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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd May 2025



**LANSDOWNE GARDENS, SPENCERS WOOD, READING,
RG7**

Avocado Property

07917 157387

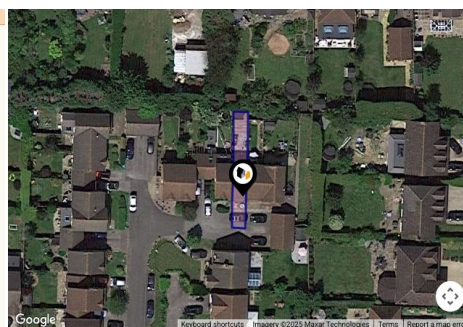
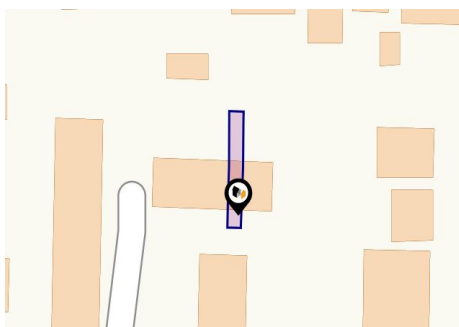
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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.03 acres
Year Built :	1995
Council Tax :	Band D
Annual Estimate:	£2,376
Title Number:	BK328359

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	98	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



16, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	25/02/2025	21/09/2016	25/01/2002	02/06/1995		
Last Sold Price:	£690,000	£412,000	£224,000	£106,950		
9, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	20/09/2024	30/01/1998				
Last Sold Price:	£470,000	£140,000				
4, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	26/05/2023	18/08/1995				
Last Sold Price:	£698,000	£123,000				
21, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	25/06/2021	09/03/2009	23/12/1998	06/06/1997	24/02/1995	
Last Sold Price:	£290,000	£165,000	£91,250	£79,950	£73,500	
10, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	30/04/2021	19/07/2002	21/03/2000	23/06/1995		
Last Sold Price:	£490,000	£289,950	£228,000	£124,950		
2a, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	19/03/2019	08/04/2005	22/11/2002			
Last Sold Price:	£695,000	£495,000	£455,000			
33, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	16/11/2018	06/03/2015	01/07/2005	06/09/2001	07/04/1995	
Last Sold Price:	£310,000	£264,000	£184,000	£138,500	£73,500	
15, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	27/06/2018	20/12/2013	17/07/2007	18/10/2002	17/03/1995	
Last Sold Price:	£405,000	£273,000	£285,000	£195,000	£90,000	
5, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	29/05/2018	06/09/2012				
Last Sold Price:	£427,500	£285,000				
3, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	22/03/2016	06/04/2006	31/08/1995			
Last Sold Price:	£400,000	£281,500	£104,950			
25, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	07/08/2015	30/10/2006	26/07/2002	16/10/1998	29/05/1997	24/02/1995
Last Sold Price:	£285,000	£226,000	£174,500	£100,000	£85,950	£74,950
2, Lansdowne Gardens, Reading, RG7 1PF						
Last Sold Date:	30/06/2015	22/11/2002	21/07/1995			
Last Sold Price:	£690,000	£403,000	£145,000			

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

Market Sold in Street



27, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	25/07/2014	02/09/2010	28/08/2007	10/03/1995	
Last Sold Price:	£262,000	£228,500	£243,000	£75,500	
35, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	25/07/2014	21/12/2012	15/09/2006	13/04/1995	
Last Sold Price:	£291,500	£250,000	£232,000	£84,950	
18, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	18/07/2014	05/12/2003	16/05/2000	26/05/1995	
Last Sold Price:	£495,000	£267,000	£194,950	£106,950	
8, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	01/02/2013	30/10/2006	07/07/1995		
Last Sold Price:	£304,000	£267,500	£105,000		
20, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	31/01/2013	16/01/1998	27/04/1995		
Last Sold Price:	£315,000	£156,950	£121,000		
17, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	04/03/2011	17/12/2004	29/05/2003	30/04/1999	27/01/1995
Last Sold Price:	£217,500	£196,000	£177,000	£105,000	£75,465
31, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	23/12/2010	15/07/2004	12/12/2001	11/06/1999	31/10/1997
Last Sold Price:	£208,000	£183,000	£143,500	£93,500	£85,000
					£73,500
23, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	11/06/2010	30/10/2006	22/11/2002	24/02/1995	
Last Sold Price:	£260,000	£238,000	£200,000	£85,000	
6, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	15/07/2009	31/03/2006	07/07/1995		
Last Sold Price:	£270,000	£258,000	£105,000		
12, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	06/12/2007	16/06/1995			
Last Sold Price:	£355,000	£124,950			
29, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	31/01/2007	17/04/2003	15/11/2000	24/03/1995	
Last Sold Price:	£226,000	£176,500	£133,000	£75,500	
24, Lansdowne Gardens, Reading, RG7 1PF					
Last Sold Date:	29/03/2006	01/12/2000	31/03/1995		
Last Sold Price:	£250,000	£185,000	£104,000		

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

Market Sold in Street



11, Lansdowne Gardens, Reading, RG7 1PF

Last Sold Date:	29/03/2000	29/05/1998	24/02/1995
Last Sold Price:	£159,950	£139,000	£91,000

19, Lansdowne Gardens, Reading, RG7 1PF

Last Sold Date:	05/01/1999	17/02/1995
Last Sold Price:	£100,750	£74,500

1, Lansdowne Gardens, Reading, RG7 1PF

Last Sold Date:	08/03/1996
Last Sold Price:	£149,950

14, Lansdowne Gardens, Reading, RG7 1PF

Last Sold Date:	22/06/1995
Last Sold Price:	£179,950

22, Lansdowne Gardens, Reading, RG7 1PF

Last Sold Date:	05/05/1995
Last Sold Price:	£124,950

7, Lansdowne Gardens, Reading, RG7 1PF

Last Sold Date:	03/02/1995
Last Sold Price:	£97,950

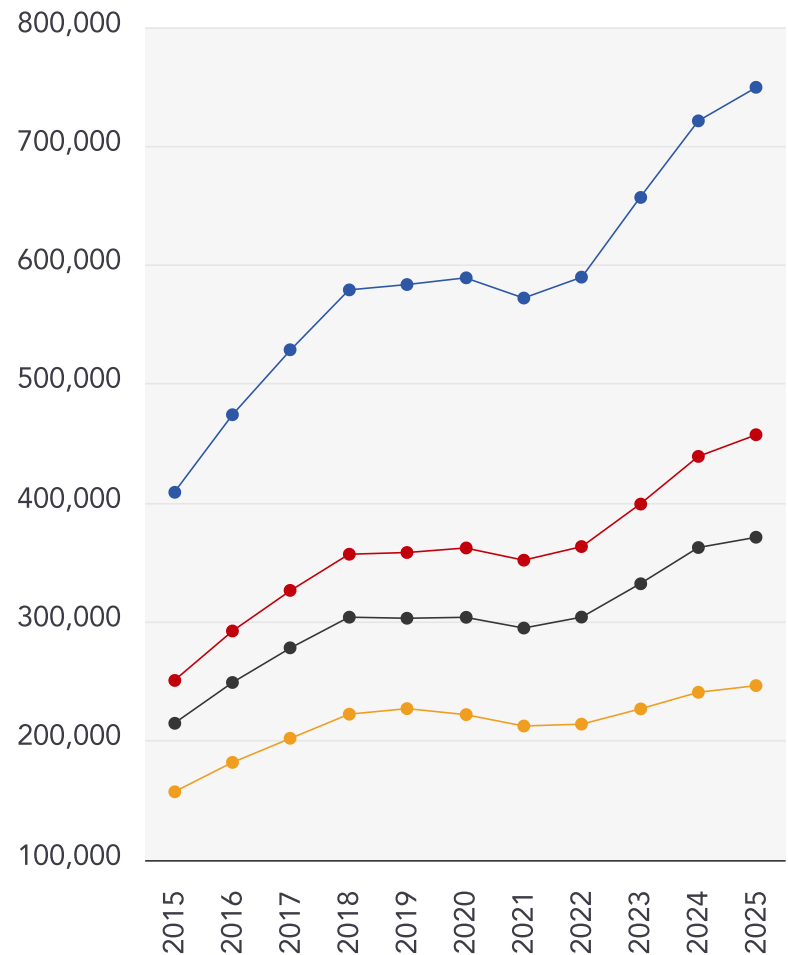
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG7



