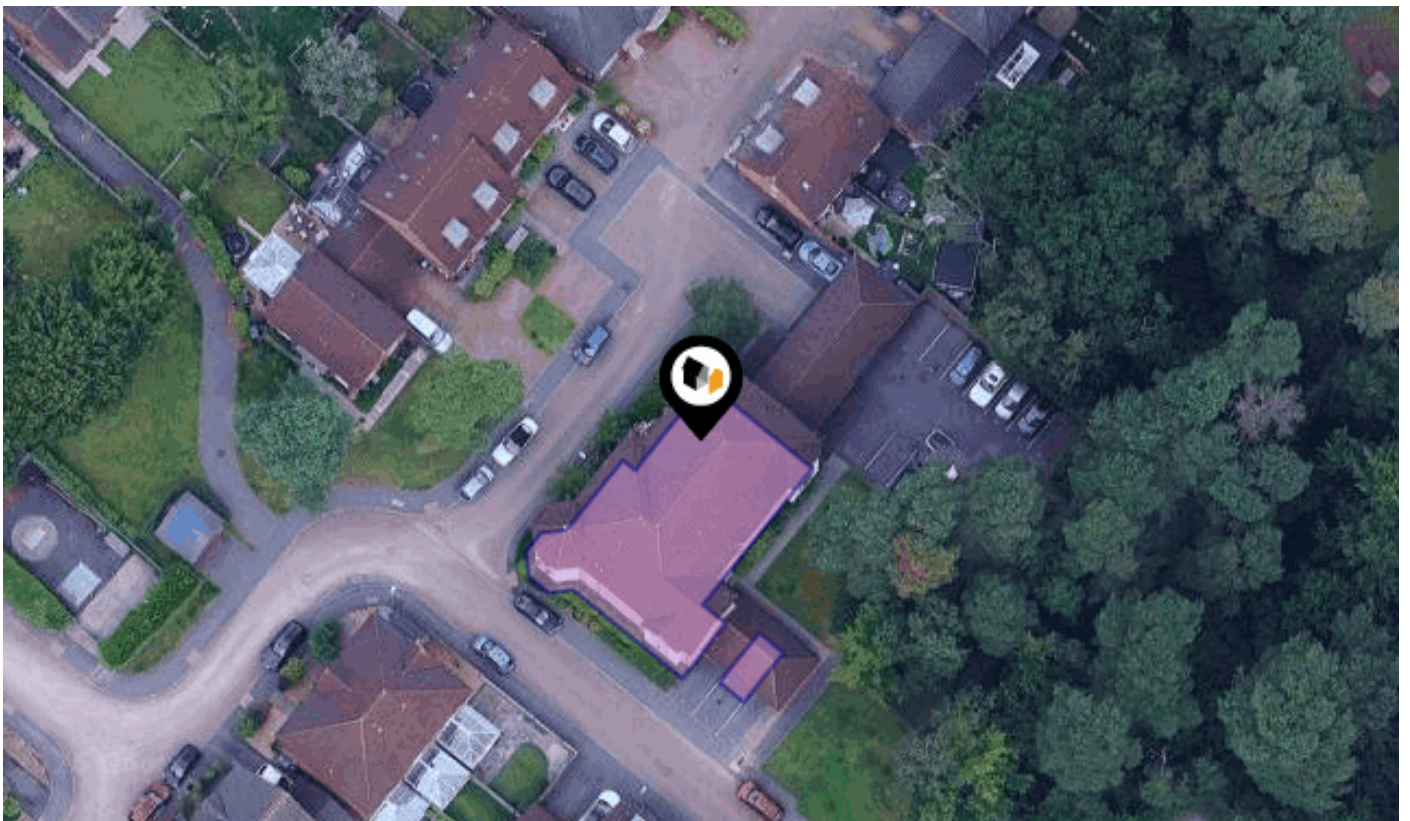




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 21st May 2026



28, HASKINS GARDENS, FARNBOROUGH, GU14 9FQ

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Flat / Maisonette	Last Sold Date:	31/10/2008
Bedrooms:	2	Last Sold Price:	£164,995
Floor Area:	570 ft ² / 53 m ²	Last Sold £/ft²:	£289
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	2008		
Council Tax :	Band C		
Annual Estimate:	£2,062		
Title Number:	HP711289		
UPRN:	10008776251		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Rushmoor
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	78 mb/s	1800 mb/s

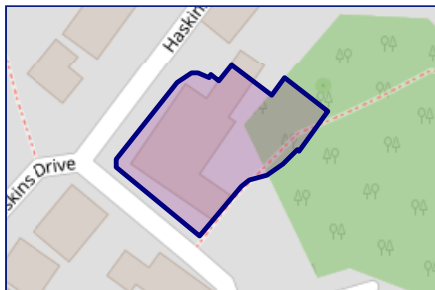
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

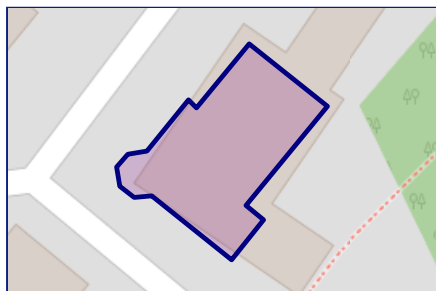


Freehold Title Plan



HP728708

Leasehold Title Plan



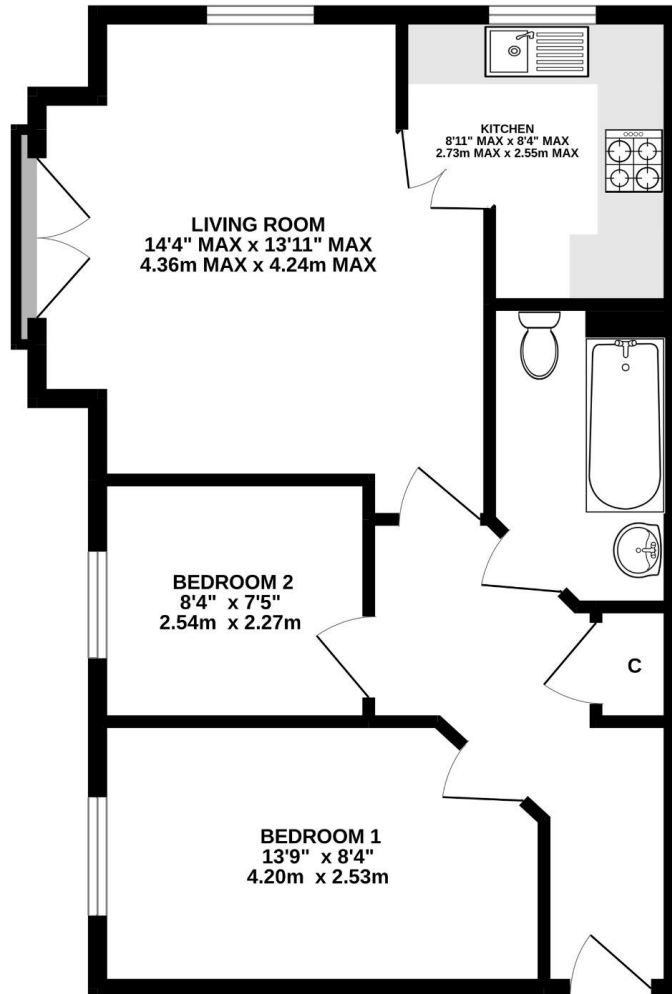
HP711289

Start Date: 30/10/2008
End Date: 01/08/2132
Lease Term: 125 years commencing on 1 August 2007
Term Remaining: 106 years



28, HASKINS GARDENS, FARNBOROUGH, GU14 9FQ

SECOND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022



Property EPC - Certificate



28 Haskins Gardens, GU14 9FQ

Energy rating

C

Valid until 08.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

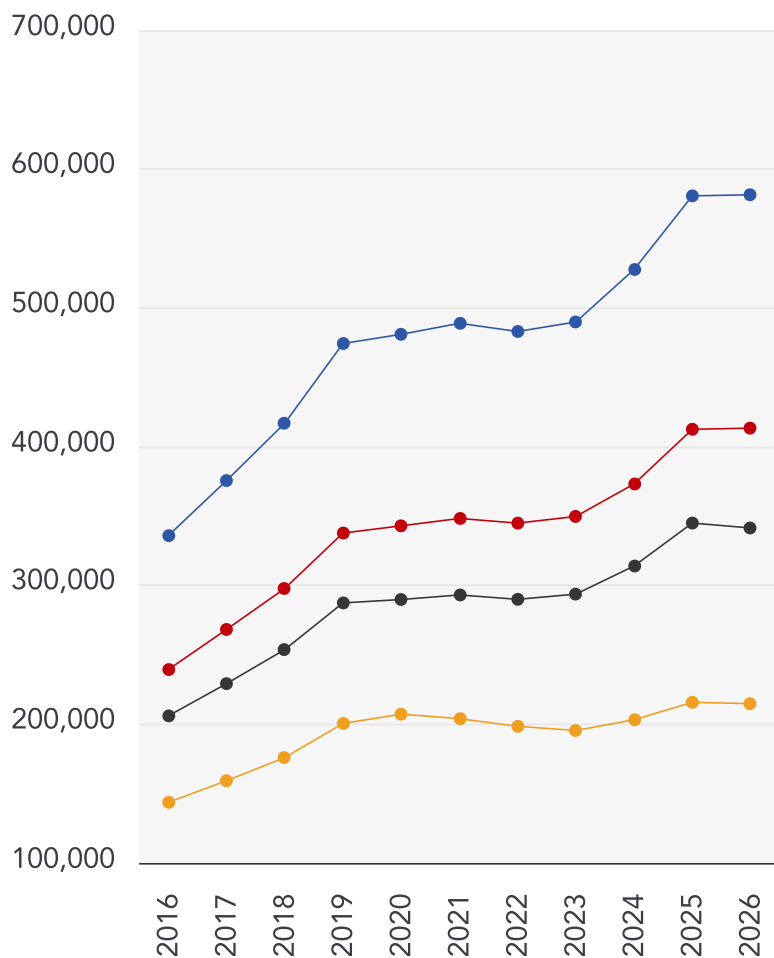
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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:	53 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

