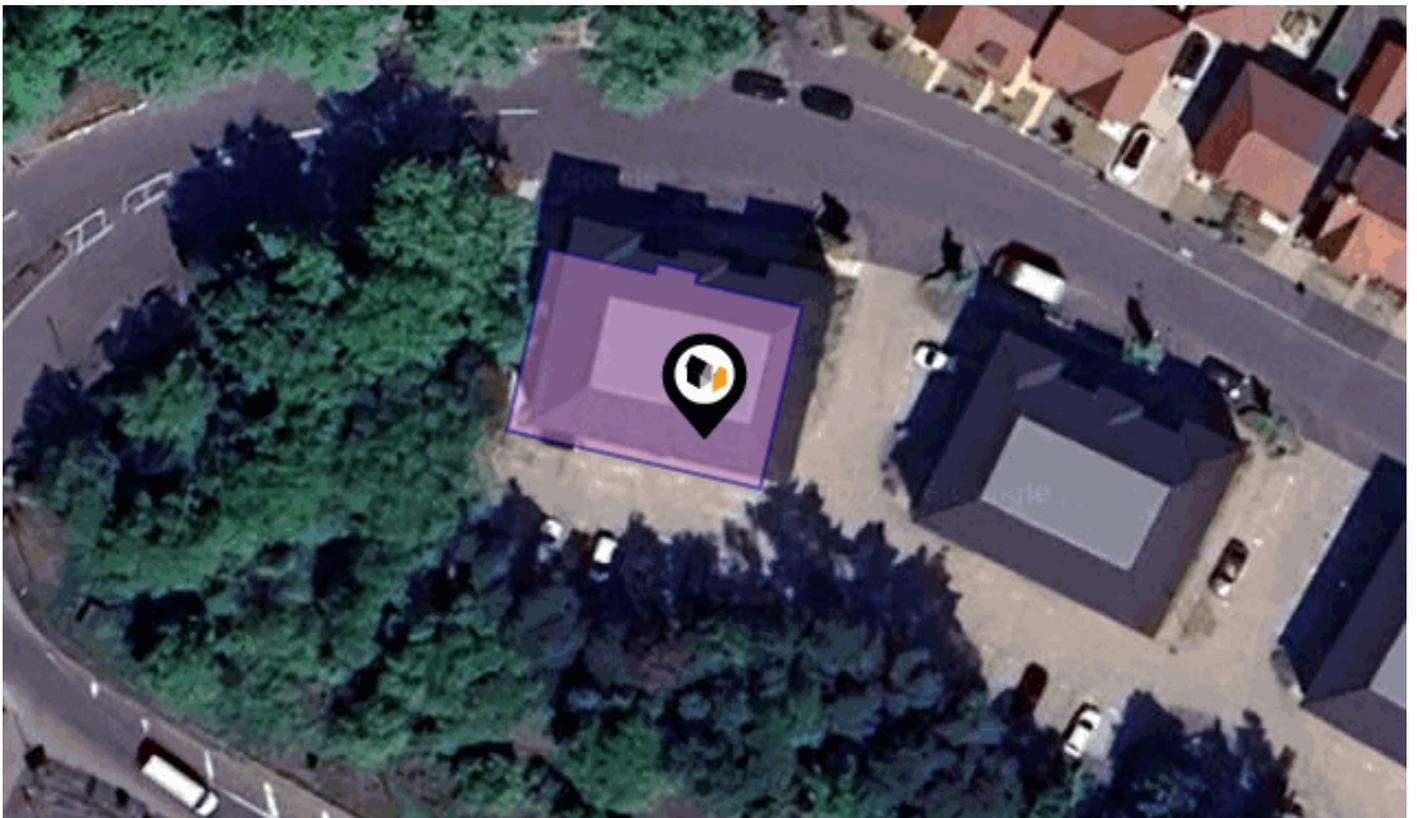




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 23rd March 2026



9 CRANE HOUSE, HURST AVENUE, CAMBERLEY, GU17 9AJ

Avocado Property

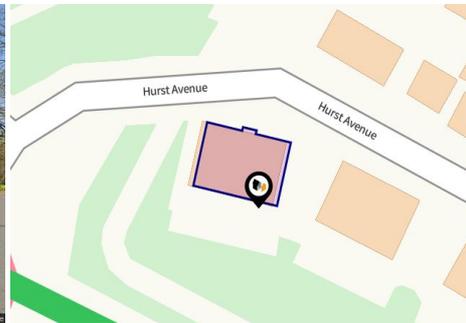
stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 495 ft² / 46 m²
Plot Area: 0.09 acres
Year Built : 2019
Council Tax : Band B
Annual Estimate: £1,777
Title Number: HP841341
UPRN: 10093264963
Restrictive Covenants: No

Last Sold Date: 05/06/2019
Last Sold Price: £215,000
Last Sold £/ft²: £434
Tenure: Leasehold

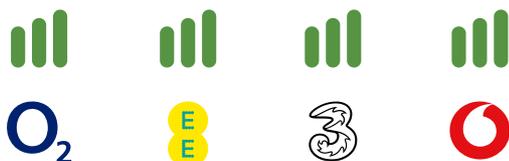
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1 mb/s **80** mb/s **1800** mb/s
  

Mobile Coverage:
(based on calls indoors)



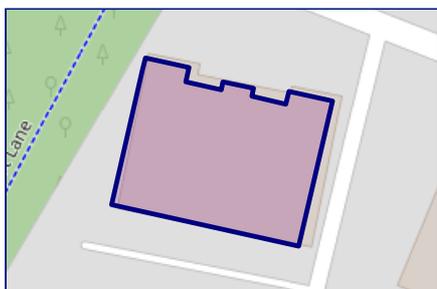
Satellite/Fibre TV Availability:



Property Multiple Title Plans

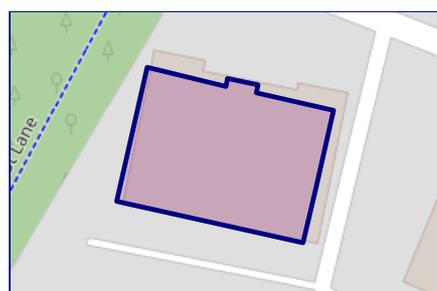


Freehold Title Plan



HP843992

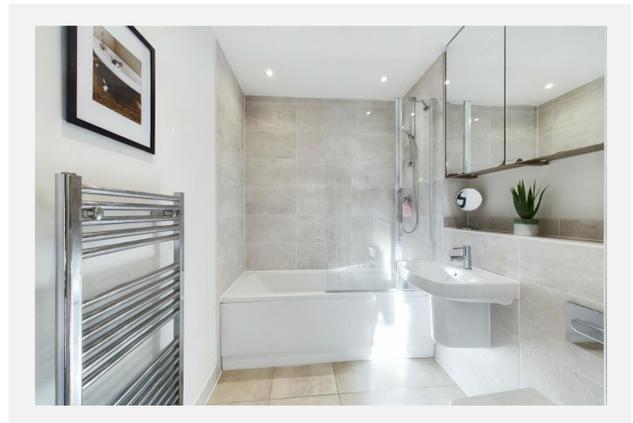
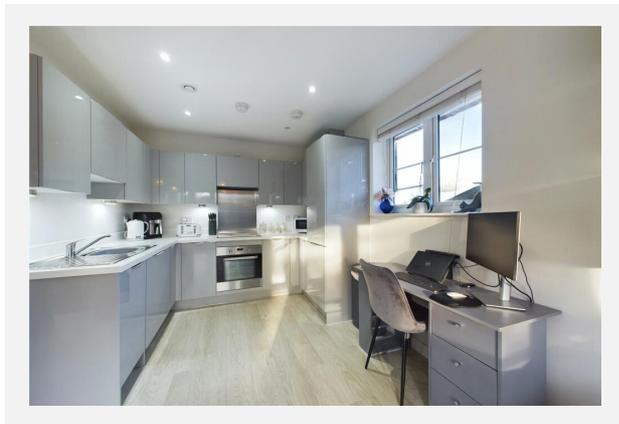
Leasehold Title Plan



HP841341

Start Date:	04/06/2019
End Date:	01/08/3017
Lease Term:	999 years from 1 August 2018
Term Remaining:	992 years

