

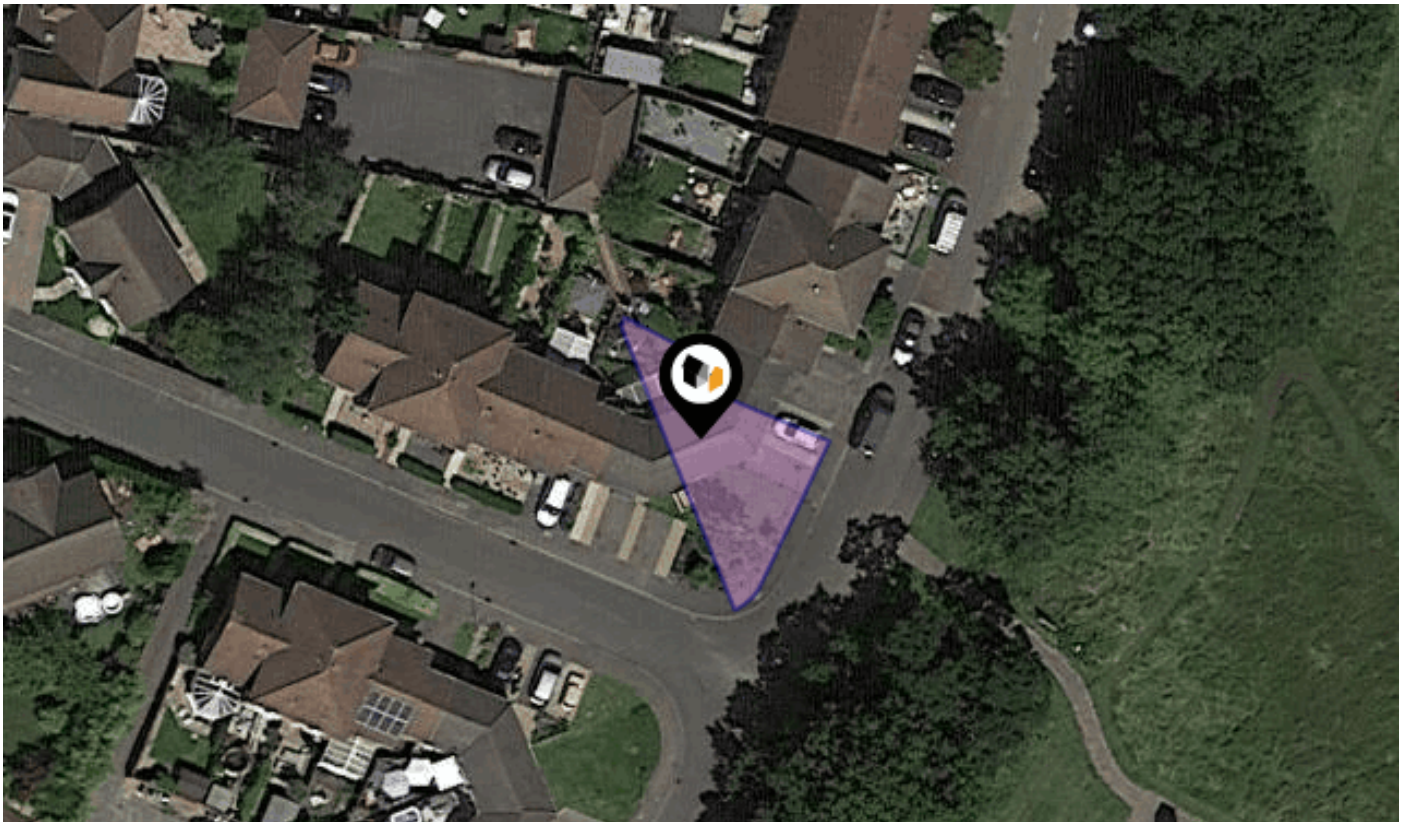


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 07<sup>th</sup> April 2025**



**HOFFMAN CLOSE, BRACKNELL, RG42**

**Avocado Property**

07519 024 359

[matt.m@avocadopropertyagents.co.uk](mailto:matt.m@avocadopropertyagents.co.uk)

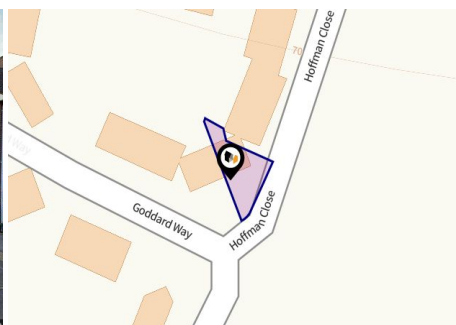
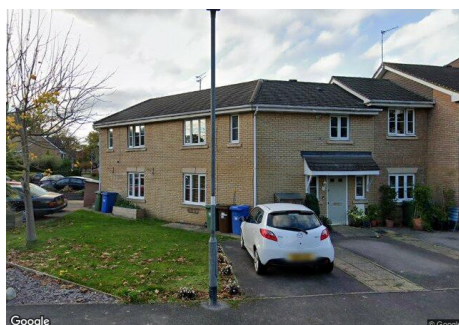
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# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	2001		
Council Tax :	Band D		
Annual Estimate:	£2,155		
Title Number:	BK369955		

## Local Area

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

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

<b>12</b> mb/s	<b>53</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:





# Property EPC - Certificate



Hoffman Close, RG42

Energy rating

C

Valid until 03.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 31% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

