

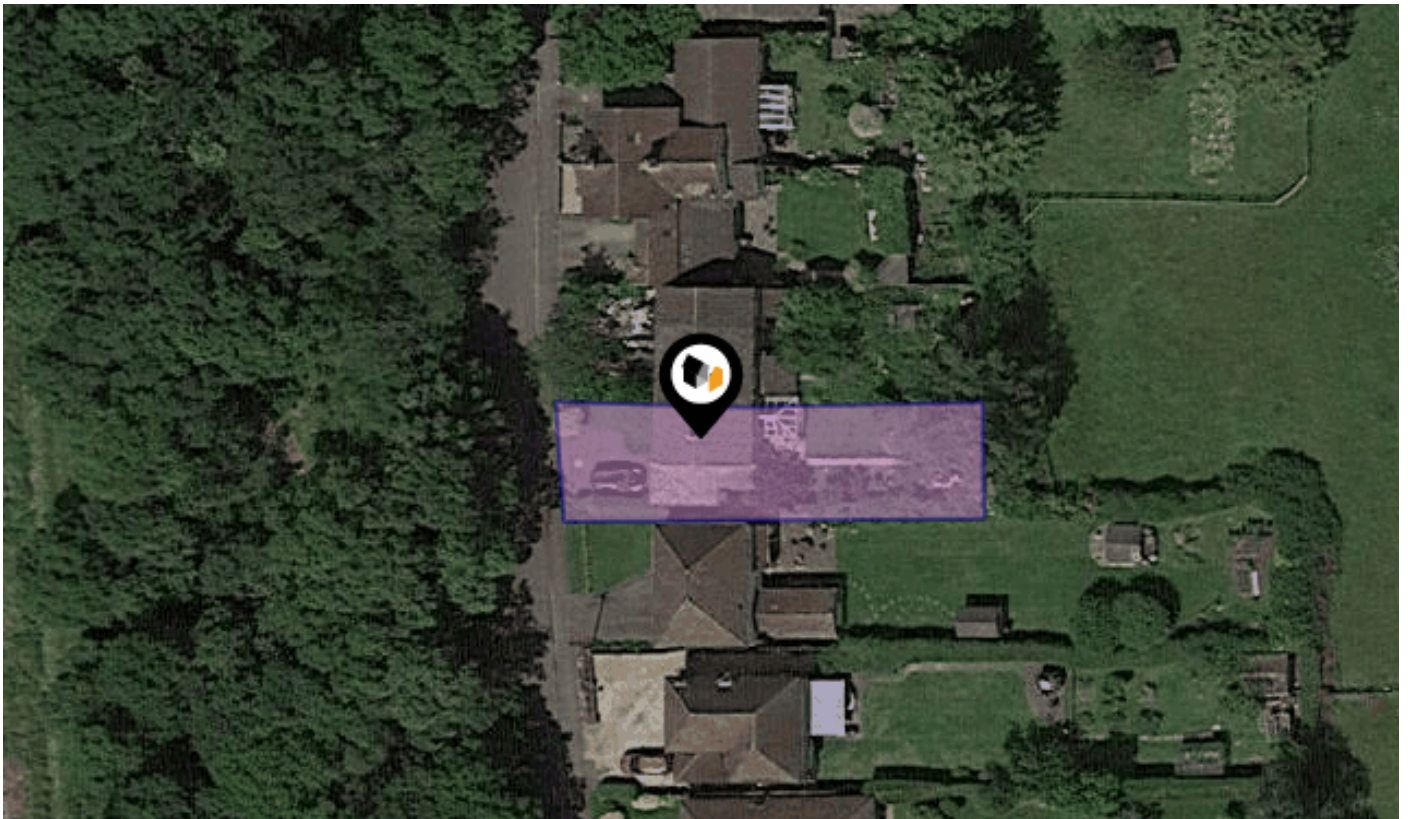


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16<sup>th</sup> May 2025



**GREENSWARD LANE, ARBORFIELD, READING, RG2**

**Avocado Property**

07917 157387

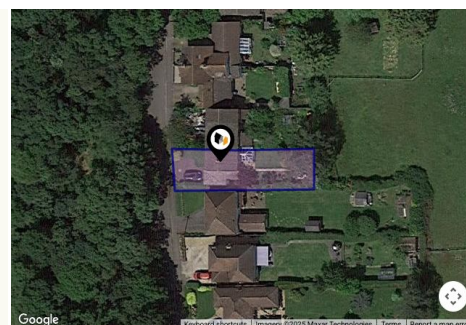
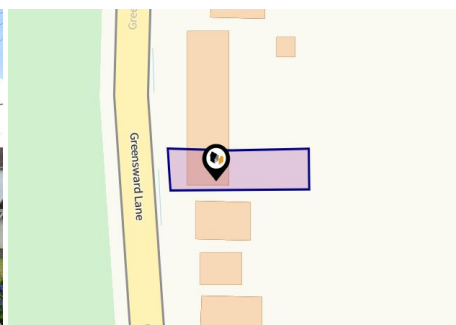
neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	925 ft <sup>2</sup> / 86 m <sup>2</sup>
Plot Area:	0.09 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,376
Title Number:	BK49162

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

16  
mb/s



1000  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History

## This Address

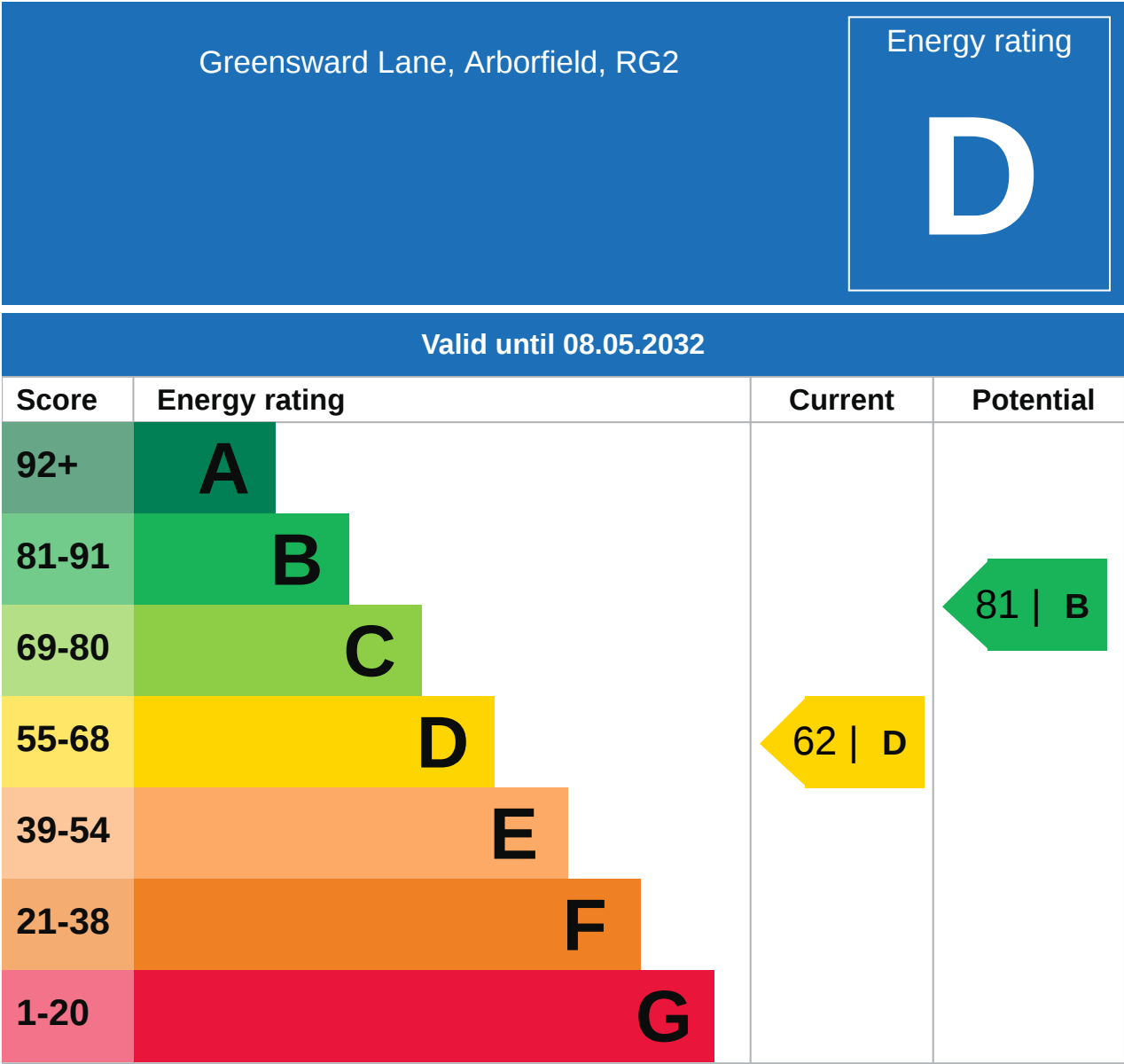


Planning records for: *Greensward Lane, Arborfield, Reading, RG2*

Reference - 100062	
Decision:	Approve
Date:	27th January 2010
Description:	Proposed single storey rear extension to form conservatory, and single storey side/rear extension.

# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<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>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>

# Market Sold in Street



Colbeck, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		25/06/2024		
Last Sold Price:		£740,000		
Wormstall Farm, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		29/06/2021		
Last Sold Price:		£1,000,000		
Laburnham, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		22/03/2021	19/07/2007	
Last Sold Price:		£445,000	£355,000	
Grange Cottage, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		16/04/2019	05/05/2006	14/09/1998
Last Sold Price:		£685,000	£495,000	£272,500
Yorvik, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		20/10/2017		
Last Sold Price:		£547,000		
Faraway, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		25/11/2011	03/08/2005	
Last Sold Price:		£302,500	£250,000	
Kingsway House, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		22/04/2009		
Last Sold Price:		£655,000		
Ashill, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		22/09/2008		
Last Sold Price:		£377,500		
The Old School, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		16/09/2004	03/07/2002	08/10/1999
Last Sold Price:		£248,000	£215,000	£184,950
Clovelly, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		06/12/2001		
Last Sold Price:		£195,000		
Gailana, Greensward Lane, Reading, RG2 9JN				
Last Sold Date:		13/12/1996		
Last Sold Price:		£125,000		

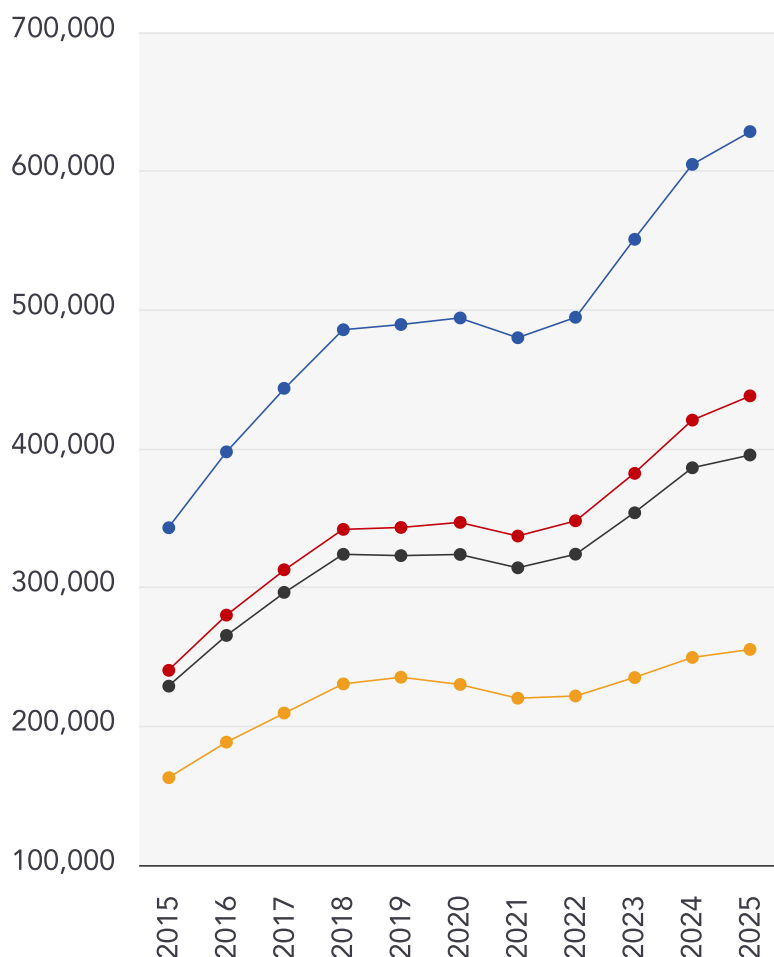
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

Flat

**+56.72%**



# 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.

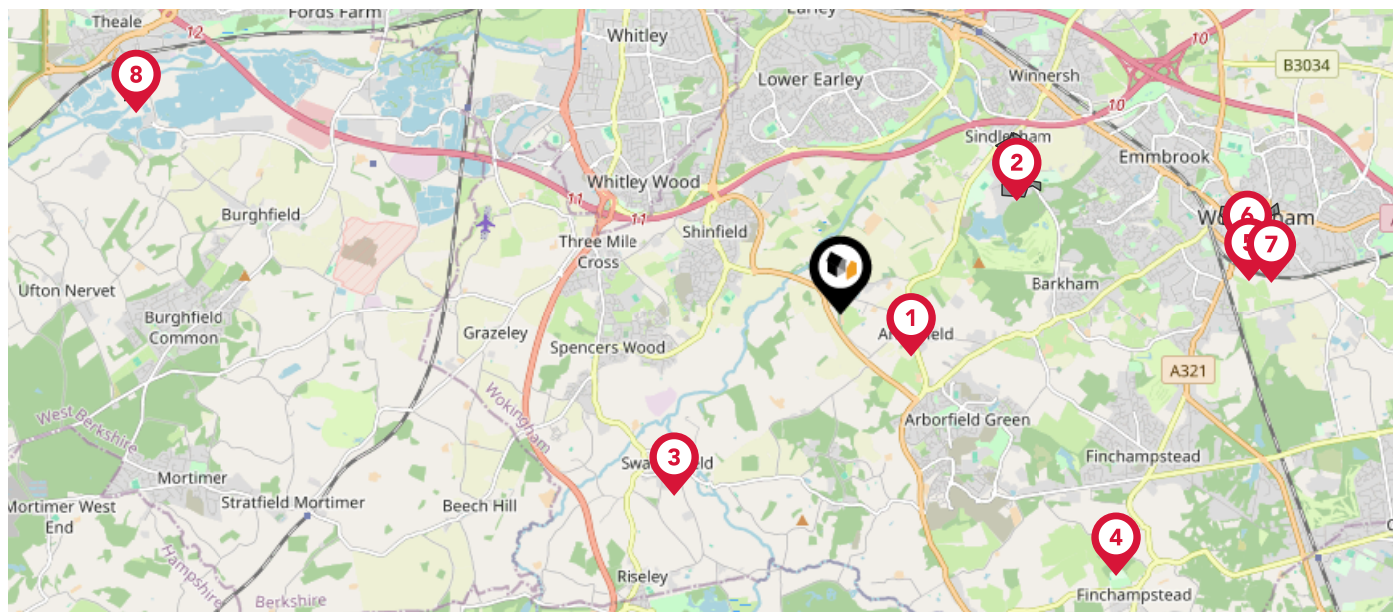


# Maps









## 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

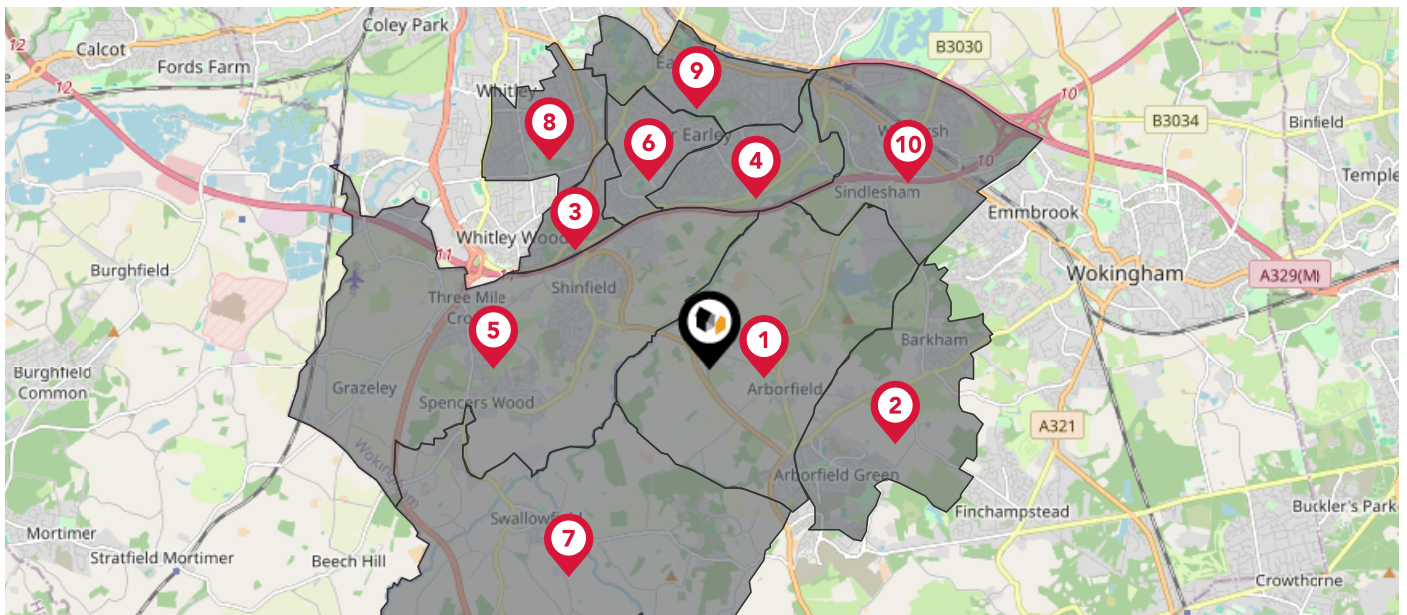
-  Arborfield Cross
-  Sindlesham
-  Swallowfield
-  Finchampstead Church
-  Langborough Road
-  Wokingham Town Centre
-  Murdoch Road
-  Sheffield Bridge

