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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th August 2026



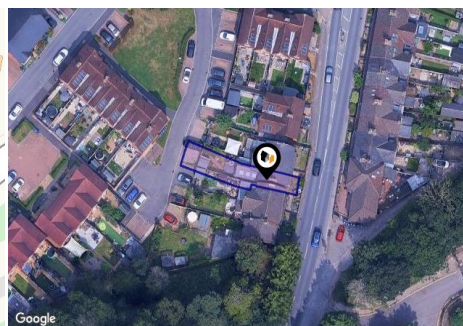
10, WRECCLESHAM ROAD, FARNHAM, GU9 8TZ

Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,315
Title Number:	SY207716
UPRN:	200001283478
Restrictive Covenants:	Yes

Last Sold Date:	05/06/2020
Last Sold Price:	£288,000
Last Sold £/ft²:	£352
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	900 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *10, Wrecclesham Road, Farnham, GU9 8TZ*

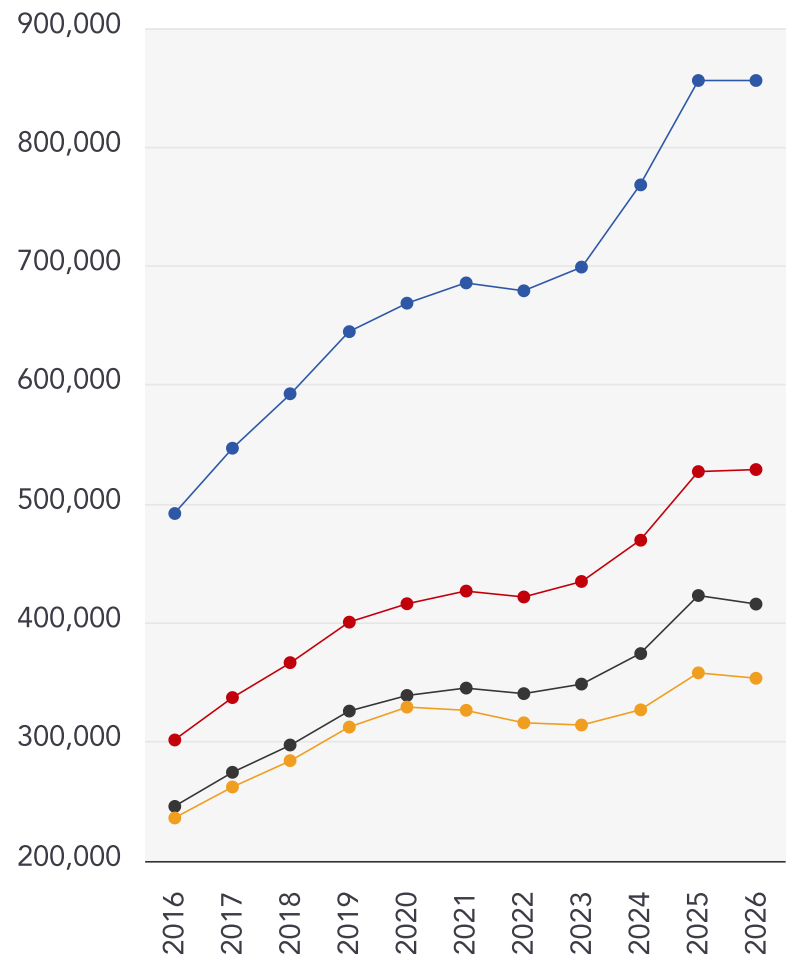
Reference - WA/2020/1447	
Decision:	-
Date:	10th September 2020
Description:	Erection of extension.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU9



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

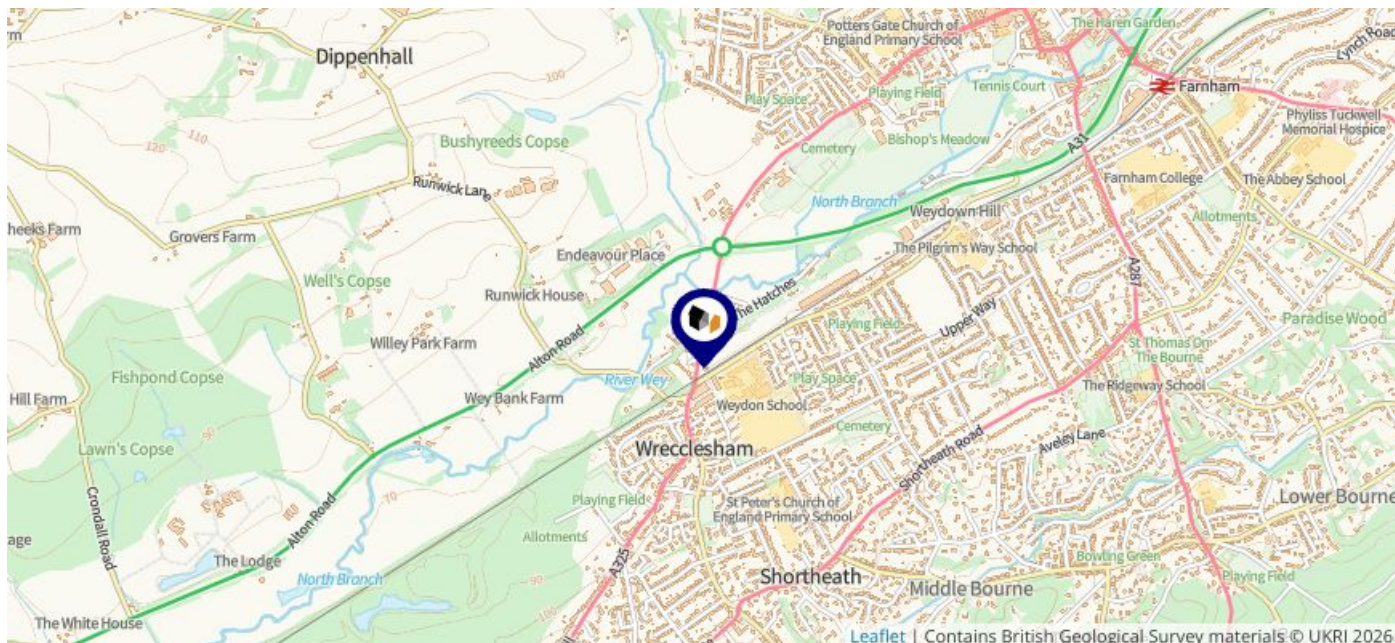
Flat

+49.74%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

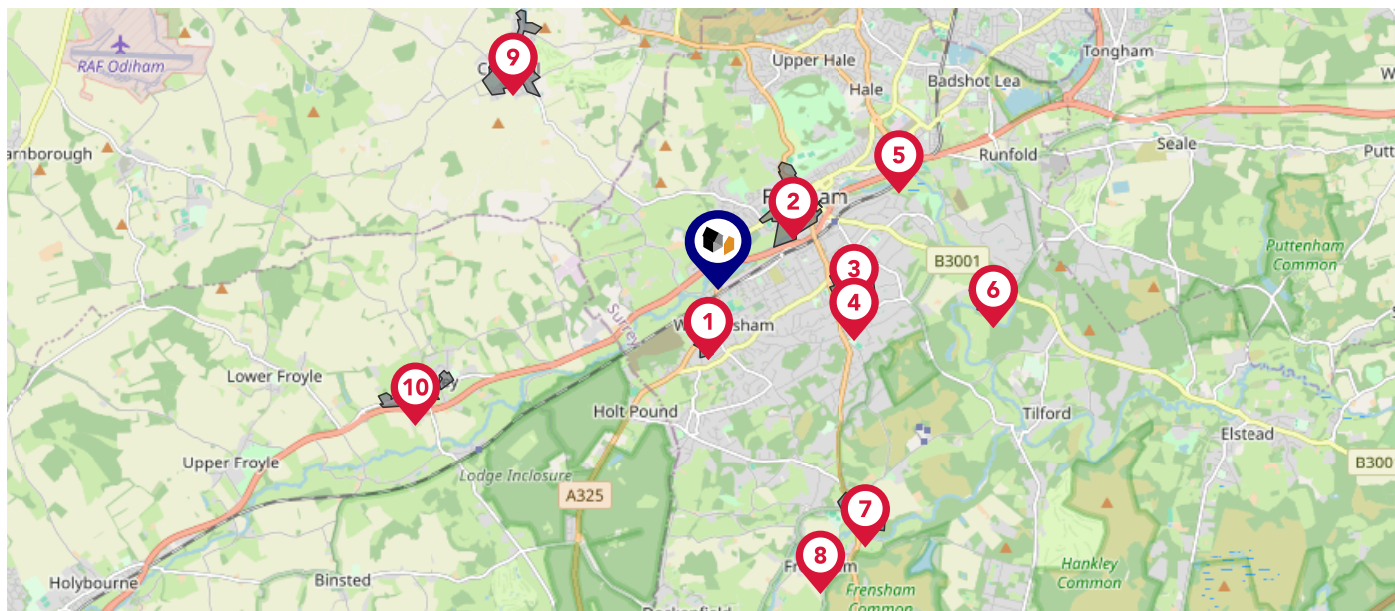
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



