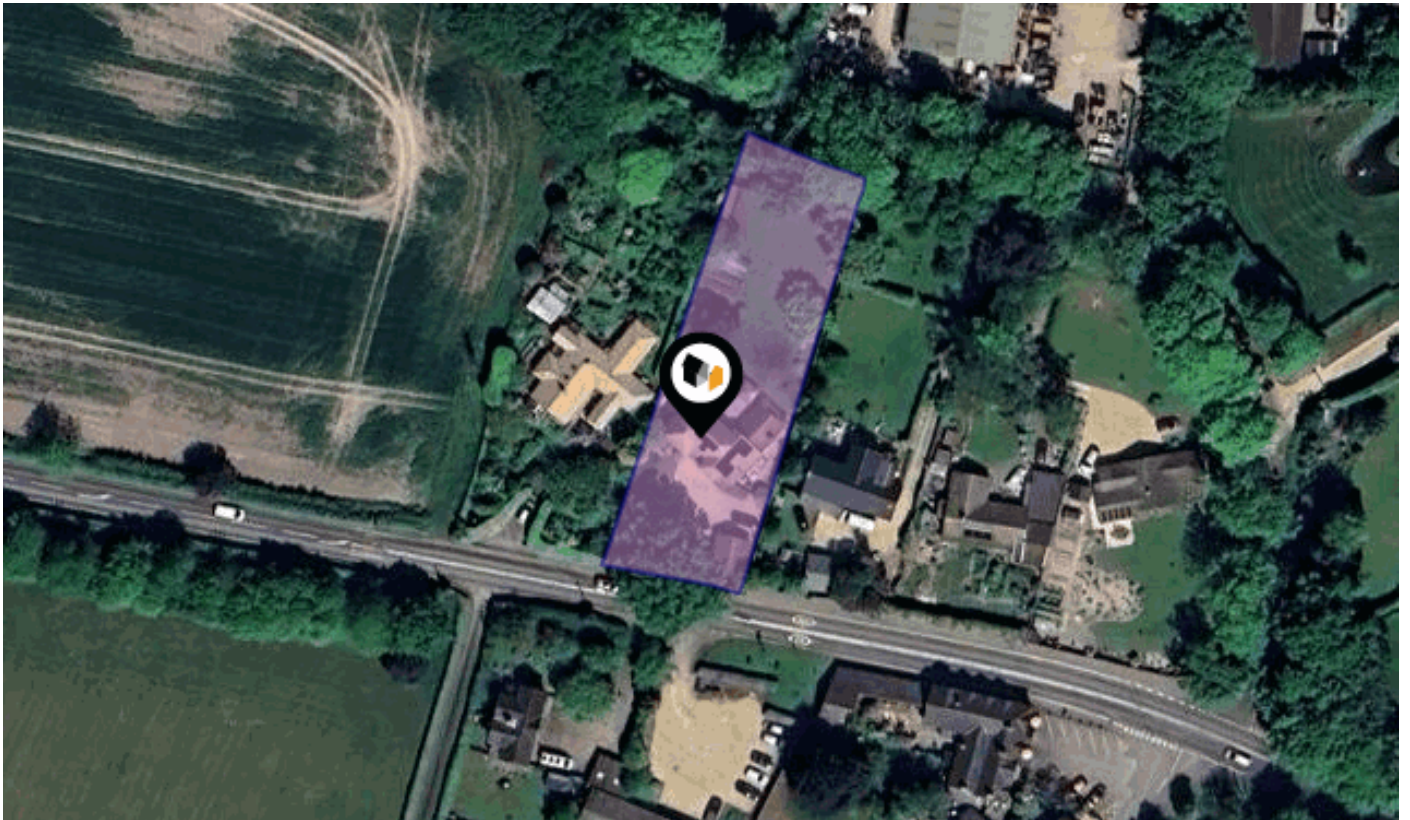




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 26th February 2026



**YELLOW HOUSE, CAKERS LANE, EAST WORLDHAM,
ALTON, GU34 3AE**

Avocado Property

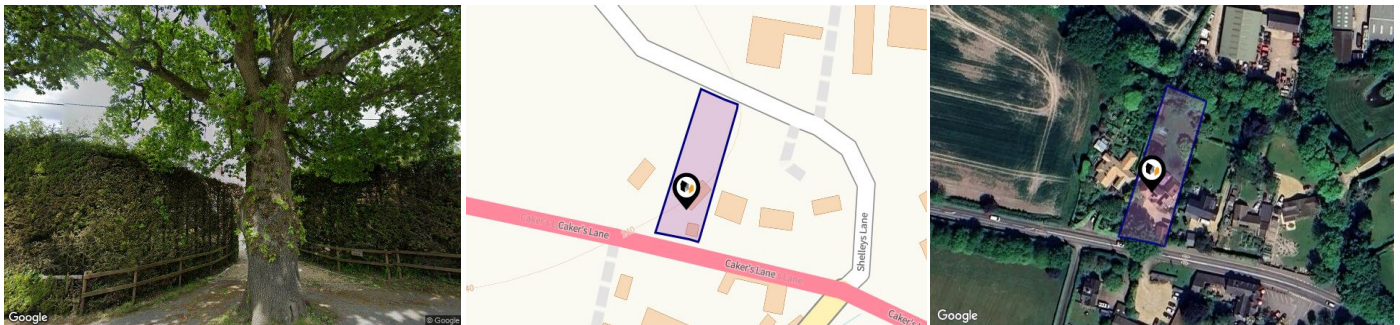
stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type: Detached
Plot Area: 0.43 acres
Year Built : 1967-1975
Title Number: HP375071
UPRN: 100062345546

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Yellow House, Cakers Lane, East Worldham, Alton, GU34 3AE*

Reference - SDNP/23/03404/TPO
Decision: Application Determined
Date: 14th August 2023
Description: Oak - Fell

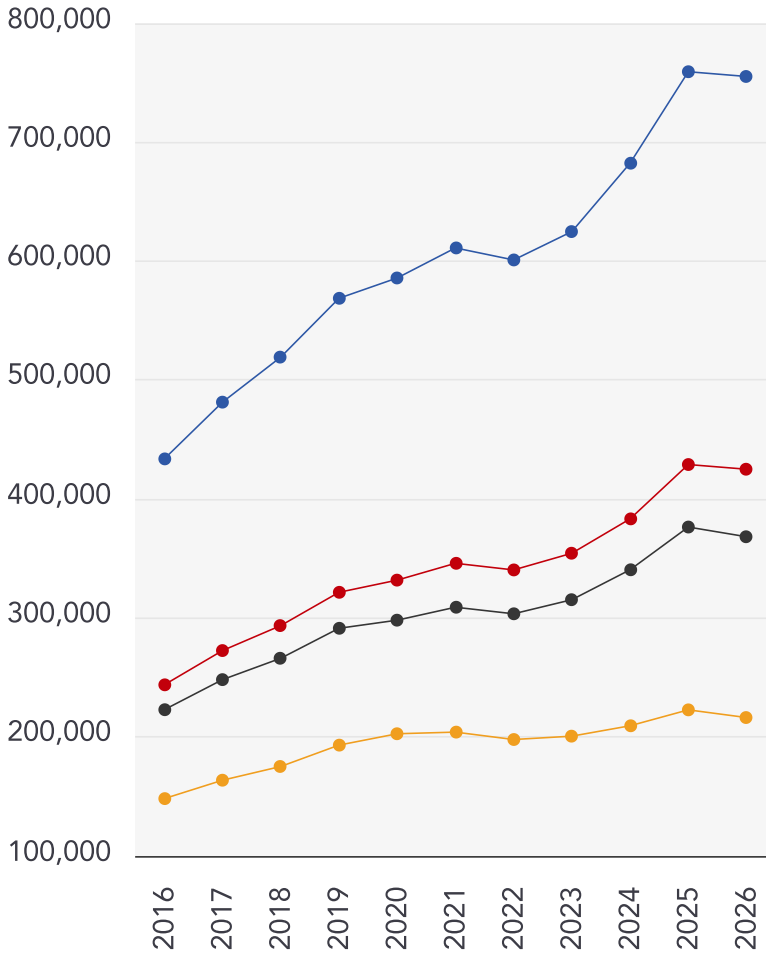
Reference - 28433/003
Decision: Appeal decided
Date: 16th June 2004
Description: OUTLINE - DETACHED DWELLING

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU34



Detached

+74.1%

Semi-Detached

+74.29%

Terraced

+65.19%

Flat

+45.95%

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.

