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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 30th June 2026**



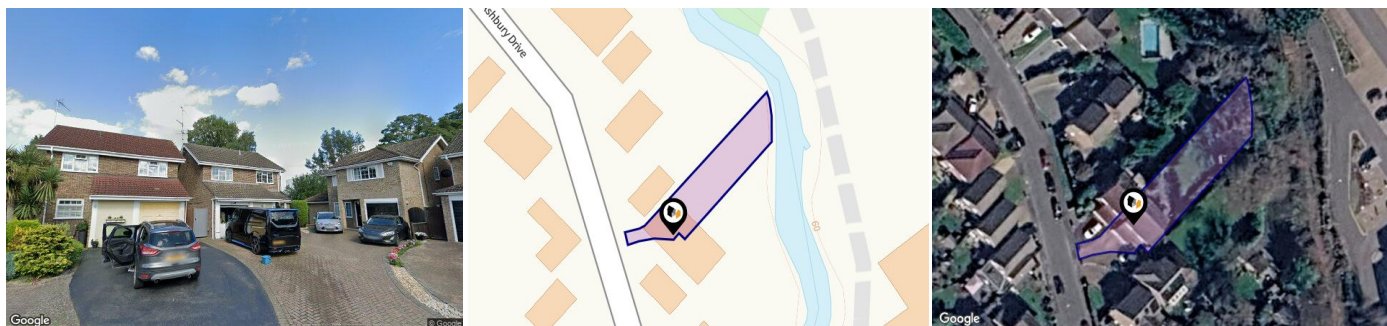
**39, ASHBURY DRIVE, BLACKWATER, CAMBERLEY, GU17  
9HH**

**Avocado Property**

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[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)





## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	04/04/2014
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£329,000
<b>Floor Area:</b>	1,162 ft <sup>2</sup> / 108 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£271
<b>Plot Area:</b>	0.14 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1976-1982	<b>Latest FENSA Work:</b>	18/12/2022 - 1 window
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,836		
<b>Title Number:</b>	HP100434		
<b>UPRN:</b>	100060535549		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>20</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



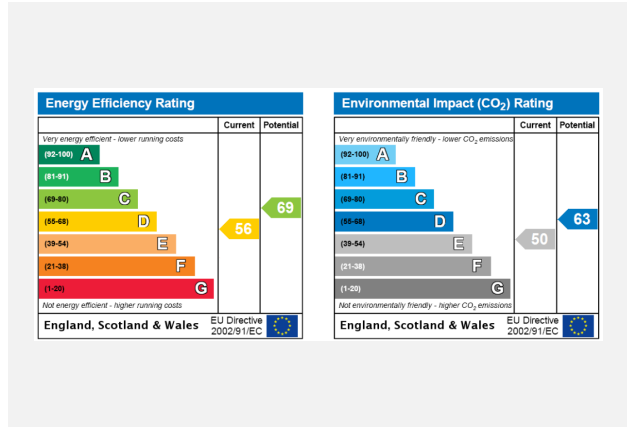
# Planning History

## This Address



Planning records for: *39, Ashbury Drive, Blackwater, Camberley, GU17 9HH*

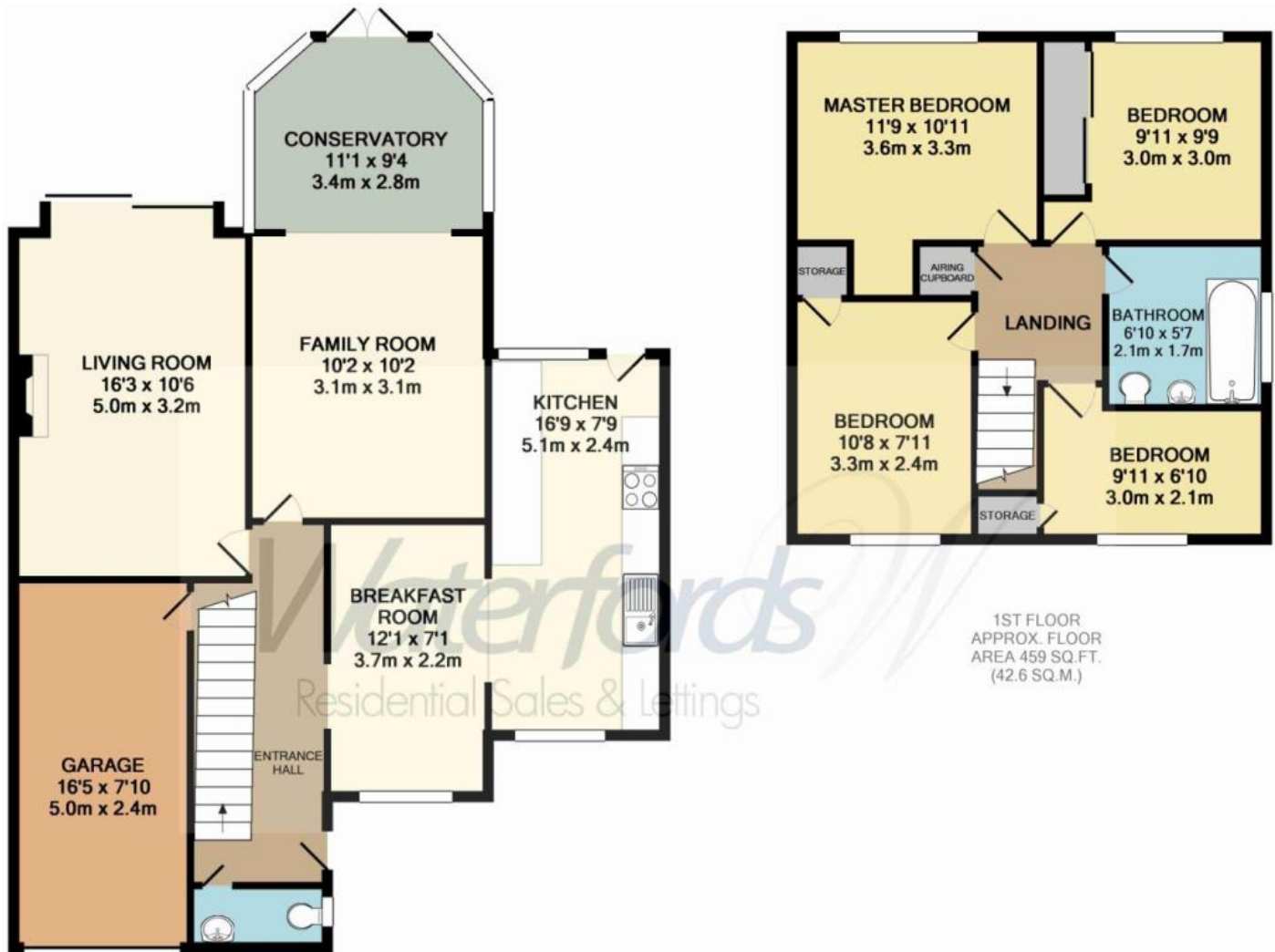
Reference - 93/00224/FUL	
Decision:	Decided
Date:	26th April 1993
Description:	Erection of single storey side extension







**39, ASHBURY DRIVE, BLACKWATER, CAMBERLEY, GU17  
9HH**



GROUND FLOOR  
APPROX. FLOOR  
AREA 830 SQ.FT.  
(77.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2013

# Property EPC - Certificate



39 Ashbury Drive, Blackwater, CAMBERLEY, GU17 9HH

Energy rating

**C**

Valid until 28.06.2036

Certificate number  
5300-1931-0722-2628-3663

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	76   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

