

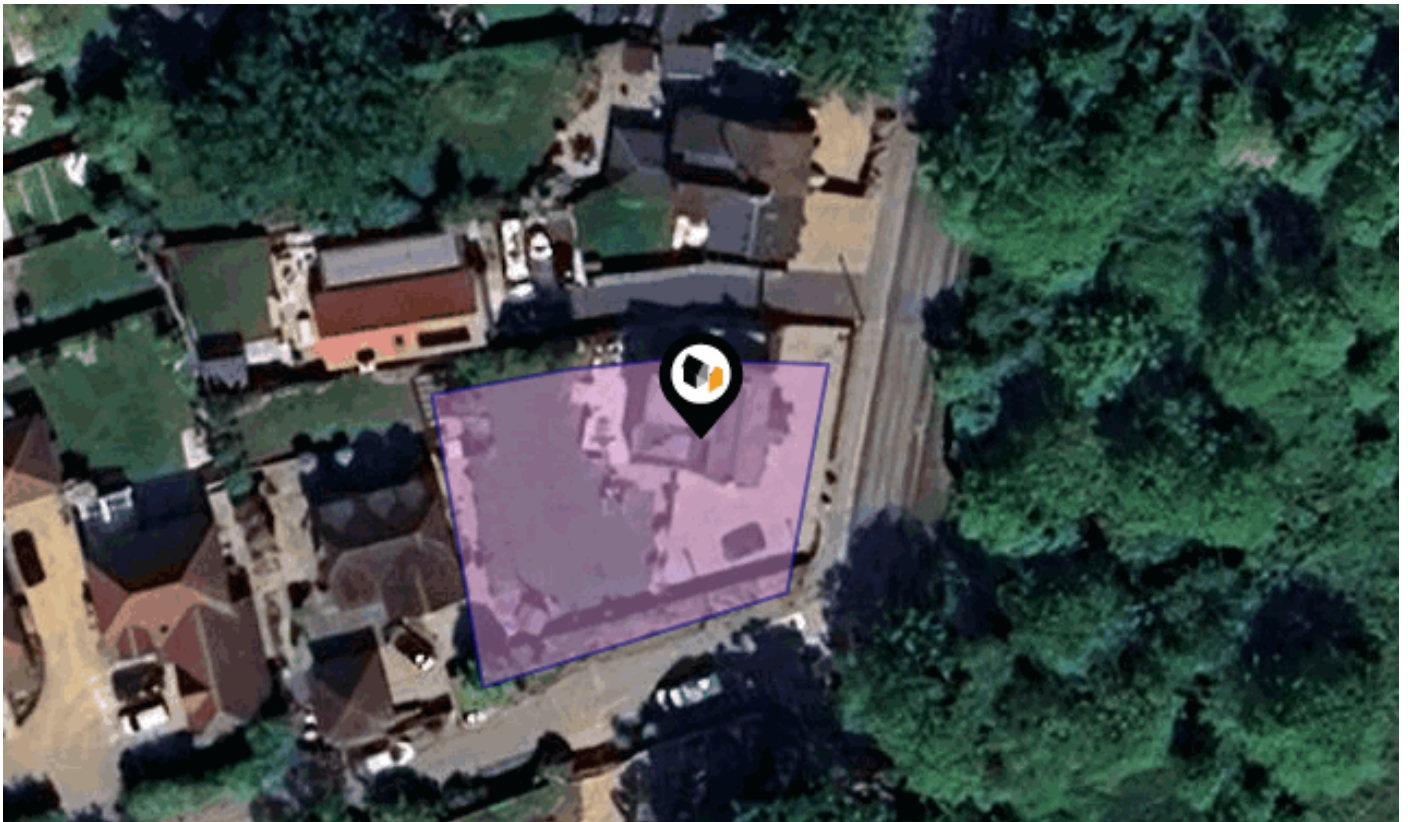


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th August 2025



NEWELL GREEN, WARFIELD, BRACKNELL, RG42

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.17 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,634		
Title Number:	BK353783		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			

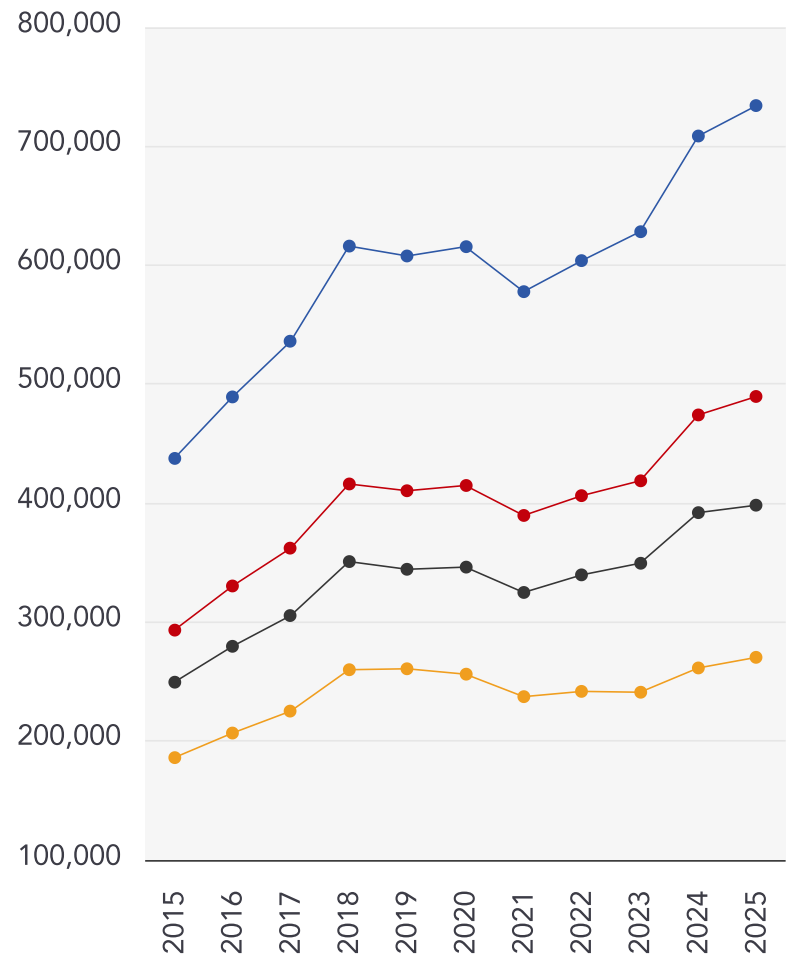
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						

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.

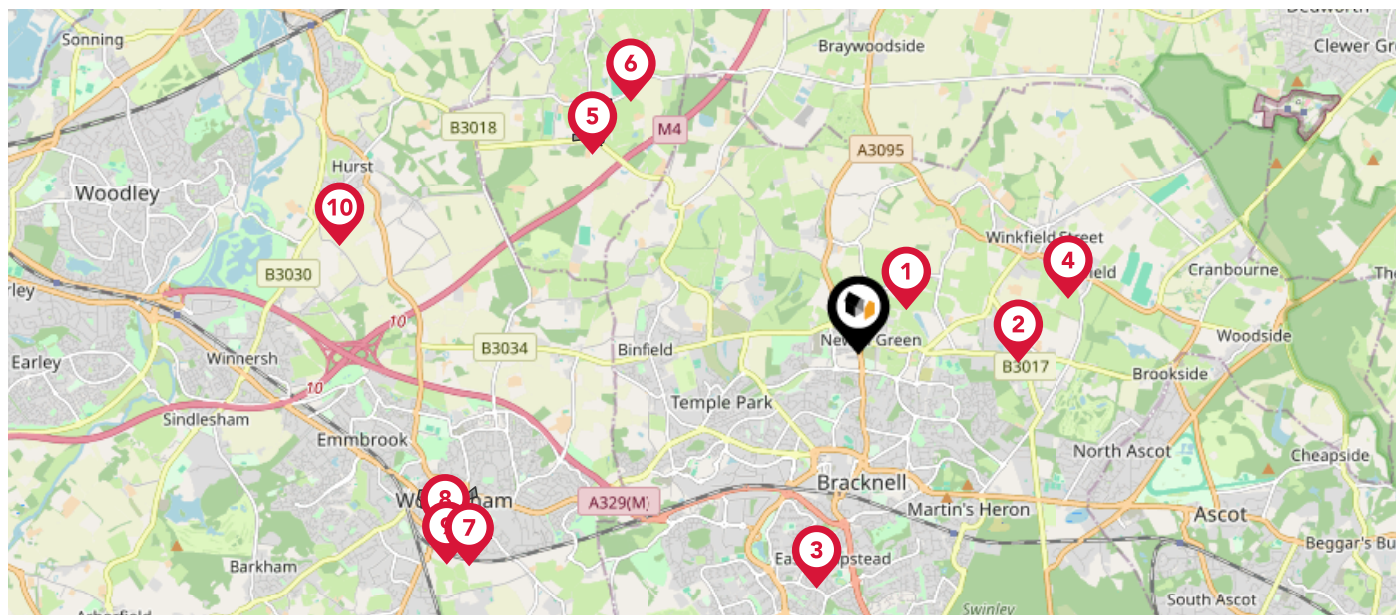
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

