

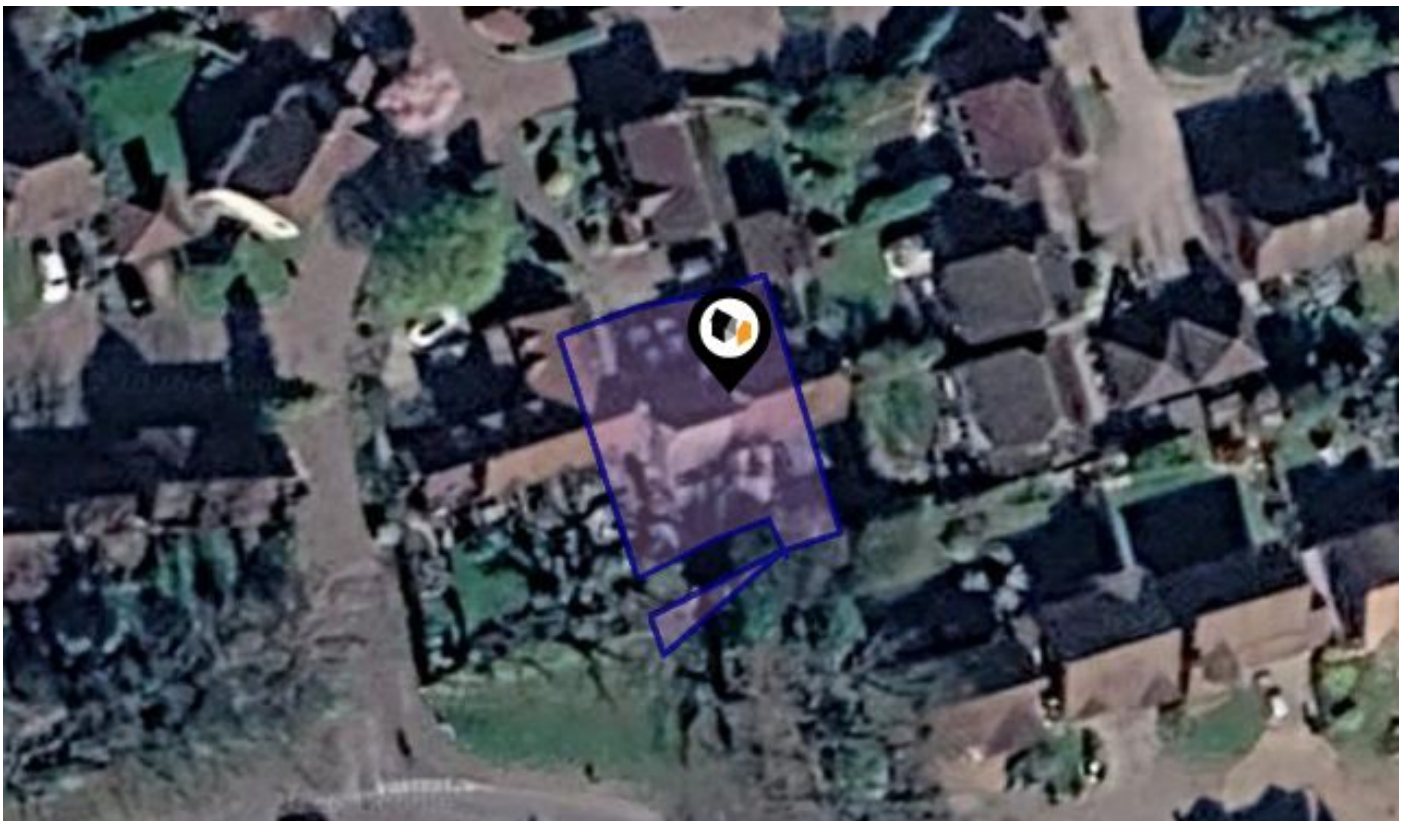


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th July 2026



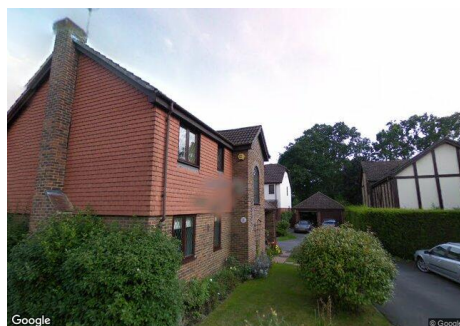
27, SHRUBLANDS DRIVE, LIGHTWATER, GU18 5QS

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached	Last Sold Date:	11/02/2005
Bedrooms:	3	Last Sold Price:	£342,500
Floor Area:	2,120 ft ² / 197 m ²	Last Sold £/ft²:	£161
Plot Area:	0.1 acres	Tenure:	Freehold
Council Tax :	Band F	Latest FENSA Work:	22/08/2016 - 10 windows, 1 door
Annual Estimate:	£3,734		
Title Number:	SY574239		
UPRN:	100061562588		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



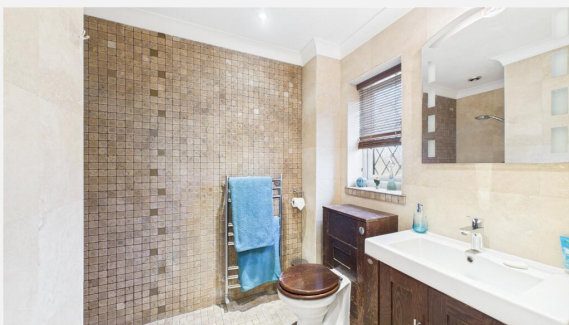
Planning records for: **27, Shrublands Drive, Lightwater, GU18 5QS**

Reference - TP/13/00206	
Decision:	Registered
Date:	18th July 2013
Description:	Proposal: Oak T1 - located to the rear of the property. Reason: Remove any dead wood, crossing branches or damaged limbs as required. Reduce, reshape and balance by a maximum of 20%, pruning back to suitable growing points. Crown lift to provide a 5m balanced ground clearance. Note: Entire crown to be reduced and re shaped and not overhanging branches only. Approved: Y Approved Date: 30/08/2013 Proposal: Oak T1 - located to the rear of the property. Reason: Reduce by 25%. Approved: N Approved Date:

Reference - 16/0276	
Decision:	Decided
Date:	19th April 2016
Description:	Part two storey, part single storey side/rear extension and front porch, following demolition of existing detached garage.

Reference - 07/0056	
Decision:	Decided
Date:	16th January 2007
Description:	Erection of a rear conservatory following demolition of existing conservatory.

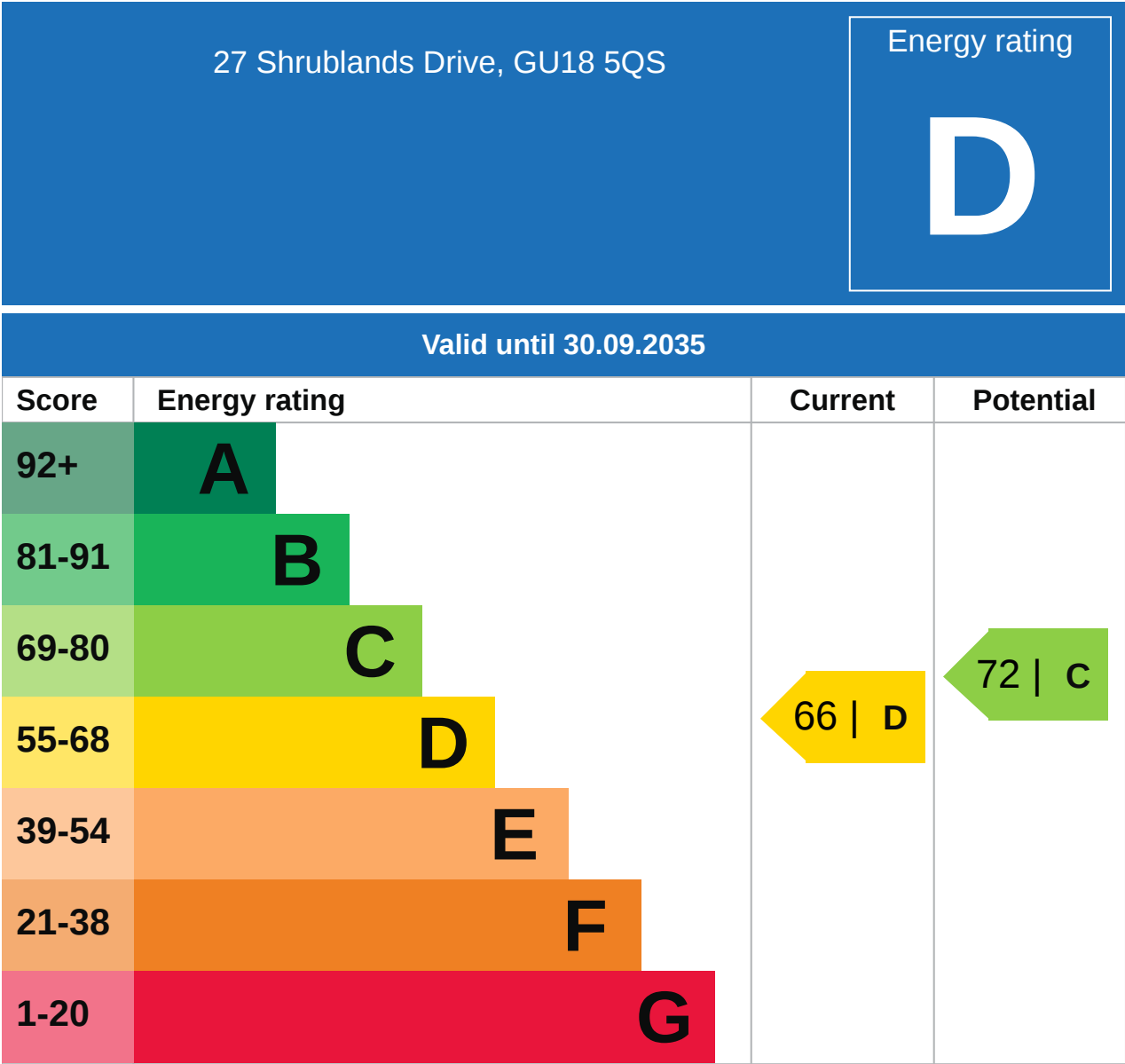
Reference - TWA/21/0055	
Decision:	Decided
Date:	08th June 2021
Description:	-







