

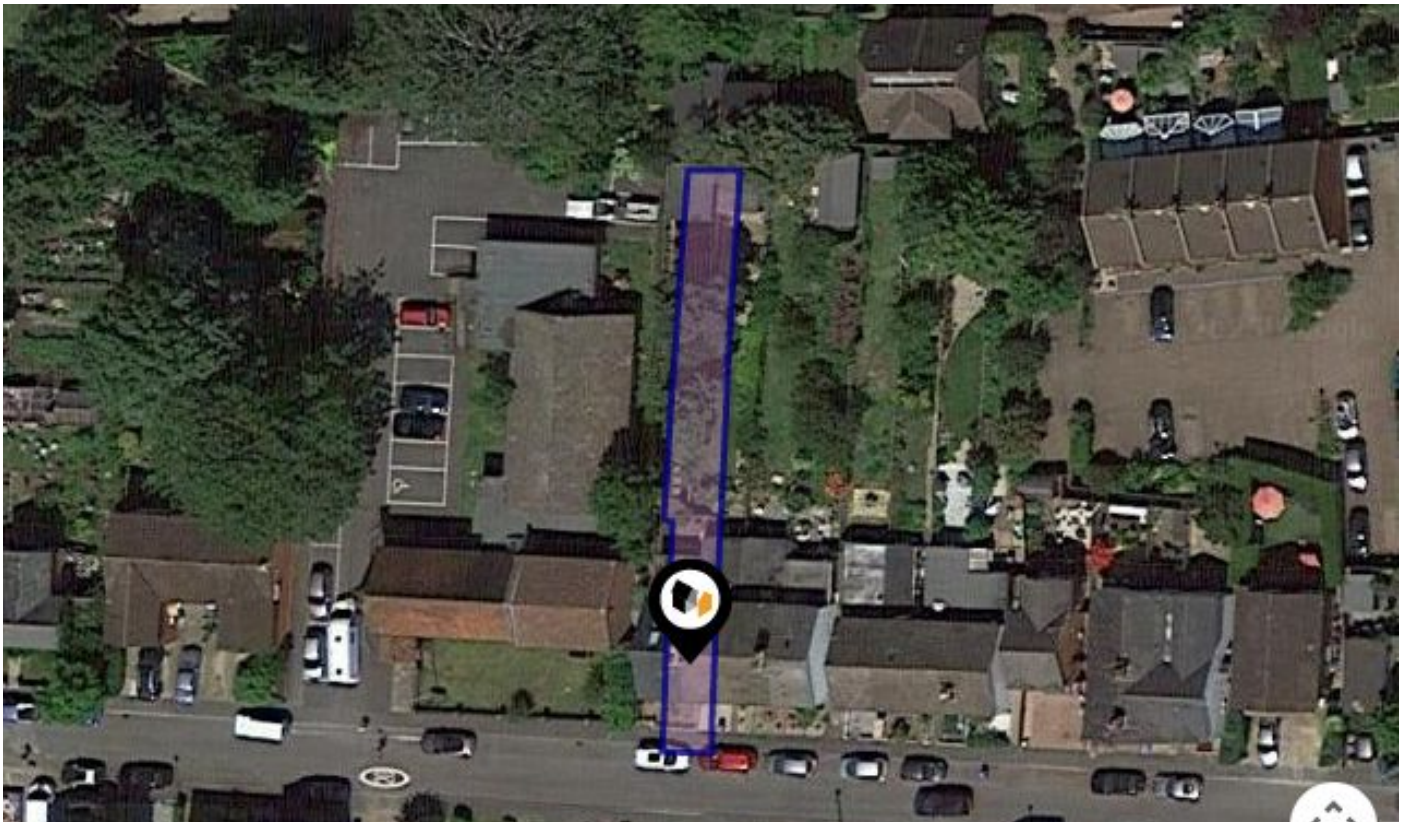


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th April 2025



41, CHURCH ROAD, CHAVEY DOWN, ASCOT, SL5 8RR

Avocado Property

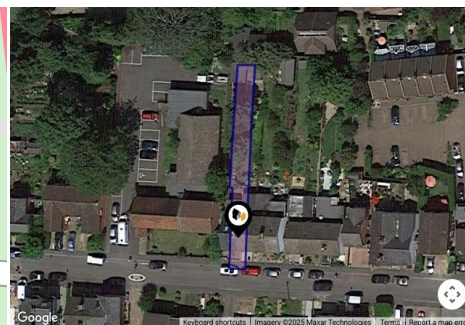
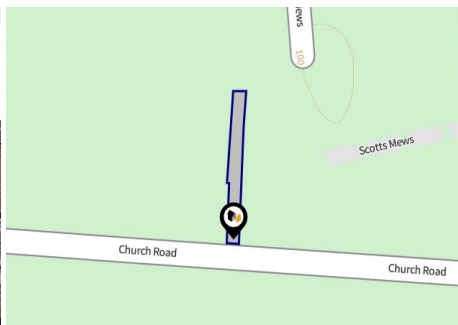
07916 843604

adam@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property




| | |
|------------------|---|
| Type: | Terraced |
| Bedrooms: | 2 |
| Floor Area: | 764 ft ² / 71 m ² |
| Plot Area: | 0.05 acres |
| Year Built : | 1900-1929 |
| Council Tax : | Band D |
| Annual Estimate: | £2,155 |
| Title Number: | BK139395 |
| UPRN: | 100080187281 |

| | |
|-------------------------------|------------|
| Last Sold Date: | 22/11/2019 |
| Last Sold Price: | £320,000 |
| Last Sold £/ft ² : | £418 |
| Tenure: | Freehold |

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)

| | | |
|---|---|---|
| 8 mb/s | 38 mb/s | 1800 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



41, Church Road, Chavey Down, SL5 8RR

Energy rating

D

Valid until 21.07.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

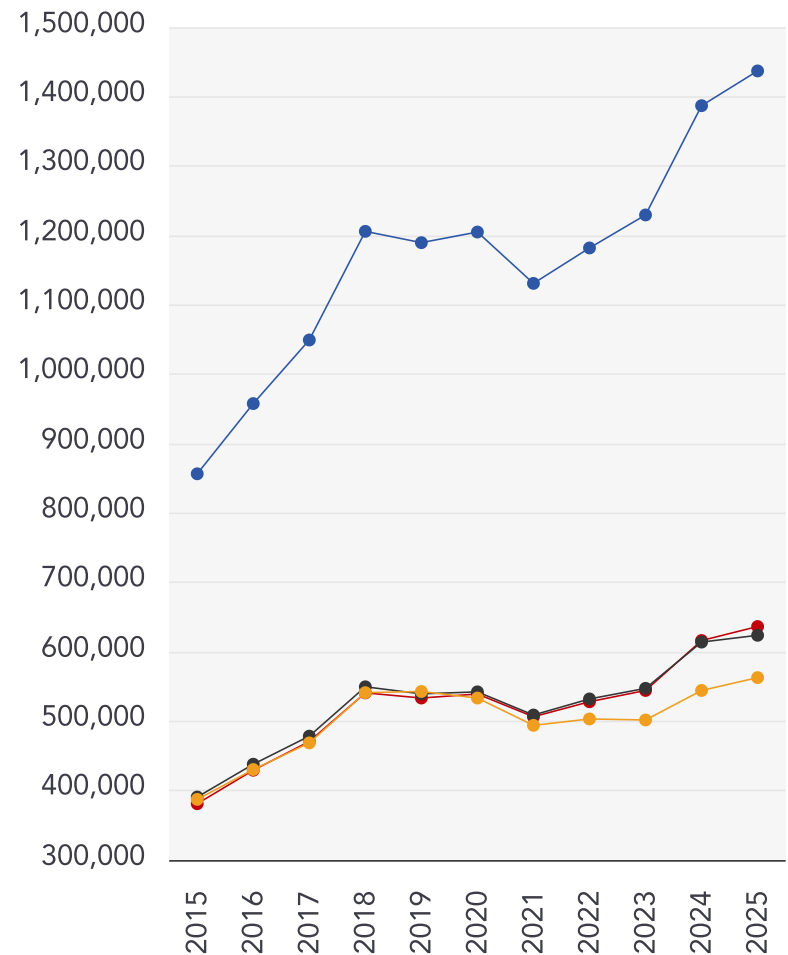
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Unknown |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| 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 all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 71 m ² |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL5