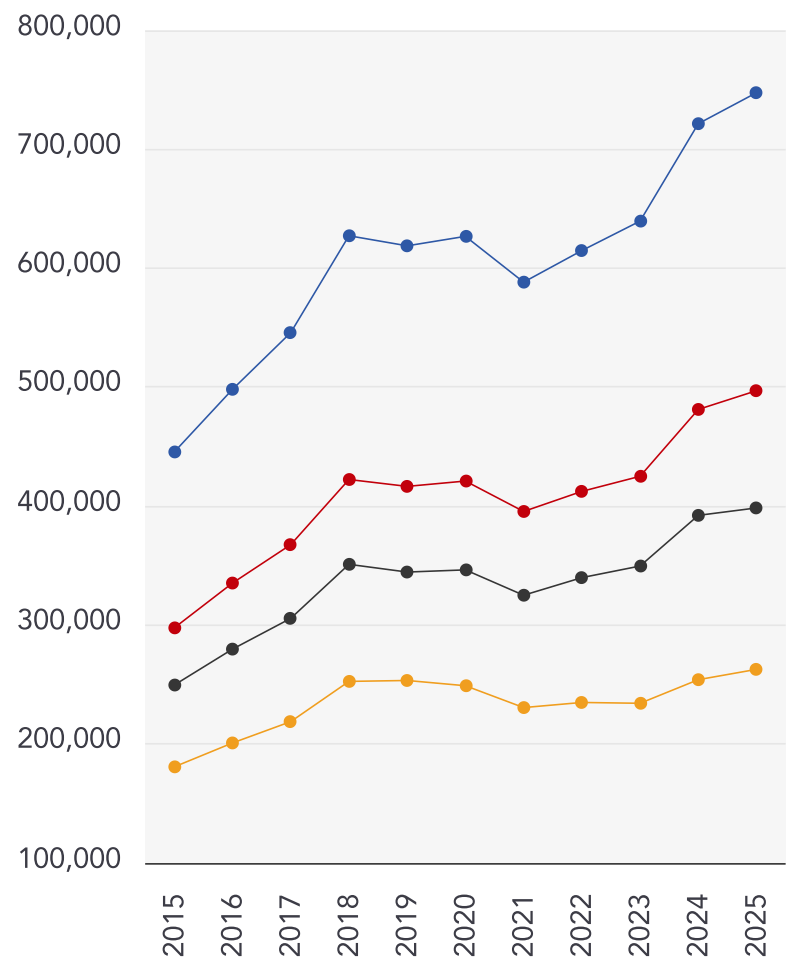


# Market

## 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%**



# 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.

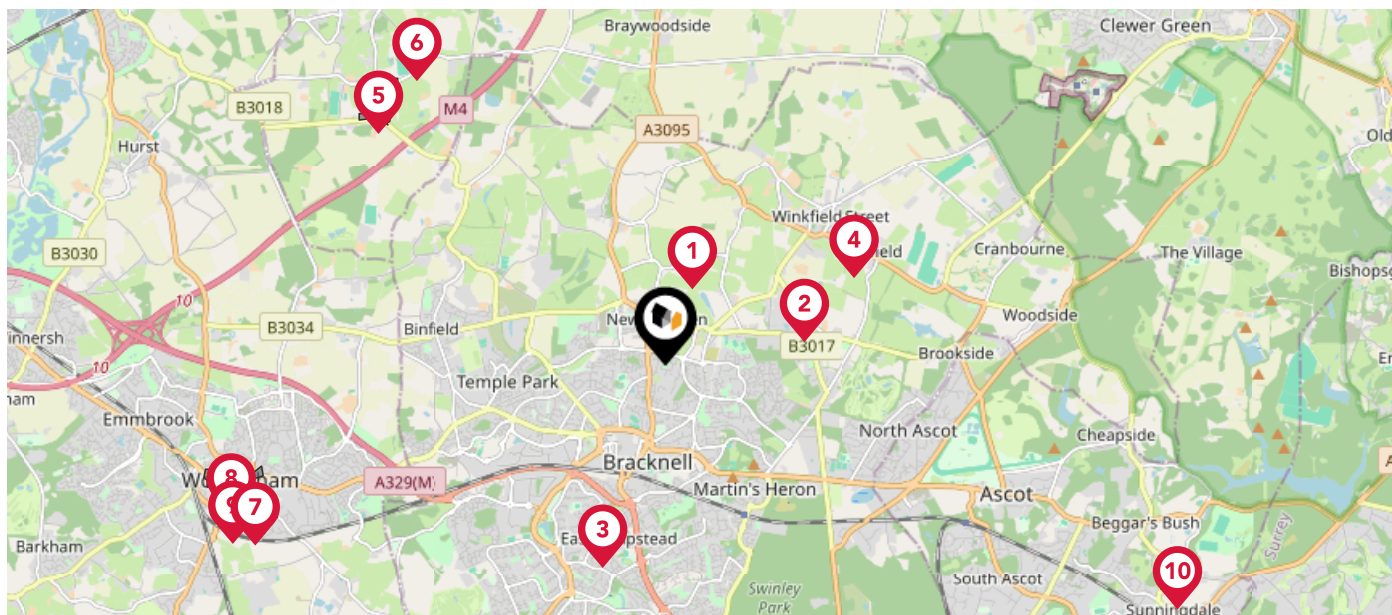


# Maps

## 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



Warfield



Winkfield Row



Easthampstead



Winkfield Village



Shurlock Row



Beenham's Heath



Murdoch Road



Wokingham Town Centre



Langborough Road



Sunningdale

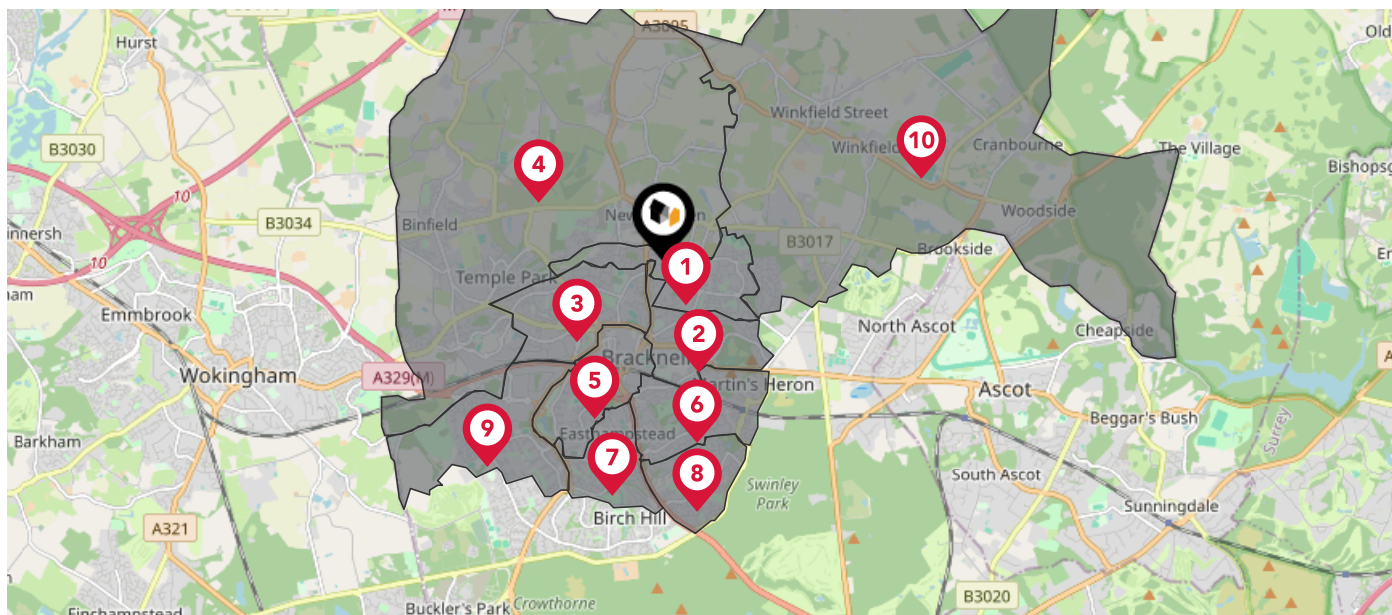


# Maps

## 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



Warfield Harvest Ride Ward



Bullbrook Ward



Priestwood and Garth Ward



Binfield with Warfield Ward



Wildridings and Central Ward



Harmans Water Ward



Old Bracknell Ward



Crown Wood Ward



Great Hollands North Ward



Winkfield and Cranbourne Ward

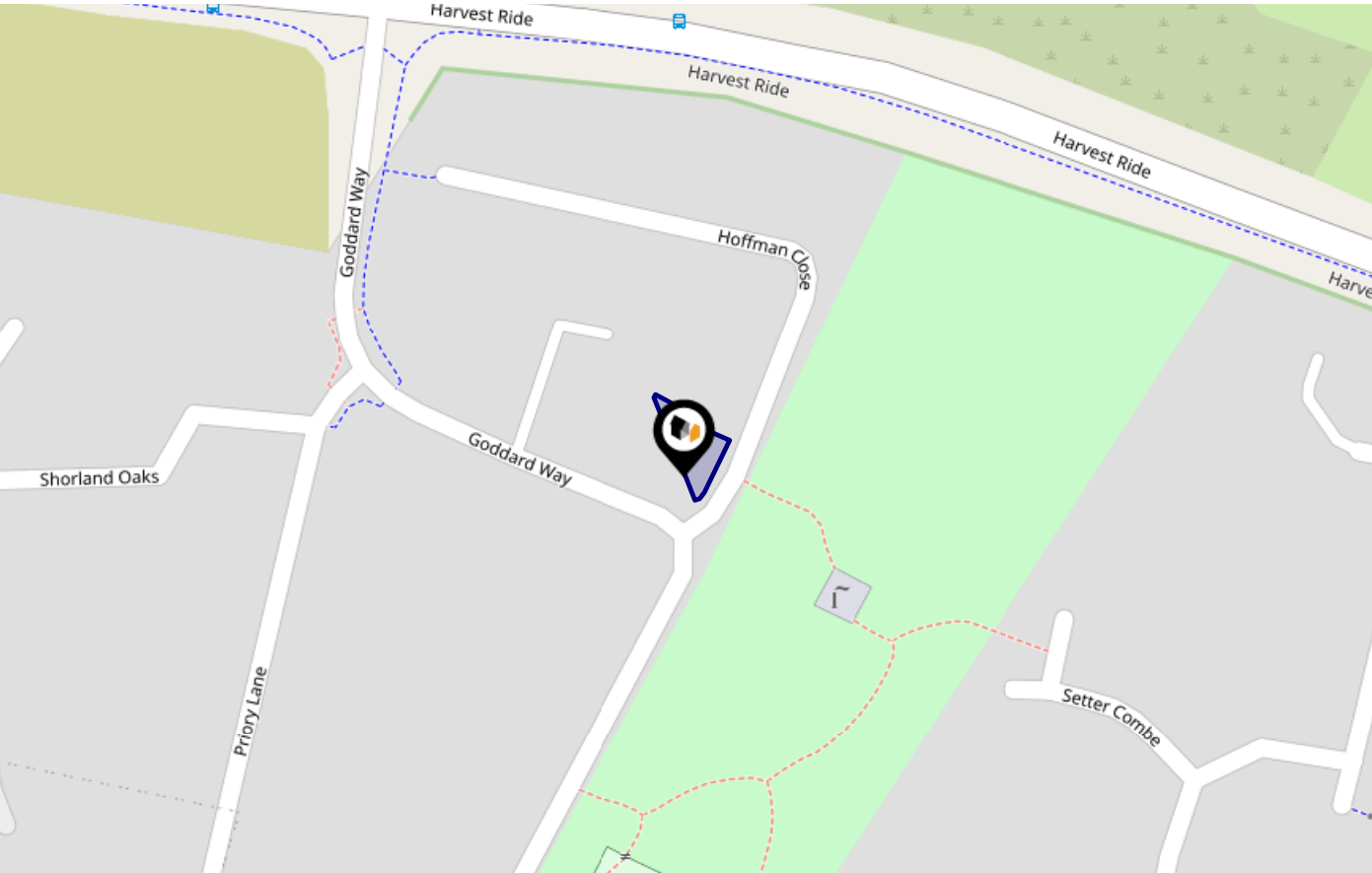


# Flood Risk

## 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.

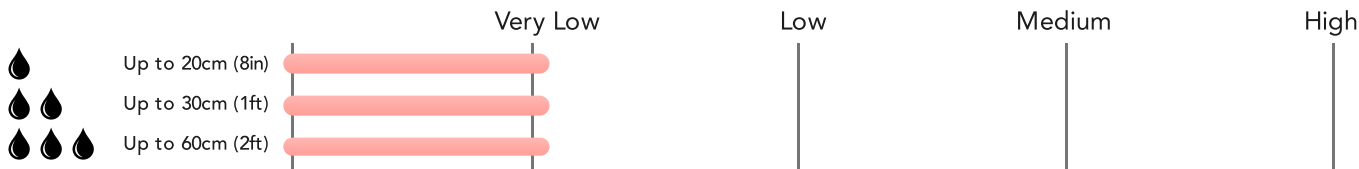


**Risk Rating: Very low**

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:



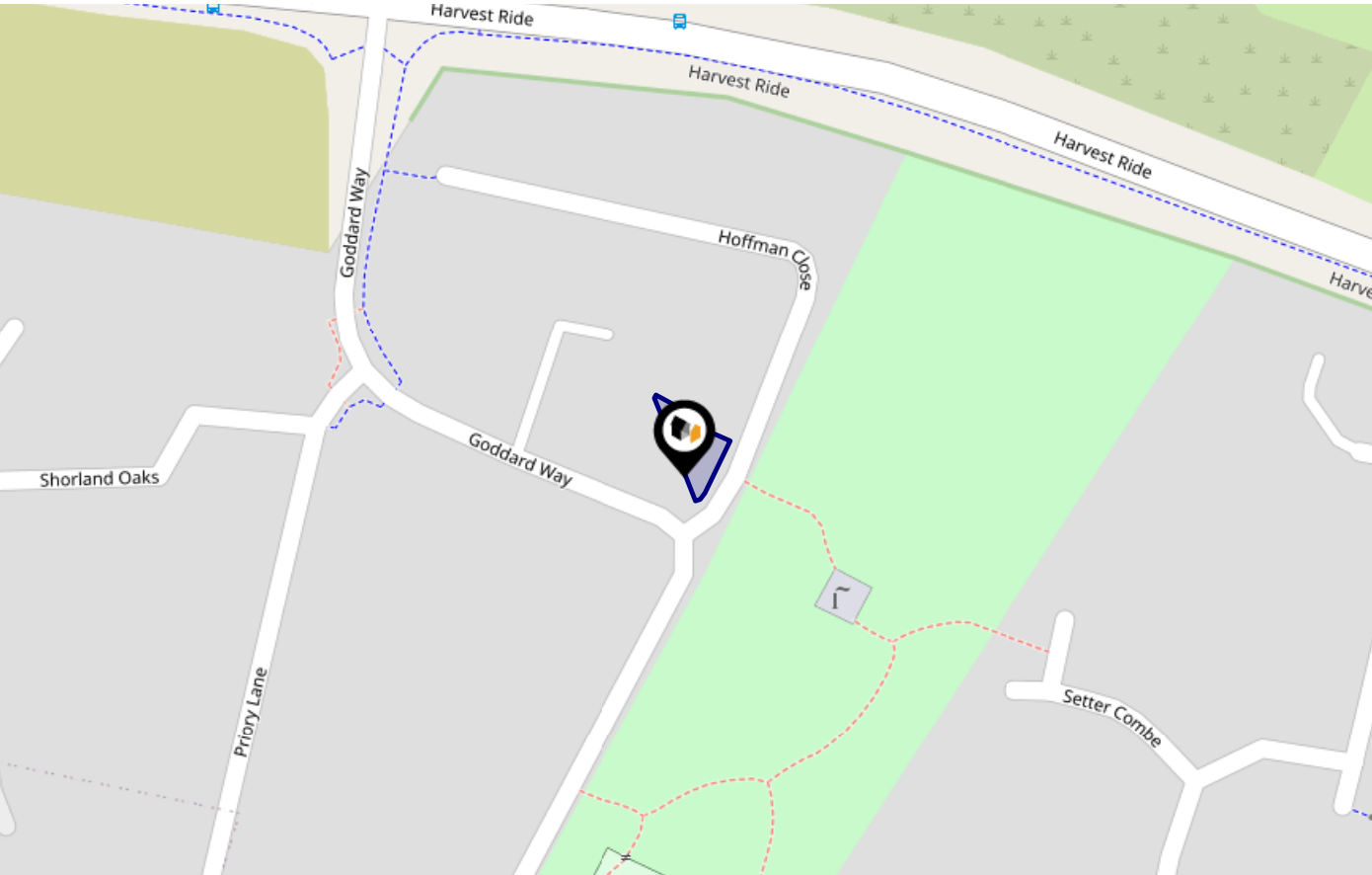


# Flood Risk

## 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.

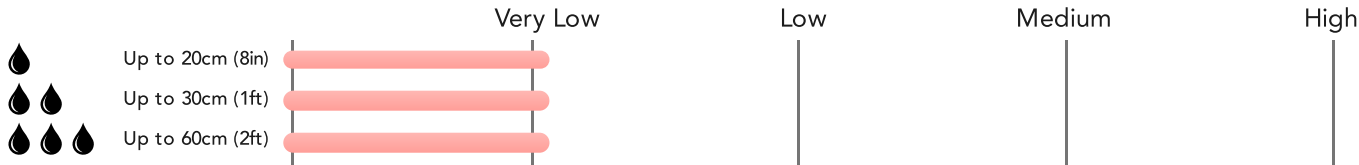


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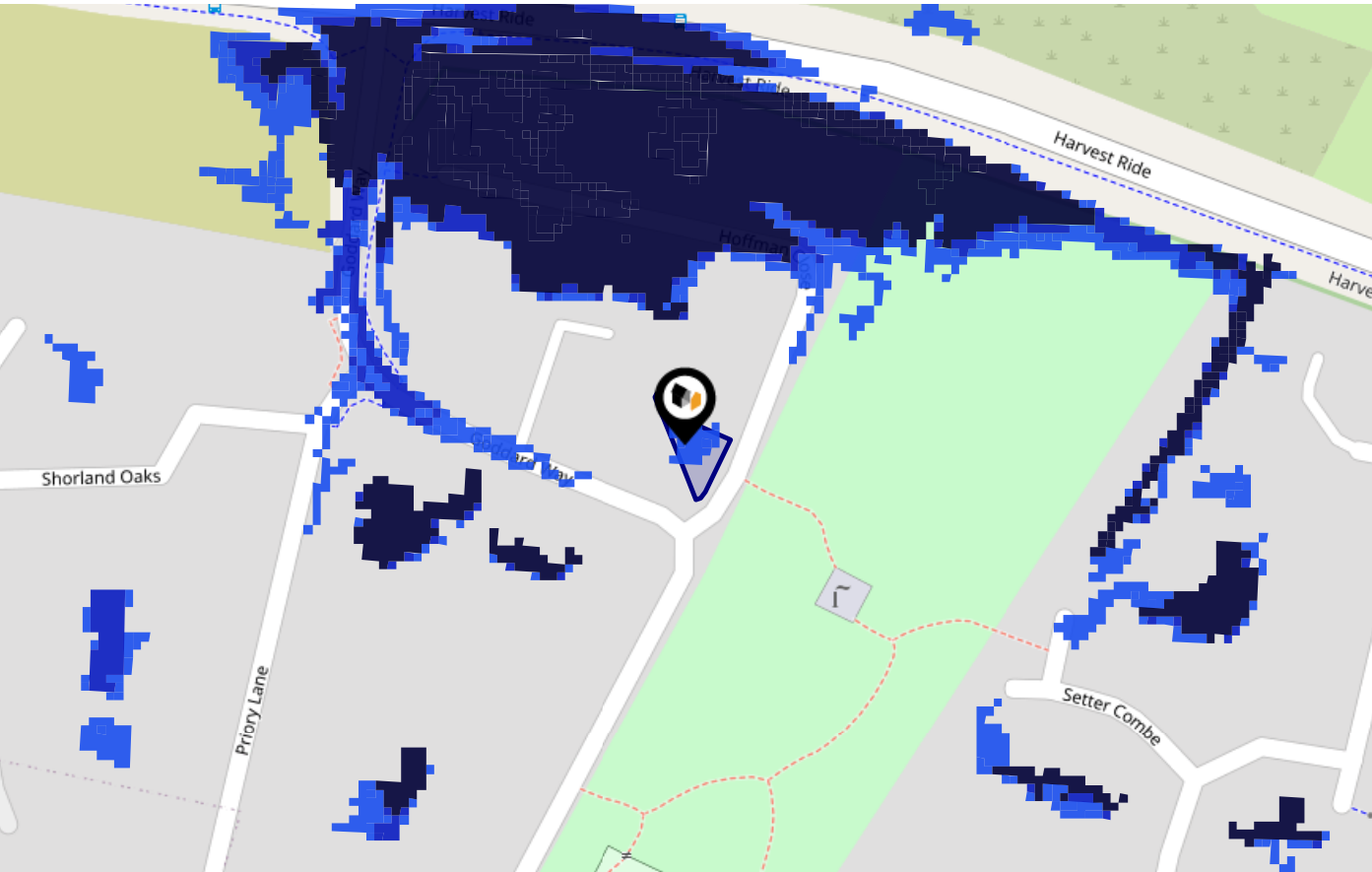


# Flood Risk

## 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.

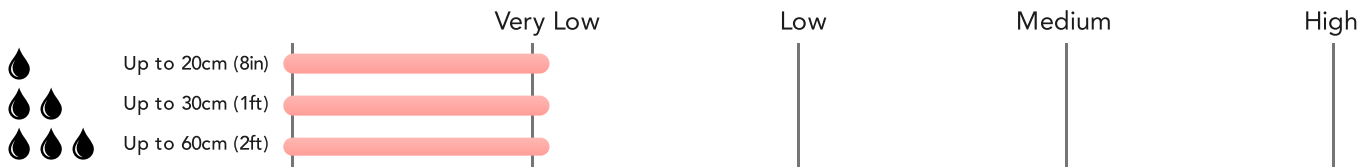


Risk Rating: Low

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.
