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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th December 2025



UNDERWOOD, BRACKNELL, RG12

Avocado Property

07545 349240

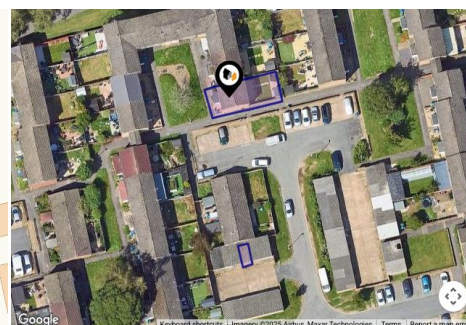
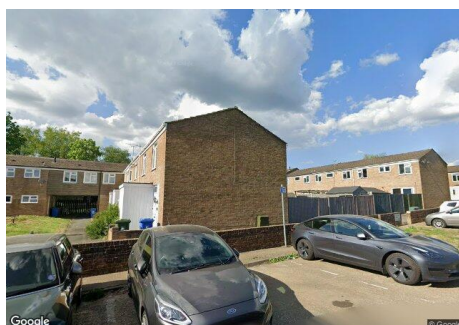
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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.03 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	BK349943		

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	81	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)

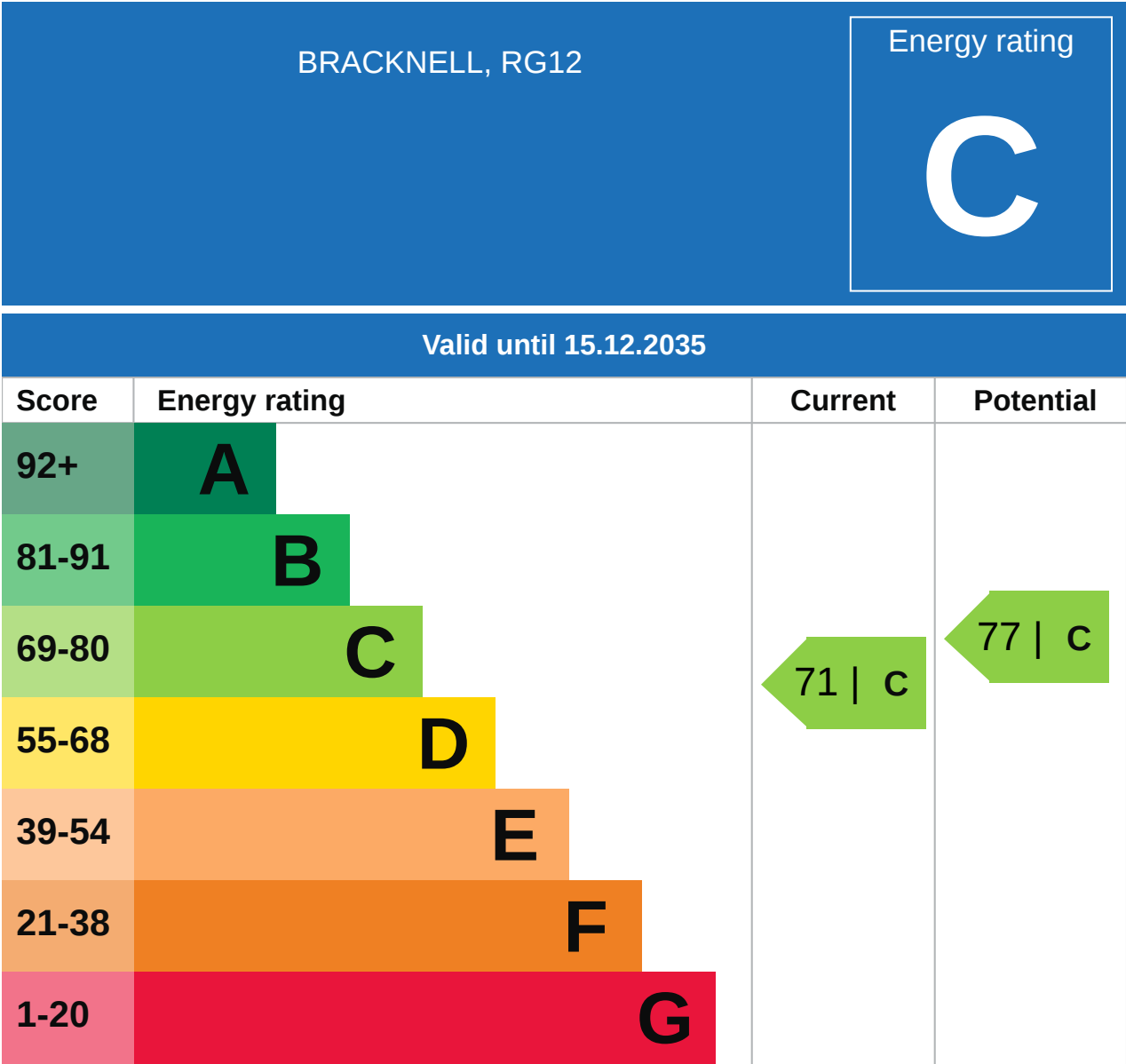


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

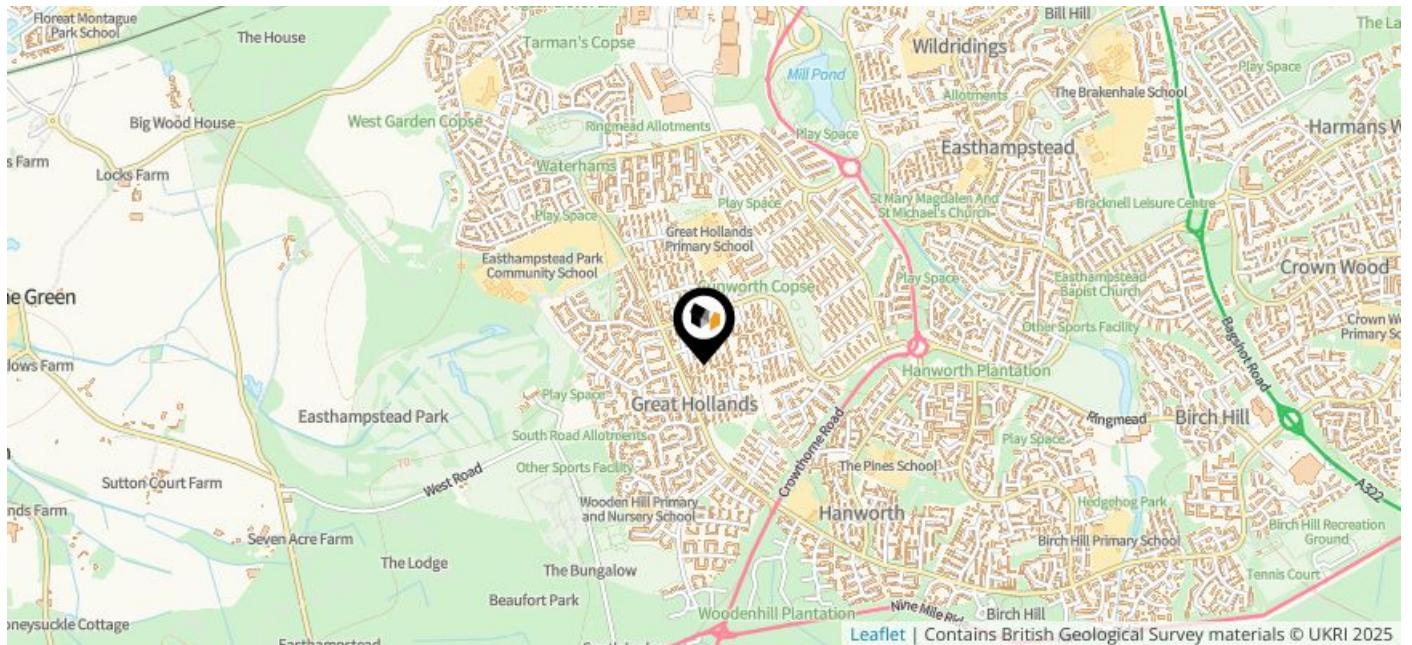
Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	93 m ²

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.

