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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th October 2026



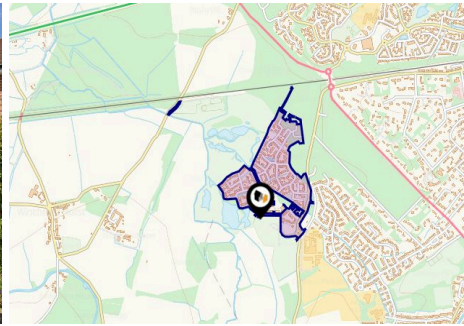
25, EMERALD AVENUE, FLEET, GU51 5DG

Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	775 ft ² / 72 m ²
Plot Area:	22.89 acres
Council Tax :	Band D
Annual Estimate:	£2,400
Title Number:	HP6715
UPRN:	10093262733
Restrictive Covenants:	No

Last Sold Date:	01/04/2021
Last Sold Price:	£389,950
Last Sold £/ft ² :	£503
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	75	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



25, Emerald Avenue, GU51 5DG

Energy rating

B

Valid until 09.08.2030

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

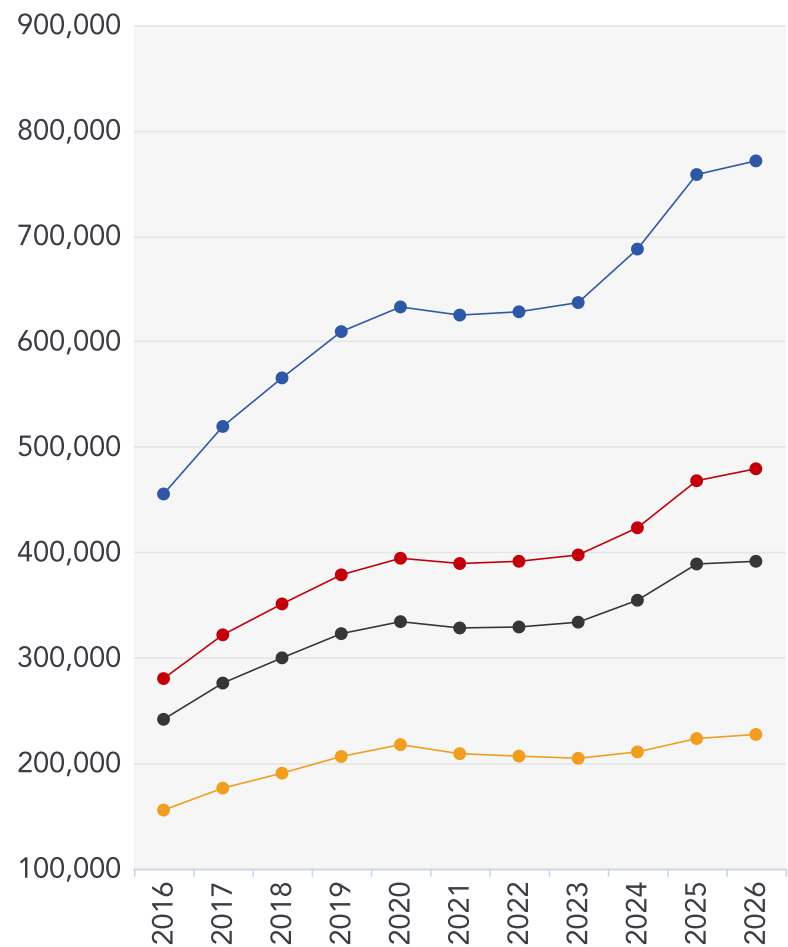
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	72 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU51



Detached

+69.38%

Semi-Detached

+70.98%

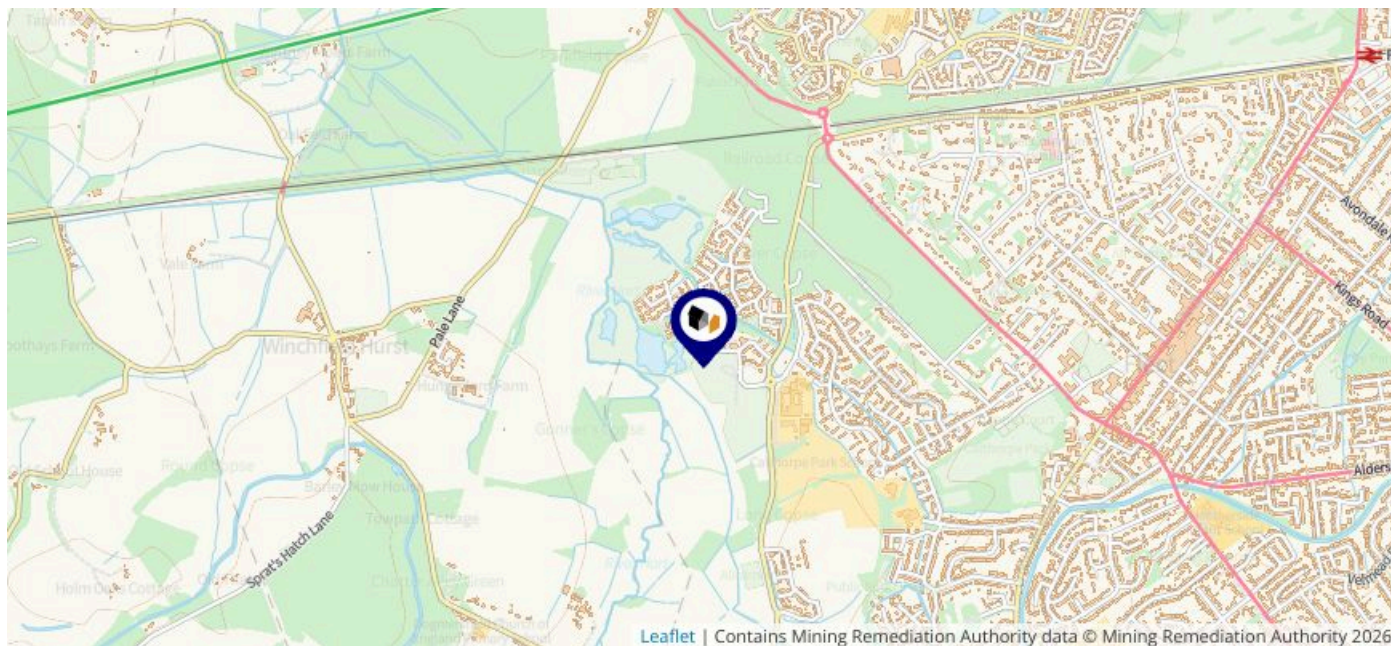
Terraced

+62.02%

Flat

+46.1%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

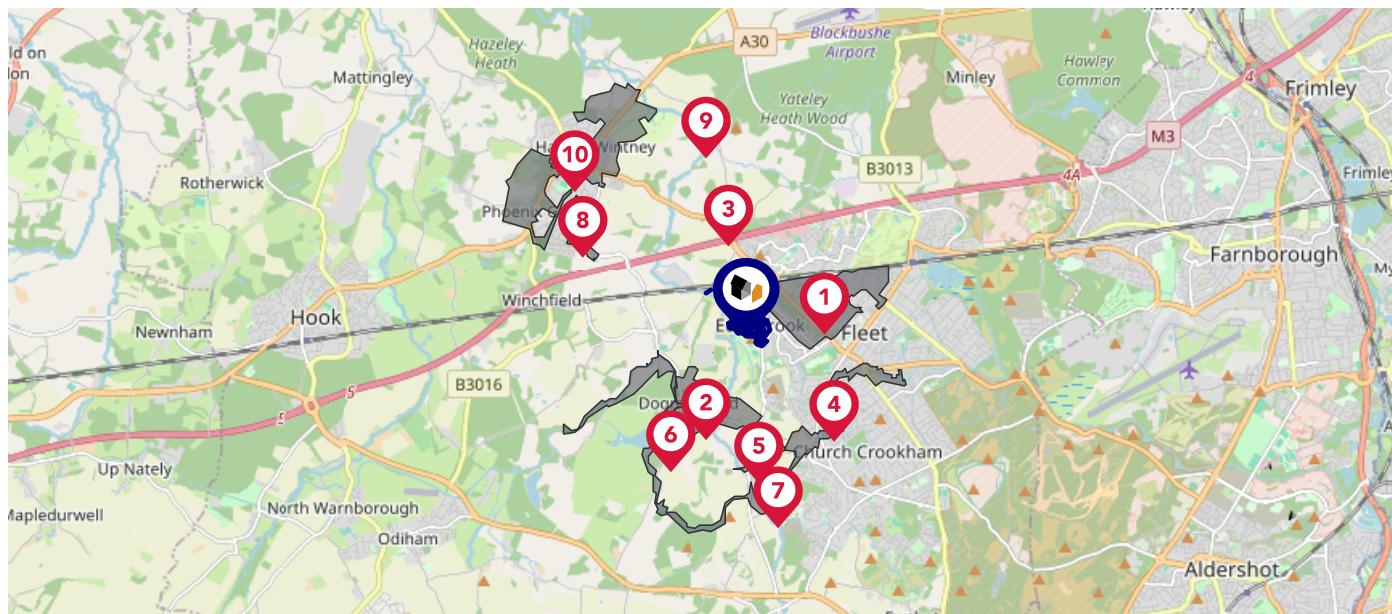
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

