

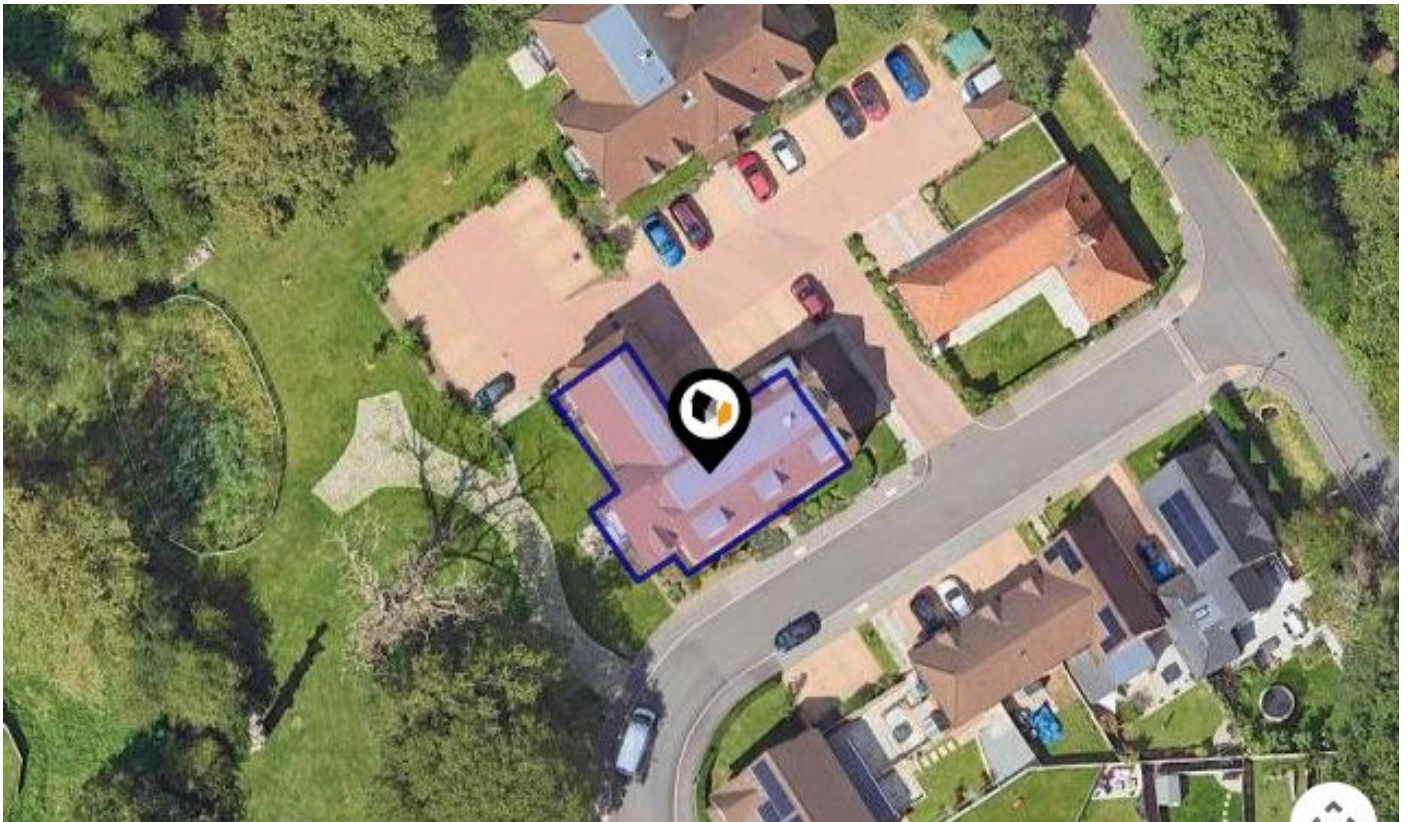


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 22nd June 2025



BRYAN GARDENS, BINFIELD, BRACKNELL, RG42

Avocado Property

07519 024 359

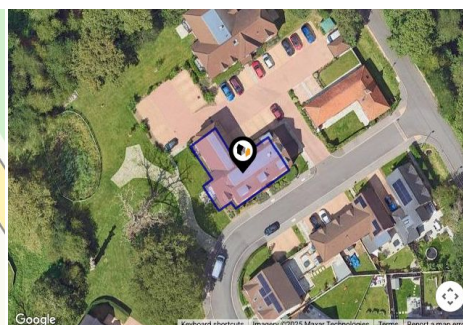
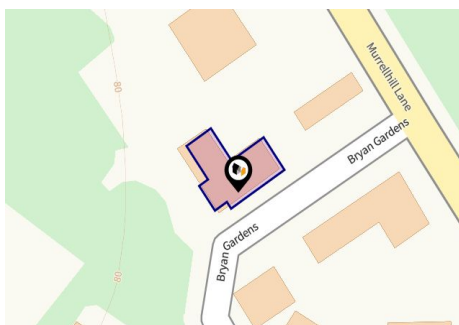
matt.m@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Know any property instantly

Property Overview



Property

| | |
|------------------|---|
| Type: | Flat / Maisonette |
| Bedrooms: | 2 |
| Floor Area: | 721 ft ² / 67 m ² |
| Plot Area: | 0.06 acres |
| Year Built : | 2020 |
| Council Tax : | Band C |
| Annual Estimate: | £1,916 |
| Title Number: | BK511284 |

| | |
|-----------------|-------------------------------|
| Tenure: | Leasehold |
| Start Date: | 11/11/2020 |
| End Date: | 01/01/2144 |
| Lease Term: | 125 years from 1 January 2019 |
| Term Remaining: | 118 years |

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)

| | | |
|----------|-----------|-------------|
| 7 | 83 | 1800 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:

(based on calls indoors)



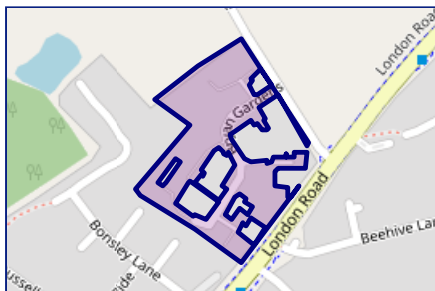
Satellite/Fibre TV Availability:



Property Multiple Title Plans

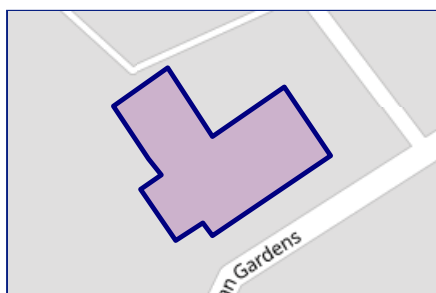


Freehold Title Plan



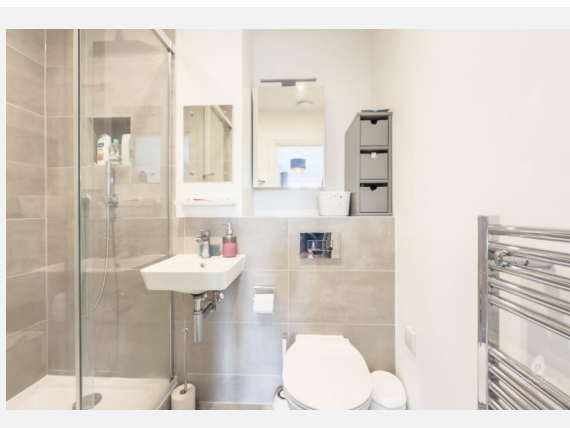
BK45940

Leasehold Title Plan

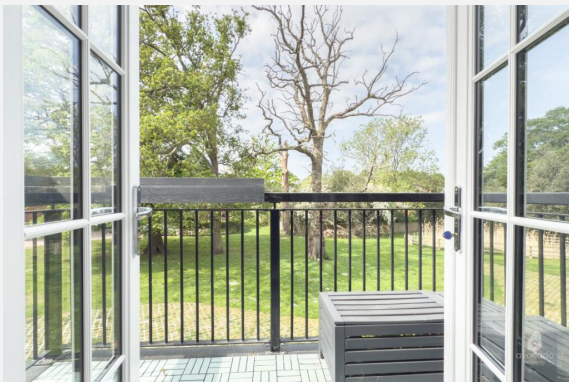


BK511284

Start Date: 11/11/2020
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Lease Term: 125 years from 1 January 2019
Term Remaining: 118 years

