

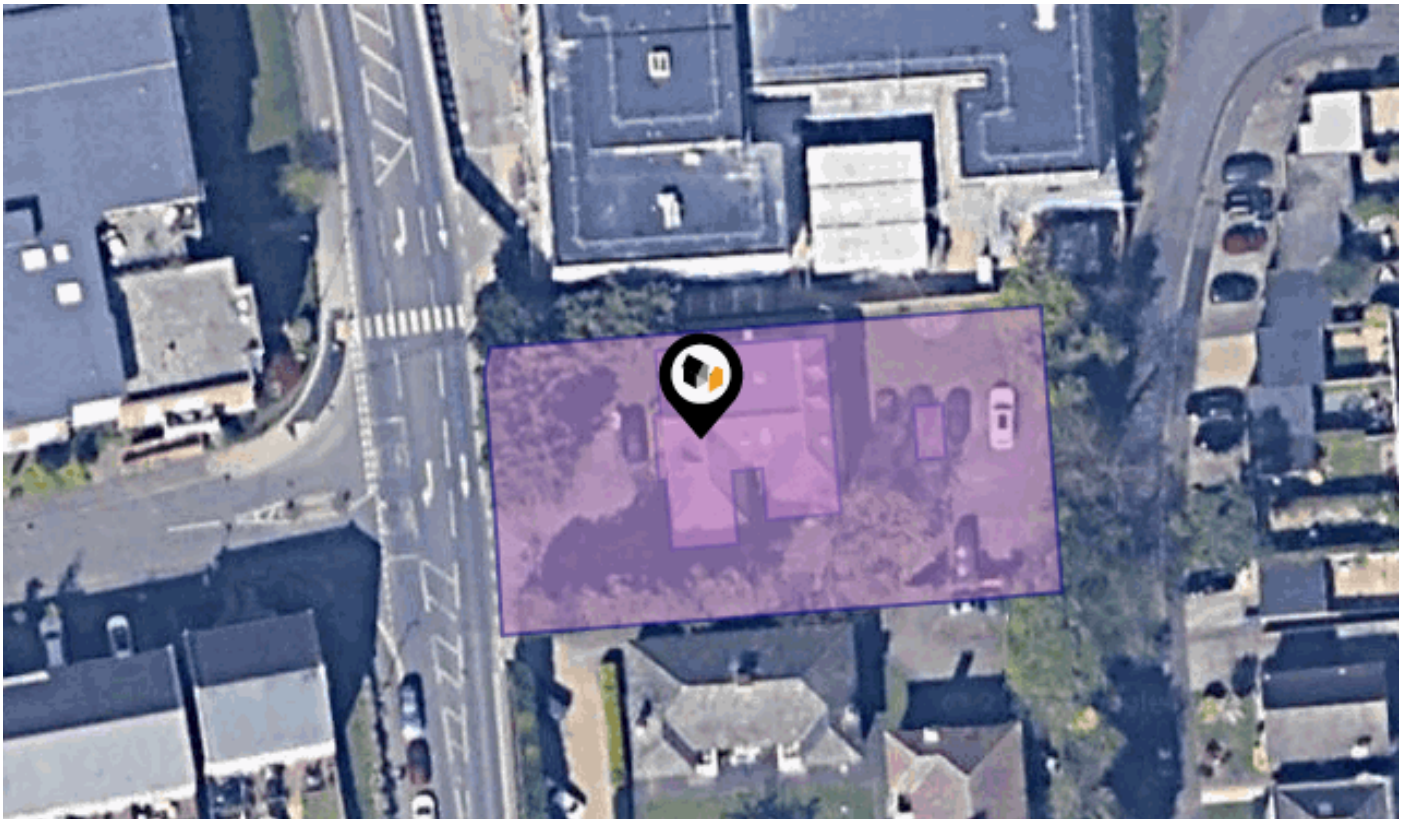


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd October 2025



**FLAT 7, SPRINGFIELD COURT, OLDFIELD ROAD,
MAIDENHEAD, SL6 1TB**

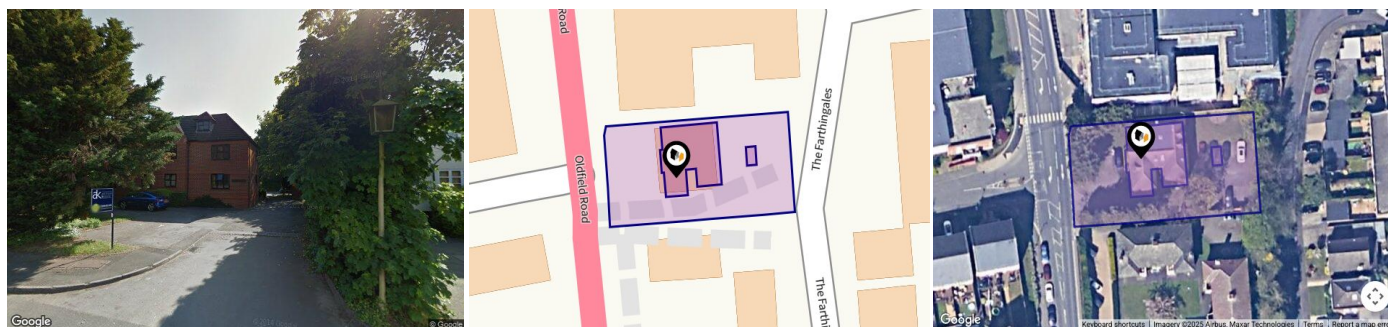
Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	10/06/2014
Bedrooms:	1	Last Sold Price:	£215,000
Floor Area:	505 ft ² / 47 m ²	Last Sold £/ft ² :	£424
Plot Area:	0.34 acres	Tenure:	Leasehold
Year Built :	1985	Start Date:	22/05/2014
Council Tax :	Band C	End Date:	24/12/2112
Annual Estimate:	£1,621	Lease Term:	commencing on 23 May 2014 and Exp. on 24 December 2112
Title Number:	BK463627		
UPRN:	100081049443	Term Remaining:	87 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

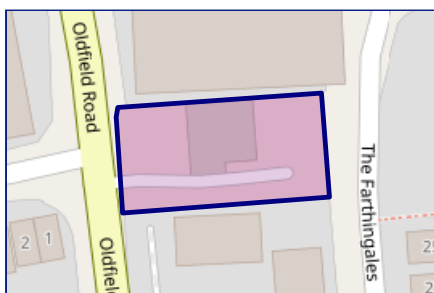


Property Multiple Title Plans



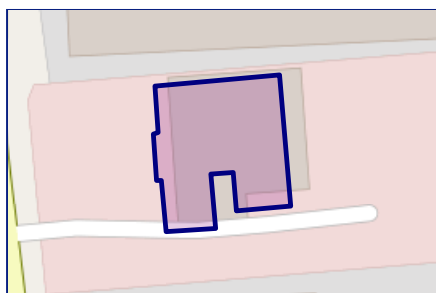
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



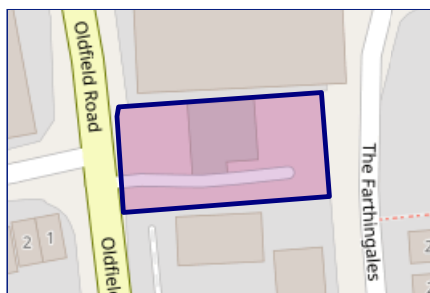
BK51974

Leasehold Title Plans



BK463627

Start Date: 20/09/1988
End Date: 25/12/2086
Lease Term: 99 years from 25 December 1987
Term Remaining: 61 years



BK268930

Start Date: 22/05/2014
End Date: 24/12/2112
Lease Term: commencing on 23 May 2014 and Exp. on 24 December 2112
Term Remaining: 87 years

