

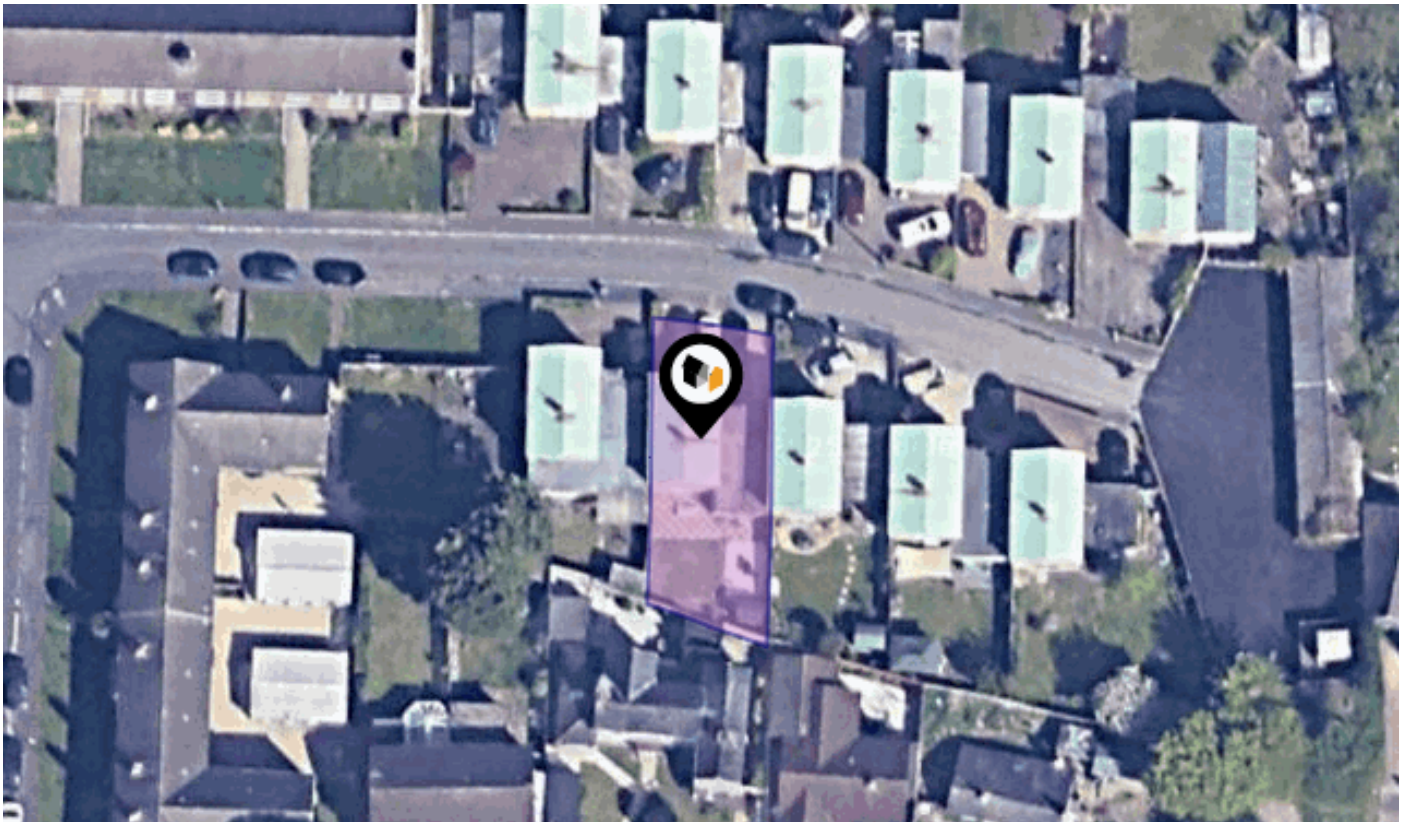


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 02nd August 2025



8, CUMBRIA CLOSE, MAIDENHEAD, SL6 3DD

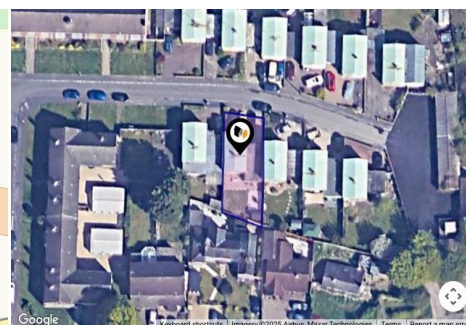
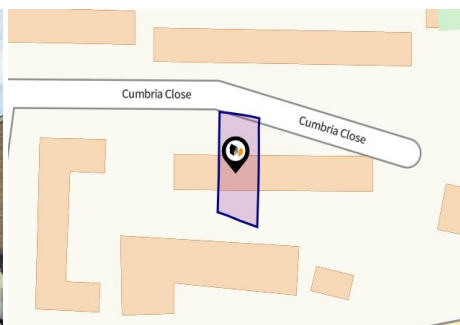
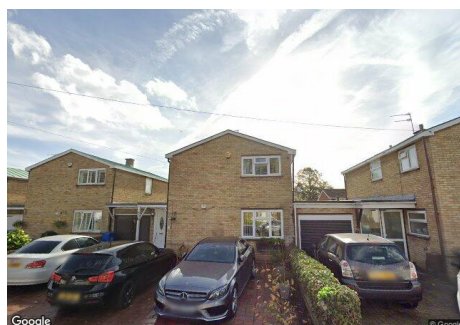
Avocado Property

Stuart@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,367 ft ² / 127 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£1,824
Title Number:	BK122964
UPRN:	100080354554

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	300 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



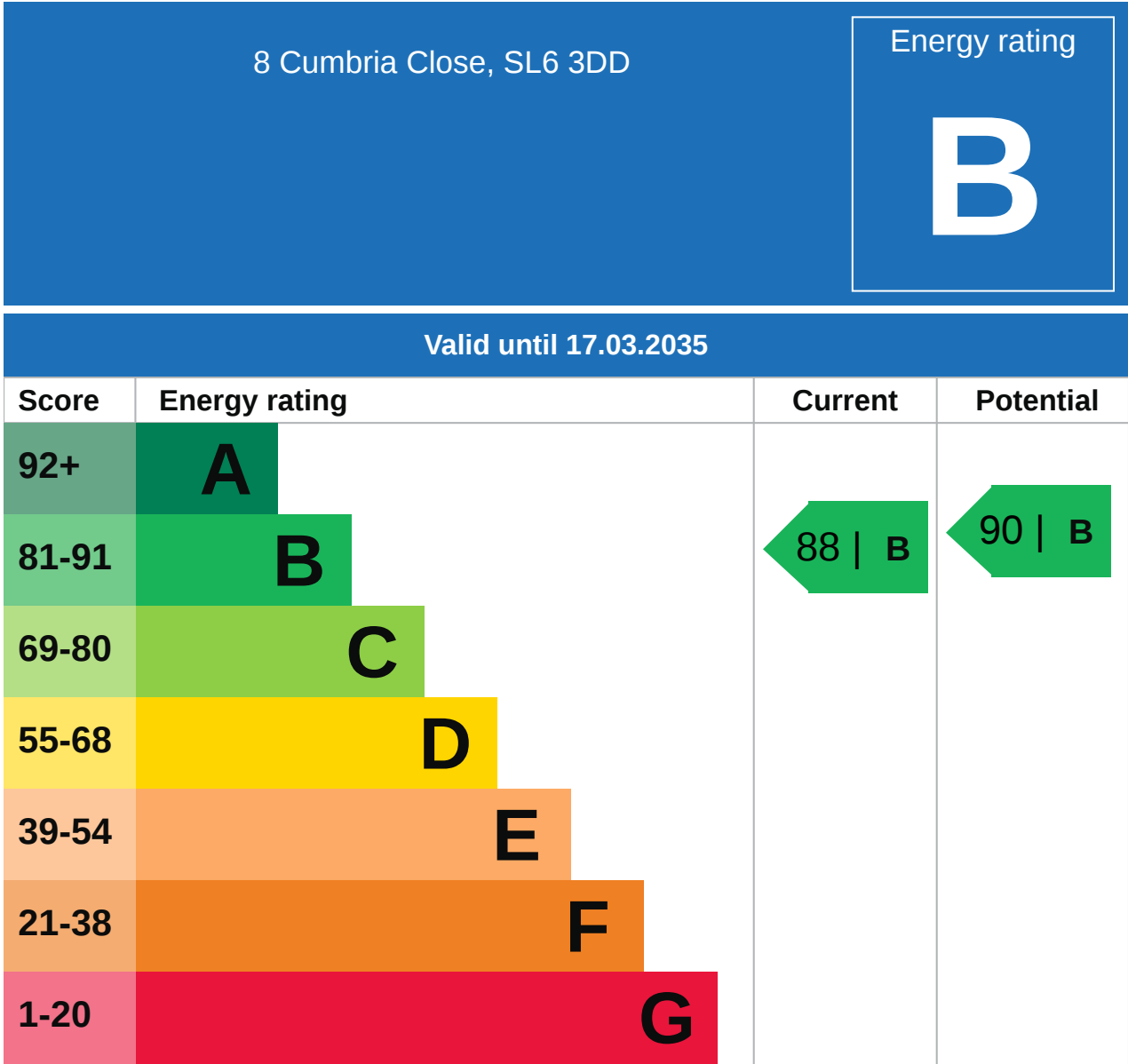
Planning records for: **8, Cumbria Close, Maidenhead, SL6 3DD**

Reference - 24/02937/CPD	
Decision:	Decided
Date:	02nd December 2024
Description:	Certificate of lawfulness to determine whether the proposed single storey rear extension and alterations to fenestration is lawful.

Reference - 23/01508/FULL	
Decision:	Decided
Date:	21st June 2023
Description:	Garage conversion, single storey side/rear extension, first floor side extension and alterations to fenestration.

