KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15ᵗʰ May 2025

RAINWORTH CLOSE, LOWER EARLEY, READING, RG6

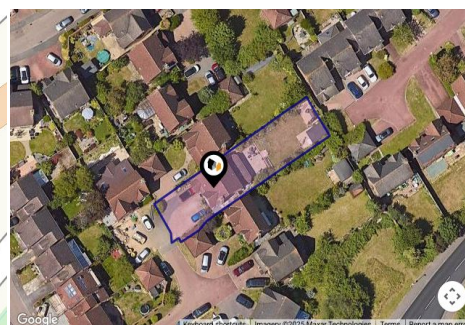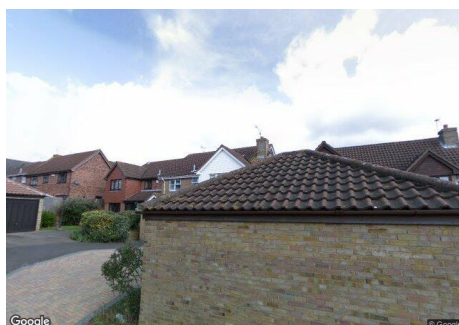**Avocado Property**

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

arla | propertymark
PROTECTED

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Plot Area:	0.13 acres		
Year Built :	1976-1982		
Council Tax :	Band E		
Annual Estimate:	£2,904		
Title Number:	BK238762		

Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	**45** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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Market
Sold in Street

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31, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	14/11/2024	16/04/2010	05/07/2004	28/07/2000
Last Sold Price:	£600,000	£310,000	£280,000	£213,000

21, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	19/06/2024
Last Sold Price:	£561,000

29, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	26/08/2022	17/02/2015	09/08/2011	05/04/2007	29/06/2001	17/12/1999
Last Sold Price:	£525,000	£368,500	£279,000	£309,000	£206,000	£143,000

16, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	29/10/2021	28/03/2002	28/04/1998
Last Sold Price:	£520,000	£185,500	£127,000

3, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	15/10/2020	21/10/1998	07/08/1996
Last Sold Price:	£407,500	£132,000	£97,000

19, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	31/03/2014
Last Sold Price:	£312,500

2, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	06/03/2014
Last Sold Price:	£316,000

1, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	20/09/2013	30/05/1997
Last Sold Price:	£306,000	£109,000

8, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	02/11/2011	27/11/2003
Last Sold Price:	£325,000	£285,000

17, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	24/06/2011	18/12/1997
Last Sold Price:	£341,000	£125,000

25, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	31/01/2011
Last Sold Price:	£310,000

5, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	08/01/2010	29/02/2000	16/10/1998
Last Sold Price:	£300,000	£180,000	£138,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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Market
Sold in Street

26, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	16/02/2009
Last Sold Price:	£250,000

32, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	04/11/2008
Last Sold Price:	£315,000

6, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	30/11/2006
Last Sold Price:	£325,000

7, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	20/12/2005
Last Sold Price:	£315,000

22, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	23/04/2004	21/05/1999	31/05/1995
Last Sold Price:	£238,000	£134,500	£88,000

18, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	24/10/2002	24/08/2001	15/06/2000
Last Sold Price:	£262,500	£227,000	£213,000

4, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	18/10/2002
Last Sold Price:	£242,500

27, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	16/07/2001
Last Sold Price:	£210,000

28, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	16/02/2001
Last Sold Price:	£183,000

11, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	02/09/1999
Last Sold Price:	£154,950

24, Rainworth Close, Reading, RG6 4DP

Last Sold Date:	23/07/1999
Last Sold Price:	£145,500

14, Rainworth Close, Reading, RG6 4DP

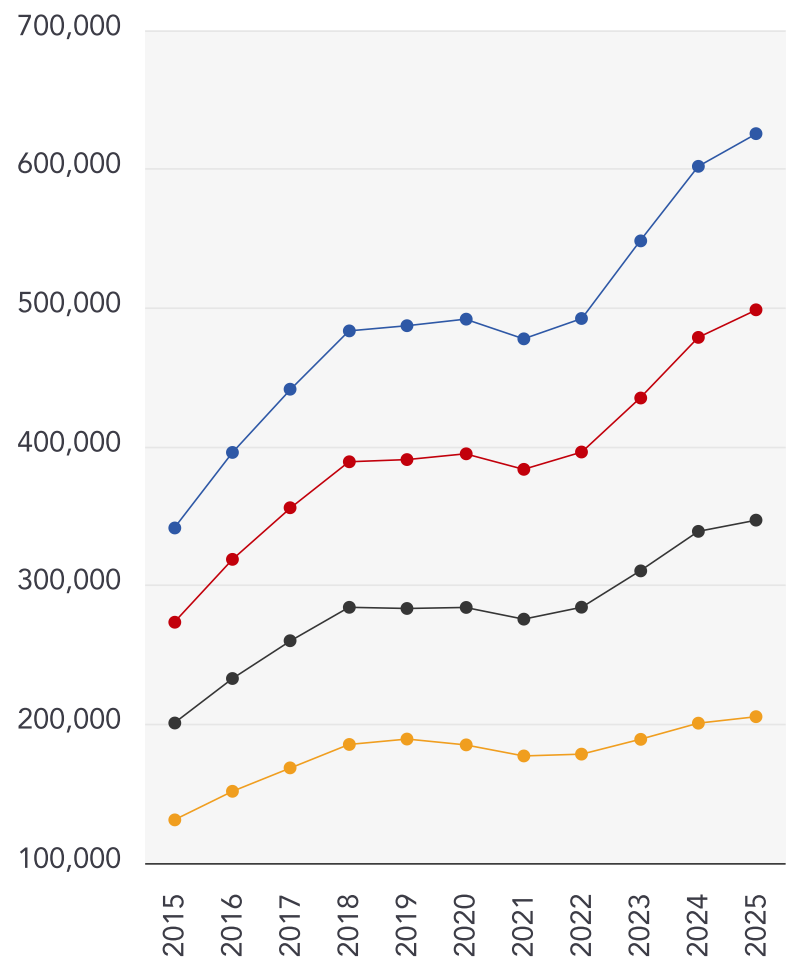|		
Last Sold Date:	18/12/1996	27/04/1996
Last Sold Price:	£118,950	£102,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in RG6

Detached	**+83.21%**
Semi-Detached	**+82.31%**
Terraced	**+72.76%**
Flat	**+56.72%**

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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
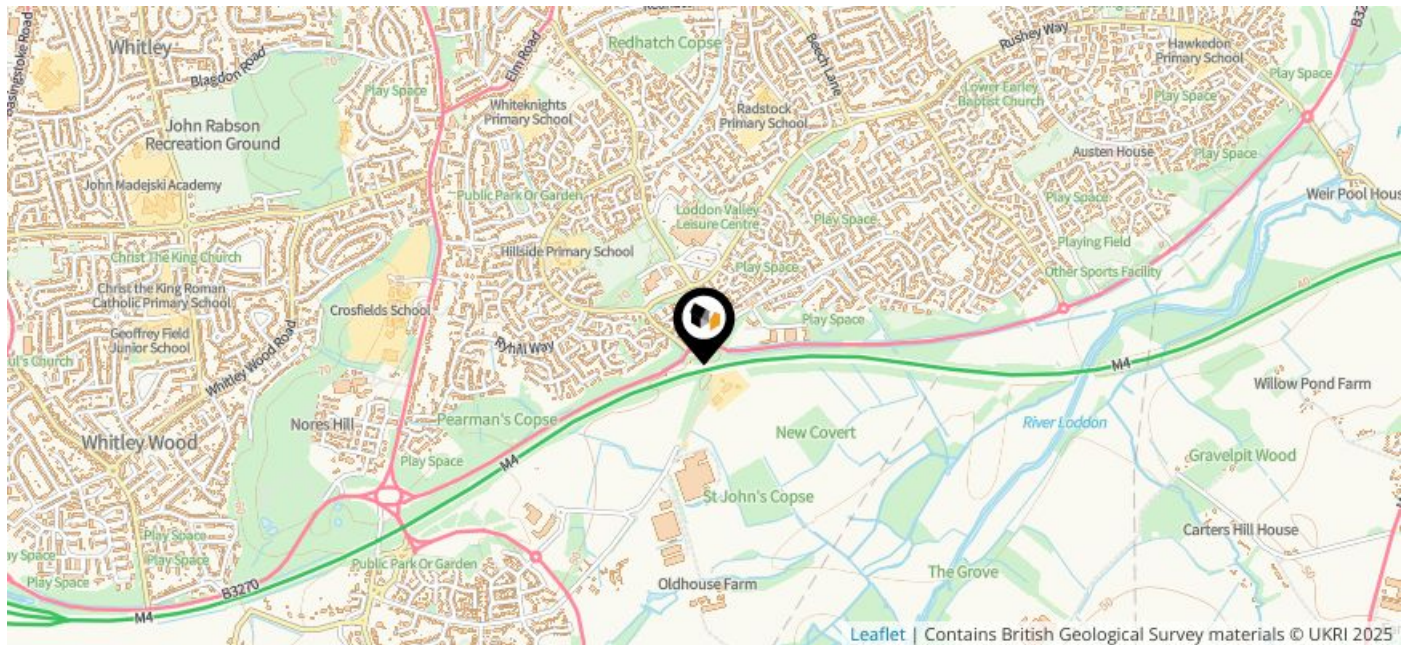
Mine Entry

