



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



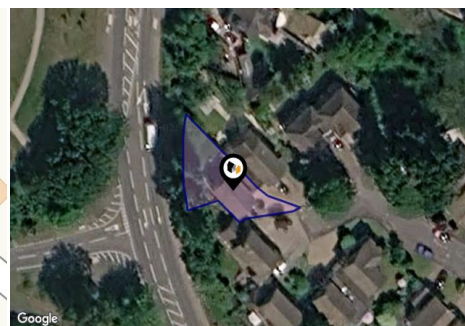
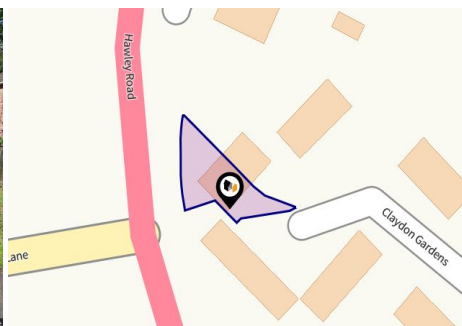
**15, CLAYDON GARDENS, BLACKWATER, CAMBERLEY,
GU17 9HG**

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached	Last Sold Date:	28/11/2014
Bedrooms:	4	Last Sold Price:	£368,000
Floor Area:	1,054 ft ² / 98 m ²	Last Sold £/ft²:	£348
Plot Area:	0.08 acres	Tenure:	Freehold
Year Built :	1976-1982	Latest FENSA Work:	04/07/2016 - 13 windows
Council Tax :	Band E		
Annual Estimate:	£2,836		
Title Number:	HP126170		
UPRN:	100060535586		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	30 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



15 Claydon Gardens, Blackwater, GU17 9HG		Energy rating C	
Valid until 12.05.2036		Certificate number 65364425660000272296	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

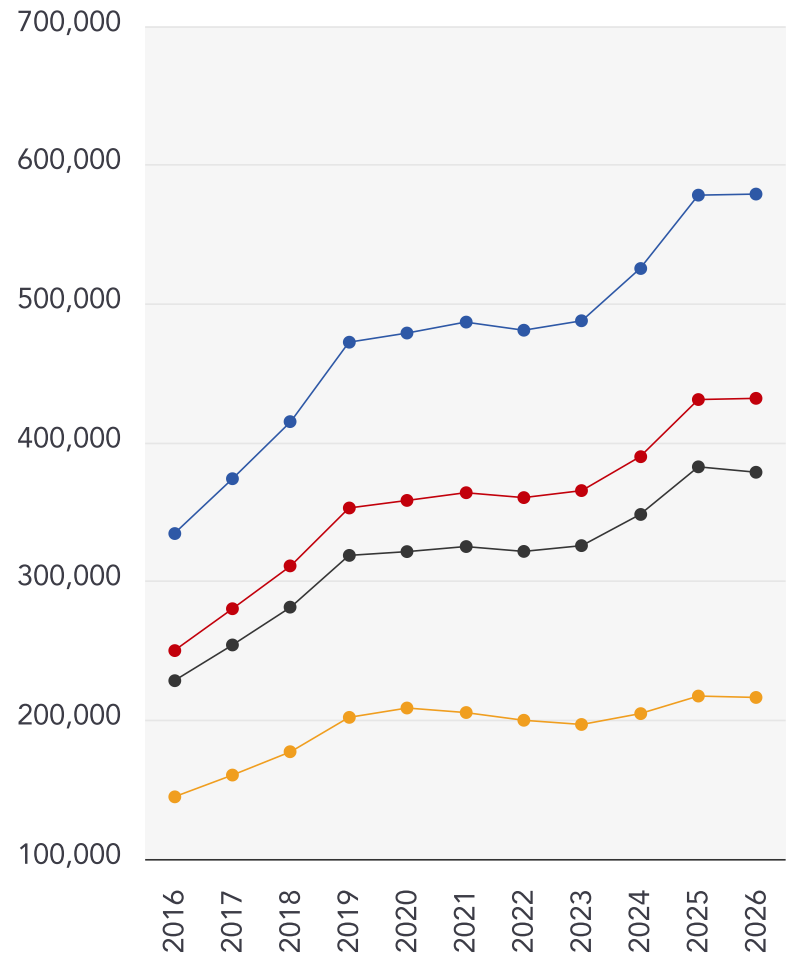
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m ²

Market

House Price Statistics



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



Detached

+73.13%

Semi-Detached

+72.66%

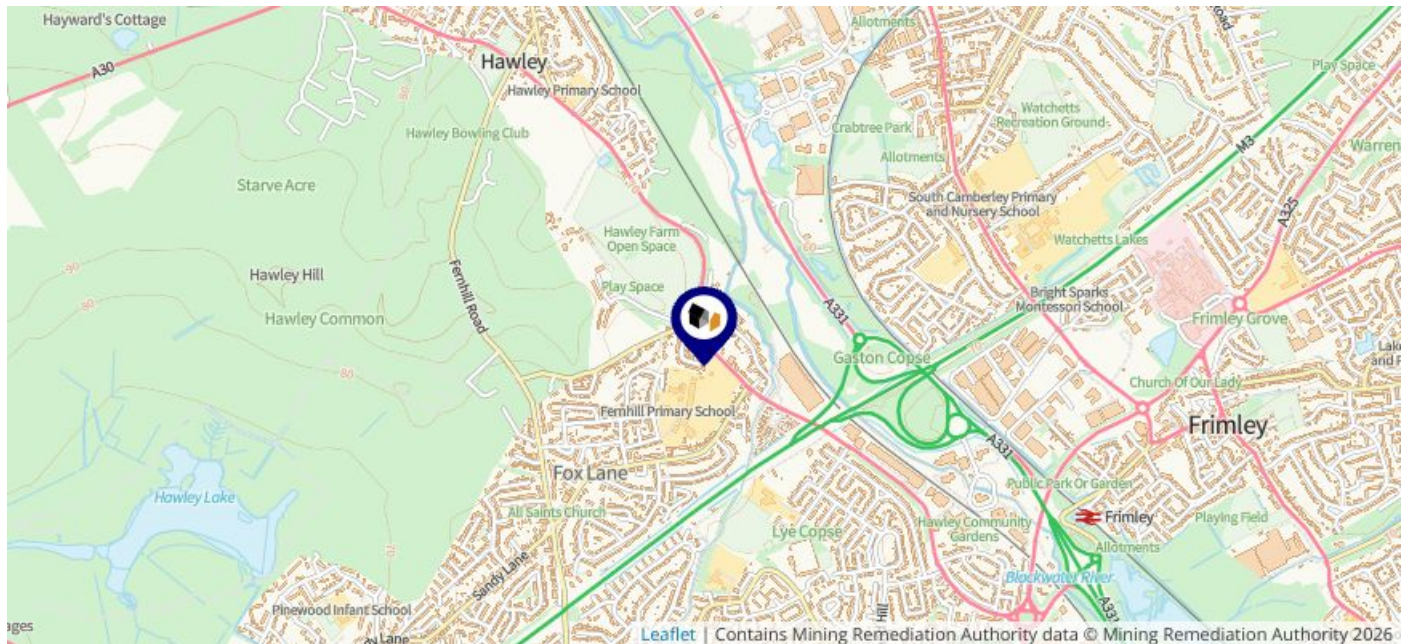
Terraced

+65.73%

Flat

+49.46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

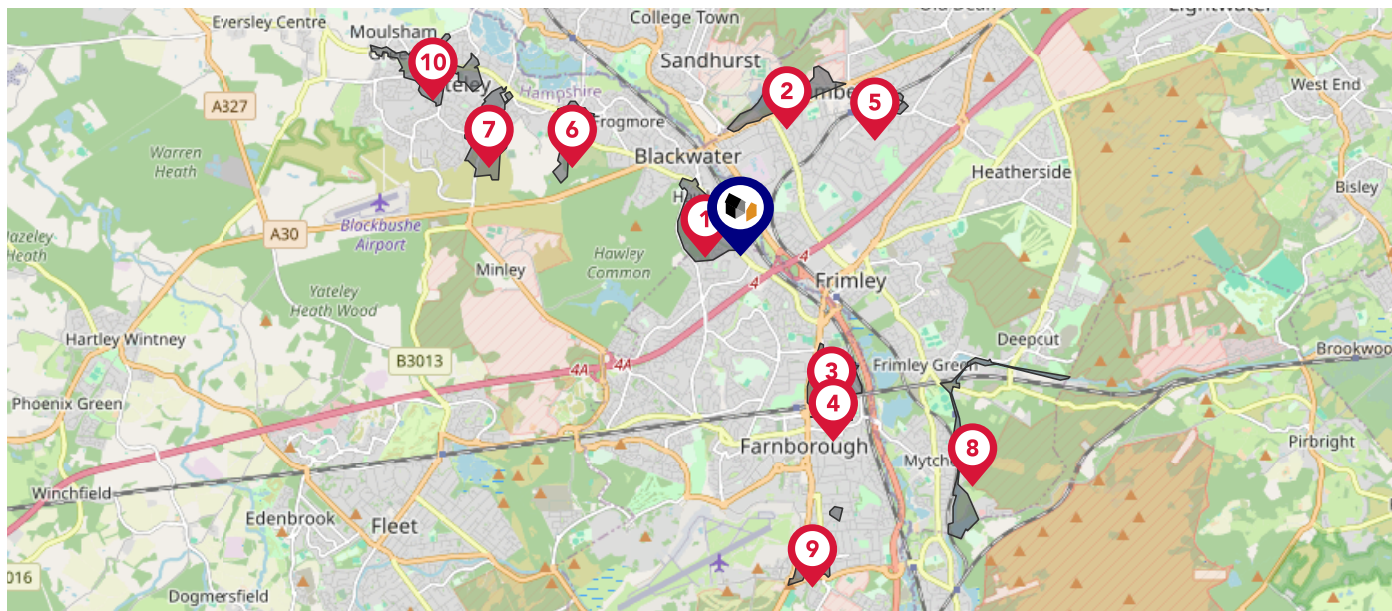
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



