

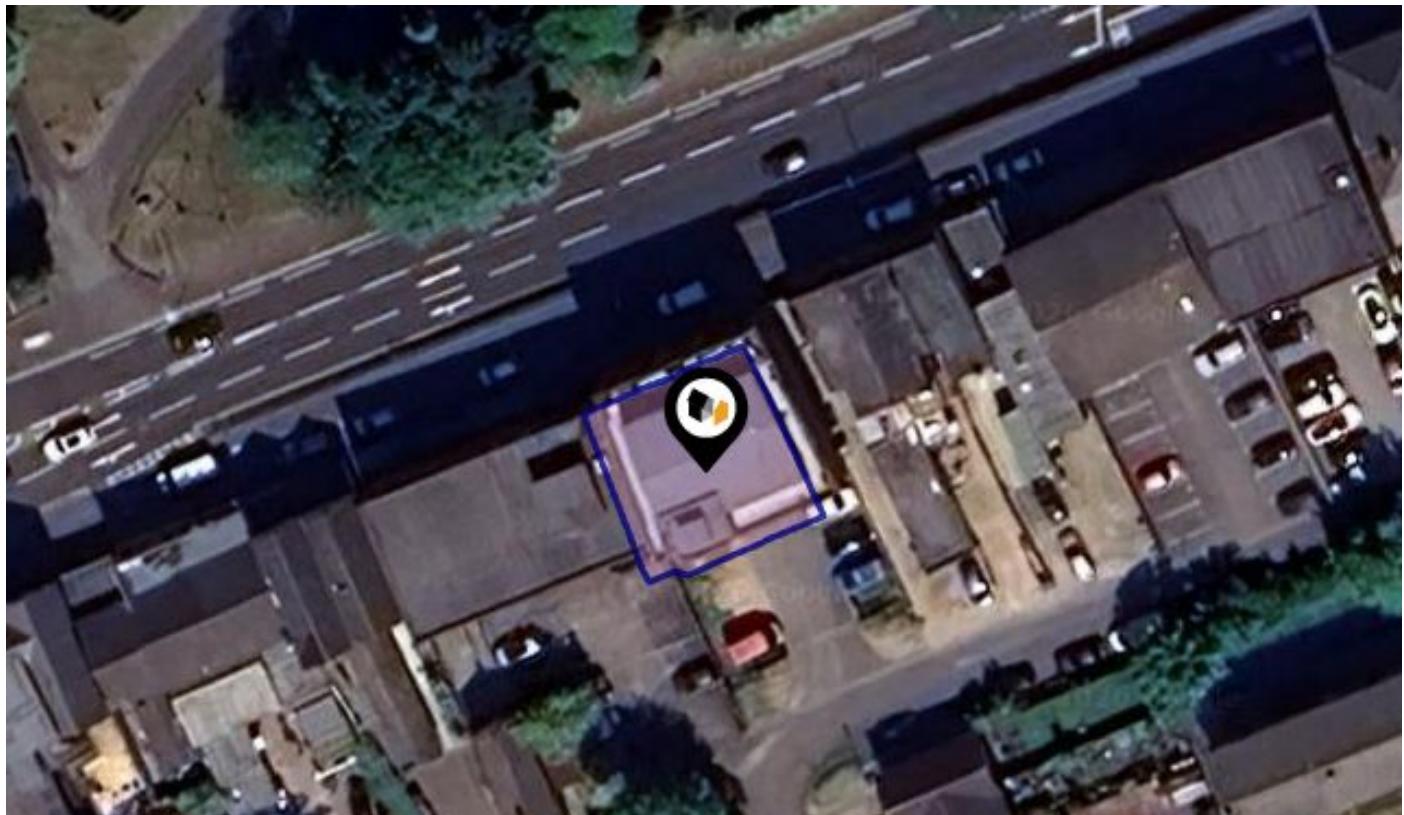


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 05<sup>th</sup> February 2026**



**FLAT 4, CHURCH VIEW, 341, LONDON ROAD, CAMBERLEY,  
GU15 3HF**

**Avocado Property**

stephen@avocadopropertyagents.co.uk  
www.avocadopropertyagents.co.uk



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# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	731 ft <sup>2</sup> / 68 m <sup>2</sup>
Plot Area:	0.06 acres
Year Built :	2004
Council Tax :	Band C
Annual Estimate:	£2,194
Title Number:	SY735434
UPRN:	10002673145

Last Sold Date:	01/03/2021
Last Sold Price:	£185,000
Last Sold £/ft <sup>2</sup> :	£252
Tenure:	Leasehold
Start Date:	16/12/2004
End Date:	25/03/2129
Lease Term:	125 years from 25 March 2004
Term Remaining:	103 years

## Local Area

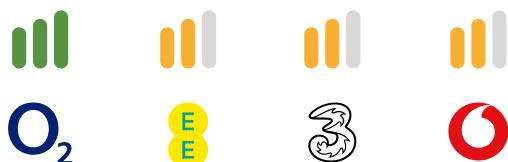
Local Authority:	Surrey
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**14**  
mb/s      **80**  
mb/s      **900**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Property Multiple Title Plans

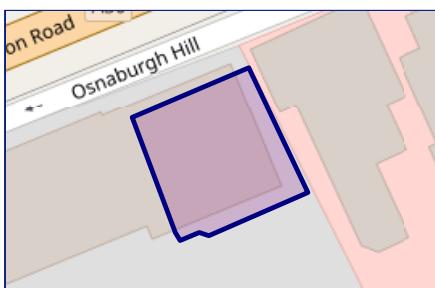


## Freehold Title Plan



**SY434332**

## Leasehold Title Plan



**SY735434**

Start Date:	16/12/2004
End Date:	25/03/2129
Lease Term:	125 years from 25 March 2004
Term Remaining:	103 years

# Gallery Floorplan



## FLAT 4, CHURCH VIEW, 341, LONDON ROAD, CAMBERLEY, GU15 3HF



# Property EPC - Certificate



Flat 4, Church View, 341, London Road, GU15 3HF

Energy rating

C

Valid until 18.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	84   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



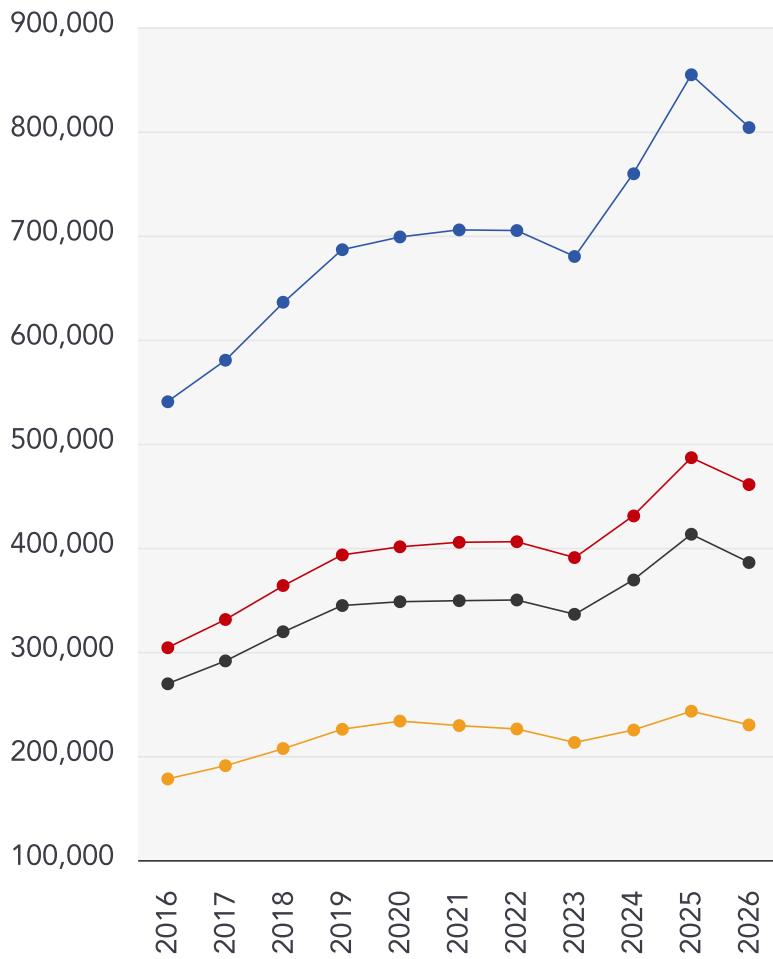
### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	No thermostatic control of room temperature
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

