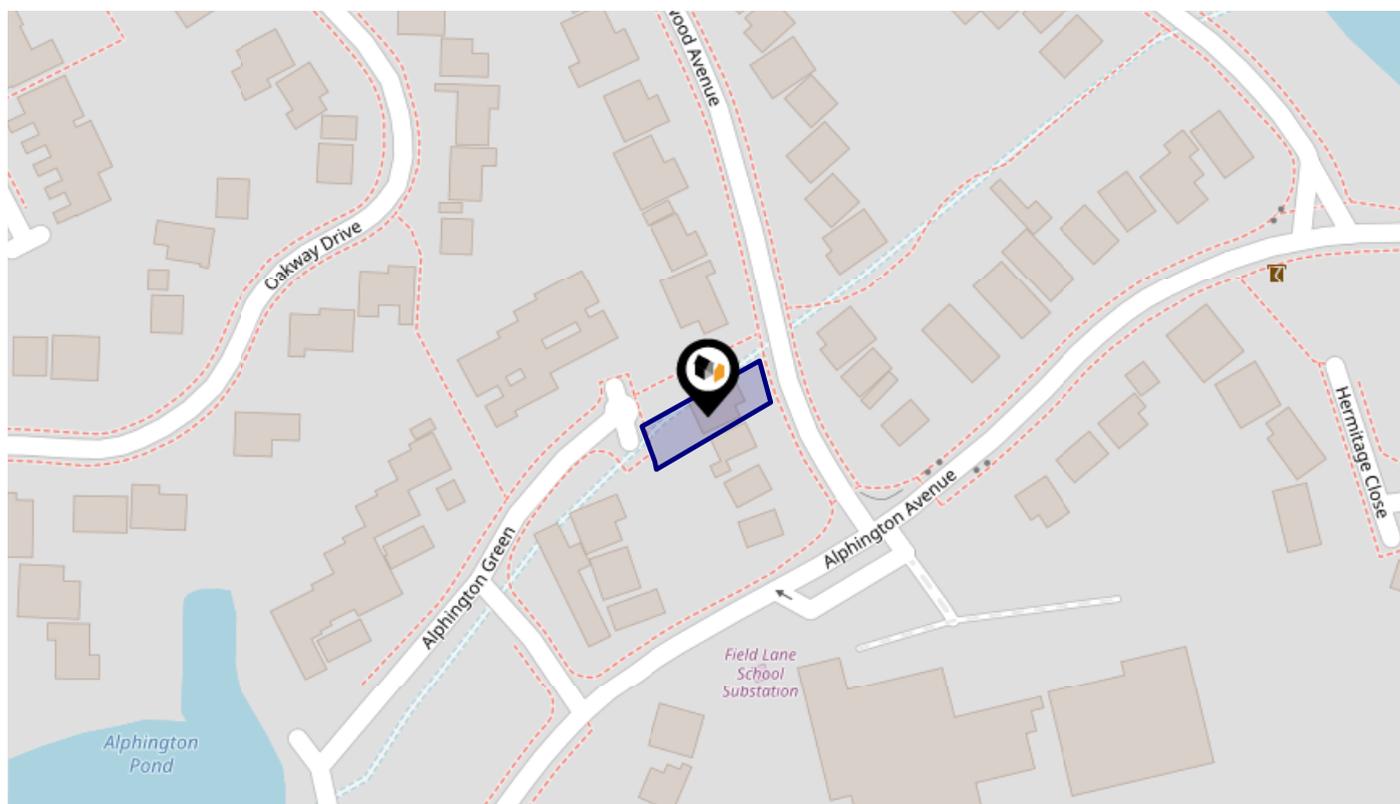
-  Frimley Ward
-  Parkside Ward
-  Frimley Green Ward
-  Watchetts Ward
-  Mytchett & Deepcut Ward
-  Heatherside Ward
-  Cherrywood Ward
-  St. Pauls Ward
-  St. Michaels Ward
-  Town Ward

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:

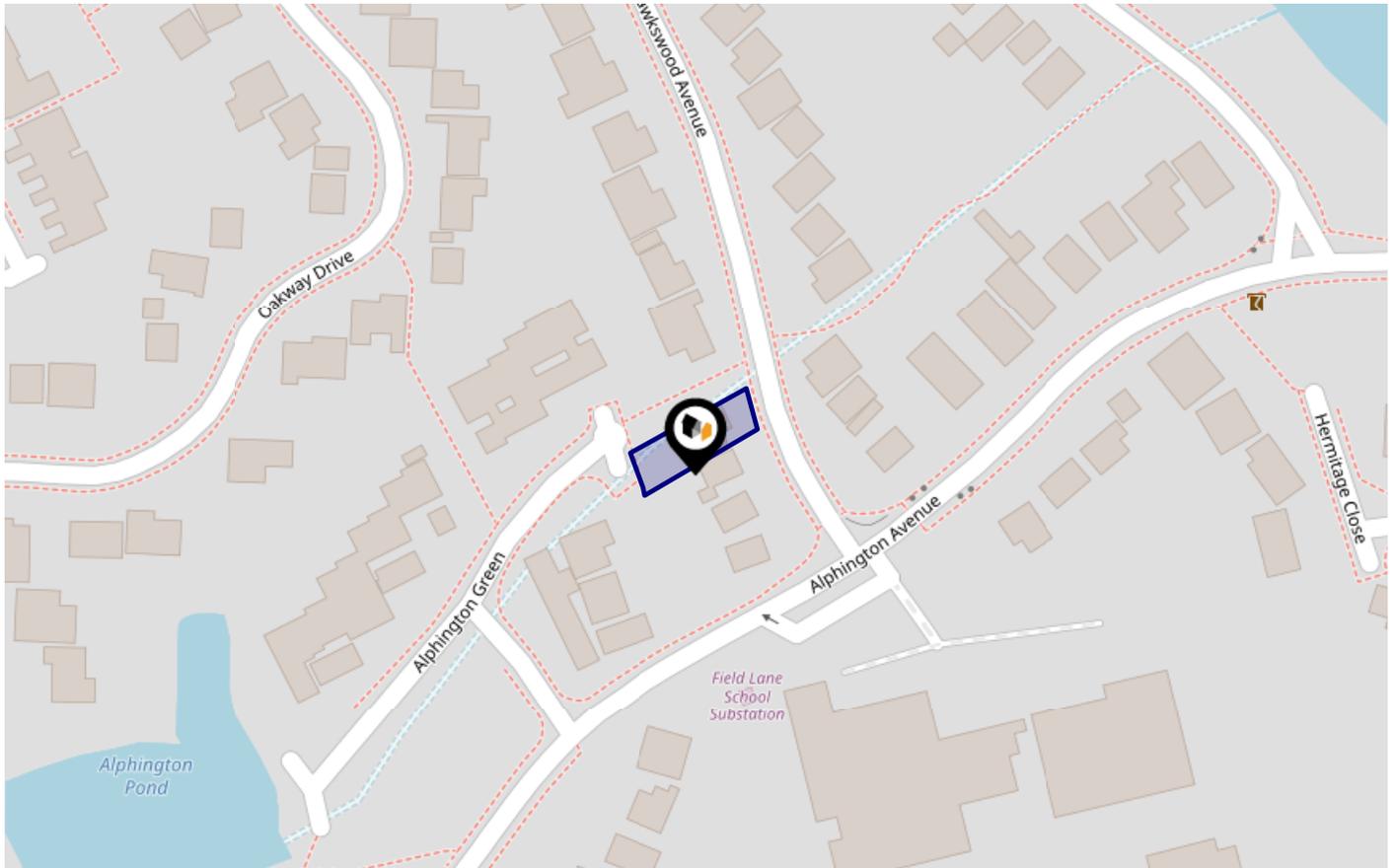
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

