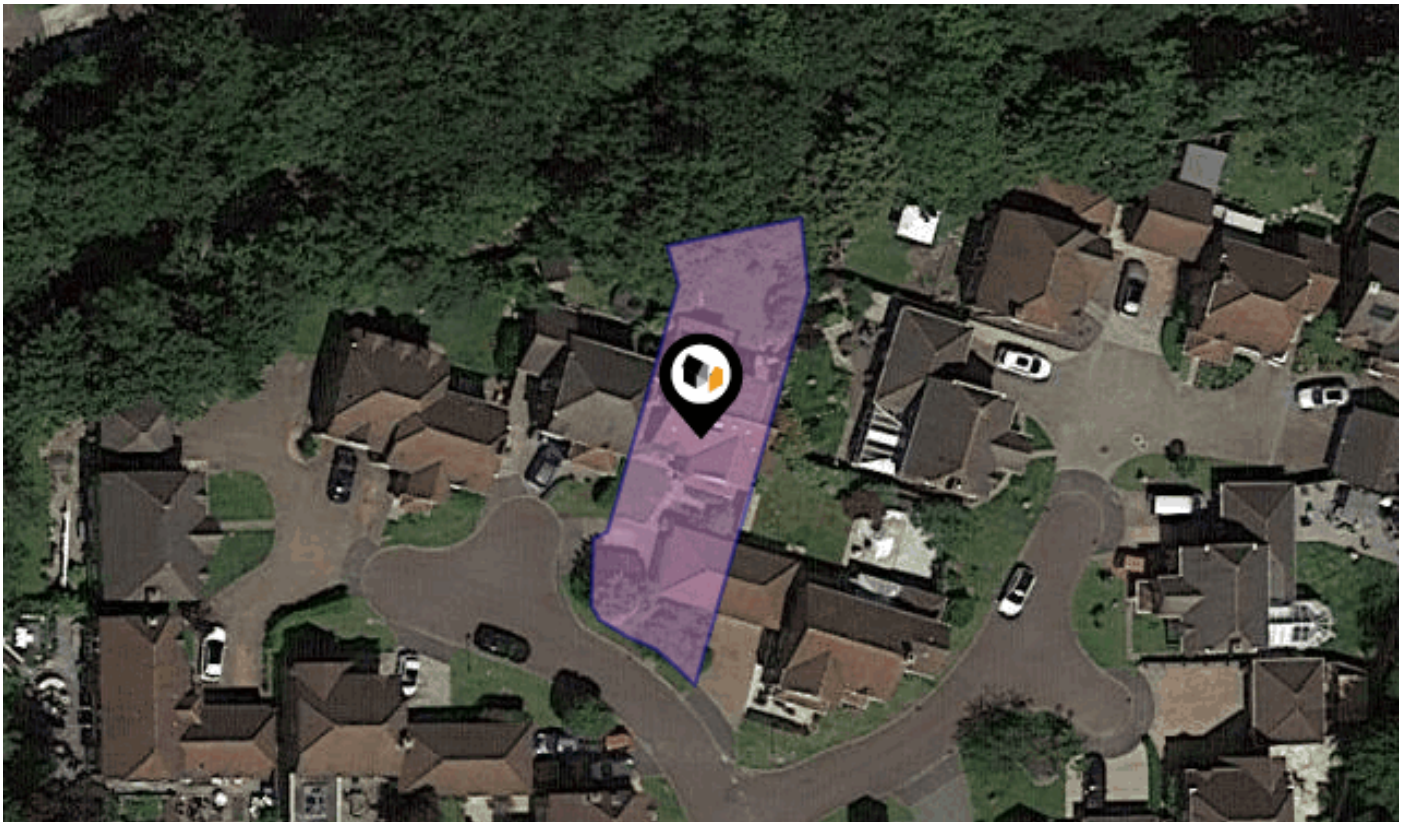# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th May 2025

TIDWELLS LEA, WARFIELD, BRACKNELL, RG42

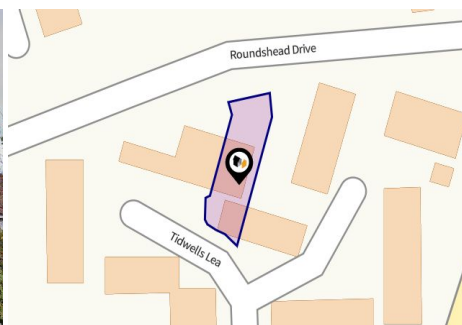**Avocado Property**

07519 024 359

matt.m@avocadopropertyagents.co.uk

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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,808 ft^2 / 168 m^2		
Plot Area:	0.1 acres		
Council Tax :	Band F		
Annual Estimate:	£3,113		
Title Number:	BK322214		

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)

12 mb/s	57 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Property
EPC - Certificate

Energy rating

C

Valid until 08.04.2035

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		83 | B
69-80	**C**	73 | C	
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		

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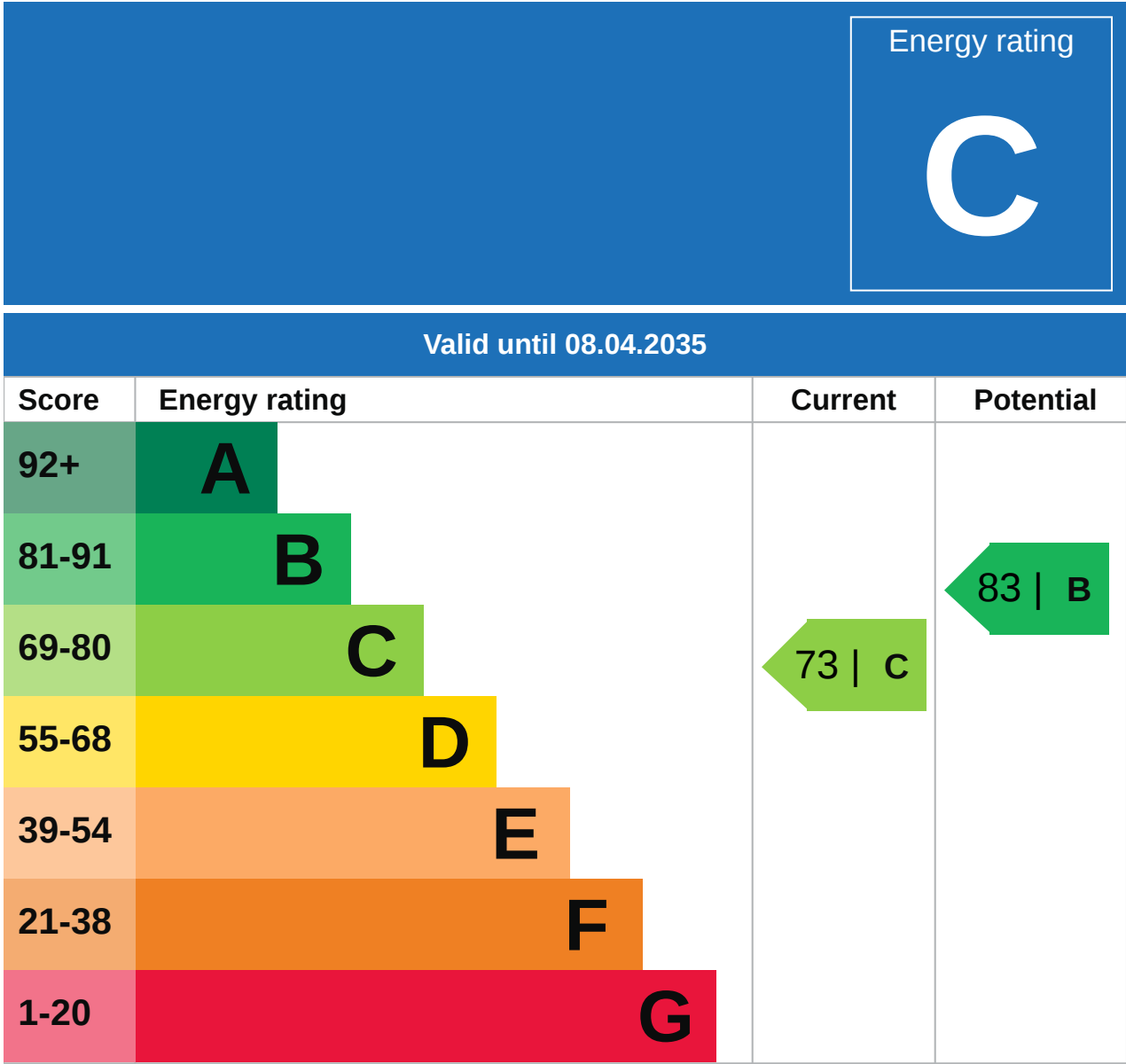
Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	168 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG42
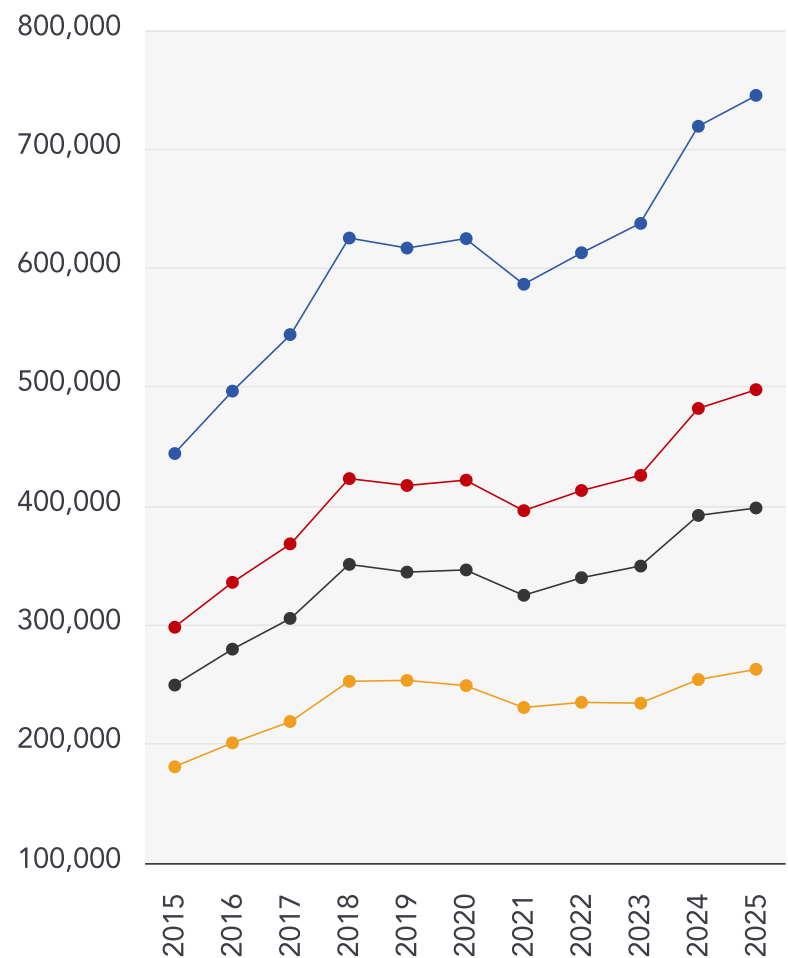
Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%

