See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th November 2026



45, THE GLEBE, BLACKWATER, CAMBERLEY, GU17 9BA

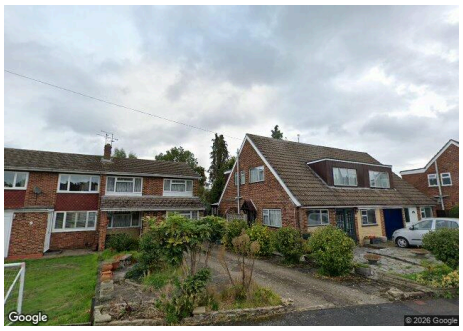
Avocado Property

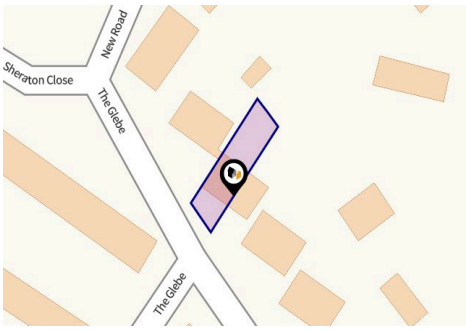
stephen@avocadopropertyagents.co.uk

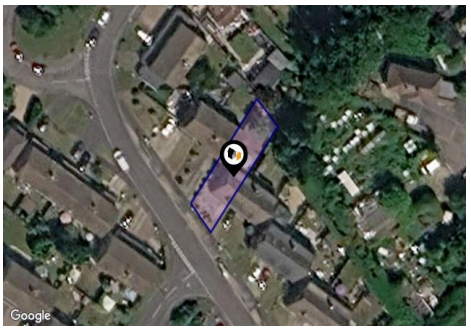
www.avocadopropertyagents.co.uk

Powered by sprift

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3	**Latest FENSA Work:**	07/07/2024 - 1 door
Plot Area:	0.06 acres		31/05/2005 - 1 window
Council Tax :	Band D		
Annual Estimate:	£2,400		
Title Number:	HP36002		
UPRN:	100060416682		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Hart

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

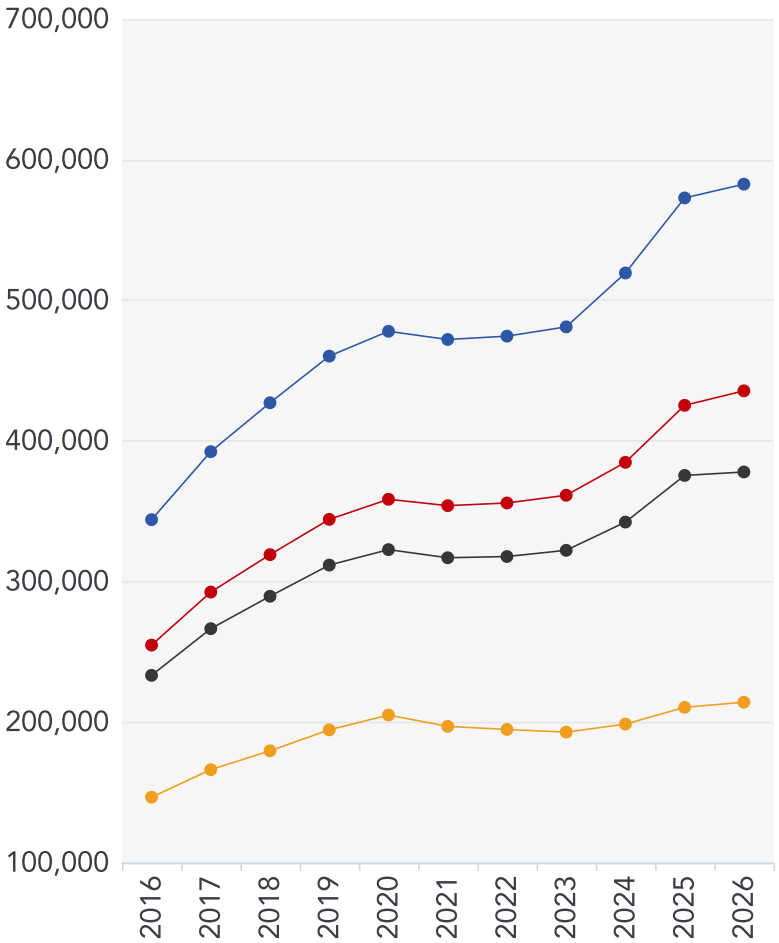
17 mb/s **80** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in GU17