Detached

+67.78%

Terraced

+59.63%

Semi-Detached

+66.97%

Flat

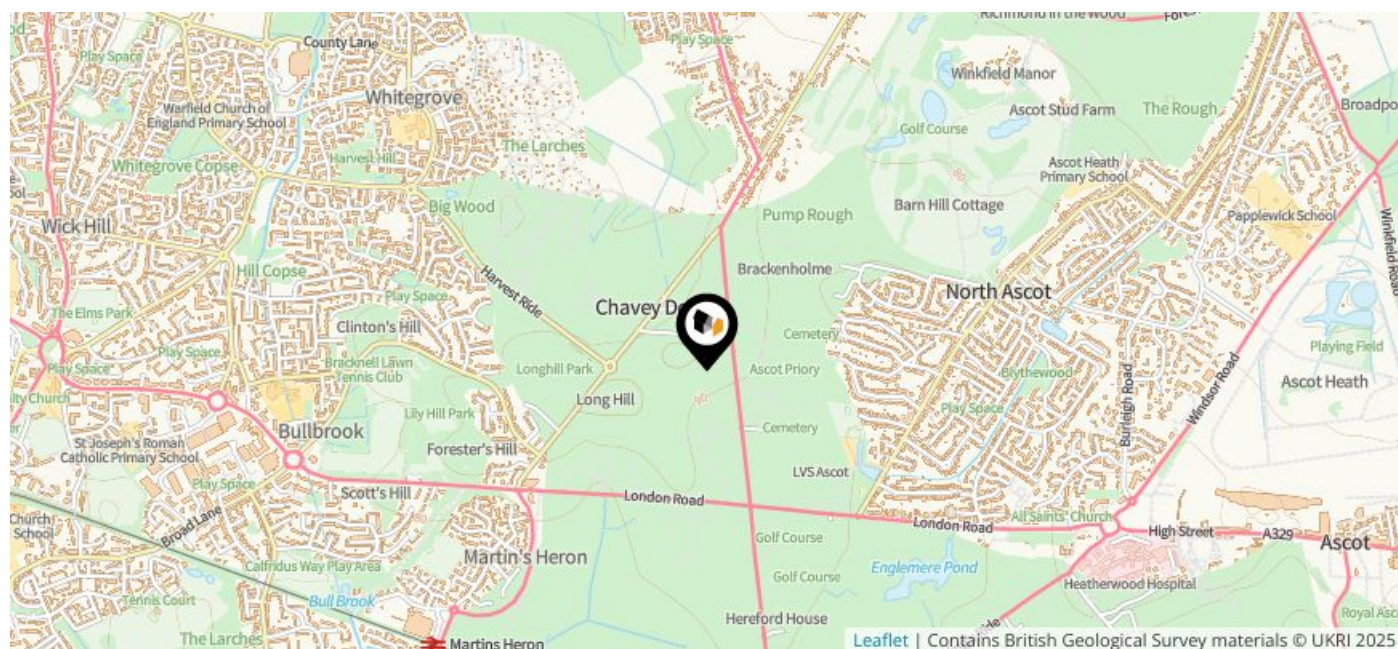
+45.31%

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.

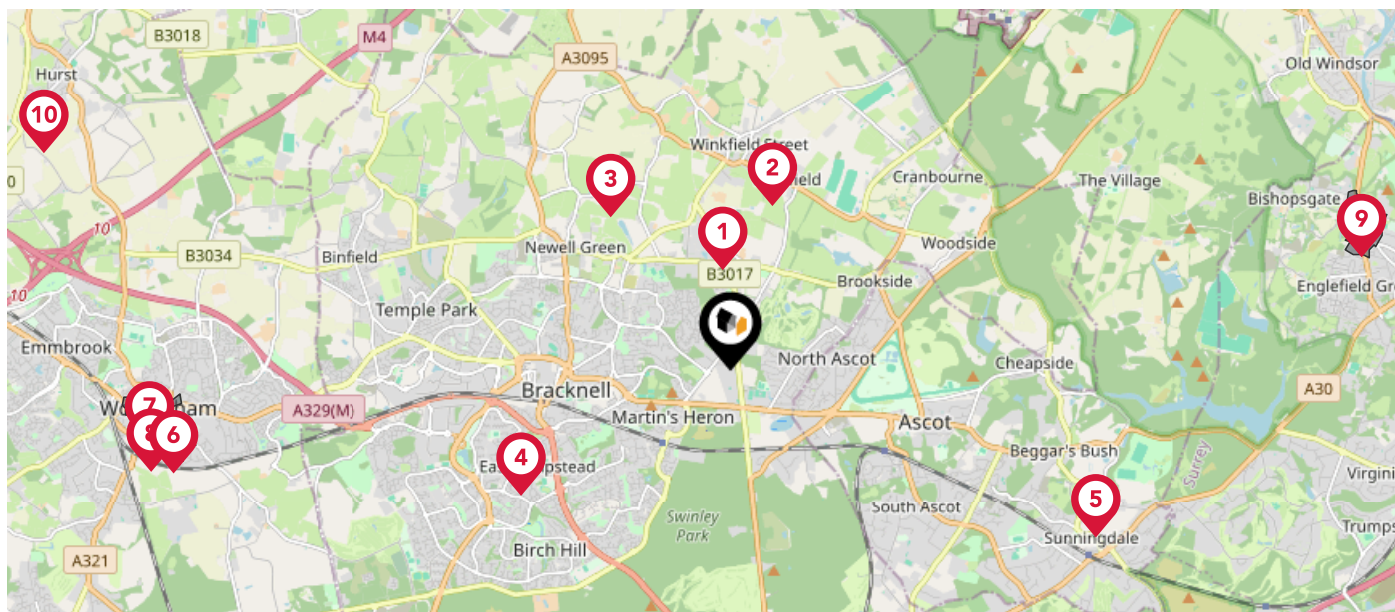
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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