Gallery Photos



**9 CRANE HOUSE, HURST AVENUE, CAMBERLEY, GU17
9AJ**



Property EPC - Certificate



9 Crane House, Hurst Avenue, Blackwater, GU17 9AJ

Energy rating

B

Valid until 16.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

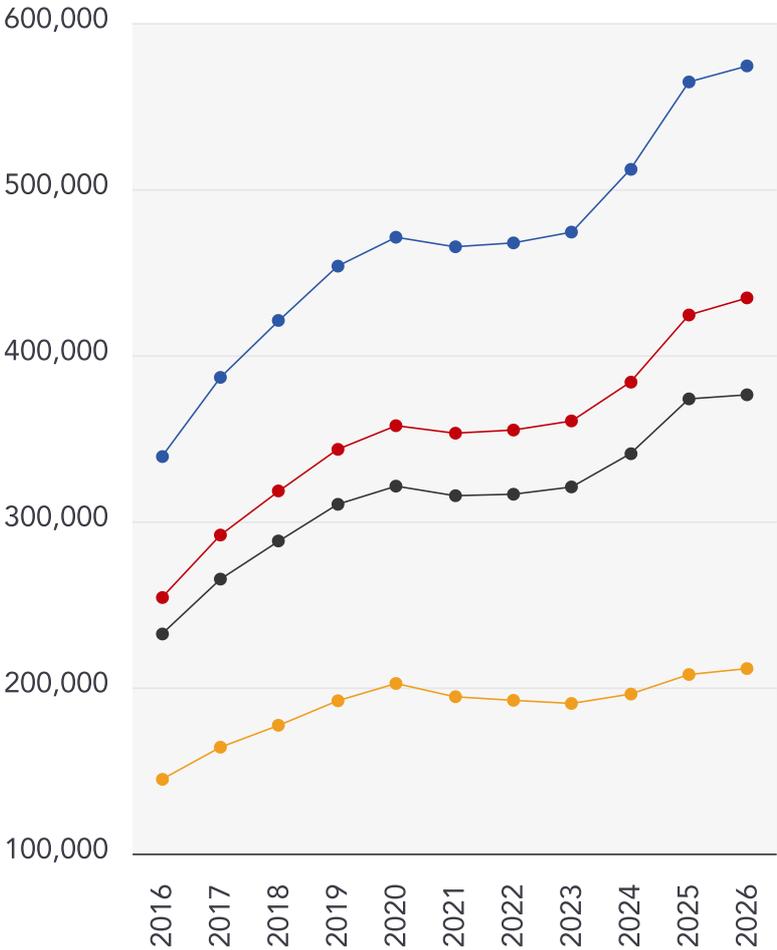
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	46 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU17



Detached

+69.38%

Semi-Detached

+70.98%

Terraced

+62.02%

Flat

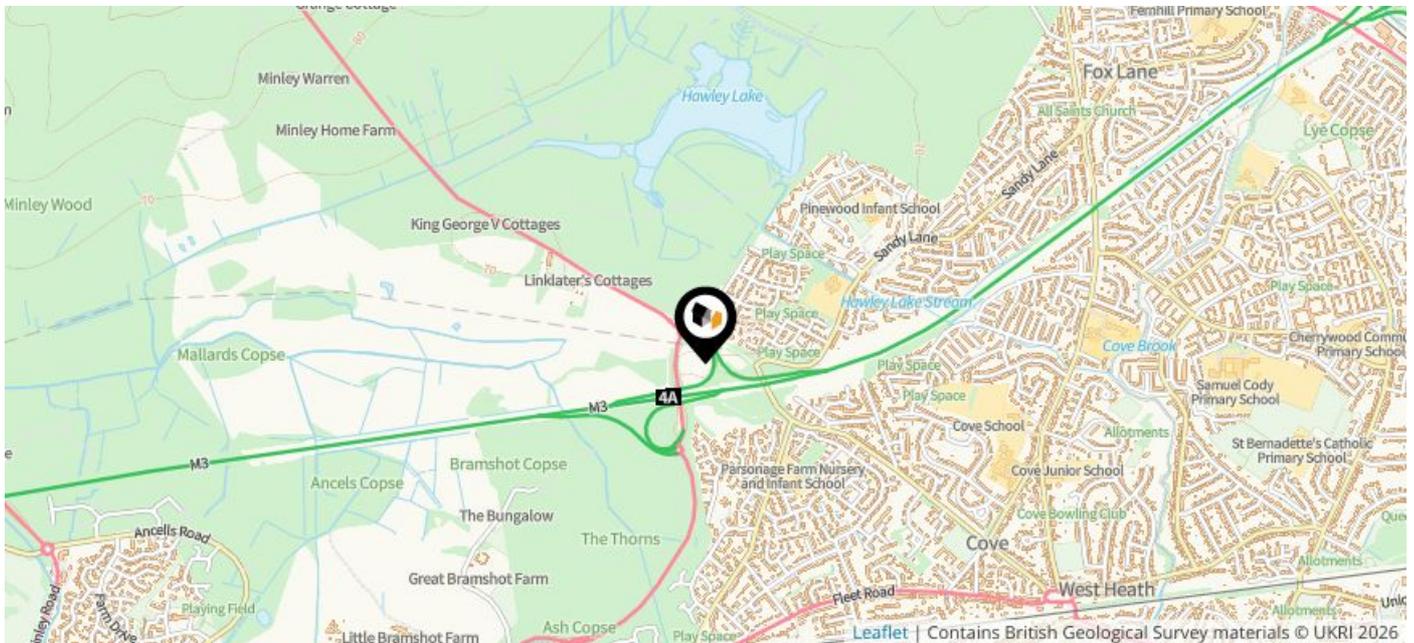
+46.1%

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.

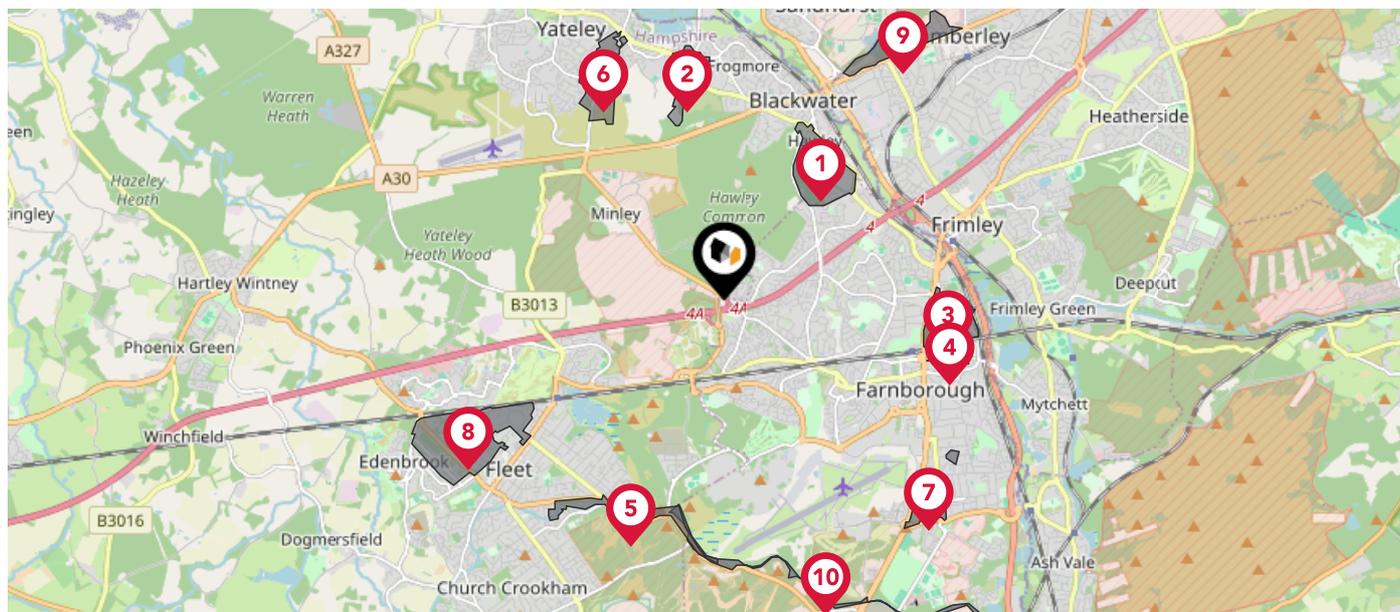
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

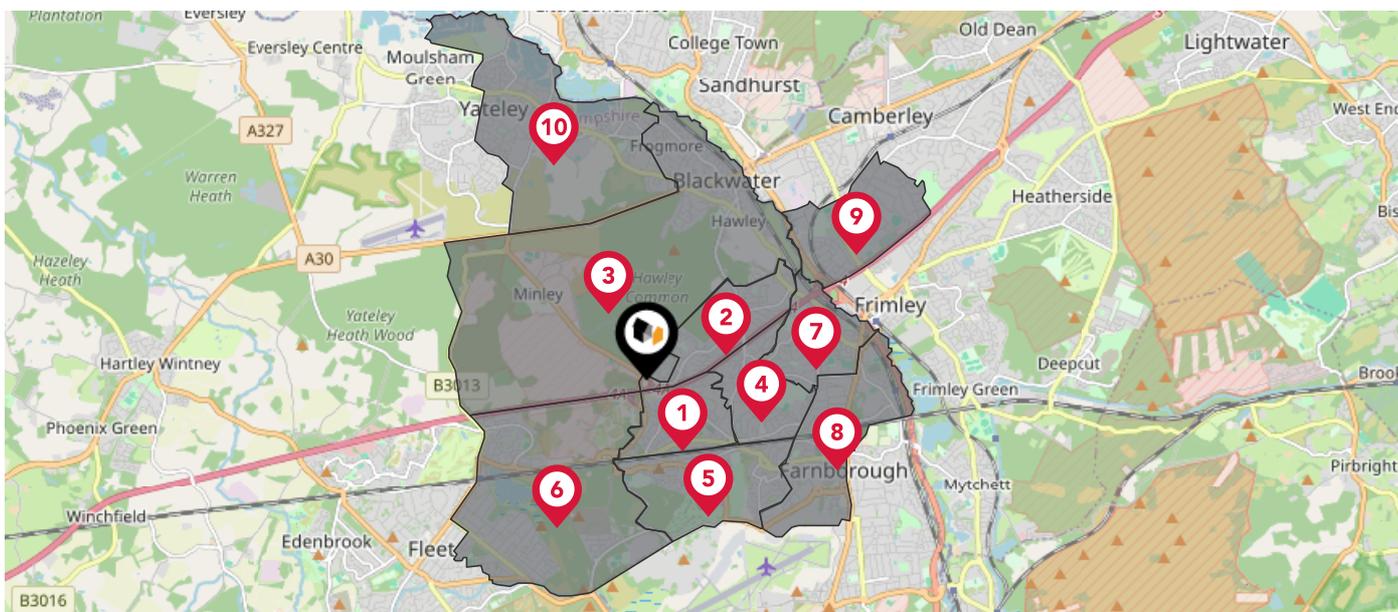
- 1 Hawley Park and Green
- 2 Darby Green Yateley
- 3 Farnborough Hill
- 4 Saint Michael's Abbey
- 5 Basingstoke Canal5
- 6 Cricket Hill
- 7 South Farnborough
- 8 North Fleet
- 9 RMA (Former) Staff College and London Road, Camberley
- 10 Basingstoke Canal