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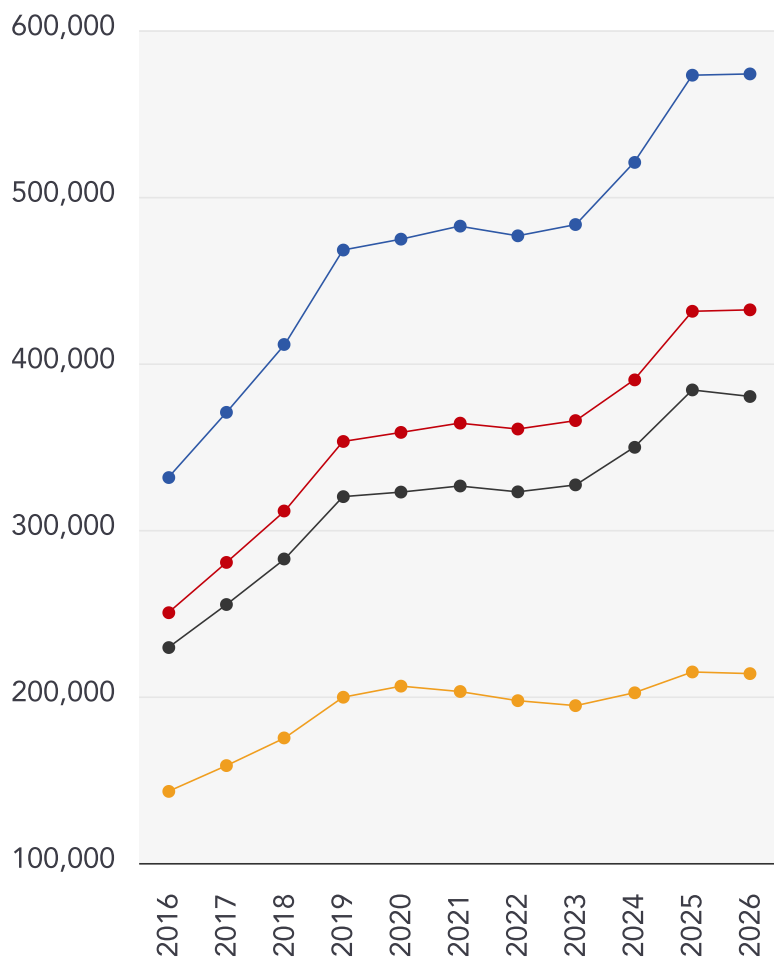
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, Unknown loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Excellent lighting efficiency
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	108 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+73.13%**

Semi-Detached

**+72.66%**

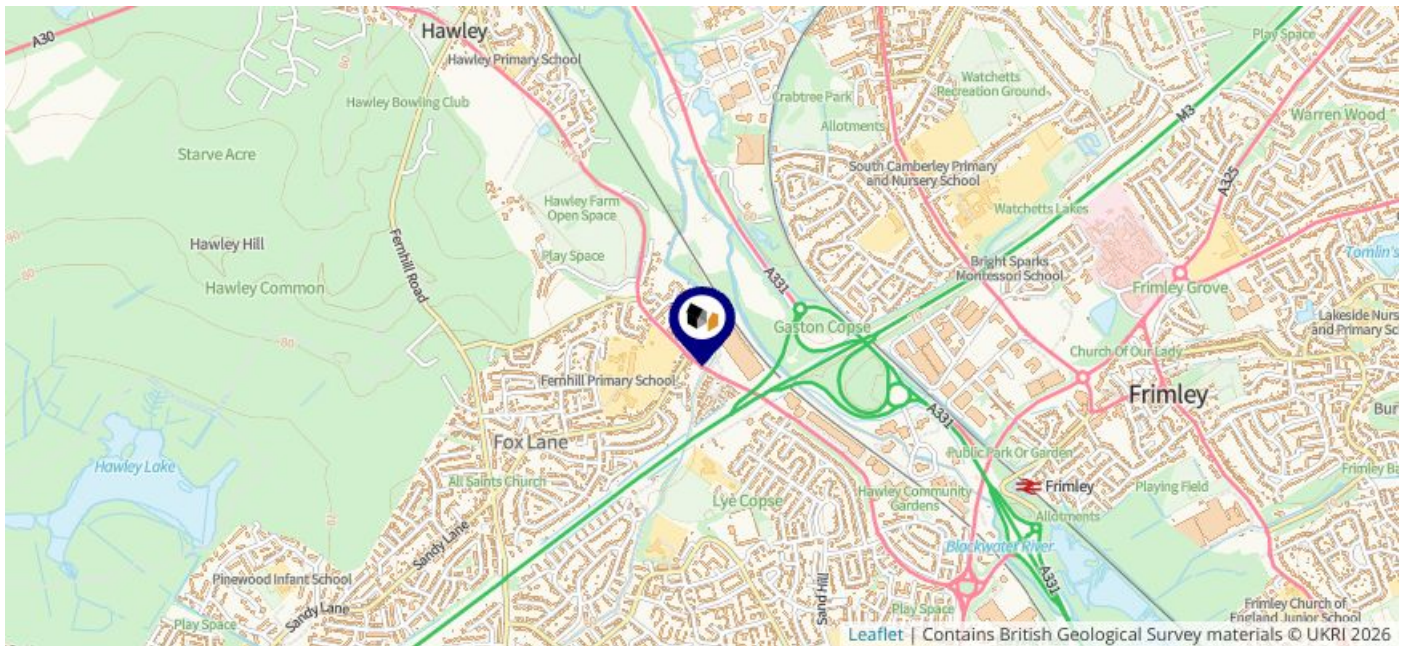
Terraced

**+65.73%**

Flat

**+49.46%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

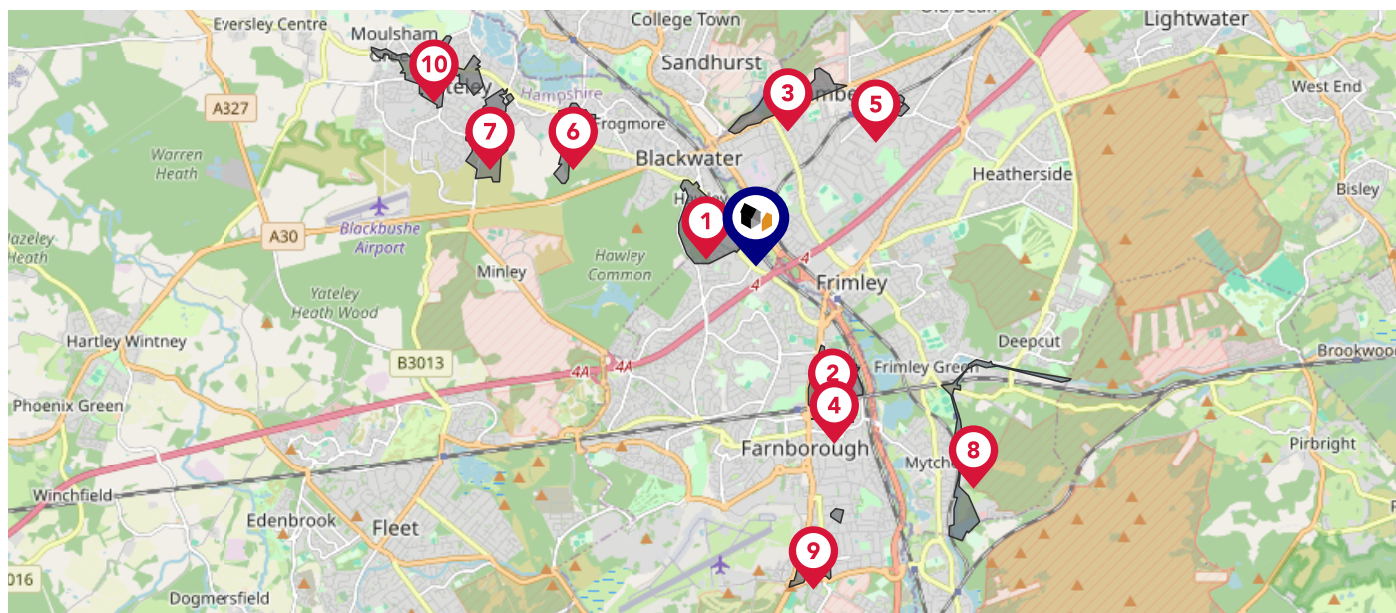
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