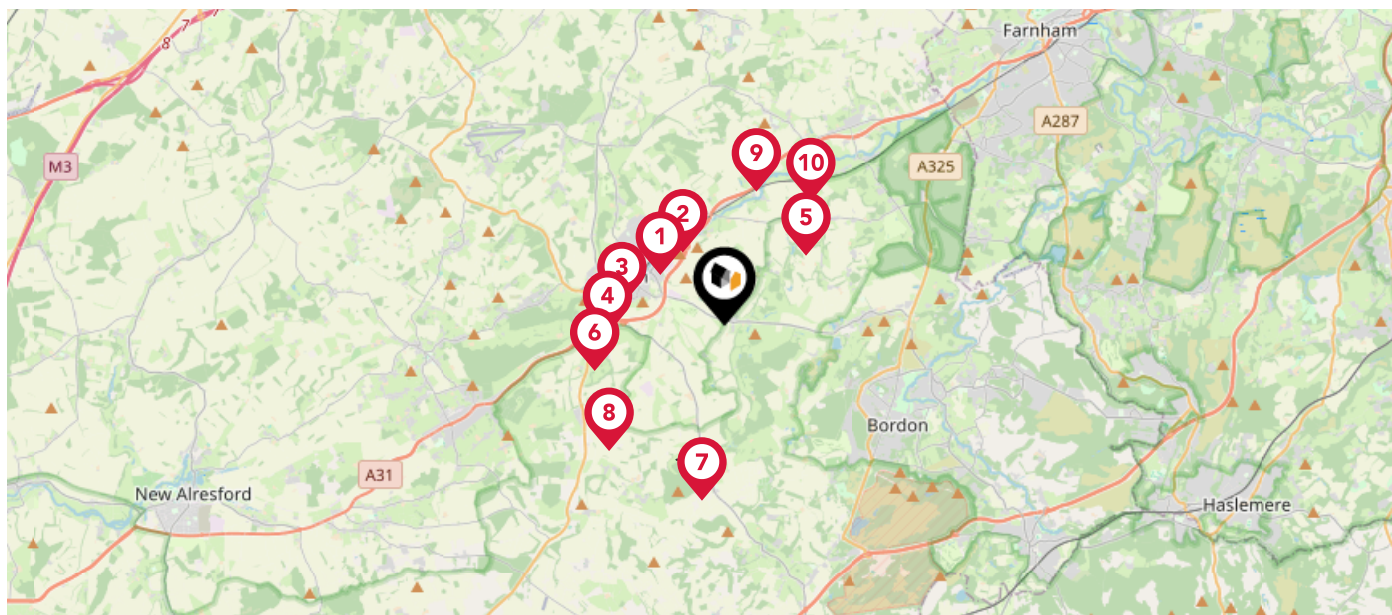
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

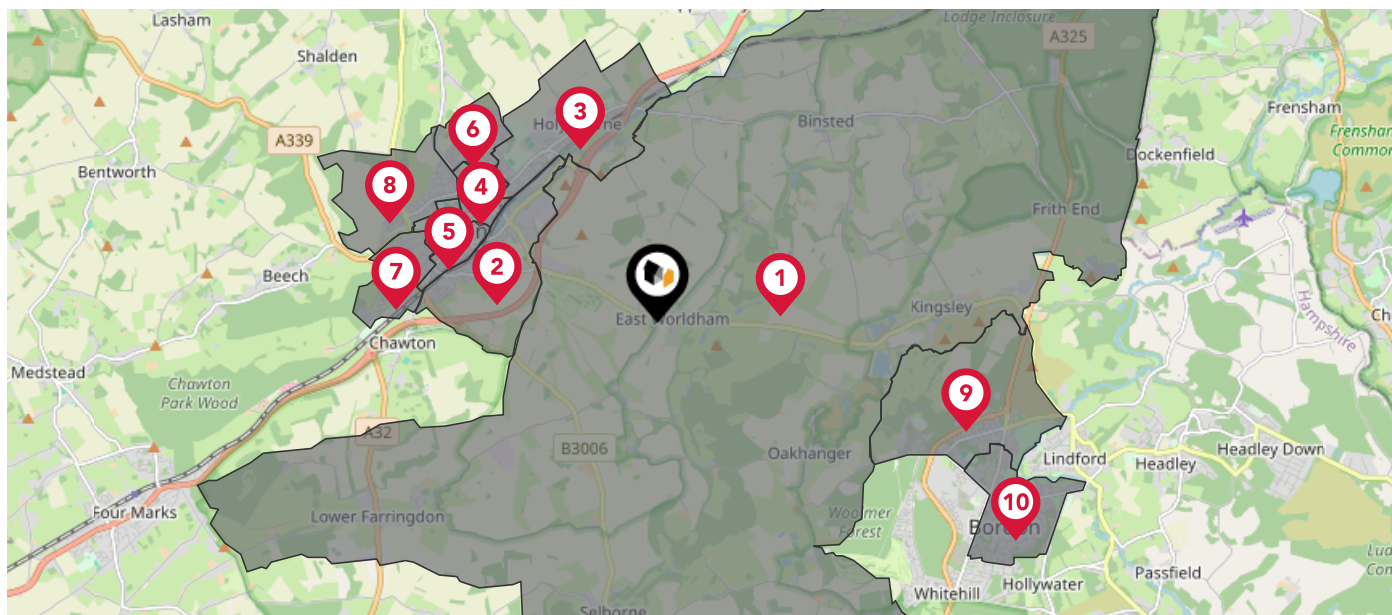
-  1 Anstey
-  2 Holybourne
-  3 Alton
-  4 The Butts
-  5 Binsted
-  6 Chawton
-  7 Selborne
-  8 Farringdon
-  9 Froyle (Upper)
-  10 Isington

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

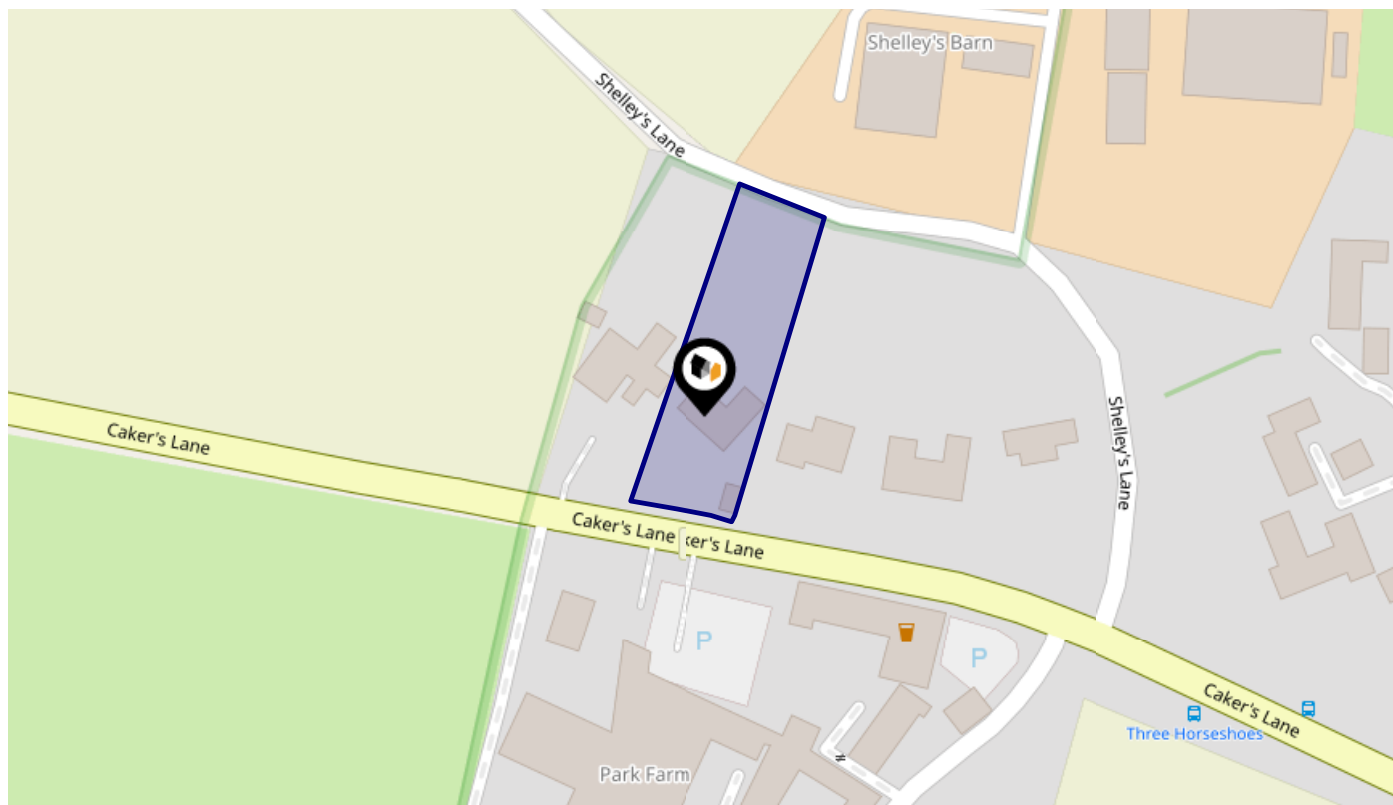
-  1 Binsted, Bentley & Selborne Ward
-  2 Alton Ashdell Ward
-  3 Alton Holybourne Ward
-  4 Alton Eastbrooke Ward
-  5 Alton Westbrooke Ward
-  6 Alton Wooteys Ward
-  7 Alton Whitedown Ward
-  8 Alton Amery Ward
-  9 Whitehill Pinewood Ward
-  10 Whitehill Chase Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

