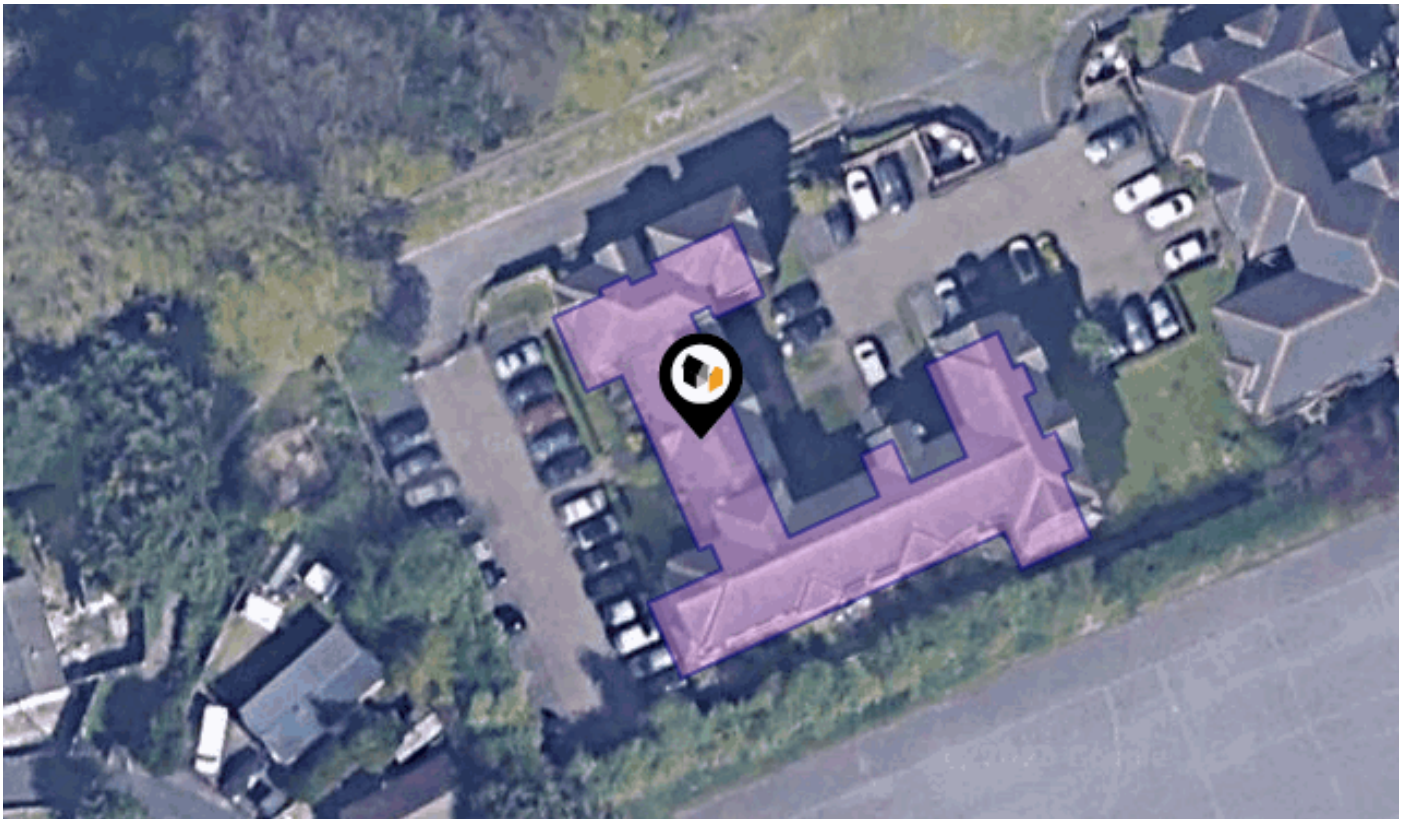See More Online

# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Thursday 05th June 2025**



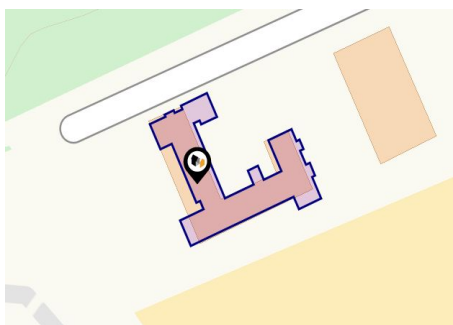# FLAT 6, SHAFTESBURY COURT, LUDLOW ROAD, MAIDENHEAD, SL6 2RS

**Avocado Property**

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

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# Property
# **Overview**



## Property

| | | | |
|---|---|---|---|
| **Type:** | Flat / Maisonette | **Last Sold Date:** | 30/01/2004 |
| **Bedrooms:** | 2 | **Last Sold Price:** | £175,000 |
| **Floor Area:** | 516 ft$^2$ / 48 m$^2$ | **Last Sold £/ft$^2$:** | £338 |
| **Plot Area:** | 0.15 acres | **Tenure:** | Leasehold |
| **Year Built :** | 1983-1990 | **Start Date:** | 04/04/1991 |
| **Council Tax :** | Band D | **End Date:** | 01/01/2116 |
| **Annual Estimate:** | £1,824 | **Lease Term:** | 125 years from 1 January 1991 |
| **Title Number:** | BK294325 | **Term Remaining:** | 90 years |
| **UPRN:** | 100081048806 | | |

## Local Area

| | |
|---|---|
| **Local Authority:** | Windsor and maidenhead |
| **Conservation Area:** | No |
| **Flood Risk:** | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| **13** mb/s | **44** mb/s | **1000** mb/s |
|---|---|---|

**Mobile Coverage:**
(based on calls indoors)

O2    EE    3    Vodafone

**Satellite/Fibre TV Availability:**

✔ BT    ✔ sky    ✔ Virgin media

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# Property
## Multiple Title Plans



## Freehold Title Plan
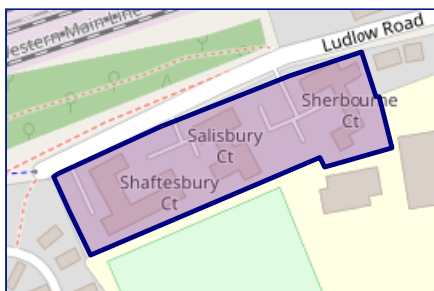


**BK222792**

## Leasehold Title Plan



**BK294325**

| | |
|---|---|
| Start Date: | 04/04/1991 |
| End Date: | 01/01/2116 |
| Lease Term: | 125 years from 1 January 1991 |
| Term Remaining: | 90 years |

# Property
## EPC - Certificate

### Flat 6 Shaftesbury Court, Ludlow Road, SL6 2RS

**Energy rating**

# D

### Valid until 22.01.2029

| Score | Energy rating | | Current | Potential |
|-------|---------------|---|---------|-----------|
| 92+ | A | | | |
| 81-91 | B | | | |
| 69-80 | C | | | 74 \| C |
| 55-68 | D | | 64 \| D | |
| 39-54 | E | | | |
| 21-38 | F | | | |
| 1-20 | G | | | |

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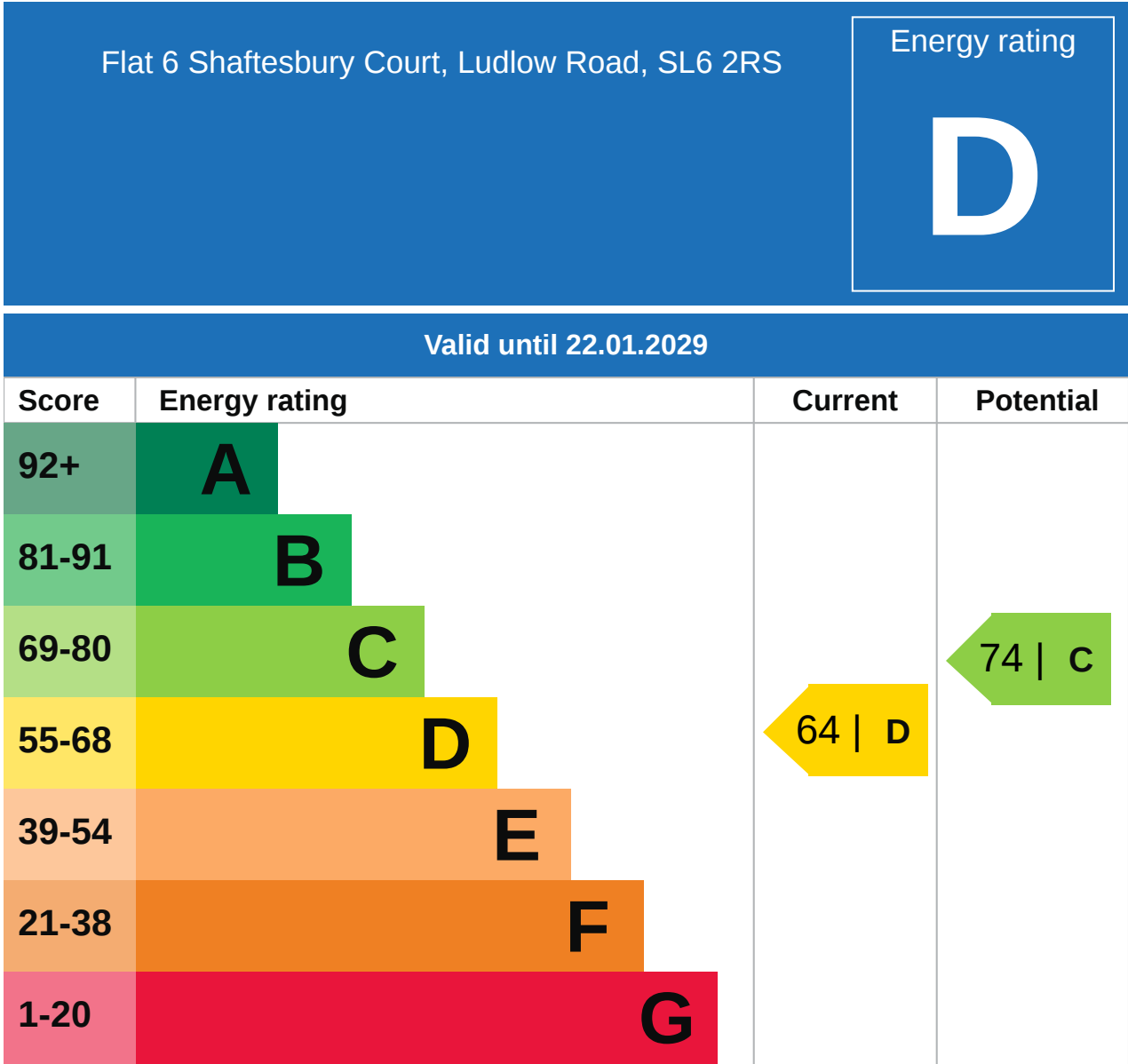
# Property
# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Flat |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | Rental (private) |
| **Energy Tariff:** | Dual |
| **Main Fuel:** | Electricity (not community) |
| **Main Gas:** | No |
| **Floor Level:** | 2nd |
| **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, as built, insulated (assumed) |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 100 mm loft insulation |
| **Roof Energy:** | Average |
| **Main Heating:** | Electric storage heaters |
| **Main Heating Controls:** | Manual charge control |
| **Hot Water System:** | Electric immersion, off-peak |
| **Hot Water Energy Efficiency:** | Average |
| **Lighting:** | Low energy lighting in 29% of fixed outlets |
| **Floors:** | (another dwelling below) |
| **Total Floor Area:** | 48 m$^2$ |