Detached

+69.38%

Semi-Detached

+70.98%

Terraced

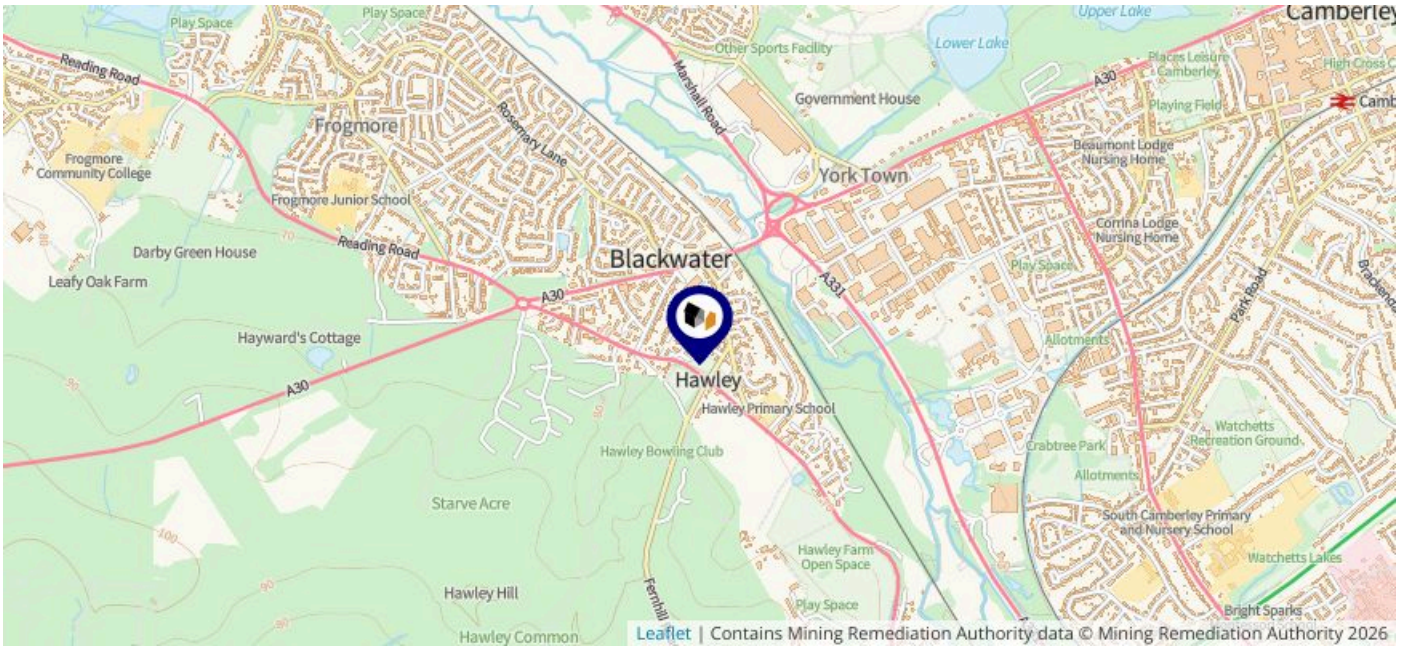
+62.02%

Flat

+46.1%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

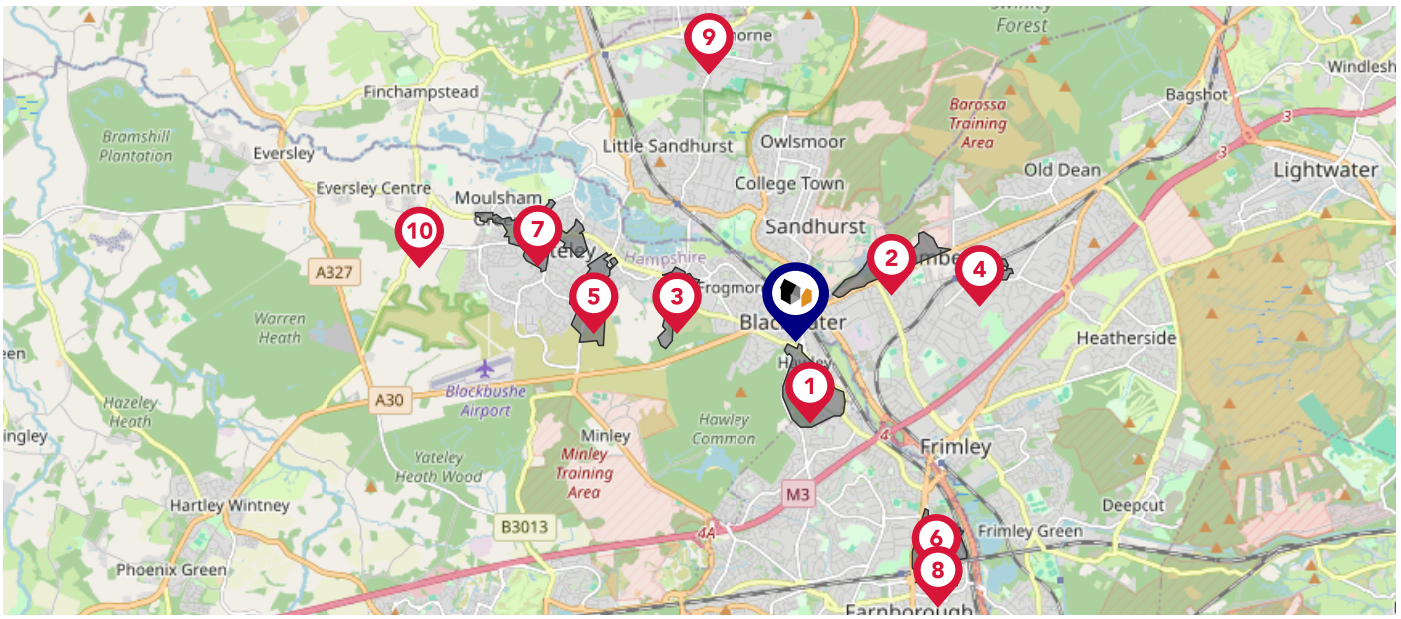
- Adit
- Gutter Pit
- Shaft

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

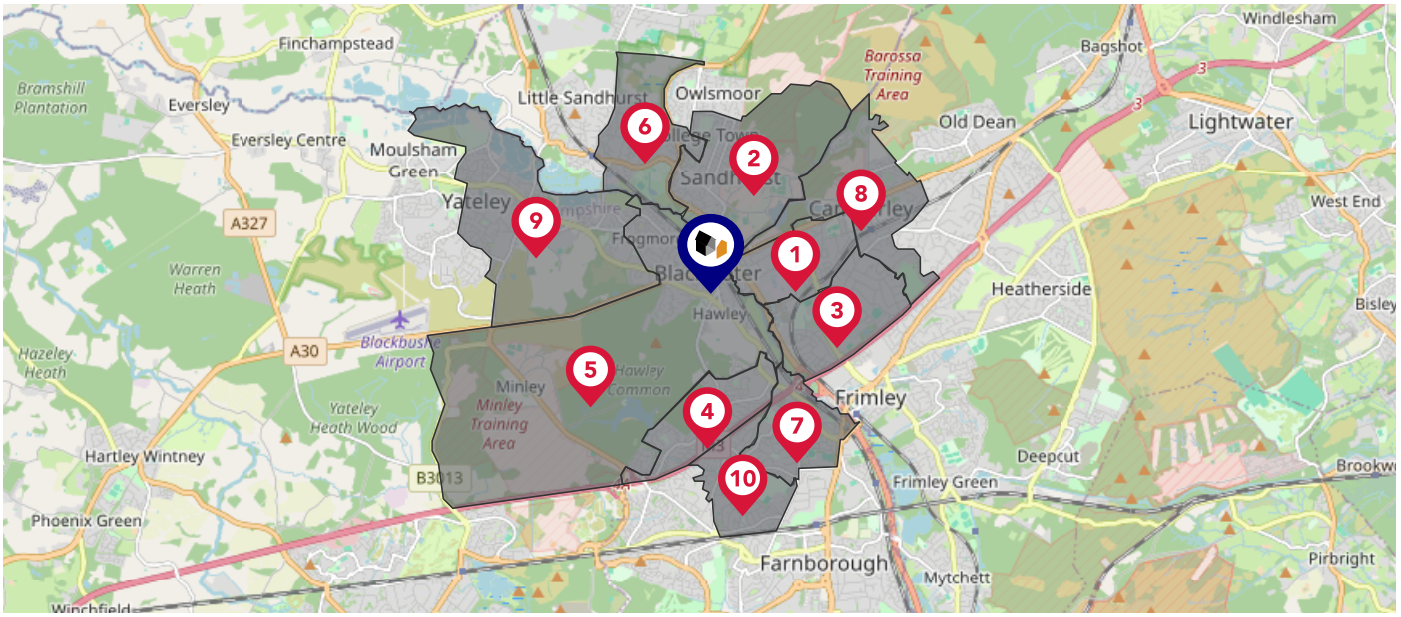
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Hawley Park and Green
2	Royal Military Academy (Former) Staff College
3	Darby Green Yateley
4	Upper Gordon Road to Church Hill, Camberley
5	Cricket Hill
6	Farnborough Hill
7	Yateley Green
8	Saint Michael's Abbey
9	Church Street Crowthorne
10	Up Green

Maps
Council Wards

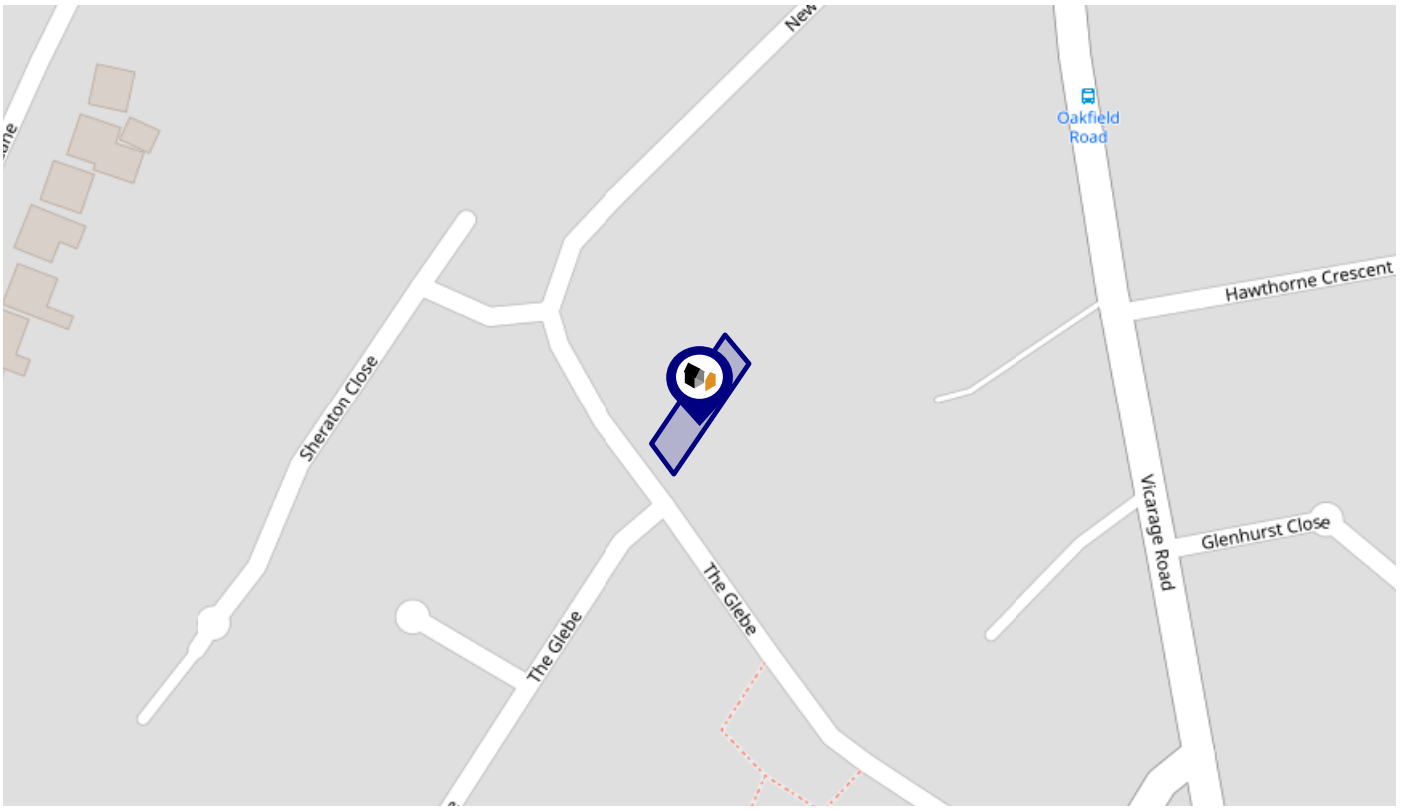
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	St. Michaels Ward
2	College Town Ward
3	Watchetts Ward
4	Fernhill Ward
5	Blackwater and Hawley Ward
6	Central Sandhurst Ward
7	Cherrywood Ward
8	Town Ward
9	Yateley East Ward
10	West Heath 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.

