

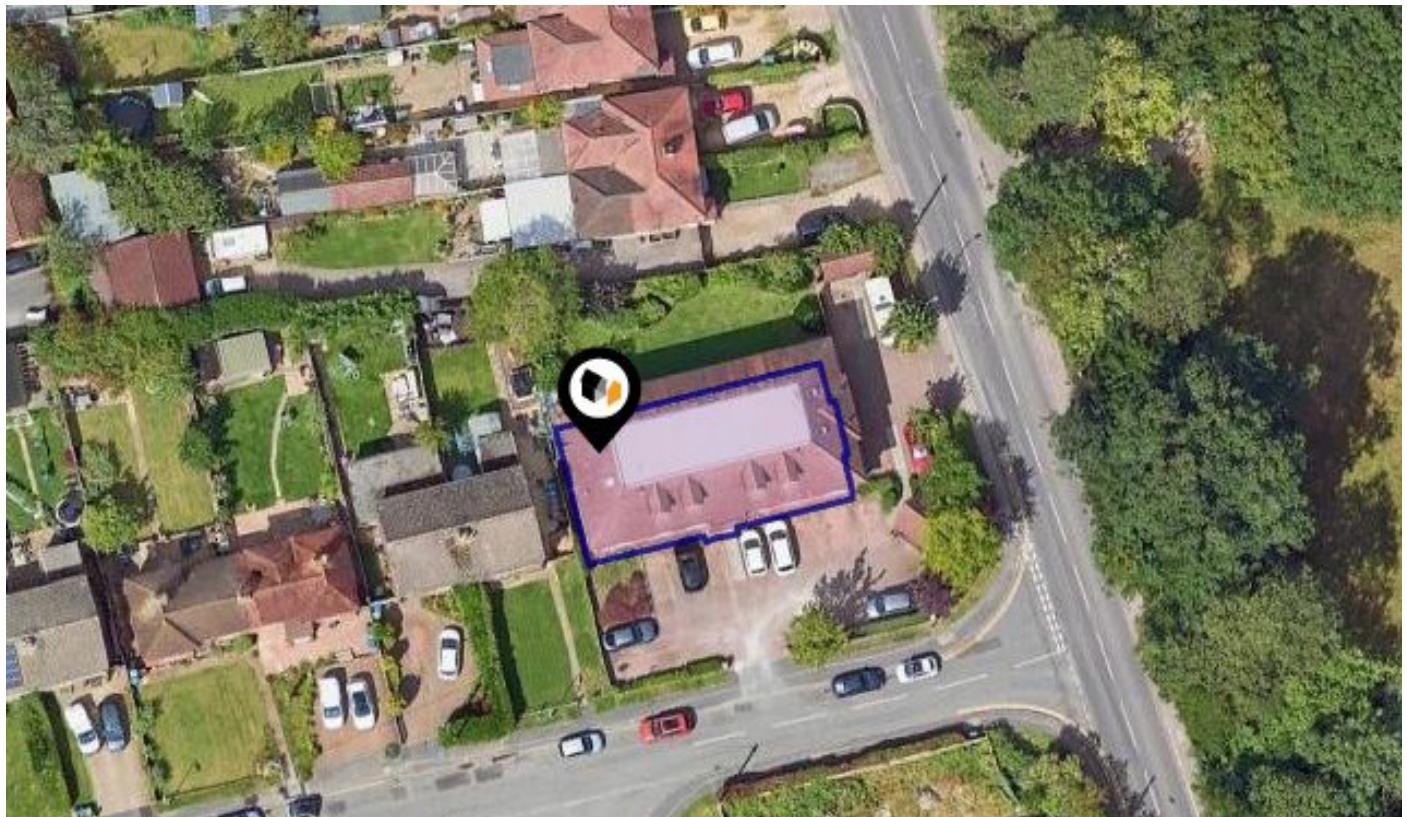


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th January 2026



ROEBUCK ESTATE, BINFIELD, BRACKNELL, RG42

Avocado Property

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www.avocadopropertyagents.co.uk



Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 2
Plot Area: 0.07 acres
Year Built : 2004
Council Tax : Band C
Annual Estimate: £1,916
Title Number: BK392615

Tenure: Leasehold
Start Date: 14/10/2004
End Date: 24/06/2104
Lease Term: 100 years from 24 June 2004
Term Remaining: 78 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



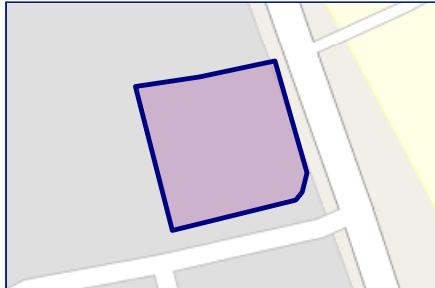
Satellite/Fibre TV Availability:



Property Multiple Title Plans

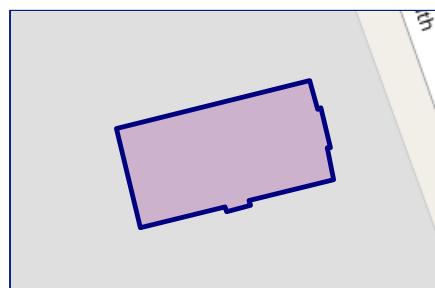


Freehold Title Plan



BK293138

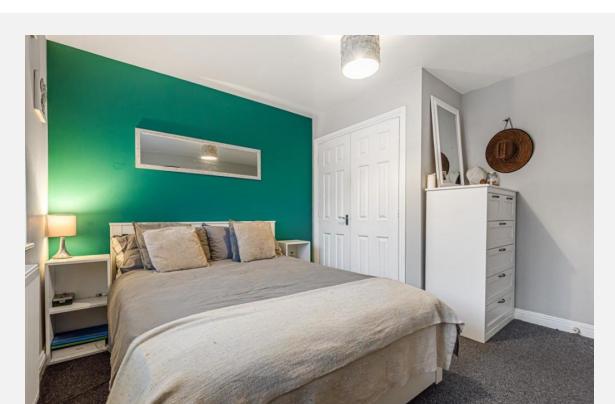
Leasehold Title Plan



BK392615

Start Date: 14/10/2004
End Date: 24/06/2104
Lease Term: 100 years from 24 June 2004
Term Remaining: 78 years