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

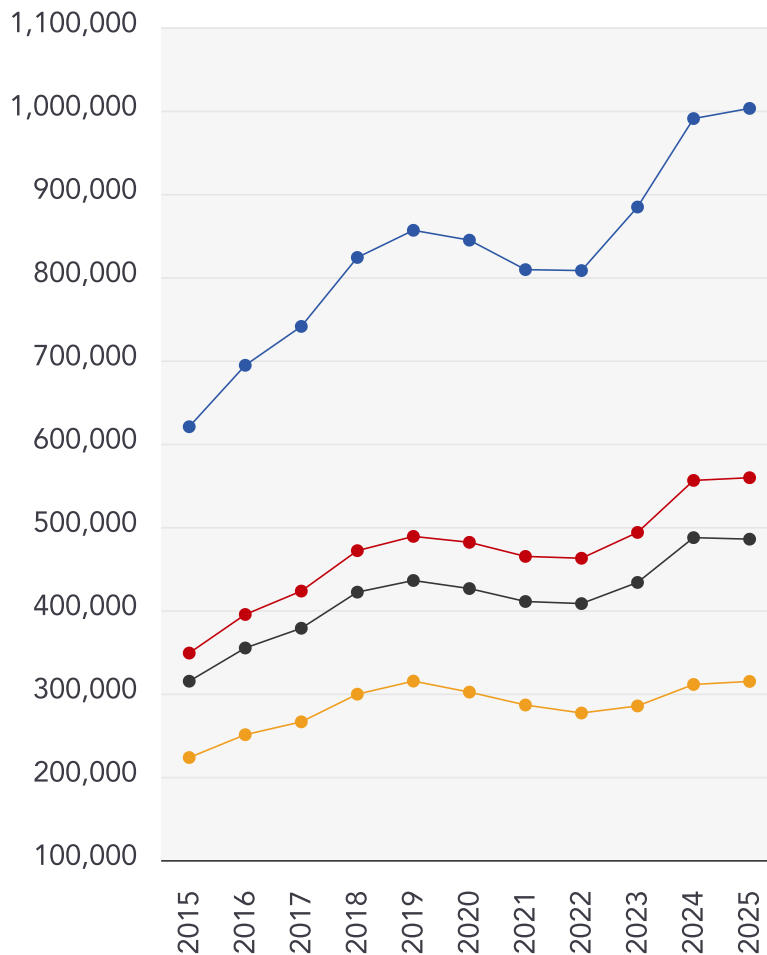
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

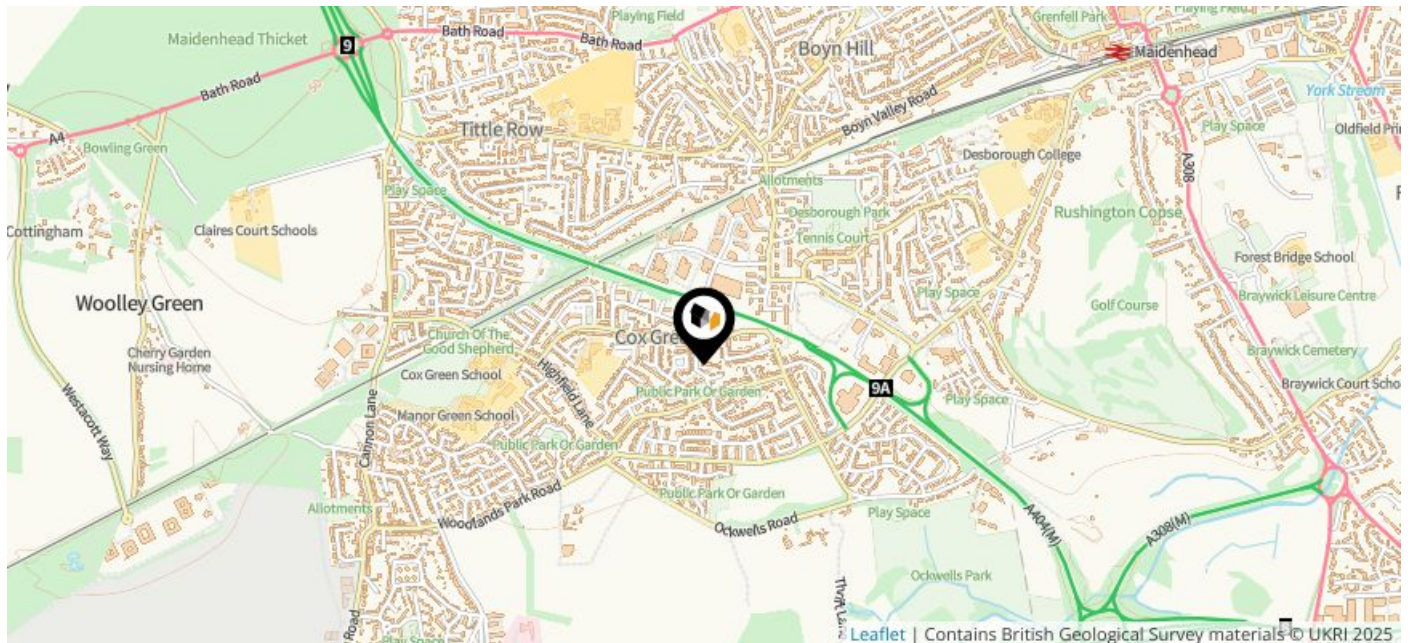
+40.97%

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.

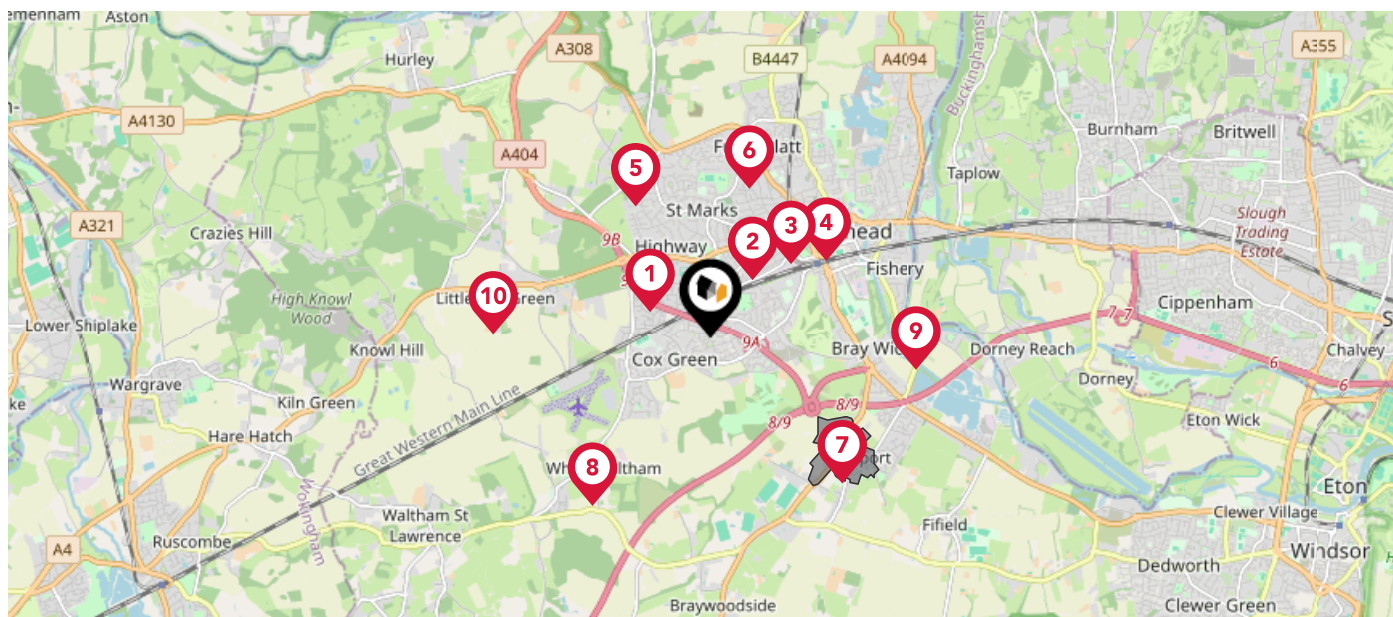
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

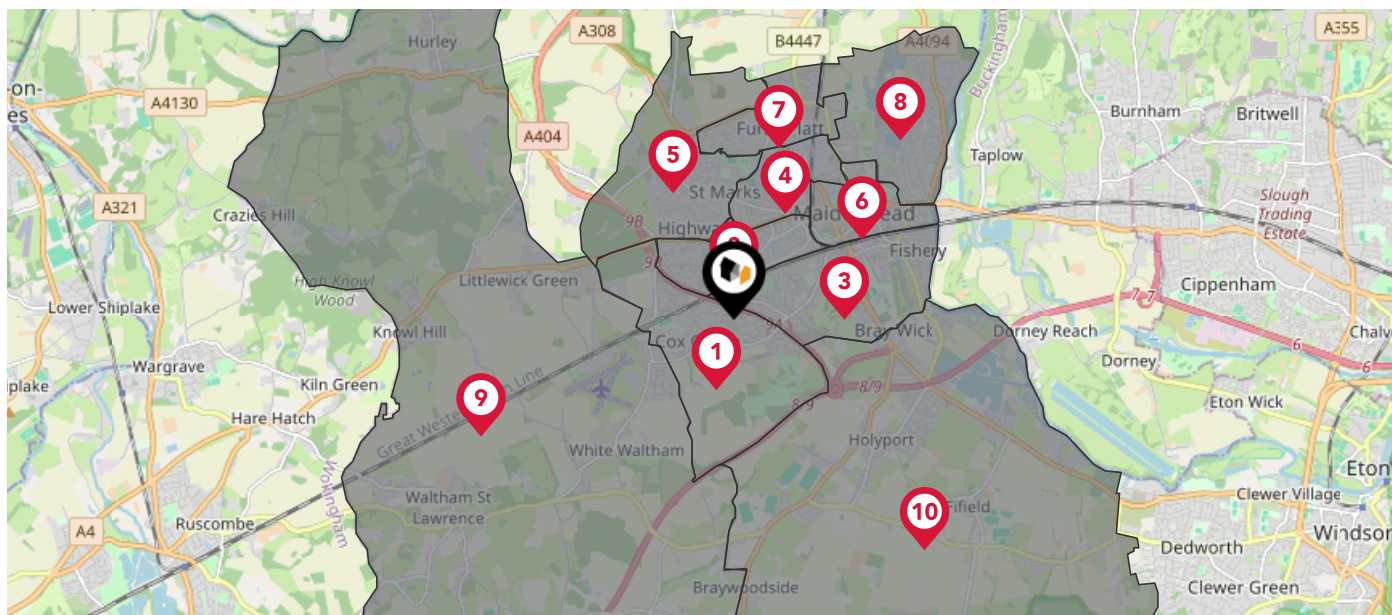
-  1 Altwood Roadm Maidenhead
-  2 All Saints, Boyn Hill, Maidenhead
-  3 Castle Hill, Maidenhead
-  4 Maidenhead Town Centre
-  5 Pinkneys green
-  6 Furze Platt Triangel
-  7 Holyport
-  8 St Mary's Church and Bury Court, White Waltham
-  9 Bray Village
-  10 Littlewick Green