Winkfield Row



Winkfield Village



Warfield



Easthampstead



Sunningdale



Murdoch Road



Wokingham Town Centre



Langborough Road



Englefield Green



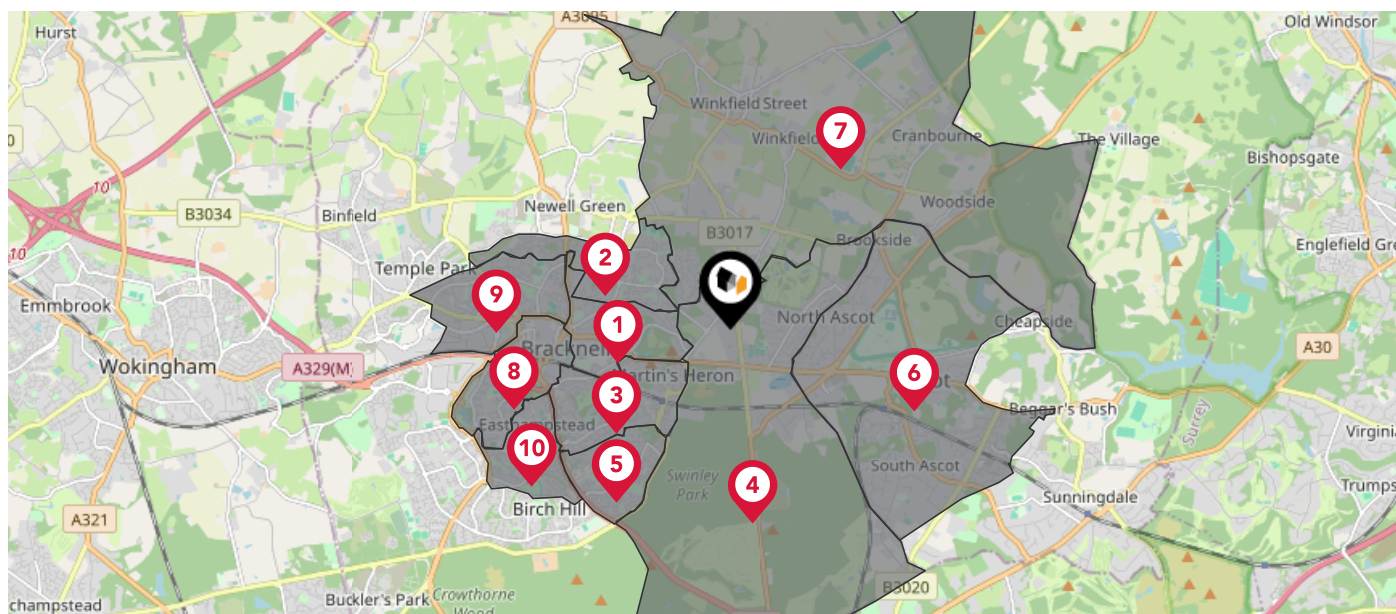
Hurst

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



Bullbrook Ward



Warfield Harvest Ride Ward



Harmans Water Ward



Ascot Ward



Crown Wood Ward



Ascot & Sunninghill Ward



Winkfield and Cranbourne Ward



Wildridings and Central Ward



Priestwood and Garth Ward



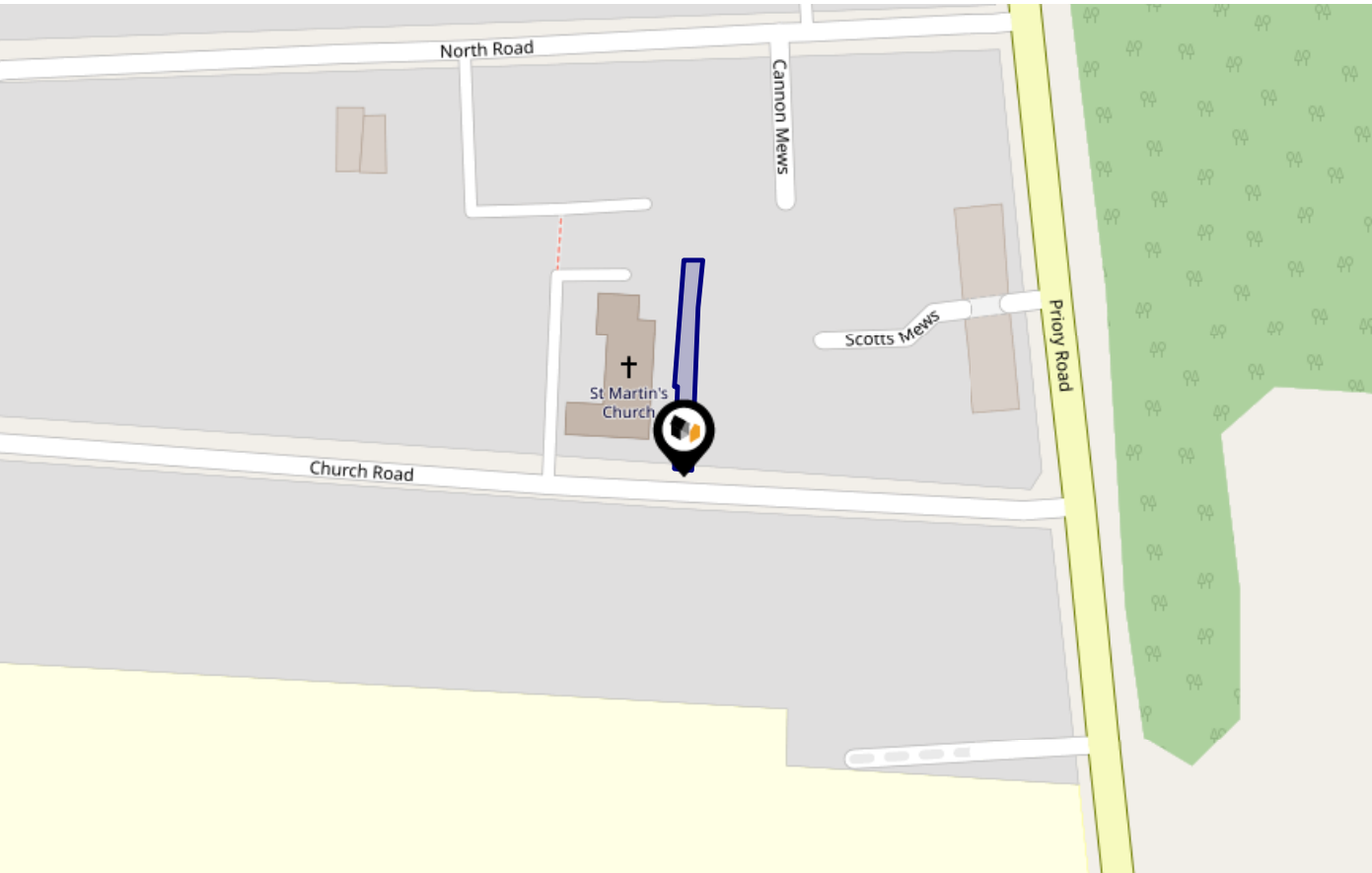
Old Bracknell Ward

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:

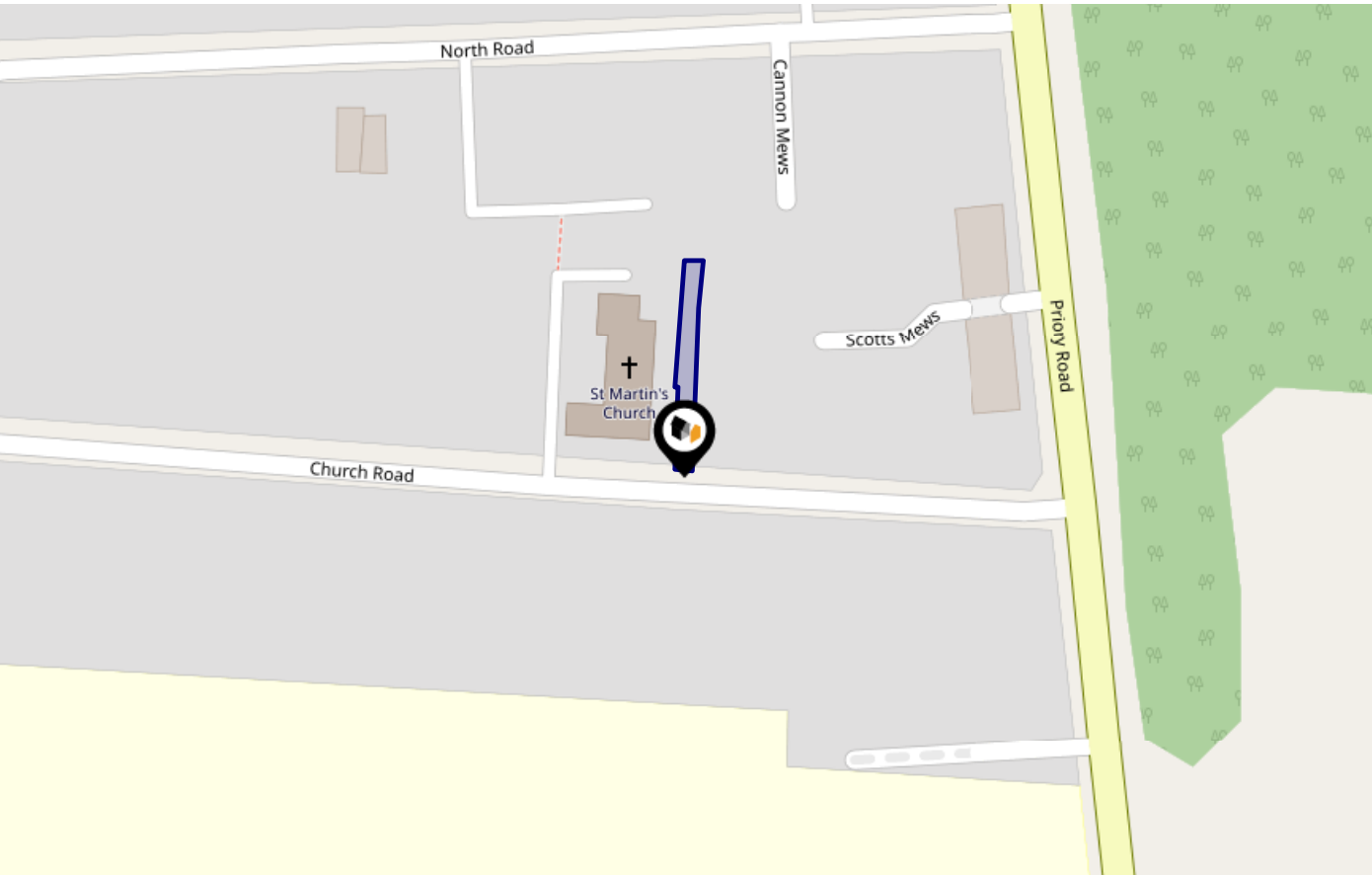


Flood Risk

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.