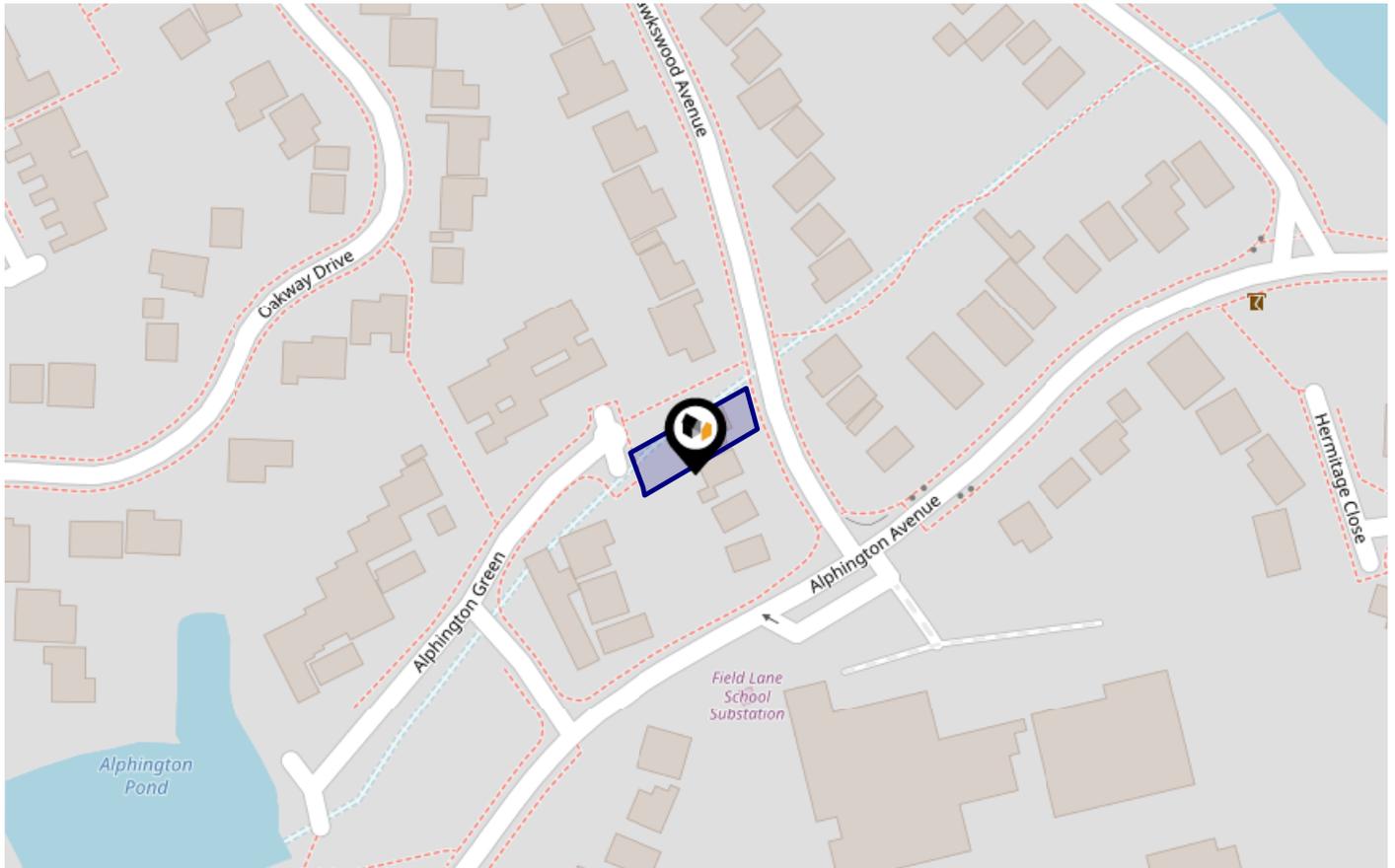


Flood Risk

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.
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- 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:

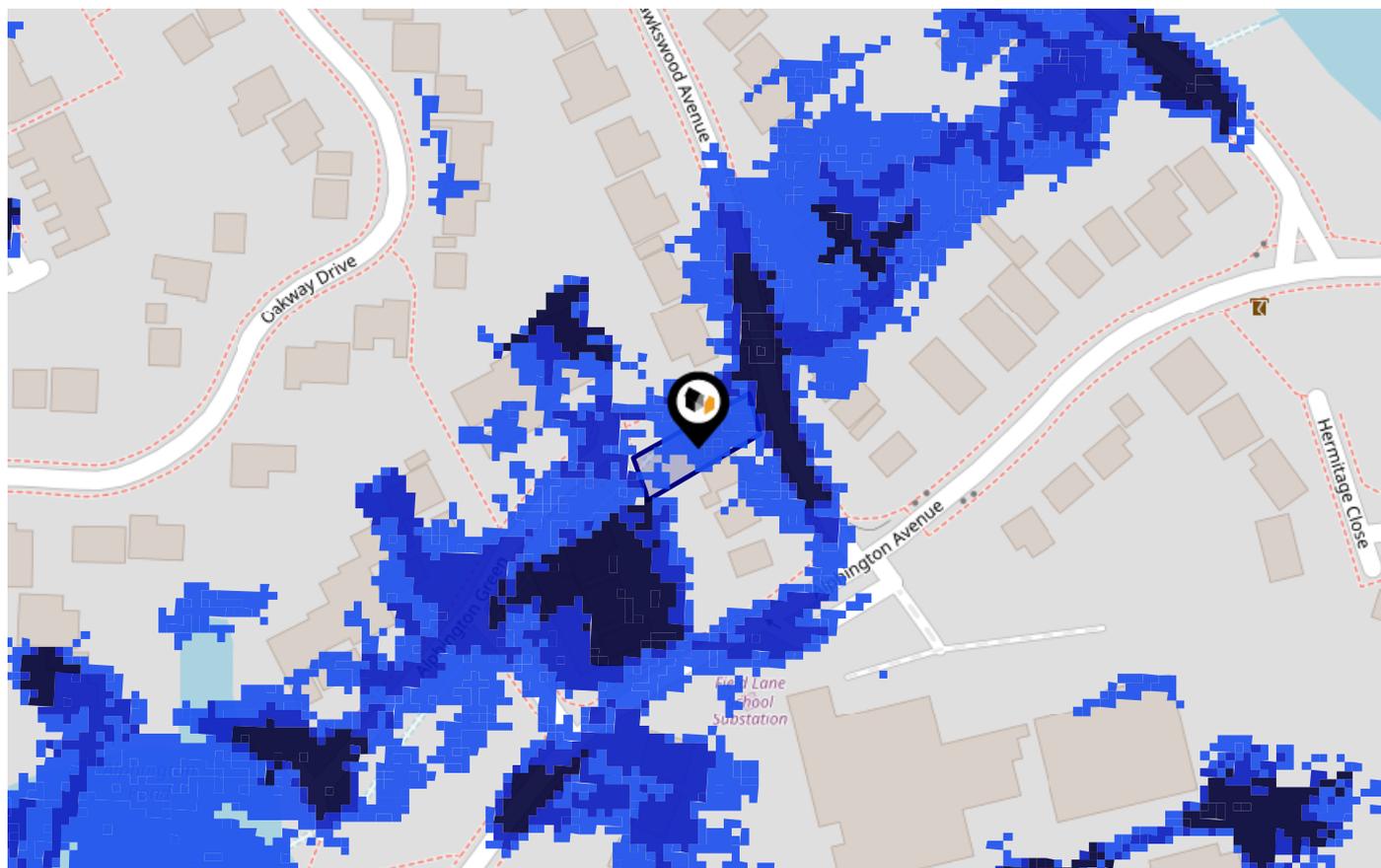


Flood Risk

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.

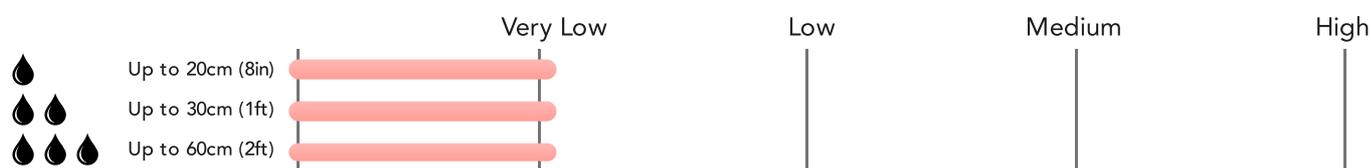


Risk Rating: **Low**

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:

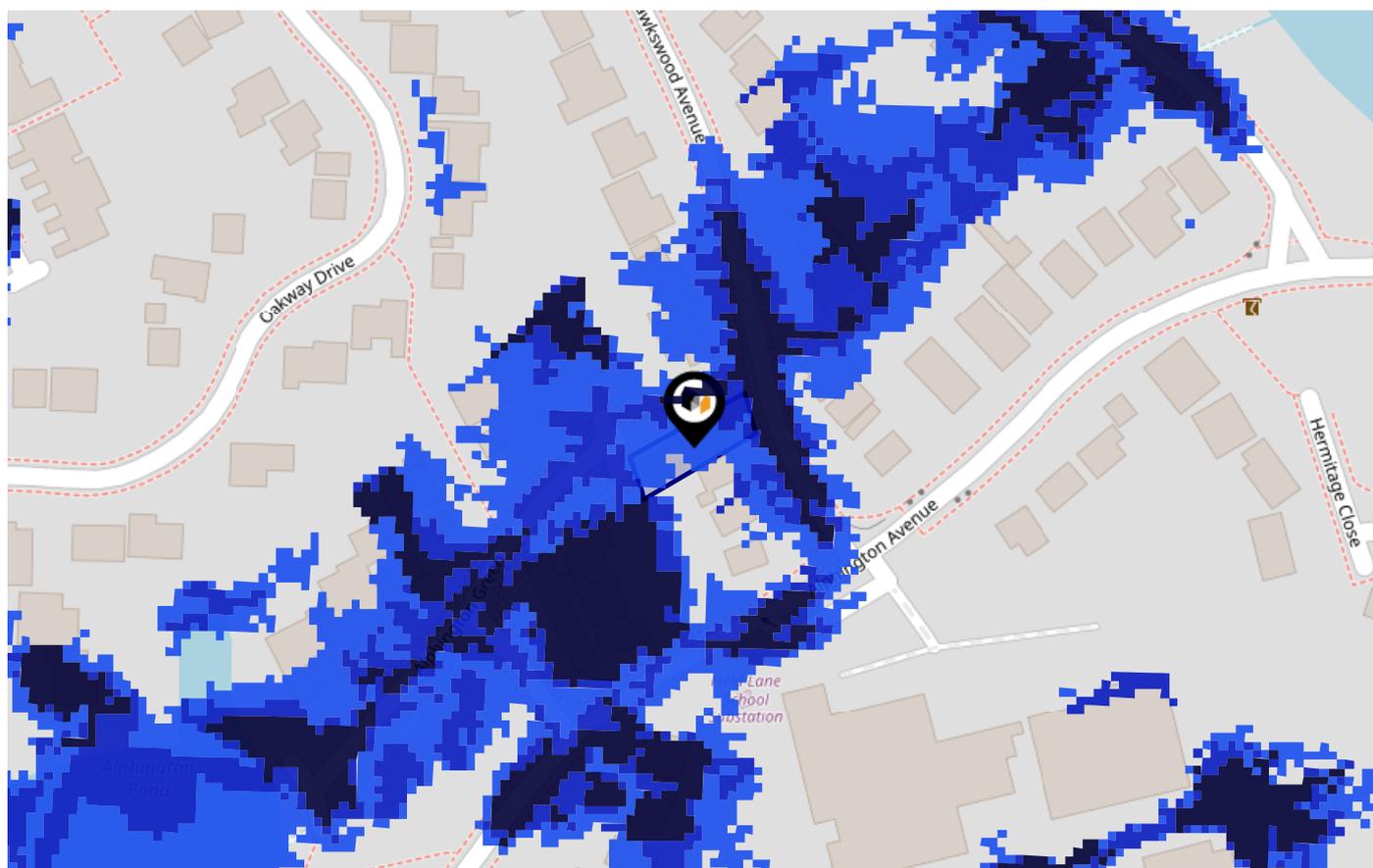


Flood Risk

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: 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:

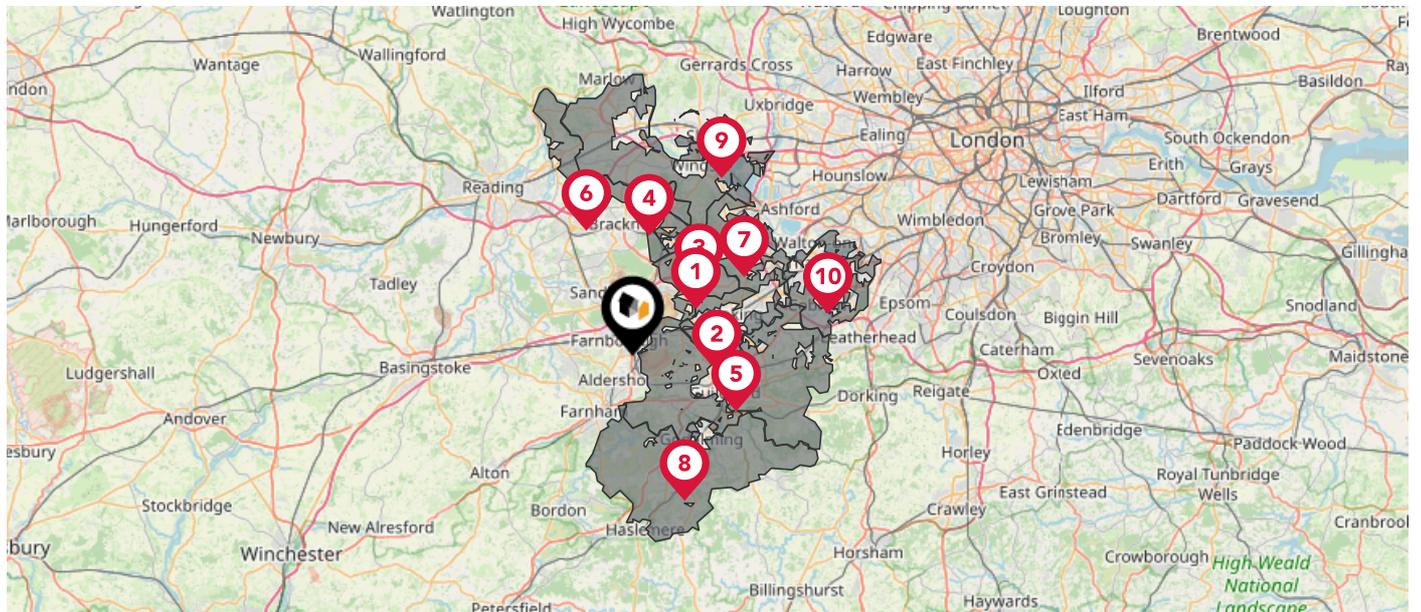


Maps

Green Belt



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



Nearby Green Belt Land

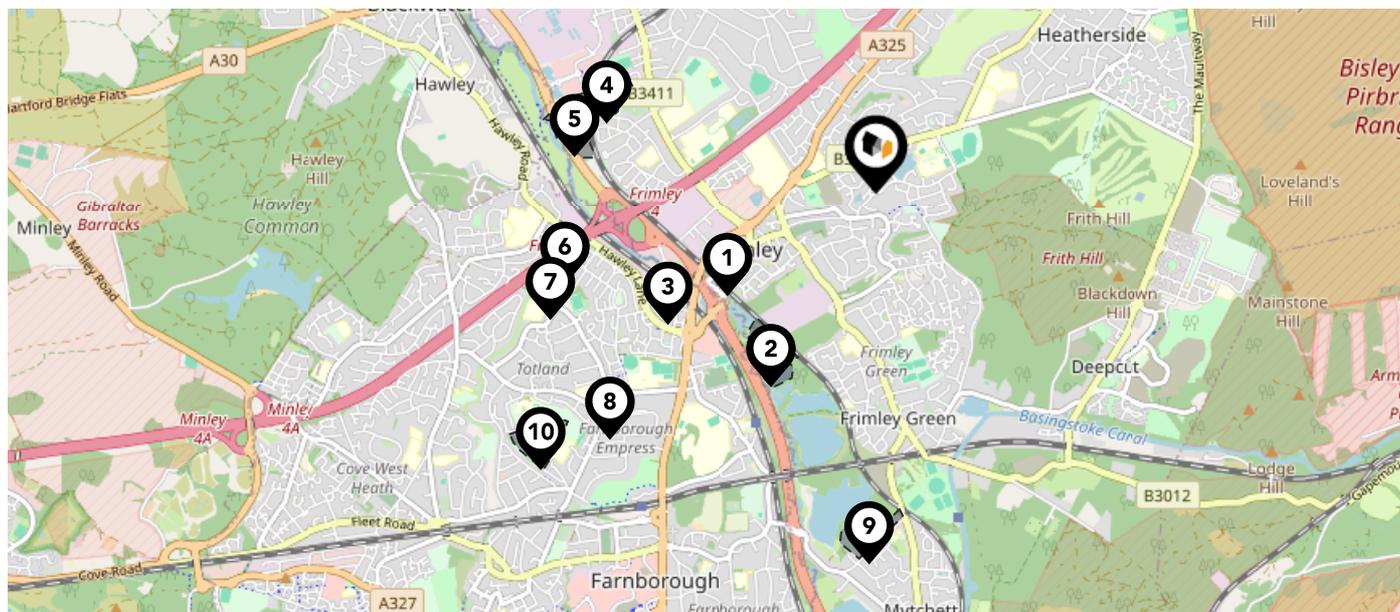
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Woking
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Bracknell Forest
- 5 London Green Belt - Guildford
- 6 London Green Belt - Wokingham
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Waverley
- 9 London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

