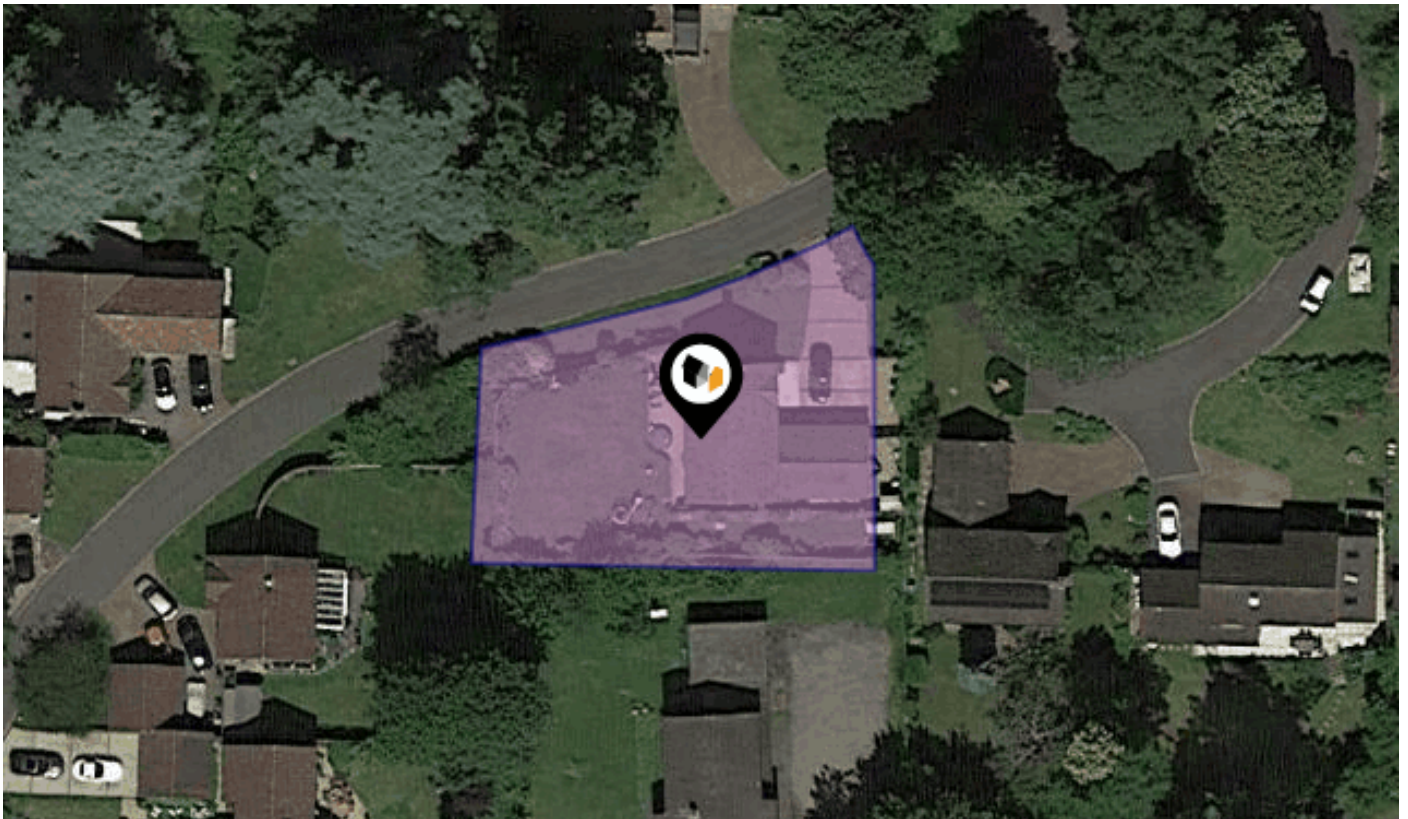# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th April 2025

GEFFERS RIDE, ASCOT, SL5

Property
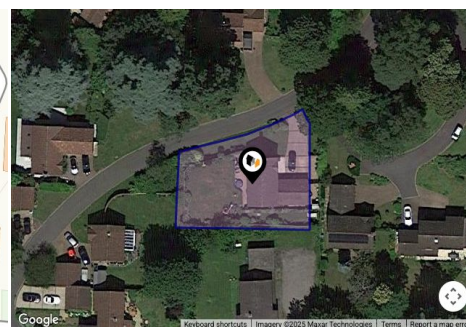# **Overview**

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,679 ft^2 / 156 m^2		
Plot Area:	0.19 acres		
Year Built :	1976-1982		
Council Tax :	Band G		
Annual Estimate:	£3,039		
Title Number:	BK343531		

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)

6 mb/s	**80** 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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GEFFERS RIDE, ASCOT, SL5

Kitchen / Breakfast Room
4.24 x 3.14m
13'11" x 10'4"

Dining Room
3.46 x 3.28m
11'4" x 10'9"

Living Room
6.64 x 4.00m
21'9" x 13'1"

Utility Room
2.24 x 1.94m
7'4" x 6'4"

Storage

Study
3.40 x 2.26m
11'2" x 7'5"

Porch

Garage
5.49 x 5.37m
18'0" x 17'7"

Storage

Ground Floor
Area: 110.7 m² ... 1192 ft²

Bedroom 1
4.58 x 3.18m
15'0" x 10'5"

Bedroom 4
3.51 x 2.41m
11'6" x 7'11"

Bedroom 2
4.13 x 3.51m
13'7" x 11'6"

Bedroom 3
3.08 x 2.97m
10'1" x 9'9"

First Floor
Area: 75.8 m² ... 816 ft²

Total Area: 186.6 m² ... 2008 ft²

This floor plan is provided for representation purposes only, whilst every attempt has been made to
ensure their accuracy the measurements of windows, doors and rooms are approximate and should be
used as such by prospective purchasers. No responsibility will be taken for any errors, omission or
mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that
they are in working order.