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

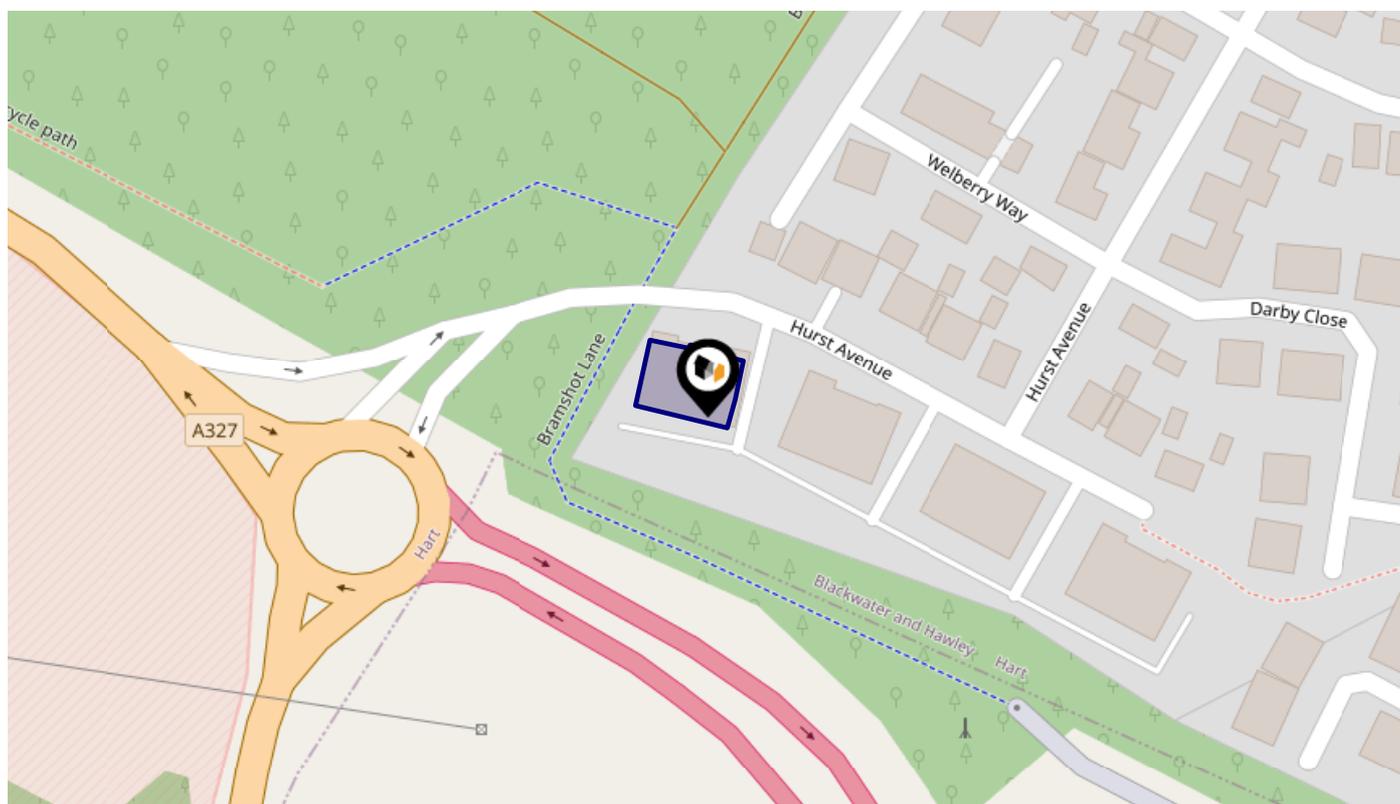
-  St. John's Ward
-  Fernhill Ward
-  Blackwater and Hawley Ward
-  West Heath Ward
-  Cove and Southwood Ward
-  Fleet East Ward
-  Cherrywood Ward
-  Empress Ward
-  Watchetts Ward
-  Yateley East Ward

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:

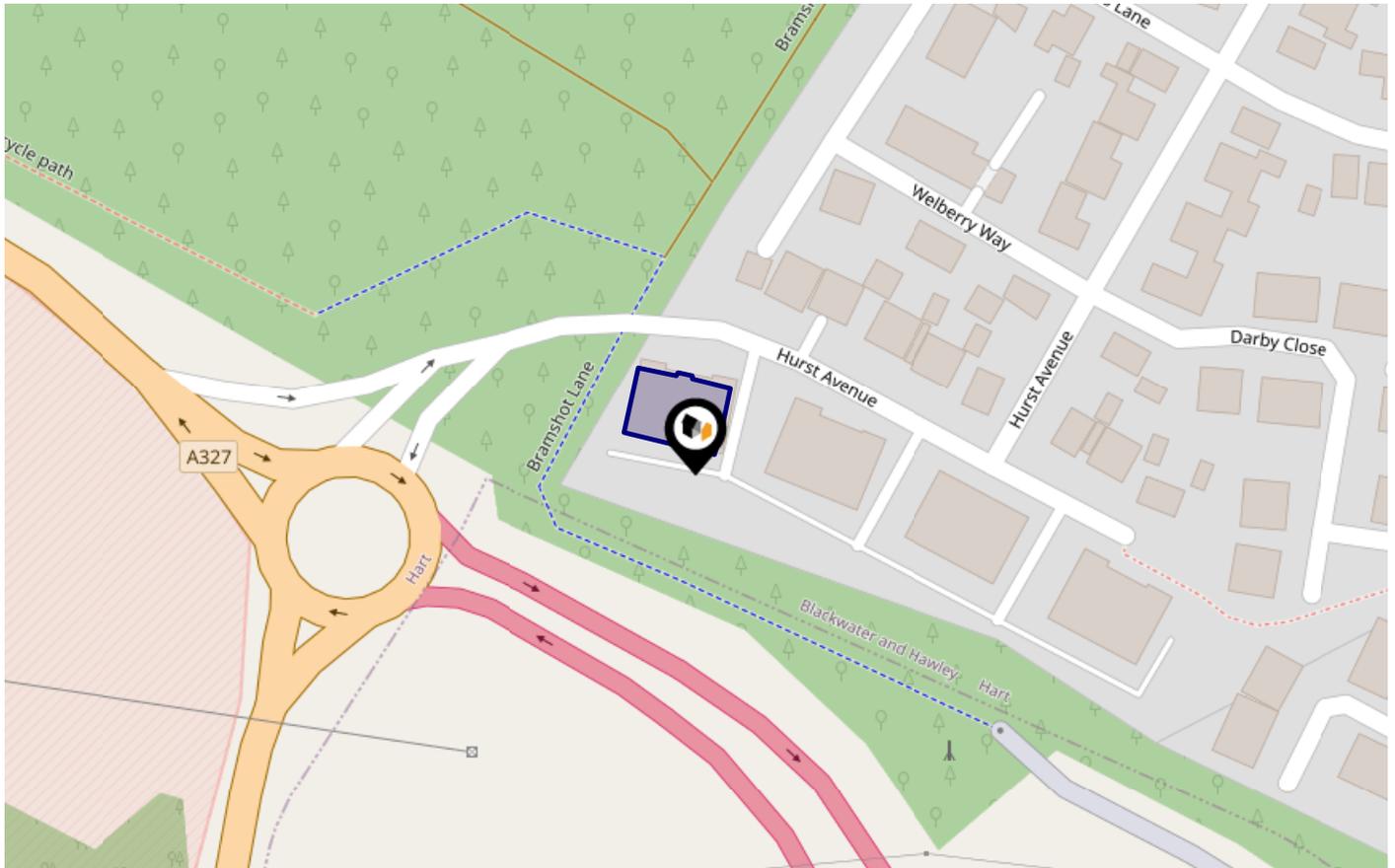
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