- ✗ 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.

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Maps
Conservation Areas

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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.
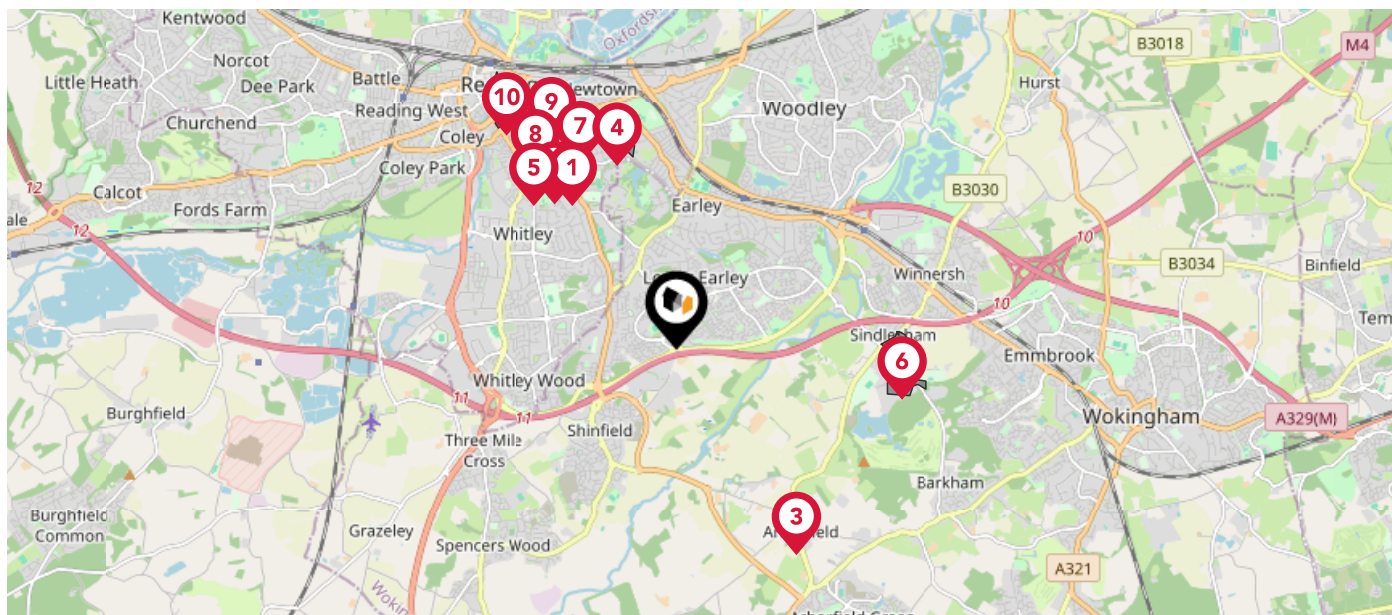
Nearby Conservation Areas	
1	Redlands
2	The Mount
3	Arborfield Cross
4	South Park
5	Christchurch
6	Sindlesham
7	Alexandra Road
8	Kendrick Road
9	Eldon Square
10	Market Place and London Street

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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
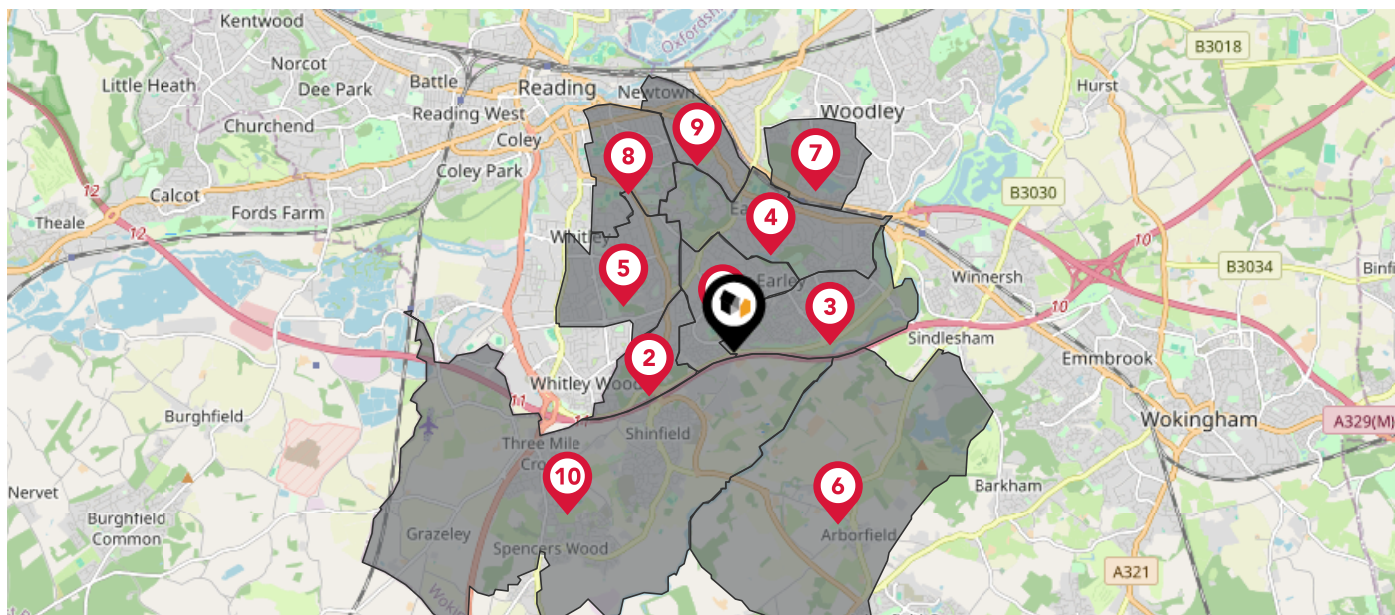
Nearby Council Wards	
1	Hillside Ward
2	Shinfield North Ward
3	Hawkedon Ward
4	Maiden Erlegh Ward
5	Church Ward
6	Arborfield Ward
7	South Lake Ward
8	Redlands Ward
9	Park Ward
10	Shinfield South Ward