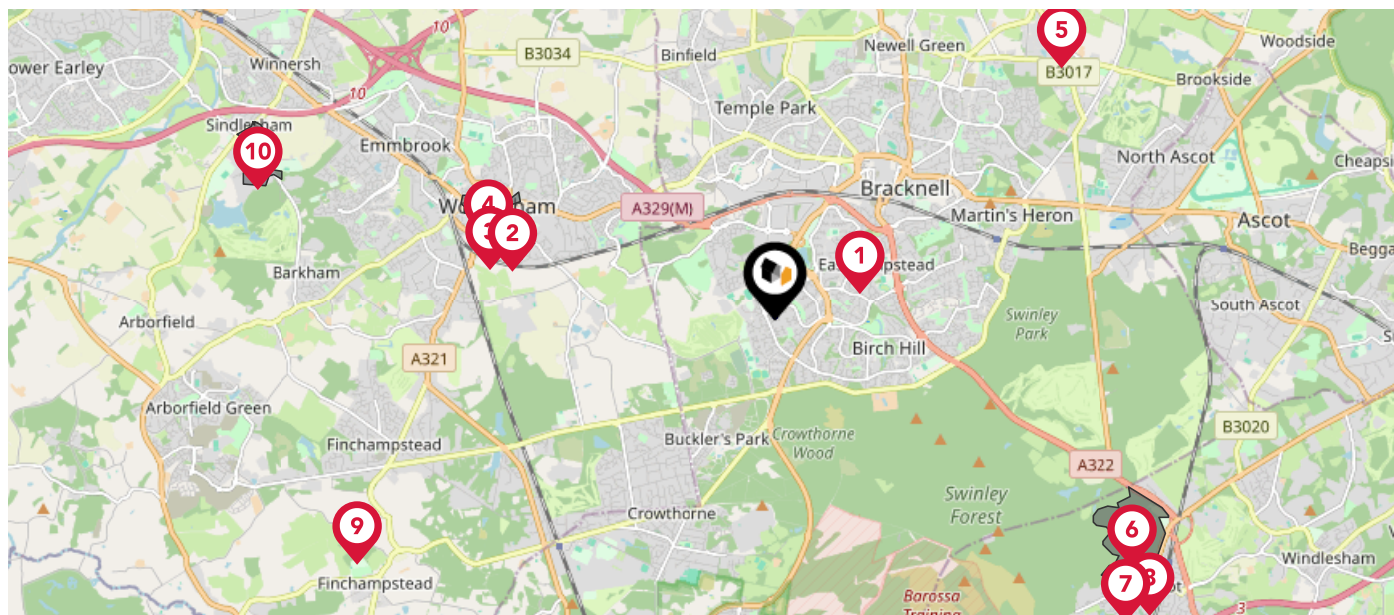
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

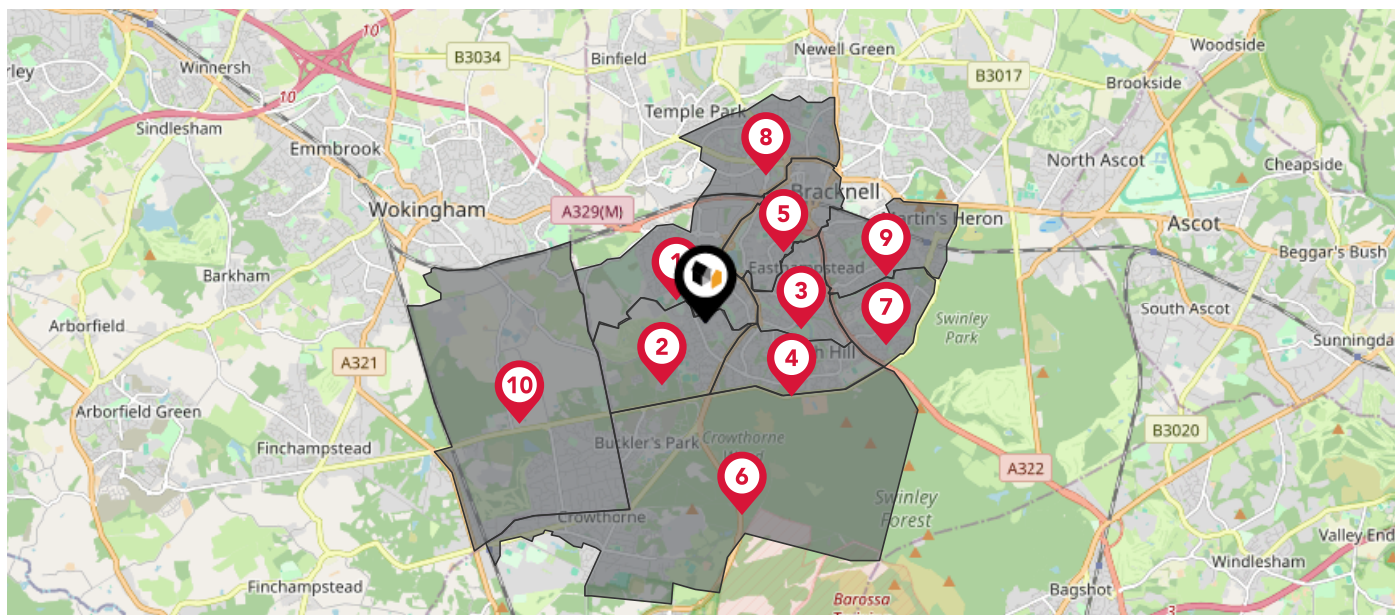
- | | |
|----|-----------------------|
| 1 | Easthampstead |
| 2 | Murdoch Road |
| 3 | Langborough Road |
| 4 | Wokingham Town Centre |
| 5 | Winkfield Row |
| 6 | Bagshot Park, Bagshot |
| 7 | Bagshot, Church Road |
| 8 | Bagshot Village |
| 9 | Finchampstead Church |
| 10 | Sindlesham |

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

Great Hollands North Ward

2

Great Hollands South Ward

3

Old Bracknell Ward

4

Hanworth Ward

5

Wildridings and Central Ward

6

Crowthorne Ward

7

Crown Wood Ward

8

Priestwood and Garth Ward

9

Harmans Water Ward

10

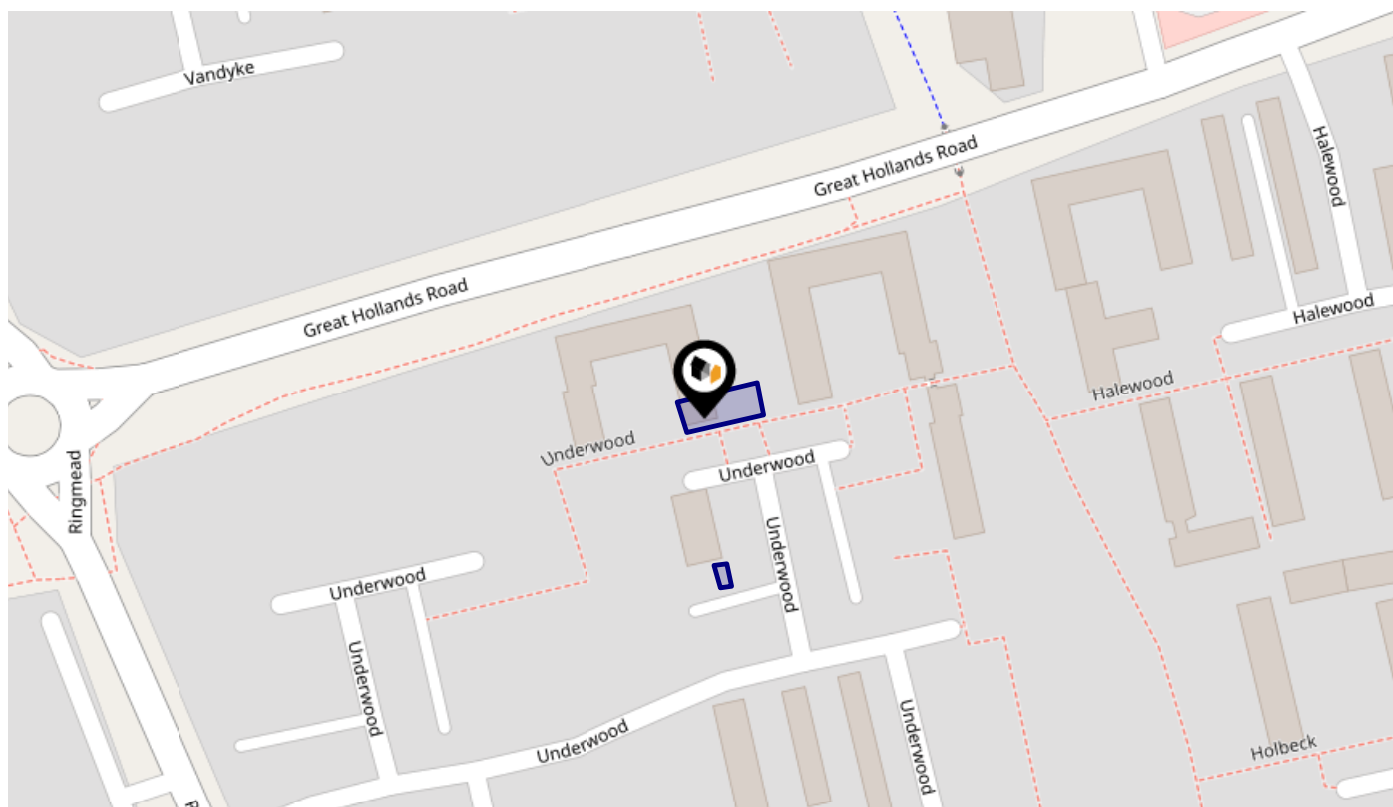
Wokingham Without Ward

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:

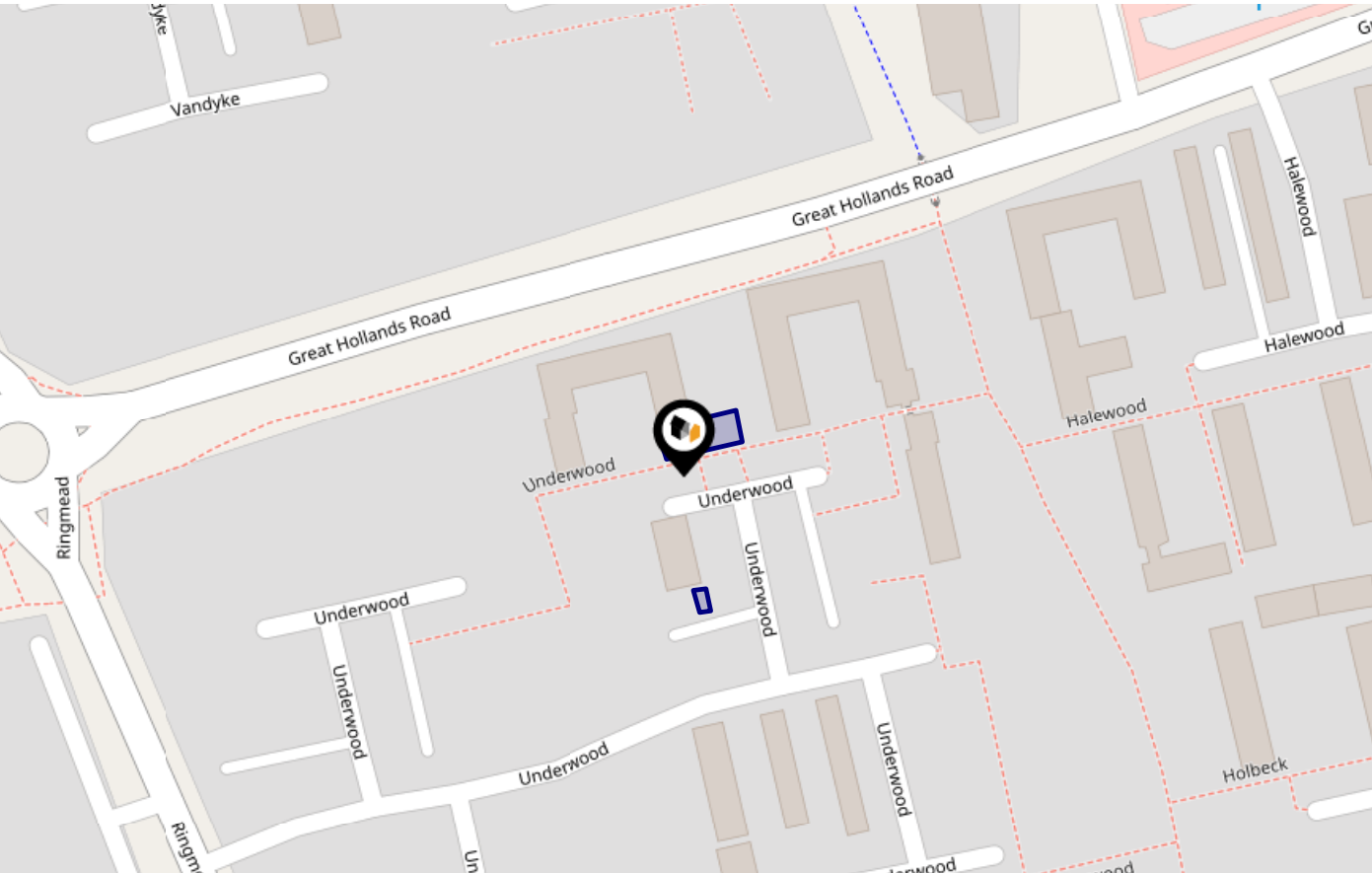
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

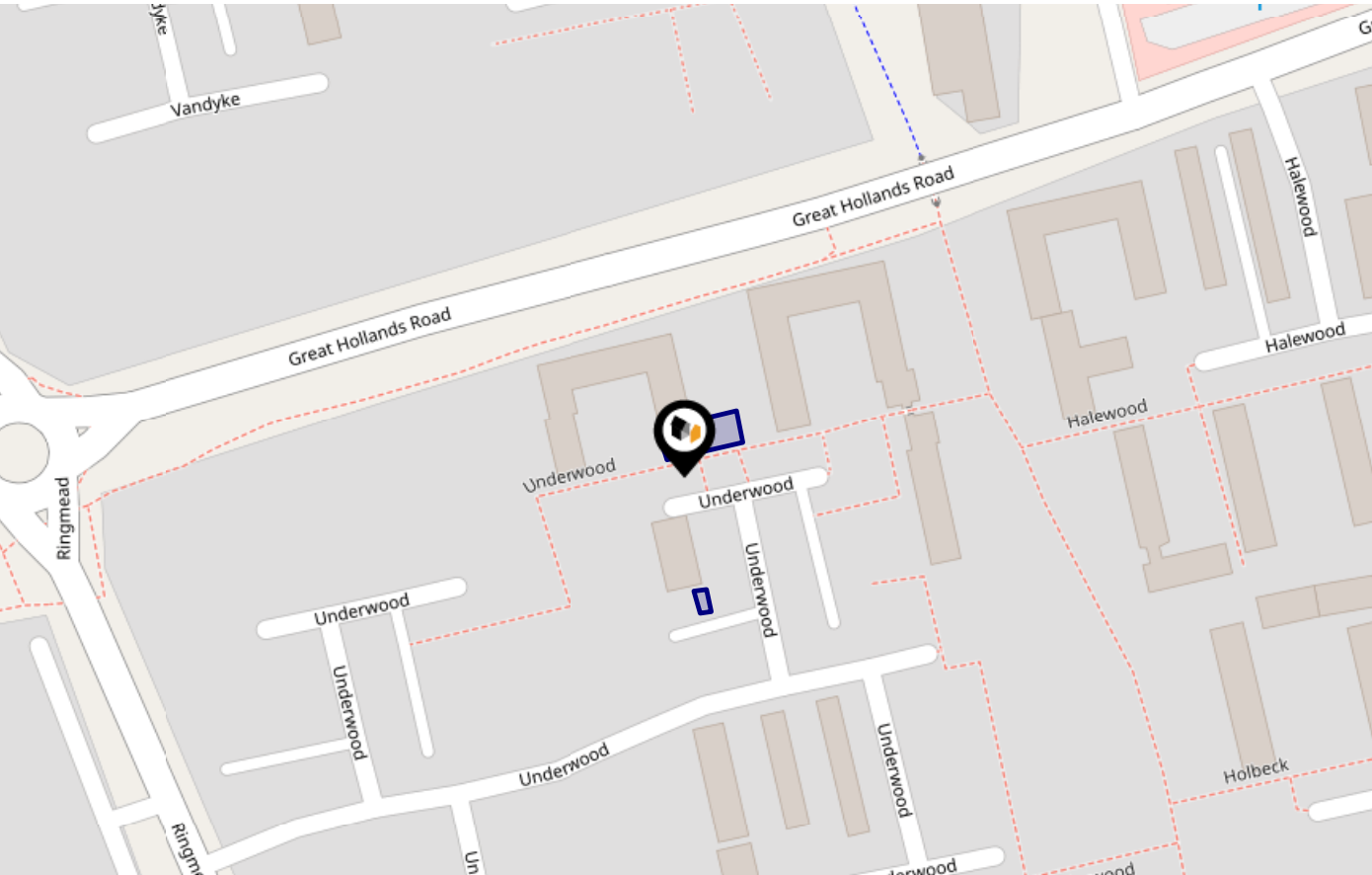


Flood Risk

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.

