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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd September 2026



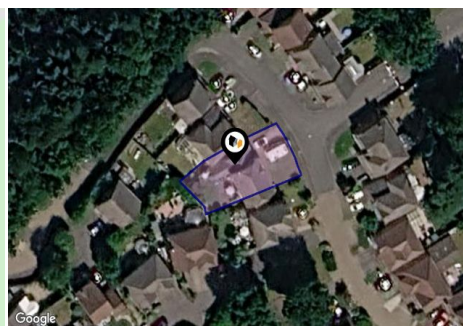
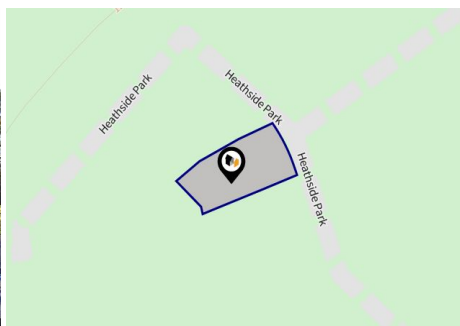
20, HEATHSIDE PARK, CAMBERLEY, GU15 1PT

Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Detached	Last Sold Date:	30/05/2000
Bedrooms:	4	Last Sold Price:	£249,999
Floor Area:	1,463 ft ² / 136 m ²	Last Sold £/ft²:	£170
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	1998	Latest FENSA Work:	22/12/2019 - 1 door
Council Tax :	Band F		11/11/2015 - 11 windows
Annual Estimate:	£3,734		
Title Number:	SY679244		
UPRN:	10002671434		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



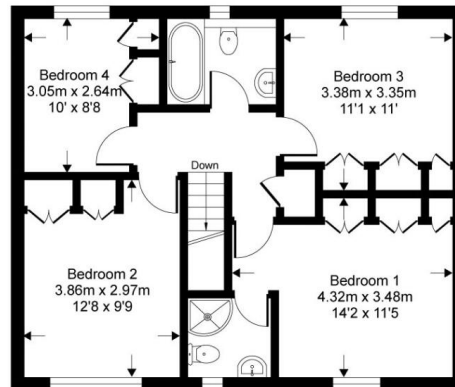
Planning records for: **20, Heathside Park, Camberley, GU15 1PT**

Reference - 09/0589	
Decision:	Decided
Date:	28th July 2009
Description:	Partial conversion of existing garage to provide habitable accommodation.

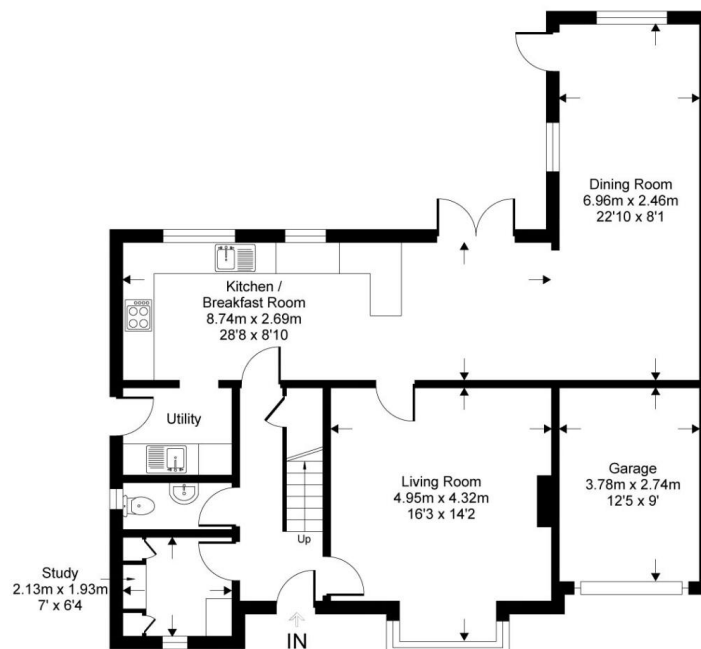
20, HEATHSIDE PARK, CAMBERLEY, GU15 1PT

Heathside Park

Approximate Gross Internal Area = 139.9 sq m / 1506 sq ft
Approximate Garage Internal Area = 10.4 sq m / 112 sq ft
Approximate Total Internal Area = 150.3 sq m / 1618 sq ft



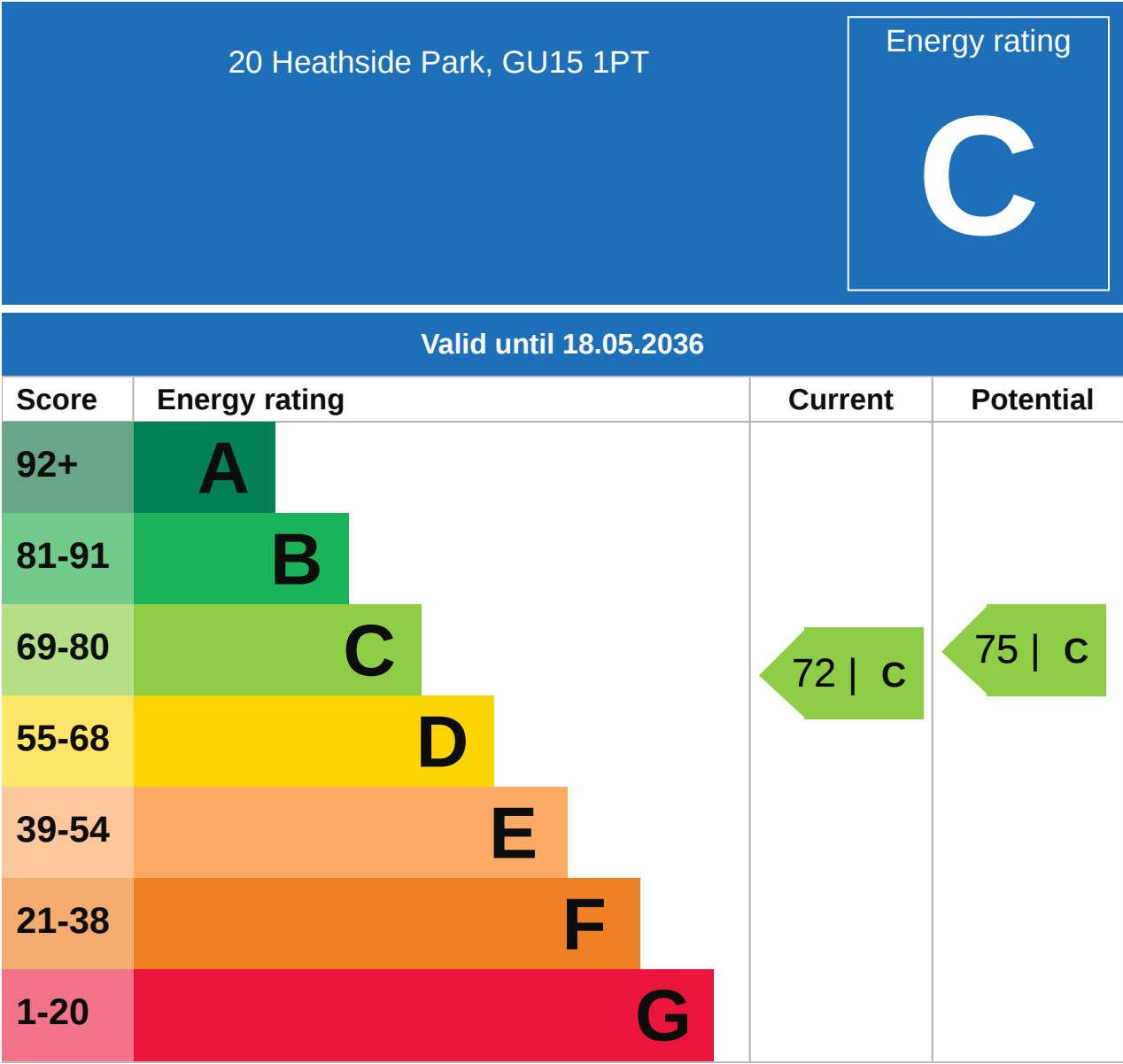
First Floor = 58.7 sqm / 632 sqft



Ground Floor / Garage = 91.5 sqm / 986 sqft

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.