Property
EPC - Certificate



Additional EPC Data

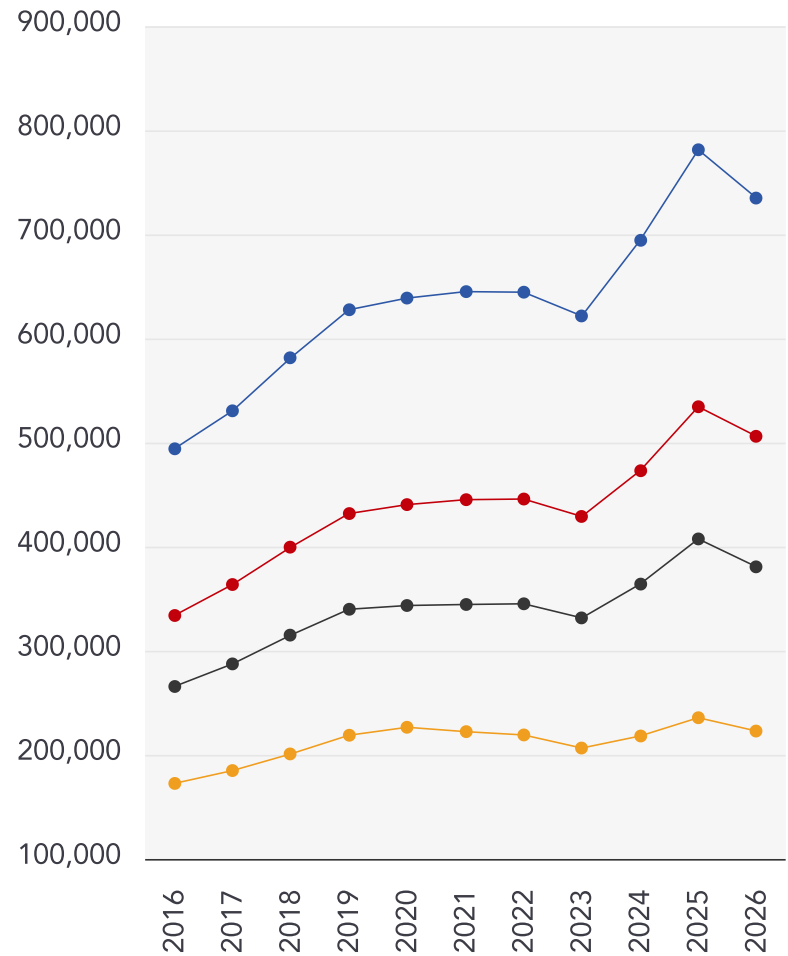
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	197 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU18



Detached

+48.75%

Semi-Detached

+51.56%

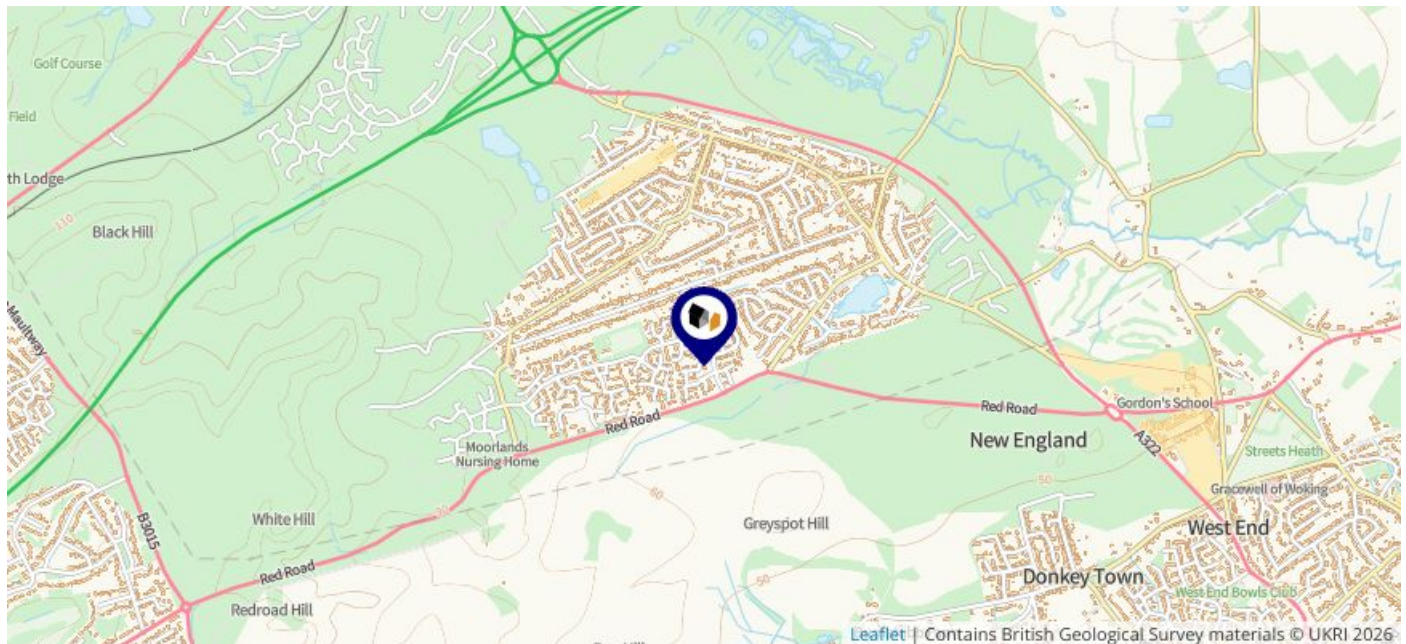
Terraced

+43.26%

Flat

+29.15%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

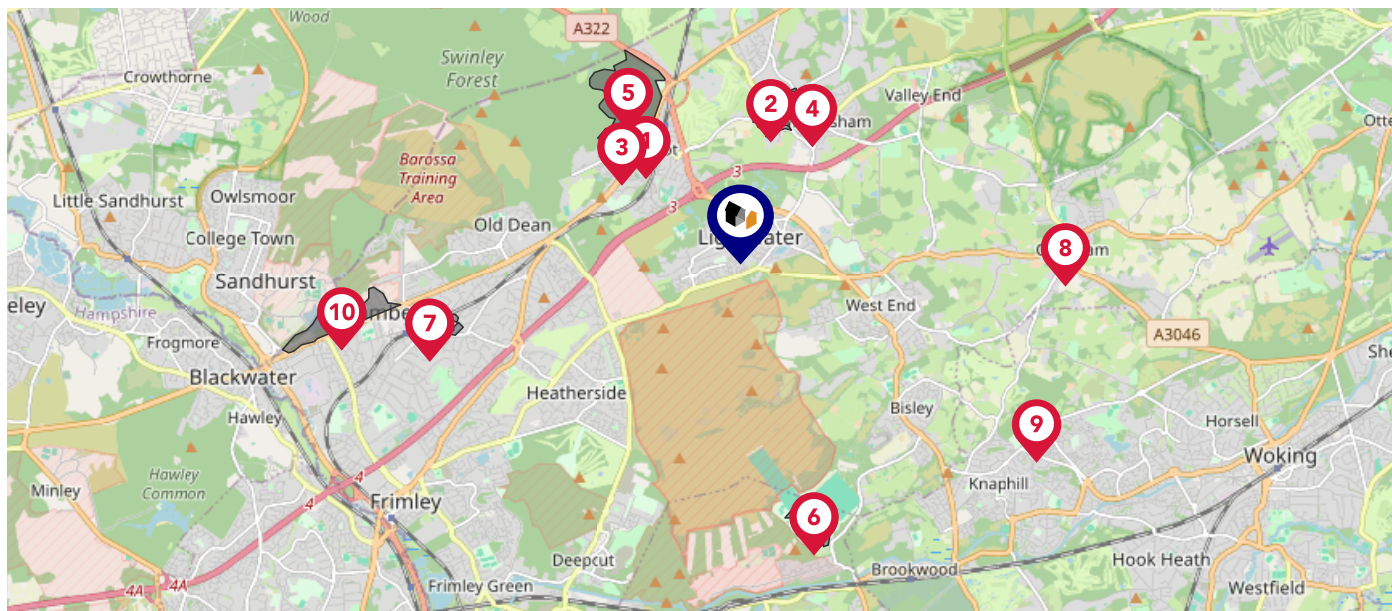
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