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Chance of flooding to the following depths at this property:



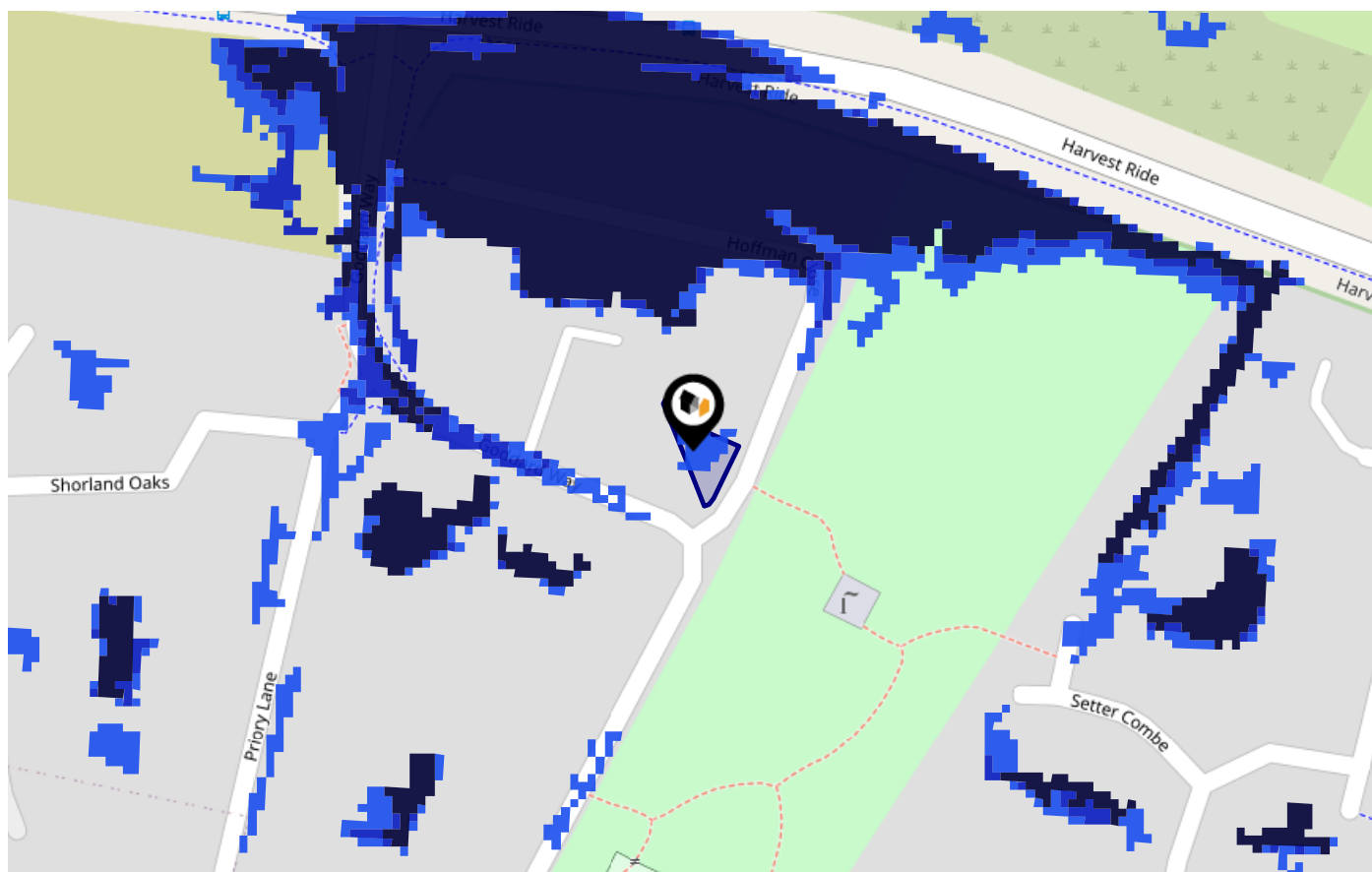


# Flood Risk

## 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.

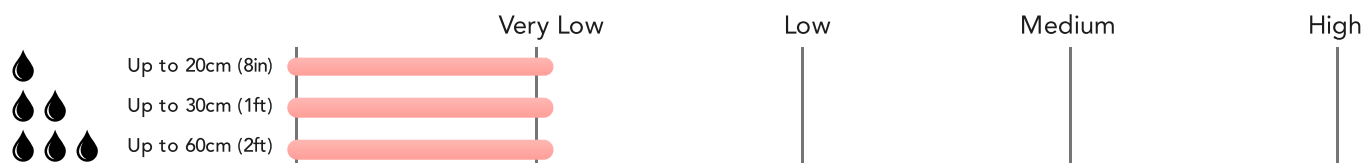


Risk Rating: Low

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Chance of flooding to the following depths at this property:



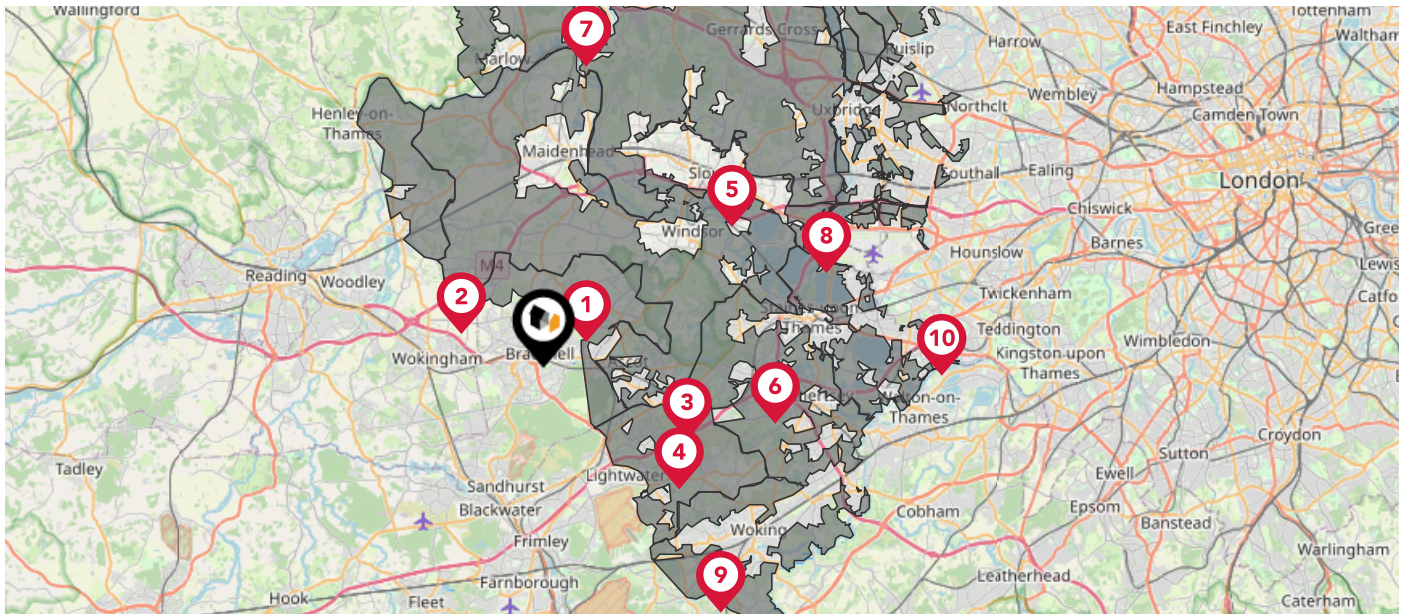


# Maps

## Green Belt



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



### Nearby Green Belt Land

- 1 London Green Belt - 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 - Buckinghamshire
- 8 London Green Belt - Hillingdon
- 9 London Green Belt - Woking
- 10 London Green Belt - Spelthorne

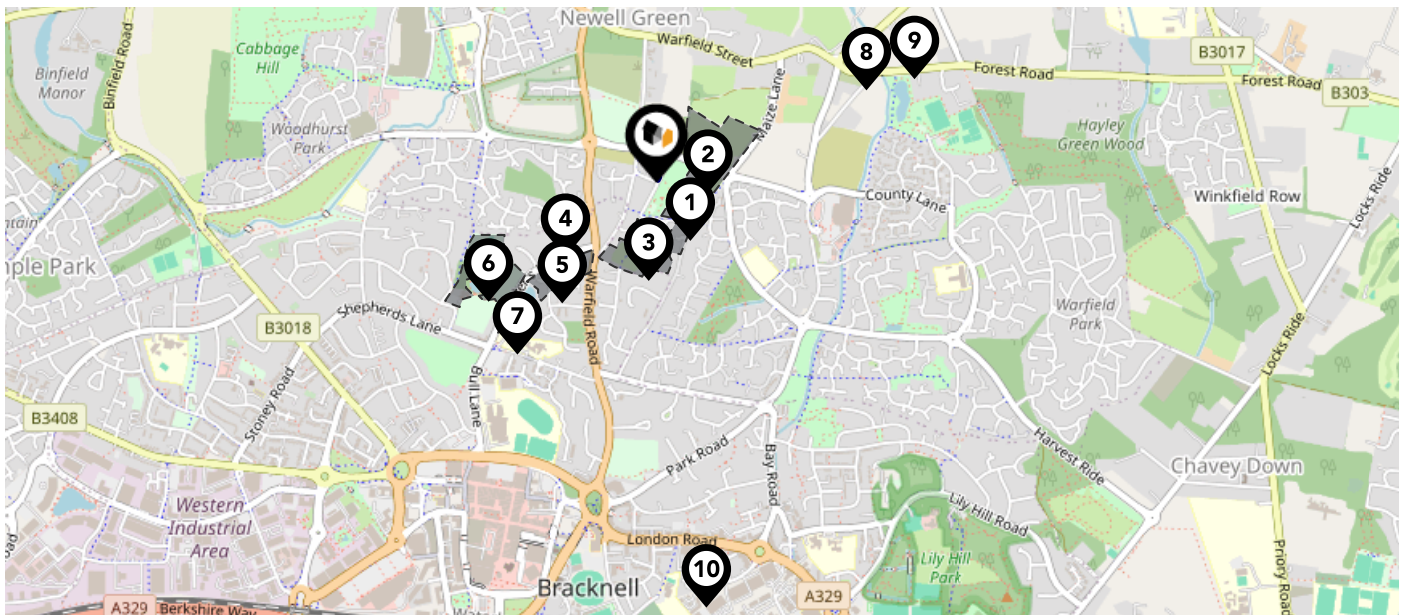


# Maps

## 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	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Sherring Close-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Folders Lane-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Bull Lane-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Priors Pit-Newell Green	Historic Landfill	<input type="checkbox"/>
9	Forest Road-Warfield	Historic Landfill	<input type="checkbox"/>
10	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>

