



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th September 2026



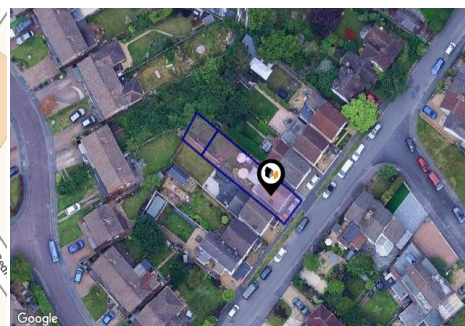
20, BEDFORD LANE, FRIMLEY GREEN, CAMBERLEY, GU16 6HR

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,585
Title Number:	SY854014
UPRN:	100061543507
Restrictive Covenants:	Yes

Last Sold Date:	14/06/2023
Last Sold Price:	£455,000
Last Sold £/ft ² :	£497
Tenure:	Freehold
Latest FENSA Work:	21/01/2024 - 1 door

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

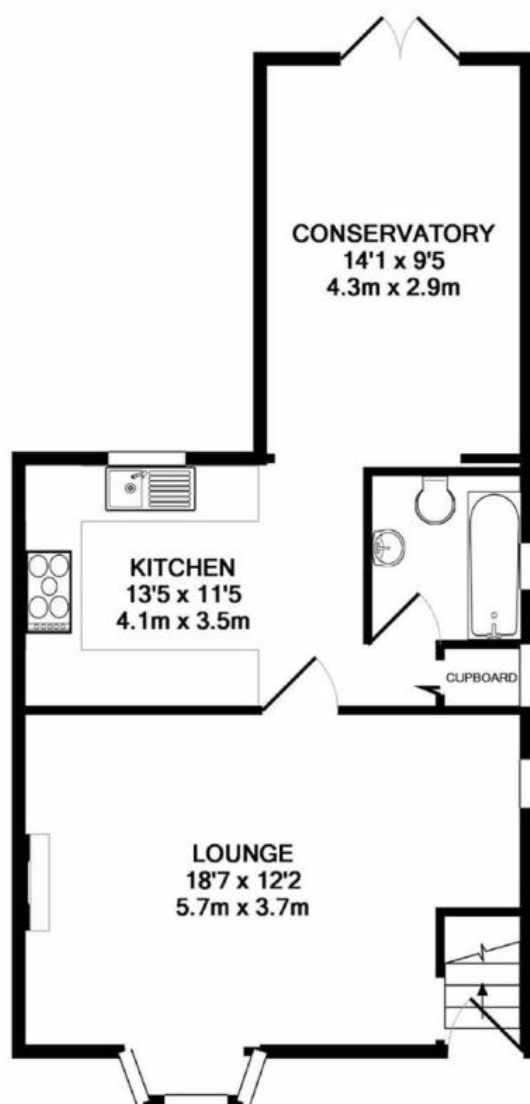
(based on calls indoors)



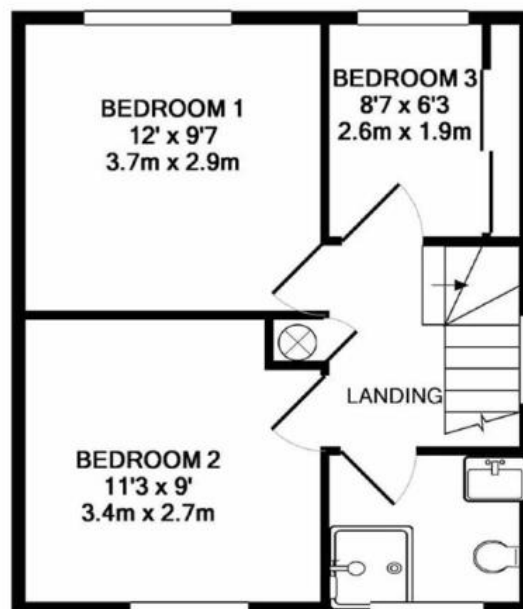
Satellite/Fibre TV Availability:



**20, BEDFORD LANE, FRIMLEY GREEN, CAMBERLEY, GU16
6HR**



GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Property
EPC - Certificate



20, Bedford Lane, Frimley Green, GU16 6HR

Energy rating

D

Valid until 25.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

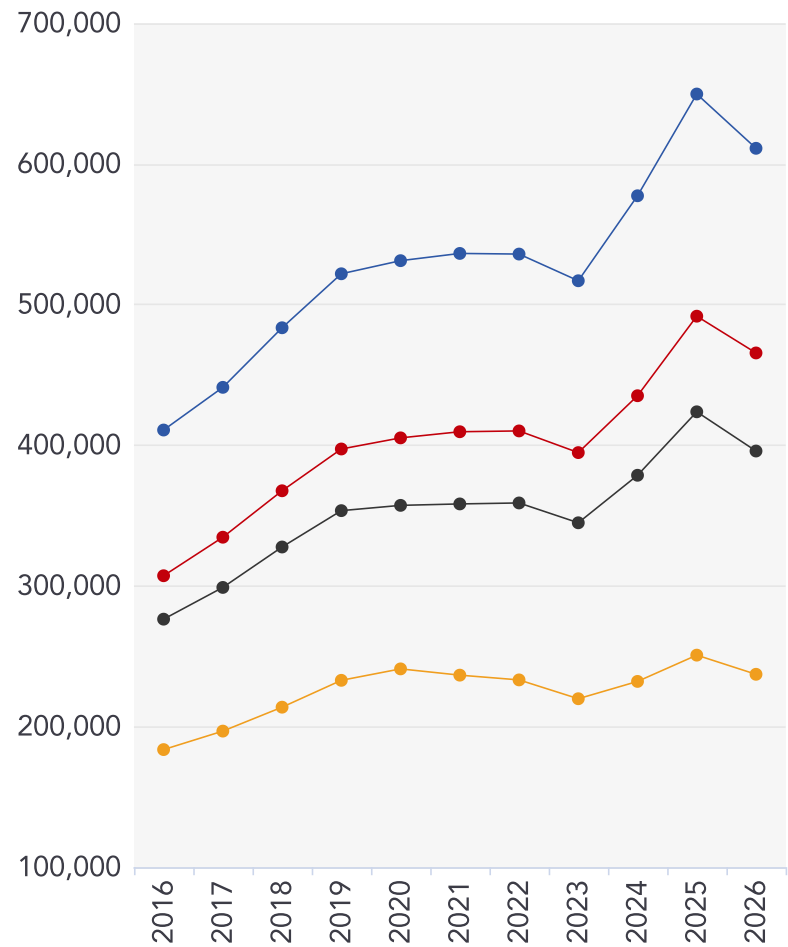
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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:	Low energy lighting in 45% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU16