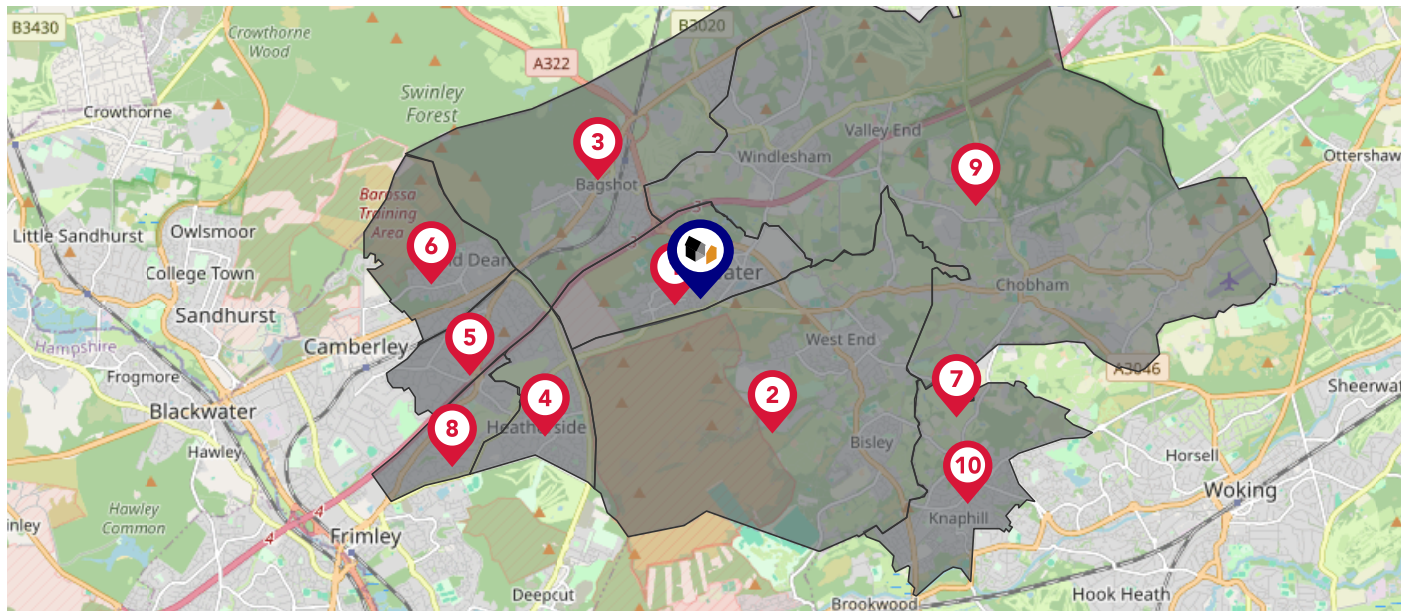
Nearby Conservation Areas

- 1 Bagshot Village
- 2 Windlesham, Church Road and Kennel Lane
- 3 Bagshot, Church Road
- 4 Windlesham, Updown Hill
- 5 Bagshot Park, Bagshot
- 6 Bisley Camp
- 7 Upper Gordon Road to Church Hill, Camberley
- 8 Chobham Village
- 9 Lower Knaphill
- 10 RMA (Former) Staff College and London Road, Camberley

Maps

Council Wards

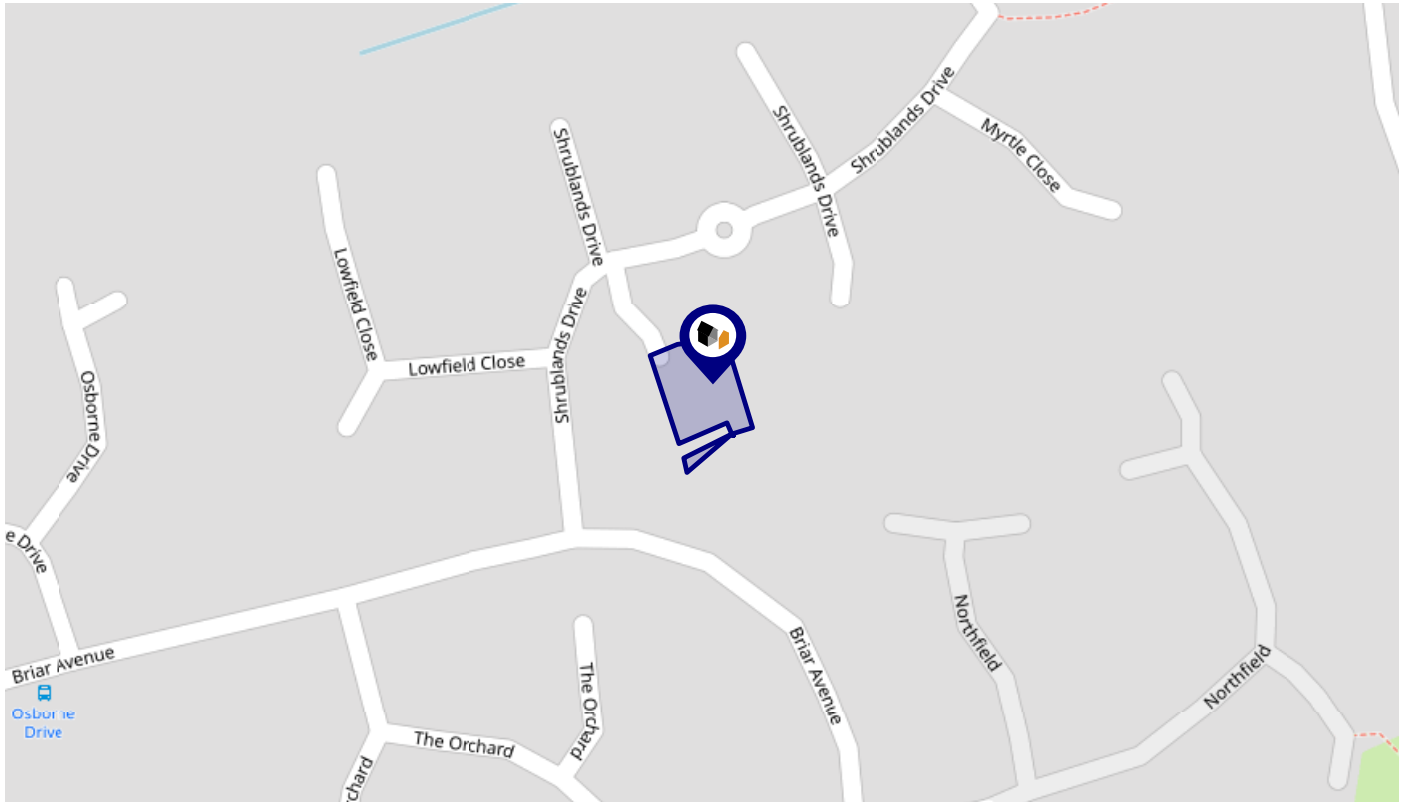
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Lightwater Ward
- 2 Bisley & West End Ward
- 3 Bagshot Ward
- 4 Heatherside Ward
- 5 St. Pauls Ward
- 6 Old Dean Ward
- 7 Bisley & West End Ward (DET)
- 8 Parkside Ward
- 9 Windlesham & Chobham Ward
- 10 Knaphill 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.

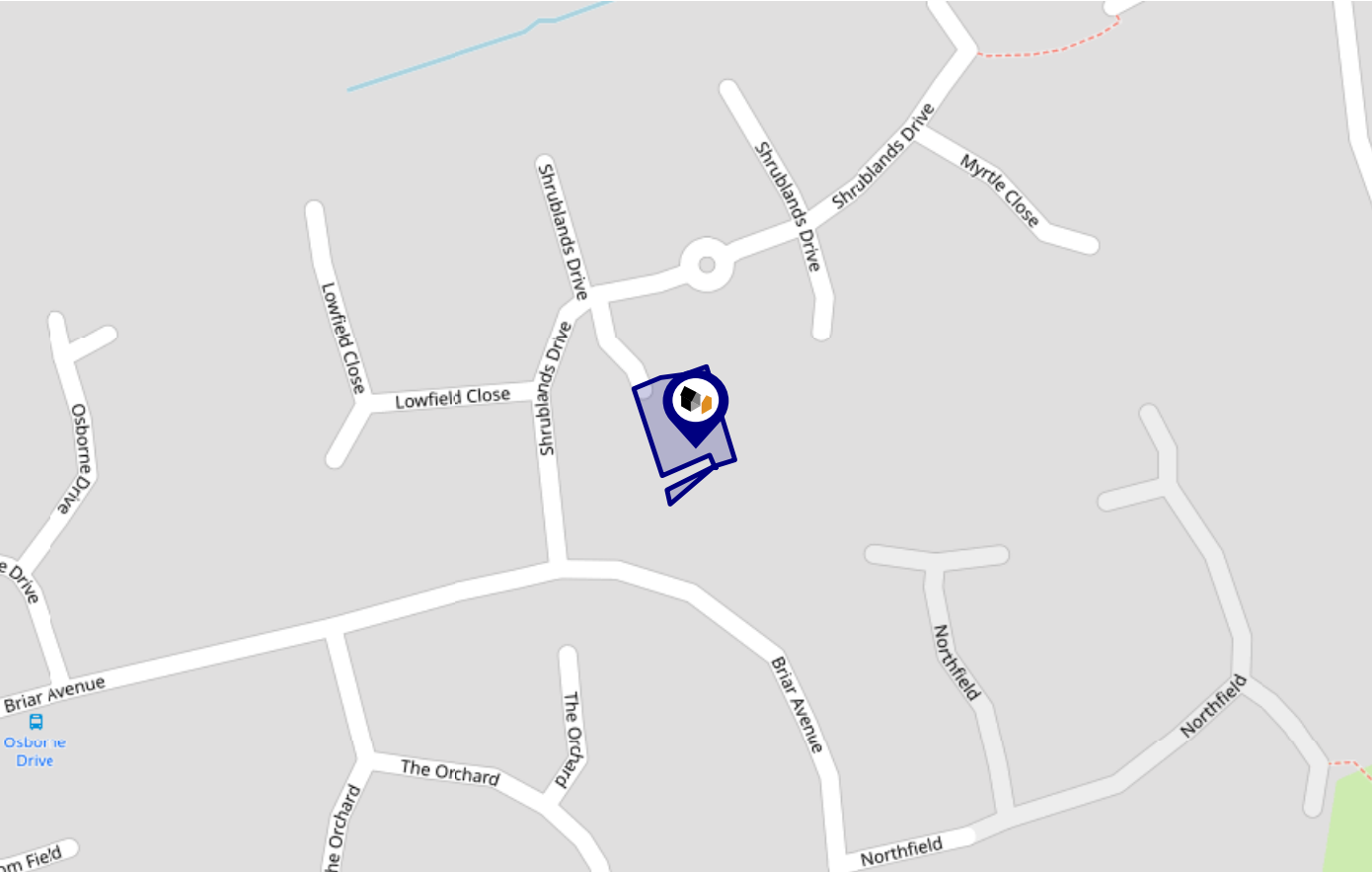
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

