KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 02ⁿᵈ August 2025

84, CHAPMAN DRIVE, BINFIELD, BRACKNELL, RG42 4GD
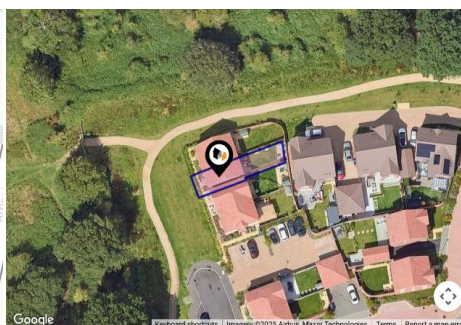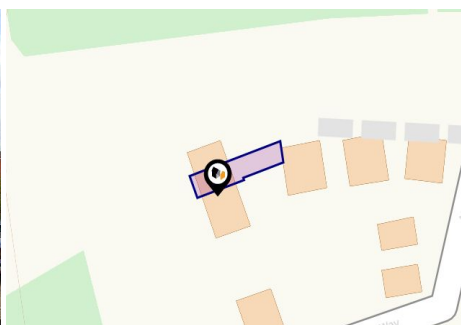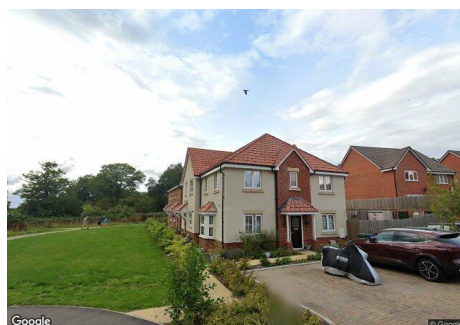
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Property
Overview

Property

Type:	Terraced	**Last Sold Date:**	11/06/2021
Bedrooms:	2	**Last Sold Price:**	£415,000
Floor Area:	882 ft^2 / 82 m^2	**Last Sold £/ft^2:**	£470
Plot Area:	0.03 acres	**Tenure:**	Freehold
Year Built :	2021		
Council Tax :	Band D		
Annual Estimate:	£2,155		
Title Number:	BK517082		
UPRN:	10093382724		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2	**32**	**10000**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔   ✔   ✔

BT   sky   Virgin media

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84 Chapman Drive, Binfield, RG42 4GD

Energy rating

B

Valid until 10.05.2031

Score	Energy rating	Current	Potential
92+	A		96 | A
81-91	B	84 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-¦K
Total Floor Area:	82 m^2

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10 Year History of Average House Prices by Property Type in RG42
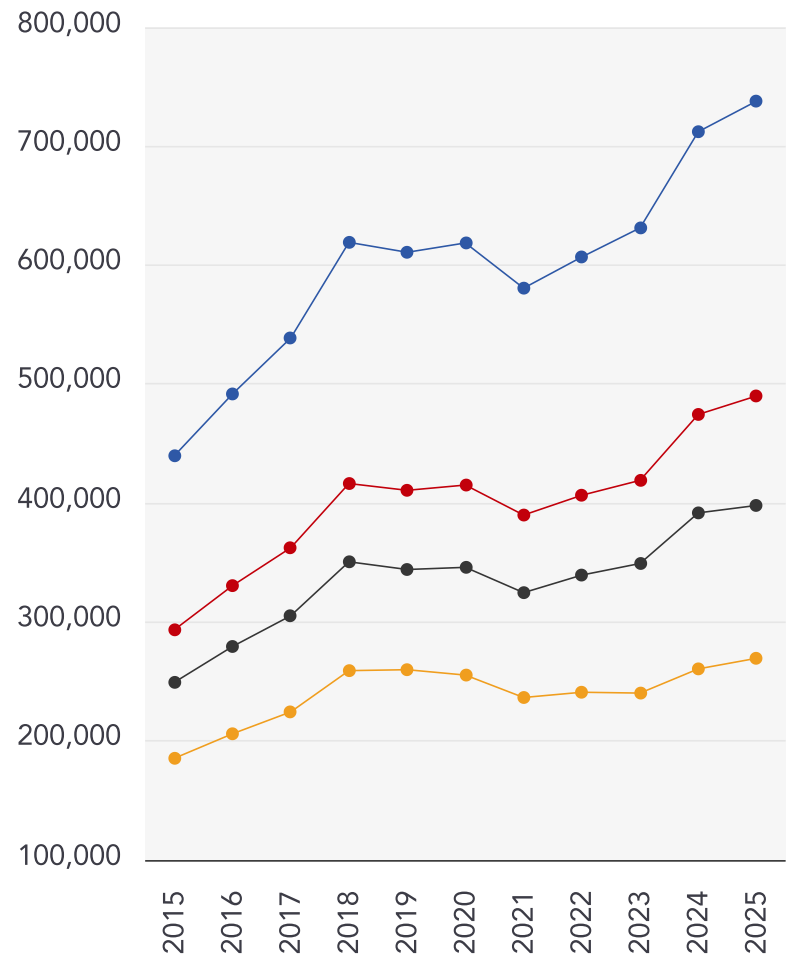
Detached	**+67.78%**
Semi-Detached	**+66.97%**
Terraced	**+59.63%**
Flat	**+45.31%**

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This map displays nearby coal mine entrances and their classifications.
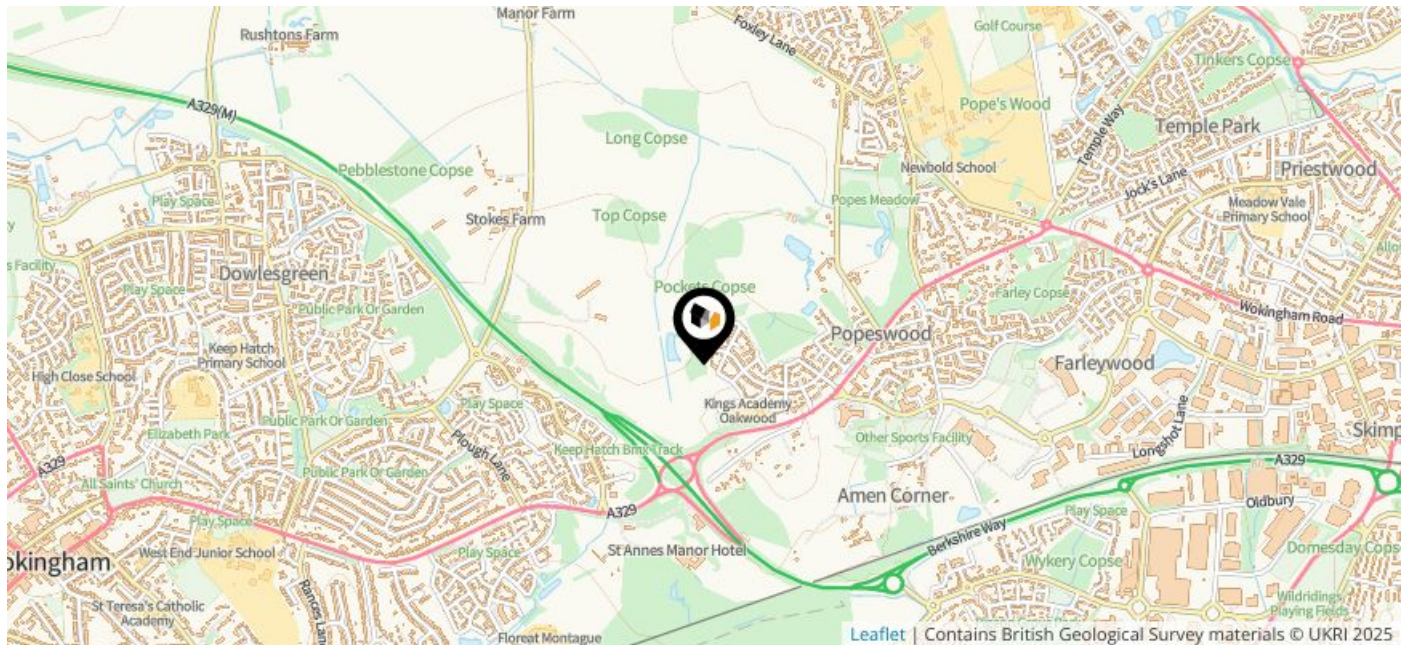
Mine Entry