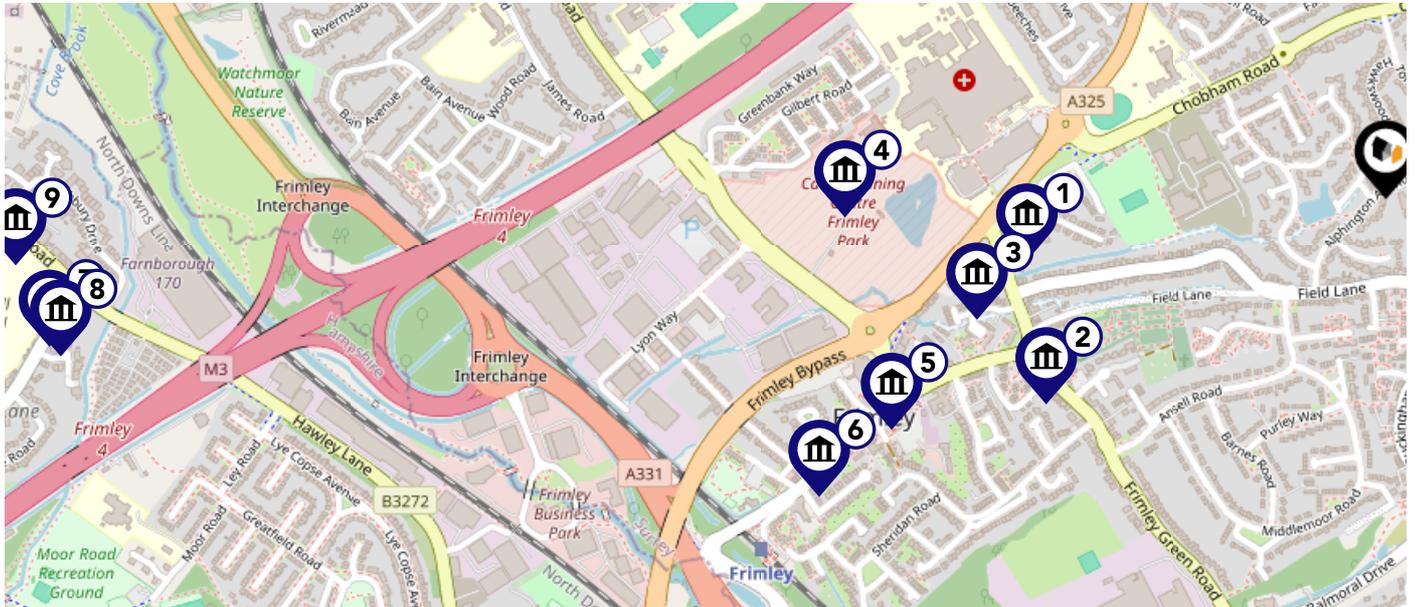
1	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
2	South of Frimley Station-Frimley	Historic Landfill	<input type="checkbox"/>
3	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	<input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

Maps

Listed Buildings

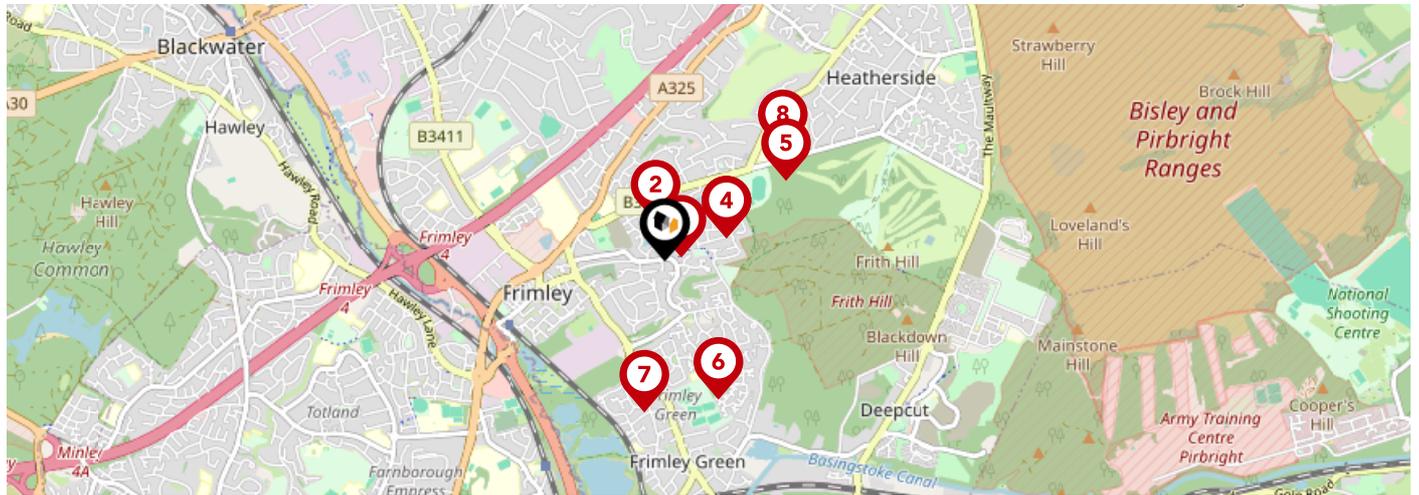


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1377507 - The Grove	Grade II	0.4 miles
 1180188 - Church Of St Peter	Grade II	0.4 miles
 1030045 - The Old Rectory	Grade II	0.5 miles
 1030070 - Frimley Park Mansion	Grade II	0.6 miles
 1030072 - The White Hart Public House	Grade II	0.6 miles
 1377519 - Anglia Building Society	Grade II	0.7 miles
 1092277 - 2 And 4, Chapel Lane	Grade II	1.5 miles
 1259787 - Ye Old Malthouse	Grade II	1.5 miles
 1259754 - Draycott	Grade II	1.6 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance:0.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

