

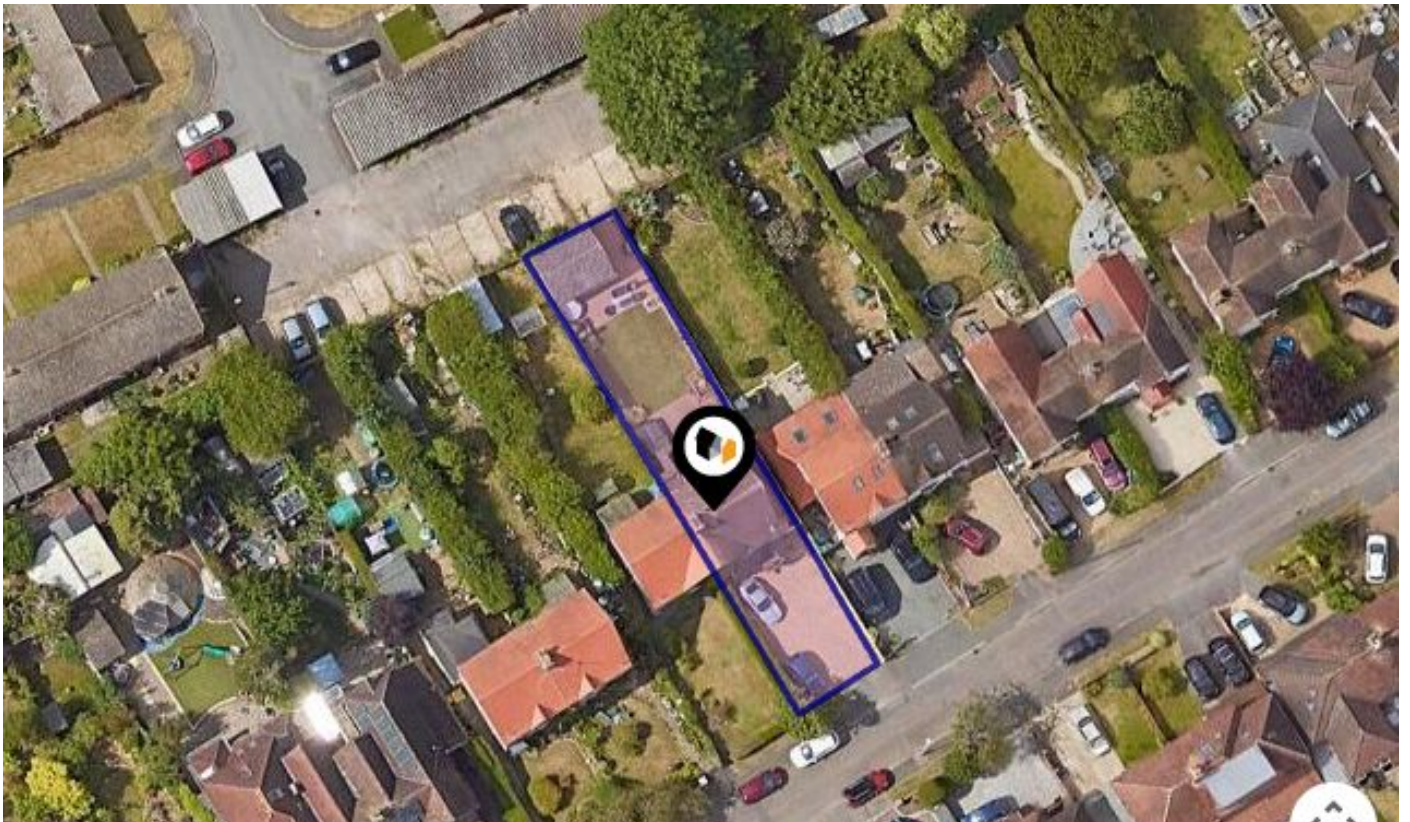


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 28th September 2025



GLEBE LANE, SONNING, READING, RG4

Avocado Property

07590990800

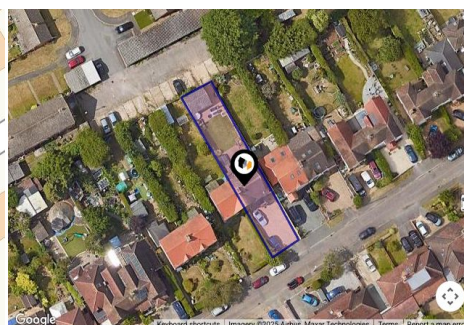
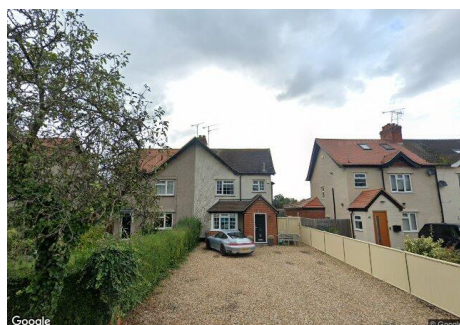
debbieandandre@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,377 ft ² / 128 m ²
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,376
Title Number:	BK350605

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Glebe Lane, Sonning, Reading, RG4*

Reference - 052777	
Decision:	Approve
Date:	04th July 2005
Description:	Proposed 2 storey rear extension to dwelling, porch and bay window to front elevation and demolition of existing rear extension.

Property EPC - Certificate



Glebe Lane, Sonning, RG4

Energy rating

D

Valid until 29.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

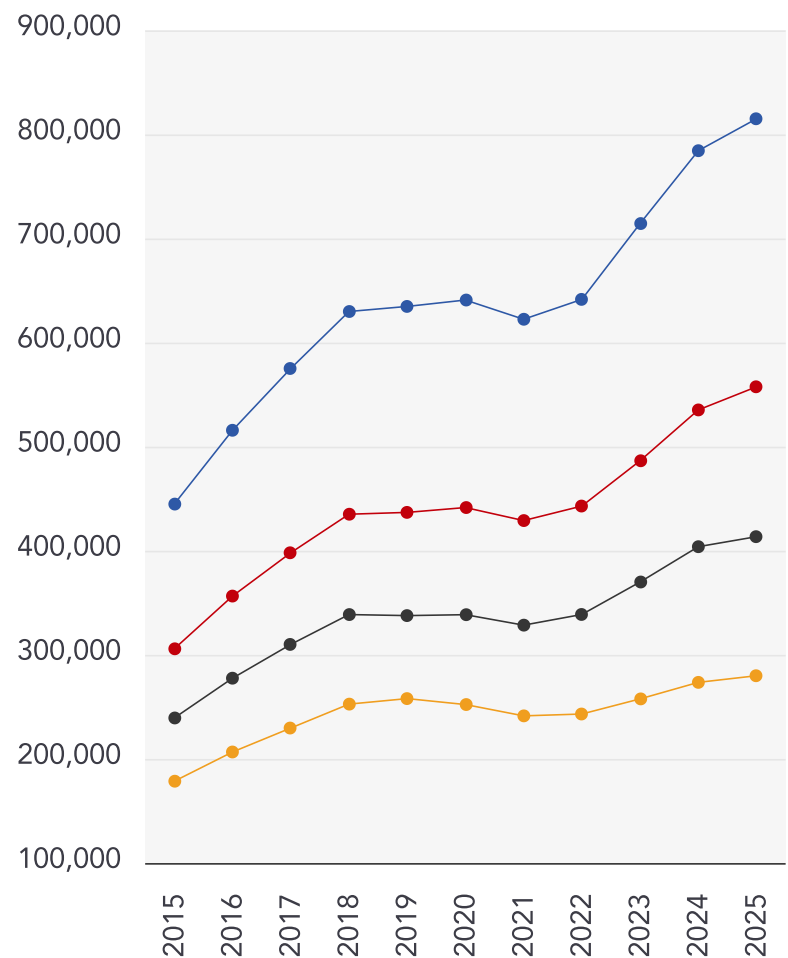
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
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:	128 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG4



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

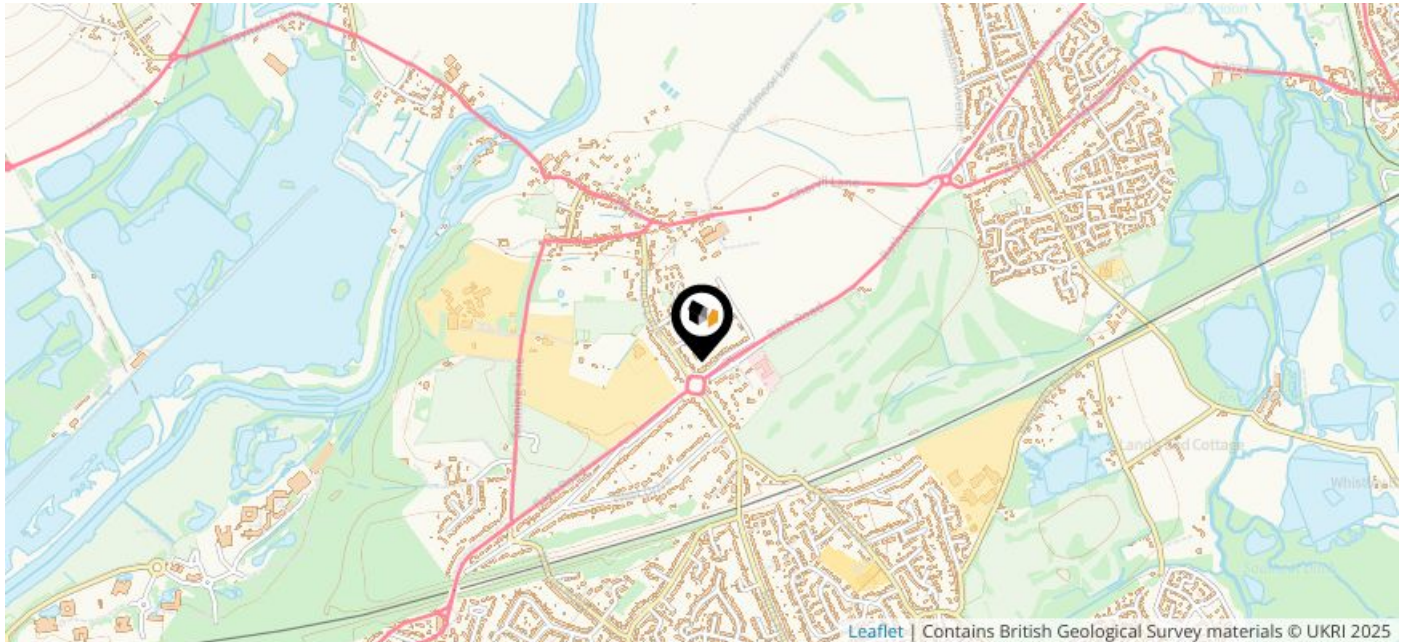
+56.72%

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.

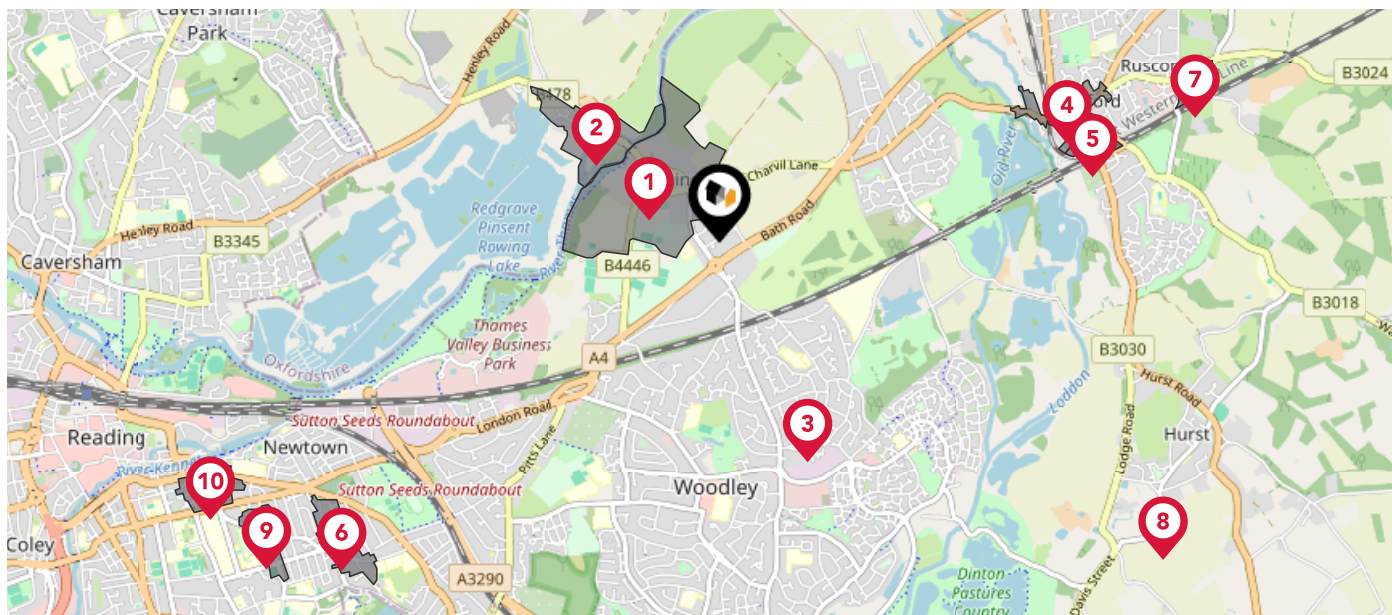
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

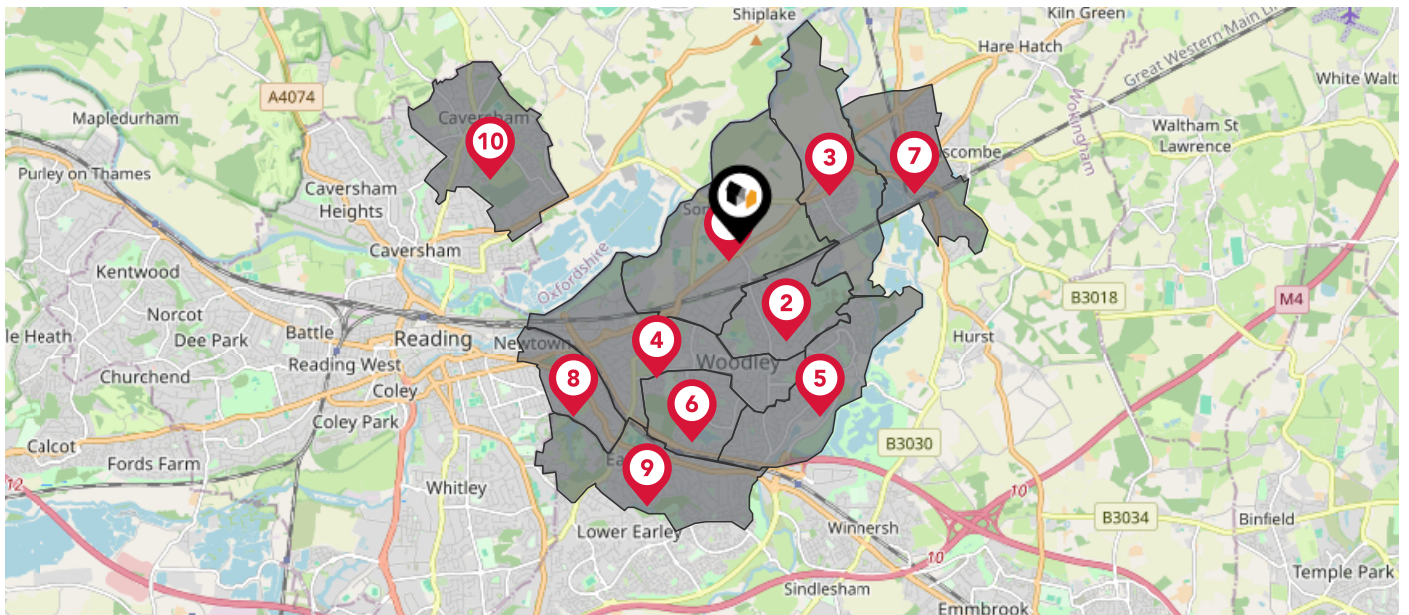
- 1 Sonning
- 2 Sonning Eye
- 3 Woodley Green
- 4 Twyford
- 5 Twyford Station
- 6 South Park
- 7 Ruscombe
- 8 Hurst
- 9 Alexandra Road
- 10 Eldon Square

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

1

Sonning Ward

2

Coronation Ward

3

Charvil Ward

4

Bulmershe and Whitegates Ward

5

Loddon Ward

6

South Lake Ward

7

Twyford Ward

8

Park Ward

9

Maiden Erlegh Ward

10

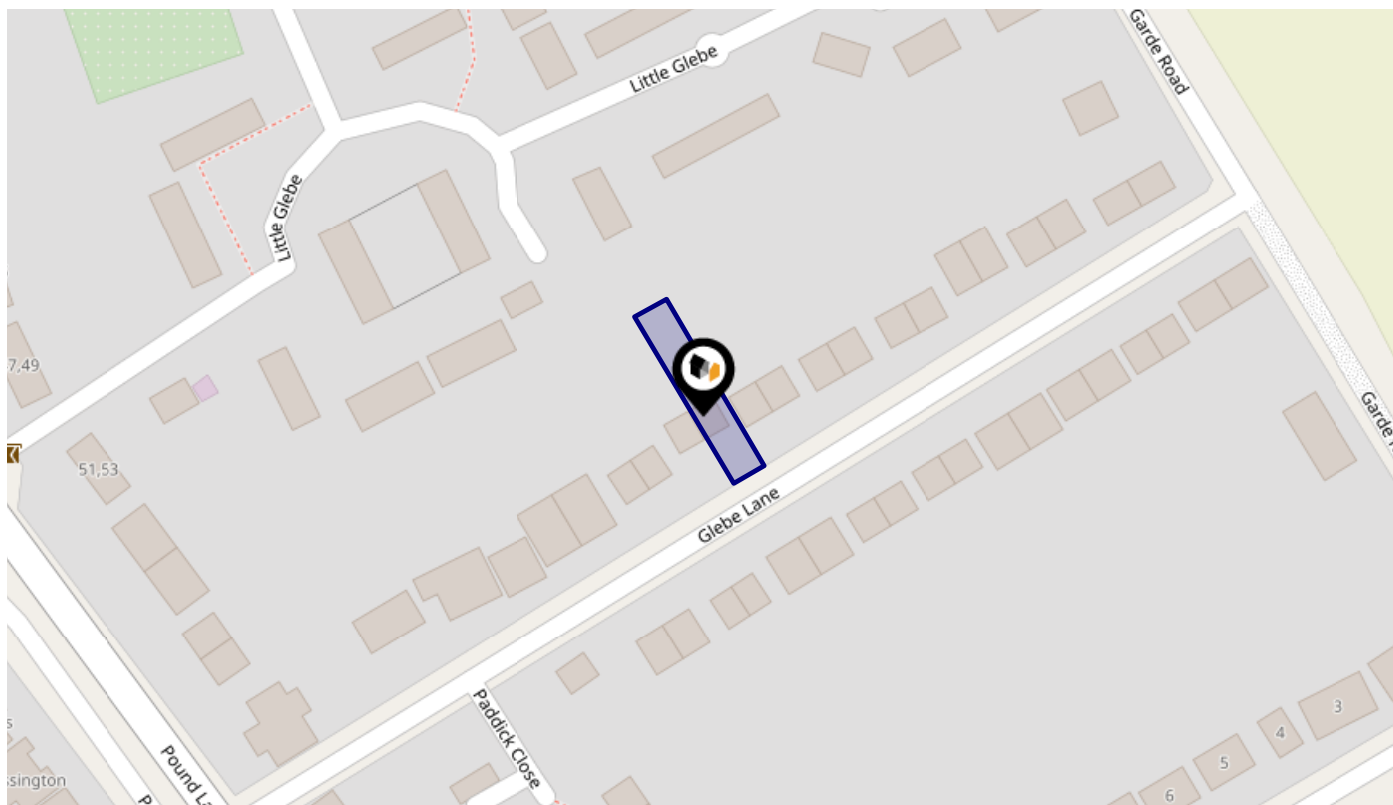
Emmer Green Ward

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:

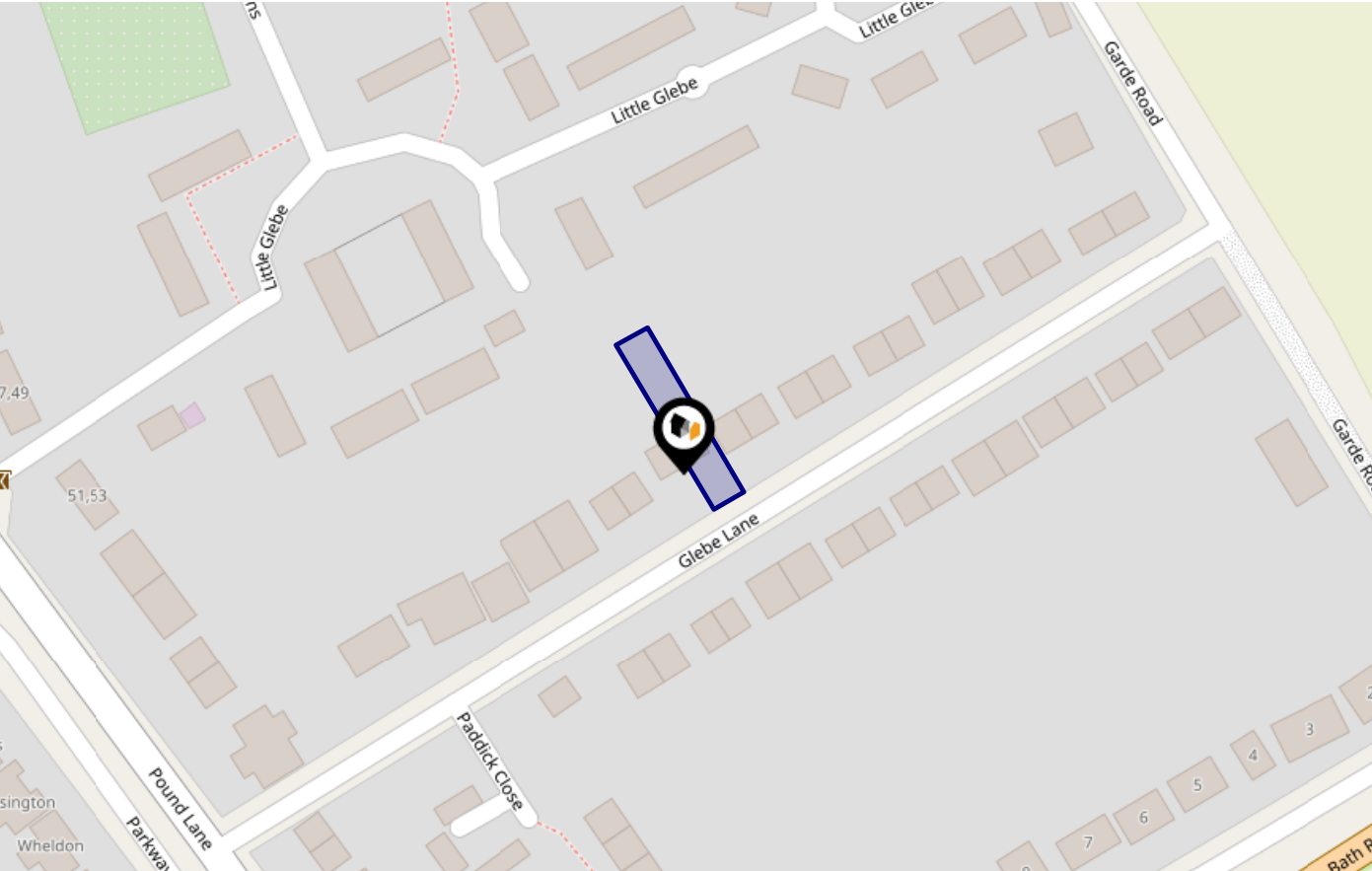
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

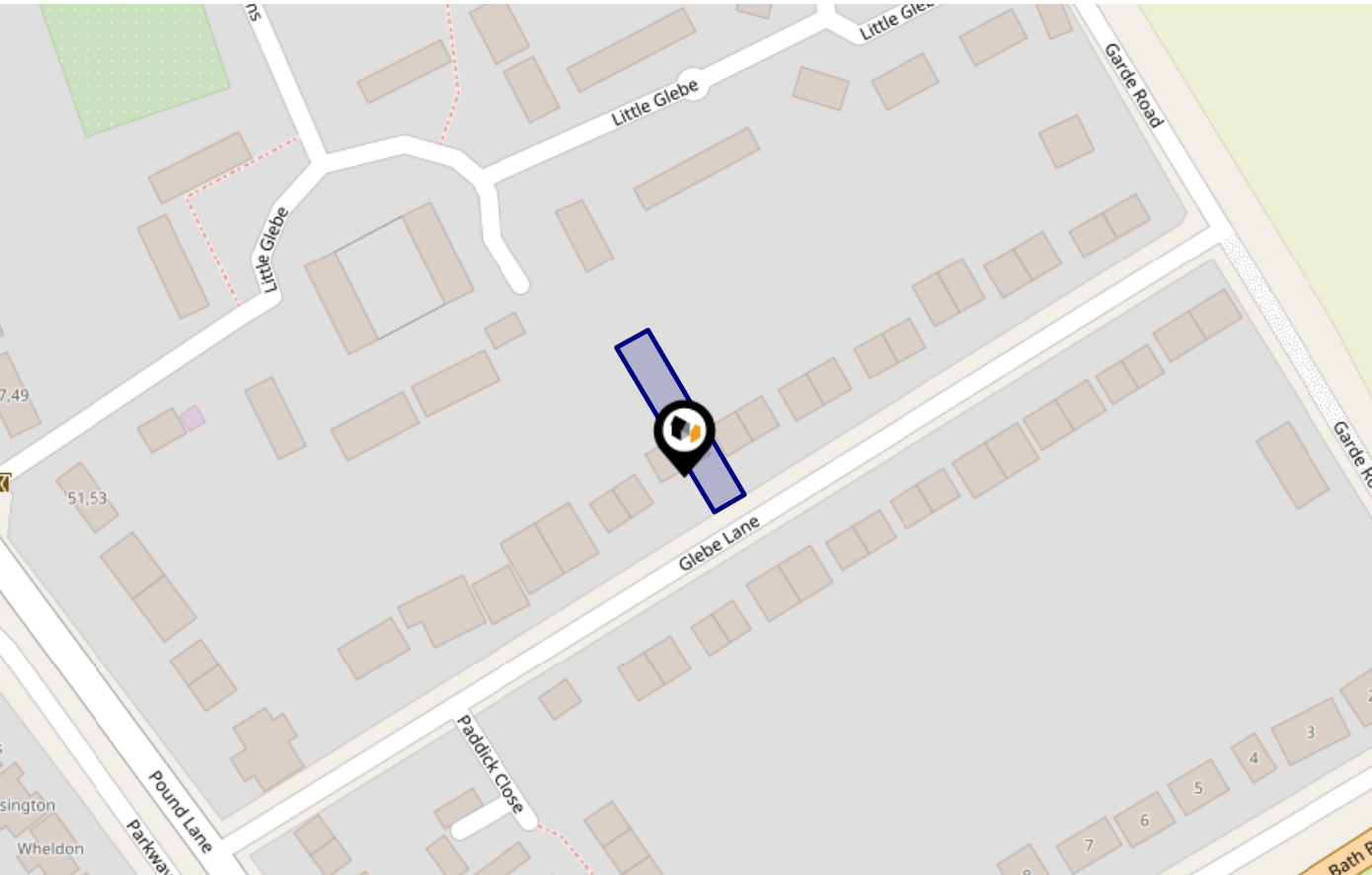


Flood Risk

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.

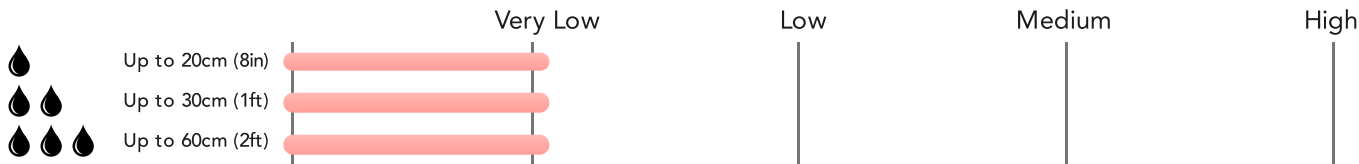


Risk Rating: Very low

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.

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- 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:

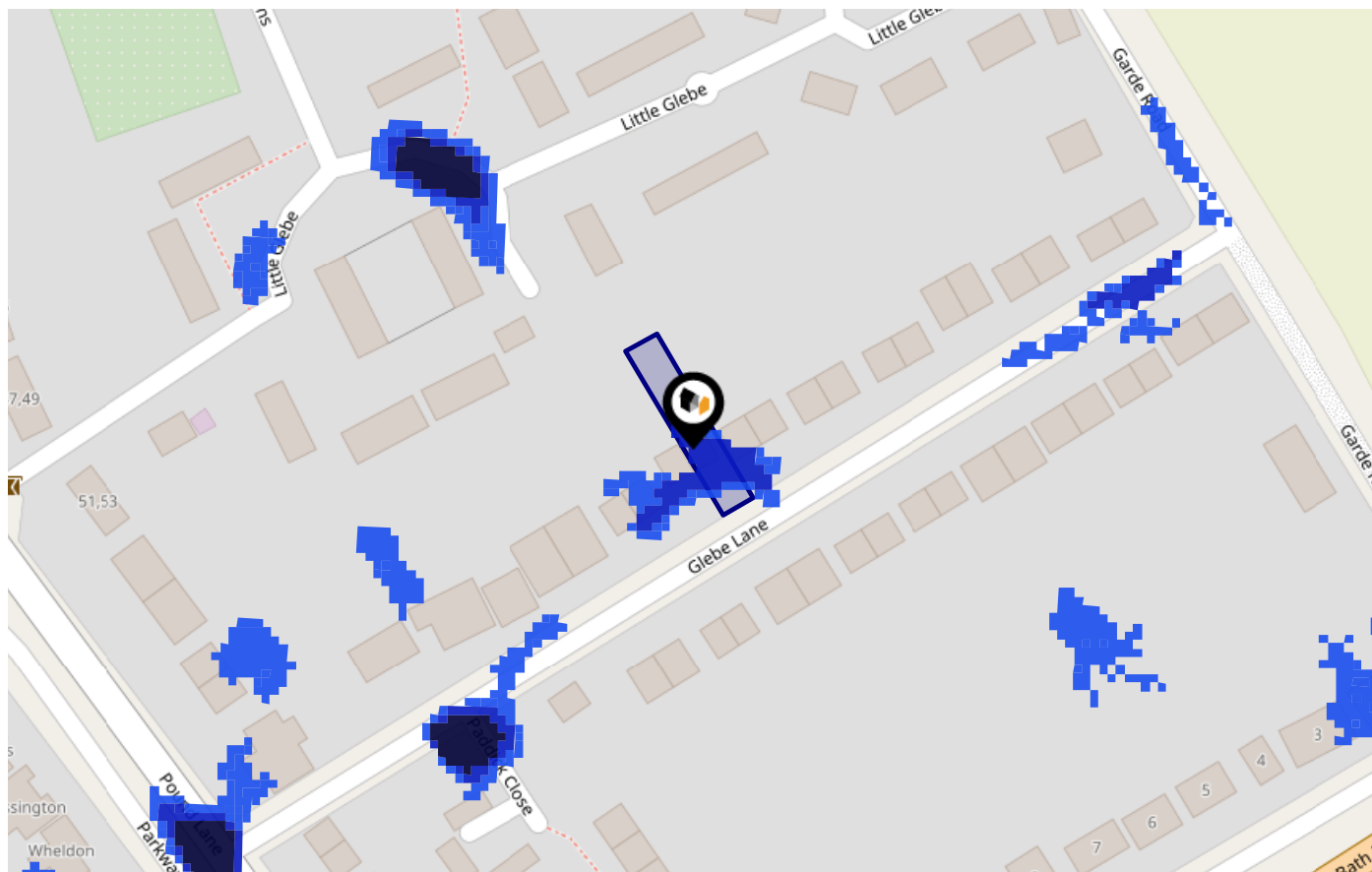


Flood Risk

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.

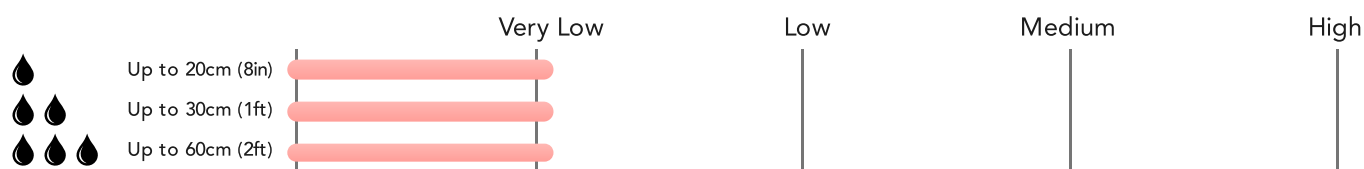


Risk Rating: Medium

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:

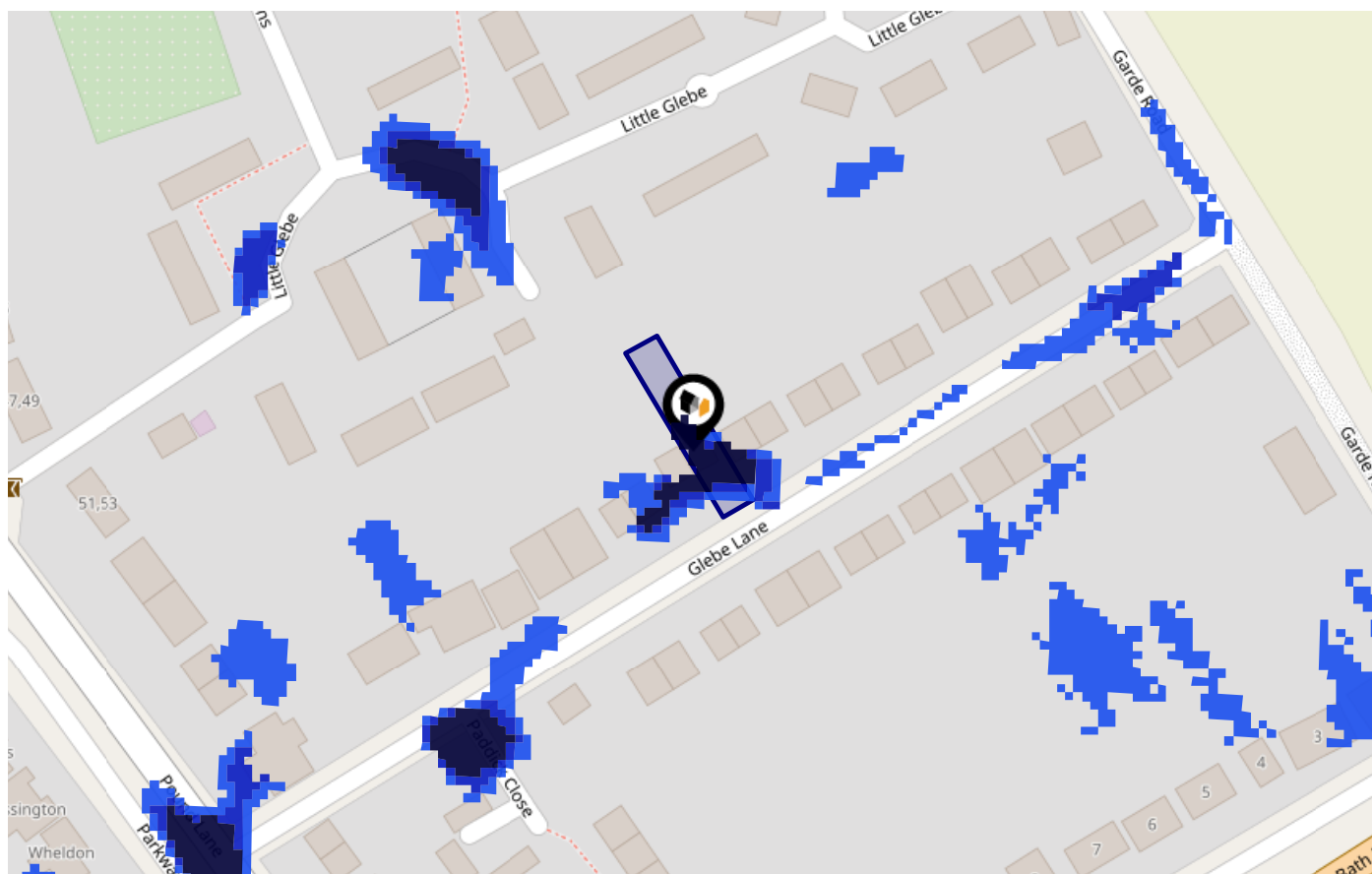


Flood Risk

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.

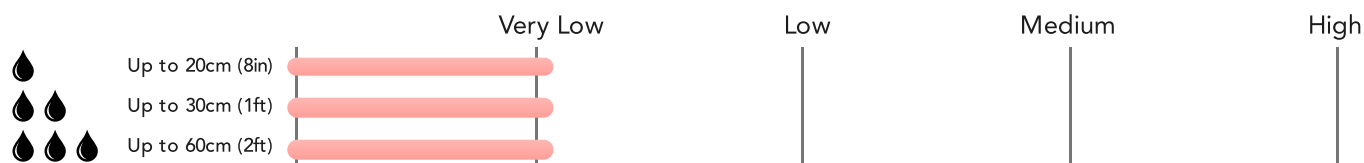


Risk Rating: High

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:

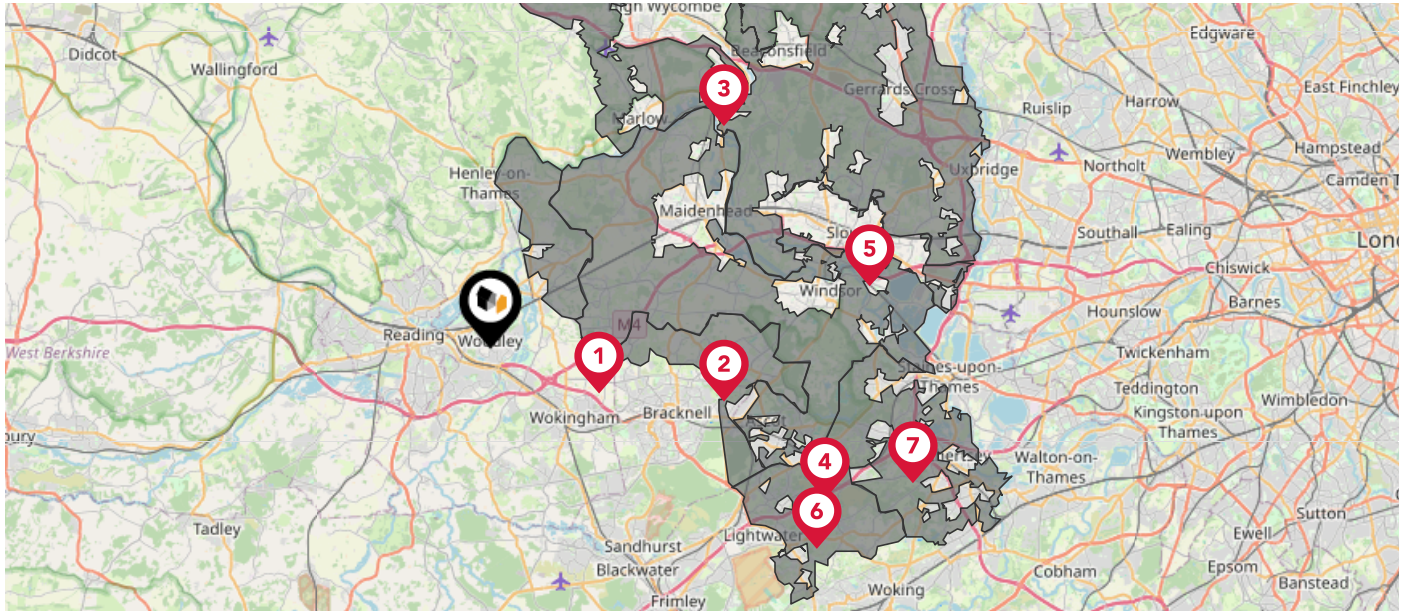


Maps






Green Belt



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



Nearby Green Belt Land

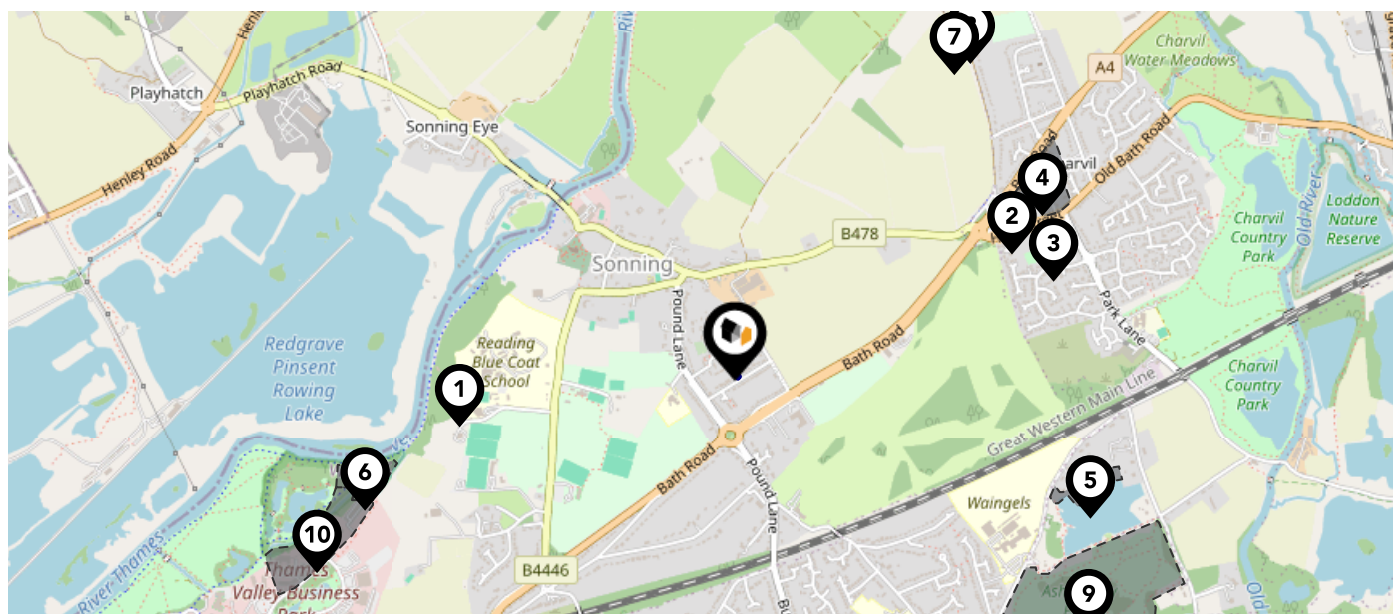
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Slough
-  London Green Belt - Surrey Heath
-  London Green Belt - Runnymede

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

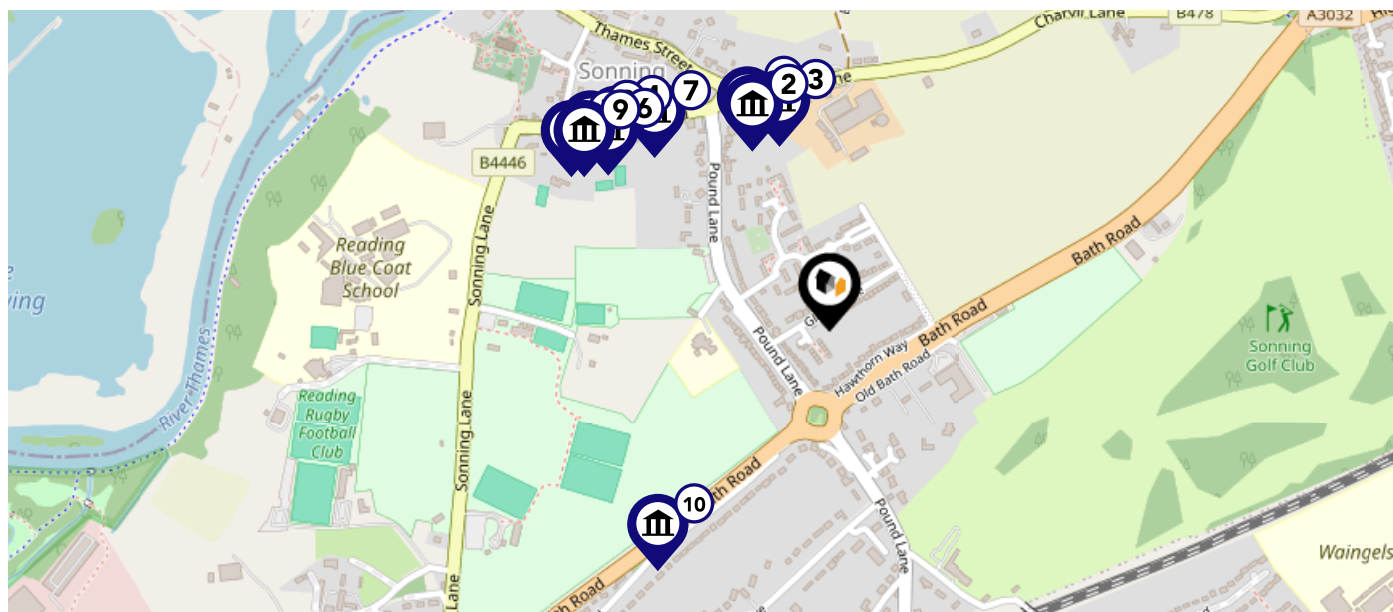
	Blue Coat School-Sonning, Buckinghamshire	Historic Landfill
	Wee Waif-Twyford	Historic Landfill
	Behind Village Hall-Charvil, Reading, Berkshire	Historic Landfill
	Strathmore Drive-Twyford	Historic Landfill
	Tippings Lane-Woodley	Historic Landfill
	Power Station-Earley, Buckinghamshire	Historic Landfill
	Milestone-West Charvil, Buckinghamshire	Historic Landfill
	Milestone East-Charvil, Reading, Berkshire	Historic Landfill
	Ashenbury Park-Tippings Lane, Woodley	Historic Landfill
	Power Station-Earley, Buckinghamshire	Historic Landfill











Maps

Listed Buildings

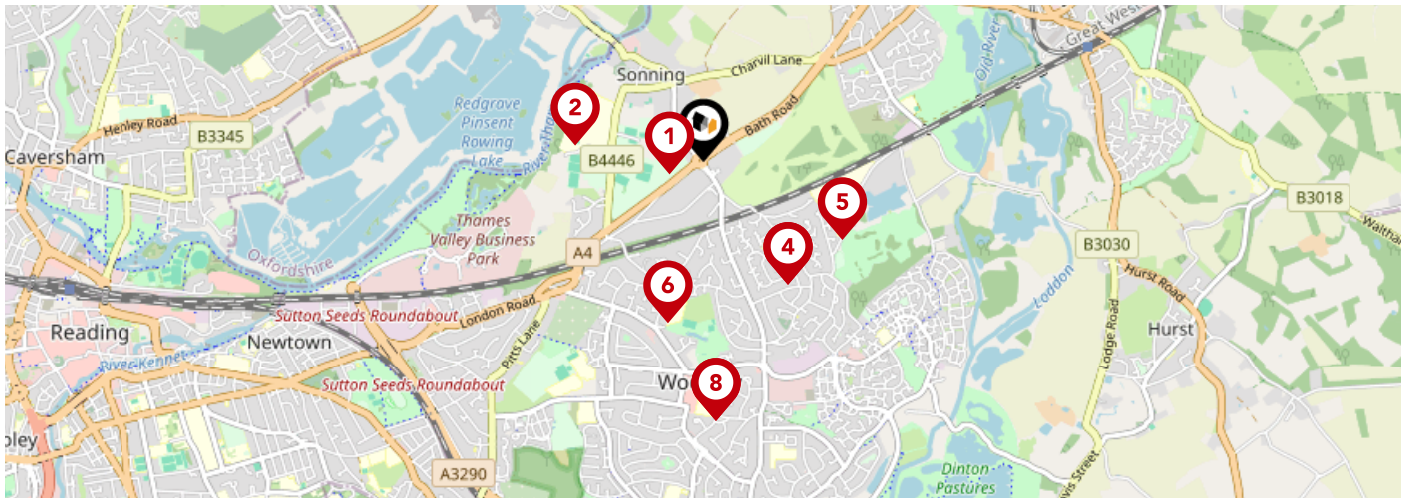


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



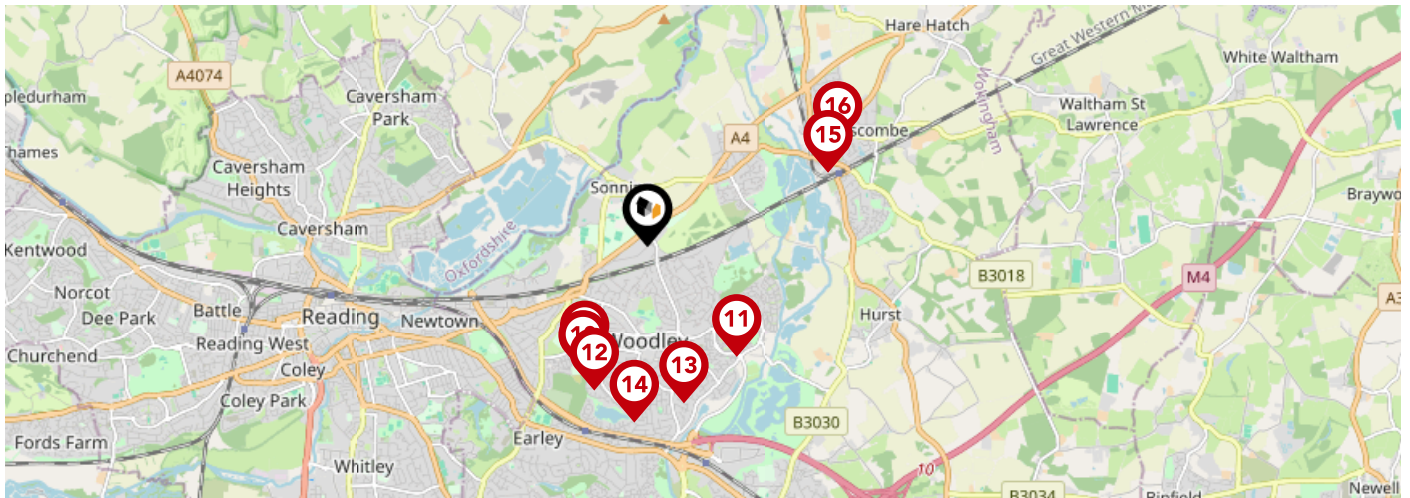
Listed Buildings in the local district	Grade	Distance
 1319449 - Spring Cottages	Grade II	0.2 miles
 1117422 - Spring Cottages	Grade II	0.2 miles
 1117421 - Little Court	Grade II	0.2 miles
 1135903 - Hammering House Sonning House	Grade II	0.3 miles
 1319456 - Glendale Sarum Cottage York Cottage	Grade II	0.3 miles
 1135905 - Forge Cottage	Grade II	0.3 miles
 1117417 - K6 Telephone Kiosk Outside Pearsons Hall	Grade II	0.3 miles
 1117431 - The Dower House	Grade II	0.3 miles
 1117432 - The Old Cottage	Grade II	0.3 miles
 1117461 - Milestone, On Grass Verge Back Of Pavement 500 Metres East Of Junction With Sonning Lane	Grade II	0.3 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sonning Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Reading Blue Coat School Ofsted Rating: Not Rated Pupils: 791 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Willow Bank Junior School Ofsted Rating: Good Pupils: 239 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Willow Bank Infant School Ofsted Rating: Good Pupils: 157 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Waingels Ofsted Rating: Good Pupils: 1419 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Dominic Savio Catholic Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

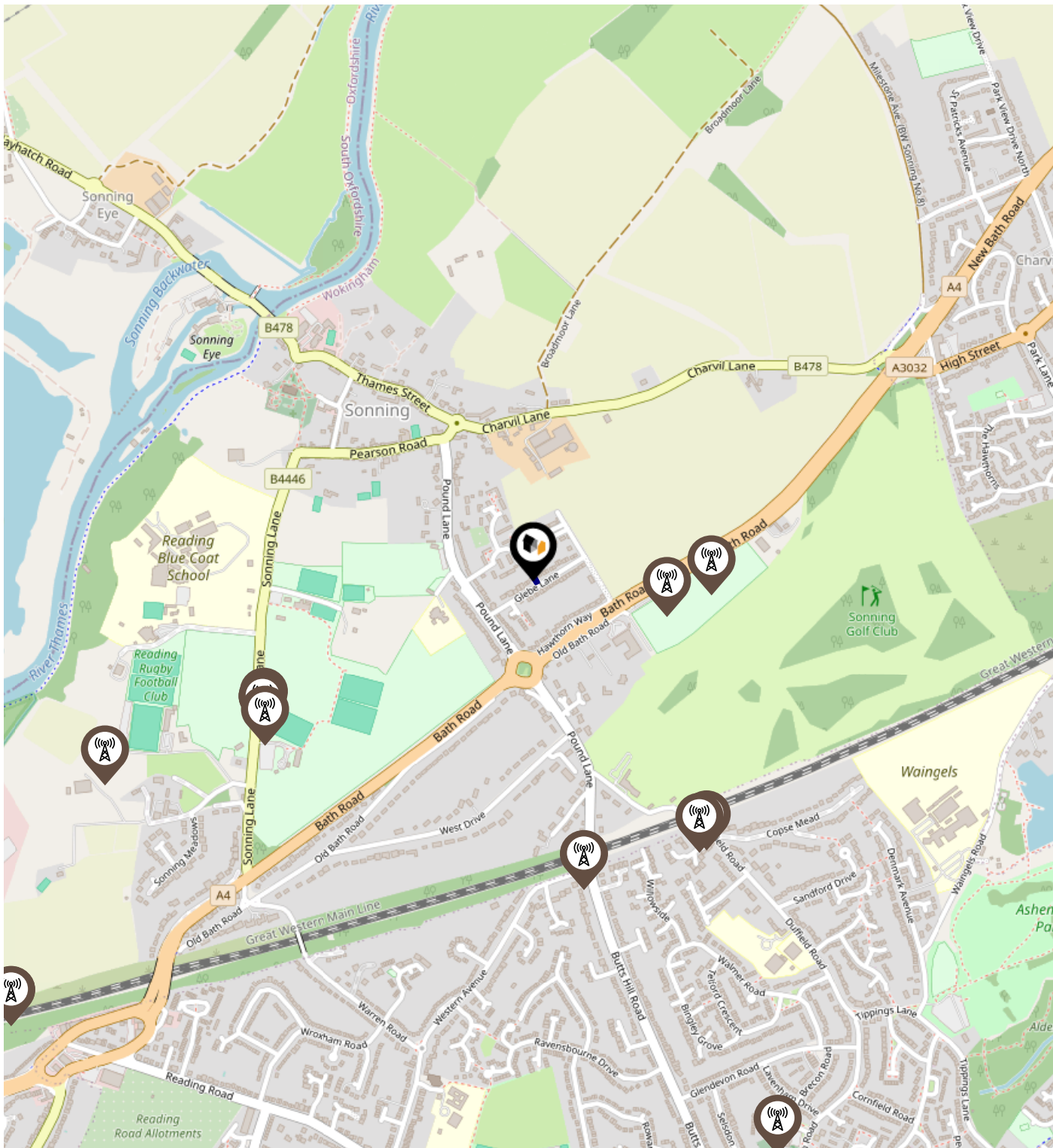
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Bulmershe School Ofsted Rating: Good Pupils:0 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Addington School Ofsted Rating: Outstanding Pupils: 289 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodley CofE Primary School Ofsted Rating: Good Pupils: 312 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polehampton Church of England Infant School Ofsted Rating: Good Pupils: 176 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polehampton Church of England Junior School Ofsted Rating: Outstanding Pupils: 232 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

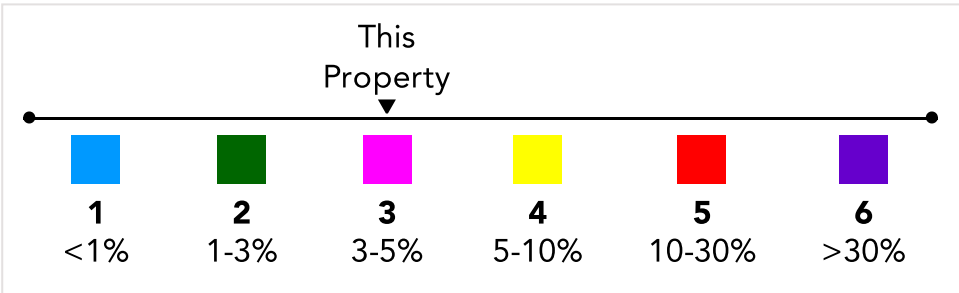
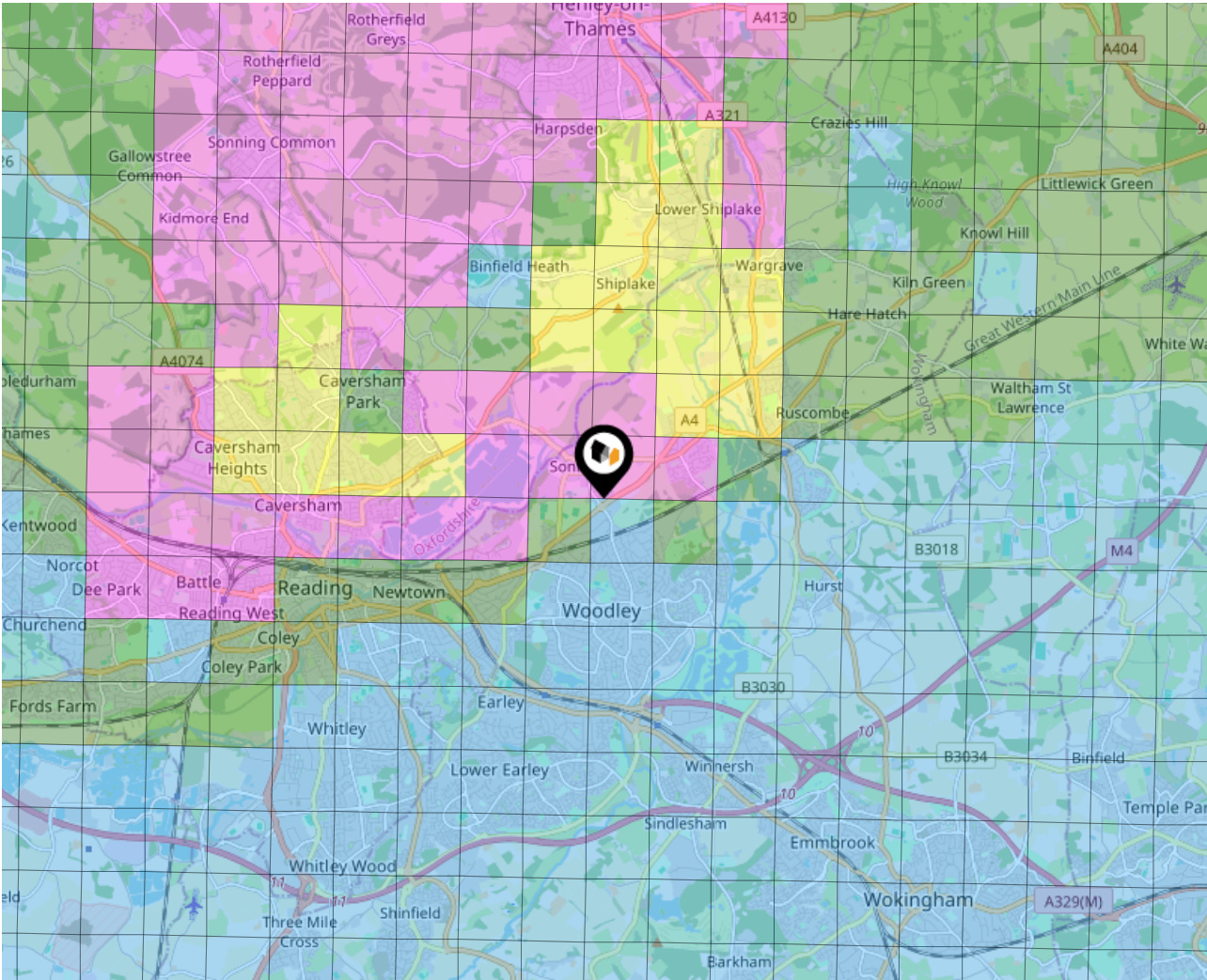
Environment

Radon Gas



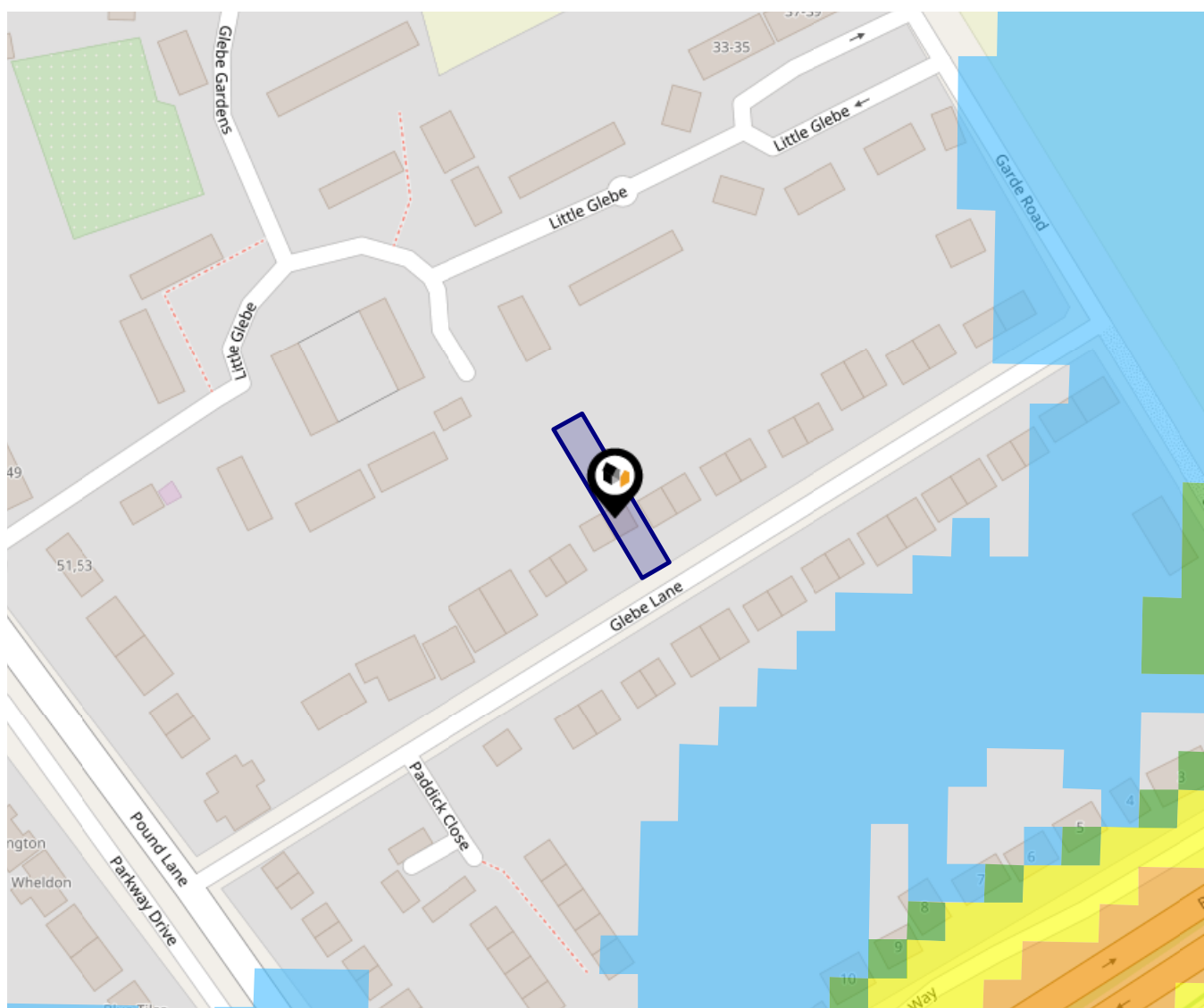
What is Radon?

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



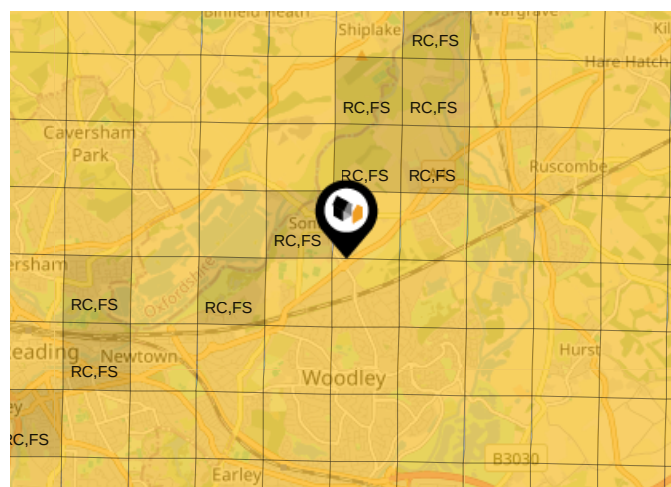
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

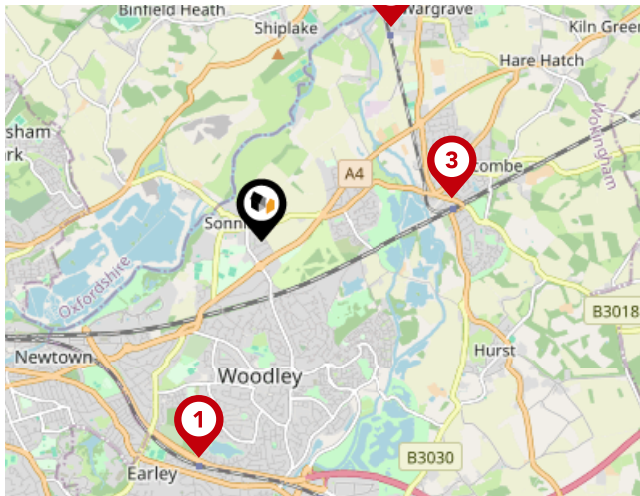


Primary Classifications (Most Common Clay Types)

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

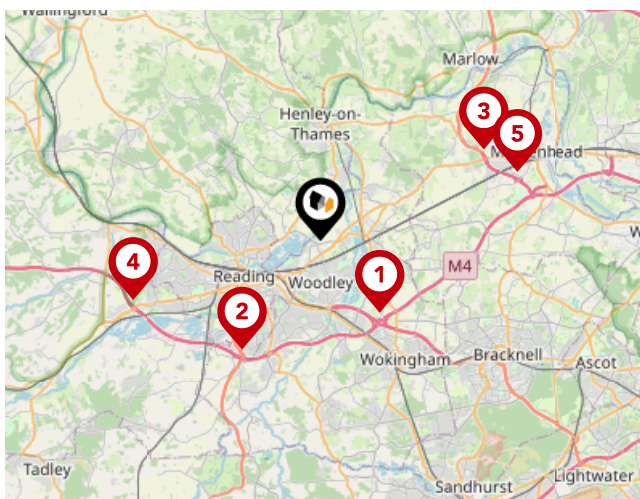
Area

Transport (National)



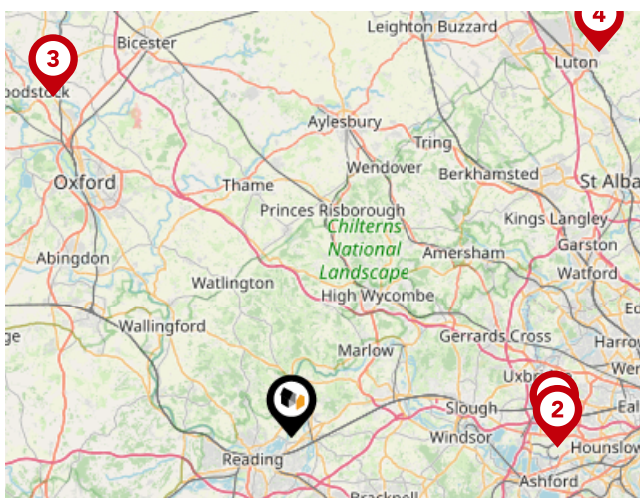
National Rail Stations

Pin	Name	Distance
	Earley Rail Station	2.09 miles
	Wargrave Rail Station	2.31 miles
	Twyford Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J10	3.42 miles
	M4 J11	4.93 miles
	A404(M) J9	6.91 miles
	M4 J12	7.26 miles
	A404(M) J9A	7.71 miles

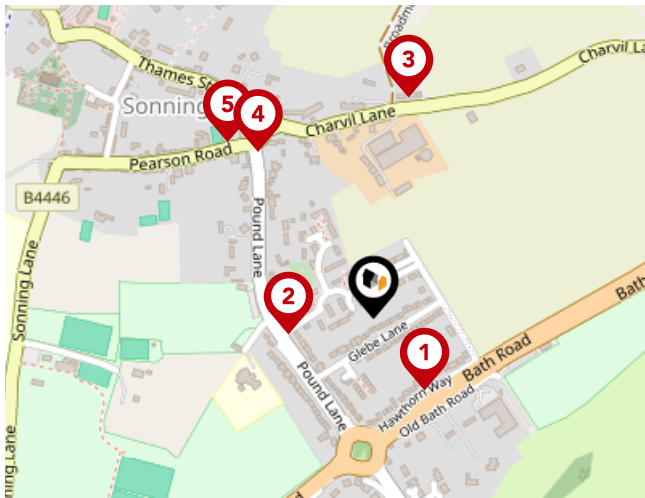


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	19.46 miles
	Heathrow Airport Terminal 4	19.69 miles
	Kidlington	30.61 miles
	Luton Airport	36.26 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hawthorn Way	0.1 miles
2	Little Glebe	0.1 miles
3	Broadmoor Lane	0.26 miles
4	Fire Station	0.23 miles
5	Fire Station	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	20.21 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.



/avacadopropertyberkshire



/avacadoproperty



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Agent Disclaimer



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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

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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Avocado Property

07590990800

debbieandandre@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