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Geffers Ride, SL5

Energy rating

D

Valid until 30.01.2027

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**		78 | **C**
55-68	**D**	66 | **D**	
39-54	**E**		
21-38	**F**		
1-20	**G**		
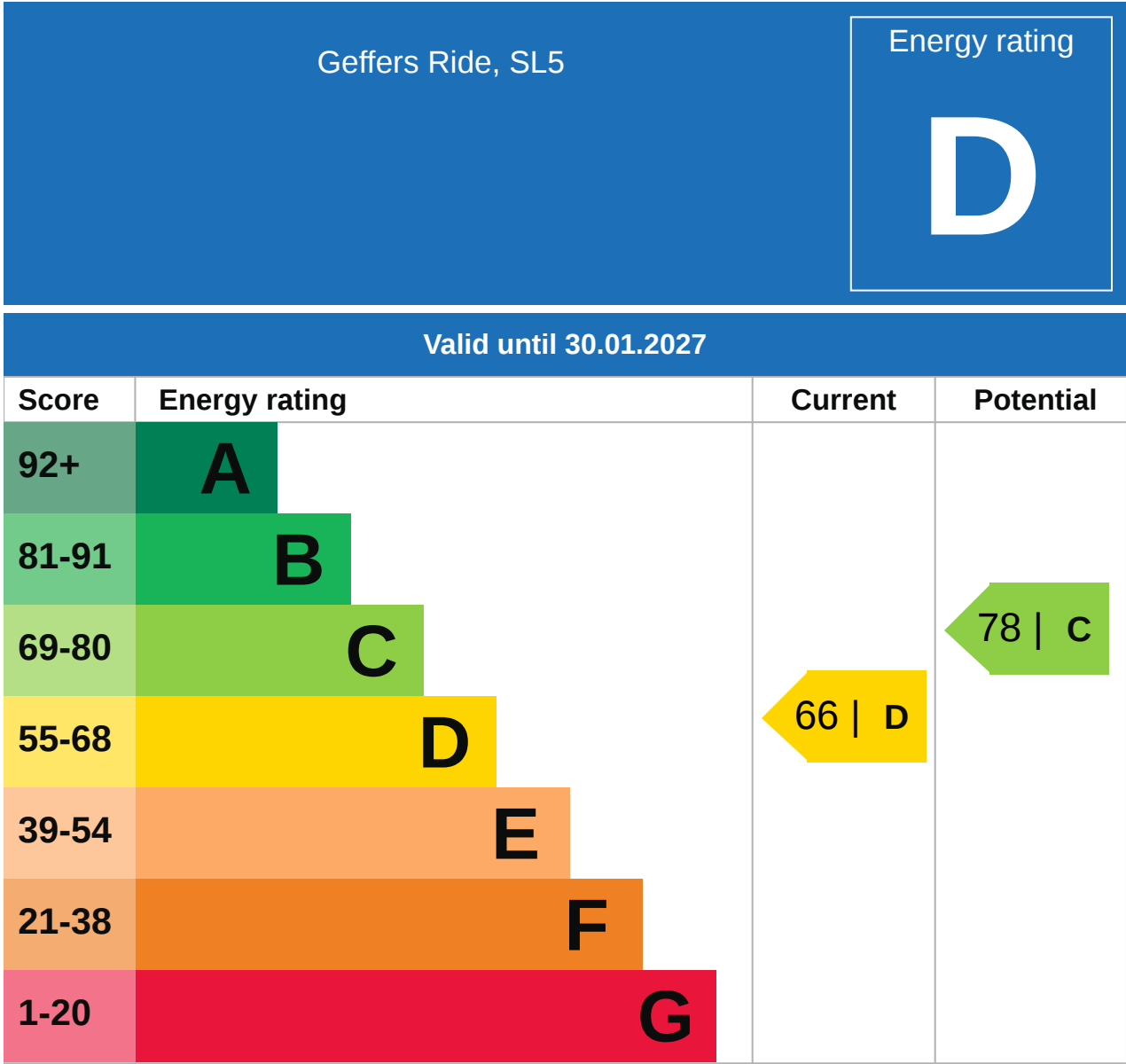
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 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 9% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	156 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in SL5
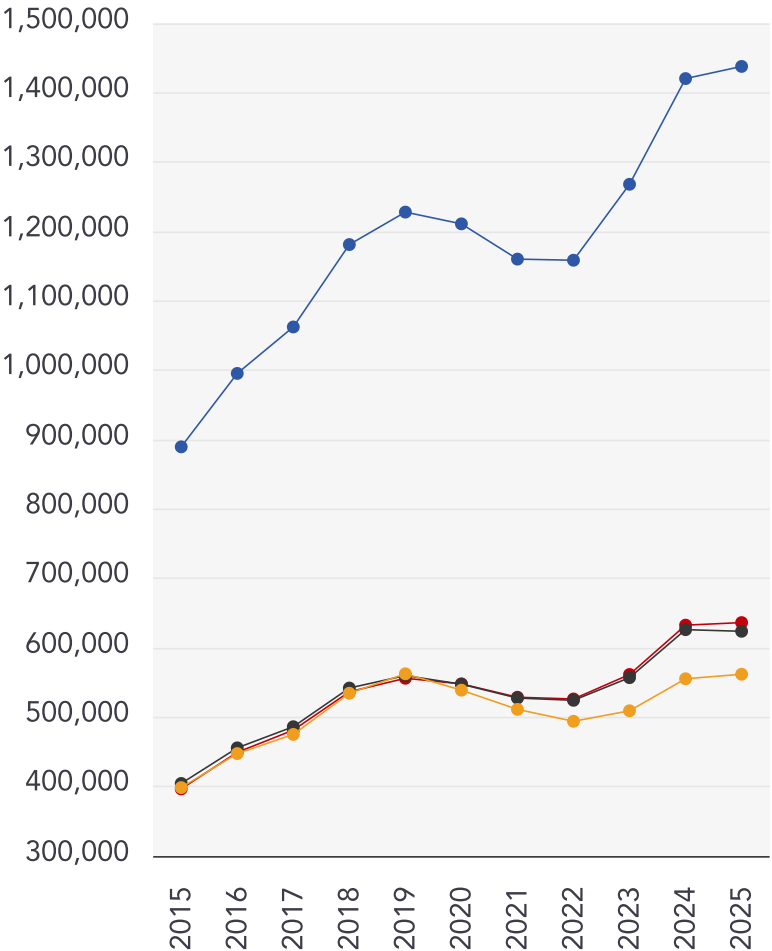
Detached
+61.62%

Terraced
+54.19%

Semi-Detached
+60.42%

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
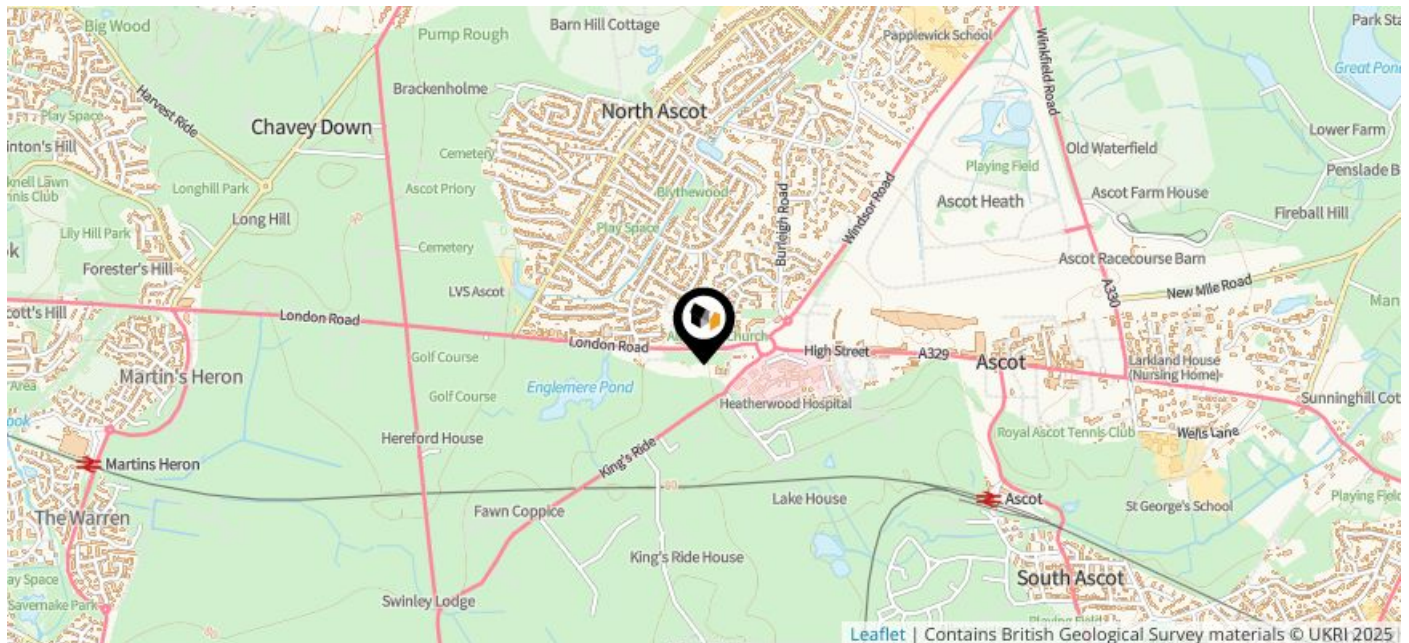
Mine Entry

✕ 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.
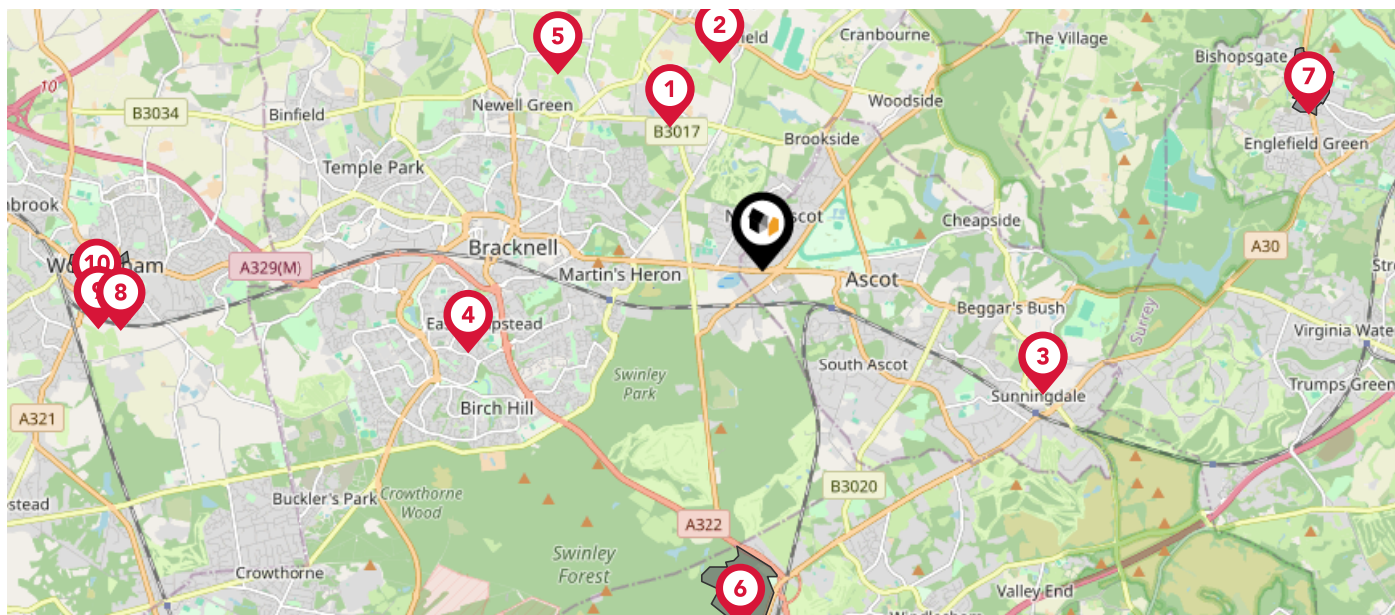
Nearby Conservation Areas	
1	Winkfield Row
2	Winkfield Village
3	Sunningdale
4	Easthampstead
5	Warfield
6	Bagshot Park, Bagshot
7	Englefield Green
8	Murdoch Road
9	Langborough Road
10	Wokingham Town Centre