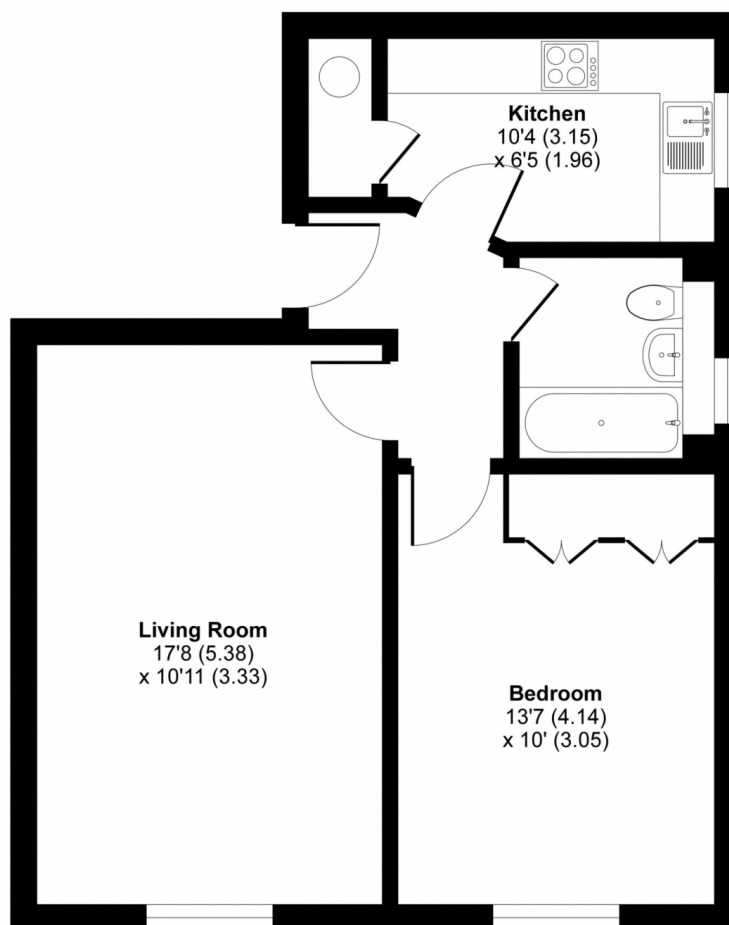


FLAT 7, SPRINGFIELD COURT, OLDFIELD ROAD, MAIDENHEAD, SL6 1TB

Springfield Court, Oldfield Road, Maidenhead, SL6

Approximate Area = 502 sq ft / 47 sq m

For identification only - Not to scale



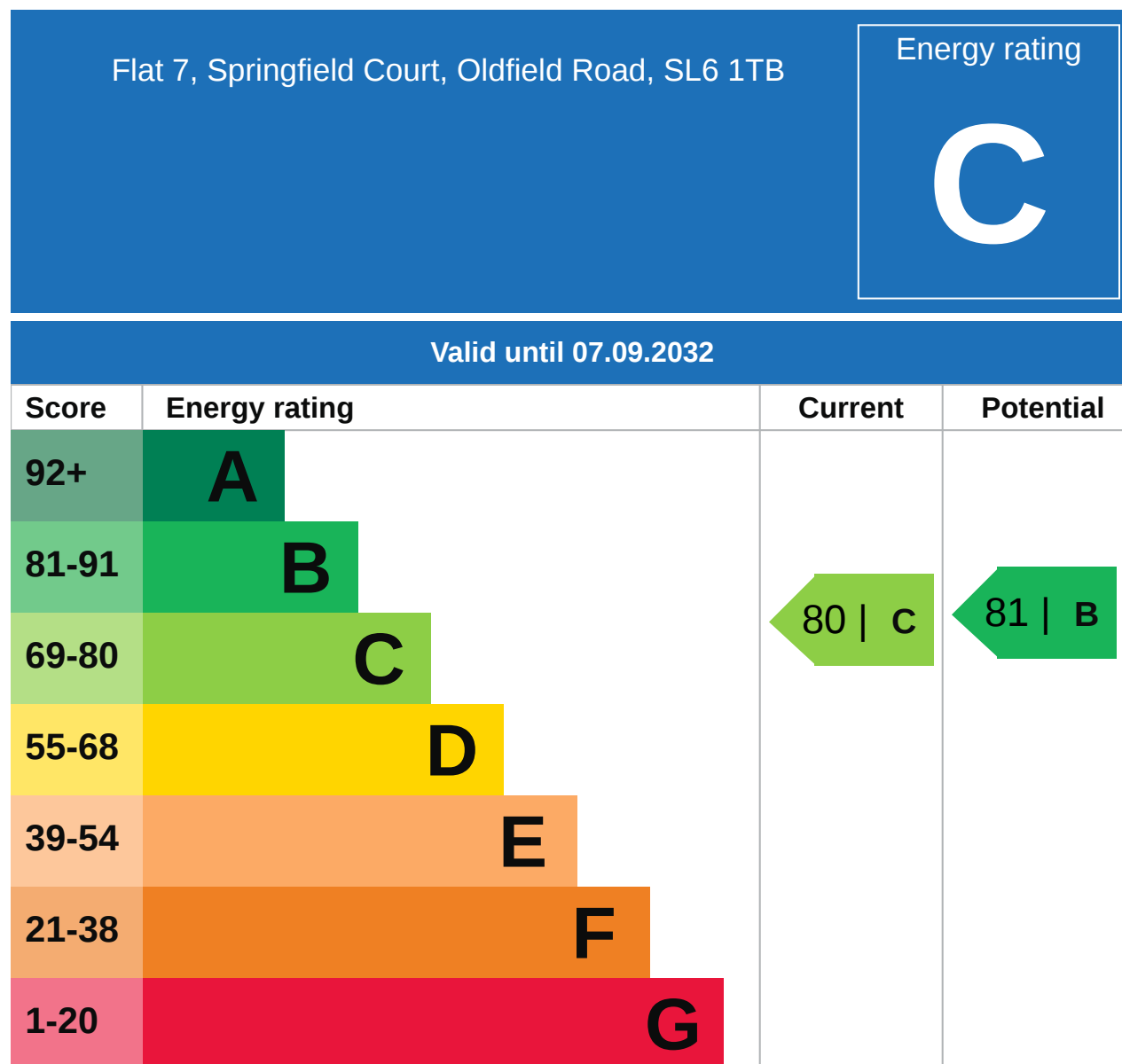
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lawsons Residential Ltd. REF: 894550



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

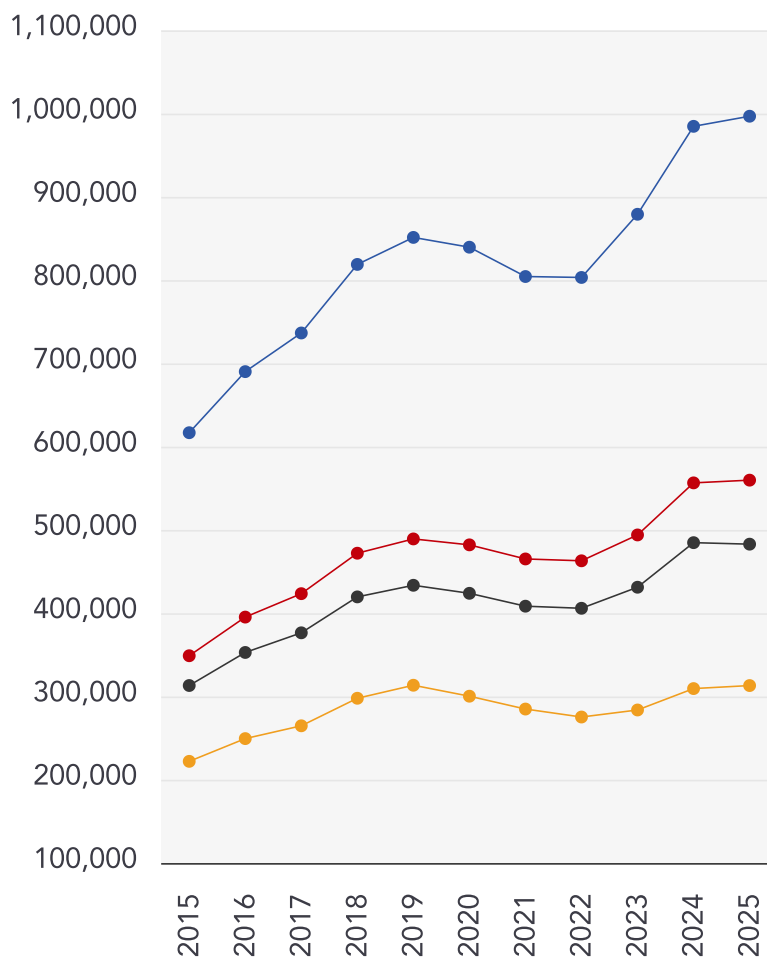
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	47 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

+40.97%

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.

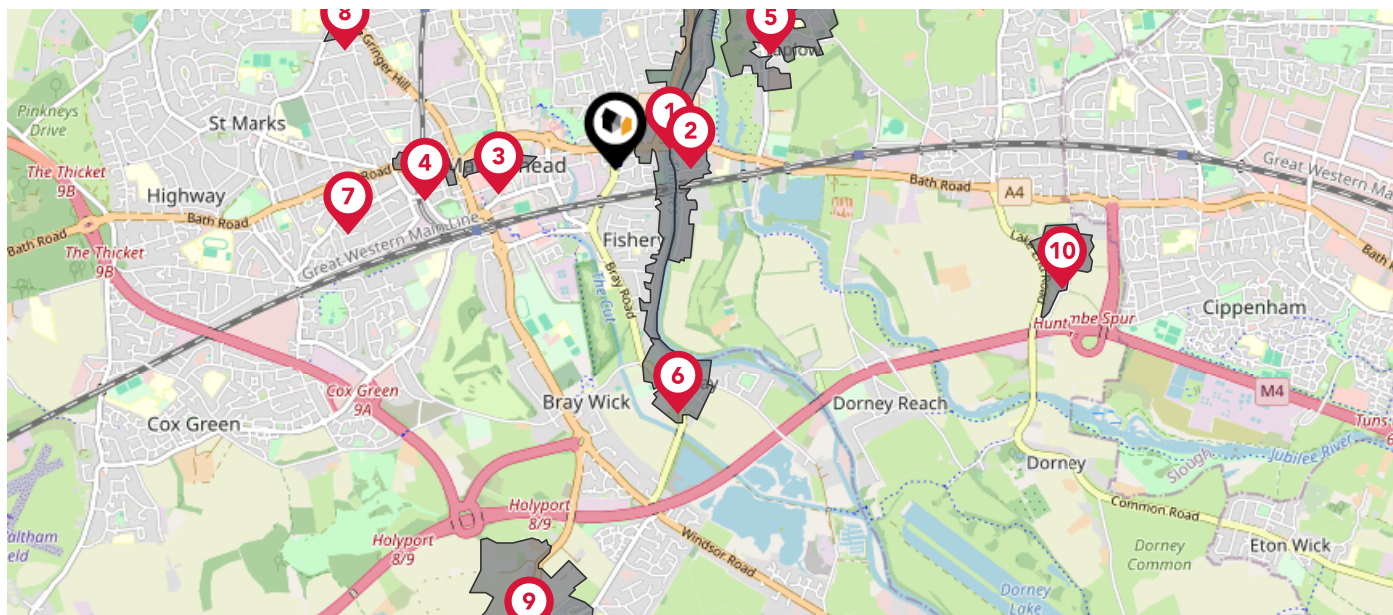
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

