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KFB: Key Facts For Buyers

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



69, GLOBE FARM LANE, BLACKWATER, CAMBERLEY, GU17 0DZ

Avocado Property

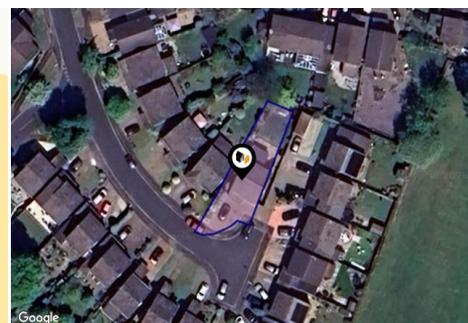
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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,259 ft ² / 117 m ²
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band E
Annual Estimate:	£2,793
Title Number:	HP133639
UPRN:	100060412393
Restrictive Covenants:	Yes

Last Sold Date:	03/08/2015
Last Sold Price:	£387,000
Last Sold £/ft²:	£307
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)

4 mb/s **48** mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



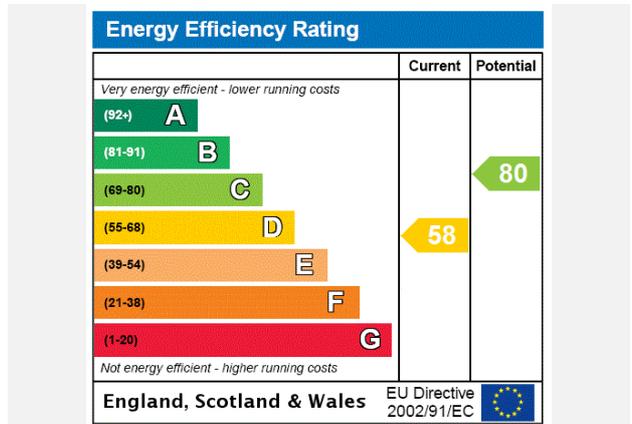
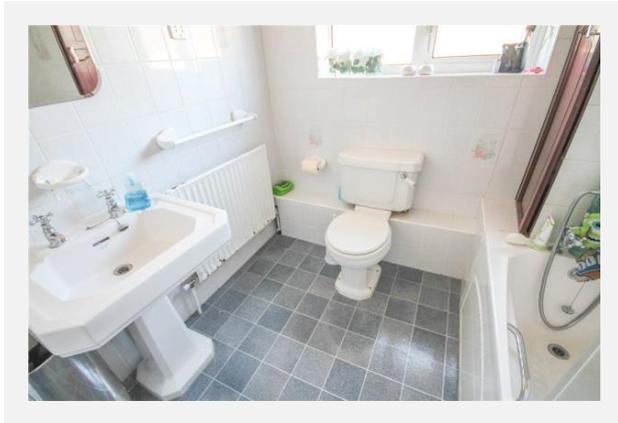
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Property EPC - Certificate



69 GLOBE FARM LANE, CAMBERLEY, GU17 0DZ

Energy rating

D

Valid until 19.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

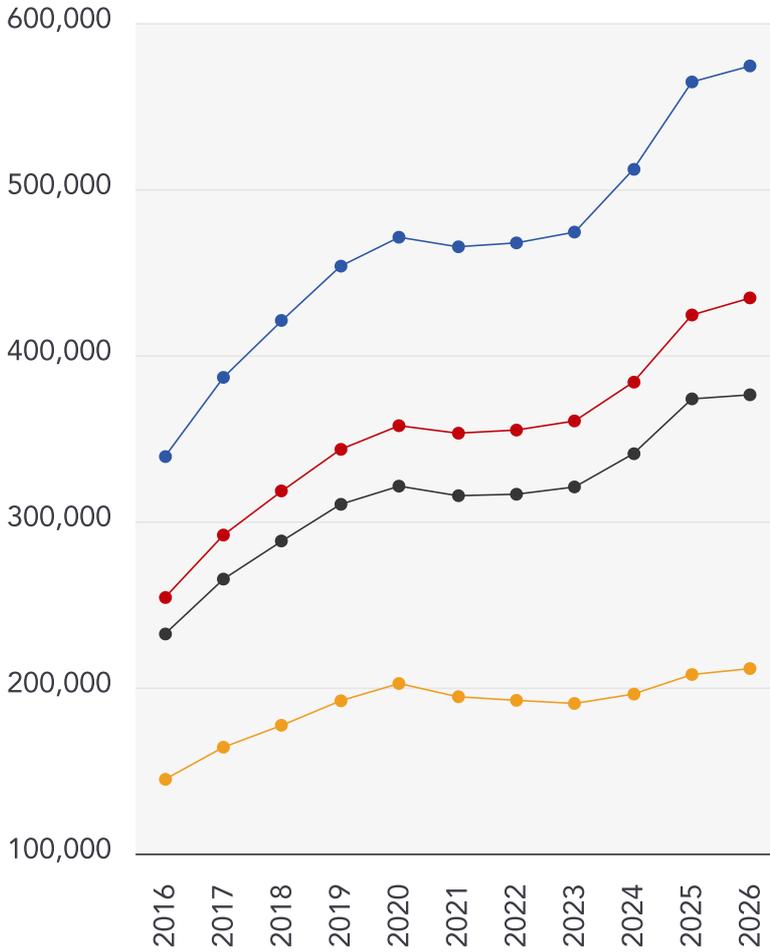
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 29% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	117 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

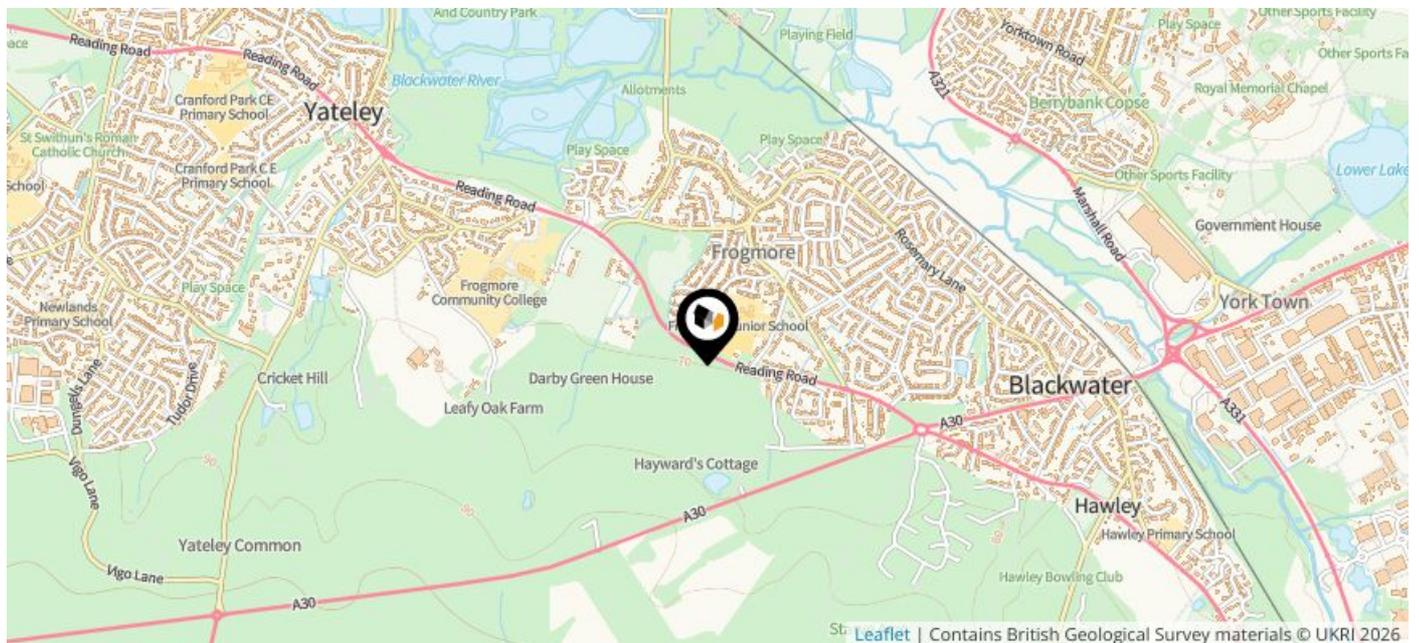
+46.1%

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.