Gallery Photos



Gallery Photos

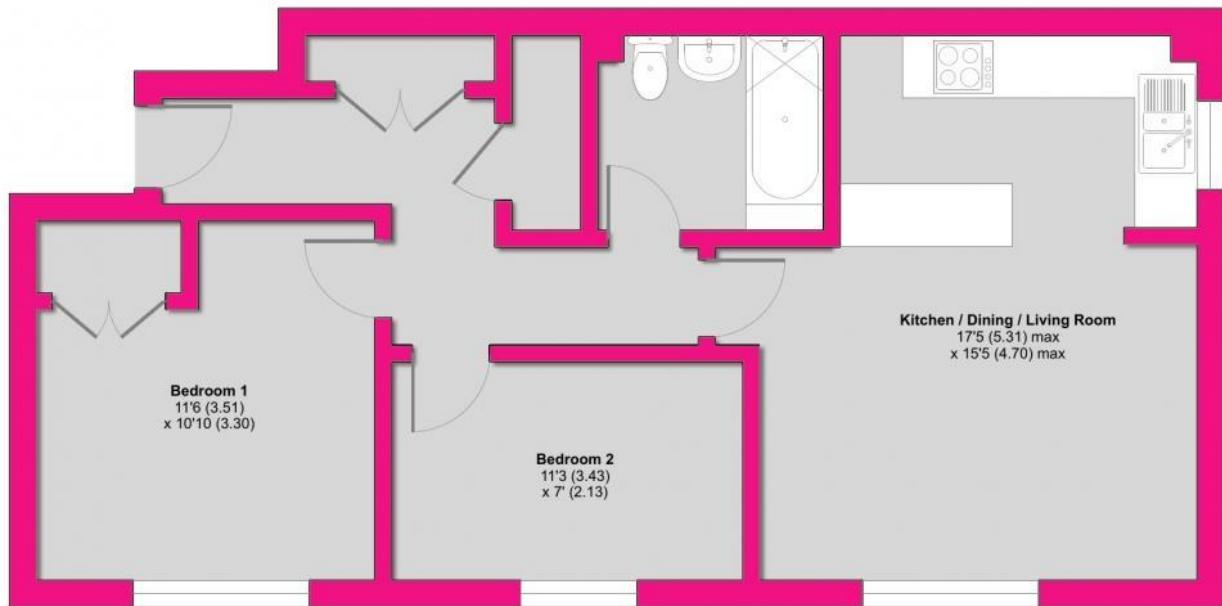


ROEBUCK ESTATE, BINFIELD, BRACKNELL, RG42

Roebuck Estate, Binfield, Bracknell, RG42

Approximate Area = 613 sq ft / 57 sq m

For identification only - Not to scale

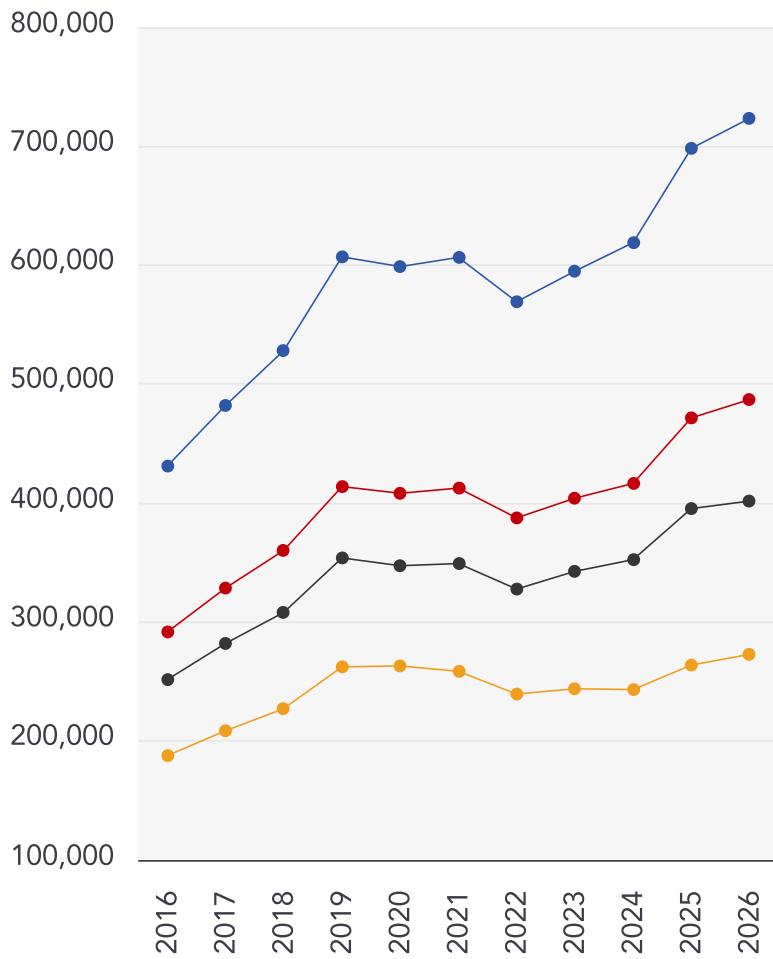


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntclicom 2022.
Produced for David Cliff. REF: 808402

Market House Price Statistics



10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

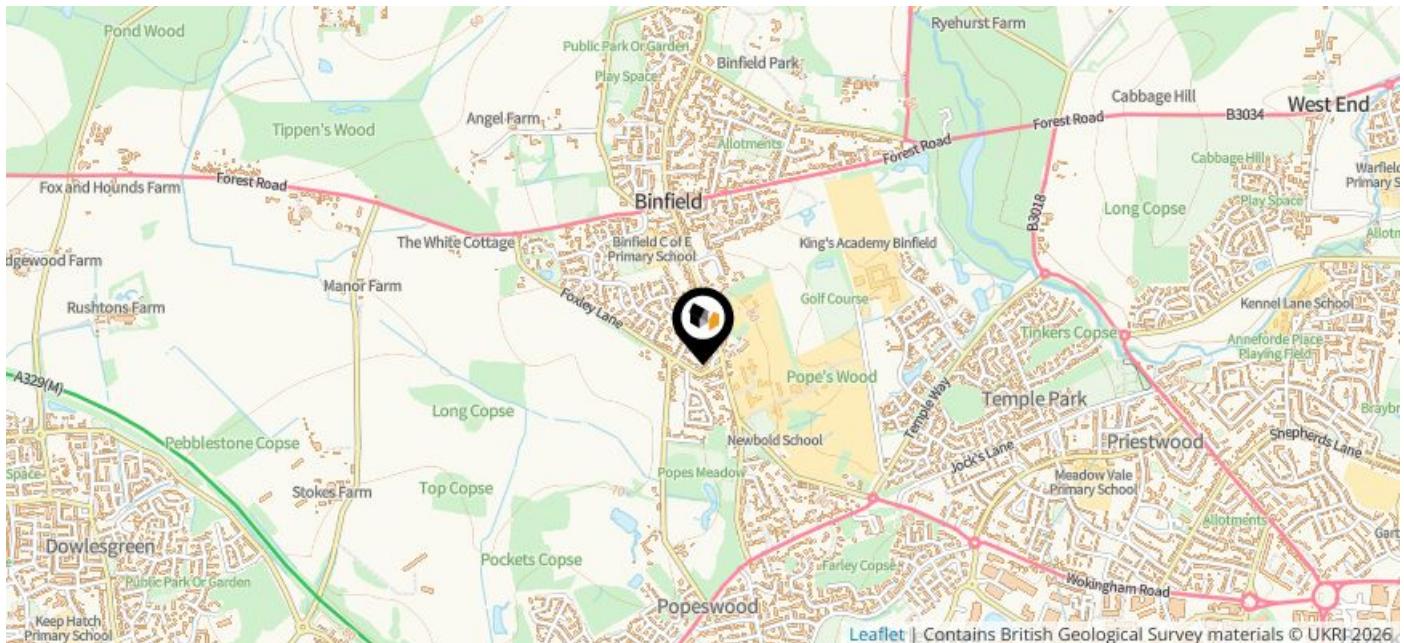
+45.31%

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.

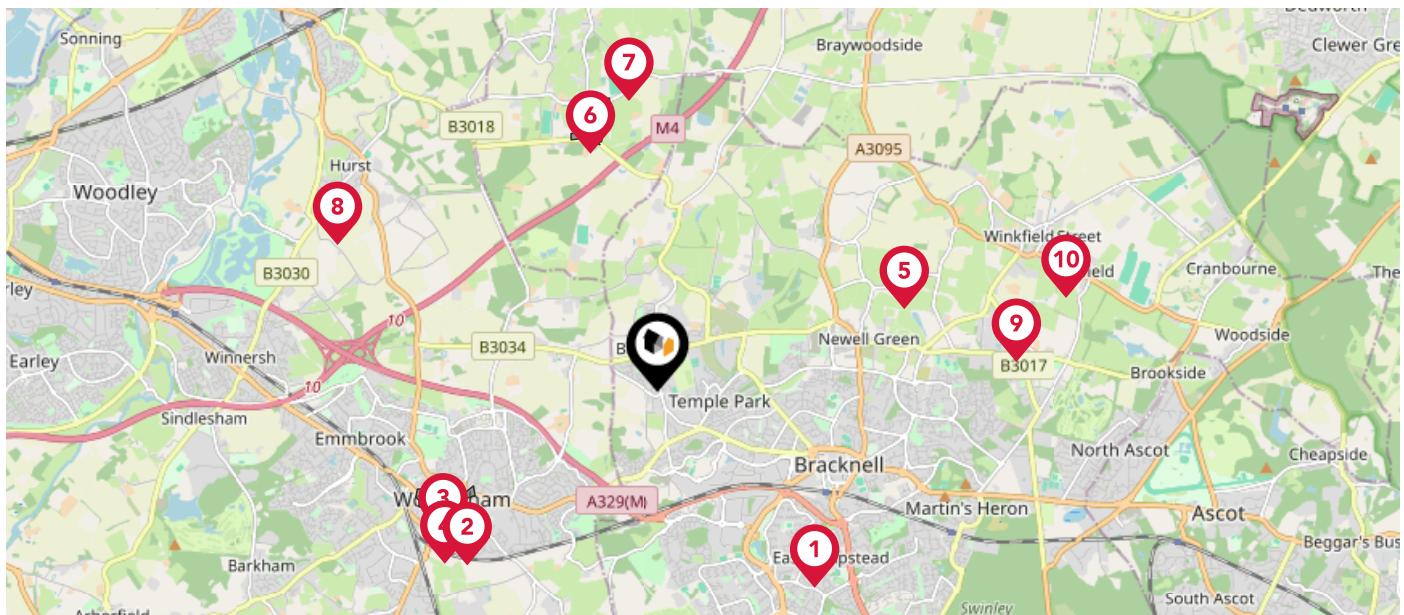
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

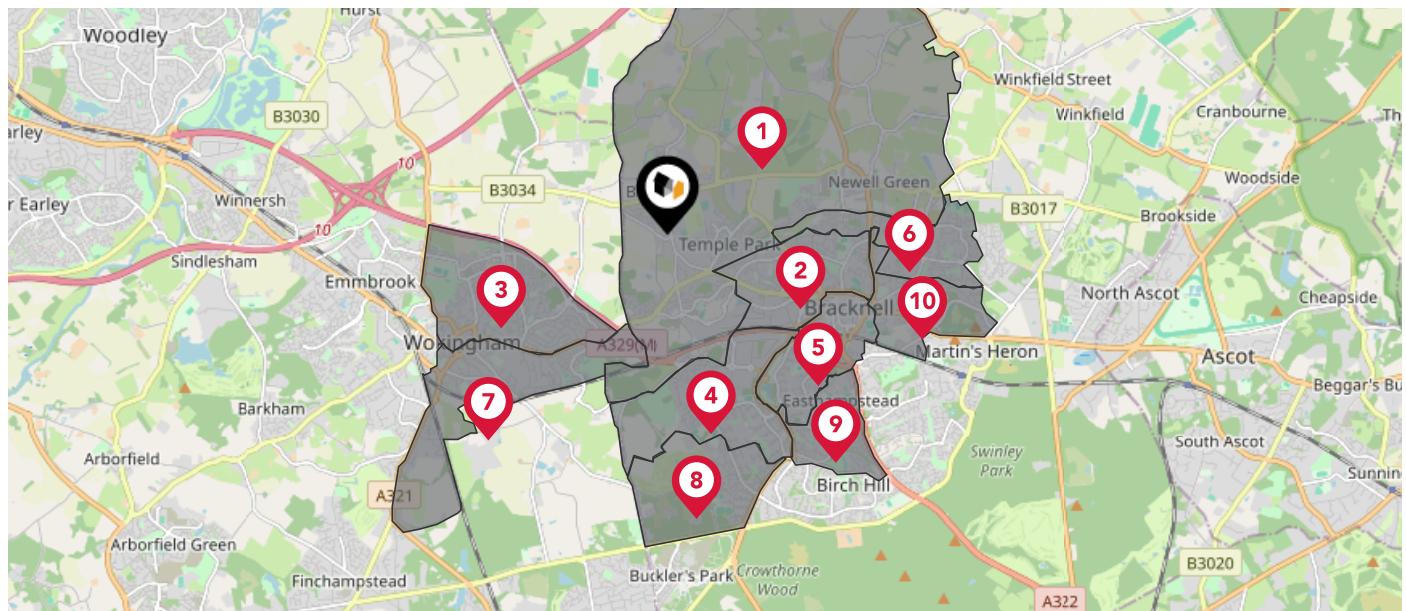
- 1 Easthampstead
- 2 Murdoch Road
- 3 Wokingham Town Centre
- 4 Langborough Road
- 5 Warfield
- 6 Shurlock Row
- 7 Beenham's Heath
- 8 Hurst
- 9 Winkfield Row
- 10 Winkfield Village

