

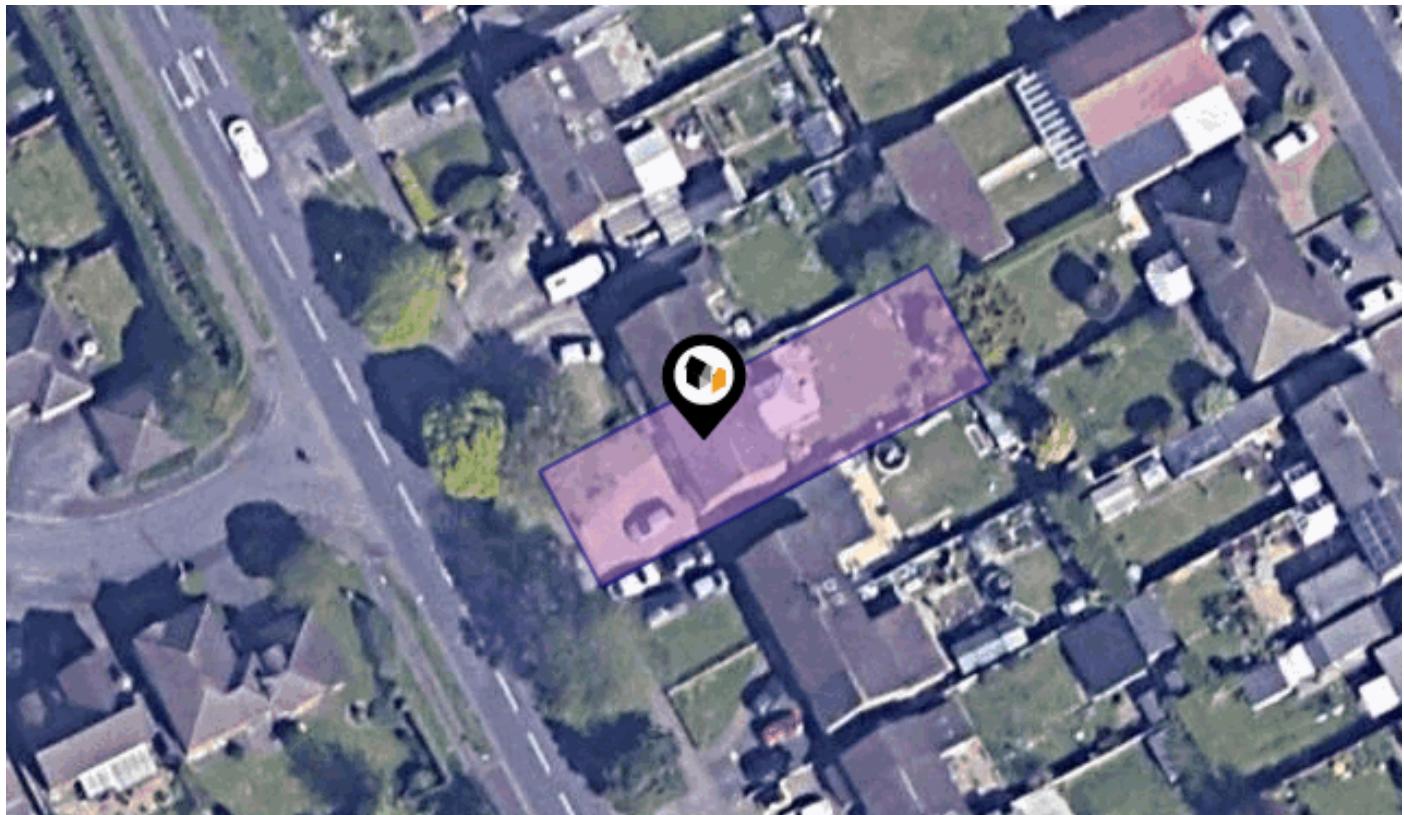


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 09<sup>th</sup> August 2025**



**31, COX GREEN ROAD, MAIDENHEAD, SL6 3EA**

**Avocado Property**

Stuart@avocadopropertyagents.co.uk  
www.avocadopropertyagents.co.uk



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# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,528 ft <sup>2</sup> / 142 m <sup>2</sup>
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£1,824
Title Number:	BK134953
UPRN:	100080354161

### Tenure:

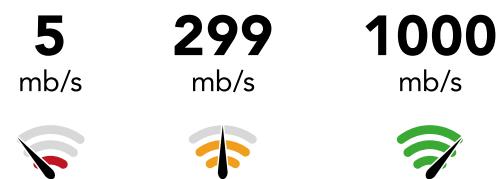
Freehold

## Local Area

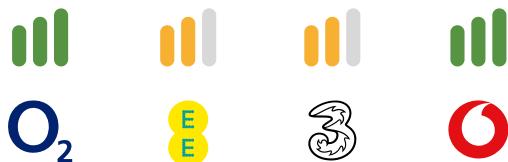
Local Authority:	Windsor and maidenhead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: **31, Cox Green Road, Maidenhead, SL6 3EA**

<b>Reference - 01/36723/FULL</b>
<b>Decision:</b> Unknown
<b>Date:</b> 22nd February 2001
<b>Description:</b> Erection Of Two Storey Side Extension Incorporating Rooms In The Roof Space And Extension Of Crossover

# Property EPC - Certificate



31 Cox Green Road, SL6 3EA

Energy rating

C

Valid until 06.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



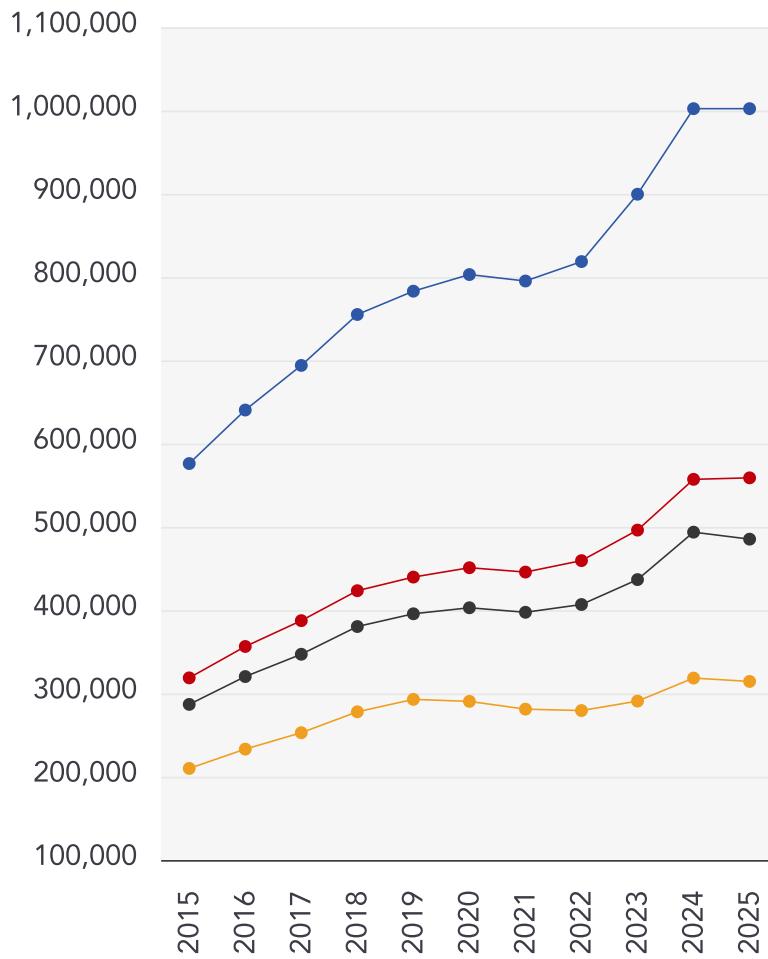
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	142 m <sup>2</sup>

