

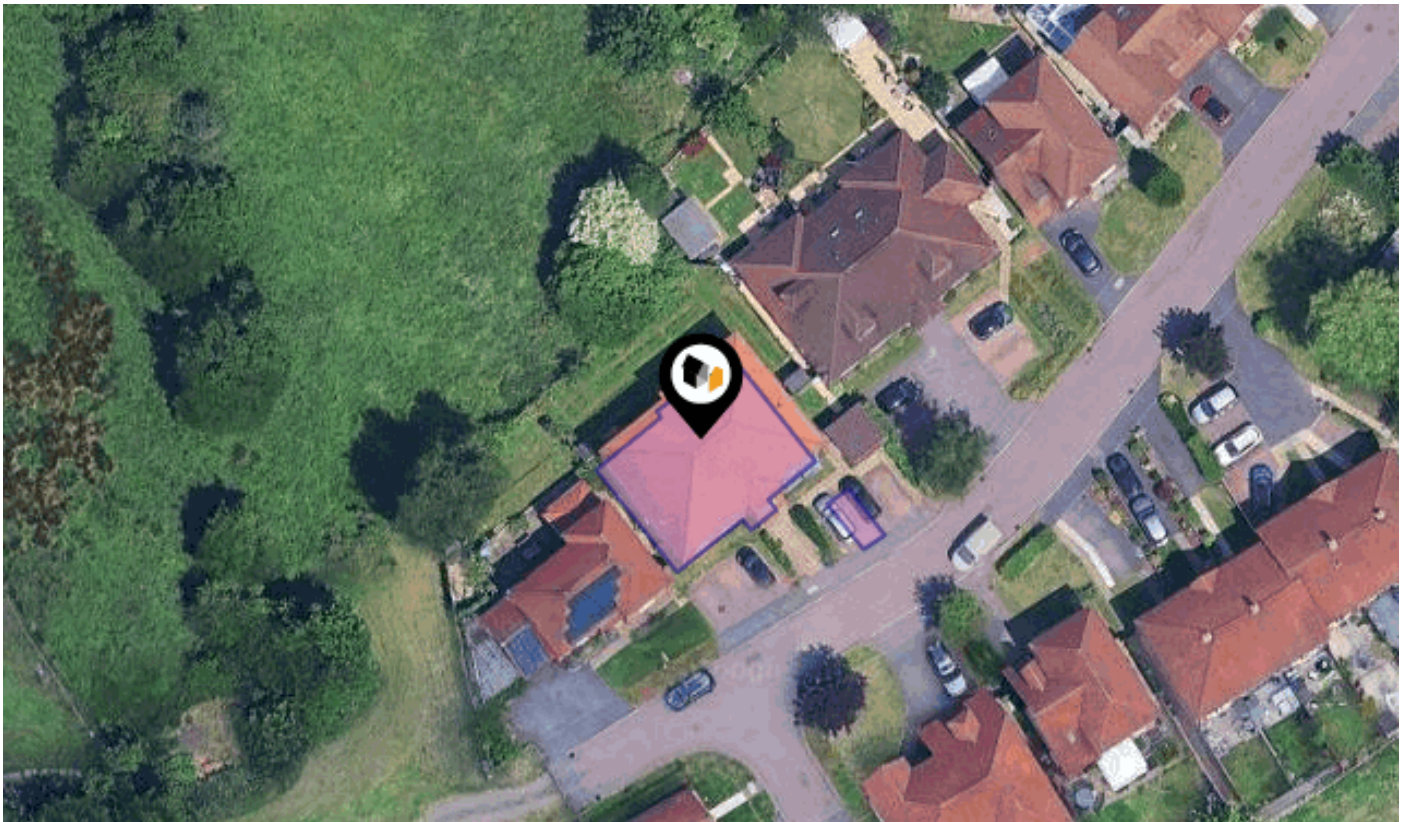


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd December 2025



20, SHERRARD WAY, MYTCHETT, CAMBERLEY, GU16 6AU

Avocado Property

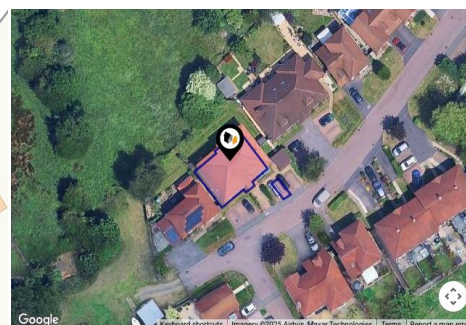
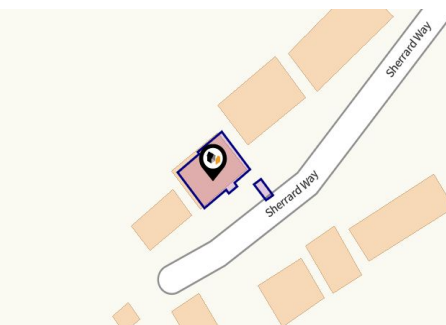
stephen@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	15/04/2019
Bedrooms:	2	Last Sold Price:	£250,000
Floor Area:	721 ft ² / 67 m ²	Last Sold £/ft²:	£352
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	2009	Start Date:	28/05/2009
Council Tax :	Band C	End Date:	01/01/2133
Annual Estimate:	£2,194	Lease Term:	125 years commencing on and including from 1 January 2008
Title Number:	SY781139	Term Remaining:	107 years
UPRN:	10002679360		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	79 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

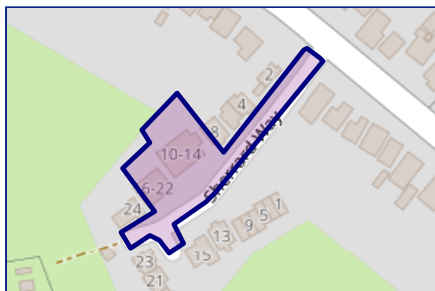


Property

Multiple Title Plans

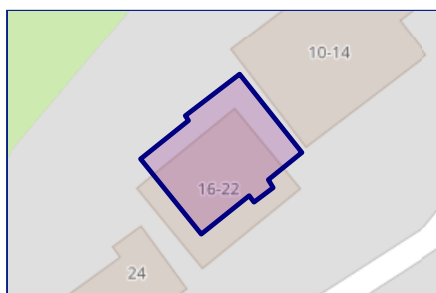


Freehold Title Plan



SY766744

Leasehold Title Plan



SY781139

Start Date:	28/05/2009
End Date:	01/01/2133
Lease Term:	125 years commencing on and including from 1 January 2008
Term Remaining:	107 years

20, SHERRARD WAY, MYTCHETT, CAMBERLEY, GU16 6AU

Sherrard Way, Mytchett, Camberley, GU16 6AU

APPROX. GROSS INTERNAL FLOOR AREA 727 SQ FT 67.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Property

EPC - Certificate



20 Sherrard Way, Mytchett, GU16 6AU

Energy rating

C

Valid until 26.10.2032

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

Property

EPC - Additional Data



Additional EPC Data

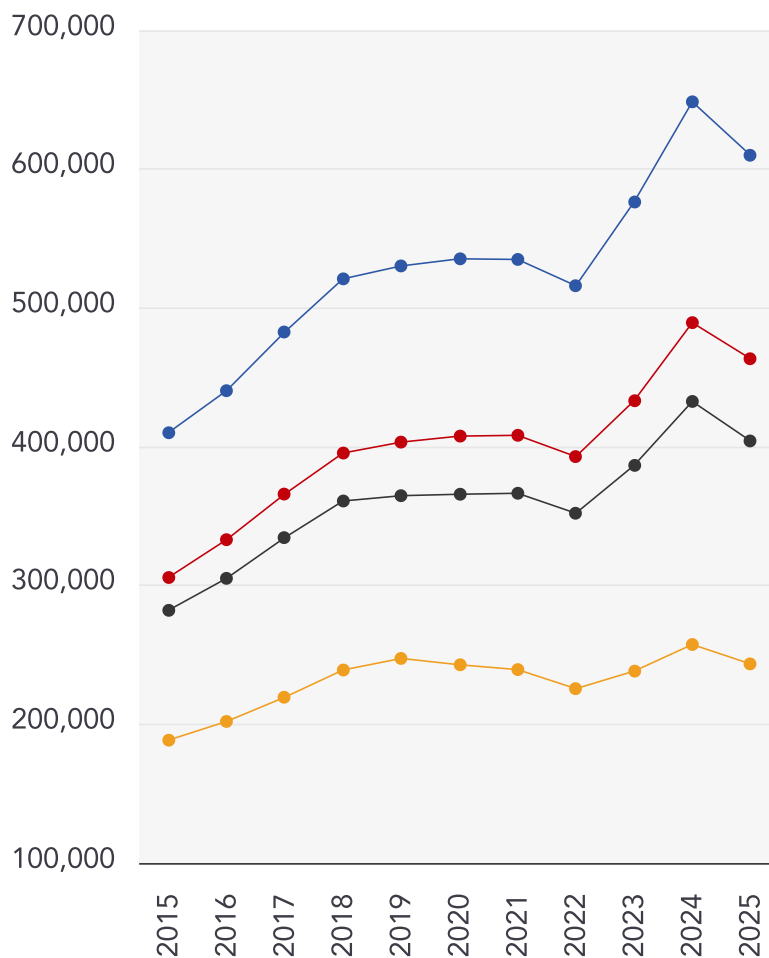
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
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:	(another dwelling below)
Total Floor Area:	67 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU16



Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

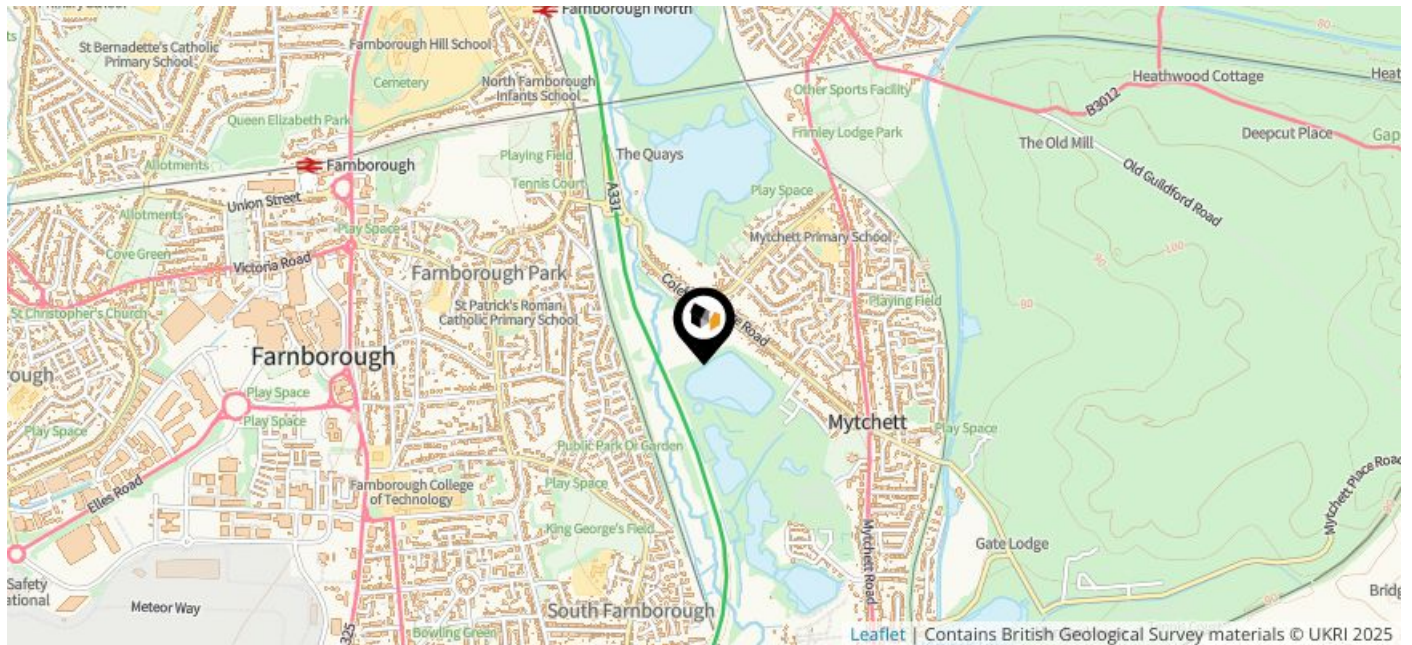
+29.15%

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.

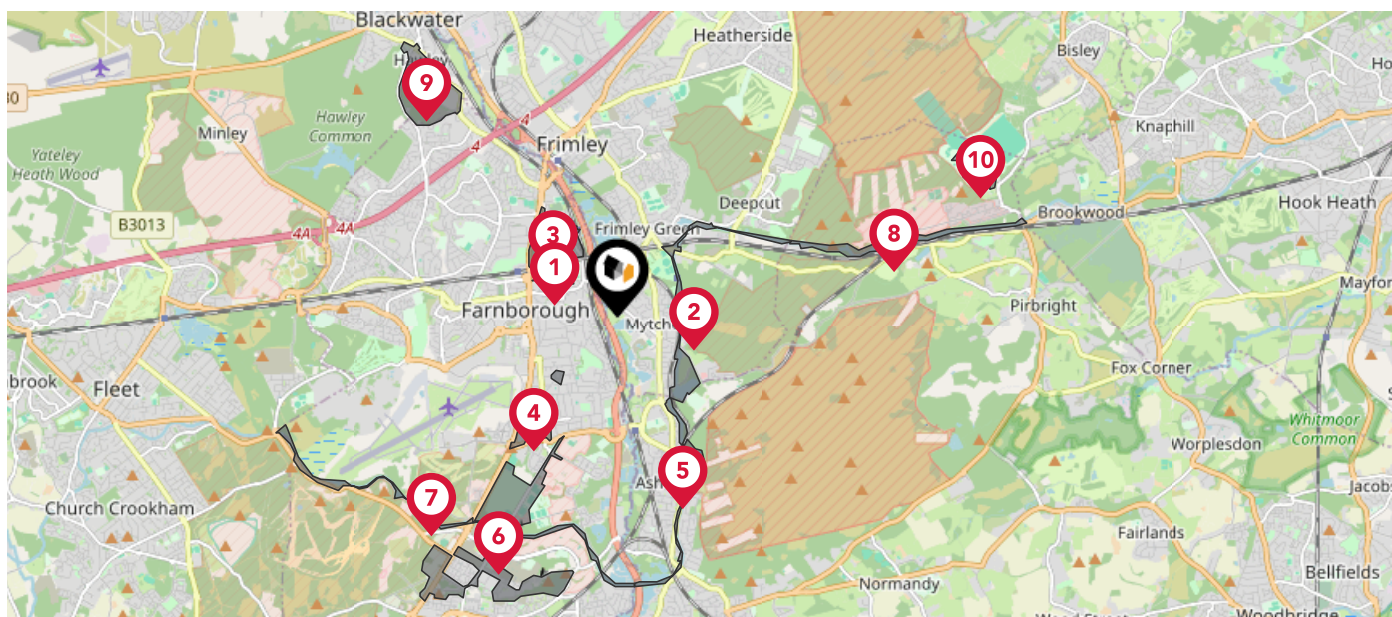
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Saint Michael's Abbey