# Market
# House Price Statistics

## 10 Year History of Average House Prices by Property Type in SL6
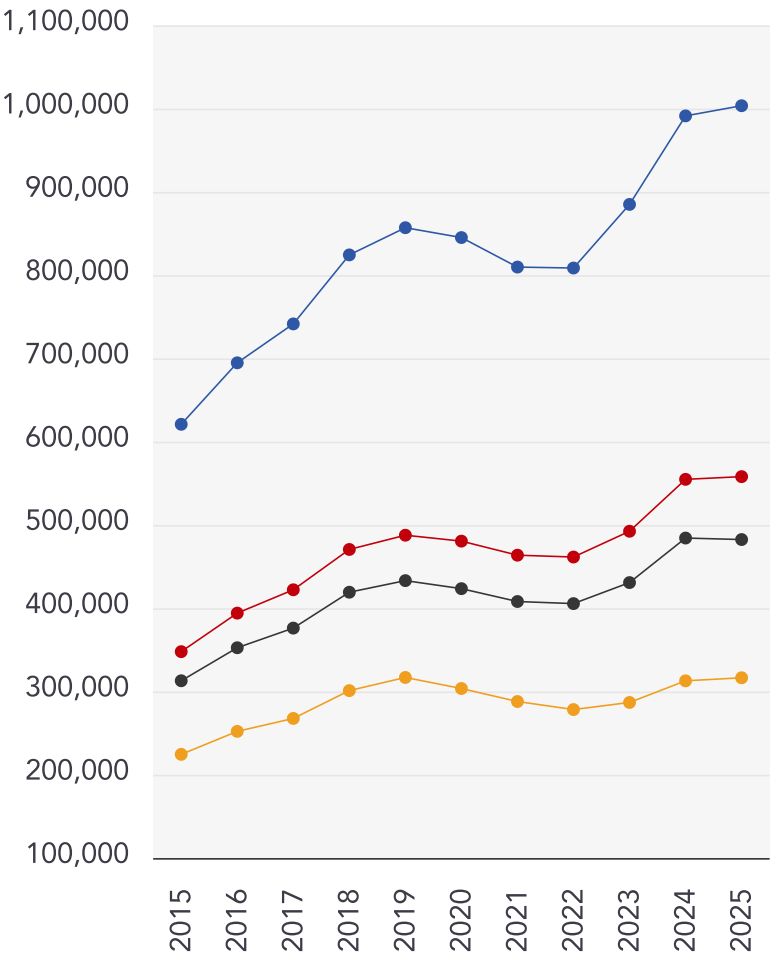


| | |
|---|---|
| Detached | **+61.62%** |
| Semi-Detached | **+60.42%** |
| Terraced | **+54.19%** |
| Flat | **+40.97%** |

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# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2025
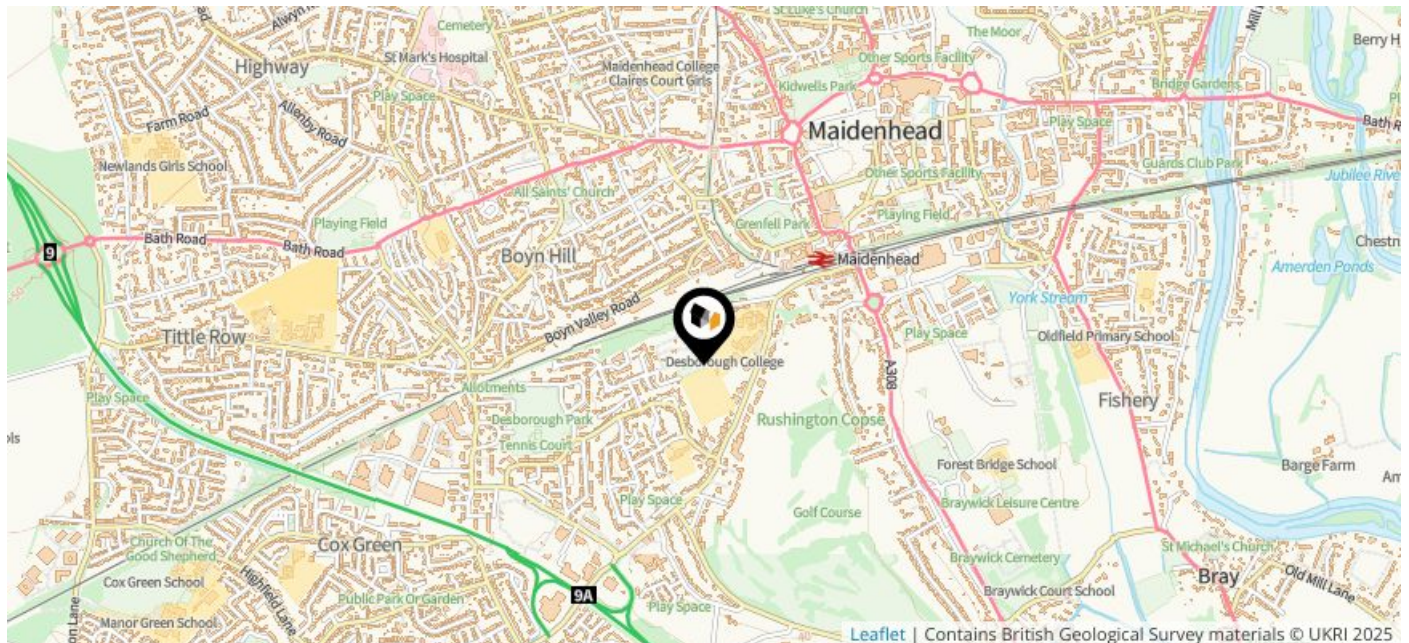
### Mine Entry

✕   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.
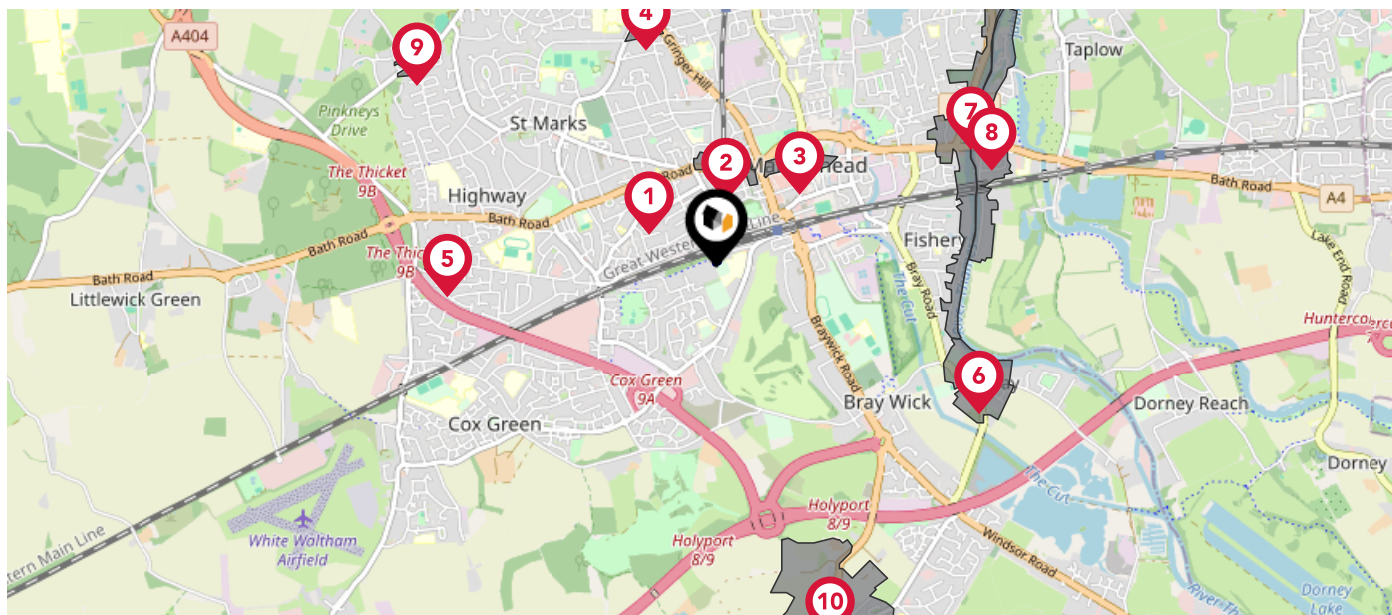


| Nearby Conservation Areas | |
|---|---|
| **1** | All Saints, Boyn Hill, Maidenhead |
| **2** | Castle Hill, Maidenhead |
| **3** | Maidenhead Town Centre |
| **4** | Furze Platt Triangel |
| **5** | Altwood Roadm Maidenhead |
| **6** | Bray Village |
| **7** | Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge) |
| **8** | Taplow Riverside |
| **9** | Pinkneys green |
| **10** | Holyport |