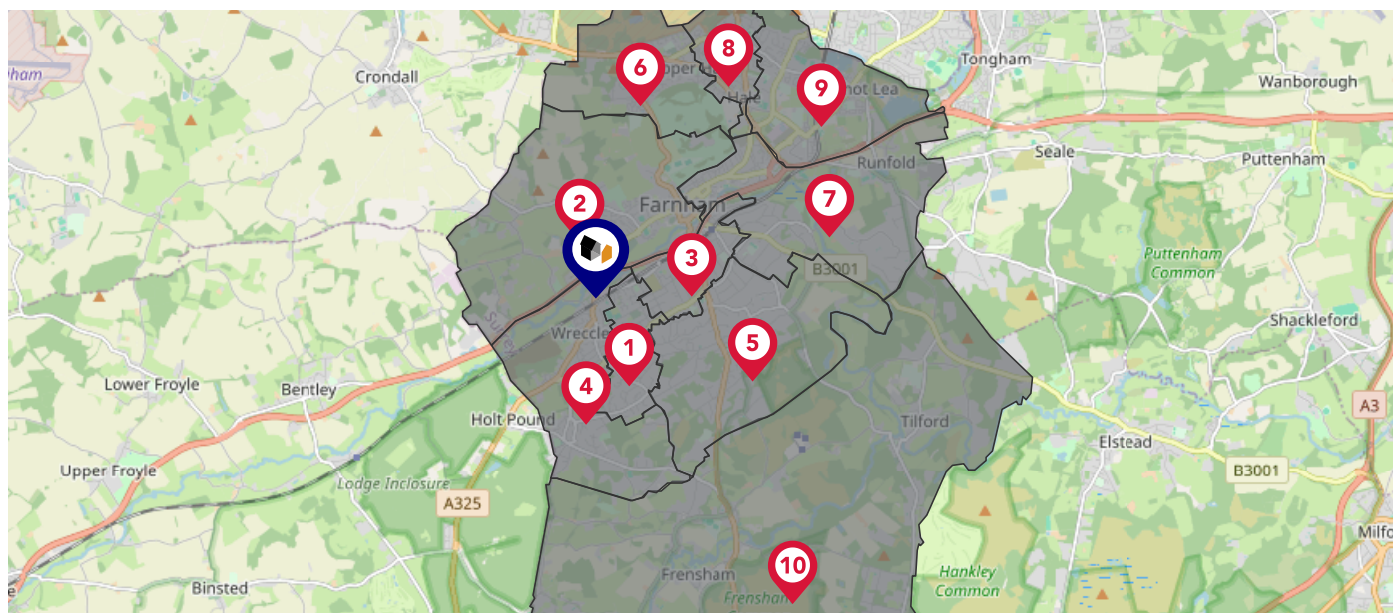
Nearby Conservation Areas

- | | |
|----|--------------------------------------|
| 1 | Wrecclesham, Farnham |
| 2 | Farnham |
| 3 | Great Austins, Farnham |
| 4 | Old Church Lane, Farnham |
| 5 | Shepherd and Flock Conservation Area |
| 6 | Waverley Abbey, Farnham |
| 7 | Millbridge, Frensham |
| 8 | Frensham |
| 9 | Crondall |
| 10 | Bentley |

Maps

Council Wards

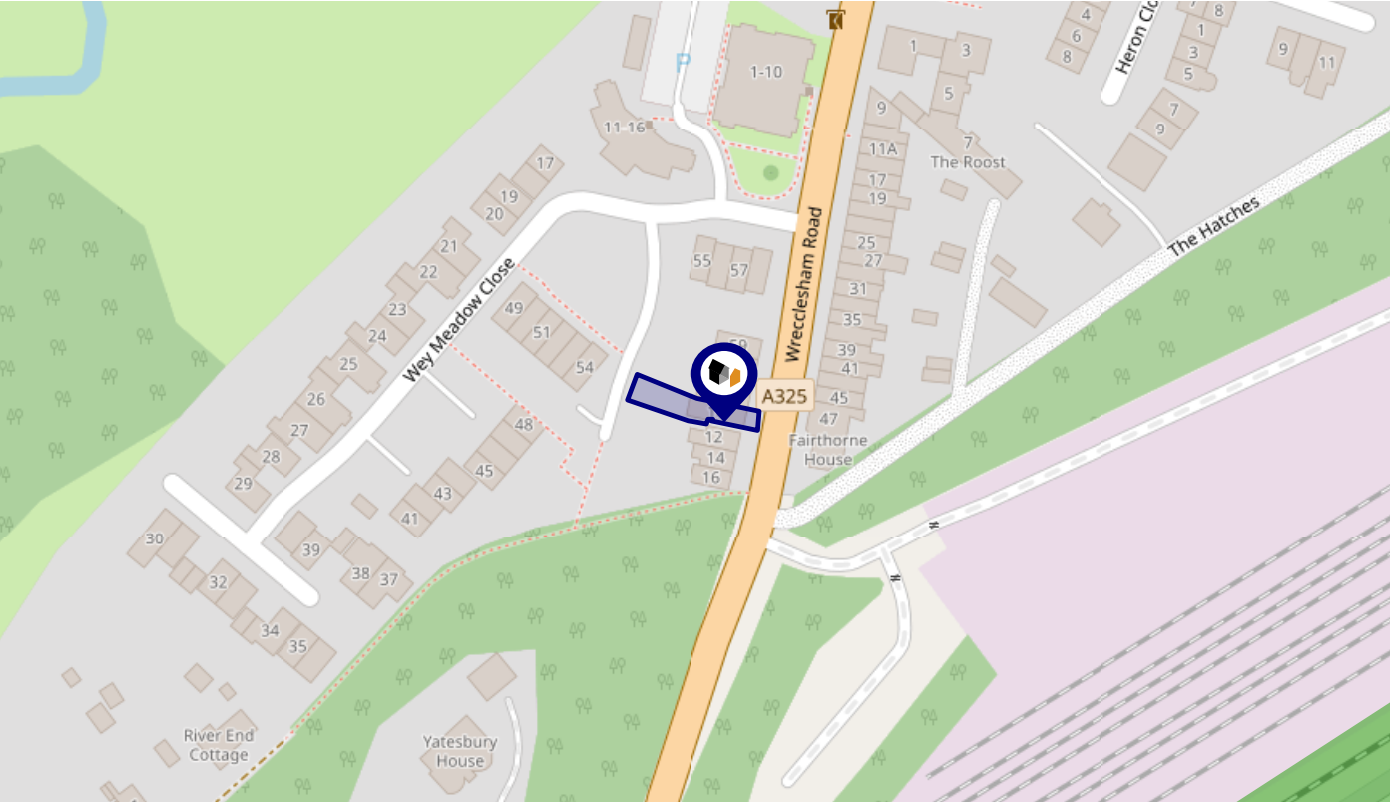
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|--|
| 1 | Farnham Shortheath and Boundstone Ward |
| 2 | Farnham Castle Ward |
| 3 | Farnham Firgrove Ward |
| 4 | Farnham Wrecclesham and Rowledge Ward |
| 5 | Farnham Bourne Ward |
| 6 | Farnham Upper Hale Ward |
| 7 | Farnham Moor Park Ward |
| 8 | Farnham Hale and Heath End Ward |
| 9 | Farnham Weybourne and Badshot Lea Ward |
| 10 | Frensham, Dockenfield and Tilford 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.

