

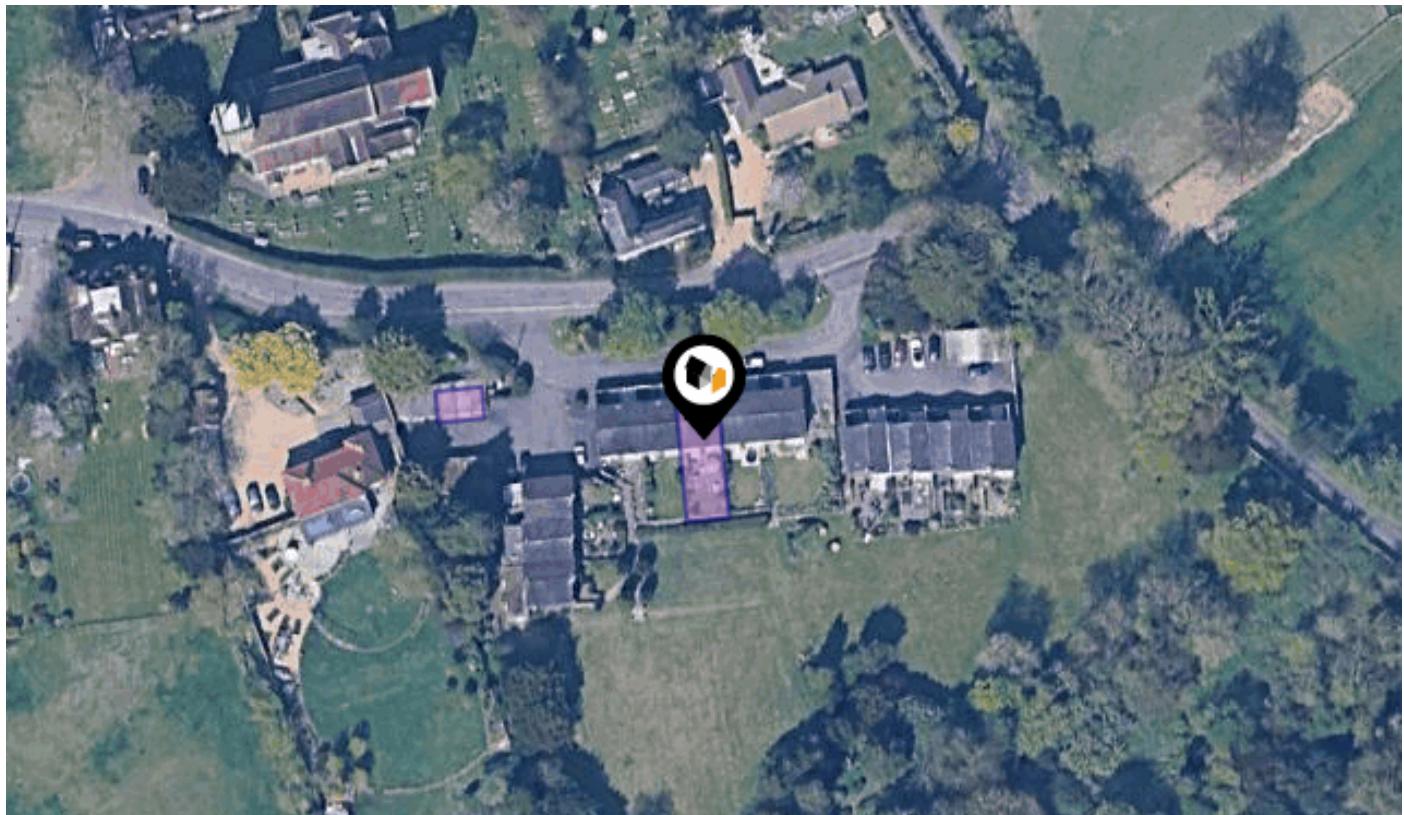


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd January 2026



6, RECTORY ROAD, TAPLOW, MAIDENHEAD, SL6 0ES

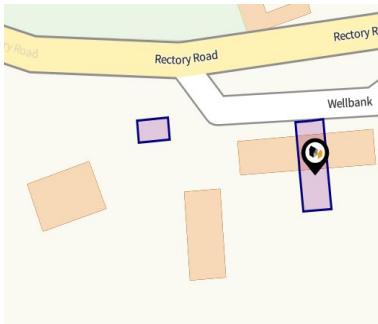
Avocado Property

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



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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band F
Annual Estimate:	£3,469
Title Number:	BM30047
UPRN:	10003233075

Last Sold Date:	02/12/2014
Last Sold Price:	£455,000
Last Sold £/ft ² :	£422
Tenure:	Freehold

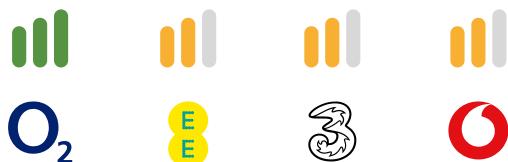
Local Area

Local Authority:	Buckinghamshire
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)



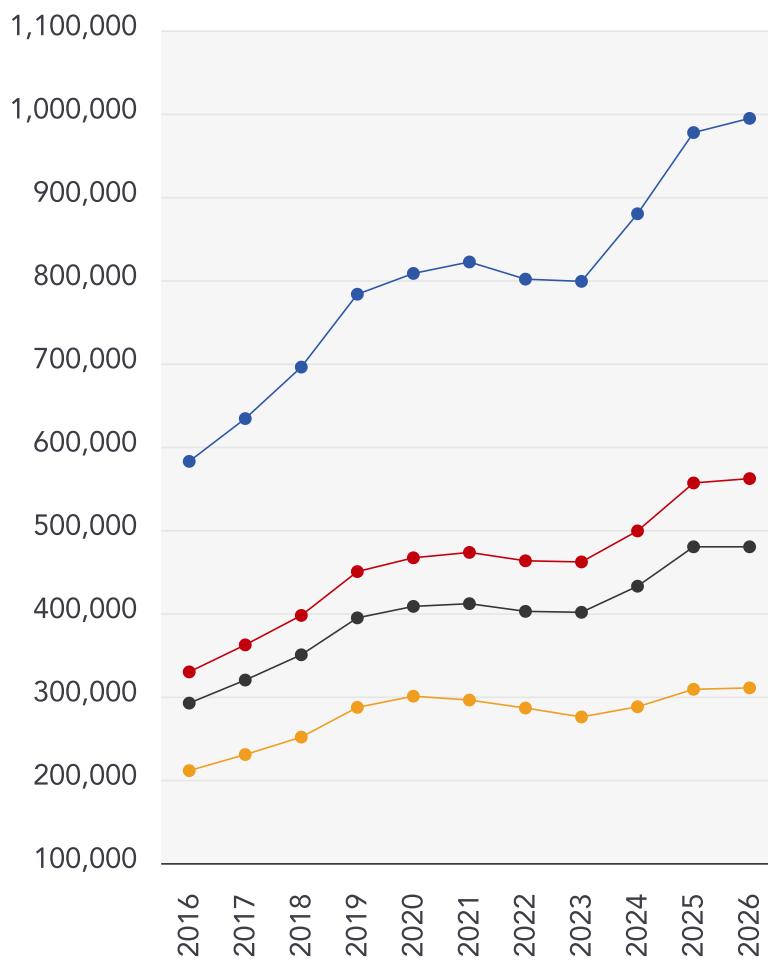
Satellite/Fibre TV Availability:



Market House Price Statistics



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



Detached

+70.73%

Semi-Detached

+70.44%

Terraced

+64.26%

Flat

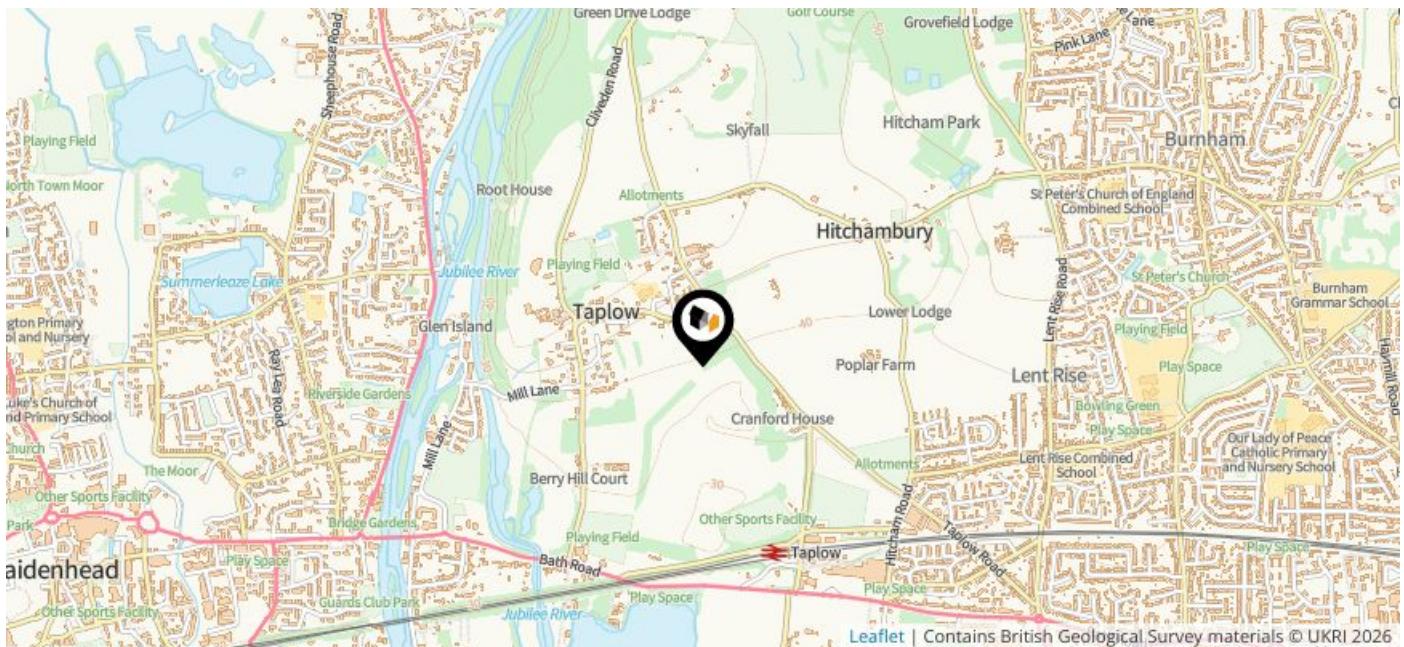
+47.1%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Yellow X: Adit
- Green X: Gutter Pit
- Red 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.

