

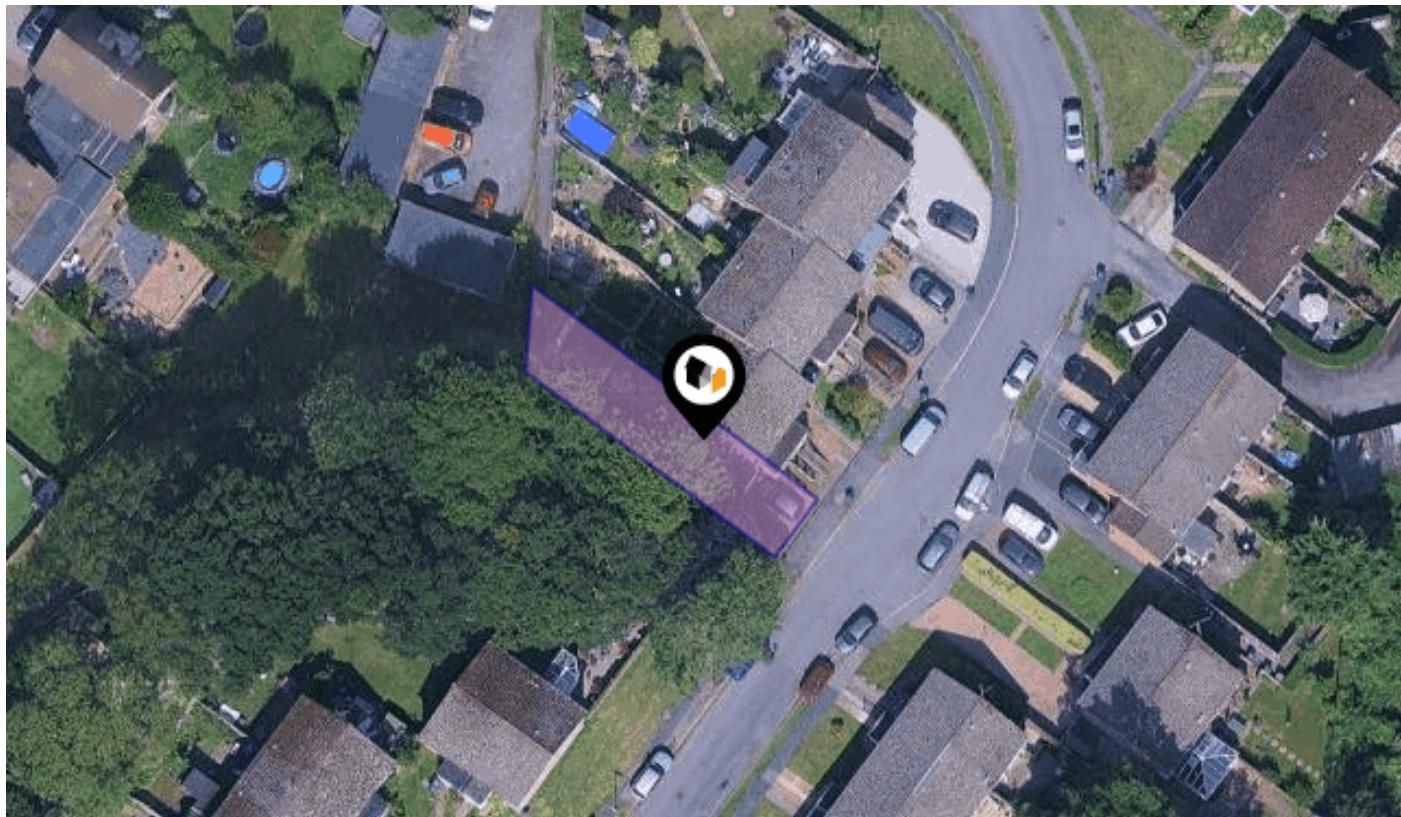


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 30<sup>th</sup> January 2026**



**20, WHITE COTTAGE CLOSE, FARNHAM, GU9 0NL**

**Avocado Property**

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



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# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	904 ft <sup>2</sup> / 84 m <sup>2</sup>
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 <sup>2</sup> :	£447
Tenure:	Freehold

## Local Area

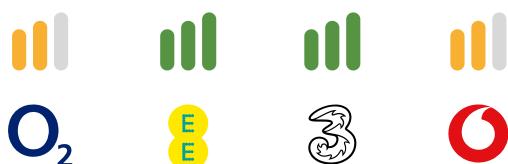
Local Authority:	Waverley
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 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: **20, White Cottage Close, Farnham, GU9 0NL**

<b>Reference - TM/2007/0090</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th July 2007
<b>Description:</b> 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 Growth

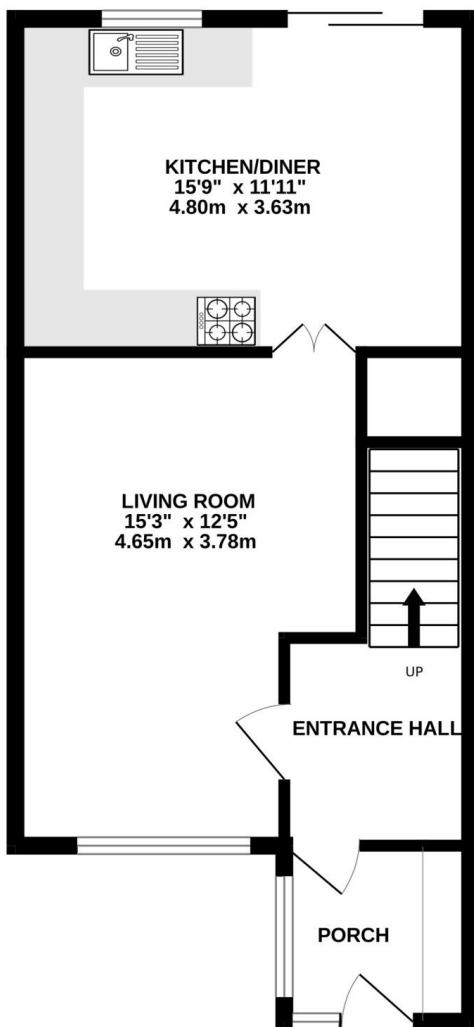
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# Gallery Floorplan

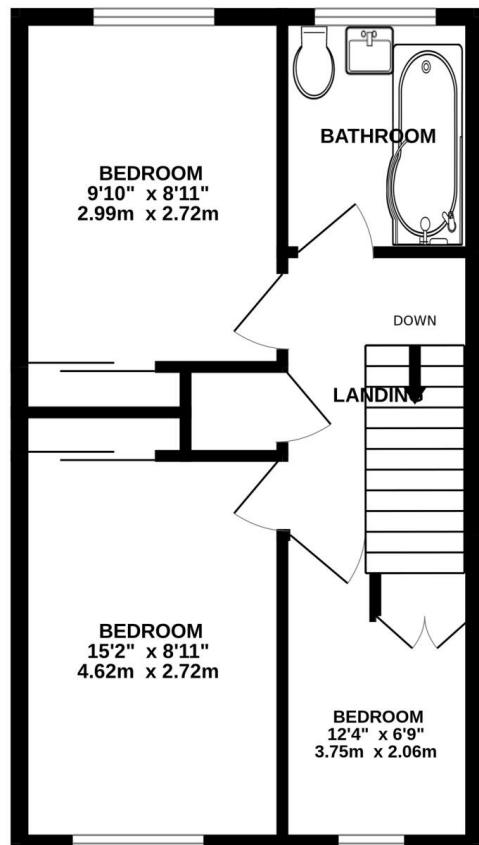


## 20, WHITE COTTAGE CLOSE, FARNHAM, GU9 0NL

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 ©2023

# 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



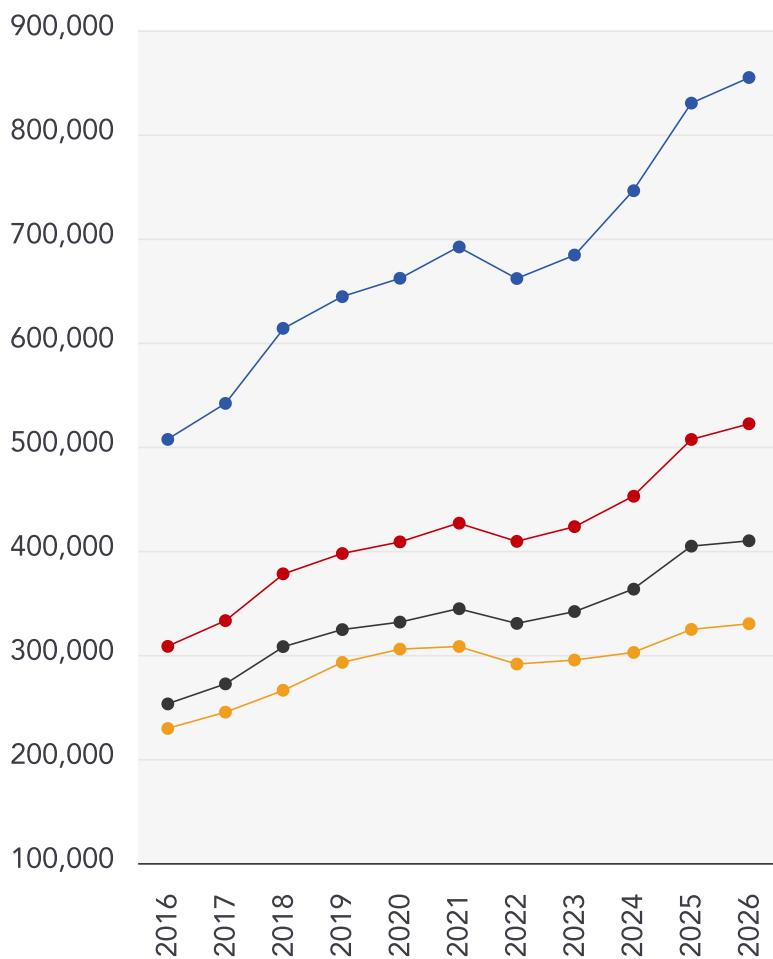
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>