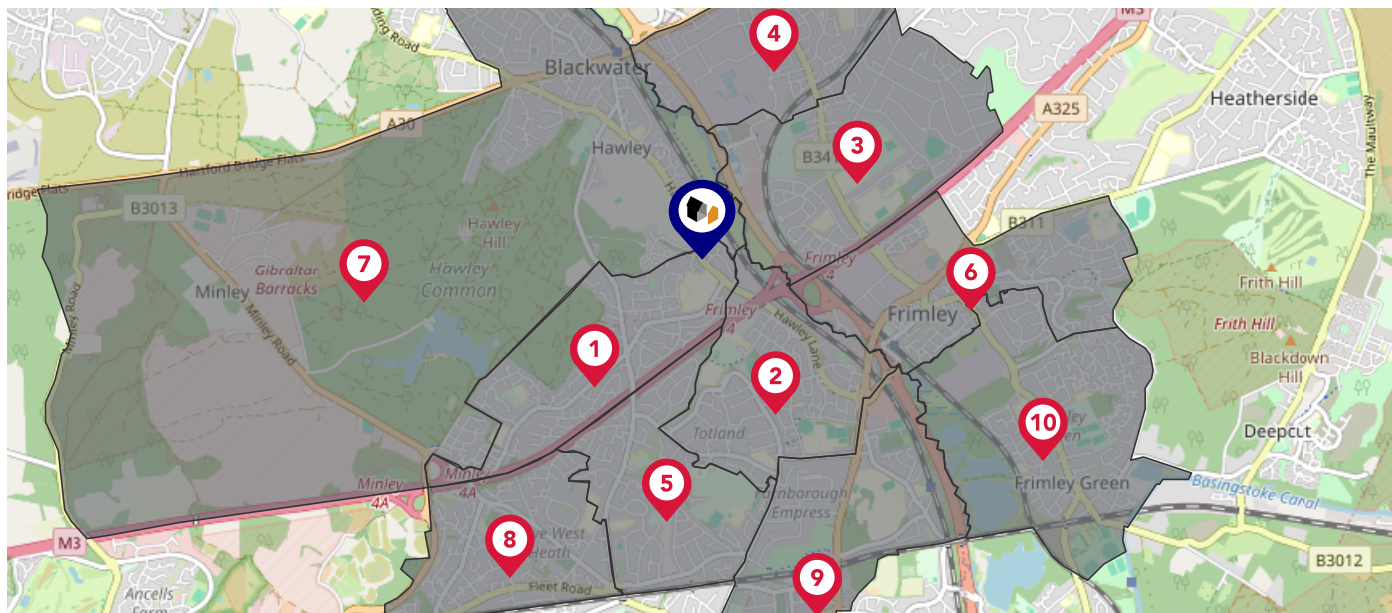
Nearby Conservation Areas

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

Maps

Council Wards

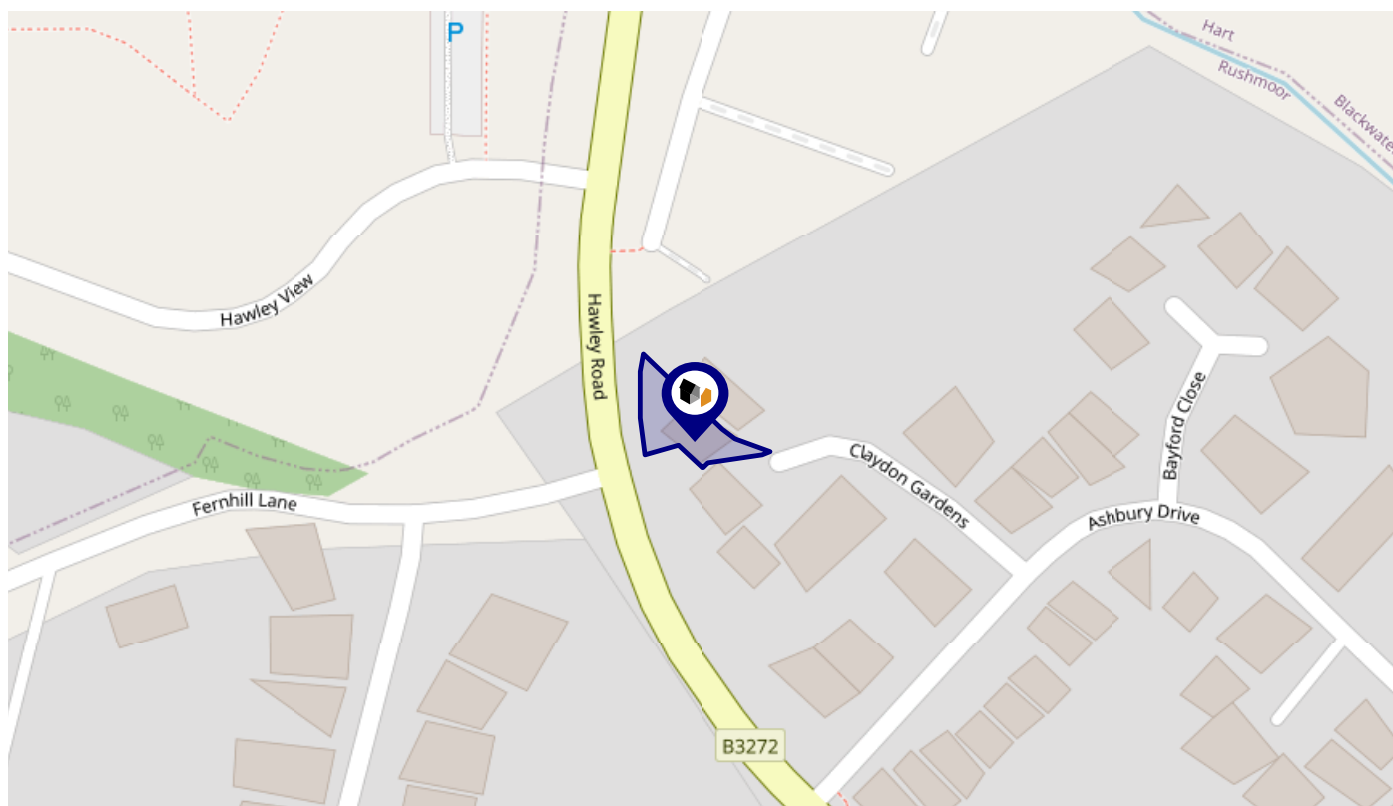
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|----------------------------|
| 1 | Fernhill Ward |
| 2 | Cherrywood Ward |
| 3 | Watchetts Ward |
| 4 | St. Michaels Ward |
| 5 | West Heath Ward |
| 6 | Frimley Ward |
| 7 | Blackwater and Hawley Ward |
| 8 | St. John's Ward |
| 9 | Empress Ward |
| 10 | Frimley Green Ward |

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.