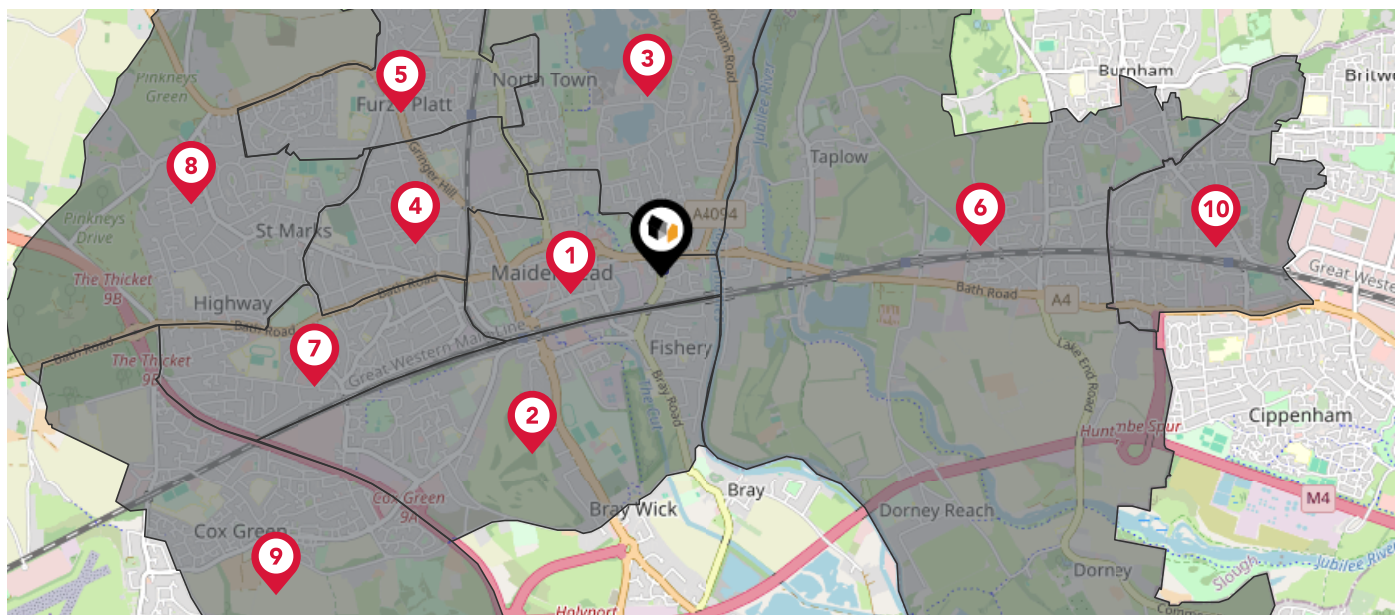
-  Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)
-  Taplow Riverside
-  Maidenhead Town Centre
-  Castle Hill, Maidenhead
-  Taplow
-  Bray Village
-  All Saints, Boyn Hill, Maidenhead
-  Furze Platt Triangel
-  Holyport
-  Huntercombe

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



St. Mary's Ward



Oldfield Ward



Riverside Ward



Belmont Ward



Furze Platt Ward



Cliveden Ward



Boyn Hill Ward



Pinkneys Green Ward



Cox Green Ward



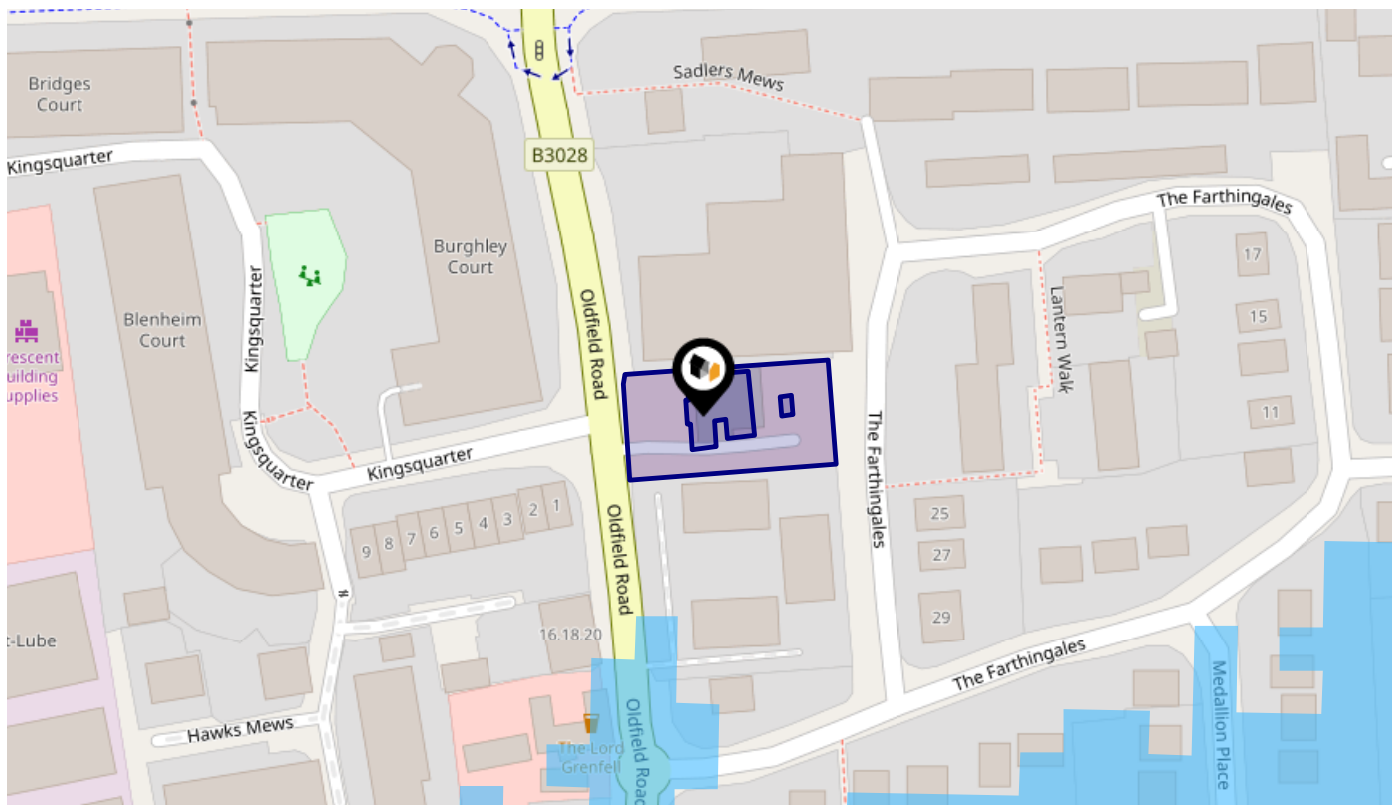
Haymill and Lynch Hill Ward

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:

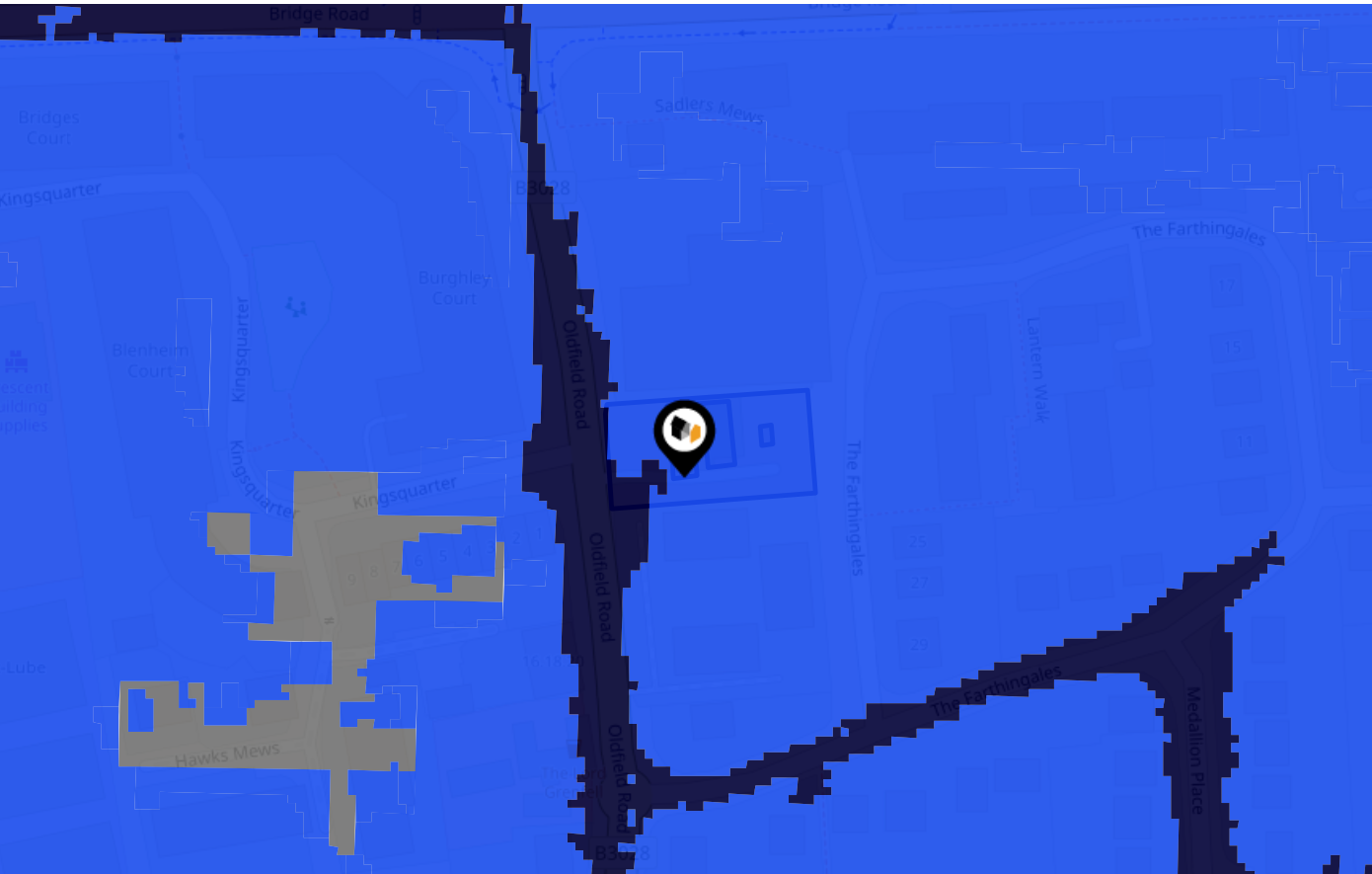
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

