

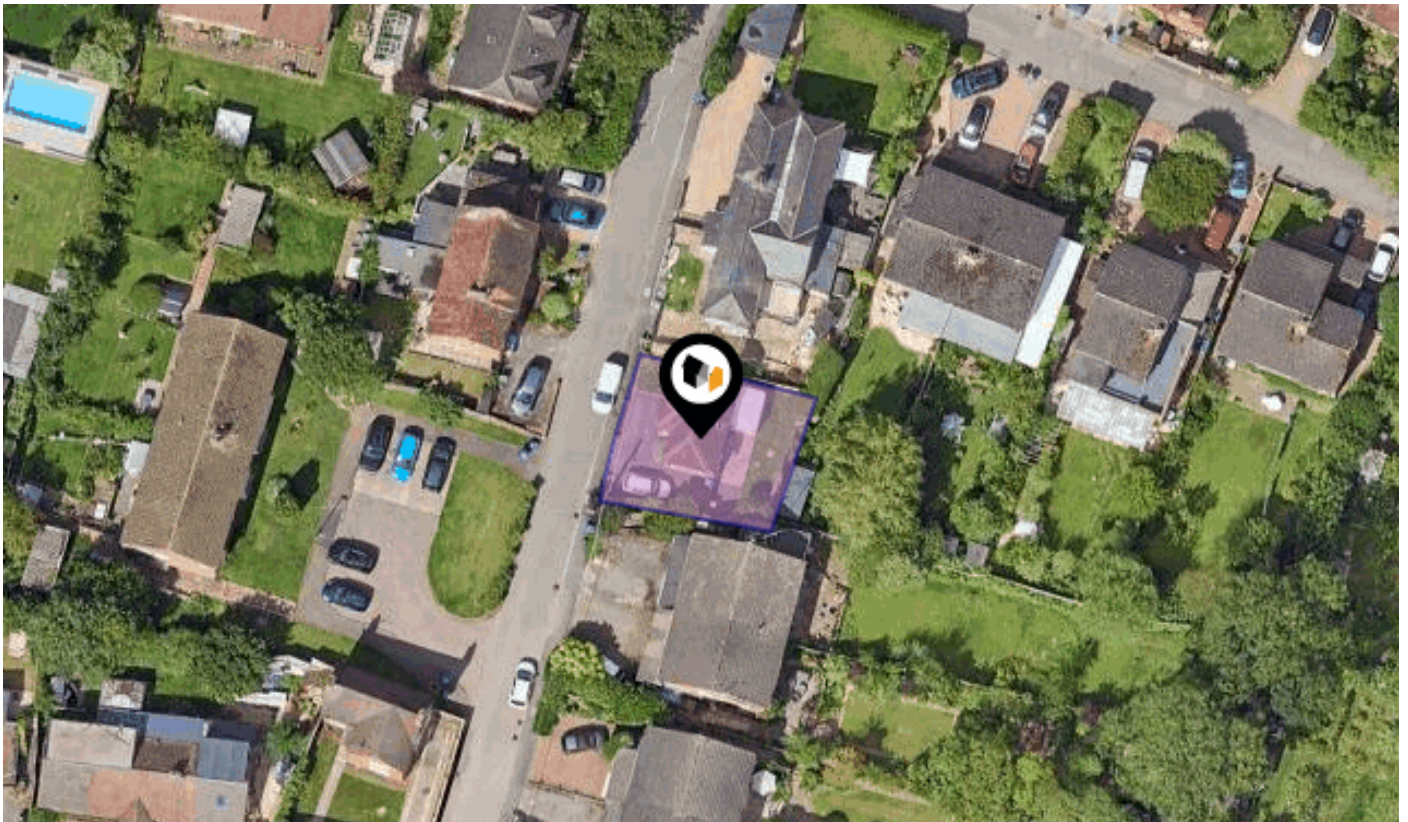


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th October 2025



ROSE HILL, BINFIELD, BRACKNELL, RG42

Avocado Property

07519 024 359

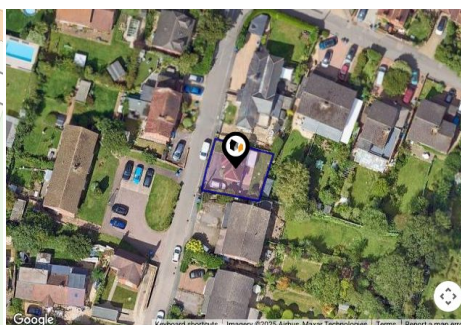
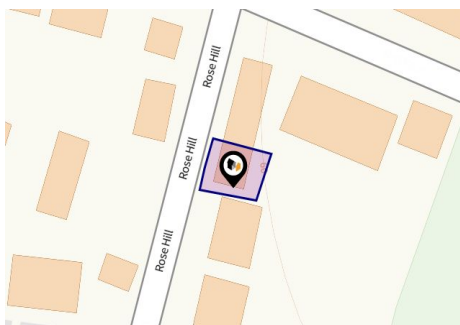
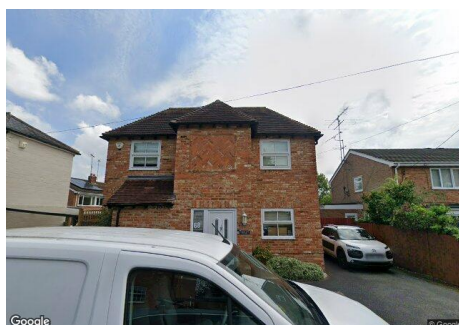
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Property Overview



Property

Type:	Detached
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.05 acres
Year Built :	After 2007
Council Tax :	Band E
Annual Estimate:	£2,634
Title Number:	BK415160

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	65	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

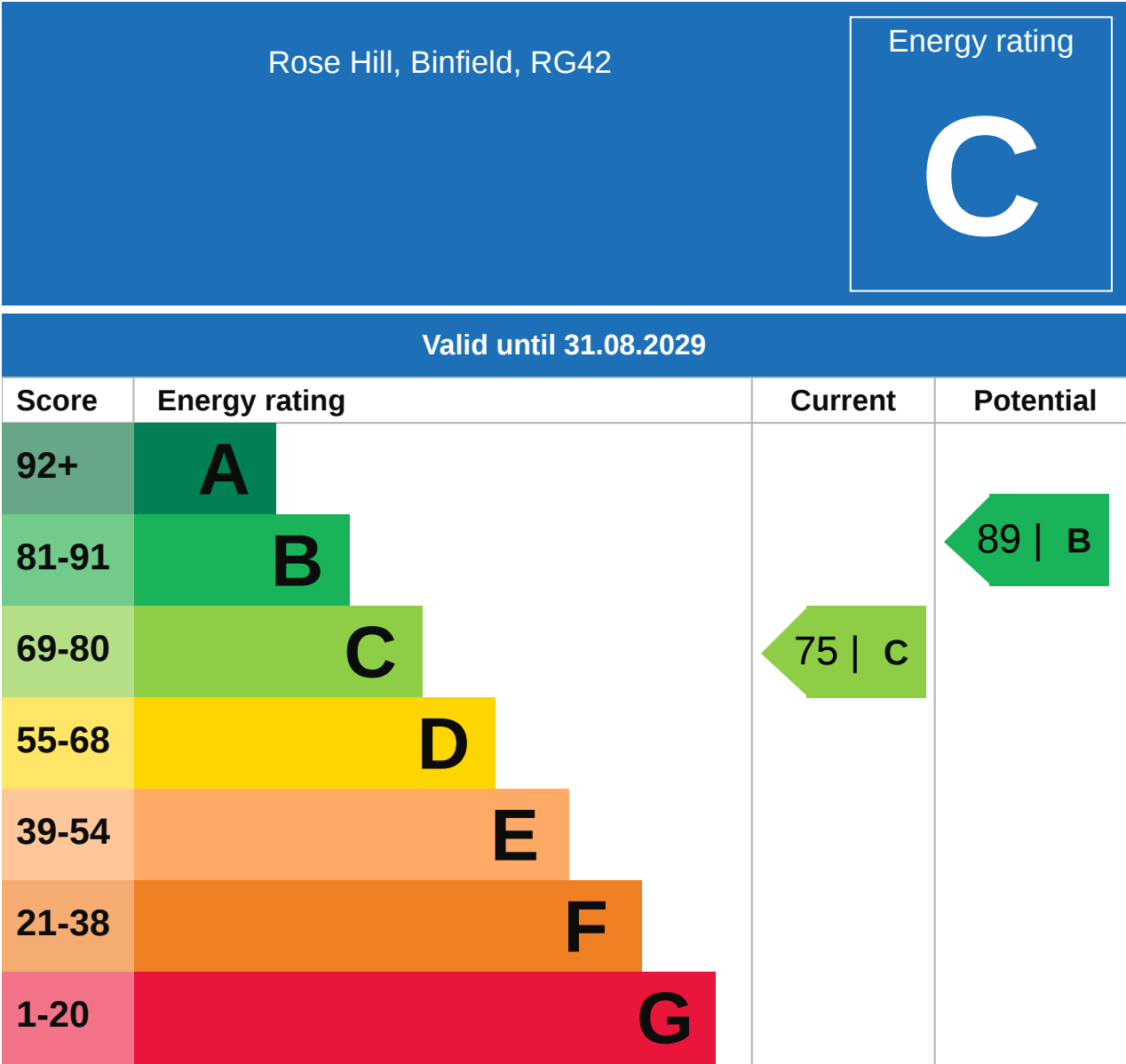


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

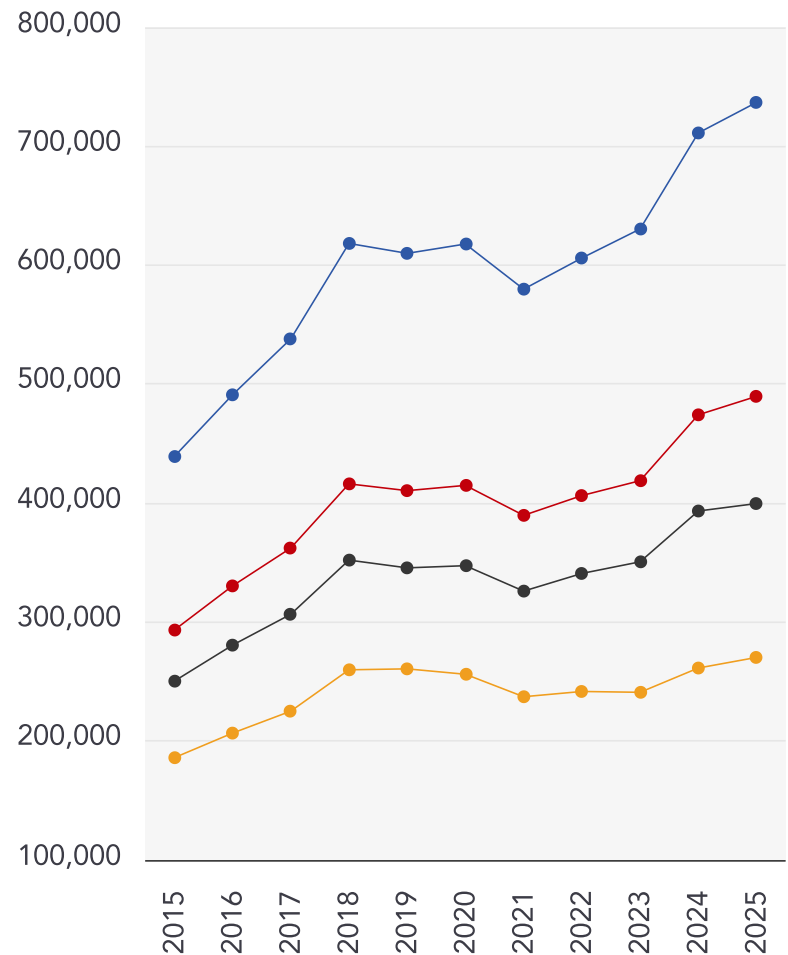
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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:	Very Good
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	63 m ²

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

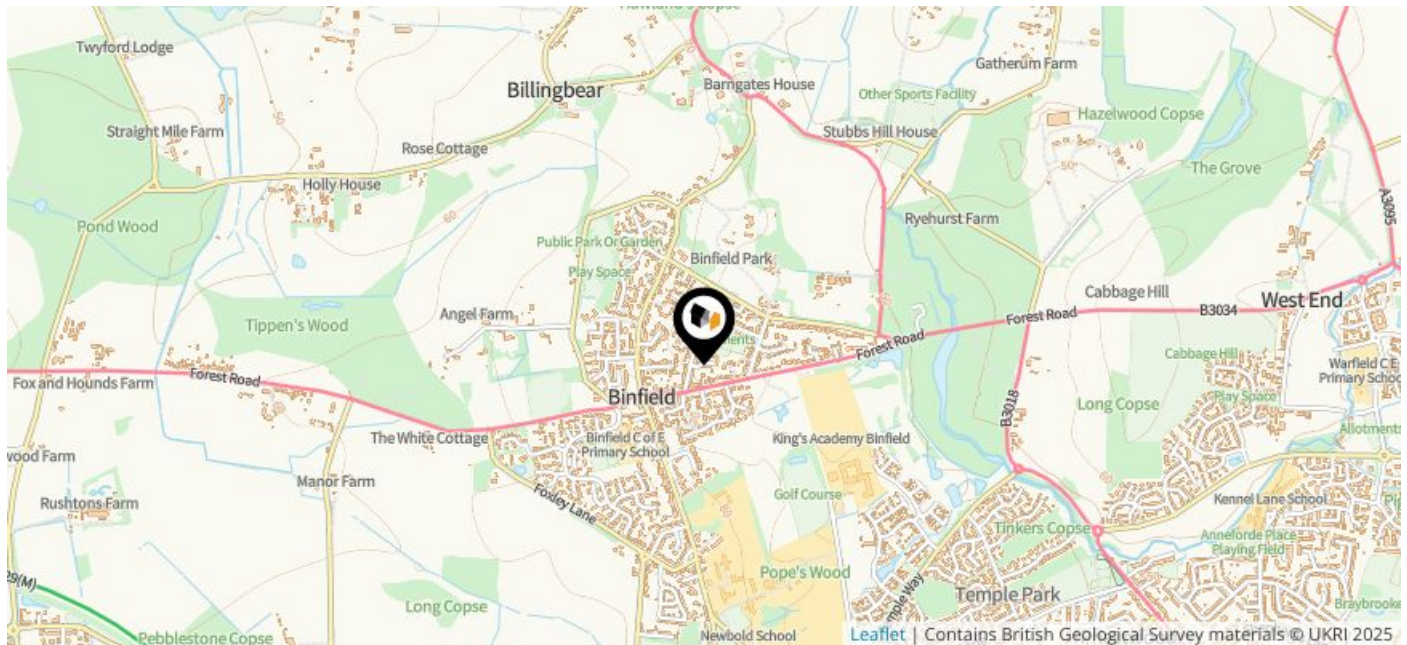
+45.31%

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.

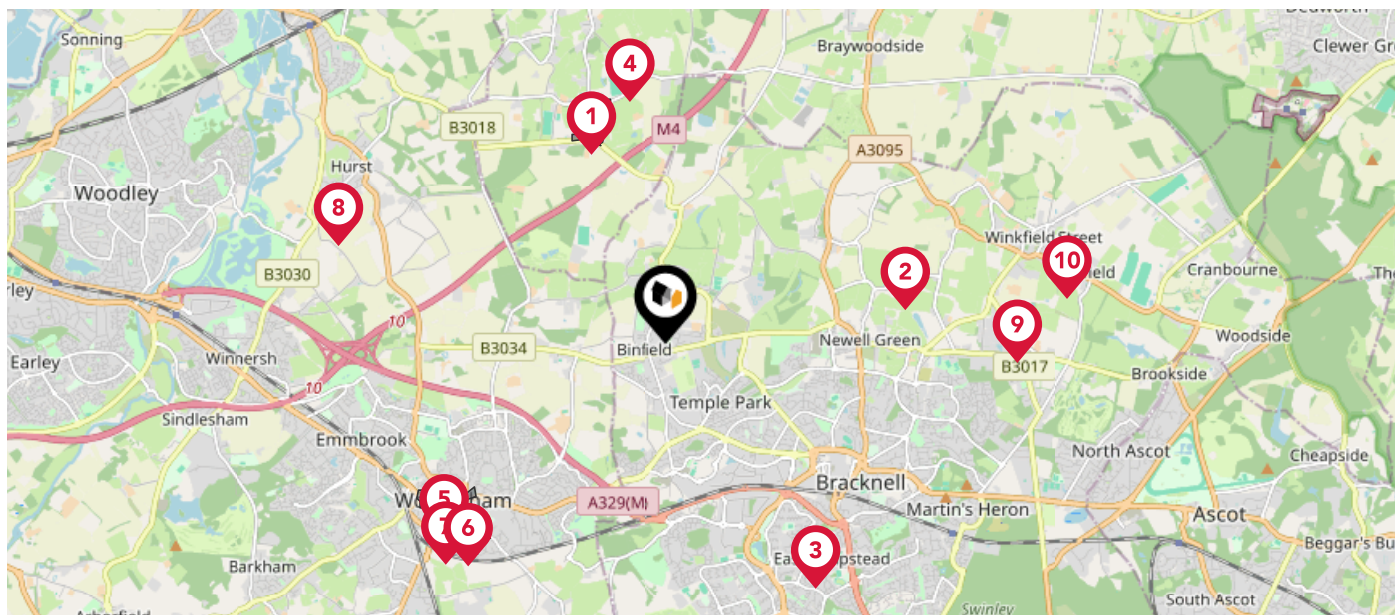
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Shurlock Row



Warfield



Easthampstead



Beenham's Heath



Wokingham Town Centre



Murdoch Road



Langborough Road



Hurst



Winkfield Row



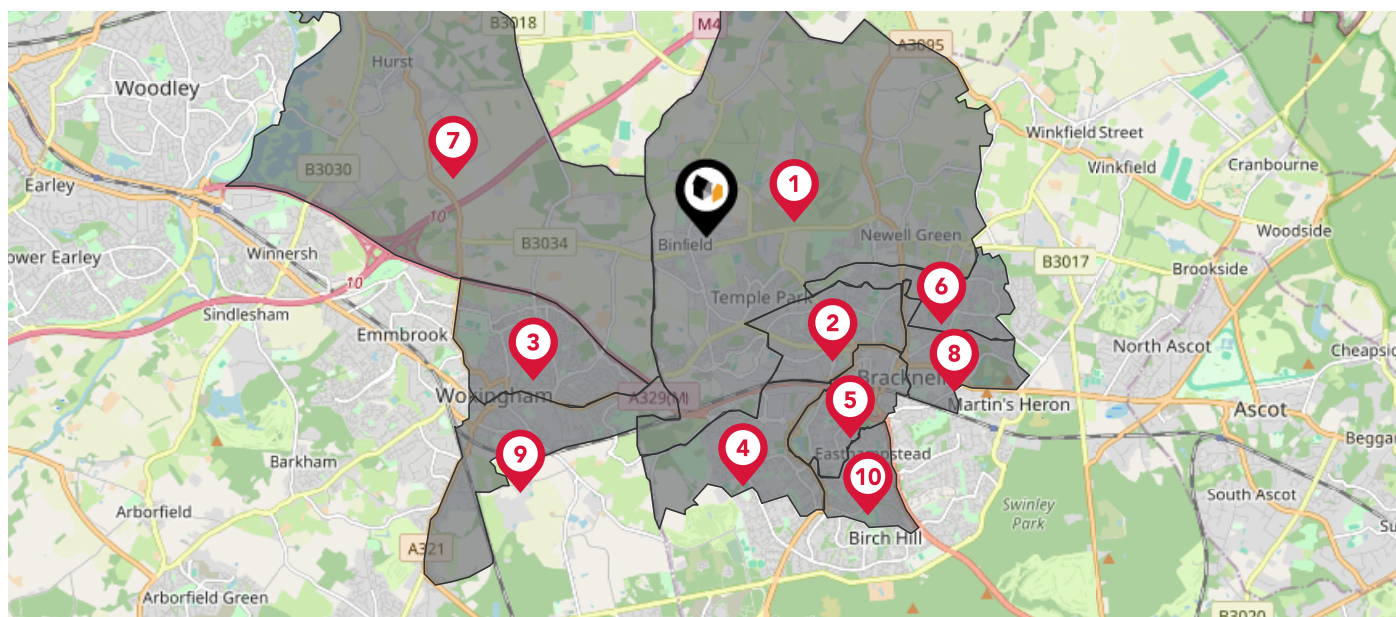
Winkfield Village

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

Binfield with Warfield Ward

2

Priestwood and Garth Ward

3

Norreys Ward

4

Great Hollands North Ward

5

Wildridings and Central Ward

6

Warfield Harvest Ride Ward

7

Hurst Ward

8

Bullbrook Ward

9

Wescott Ward

10

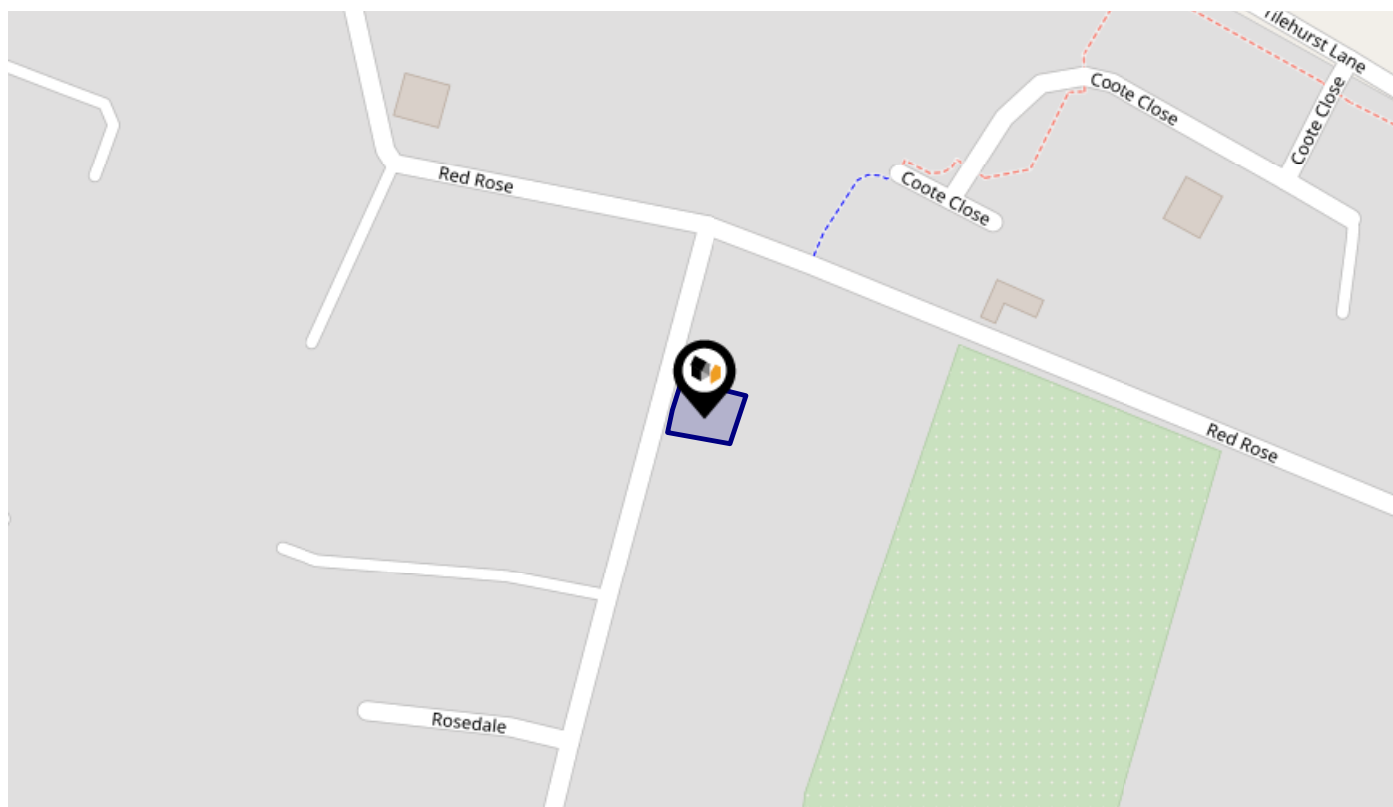
Old Bracknell Ward

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:

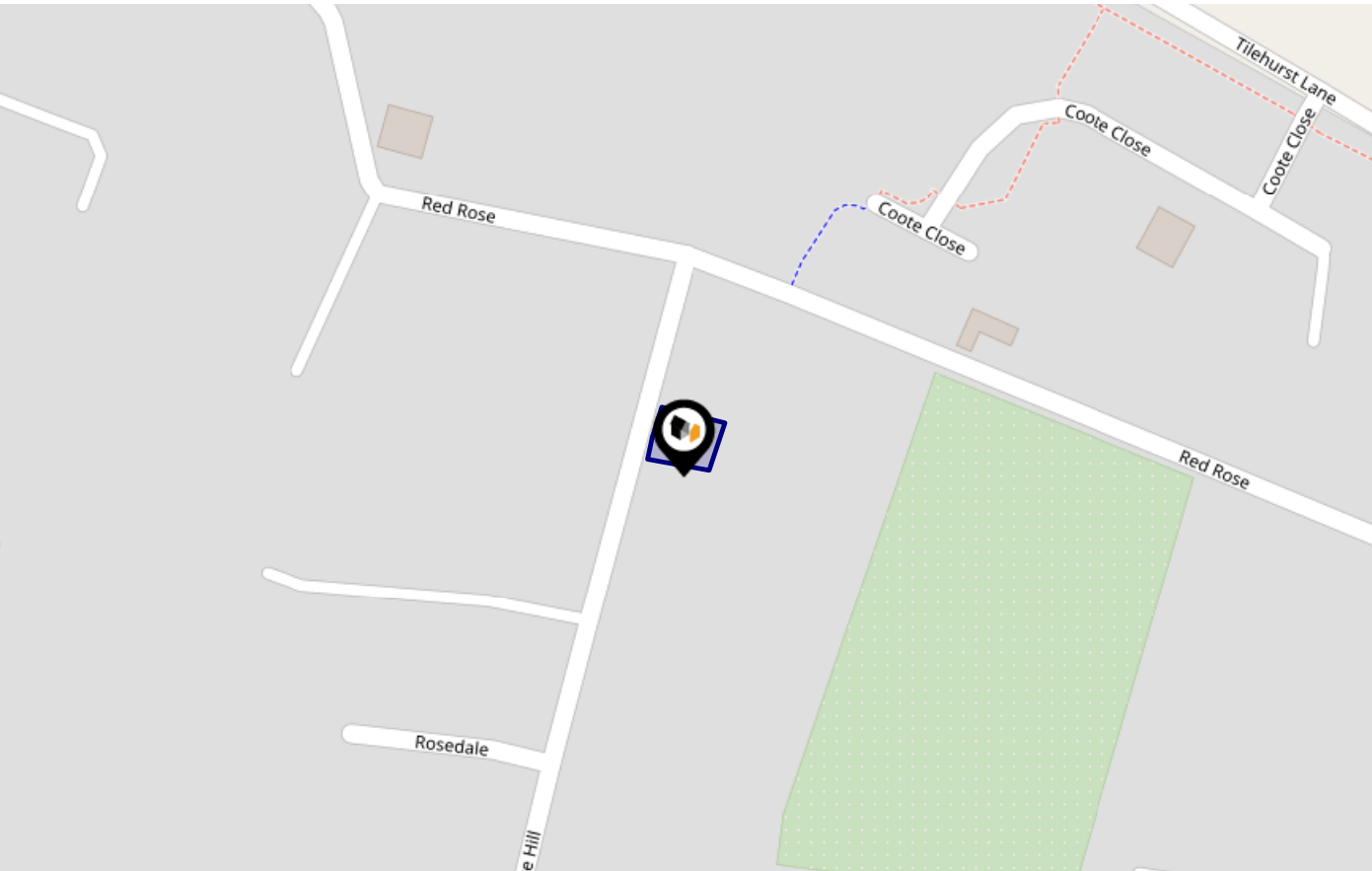
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

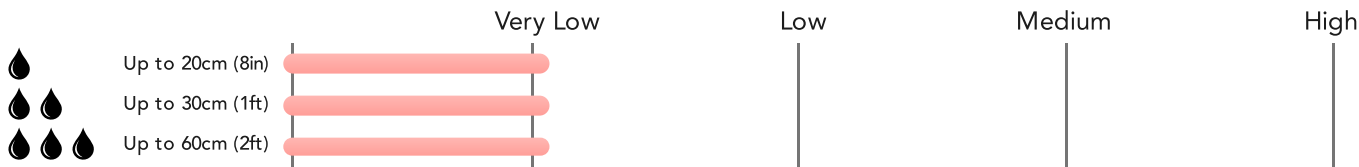


Risk Rating: Very low

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:

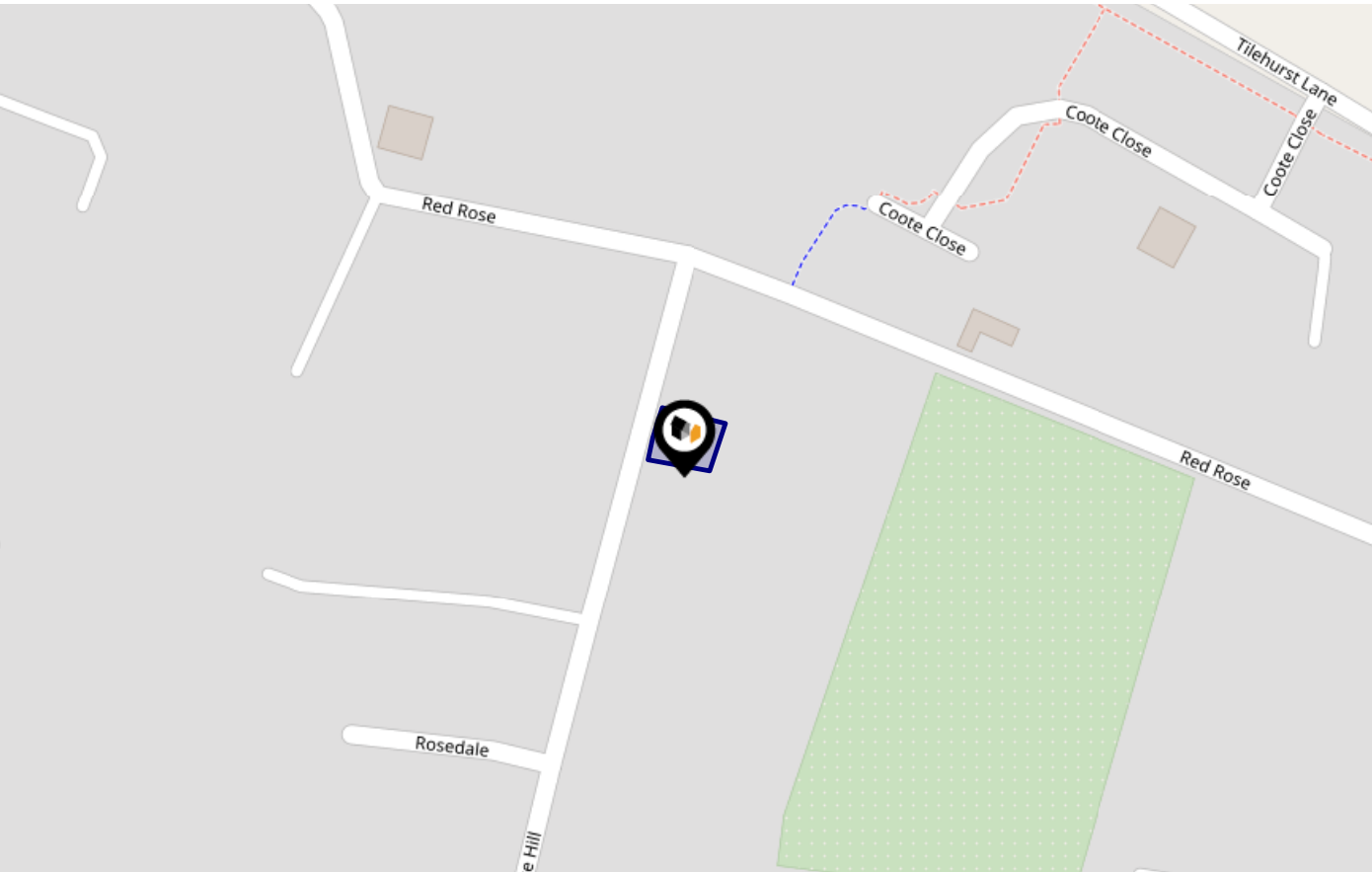


Flood Risk

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.

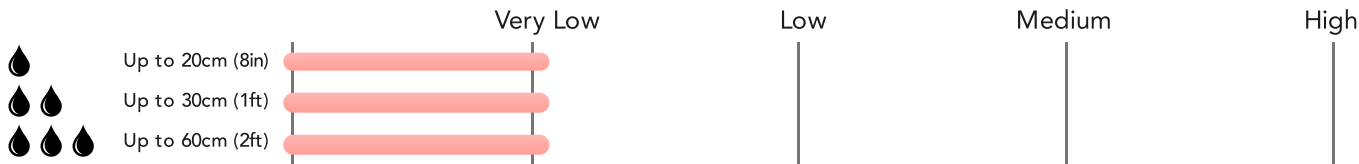


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

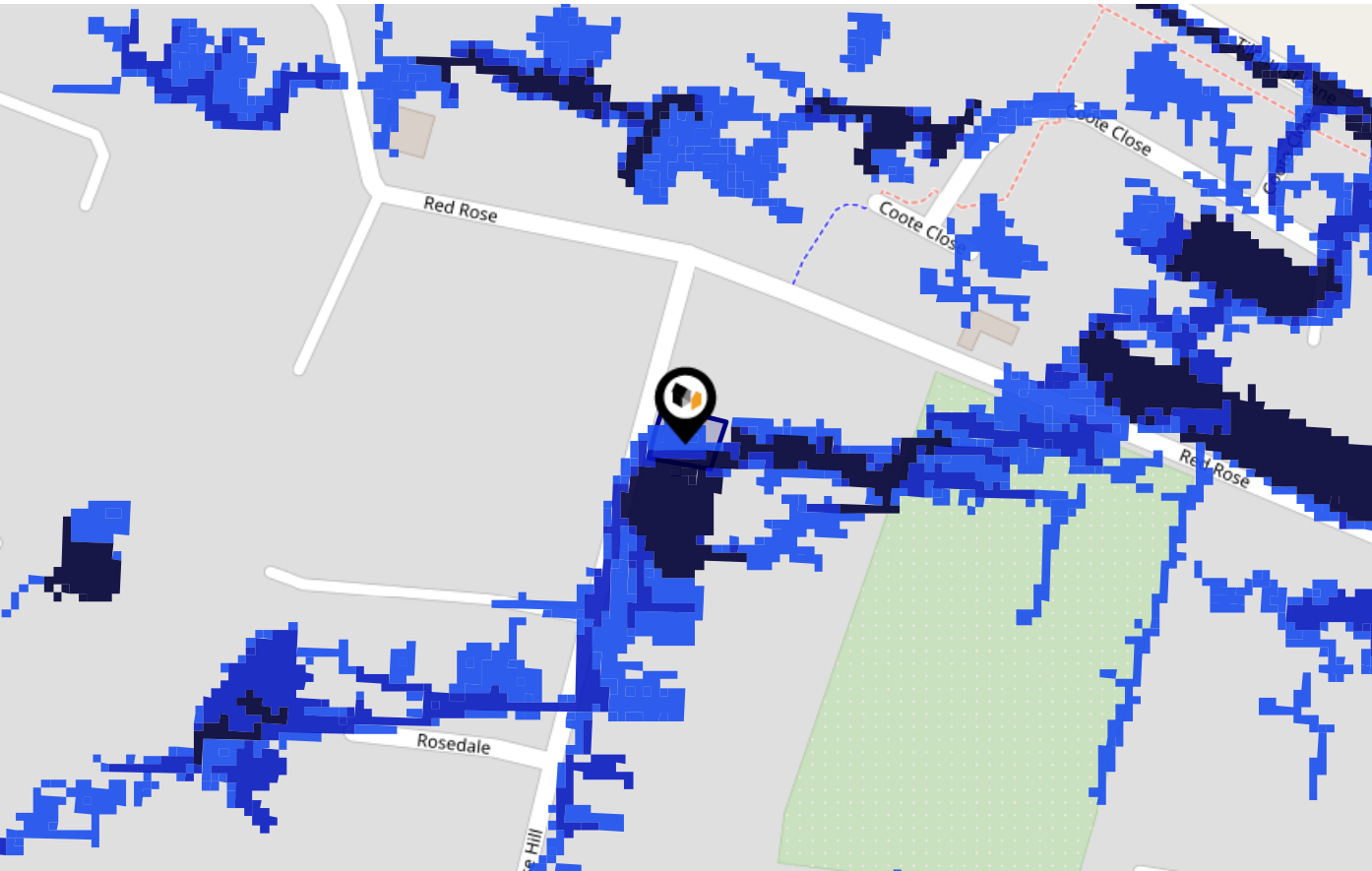


Flood Risk

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.

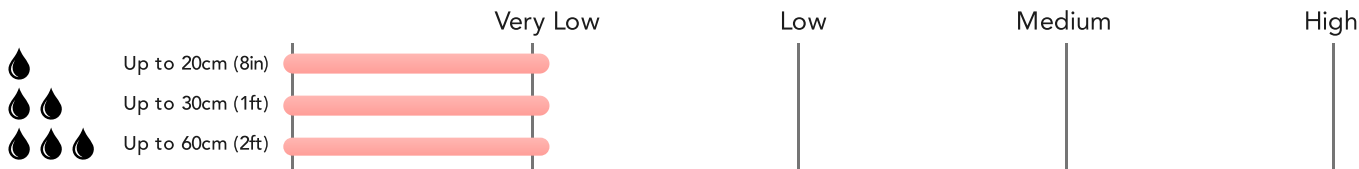


Risk Rating: Low

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:

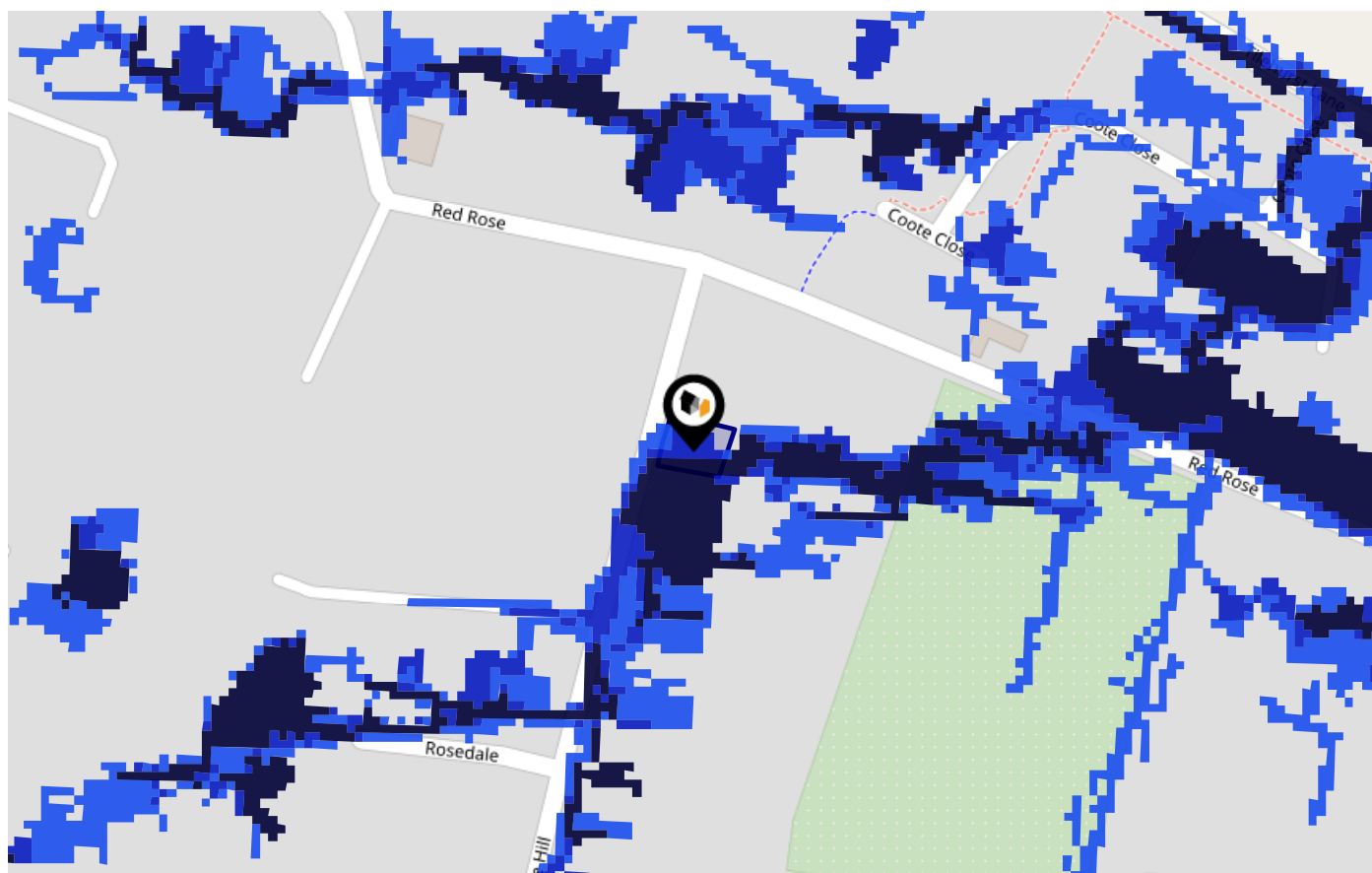


Flood Risk

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: 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:



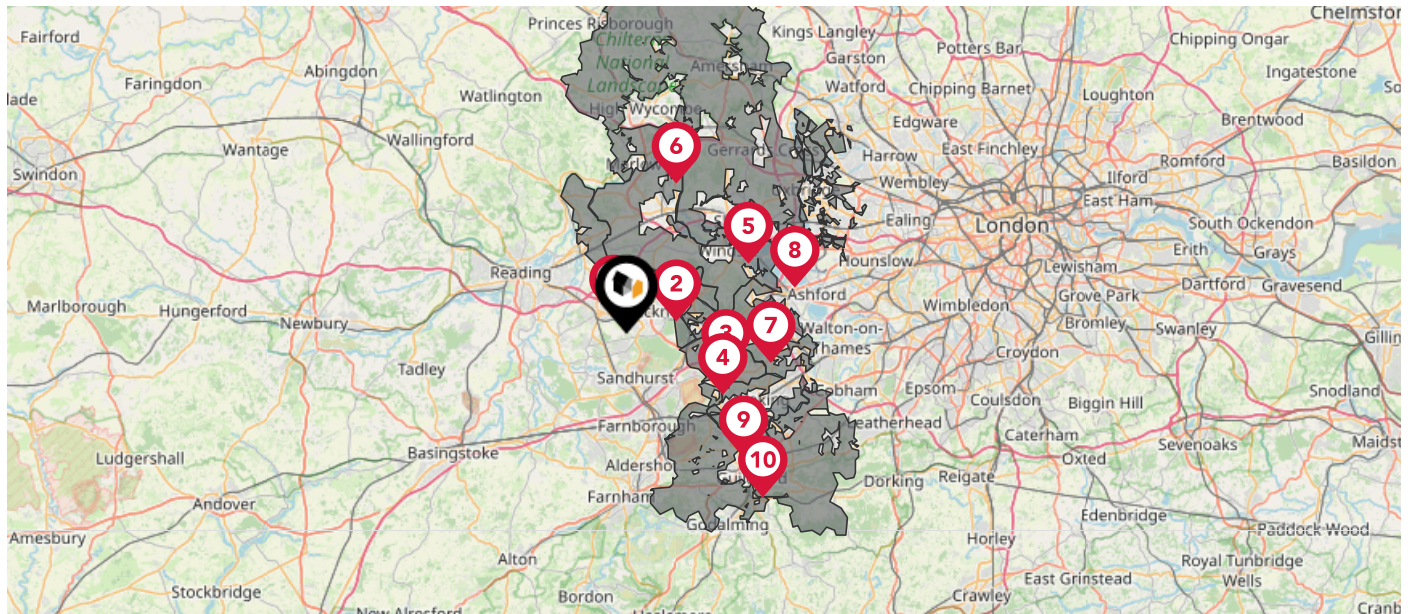
KFB - Key Facts For Buyers

Maps

Green Belt



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



Nearby Green Belt Land

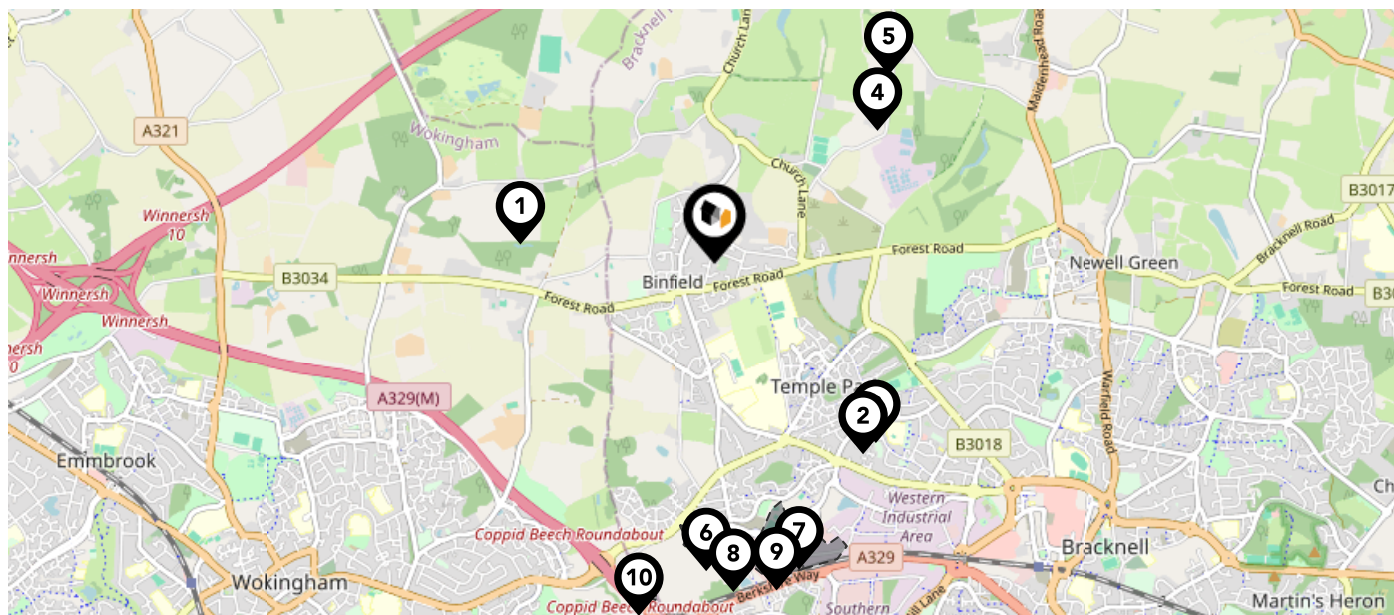
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Buckinghamshire
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Hillingdon
-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

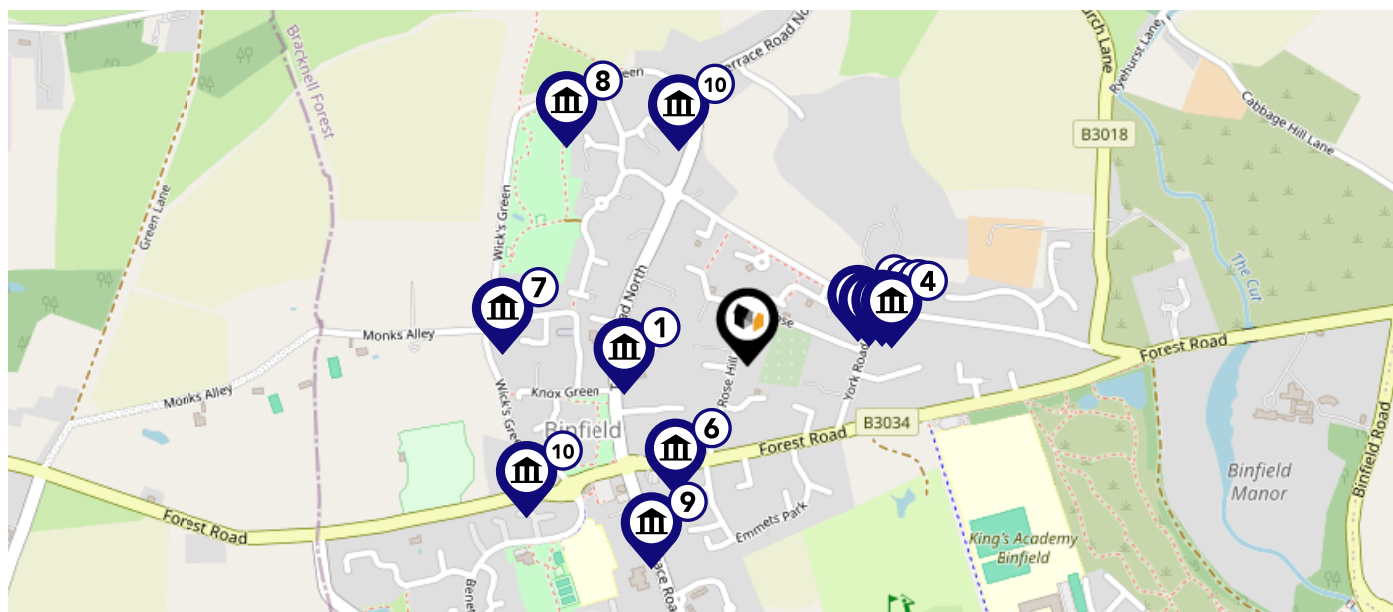
	Billingbear Binfield-Binfield, Wokingham	Historic Landfill
	Wilwood Road-Bracknell	Historic Landfill
	Fernhill Road-Bracknell, Berkshire	Historic Landfill
	Ryehurst Lane-Cokeley	Historic Landfill
	Perchance Cokeley-Binfield, Bracknell	Historic Landfill
	Nike Land-Amen Corner	Historic Landfill
	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill
	Rose Farm-Amen Corner	Historic Landfill
	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill
	Sandlea Farm-Amen Corner	Historic Landfill

Maps

Listed Buildings

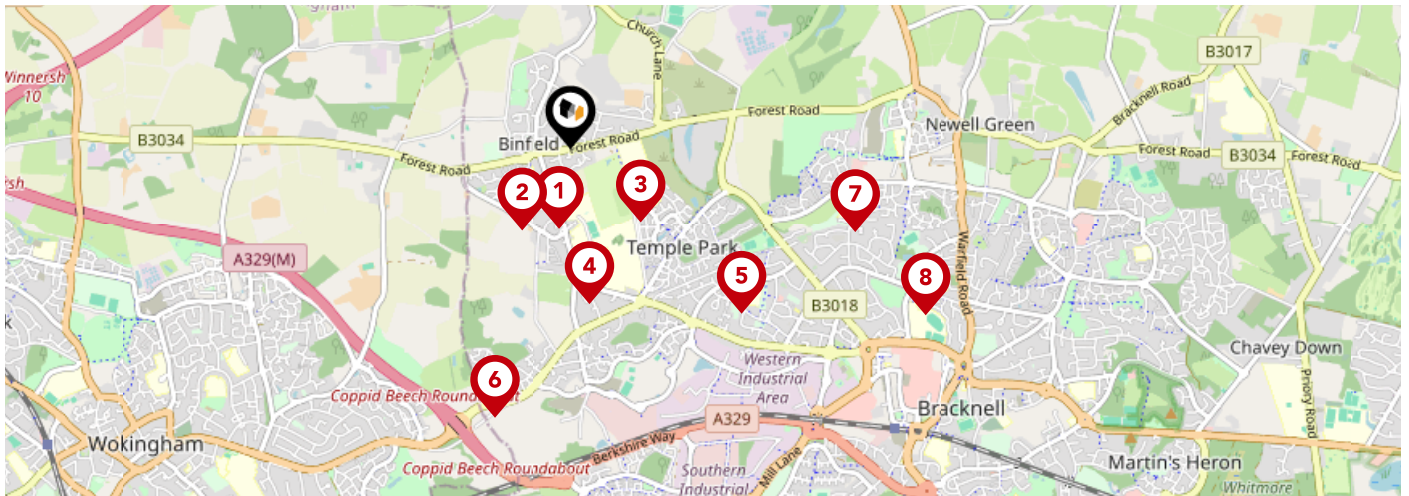


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



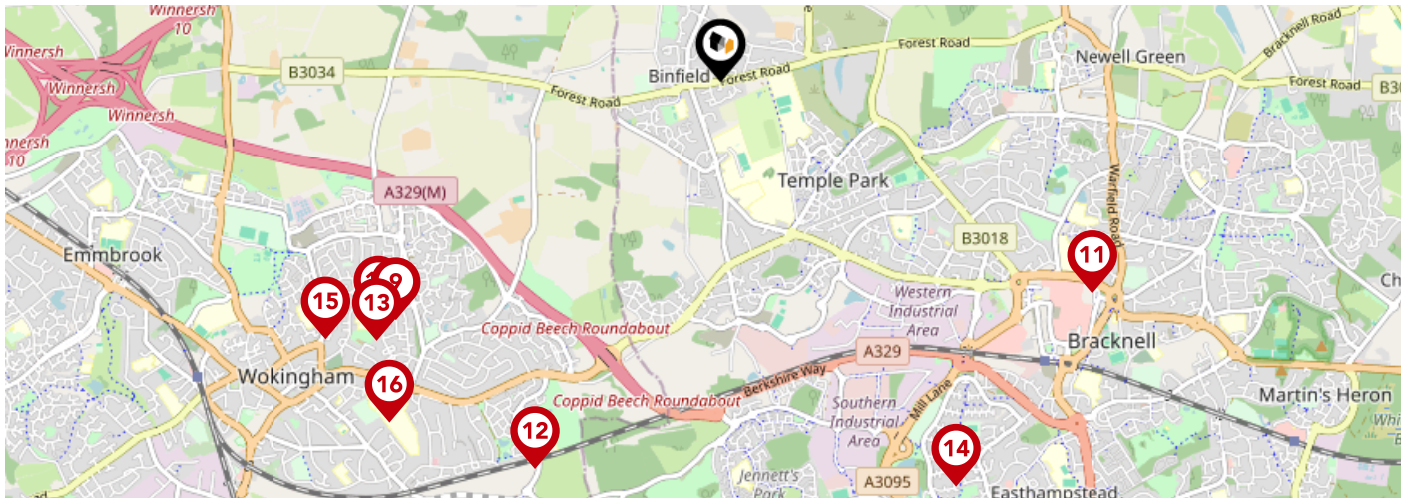
Listed Buildings in the local district	Grade	Distance
 1390302 - The Terrace	Grade II	0.1 miles
 1390313 - South Lodge	Grade II	0.1 miles
 1390311 - Gate Piers At South Entrance To Binfield Park	Grade II	0.2 miles
 1390314 - Tile House	Grade II	0.2 miles
 1390312 - Honeysuckle Cottage	Grade II	0.2 miles
 1390266 - Acacia Cottage	Grade II	0.2 miles
 1390298 - Binfield House	Grade II	0.3 miles
 1390321 - Wicks Green Cottages	Grade II	0.3 miles
 1390310 - The Terrace	Grade II	0.3 miles
 1390270 - Binfield Place	Grade II	0.3 miles
 1390301 - Little Pightle	Grade II	0.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.38	☐	☐	☒	☐	☐
2	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.44	☐	☒	☐	☐	☐
3	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.47	☐	☒	☒	☐	☐
4	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.72	☐	☒	☐	☐	☐
5	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.1	☐	☒	☐	☐	☐
6	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:1.29	☐	☒	☐	☐	☐
7	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.37	☐	☐	☒	☐	☐
8	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.82	☐	☒	☐	☐	☐

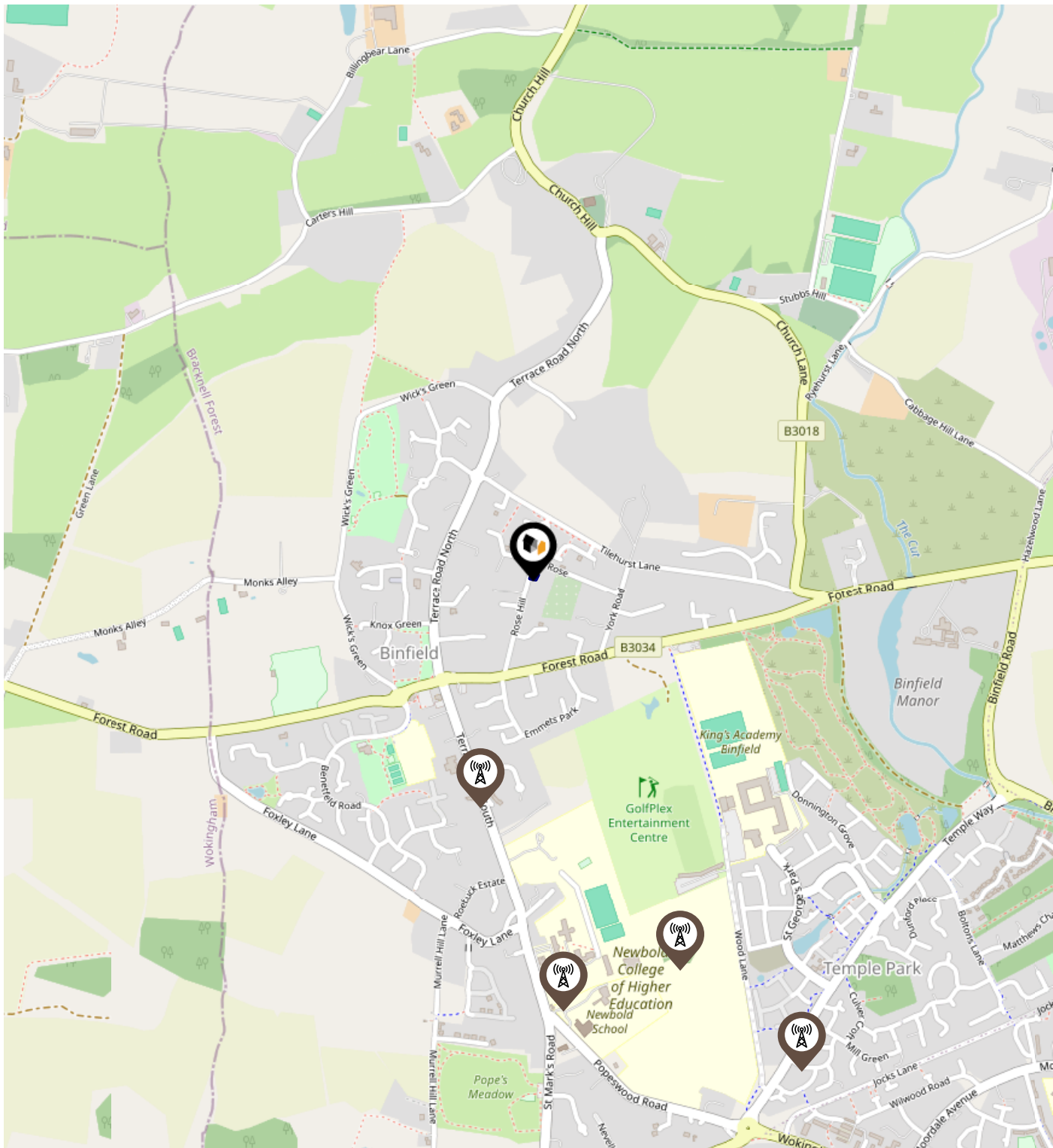
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Foundry College Ofsted Rating: Good Pupils: 15 Distance: 1.86	☐	☐	☒	☐	☐
10	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance: 1.93	☐	☒	☐	☐	☐
11	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance: 1.98	☐	☐	☒	☐	☐
12	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance: 1.99	☐	☒	☐	☐	☐
13	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance: 2	☐	☒	☐	☐	☐
14	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 2.17	☐	☒	☐	☐	☐
15	High Close School Ofsted Rating: Good Pupils: 85 Distance: 2.18	☐	☐	☒	☐	☐
16	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance: 2.2	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

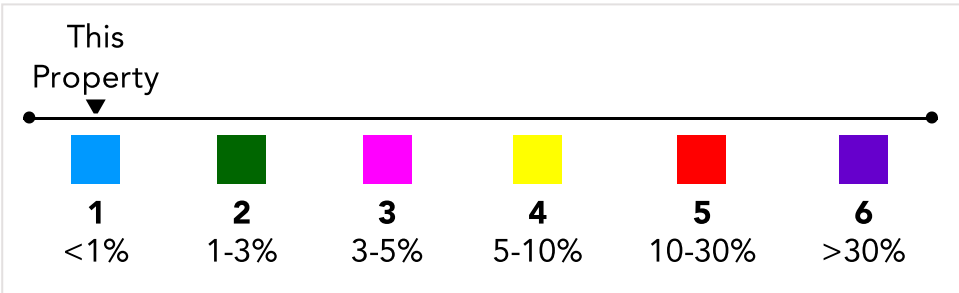
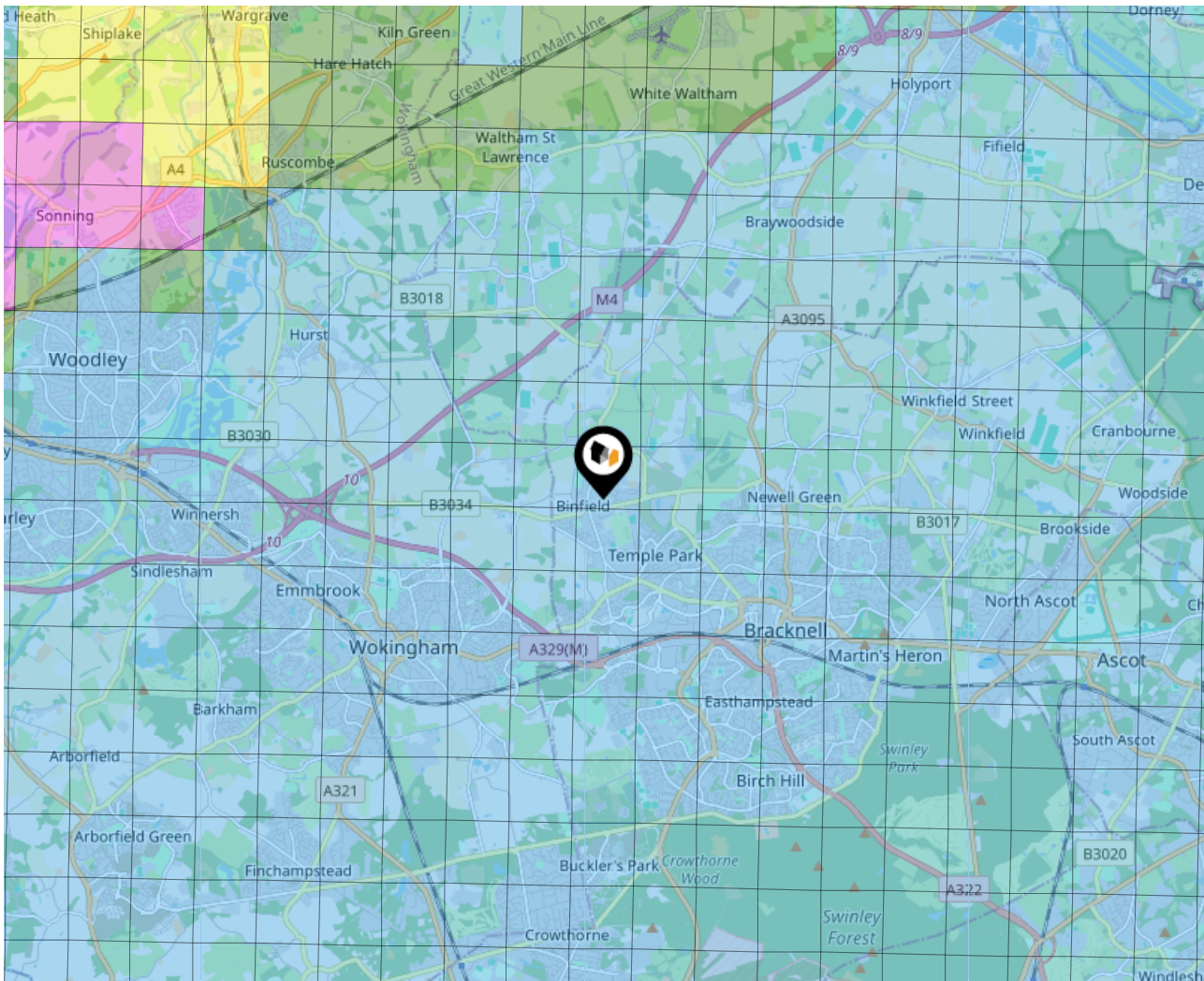
Environment

Radon Gas



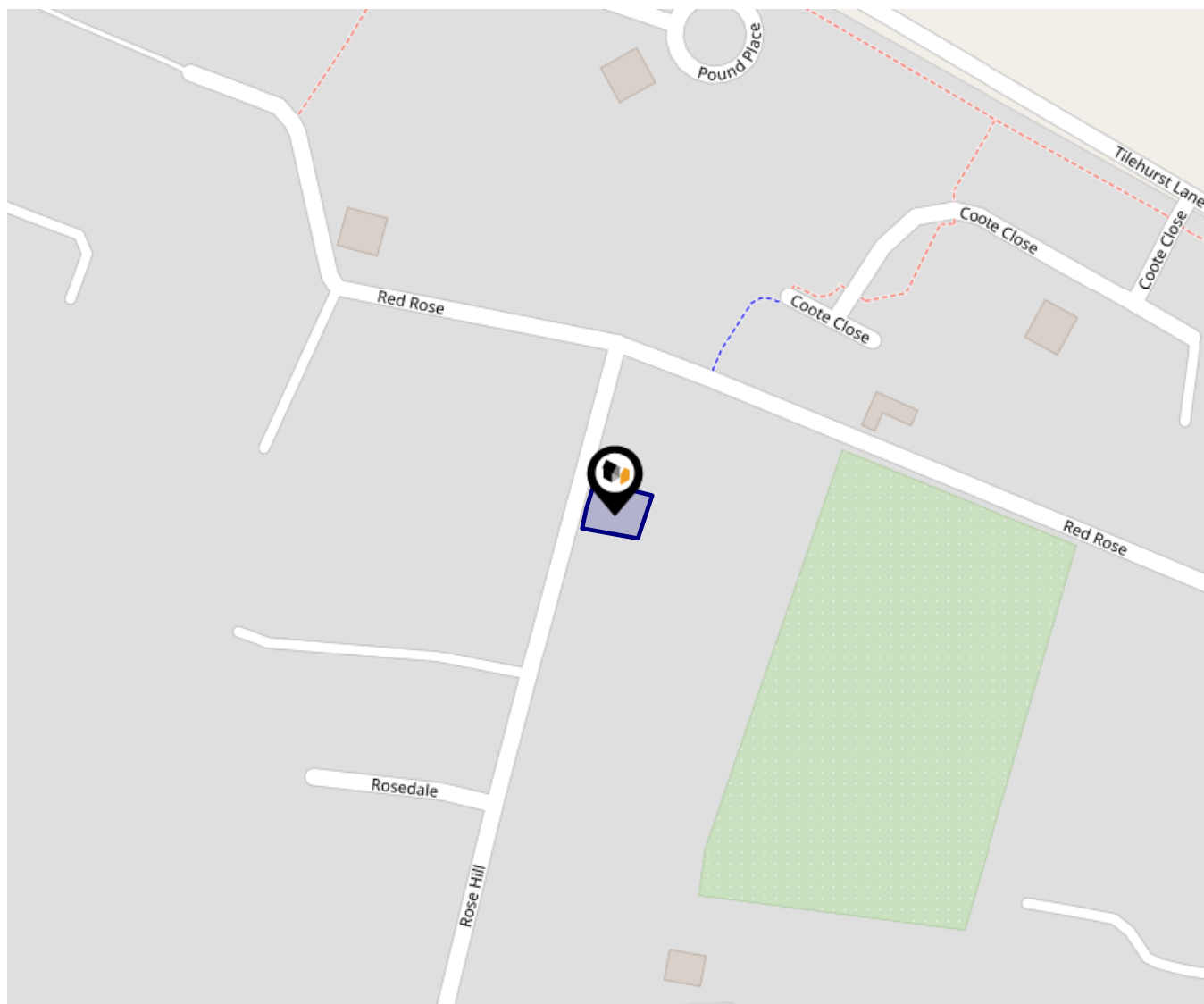
What is Radon?

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



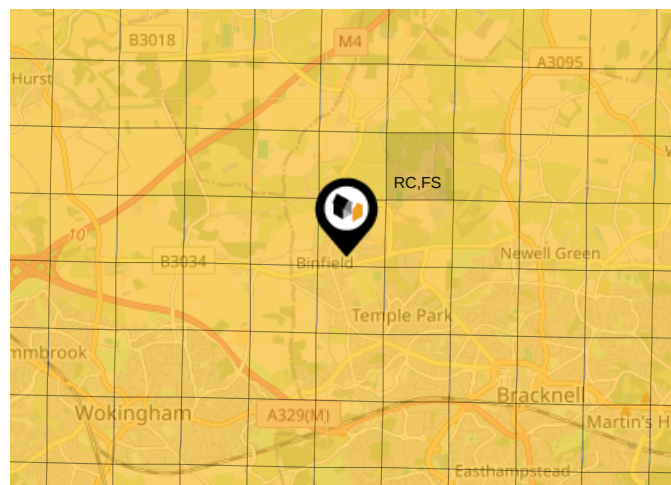
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

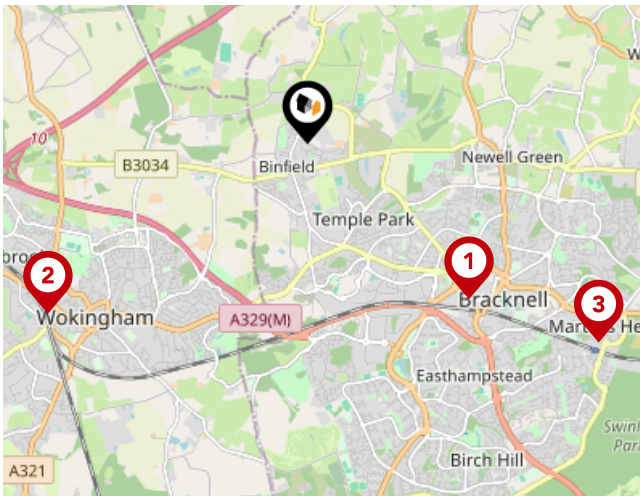


Primary Classifications (Most Common Clay Types)

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

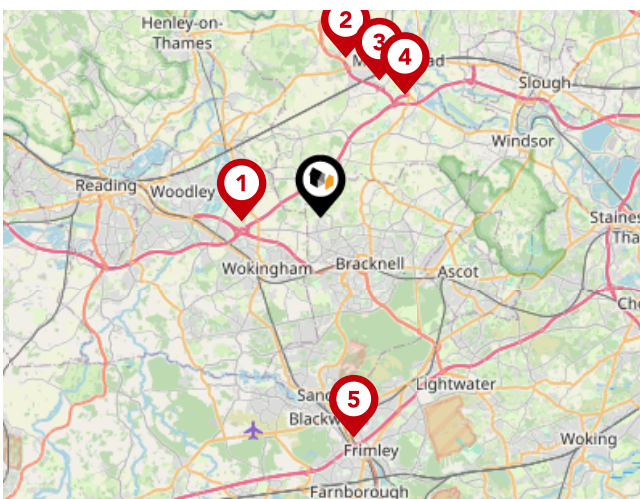
Area

Transport (National)



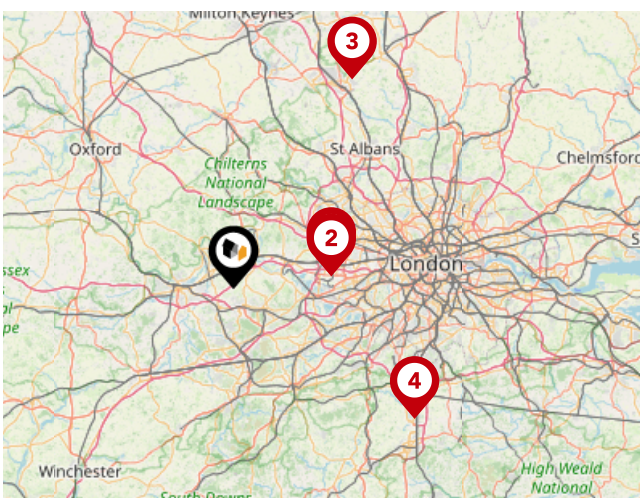
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	2.07 miles
2	Wokingham Rail Station	2.86 miles
3	Martins Heron Rail Station	3.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.91 miles
2	A404(M) J9	5.96 miles
3	A404(M) J9A	5.54 miles
4	M4 J8	5.51 miles
5	M3 J4	8.25 miles

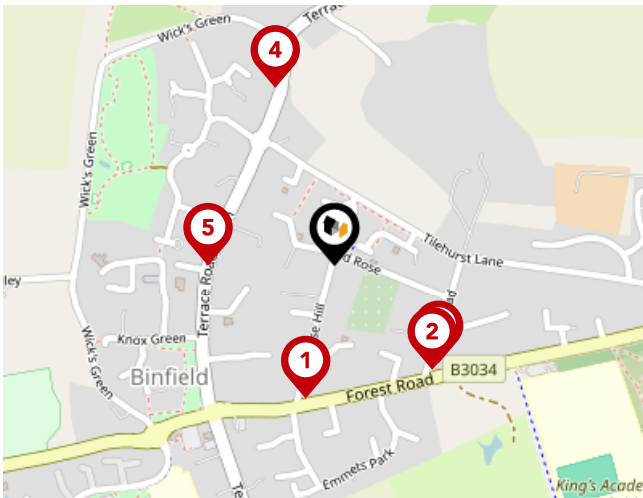


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.67 miles
2	Heathrow Airport Terminal 4	14.73 miles
3	Luton Airport	35.5 miles
4	Gatwick Airport	33.09 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rose Hill	0.16 miles
2	York Road	0.17 miles
3	York Road	0.17 miles
4	Terrace Road North H & R 2	0.22 miles
5	Terrace Road North H & R 1	0.15 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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