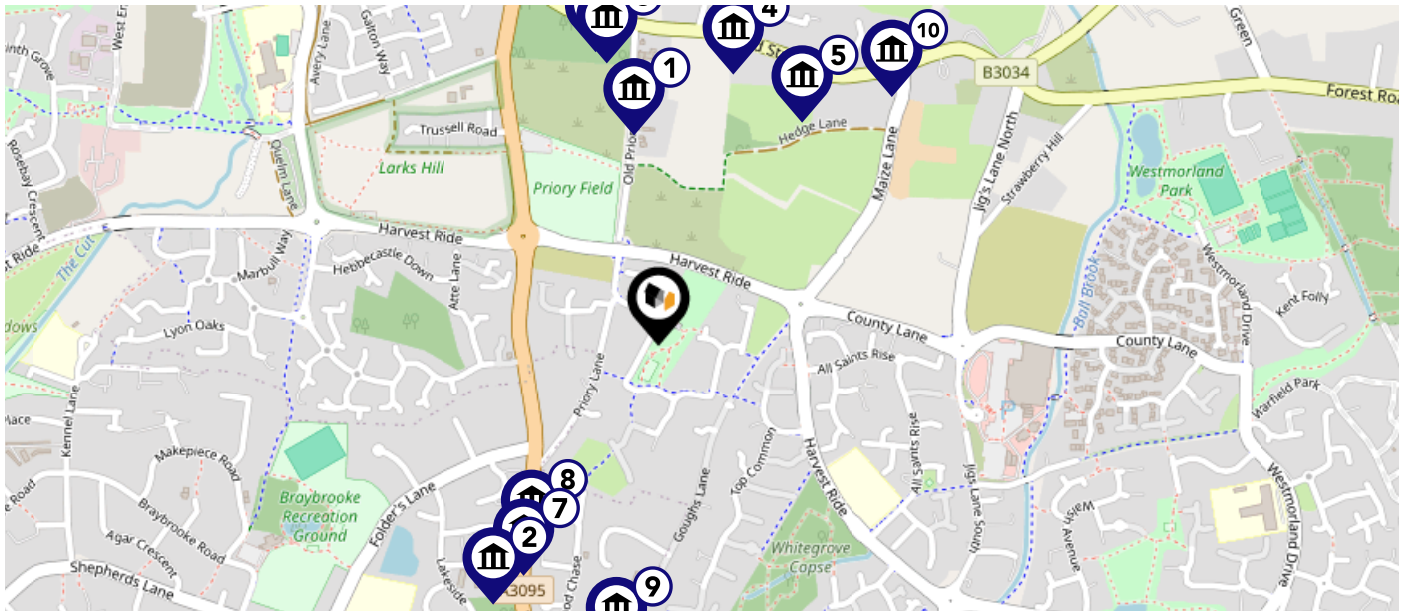


# Maps

## Listed Buildings



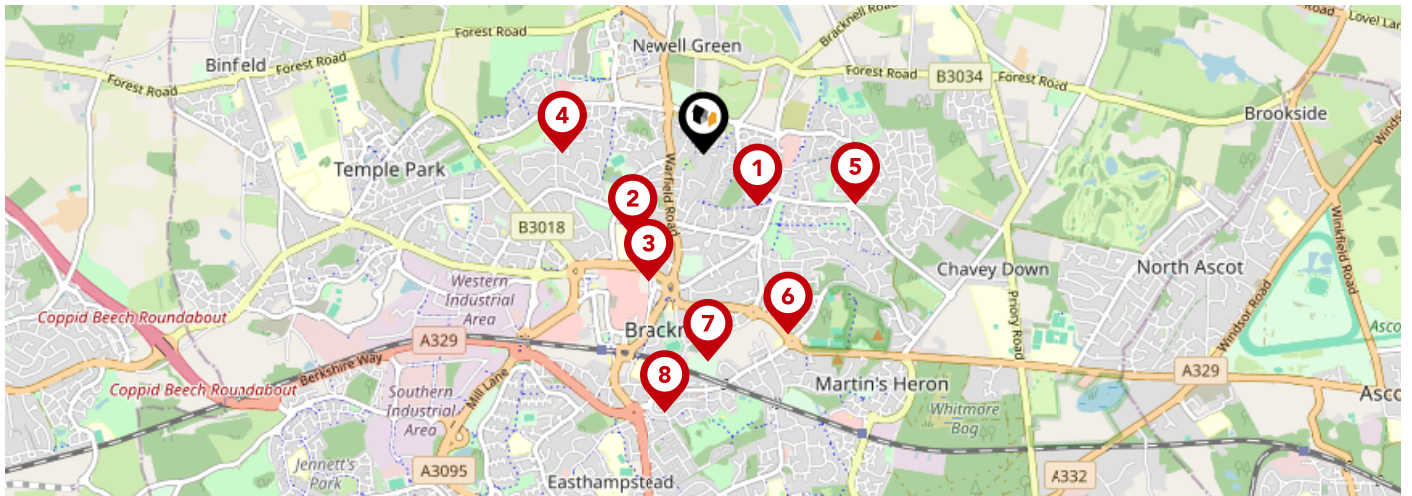
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1390414 - Priory Cottage	Grade II	0.2 miles
	1390353 - Old Malt House	Grade II	0.3 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.3 miles
	1390415 - Horseshoe House	Grade II	0.3 miles
	1390416 - Knibbs Nook And Wee Knibbs	Grade II	0.3 miles
	1390418 - Newell Hall	Grade II	0.3 miles
	1390352 - Littlecourt	Grade II	0.3 miles
	1390344 - The Old Farm	Grade II	0.3 miles
	1390336 - Lynwood Cottage	Grade II	0.4 miles
	1390421 - Pear Tree Cottage And Lane End	Grade II	0.4 miles



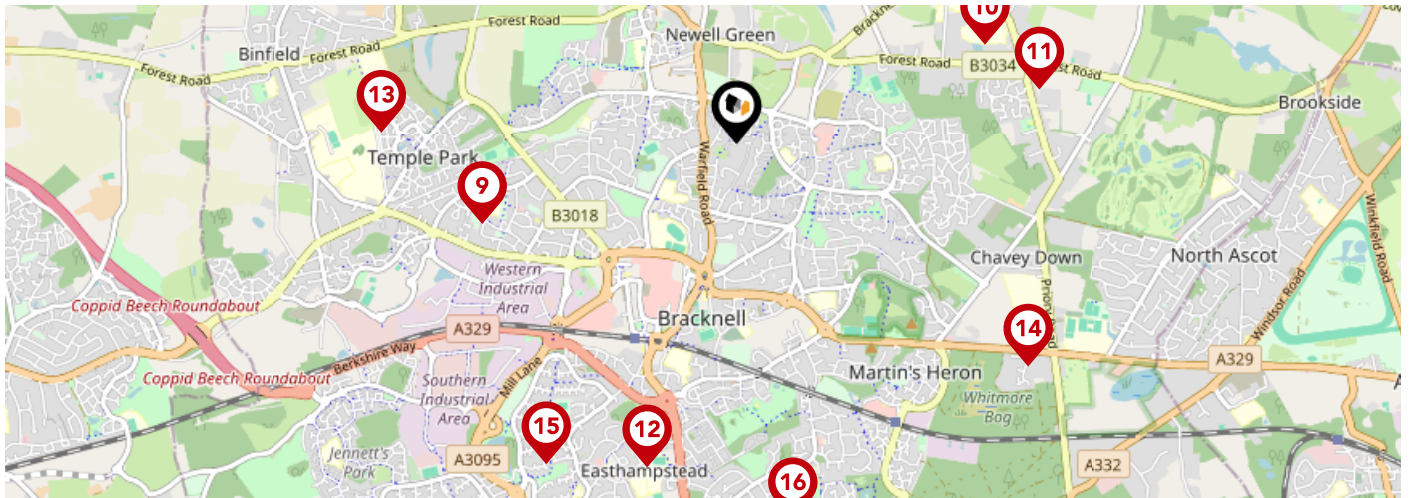
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Warfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sandy Lane Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Garth Hill College</b> Ofsted Rating: Good   Pupils: 1476   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kennel Lane School</b> Ofsted Rating: Good   Pupils:0   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitegrove Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Holly Spring Primary School</b> Ofsted Rating: Good   Pupils: 642   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Joseph's Catholic Primary School, Bracknell</b> Ofsted Rating: Good   Pupils: 209   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ranelagh School</b> Ofsted Rating: Outstanding   Pupils: 1062   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

