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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Sunday 17th May 2026**



**41, FAIRWAY HEIGHTS, CAMBERLEY, GU15 1NJ**

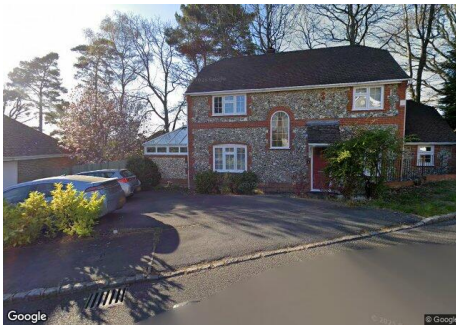
**Avocado Property**

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



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	31/01/2017
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£535,000
<b>Plot Area:</b>	0.1 acres	<b>Last Sold £/ft<sup>2</sup>:</b>	£403
<b>Year Built :</b>	1983-1990	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band F	<b>Latest FENSA Work:</b>	25/06/2007 - 14 windows, 2 doors
<b>Annual Estimate:</b>	£3,734		
<b>Title Number:</b>	SY598527		
<b>UPRN:</b>	100061547619		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

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

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

<b>2</b> mb/s	<b>56</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **41, Fairway Heights, Camberley, GU15 1NJ**

Reference - TP/12/00058	
<b>Decision:</b>	Registered
<b>Date:</b>	21st February 2012
<b>Description:</b>	<p>Proposal: T1 - Sweet Chestnut. Reason: Reduce, reshape and balance crown by a maximum of 10-15%, pruning back to suitable growing points. Remove any dead wood present within canopy. Approved: Y Approved Date: 16/04/2012 Proposal: T2 - Birch Reason: Fell to ground level in a safe and controlled manner. Treat or remove stump to prevent future growth. Replacement planting is a Condition of this consent. Approved: Y Approved Date: 16/04/2012 Proposal: T3 - Sweet Chestnut Reason: Reduce, reshape and balance crown by a maximum of 10-15%, pruning back to suitable growing points. Remove any dead wood present within canopy. Approved: Y Approved Date: 16/04/2012 Proposal: T4 - Birch Reason: Fell to ground level in a safe and controlled manner. Treat or remove stump to prevent future growth. Replacement planting is a Condition of this consent. Approved: Y Approved Date: 16/04/2012 Proposal: T5 - Birch Reason: Fell to ground level in a safe and controlled manner. Treat or remove stump to prevent future growth. Replacement planting is a Condition of this consent. Approved: Y Approved Date: 16/04/2012 Proposal: T6 - Oak Reason: Reduce, reshape and balance to contain by a maximum of 10%. Remove any dead wood. Approved: Y Approved Date: 16/04/2012 Proposal: T6 - Oak Reason: Fell to ground level Approved: N Approved Date: Proposal: T7 - T10 - Birch and Sweet Chestnut. Reason: Fell to ground level. Treat or remove stumps to prevent future growth. Approved: Y Approved Date: 16/04/2012</p>

## 41, FAIRWAY HEIGHTS, CAMBERLEY, GU15 1NJ



GROUND FLOOR  
APPROX. FLOOR  
AREA 813 SQ.FT.  
(75.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 597 SQ.FT.  
(55.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1411 SQ.FT. (131.0 SQ.M.)

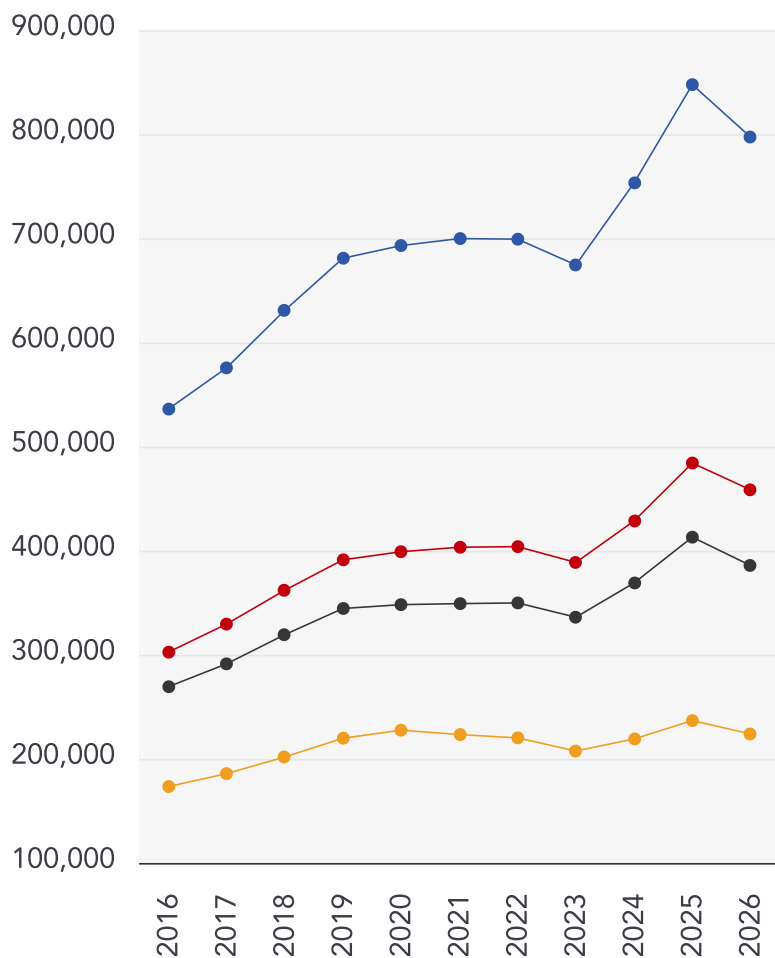
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 62016