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



Cox Green Ward



Boyn Hill Ward



Oldfield Ward



Belmont Ward



Pinkneys Green Ward



St. Mary's Ward



Furze Platt Ward



Riverside Ward



Hurley & Walthams Ward



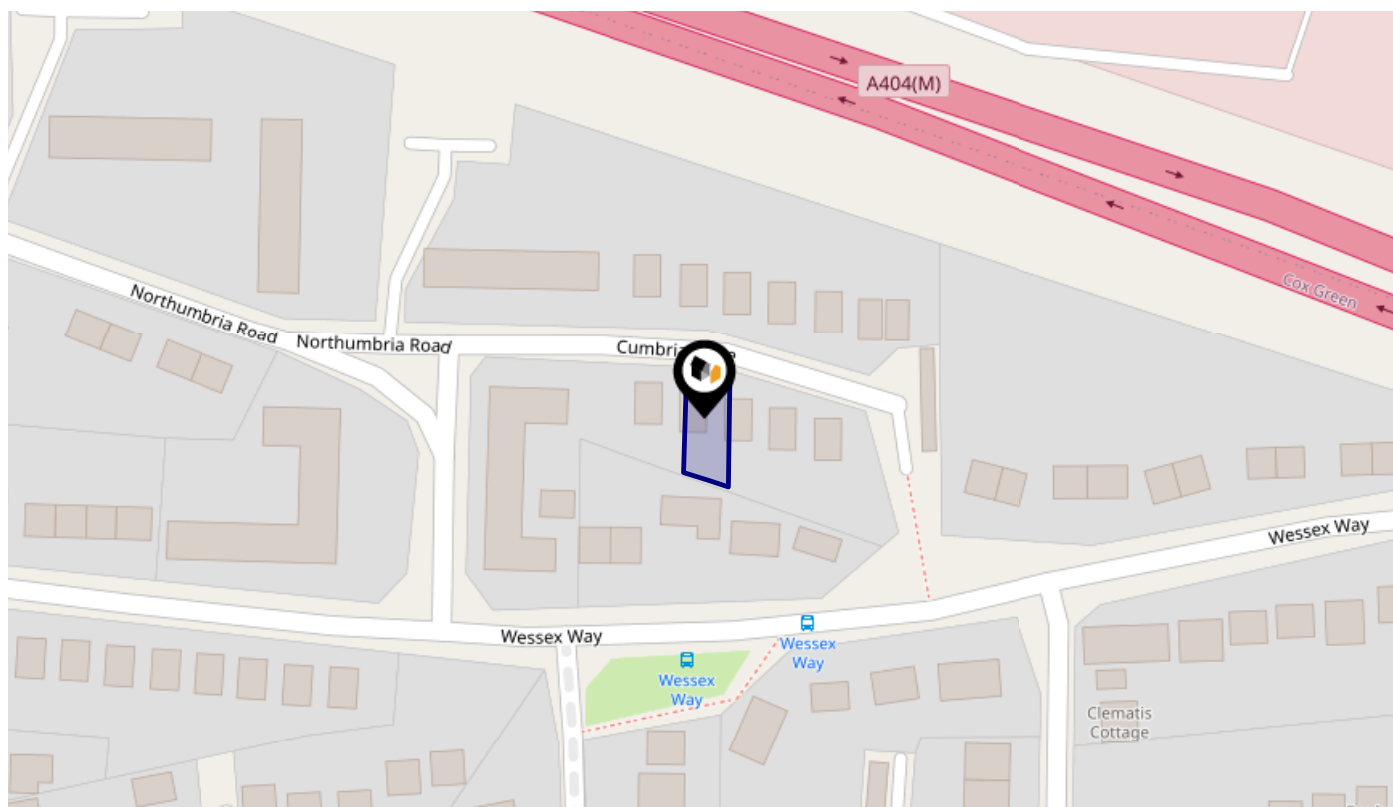
Bray Ward

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:

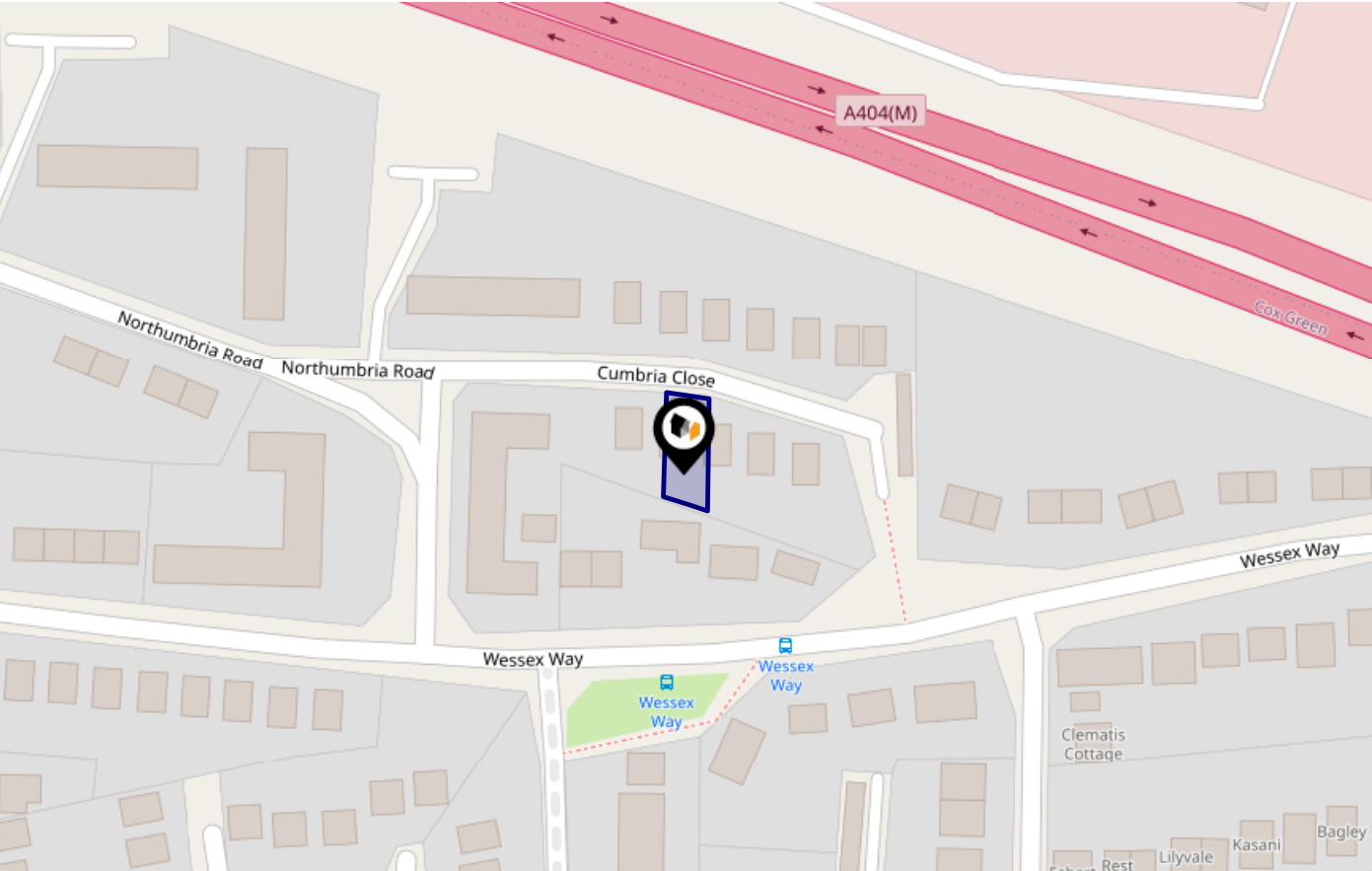
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

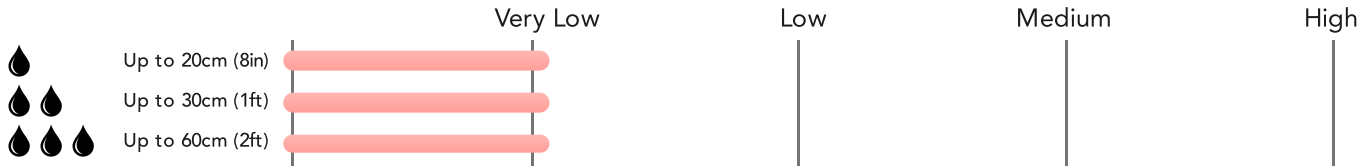


Risk Rating: Very low

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:

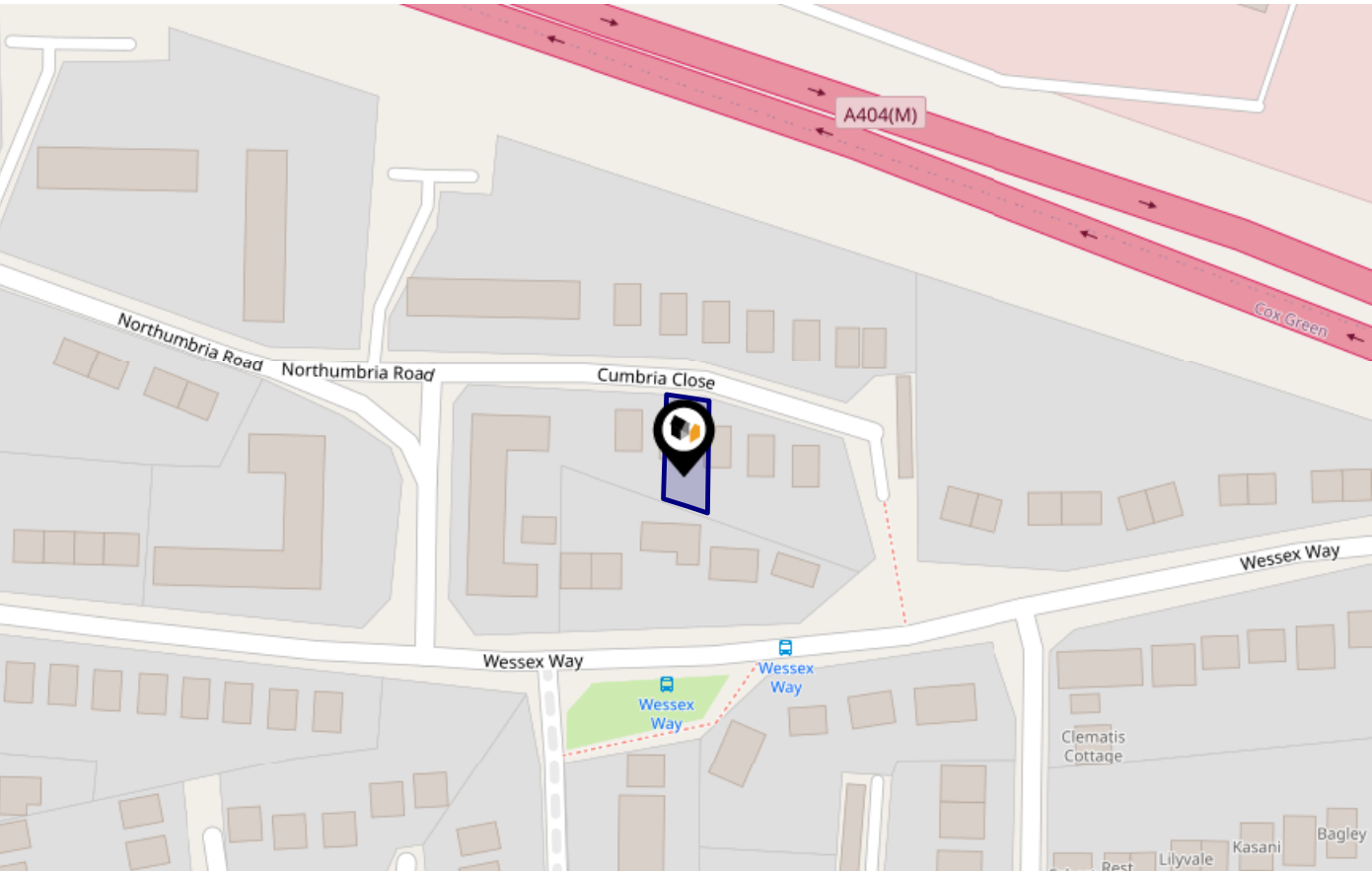


Flood Risk

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.

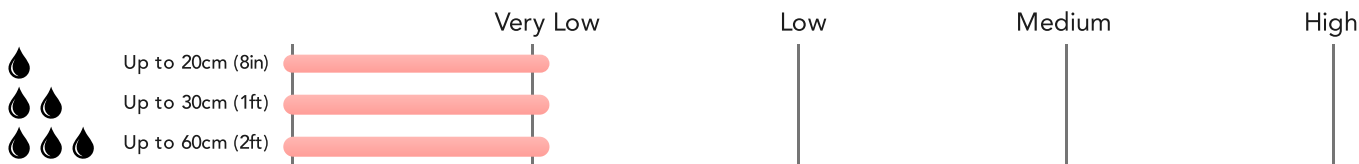


Risk Rating: Very low

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:

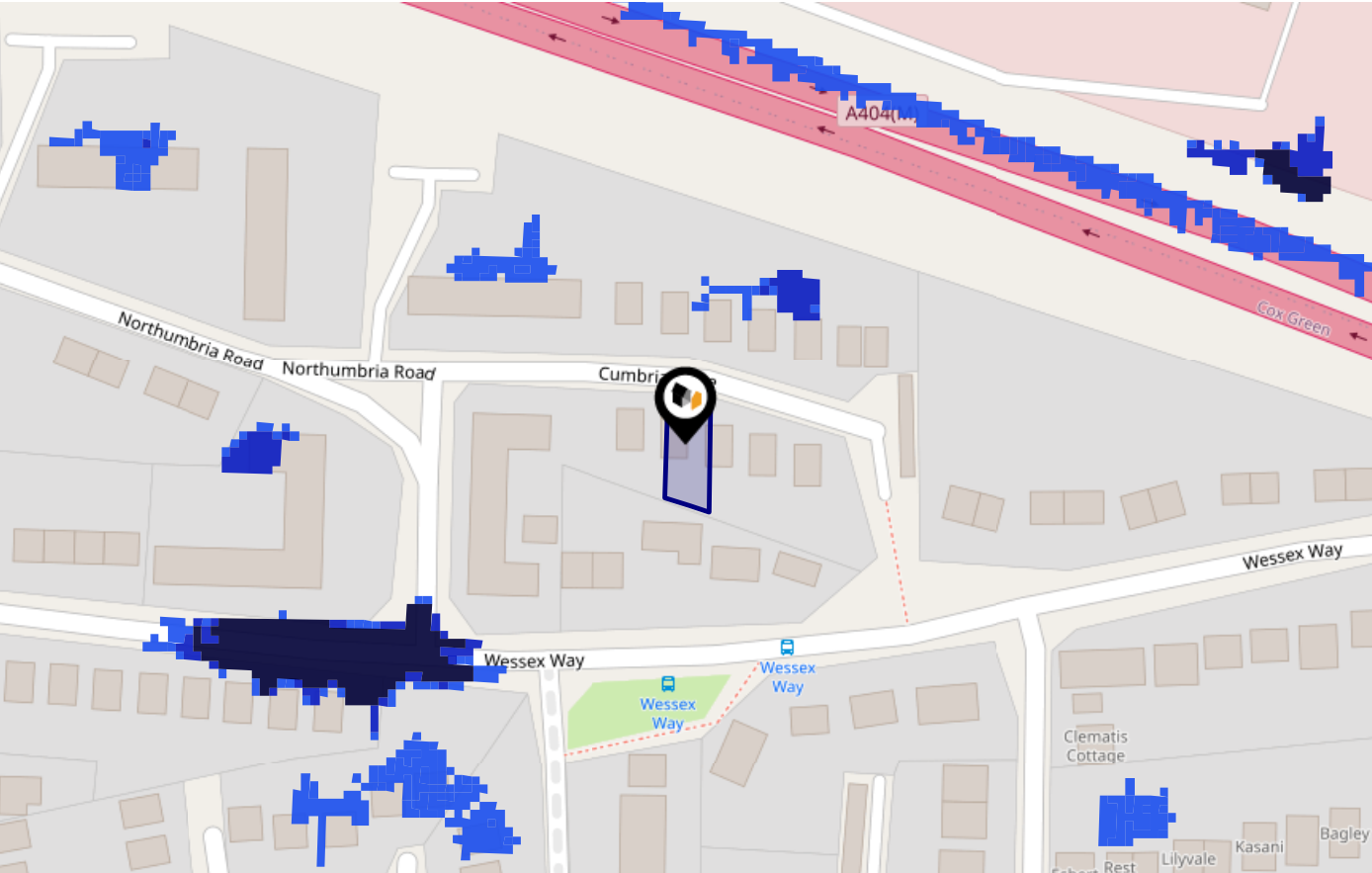


Flood Risk

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.

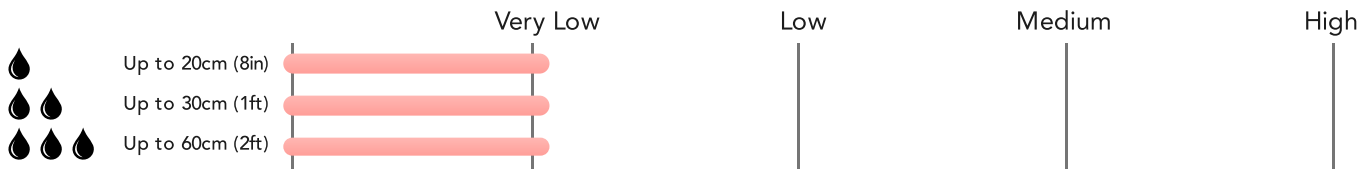


Risk Rating: Very low

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:

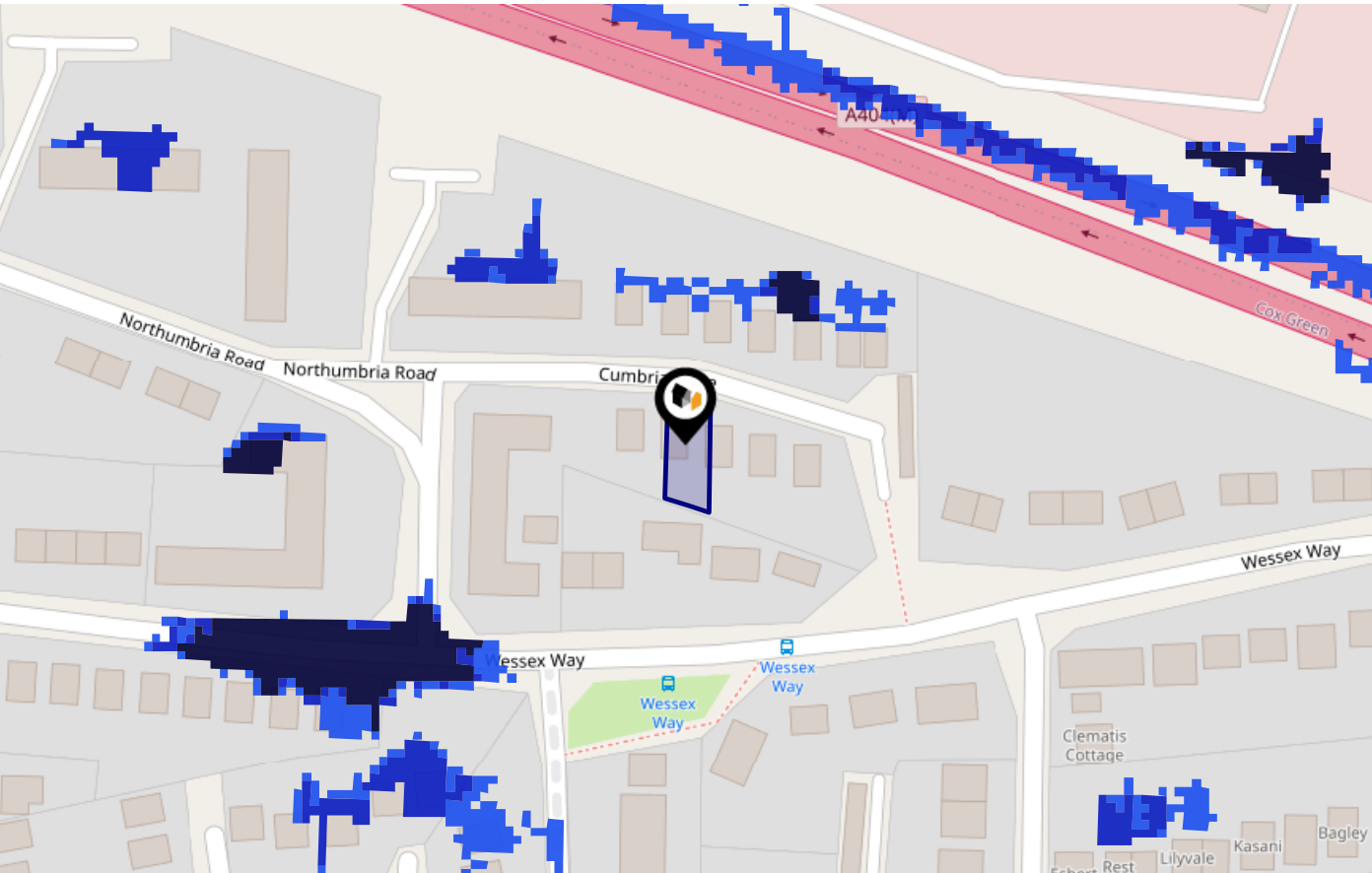


Flood Risk

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.

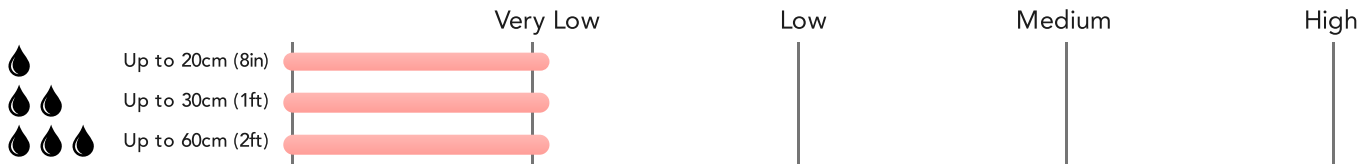


Risk Rating: Very low

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.
- 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:

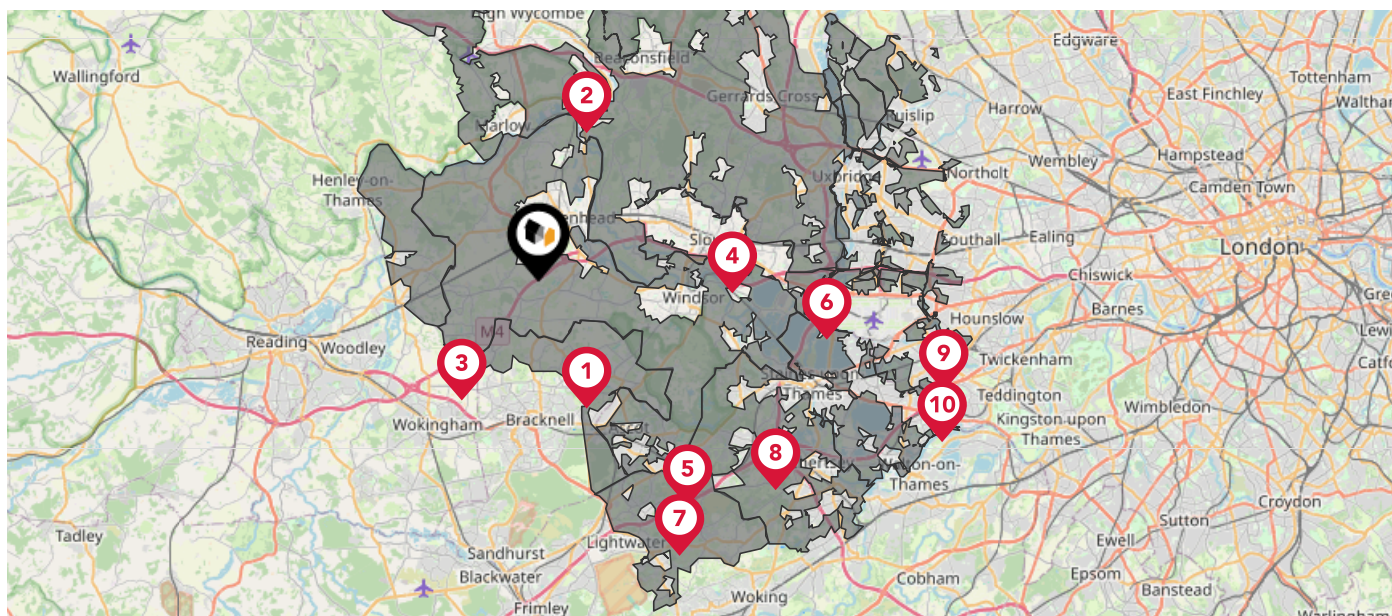


Maps

Green Belt



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



Nearby Green Belt Land

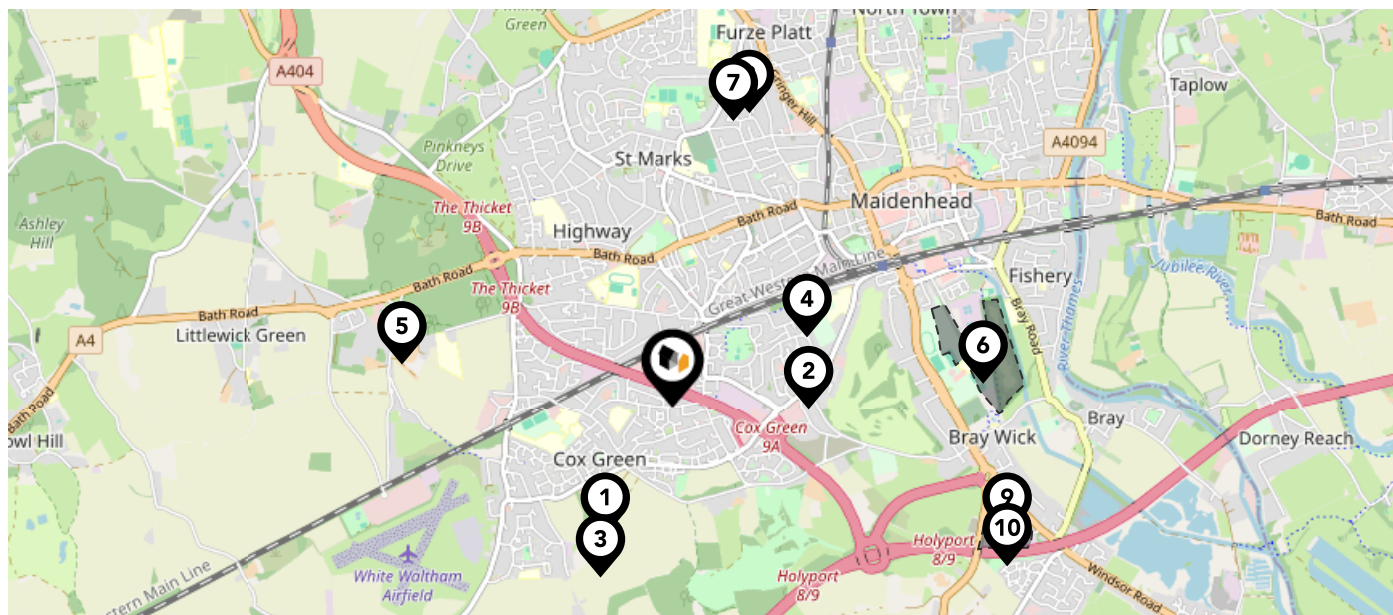
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Wokingham
-  London Green Belt - Slough
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Hillingdon
-  London Green Belt - Surrey Heath
-  London Green Belt - Runnymede
-  London Green Belt - Hounslow
-  London Green Belt - Spelthorne