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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
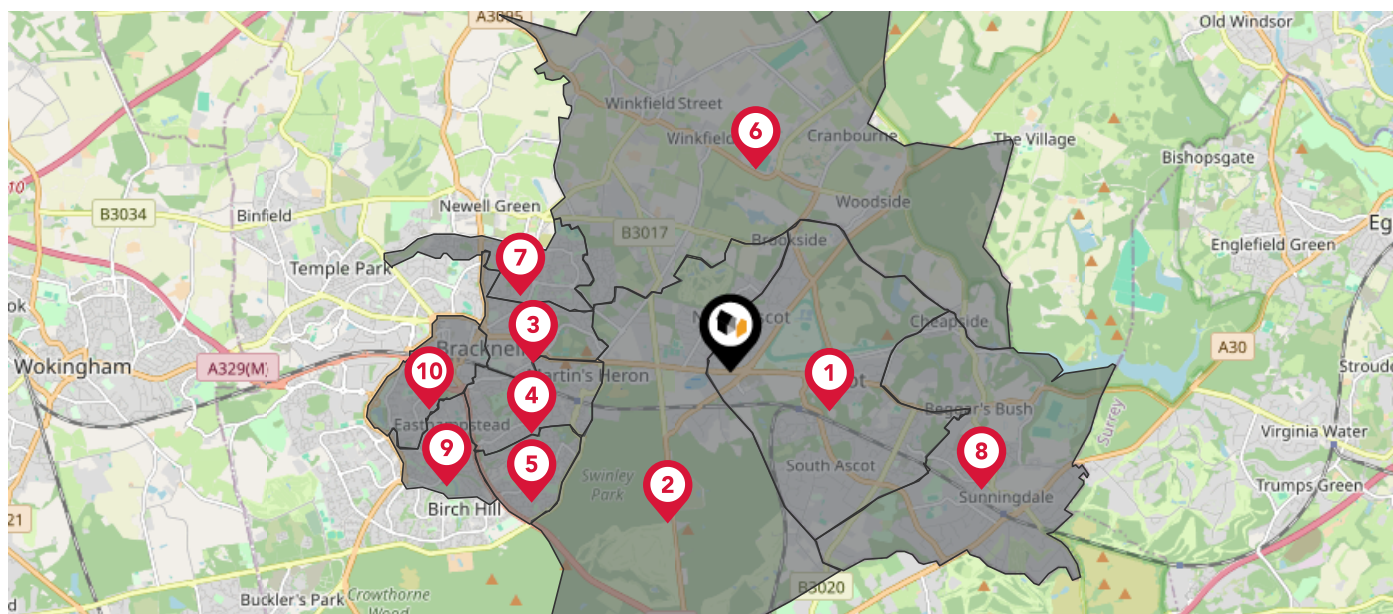
Nearby Council Wards

1	Ascot & Sunninghill Ward
2	Ascot Ward
3	Bullbrook Ward
4	Harmans Water Ward
5	Crown Wood Ward
6	Winkfield and Cranbourne Ward
7	Warfield Harvest Ride Ward
8	Sunningdale & Cheapside Ward
9	Old Bracknell Ward
10	Wildridings and Central Ward

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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.
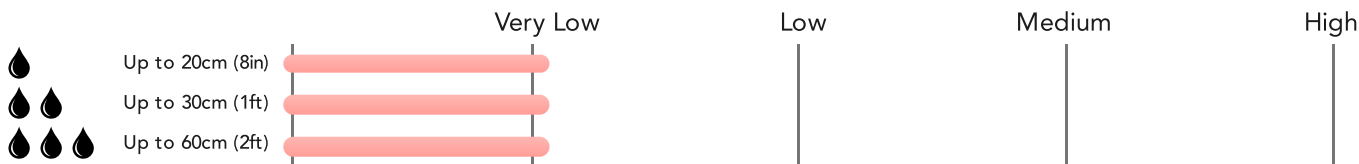

Risk Rating: Very low

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.