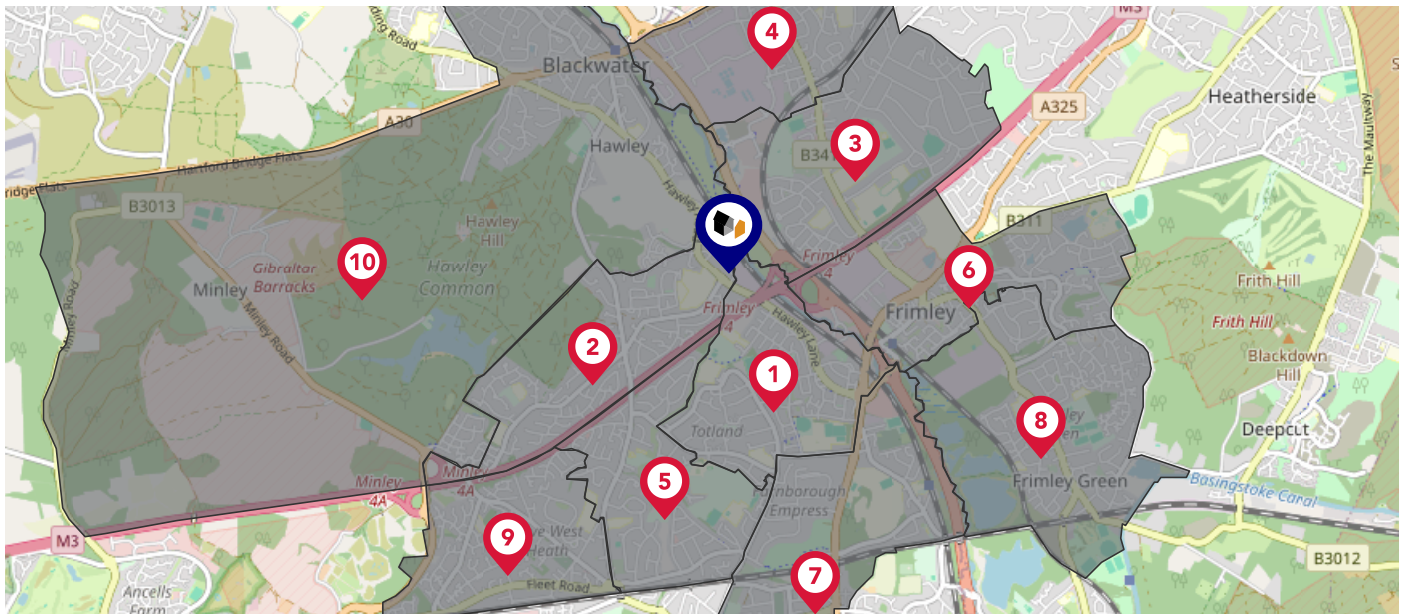
### Nearby Conservation Areas

- 1 Hawley Park and Green
- 2 Farnborough Hill
- 3 RMA (Former) Staff College and London Road, Camberley
- 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

-  Cherrywood Ward
-  Fernhill Ward
-  Watchetts Ward
-  St. Michaels Ward
-  West Heath Ward
-  Frimley Ward
-  Empress Ward
-  Frimley Green Ward
-  St. John's Ward
-  Blackwater and Hawley 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.

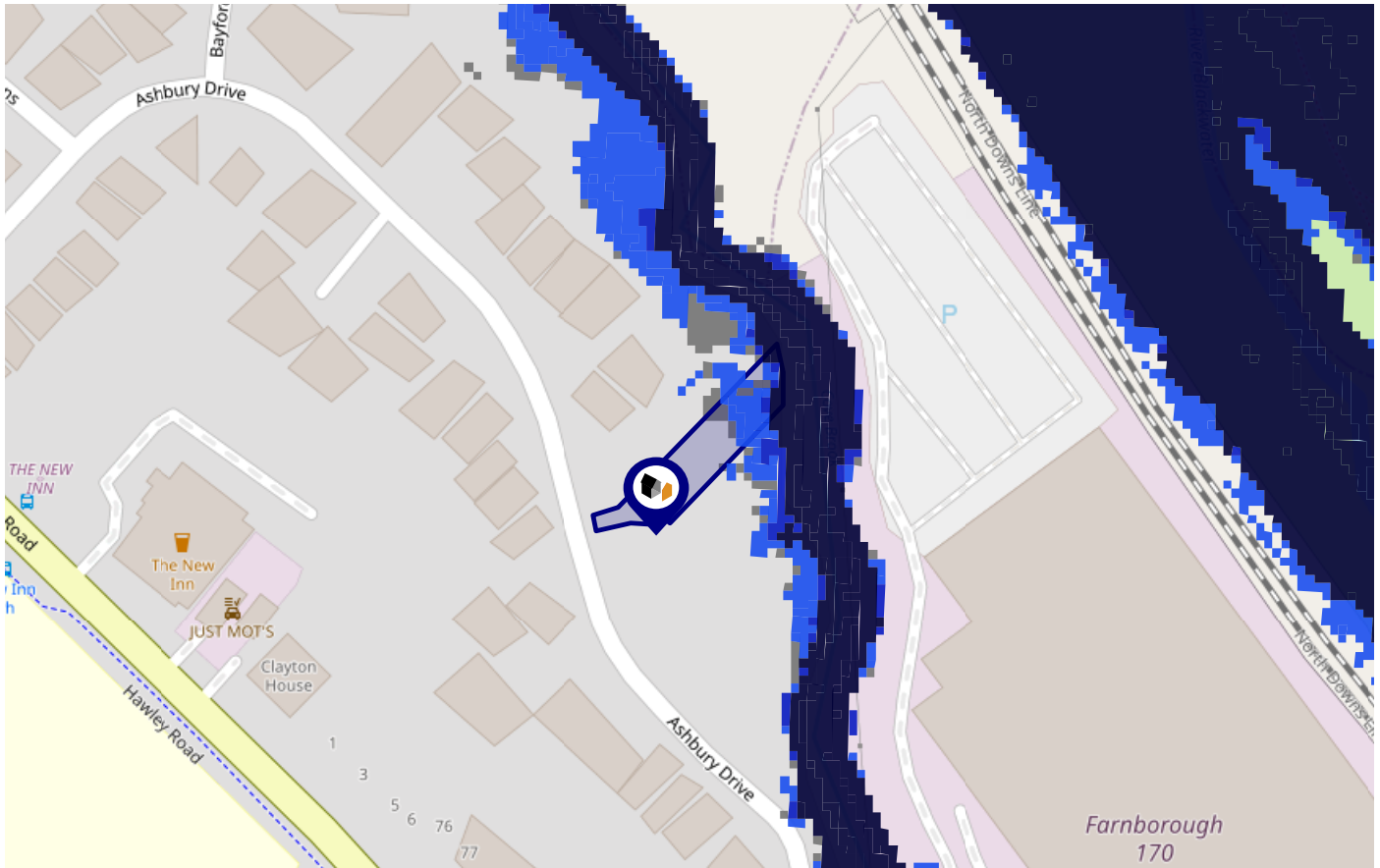
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

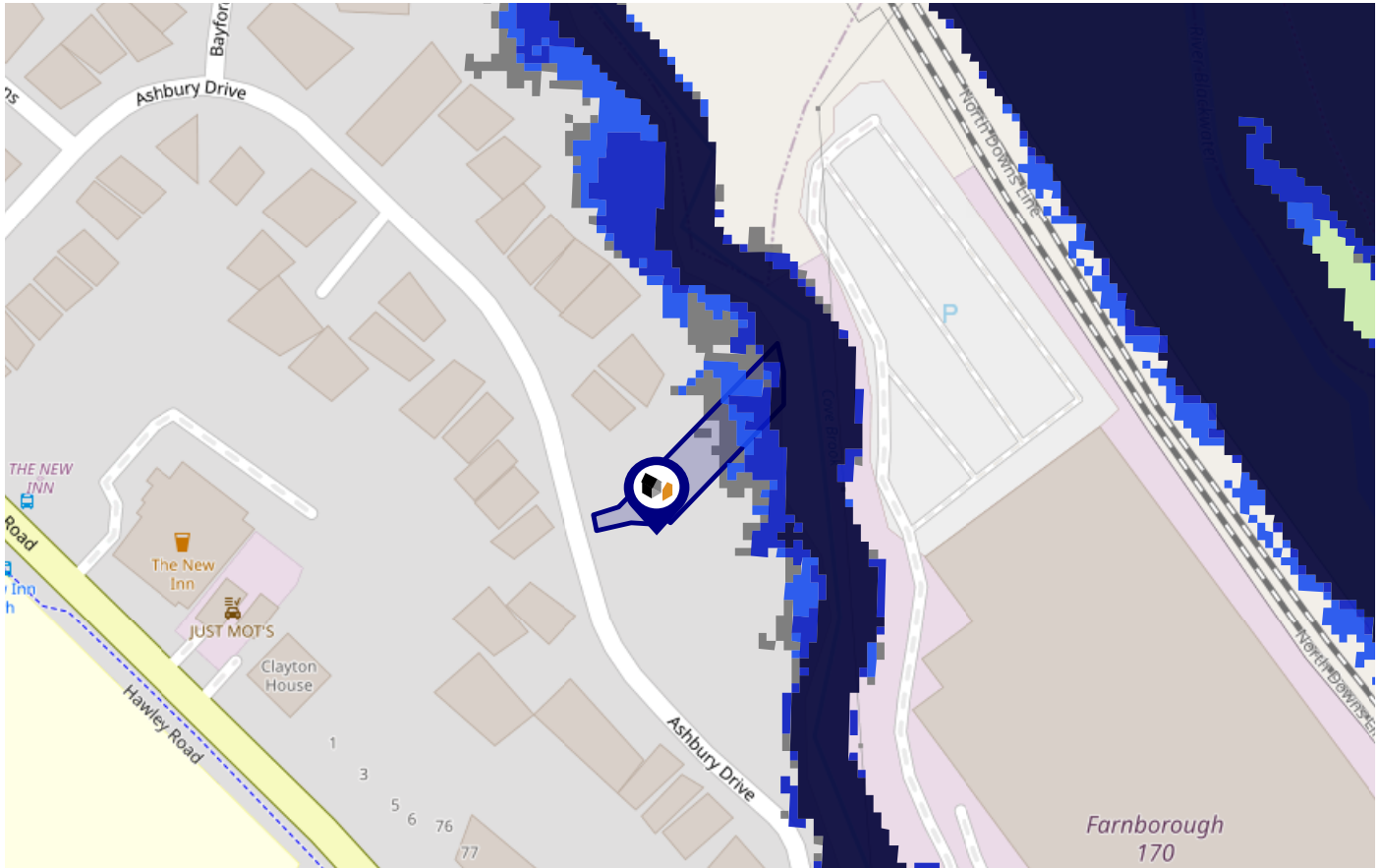
Chance of flooding to the following depths at this property:



# 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.

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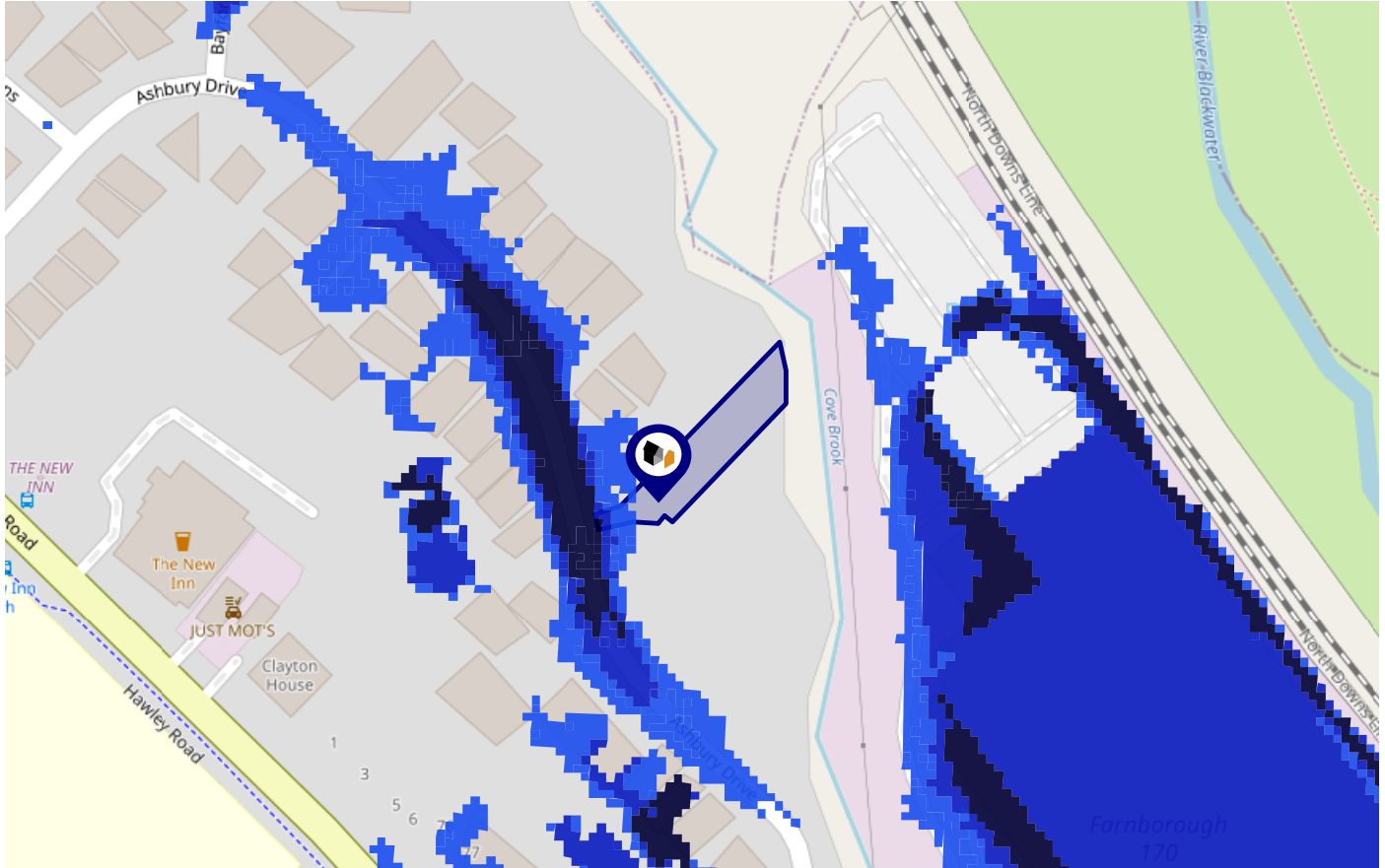
Chance of flooding to the following depths at this property:



# 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:

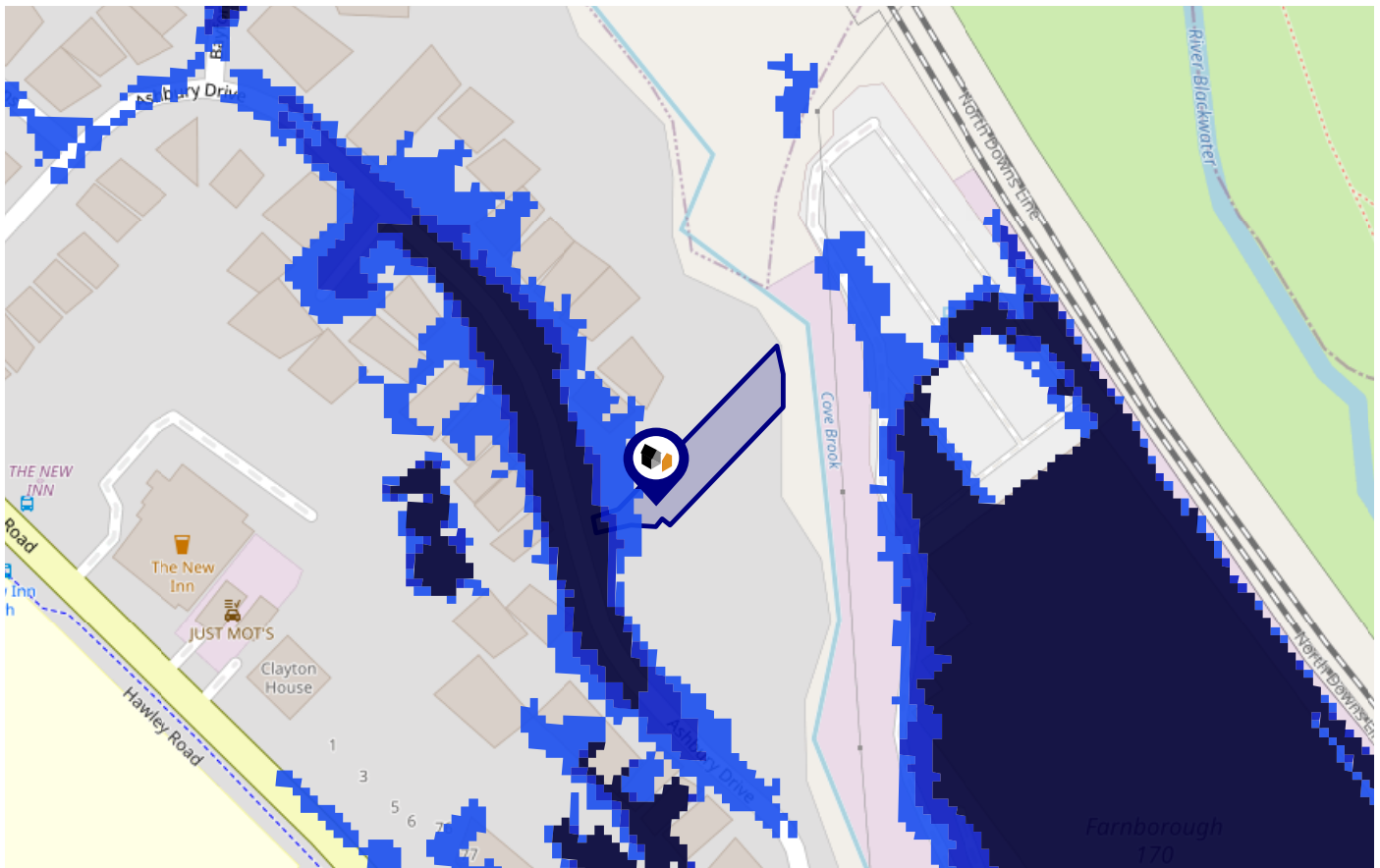


# Flood Risk

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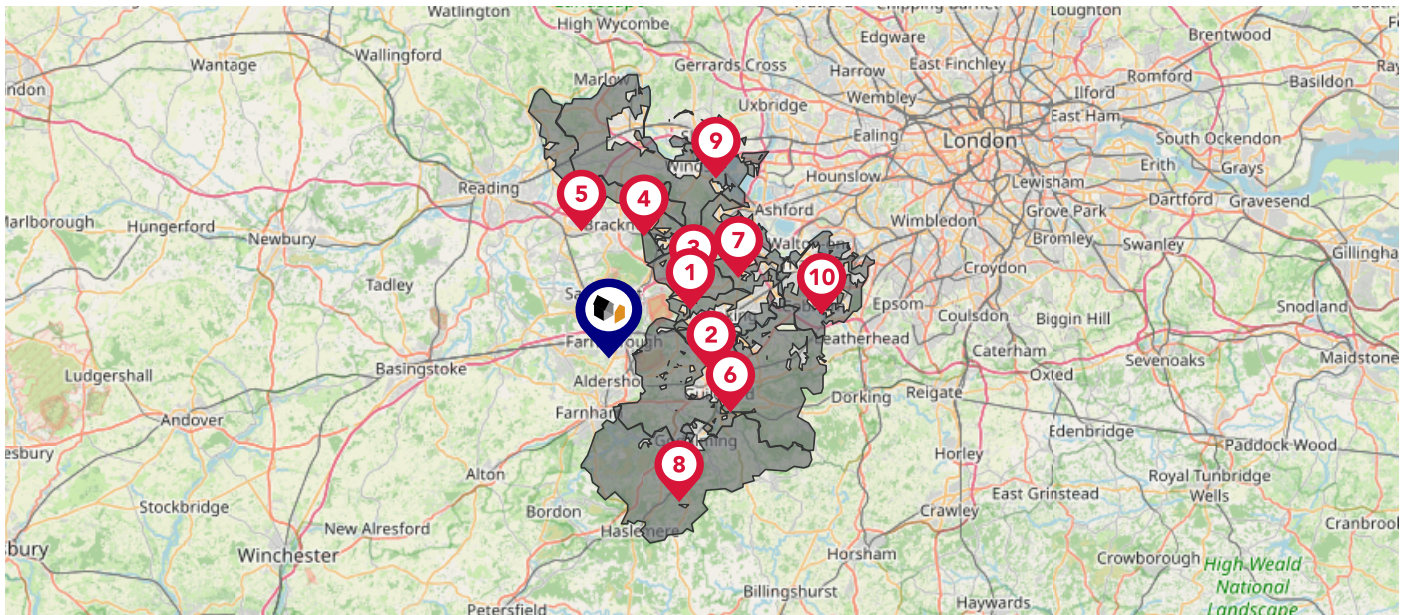
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



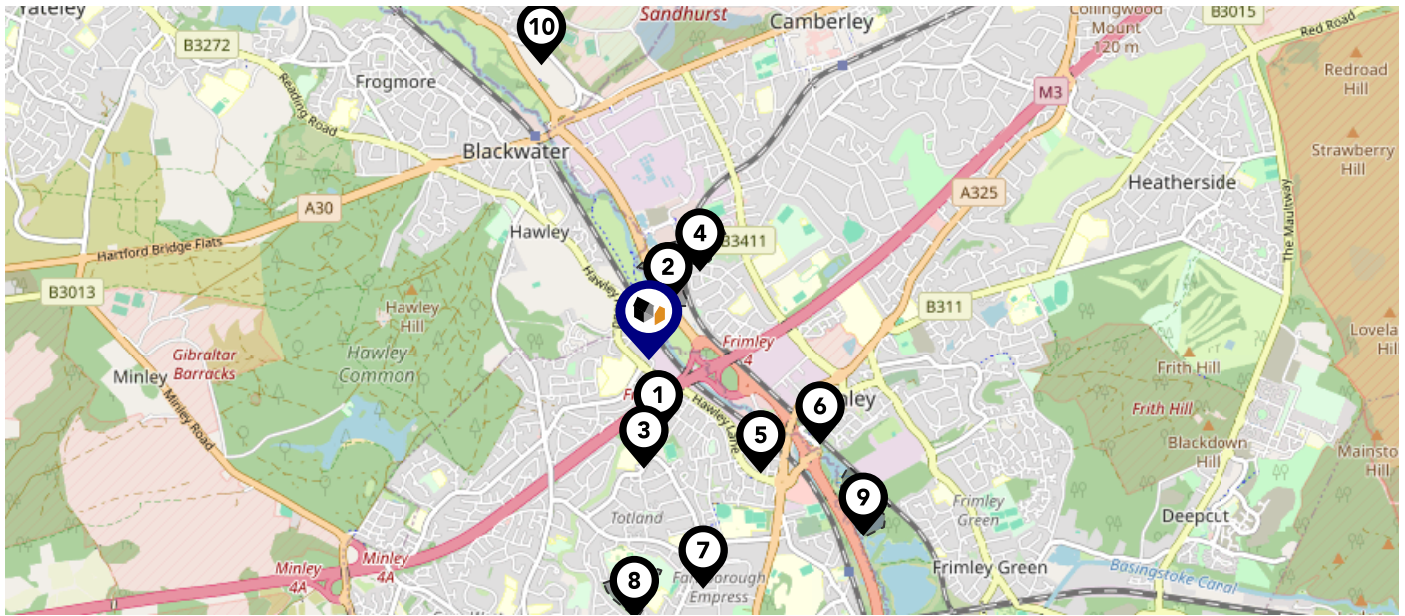
### Nearby Green Belt Land

- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Woking
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - 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.