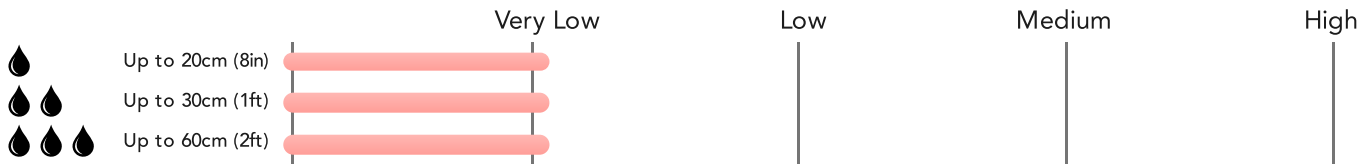


Risk Rating: Very low

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.

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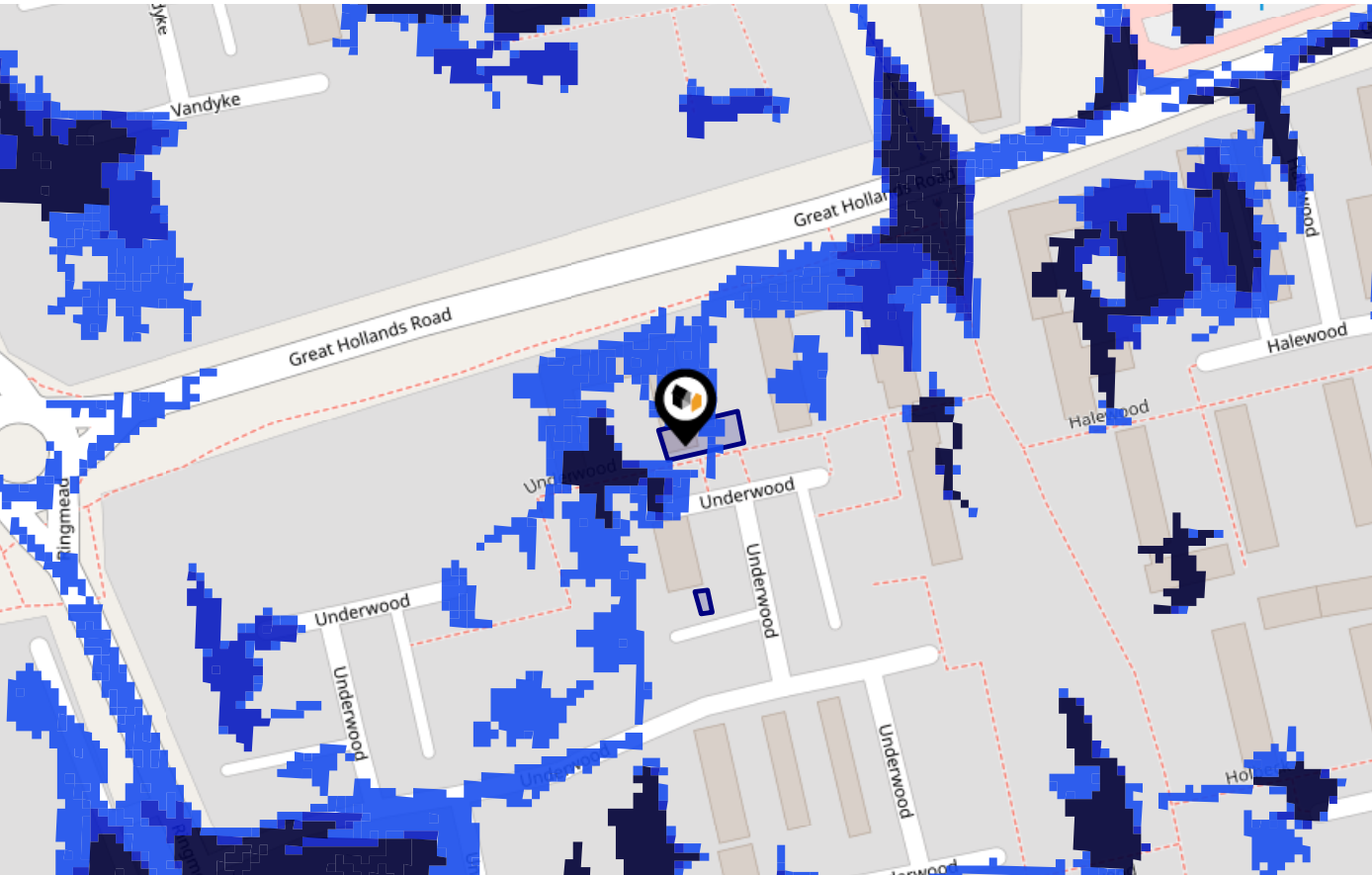


Flood Risk

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

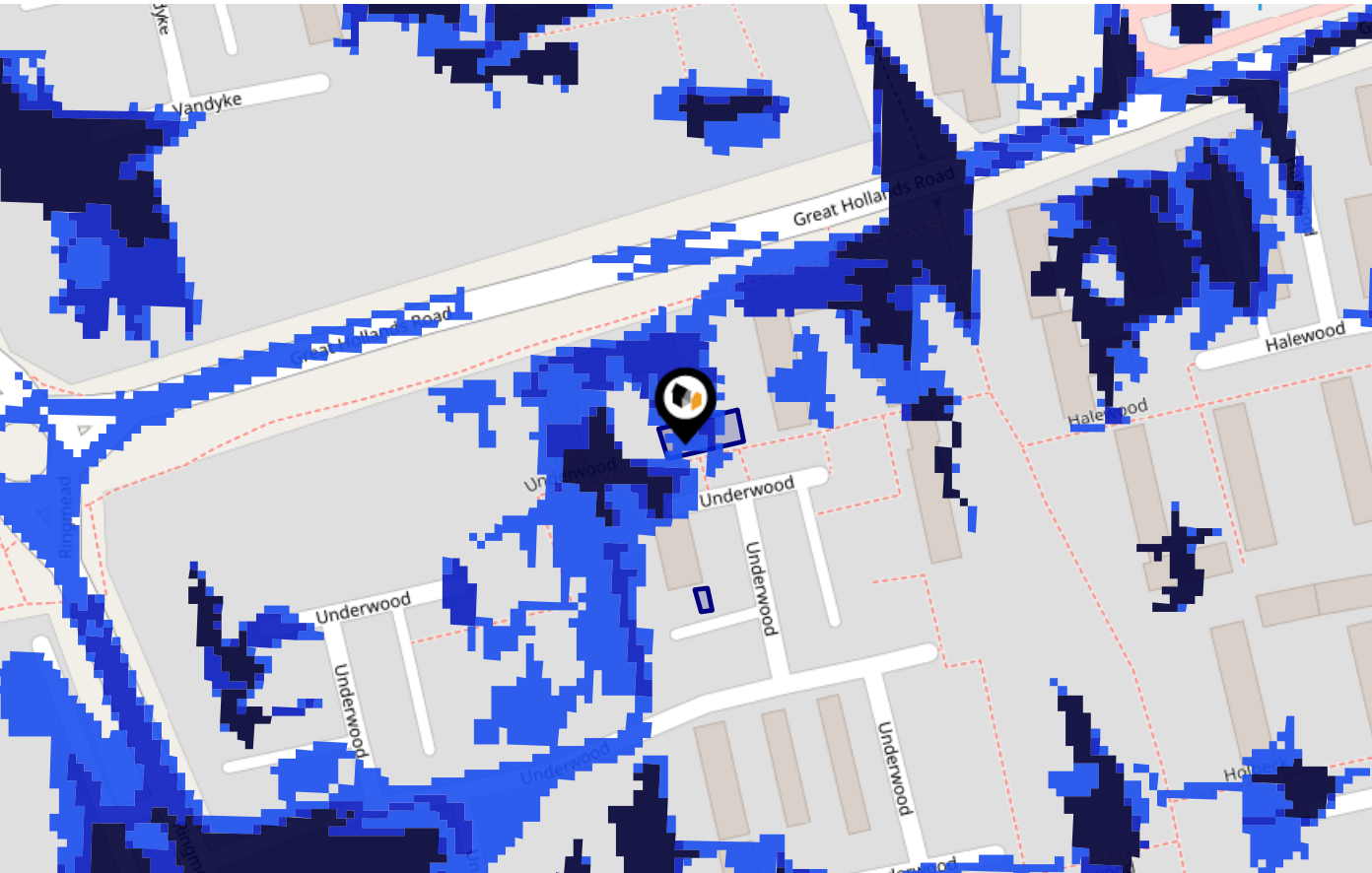


Flood Risk

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.