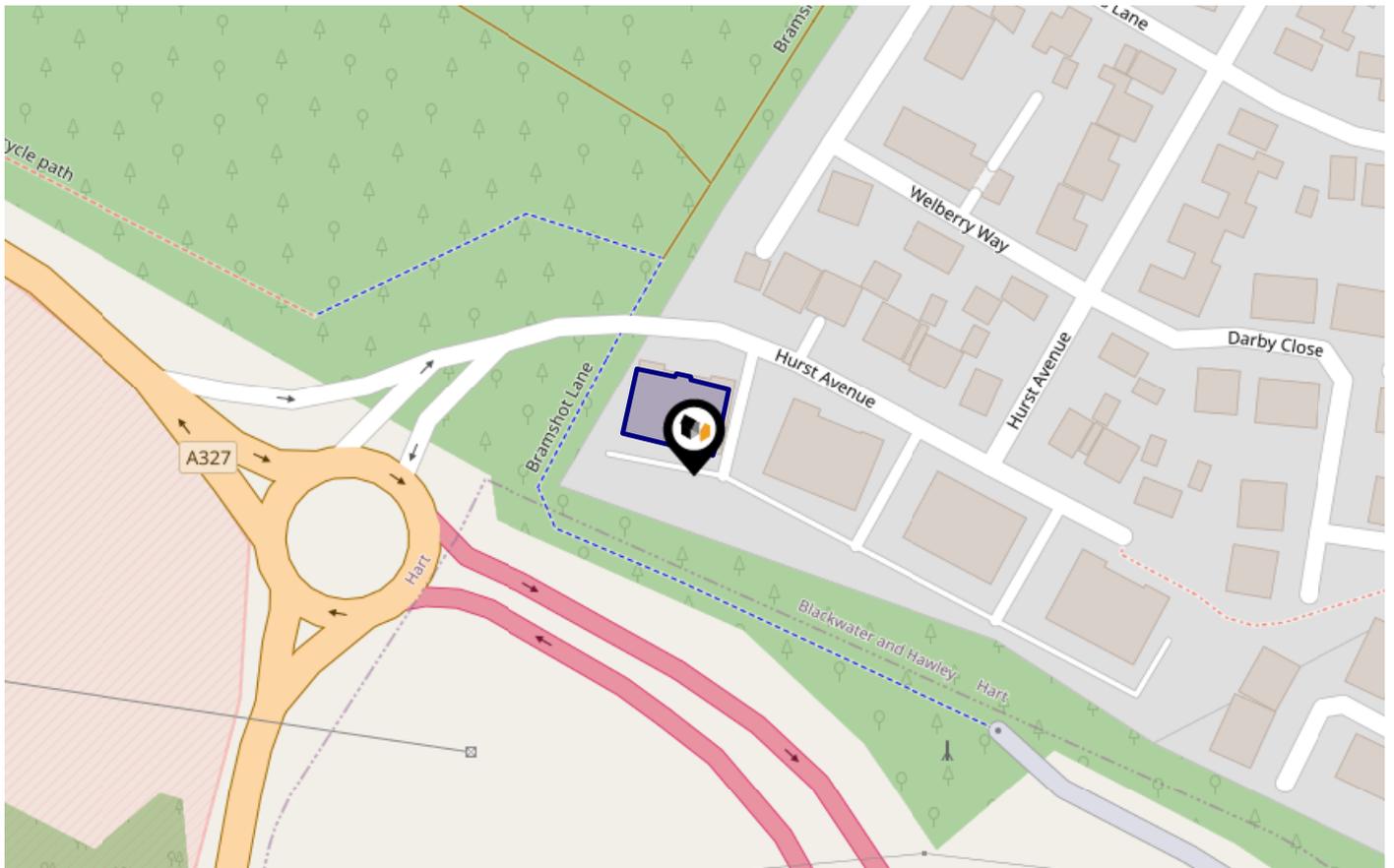


Flood Risk

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.
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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:

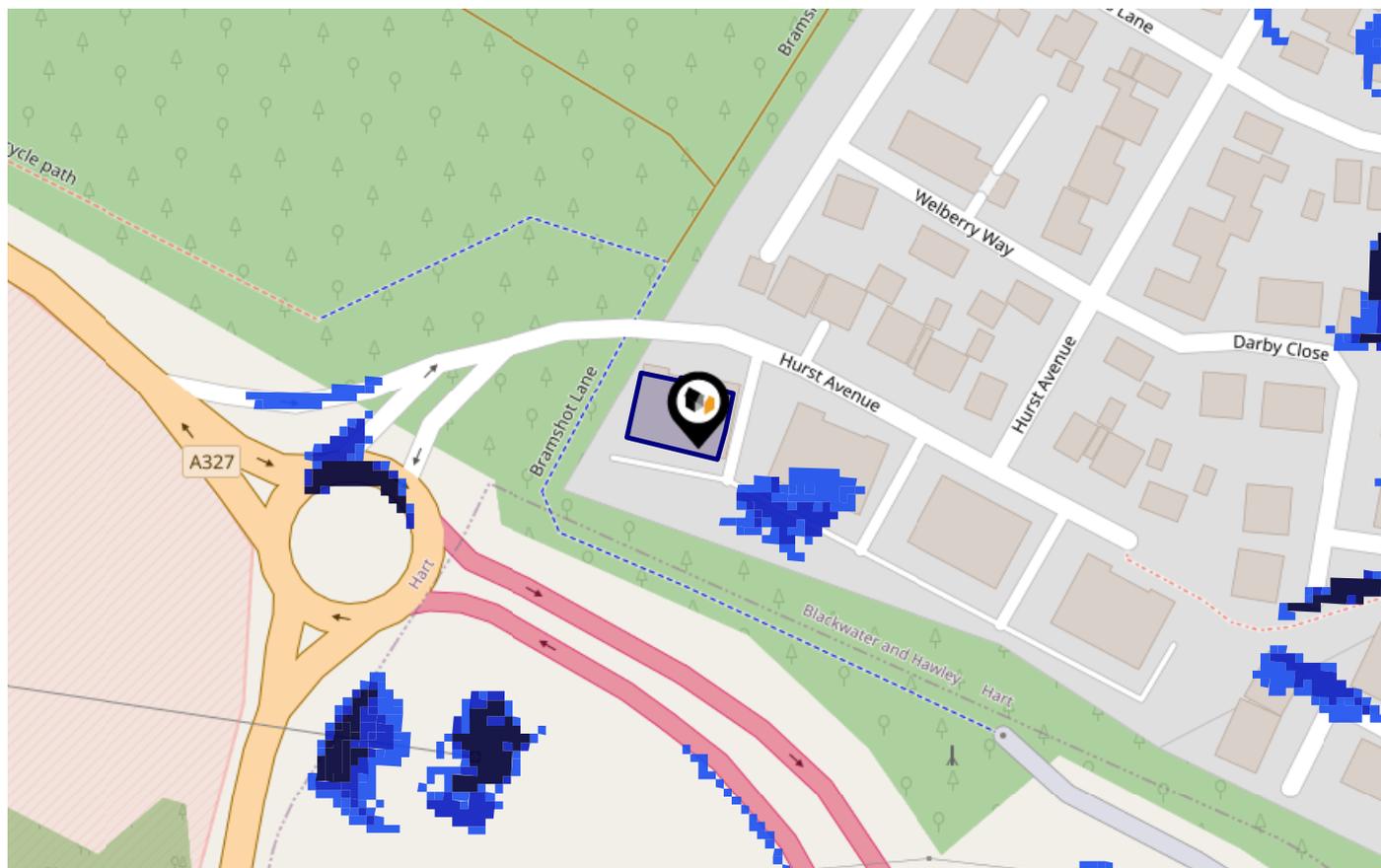


Flood Risk

Surface Water - 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.

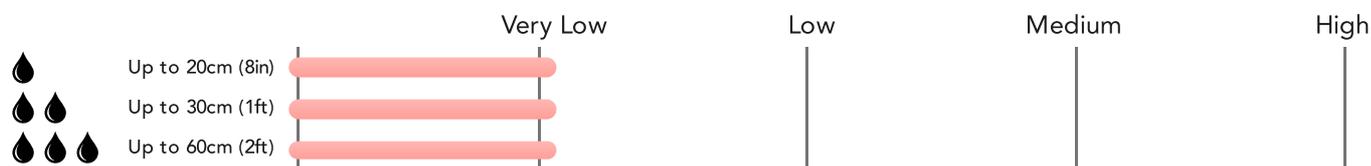


Risk Rating: Very low

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:

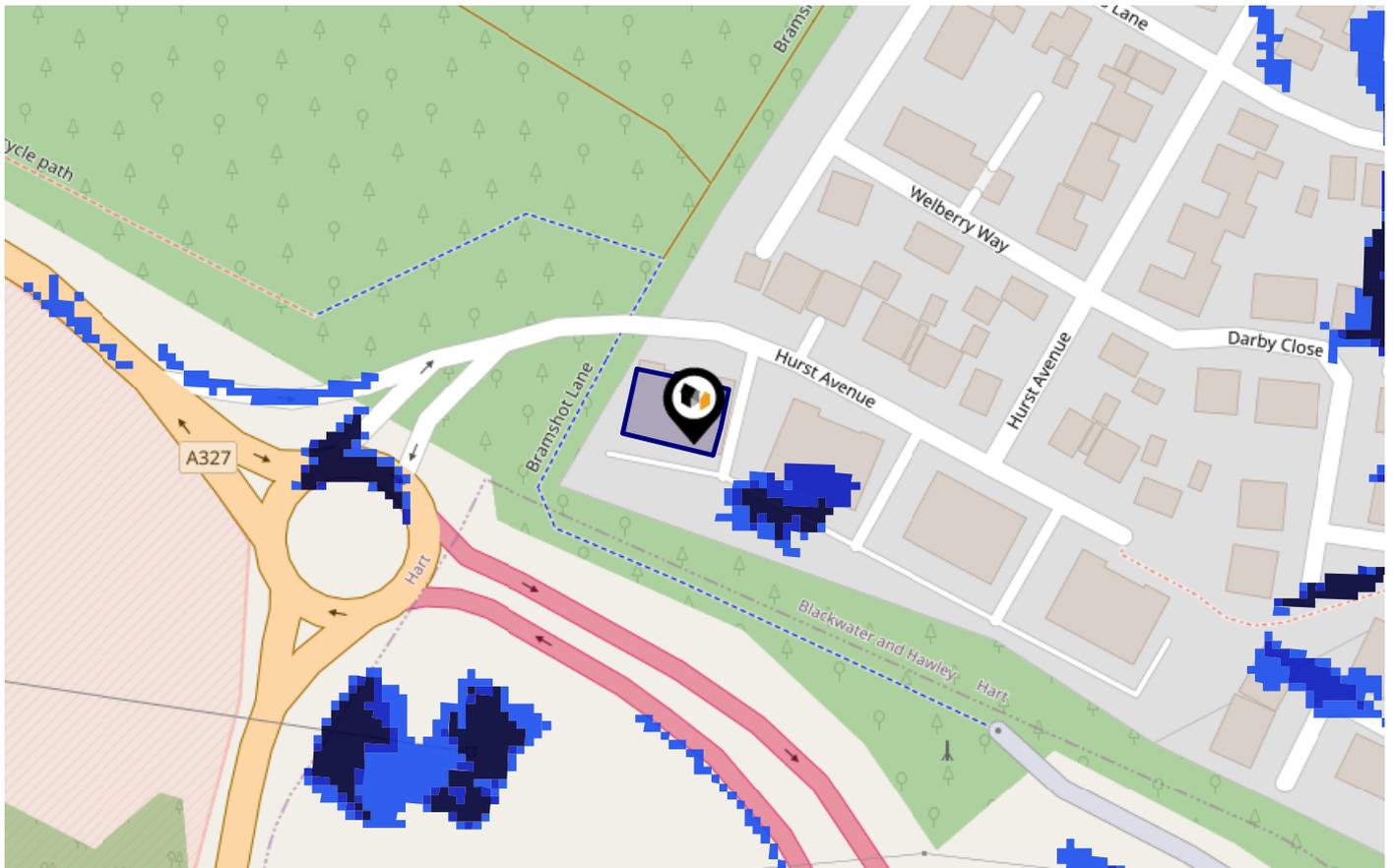


Flood Risk

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.

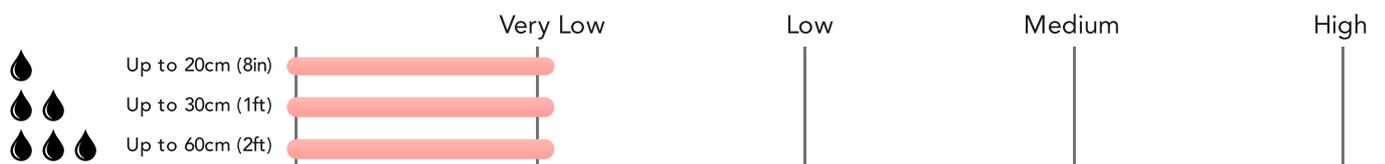


Risk Rating: Very low

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

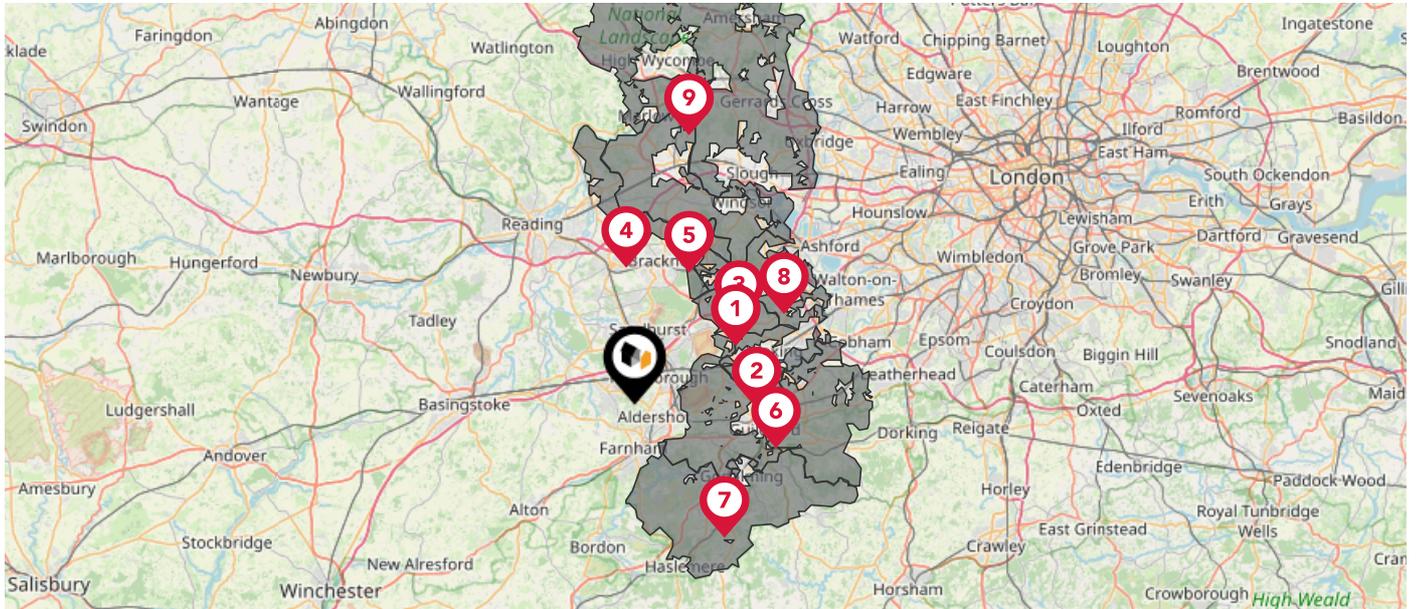


Maps

Green Belt



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



Nearby Green Belt Land

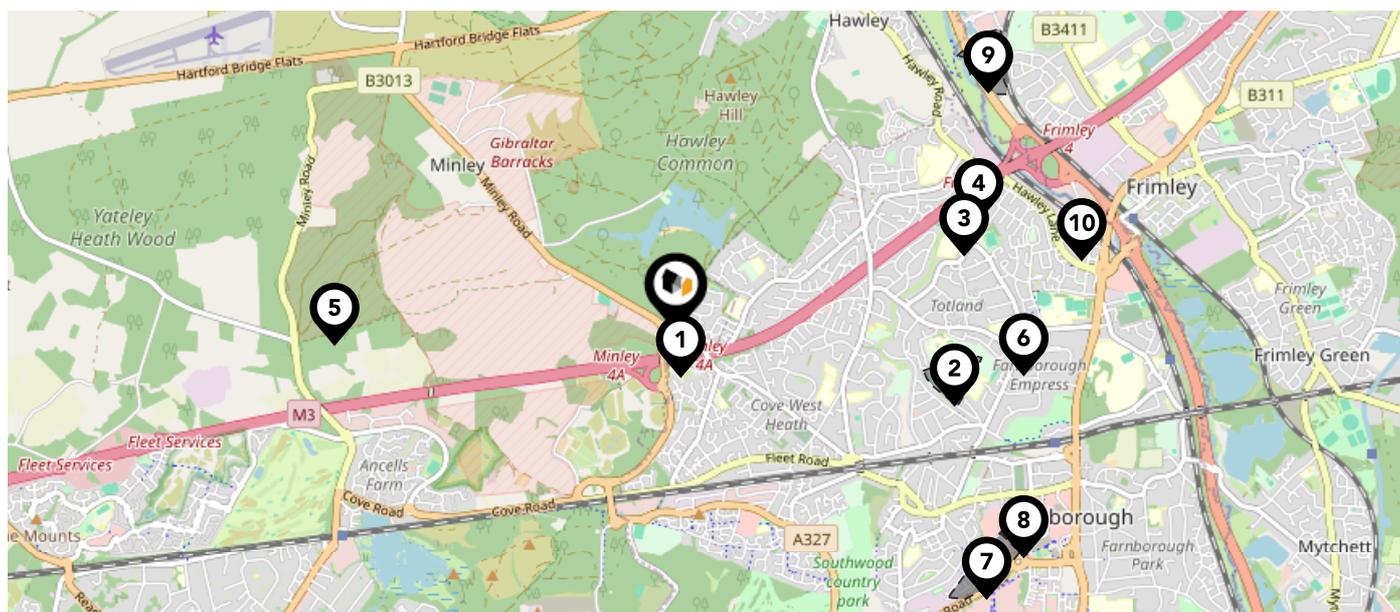
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Woking
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Bracknell Forest
- 6 London Green Belt - Guildford
- 7 London Green Belt - Waverley
- 8 London Green Belt - Runnymede
- 9 London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

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

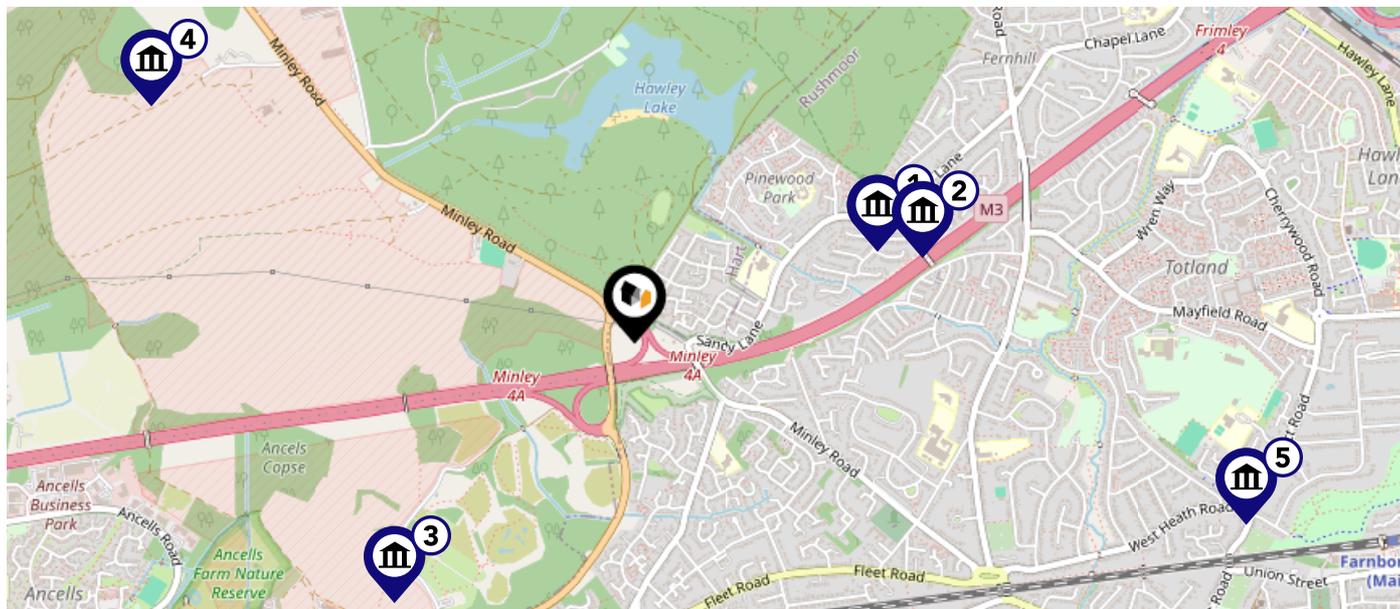
1	Land adjacent to Easter Ross House-Minley Road, Cove, Farnborough, Hampshire	Historic Landfill
2	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill
3	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill
4	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill
5	Borrow Pit-Minley Wood	Historic Landfill
6	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill
7	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill
8	Princes Mead-Farnborough, Hampshire	Historic Landfill
9	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill
10	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill

Maps

Listed Buildings

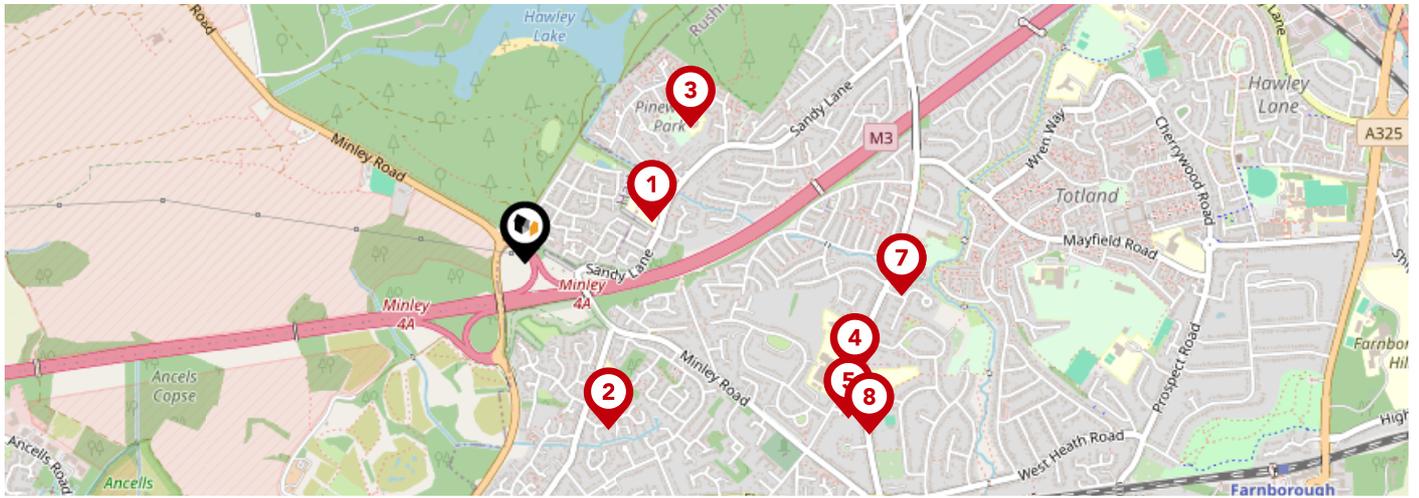


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



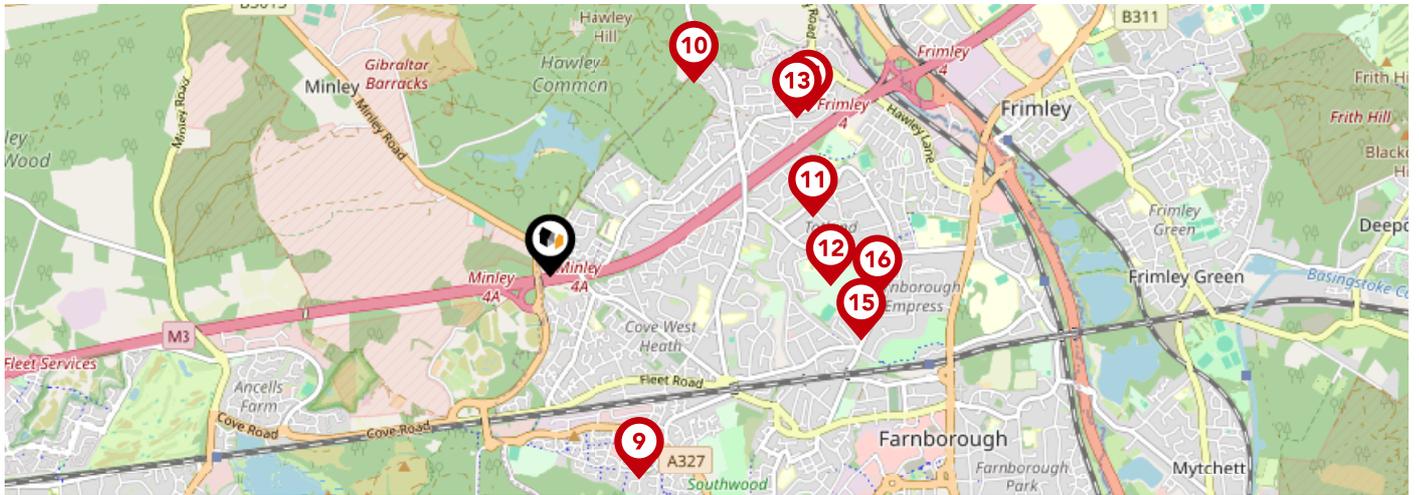
Listed Buildings in the local district		Grade	Distance
	1156361 - Former Cottage To Rear Of No 100 (job's Farm)	Grade II	0.6 miles
	1339697 - Broomhill	Grade II	0.7 miles
	1339882 - Great Bramshot Farmhouse	Grade II	0.8 miles
	1258232 - Water Tower At Minley Manor	Grade II	1.2 miles
	1092605 - Thatched Cottage Public House	Grade II	1.5 miles