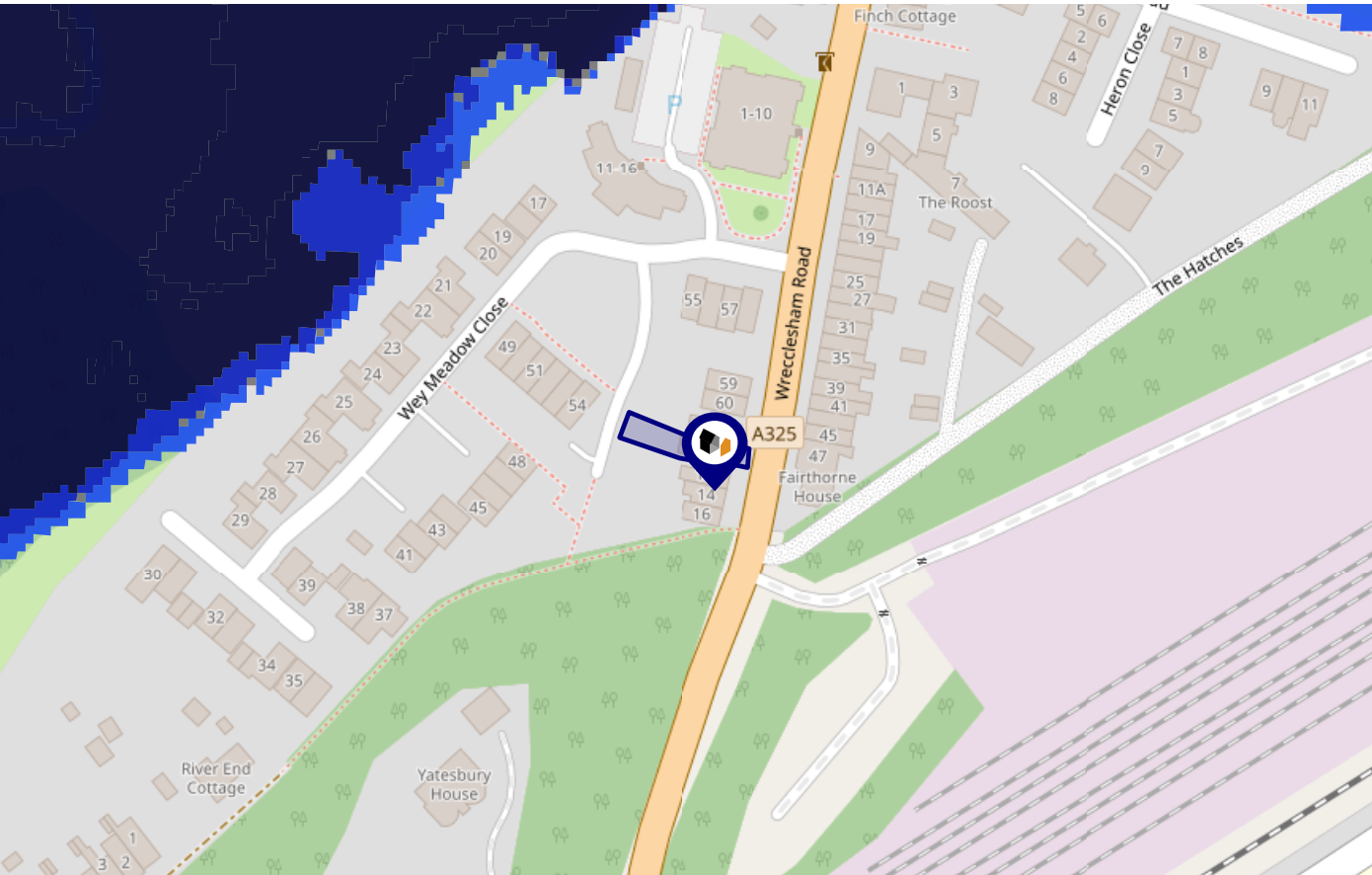
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

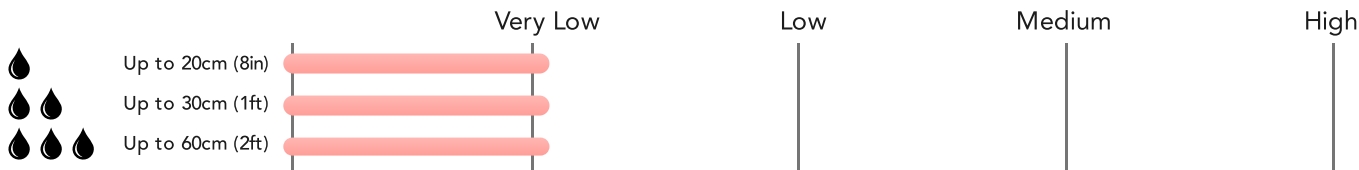


Risk Rating: Very low

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.

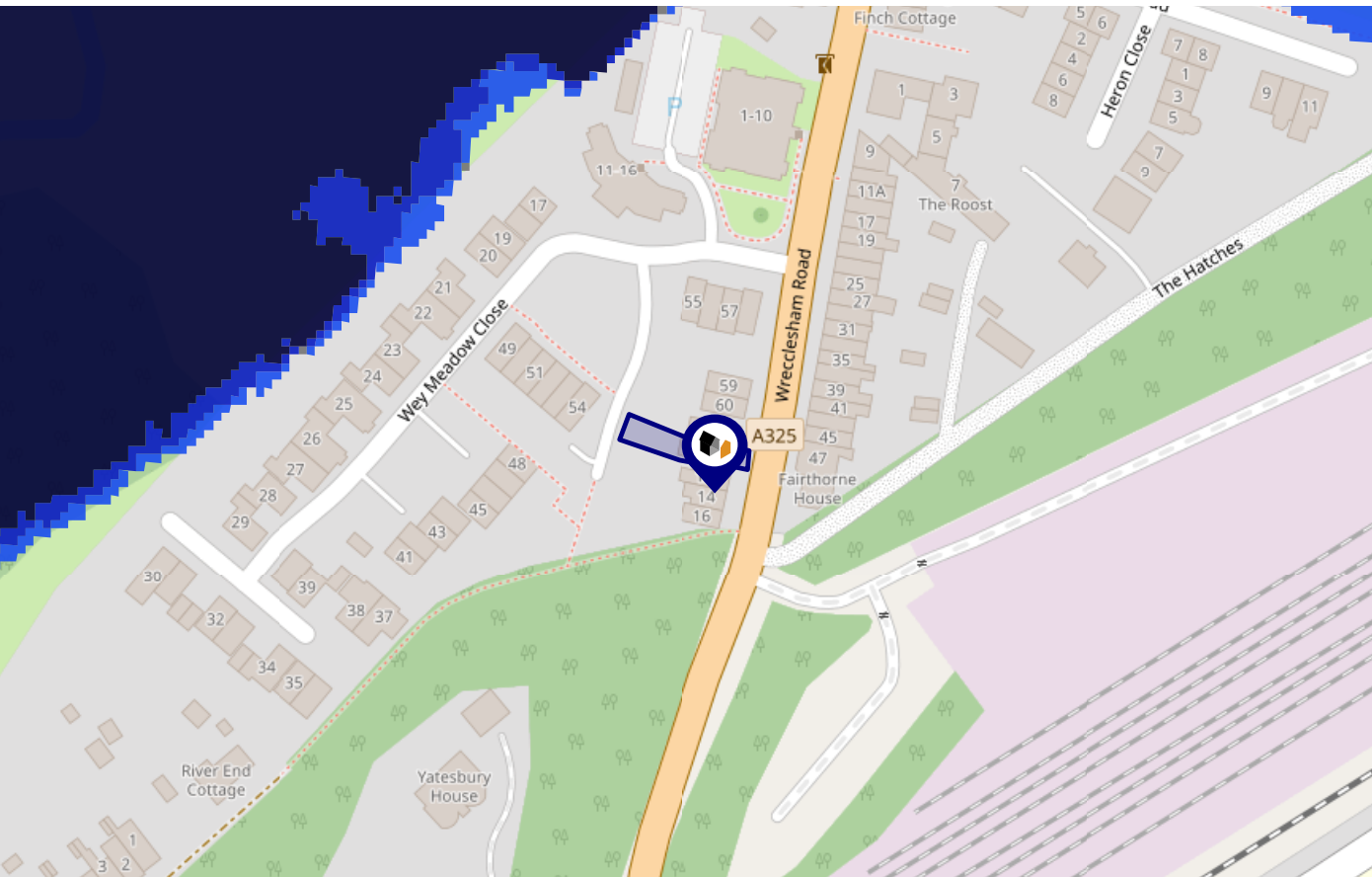
Chance of flooding to the following depths at this property:



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.