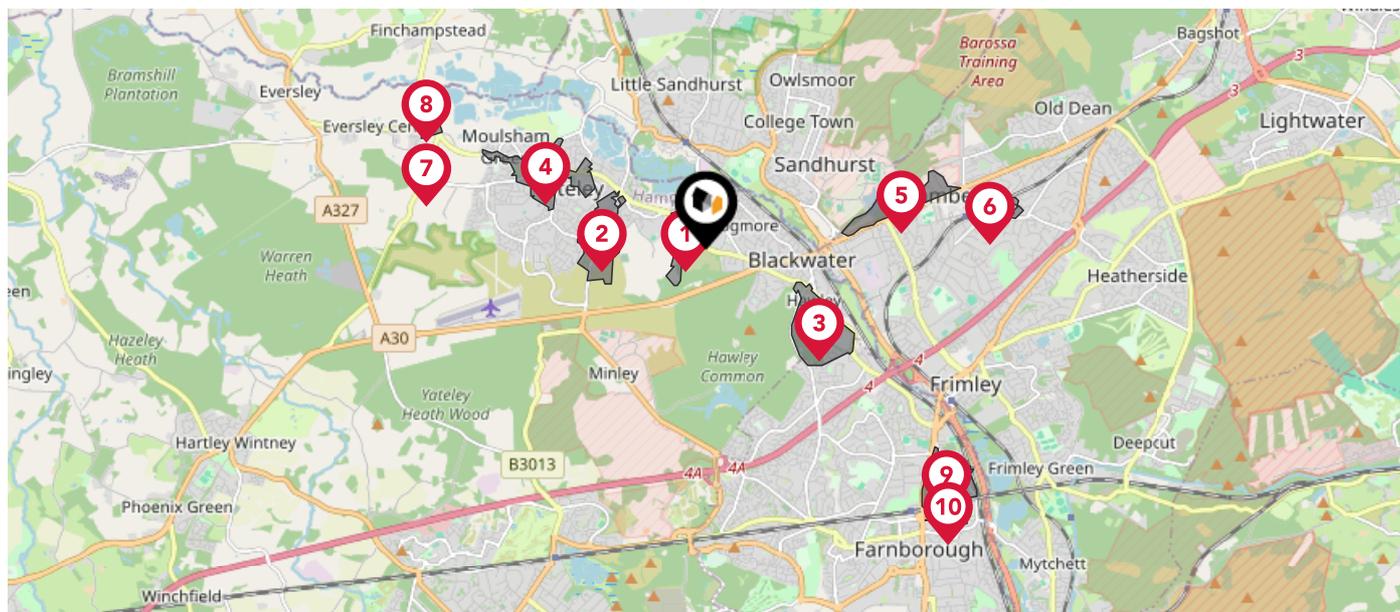
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

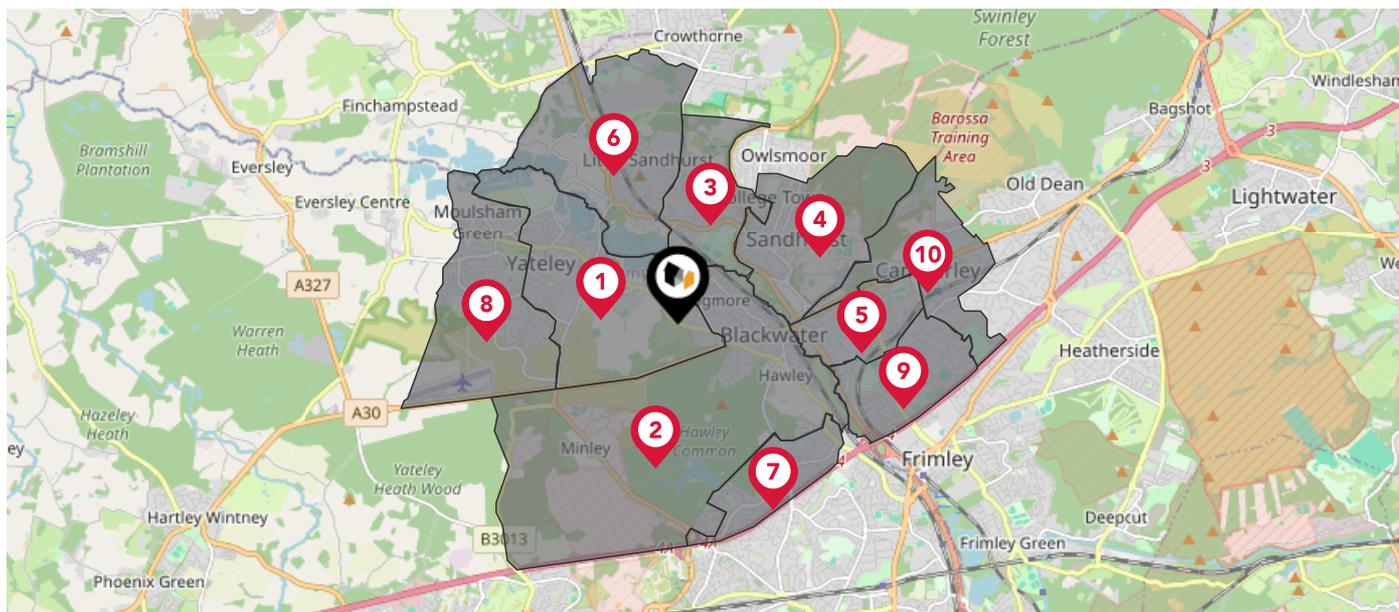
- 1 Darby Green Yateley
- 2 Cricket Hill
- 3 Hawley Park and Green
- 4 Yateley Green
- 5 RMA (Former) Staff College and London Road, Camberley
- 6 Upper Gordon Road to Church Hill, Camberley
- 7 Up Green
- 8 Eversley Cross
- 9 Farnborough Hill
- 10 Saint Michael's Abbey

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

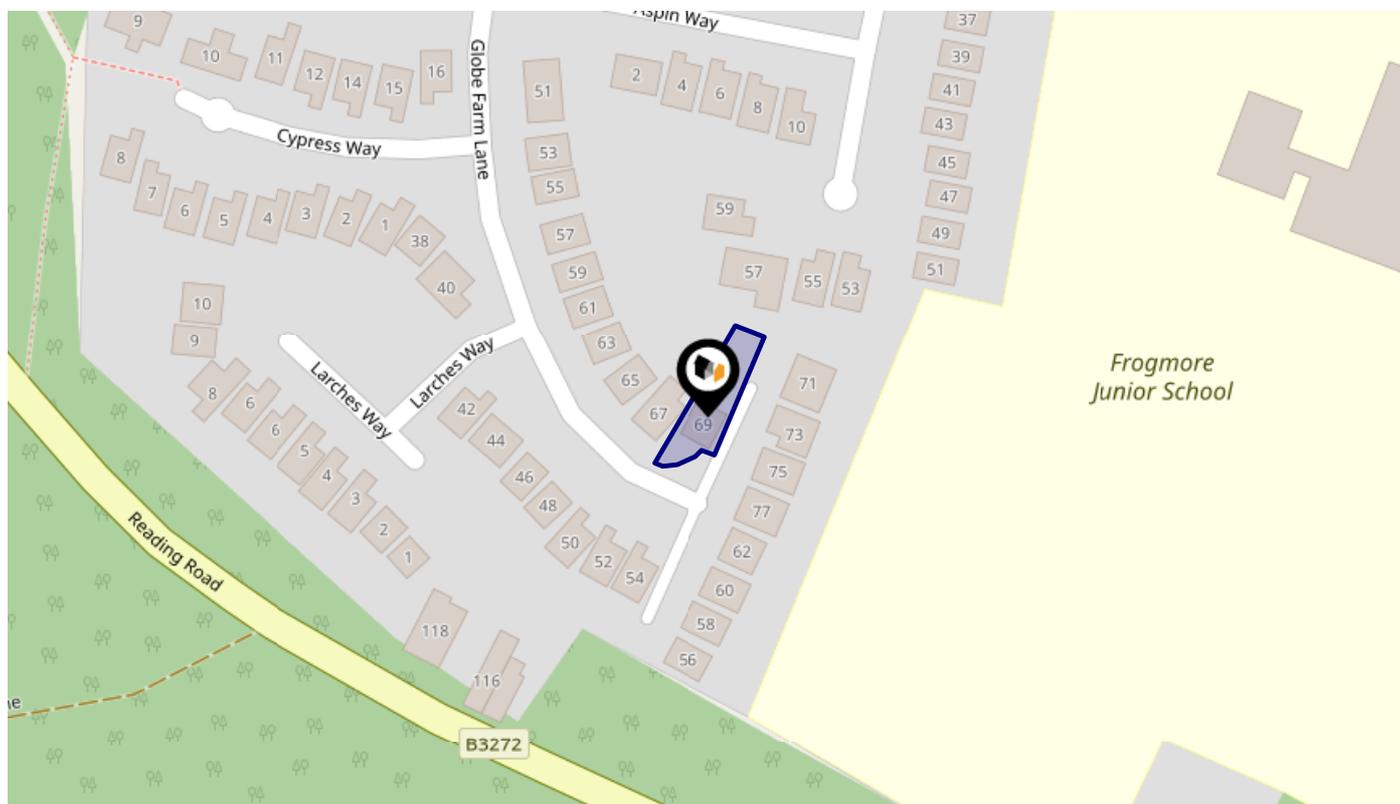
-  1 Yateley East Ward
-  2 Blackwater and Hawley Ward
-  3 Central Sandhurst Ward
-  4 College Town Ward
-  5 St. Michaels Ward
-  6 Little Sandhurst and Wellington Ward
-  7 Fernhill Ward
-  8 Yateley West Ward
-  9 Watchetts Ward
-  10 Town Ward