# 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

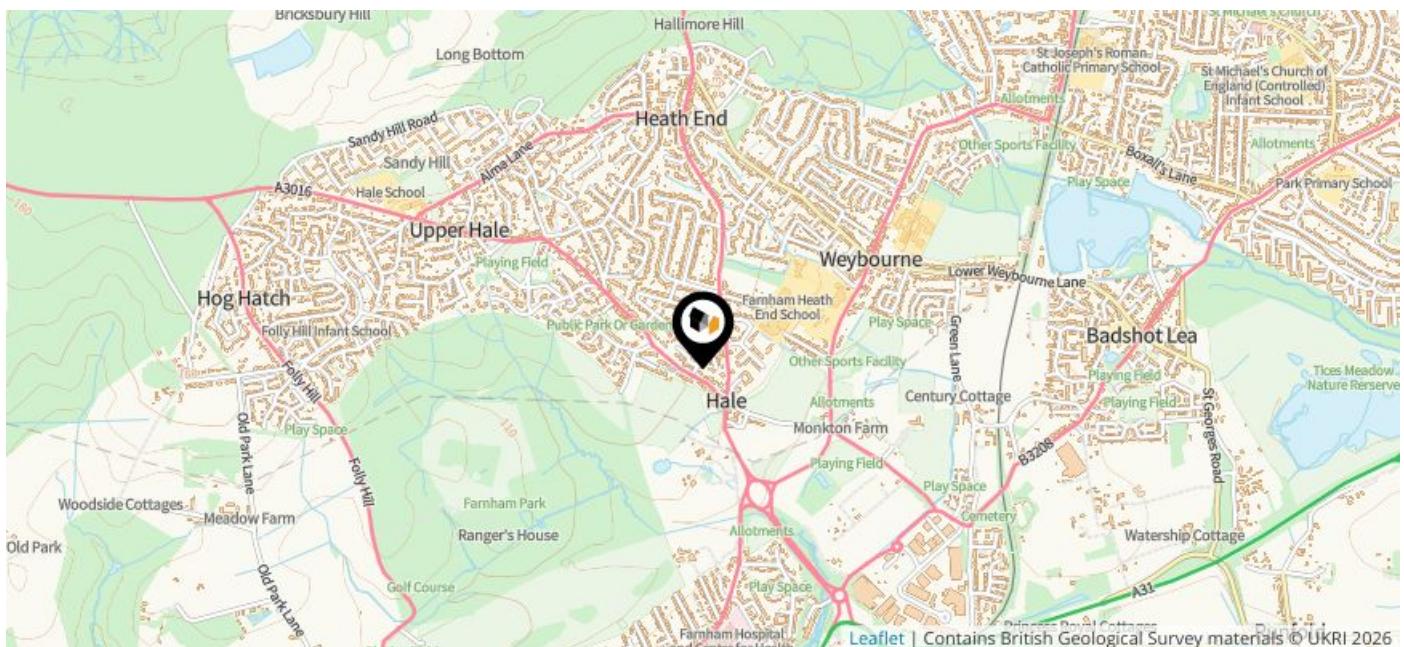
**+43.9%**

# 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.

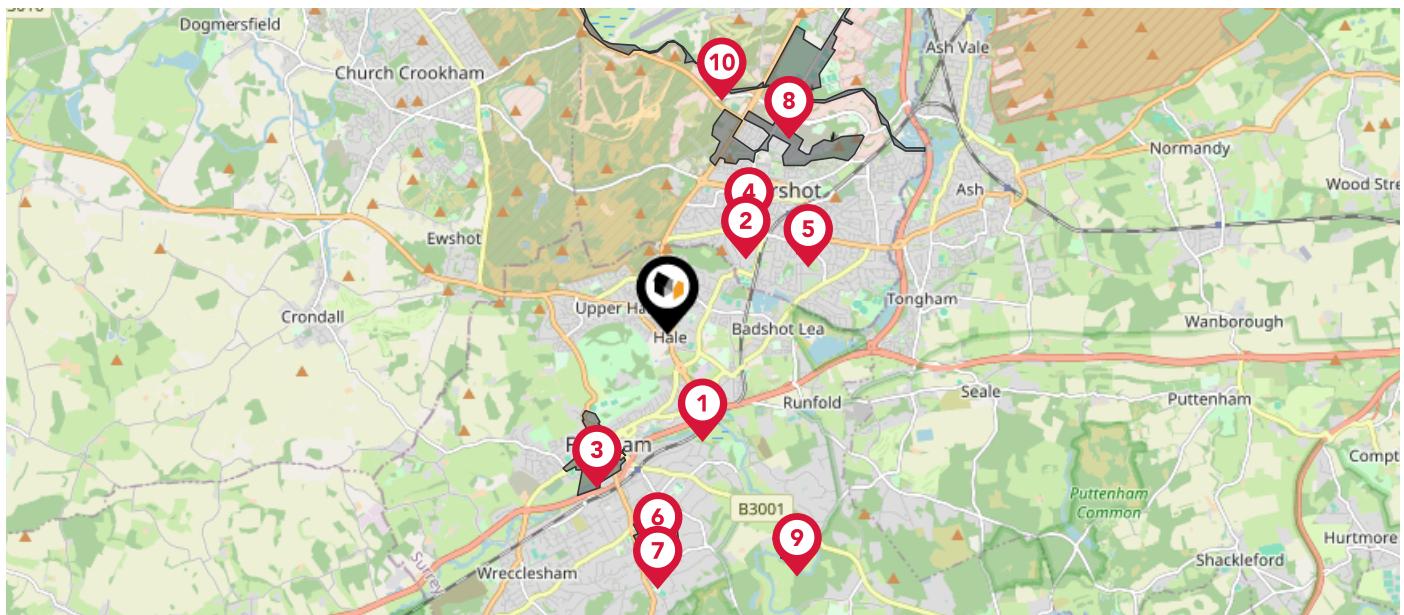
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

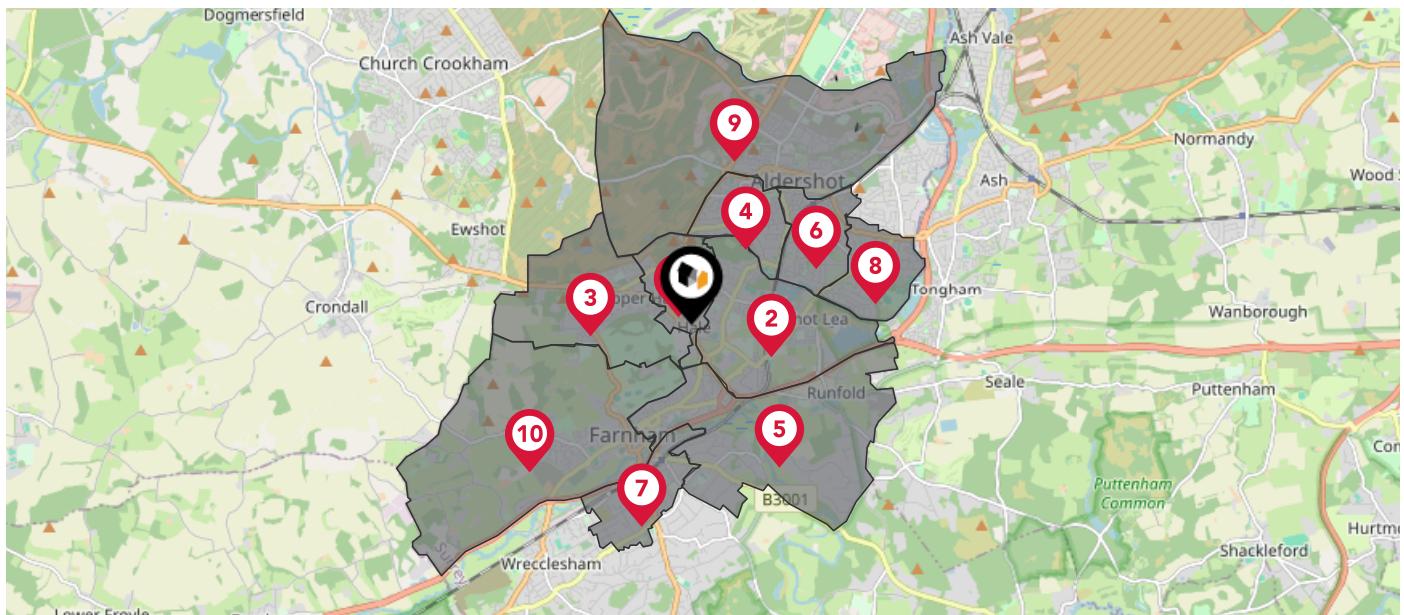
- 1 Shepherd and Flock Conservation Area
- 2 Cargate
- 3 Farnham
- 4 Aldershot West
- 5 Manor Park
- 6 Great Austins, Farnham
- 7 Old Church Lane, Farnham
- 8 Aldershot Military
- 9 Waverley Abbey, Farnham
- 10 Basingstoke Canal