# 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
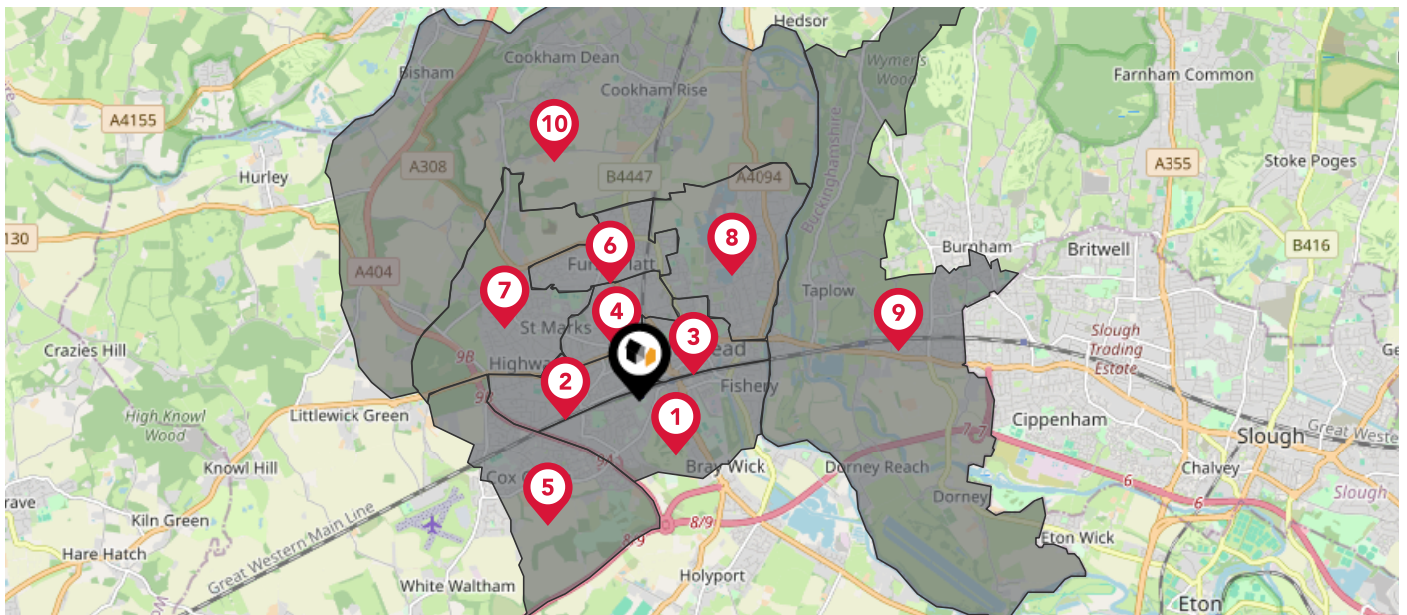


| Nearby Council Wards | |
|---|---|
| 1 | Oldfield Ward |
| 2 | Boyn Hill Ward |
| 3 | St. Mary's Ward |
| 4 | Belmont Ward |
| 5 | Cox Green Ward |
| 6 | Furze Platt Ward |
| 7 | Pinkneys Green Ward |
| 8 | Riverside Ward |
| 9 | Cliveden Ward |
| 10 | Bisham & Cookham Ward |

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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...
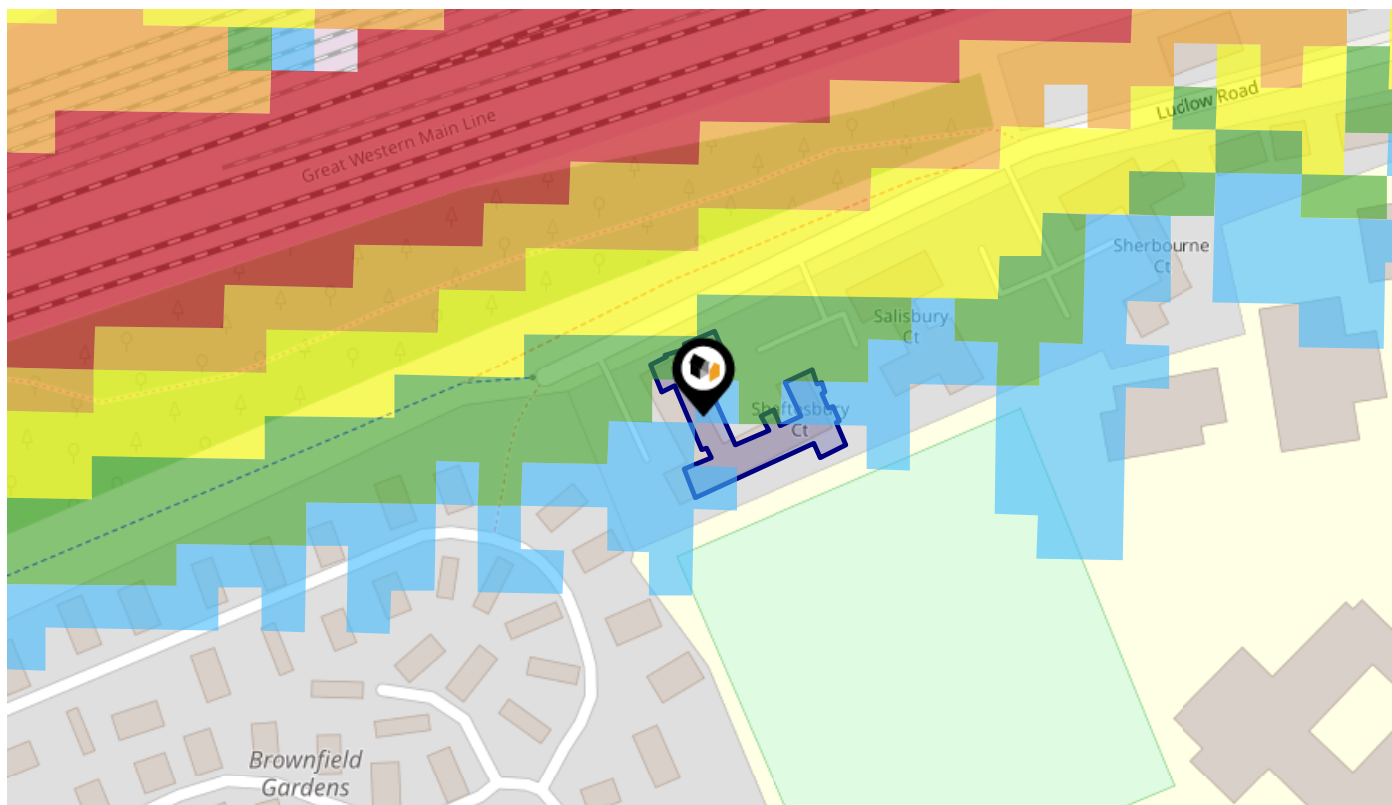


## Rail Noise Data

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.
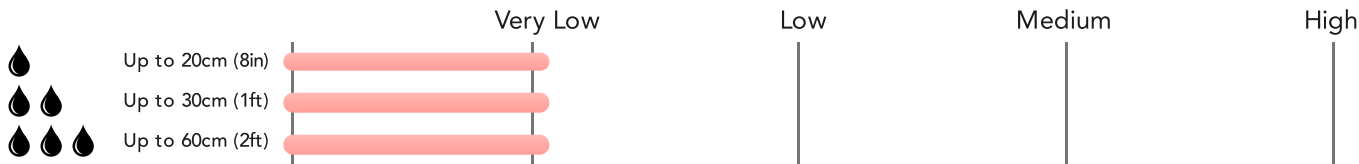


**Risk Rating:   Very low**

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.