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

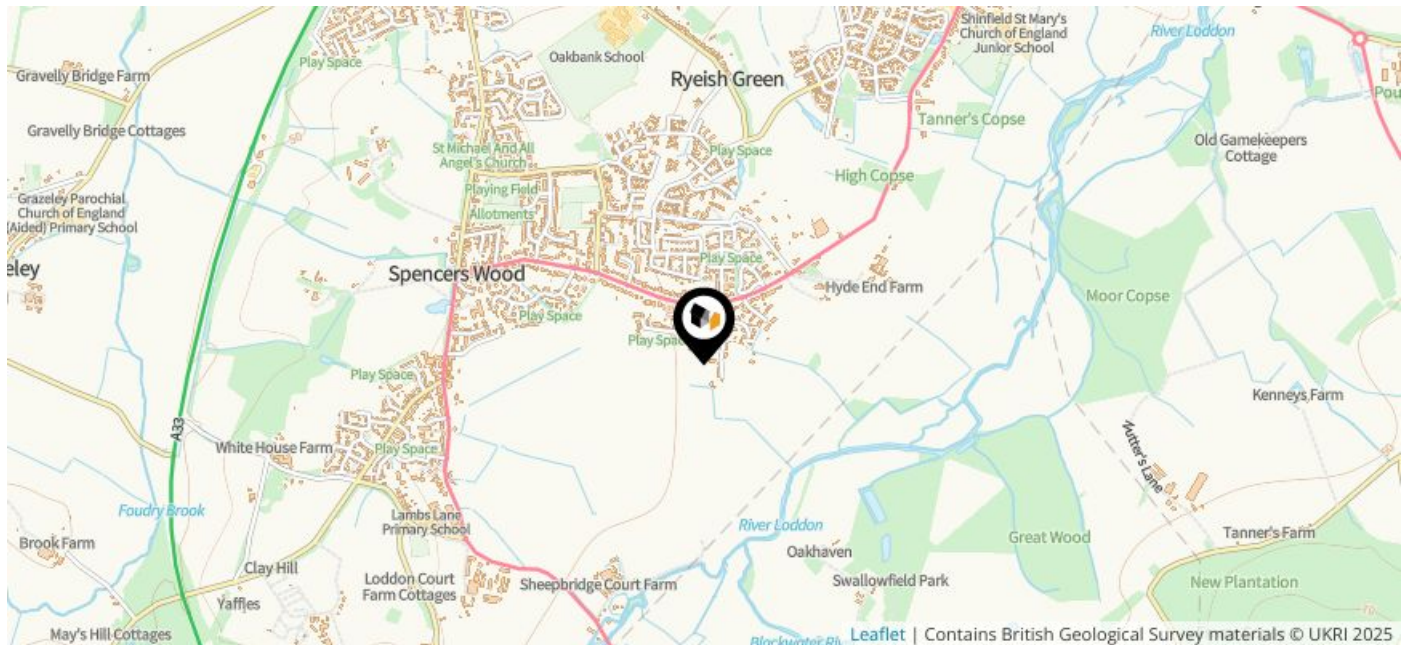
+56.72%

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.

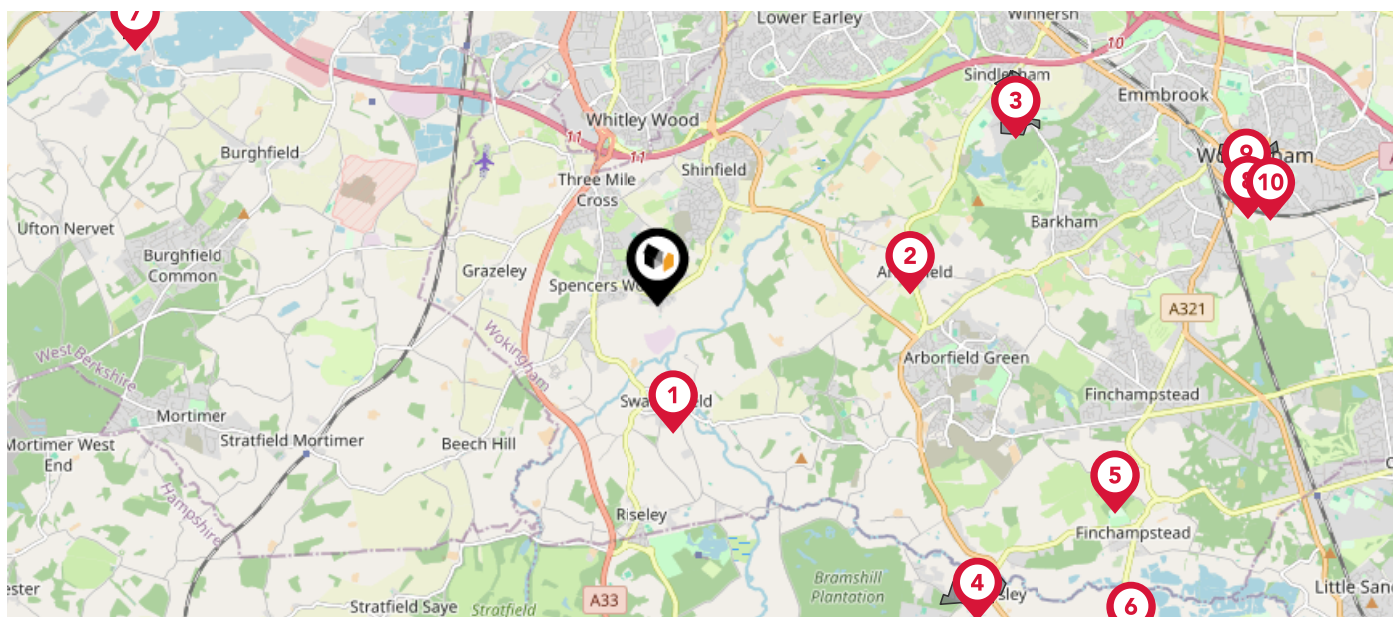
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Swallowfield



