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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th September 2025



MILL LANE, LOWER EARLEY, READING, RG6

Avocado Property

07917 157387

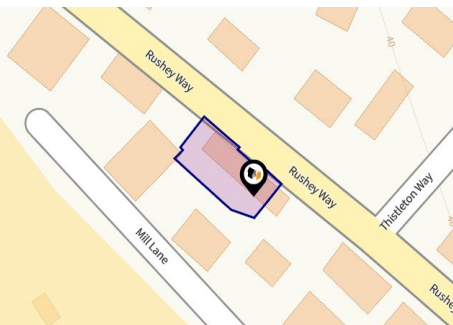
neil@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,904		
Title Number:	BK203615		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5	72	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

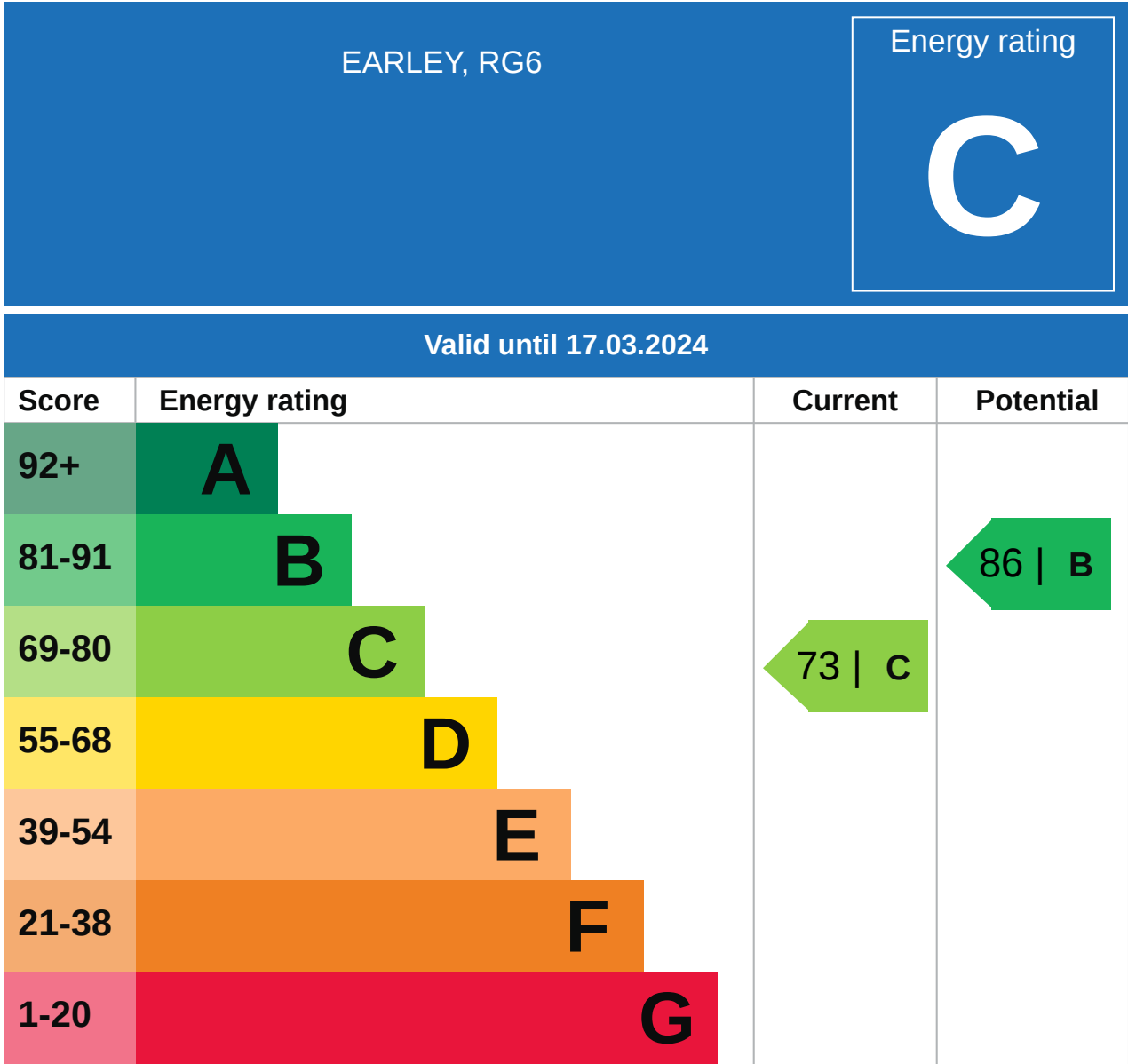


Planning records for: *Mill Lane, Lower Earley, Reading, RG6*

Reference - 142039	
Decision:	Approve
Date:	29th October 2014
Description:	Application for a certificate of lawfulness for the proposed erection of a single storey side extension to dwelling, following removal of existing conservatory.

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 53% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	96 m ²

Market Sold in Street



99, Mill Lane, Reading, RG6 3UH

Last Sold Date:	05/09/2019
Last Sold Price:	£560,000

97, Mill Lane, Reading, RG6 3UH

Last Sold Date:	29/05/2019	12/05/1999
Last Sold Price:	£525,550	£160,000

101, Mill Lane, Reading, RG6 3UH

Last Sold Date:	10/09/2009	07/03/2001
Last Sold Price:	£260,000	£215,000

95, Mill Lane, Reading, RG6 3UH

Last Sold Date:	23/05/2003
Last Sold Price:	£302,500

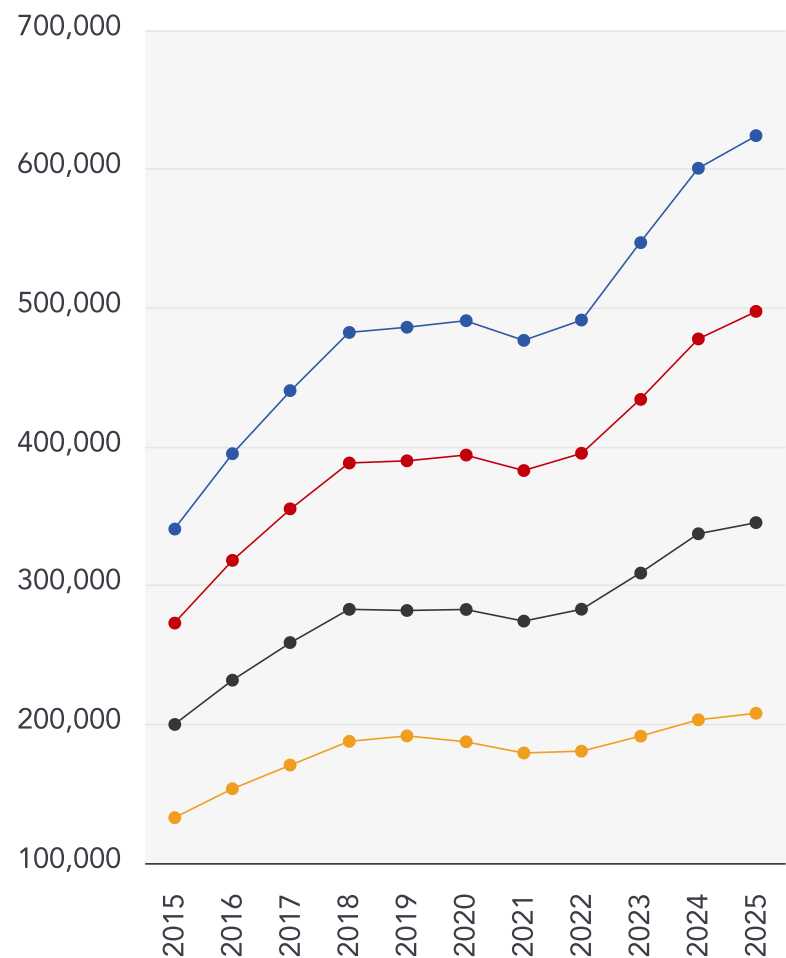
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG6



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.

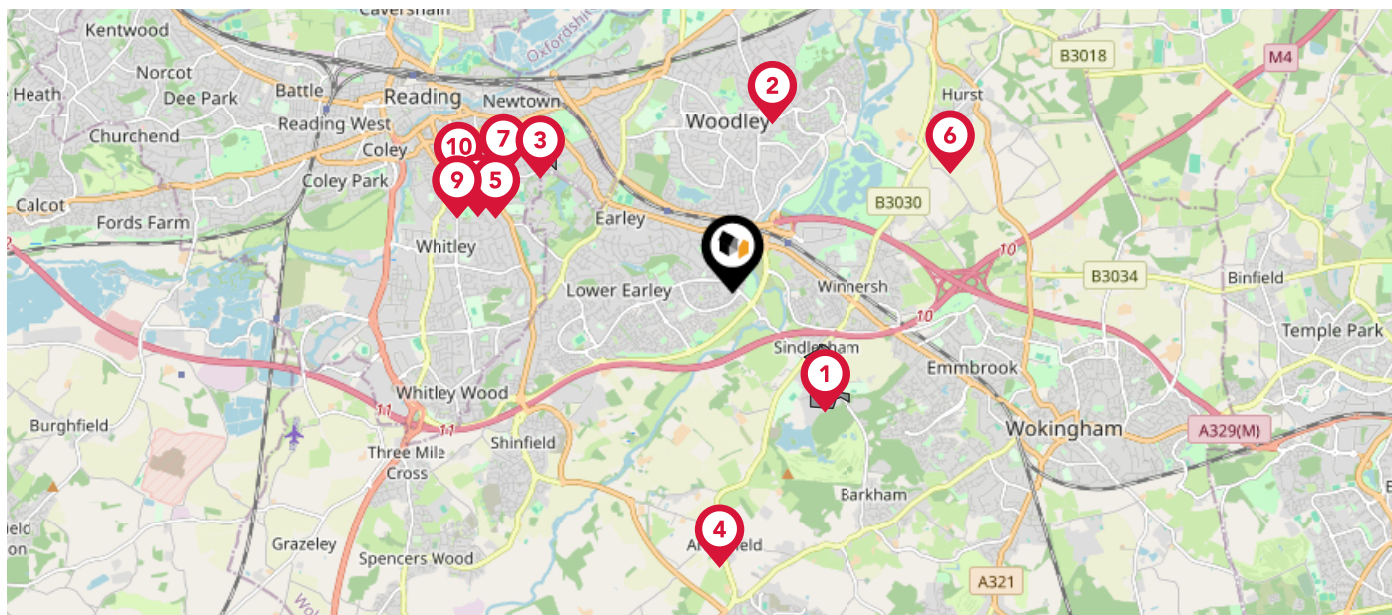
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Sindleshams



Woodley Green



South Park



Arborfield Cross



Redlands



Hurst



Alexandra Road



The Mount



Christchurch



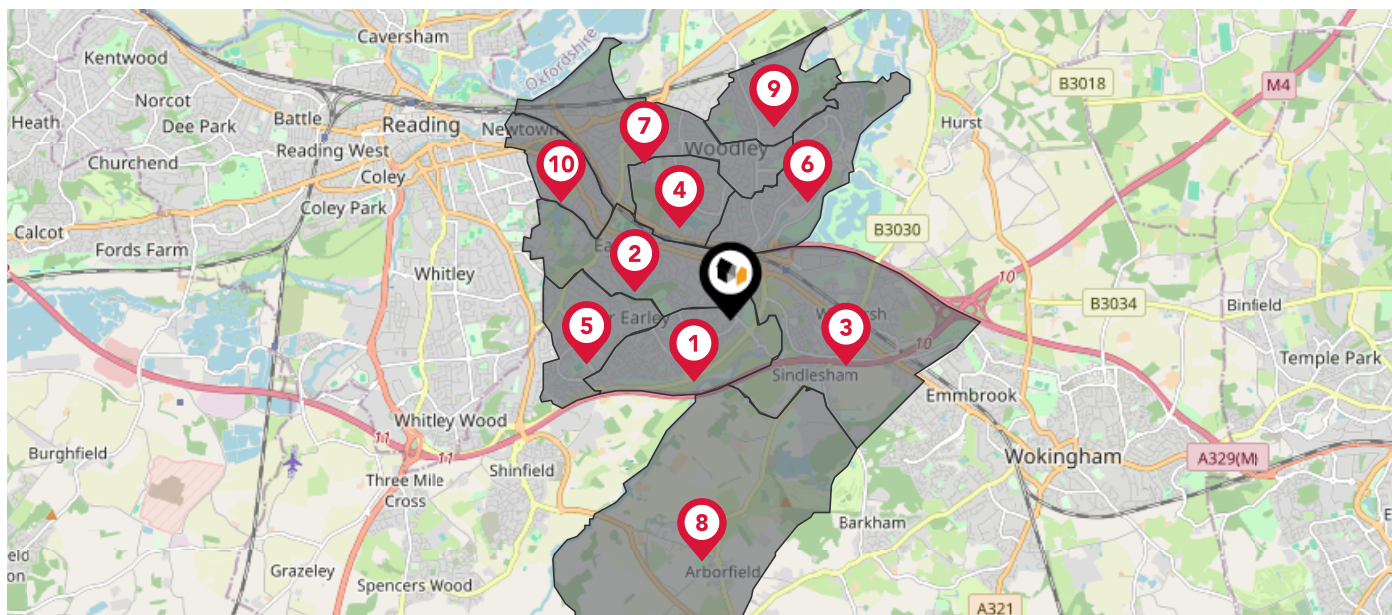
Kendrick Road

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



Hawkedon Ward



Maiden Erlegh Ward



Winnersh Ward



South Lake Ward



Hillside Ward



Loddon Ward



Bulmershe and Whitegates Ward



Arborfield Ward



Coronation Ward



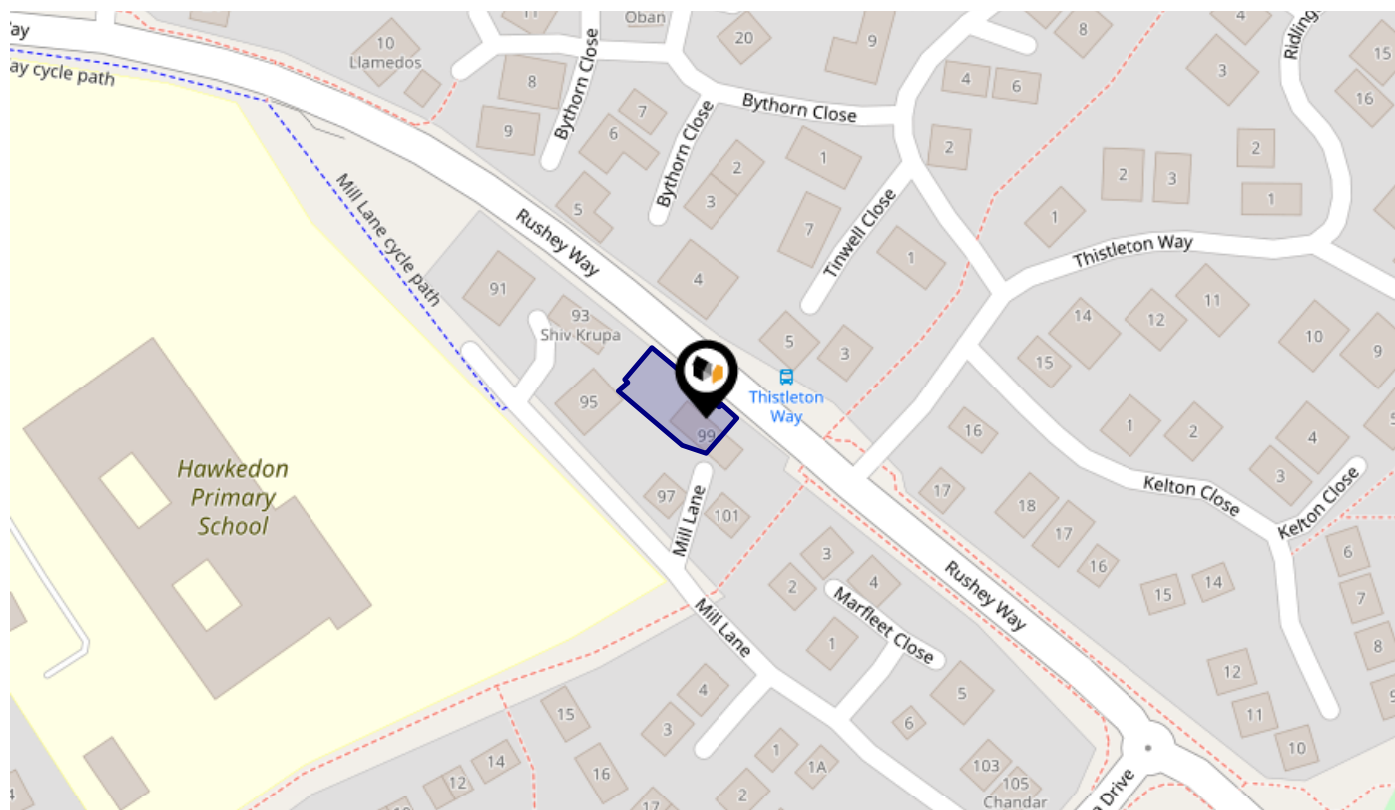
Park Ward

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:

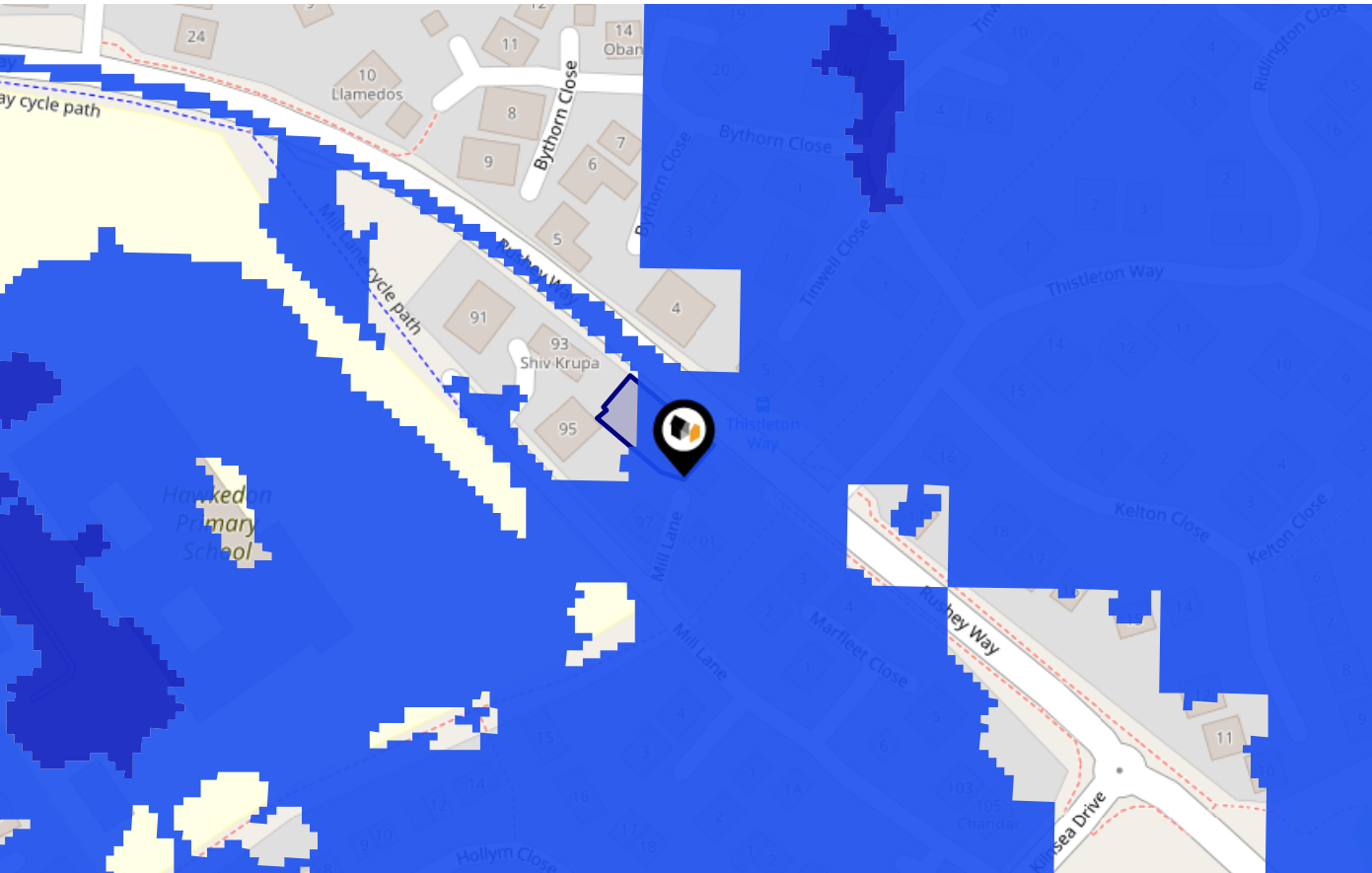
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

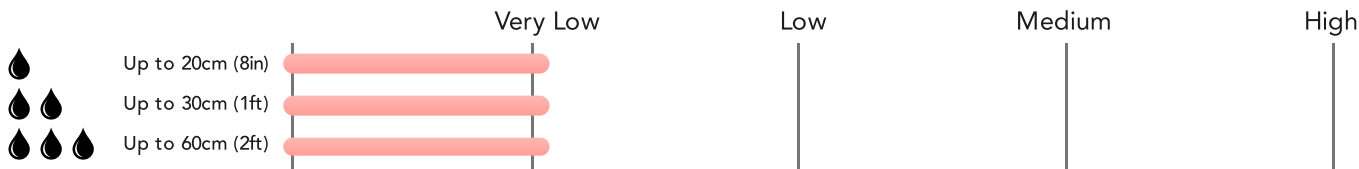


Risk Rating: Low

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:

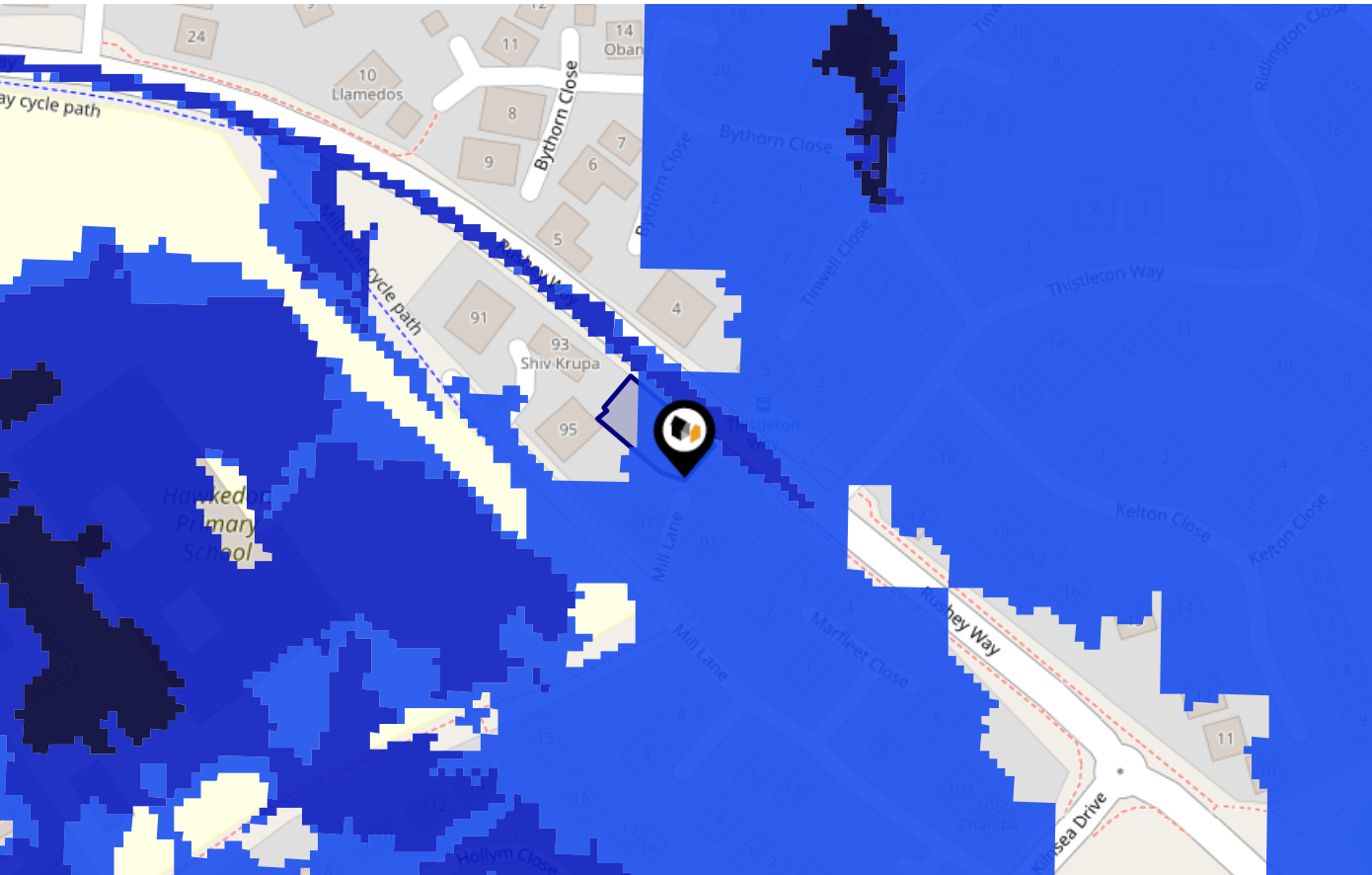


Flood Risk

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.

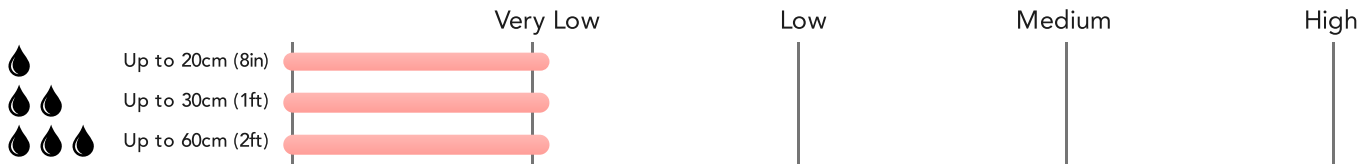


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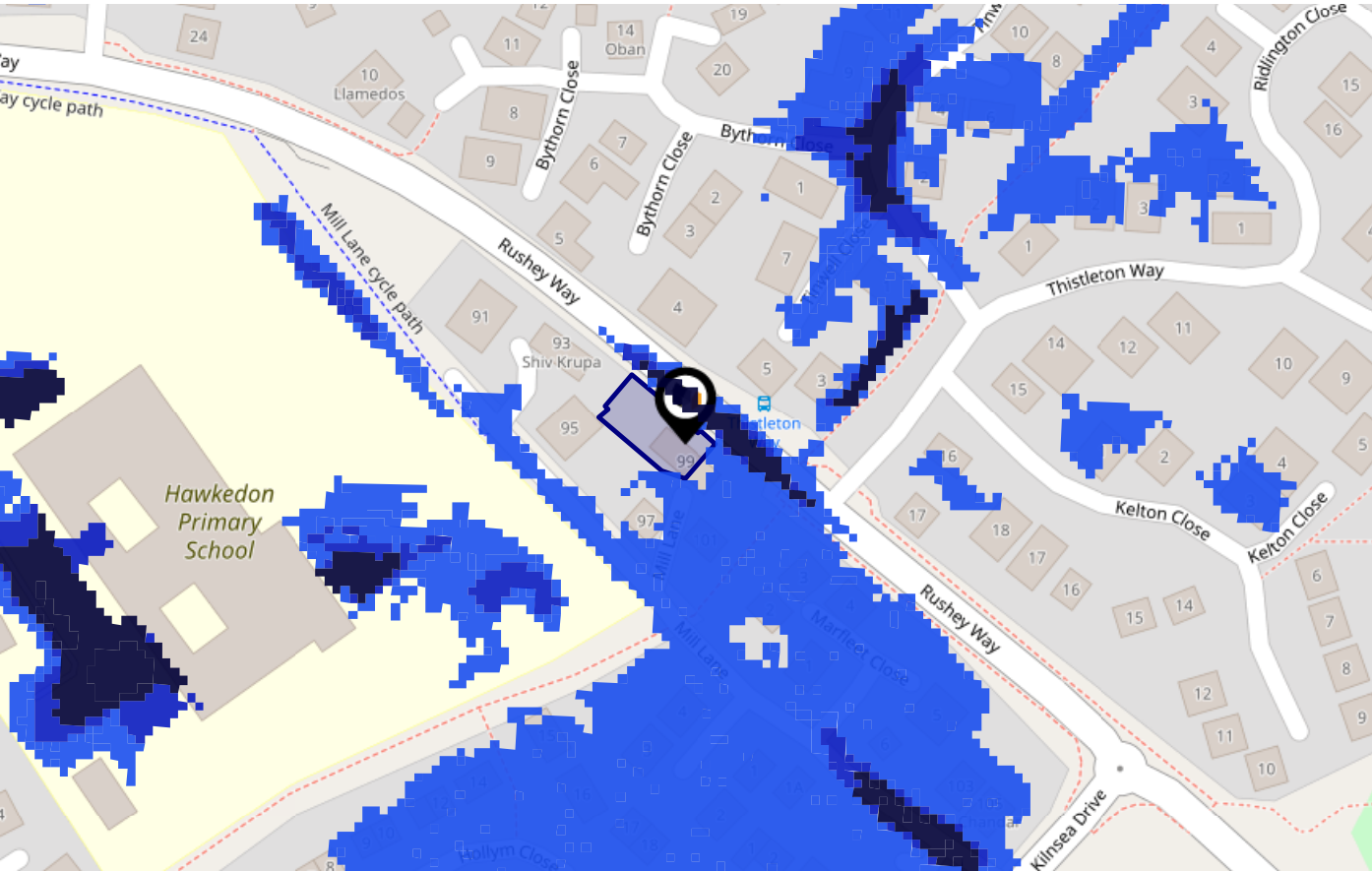


Flood Risk

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.

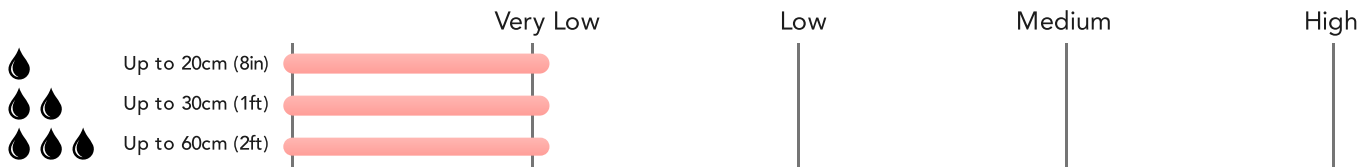


Risk Rating: Very low

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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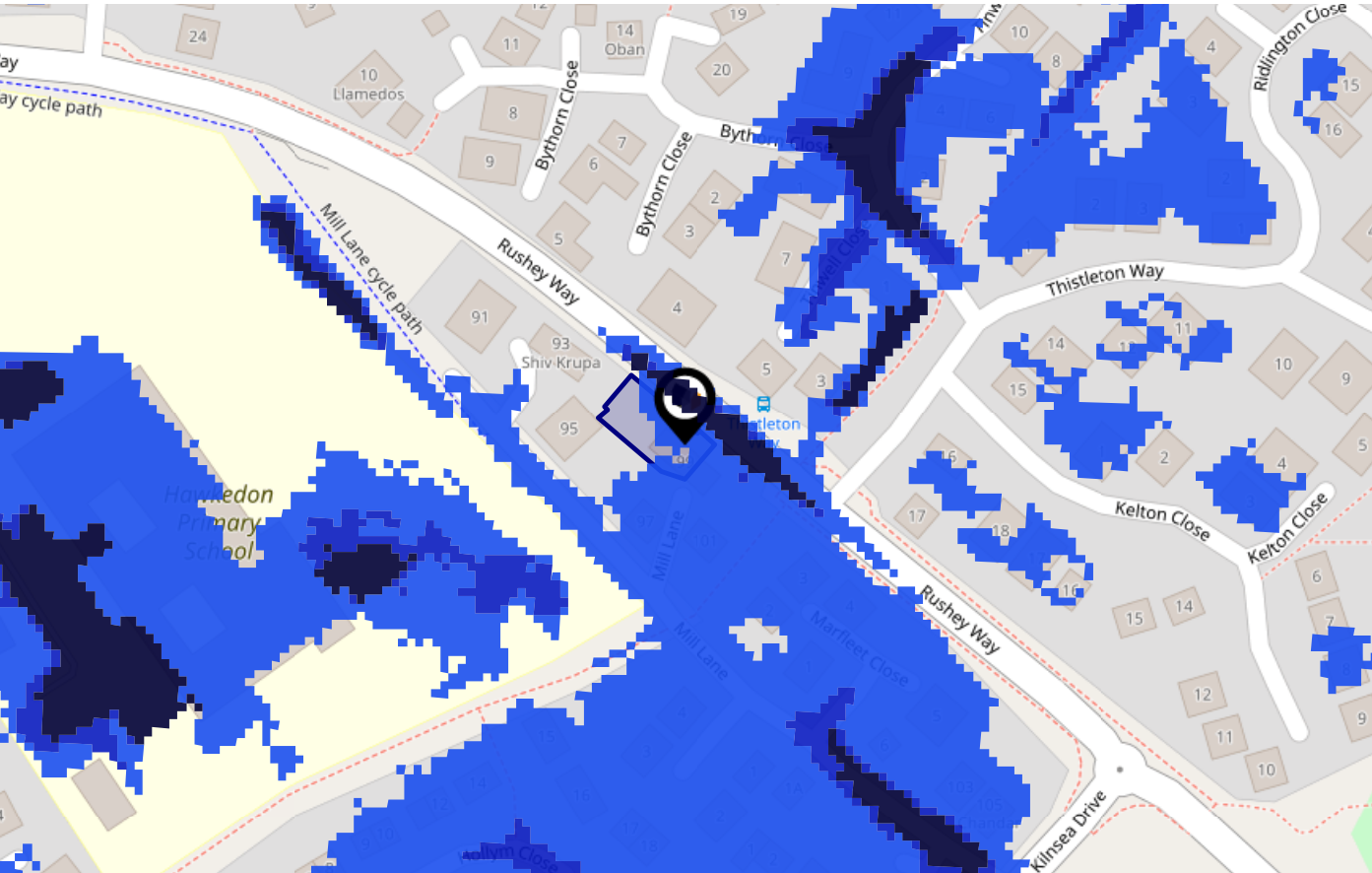


Flood Risk

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.

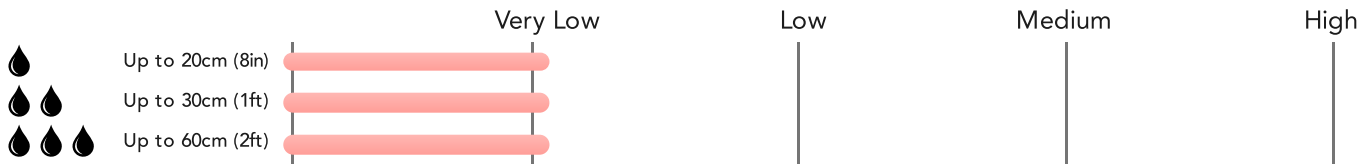


Risk Rating: Low

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:

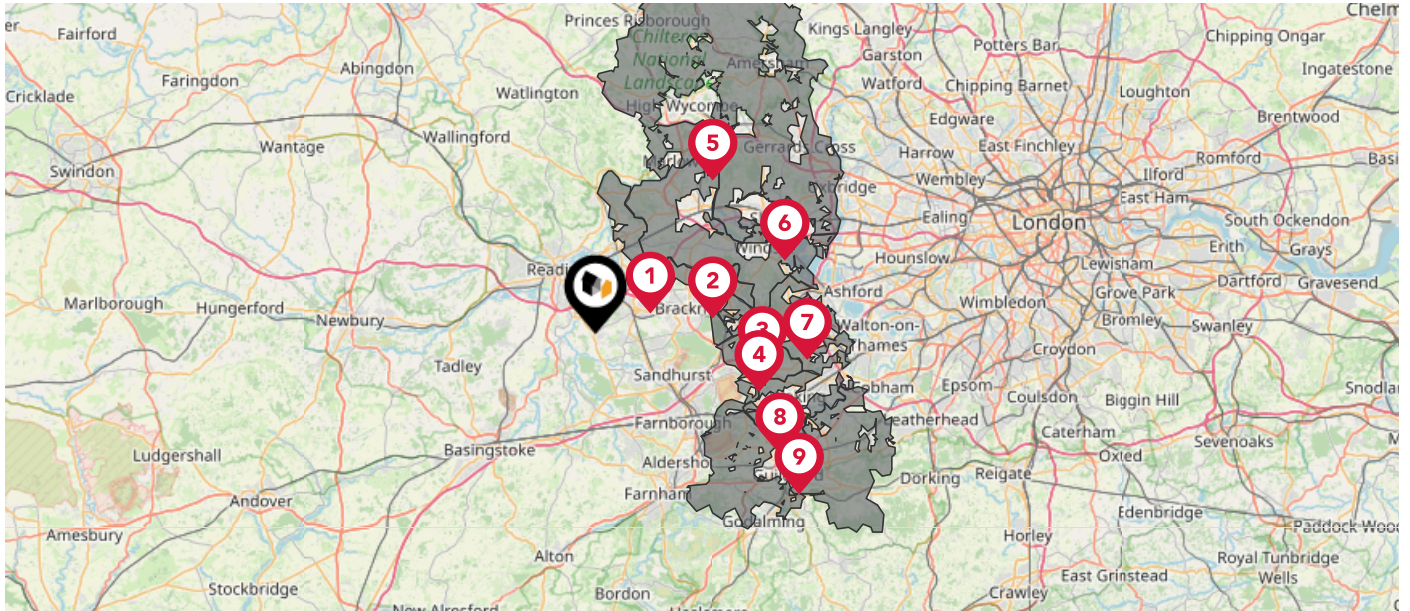


Maps

Green Belt



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



Nearby Green Belt Land

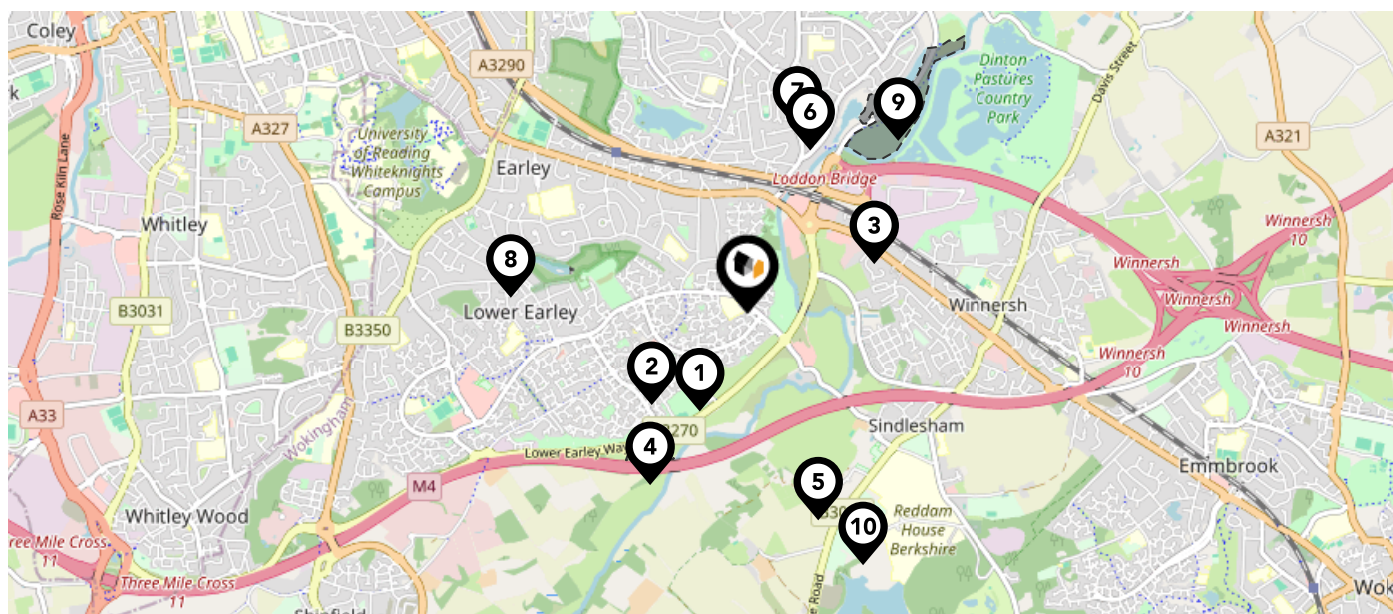
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  London Green Belt - Runnymede
-  London Green Belt - Woking
-  London Green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

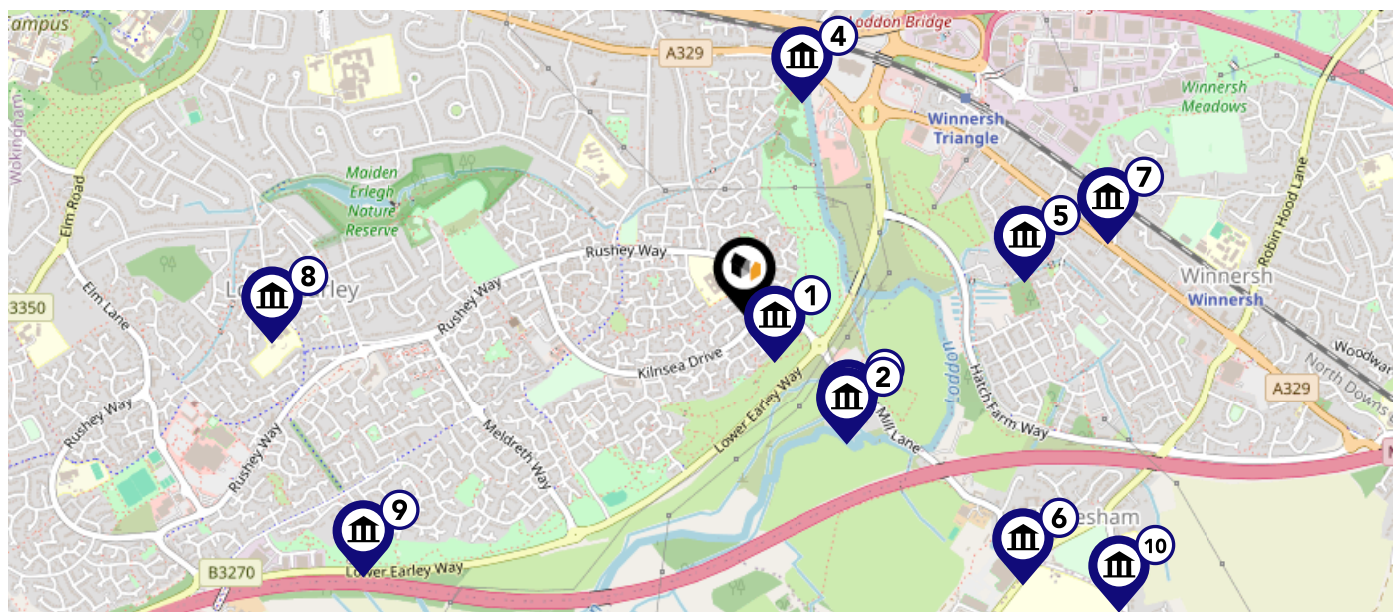
	Sewage Works-Lower Earley	Historic Landfill	
	Reading University-Earley	Historic Landfill	
	Reading Road-Winnersh	Historic Landfill	
	Lower Earley Way-Reading, Berkshire	Historic Landfill	
	Gipsy Lane-Sindlesham	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Loddon Bridge Road-Earley	Historic Landfill	
	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
	Mortimers Meadow-Winnersh	Historic Landfill	
	Bearwood College No.1-Sindlesham	Historic Landfill	

Maps

Listed Buildings

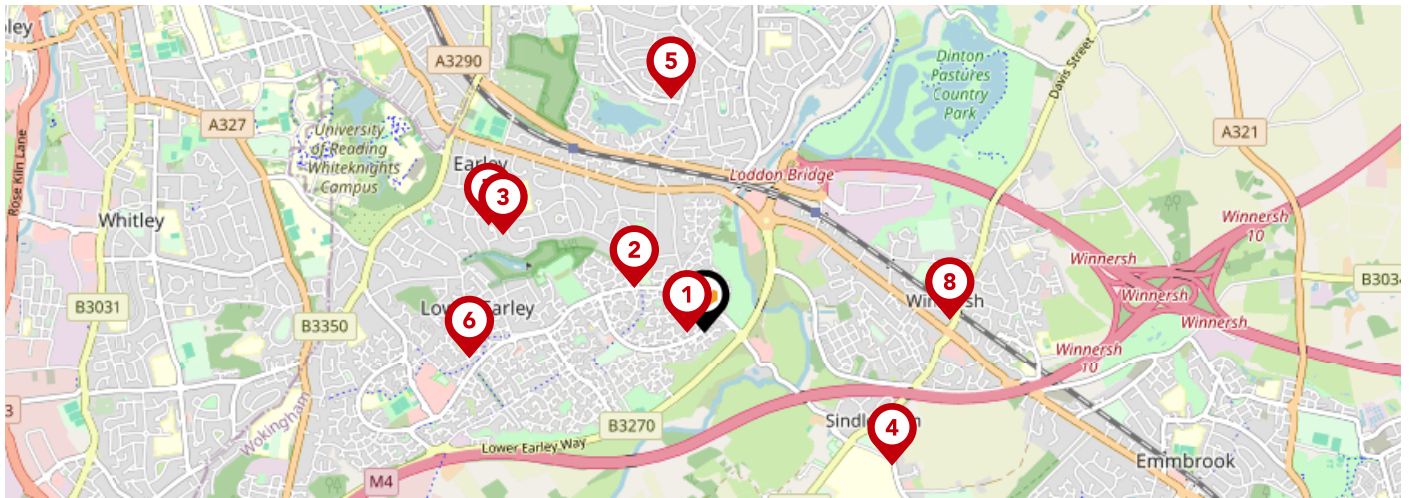


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



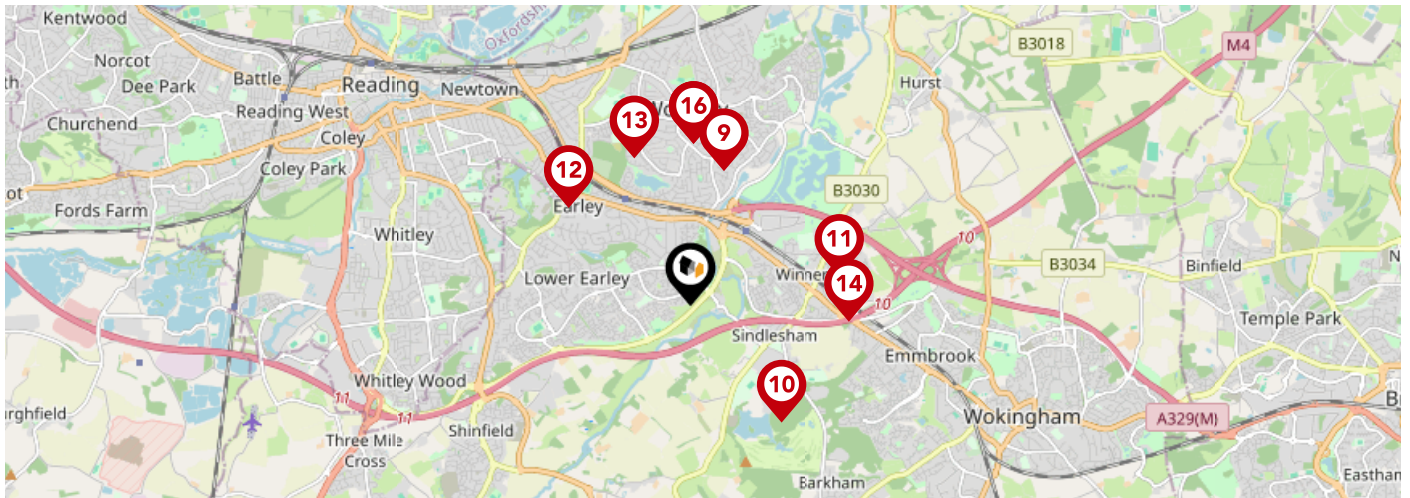
Listed Buildings in the local district	Grade	Distance
 1136295 - Sindlesham Farmhouse	Grade II	0.1 miles
 1118107 - Bridge At Sindlesham Mill	Grade II	0.4 miles
 1136288 - Sindlesham Mill	Grade II	0.4 miles
 1136284 - The George Inn	Grade II	0.5 miles
 1136200 - White Cottage	Grade II	0.7 miles
 1136256 - Berkshire Masonic Centre	Grade II	0.9 miles
 1118141 - Railway Overbridge At Ngr Su 7770 7109	Grade II	0.9 miles
 1136320 - Radstock Cottage	Grade II	1.1 miles
 1319121 - Rushy Mead	Grade II	1.1 miles
 1118101 - Bearwood County Primary School	Grade II	1.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.08	☐	☒	☐	☐	☐
2	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.38	☐	☒	☐	☐	☐
3	Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:1.03	☐	☐	☒	☐	☐
4	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:1.07	☐	☒	☐	☐	☐
5	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.09	☐	☒	☐	☐	☐
6	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:1.09	☐	☒	☐	☐	☐
7	Aldrynton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:1.11	☐	☒	☐	☐	☐
8	The Forest School Ofsted Rating: Good Pupils: 791 Distance:1.13	☐	☐	☒	☐	☐

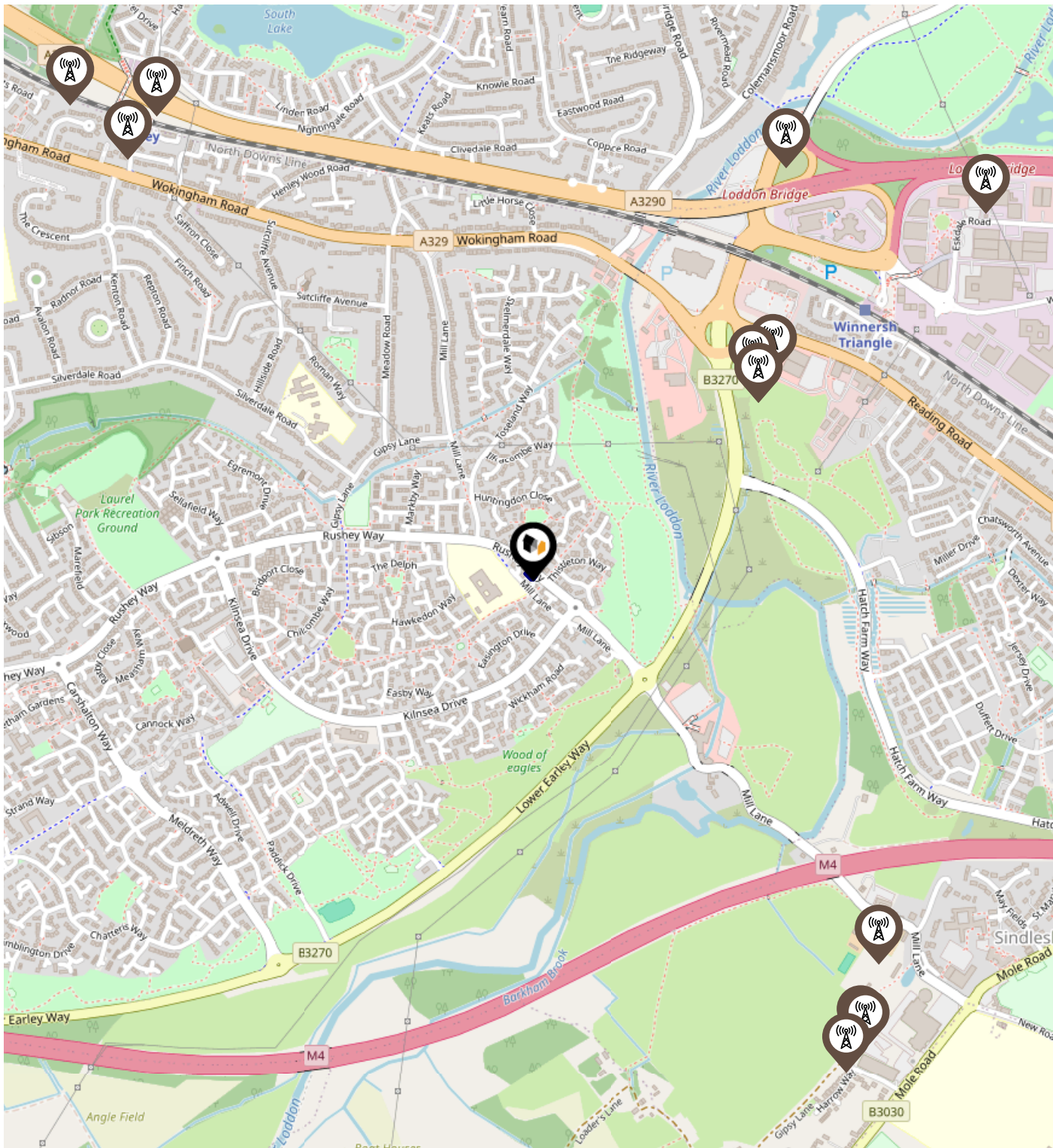
Area Schools



		Nursery	Primary	Secondary	College	Private
	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance: 1.28	☐	☒	☐	☐	☐
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance: 1.38	☐	☐	☒	☐	☐
	Winnersh Primary School Ofsted Rating: Good Pupils: 390 Distance: 1.41	☐	☒	☐	☐	☐
	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance: 1.44	☐	☒	☐	☐	☐
	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance: 1.46	☐	☒	☐	☐	☐
	Wheatfield Primary School Ofsted Rating: Good Pupils: 205 Distance: 1.48	☐	☒	☐	☐	☐
	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance: 1.5	☒	☐	☐	☐	☐
	Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance: 1.5	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

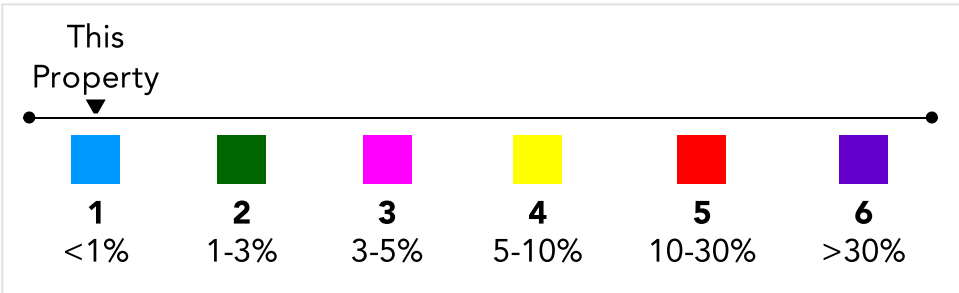
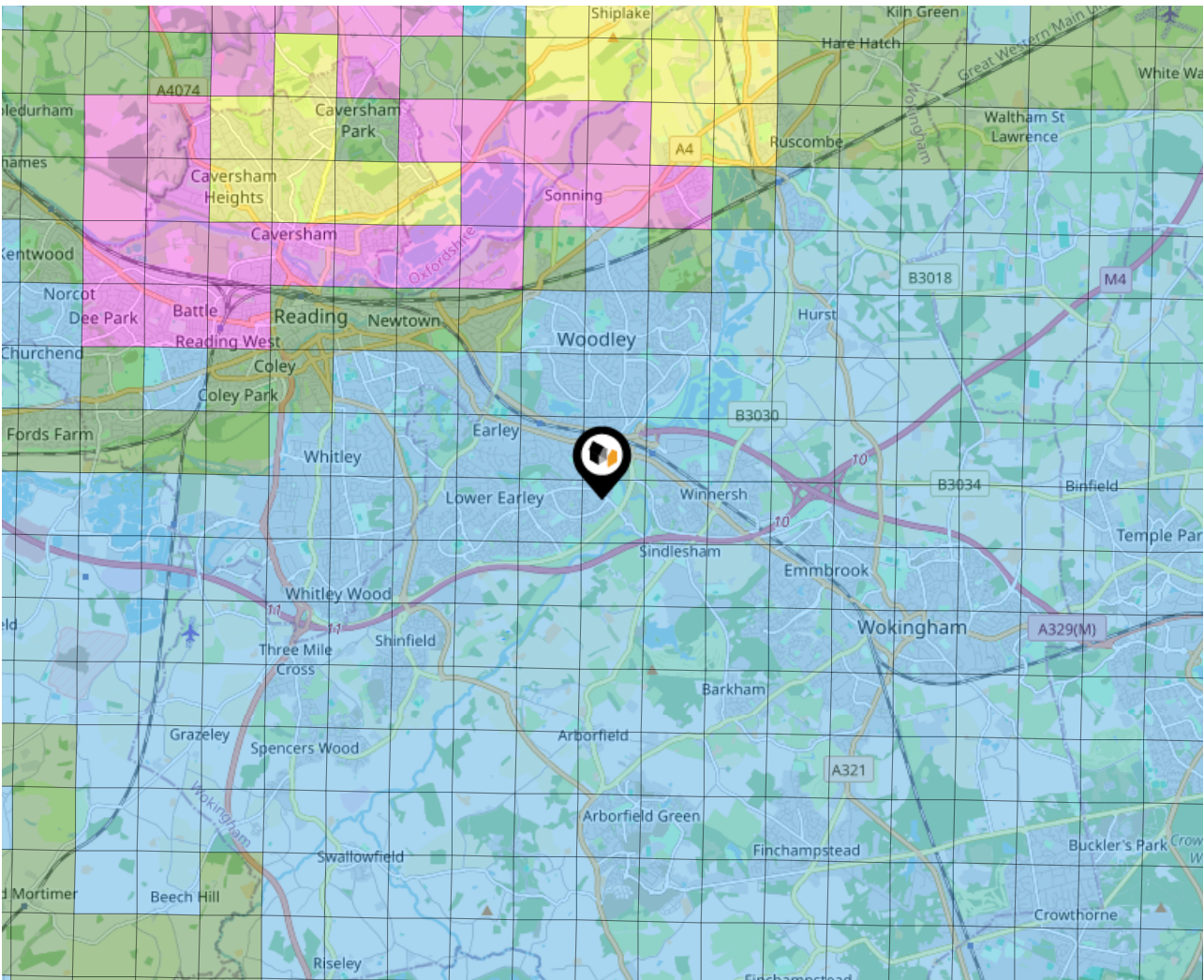
Environment

Radon Gas



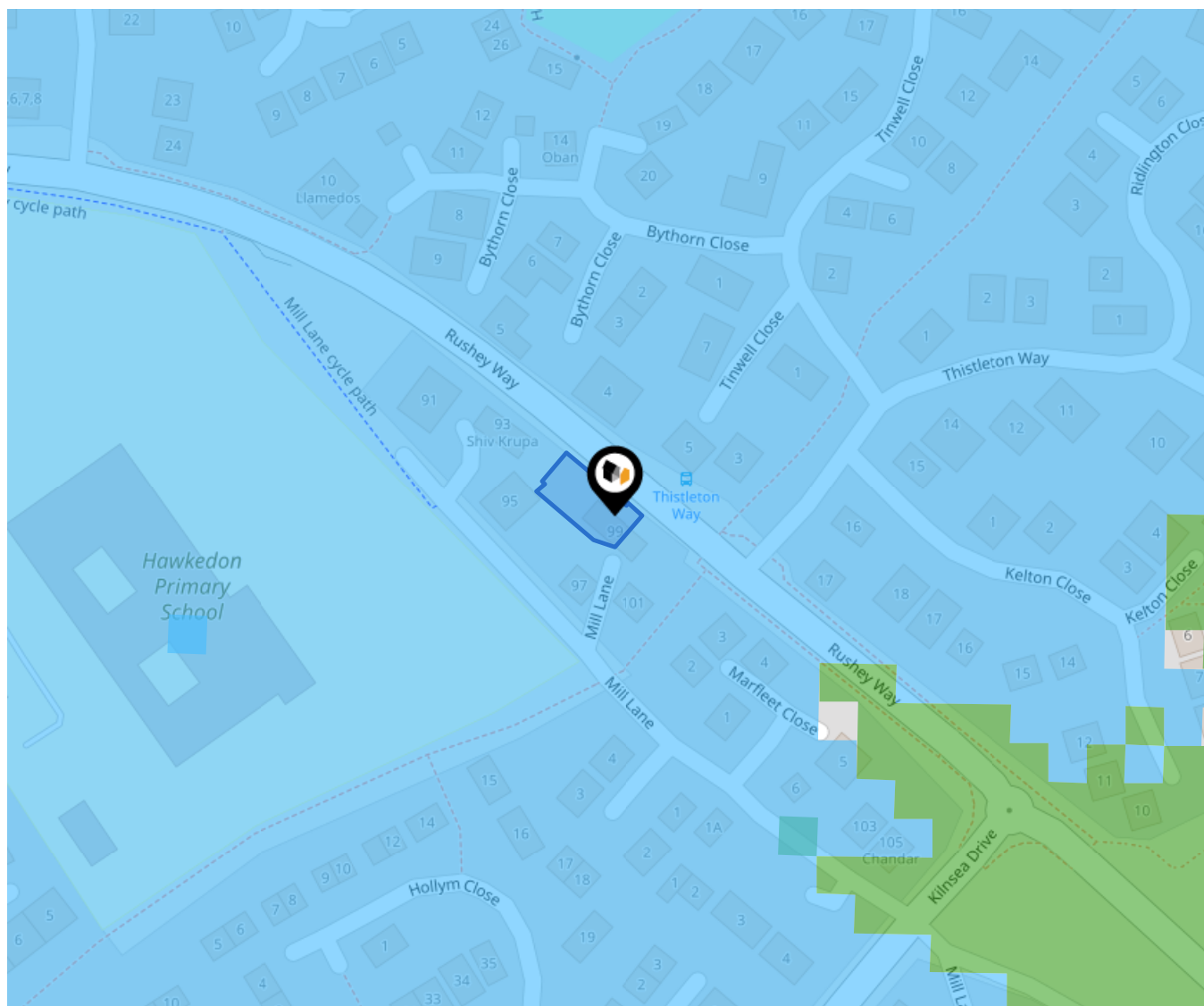
What is Radon?

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



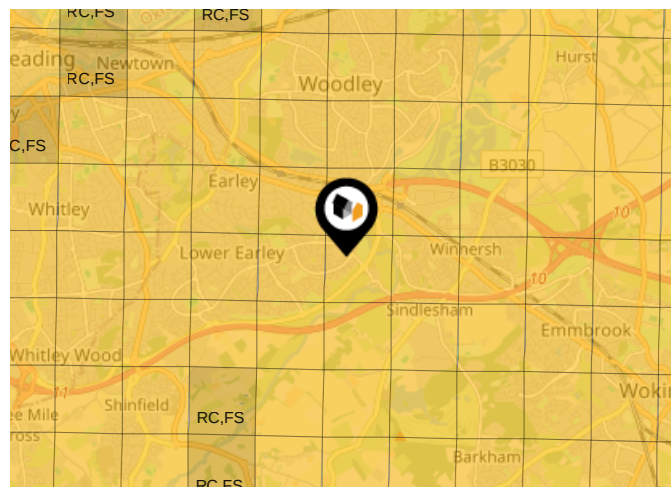
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

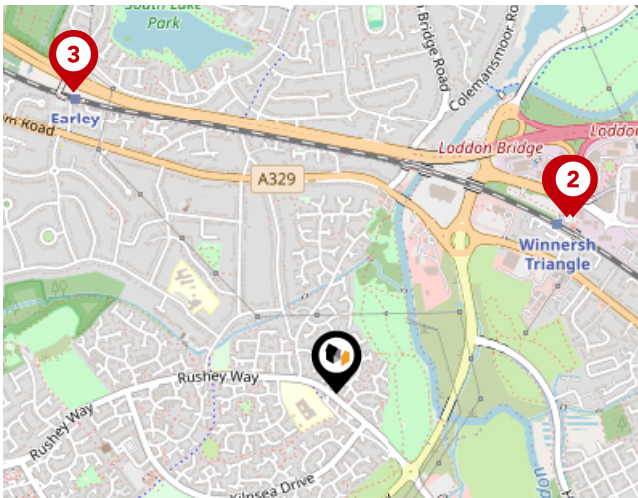


Primary Classifications (Most Common Clay Types)

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

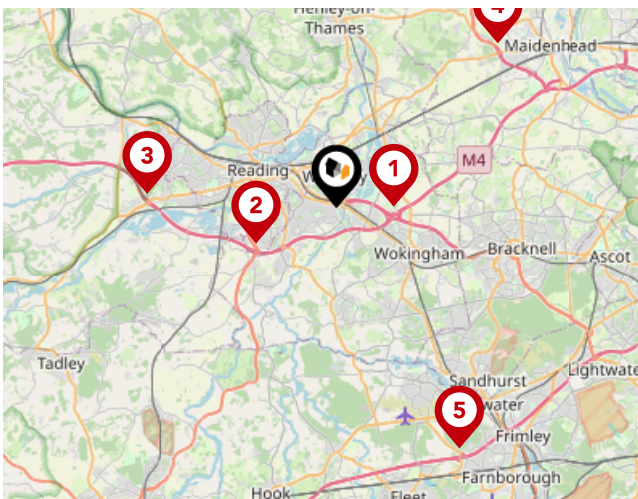
Area

Transport (National)



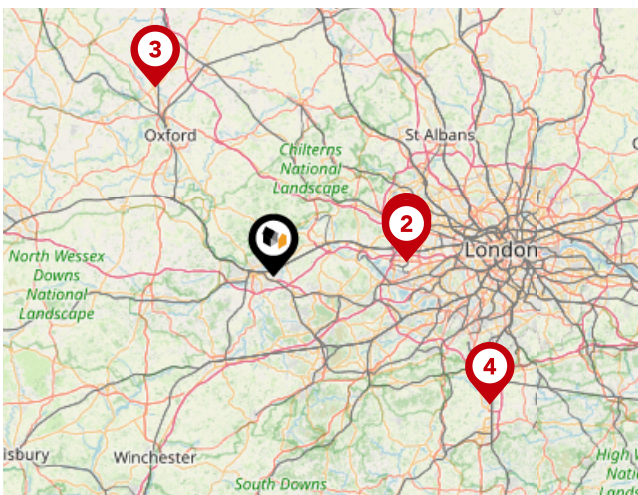
National Rail Stations

Pin	Name	Distance
1	Winnersh Triangle Rail Station	0.67 miles
2	Winnersh Triangle Rail Station	0.68 miles
3	Earley Rail Station	0.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.13 miles
2	M4 J11	3.21 miles
3	M4 J12	6.99 miles
4	A404(M) J9	8.54 miles
5	M3 J4A	10 miles

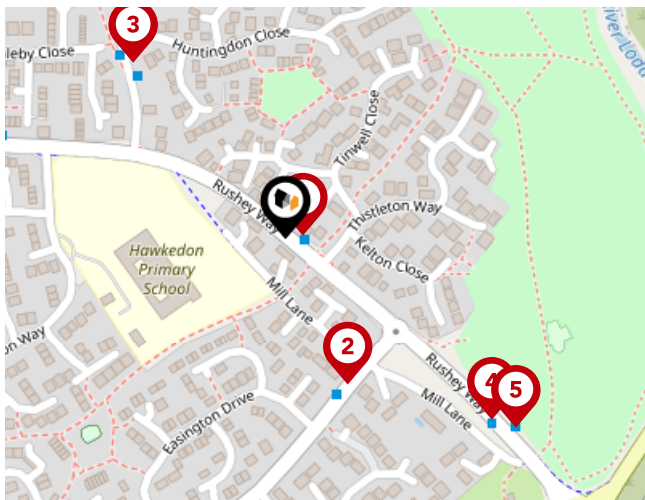


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	19.66 miles
2	Heathrow Airport Terminal 4	19.76 miles
3	Kidlington	32.88 miles
4	Gatwick Airport	37.21 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Thistleton Way	0.01 miles
2	Easington Drive	0.09 miles
3	Toseland Way	0.13 miles
4	Sindlesham Mill	0.16 miles
5	Sindlesham Mill	0.17 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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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

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