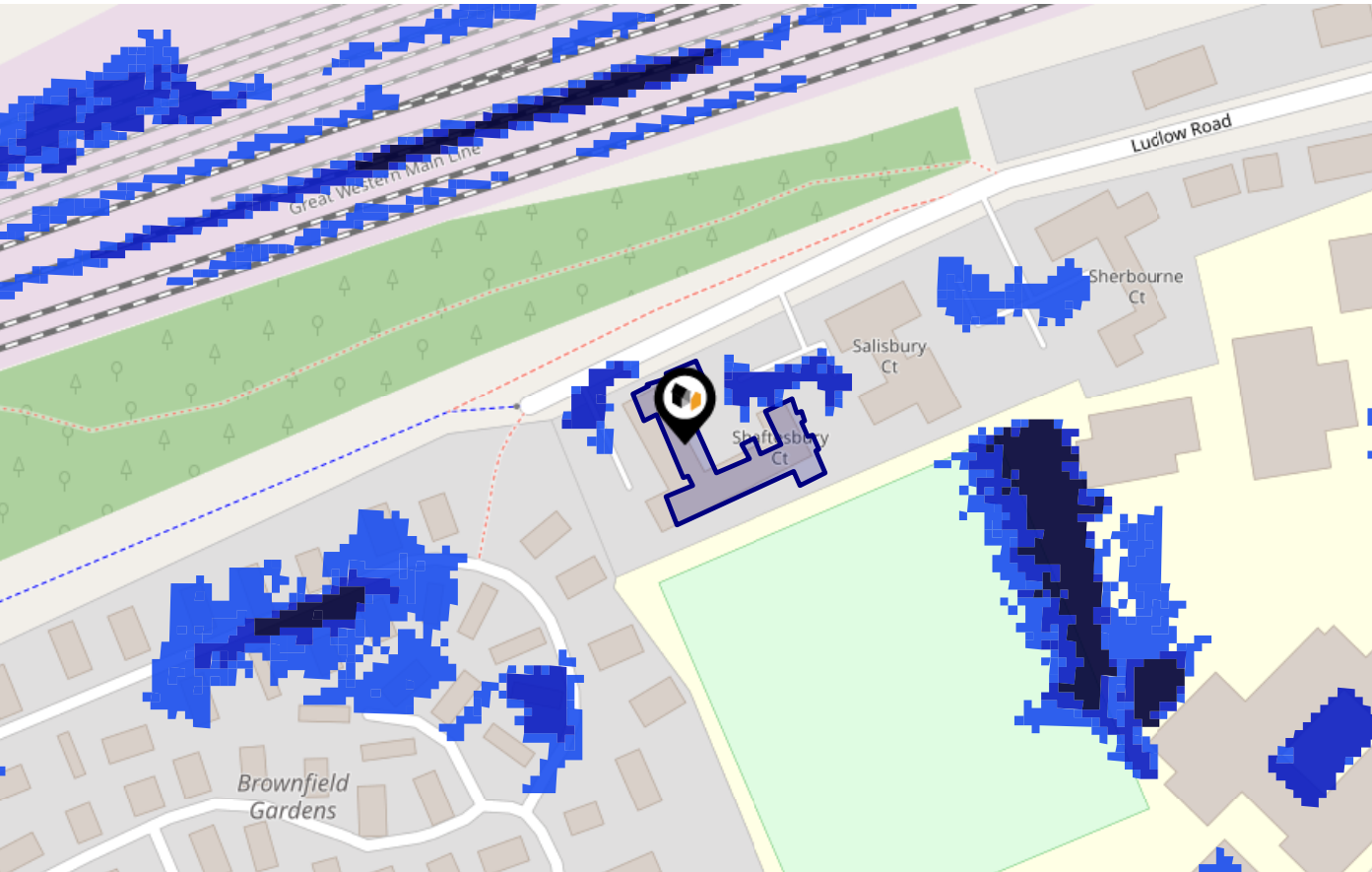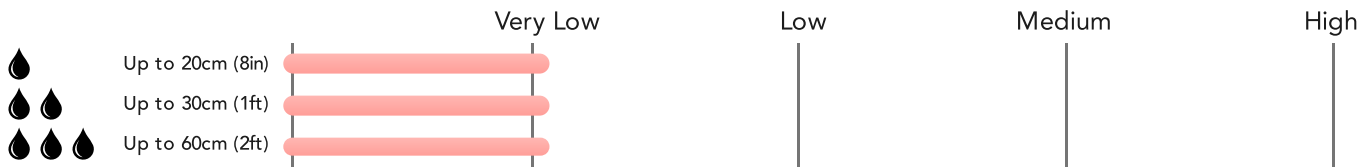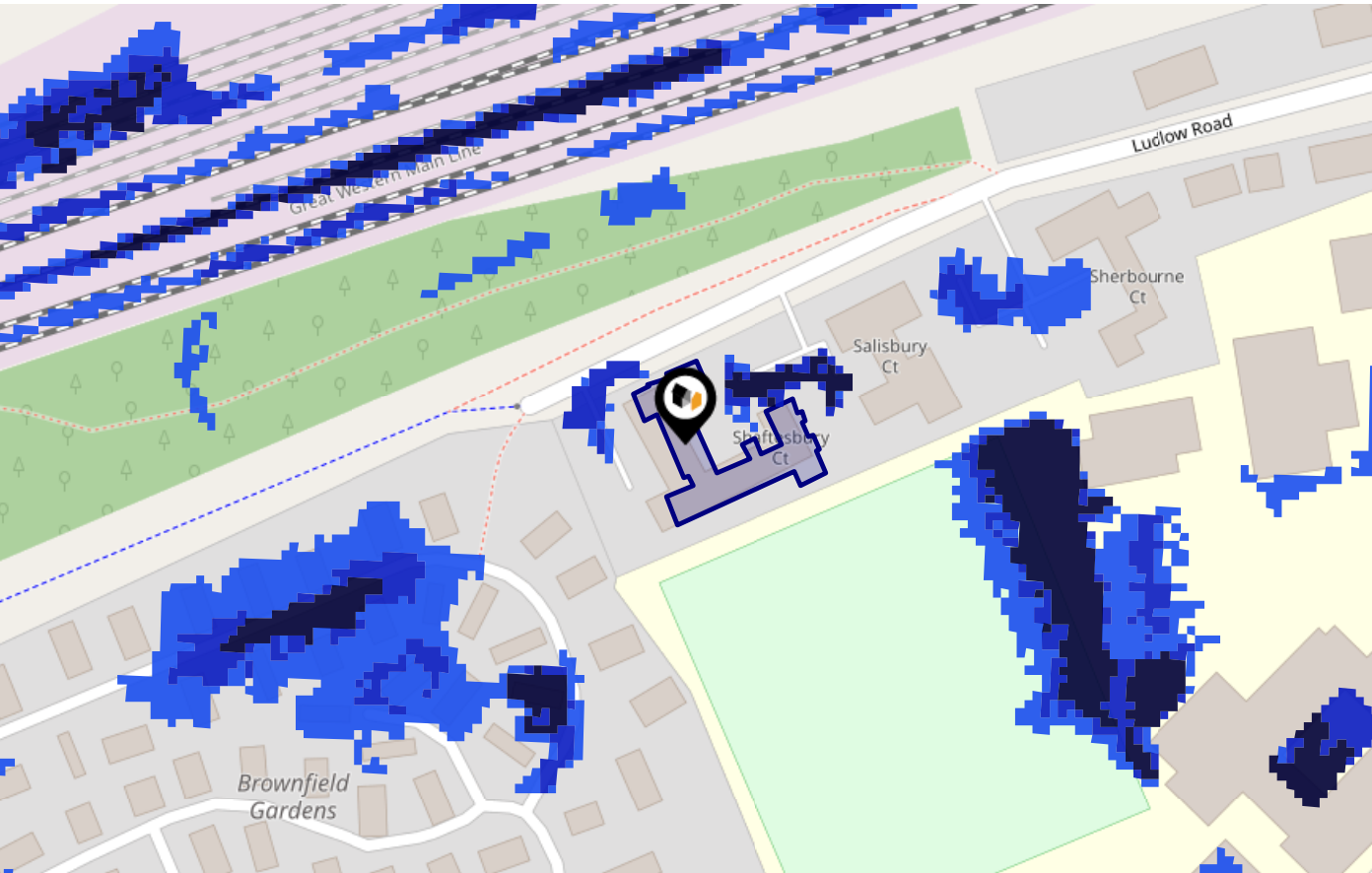Chance of flooding to the following depths at this property:

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

# Flood Risk
## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.
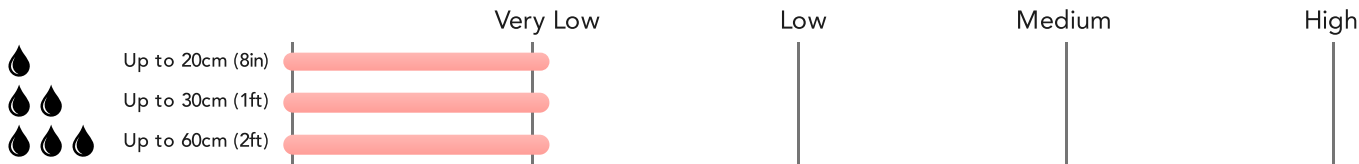


**Risk Rating:**   Very low

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

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

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

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

**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

**KFB -**  Key Facts For Buyers

# Flood Risk
## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



**Risk Rating:   Very low**

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

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

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

■ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** 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
## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating:** Very low