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

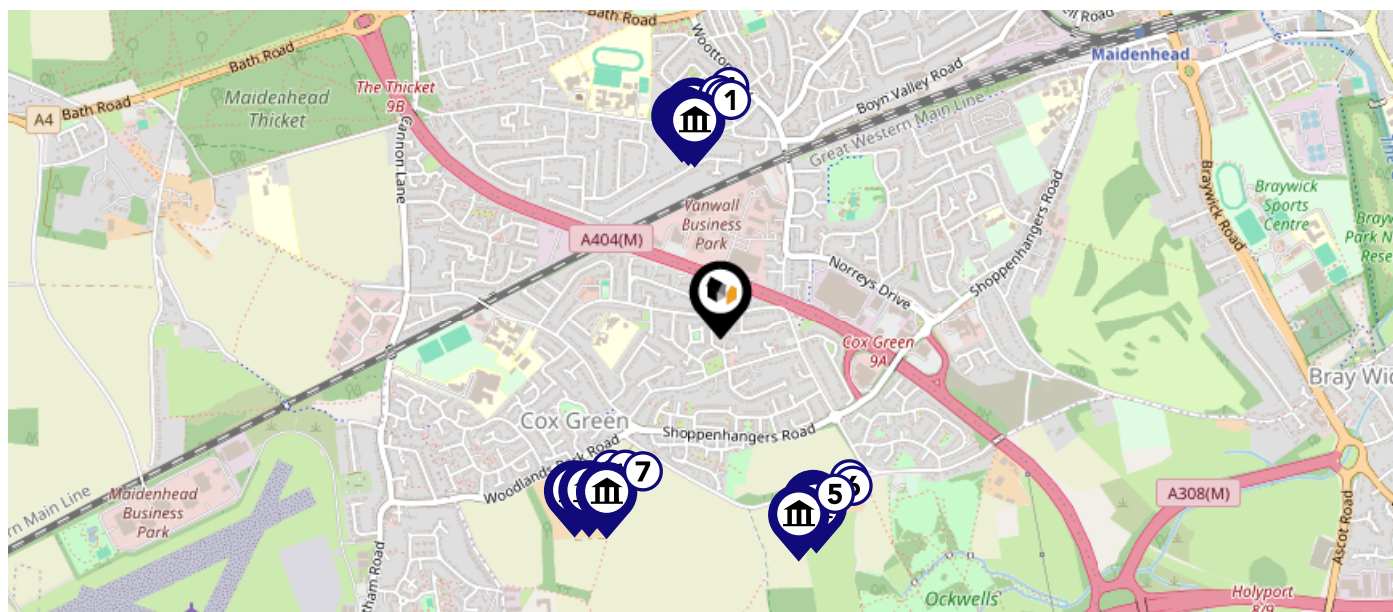
1	Lillybrook Farm No.1-Cox Green	Historic Landfill	
2	Curls Lane-Cox Green	Historic Landfill	
3	Lillybrook Farm No.2-Cox Green	Historic Landfill	
4	Ludlow Road-Maidenhead	Historic Landfill	
5	Cherry Garden-Woolley Green	Historic Landfill	
6	Braywick Road-Maidenhead	Historic Landfill	
7	Langton Close-Maidenhead	Historic Landfill	
8	Linden Avenue-Maidenhead	Historic Landfill	
9	Priors Way-Bray	Historic Landfill	
10	Priors Way-Bray	Historic Landfill	

Maps

Listed Buildings

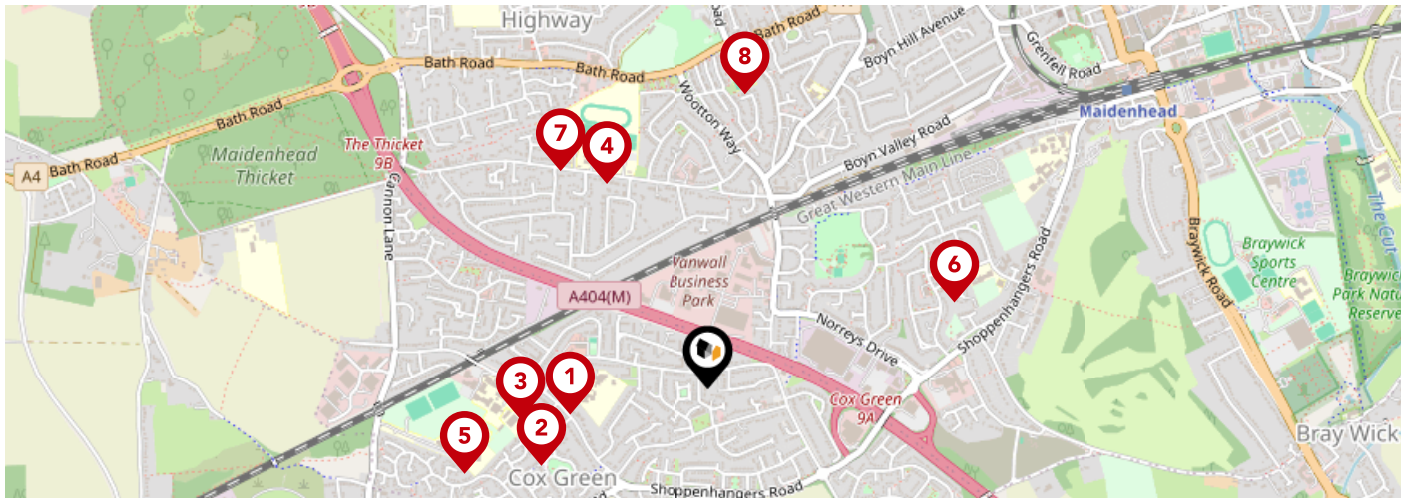


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



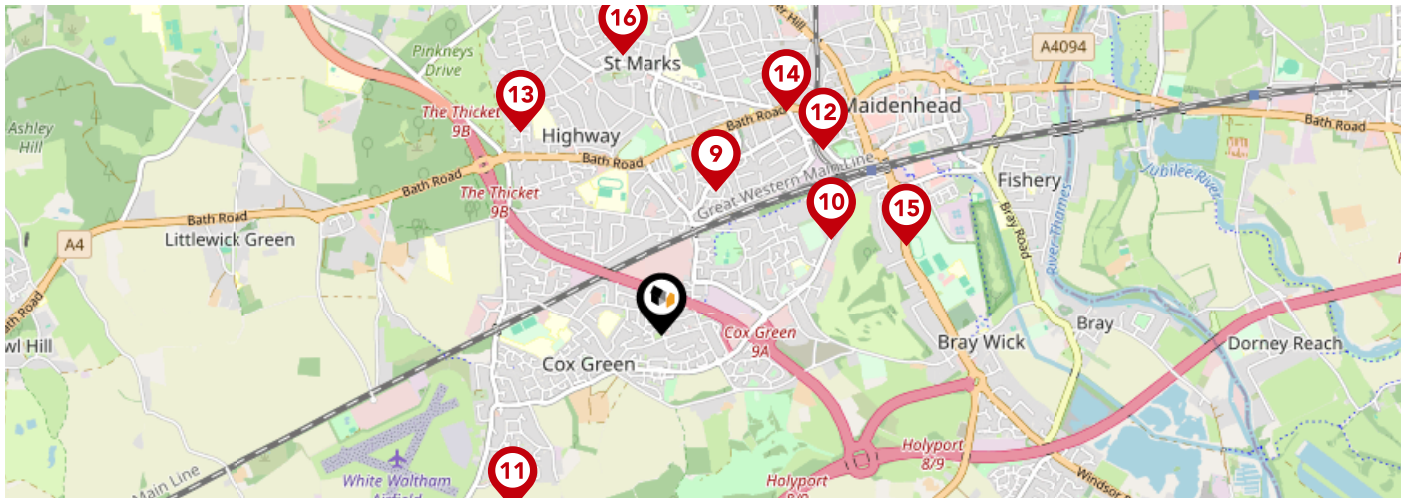
Listed Buildings in the local district	Grade	Distance
 1117609 - Barn 28 Metres South East Of Norden Farm House	Grade II	0.4 miles
 1117608 - Barn 26 Metres South Of Norden Farm House	Grade II	0.4 miles
 1319384 - Barn 38 Metres To South West Of Norden Farmhouse	Grade II	0.4 miles
 1117607 - Norden Farm House	Grade II	0.4 miles
 1319434 - Ockwells Manor And Wall Attached On The South East	Grade I	0.5 miles
 1136298 - Barn At Ockwells Manor	Grade I	0.5 miles
 1117475 - Garden Wall At Lillibrooke Manor	Grade II	0.5 miles
 1312870 - Dovecote At Ockwells Manor	Grade I	0.5 miles
 1136307 - Barn And Horse Engine Threshing House, At Lillibrooke Manor	Grade II	0.5 miles
 1136305 - Lillibrooke Manor	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Wessex Primary School Ofsted Rating: Requires improvement Pupils: 364 Distance:0.32	☐	☒	☐	☐	☐
2	Lowbrook Academy Ofsted Rating: Good Pupils: 330 Distance:0.42	☐	☒	☐	☐	☐
3	Cox Green School Ofsted Rating: Requires improvement Pupils: 1204 Distance:0.44	☐	☐	☒	☐	☐
4	Altwood Church of England School Ofsted Rating: Good Pupils: 740 Distance:0.53	☐	☐	☒	☐	☐
5	Manor Green School Ofsted Rating: Good Pupils: 289 Distance:0.59	☐	☐	☒	☐	☐
6	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:0.6	☐	☒	☐	☐	☐
7	St Edmund Campion Catholic Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 484 Distance:0.61	☐	☒	☐	☐	☐
8	All Saints Church of England Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:0.69	☐	☒	☐	☐	☐