# 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

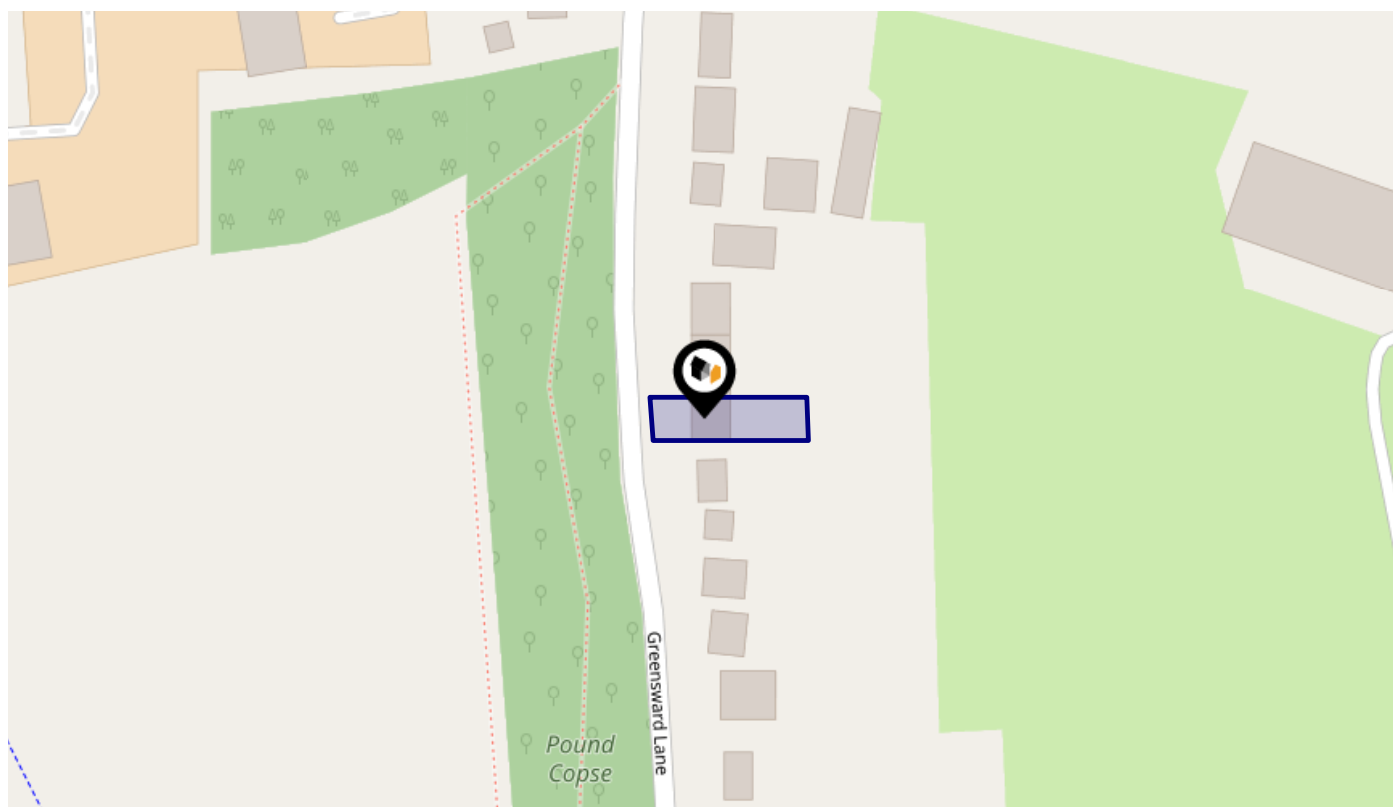
-  1 Arborfield Ward
-  2 Barkham Ward
-  3 Shinfield North Ward
-  4 Hawkedon Ward
-  5 Shinfield South Ward
-  6 Hillside Ward
-  7 Swallowfield Ward
-  8 Church Ward
-  9 Maiden Erlegh Ward
-  10 Winnersh Ward

# 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:

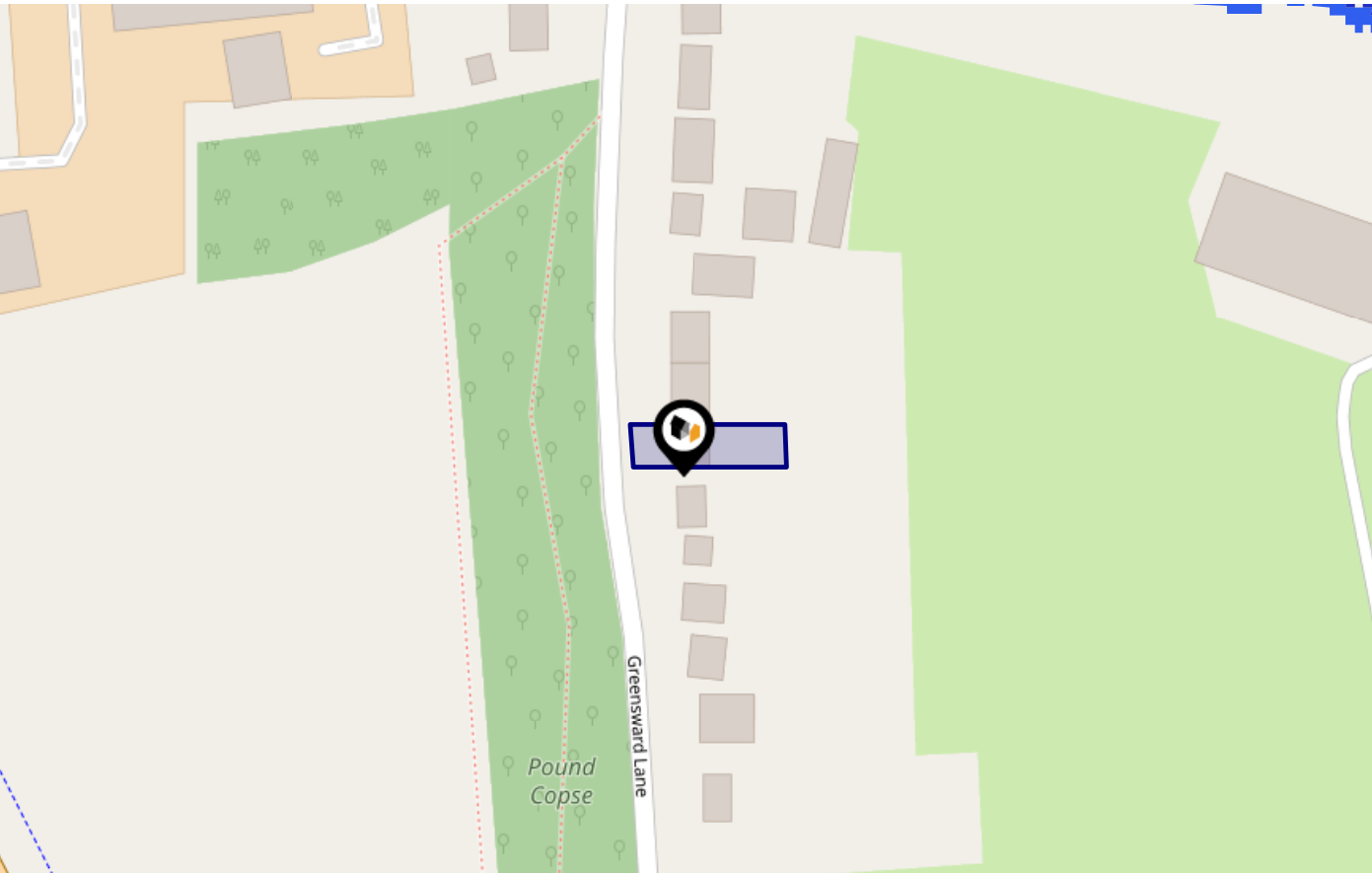
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

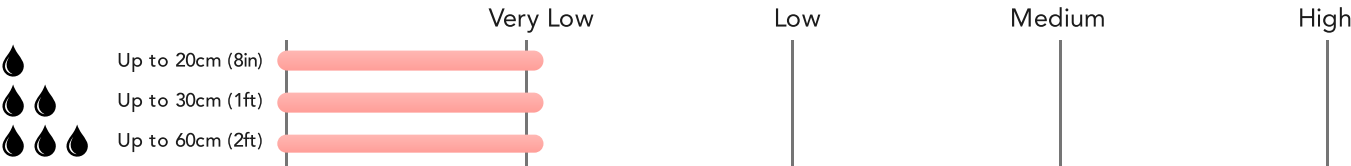


Risk Rating: Very low

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:

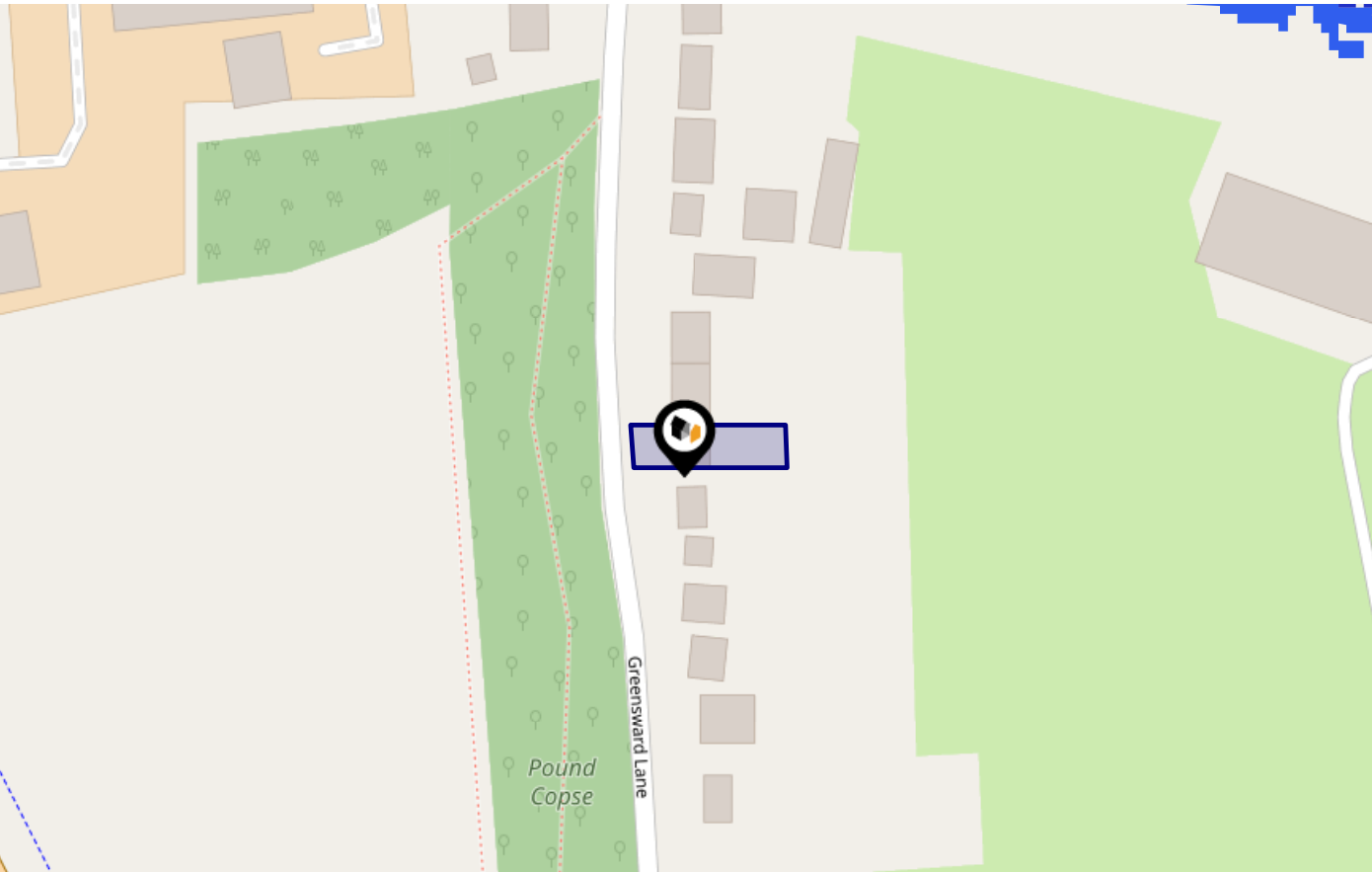


# Flood Risk

## 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.

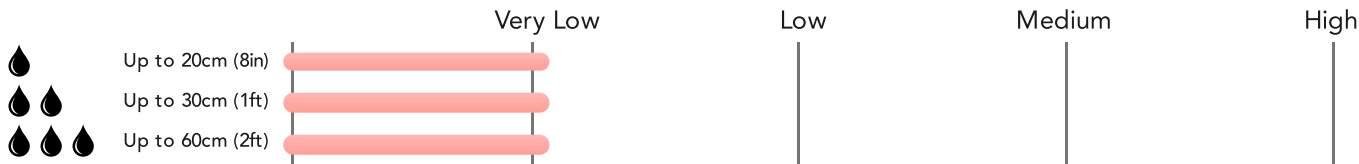


Risk Rating: Very low

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.

- 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:

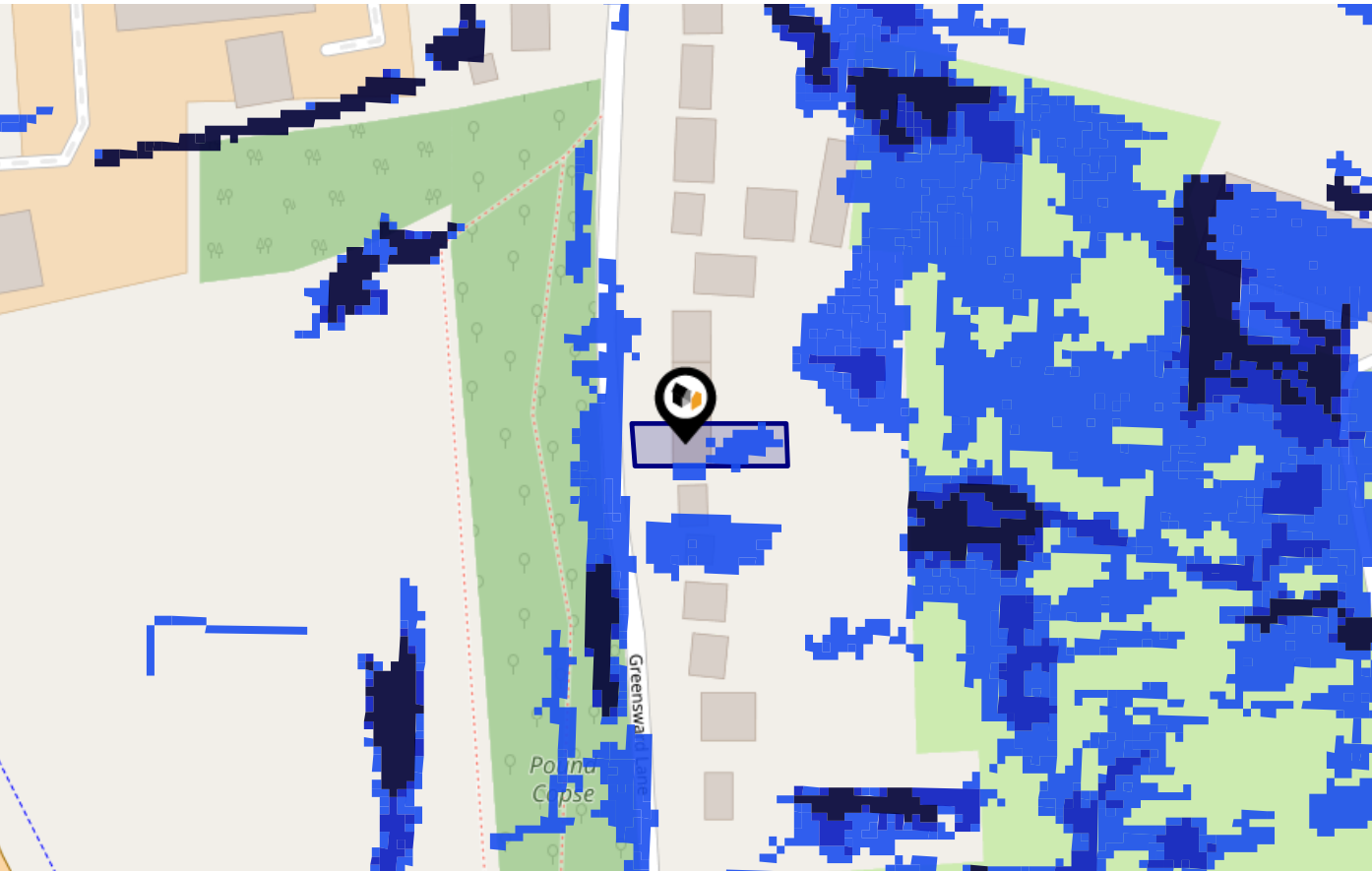


# Flood Risk

## Surface Water - 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.

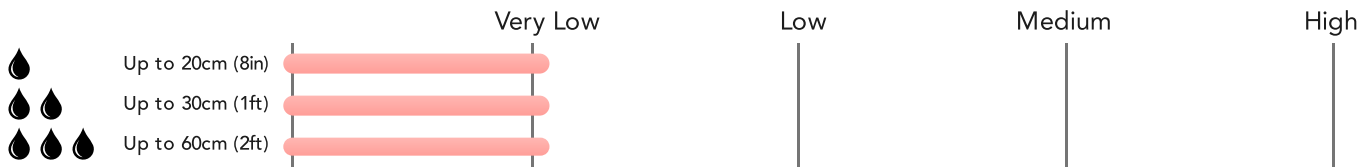


Risk Rating: Very low

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:



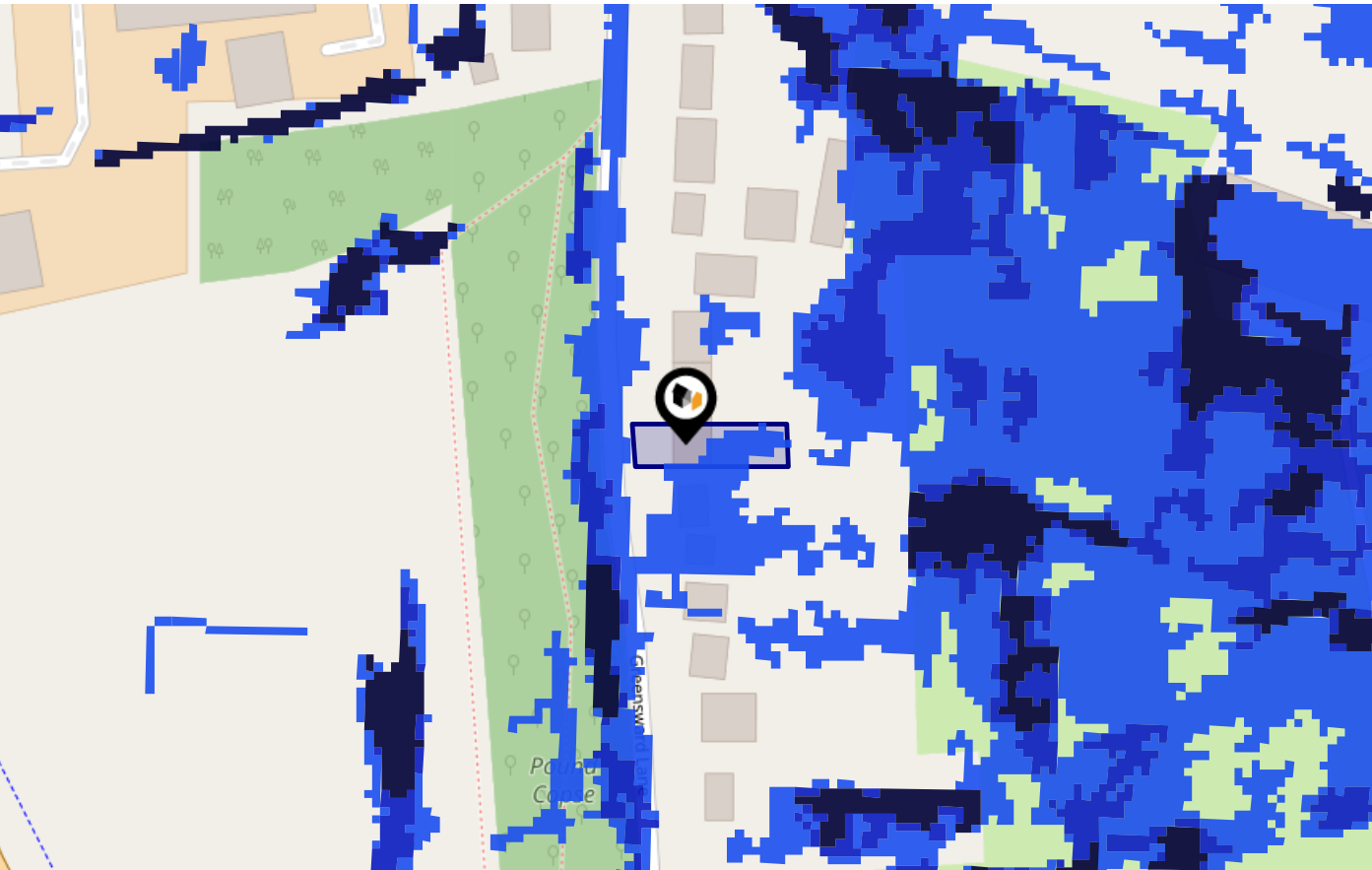


# Flood Risk

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

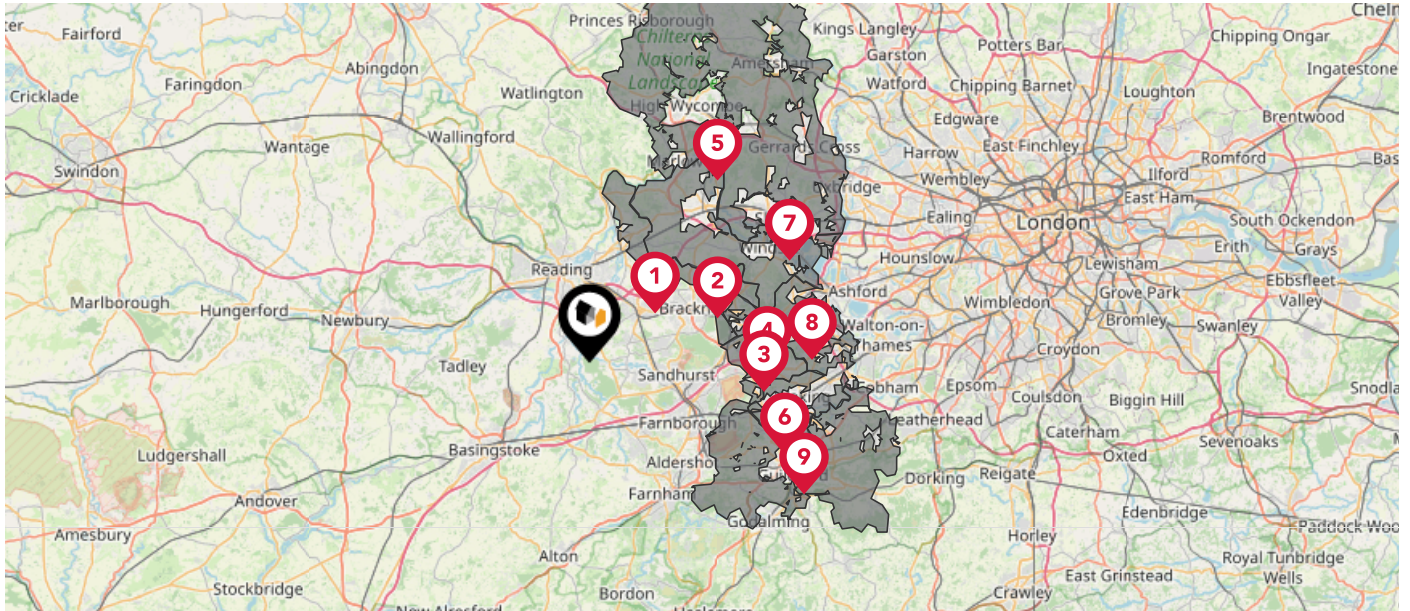


# Maps










## Green Belt



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



### Nearby Green Belt Land

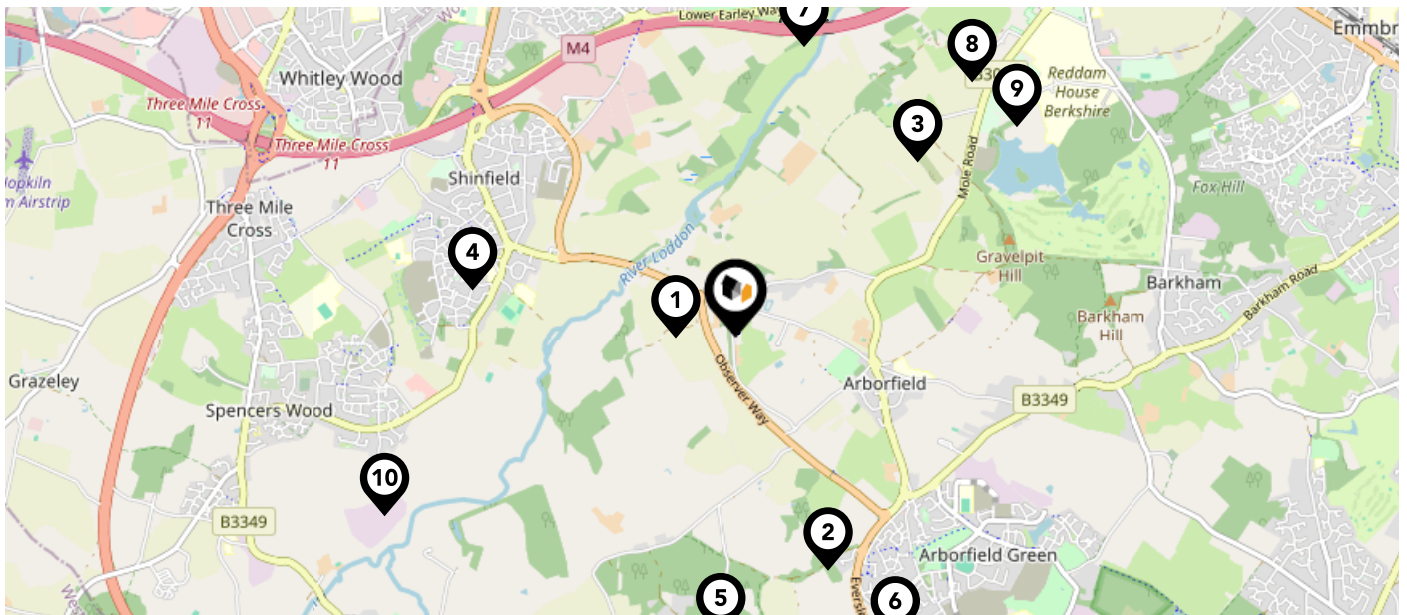
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Buckinghamshire
-  London Green Belt - Woking
-  London Green Belt - Slough
-  London Green Belt - Runnymede
-  London Green Belt - Guildford