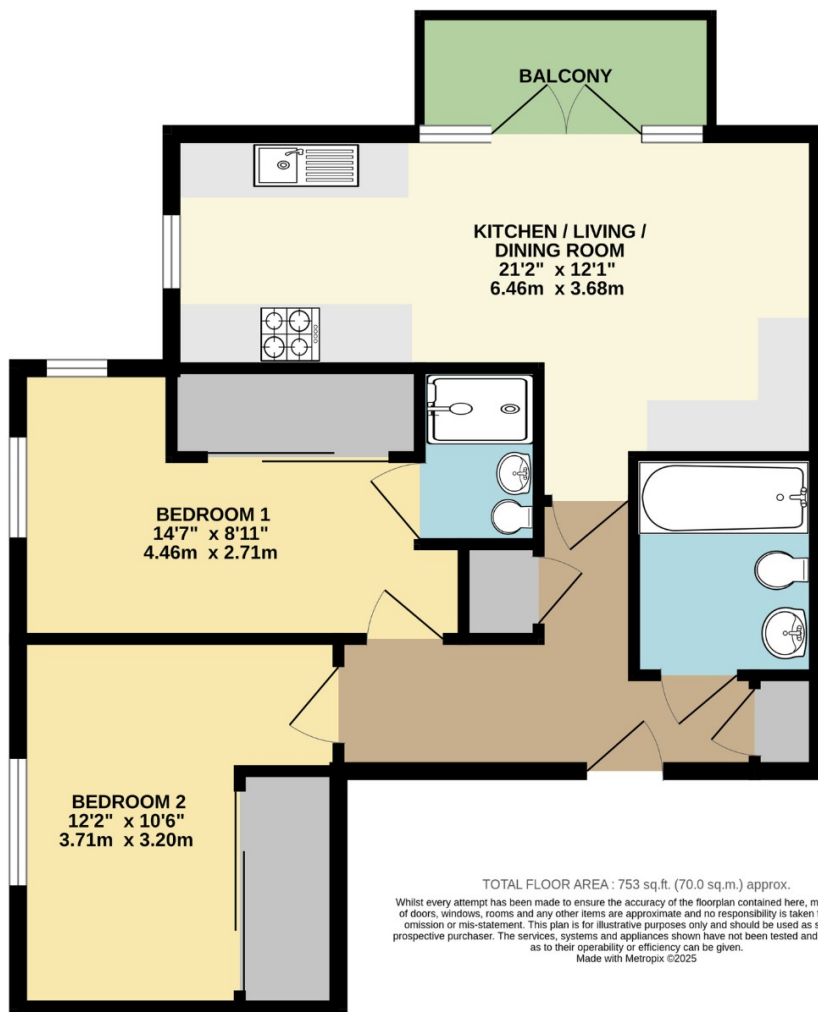


Gallery Photos



BRYAN GARDENS, BINFIELD, BRACKNELL, RG42

FIRST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



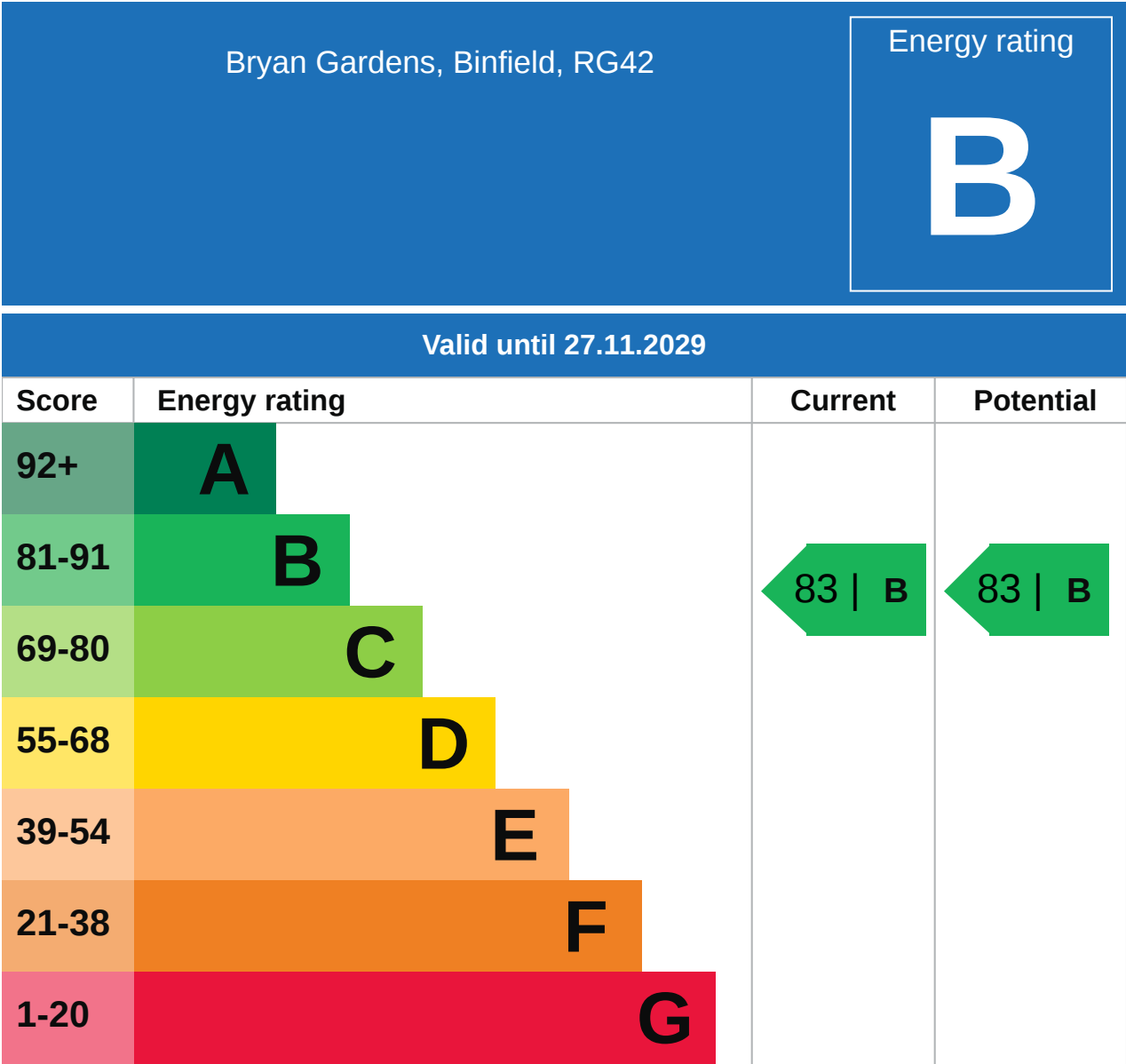
TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

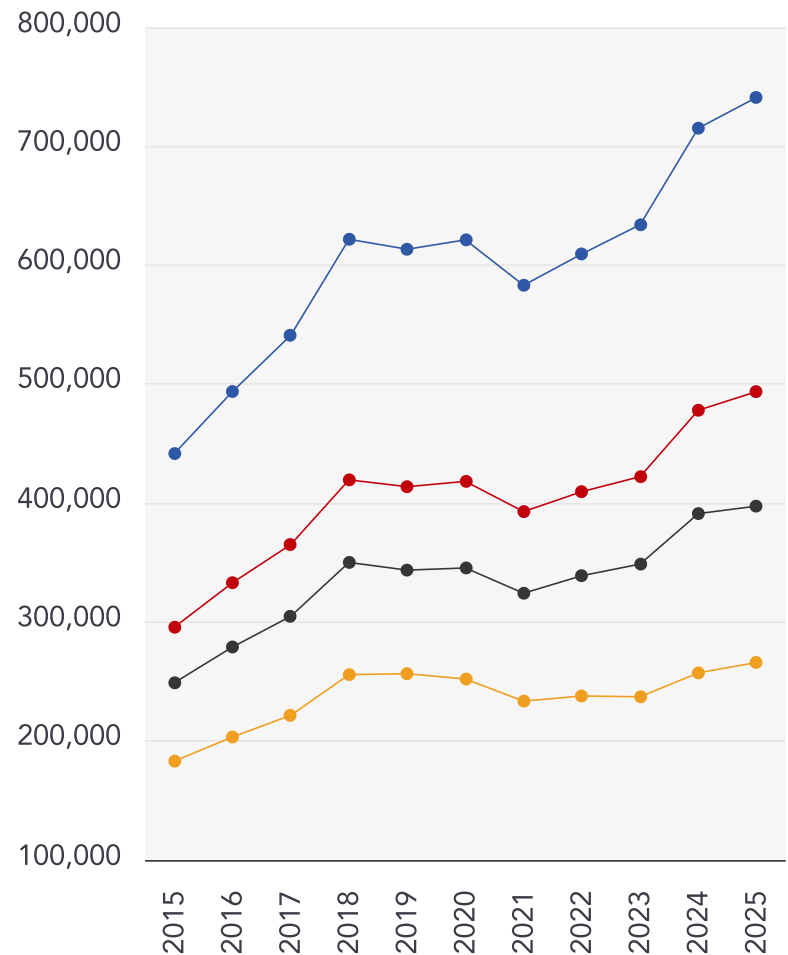
| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Floor Level: | Top floor |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.25 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 67 m ² |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

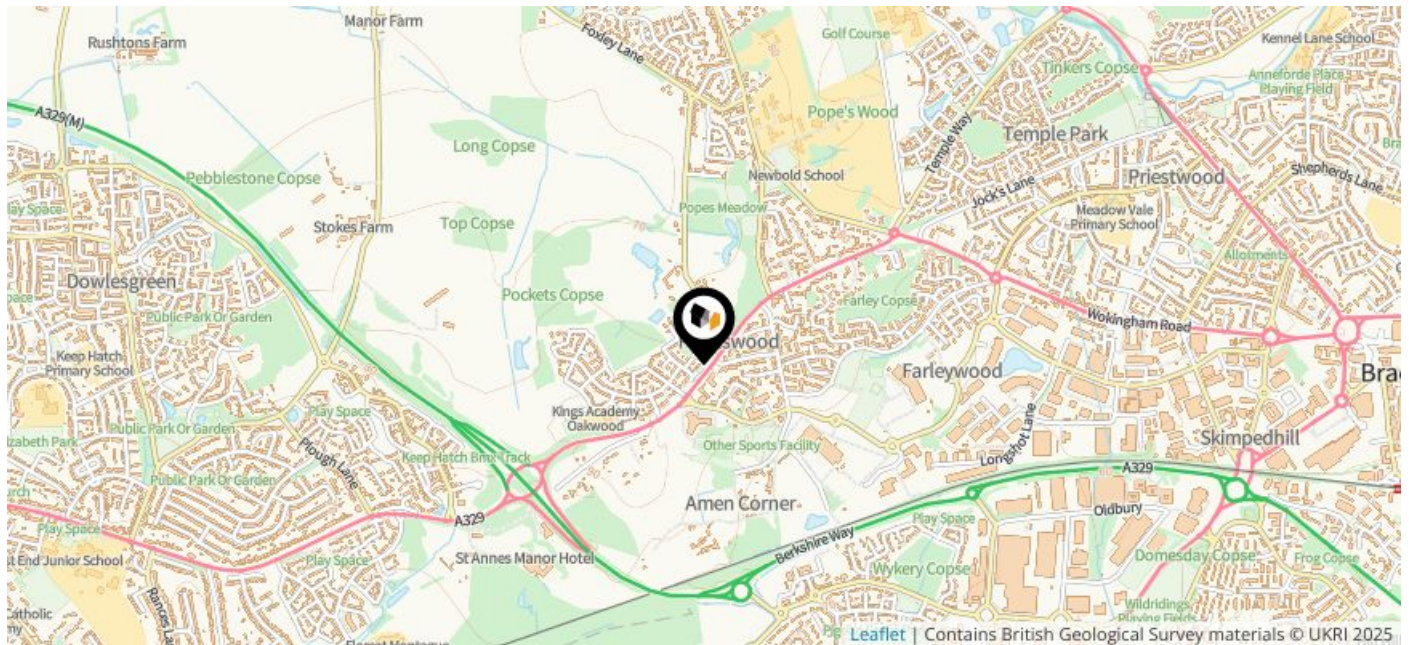
+45.31%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

