

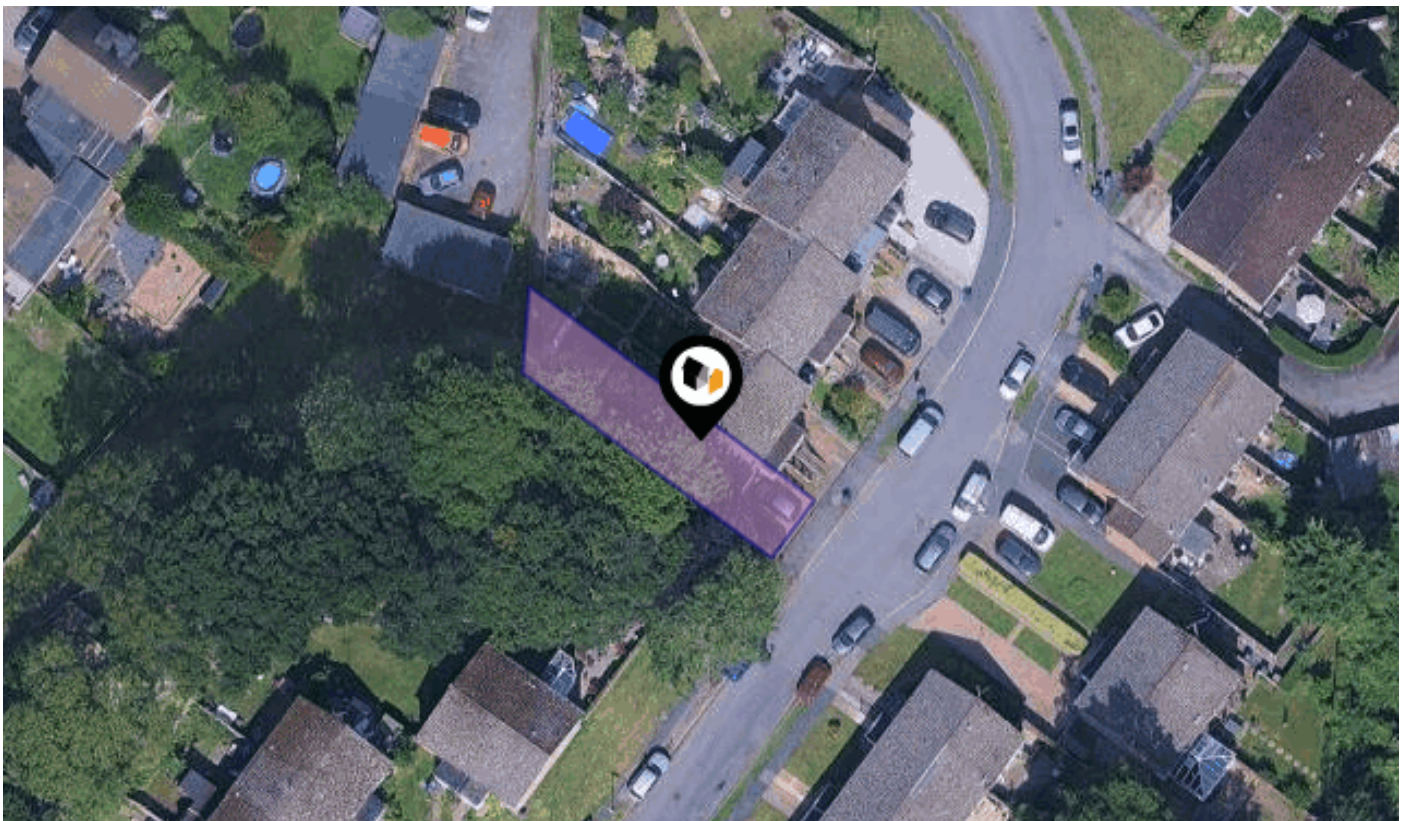


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th January 2026



20, WHITE COTTAGE CLOSE, FARNHAM, GU9 0NL

Avocado Property

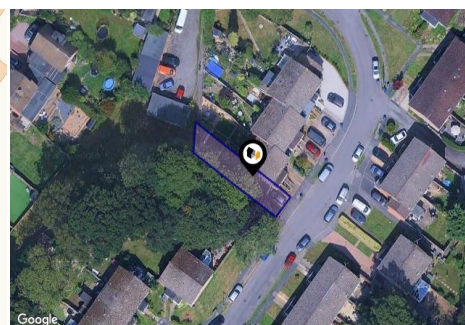
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.04 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,484
Title Number:	SY785343
UPRN:	100061611933

Last Sold Date:	26/08/2021
Last Sold Price:	£405,000
Last Sold £/ft ² :	£447
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

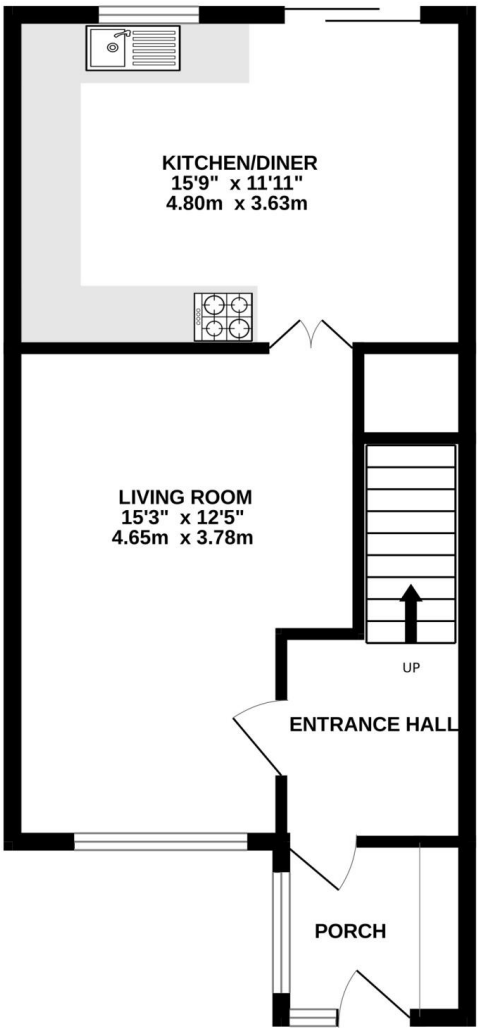


Planning records for: *20, White Cottage Close, Farnham, GU9 0NL*

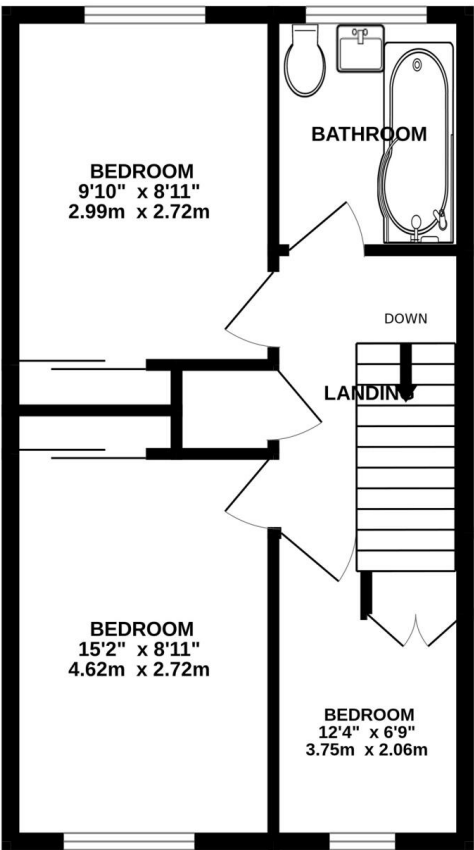
Reference - TM/2007/0090	
Decision:	Decided
Date:	04th July 2007
Description:	Works To An Ash And A Norway Maple Tree The Subject Of Tree Preservation Order 33/99.##- Prune Back Away From Dwelling To Achieve A Final Clearance Between Tree Canopy Edge And Dwelling Of 2 Metres Max##- All Pruning Cuts To Be Made At Suitable Live Growt

20, WHITE COTTAGE CLOSE, FARNHAM, GU9 0NL

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2025

Property
EPC - Certificate



20 WHITE COTTAGE CLOSE, FARNHAM, GU9 0NL			Energy rating
			C
Valid until 04.05.2031			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

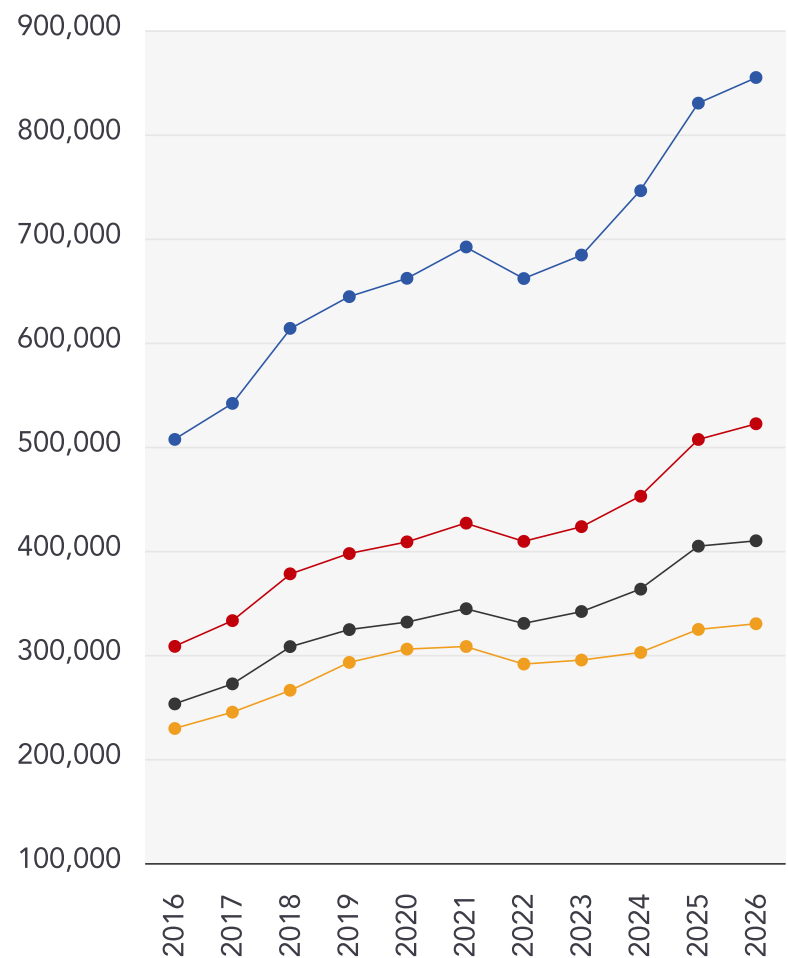
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
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:	84 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU9