Arborfield Cross



Sindlesham



Eversley Street



Finchampstead Church



Eversley Cross



Sheffield Bridge



Langborough Road



Wokingham Town Centre



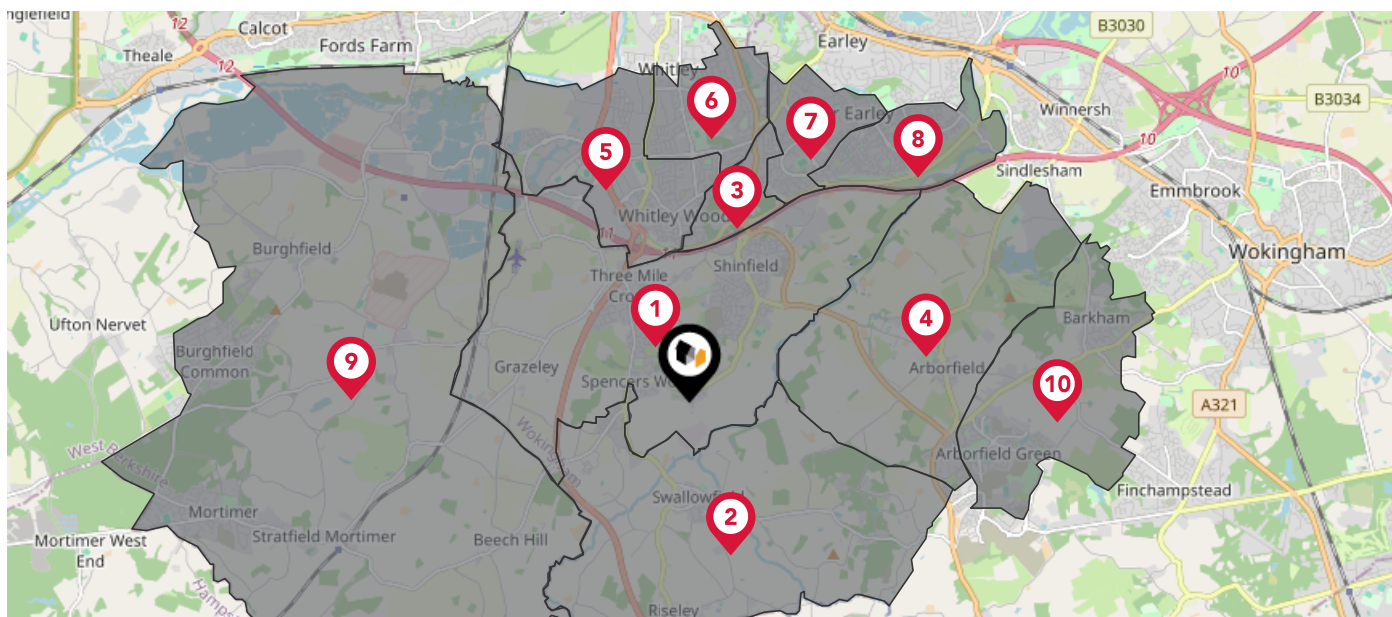
Murdoch Road

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



Shinfield South Ward



Swallowfield Ward



Shinfield North Ward



Arborfield Ward



Whitley Ward



Church Ward



Hillside Ward



Hawkedon Ward



Burghfield & Mortimer Ward



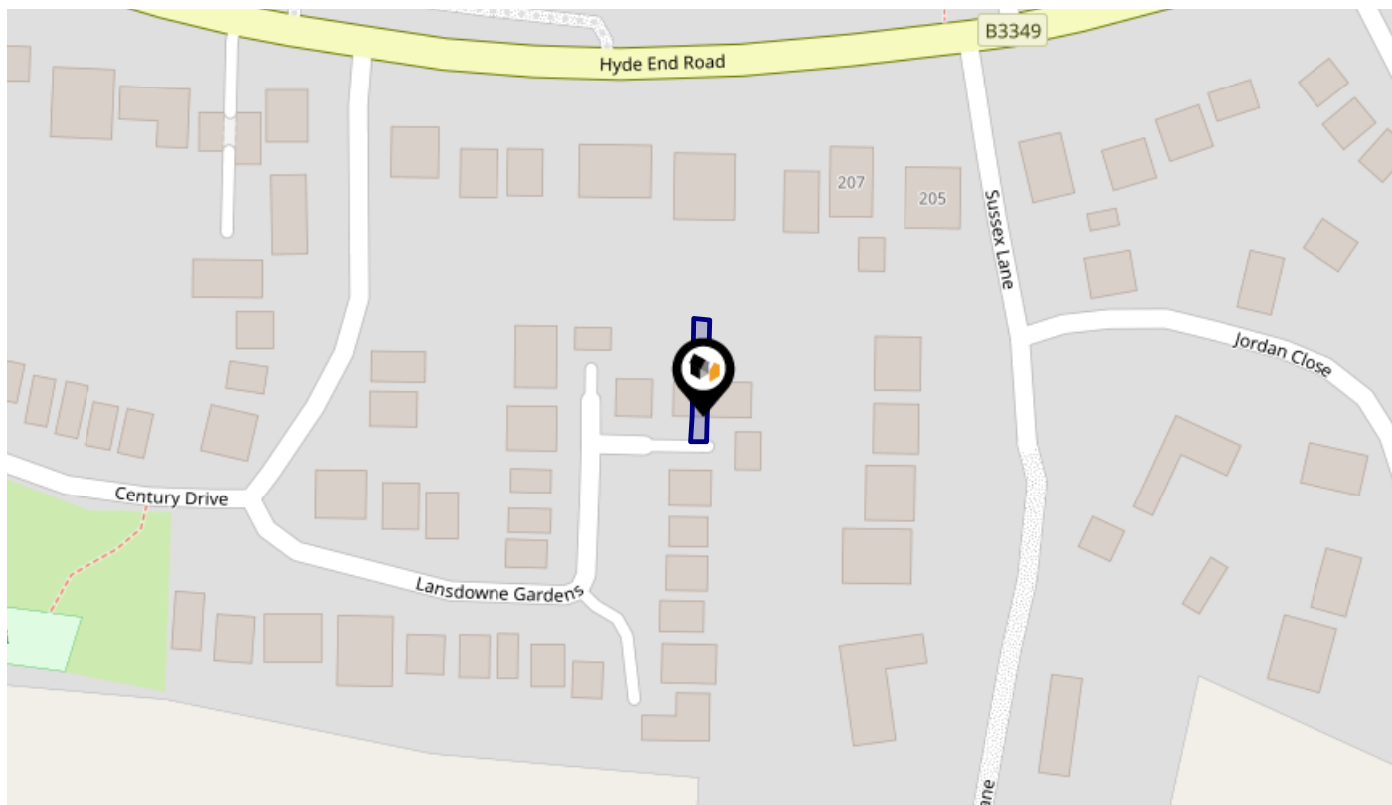
Barkham Ward

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:

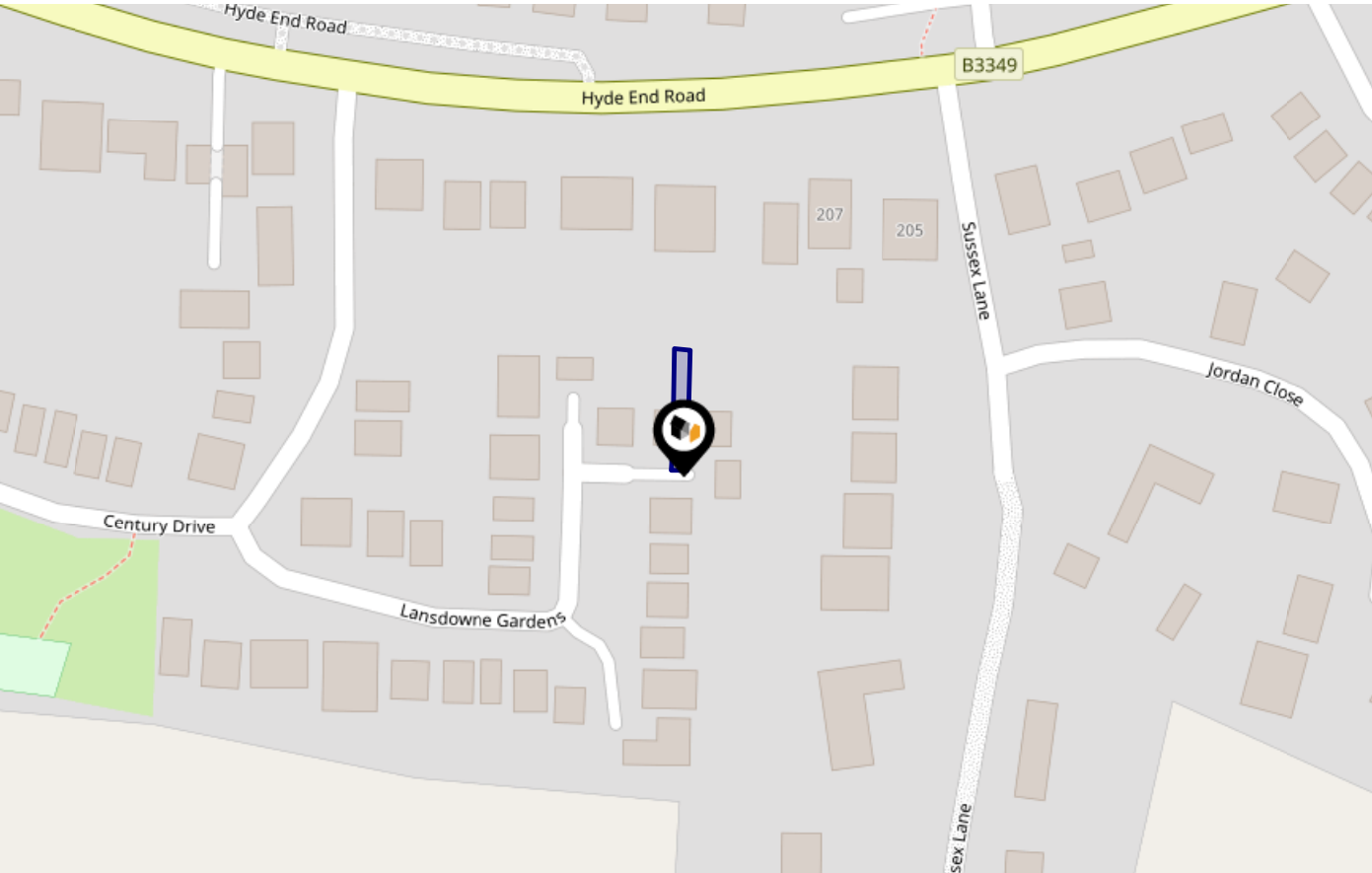
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