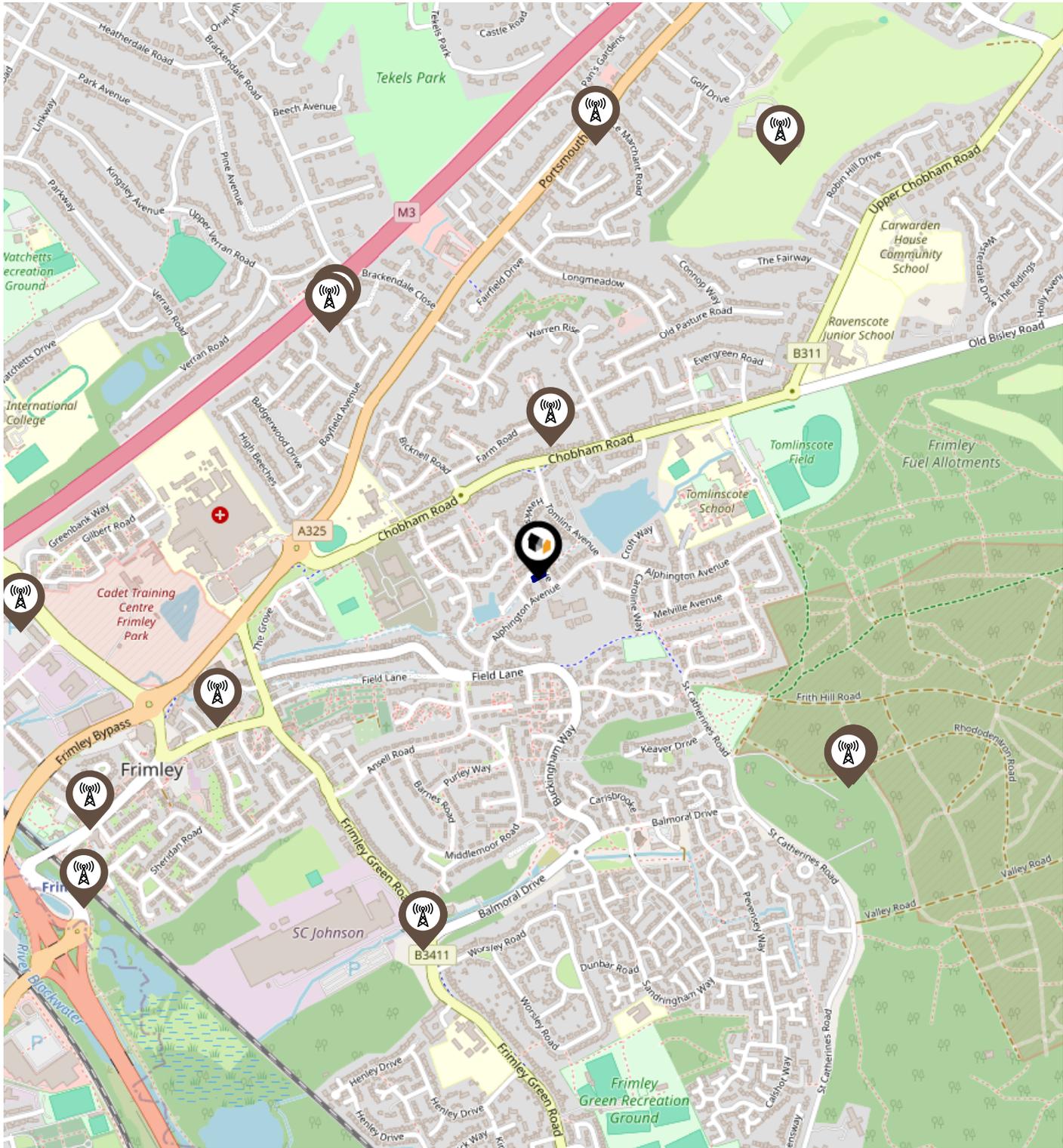
Area Schools



		Nursery	Primary	Secondary	College	Private
	Kings International College Ofsted Rating: Good Pupils: 842 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 645 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:1.41	<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:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils:0 Distance:1.45	<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