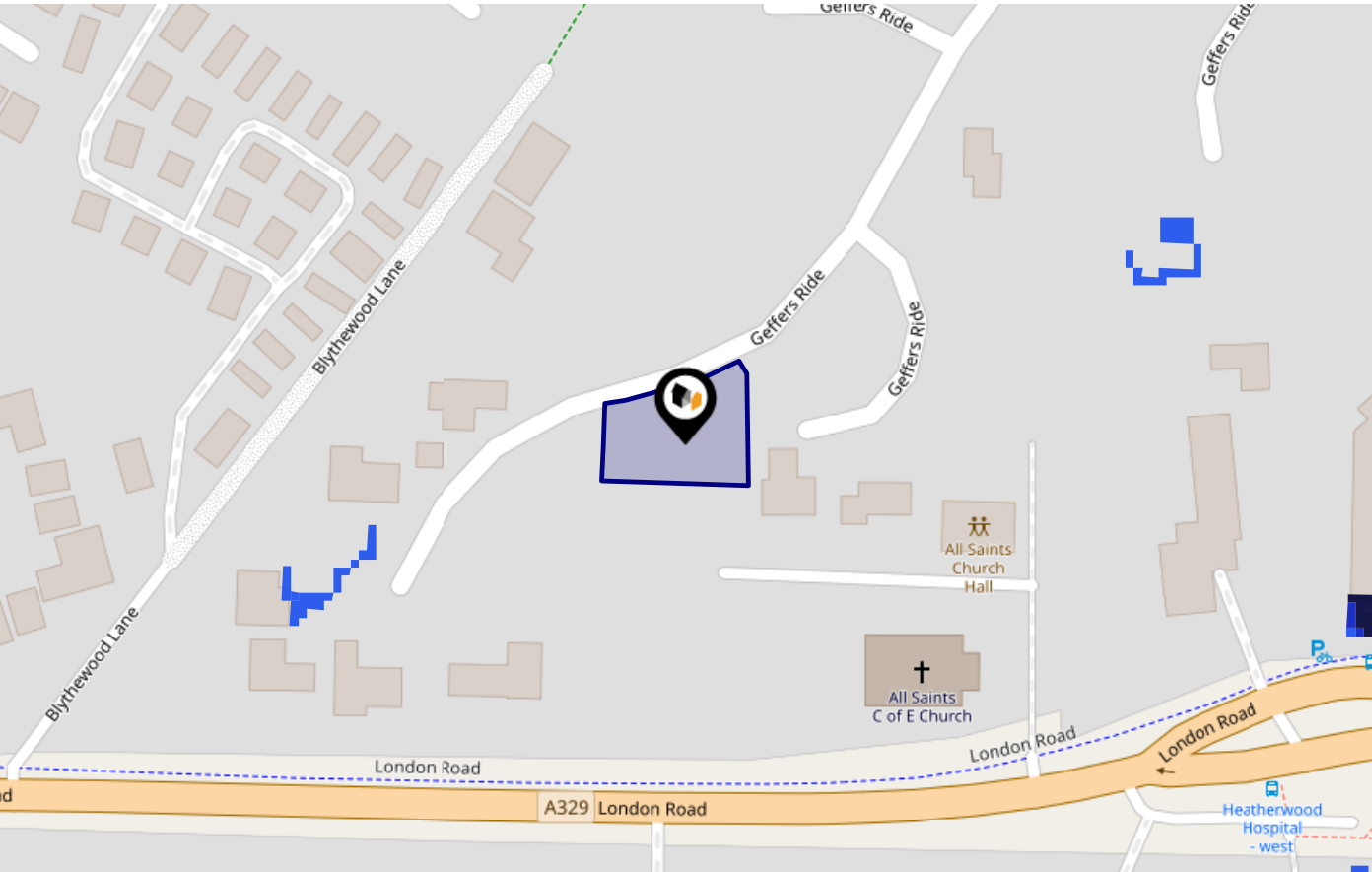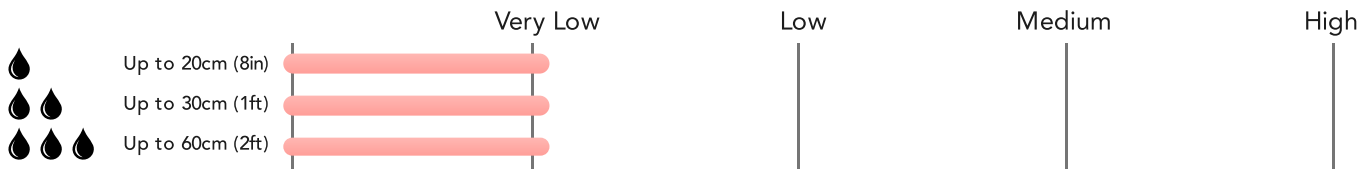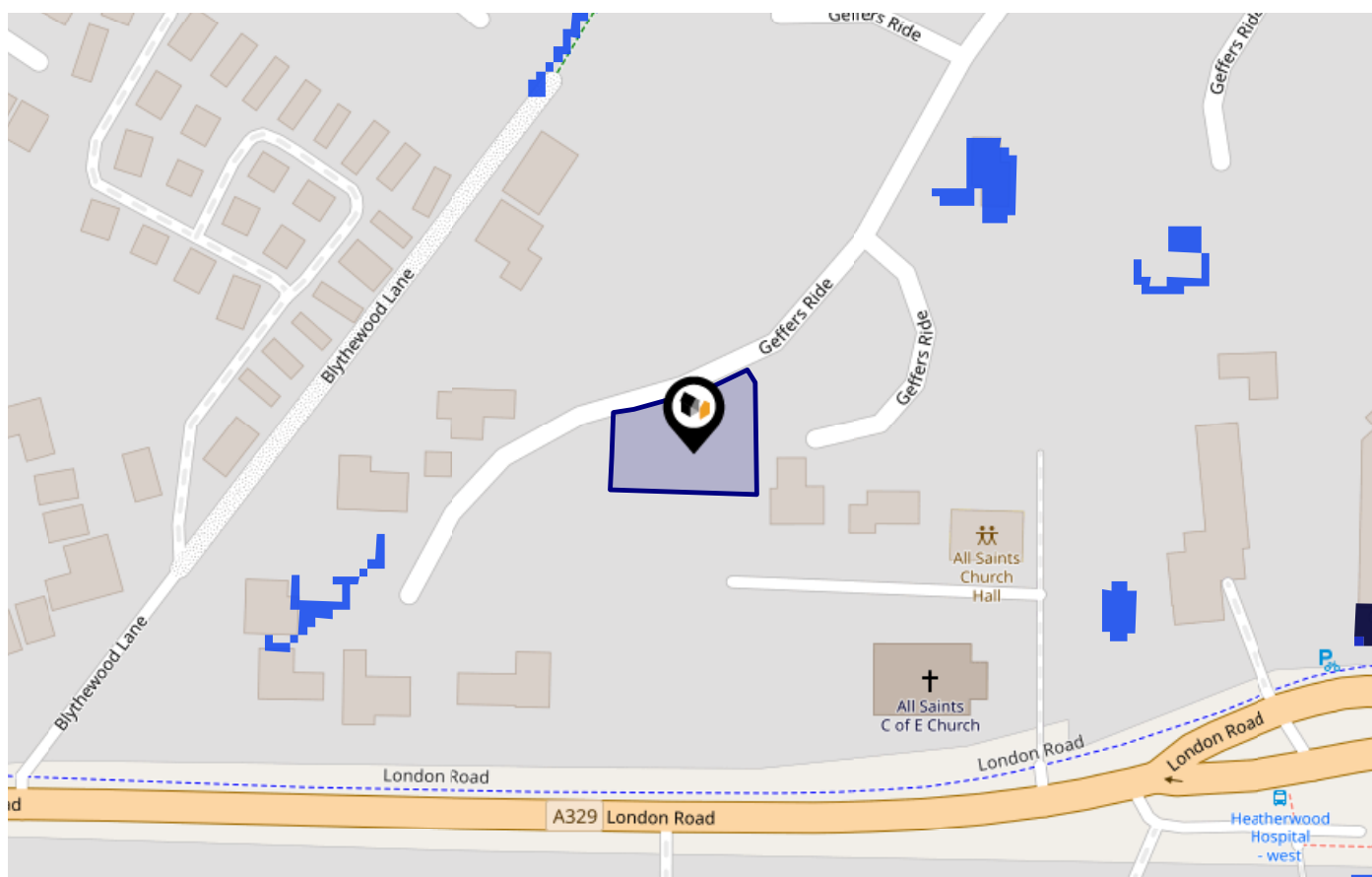Chance of flooding to the following depths at this property:

		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.
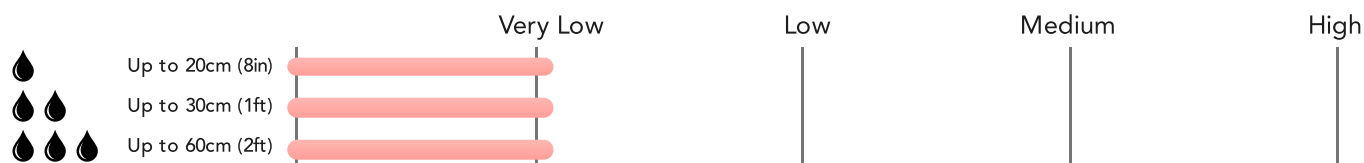

Risk Rating: Very low

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- ⬛ **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)					

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Flood Risk
Surface Water - Climate Change

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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)				

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Maps
Green Belt

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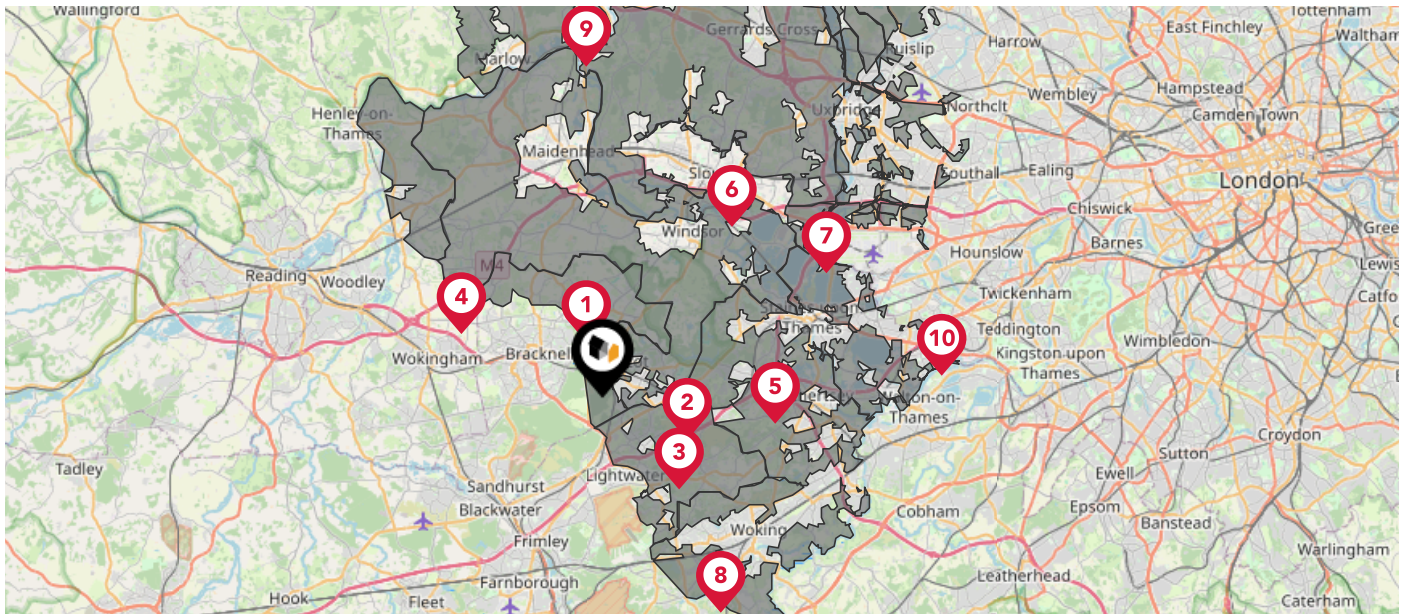