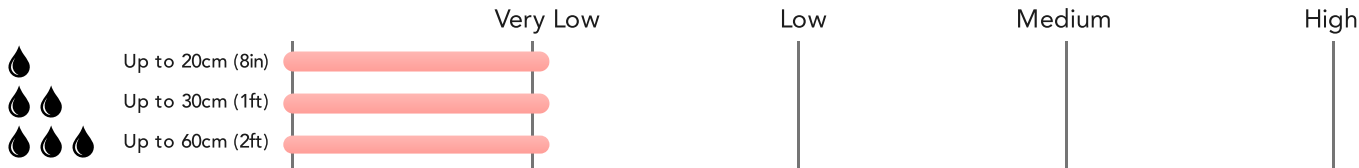


Risk Rating: Very low

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:

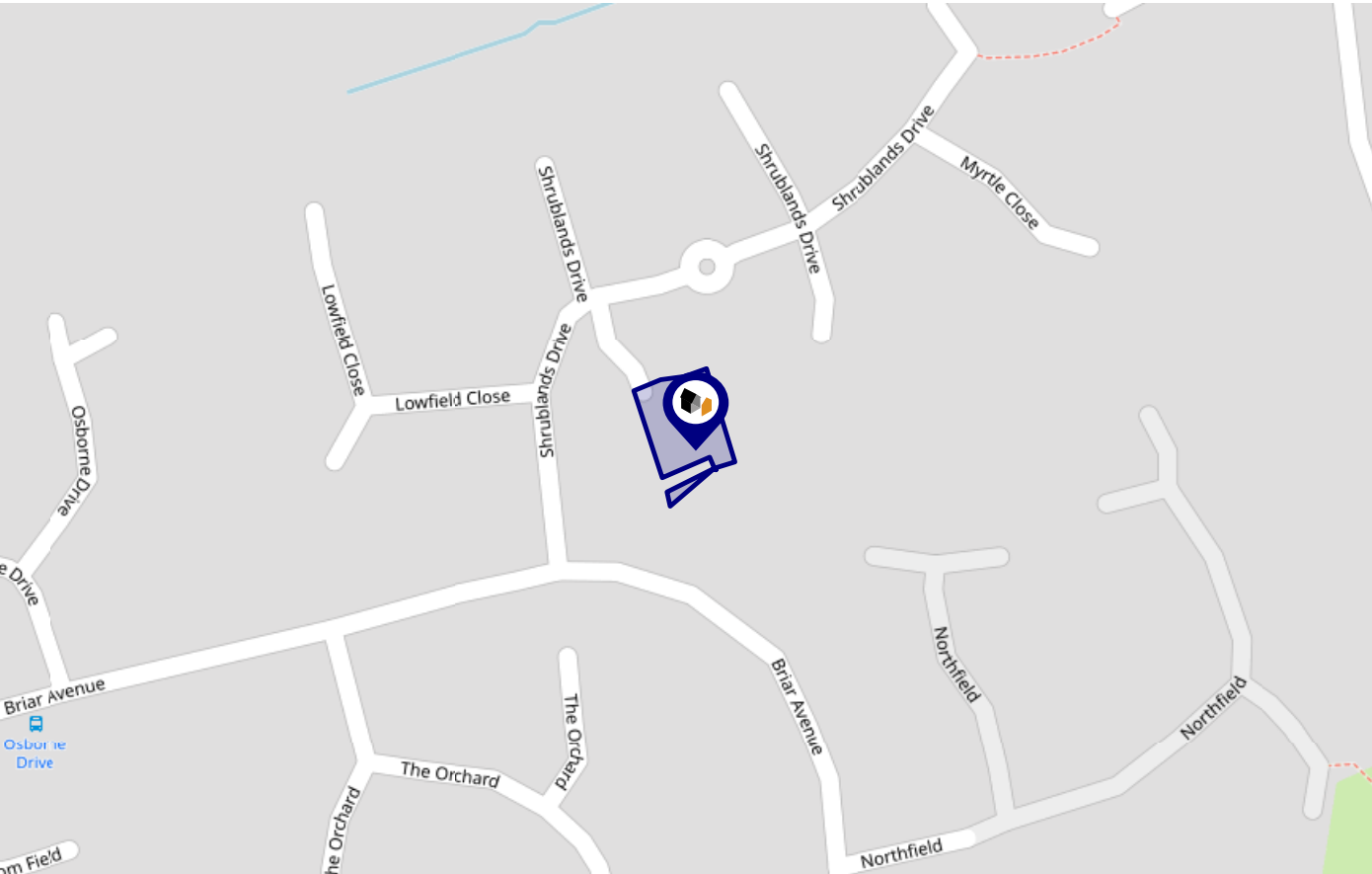


Flood Risk

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.

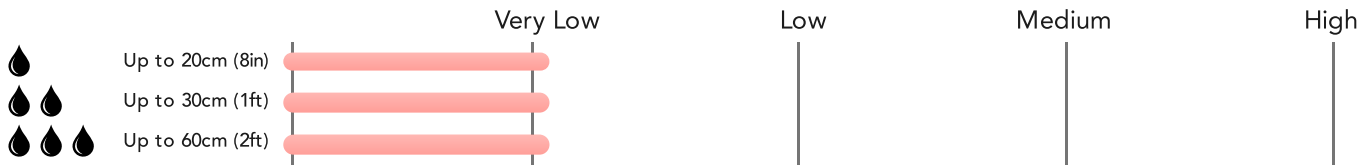


Risk Rating: Very low

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.
- 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.

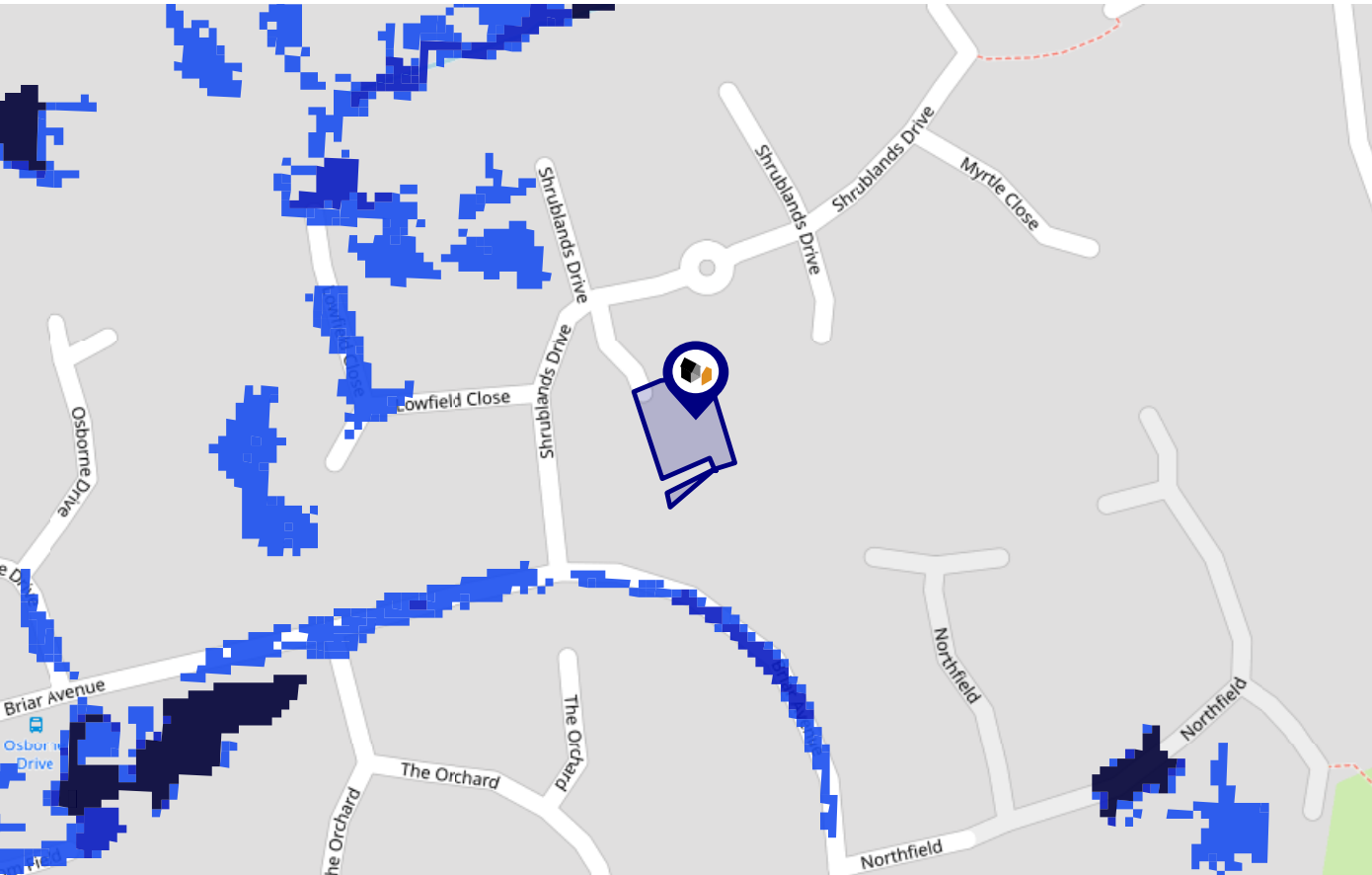
Chance of flooding to the following depths at this property:



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.

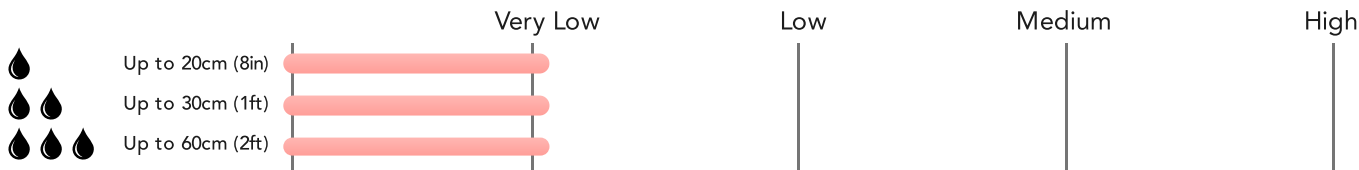


Risk Rating: Very low

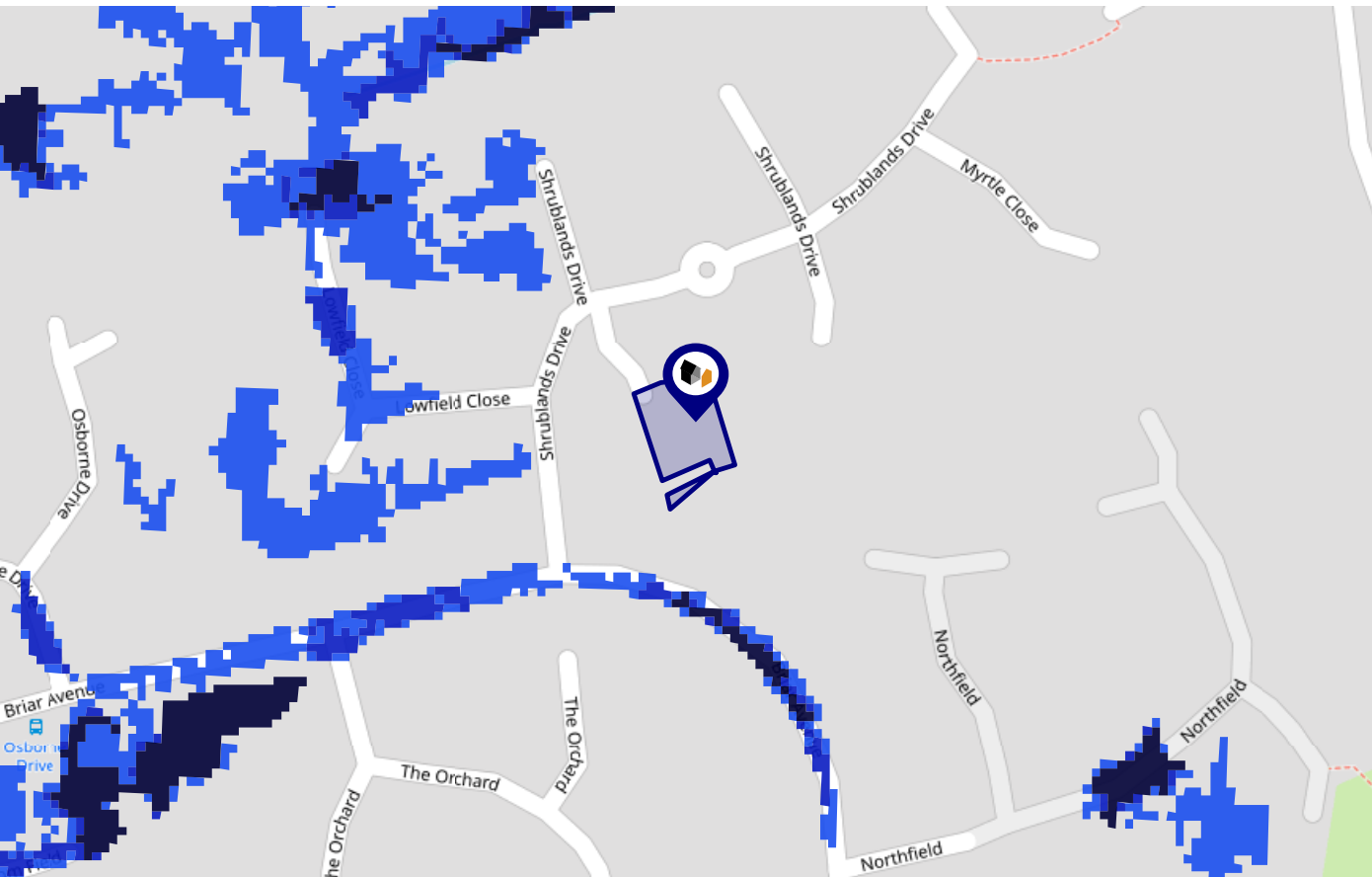
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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.

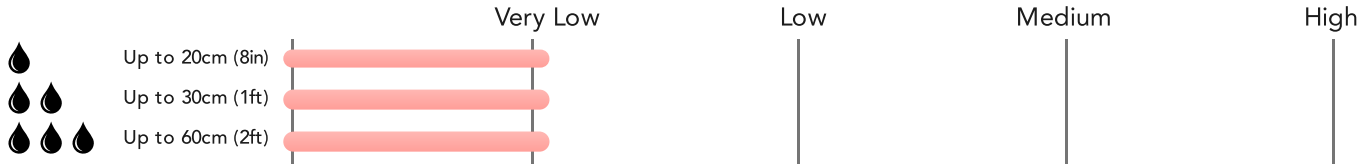


Risk Rating: Very low

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.

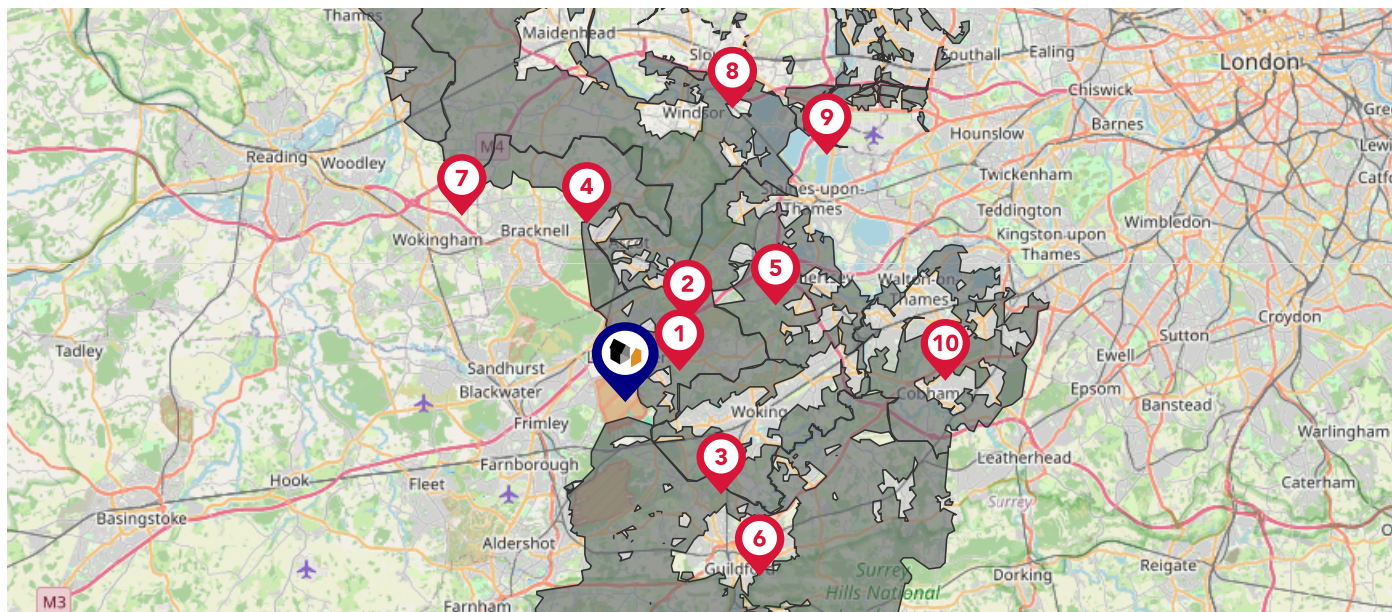
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