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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...
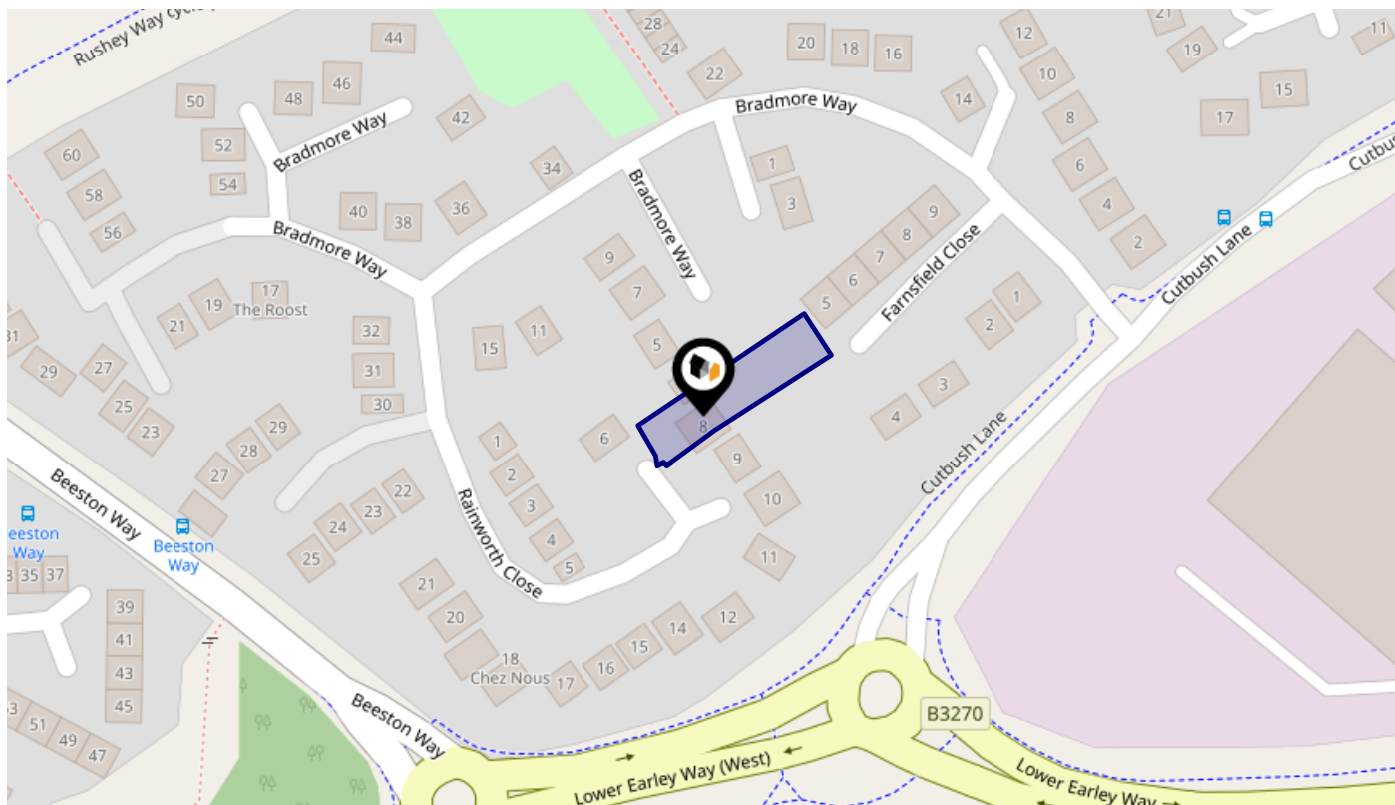
Rail Noise Data

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.

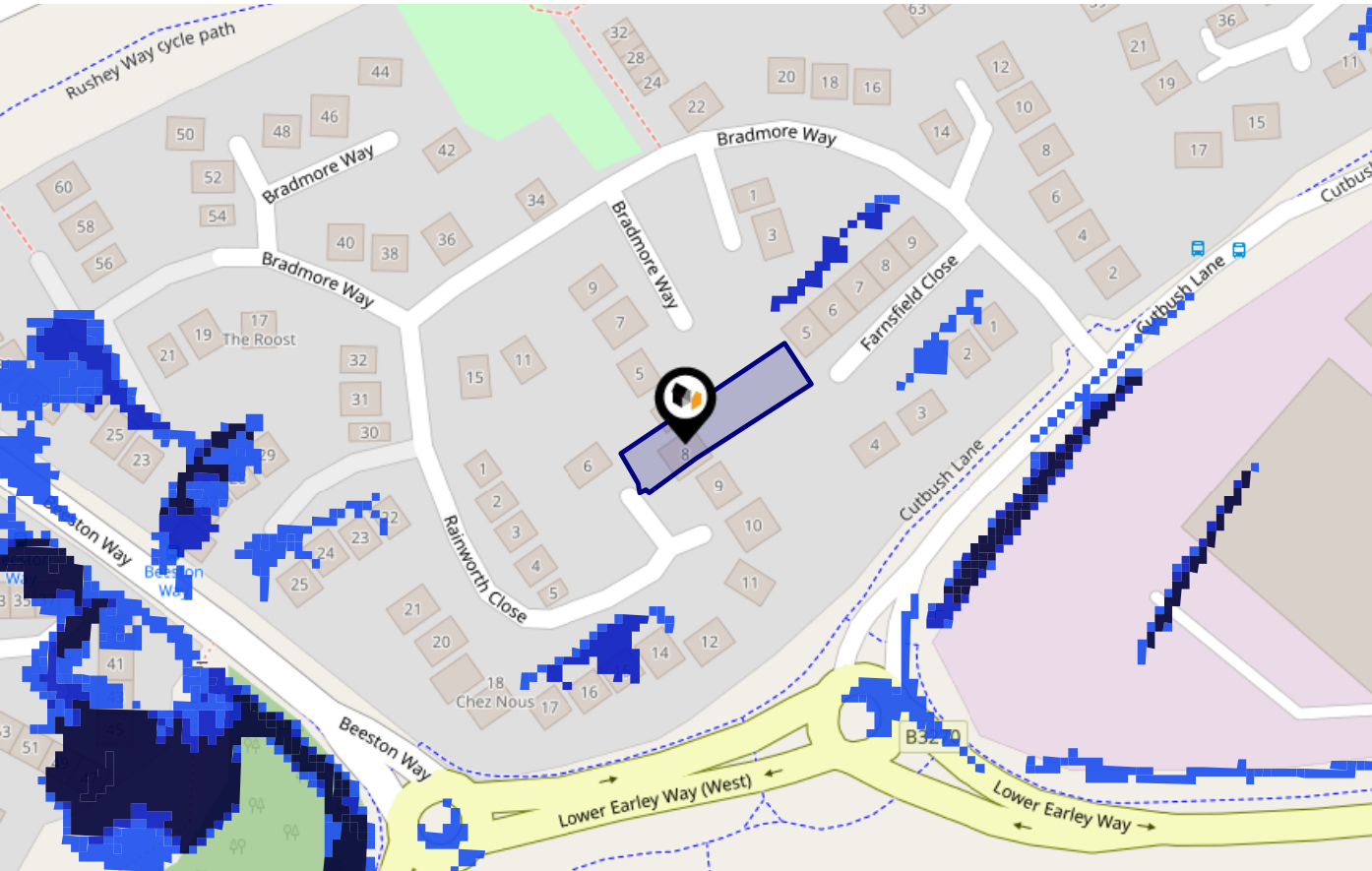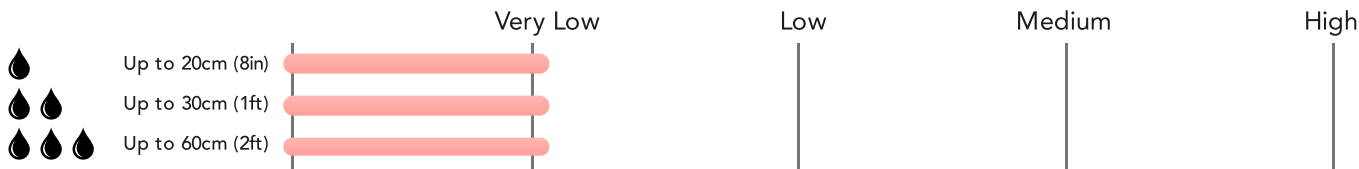Chance of flooding to the following depths at this property:

		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.

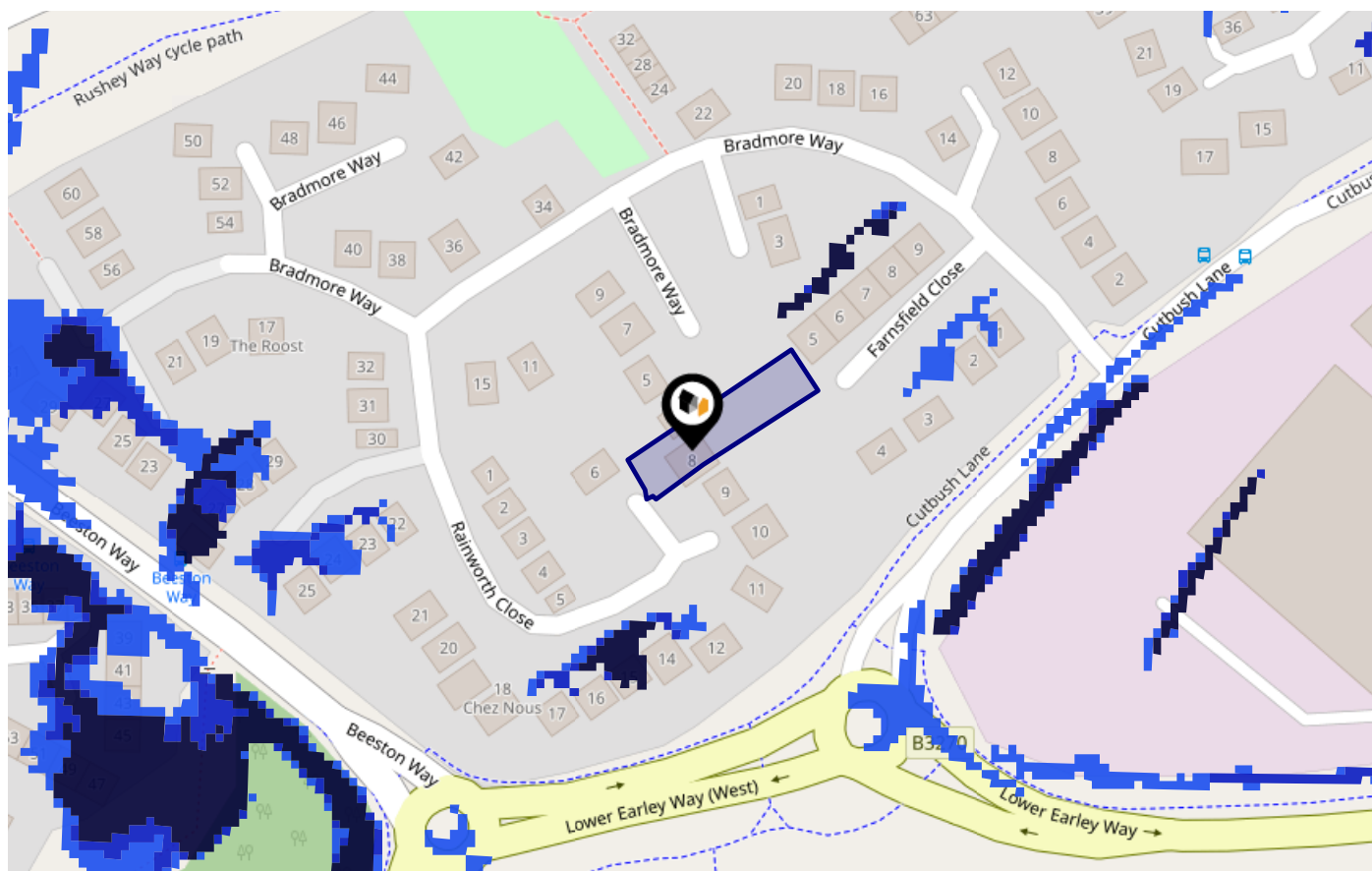Chance of flooding to the following depths at this property:

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

KFB - Key Facts For Buyers

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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.
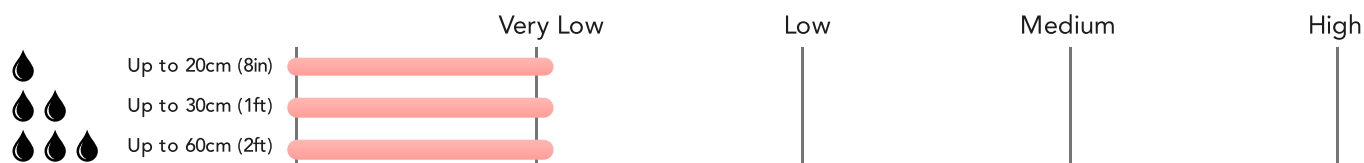

Risk Rating: Very low

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)				

KFB - Key Facts For Buyers

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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.
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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)					

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Maps
Green Belt

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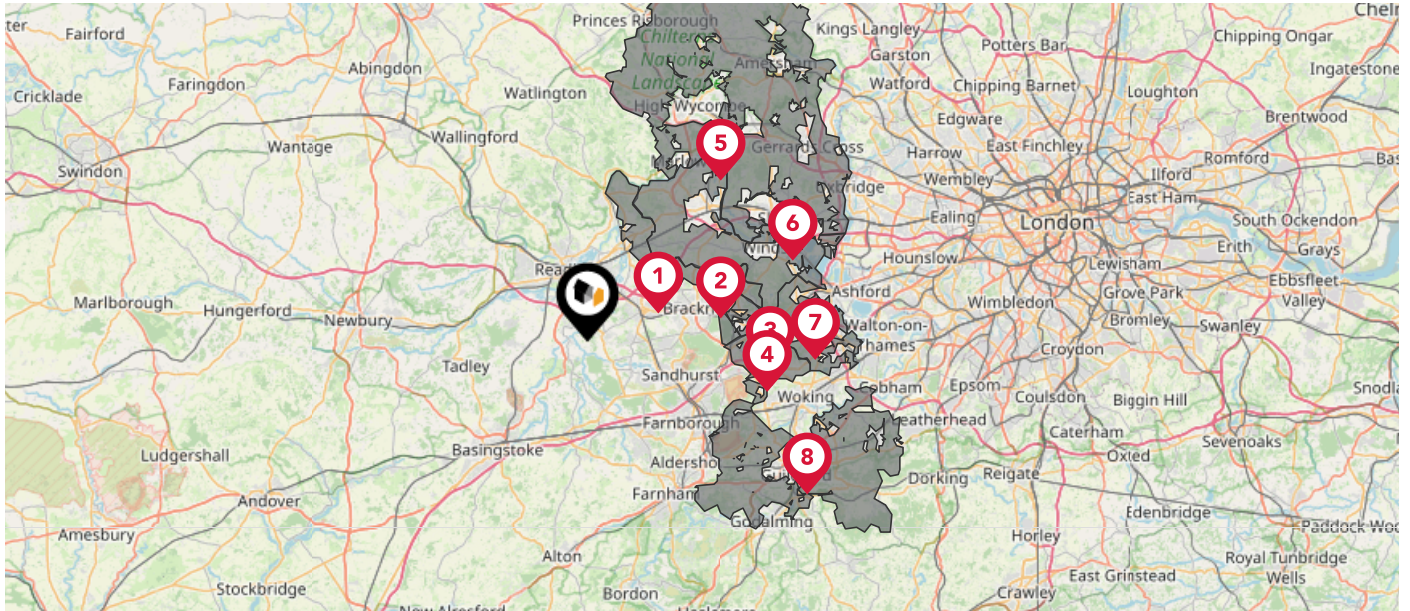