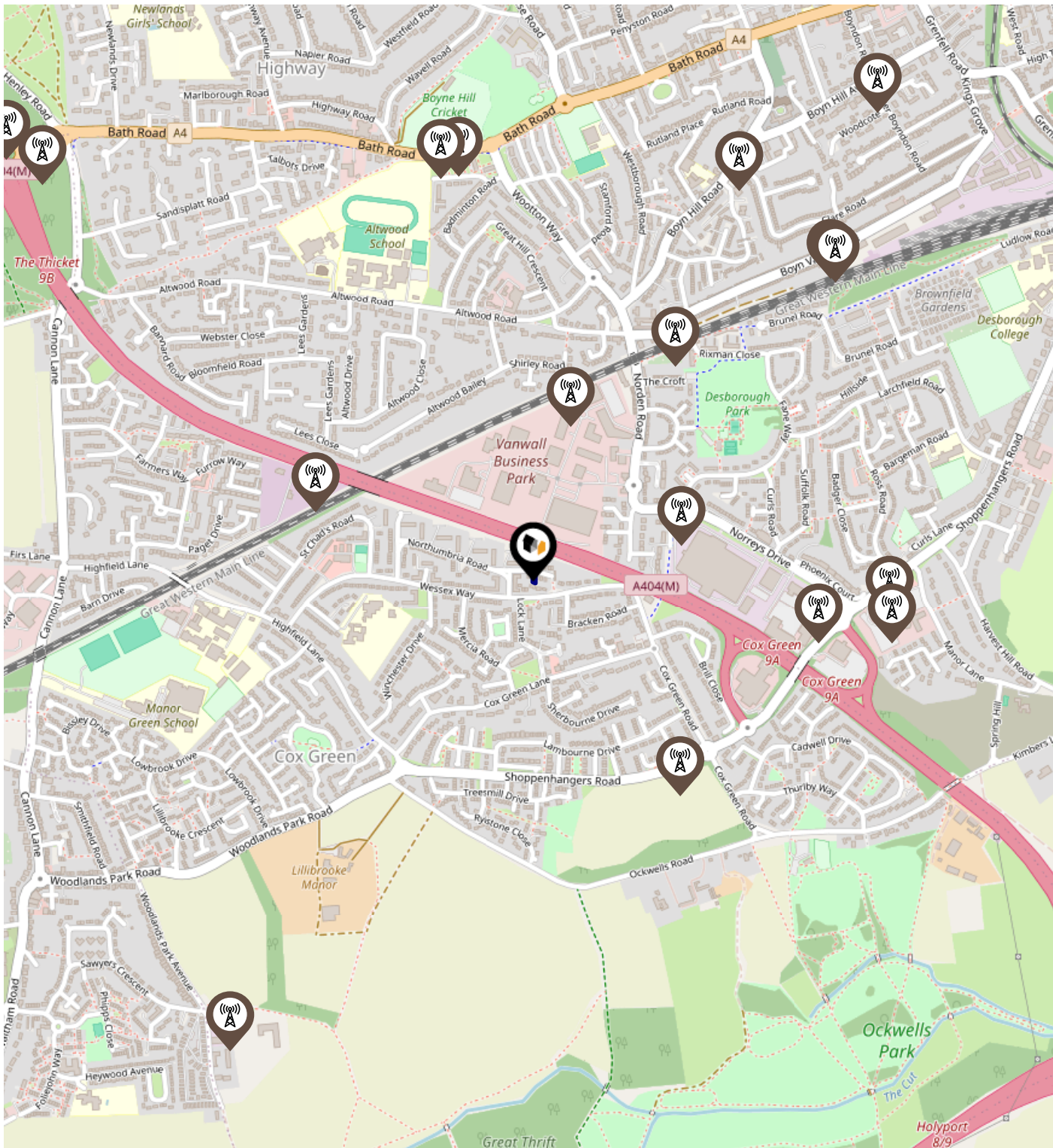
Area Schools



		Nursery	Primary	Secondary	College	Private
	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:0.71	☐	☒	☐	☐	☐
	Desborough College Ofsted Rating: Good Pupils: 728 Distance:0.9	☐	☐	☒	☐	☐
	Woodlands Park Primary School Ofsted Rating: Good Pupils: 186 Distance:1.05	☐	☒	☐	☐	☐
	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:1.13	☐	☐	☒	☐	☐
	Newlands Girls' School Ofsted Rating: Outstanding Pupils: 1200 Distance:1.14	☐	☐	☒	☐	☐
	Clares Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:1.19	☐	☐	☒	☐	☐
	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:1.2	☐	☐	☒	☐	☐
	Courthouse Junior School Ofsted Rating: Good Pupils: 358 Distance:1.3	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

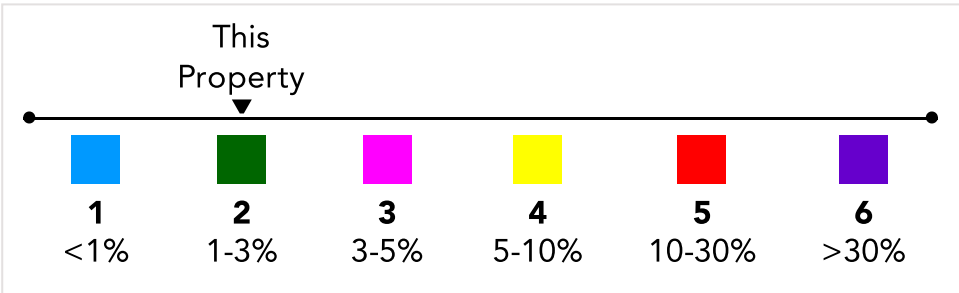
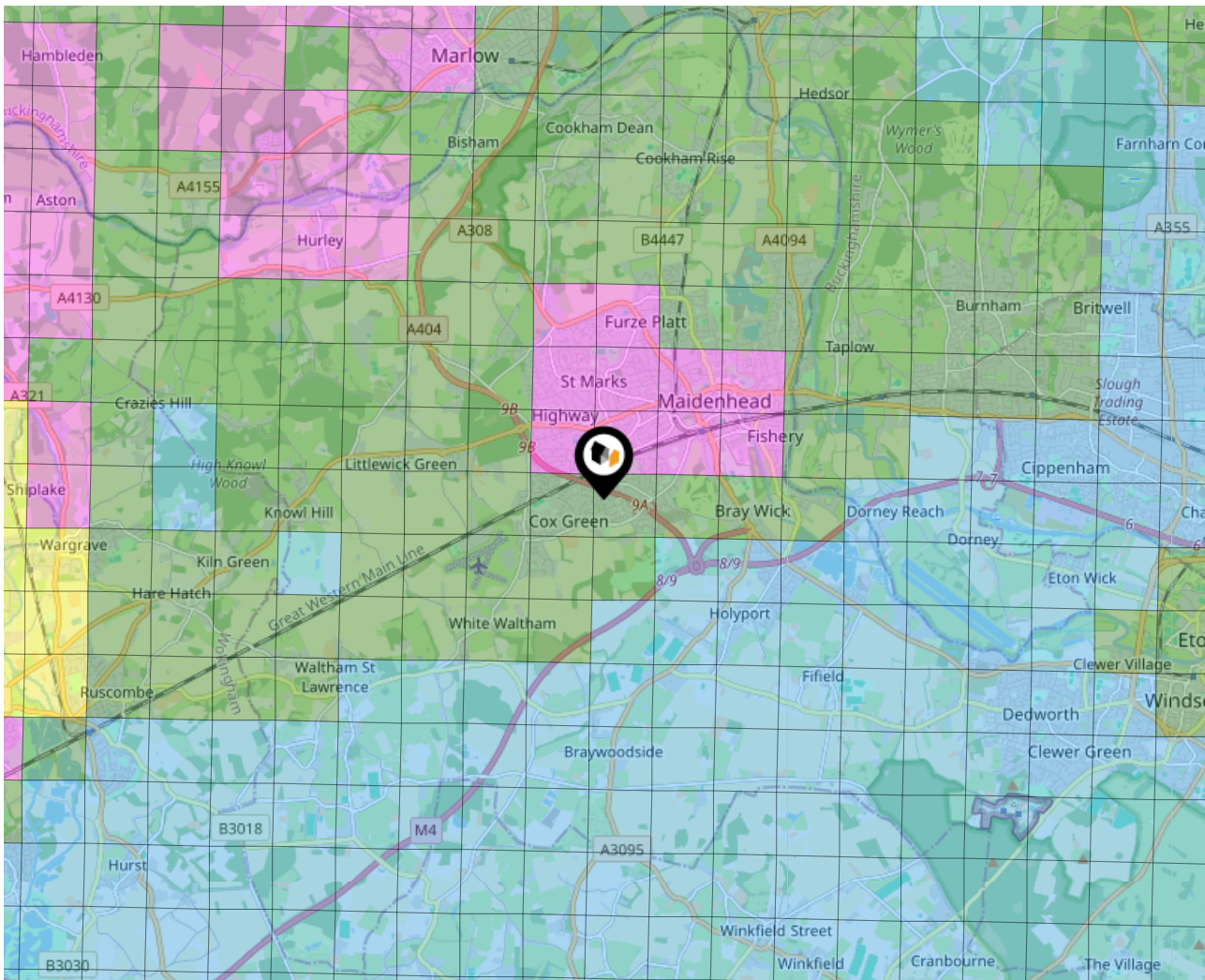
Environment

Radon Gas



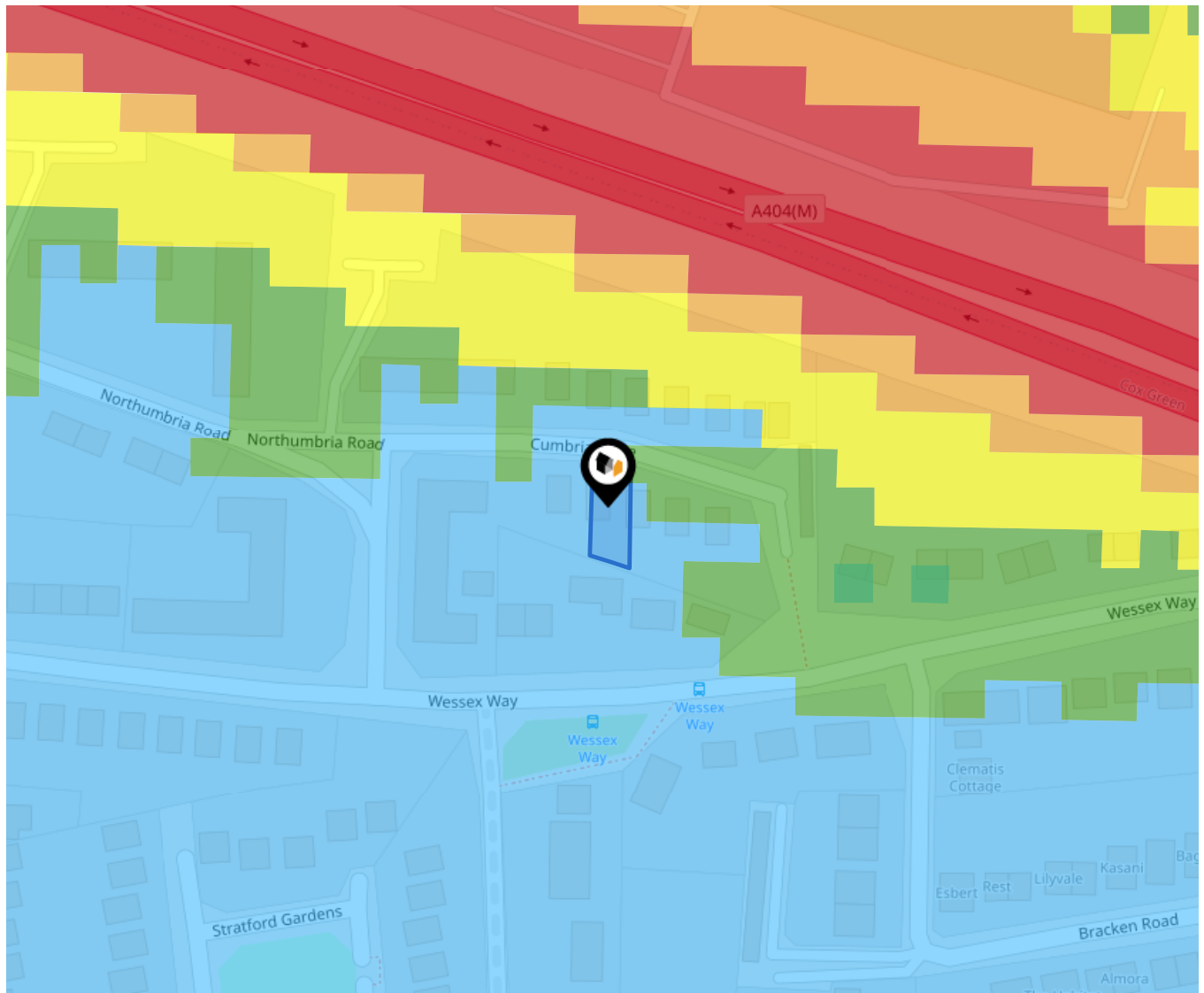
What is Radon?