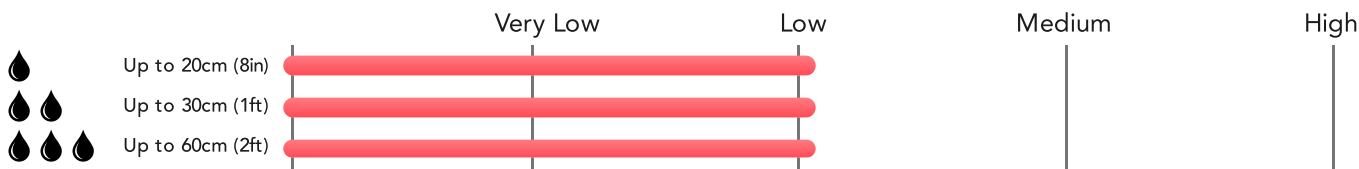


Risk Rating: Low

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:

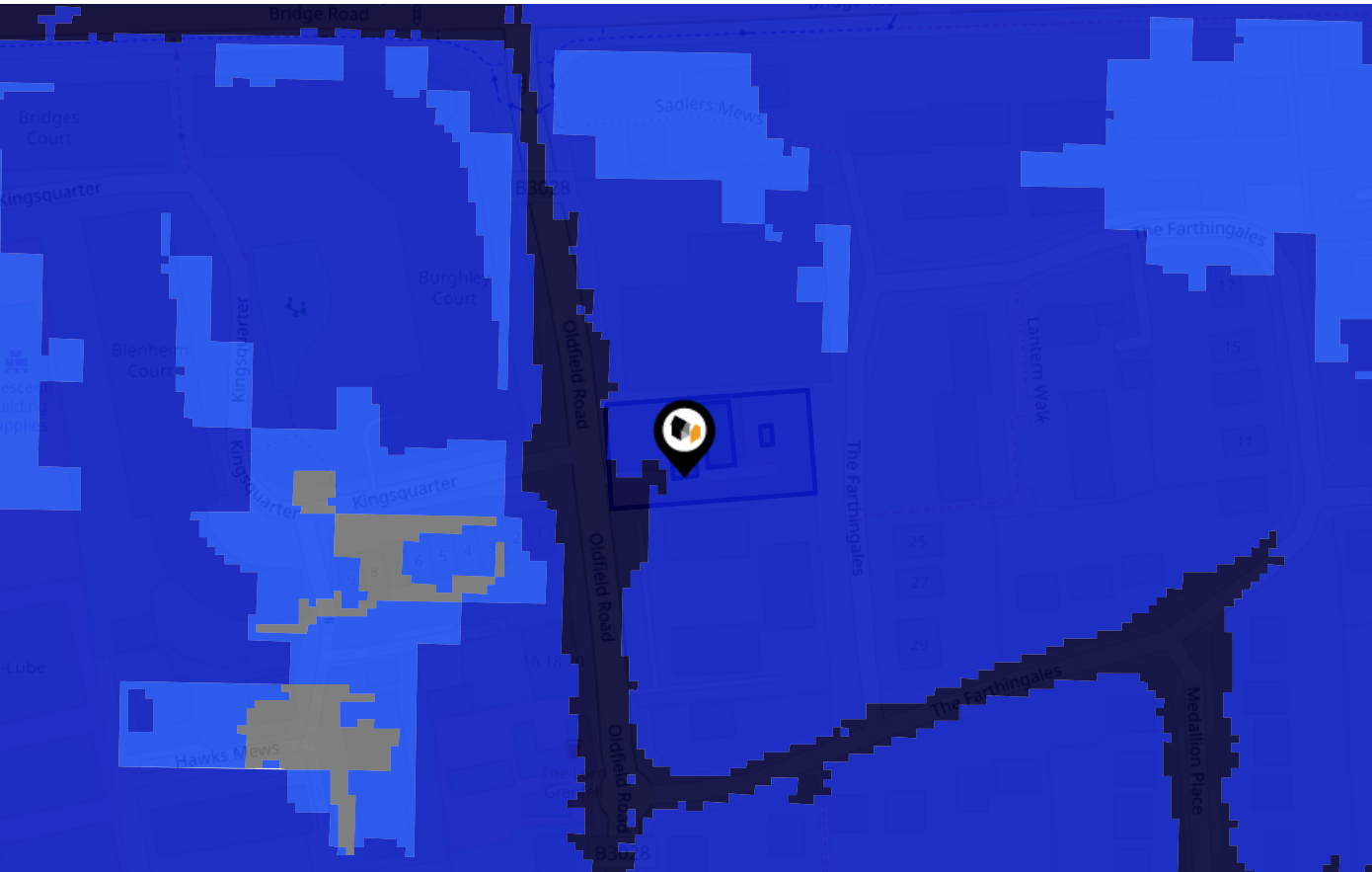


Flood Risk

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.

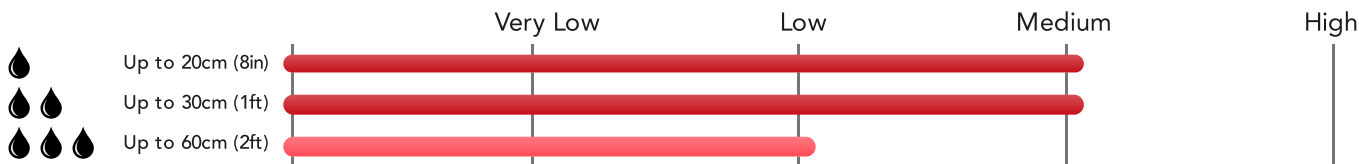


Risk Rating: Medium

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.
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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:

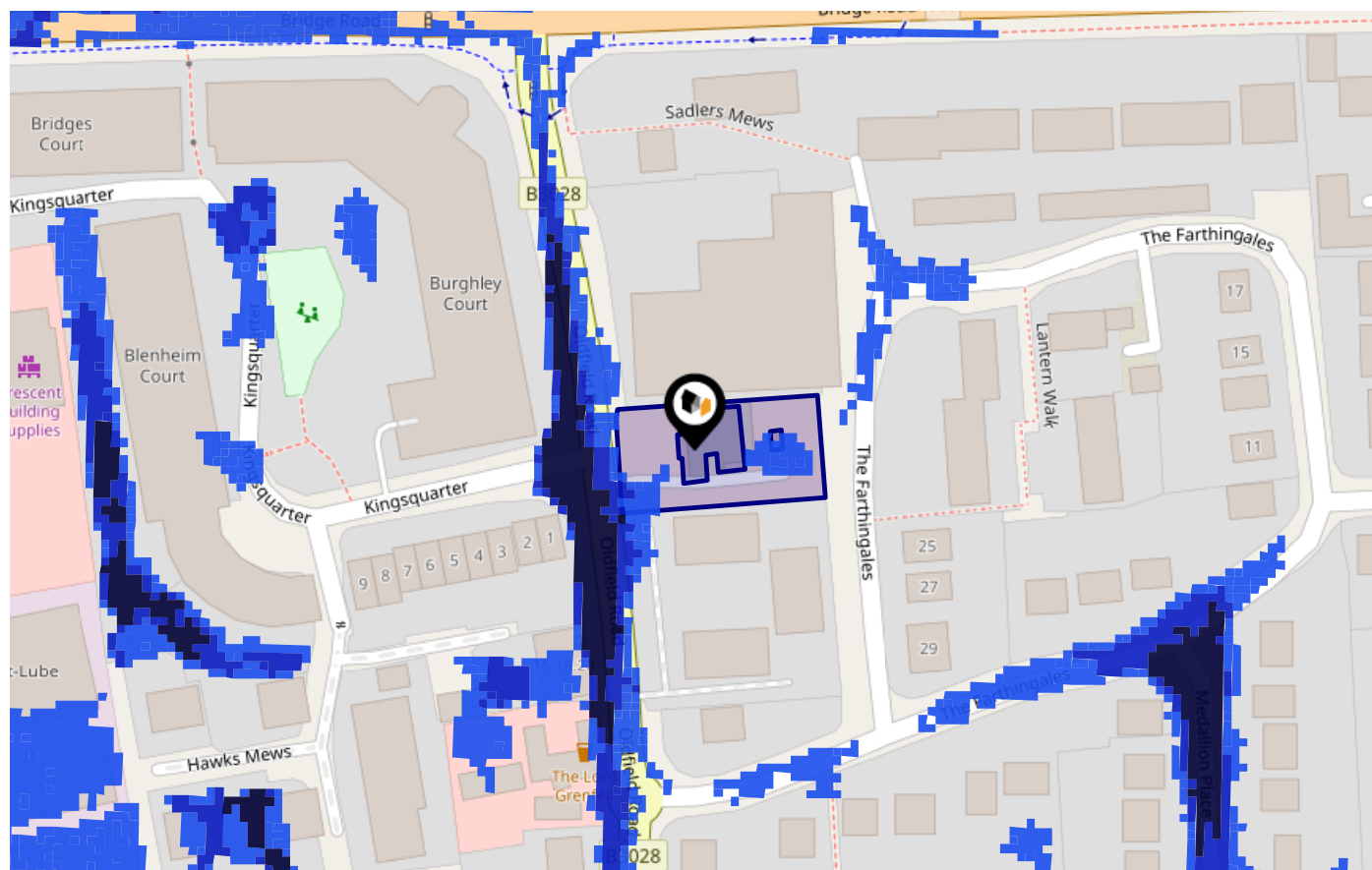


Flood Risk

Surface Water - 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.