Basingstoke Canal



Farnborough Hill



South Farnborough



Basingstoke Canal South



Aldershot Military



Basingstoke Canal



Basingstoke Canal North



Hawley Park and Green



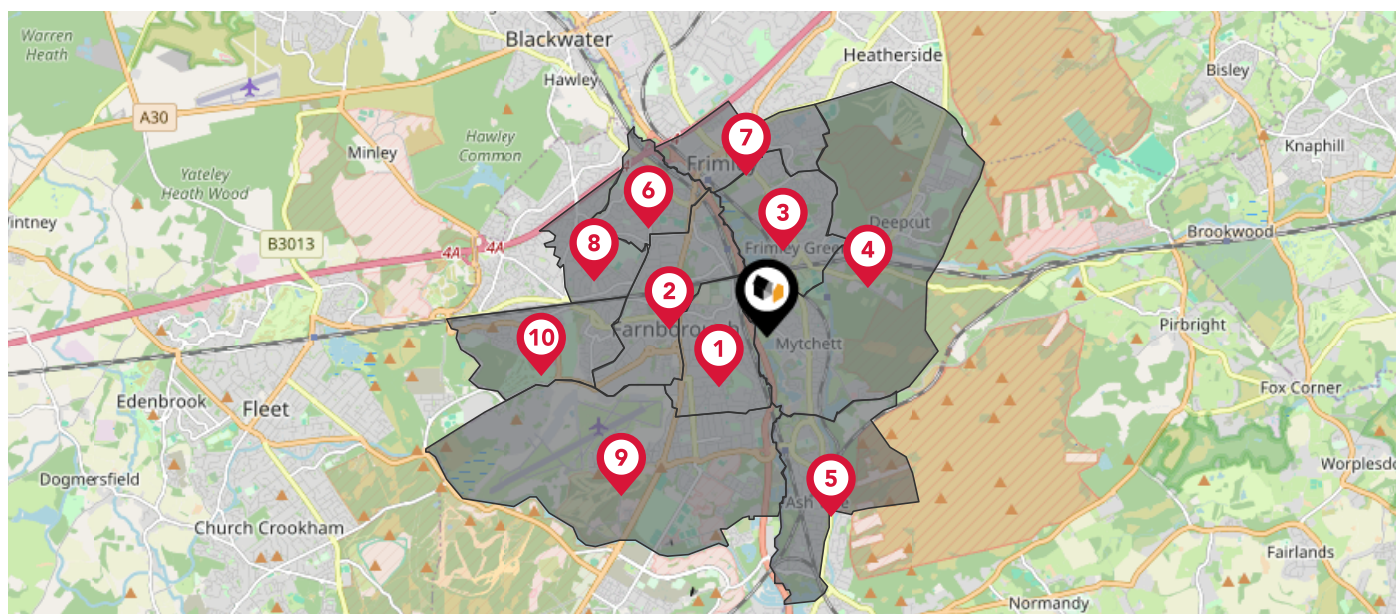
Bisley Camp

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



Knellwood Ward



Empress Ward



Frimley Green Ward



Mytchett & Deepcut Ward



Ash Vale Ward



Cherrywood Ward



Frimley Ward



West Heath Ward



St. Mark's Ward



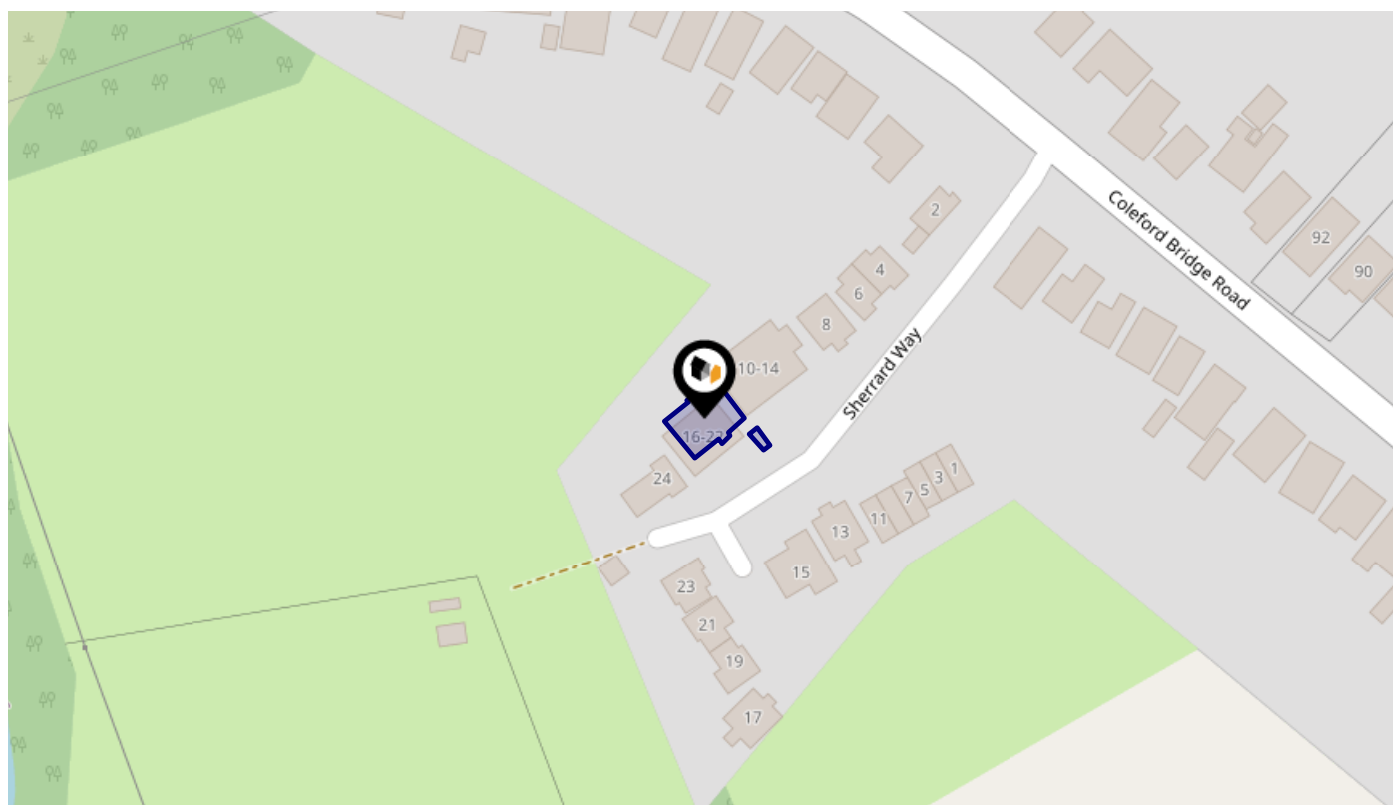
Cove and Southwood Ward

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:

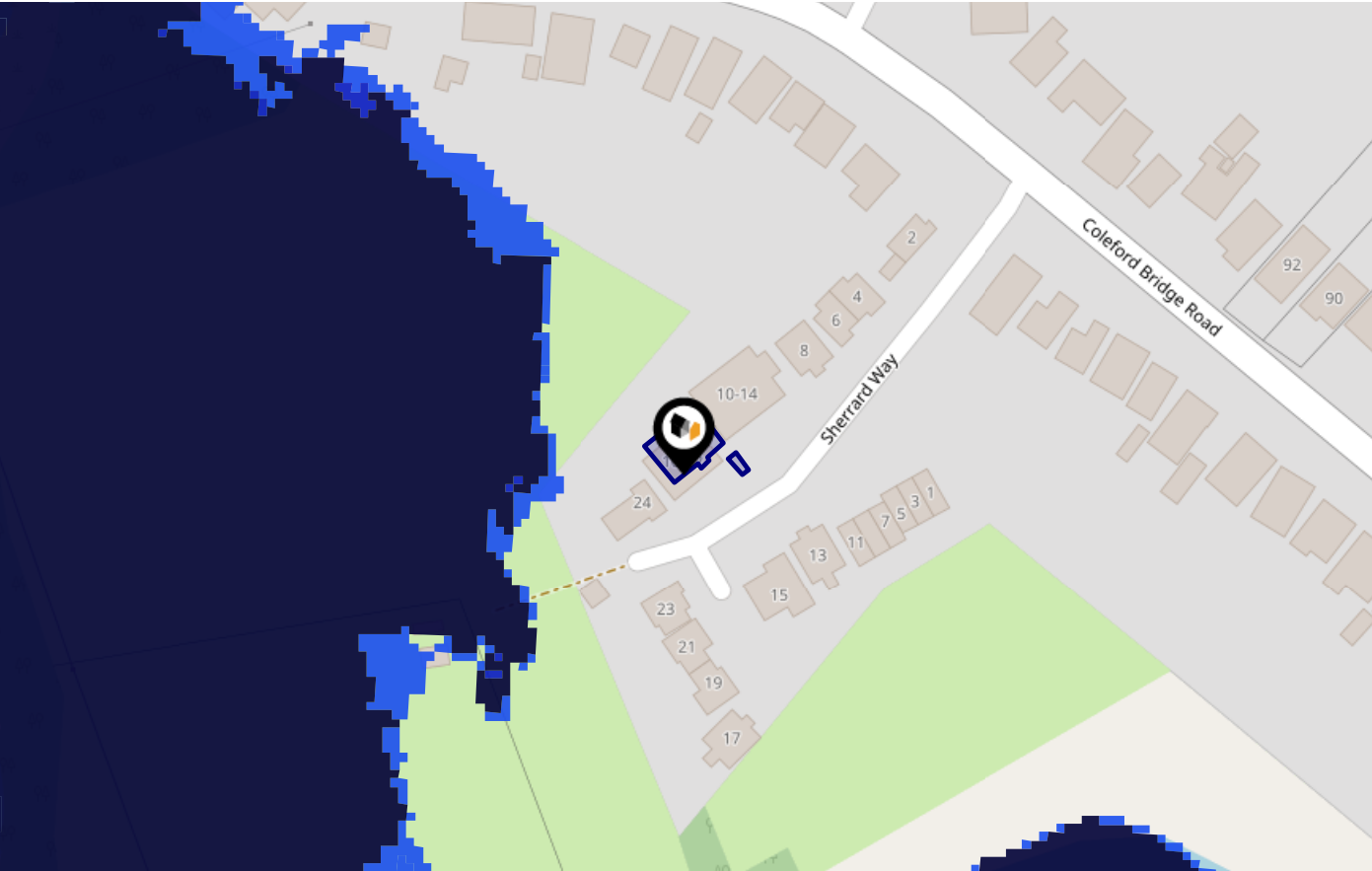
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

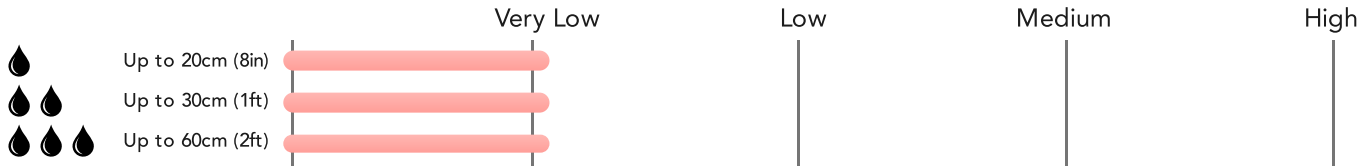


Risk Rating: Very low

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:

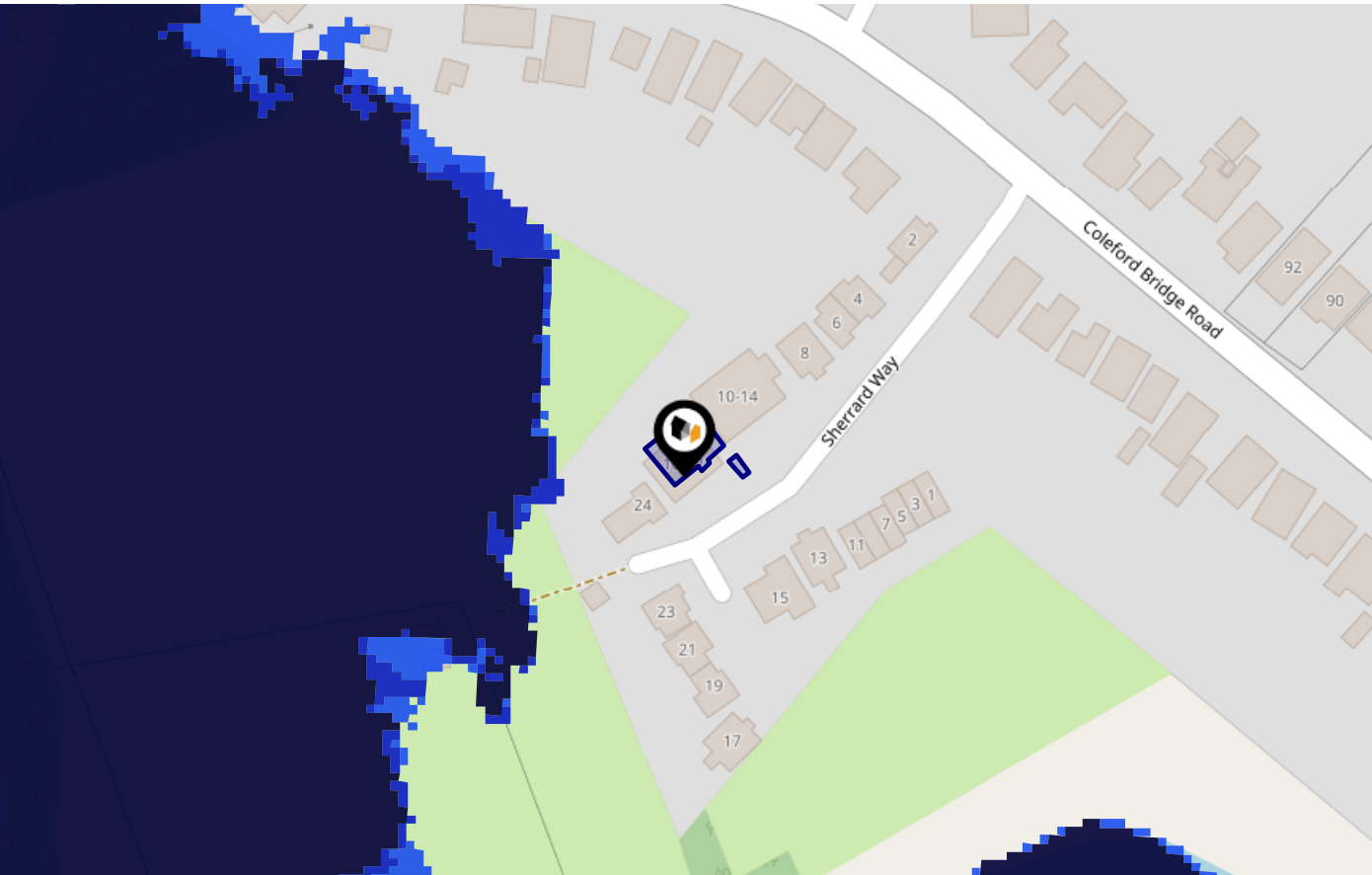


Flood Risk

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.

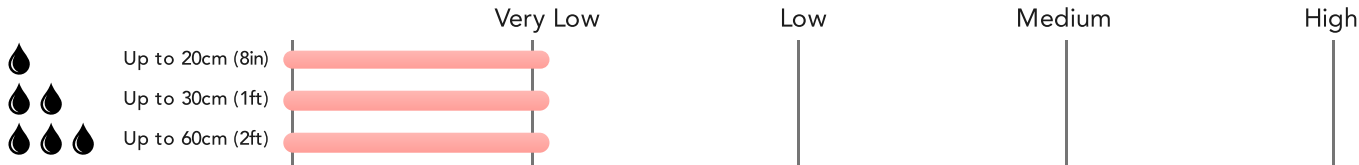


Risk Rating: Very low

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- 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:

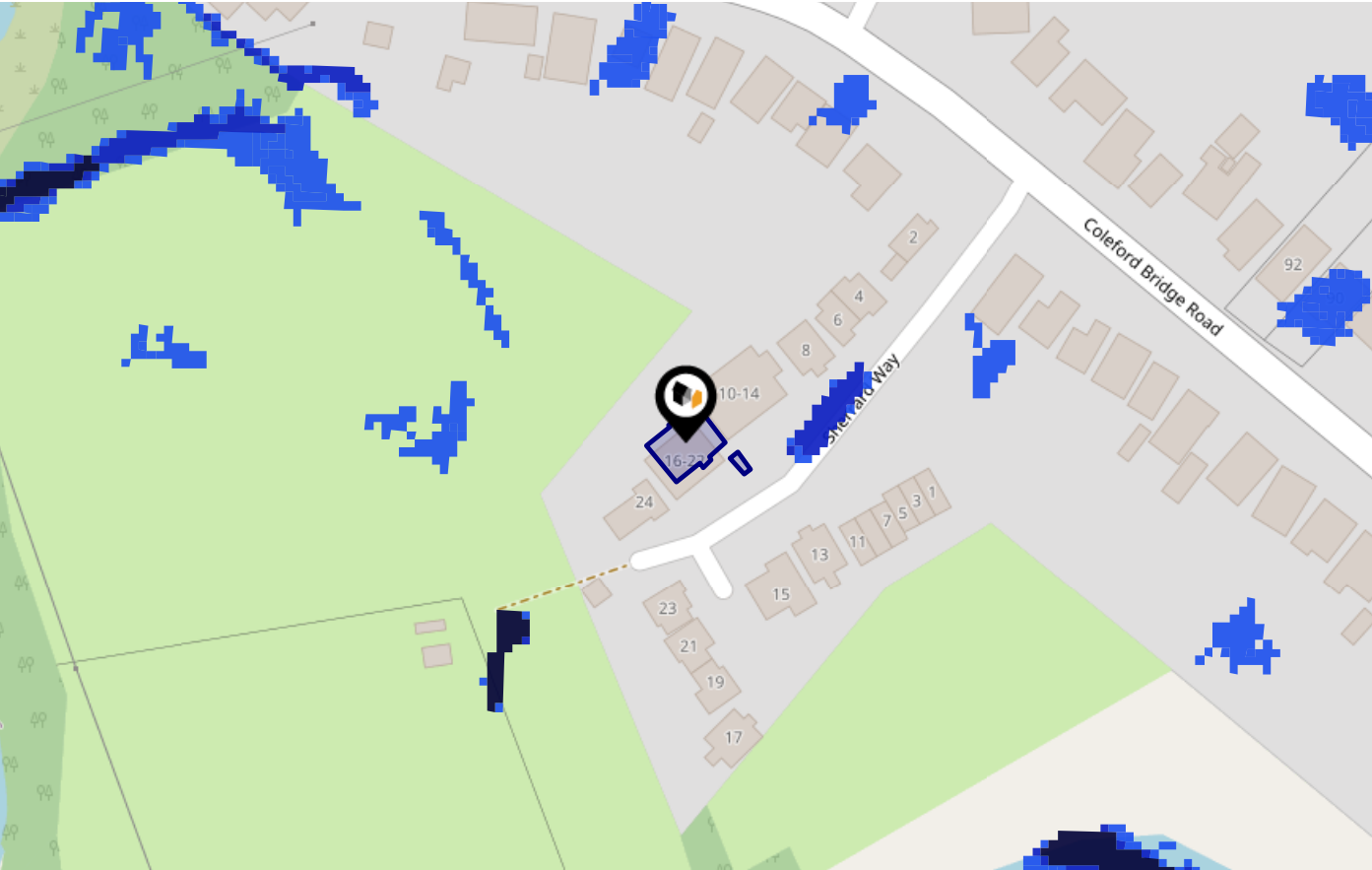


Flood Risk

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.