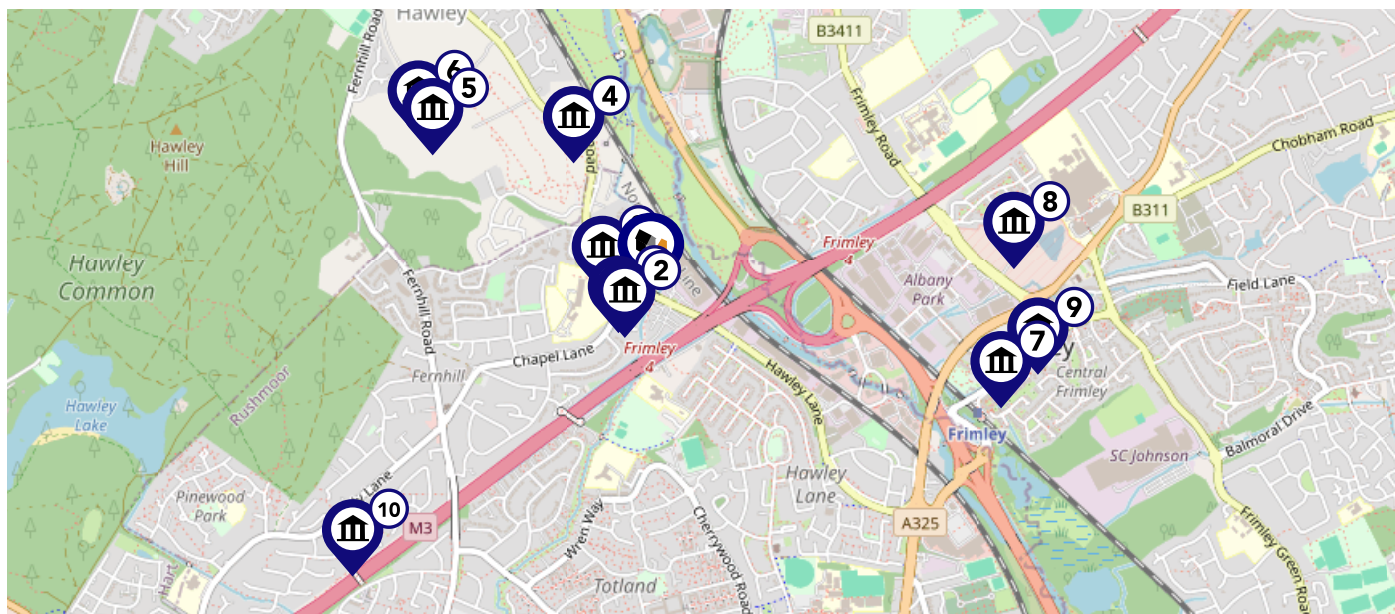
### Nearby Landfill Sites










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

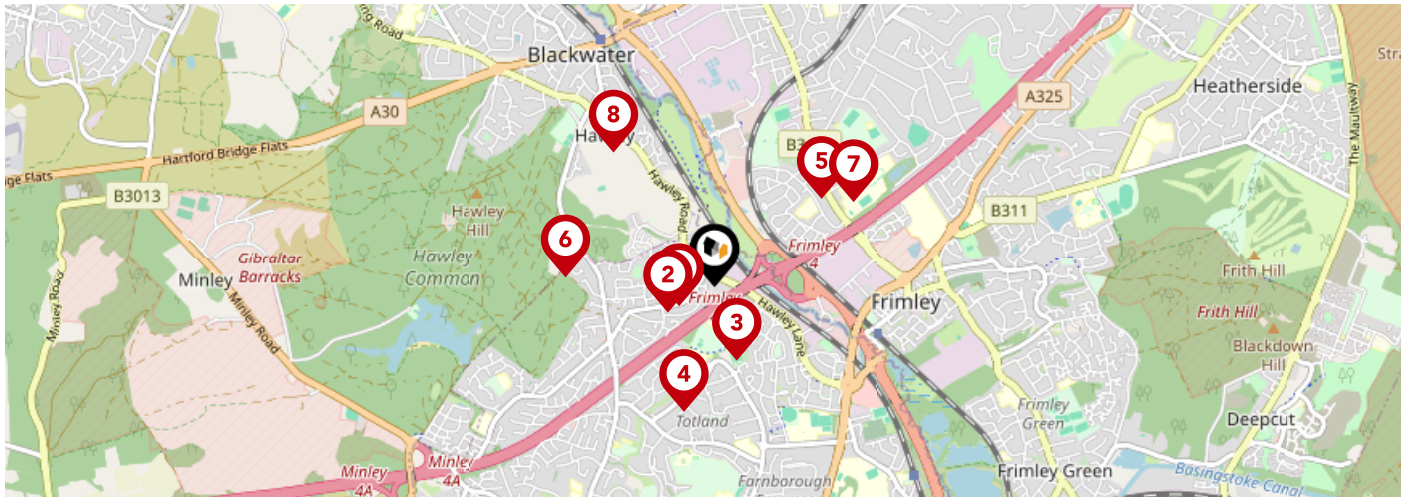
# Maps

## Listed Buildings

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

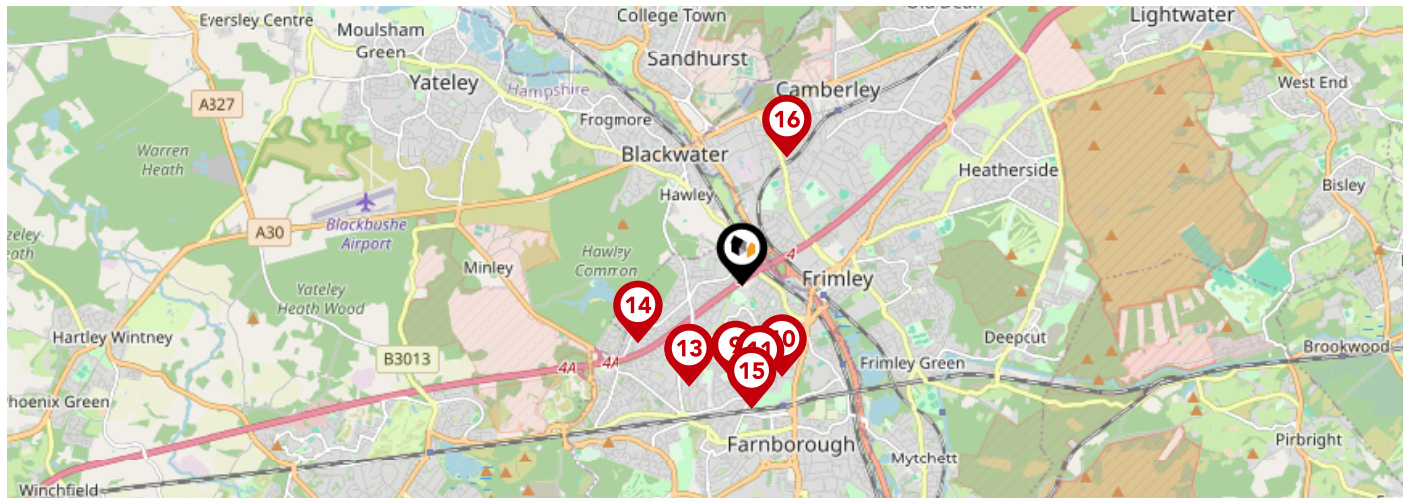










Listed Buildings in the local district	Grade	Distance
 1092277 - 2 And 4, Chapel Lane	Grade II	0.1 miles
 1259787 - Ye Old Malthouse	Grade II	0.1 miles
 1259754 - Draycott	Grade II	0.1 miles
 1339883 - Whitefriars	Grade II	0.3 miles
 1244755 - Former Stables To Hawley Park House Hawley Equitation Centre	Grade II	0.6 miles
 1272229 - Hawley Park House Including Flats Nos 1-7	Grade II	0.6 miles
 1377519 - Anglia Building Society	Grade II	0.9 miles
 1030070 - Frimley Park Mansion	Grade II	0.9 miles
 1030072 - The White Hart Public House	Grade II	0.9 miles
 1339697 - Broomhill	Grade II	0.9 miles



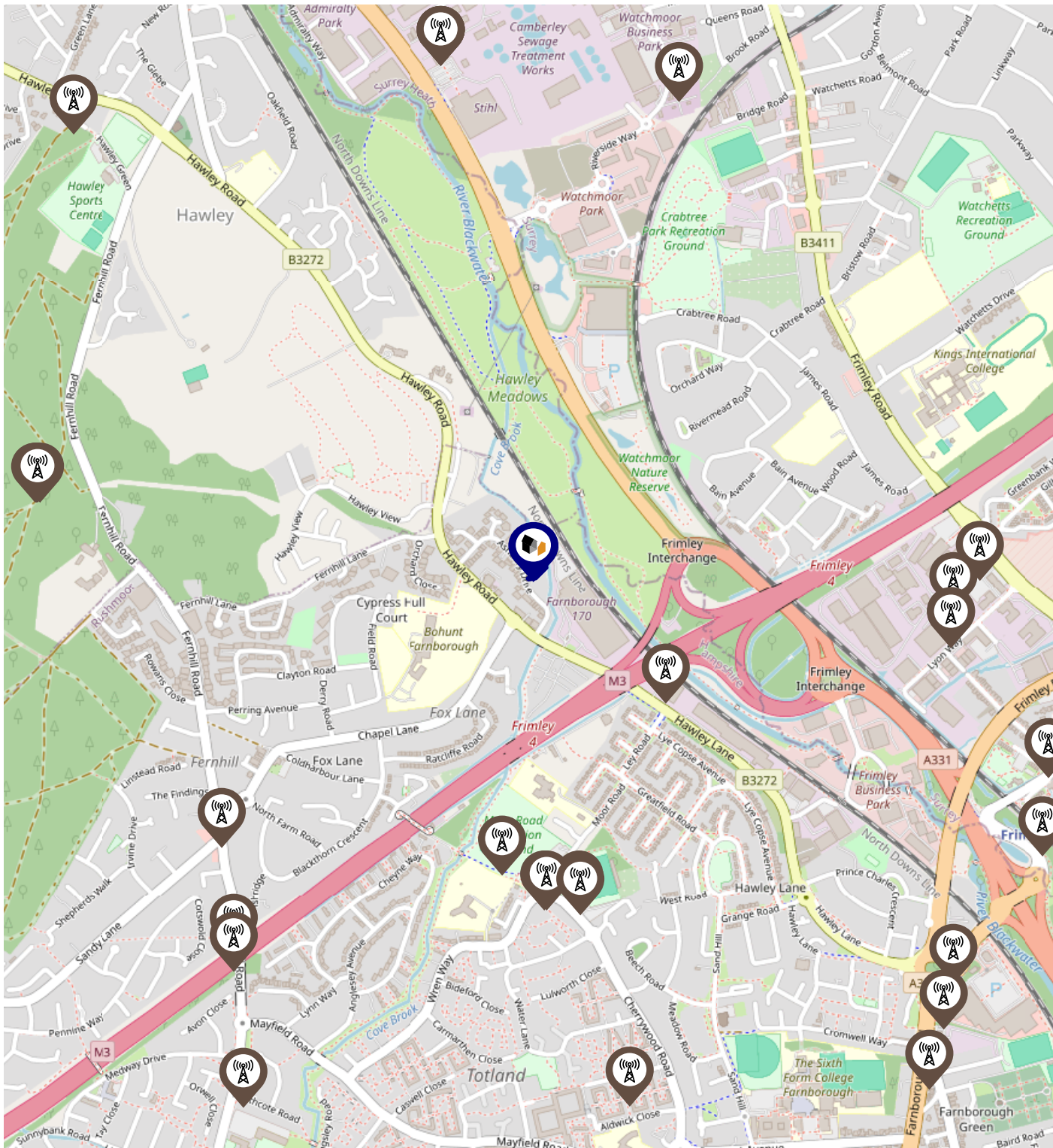
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bohunt Farnborough</b> Ofsted Rating: Not Rated   Pupils: 637   Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Ferns Primary Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 97   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Farnborough Grange Nursery &amp; Infant Community School</b> Ofsted Rating: Special Measures   Pupils: 234   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Grange Community Junior School</b> Ofsted Rating: Outstanding   Pupils: 235   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>South Camberley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 645   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hurst Lodge School</b> Ofsted Rating: Not Rated   Pupils: 171   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kings International College</b> Ofsted Rating: Good   Pupils: 842   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hawley Primary School</b> Ofsted Rating: Good   Pupils: 310   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Samuel Cody School</b> Ofsted Rating: Good   Pupils: 287   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Sixth Form College Farnborough</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherrywood Community Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Junior School</b> Ofsted Rating: Good   Pupils: 327   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Infant School</b> Ofsted Rating: Requires improvement   Pupils: 199   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pinewood Infant School</b> Ofsted Rating: Good   Pupils: 97   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bernadette's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lyndhurst School</b> Ofsted Rating: Not Rated   Pupils: 108   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