Detached

+68.58%

Semi-Detached

+69.4%

Terraced

+61.97%

Flat

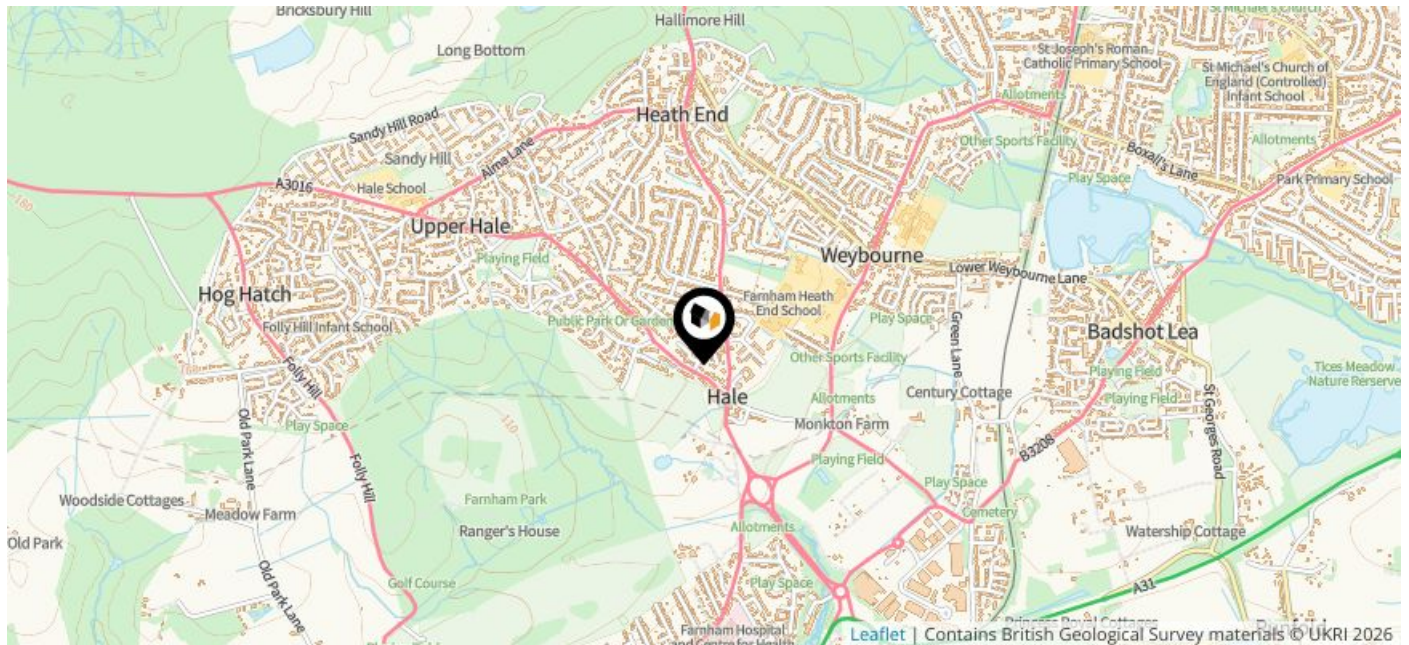
+43.9%

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.

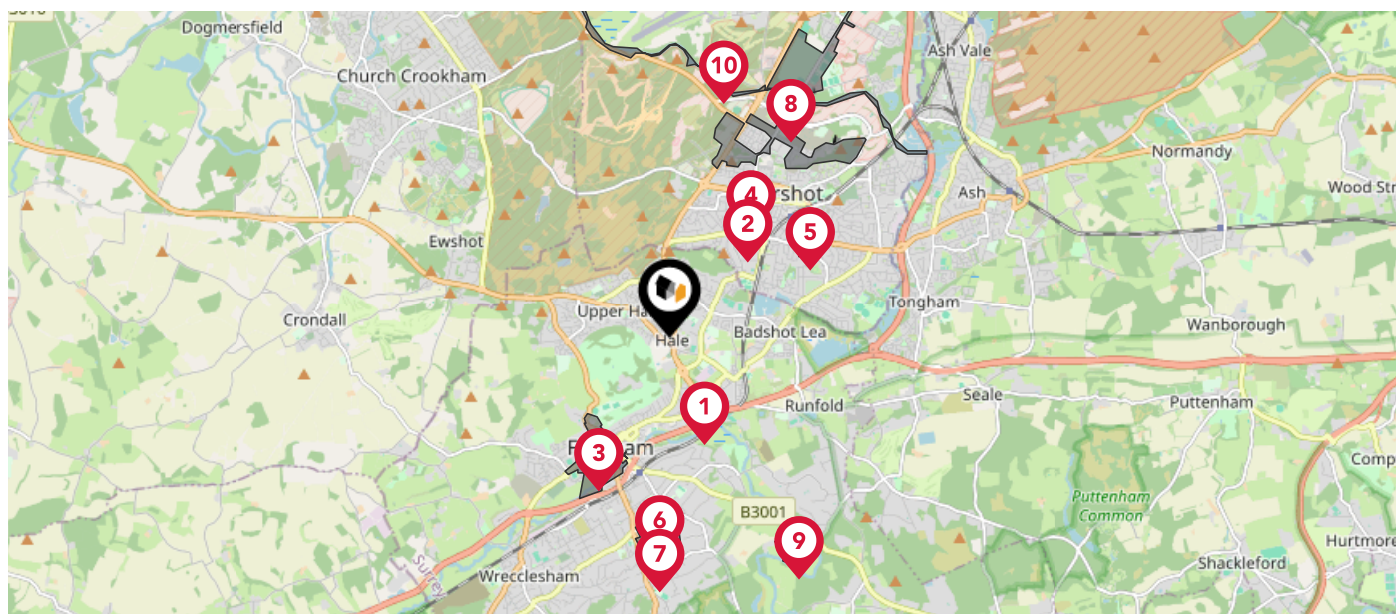
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

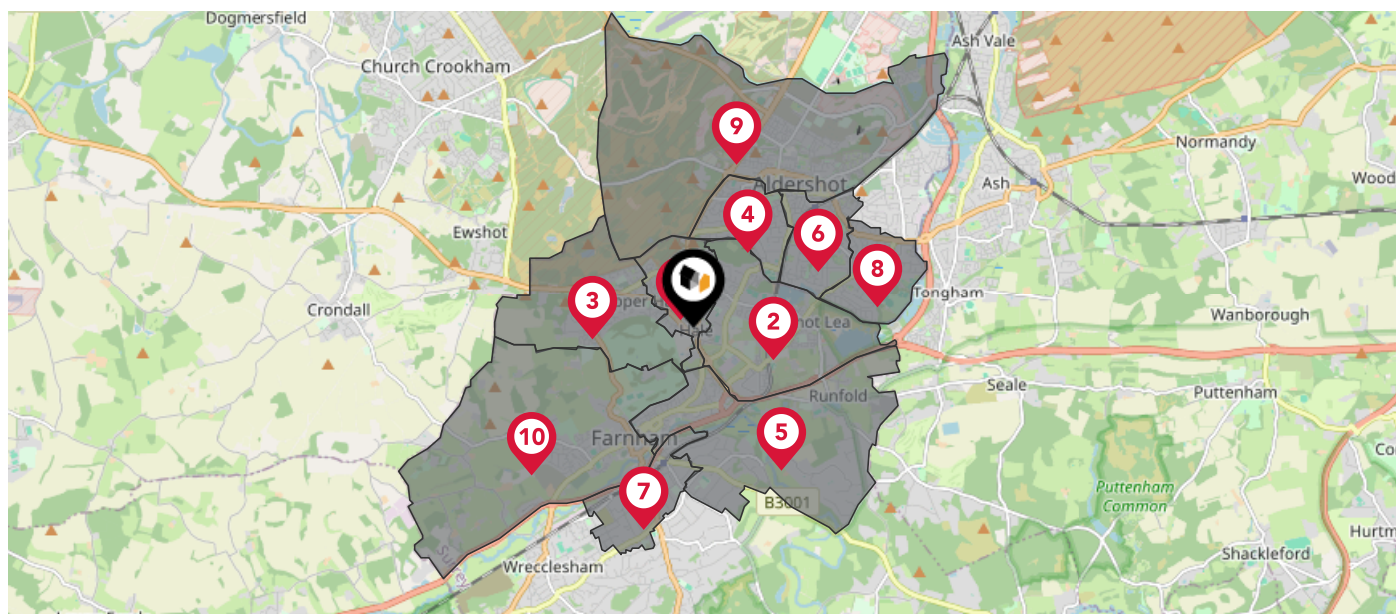
- | | |
|----|--------------------------------------|
| 1 | Shepherd and Flock Conservation Area |
| 2 | Cargate |
| 3 | Farnham |
| 4 | Aldershot West |
| 5 | Manor Park |
| 6 | Great Austins, Farnham |
| 7 | Old Church Lane, Farnham |
| 8 | Aldershot Military |
| 9 | Waverley Abbey, Farnham |
| 10 | Basingstoke Canal |