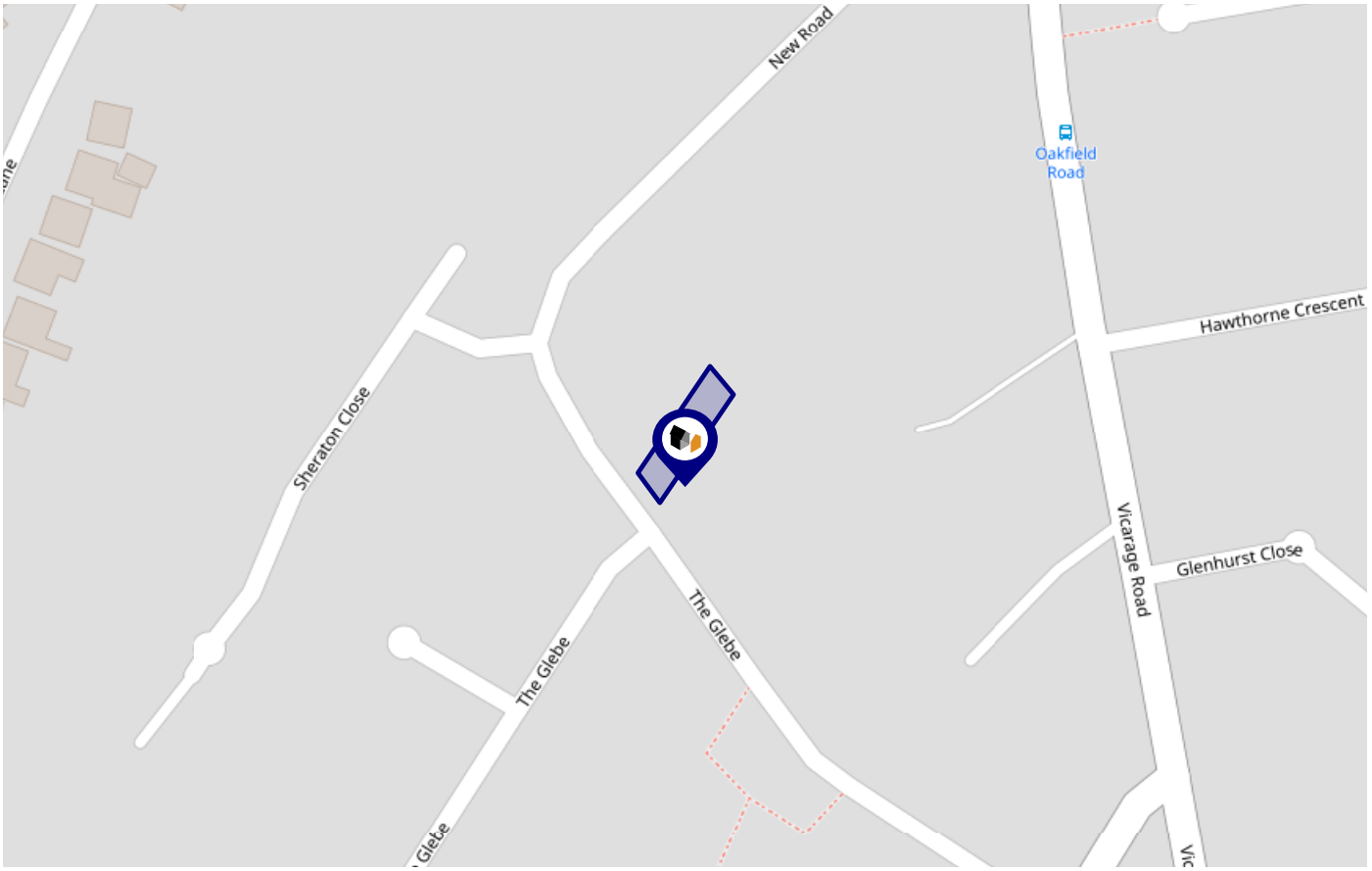
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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

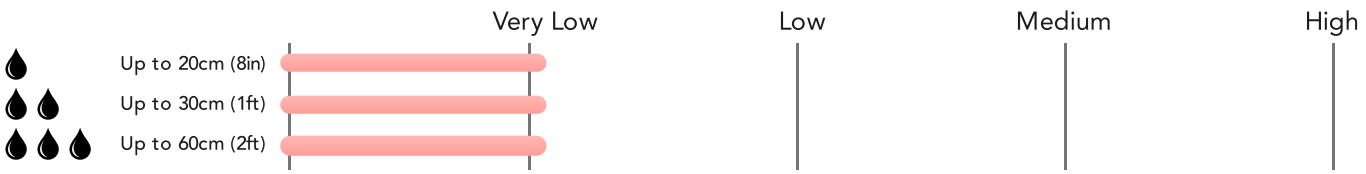


Risk Rating: Very low

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.

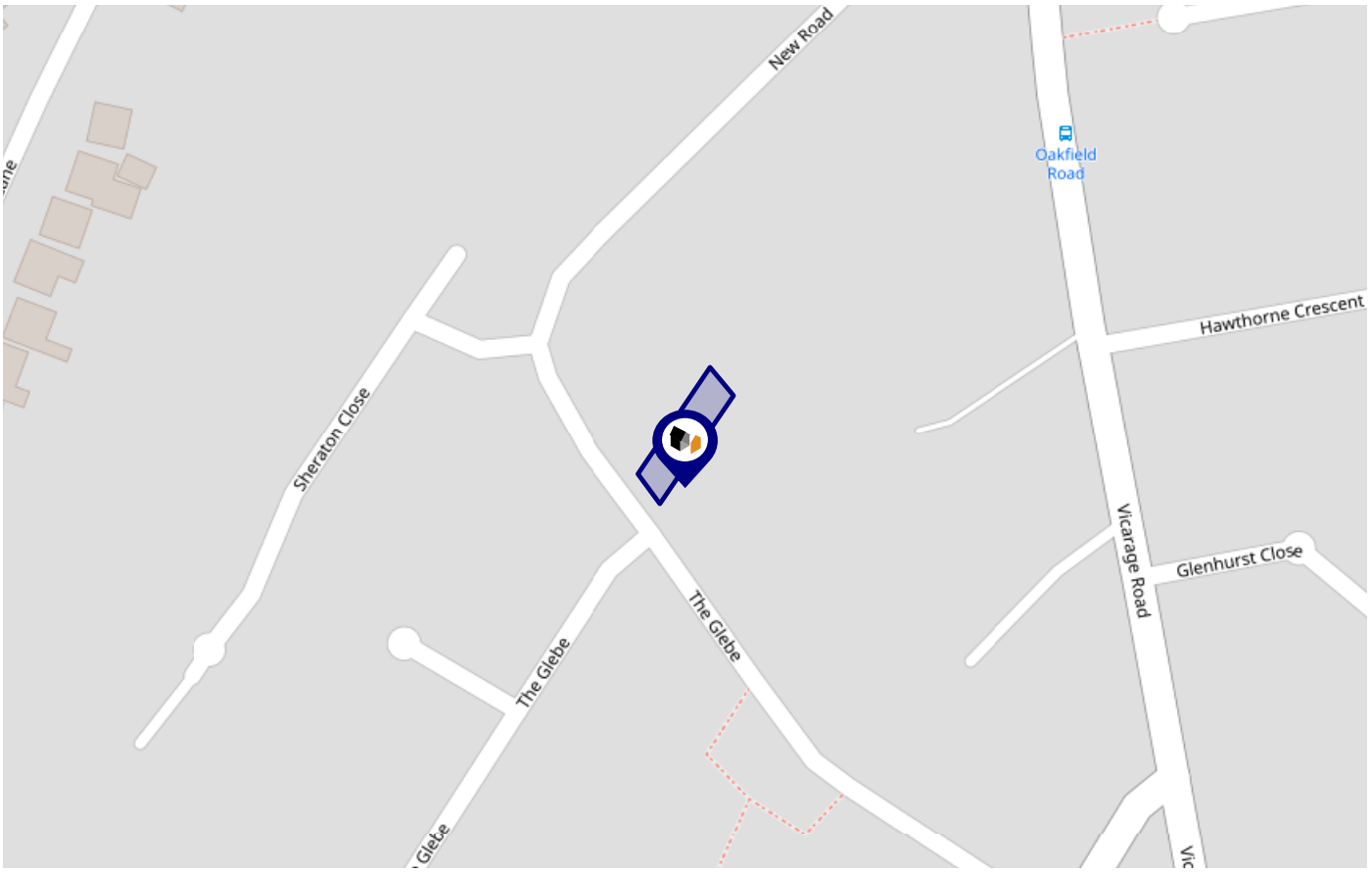
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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.

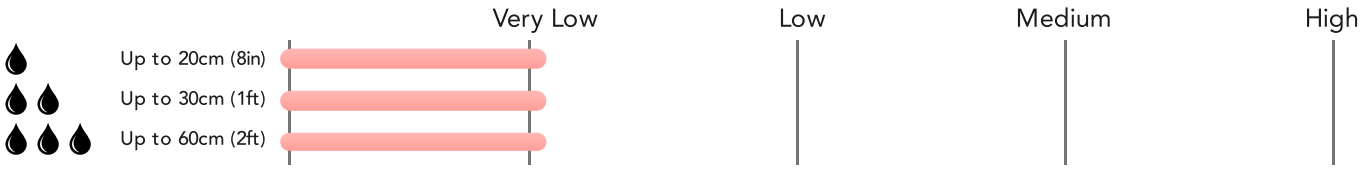


Risk Rating: Very low

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.

