

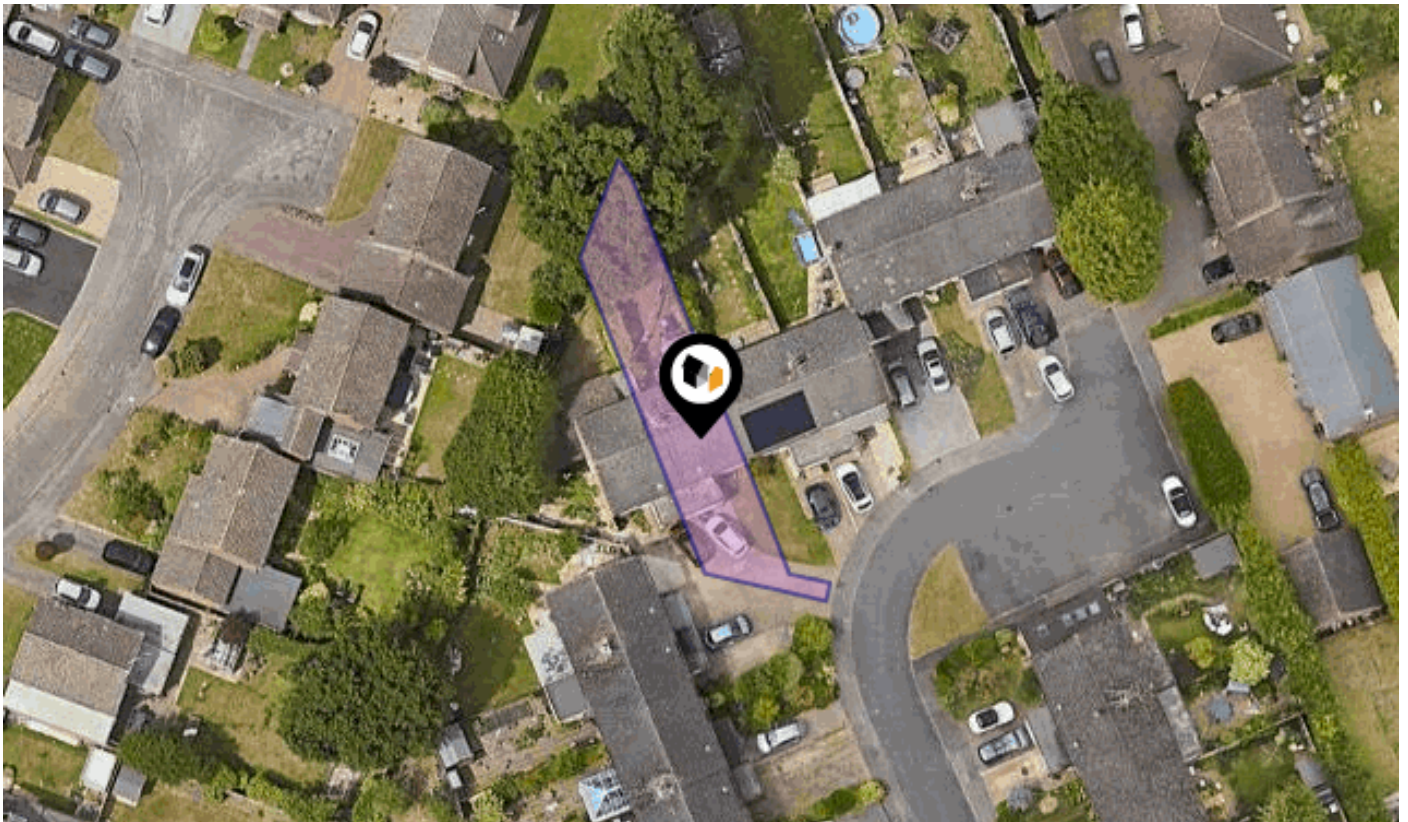


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th July 2025



HAREFIELD CLOSE, WINNERSH, WOKINGHAM, RG41

Avocado Property

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,376		
Title Number:	BK38205		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	52 mb/s	1800 mb/s
		

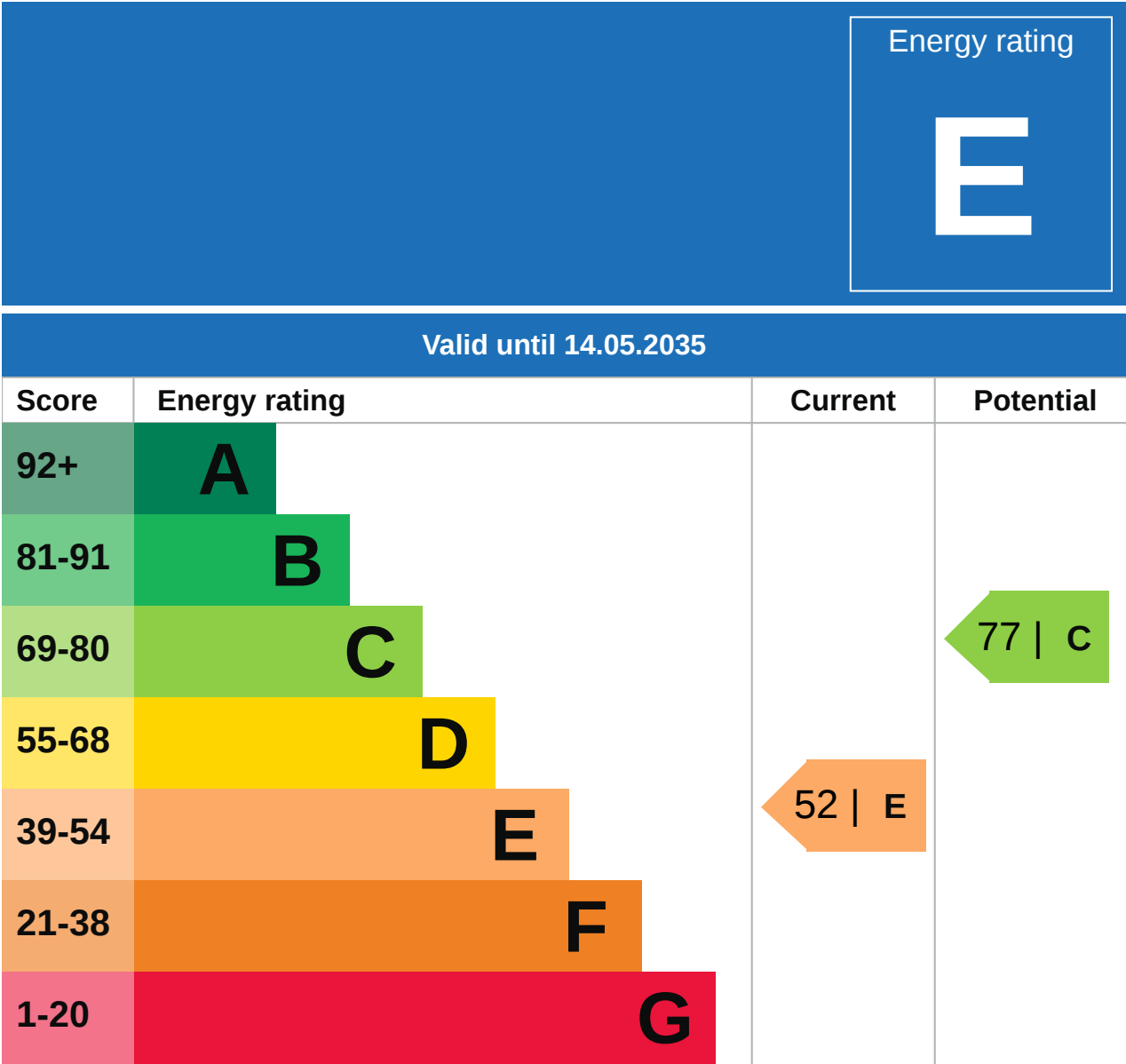
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

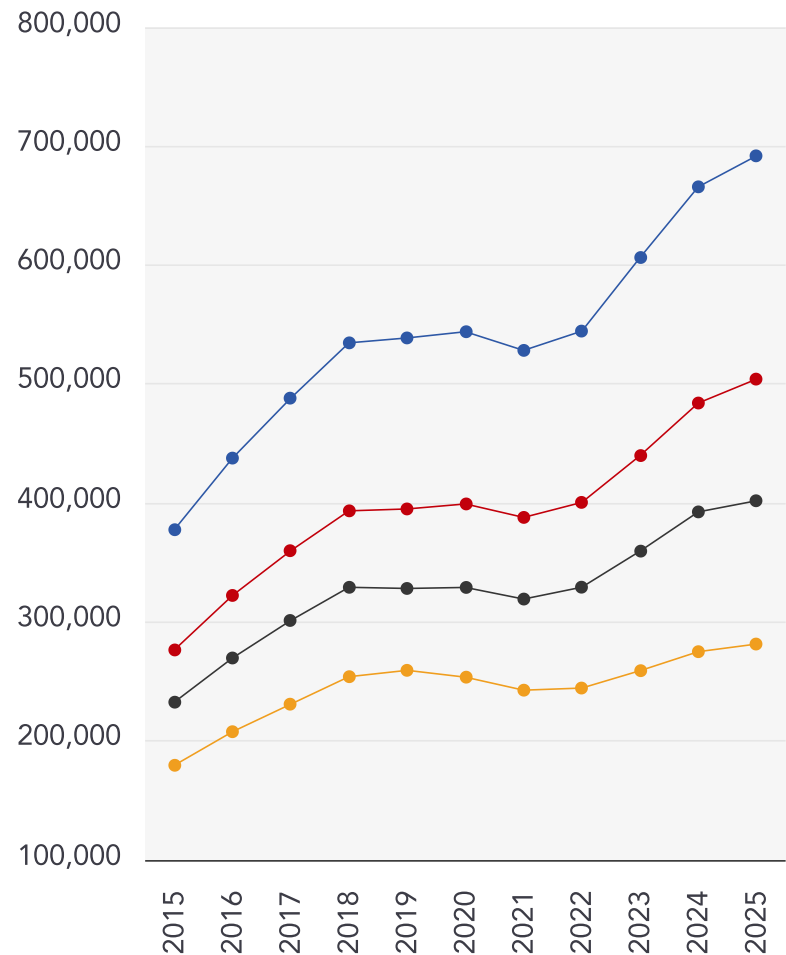
Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	103 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG41