Nearby Green Belt Land

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

Maps
Landfill Sites

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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.
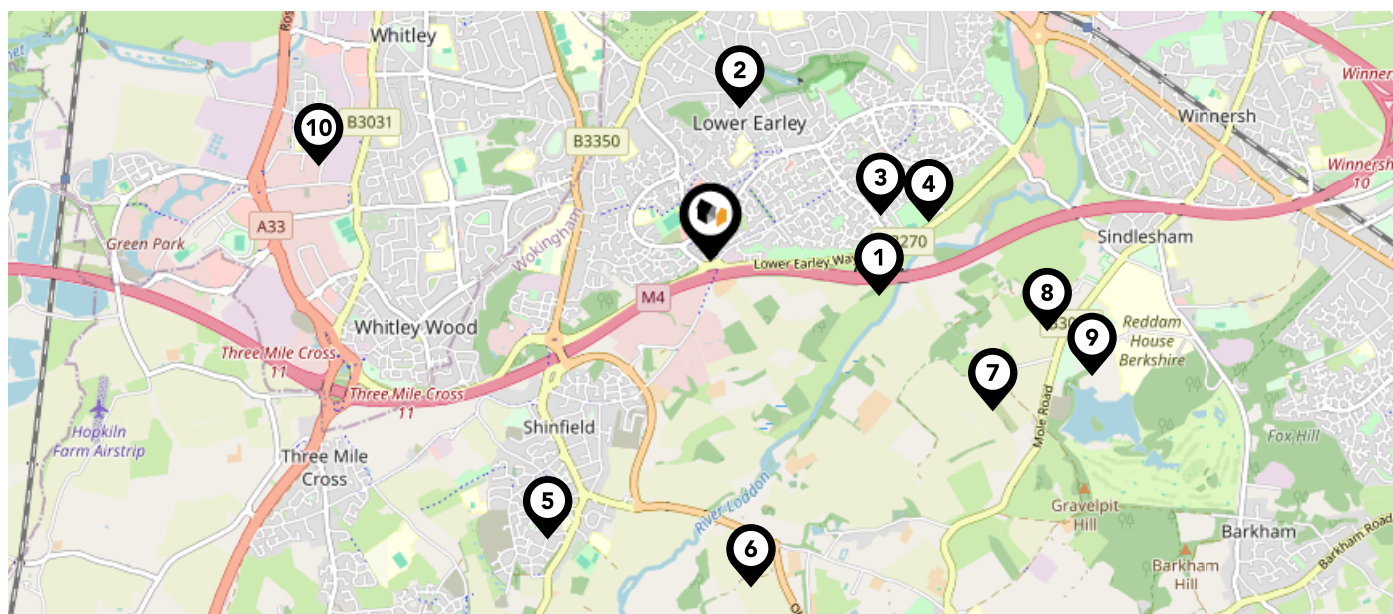
Nearby Landfill Sites		
1	Lower Earley Way-Reading, Berkshire	Historic Landfill
2	Bovis Homes-Earley, Buckinghamshire	Historic Landfill
3	Reading University-Earley	Historic Landfill
4	Sewage Works-Lower Earley	Historic Landfill
5	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill
6	Milkingbarn Lane-Arborfield	Historic Landfill
7	Park Farm-Carters Hill	Historic Landfill
8	Gipsy Lane-Sindlesham	Historic Landfill
9	Bearwood College No.1-Sindlesham	Historic Landfill
10	Manor Farm-Reading, Berkshire	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...
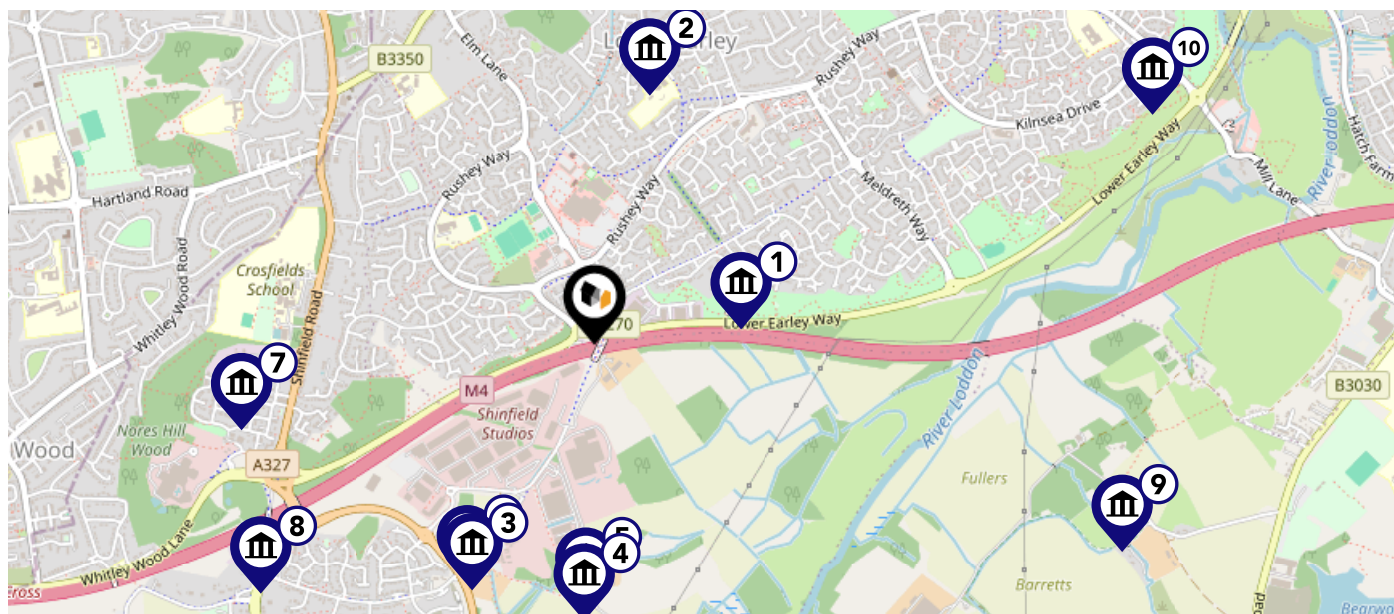
Listed Buildings in the local district	Grade	Distance
① 1319121 - Rushy Mead	Grade II	0.4 miles
② 1136320 - Radstock Cottage	Grade II	0.6 miles
③ 1136129 - Barn Adjoining Cutbush	Grade II	0.6 miles
④ 1136136 - Barn Approximately 50 Metres South Of Oldhouse Farmhouse	Grade II	0.6 miles
⑤ 1118136 - Oldhouse Farmhouse	Grade II	0.6 miles
⑥ 1118135 - Cutbush	Grade II	0.6 miles
⑦ 1319127 - Lodge To Meteorological Office	Grade II	0.8 miles
⑧ 1136186 - Lane End Farmhouse	Grade II	0.9 miles
⑨ 1319098 - Carter's Hill House	Grade II	1.3 miles
⑩ 1136295 - Sindlesham Farmhouse	Grade II	1.4 miles

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Area
Schools
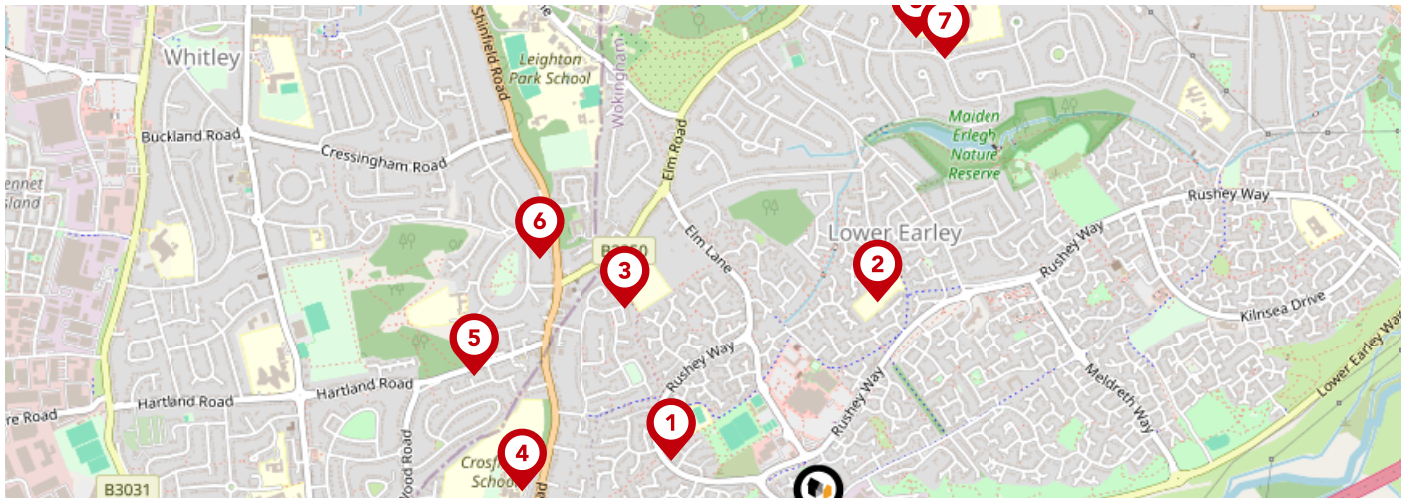
	Nursery	Primary	Secondary	College	Private
1 Hillside Primary School Ofsted Rating: Good | Pupils: 457 | Distance:0.37	☐	☑	☐	☐	☐
2 Radstock Primary School Ofsted Rating: Good | Pupils: 395 | Distance:0.54	☐	☑	☐	☐	☐
3 Whiteknights Primary School Ofsted Rating: Good | Pupils: 457 | Distance:0.68	☐	☑	☐	☐	☐
4 Crosfields School Ofsted Rating: Not Rated | Pupils: 777 | Distance:0.69	☐	☐	☑	☐	☐
5 The Ridgeway Primary School Ofsted Rating: Good | Pupils: 410 | Distance:0.87	☐	☑	☐	☐	☐
6 Leighton Park School Ofsted Rating: Not Rated | Pupils: 537 | Distance:0.9	☐	☐	☑	☐	☐
7 Maiden Erlegh School Ofsted Rating: Outstanding | Pupils: 1837 | Distance:1.12	☐	☐	☑	☐	☐
8 Aldryngton Primary School Ofsted Rating: Outstanding | Pupils: 315 | Distance:1.15	☐	☑	☐	☐	☐

Area
Schools
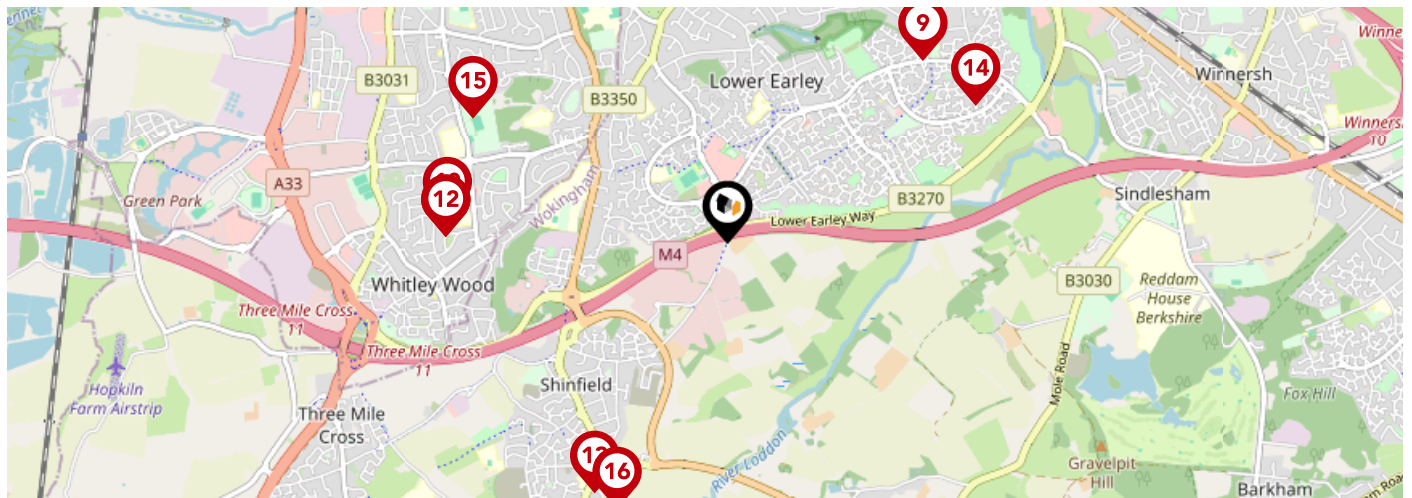
	Nursery	Primary	Secondary	College	Private
9 Loddon Primary School Ofsted Rating: Good	Pupils: 557	Distance:1.24	☐	☑	☐	☐	☐
10 Christ The King Catholic Primary School Ofsted Rating: Good	Pupils: 327	Distance:1.3	☐	☑	☐	☐	☐
11 Geoffrey Field Infant School Ofsted Rating: Outstanding	Pupils: 313	Distance:1.31	☐	☑	☐	☐	☐
12 Geoffrey Field Junior School Ofsted Rating: Good	Pupils: 354	Distance:1.31	☐	☑	☐	☐	☐
13 Shinfield Infant and Nursery School Ofsted Rating: Good	Pupils: 307	Distance:1.31	☐	☑	☐	☐	☐
14 Hawkedon Primary School Ofsted Rating: Good	Pupils:0	Distance:1.31	☐	☑	☐	☐	☐
15 Blagdon Nursery School Ofsted Rating: Outstanding	Pupils: 152	Distance:1.31	☑	☐	☐	☐	☐
16 Shinfield St Mary's CofE Junior School Ofsted Rating: Good	Pupils: 358	Distance:1.33	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
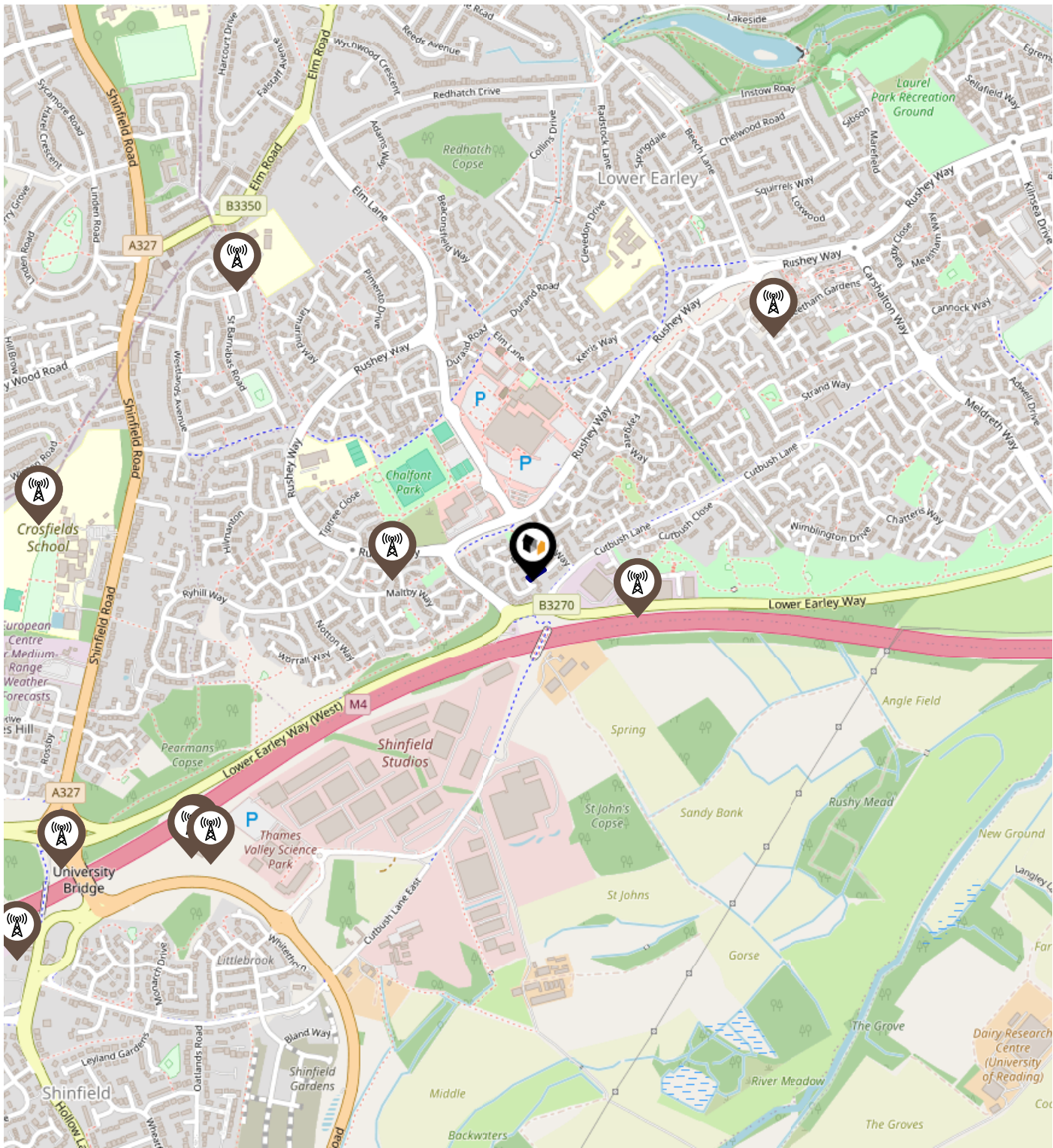
Key:

🗼 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/m3).