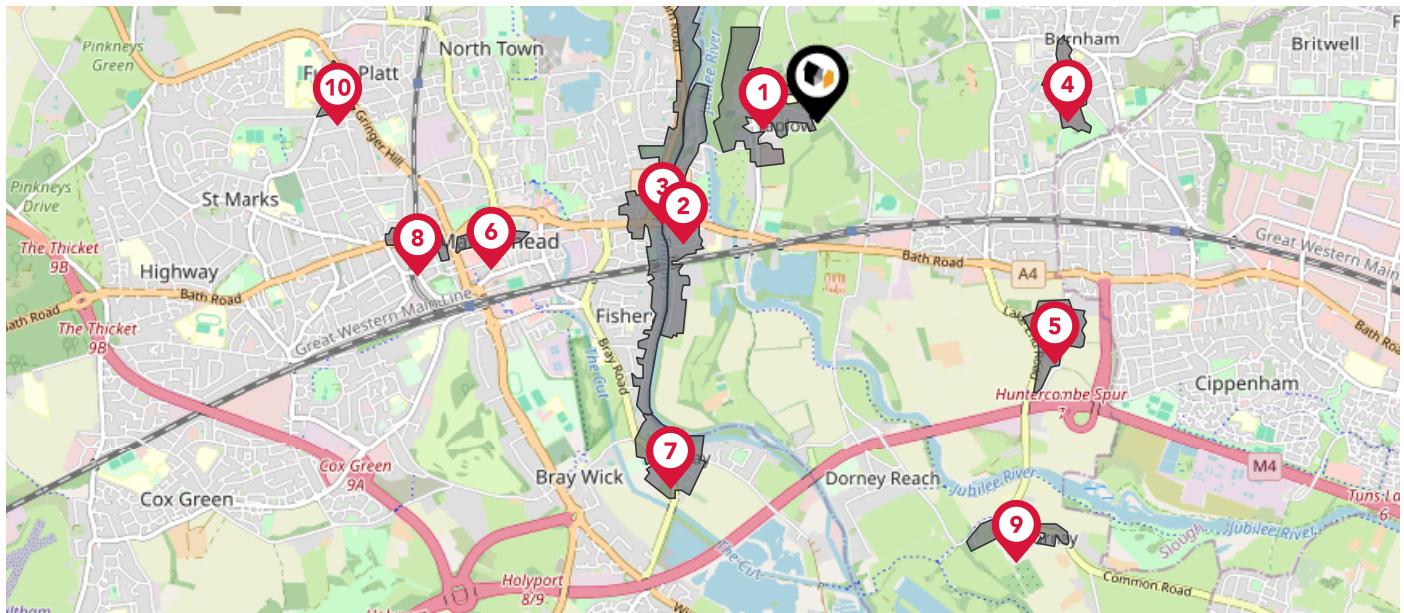
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

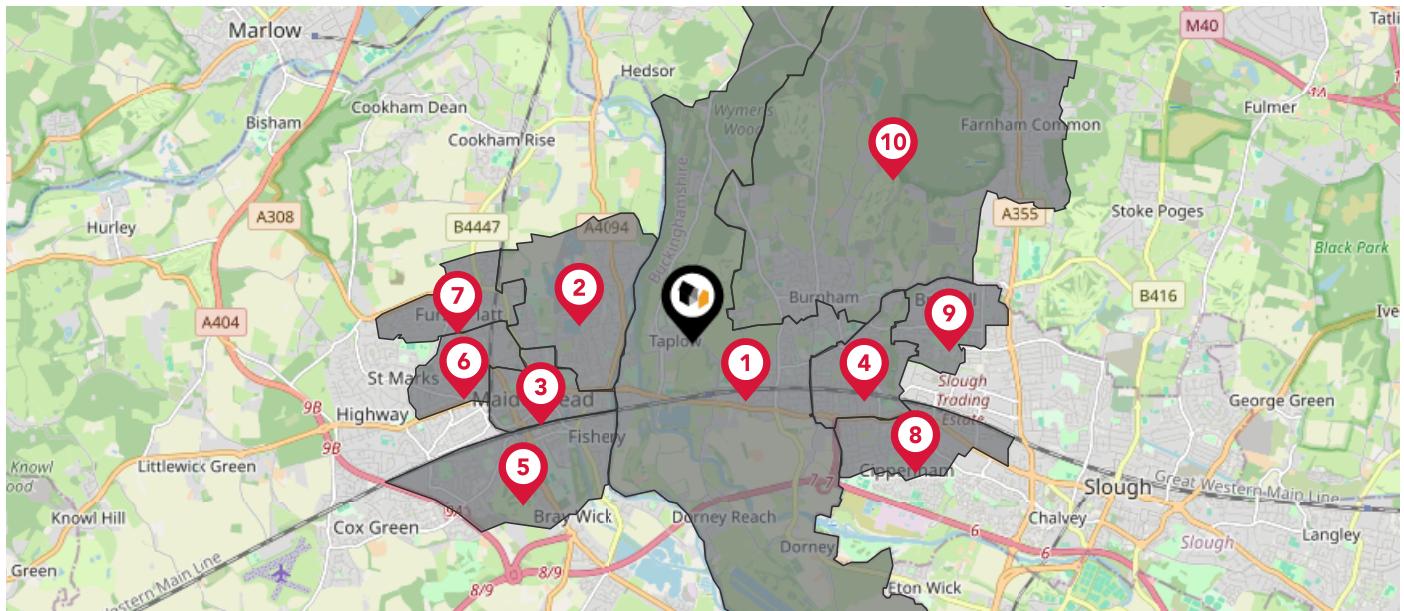
1	Taplow
2	Taplow Riverside
3	Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge)
4	Burnham
5	Huntercombe
6	Maidenhead Town Centre
7	Bray Village
8	Castle Hill, Maidenhead
9	Dorney
10	Furze Platt Triangel

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

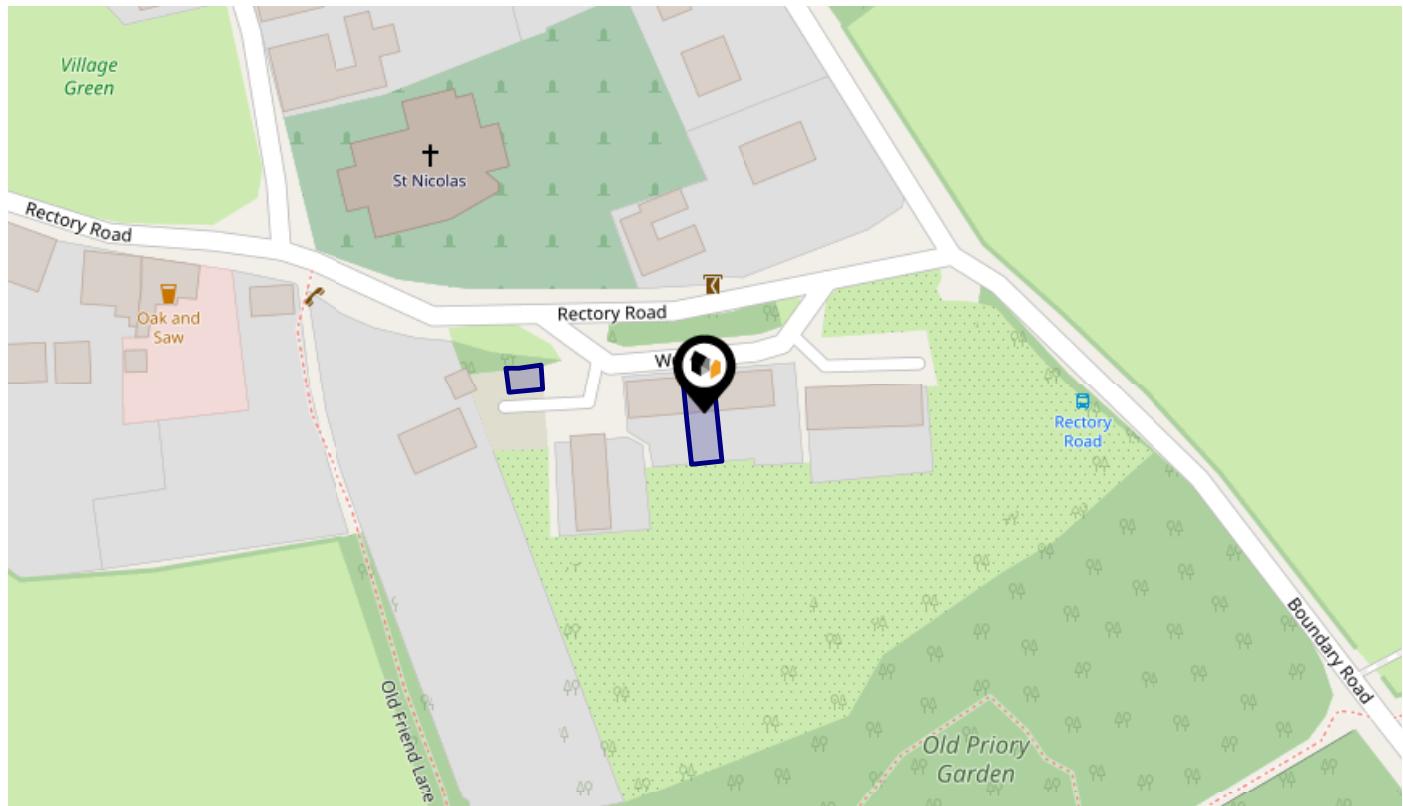
- 1 Cliveden Ward
- 2 Riverside Ward
- 3 St. Mary's Ward
- 4 Haymill and Lynch Hill Ward
- 5 Oldfield Ward
- 6 Belmont Ward
- 7 Furze Platt Ward
- 8 Cippenham Green Ward
- 9 Britwell and Northborough Ward
- 10 Farnham Common and Burnham Beeches Ward

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:

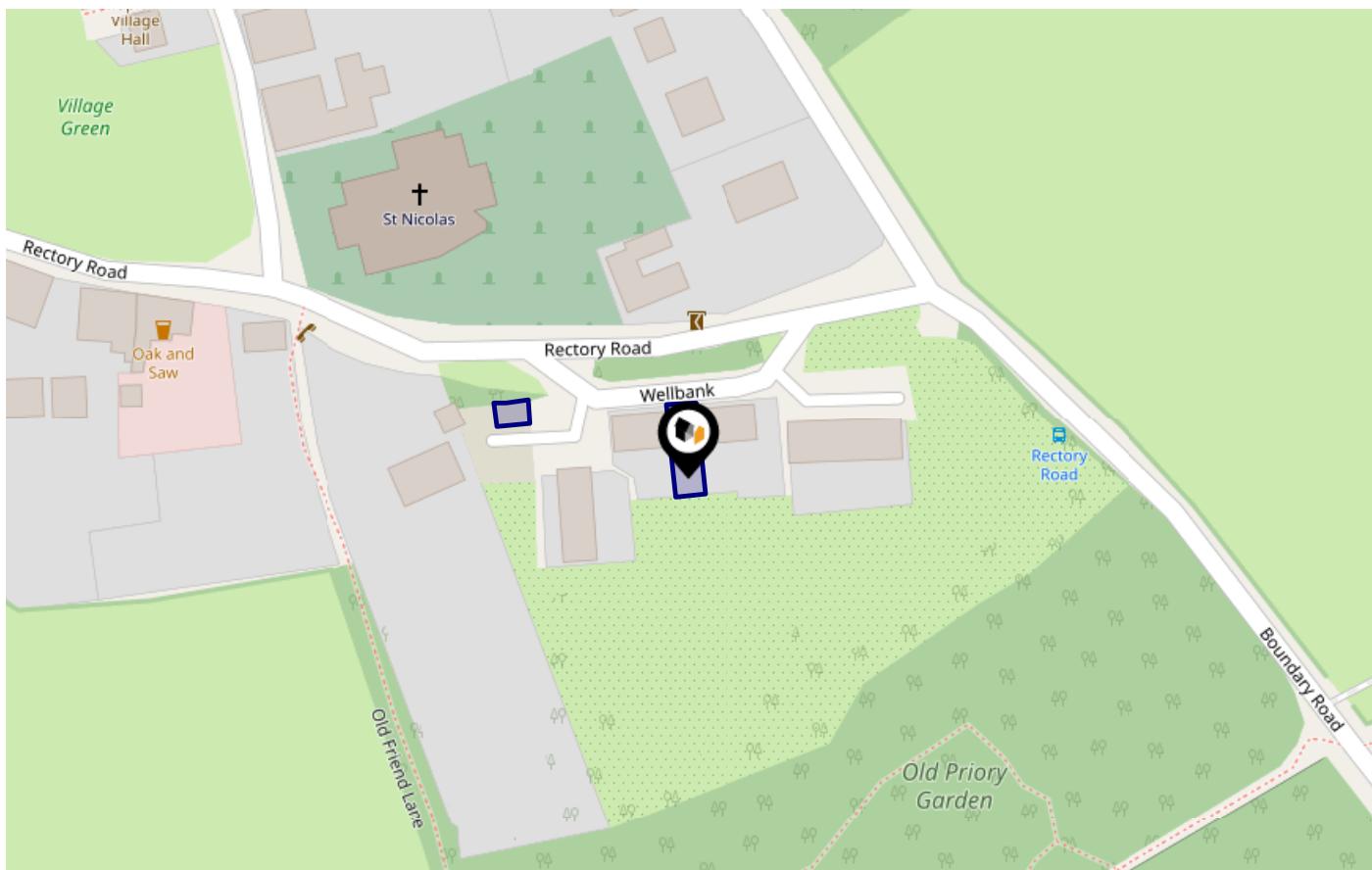


Flood Risk

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.

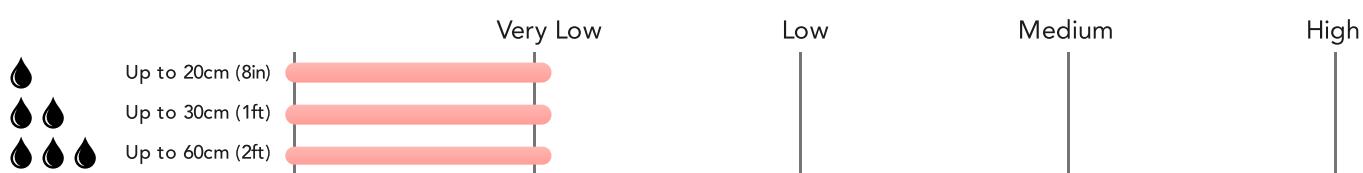


Risk Rating: Very low

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:

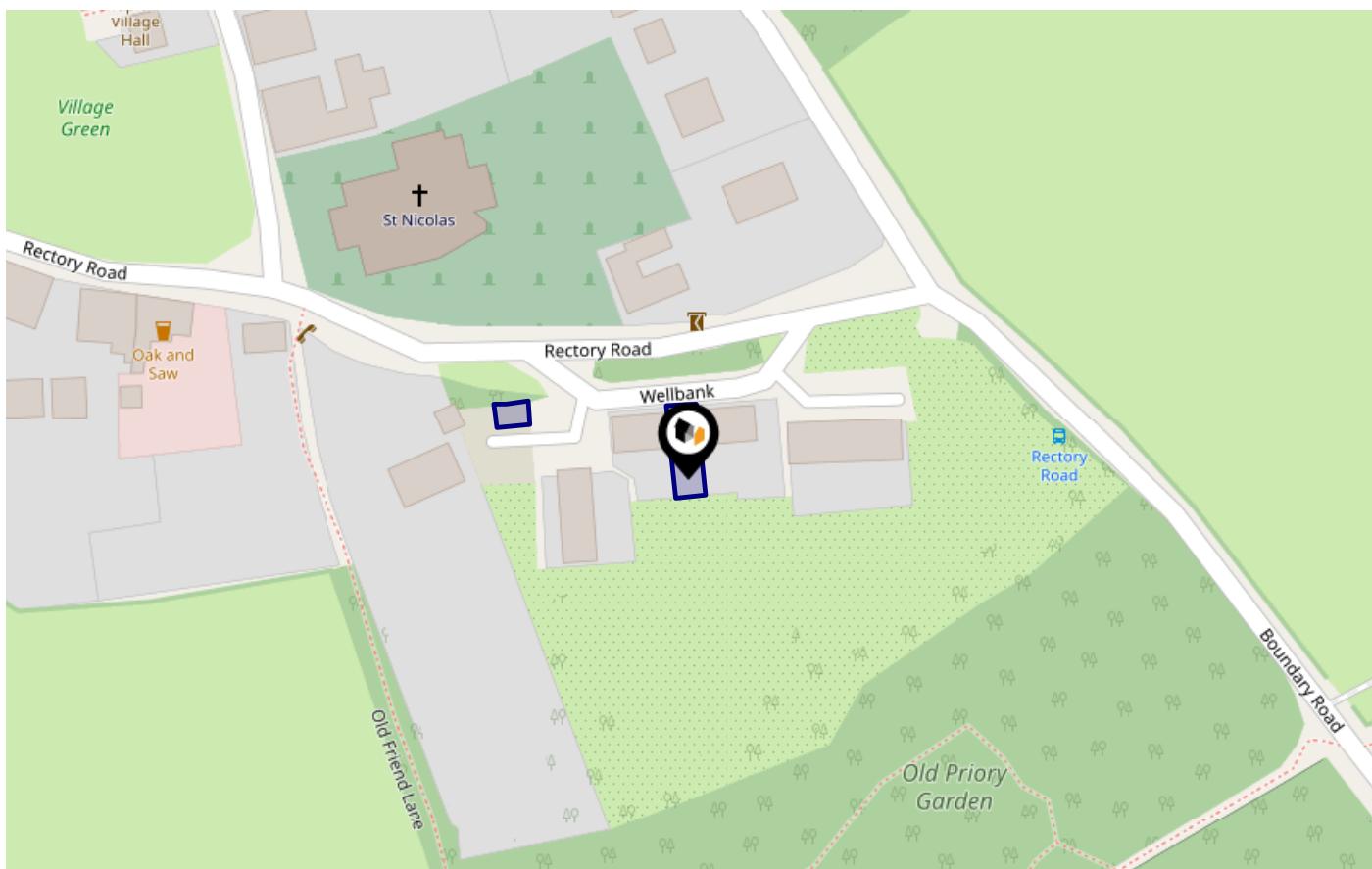


Flood Risk

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.

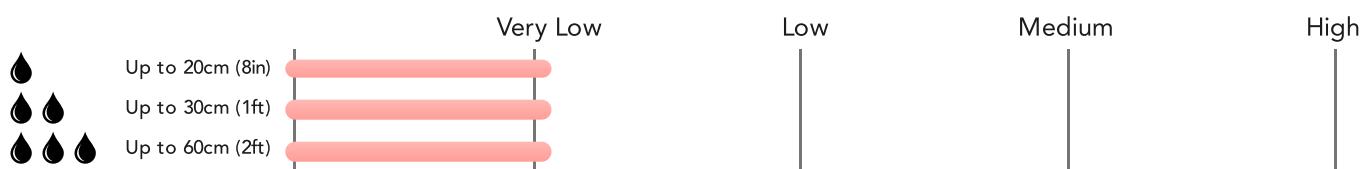


Risk Rating: Very low

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:

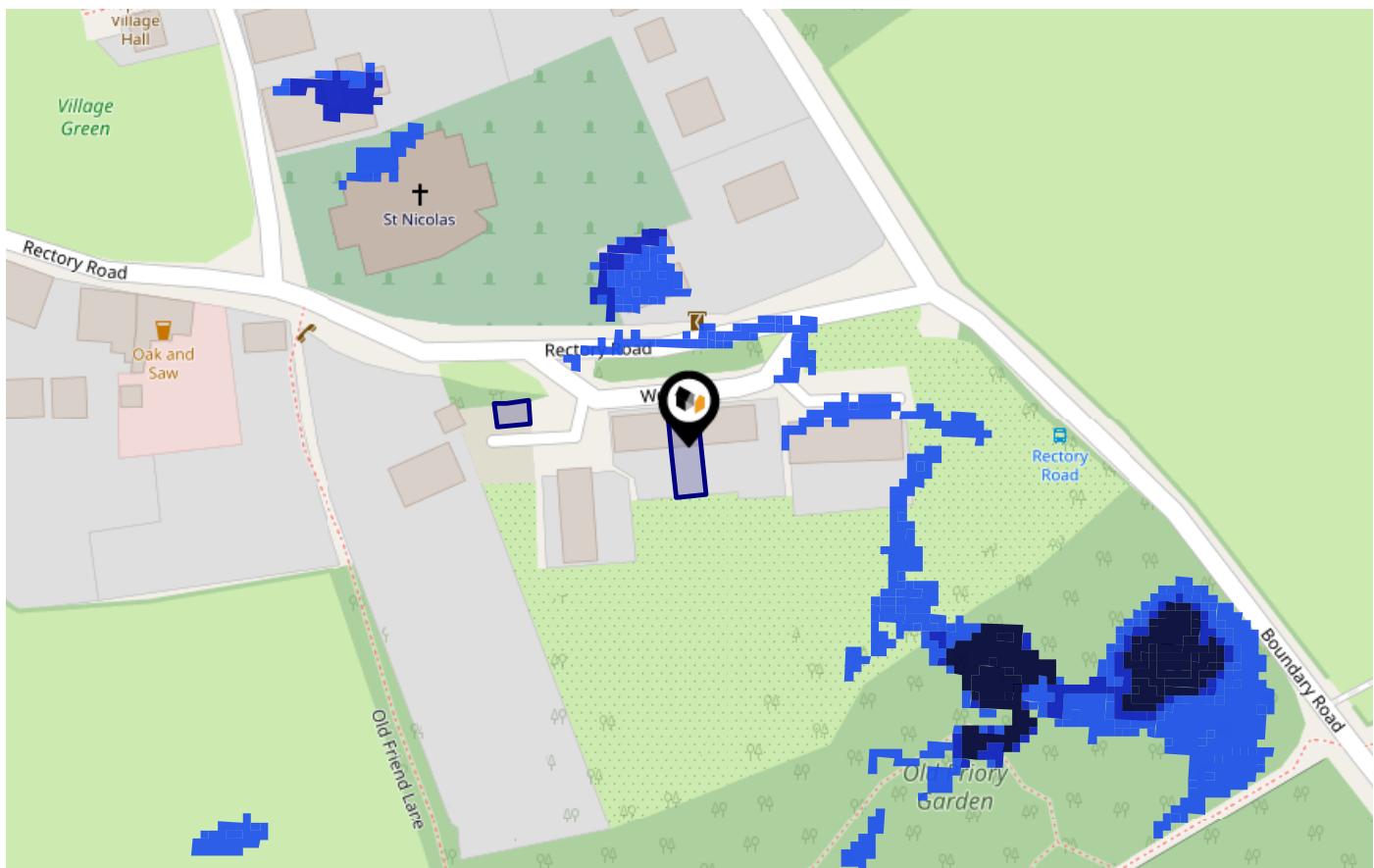


Flood Risk

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

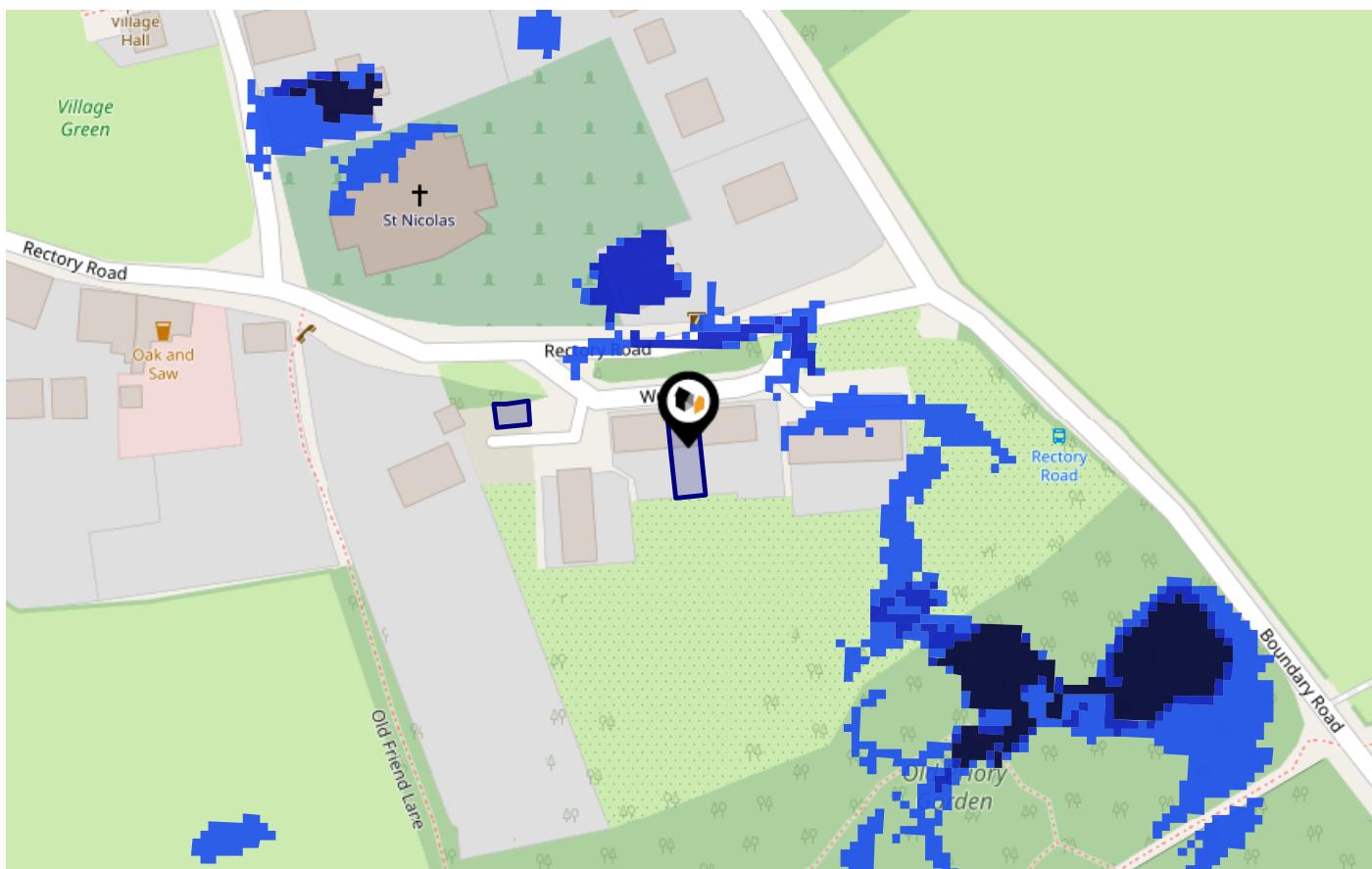


Flood Risk

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.

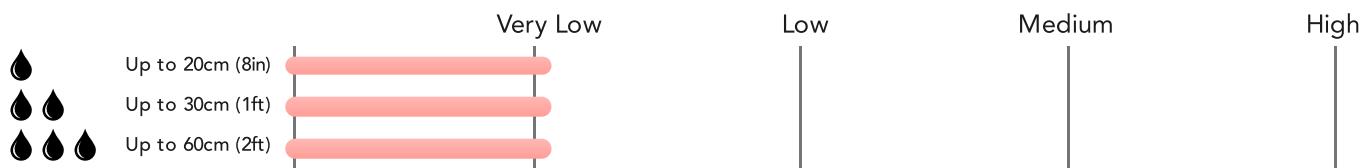


Risk Rating: Very low

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:

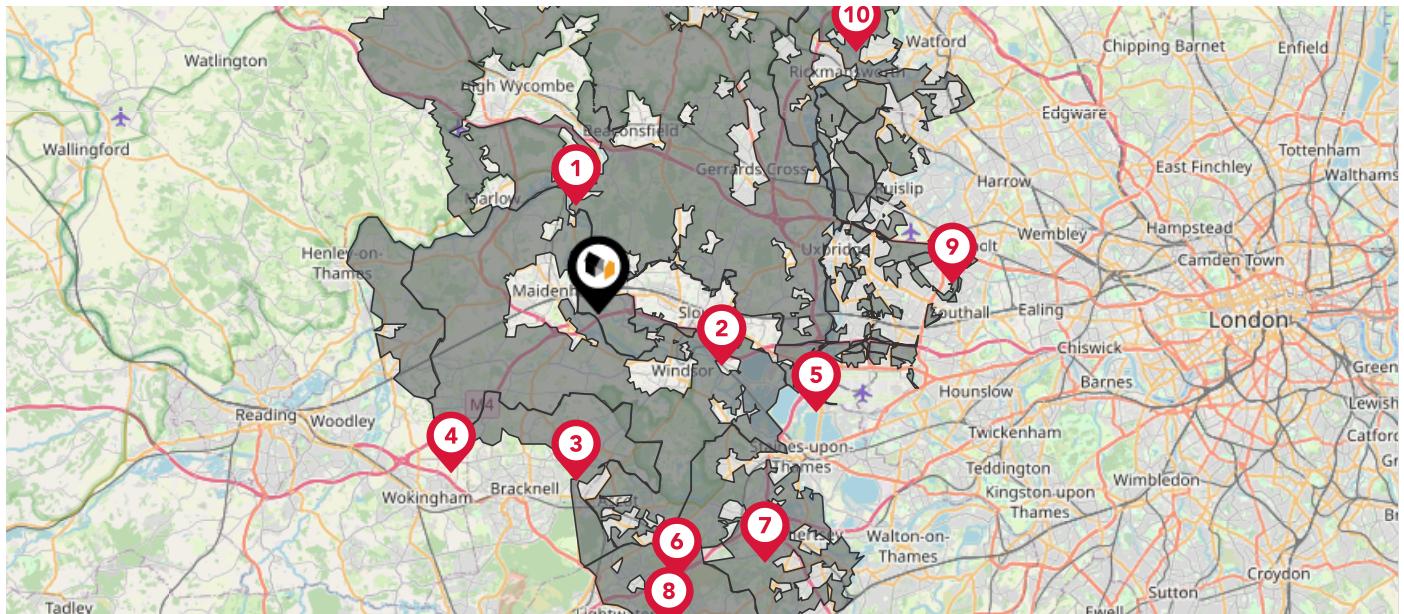


Maps

Green Belt



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



Nearby Green Belt Land

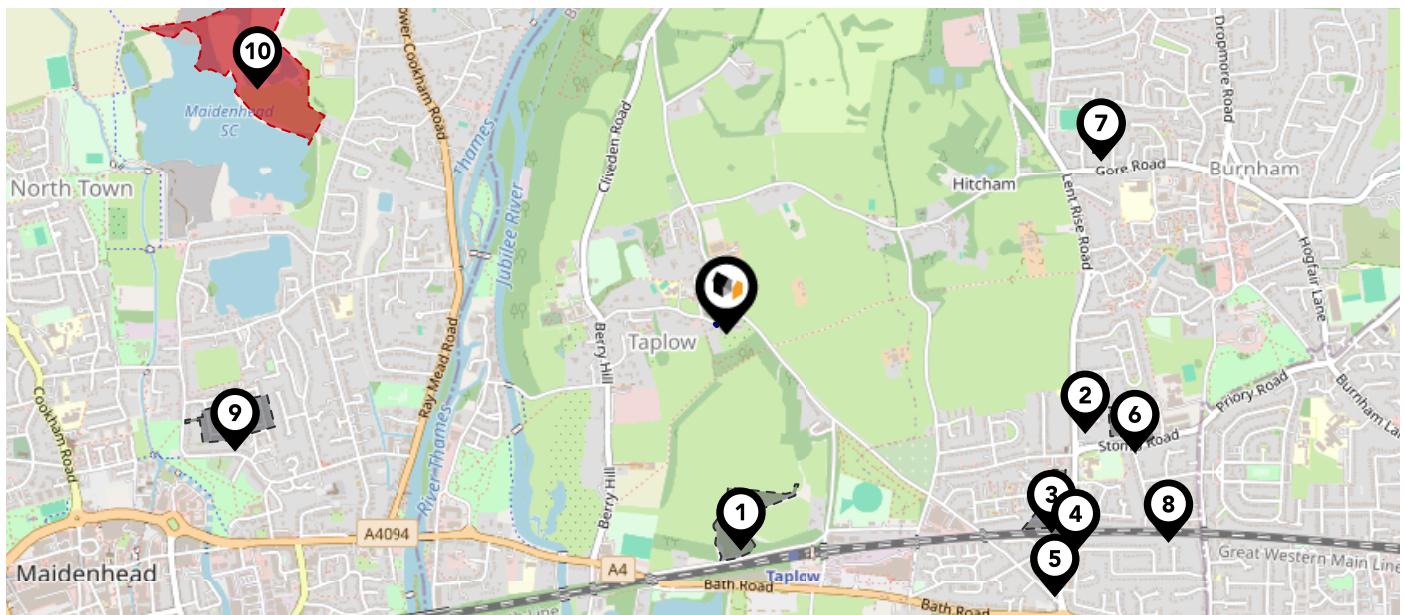
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Slough
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
-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

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	Taplow Station-Iver, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
2	Lent Rise Road Landfill-Lent Rise Road	Historic Landfill	<input type="checkbox"/>
3	Lent Rise Coal Yard-Lent Rise, Slough, London	Historic Landfill	<input type="checkbox"/>
4	Lent Rise Road-Burnham, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
5	Lake End Road-Lent Rise, Slough, London	Historic Landfill	<input type="checkbox"/>
6	Stomp Road Landfill-Stomp Road	Historic Landfill	<input type="checkbox"/>
7	Tockley Road Landfill-Tockley Road	Historic Landfill	<input type="checkbox"/>
8	Chiltern View Landfill-Lent Rise, Slough, London	Historic Landfill	<input type="checkbox"/>
9	Badnalls Pit-Maidenhead	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/AP3493EK/V004 - Summerleaze Ltd	Active Landfill	<input checked="" type="checkbox"/>

Maps

Listed Buildings

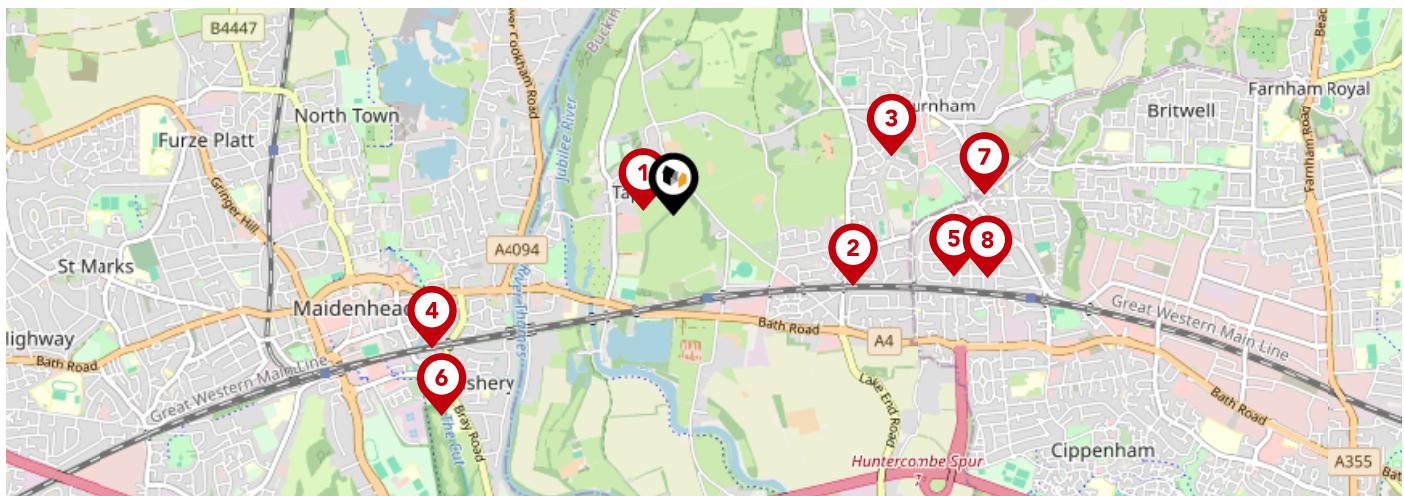


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1309102 - Wee Cott And Rose Cott	Grade II	0.1 miles
1125017 - The Old Rectory	Grade II	0.1 miles
1125019 - Garden Wall And Entrance Of Old Rectory	Grade II	0.1 miles
1309135 - Church Of St Nicholas	Grade II	0.1 miles
1125056 - Old Cottage	Grade II	0.1 miles
1125016 - The Cottage And Farm View	Grade II	0.1 miles
1332403 - The Porches	Grade II	0.1 miles
1124997 - K6 Telephone Kiosk	Grade II	0.1 miles
1125020 - Garden Wall And Gates Of The Rectory	Grade II	0.1 miles
1166030 - Elibank House	Grade II	0.2 miles

Area Schools



Nursery Primary Secondary College Private

1 St Nicolas' Church of England Combined School

Ofsted Rating: Good | Pupils: 216 | Distance: 0.14



2 Lent Rise School

Ofsted Rating: Good | Pupils: 449 | Distance: 0.88



3 St Peter's Church of England Primary School

Ofsted Rating: Good | Pupils: 265 | Distance: 1.04



4 RBWM Alternative Learning Provision

Ofsted Rating: Good | Pupils: 18 | Distance: 1.27



5 Our Lady of Peace Catholic Primary and Nursery School

Ofsted Rating: Good | Pupils: 429 | Distance: 1.32



6 Oldfield Primary School

Ofsted Rating: Outstanding | Pupils: 415 | Distance: 1.41



7 Burnham Grammar School

Ofsted Rating: Good | Pupils: 1267 | Distance: 1.44

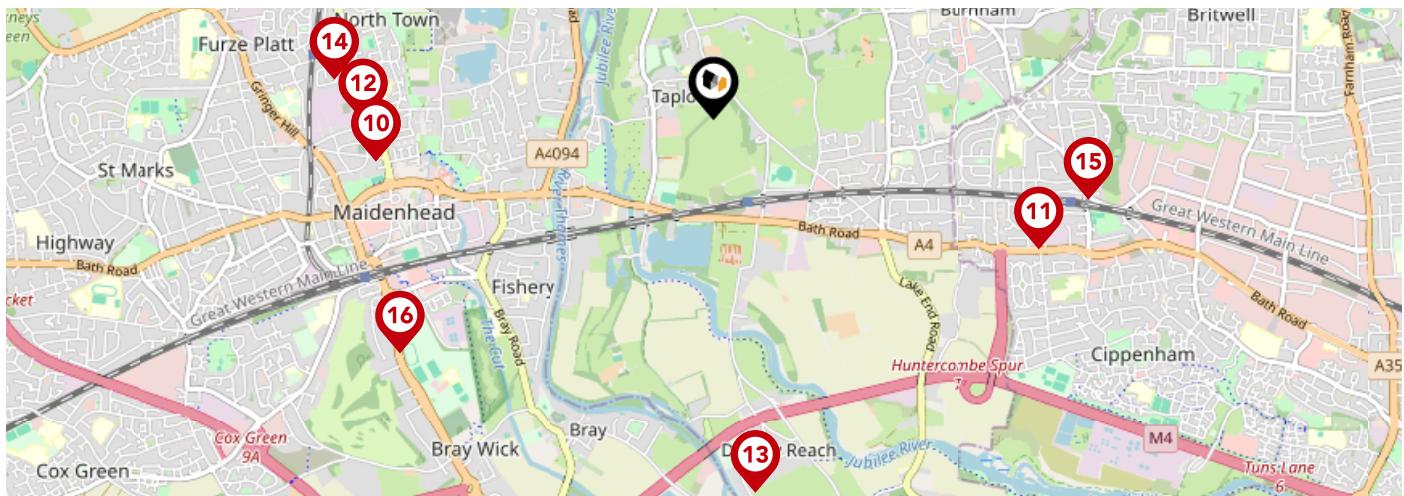


8 Priory School

Ofsted Rating: Good | Pupils: 649 | Distance: 1.47



Area Schools



Nursery Primary Secondary College Private



St Luke's CofE Primary School

Ofsted Rating: Outstanding | Pupils: 326 | Distance: 1.57



St Mary's Catholic Primary School, Maidenhead

Ofsted Rating: Requires improvement | Pupils: 304 | Distance: 1.57



Al-Madani Independent Grammar School

Ofsted Rating: Good | Pupils: 89 | Distance: 1.61



Riverside Primary School and Nursery

Ofsted Rating: Good | Pupils: 389 | Distance: 1.62



Dorney School

Ofsted Rating: Requires improvement | Pupils: 164 | Distance: 1.73



Maidenhead Nursery School

Ofsted Rating: Outstanding | Pupils: 74 | Distance: 1.76



Haybrook College

Ofsted Rating: Good | Pupils: 124 | Distance: 1.76

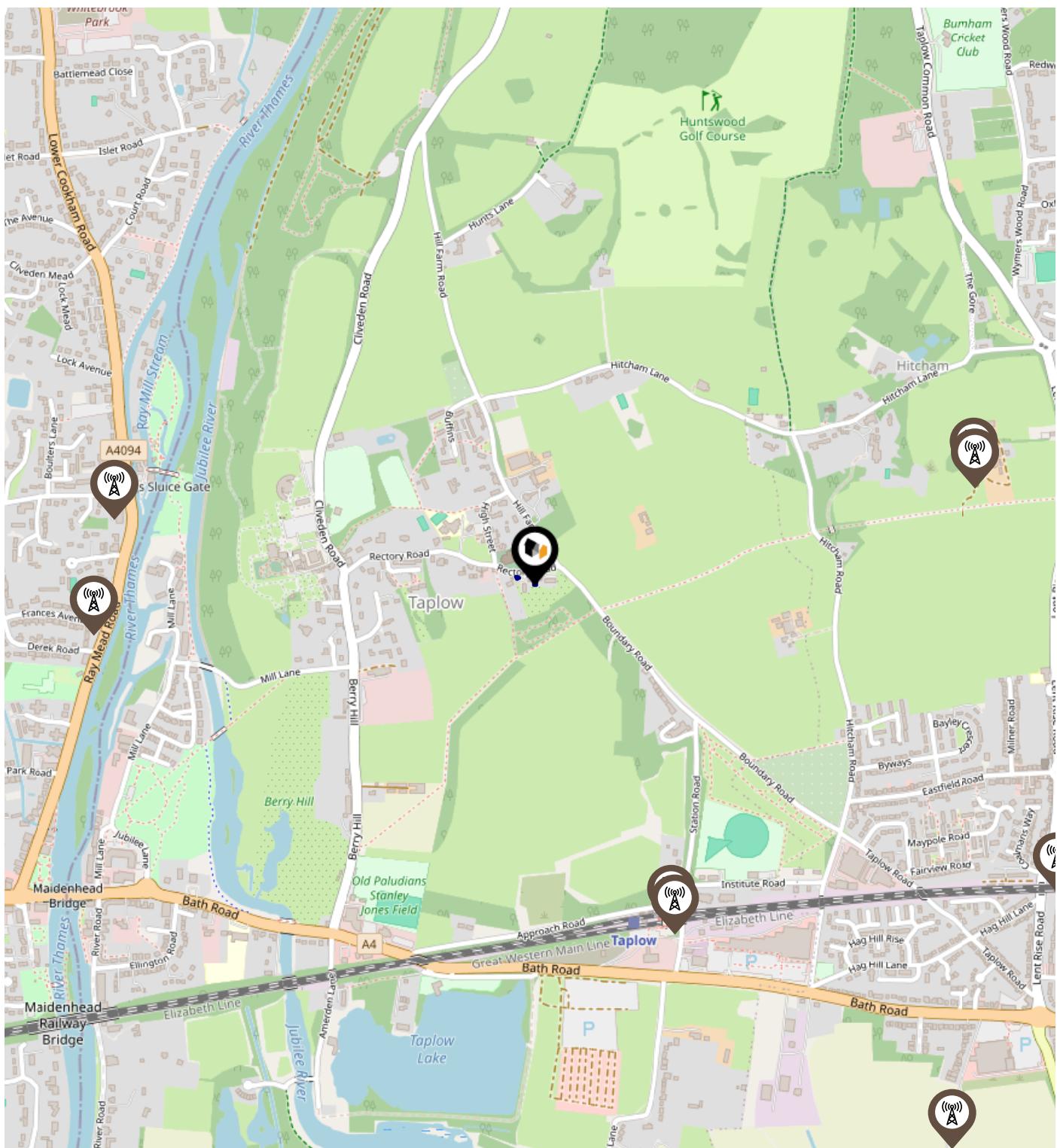


Forest Bridge School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.81



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

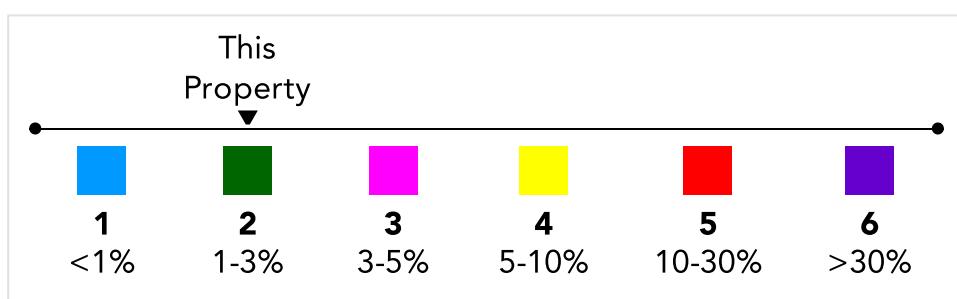
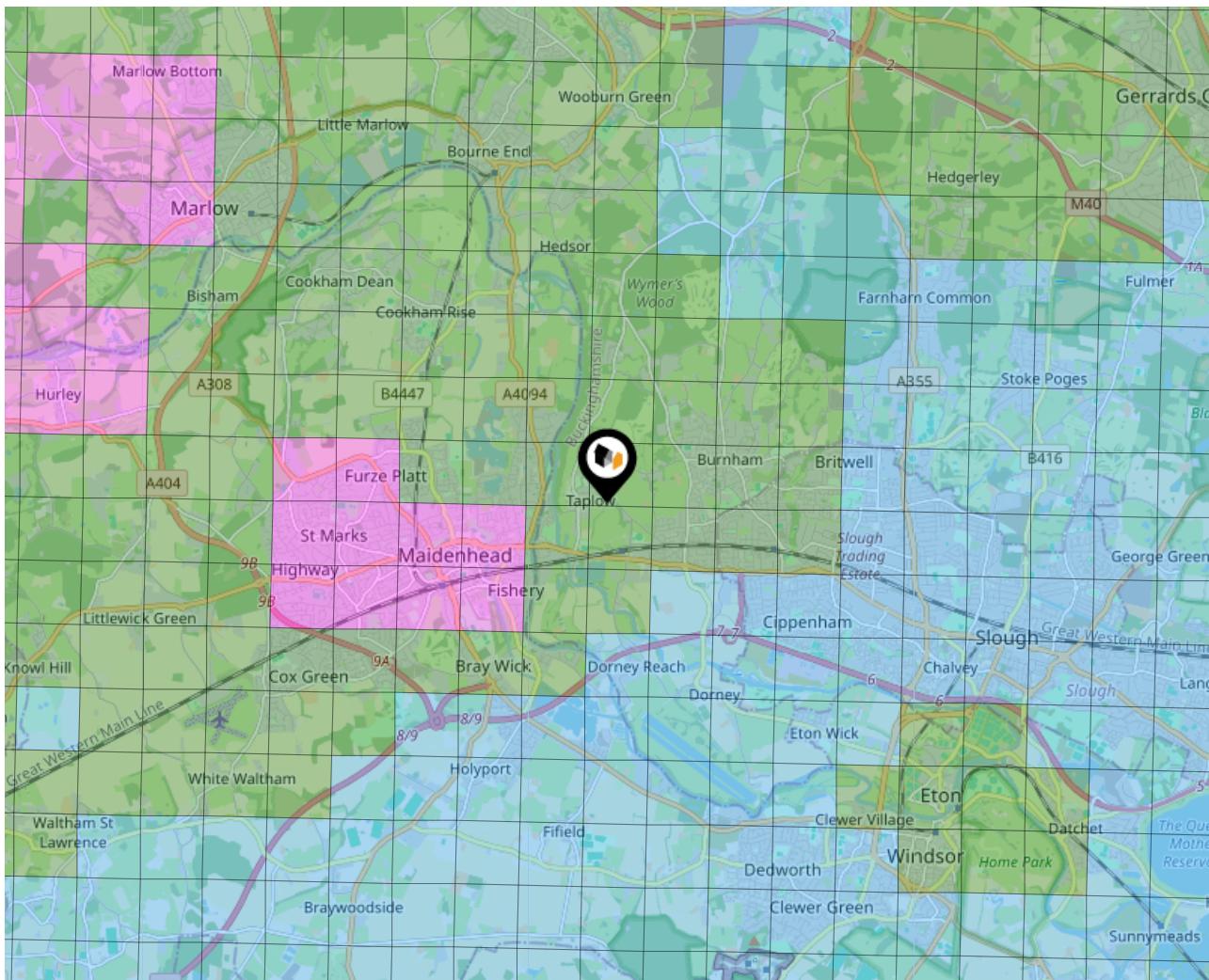
Environment

Radon Gas

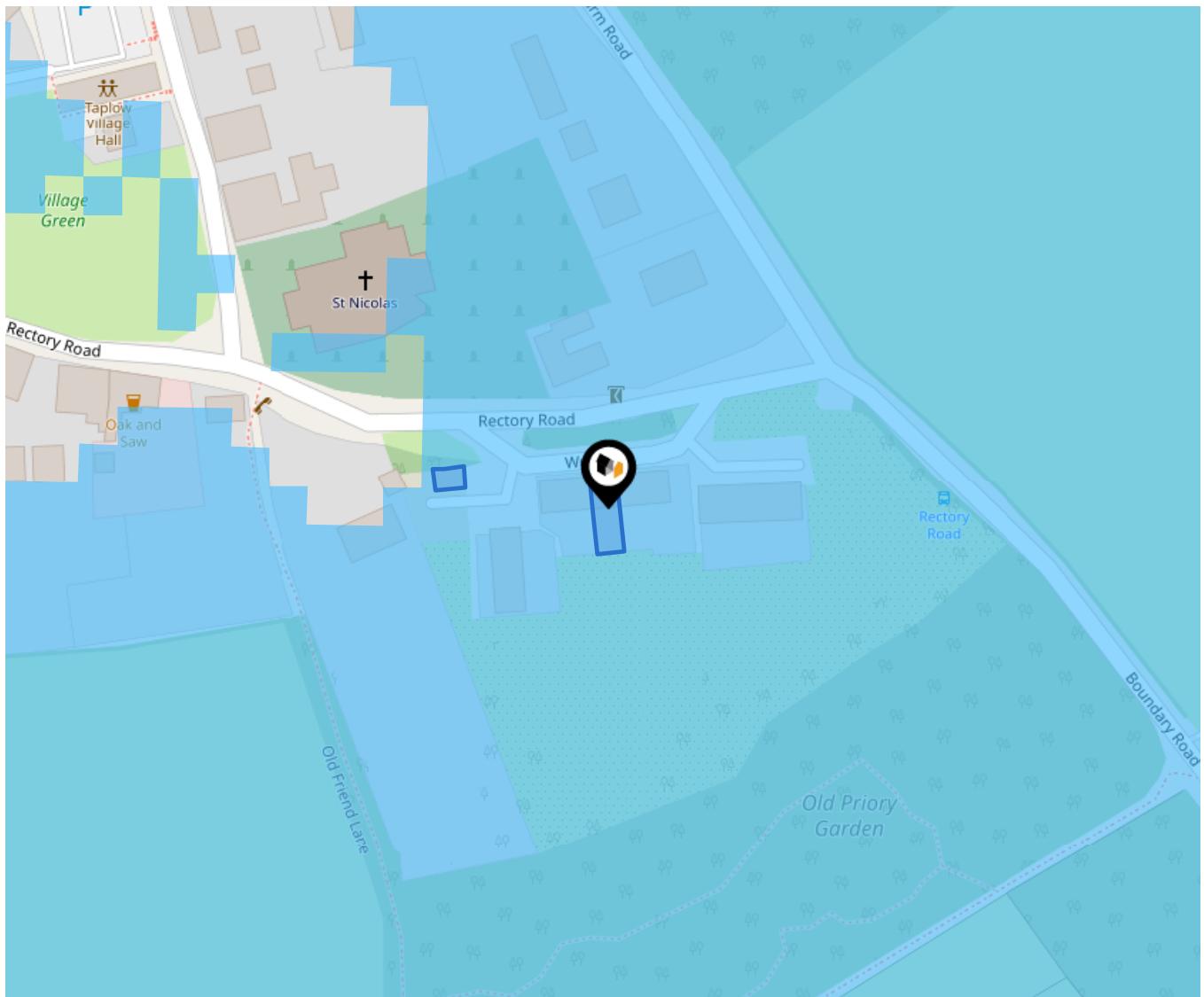


What is Radon?

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:

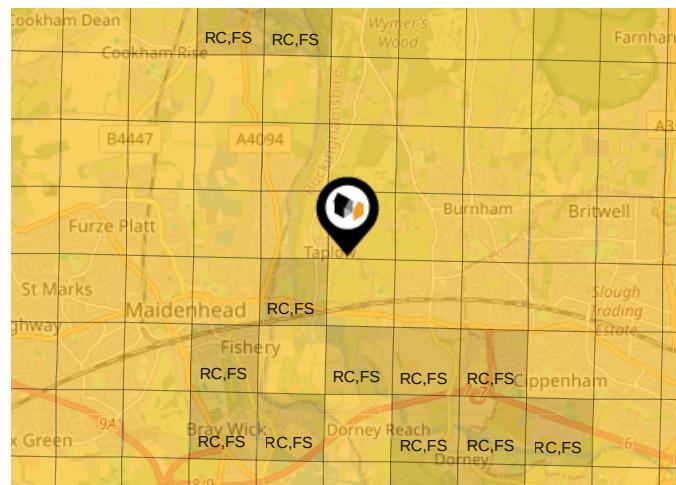
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment **Soils & Clay**



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

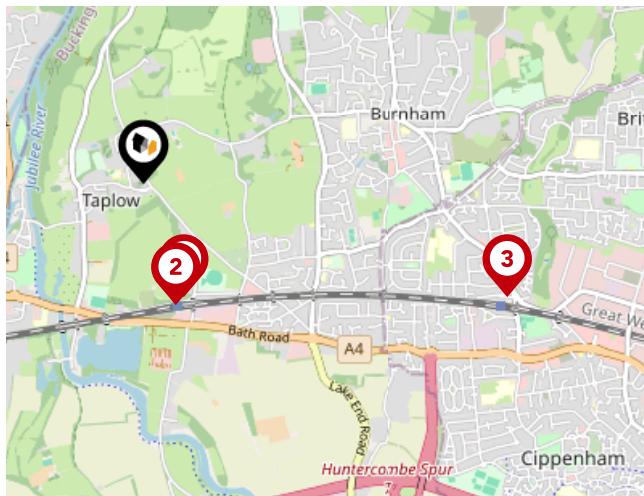
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL



Primary Classifications (Most Common Clay Types)

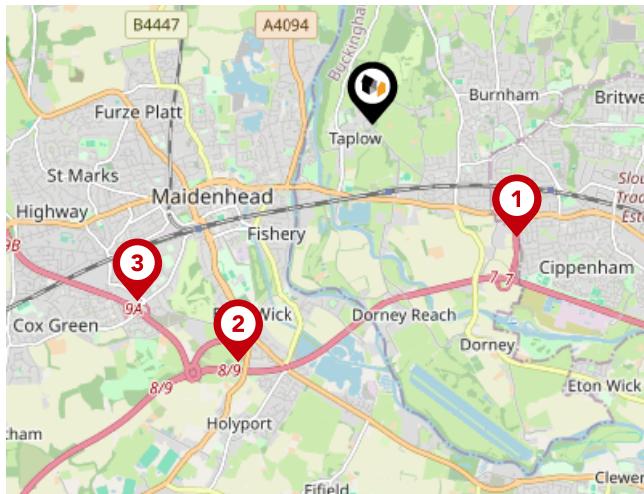
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



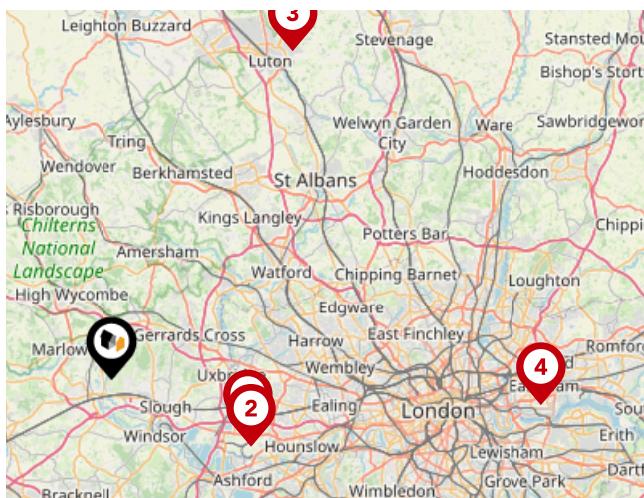
National Rail Stations

Pin	Name	Distance
1	Taplow Rail Station	0.55 miles
2	Taplow Rail Station	0.58 miles
3	Burnham (Berks) Rail Station	1.75 miles



Trunk Roads/Motorways

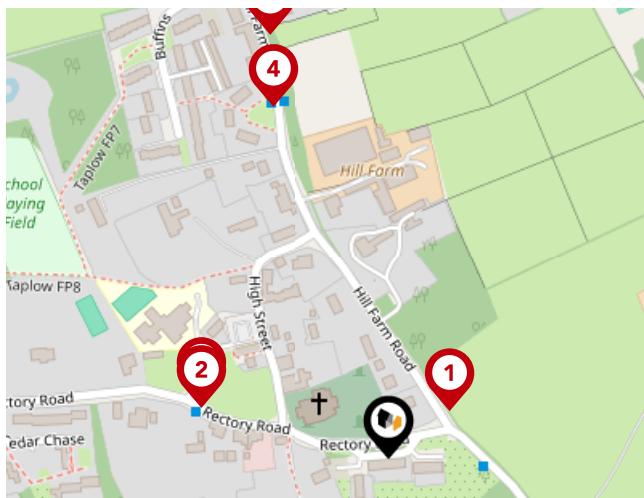
Pin	Name	Distance
1	M4 J7	1.68 miles
2	M4 J8	2.51 miles
3	A404(M) J9A	2.72 miles
4	M40 J3	5.01 miles
5	M4 J6	3.47 miles



Airports/Helipads

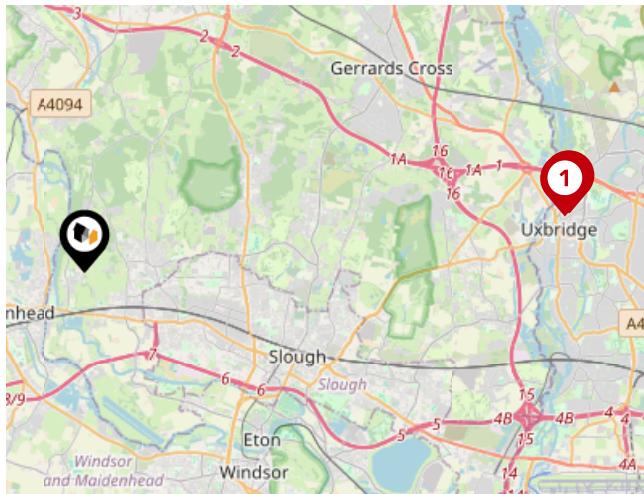
Pin	Name	Distance
1	Heathrow Airport	10.75 miles
2	Heathrow Airport Terminal 4	11.35 miles
3	Luton Airport	27.5 miles
4	Silvertown	31.71 miles

Area Transport (Local)



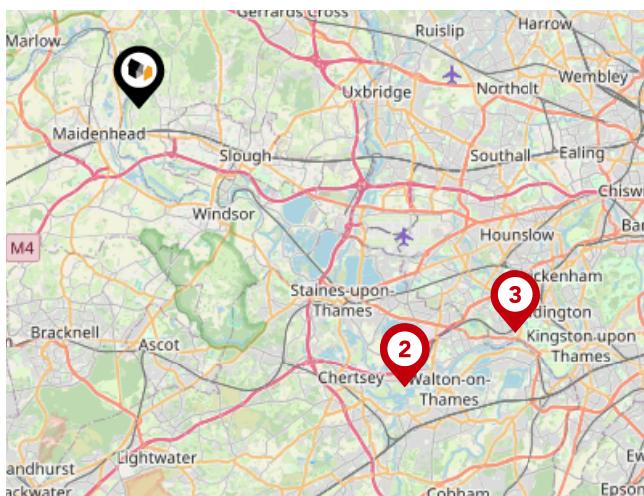
Bus Stops/Stations

Pin	Name	Distance
1	Rectory Road	0.04 miles
2	Village Green	0.11 miles
3	Village Green	0.11 miles
4	Desborough Cottages	0.21 miles
5	Desborough Cottages	0.25 miles



Local Connections

Pin	Name	Distance
1	Uxbridge Station	8.93 miles
2	Uxbridge Underground Station	8.99 miles
3	Uxbridge Underground Station	9.03 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.21 miles
2	Weybridge Ferry Landing	14.27 miles
3	Molesey - Hurst Park Ferry Landing	16.16 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.

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