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sprift
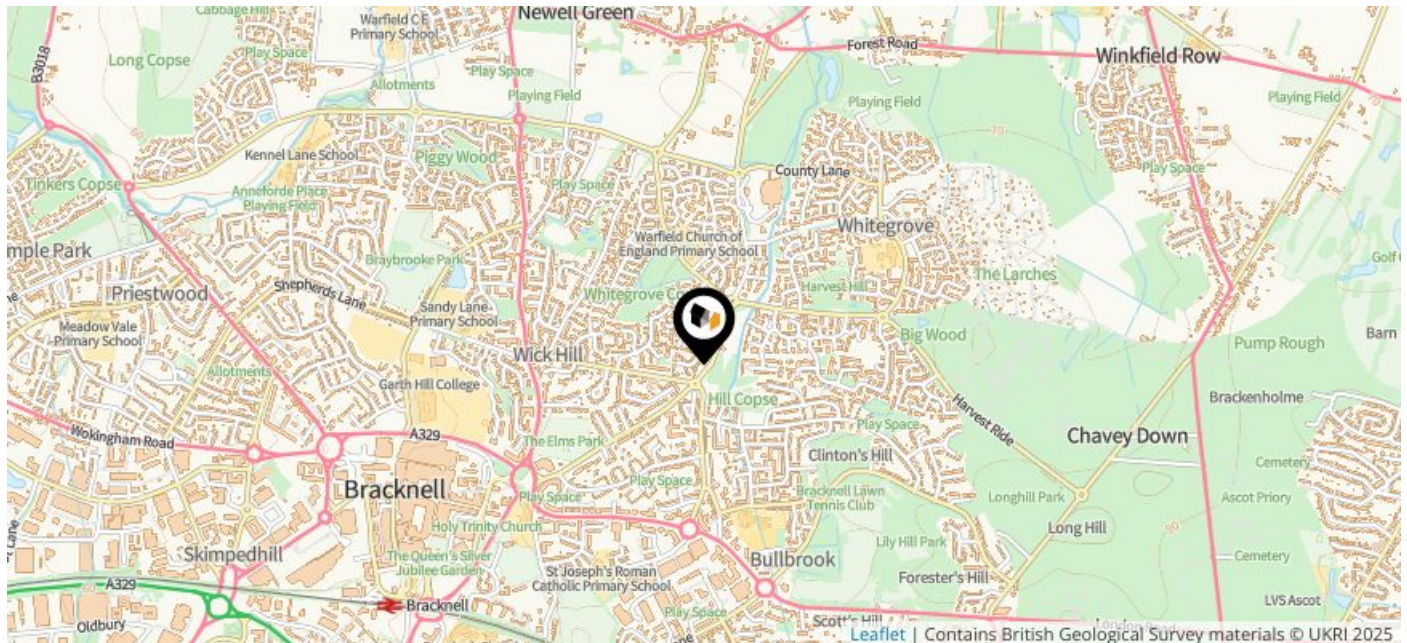Know any property instantly

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.

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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.
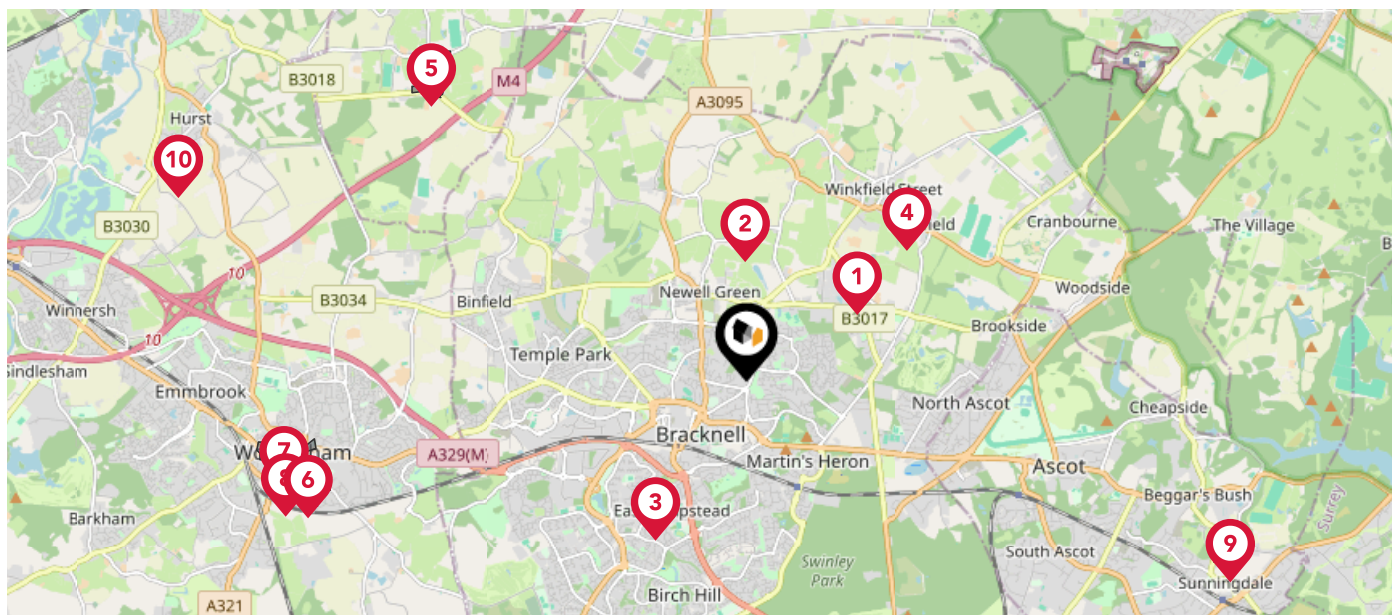
Nearby Conservation Areas	
1	Winkfield Row
2	Warfield
3	Easthampstead
4	Winkfield Village
5	Shurlock Row
6	Murdoch Road
7	Wokingham Town Centre
8	Langborough Road
9	Sunningdale
10	Hurst

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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
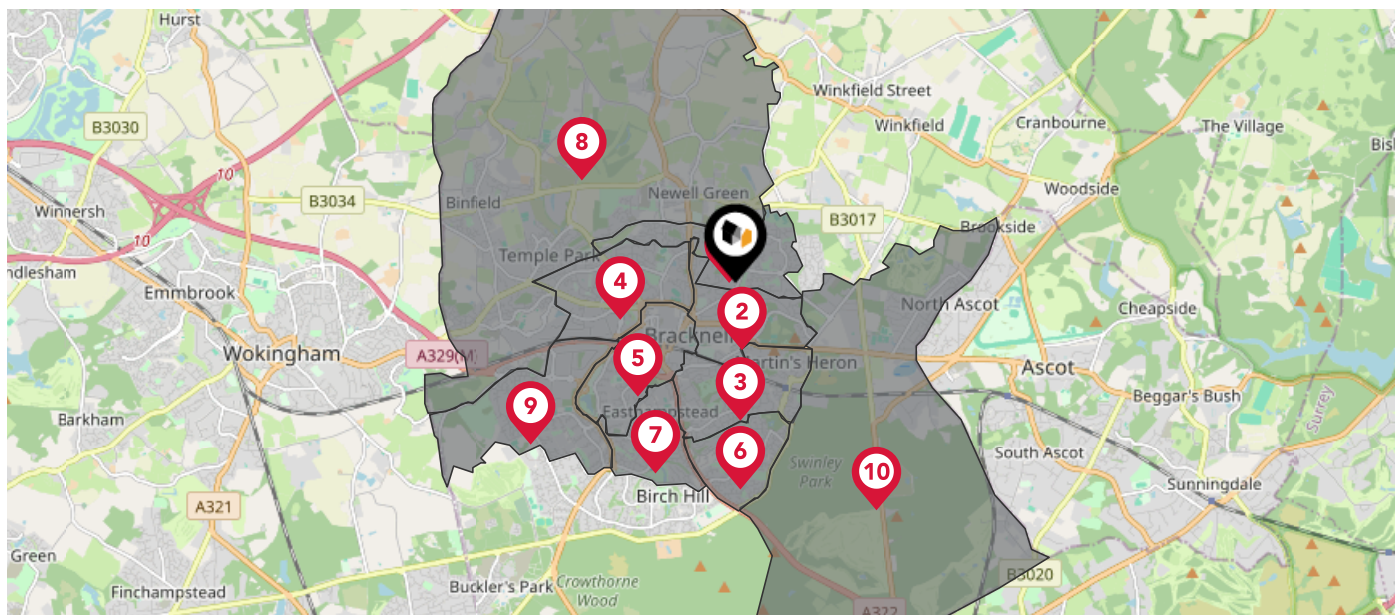
Nearby Council Wards	
1	Warfield Harvest Ride Ward
2	Bullbrook Ward
3	Harmans Water Ward
4	Priestwood and Garth Ward
5	Wildridings and Central Ward
6	Crown Wood Ward
7	Old Bracknell Ward
8	Binfield with Warfield Ward
9	Great Hollands North Ward
10	Ascot Ward