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

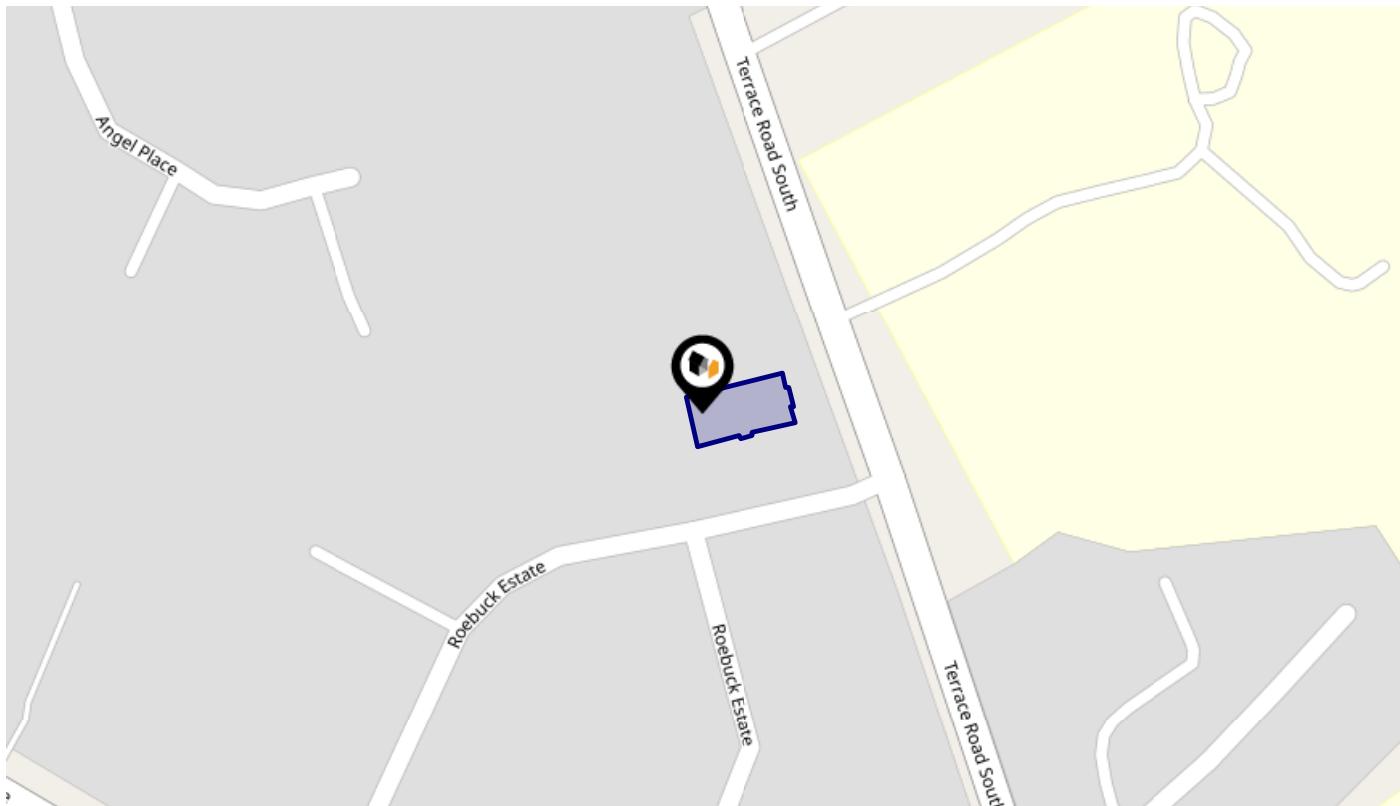
- 1 Binfield with Warfield Ward
- 2 Priestwood and Garth Ward
- 3 Norreys Ward
- 4 Great Hollands North Ward
- 5 Wildridings and Central Ward
- 6 Warfield Harvest Ride Ward
- 7 Wescott Ward
- 8 Great Hollands South Ward
- 9 Old Bracknell Ward
- 10 Bullbrook Ward

Maps

Rail Noise



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

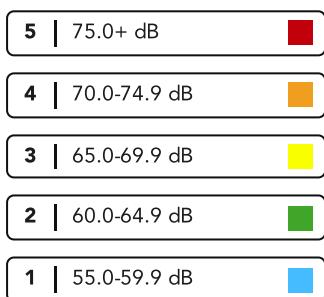


Rail Noise Data

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:

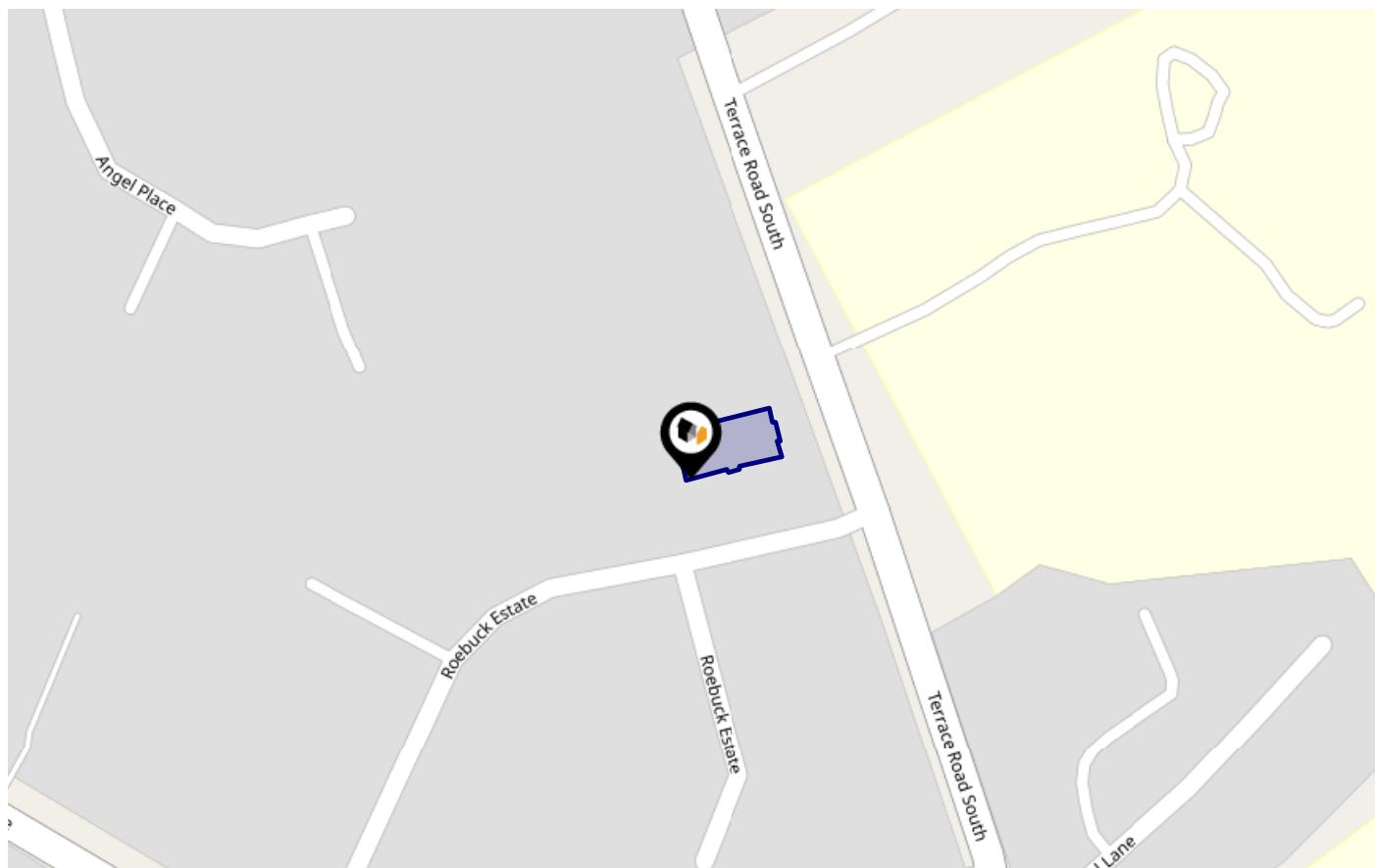


Flood Risk

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.