This Property					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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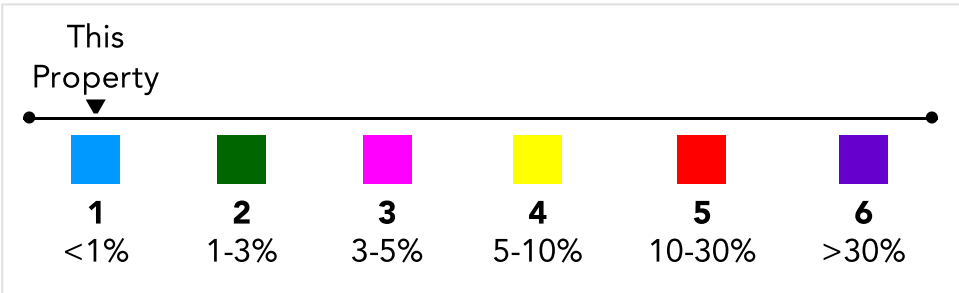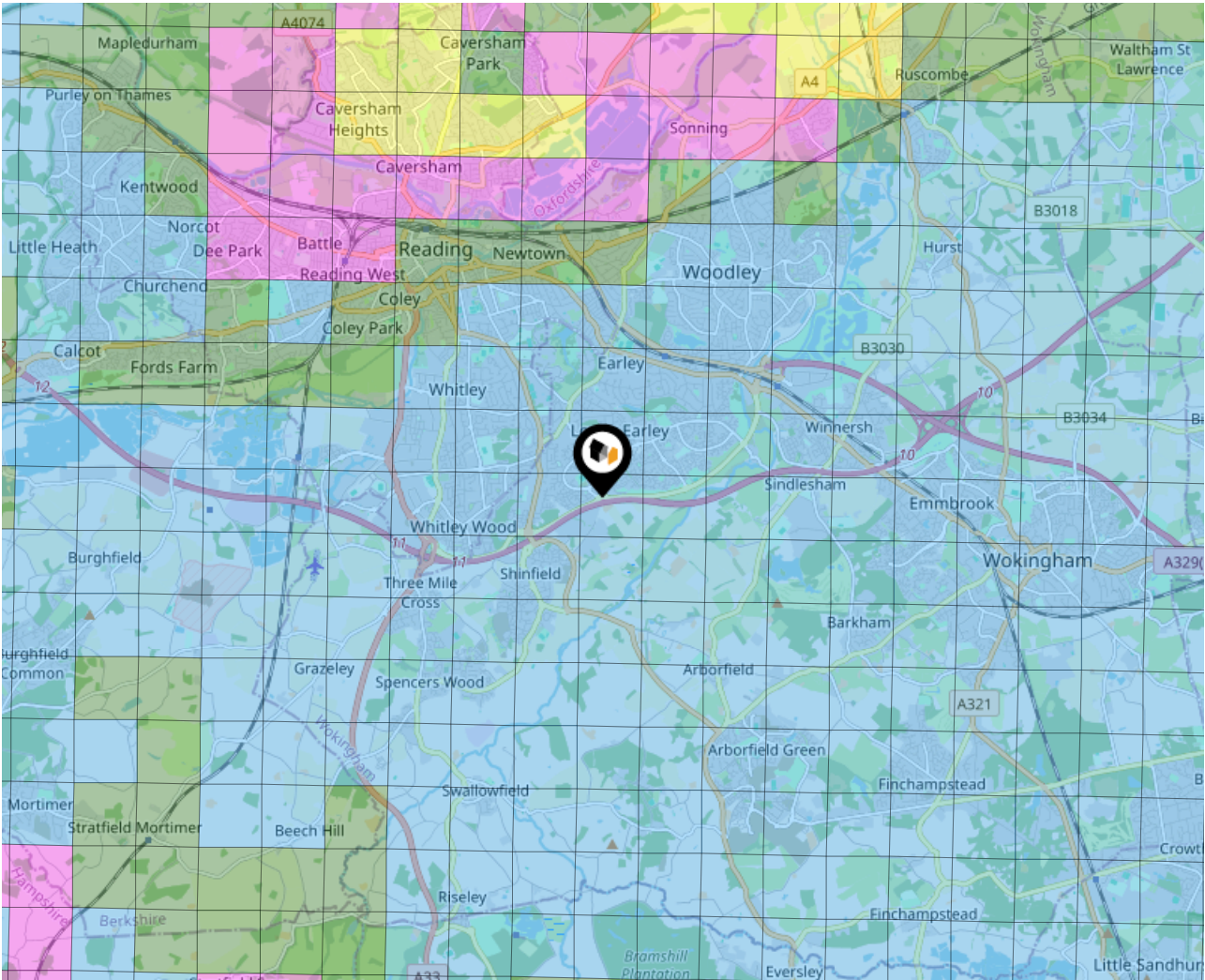
Local Area
Road Noise
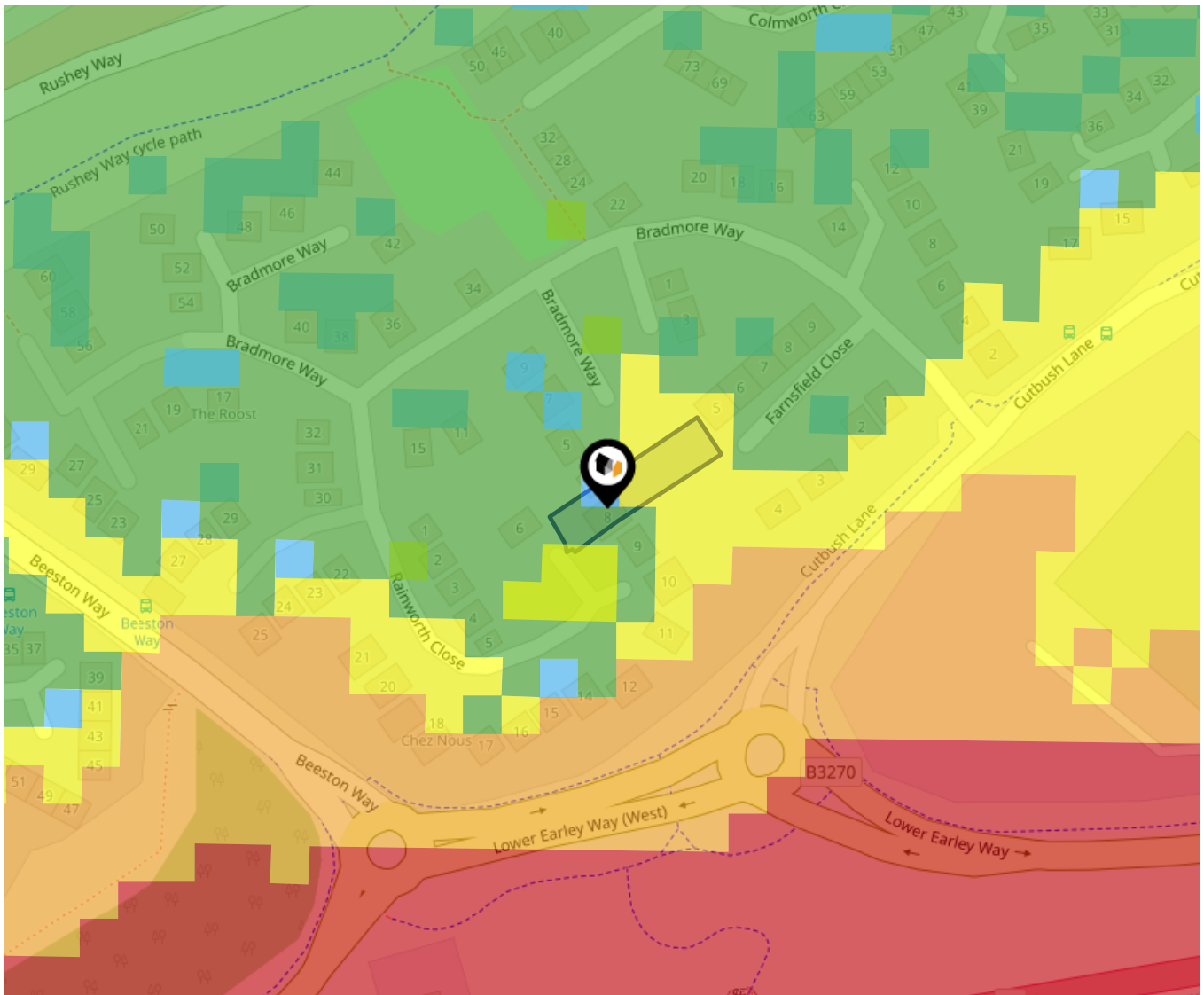
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		
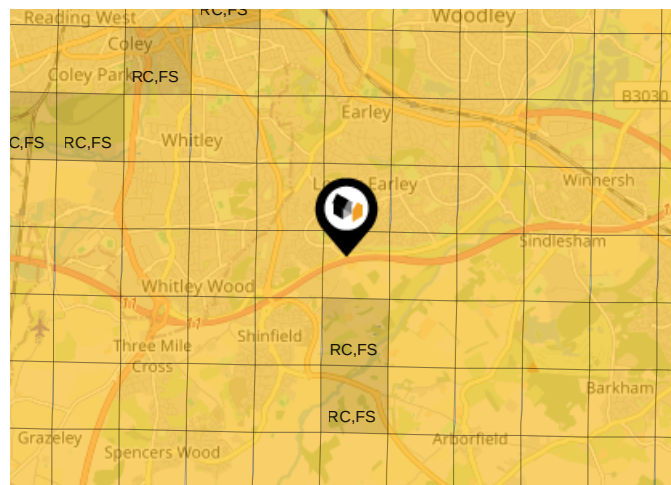
Primary Classifications (Most Common Clay Types)