# 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

1 Farnham Hale and Heath End Ward

2 Farnham Weybourne and Badshot Lea Ward

3 Farnham Upper Hale Ward

4 Rowhill Ward

5 Farnham Moor Park Ward

6 Manor Park Ward

7 Farnham Firgrove Ward

8 Aldershot Park Ward

9 Wellington Ward

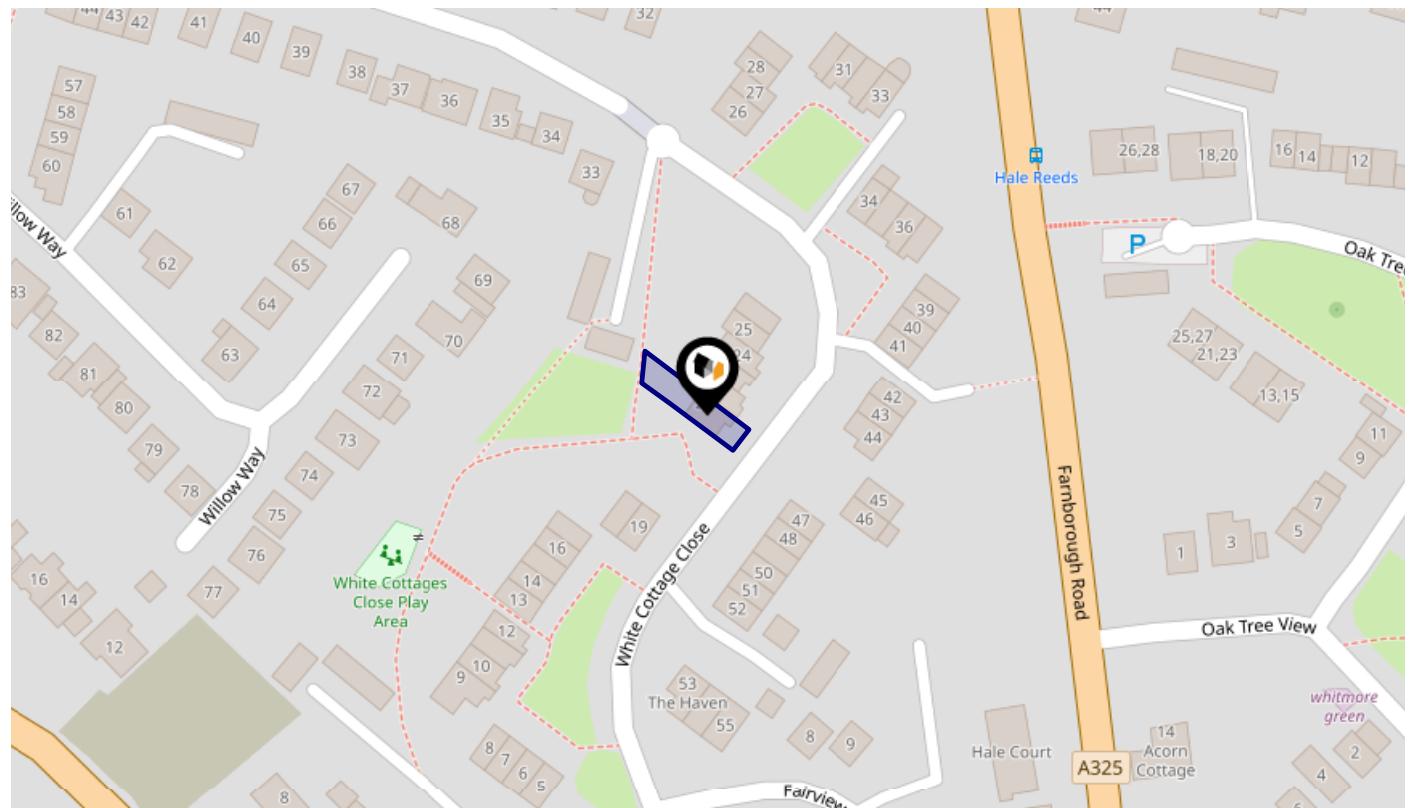
10 Farnham Castle Ward

# 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:

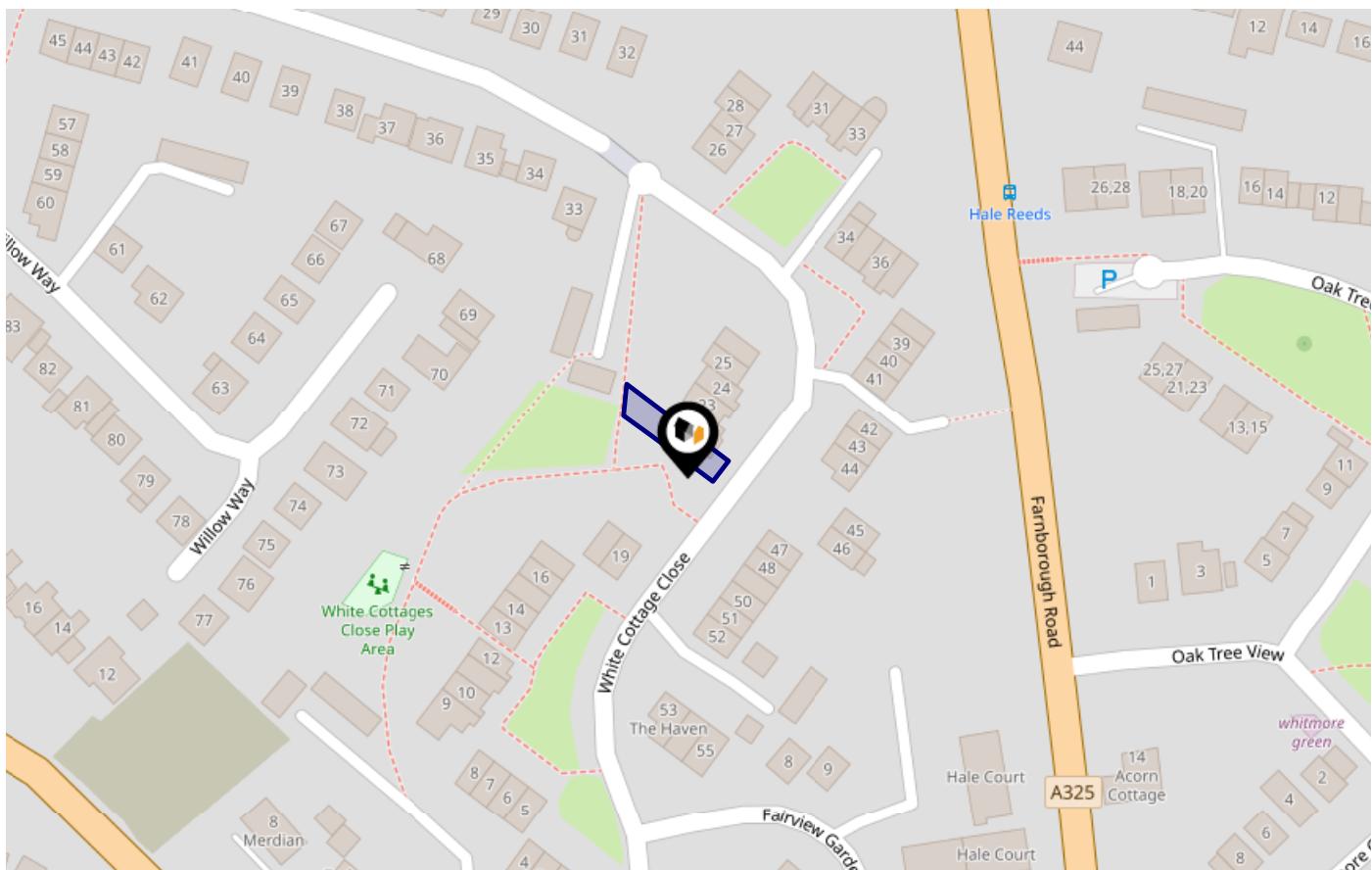


# Flood Risk

## 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:

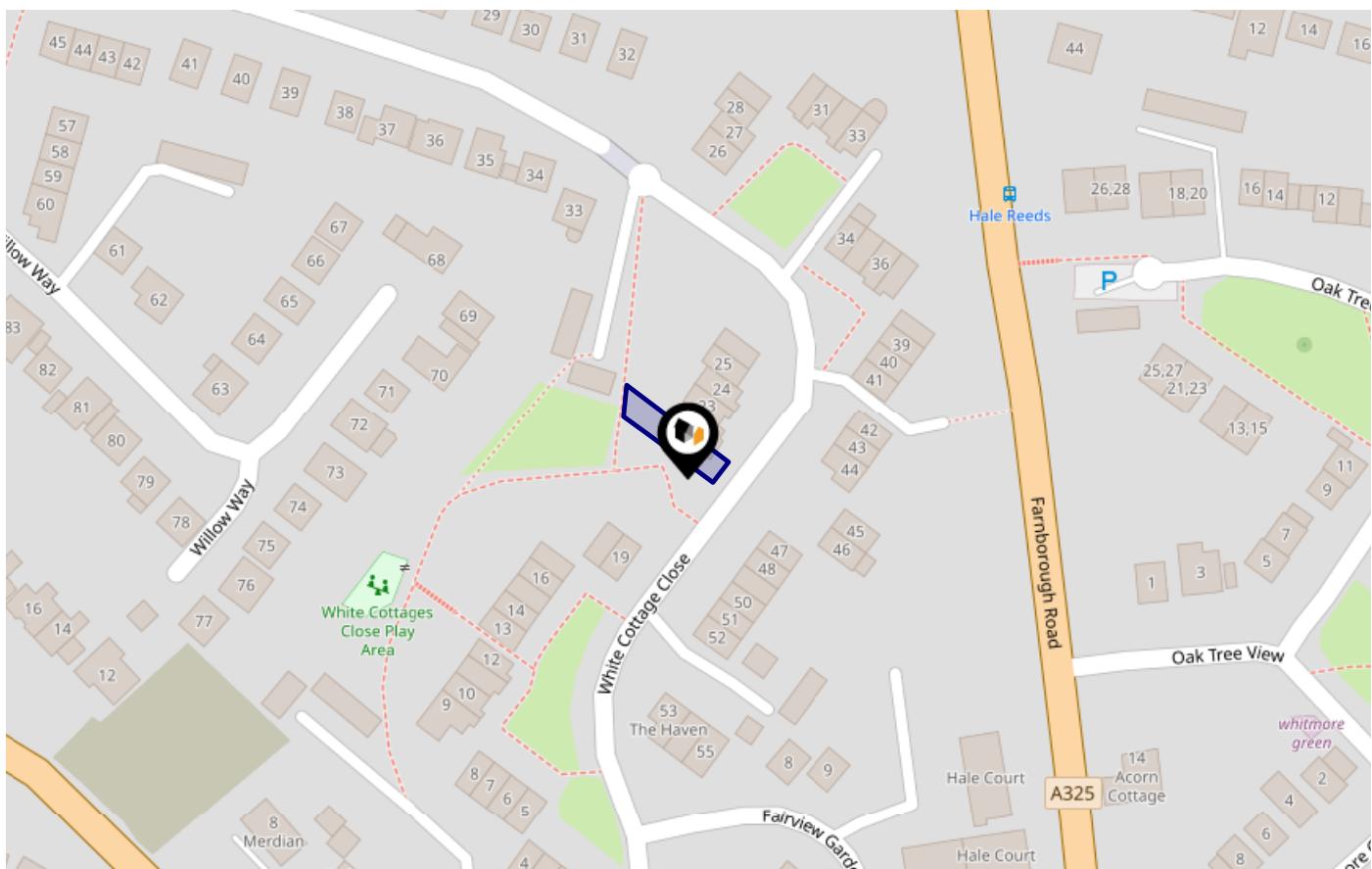


# Flood Risk

## 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.

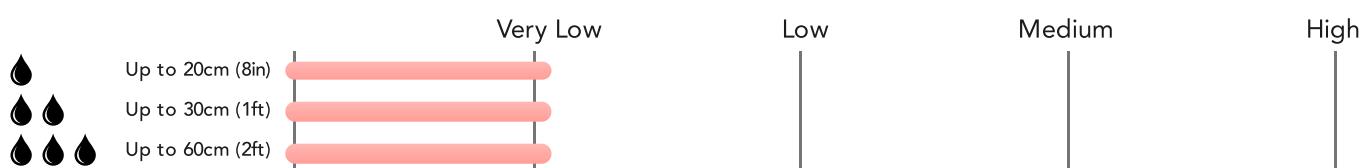


**Risk Rating: Very low**

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- █ **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:

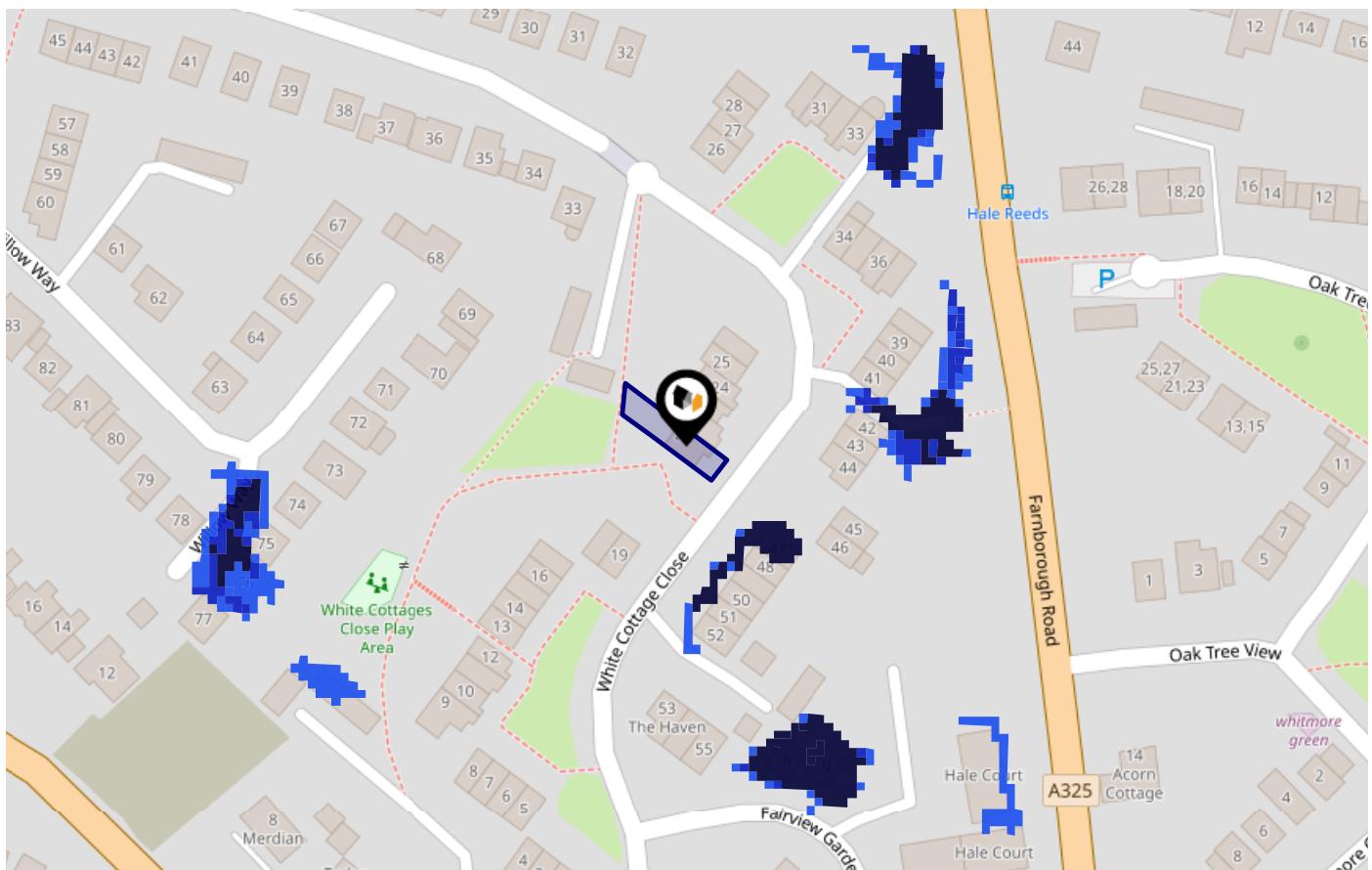


# Flood Risk

## 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:

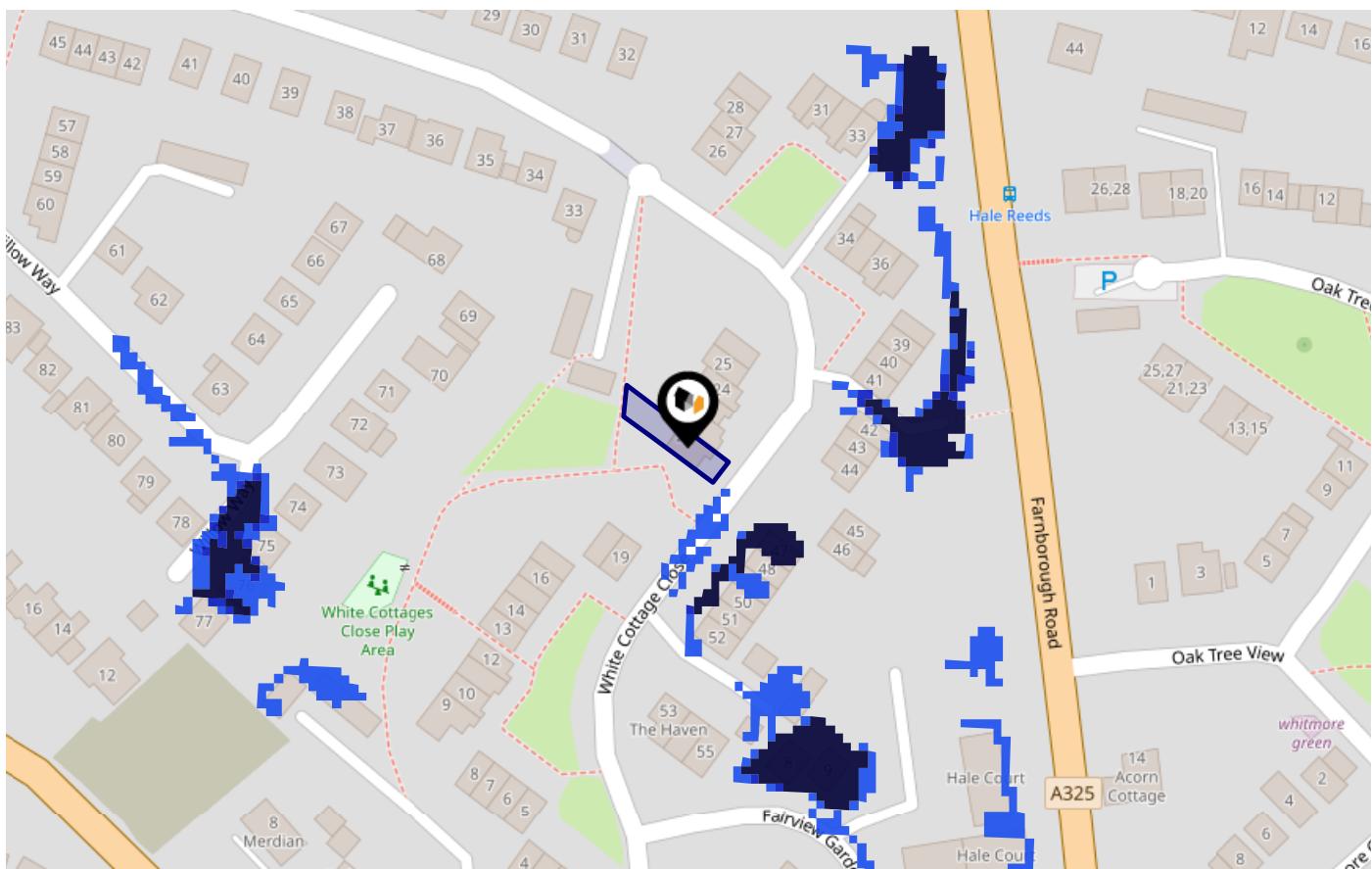


# Flood Risk

## 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.

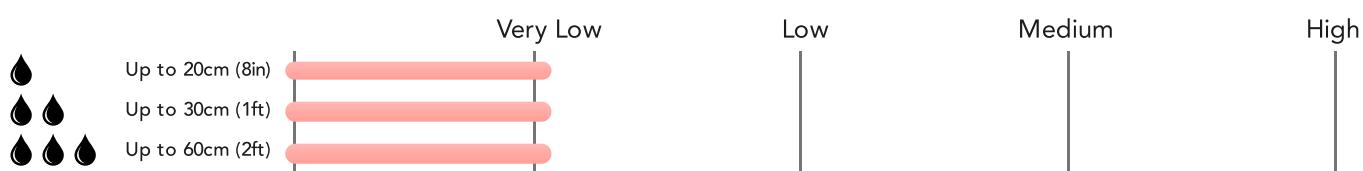


**Risk Rating: Very low**

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.
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Chance of flooding to the following depths at this property:

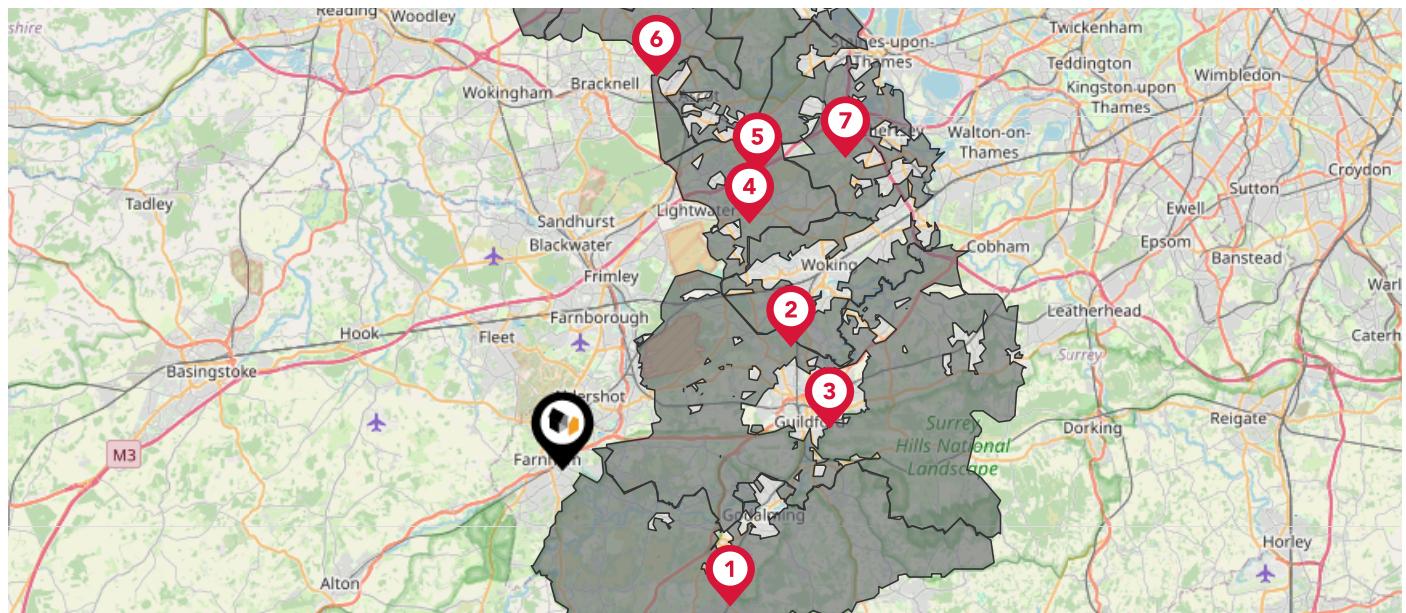


# Maps

## Green Belt



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



### Nearby Green Belt Land

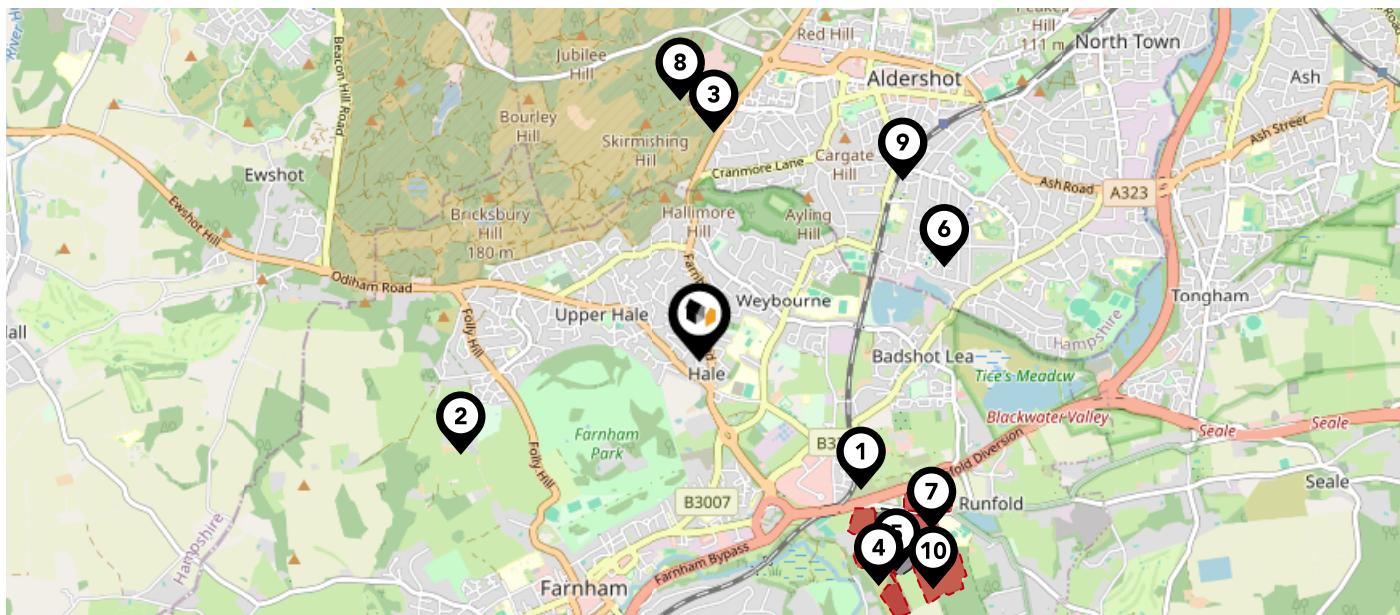
- 1 London Green Belt - Waverley
- 2 London Green Belt - Woking
- 3 London Green Belt - Guildford
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Windsor and Maidenhead
- 6 London Green Belt - Bracknell Forest
- 7 London Green Belt - Runnymede

# 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

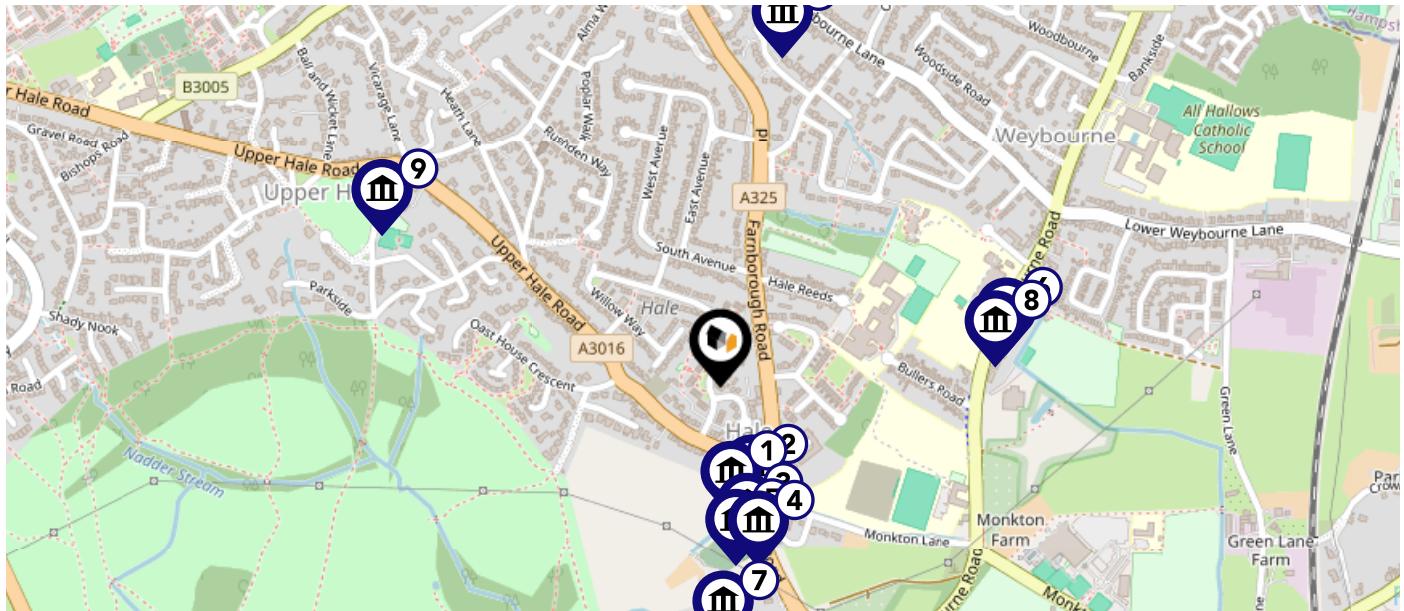
1	Land adjacent to Badshot Farm-Farnham, Surrey	Historic Landfill	<input type="checkbox"/>
2	Old Park Brickworks-Old Park Lane, Farnham	Historic Landfill	<input type="checkbox"/>
3	Land adjacent to Lee Road-Off Farnborough Lane, Aldershot	Historic Landfill	<input type="checkbox"/>
4	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
5	Hogs Back/Ebenezer Mears-Farnham, Surrey	Historic Landfill	<input type="checkbox"/>
6	Off Boxalls Lane-To north of brick and tile works, Aldershot, Hampshire	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/AB3801MG/V003 - SITA Products & Services Ltd	Active Landfill	<input checked="" type="checkbox"/>
8	Land adjacent to Sunny Hill Road-Sunny Hill Road, Aldershot	Historic Landfill	<input type="checkbox"/>
9	Bus Depot-Halimote Road, Aldershot	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/VP3193EQ/V007 - SITA Products & Services Ltd	Active Landfill	<input checked="" type="checkbox"/>

# Maps

## Listed Buildings

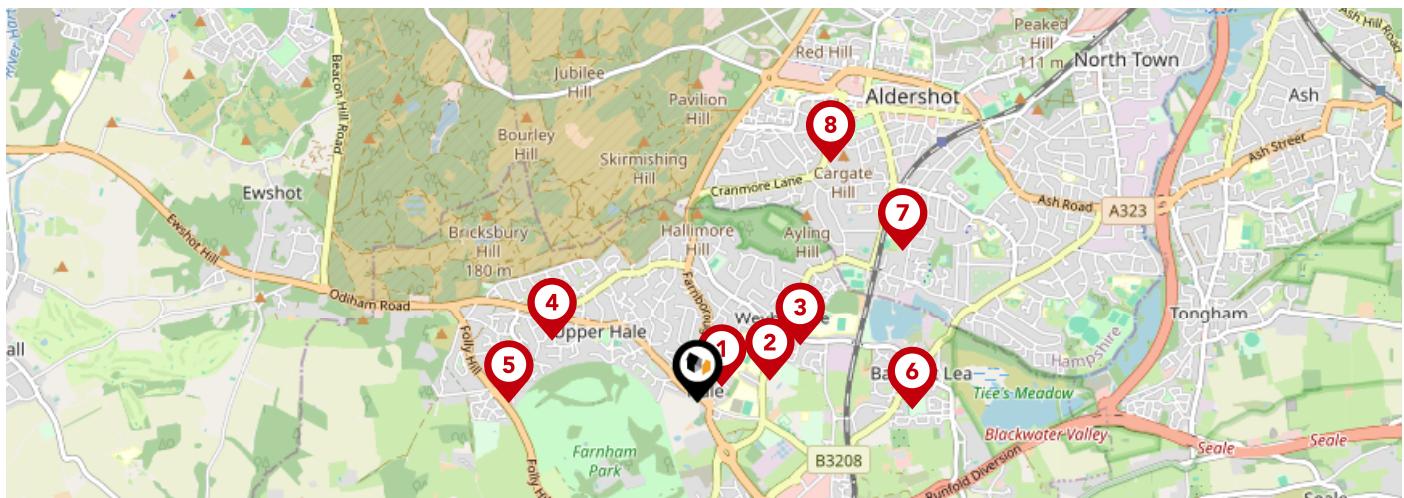


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Grade	Distance	Listed Buildings in the local district
Grade II	0.1 miles	1258082 - 3-7, Upper Hale Road
Grade II	0.1 miles	1273549 - The White Cottage
Grade II	0.2 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	0.3 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	0.4 miles	1044612 - Hale Methodist Church
Grade II	0.4 miles	1258083 - 99, Upper Weybourne Lane

# Area Schools



Nursery Primary Secondary College Private



## Farnham Heath End

Ofsted Rating: Good | Pupils: 1092 | Distance: 0.13



## William Cobbett Primary School

Ofsted Rating: Good | Pupils: 467 | Distance: 0.35



## All Hallows Catholic School

Ofsted Rating: Outstanding | Pupils: 1467 | Distance: 0.54



## Hale Nursery & Primary Academy

Ofsted Rating: Good | Pupils: 289 | Distance: 0.74



## Folly Hill Infant Academy

Ofsted Rating: Outstanding | Pupils: 74 | Distance: 0.88



## Badshot Lea Village Infant School

Ofsted Rating: Good | Pupils: 149 | Distance: 0.99



## St Joseph's Catholic Primary School

Ofsted Rating: Outstanding | Pupils: 487 | Distance: 1.18

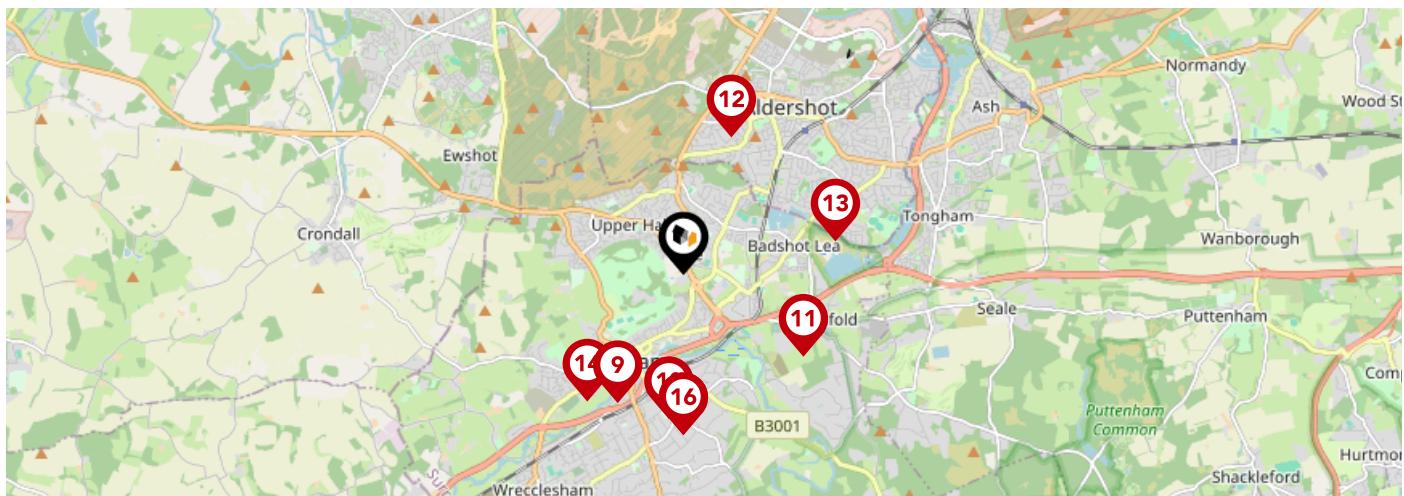


## Rowhill School

Ofsted Rating: Special Measures | Pupils: 38 | Distance: 1.27



# Area Schools



Nursery Primary Secondary College Private

9

**St Andrew's Church of England Infant School**

Ofsted Rating: Good | Pupils: 89 | Distance: 1.33



10

**St Polycarp's Catholic Primary School**

Ofsted Rating: Outstanding | Pupils: 415 | Distance: 1.34



11

**Barfield Prep School**

Ofsted Rating: Not Rated | Pupils: 284 | Distance: 1.34



12

**Wellington Community Primary School**

Ofsted Rating: Outstanding | Pupils: 410 | Distance: 1.36



13

**Park Primary School**

Ofsted Rating: Good | Pupils: 199 | Distance: 1.45



14

**Potters Gate CofE Primary School**

Ofsted Rating: Good | Pupils: 538 | Distance: 1.47



15

**South Farnham School**

Ofsted Rating: Outstanding | Pupils: 846 | Distance: 1.49



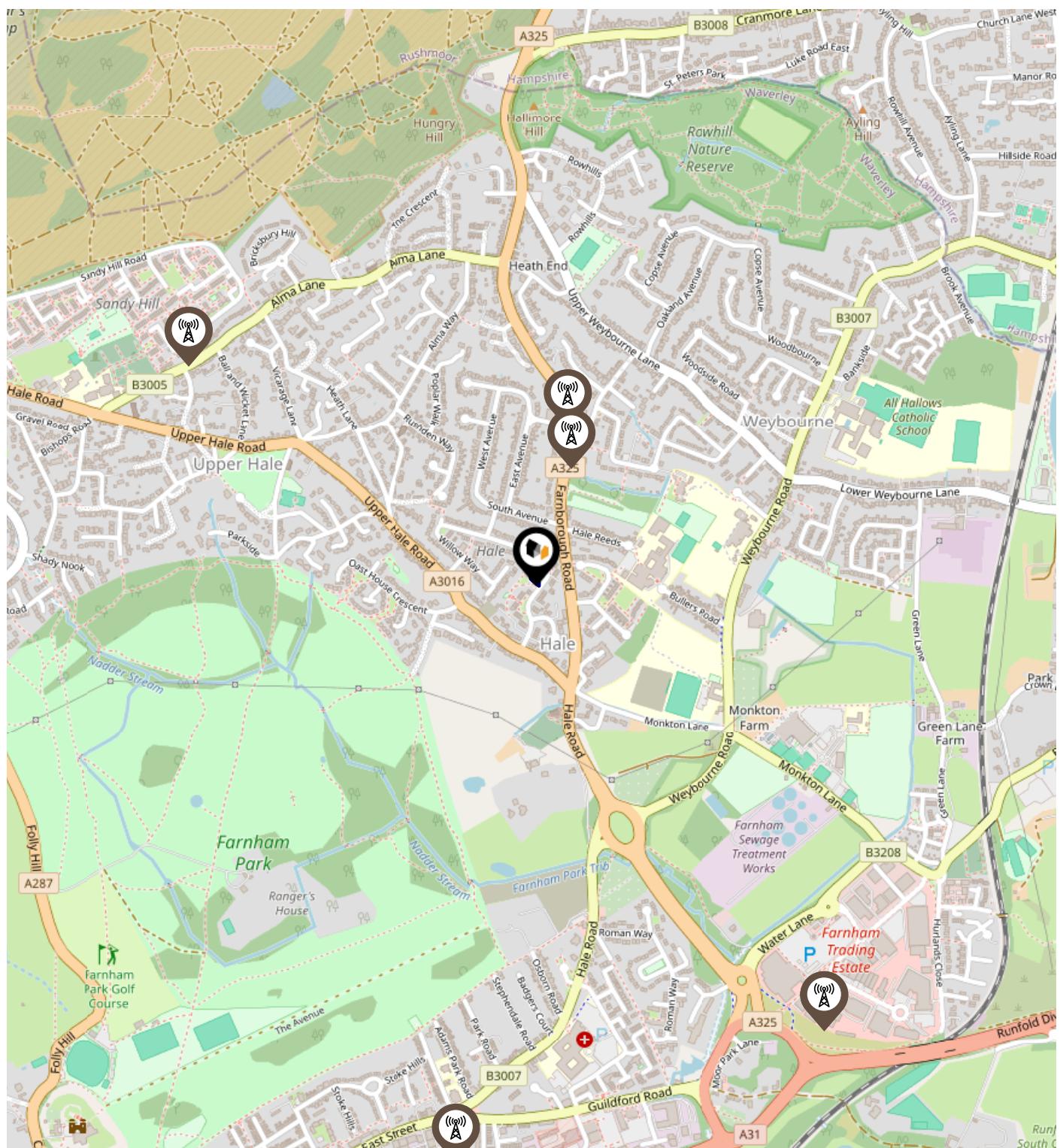
16

**The Abbey School**

Ofsted Rating: Outstanding | Pupils: 145 | Distance: 1.49



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

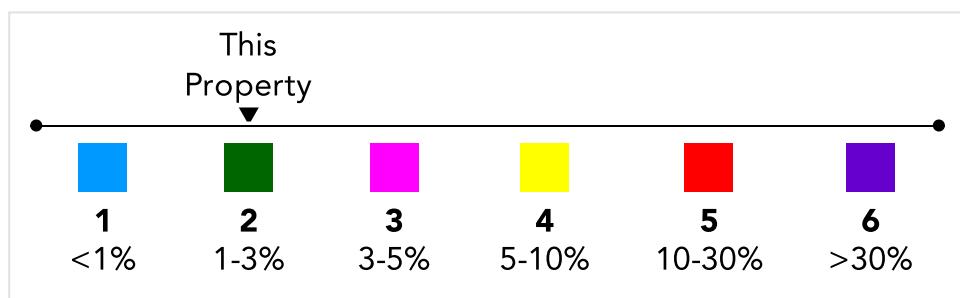
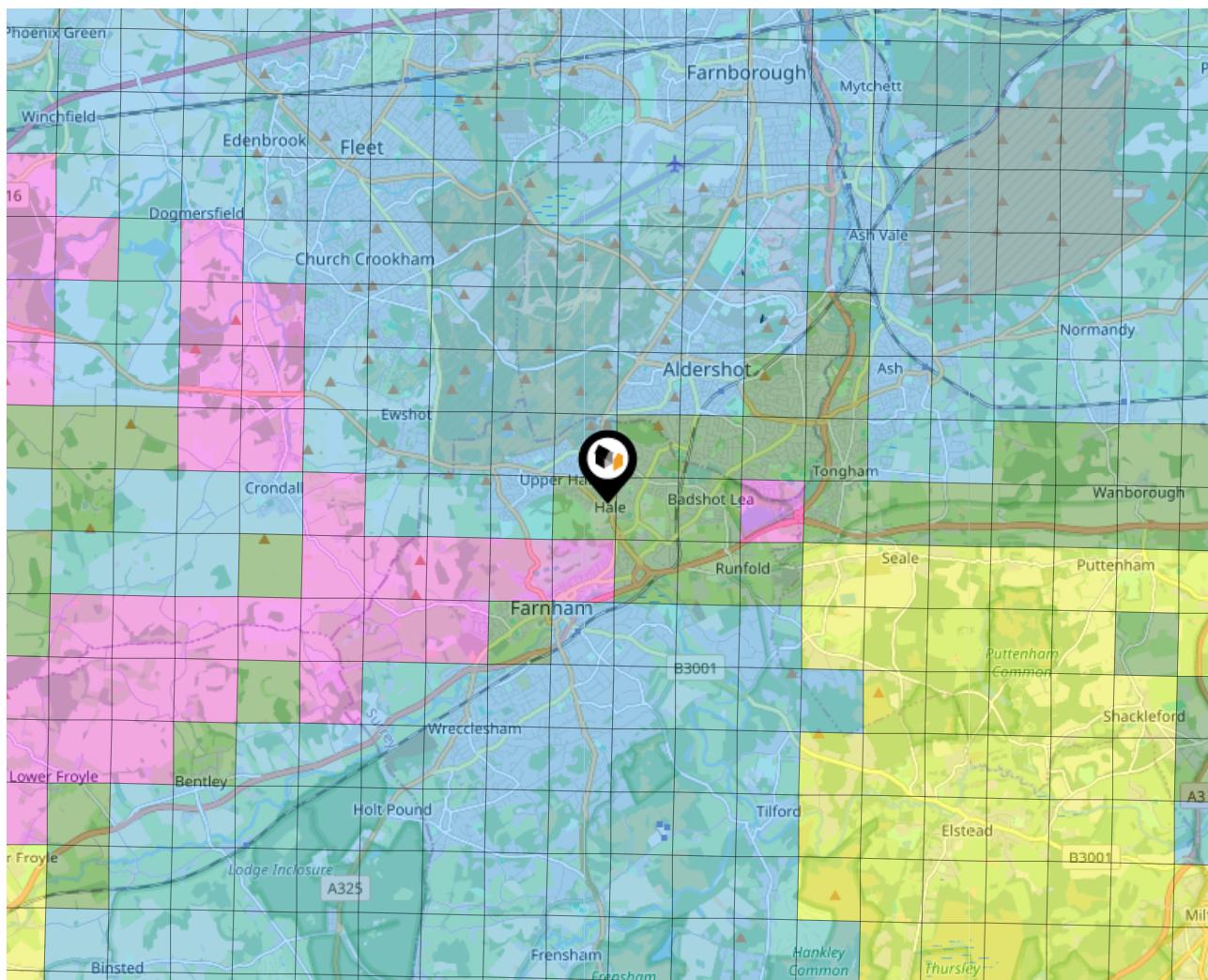
# Environment