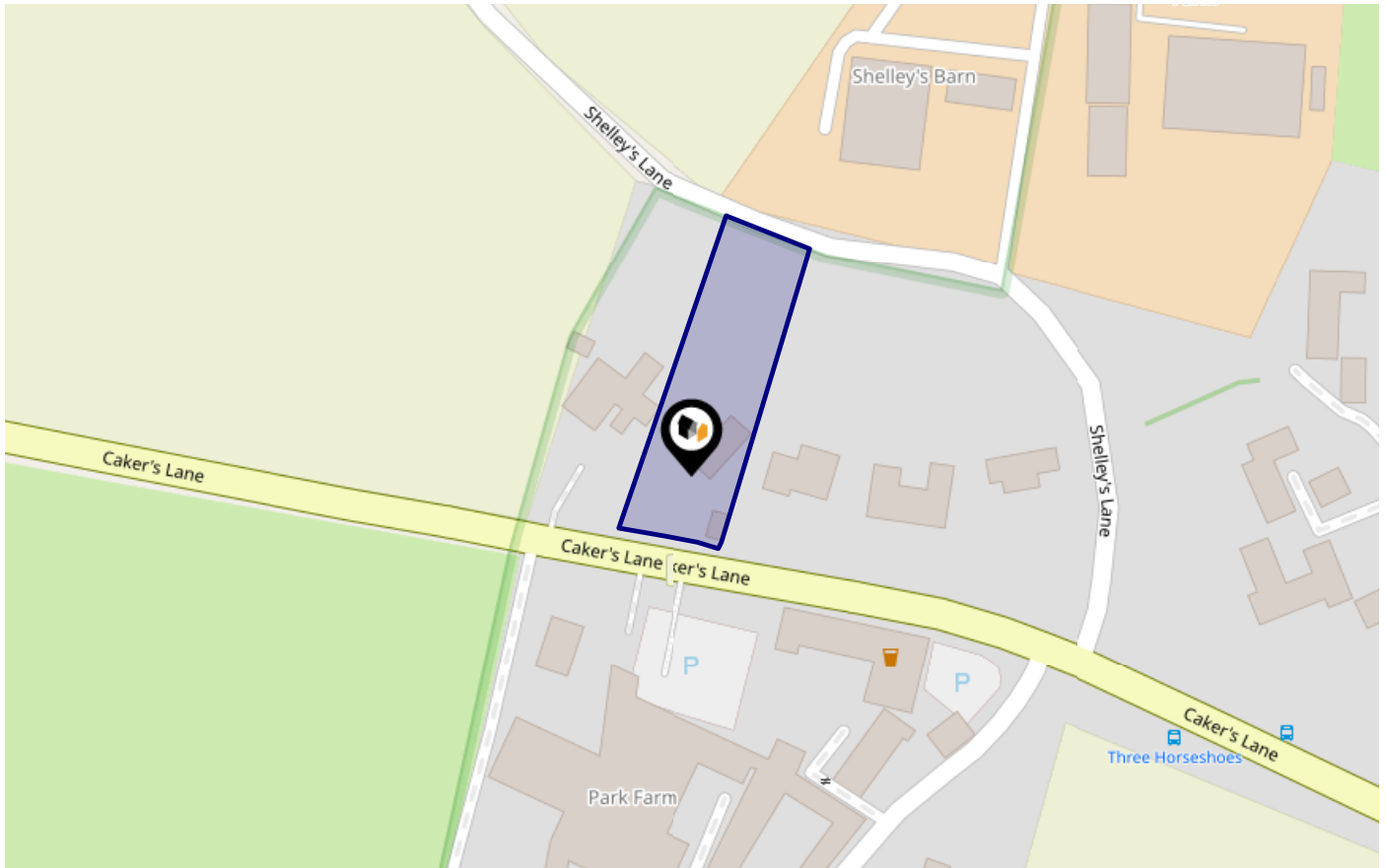
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