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



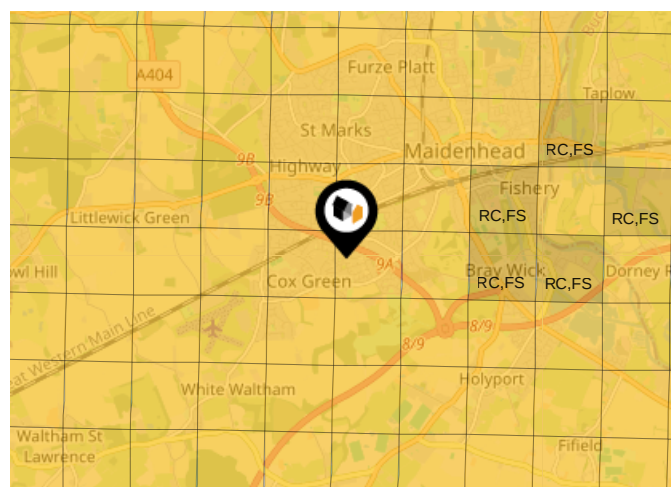
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		

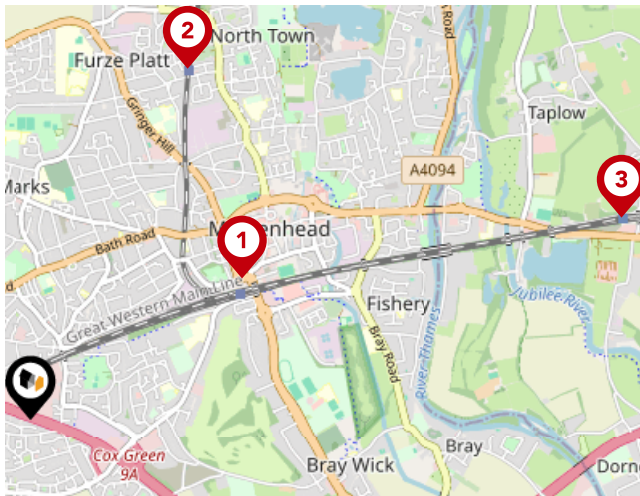


Primary Classifications (Most Common Clay Types)

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

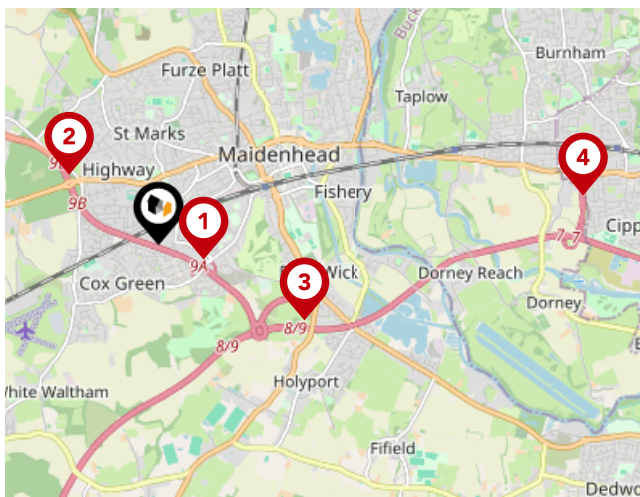
Area

Transport (National)



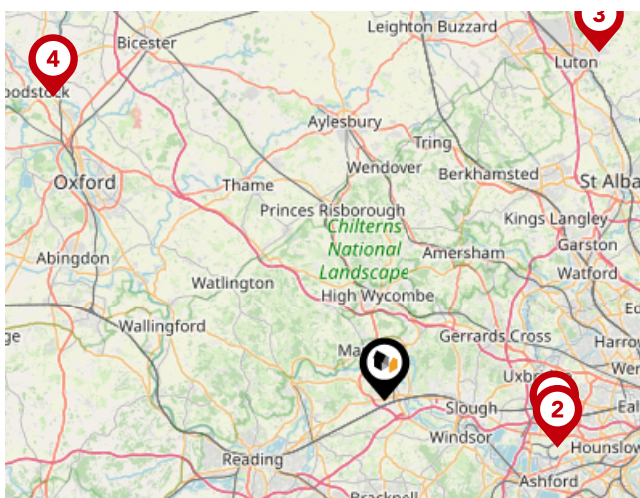
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	1.17 miles
2	Furze Platt Rail Station	1.77 miles
3	Taplow Rail Station	2.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	0.43 miles
2	A404(M) J9	1.05 miles
3	M4 J8	1.51 miles
4	M4 J7	3.94 miles
5	M40 J4	7.18 miles

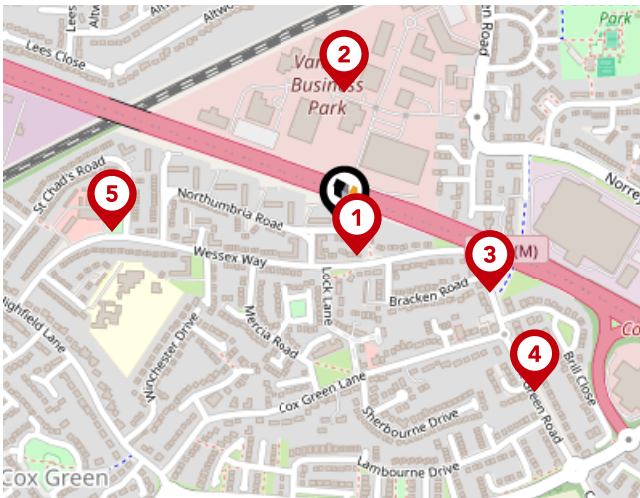


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.83 miles
2	Heathrow Airport Terminal 4	13.27 miles
3	Luton Airport	30.08 miles
4	Kidlington	33.05 miles

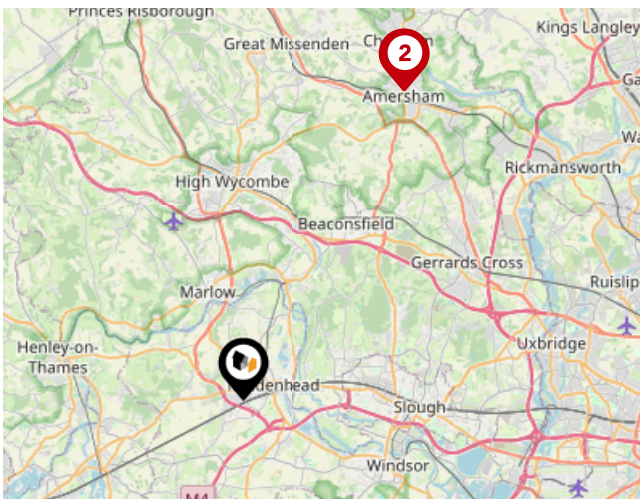
Area

Transport (Local)



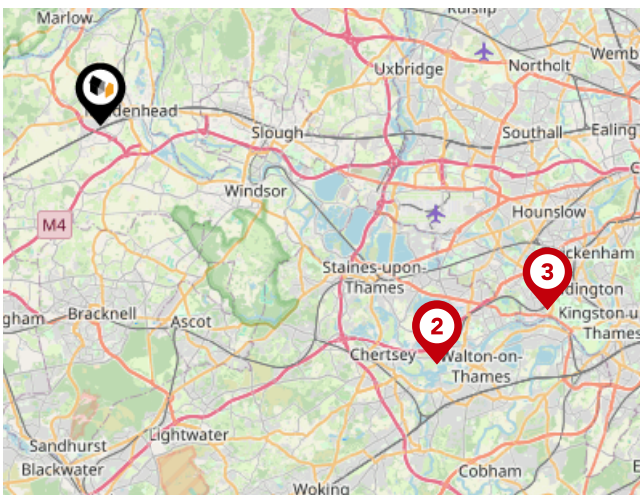
Bus Stops/Stations

Pin	Name	Distance
1	Lock Lane	0.03 miles
2	Vanwall Business Park	0.16 miles
3	Foresters	0.18 miles
4	Lambourne Drive	0.29 miles
5	Wessex Way Shops	0.27 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	12.84 miles
2	Amersham Underground Station	12.85 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.21 miles
2	Weybridge Ferry Landing	15.26 miles
3	Moulsey - Hurst Park Ferry Landing	17.81 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.



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

The information contained within this report is for general information purposes only.

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

Stuart@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