# 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

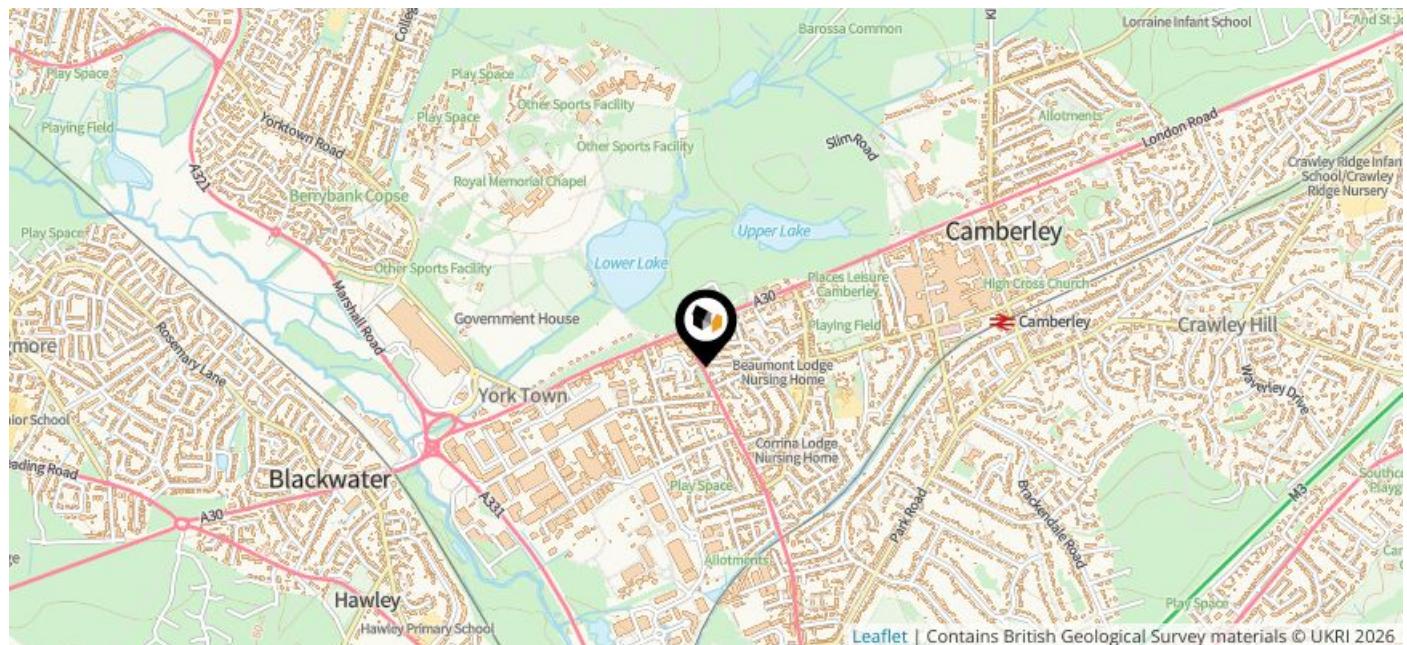
**+29.15%**

# 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.

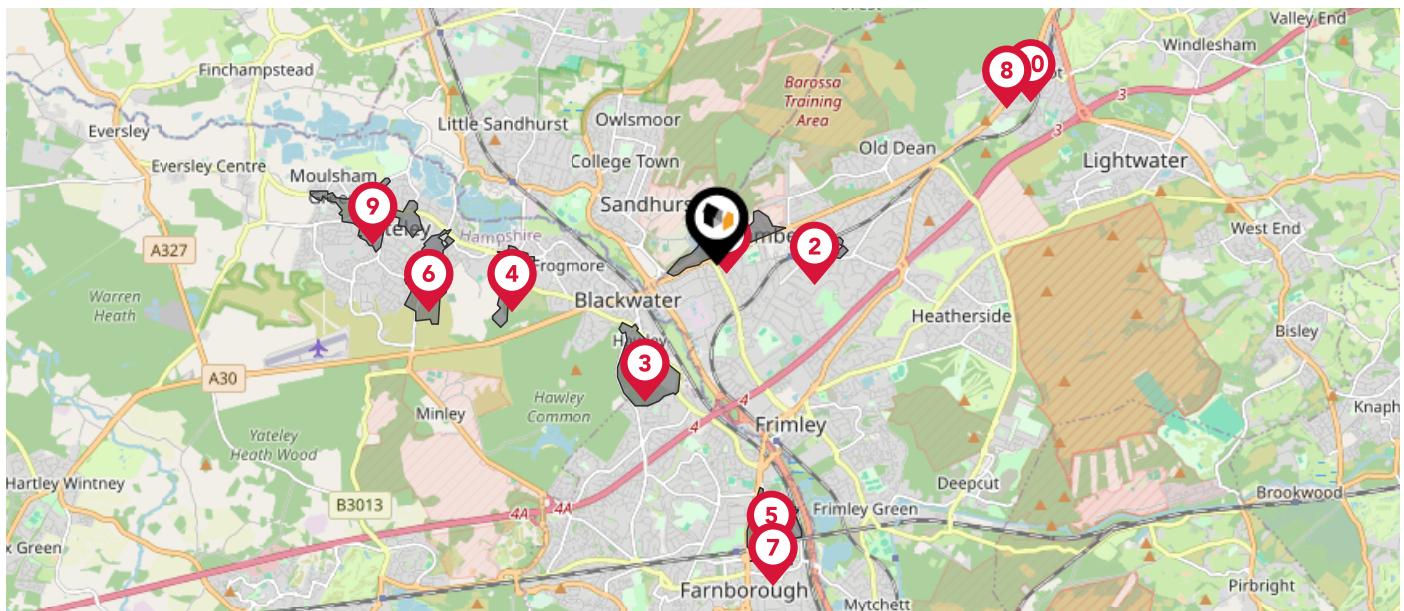
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

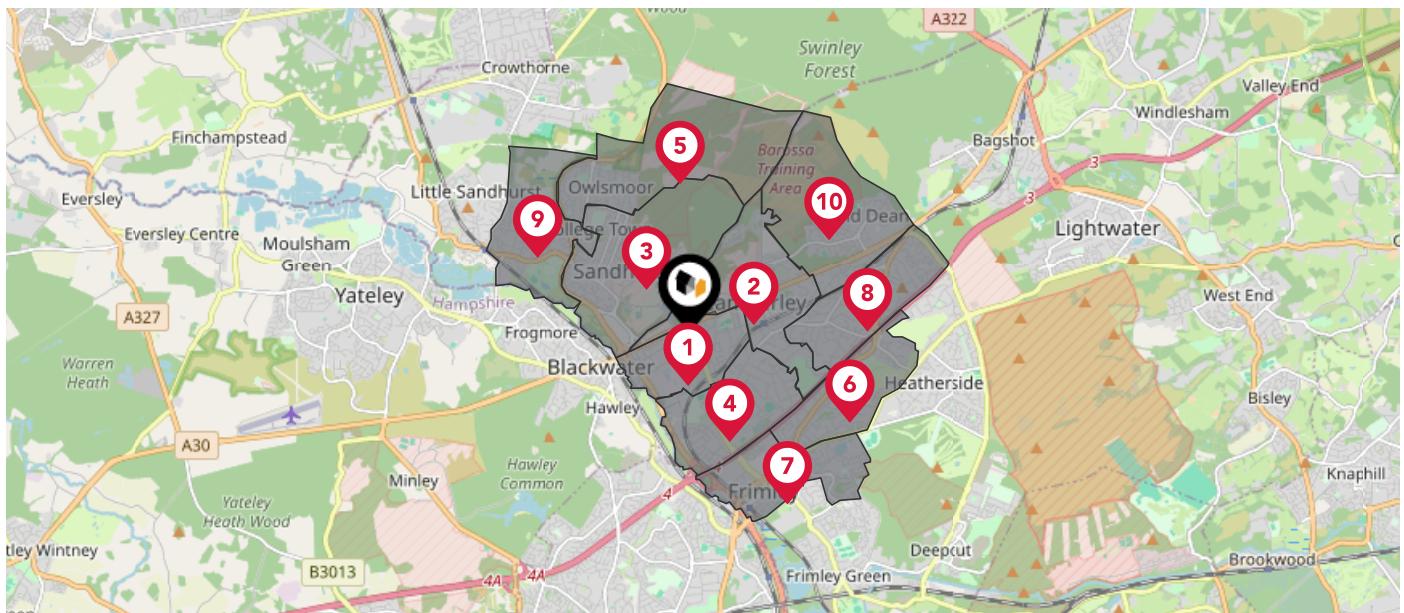
- 1 RMA (Former) Staff College and London Road, Camberley
- 2 Upper Gordon Road to Church Hill, Camberley
- 3 Hawley Park and Green
- 4 Darby Green Yateley
- 5 Farnborough Hill
- 6 Cricket Hill
- 7 Saint Michael's Abbey
- 8 Bagshot, Church Road
- 9 Yateley Green
- 10 Bagshot Village

