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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th October 2026



23, HOWARD DRIVE, FARNBOROUGH, GU14 9TQ

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,012 ft ² / 187 m ²
Plot Area:	0.18 acres
Year Built :	1991-1995
Council Tax :	Band F
Annual Estimate:	£3,352
Title Number:	HP473738
UPRN:	100060544142
Restrictive Covenants:	Yes

Last Sold Date:	16/11/2022
Last Sold Price:	£847,500
Last Sold £/ft ² :	£421
Tenure:	Freehold

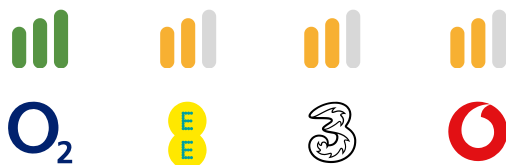
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2	57	900
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

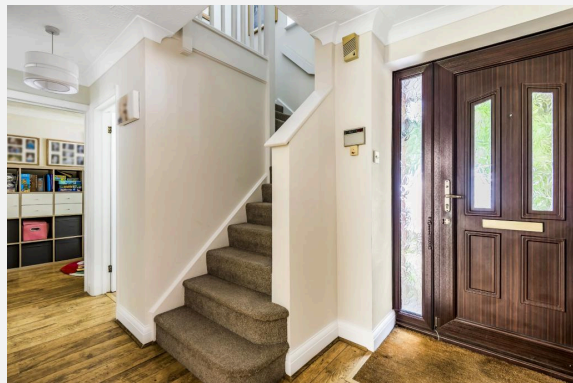
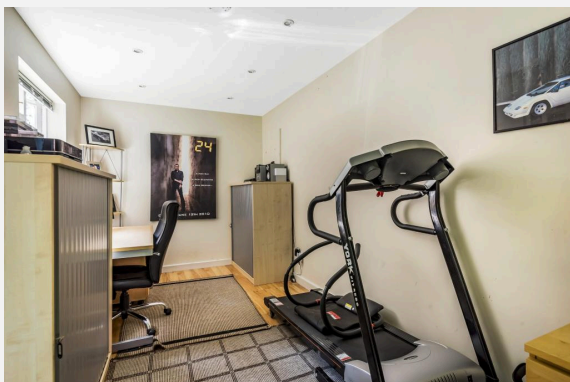
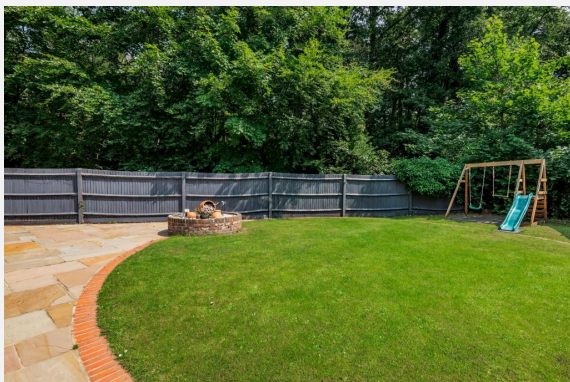
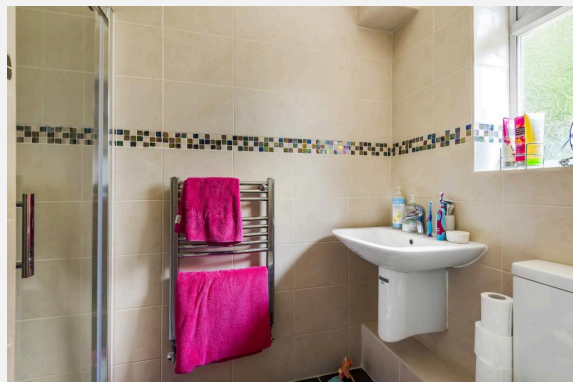
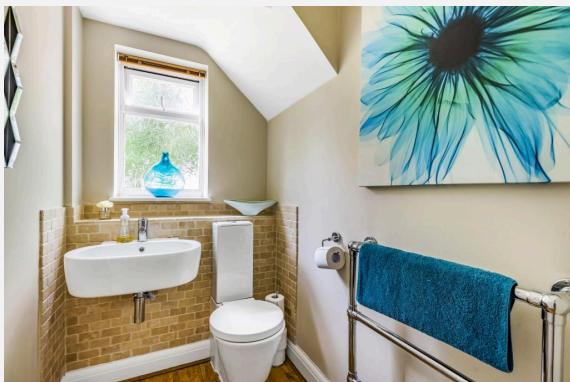
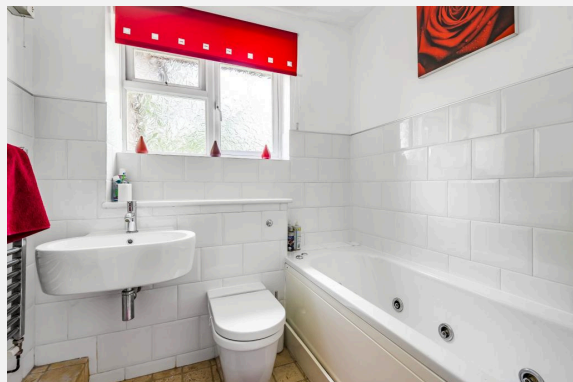


Planning records for: **23, Howard Drive, Farnborough, GU14 9TQ**

Reference - 04/00609/TPO	
Decision:	Decided
Date:	05th July 2004
Description:	Crown lift one Norway Maple in garden by 1 metre. Coppice one Hazel, 8 small Sycamores and smaller companion near patio and remove 2 low branches from one Sycamore at land adjacent to garden.

Reference - 96/00081/FUL	
Decision:	Decided
Date:	05th February 1996
Description:	Erection of two storey side extension and a conservatory to the rear

Reference - 99/00317/TPO	
Decision:	Decided
Date:	24th May 1999
Description:	Felling of one tree and lopping branches of other



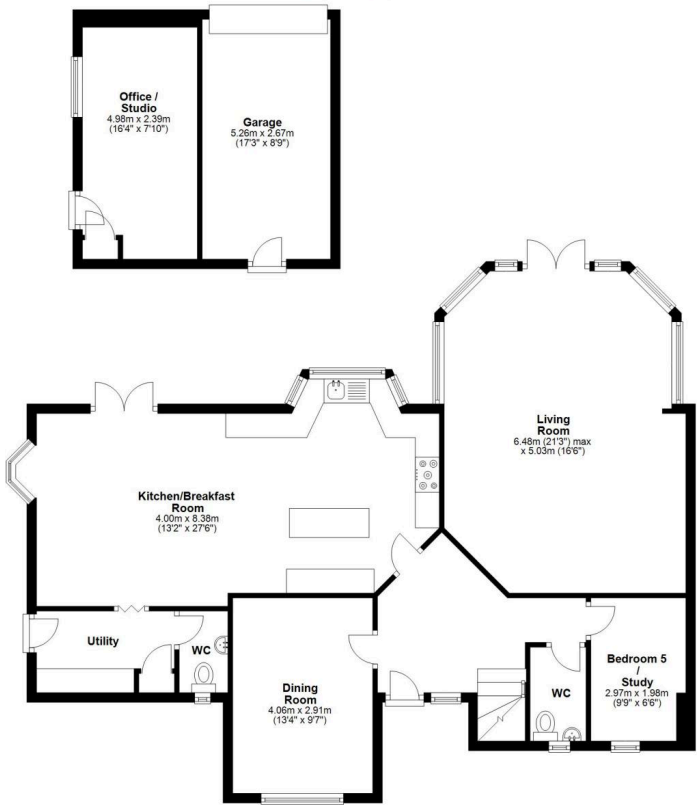




23, HOWARD DRIVE, FARNBOROUGH, GU14 9TQ

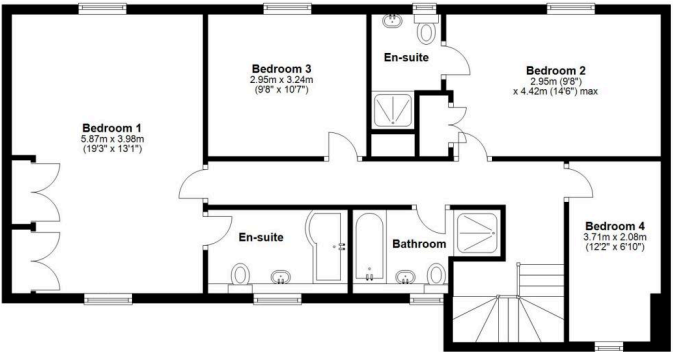
Ground Floor

Main area: approx. 103.3 sq. metres (1111.9 sq. feet)
Plus outbuildings, approx. 23.7 sq. metres (255.7 sq. feet)