✘   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.
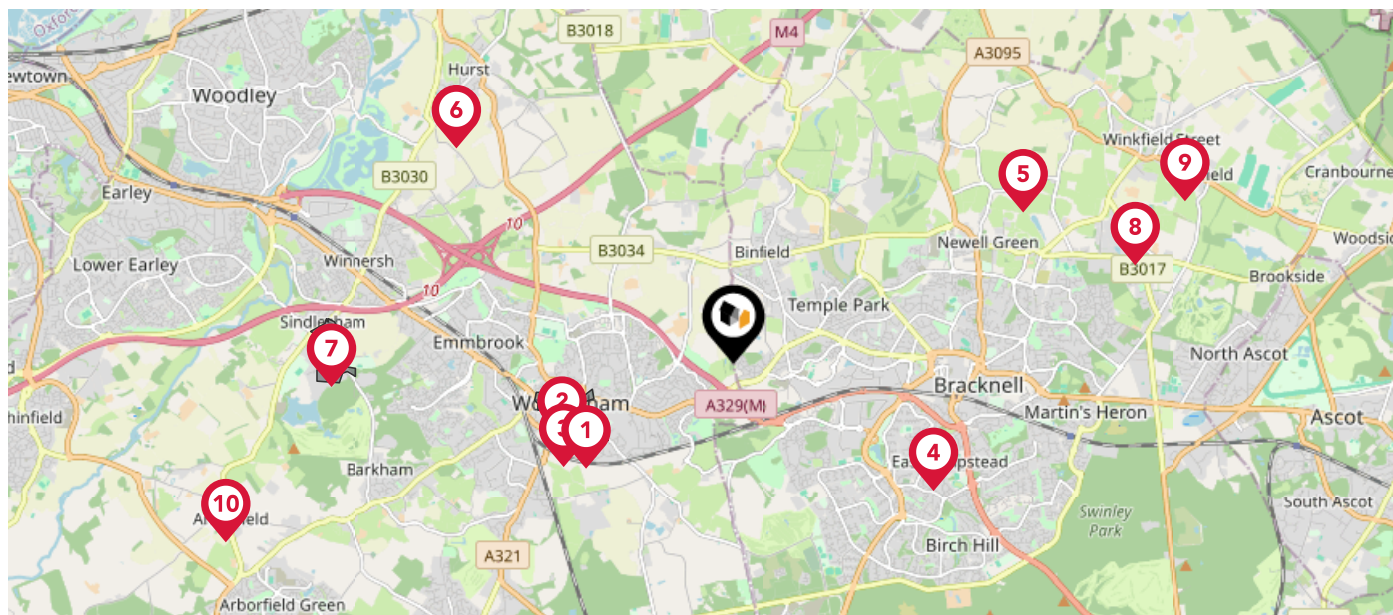
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Murdoch Road
2	Wokingham Town Centre
3	Langborough Road
4	Easthampstead
5	Warfield
6	Hurst
7	Sindlesham
8	Winkfield Row
9	Winkfield Village
10	Arborfield Cross

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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
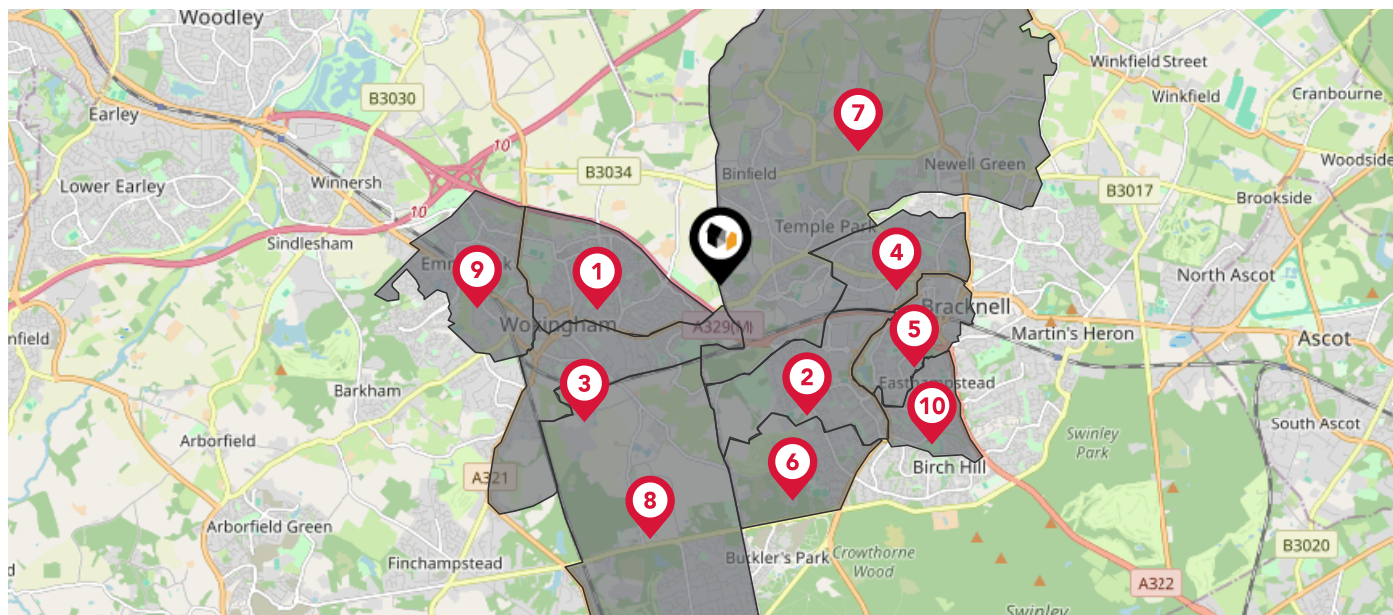
Nearby Council Wards	
1	Norreys Ward
2	Great Hollands North Ward
3	Wescott Ward
4	Priestwood and Garth Ward
5	Wildridings and Central Ward
6	Great Hollands South Ward
7	Binfield with Warfield Ward
8	Wokingham Without Ward
9	Emmbrook Ward
10	Old Bracknell Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
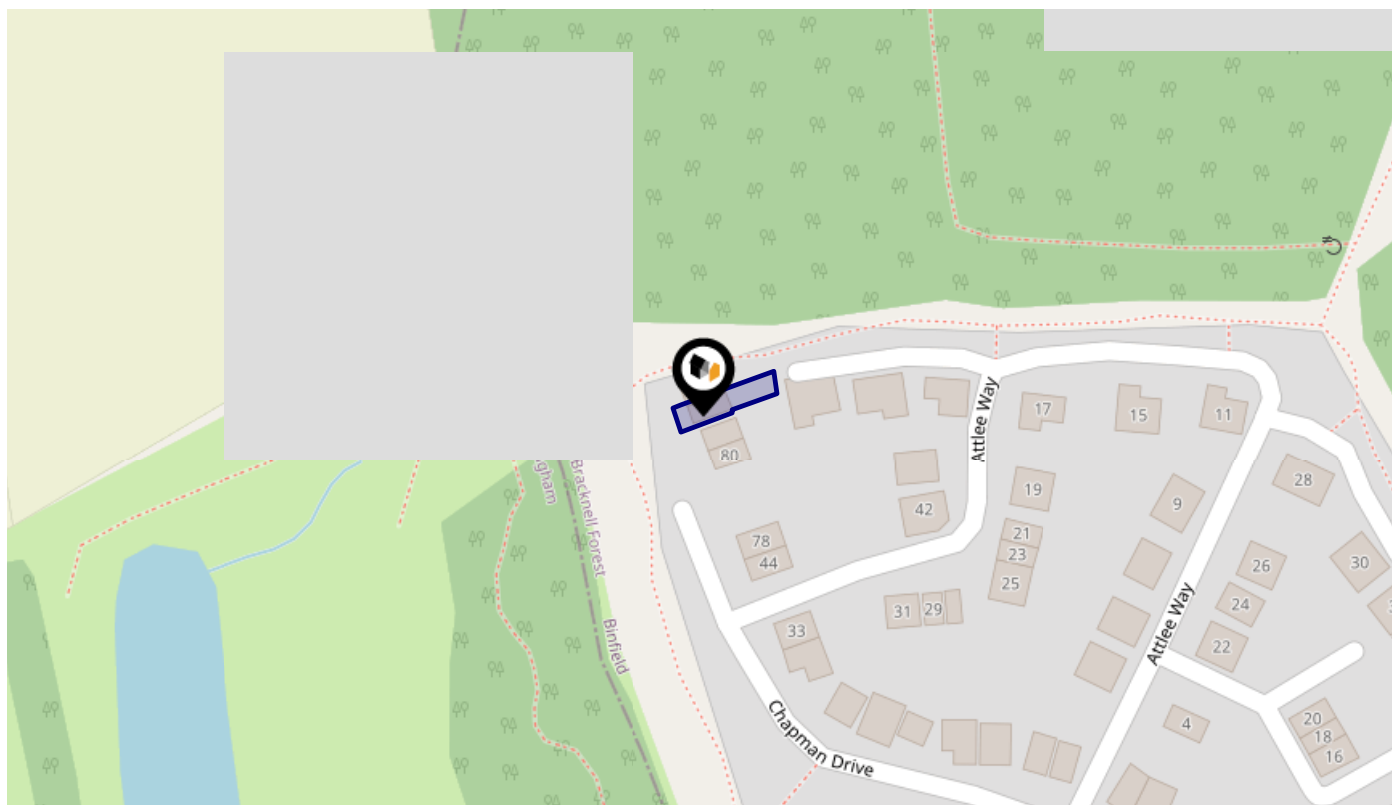
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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:
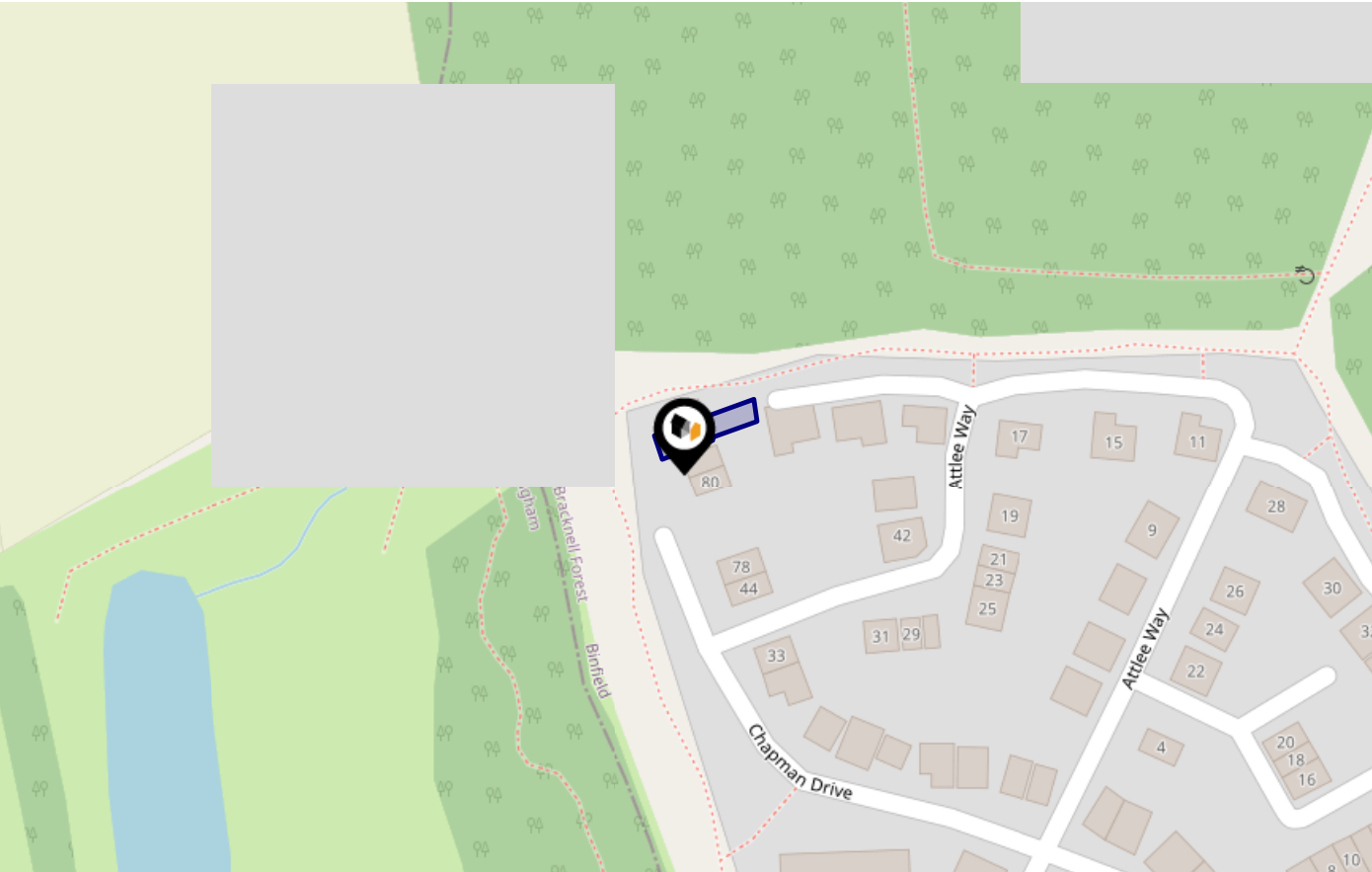
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.
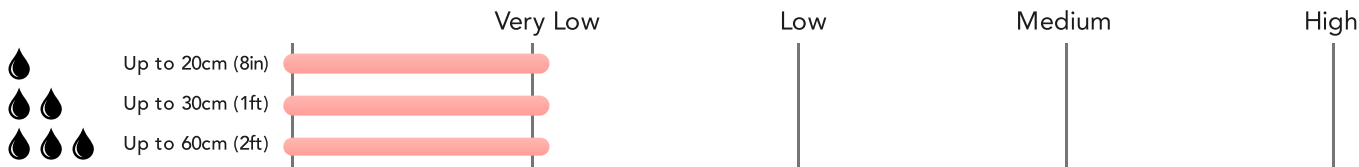