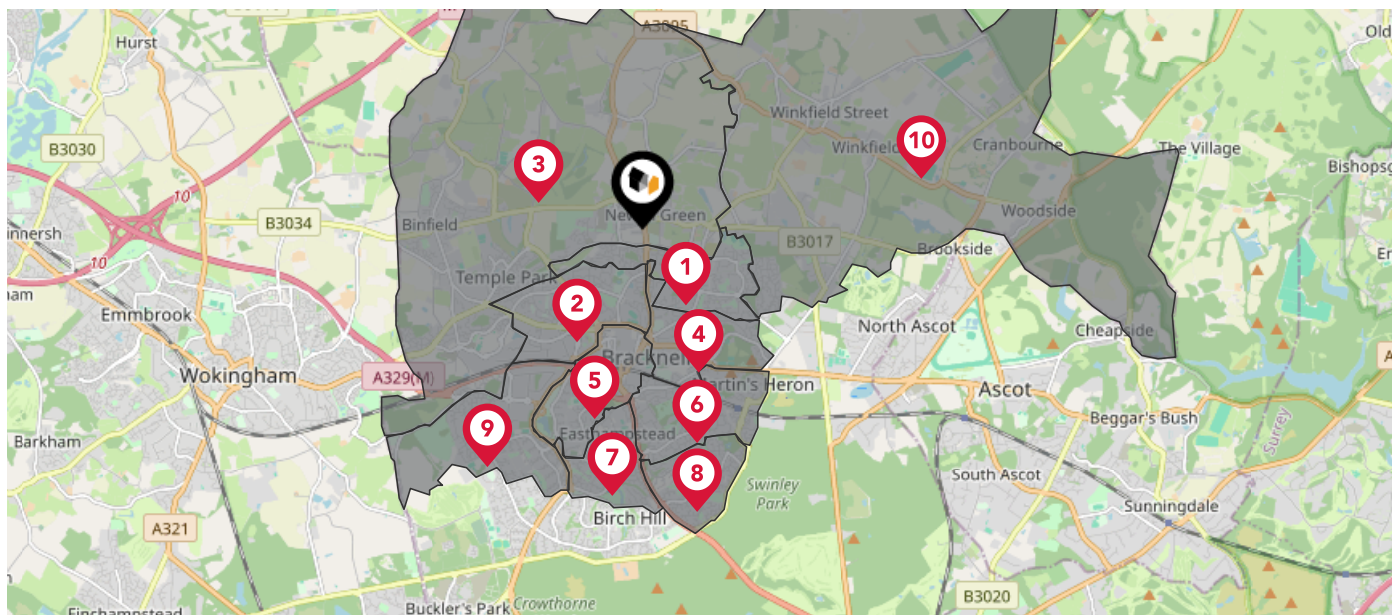
- 1 Warfield
- 2 Winkfield Row
- 3 Easthampstead
- 4 Winkfield Village
- 5 Shurlock Row
- 6 Beenham's Heath
- 7 Murdoch Road
- 8 Wokingham Town Centre
- 9 Langborough Road
- 10 Hurst

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



Warfield Harvest Ride Ward



Priestwood and Garth Ward



Binfield with Warfield Ward



Bullbrook Ward



Wildridings and Central Ward



Harmans Water Ward



Old Bracknell Ward



Crown Wood Ward



Great Hollands North Ward



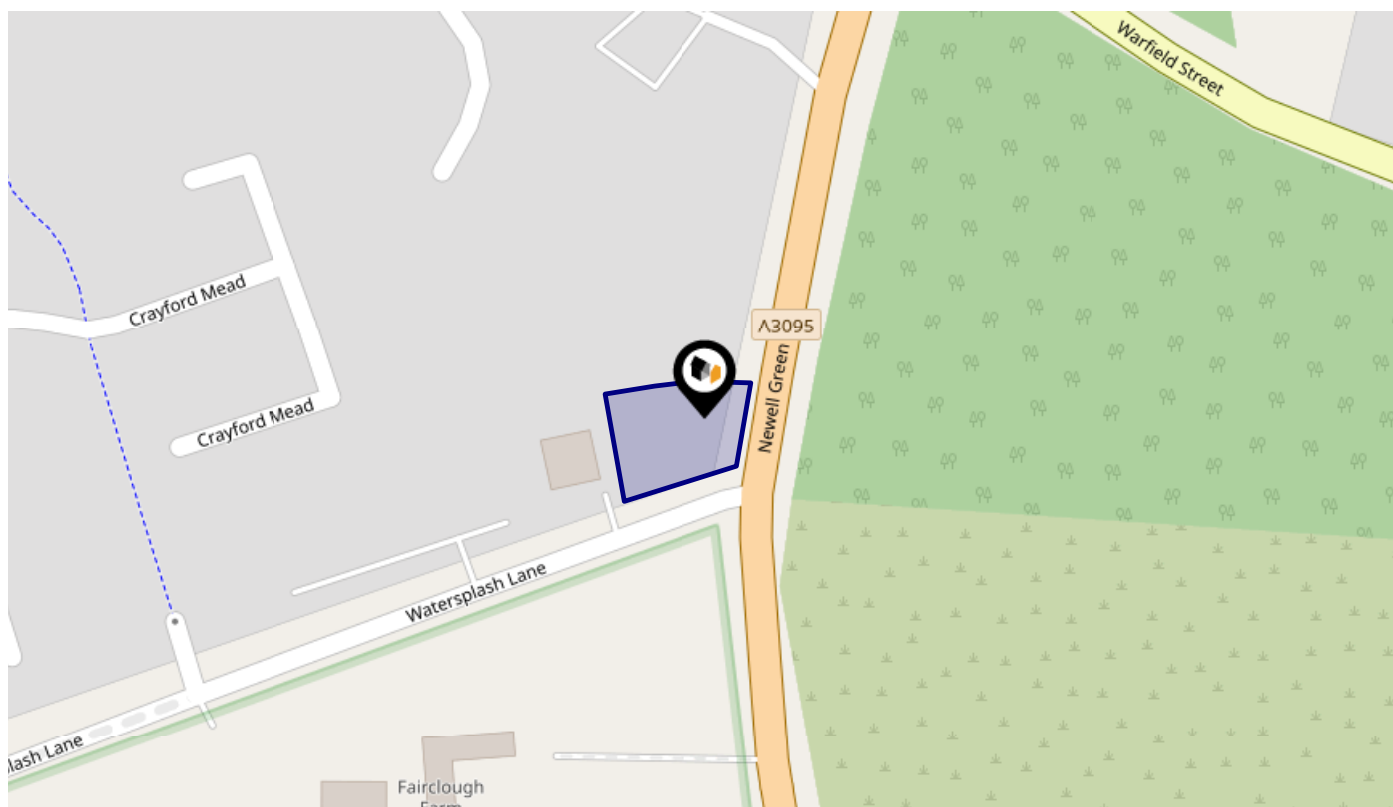
Winkfield and Cranbourne Ward

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:

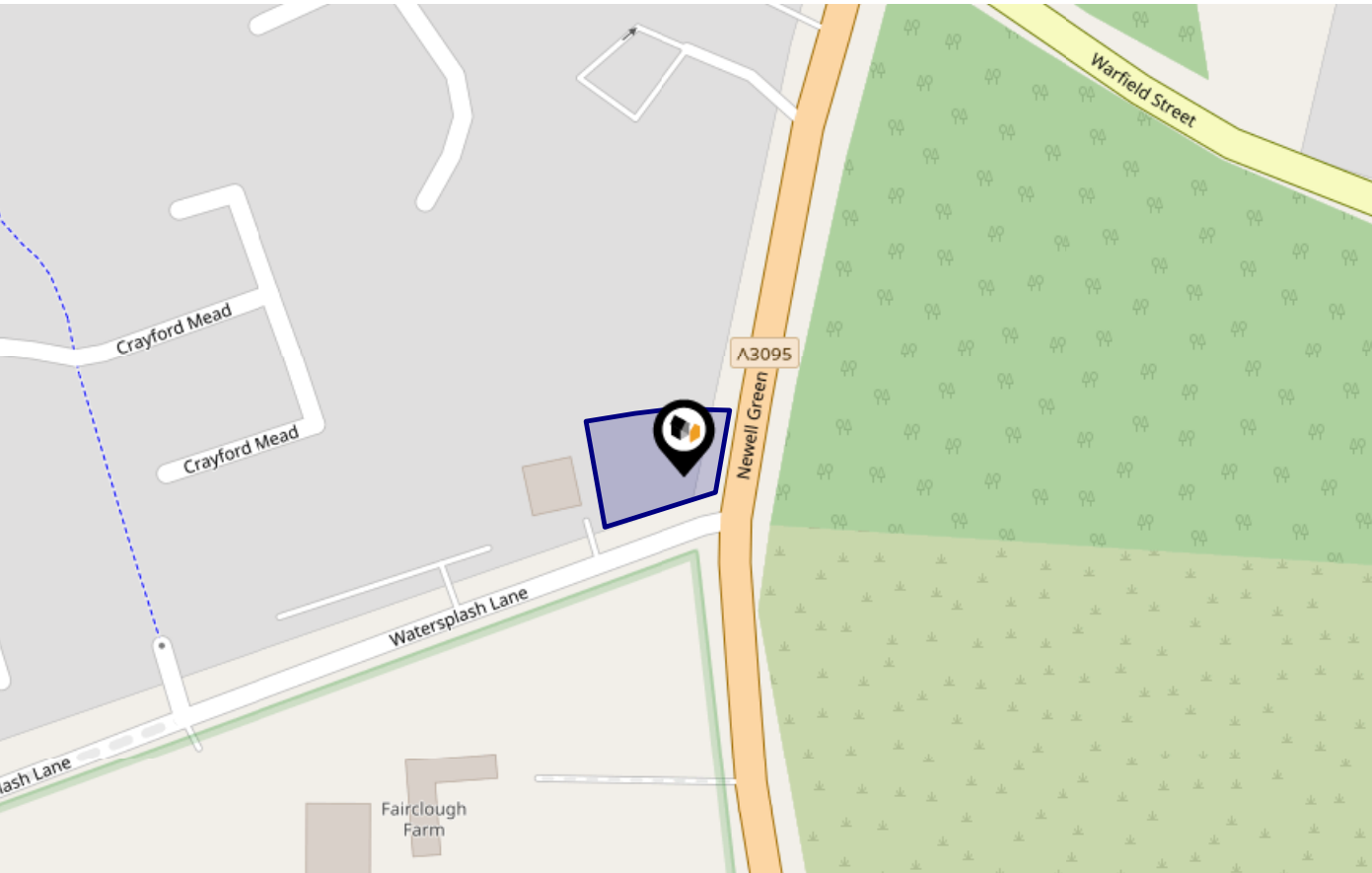
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

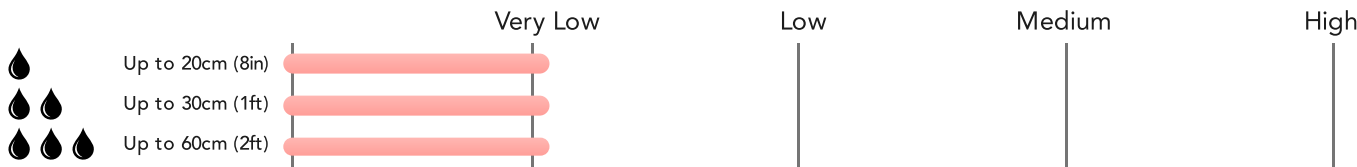


Risk Rating: Very low

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:

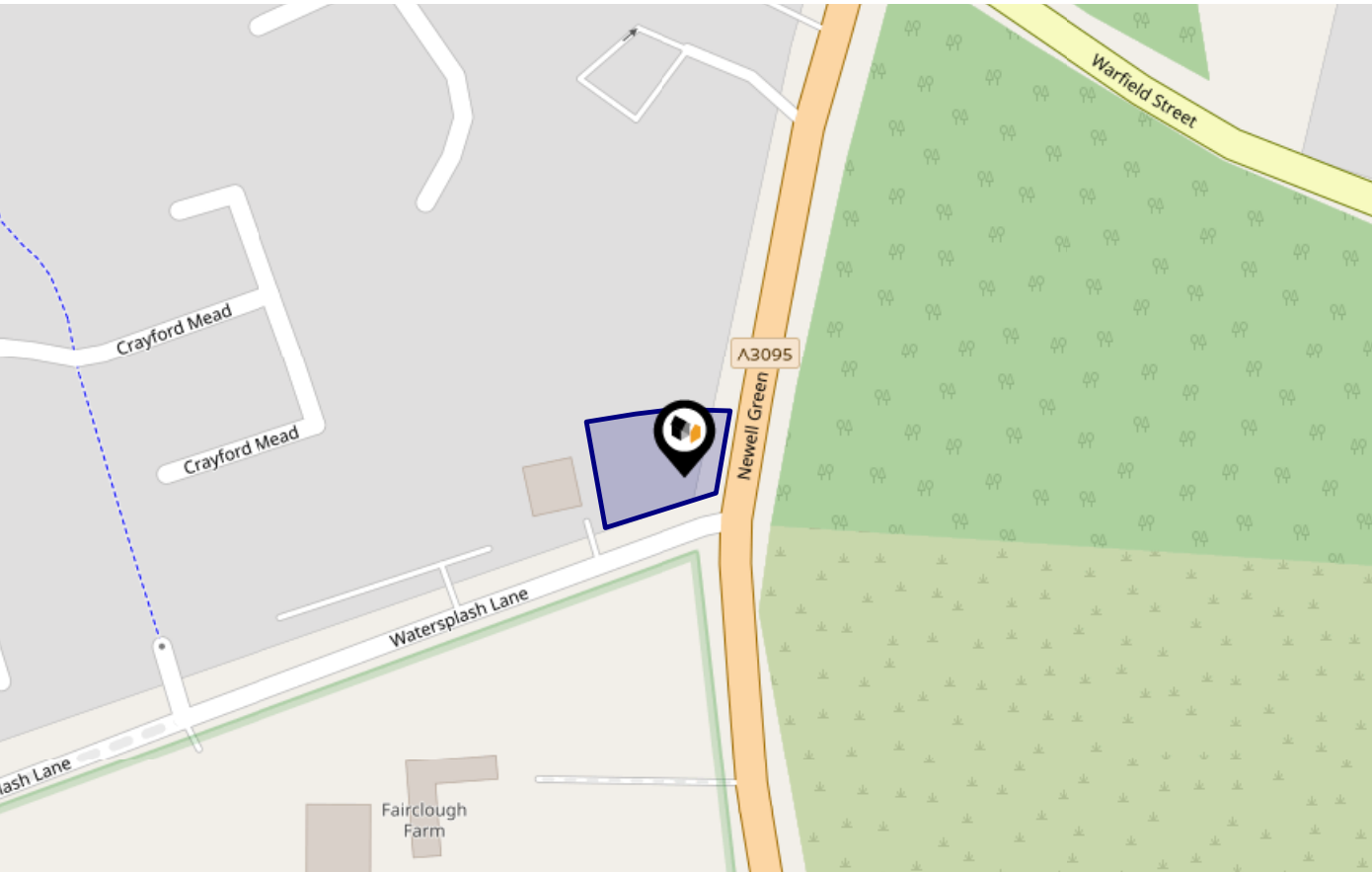


Flood Risk

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.