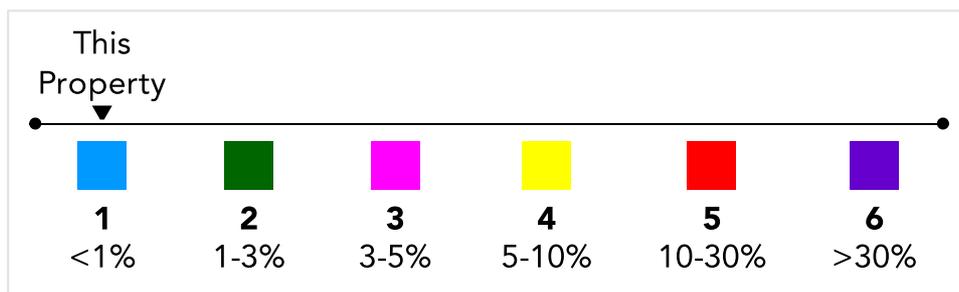
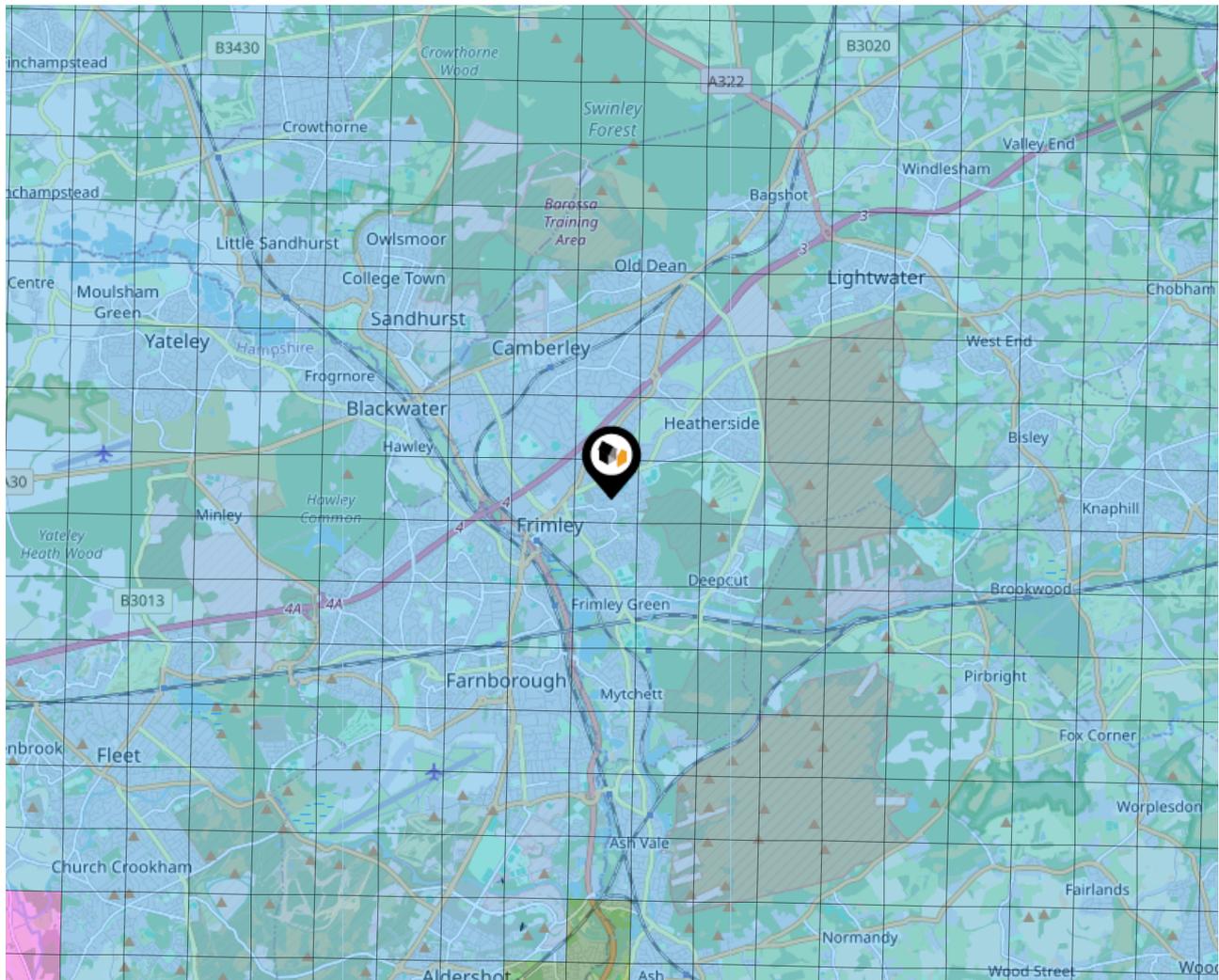
Environment

Radon Gas



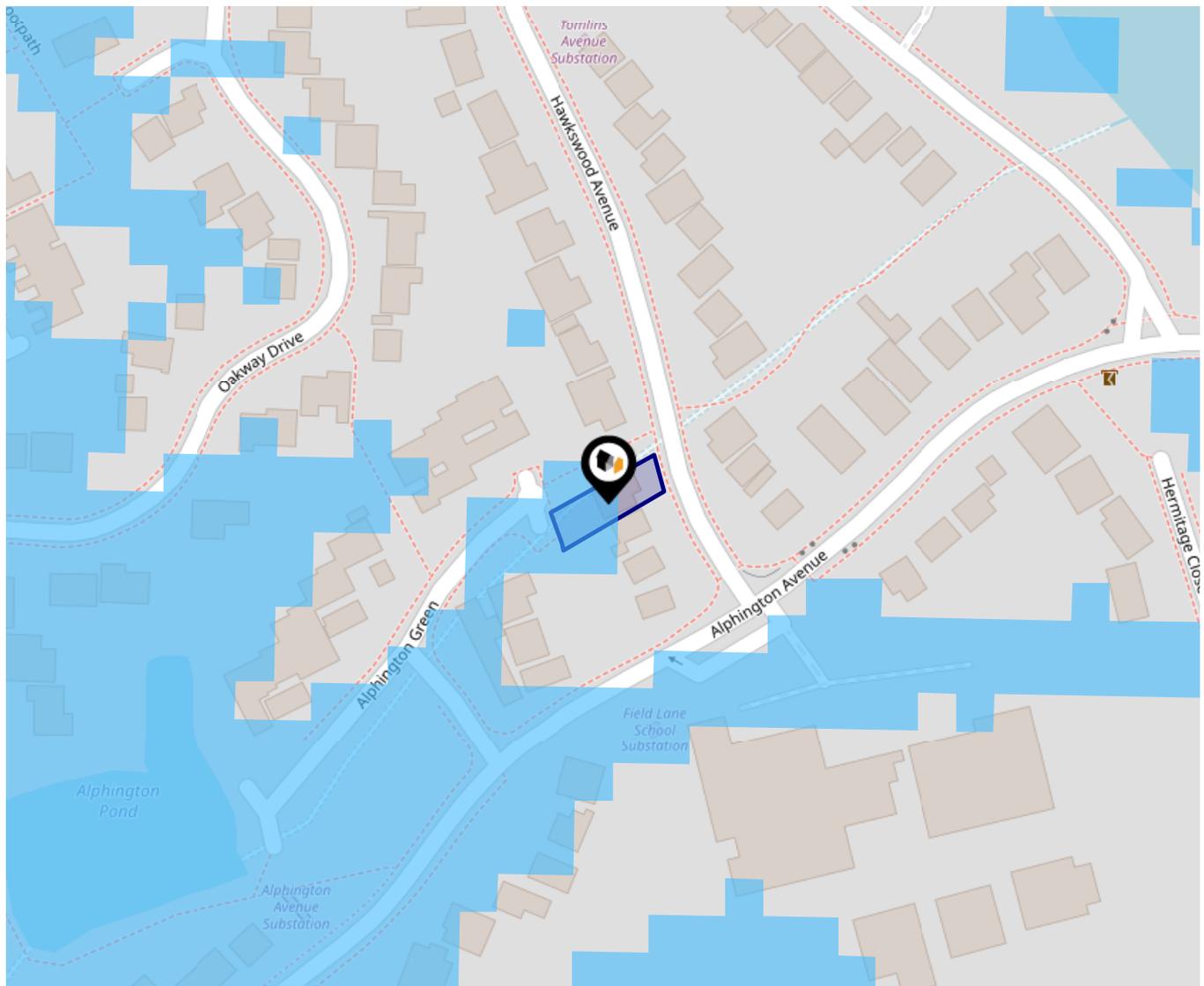
What is Radon?