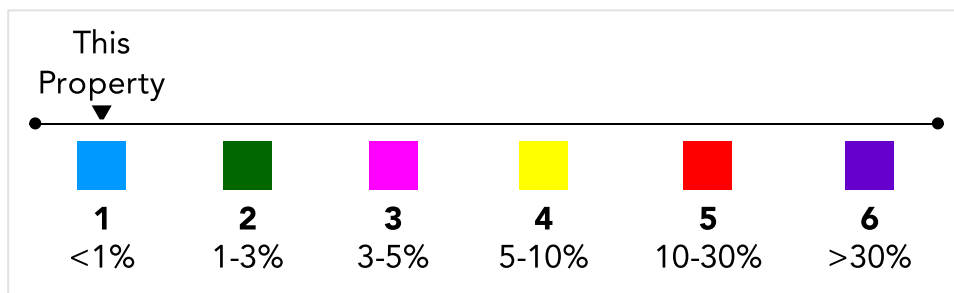
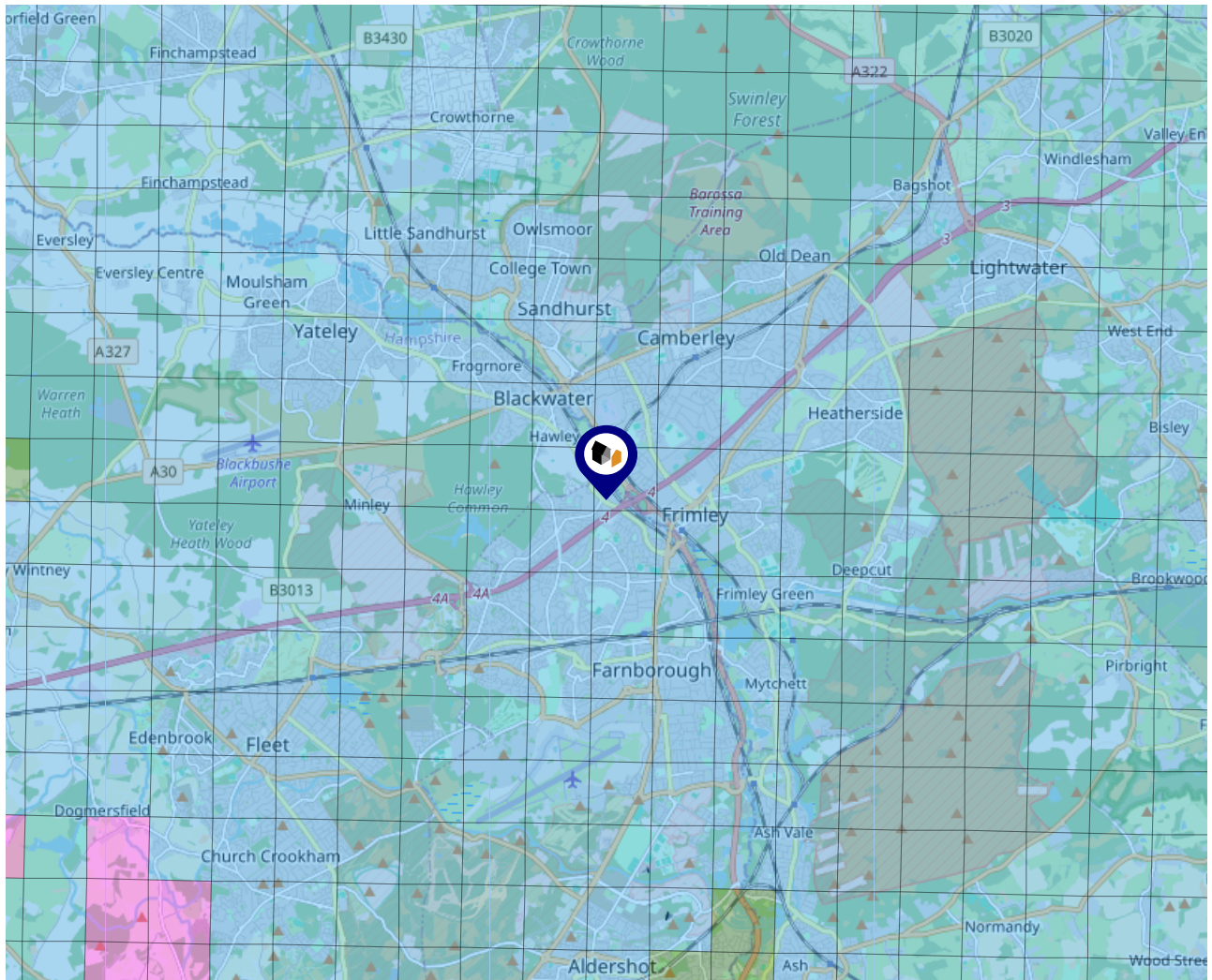


**Key:**

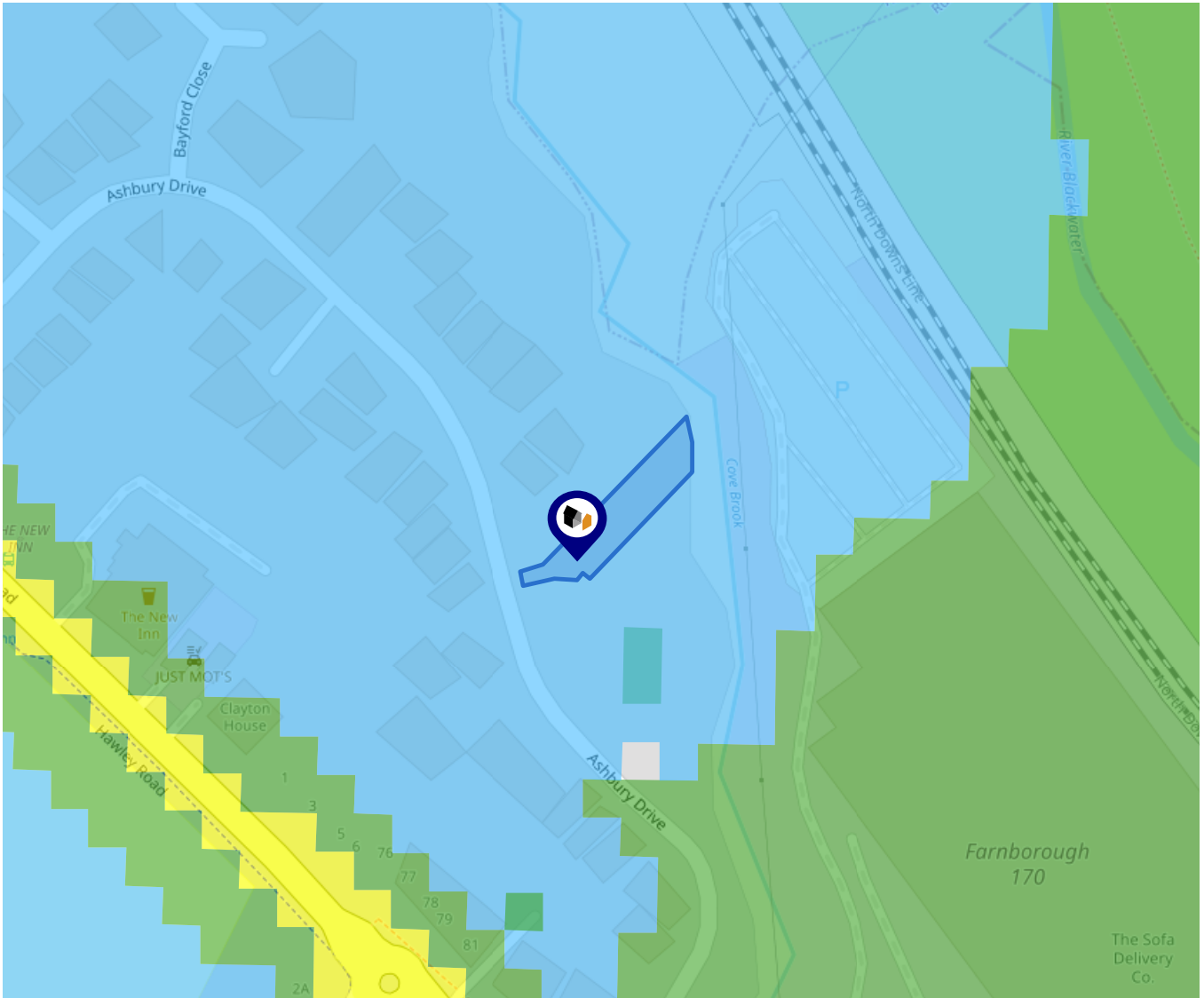
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