+73.13%

Semi-Detached

+72.66%

Terraced

+65.73%

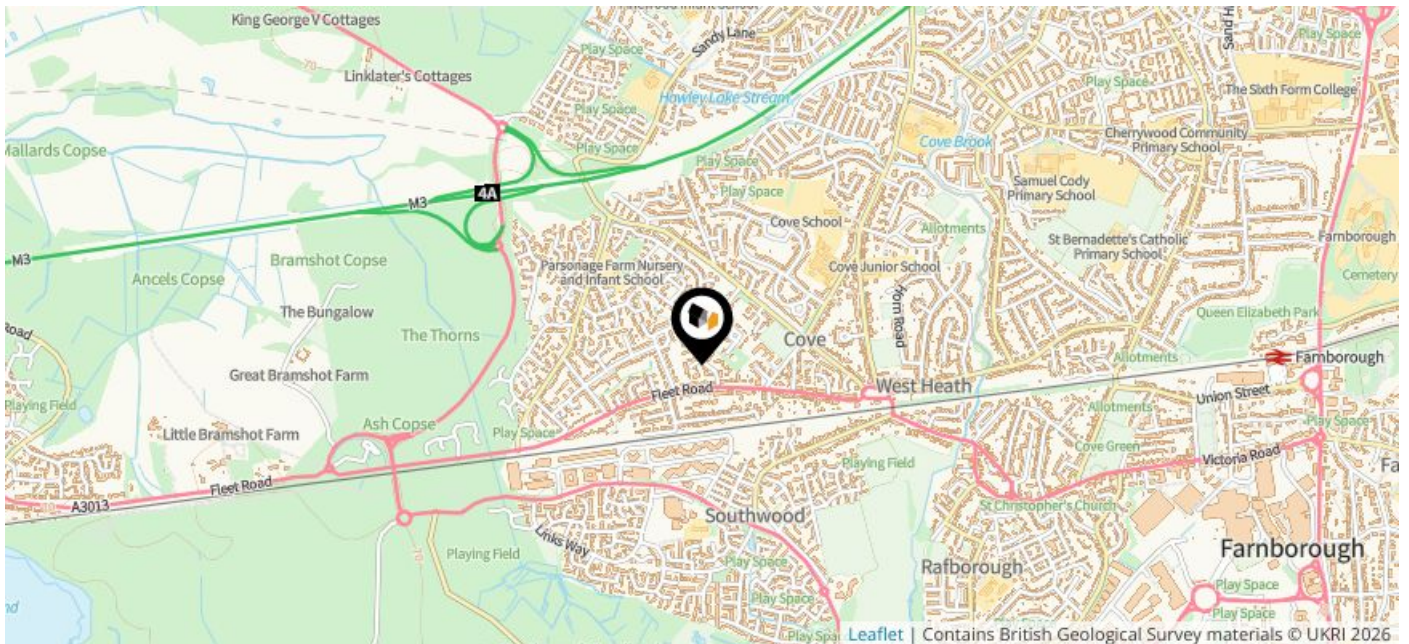
Flat

+49.46%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

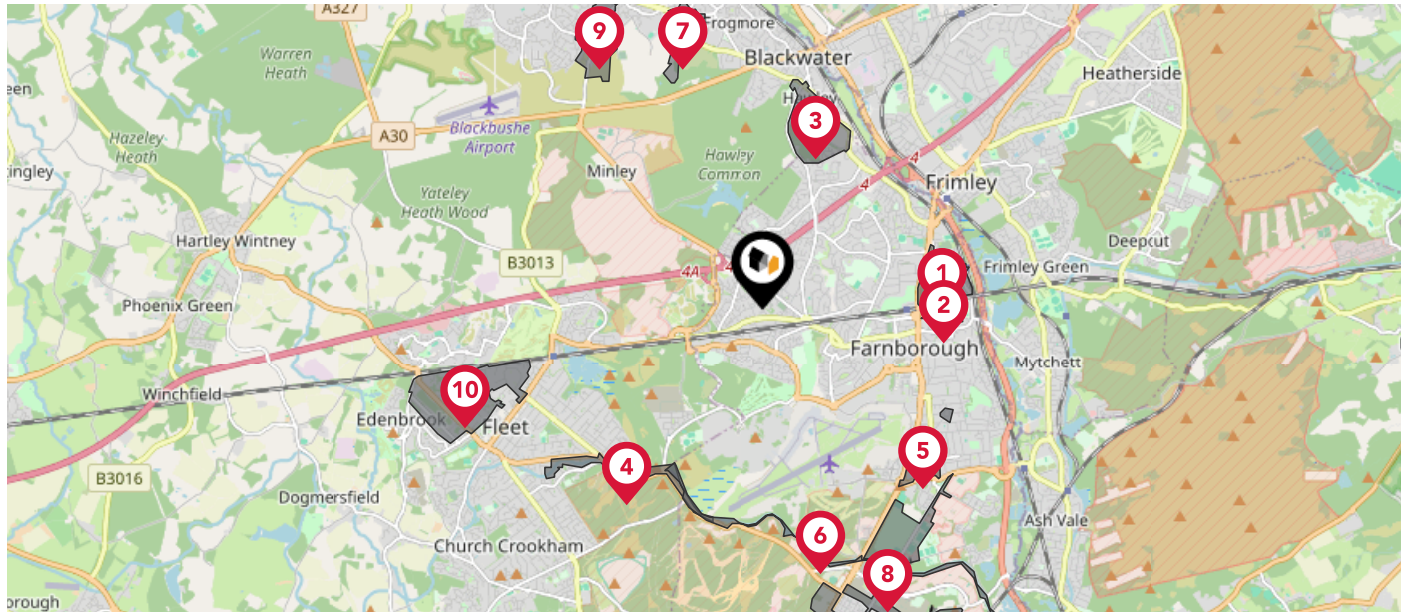
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



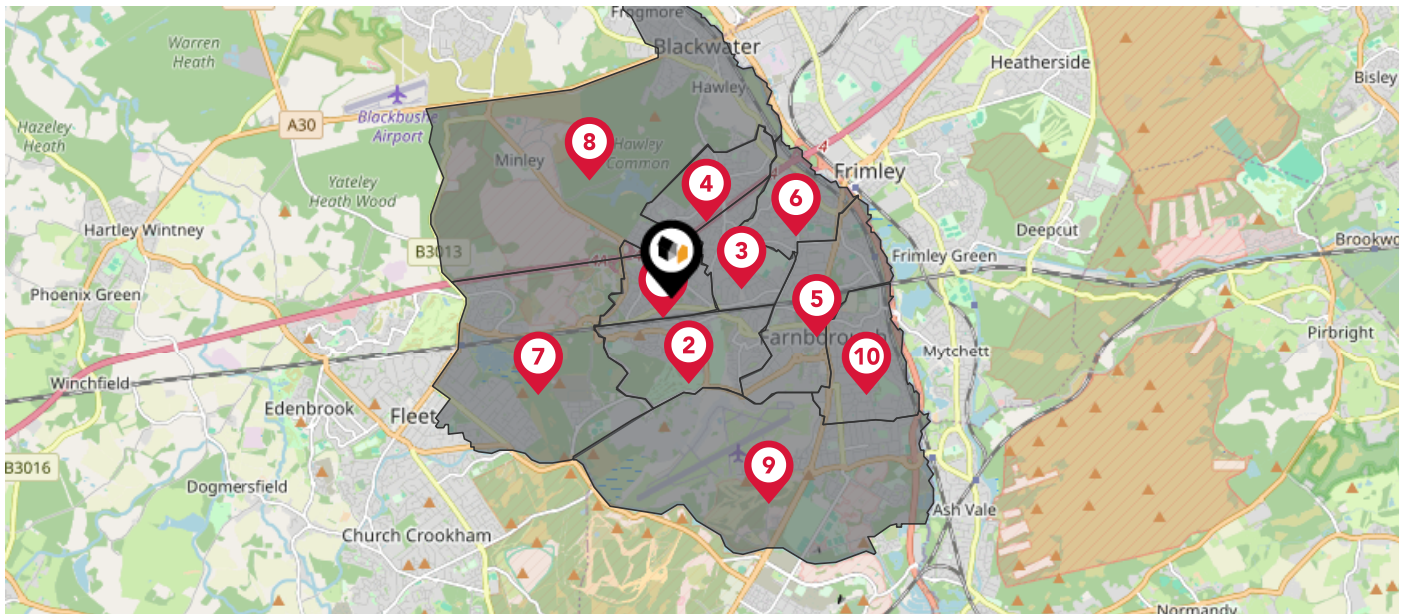
Nearby Conservation Areas

- 1 Farnborough Hill
- 2 Saint Michael's Abbey
- 3 Hawley Park and Green
- 4 Basingstoke Canal5
- 5 South Farnborough
- 6 Basingstoke Canal
- 7 Darby Green Yateley
- 8 Aldershot Military
- 9 Cricket Hill
- 10 North Fleet