Detached

+83.21%

Semi-Detached

+82.31%

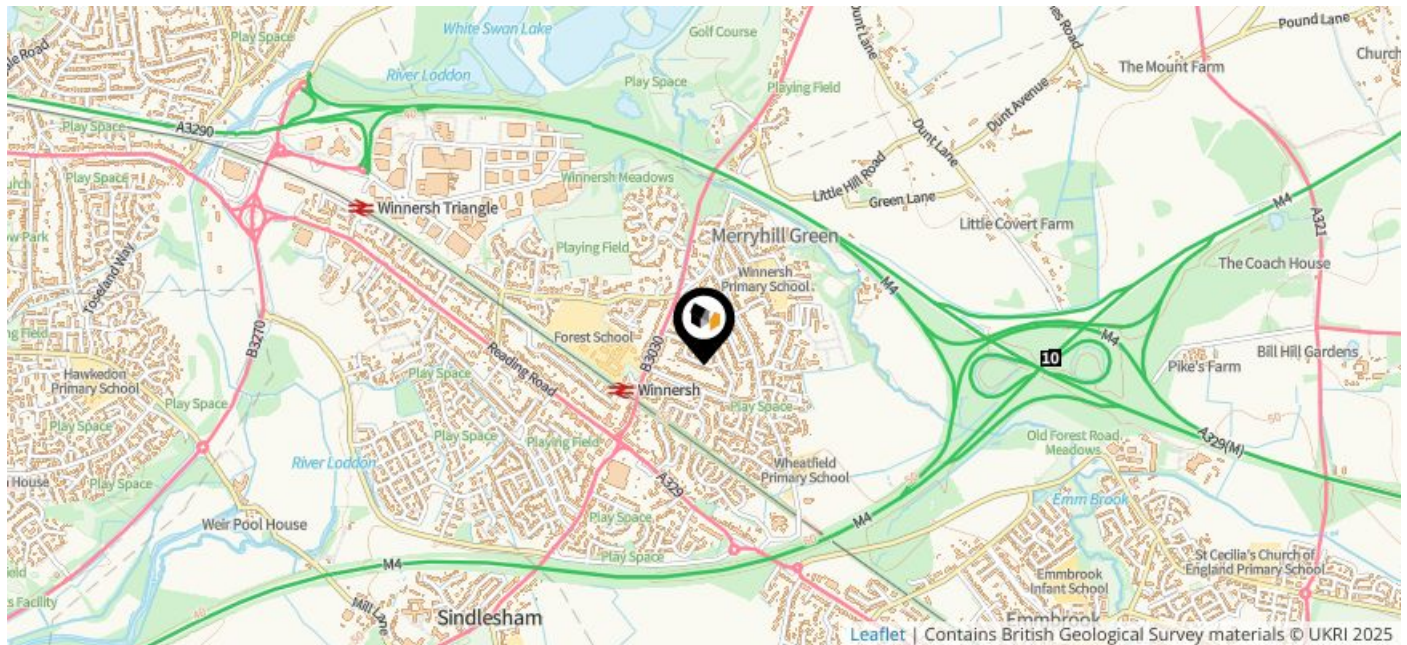
Terraced

+72.76%

Flat

+56.72%

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.

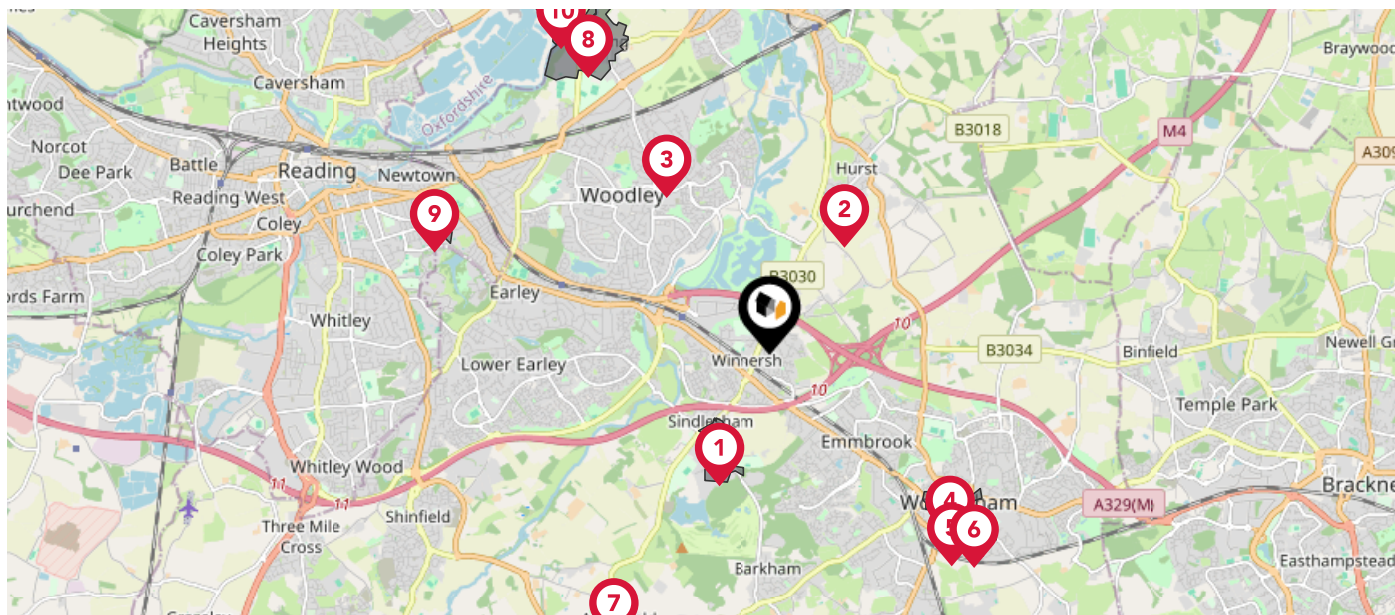
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Sindlesham