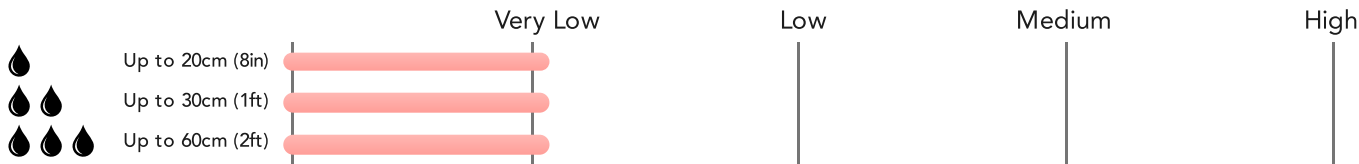


Risk Rating: Very low

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:

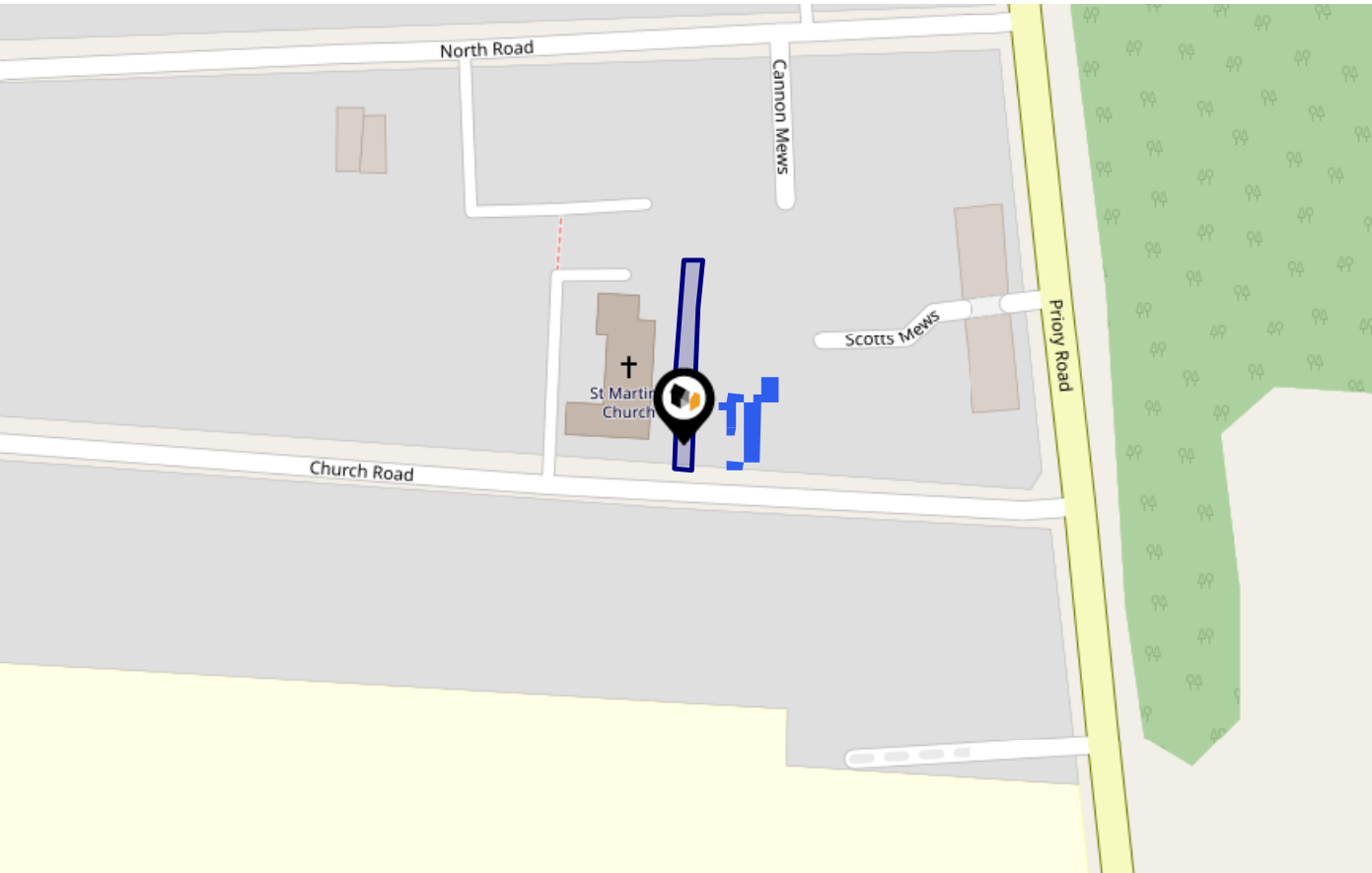


Flood Risk

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.

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Chance of flooding to the following depths at this property:

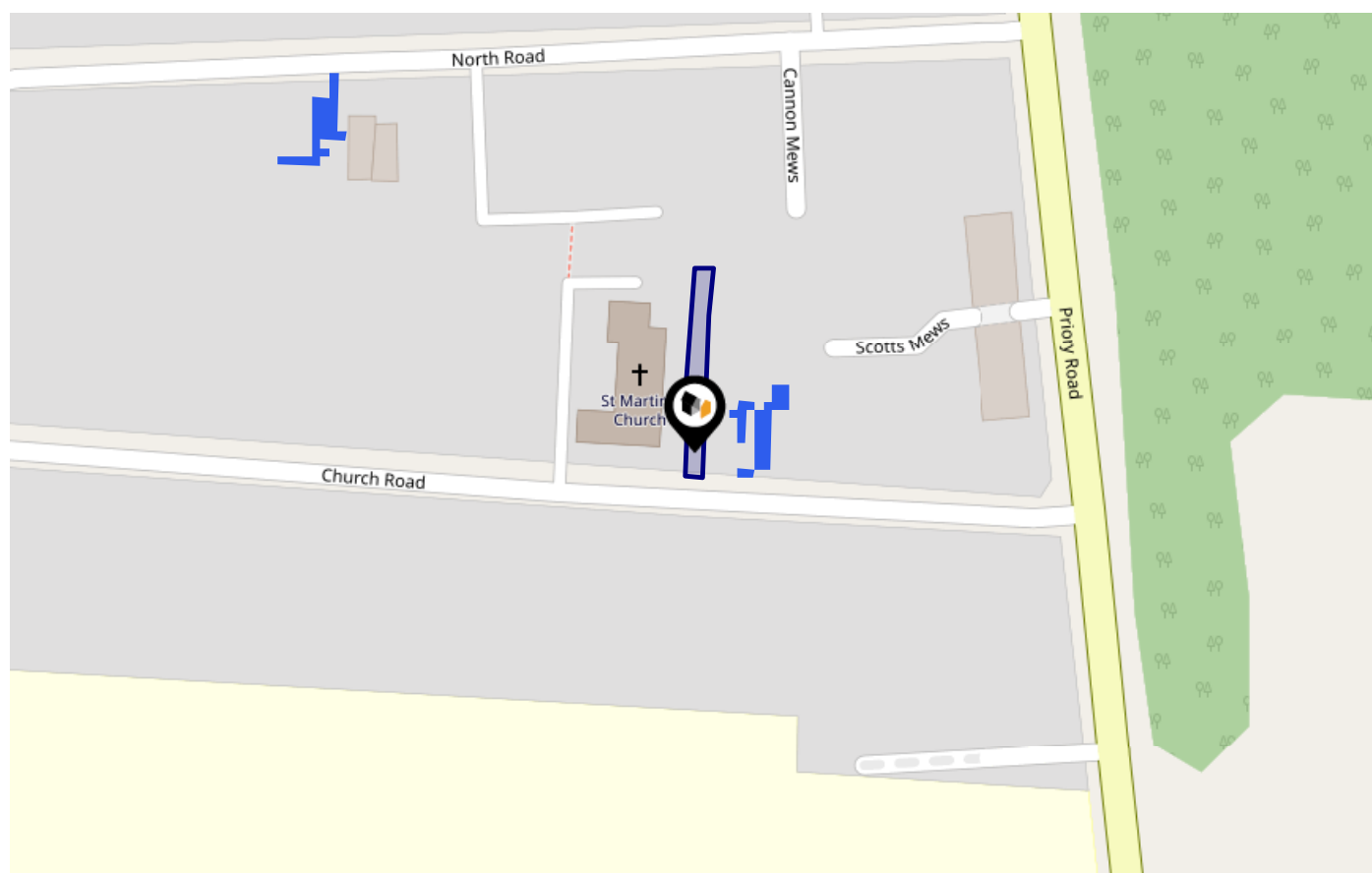


Flood Risk

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.