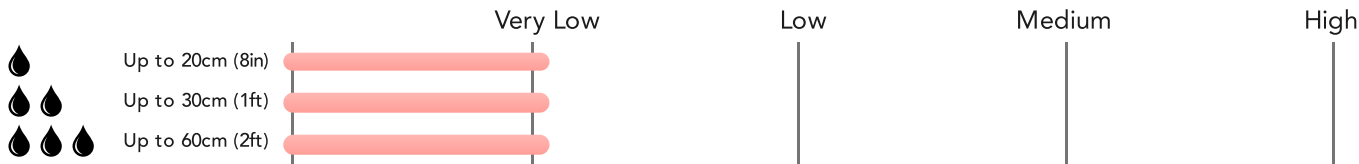


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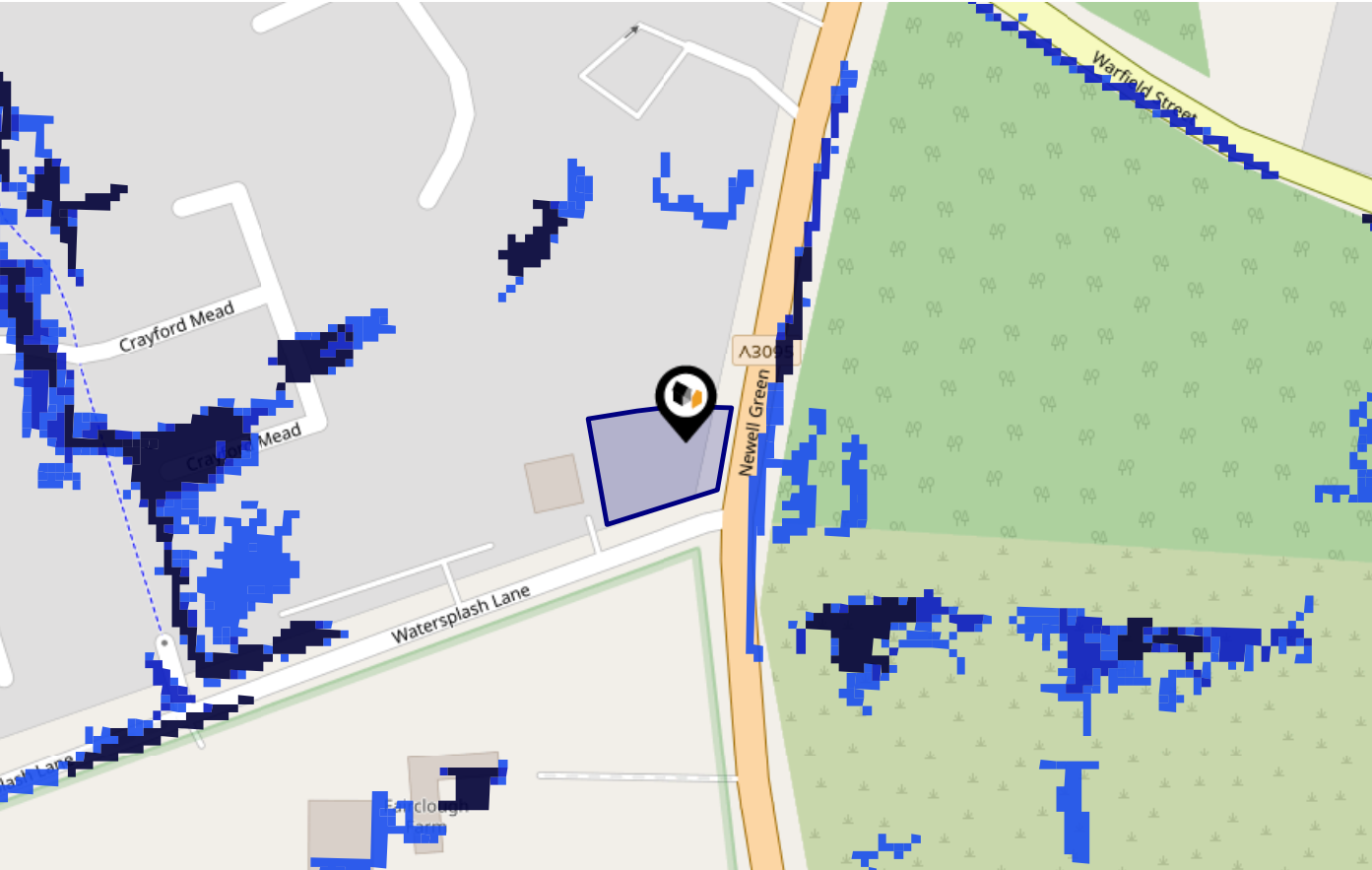


Flood Risk

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.

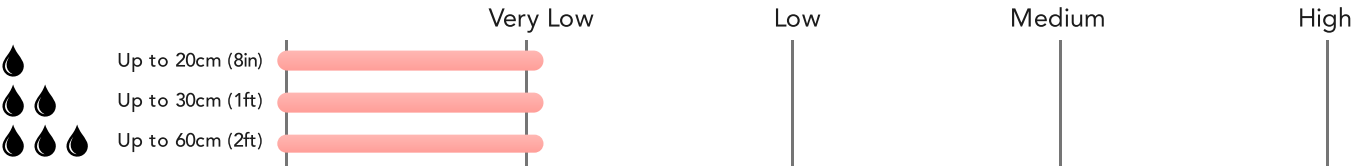


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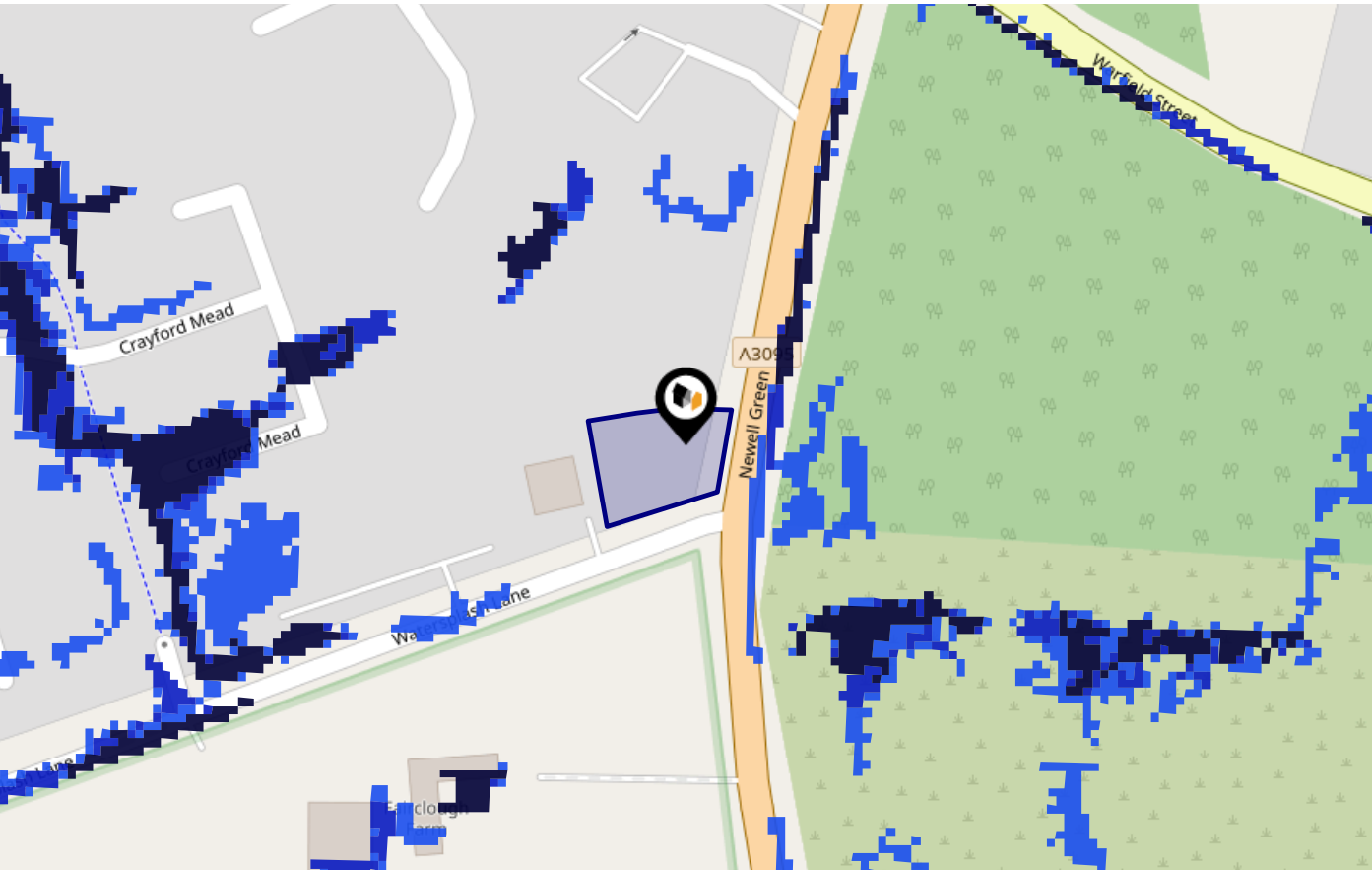


Flood Risk

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.