# 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

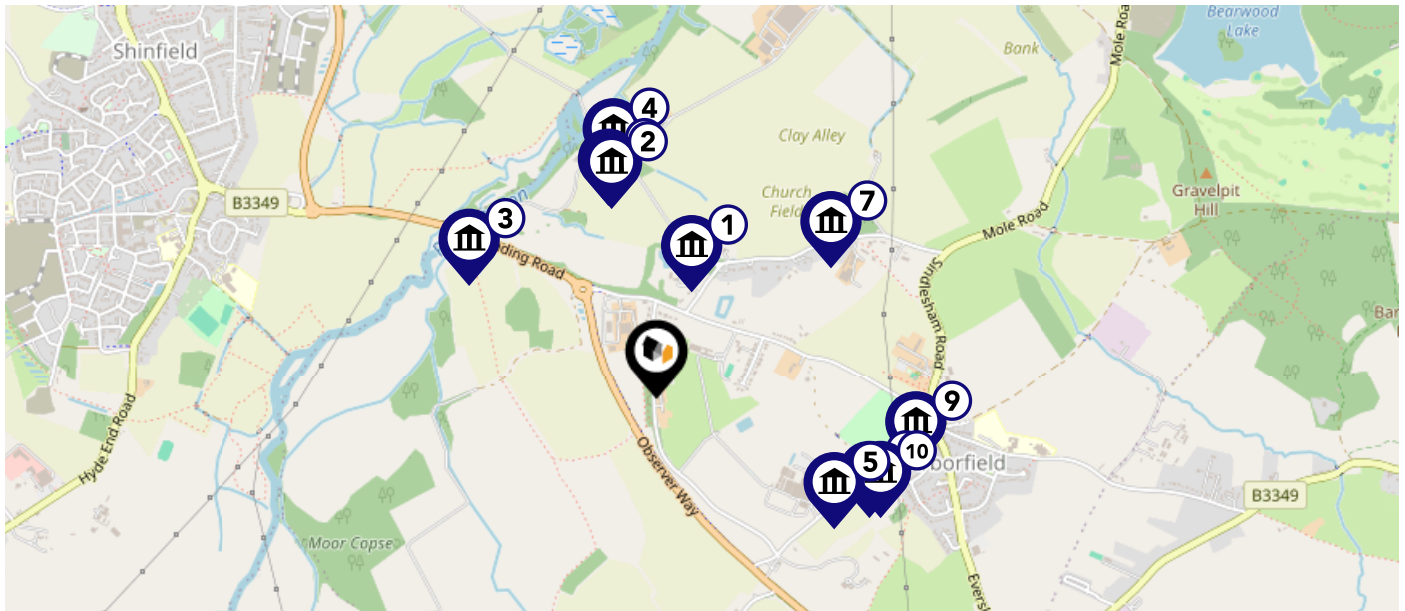
<b>1</b>	Milkingbarn Lane-Arborfield	Historic Landfill	
<b>2</b>	The Piggery-Arborfield	Historic Landfill	
<b>3</b>	Park Farm-Carters Hill	Historic Landfill	
<b>4</b>	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
<b>5</b>	Hephaistos School-Farley Hill	Historic Landfill	
<b>6</b>	Whitehall Brickworks-Arborfield	Historic Landfill	
<b>7</b>	Lower Earley Way-Reading, Berkshire	Historic Landfill	
<b>8</b>	Gipsy Lane-Sindlesham	Historic Landfill	
<b>9</b>	Bearwood College No.1-Sindlesham	Historic Landfill	
<b>10</b>	Sussex Way-Spencers Wood	Historic Landfill	











# Maps

## Listed Buildings



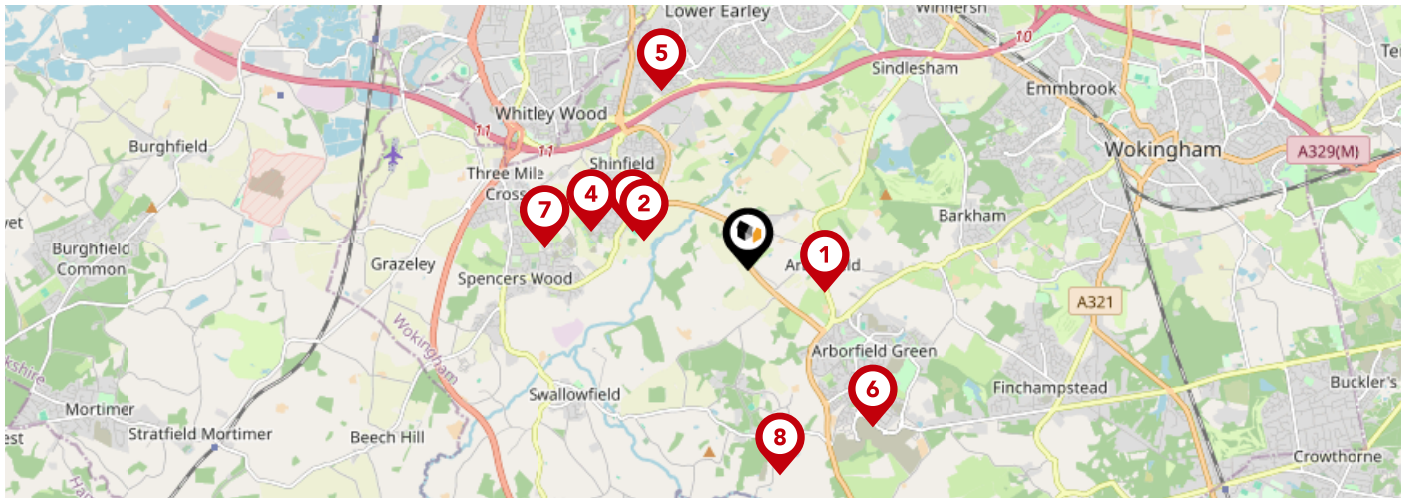
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1319096 - The Old Rectory The Old Rectory Close	Grade II	0.3 miles
 1313014 - Remains Of Old Church At Ngr Su 7495 6802	Grade II	0.5 miles
 1118159 - Bridge House	Grade II	0.5 miles
 1135961 - Hall Place Farmhouse At Ngr Su 7499 6819	Grade II	0.5 miles
 1319120 - Yew Tree Cottage	Grade II	0.5 miles
 1319095 - Simonds Family Tomb 4 Metres North Of Old Church	Grade II	0.5 miles
 1135983 - Church Of St Bartholomew	Grade II	0.5 miles
 1118122 - Chamberlains Farmhouse	Grade II	0.6 miles
 1118125 - The Bull Inn	Grade II	0.6 miles
 1319118 - Applemore	Grade II	0.6 miles

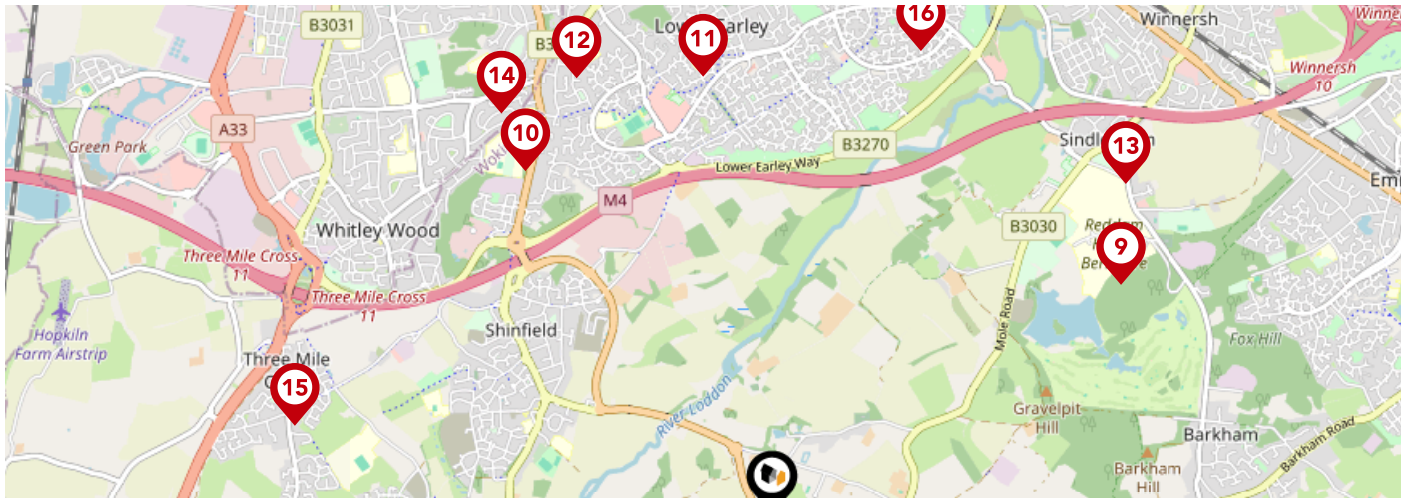


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Coombes Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 307   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Alder Grove Church of England Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bohunt School Wokingham</b> Ofsted Rating: Good   Pupils: 1236   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oakbank</b> Ofsted Rating: Requires improvement   Pupils: 522   Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Farley Hill Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