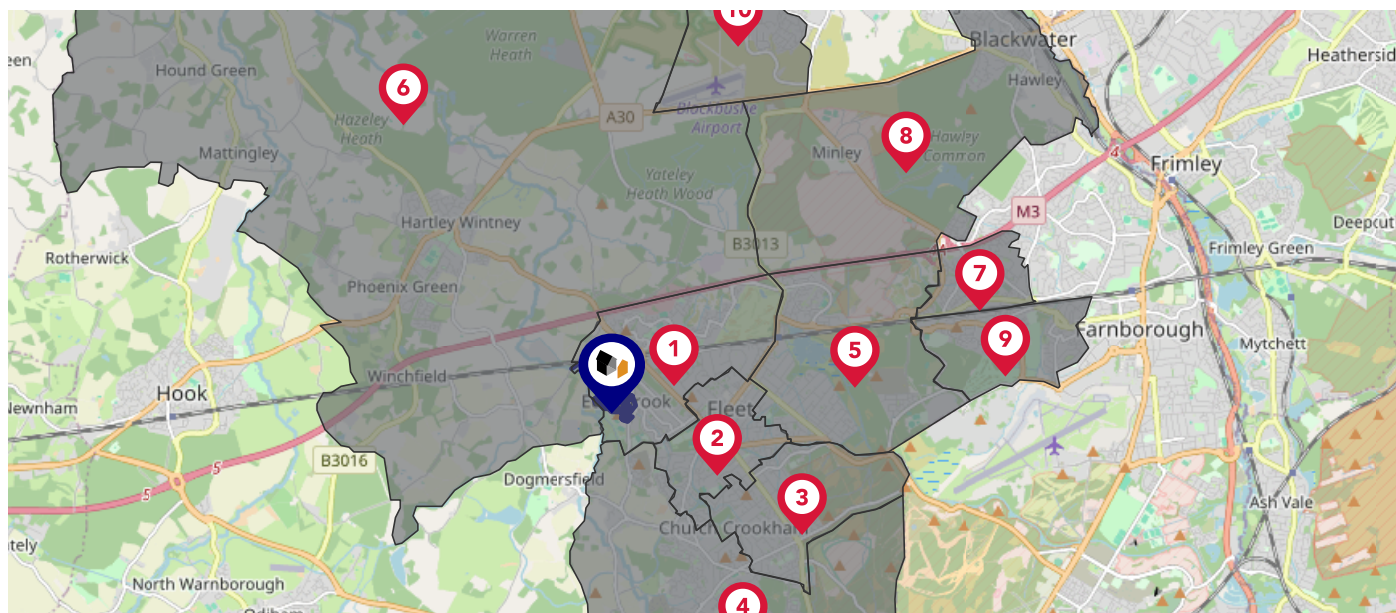
- 1 North Fleet
- 2 Dogmersfield
- 3 Elvetham
- 4 Basingstoke Canal4
- 5 Crookham Village
- 6 Basingstoke Canal3
- 7 Basingstoke Canal CA
- 8 Hartley Wintney, Church House
- 9 Elvetham Farm
- 10 Hartley Wintney

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



Fleet West Ward



Fleet Central Ward



Crookham East Ward



Crookham West and Ewshot Ward



Fleet East Ward



Hartley Wintney Ward



St. John's Ward



Blackwater and Hawley Ward



Cove and Southwood Ward

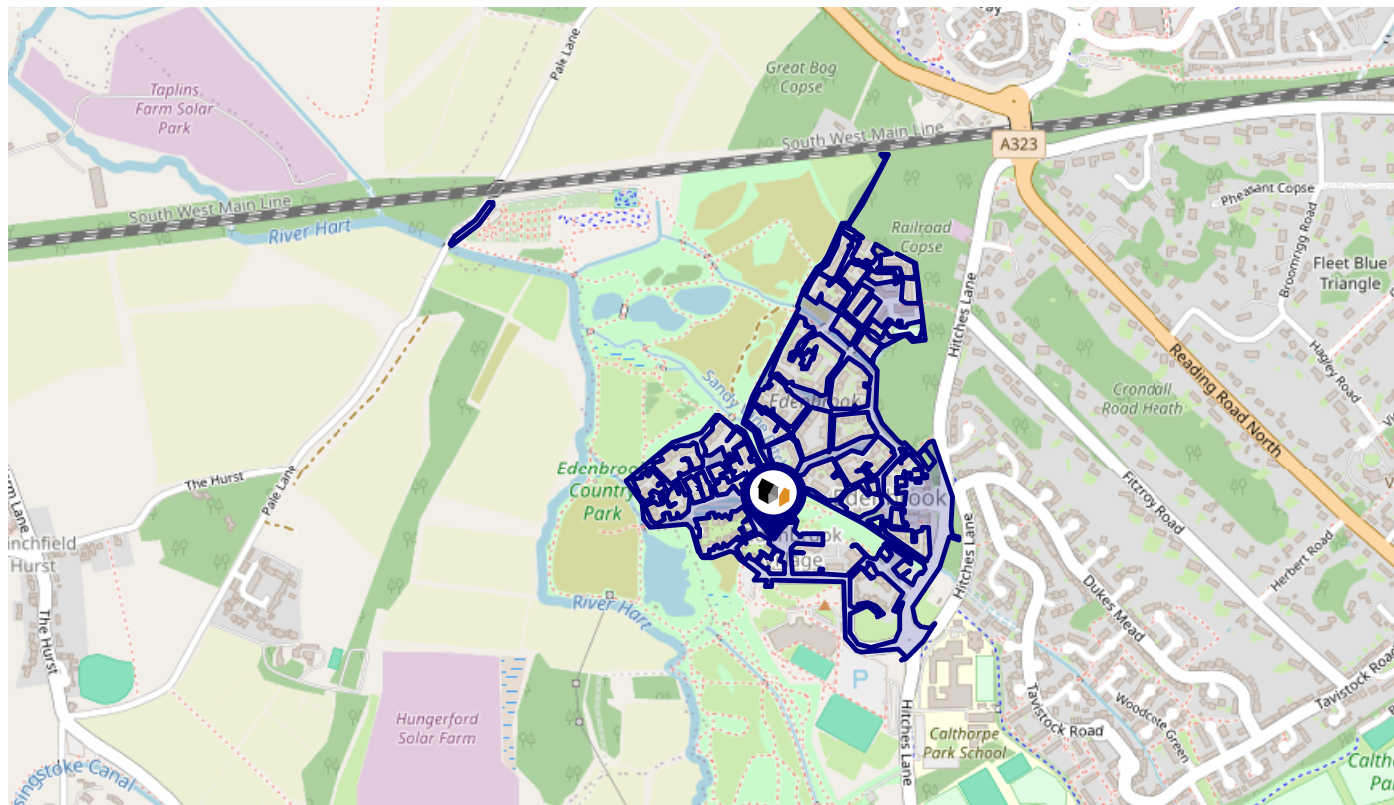


Yateley West Ward

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.