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

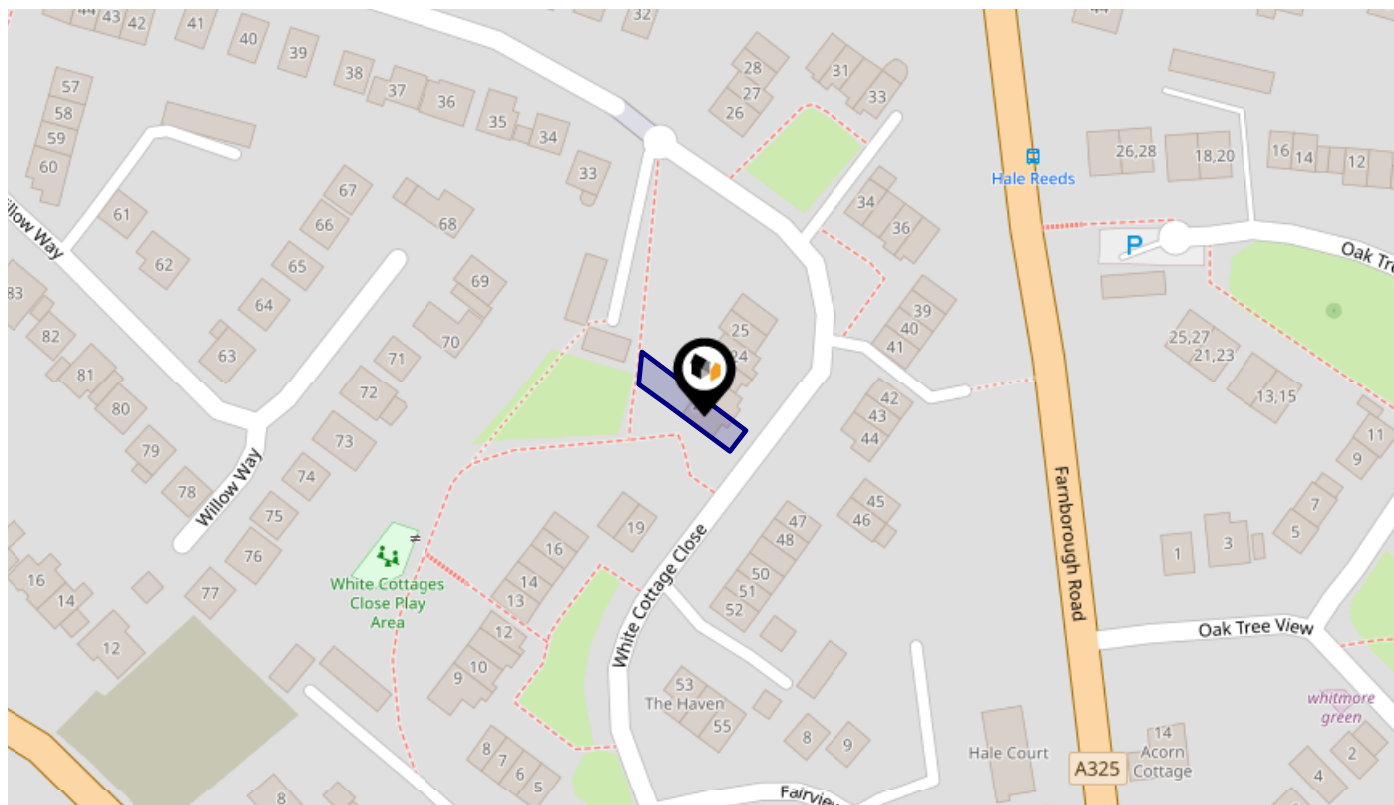
-  Farnham Hale and Heath End Ward
-  Farnham Weybourne and Badshot Lea Ward
-  Farnham Upper Hale Ward
-  Rowhill Ward
-  Farnham Moor Park Ward
-  Manor Park Ward
-  Farnham Firgrove Ward
-  Aldershot Park Ward
-  Wellington Ward
-  Farnham Castle Ward

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:

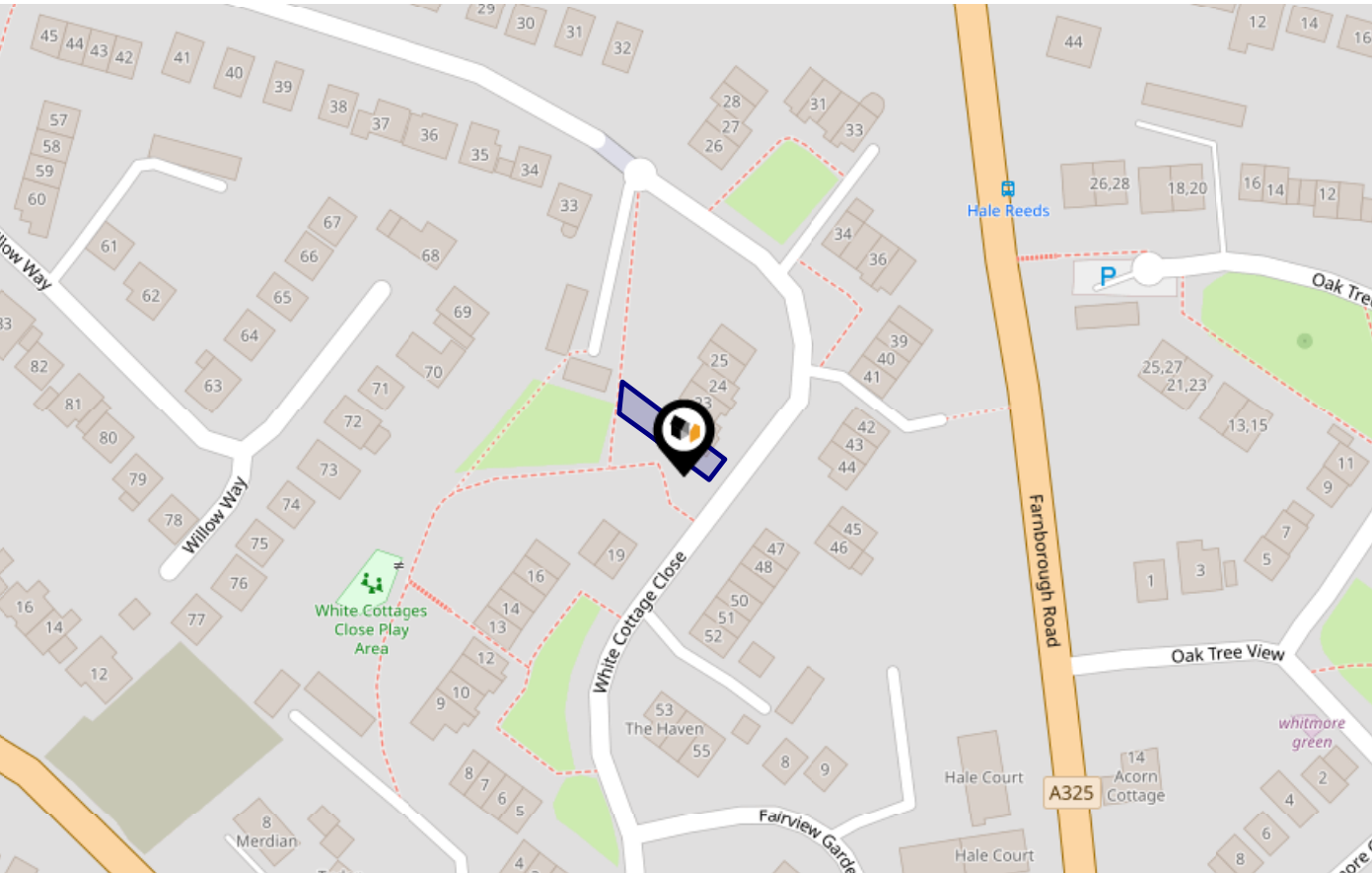
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

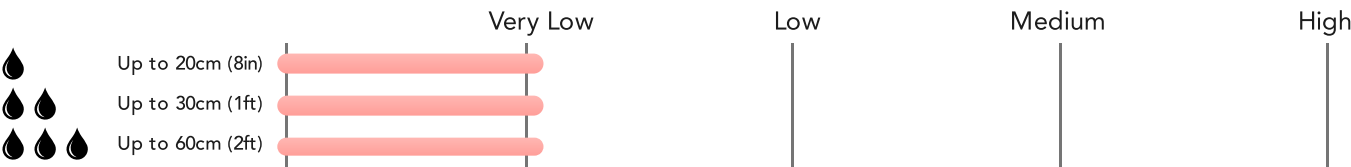


Risk Rating: Very low

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:

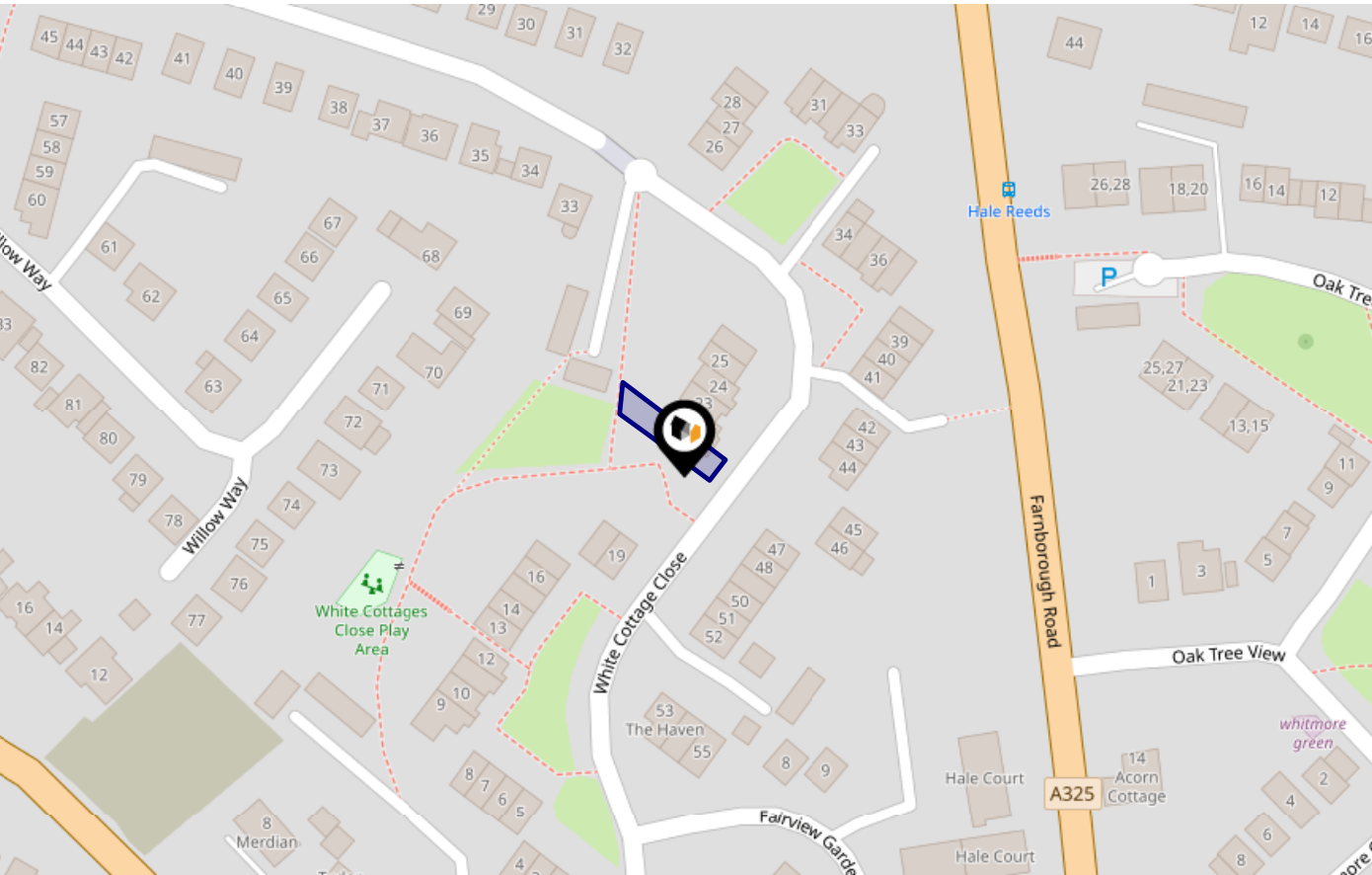


Flood Risk

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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Chance of flooding to the following depths at this property:

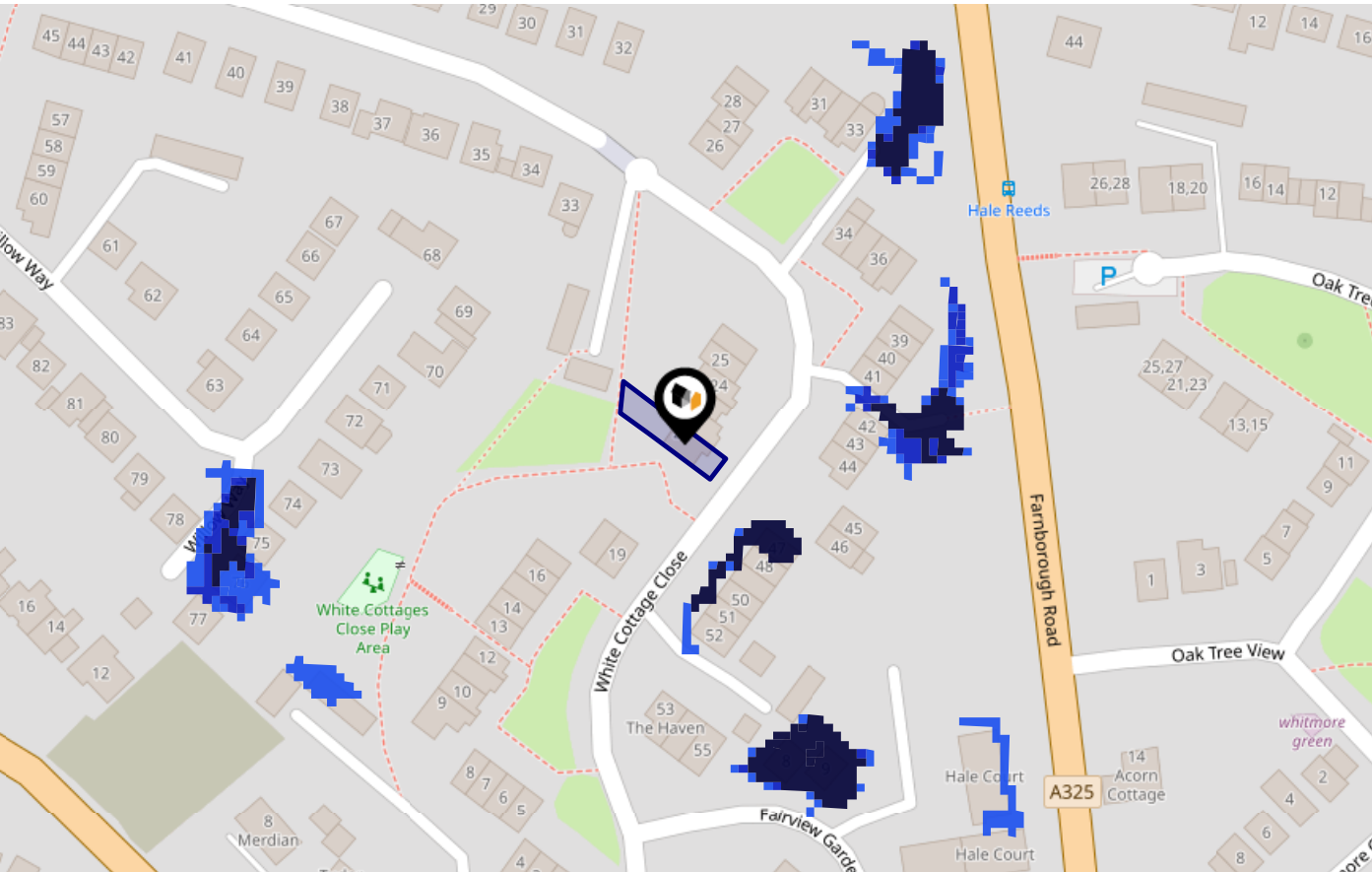


Flood Risk

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.

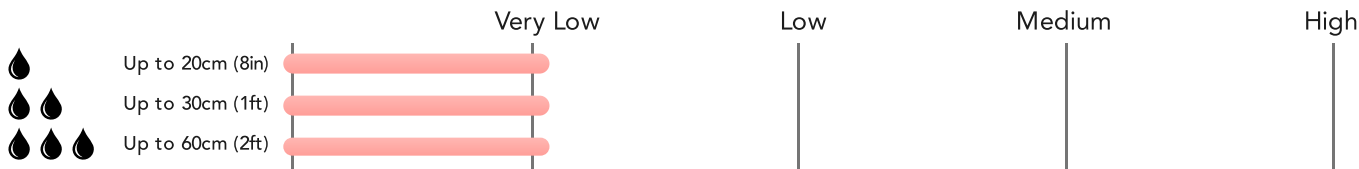


Risk Rating: Very low

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.
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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:

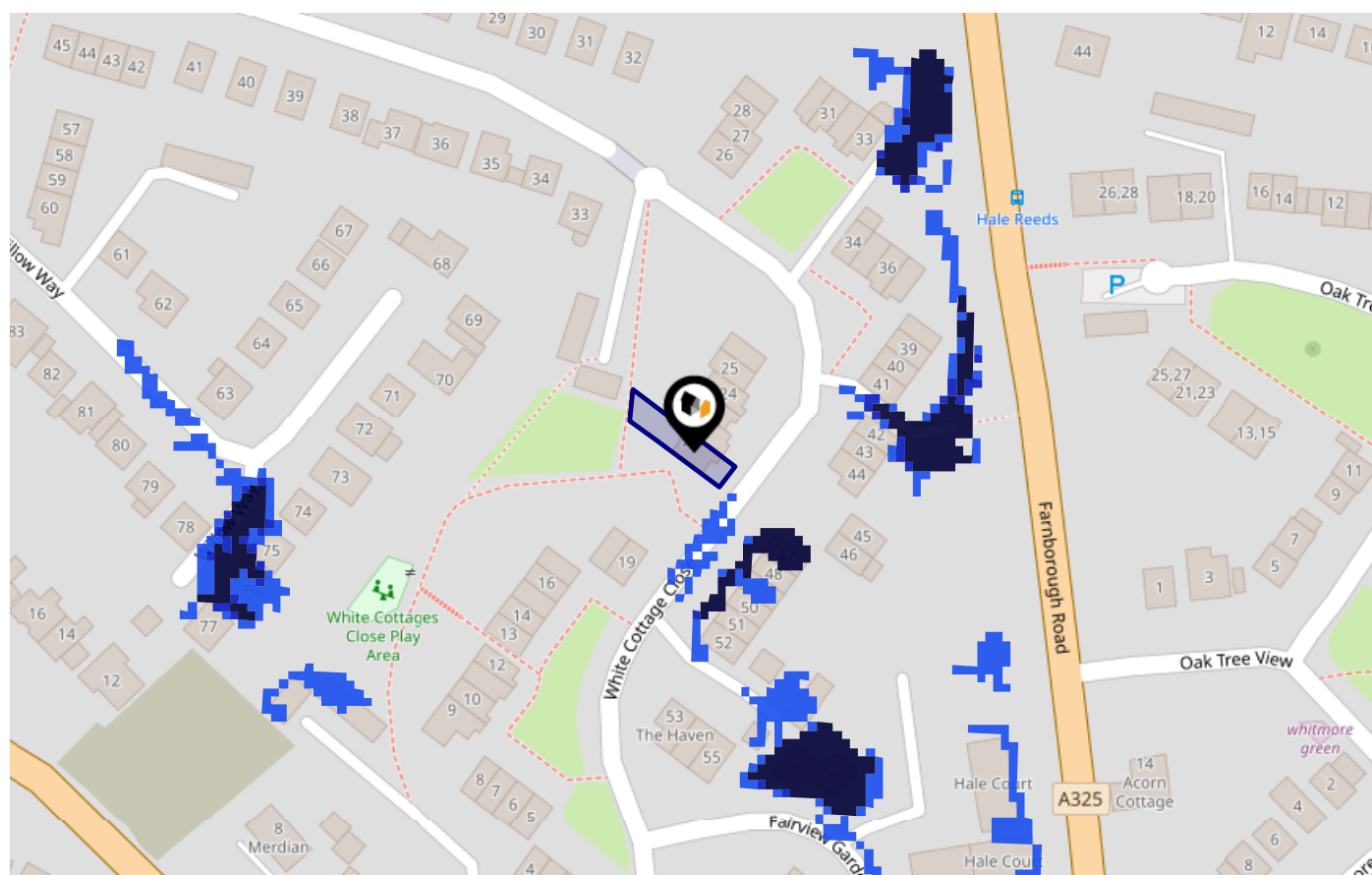


Flood Risk

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.

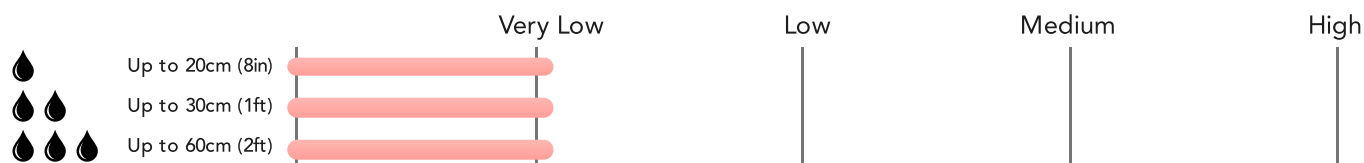


Risk Rating: Very low

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:

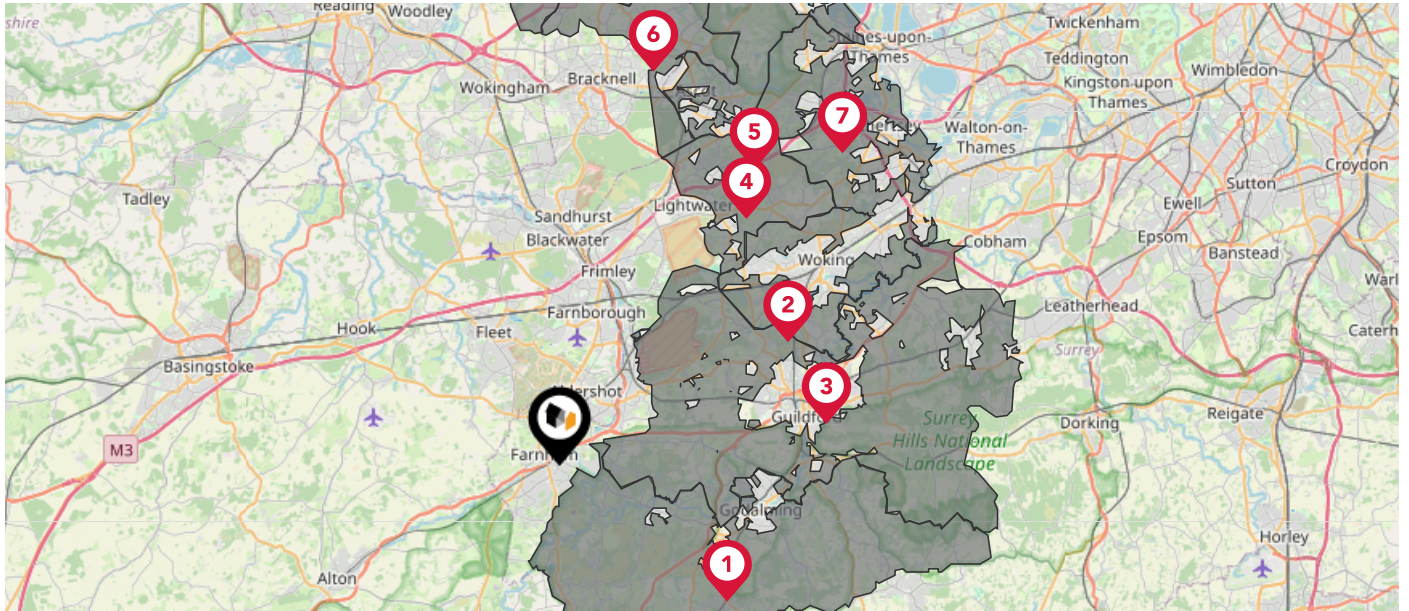


Maps








Green Belt



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



Nearby Green Belt Land

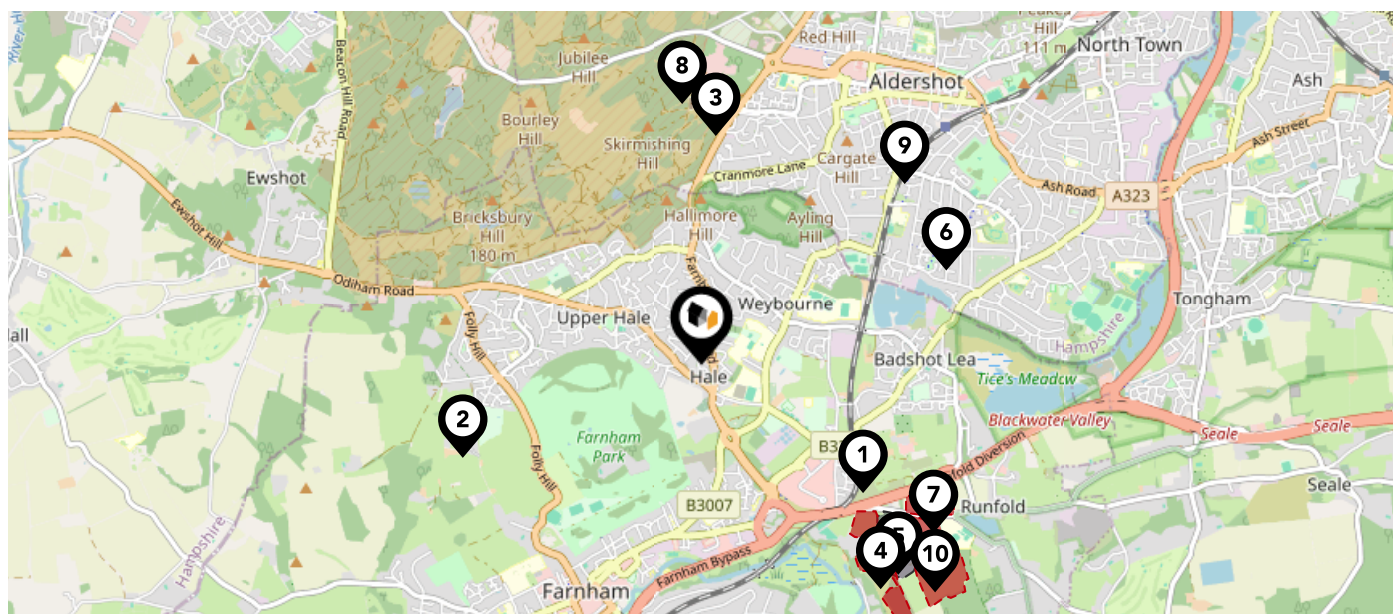
-  London Green Belt - Waverley
-  London Green Belt - Woking
-  London Green Belt - Guildford
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Bracknell Forest
-  London Green Belt - Runnymede