# 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

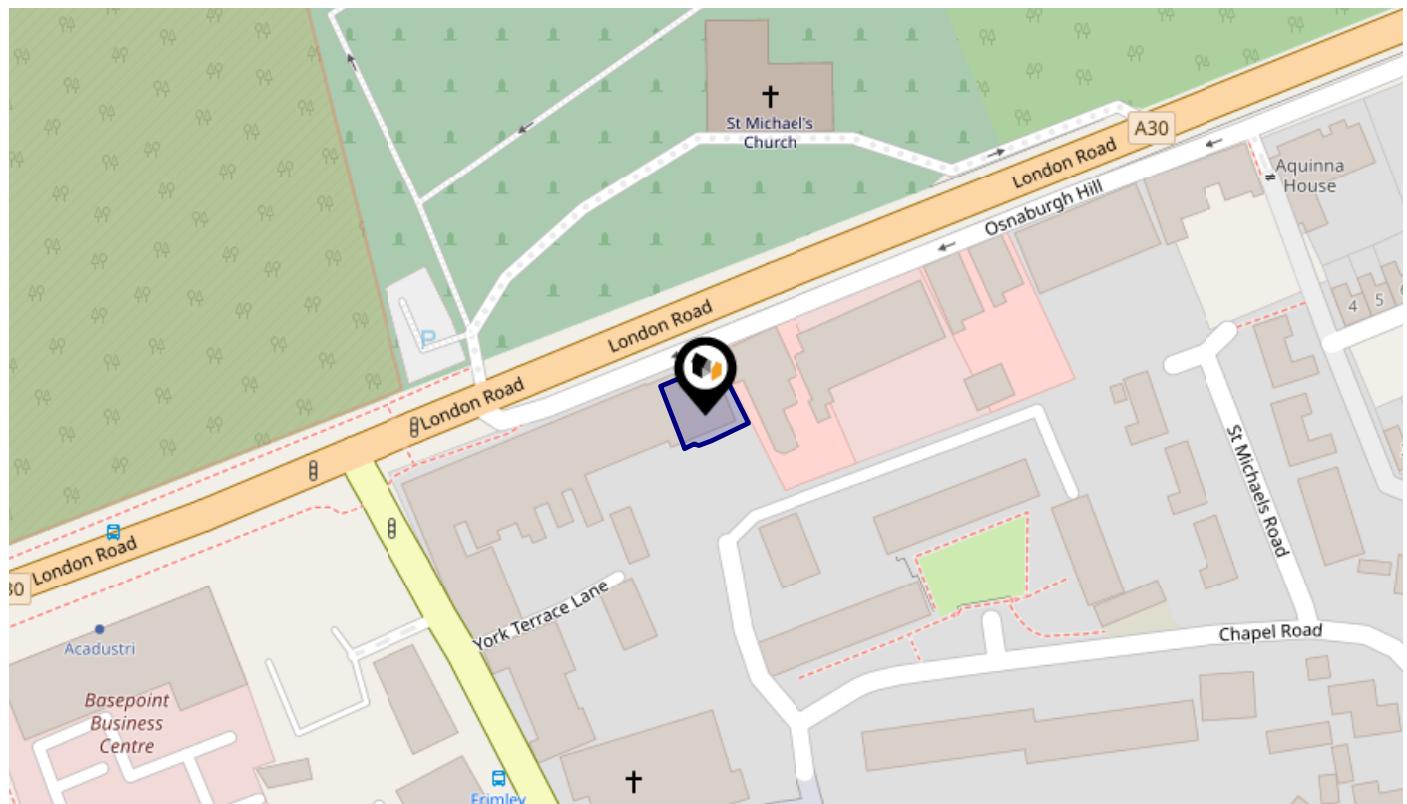
- 1 St. Michaels Ward
- 2 Town Ward
- 3 College Town Ward
- 4 Watchetts Ward
- 5 Owlsmoor Ward
- 6 Parkside Ward
- 7 Frimley Ward
- 8 St. Pauls Ward
- 9 Central Sandhurst Ward
- 10 Old Dean Ward

# 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:

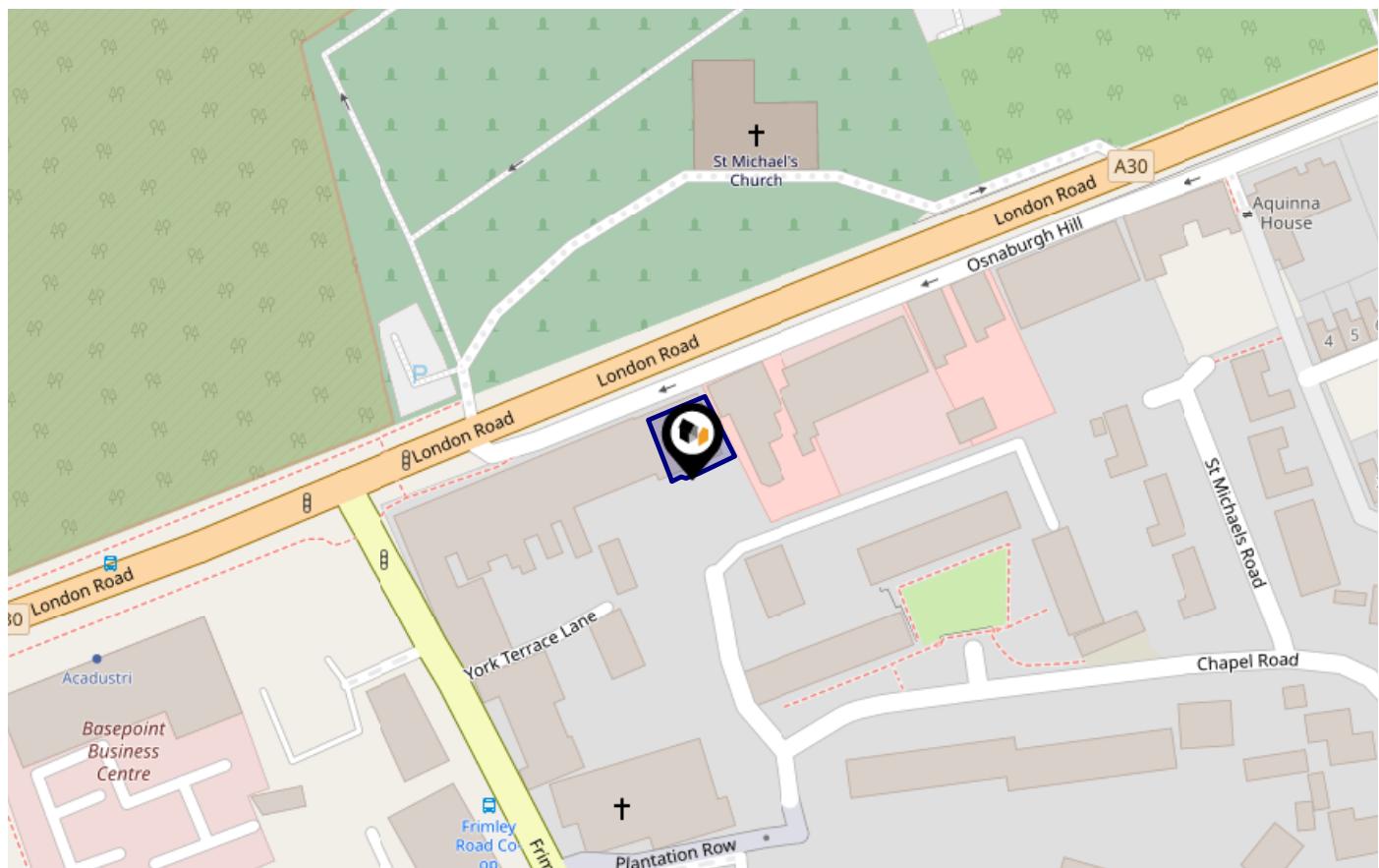


# Flood Risk

## 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:

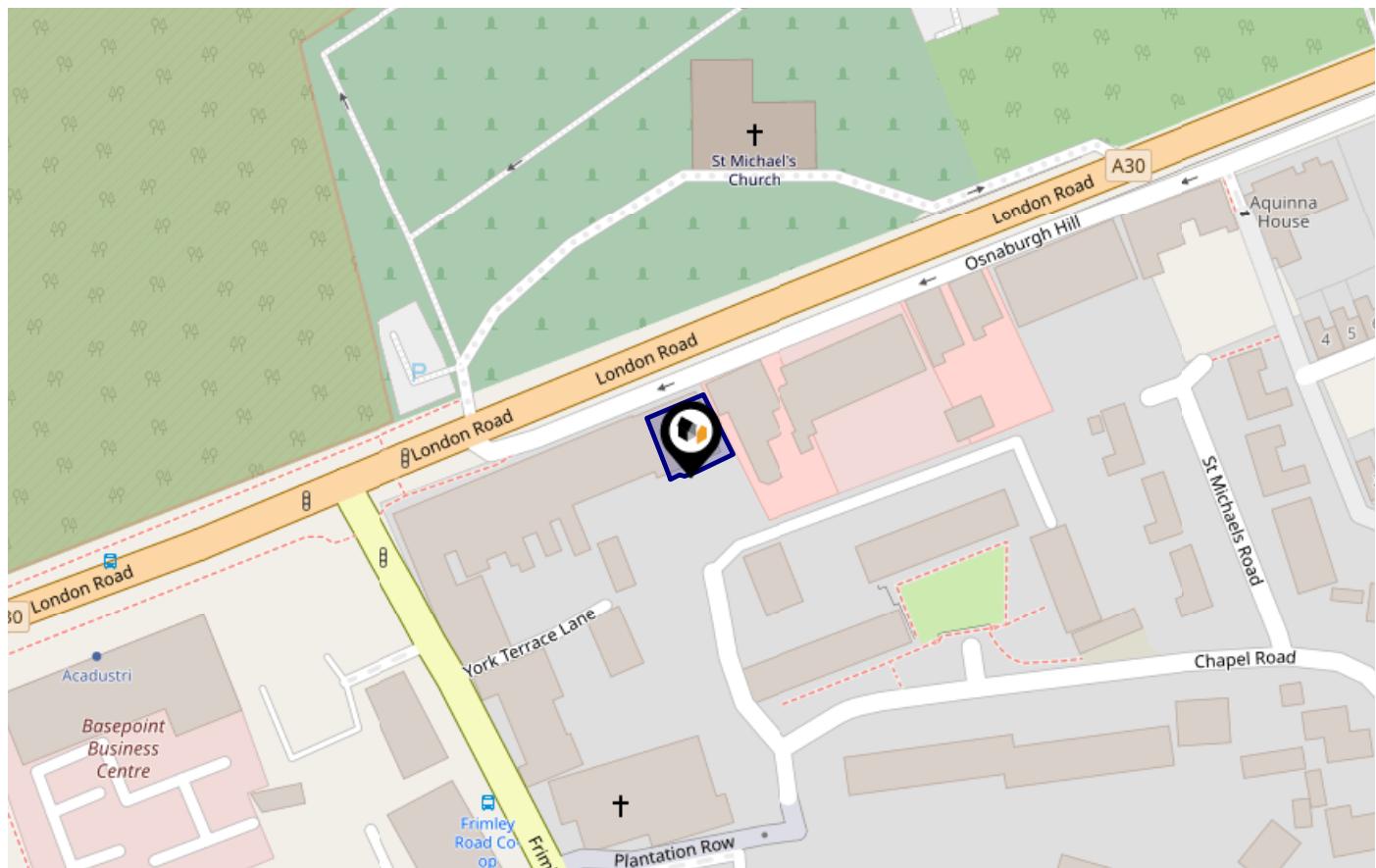


# Flood Risk

## 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.

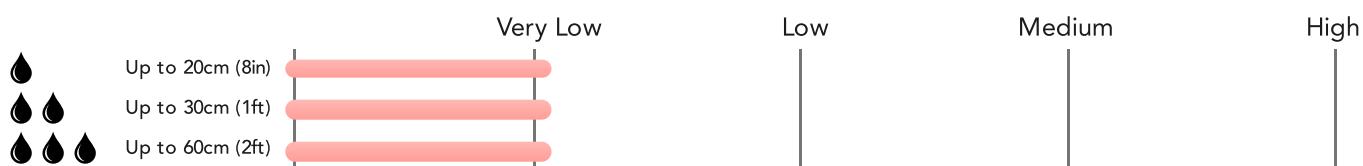


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Chance of flooding to the following depths at this property:

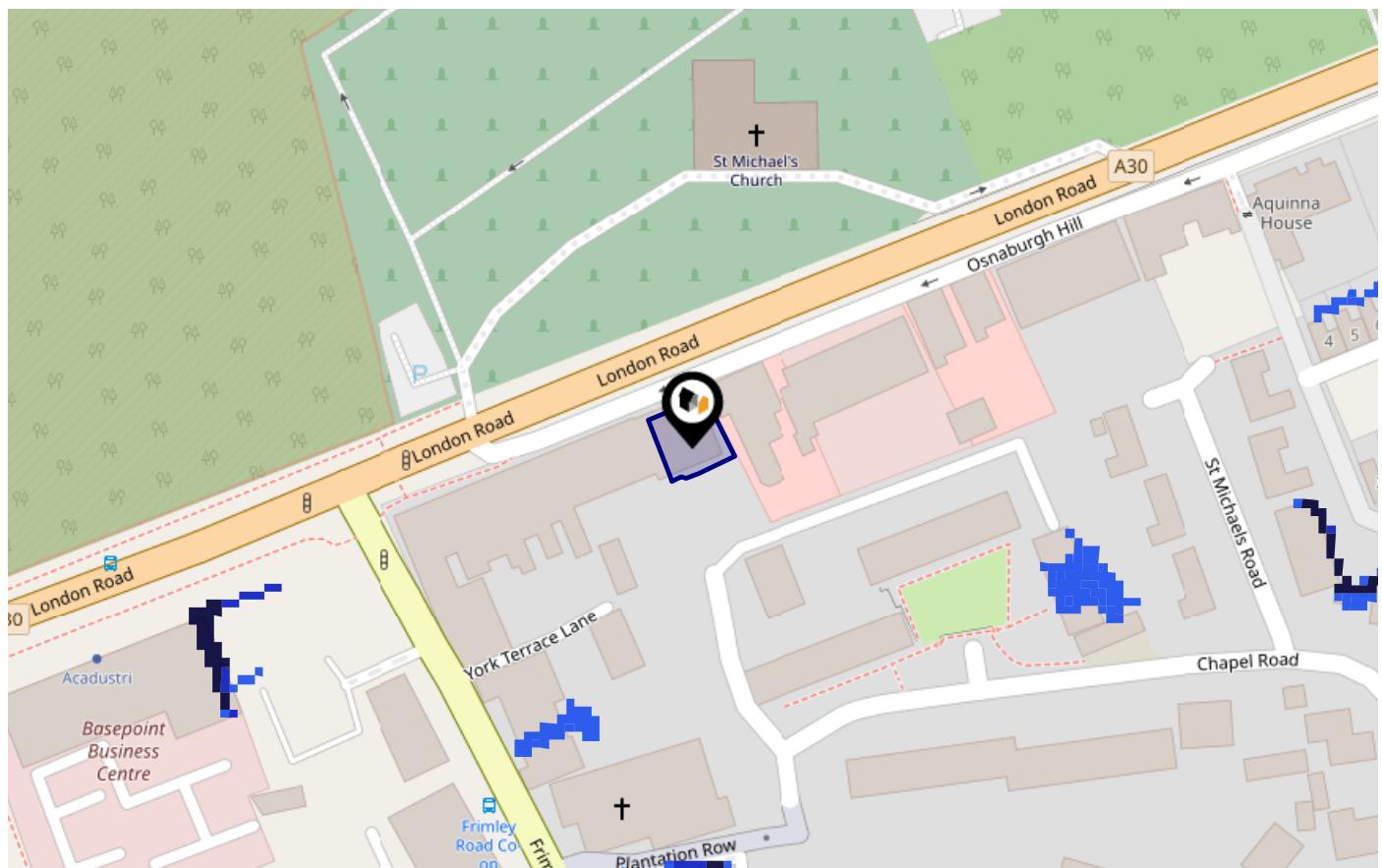


# Flood Risk

## 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.

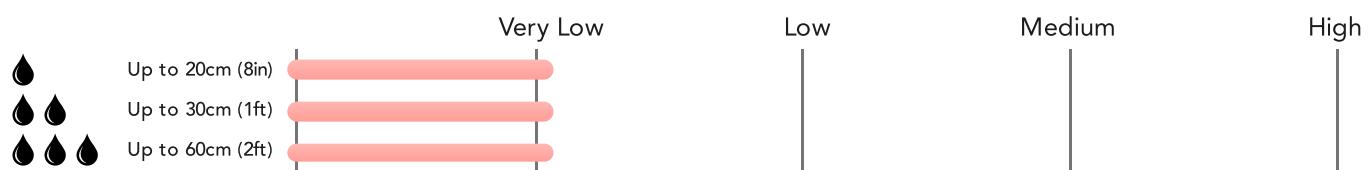


Risk Rating: Very low

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:



# 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.

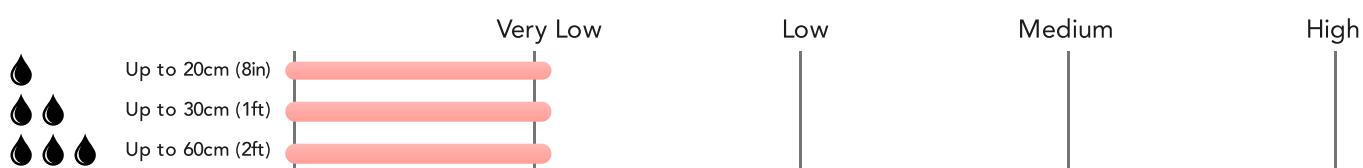


**Risk Rating:** Very low

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.
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Chance of flooding to the following depths at this property:

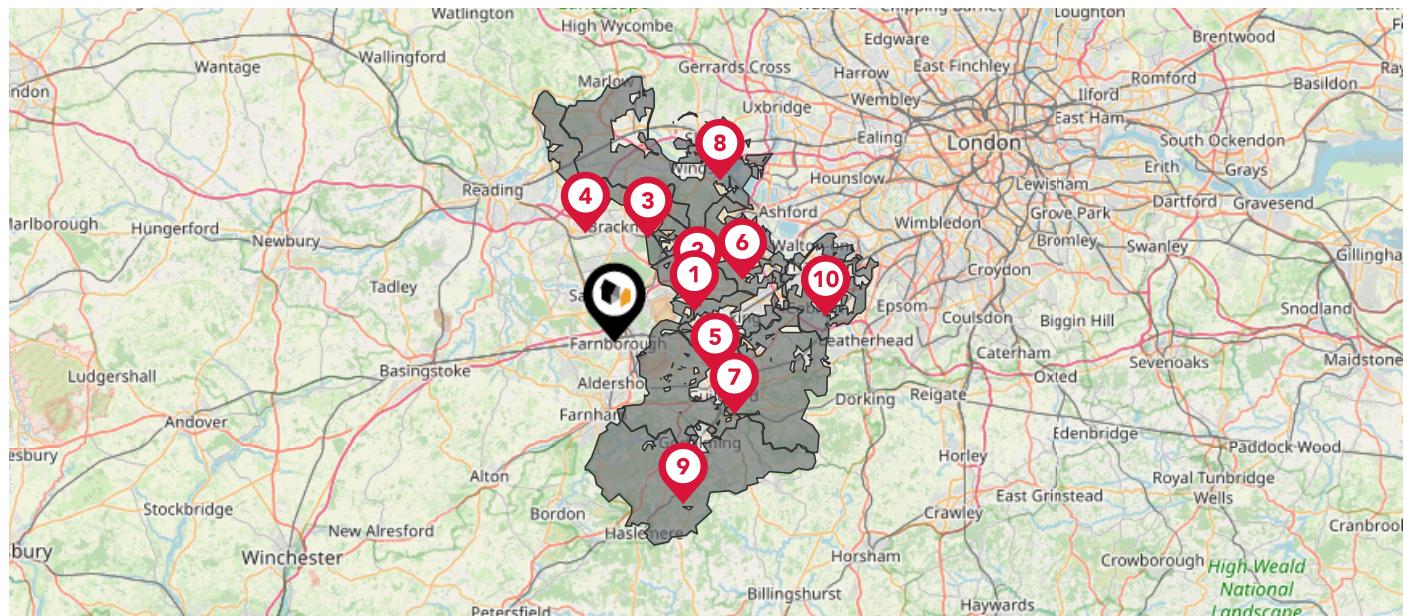


# Maps

## Green Belt



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



### Nearby Green Belt Land

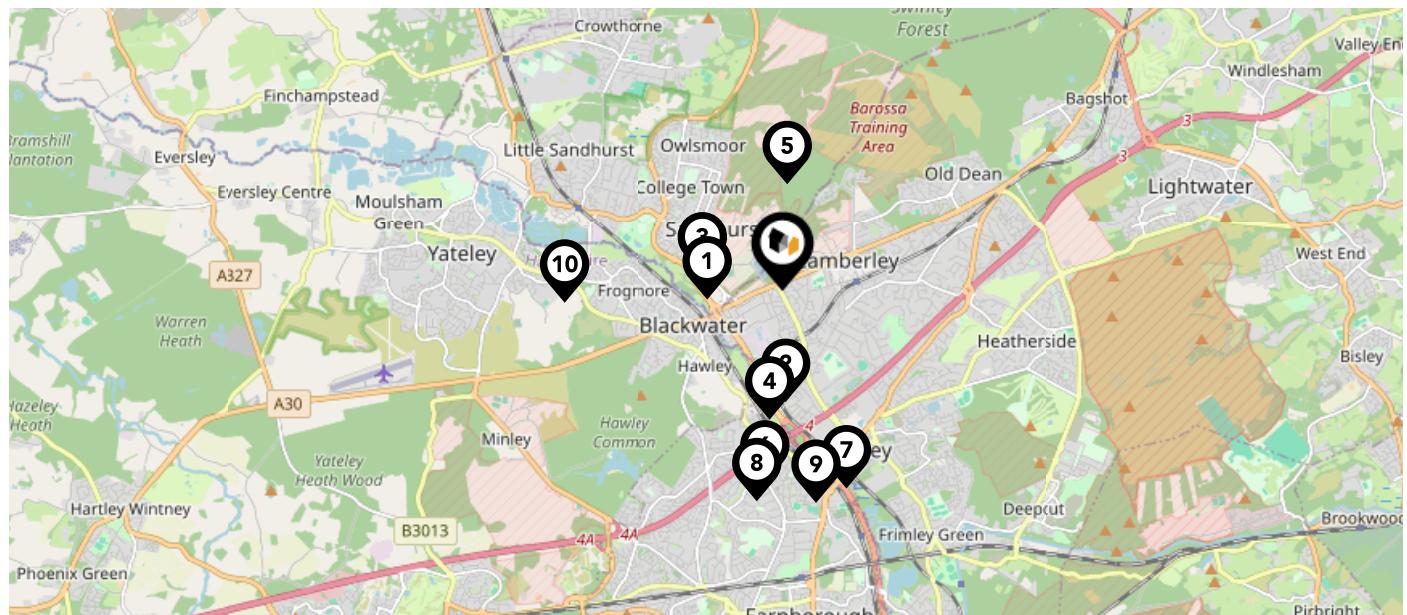
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Slough
- 9 London Green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

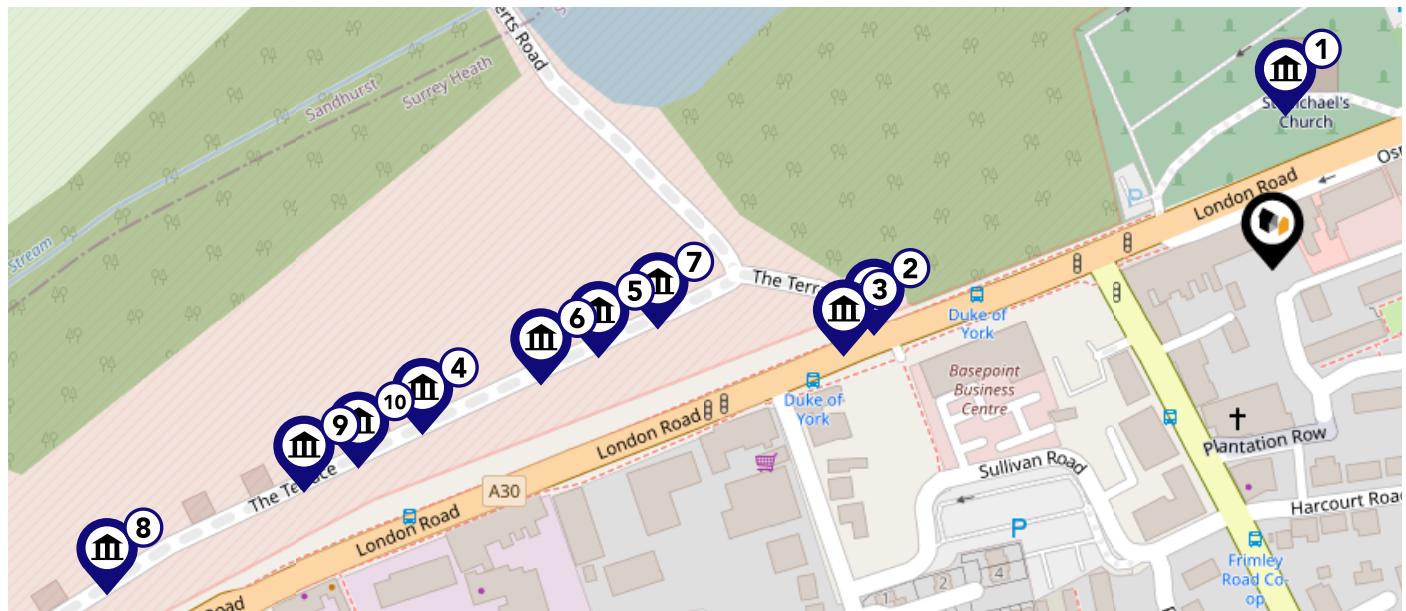
1	York Town Road-College Town	Historic Landfill	<input type="checkbox"/>
2	Crabtree Road-Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
3	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
5	Armoury Hill-Sandhurst, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
7	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	<input type="checkbox"/>
8	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	<input type="checkbox"/>
9	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
10	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

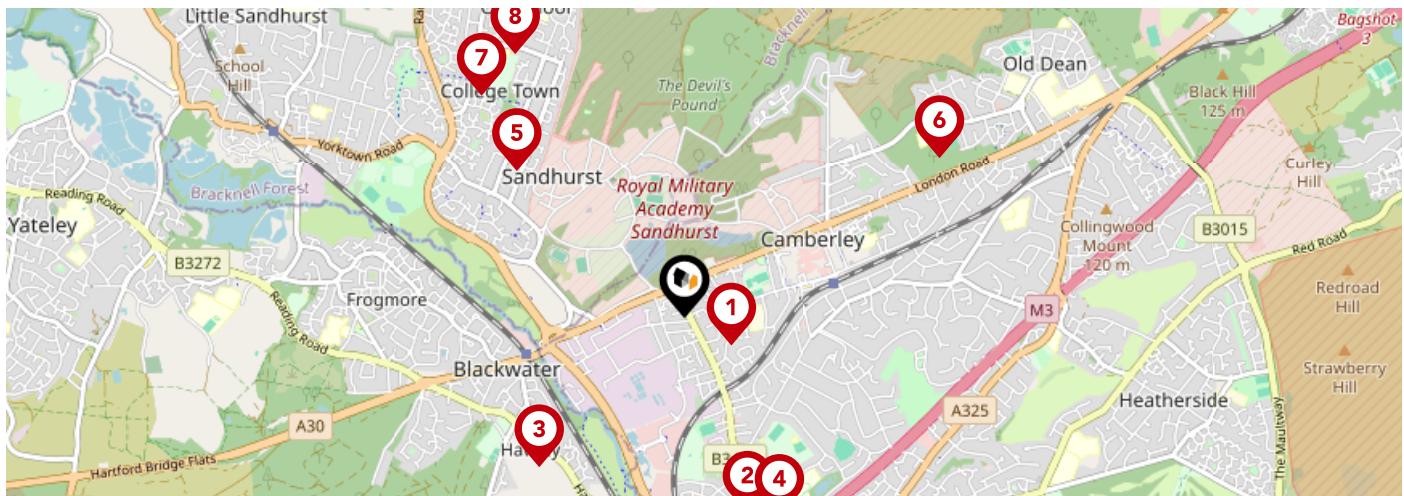


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1030037 - Church Of St Michael York Town	Grade II	0.0 miles
	1030038 - Entrance Lodge To Royal Military Academy	Grade II	0.1 miles
	1188073 - Gates And Gate Piers To Royal Military Academy	Grade II	0.1 miles
	1294889 - The Terrace	Grade II	0.2 miles
	1377524 - The Terrace	Grade II	0.2 miles
	1030043 - The Terrace	Grade II	0.2 miles
	1188113 - The Terrace	Grade II	0.2 miles
	1030040 - The Terrace	Grade II	0.3 miles
	1294926 - The Terrace	Grade II	0.3 miles
	1030042 - The Terrace	Grade II	0.3 miles

# Area Schools



Nursery Primary Secondary College Private



## Lyndhurst School

Ofsted Rating: Not Rated | Pupils: 108 | Distance: 0.25



## South Camberley Primary and Nursery School

Ofsted Rating: Good | Pupils: 645 | Distance: 0.95



## Hawley Primary School

Ofsted Rating: Good | Pupils: 310 | Distance: 0.97



## Kings International College

Ofsted Rating: Good | Pupils: 842 | Distance: 1.02



## College Town Primary School

Ofsted Rating: Good | Pupils: 478 | Distance: 1.04



## Lorraine Infant School

Ofsted Rating: Good | Pupils: 132 | Distance: 1.39



## Sandhurst School

Ofsted Rating: Good | Pupils: 1034 | Distance: 1.39

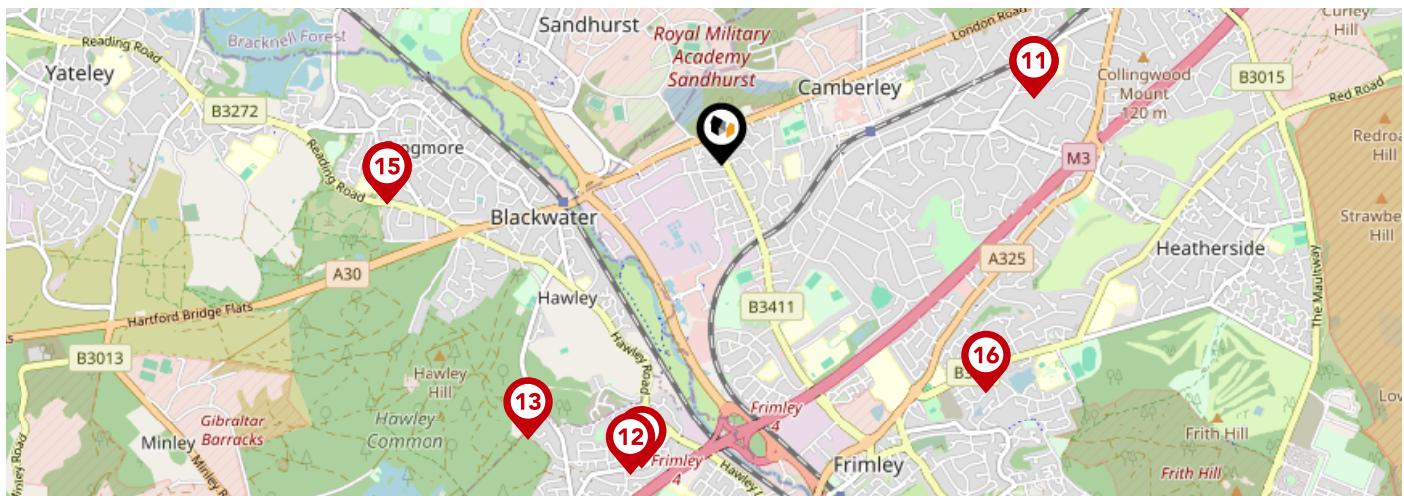


## Owlsmoor Primary School

Ofsted Rating: Good | Pupils: 547 | Distance: 1.45



# Area Schools



Nursery Primary Secondary College Private



## Bohun Farnborough

Ofsted Rating: Not Rated | Pupils: 637 | Distance: 1.46



## Crawley Ridge Infant School

Ofsted Rating: Good | Pupils: 209 | Distance: 1.48



## Crawley Ridge Junior School

Ofsted Rating: Good | Pupils: 223 | Distance: 1.48



## The Ferns Primary Academy

Ofsted Rating: Serious Weaknesses | Pupils: 97 | Distance: 1.5



## Hurst Lodge School

Ofsted Rating: Not Rated | Pupils: 171 | Distance: 1.56



## Frogmore Junior School

Ofsted Rating: Good | Pupils: 228 | Distance: 1.57



## Frogmore Infant School

Ofsted Rating: Good | Pupils: 175 | Distance: 1.57

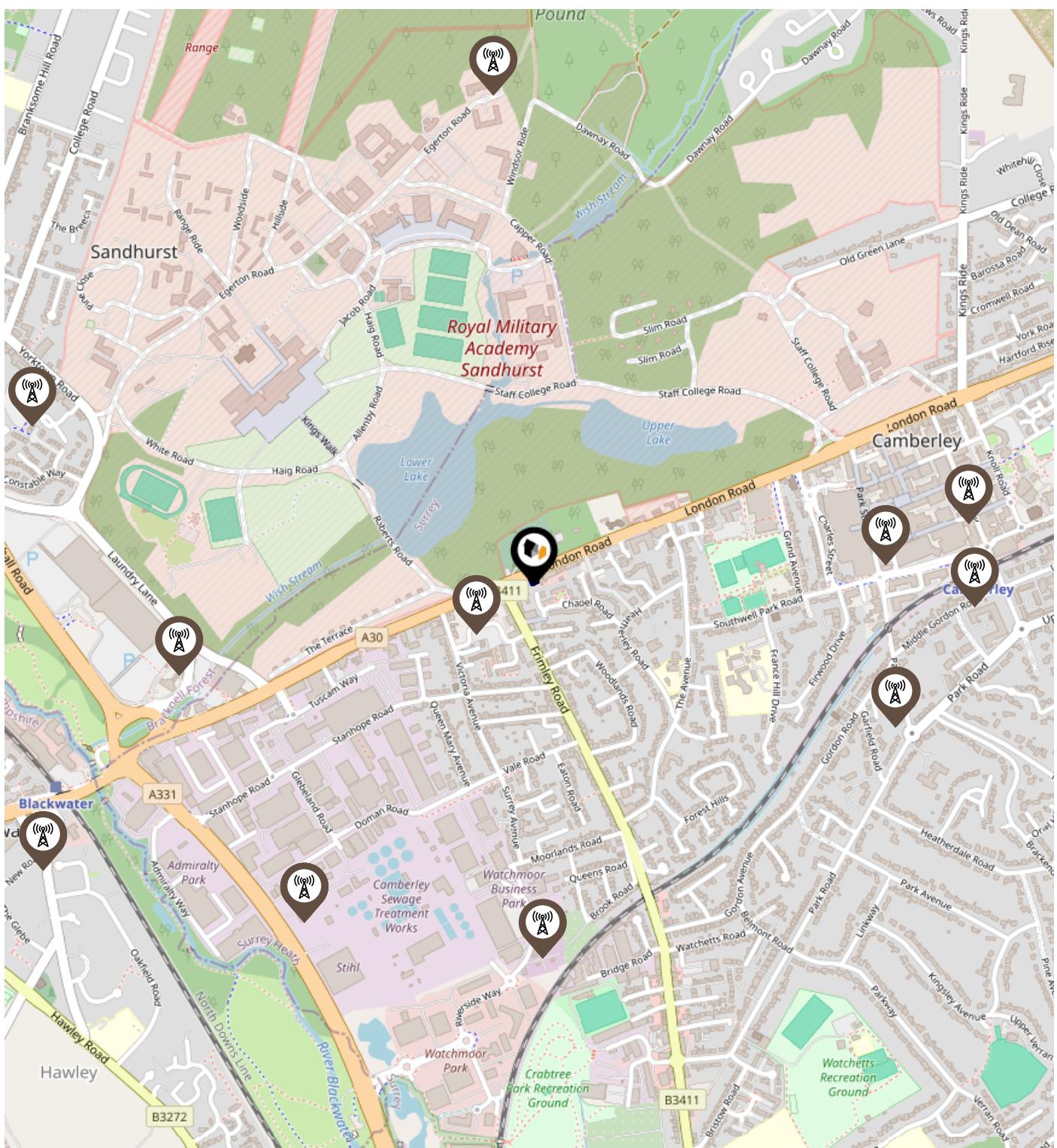


## The Grove Primary Academy

Ofsted Rating: Good | Pupils: 439 | Distance: 1.61



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

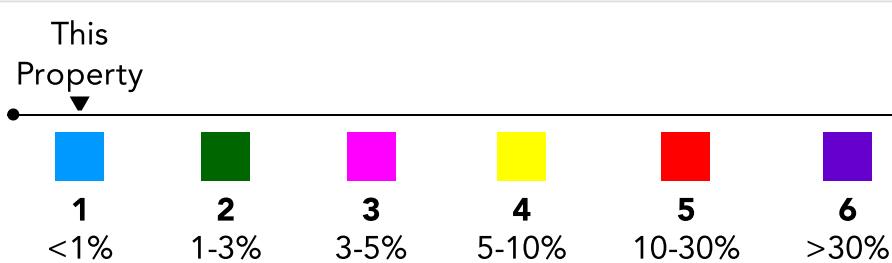
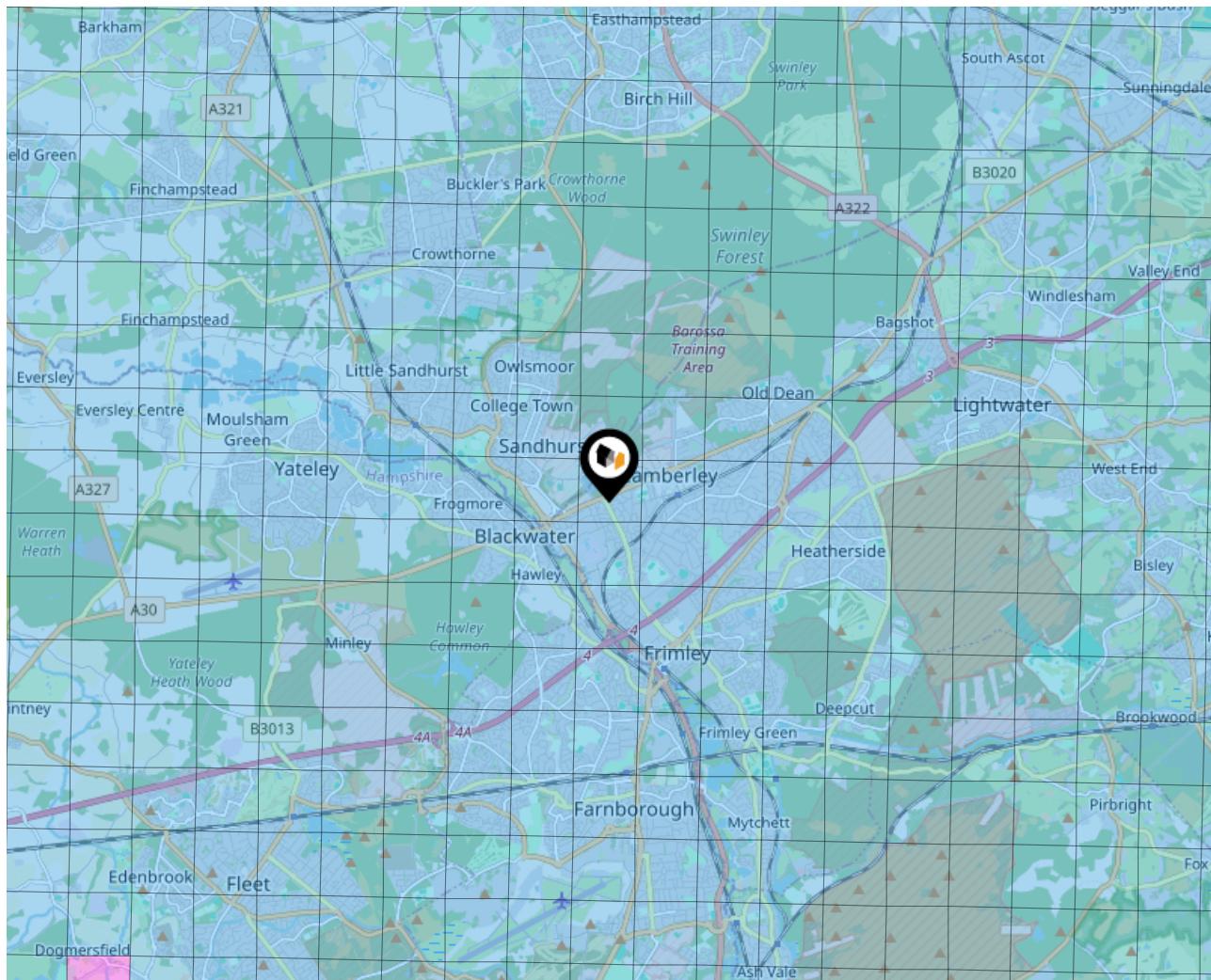
# Environment

## Radon Gas

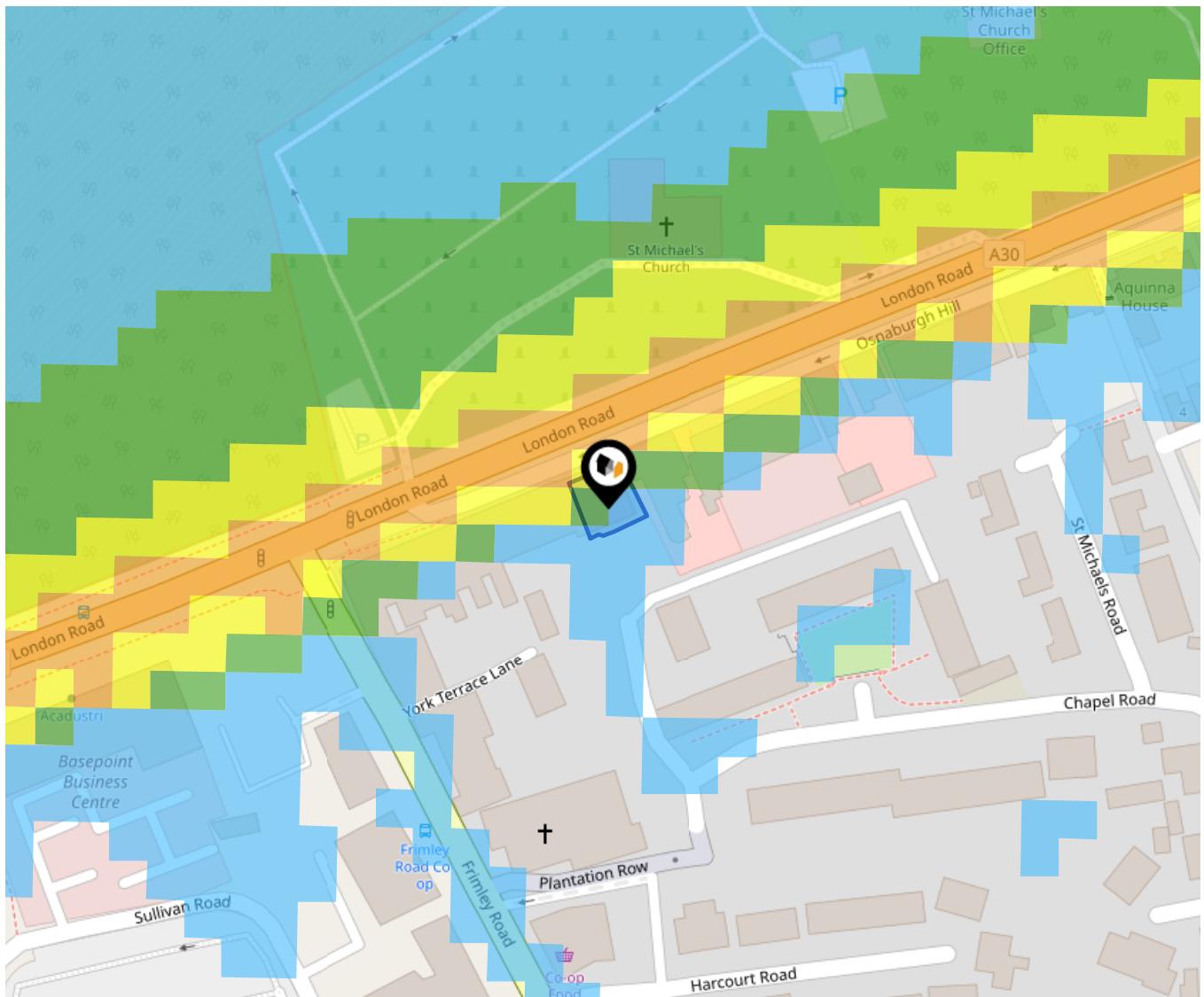


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

**Carbon Content:**

NONE

**Parent Material Grain:**

ARENACEOUS

**Soil Group:**

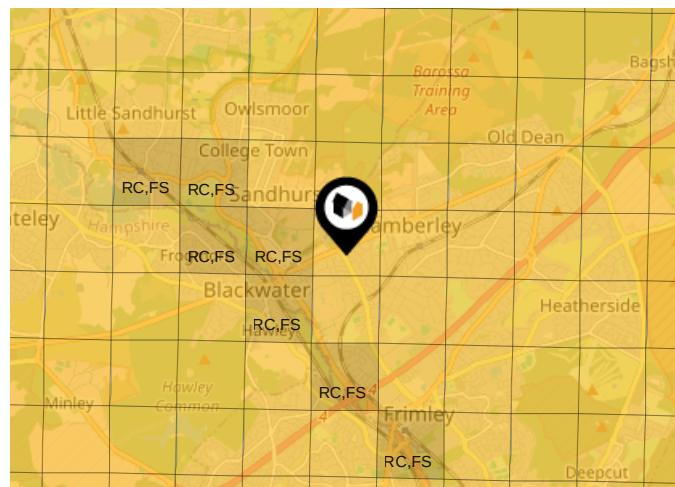
LIGHT TO MEDIUM

**Soil Texture:**

SAND TO LOAM

**Soil Depth:**

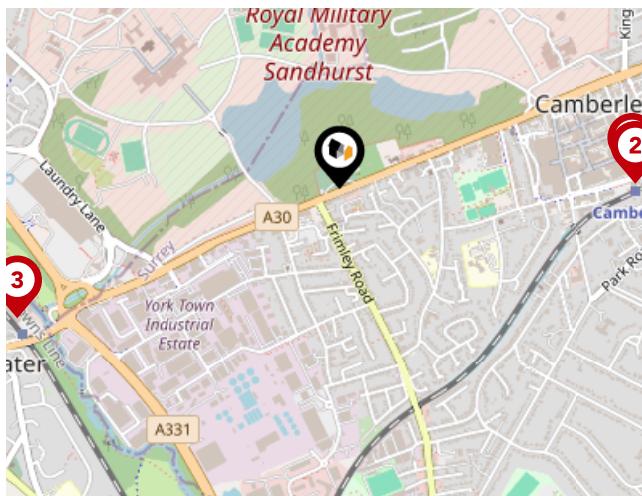
DEEP



### Primary Classifications (Most Common Clay Types)

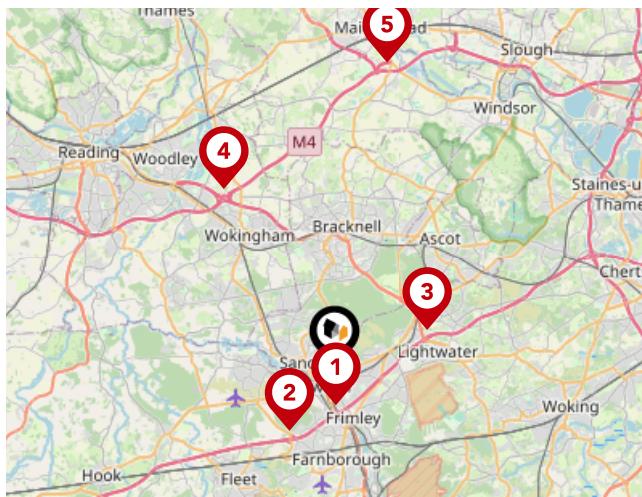
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



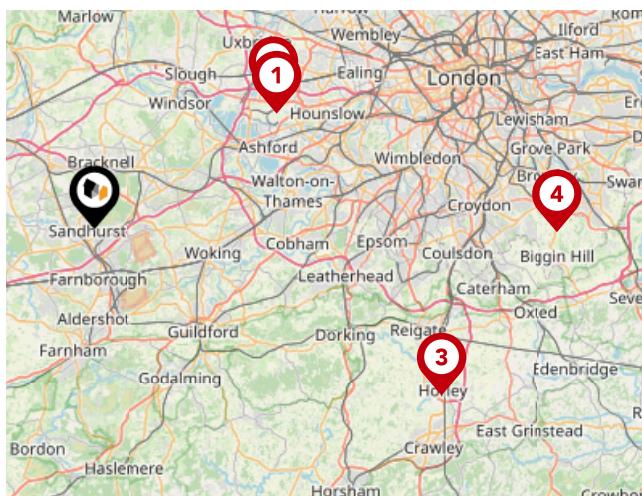
## National Rail Stations

Pin	Name	Distance
1	Camberley Rail Station	0.68 miles
2	Camberley Rail Station	0.68 miles
3	Blackwater Rail Station	0.8 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.4 miles
2	M3 J4A	2.86 miles
3	M3 J3	3.73 miles
4	M4 J10	7.76 miles
5	M4 J8	11.46 miles



## Airports/Helipads

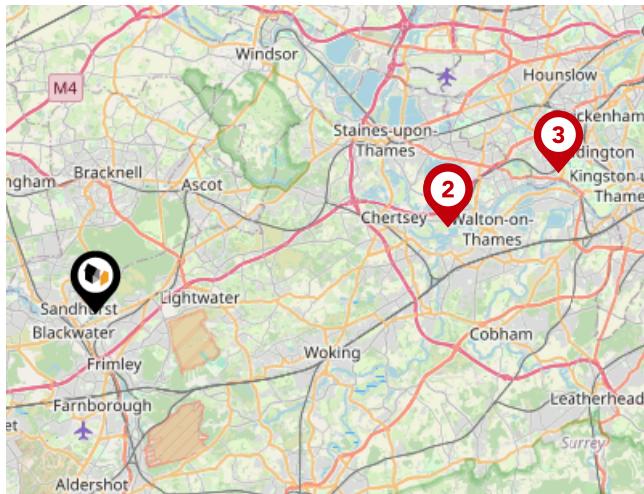
Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.96 miles
2	Heathrow Airport	16.34 miles
3	Gatwick Airport	28.64 miles
4	Leaves Green	34.27 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Frimley Road Co-op	0.06 miles
2	Frimley Road Co-op	0.09 miles
3	Victoria Avenue	0.09 miles
4	Victoria Avenue	0.14 miles
5	The Avenue	0.21 miles



## Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.46 miles
2	Weybridge Ferry Landing	13.47 miles
3	Molesey - Hurst Park Ferry Landing	17.9 miles

# Avocado Property

## About Us



### 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.

# 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.

Powered by



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