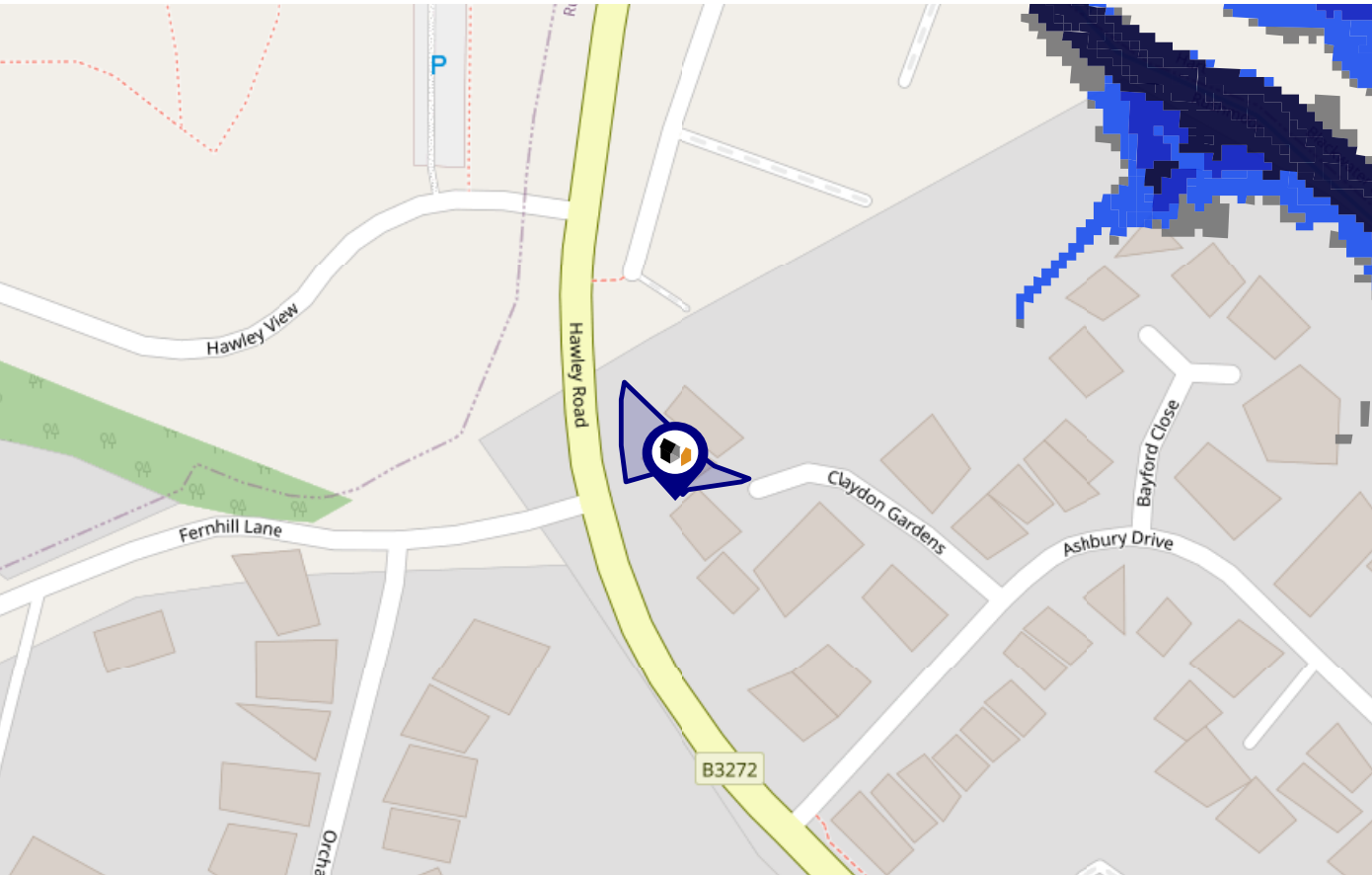
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

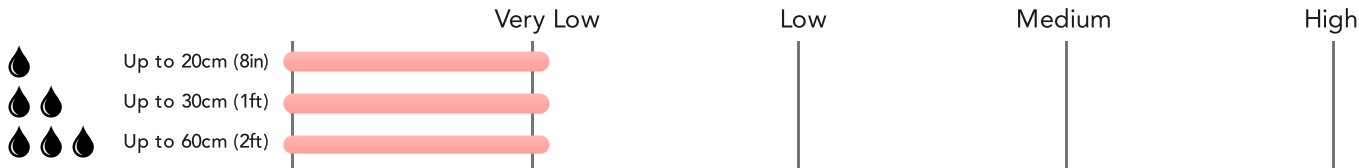


Risk Rating: Very low

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.

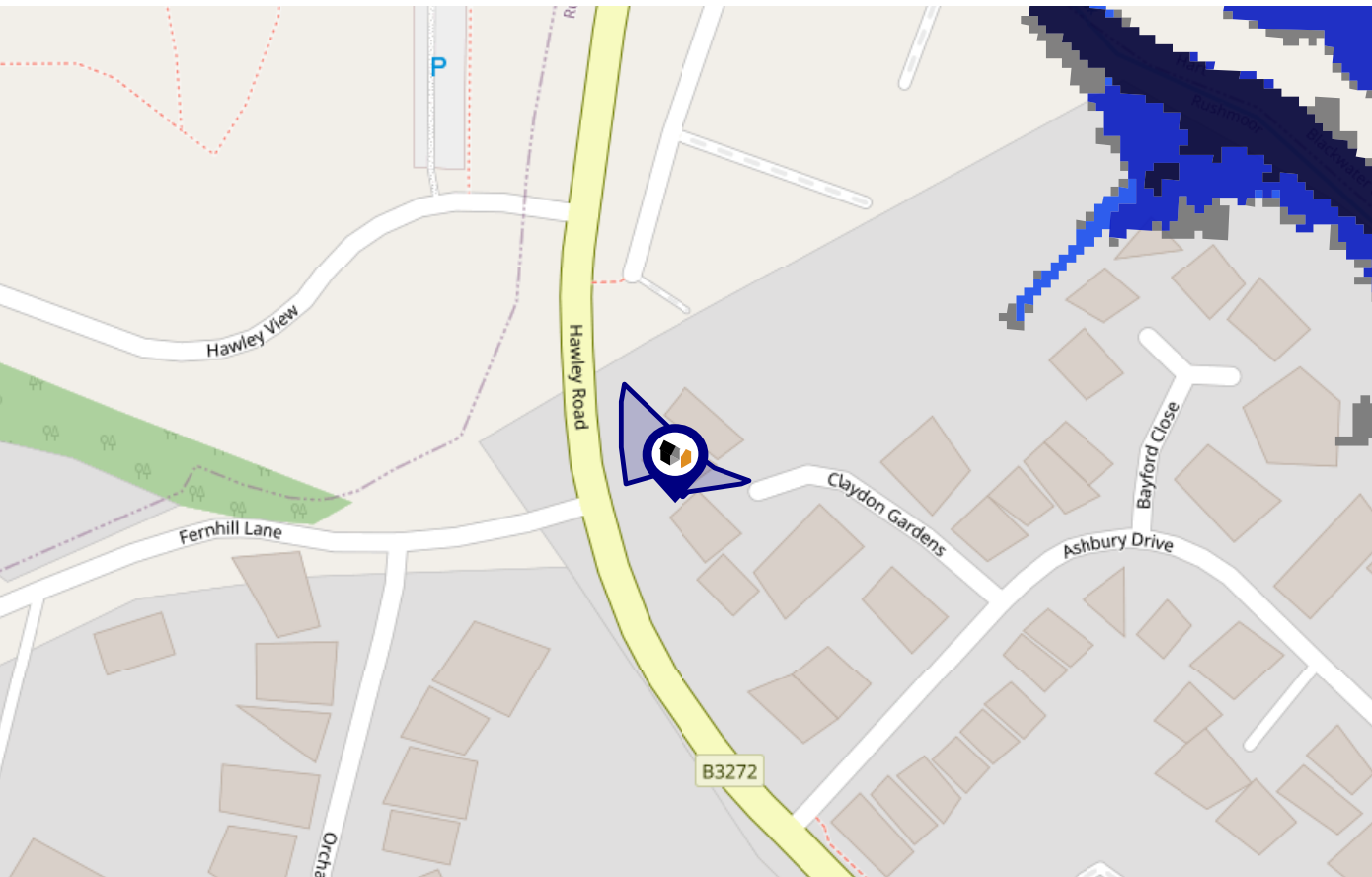
Chance of flooding to the following depths at this property:



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.

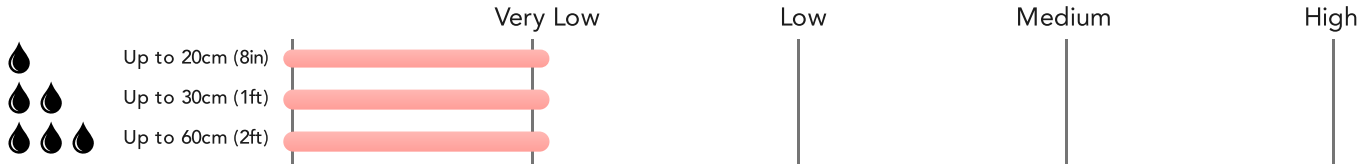


Risk Rating: Very low

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.