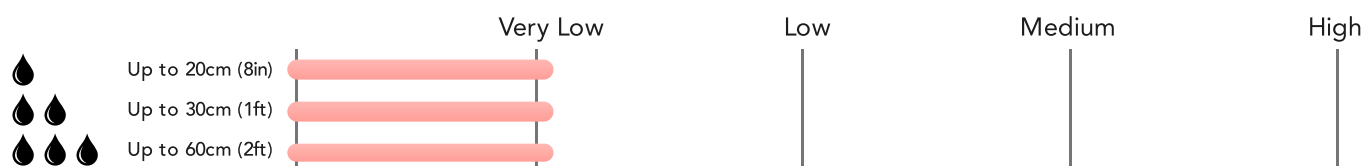


Risk Rating: Very low

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.
- 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:

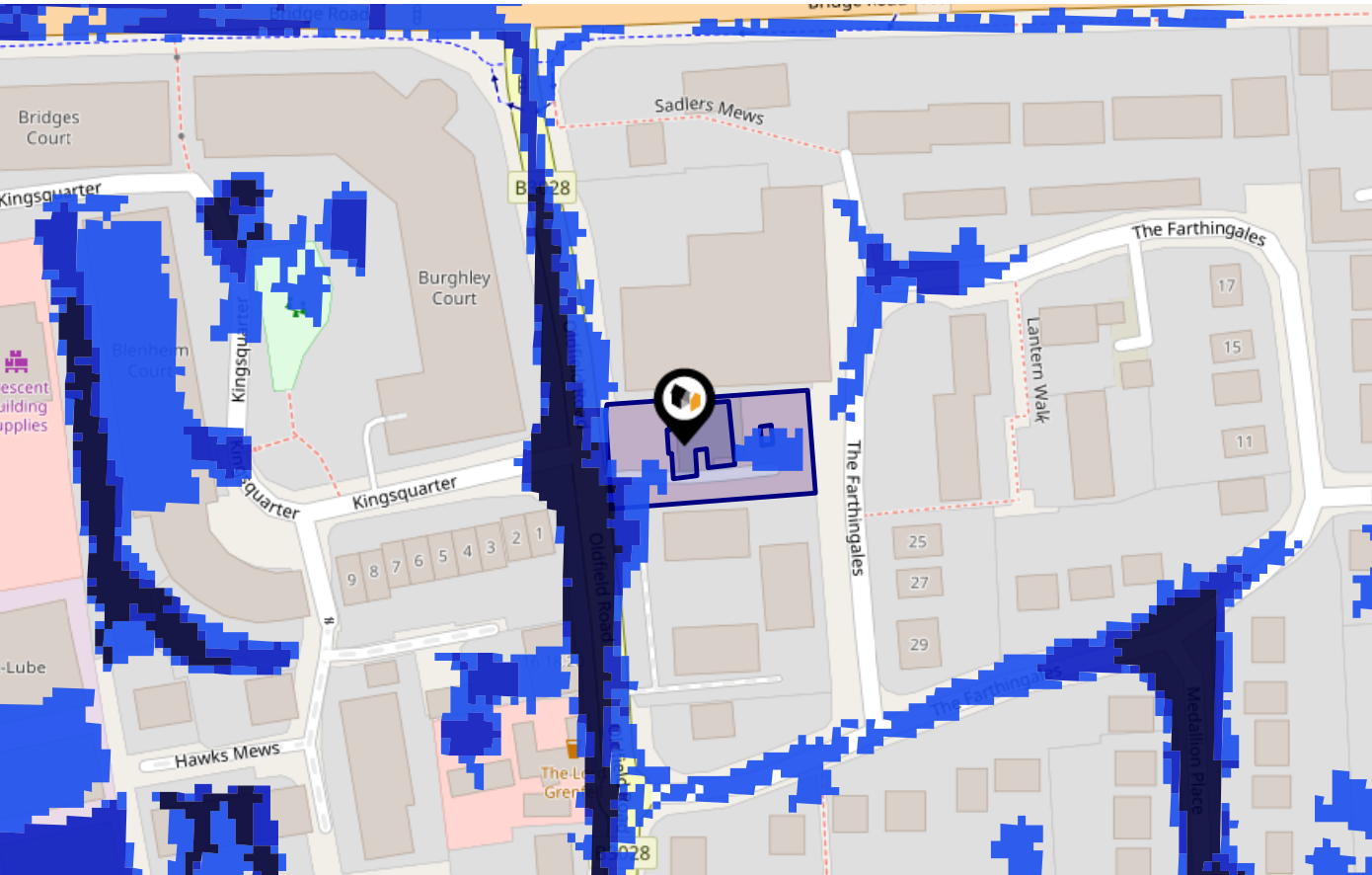


Flood Risk

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.

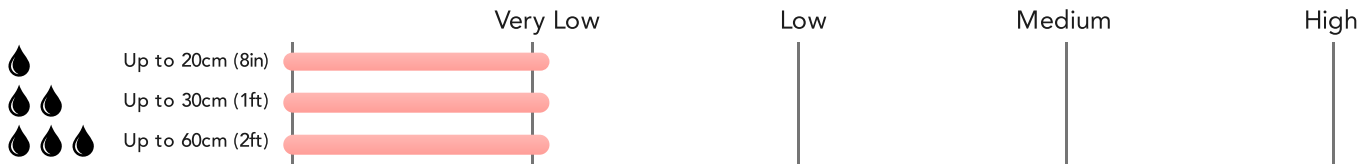


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

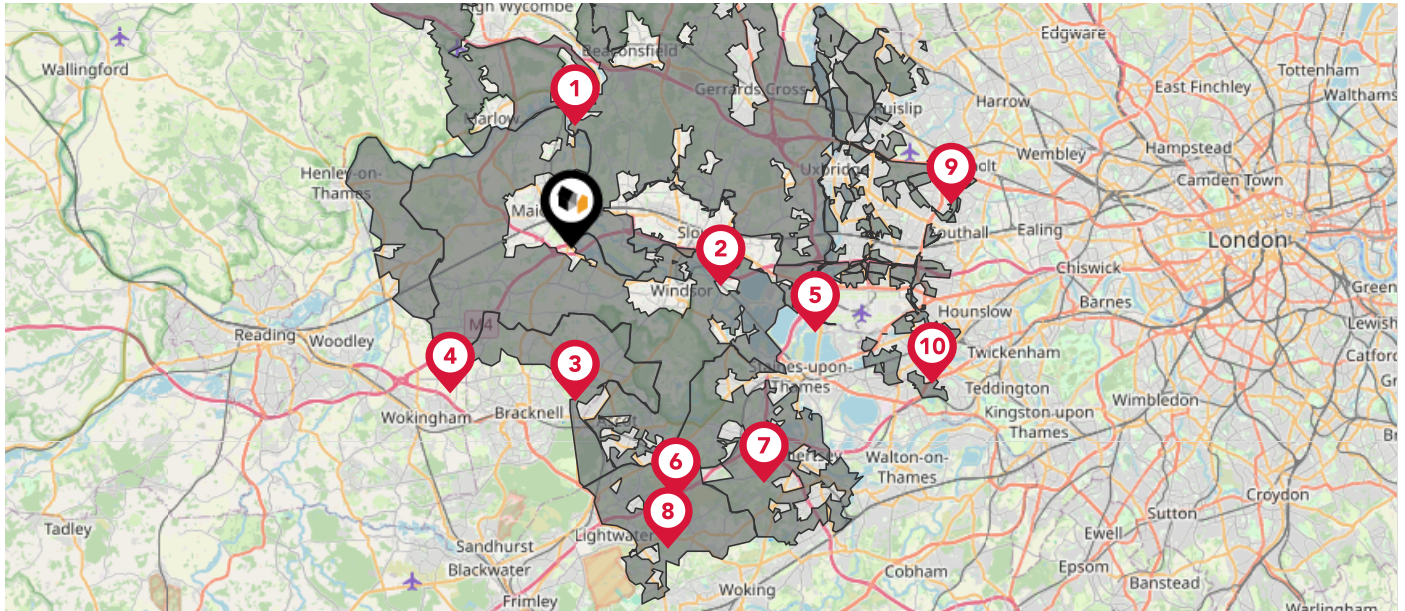


Maps

Green Belt



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



Nearby Green Belt Land

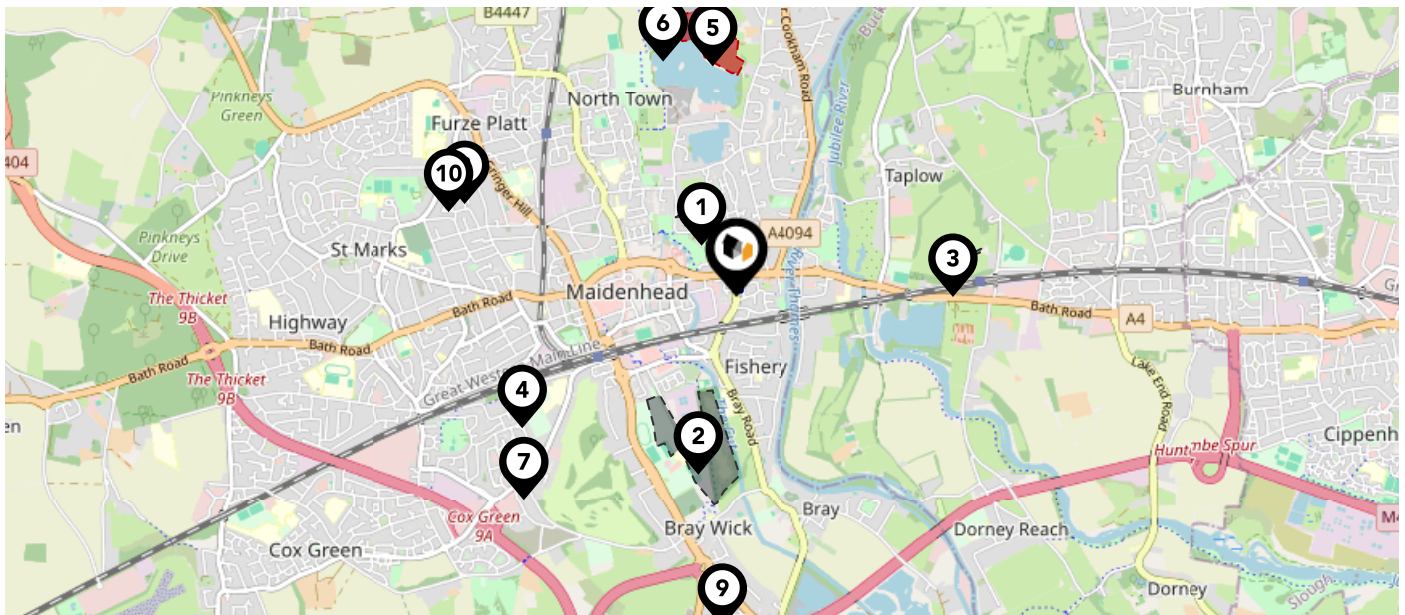
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Slough
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
-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