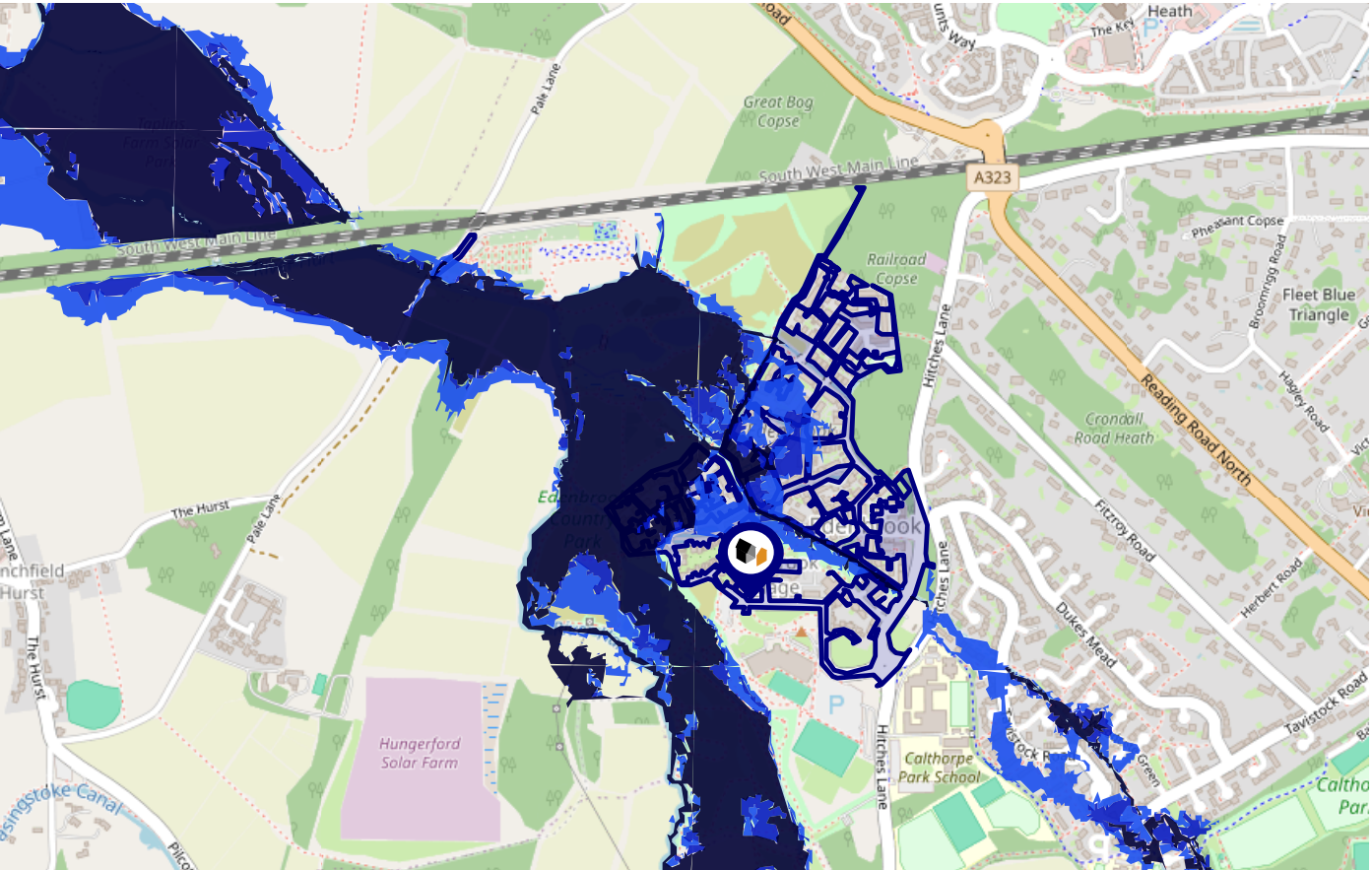
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

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.

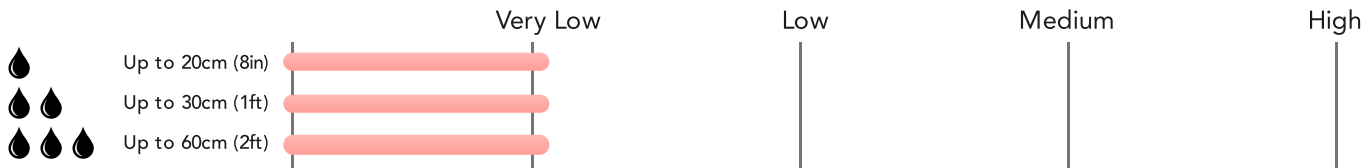


Risk Rating: Very low

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.

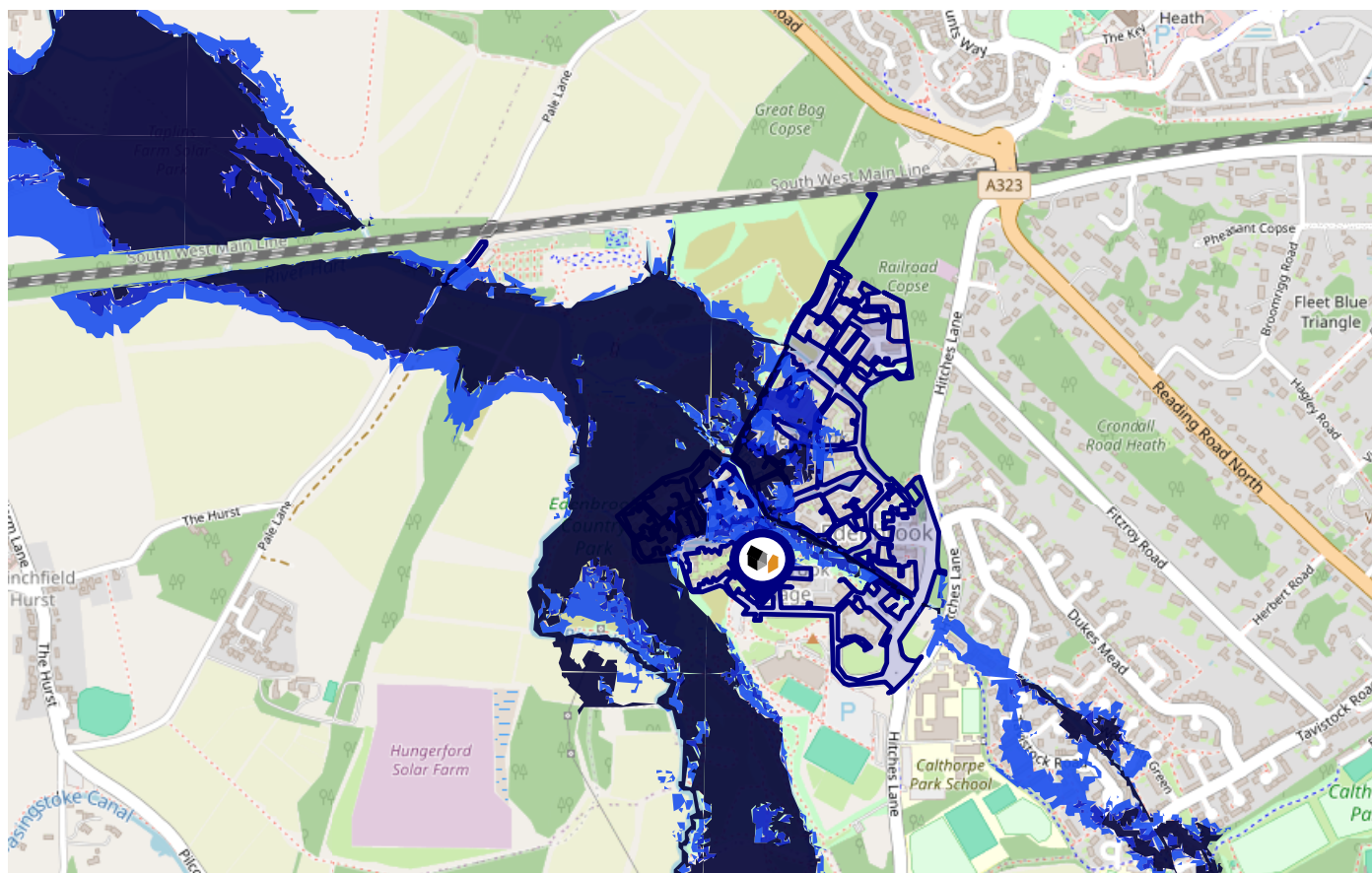
Chance of flooding to the following depths at this property:



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.