# Market House Price Statistics



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



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

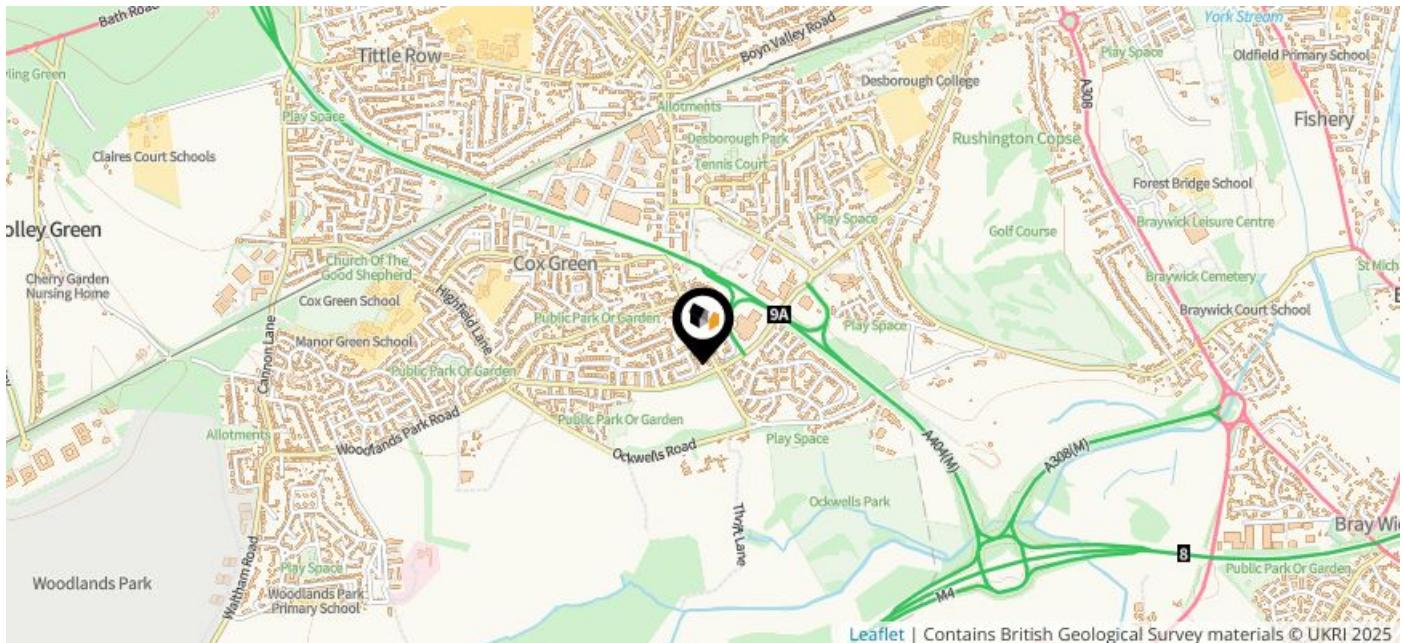
**+49.74%**

# 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.

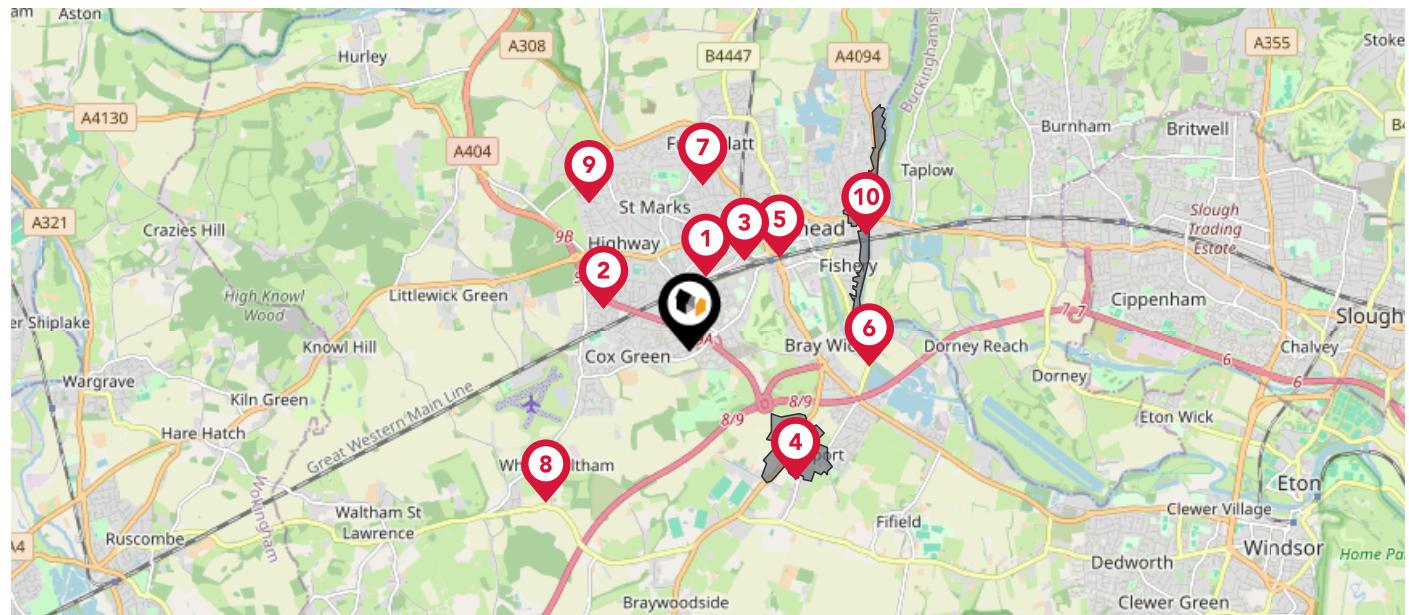
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

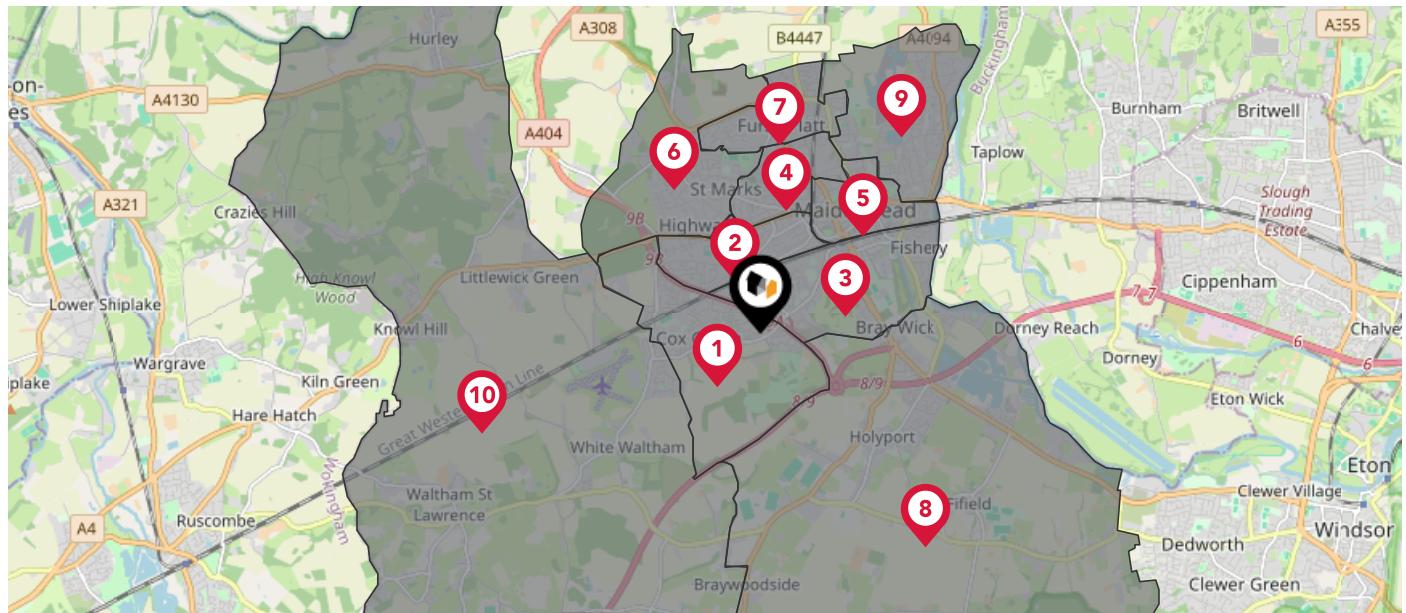
- 1 All Saints, Boyn Hill, Maidenhead
- 2 Altwood Road, Maidenhead
- 3 Castle Hill, Maidenhead
- 4 Holyport
- 5 Maidenhead Town Centre
- 6 Bray Village
- 7 Furze Platt Triangel
- 8 St Mary's Church and Bury Court, White Waltham
- 9 Pinkneys green
- 10 Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge)

# 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

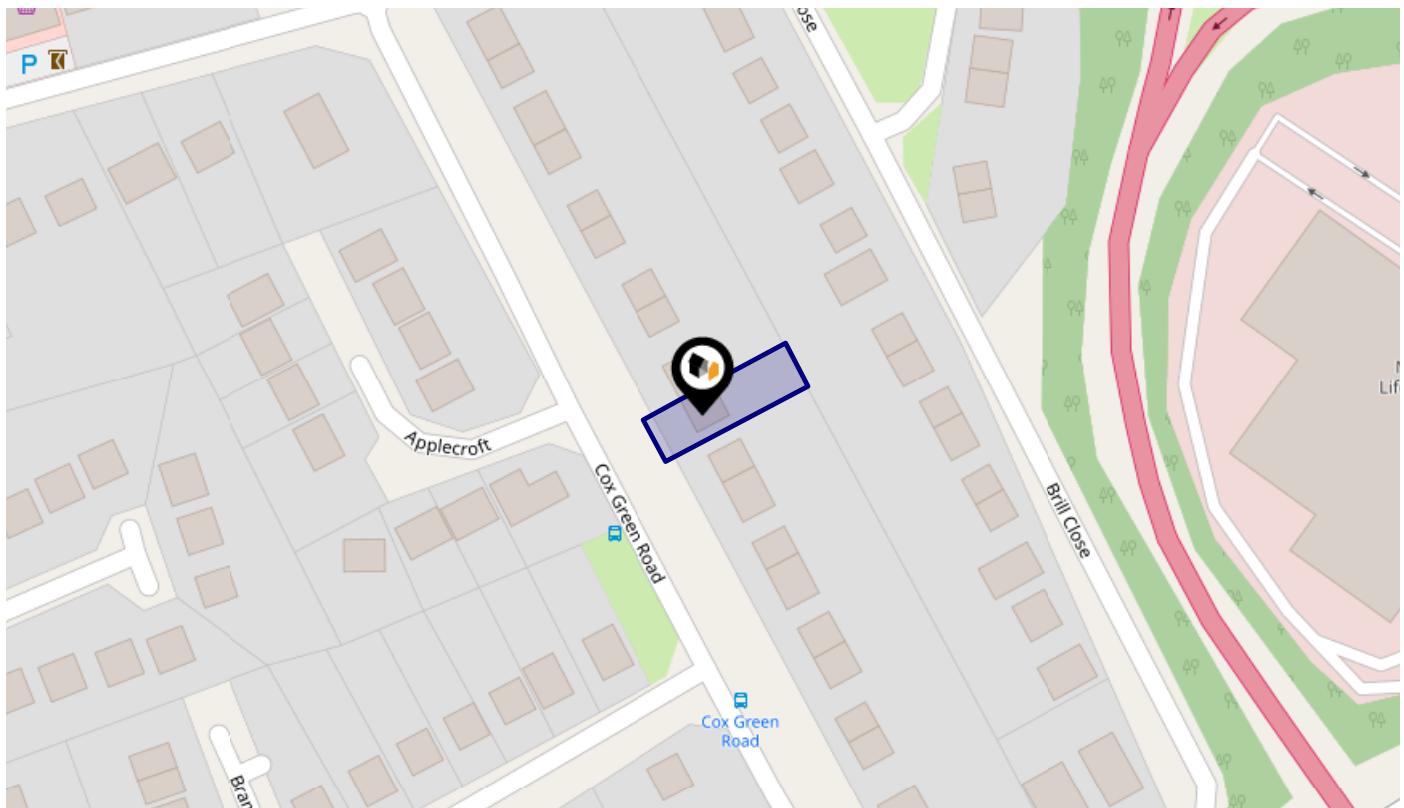
-  Cox Green Ward
-  Boyn Hill Ward
-  Oldfield Ward
-  Belmont Ward
-  St. Mary's Ward
-  Pinkneys Green Ward
-  Furze Platt Ward
-  Bray Ward
-  Riverside Ward
-  Hurley & Walthams Ward

