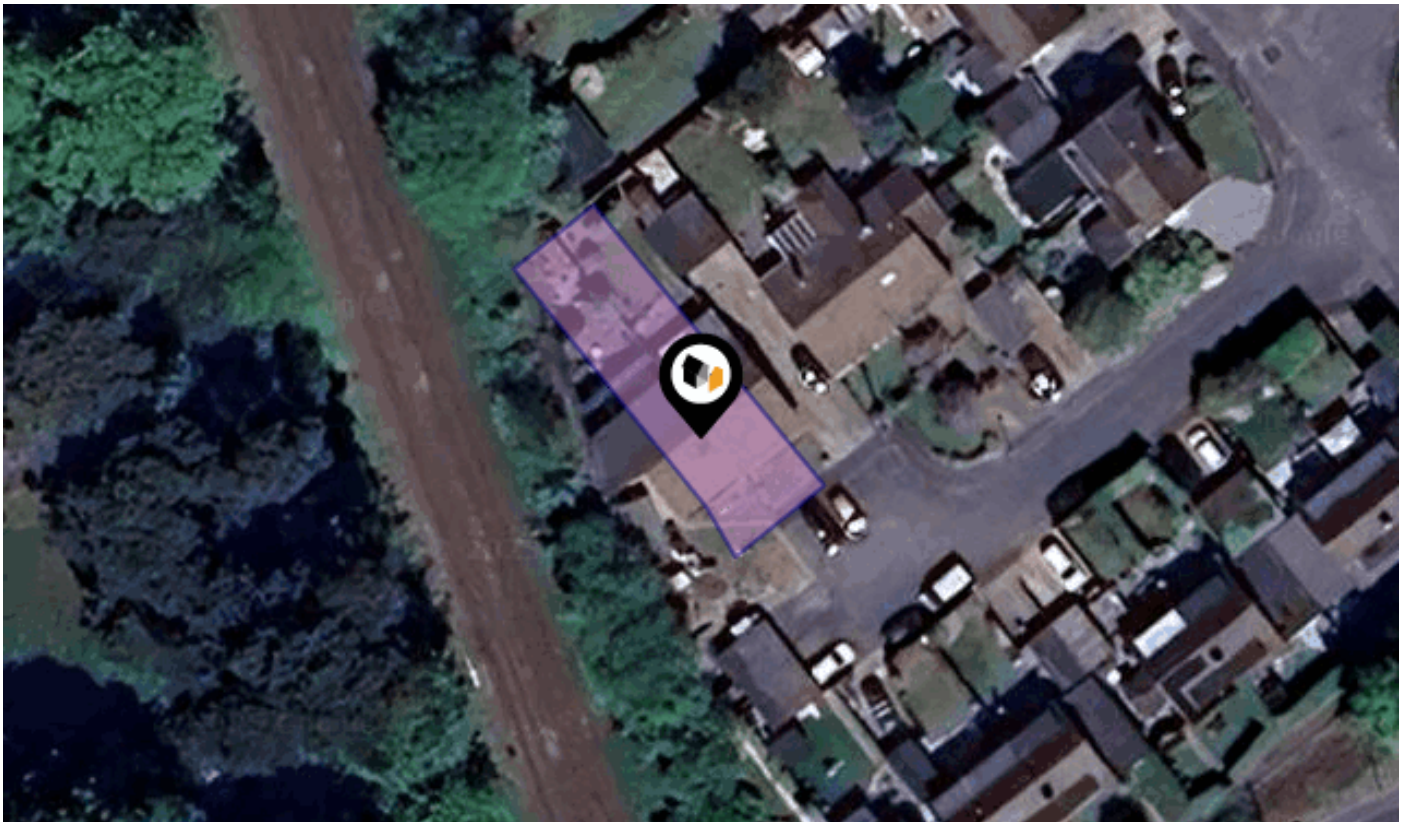See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th January 2026

10, COTSWOLD ROAD, SANDHURST, GU47 8NA

Avocado Property

stephen@avocadopropertyagents.co.uk

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Property
Overview

Property

Type:	Semi-Detached	**Last Sold Date:**	10/09/2009
Bedrooms:	2	**Last Sold Price:**	£205,000
Floor Area:	656 ft^2 / 61 m^2	**Last Sold £/ft^2:**	£303
Plot Area:	0.07 acres	**Tenure:**	Freehold
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	BK55485		
UPRN:	100080216741		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	**34** mb/s	**8000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

BT ✓   sky ✓   Virgin media ✗

Property
EPC - Certificate

10 Cotswold Road, SANDHURST, GU47 8NA

Energy rating

D

Valid until 22.09.2035

Certificate number
3735-0921-9500-0247-4222

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 | C
55-68	D	67 | D	
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

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Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	61 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in GU47
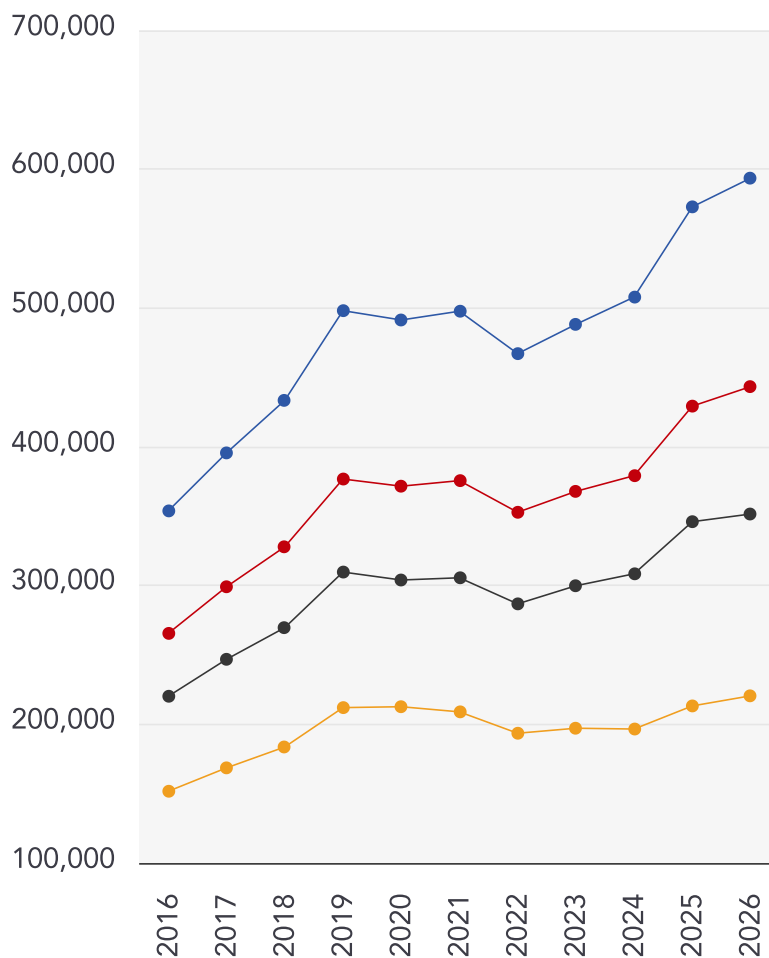
Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat
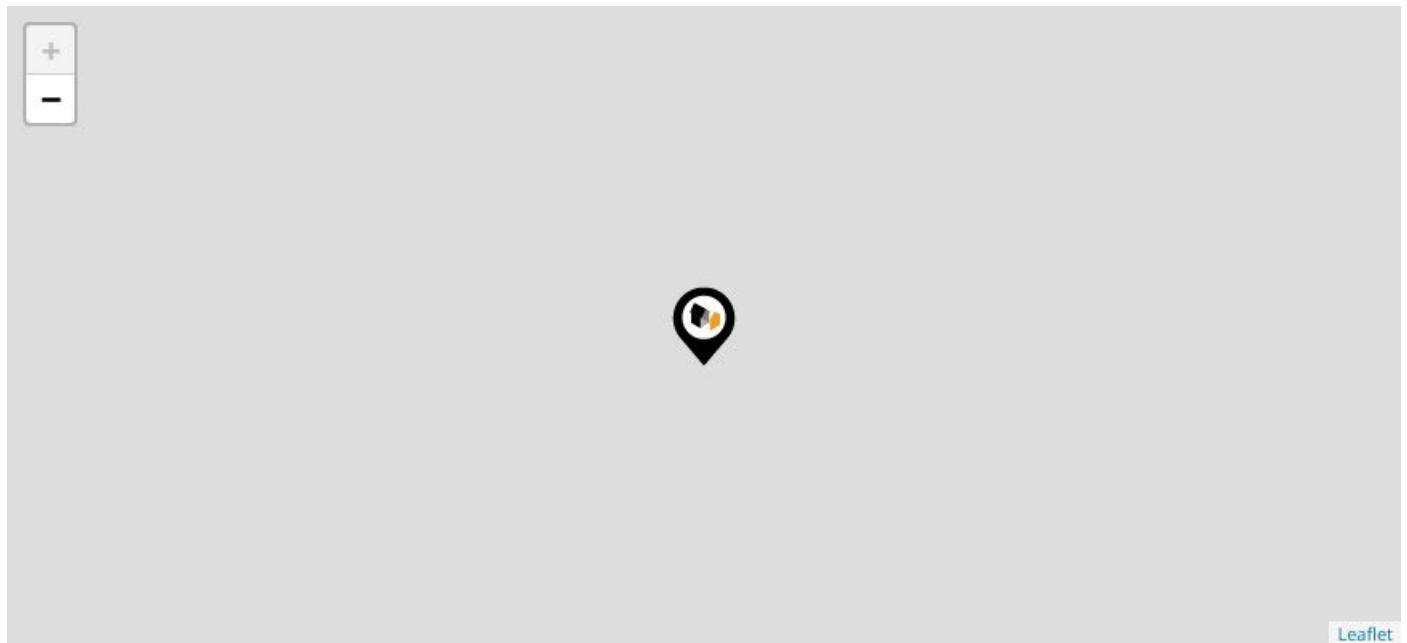
+45.31%