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

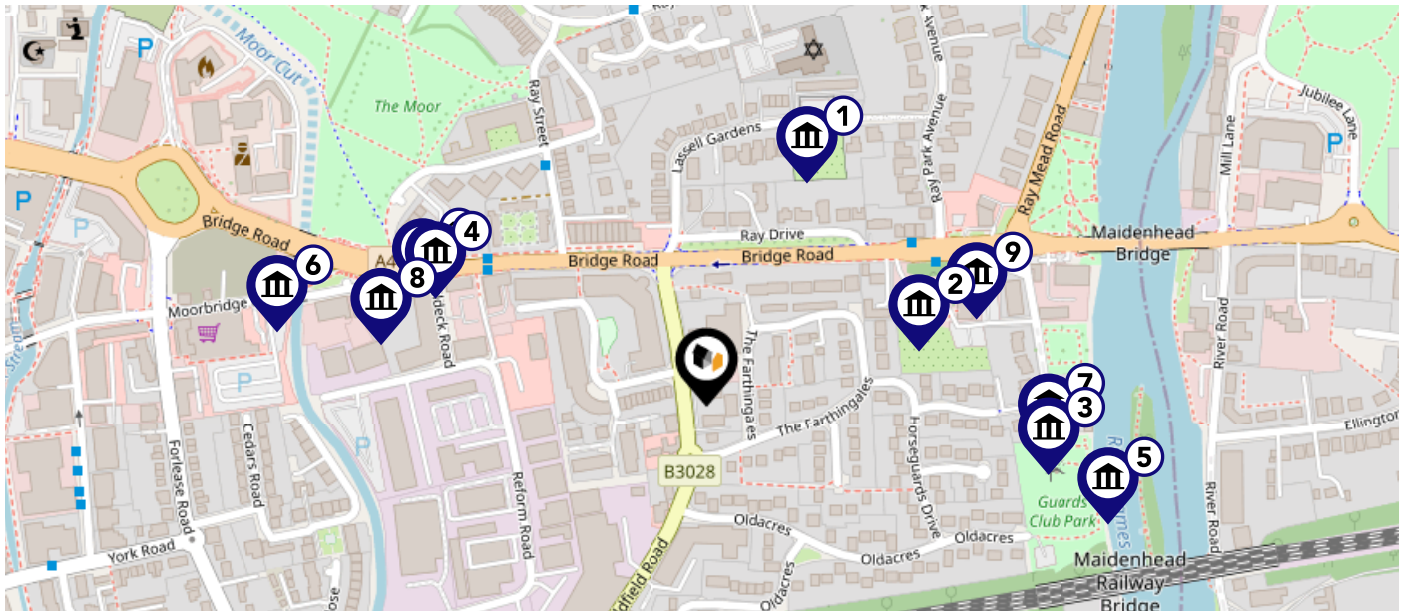
1	Badnalls Pit-Maidenhead	Historic Landfill	
2	Braywick Road-Maidenhead	Historic Landfill	
3	Taplow Station-Iver, Buckinghamshire	Historic Landfill	
4	Ludlow Road-Maidenhead	Historic Landfill	
5	EA/EPR/AP3493EK/V004 - Summerlease Ltd	Active Landfill	
6	EA/EPR/FP3690EF/A001	Active Landfill	
7	Curls Lane-Cox Green	Historic Landfill	
8	Linden Avenue-Maidenhead	Historic Landfill	
9	Priors Way-Bray	Historic Landfill	
10	Langton Close-Maidenhead	Historic Landfill	

Maps

Listed Buildings

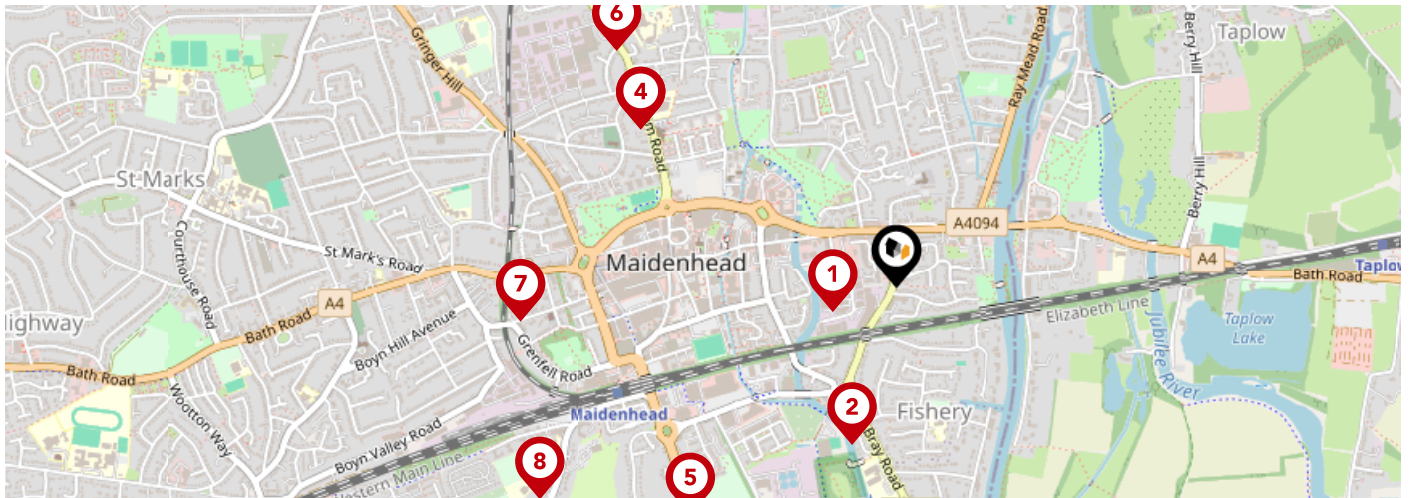


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



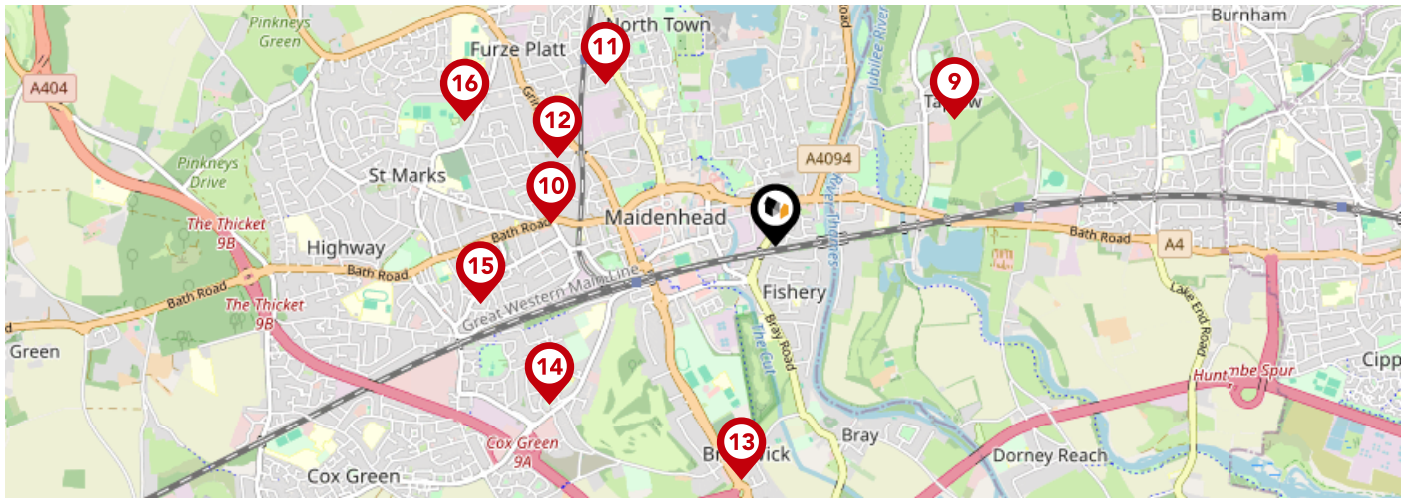
Listed Buildings in the local district	Grade	Distance
 1117586 - Ray Lodge	Grade II	0.1 miles
 1117620 - Oldfield Lodge	Grade II	0.1 miles
 1319352 - Lodge Adjoining And South Of Oldfield	Grade II	0.2 miles
 1319348 - Brick Wall To Smythes Almshouses Numbers 79 To 85	Grade II	0.2 miles
 1117625 - Footbridge 50 Metres South Of Oldfield To Guards Club Island	Grade II	0.2 miles
 1319372 - Milestone Adjacent To Western End Of Road Bridge Parapet	Grade II	0.2 miles
 1136088 - Oldfield	Grade II	0.2 miles
 1117583 - Green Dragon Public House	Grade II	0.2 miles
 1136061 - Bridgwater Lodge	Grade II	0.2 miles
 1136053 - Smythes Almshouses	Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	RBWM Alternative Learning Provision Ofsted Rating: Good Pupils: 18 Distance:0.16	☐	☐	☒	☐	☐
2	Oldfield Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.38	☐	☒	☐	☐	☐
3	St Mary's Catholic Primary School, Maidenhead Ofsted Rating: Requires improvement Pupils: 304 Distance:0.7	☐	☒	☐	☐	☐
4	St Luke's CofE Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:0.7	☐	☒	☐	☐	☐
5	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:0.71	☐	☐	☒	☐	☐
6	Riverside Primary School and Nursery Ofsted Rating: Good Pupils: 389 Distance:0.85	☐	☒	☐	☐	☐
7	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:0.87	☐	☐	☒	☐	☐
8	Desborough College Ofsted Rating: Good Pupils: 728 Distance:0.96	☐	☐	☒	☐	☐