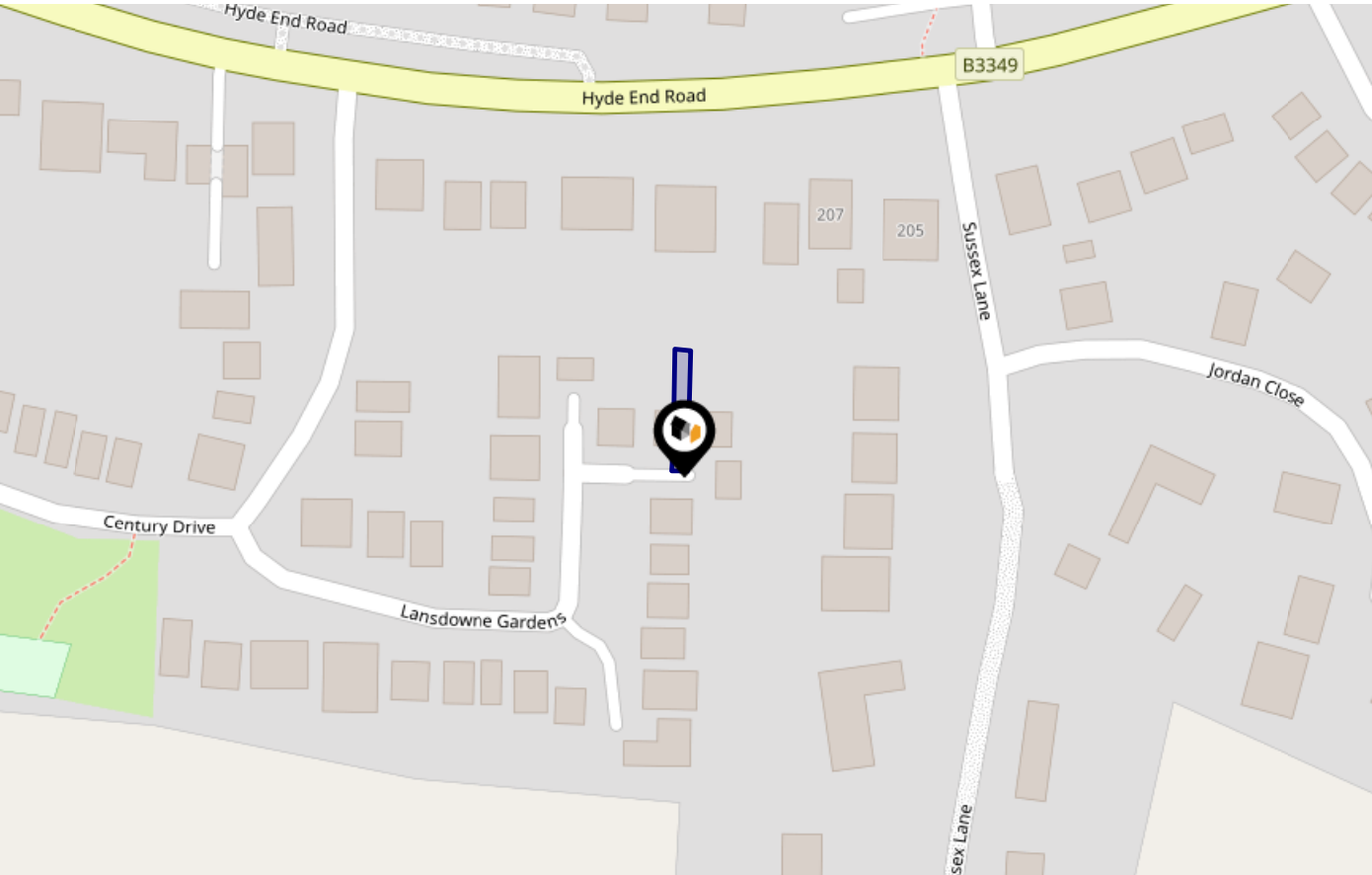


Flood Risk

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.

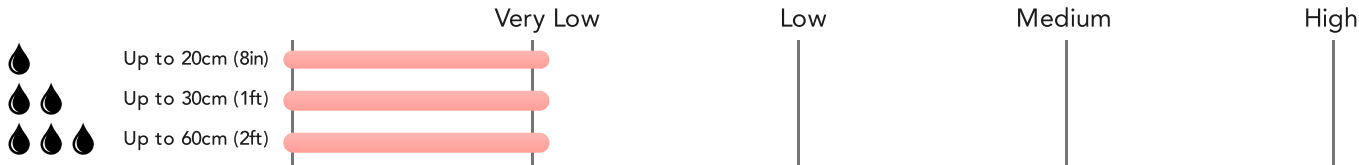


Risk Rating: Very low

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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:

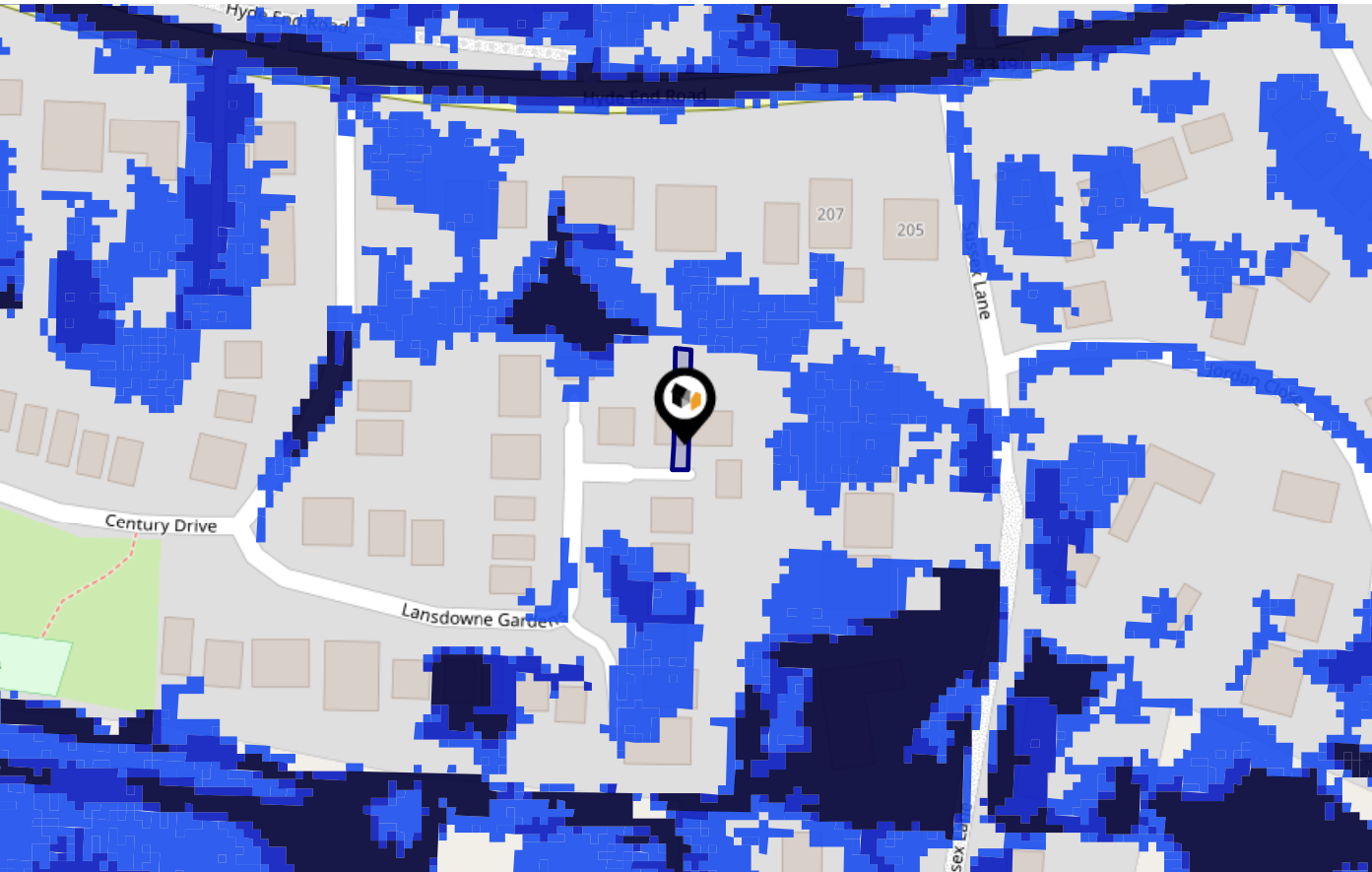


Flood Risk

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.