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:

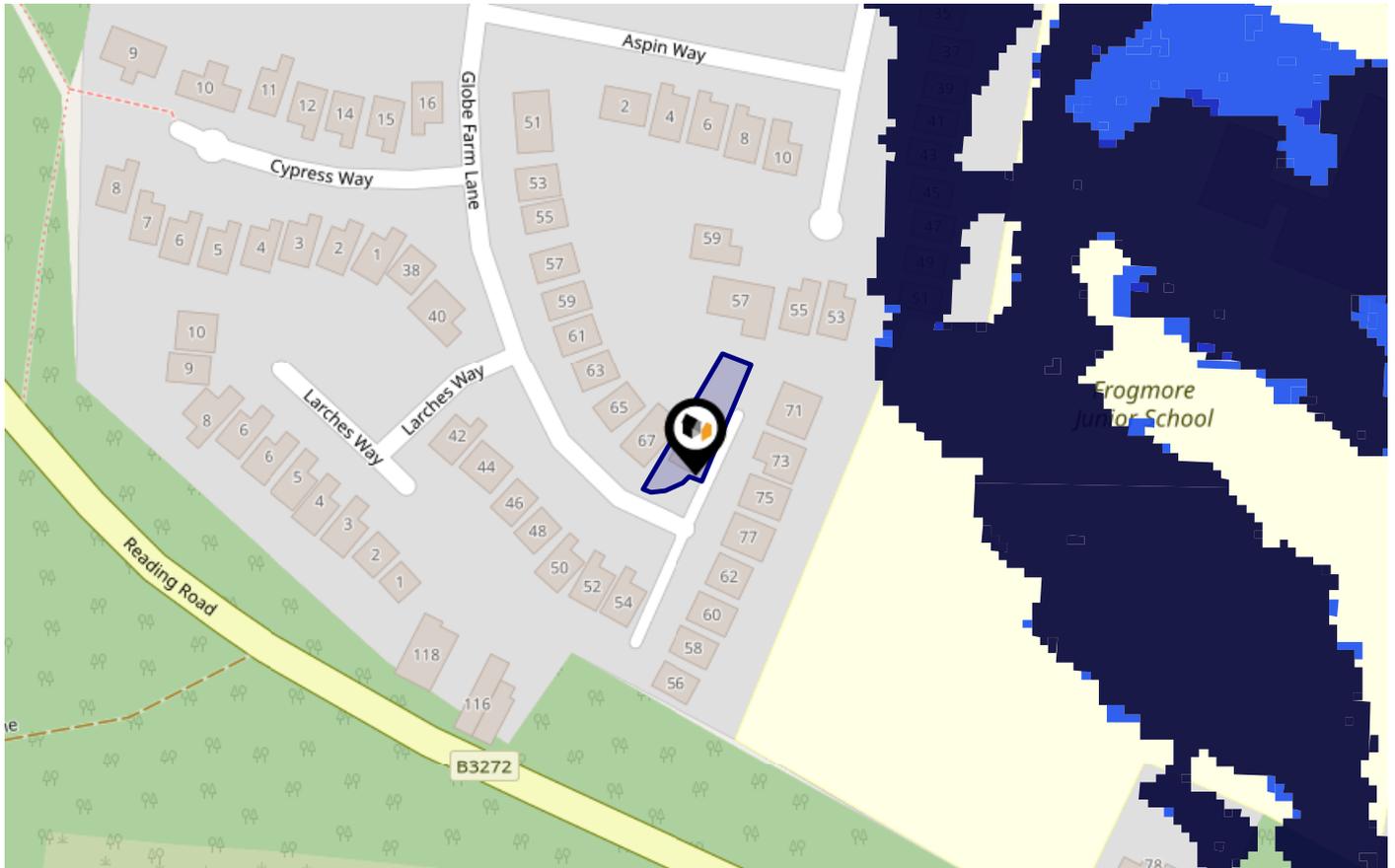
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