Maps

Council Wards

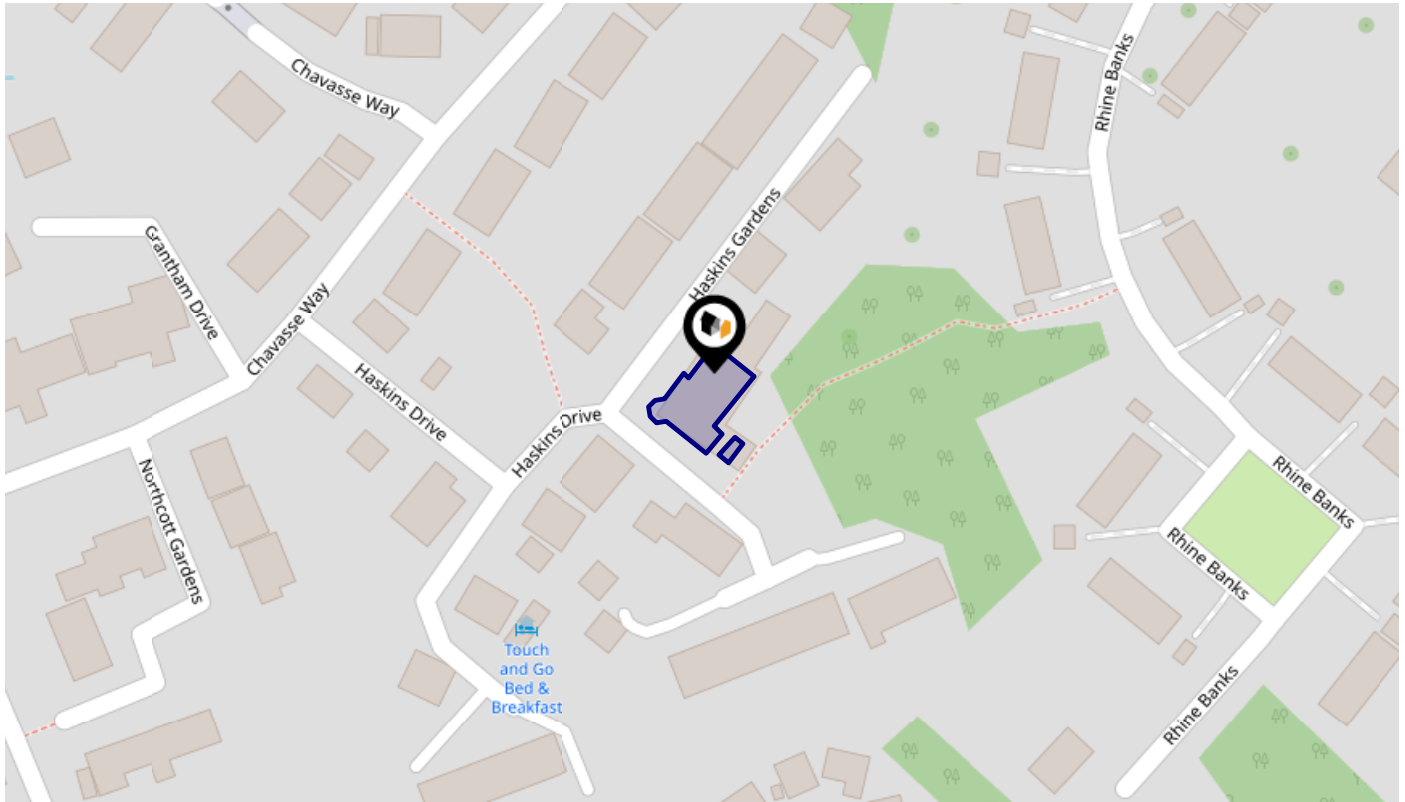
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 St. John's Ward
-  2 Cove and Southwood Ward
-  3 West Heath Ward
-  4 Fernhill Ward
-  5 Empress Ward
-  6 Cherrywood Ward
-  7 Fleet East Ward
-  8 Blackwater and Hawley Ward
-  9 St. Mark's Ward
-  10 Knellwood Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

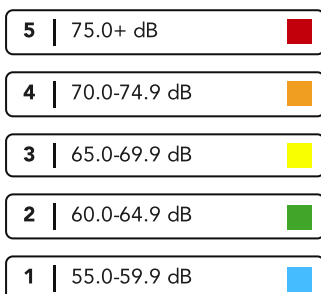


Rail Noise Data

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.

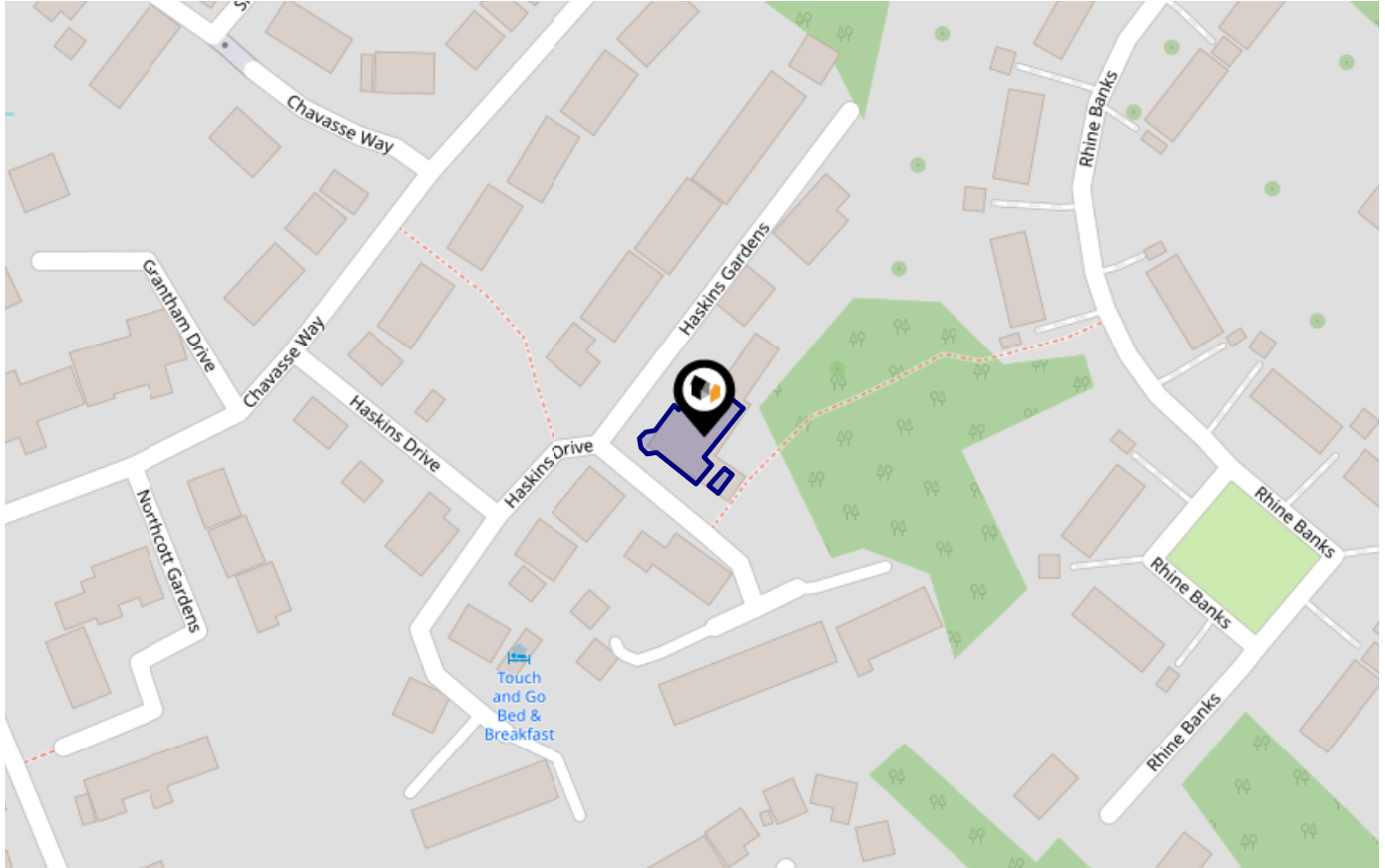
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