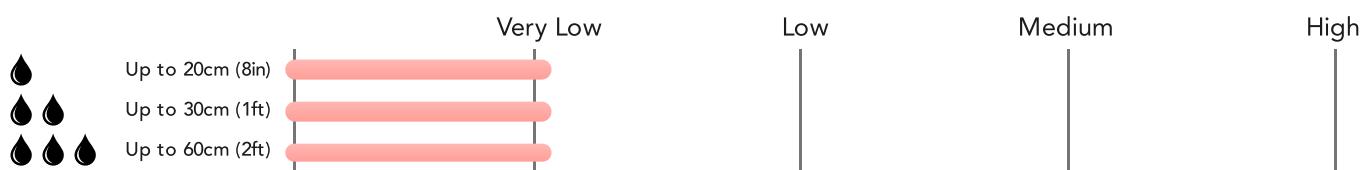


Risk Rating: Very low

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:

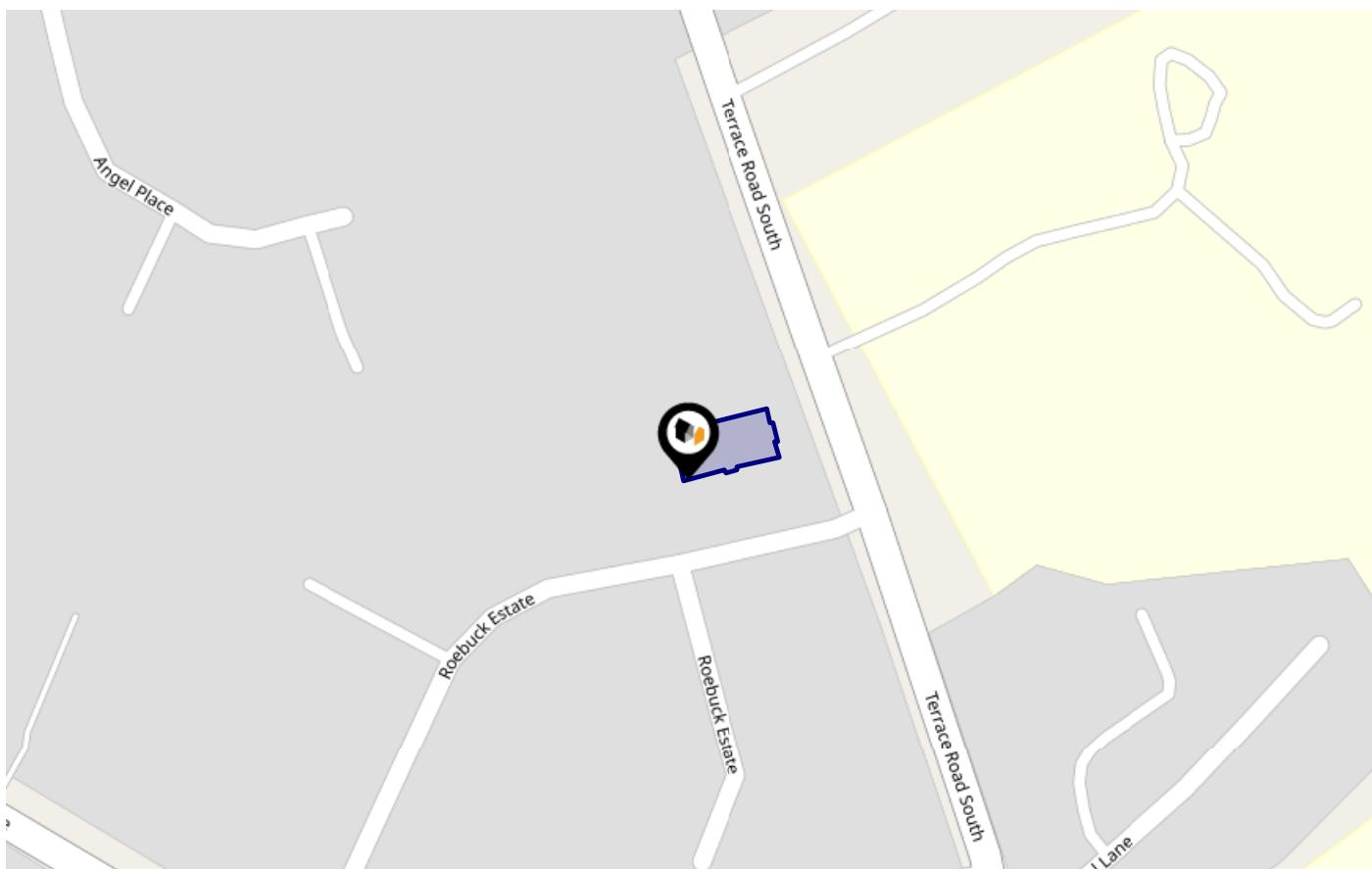


Flood Risk

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.

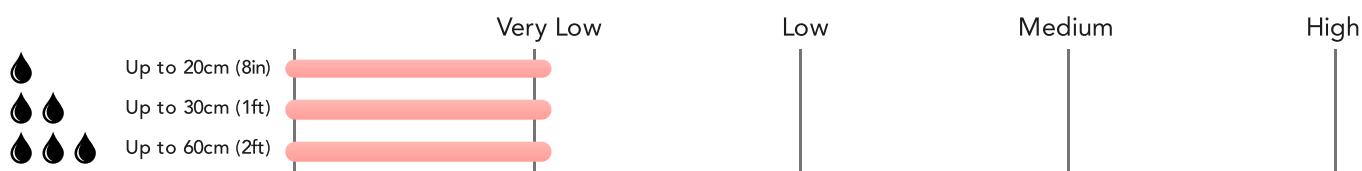


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

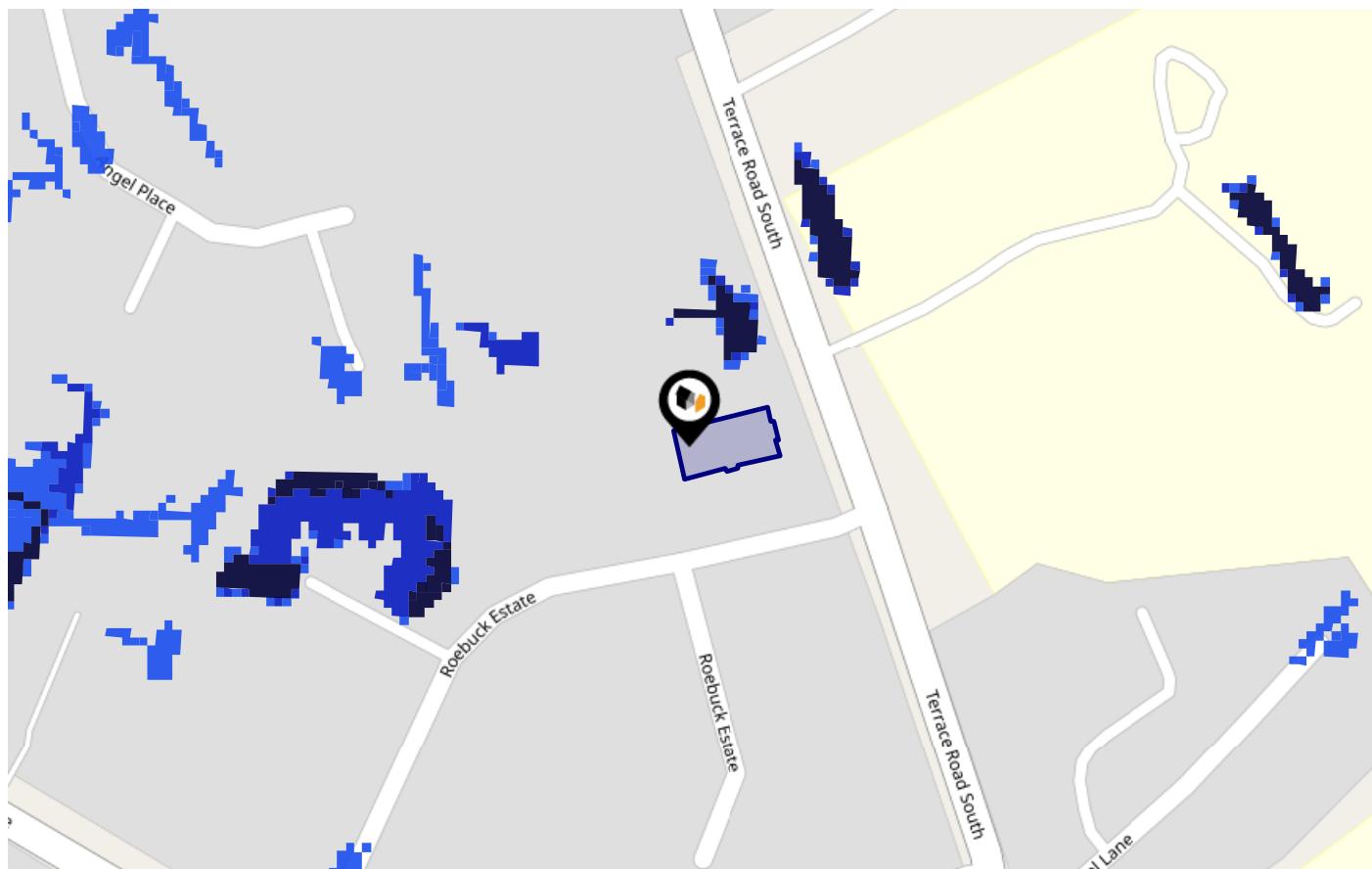


Flood Risk

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.