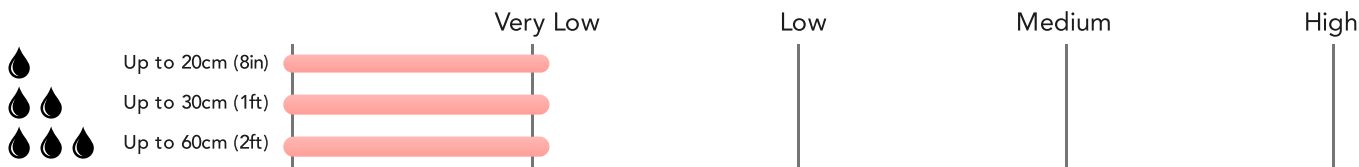


Risk Rating: Very low

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:

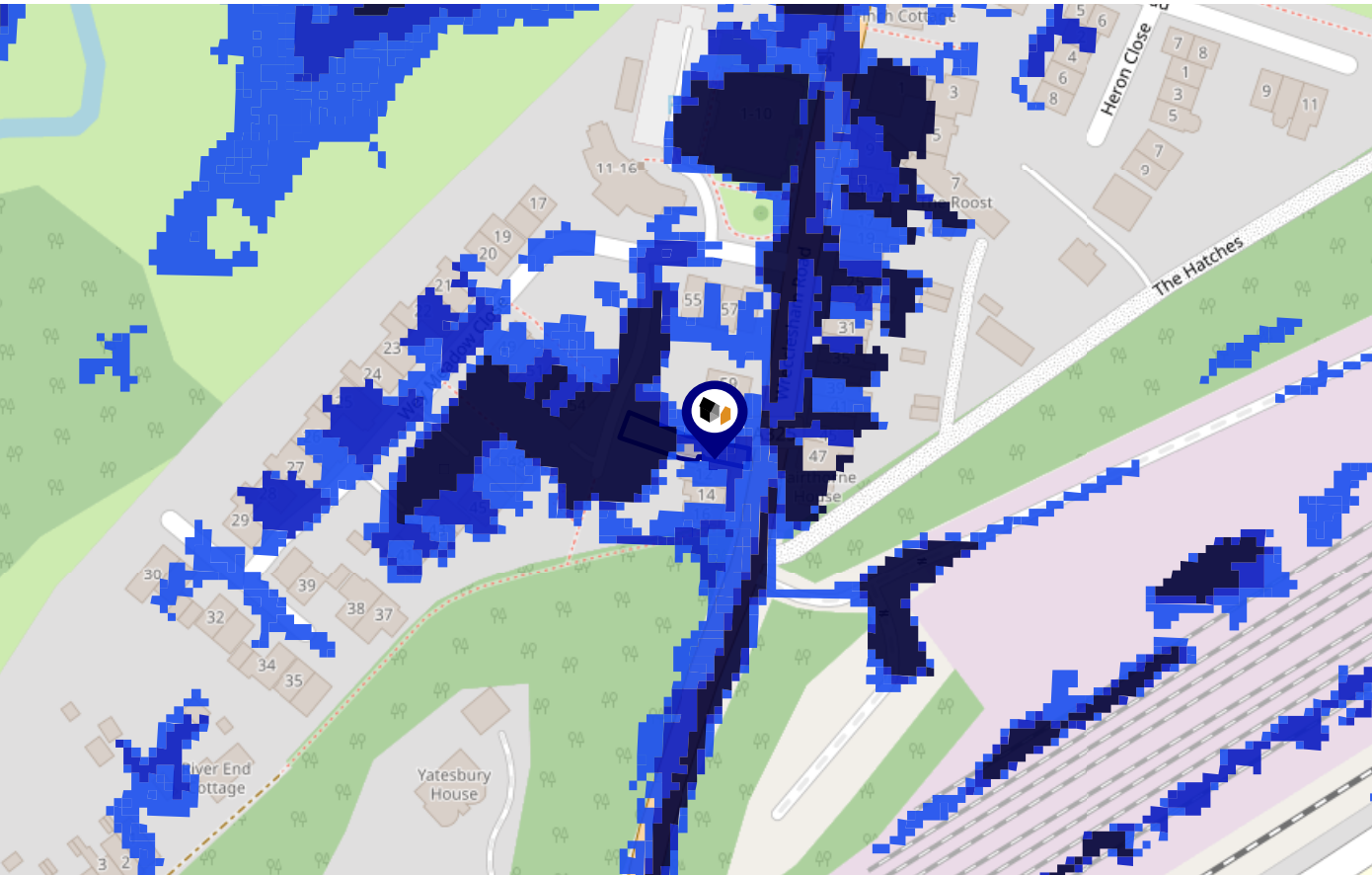


Flood Risk

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: Medium

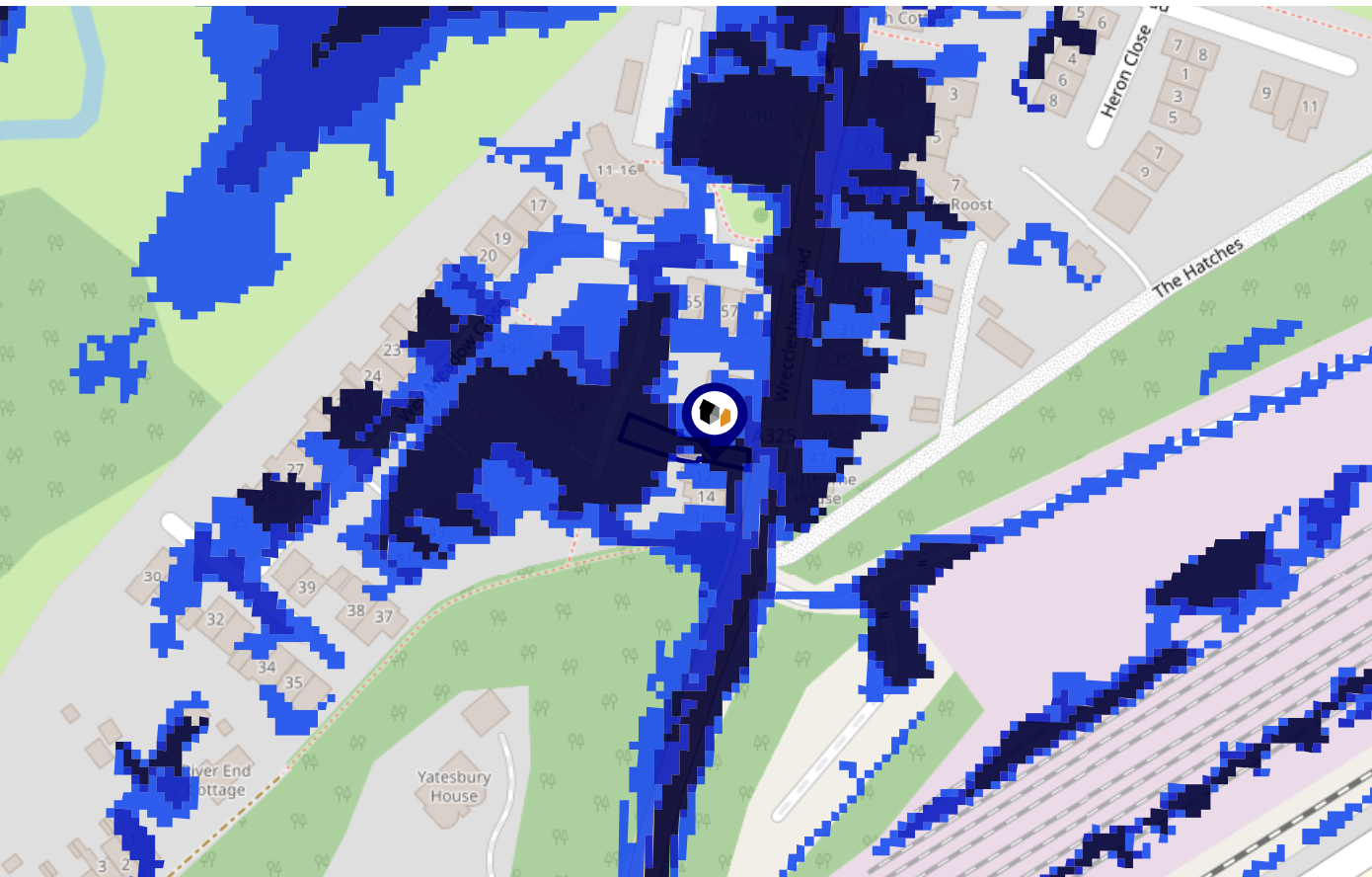
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: High

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:

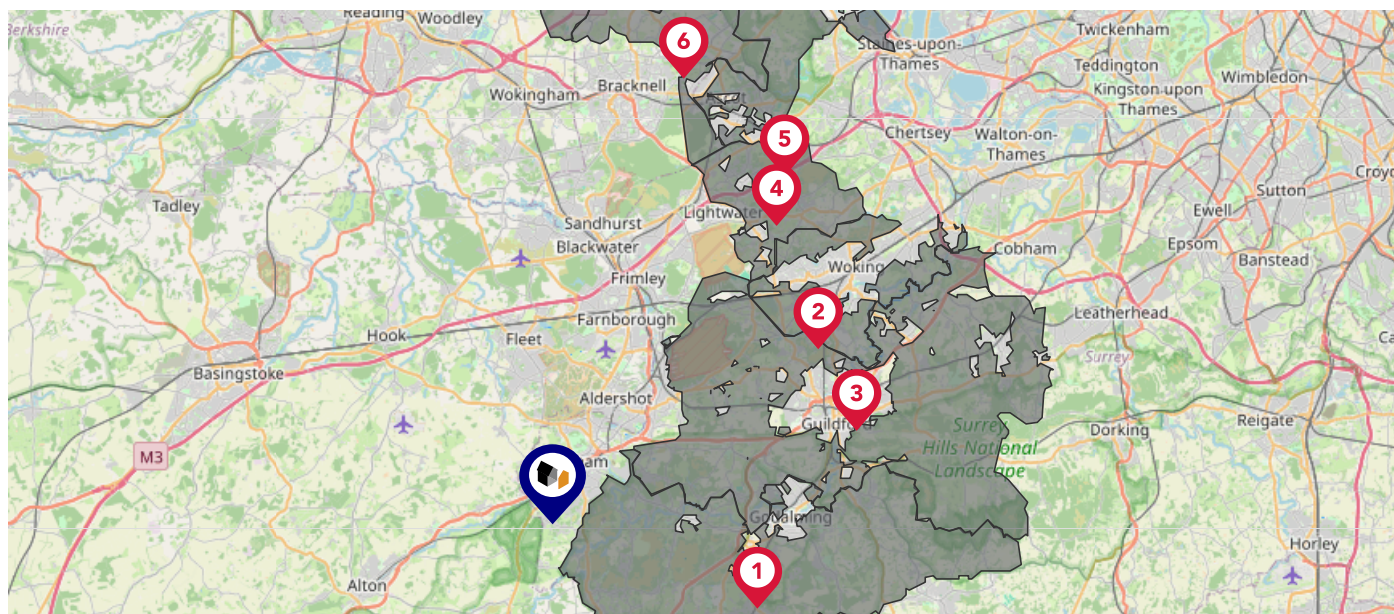


Maps

Green Belt



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



Nearby Green Belt Land



London Green Belt - Waverley



London Green Belt - Woking



London Green Belt - Guildford



London Green Belt - Surrey Heath



London Green Belt - Windsor and Maidenhead

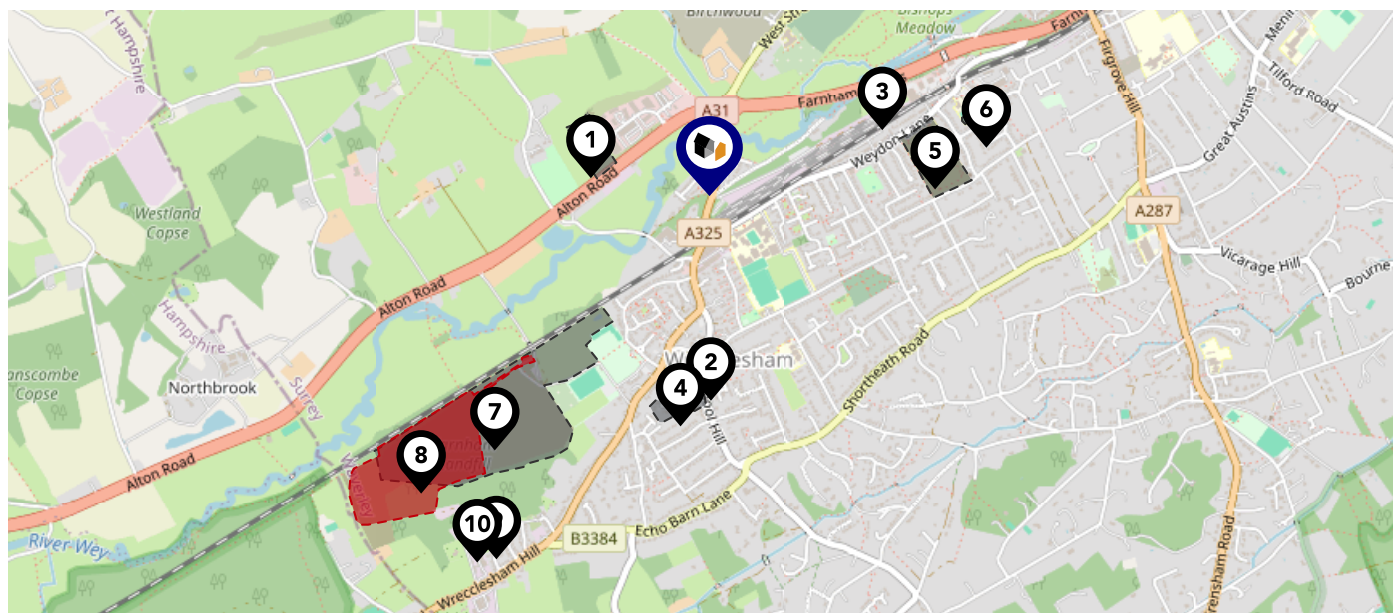


London Green Belt - Bracknell Forest

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	Coxbridge Sandpit-Alton Road, Farnham, Surrey	Historic Landfill	
2	School Hill-Coomber and Blythe, Farnham, Surrey	Historic Landfill	
3	British Rail Engineers Tip-Wrecclesham Road, Farnham, Surrey	Historic Landfill	
4	Wrecclesham Sandpit-School Hill, Wrecclesham, Farnham	Historic Landfill	
5	Weydon Lane Landfill-Weydon Lane, Farnham	Historic Landfill	
6	Farnham Potteries-Farnham, Surrey	Historic Landfill	
7	Alton Road Landfill-Alton Road, Farnham, Surrey	Historic Landfill	
8	EA/EPR/AB3802KG/A001	Active Landfill	
9	Hundred House-68 Wrecclesham Hill, Farnham, Surrey	Historic Landfill	
10	Hundred House-68 Wrecclesham Hill, Farnham, Surrey	Historic Landfill	