# 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:

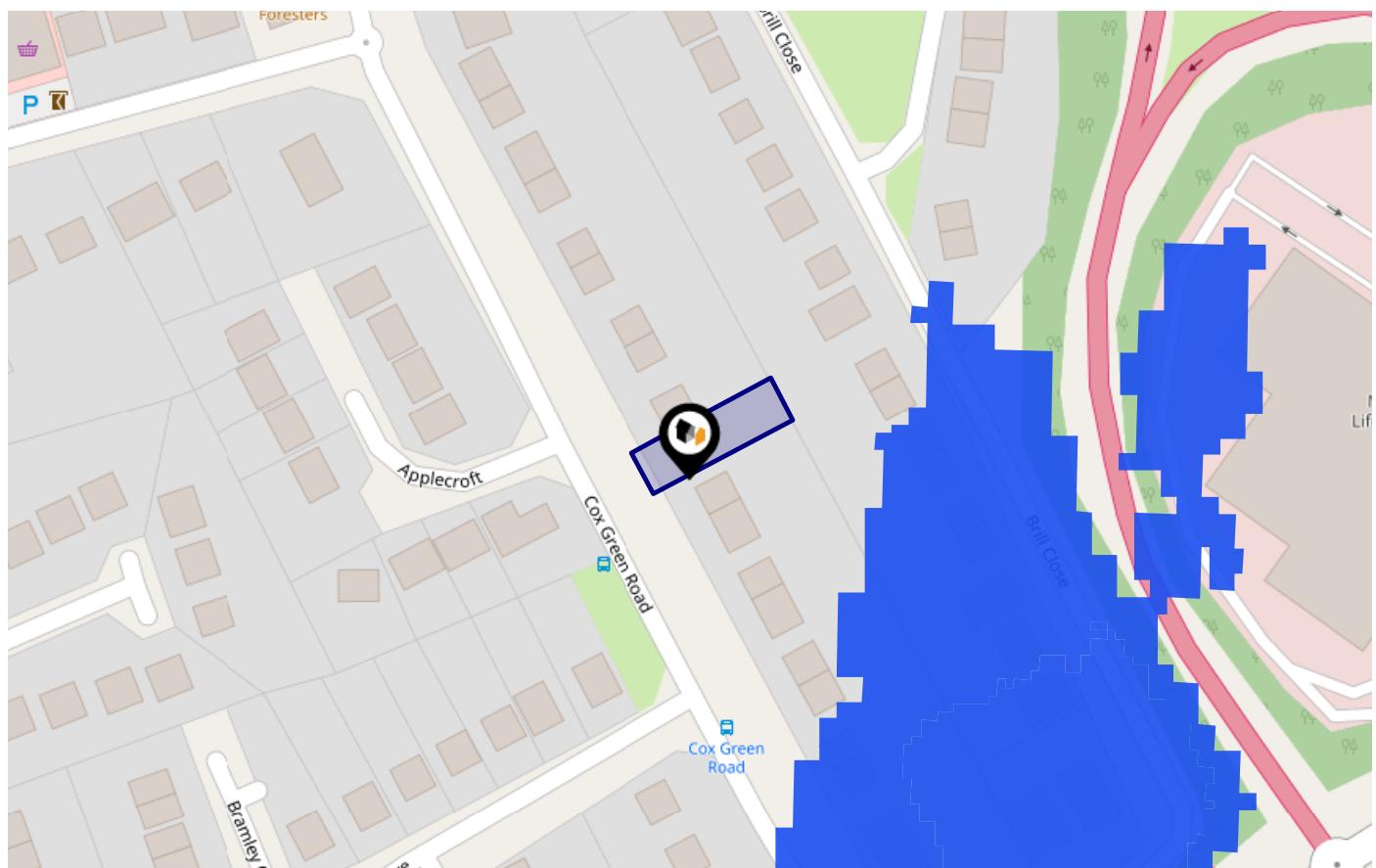


# Flood Risk

## 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.

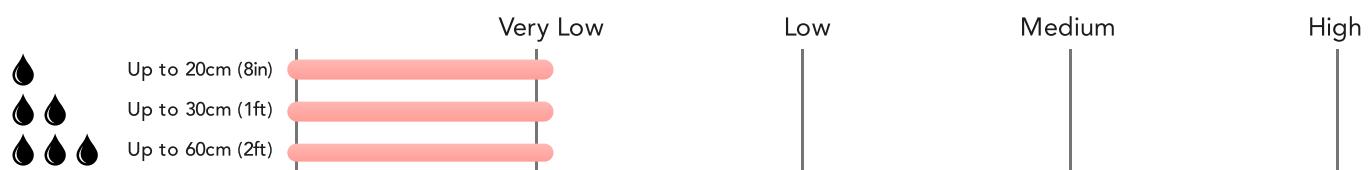


**Risk Rating: Very low**

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:

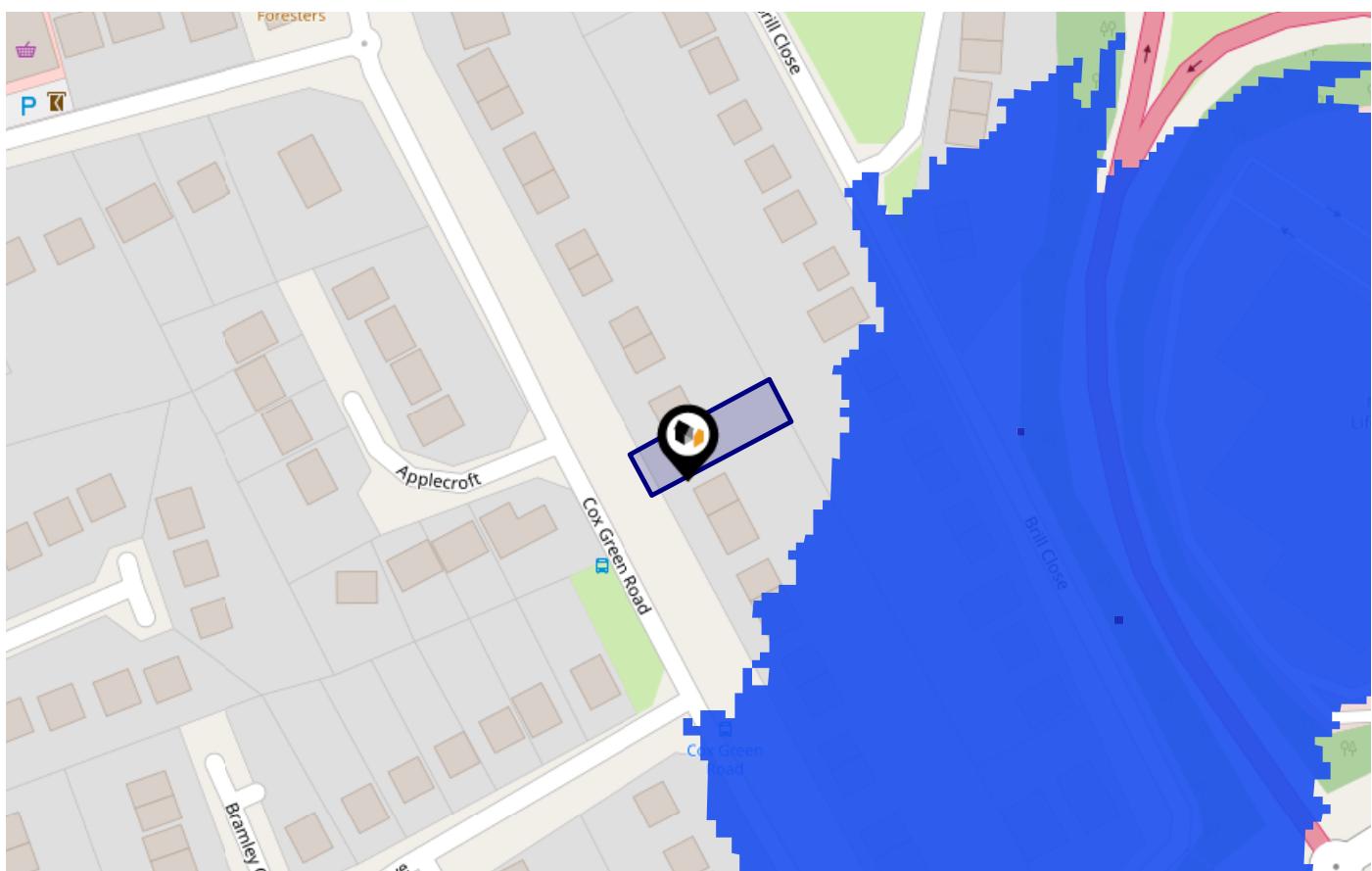


# Flood Risk

## 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.

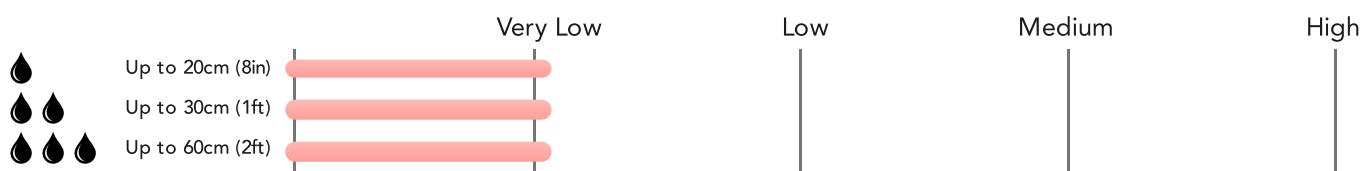


### Risk Rating: Very low

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Chance of flooding to the following depths at this property:

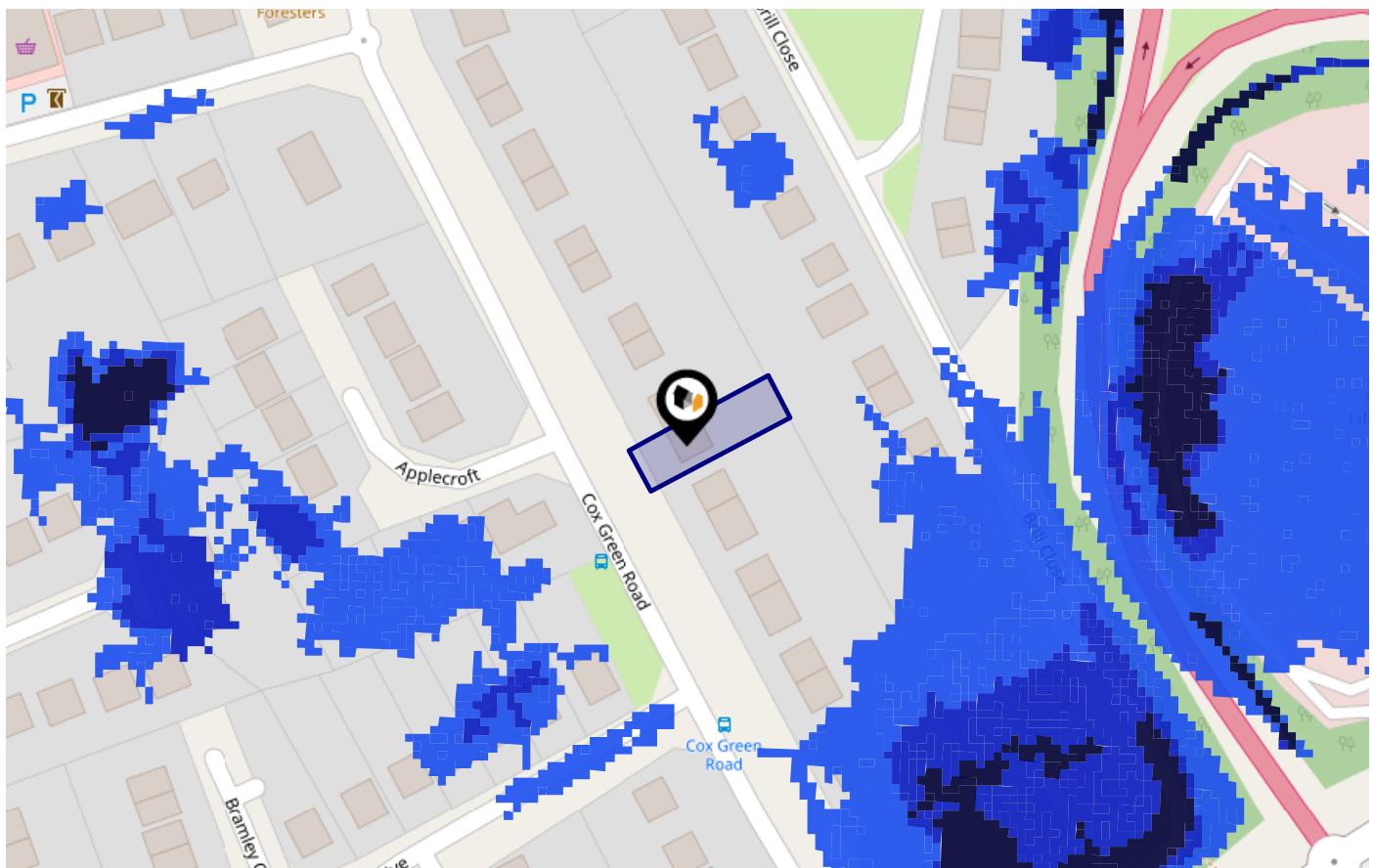


# Flood Risk

## 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: 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:

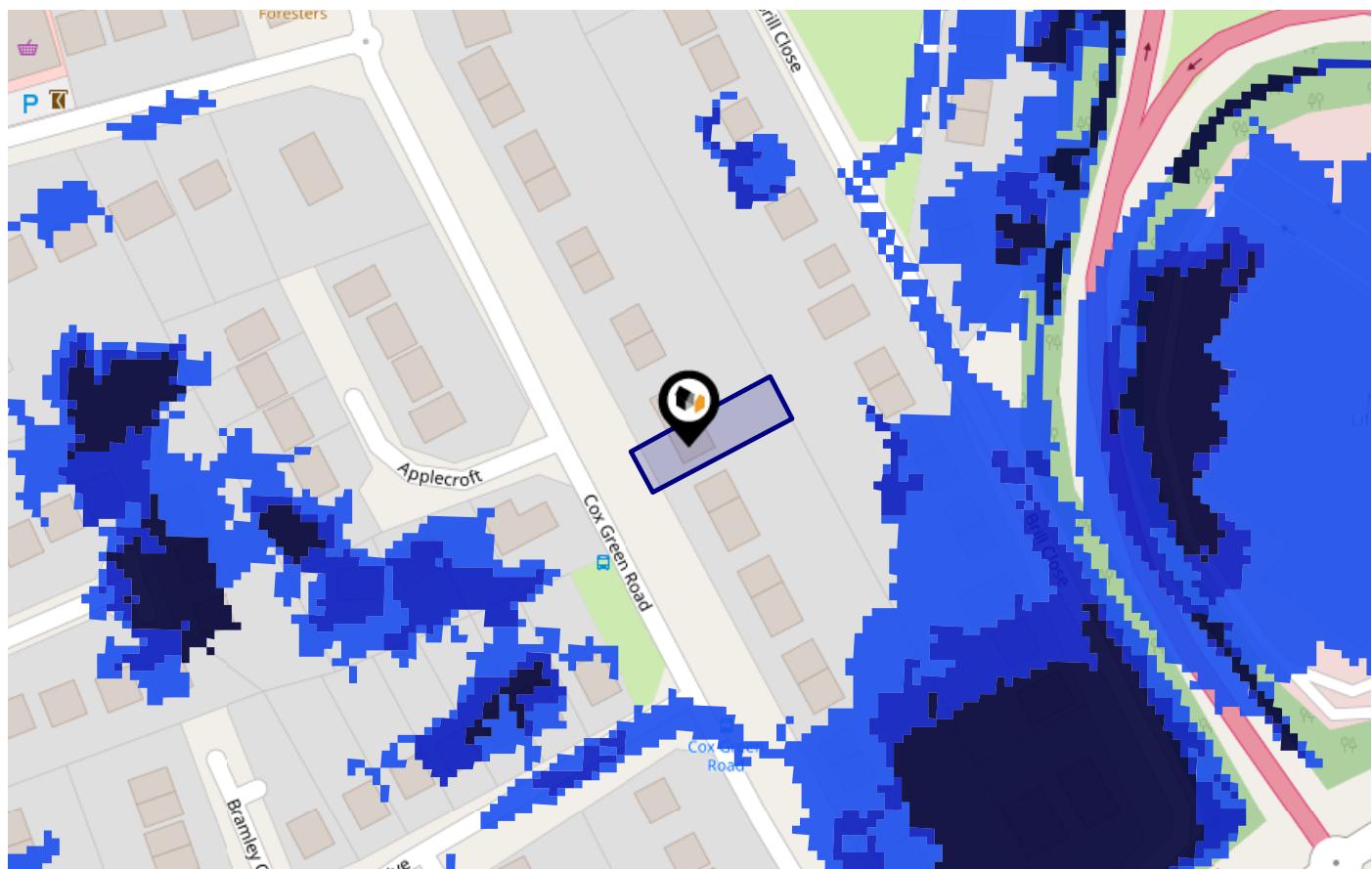


# Flood Risk

## 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.

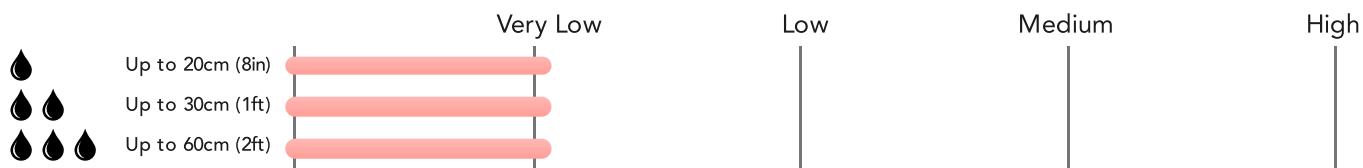


**Risk Rating: Very low**

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

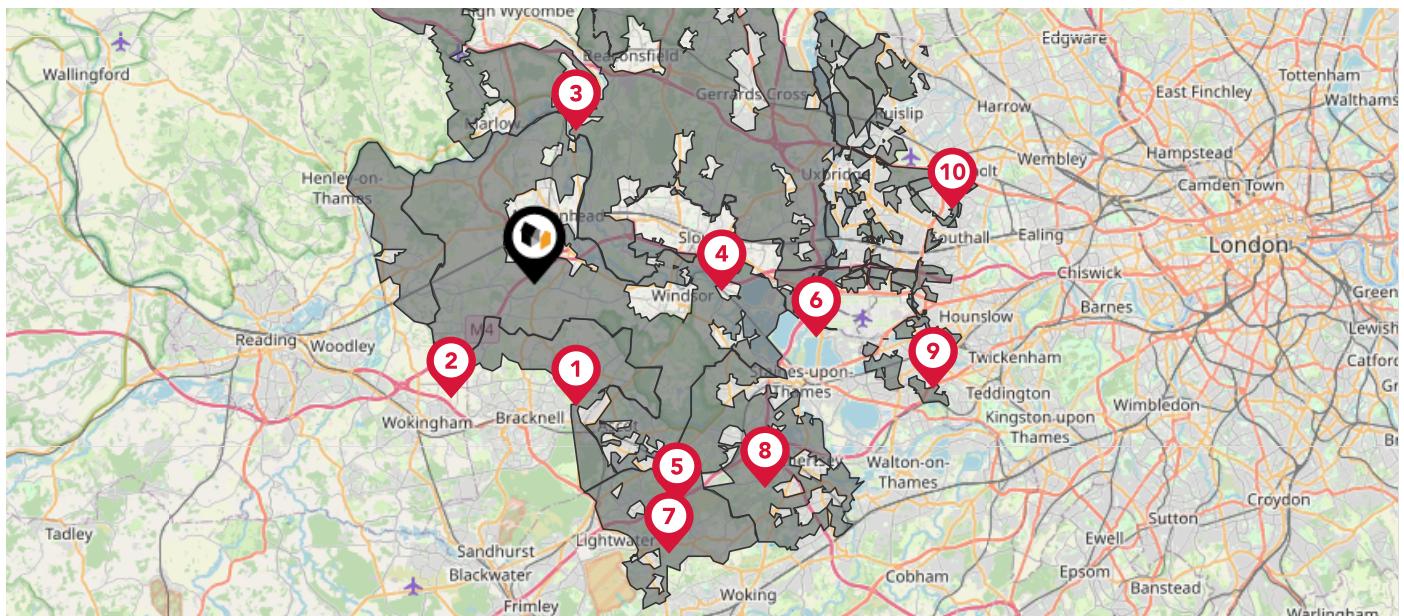


# Maps

## Green Belt



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



### Nearby Green Belt Land

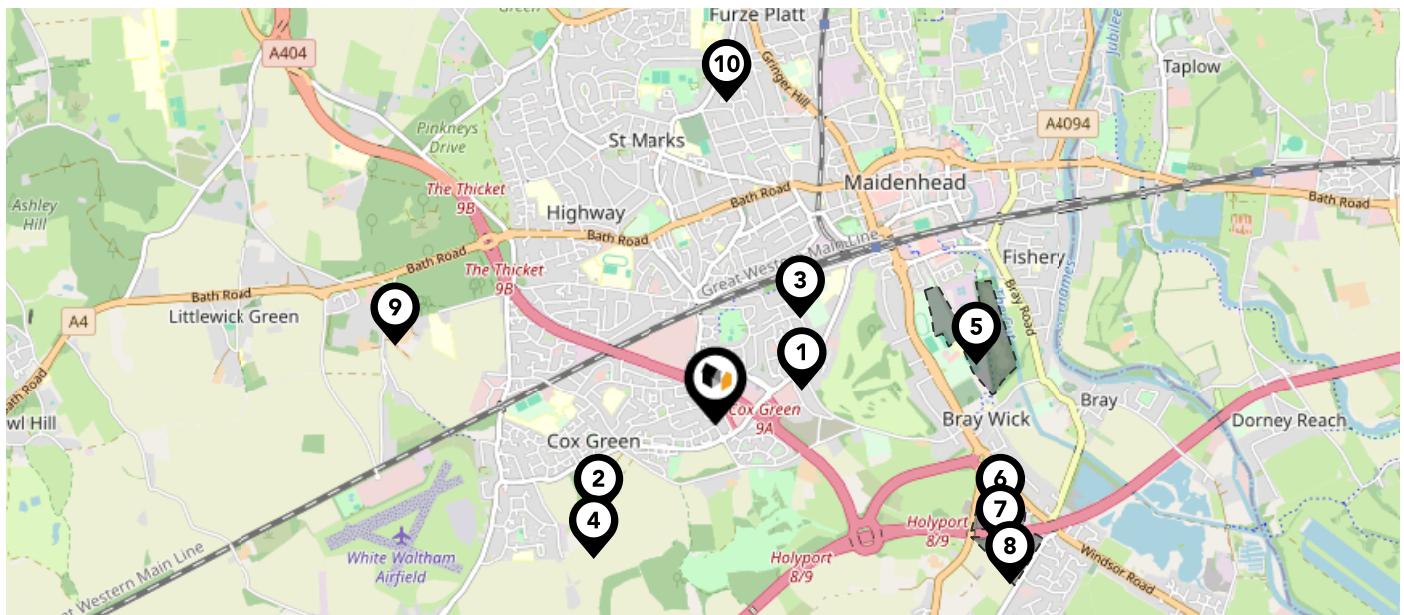
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 3 London Green Belt - Buckinghamshire
- 4 London Green Belt - Slough
- 5 London Green Belt - Windsor and Maidenhead
- 6 London Green Belt - Hillingdon
- 7 London Green Belt - Surrey Heath
- 8 London Green Belt - Runnymede
-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

# 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

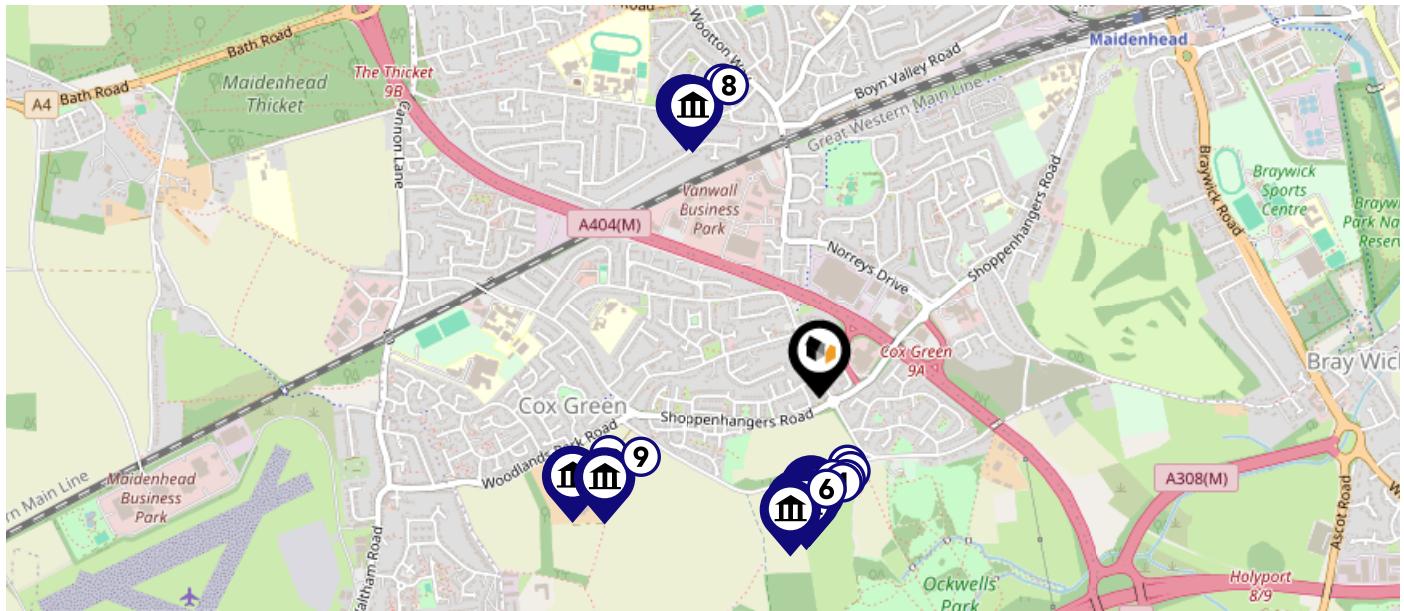
1	Curls Lane-Cox Green	Historic Landfill	<input type="checkbox"/>
2	Lillybrook Farm No.1-Cox Green	Historic Landfill	<input type="checkbox"/>
3	Ludlow Road-Maidenhead	Historic Landfill	<input type="checkbox"/>
4	Lillybrook Farm No.2-Cox Green	Historic Landfill	<input type="checkbox"/>
5	Braywick Road-Maidenhead	Historic Landfill	<input type="checkbox"/>
6	Priors Way-Bray	Historic Landfill	<input type="checkbox"/>
7	Priors Way-Bray	Historic Landfill	<input type="checkbox"/>
8	Aysgarth Park-Bray, Maidenhead, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Cherry Garden-Woolley Green	Historic Landfill	<input type="checkbox"/>
10	Langton Close-Maidenhead	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

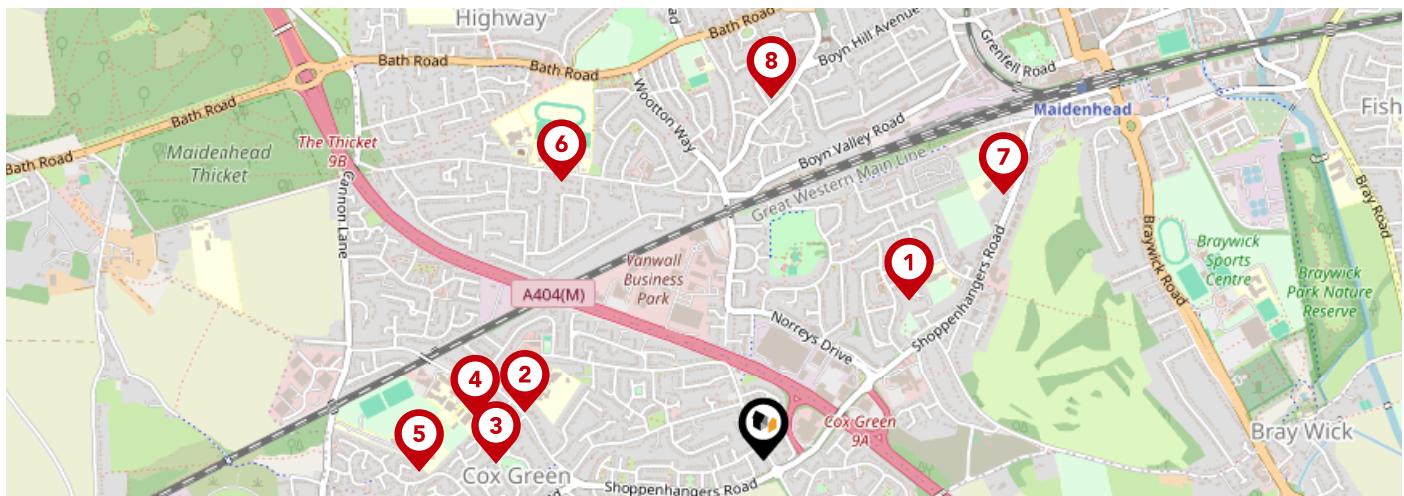


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1117474 - Garden Wall, Adjoining Gatehouse At Ockwells Manor	Grade II	0.3 miles
2 1117473 - Stables And Gatehouse At Ockwells Manor	Grade I	0.3 miles
3 1136298 - Barn At Ockwells Manor	Grade I	0.3 miles
4 1319434 - Ockwells Manor And Wall Attached On The South East	Grade I	0.3 miles
5 1312870 - Dovecote At Ockwells Manor	Grade I	0.3 miles
6 1319435 - Garden Wall At Ockwells Manor, Approximately 18 Metres From The South West Side Of The House	Grade II	0.4 miles
7 1117608 - Barn 26 Metres South Of Norden Farm House	Grade II	0.6 miles
8 1117609 - Barn 28 Metres South East Of Norden Farm House	Grade II	0.6 miles
9 1117475 - Garden Wall At Lillibrooke Manor	Grade II	0.6 miles
10 1136307 - Barn And Horse Engine Threshing House, At Lillibrooke Manor	Grade II	0.6 miles

# Area Schools



Nursery Primary Secondary College Private



## 1 Larchfield Primary and Nursery School

Ofsted Rating: Good | Pupils: 239 | Distance: 0.5



## 2 Wessex Primary School

Ofsted Rating: Requires improvement | Pupils: 364 | Distance: 0.56



## 3 Lowbrook Academy

Ofsted Rating: Good | Pupils: 330 | Distance: 0.62



## 4 Cox Green School

Ofsted Rating: Requires improvement | Pupils: 1204 | Distance: 0.67



## 5 Manor Green School

Ofsted Rating: Good | Pupils: 289 | Distance: 0.79



## 6 Altwood Church of England School

Ofsted Rating: Good | Pupils: 740 | Distance: 0.79



## 7 Desborough College

Ofsted Rating: Good | Pupils: 728 | Distance: 0.83

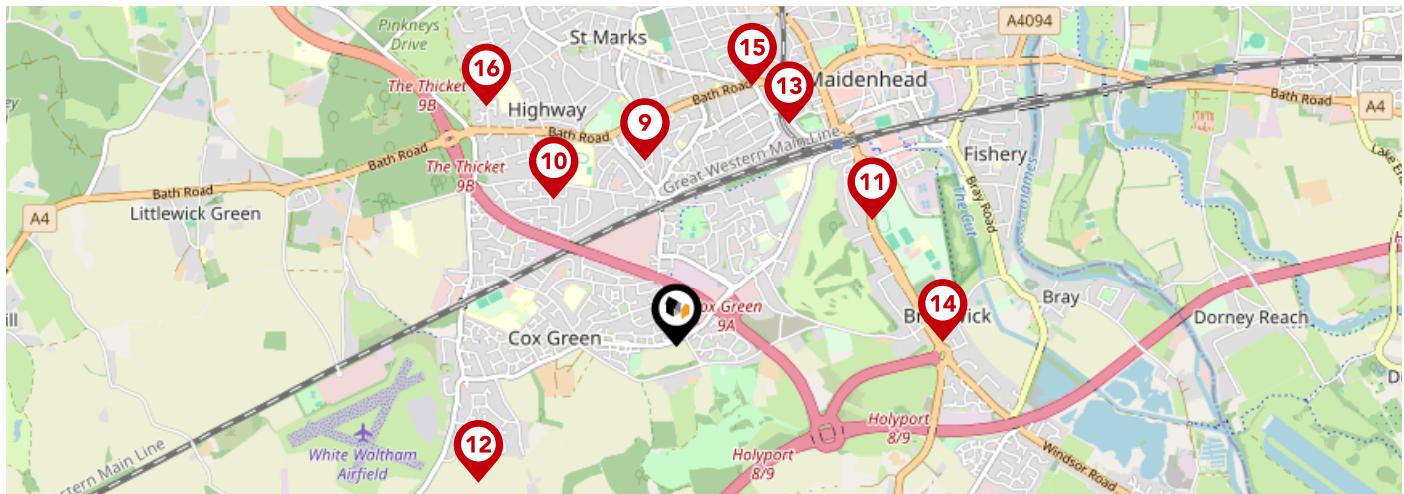


## 8 Boyne Hill CofE Infant and Nursery School

Ofsted Rating: Outstanding | Pupils: 216 | Distance: 0.83



# Area Schools



Nursery Primary Secondary College Private

## 9 All Saints Church of England Junior School

Ofsted Rating: Not Rated | Pupils: 224 | Distance: 0.86



## 10 St Edmund Campion Catholic Primary School and Nursery

Ofsted Rating: Requires improvement | Pupils: 484 | Distance: 0.88



## 11 Forest Bridge School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.07



## 12 Woodlands Park Primary School

Ofsted Rating: Good | Pupils: 186 | Distance: 1.11



## 13 Highfield Preparatory School Limited

Ofsted Rating: Not Rated | Pupils: 94 | Distance: 1.15



## 14 Braywick Court School

Ofsted Rating: Outstanding | Pupils: 263 | Distance: 1.22



## 15 Claires Court Schools

Ofsted Rating: Not Rated | Pupils: 961 | Distance: 1.25

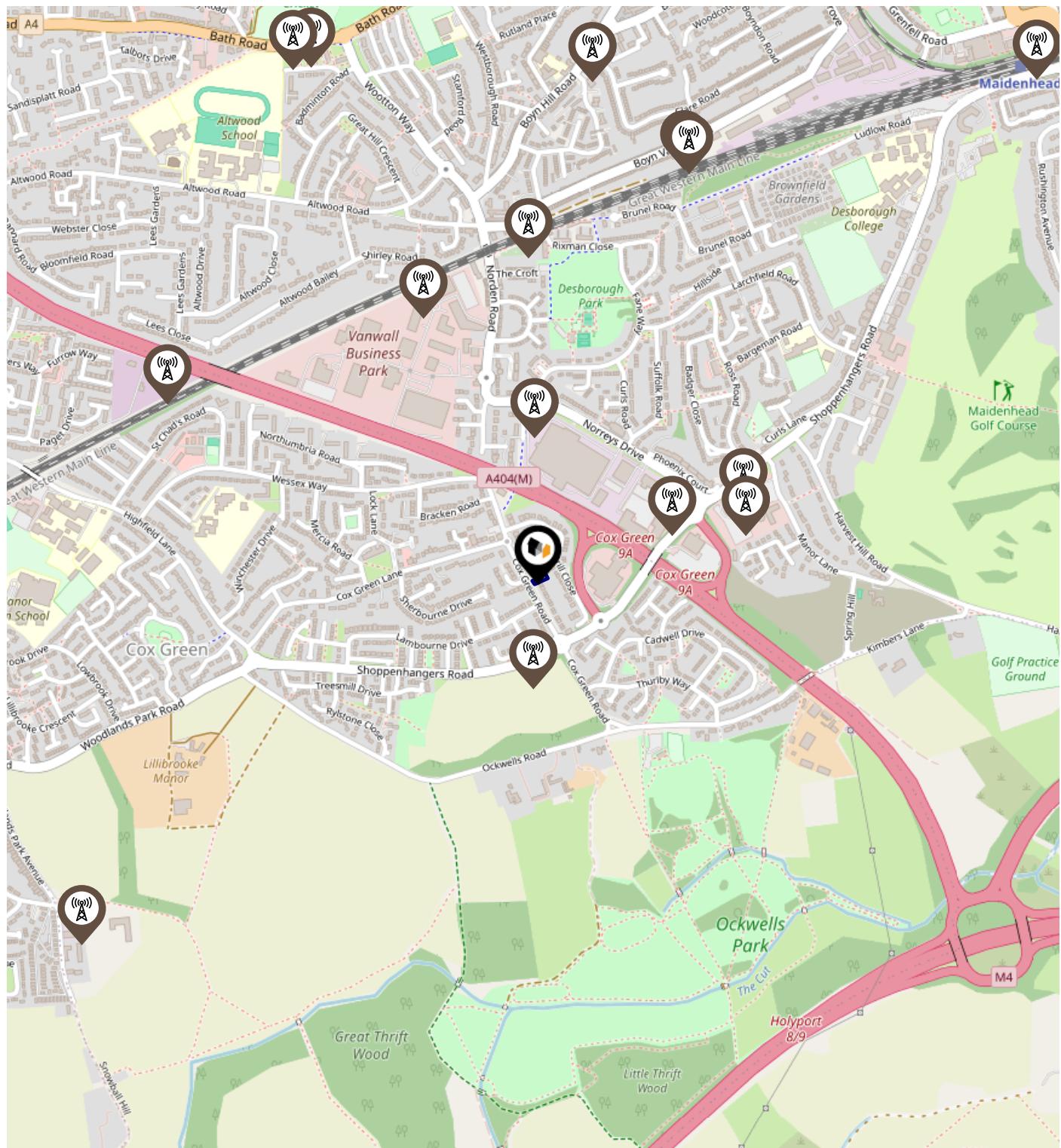


## 16 Newlands Girls' School

Ofsted Rating: Outstanding | Pupils: 1200 | Distance: 1.42



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

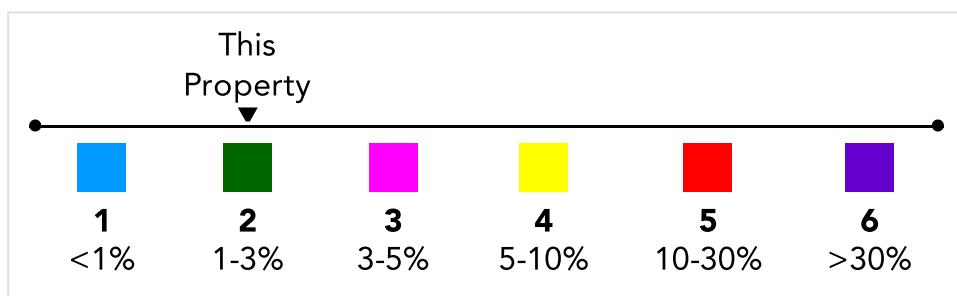
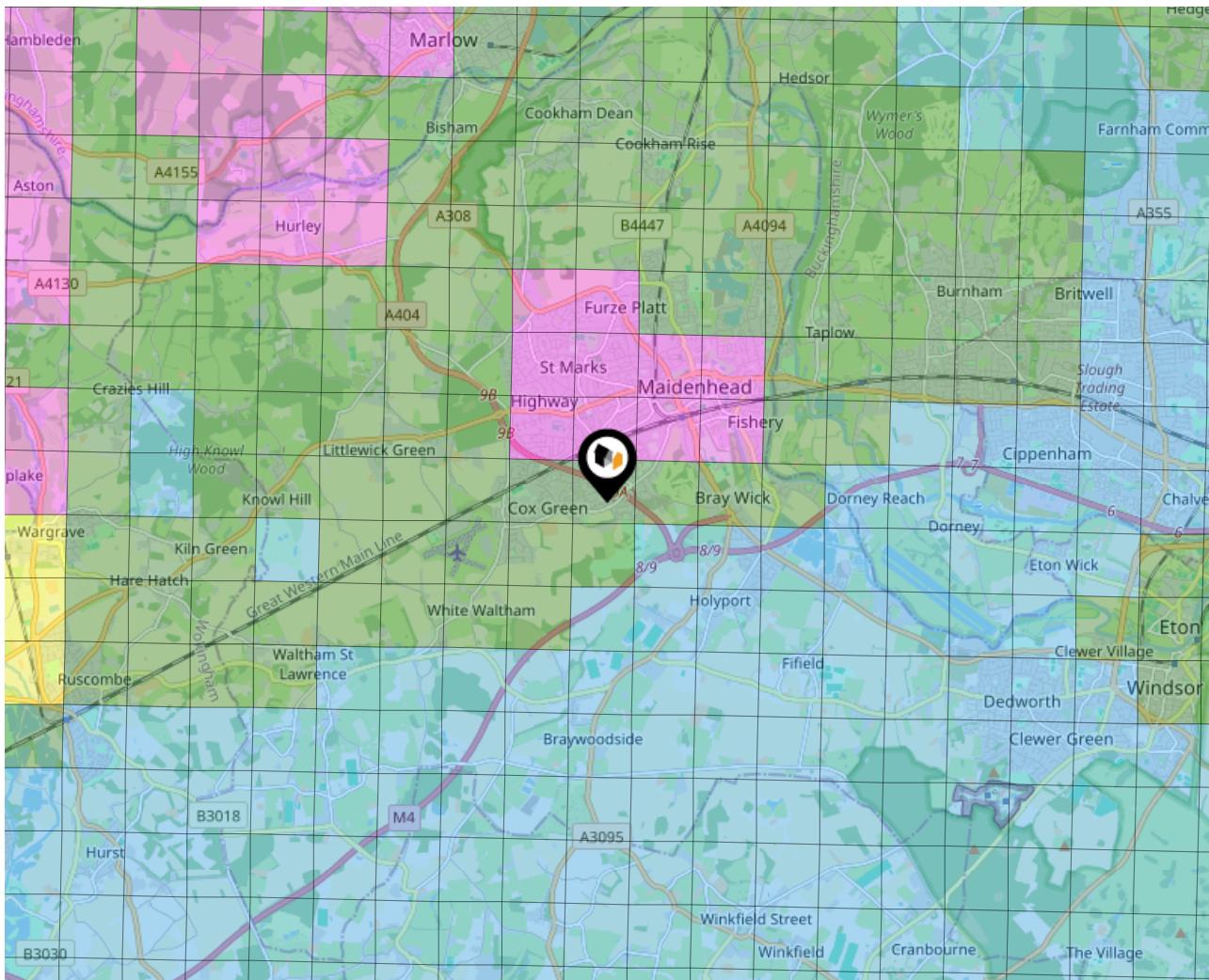
# Environment