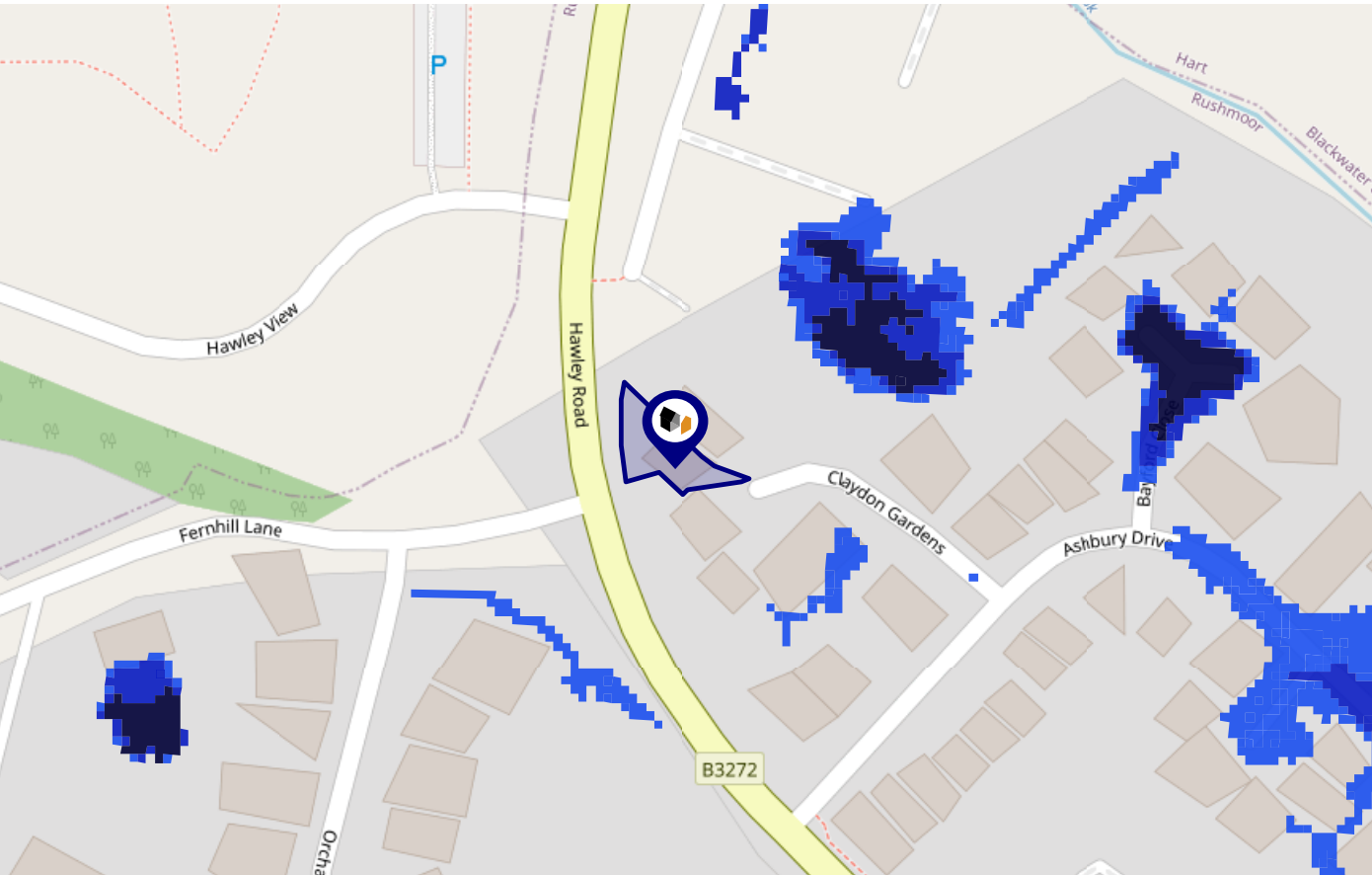
Chance of flooding to the following depths at this property:



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.

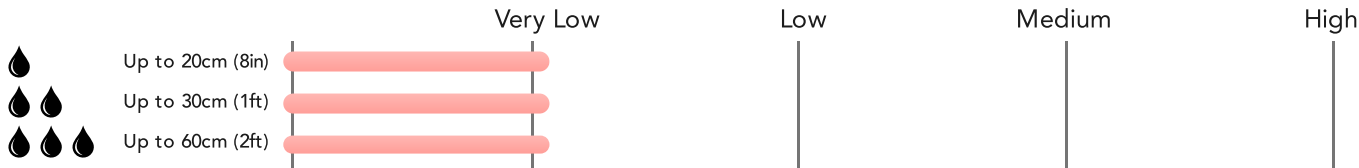


Risk Rating: Very low

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:

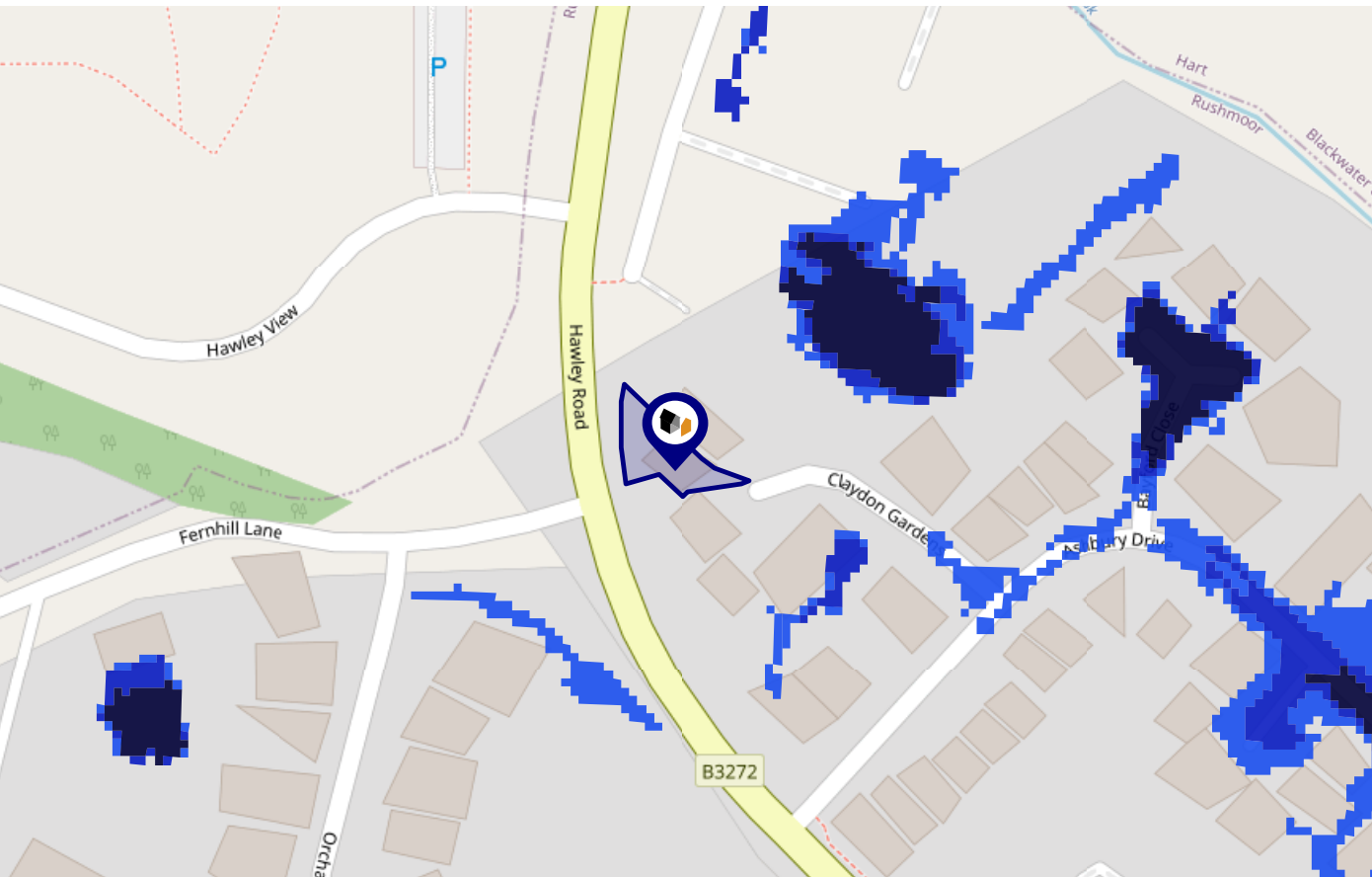


Flood Risk

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.