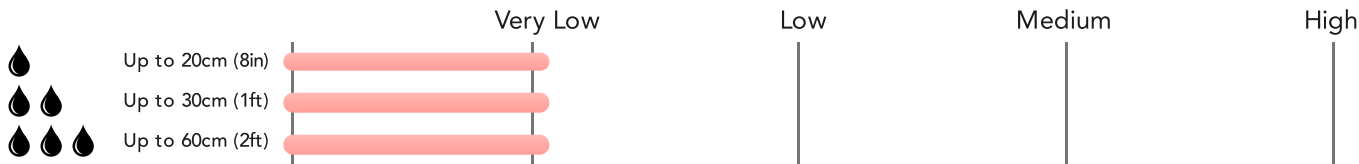


Risk Rating: Low

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

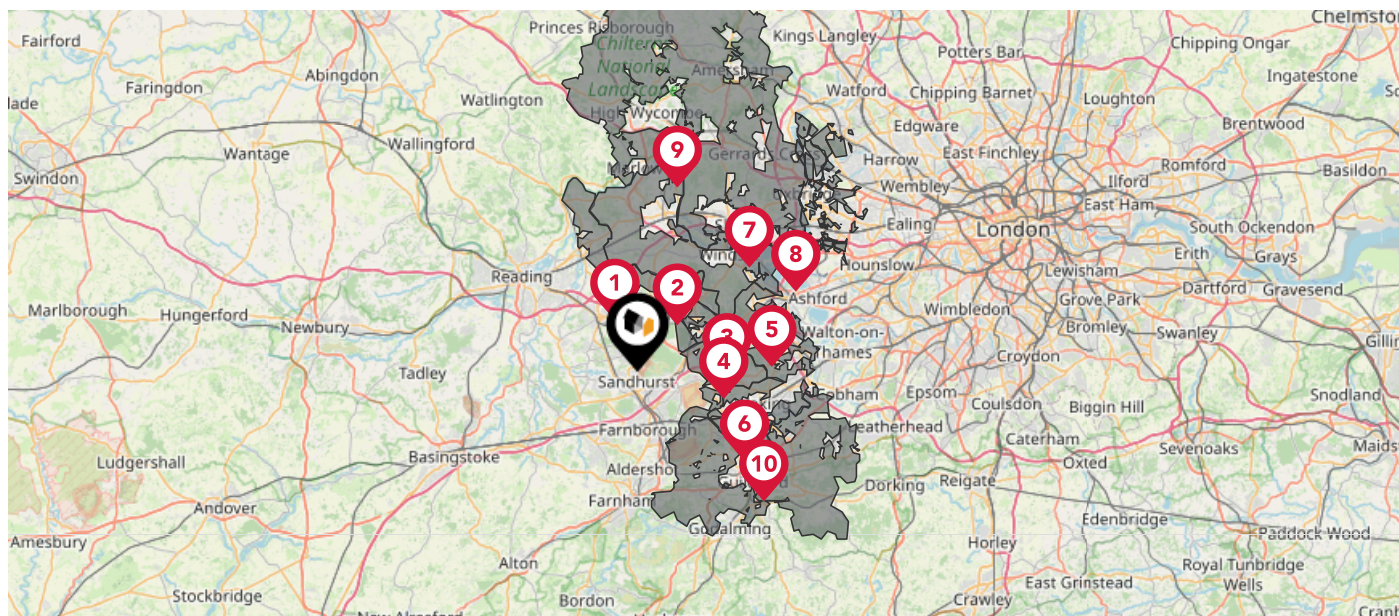


Maps

Green Belt



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



Nearby Green Belt Land

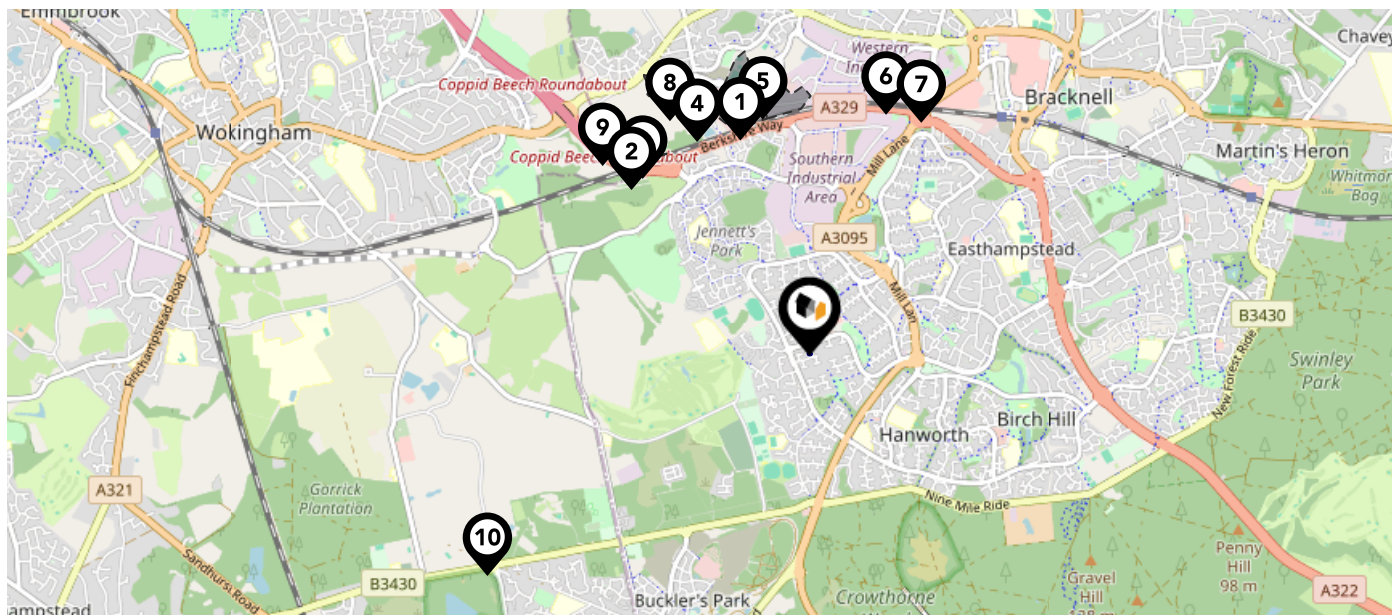
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Woking
- 7 London Green Belt - Slough
- 8 London Green Belt - Hillingdon
- 9 London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

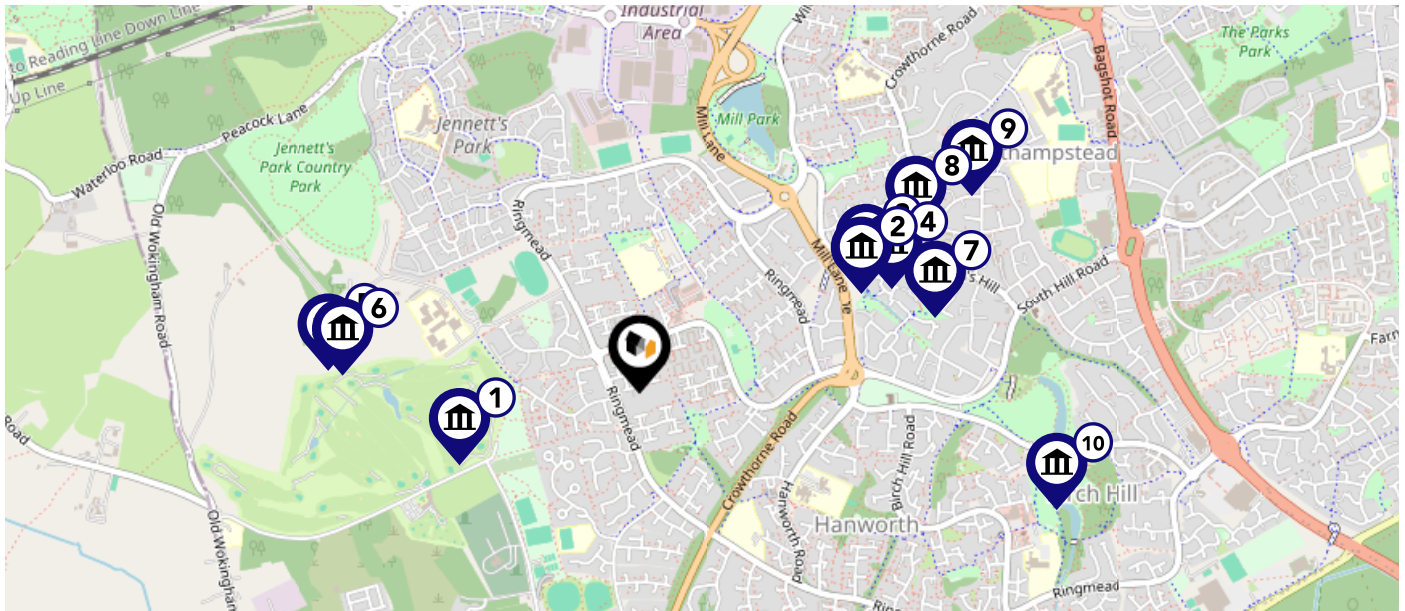
	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	
	Buckhurst Piggeries-Amen Corner	Historic Landfill	
	Buckhurst Moors-Amen Corner	Historic Landfill	
	Rose Farm-Amen Corner	Historic Landfill	
	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	
	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	
	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	
	Nike Land-Amen Corner	Historic Landfill	
	Sandlea Farm-Amen Corner	Historic Landfill	
	Honeyhill Gardeners Green-Honeyhill, Crowthorne	Historic Landfill	