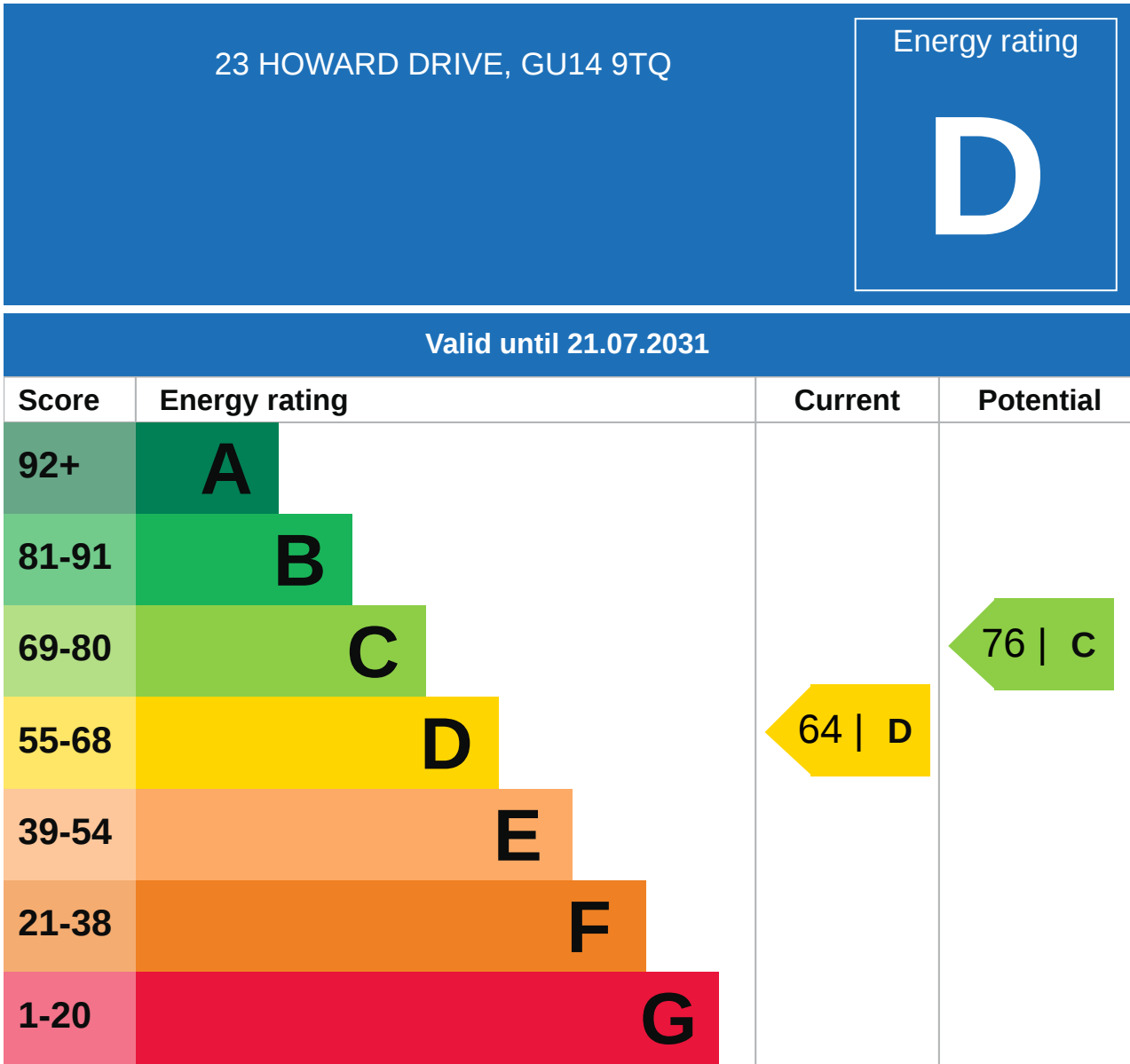
First Floor

Approx. 82.7 sq. metres (889.7 sq. feet)



Main area: Approx. 186.0 sq. metres (2001.6 sq. feet)
Plus outbuildings, approx. 23.7 sq. metres (255.7 sq. feet)

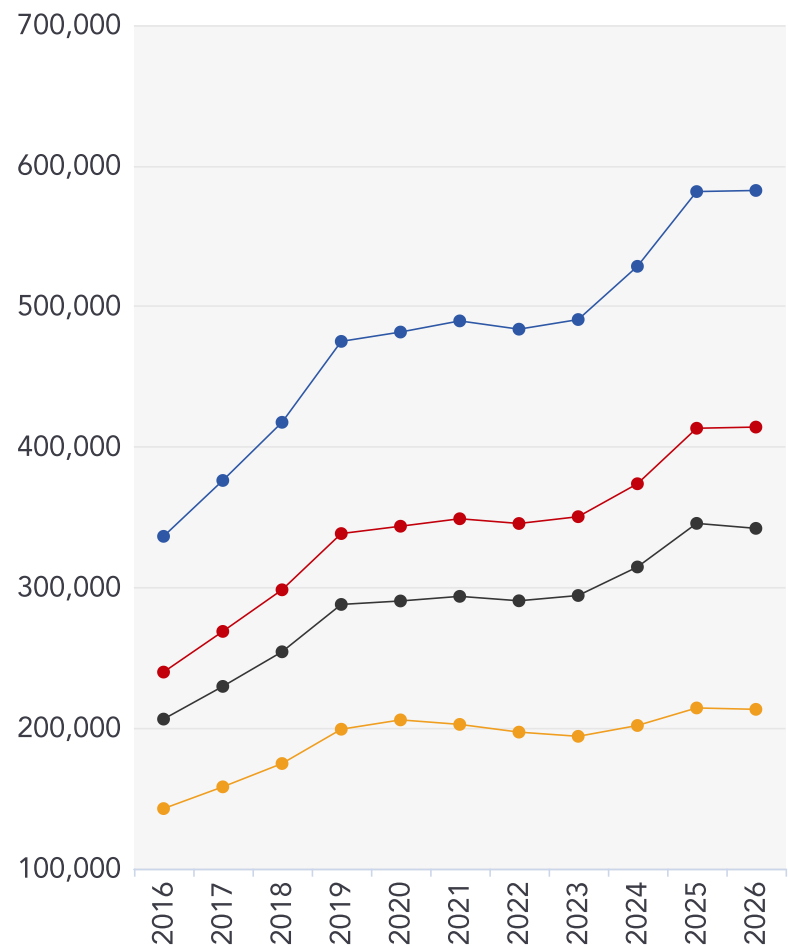
Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes, and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC. Plan produced using PlanUp.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	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:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	187 m ²

10 Year History of Average House Prices by Property Type in GU14



Detached

+73.13%

Semi-Detached

+72.66%

Terraced

+65.73%

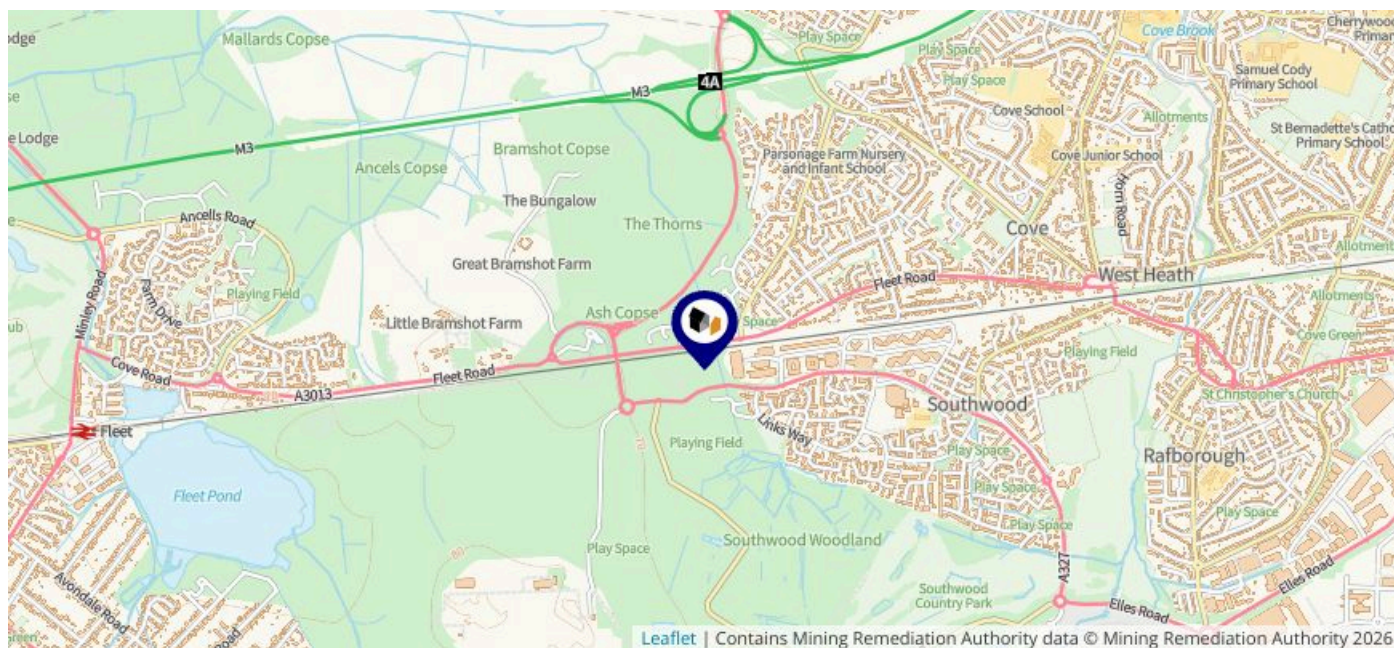
Flat

+49.46%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

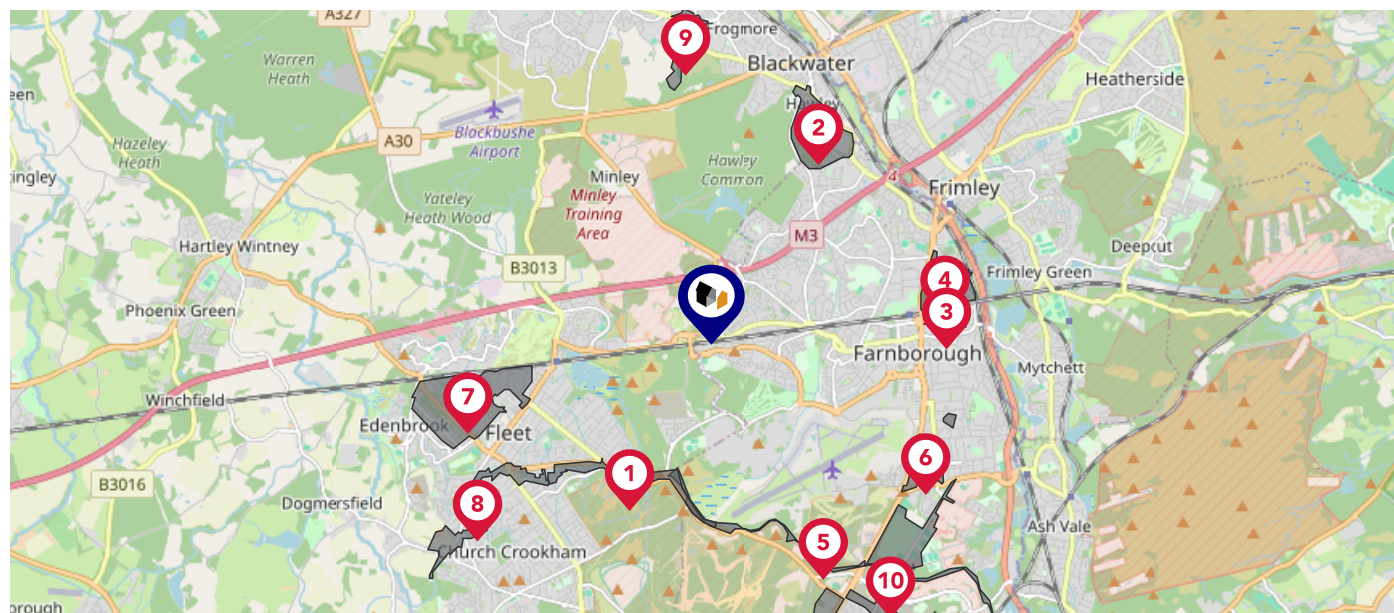
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



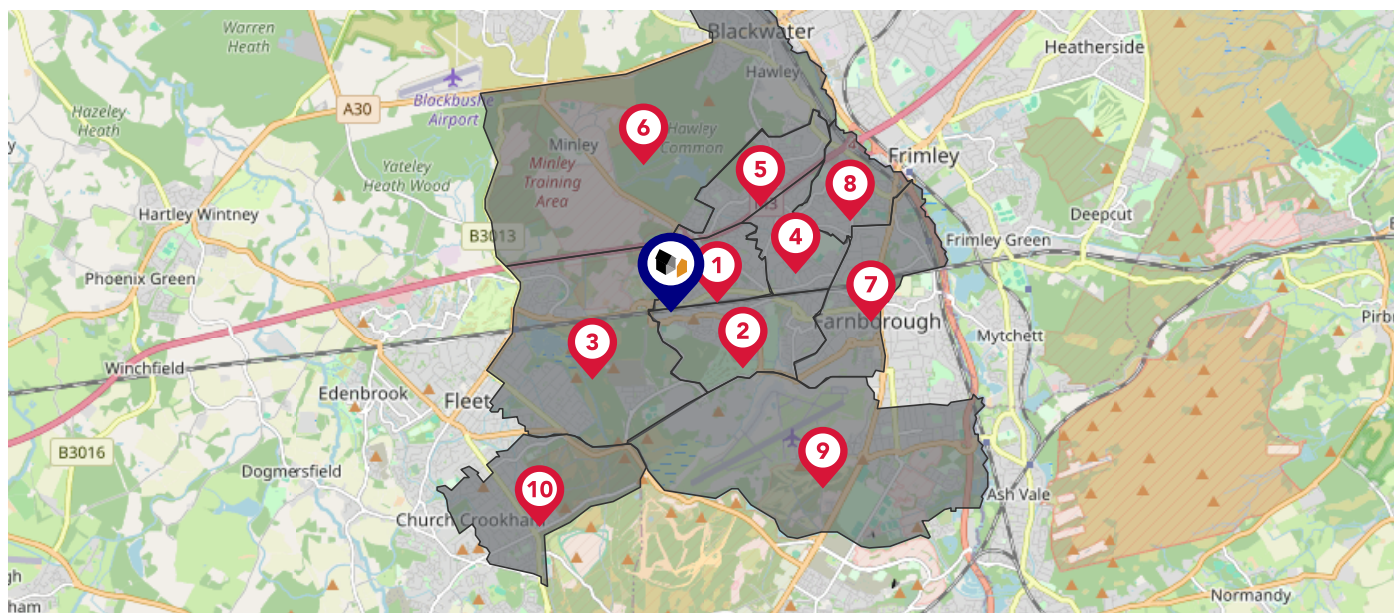
Nearby Conservation Areas

- 1 Basingstoke Canal5
- 2 Hawley Park and Green
- 3 Saint Michael's Abbey
- 4 Farnborough Hill
- 5 Basingstoke Canal
- 6 South Farnborough
- 7 North Fleet
- 8 Basingstoke Canal4
- 9 Darby Green Yateley
- 10 Aldershot Military

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

St. John's Ward

2

Cove and Southwood Ward

3

Fleet East Ward

4

West Heath Ward

5

Fernhill Ward

6

Blackwater and Hawley Ward

7

Empress Ward

8

Cherrywood Ward

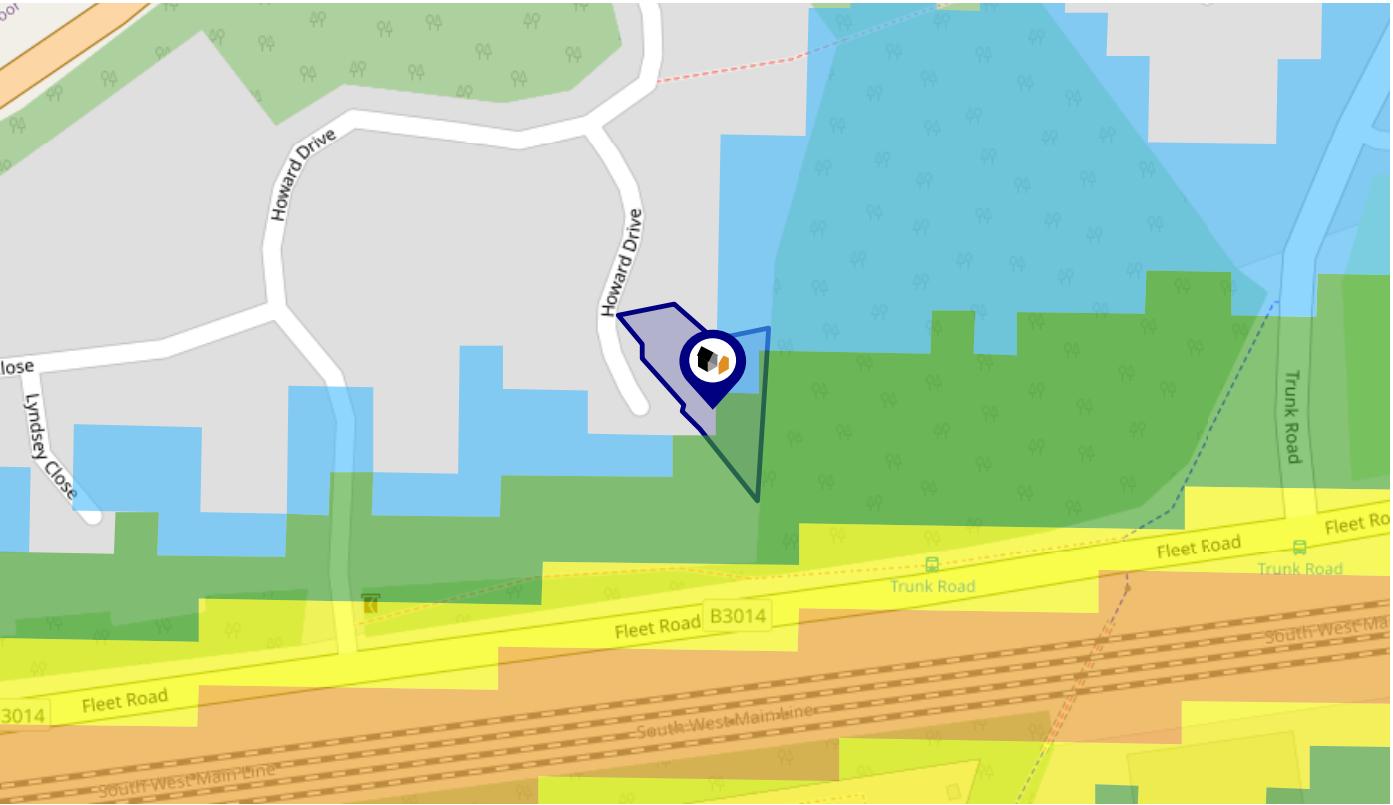
9

St. Mark's Ward

10

Crookham East 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.