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



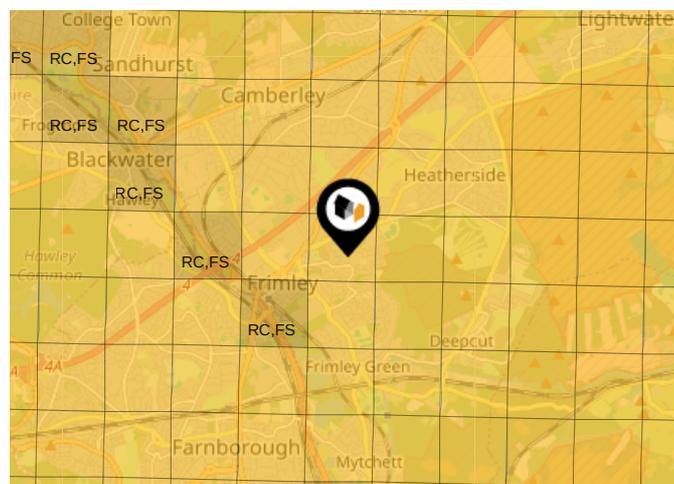
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

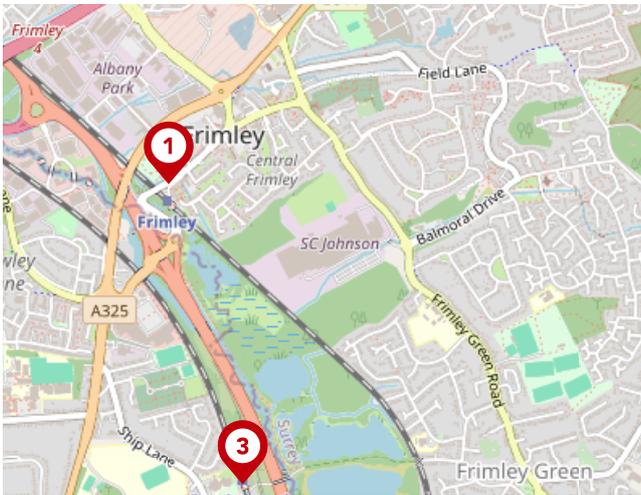
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

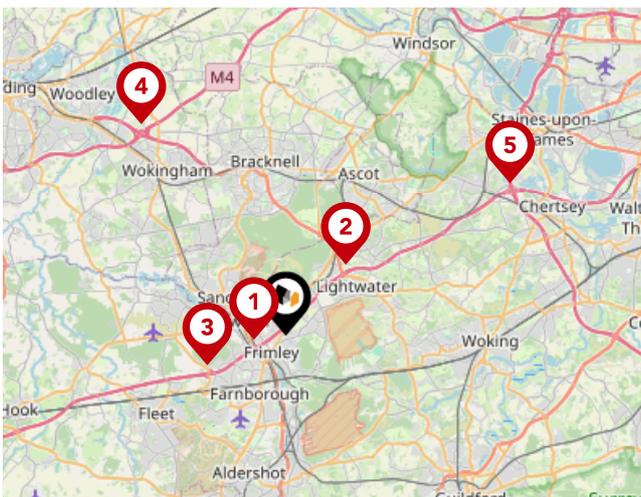
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Frimley Rail Station	0.84 miles
2	Farnborough North Rail Station	1.25 miles
3	Farnborough North Rail Station	1.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.21 miles
2	M3 J3	3.42 miles
3	M3 J4A	3.12 miles
4	M4 J10	9.49 miles
5	M3 J2	10 miles

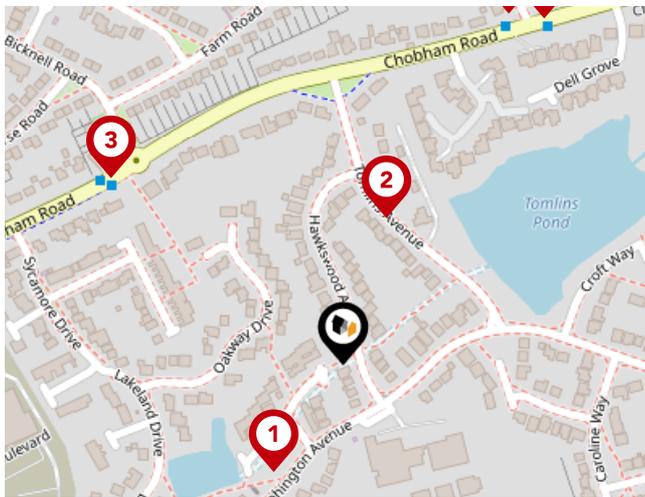


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.65 miles
2	Heathrow Airport	16.13 miles
3	Gatwick Airport	26.97 miles
4	Leaves Green	33.03 miles

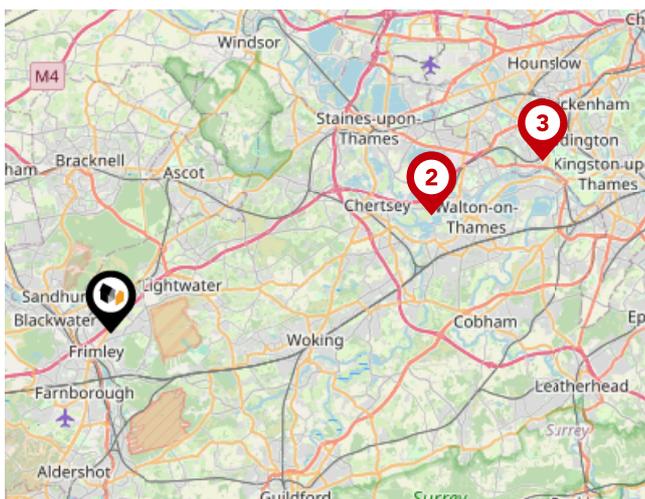
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alphington Avenue	0.07 miles
2	Tomlins Avenue	0.09 miles
3	Bicknell Road	0.17 miles
4	Warren Rise	0.22 miles
5	Warren Rise	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.62 miles
2	Weybridge Ferry Landing	12.62 miles
3	Moulsey - Hurst Park Ferry Landing	17.12 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.



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