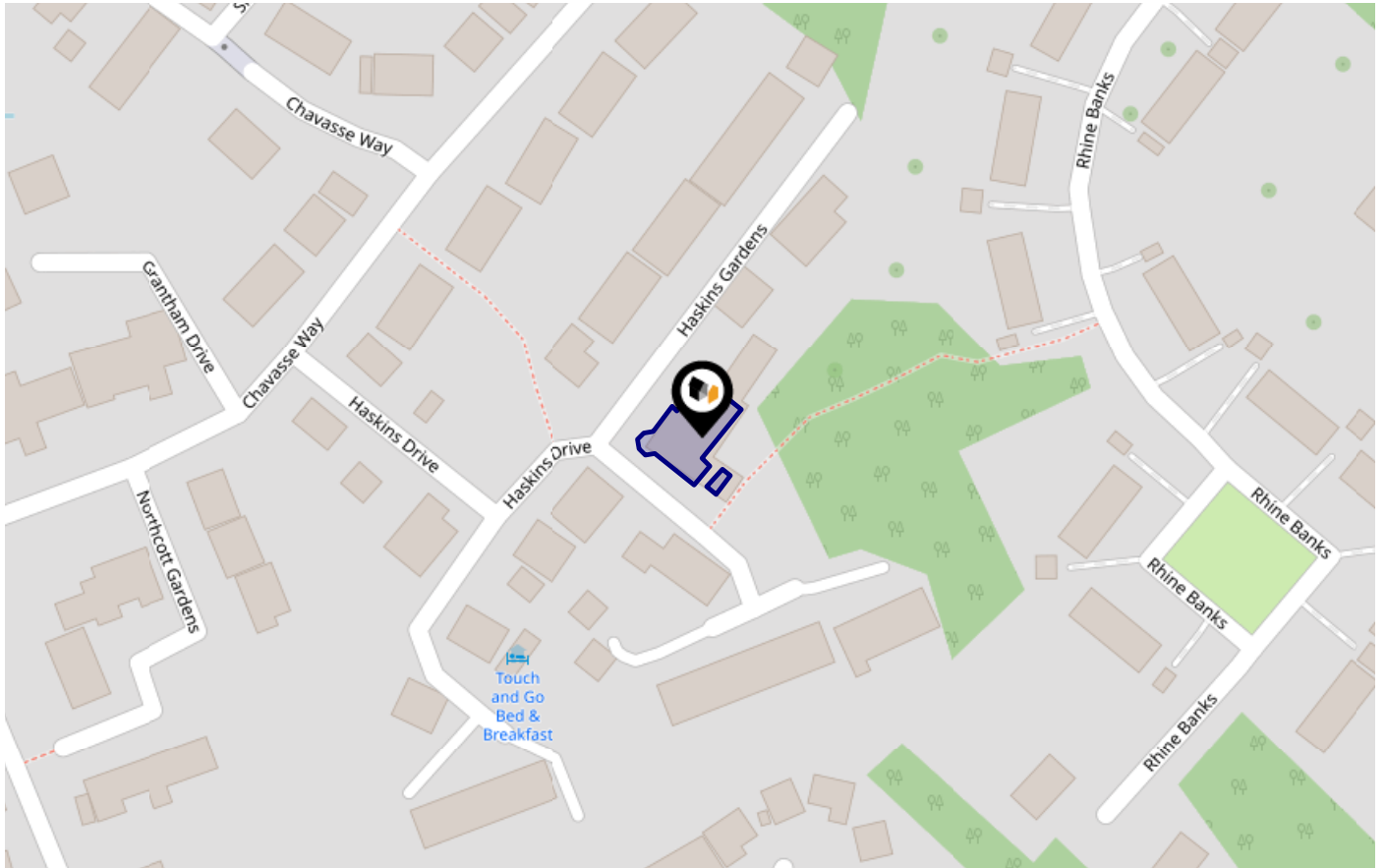
Chance of flooding to the following depths at this property:



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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) 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.

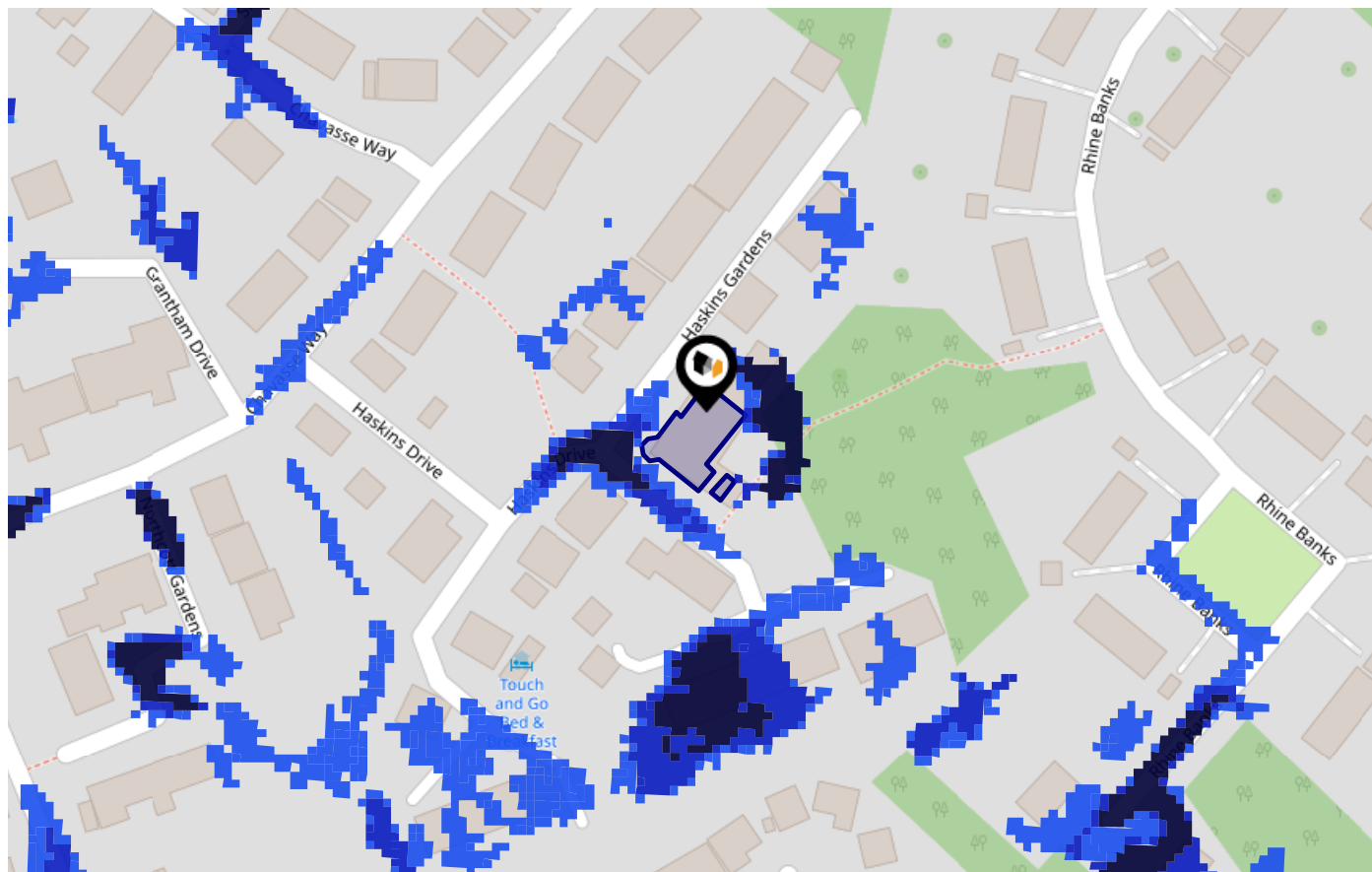
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

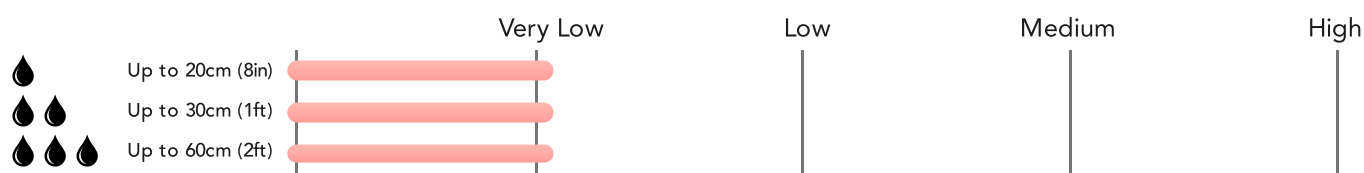


Risk Rating: Very low

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.