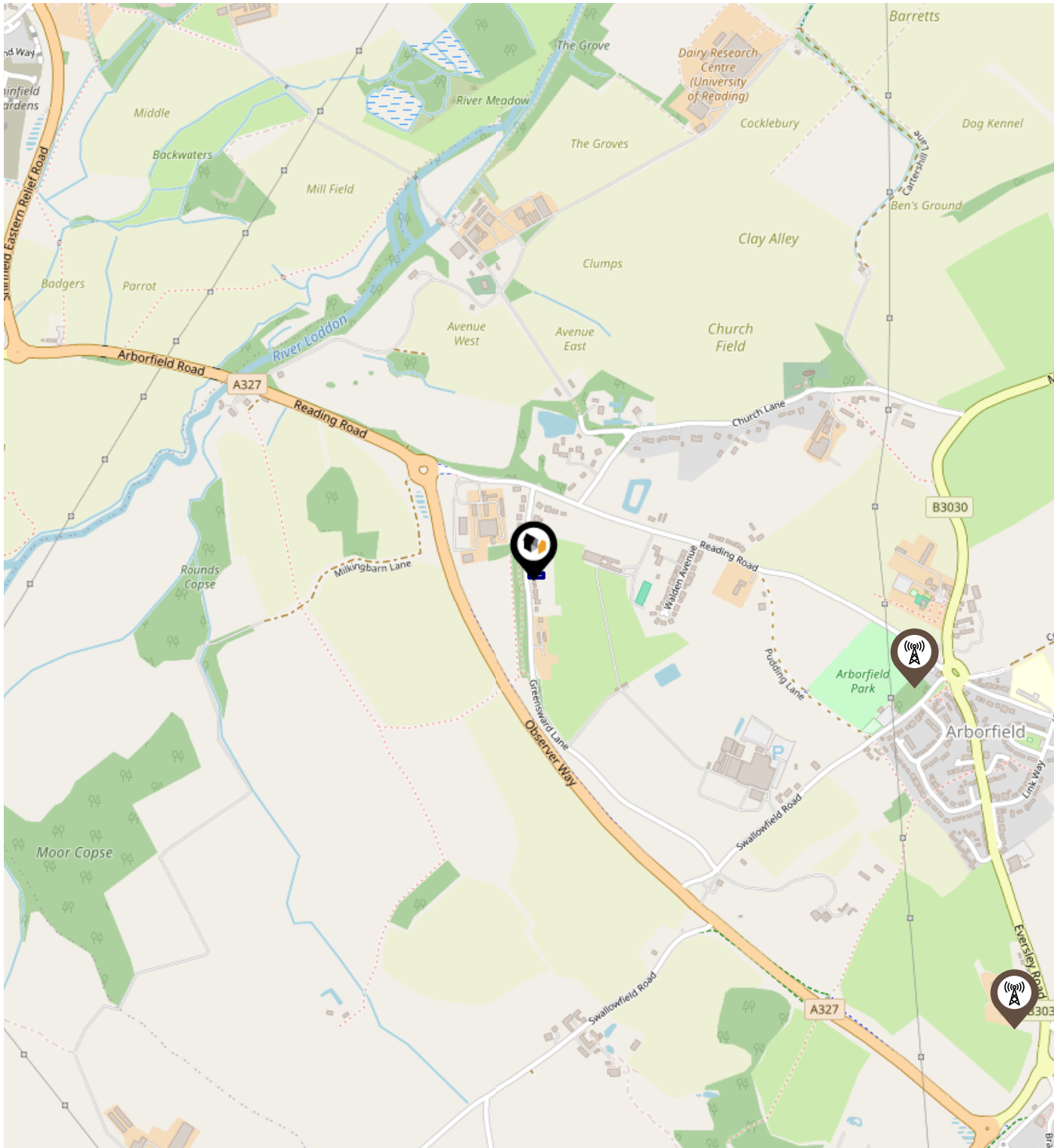


		Nursery	Primary	Secondary	College	Private
	<b>Reddam House Berkshire</b> Ofsted Rating: Not Rated   Pupils: 790   Distance: 1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 777   Distance: 1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Radstock Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance: 2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance: 2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bearwood Primary School</b> Ofsted Rating: Good   Pupils: 292   Distance: 2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance: 2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Vine Christian School</b> Ofsted Rating: Good   Pupils: 28   Distance: 2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hawkedon Primary School</b> Ofsted Rating: Good   Pupils: 0   Distance: 2.25	<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

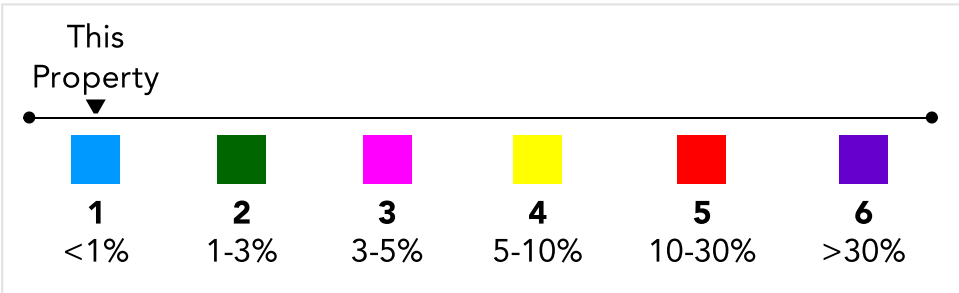
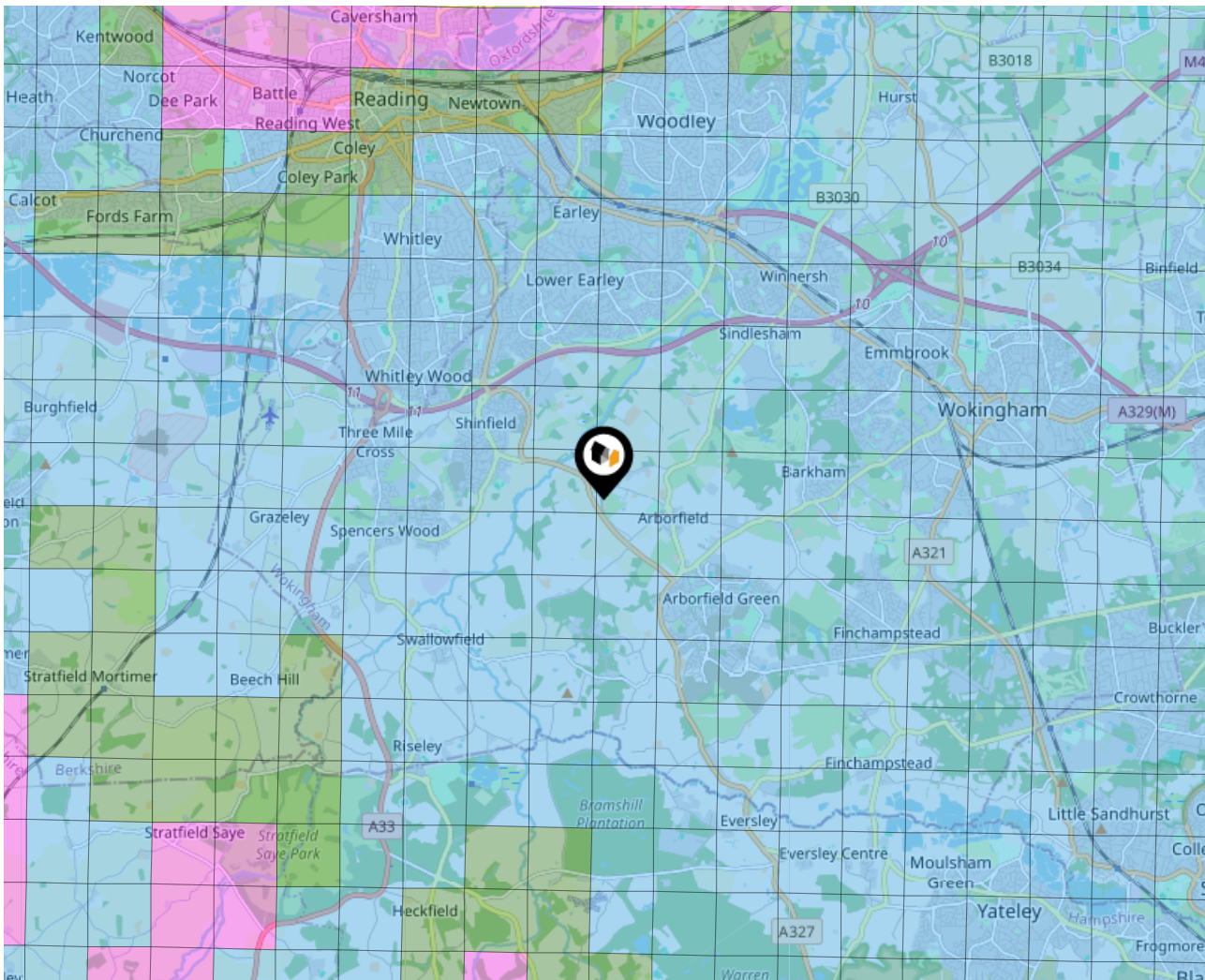
# Environment