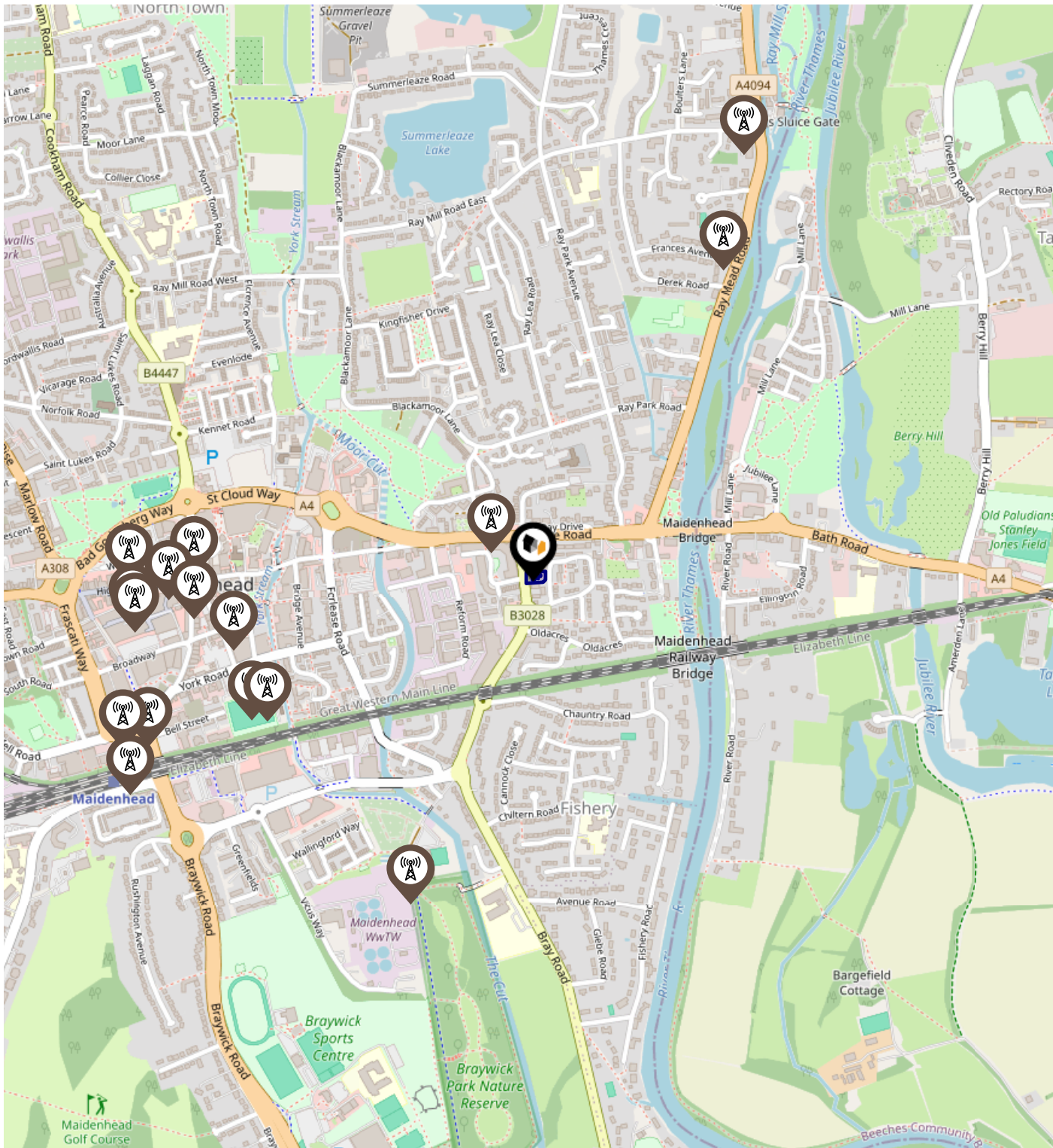
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Nicolas' Church of England Combined School Ofsted Rating: Good Pupils: 216 Distance:1.01	☐	☒	☐	☐	☐
10	Claire's Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:1.04	☐	☐	☒	☐	☐
11	Maidenhead Nursery School Ofsted Rating: Outstanding Pupils: 74 Distance:1.08	☒	☐	☐	☐	☐
12	St Piran's School Ofsted Rating: Not Rated Pupils: 450 Distance:1.08	☐	☒	☐	☐	☐
13	Braywick Court School Ofsted Rating: Outstanding Pupils: 263 Distance:1.09	☐	☒	☐	☐	☐
14	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:1.27	☐	☒	☐	☐	☐
15	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:1.39	☐	☒	☐	☐	☐
16	Furze Platt Junior School Ofsted Rating: Outstanding Pupils: 365 Distance:1.54	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

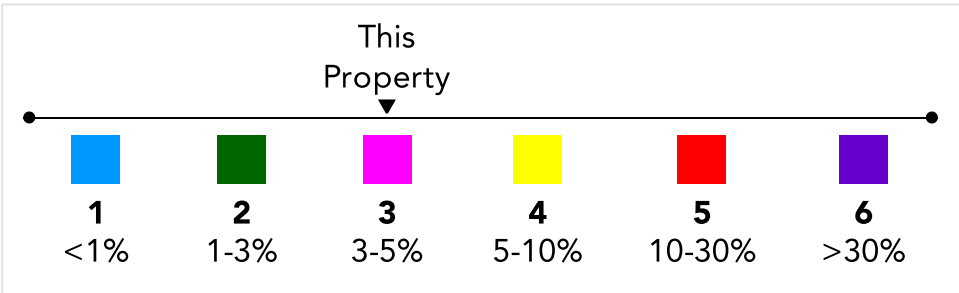
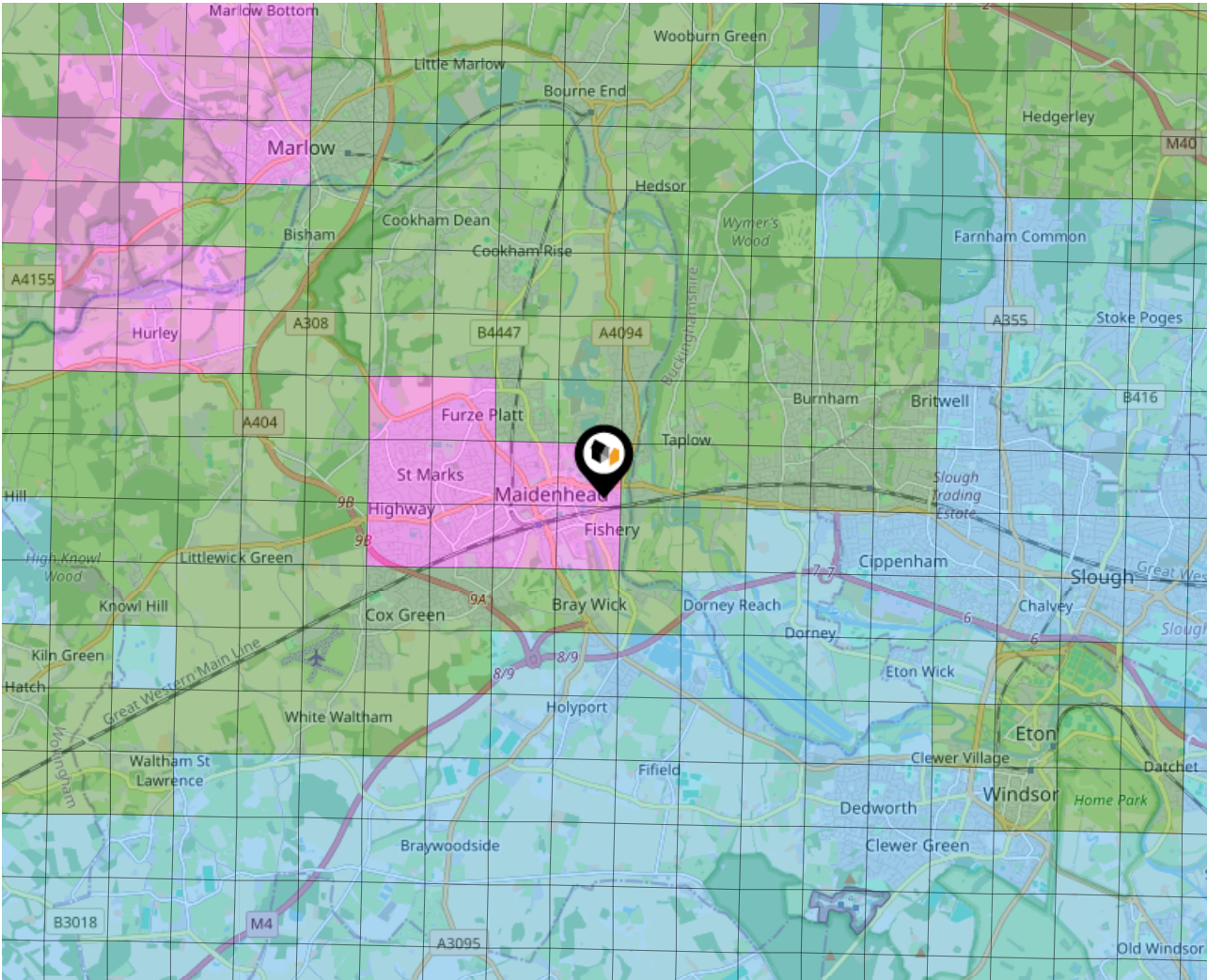
Environment