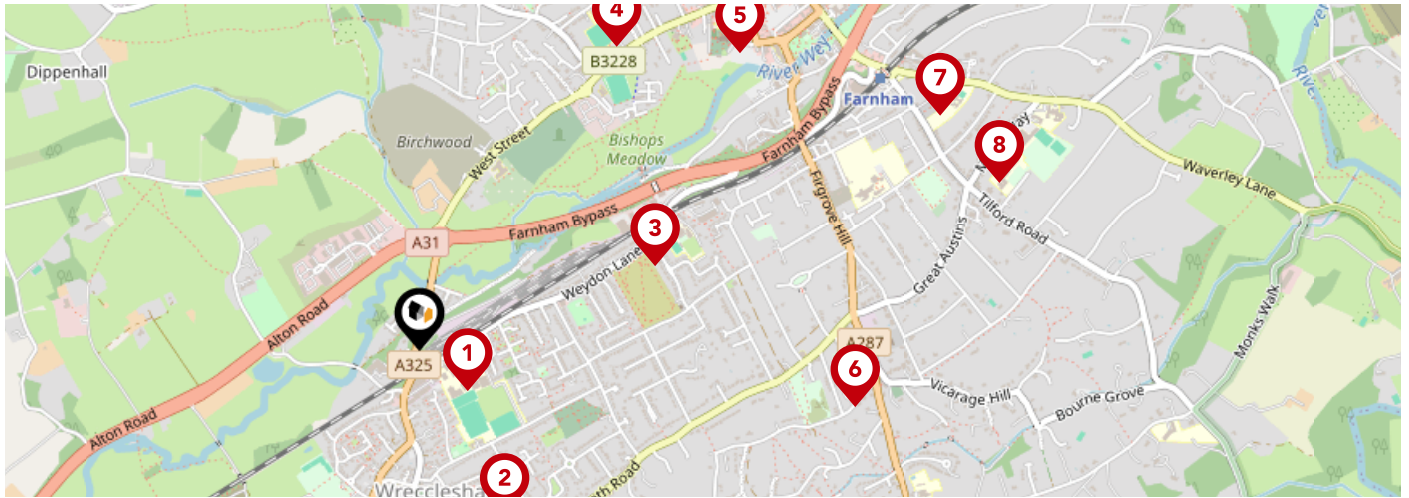
Maps

Listed Buildings

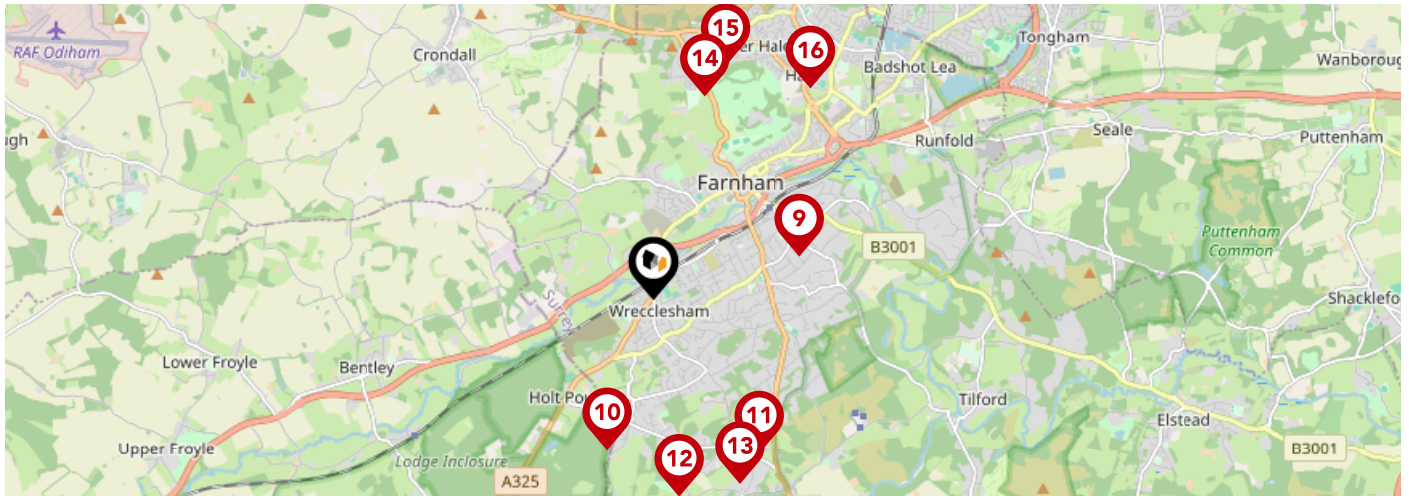
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1243630 - Yatesbury House	Grade II	0.1 miles
 1258476 - Milestone To South Of Coxbridge Farm	Grade II	0.2 miles
 1273017 - Wrecclesham House	Grade II	0.2 miles
 1243629 - Pitfield Cottage	Grade II	0.2 miles
 1116555 - The Cricketers Inn	Grade II	0.3 miles
 1079629 - 1 And 2 Weaver's Cottages	Grade II	0.3 miles
 1423332 - Leyland House	Grade II	0.3 miles
 1116575 - West Cottage	Grade II	0.3 miles
 1243668 - Kilns And Attached Outbuildings At Coxbridge Farm	Grade II	0.3 miles
 1259102 - Coxbridge Farmhouse The Cottage, Coxbridge Farm	Grade II	0.3 miles



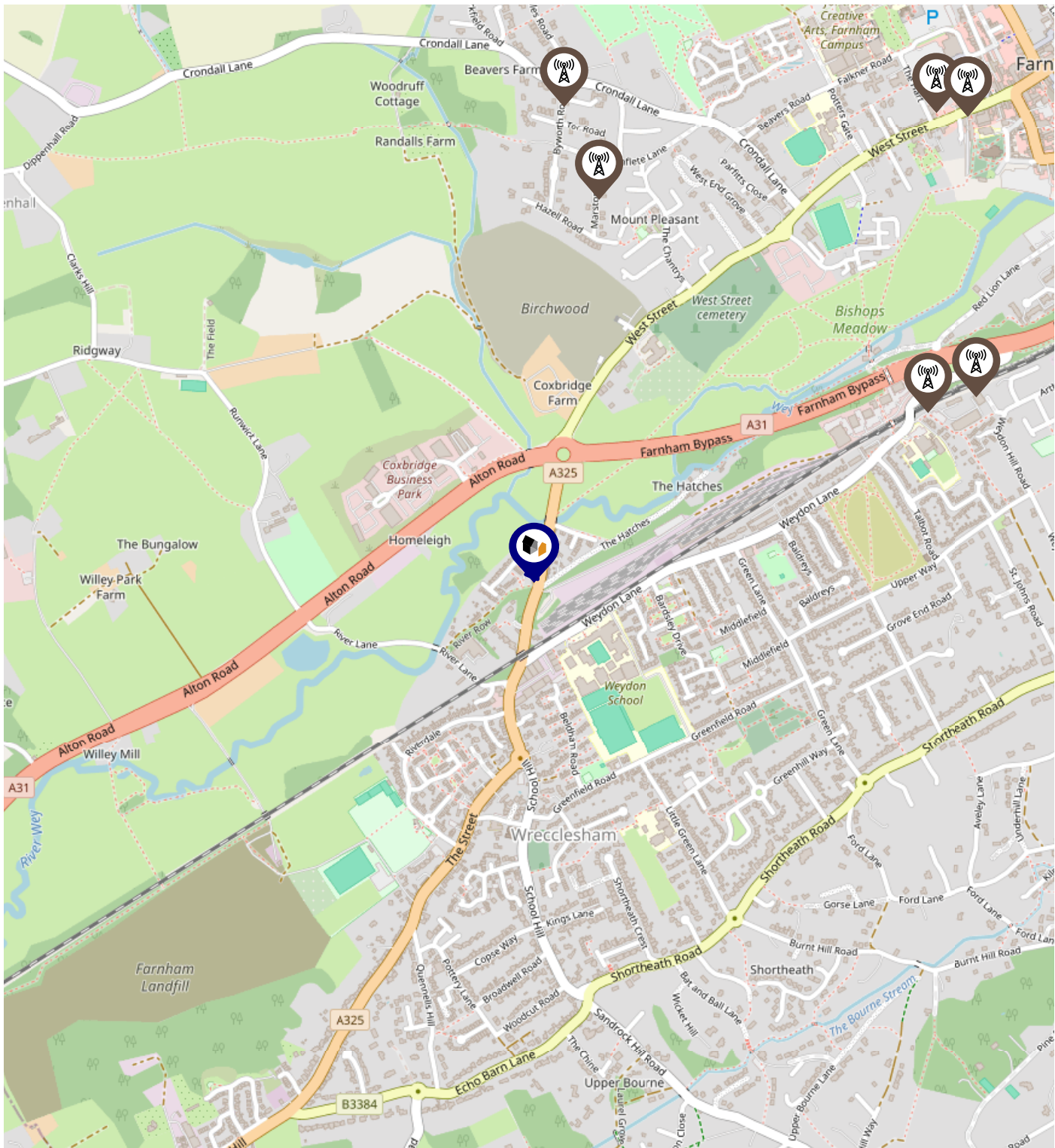
		Nursery	Primary	Secondary	College	Private
1	Weydon School Ofsted Rating: Good Pupils: 1643 Distance:0.14	☐	☐	☒	☐	☐
2	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:0.43	☐	☒	☐	☐	☐
3	Highfield South Farnham School Ofsted Rating: Outstanding Pupils: 473 Distance:0.58	☐	☒	☐	☐	☐
4	Potters Gate CofE Primary School Ofsted Rating: Good Pupils: 538 Distance:0.84	☐	☒	☐	☐	☐
5	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 89 Distance:1.02	☐	☒	☐	☐	☐
6	The Ridgeway School Ofsted Rating: Outstanding Pupils: 112 Distance:1.02	☐	☐	☒	☐	☐
7	St Polycarp's Catholic Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:1.33	☐	☒	☐	☐	☐
8	South Farnham School Ofsted Rating: Outstanding Pupils: 846 Distance:1.4	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Abbey School Ofsted Rating: Outstanding Pupils: 145 Distance:1.4	☐	☐	☒	☐	☐
	Rowledge Church of England Controlled Primary School Ofsted Rating: Good Pupils: 210 Distance:1.47	☐	☒	☐	☐	☐
	Edgeborough School Ofsted Rating: Not Rated Pupils: 381 Distance:1.73	☐	☐	☒	☐	☐
	Frensham Heights School Ofsted Rating: Not Rated Pupils: 494 Distance:1.85	☐	☐	☒	☐	☐
	More House School Ofsted Rating: Outstanding Pupils: 500 Distance:1.9	☐	☐	☒	☐	☐
	Folly Hill Infant Academy Ofsted Rating: Outstanding Pupils: 74 Distance:1.94	☐	☒	☐	☐	☐
	Hale Nursery & Primary Academy Ofsted Rating: Good Pupils: 289 Distance:2.27	☐	☒	☐	☐	☐
	Farnham Heath End Ofsted Rating: Good Pupils: 1092 Distance:2.44	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