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

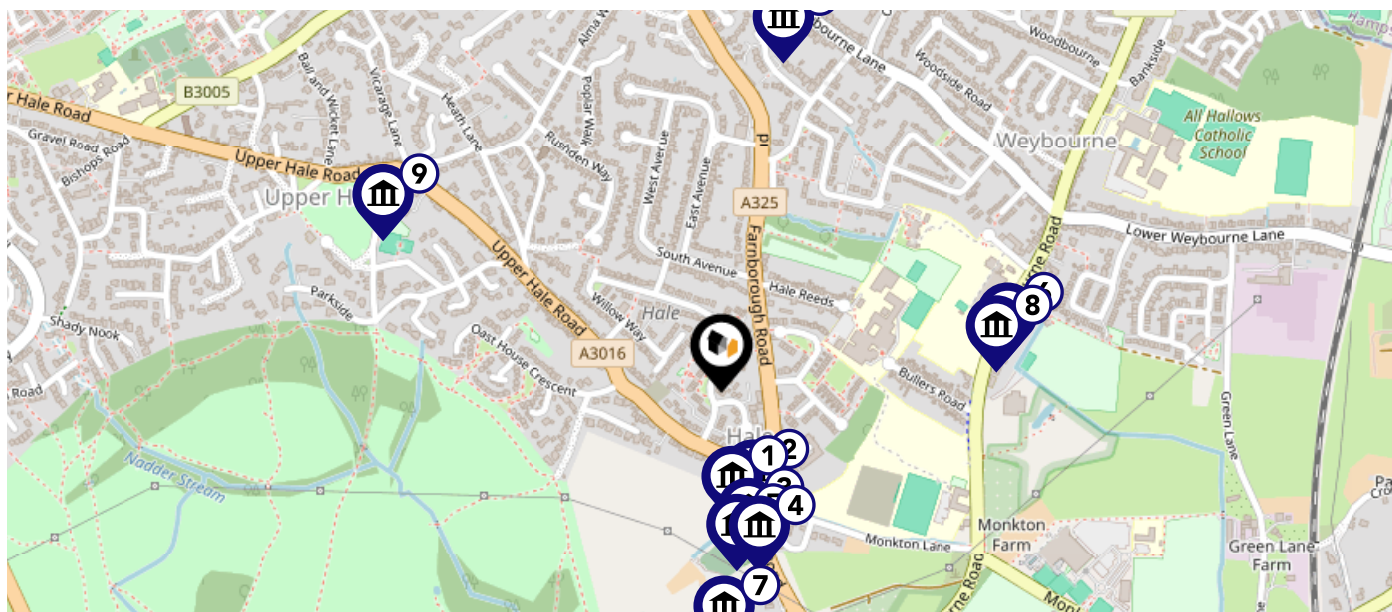
	Land adjacent to Badshot Farm-Farnham, Surrey	Historic Landfill
	Old Park Brickworks-Old Park Lane, Farnham	Historic Landfill
	Land adjacent to Lee Road-Off Farnborough Lane, Aldershot	Historic Landfill
	No name provided by source	Active Landfill
	Hogs Back/Ebenezer Mears-Farnham, Surrey	Historic Landfill
	Off Boxalls Lane-To north of brick and tile works, Aldershot, Hampshire	Historic Landfill
	EA/EPR/AB3801MG/V003 - S I T A Products & Services Ltd	Active Landfill
	Land adjacent to Sunny Hill Road-Sunny Hill Road, Aldershot	Historic Landfill
	Bus Depot-Halimote Road, Aldershot	Historic Landfill
	EA/EPR/VP3193EQ/V007 - S I T A Products & Services Ltd	Active Landfill











Maps

Listed Buildings

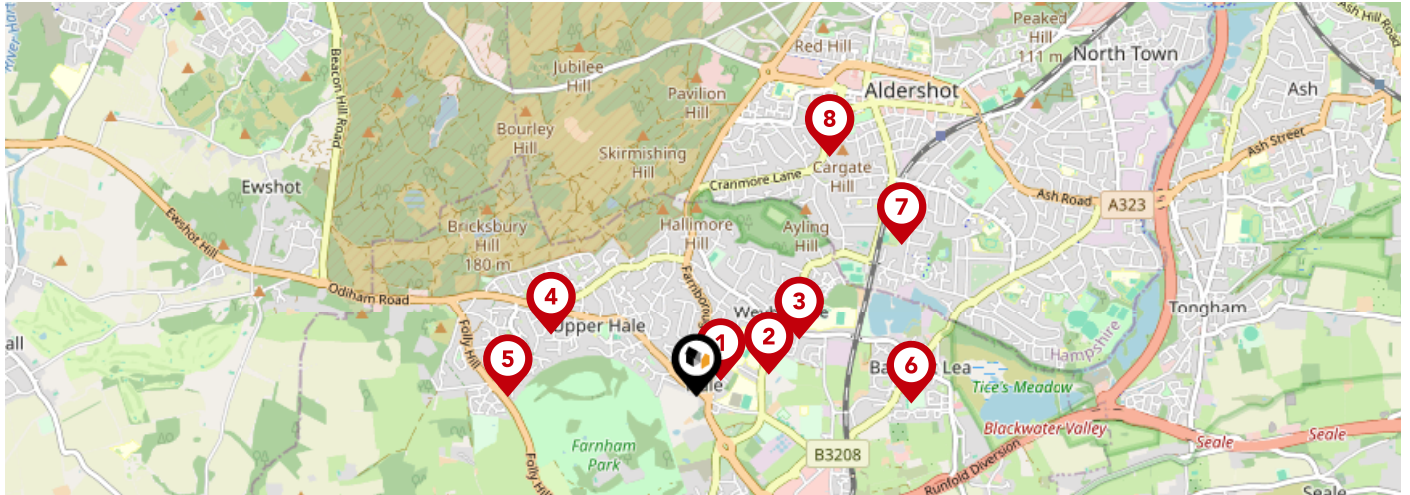


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



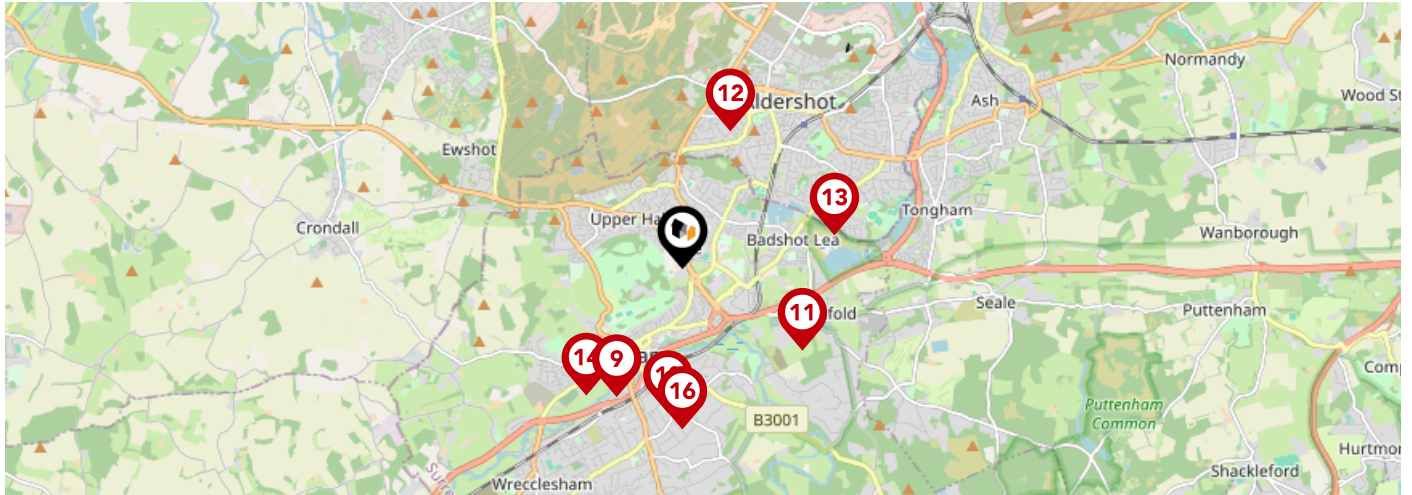
Listed Buildings in the local district	Grade	Distance
 1258082 - 3-7, Upper Hale Road	Grade II	0.1 miles
 1273549 - The White Cottage	Grade II	0.1 miles
 1258075 - Outbuilding To South Of Number 1	Grade II	0.2 miles
 1242676 - Hale Farm Flats Maskoun House Maskoun House, 1-4 Hale Farm Flats And 4, 5 And 6 Radford Close Radford Close	Grade II	0.2 miles
 1044615 - The Church Of St John The Evangelist, Hale	Grade II	0.2 miles
 1243152 - Weybourne House	Grade II	0.3 miles
 1319818 - Mulberry House	Grade II	0.3 miles
 1243628 - Garden Wall To The South Of Weybourne House	Grade II	0.3 miles
 1044612 - Hale Methodist Church	Grade II	0.4 miles
 1258083 - 99, Upper Weybourne Lane	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Farnham Heath End Ofsted Rating: Good Pupils: 1092 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Cobbett Primary School Ofsted Rating: Good Pupils: 467 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Hallows Catholic School Ofsted Rating: Outstanding Pupils: 1467 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hale Nursery & Primary Academy Ofsted Rating: Good Pupils: 289 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Folly Hill Infant Academy Ofsted Rating: Outstanding Pupils: 74 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Badshot Lea Village Infant School Ofsted Rating: Good Pupils: 149 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 487 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rowhill School Ofsted Rating: Special Measures Pupils: 38 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