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)
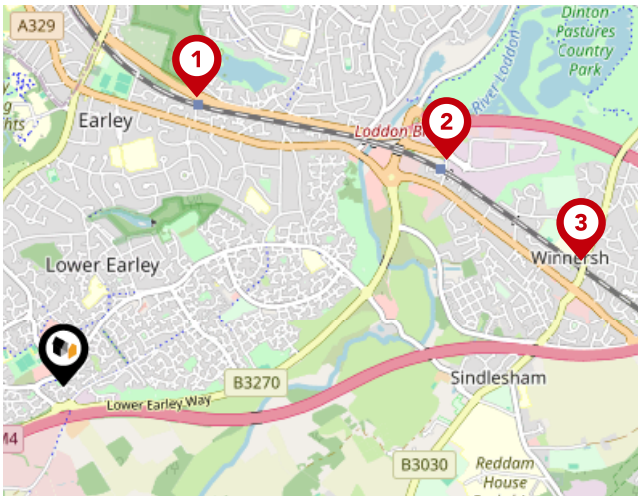
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	1.47 miles
2	Winnersh Triangle Rail Station	2.06 miles
3	Winnersh Rail Station	2.46 miles
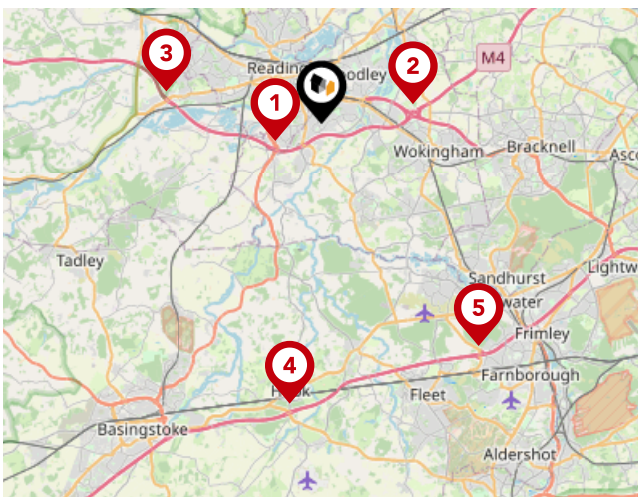
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.83 miles
2	M4 J10	3.42 miles
3	M4 J12	5.87 miles
4	M3 J5	10.48 miles
5	M3 J4A	10.08 miles
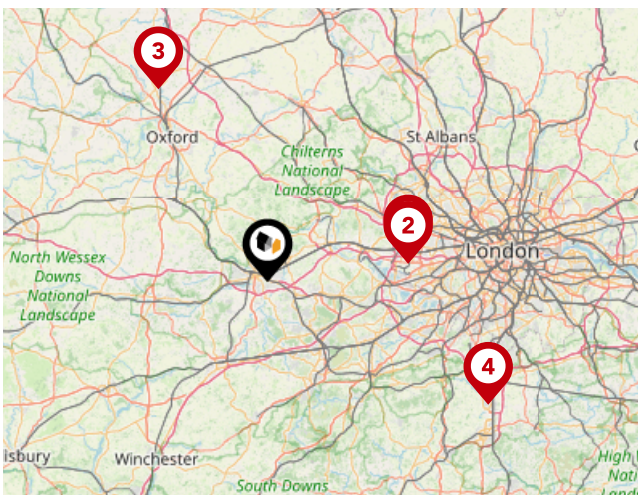
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.98 miles
2	Heathrow Airport Terminal 4	21.05 miles
3	Kidlington	32.7 miles
4	Gatwick Airport	37.35 miles

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Area
Transport (Local)
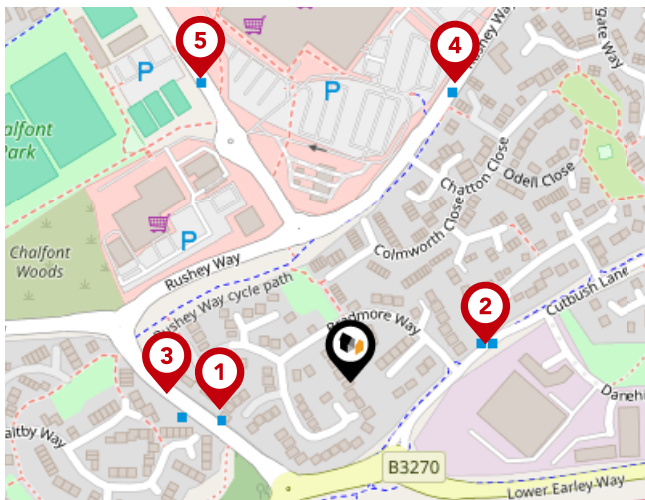
Bus Stops/Stations

Pin	Name	Distance
1	Beeston Way	0.08 miles
2	Bradmore Way	0.08 miles
3	Beeston Way	0.11 miles
4	Chatton Close Asda	0.18 miles
5	Chalfont Way Asda	0.2 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.

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Avocado Property
Testimonials

Testimonial 1

⭐⭐⭐⭐⭐

I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.
When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.
The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

Testimonial 2

⭐⭐⭐⭐⭐

I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

Testimonial 3

⭐⭐⭐⭐⭐

Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands.Would recommend to anyone and everyone.

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Agent
Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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