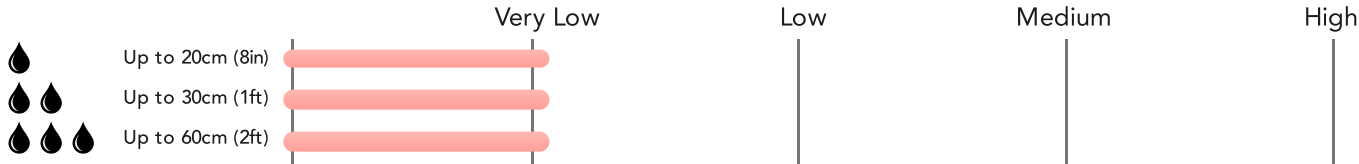


Risk Rating: Very low

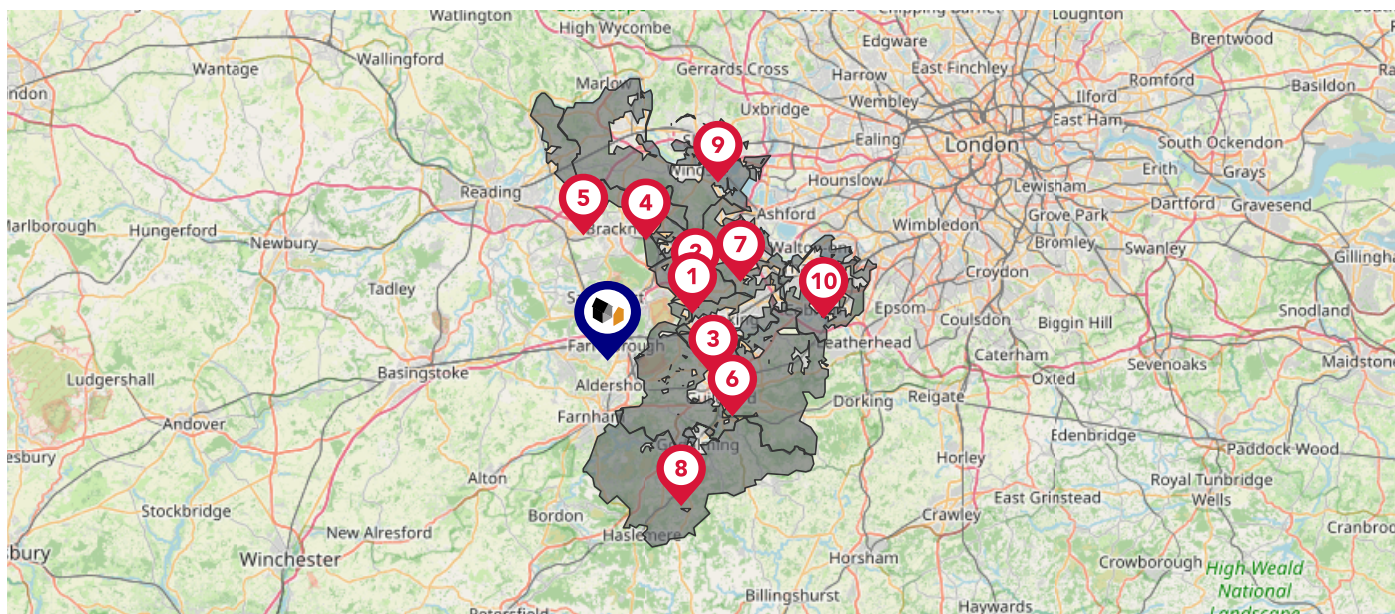
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



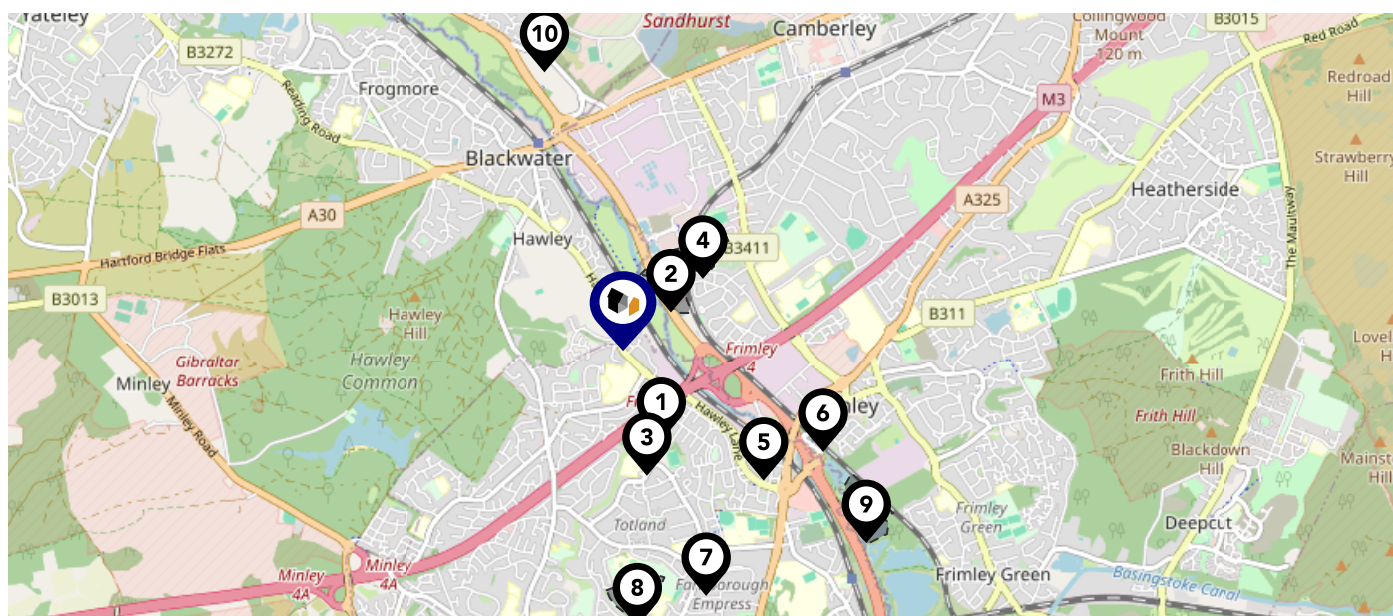
Nearby Green Belt Land

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

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.



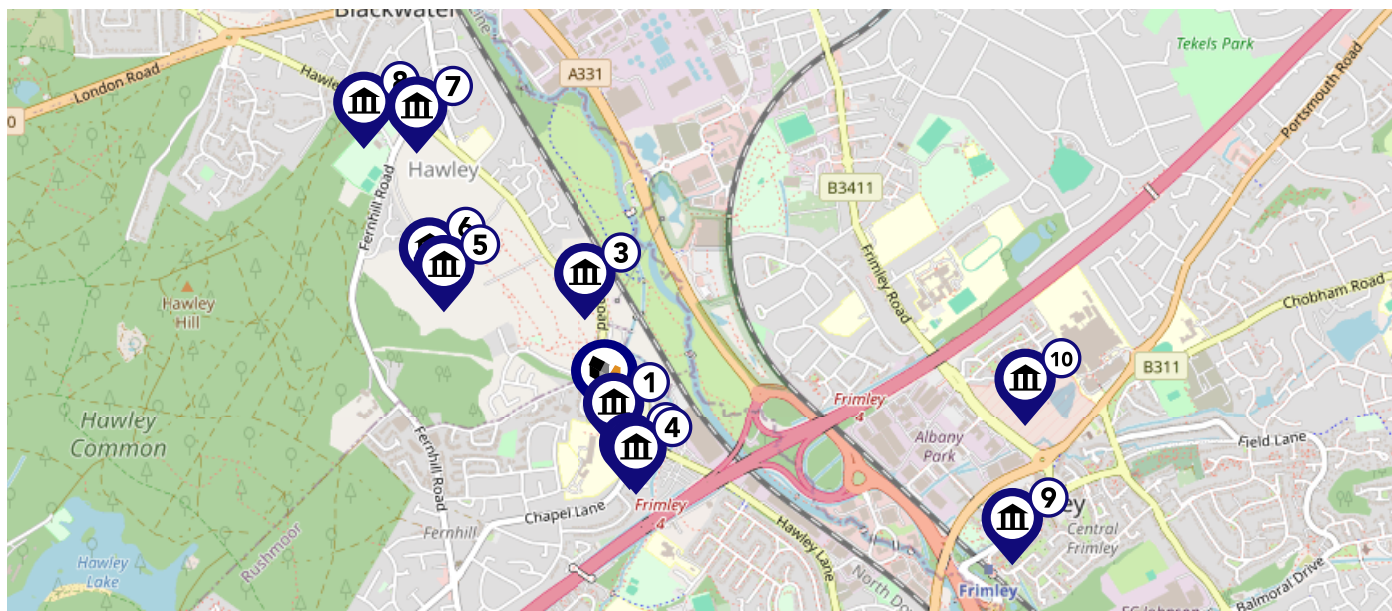
Nearby Landfill Sites

1	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	
2	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
3	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	
4	Crabtree Road-Camberley, Surrey	Historic Landfill	
5	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
6	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
7	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill	
8	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill	
9	South of Frimley Station-Frimley	Historic Landfill	
10	York Town Road-College Town	Historic Landfill	