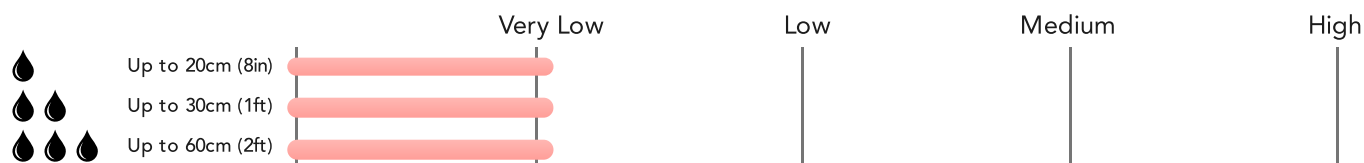


Risk Rating: Very low

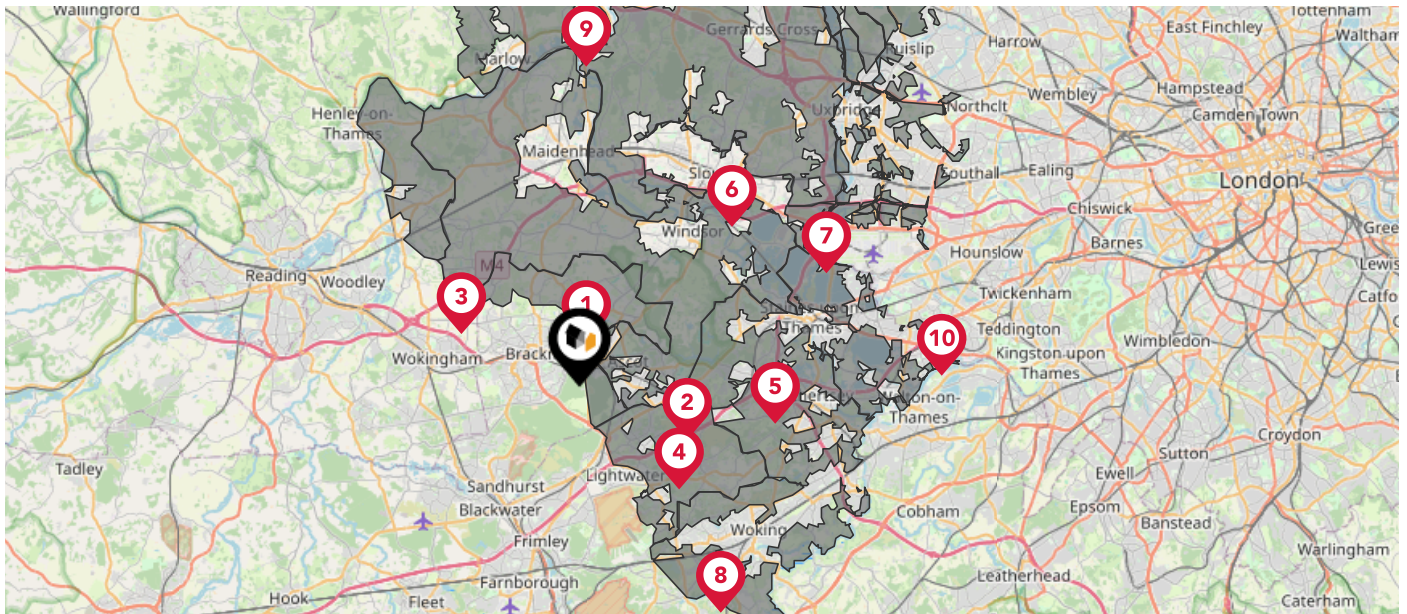
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

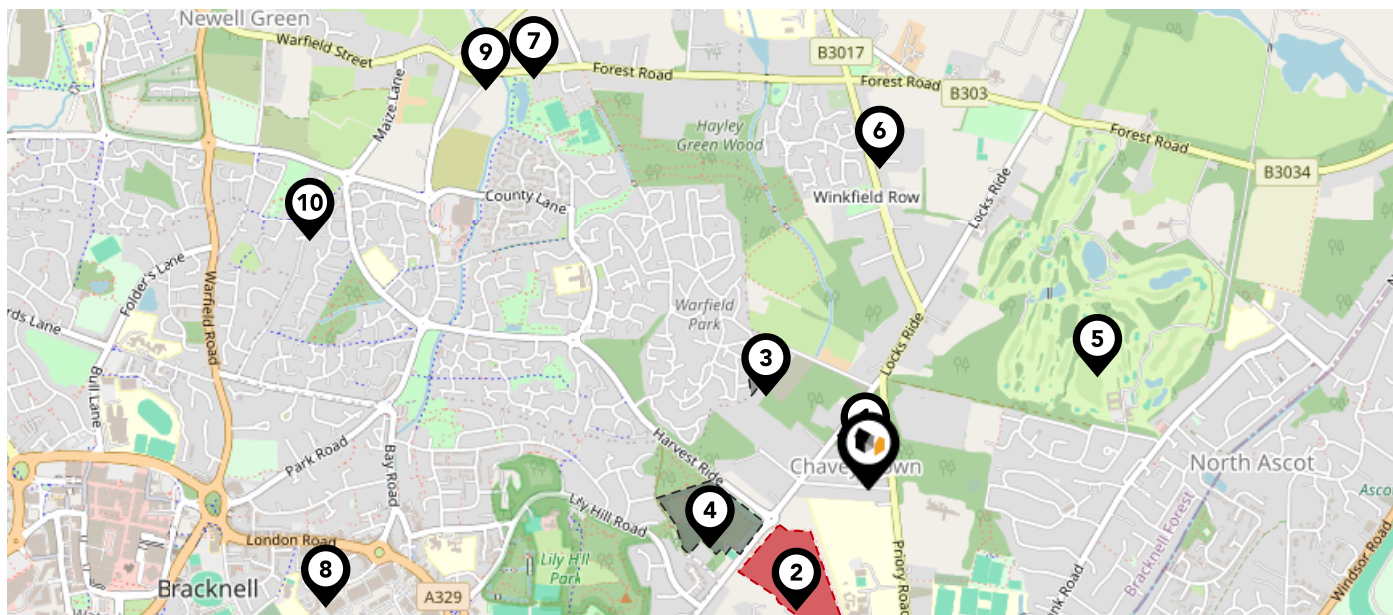
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Wokingham
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Hillingdon
- 8 London Green Belt - Woking
- 9 London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

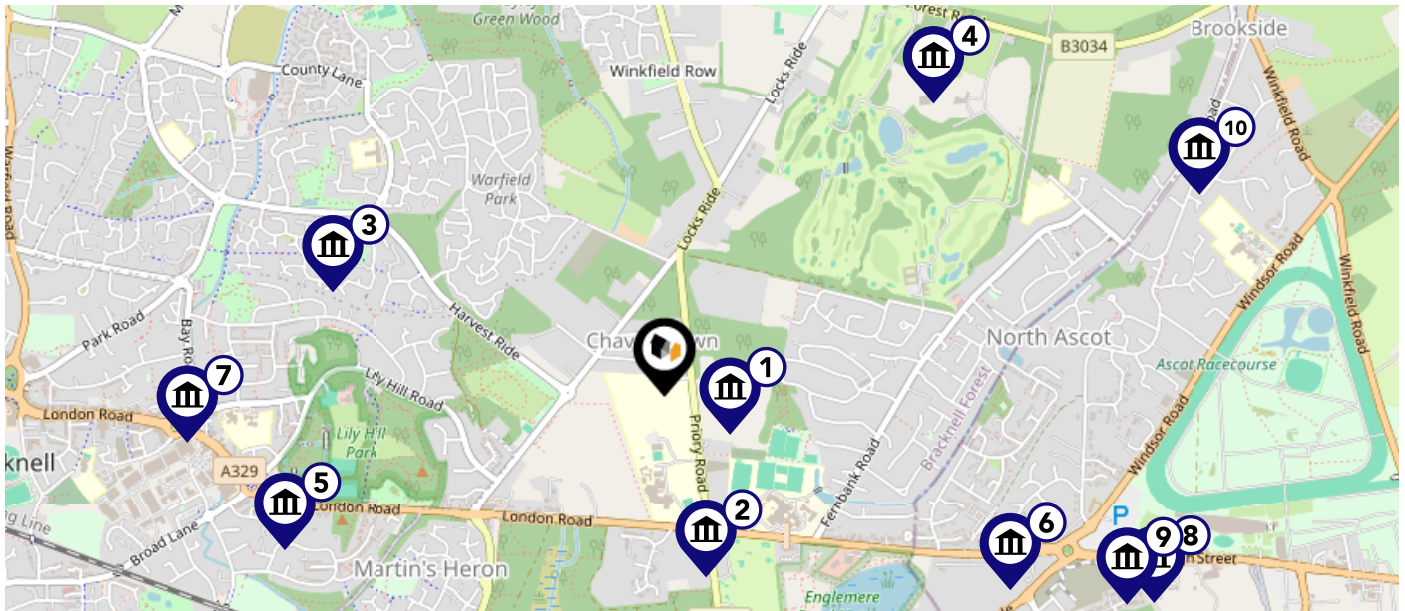
| | | | |
|-----------|--|-------------------|--|
| 1 | Priors Pit-Chavey Down | Historic Landfill | |
| 2 | EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept | Active Landfill | |
| 3 | Caravan Park-Warfield | Historic Landfill | |
| 4 | Longhill Road-Chavey Down | Historic Landfill | |
| 5 | Mill Ride Estate-North Ascot | Historic Landfill | |
| 6 | Woodbine Stores West of Orchard House-Winkfield, Bracknell | Historic Landfill | |
| 7 | Forest Road-Warfield | Historic Landfill | |
| 8 | Eastern Road Brick-Bracknell, Berkshire | Historic Landfill | |
| 9 | Priors Pit-Newell Green | Historic Landfill | |
| 10 | Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire | Historic Landfill | |