Property
EPC - Certificate



Additional EPC Data

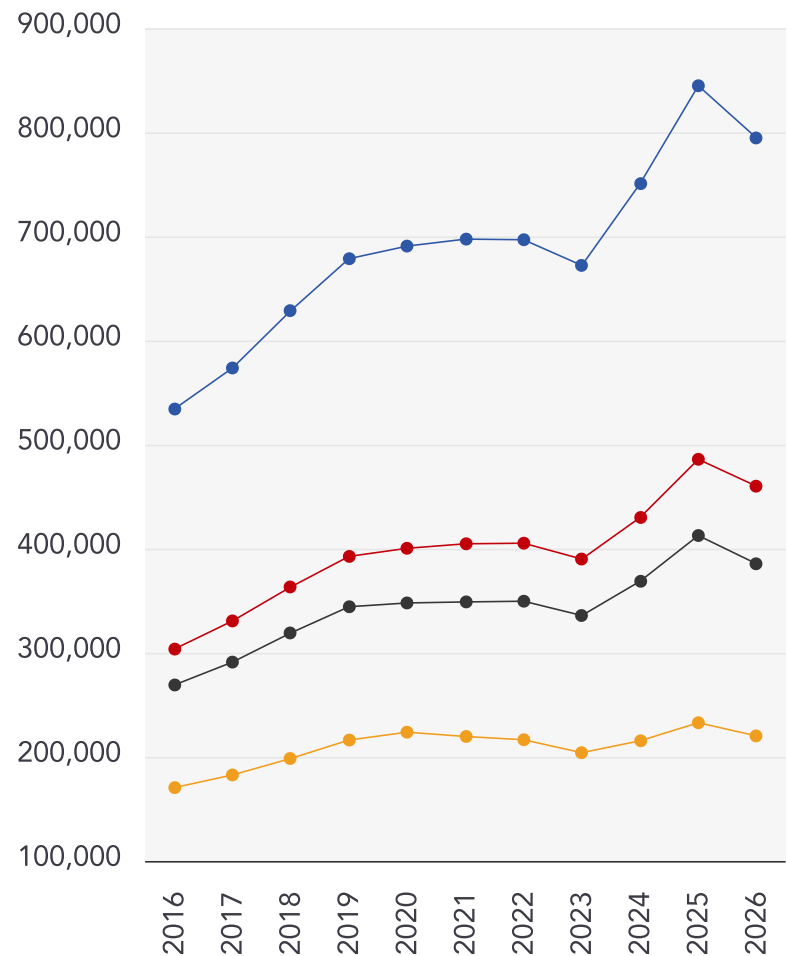
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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:	Good lighting efficiency
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	136 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU15



Detached

+48.75%

Semi-Detached

+51.56%

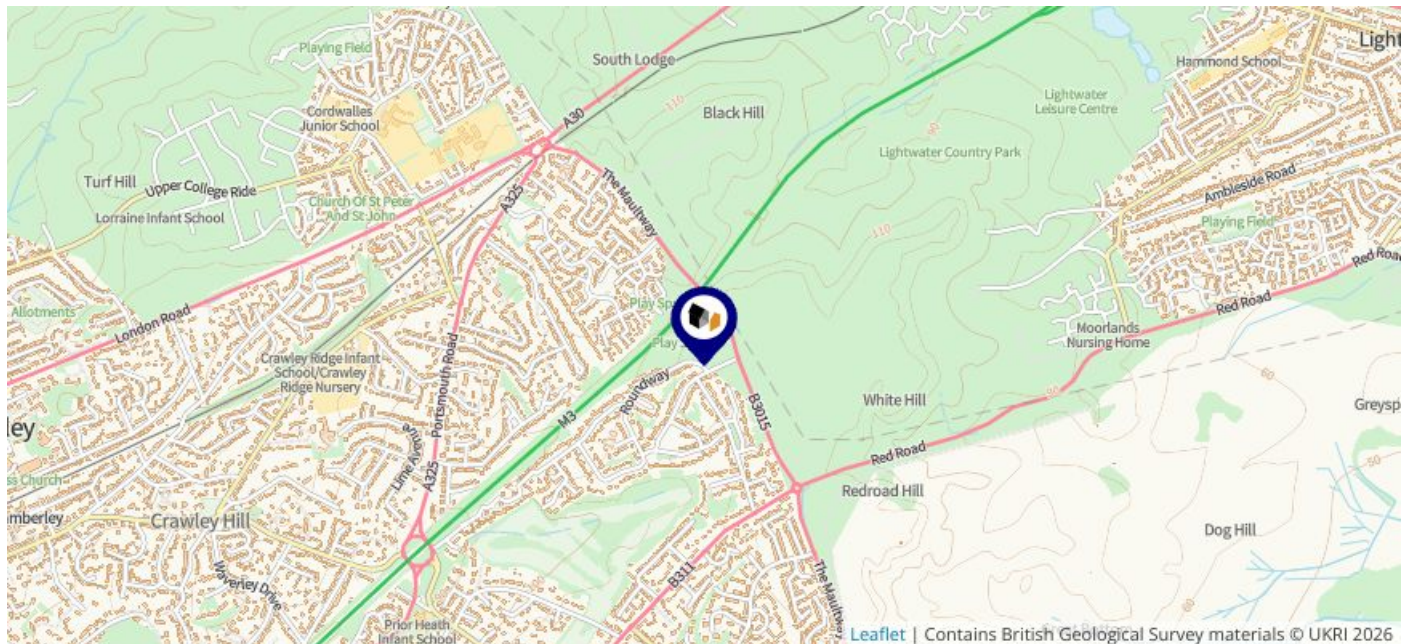
Terraced

+43.26%

Flat

+29.15%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

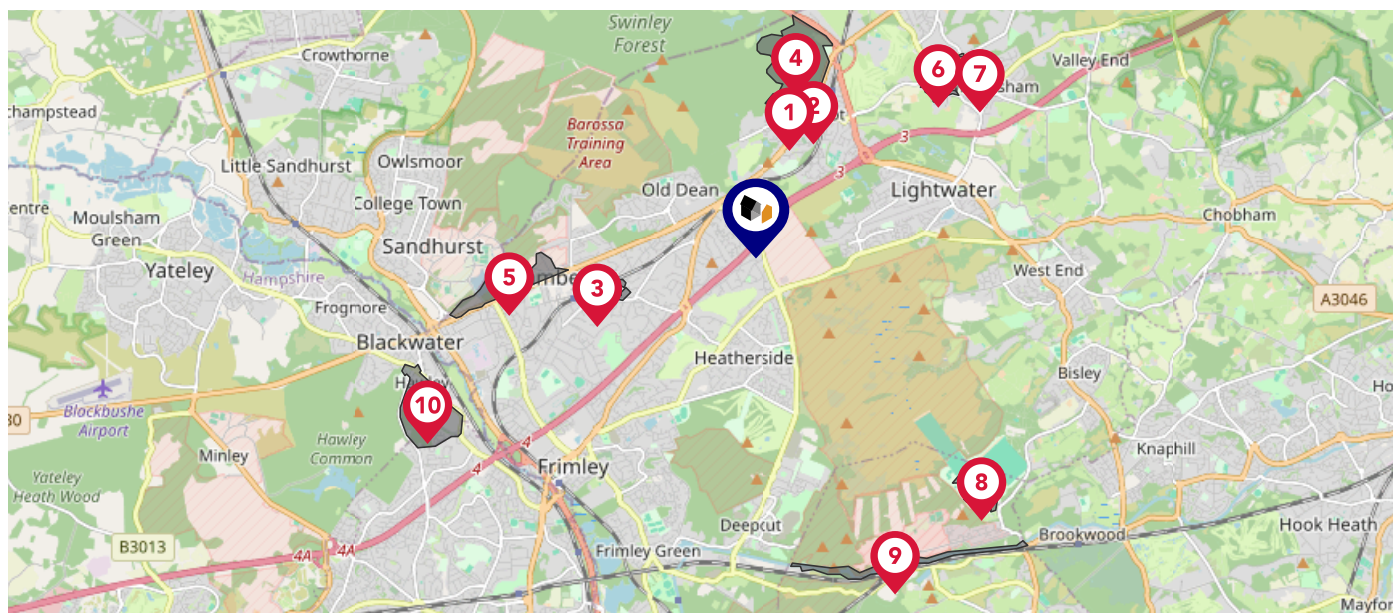
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



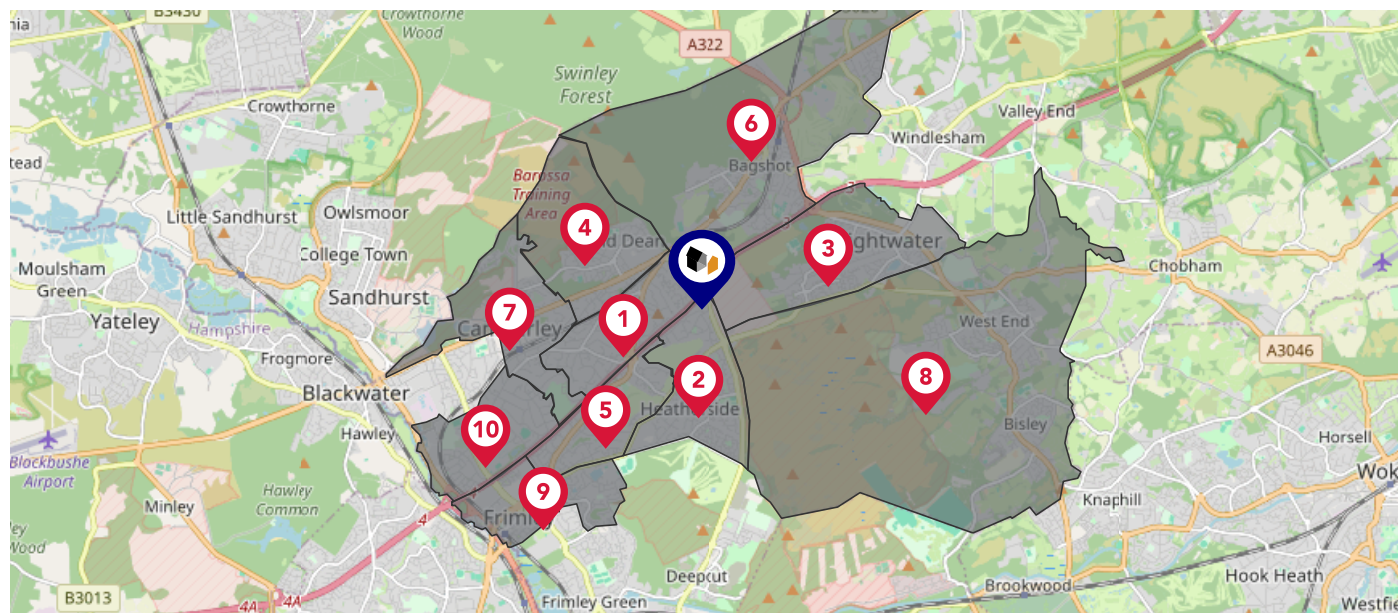
Nearby Conservation Areas

- 1 Bagshot, Church Road
- 2 Bagshot Village
- 3 Upper Gordon Road to Church Hill, Camberley
- 4 Bagshot Park, Bagshot
- 5 RMA (Former) Staff College and London Road, Camberley
- 6 Windlesham, Church Road and Kennel Lane
- 7 Windlesham, Updown Hill
- 8 Bisley Camp
- 9 Basingstoke Canal North
- 10 Hawley Park and 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