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.
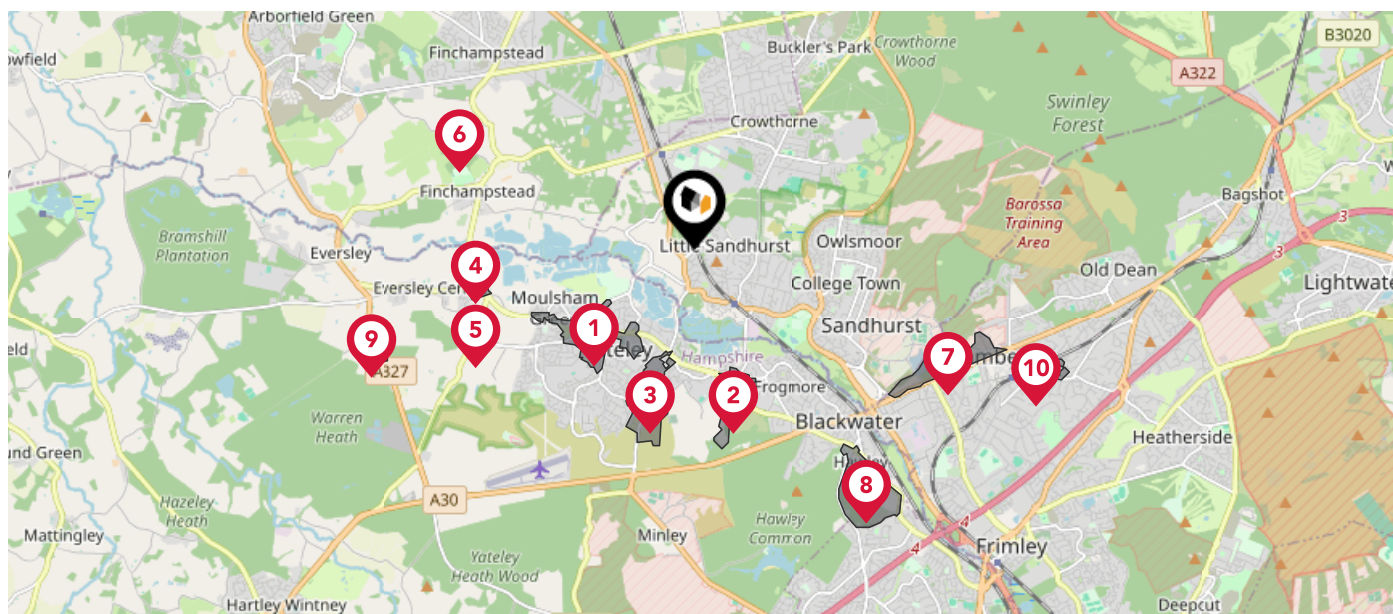

Nearby Conservation Areas	
1	Yateley Green
2	Darby Green Yateley
3	Cricket Hill
4	Eversley Cross
5	Up Green
6	Finchampstead Church
7	RMA (Former) Staff College and London Road, Camberley
8	Hawley Park and Green
9	Eversley Church Farm
10	Upper Gordon Road to Church Hill, Camberley

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
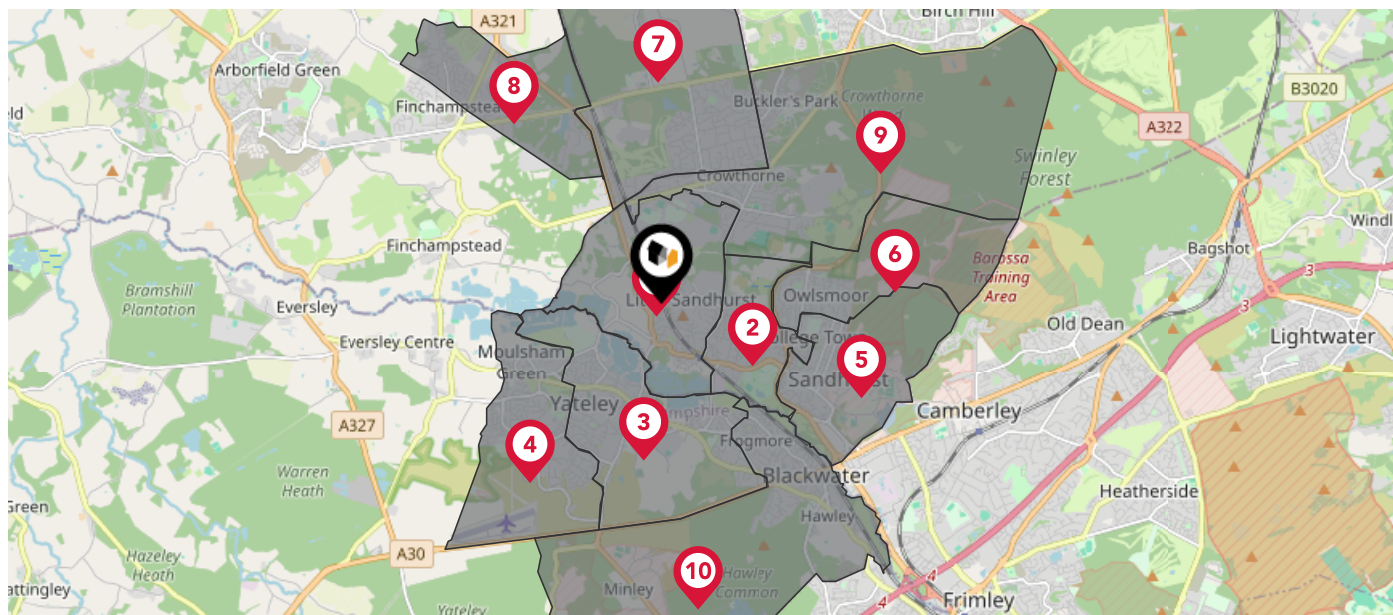

Nearby Council Wards	
1	Little Sandhurst and Wellington Ward
2	Central Sandhurst Ward
3	Yateley East Ward
4	Yateley West Ward
5	College Town Ward
6	Owlsmoor Ward
7	Wokingham Without Ward
8	Finchampstead North Ward
9	Crowthorne Ward
10	Blackwater and Hawley Ward