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



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

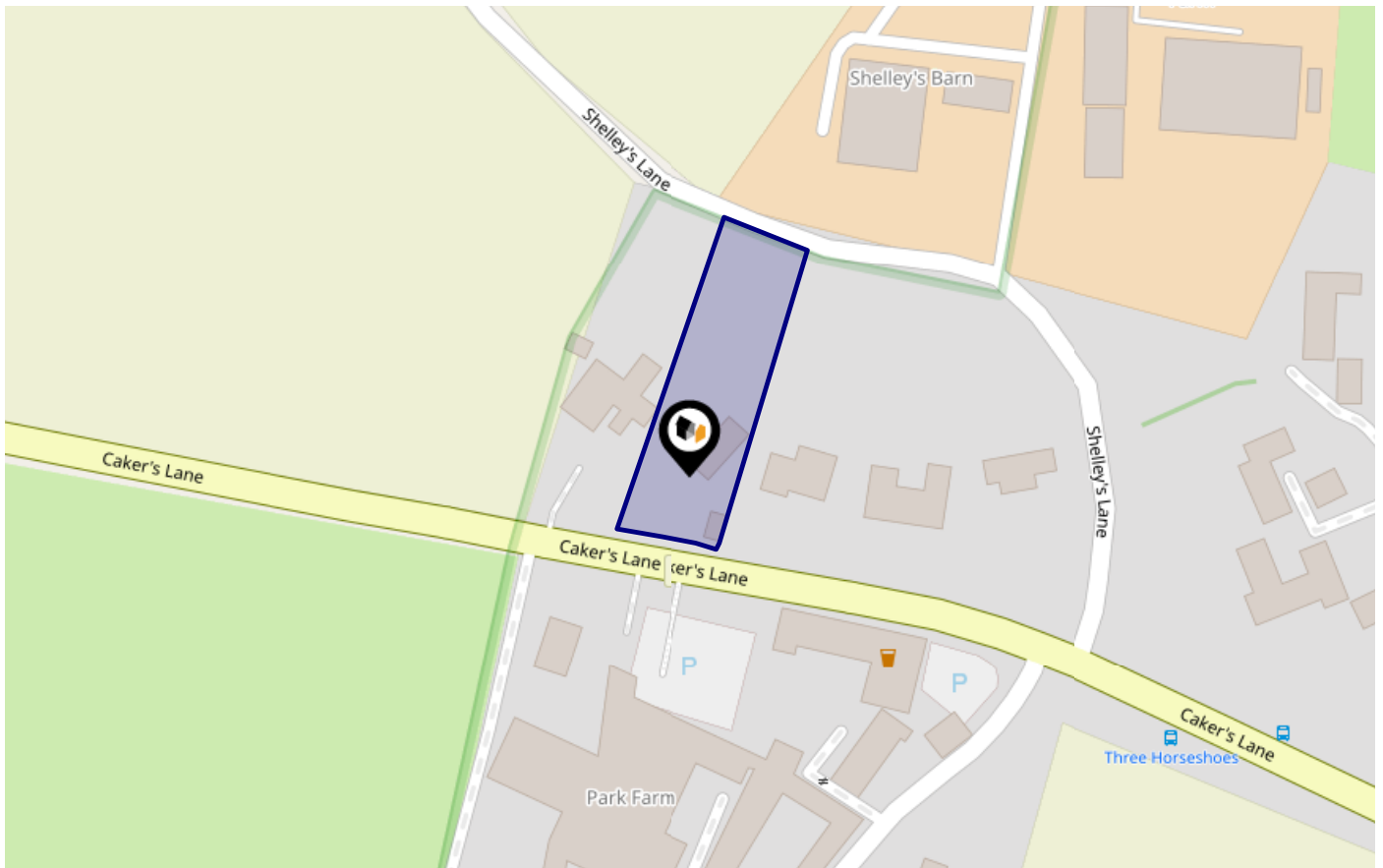


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

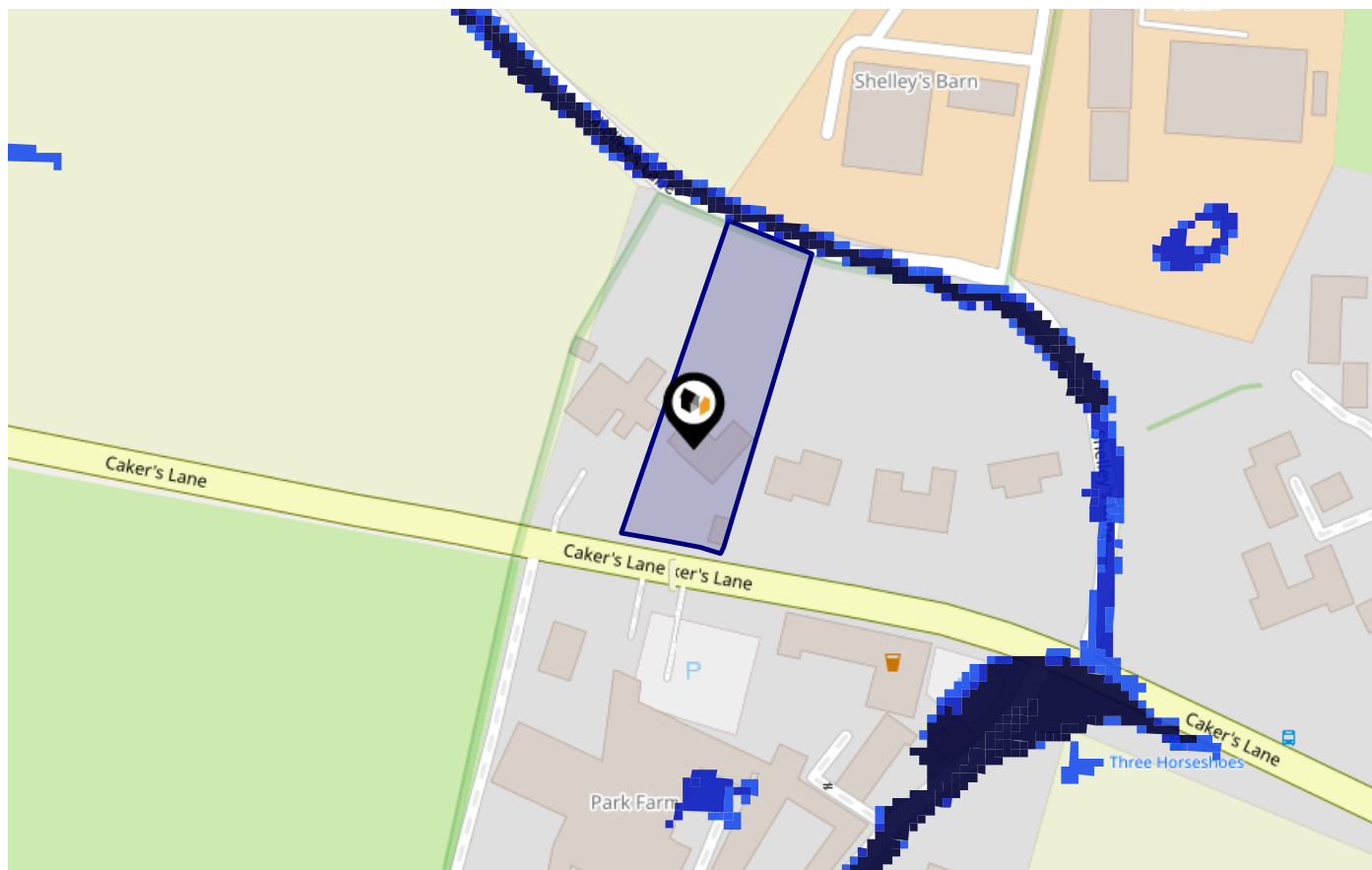


Flood Risk

Surface Water - Flood Risk



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

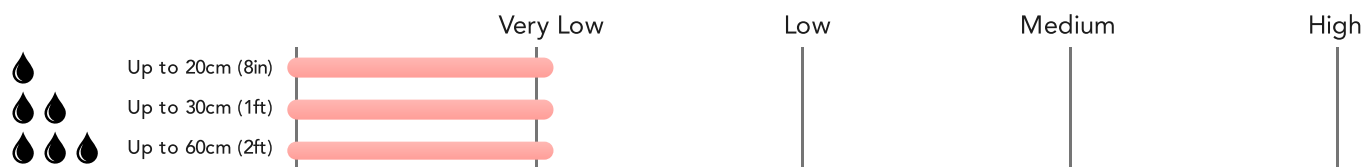


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

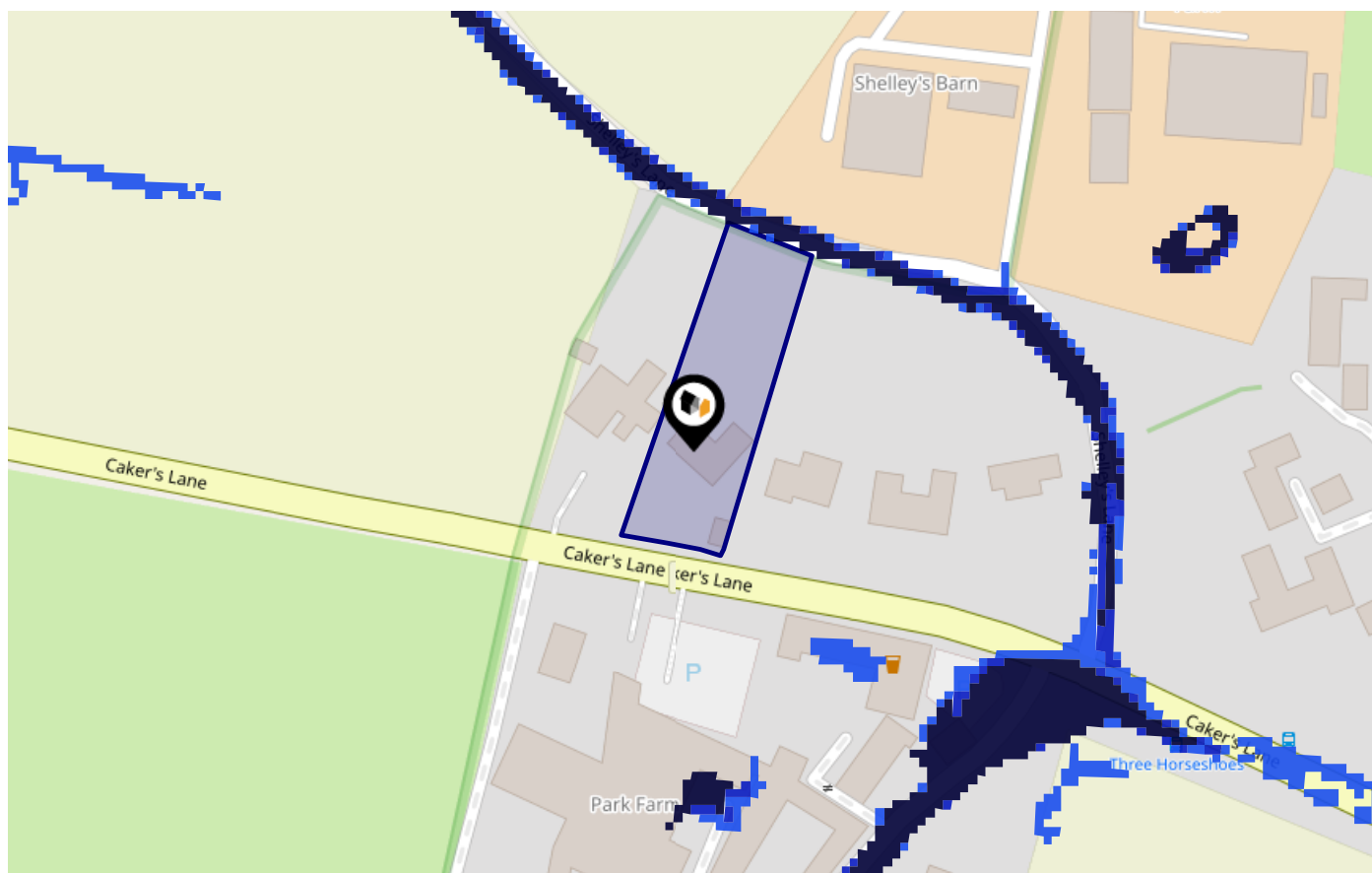


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

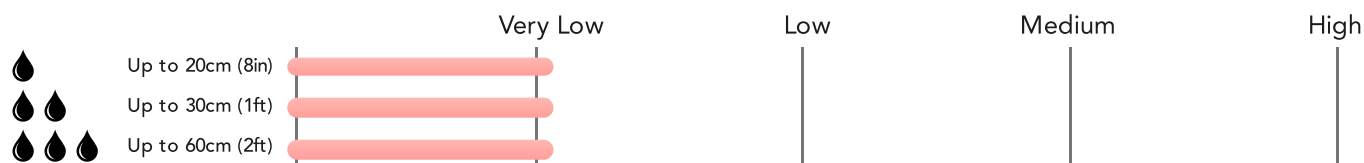


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

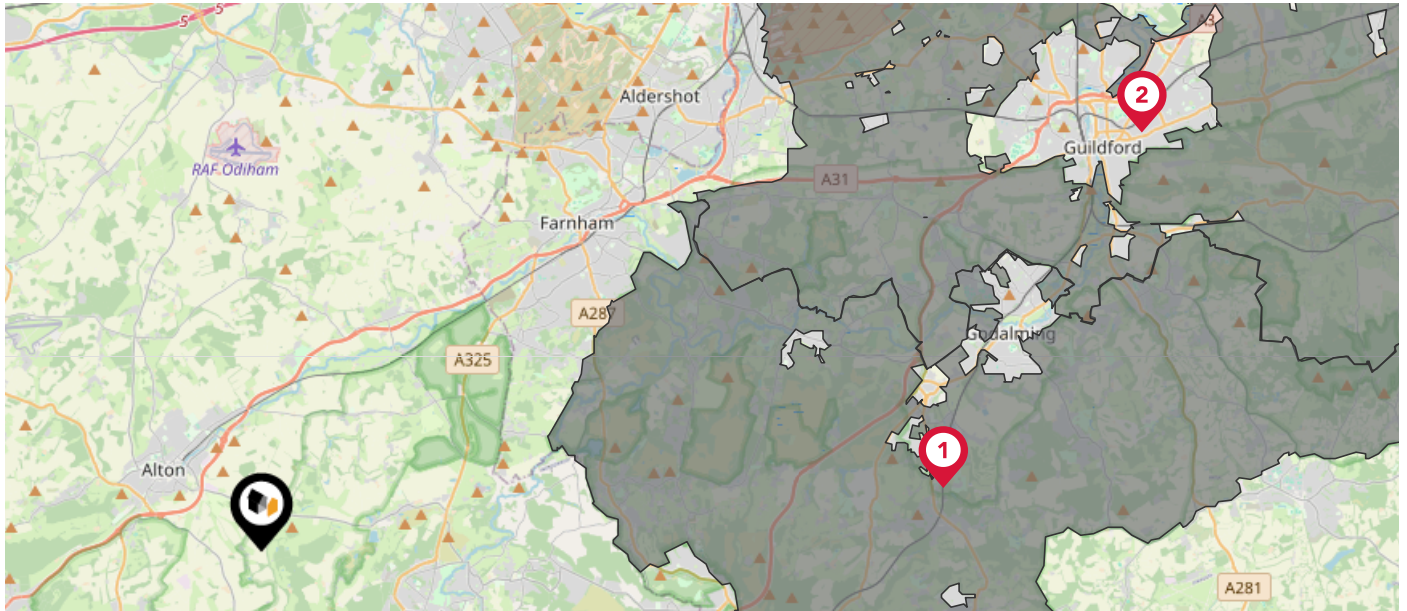


Maps

Green Belt



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



Nearby Green Belt Land