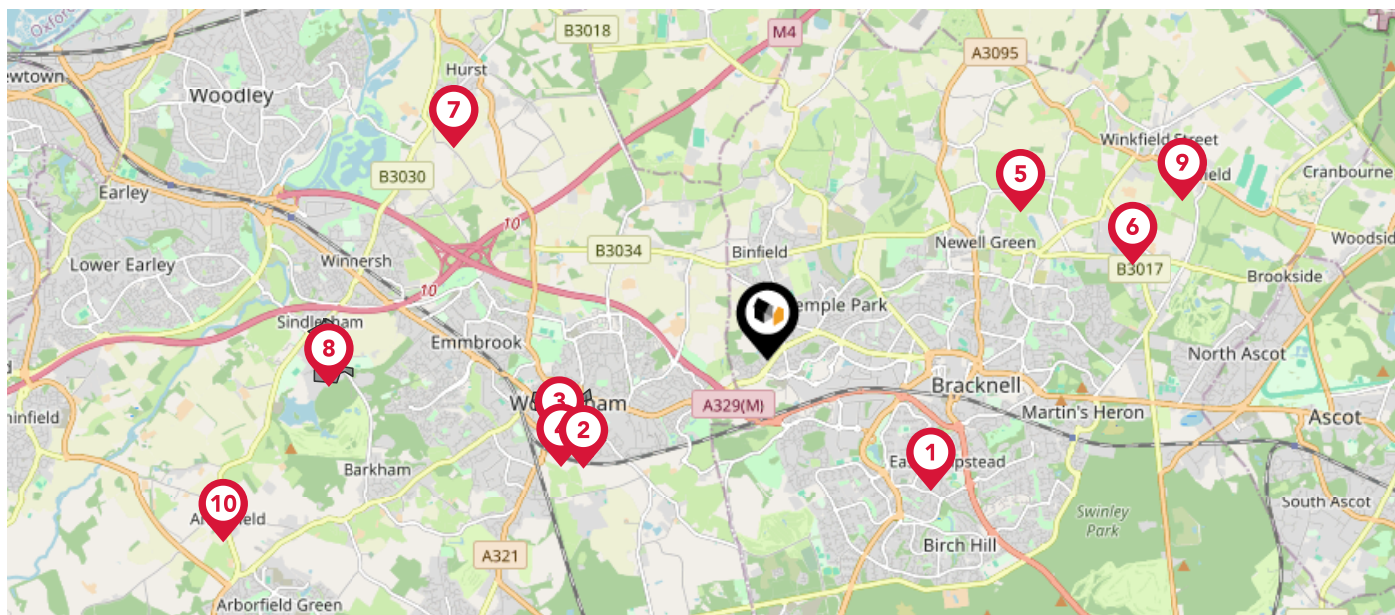
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

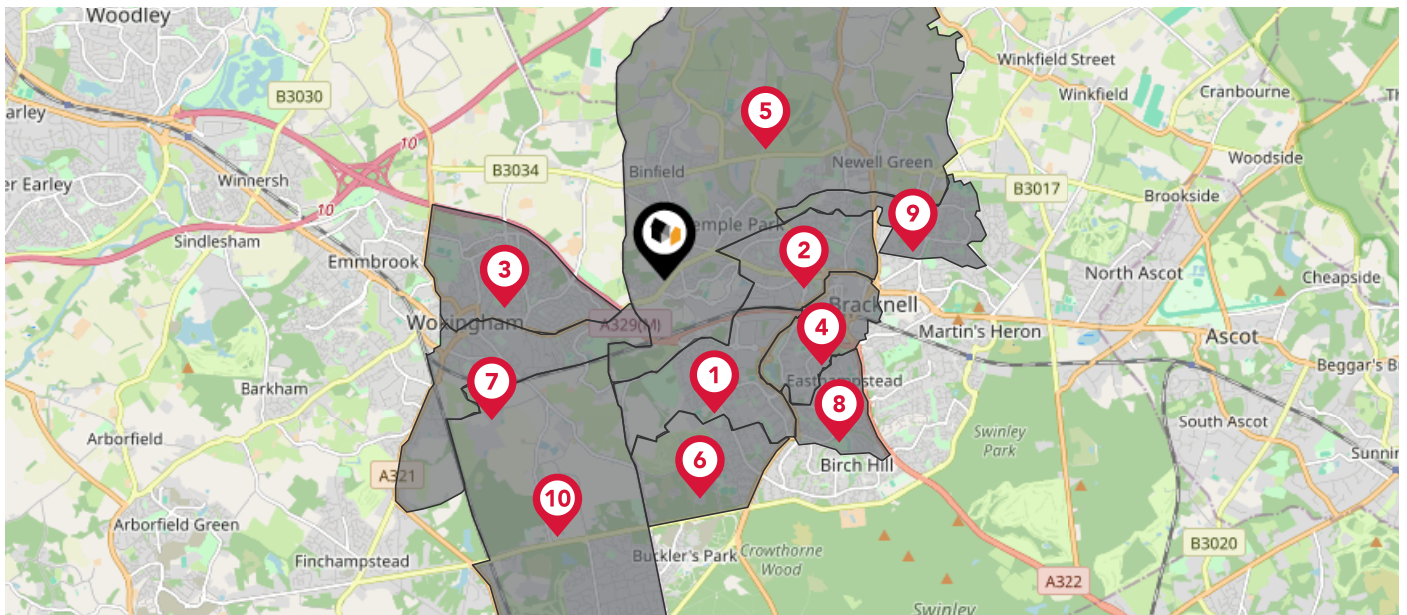
- 1 Easthampstead
- 2 Murdoch Road
- 3 Wokingham Town Centre
- 4 Langborough Road
- 5 Warfield
- 6 Winkfield Row
- 7 Hurst
- 8 Sindlesham
- 9 Winkfield Village
- 10 Arborfield Cross

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

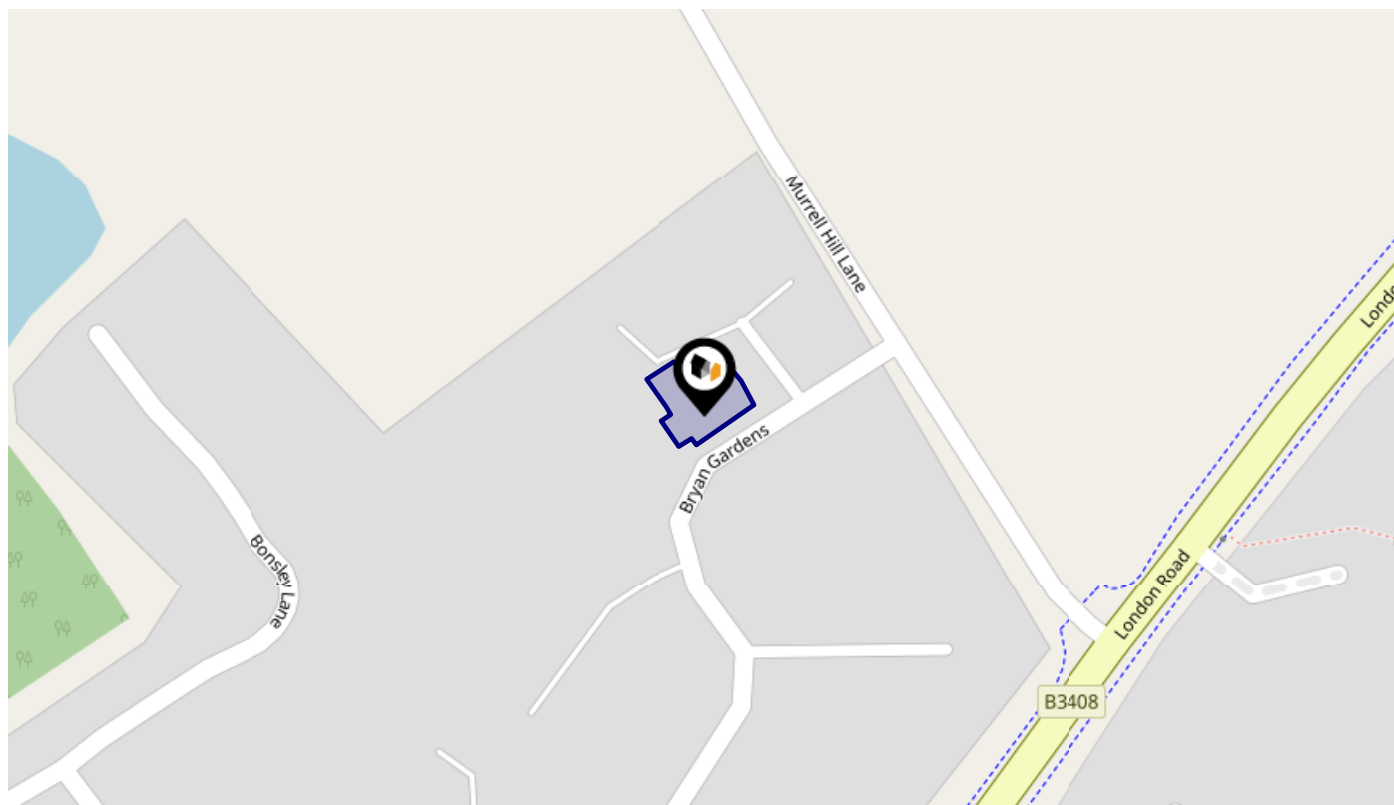
-  Great Hollands North Ward
-  Priestwood and Garth Ward
-  Norreys Ward
-  Wildridings and Central Ward
-  Binfield with Warfield Ward
-  Great Hollands South Ward
-  Wescott Ward
-  Old Bracknell Ward
-  Warfield Harvest Ride Ward
-  Wokingham Without Ward

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:

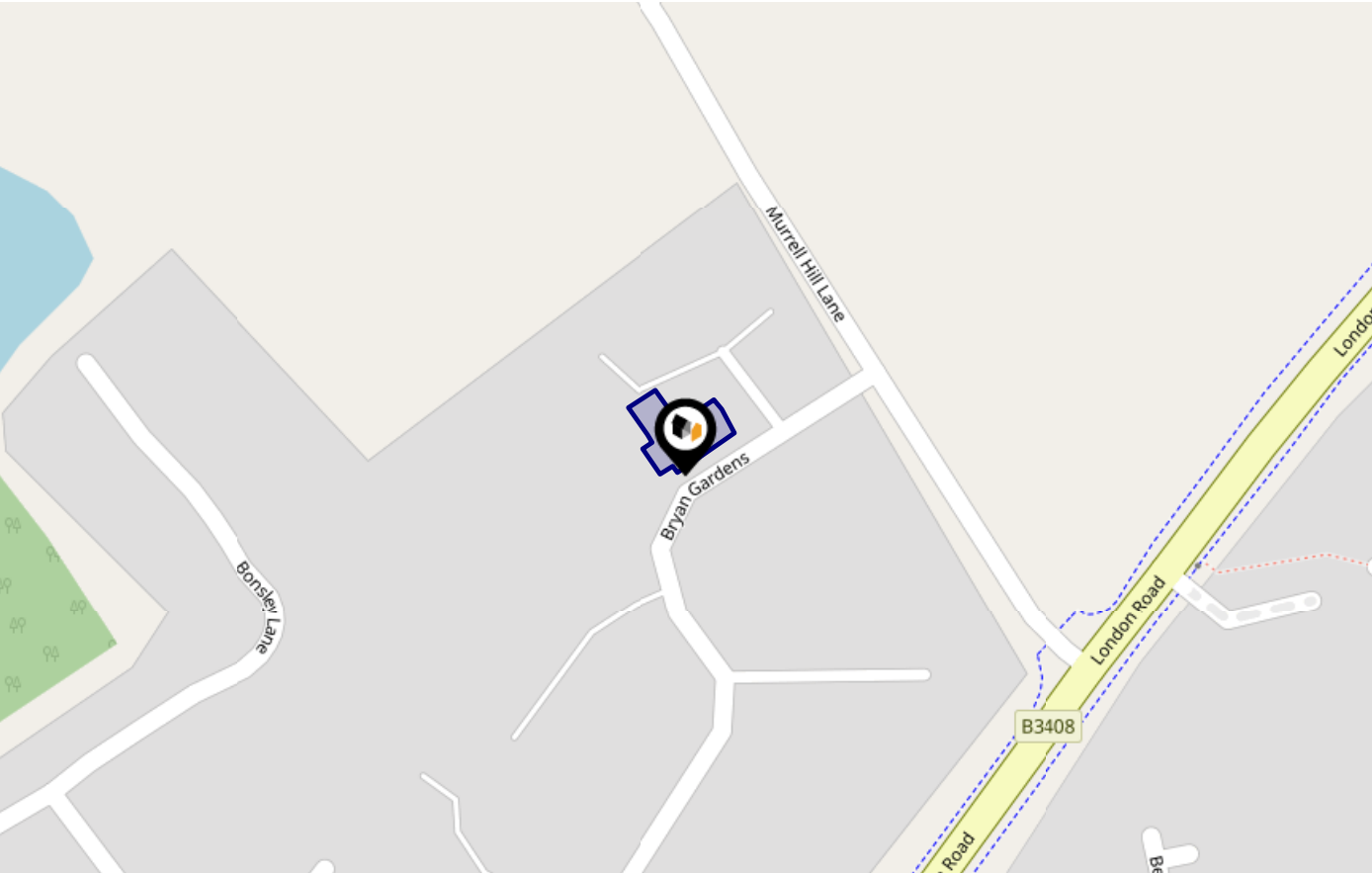
| | | | |
|---|--|--------------|--|
| 5 | | 75.0+ dB | |
| 4 | | 70.0-74.9 dB | |
| 3 | | 65.0-69.9 dB | |
| 2 | | 60.0-64.9 dB | |
| 1 | | 55.0-59.9 dB | |

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.

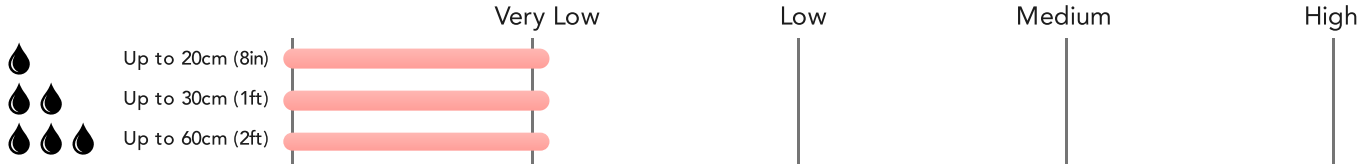


Risk Rating: Very low

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 (0.1%) 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:

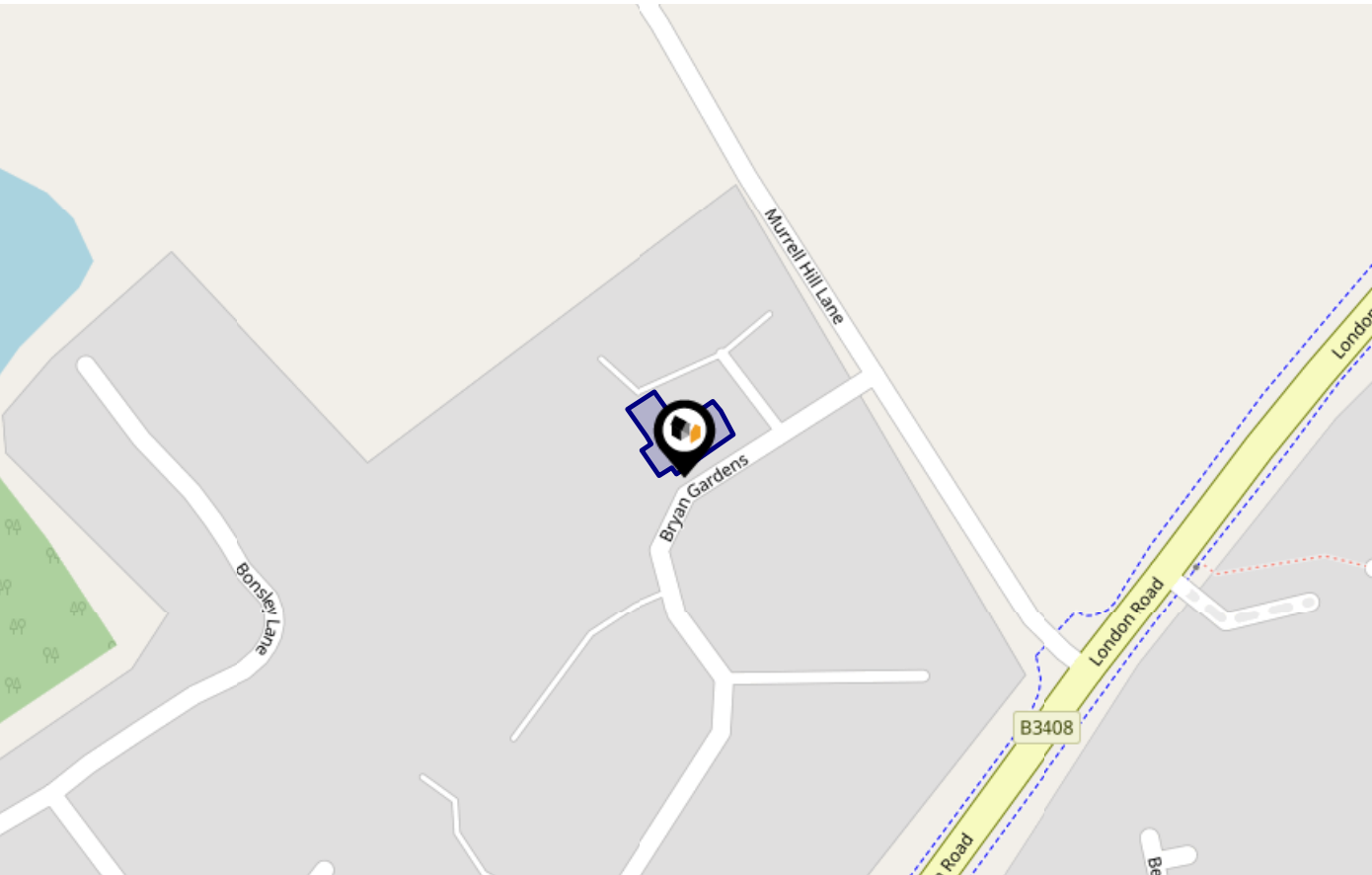


Flood Risk

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.

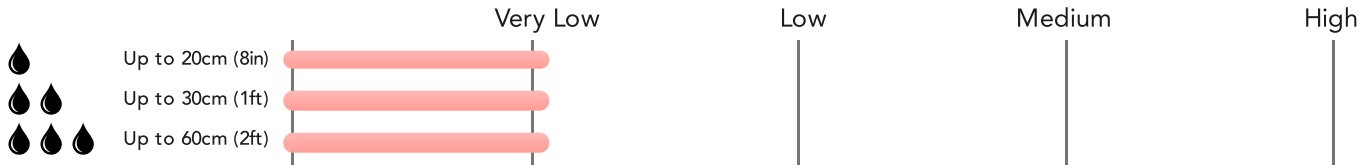


Risk Rating: Very low

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.