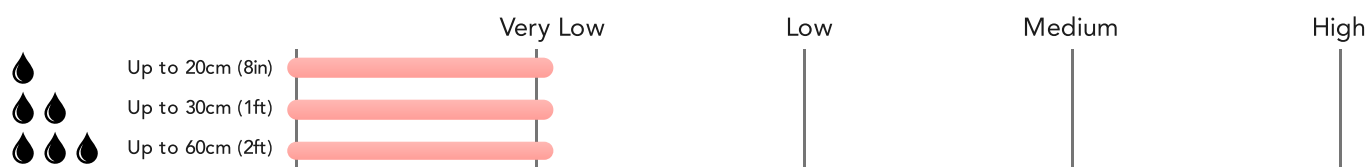


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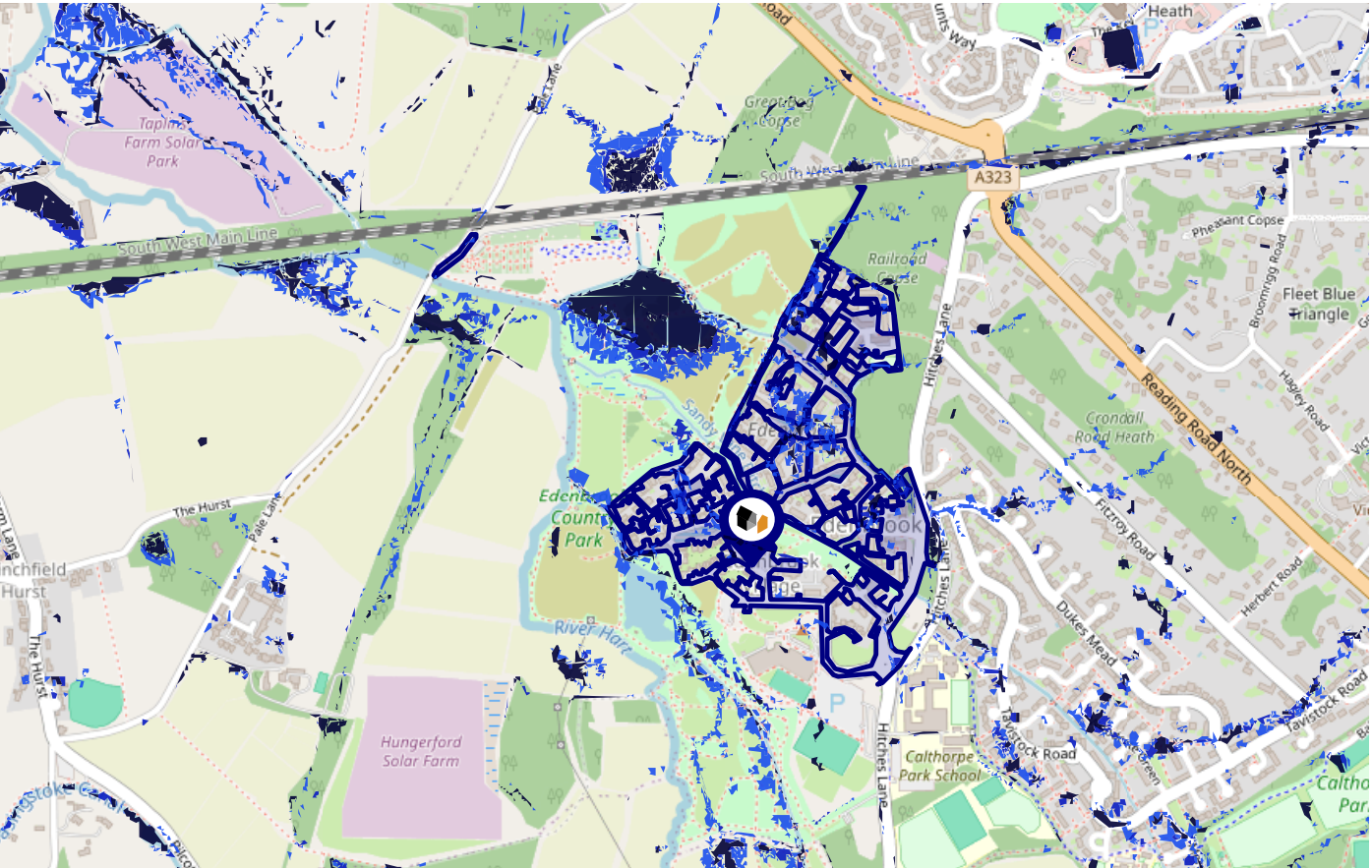
Chance of flooding to the following depths at this property:



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.

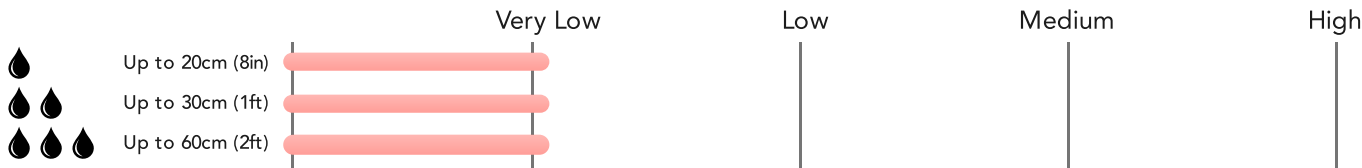


Risk Rating: Very low

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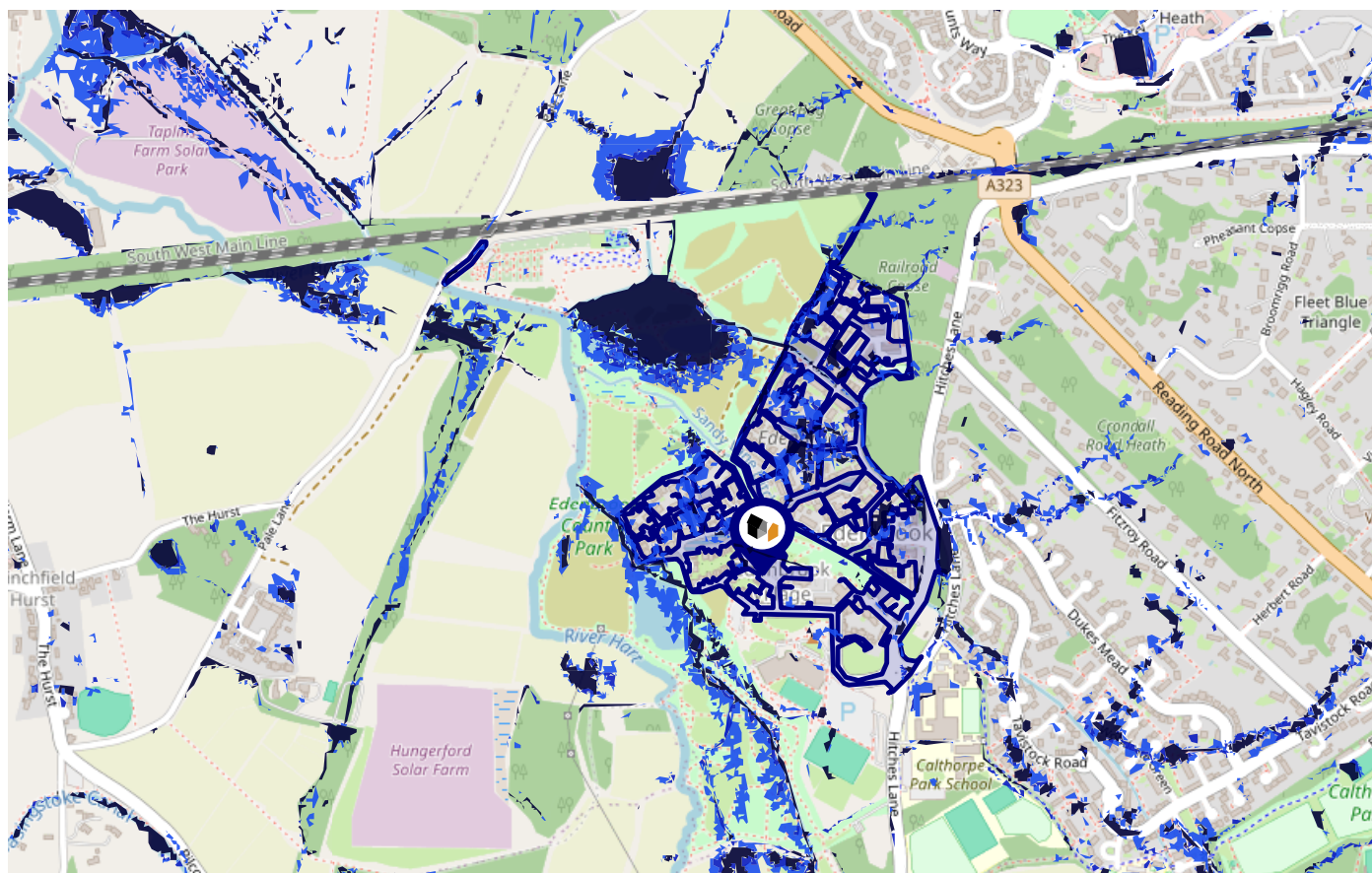
Chance of flooding to the following depths at this property:



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.

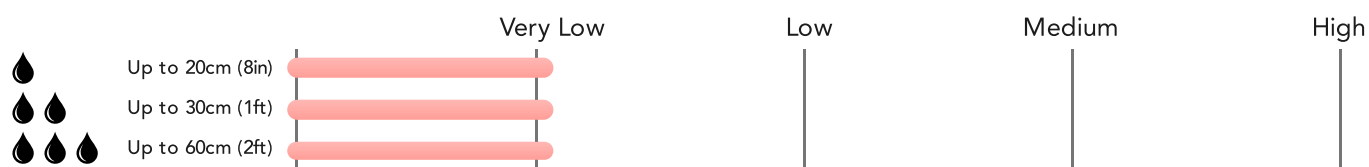


Risk Rating: Very low

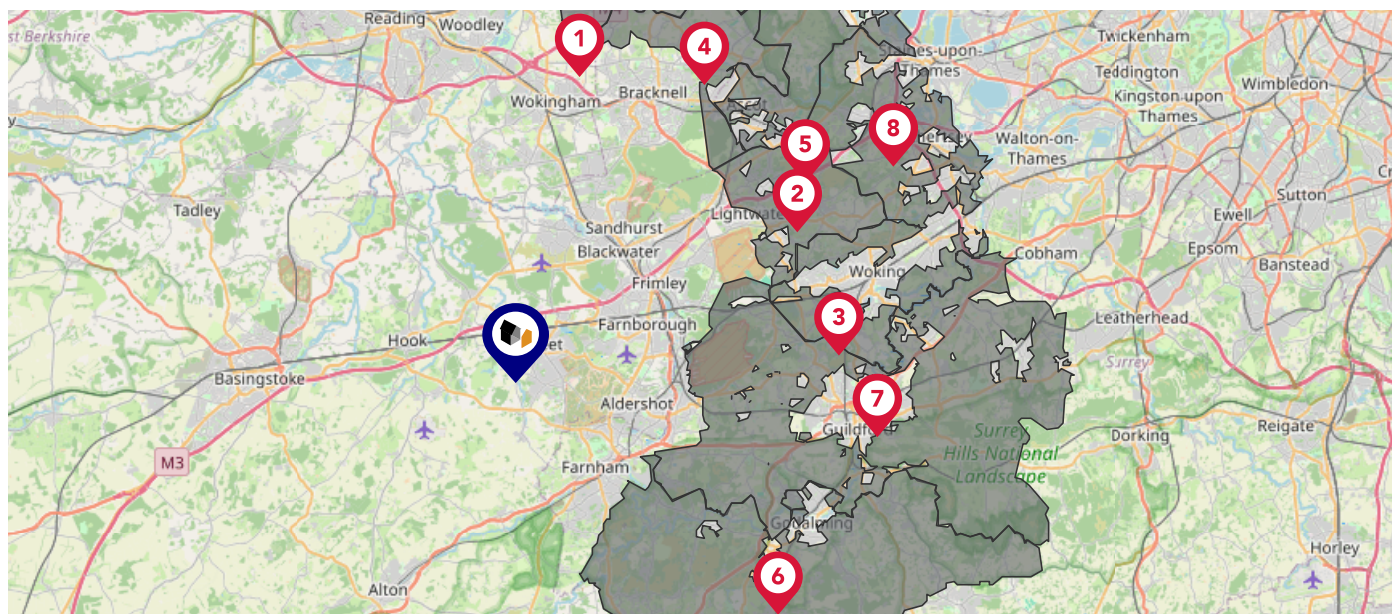
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