## Radon Gas



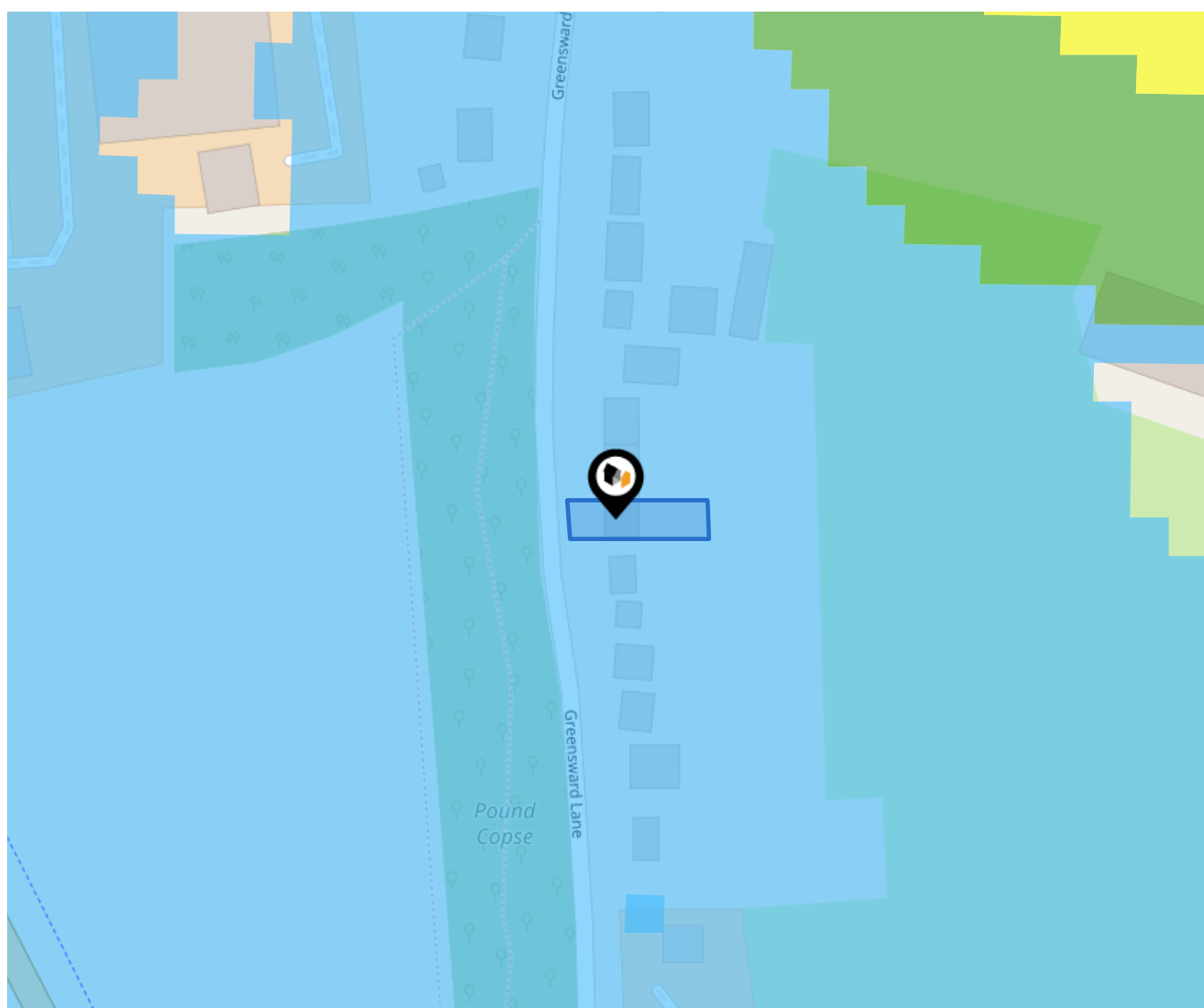
### What is Radon?

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.

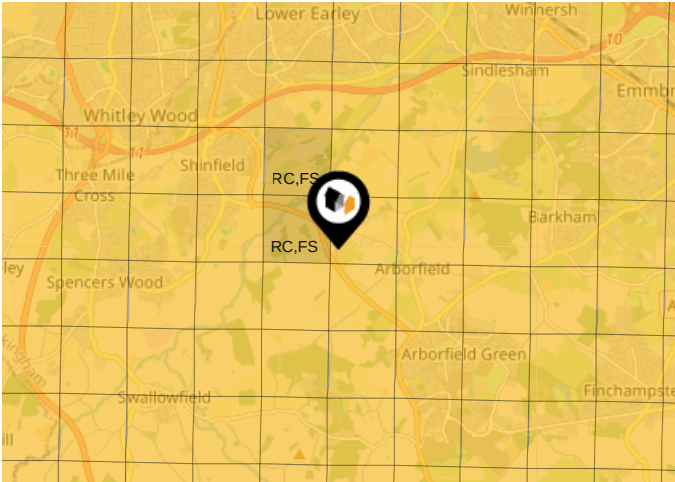
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  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 SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



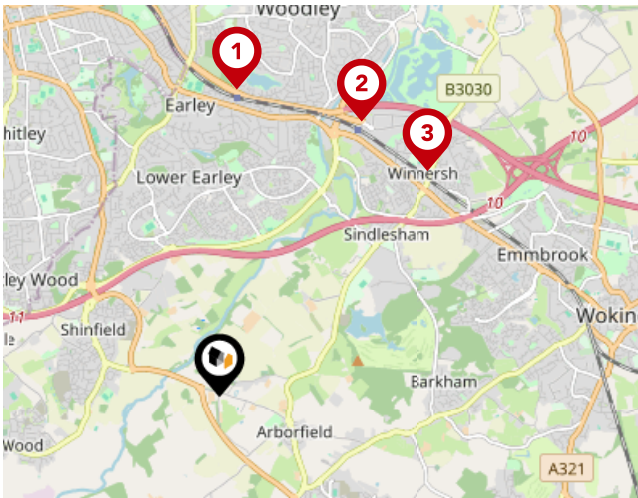
### Primary Classifications (Most Common Clay Types)

<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



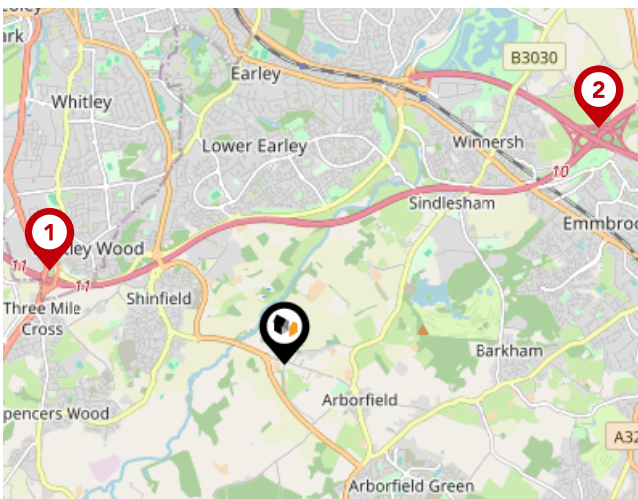
# Area

## Transport (National)



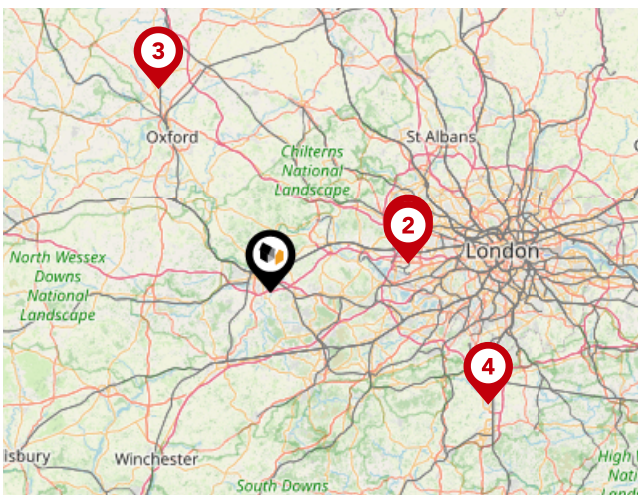
### National Rail Stations

Pin	Name	Distance
	Earley Rail Station	2.85 miles
	Winnersh Triangle Rail Station	2.87 miles
	Winnersh Rail Station	2.85 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	2.35 miles
	M4 J10	3.64 miles
	M3 J5	9.06 miles
	M4 J12	6.77 miles
	M3 J4A	8.6 miles

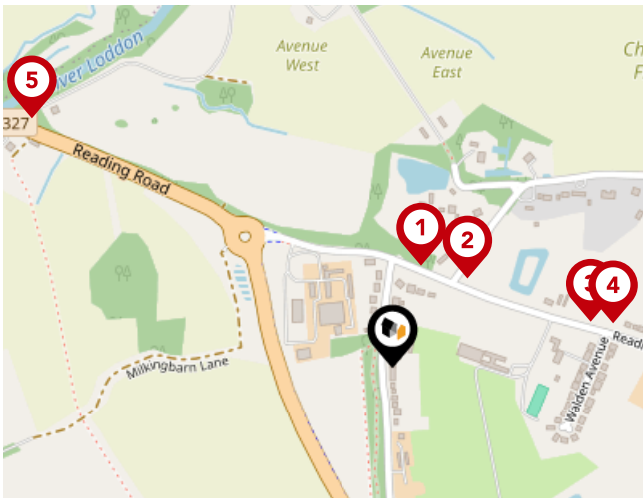


### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	20.86 miles
	Heathrow Airport Terminal 4	20.85 miles
	Kidlington	34.23 miles
	Gatwick Airport	36.24 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.12 miles
2	Church Lane	0.13 miles
3	Walden Avenue	0.24 miles
4	Walden Avenue	0.26 miles
5	Hall Farm	0.51 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

## 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



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## Important - Please Read

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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.



### Contains public sector information licensed under the Open Government License v3.0

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.

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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#### Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk