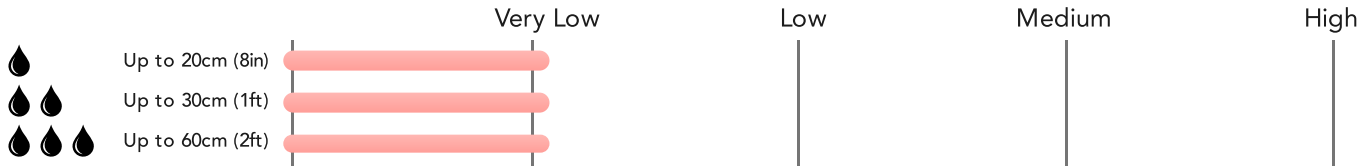


Risk Rating: Very low

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

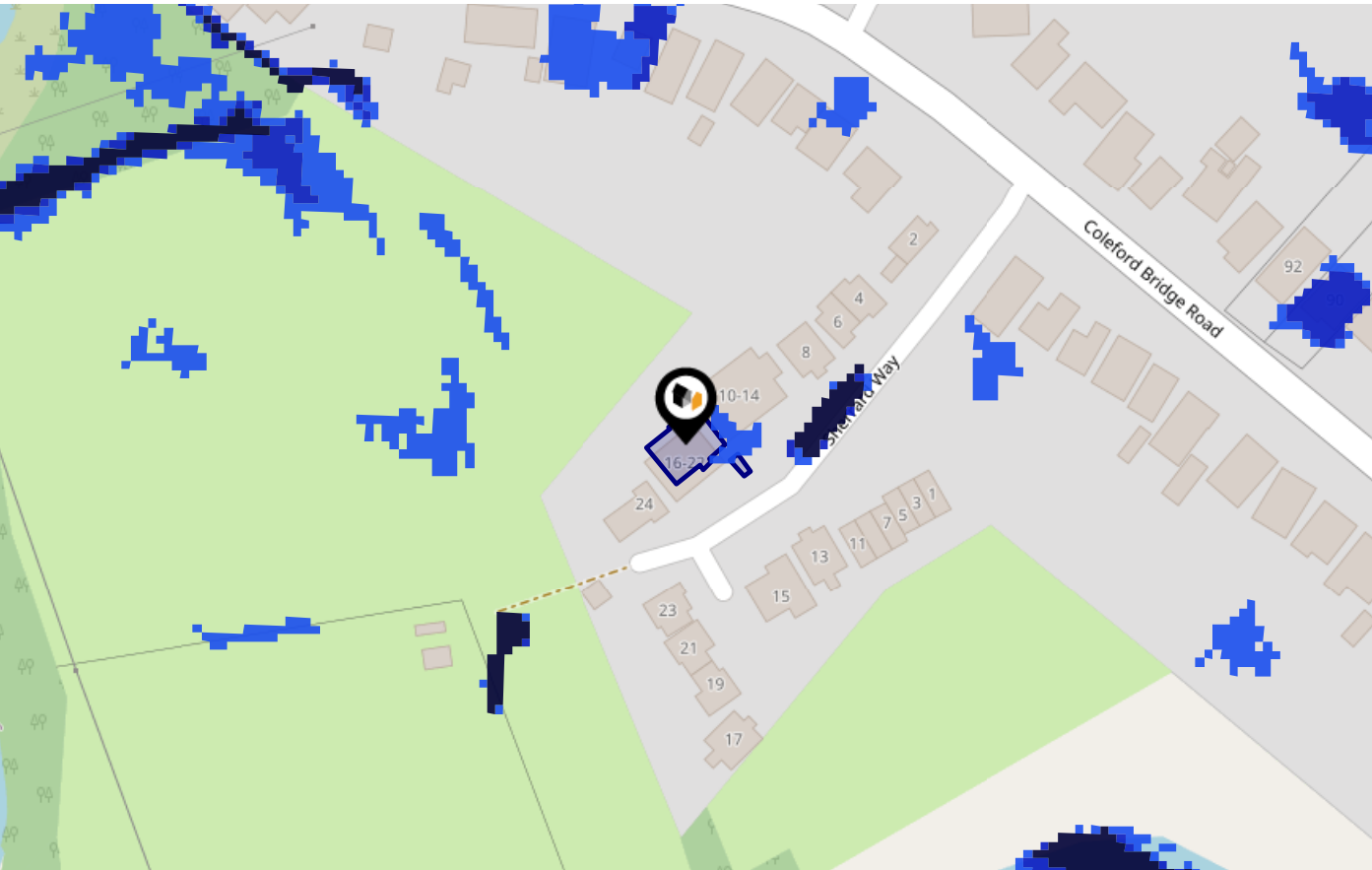


Flood Risk

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.

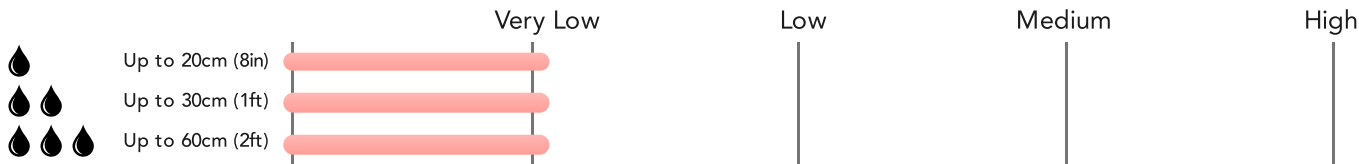


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

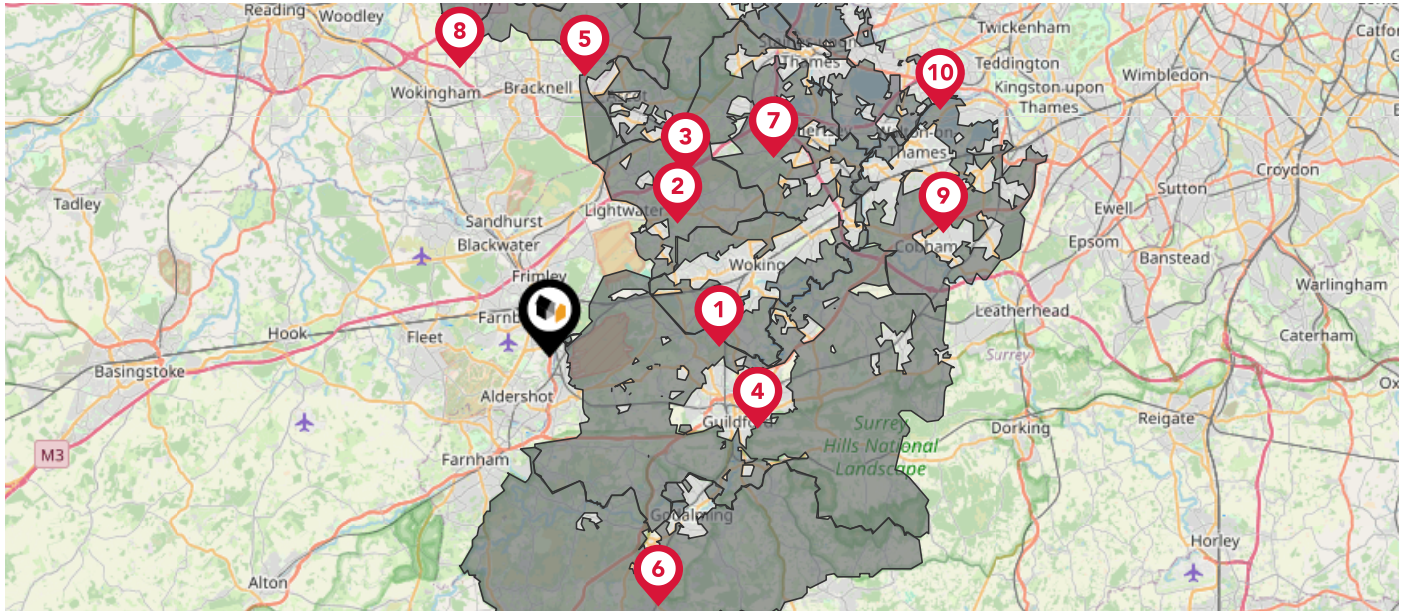


Maps











Green Belt



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



Nearby Green Belt Land

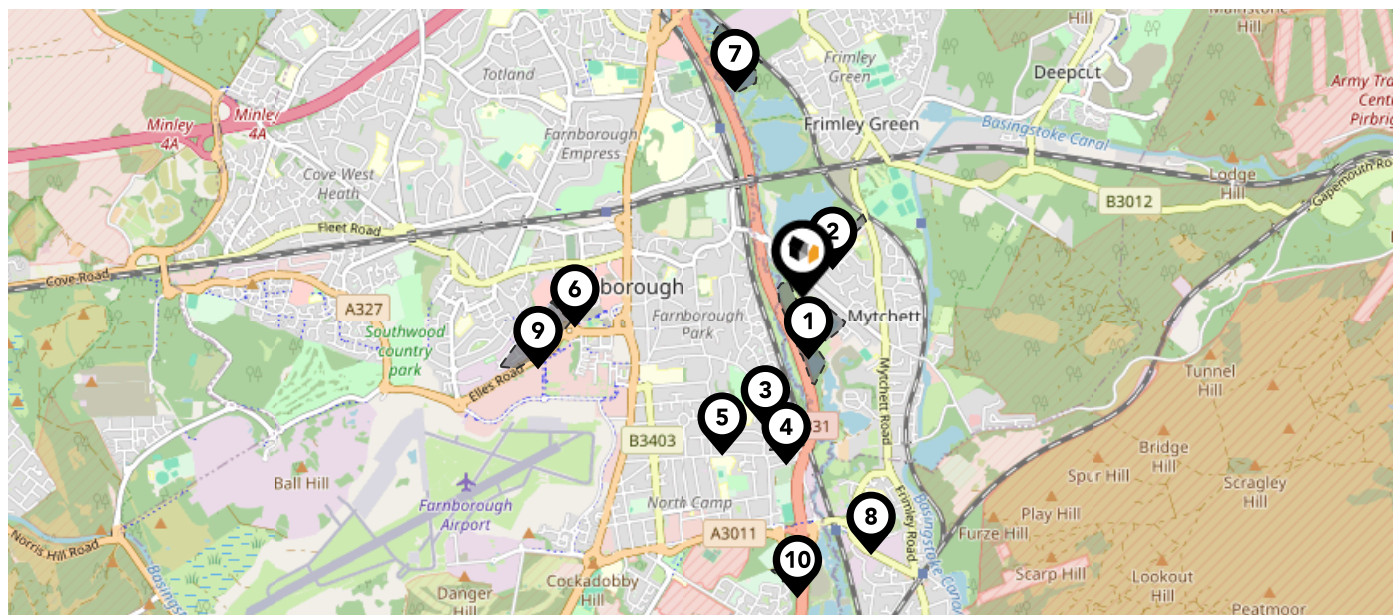
-  London Green Belt - Woking
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Guildford
-  London Green Belt - Bracknell Forest
-  London Green Belt - Waverley
-  London Green Belt - Runnymede
-  London Green Belt - Wokingham
-  London Green Belt - Elmbridge
-  London Green Belt - Spelthorne