Nearby Green Belt Land

1	London Green Belt - Bracknell Forest
2	London Green Belt - Windsor and Maidenhead
3	London Green Belt - Surrey Heath
4	London Green Belt - Wokingham
5	London Green Belt - Runnymede
6	London Green Belt - Slough
7	London Green Belt - Hillingdon
8	London Green Belt - Woking
9	London Green Belt - Buckinghamshire
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.
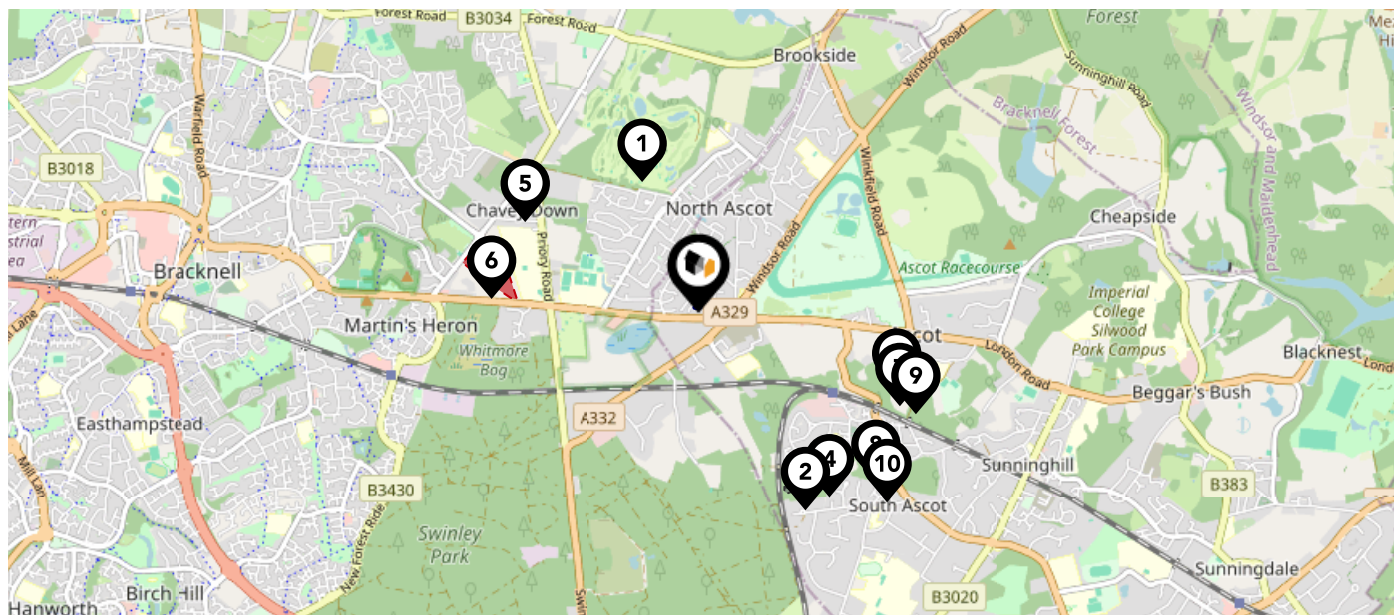
Nearby Landfill Sites		
1	Mill Ride Estate-North Ascot	Historic Landfill
2	Allens Field South-Ascot	Historic Landfill
3	Shorts Landfill unlicensed area-St George's Lane, Ascot	Historic Landfill
4	Bog Pond-South Ascot	Historic Landfill
5	Priors Pit-Chavey Down	Historic Landfill
6	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill
7	EA/EPR/AP3293EM/V003 - Shorts Timber Services (Datchet) Ltd	Active Landfill
8	Recreation Ground-South Ascot	Historic Landfill
9	St Georges Lane-Ascot	Historic Landfill
10	Coronation Road-South Ascot	Historic Landfill

KFB - Key Facts For Buyers

Maps
Listed Buildings

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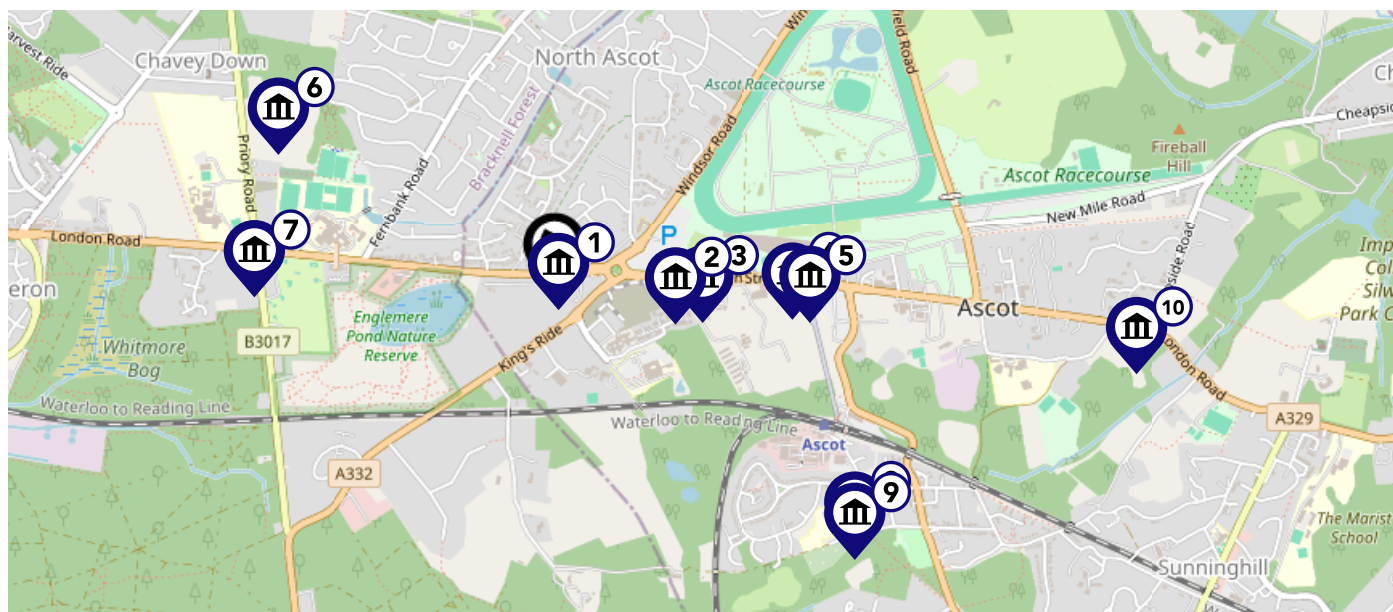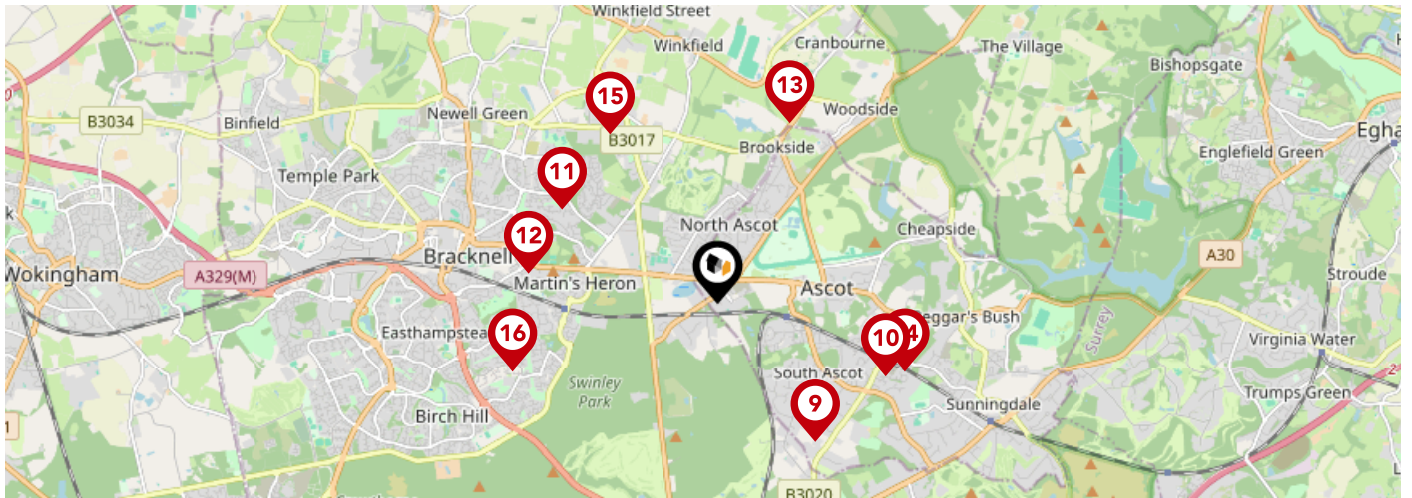