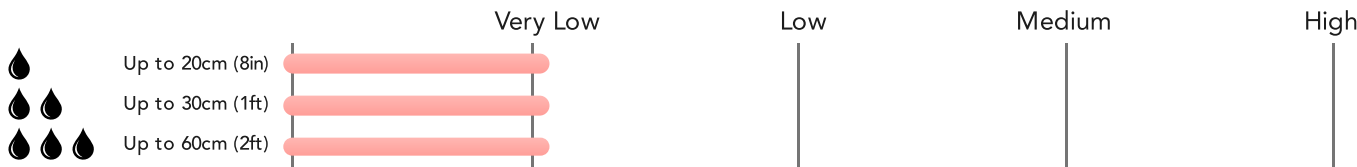


Risk Rating: Very low

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:

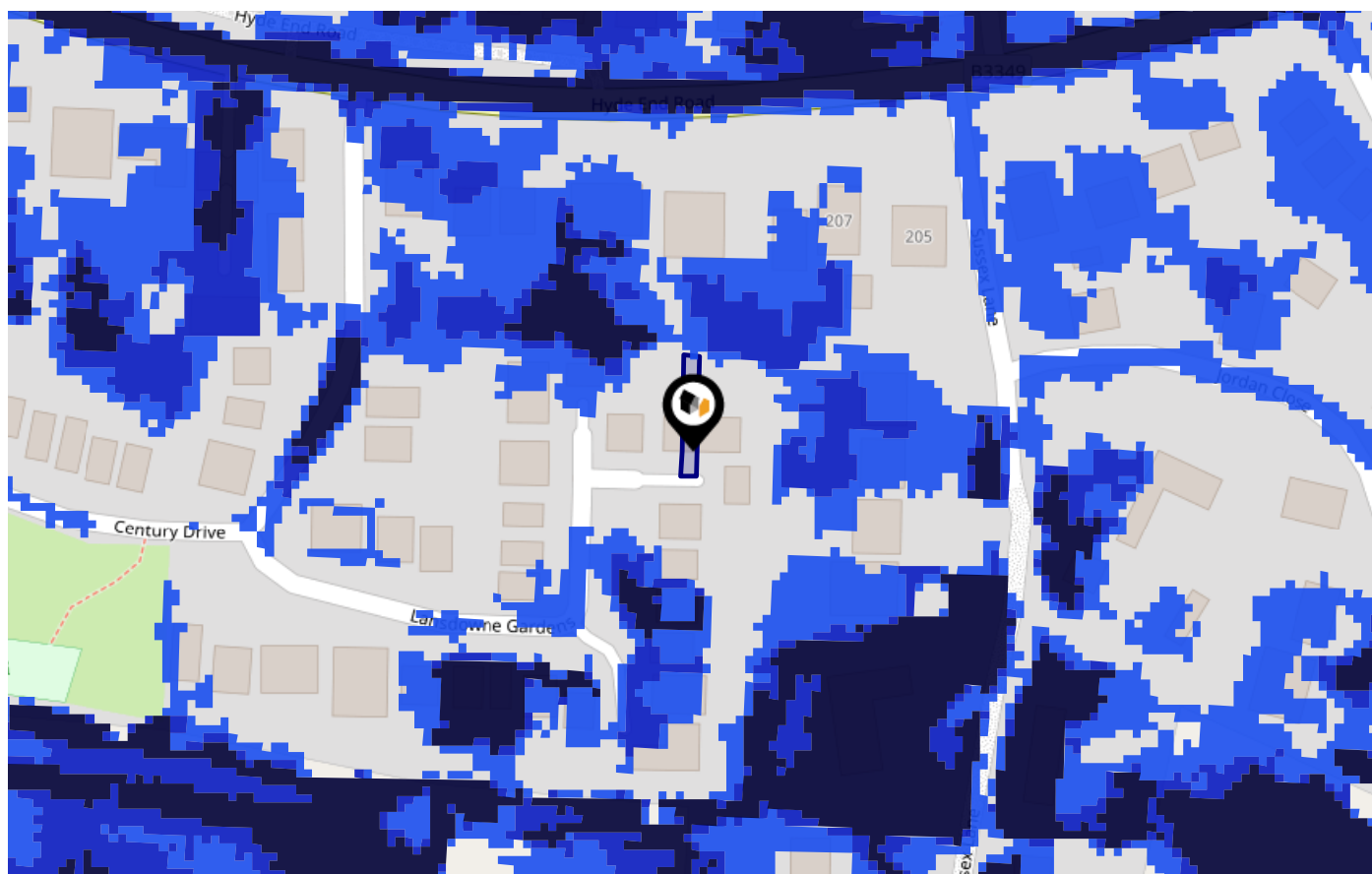


Flood Risk

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.

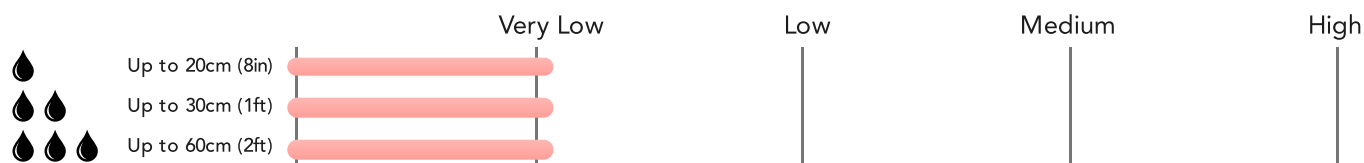


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:



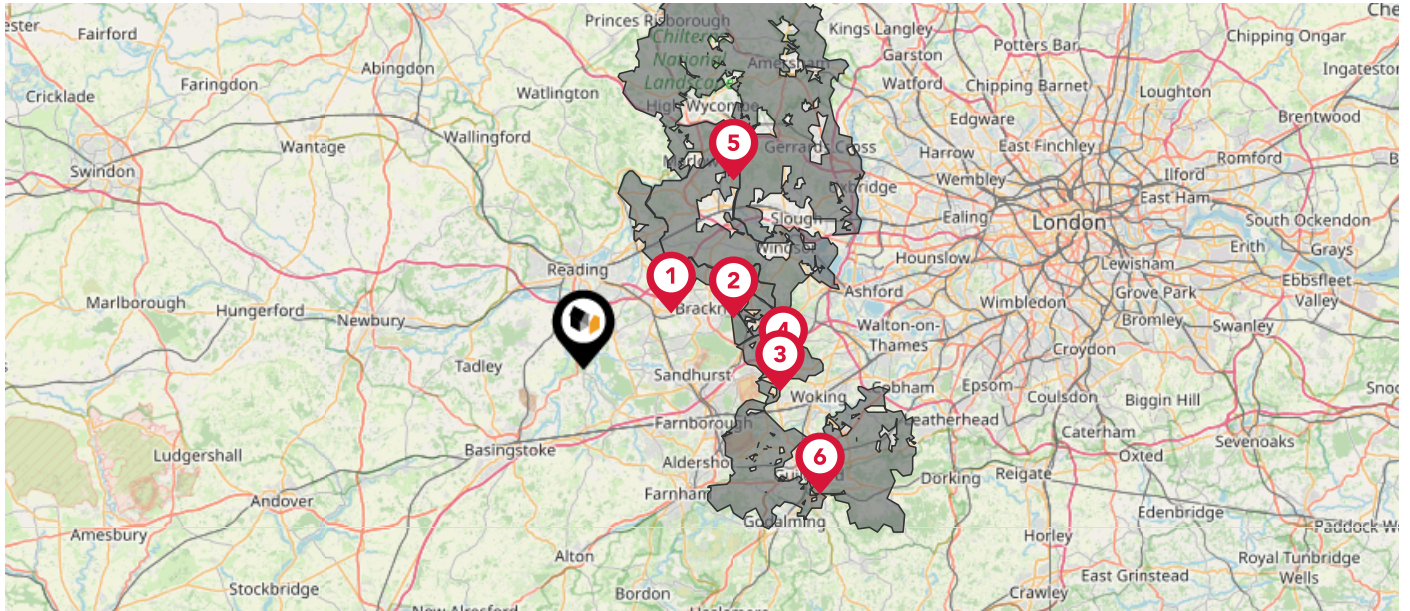
KFB - Key Facts For Buyers

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 - 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