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

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

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

▪ **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

▪ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

**KFB -** Key Facts For Buyers

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# Maps
## Green Belt

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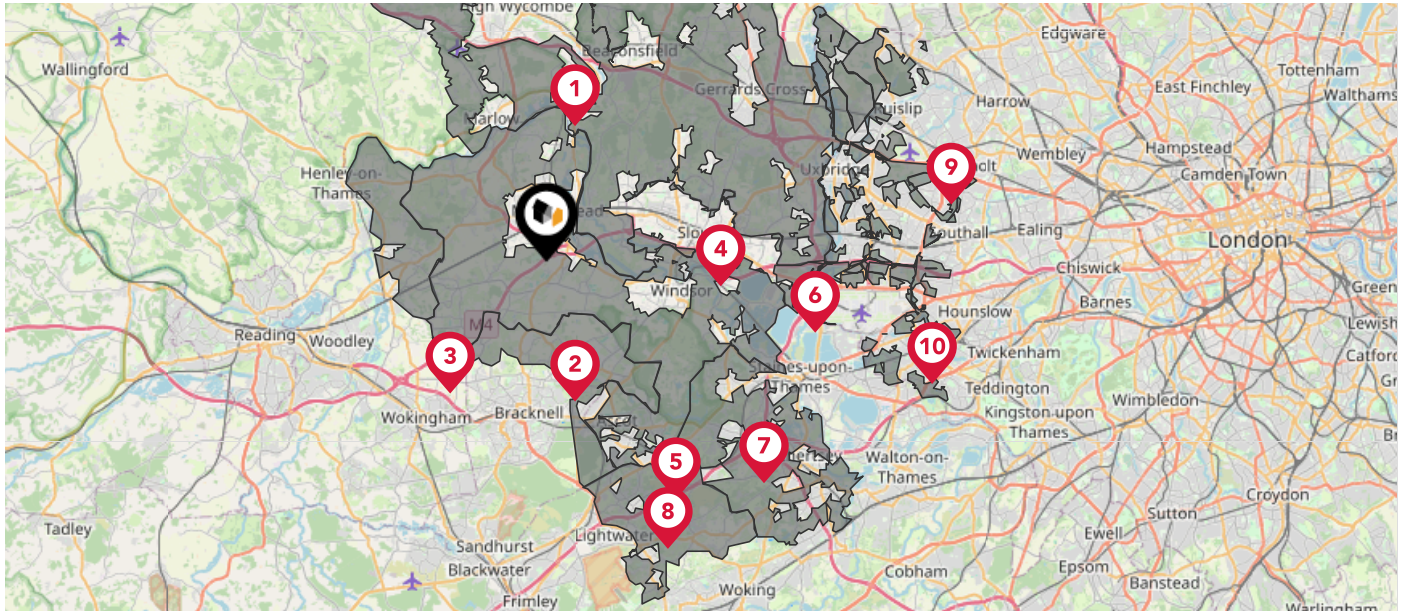


| Nearby Green Belt Land | |
|---|---|
| 1 | London Green Belt - Buckinghamshire |
| 2 | London Green Belt - Bracknell Forest |
| 3 | London Green Belt - Wokingham |
| 4 | London Green Belt - Slough |
| 5 | London Green Belt - Windsor and Maidenhead |
| 6 | London Green Belt - Hillingdon |
| 7 | London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

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# 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.
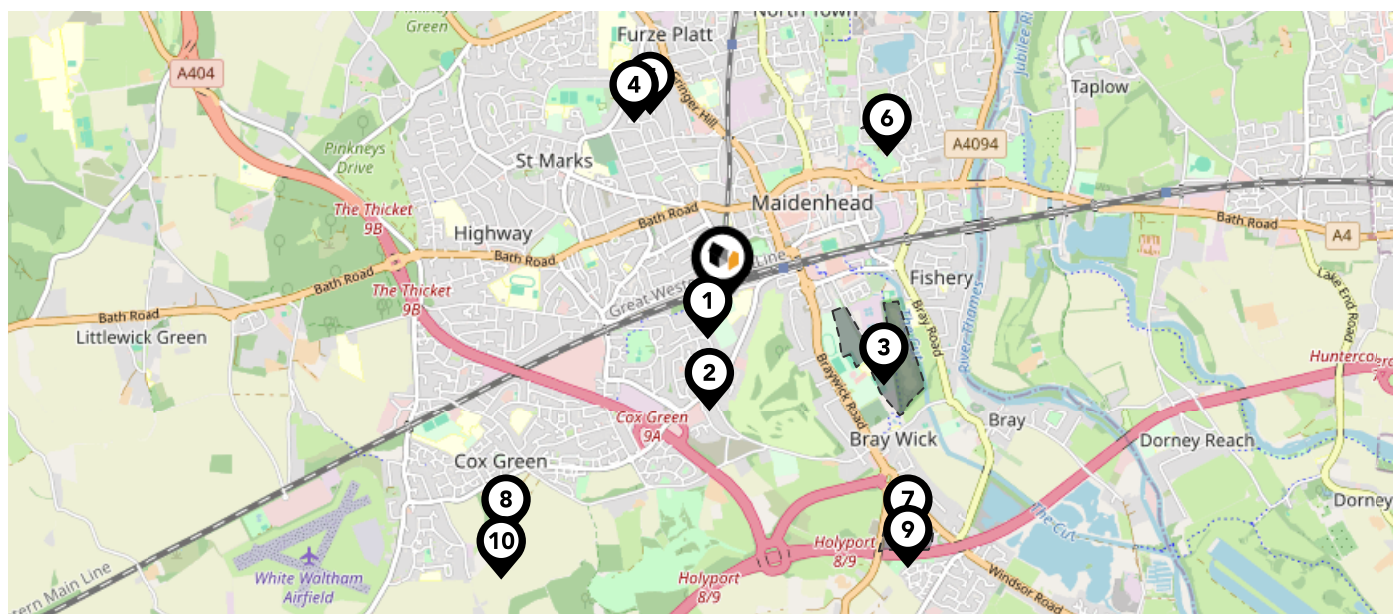


| | Nearby Landfill Sites | | |
|---|---|---|---|
| 1 | Ludlow Road-Maidenhead | Historic Landfill | |
| 2 | Curls Lane-Cox Green | Historic Landfill | |
| 3 | Braywick Road-Maidenhead | Historic Landfill | |
| 4 | Langton Close-Maidenhead | Historic Landfill | |
| 5 | Linden Avenue-Maidenhead | Historic Landfill | |
| 6 | Badnalls Pit-Maidenhead | Historic Landfill | |
| 7 | Priors Way-Bray | Historic Landfill | |
| 8 | Lillybrook Farm No.1-Cox Green | Historic Landfill | |
| 9 | Priors Way-Bray | Historic Landfill | |
| 10 | Lillybrook Farm No.2-Cox Green | 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...
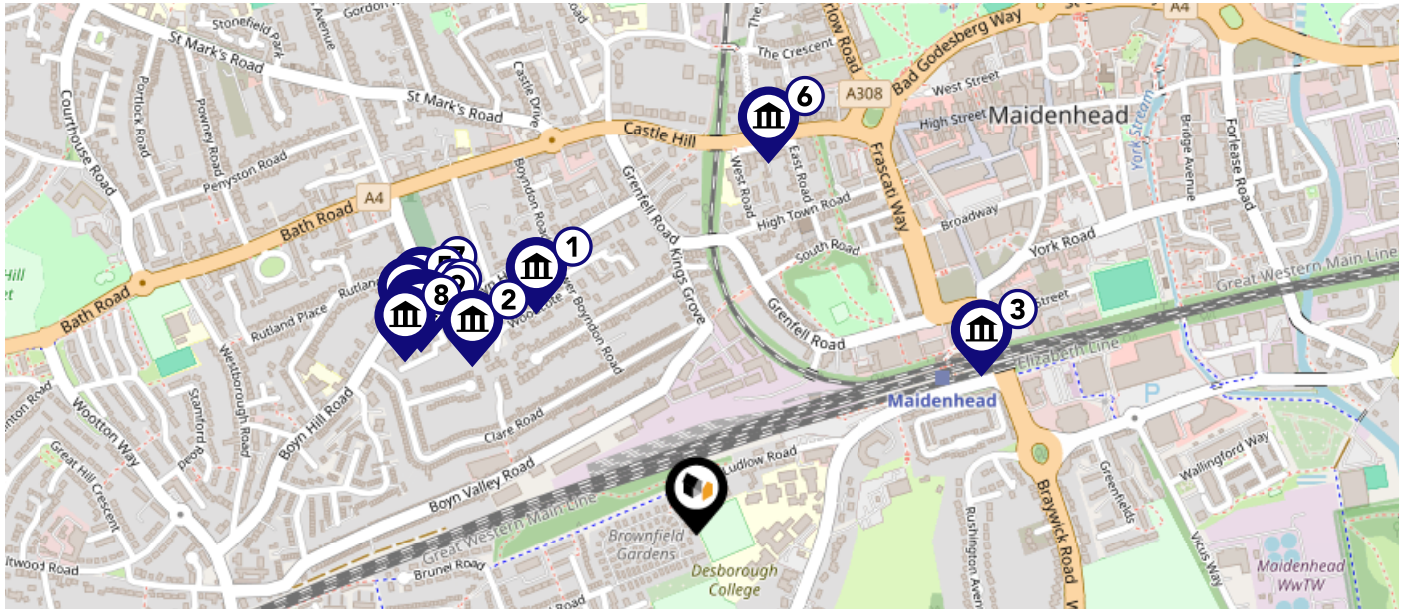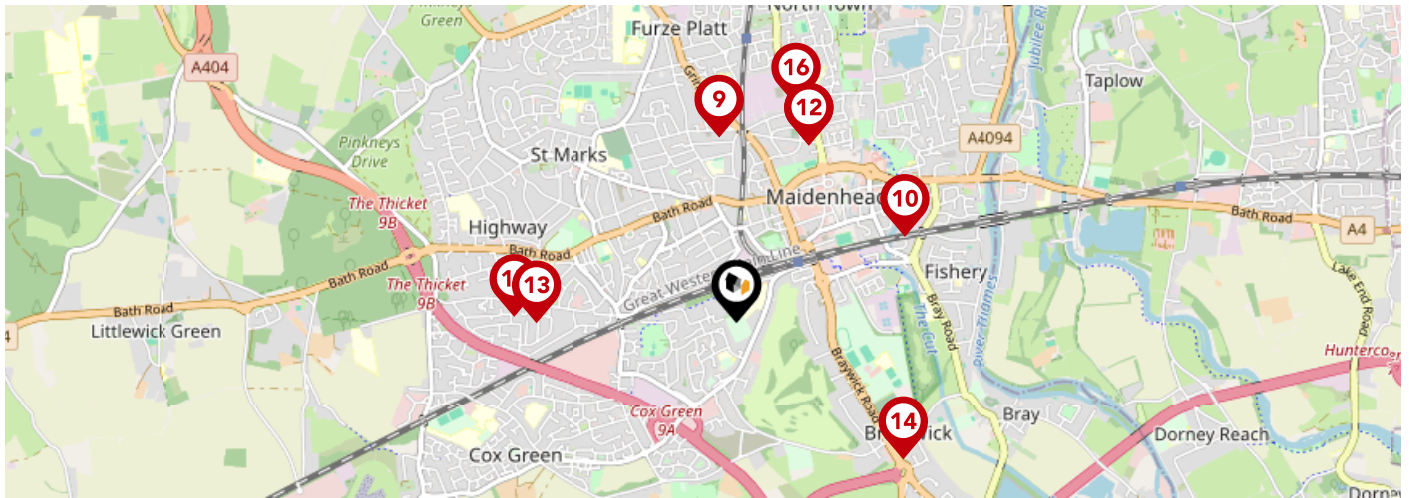


| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1392401 - Brocket | Grade II | 0.3 miles |
| 1389620 - 27, Boyn Hill Avenue | Grade II | 0.3 miles |
| 1319375 - The Clocktower | Grade II | 0.4 miles |
| 1312975 - All Saints Parish Centre (former All Saints School) | Grade II | 0.4 miles |
| 1136045 - Entrance Gateway And Wall To Quadrangle | Grade II | 0.4 miles |
| 1117622 - Spring Lodge | Grade II | 0.4 miles |
| 1117616 - Church Of All Saints | Grade I | 0.4 miles |
| 1117618 - 5, Boyn Hill Road | Grade II | 0.4 miles |
| 1117614 - Girls School | Grade II | 0.4 miles |
| 1117615 - All Saints Cottage | Grade II | 0.4 miles |

# Area
# Schools
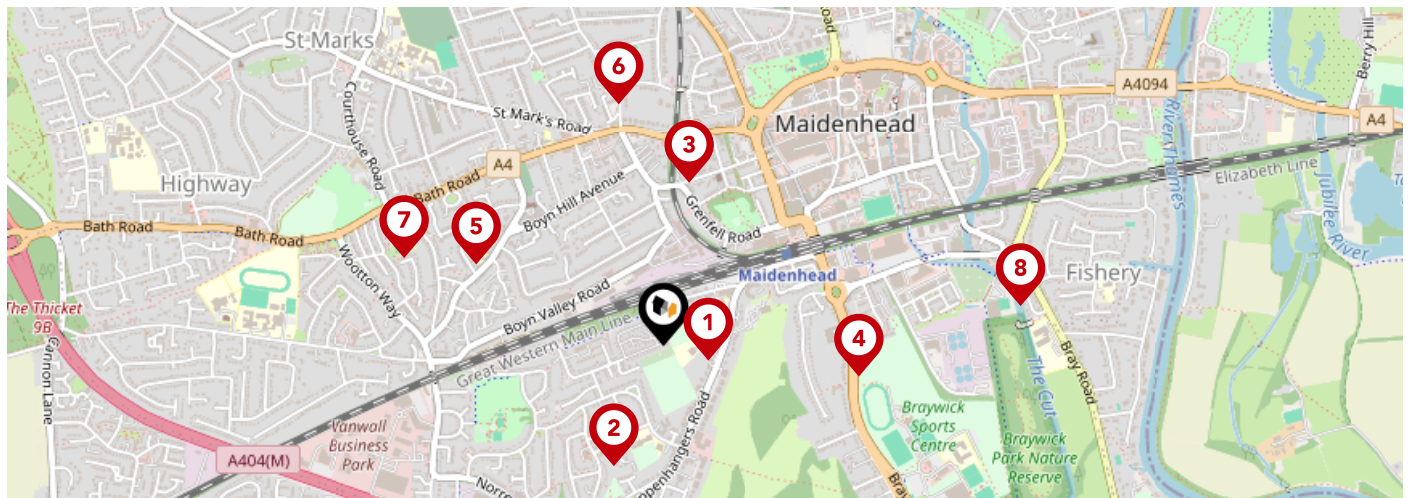


|  | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1 Desborough College**<br>Ofsted Rating: Good  \|  Pupils: 728  \| Distance:0.11 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **2 Larchfield Primary and Nursery School**<br>Ofsted Rating: Good  \|  Pupils: 239  \| Distance:0.3 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **3 Highfield Preparatory School Limited**<br>Ofsted Rating: Not Rated  \|  Pupils: 94  \| Distance:0.38 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **4 Forest Bridge School**<br>Ofsted Rating: Good  \|  Pupils: 113  \| Distance:0.45 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **5 Boyne Hill CofE Infant and Nursery School**<br>Ofsted Rating: Outstanding  \|  Pupils: 216  \| Distance:0.47 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **6 Claires Court Schools**<br>Ofsted Rating: Not Rated  \|  Pupils: 961  \| Distance:0.57 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **7 All Saints Church of England Junior School**<br>Ofsted Rating: Not Rated  \|  Pupils: 224  \| Distance:0.63 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8 Oldfield Primary School**<br>Ofsted Rating: Outstanding  \|  Pupils: 415  \| Distance:0.83 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Area
## Schools



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 St Piran's School**<br>Ofsted Rating: Not Rated | Pupils: 450 | Distance:0.86 | ☐ | ☑ | ☐ | ☐ | ☐ |

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 St Piran's School**<br>Ofsted Rating: Not Rated \| Pupils: 450 \| Distance:0.86 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10 RBWM Alternative Learning Provision**<br>Ofsted Rating: Good \| Pupils: 18 \| Distance:0.87 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **11 St Mary's Catholic Primary School, Maidenhead**<br>Ofsted Rating: Requires improvement \| Pupils: 304 \| Distance:0.88 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12 St Luke's CofE Primary School**<br>Ofsted Rating: Outstanding \| Pupils: 326 \| Distance:0.88 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13 Altwood Church of England School**<br>Ofsted Rating: Good \| Pupils: 740 \| Distance:0.92 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **14 Braywick Court School**<br>Ofsted Rating: Outstanding \| Pupils: 263 \| Distance:0.99 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15 St Edmund Campion Catholic Primary School and Nursery**<br>Ofsted Rating: Requires improvement \| Pupils: 484 \| Distance:1.03 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16 Riverside Primary School and Nursery**<br>Ofsted Rating: Good \| Pupils: 389 \| Distance:1.04 | ☐ | ☑ | ☐ | ☐ | ☐ |

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property
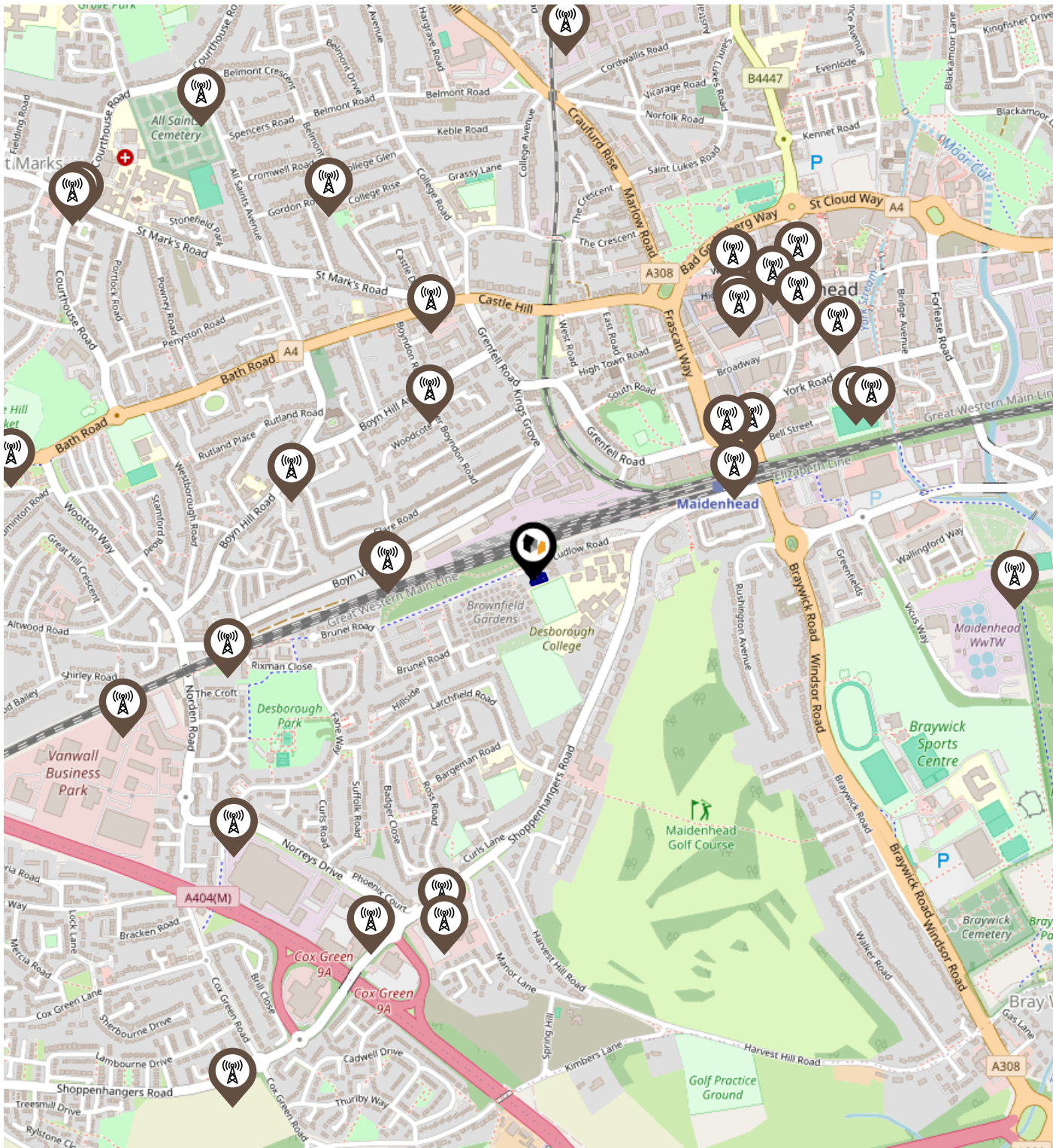