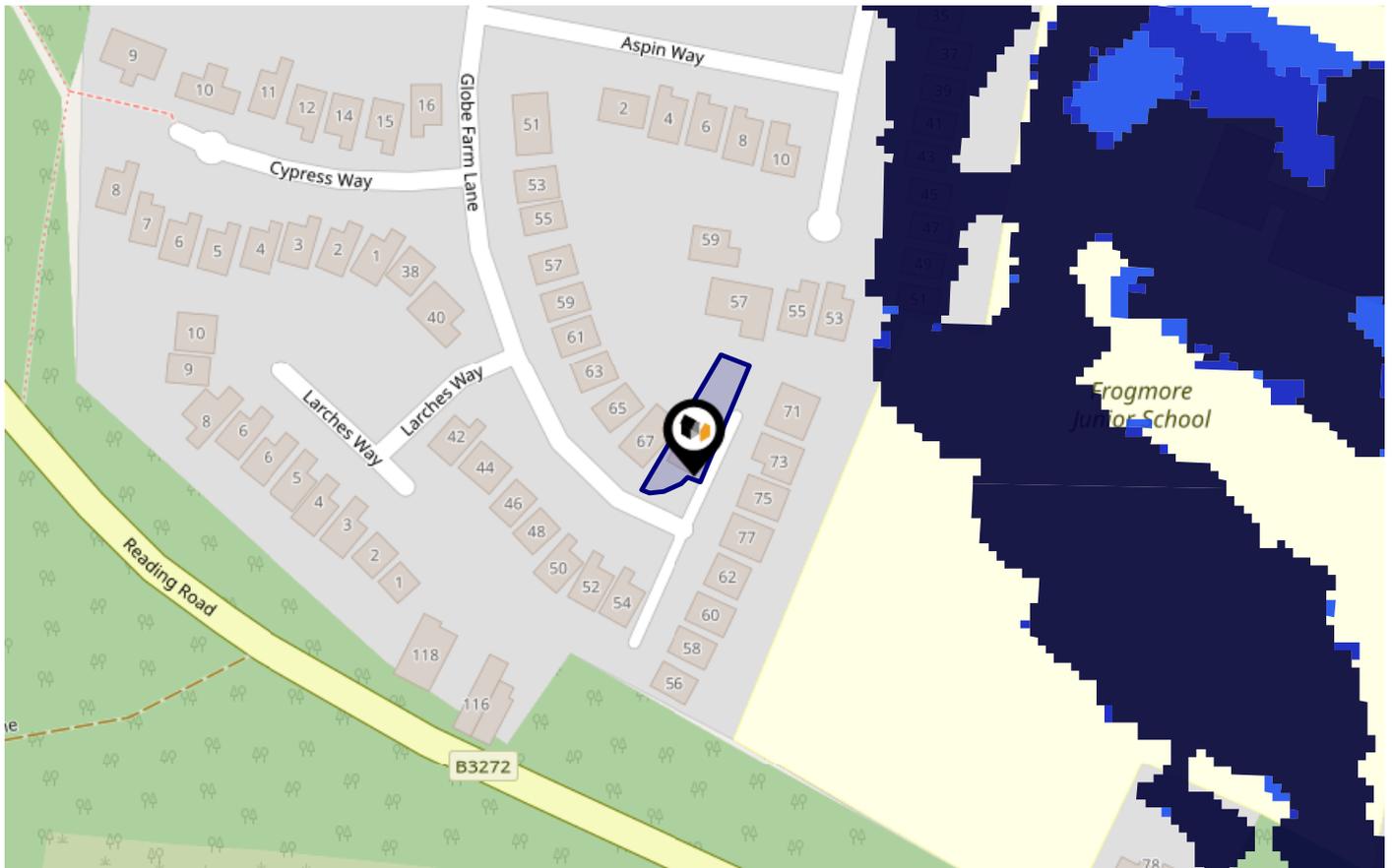


Flood Risk

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**

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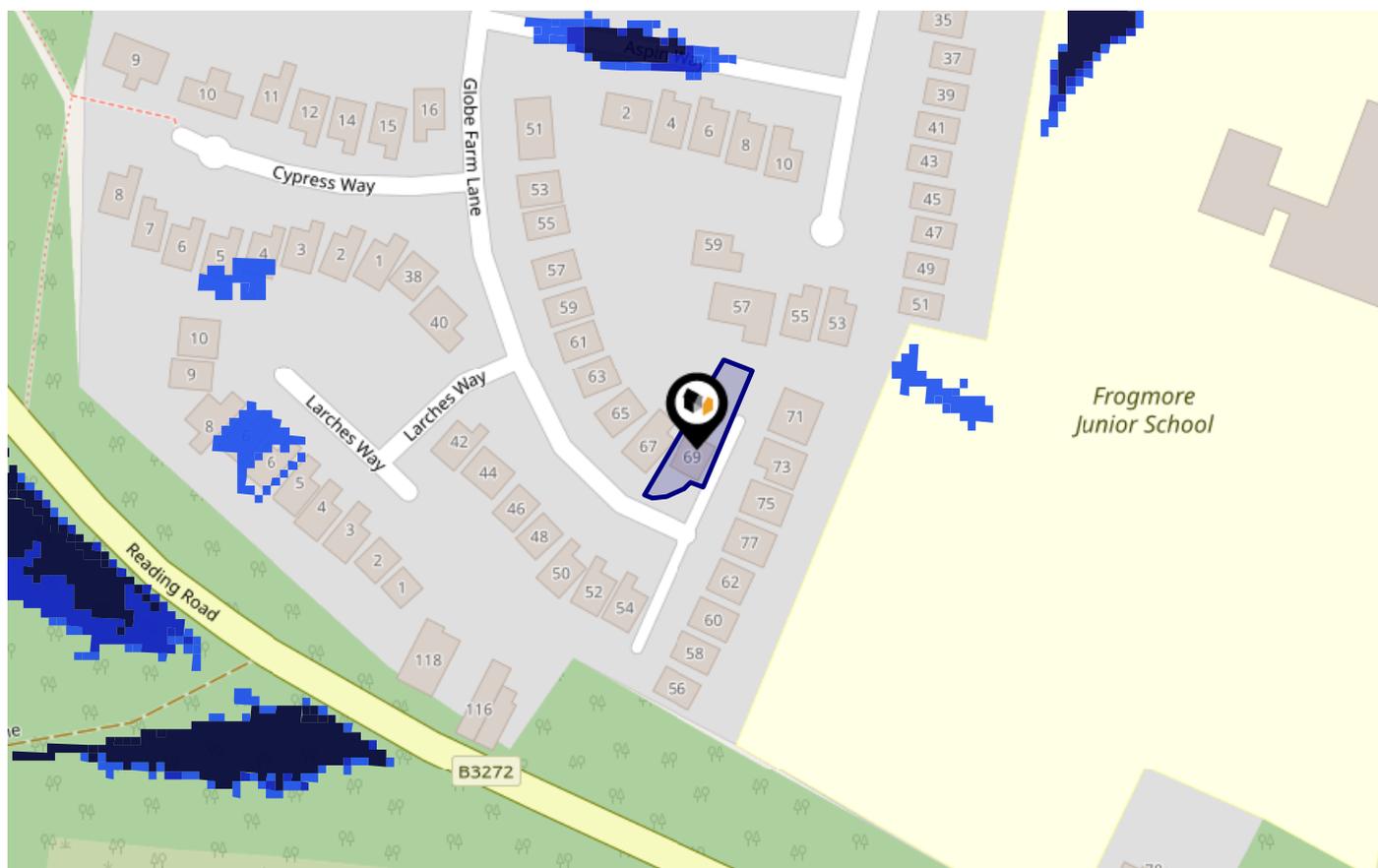


Flood Risk

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.

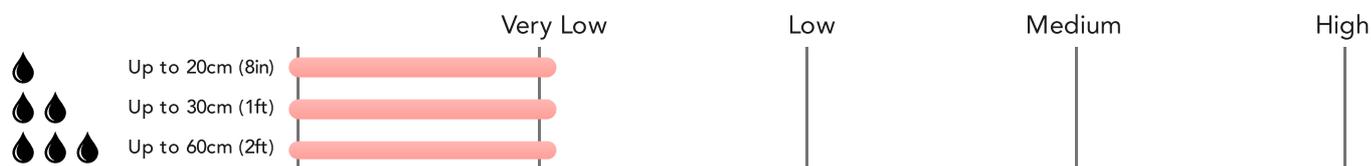


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Chance of flooding to the following depths at this property:

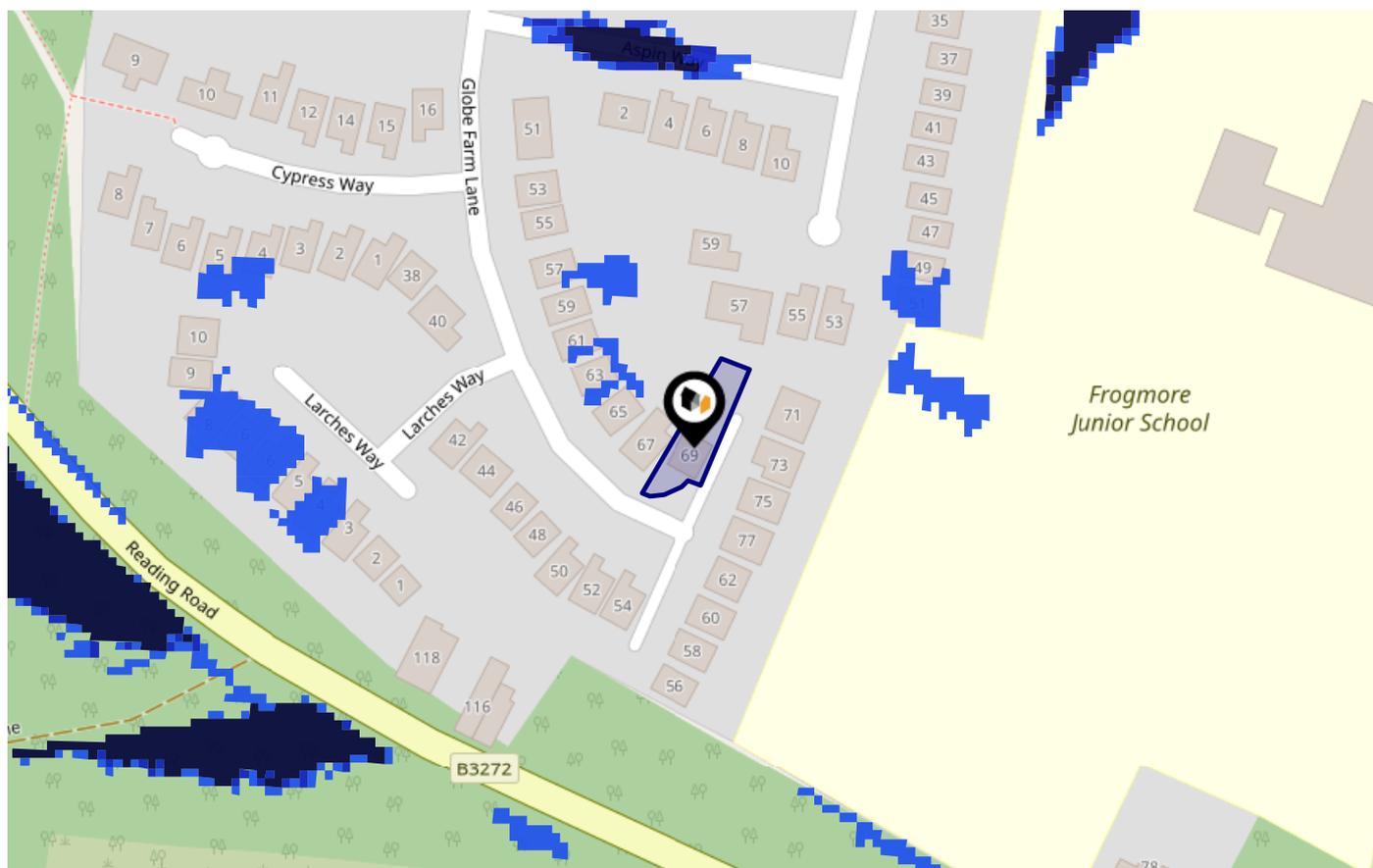


Flood Risk

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:

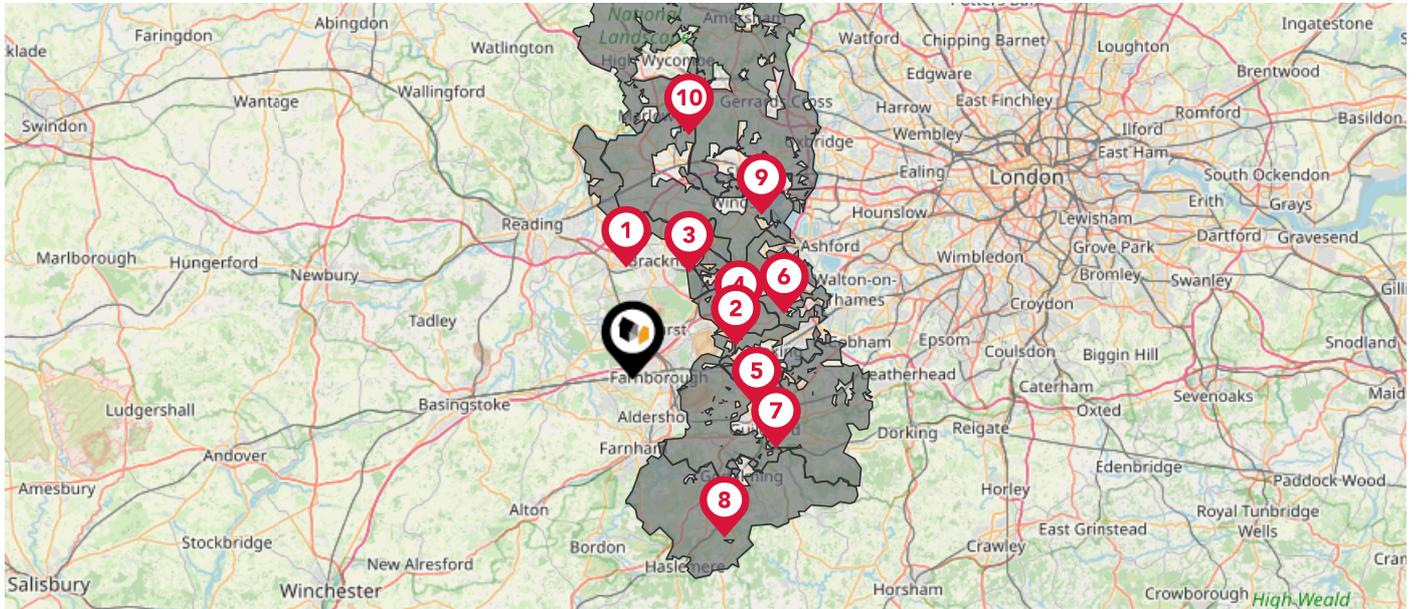


Maps

Green Belt



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



Nearby Green Belt Land

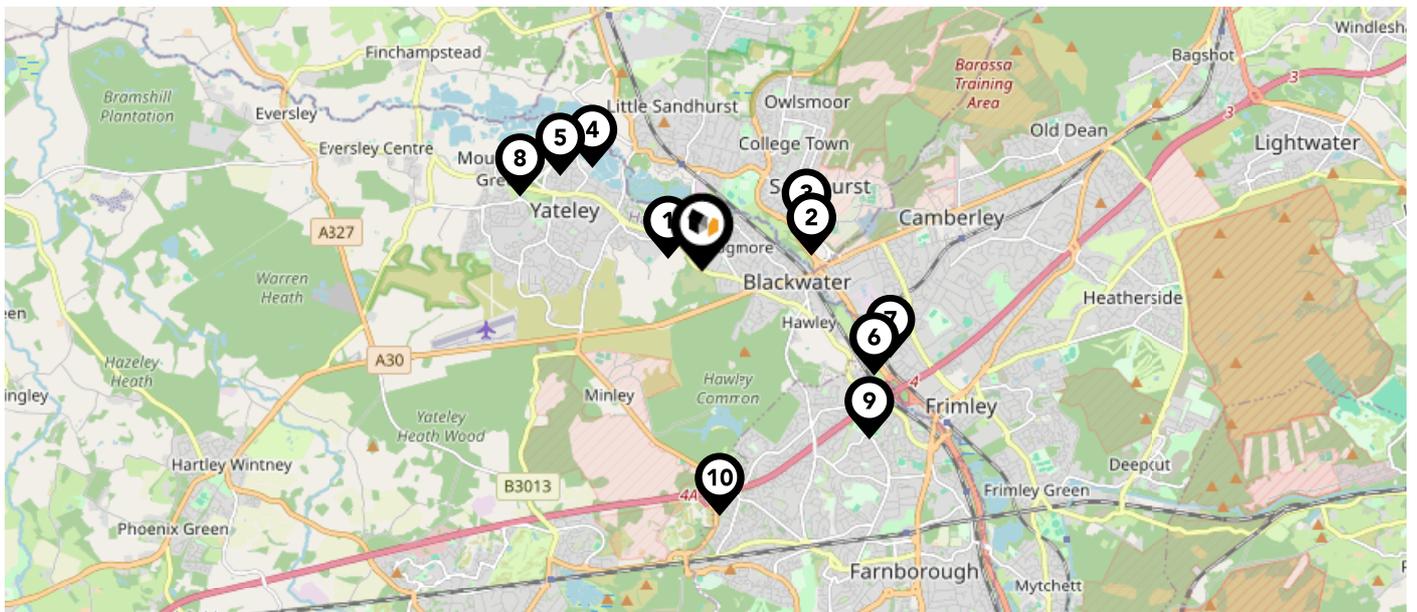
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Surrey Heath
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Waverley
- 9 London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

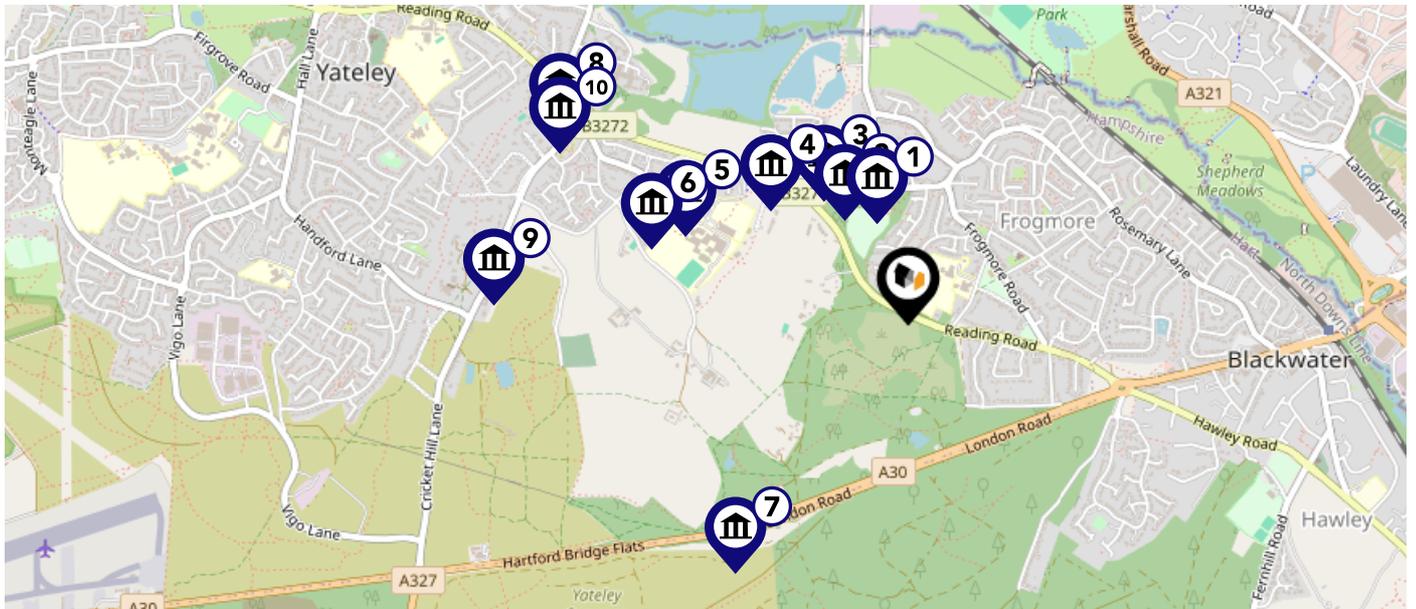
	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill 
	York Town Road-College Town	Historic Landfill 
	Fairmead Close-Sandhurst, Berkshire	Historic Landfill 
	Mill Lane-Sandhurst, Berkshire	Historic Landfill 
	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill 
	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill 
	Crabtree Road-Camberley, Surrey	Historic Landfill 
	Ives Close-Yateley	Historic Landfill 
	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill 
	Land adjacent to Easter Ross House-Minley Road, Cove, Farnborough, Hampshire	Historic Landfill 