# Market

## House Price Statistics



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



Detached

**+48.75%**

Semi-Detached

**+51.56%**

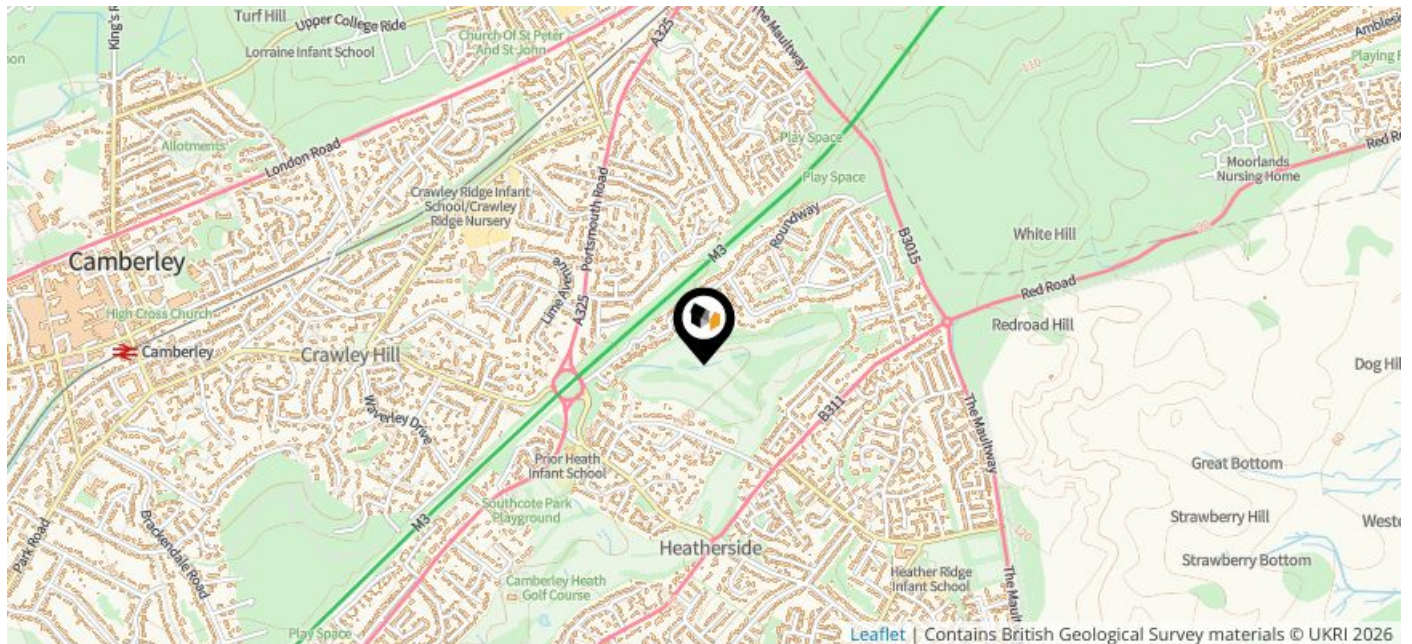
Terraced

**+43.26%**

Flat

**+29.15%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

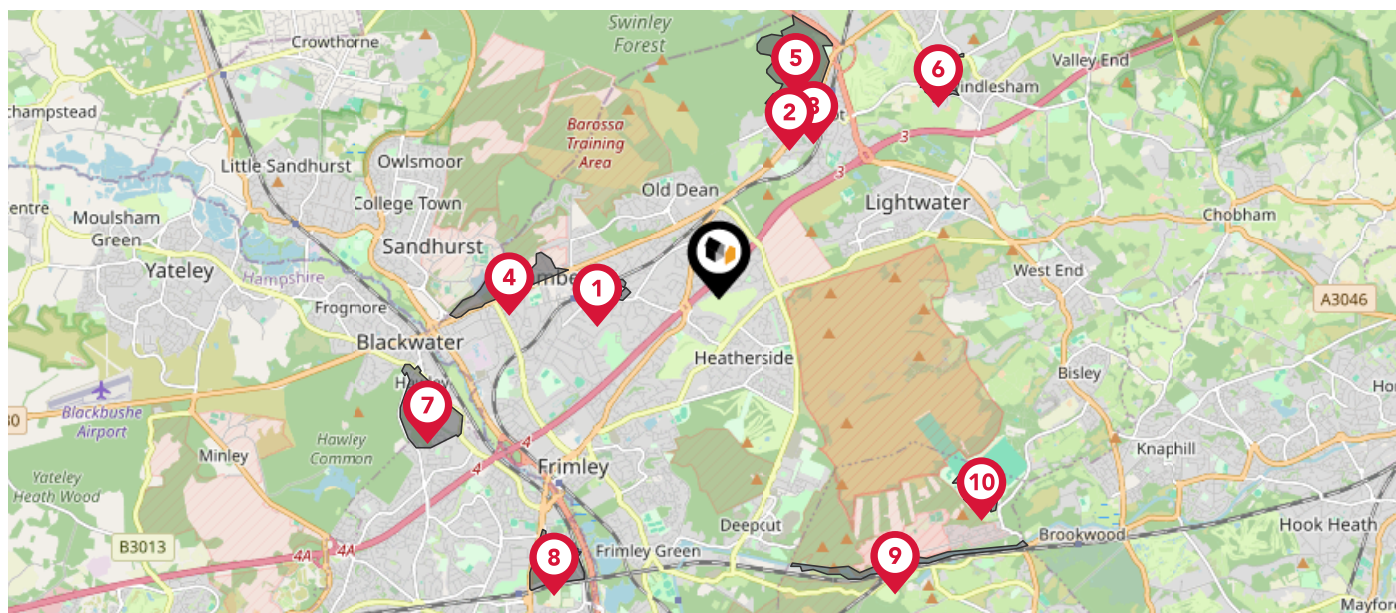
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



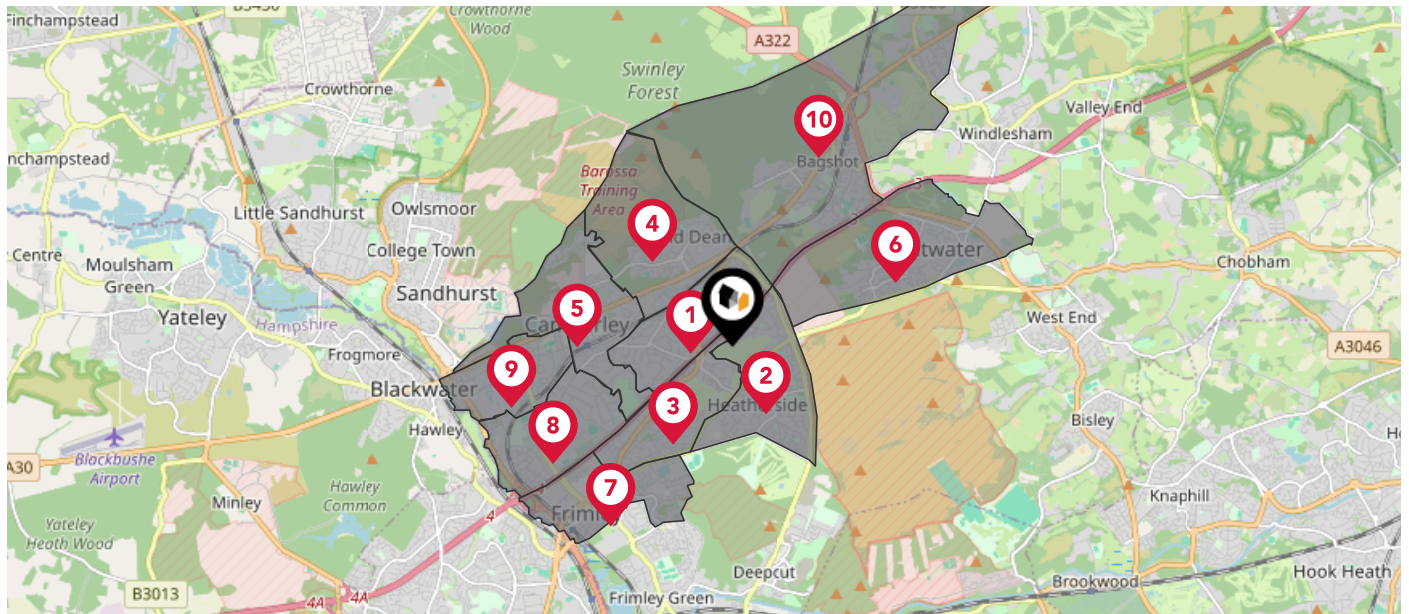
### Nearby Conservation Areas

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











# Maps

## Council Wards

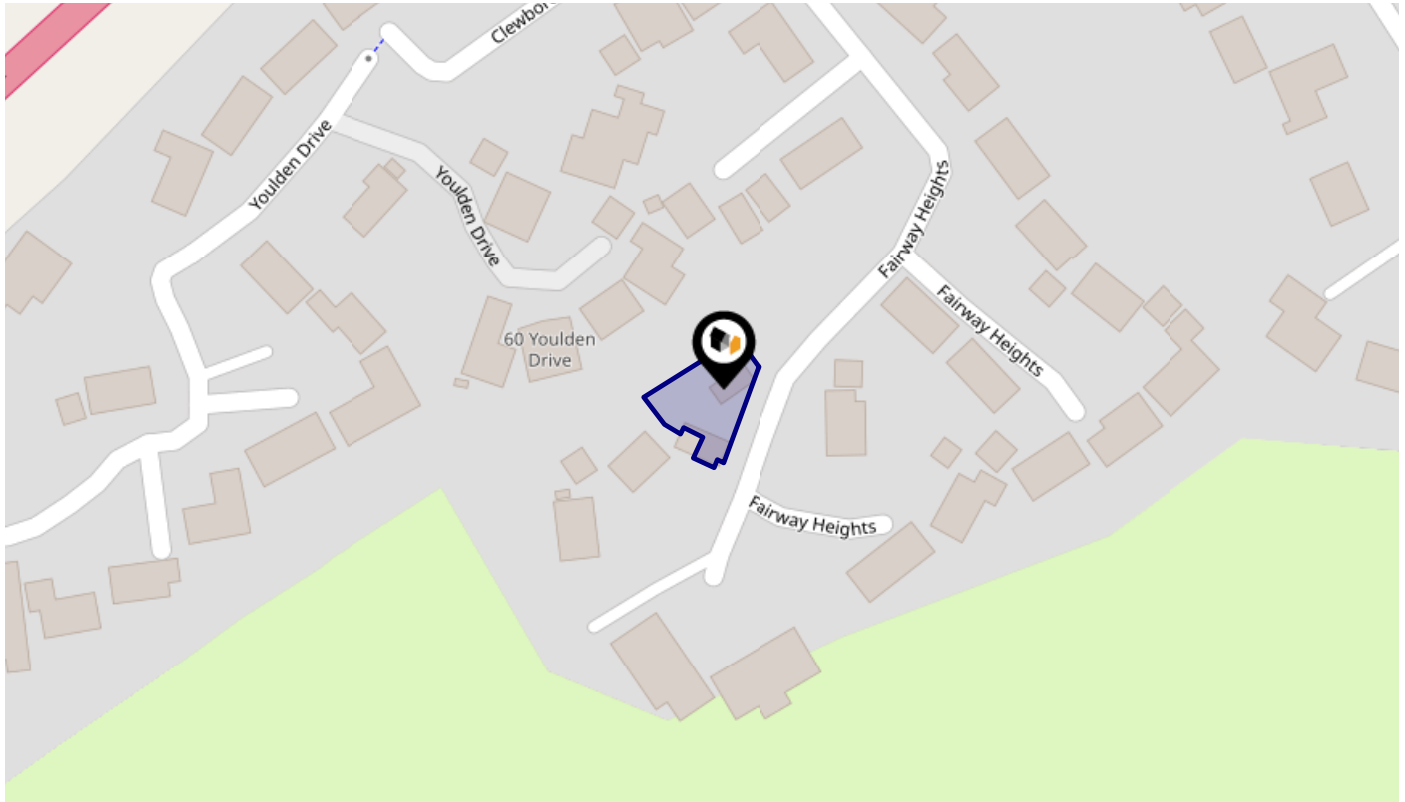
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  St. Pauls Ward
-  Heatherside Ward
-  Parkside Ward
-  Old Dean Ward
-  Town Ward
-  Lightwater Ward
-  Frimley Ward
-  Watchetts Ward
-  St. Michaels Ward
-  Bagshot 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:

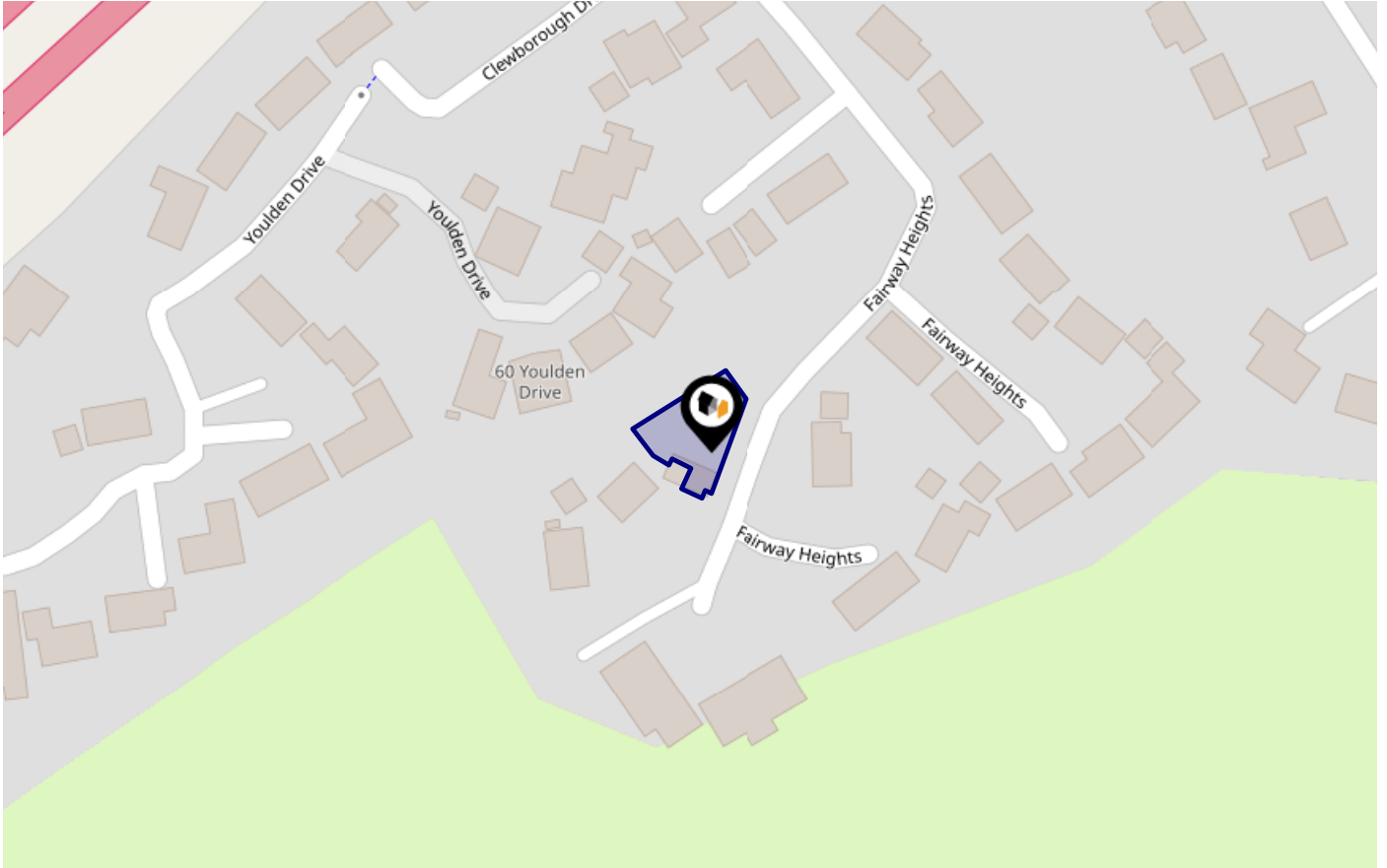
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

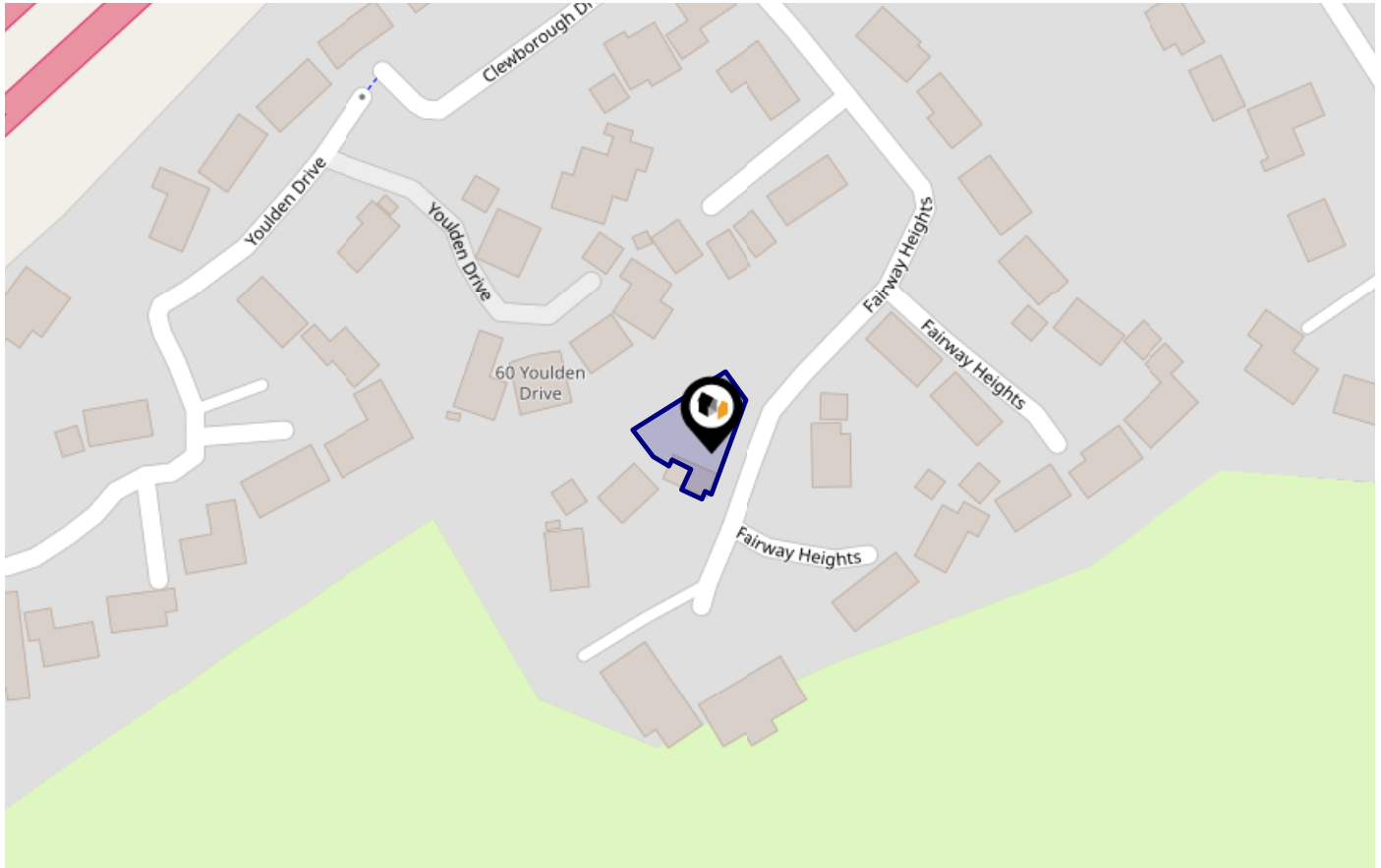
Chance of flooding to the following depths at this property:



# 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.

- 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:

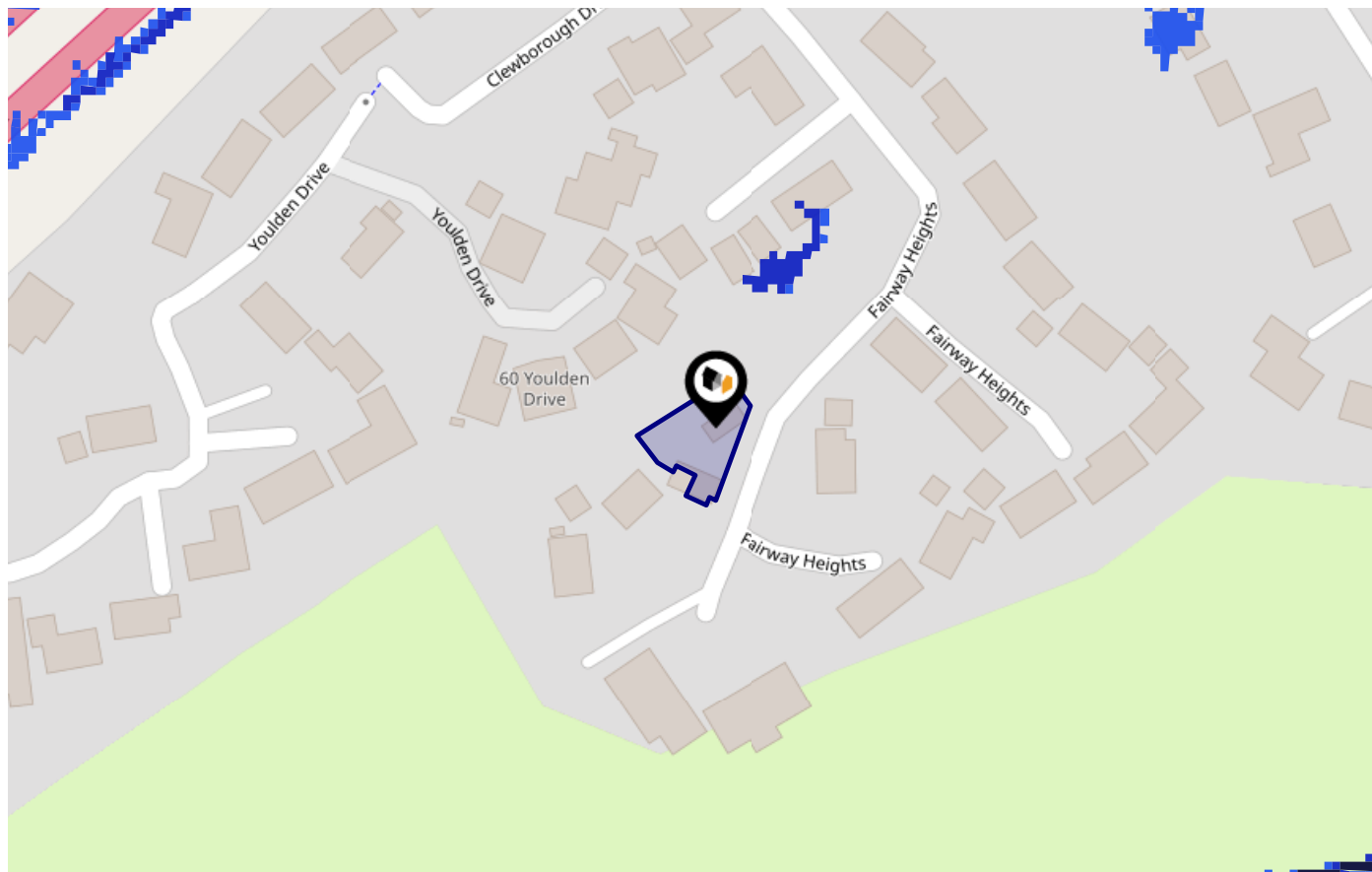


# Flood Risk

## Surface Water - 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.

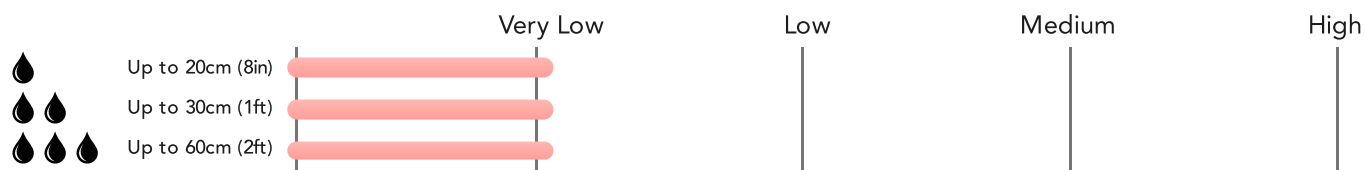


**Risk Rating:** Very low

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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- **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:

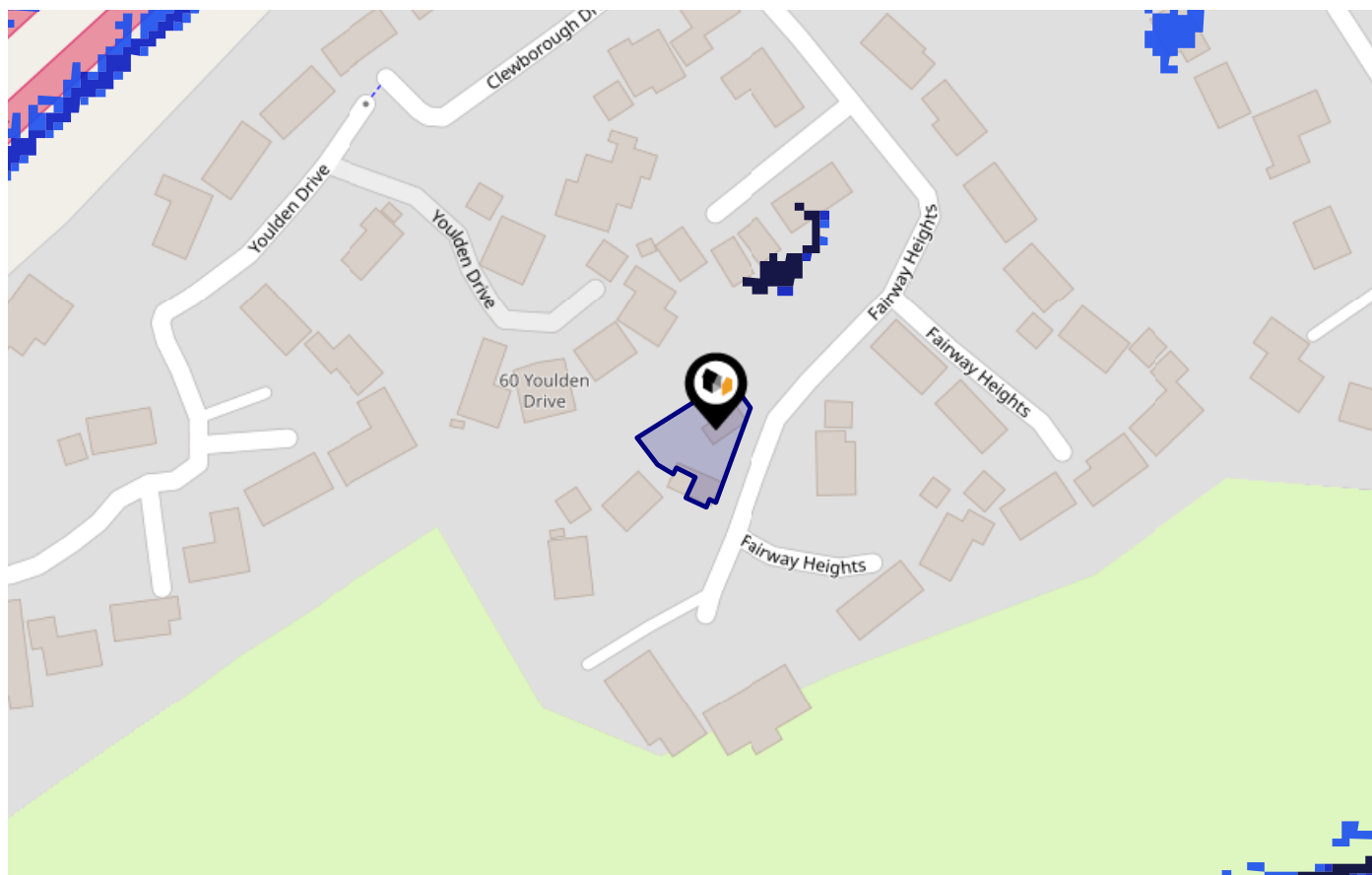


# Flood Risk

## 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.

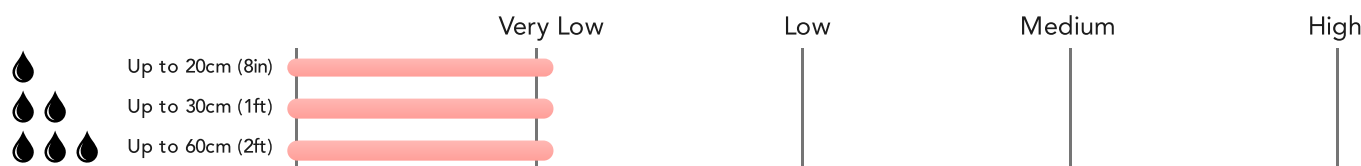


Risk Rating: **Very low**

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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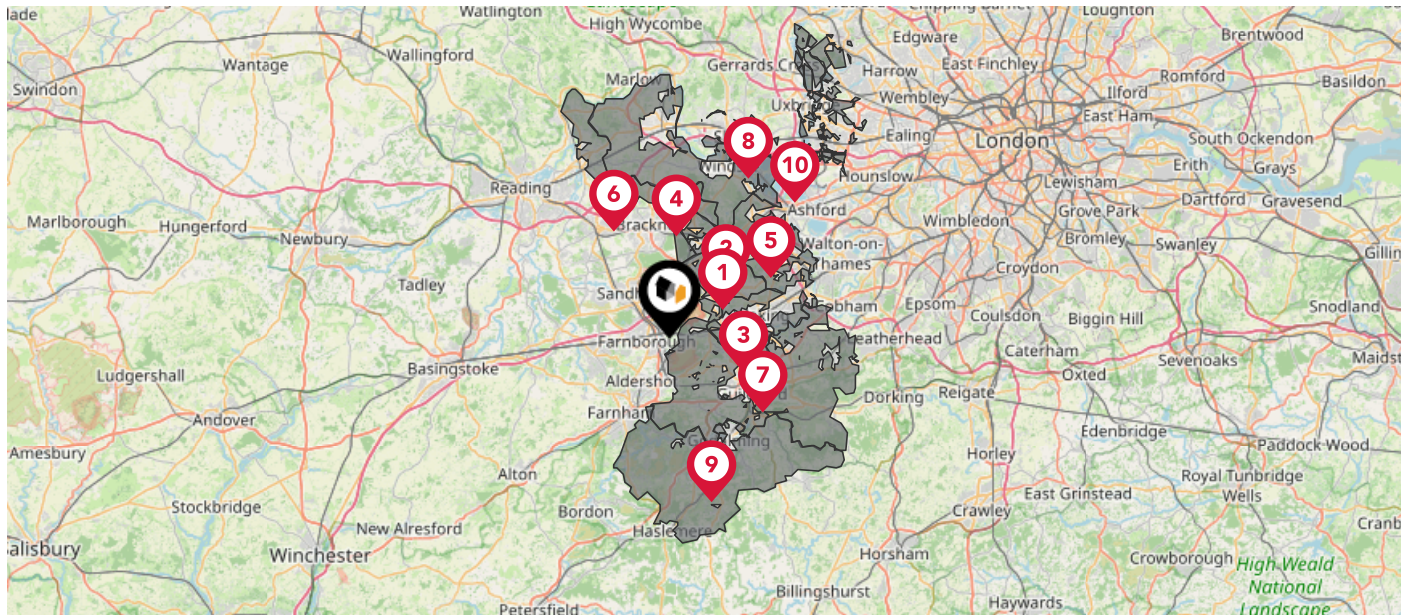
Chance of flooding to the following depths at this property:













# Maps

## Green Belt

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



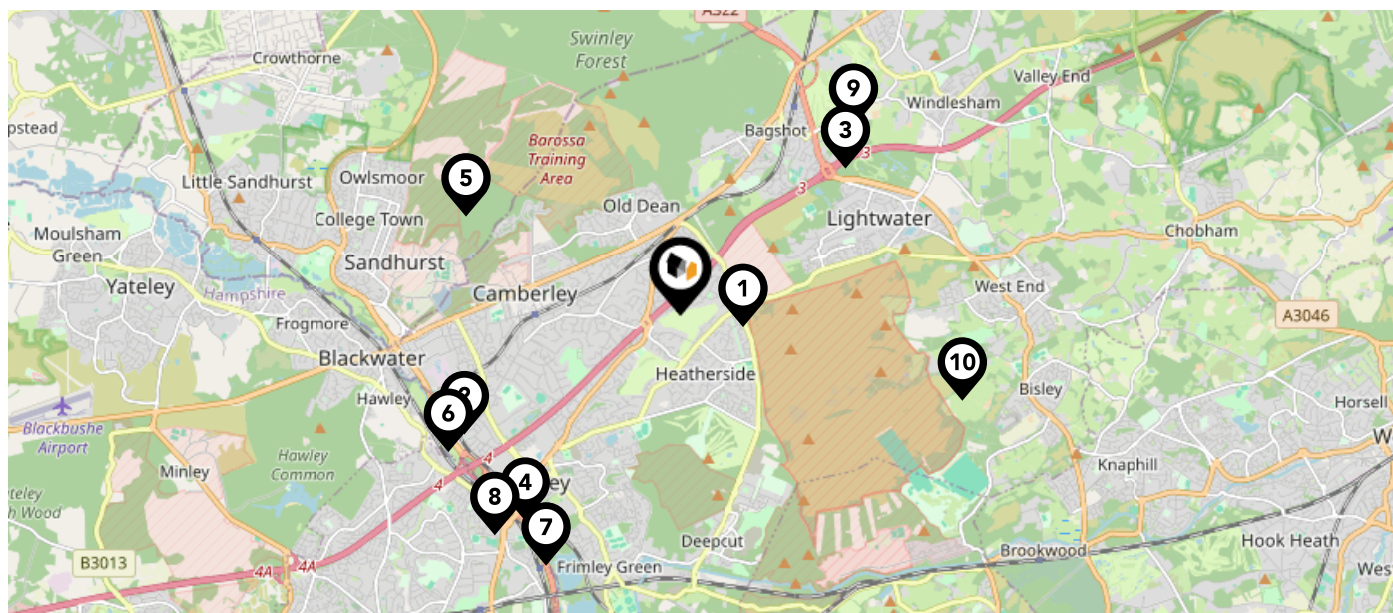
### Nearby Green Belt Land

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

# 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.



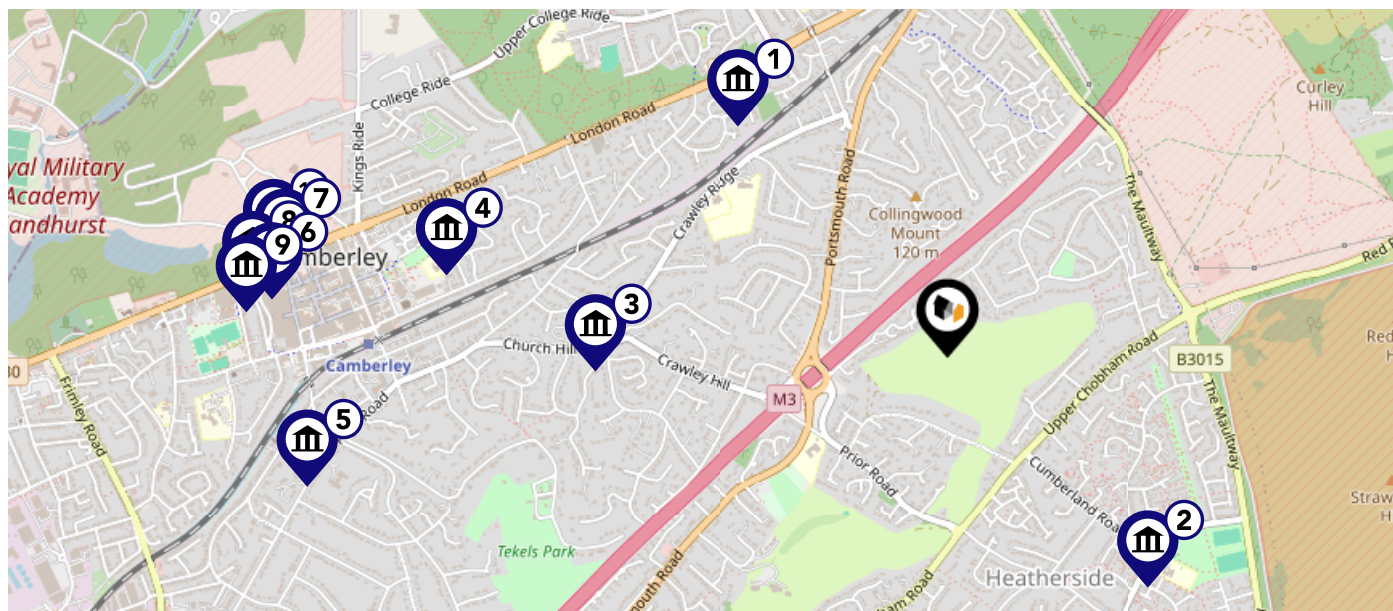
### Nearby Landfill Sites











<b>1</b>	Redroad Hill-Surrey Heath	Historic Landfill
<b>2</b>	Crabtree Road-Camberley, Surrey	Historic Landfill
<b>3</b>	Swift Lane Depot-Bagshot, Surrey	Historic Landfill
<b>4</b>	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill
<b>5</b>	Armoury Hill-Sandhurst, Berkshire	Historic Landfill
<b>6</b>	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill
<b>7</b>	South of Frimley Station-Frimley	Historic Landfill
<b>8</b>	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill
<b>9</b>	Land at New Road-Windlesham	Historic Landfill
<b>10</b>	Whiteoaks-Lucas Green Road, Woking, Surrey	Historic Landfill