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

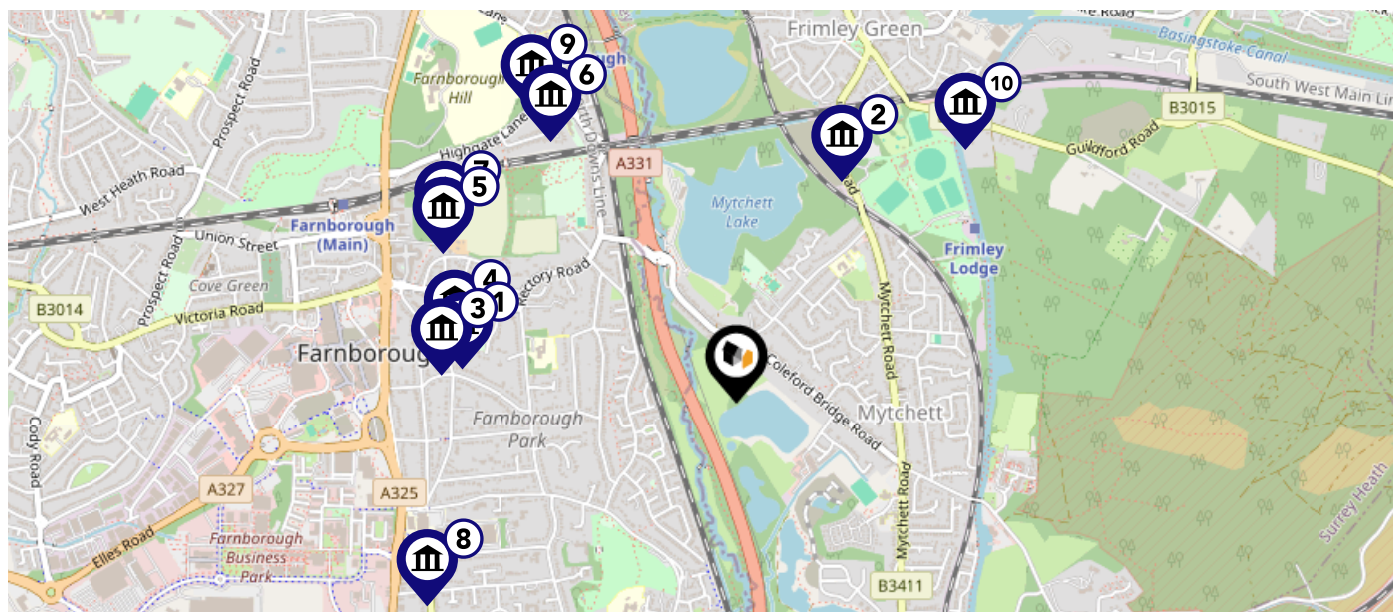
1	Land off Coleford Farm-Mychett, Camberley, Surrey	Historic Landfill	
2	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	
3	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill	
4	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill	
5	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill	
6	Princes Mead-Farnborough, Hampshire	Historic Landfill	
7	South of Frimley Station-Frimley	Historic Landfill	
8	Holly Lodge Landfill-Between Frimley Road and Lysons Road, Ash Vale, Surrey	Historic Landfill	
9	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill	
10	Ramilies Park-Near Hollybush Lane, Aldershot	Historic Landfill	











Maps

Listed Buildings

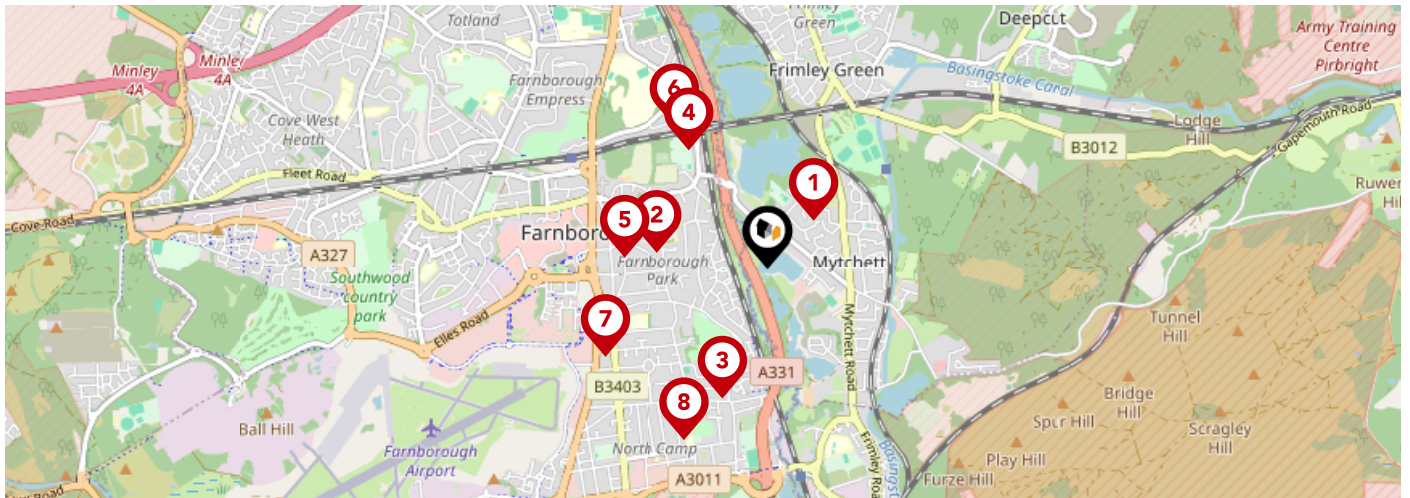


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



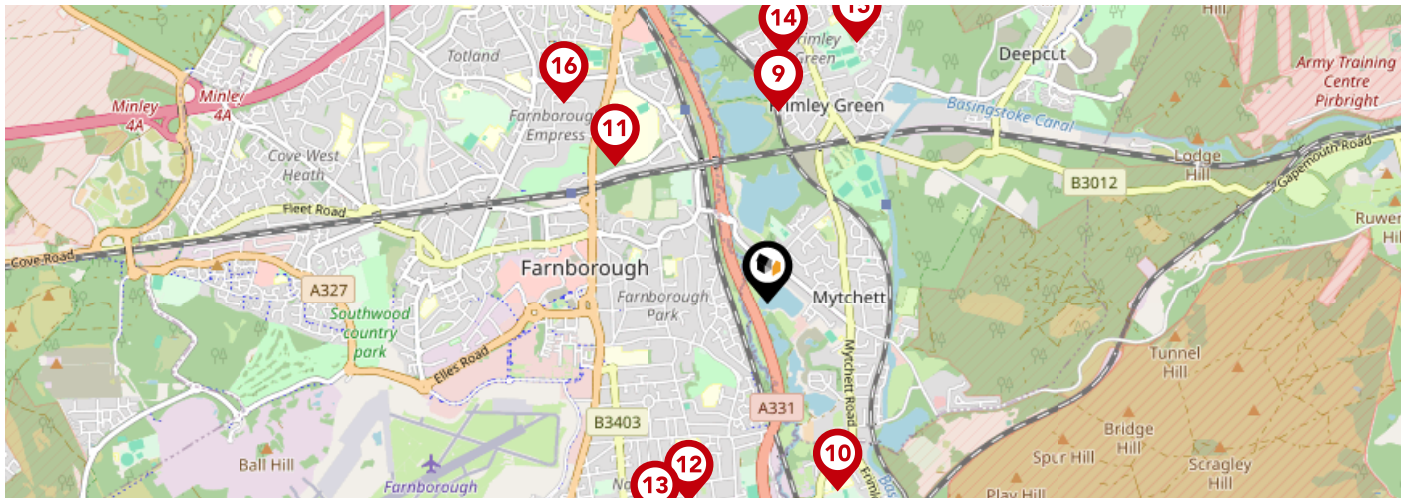
Listed Buildings in the local district	Grade	Distance
 1156253 - Farnborough Place	Grade II	0.6 miles
 1188123 - Church Of St Andrew	Grade II	0.6 miles
 1092626 - Church Of St Peter	Grade II	0.7 miles
 1092608 - St Michael's Mews	Grade II	0.7 miles
 1092632 - Monastic Buildings To Abbey Church Of St Michael	Grade II	0.7 miles
 1092639 - Emperor House Empress Cottage Euginee Cottage Ye Olde Farm	Grade II	0.7 miles
 1155639 - Abbey Church Of St Michael	Grade I	0.8 miles
 1092625 - Crossways North East Hampshire Education Office	Grade II	0.8 miles
 1156289 - Oriel Cottage	Grade II	0.8 miles
 1377499 - Frimhurst Lodge	Grade II	0.8 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Farnborough College of Technology Ofsted Rating: Outstanding Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Salesian College Ofsted Rating: Not Rated Pupils: 589 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