Maps

Listed Buildings

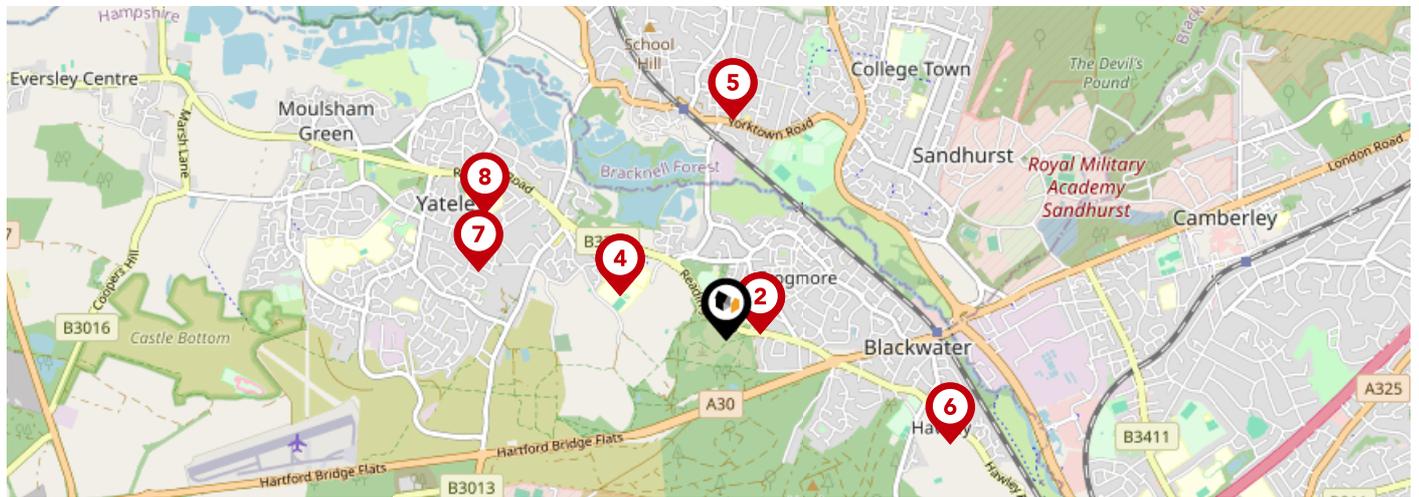


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



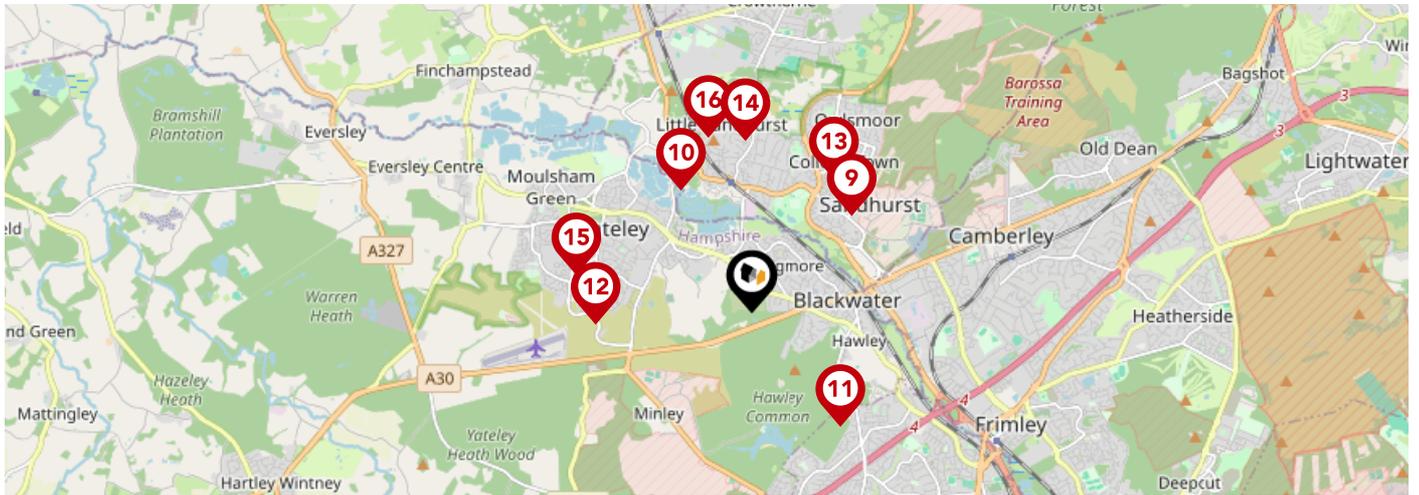
Listed Buildings in the local district	Grade	Distance
1391467 - Willows	Grade II	0.3 miles
1272230 - Pond Cottage	Grade II	0.3 miles
1244756 - Pond Farm	Grade II	0.3 miles
1244750 - Clark's Farmhouse	Grade II	0.4 miles
1244749 - Cross Oak Cottage	Grade II	0.5 miles
1244776 - Staplens Cottage	Grade II	0.6 miles
1092279 - Milestone 32	Grade II	0.7 miles
1244751 - Corner Cottage	Grade II	0.9 miles
1244746 - Thatched Cottage	Grade II	0.9 miles
1272227 - Yateley Lodge	Grade II	0.9 miles

Area Schools



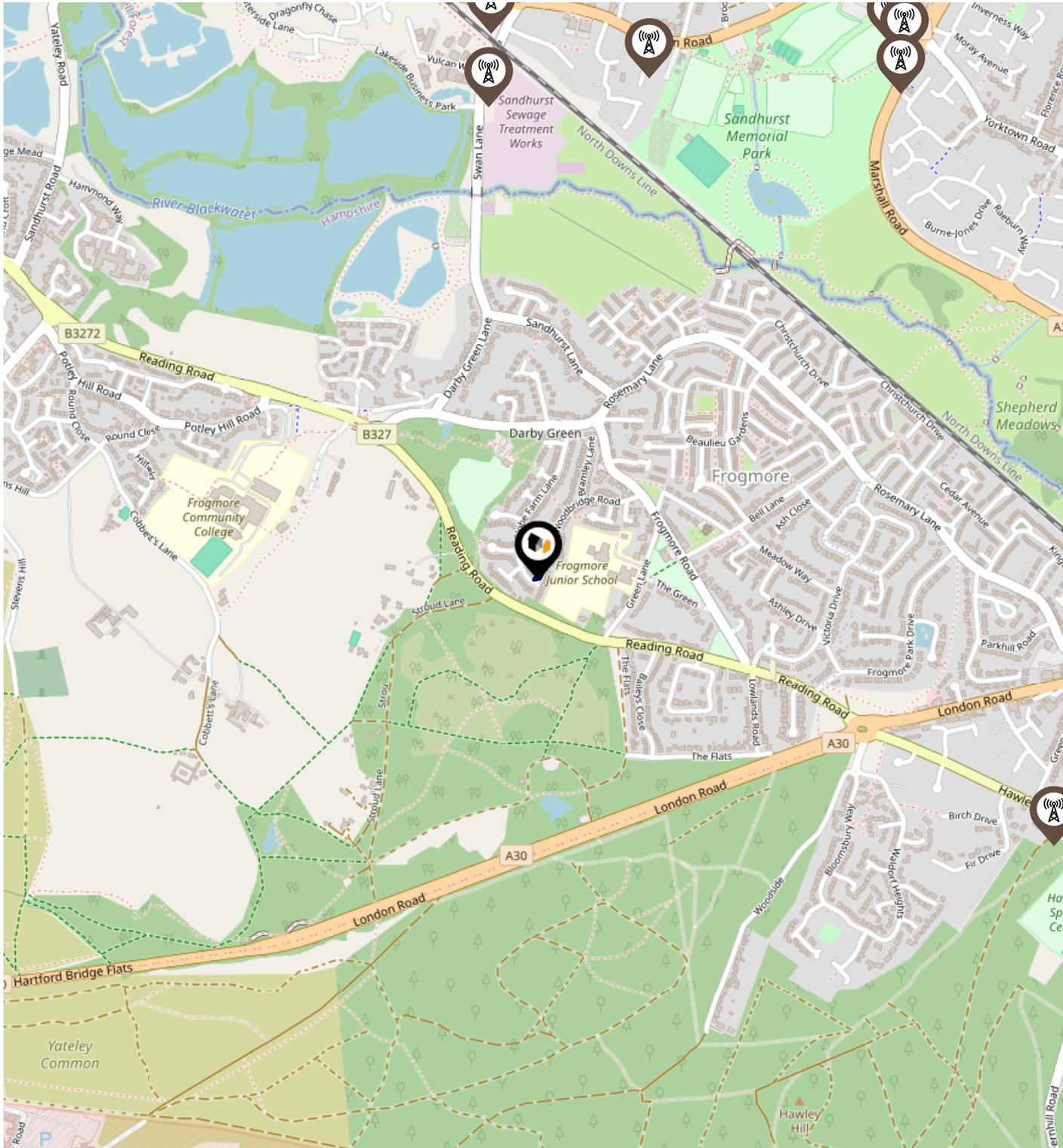
		Nursery	Primary	Secondary	College	Private
1	Frogmore Infant School Ofsted Rating: Good Pupils: 175 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Frogmore Junior School Ofsted Rating: Good Pupils: 228 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Potley Hill Primary School Ofsted Rating: Good Pupils: 224 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Frogmore Community College Ofsted Rating: Good Pupils: 714 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Uplands Primary School and Nursery Ofsted Rating: Good Pupils:0 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hawley Primary School Ofsted Rating: Good Pupils: 310 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cranford Park Primary Ofsted Rating: Requires improvement Pupils: 175 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Yateley Manor School Ofsted Rating: Not Rated Pupils: 250 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
College Town Primary School Ofsted Rating: Good Pupils: 478 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Michael's Church of England Primary School, Sandhurst Ofsted Rating: Good Pupils: 195 Distance:1.32	<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:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newlands Primary School Ofsted Rating: Good Pupils: 170 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandhurst School Ofsted Rating: Good Pupils: 1034 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eagle House School Ofsted Rating: Not Rated Pupils: 358 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yateley School Ofsted Rating: Good Pupils: 1308 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Scotland Hill Primary School Ofsted Rating: Good Pupils: 228 Distance:1.67	<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