Maps

Listed Buildings

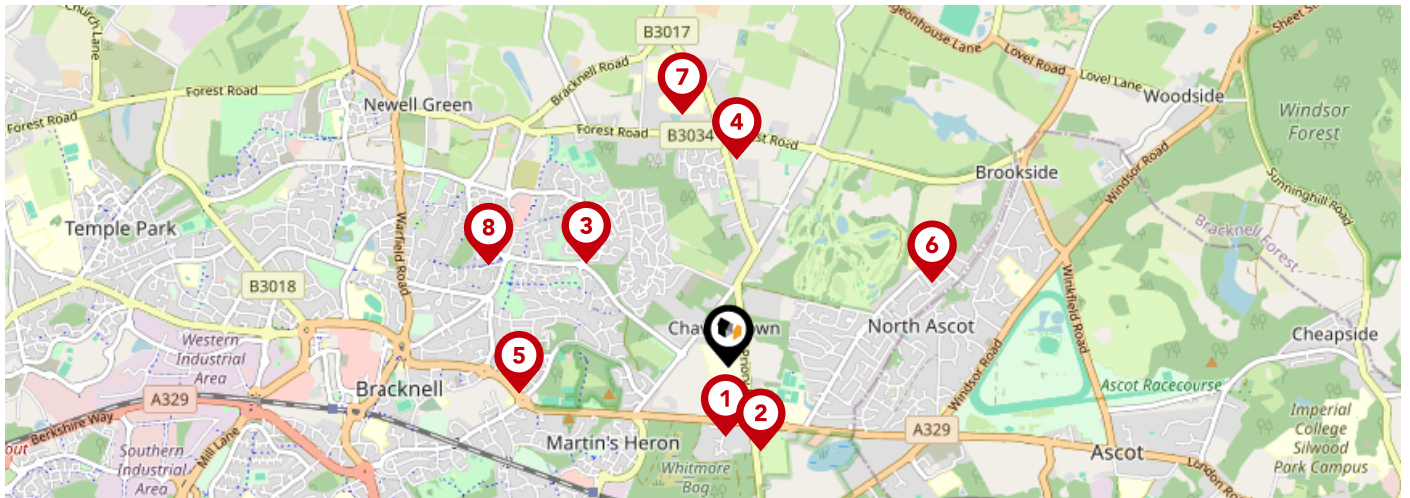


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



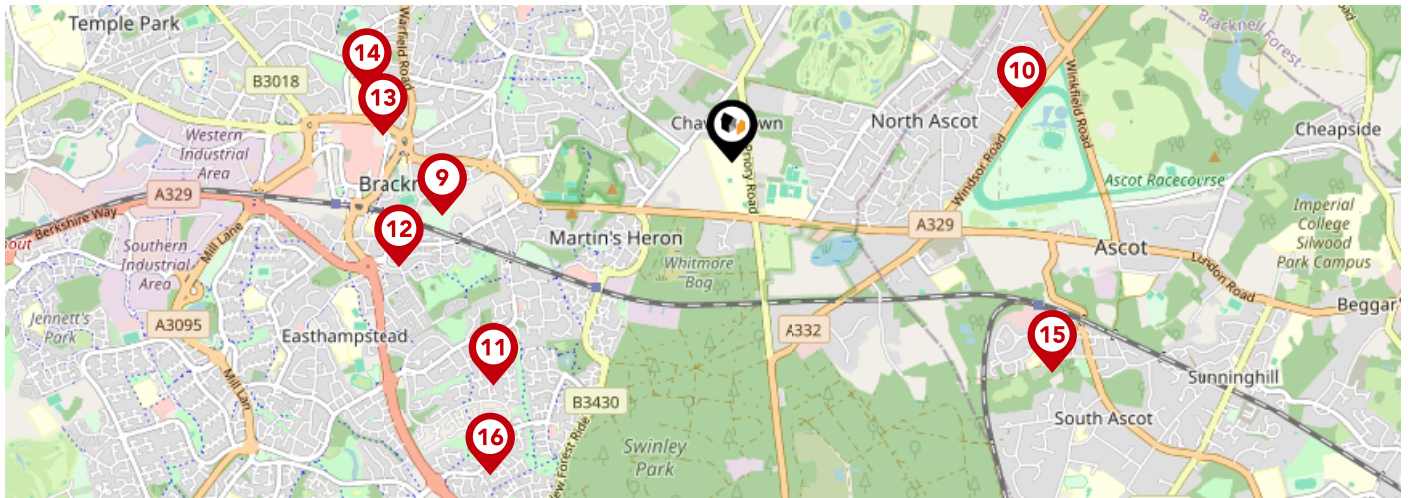
| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1061346 - Priory Of The Most Holy Trinity | Grade II | 0.2 miles |
|  1390459 - Milestone Approx 50m East Of Junction With Swinley Road | Grade II | 0.4 miles |
|  1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park | Grade II | 0.8 miles |
|  1390452 - Tudor Cottage | Grade II | 0.9 miles |
|  1390343 - Milestone Approx 150m E Of The Running Horse Ph (running Horse Ph Not Included) | Grade II | 0.9 miles |
|  1109923 - Church Of All Saints | Grade II | 0.9 miles |
|  1390323 - Thatched Cottage | Grade II | 1.1 miles |
|  1109921 - Milestone Opposite The Tote Building To Ascot Racecourse | Grade II | 1.2 miles |
|  1445824 - Ascot War Memorial | Grade II | 1.2 miles |
|  1387163 - 57, Kennel Ride | Grade II | 1.3 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Heathfield School Ofsted Rating: Not Rated Pupils: 226 Distance:0.32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | LVS Ascot Ofsted Rating: Not Rated Pupils: 840 Distance:0.41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Winkfield St Mary's CoFE Primary School Ofsted Rating: Good Pupils: 198 Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:0.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Ascot Heath Primary School Ofsted Rating: Good Pupils: 395 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

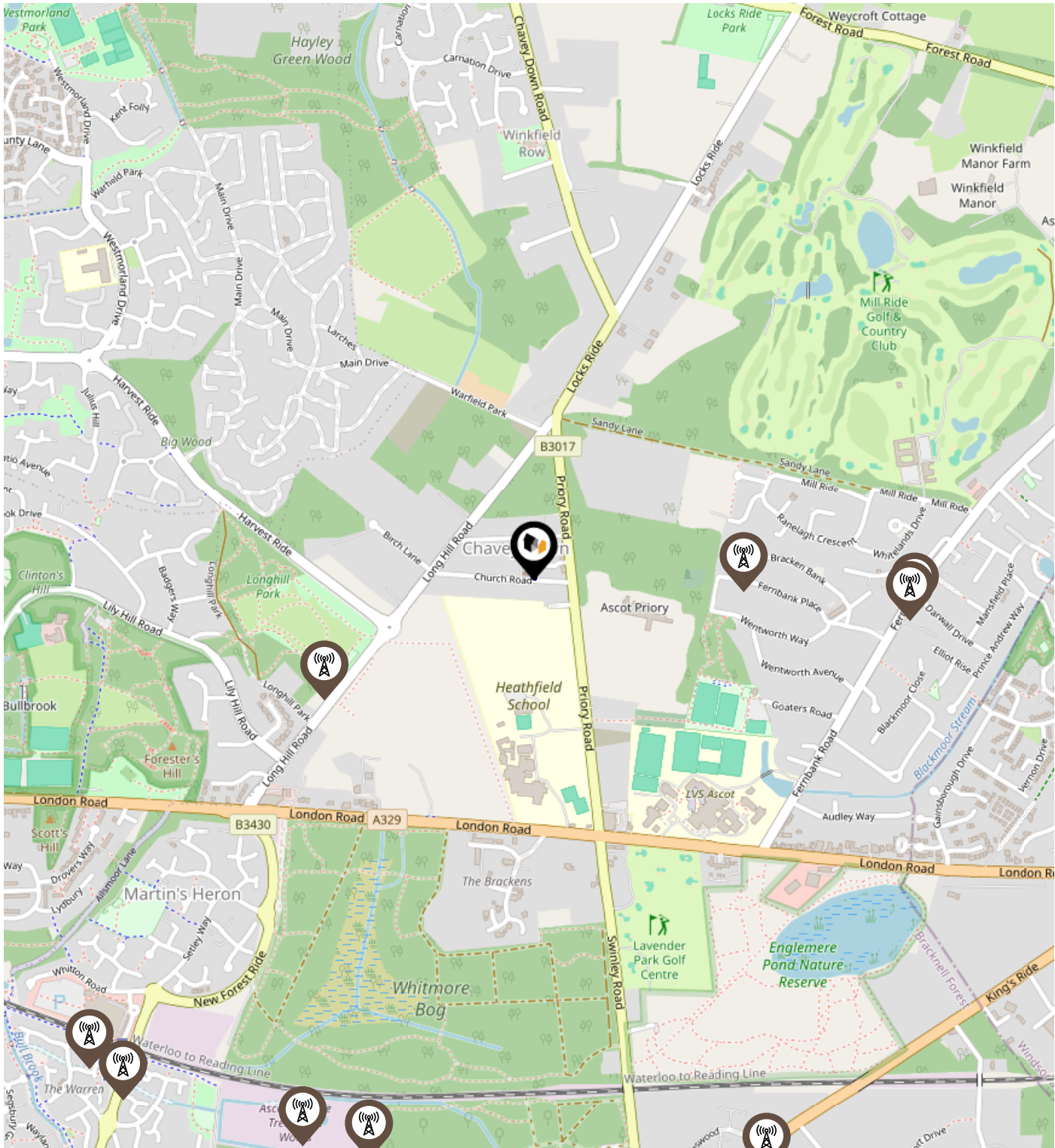
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Papplewick School Ofsted Rating: Not Rated Pupils: 223 Distance:1.36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | South Ascot Village Primary School Ofsted Rating: Good Pupils: 164 Distance:1.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:1.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