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🖤	Up to 20cm (8in)				
🖤🖤	Up to 30cm (1ft)				
🖤🖤🖤	Up to 60cm (2ft)				

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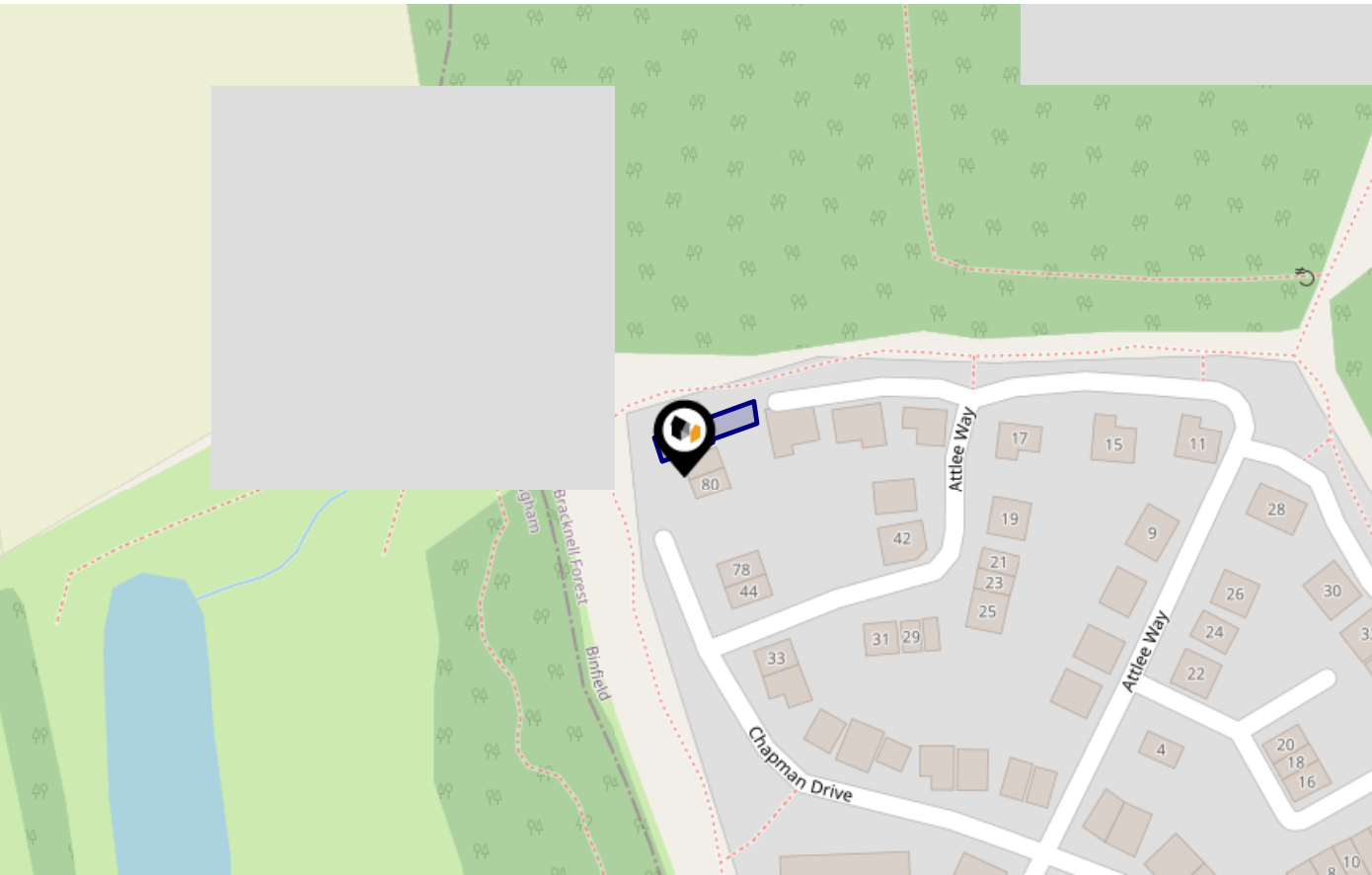**sprift**
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Flood Risk
Rivers & Seas - Climate Change

