

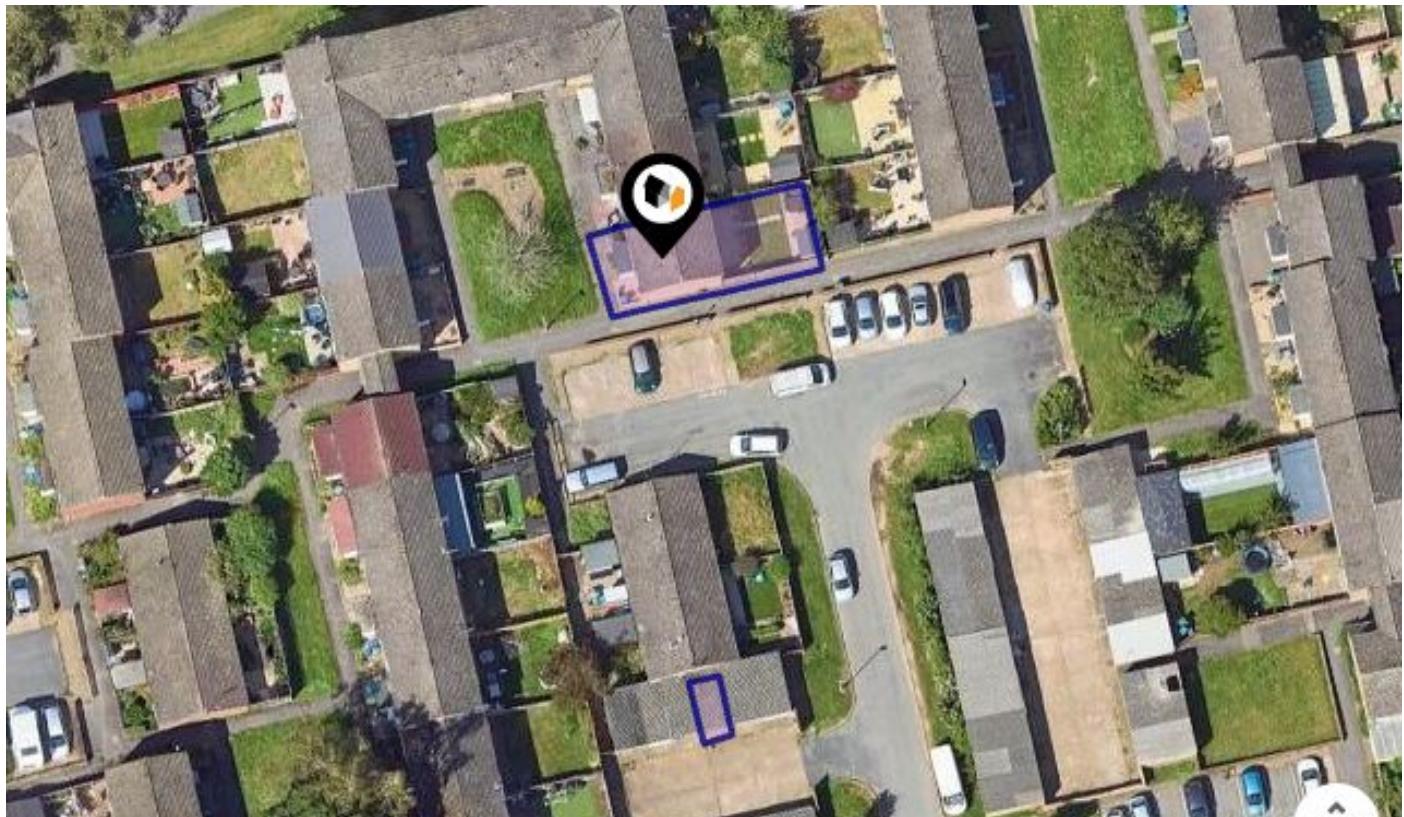


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th December 2025



UNDERWOOD, BRACKNELL, RG12

Avocado Property

07545 349240

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www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Terraced
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

Tenure: Freehold

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
mb/s **81**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



BRACKNELL, RG12

Energy rating

C

Valid until 15.12.2035

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

71 | c

77 | c

Property

EPC - Additional Data



Additional EPC Data

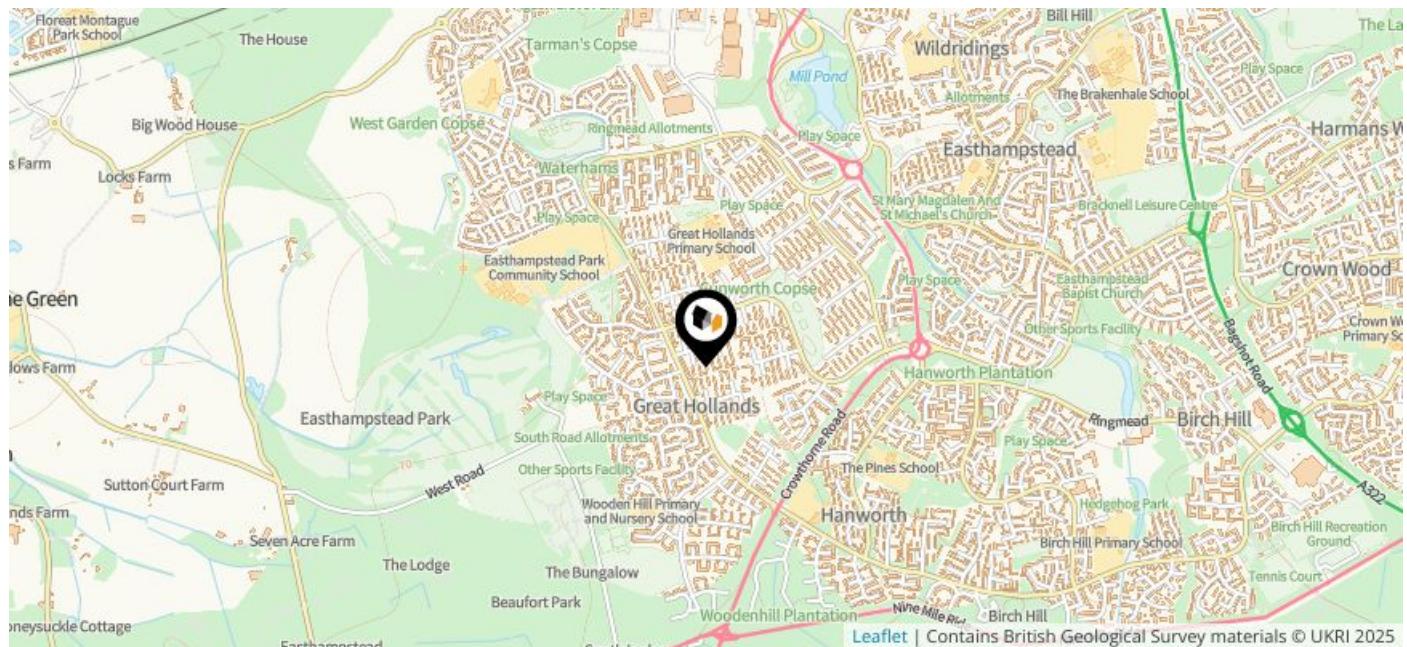
Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room 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

- X Adit
- X Gutter Pit
- X 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.

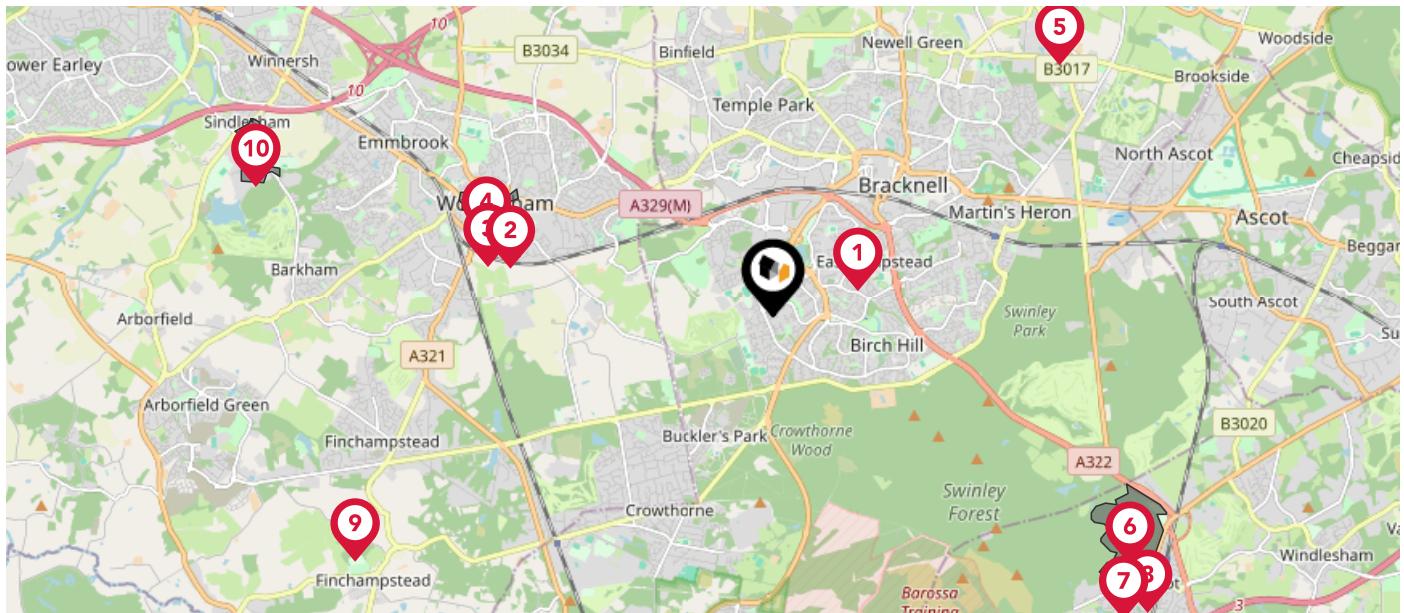
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

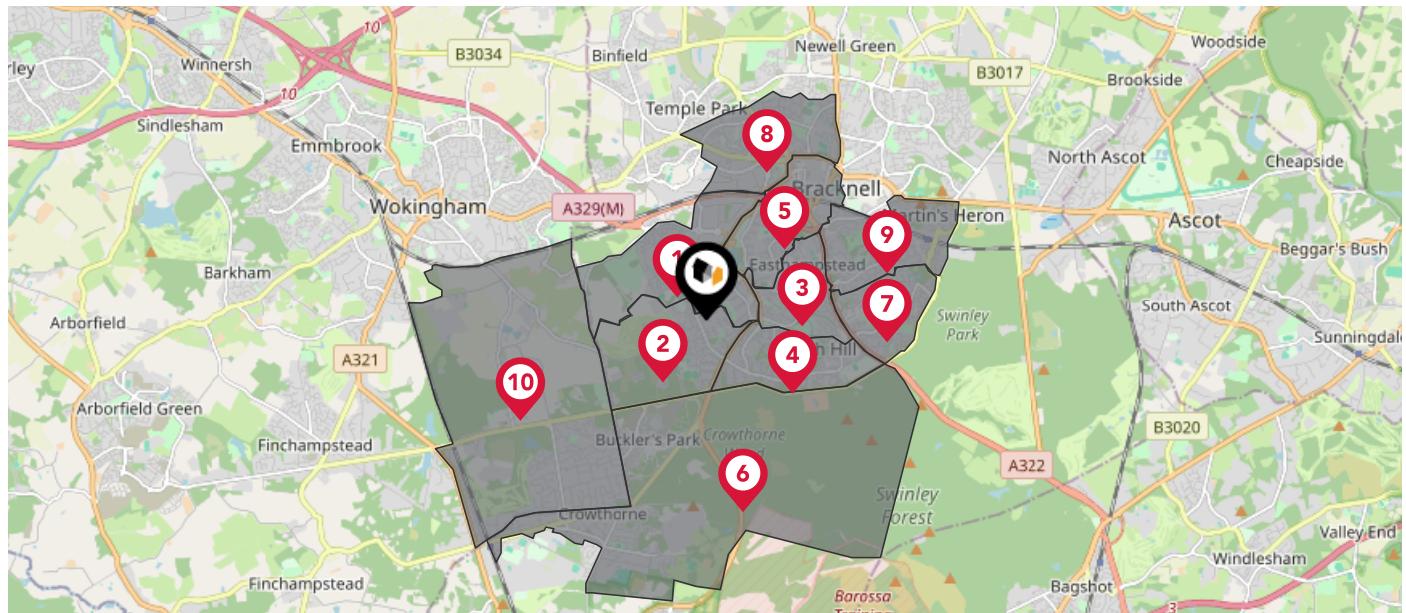
- 1 Easthampstead
- 2 Murdoch Road
- 3 Langborough Road
- 4 Wokingham Town Centre
- 5 Winkfield Row
- 6 Bagshot Park, Bagshot
- 7 Bagshot, Church Road
- 8 Bagshot Village
- 9 Finchampstead Church
- 10 Sindlesham

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

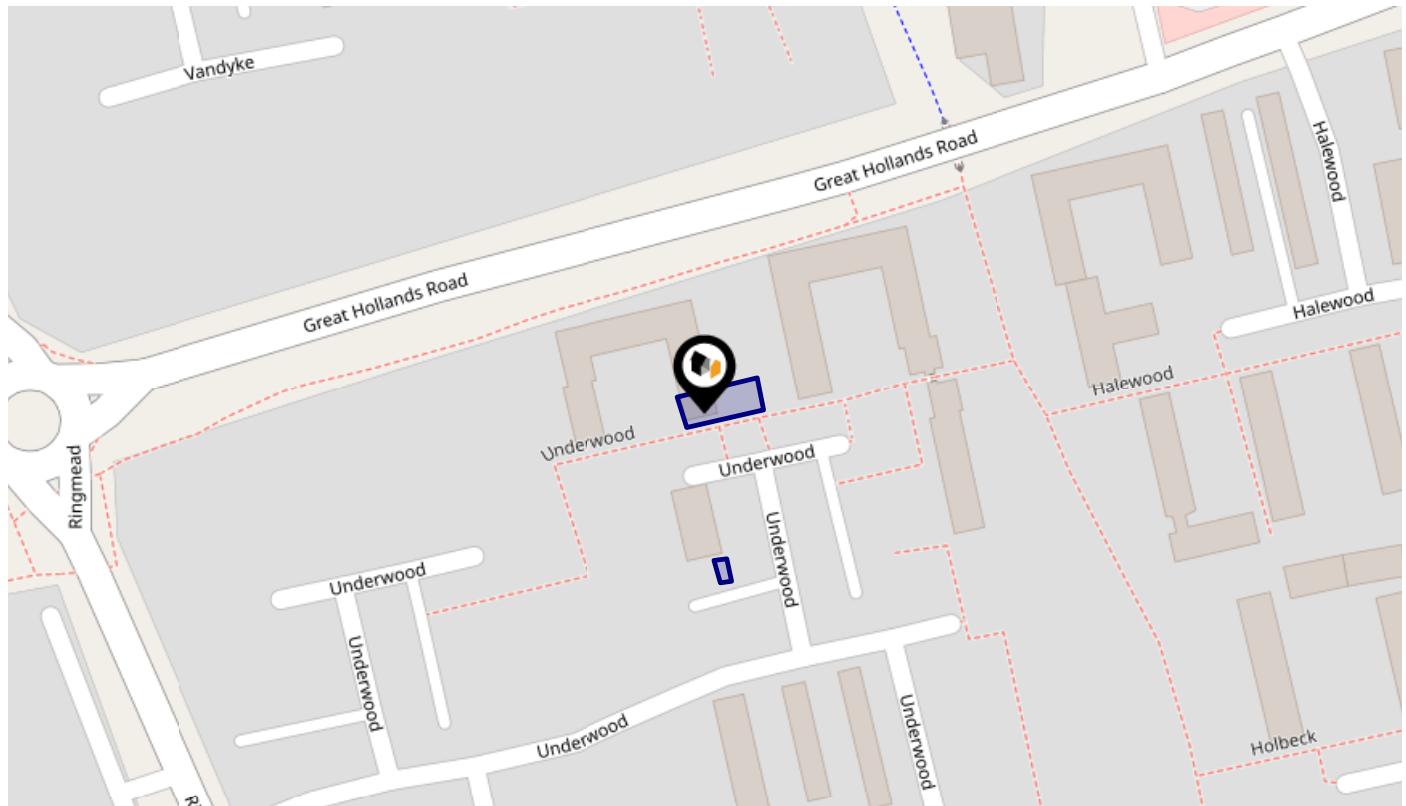
- 1 Great Hollands North Ward
- 2 Great Hollands South Ward
- 3 Old Bracknell Ward
- 4 Hanworth Ward
- 5 Wildridings and Central Ward
- 6 Crowthorne Ward
- 7 Crown Wood Ward
- 8 Priestwood and Garth Ward
- 9 Harmans Water Ward
- 10 Wokingham Without Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

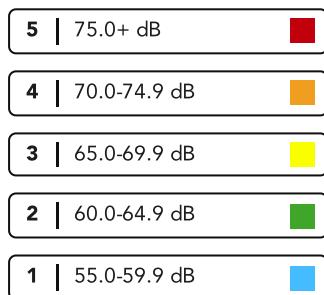


Rail Noise Data

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:

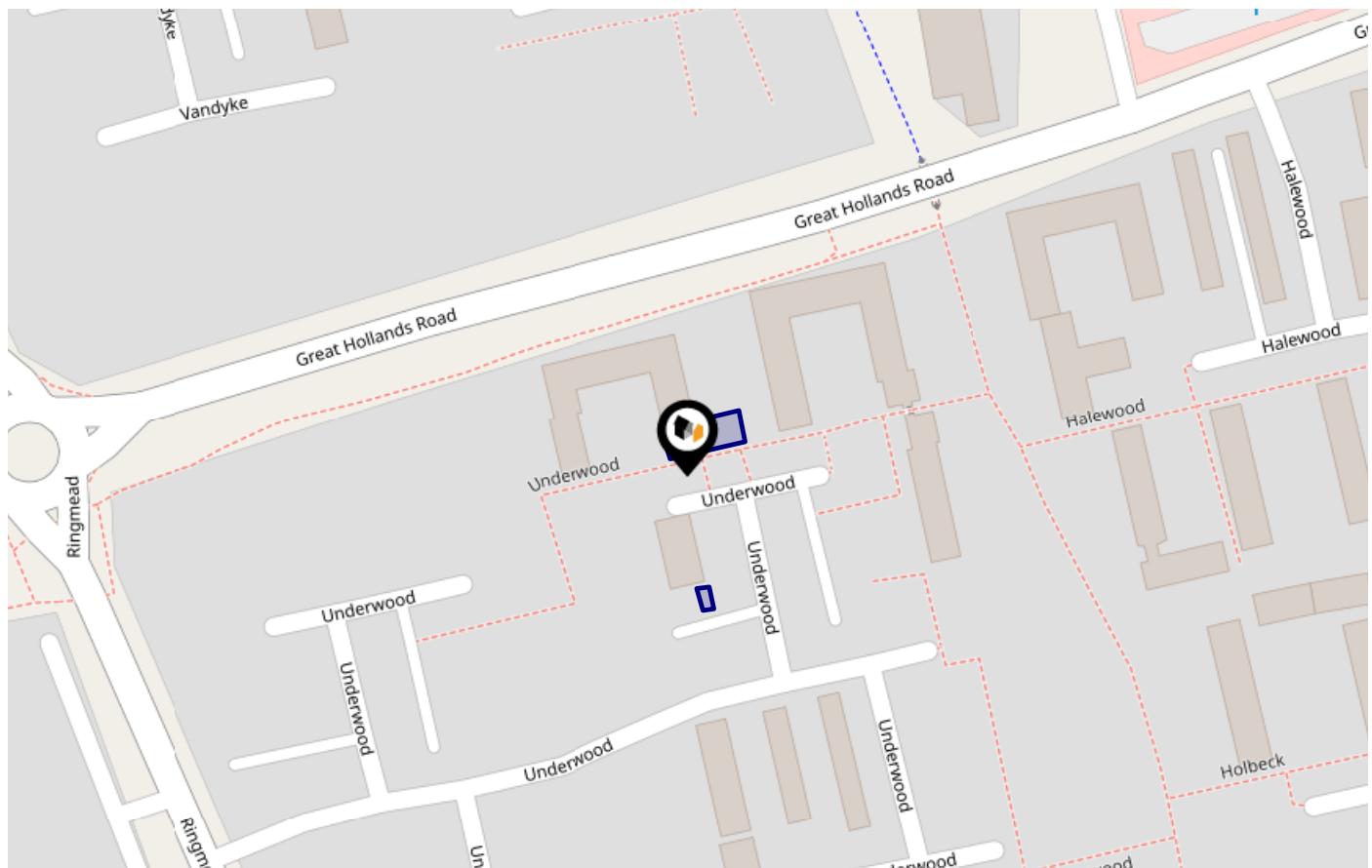


Flood Risk

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.

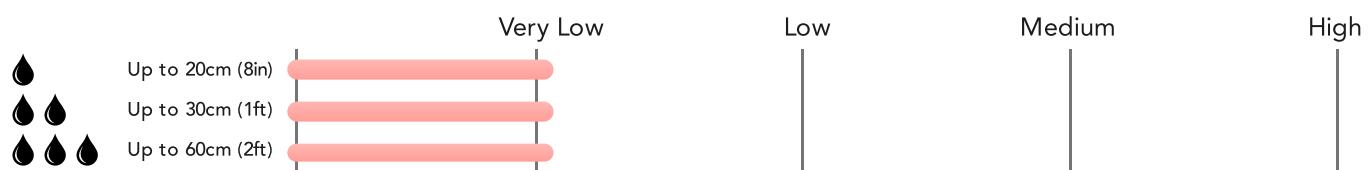


Risk Rating: Very low

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:

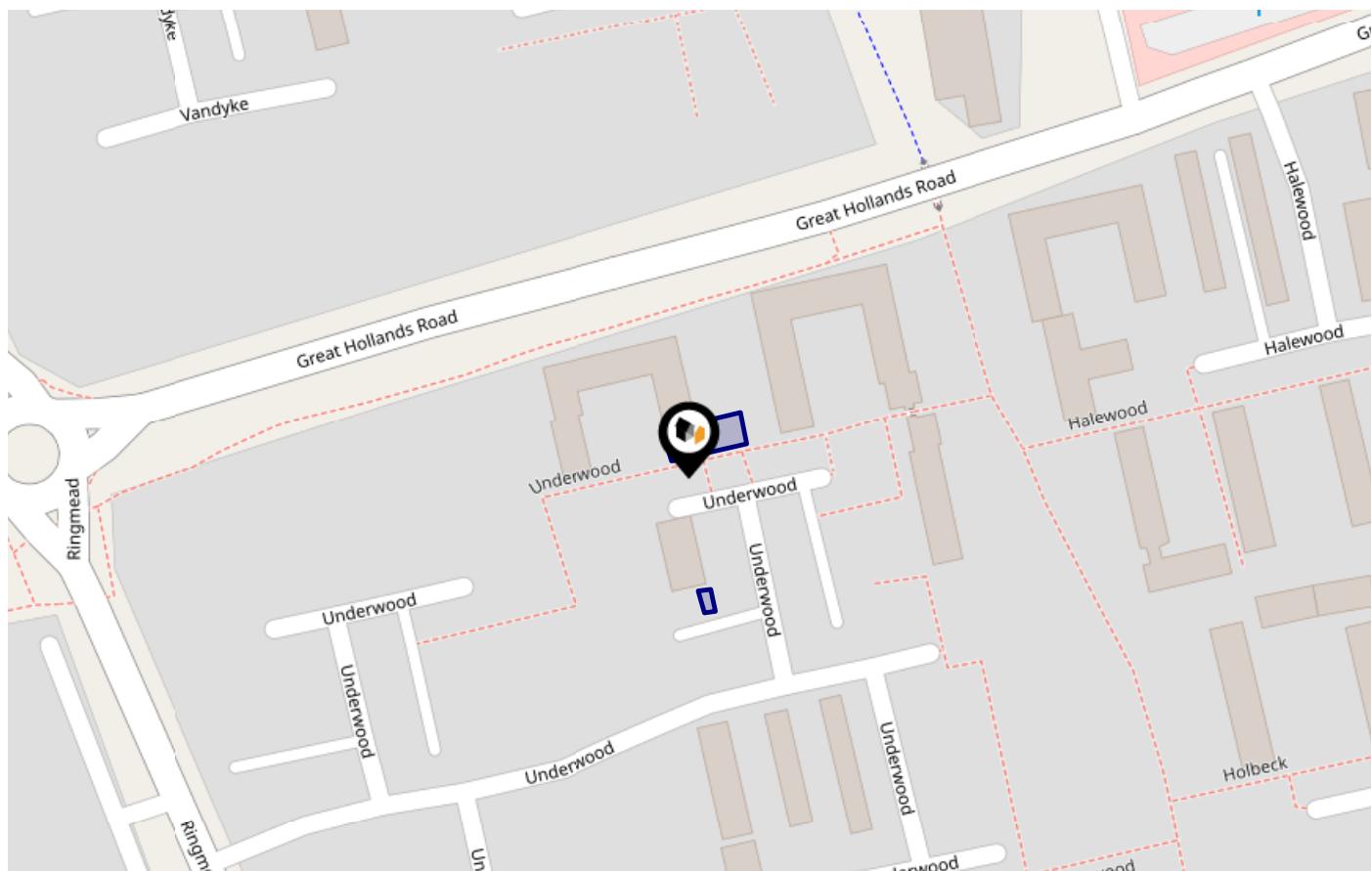


Flood Risk

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.

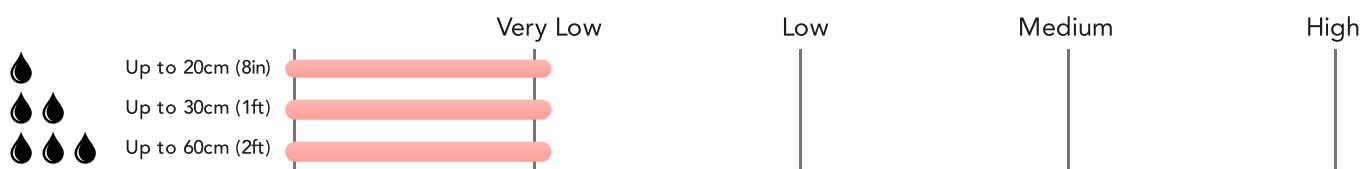


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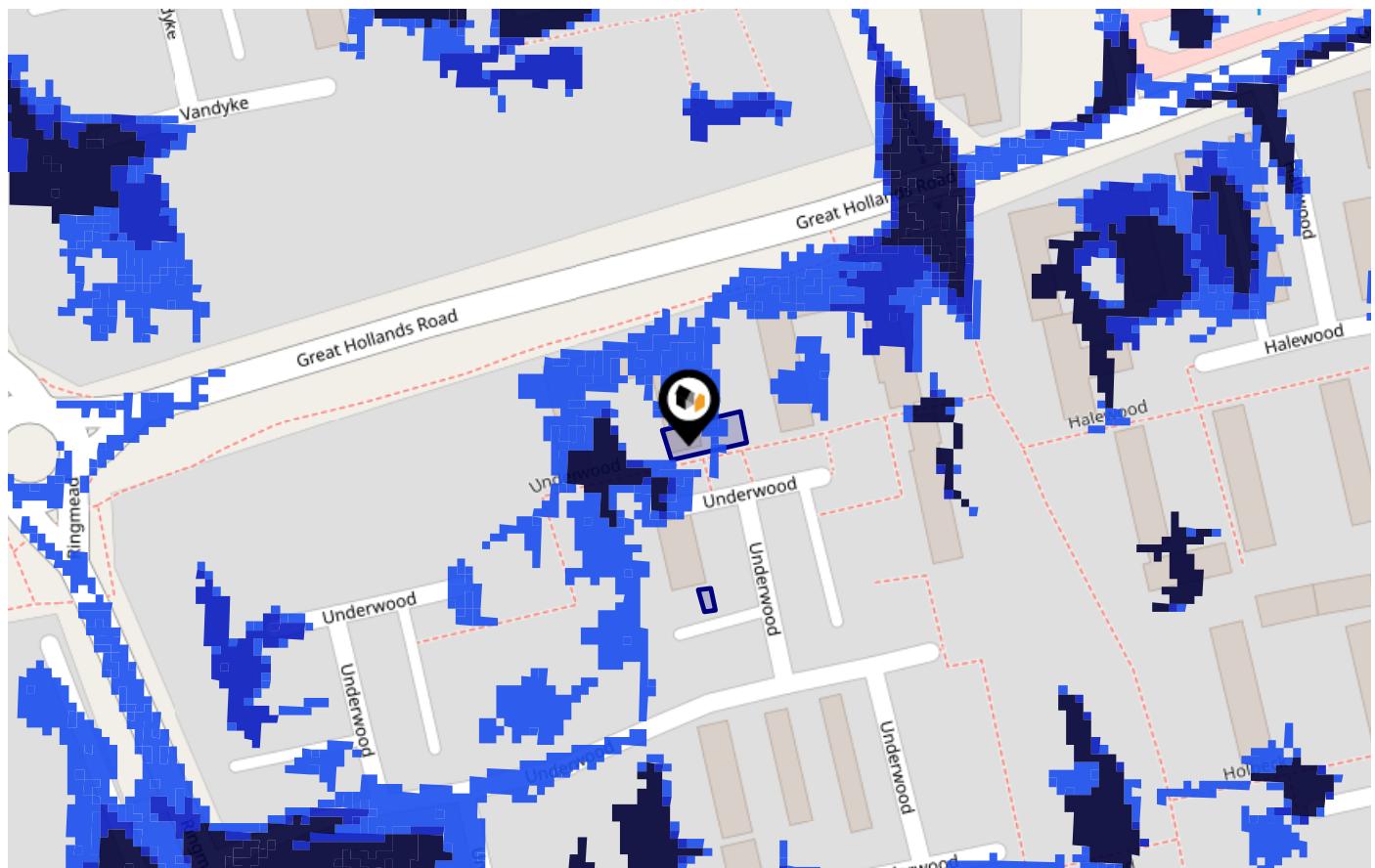


Flood Risk

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

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- 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:

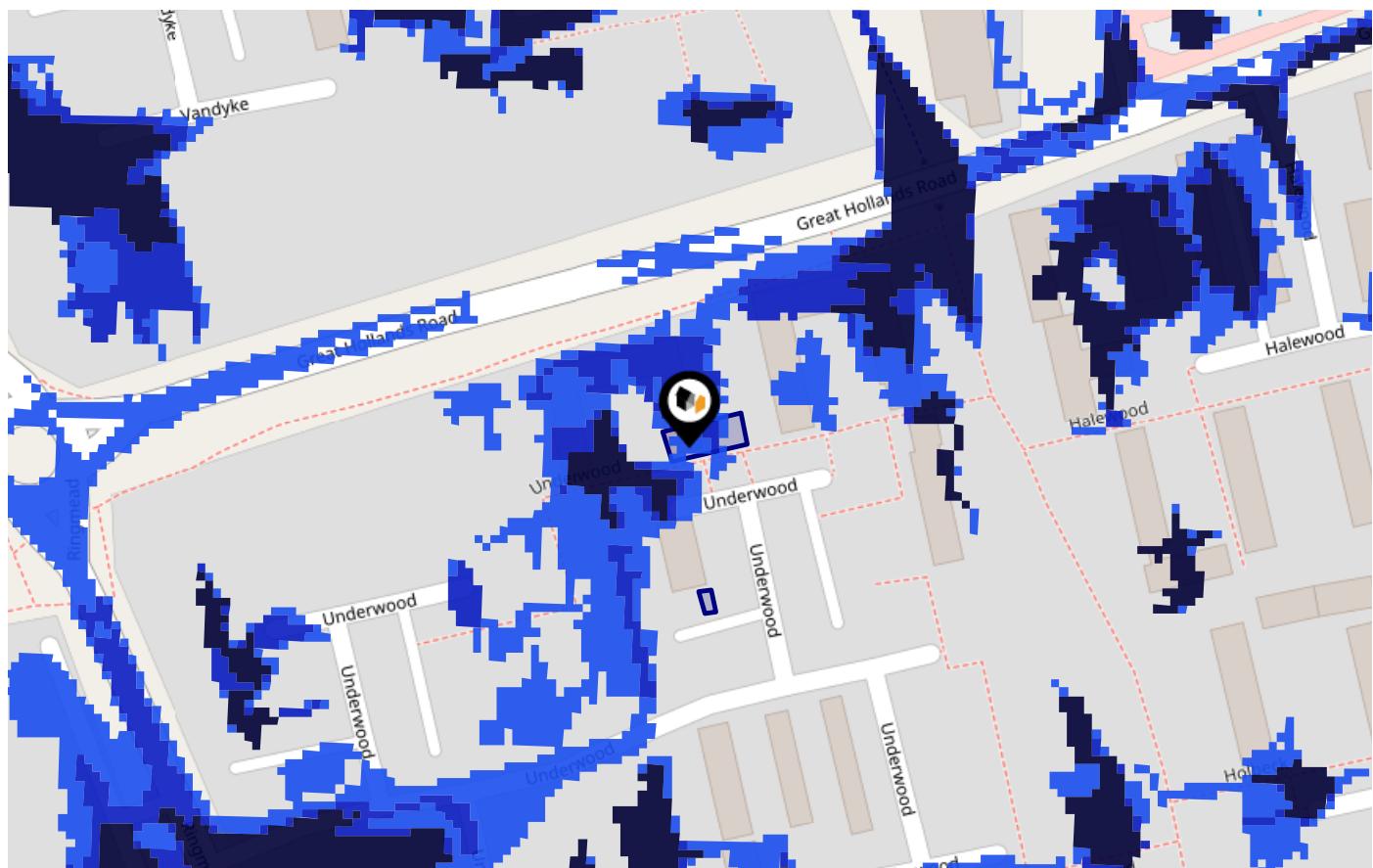


Flood Risk

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.

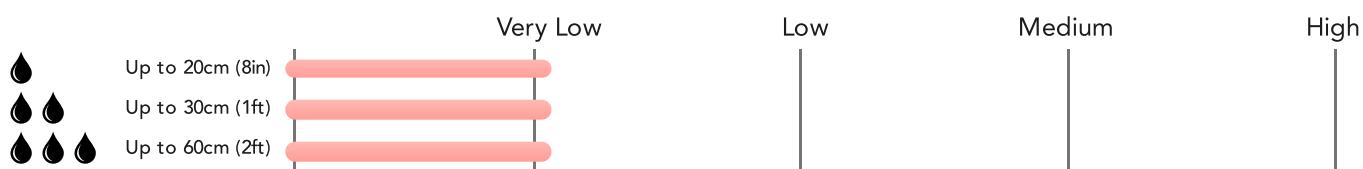


Risk Rating: Low

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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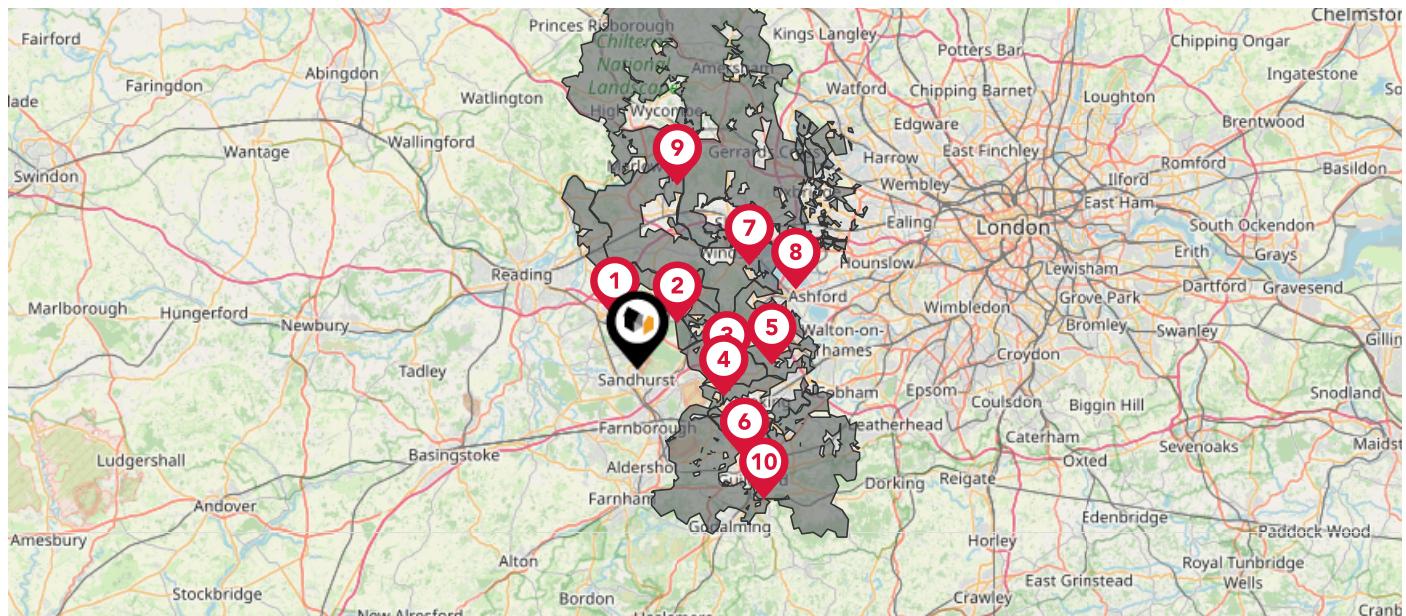


Maps

Green Belt



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



Nearby Green Belt Land

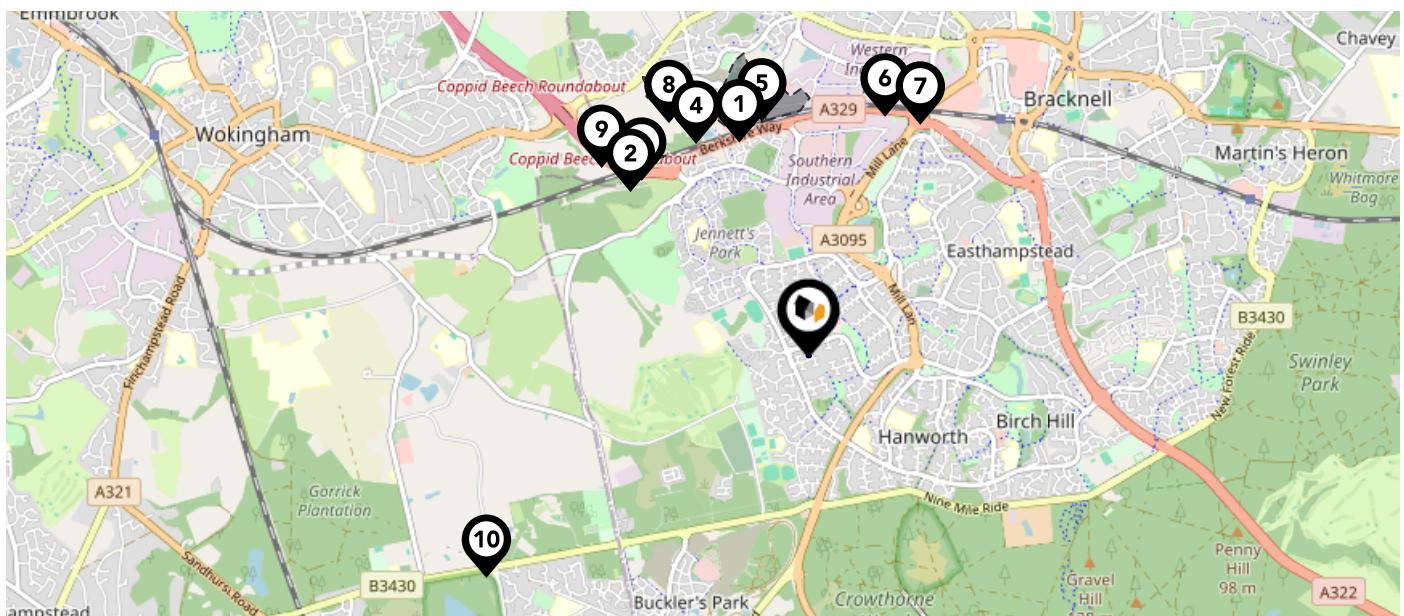
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Woking
- 7 London Green Belt - Slough
- 8 London Green Belt - Hillingdon
- 9 London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

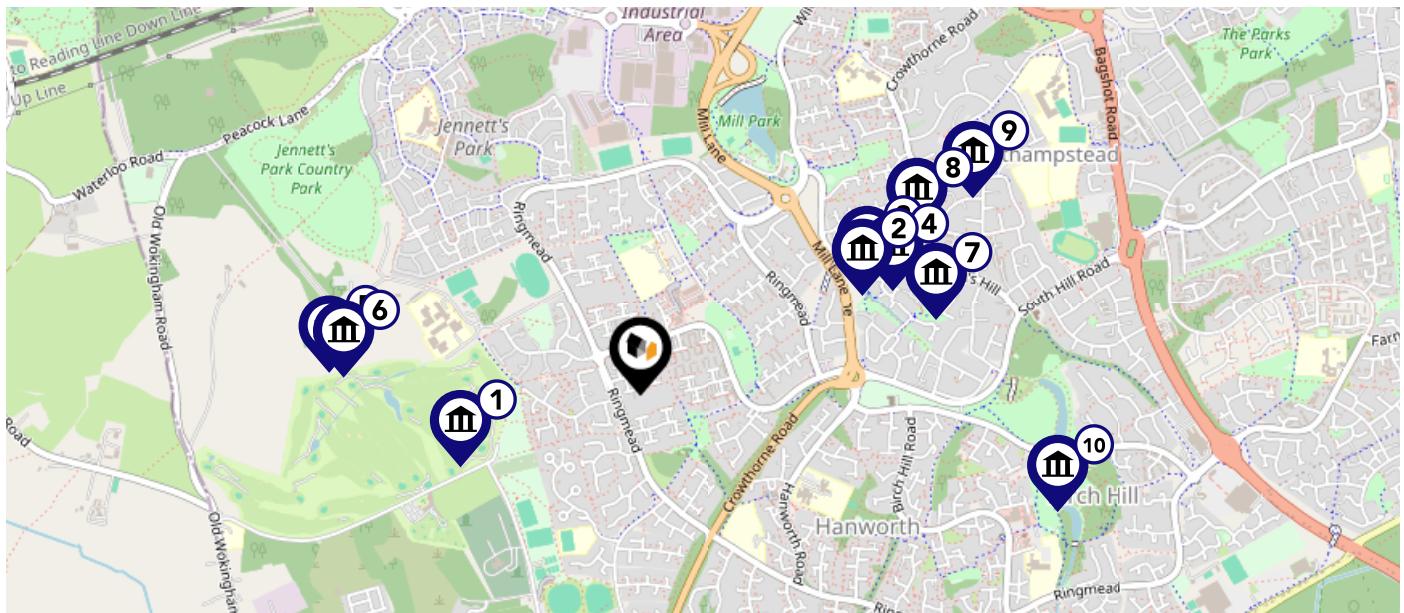
1	Beehive South-West Beehive Road, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Buckhurst Piggeries-Amen Corner	Historic Landfill	<input type="checkbox"/>
3	Buckhurst Moors-Amen Corner	Historic Landfill	<input type="checkbox"/>
4	Rose Farm-Amen Corner	Historic Landfill	<input type="checkbox"/>
5	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	<input type="checkbox"/>
7	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Nike Land-Amen Corner	Historic Landfill	<input type="checkbox"/>
9	Sandlea Farm-Amen Corner	Historic Landfill	<input type="checkbox"/>
10	Honeyhill Gardeners Green-Honeyhill, Crowthorne	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

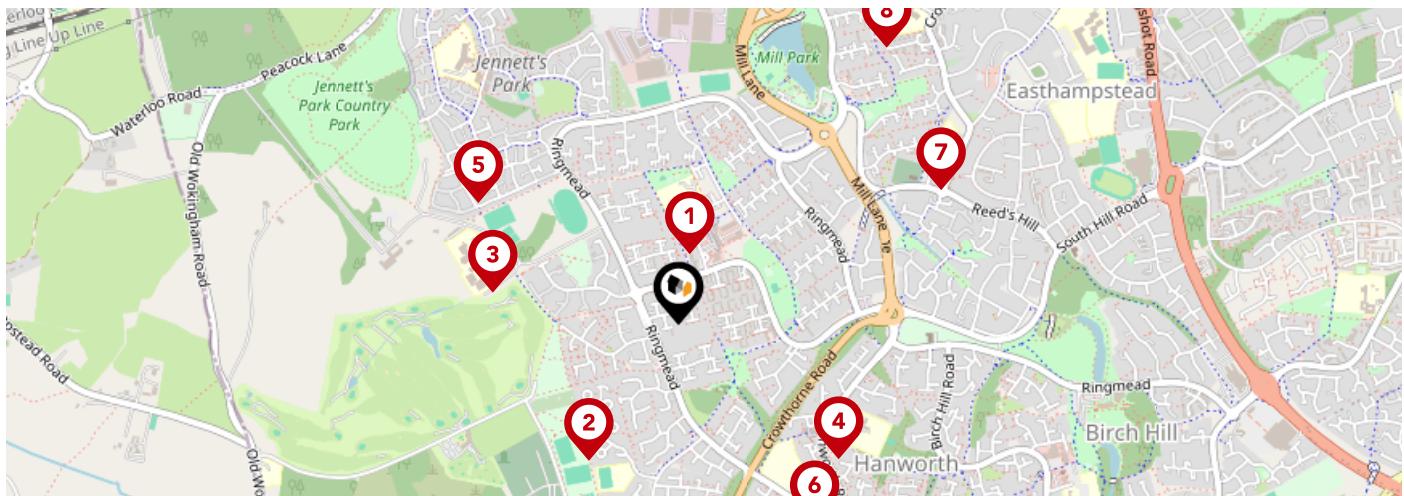


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1390333 - Old Oak Farm, The Clockhouse And Old Oak Court	Grade II	0.4 miles
2 1390326 - Church Cottage And Flax Bourton	Grade II	0.6 miles
3 1390327 - Church Of St Michael And St Mary Magdelene	Grade II	0.6 miles
4 1390329 - White Cottage	Grade II	0.7 miles
5 1390332 - Section Of Wall With Wrought-iron Gates Adjoining Easthampstead Park College On Sw Corner	Grade II	0.7 miles
6 1390331 - Easthampstead Park College And Attached Terrace With Retaining Wall And Steps	Grade II	0.7 miles
7 1390347 - Reeds Hill Farmhouse	Grade II	0.7 miles
8 1390328 - Forge Cottage	Grade II	0.8 miles
9 1390361 - Point Royal	Grade II	0.9 miles
10 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



2 Wooden Hill Primary and Nursery School

Ofsted Rating: Good | Pupils: 423 | Distance:0.38



3 King's Academy Easthampstead Park

Ofsted Rating: Good | Pupils: 976 | Distance:0.44



4 The Pines School

Ofsted Rating: Good | Pupils: 332 | Distance:0.49



5 Jennett's Park CofE Primary School

Ofsted Rating: Good | Pupils: 427 | Distance:0.54



6 St Margaret Clitherow Catholic Primary School, Bracknell

Ofsted Rating: Good | Pupils: 200 | Distance:0.56



7 St Michael's Easthampstead Church of England Voluntary Aided Primary School

Ofsted Rating: Good | Pupils: 193 | Distance:0.69

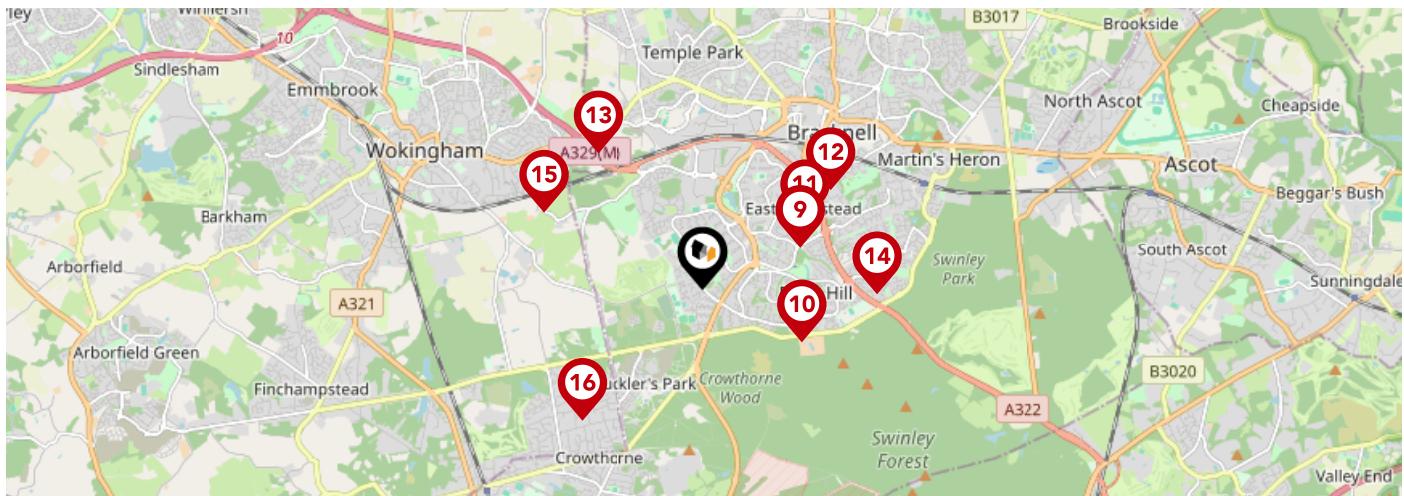


8 Wildridings Primary School

Ofsted Rating: Good | Pupils: 428 | Distance:0.8



Area Schools



Nursery Primary Secondary College Private



Fox Hill Primary School

Ofsted Rating: Good | Pupils: 196 | Distance: 0.99



Birch Hill Primary School and Nursery

Ofsted Rating: Good | Pupils: 403 | Distance: 1.04



The Brackenhale School

Ofsted Rating: Good | Pupils: 1148 | Distance: 1.14



Ranelagh School

Ofsted Rating: Outstanding | Pupils: 1062 | Distance: 1.5



King's Academy Oakwood

Ofsted Rating: Outstanding | Pupils: 211 | Distance: 1.59



Crown Wood Primary School

Ofsted Rating: Good | Pupils: 642 | Distance: 1.61



Floreat Montague Park Primary School

Ofsted Rating: Good | Pupils: 463 | Distance: 1.64

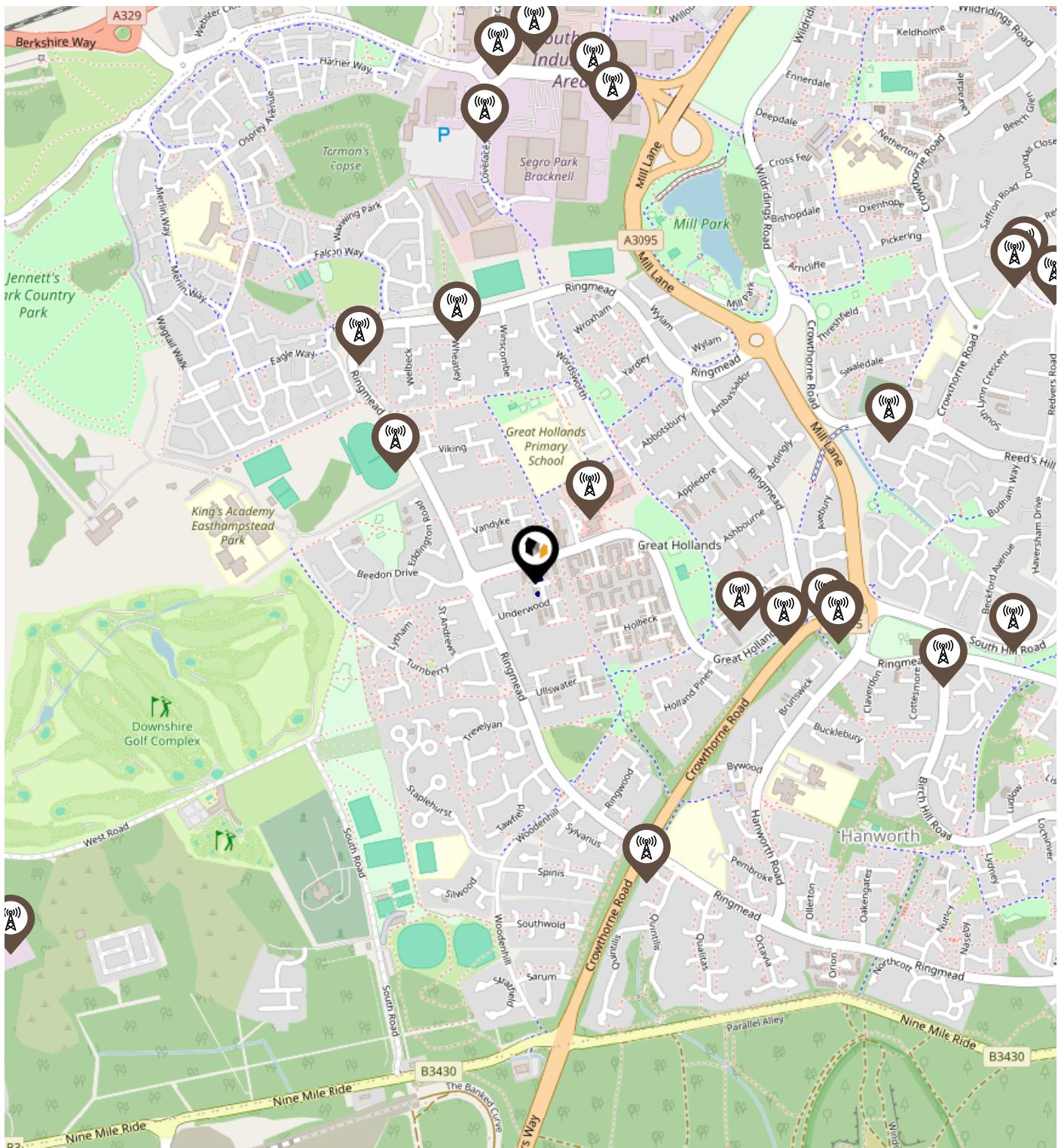


Hatch Ride Primary School

Ofsted Rating: Good | Pupils: 207 | Distance: 1.65



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

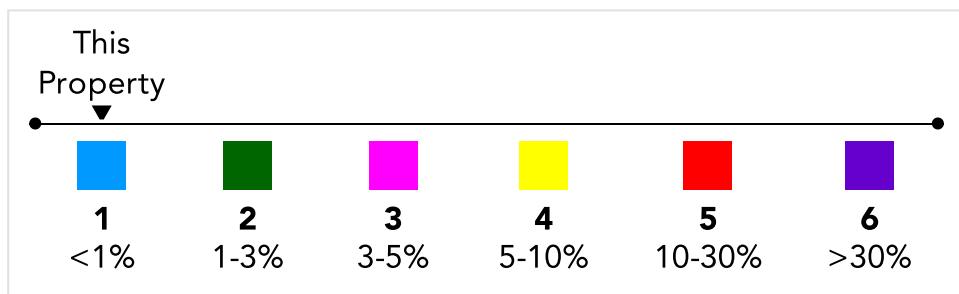
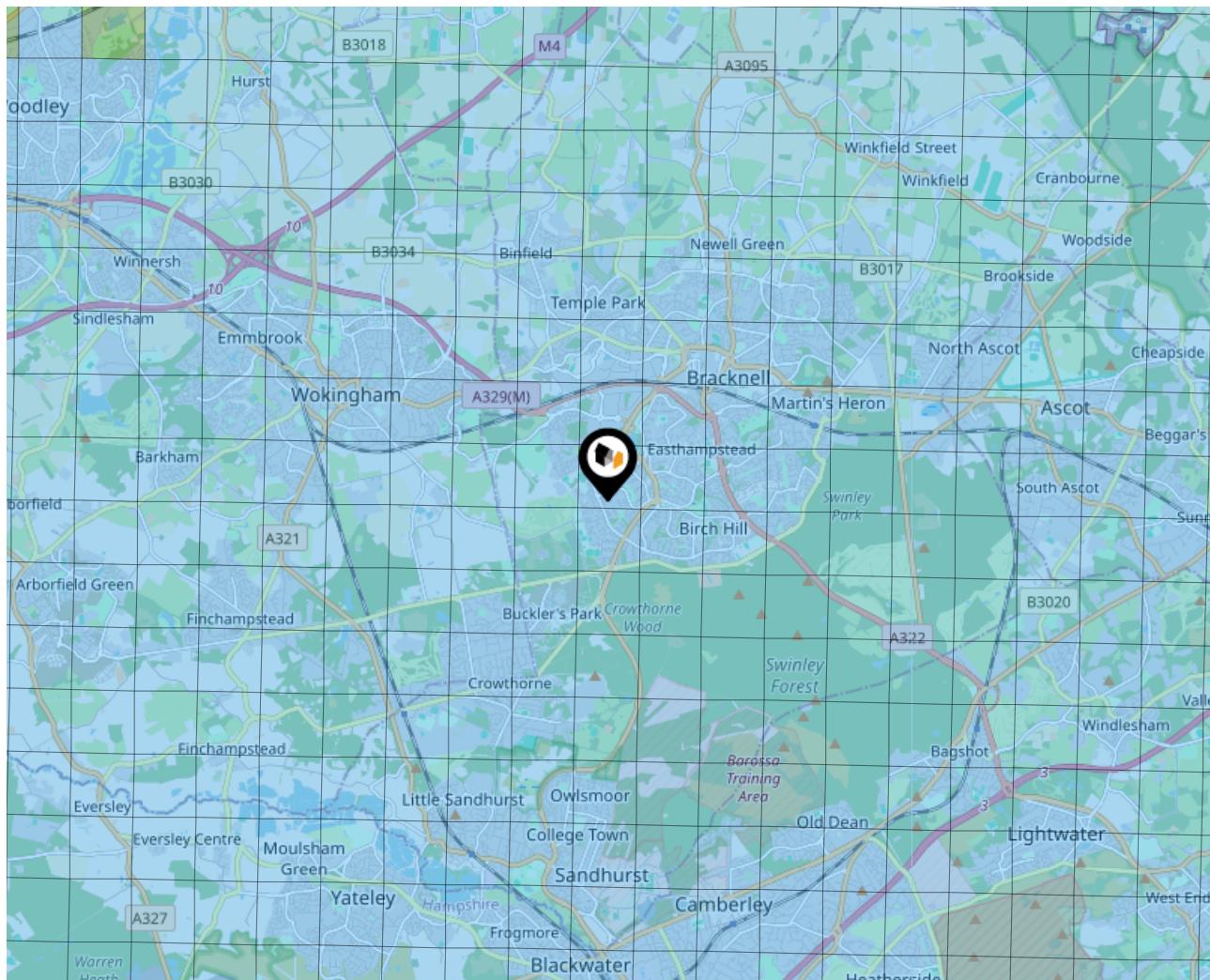
Environment

Radon Gas

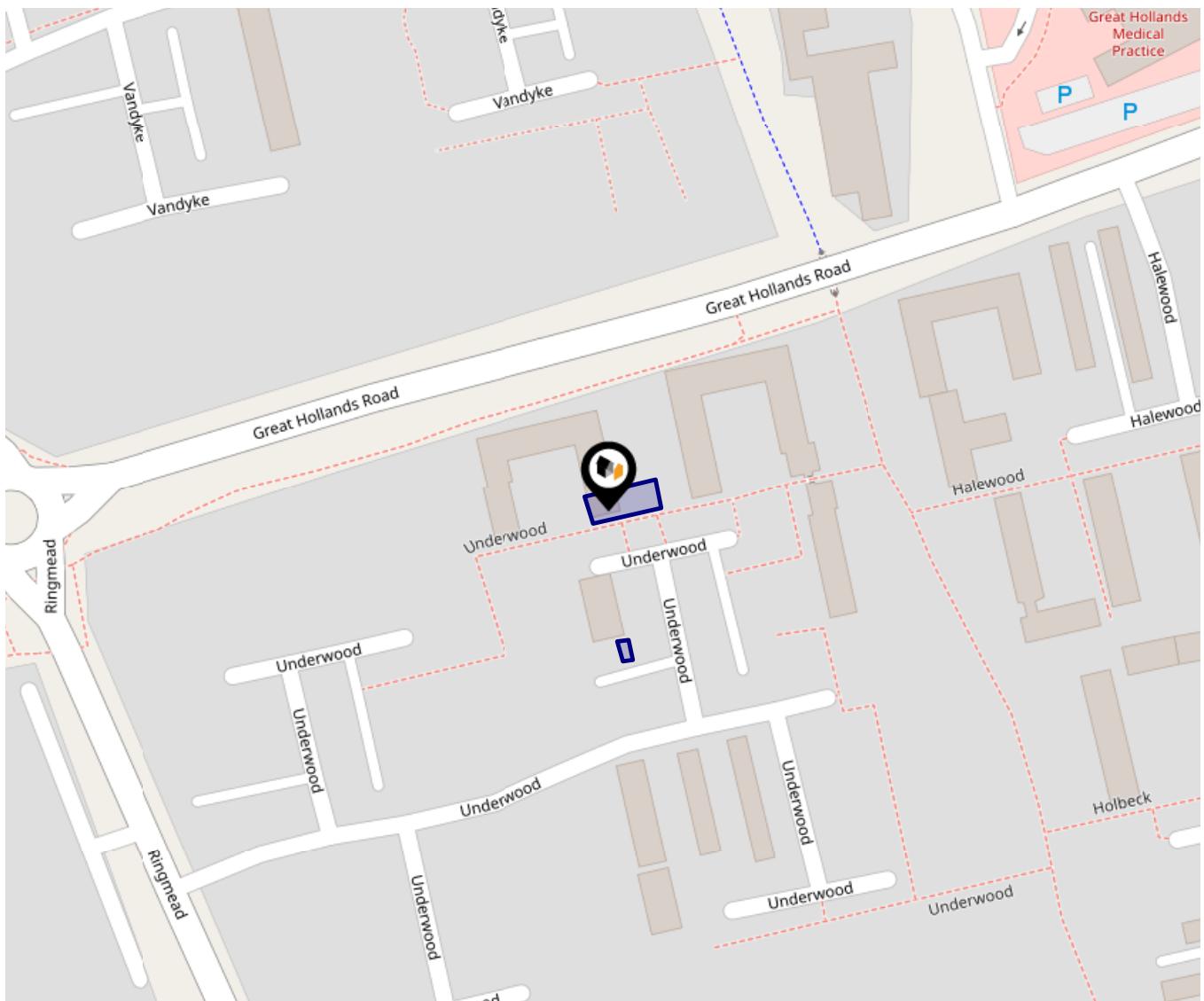


What is Radon?

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

Environment

Soils & Clay



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

Carbon Content:

NONE

Soil Texture:

SAND TO LOAM

Parent Material Grain:

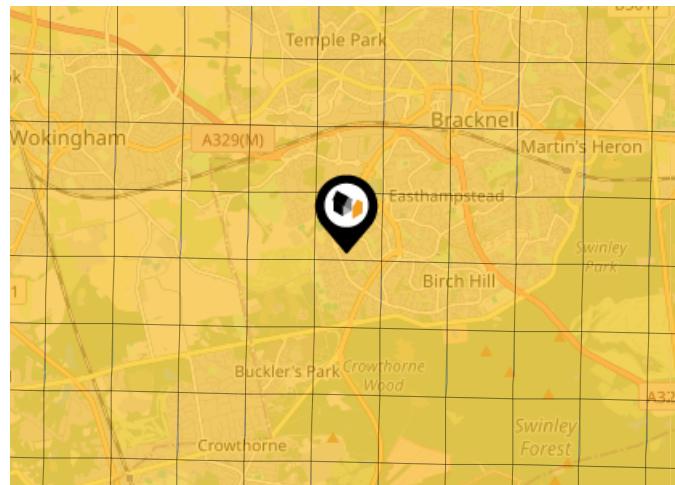
ARENACEOUS

Soil Depth:

DEEP

Soil Group:

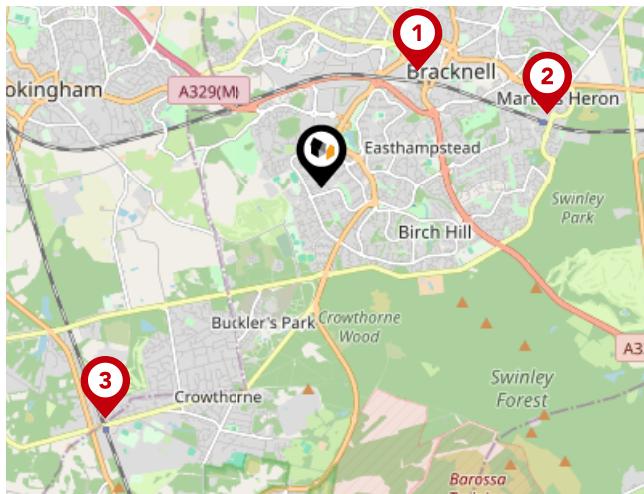
LIGHT TO MEDIUM



Primary Classifications (Most Common Clay Types)

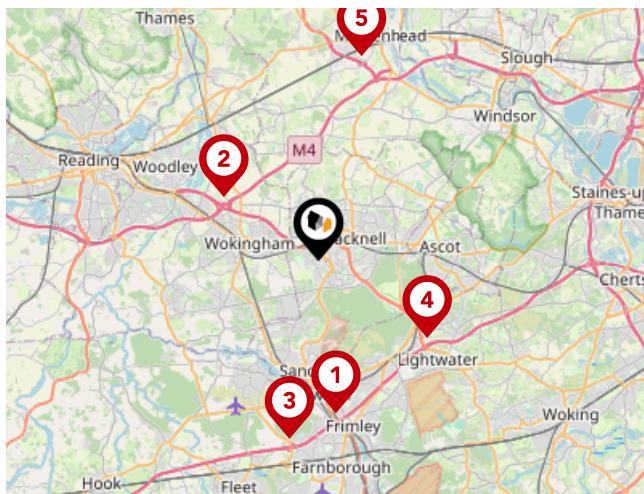
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



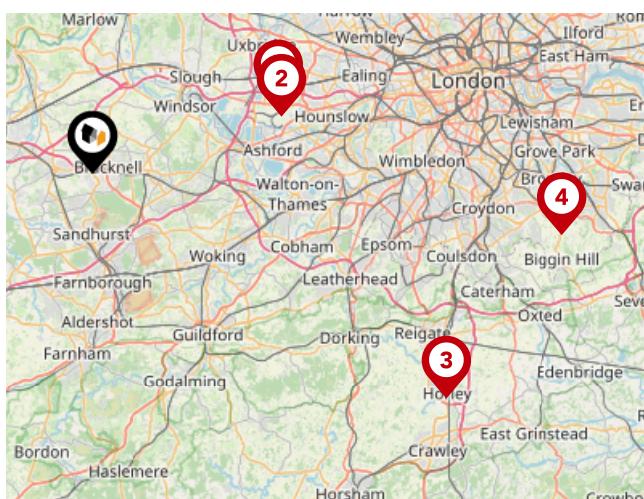
National Rail Stations

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

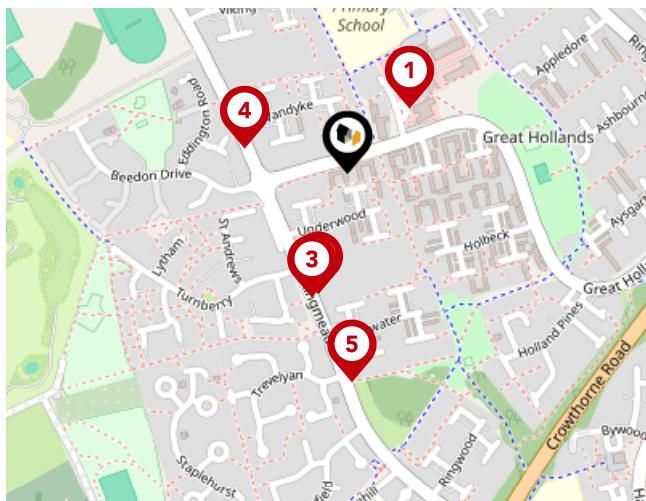
Pin	Name	Distance
1	M3 J4	5.67 miles
2	M4 J10	4.24 miles
3	M3 J4A	6.67 miles
4	M3 J3	4.93 miles
5	A404(M) J9A	7.77 miles



Airports/Helpads

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	Molesey - Hurst Park Ferry Landing	17.7 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.

Agent **Disclaimer**



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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

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.

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