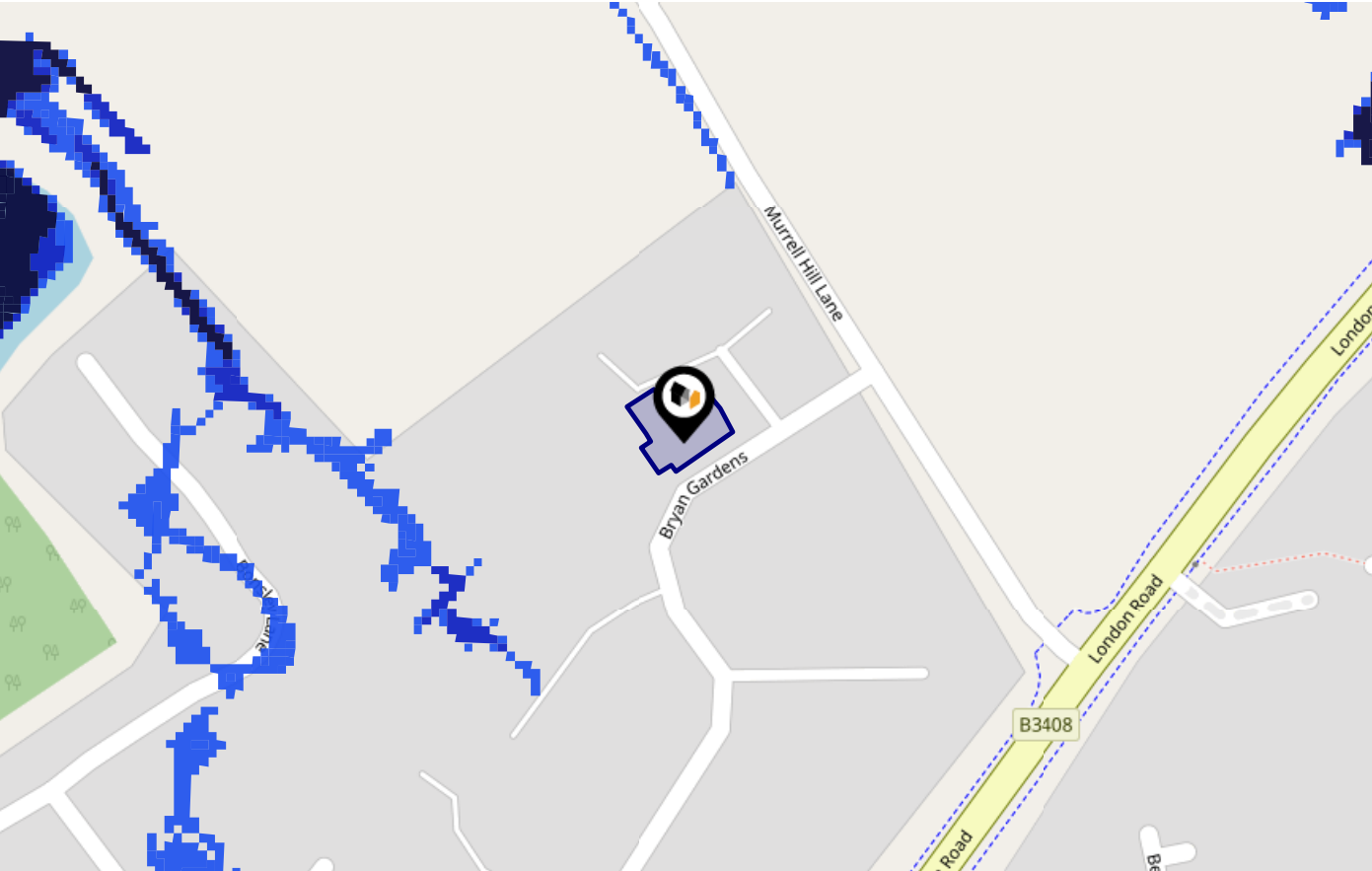
Chance of flooding to the following depths at this property:



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.

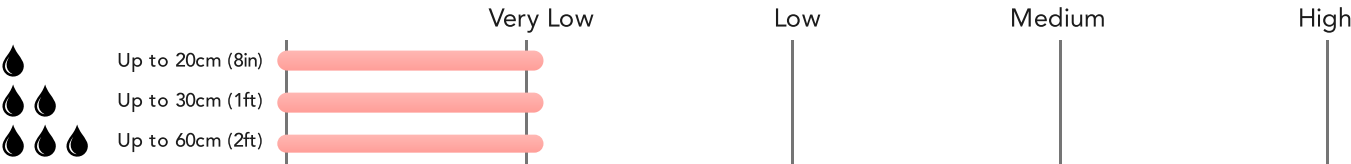


Risk Rating: Very low

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 (0.1%) 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:

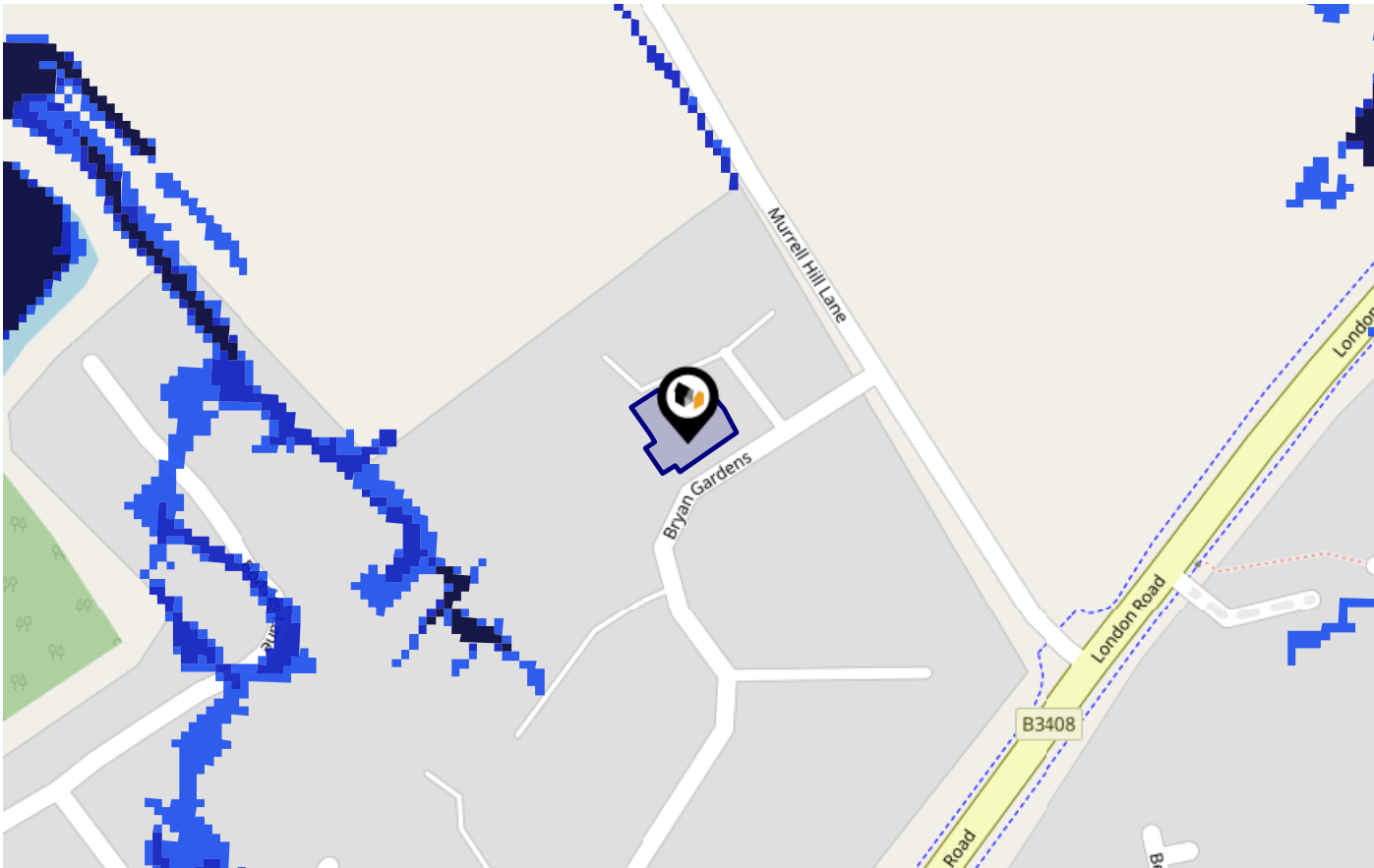


Flood Risk

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.

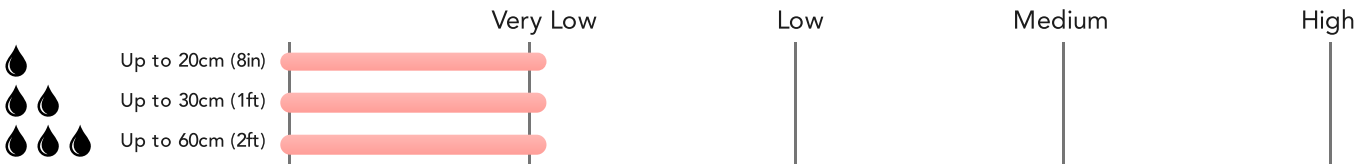


Risk Rating: Very low

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:

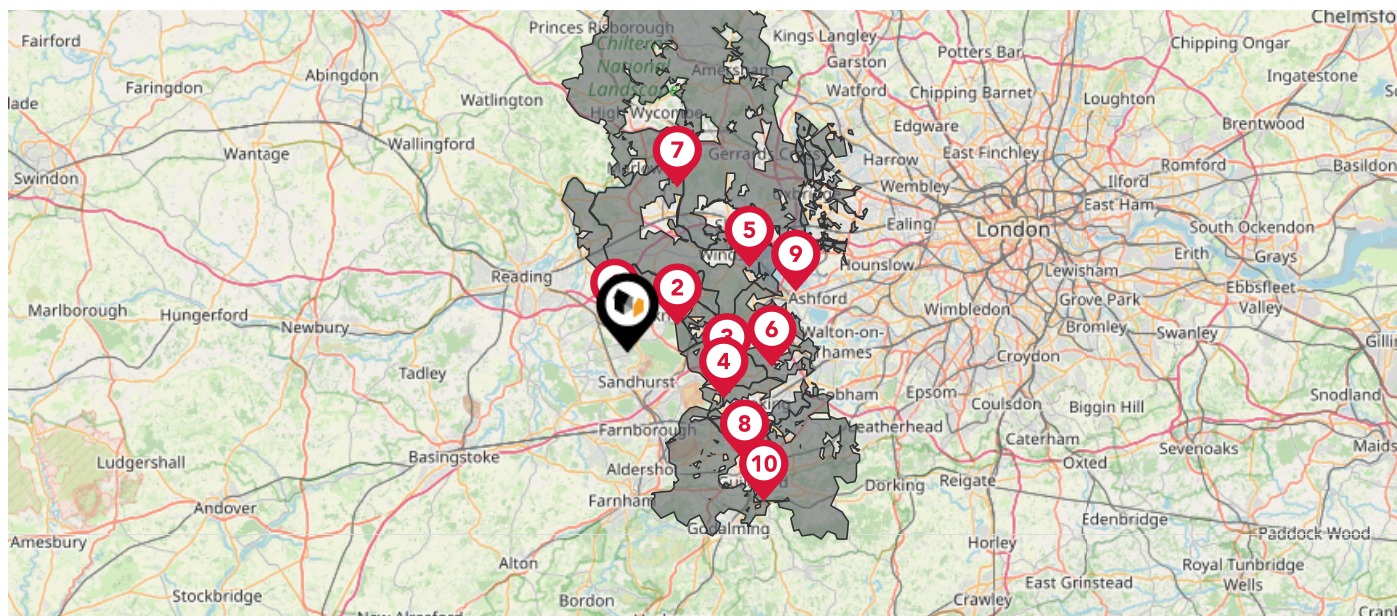


Maps

Green Belt



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



Nearby Green Belt Land

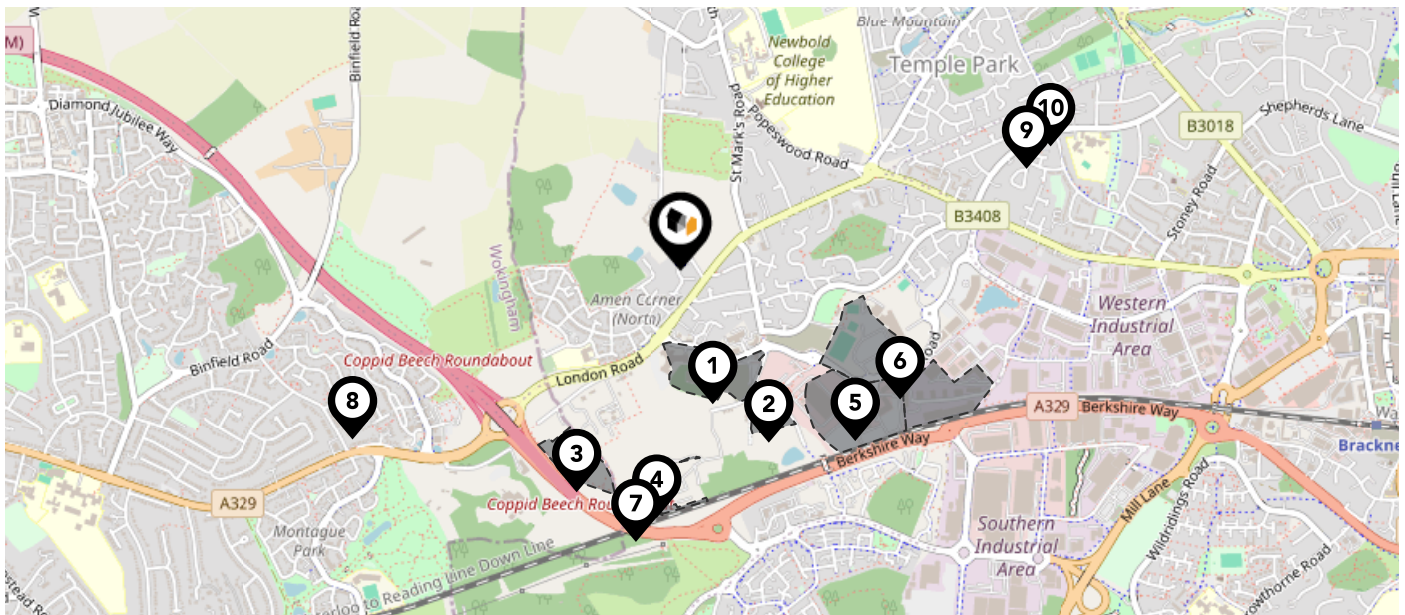
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Woking
- 9 London Green Belt - Hillingdon
- 10 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

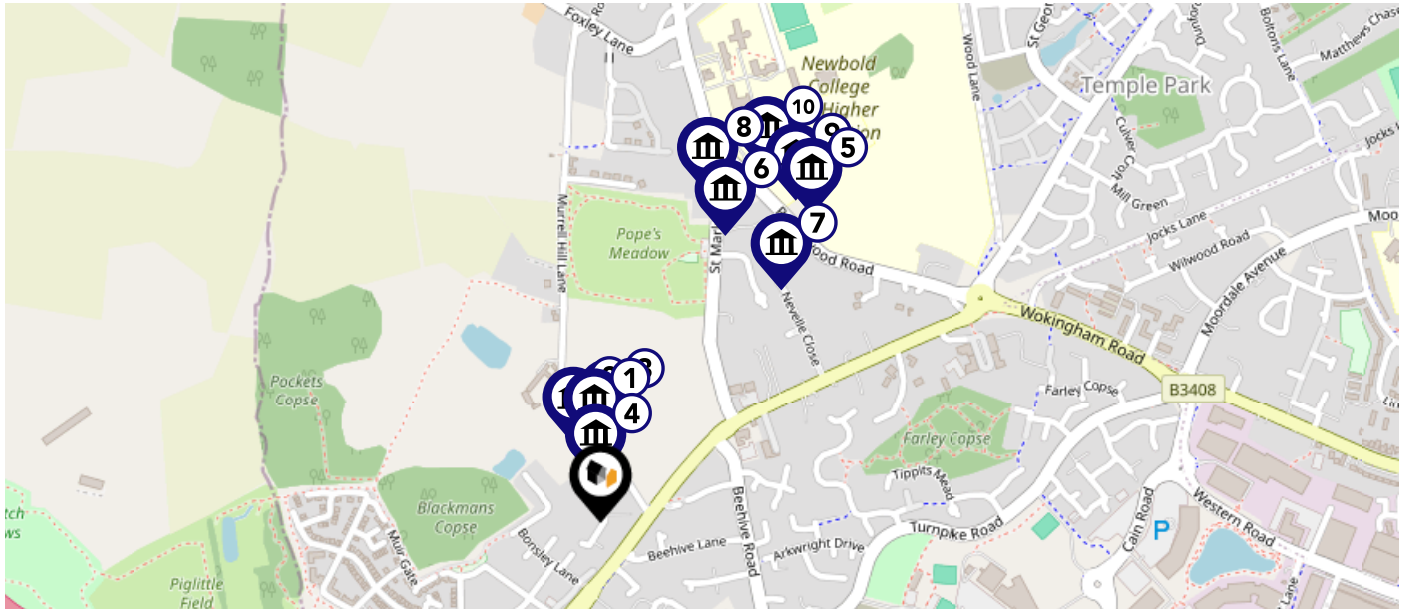
| | | | |
|--|--|-------------------|--|
| | Nike Land-Amen Corner | Historic Landfill | |
| | Rose Farm-Amen Corner | Historic Landfill | |
| | Sandlea Farm-Amen Corner | Historic Landfill | |
| | Buckhurst Moors-Amen Corner | Historic Landfill | |
| | Beehive South West-Beehive Road, Bracknell, Berkshire | Historic Landfill | |
| | Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire | Historic Landfill | |
| | Buckhurst Piggeries-Amen Corner | Historic Landfill | |
| | Plough Lane-Wokingham | Historic Landfill | |
| | Wilwood Road-Bracknell | Historic Landfill | |
| | Fernhill Road-Bracknell, Berkshire | Historic Landfill | |