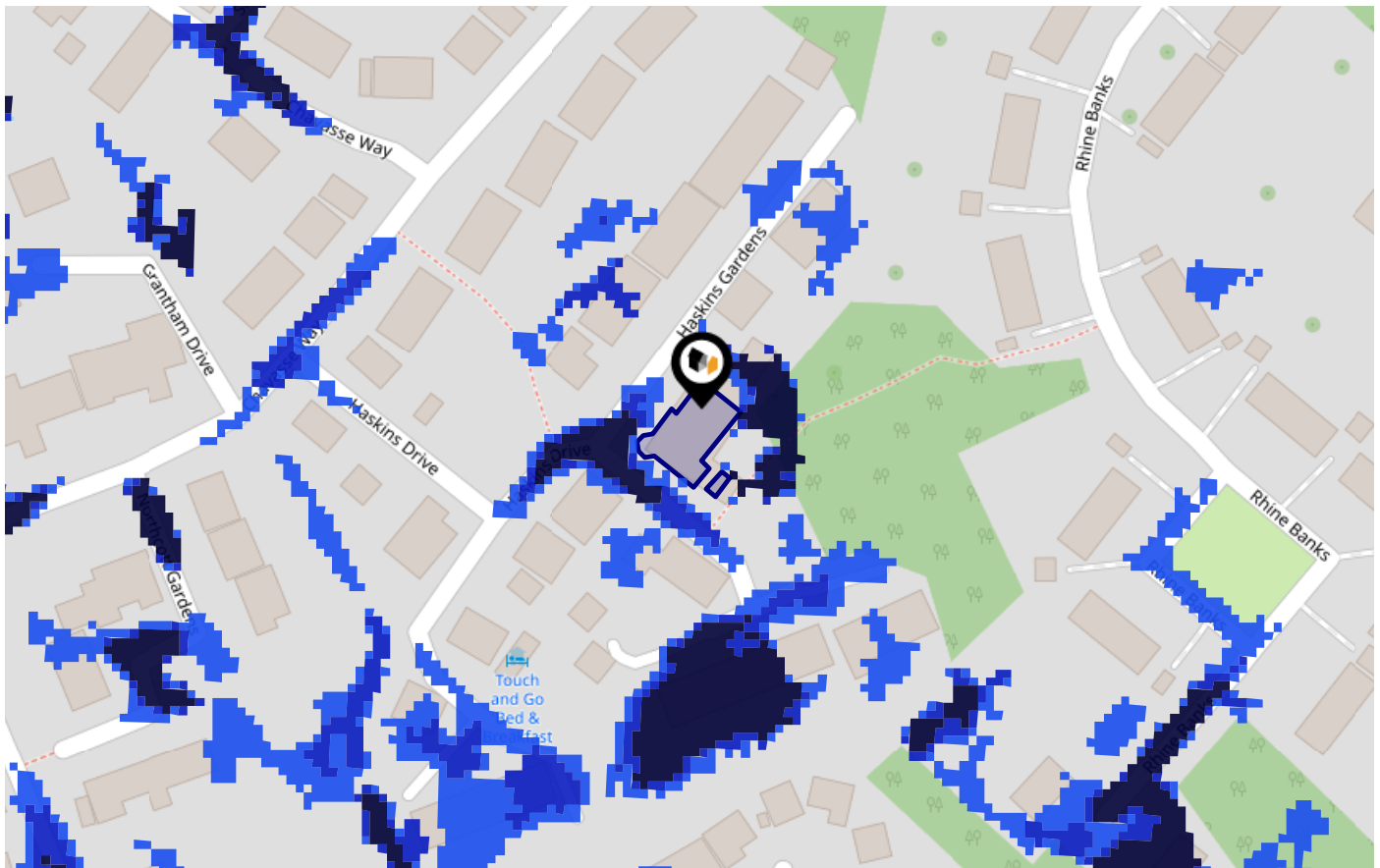
Chance of flooding to the following depths at this property:



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**

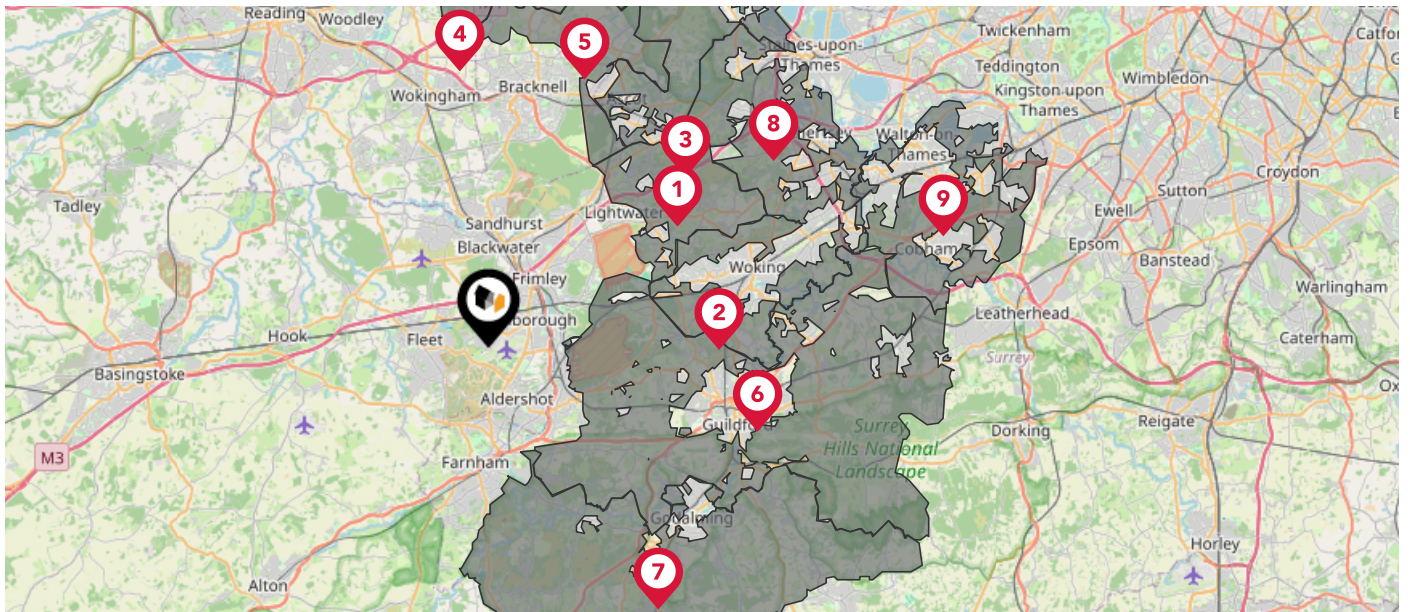
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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 displays nearby areas that have been designated as Green Belt...