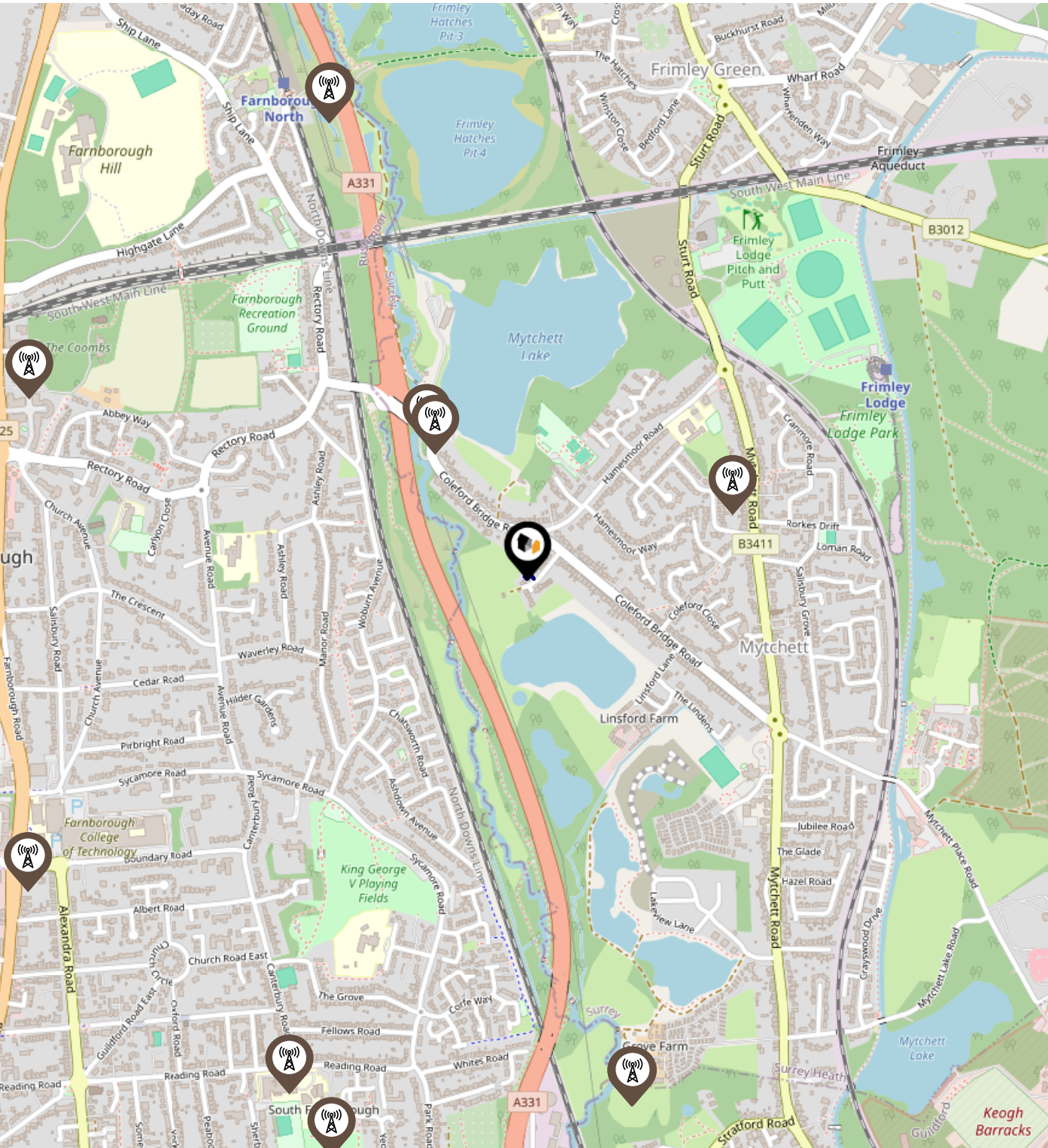
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holly Lodge Primary Academy Ofsted Rating: Good Pupils: 423 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Farnborough Infant School Ofsted Rating: Outstanding Pupils: 273 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Aided Primary School Ofsted Rating: Good Pupils: 104 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils:0 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

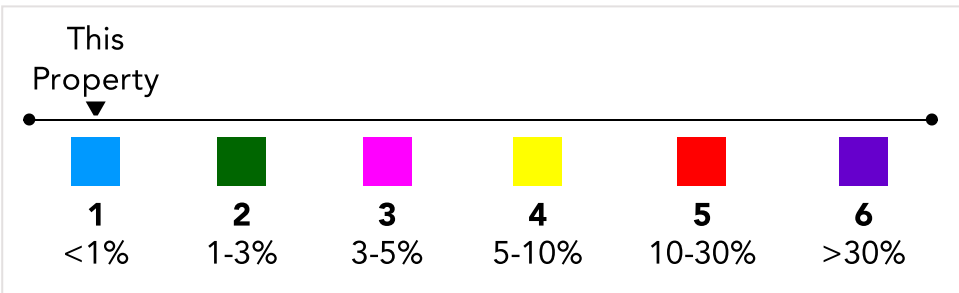
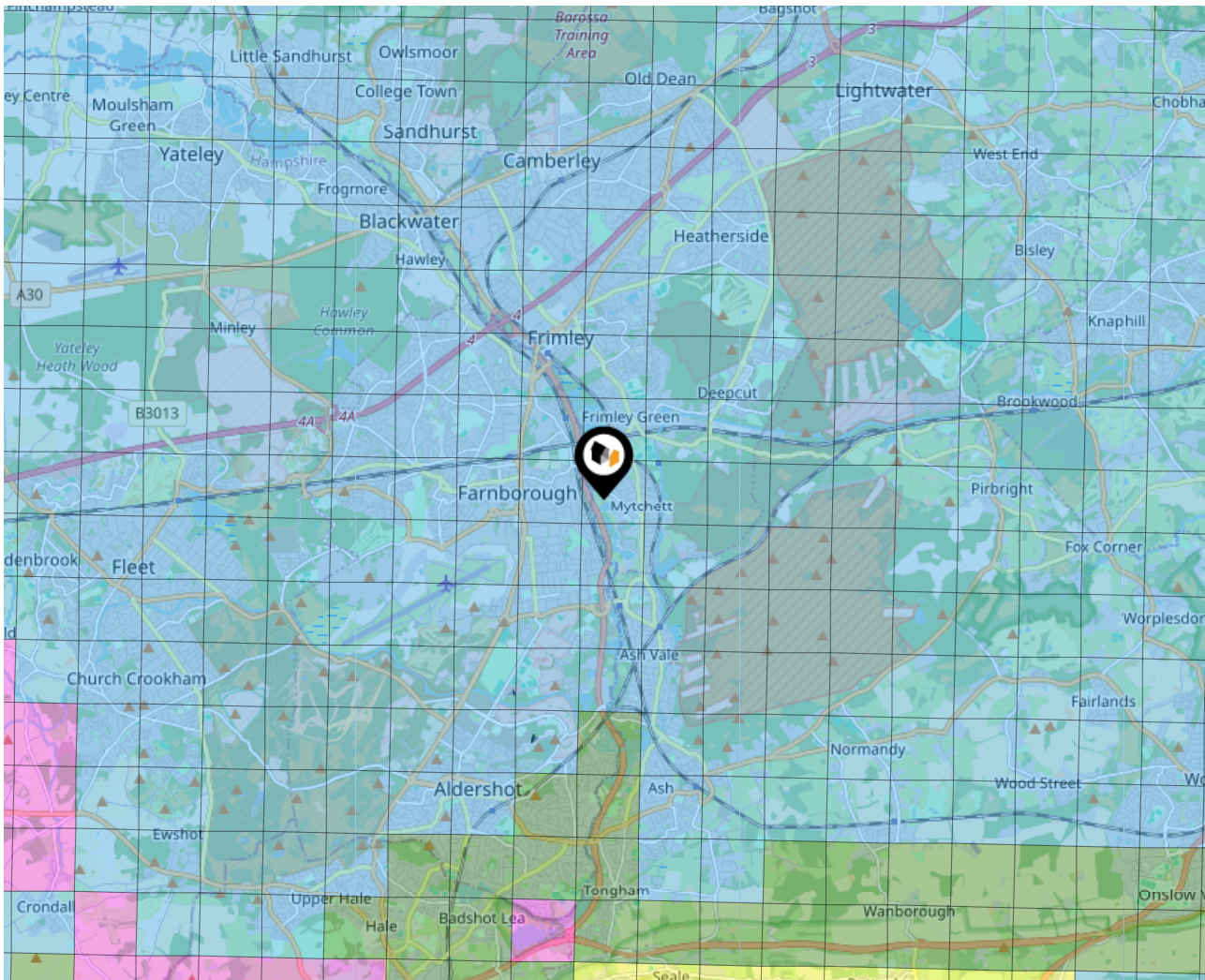
Environment