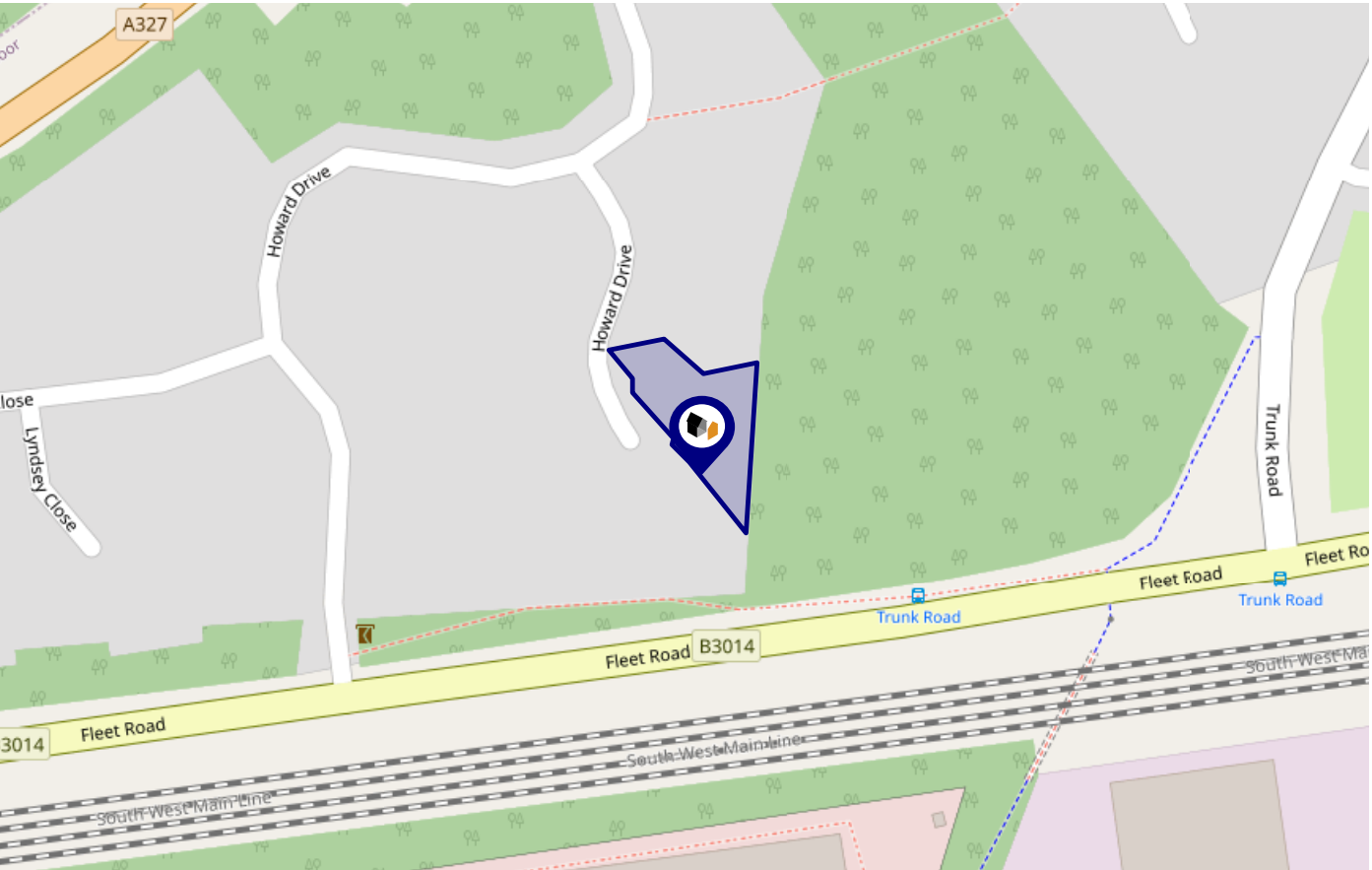
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

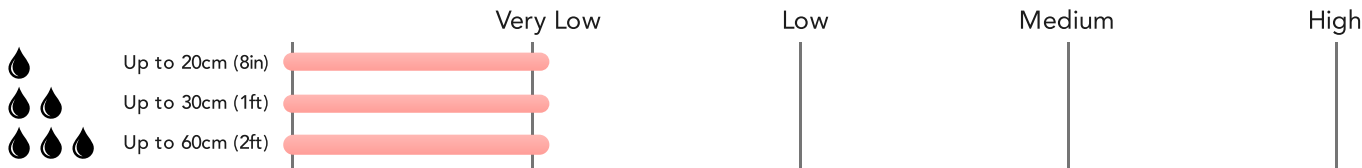


Risk Rating: Very low

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.

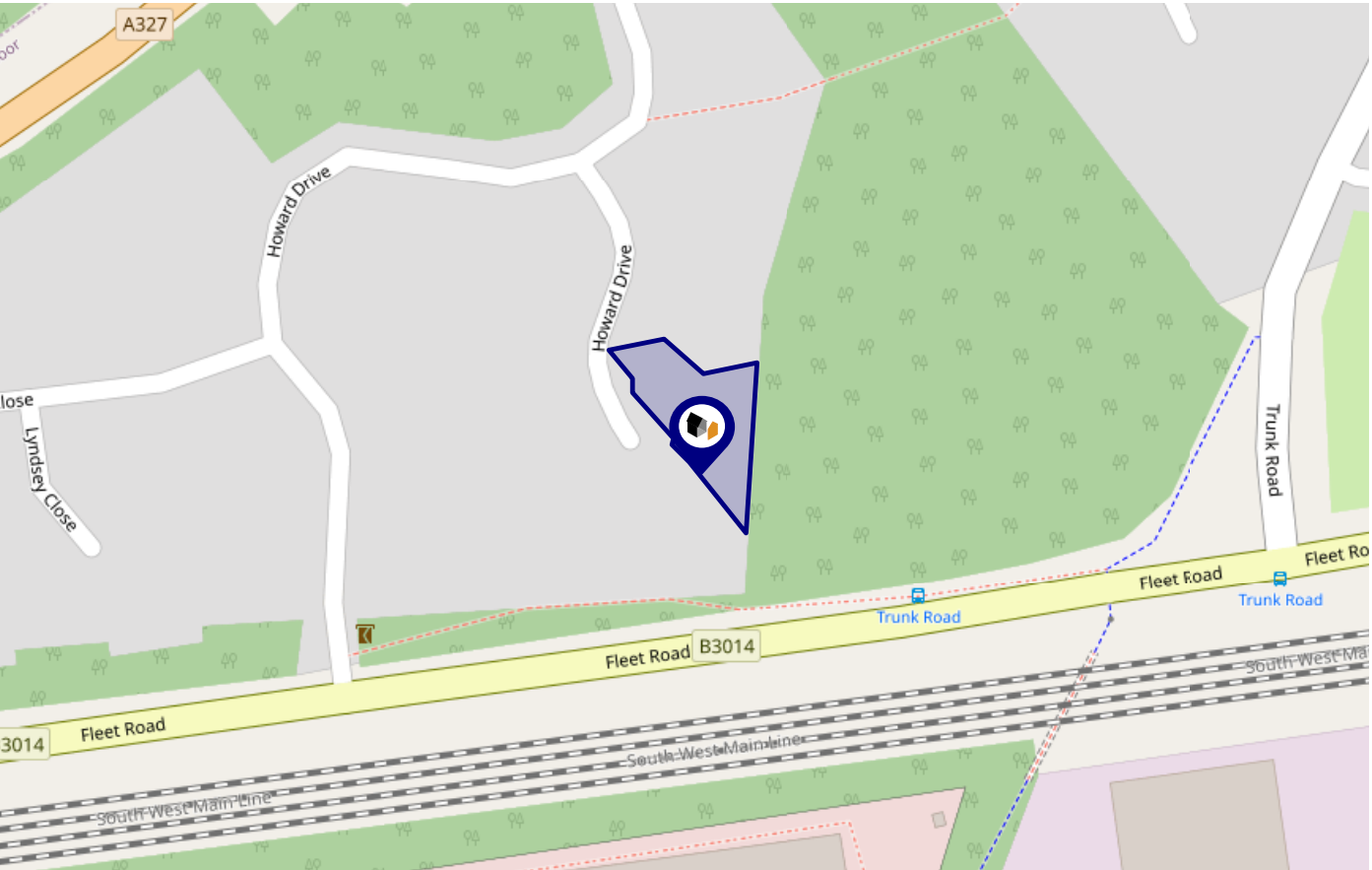
Chance of flooding to the following depths at this property:



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.

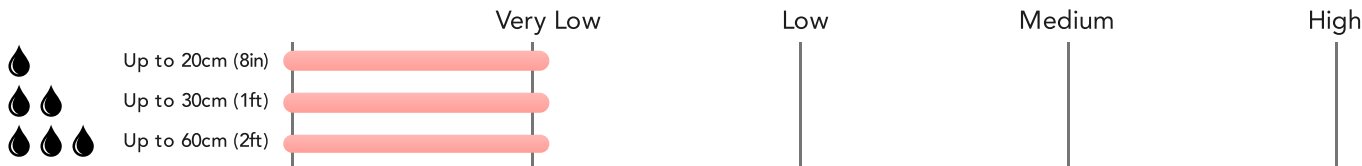


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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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.

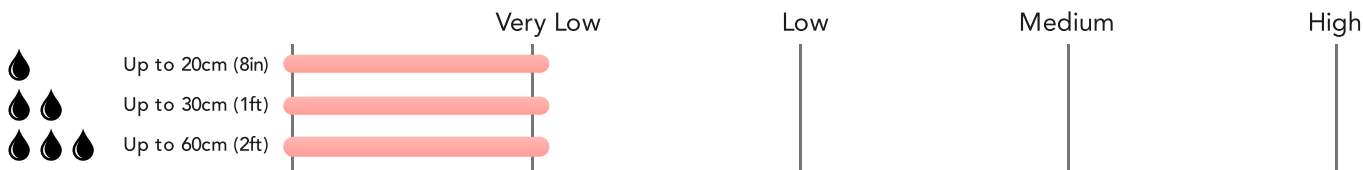


Risk Rating: Very low

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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 - 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.