# Maps

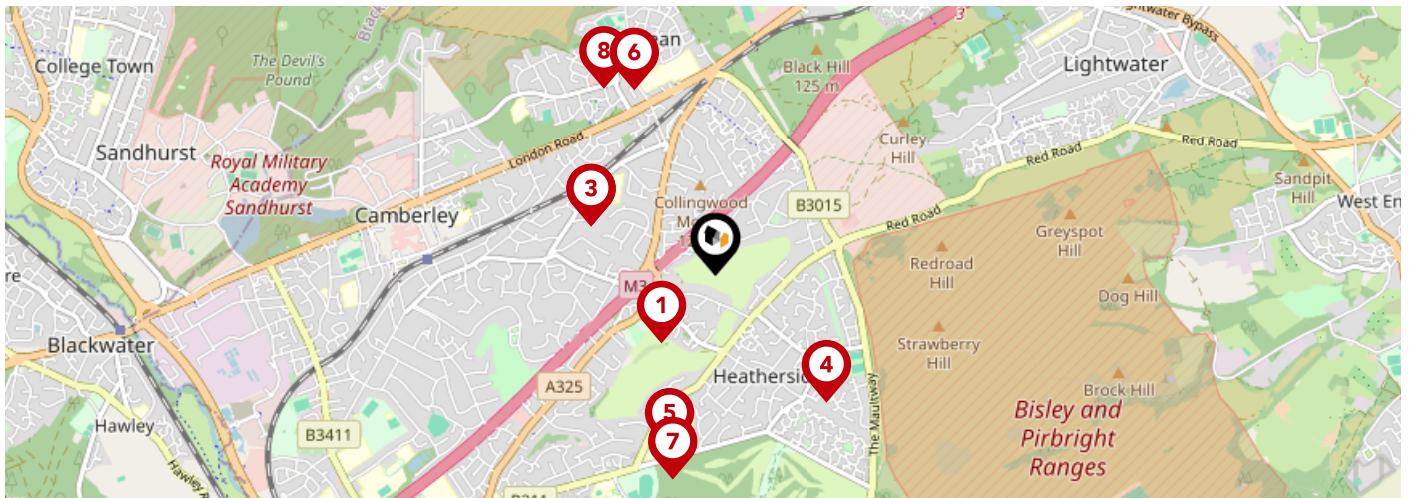
## Listed Buildings









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



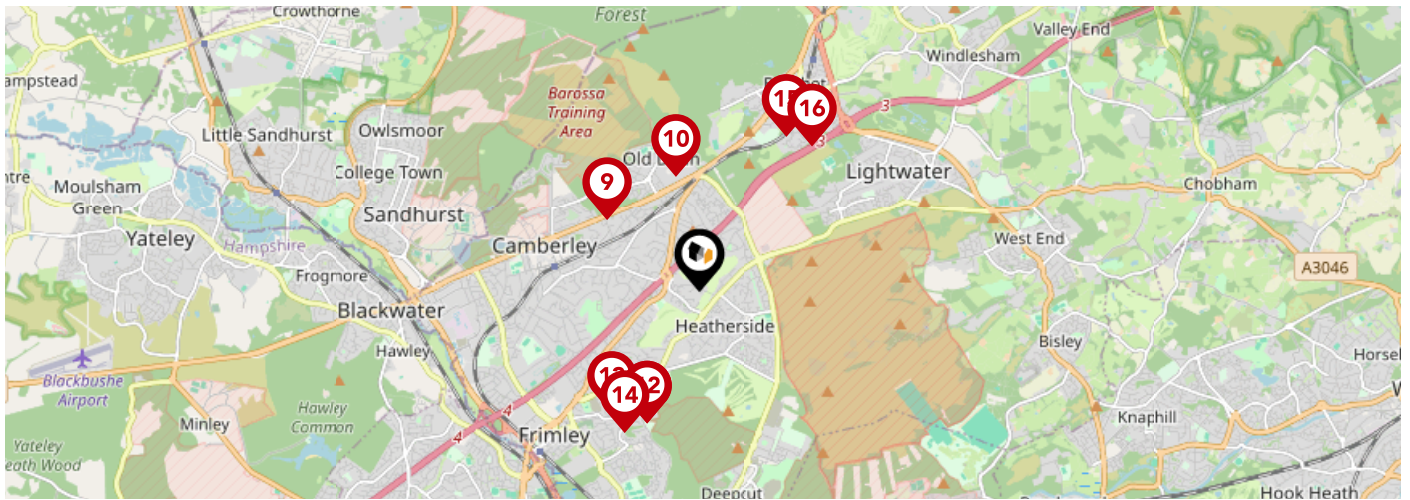
Listed Buildings in the local district	Grade	Distance
 1390826 - Woodcote	Grade II	0.7 miles
 1454715 - The Wheatsheaf, Camberley	Grade II	0.7 miles
 1030068 - Church Of St Paul	Grade II	0.8 miles
 1377520 - Remains Of Obelisk In Grounds Of St Tarcissius School	Grade II	1.2 miles
 1188121 - Witwood	Grade II	1.5 miles
 1030034 - Lamp Post East Of Main Entrance Lodge To Royal Military Academy	Grade II	1.5 miles
 1377523 - Lamp Post 15 Yards South East Of The Staff College - Su 87316089	Grade II	1.5 miles
 1452265 - Statue Of Sir James Robert Mcgrigor B. G., M. D. At Royal Military Academy Sandhurst	Grade II	1.6 miles
 1377522 - Lamp Post West Of Main Entrance To Royal Military Academy	Grade II	1.6 miles
 1030033 - The Staff College	Grade II	1.6 miles

# Area Schools



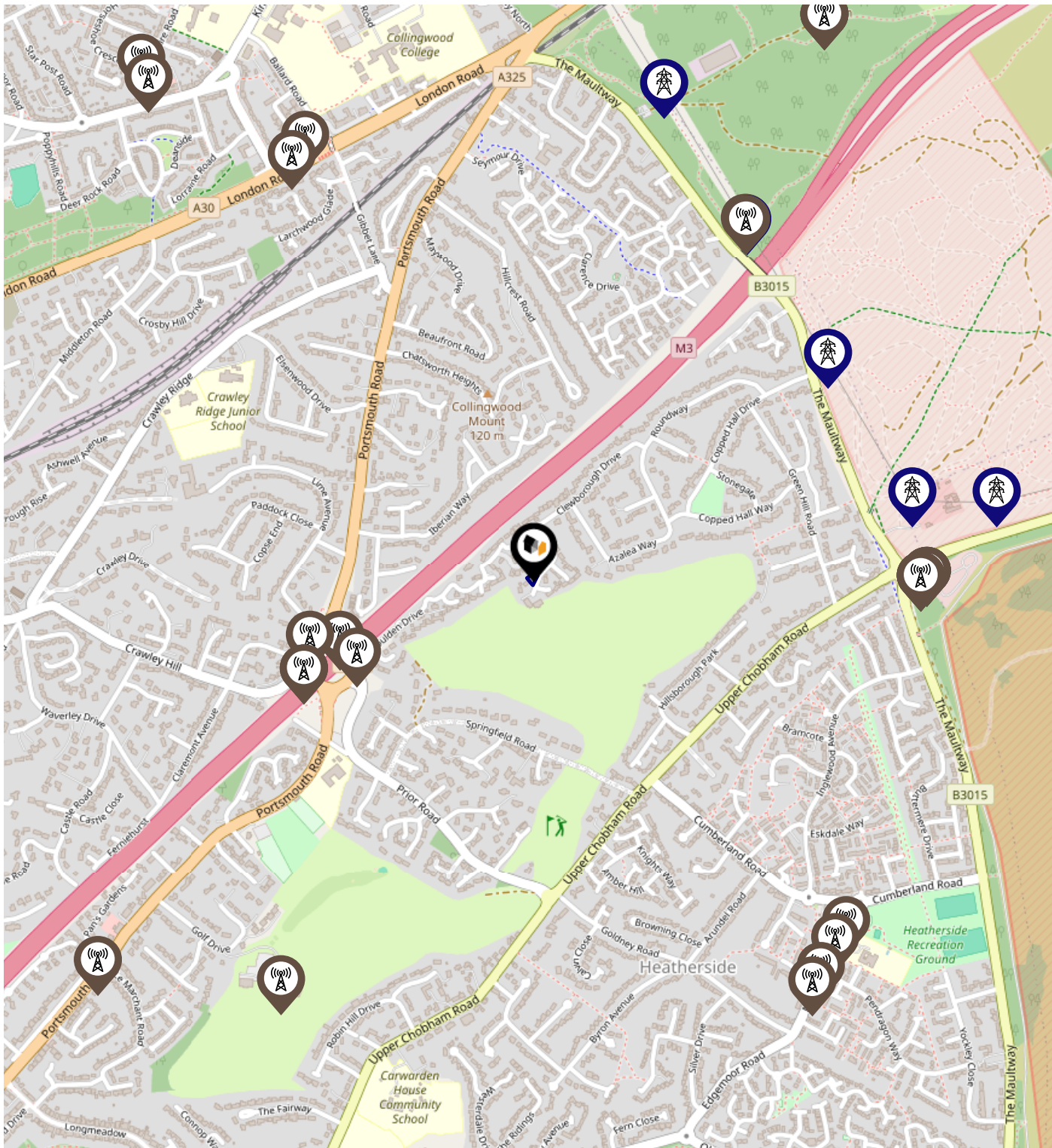
		Nursery	Primary	Secondary	College	Private
 <b>Prior Heath Infant School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.4		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Crawley Ridge Junior School</b> Ofsted Rating: Good   Pupils: 223   Distance:0.63		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Crawley Ridge Infant School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.63		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Heather Ridge Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.78		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Carwarden House Community School</b> Ofsted Rating: Good   Pupils: 156   Distance:0.83		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Collingwood College</b> Ofsted Rating: Good   Pupils: 1740   Distance:0.95		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ravenscote Junior School</b> Ofsted Rating: Outstanding   Pupils: 620   Distance:0.96		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cordwalles Junior School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.01		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Lorraine Infant School</b> Ofsted Rating: Good   Pupils: 132   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pine Ridge Infant School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tomlinscote School</b> Ofsted Rating: Outstanding   Pupils: 1507   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Grove Primary Academy</b> Ofsted Rating: Good   Pupils: 439   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lakeside Nursery &amp; Primary Academy</b> Ofsted Rating: Good   Pupils: 313   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bagshot Infant School</b> Ofsted Rating: Good   Pupils: 167   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Connaught Junior School</b> Ofsted Rating: Outstanding   Pupils: 459   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