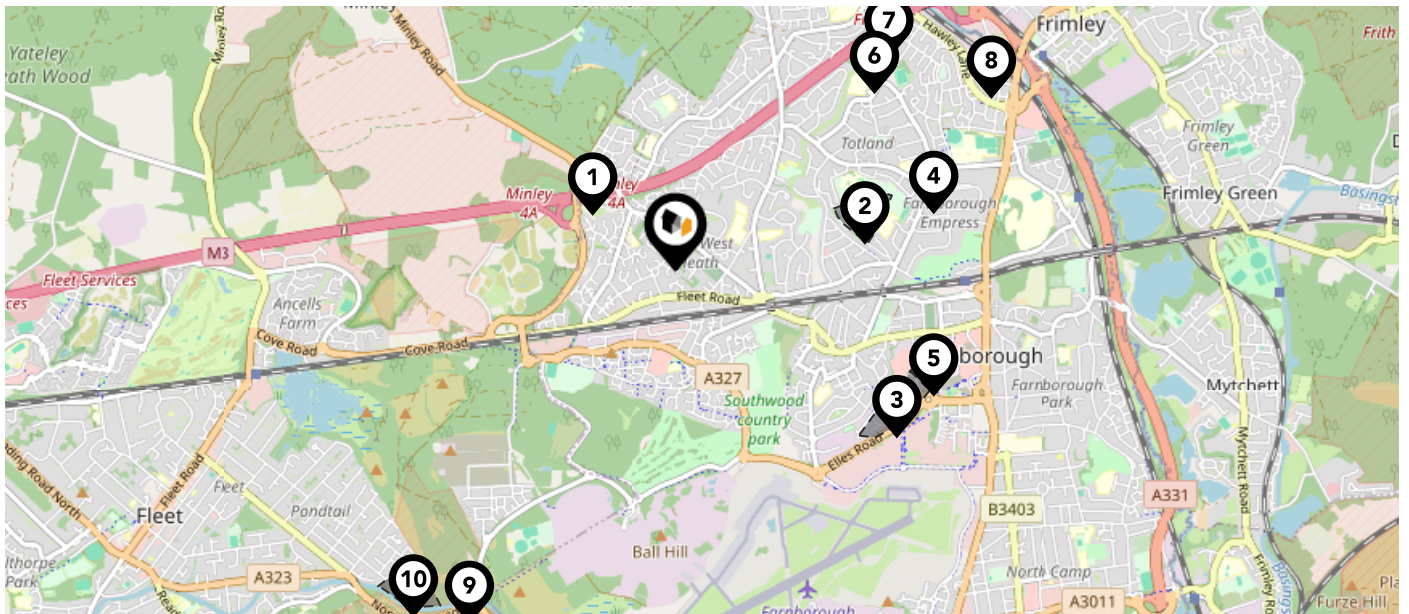
Nearby Green Belt Land

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



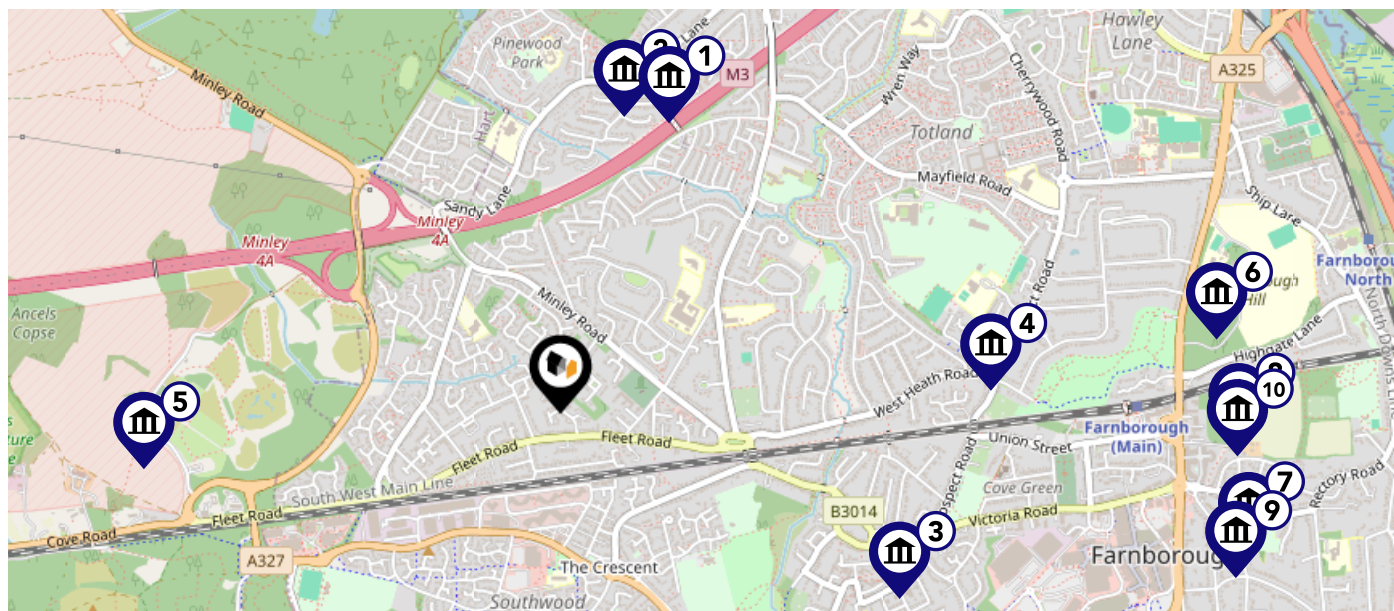
Nearby Landfill Sites











1	Land adjacent to Easter Ross House-Minley Road, Cove, Farnborough, Hampshire	Historic Landfill
2	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill
3	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill
4	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill
5	Princes Mead-Farnborough, Hampshire	Historic Landfill
6	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill
7	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill
8	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill
9	Pyestock Hill-Fleet, Hampshire	Historic Landfill
10	Alton Road-Fleet, Hampshire	Historic Landfill

Maps

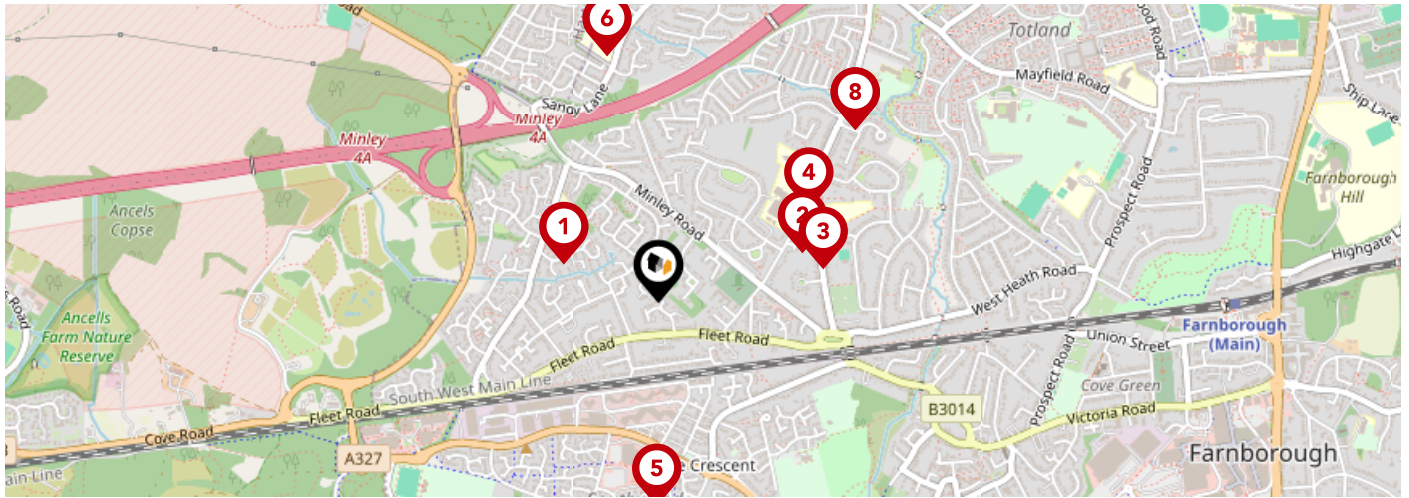
Listed Buildings

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



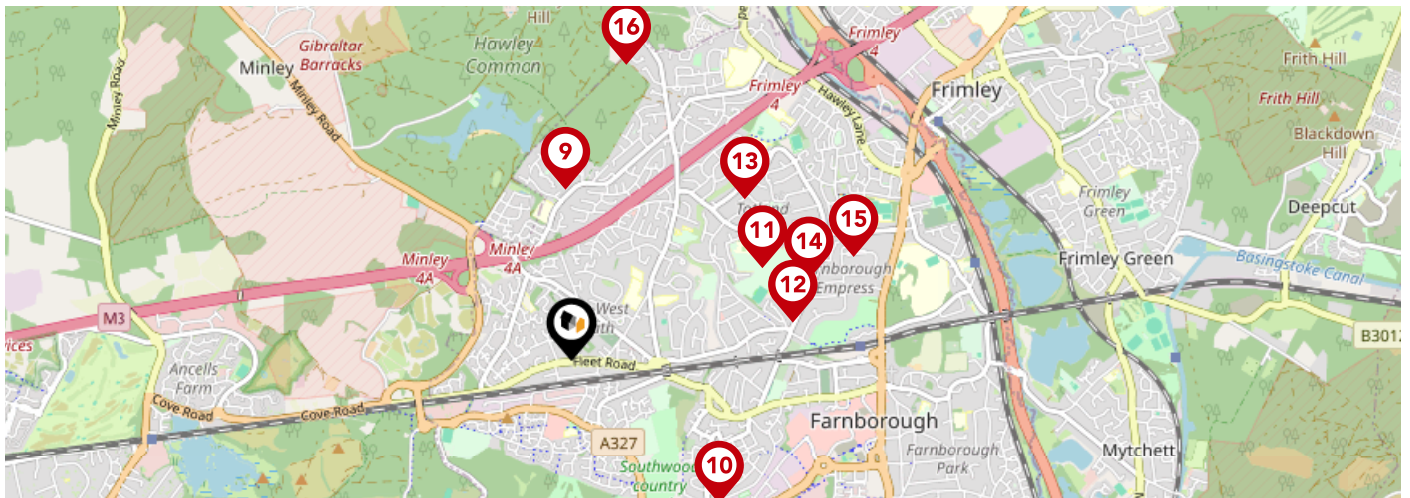
Listed Buildings in the local district	Grade	Distance
 1339697 - Broomhill	Grade II	0.7 miles
 1156361 - Former Cottage To Rear Of No 100 (job's Farm)	Grade II	0.7 miles
 1092630 - Church Of St Christopher	Grade II	0.9 miles
 1092605 - Thatched Cottage Public House	Grade II	1.0 miles
 1339882 - Great Bramshot Farmhouse	Grade II	1.0 miles
 1303116 - Main Building To Farnborough Hill Convent	Grade I	1.5 miles
 1092608 - St Michael's Mews	Grade II	1.6 miles
 1155639 - Abbey Church Of St Michael	Grade I	1.6 miles
 1092626 - Church Of St Peter	Grade II	1.6 miles
 1092632 - Monastic Buildings To Abbey Church Of St Michael	Grade II	1.6 miles