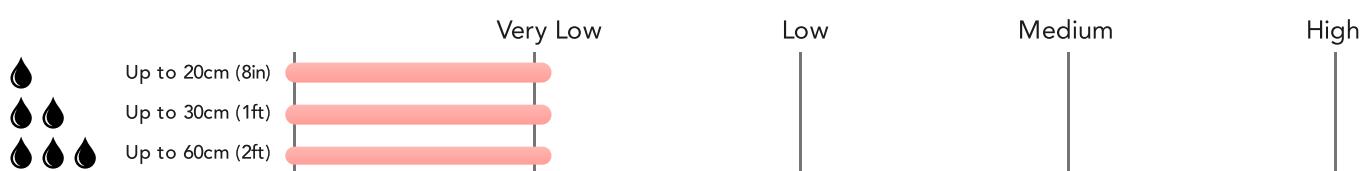


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

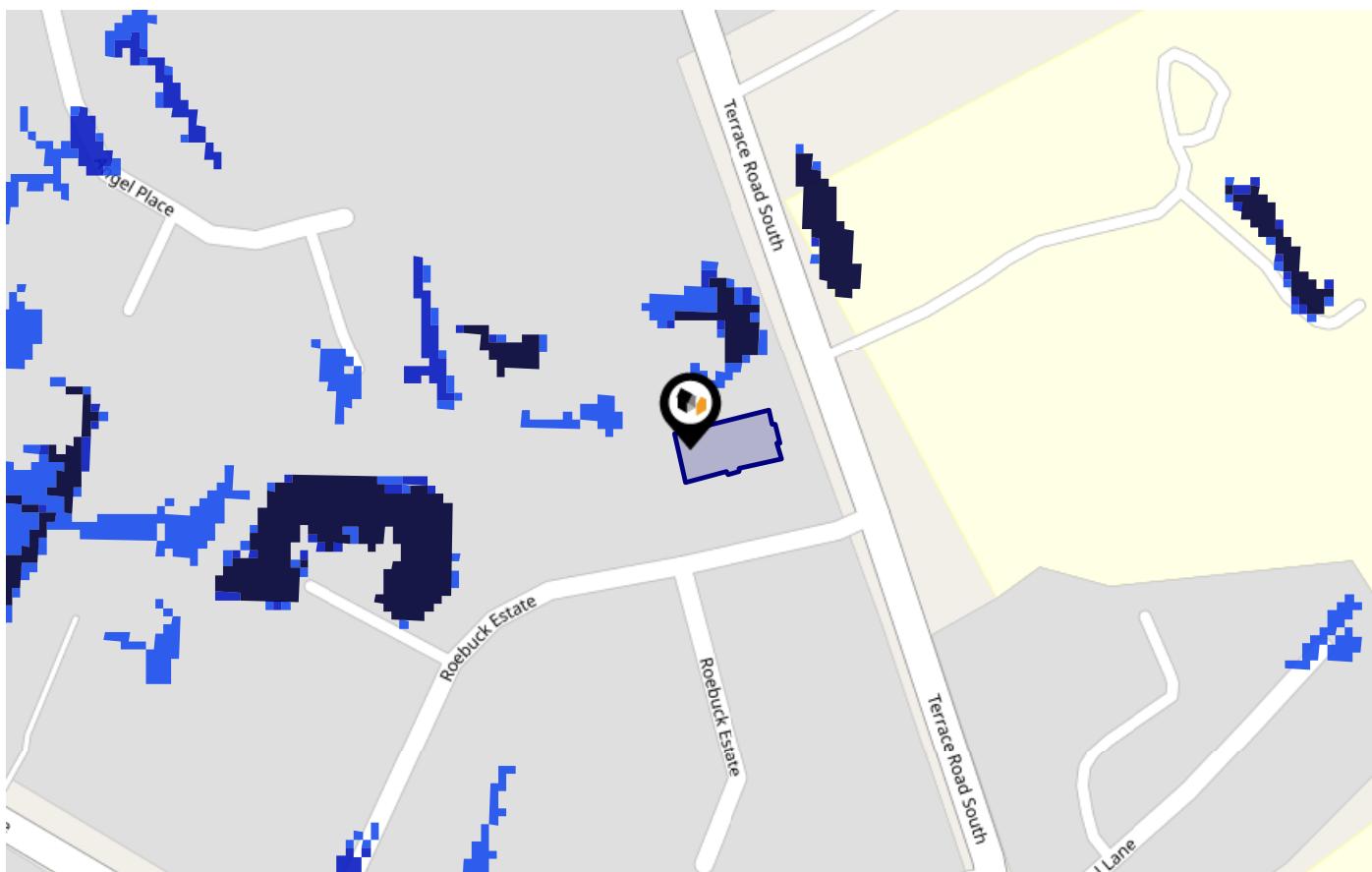


Flood Risk

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.

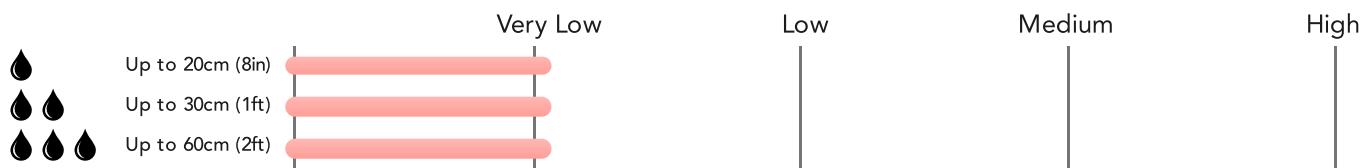


Risk Rating: Very low

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

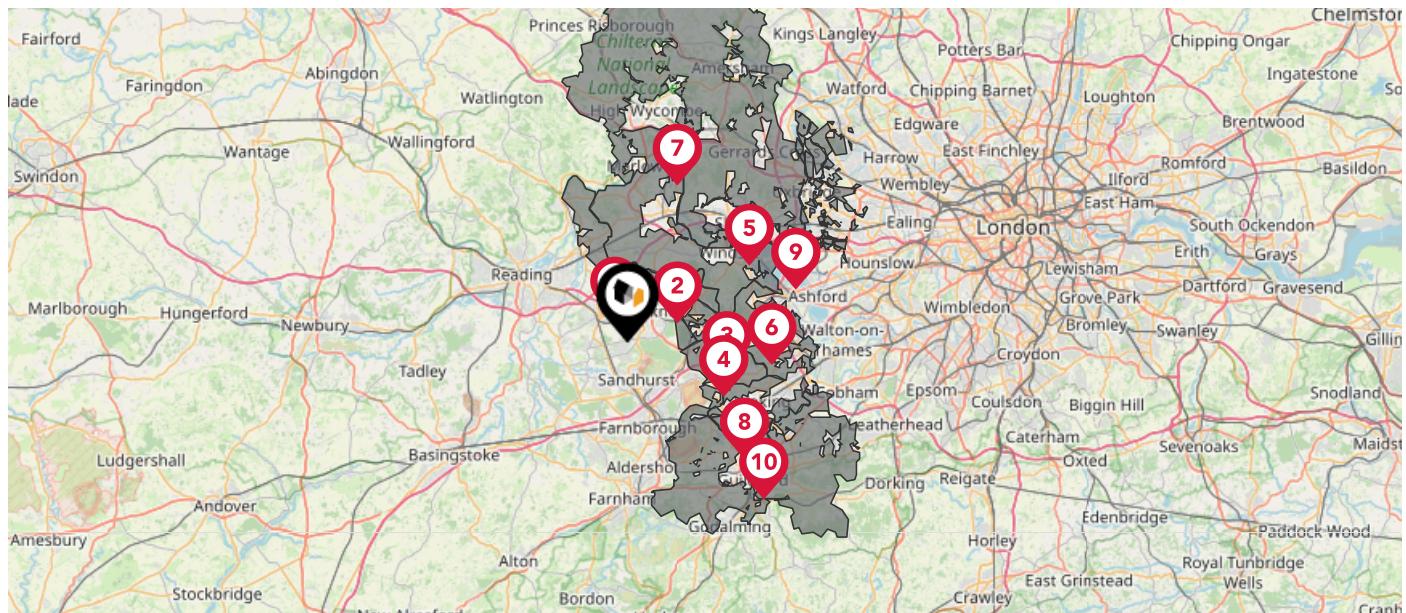


Maps

Green Belt



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



Nearby Green Belt Land

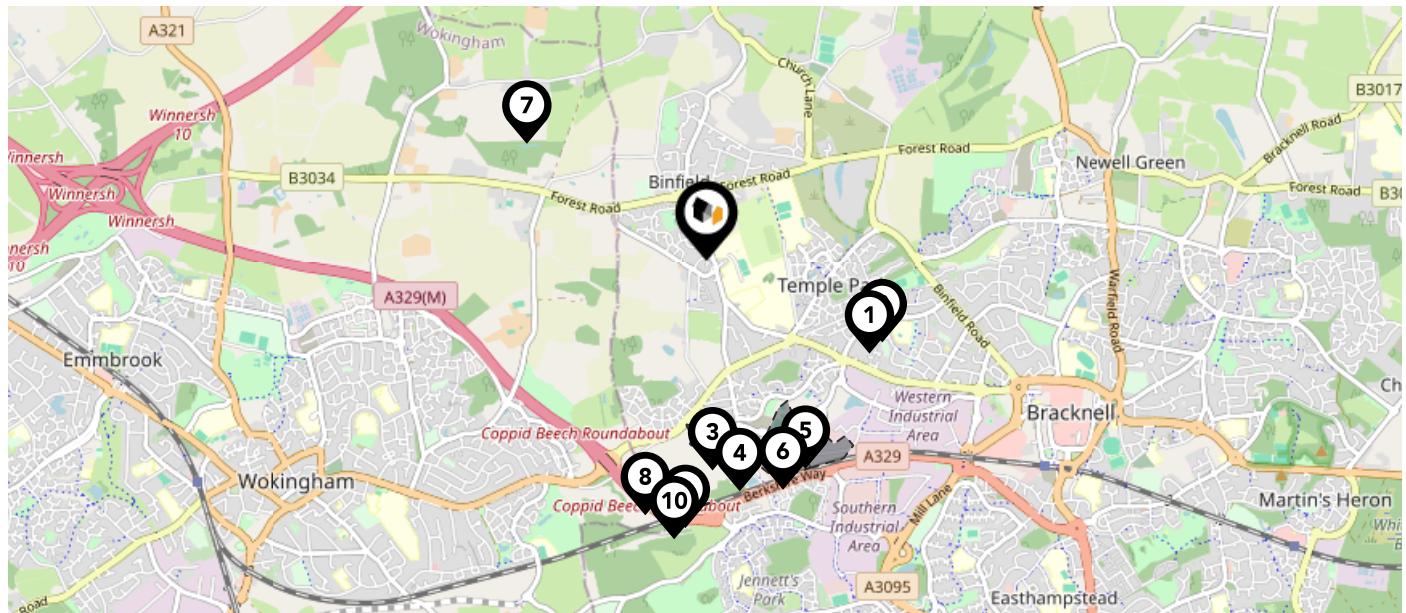
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Woking
- 9 London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