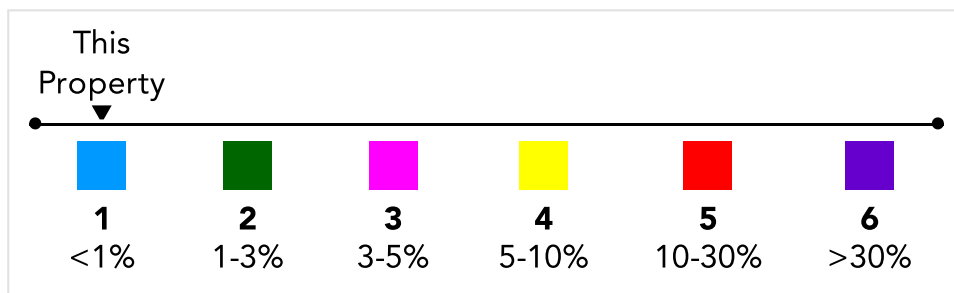
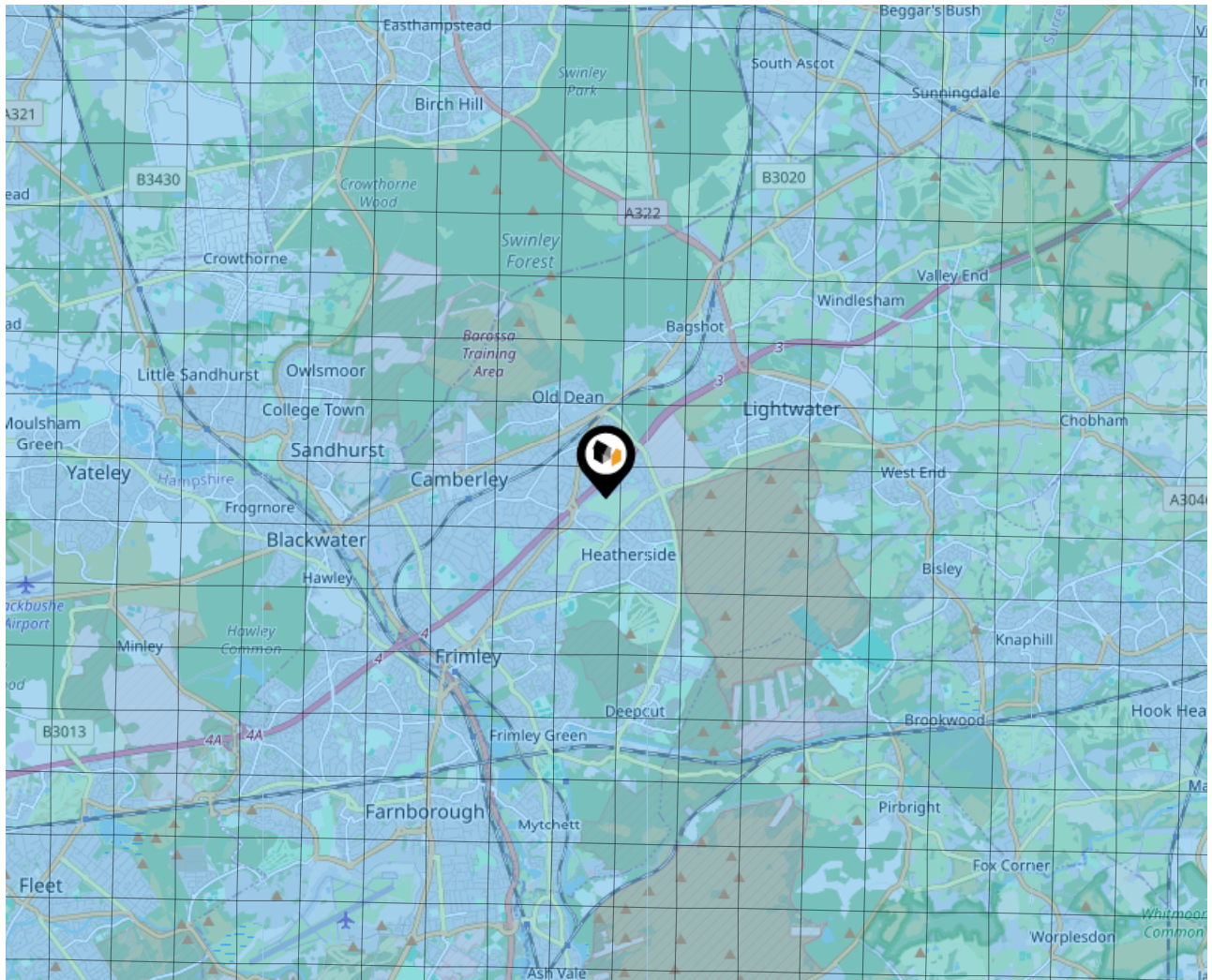
# Local Area Masts & Pylons



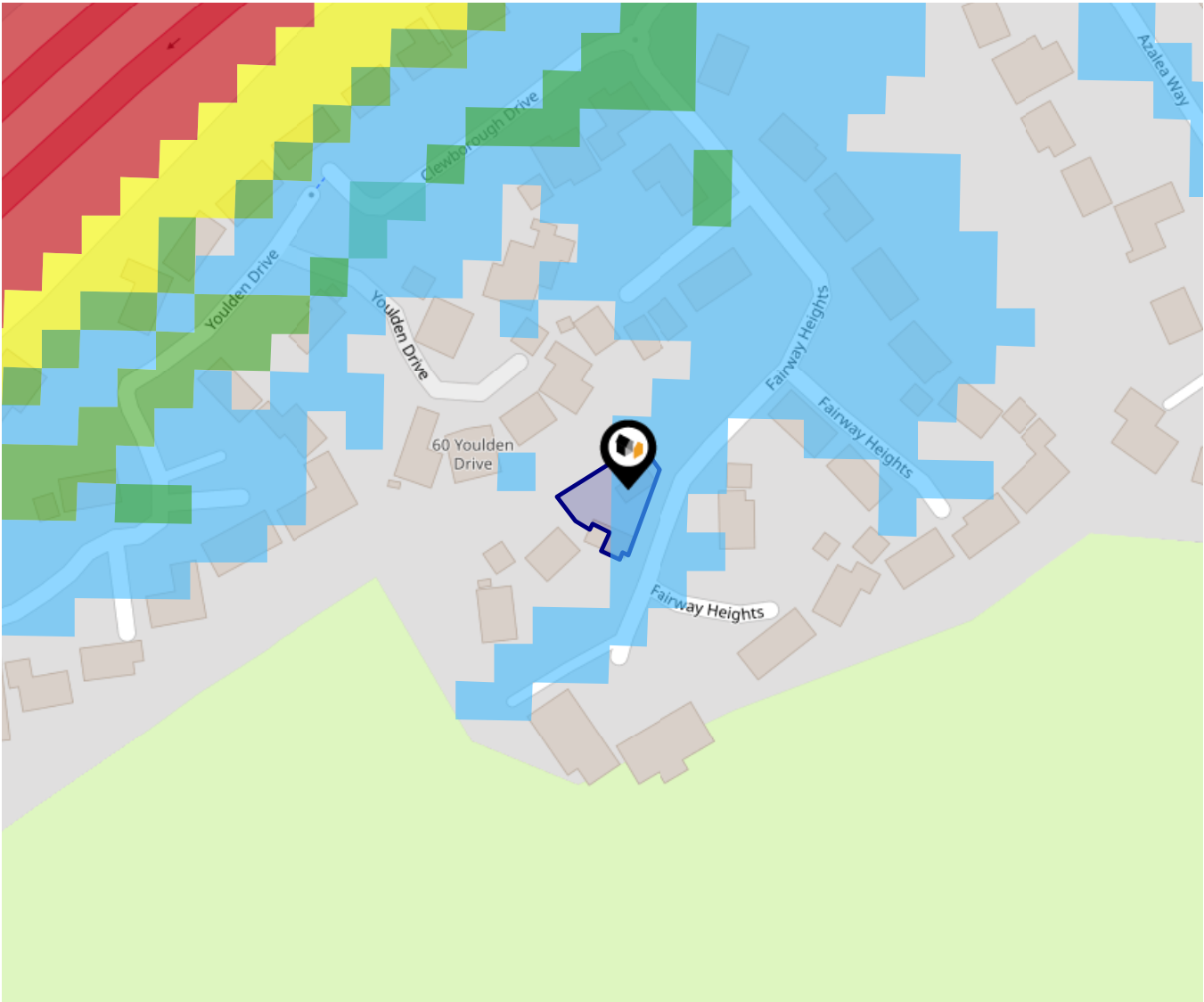
- Key:**
-  Power Pylons
  -  Communication Masts