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.
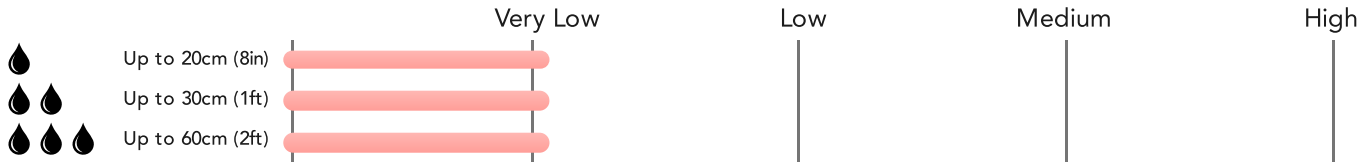

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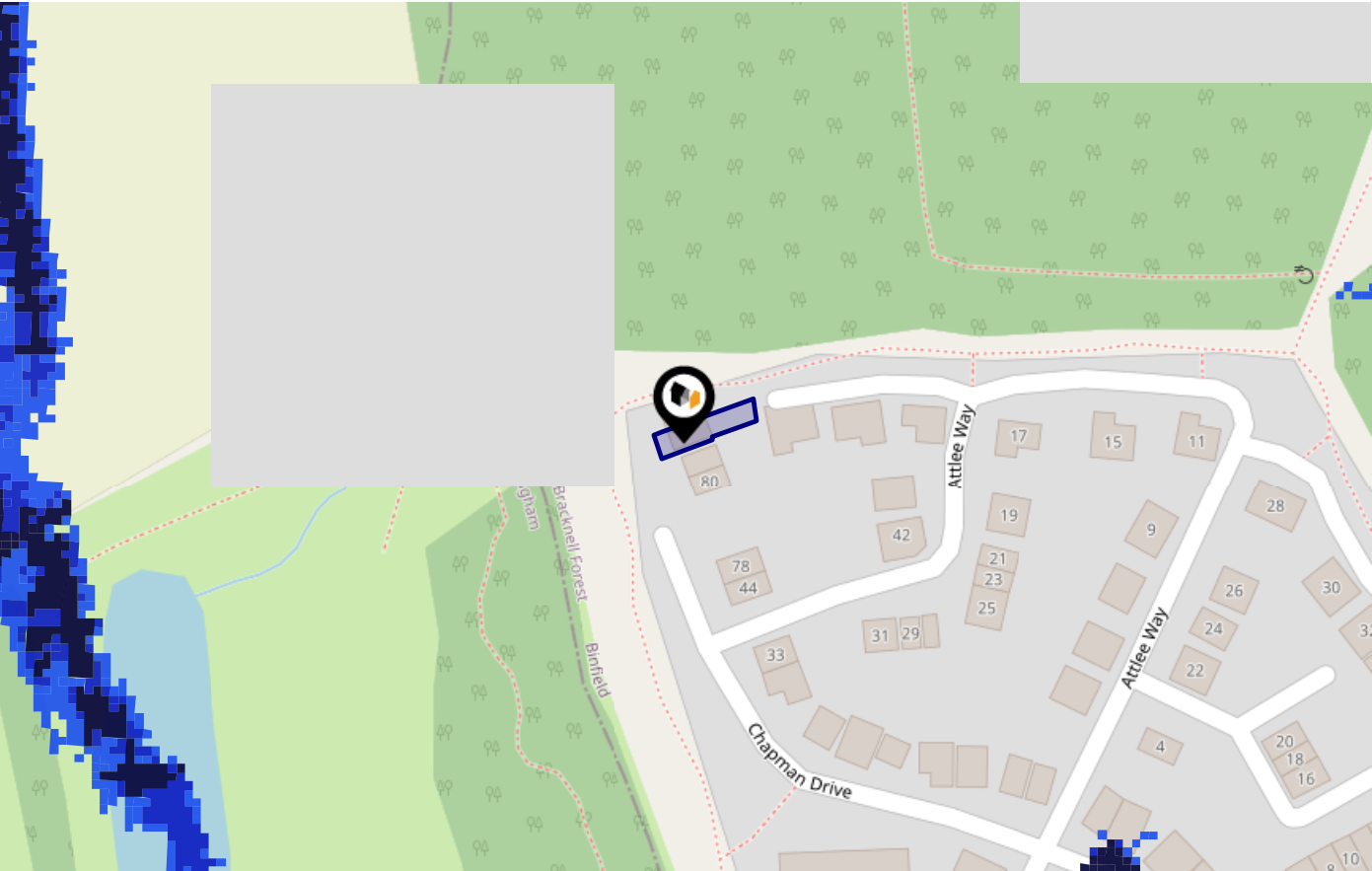Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
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🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
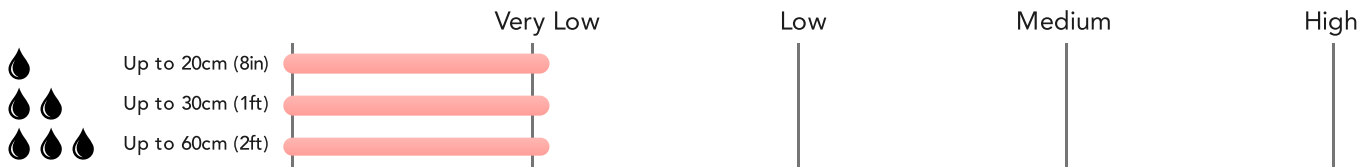

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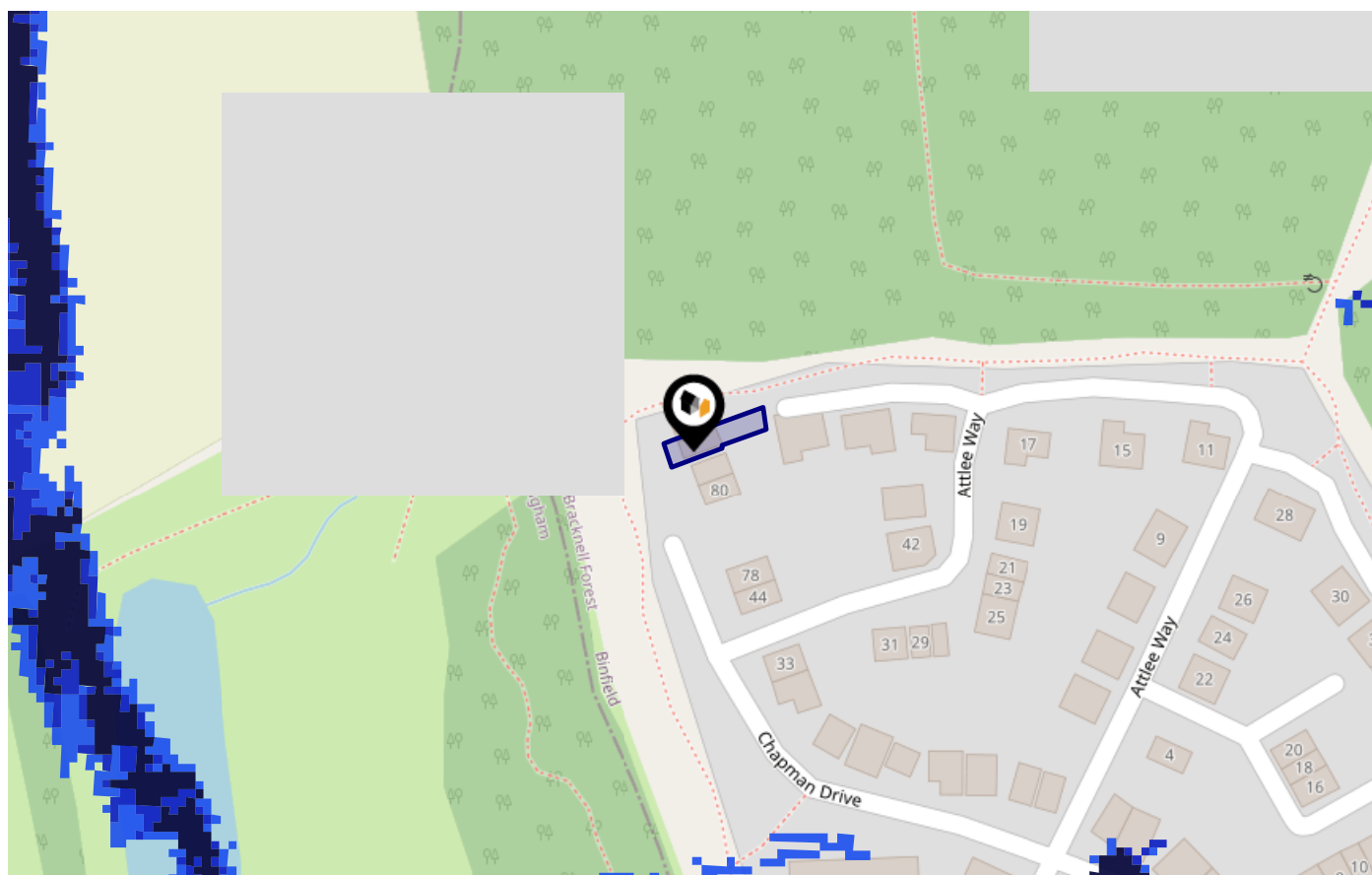|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Flood Risk
Surface Water - Climate Change