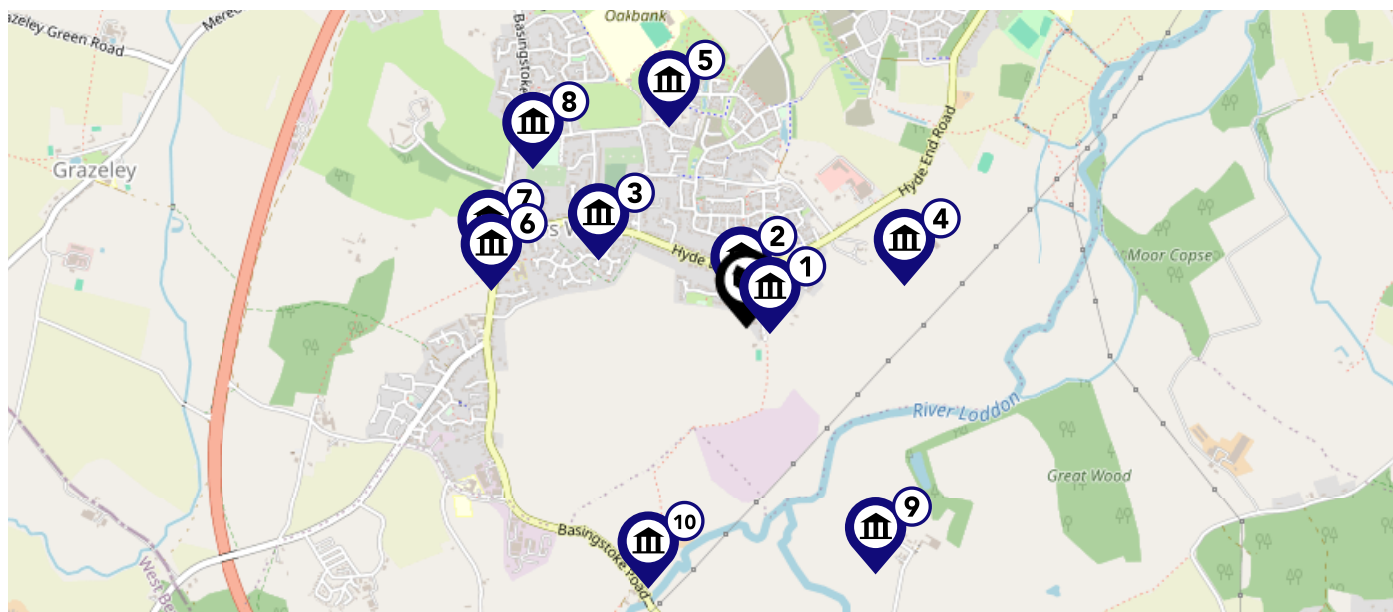
	Sussex Way-Spencers Wood	Historic Landfill	
	Sussex Way-Spencers Wood	Historic Landfill	
	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	
	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	
	Milkingbarn Lane-Arborfield	Historic Landfill	
	Hephaistos School-Farley Hill	Historic Landfill	
	Kereba-Riseley	Historic Landfill	
	The Piggery-Arborfield	Historic Landfill	
	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active 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...



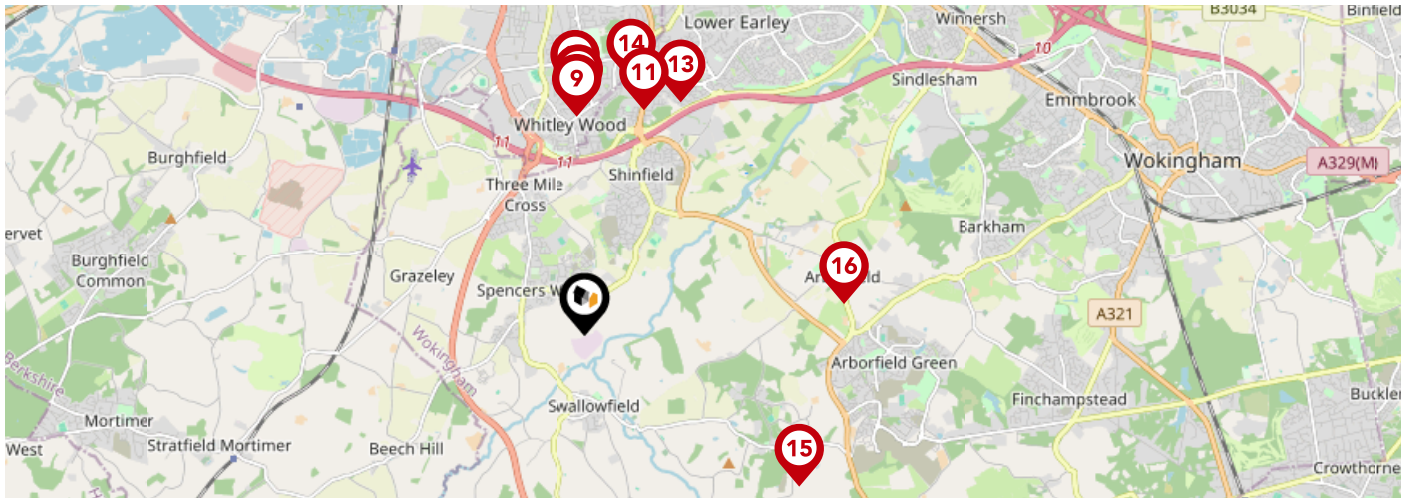
Listed Buildings in the local district	Grade	Distance
 1319125 - Sussex Lodge	Grade II	0.1 miles
 1312950 - Fullbrooks	Grade II	0.1 miles
 1118137 - The Homestead	Grade II	0.4 miles
 1118138 - Hyde End Farmhouse	Grade II	0.4 miles
 1118111 - Nullis Farmhouse	Grade II	0.5 miles
 1246235 - Milestone At Spencers Wood	Grade II	0.6 miles
 1312952 - Library The School House	Grade II	0.6 miles
 1312936 - Cottage In Garden Of No 9 (walnut Tree Cottage) Approximately 20 Metres North	Grade II	0.6 miles
 1118063 - The Garden Gate And Walls Approximately 75 Metres North West Of The Stable Block To Swallowfield Park	Grade II	0.6 miles
 1135822 - Barn Approximately 80 Metres North Of Sheepbridge Court	Grade II	0.6 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

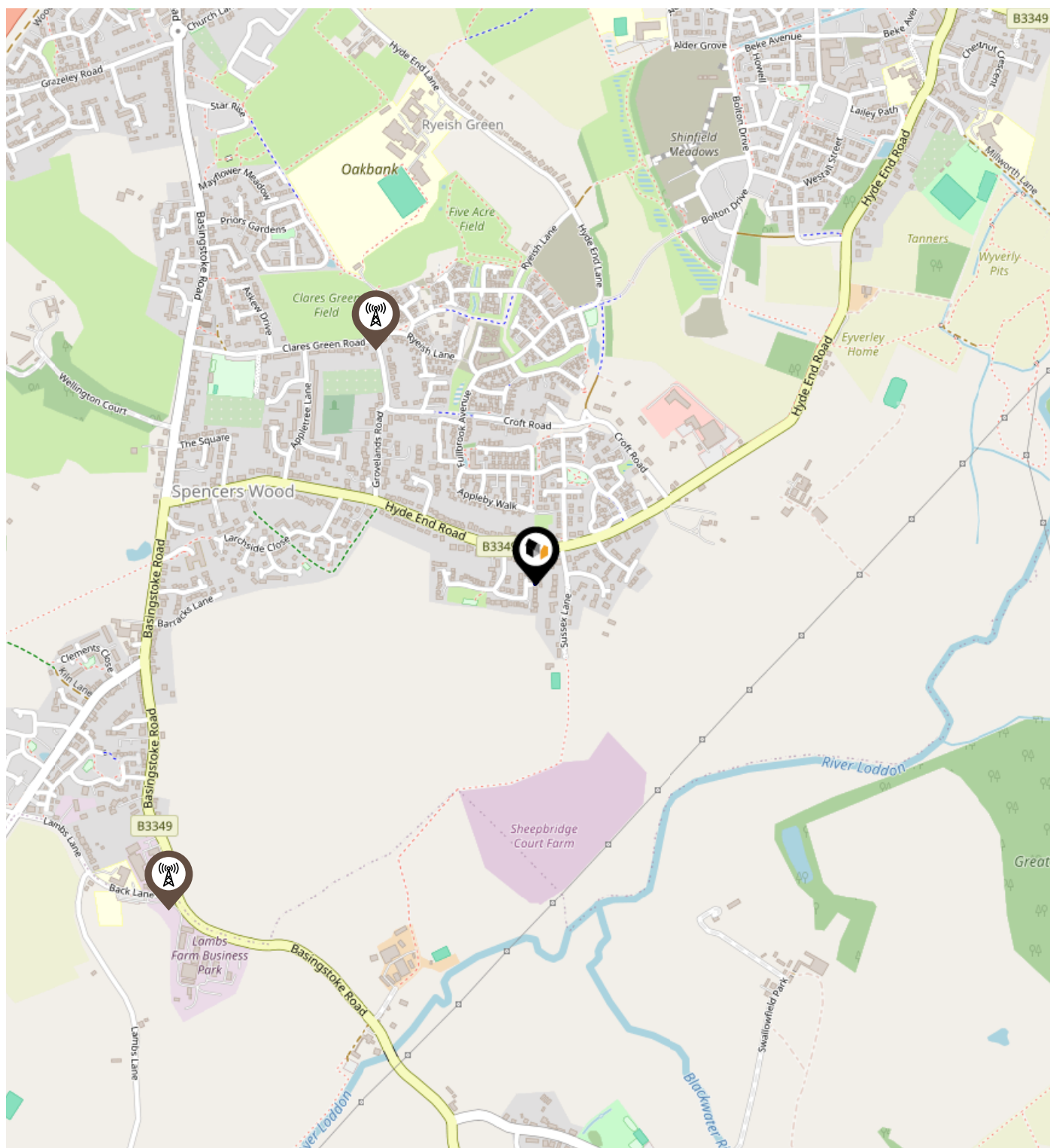
Area Schools



		Nursery	Primary	Secondary	College	Private
	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:2.43	<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