## Radon Gas

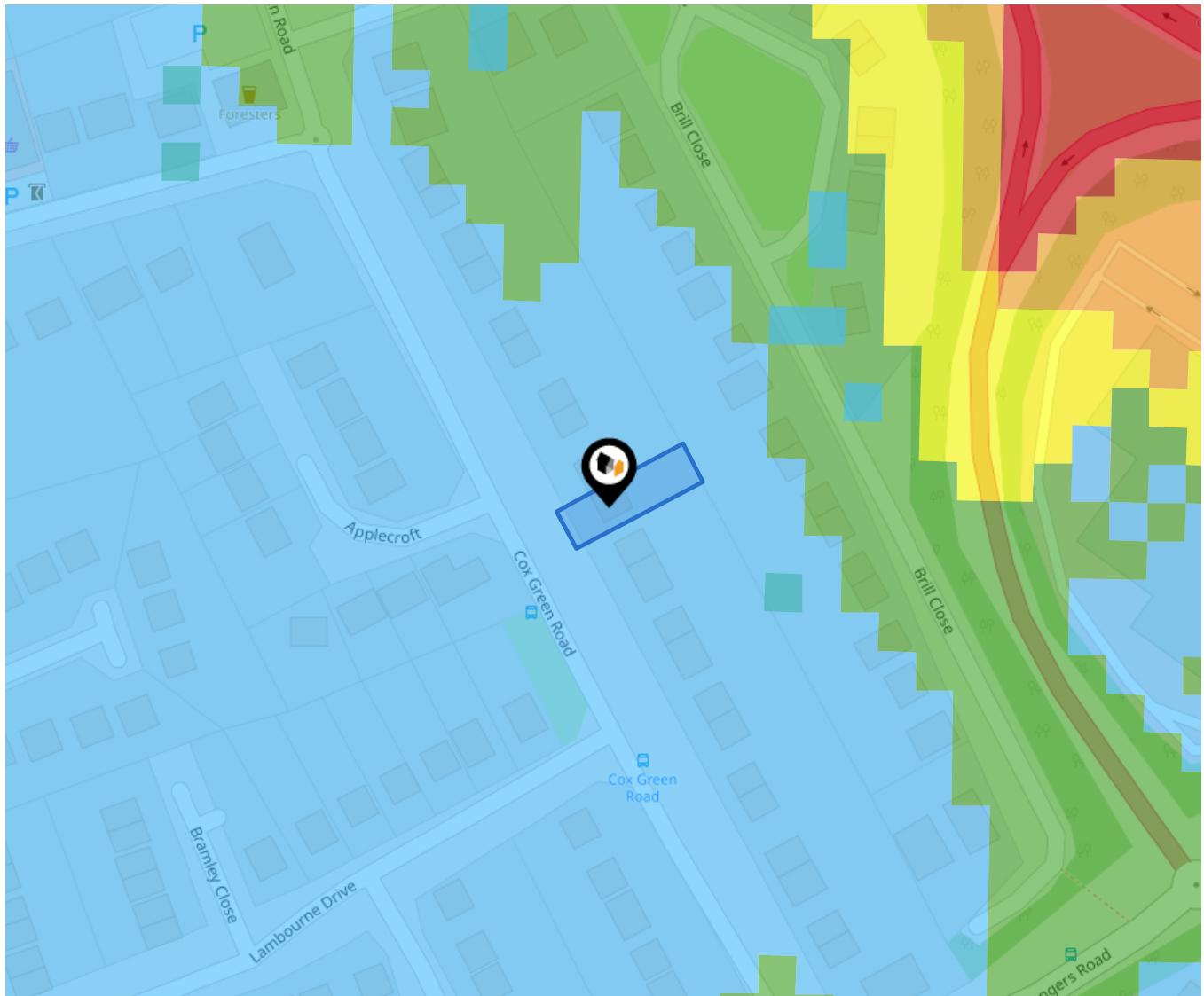


### What is Radon?

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/m<sup>3</sup>).



# 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:

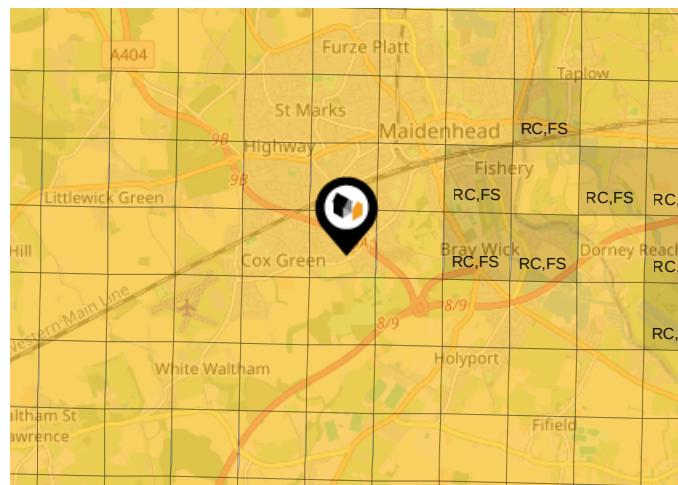
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

# Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

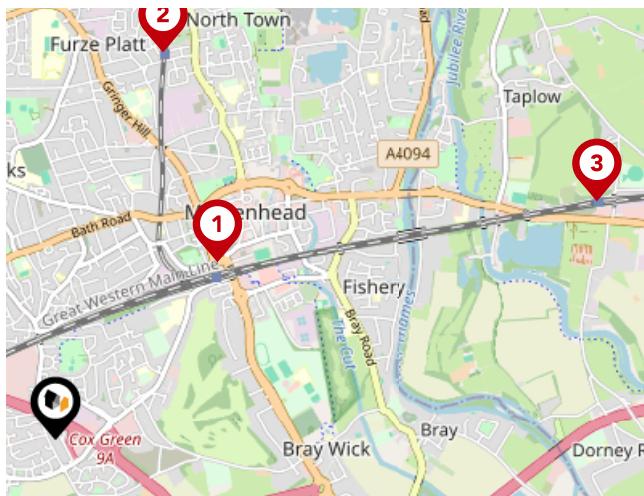
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY)		



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



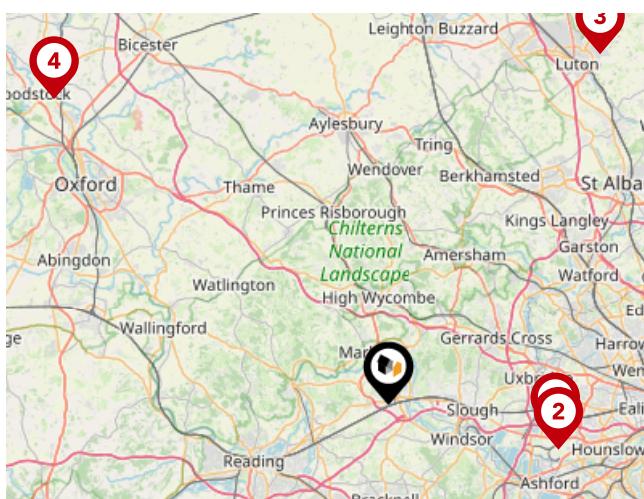
## National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	1.1 miles
2	Furze Platt Rail Station	1.85 miles
3	Taplow Rail Station	2.72 miles



## Trunk Roads/Motorways

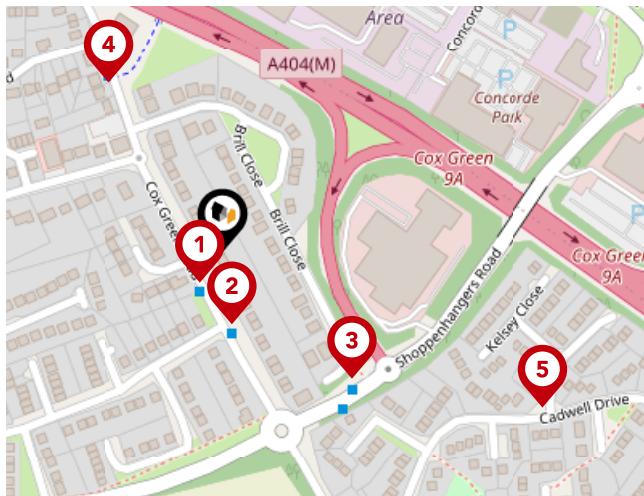
Pin	Name	Distance
1	A404(M) J9A	0.18 miles
2	M4 J8	1.23 miles
3	A404(M) J9	1.33 miles
4	M4 J7	3.73 miles
5	M40 J3	6.98 miles



## Airports/Helpads

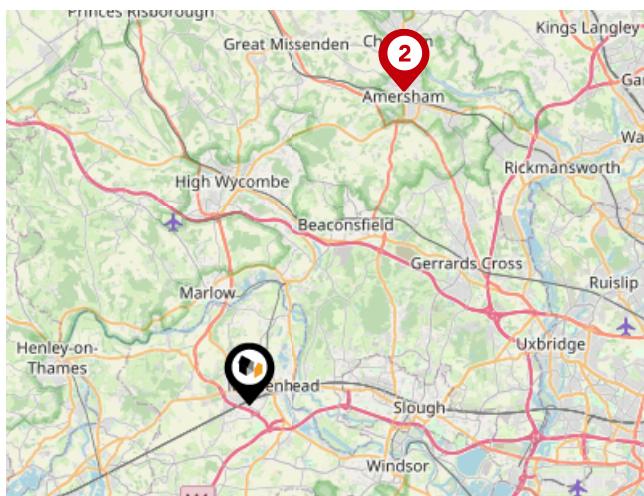
Pin	Name	Distance
1	Heathrow Airport	12.57 miles
2	Heathrow Airport Terminal 4	13 miles
3	Luton Airport	30.11 miles
4	Kidlington	33.33 miles

# Area Transport (Local)



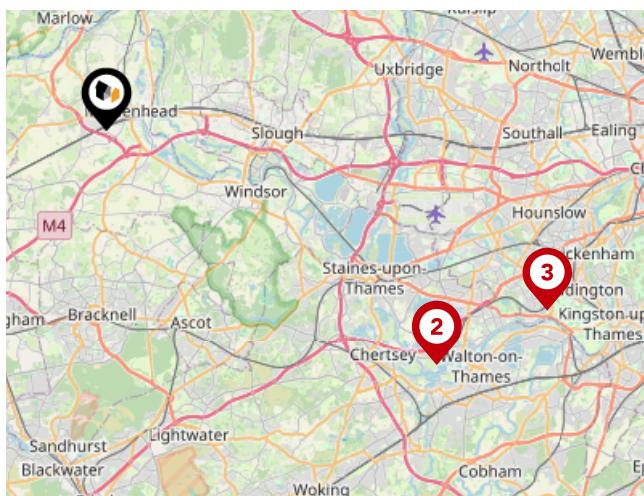
## Bus Stops/Stations

Pin	Name	Distance
1	Lambourne Drive	0.02 miles
2	Lambourne Drive	0.04 miles
3	Brill Close	0.11 miles
4	Foresters	0.12 miles
5	Gainsborough Drive	0.21 miles



## Local Connections

Pin	Name	Distance
1	Amersham Underground Station	12.88 miles
2	Amersham Underground Station	12.9 miles



## Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.92 miles
2	Weybridge Ferry Landing	14.97 miles
3	Molesey - Hurst Park Ferry Landing	17.53 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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## Avocado Property

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