Listed Buildings in the local district	Grade	Distance
① 1109923 - Church Of All Saints	Grade II	0.0 miles
② 1445824 - Ascot War Memorial	Grade II	0.3 miles
③ 1109921 - Milestone Opposite The Tote Building To Ascot Racecourse	Grade II	0.4 miles
④ 1109922 - Turnstiles And Offices To Ascot Racecourse	Grade II	0.6 miles
⑤ 1109920 - The Former Tote Building To Ascot Racecourse	Grade II	0.6 miles
⑥ 1061346 - Priory Of The Most Holy Trinity	Grade II	0.7 miles
⑦ 1390459 - Milestone Approx 50m East Of Junction With Swinley Road	Grade II	0.7 miles
⑧ 1119809 - Church Of All Souls	Grade II	0.9 miles
⑨ 1393716 - The Old Vicarage	Grade II	0.9 miles
⑩ 1109919 - Milestone West Of Sunninghill Wells Hotel (hotel Not Included)	Grade II	1.4 miles
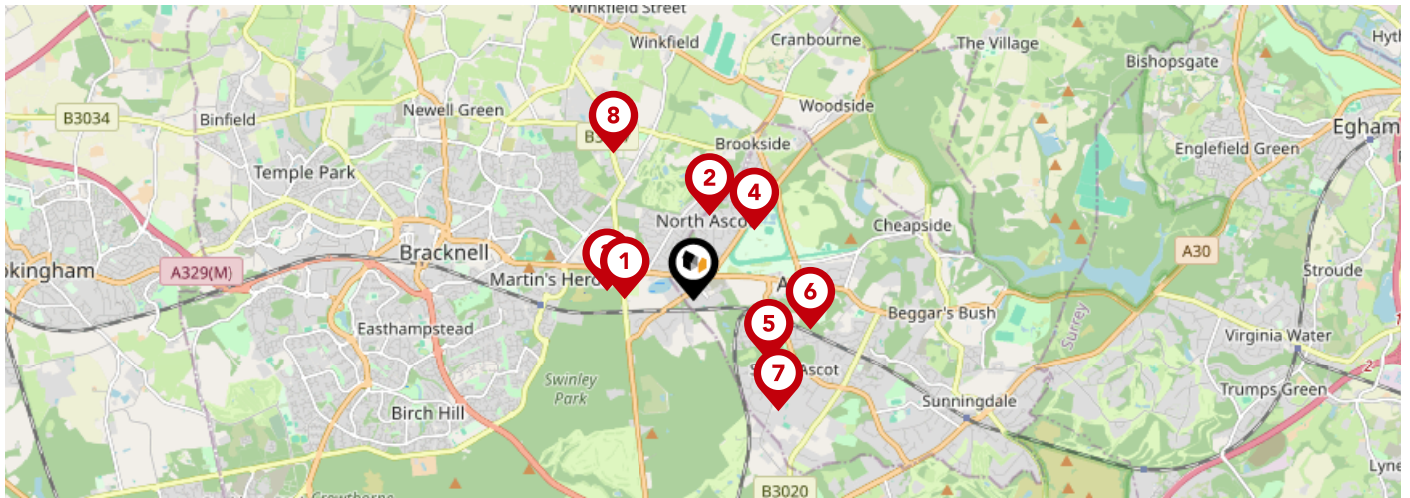
		Nursery	Primary	Secondary	College	Private
1	**LVS Ascot** Ofsted Rating: Not Rated | Pupils: 840 | Distance:0.64	☐	☐	☑	☐	☐
2	**Ascot Heath Primary School** Ofsted Rating: Good | Pupils: 395 | Distance:0.81	☐	☑	☐	☐	☐
3	**Heathfield School** Ofsted Rating: Not Rated | Pupils: 226 | Distance:0.81	☐	☐	☑	☐	☐
4	**Papplewick School** Ofsted Rating: Not Rated | Pupils: 223 | Distance:0.86	☐	☐	☑	☐	☐
5	**South Ascot Village Primary School** Ofsted Rating: Good | Pupils: 164 | Distance:0.89	☐	☑	☐	☐	☐
6	**St George's School** Ofsted Rating: Not Rated | Pupils: 263 | Distance:1.11	☐	☐	☑	☐	☐
7	**St Francis Catholic Primary School, South Ascot** Ofsted Rating: Outstanding | Pupils: 210 | Distance:1.28	☐	☑	☐	☐	☐
8	**Winkfield St Mary's CofE Primary School** Ofsted Rating: Good | Pupils: 198 | Distance:1.56	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**St Mary's School Ascot** Ofsted Rating: Not Rated | Pupils: 398 | Distance:1.56	☐	☐	☑	☐	☐
10	**St Michael's CofE Primary School, Sunninghill** Ofsted Rating: Good | Pupils: 205 | Distance:1.68	☐	☑	☐	☐	☐
11	**Whitegrove Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:1.7	☐	☑	☐	☐	☐
12	**Holly Spring Primary School** Ofsted Rating: Good | Pupils: 642 | Distance:1.78	☐	☑	☐	☐	☐
13	**Cranbourne Primary School** Ofsted Rating: Outstanding | Pupils: 186 | Distance:1.8	☐	☑	☐	☐	☐
14	**The Marist School** Ofsted Rating: Not Rated | Pupils: 462 | Distance:1.84	☐	☐	☑	☐	☐
15	**Lambrook School** Ofsted Rating: Not Rated | Pupils: 630 | Distance:1.86	☐	☐	☑	☐	☐
16	**Harmans Water Primary School** Ofsted Rating: Good | Pupils: 466 | Distance:2	☐	☑	☐	☐	☐

KFB - Key Facts For Buyers
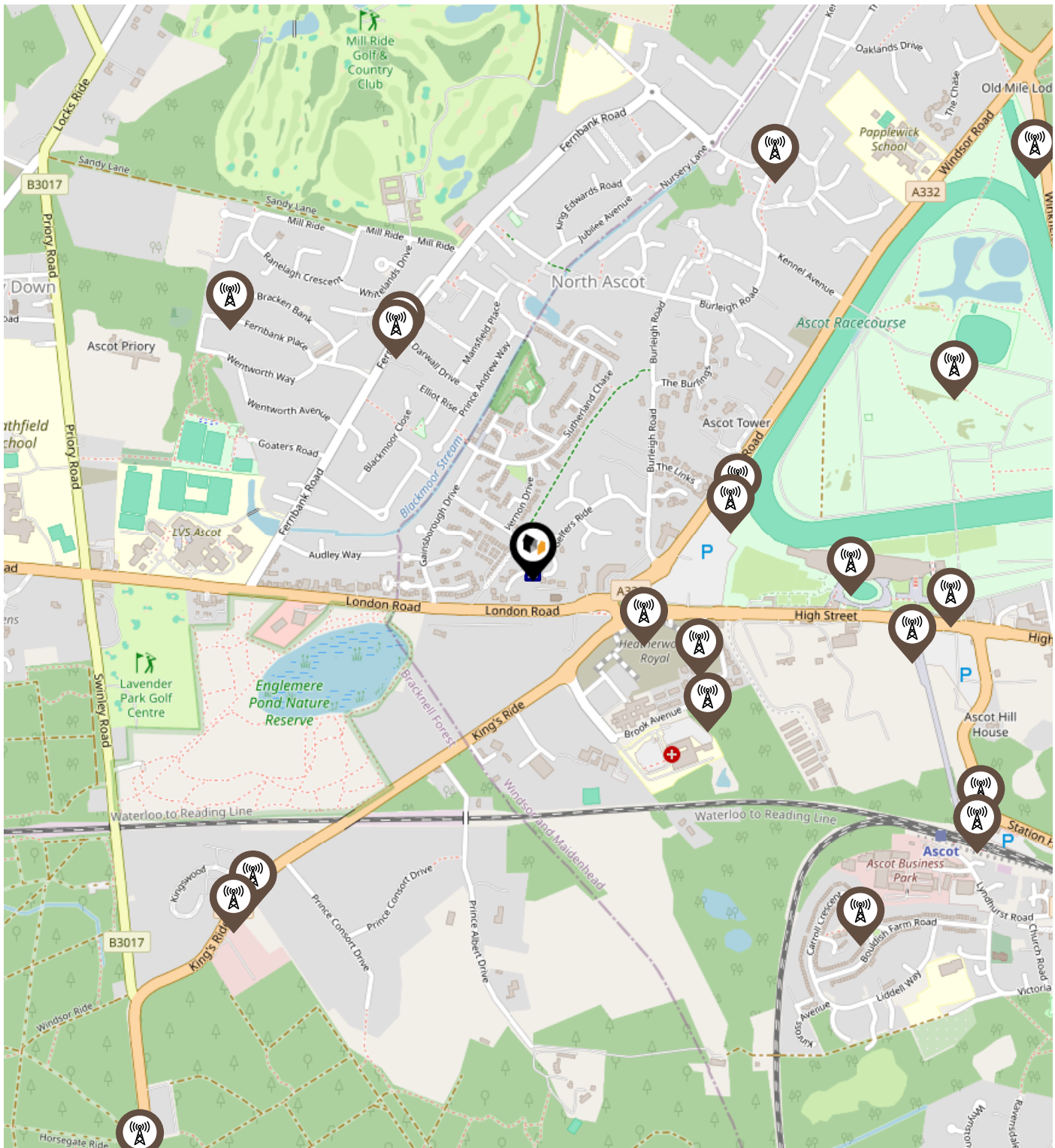
Key:

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%

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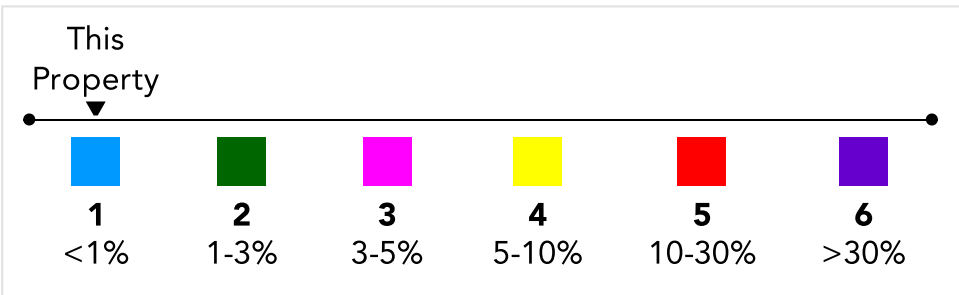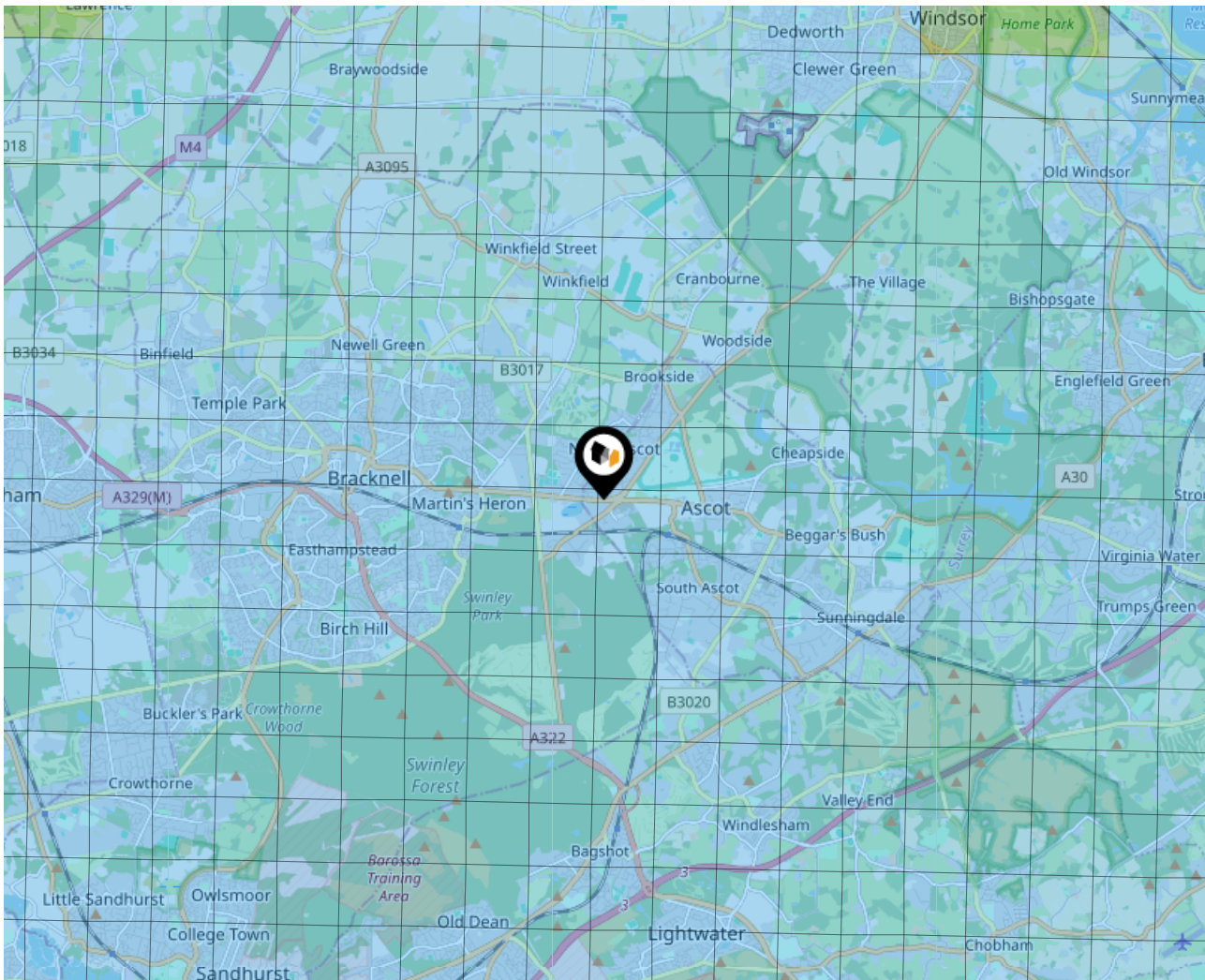
Local Area
Road Noise
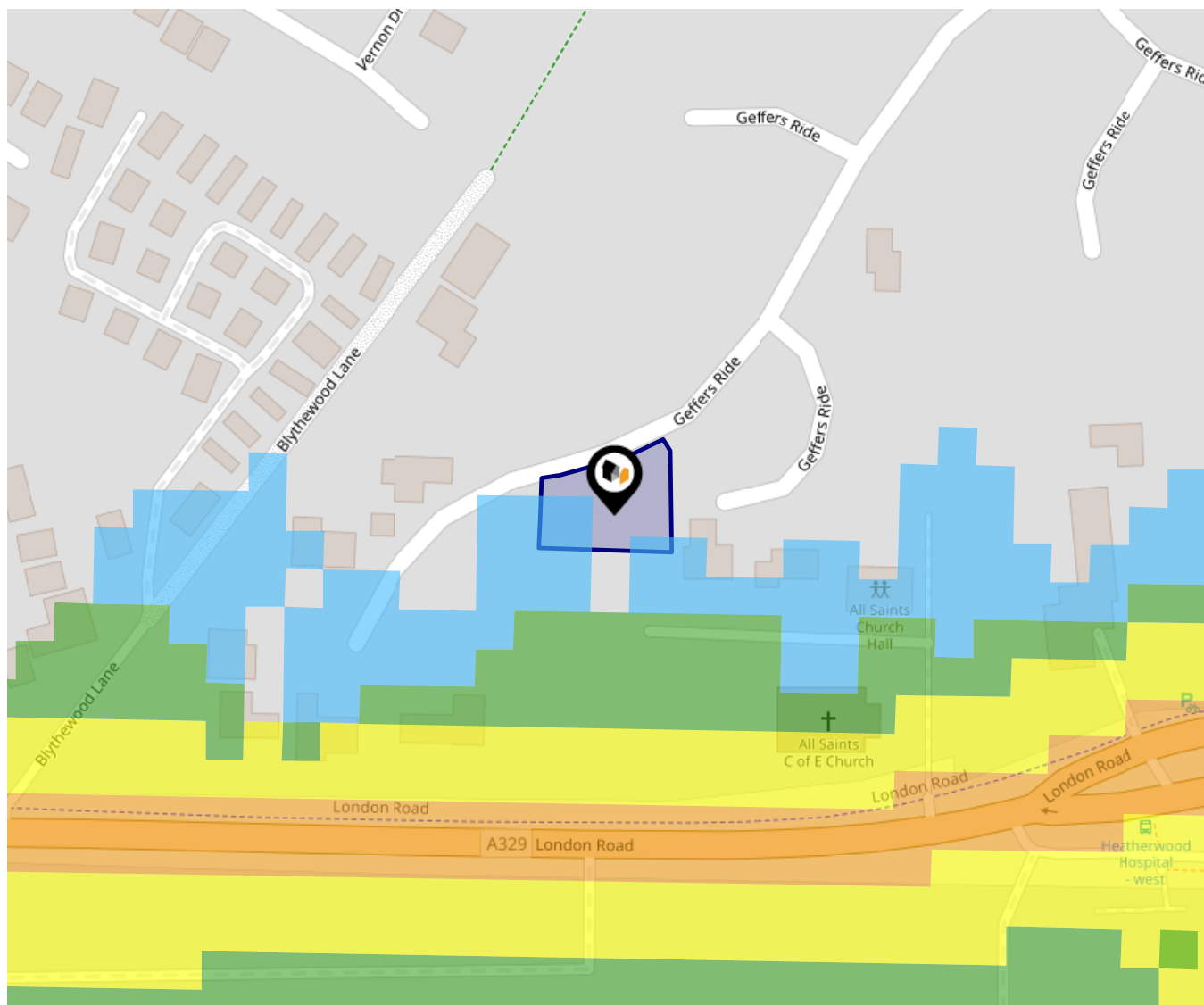
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
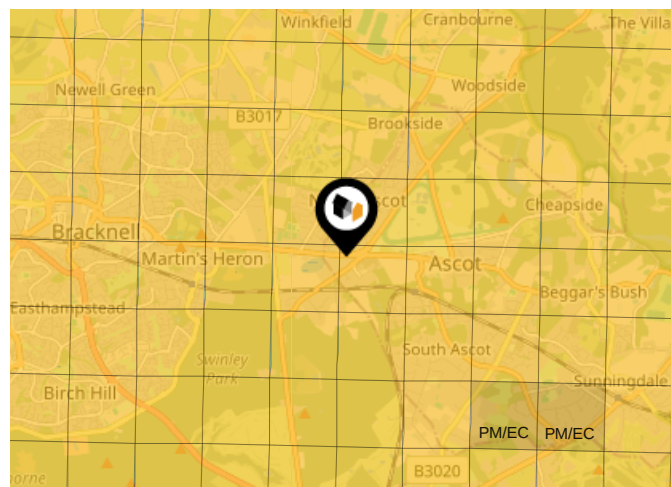
Primary Classifications (Most Common Clay Types)