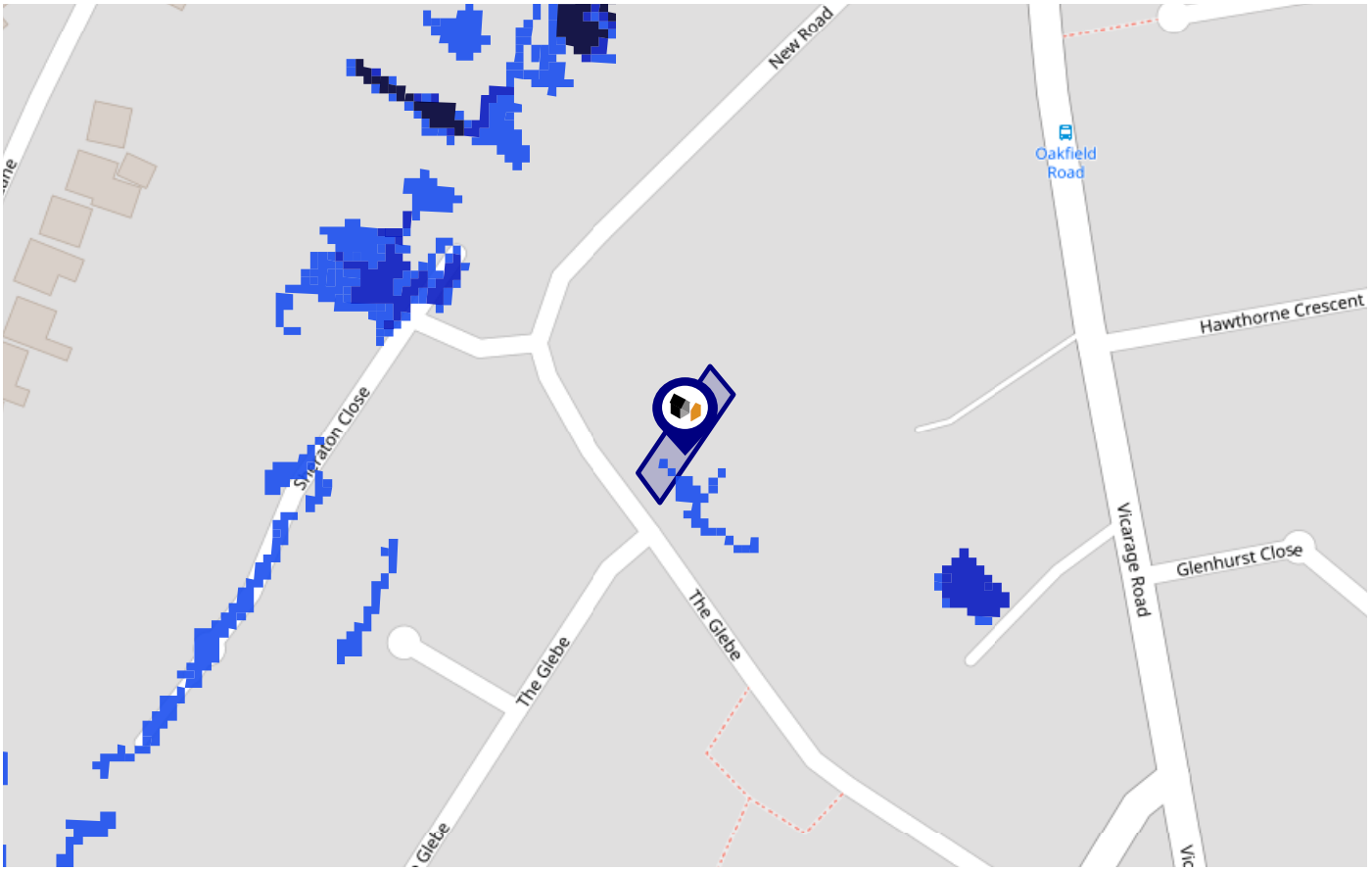
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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 - 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.

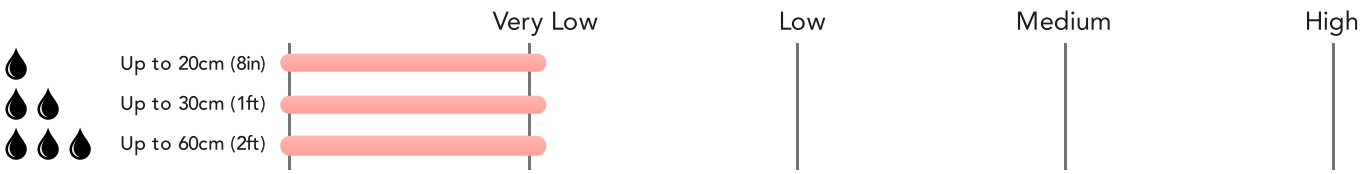


Risk Rating: Very low

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.

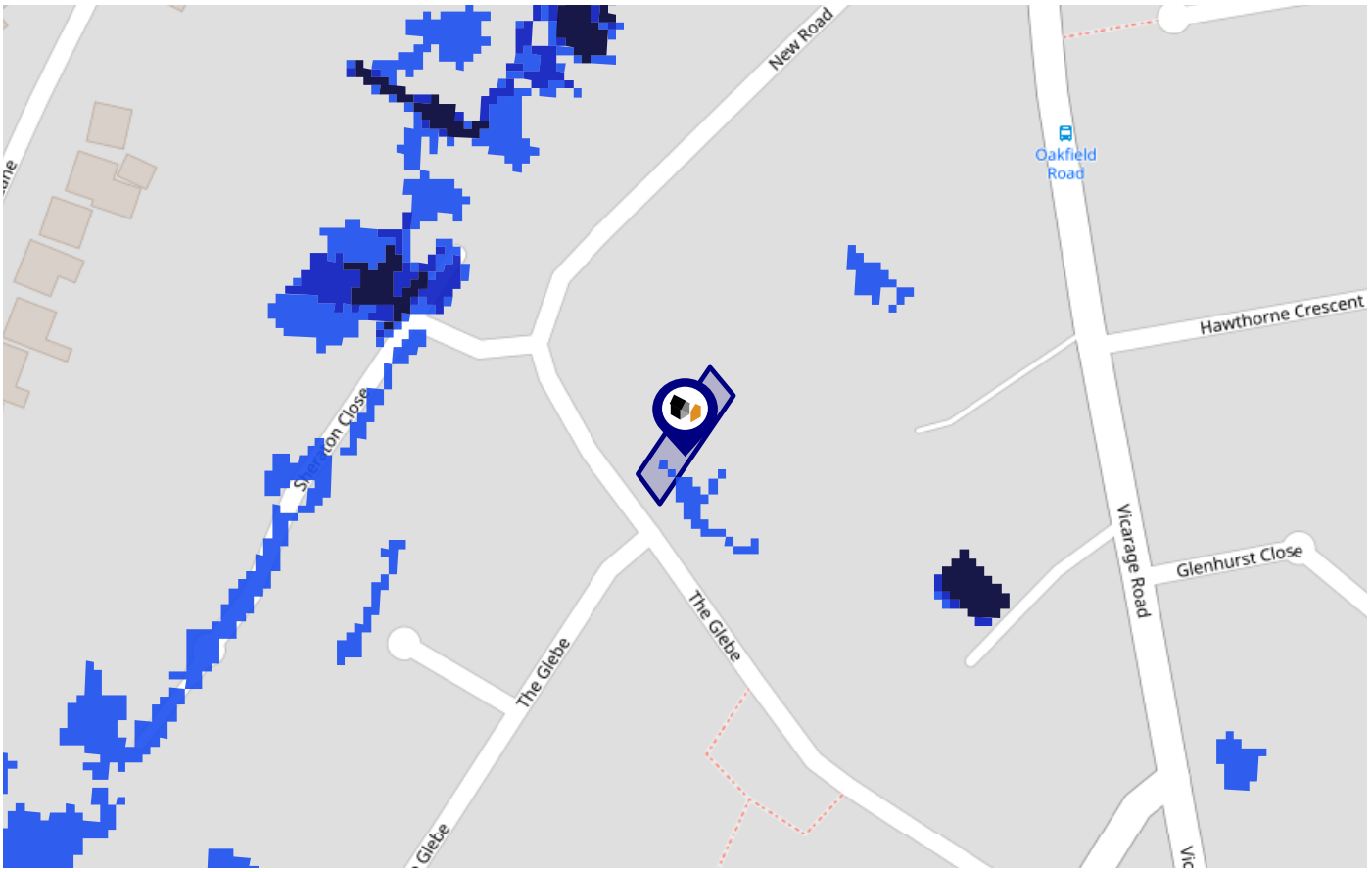
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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.

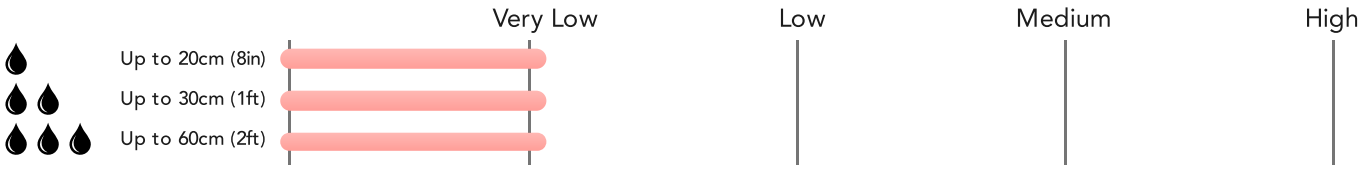


Risk Rating: Very low

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.