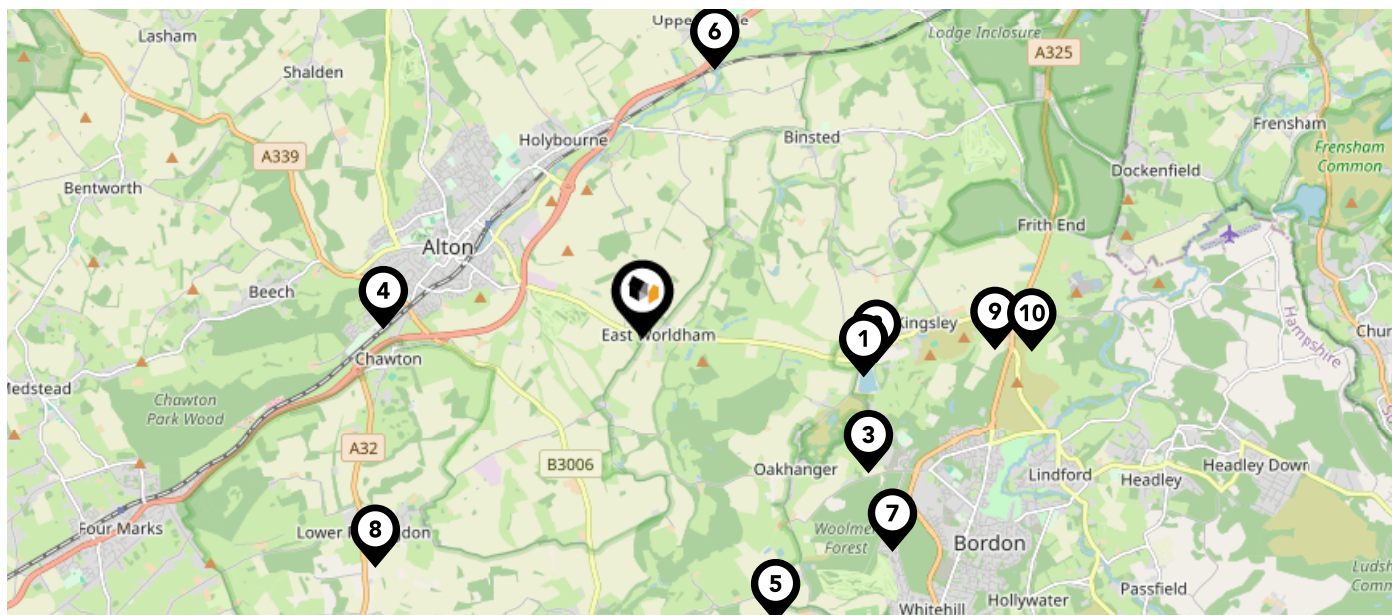
- 1 London Green Belt - Waverley
- 2 London Green Belt - Guildford

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	EA/EPR/KP3393EV/V006 - Keith Moss - Site Manager	Active Landfill
2	EA/EPR/AB3200MW/V004	Active Landfill
3	Oakhanger Farm-Oakhanger, Bordon	Historic Landfill
4	16 Wickham close-Alton	Historic Landfill
5	Selborne Brickworks-Honey Lane, Alton, Selborne, Hampshire	Historic Landfill
6	Land at Manor Farm-Manor Farm, Upper Froyle, Alton	Historic Landfill
7	Moorlands Sand Quarry-Hogmoor Road, Bordon, Hampshire	Historic Landfill
8	Maplecombe Farm-Farringdon, Alton	Historic Landfill
9	Coldharbour Sand Pit-Sleaford, Kingsley	Historic Landfill
10	Trottsford Farm, Bordon, Gu35-Picketts Hill, Bordon, Headley, Hants	Historic Landfill











Maps

Listed Buildings



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



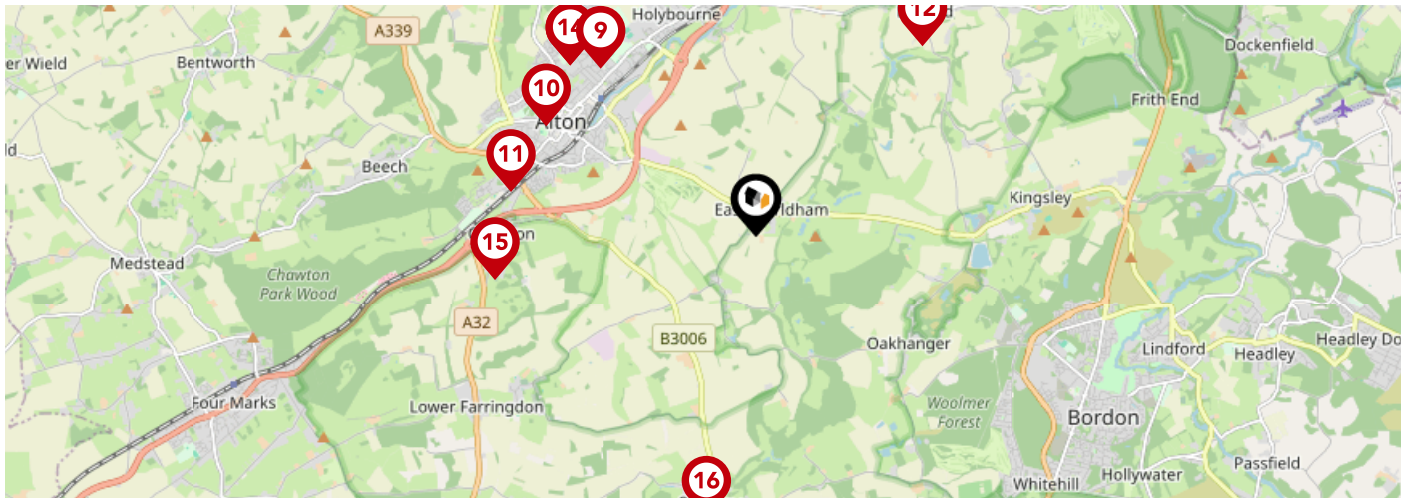
Listed Buildings in the local district	Grade	Distance
 1094505 - The Old Forge	Grade II	0.1 miles
 1175182 - Old House Farmhouse	Grade II	0.1 miles
 1351157 - East Worldham House	Grade II	0.2 miles
 1175123 - Coach House 5 Metres North Of East Worldham House	Grade II	0.2 miles
 1351156 - Church Of St Mary	Grade II	0.2 miles
 1096912 - Sandels Cottages	Grade II	0.2 miles
 1094507 - Table Tomb 10 Metres South-east Of The Church Of St Mary	Grade II	0.2 miles
 1094508 - Heather Cottage	Grade II	0.4 miles
 1094506 - Clay's Farmhouse	Grade II	0.5 miles
 1175201 - Manor Farmhouse	Grade II	0.8 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Andrews' Endowed Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Alton Infant School Ofsted Rating: Good Pupils: 150 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Eggar's School Ofsted Rating: Good Pupils: 858 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Treloar College Ofsted Rating: Outstanding Pupils:0 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Treloar School Ofsted Rating: Outstanding Pupils: 77 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Bushy Leaze Early Years Centre Ofsted Rating: Good Pupils: 104 Distance:1.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Anstey Junior School Ofsted Rating: Good Pupils: 220 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Saint Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

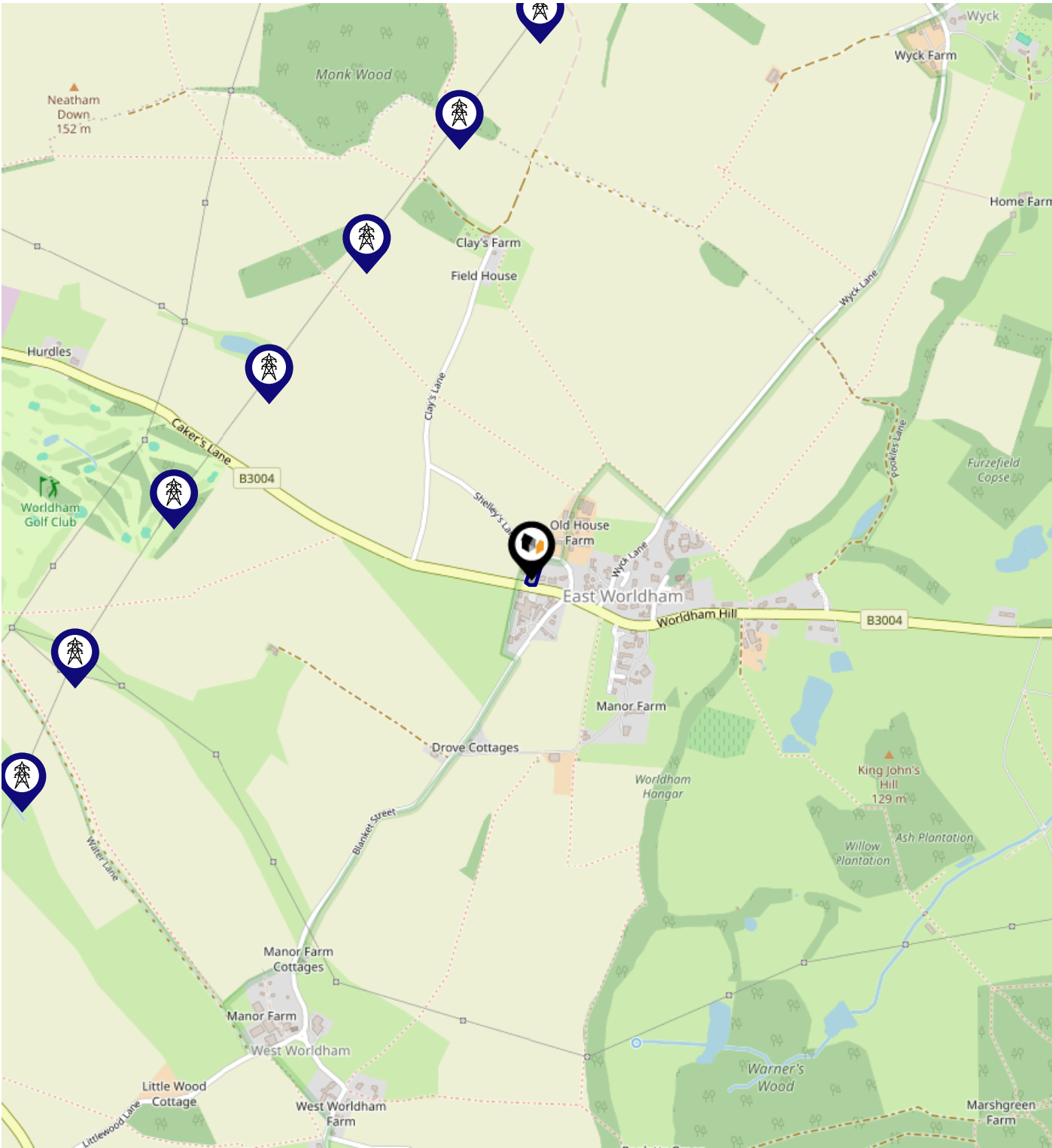
Area Schools





		Nursery	Primary	Secondary	College	Private
9	Alton School Ofsted Rating: Not Rated Pupils: 325 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Amery Hill School Ofsted Rating: Good Pupils: 983 Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Butts Primary School Ofsted Rating: Good Pupils: 323 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Binsted Church of England Primary School Ofsted Rating: Good Pupils: 61 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Wootey Infant School Ofsted Rating: Good Pupils: 142 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wootey Junior School Ofsted Rating: Good Pupils: 159 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chawton Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Selborne Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