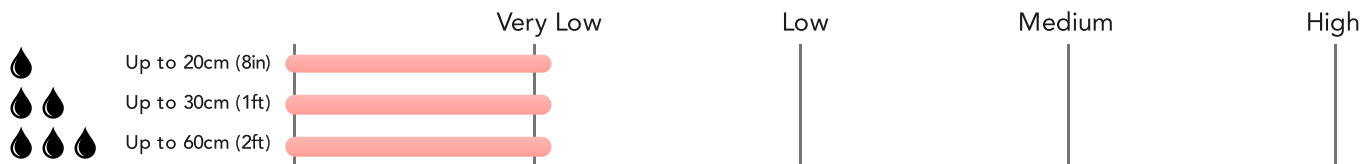


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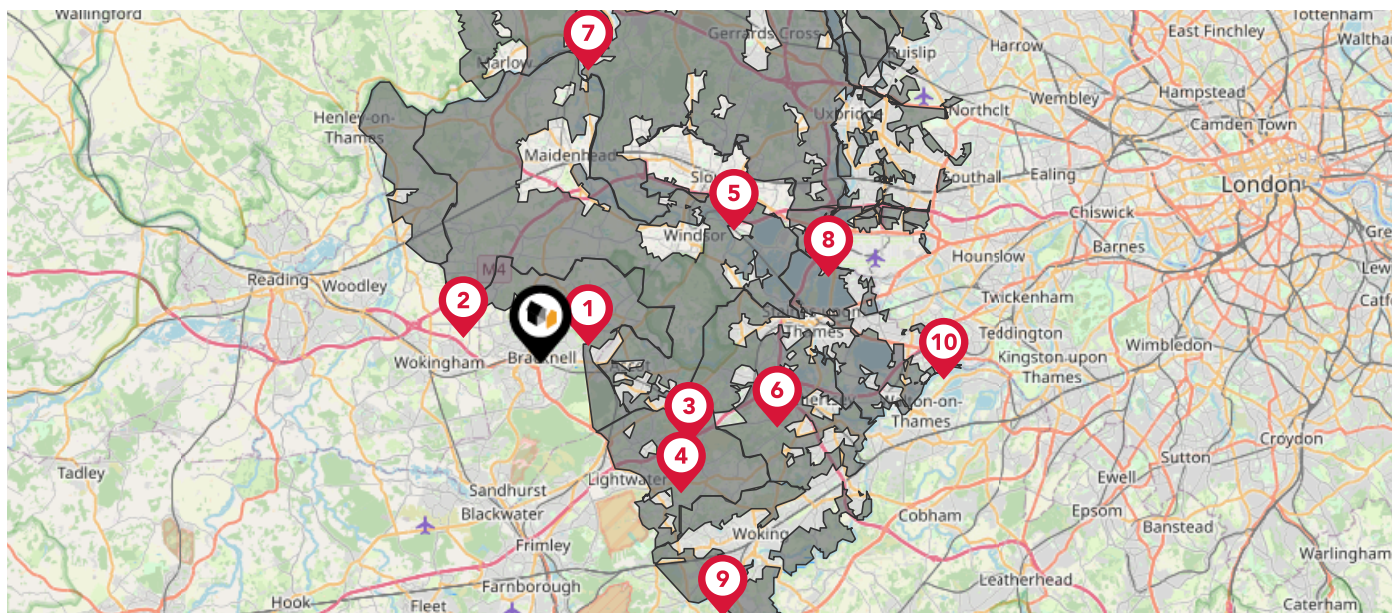


Maps

Green Belt



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



Nearby Green Belt Land

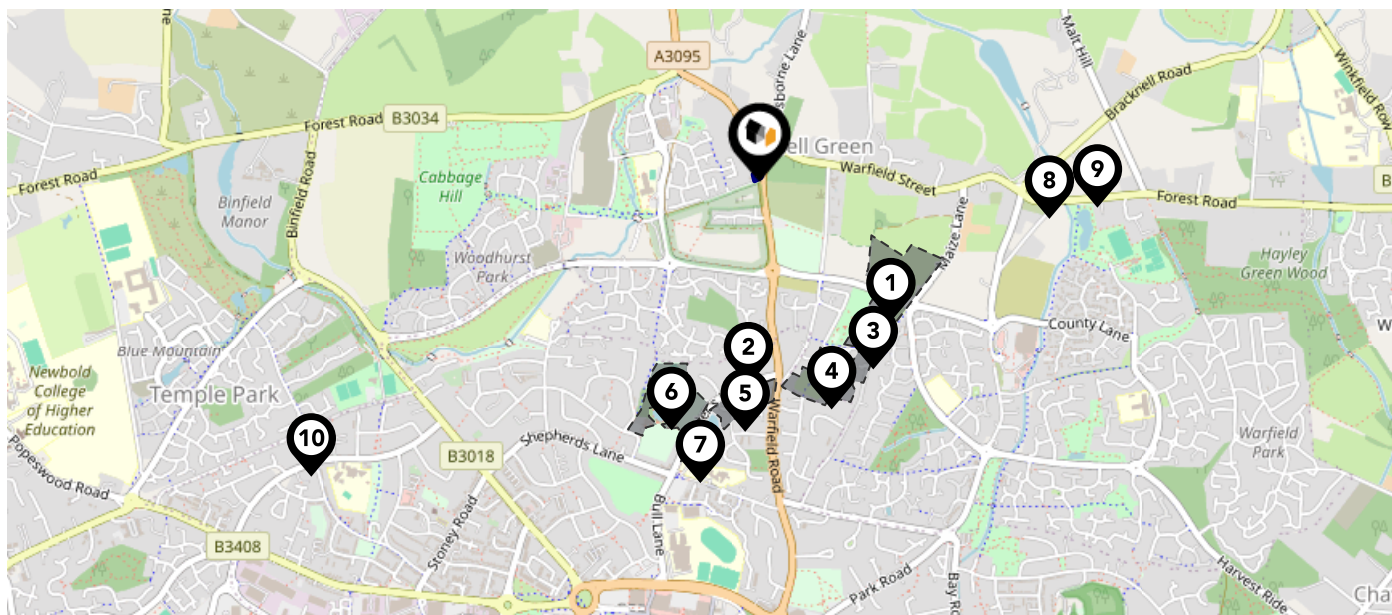
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Hillingdon
-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

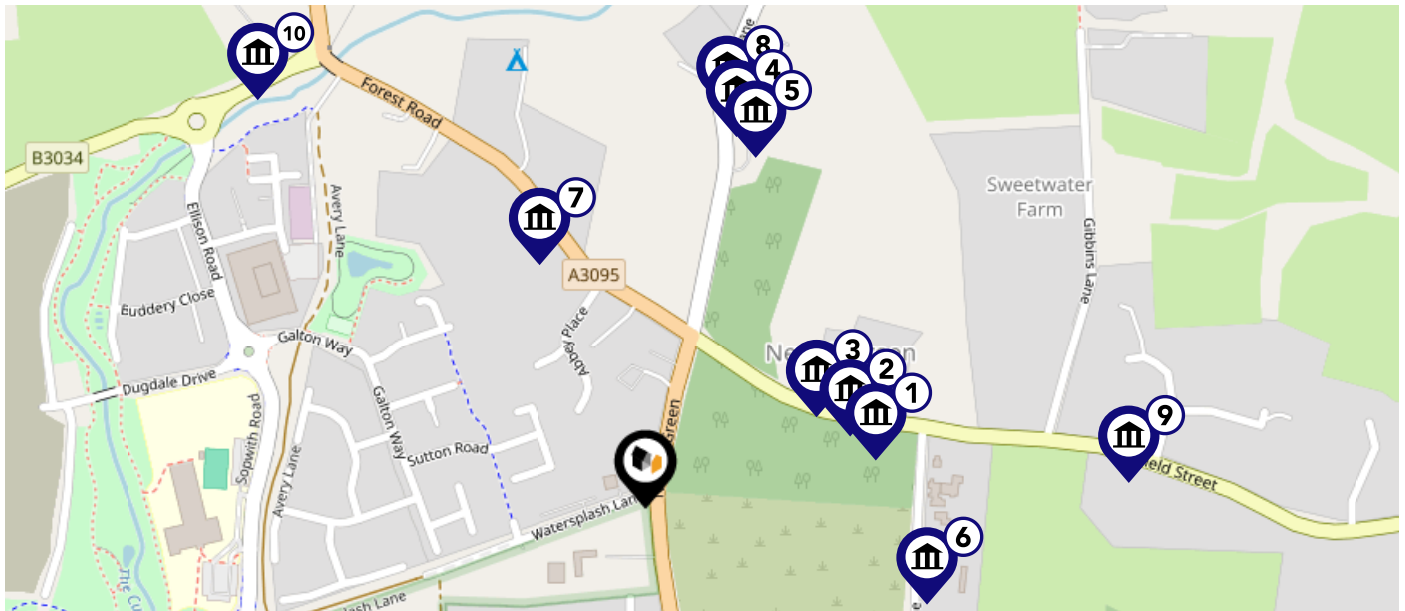
1	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
2	Sherring Close-Bracknell, Berkshire	Historic Landfill	☐
3	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	☐
4	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	☐
5	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
6	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
7	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
8	Priors Pit-Newell Green	Historic Landfill	☐
9	Forest Road-Warfield	Historic Landfill	☐
10	Fernhill Road-Bracknell, Berkshire	Historic Landfill	☐