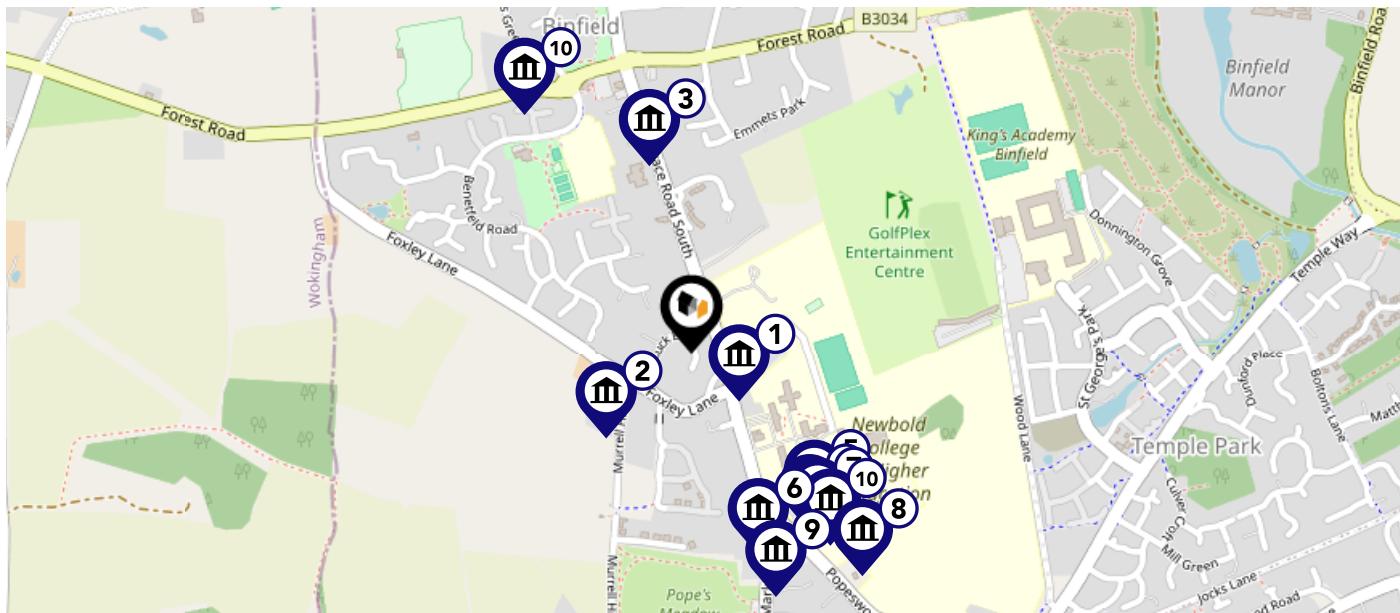
1	Wilwood Road-Bracknell	Historic Landfill	<input type="checkbox"/>
2	Fernhill Road-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Nike Land-Amen Corner	Historic Landfill	<input type="checkbox"/>
4	Rose Farm-Amen Corner	Historic Landfill	<input type="checkbox"/>
5	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Billingbear Binfield-Binfield, Wokingham	Historic Landfill	<input type="checkbox"/>
8	Sandlea Farm-Amen Corner	Historic Landfill	<input type="checkbox"/>
9	Buckhurst Moors-Amen Corner	Historic Landfill	<input type="checkbox"/>
10	Buckhurst Piggeries-Amen Corner	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

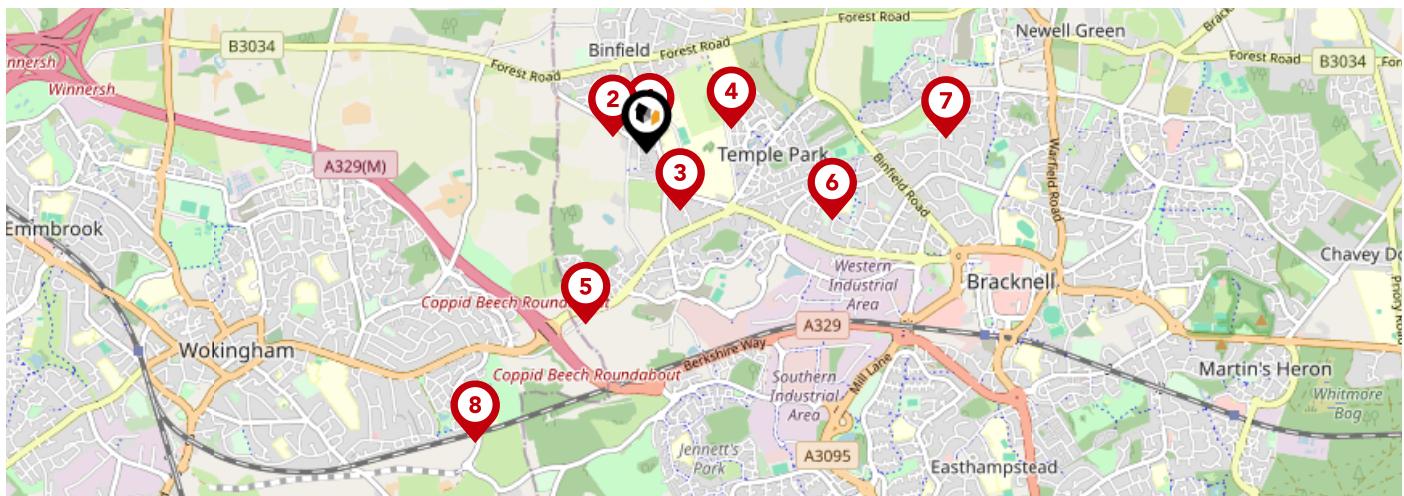


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1390254 - Underwood Cottage	Grade II	0.1 miles
2 1390288 - Whitehouse Farm Cottage	Grade II	0.1 miles
3 1390310 - The Terrace	Grade II	0.2 miles
4 1390307 - Piers, Steps And Walls On Sw Side Of Entrance Forecourt To Moor Close	Grade II	0.2 miles
5 1390306 - Piers, Steps And Walls On Nw Side Of Entrance Forecourt To Moor Close	Grade II	0.2 miles
6 1390290 - Gates And Piers On North Of Churchyard To Church Of St Mark	Grade II	0.2 miles
7 1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades	Grade II	0.3 miles
8 1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonades And Gazebos	Grade II	0.3 miles
9 1390289 - Church Of St Mark	Grade II	0.3 miles
10 1390309 - Upper Terrace And Water Parterre In Garden At Moor Close Including Steps And Walls	Grade II	0.3 miles
10 1390270 - Binfield Place	Grade II	0.3 miles

Area Schools



Nursery Primary Secondary College Private



Cressex Lodge School

Ofsted Rating: Good | Pupils: 13 | Distance: 0.08



Binfield Church of England Primary School

Ofsted Rating: Good | Pupils: 411 | Distance: 0.17



Newbold School

Ofsted Rating: Outstanding | Pupils: 56 | Distance: 0.31



King's Academy Binfield

Ofsted Rating: Good | Pupils: 1262 | Distance: 0.41



King's Academy Oakwood

Ofsted Rating: Outstanding | Pupils: 211 | Distance: 0.84



Meadow Vale Primary School

Ofsted Rating: Good | Pupils: 600 | Distance: 0.91



Kennel Lane School

Ofsted Rating: Good | Pupils: 0 | Distance: 1.38

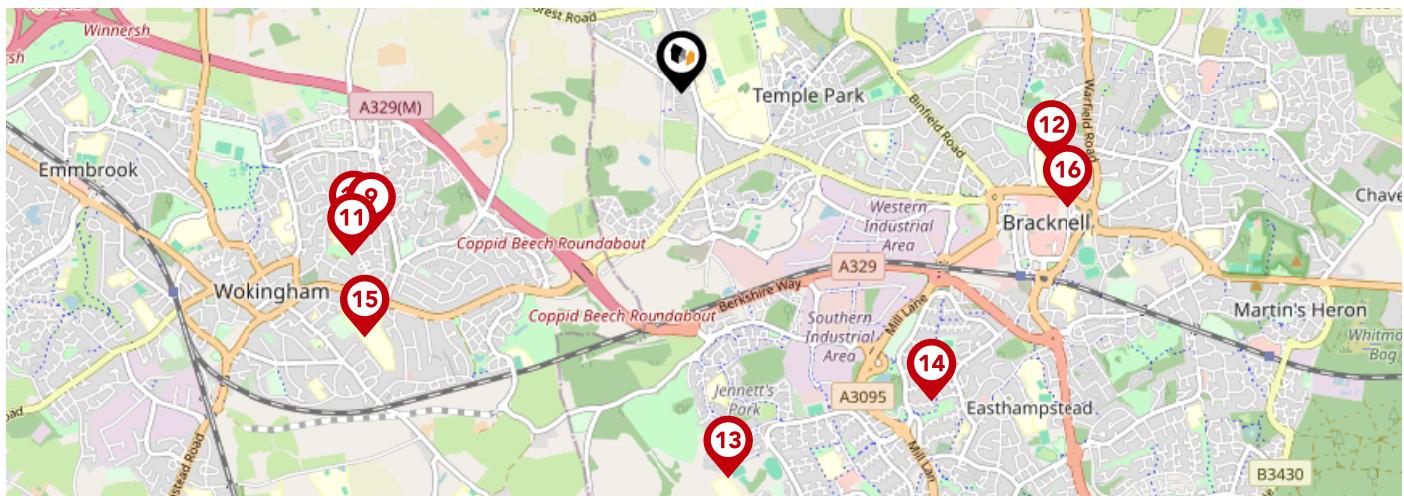


Floreat Montague Park Primary School

Ofsted Rating: Good | Pupils: 463 | Distance: 1.56



Area Schools



Nursery Primary Secondary College Private



9 Foundry College

Ofsted Rating: Good | Pupils: 15 | Distance: 1.58



10 Keep Hatch Primary School

Ofsted Rating: Good | Pupils: 440 | Distance: 1.65



11 All Saints Church of England Primary School

Ofsted Rating: Good | Pupils: 234 | Distance: 1.7



12 Sandy Lane Primary School

Ofsted Rating: Good | Pupils: 450 | Distance: 1.74



13 Jennett's Park CofE Primary School

Ofsted Rating: Good | Pupils: 427 | Distance: 1.79



14 Wildridings Primary School

Ofsted Rating: Good | Pupils: 428 | Distance: 1.83



15 St Crispin's School

Ofsted Rating: Good | Pupils: 1455 | Distance: 1.85

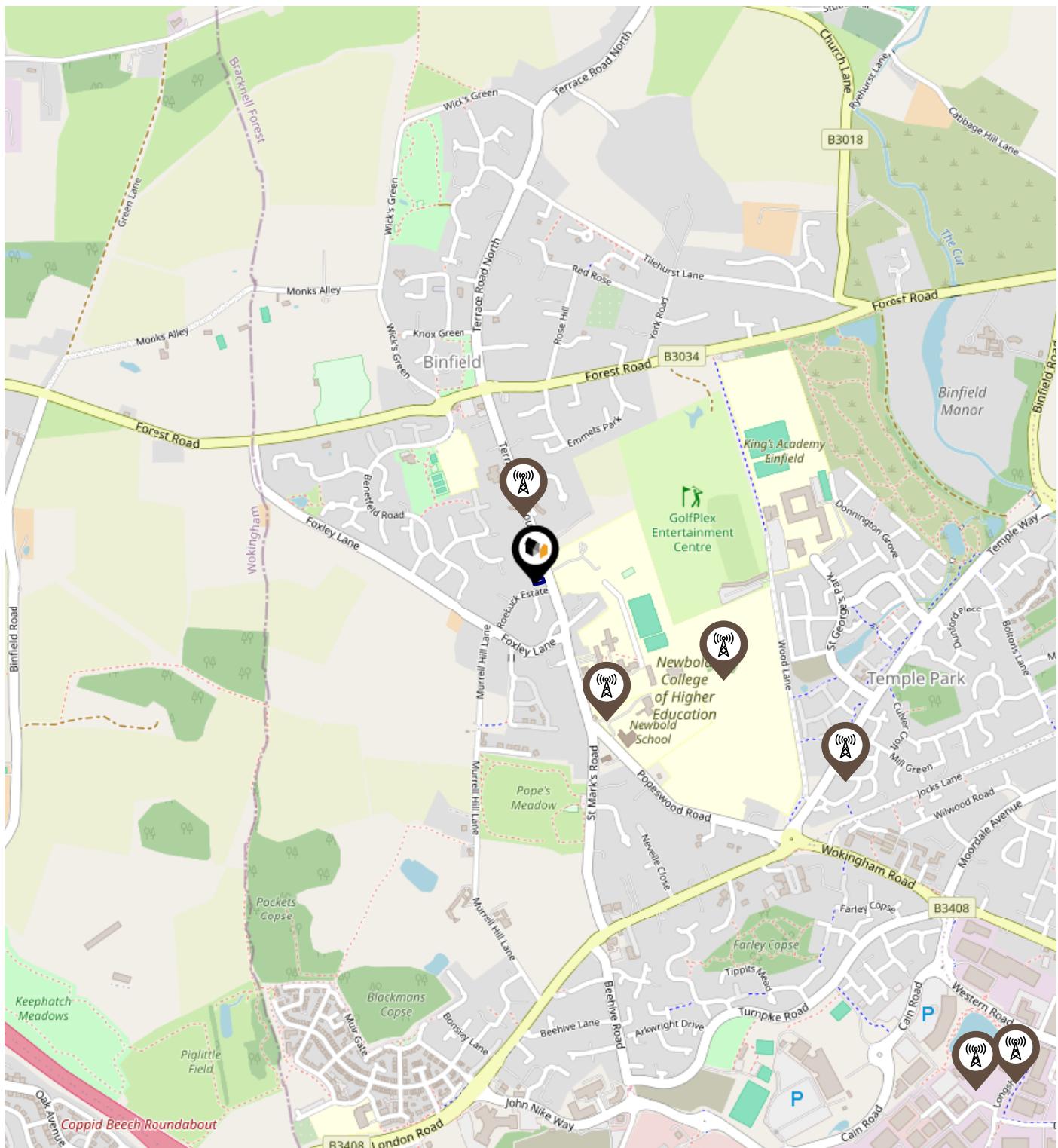


16 Garth Hill College

Ofsted Rating: Good | Pupils: 1476 | Distance: 1.86



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

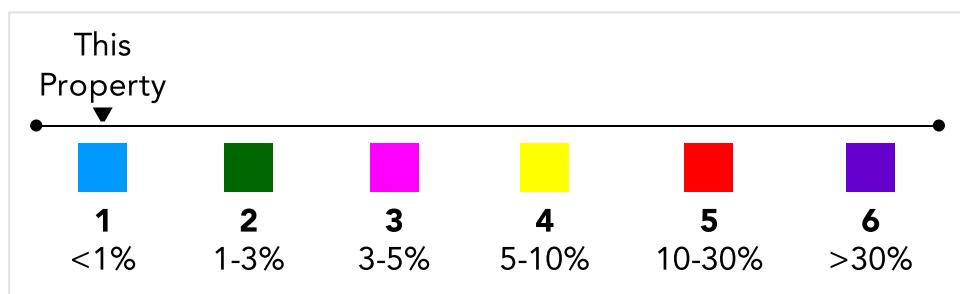
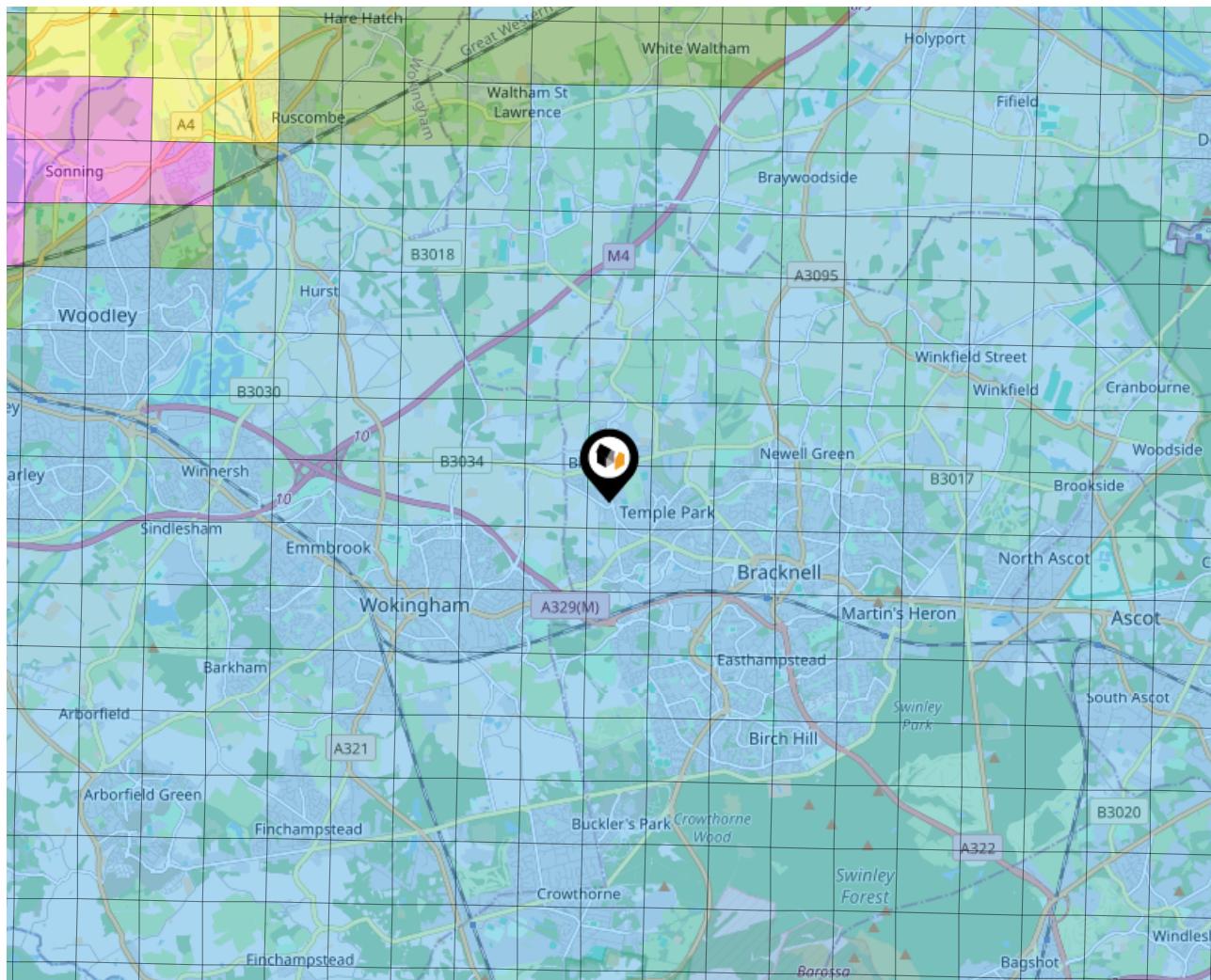
Environment

Radon Gas

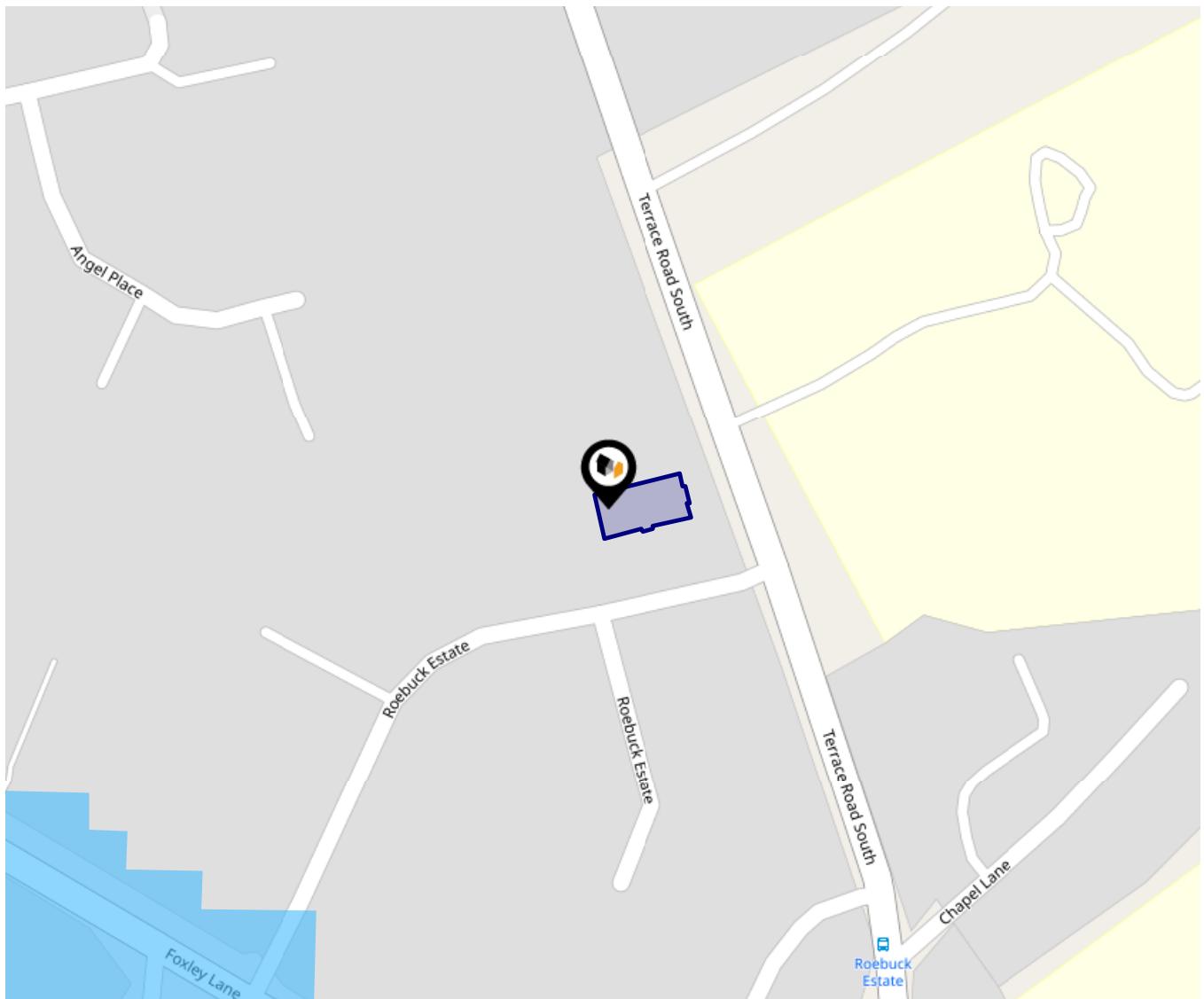


What is Radon?

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

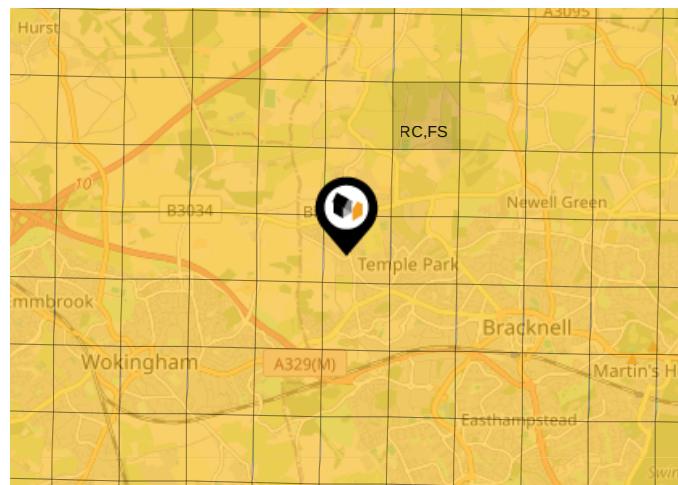
Environment

Soils & Clay



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

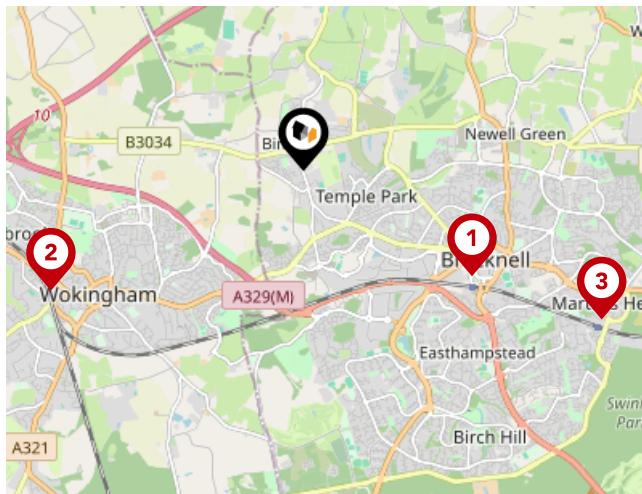
Carbon Content: NONE **Soil Texture:** CLAY TO SILT
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: MEDIUM TO LIGHT(SILTY)
TO HEAVY



Primary Classifications (Most Common Clay Types)

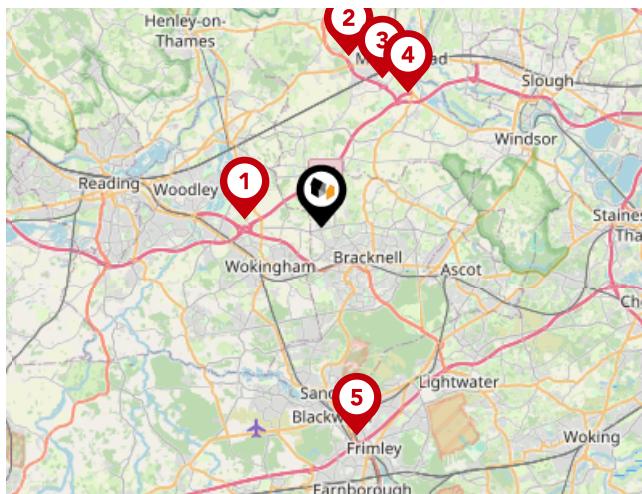
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



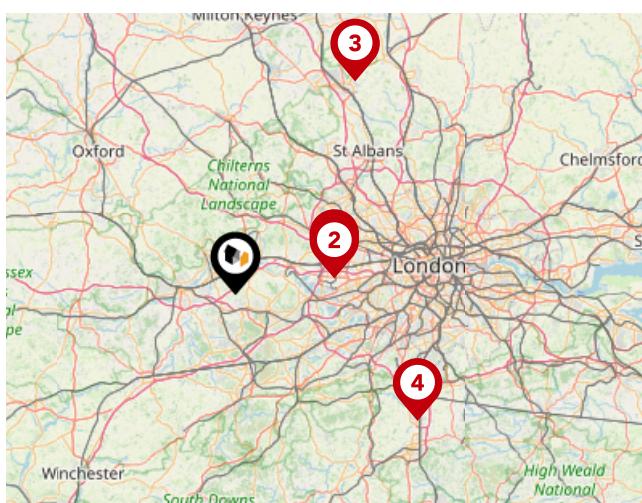
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.85 miles
2	Wokingham Rail Station	2.58 miles
3	Martins Heron Rail Station	3.08 miles



Trunk Roads/Motorways

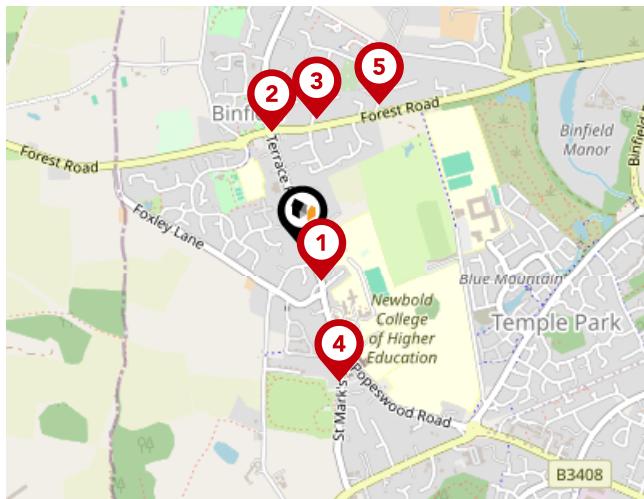
Pin	Name	Distance
1	M4 J10	2.86 miles
2	A404(M) J9	6.41 miles
3	A404(M) J9A	5.98 miles
4	M4 J8	5.92 miles
5	M3 J4	7.81 miles



Airports/Helpipads

Pin	Name	Distance
1	Heathrow Airport	14.83 miles
2	Heathrow Airport Terminal 4	14.86 miles
3	Luton Airport	35.92 miles
4	Gatwick Airport	32.88 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roebuck Estate	0.09 miles
2	Binfield Crossroads	0.28 miles
3	Rose Hill	0.3 miles
4	Sampson Park	0.32 miles
5	York Road	0.38 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.

Powered by



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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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