**Key:**

Power Pylons

Communication Masts

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# 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).
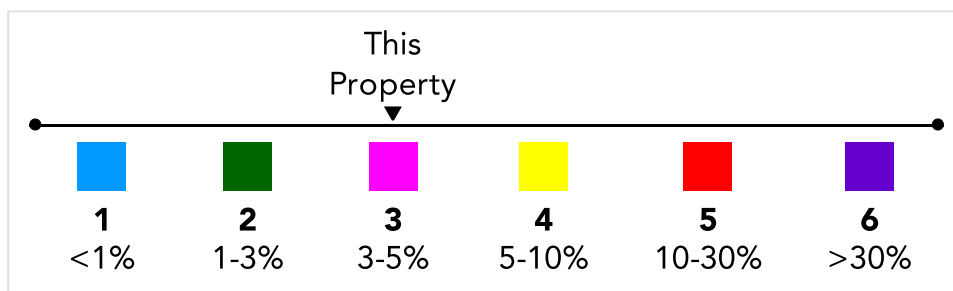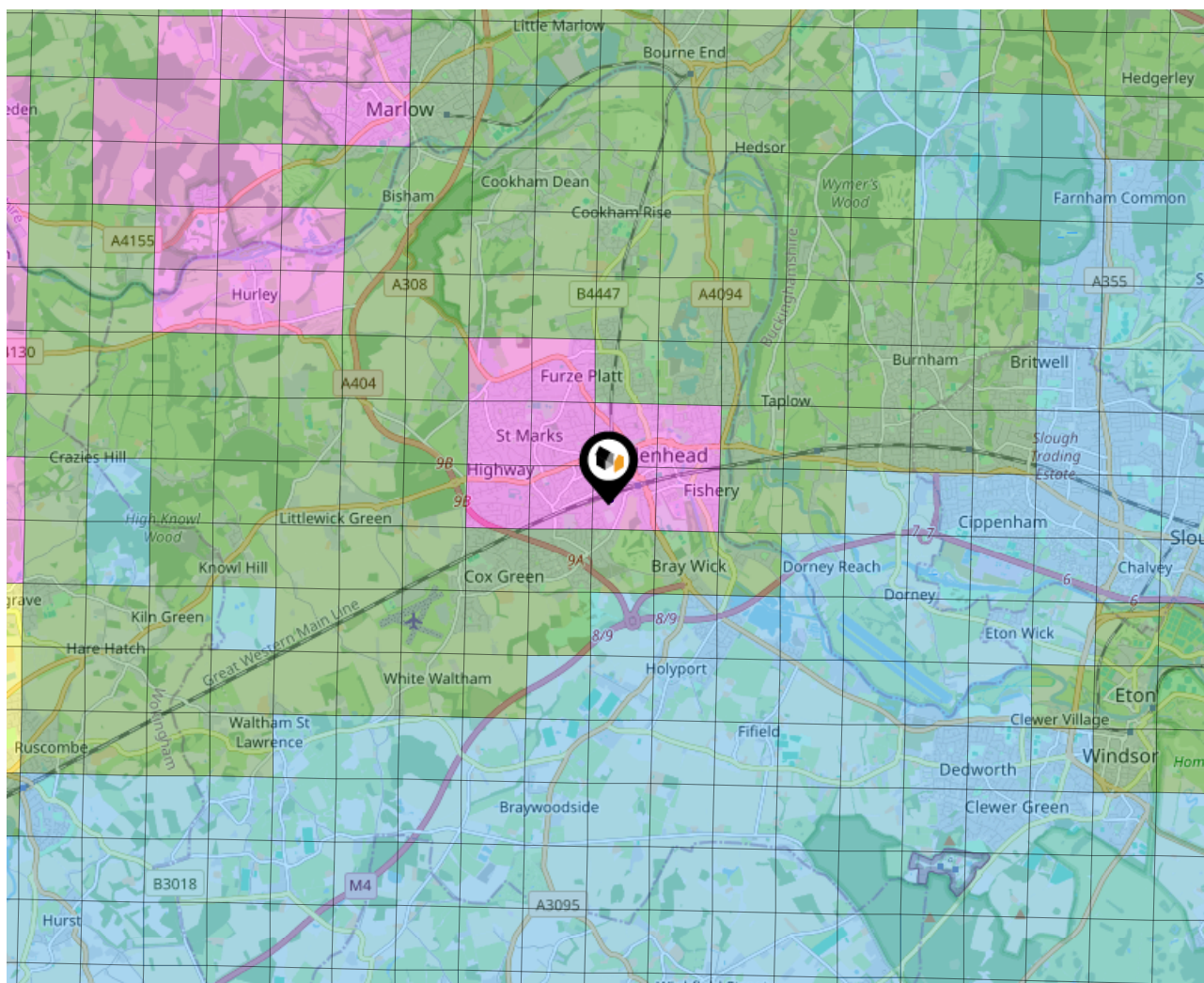


This
Property
▼

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| <1% | 1-3% | 3-5% | 5-10% | 10-30% | >30% |

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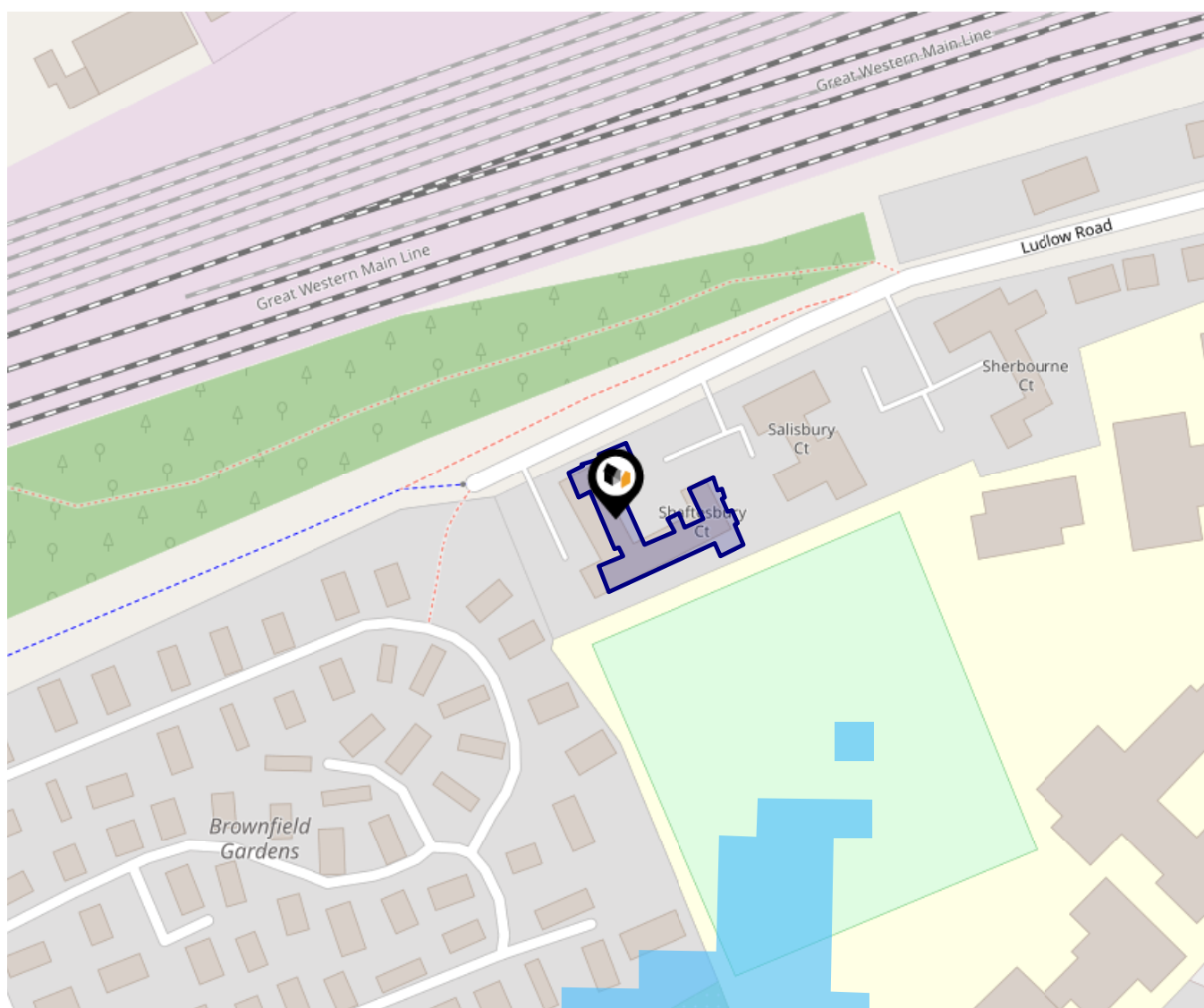
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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