Maps

Listed Buildings

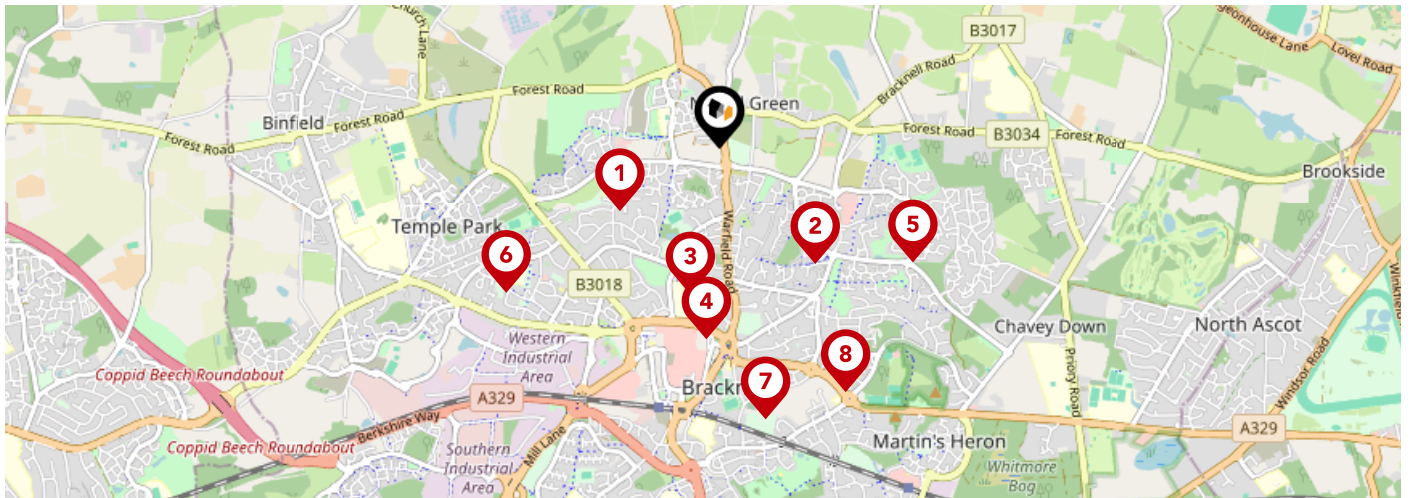


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



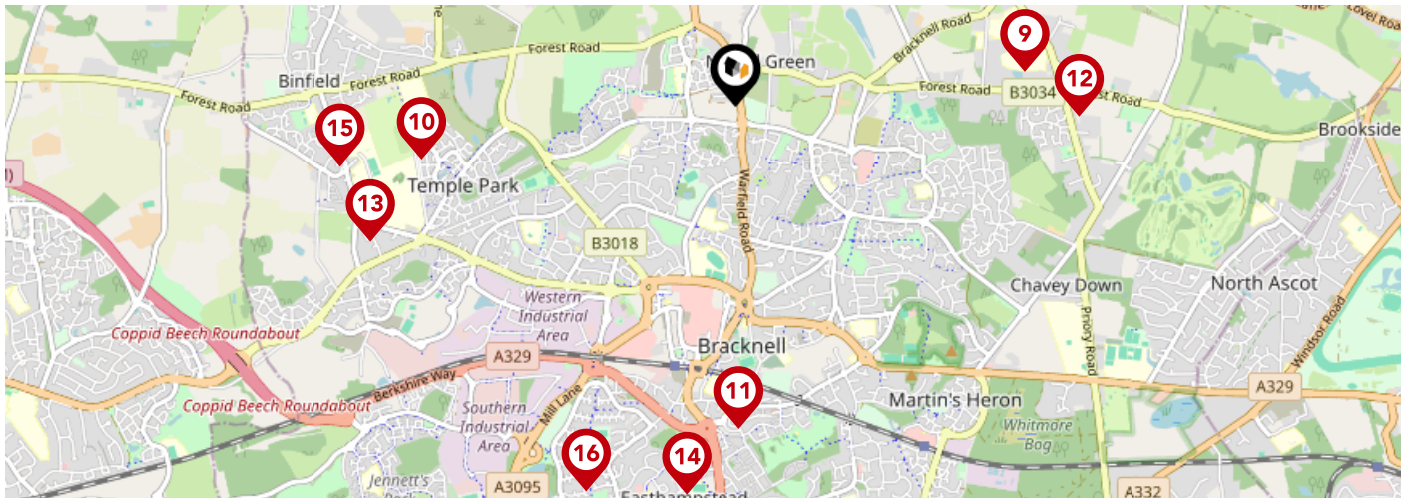
Listed Buildings in the local district	Grade	Distance
 1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.1 miles
 1390418 - Newell Hall	Grade II	0.1 miles
 1390419 - Stable Block And Stable Yard, Walls And Gate Piers At Newell Hall	Grade II	0.1 miles
 1390412 - Barn Adjoining Cottage At St Michael's Grange	Grade II	0.2 miles
 1390411 - St Michael's Grange	Grade II	0.2 miles
 1390414 - Priory Cottage	Grade II	0.2 miles
 1390417 - Milestone 250 Metres South-east Of Bott Bridge	Grade II	0.2 miles
 1390413 - Granary At St Michael's Grange	Grade II	0.2 miles
 1390415 - Horseshoe House	Grade II	0.3 miles
 1390401 - South Lodge To Warfield Hall	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.55	☐	☐	☒	☐	☐
2	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.69	☐	☒	☐	☐	☐
3	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.69	☐	☒	☐	☐	☐
4	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.88	☐	☐	☒	☐	☐
5	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.04	☐	☒	☐	☐	☐
6	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.19	☐	☒	☐	☐	☐
7	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.27	☐	☒	☐	☐	☐
8	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.27	☐	☒	☐	☐	☐