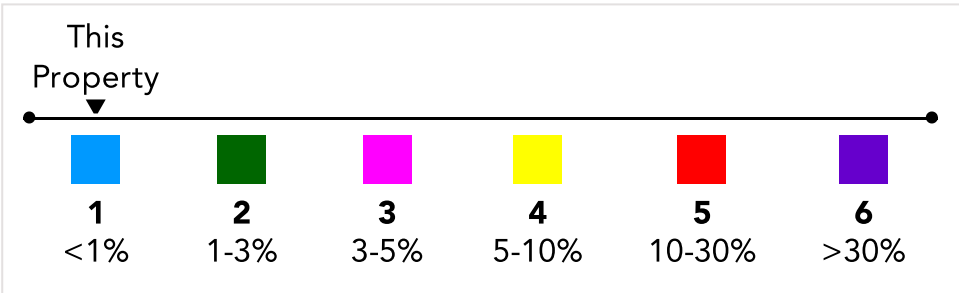
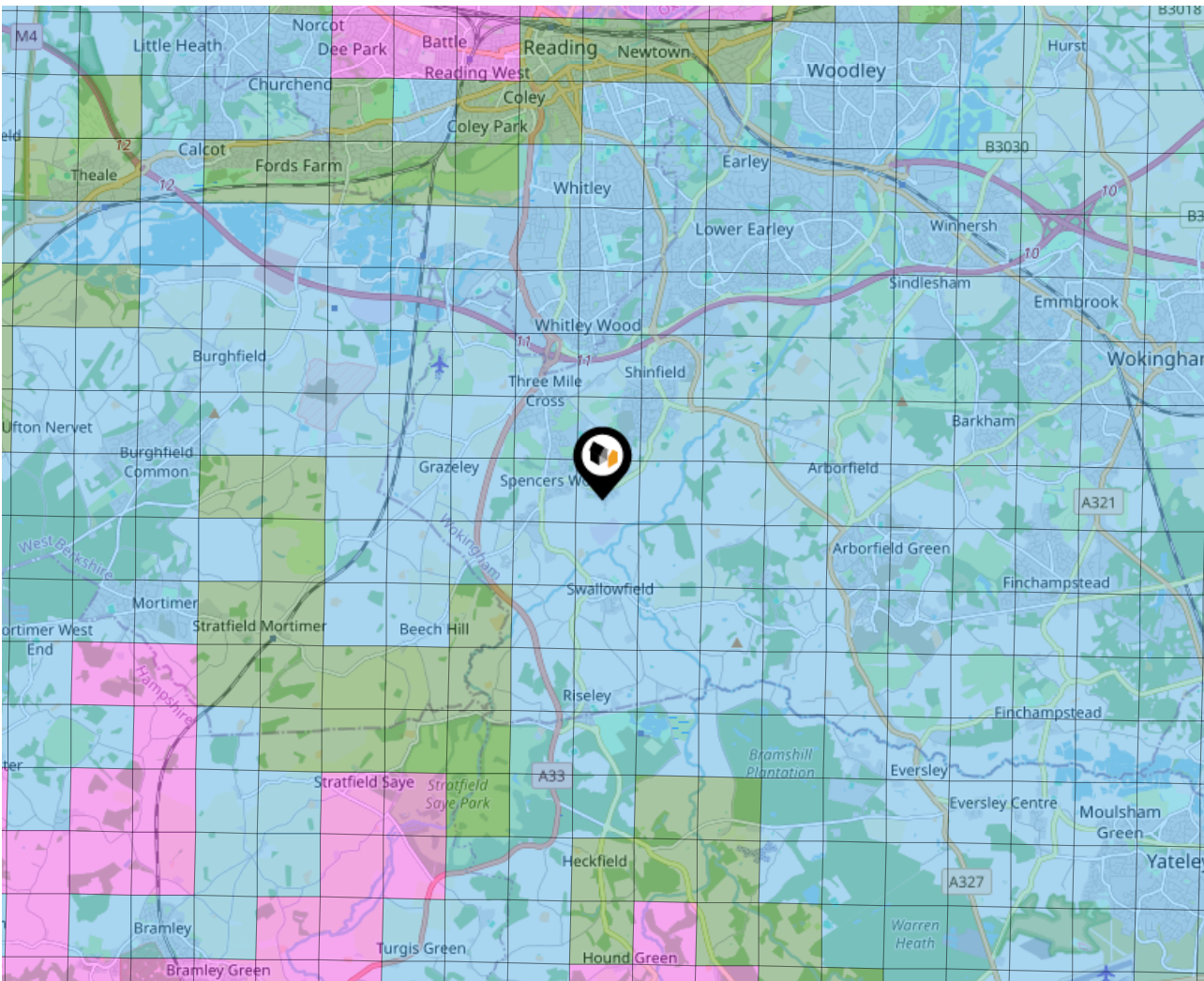
Environment

Radon Gas



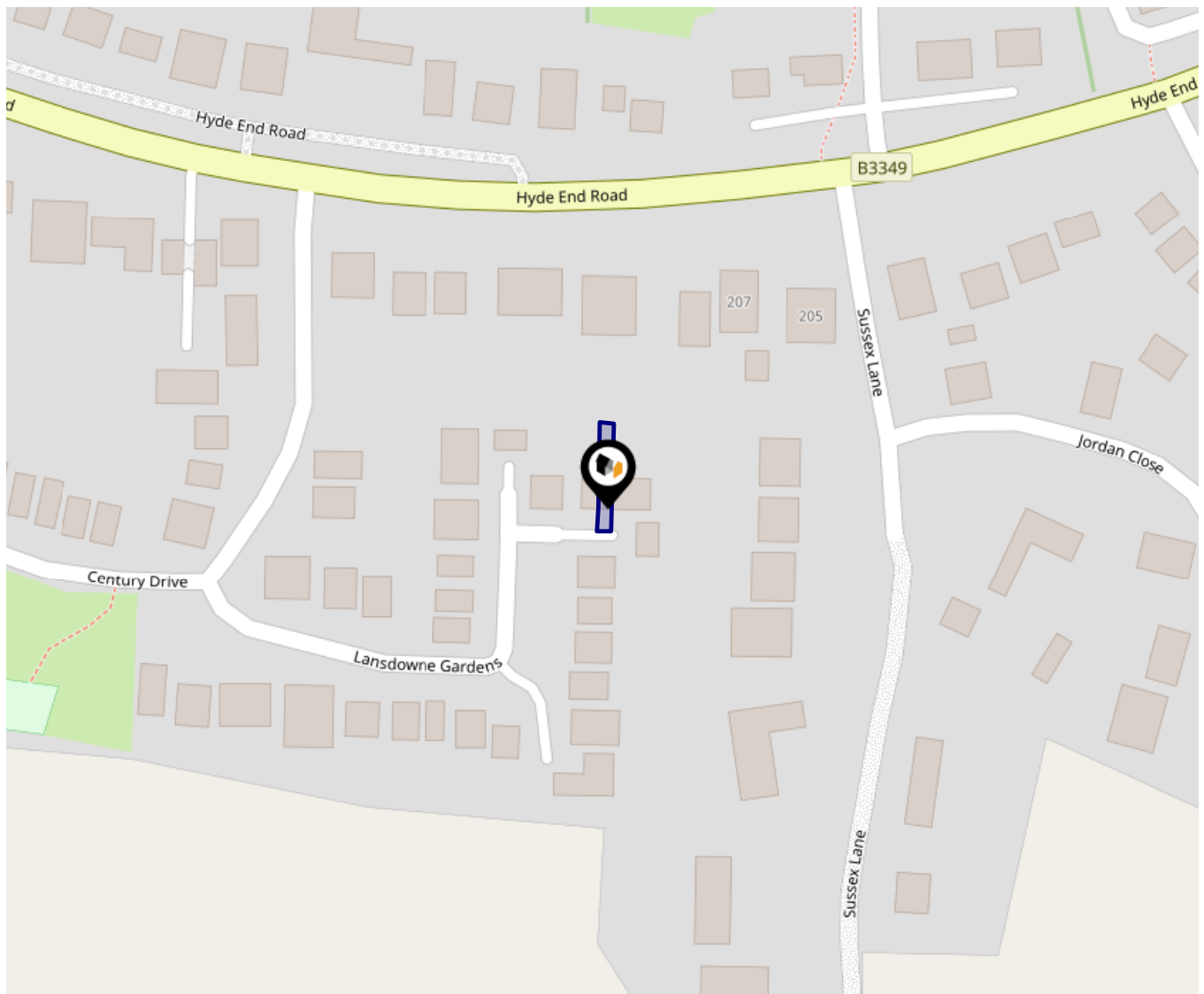
What is Radon?