Maps
Rail Noise

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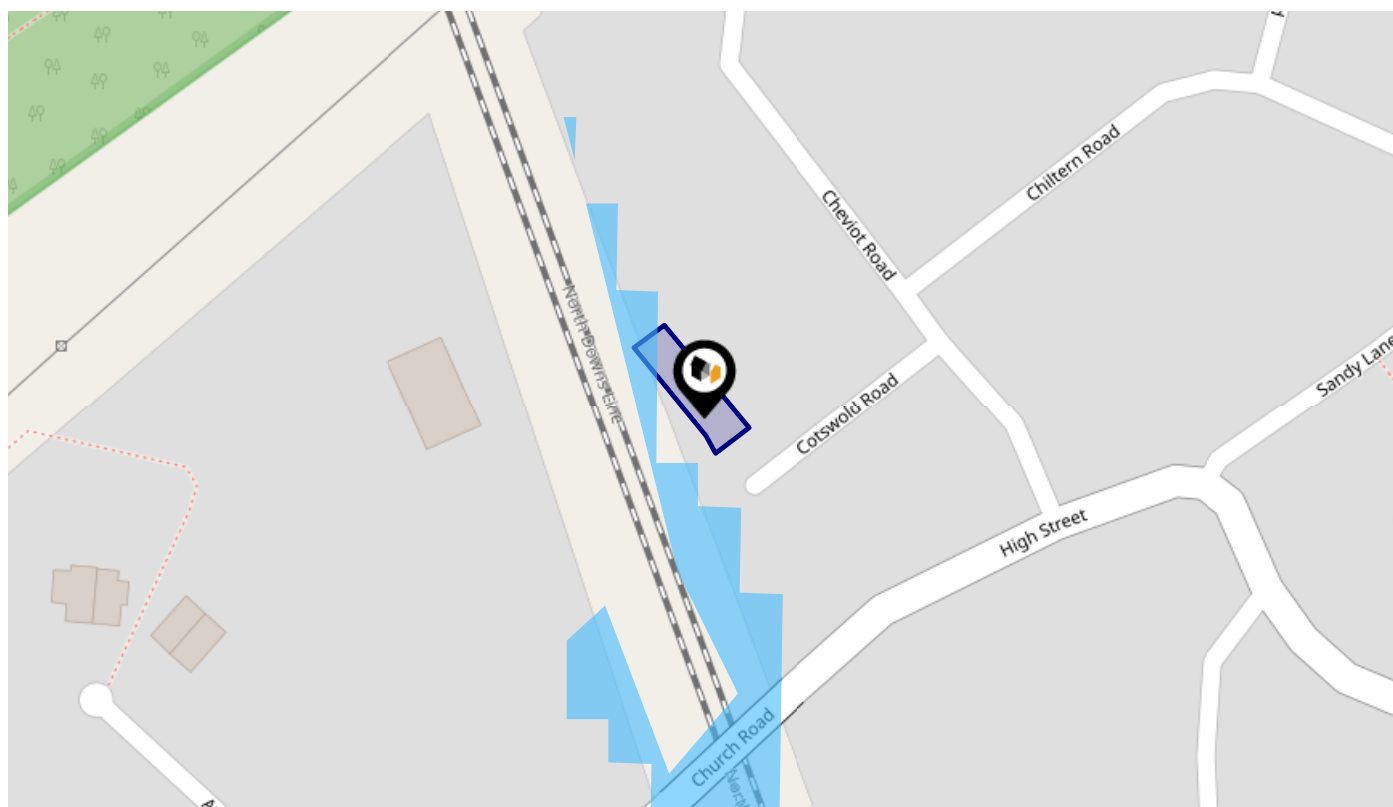
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:
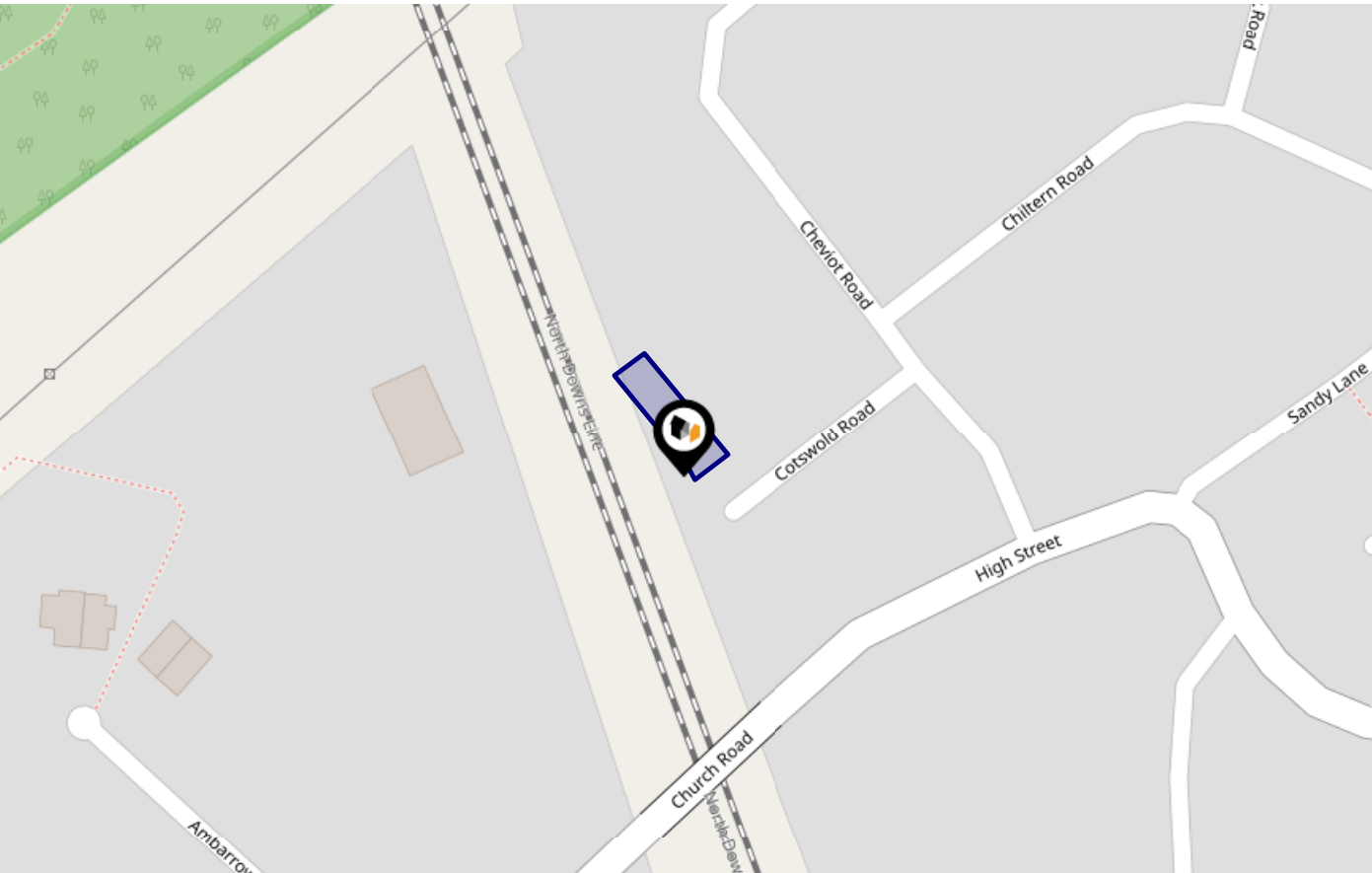
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Flood Risk
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
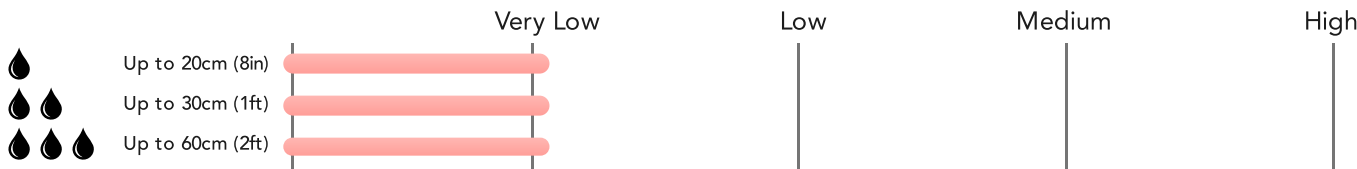

Risk Rating: Very low

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:

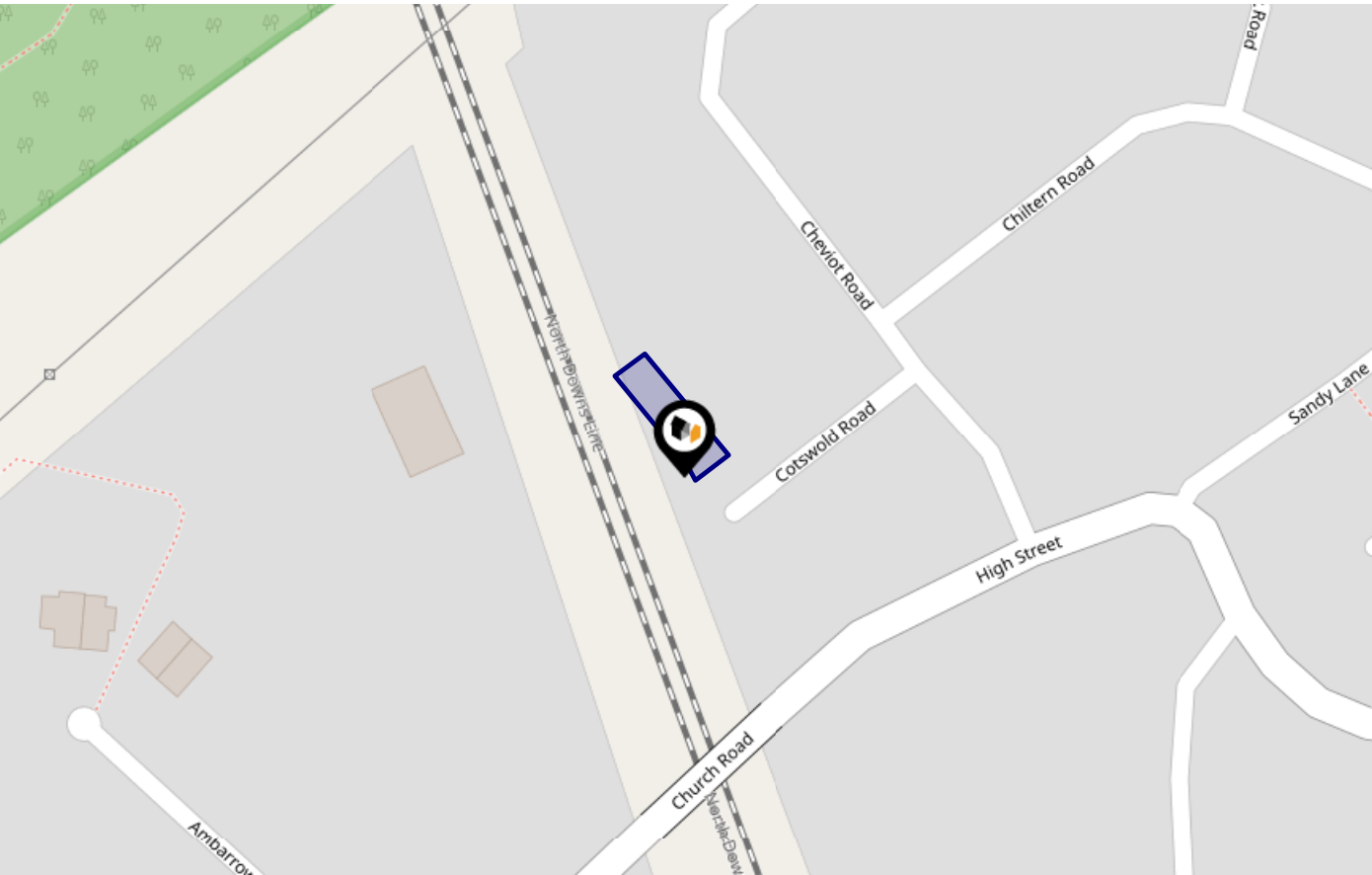|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
- **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:

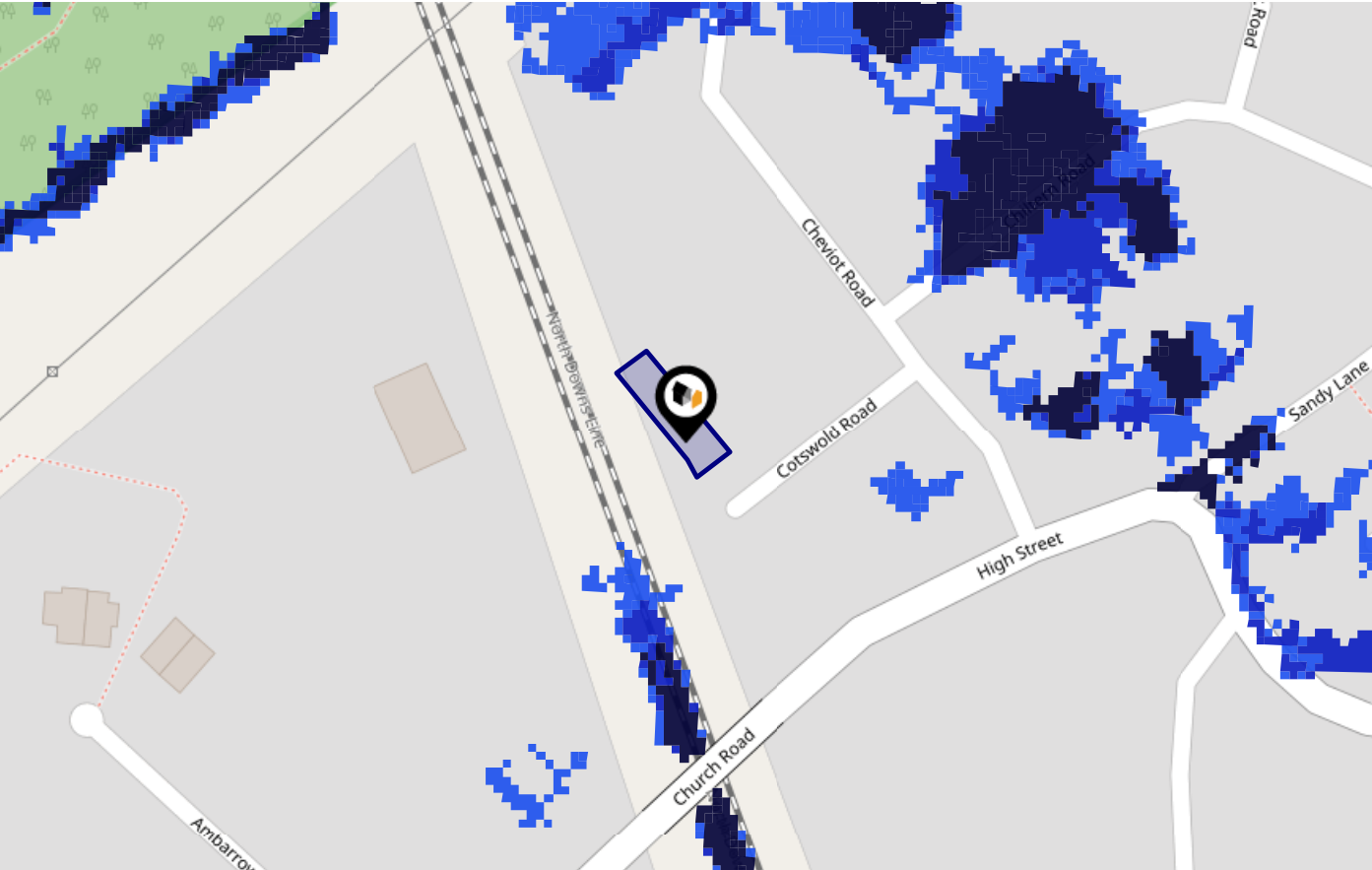|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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.
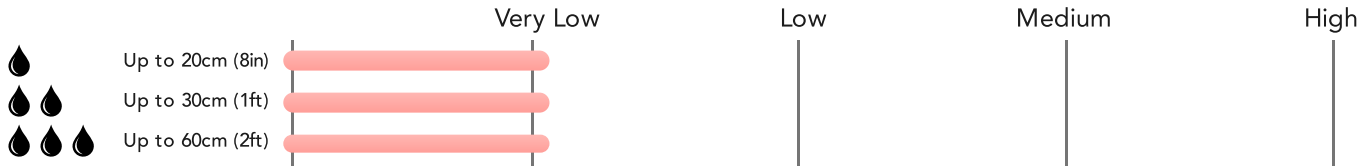

Risk Rating: Very low

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:

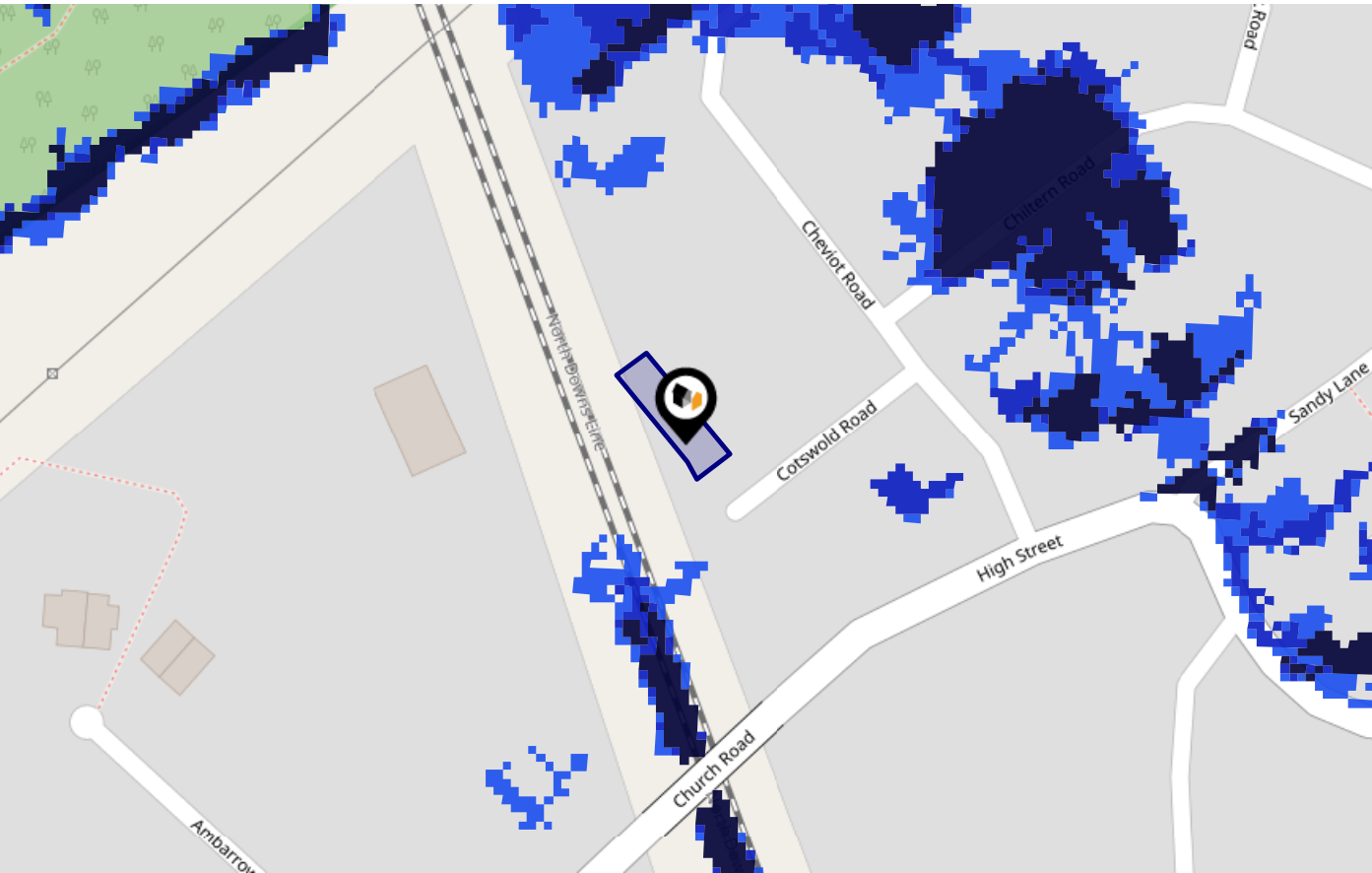|		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