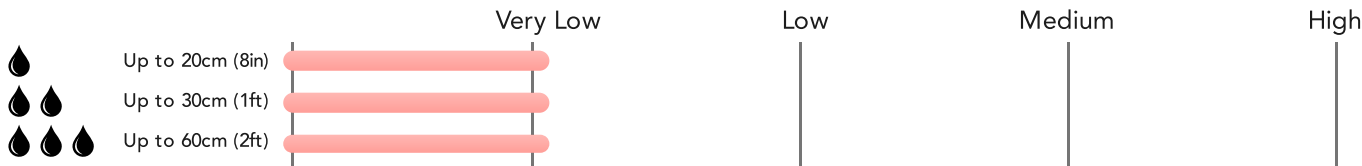


Risk Rating: Very low

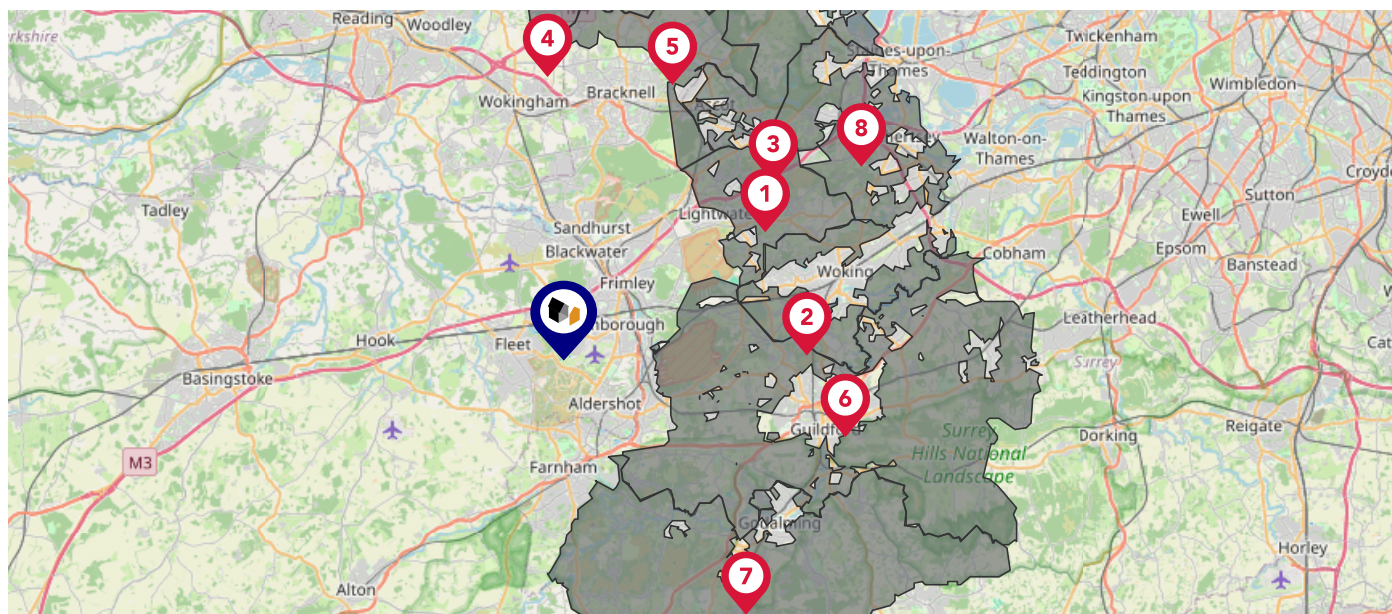
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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:



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



Nearby Green Belt Land



London Green Belt - Surrey Heath



London Green Belt - Woking



London Green Belt - Windsor and Maidenhead



London Green Belt - Wokingham



London Green Belt - Bracknell Forest



London Green Belt - Guildford



London Green Belt - Waverley

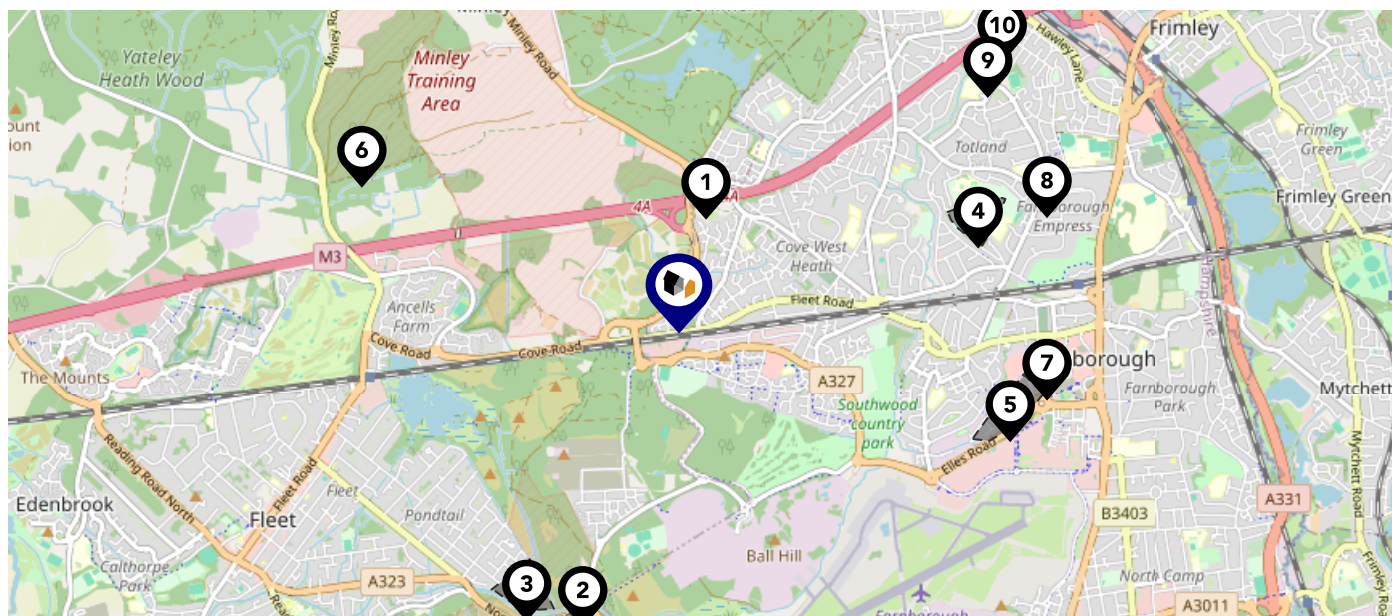


London Green Belt - Runnymede

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

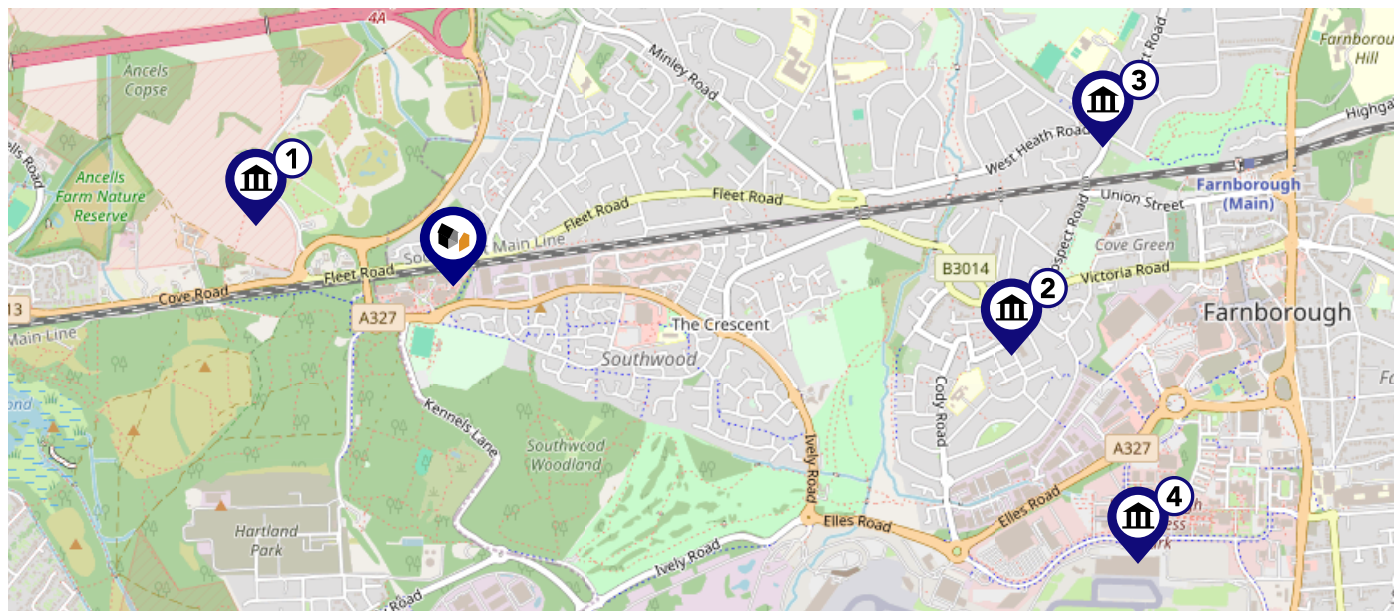
1	Land adjacent to Easter Ross House-Minley Road, Cove, Farnborough, Hampshire	Historic Landfill	☐
2	Pyestock Hill-Fleet, Hampshire	Historic Landfill	☐
3	Alton Road-Fleet, Hampshire	Historic Landfill	☐
4	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill	☐
5	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill	☐
6	Borrow Pit-Minley Wood	Historic Landfill	☐
7	Princes Mead-Farnborough, Hampshire	Historic Landfill	☐
8	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill	☐
9	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	☐
10	Brookside Caravan Park-Between Hawley Lane and Harbour Close, 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