Area Schools



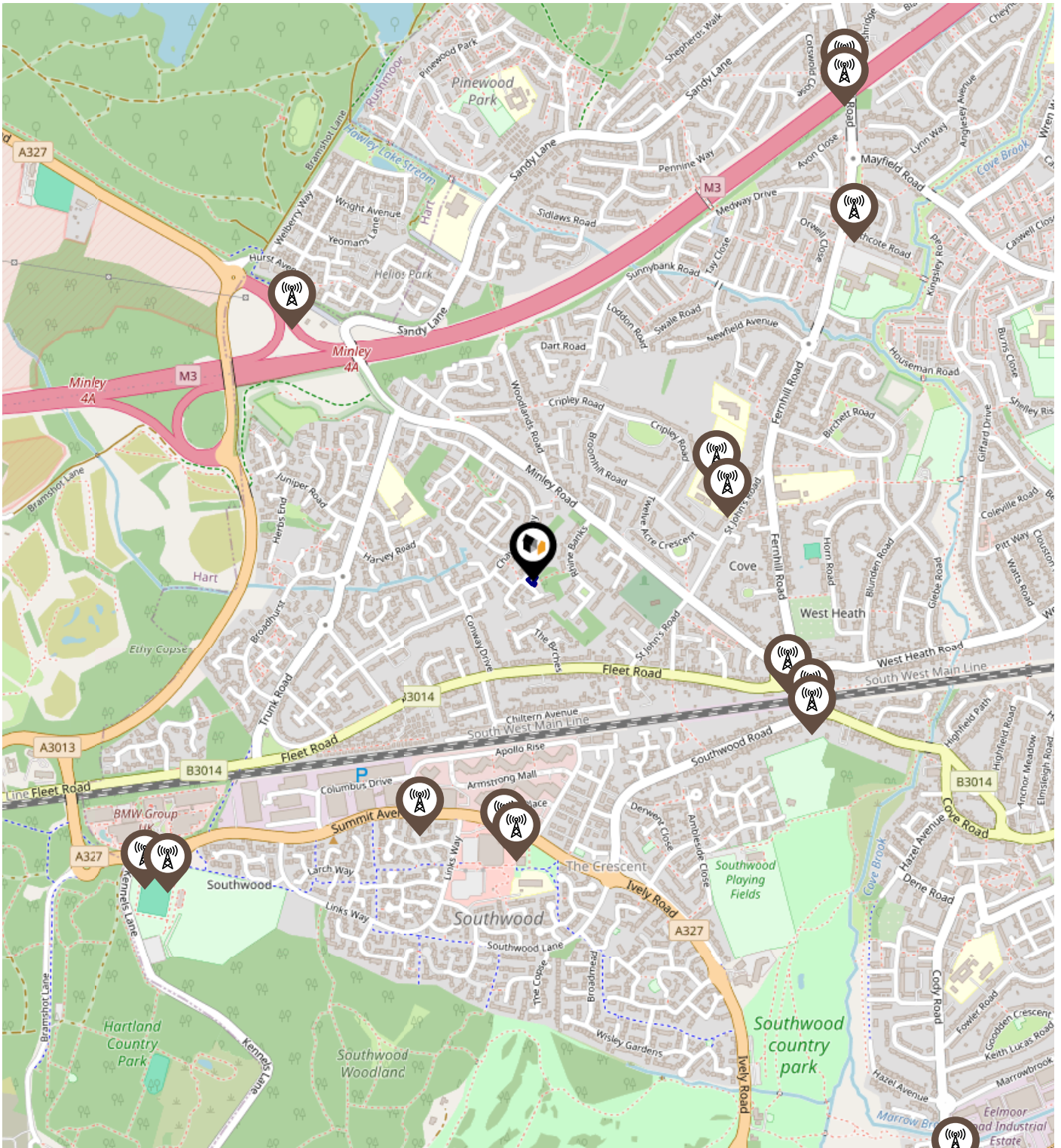
		Nursery	Primary	Secondary	College	Private
1	Parsonage Farm Nursery and Infant School Ofsted Rating: Requires improvement Pupils: 211 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cove School Ofsted Rating: Good Pupils: 979 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cove Junior School Ofsted Rating: Good Pupils: 295 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cove Infant School Ofsted Rating: Good Pupils: 171 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Southwood Infant School Ofsted Rating: Good Pupils: 124 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Guillemont Junior School Ofsted Rating: Requires improvement Pupils: 362 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Junior School Ofsted Rating: Good Pupils: 327 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Pinewood Infant School Ofsted Rating: Good Pupils: 97 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tower Hill Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Cody School Ofsted Rating: Good Pupils: 287 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Community Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherrywood Community Primary School Ofsted Rating: Good Pupils: 180 Distance:1.16	<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:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hurst Lodge School Ofsted Rating: Not Rated Pupils: 171 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

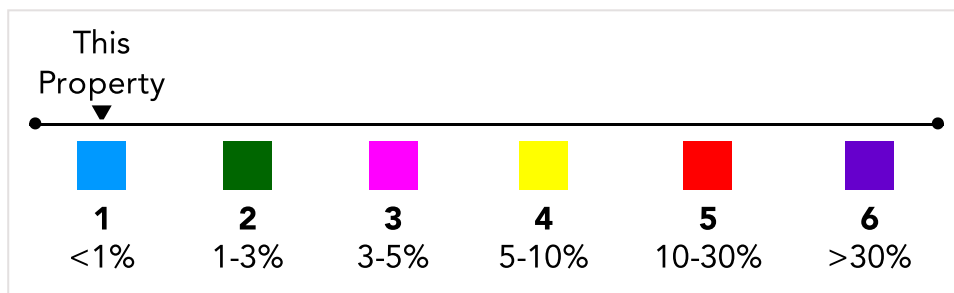
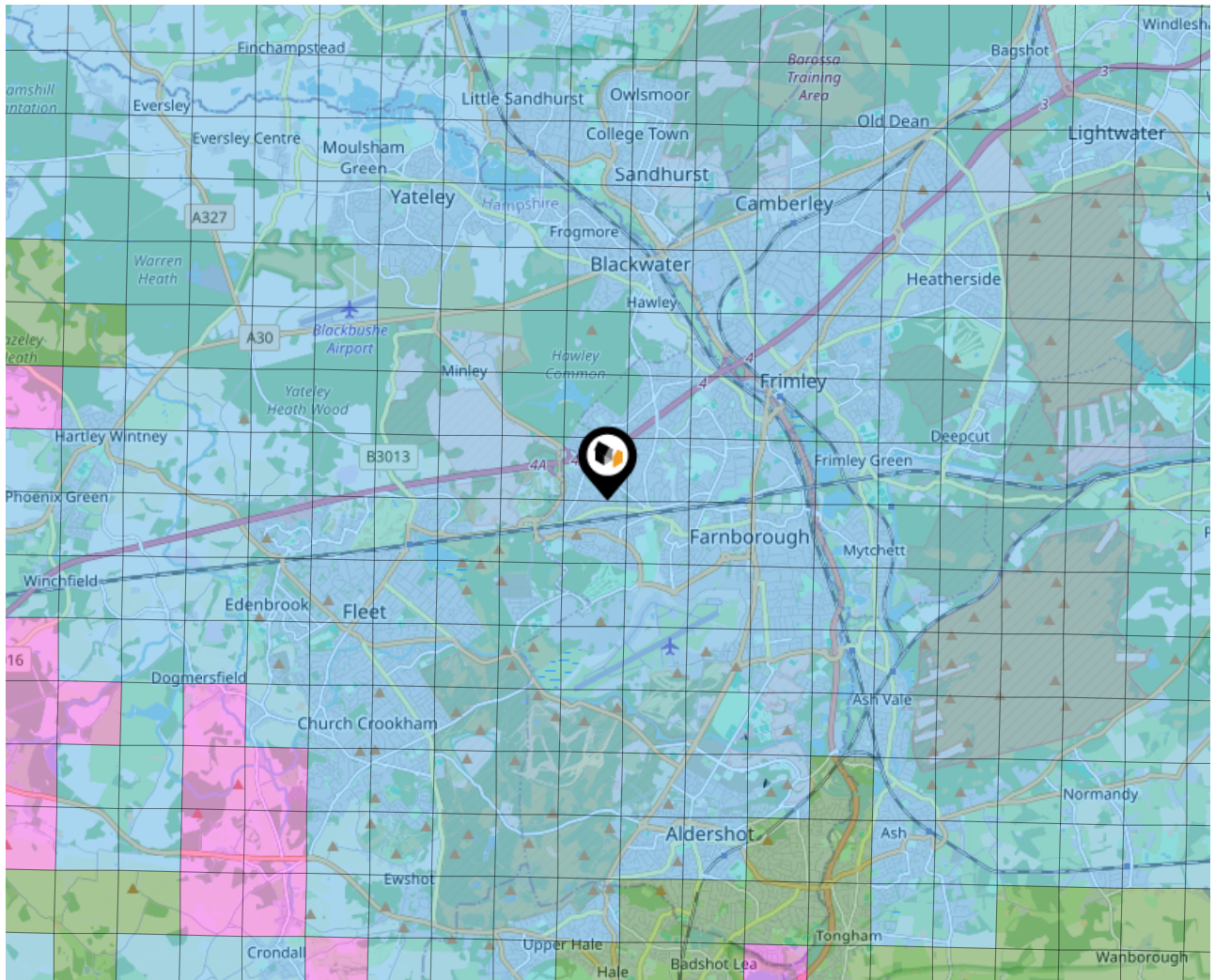
-  Power Pylons
-  Communication Masts