Maps

Listed Buildings

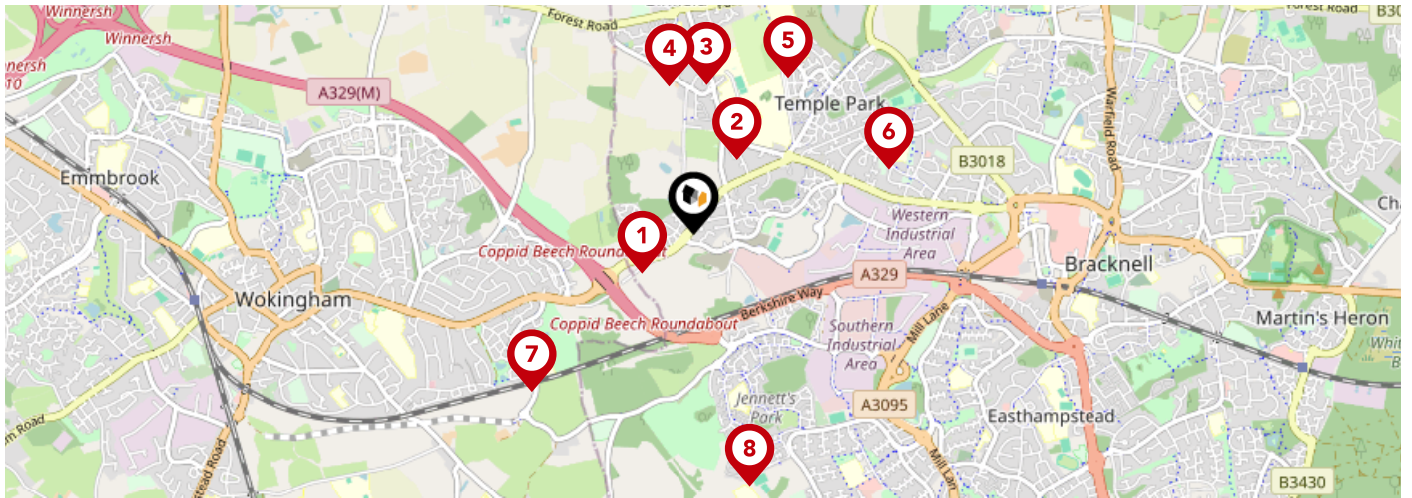


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



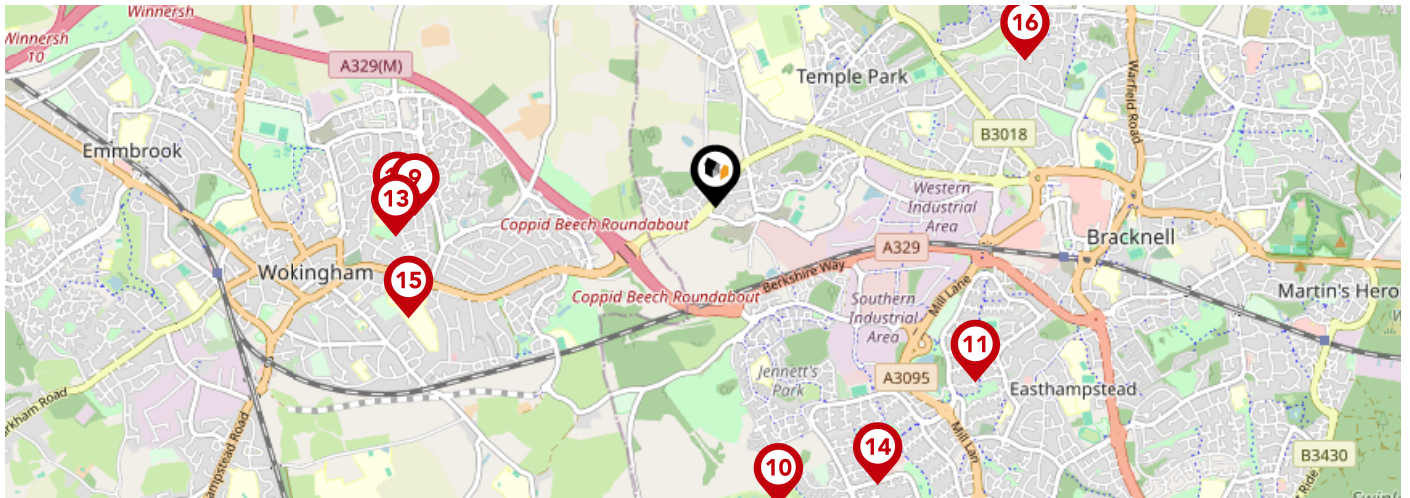
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1390284 - Popes Manor | Grade II | 0.1 miles |
|  1390286 - Forecourt Wall To North-west Of Popes Manor | Grade II | 0.1 miles |
|  1390287 - Garden Wall Approx 45 Metres Long, Adjoining North-east Front Of Pope's Manor | Grade II | 0.1 miles |
|  1390285 - Forecourt And Garden Wall To South Of Popes Manor | Grade II | 0.1 miles |
|  1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonnades And Gazebos | Grade II | 0.4 miles |
|  1390289 - Church Of St Mark | Grade II | 0.4 miles |
|  1390291 - Popescroft And Littlehurst | Grade II | 0.4 miles |
|  1390290 - Gates And Piers On North Of Churchyard To Church Of St Mark | Grade II | 0.4 miles |
|  1390304 - Lower Garden Terrace Walls And Steps At Moor Close | Grade II | 0.4 miles |
|  1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades | Grade II | 0.5 miles |









Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.69 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

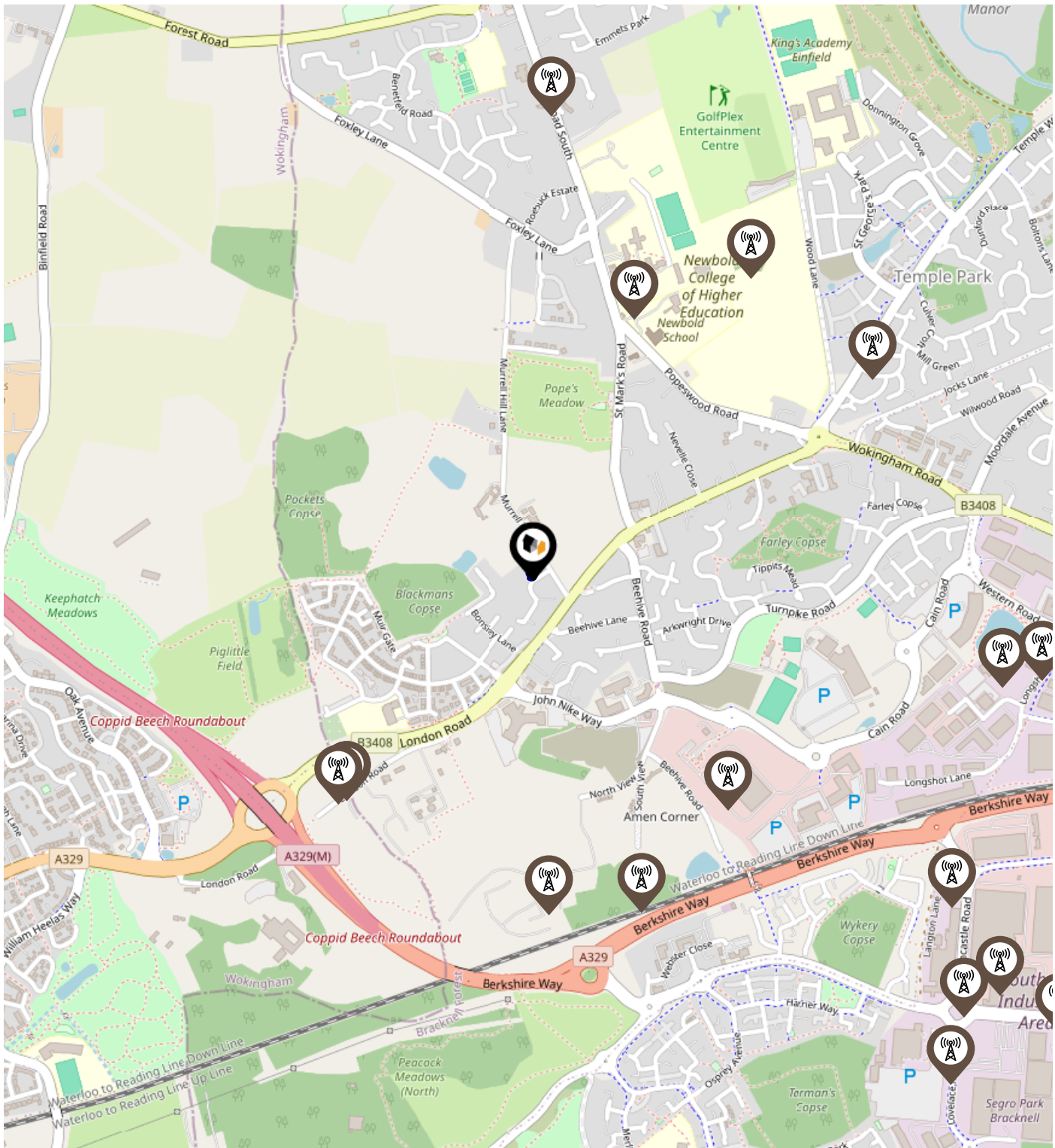
Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Foundry College Ofsted Rating: Good Pupils: 15 Distance: 1.39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance: 1.41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance: 1.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance: 1.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance: 1.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kennel Lane School Ofsted Rating: Good Pupils: 0 Distance: 1.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

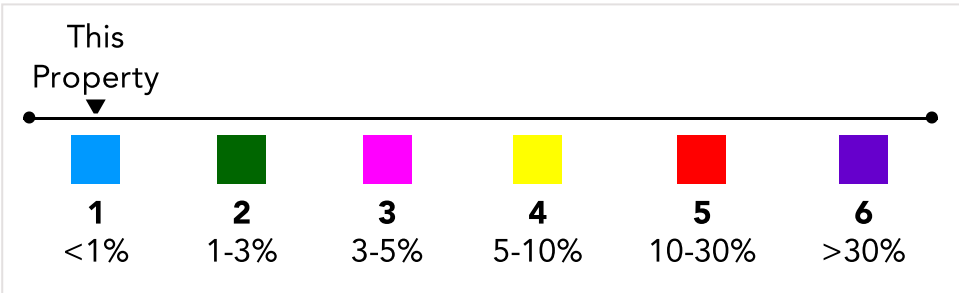
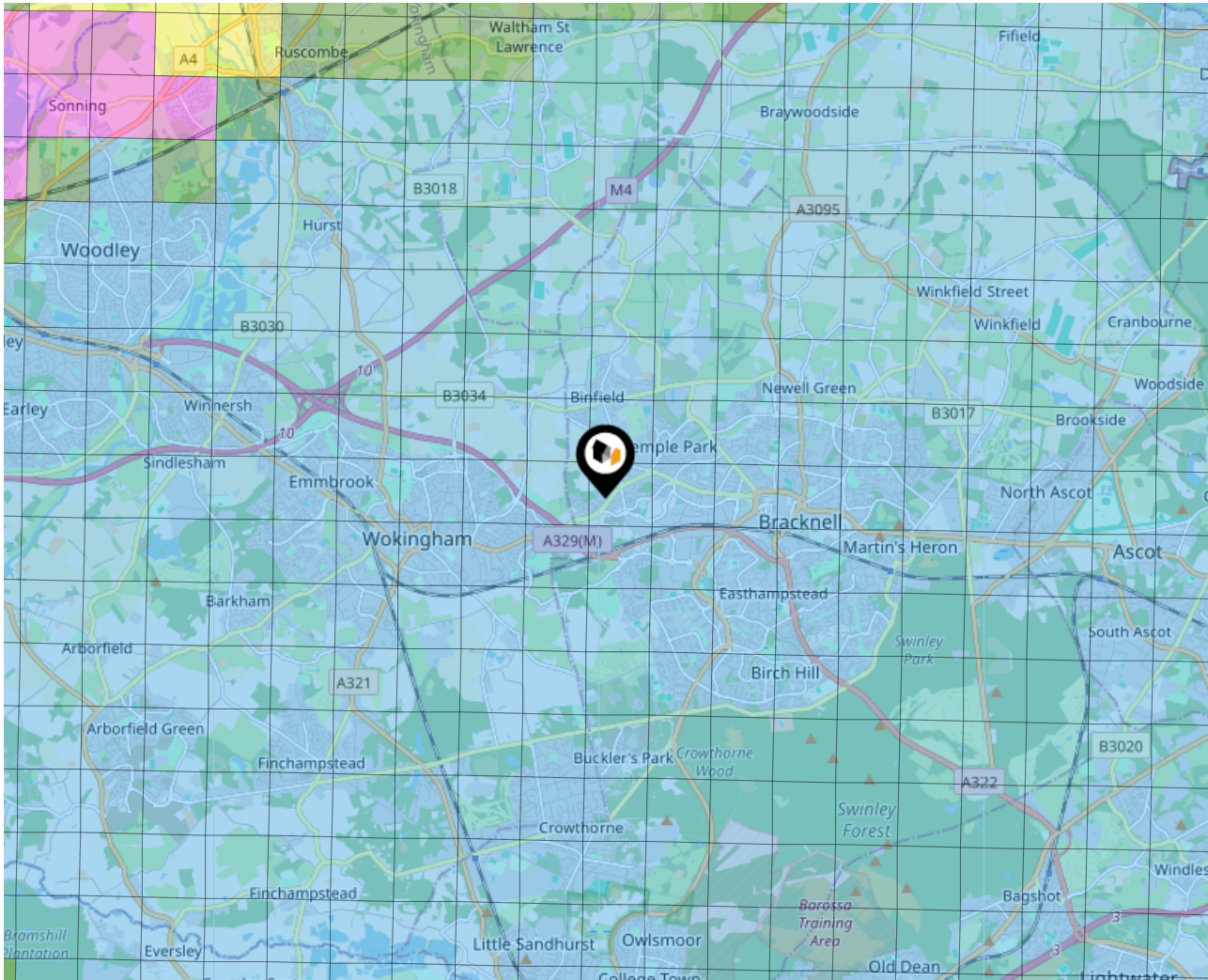
Environment