### 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

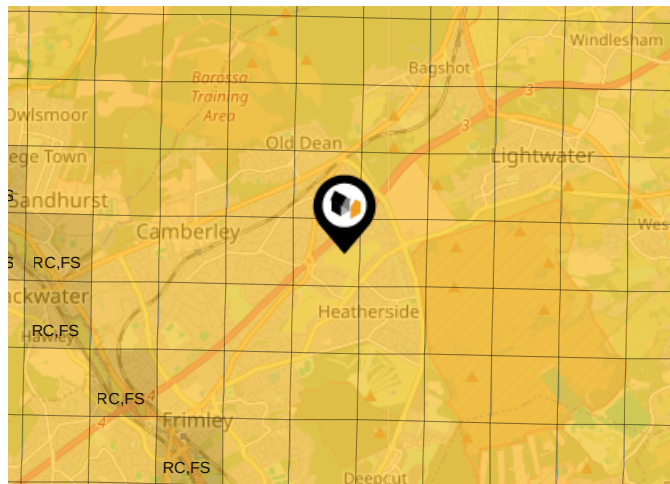


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

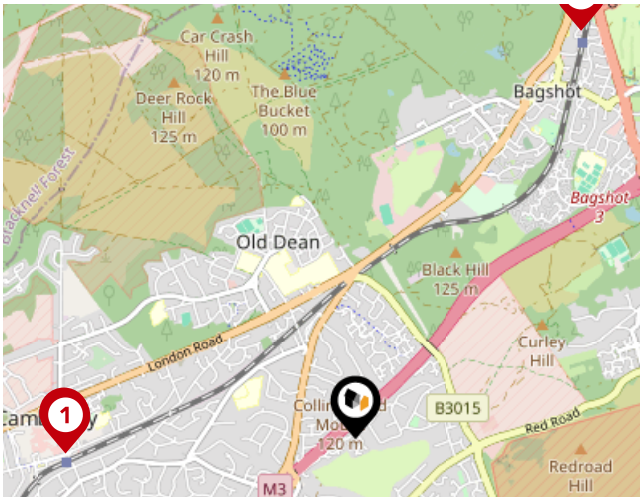


### Primary Classifications (Most Common Clay Types)

<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

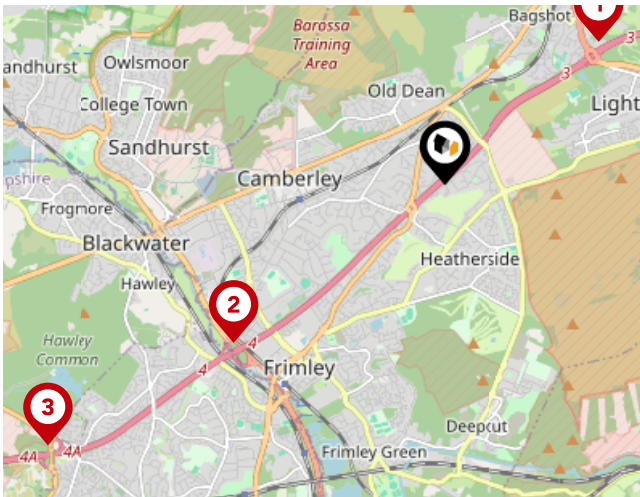
# Area

## Transport (National)



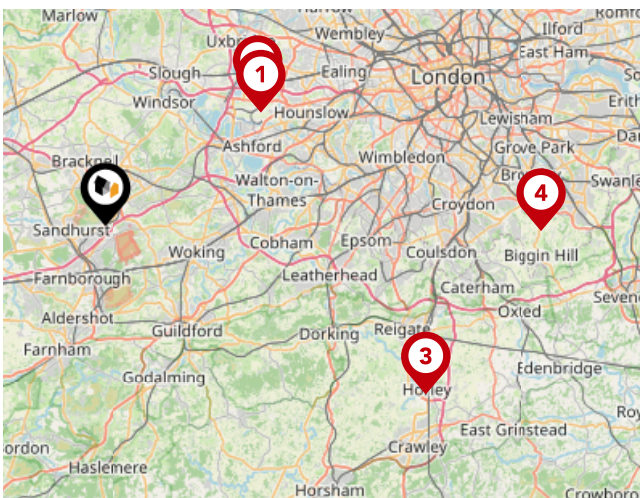
### National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	1.34 miles
2	Camberley Rail Station	1.35 miles
3	Bagshot Rail Station	2.16 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	1.95 miles
2	M3 J4	2.45 miles
3	M3 J4A	4.4 miles
4	M4 J8	11.22 miles
5	M4 J10	8.94 miles

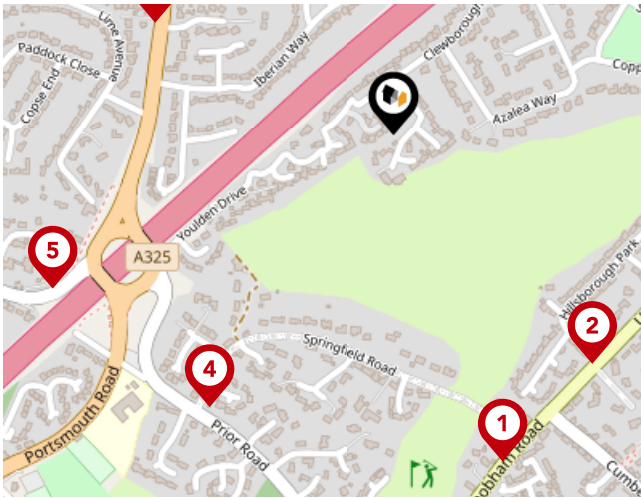


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	14.25 miles
2	Heathrow Airport	14.69 miles
3	Gatwick Airport	26.86 miles
4	Leaves Green	32.25 miles

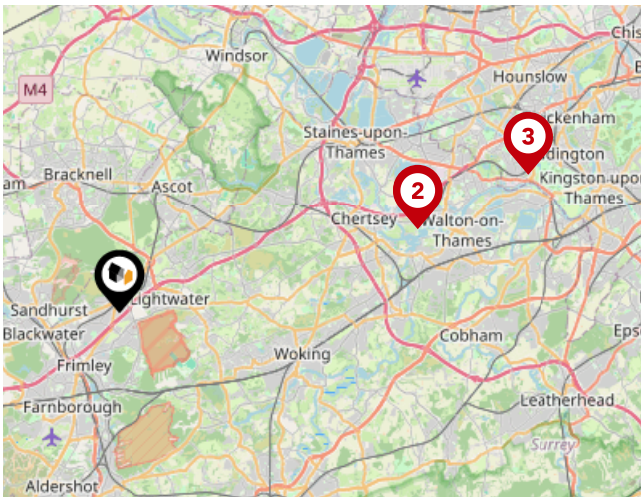
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Amber Hill	0.4 miles
2	Hillsborough Park	0.35 miles
3	Iberian Way	0.31 miles
4	Springfield Road	0.38 miles
5	Ravenswood Drive	0.43 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.49 miles
2	Weybridge Ferry Landing	11.49 miles
3	Moulsey - Hurst Park Ferry Landing	15.95 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!!!



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# 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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