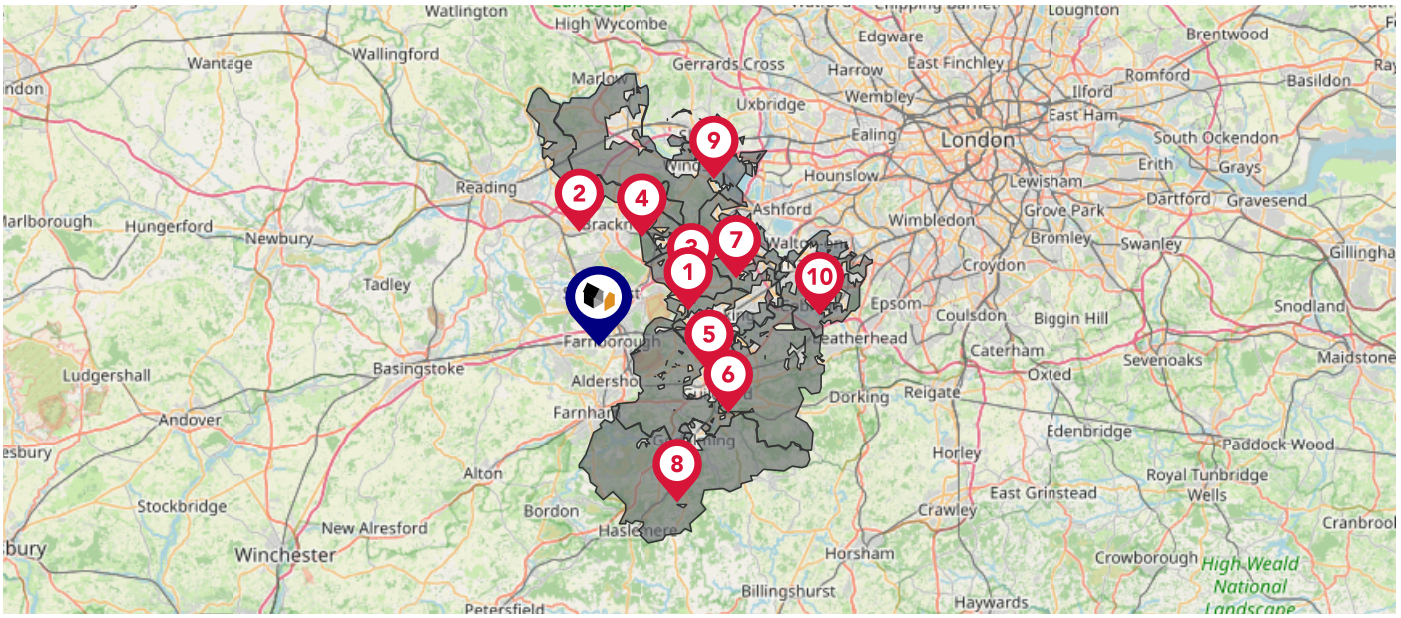
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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:



Maps
Green Belt

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

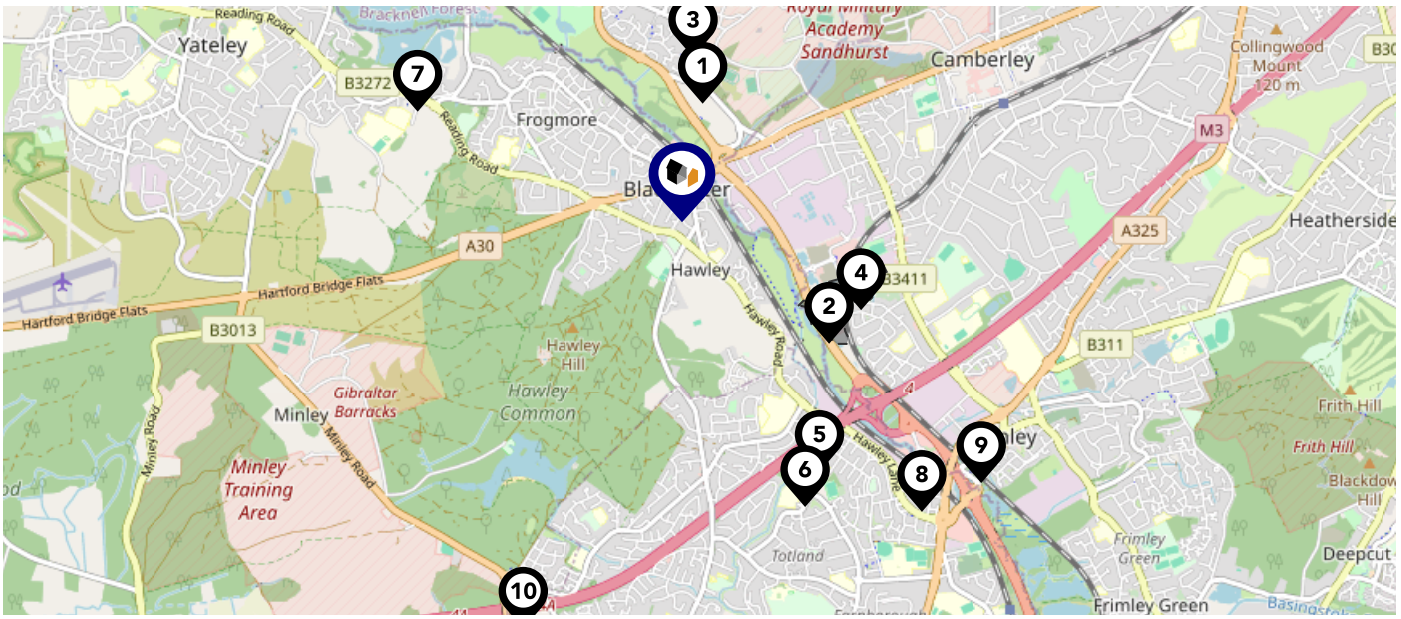


Nearby Green Belt Land

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

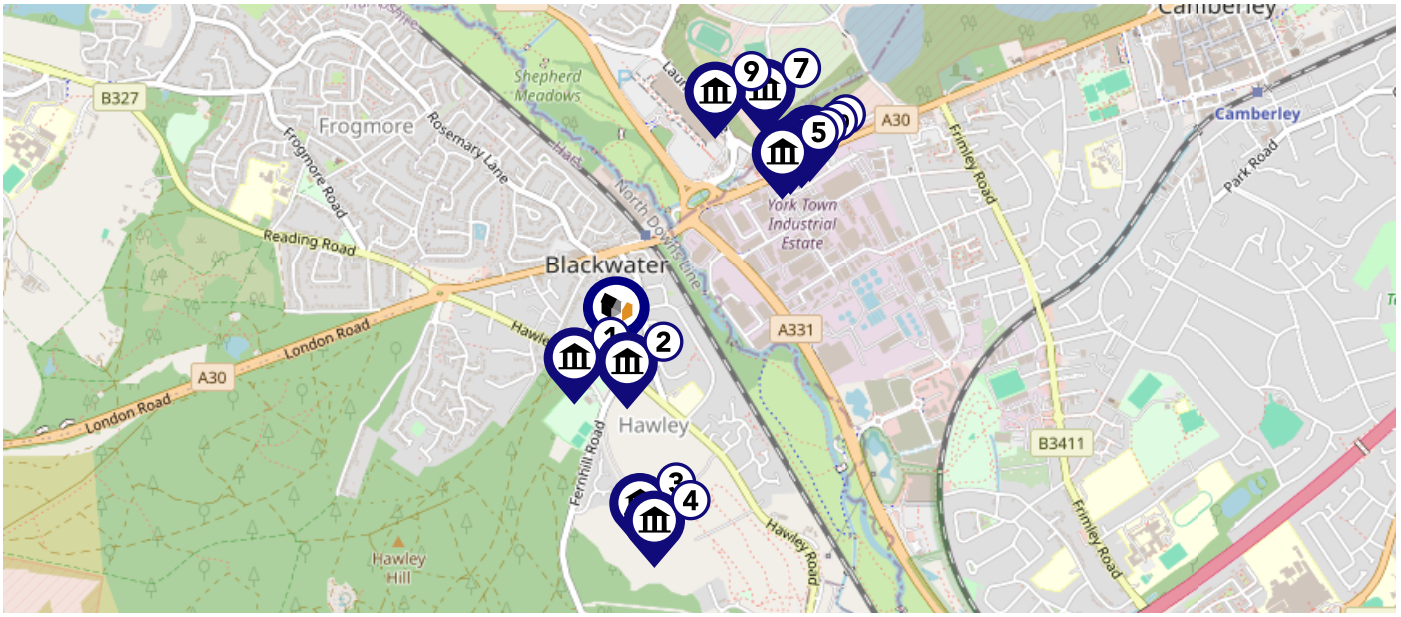


Nearby Landfill Sites

1	York Town Road-College Town	Historic Landfill
2	Watchmoor Road-Watchmoor Road, Camberley, Surrey	Historic Landfill
3	Fairmead Close-Sandhurst, Berkshire	Historic Landfill
4	Crabtree Road-Camberley, Surrey	Historic Landfill
5	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill
6	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill
7	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill
8	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill
9	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill
10	Land adjacent to Easter Ross House-Minley Road, Cove, Farnborough, Hampshire	Historic Landfill