Detached

+48.75%

Semi-Detached

+51.56%

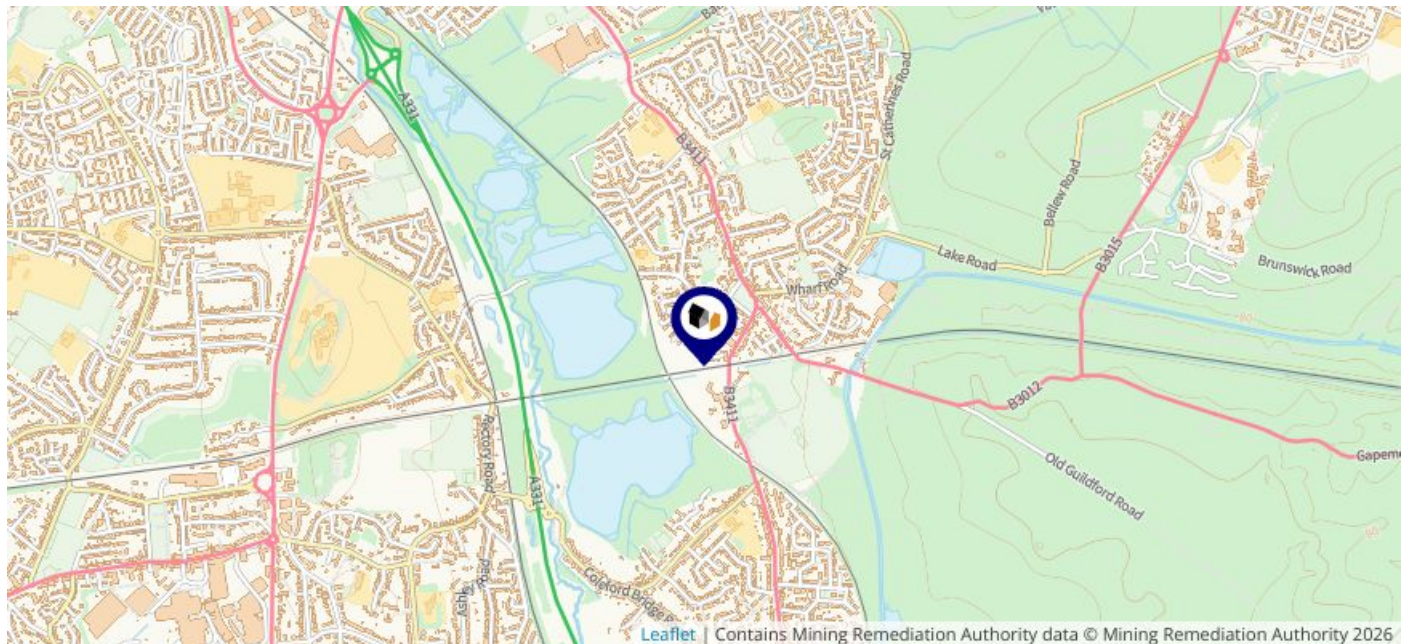
Terraced

+43.26%

Flat

+29.15%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

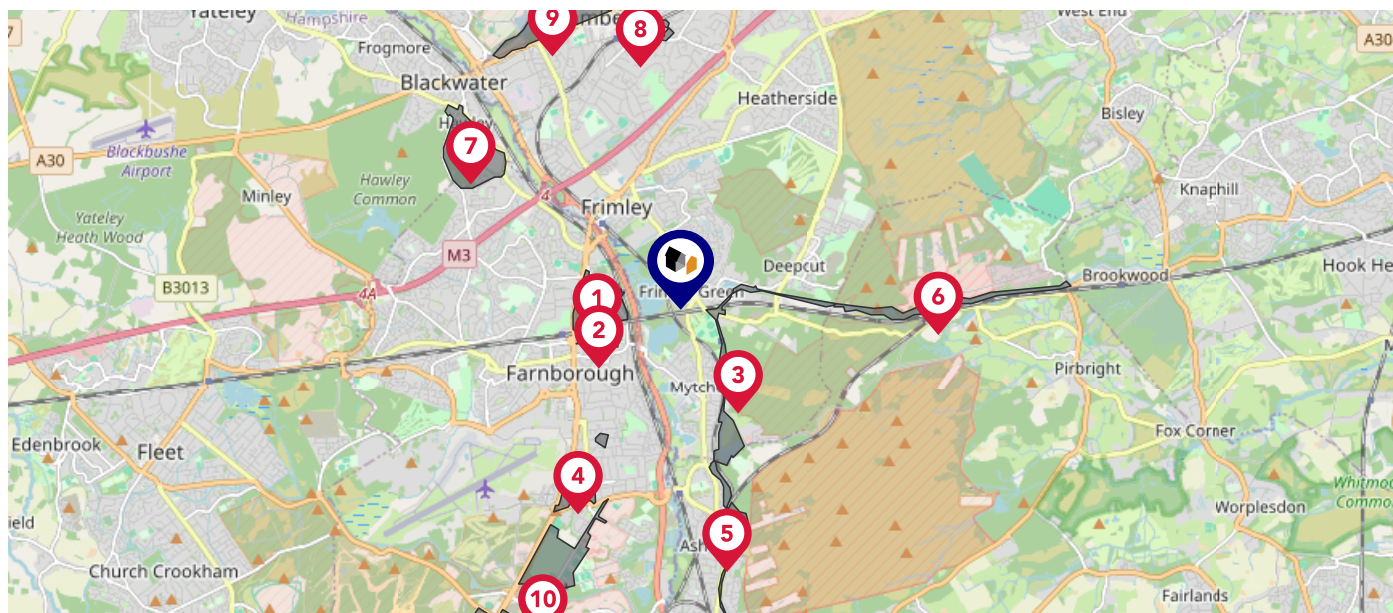
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



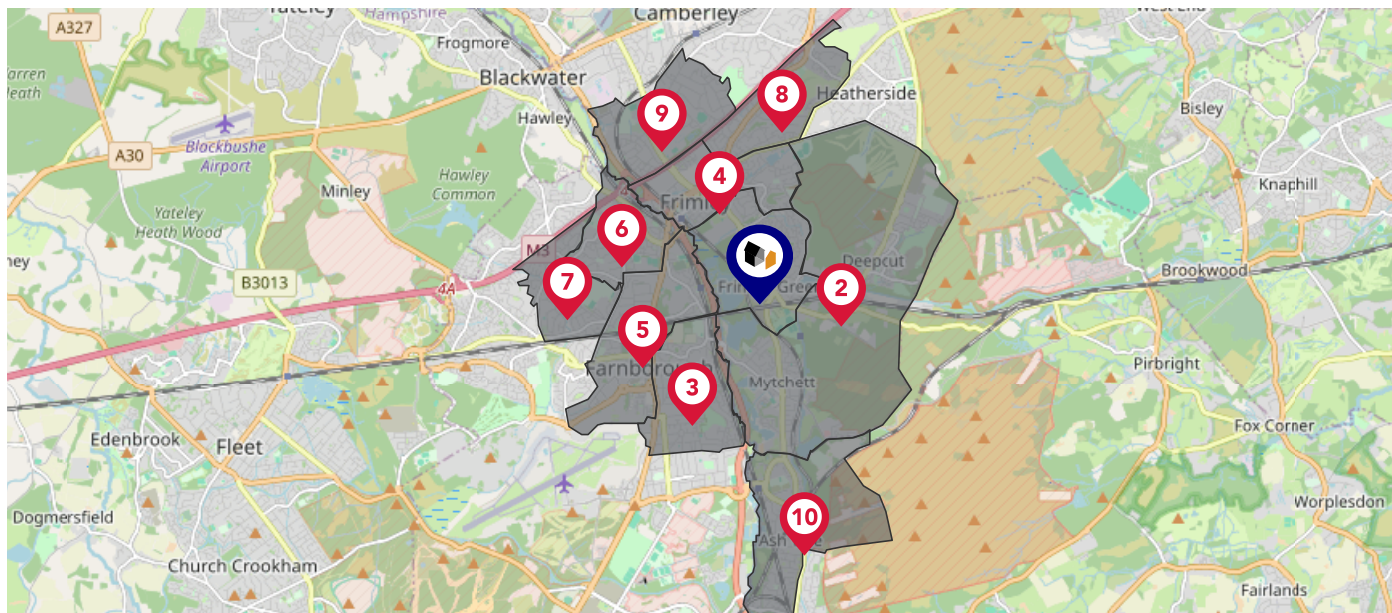
Nearby Conservation Areas

- | | |
|----|---|
| 1 | Farnborough Hill |
| 2 | Saint Michael's Abbey |
| 3 | Basingstoke Canal |
| 4 | South Farnborough |
| 5 | Basingstoke Canal South |
| 6 | Basingstoke Canal North |
| 7 | Hawley Park and Green |
| 8 | Upper Gordon Road to Church Hill, Camberley |
| 9 | RMA (Former) Staff College and London Road, Camberley |
| 10 | Aldershot Military |

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

Frimley Green Ward

2

Mytchett & Deepcut Ward

3

Knellwood Ward

4

Frimley Ward

5

Empress Ward

6

Cherrywood Ward

7

West Heath Ward

8

Parkside Ward

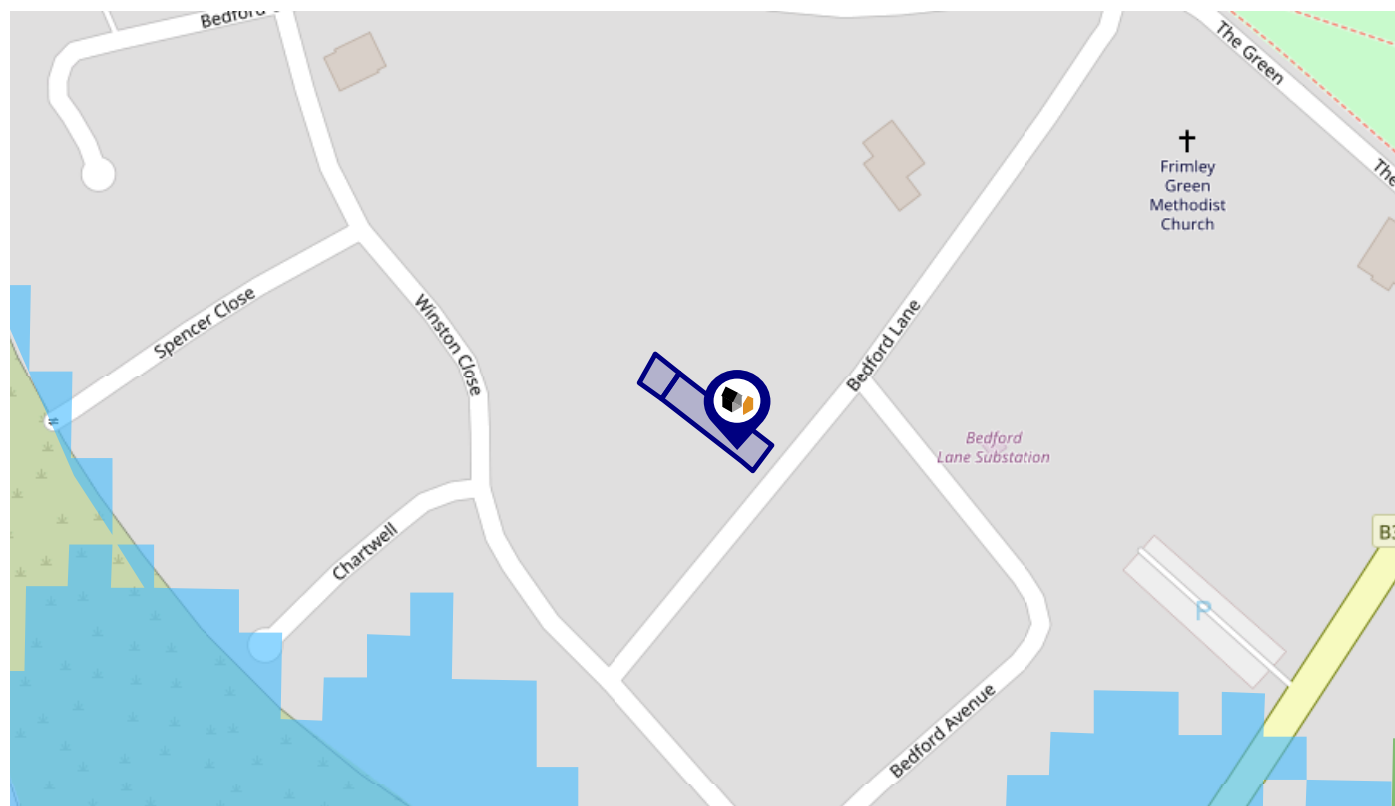
9

Watchetts Ward

10

Ash Vale 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.

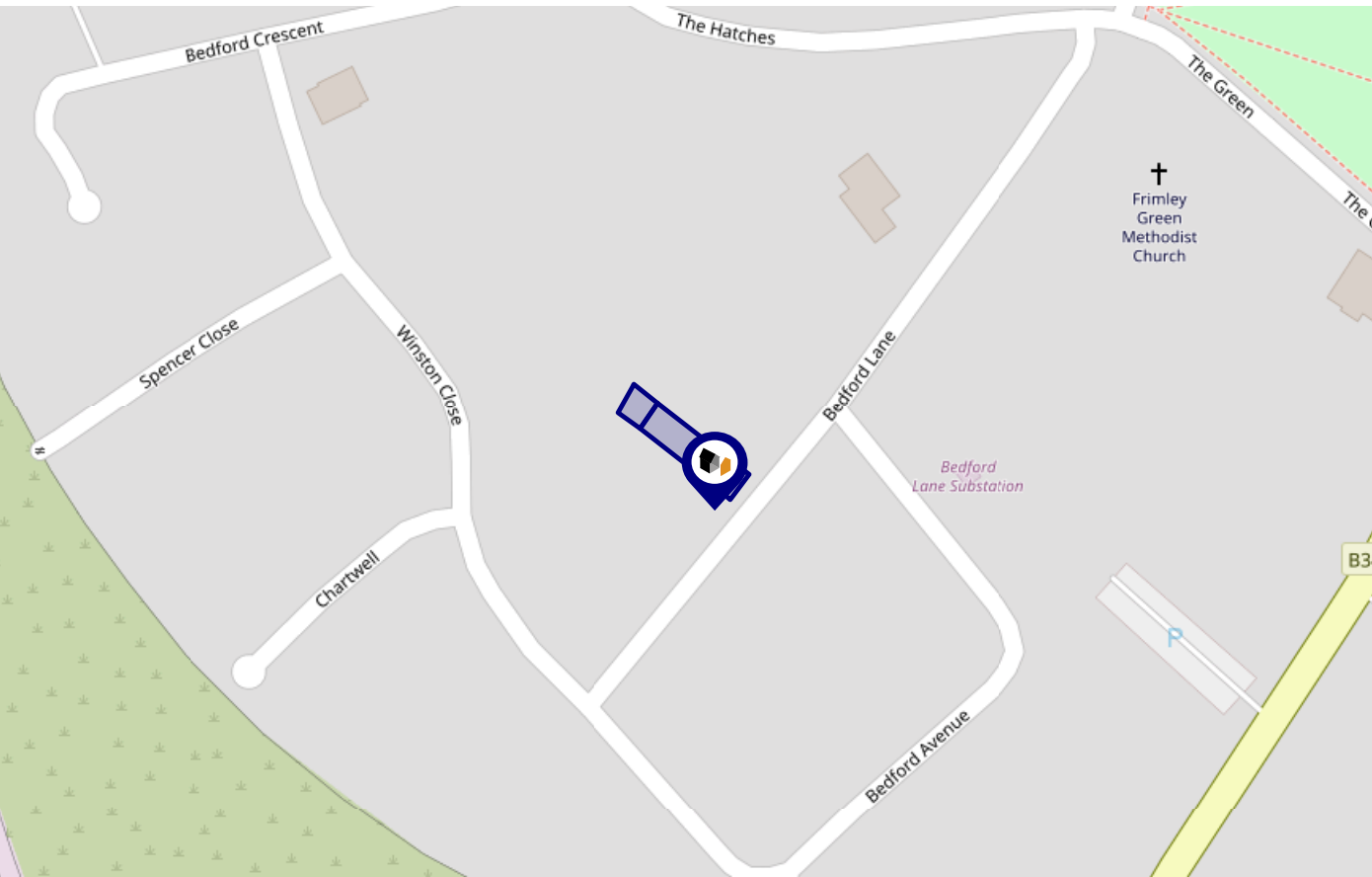
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

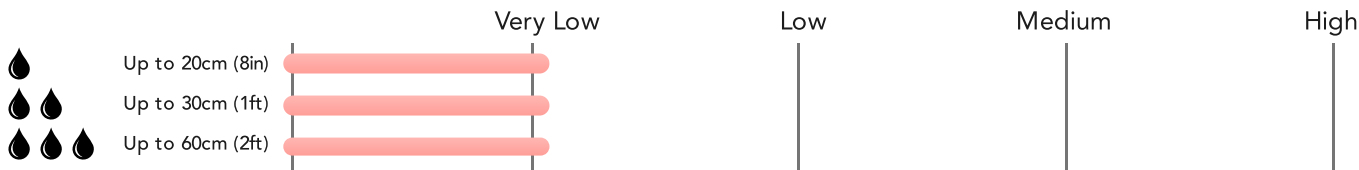


Risk Rating: **Very low**

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:

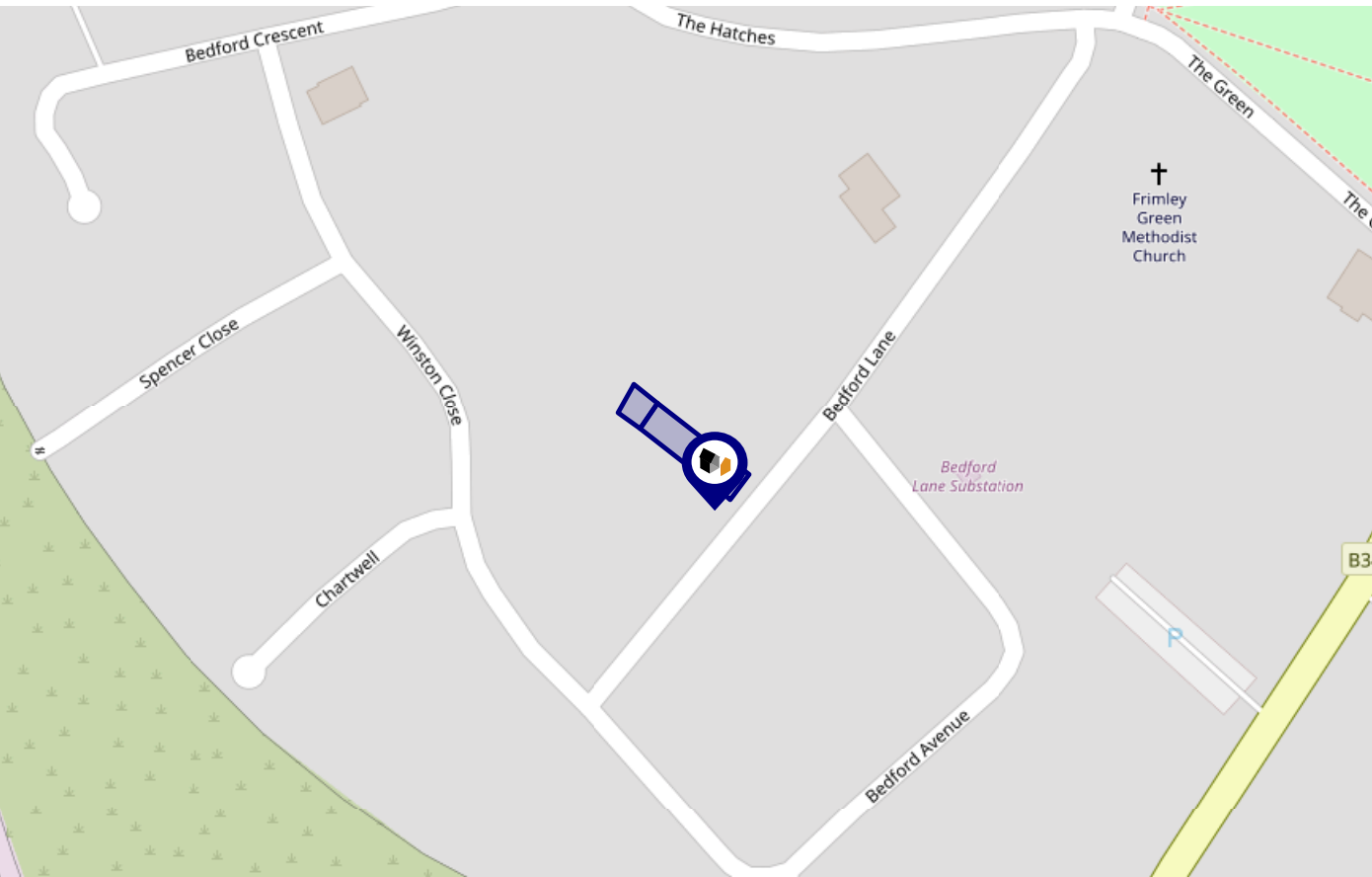


Flood Risk

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.

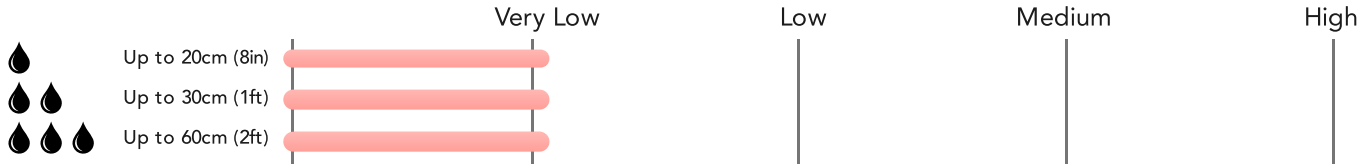


Risk Rating: Very low

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.

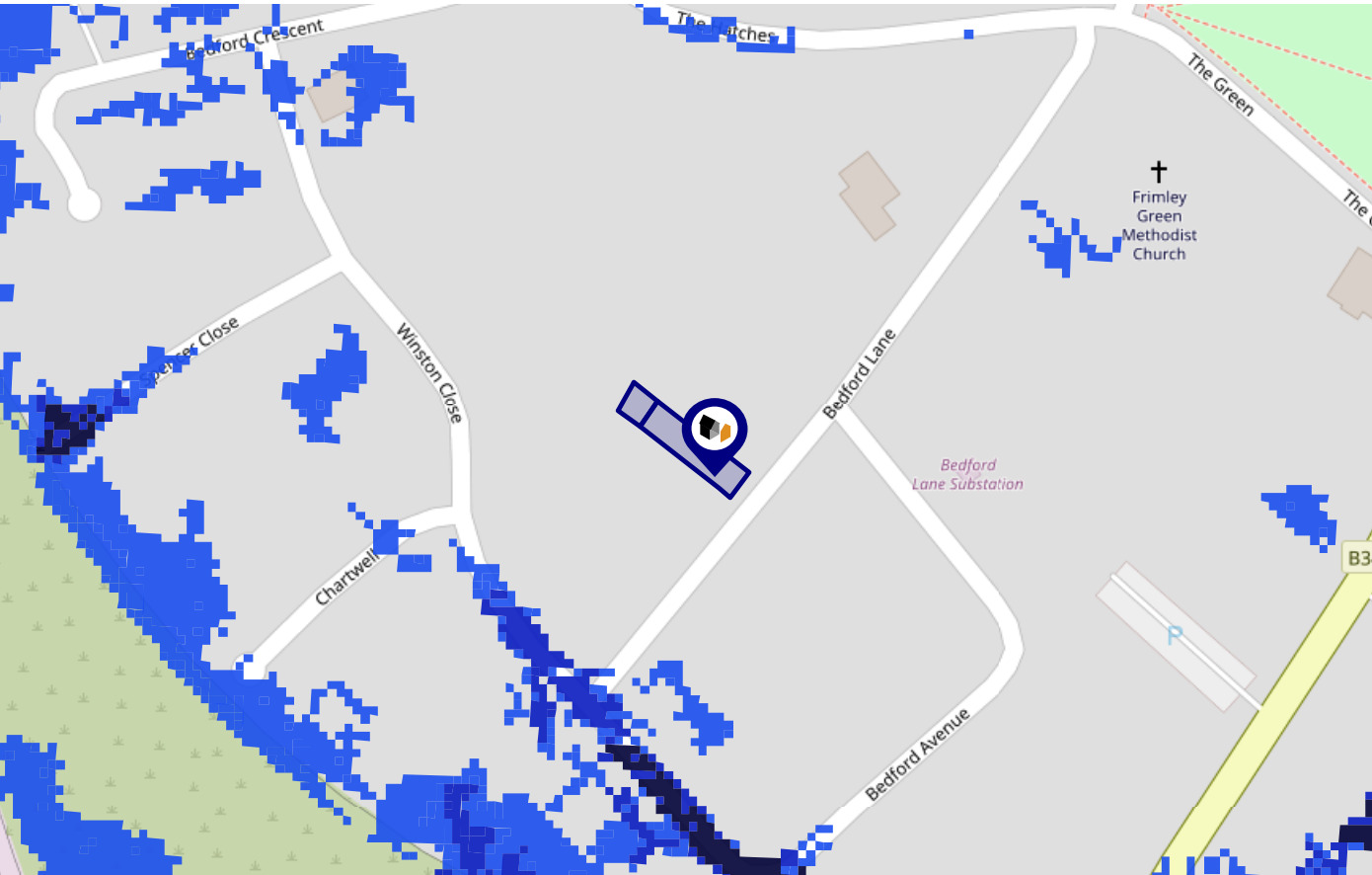
Chance of flooding to the following depths at this property:



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.

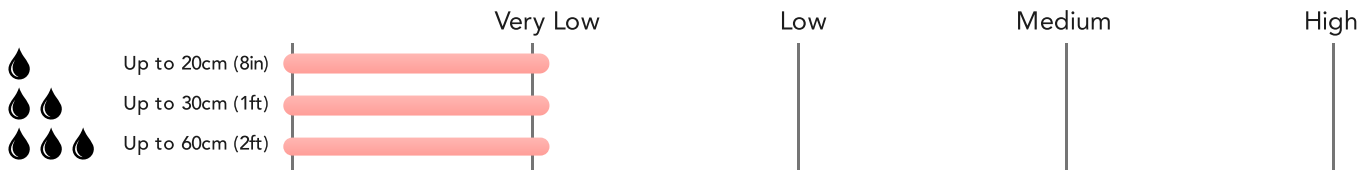


Risk Rating: Very low

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:

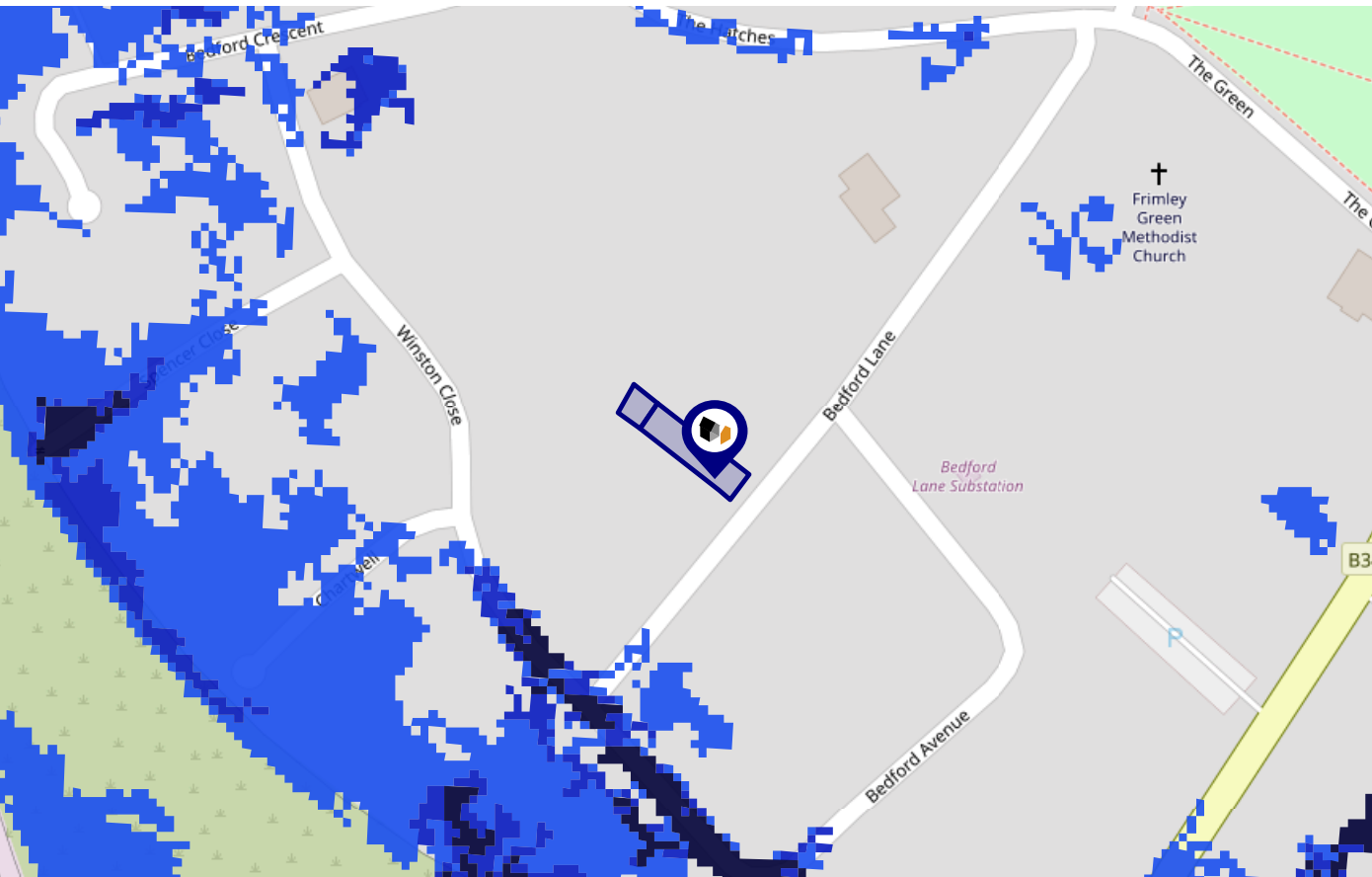


Flood Risk

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.

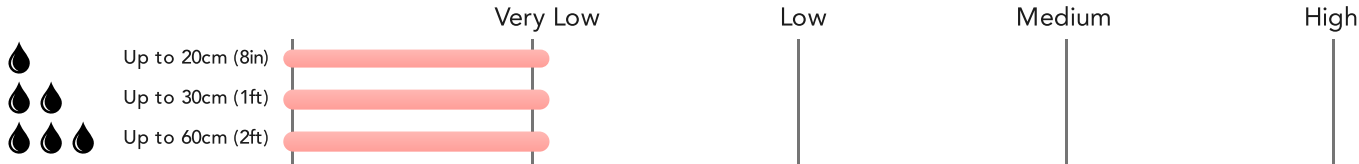


Risk Rating: Very low

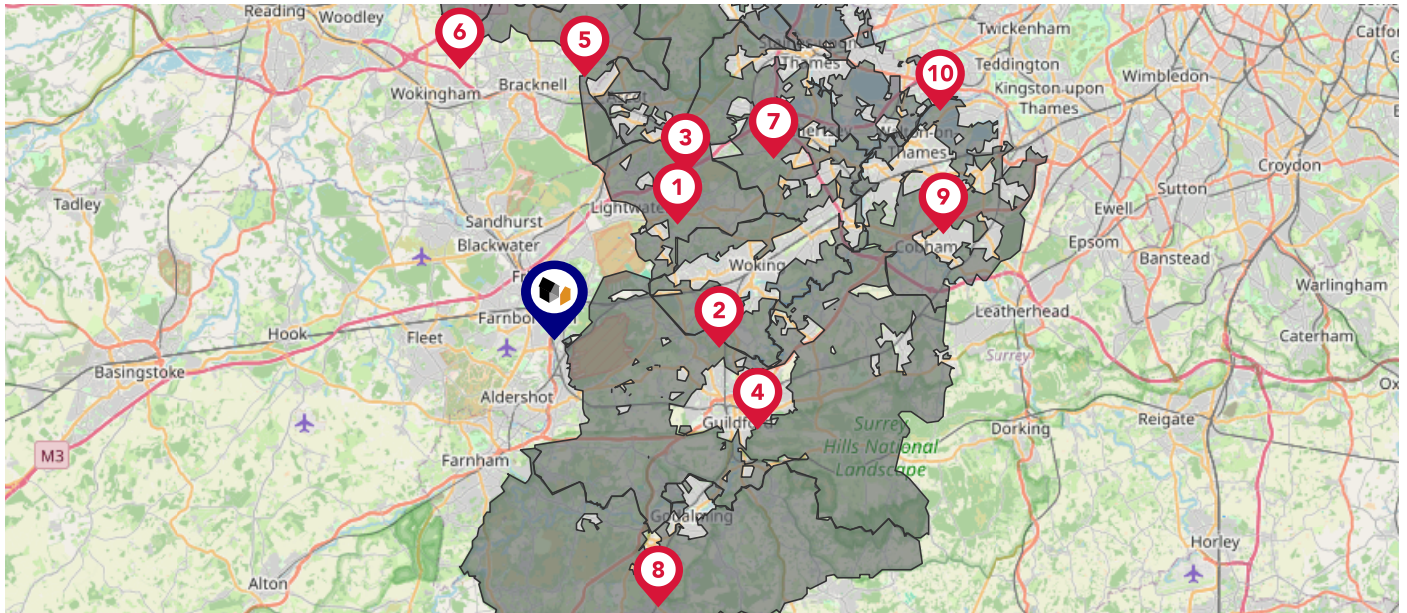
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



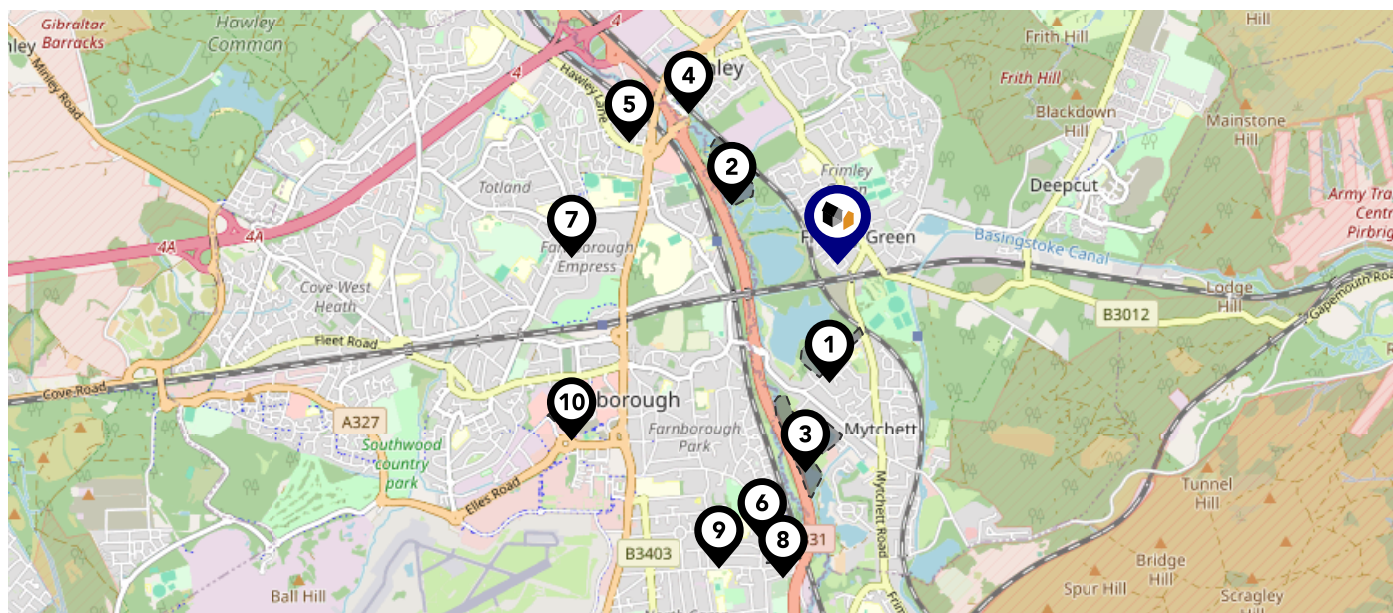
Nearby Green Belt Land

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

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.



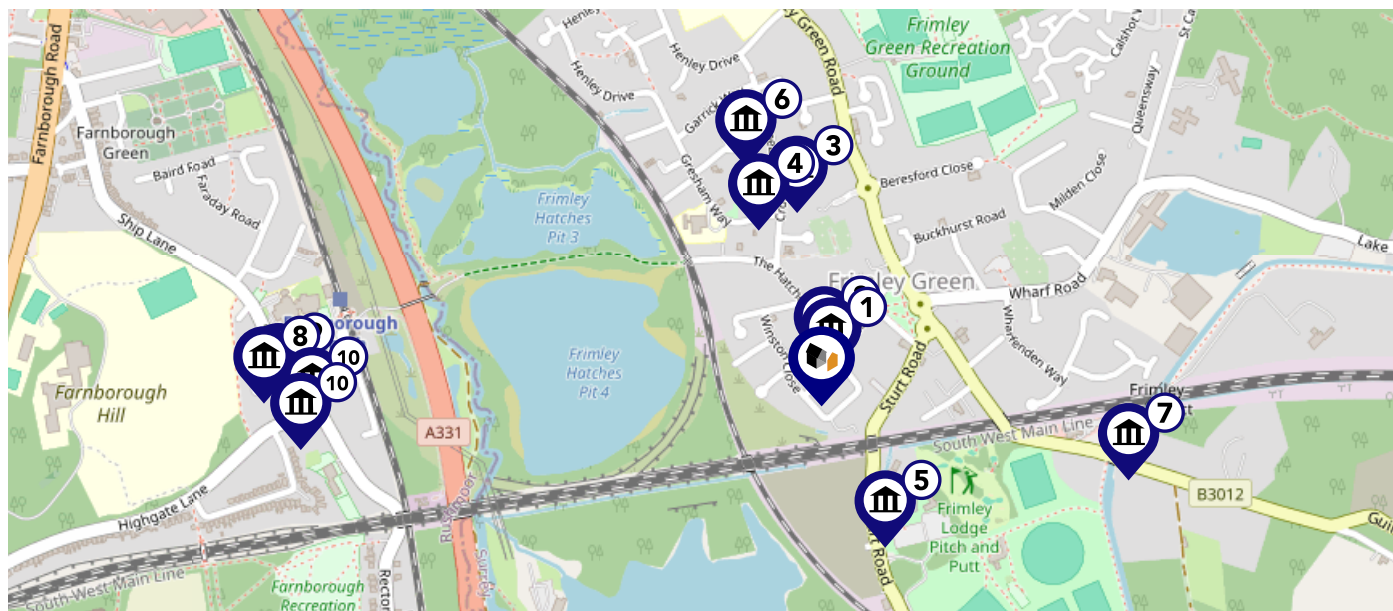
Nearby Landfill Sites

1	Hamesmoor Road-Mytchett, Surrey	Historic Landfill	
2	South of Frimley Station-Frimley	Historic Landfill	
3	Land off Coleford Farm-Mytchett, Camberley, Surrey	Historic Landfill	
4	27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
5	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
6	King Georges Pond-Sycamore Road, Farnborough	Historic Landfill	
7	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill	
8	Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill	
9	Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill	
10	Princes Mead-Farnborough, Hampshire	Historic Landfill	

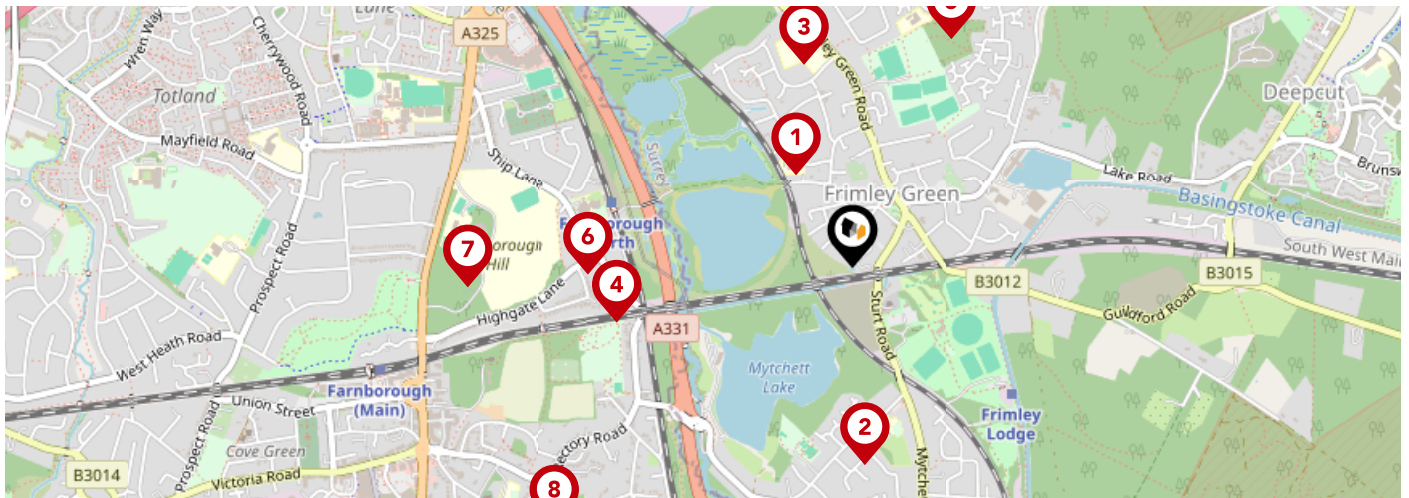
Maps

Listed Buildings

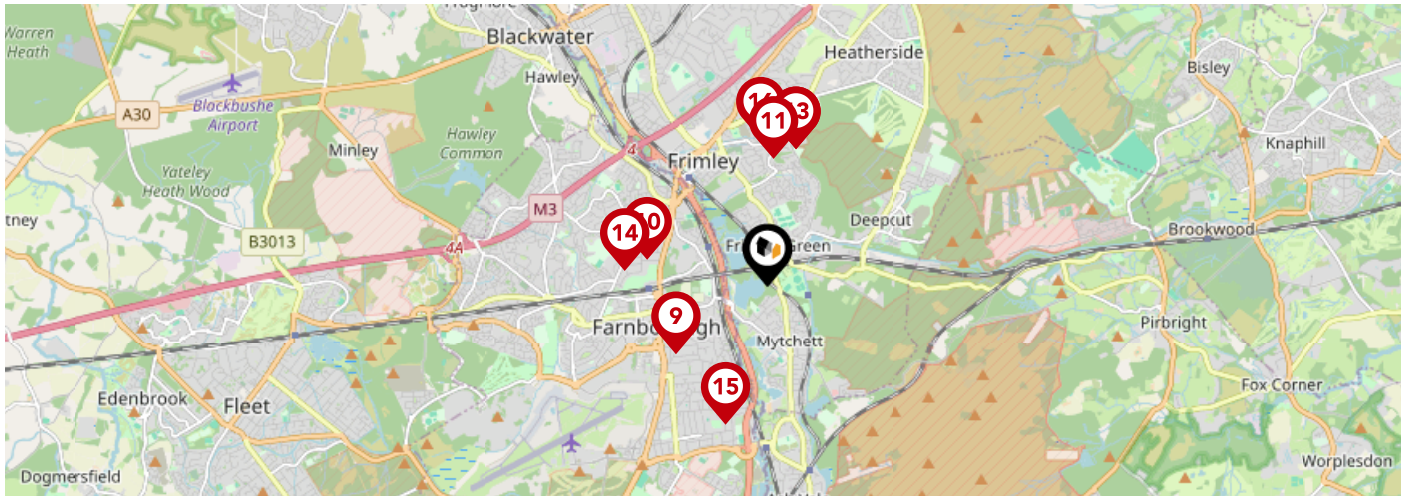
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1030071 - Bedfords Farm House	Grade II	0.0 miles
	1295011 - The Barn	Grade II	0.1 miles
	1377498 - Cross Cottage	Grade II	0.2 miles
	1030069 - Cross Farmhouse	Grade II	0.2 miles
	1188123 - Church Of St Andrew	Grade II	0.2 miles
	1030031 - Whitwells Farmhouse	Grade II	0.3 miles
	1377499 - Frimhurst Lodge	Grade II	0.4 miles
	1156289 - Oriel Cottage	Grade II	0.6 miles
	1339699 - Rose Cottage	Grade II	0.6 miles
	1092634 - Yew Tree Cottage	Grade II	0.6 miles
	1092609 - Empress Cottages	Grade II	0.6 miles



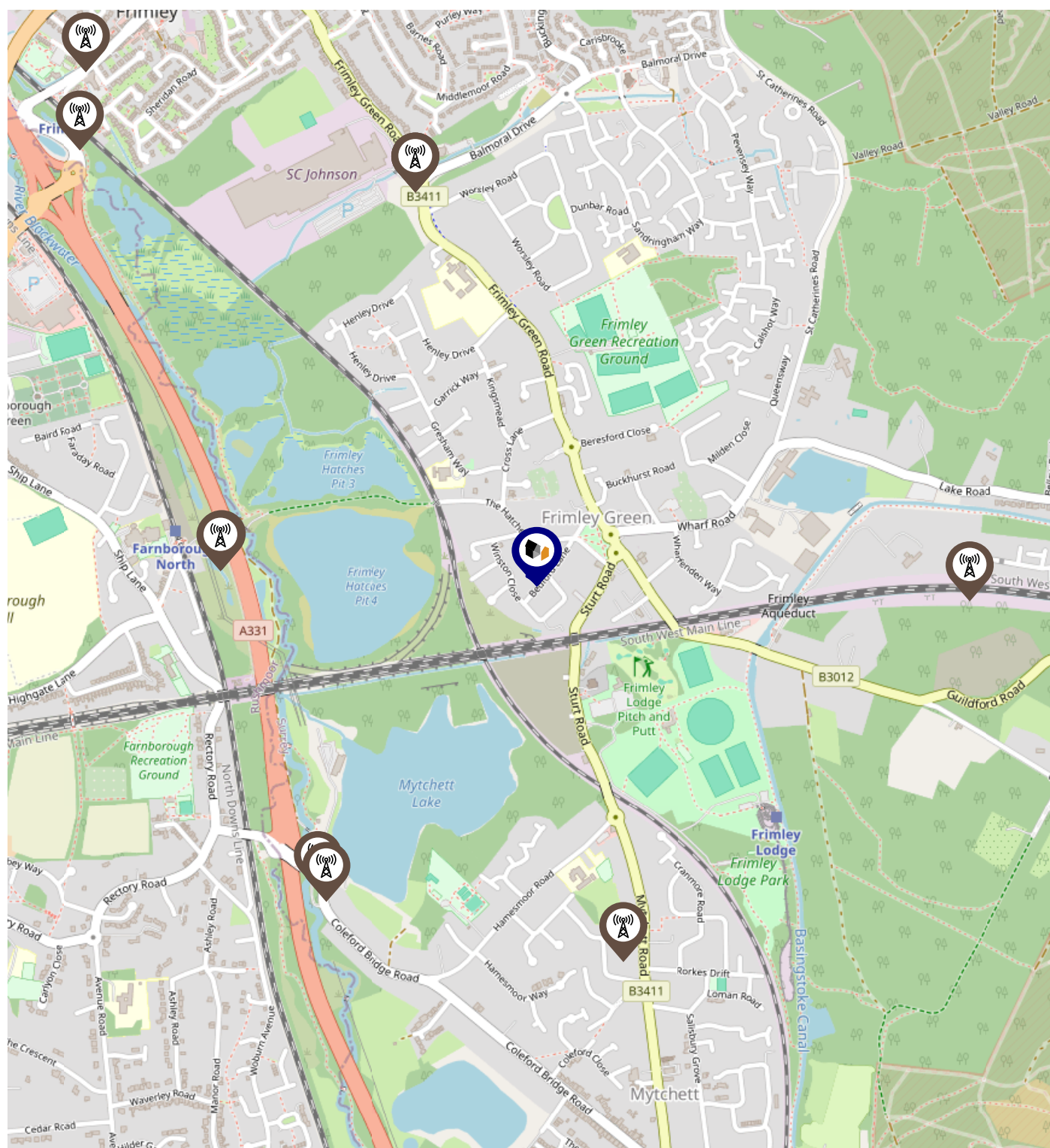
		Nursery	Primary	Secondary	College	Private
1	Cross Farm Infant Academy Ofsted Rating: Requires improvement Pupils: 115 Distance:0.25	☐	☒	☐	☐	☐
2	Mytchett Primary & Nursery Academy Ofsted Rating: Good Pupils: 247 Distance:0.46	☐	☒	☐	☐	☐
3	Frimley CofE Junior School Ofsted Rating: Good Pupils: 355 Distance:0.48	☐	☒	☐	☐	☐
4	North Farnborough Infant School Ofsted Rating: Good Pupils: 171 Distance:0.56	☐	☒	☐	☐	☐
5	Sandringham Infant & Nursery Academy Ofsted Rating: Good Pupils: 219 Distance:0.58	☐	☒	☐	☐	☐
6	Henry Tyndale School Ofsted Rating: Outstanding Pupils: 135 Distance:0.61	☐	☐	☒	☐	☐
7	Farnborough Hill Ofsted Rating: Not Rated Pupils: 527 Distance:0.89	☐	☐	☒	☐	☐
8	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 263 Distance:0.92	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Peter's Church of England Aided Junior School Ofsted Rating: Good Pupils: 216 Distance: 1.05	☐	☒	☐	☐	☐
	The Sixth Form College Farnborough Ofsted Rating: Outstanding Pupils: 0 Distance: 1.15	☐	☐	☒	☐	☐
	Lakeside Nursery & Primary Academy Ofsted Rating: Good Pupils: 313 Distance: 1.19	☐	☒	☐	☐	☐
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 436 Distance: 1.31	☐	☒	☐	☐	☐
	Tomlinscote School Ofsted Rating: Outstanding Pupils: 1507 Distance: 1.31	☐	☐	☒	☐	☐
	Cherrywood Community Primary School Ofsted Rating: Good Pupils: 180 Distance: 1.34	☐	☒	☐	☐	☐
	South Farnborough Junior School Ofsted Rating: Outstanding Pupils: 411 Distance: 1.34	☐	☒	☐	☐	☐
	The Grove Primary Academy Ofsted Rating: Good Pupils: 439 Distance: 1.35	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

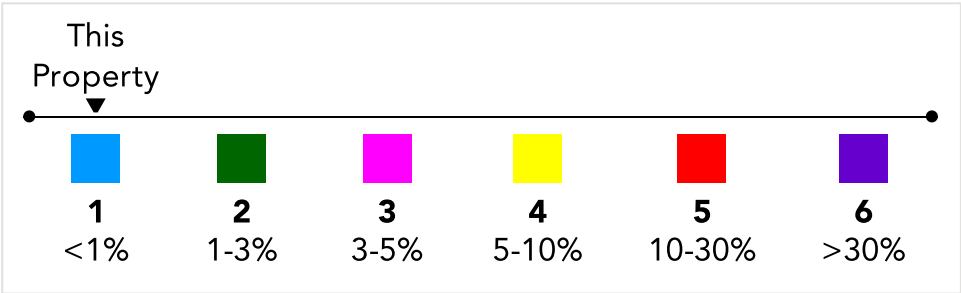
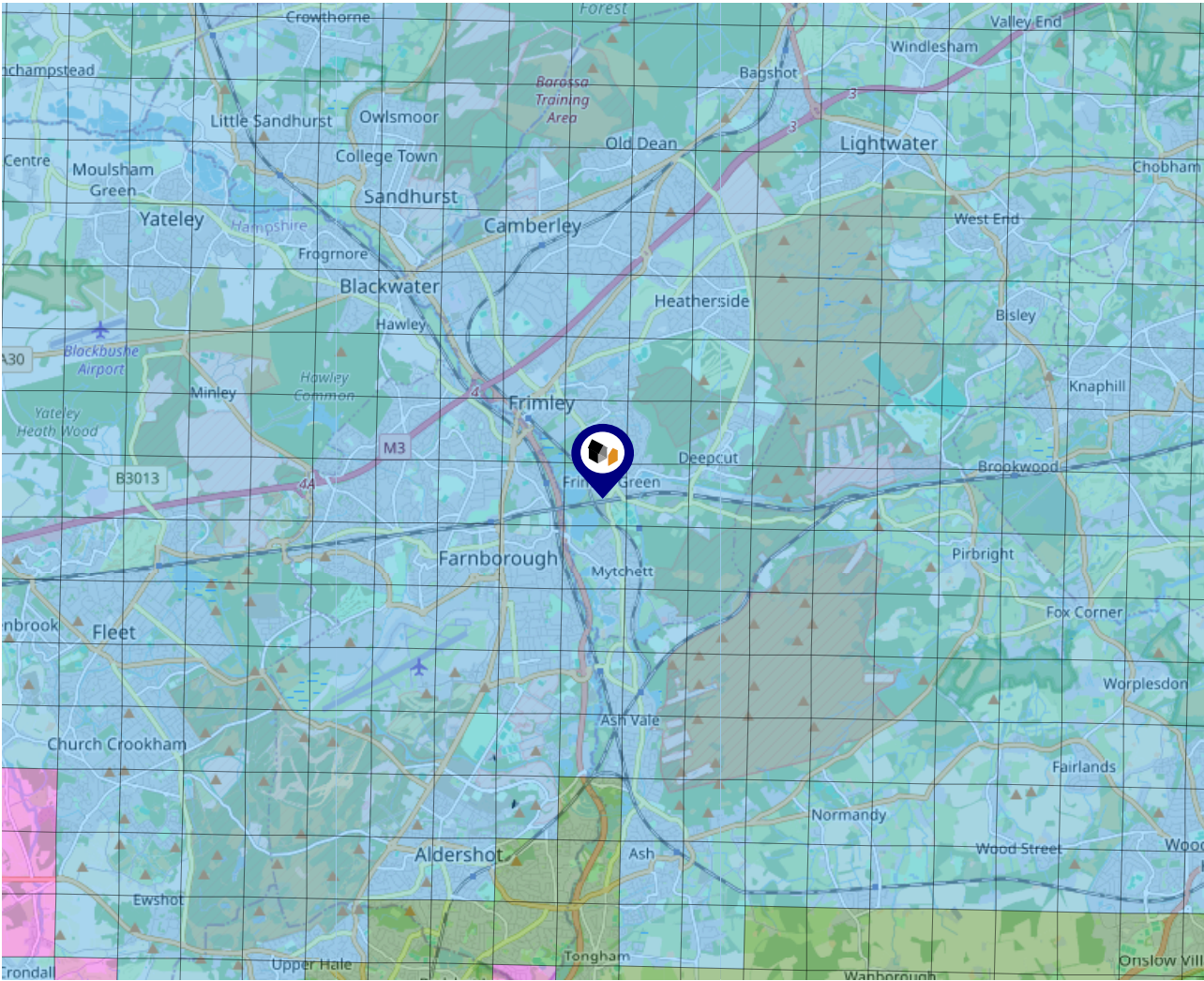


Key:

-  Power Pylons
-  Communication Masts

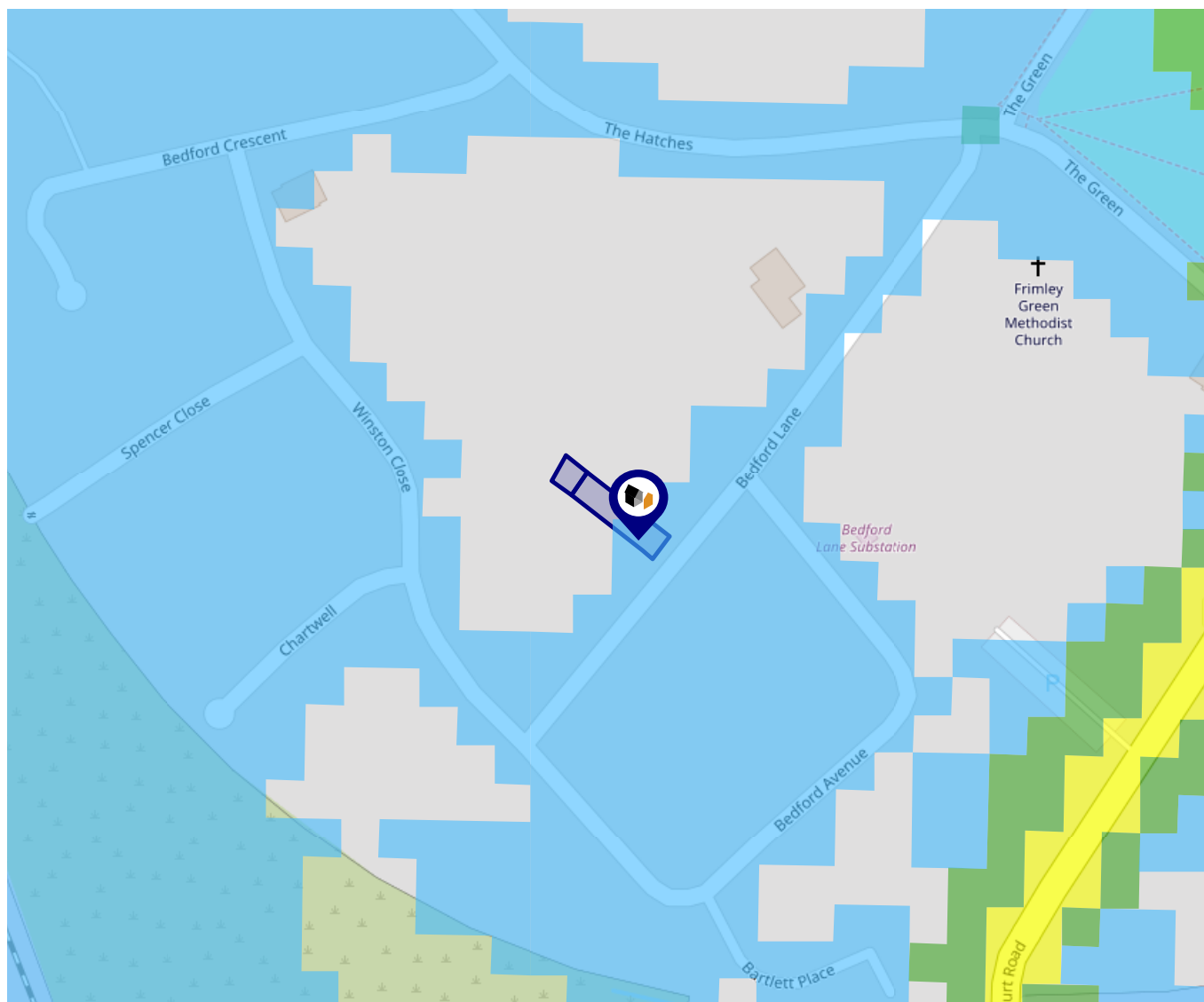
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

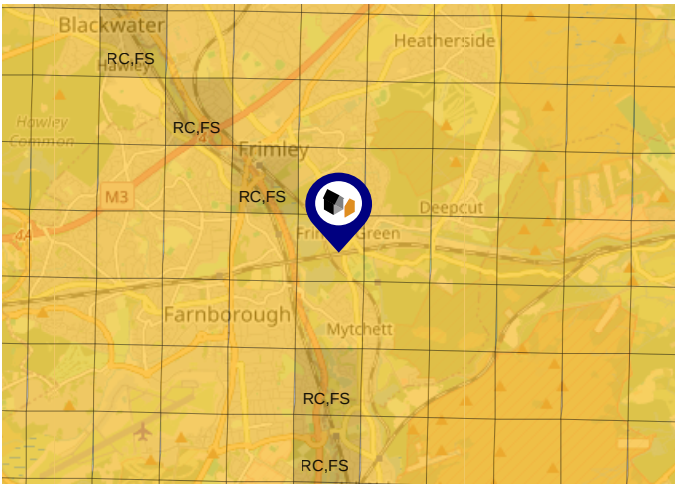


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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

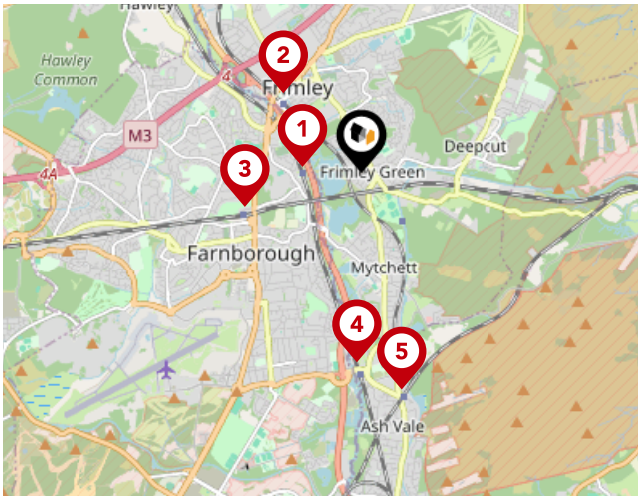


Primary Classifications (Most Common Clay Types)

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

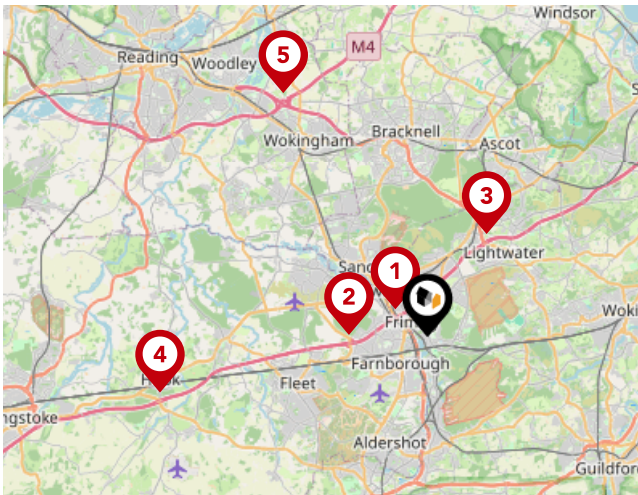
Area

Transport (National)



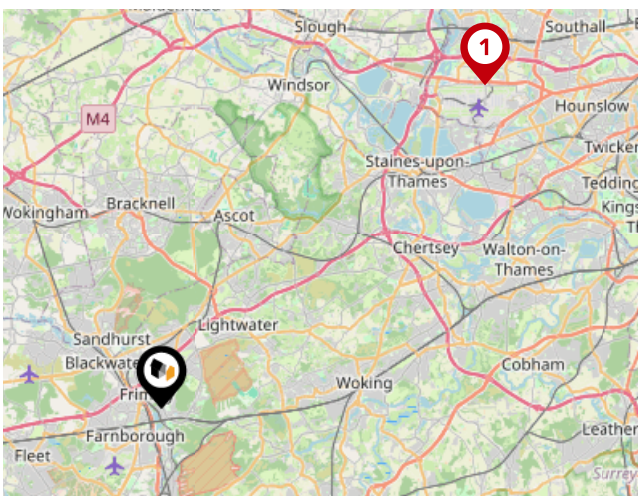
National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	0.55 miles
2	Frimley Rail Station	1.03 miles
3	Farnborough (Main) Rail Station	1.13 miles
4	North Camp Rail Station	1.76 miles
5	Ash Vale Rail Station	2.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	1.57 miles
2	M3 J4A	2.92 miles
3	M3 J3	4.38 miles
4	M3 J5	10.16 miles
5	M4 J10	10.47 miles

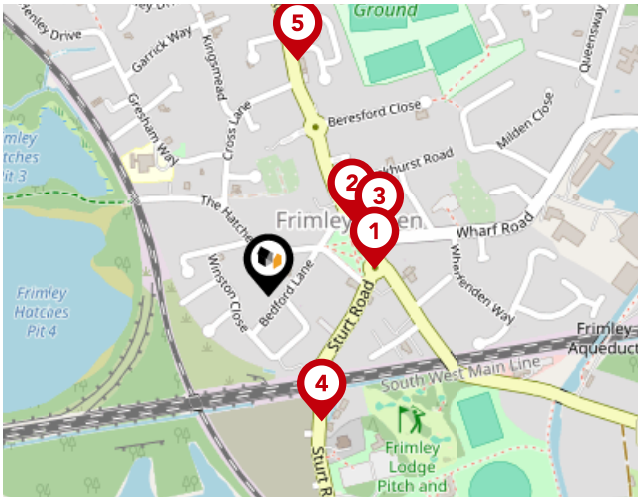


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	16.91 miles

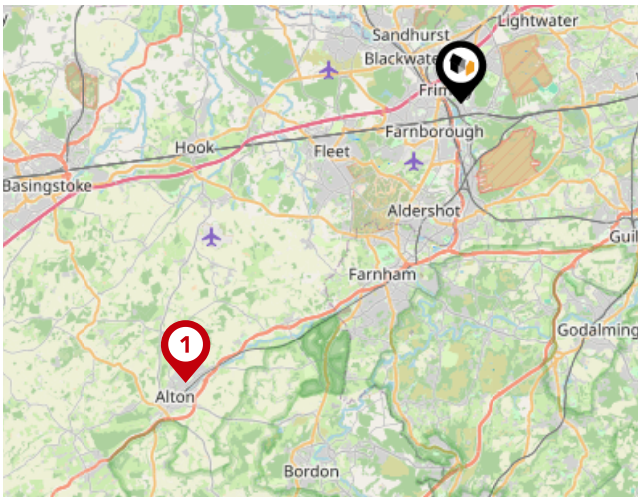
Area

Transport (Local)



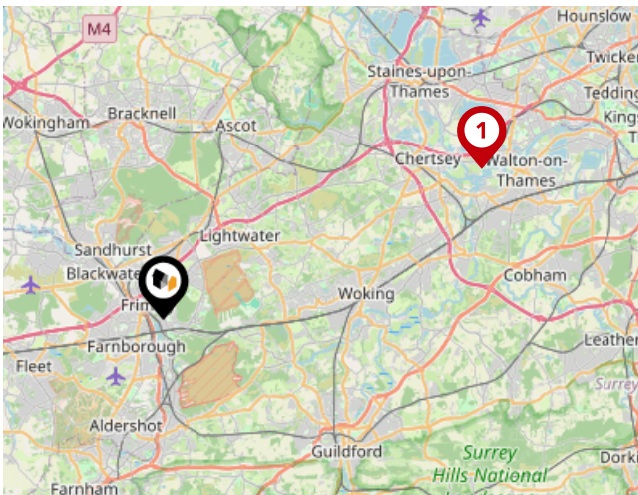
Bus Stops/Stations

Pin	Name	Distance
1	The Green	0.12 miles
2	The Green	0.13 miles
3	Wharf Road	0.14 miles
4	Sturt Road	0.15 miles
5	The Old Wheatsheaf	0.27 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	14.53 miles



Ferry Terminals

Pin	Name	Distance
1	Weybridge Ferry Landing	13.04 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@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