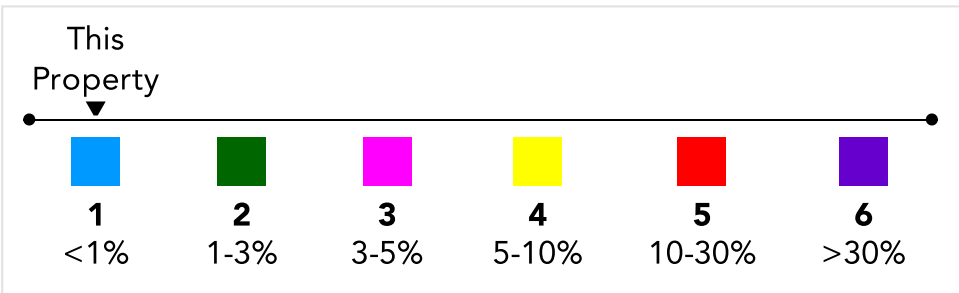
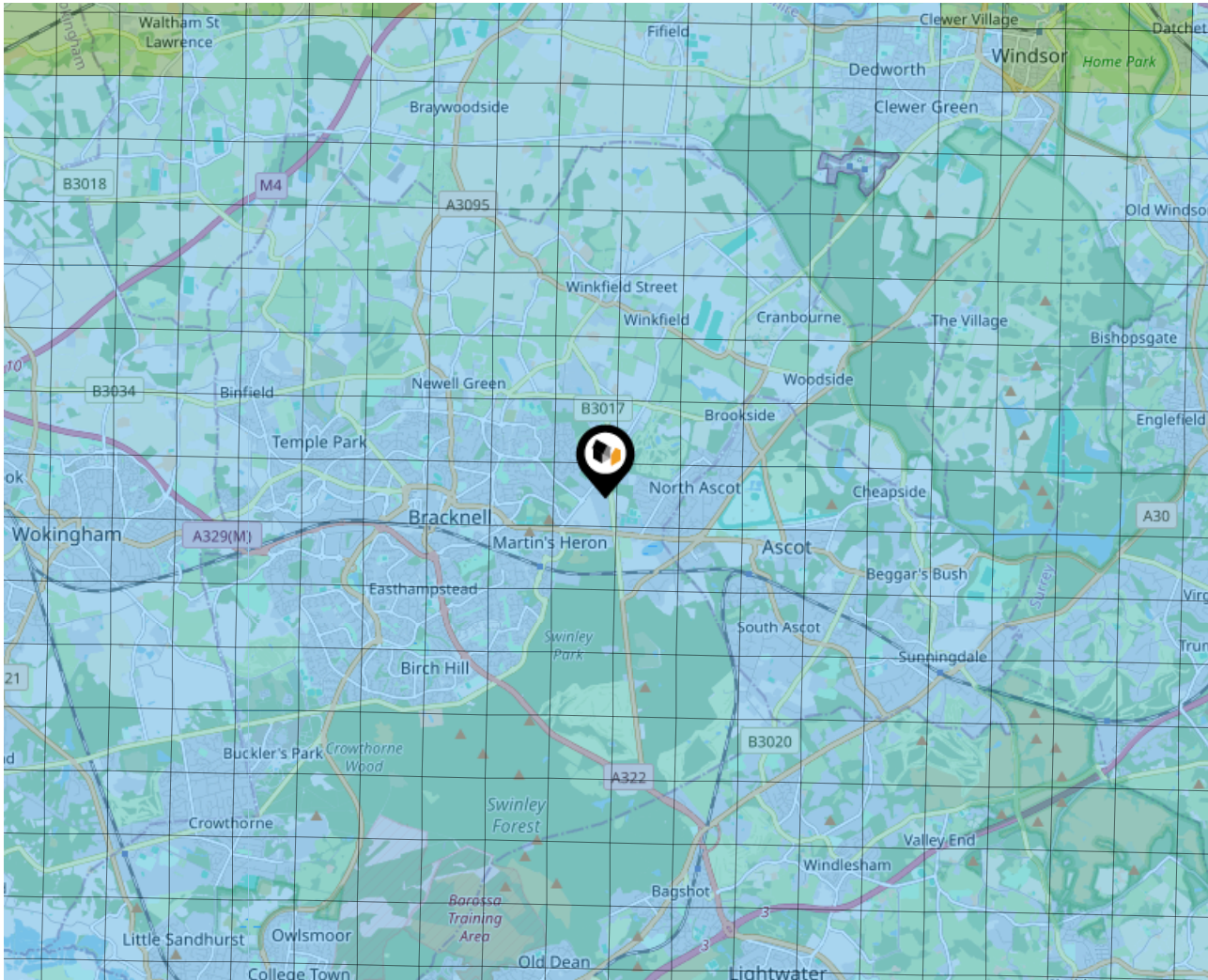


Key:

- Power Pylons
- Communication Masts

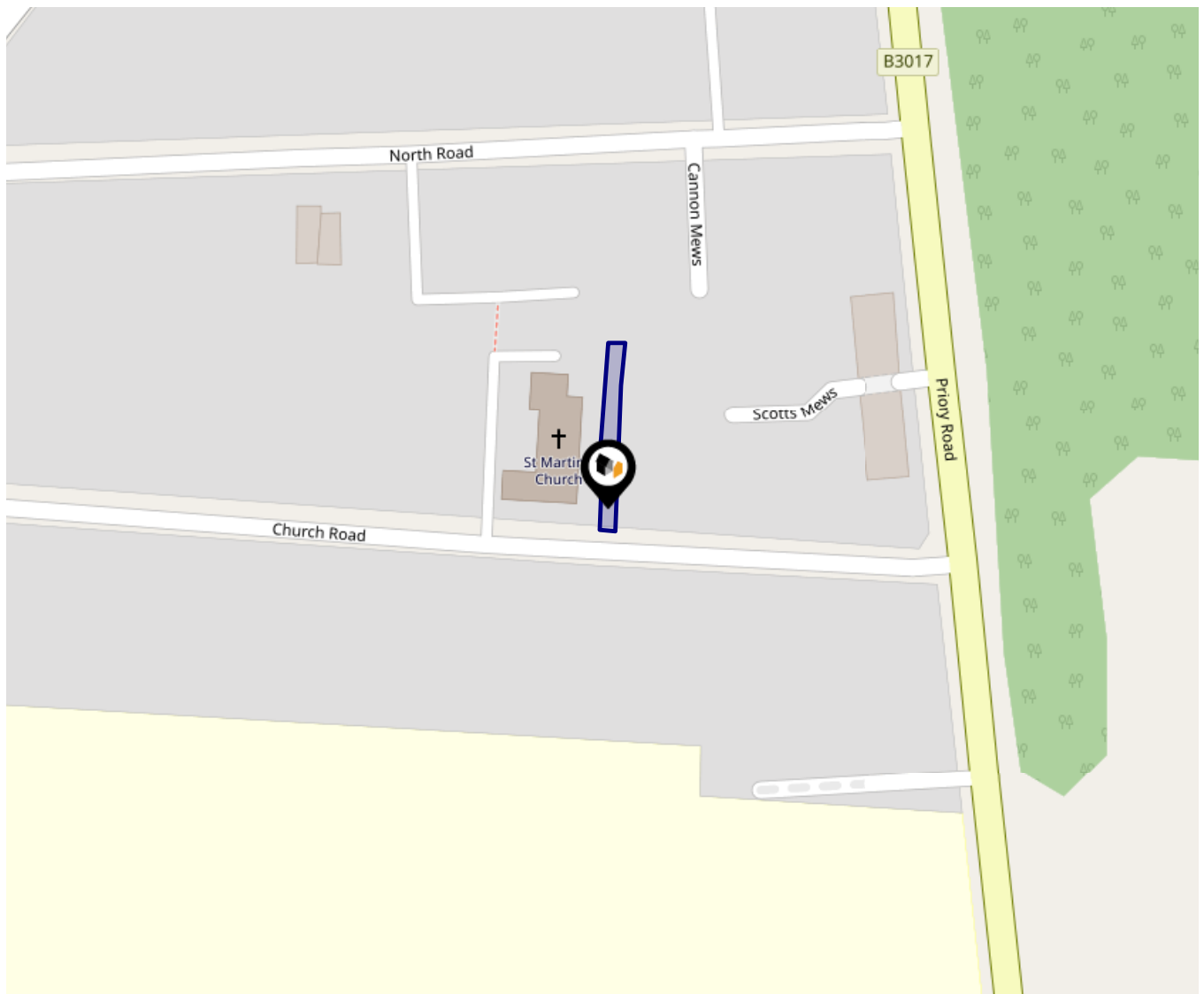
What is Radon?