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Maps
Rail Noise

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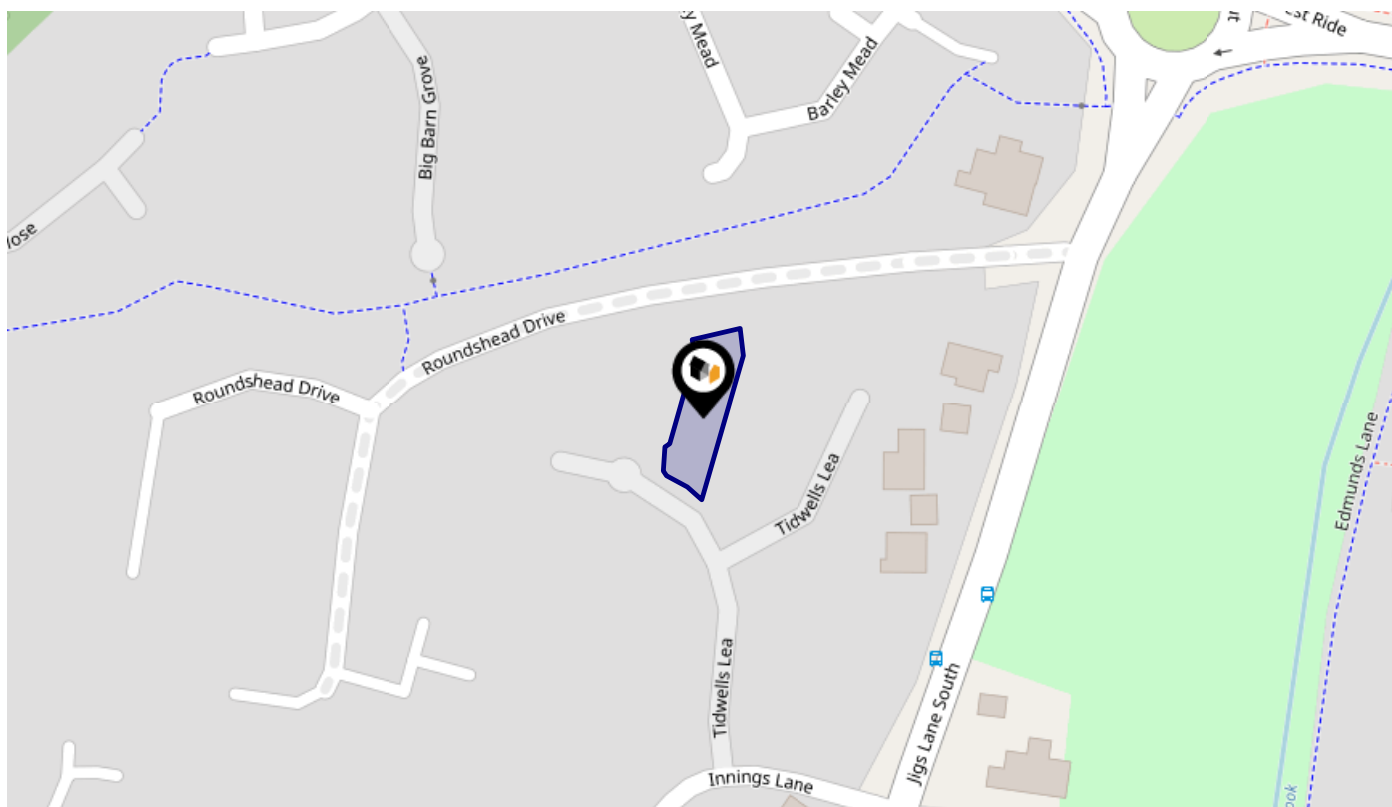
Rail Noise Data

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:
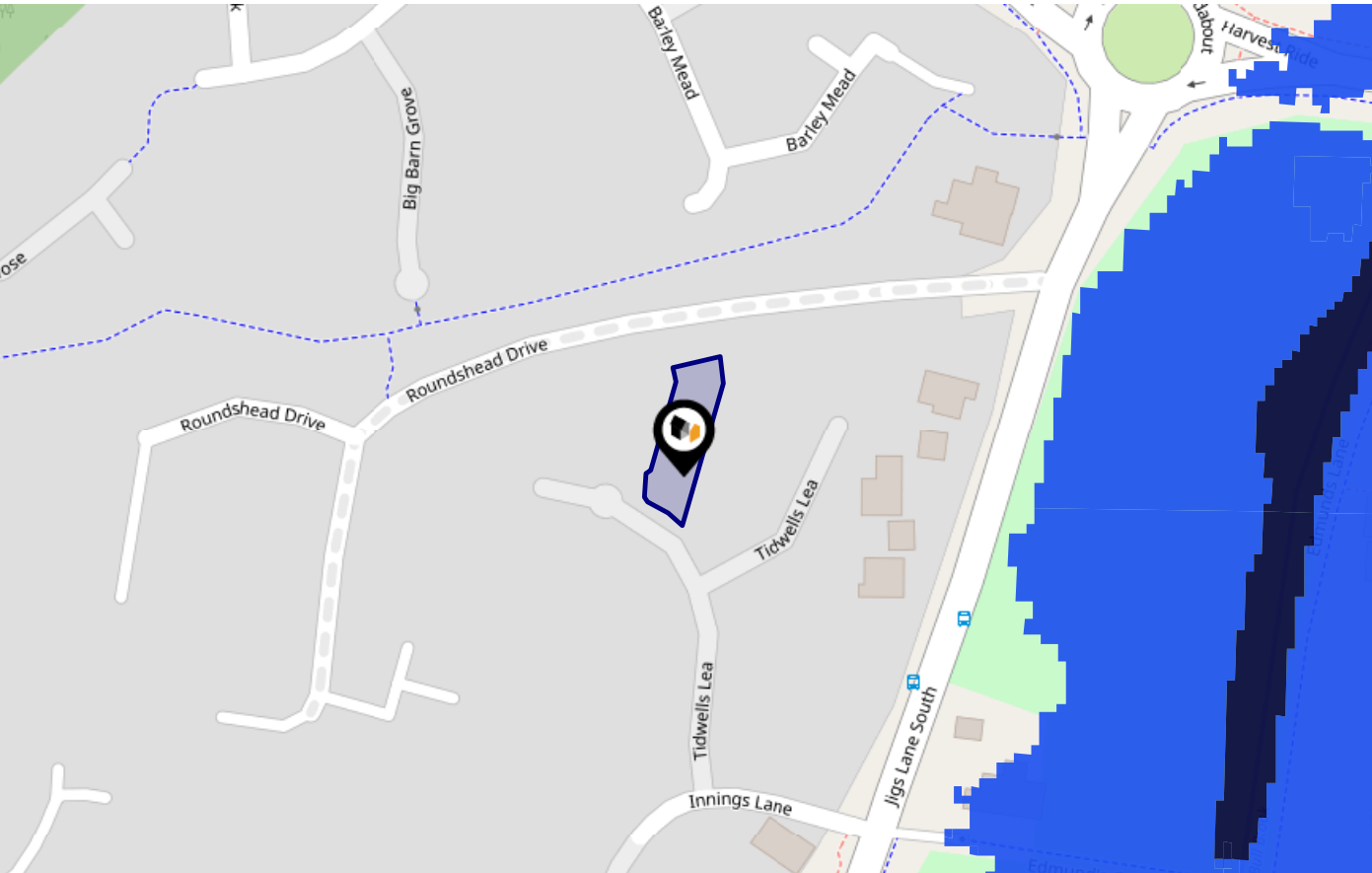
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.
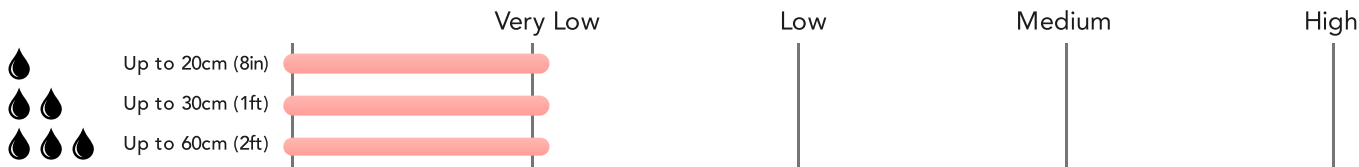

Risk Rating: Very low

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 (0.25%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

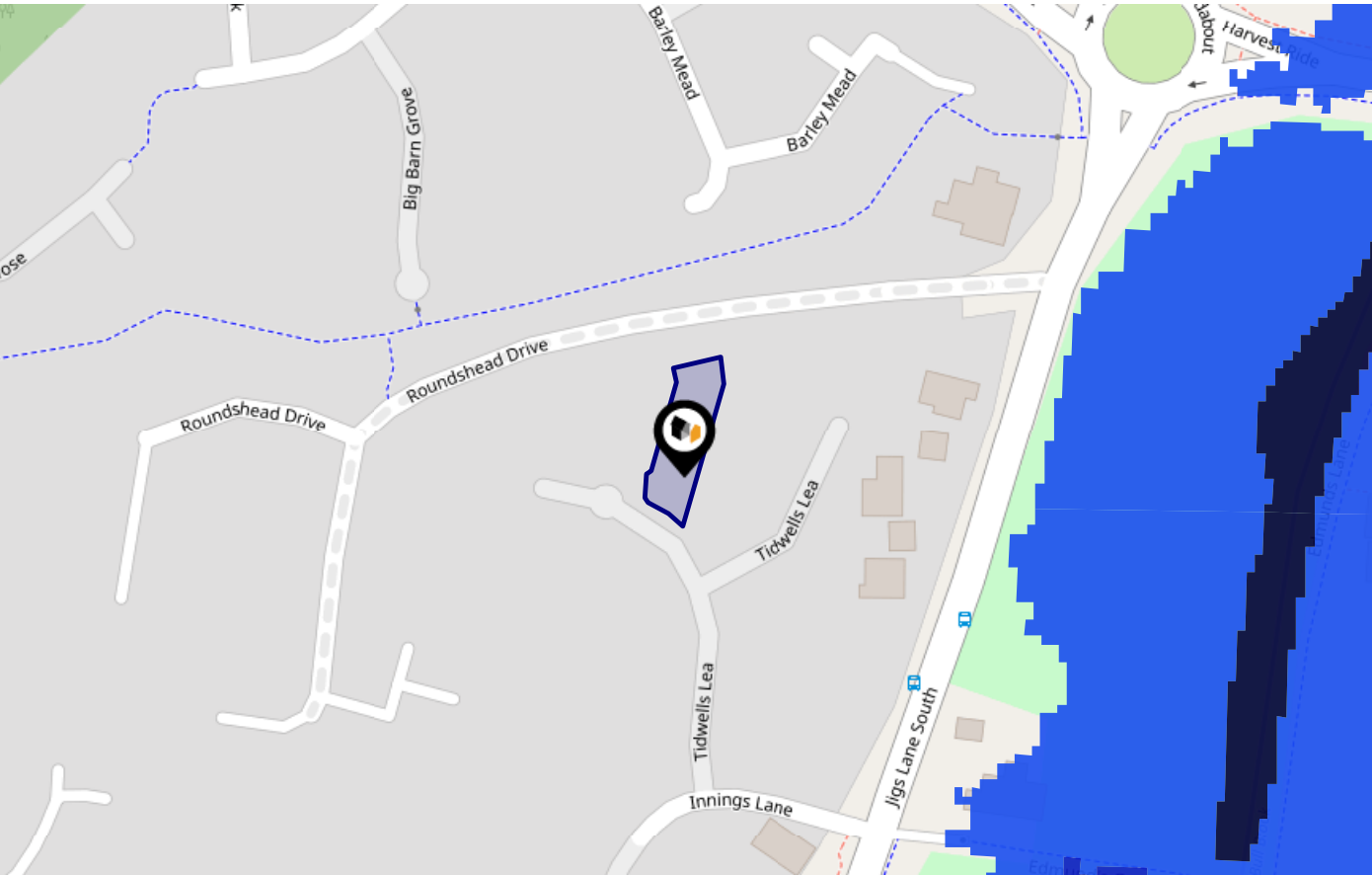Chance of flooding to the following depths at this property:

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

Flood Risk
Rivers & Seas - Climate Change

avocado property

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.
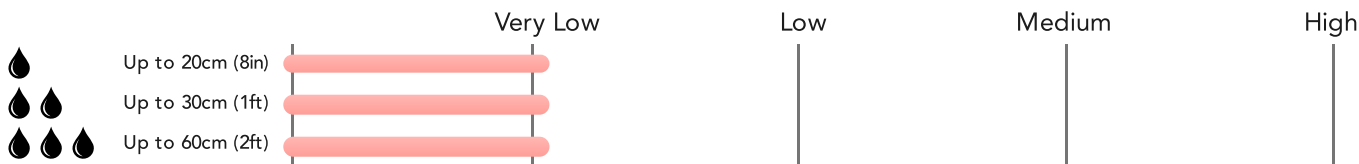

Risk Rating: Very low

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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.

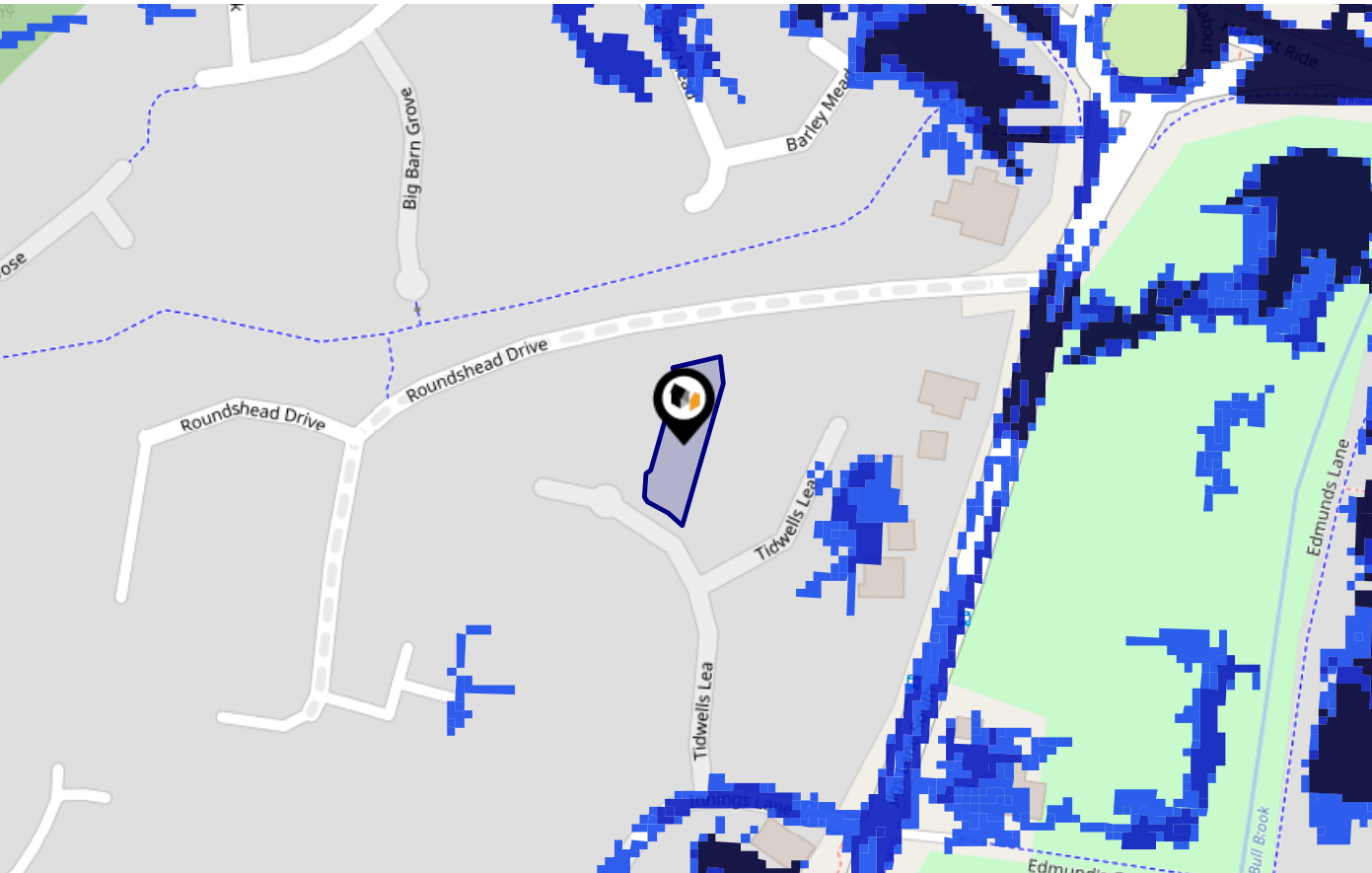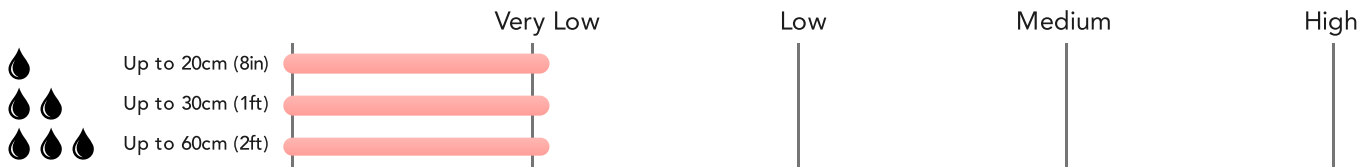Chance of flooding to the following depths at this property:

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

KFB - Key Facts For Buyers

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Flood Risk
Surface Water - Flood Risk

avocado property

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 (0.25%)** in any one year.

☐ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** 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)				

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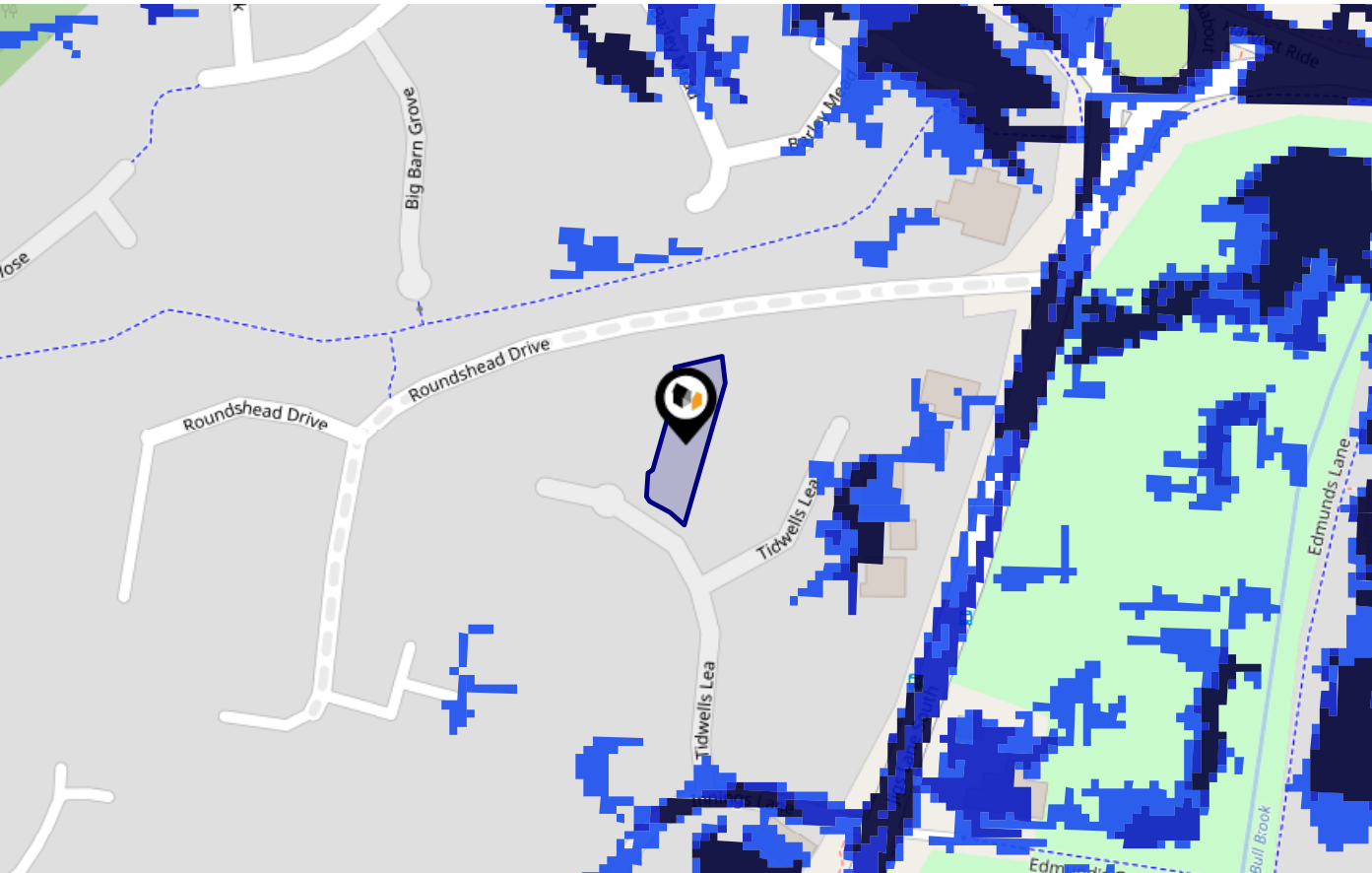sprift
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Flood Risk
Surface Water - Climate Change

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.
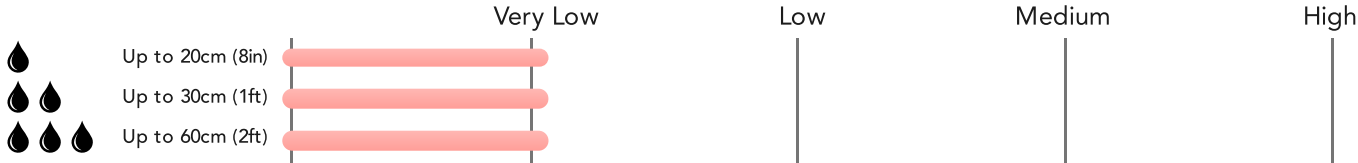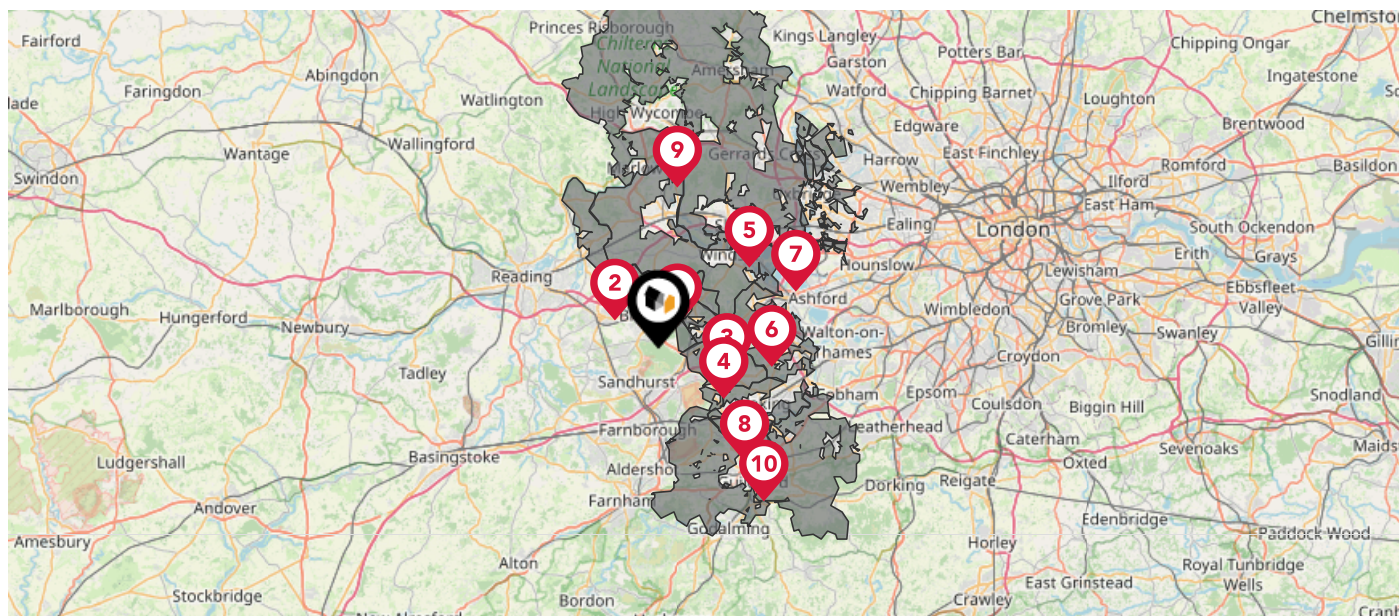

Risk Rating: Very low

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.

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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

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Maps
Green Belt

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


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

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.
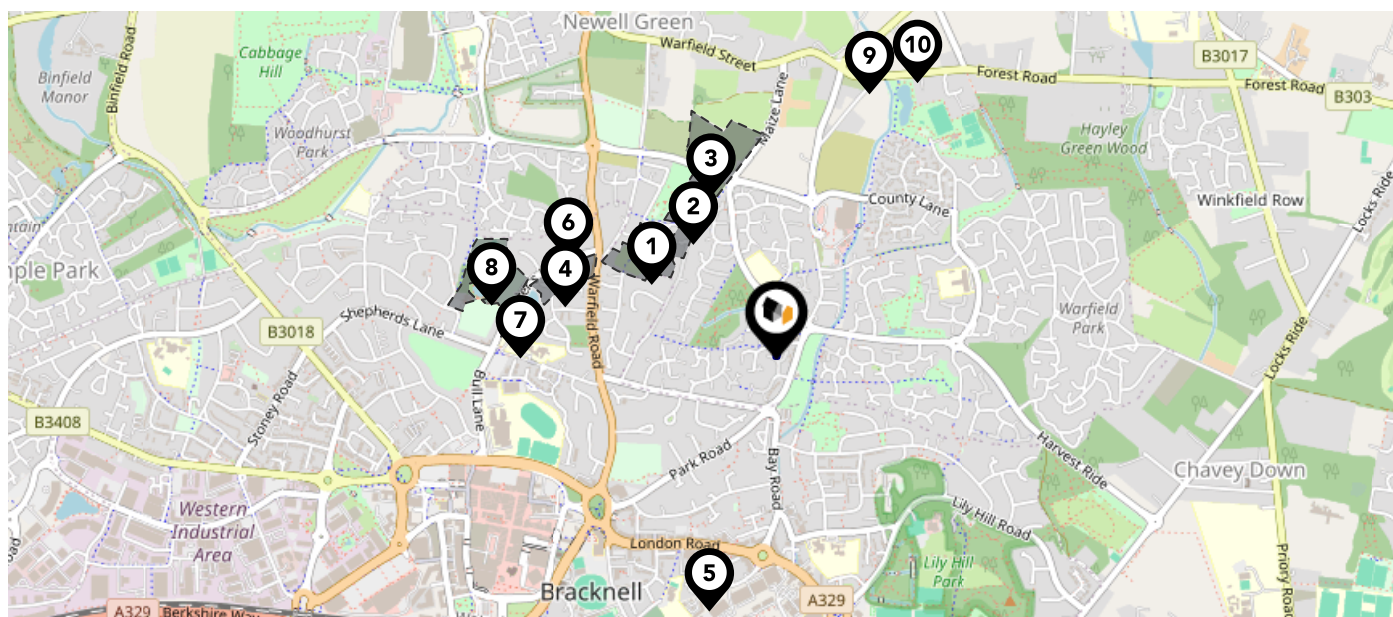
	Nearby Landfill Sites	
1	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
2	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill
3	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
4	Lutterworth Close-Bracknell, Berkshire	Historic Landfill
5	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill
6	Sherring Close-Bracknell, Berkshire	Historic Landfill
7	Bull Lane-Bracknell, Berkshire	Historic Landfill
8	Folders Lane-Bracknell, Berkshire	Historic Landfill
9	Priors Pit-Newell Green	Historic Landfill
10	Forest Road-Warfield	Historic Landfill

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Maps
Listed Buildings

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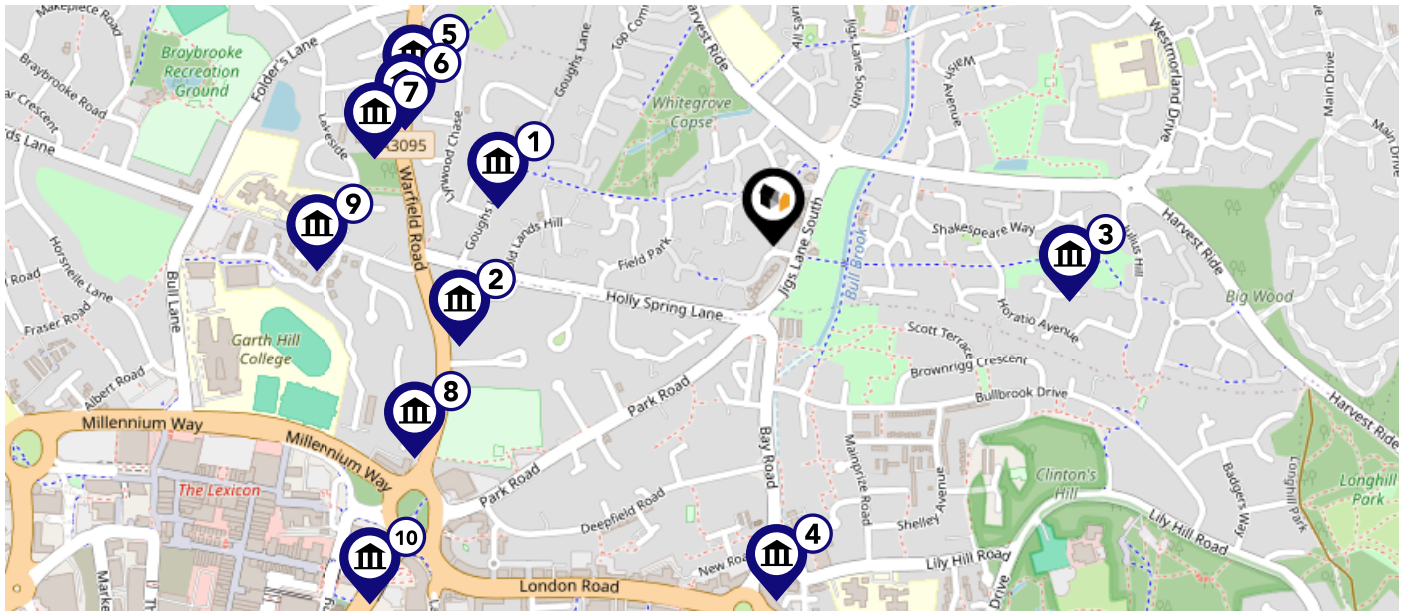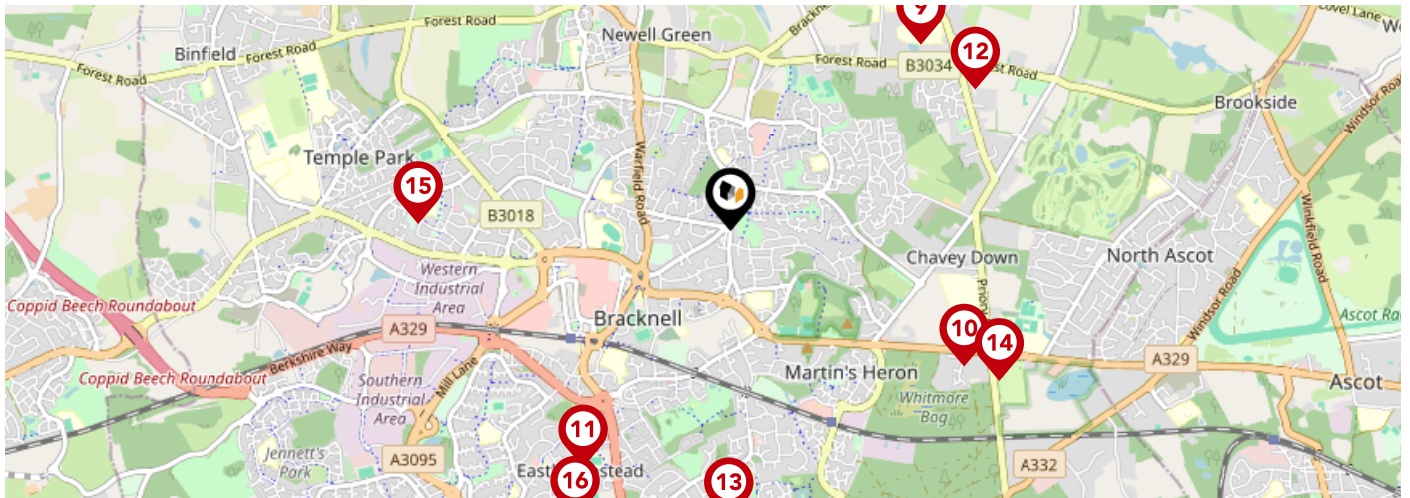

Listed Buildings in the local district	Grade	Distance
1 1390336 - Lynwood Cottage	Grade II	0.3 miles
2 1391324 - Wick Hill House	Grade II	0.4 miles
3 1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.4 miles
4 1390323 - Thatched Cottage	Grade II	0.4 miles
5 1390344 - The Old Farm	Grade II	0.4 miles
6 1390352 - Littlecourt	Grade II	0.4 miles
7 1390353 - Old Malt House	Grade II	0.5 miles
8 1390351 - Copped Hall	Grade II	0.5 miles
9 1390350 - Cottrells	Grade II	0.5 miles
10 1390339 - Old Manor House Hotel	Grade II	0.6 miles

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Area
Schools
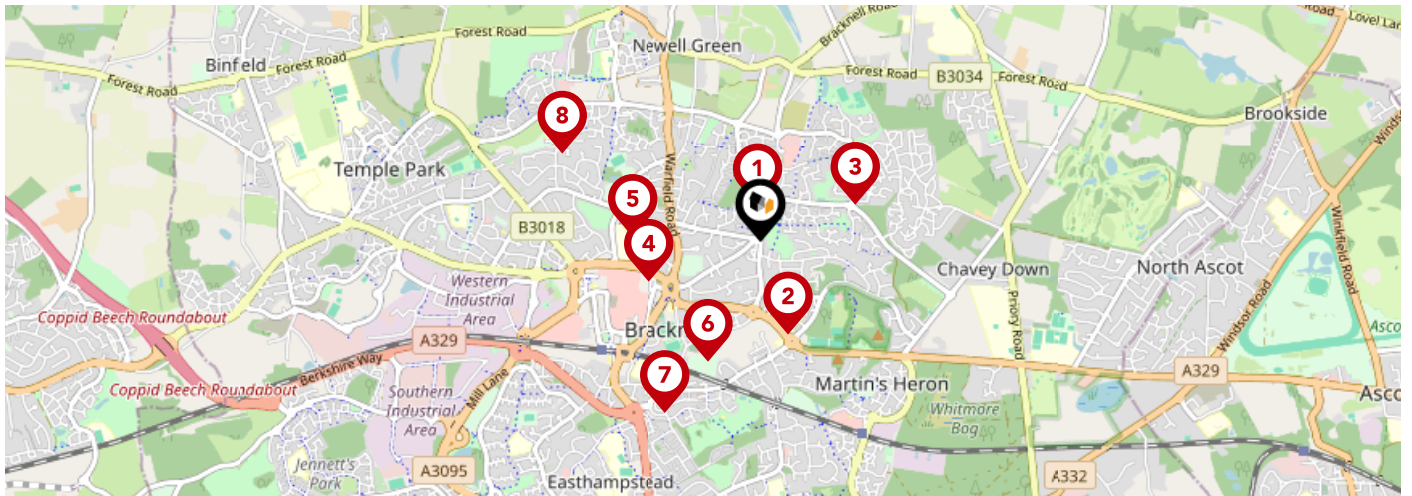
	Nursery	Primary	Secondary	College	Private
1 Warfield Church of England Primary School Ofsted Rating: Good | Pupils: 452 | Distance:0.17	☐	☑	☐	☐	☐
2 Holly Spring Primary School Ofsted Rating: Good | Pupils: 642 | Distance:0.45	☐	☑	☐	☐	☐
3 Whitegrove Primary School Ofsted Rating: Good | Pupils: 421 | Distance:0.47	☐	☑	☐	☐	☐
4 Garth Hill College Ofsted Rating: Good | Pupils: 1476 | Distance:0.55	☐	☐	☑	☐	☐
5 Sandy Lane Primary School Ofsted Rating: Good | Pupils: 450 | Distance:0.6	☐	☑	☐	☐	☐
6 St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good | Pupils: 209 | Distance:0.6	☐	☑	☐	☐	☐
7 Ranelagh School Ofsted Rating: Outstanding | Pupils: 1062 | Distance:0.91	☐	☐	☑	☐	☐
8 Kennel Lane School Ofsted Rating: Good | Pupils:0 | Distance:1.01	☐	☐	☑	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Lambrook School Ofsted Rating: Not Rated | Pupils: 630 | Distance: 1.23	☐	☐	☑	☐	☐
10 Heathfield School Ofsted Rating: Not Rated | Pupils: 226 | Distance: 1.25	☐	☐	☑	☐	☐
11 The Brakenhale School Ofsted Rating: Good | Pupils: 1148 | Distance: 1.29	☐	☐	☑	☐	☐
12 Winkfield St Mary's CofE Primary School Ofsted Rating: Good | Pupils: 198 | Distance: 1.31	☐	☑	☐	☐	☐
13 Harmans Water Primary School Ofsted Rating: Good | Pupils: 466 | Distance: 1.34	☐	☑	☐	☐	☐
14 LVS Ascot Ofsted Rating: Not Rated | Pupils: 840 | Distance: 1.42	☐	☐	☑	☐	☐
15 Meadow Vale Primary School Ofsted Rating: Good | Pupils: 600 | Distance: 1.44	☐	☑	☐	☐	☐
16 Fox Hill Primary School Ofsted Rating: Good | Pupils: 196 | Distance: 1.51	☐	☑	☐	☐	☐
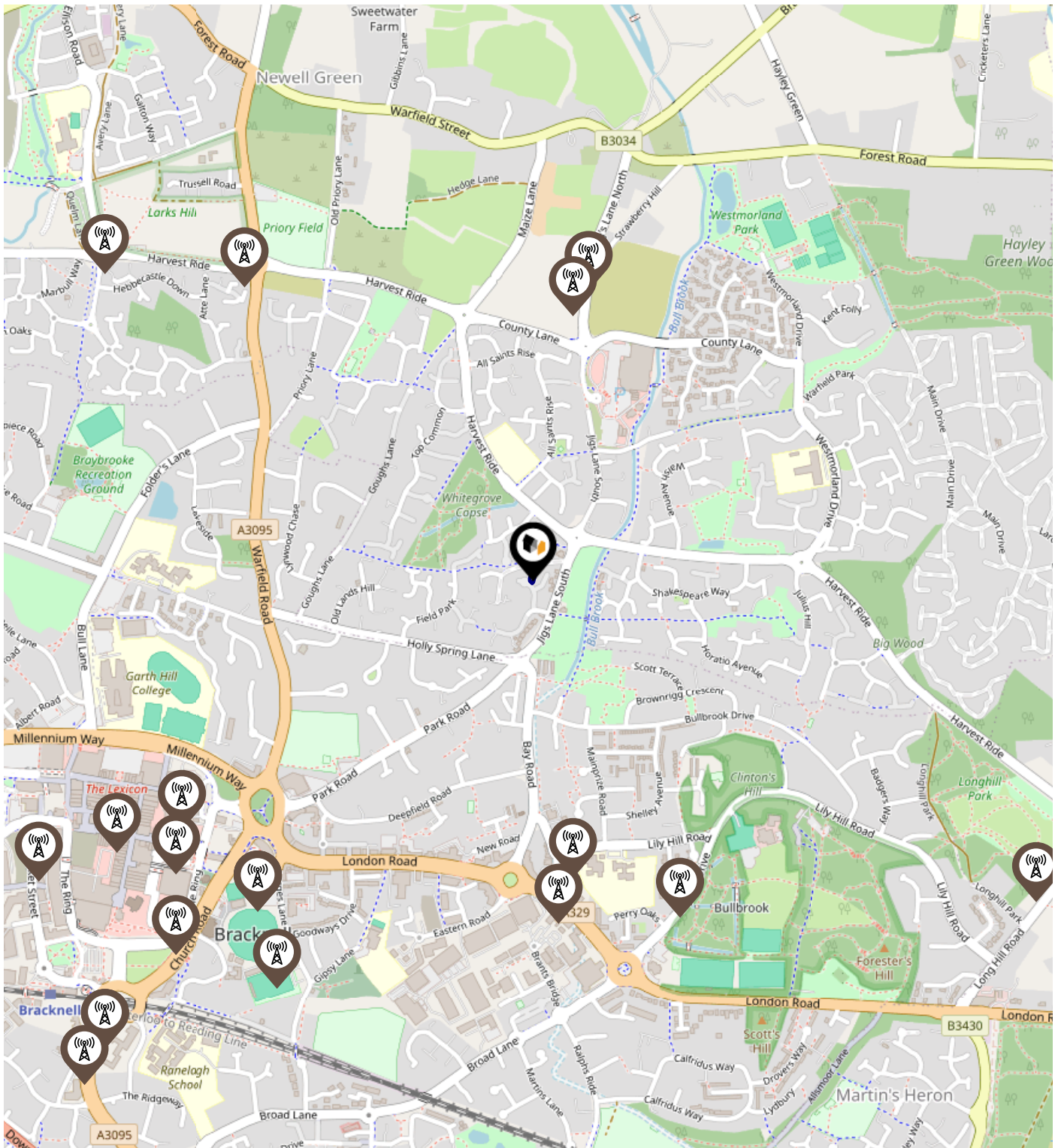
Key:

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).
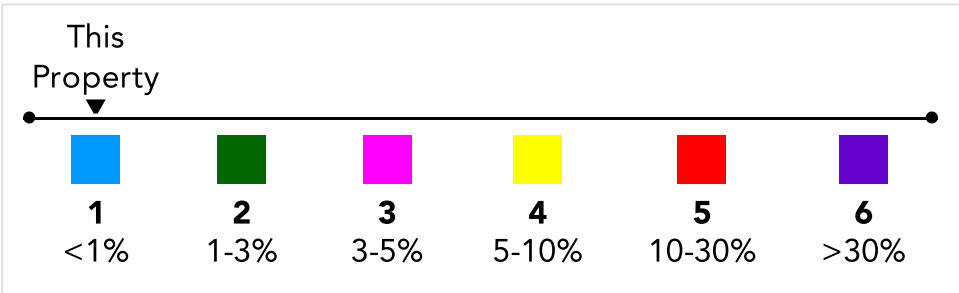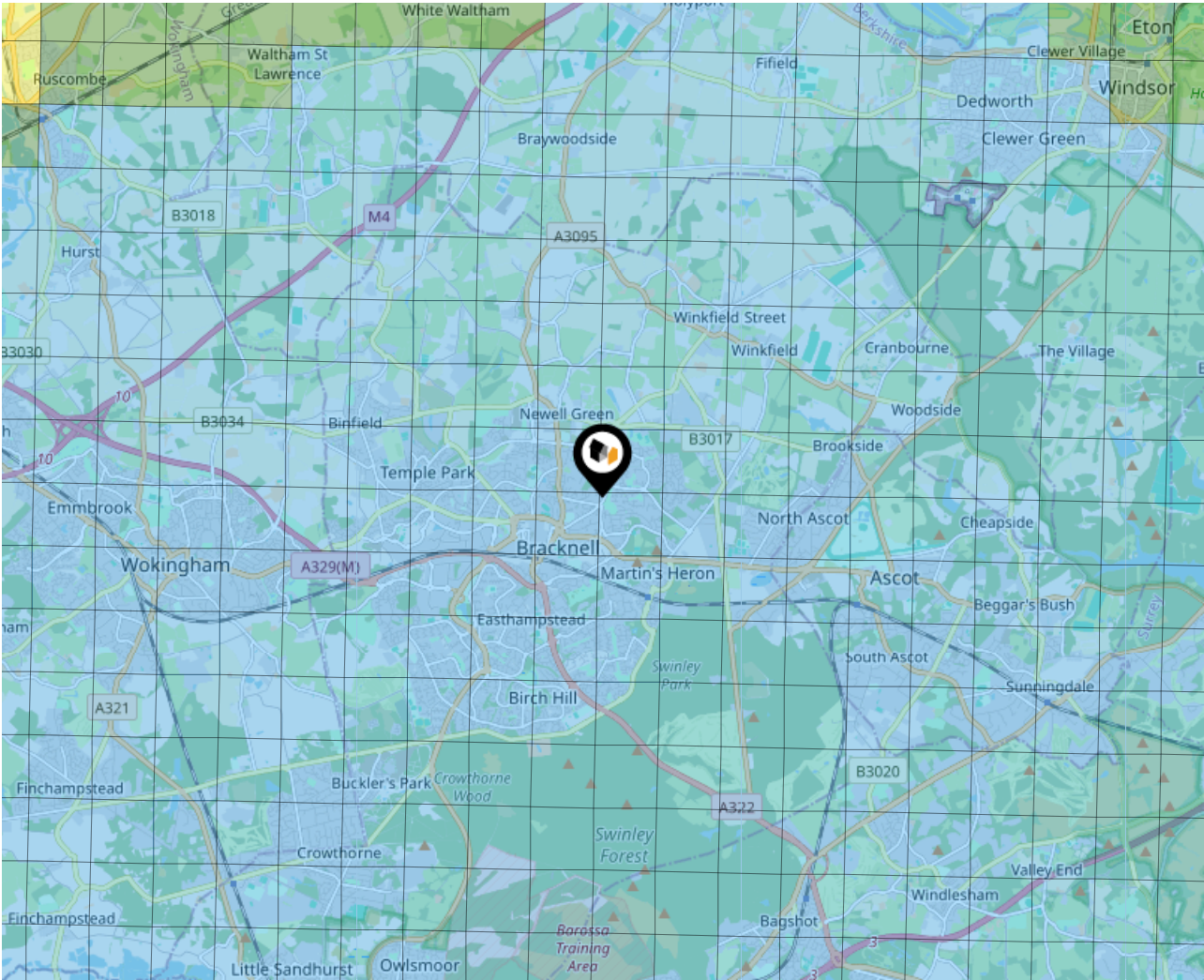
This Property ▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
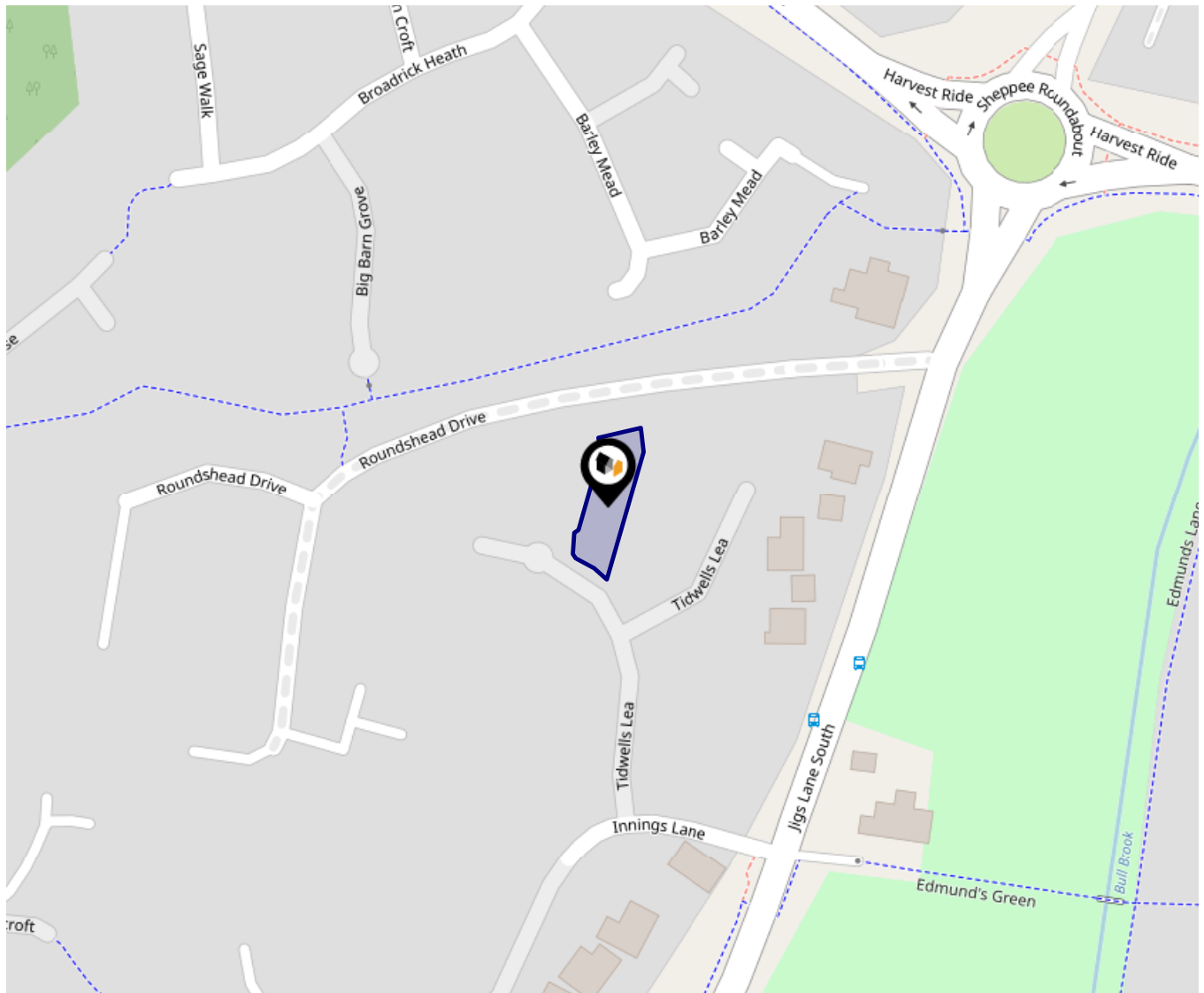
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Environment
Soils & Clay

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

Carbon Content: NONE
Parent Material Grain: ARGILLACEOUS
Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAY TO SILT
Soil Depth: DEEP
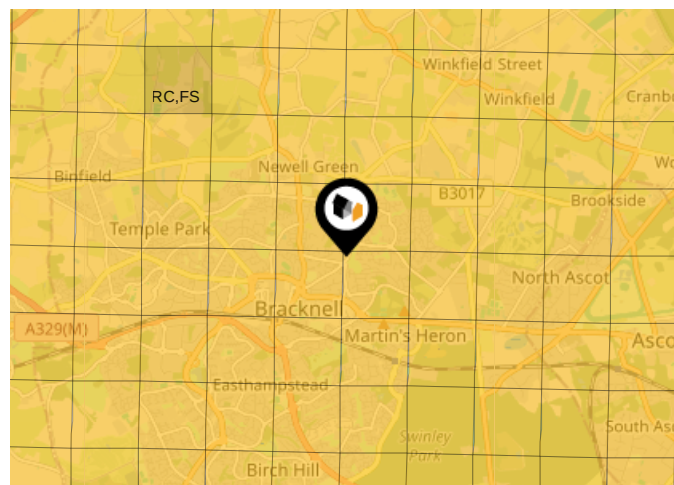
Primary Classifications (Most Common Clay Types)

|	
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

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Area
Transport (National)
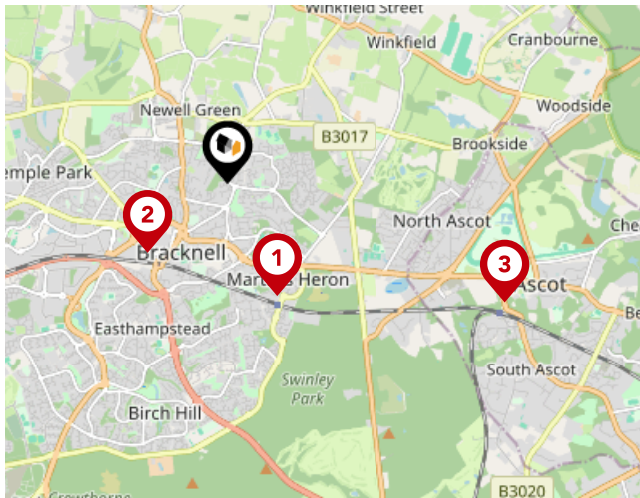
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.13 miles
2	Bracknell Rail Station	0.98 miles
3	Ascot Rail Station	2.78 miles
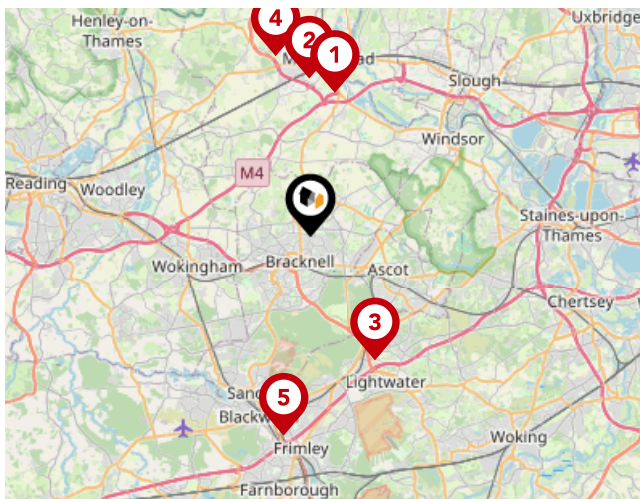
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.4 miles
2	A404(M) J9A	5.88 miles
3	M3 J3	5.15 miles
4	A404(M) J9	6.79 miles
5	M3 J4	7.43 miles
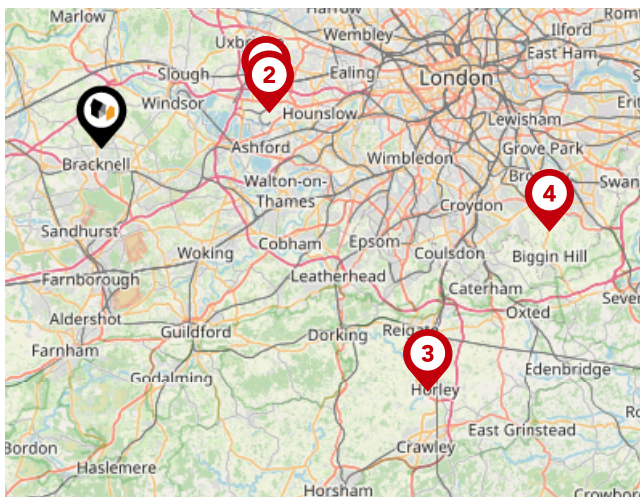
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.69 miles
2	Heathrow Airport Terminal 4	12.65 miles
3	Gatwick Airport	30.2 miles
4	Leaves Green	33.75 miles

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Area
Transport (Local)
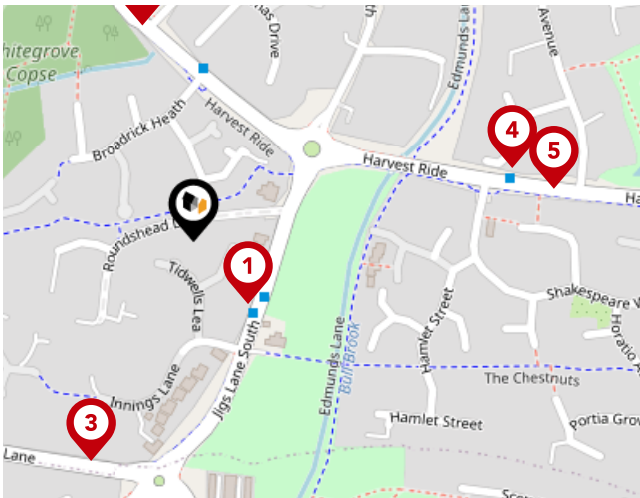
Bus Stops/Stations

Pin	Name	Distance
1	Innings Lane	0.05 miles
2	Broadrick Heath	0.13 miles
3	Park Road	0.14 miles
4	Walsh Avenue	0.19 miles
5	Walsh Avenue	0.21 miles
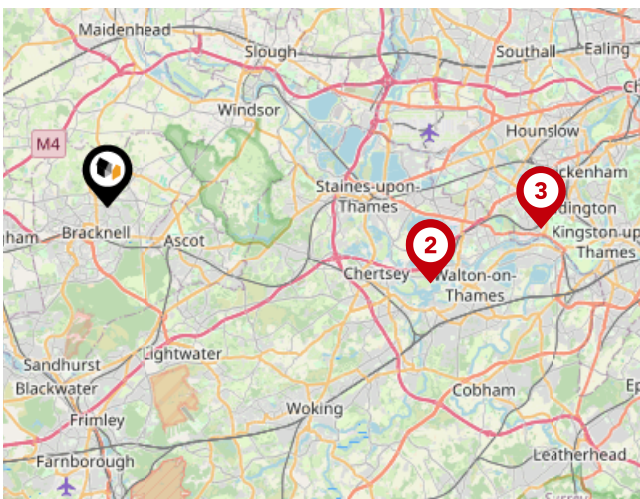
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.3 miles
2	Weybridge Ferry Landing	12.34 miles
3	Moulsey - Hurst Park Ferry Landing	16.06 miles

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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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www.avocadopropertyagents.co.uk

KFB - Key Facts For Buyers