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)
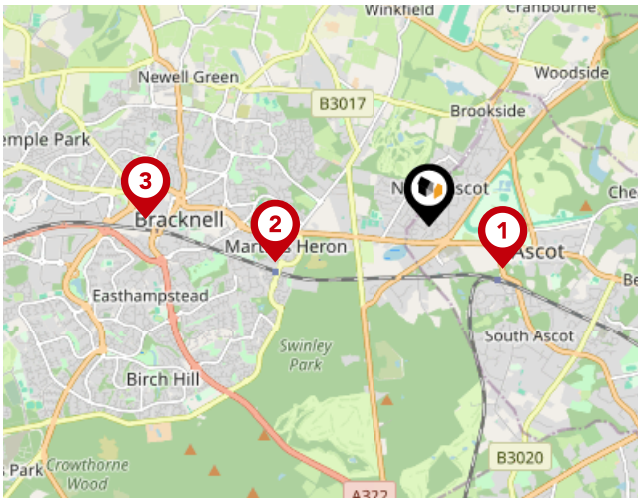
National Rail Stations

Pin	Name	Distance
1	Ascot Rail Station	0.77 miles
2	Martins Heron Rail Station	1.47 miles
3	Bracknell Rail Station	2.63 miles
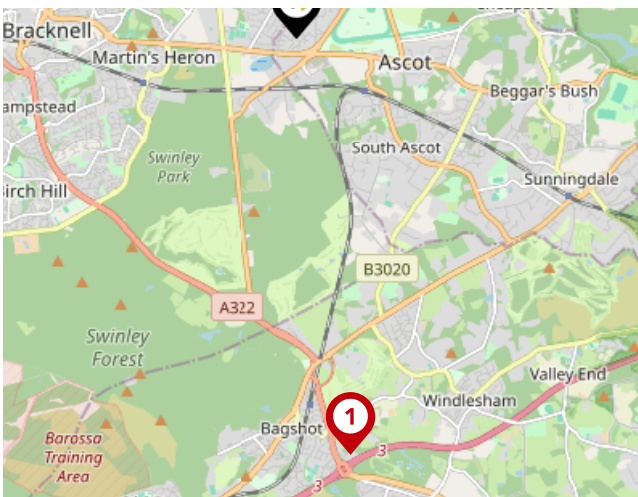
Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	3.88 miles
2	M4 J8	6.12 miles
3	A404(M) J9A	6.87 miles
4	M4 J7	7.37 miles
5	M3 J4	7.25 miles
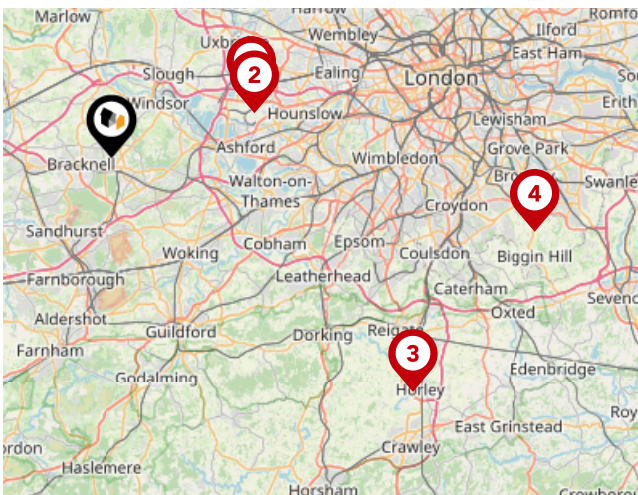
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.15 miles
2	Heathrow Airport Terminal 4	11.01 miles
3	Gatwick Airport	28.27 miles
4	Leaves Green	31.77 miles

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Area
Transport (Local)
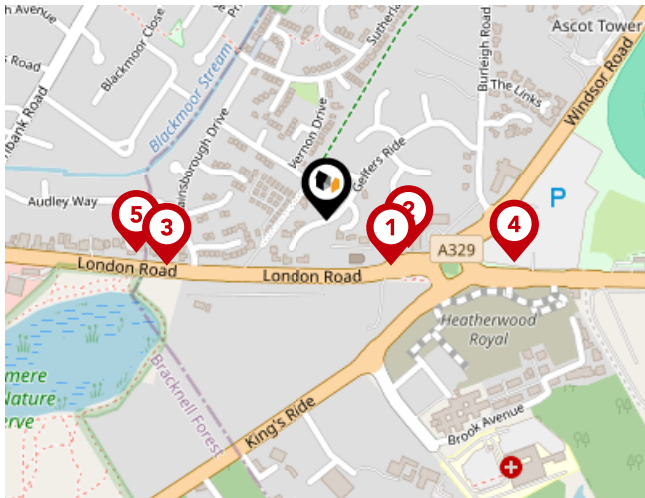
Bus Stops/Stations

Pin	Name	Distance
1	Heatherwood Hospital - west	0.09 miles
2	Heatherwood Hospital - west	0.1 miles
3	Gainsborough Drive	0.19 miles
4	Heatherwood Hospital - east	0.22 miles
5	Gainsborough Drive	0.22 miles
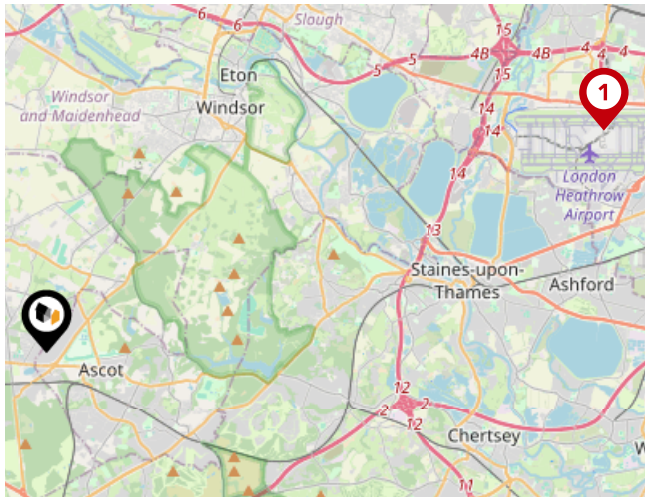
Local Connections

Pin	Name	Distance
1	Heathrow Terminals 1-2-3 Underground Station	11.09 miles

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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.

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail