

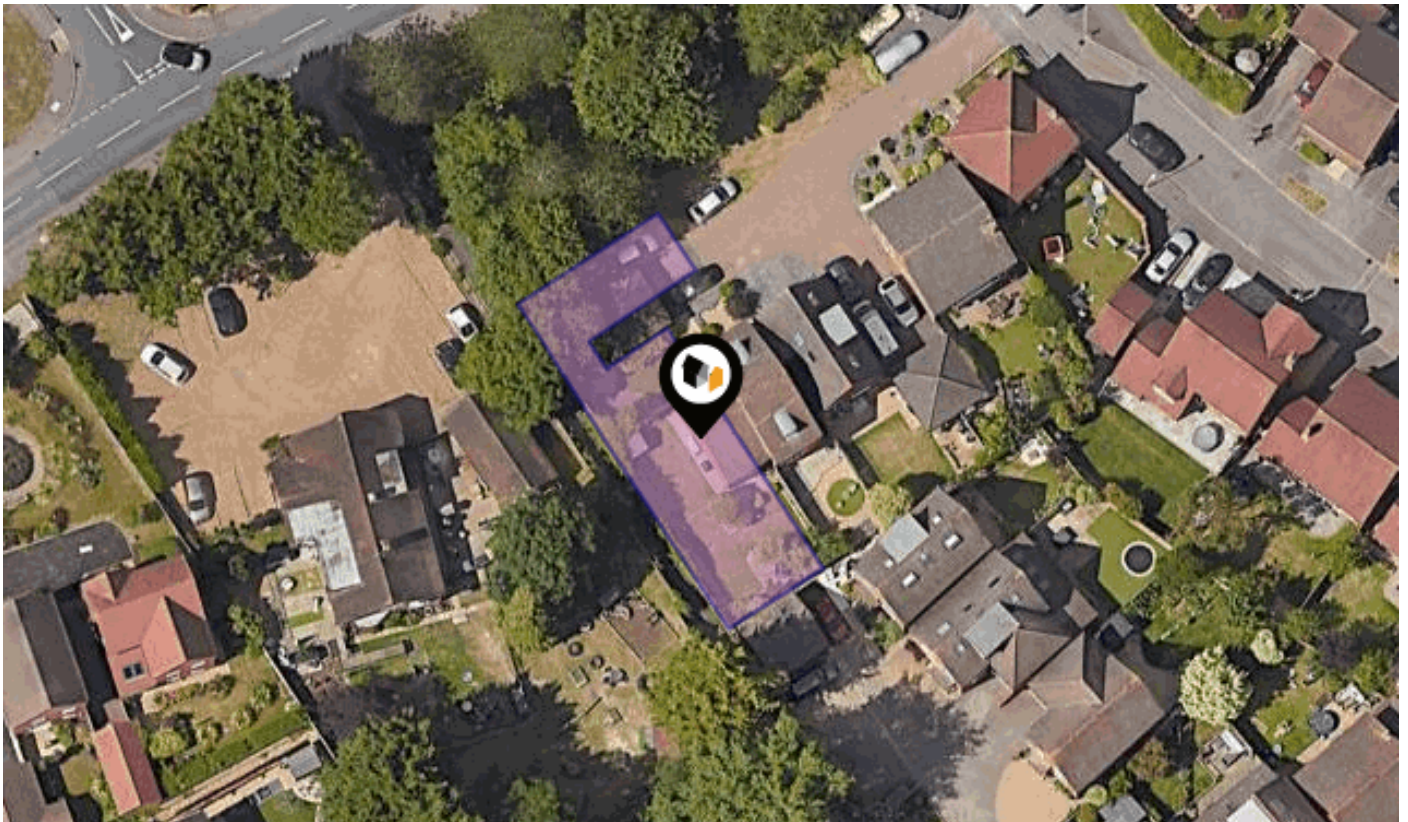


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



SKYLARK WAY, SHINFIELD, READING, RG2

Avocado Property

07917 157387

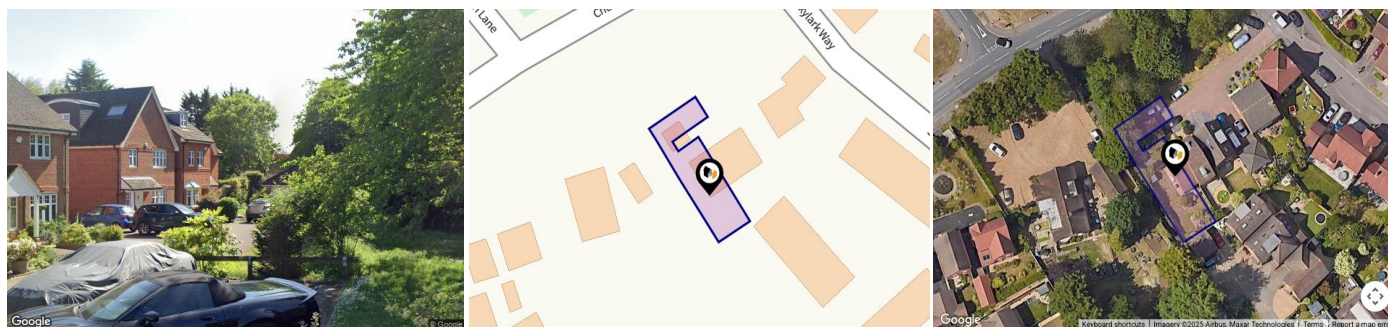
neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.08 acres
Year Built :	2003-2006
Council Tax :	Band D
Annual Estimate:	£2,376
Title Number:	BK382604

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	80	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

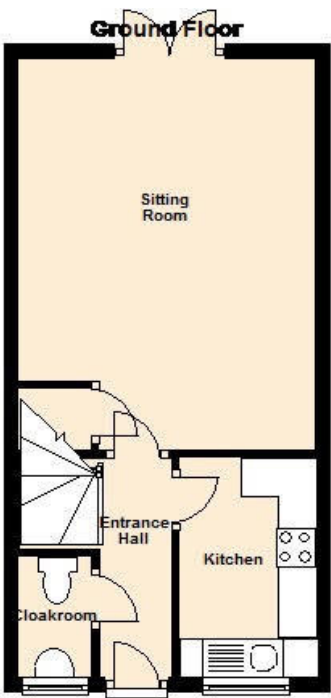
This Address



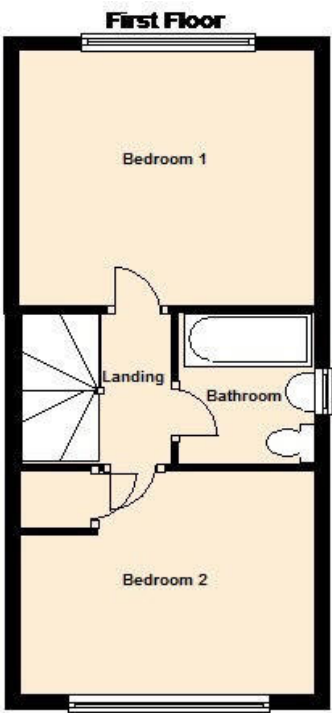
Planning records for: *Skylark Way, Shinfield, Reading, RG2*

Reference - 142280	
Decision:	Approve
Date:	06th August 2014
Description:	Proposed erection of a part two storey, part single storey side extension, conversion of existing loft space to additional habitable accommodation and internal alterations.

SKYLARK WAY, SHINFIELD, READING, RG2

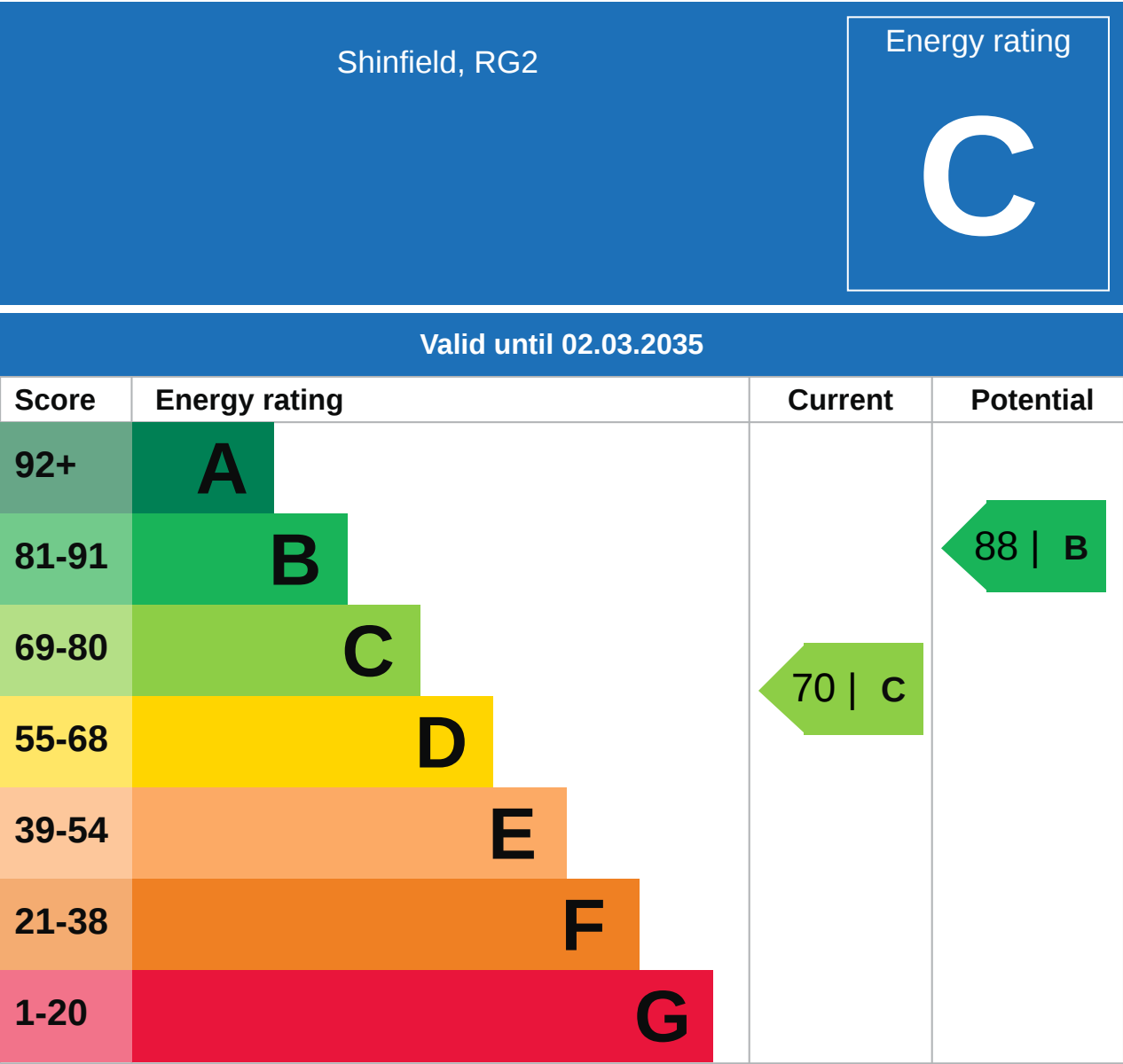


SKYLARK WAY, SHINFIELD, READING, RG2



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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, 200 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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	63 m ²

Market Sold in Street



40, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	07/10/2024	01/10/2004			
Last Sold Price:	£337,500	£214,950			
50, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	19/08/2021	01/04/2005			
Last Sold Price:	£580,000	£305,000			
8, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	12/08/2021	28/10/2005	30/04/2003		
Last Sold Price:	£415,000	£285,000	£315,000		
16, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	11/06/2021	16/11/2009	24/06/2005		
Last Sold Price:	£545,000	£395,000	£399,950		
30, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	16/04/2021	21/12/2004			
Last Sold Price:	£355,000	£284,950			
48, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	25/03/2021	12/02/2016	25/11/2005		
Last Sold Price:	£475,000	£464,000	£330,000		
26, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	26/02/2021	25/03/2011	13/12/2004		
Last Sold Price:	£367,500	£265,000	£280,000		
32, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	01/12/2020	10/06/2013	22/09/2009	15/07/2005	
Last Sold Price:	£370,000	£284,000	£270,000	£249,950	
6, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	20/03/2020	23/05/2014	30/04/2010	28/06/2006	30/04/2003
Last Sold Price:	£472,500	£370,000	£292,500	£285,000	£320,000
36, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	11/07/2019	01/06/2012	02/06/2005		
Last Sold Price:	£380,000	£280,000	£267,000		
12, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	02/03/2018	30/10/2017	14/12/2005		
Last Sold Price:	£592,500	£620,000	£439,950		
22, Skylark Way, Reading, RG2 9AJ					
Last Sold Date:	12/05/2017	12/09/2013	22/06/2007	03/08/2004	
Last Sold Price:	£315,000	£228,500	£235,000	£209,950	

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

Market Sold in Street



38, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	22/09/2014	26/11/2004	
Last Sold Price:	£320,000	£280,000	
42, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	28/02/2014	02/12/2009	01/11/2004
Last Sold Price:	£240,000	£225,000	£215,000
18, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	03/09/2013	27/04/2006	
Last Sold Price:	£385,000	£340,000	
20, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	30/03/2013	25/08/2009	30/07/2004
Last Sold Price:	£215,000	£200,000	£209,950
14, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	21/09/2012	05/12/2005	
Last Sold Price:	£400,000	£396,450	
4, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	25/07/2012	07/04/2006	30/04/2003
Last Sold Price:	£420,000	£375,000	£410,000
10, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	23/07/2007	26/08/2005	
Last Sold Price:	£249,950	£210,000	
2, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	29/09/2006	30/04/2003	
Last Sold Price:	£335,000	£355,000	
46, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	10/02/2006		
Last Sold Price:	£310,000		
24, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	20/05/2005		
Last Sold Price:	£284,950		
28, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	09/12/2004		
Last Sold Price:	£270,000		
44, Skylark Way, Reading, RG2 9AJ			
Last Sold Date:	08/12/2004		
Last Sold Price:	£330,000		

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

Market Sold in Street



34, Skylark Way, Reading, RG2 9AJ

Last Sold Date:	25/11/2004
Last Sold Price:	£280,000

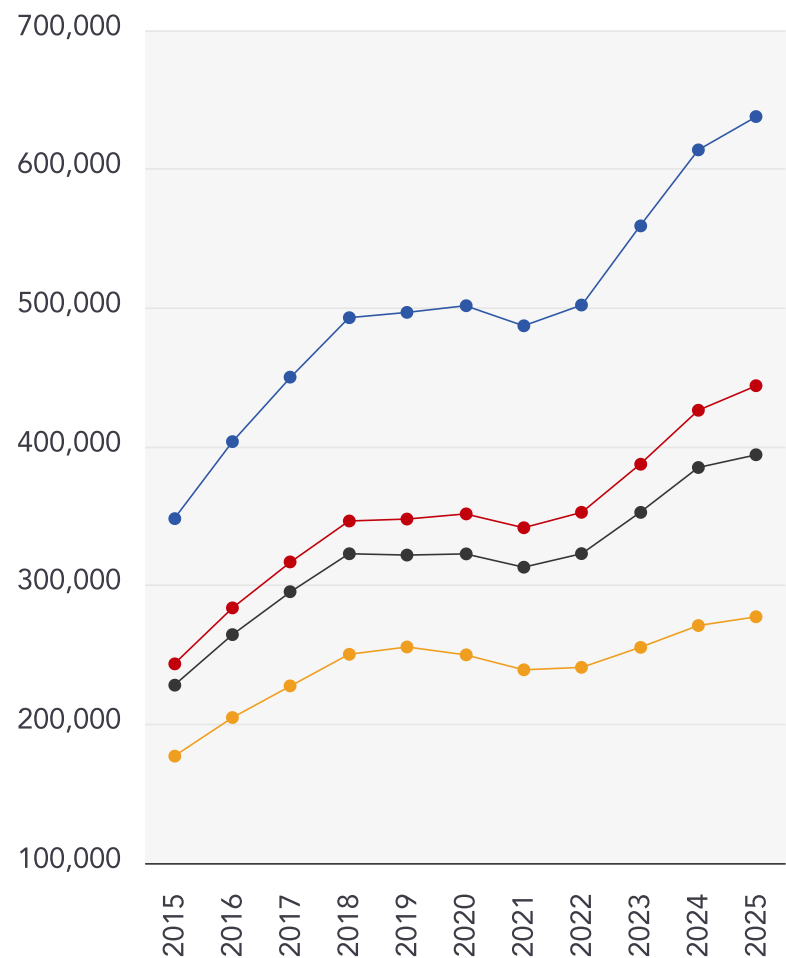
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

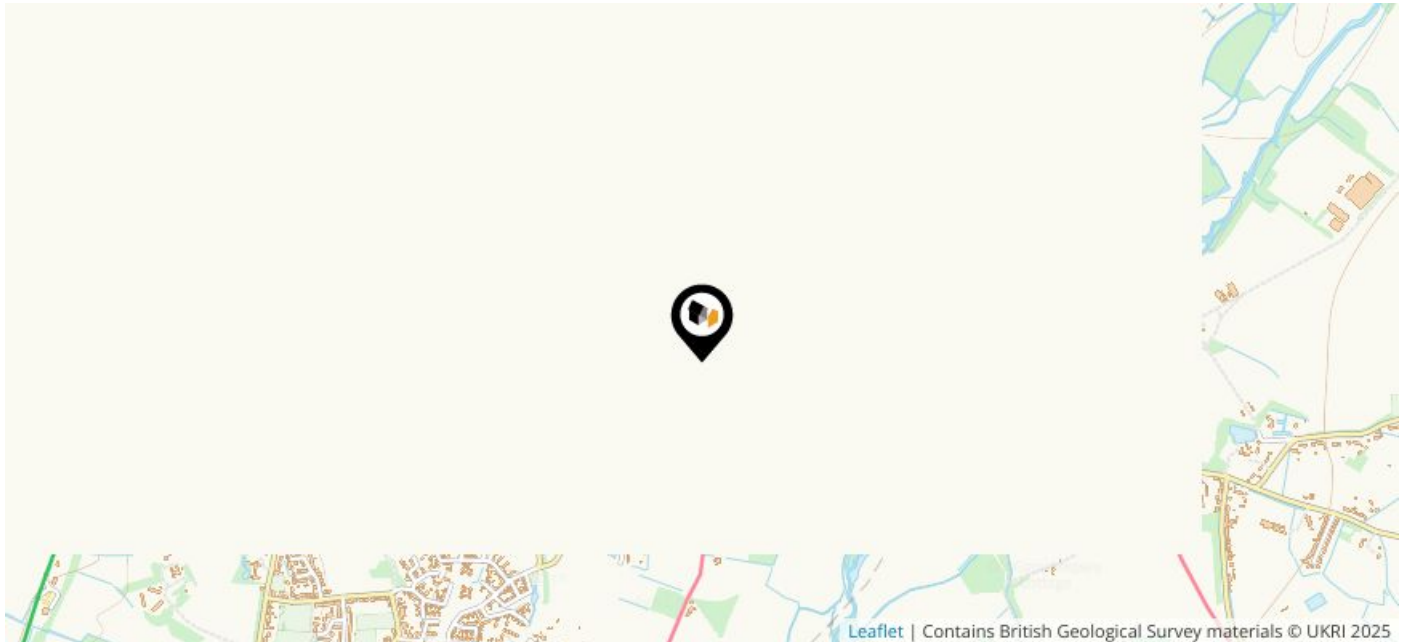
+56.72%

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.

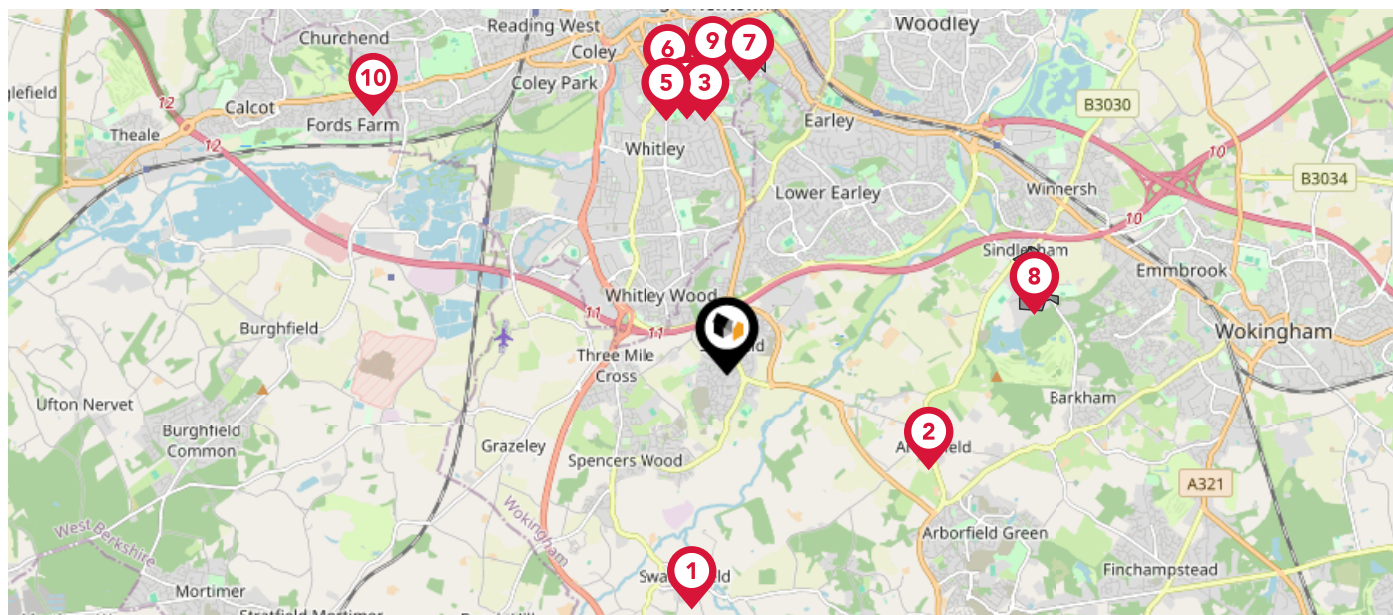
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

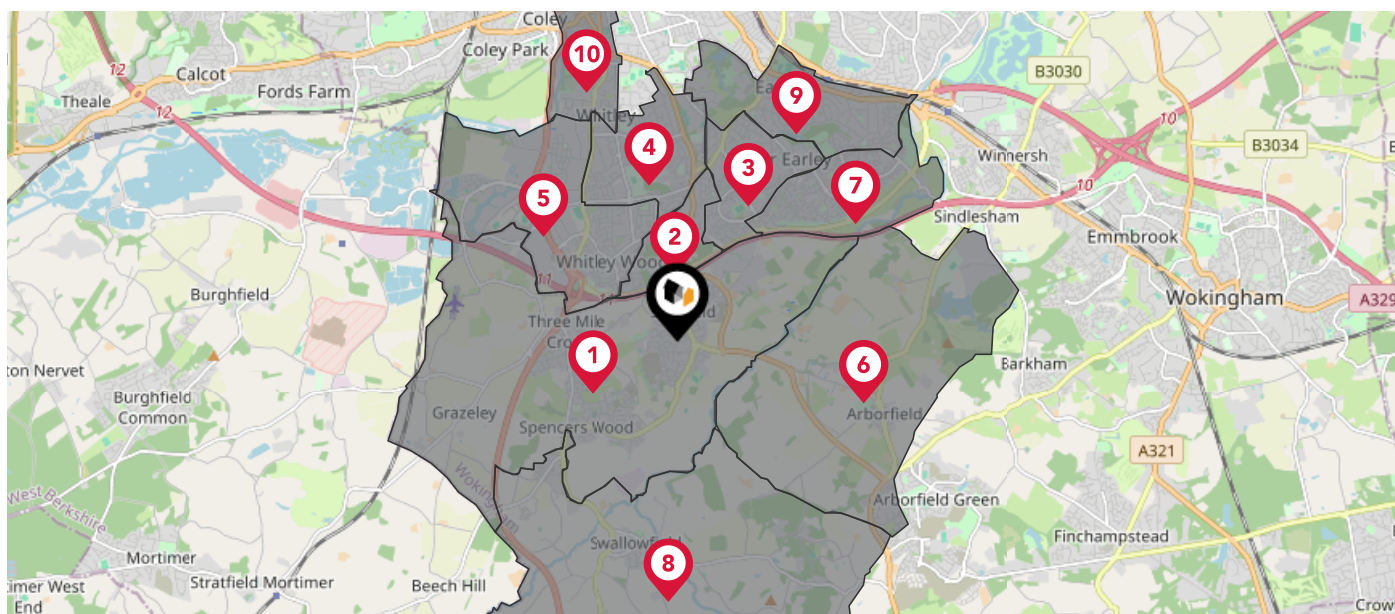
- 1 Swallowfield
- 2 Arborfield Cross
- 3 Redlands
- 4 The Mount
- 5 Christchurch
- 6 Kendrick Road
- 7 South Park
- 8 Sindlesham
- 9 Alexandra Road
- 10 Horncastle

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



Shinfield South Ward



Shinfield North Ward



Hillside Ward



Church Ward



Whitley Ward



Arborfield Ward



Hawkedon Ward



Swallowfield Ward



Maiden Erlegh Ward



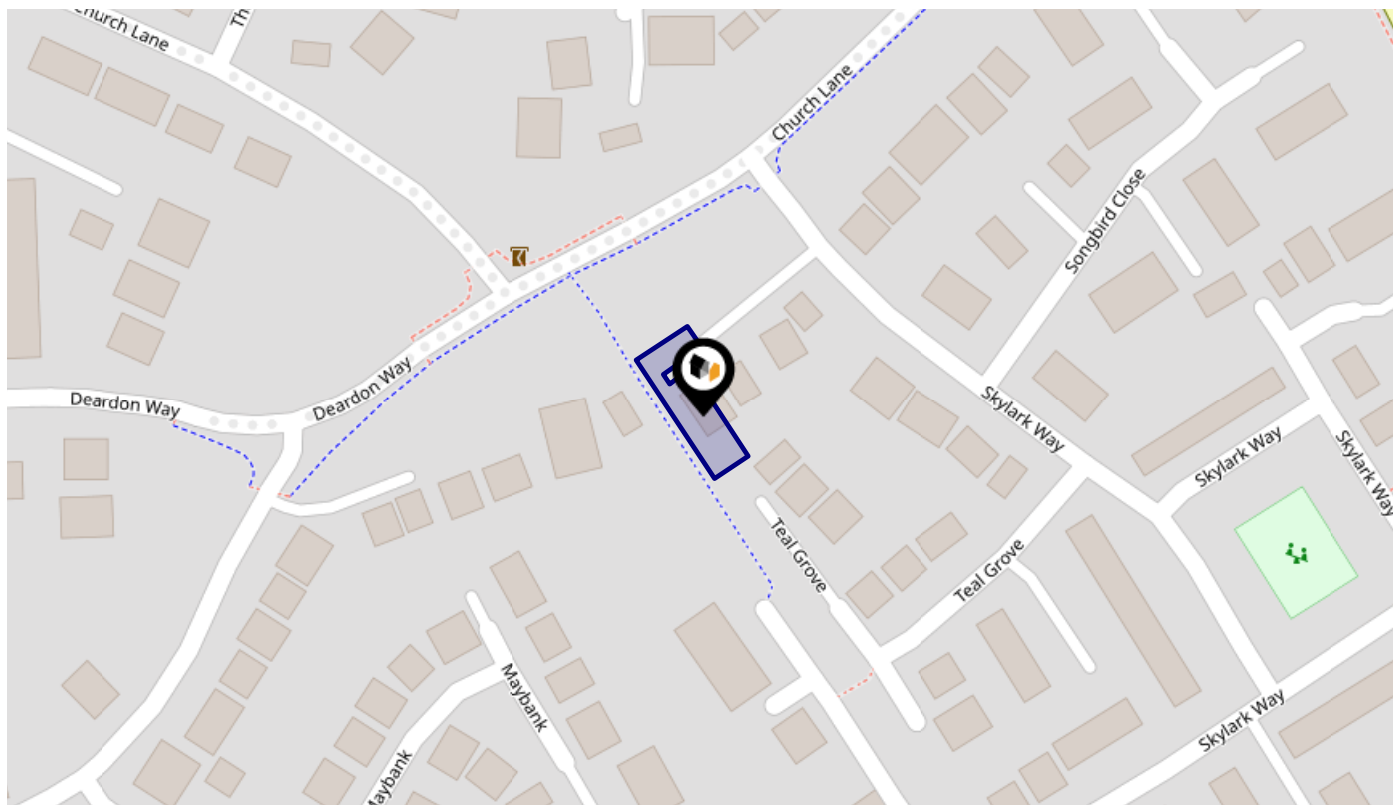
Katesgrove Ward

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:

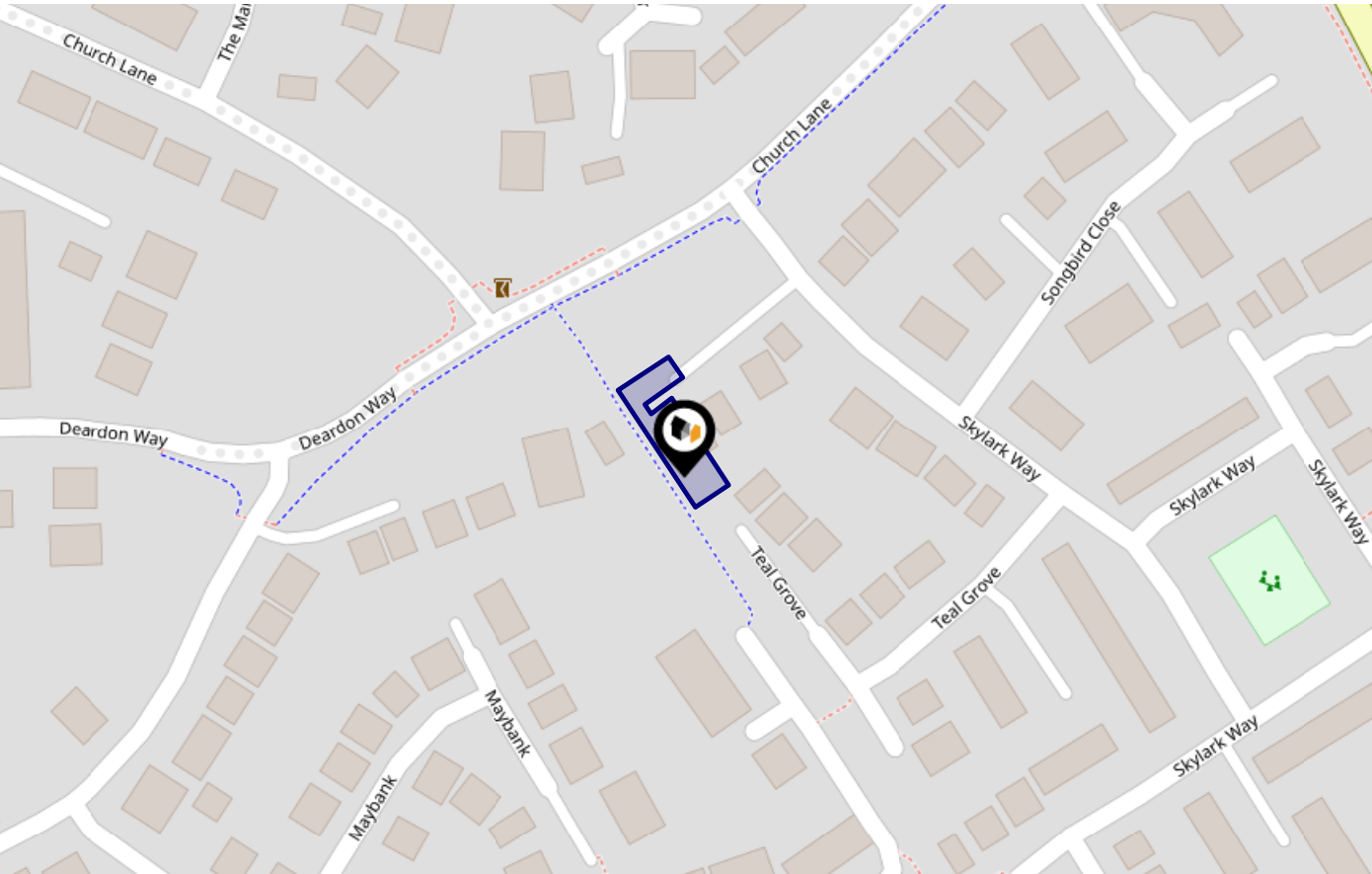
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

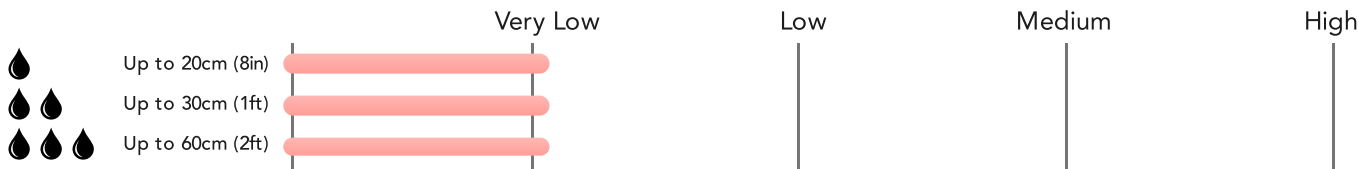


Risk Rating: Very low

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:

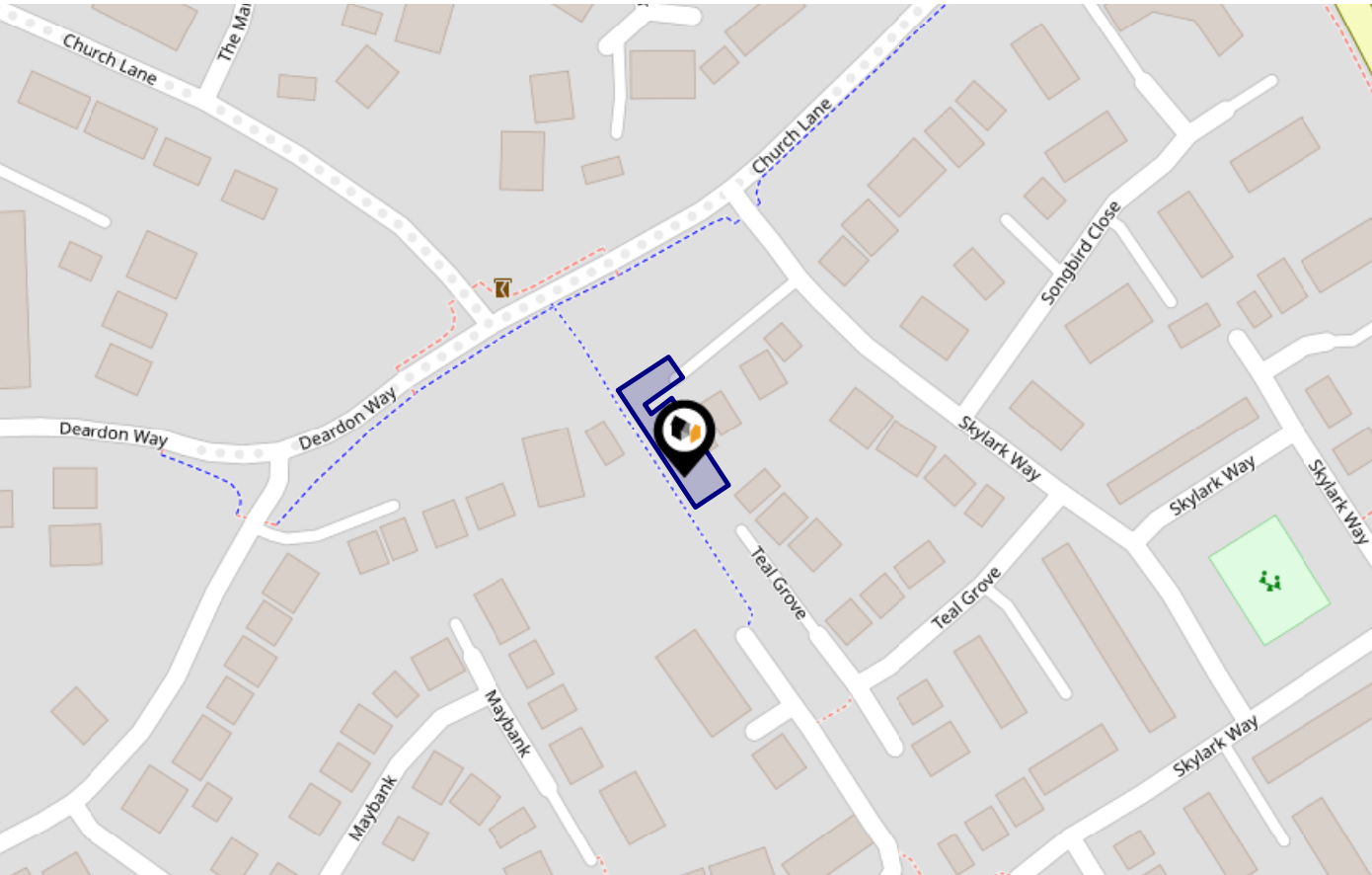


Flood Risk

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.

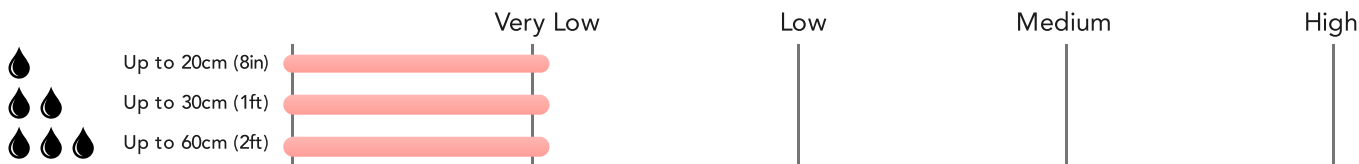


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Chance of flooding to the following depths at this property:

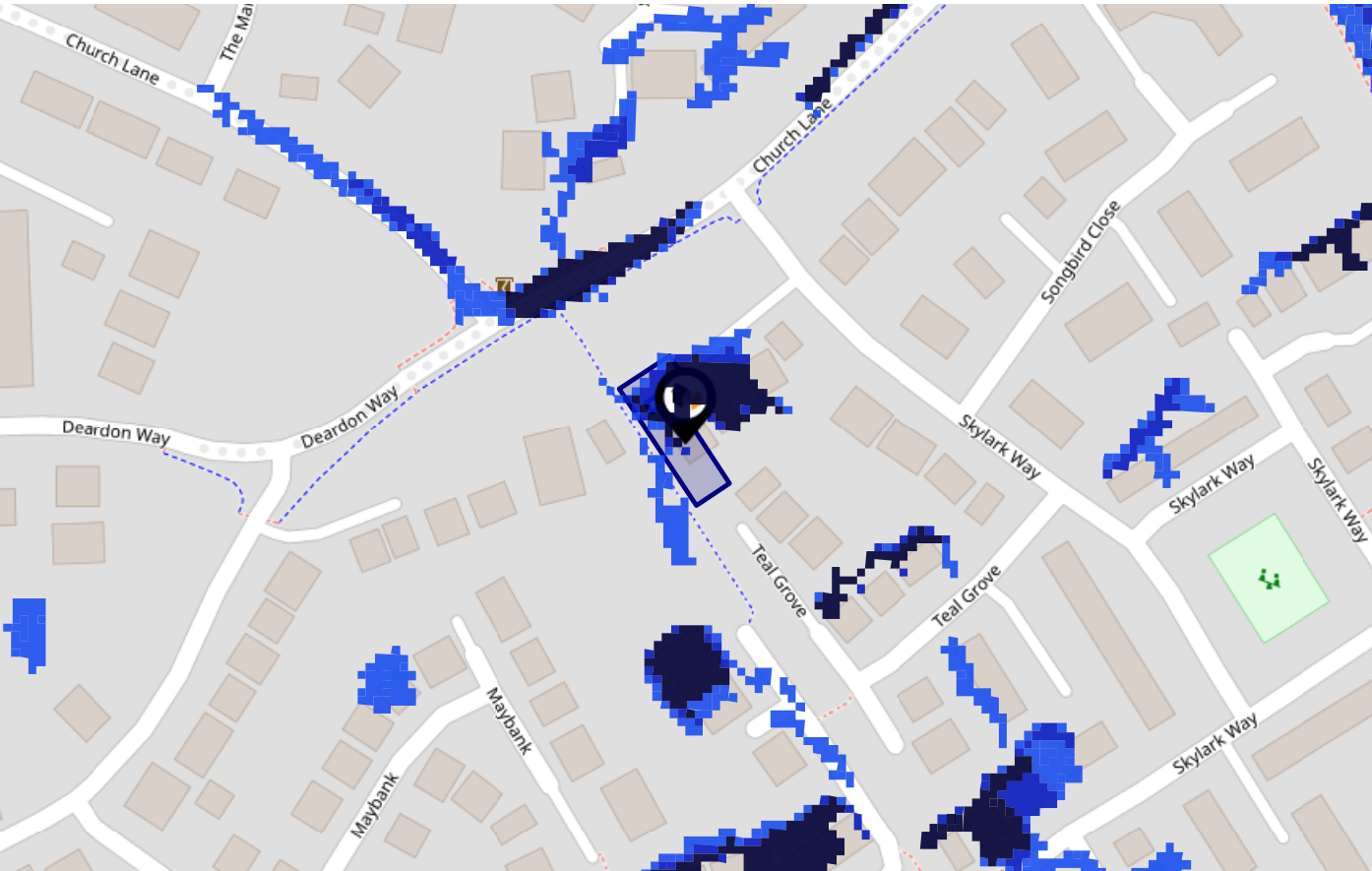


Flood Risk

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.

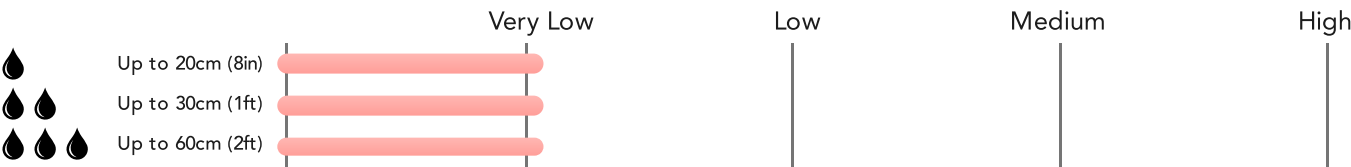


Risk Rating: Very low

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.
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- 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:

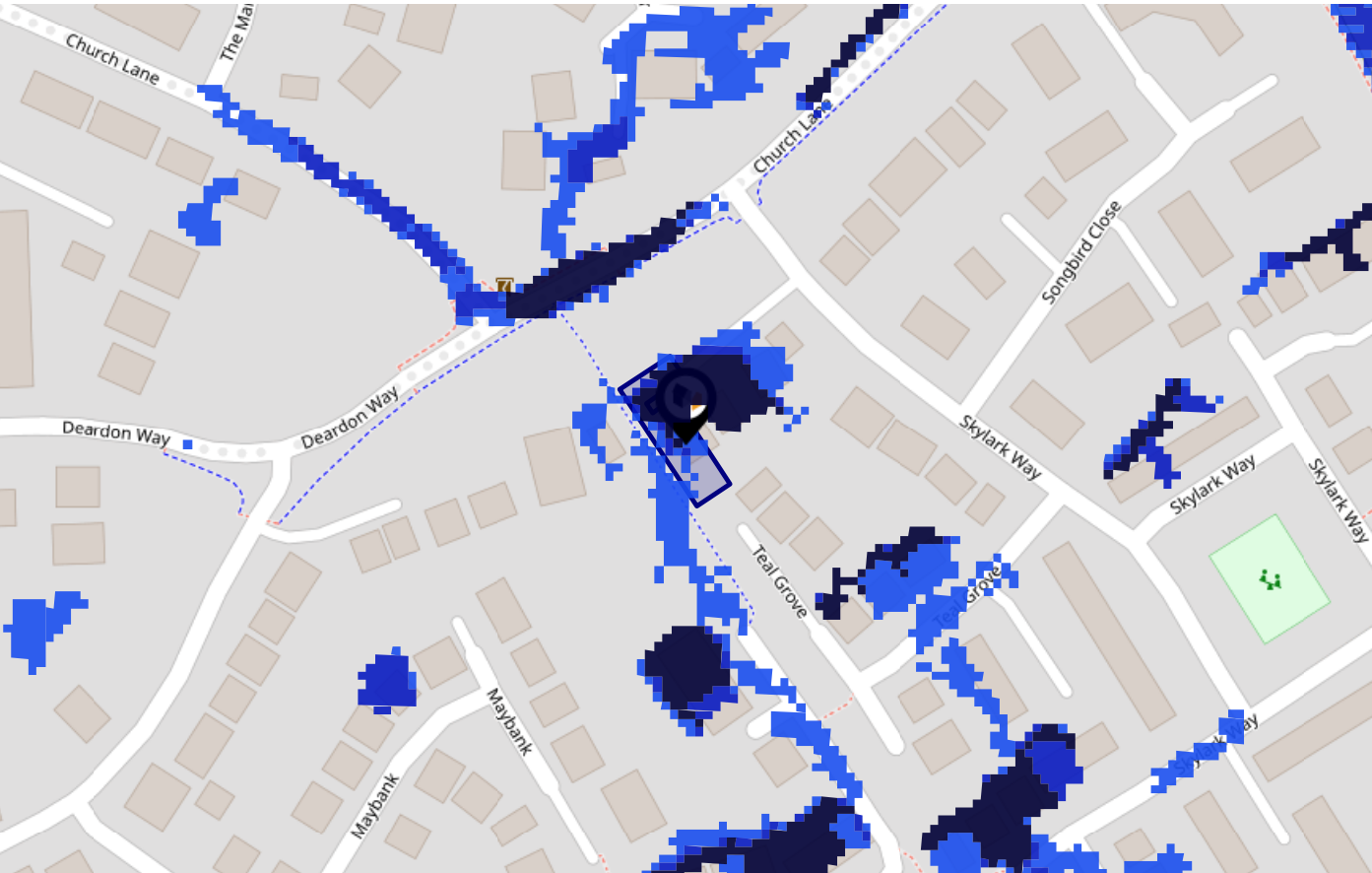


Flood Risk

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.

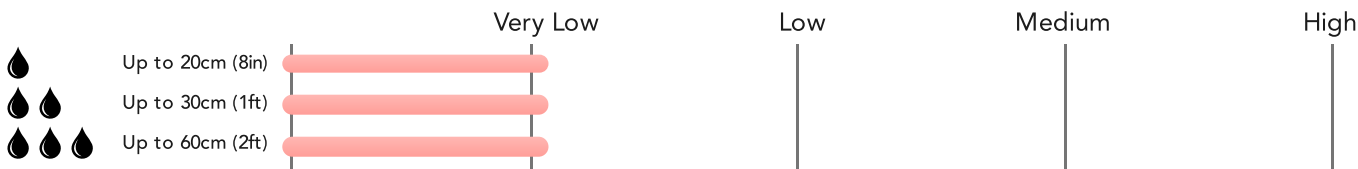


Risk Rating: Low

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.
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Chance of flooding to the following depths at this property:

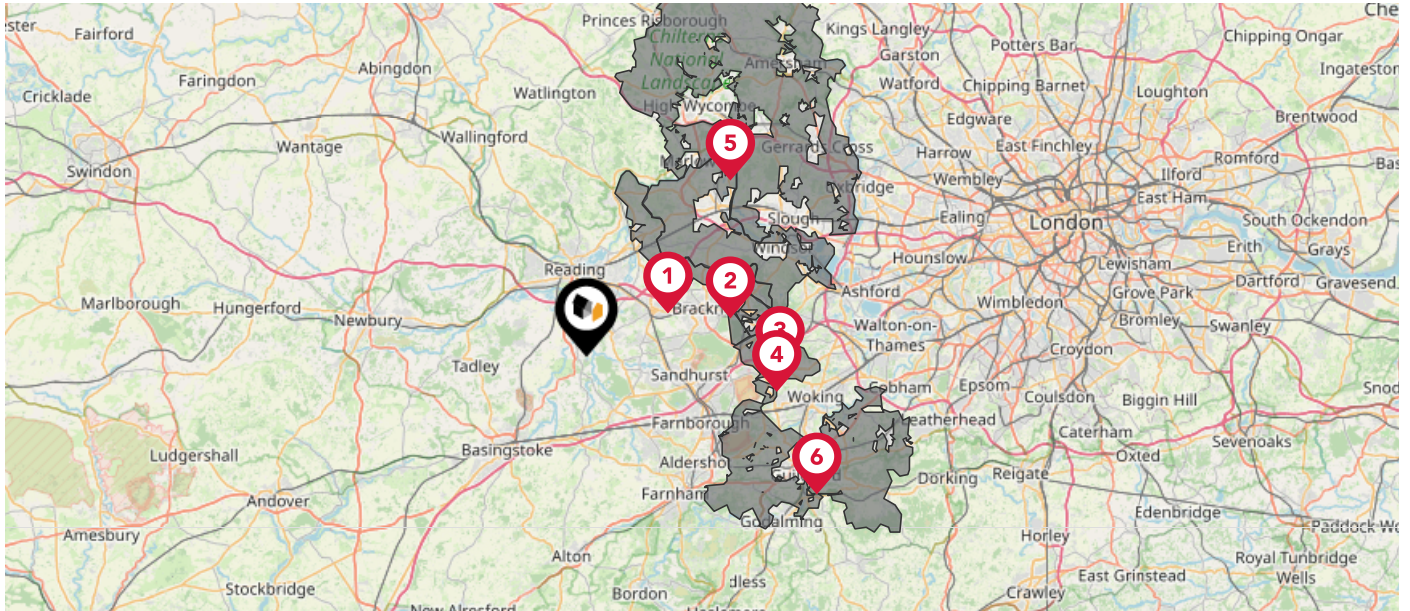


Maps

Green Belt



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



Nearby Green Belt Land

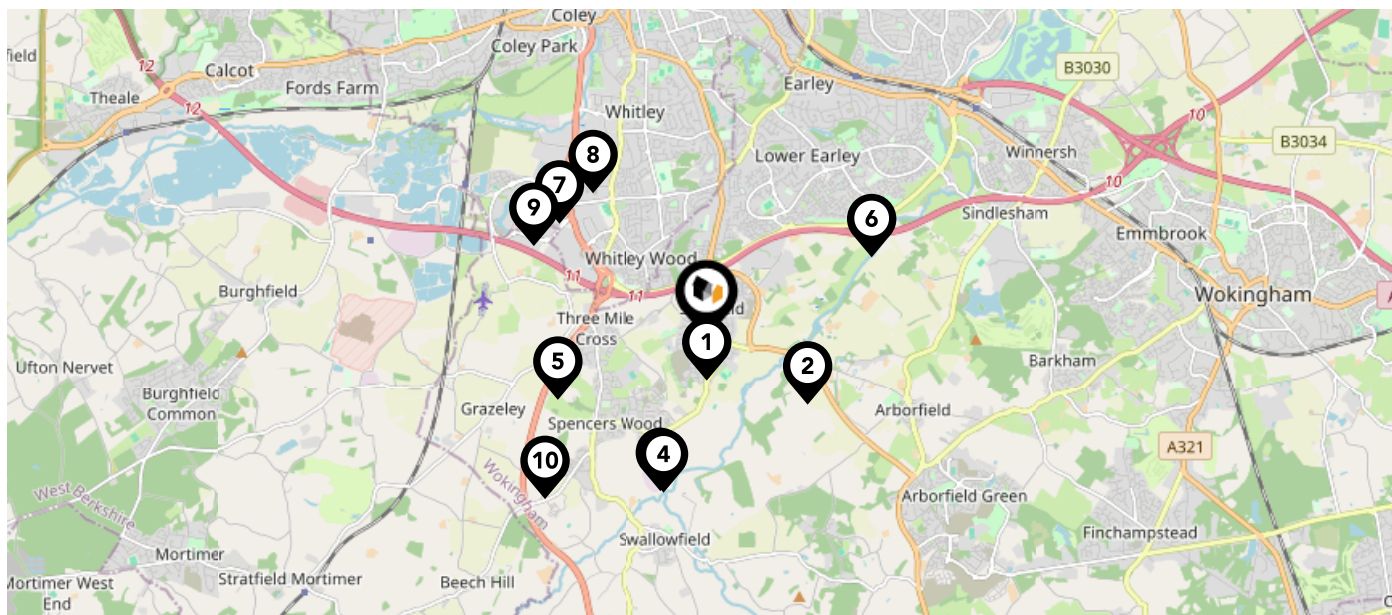
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Buckinghamshire
-  London Green Belt - Guildford

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

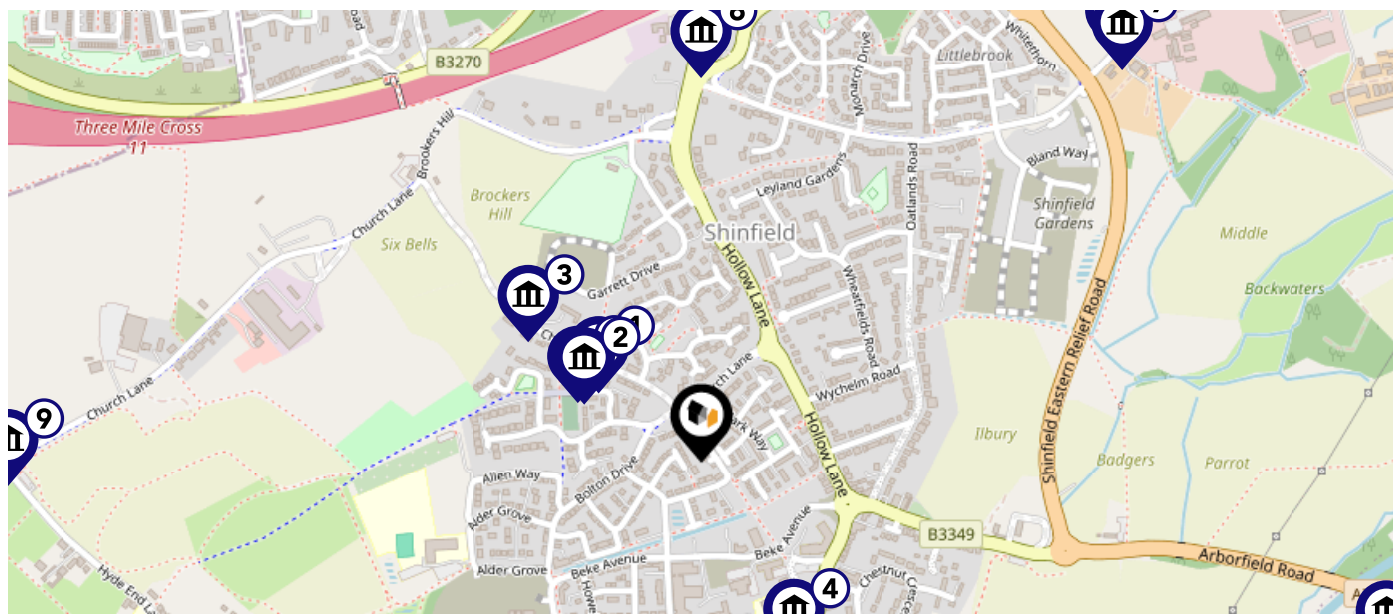
	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill
	Milkingbarn Lane-Arborfield	Historic Landfill
	Sussex Way-Spencers Wood	Historic Landfill
	Sussex Way-Spencers Wood	Historic Landfill
	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill
	Lower Earley Way-Reading, Berkshire	Historic Landfill
	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill
	Manor Farm-Reading, Berkshire	Historic Landfill
	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill
	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill

Maps

Listed Buildings

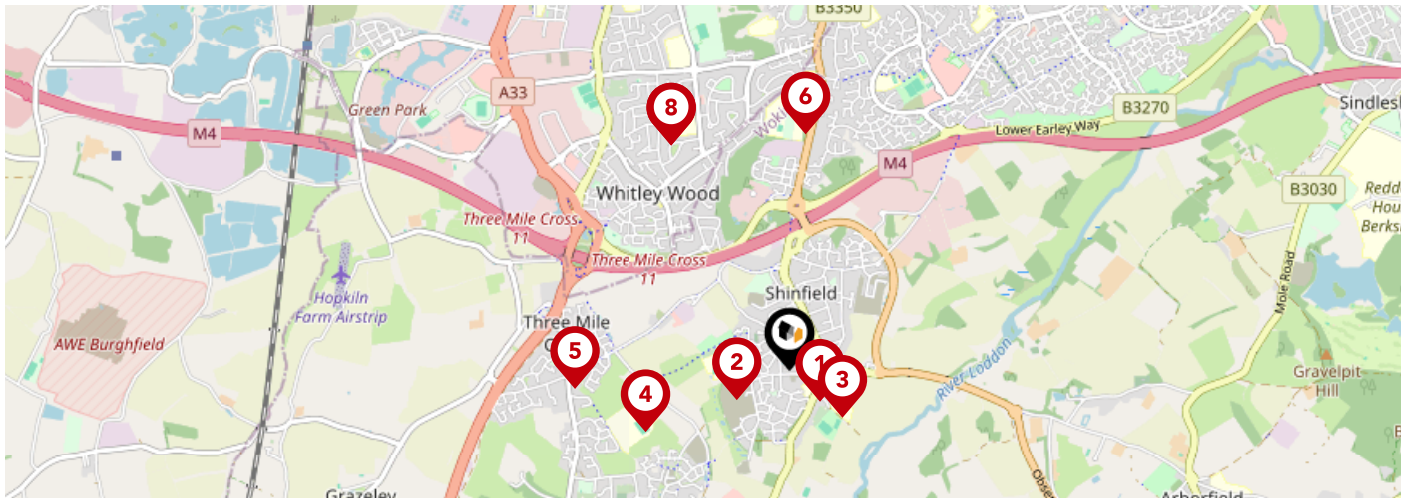


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



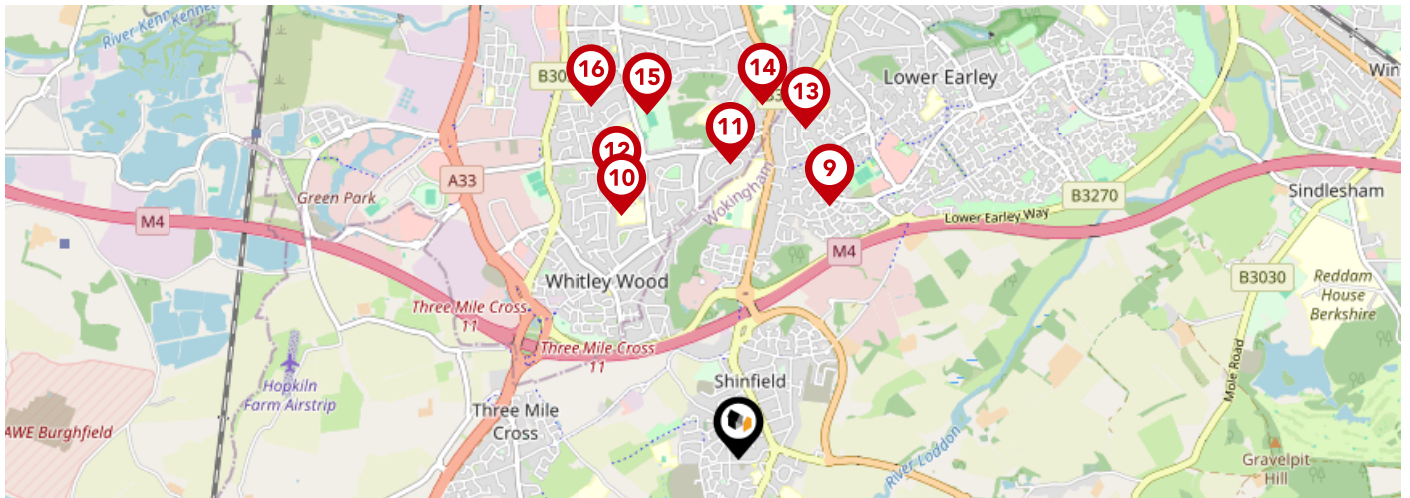
Listed Buildings in the local district		Grade	Distance
	1118131 - Church Of St Mary	Grade I	0.1 miles
	1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.1 miles
	1312966 - Milton Sandford Restaurant	Grade II	0.2 miles
	1136149 - The School	Grade II	0.2 miles
	1118132 - Church Farmhouse	Grade II	0.2 miles
	1136186 - Lane End Farmhouse	Grade II	0.4 miles
	1136129 - Barn Adjoining Cutbush	Grade II	0.7 miles
	1118135 - Cutbush	Grade II	0.7 miles
	1118134 - The Thatch	Grade II	0.8 miles
	1118159 - Bridge House	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.2	☐	☒	☐	☐	☐
2	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.27	☐	☒	☐	☐	☐
3	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.33	☐	☒	☐	☐	☐
4	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.72	☐	☐	☒	☐	☐
5	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.99	☐	☐	☒	☐	☐
6	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.1	☐	☐	☒	☐	☐
7	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.18	☐	☒	☐	☐	☐
8	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.18	☐	☒	☐	☐	☐

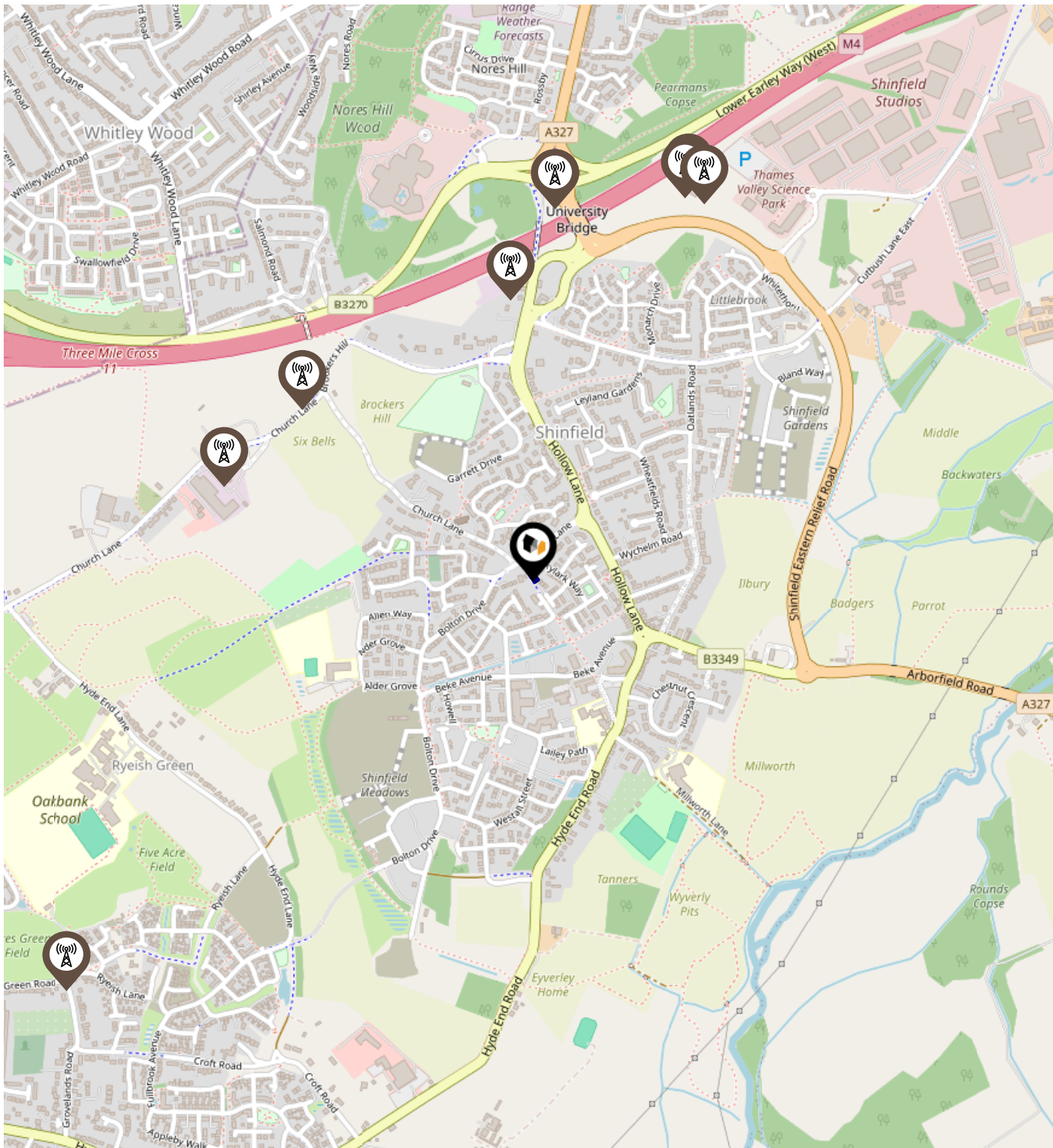
Area Schools



		Nursery	Primary	Secondary	College	Private
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.24	☐	☒	☐	☐	☐
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance: 1.25	☐	☒	☐	☐	☐
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.37	☐	☒	☐	☐	☐
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance: 1.37	☐	☐	☒	☐	☐
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.56	☐	☒	☐	☐	☐
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance: 1.64	☐	☐	☒	☐	☐
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance: 1.65	☒	☐	☐	☐	☐
	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance: 1.77	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

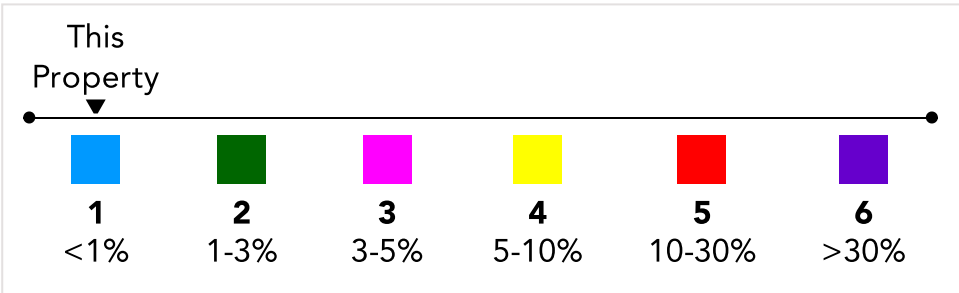
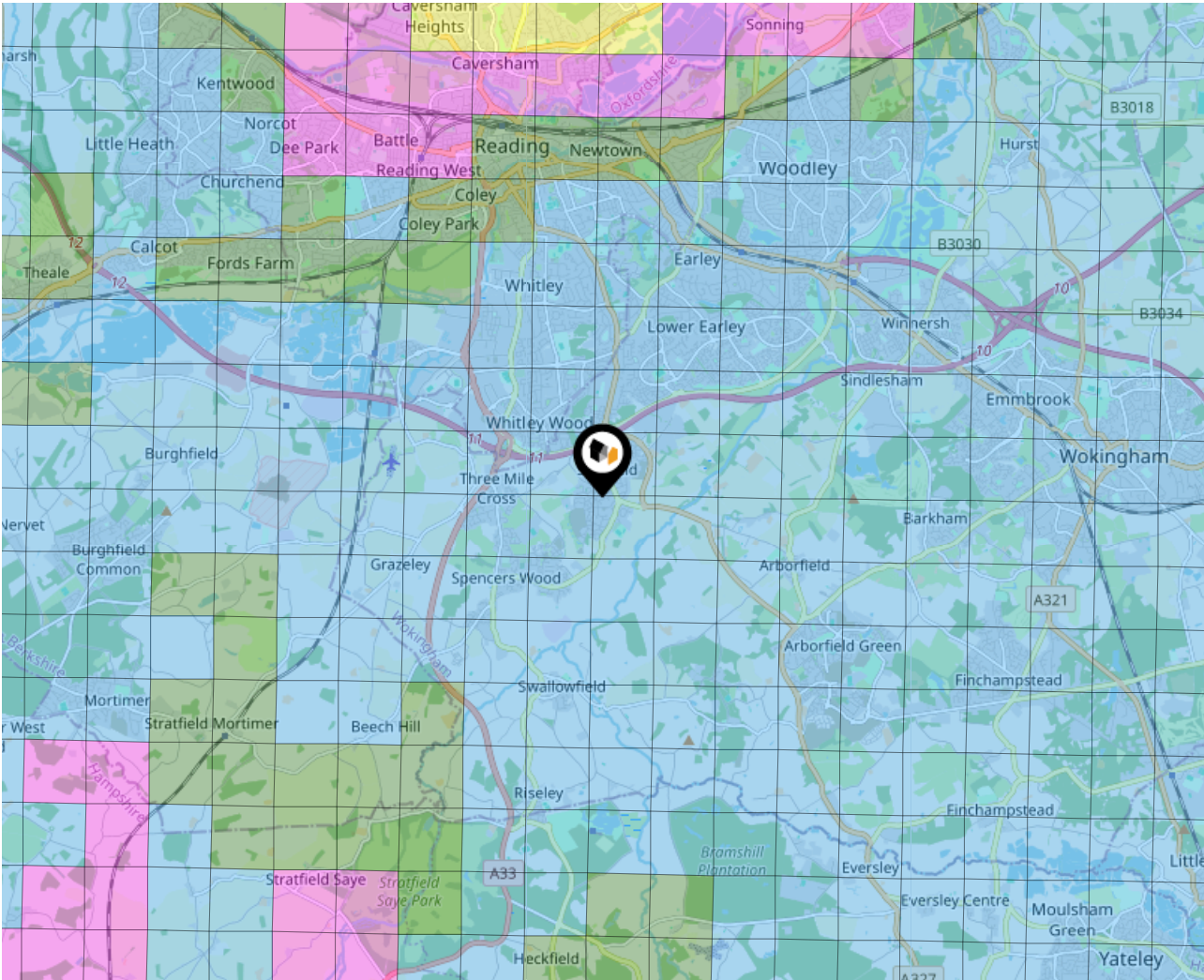
Environment

Radon Gas



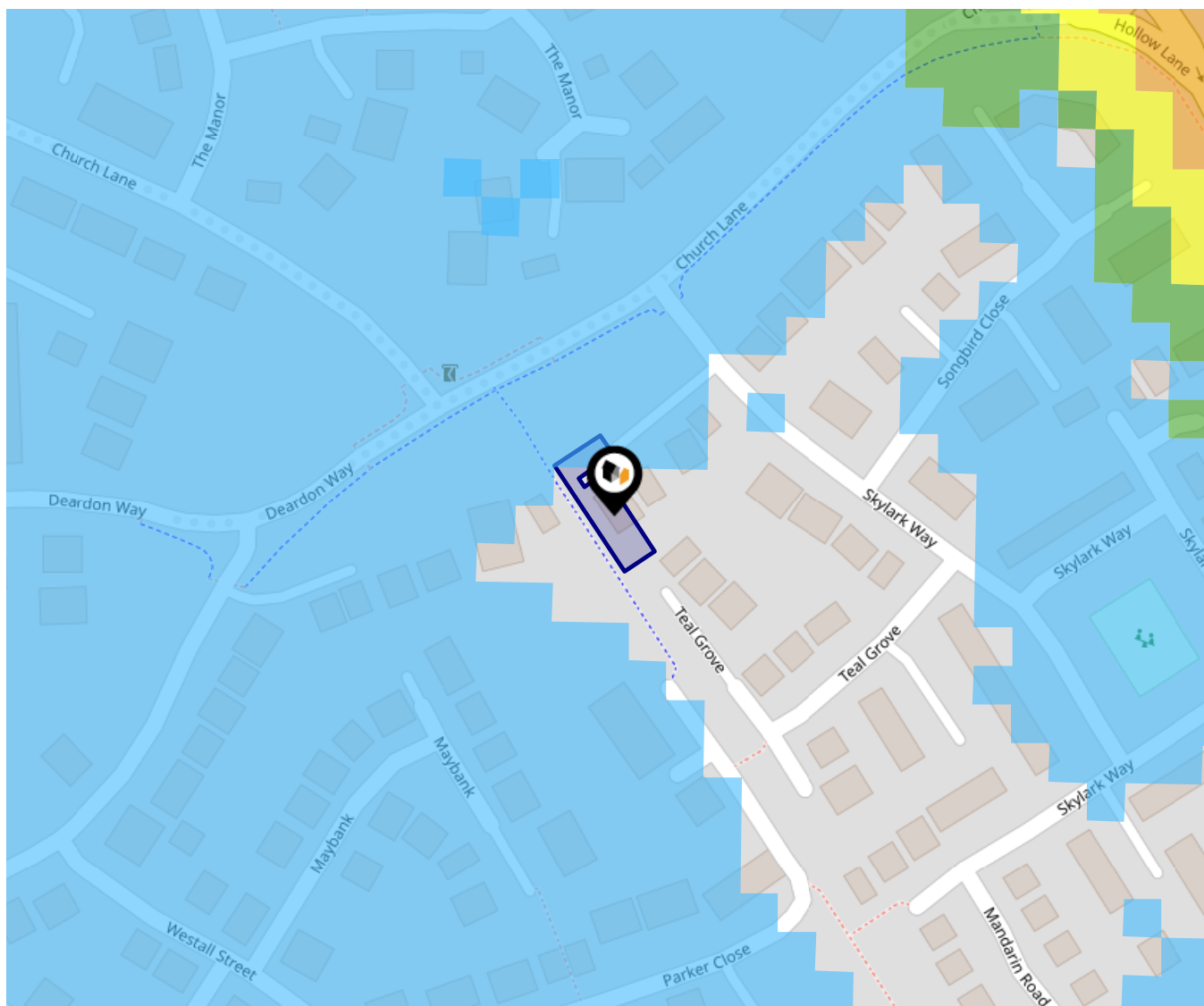
What is Radon?

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



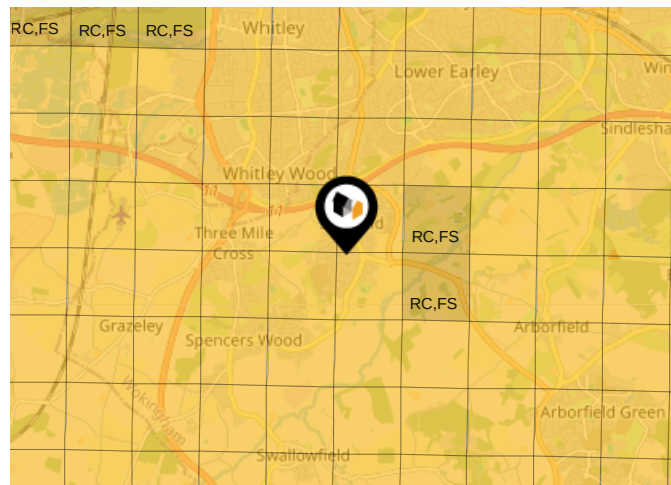
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

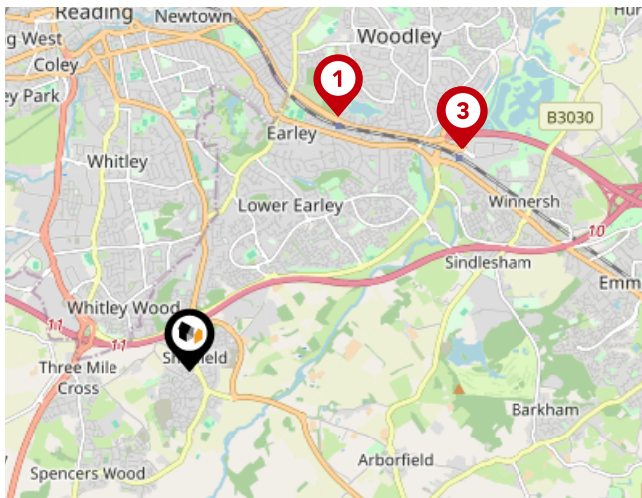


Primary Classifications (Most Common Clay Types)

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

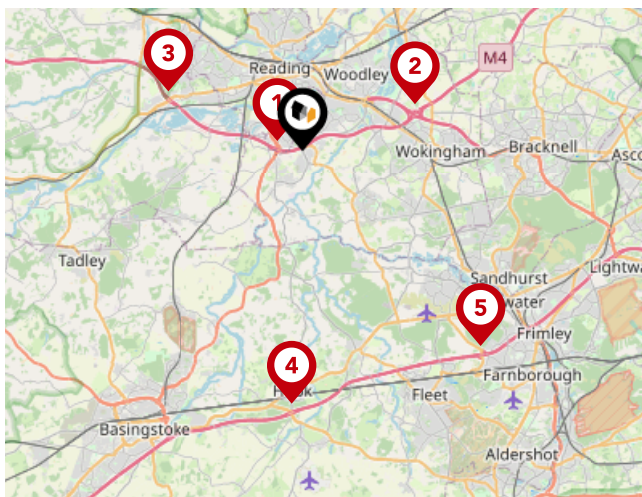
Area

Transport (National)



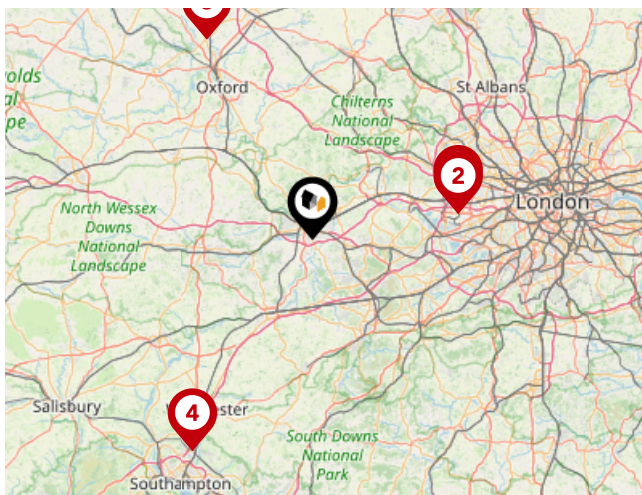
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.72 miles
2	Winnersh Triangle Rail Station	3.25 miles
3	Winnersh Triangle Rail Station	3.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.04 miles
2	M4 J10	4.45 miles
3	M4 J12	5.46 miles
4	M3 J5	9.4 miles
5	M3 J4A	9.76 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	21.92 miles
2	Heathrow Airport Terminal 4	21.95 miles
3	Kidlington	33.33 miles
4	North Stoneham	36.26 miles

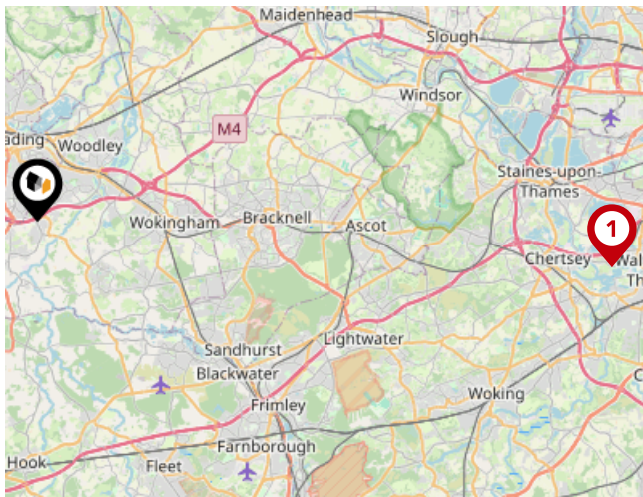
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.14 miles
2	Shinfield View	0.17 miles
3	Shinfield View	0.17 miles
4	School Green	0.15 miles
5	School Green	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	21.33 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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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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