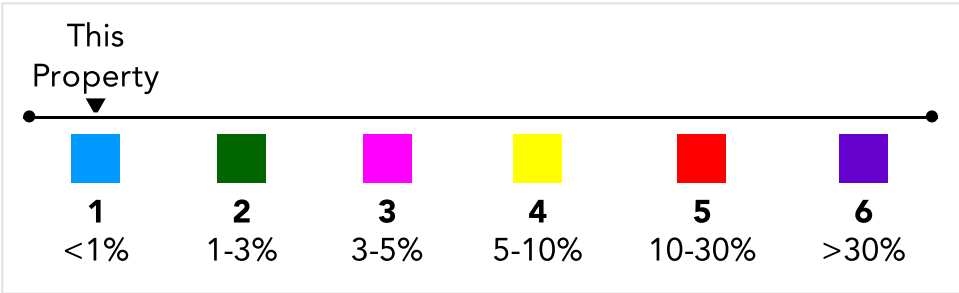
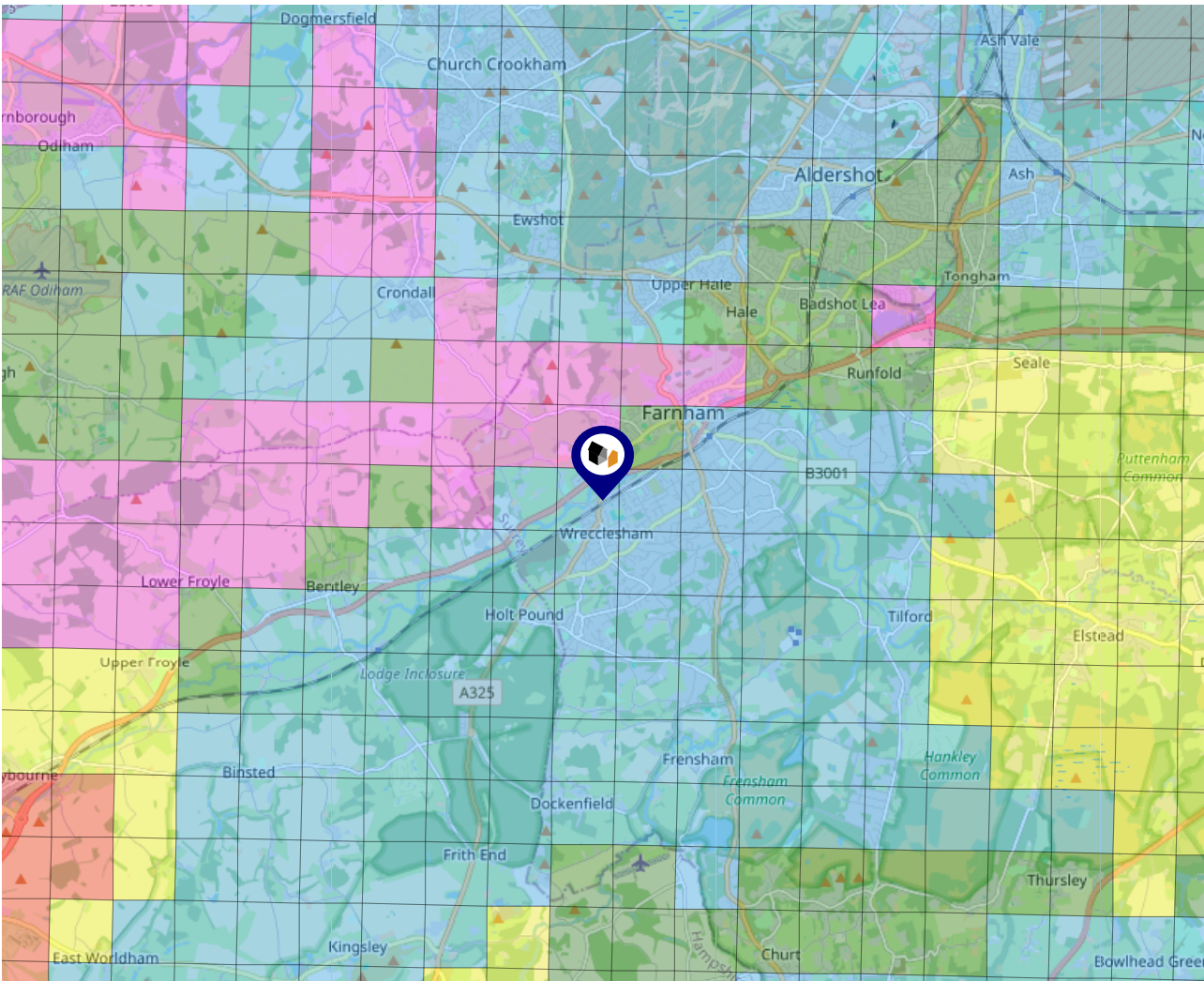


Key:

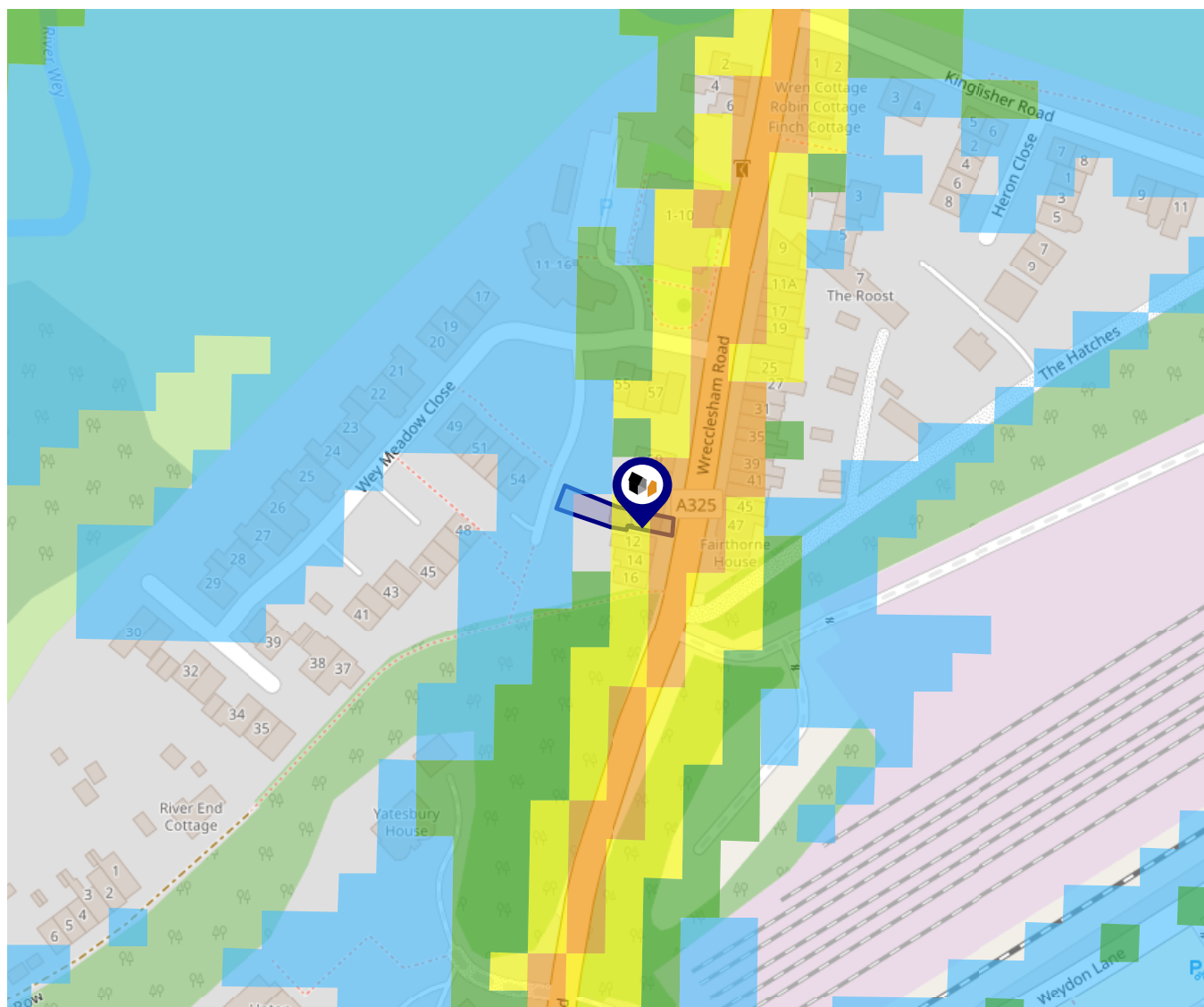
-  Power Pylons
-  Communication Masts

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

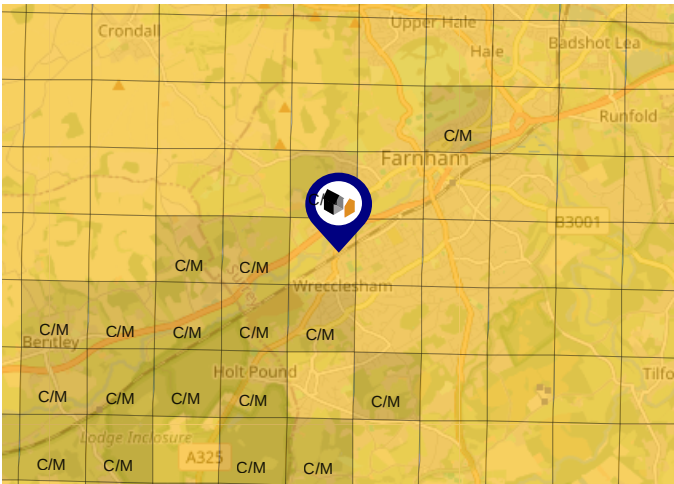


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

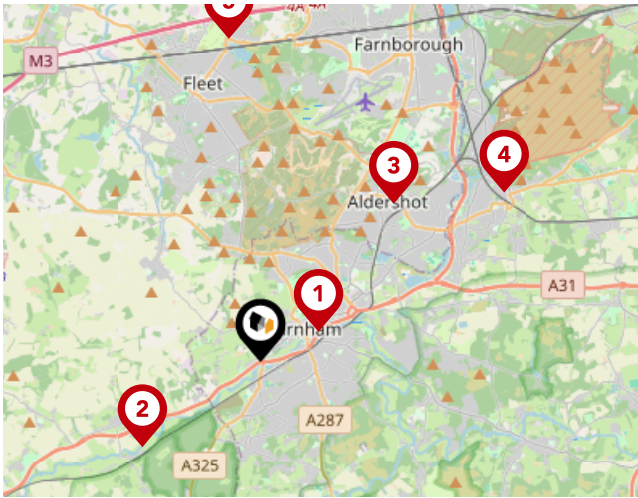


Primary Classifications (Most Common Clay Types)

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

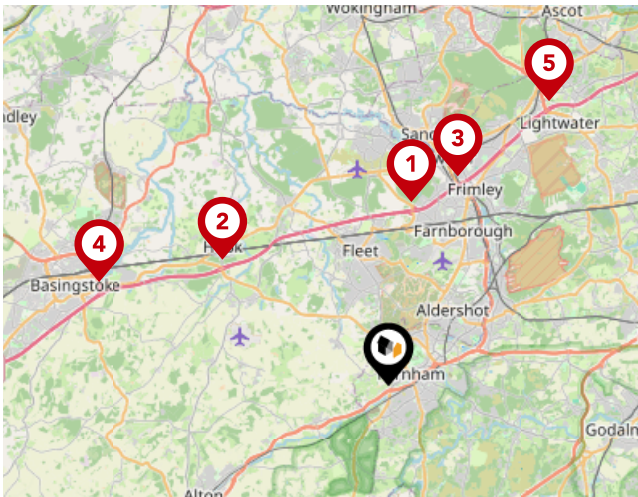
Area

Transport (National)



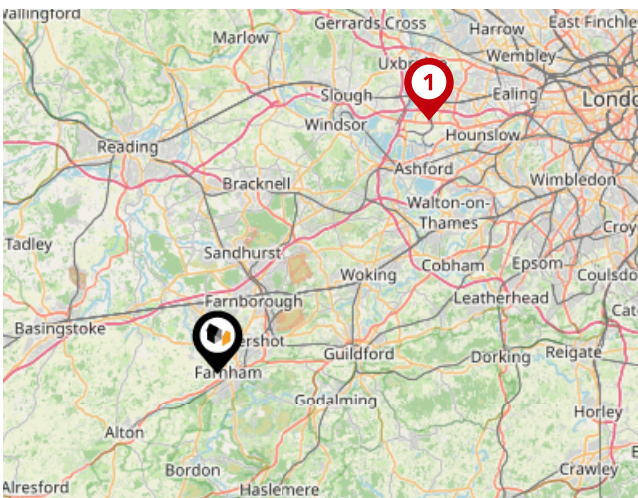
National Rail Stations

Pin	Name	Distance
1	Farnham Rail Station	1.2 miles
2	Bentley (Hants) Rail Station	2.7 miles
3	Aldershot Rail Station	3.85 miles
4	Ash Rail Station	5.51 miles
5	Fleet Rail Station	6.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	6.86 miles
2	M3 J5	7.76 miles
3	M3 J4	8.16 miles
4	M3 J6	11.43 miles
5	M3 J3	12.1 miles

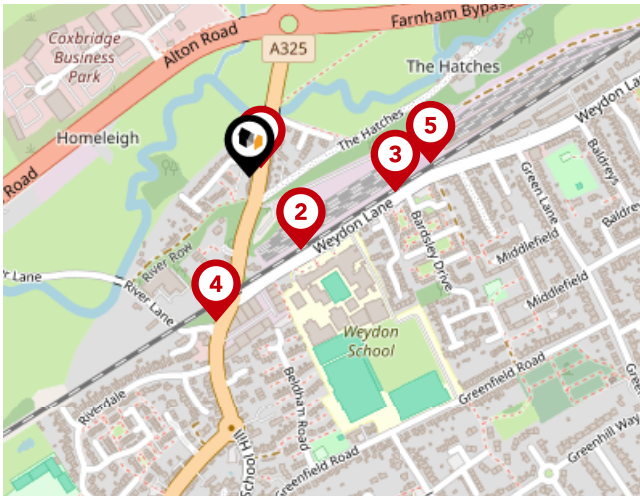


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	24.43 miles

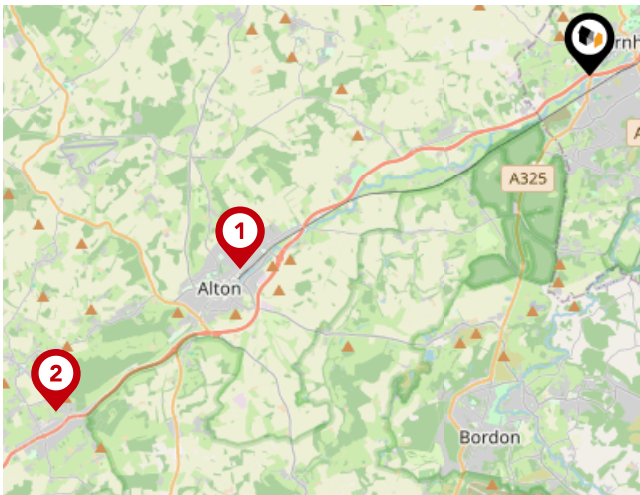
Area

Transport (Local)



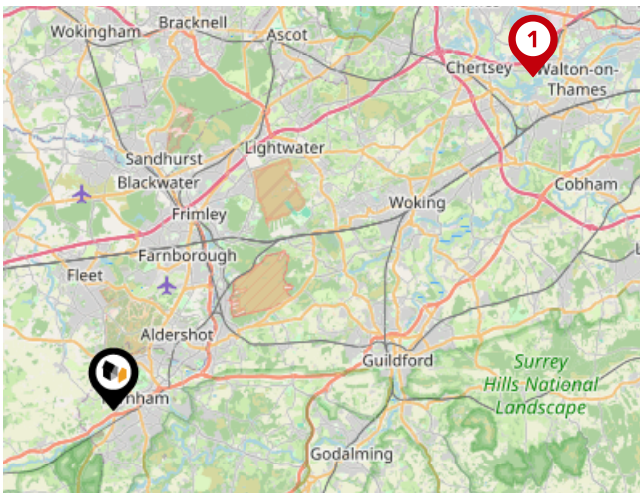
Bus Stops/Stations

Pin	Name	Distance
1	The Hatches	0.01 miles
2	Weydon School	0.1 miles
3	Bardsley Drive	0.16 miles
4	Wrecclesham Bridge	0.17 miles
5	Bardsley Drive	0.2 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	7.41 miles
2	Medstead & Four Marks (Mid Hants Railway)	11.7 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	19.84 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!!!



/avacadoproperty



/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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