Radon Gas



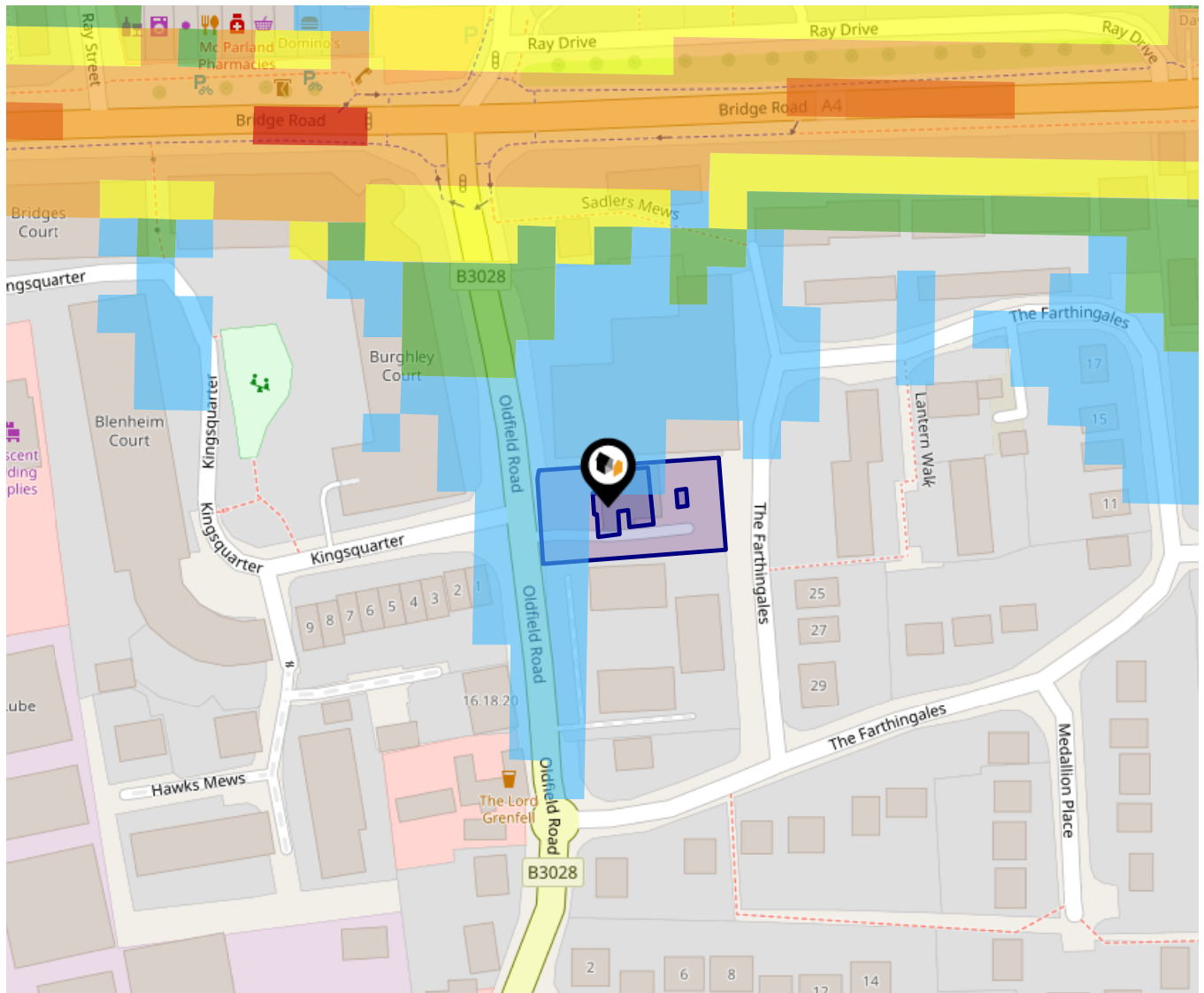
What is Radon?

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



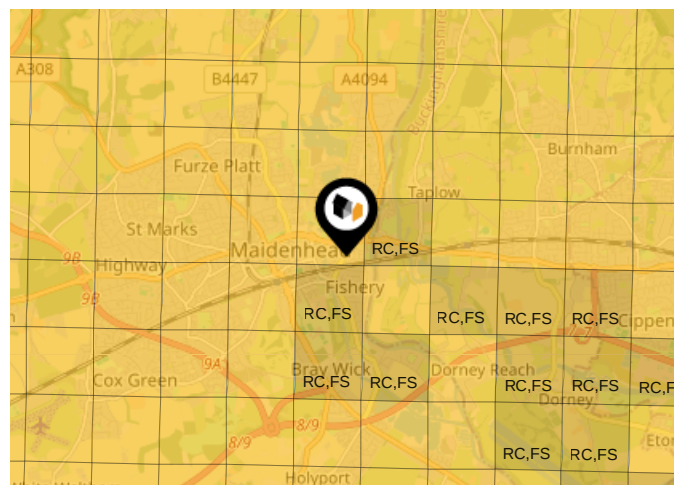
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

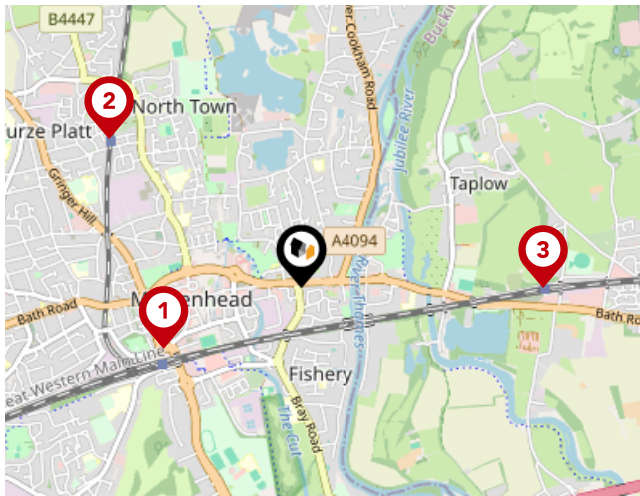


Primary Classifications (Most Common Clay Types)

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)



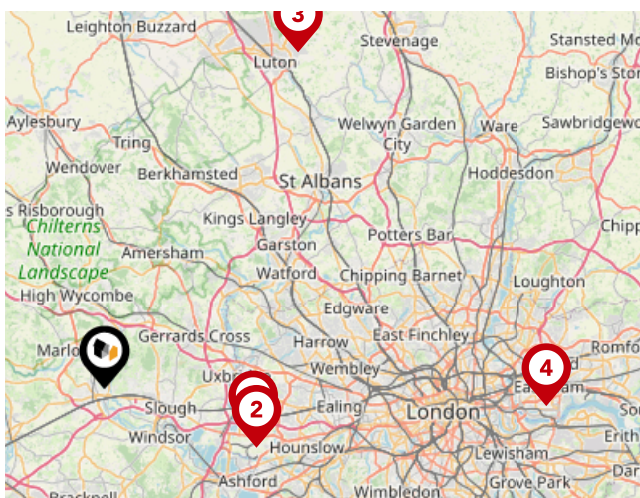
National Rail Stations

Pin	Name	Distance
	Maidenhead Rail Station	0.7 miles
	Furze Platt Rail Station	1.12 miles
	Taplow Rail Station	1.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J8	1.65 miles
	A404(M) J9A	1.61 miles
	M4 J7	2.35 miles
	A404(M) J9	2.45 miles
	M40 J3	5.6 miles

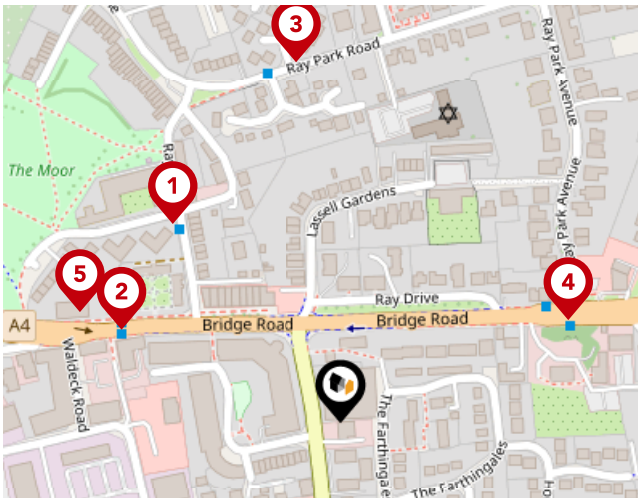


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	11.48 miles
	Heathrow Airport Terminal 4	12.02 miles
	Luton Airport	28.46 miles
	Silvertown	32.66 miles

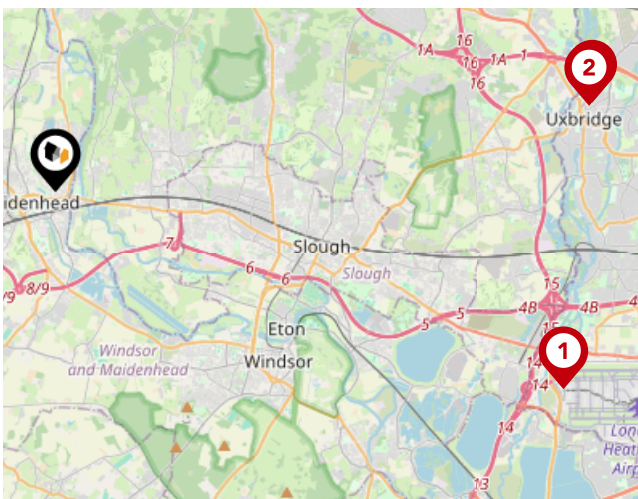
Area

Transport (Local)



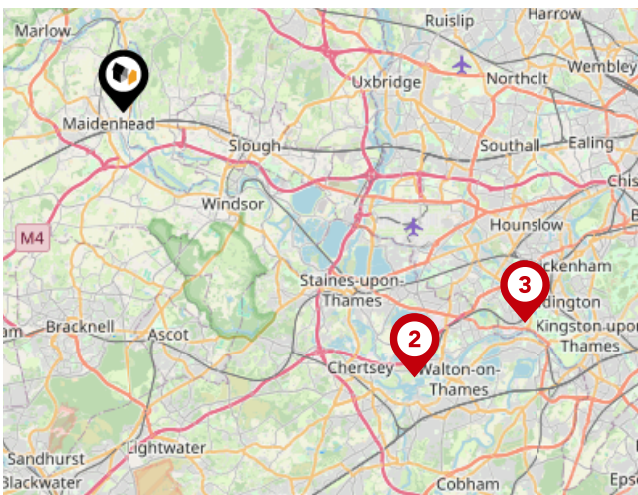
Bus Stops/Stations

Pin	Name	Distance
1	Ray Street	0.15 miles
2	Waldeck Road	0.14 miles
3	Juniper Drive	0.21 miles
4	Maidenhead Bridge	0.14 miles
5	Waldeck Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	10.05 miles
2	Uxbridge Station	9.97 miles
3	Uxbridge Underground Station	10.03 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.52 miles
2	Weybridge Ferry Landing	14.58 miles
3	Moulsey - Hurst Park Ferry Landing	16.73 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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