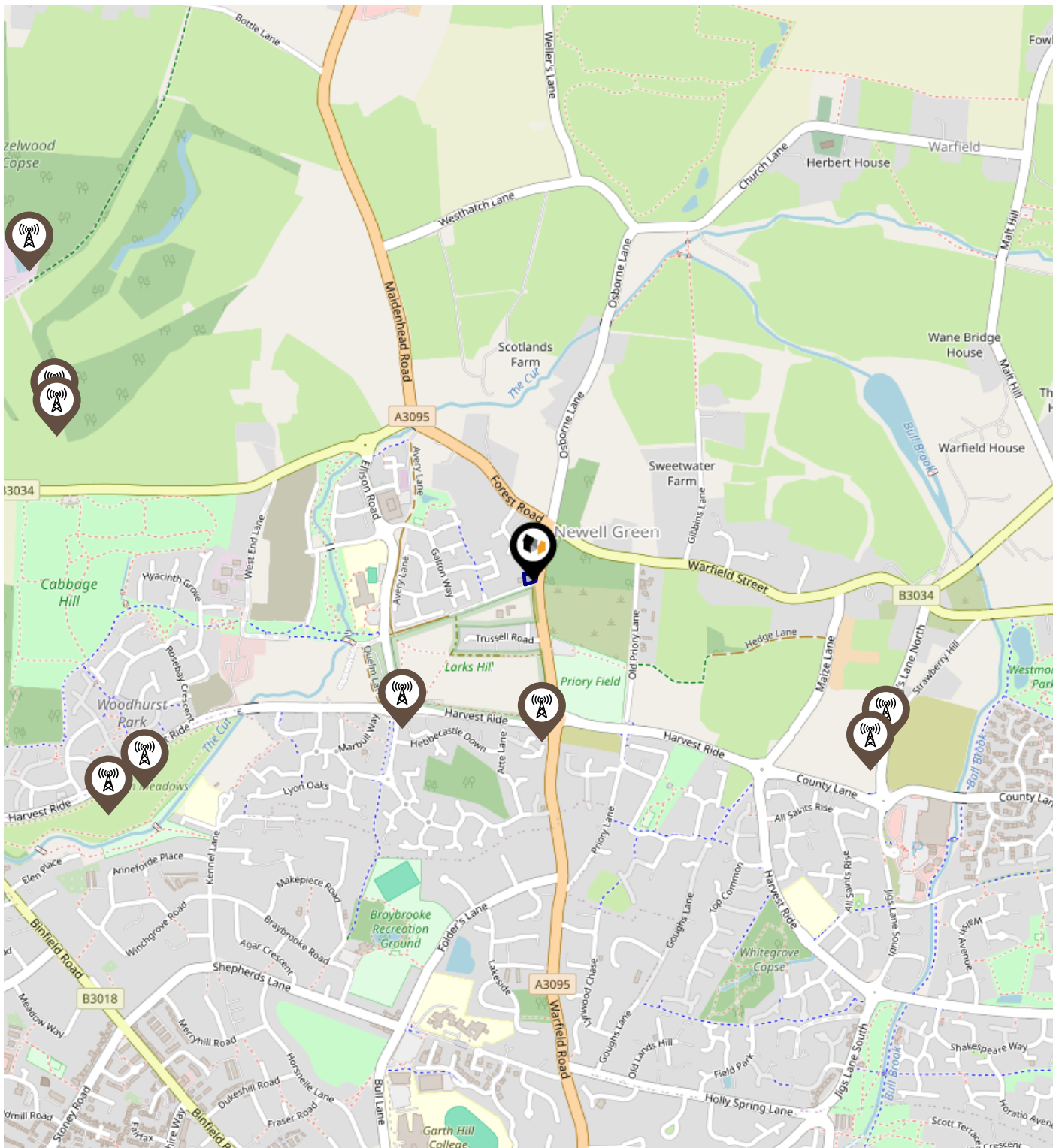
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.35	☐	☐	☒	☐	☐
	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.48	☐	☒	☒	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.49	☐	☐	☒	☐	☐
	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.59	☐	☒	☐	☐	☐
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.8	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.81	☐	☐	☒	☐	☐
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.85	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.91	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

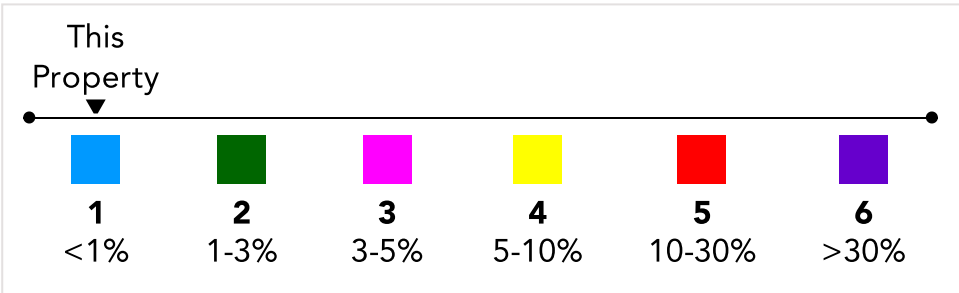
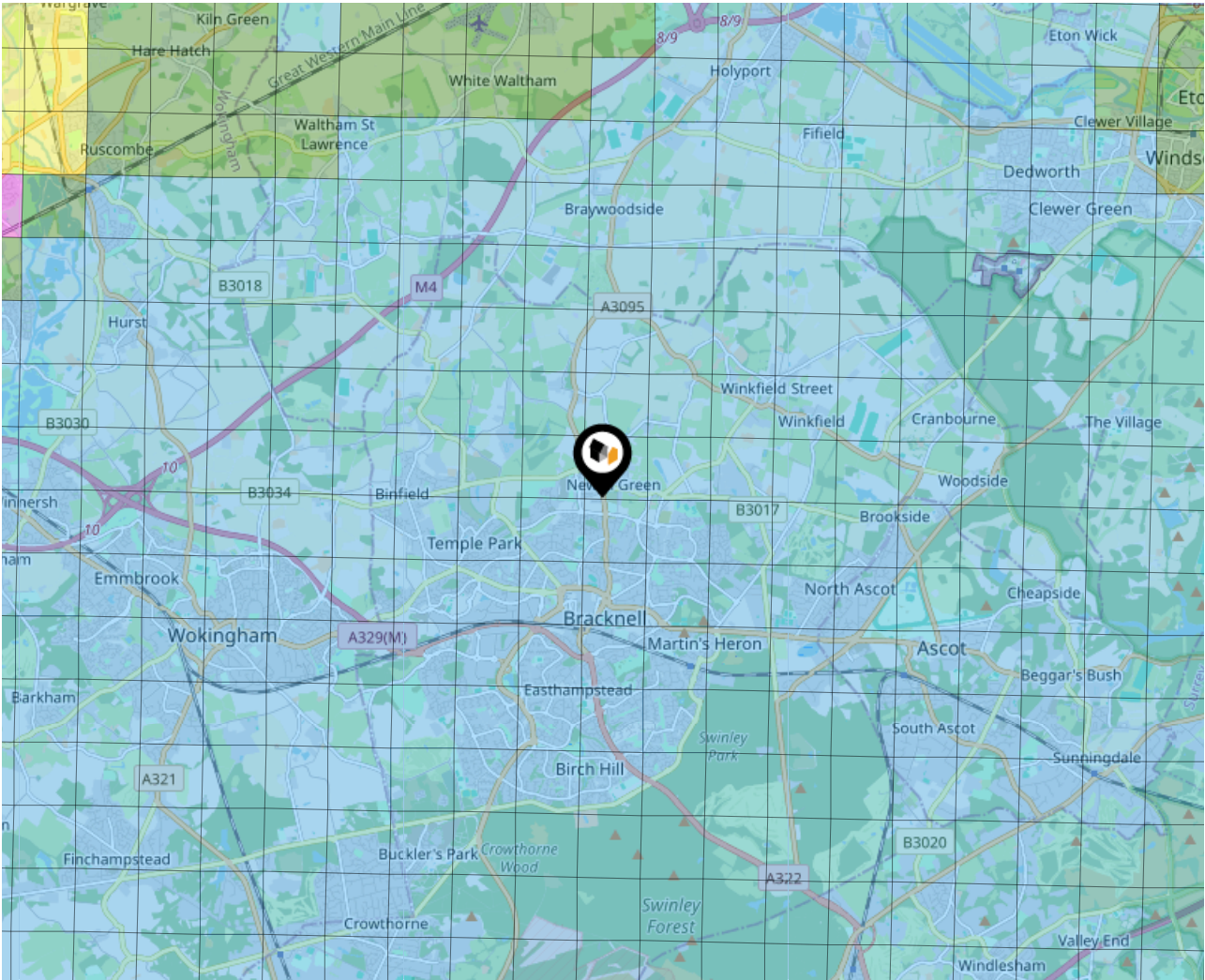
Environment