Hurst



Woodley Green



Wokingham Town Centre



Langborough Road



Murdoch Road



Arborfield Cross



Sonning



South Park



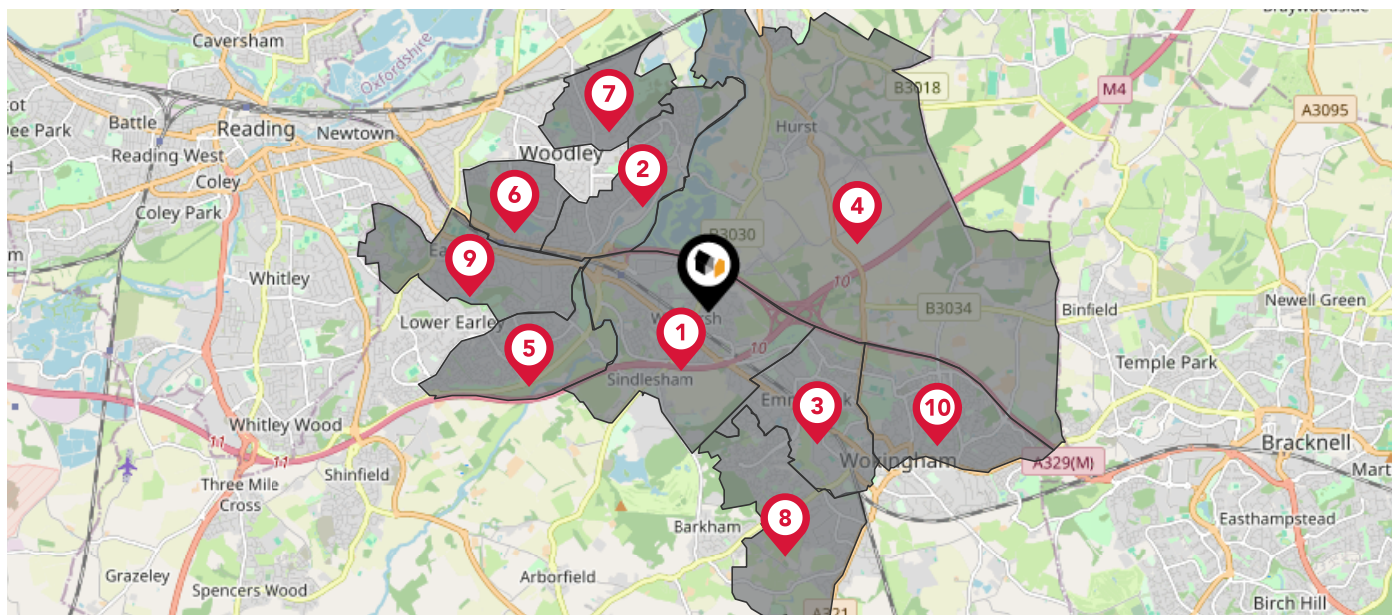
Sonning Eye

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



Winnersh Ward



Loddon Ward



Emmbrook Ward



Hurst Ward



Hawkedon Ward



South Lake Ward



Coronation Ward



Evendons Ward

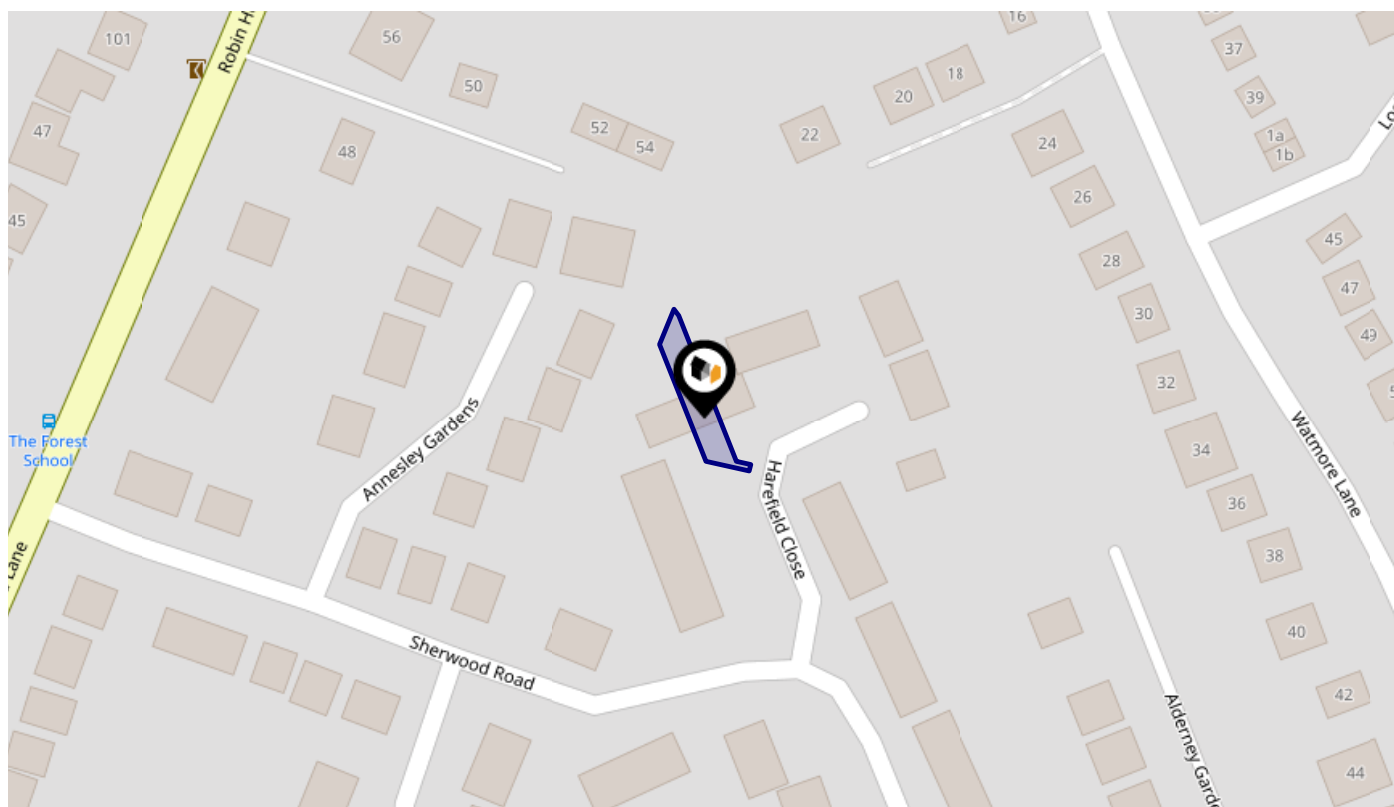


Maiden Erlegh Ward



Norreys Ward

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:

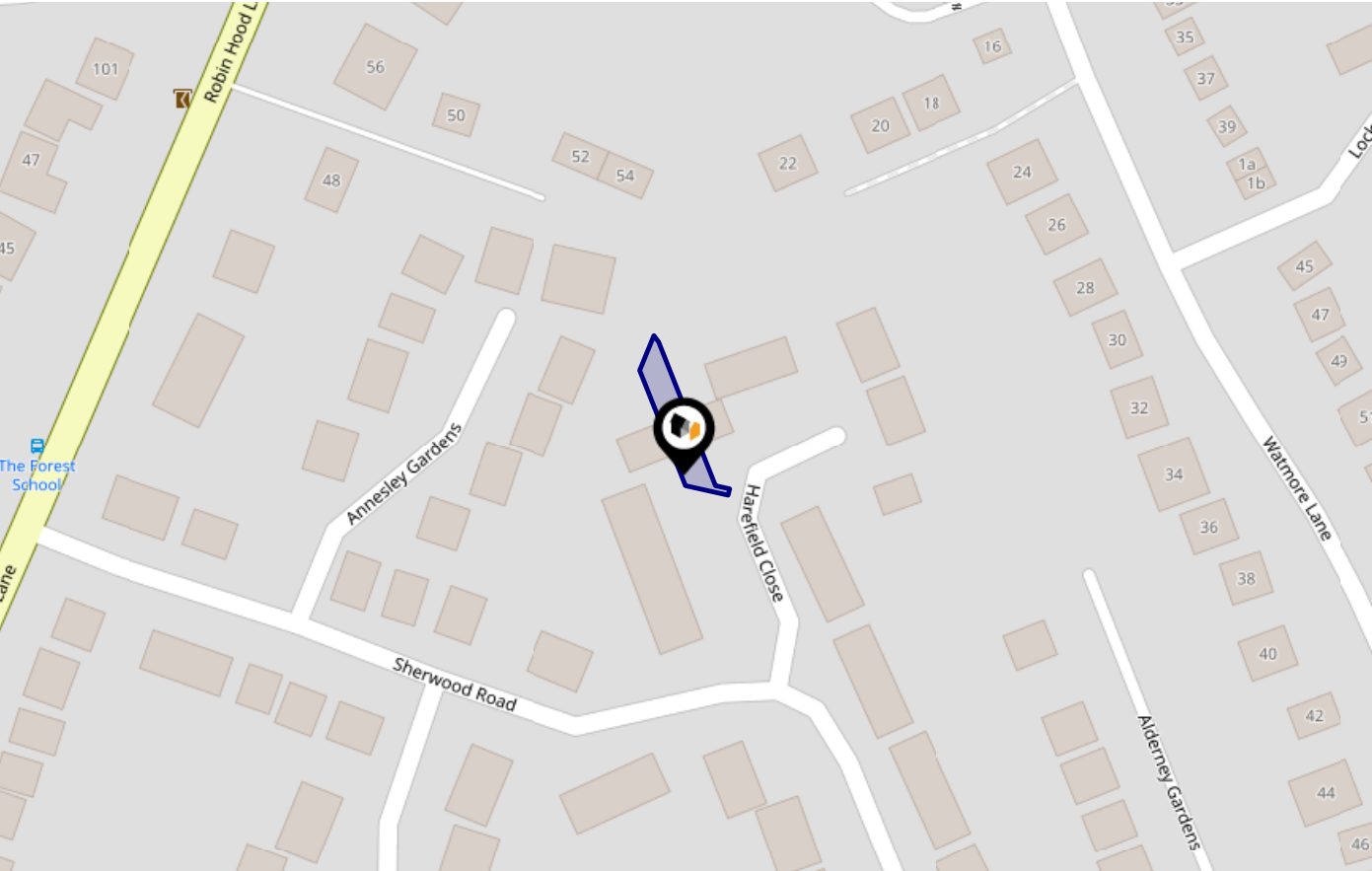
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

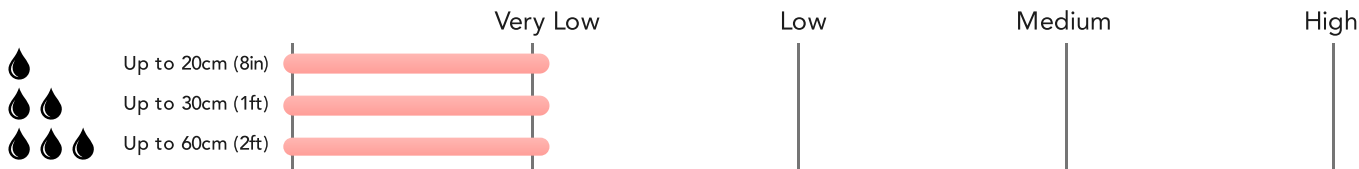


Risk Rating: Very low

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:

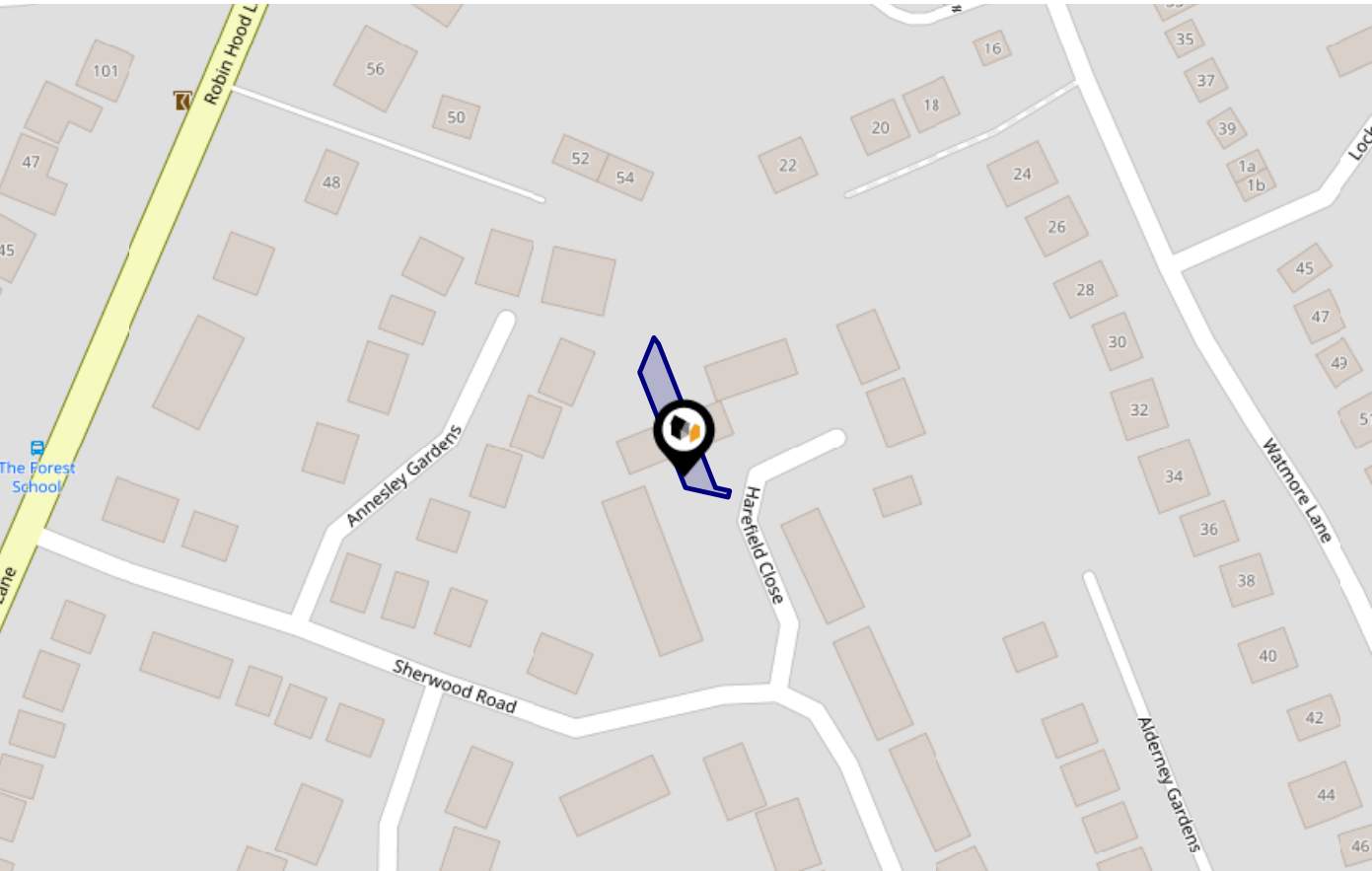


Flood Risk

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.

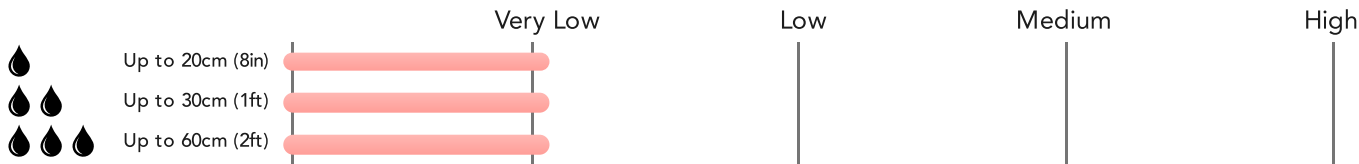


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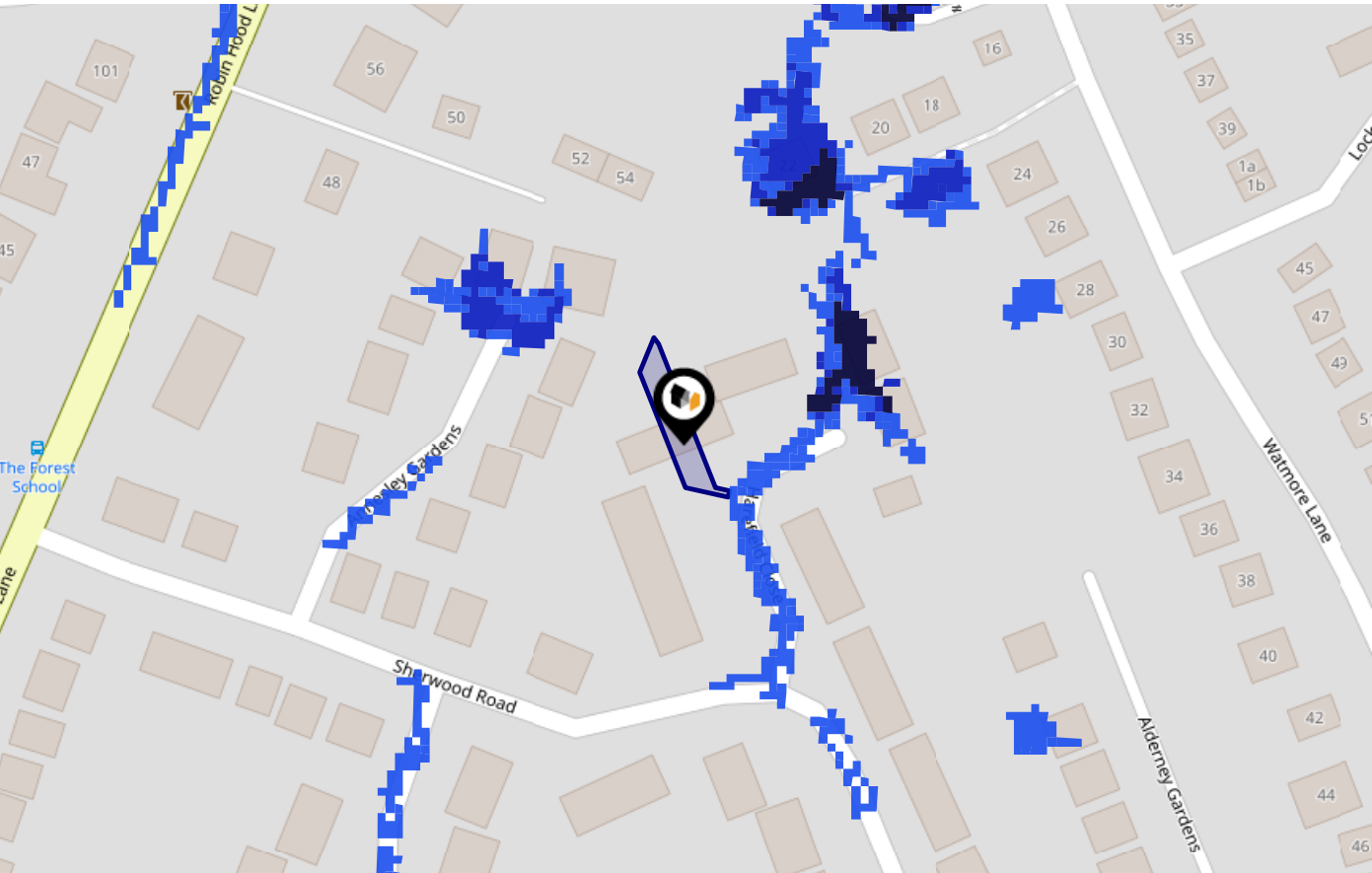


Flood Risk

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.