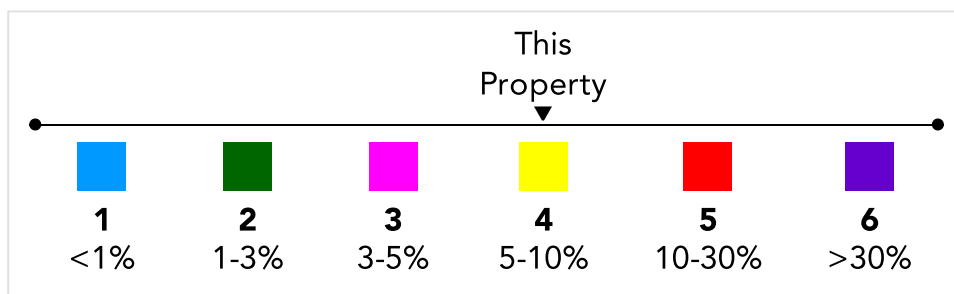
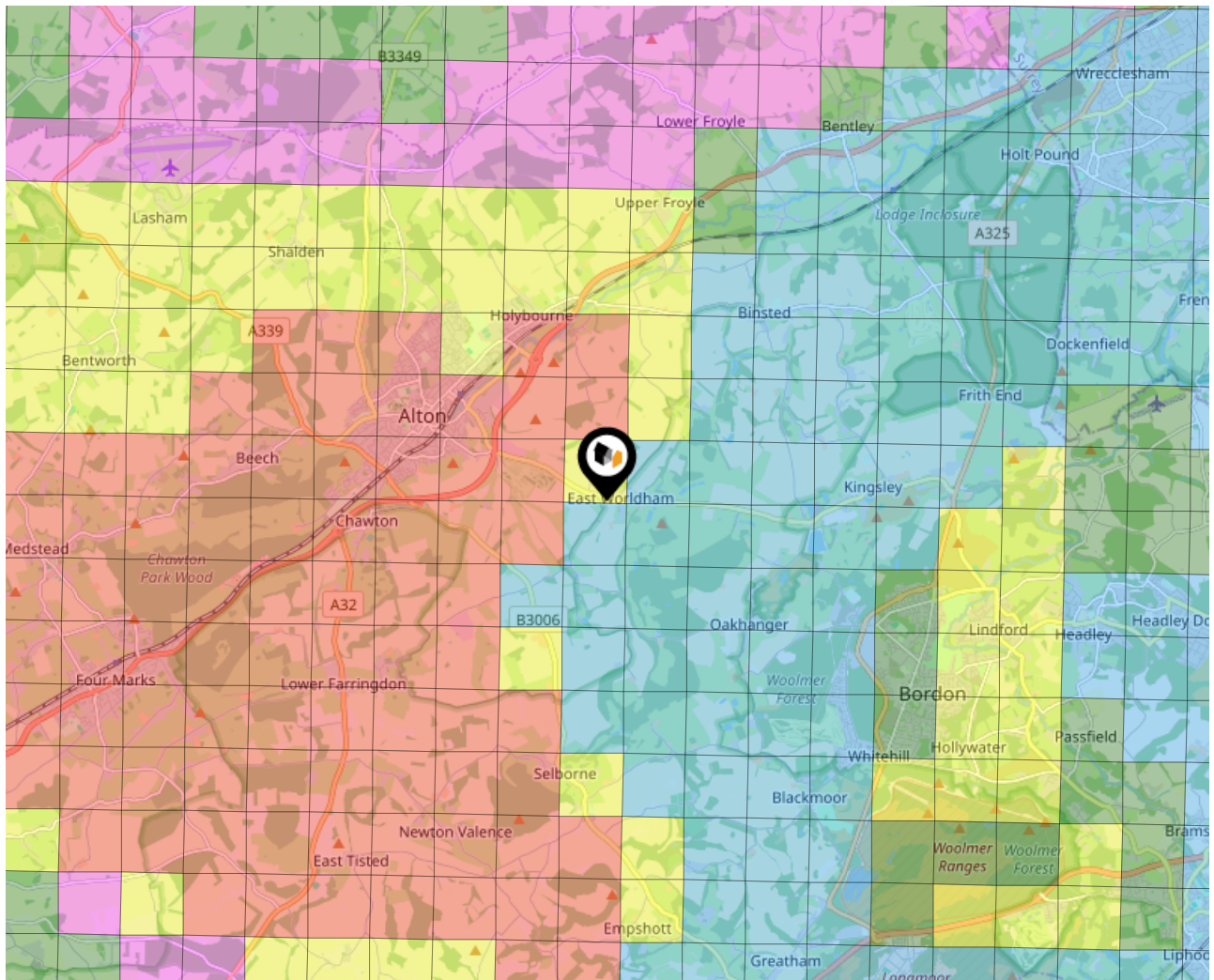
Environment

Radon Gas

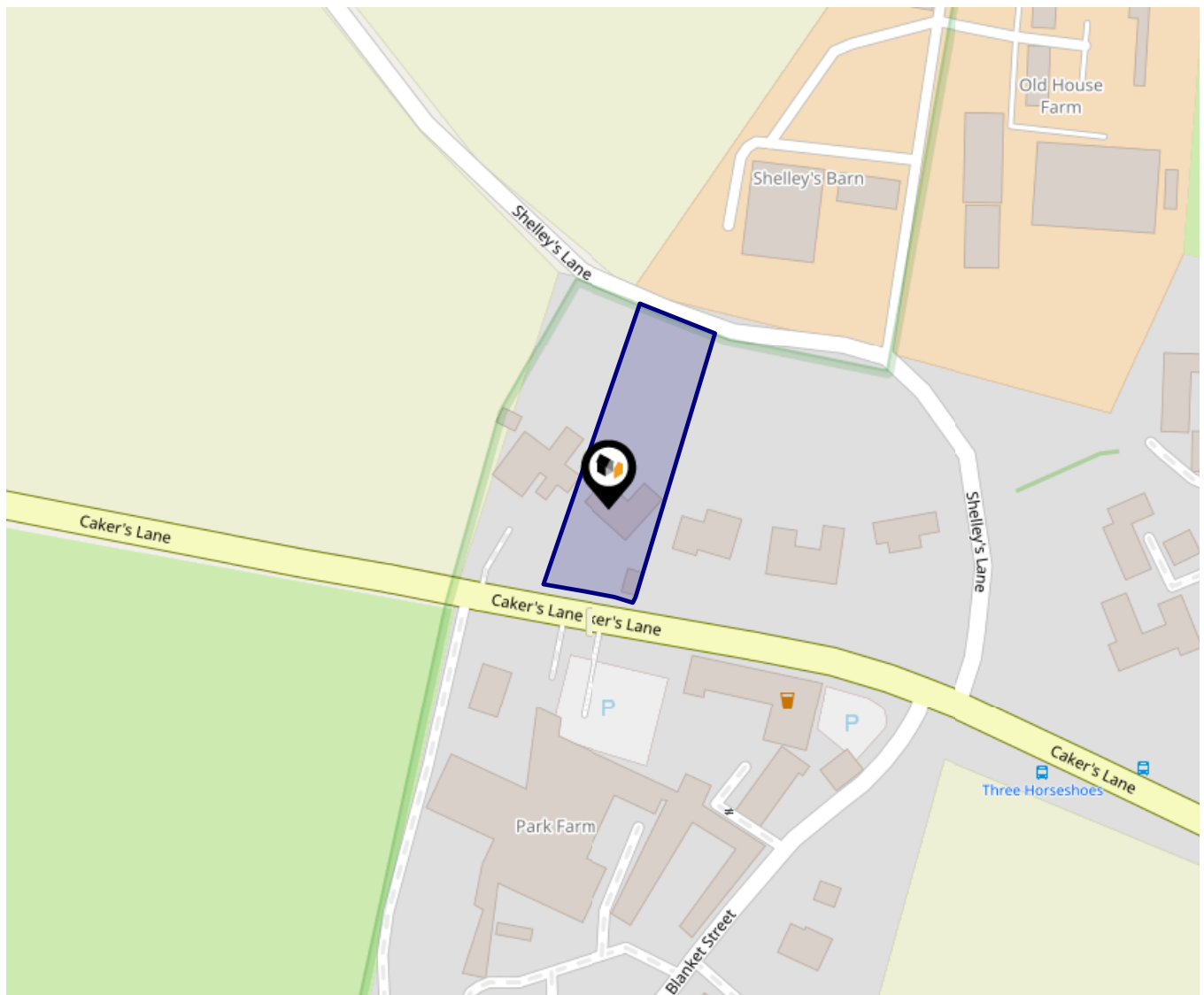


What is Radon?