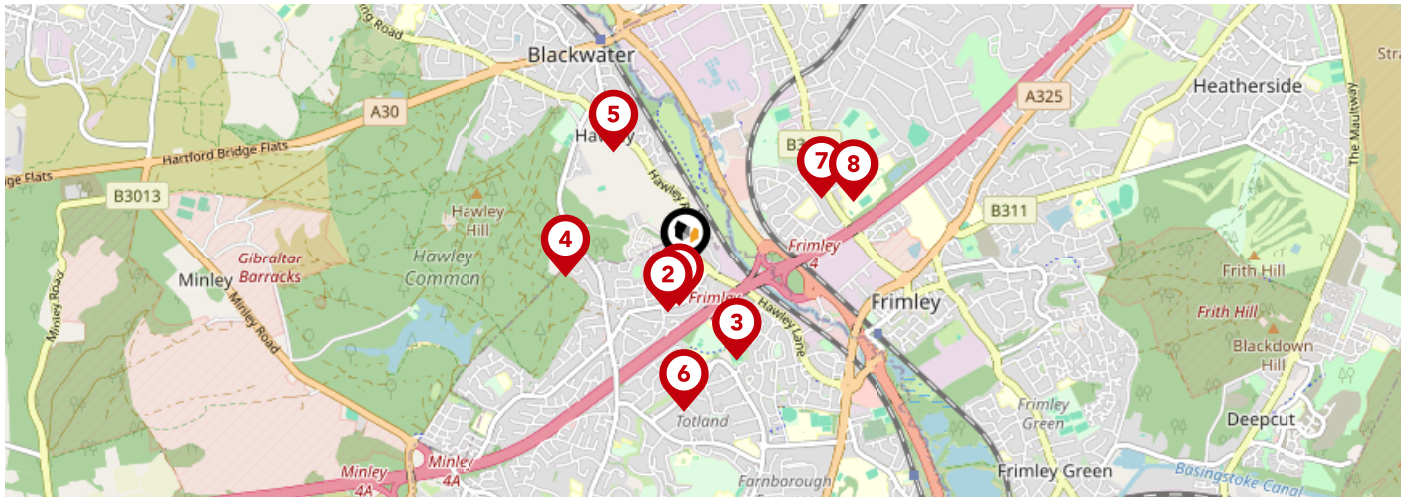
Maps

Listed Buildings

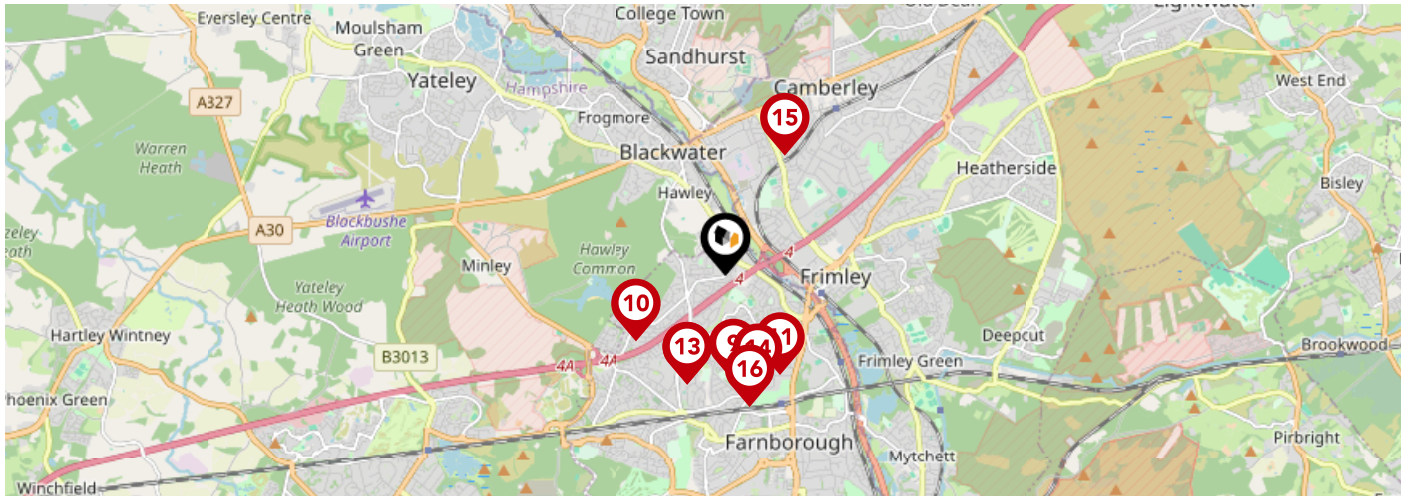
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1259754 - Draycott	Grade II	0.1 miles
 1092277 - 2 And 4, Chapel Lane	Grade II	0.2 miles
 1339883 - Whitefriars	Grade II	0.2 miles
 1259787 - Ye Old Malthouse	Grade II	0.2 miles
 1244755 - Former Stables To Hawley Park House Hawley Equitation Centre	Grade II	0.4 miles
 1272229 - Hawley Park House Including Flats Nos 1-7	Grade II	0.5 miles
 1092278 - Holy Trinity Church	Grade II	0.7 miles
 1259779 - Henry Randell's Almshouses	Grade II	0.8 miles
 1377519 - Anglia Building Society	Grade II	1.0 miles
 1030070 - Frimley Park Mansion	Grade II	1.0 miles



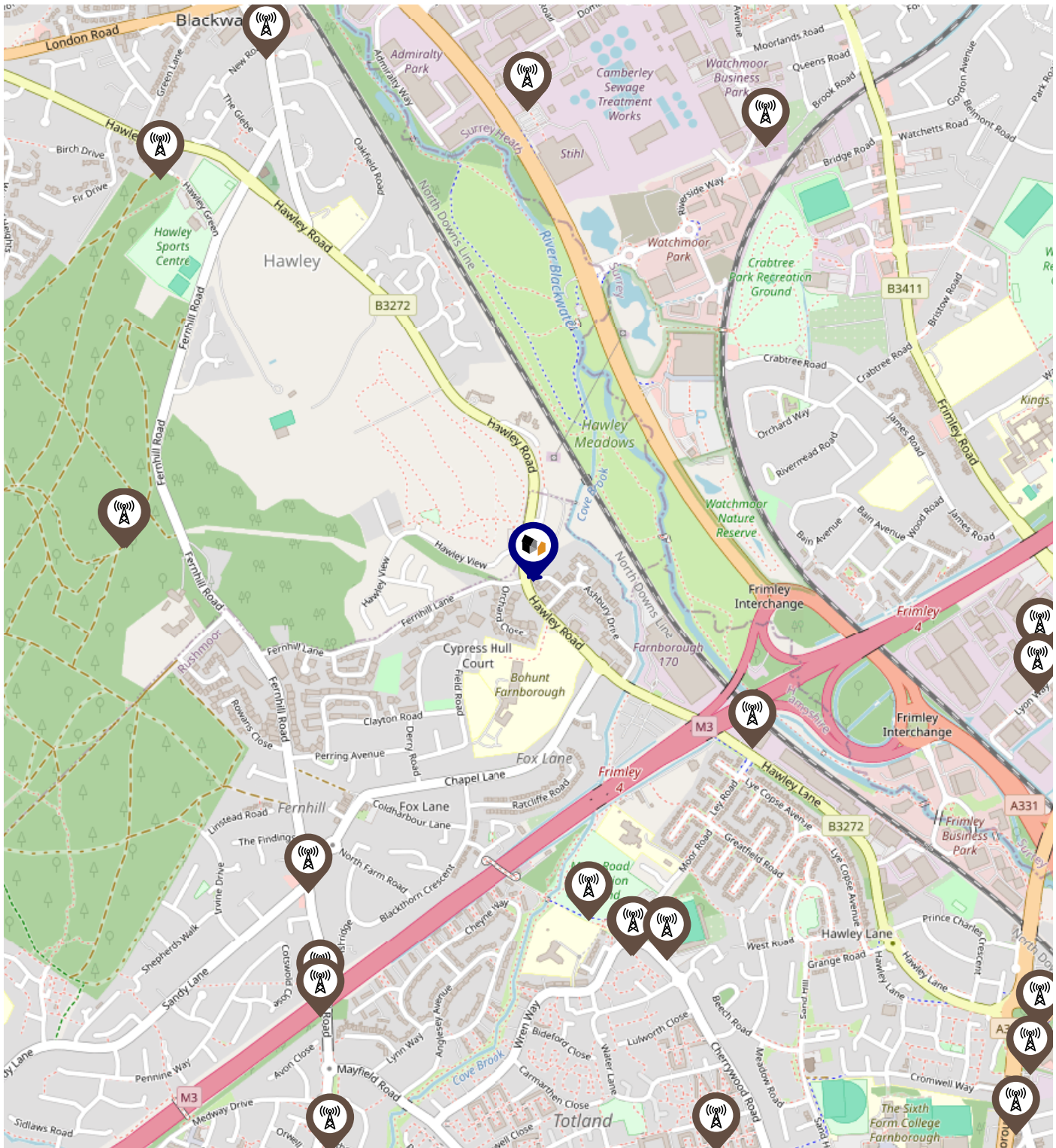
		Nursery	Primary	Secondary	College	Private
1	Bohunt Farnborough Ofsted Rating: Not Rated Pupils: 637 Distance:0.17	☐	☐	☒	☐	☐
2	The Ferns Primary Academy Ofsted Rating: Serious Weaknesses Pupils: 97 Distance:0.21	☐	☒	☐	☐	☐
3	Farnborough Grange Nursery & Infant Community School Ofsted Rating: Special Measures Pupils: 234 Distance:0.48	☐	☒	☐	☐	☐
4	Hurst Lodge School Ofsted Rating: Not Rated Pupils: 171 Distance:0.56	☐	☐	☒	☐	☐
5	Hawley Primary School Ofsted Rating: Good Pupils: 310 Distance:0.64	☐	☒	☐	☐	☐
6	Grange Community Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:0.65	☐	☒	☐	☐	☐
7	South Camberley Primary and Nursery School Ofsted Rating: Good Pupils: 645 Distance:0.71	☐	☒	☐	☐	☐
8	Kings International College Ofsted Rating: Good Pupils: 842 Distance:0.84	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Samuel Cody School Ofsted Rating: Good Pupils: 287 Distance:0.98	☐	☐	☒	☐	☐
10	Pinewood Infant School Ofsted Rating: Good Pupils: 97 Distance:1.04	☐	☒	☐	☐	☐
11	The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils:0 Distance:1.05	☐	☐	☒	☐	☐
12	Manor Junior School Ofsted Rating: Good Pupils: 327 Distance:1.06	☐	☒	☐	☐	☐
13	Manor Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:1.06	☐	☒	☐	☐	☐
14	Cherrywood Community Primary School Ofsted Rating: Good Pupils: 180 Distance:1.07	☐	☒	☐	☐	☐
15	Lyndhurst School Ofsted Rating: Not Rated Pupils: 108 Distance:1.24	☐	☒	☐	☐	☐
16	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