Radon Gas



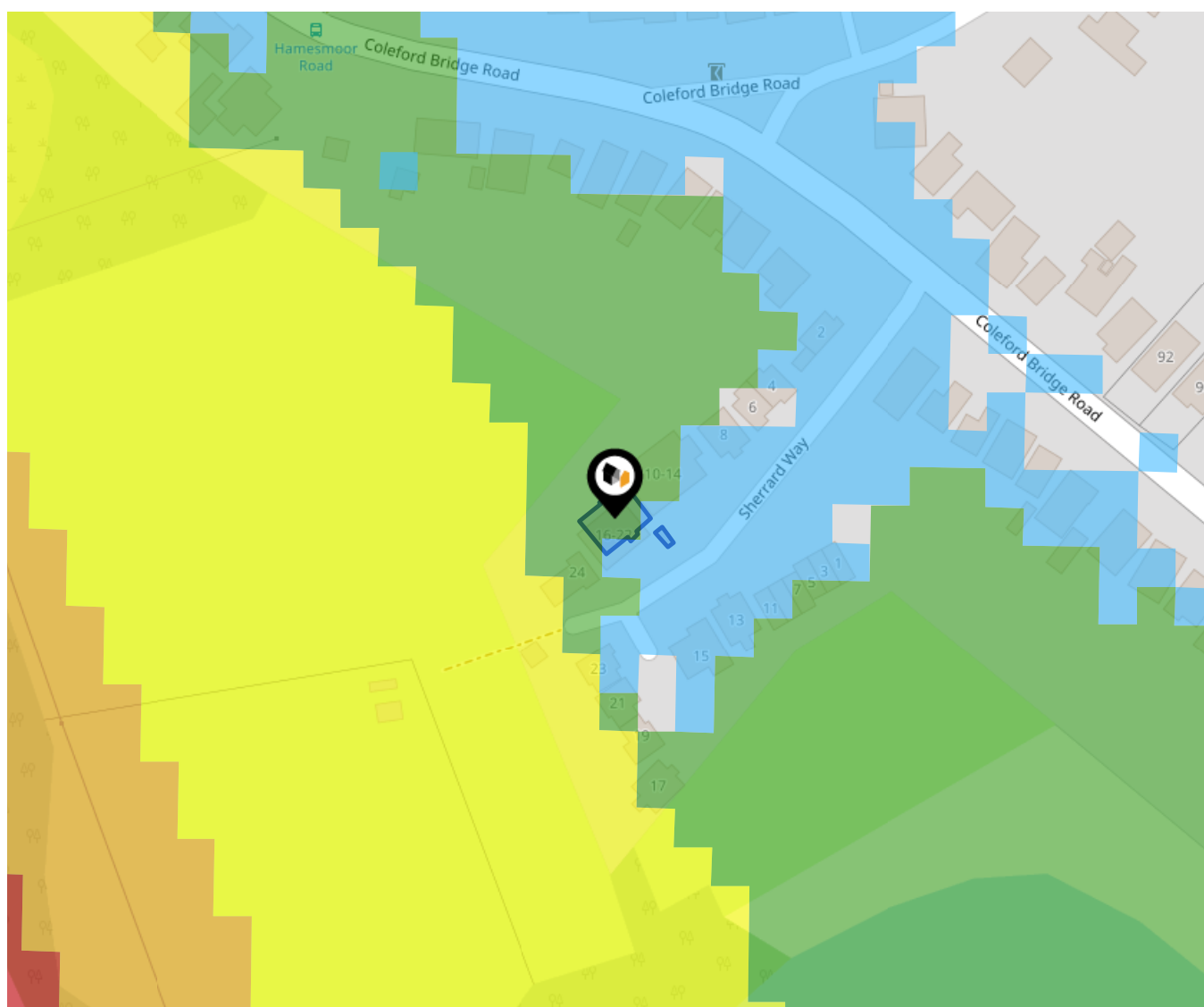
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise



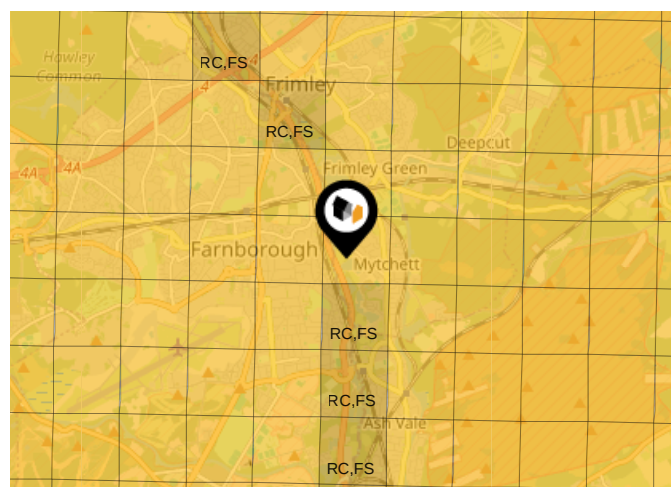
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

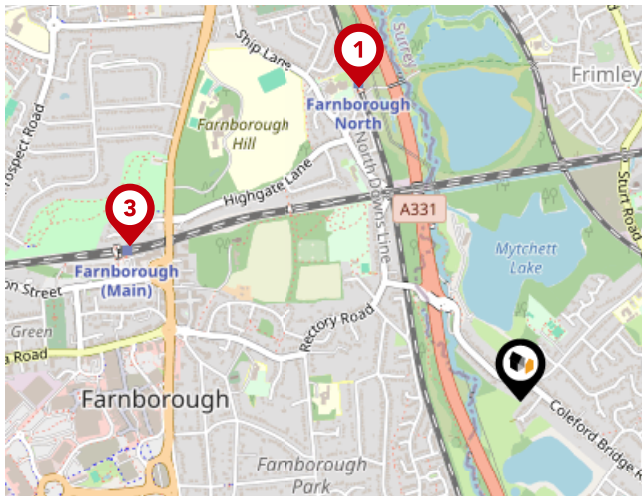


Primary Classifications (Most Common Clay Types)

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

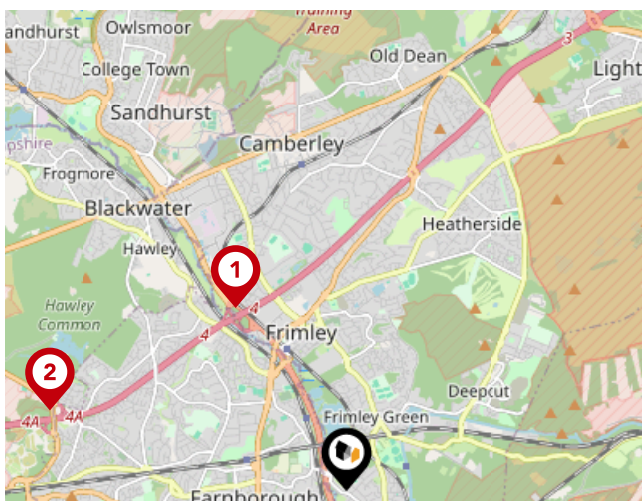
Area

Transport (National)



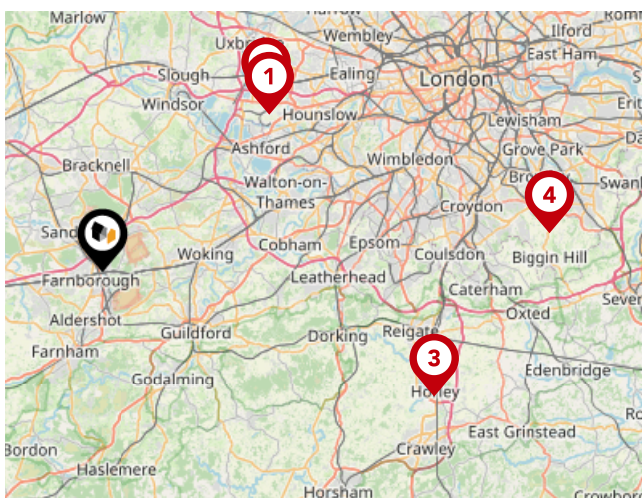
National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	0.82 miles
2	Farnborough North Rail Station	0.82 miles
3	Farnborough (Main) Rail Station	0.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.98 miles
2	M3 J4A	2.85 miles
3	M3 J3	5.07 miles
4	M4 J10	10.99 miles
5	M3 J2	11.29 miles

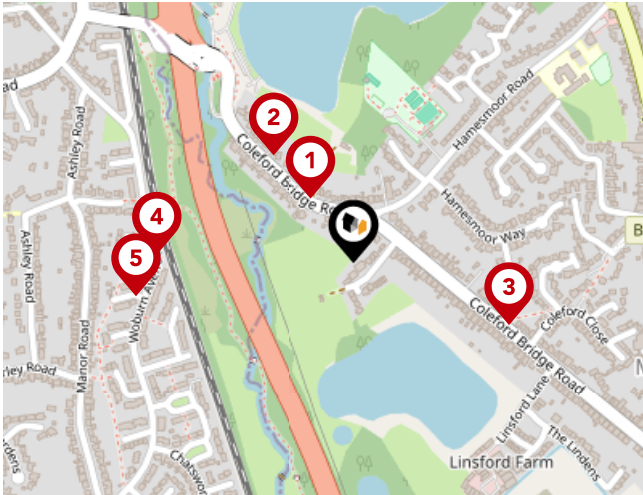


Airports/Helipads






Pin	Name	Distance
1	Heathrow Airport Terminal 4	17 miles
2	Heathrow Airport	17.55 miles
3	Gatwick Airport	26.42 miles
4	Leaves Green	33.32 miles

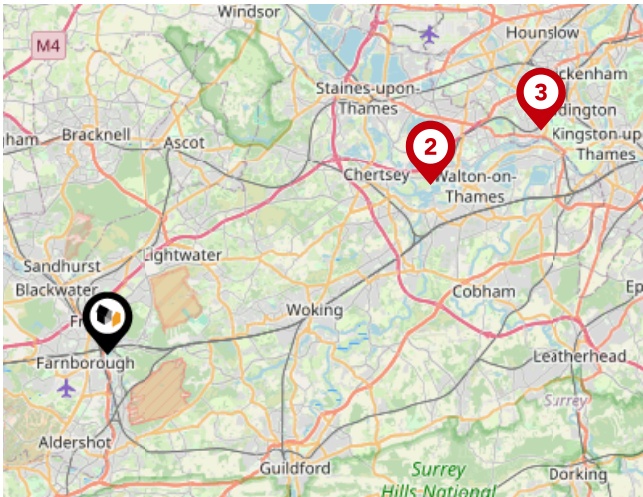
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Hamesmoor Road	0.09 miles
	Hamesmoor Road	0.15 miles
	Coleford Close	0.19 miles
	Blaise Close	0.23 miles
	Blaise Close	0.26 miles



Ferry Terminals

Pin	Name	Distance
	Shepperton Ferry Landing	13.54 miles
	Weybridge Ferry Landing	13.53 miles
	Moulsey - Hurst Park Ferry Landing	18.06 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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