Maps

Listed Buildings

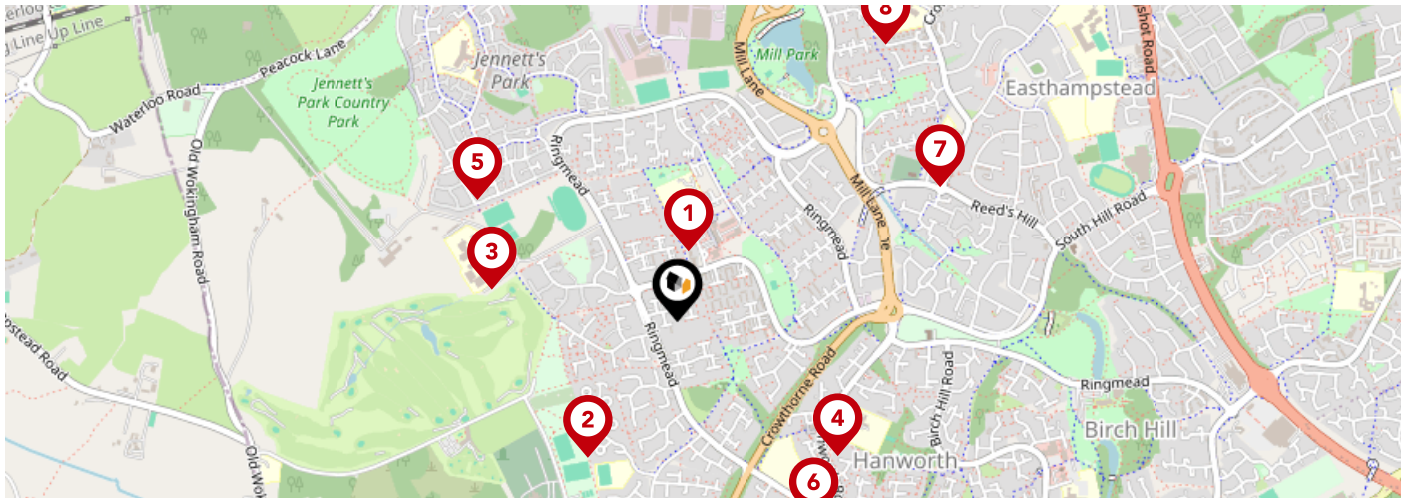


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



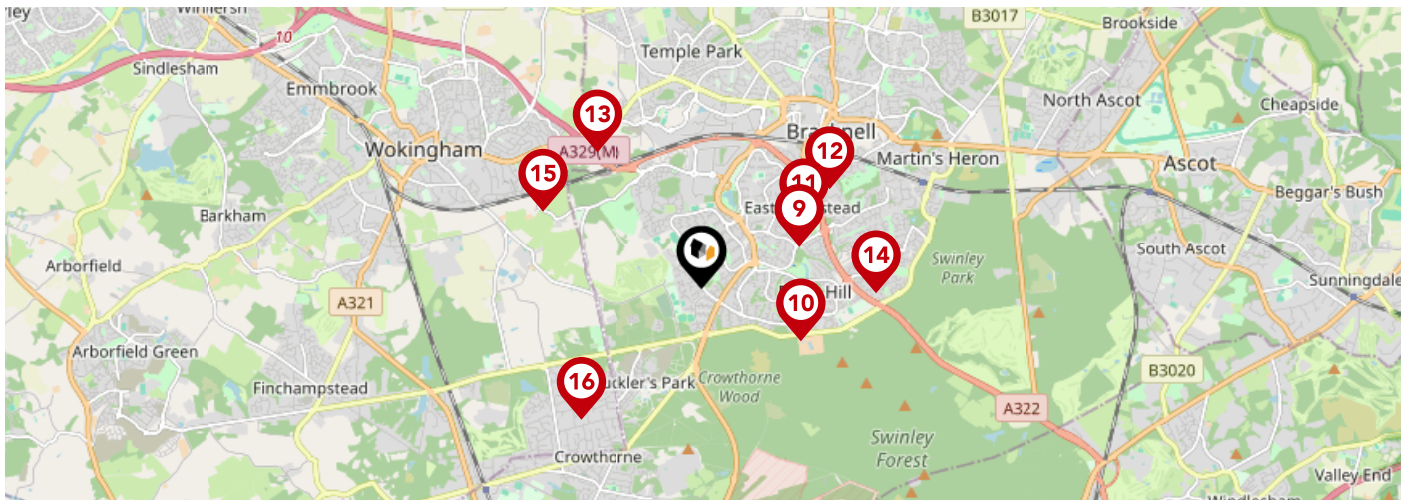
Listed Buildings in the local district	Grade	Distance
 1390333 - Old Oak Farm, The Clockhouse And Old Oak Court	Grade II	0.4 miles
 1390326 - Church Cottage And Flax Bourton	Grade II	0.6 miles
 1390327 - Church Of St Michael And St Mary Magdelene	Grade II	0.6 miles
 1390329 - White Cottage	Grade II	0.7 miles
 1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	0.7 miles
 1390331 - Easthampstead Park College And Attached Terrace With Retaining Wall And Steps	Grade II	0.7 miles
 1390347 - Reeds Hill Farmhouse	Grade II	0.7 miles
 1390328 - Forge Cottage	Grade II	0.8 miles
 1390361 - Point Royal	Grade II	0.9 miles
 1390348 - South Hill Park	Grade II	1.0 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Pines School Ofsted Rating: Good Pupils: 332 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