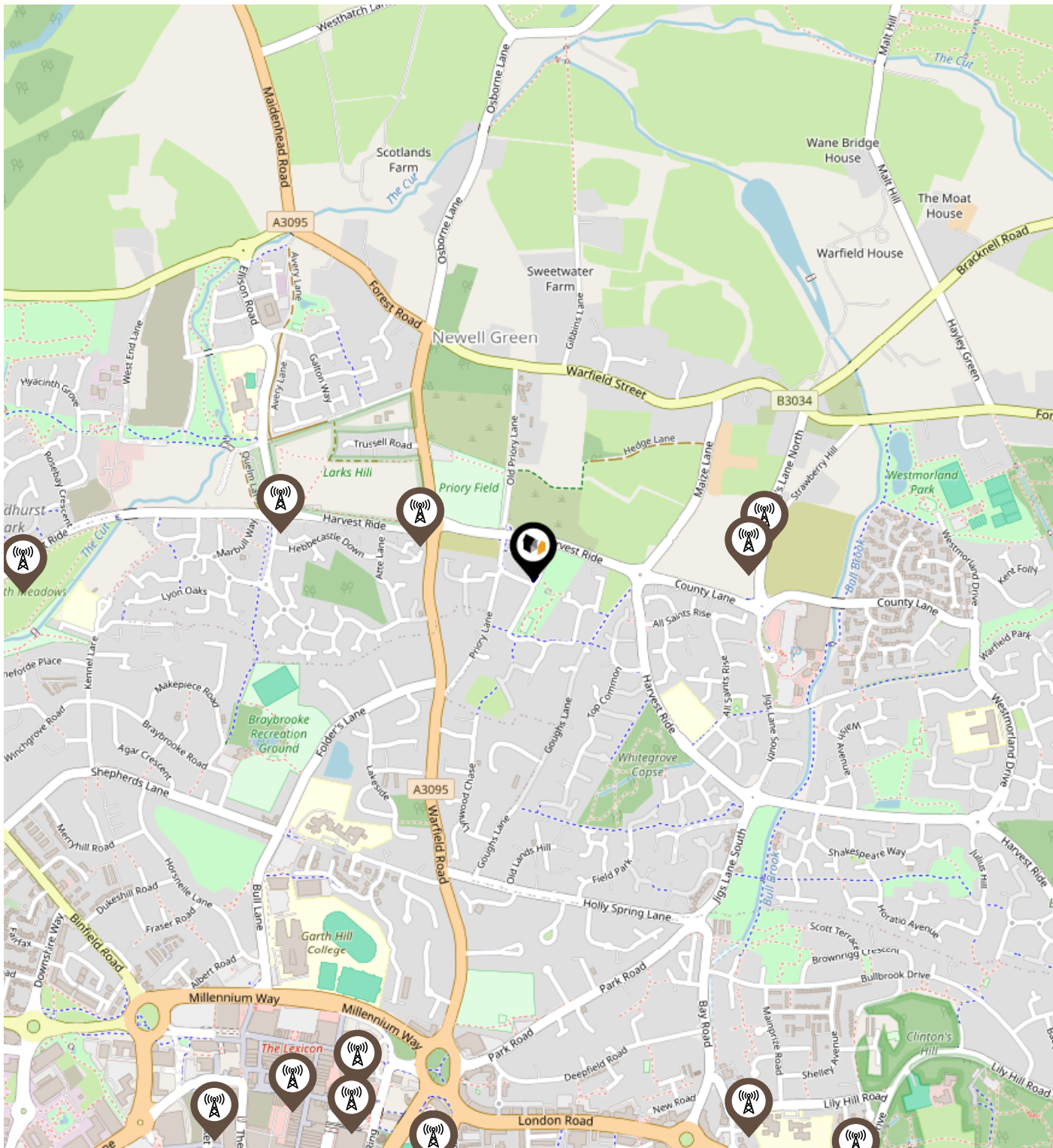


		Nursery	Primary	Secondary	College	Private
	<b>Meadow Vale Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lambrook School</b> Ofsted Rating: Not Rated   Pupils: 630   Distance: 1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winkfield St Mary's CofE Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Brakenhale School</b> Ofsted Rating: Good   Pupils: 1148   Distance: 1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Academy Binfield</b> Ofsted Rating: Good   Pupils: 1262   Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heathfield School</b> Ofsted Rating: Not Rated   Pupils: 226   Distance: 1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wildridings Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harmans Water Primary School</b> Ofsted Rating: Good   Pupils: 466   Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts



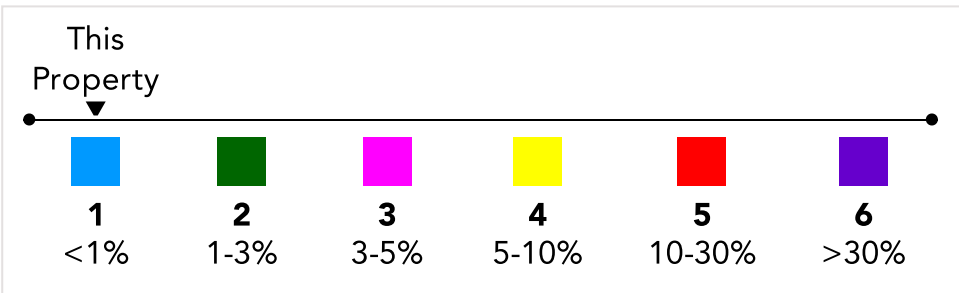
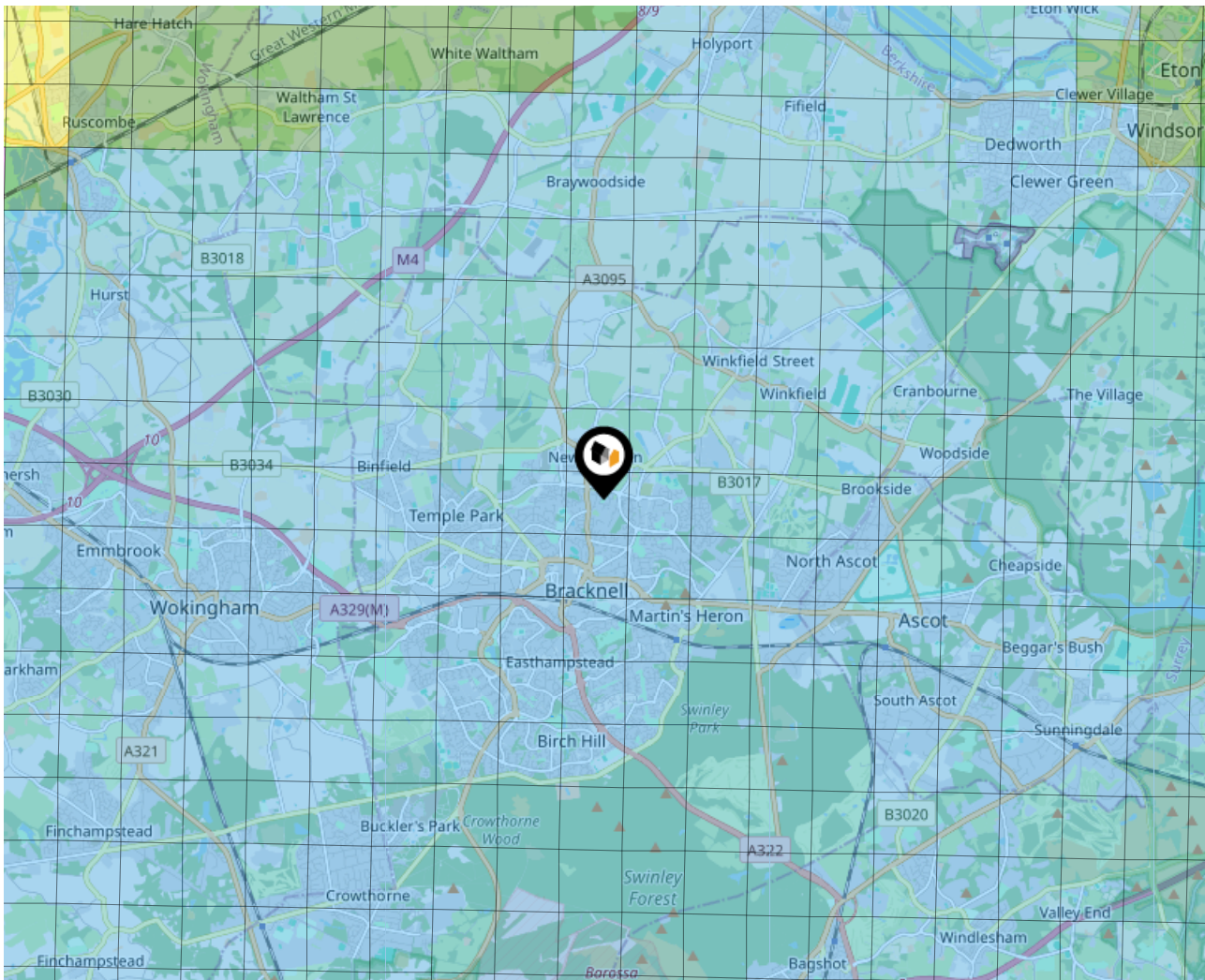
# Environment