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.
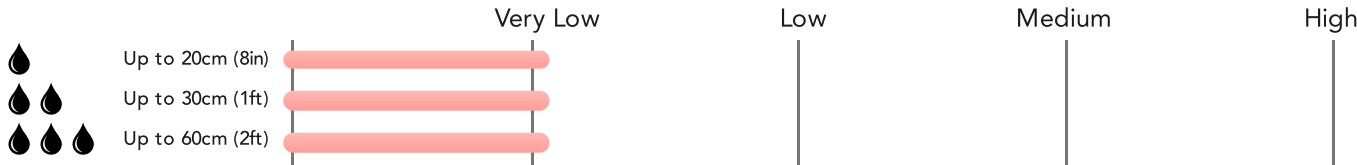

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

Maps
Green Belt

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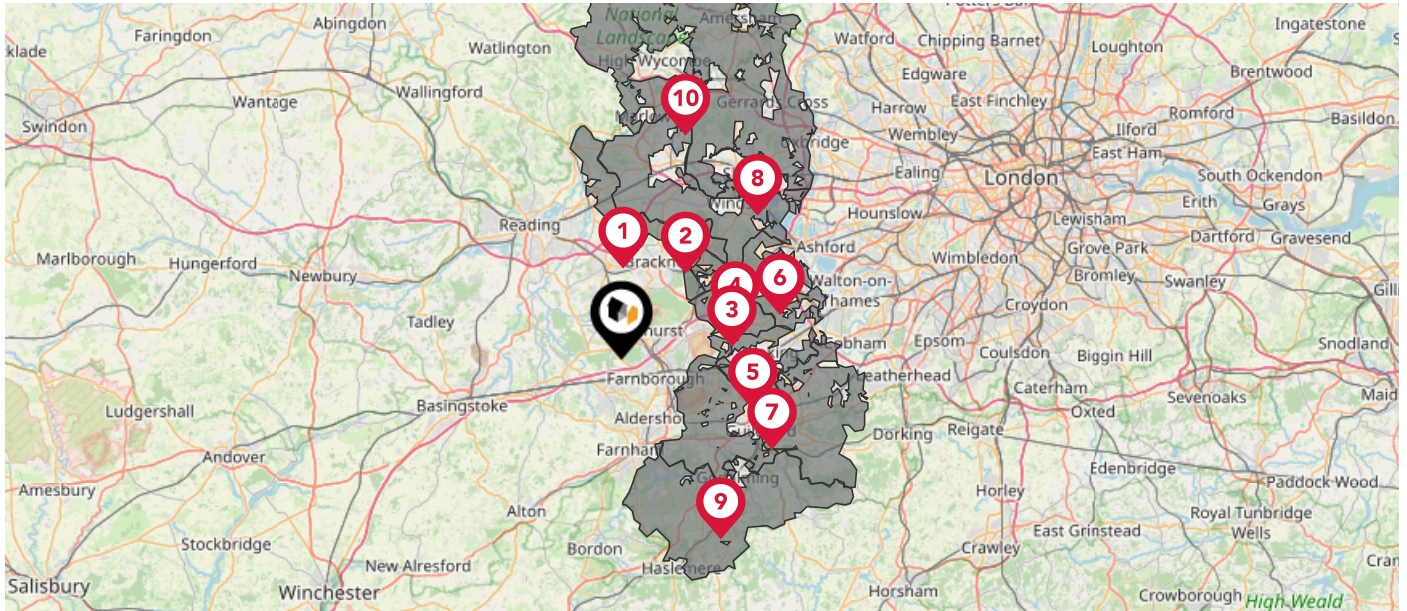

Nearby Green Belt Land
1 London Green Belt - Wokingham
2 London Green Belt - Bracknell Forest
3 London Green Belt - Surrey Heath
4 London Green Belt - Windsor and Maidenhead
5 London Green Belt - Woking
6 London Green Belt - Runnymede
7 London Green Belt - Guildford
8 London Green Belt - Slough
9 London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

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.
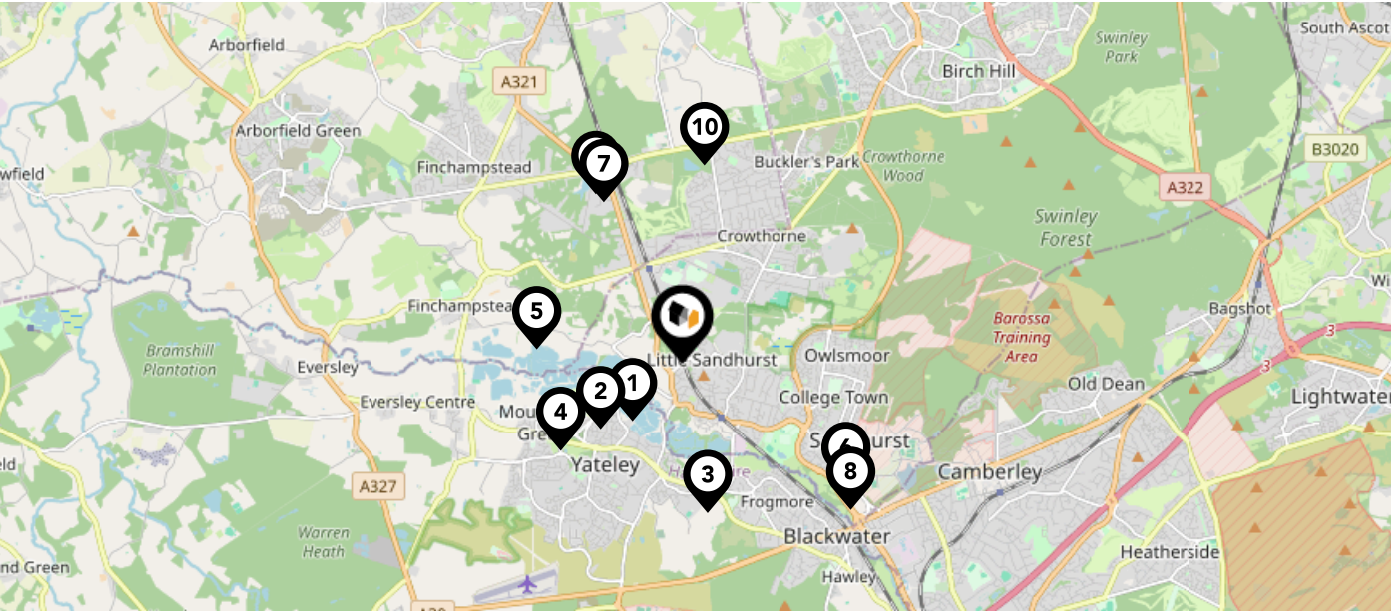
Nearby Landfill Sites

1	Mill Lane-Sandhurst, Berkshire	Historic Landfill
2	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill
3	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill
4	Ives Close-Yateley	Historic Landfill
5	Dell Road-Finchampstead	Historic Landfill
6	Fairmead Close-Sandhurst, Berkshire	Historic Landfill
7	Sand Pit-Kings Bridge, Nine Mile Ride, Crowthorne, Berkshire	Historic Landfill
8	York Town Road-College Town	Historic Landfill
9	Silverstock Bog-Finchampstead	Historic Landfill
10	Honeyhill Gardeners Green-Honeyhill, Crowthorne	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...
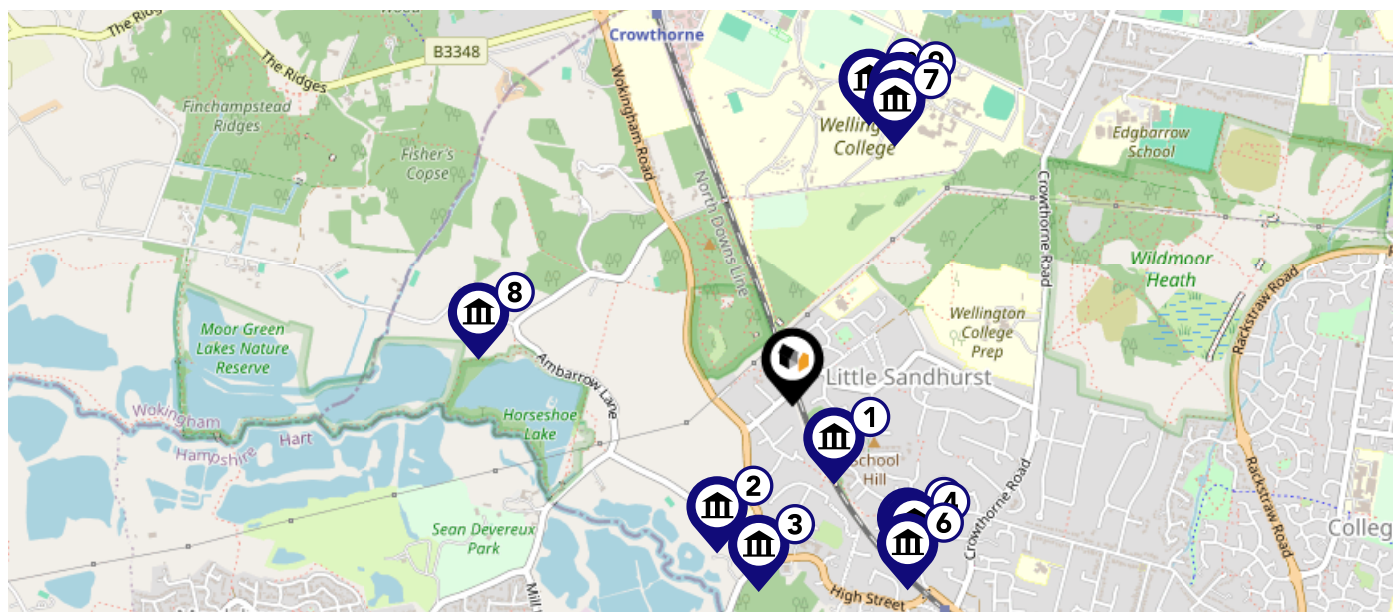

Listed Buildings in the local district	Grade	Distance
1390384 - Forest End House	Grade II	0.2 miles
1390382 - Church Of St Michael	Grade II	0.4 miles
1390362 - 109 And 111, High Street	Grade II	0.4 miles
1390386 - Dawn Cottage	Grade II	0.5 miles
1390385 - Ancient Well	Grade II	0.5 miles
1390387 - Old Farm Cottage	Grade II	0.5 miles
1390357 - Chapel At Wellington College With Porch Colonnade And Gateway Adjoining West End	Grade II	0.7 miles
1390383 - Barn At Groves Farm	Grade II	0.7 miles
1390358 - Dining Hall And Common Rooms And Colonnade N Of The Chapel At Wellington College	Grade II	0.7 miles
1390360 - Office Block, Art School And Staff Accommodation Adjoining West Side Of Wellington College	Grade II	0.7 miles

Area
Schools
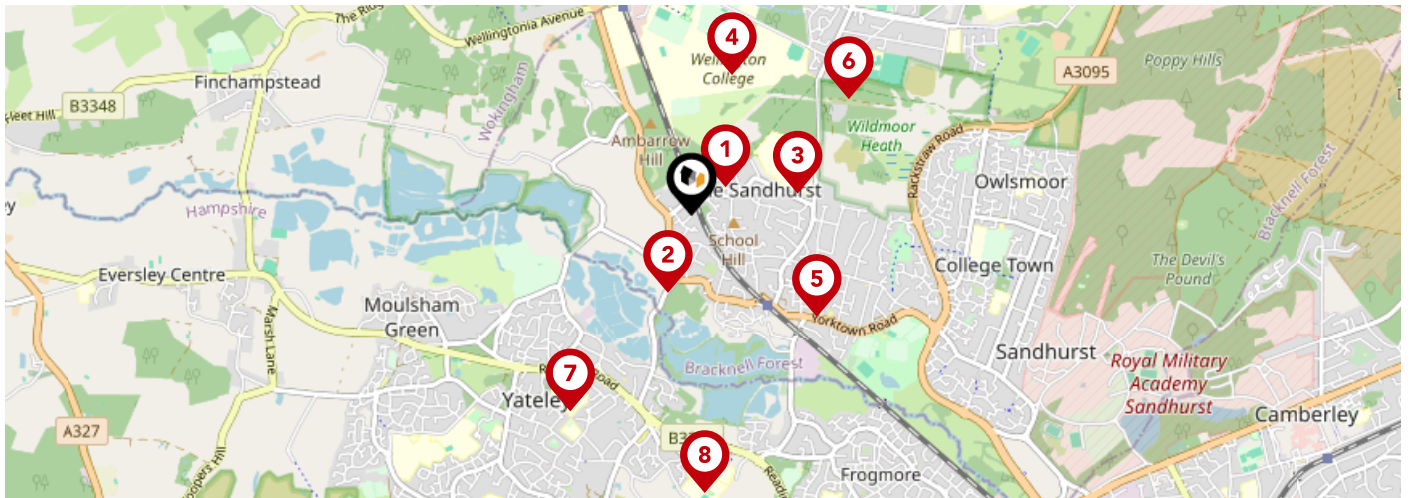
		Nursery	Primary	Secondary	College	Private
1	**New Scotland Hill Primary School** Ofsted Rating: Good | Pupils: 228 | Distance:0.2	☐	☑	☐	☐	☐
2	**St Michael's Church of England Primary School, Sandhurst** Ofsted Rating: Good | Pupils: 195 | Distance:0.37	☐	☑	☐	☐	☐
3	**Eagle House School** Ofsted Rating: Not Rated | Pupils: 358 | Distance:0.5	☐	☐	☑	☐	☐
4	**Wellington College** Ofsted Rating: Not Rated | Pupils: 1101 | Distance:0.68	☐	☐	☑	☐	☐
5	**Uplands Primary School and Nursery** Ofsted Rating: Good | Pupils:0 | Distance:0.75	☐	☑	☐	☐	☐
6	**Edgbarrow School** Ofsted Rating: Outstanding | Pupils: 1490 | Distance:0.91	☐	☐	☑	☐	☐
7	**Yateley Manor School** Ofsted Rating: Not Rated | Pupils: 250 | Distance:1.07	☐	☐	☑	☐	☐
8	**Potley Hill Primary School** Ofsted Rating: Good | Pupils: 224 | Distance:1.28	☐	☑	☐	☐	☐
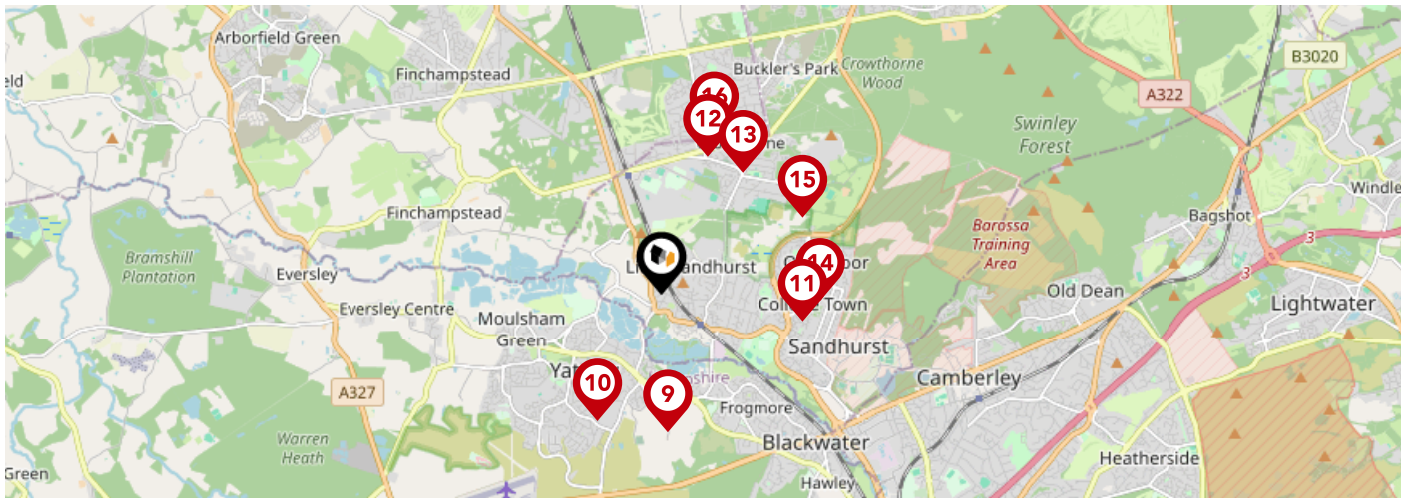
		Nursery	Primary	Secondary	College	Private
9	**Frogmore Community College** Ofsted Rating: Good	Pupils: 714	Distance:1.28	☐	☐	☑	☐	☐
10	**Cranford Park Primary** Ofsted Rating: Requires improvement	Pupils: 175	Distance:1.31	☐	☑	☐	☐	☐
11	**Sandhurst School** Ofsted Rating: Good	Pupils: 1034	Distance:1.34	☐	☐	☑	☐	☐
12	**Our Lady's Preparatory School** Ofsted Rating: Not Rated	Pupils: 235	Distance:1.35	☐	☑	☐	☐	☐
13	**Crowthorne Church of England Primary School** Ofsted Rating: Outstanding	Pupils: 211	Distance:1.36	☐	☑	☐	☐	☐
14	**Owlsmoor Primary School** Ofsted Rating: Good	Pupils: 547	Distance:1.47	☐	☑	☐	☐	☐
15	**Wildmoor Heath School** Ofsted Rating: Good	Pupils: 211	Distance:1.49	☐	☑	☐	☐	☐
16	**Oaklands Infant School** Ofsted Rating: Good	Pupils: 158	Distance:1.56	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
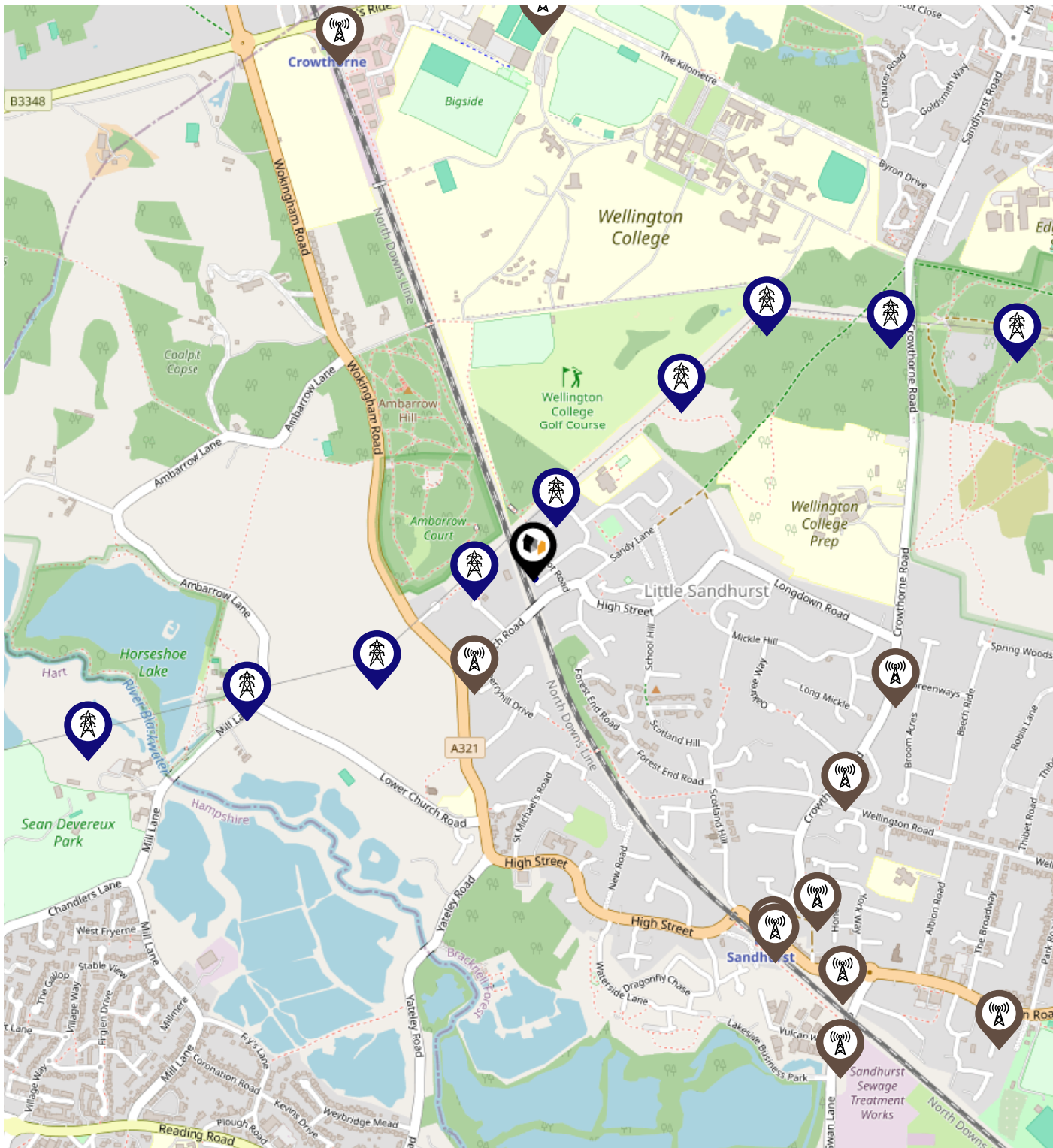
Key:

⚡ 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).

This Property ▼					
🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
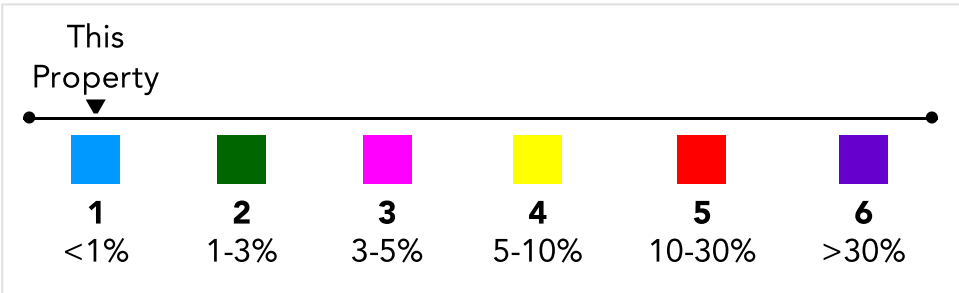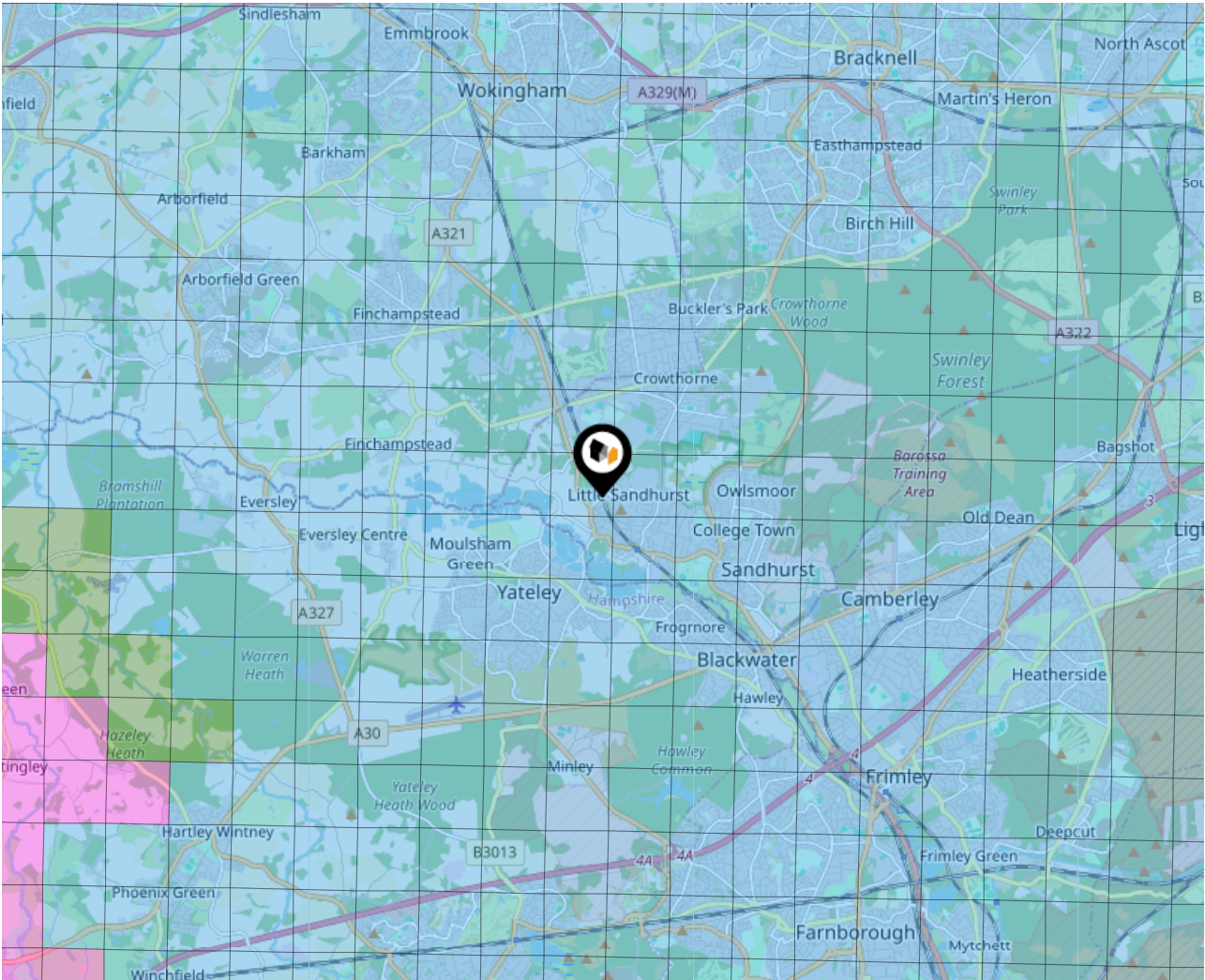
Local Area
Road Noise
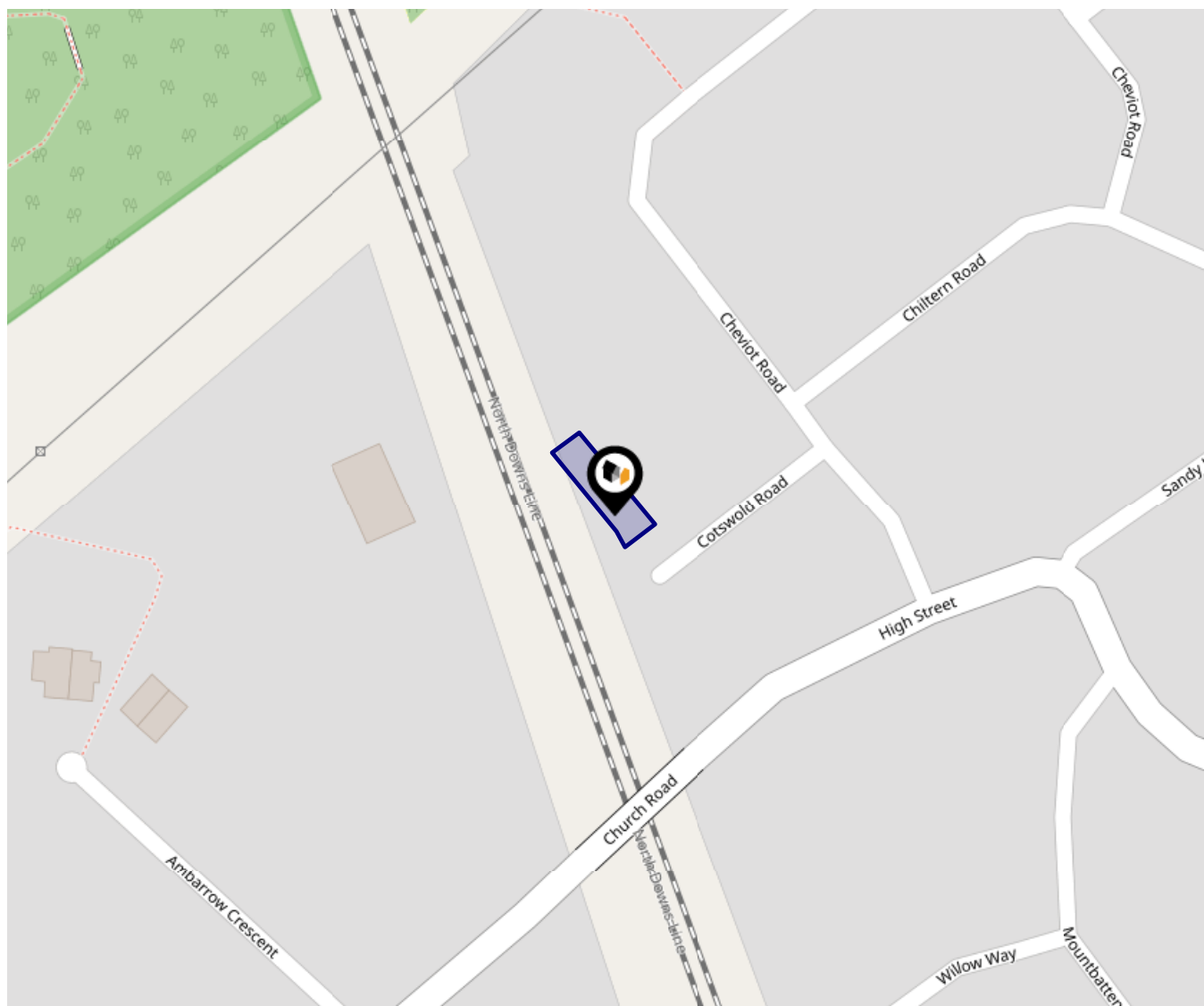
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:
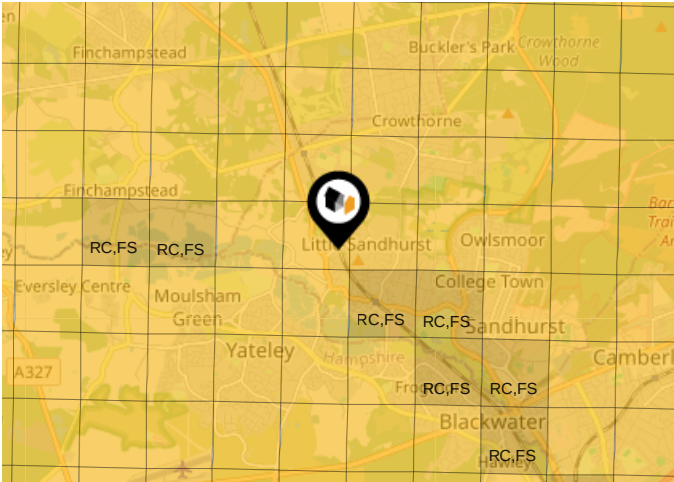
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		