St. Pauls Ward

2

Heatherside Ward

3

Lightwater Ward

4

Old Dean Ward

5

Parkside Ward

6

Bagshot Ward

7

Town Ward

8

Bisley & West End Ward

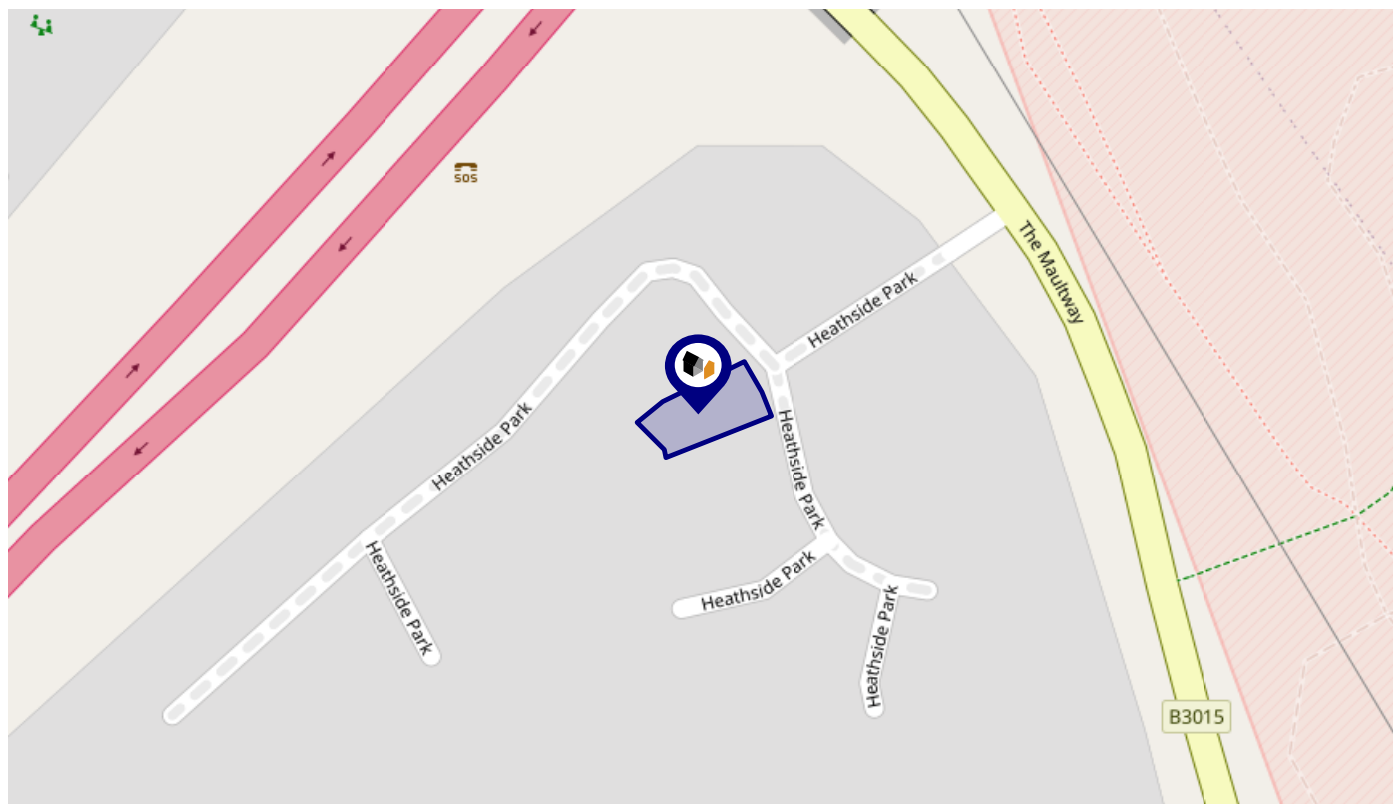
9

Frimley Ward

10

Watchetts 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.

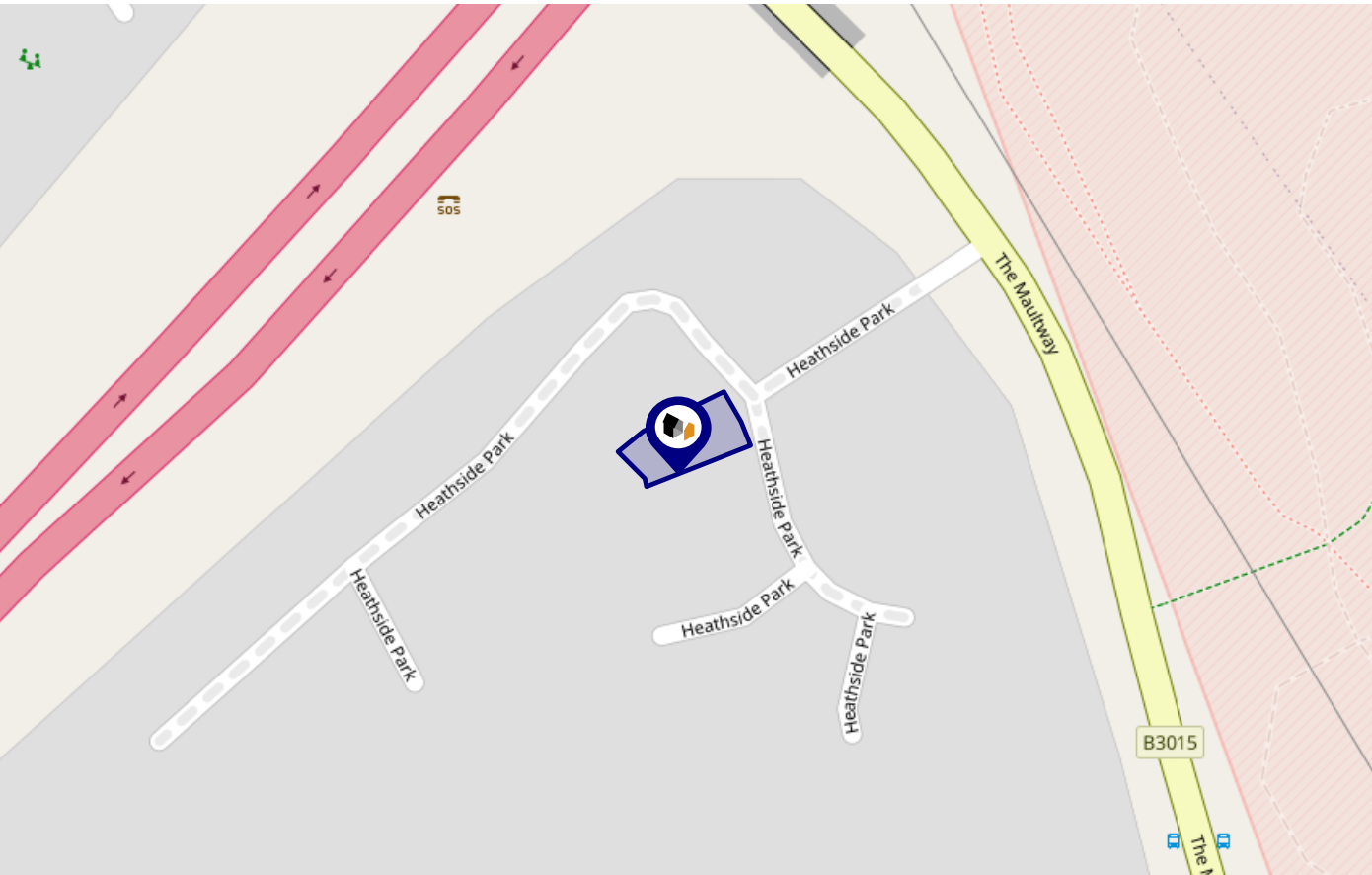
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

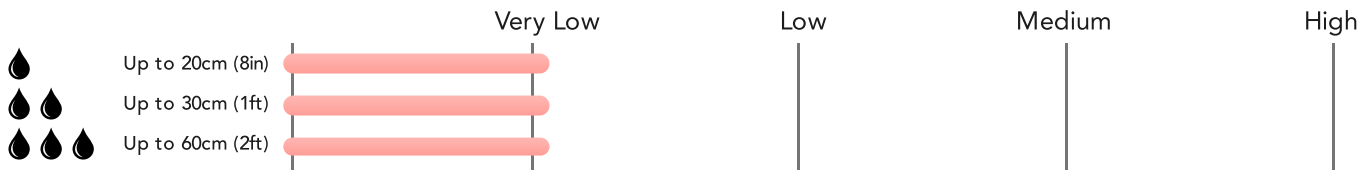


Risk Rating: Very low

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.

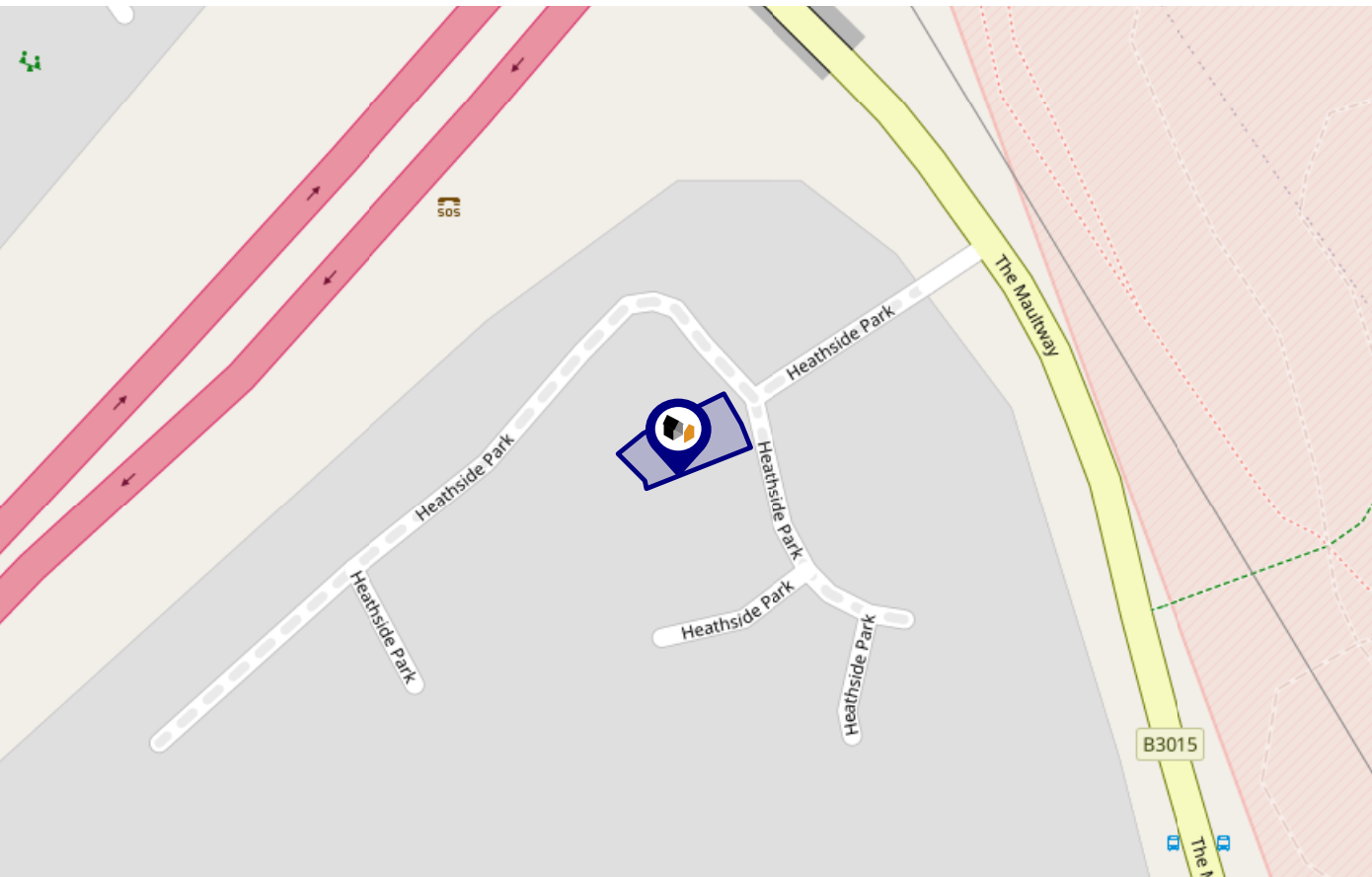
Chance of flooding to the following depths at this property:



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.

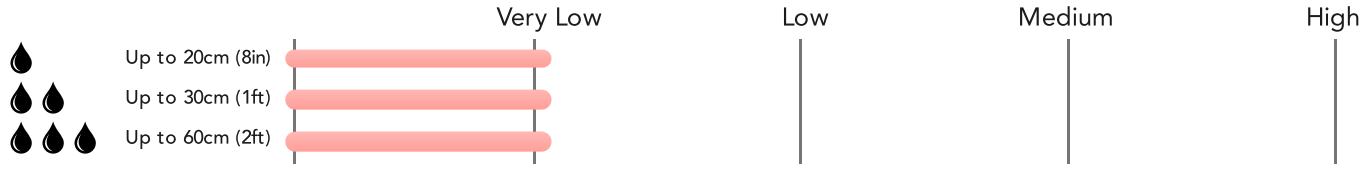


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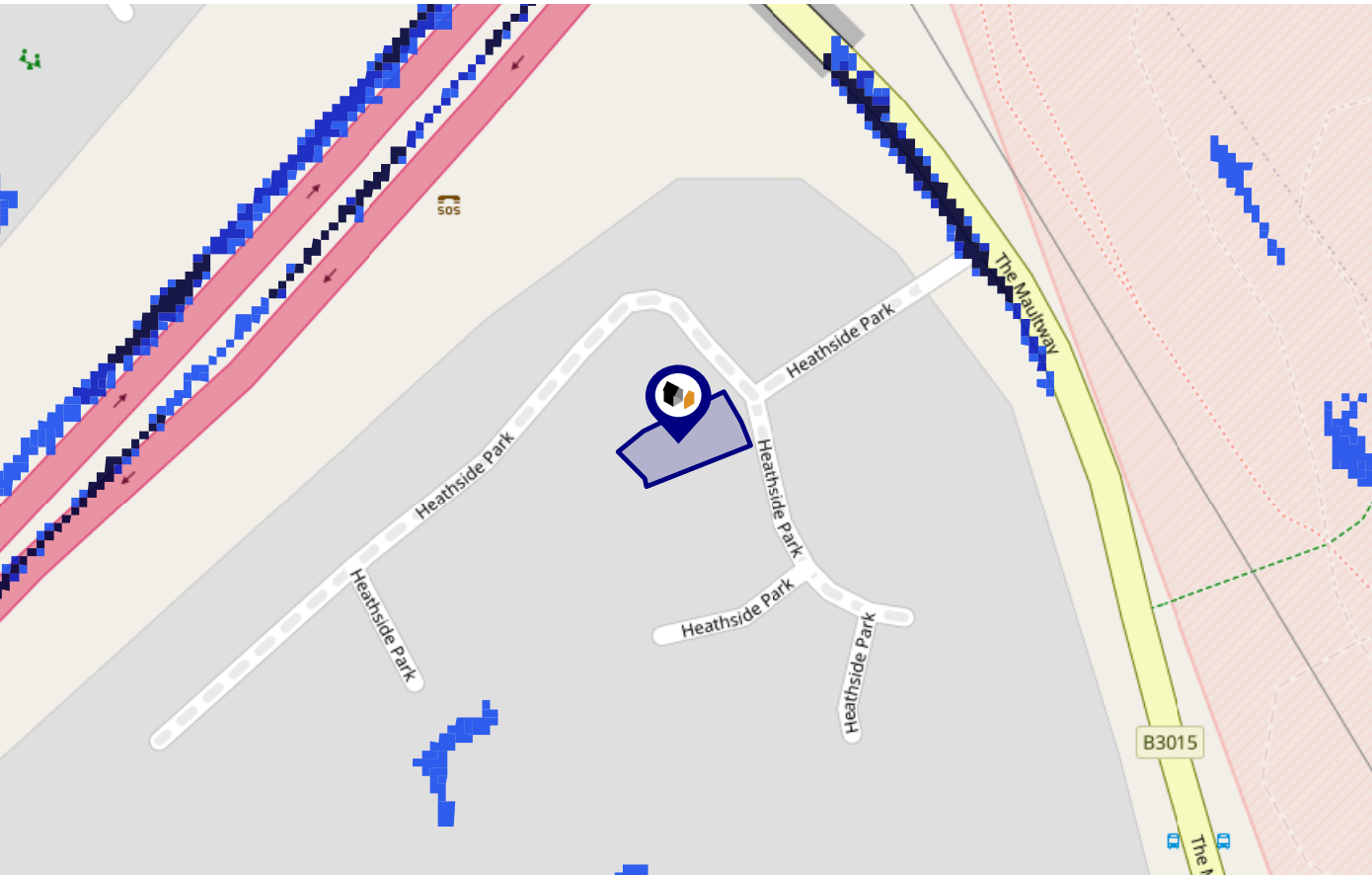
Chance of flooding to the following depths at this property:



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.

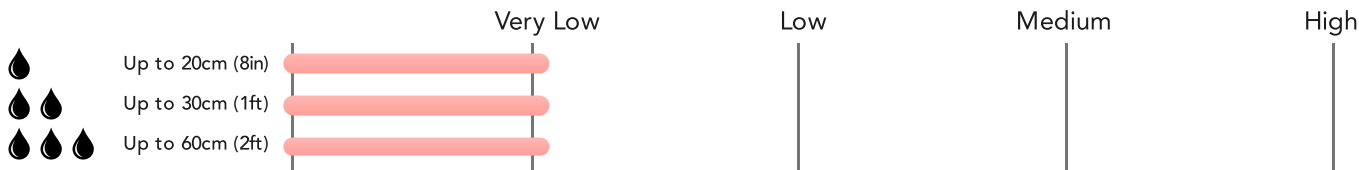


Risk Rating: Very low

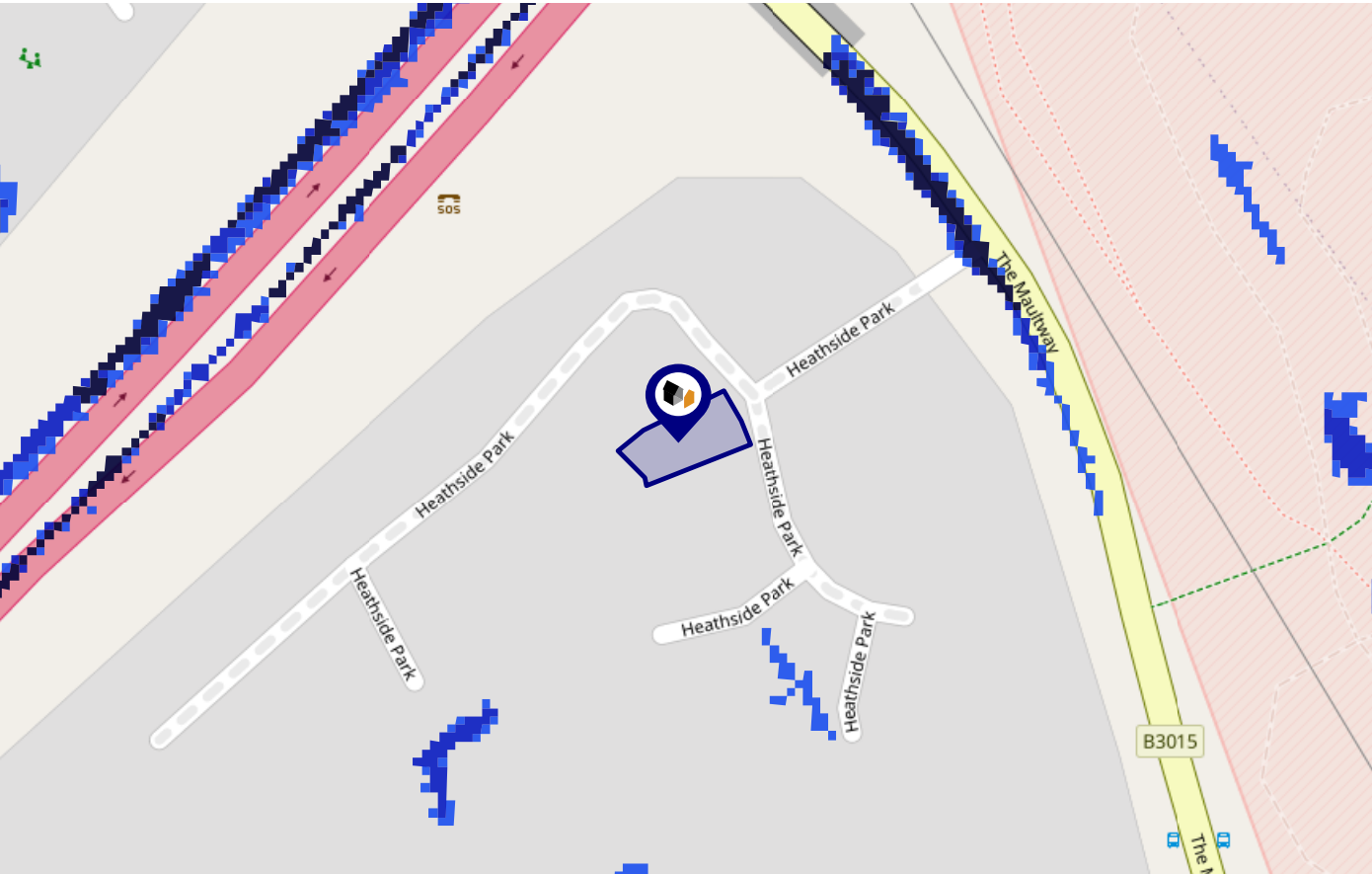
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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.

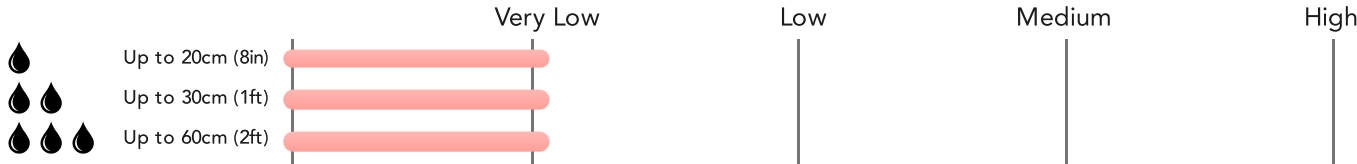


Risk Rating: Very low

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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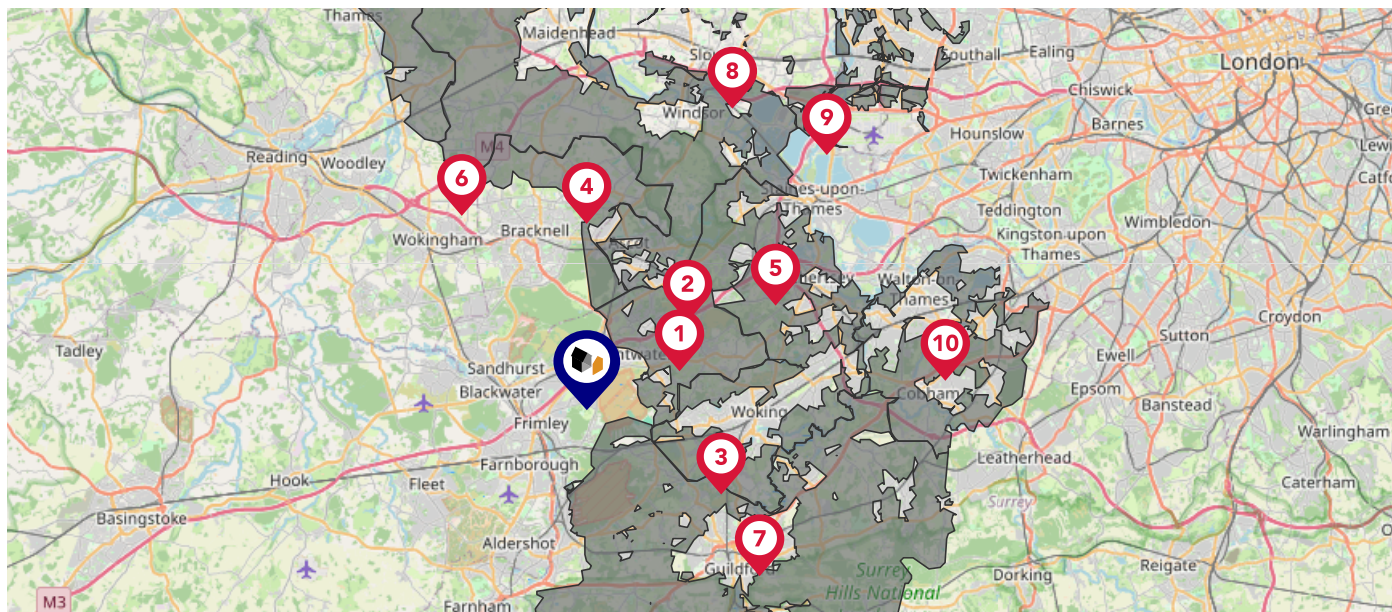
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



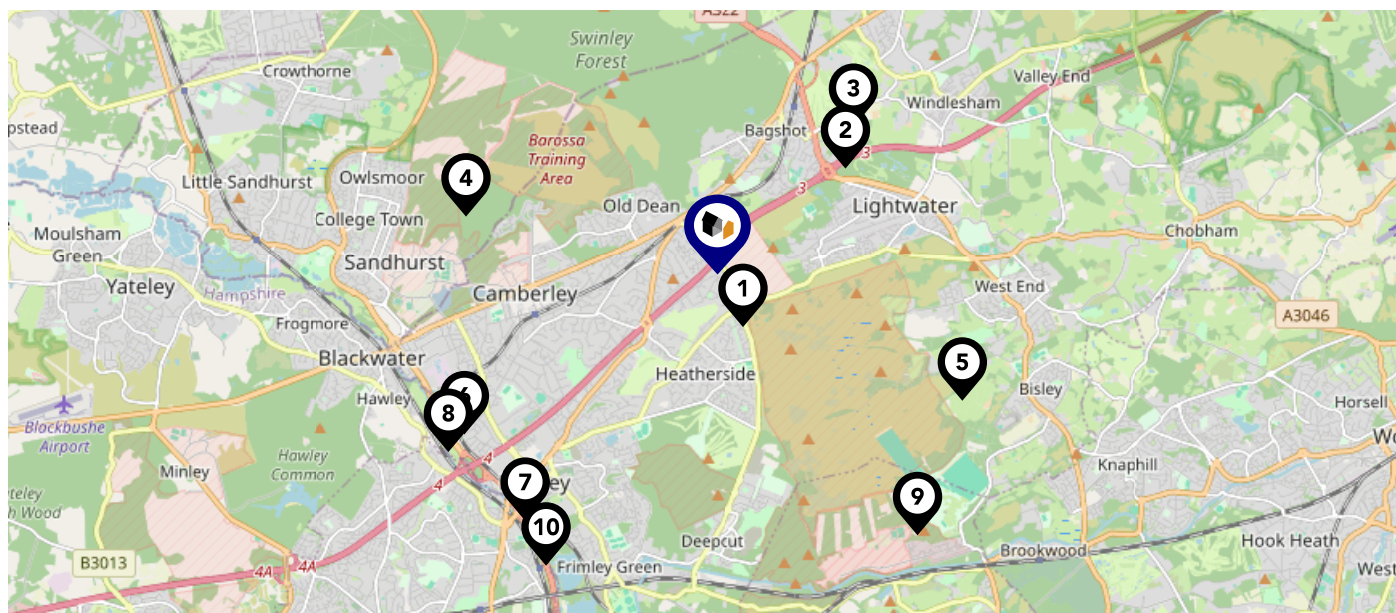
Nearby Green Belt Land

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

	Redroad Hill-Surrey Heath	Historic Landfill	
	Swift Lane Depot-Bagshot, Surrey	Historic Landfill	
	Land at New Road-Windlesham	Historic Landfill	
	Armoury Hill-Sandhurst, Berkshire	Historic Landfill	
	Whiteoaks-Lucas Green Road, Woking, Surrey	Historic Landfill	
	Crabtree Road-Camberley, Surrey	Historic Landfill	
	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	
	National Rifle Association-Echo Road, Bisley	Historic Landfill	
	South of Frimley Station-Frimley	Historic Landfill	

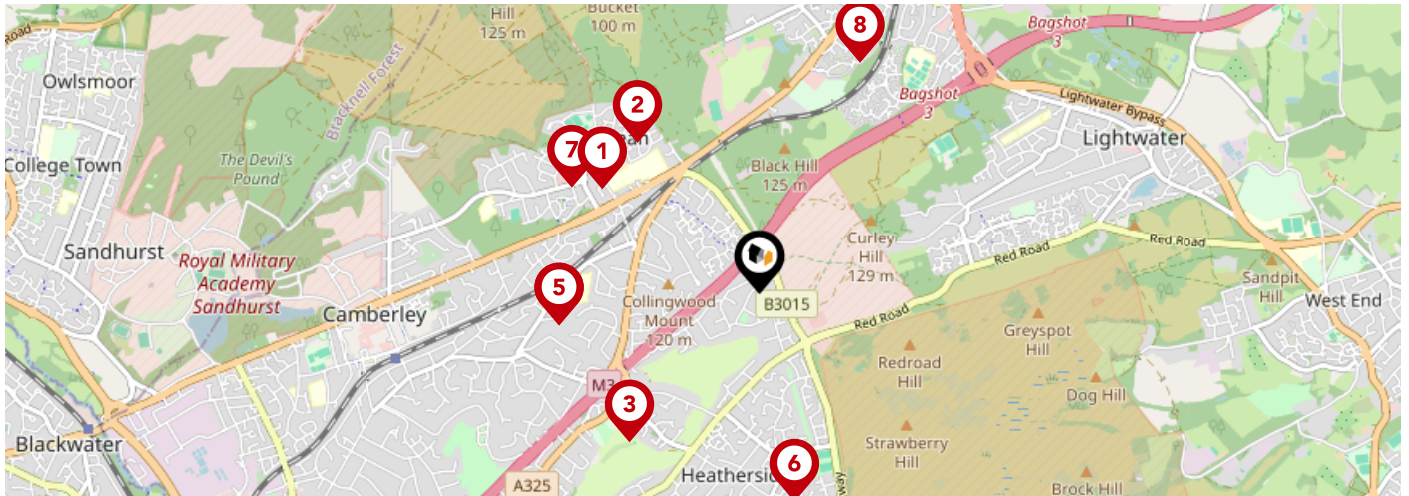
Maps

Listed Buildings

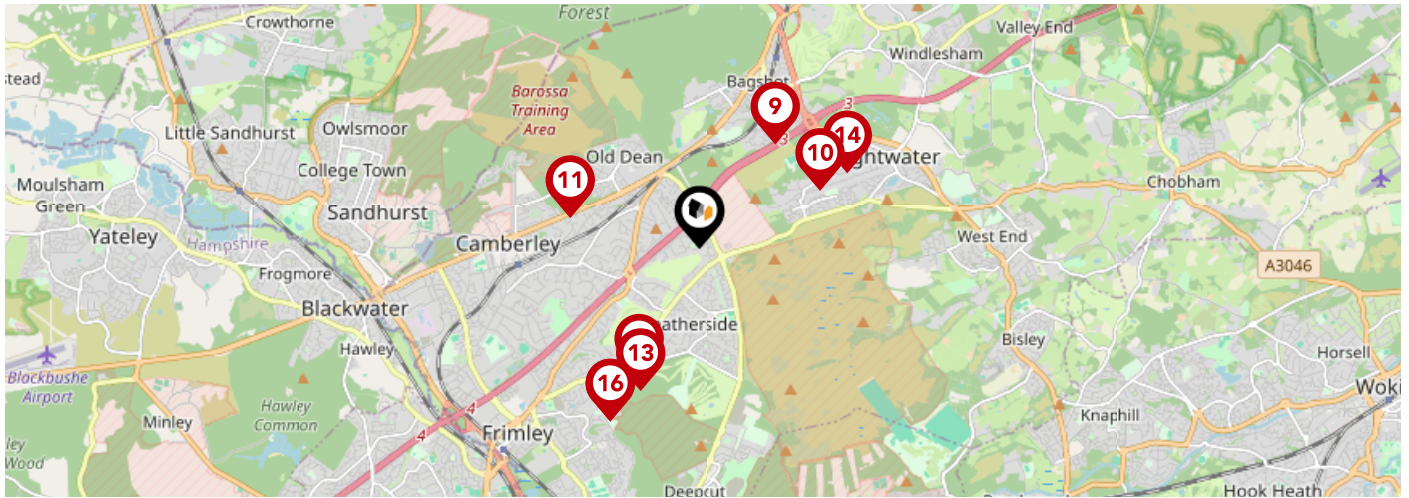
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1390826 - Woodcote	Grade II	0.8 miles
	1030068 - Church Of St Paul	Grade II	1.2 miles
	1377520 - Remains Of Obelisk In Grounds Of St Tarcissius School	Grade II	1.5 miles



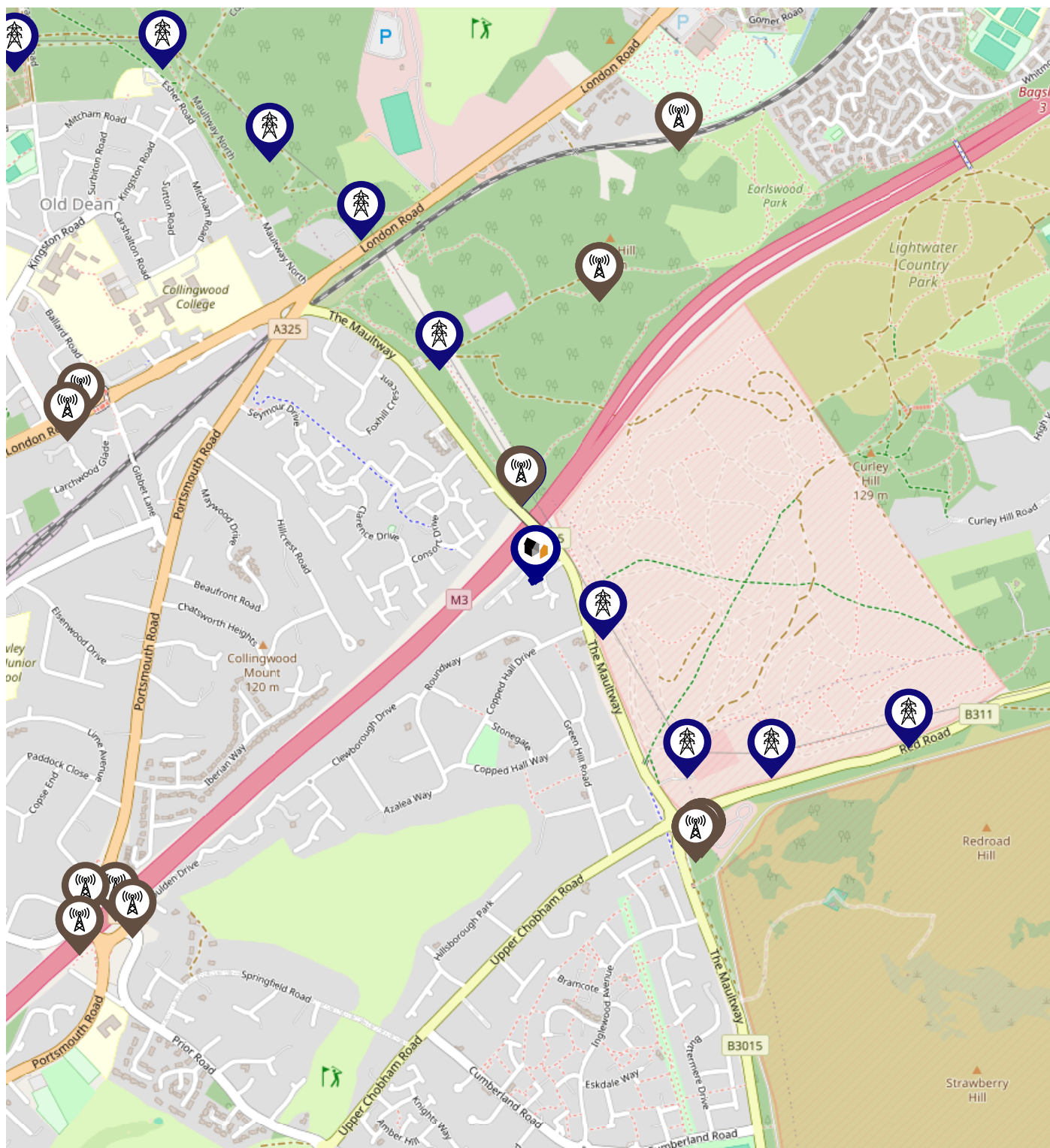
		Nursery	Primary	Secondary	College	Private
1	Collingwood College Ofsted Rating: Good Pupils: 1740 Distance:0.87	☐	☐	☒	☐	☐
2	Pine Ridge Infant School Ofsted Rating: Good Pupils: 100 Distance:0.9	☐	☒	☐	☐	☐
3	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:0.92	☐	☒	☐	☐	☐
4	Crawley Ridge Junior School Ofsted Rating: Good Pupils: 223 Distance:0.94	☐	☒	☐	☐	☐
5	Crawley Ridge Infant School Ofsted Rating: Good Pupils: 209 Distance:0.94	☐	☒	☐	☐	☐
6	Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance:0.98	☐	☒	☐	☐	☐
7	Cordwalles Junior School Ofsted Rating: Good Pupils: 218 Distance:0.99	☐	☒	☐	☐	☐
8	Bagshot Infant School Ofsted Rating: Good Pupils: 167 Distance:1.16	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Connaught Junior School Ofsted Rating: Outstanding Pupils: 459 Distance:1.2	☐	☒	☐	☐	☐
	Hammond School Ofsted Rating: Good Pupils: 254 Distance:1.23	☐	☒	☐	☐	☐
	Lorraine Infant School Ofsted Rating: Good Pupils: 132 Distance:1.23	☐	☒	☐	☐	☐
	Carwarden House Community School Ofsted Rating: Good Pupils: 156 Distance:1.31	☐	☐	☒	☐	☐
	Ravenscote Junior School Ofsted Rating: Outstanding Pupils: 620 Distance:1.43	☐	☒	☐	☐	☐
	Lightwater Village School Ofsted Rating: Good Pupils: 133 Distance:1.54	☐	☒	☐	☐	☐
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance:1.79	☐	☒	☐	☐	☐
	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance:1.79	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:



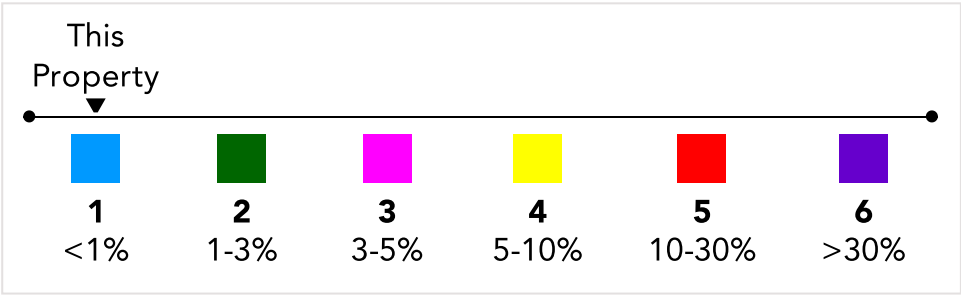
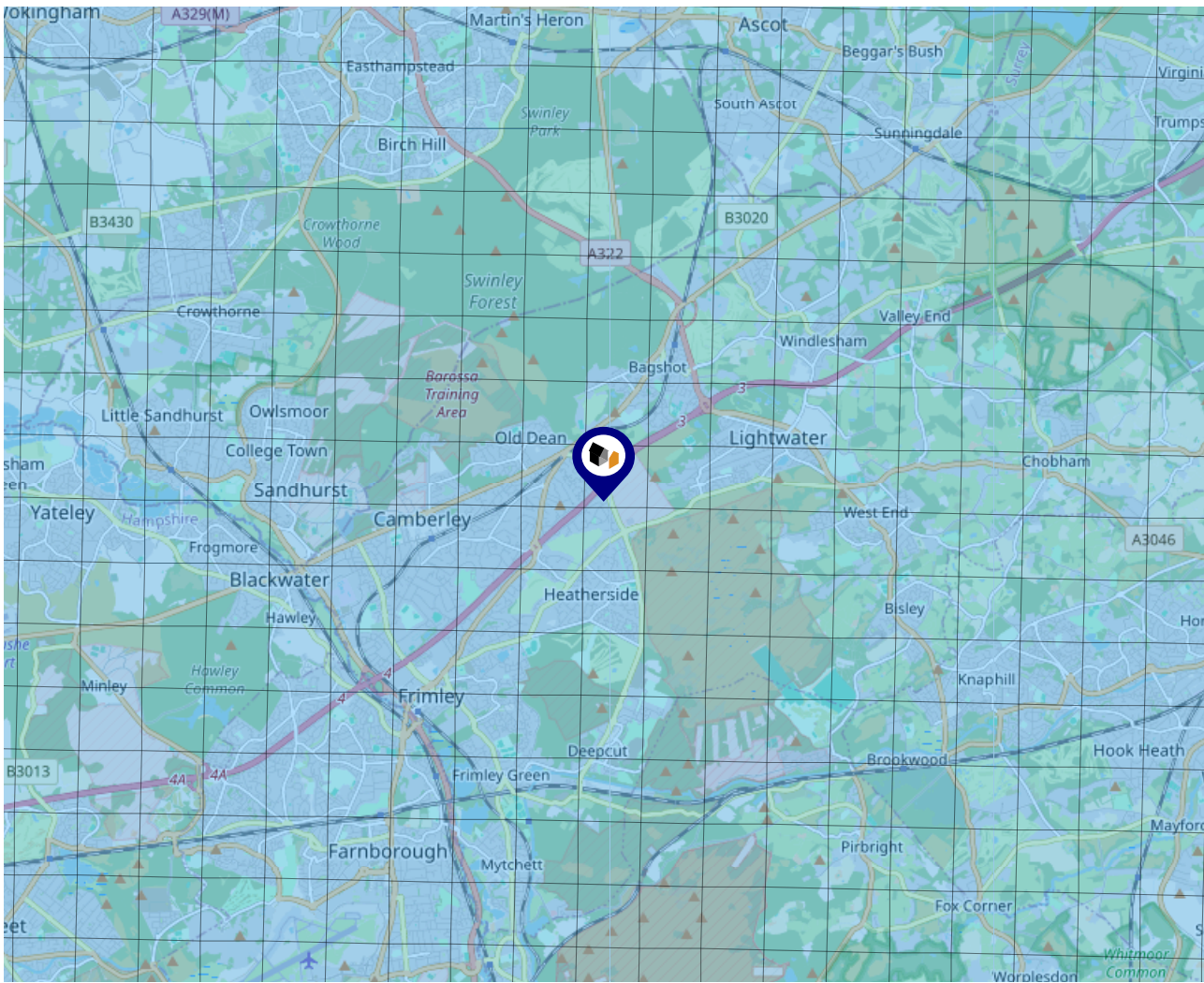
Power Pylons