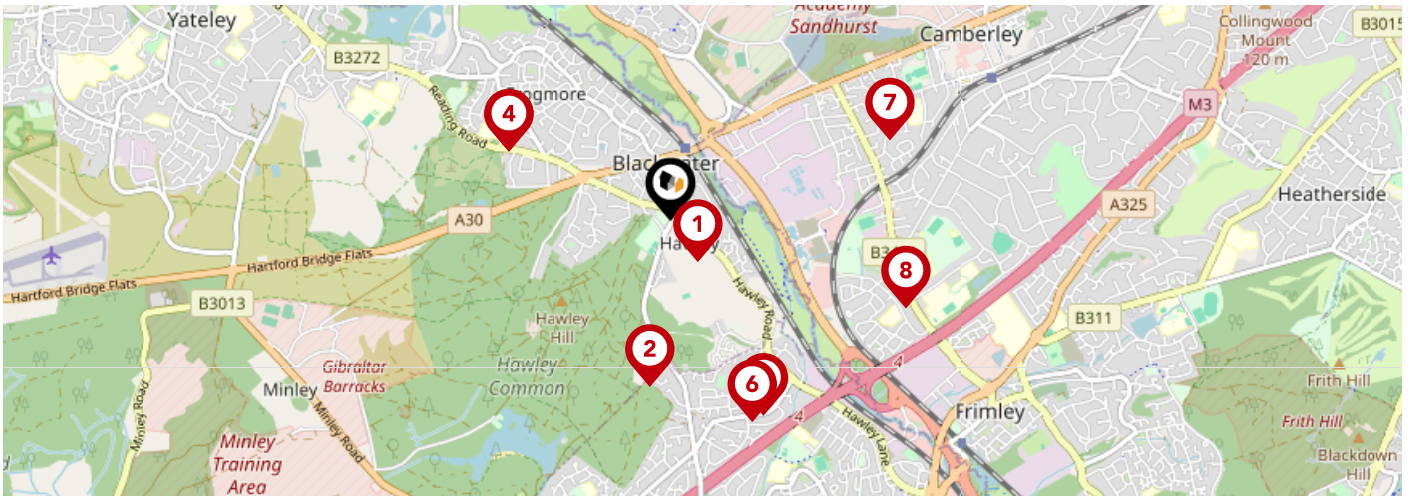
Maps
Listed Buildings

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



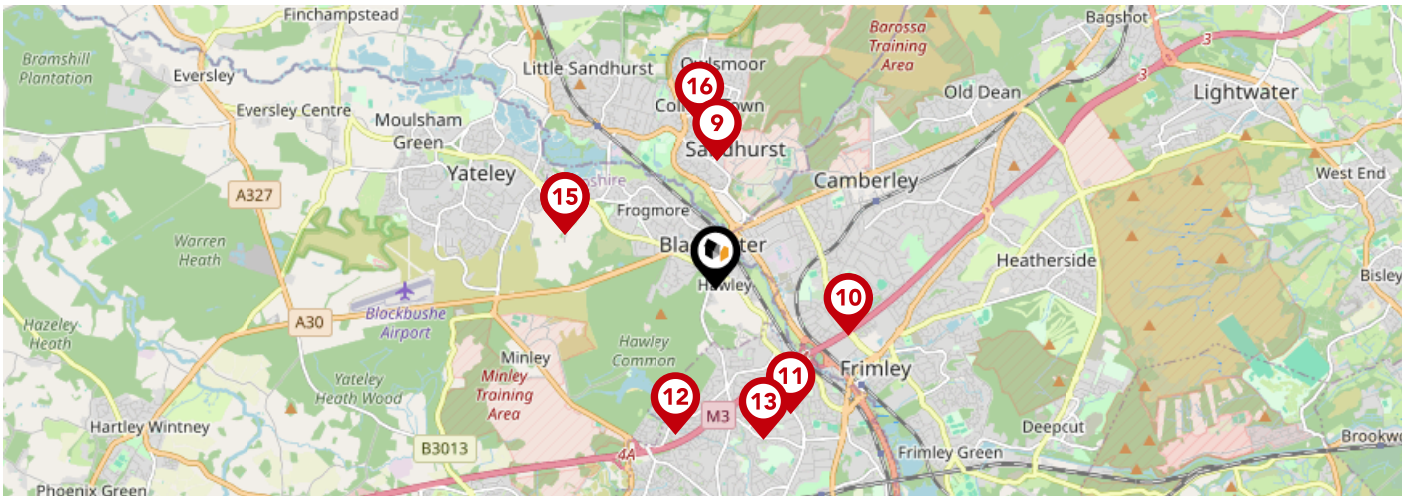
Listed Buildings in the local district		Grade	Distance
1	1259779 - Henry Randell's Almshouses	Grade II	0.1 miles
2	1092278 - Holy Trinity Church	Grade II	0.1 miles
3	1272229 - Hawley Park House Including Flats Nos 1-7	Grade II	0.4 miles
4	1244755 - Former Stables To Hawley Park House Hawley Equitation Centre	Grade II	0.5 miles
5	1294914 - The Terrace	Grade II	0.5 miles
6	1030039 - The Terrace	Grade II	0.6 miles
7	1390368 - Government House, Royal Military Academy	Grade II	0.6 miles
8	1030040 - The Terrace	Grade II	0.6 miles
9	1390367 - College Farm, Attached Stable And Store, Royal Military Academy	Grade II	0.6 miles
10	1188092 - The Terrace	Grade II	0.6 miles

Area
Schools



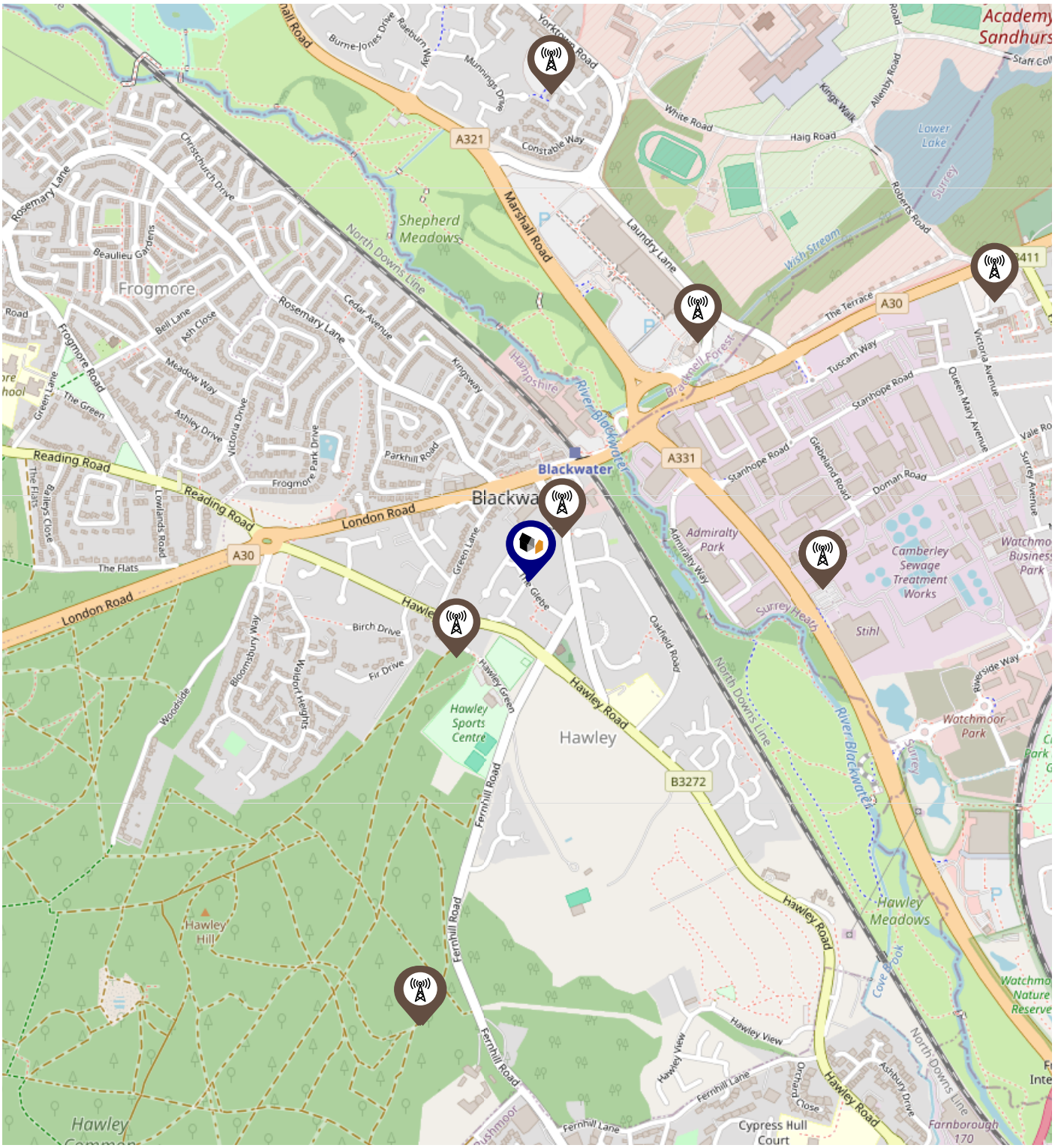
		Nursery	Primary	Secondary	College	Private
1	**Hawley Primary School** Ofsted Rating: Good | Pupils: 310 | Distance:0.23	☐	☑	☐	☐	☐
2	**Hurst Lodge School** Ofsted Rating: Not Rated | Pupils: 171 | Distance:0.77	☐	☐	☑	☐	☐
3	**Frogmore Junior School** Ofsted Rating: Good | Pupils: 228 | Distance:0.81	☐	☑	☐	☐	☐
4	**Frogmore Infant School** Ofsted Rating: Good | Pupils: 175 | Distance:0.81	☐	☑	☐	☐	☐
5	**Bohunt Farnborough** Ofsted Rating: Not Rated | Pupils: 637 | Distance:1	☐	☐	☑	☐	☐
6	**The Ferns Primary Academy** Ofsted Rating: Serious Weaknesses | Pupils: 97 | Distance:1.01	☐	☑	☐	☐	☐
7	**Lyndhurst School** Ofsted Rating: Not Rated | Pupils: 108 | Distance:1.08	☐	☑	☐	☐	☐
8	**South Camberley Primary and Nursery School** Ofsted Rating: Good | Pupils: 645 | Distance:1.16	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**College Town Primary School** Ofsted Rating: Good | Pupils: 478 | Distance:1.18	☐	☑	☐	☐	☐
10	**Kings International College** Ofsted Rating: Good | Pupils: 842 | Distance:1.31	☐	☐	☑	☐	☐
11	**Farnborough Grange Nursery & Infant Community School** Ofsted Rating: Special Measures | Pupils: 234 | Distance:1.35	☐	☑	☐	☐	☐
12	**Pinewood Infant School** Ofsted Rating: Good | Pupils: 97 | Distance:1.4	☐	☑	☐	☐	☐
13	**Grange Community Junior School** Ofsted Rating: Outstanding | Pupils: 235 | Distance:1.47	☐	☑	☐	☐	☐
14	**Potley Hill Primary School** Ofsted Rating: Good | Pupils: 224 | Distance:1.48	☐	☑	☐	☐	☐
15	**Frogmore Community College** Ofsted Rating: Good | Pupils: 714 | Distance:1.48	☐	☐	☑	☐	☐
16	**Sandhurst School** Ofsted Rating: Good | Pupils: 1034 | Distance:1.53	☐	☐	☑	☐	☐