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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.
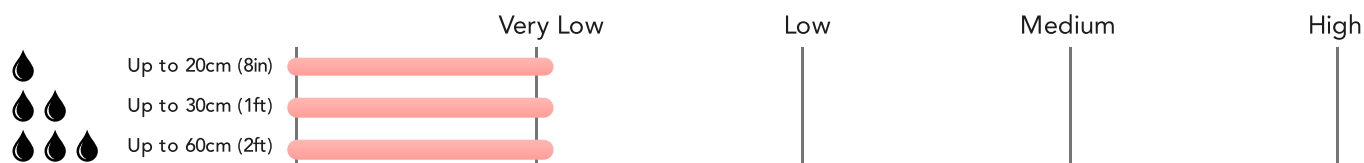

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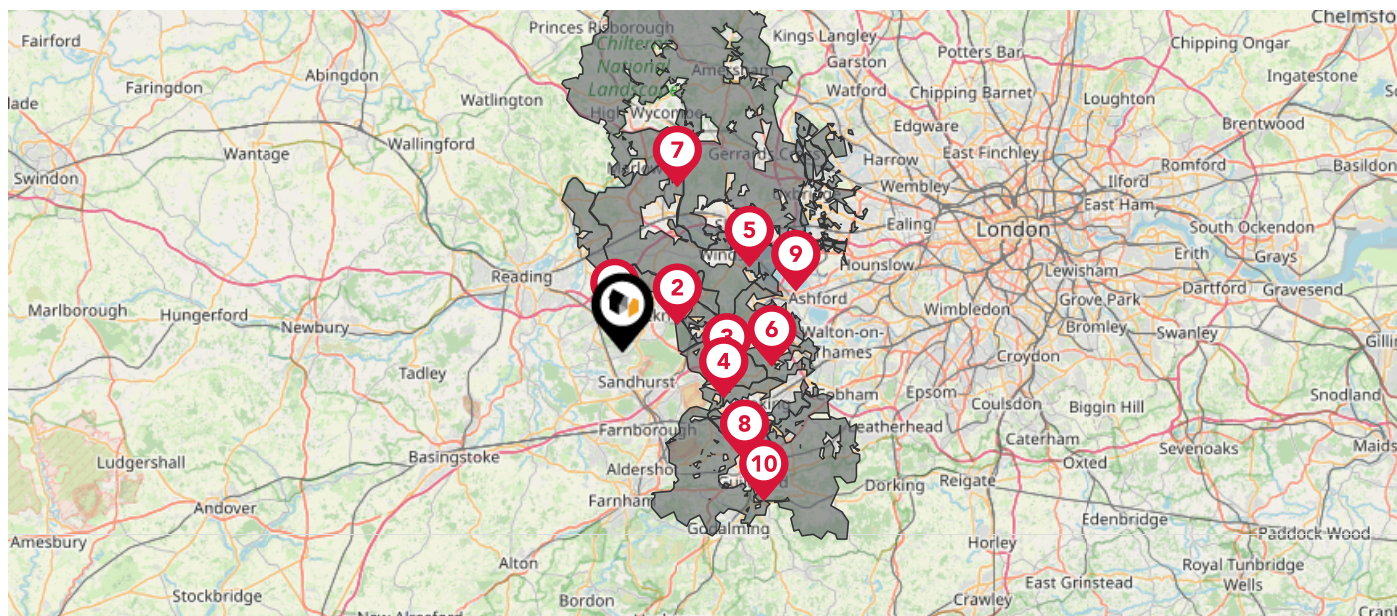Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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 - Runnymede

7. London Green Belt - Buckinghamshire

8. London Green Belt - Woking

9. London Green Belt - Hillingdon

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.
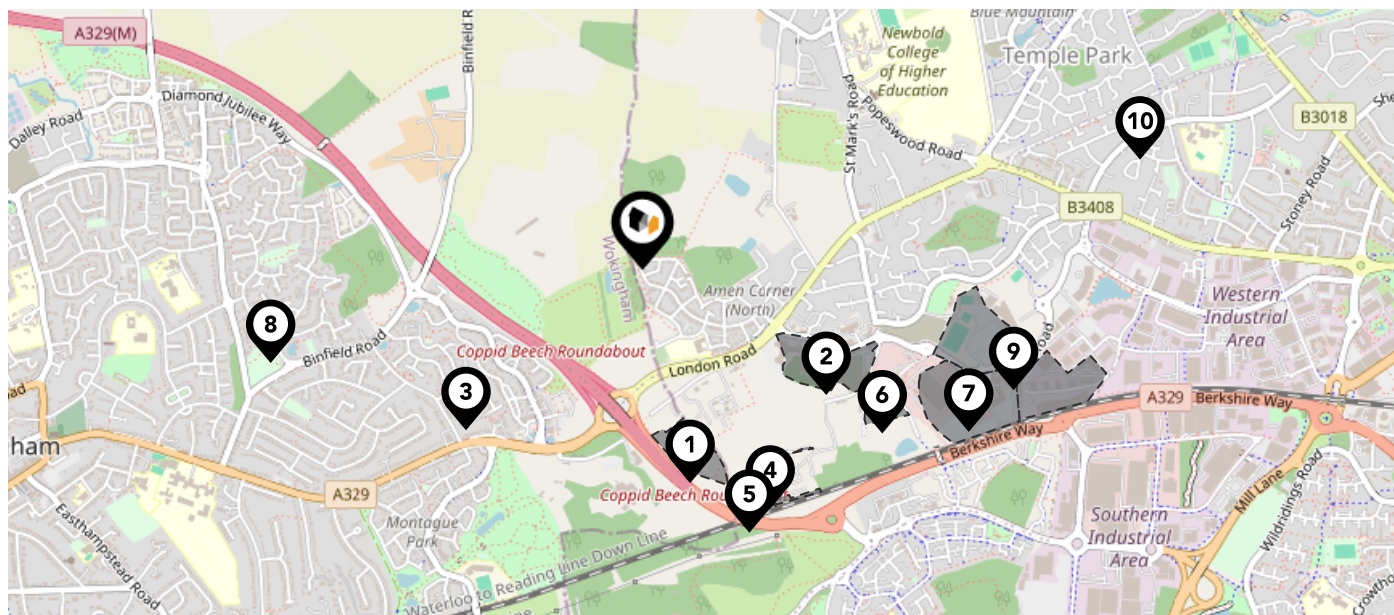
Nearby Landfill Sites

1	Sandlea Farm-Amen Corner	Historic Landfill
2	Nike Land-Amen Corner	Historic Landfill
3	Plough Lane-Wokingham	Historic Landfill
4	Buckhurst Moors-Amen Corner	Historic Landfill
5	Buckhurst Piggeries-Amen Corner	Historic Landfill
6	Rose Farm-Amen Corner	Historic Landfill
7	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill
8	Keephatch Farm-Dowlesgreen, Wokingham	Historic Landfill
9	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill
10	Wilwood Road-Bracknell	Historic Landfill