## Radon Gas

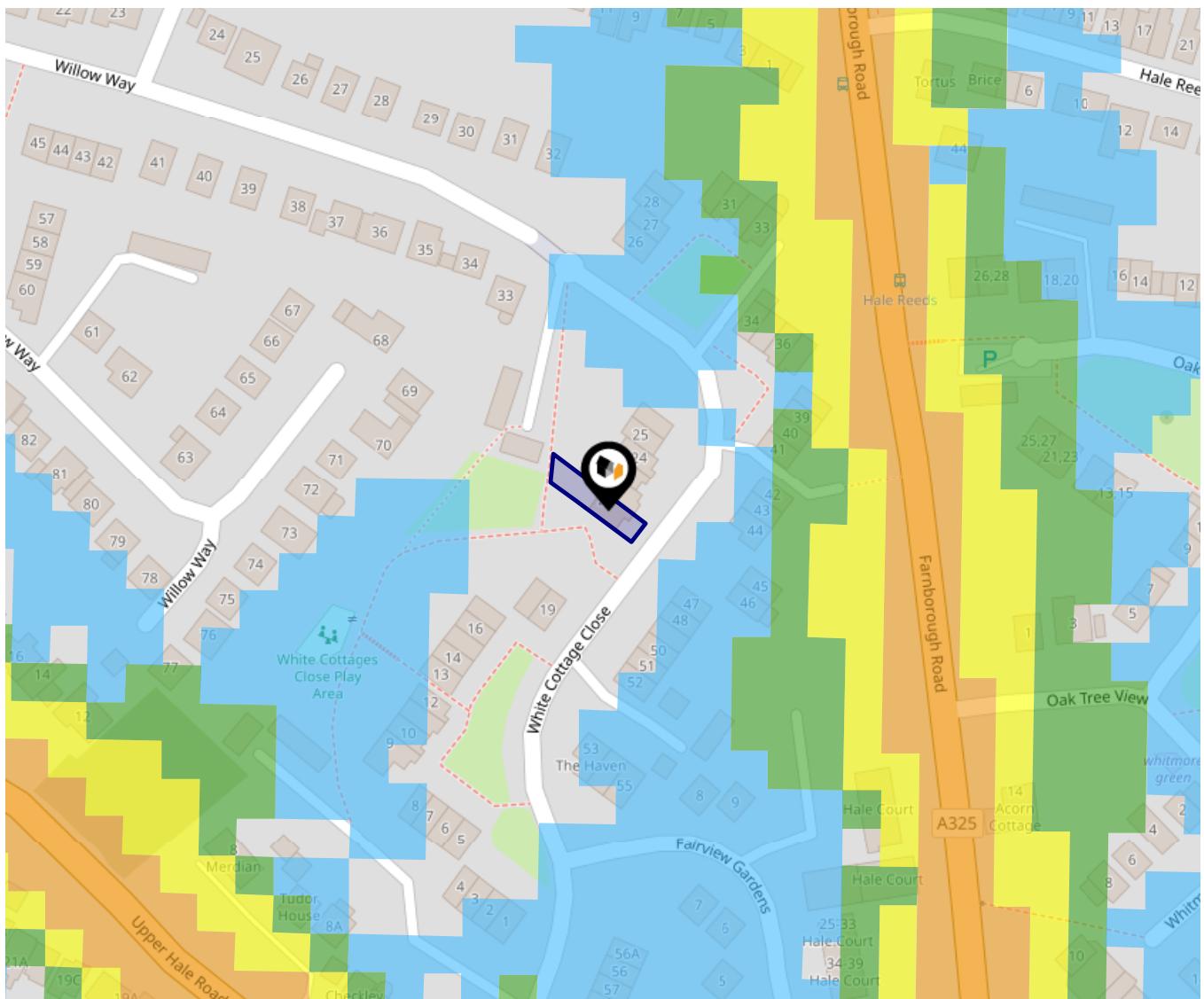


### What is Radon?

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/m<sup>3</sup>).



# 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

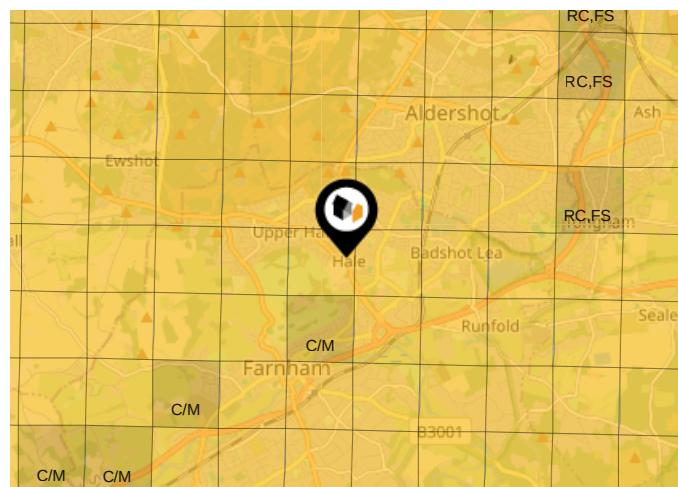
# Environment

## Soils & Clay



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

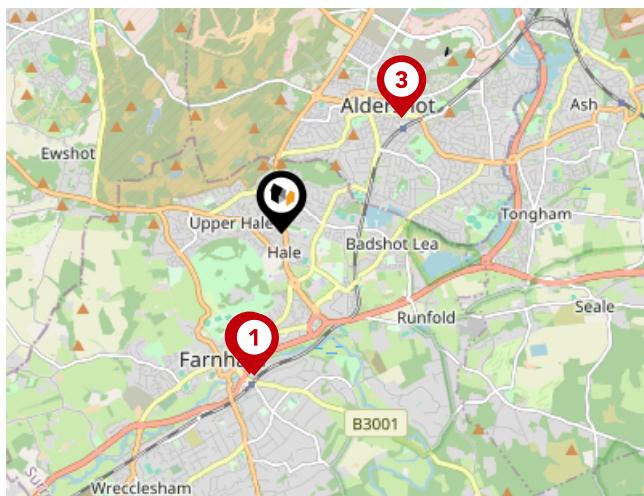
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SILT  
**Parent Material Grain:** ARGILLACEOUS      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO LIGHT(SILTY)  
TO HEAVY



### Primary Classifications (Most Common Clay Types)

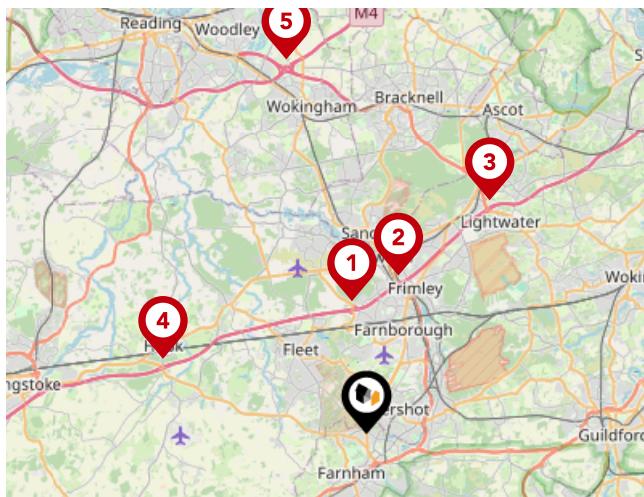
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	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

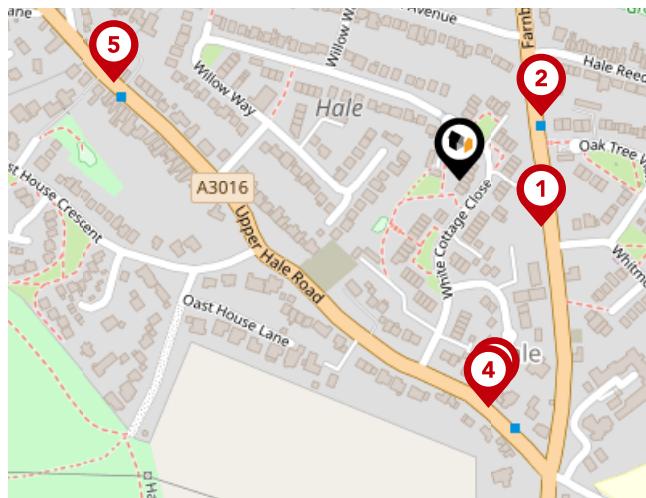
Pin	Name	Distance
1	M3 J4A	4.97 miles
2	M3 J4	6 miles
3	M3 J3	9.82 miles
4	M3 J5	8.05 miles
5	M4 J10	14.19 miles



## Airports/Helpads

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	Molesey - 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.

Powered by



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## Avocado Property

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www.avocadopropertyagents.co.uk