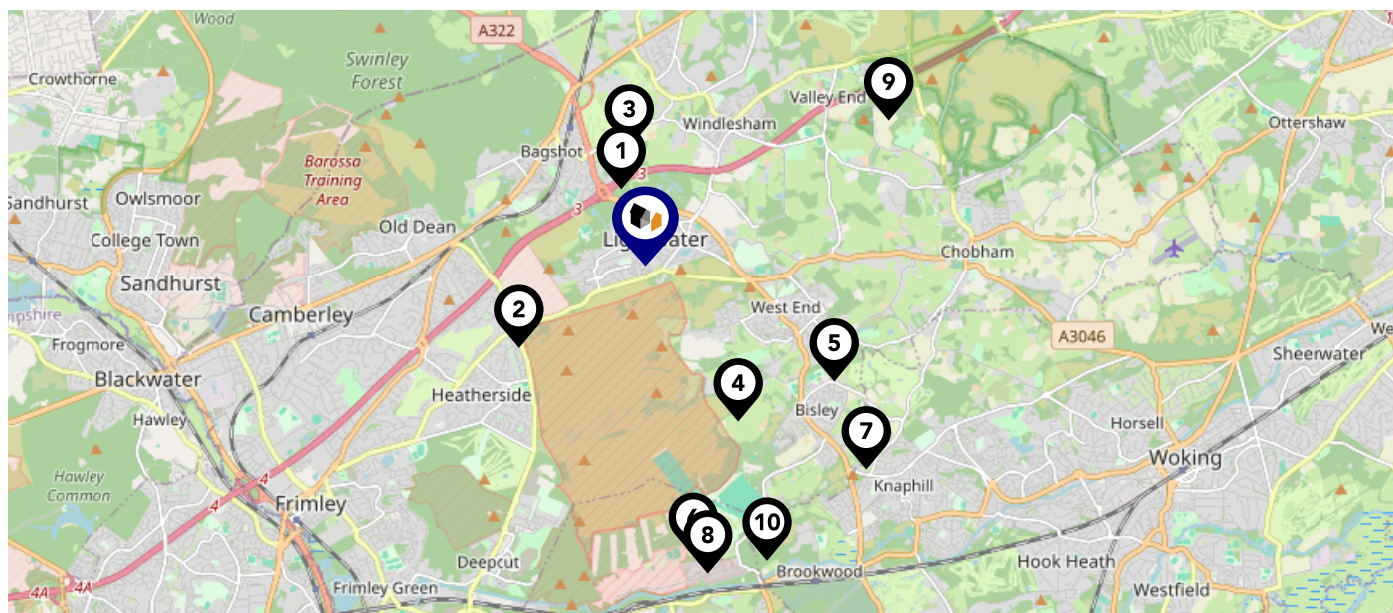
Nearby Green Belt Land

- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Woking
- 4 London Green Belt - Bracknell Forest
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Guildford
- 7 London Green Belt - Wokingham
- 8 London Green Belt - Slough
- 9 London Green Belt - Hillingdon
- 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	Swift Lane Depot-Bagshot, Surrey	Historic Landfill	
2	Redroad Hill-Surrey Heath	Historic Landfill	
3	Land at New Road-Windlesham	Historic Landfill	
4	Whiteoaks-Lucas Green Road, Woking, Surrey	Historic Landfill	
5	Oldhouse Lane-Oldhouse Lane, West End, Chobham, West End, Chobham	Historic Landfill	
6	National Rifle Association-Echo Road, Bisley	Historic Landfill	
7	Lynbrook Clinic-Bisley, Surrey	Historic Landfill	
8	National Rifle Association-Echo Road, Bisley	Historic Landfill	
9	Valley End Road-Chobham, Surrey	Historic Landfill	
10	Range View-Water Lane	Historic Landfill	

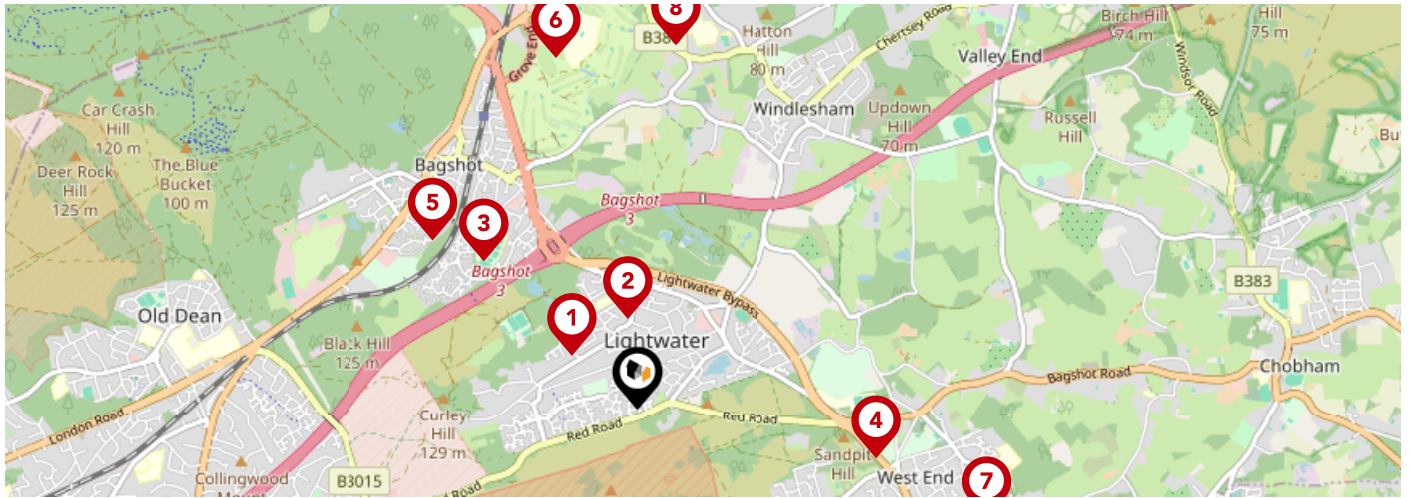
Maps

Listed Buildings

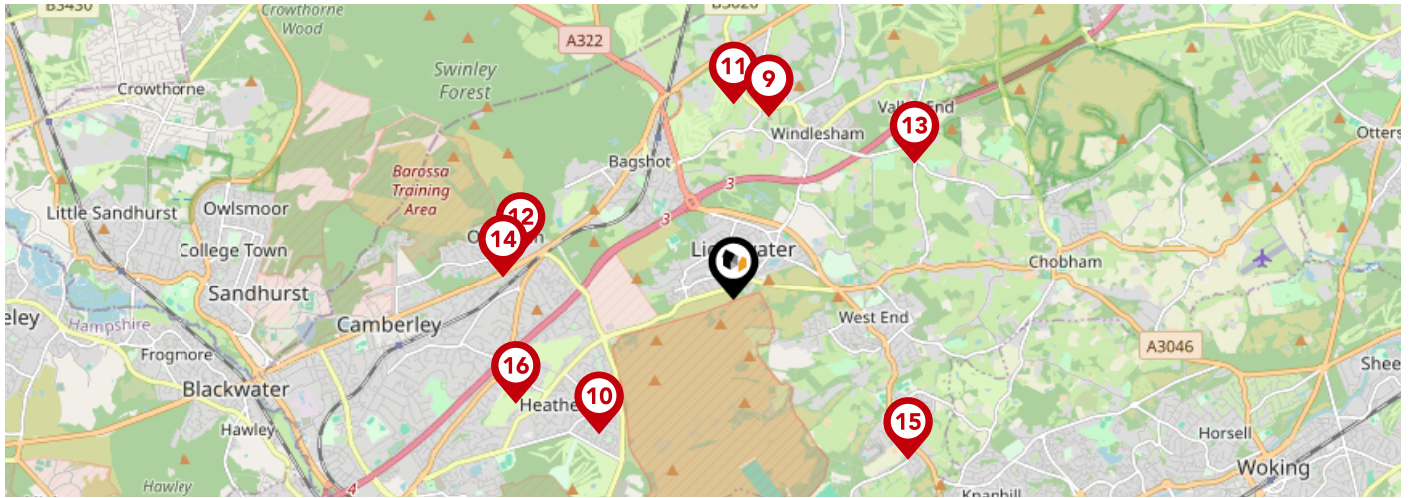
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1294038 - Pleasant Cottage	Grade II	0.5 miles
	1441517 - Lightwater War Memorial	Grade II	0.5 miles
	1030001 - Barn 20 Yards Of Rectory Farm House	Grade II	0.6 miles
	1377542 - Lee Lane Farmhouse	Grade II	0.6 miles
	1189860 - Rectory Farm House	Grade II	0.6 miles
	1377540 - Barn 30 Yards To South Of House	Grade II	1.0 miles
	1029993 - Brooklands Farm House	Grade II	1.0 miles
	1424598 - Assembly Hall And Reception, Gordon's School	Grade II	1.1 miles
	1424603 - Gordon's School Chapel	Grade II	1.1 miles
	1029995 - Rose Cottage	Grade II	1.1 miles