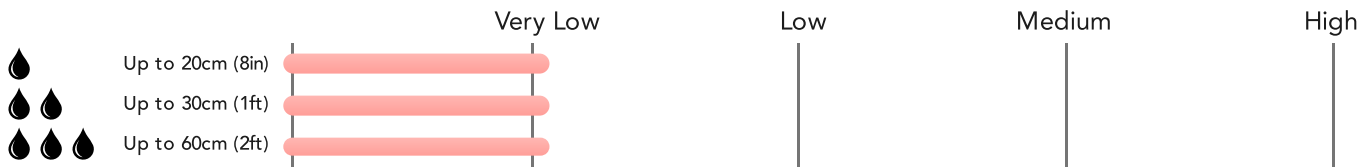


Risk Rating: Very low

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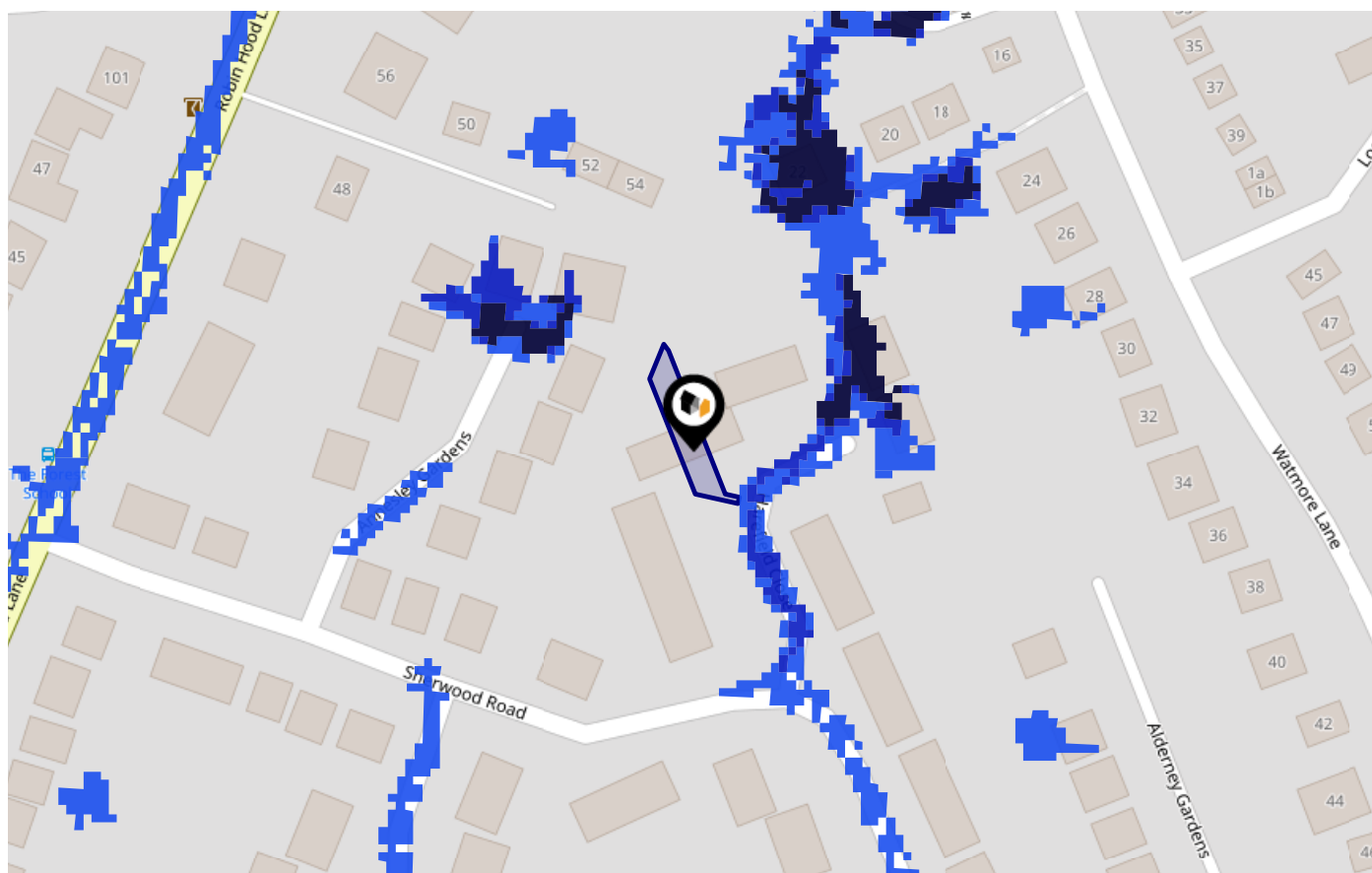


Flood Risk

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.

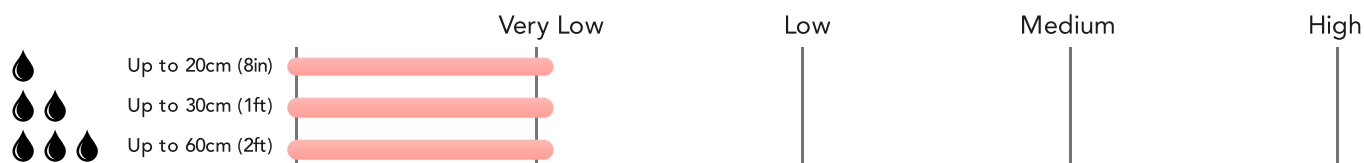


Risk Rating: Very low

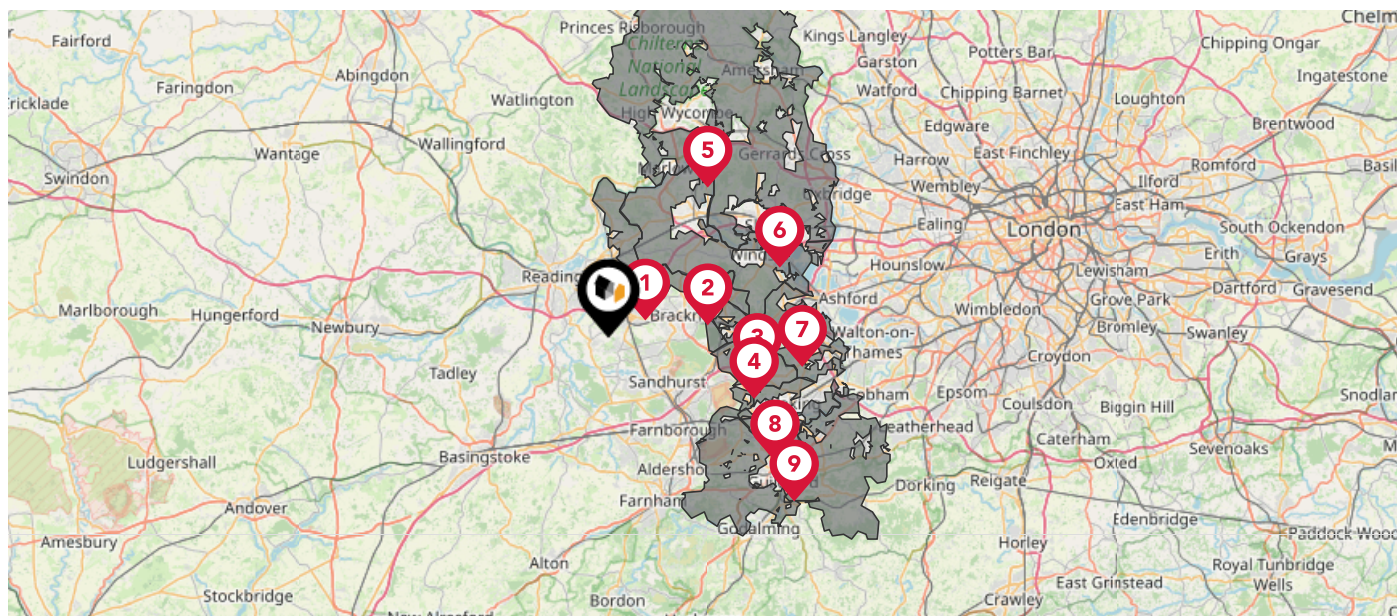
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

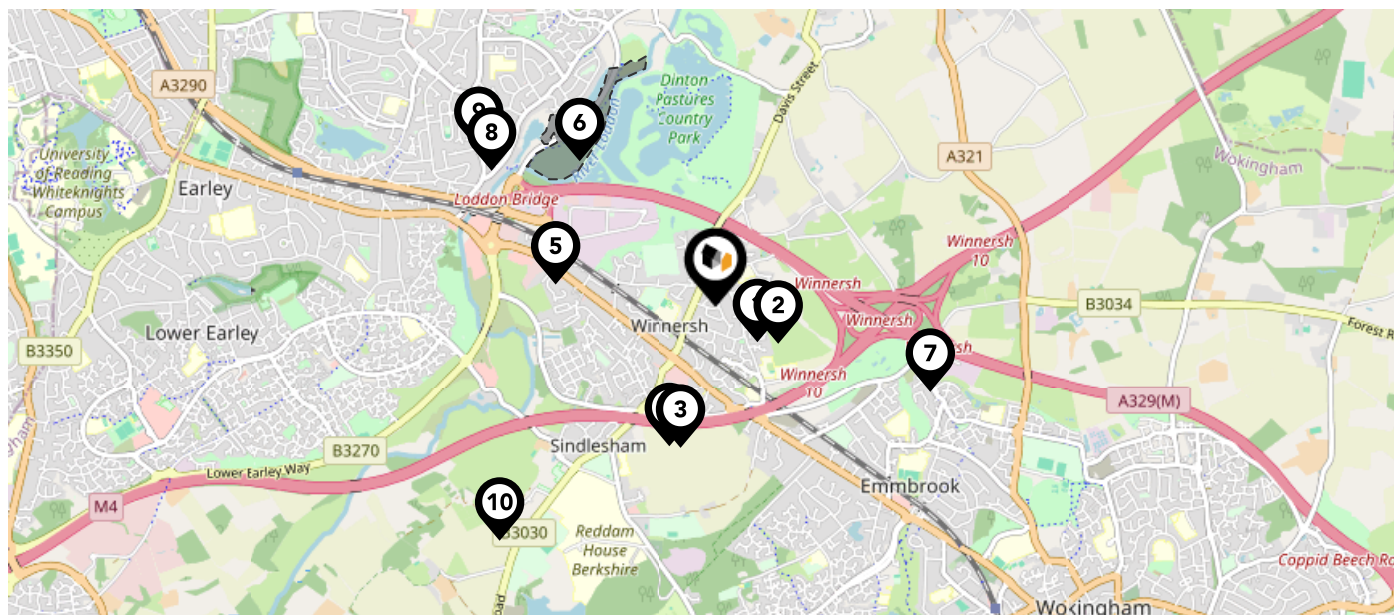
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  London Green Belt - Runnymede
-  London Green Belt - Woking
-  London Green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