Local Area
Masts & Pylons



Key:

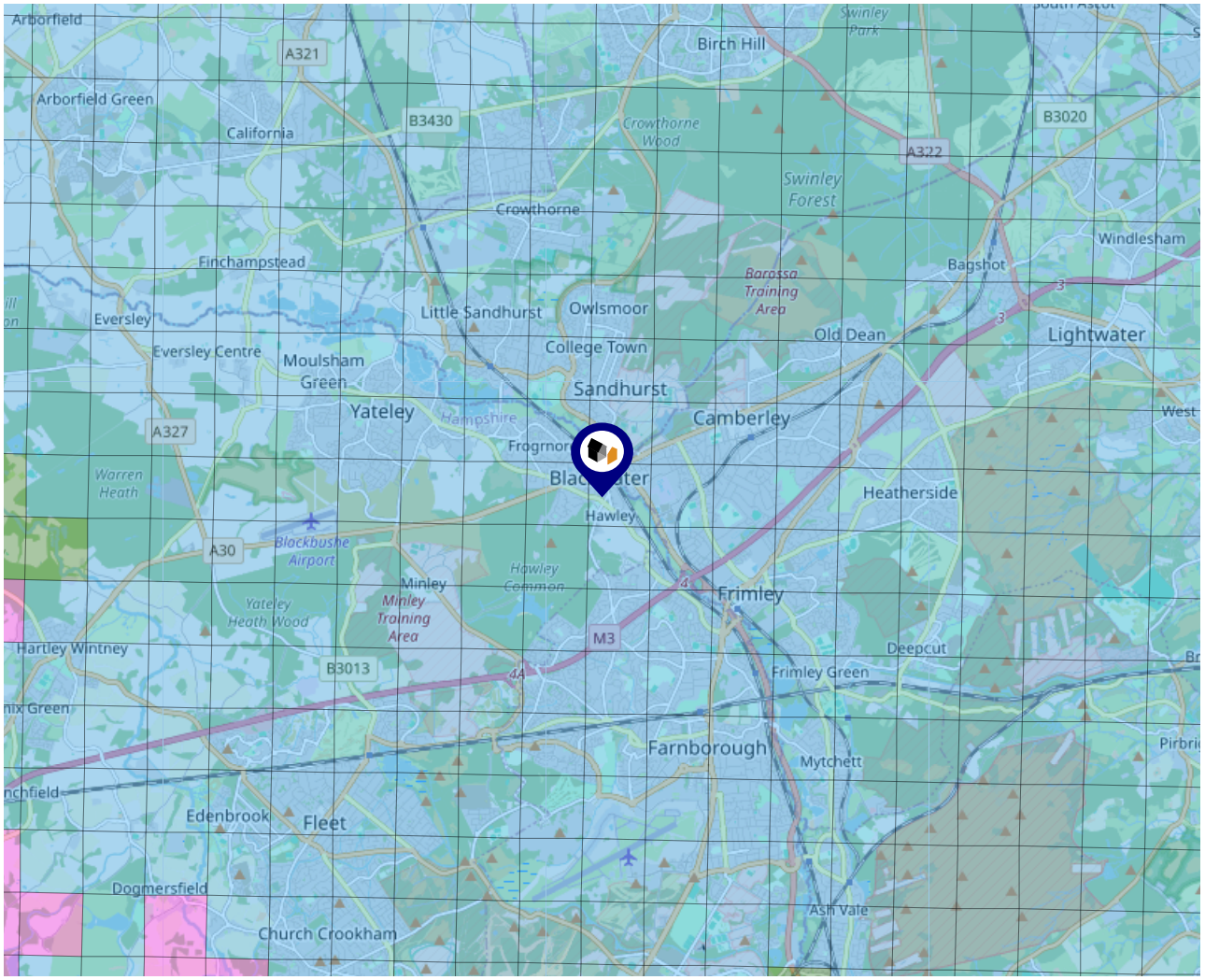
Power Pylons

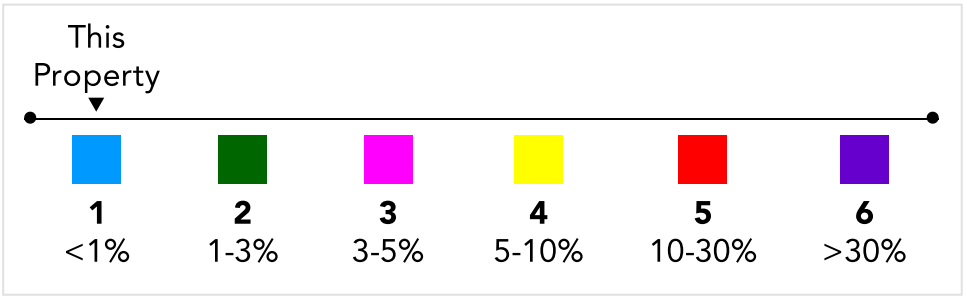
Communication Masts

Environment
Radon Gas

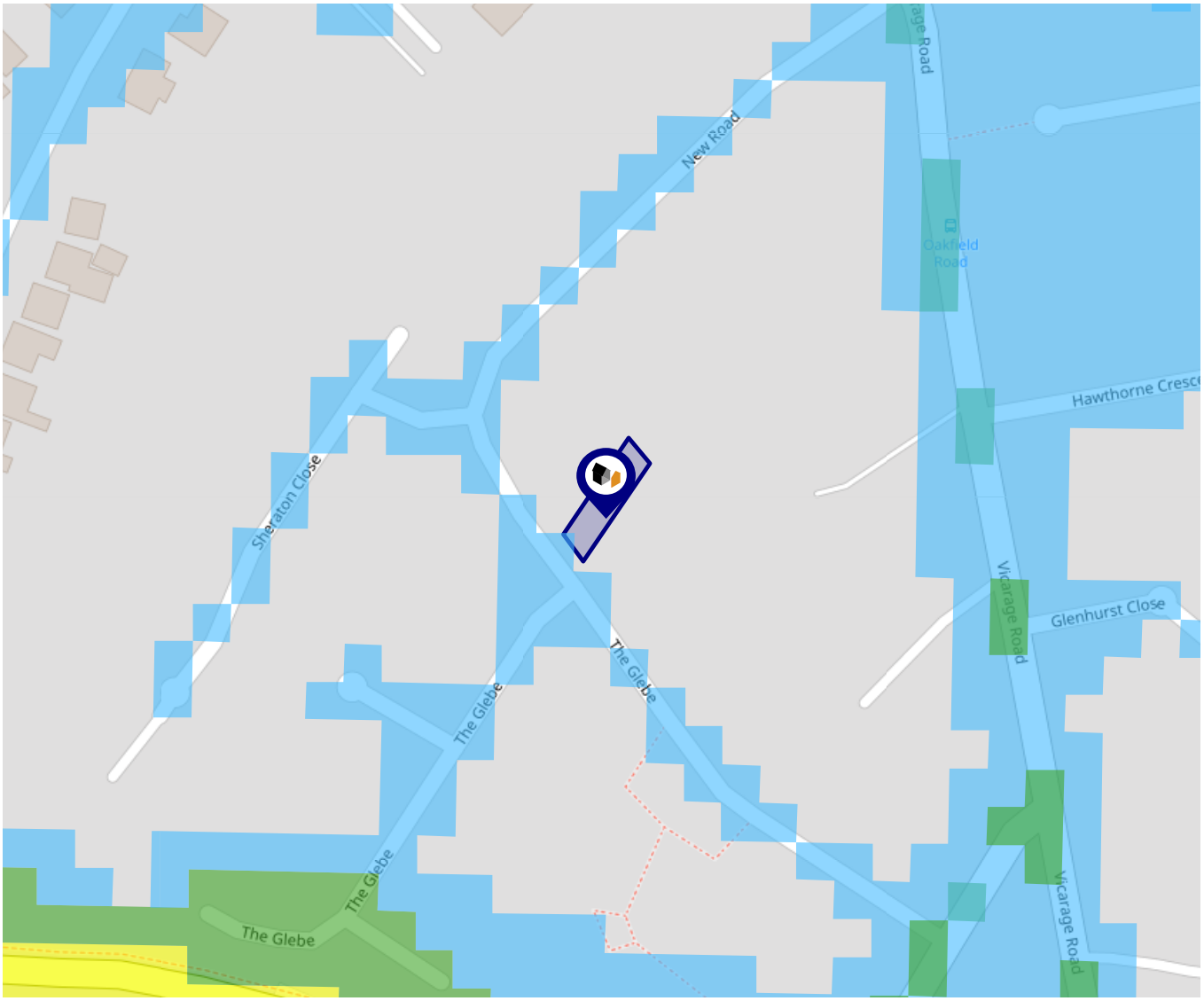
What is Radon?