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



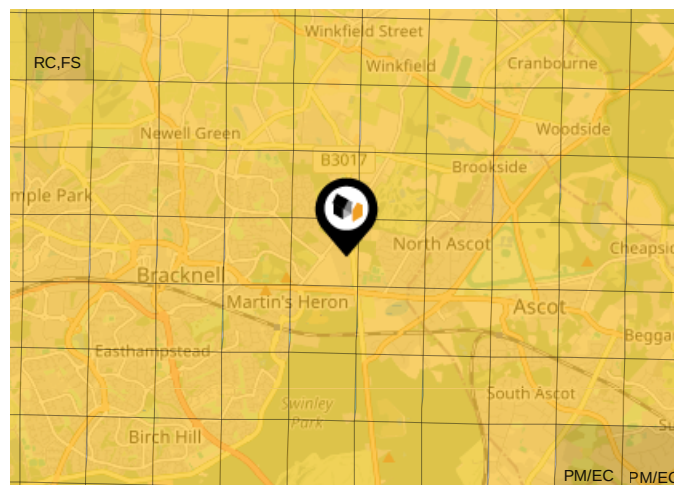
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

| | | | |
|-------------------------------|------------------------------------|----------------------|--------------|
| Carbon Content: | NONE | Soil Texture: | CLAY TO SILT |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

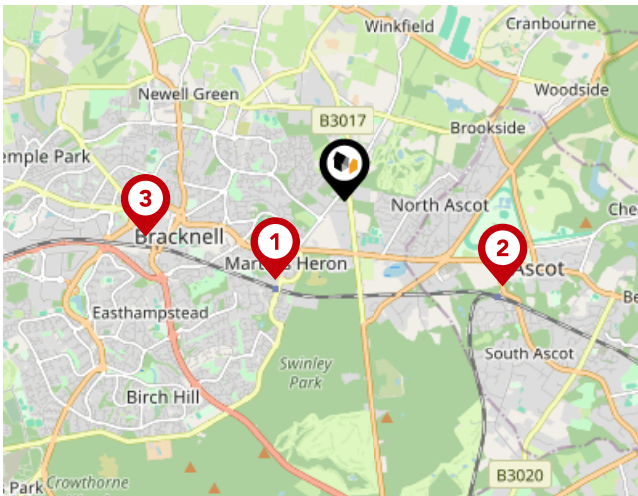


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

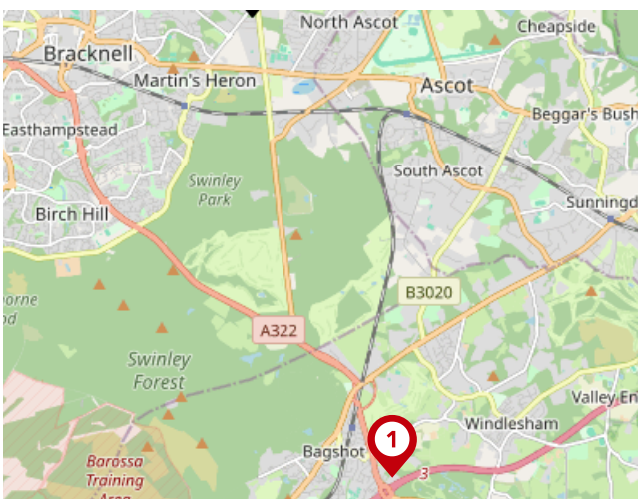
Area

Transport (National)



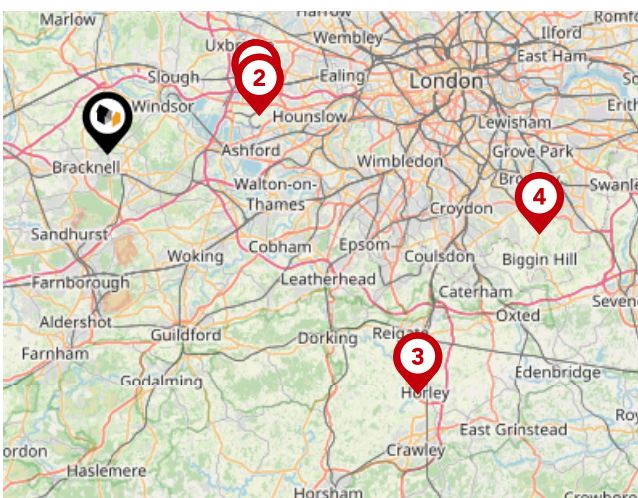
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Martins Heron Rail Station | 0.97 miles |
| 2 | Ascot Rail Station | 1.65 miles |
| 3 | Bracknell Rail Station | 1.87 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------------|------------|
| 1 | M3 J3 | 4.45 miles |
| 2 | M4 J8 | 5.64 miles |
| 3 | A404(M) J9A | 6.3 miles |
| 4 | M4 J7 | 7.2 miles |
| 5 | M3 J4 | 7.35 miles |

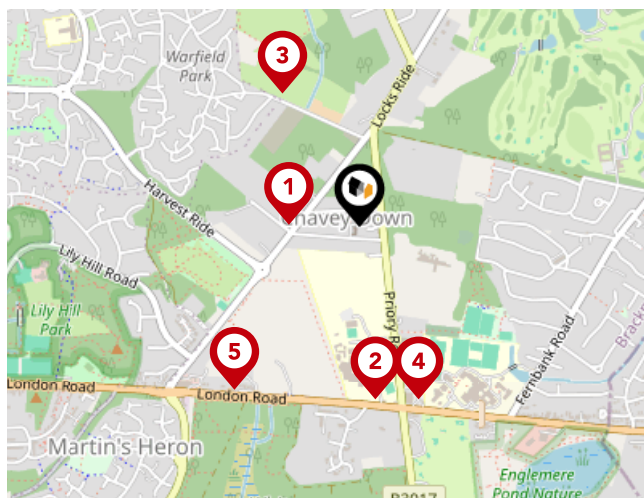


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 11.74 miles |
| 2 | Heathrow Airport Terminal 4 | 11.66 miles |
| 3 | Gatwick Airport | 29.14 miles |
| 4 | Leaves Green | 32.61 miles |

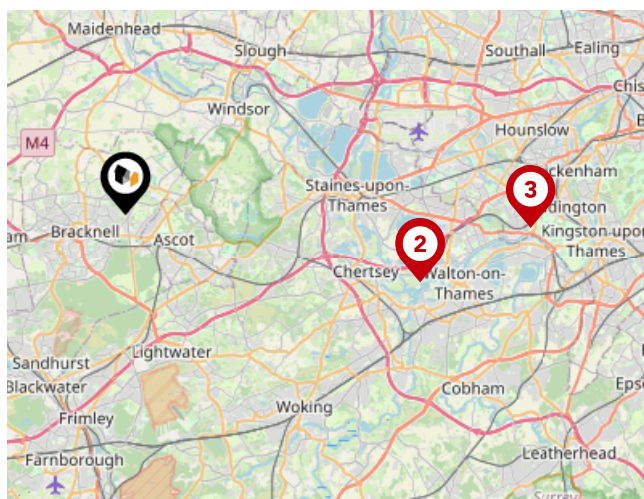
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Church Road | 0.16 miles |
| 2 | The Royal Foresters Hotel | 0.4 miles |
| 3 | Mobile Home Site | 0.35 miles |
| 4 | The Royal Foresters Hotel | 0.42 miles |
| 5 | The Brackens | 0.47 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Shepperton Ferry Landing | 11.16 miles |
| 2 | Weybridge Ferry Landing | 11.2 miles |
| 3 | Moulsey - Hurst Park Ferry Landing | 14.95 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.

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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