



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 30th September 2026



**FLAT C, 125, LYNCHFORD ROAD, FARNBOROUGH, GU14
6ET**

Landwood Group

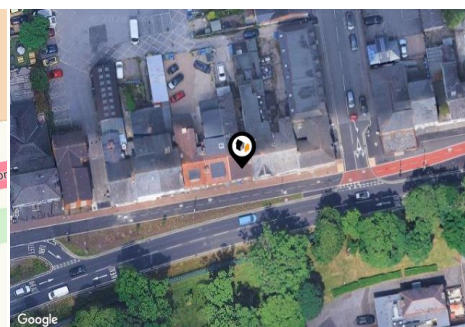
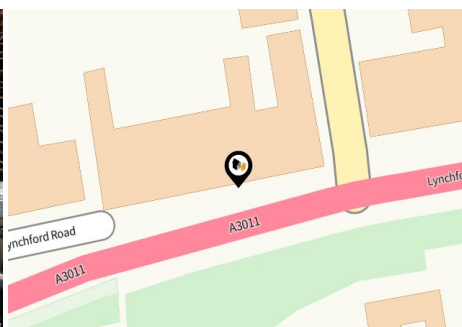
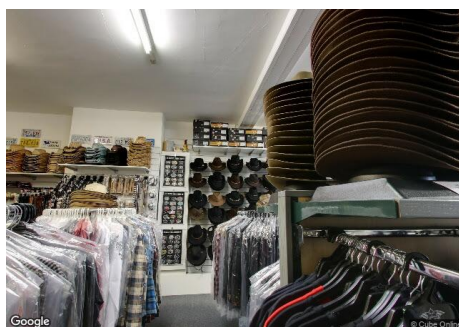
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	312 ft ² / 29 m ²
Council Tax :	Band A
Annual Estimate:	£1,547
UPRN:	10008774474
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)

15	80	1800
mb/s	mb/s	mb/s
		

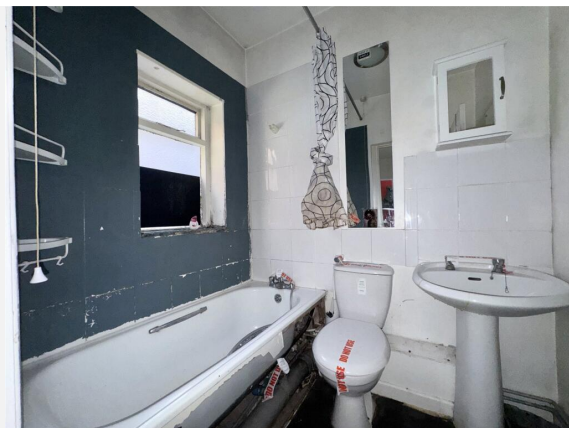
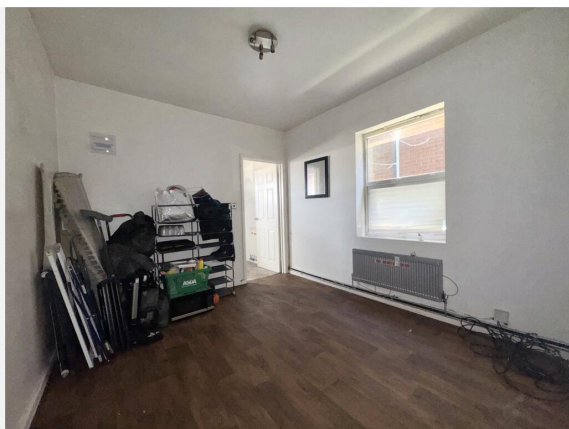
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





Property
EPC - Certificate

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Flat C, 125 Lynchford Road, GU14 6ET

Energy rating

C

Valid until 04.12.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	29 m ²

Market Sold in Street

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97b, Lynchford Road, Farnborough, GU14 6ET					Flat-maisonette House
Last Sold Date:		29/06/2026	25/11/2021		
Last Sold Price:		£185,000	£180,000		
83 - 85, Lynchford Road, Farnborough, GU14 6ET					other House
Last Sold Date:		11/02/2025	10/05/2024		
Last Sold Price:		£200,000	£210,000		
125d, Lynchford Road, Farnborough, GU14 6ET					Flat-maisonette House
Last Sold Date:		19/07/2024	19/11/2007		
Last Sold Price:		£90,500	£124,995		
Flat 3, Avenue Chambers, 85, Lynchford Road, Farnborough, GU14 6ET					Flat-maisonette House
Last Sold Date:		28/11/2023			
Last Sold Price:		£125,000			
83, Lynchford Road, Farnborough, GU14 6ET					other House
Last Sold Date:		02/06/2023			
Last Sold Price:		£1,115,000			
117a, Lynchford Road, Farnborough, GU14 6ET					Flat-maisonette House
Last Sold Date:		13/01/2023	20/12/2013	01/06/2005	13/10/1998
Last Sold Price:		£160,000	£113,000	£98,000	£35,000
Flat 3, Artillery House, 121, Lynchford Road, Farnborough, GU14 6ET					Flat-maisonette House
Last Sold Date:		12/01/2023			
Last Sold Price:		£161,000			
Flat 2, Artillery House, 121, Lynchford Road, Farnborough, GU14 6ET					Flat-maisonette House
Last Sold Date:		11/11/2022			
Last Sold Price:		£164,000			
Flat 4, Artillery House, 121, Lynchford Road, Farnborough, GU14 6ET					Flat-maisonette House
Last Sold Date:		28/09/2022			
Last Sold Price:		£173,000			
97a, Lynchford Road, Farnborough, GU14 6ET					Flat-maisonette House
Last Sold Date:		30/06/2022			
Last Sold Price:		£158,000			
Flat 4, Avenue Chambers, 85, Lynchford Road, Farnborough, GU14 6ET					other House
Last Sold Date:		30/09/2021			
Last Sold Price:		£400,000			
121, Lynchford Road, Farnborough, GU14 6ET					Terraced House
Last Sold Date:		18/03/2021			
Last Sold Price:		£300,000			

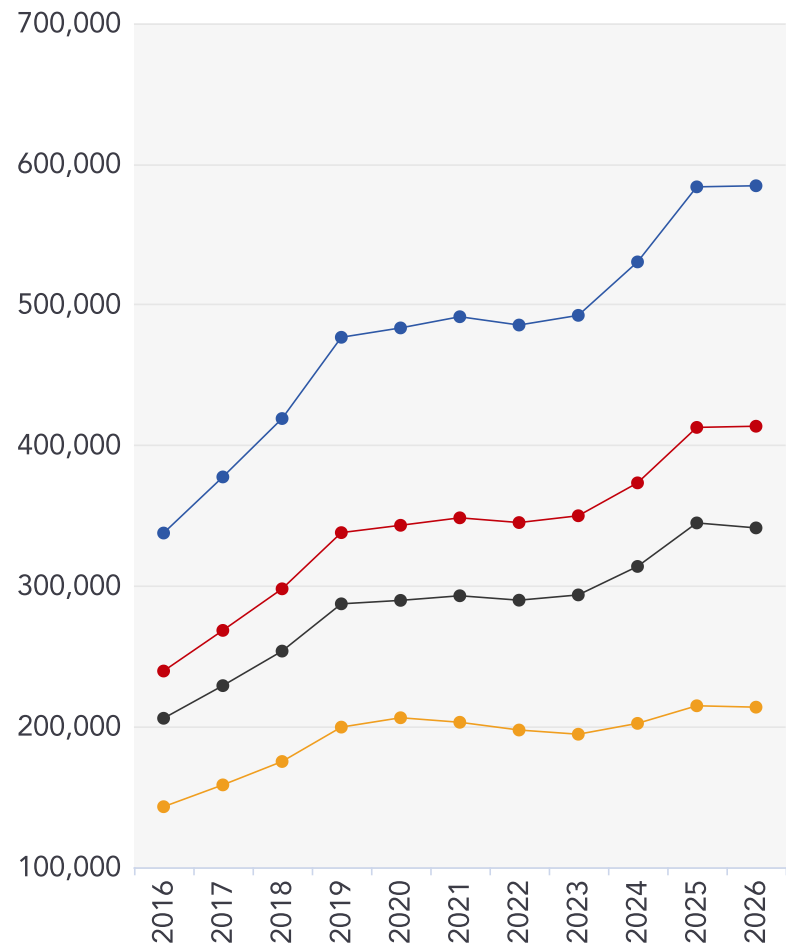
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in GU14



Detached

+73.13%

Semi-Detached

+72.66%

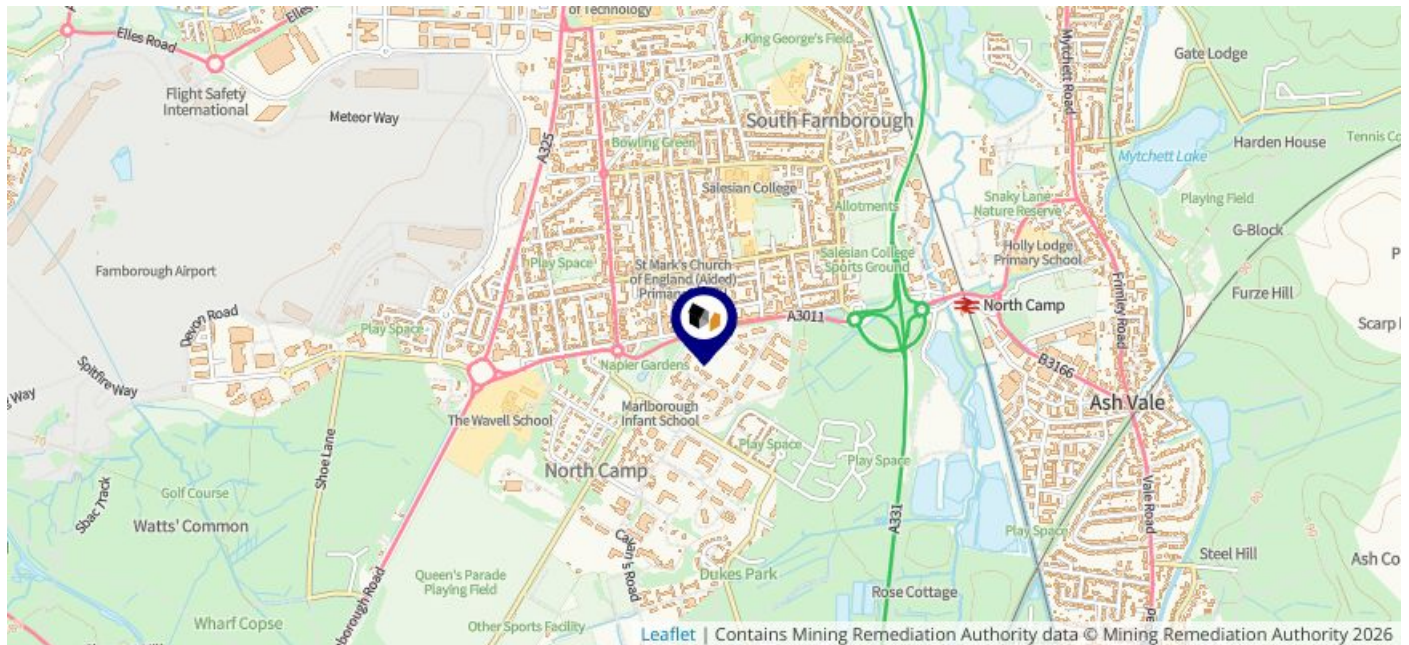
Terraced

+65.73%

Flat

+49.46%

This map displays nearby coal mine entrances and their classifications.



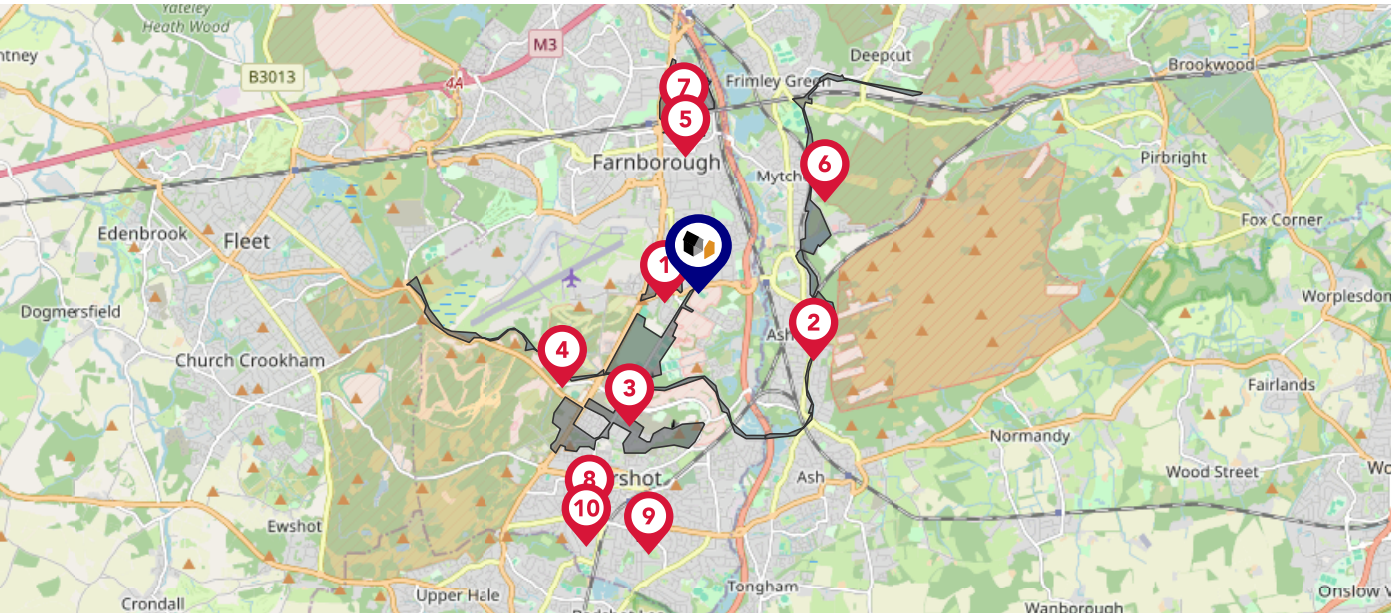
Mine Entry

- ✕ 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.

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

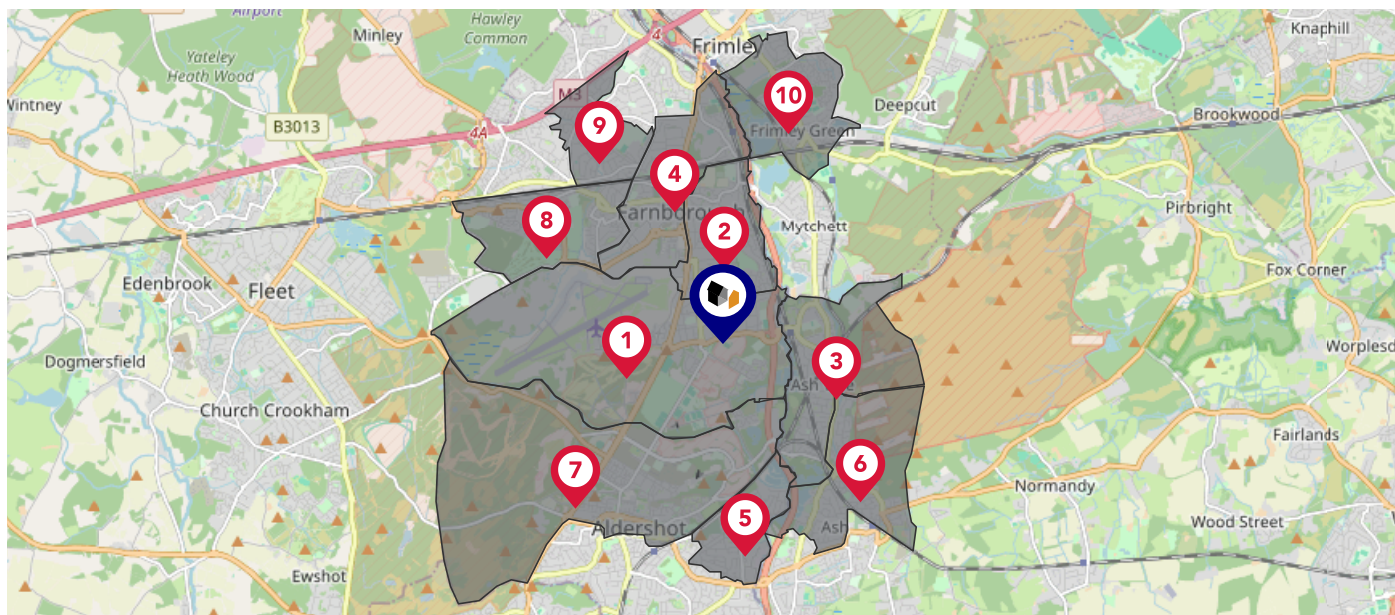
1	South Farnborough
2	Basingstoke Canal South
3	Aldershot Military
4	Basingstoke Canal
5	Saint Michael's Abbey
6	Basingstoke Canal
7	Farnborough Hill
8	Aldershot West
9	Manor Park
10	Cargate

Maps

Council Wards

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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



St. Mark's Ward



Knellwood Ward



Ash Vale Ward



Empress Ward



North Town Ward



Ash Wharf Ward



Wellington Ward



Cove and Southwood Ward

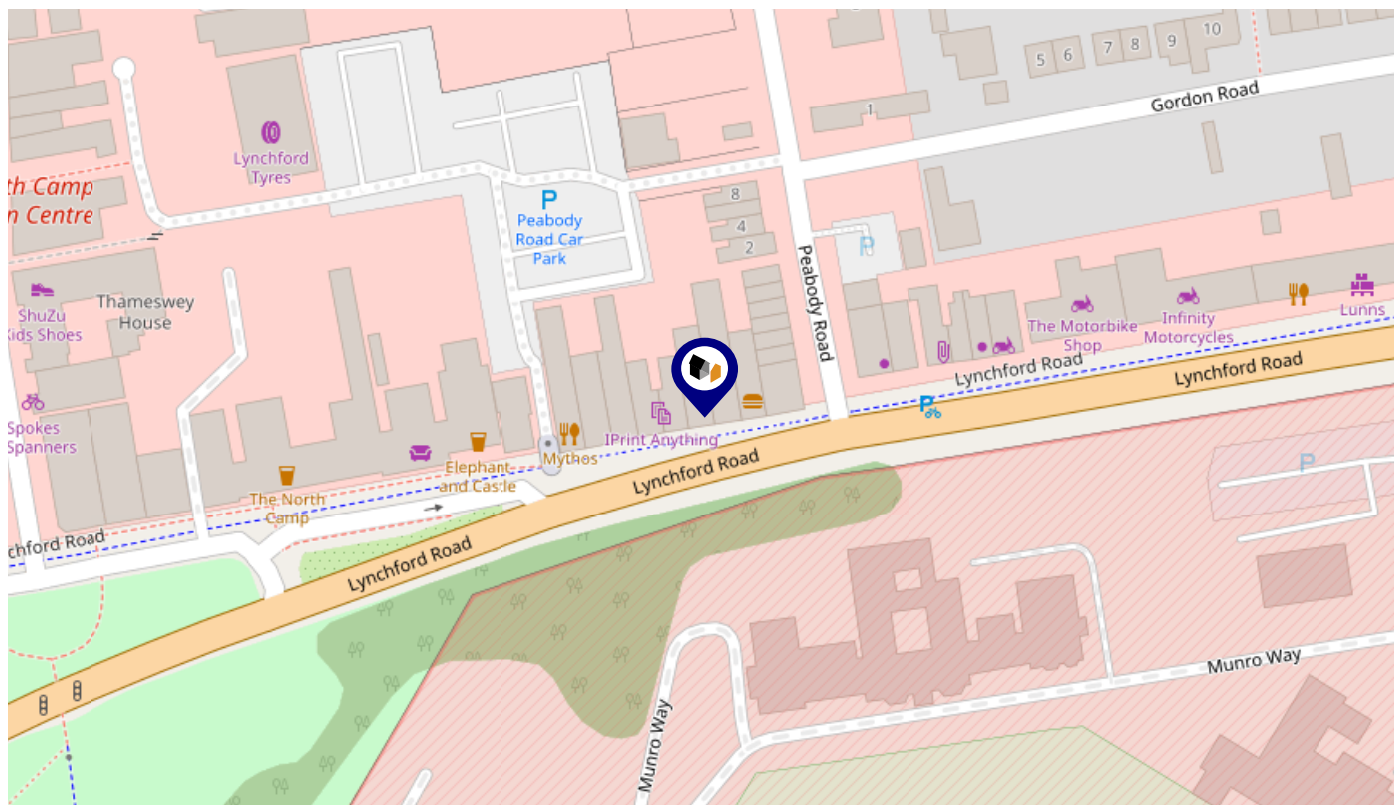


West Heath Ward



Frimley Green 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:

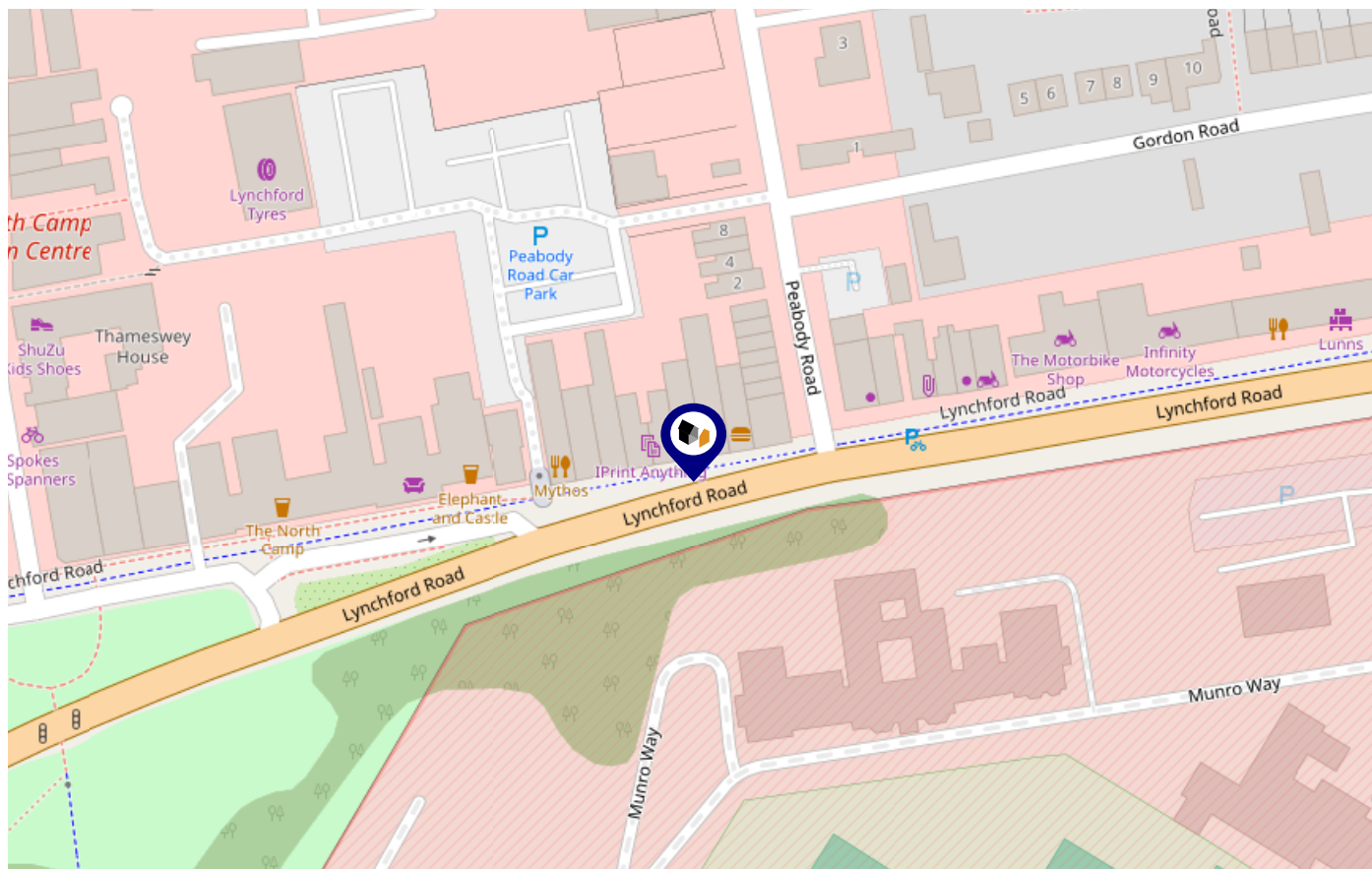
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

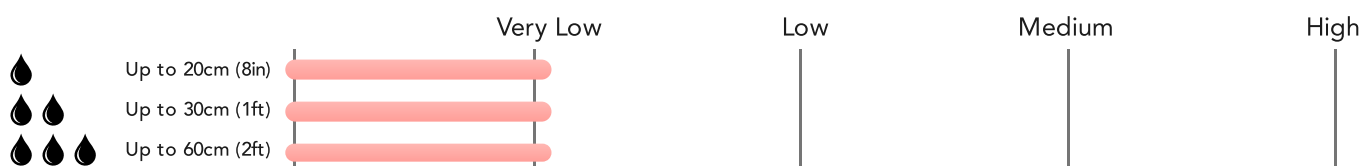


Risk Rating: Very low

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:

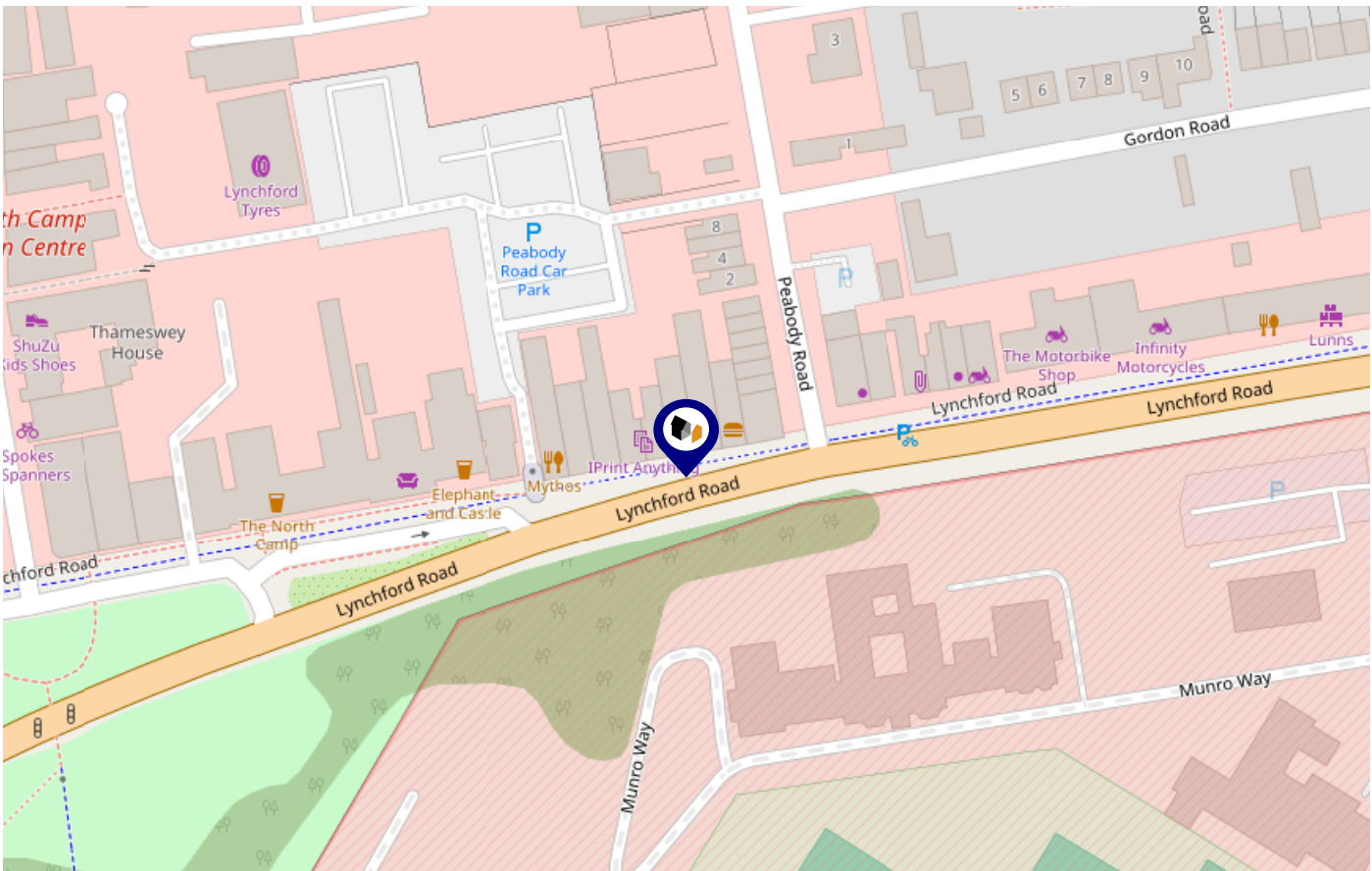


Flood Risk

Rivers & Seas - Climate Change

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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.

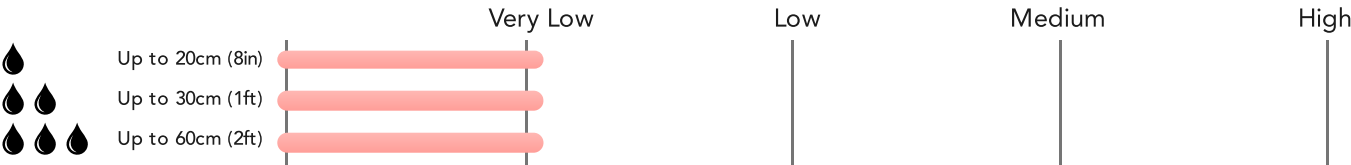


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



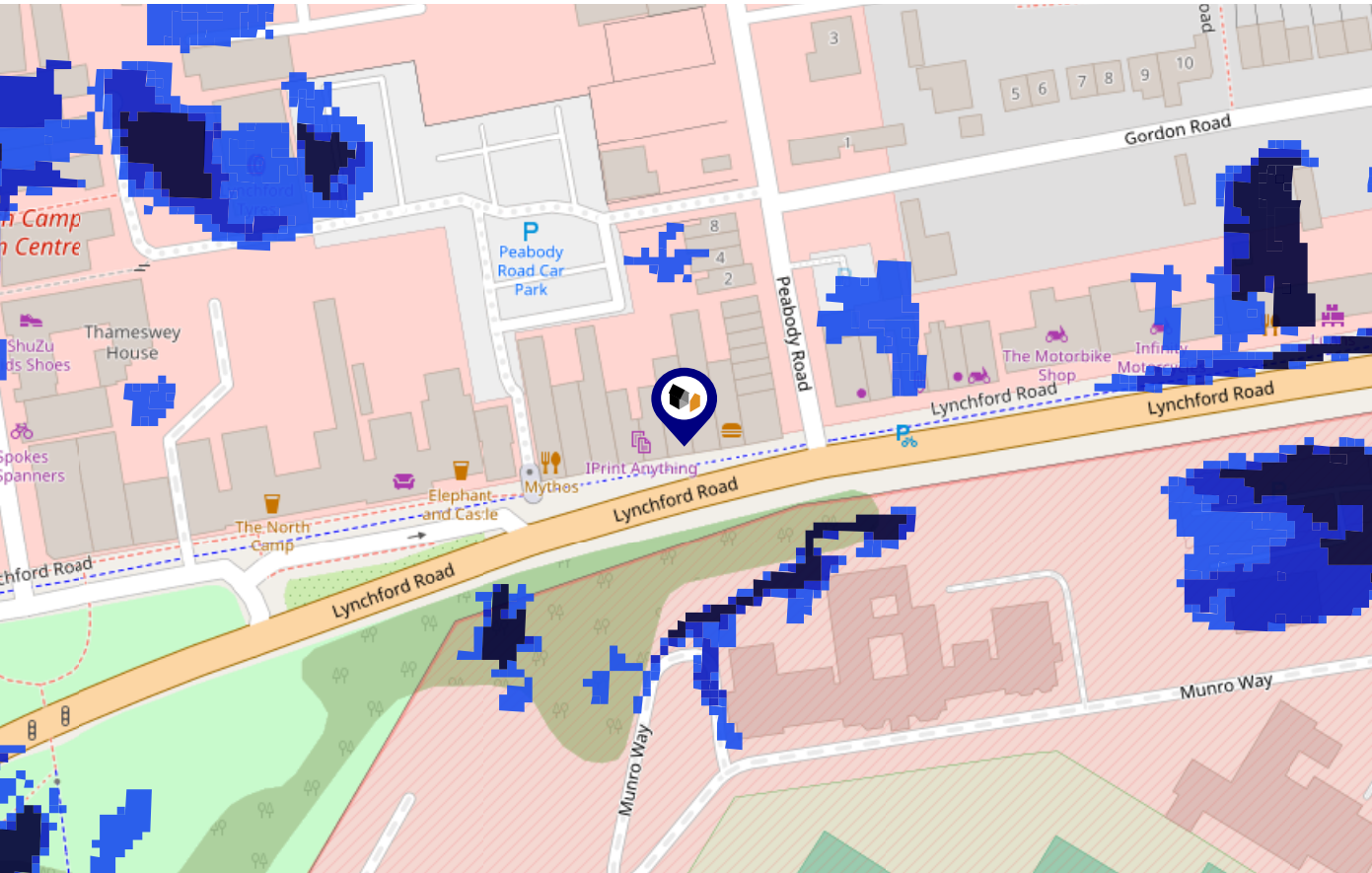
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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

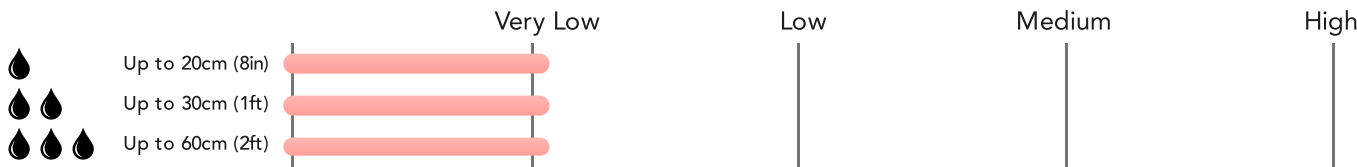


Risk Rating: Very low

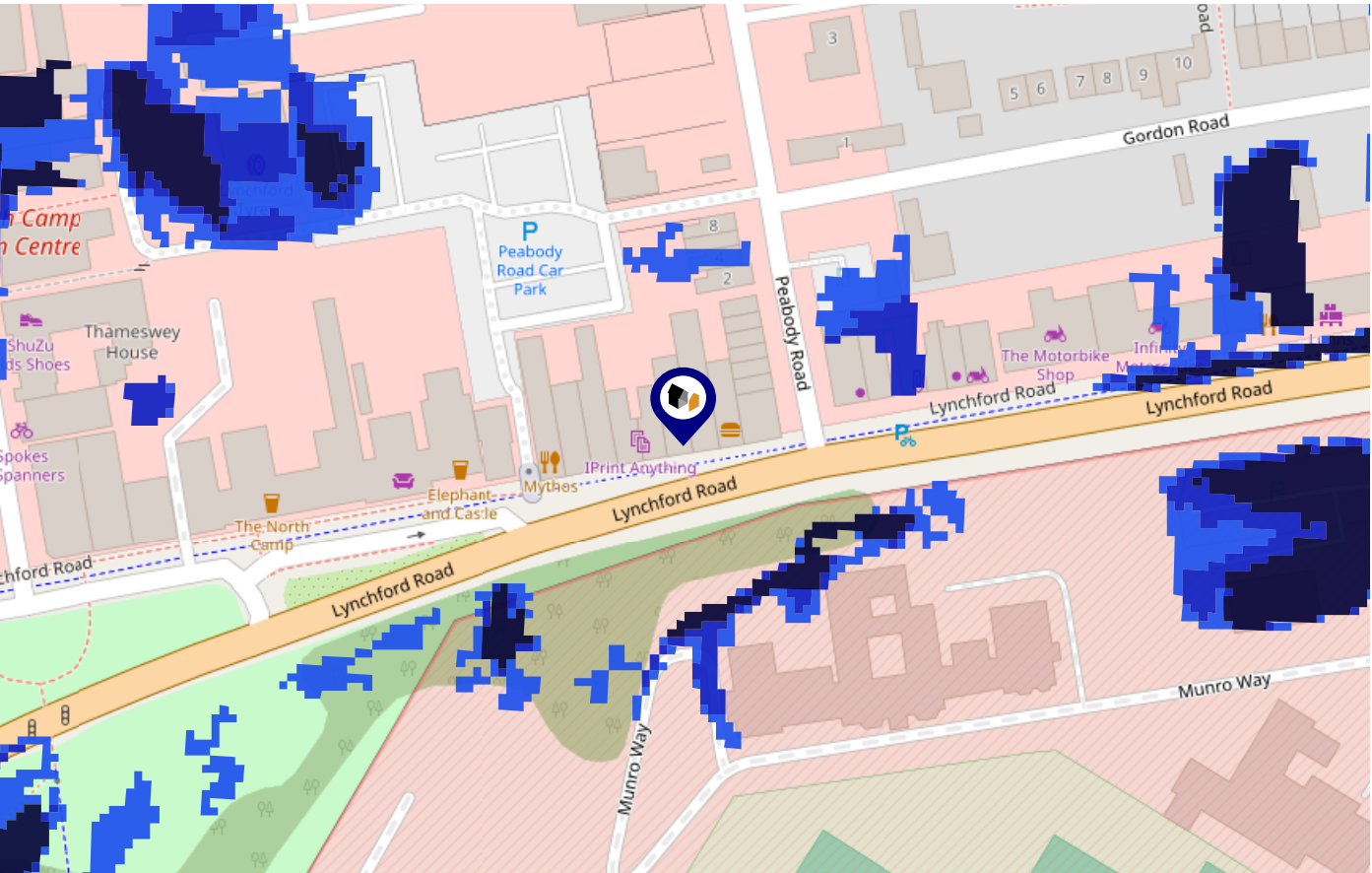
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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.

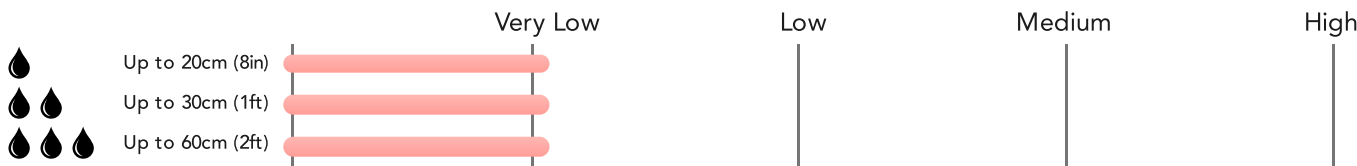


Risk Rating: Very low

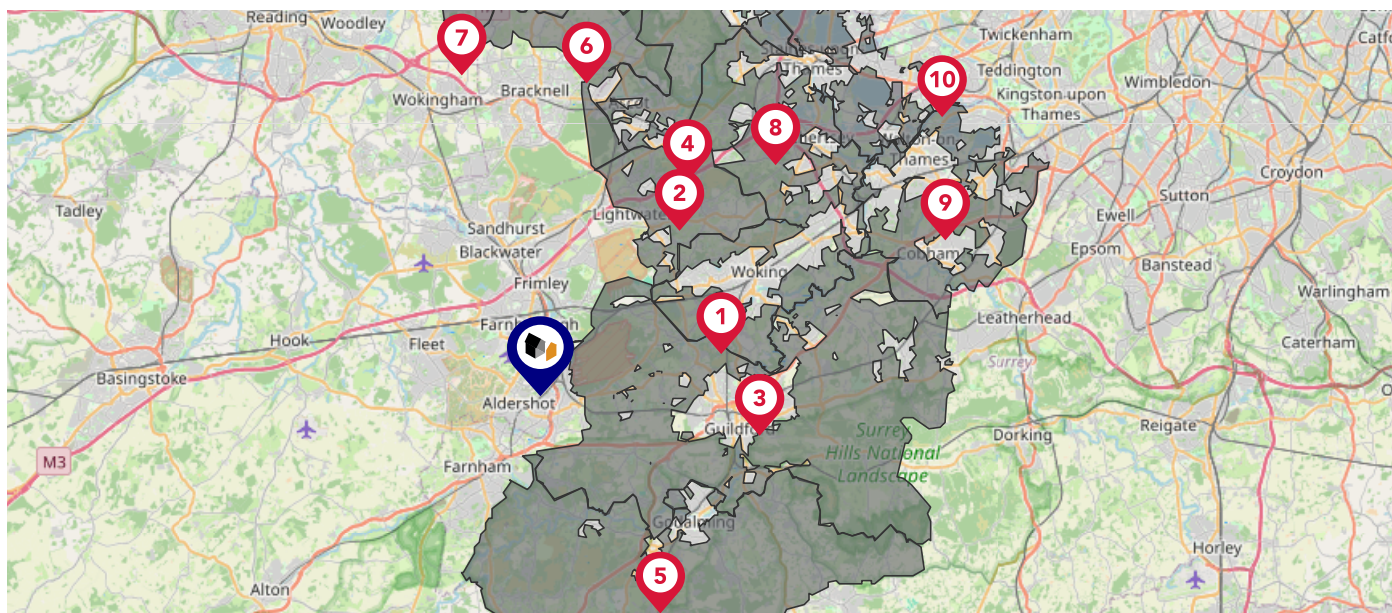
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

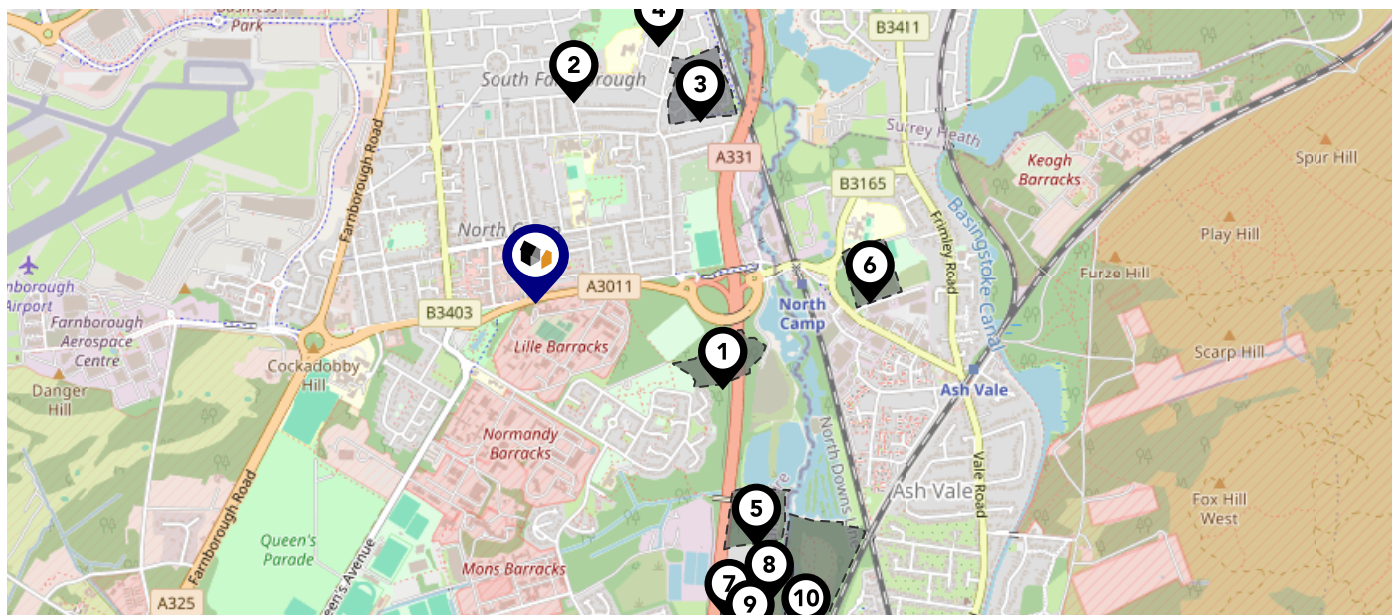
- 1 London Green Belt - Woking
- 2 London Green Belt - Surrey Heath
- 3 London Green Belt - Guildford
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Waverley
- 6 London Green Belt - Bracknell Forest
- 7 London Green Belt - Wokingham
- 8 London Green Belt - Runnymede
- 9 London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

Maps

Landfill Sites

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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

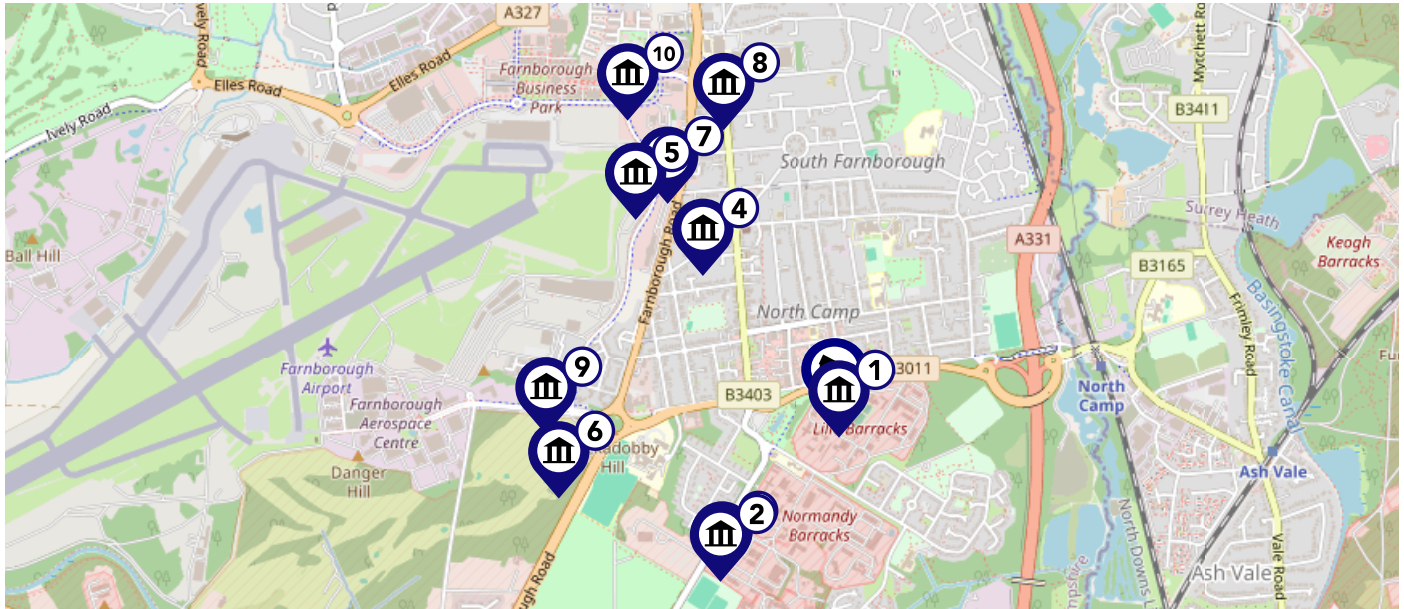
1	Ramilies Park-Near Hollybush Lane, Aldershot	Historic Landfill
2	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill
3	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill
4	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill
5	Land to the east of Sewage Works-Hollybush Lane, Aldershot	Historic Landfill
6	Holly Lodge Landfill-Between Frimley Road and Lysons Road, Ash Vale, Surrey	Historic Landfill
7	Land adjacent to The Gables-Aldershot Stubbs, Hollybush Lane, Aldershot, Hampshire	Historic Landfill
8	Aldershot Stubbs-Hollybush Lane, Aldershot	Historic Landfill
9	Hollybush Lane-North Camp, Aldershot, Hampshire	Historic Landfill
10	Land adjacent to Aldershot Stubbs-Between Blackwater River and Railway, Aldershot Stubbs	Historic Landfill

Maps

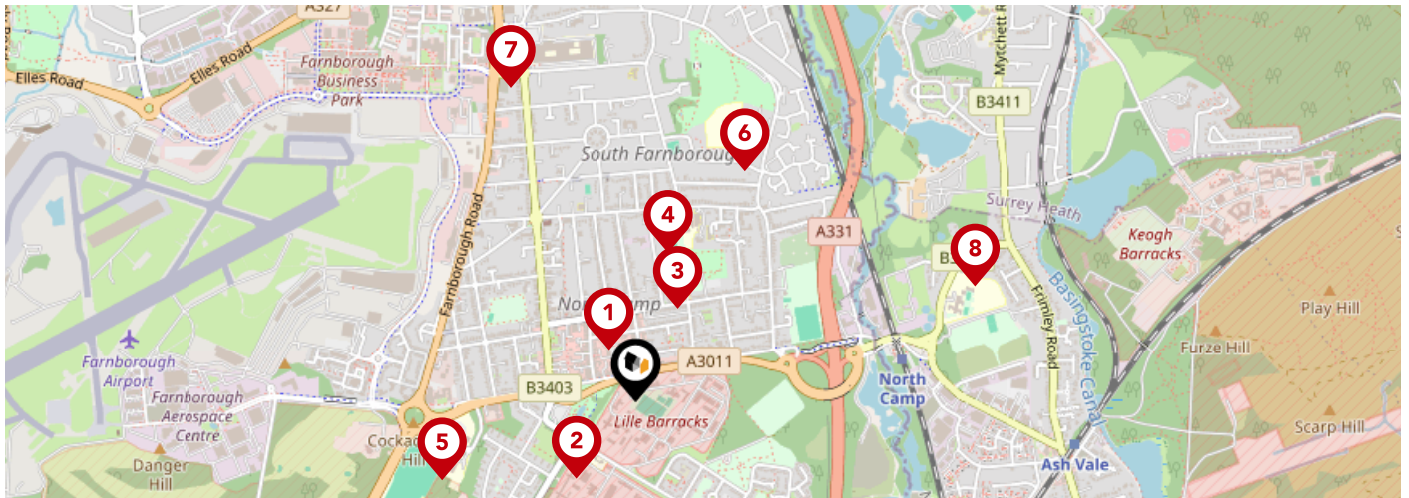
Listed Buildings

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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
 1339696 - Officers Mess Lille Barracks	Grade II	0.0 miles
 1109985 - Aldershot Military Museum N Block	Grade II	0.4 miles
 1109984 - Aldershot Military Museum M Block	Grade II	0.4 miles
 1303102 - Farnborough Town Hall	Grade II	0.4 miles
 1339694 - G 29 Building At The Royal Aircraft Establishment	Grade II	0.6 miles
 1272436 - Government House Mess	Grade II	0.6 miles
 1339706 - G1 Building At The Royal Aircraft Establishment	Grade II	0.6 miles
 1092625 - Crossways North East Hampshire Education Office	Grade II	0.7 miles
 1392200 - Building F49a Man Carrying Centrifuge Facility	Grade II	0.7 miles
 1390502 - Building R52 At Former Royal Aircraft Establishment Site	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:0.14	☐	☒	☐	☐	☐
2	Marlborough Infant School Ofsted Rating: Good Pupils: 85 Distance:0.23	☐	☒	☐	☐	☐
3	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:0.24	☐	☒	☐	☐	☐
4	Salesian College Ofsted Rating: Not Rated Pupils: 589 Distance:0.35	☐	☐	☒	☐	☐
5	The Wavell School Ofsted Rating: Good Pupils: 1018 Distance:0.48	☐	☐	☒	☐	☐
6	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance:0.59	☐	☒	☐	☐	☐
7	Farnborough College of Technology Ofsted Rating: Outstanding Pupils: 0 Distance:0.78	☐	☐	☒	☐	☐
8	Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 423 Distance:0.83	☐	☒	☐	☐	☐