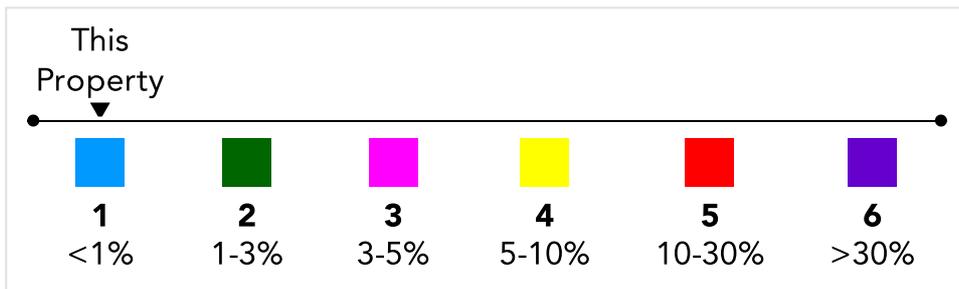
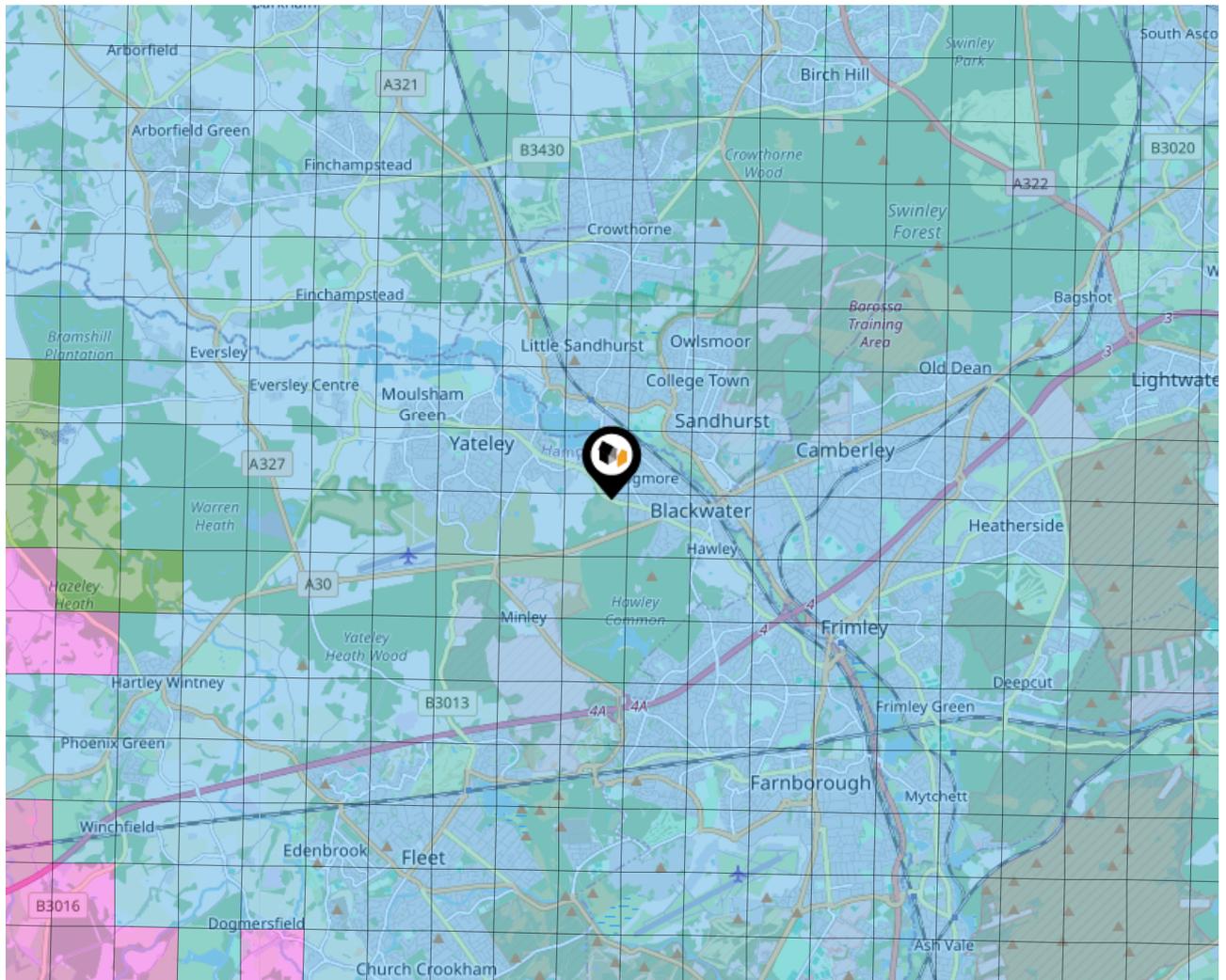
Environment

Radon Gas

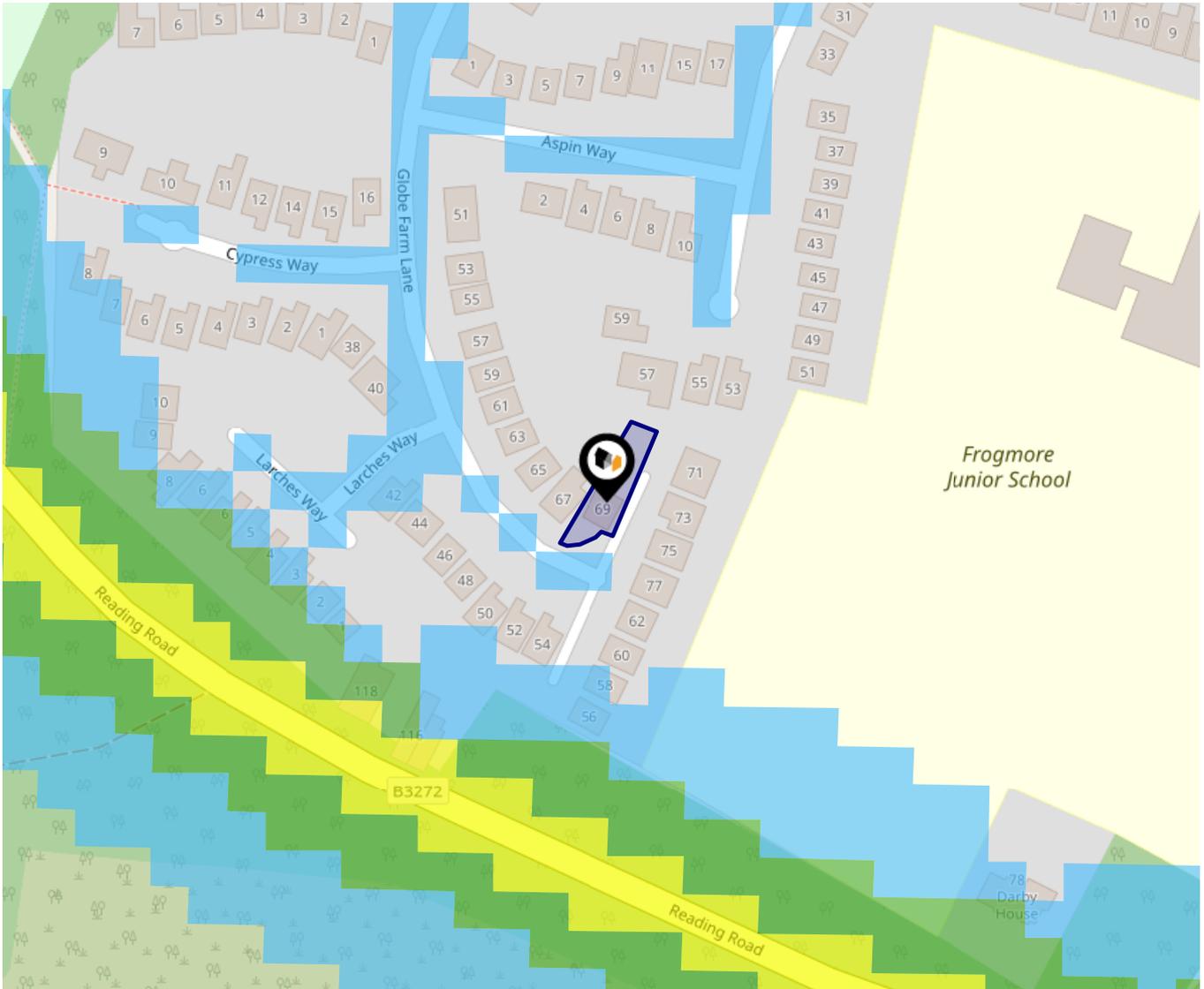


What is Radon?

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

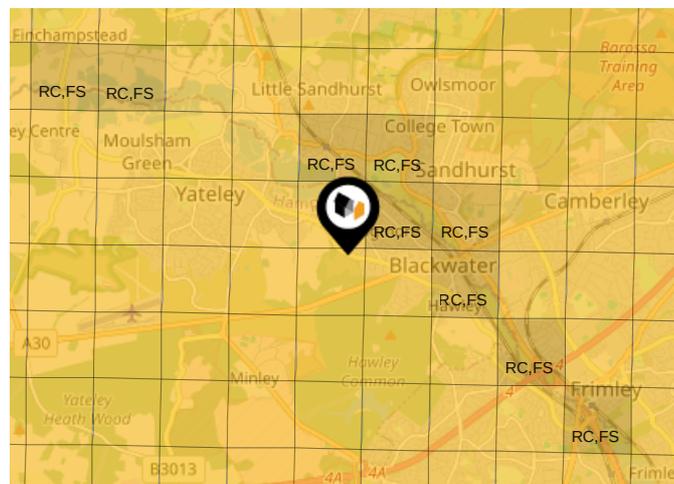


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

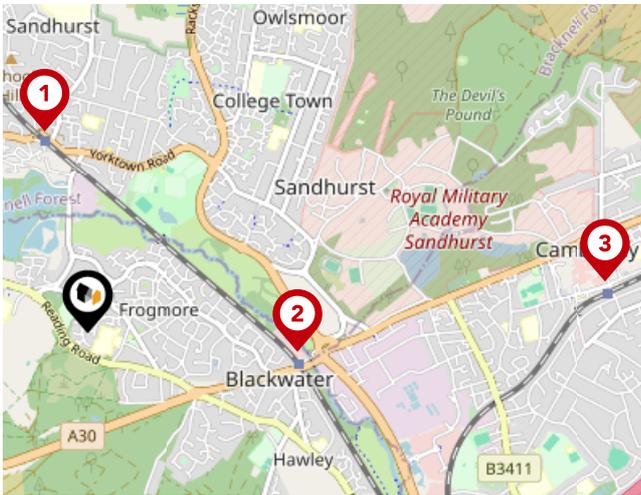


Primary Classifications (Most Common Clay Types)

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

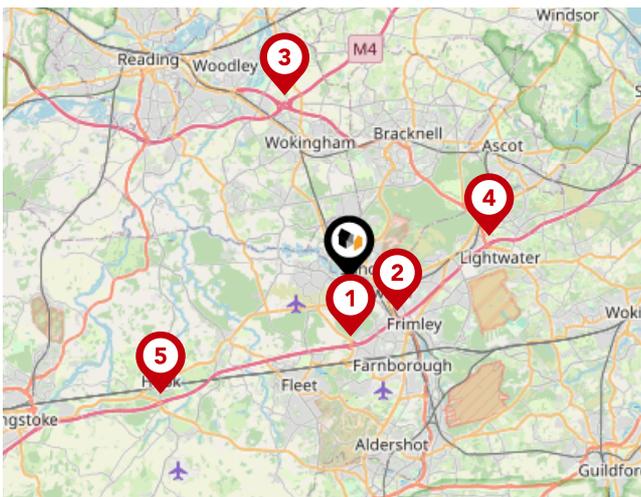
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Sandhurst Rail Station	0.96 miles
2	Blackwater Rail Station	0.96 miles
3	Camberley Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	2.12 miles
2	M3 J4	2.13 miles
3	M4 J10	7.22 miles
4	M3 J3	5.41 miles
5	M3 J5	8.18 miles

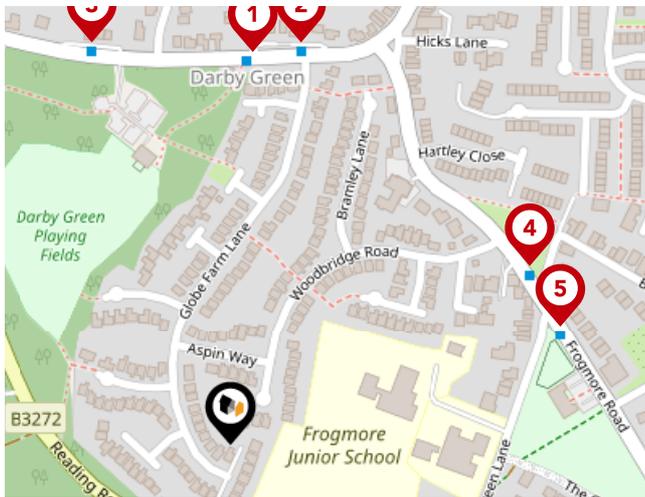


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	17.52 miles
2	Heathrow Airport	17.86 miles
3	Gatwick Airport	30.1 miles
4	North Stoneham	35.97 miles
5	Southampton Airport	35.97 miles

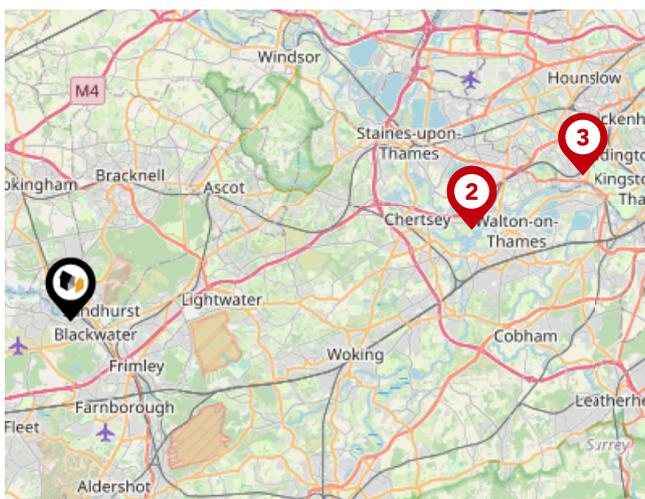
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Olde Farm Drive	0.23 miles
2	Olde Farm Drive	0.24 miles
3	The Spennys	0.25 miles
4	Green Lane	0.2 miles
5	Green Lane	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.17 miles
2	Weybridge Ferry Landing	15.18 miles
3	Moulsey - Hurst Park Ferry Landing	19.59 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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