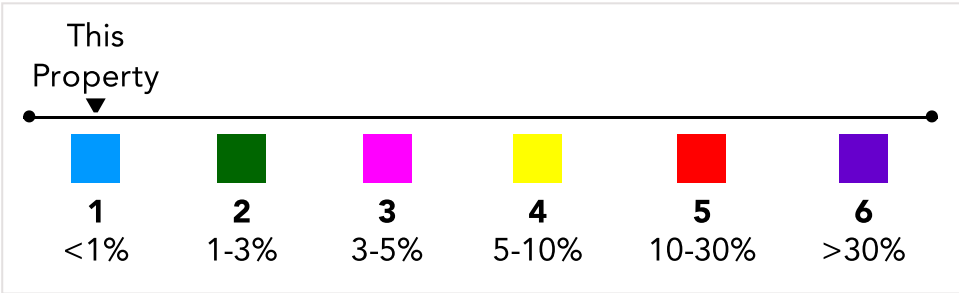
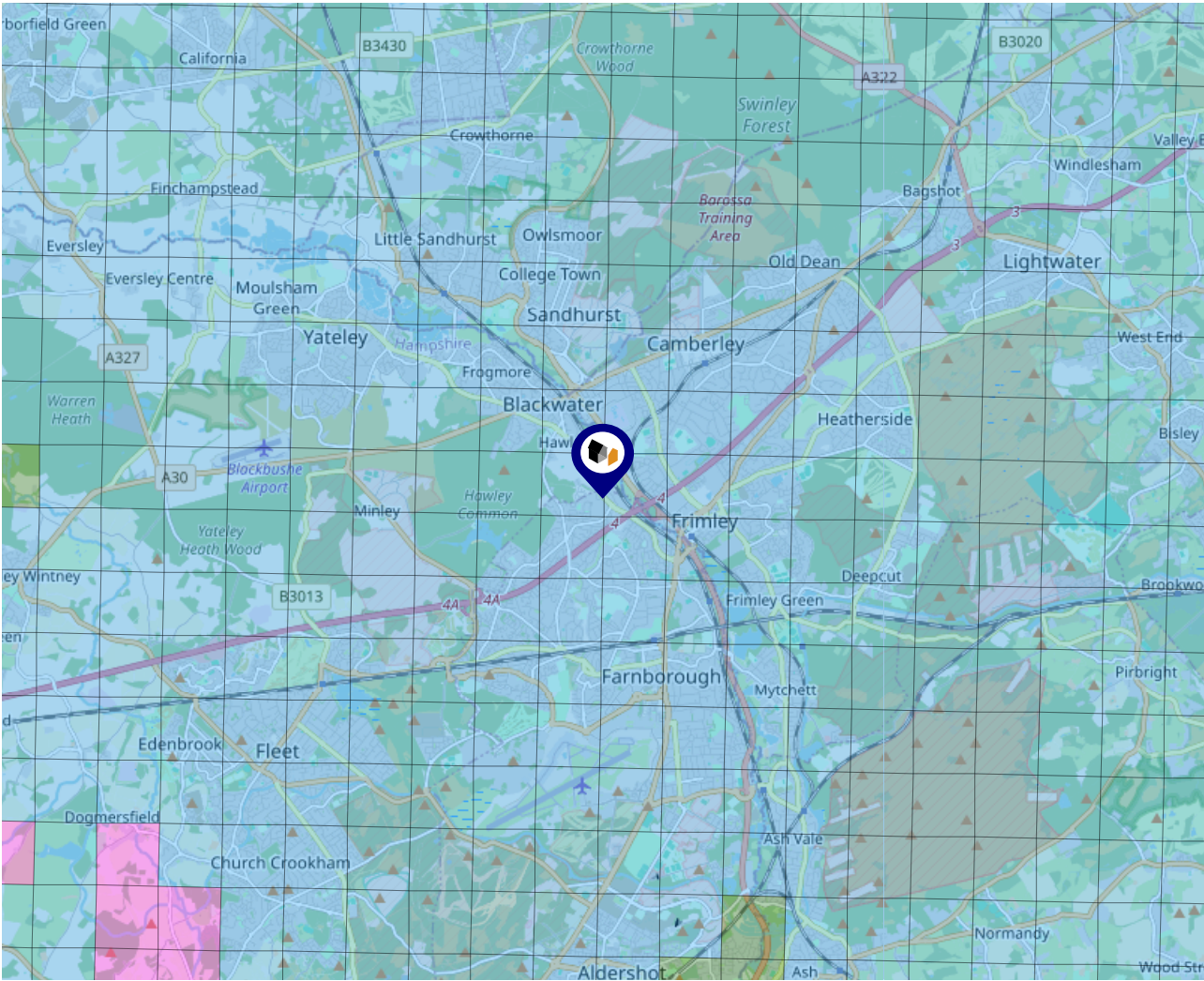


Key:

-  Power Pylons
-  Communication Masts

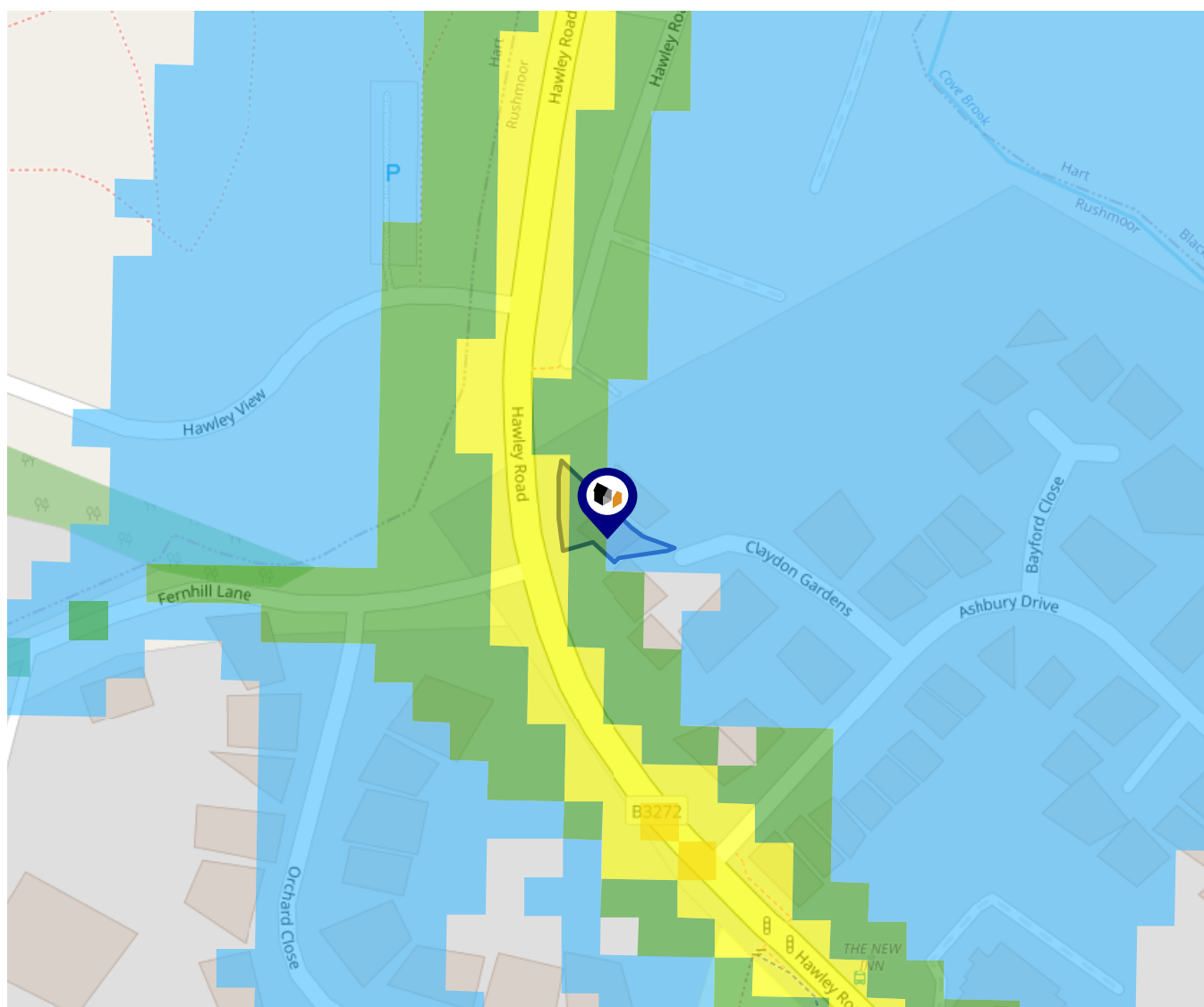
What is Radon?