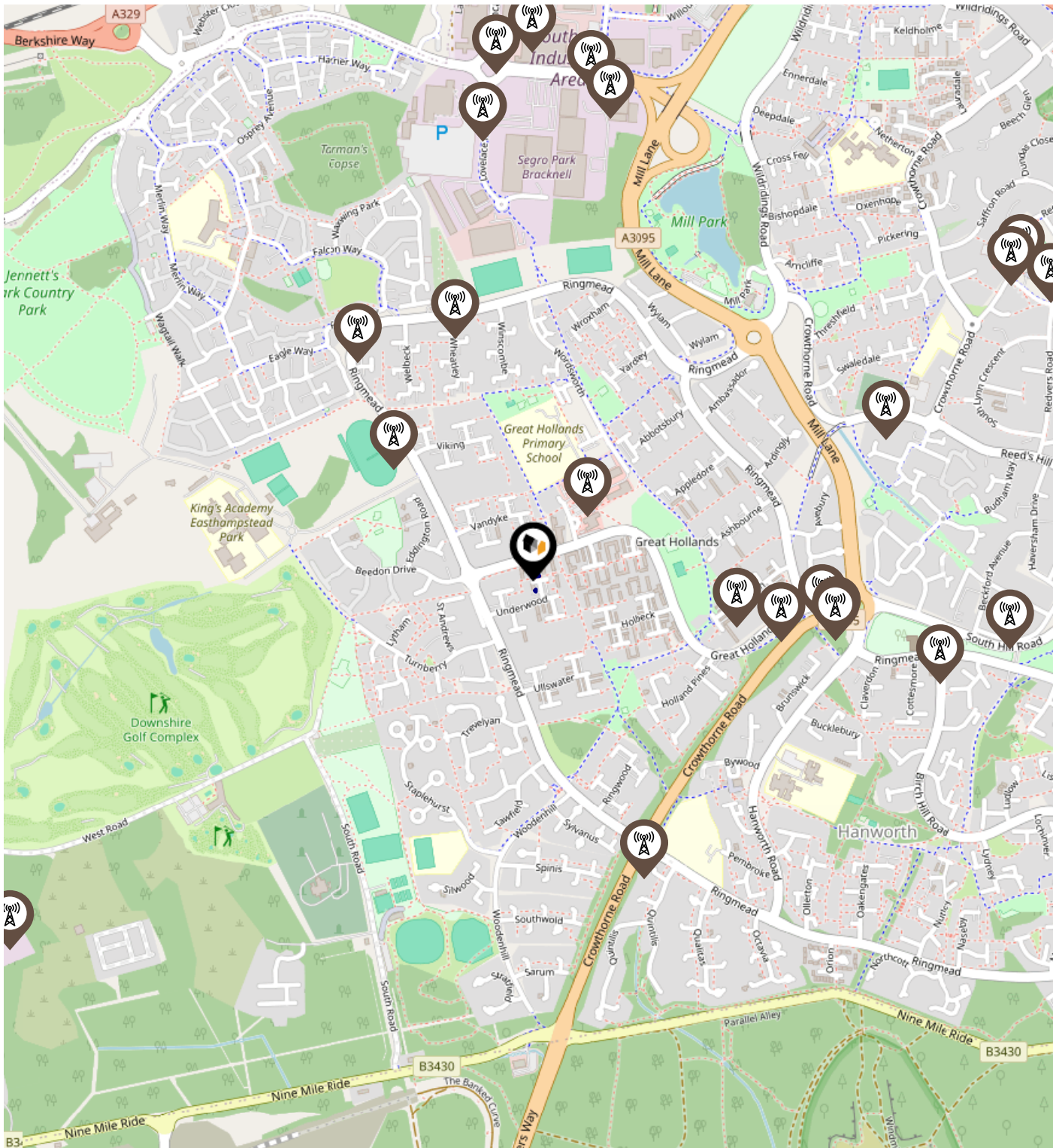
Area Schools



		Nursery	Primary	Secondary	College	Private
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatch Ride Primary School Ofsted Rating: Good Pupils: 207 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

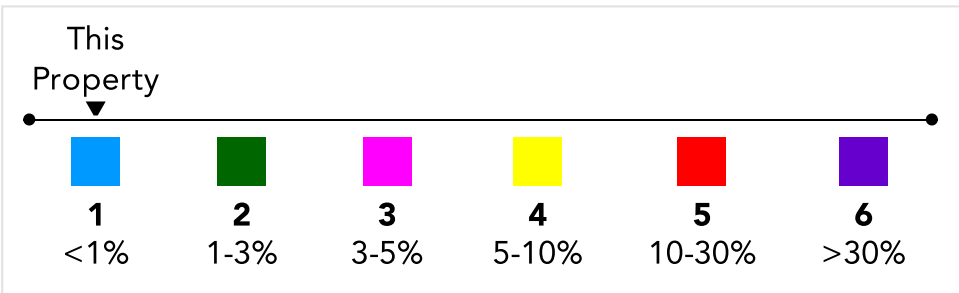
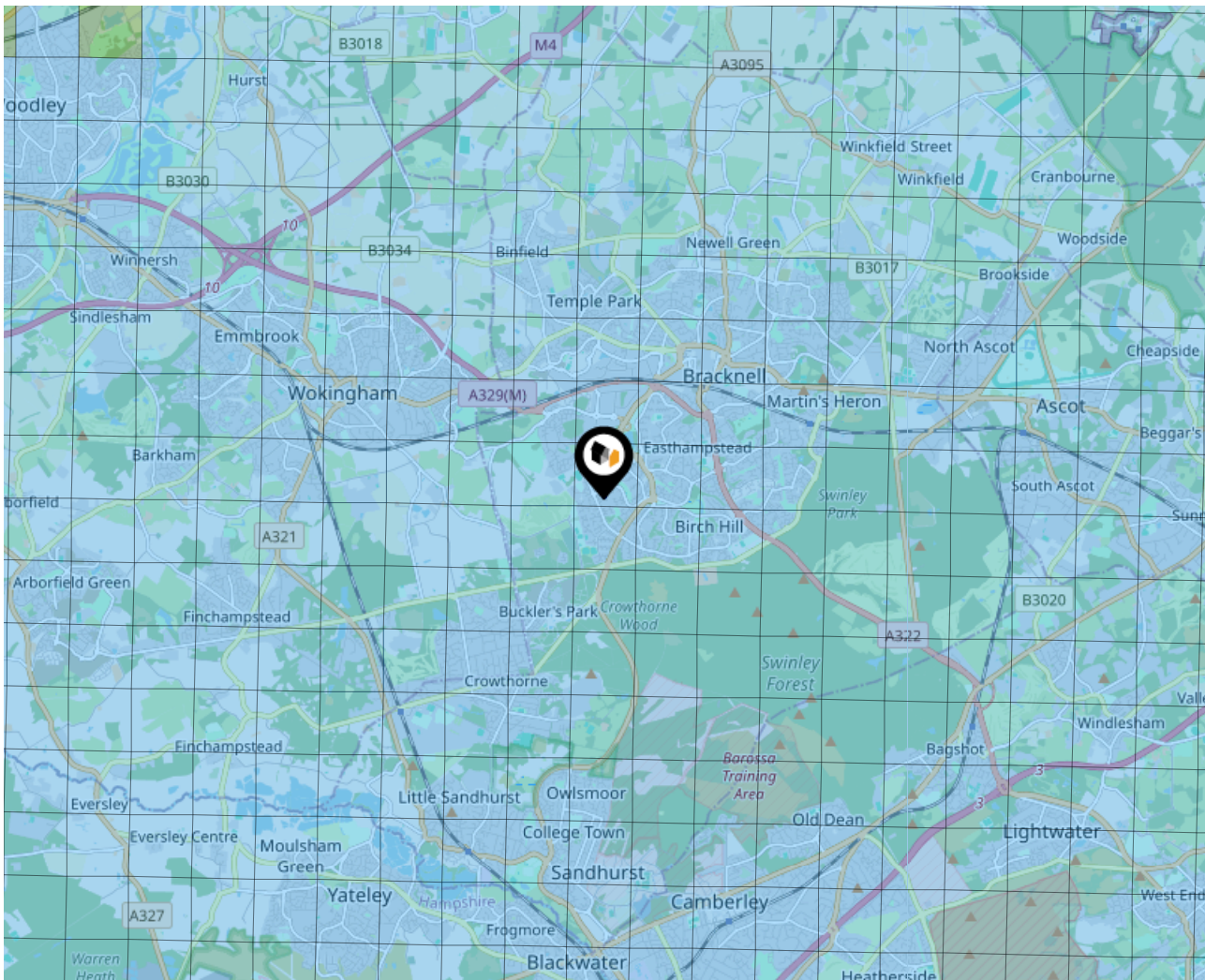
Environment

Radon Gas



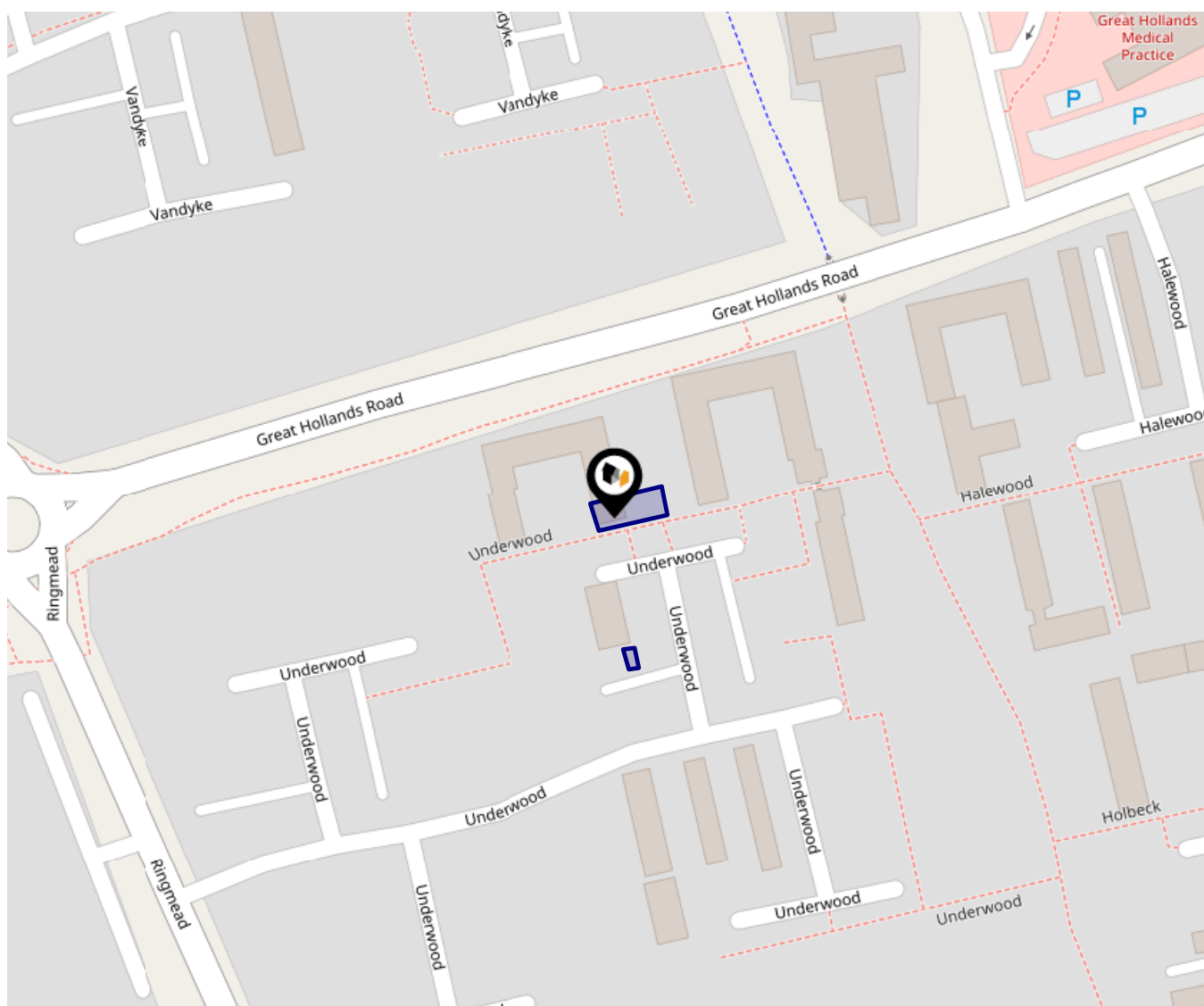
What is Radon?