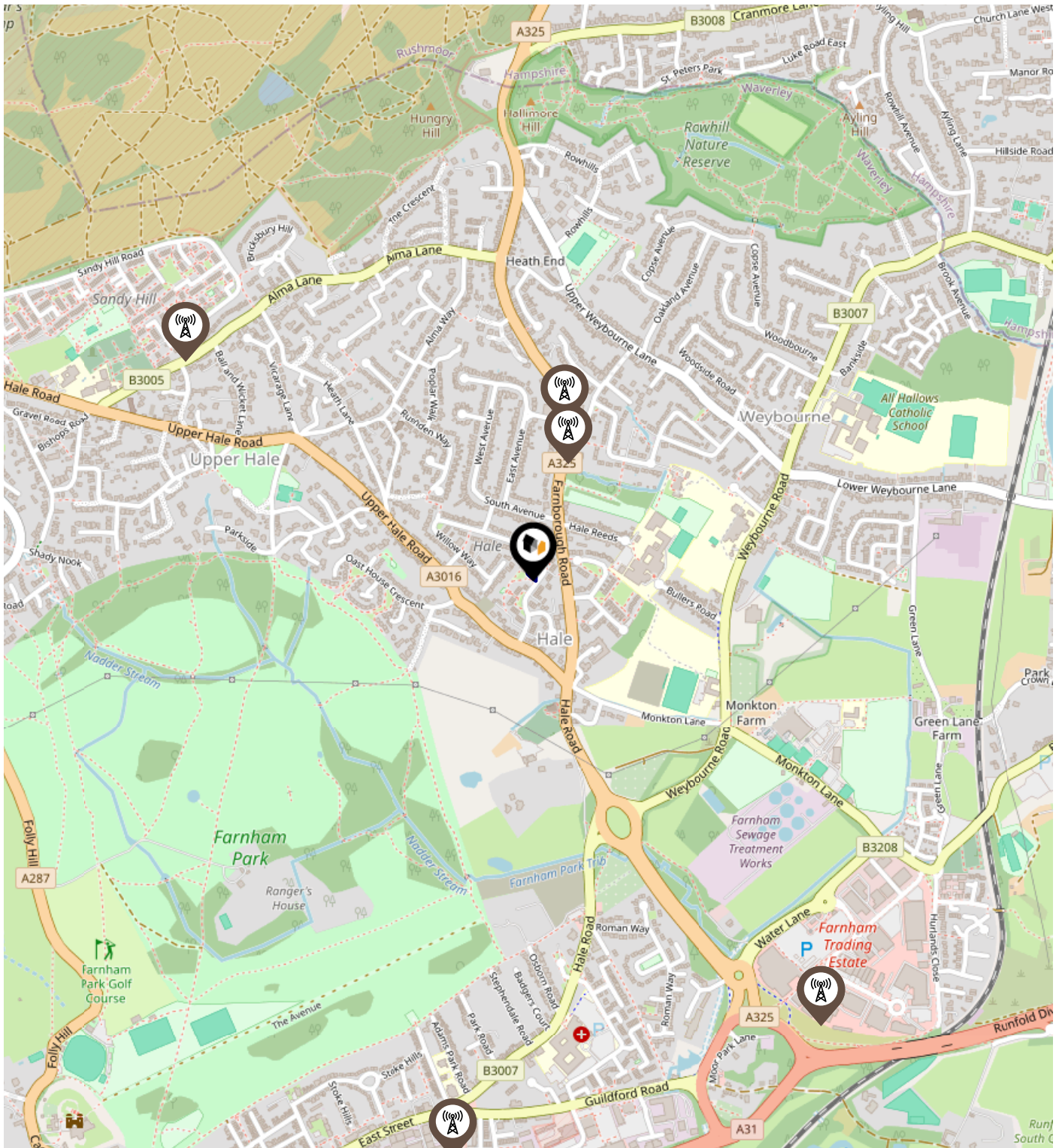
Area Schools





		Nursery	Primary	Secondary	College	Private
9	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 89 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Polycarp's Catholic Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Barfield Prep School Ofsted Rating: Not Rated Pupils: 284 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Wellington Community Primary School Ofsted Rating: Outstanding Pupils: 410 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Park Primary School Ofsted Rating: Good Pupils: 199 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Potters Gate CofE Primary School Ofsted Rating: Good Pupils: 538 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	South Farnham School Ofsted Rating: Outstanding Pupils: 846 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Abbey School Ofsted Rating: Outstanding Pupils: 145 Distance:1.49	<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

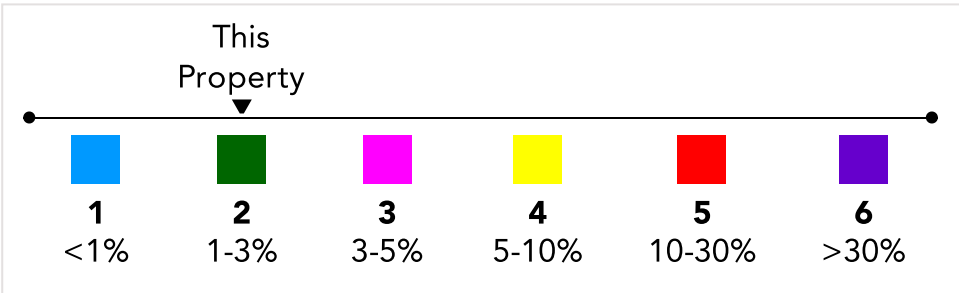
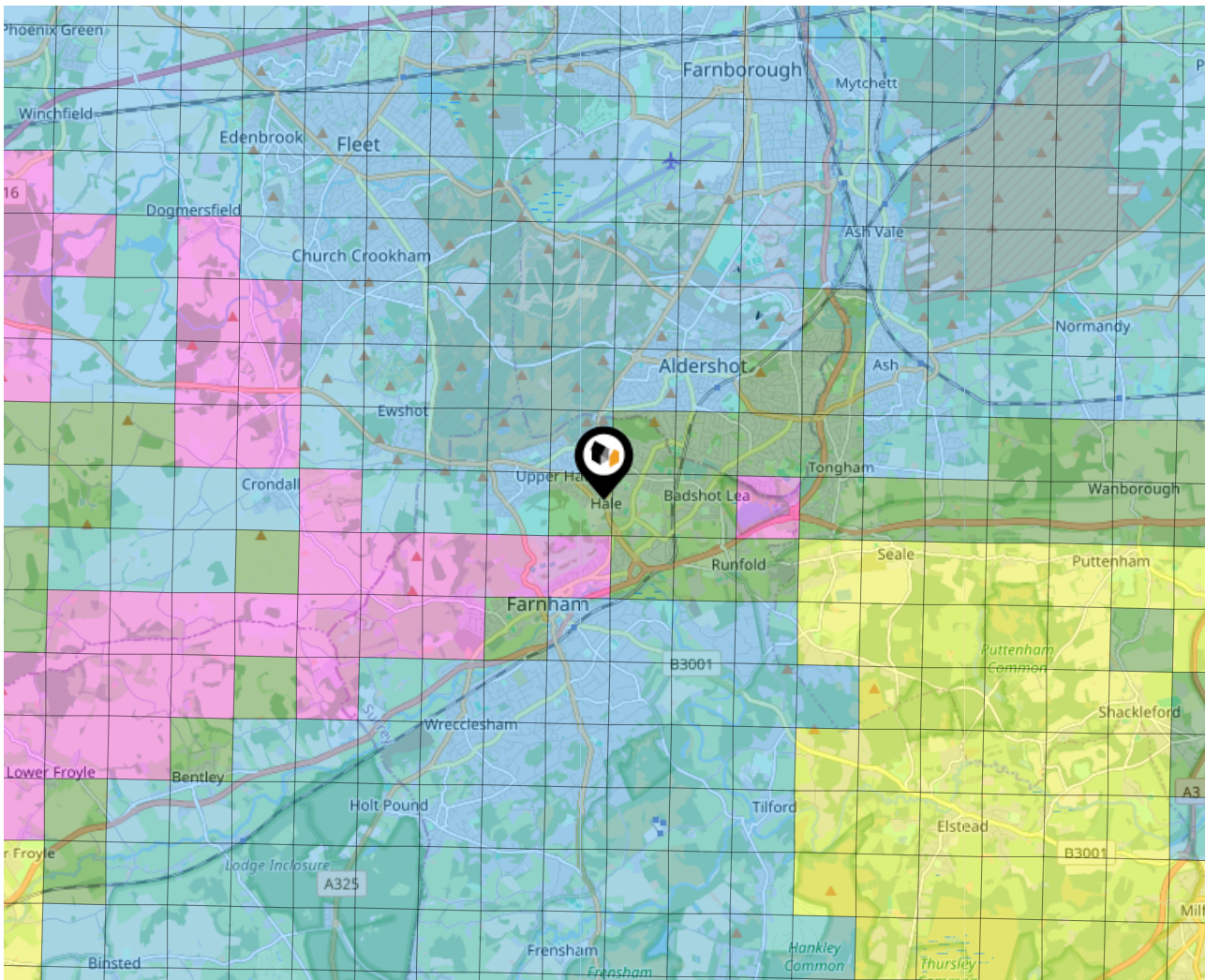
Environment