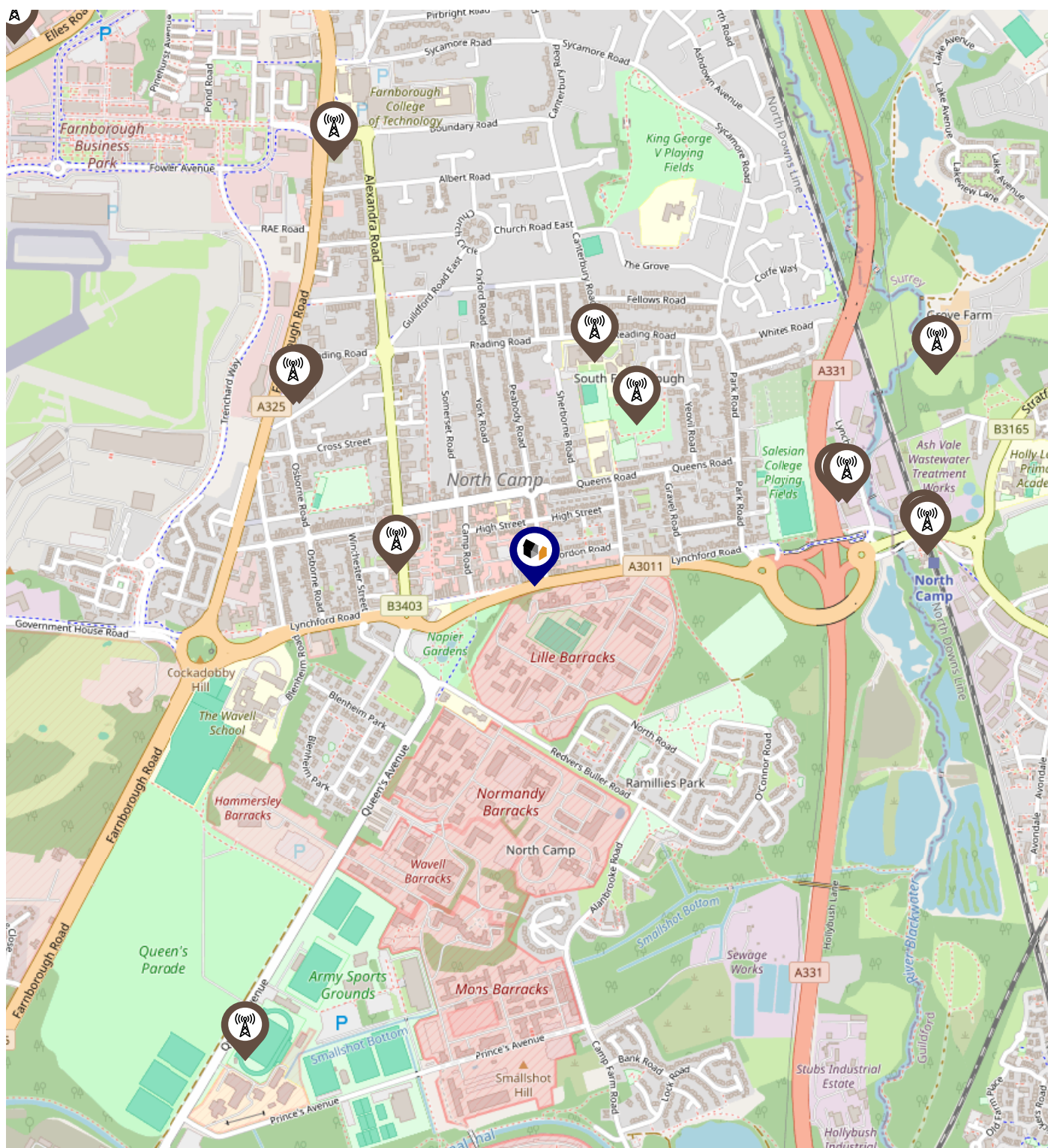


		Nursery	Primary	Secondary	College	Private
	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:1.21	☐	☒	☐	☐	☐
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:1.21	☐	☒	☐	☐	☐
	The Cambridge Primary School Ofsted Rating: Good Pupils: 357 Distance:1.32	☐	☒	☐	☐	☐
	Tower Hill Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.44	☐	☒	☐	☐	☐
	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:1.52	☐	☒	☐	☐	☐
	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:1.69	☐	☒	☐	☐	☐
	Talavera Infant School Ofsted Rating: Good Pupils: 270 Distance:1.73	☐	☒	☐	☐	☐
	Talavera Junior School Ofsted Rating: Outstanding Pupils: 446 Distance:1.73	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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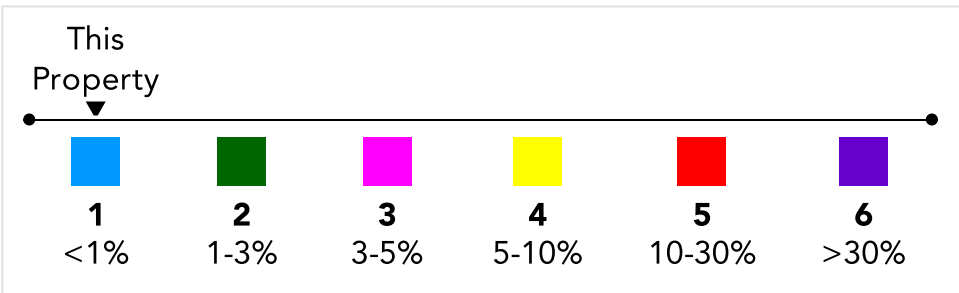
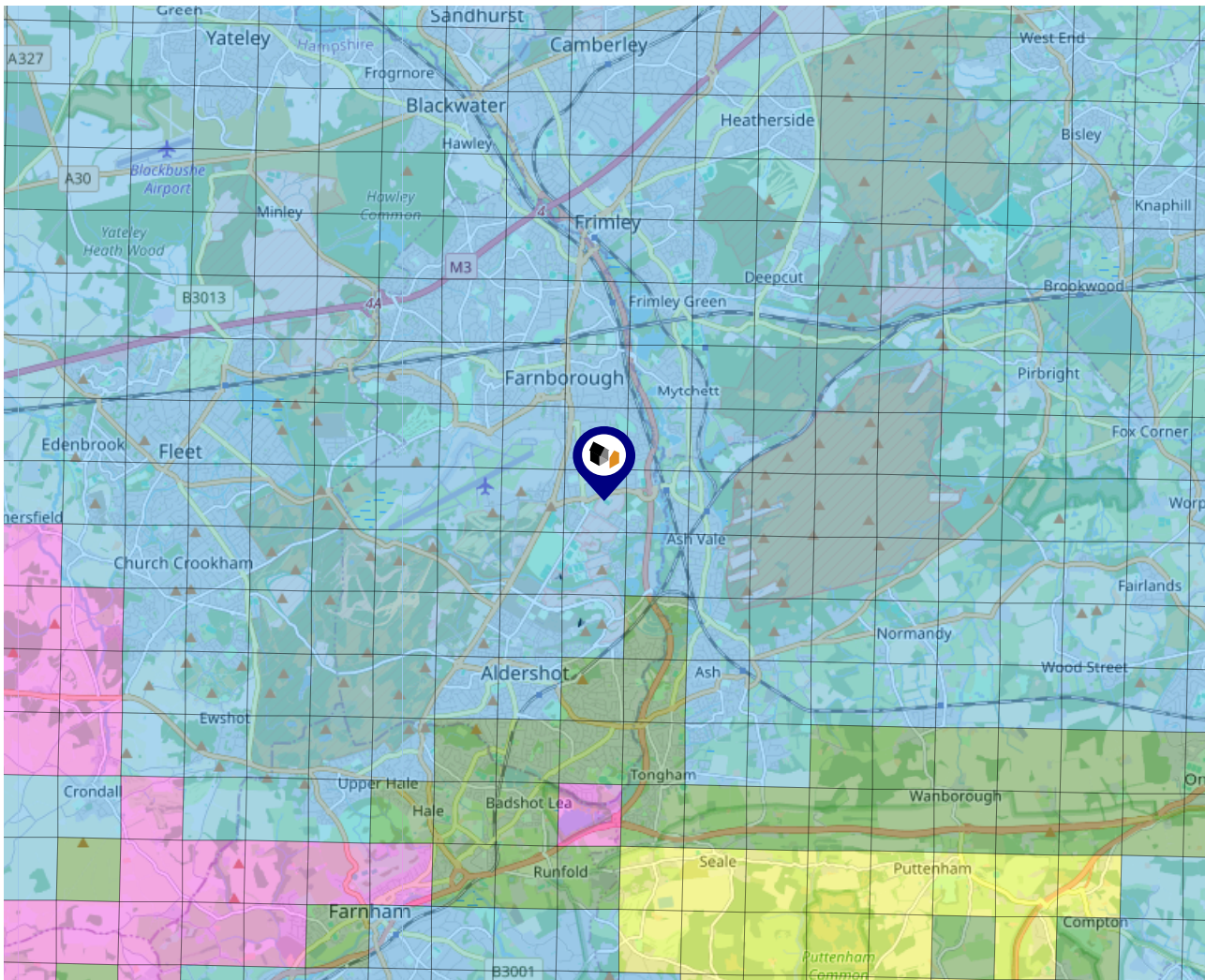


Key:

-  Power Pylons
-  Communication Masts

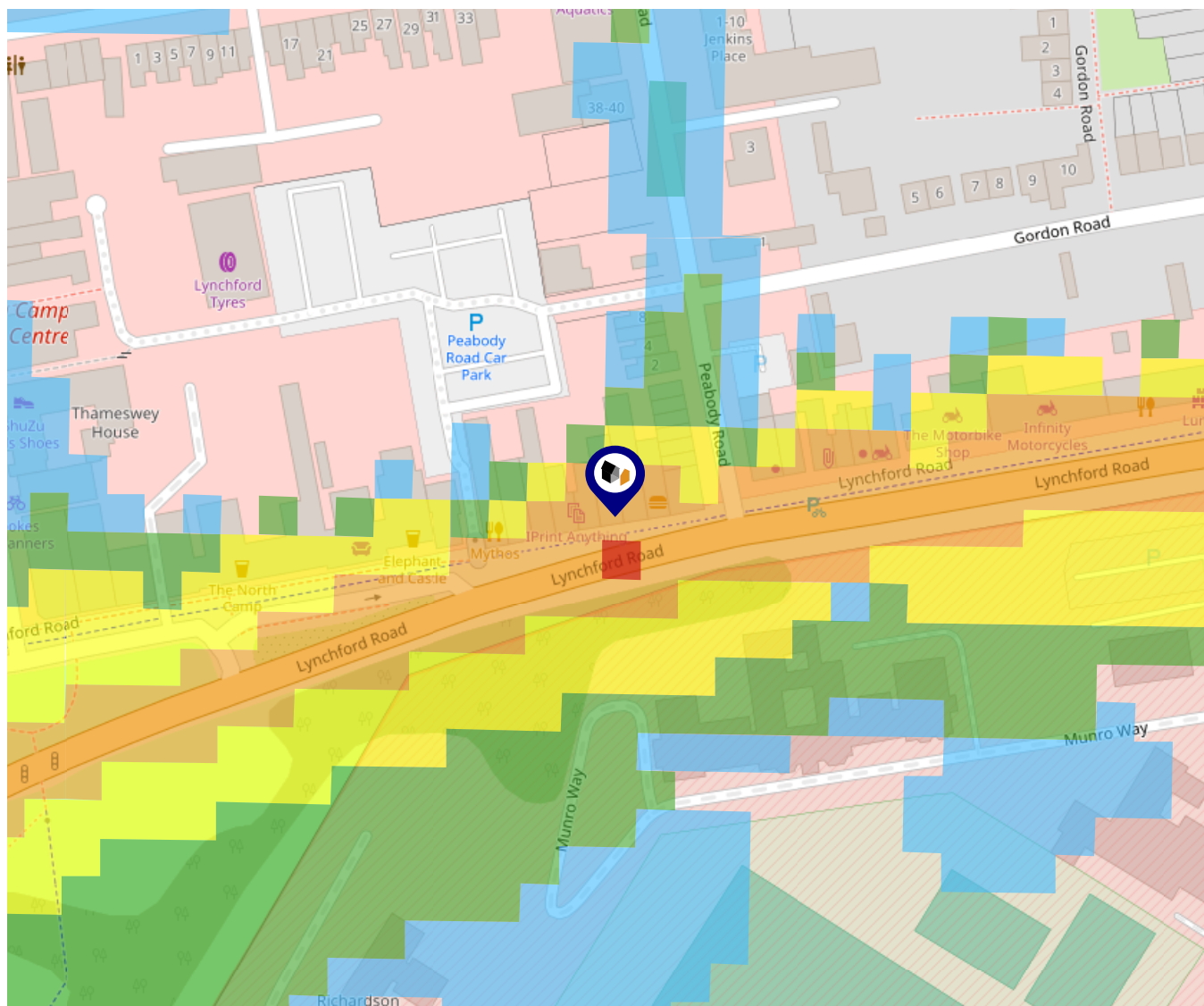
What is Radon?