Area Schools



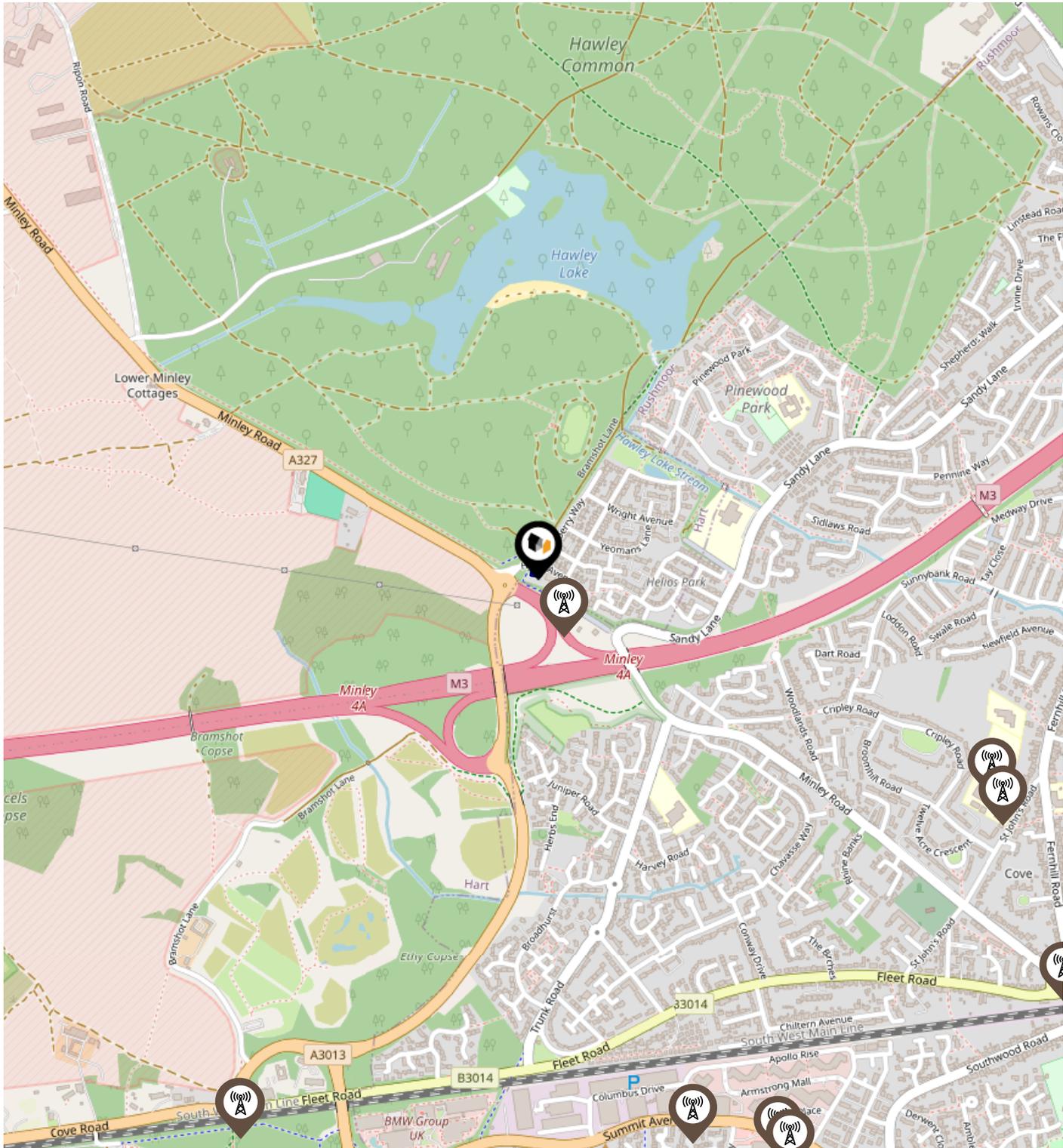
		Nursery	Primary	Secondary	College	Private
1	Guillemont Junior School Ofsted Rating: Requires improvement Pupils: 362 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Parsonage Farm Nursery and Infant School Ofsted Rating: Requires improvement Pupils: 211 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pinewood Infant School Ofsted Rating: Good Pupils: 97 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cove Infant School Ofsted Rating: Good Pupils: 171 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cove School Ofsted Rating: Good Pupils: 979 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Junior School Ofsted Rating: Good Pupils: 327 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cove Junior School Ofsted Rating: Good Pupils: 295 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Southwood Infant School Ofsted Rating: Good Pupils: 124 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hurst Lodge School Ofsted Rating: Not Rated Pupils: 171 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Community Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Cody School Ofsted Rating: Good Pupils: 287 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ferns Primary Academy Ofsted Rating: Serious Weaknesses Pupils: 97 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bohunt Farnborough Ofsted Rating: Not Rated Pupils: 637 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherrywood Community Primary School Ofsted Rating: Good Pupils: 180 Distance:1.51	<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

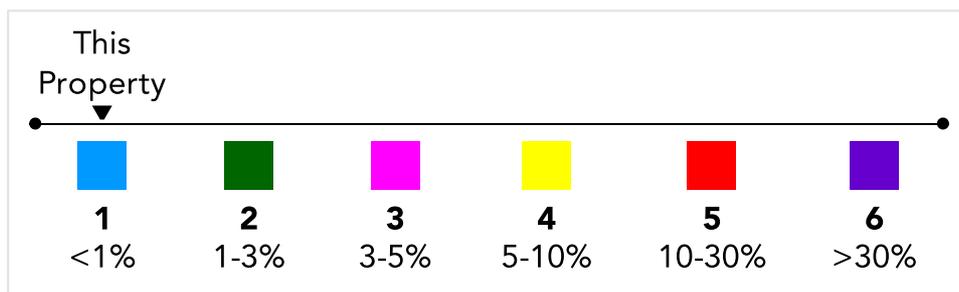
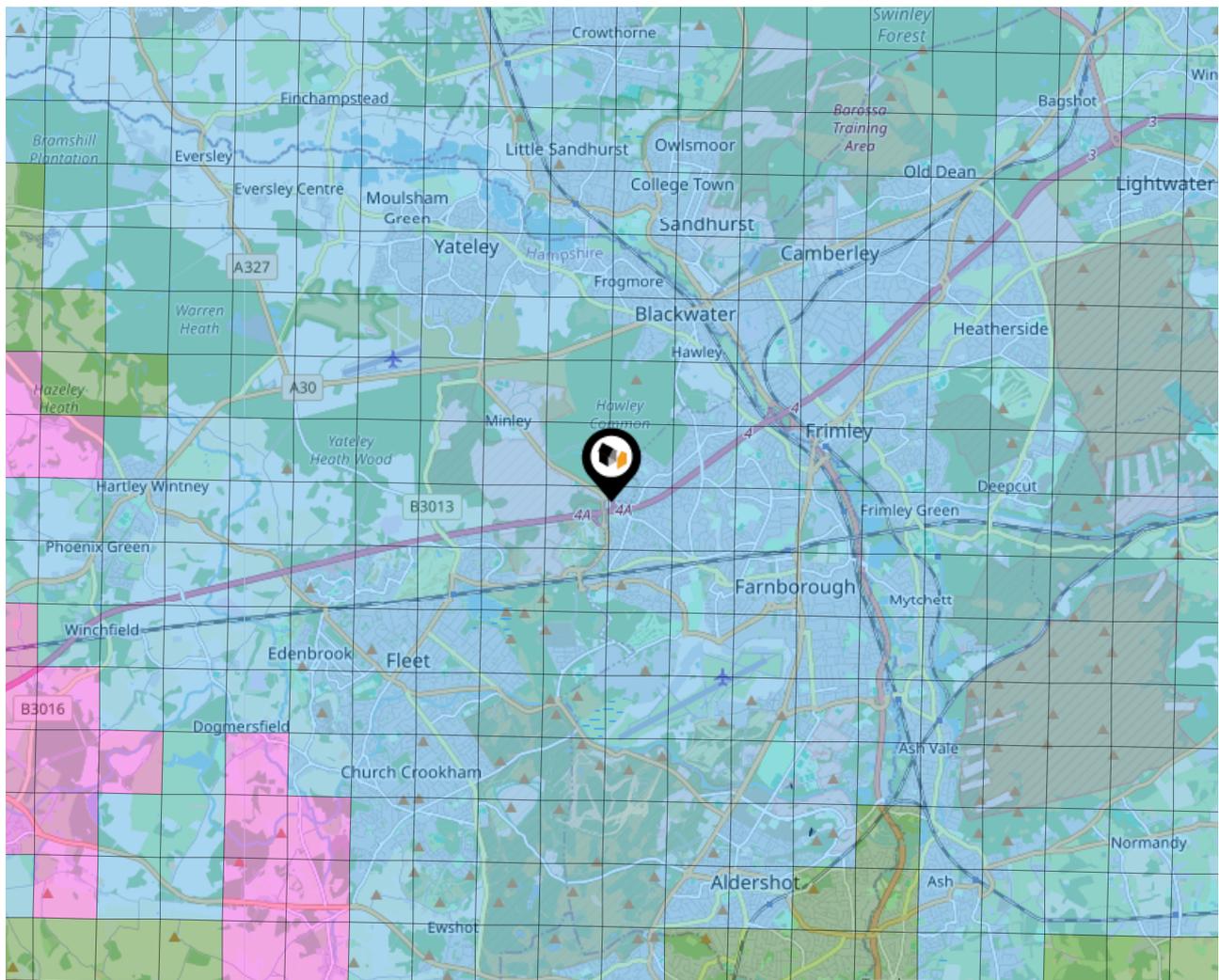
Environment

Radon Gas

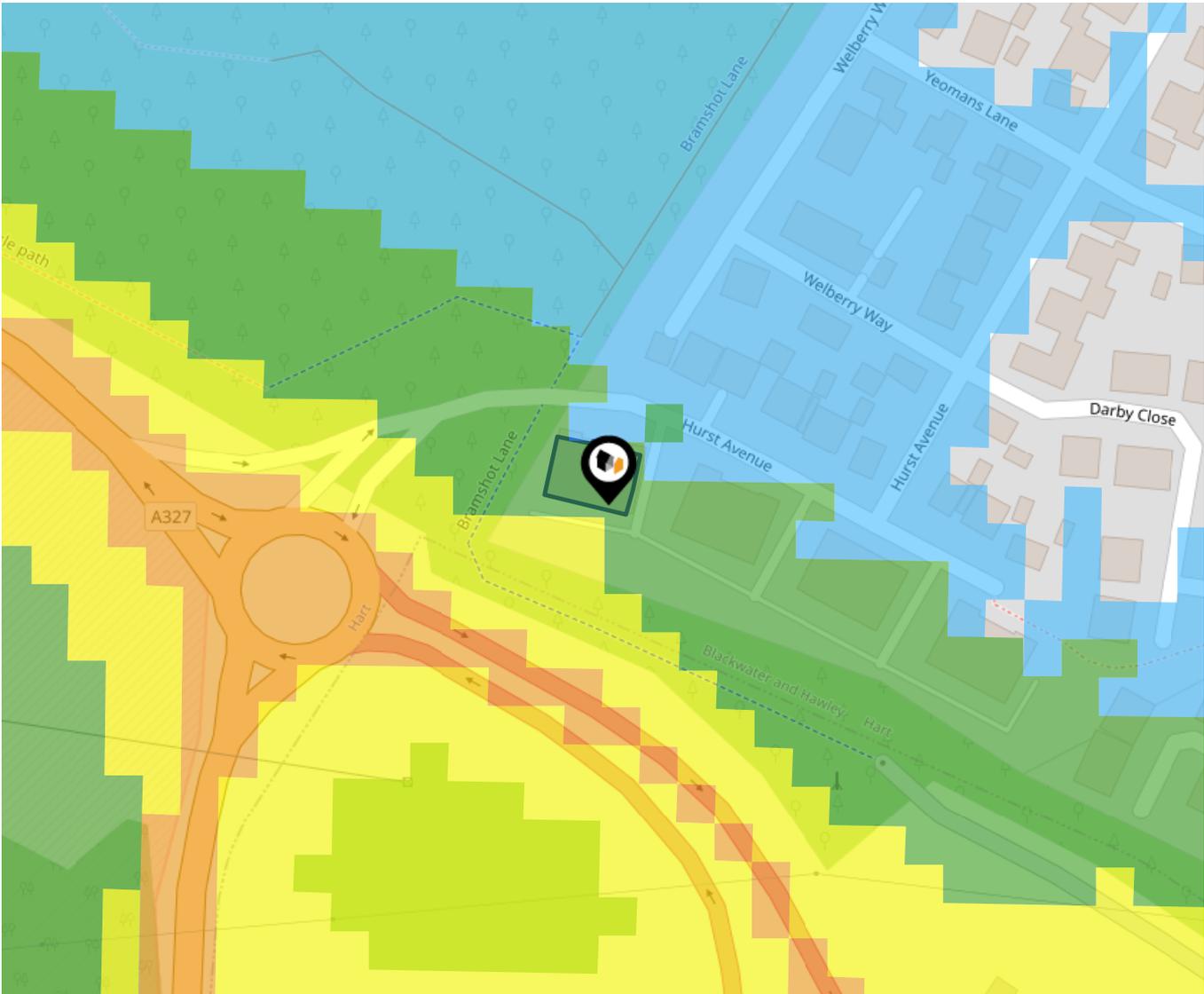


What is Radon?

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

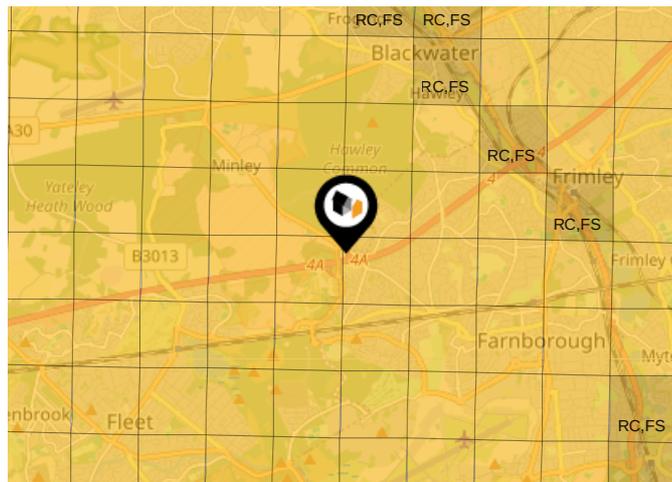


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

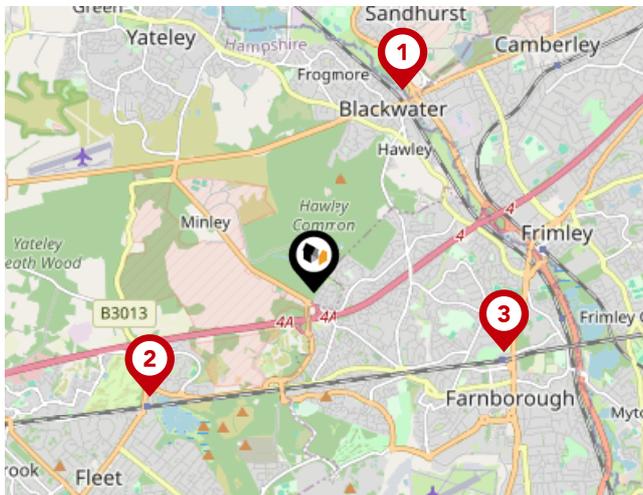


Primary Classifications (Most Common Clay Types)

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

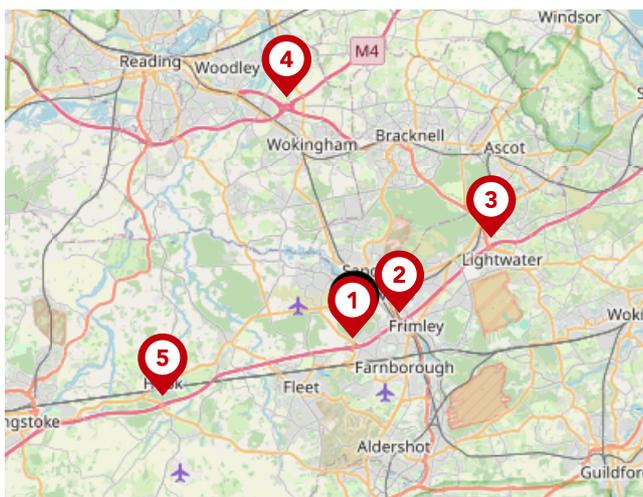
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	2.04 miles
2	Fleet Rail Station	1.8 miles
3	Farnborough (Main) Rail Station	1.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	0.19 miles
2	M3 J4	1.81 miles
3	M3 J3	6.16 miles
4	M4 J10	9.13 miles
5	M3 J5	7.49 miles

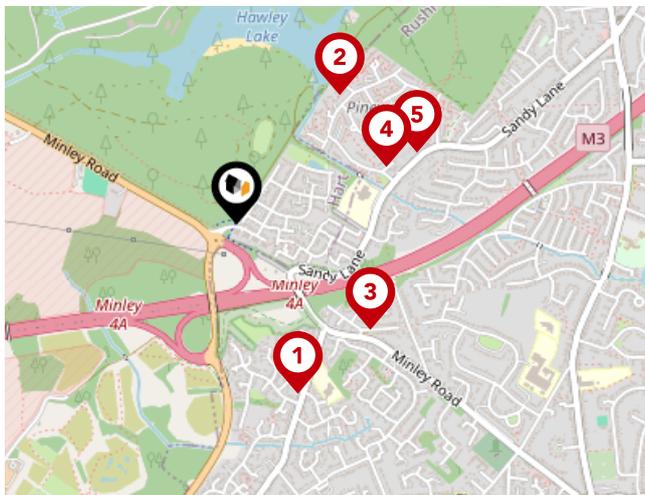


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	18.47 miles
2	Heathrow Airport	18.89 miles
3	Gatwick Airport	29.24 miles
4	North Stoneham	34.66 miles
5	Southampton Airport	34.66 miles

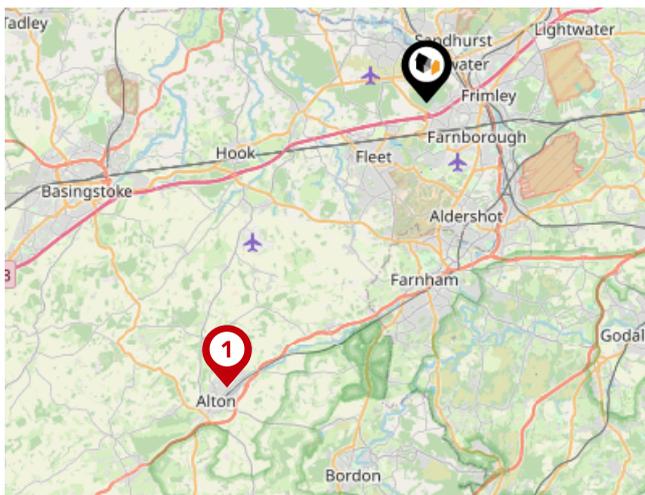
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Juniper Road	0.42 miles
2	Bartons Way	0.38 miles
3	Nightingale Close	0.39 miles
4	Pinewood School	0.37 miles
5	Hill Corner Farm Park	0.45 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	12.91 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.6 miles
2	Weybridge Ferry Landing	15.6 miles
3	Moulsey - Hurst Park Ferry Landing	20.09 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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