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



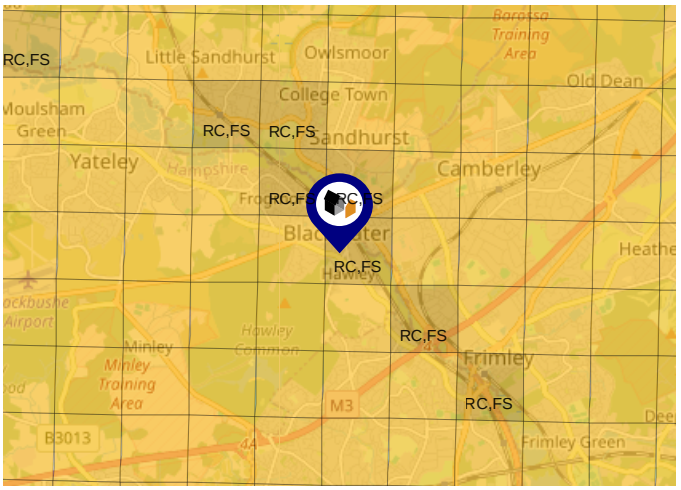
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Environment
Soils & Clay

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

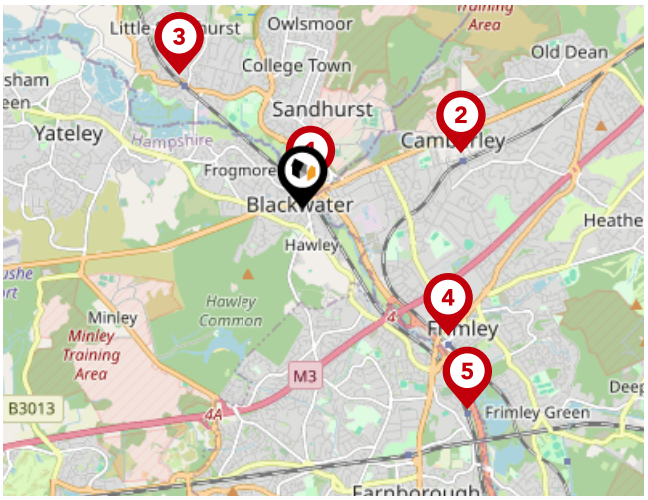
Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

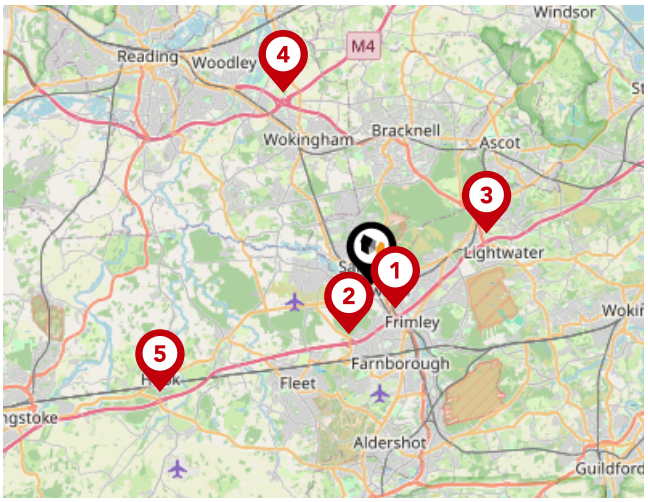
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



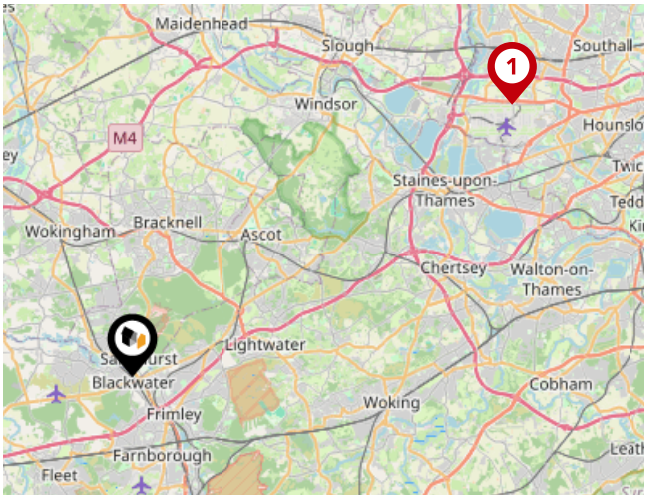
National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	0.2 miles
2	Camberley Rail Station	1.55 miles
3	Sandhurst Rail Station	1.68 miles
4	Frimley Rail Station	1.79 miles
5	Farnborough North Rail Station	2.39 miles



Trunk Roads/Motorways

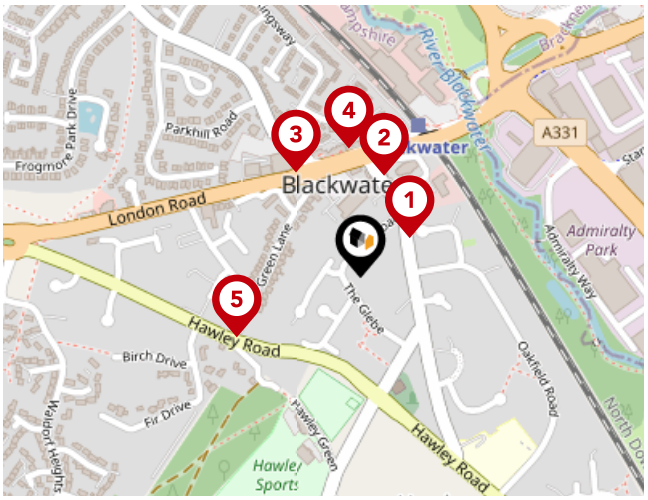
Pin	Name	Distance
1	M3 J4	1.24 miles
2	M3 J4A	2.01 miles
3	M3 J3	4.66 miles
4	M4 J10	7.81 miles
5	M3 J5	8.82 miles



Airports/Helipads

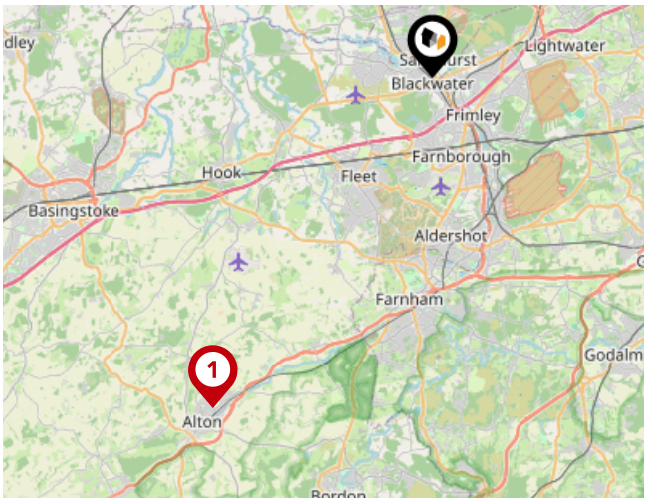
Pin	Name	Distance
1	London Heathrow Airport	17.26 miles

Area
Transport (Local)



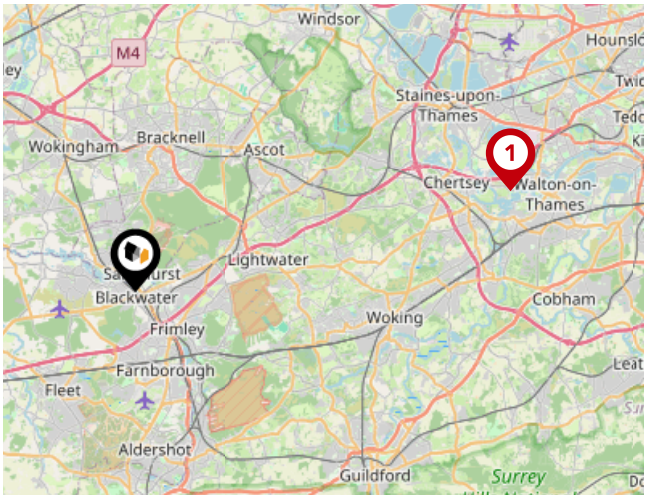
Bus Stops/Stations

Pin	Name	Distance
1	Hawthorne Crescent	0.07 miles
2	Toad Lane	0.12 miles
3	Rosemary Lane	0.14 miles
4	Rail Station & PO	0.15 miles
5	Green Lane	0.15 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	14.69 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.34 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
Testimonials

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

avocado property | iAD ESTATE AGENTS

Avocado Property

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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail