



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th January 2026



HILL ROAD, ARBORFIELD, READING, RG2

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Powered by
sprint
Know any property instantly

Property Overview



Property

Type: Semi-Detached
Bedrooms: 2
Plot Area: 0.03 acres
Year Built : 2000
Council Tax : Band C
Annual Estimate: £2,112
Title Number: BK365873

Tenure: Freehold

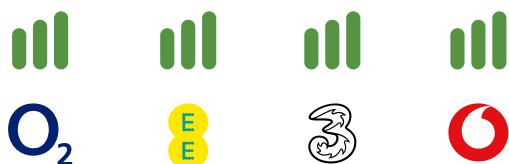
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s **80**
mb/s -
mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



43, Hill Road, Reading, RG2 9LP

Last Sold Date:	19/06/2025	07/11/2014
Last Sold Price:	£350,000	£250,000

22, Hill Road, Reading, RG2 9LP

Last Sold Date:	23/05/2025	12/04/2021	11/08/2010	10/09/2002
Last Sold Price:	£330,000	£260,000	£190,000	£149,950

23, Hill Road, Reading, RG2 9LP

Last Sold Date:	14/05/2025	24/09/2021	28/03/2017	10/06/2010
Last Sold Price:	£342,500	£320,000	£290,000	£180,000

25, Hill Road, Reading, RG2 9LP

Last Sold Date:	29/10/2024
Last Sold Price:	£320,000

35, Hill Road, Reading, RG2 9LP

Last Sold Date:	09/10/2024
Last Sold Price:	£285,000

10, Hill Road, Reading, RG2 9LP

Last Sold Date:	10/01/2024	21/03/2012
Last Sold Price:	£315,000	£170,000

47, Hill Road, Reading, RG2 9LP

Last Sold Date:	17/11/2022	19/10/2018	24/07/2014
Last Sold Price:	£342,500	£290,000	£215,000

4, Hill Road, Reading, RG2 9LP

Last Sold Date:	23/09/2022	31/01/2014	08/03/2012
Last Sold Price:	£300,000	£199,950	£175,000

21, Hill Road, Reading, RG2 9LP

Last Sold Date:	24/08/2022	13/01/2014	18/01/2008	19/04/2004
Last Sold Price:	£315,000	£210,000	£210,000	£150,000

38, Hill Road, Reading, RG2 9LP

Last Sold Date:	31/03/2022
Last Sold Price:	£297,000

52, Hill Road, Reading, RG2 9LP

Last Sold Date:	11/02/2022	27/09/2017
Last Sold Price:	£310,000	£300,000

48, Hill Road, Reading, RG2 9LP

Last Sold Date:	02/02/2022	16/02/2017
Last Sold Price:	£295,000	£260,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



36, Hill Road, Reading, RG2 9LP

Last Sold Date:	26/11/2021
Last Sold Price:	£285,000

5, Hill Road, Reading, RG2 9LP

Last Sold Date:	24/09/2021	12/04/2016
Last Sold Price:	£310,000	£250,000

34, Hill Road, Reading, RG2 9LP

Last Sold Date:	30/07/2021	24/08/2018	06/03/2015	22/11/2010	28/11/2006	04/06/2004
Last Sold Price:	£325,000	£282,500	£242,000	£189,000	£179,950	£156,000

27, Hill Road, Reading, RG2 9LP

Last Sold Date:	28/06/2021	31/03/2015	28/05/2014	11/01/2008
Last Sold Price:	£268,000	£260,000	£215,000	£190,000

13, Hill Road, Reading, RG2 9LP

Last Sold Date:	12/02/2021	17/08/2012
Last Sold Price:	£258,000	£170,000

30, Hill Road, Reading, RG2 9LP

Last Sold Date:	18/12/2020	23/03/2017	30/08/2013
Last Sold Price:	£275,000	£305,250	£180,000

51, Hill Road, Reading, RG2 9LP

Last Sold Date:	11/06/2020
Last Sold Price:	£249,000

15, Hill Road, Reading, RG2 9LP

Last Sold Date:	20/05/2020	25/07/2014	13/01/2012
Last Sold Price:	£257,000	£225,000	£176,000

33, Hill Road, Reading, RG2 9LP

Last Sold Date:	20/02/2020	12/08/2014	16/10/2006
Last Sold Price:	£280,000	£240,000	£180,000

7, Hill Road, Reading, RG2 9LP

Last Sold Date:	11/12/2019	23/03/2012
Last Sold Price:	£255,000	£176,000

9, Hill Road, Reading, RG2 9LP

Last Sold Date:	20/09/2019	01/06/2012
Last Sold Price:	£255,000	£170,000

45, Hill Road, Reading, RG2 9LP

Last Sold Date:	18/07/2019	29/08/2014	30/04/2010
Last Sold Price:	£279,500	£225,000	£177,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



40, Hill Road, Reading, RG2 9LP

Last Sold Date:	15/02/2019	16/09/2016
Last Sold Price:	£295,000	£250,000

28, Hill Road, Reading, RG2 9LP

Last Sold Date:	29/01/2018	05/08/2015	11/08/2006	05/04/2005	10/05/2002
Last Sold Price:	£283,000	£241,000	£175,000	£165,000	£129,500

54, Hill Road, Reading, RG2 9LP

Last Sold Date:	06/09/2017	30/07/2007	04/06/2004
Last Sold Price:	£312,000	£195,000	£152,500

2, Hill Road, Reading, RG2 9LP

Last Sold Date:	03/02/2017	27/01/2012
Last Sold Price:	£286,000	£167,500

29, Hill Road, Reading, RG2 9LP

Last Sold Date:	05/01/2017	10/11/2004
Last Sold Price:	£295,000	£158,500

37, Hill Road, Reading, RG2 9LP

Last Sold Date:	06/03/2015	04/11/2008	14/11/2003
Last Sold Price:	£221,000	£175,000	£155,000

39, Hill Road, Reading, RG2 9LP

Last Sold Date:	19/12/2014	08/07/2011
Last Sold Price:	£242,500	£180,000

18, Hill Road, Reading, RG2 9LP

Last Sold Date:	10/06/2014	18/03/2009
Last Sold Price:	£220,000	£175,000

46, Hill Road, Reading, RG2 9LP

Last Sold Date:	24/10/2013
Last Sold Price:	£170,000

6, Hill Road, Reading, RG2 9LP

Last Sold Date:	16/05/2012
Last Sold Price:	£170,000

14, Hill Road, Reading, RG2 9LP

Last Sold Date:	12/04/2012
Last Sold Price:	£170,000

12, Hill Road, Reading, RG2 9LP

Last Sold Date:	04/04/2012
Last Sold Price:	£171,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



3, Hill Road, Reading, RG2 9LP

Last Sold Date: 30/03/2012
Last Sold Price: £169,950

11, Hill Road, Reading, RG2 9LP

Last Sold Date: 16/03/2012
Last Sold Price: £170,000

8, Hill Road, Reading, RG2 9LP

Last Sold Date: 16/03/2012
Last Sold Price: £178,000

1, Hill Road, Reading, RG2 9LP

Last Sold Date: 27/01/2012
Last Sold Price: £173,000

32, Hill Road, Reading, RG2 9LP

Last Sold Date:	21/10/2011	28/06/2002
Last Sold Price:	£181,000	£127,500

31, Hill Road, Reading, RG2 9LP

Last Sold Date: 27/05/2011
Last Sold Price: £180,000

50, Hill Road, Reading, RG2 9LP

Last Sold Date: 05/10/2007
Last Sold Price: £197,500

53, Hill Road, Reading, RG2 9LP

Last Sold Date:	01/09/2006	30/08/2002
Last Sold Price:	£184,950	£150,500

44, Hill Road, Reading, RG2 9LP

Last Sold Date:	10/05/2006	06/02/2003
Last Sold Price:	£168,000	£135,000

19, Hill Road, Reading, RG2 9LP

Last Sold Date: 24/06/2005
Last Sold Price: £167,000

20, Hill Road, Reading, RG2 9LP

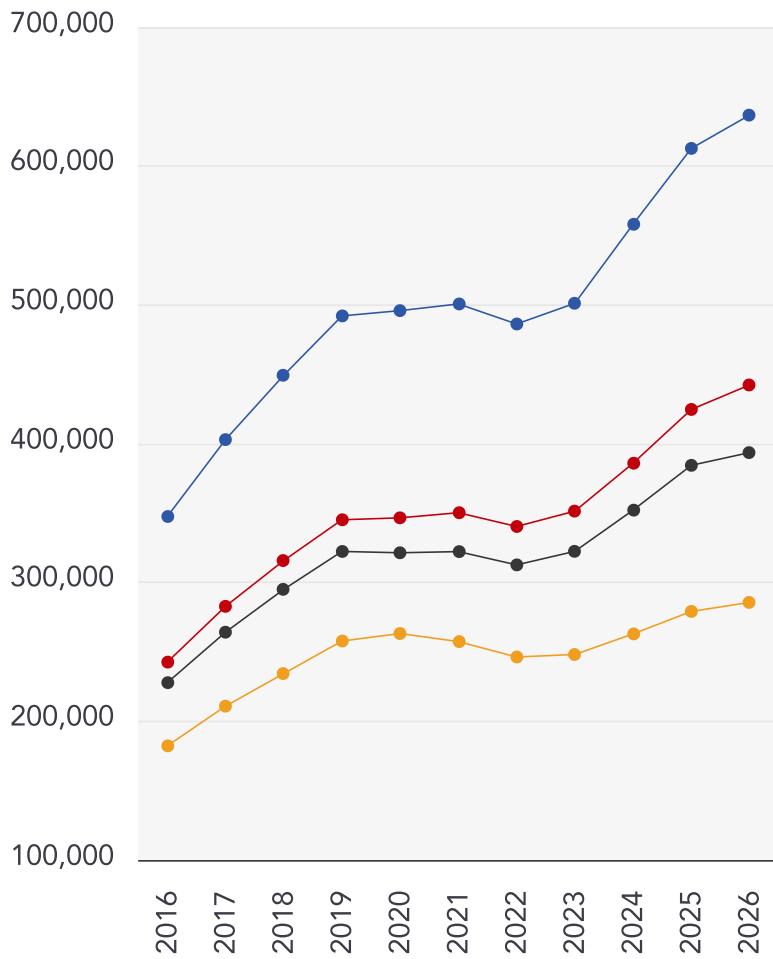
Last Sold Date: 21/05/2004
Last Sold Price: £156,950

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

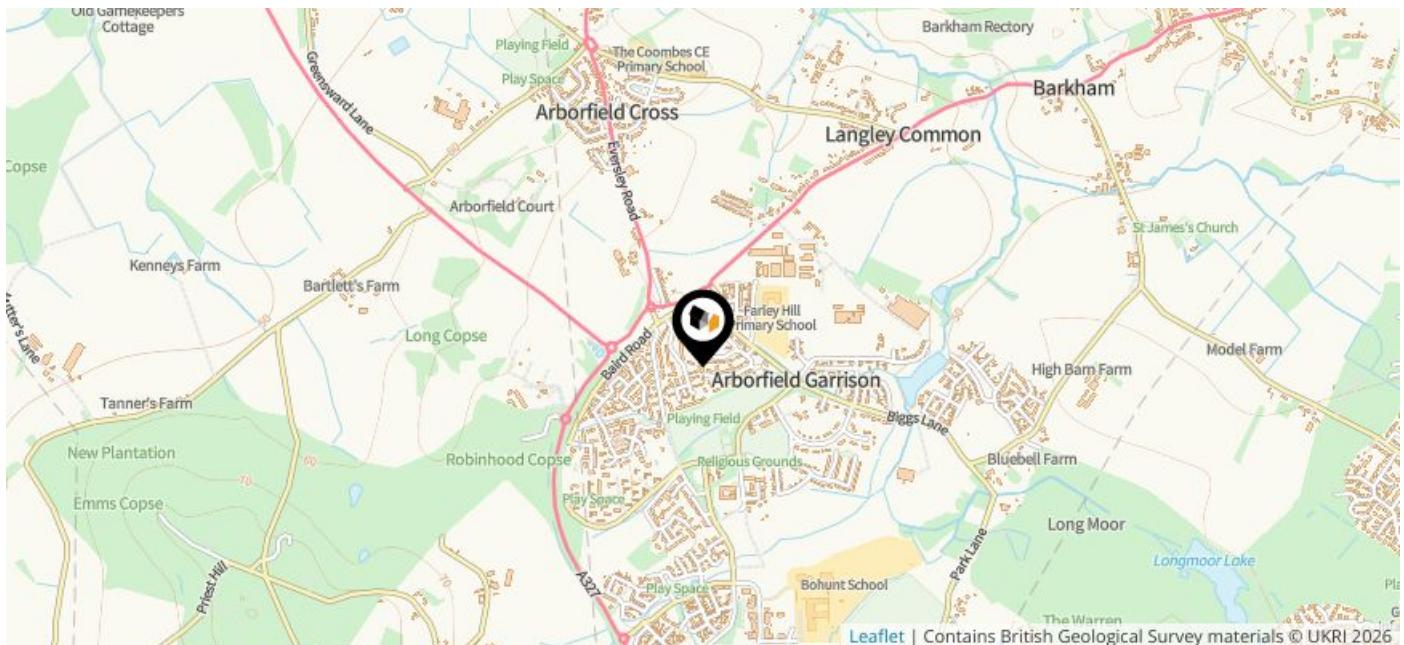
Flat

+56.72%

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.

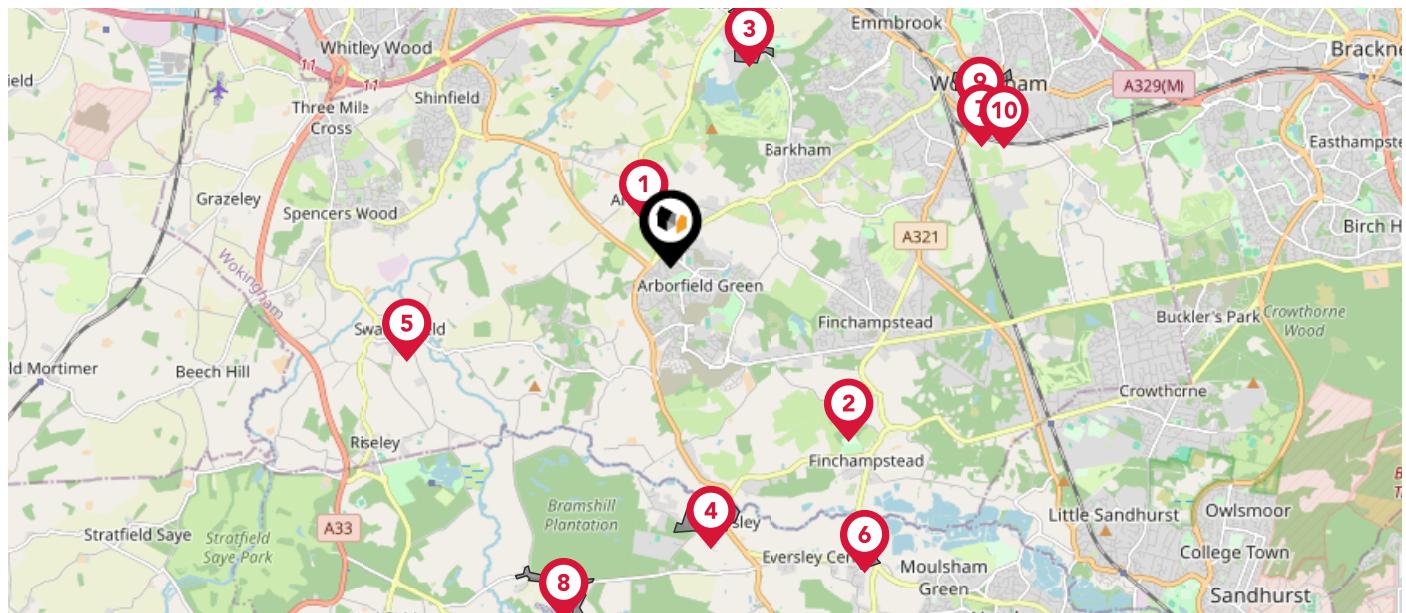
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

2 Finchampstead Church

3 Sindlesham

4 Eversley Street

5 Swallowfield

6 Eversley Cross

7 Langborough Road

8 Bramshill

9 Wokingham Town Centre

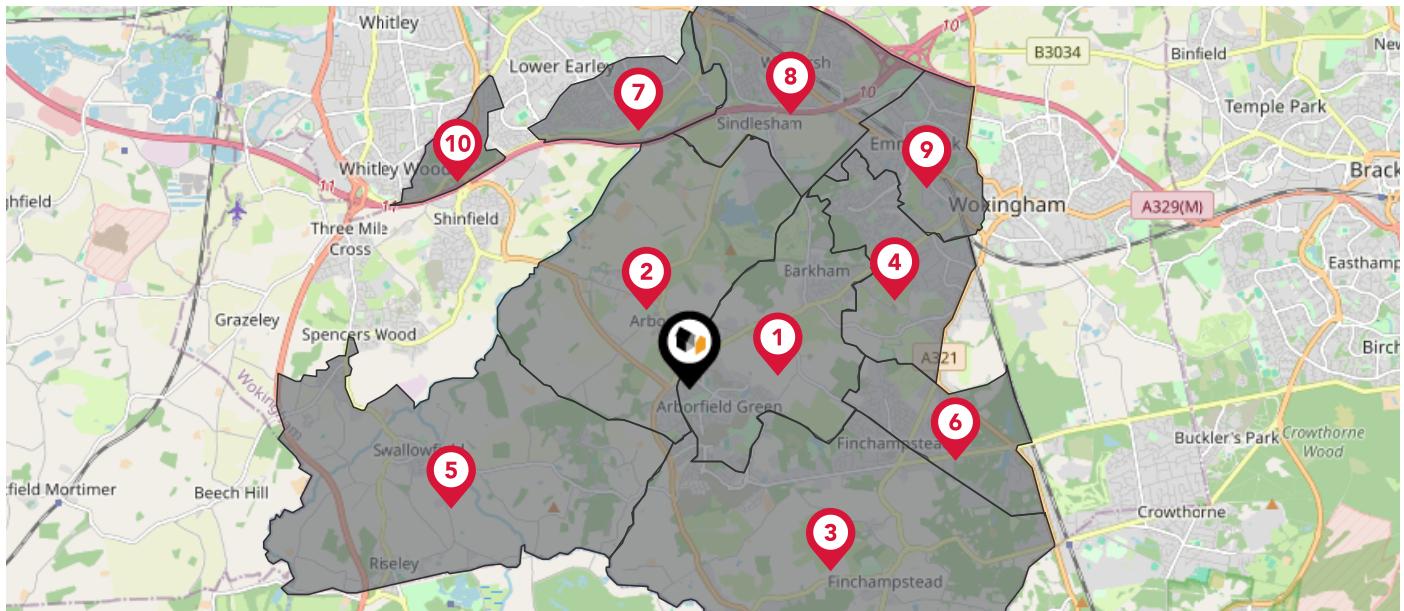
10 Murdoch Road

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

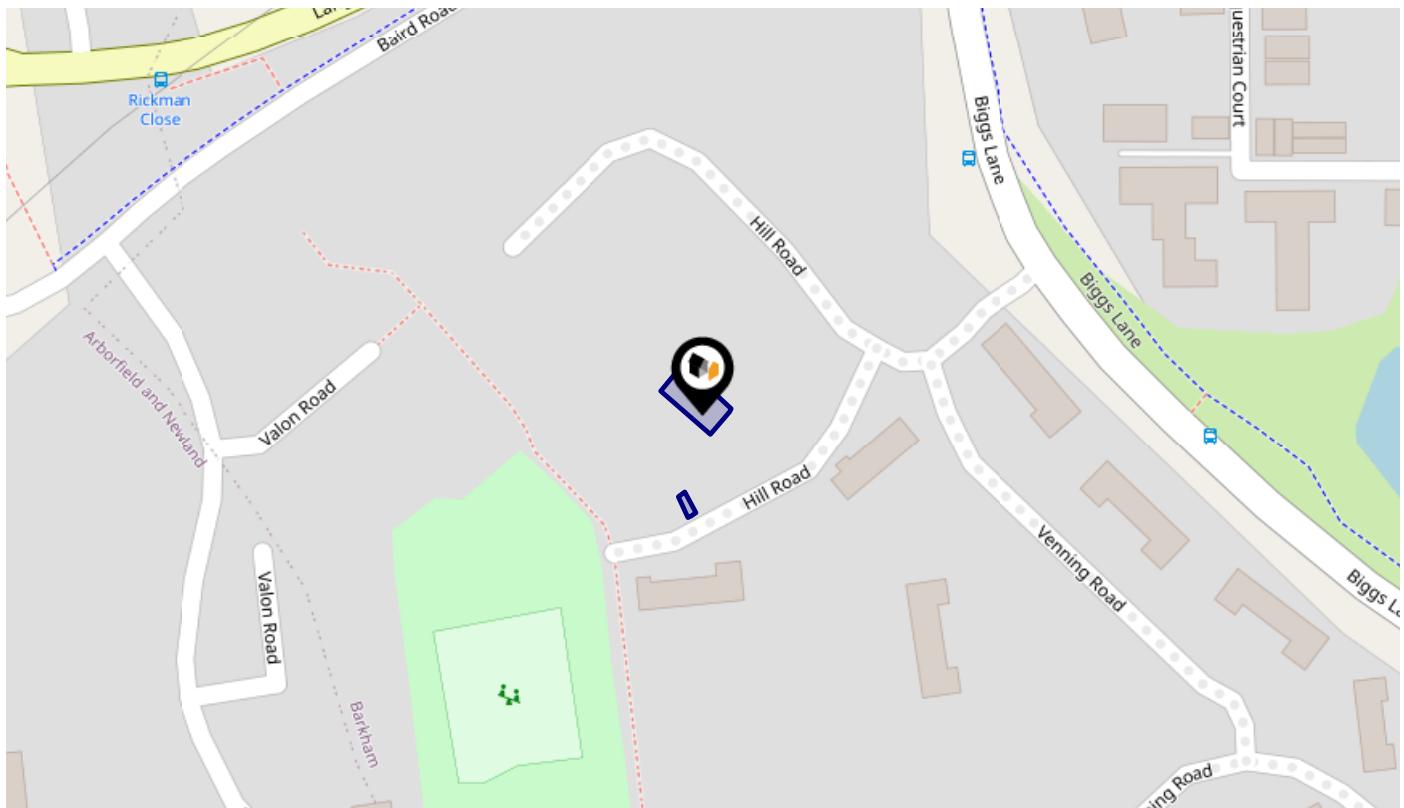
- 1 Barkham Ward
- 2 Arborfield Ward
- 3 Finchampstead South Ward
- 4 Evendons Ward
- 5 Swallowfield Ward
- 6 Finchampstead North Ward
- 7 Hawkedon Ward
- 8 Winnersh Ward
- 9 Emmbrook Ward
- 10 Shinfield North Ward

Maps

Rail Noise



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

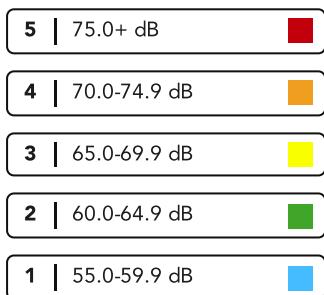


Rail Noise Data

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:

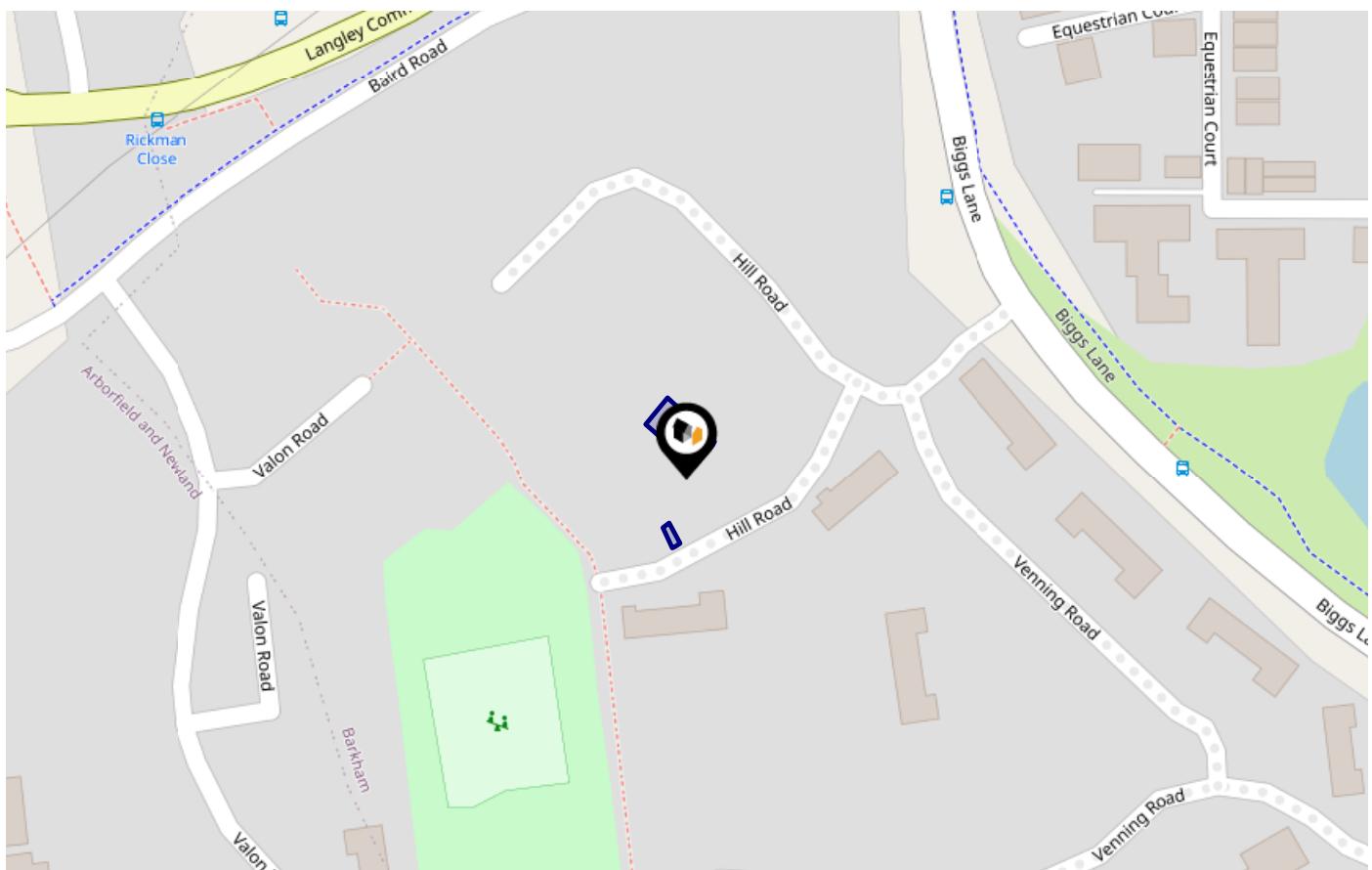


Flood Risk

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.

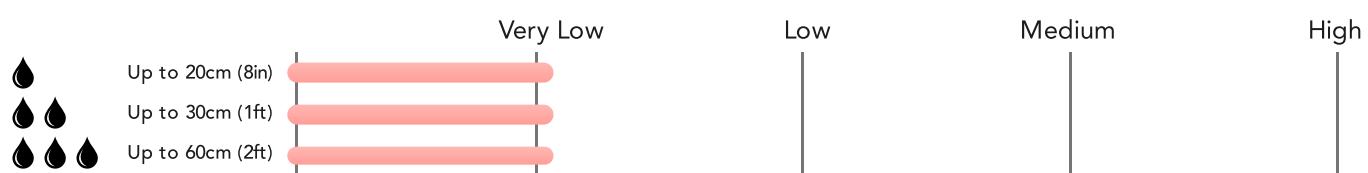


Risk Rating: Very low

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.

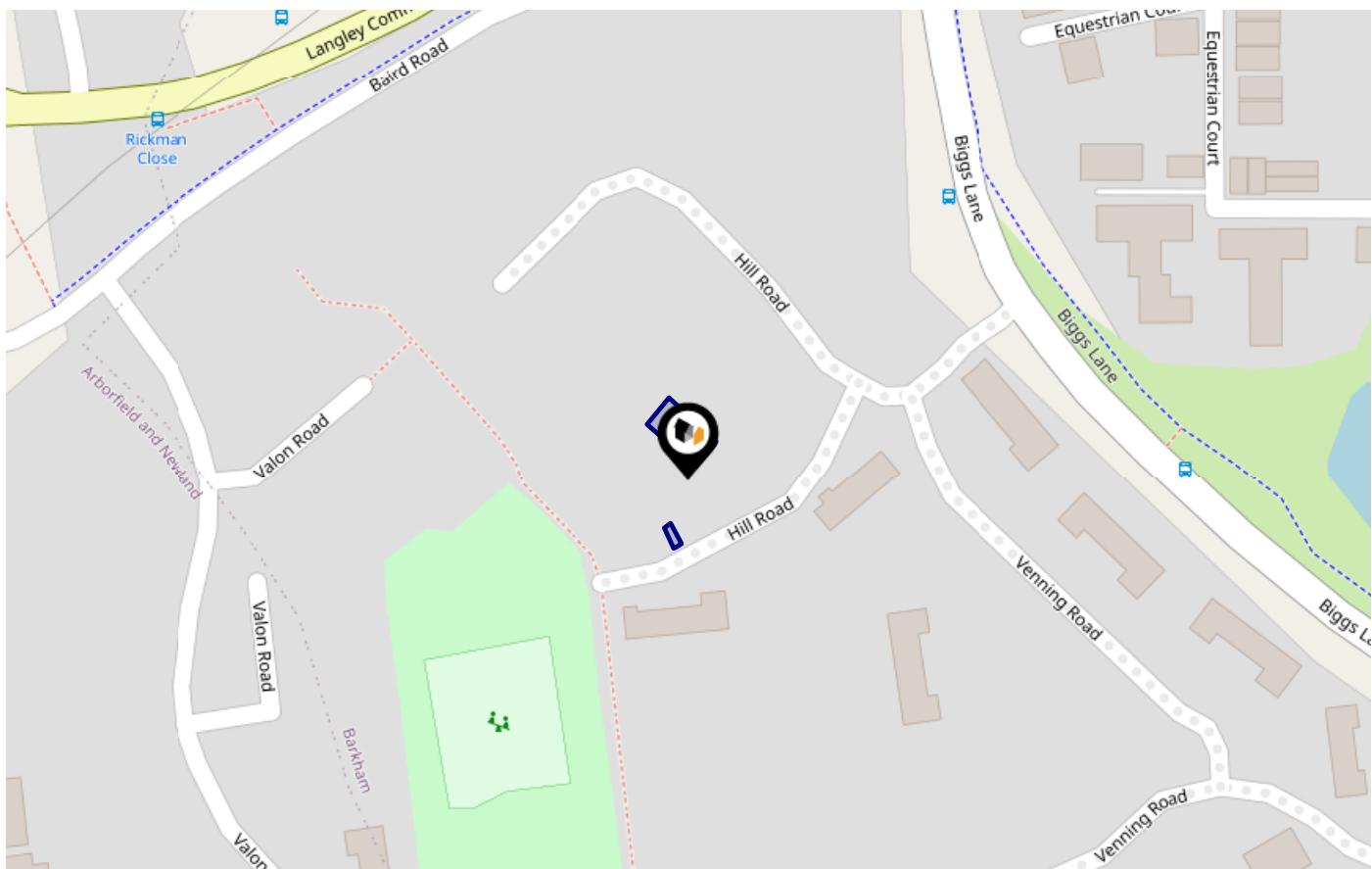
Chance of flooding to the following depths at this property:



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.

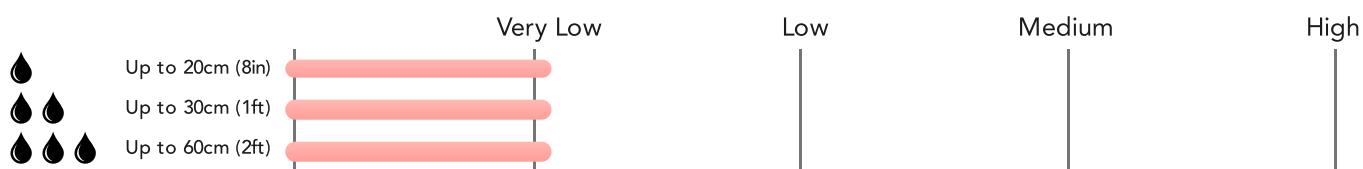


Risk Rating: Very low

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.
- █ **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:

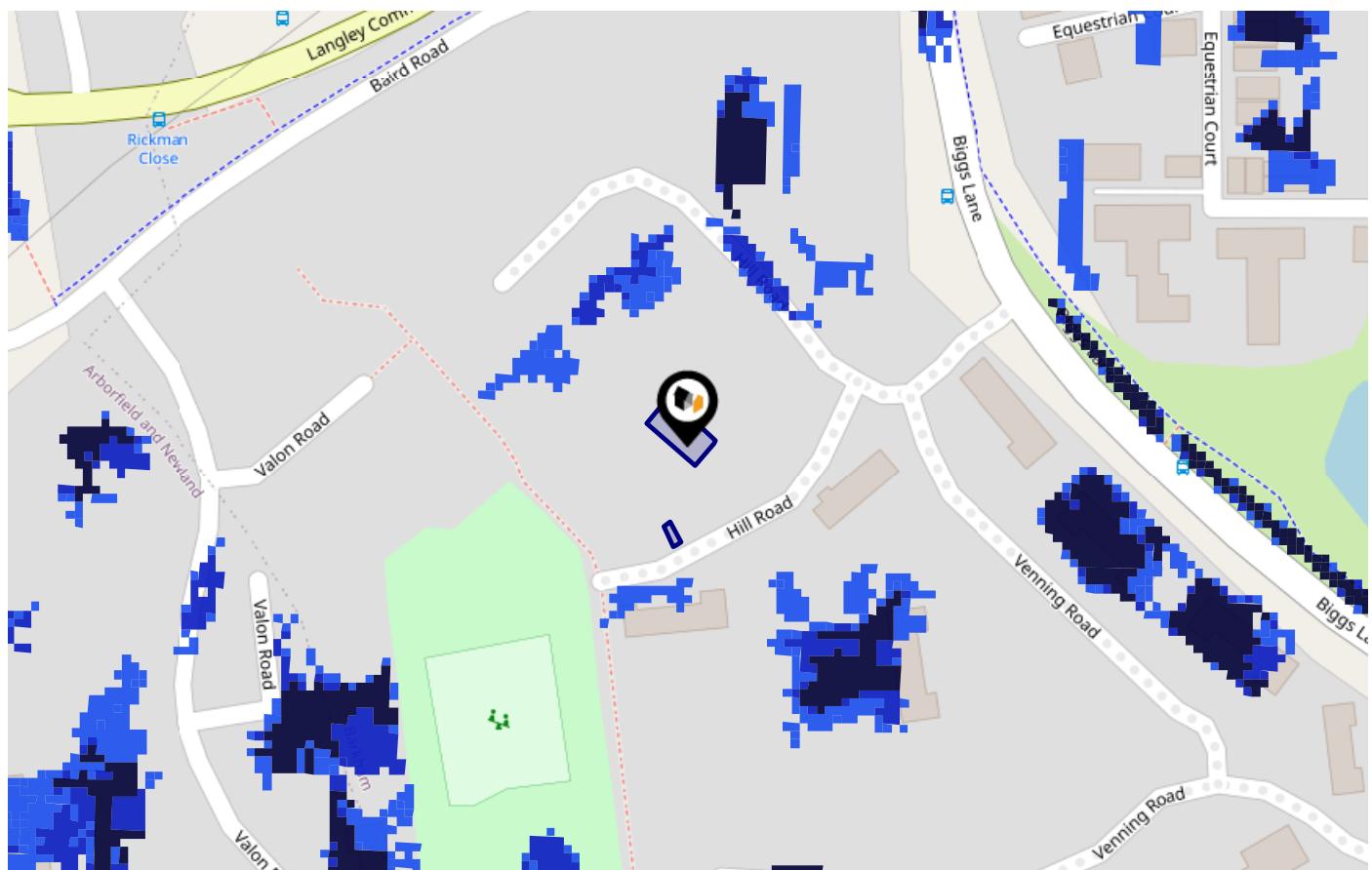


Flood Risk

Surface Water - 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:

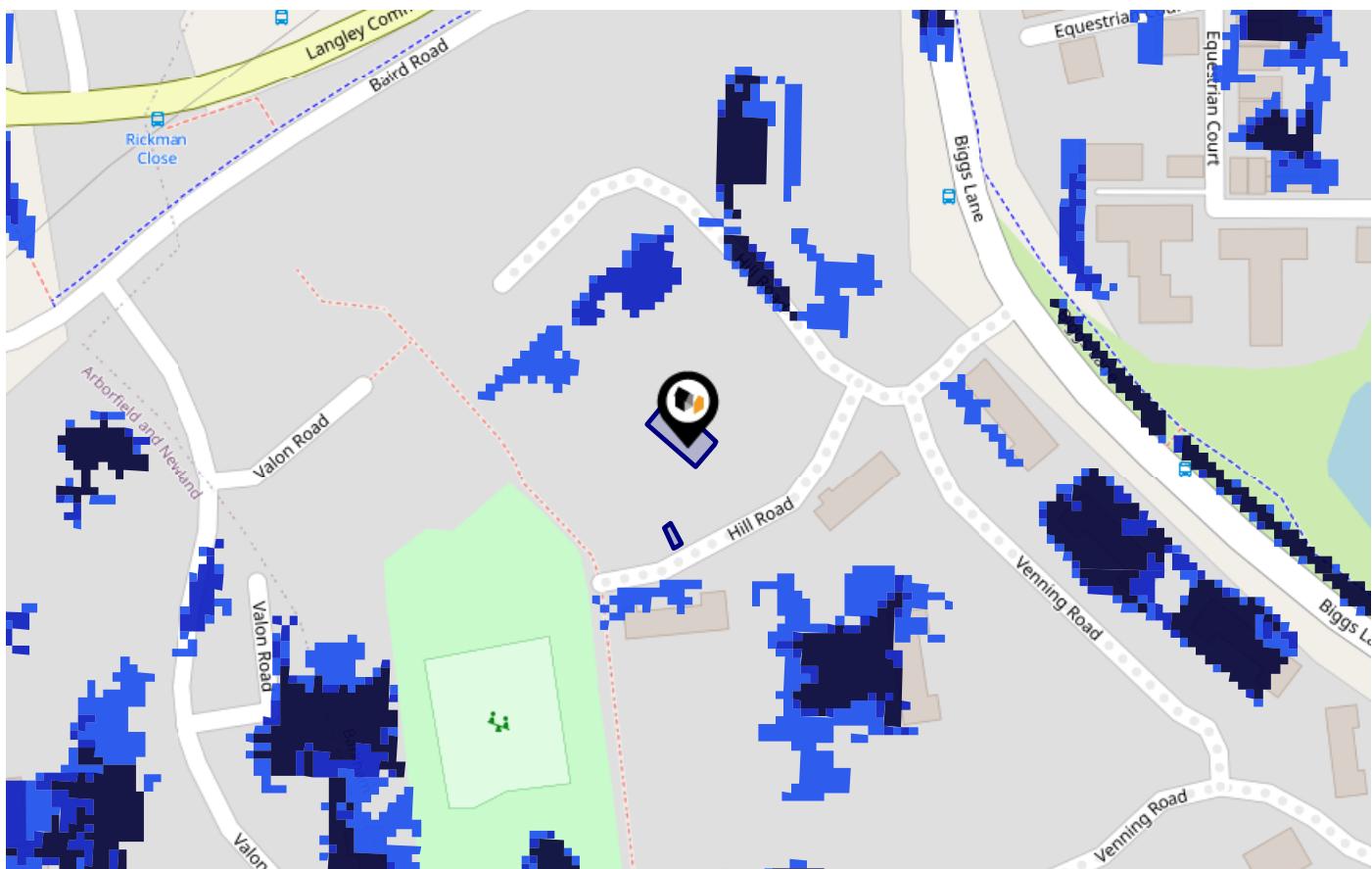


Flood Risk

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.

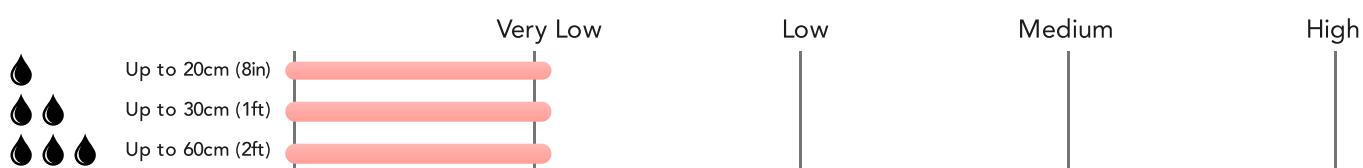


Risk Rating: Very low

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.
- 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.

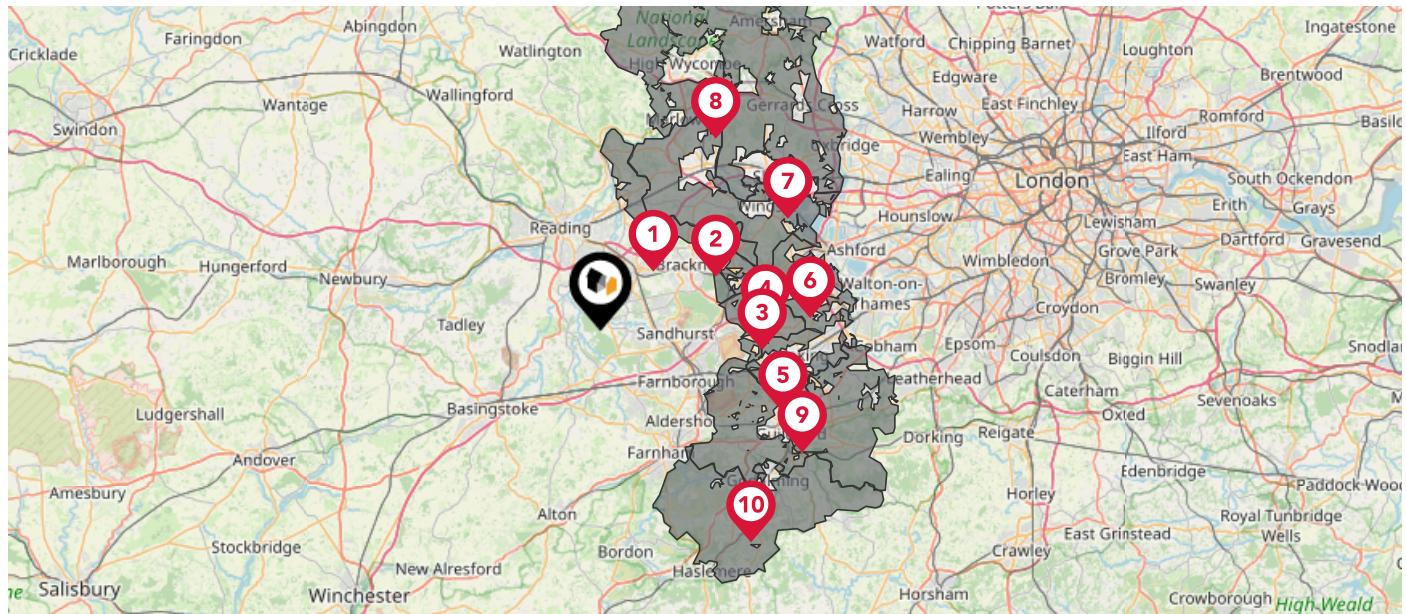
Chance of flooding to the following depths at this property:



Maps **Green Belt**



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



Nearby Green Belt Land

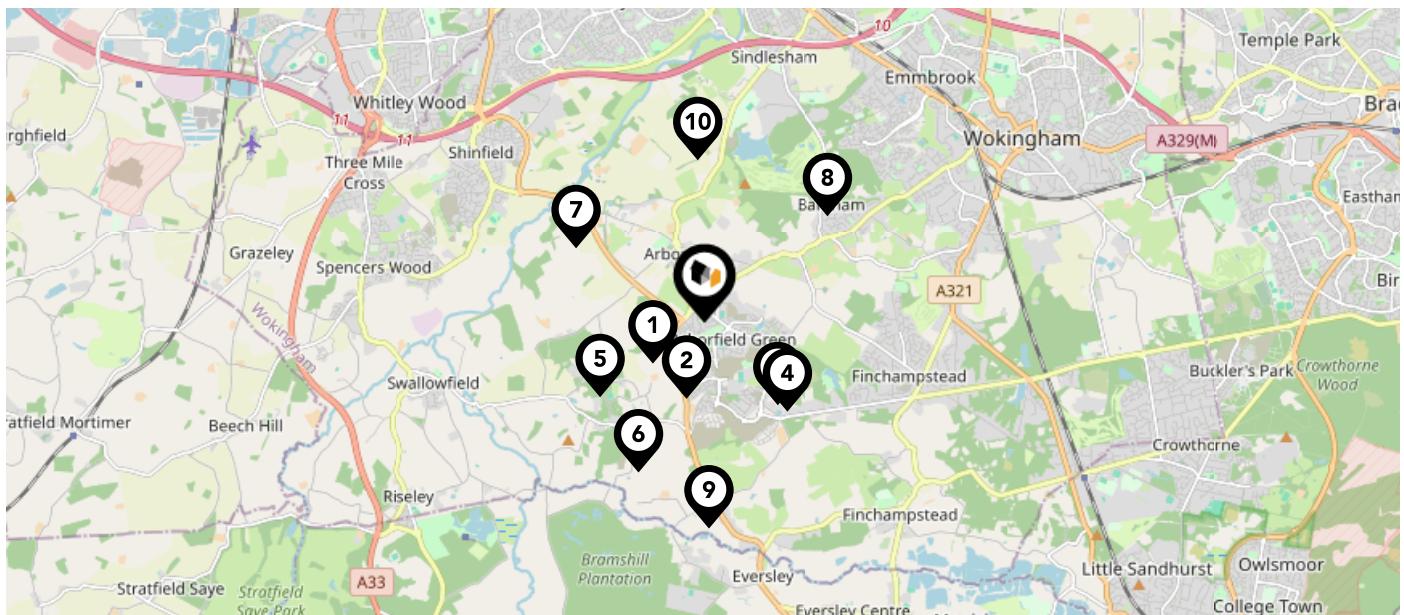
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Woking
-  London Green Belt - Runnymede
-  London Green Belt - Slough
-  London Green Belt - Buckinghamshire
-  London Green Belt - Guildford
-  London Green Belt - Waverley

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

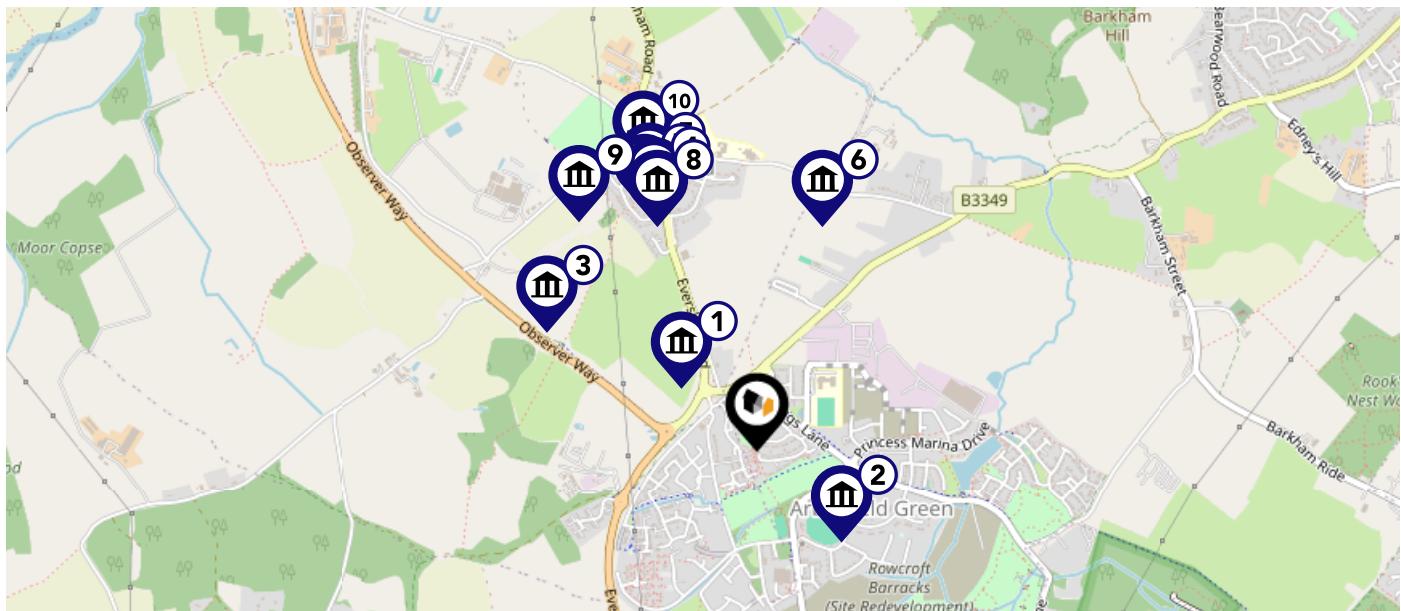
	The Piggery-Arborfield	Historic Landfill	<input type="checkbox"/>
	Whitehall Brickworks-Arborfield	Historic Landfill	<input type="checkbox"/>
	Moor Farm-Finchampstead	Historic Landfill	<input type="checkbox"/>
	Coleshill Farm-Finchampstead	Historic Landfill	<input type="checkbox"/>
	Hephaistos School-Farley Hill	Historic Landfill	<input type="checkbox"/>
	Jouldings Lane-Farley Hill	Historic Landfill	<input type="checkbox"/>
	Milkingbarn Lane-Arborfield	Historic Landfill	<input type="checkbox"/>
	Highland Avenue-Barkham	Historic Landfill	<input type="checkbox"/>
	Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire	Historic Landfill	<input type="checkbox"/>
	Park Farm-Carters Hill	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

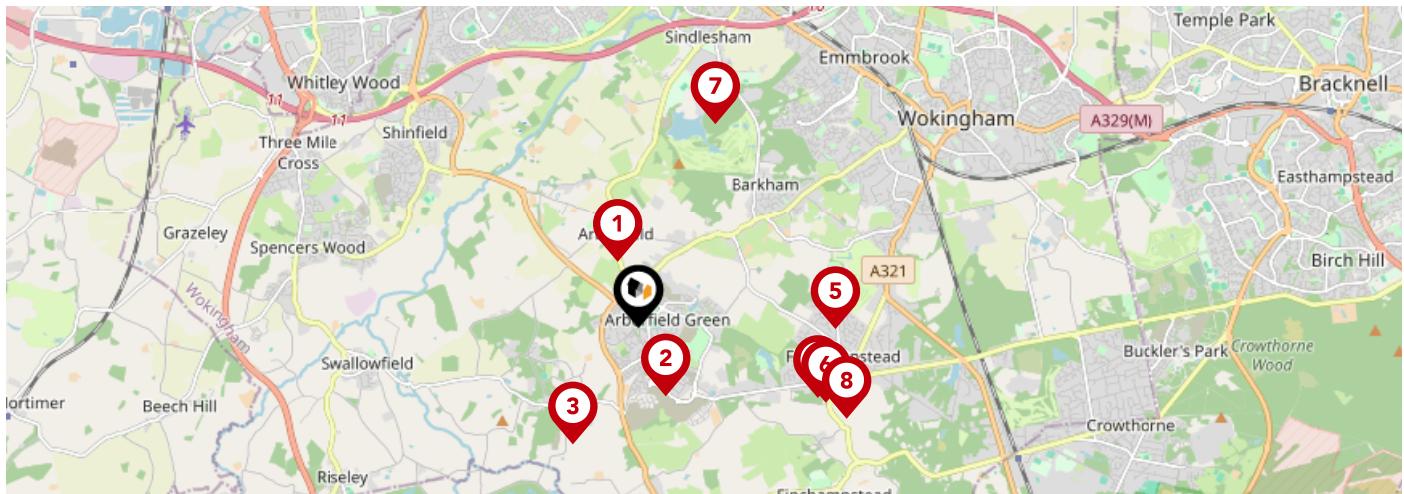


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1312999 - Ducks Nest Farmhouse	Grade II	0.2 miles
2 1419613 - Moat House	Grade II	0.3 miles
3 1118123 - Arborfield Court	Grade II	0.5 miles
4 1319097 - Birch House	Grade II	0.6 miles
5 1135997 - The Old Post House	Grade II	0.6 miles
6 1118117 - Langleypond Farmhouse	Grade II	0.6 miles
7 1118162 - The Swan Public House	Grade II	0.6 miles
8 1135988 - Magnolia Cottage	Grade II	0.6 miles
9 1118122 - Chamberlains Farmhouse	Grade II	0.7 miles
10 1465963 - Arborfield, Newland And Barkham War Memorial	Grade II	0.7 miles

Area Schools



Nursery Primary Secondary College Private



The Coombes Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 377 | Distance:0.63



Bohun School Wokingham

Ofsted Rating: Good | Pupils: 1236 | Distance:0.69



Farley Hill Primary School

Ofsted Rating: Good | Pupils: 302 | Distance:1.25



Gorse Ride Junior School

Ofsted Rating: Good | Pupils: 198 | Distance:1.79



Waverley Preparatory School & Day Nursery

Ofsted Rating: Not Rated | Pupils: 259 | Distance:1.82



Gorse Ride Infants' School

Ofsted Rating: Good | Pupils: 108 | Distance:1.87



Reddam House Berkshire

Ofsted Rating: Not Rated | Pupils: 790 | Distance:2

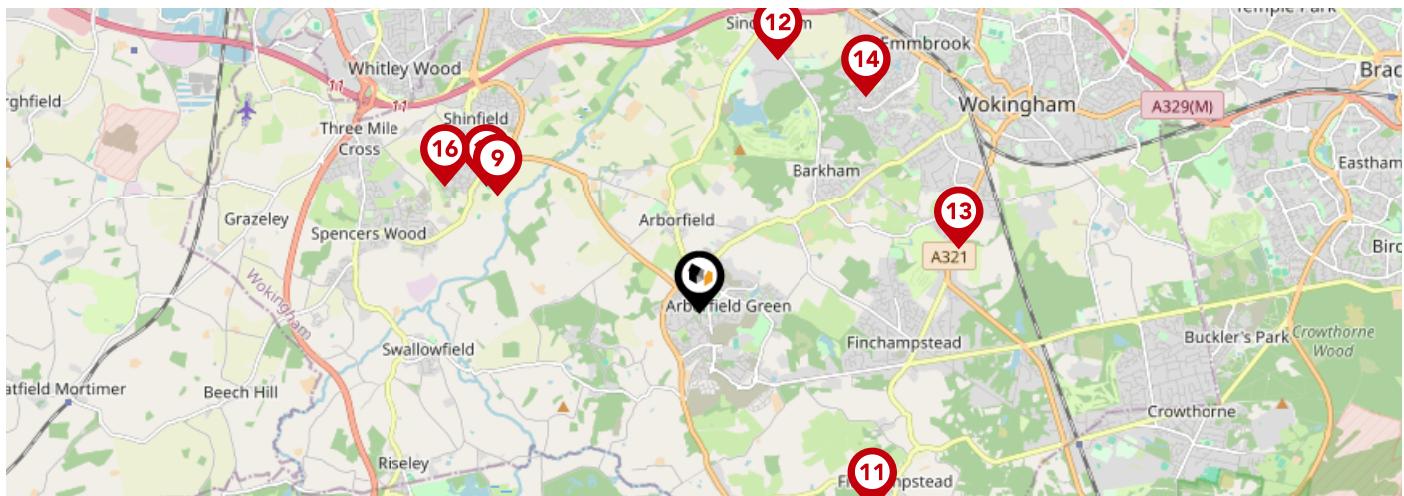


Nine Mile Ride Primary School

Ofsted Rating: Good | Pupils: 372 | Distance:2.11



Area Schools



Nursery Primary Secondary College Private



Shinfield St Mary's CofE Junior School

Ofsted Rating: Good | Pupils: 358 | Distance: 2.16



Shinfield Infant and Nursery School

Ofsted Rating: Good | Pupils: 307 | Distance: 2.29



Finchampstead CofE VA Primary School

Ofsted Rating: Good | Pupils: 101 | Distance: 2.43



Bearwood Primary School

Ofsted Rating: Good | Pupils: 292 | Distance: 2.44



Evendons Primary School

Ofsted Rating: Outstanding | Pupils: 401 | Distance: 2.47



The Hawthorns Primary School

Ofsted Rating: Good | Pupils: 436 | Distance: 2.52



St Neot's School

Ofsted Rating: Not Rated | Pupils: 317 | Distance: 2.58

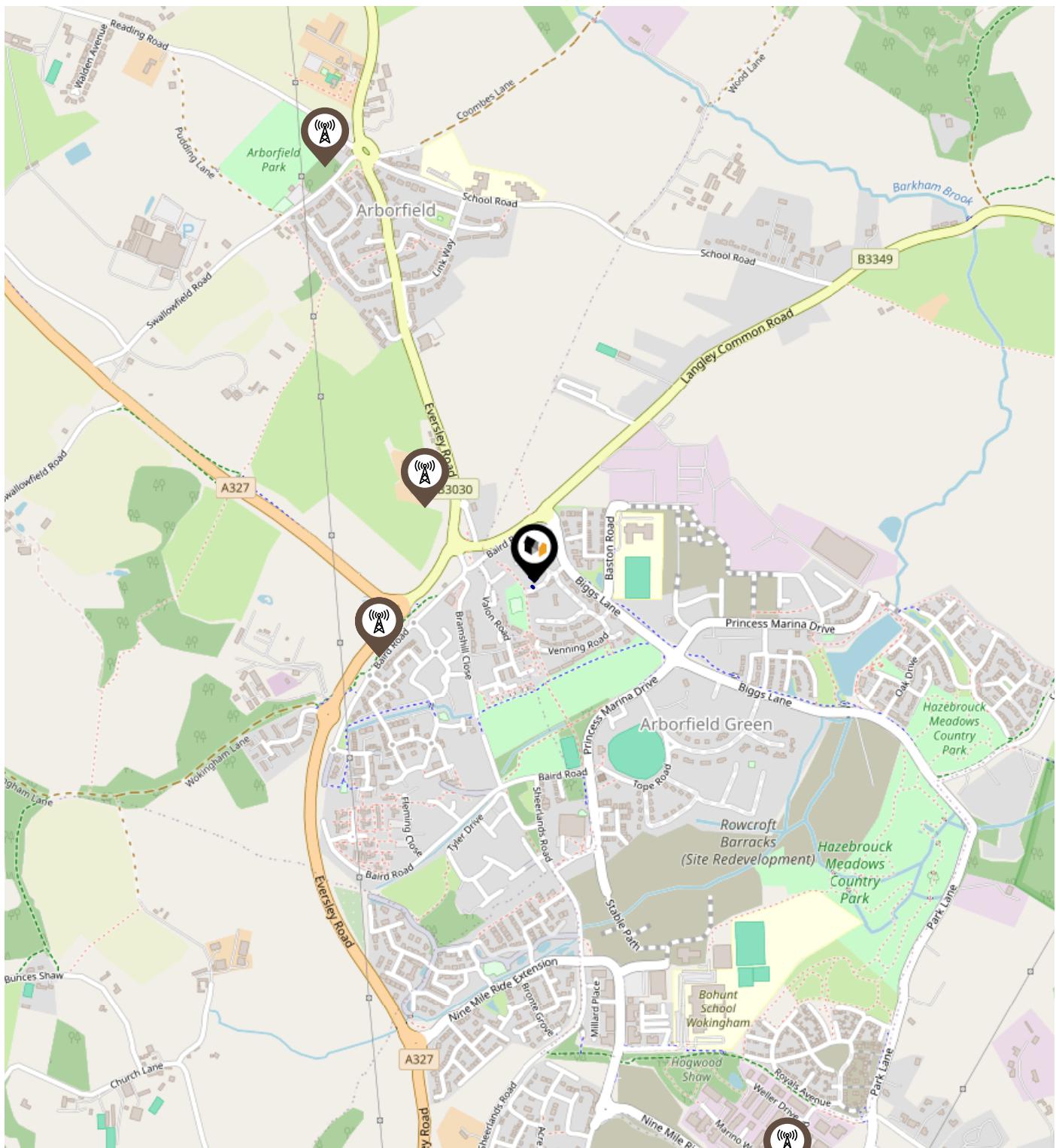


Alder Grove Church of England Primary School

Ofsted Rating: Good | Pupils: 290 | Distance: 2.64



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

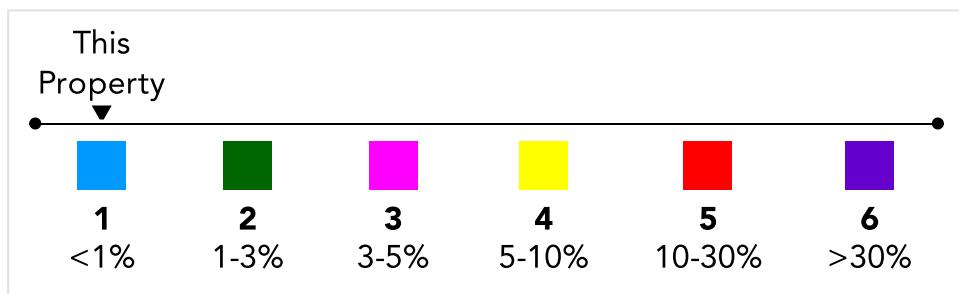
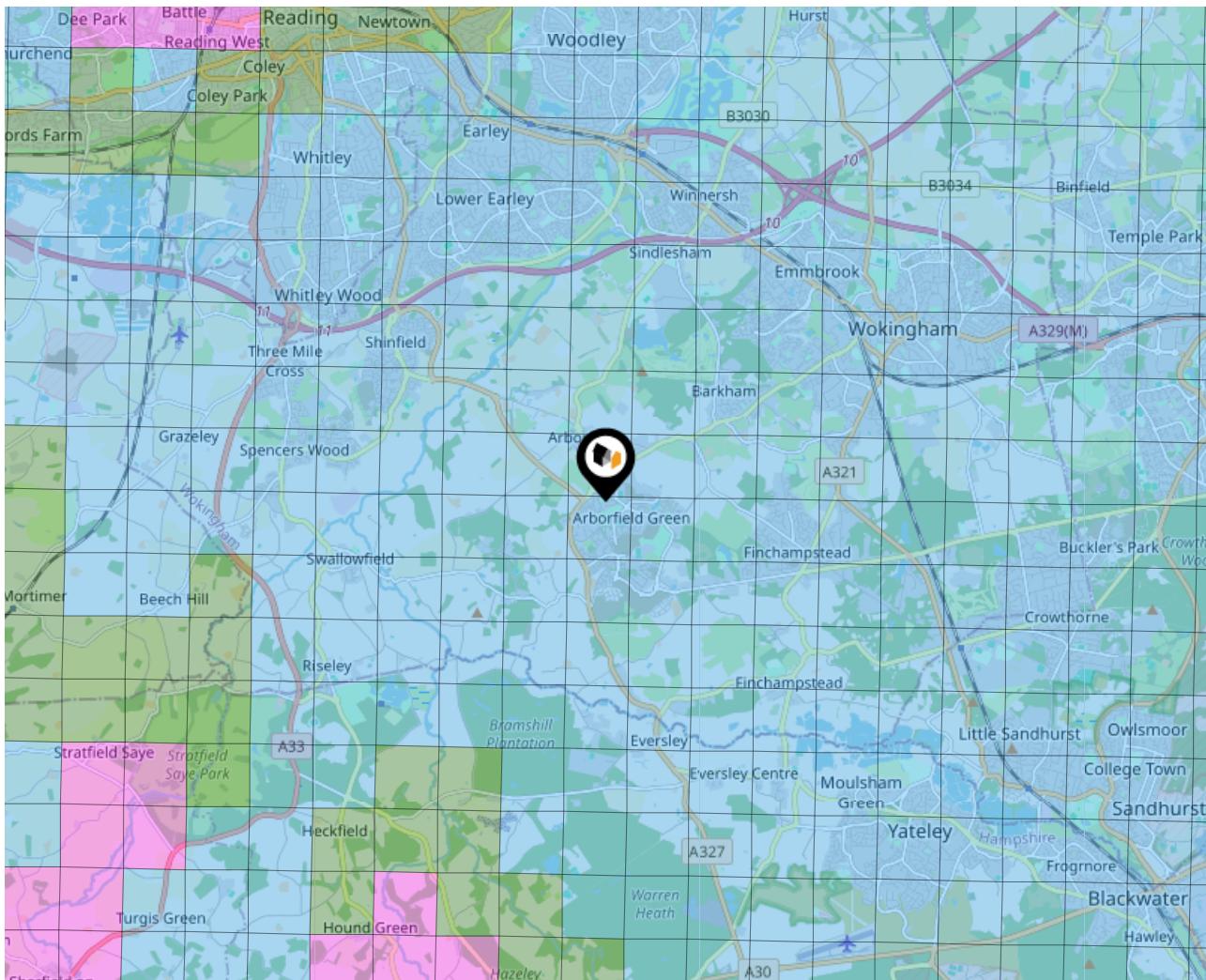
Environment

Radon Gas

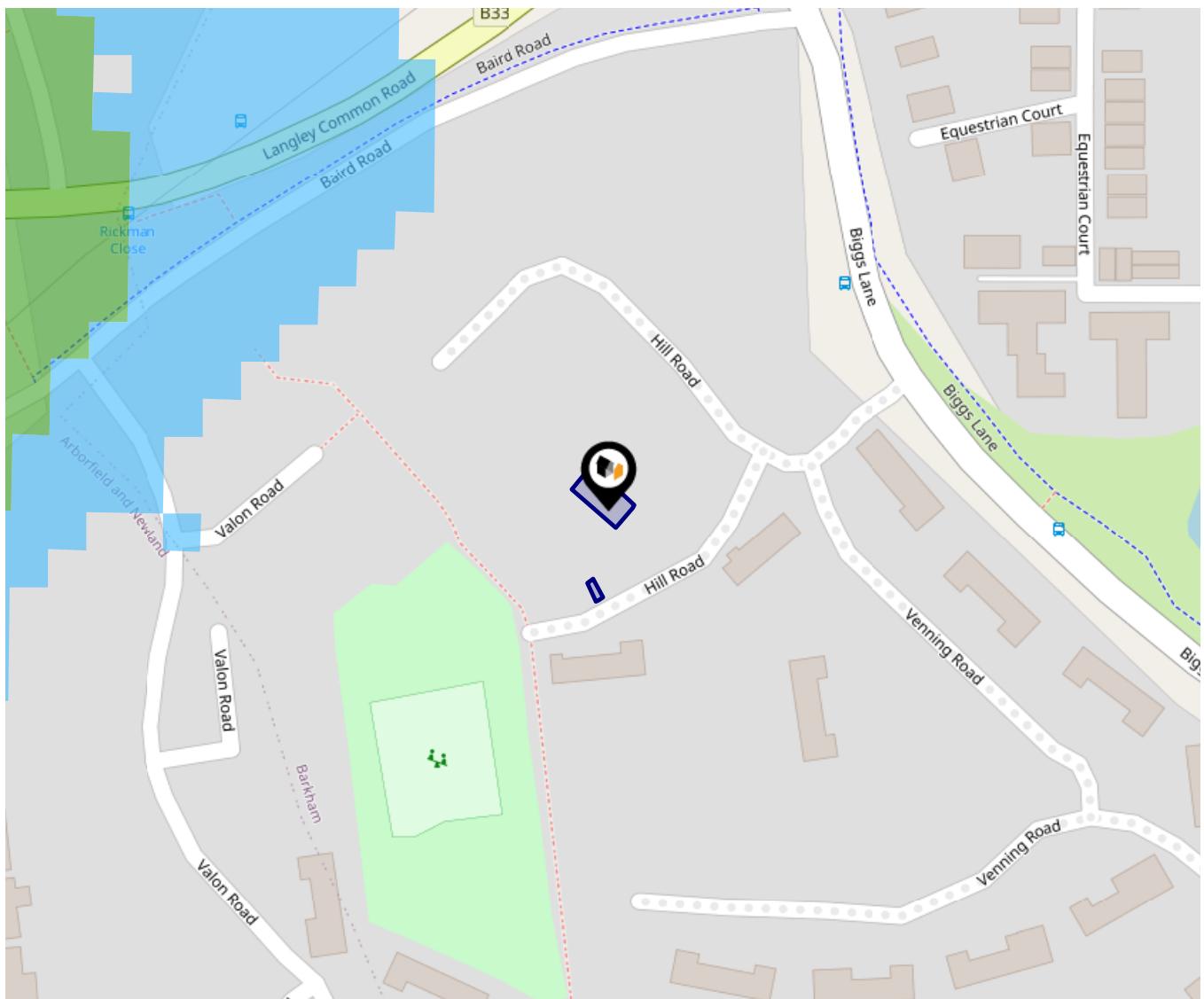


What is Radon?

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

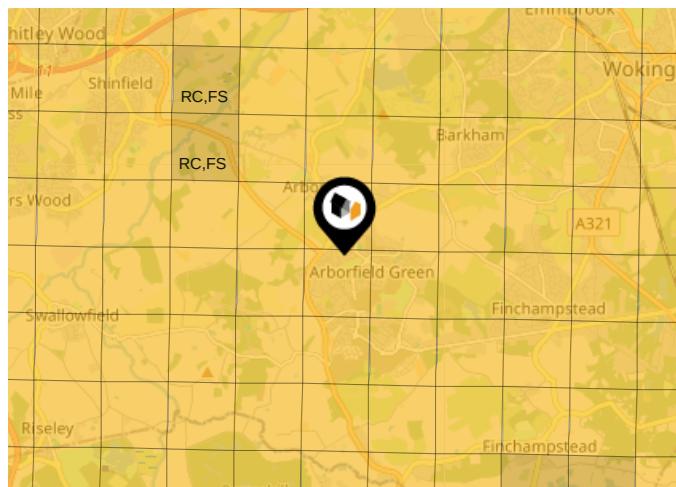
Environment

Soils & Clay



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

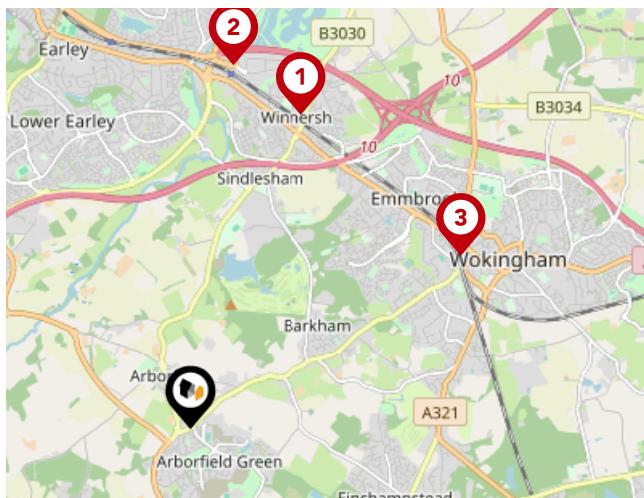
Carbon Content: NONE **Soil Texture:** CLAY TO SILT
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: MEDIUM TO LIGHT(SILTY)
TO HEAVY



Primary Classifications (Most Common Clay Types)

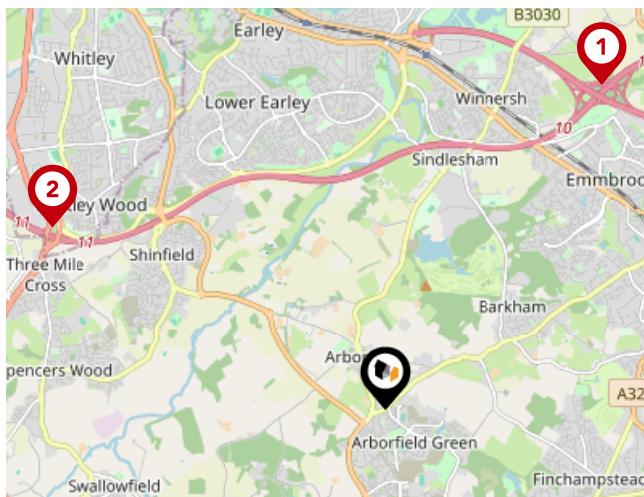
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



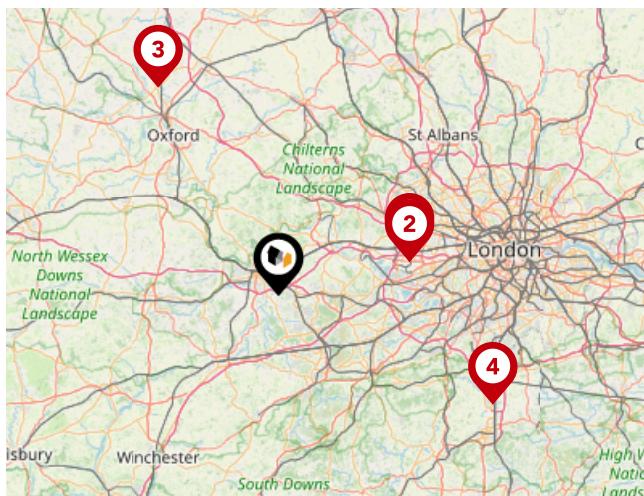
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.08 miles
2	Winnersh Triangle Rail Station	3.38 miles
3	Wokingham Rail Station	2.97 miles



Trunk Roads/Motorways

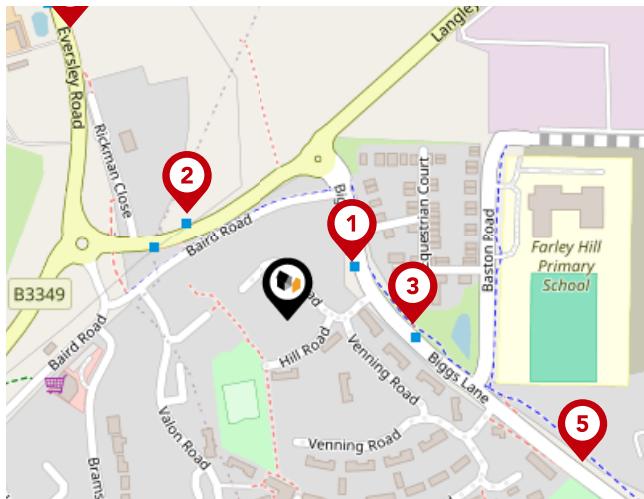
Pin	Name	Distance
1	M4 J10	3.6 miles
2	M4 J11	3.51 miles
3	M3 J5	8.5 miles
4	M3 J4A	7.41 miles
5	M3 J4	7.92 miles



Airports/Helpads

Pin	Name	Distance
1	Heathrow Airport	20.21 miles
2	Heathrow Airport Terminal 4	20.15 miles
3	Kidlington	35.49 miles
4	Gatwick Airport	35.68 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hill Road	0.05 miles
2	Rickman Close	0.09 miles
3	Hill Road	0.07 miles
4	Ducks Nest Farm	0.21 miles
5	Biggs Lane	0.19 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 Testimonials



Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.

When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.

The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avocado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



/avocadopropertyberkshire



/avocadopropertyberkshire



/avocadoproperty

Agent **Disclaimer**



Important - Please Read

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.

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



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



Land Registry



Ofcom