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



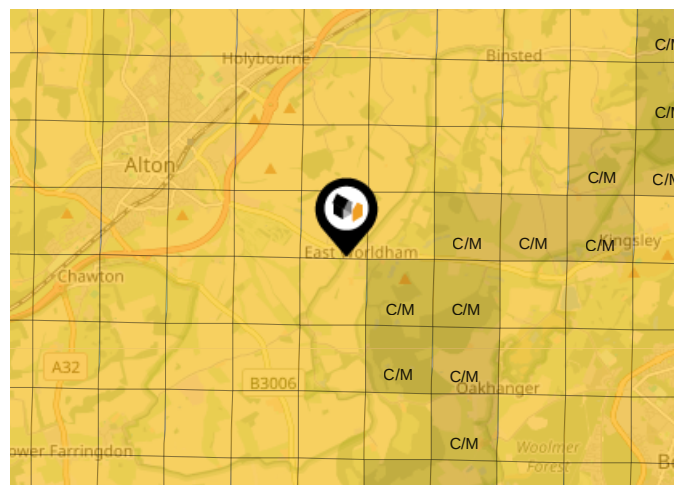
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

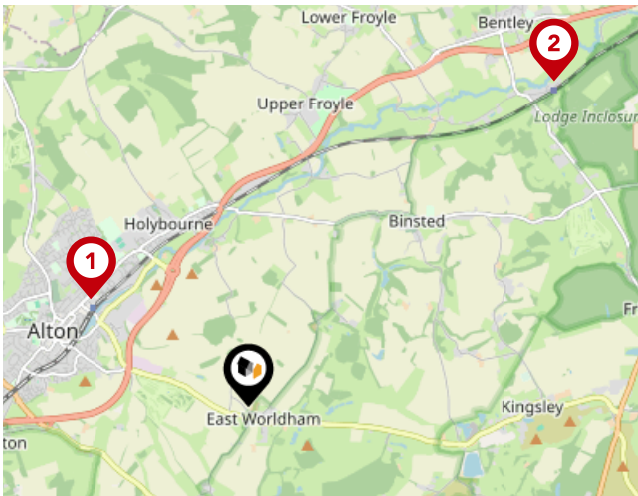
Carbon Content:	VARIABLE	Soil Texture:	SANDY LOAM TO LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

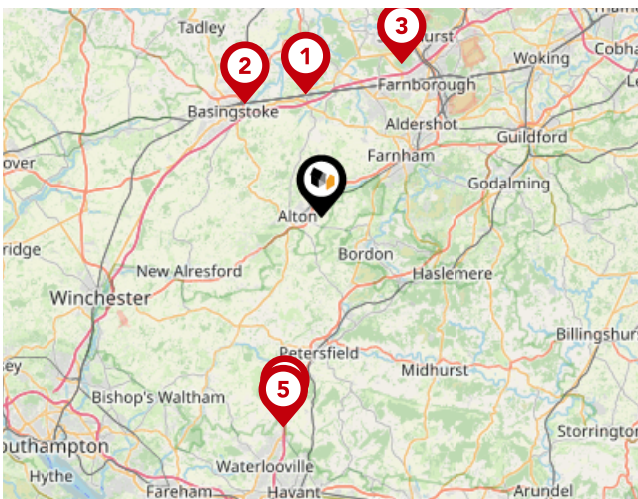
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



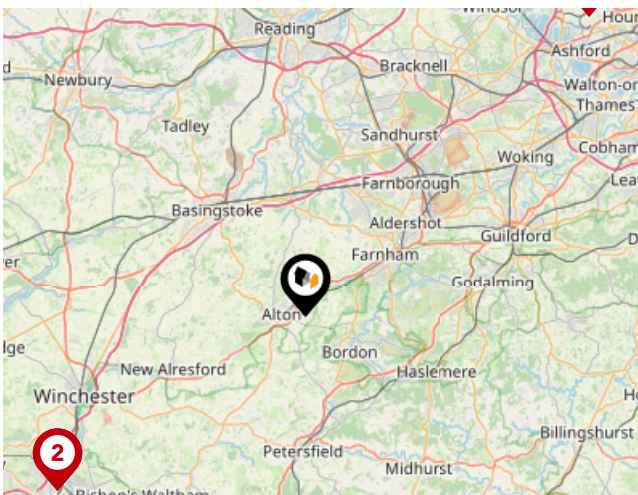
National Rail Stations

Pin	Name	Distance
1	Alton Rail Station	1.76 miles
2	Bentley (Hants) Rail Station	4.15 miles
3	Liss Rail Station	6.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J5	9.31 miles
2	M3 J6	10.19 miles
3	M3 J4A	12.82 miles
4	A3(M) J1	15.16 miles
5	A3(M) J2	15.9 miles

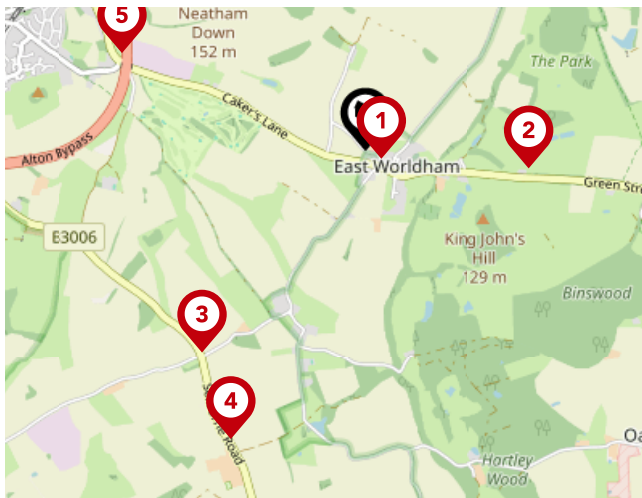


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	22.62 miles
2	Southampton Airport	22.62 miles
3	Heathrow Airport Terminal 4	30.64 miles
4	Heathrow Airport	31.23 miles

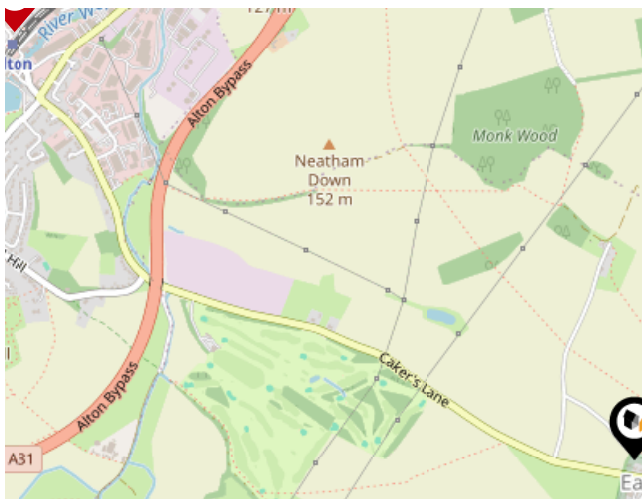
Area

Transport (Local)



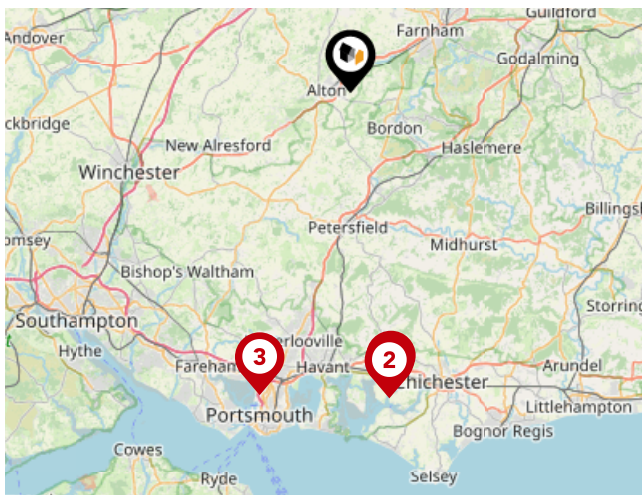
Bus Stops/Stations

Pin	Name	Distance
1	Three Horseshoes	0.08 miles
2	Tilling Cottages	0.76 miles
3	Round House	1.21 miles
4	Hartley Park Farm	1.48 miles
5	Windmill Lane	1.23 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	1.75 miles



Ferry Terminals

Pin	Name	Distance
1	Bosham Hoe Ferry Landing	22.71 miles
2	West Itchenor Ferry Landing	23.04 miles
3	Portsmouth International Cruise & Ferry Terminal	23.56 miles

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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

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

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

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

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