		Nursery	Primary	Secondary	College	Private
1	Hammond School Ofsted Rating: Good Pupils: 254 Distance:0.4	☐	☒	☐	☐	☐
2	Lightwater Village School Ofsted Rating: Good Pupils: 133 Distance:0.43	☐	☒	☐	☐	☐
3	Connaught Junior School Ofsted Rating: Outstanding Pupils: 459 Distance:1	☐	☒	☐	☐	☐
4	Gordon's School Ofsted Rating: Outstanding Pupils: 978 Distance:1.13	☐	☐	☒	☐	☐
5	Bagshot Infant School Ofsted Rating: Good Pupils: 167 Distance:1.23	☐	☒	☐	☐	☐
6	Hall Grove School Ofsted Rating: Not Rated Pupils: 421 Distance:1.67	☐	☐	☒	☐	☐
7	Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 420 Distance:1.69	☐	☒	☐	☐	☐
8	Woodcote House School Ofsted Rating: Not Rated Pupils: 82 Distance:1.71	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Fernways School Ofsted Rating: Good Pupils: 47 Distance:1.72	☐	☐	☒	☐	☐
10	Heather Ridge Infant School Ofsted Rating: Good Pupils: 179 Distance:1.76	☐	☒	☐	☐	☐
11	Windlesham Village Infant School Ofsted Rating: Good Pupils: 64 Distance:1.81	☐	☒	☐	☐	☐
12	Pine Ridge Infant School Ofsted Rating: Good Pupils: 100 Distance:2.02	☐	☒	☐	☐	☐
13	Valley End CofE Infant School Ofsted Rating: Outstanding Pupils: 159 Distance:2.09	☐	☒	☐	☐	☐
14	Collingwood College Ofsted Rating: Good Pupils: 1740 Distance:2.15	☐	☐	☒	☐	☐
15	Bisley CofE Primary School Ofsted Rating: Requires improvement Pupils: 366 Distance:2.19	☐	☒	☐	☐	☐
16	Prior Heath Infant School Ofsted Rating: Good Pupils: 181 Distance:2.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

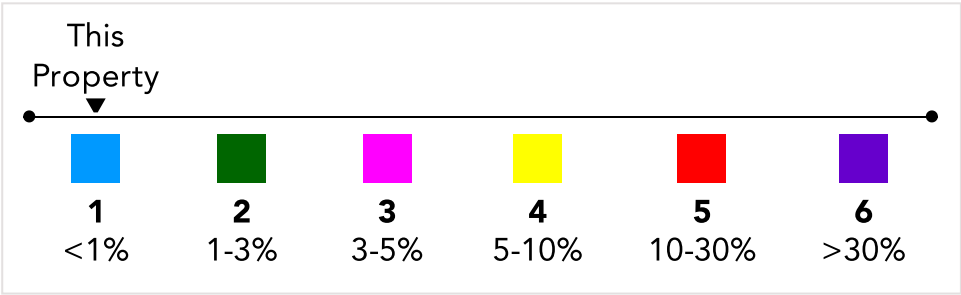
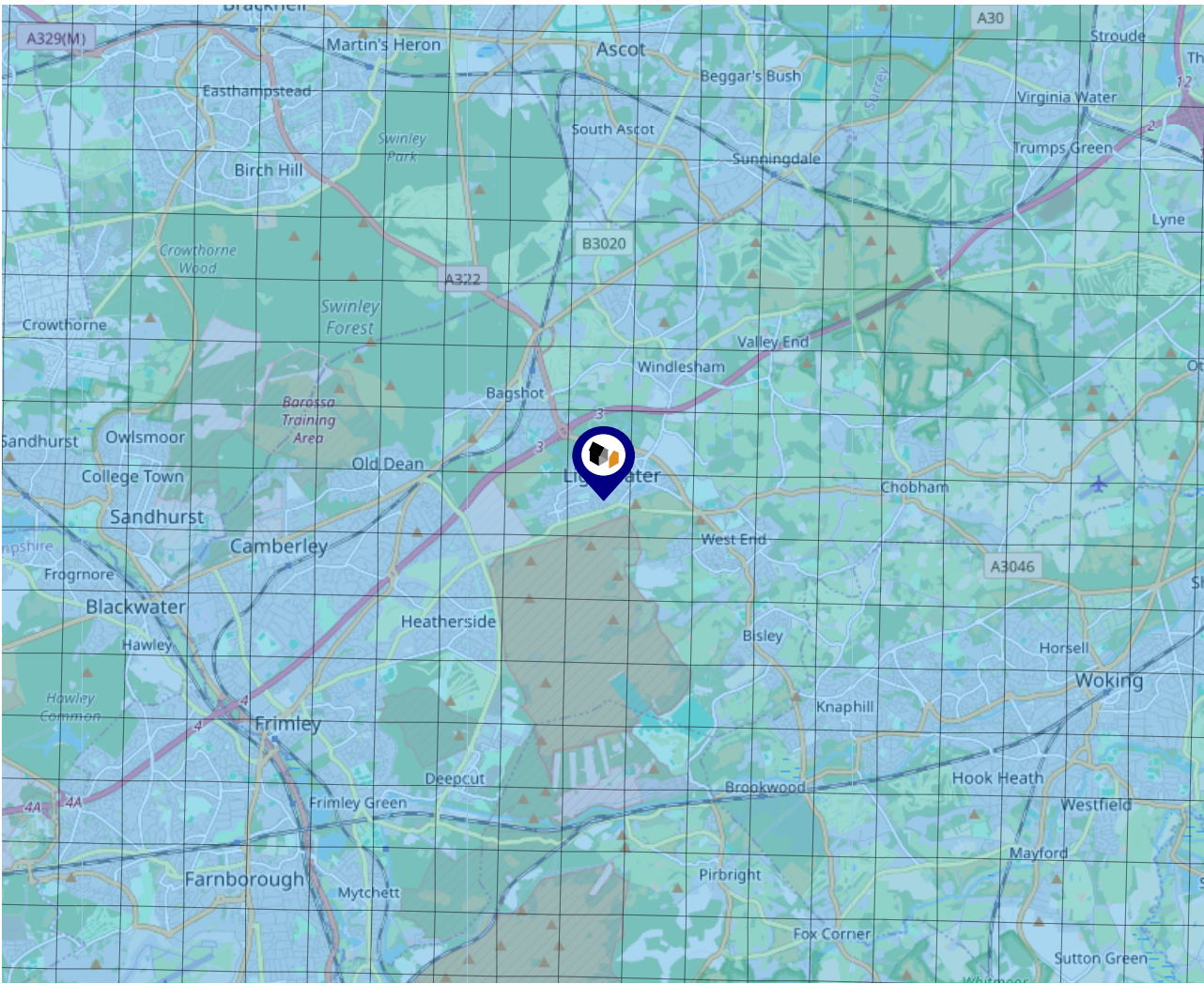


Key:

-  Power Pylons
-  Communication Masts

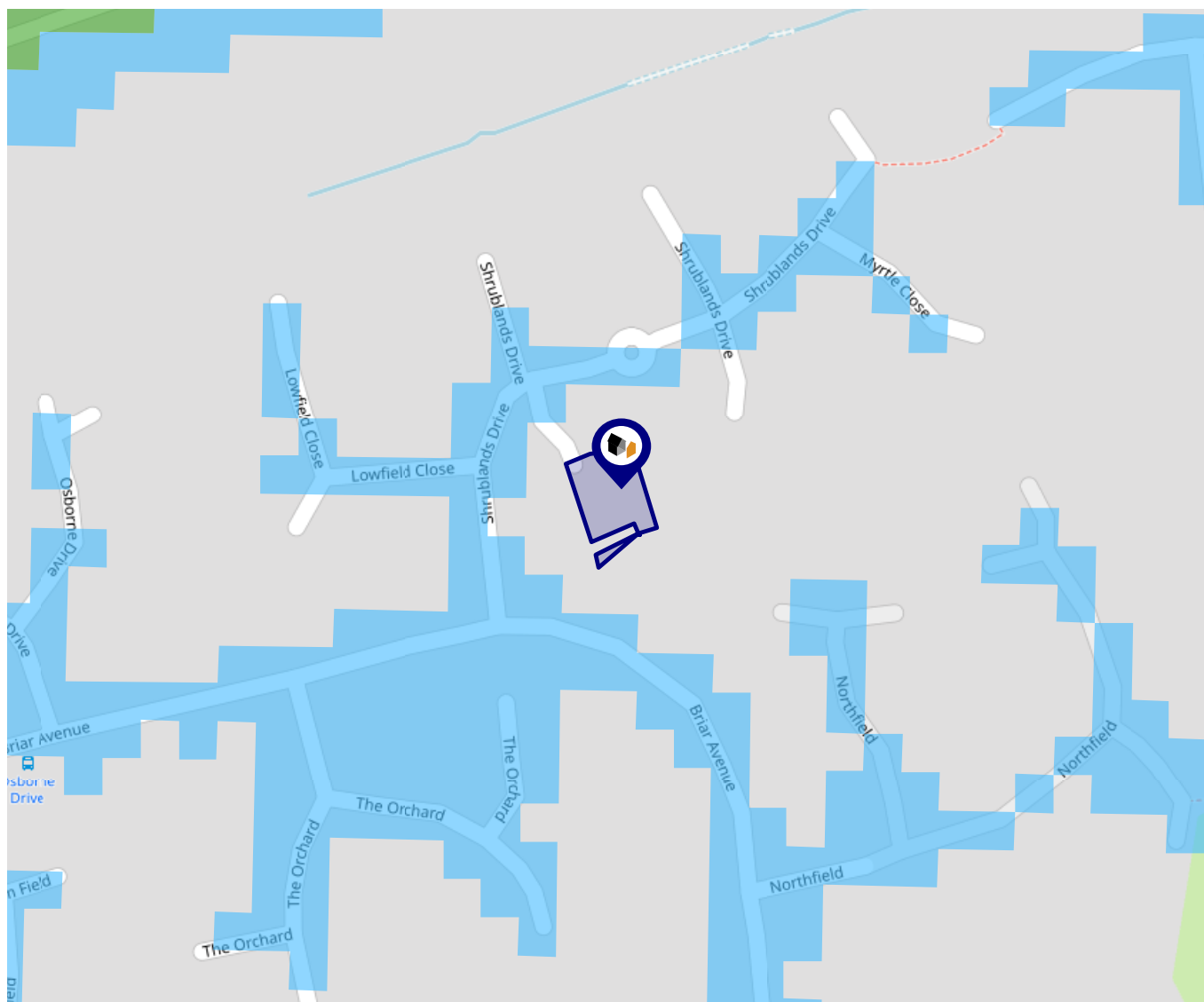
What is Radon?