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

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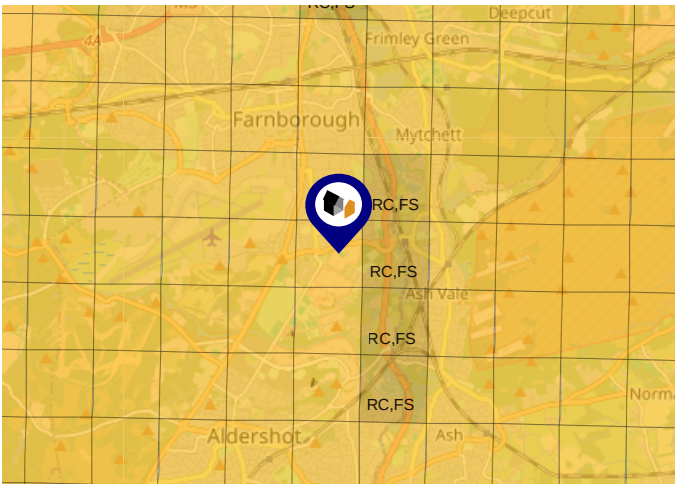


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



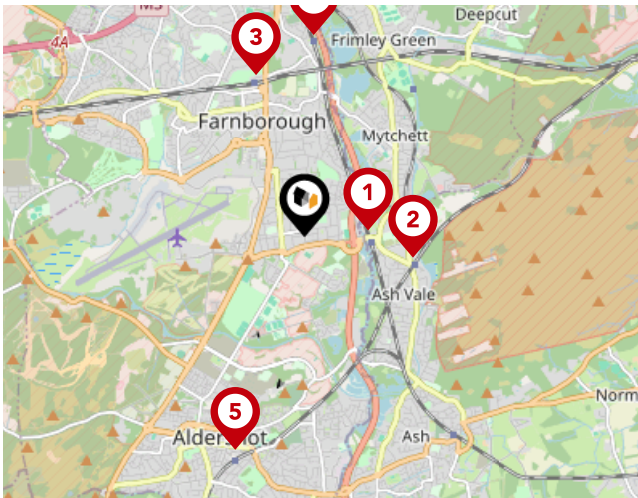
Primary Classifications (Most Common Clay Types)

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

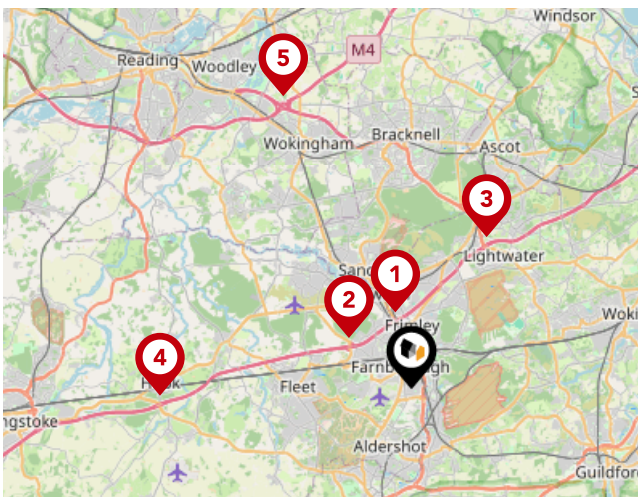
Transport (National)

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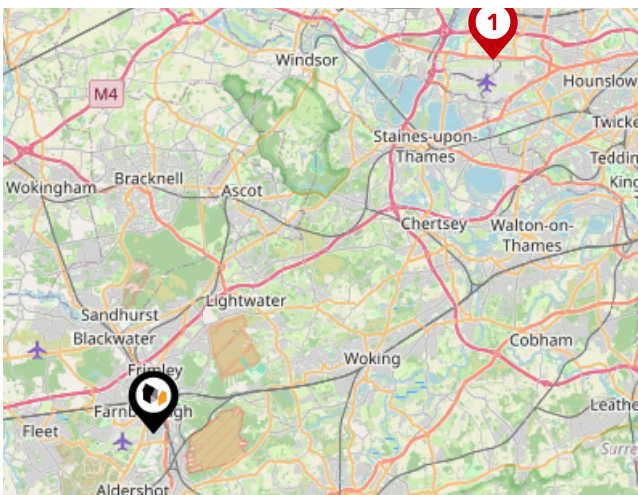
National Rail Stations

Pin	Name	Distance
1	North Camp Rail Station	0.59 miles
2	Ash Vale Rail Station	1.02 miles
3	Farnborough (Main) Rail Station	1.56 miles
4	Farnborough North Rail Station	1.86 miles
5	Aldershot Rail Station	2.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.88 miles
2	M3 J4A	2.96 miles
3	M3 J3	6.28 miles
4	M3 J5	9.31 miles
5	M4 J10	11.79 miles



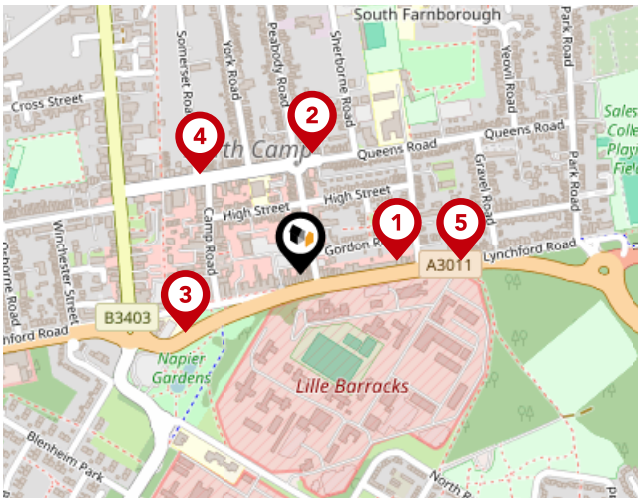
Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	18.67 miles

Area

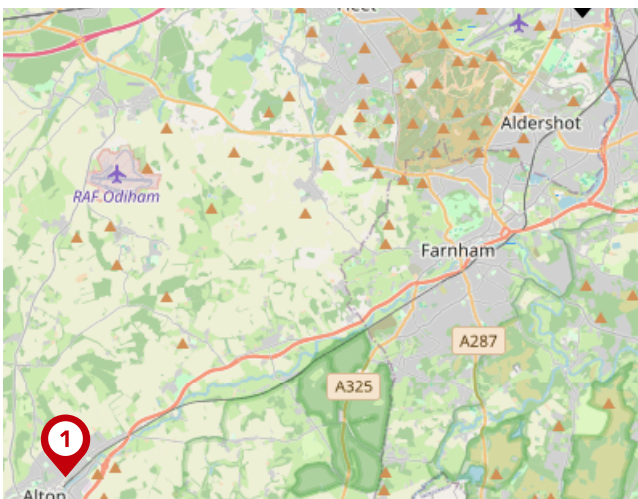
Transport (Local)

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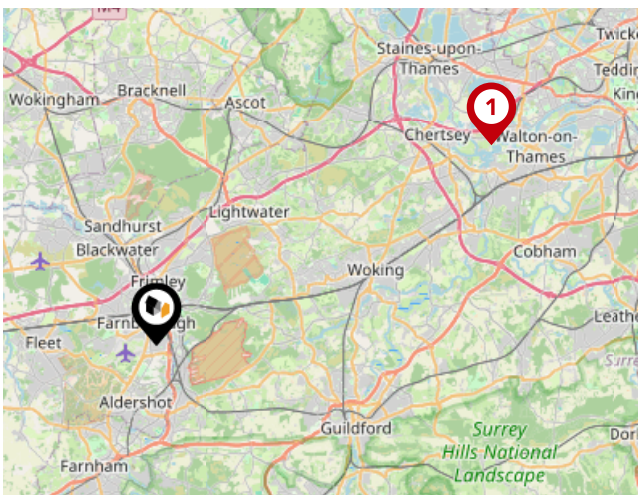
Bus Stops/Stations

Pin	Name	Distance
1	Morris Road	0.11 miles
2	Peabody Road	0.14 miles
3	St Albans Roundabout	0.14 miles
4	Camp Road	0.16 miles
5	Morris Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	12.82 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	14.46 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against a solid orange square background.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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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