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

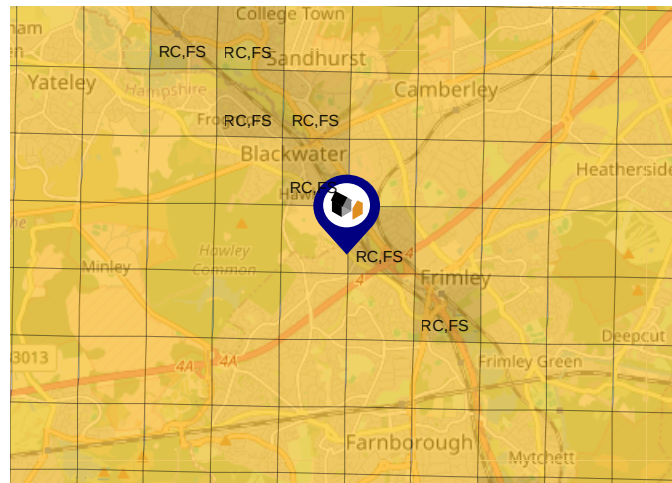
Road Noise



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

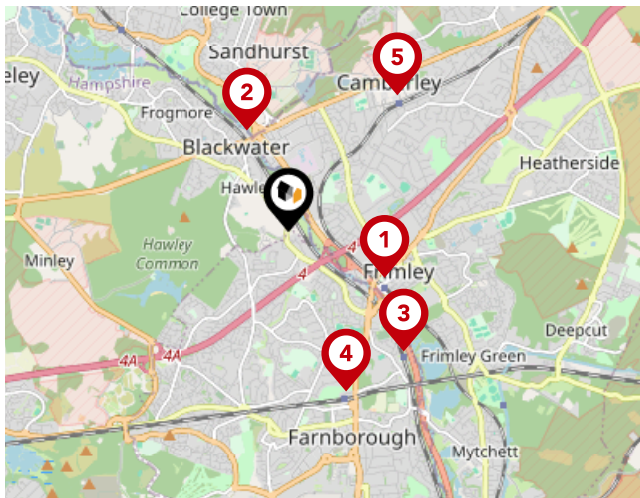
Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		



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

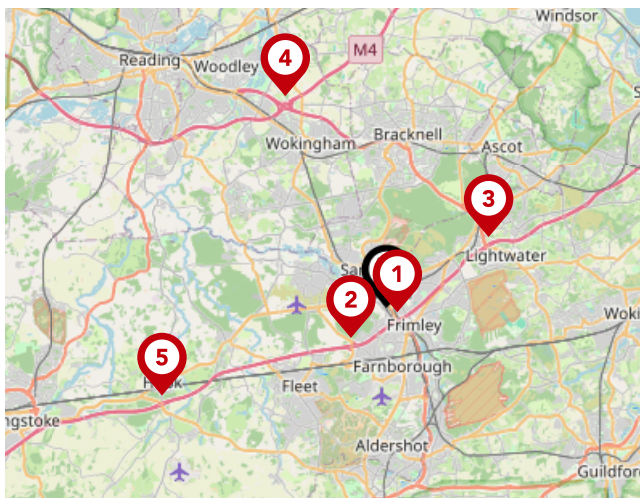
Area

Transport (National)



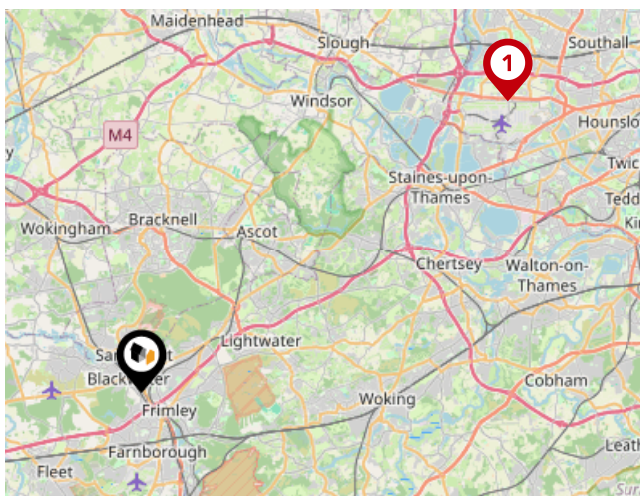
National Rail Stations

Pin	Name	Distance
1	Frimley Rail Station	0.99 miles
2	Blackwater Rail Station	1 miles
3	Farnborough North Rail Station	1.54 miles
4	Farnborough (Main) Rail Station	1.57 miles
5	Camberley Rail Station	1.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	0.43 miles
2	M3 J4A	1.7 miles
3	M3 J3	4.62 miles
4	M4 J10	8.67 miles
5	M3 J5	8.94 miles

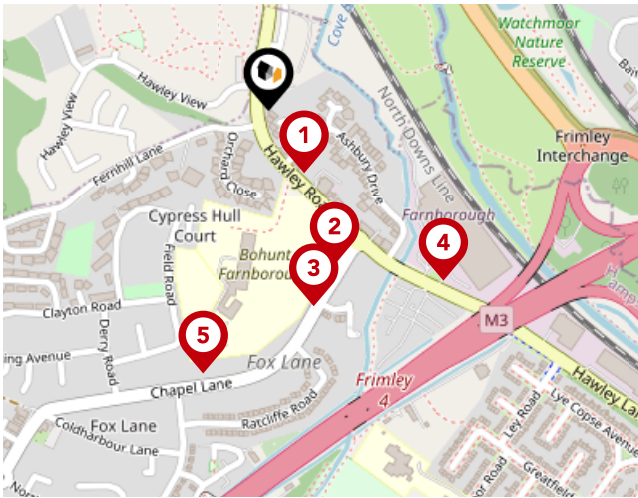


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	17.34 miles

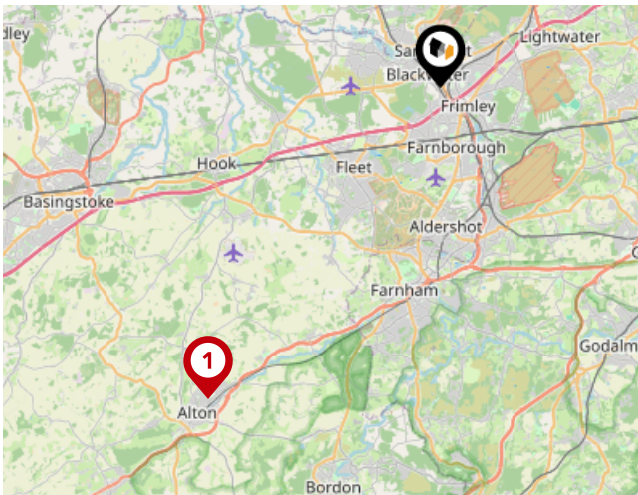
Area

Transport (Local)



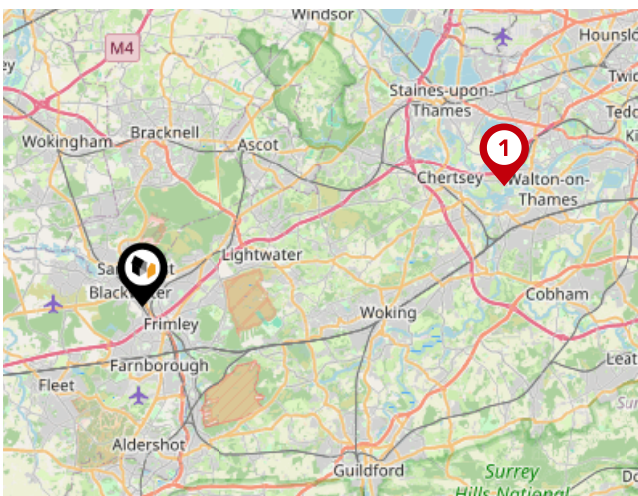
Bus Stops/Stations

Pin	Name	Distance
	New Inn	0.08 miles
	Hawley Lane	0.19 miles
	Hawley Lane	0.23 miles
	Brookside Park	0.28 miles
	Derry Road	0.31 miles



Local Connections

Pin	Name	Distance
	Alton (Mid-Hants Railway)	14.35 miles



Ferry Terminals

Pin	Name	Distance
	Shepperton Ferry Landing	14.12 miles



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.

Testimonial 1



Stephen and Chris were fantastic throughout the whole process from the initial valuation through to completion.

They were highly professional and realistic in understanding the market for our home which led to a smooth sale process. They were supportive and communicated well at every stage.

Using their social media expertise and more traditional sales techniques provides the seller with comprehensive access to potential buyers.

Testimonial 2



What a refreshing change for an estate agent. After experiencing others Stephen and Chris are a breath of fresh air. Reliable, efficient and excellent communication. Can't rate them highly enough. Thank you both.

Testimonial 3



This is the 2nd time I have used Chris and Stephen from Avocado, I have to say on both counts the service has been excellent from start to finish. Kept fully up to date with the progression of the sale, and are contactable pretty much all the time, and get back to you very promptly.

On both occasions the house sold very quickly. I would highly recommend them both.

A very happy customer!!!



/avacadoproperty



/avocado_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@avacadopropertyagents.co.uk
www.avacadopropertyagents.co.uk