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)
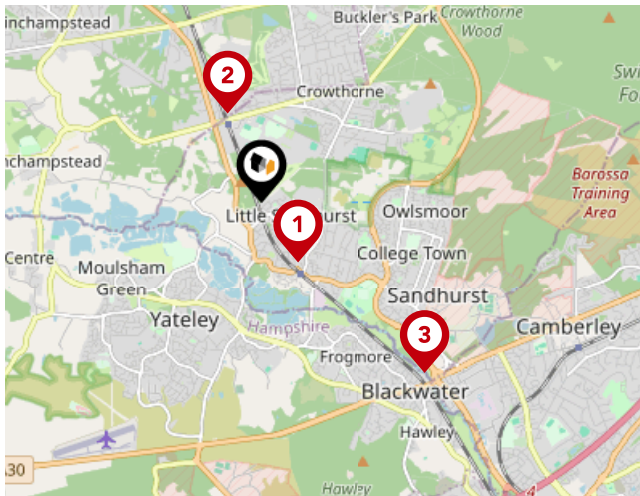
National Rail Stations

Pin	Name	Distance
1	Sandhurst Rail Station	0.65 miles
2	Crowthorne Rail Station	0.9 miles
3	Blackwater Rail Station	2.18 miles
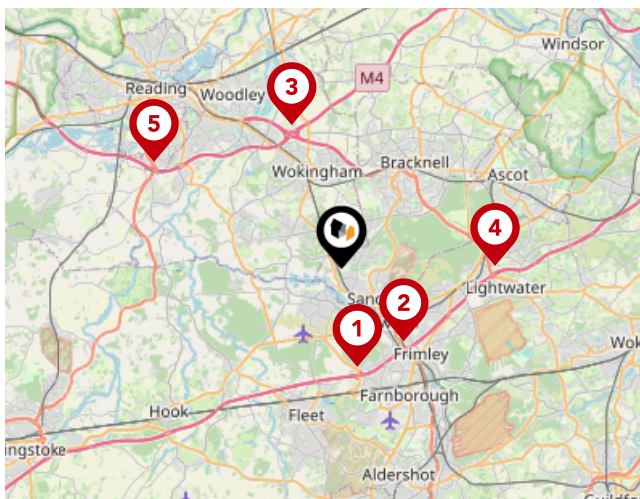
Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	3.67 miles
2	M3 J4	3.54 miles
3	M4 J10	5.63 miles
4	M3 J3	5.72 miles
5	M4 J11	7.98 miles
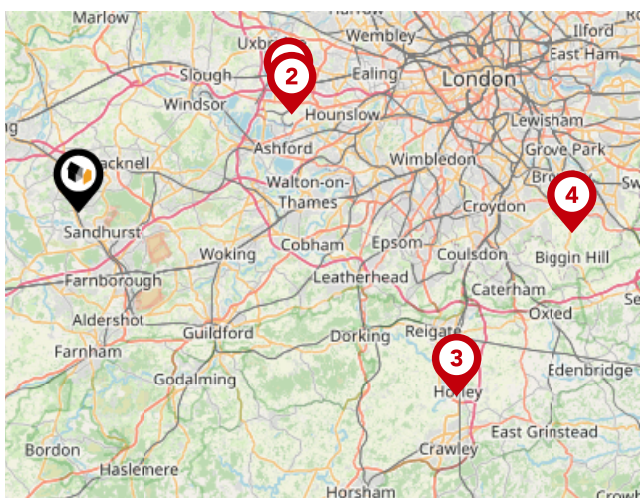
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	17.57 miles
2	Heathrow Airport Terminal 4	17.32 miles
3	Gatwick Airport	31.23 miles
4	Leaves Green	36.55 miles

Area
Transment (Local)
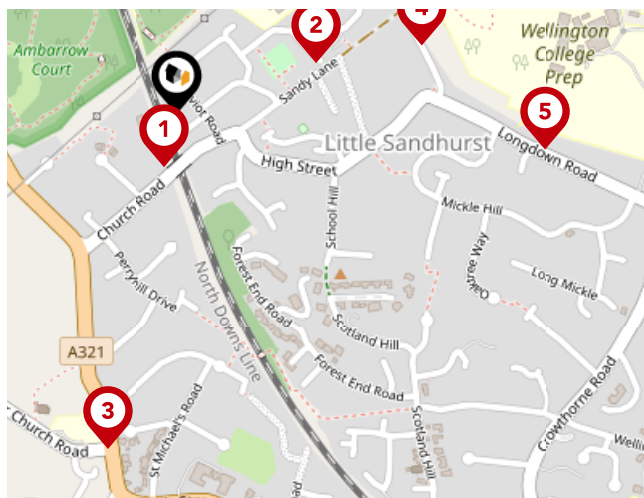
Bus Stops/Stations

Pin	Name	Distance
1	Ambarrow Crescent	0.06 miles
2	Hancome Road	0.17 miles
3	Lower Church Road	0.4 miles
4	Edgbarrow Rise	0.3 miles
5	Larks Wood Close	0.43 miles
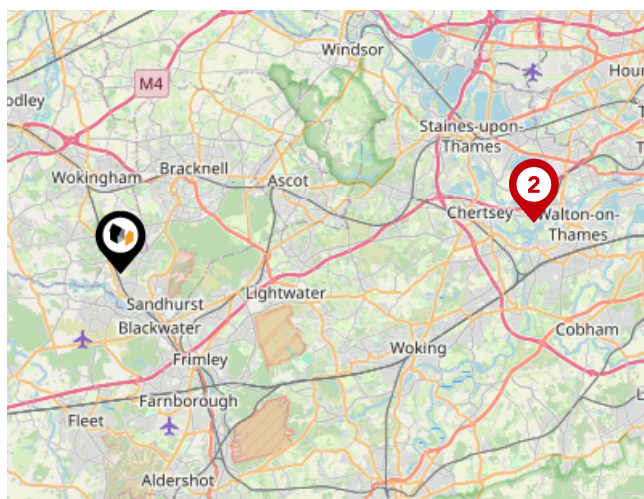
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.45 miles
2	Weybridge Ferry Landing	15.46 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.

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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Avocado Property

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