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.

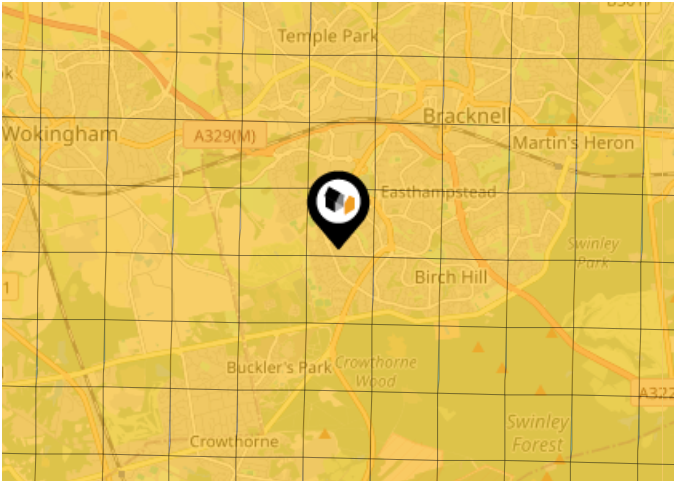
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

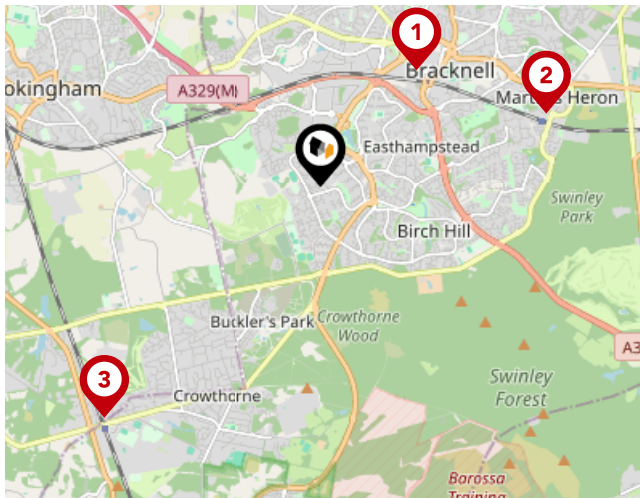


Primary Classifications (Most Common Clay Types)

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

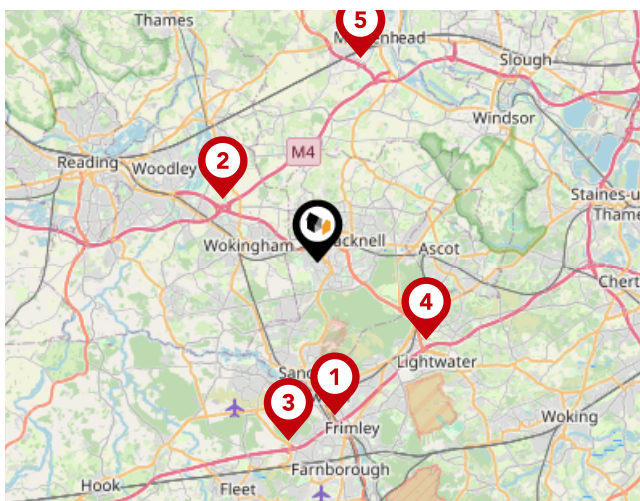
Area

Transport (National)



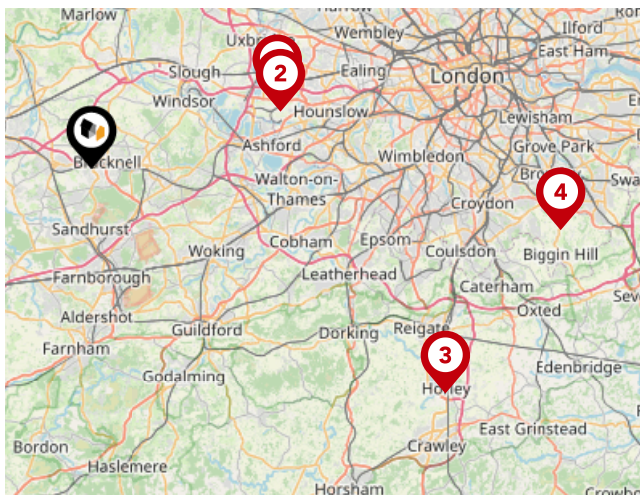
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.4 miles
2	Martins Heron Rail Station	2.19 miles
3	Crowthorne Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	5.67 miles
2	M4 J10	4.24 miles
3	M3 J4A	6.67 miles
4	M3 J3	4.93 miles
5	A404(M) J9A	7.77 miles

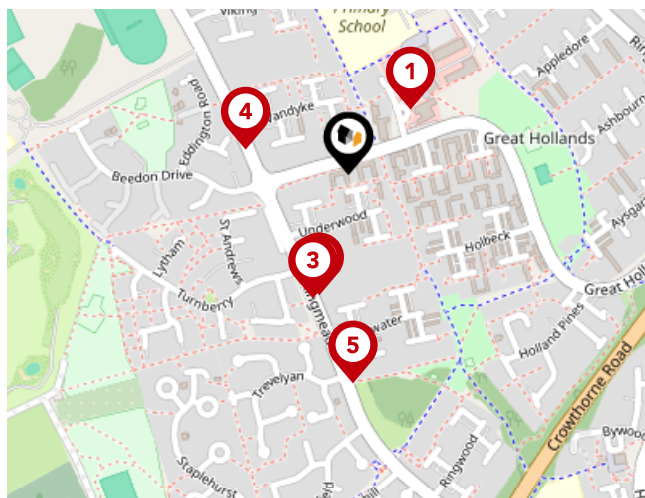


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.79 miles
2	Heathrow Airport Terminal 4	14.67 miles
3	Gatwick Airport	31.18 miles
4	Leaves Green	35.1 miles

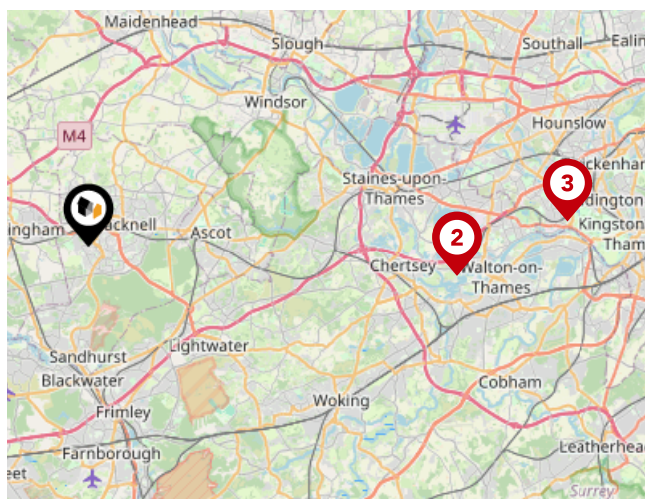
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Great Hollands Square	0.1 miles
2	Ullswater	0.14 miles
3	Ullswater	0.15 miles
4	Vandyke	0.12 miles
5	Trevelyan	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.67 miles
2	Weybridge Ferry Landing	13.69 miles
3	Moulsey - Hurst Park Ferry Landing	17.7 miles

Avocado Property

About Us



Avocado Property

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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.

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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.

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Avocado Property

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