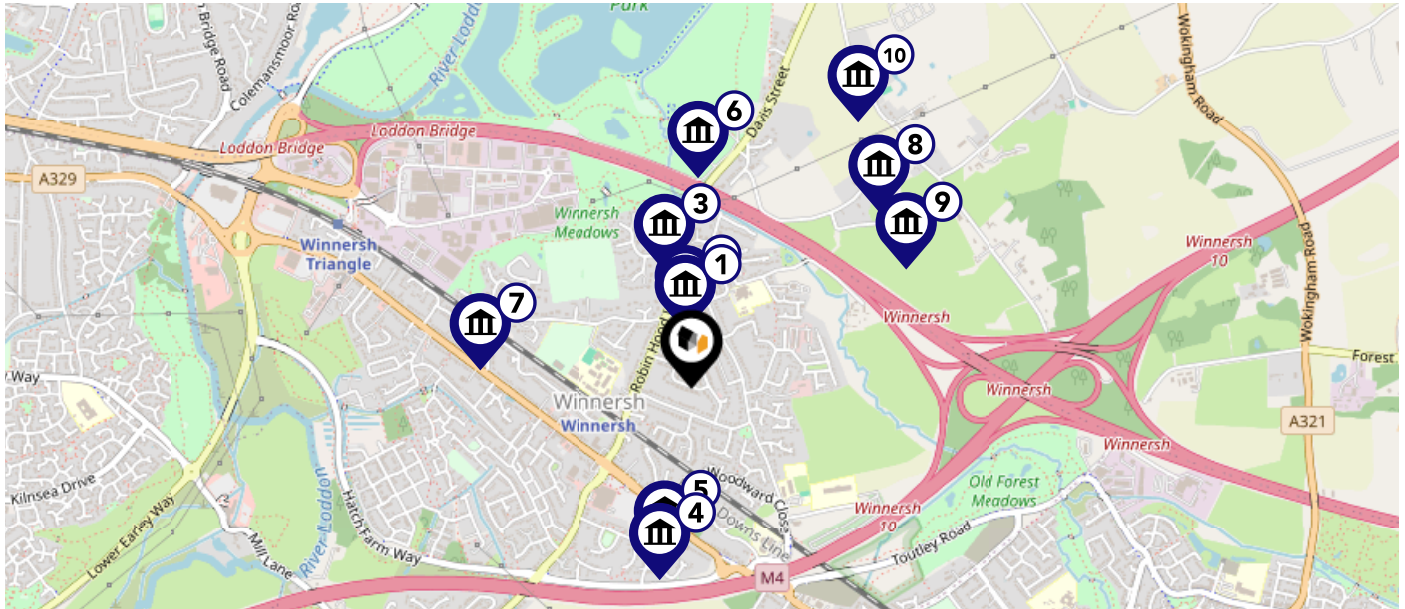
1	Clarendon Close-Winnersh	Historic Landfill	
2	Caravan Site-Merryhill Green	Historic Landfill	
3	Sandstone Close-Winnersh	Historic Landfill	
4	Sandstone Close-Winnersh	Historic Landfill	
5	Reading Road-Winnersh	Historic Landfill	
6	Mortimers Meadow-Winnersh	Historic Landfill	
7	Stevemar Metals, Forest Road-Wokingham	Historic Landfill	
8	Loddon Bridge Road-Earley	Historic Landfill	
9	Loddon Bridge Road-Earley	Historic Landfill	
10	Gipsy Lane-Sindlesham	Historic Landfill	

Maps

Listed Buildings

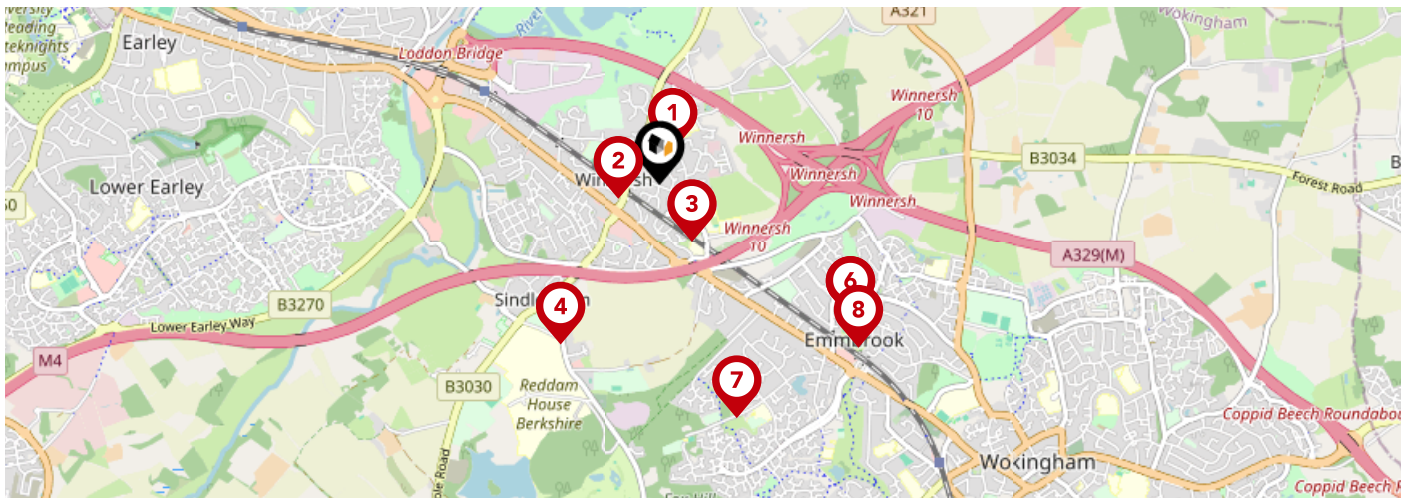


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

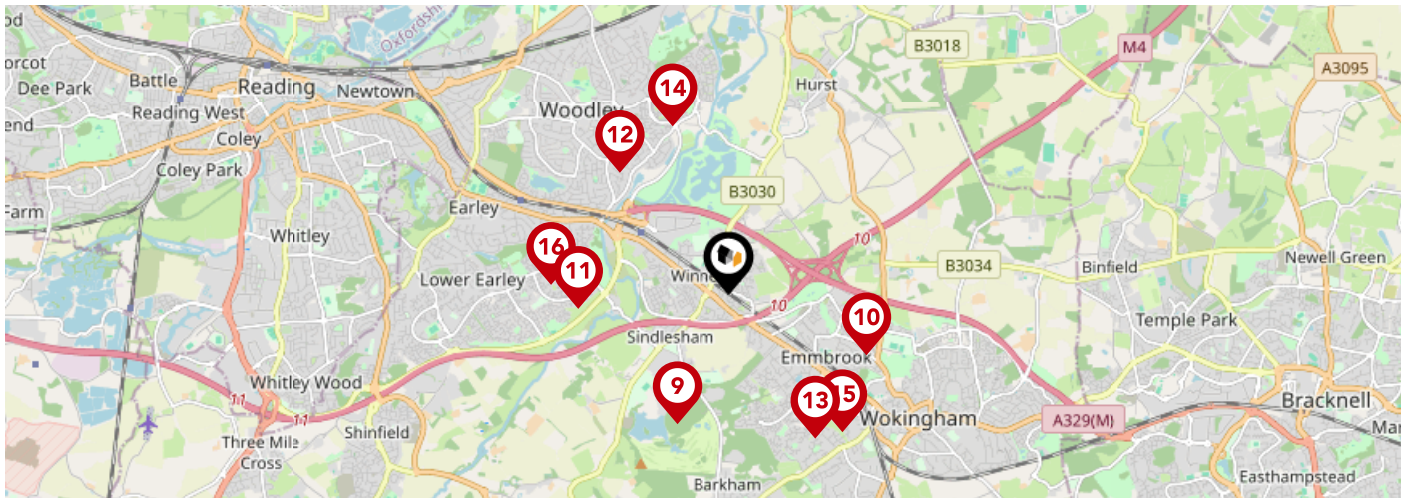


Listed Buildings in the local district	Grade	Distance
 1118103 - 2 Barns 50 Metres South Of The Old Farmhouse	Grade II	0.1 miles
 1136263 - The Old Farmhouse	Grade II	0.2 miles
 1118102 - 18, Primrose Lane, Winnersh	Grade II	0.3 miles
 1319150 - Grove Cottage	Grade II	0.4 miles
 1312890 - Hunters Lodge	Grade II	0.4 miles
 1312983 - High Chimneys North Wing High Chimneys	Grade II	0.5 miles
 1118141 - Railway Overbridge At Ngr Su 7770 7109	Grade II	0.5 miles
 1117409 - Little Hill Cottage	Grade II	0.6 miles
 1319476 - The Cottage	Grade II	0.6 miles
 1136057 - St Nicholas Farmhouse	Grade II	0.7 miles

Area Schools



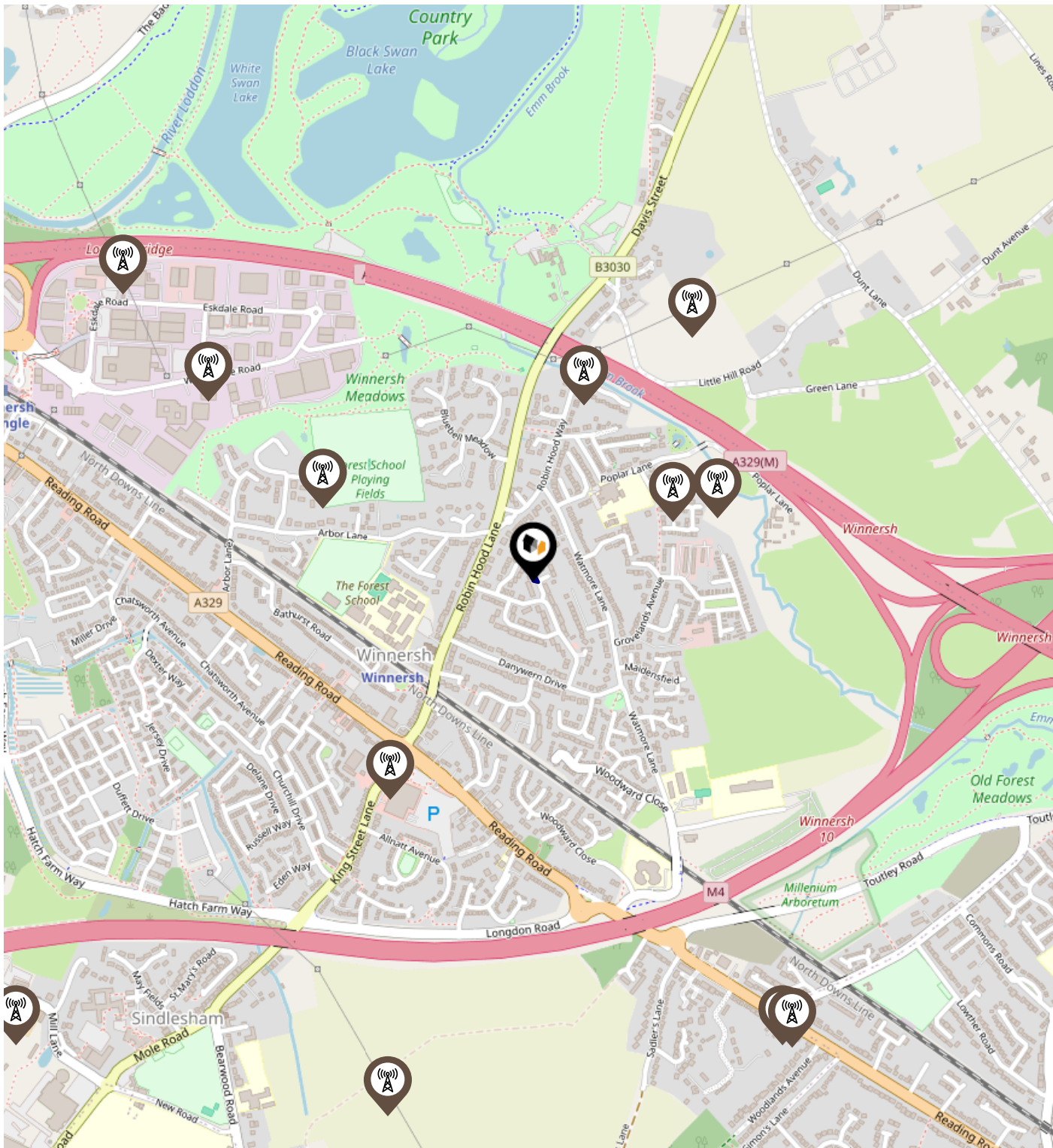
		Nursery	Primary	Secondary	College	Private
1	Winnersh Primary School Ofsted Rating: Good Pupils: 390 Distance:0.16	☐	☒	☐	☐	☐
2	The Forest School Ofsted Rating: Good Pupils: 791 Distance:0.21	☐	☐	☒	☐	☐
3	Wheatfield Primary School Ofsted Rating: Good Pupils: 205 Distance:0.31	☐	☒	☐	☐	☐
4	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:0.88	☐	☒	☐	☐	☐
5	Emmbrook Junior School Ofsted Rating: Good Pupils: 258 Distance:1.08	☐	☒	☐	☐	☐
6	Emmbrook Infant School Ofsted Rating: Outstanding Pupils: 182 Distance:1.08	☐	☒	☐	☐	☐
7	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:1.14	☐	☒	☐	☐	☐
8	The Emmbrook School Ofsted Rating: Good Pupils: 1275 Distance:1.19	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.3	☐	☐	☒	☐	☐
	St Cecilia's CofE Primary School Ofsted Rating: Not Rated Pupils: 74 Distance:1.39	☐	☒	☐	☐	☐
	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:1.41	☐	☒	☐	☐	☐
	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:1.51	☐	☒	☐	☐	☐
	Windmill Primary School Ofsted Rating: Good Pupils: 206 Distance:1.56	☐	☒	☐	☐	☐
	Woodley CofE Primary School Ofsted Rating: Good Pupils: 312 Distance:1.63	☐	☒	☐	☐	☐
	St Paul's CofE Junior School Ofsted Rating: Good Pupils: 382 Distance:1.65	☐	☒	☐	☐	☐
	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:1.65	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

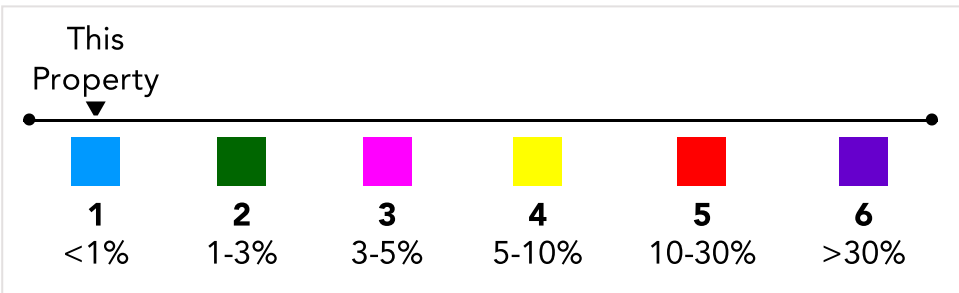
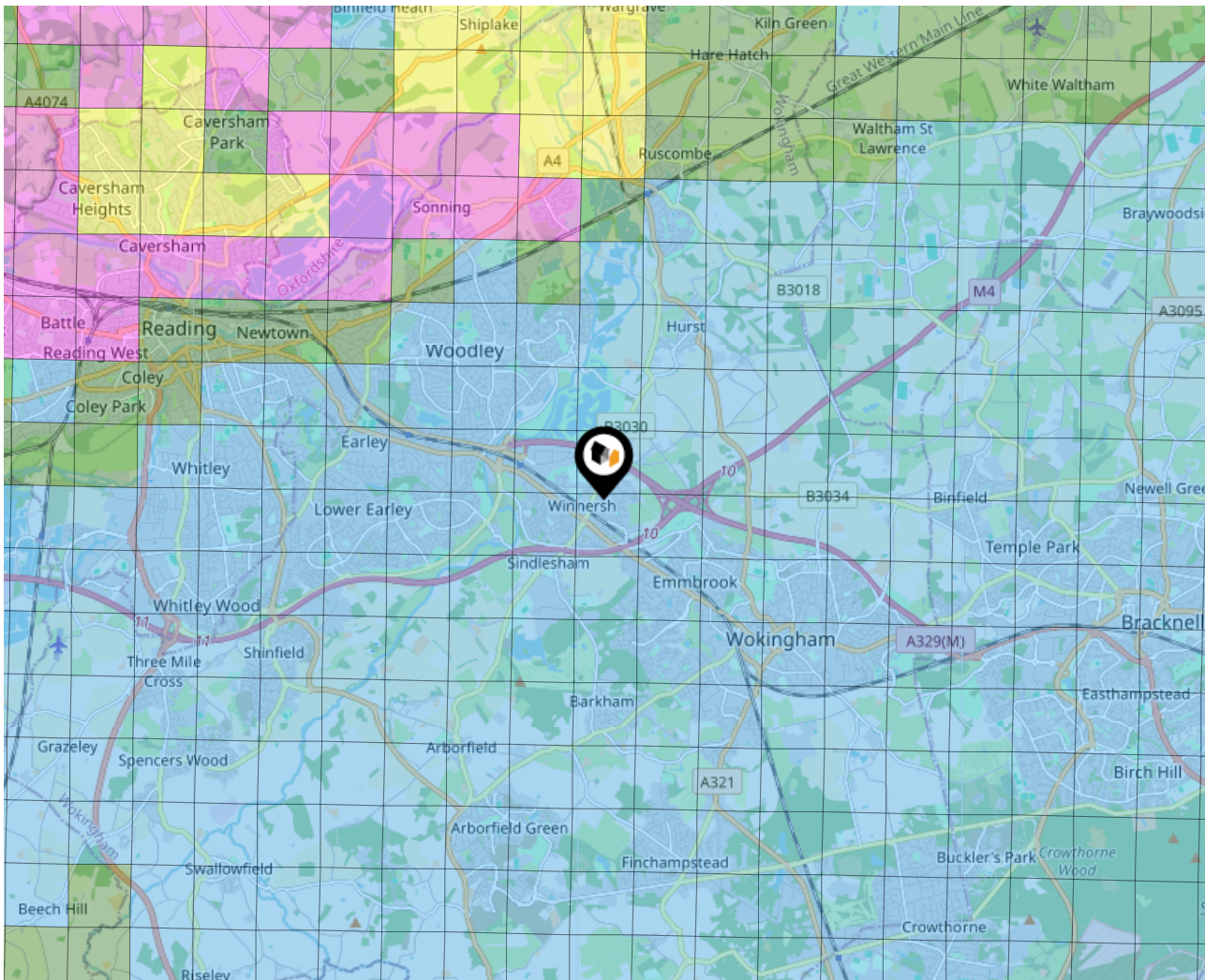


Key:

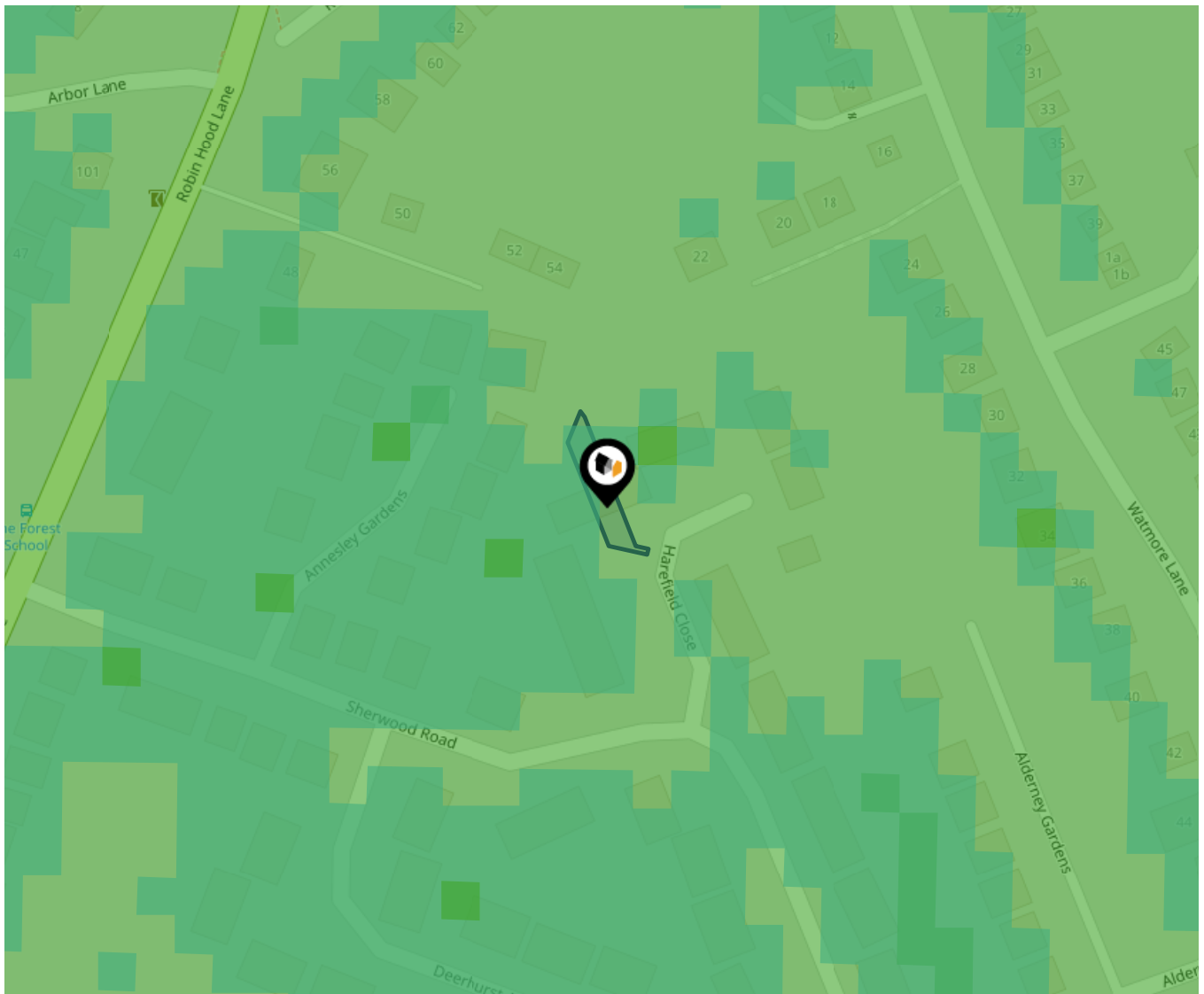
- Power Pylons
- Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



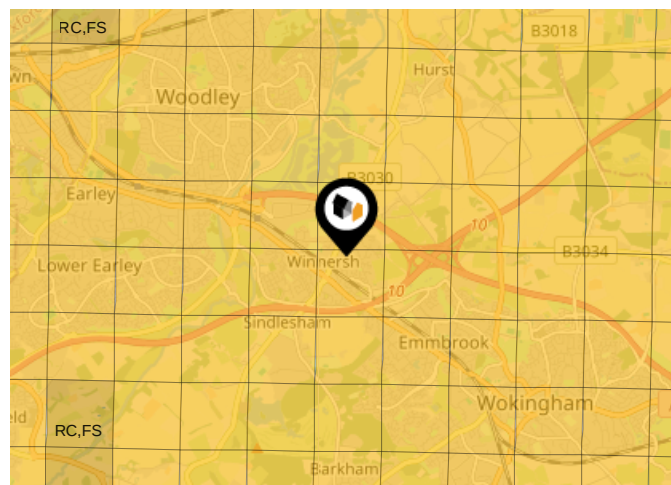
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

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

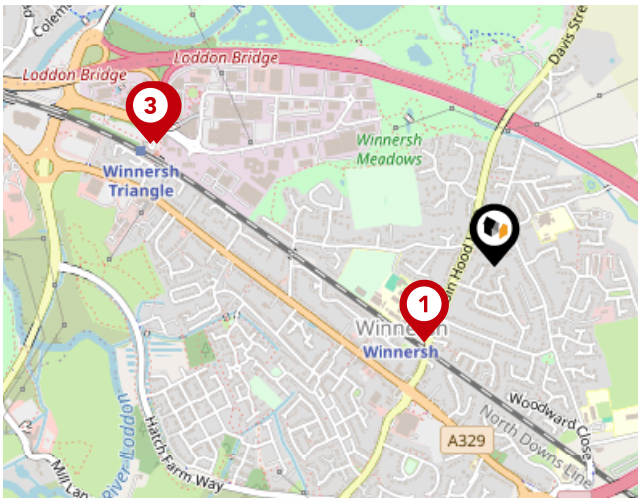


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

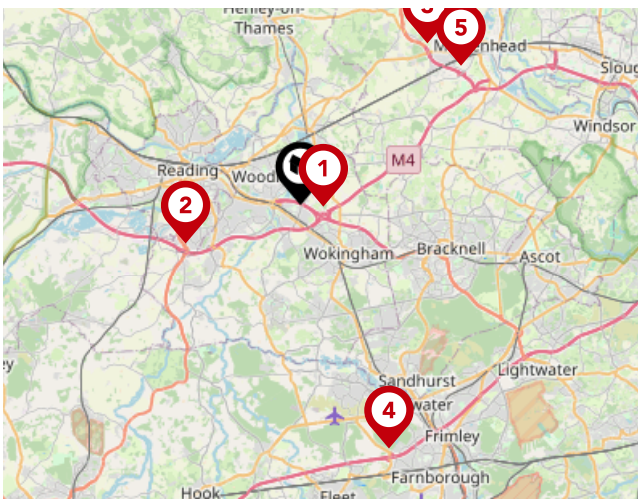
Area

Transport (National)



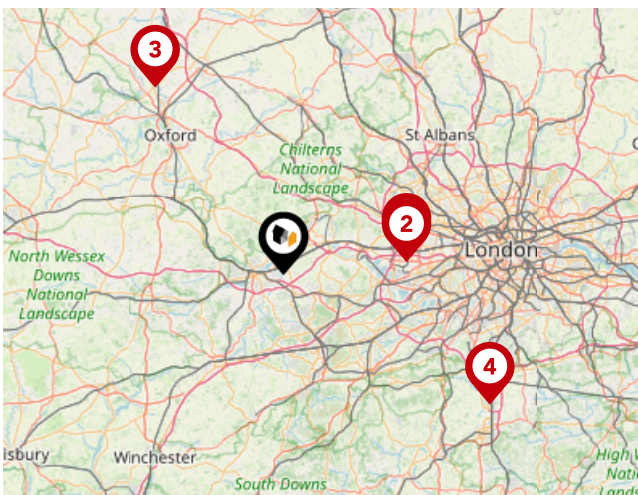
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	0.24 miles
2	Winnersh Triangle Rail Station	0.83 miles
3	Winnersh Triangle Rail Station	0.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	0.8 miles
2	M4 J11	4.5 miles
3	A404(M) J9	7.57 miles
4	M3 J4A	9.58 miles
5	A404(M) J9A	7.85 miles

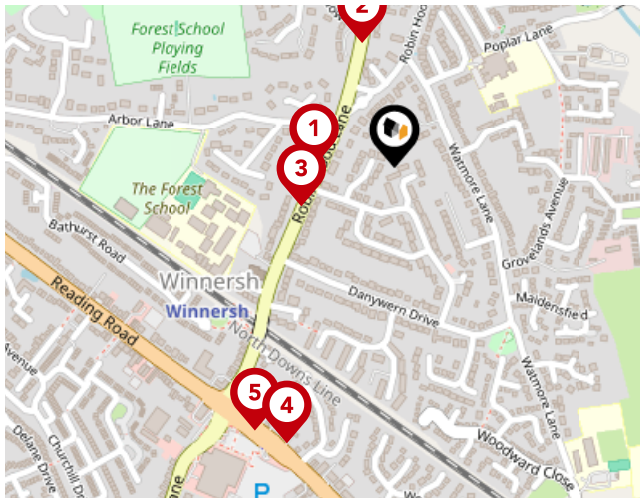


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	18.33 miles
2	Heathrow Airport Terminal 4	18.42 miles
3	Kidlington	33.5 miles
4	Gatwick Airport	36.14 miles

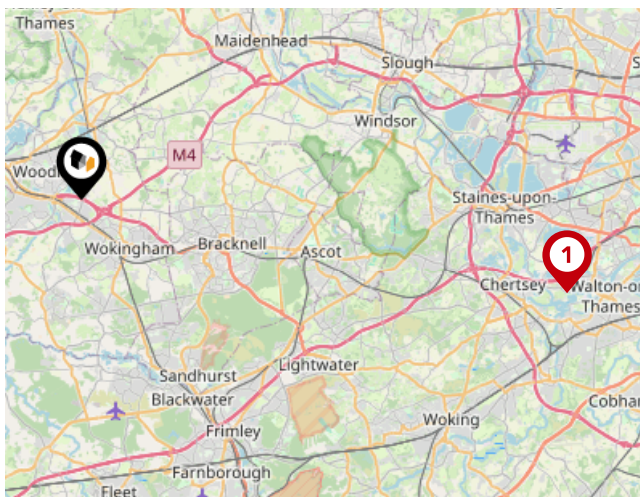
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Robinhood Lane	0.09 miles
2	Bluebell Meadow	0.15 miles
3	The Forest School	0.12 miles
4	Winnersh Cross Roads	0.34 miles
5	Winnersh Cross Roads	0.34 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	18.27 miles



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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