Radon Gas



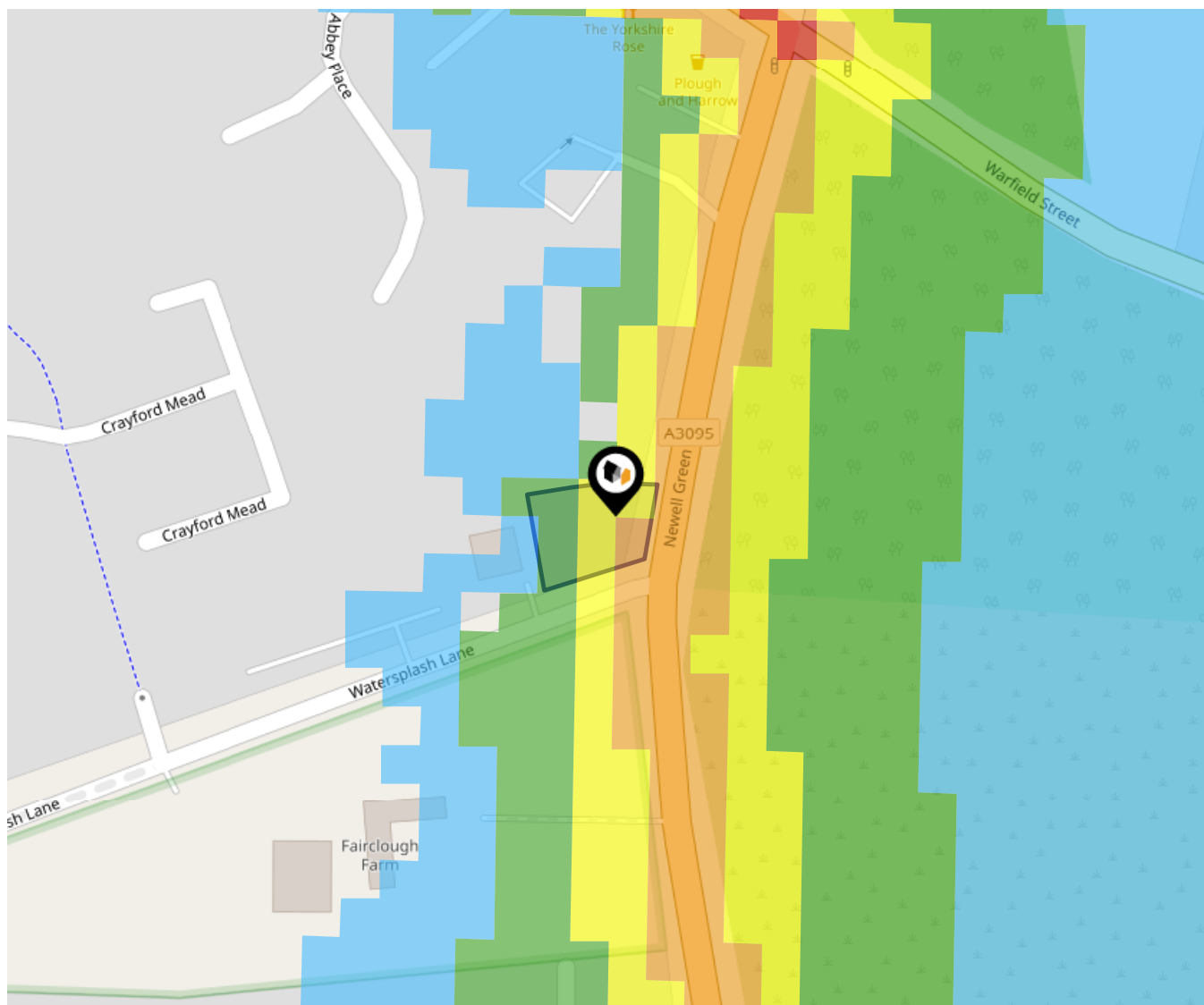
What is Radon?

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



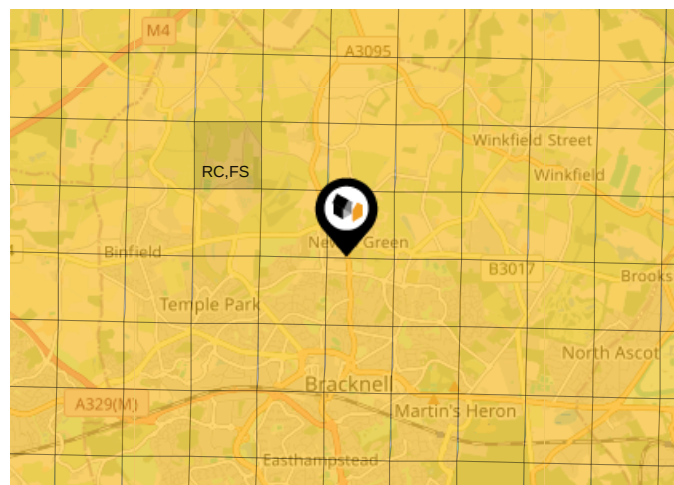
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

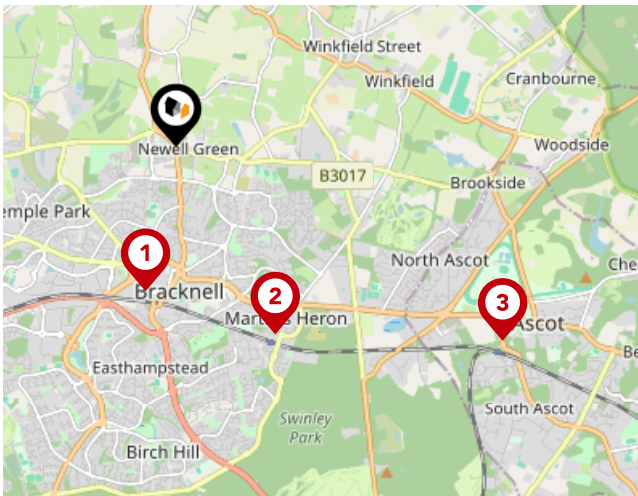


Primary Classifications (Most Common Clay Types)

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

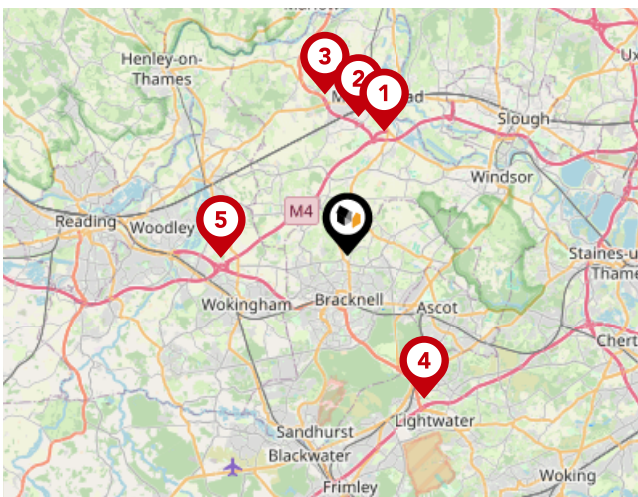
Area

Transport (National)



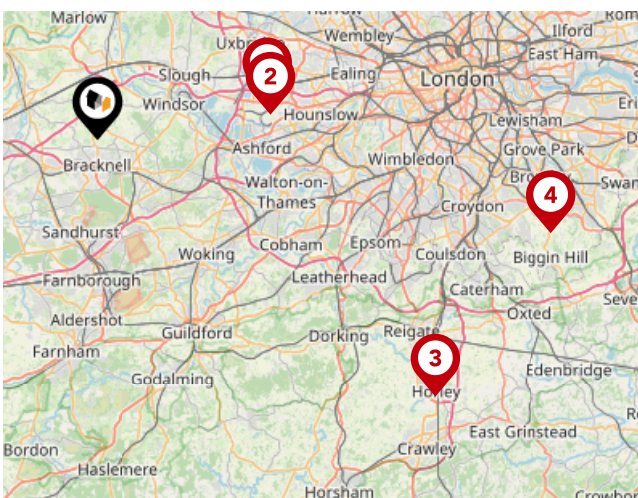
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.37 miles
2	Martins Heron Rail Station	1.96 miles
3	Ascot Rail Station	3.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	4.82 miles
2	A404(M) J9A	5.2 miles
3	A404(M) J9	6.03 miles
4	M3 J3	5.99 miles
5	M4 J10	4.69 miles

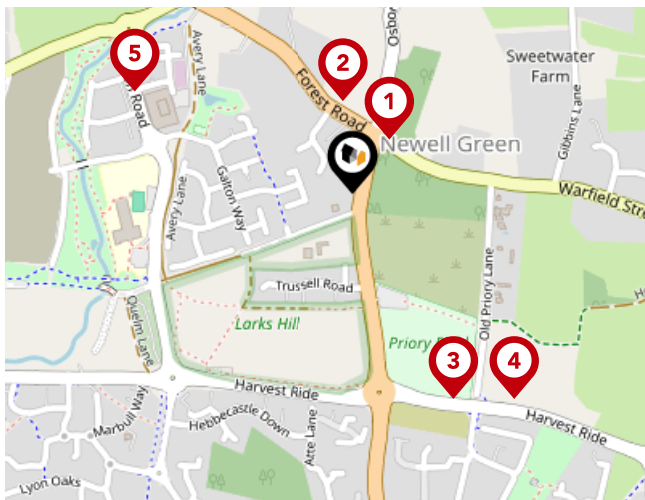


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.95 miles
2	Heathrow Airport Terminal 4	12.98 miles
3	Gatwick Airport	31.59 miles
4	Leaves Green	34.33 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Plough & Harrow	0.08 miles
2	Plough & Harrow	0.11 miles
3	Priory Lane	0.26 miles
4	Priory Lane	0.3 miles
5	Buddery Close	0.28 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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