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

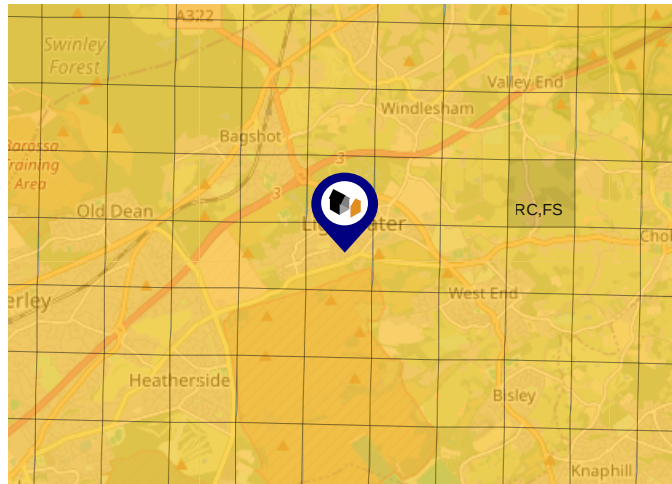
Road Noise



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

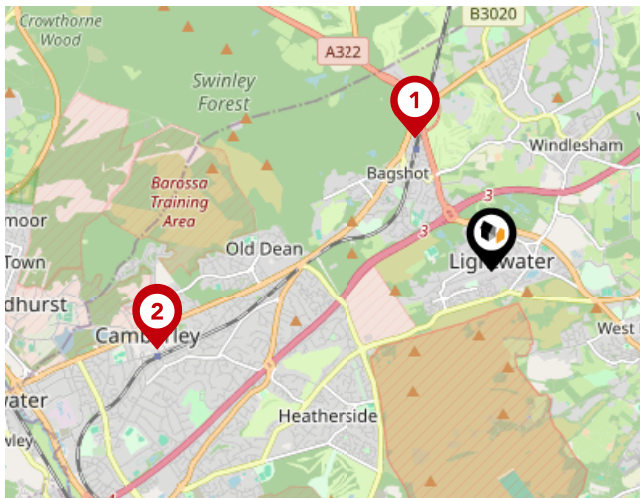
Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		



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

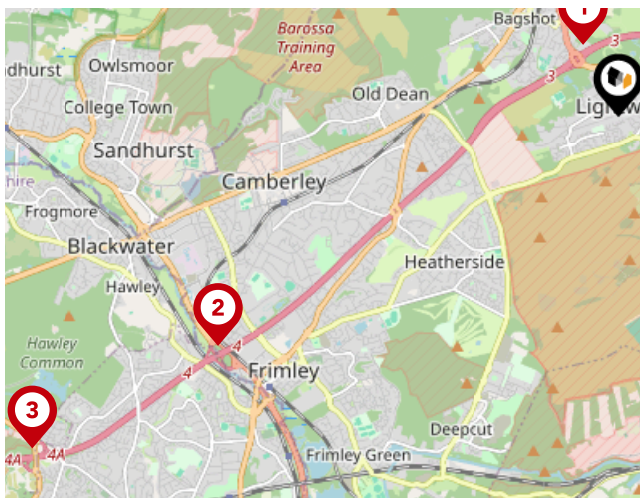
Area

Transport (National)



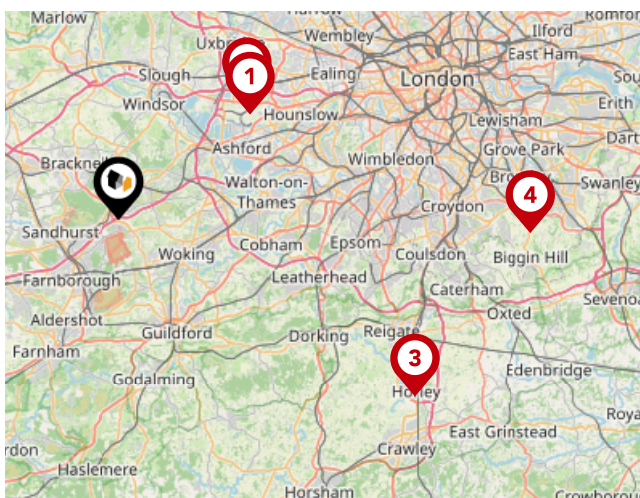
National Rail Stations

Pin	Name	Distance
1	Bagshot Rail Station	1.43 miles
2	Camberley Rail Station	3.19 miles
3	Camberley Rail Station	3.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	0.74 miles
2	M3 J4	4.29 miles
3	M3 J4A	6.25 miles
4	M3 J2	6.81 miles
5	M25 J12	6.9 miles

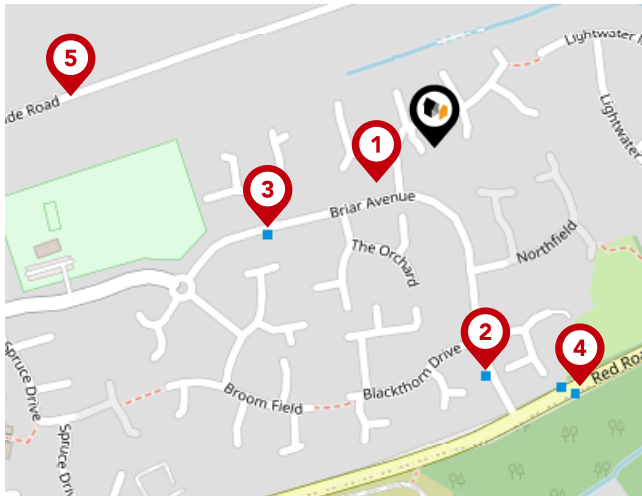


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	12.45 miles
2	Heathrow Airport	12.94 miles
3	Gatwick Airport	25.65 miles
4	Biggin Hill Airport	30.5 miles

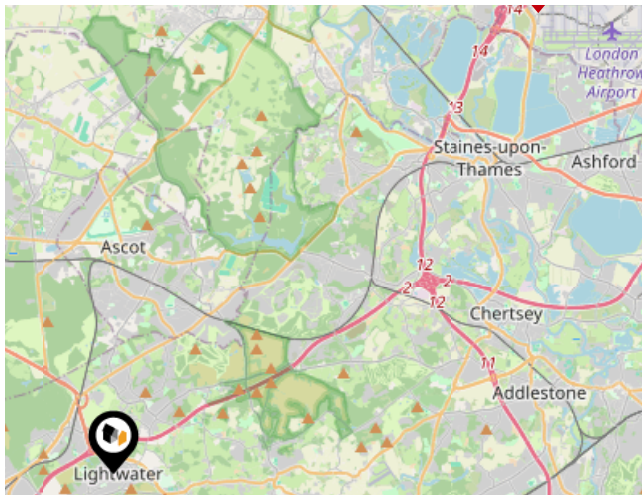
Area

Transport (Local)



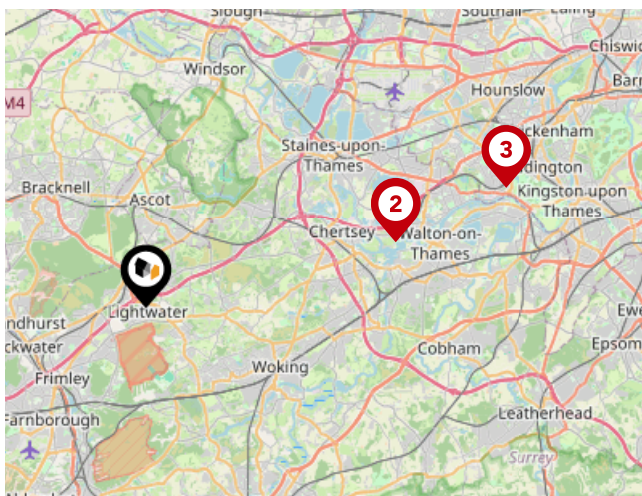
Bus Stops/Stations

Pin	Name	Distance
1	Briar Avenue East	0.04 miles
2	Blackthorn Drive	0.13 miles
3	Osborne Drive	0.11 miles
4	Lightwater Road	0.16 miles
5	Ambleside Road West	0.21 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	11.58 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	9.61 miles
2	Weybridge Ferry Landing	9.62 miles
3	Moulsey - Hurst Park Ferry Landing	14.07 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.



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

stephen@avacadopropertyagents.co.uk
www.avacadopropertyagents.co.uk