London Green Belt - Wokingham



London Green Belt - Surrey Heath



London Green Belt - Woking



London Green Belt - Bracknell Forest



London Green Belt - Windsor and Maidenhead



London Green Belt - Waverley



London Green Belt - Guildford

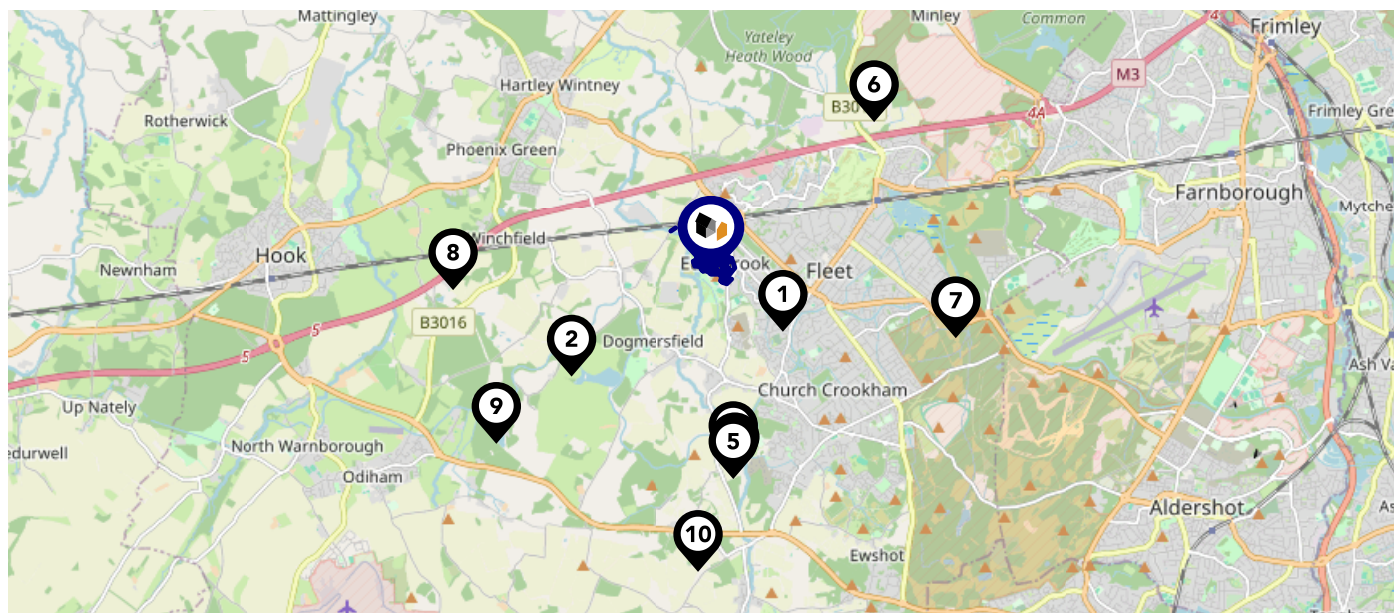


London Green Belt - Runnymede

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

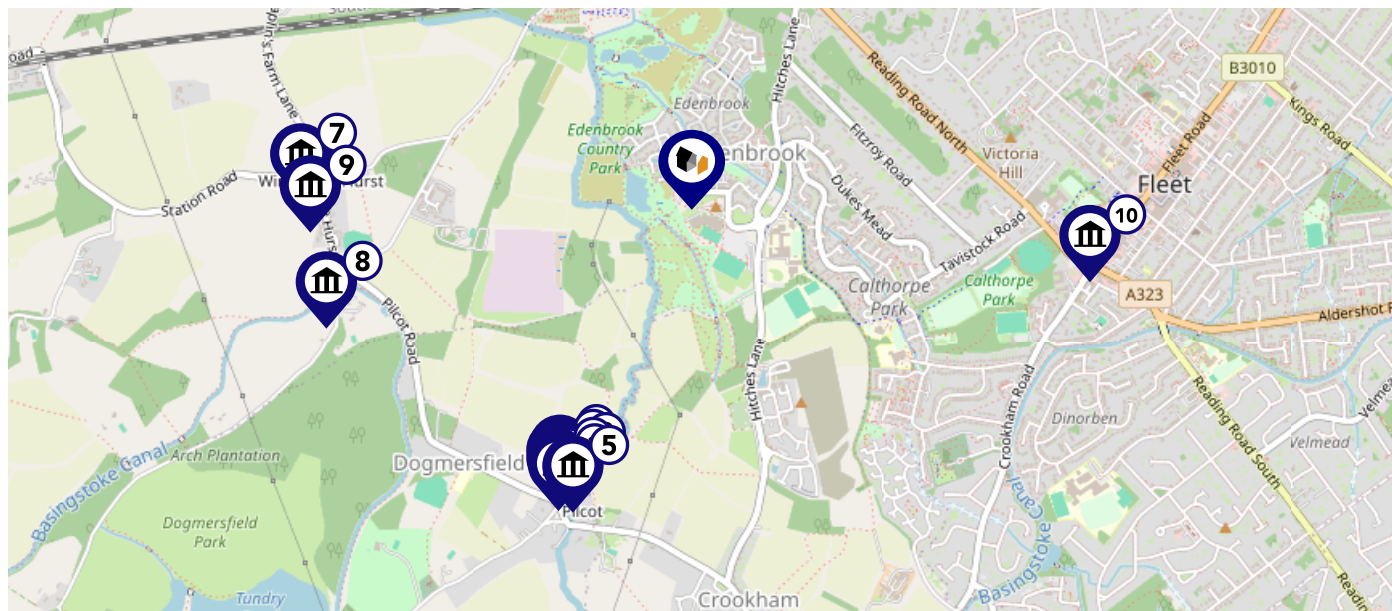
1	Calthorpe Park-Fleet, Hampshire	Historic Landfill	☐
2	Yew Tree Copse-Spratts Hatch Lane, Dogmersfield	Historic Landfill	☐
3	Land At Crookham Deeps-Crookham	Historic Landfill	☐
4	Crookham Deeps North-Crookham, Berkshire	Historic Landfill	☐
5	Land at Watery Lane-Watery Lane, Crookham	Historic Landfill	☐
6	Borrow Pit-Minley Wood	Historic Landfill	☐
7	Alton Road-Fleet, Hampshire	Historic Landfill	☐
8	Beggars Corner Field-Potbridge Farm, Basingstoke, Hampshire	Historic Landfill	☐
9	Land At Dogmersfield Park-Odiham, Hampshire	Historic Landfill	☐
10	Bowling Alley-Crondell, Near Fleet, Hampshire	Historic Landfill	☐

Maps

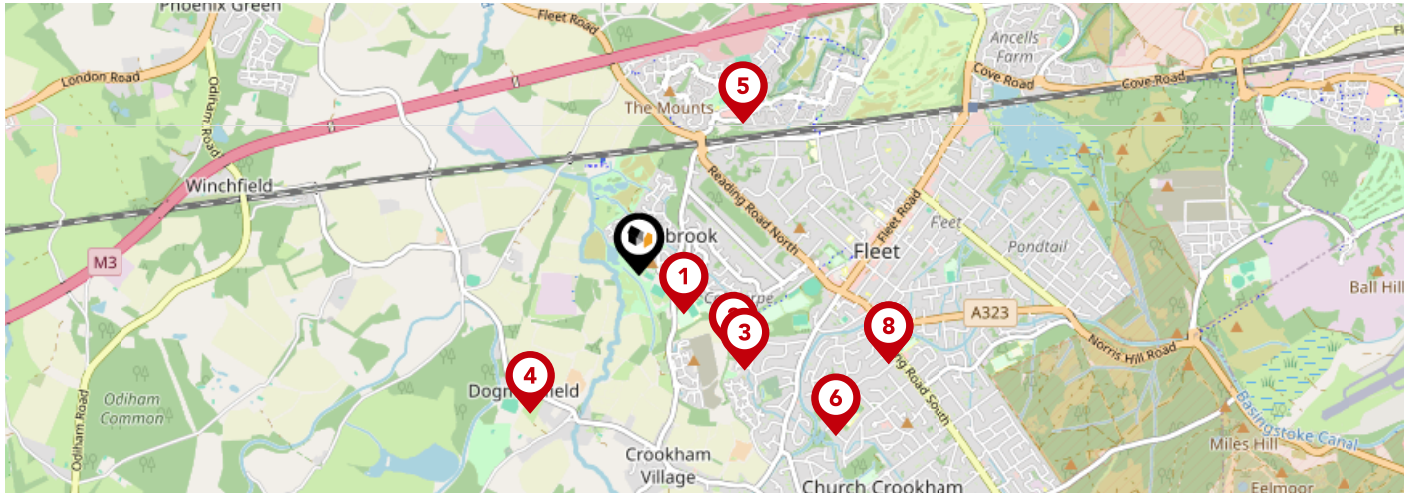
Listed Buildings



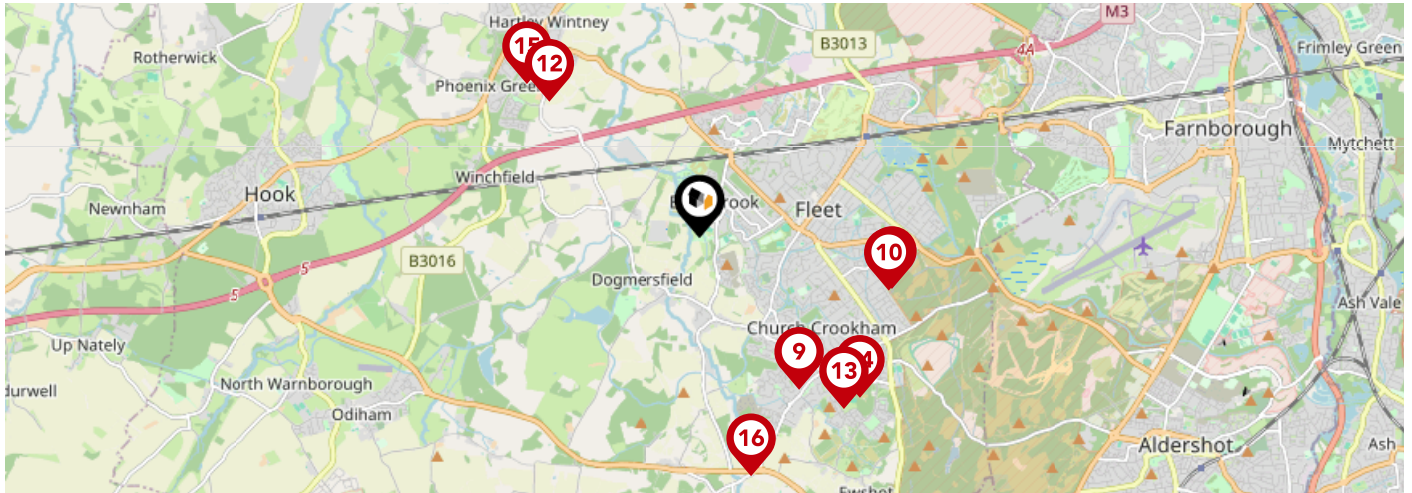
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1092361 - Pilcot Farmhouse	Grade II	0.7 miles
	1339814 - Barn At Pilcot Farm To North Of Farmhouse	Grade II	0.7 miles
	1092362 - Barn At Pilcot Farm To North East Of Farmhouse	Grade II	0.7 miles
	1253610 - Cartshed At Pilcot Farm To North Of Farmhouse	Grade II	0.7 miles
	1092363 - Cartshed At Pilcot Farm To East Of Farmhouse	Grade II	0.7 miles
	1253609 - Granary At Pilcot Farm To North West Of Farmhouse	Grade II	0.7 miles
	1272231 - Hurst Farm, Barn	Grade II	0.9 miles
	1244719 - Barley Mow Bridge	Grade II	0.9 miles
	1244745 - Rose Cottage	Grade II	0.9 miles
	1457019 - Fleet War Memorial	Grade II	1.0 miles



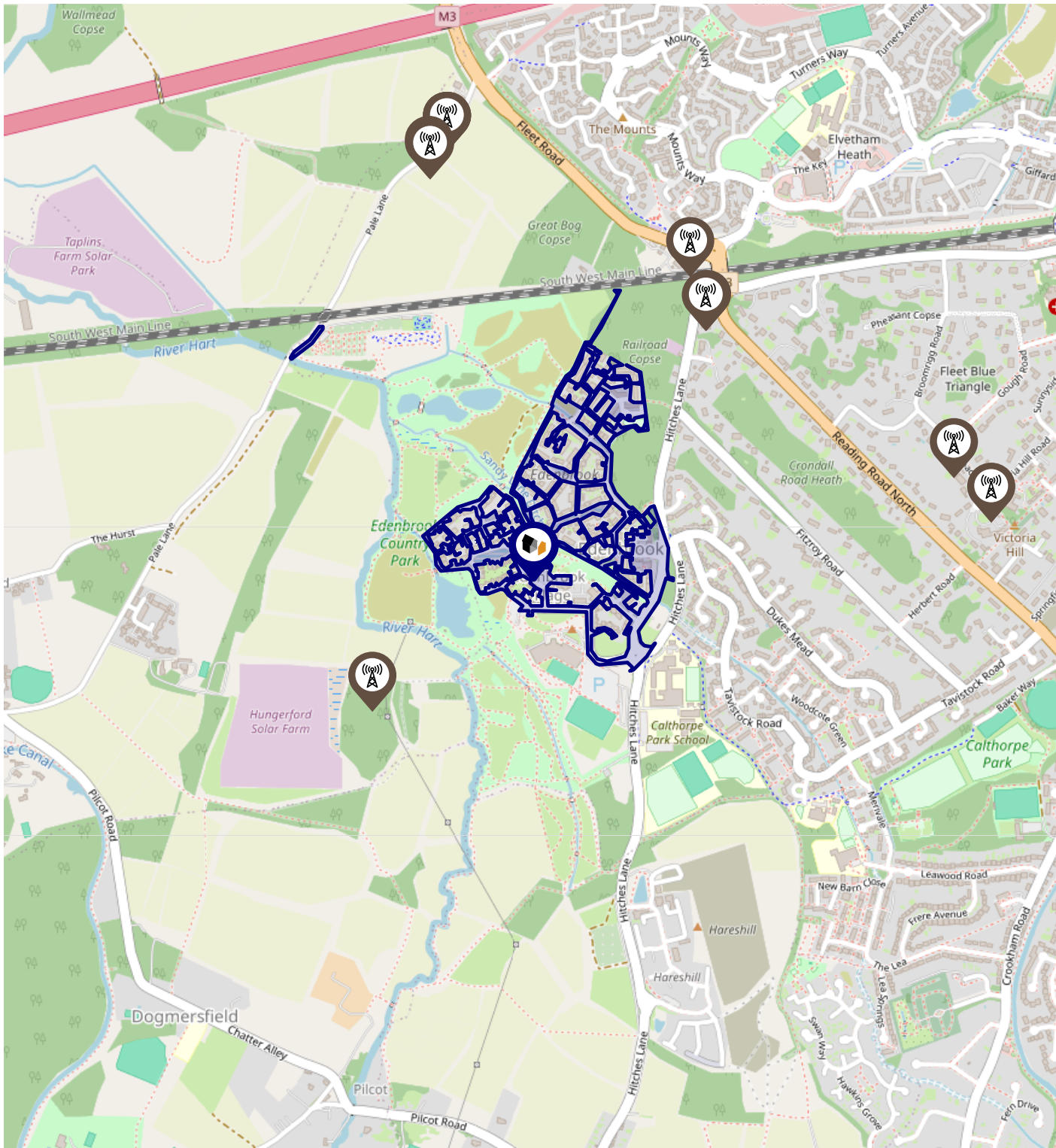
		Nursery	Primary	Secondary	College	Private
1	Calthorpe Park School Ofsted Rating: Good Pupils: 1591 Distance:0.27	☐	☐	☒	☐	☐
2	Tavistock Infant School Ofsted Rating: Good Pupils: 191 Distance:0.57	☐	☒	☐	☐	☐
3	All Saints Church of England Aided Junior School Ofsted Rating: Good Pupils: 536 Distance:0.66	☐	☒	☐	☐	☐
4	Dogmersfield Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:0.81	☐	☒	☐	☐	☐
5	Elvetham Heath Primary School Ofsted Rating: Outstanding Pupils: 650 Distance:0.86	☐	☒	☐	☐	☐
6	Court Moor School Ofsted Rating: Good Pupils: 1140 Distance:1.18	☐	☐	☒	☐	☐
7	Heatherside Junior School Ofsted Rating: Outstanding Pupils: 378 Distance:1.23	☐	☒	☐	☐	☐
8	Heatherside Infant School Ofsted Rating: Outstanding Pupils: 261 Distance:1.23	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Crookham Church of England Aided Infant School Ofsted Rating: Good Pupils: 176 Distance:1.68	☐	☒	☐	☐	☐
10	Velmead Junior School Ofsted Rating: Good Pupils: 383 Distance:1.82	☐	☒	☐	☐	☐
11	Fleet Infant School Ofsted Rating: Good Pupils: 260 Distance:1.84	☐	☒	☐	☐	☐
12	Oakwood Infant School Ofsted Rating: Good Pupils: 233 Distance:1.88	☐	☒	☐	☐	☐
13	Tweseldown Infant School Ofsted Rating: Good Pupils: 352 Distance:2.08	☐	☒	☐	☐	☐
14	Church Crookham Junior School Ofsted Rating: Good Pupils: 571 Distance:2.1	☐	☒	☐	☐	☐
15	Greenfields Junior School Ofsted Rating: Good Pupils: 297 Distance:2.15	☐	☒	☐	☐	☐
16	St Nicholas' School Ofsted Rating: Not Rated Pupils: 302 Distance:2.27	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