Communication Masts

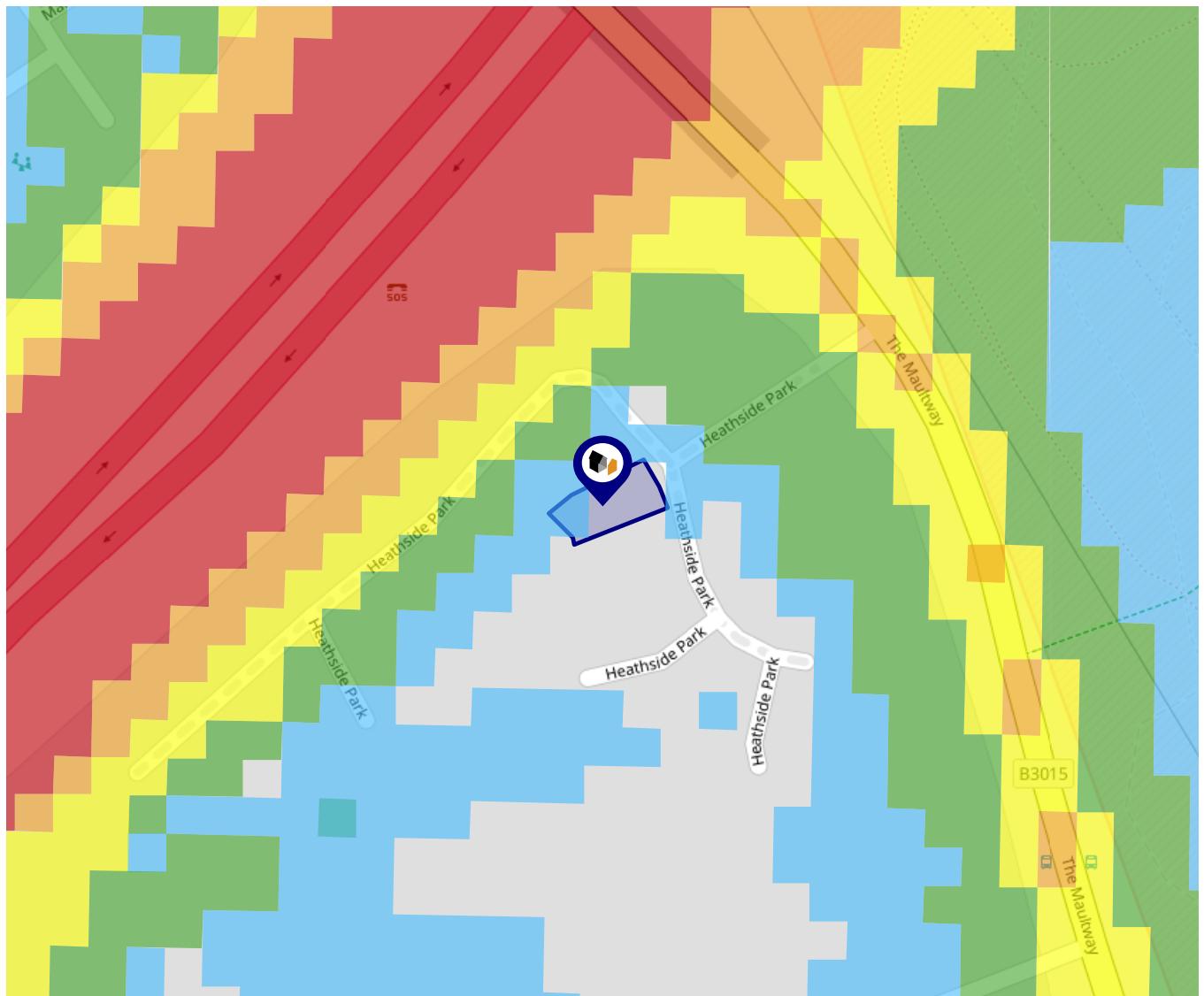
What is Radon?

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

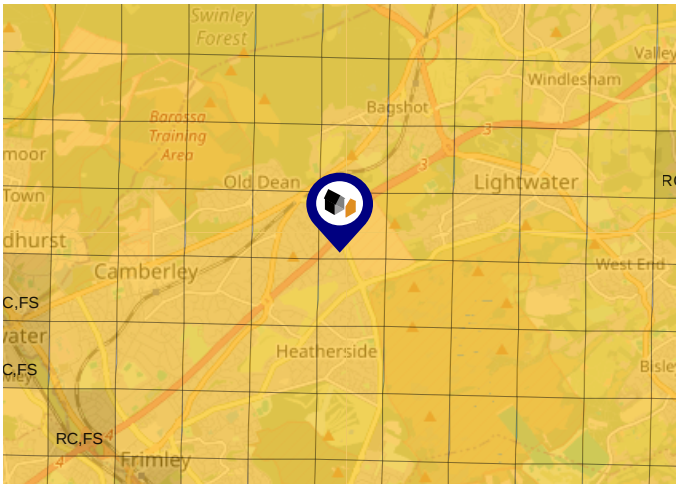


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

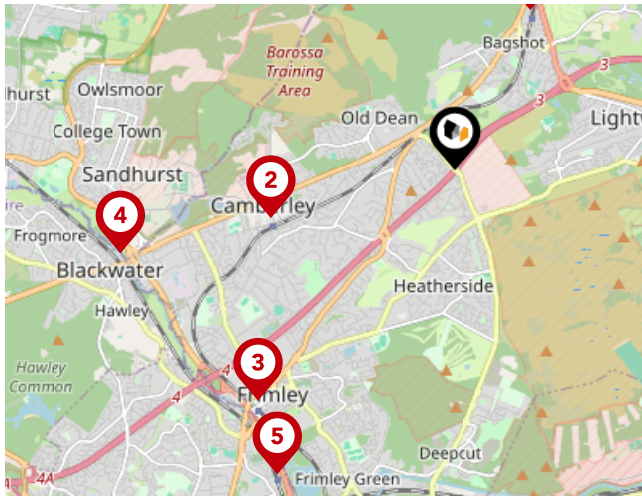


Primary Classifications (Most Common Clay Types)

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

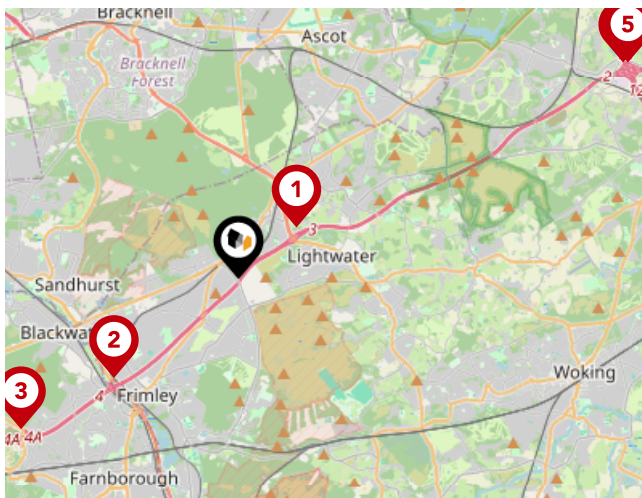
Area

Transport (National)



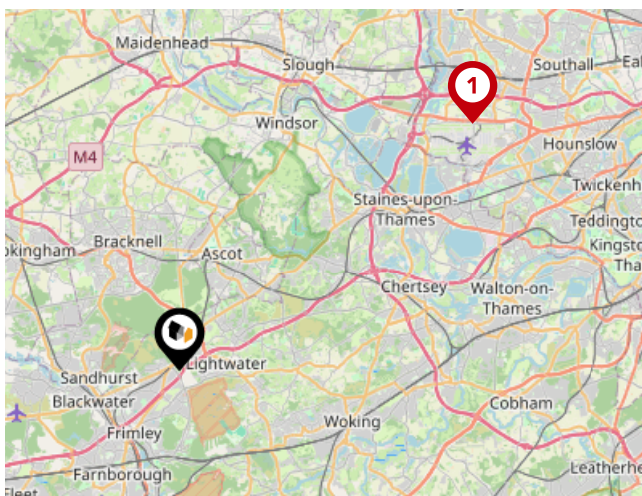
National Rail Stations

Pin	Name	Distance
1	Bagshot Rail Station	1.64 miles
2	Camberley Rail Station	1.76 miles
3	Frimley Rail Station	2.8 miles
4	Blackwater Rail Station	3.19 miles
5	Farnborough North Rail Station	3.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	1.43 miles
2	M3 J4	2.95 miles
3	M3 J4A	4.89 miles
4	M3 J2	8.14 miles
5	M25 J12	8.25 miles

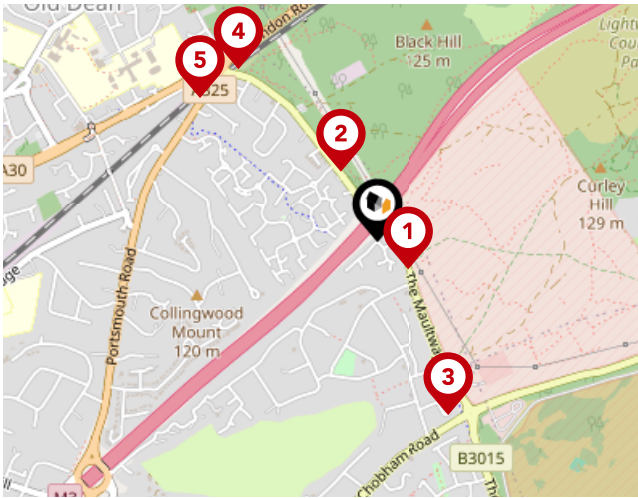


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	14.16 miles

Area

Transport (Local)



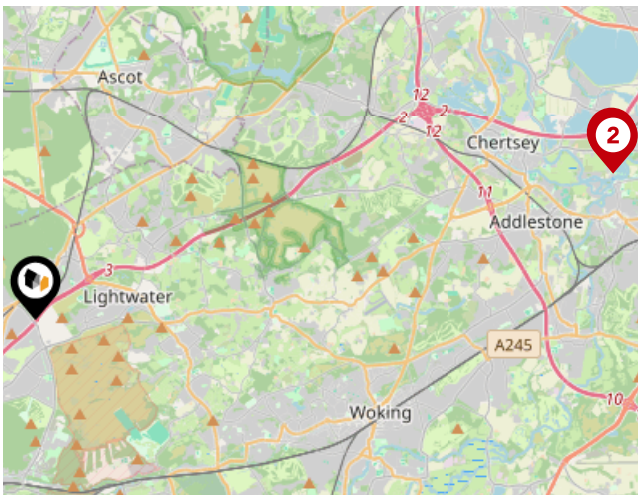
Bus Stops/Stations

Pin	Name	Distance
1	Copped Hall Drive	0.09 miles
2	Sovereign Drive	0.18 miles
3	Green Hill Road	0.43 miles
4	Maultway Crescent	0.51 miles
5	Collingwood Grange Close	0.53 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	12.75 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.03 miles
2	Weybridge Ferry Landing	11.04 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!!!



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/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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Avocado Property

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