Environment

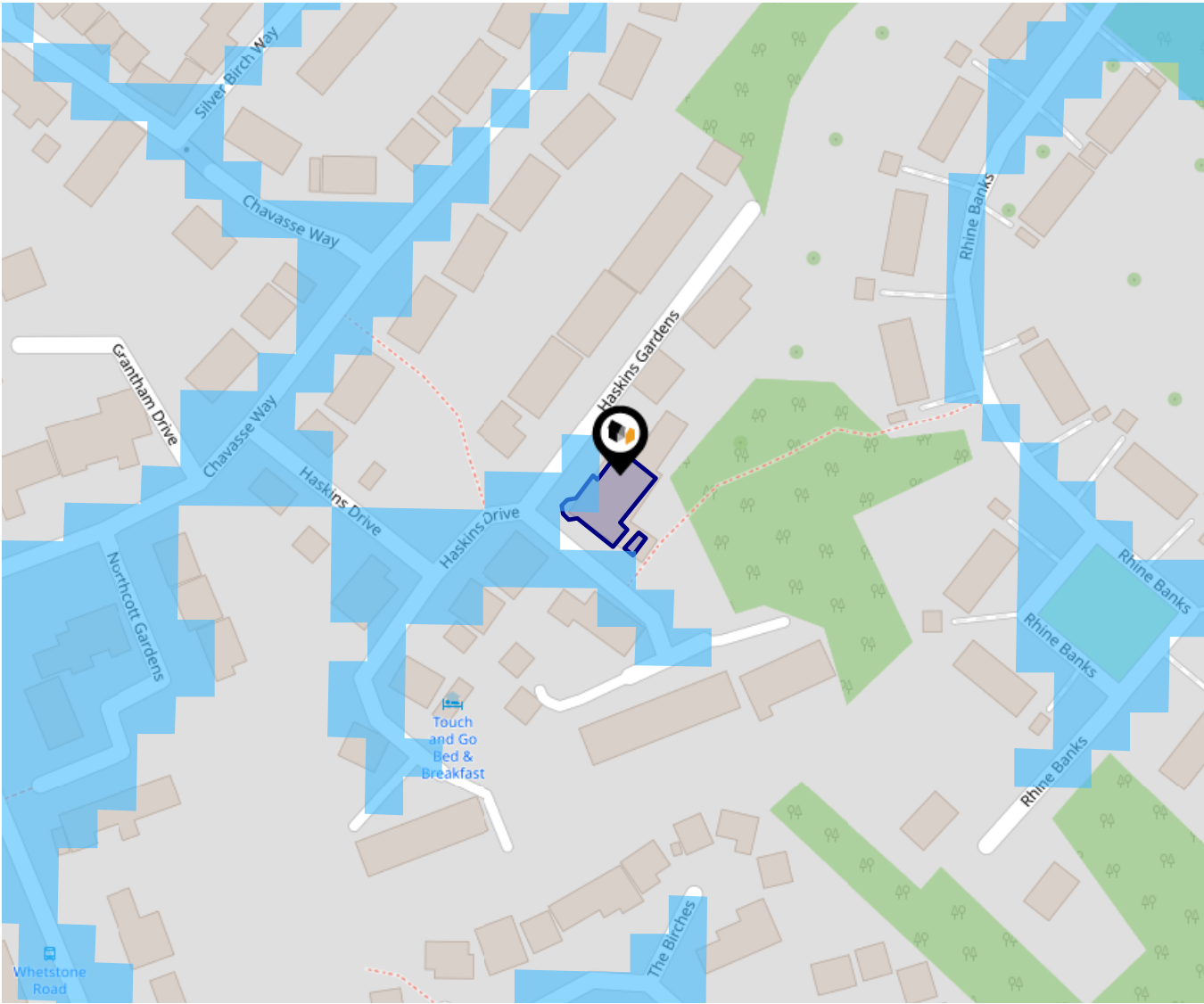
Radon Gas

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

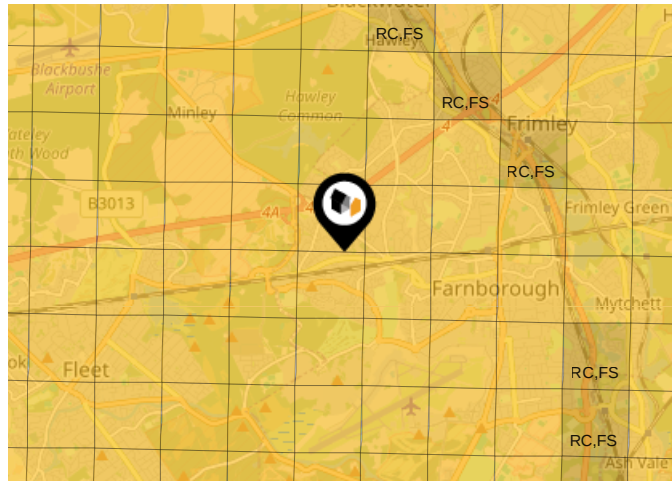


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

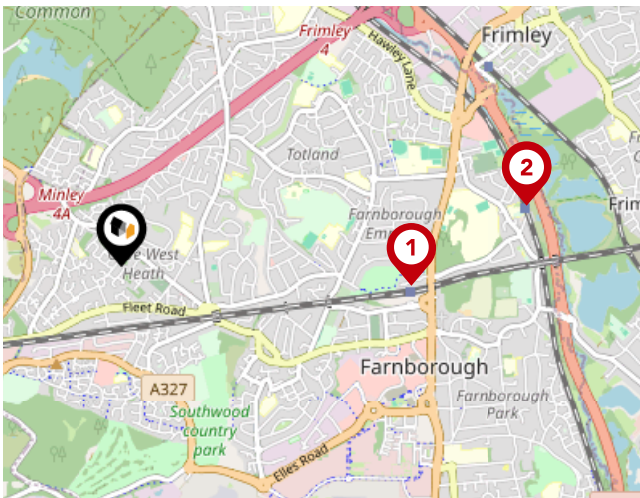


Primary Classifications (Most Common Clay Types)

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

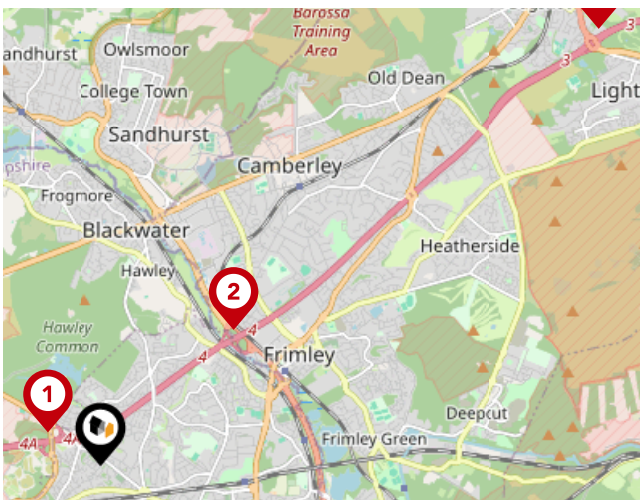
Area

Transport (National)



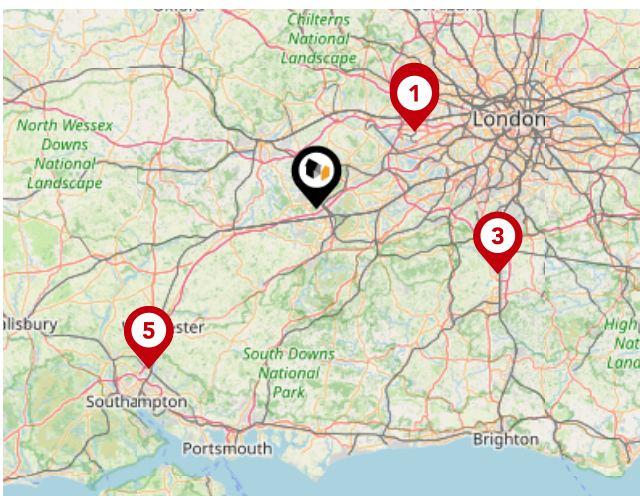
National Rail Stations

Pin	Name	Distance
1	Farnborough (Main) Rail Station	1.35 miles
2	Farnborough North Rail Station	1.9 miles
3	Farnborough North Rail Station	1.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	0.58 miles
2	M3 J4	1.75 miles
3	M3 J3	6.14 miles
4	M4 J10	9.7 miles
5	M3 J5	7.76 miles

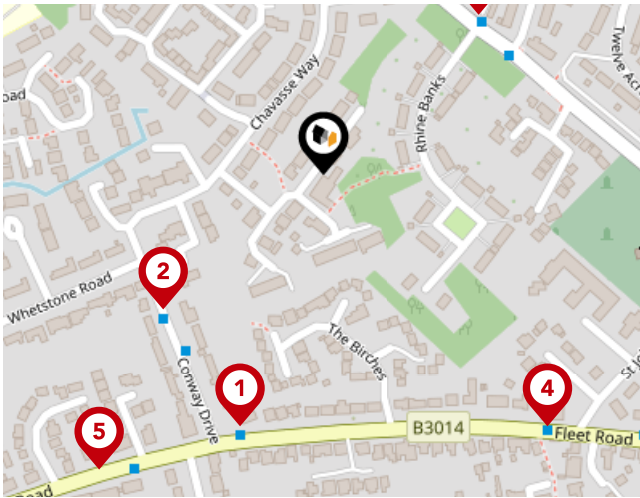


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	18.42 miles
2	Heathrow Airport	18.88 miles
3	Gatwick Airport	28.69 miles
4	North Stoneham	34.62 miles
5	Southampton Airport	34.62 miles

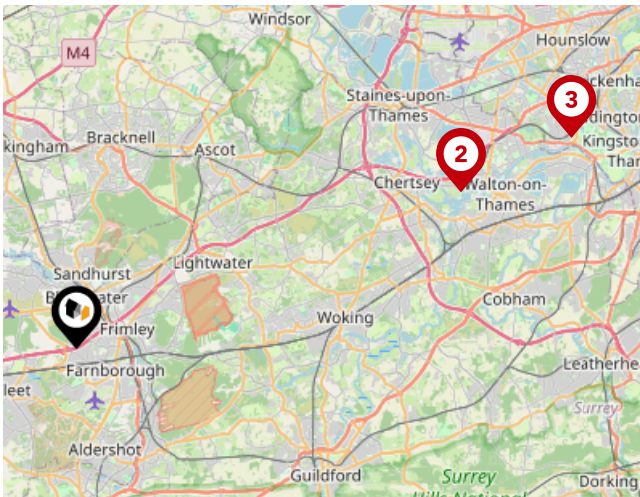
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Conway Drive	0.15 miles
2	Whetstone Road	0.12 miles
3	Rhine Banks	0.13 miles
4	Woodcot Gardens	0.2 miles
5	Conway Drive	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.39 miles
2	Weybridge Ferry Landing	15.39 miles
3	Moulsey - Hurst Park Ferry Landing	19.9 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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