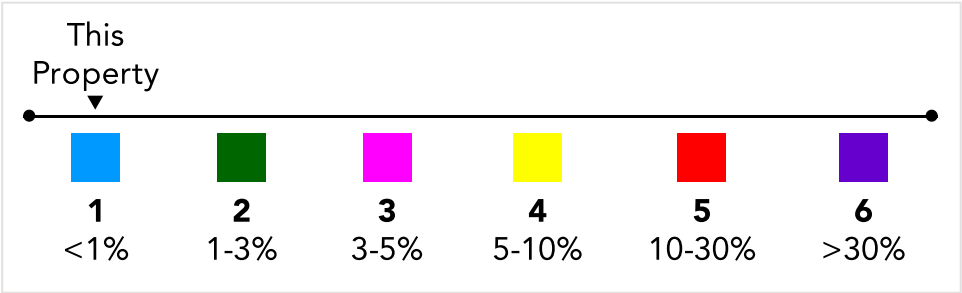
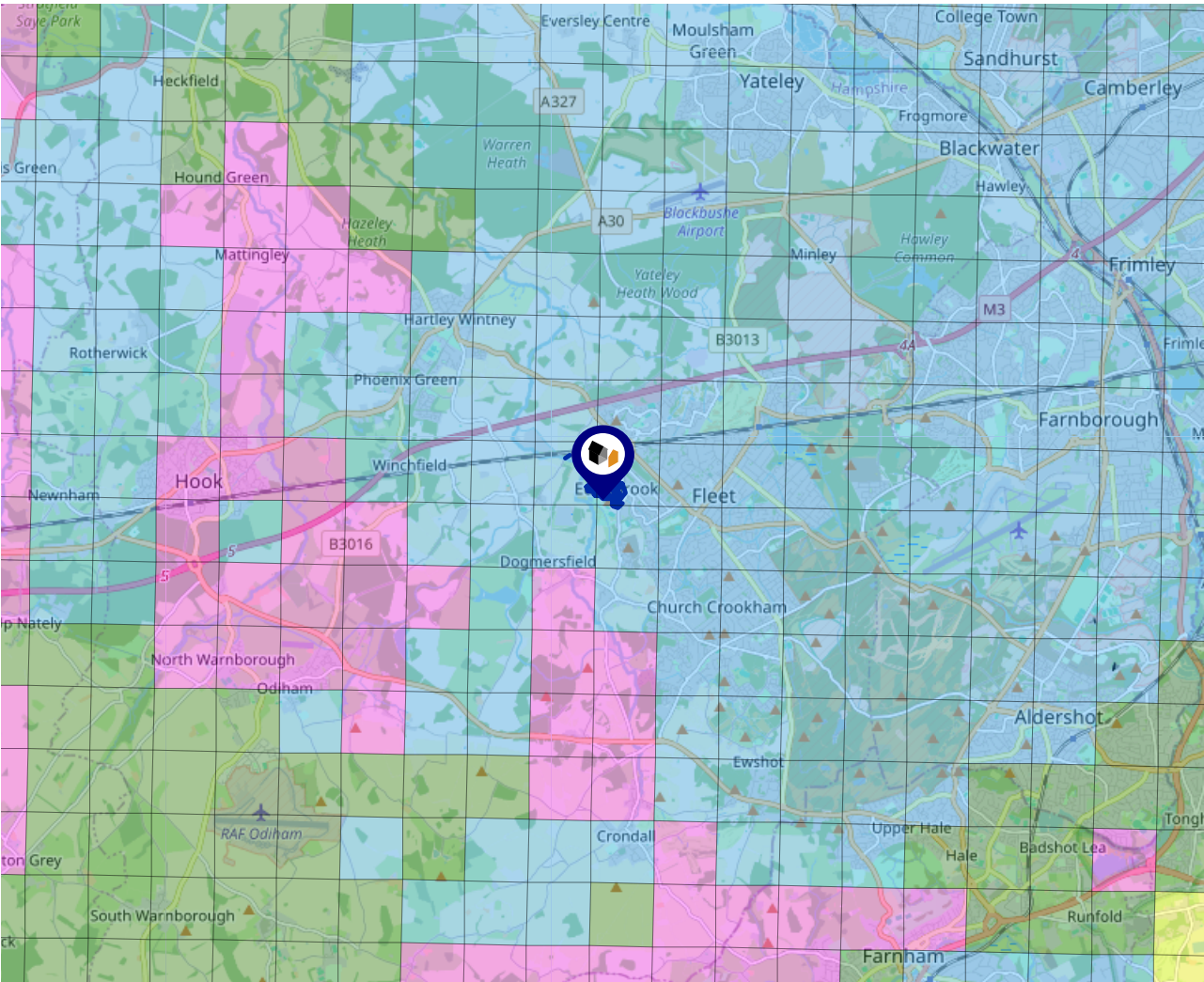


Key:

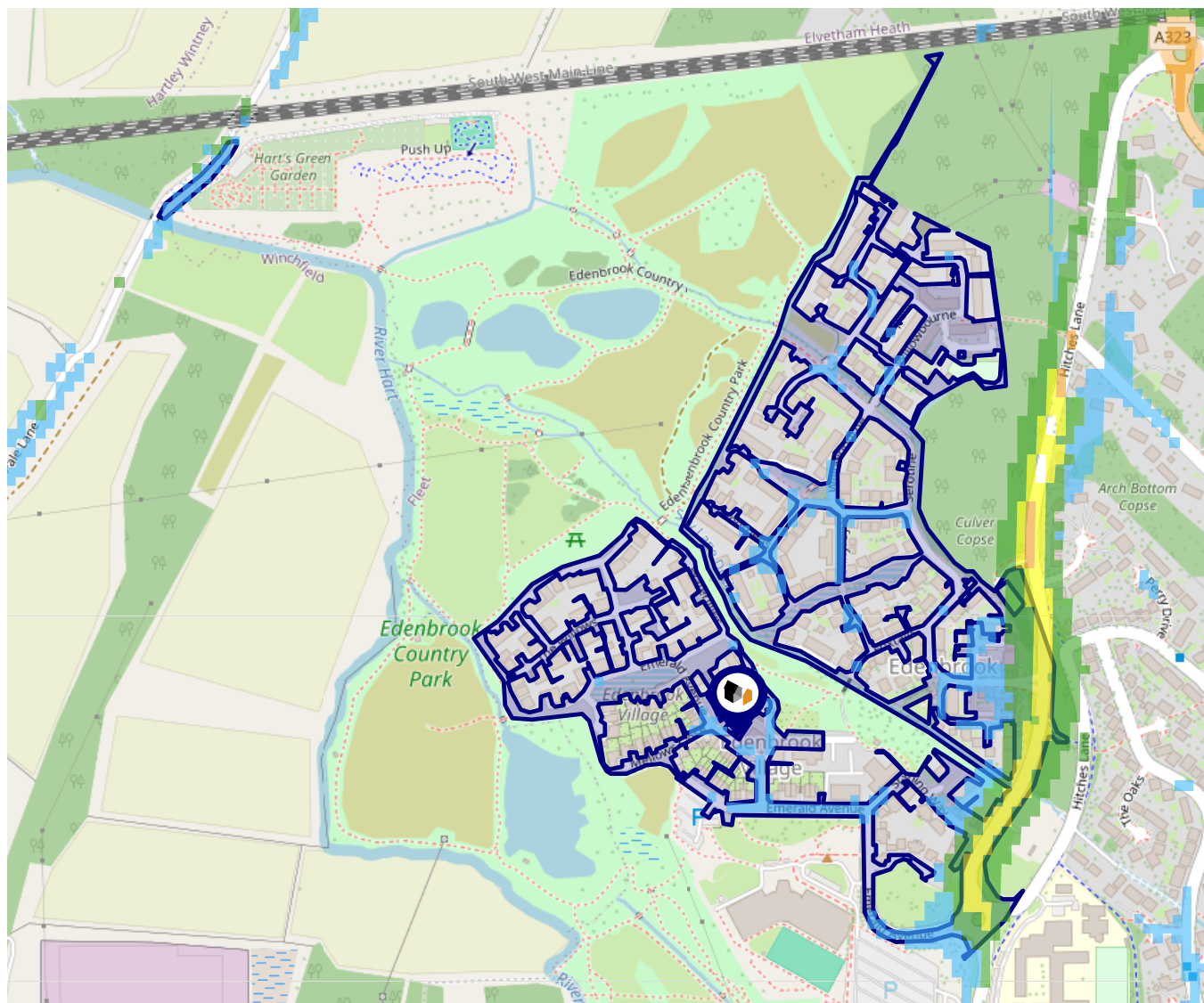
-  Power Pylons
-  Communication Masts

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

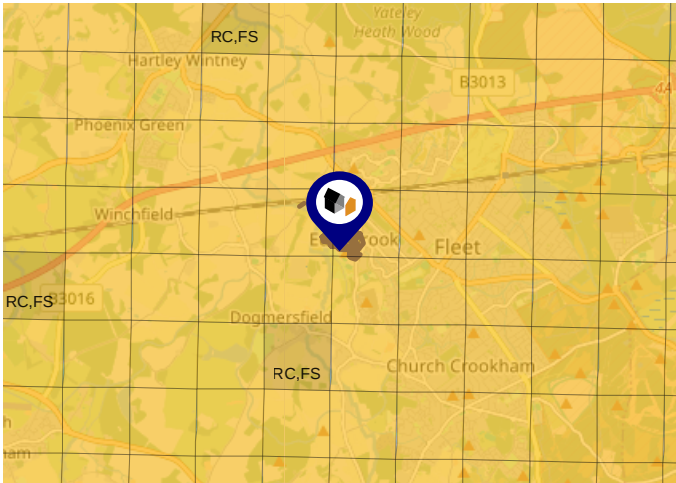


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

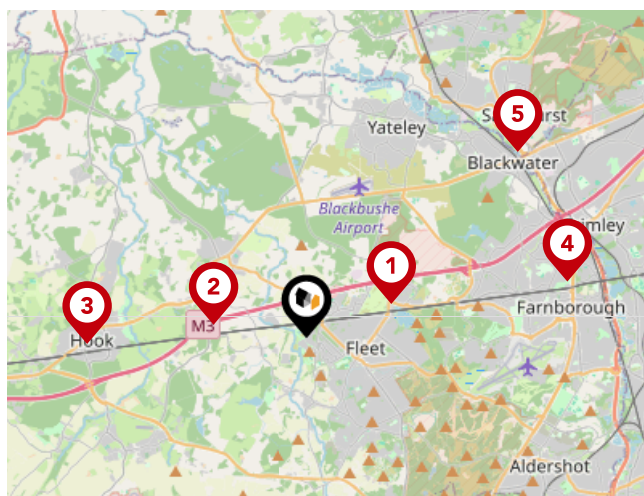


Primary Classifications (Most Common Clay Types)

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

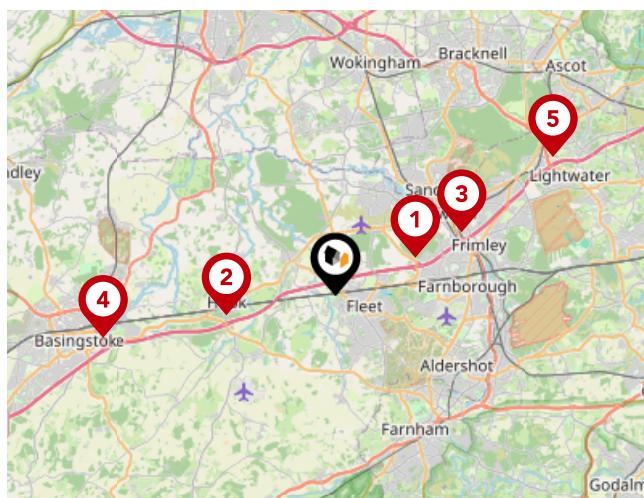
Area

Transport (National)



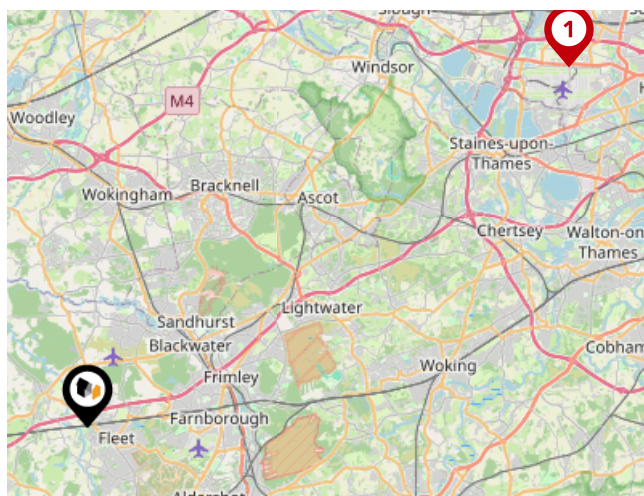
National Rail Stations

Pin	Name	Distance
1	Fleet Rail Station	1.69 miles
2	Winchfield Rail Station	1.73 miles
3	Hook Rail Station	4.08 miles
4	Farnborough (Main) Rail Station	4.94 miles
5	Blackwater Rail Station	5.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	3.32 miles
2	M3 J5	4.09 miles
3	M3 J4	5.27 miles
4	M3 J6	8.72 miles
5	M3 J3	9.6 miles

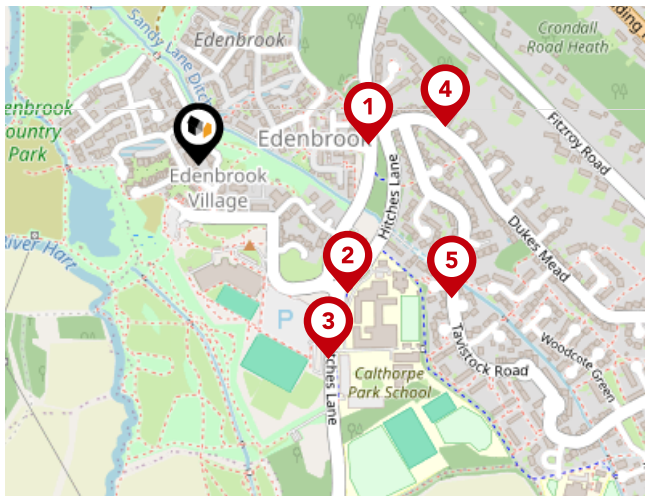


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	22.29 miles

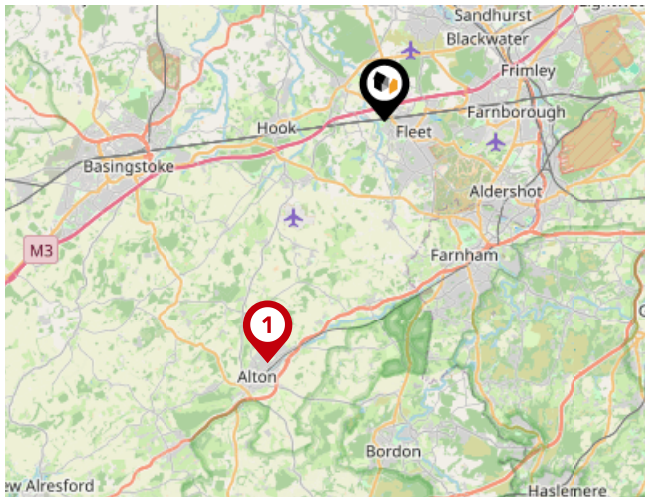
Area

Transport (Local)



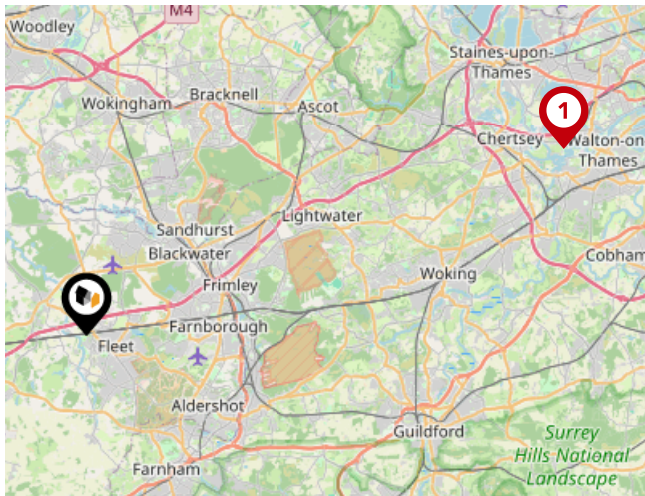
Bus Stops/Stations

Pin	Name	Distance
1	Edenbrook	0.19 miles
2	Calthorpe Park School	0.22 miles
3	Hart Leisure Centre	0.27 miles
4	Perry Drive	0.28 miles
5	Tavistock Road	0.33 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	9.93 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	19.02 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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