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

# Environment
## Soils & Clay

avocado property

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

| | | | |
|---|---|---|---|
| **Carbon Content:** | HIGH | **Soil Texture:** | CHALKY, SILTY LOAM |
| **Parent Material Grain:** | ARGILLIC - ARENACEOUS | **Soil Depth:** | INTERMEDIATE-SHALLOW |
| **Soil Group:** | MEDIUM(SILTY) TO LIGHT(SILTY) | | |
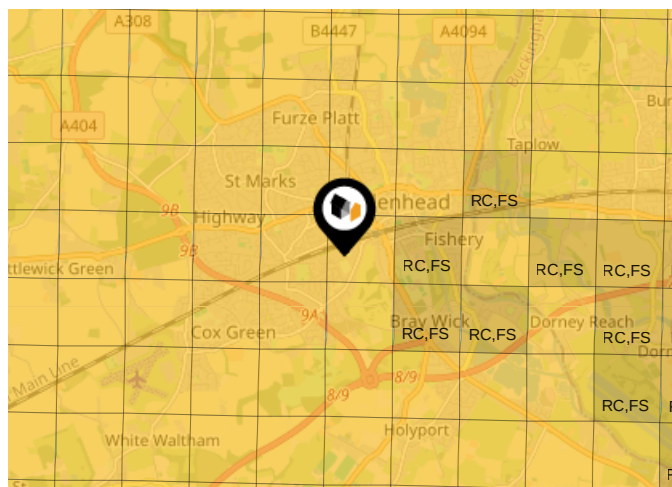


### Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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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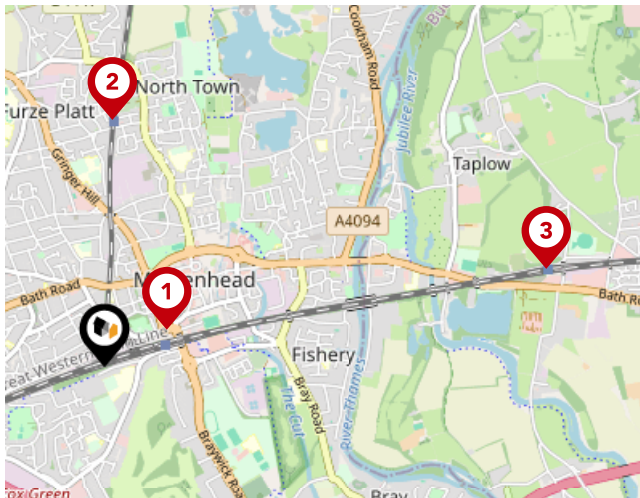
## National Rail Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Maidenhead Rail Station | 0.34 miles |
| 2 | Furze Platt Rail Station | 1.14 miles |
| 3 | Taplow Rail Station | 2.09 miles |
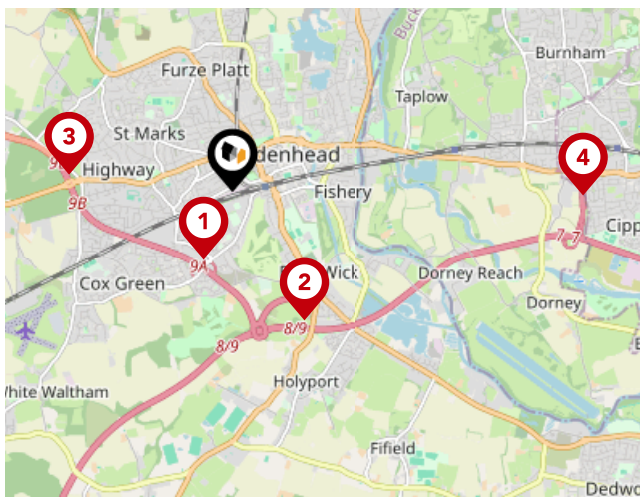


## Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------|----------|
| 1 | A404(M) J9A | 0.68 miles |
| 2 | M4 J8 | 1.34 miles |
| 3 | A404(M) J9 | 1.52 miles |
| 4 | M4 J7 | 3.23 miles |
| 5 | M40 J3 | 6.23 miles |
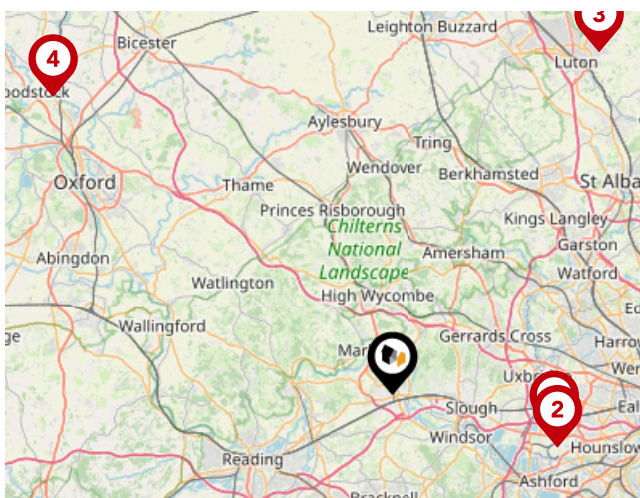


## Airports/Helipads

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Heathrow Airport | 12.26 miles |
| 2 | Heathrow Airport Terminal 4 | 12.74 miles |
| 3 | Luton Airport | 29.32 miles |
| 4 | Kidlington | 33.23 miles |

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# Area
# **Transport (Local)**
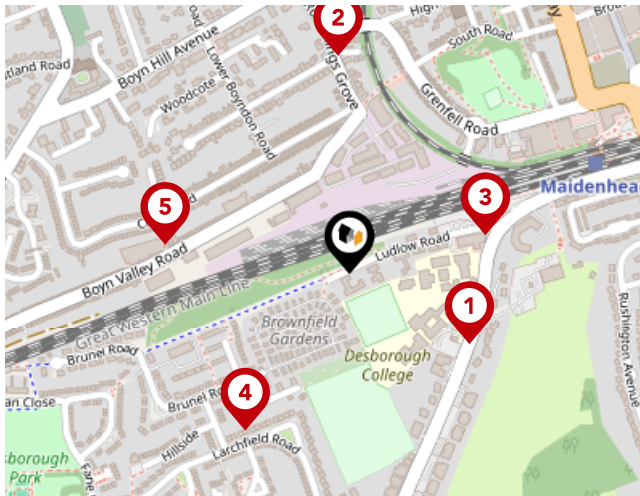


## Bus Stops/Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Desborough School | 0.16 miles |
| 2 | Kings Grove | 0.25 miles |
| 3 | Desborough School | 0.16 miles |
| 4 | Reid Avenue | 0.22 miles |
| 5 | Boyn Valley Road | 0.21 miles |
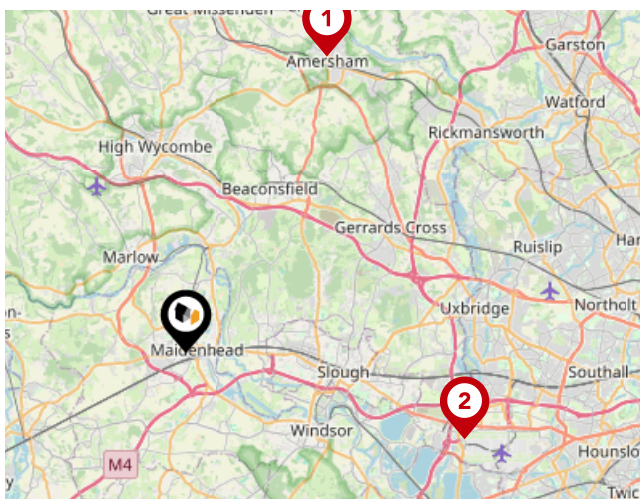


## Local Connections

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Amersham Underground Station | 12.1 miles |
| 2 | Heathrow Terminal 5 Underground Station | 10.78 miles |
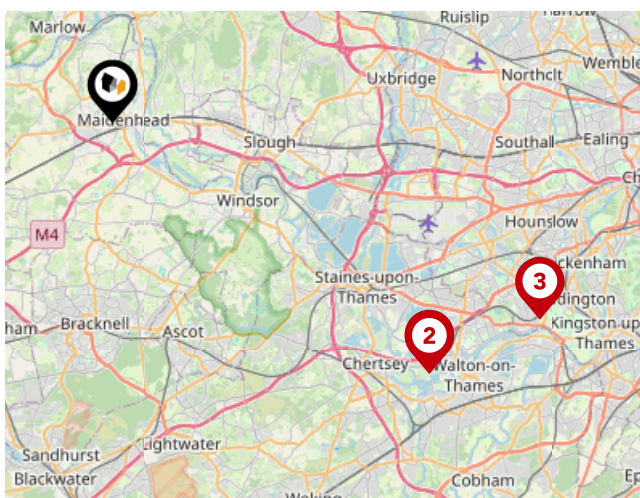


## Ferry Terminals

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Shepperton Ferry Landing | 14.94 miles |
| 2 | Weybridge Ferry Landing | 15 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 17.37 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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