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/m3).



Local Area

Road Noise



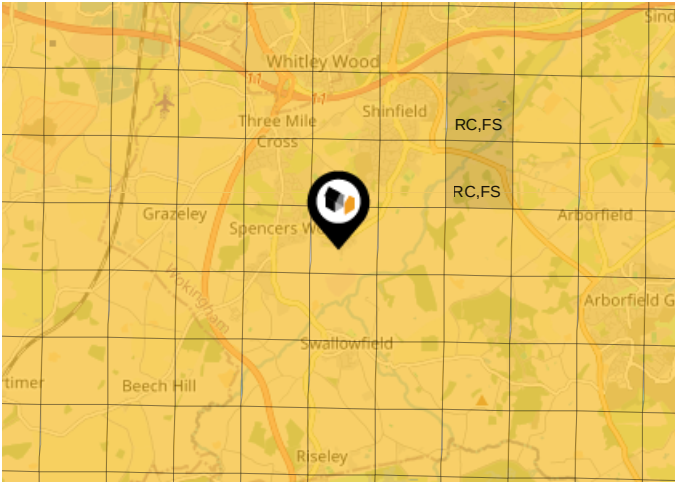
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

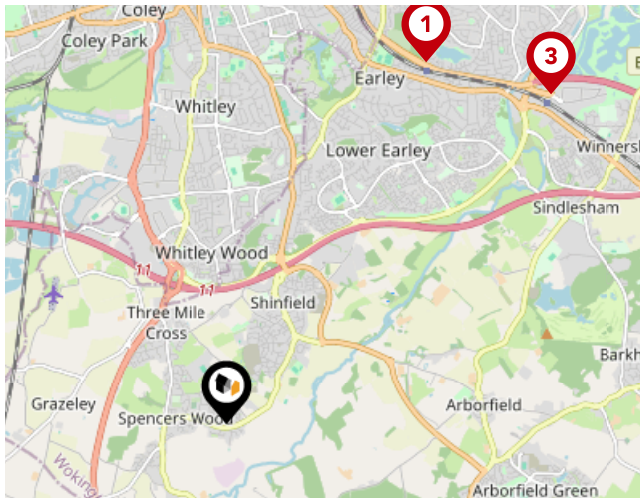


Primary Classifications (Most Common Clay Types)

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

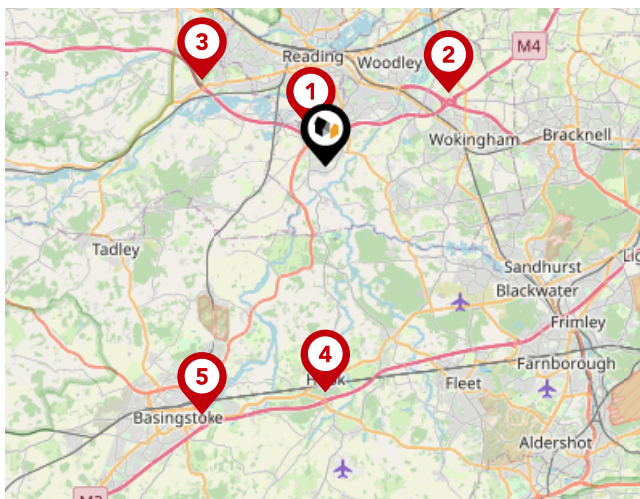
Area

Transport (National)



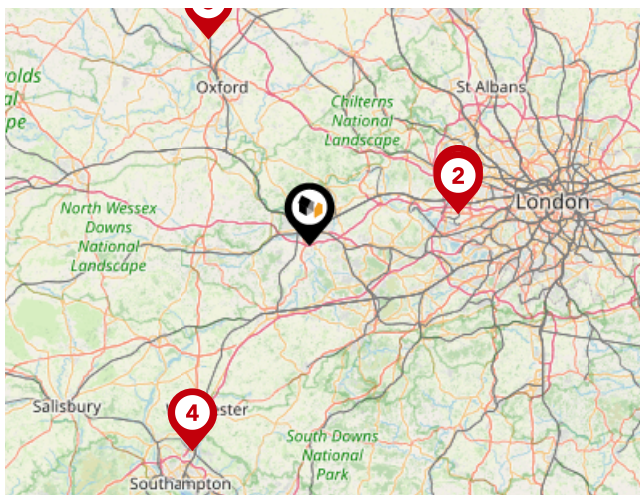
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	3.82 miles
2	Mortimer Rail Station	3.53 miles
3	Winnersh Triangle Rail Station	4.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.46 miles
2	M4 J10	5.32 miles
3	M4 J12	5.54 miles
4	M3 J5	8.39 miles
5	M3 J6	10.26 miles

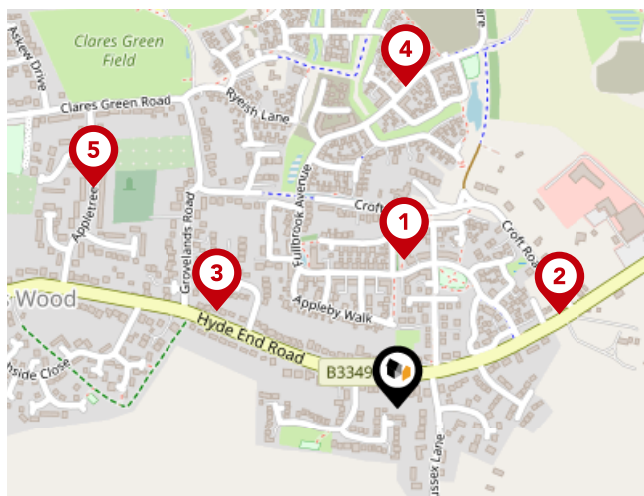


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	22.62 miles
2	Heathrow Airport Terminal 4	22.6 miles
3	Kidlington	33.9 miles
4	Southampton Airport	35.16 miles

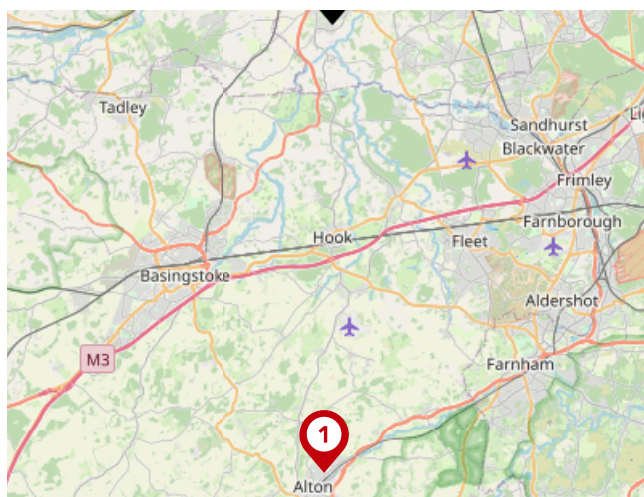
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Peartree Walk	0.17 miles
2	Croft Road	0.22 miles
3	Grovelands Road	0.24 miles
4	Bays Crescent	0.37 miles
5	Appletree Lane	0.43 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.64 miles

Avocado Property

About Us



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

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

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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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