1339882 - Great Bramshot Farmhouse

Grade II

0.5 miles



1092630 - Church Of St Christopher

Grade II

1.3 miles



1092605 - Thatched Cottage Public House

Grade II

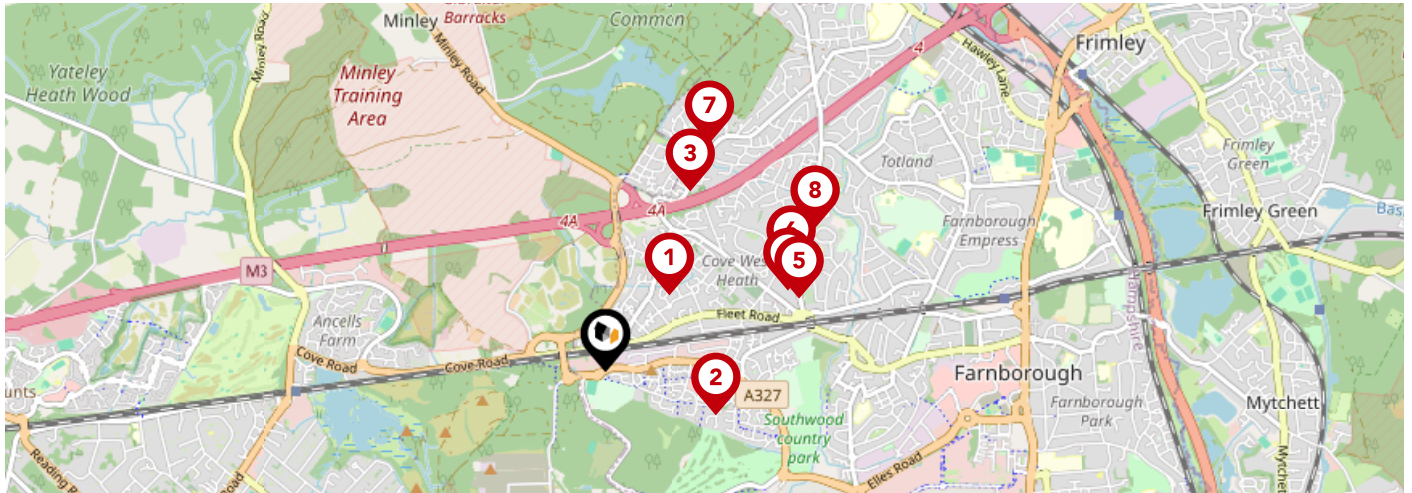
1.6 miles



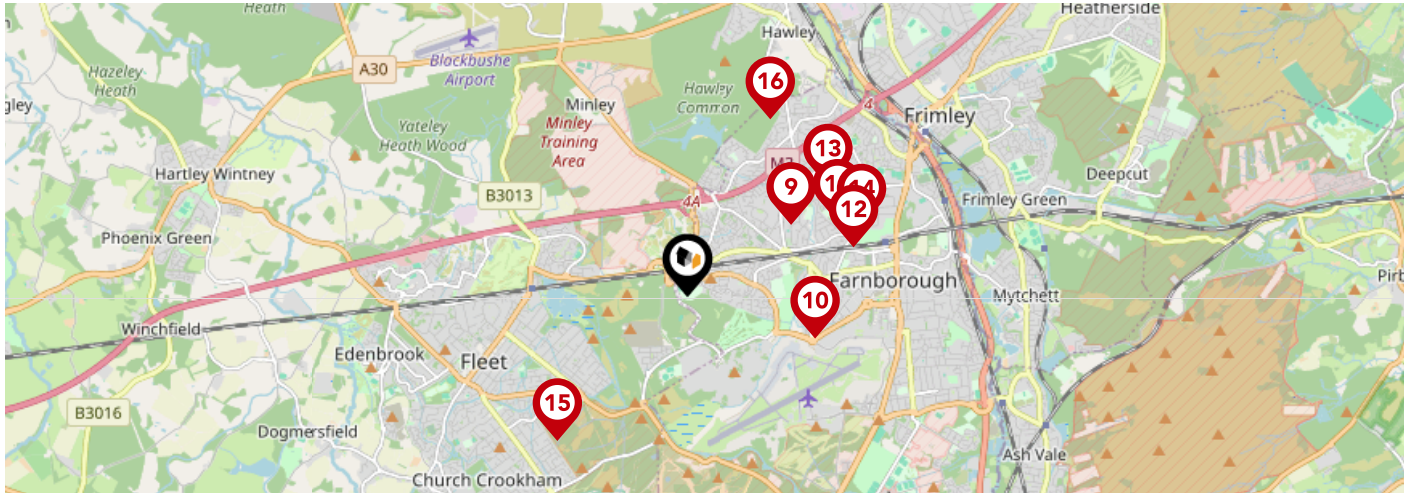
1393074 - Portable Airship Hangar (formerly Buildings R51 And Q65)

Grade II

1.7 miles



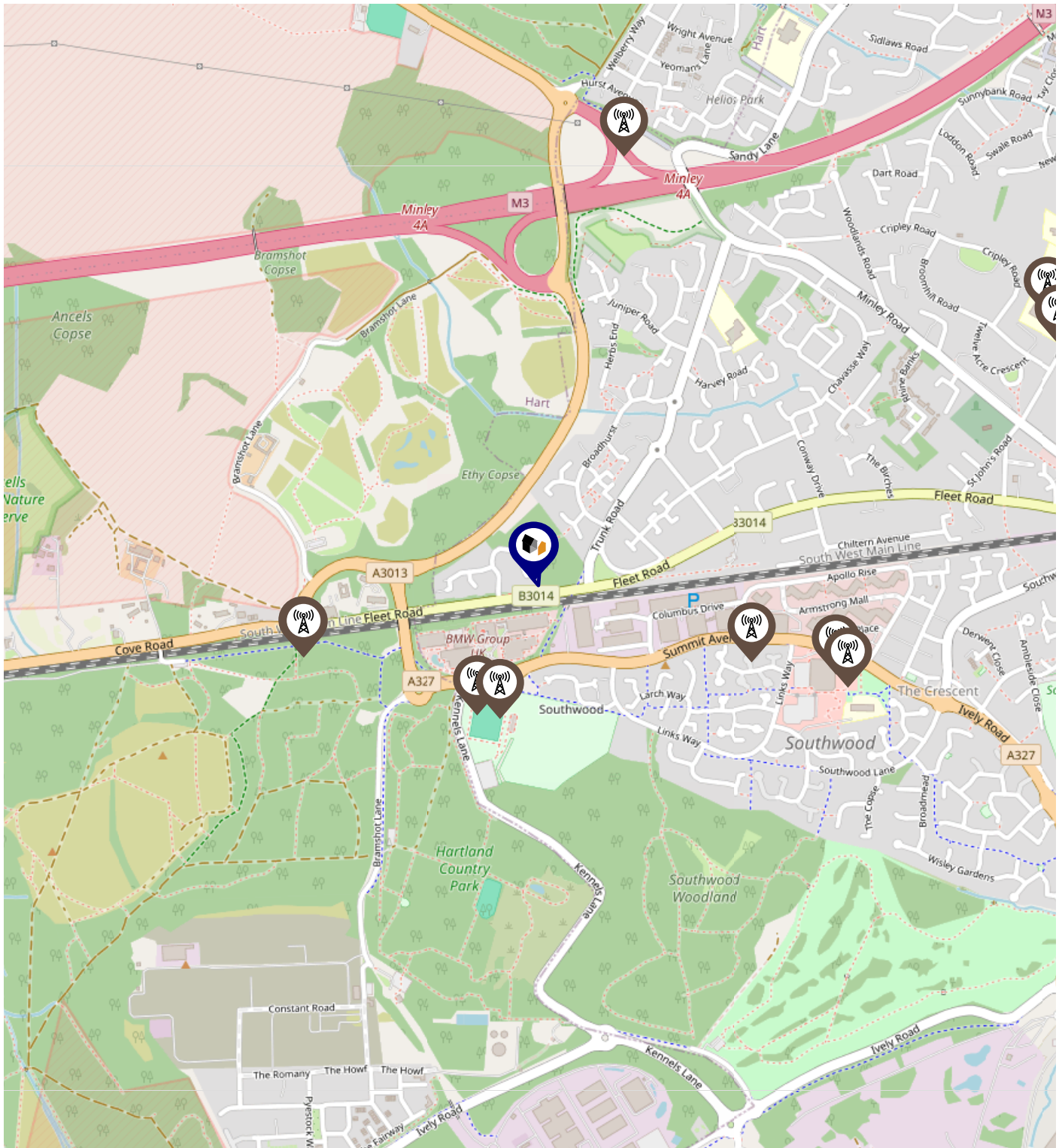
		Nursery	Primary	Secondary	College	Private
1	Parsonage Farm Nursery and Infant School Ofsted Rating: Requires improvement Pupils: 211 Distance:0.46	☐	☒	☐	☐	☐
2	Southwood Infant School Ofsted Rating: Good Pupils: 124 Distance:0.55	☐	☒	☐	☐	☐
3	Guillemont Junior School Ofsted Rating: Requires improvement Pupils: 362 Distance:0.93	☐	☒	☐	☐	☐
4	Cove School Ofsted Rating: Good Pupils: 979 Distance:0.93	☐	☐	☒	☐	☐
5	Cove Junior School Ofsted Rating: Good Pupils: 295 Distance:0.96	☐	☒	☐	☐	☐
6	Cove Infant School Ofsted Rating: Good Pupils: 171 Distance:0.99	☐	☒	☐	☐	☐
7	Pinewood Infant School Ofsted Rating: Good Pupils: 97 Distance:1.16	☐	☒	☐	☐	☐
8	Manor Junior School Ofsted Rating: Good Pupils: 327 Distance:1.18	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
<div>9</div> Manor Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:1.18		☐	☒	☐	☐	☐
<div>10</div> Tower Hill Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.25		☐	☒	☐	☐	☐
<div>11</div> Samuel Cody School Ofsted Rating: Good Pupils: 287 Distance:1.56		☐	☐	☒	☐	☐
<div>12</div> St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.6		☐	☒	☐	☐	☐
<div>13</div> Grange Community Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:1.66		☐	☒	☐	☐	☐
<div>14</div> Cherrywood Community Primary School Ofsted Rating: Good Pupils: 180 Distance:1.73		☐	☒	☐	☐	☐
<div>15</div> Fleet Infant School Ofsted Rating: Good Pupils: 260 Distance:1.8		☐	☒	☐	☐	☐
<div>16</div> Hurst Lodge School Ofsted Rating: Not Rated Pupils: 171 Distance:1.81		☐	☐	☒	☐	☐

Local Area

Masts & Pylons

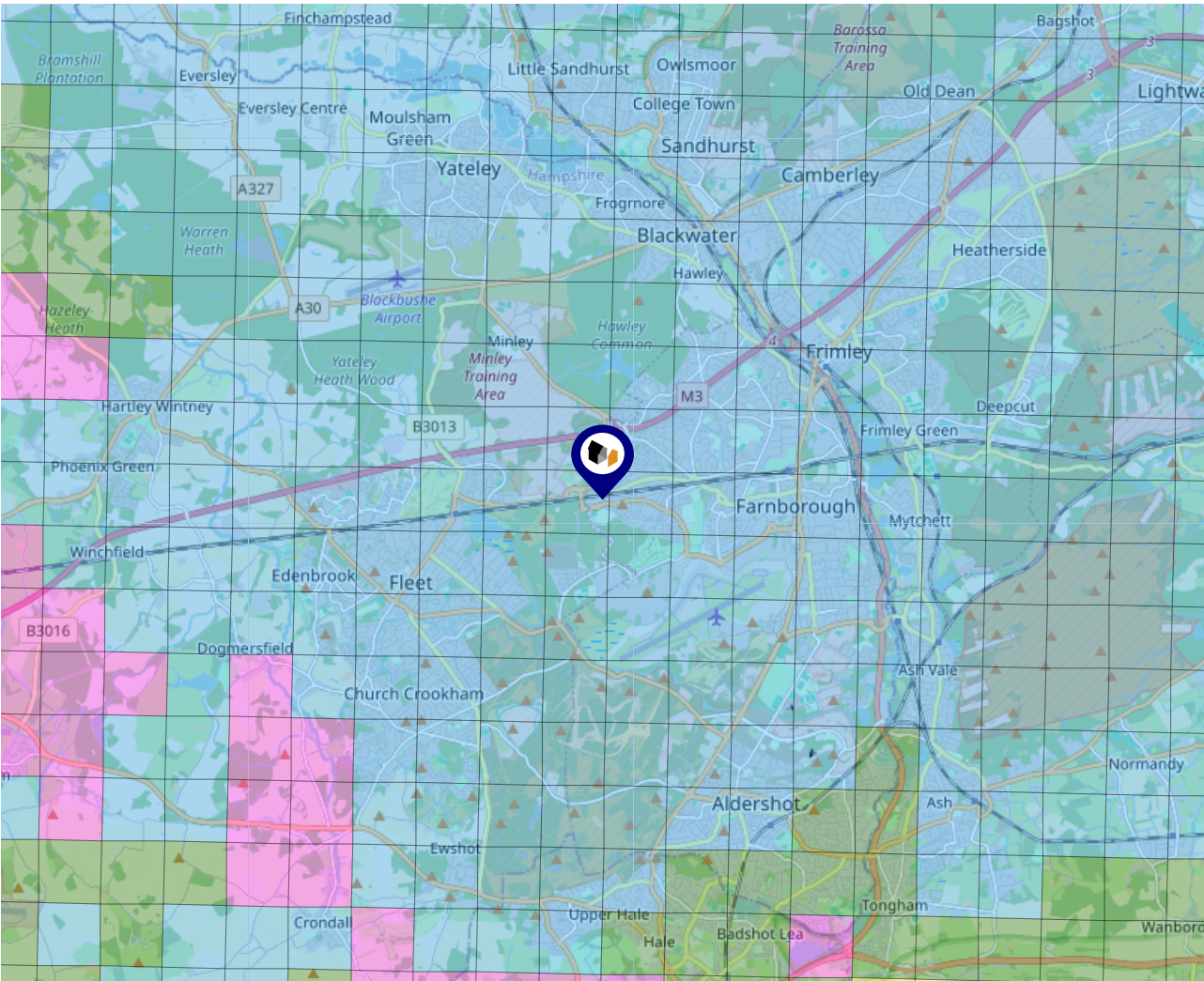
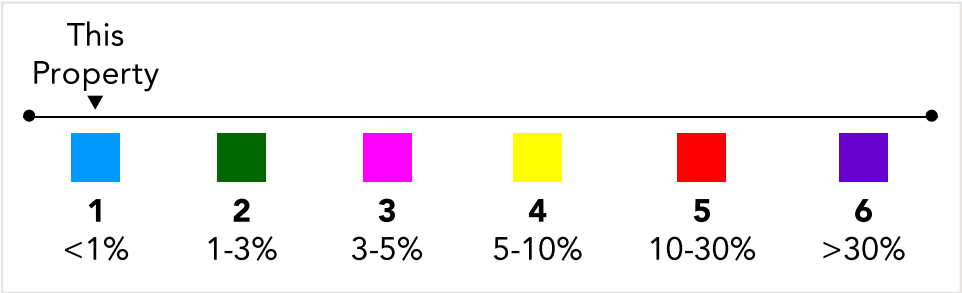


Key:

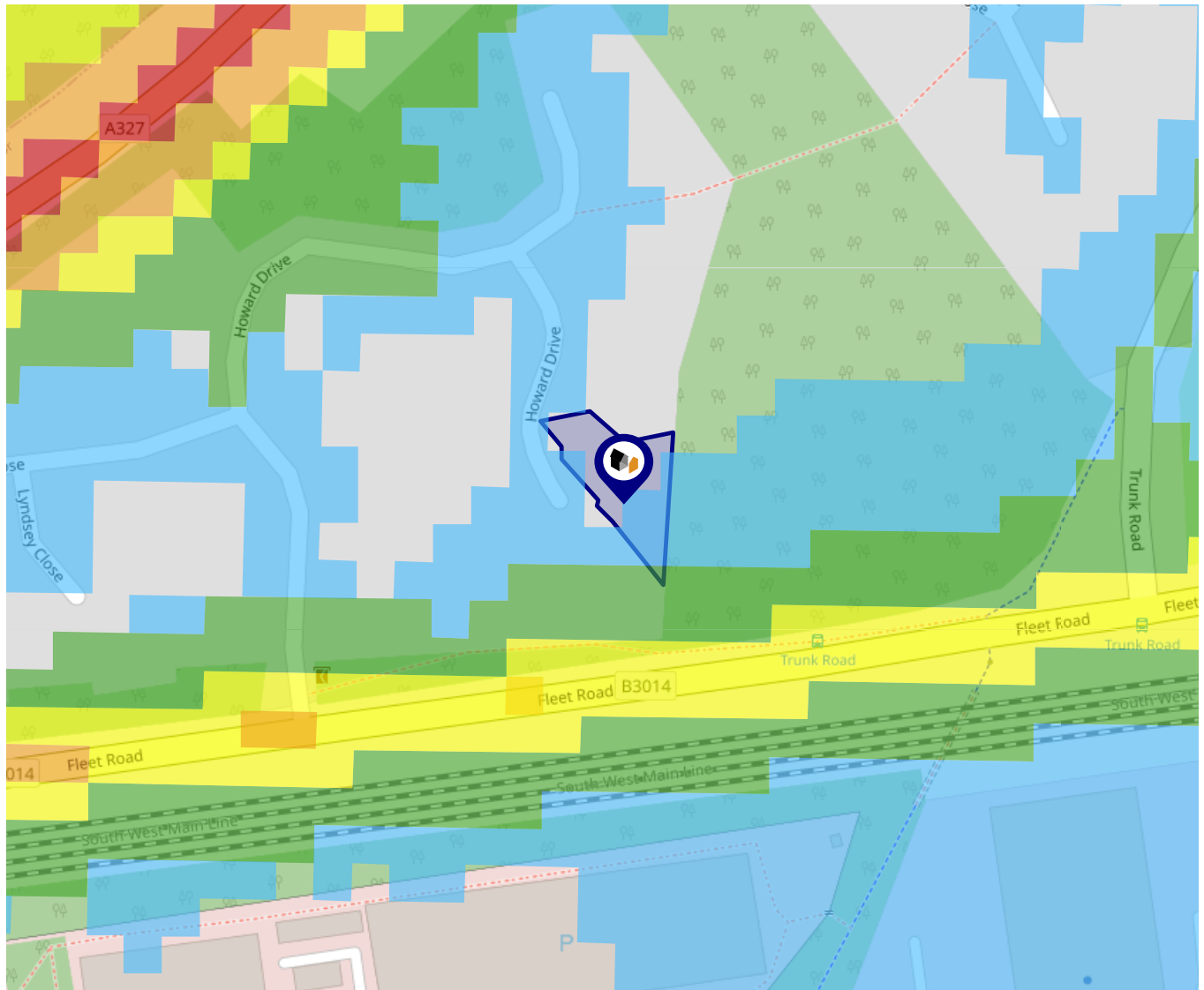
-  Power Pylons
-  Communication Masts

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

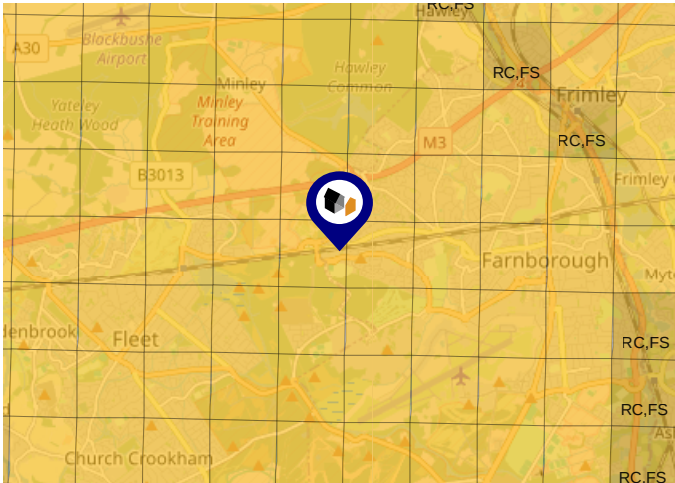


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

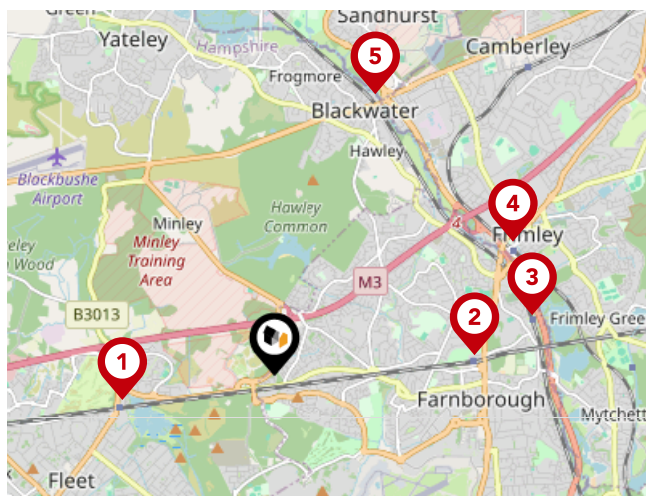


Primary Classifications (Most Common Clay Types)

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

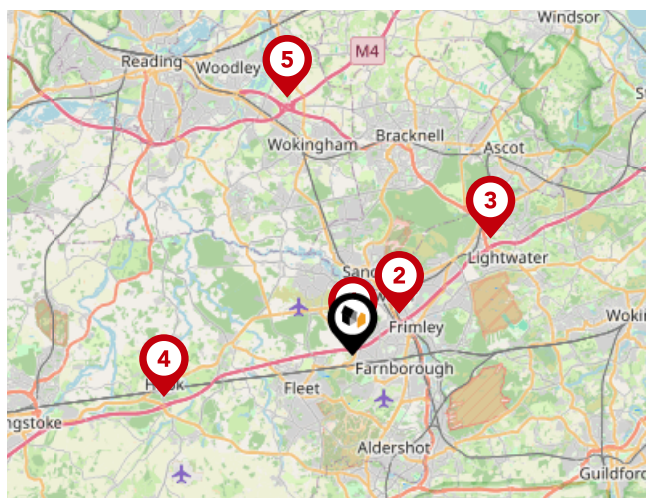
Area

Transport (National)



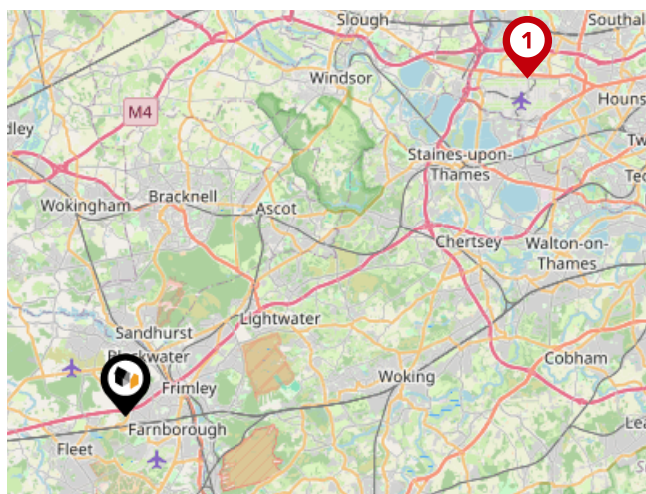
National Rail Stations

Pin	Name	Distance
1	Fleet Rail Station	1.42 miles
2	Farnborough (Main) Rail Station	1.85 miles
3	Farnborough North Rail Station	2.44 miles
4	Frimley Rail Station	2.53 miles
5	Blackwater Rail Station	2.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	0.57 miles
2	M3 J4	2.29 miles
3	M3 J3	6.68 miles
4	M3 J5	7.19 miles
5	M4 J10	9.8 miles

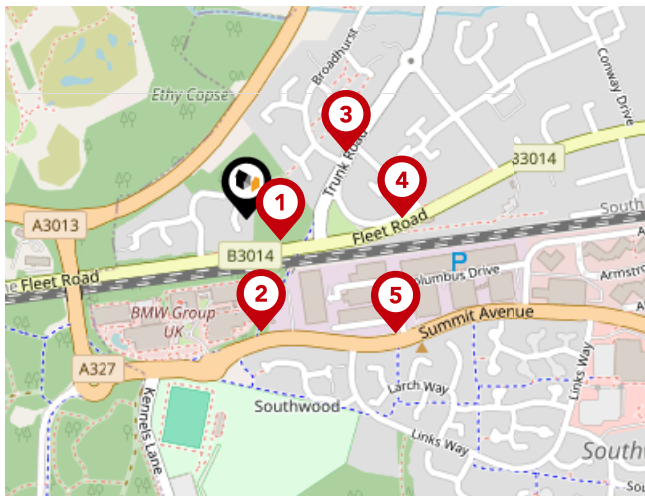


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	19.41 miles

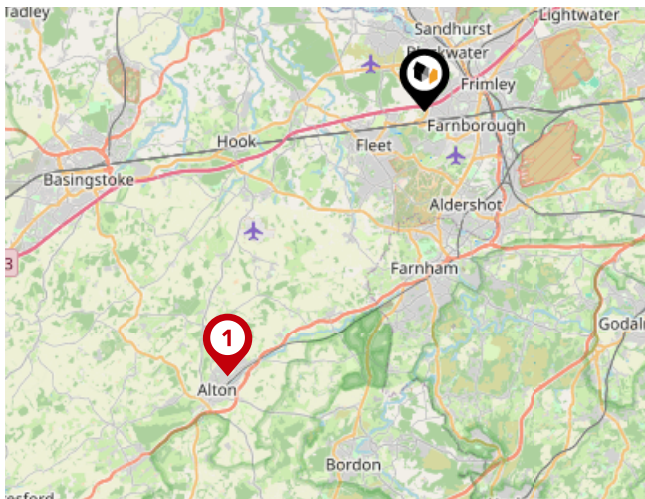
Area

Transport (Local)



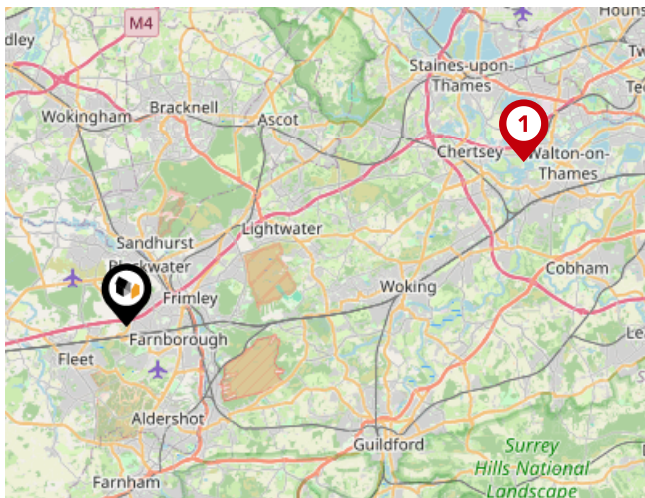
Bus Stops/Stations

Pin	Name	Distance
1	Trunk Road	0.04 miles
2	BMW UK	0.12 miles
3	Pyestock Crescent	0.13 miles
4	Ladywood Avenue	0.17 miles
5	Columbus Drive	0.21 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	12.23 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	15.93 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!!!



/avocadoproperty



/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.



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