Radon Gas



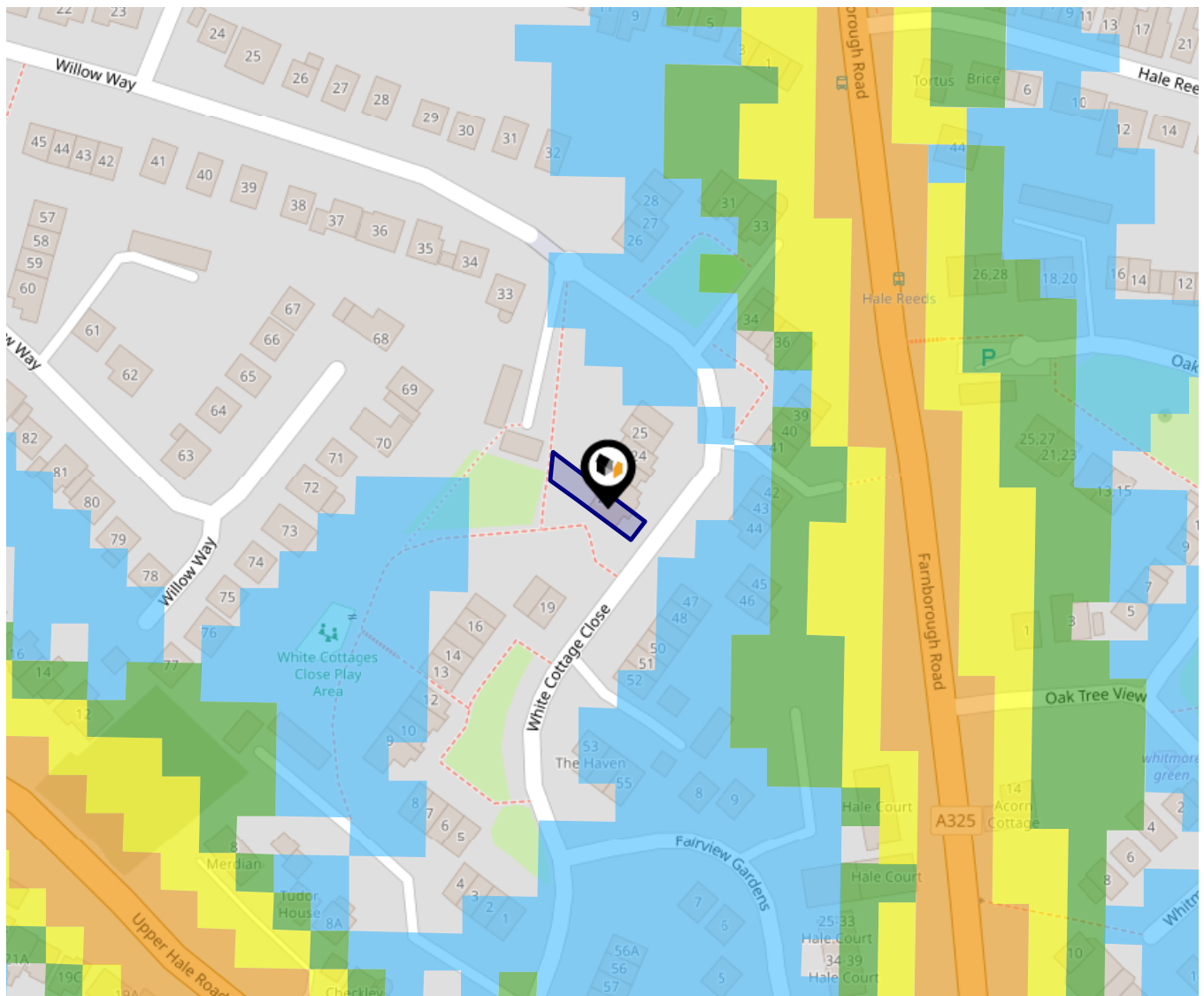
What is Radon?

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.

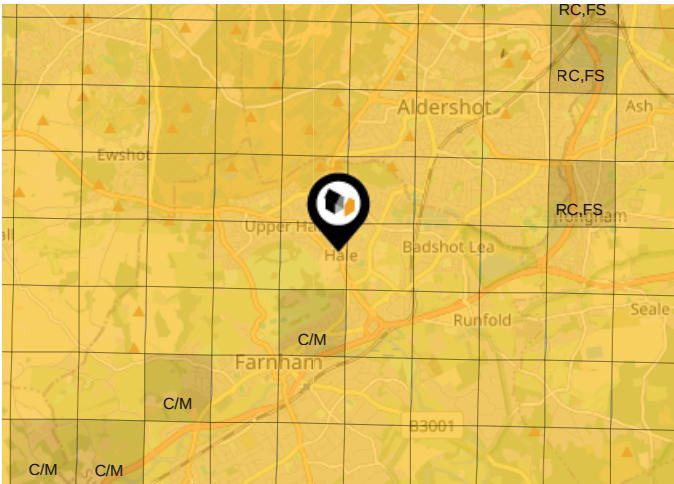
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

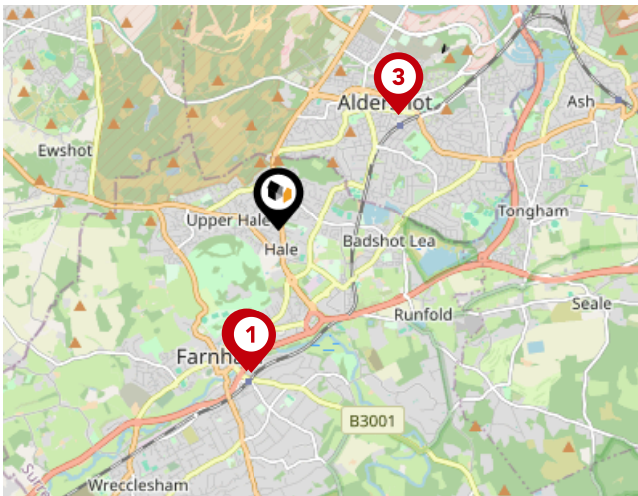


Primary Classifications (Most Common Clay Types)

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

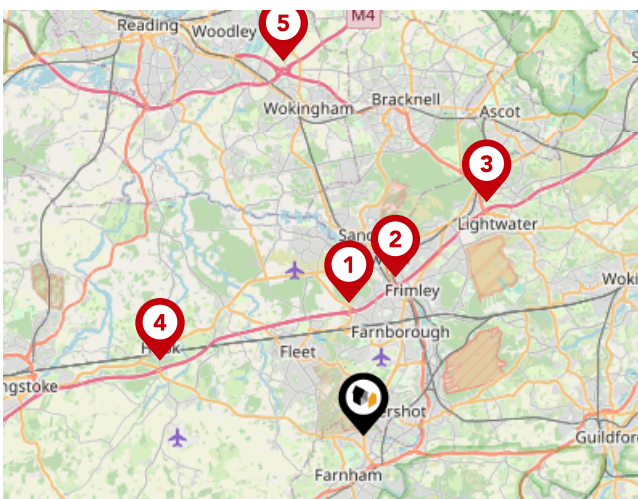
Area

Transport (National)



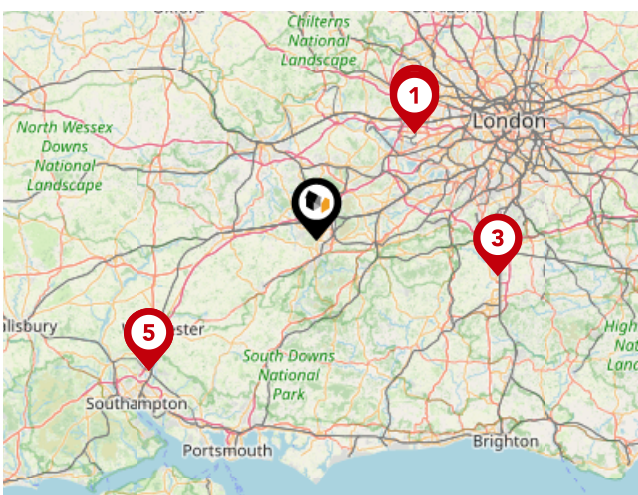
National Rail Stations

Pin	Name	Distance
1	Farnham Rail Station	1.34 miles
2	Farnham Rail Station	1.34 miles
3	Aldershot Rail Station	1.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	4.97 miles
2	M3 J4	6 miles
3	M3 J3	9.82 miles
4	M3 J5	8.05 miles
5	M4 J10	14.19 miles

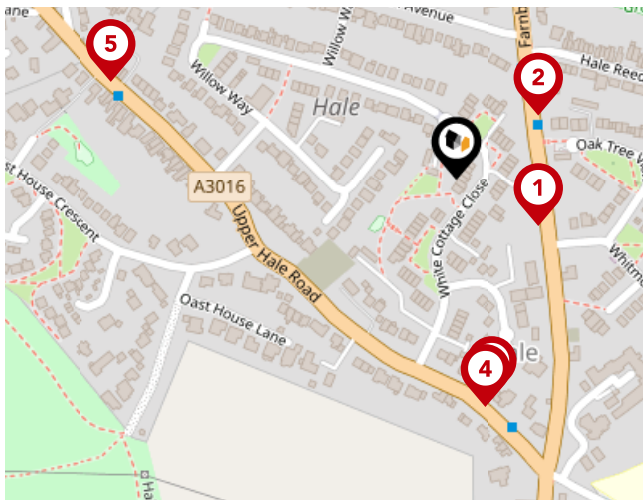


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	21.55 miles
2	Heathrow Airport	22.15 miles
3	Gatwick Airport	27.45 miles
4	North Stoneham	31.61 miles
5	Southampton Airport	31.61 miles

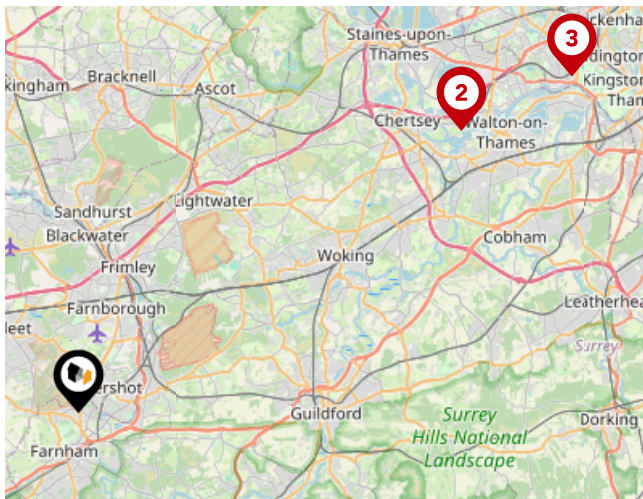
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Whitmore Gardens	0.06 miles
2	Hale Reeds	0.06 miles
3	St John's Church	0.13 miles
4	St John's Church	0.13 miles
5	Brookside	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	17.68 miles
2	Weybridge Ferry Landing	17.66 miles
3	Moulsey - Hurst Park Ferry Landing	22.13 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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