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

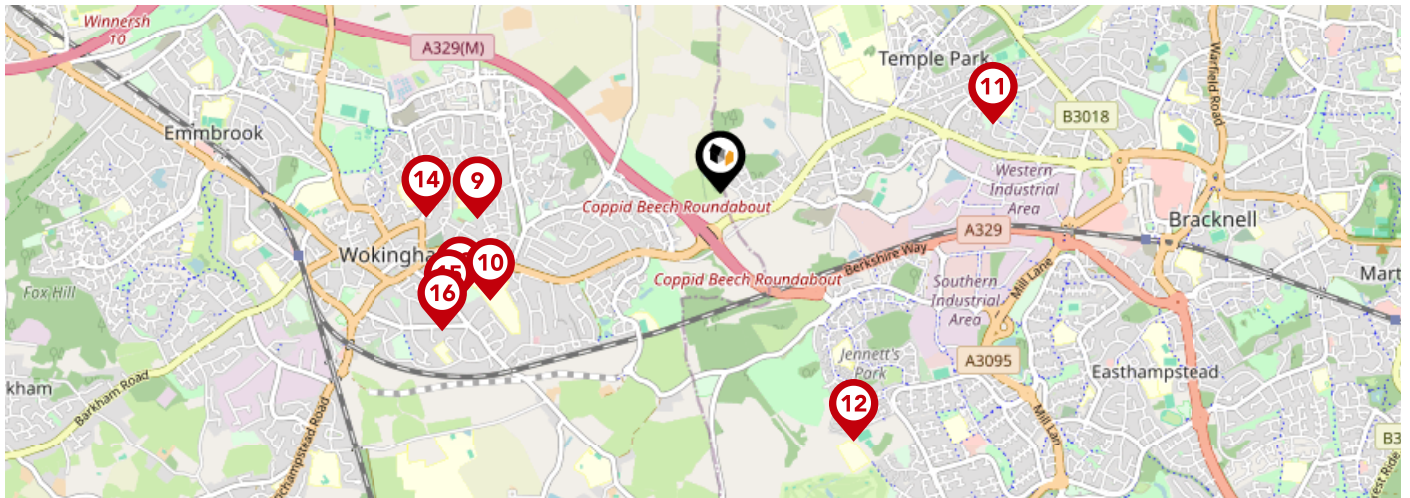| Listed Buildings in the local district	Grade	Distance

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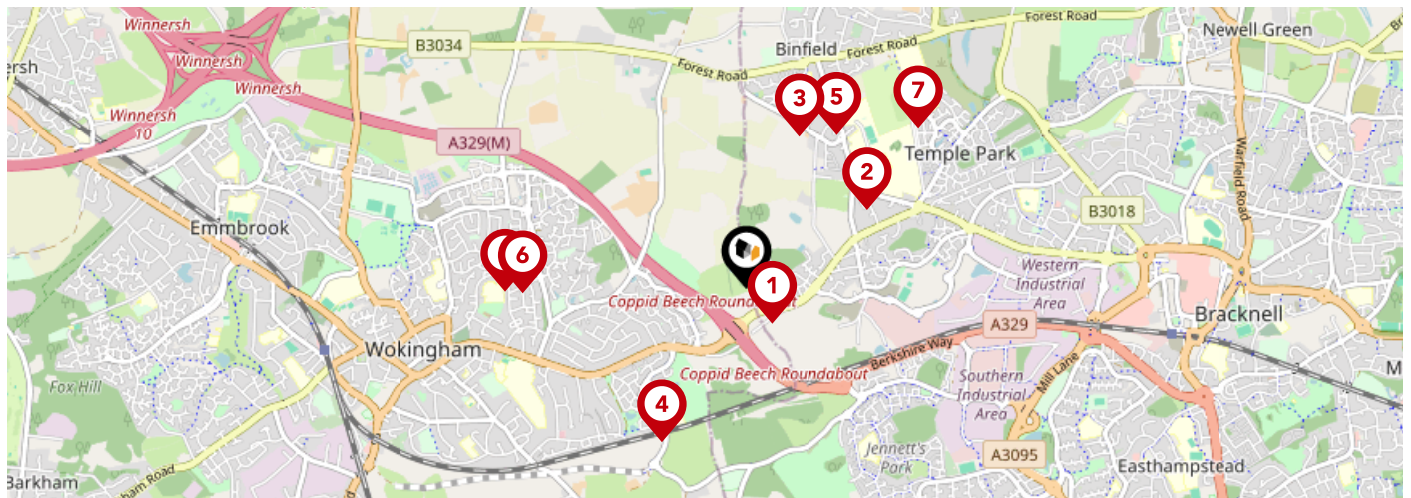
		Nursery	Primary	Secondary	College	Private
1	**King's Academy Oakwood** Ofsted Rating: Outstanding | Pupils: 211 | Distance:0.2	☐	☑	☐	☐	☐
2	**Newbold School** Ofsted Rating: Outstanding | Pupils: 56 | Distance:0.66	☐	☑	☐	☐	☐
3	**Binfield Church of England Primary School** Ofsted Rating: Good | Pupils: 411 | Distance:0.75	☐	☑	☐	☐	☐
4	**Floreat Montague Park Primary School** Ofsted Rating: Good | Pupils: 463 | Distance:0.82	☐	☑	☐	☐	☐
5	**Cressex Lodge School** Ofsted Rating: Good | Pupils: 13 | Distance:0.82	☐	☐	☑	☐	☐
6	**Foundry College** Ofsted Rating: Good | Pupils: 15 | Distance:1.04	☐	☐	☑	☐	☐
7	**King's Academy Binfield** Ofsted Rating: Good | Pupils: 1262 | Distance:1.08	☐	☑	☑	☐	☐
8	**Keep Hatch Primary School** Ofsted Rating: Good | Pupils: 440 | Distance:1.12	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 All Saints Church of England Primary School Ofsted Rating: Good	Pupils: 234	Distance:1.14	☐	☑	☐	☐	☐
10 St Crispin's School Ofsted Rating: Good	Pupils: 1455	Distance:1.18	☐	☐	☑	☐	☐
11 Meadow Vale Primary School Ofsted Rating: Good	Pupils: 600	Distance:1.3	☐	☑	☐	☐	☐
12 Jennett's Park CofE Primary School Ofsted Rating: Good	Pupils: 427	Distance:1.3	☐	☑	☐	☐	☐
13 Westende Junior School Ofsted Rating: Good	Pupils: 236	Distance:1.31	☐	☑	☐	☐	☐
14 High Close School Ofsted Rating: Good	Pupils: 85	Distance:1.37	☐	☐	☑	☐	☐
15 Wescott Infant School Ofsted Rating: Good	Pupils: 143	Distance:1.37	☐	☑	☐	☐	☐
16 St Teresa's Catholic Academy Ofsted Rating: Good	Pupils: 341	Distance:1.44	☐	☑	☐	☐	☐
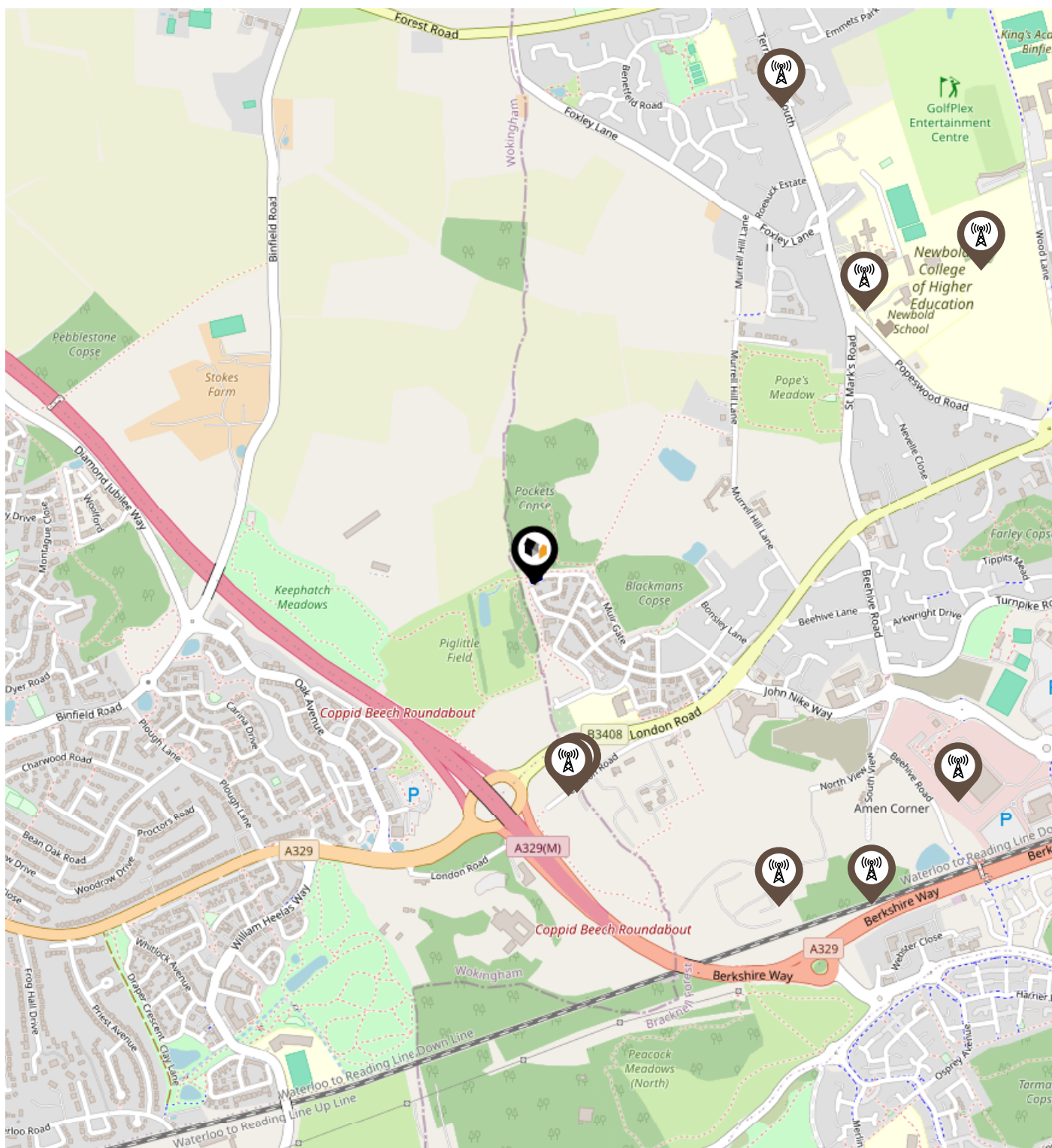
Key:

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).
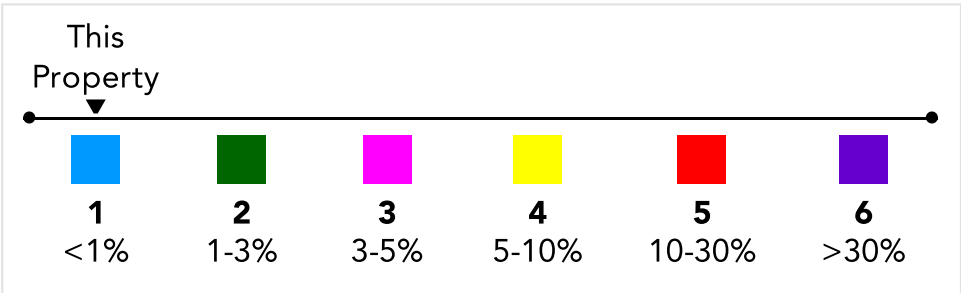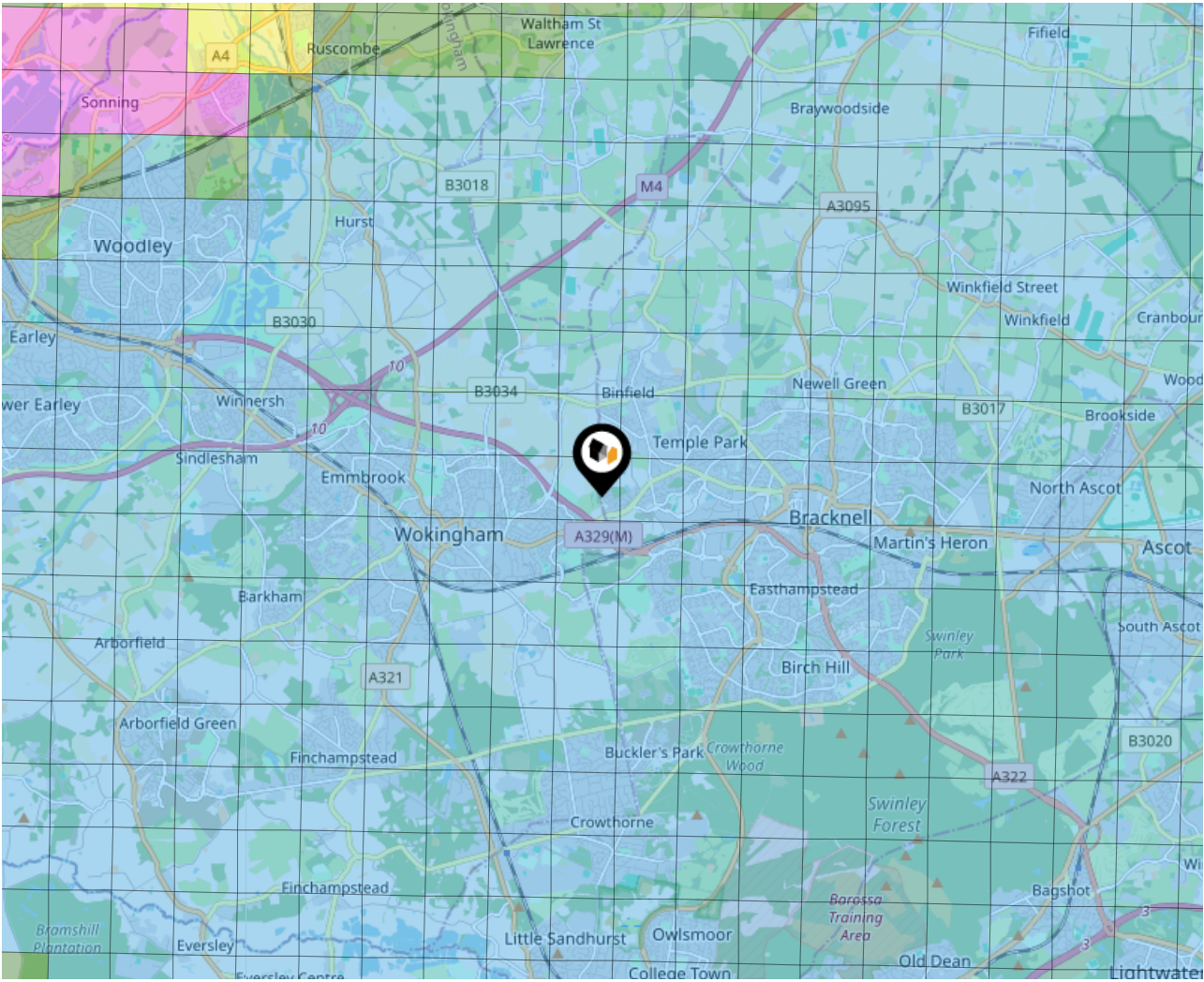
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

This Property

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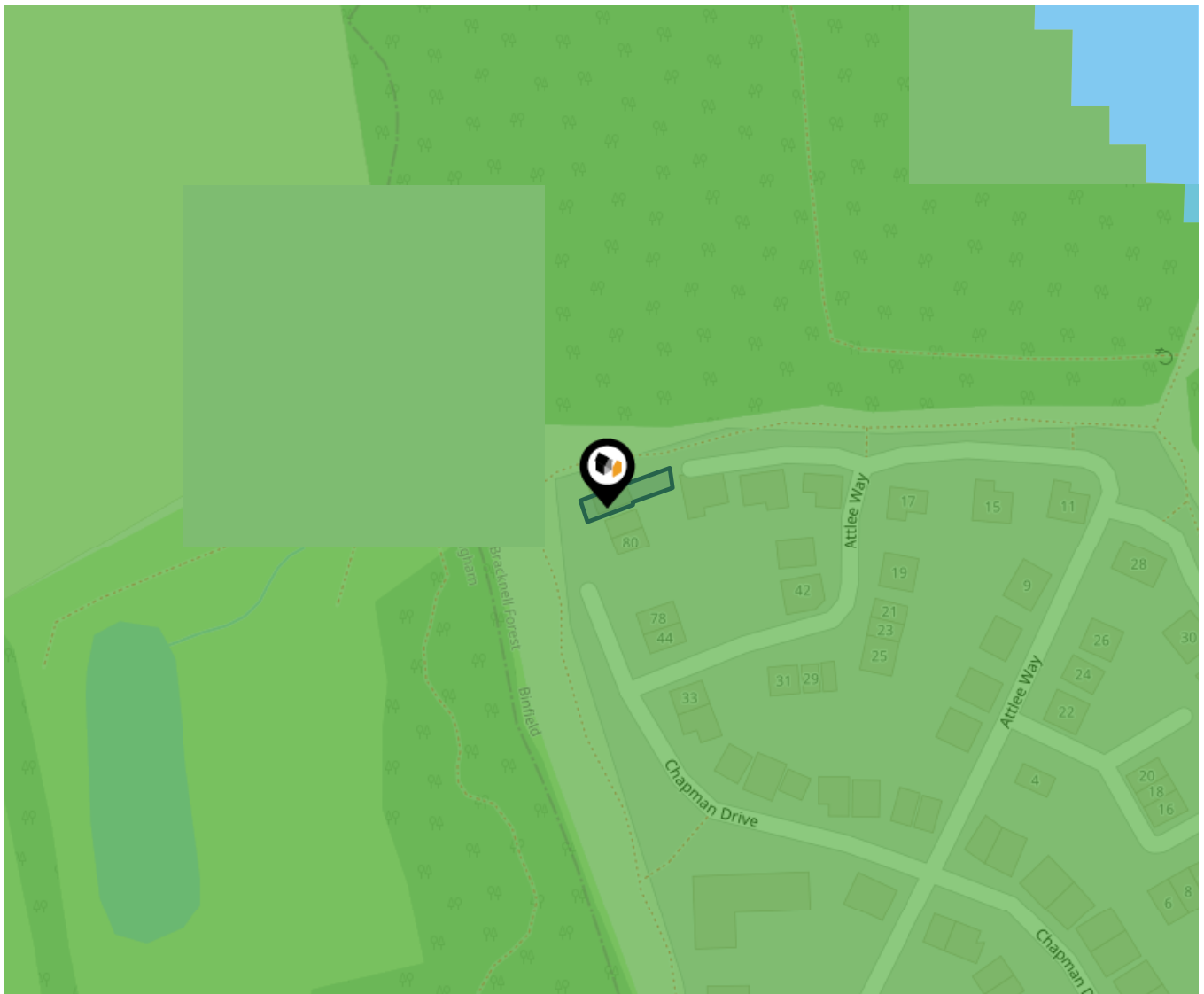
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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		
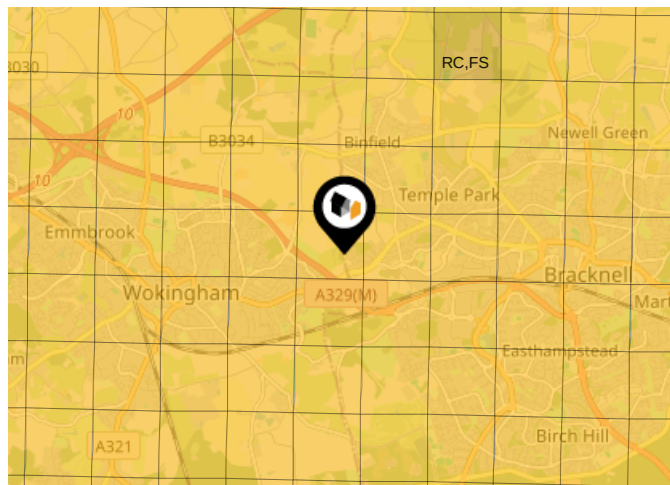
### Primary Classifications (Most Common Clay Types)

|	
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
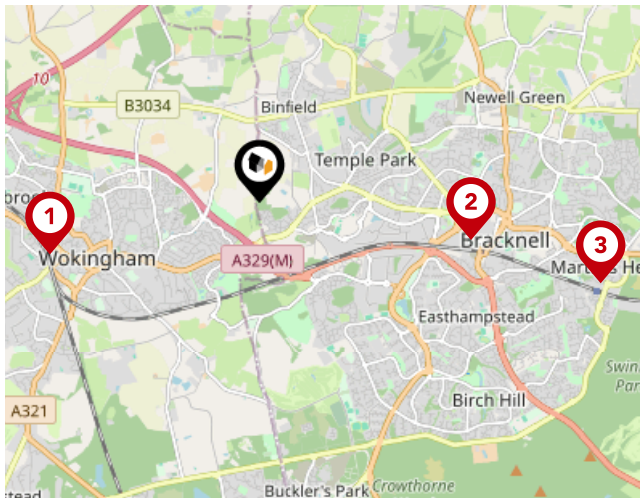
National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	1.99 miles
2	Bracknell Rail Station	1.99 miles
3	Martins Heron Rail Station	3.24 miles
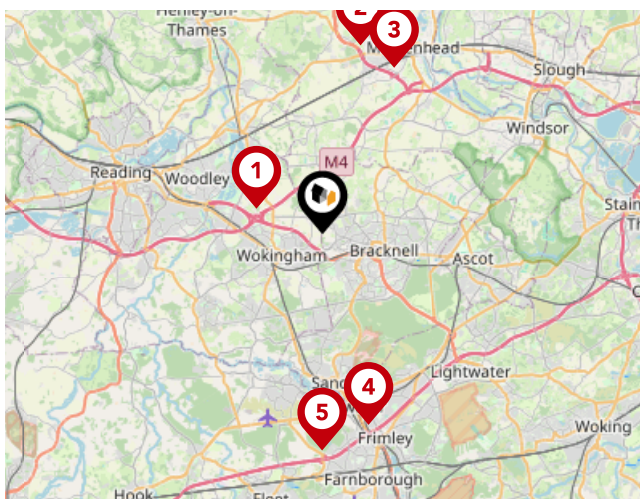
Trunk Roads/Motorways

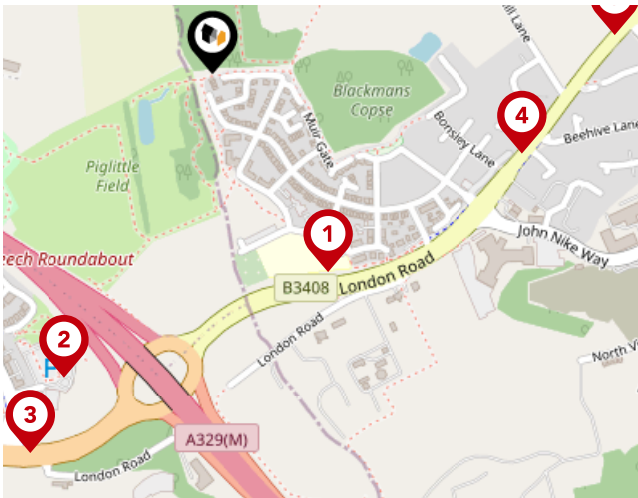| Pin	Name	Distance
1	M4 J10	2.62 miles
2	A404(M) J9	7.11 miles
3	A404(M) J9A	6.72 miles
4	M3 J4	7.27 miles
5	M3 J4A	8.01 miles
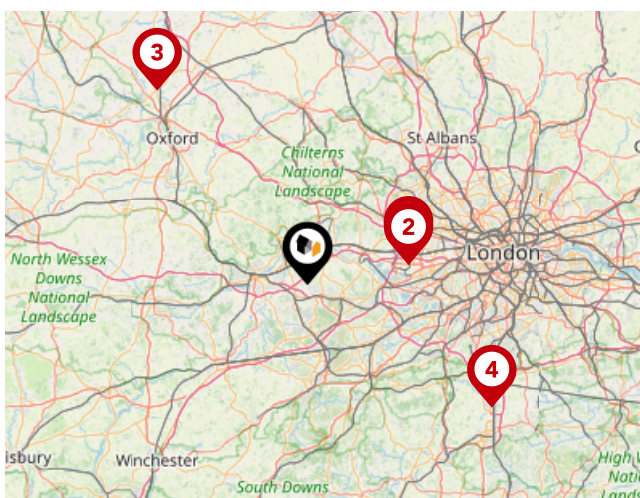
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	15.36 miles
2	Heathrow Airport Terminal 4	15.36 miles
3	Kidlington	36.21 miles
4	Gatwick Airport	32.86 miles

Bus Stops/Stations

Pin	Name	Distance
1	Coppid Beech Hill	0.26 miles
2	Coppid Beech Park & Ride	0.39 miles
3	Keephatch Gardens	0.49 miles
4	Merydene Court	0.37 miles
5	Travelodge	0.47 miles
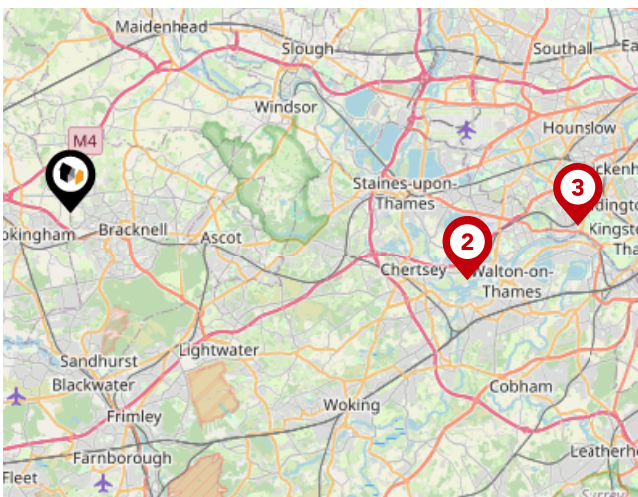
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.9 miles
2	Weybridge Ferry Landing	14.93 miles
3	Moulsey - Hurst Park Ferry Landing	18.75 miles

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Environment Agency

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Valuation Office Agency

Ofsted

Royal Mail

KFB - Key Facts For Buyers