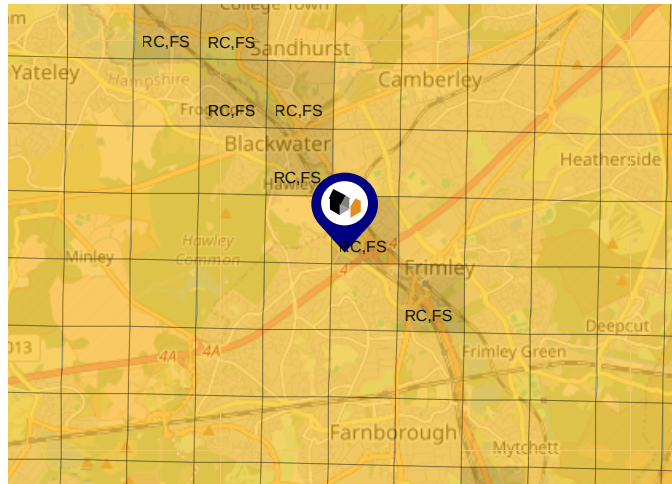


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

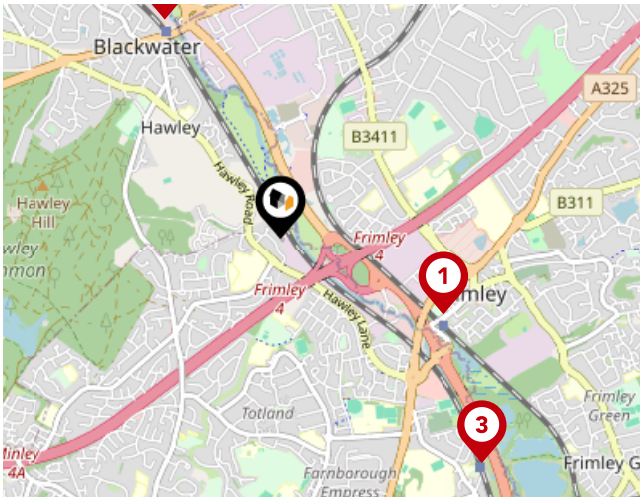


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

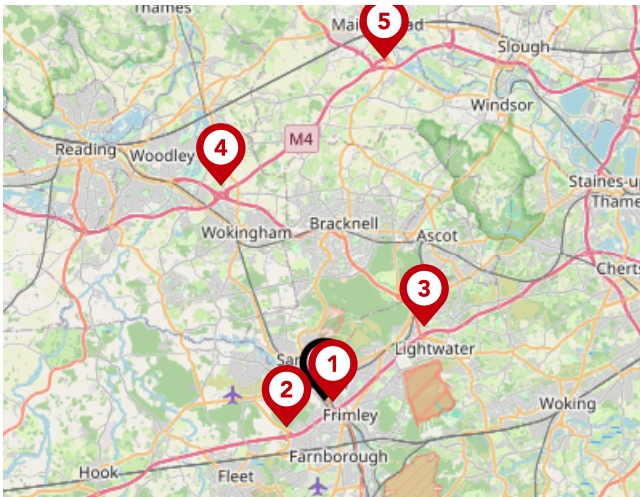
# Area

## Transport (National)



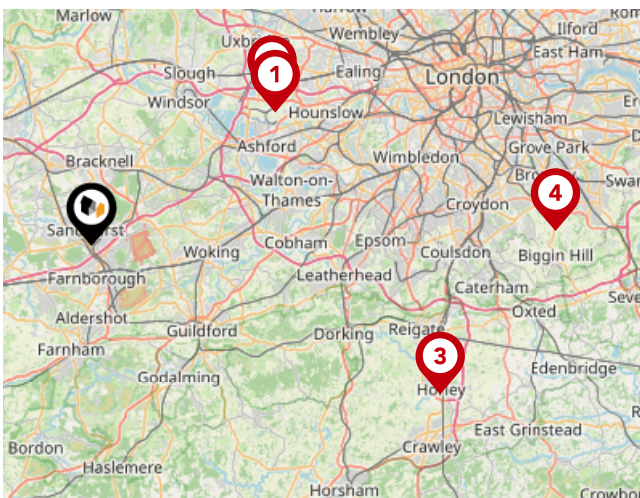
### National Rail Stations

Pin	Name	Distance
1	Frimley Rail Station	0.84 miles
2	Blackwater Rail Station	1.15 miles
3	Farnborough North Rail Station	1.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	0.29 miles
2	M3 J4A	1.77 miles
3	M3 J3	4.56 miles
4	M4 J10	8.81 miles
5	M4 J8	12.79 miles

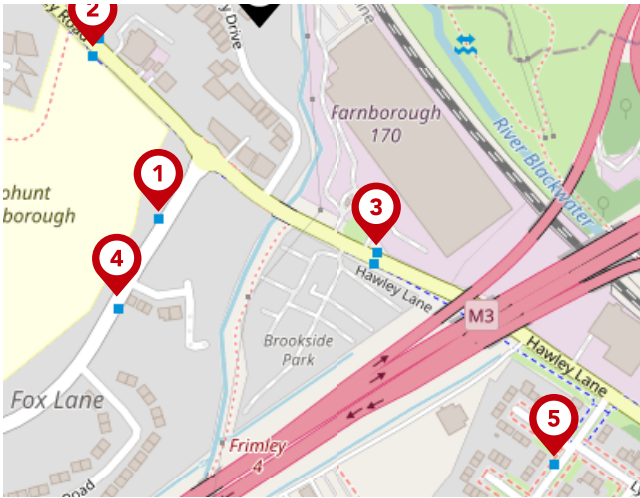


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	16.87 miles
2	Heathrow Airport	17.3 miles
3	Gatwick Airport	28.29 miles
4	Biggin Hill Airport	34.51 miles

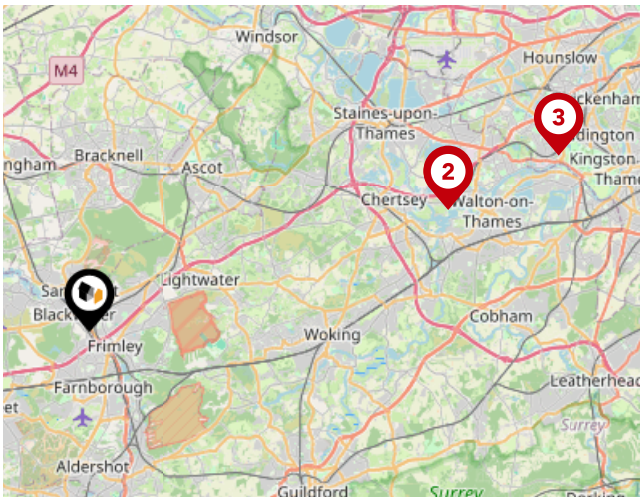
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hawley Lane	0.12 miles
2	New Inn	0.1 miles
3	Brookside Park	0.14 miles
4	Hawley Lane	0.18 miles
5	Covey Close	0.3 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.04 miles
2	Weybridge Ferry Landing	14.04 miles
3	Moulsey - Hurst Park Ferry Landing	18.52 miles



## Avocado Property

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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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