Radon Gas



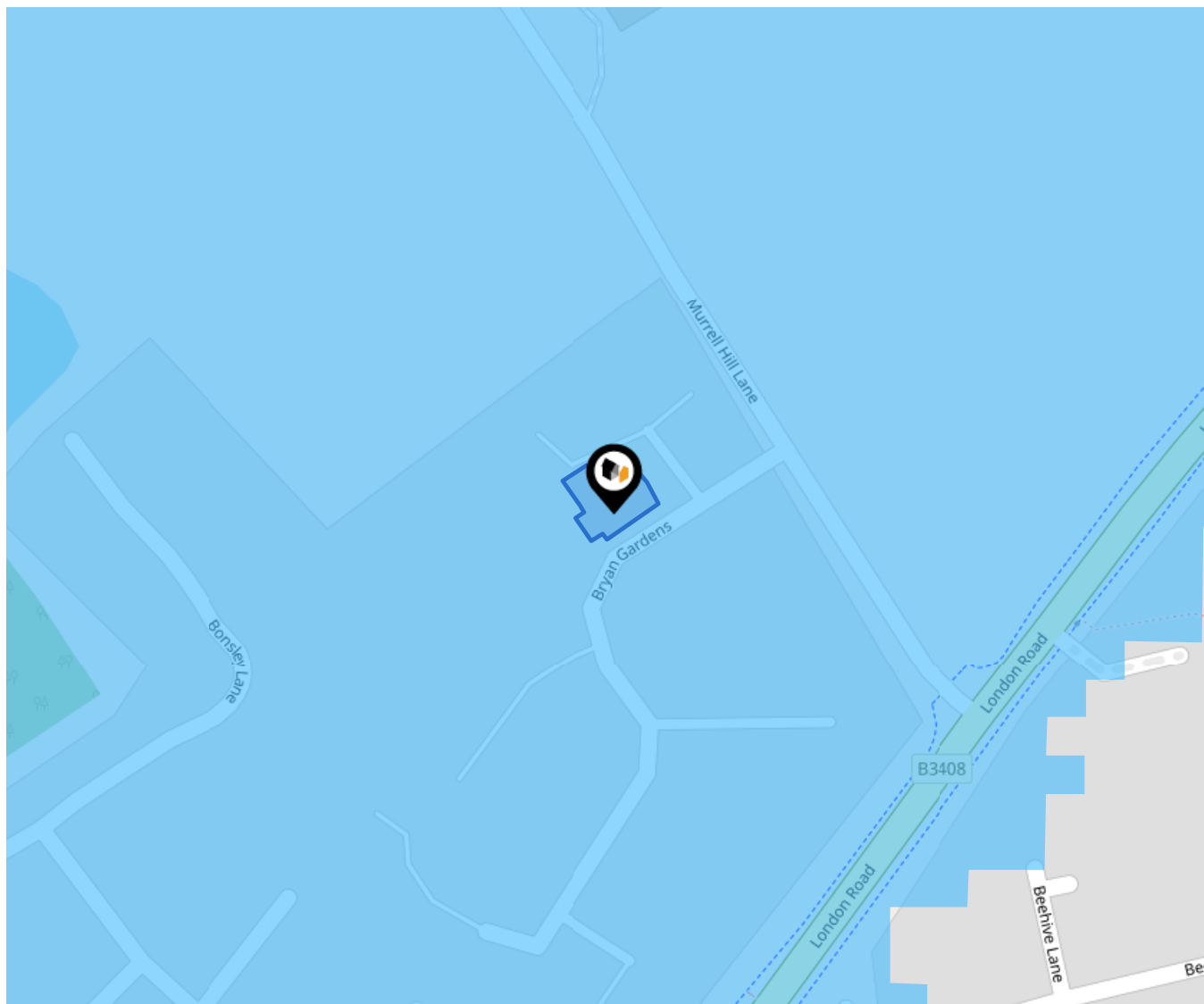
What is Radon?

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



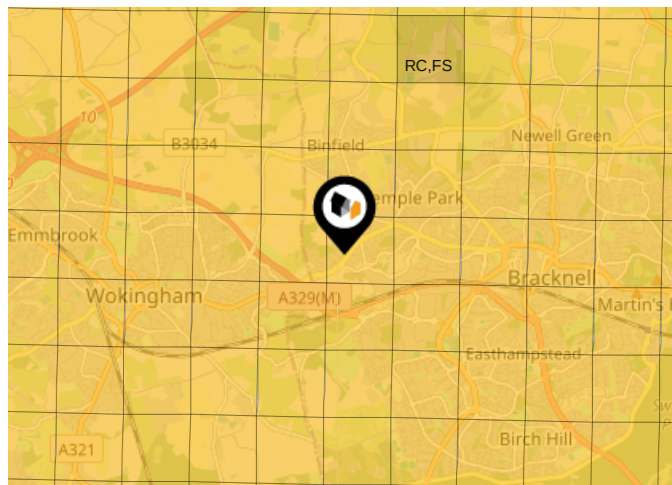
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

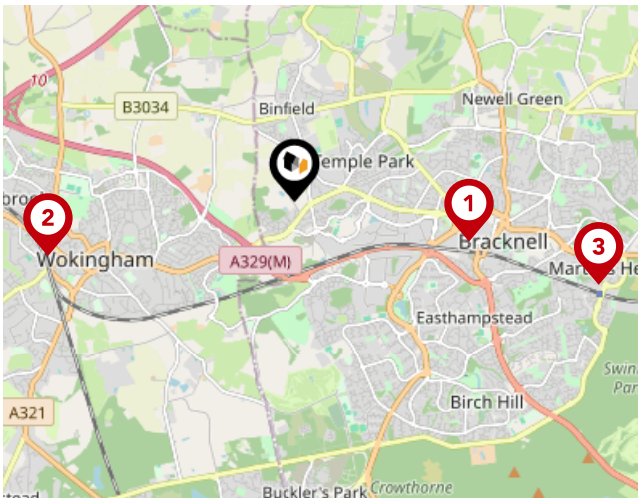


Primary Classifications (Most Common Clay Types)

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

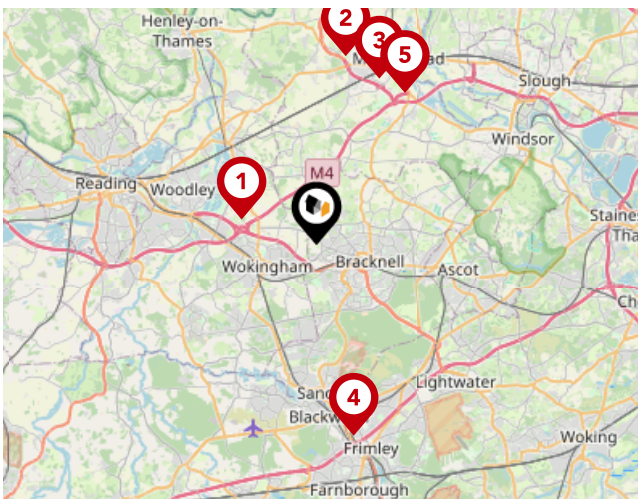
Area

Transport (National)



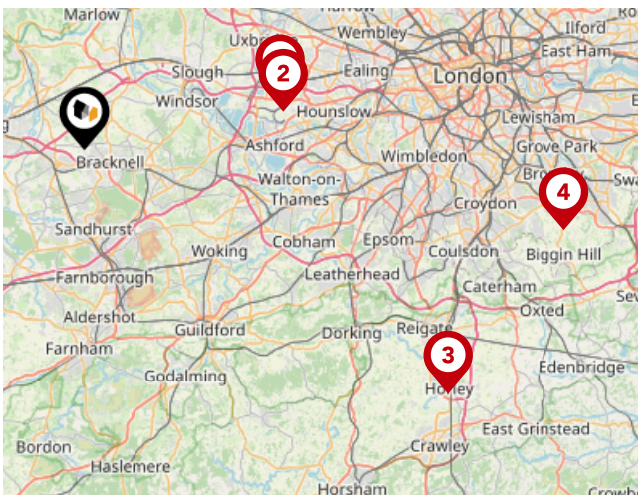
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Bracknell Rail Station | 1.65 miles |
| 2 | Wokingham Rail Station | 2.34 miles |
| 3 | Martins Heron Rail Station | 2.91 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------------|------------|
| 1 | M4 J10 | 2.94 miles |
| 2 | A404(M) J9 | 7.03 miles |
| 3 | A404(M) J9A | 6.57 miles |
| 4 | M3 J4 | 7.22 miles |
| 5 | M4 J8 | 6.47 miles |

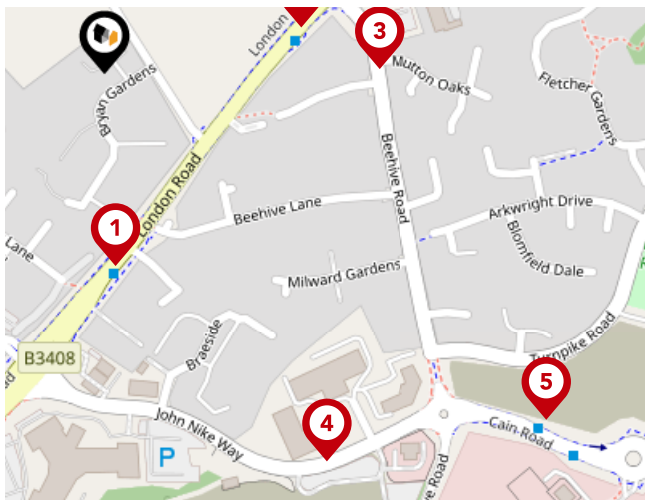


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 15.02 miles |
| 2 | Heathrow Airport Terminal 4 | 15.01 miles |
| 3 | Gatwick Airport | 32.58 miles |
| 4 | Leaves Green | 36.02 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Merydene Court | 0.11 miles |
| 2 | Travelodge | 0.12 miles |
| 3 | Springfield Road | 0.16 miles |
| 4 | John Nike Way | 0.26 miles |
| 5 | Beehive Road | 0.32 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

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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