## Radon Gas



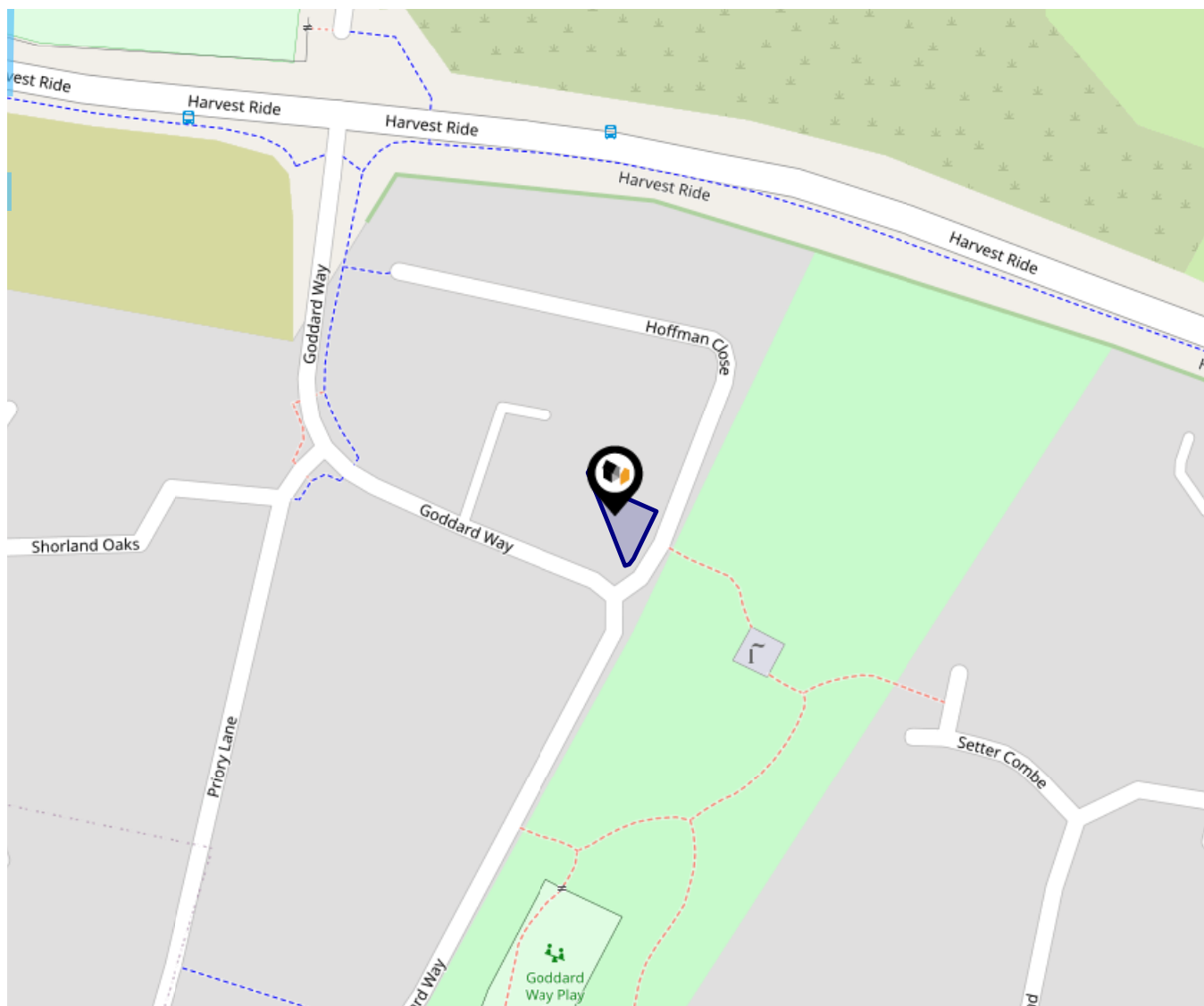
### What is Radon?

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/m<sup>3</sup>).










# 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.

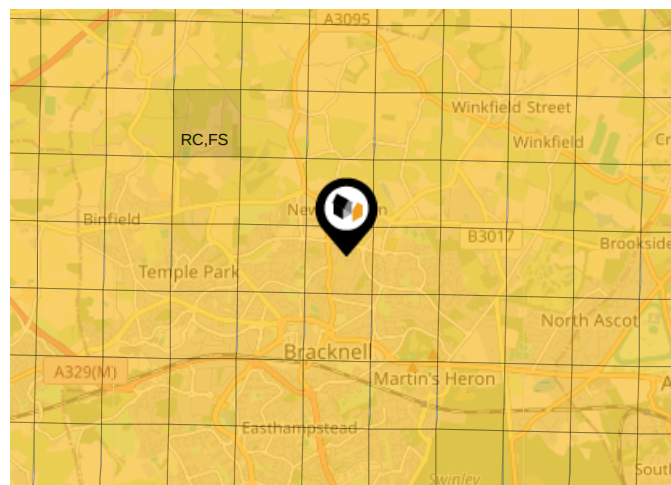
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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



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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



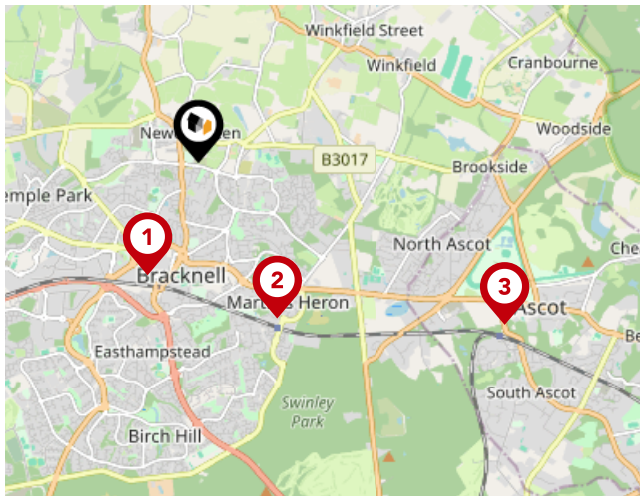
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



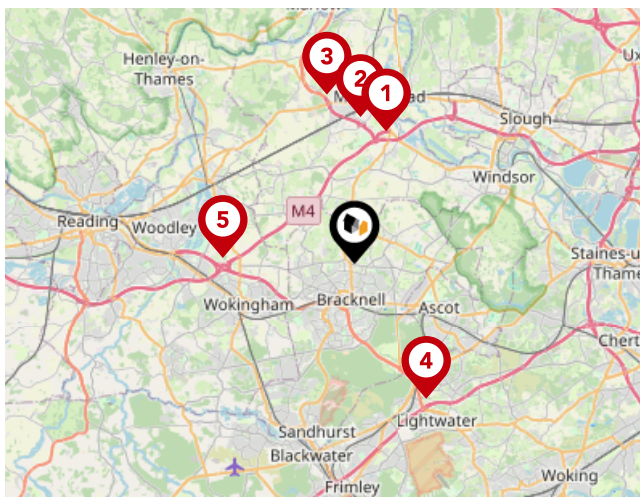
# Area

## Transport (National)



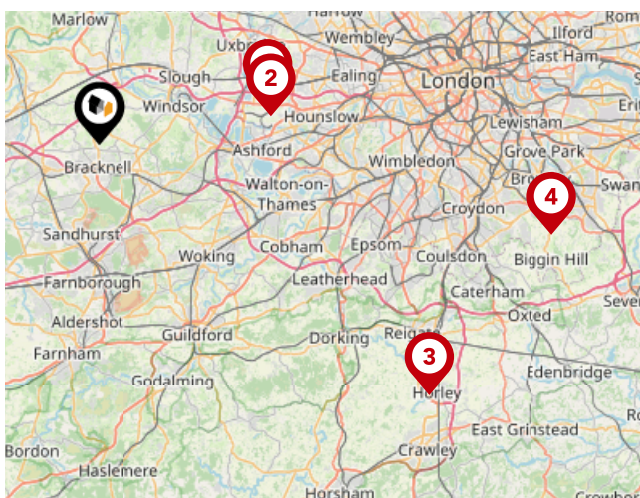
### National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.14 miles
2	Martins Heron Rail Station	1.61 miles
3	Ascot Rail Station	3.19 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.07 miles
2	A404(M) J9A	5.49 miles
3	A404(M) J9	6.35 miles
4	M3 J3	5.63 miles
5	M4 J10	4.88 miles



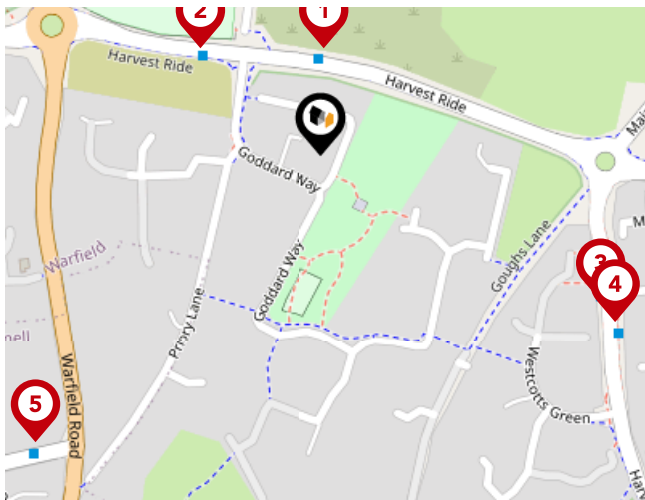
### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.84 miles
2	Heathrow Airport Terminal 4	12.84 miles
3	Gatwick Airport	30.66 miles
4	Leaves Green	34.09 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Priory Lane	0.06 miles
2	Priory Lane	0.09 miles
3	Westcotts Green	0.18 miles
4	Westcotts Green	0.2 miles
5	Warfield Road	0.23 miles



# Avocado Property

## About Us



### Avocado Property

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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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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.

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