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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th December 2025



DENBIGH PLACE, SHINFIELD, READING, RG2

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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aprift
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.04 acres
Council Tax :	Band D
Annual Estimate:	£2,376
Title Number:	BK528294

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		10	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Property EPC - Certificate



Denbigh Place, RG2

Energy rating

B

Valid until 30.03.2033

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m-Â°K
Total Floor Area:	79 m ²

Market Sold in Street



3, Denbigh Place, Reading, RG2 9WB	
Last Sold Date:	04/08/2023
Last Sold Price:	£410,000
1, Denbigh Place, Reading, RG2 9WB	
Last Sold Date:	30/06/2023
Last Sold Price:	£410,000
5, Denbigh Place, Reading, RG2 9WB	
Last Sold Date:	28/04/2023
Last Sold Price:	£420,000
7, Denbigh Place, Reading, RG2 9WB	
Last Sold Date:	28/04/2023
Last Sold Price:	£420,000
4, Denbigh Place, Reading, RG2 9WB	
Last Sold Date:	23/12/2022
Last Sold Price:	£515,000
6, Denbigh Place, Reading, RG2 9WB	
Last Sold Date:	23/12/2022
Last Sold Price:	£645,000
8, Denbigh Place, Reading, RG2 9WB	
Last Sold Date:	23/11/2022
Last Sold Price:	£480,000
10, Denbigh Place, Reading, RG2 9WB	
Last Sold Date:	21/11/2022
Last Sold Price:	£480,000

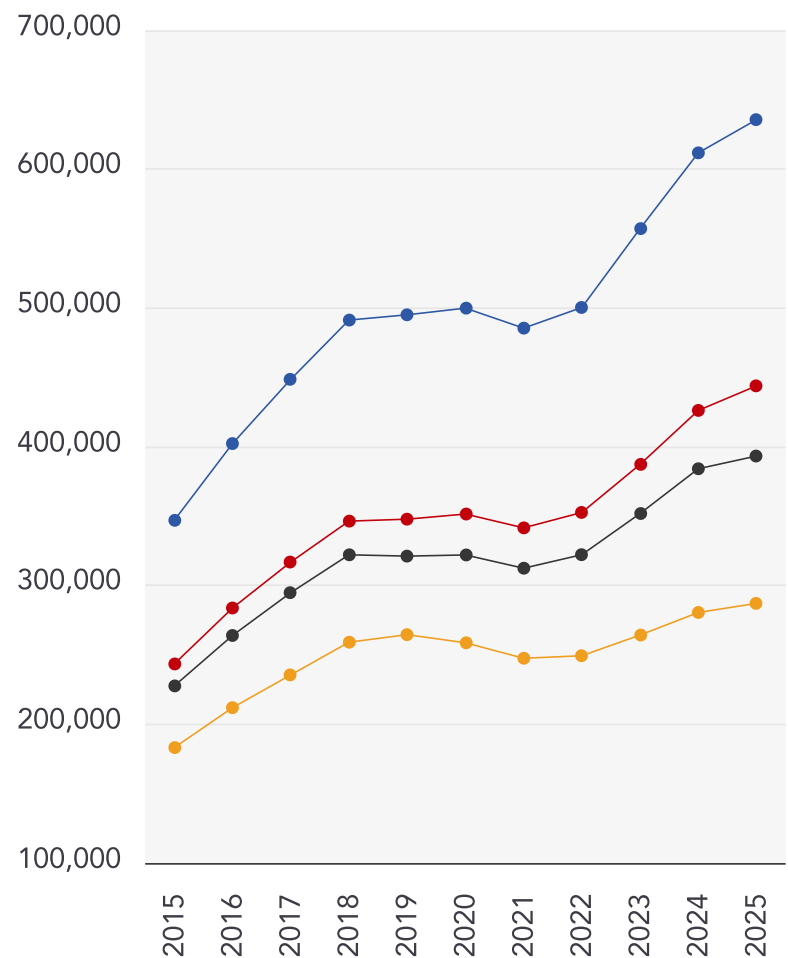
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

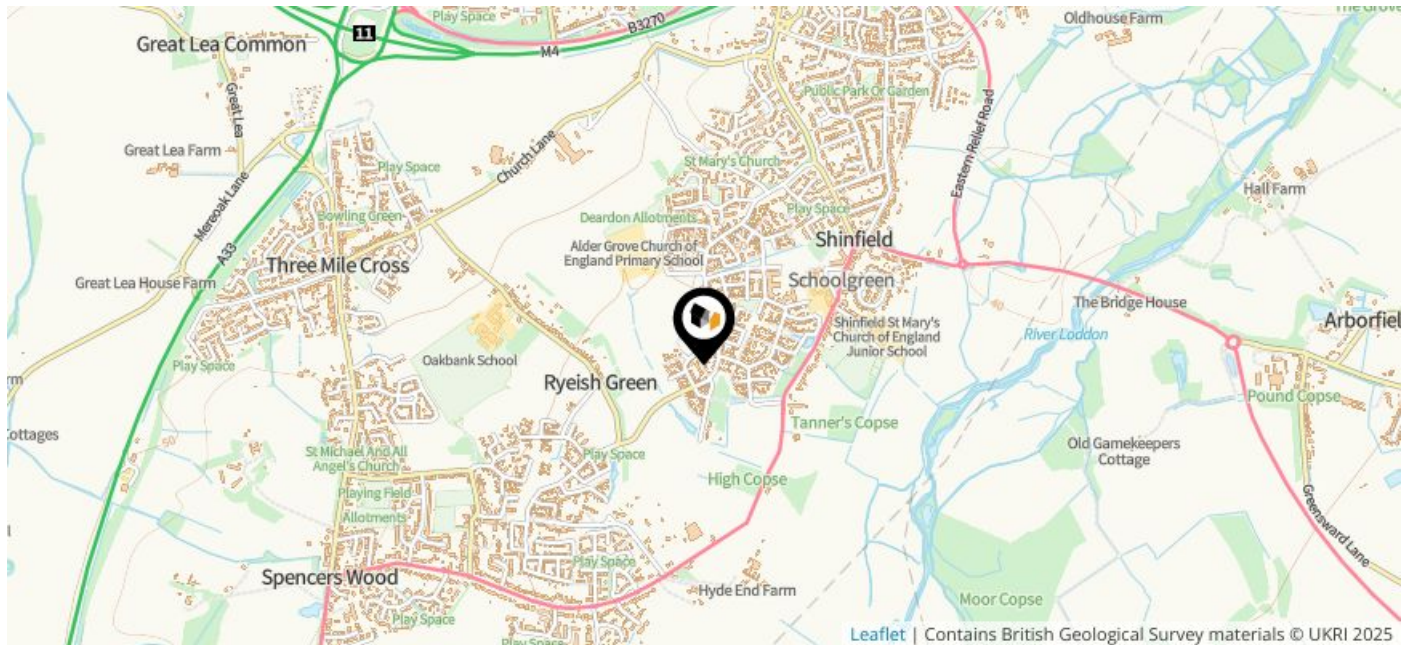
+56.72%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ 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.

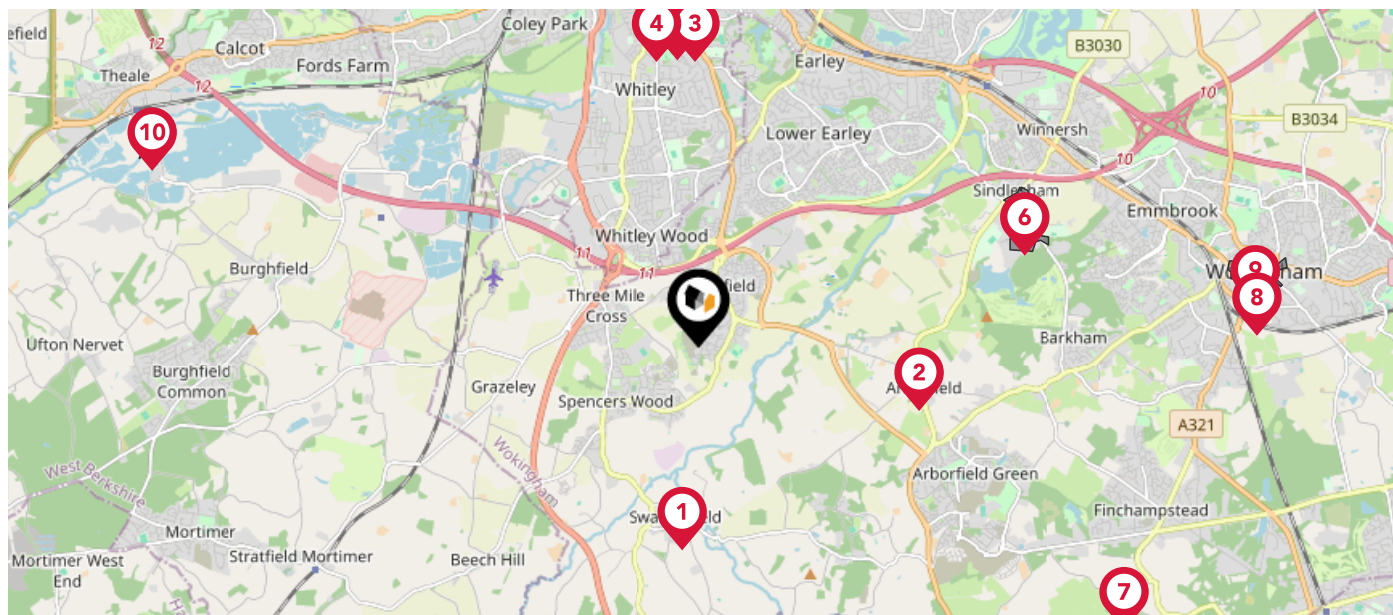
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

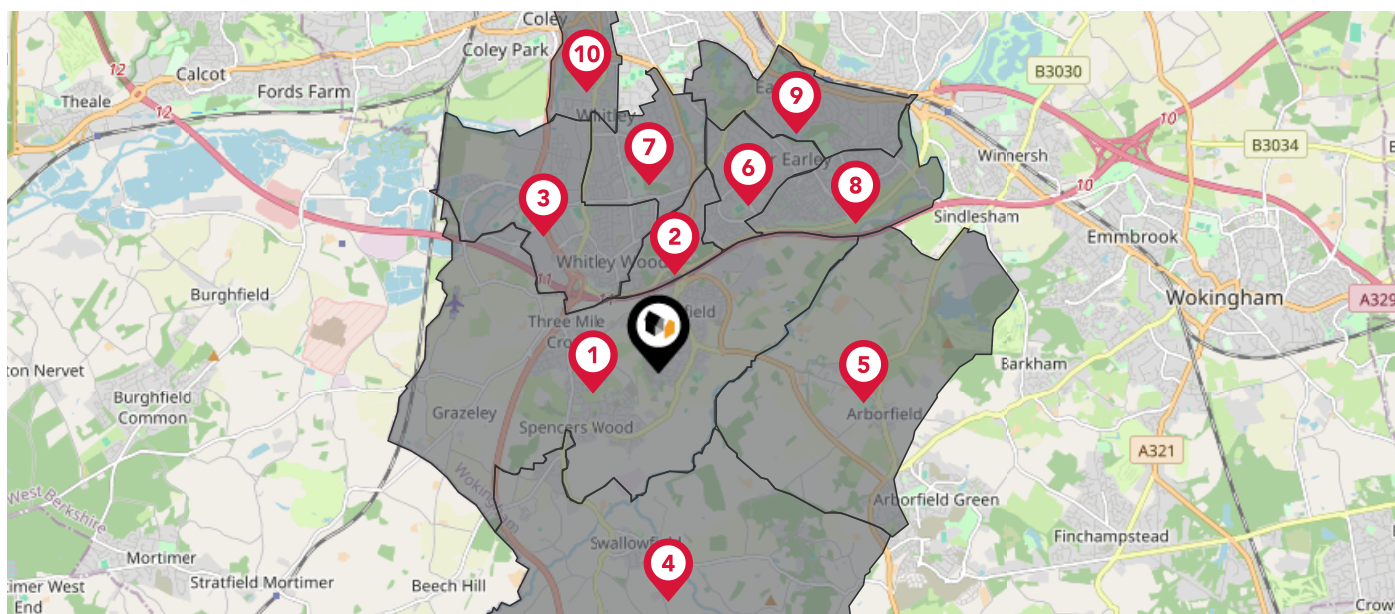
- 1 Swallowfield
- 2 Arborfield Cross
- 3 Redlands
- 4 Christchurch
- 5 The Mount
- 6 Sindlesham
- 7 Finchampstead Church
- 8 Langborough Road
- 9 Wokingham Town Centre
- 10 Sheffield Bridge

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



Shinfield South Ward



Shinfield North Ward



Whitley Ward



Swallowfield Ward



Arborfield Ward



Hillside Ward



Church Ward



Hawkedon Ward



Maiden Erlegh Ward



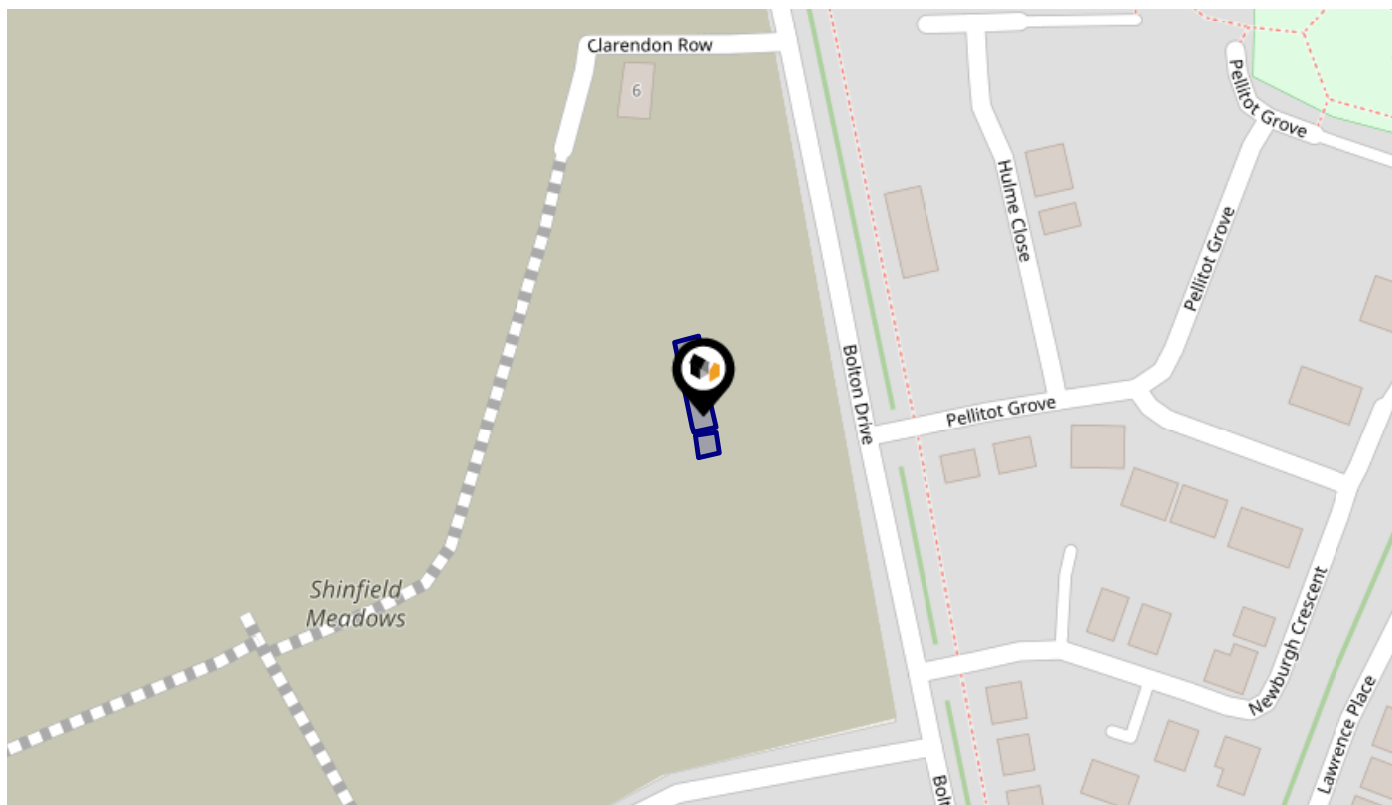
Katesgrove Ward

Maps

Rail Noise



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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

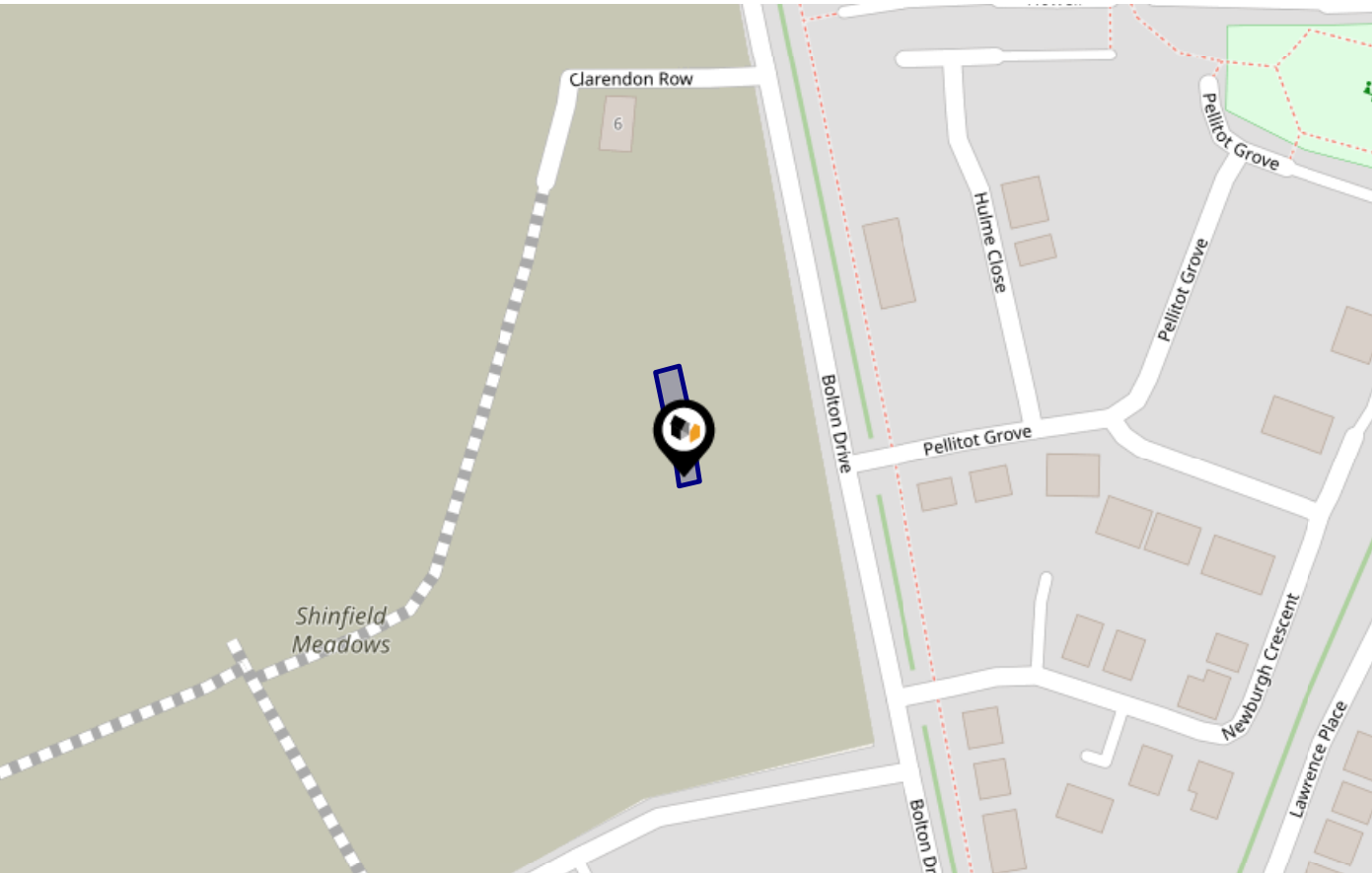
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

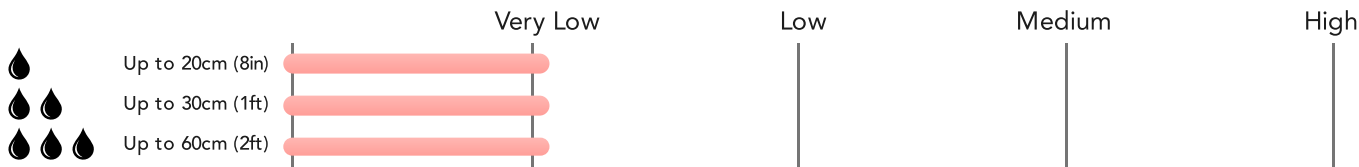


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

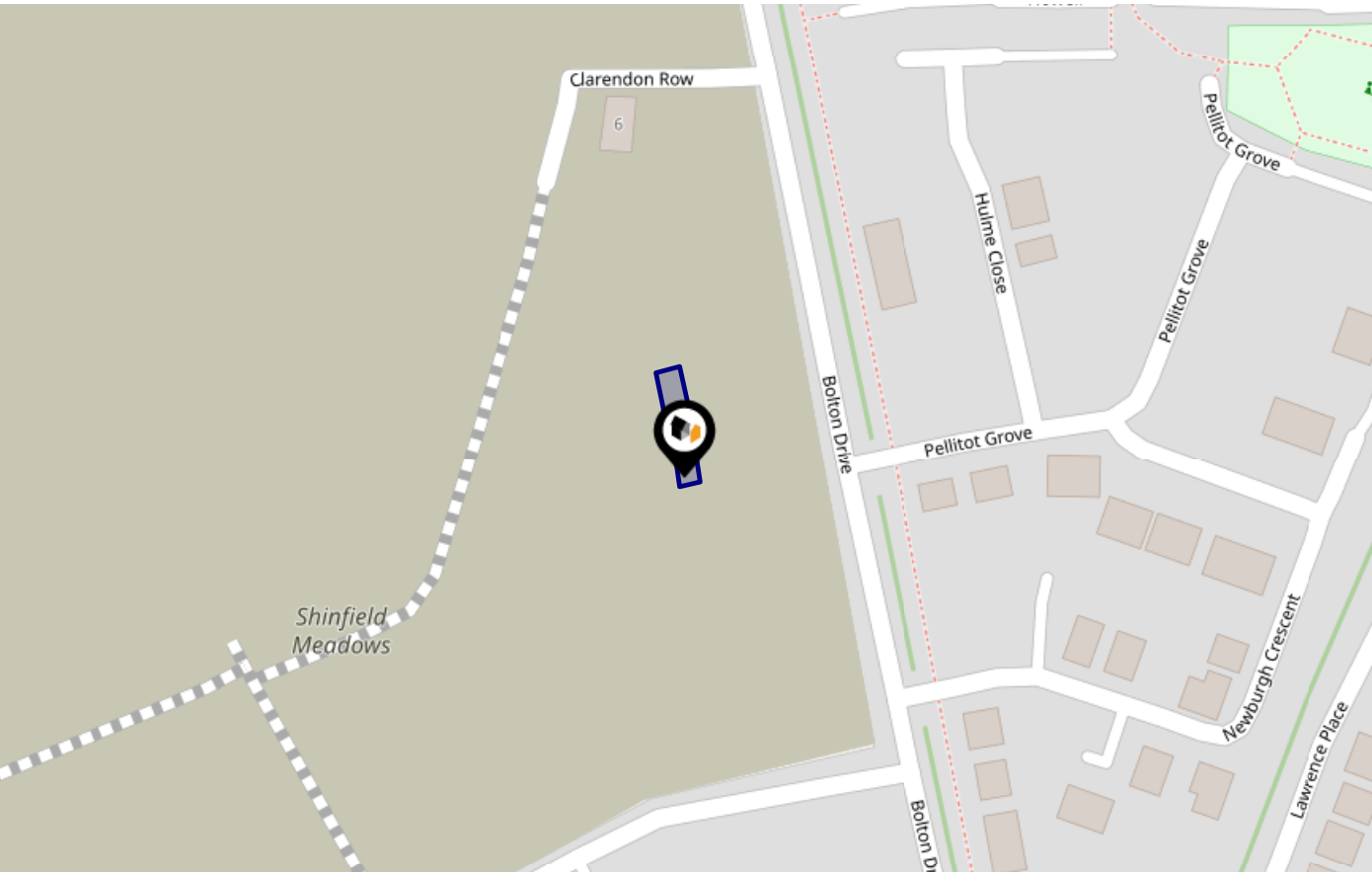


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

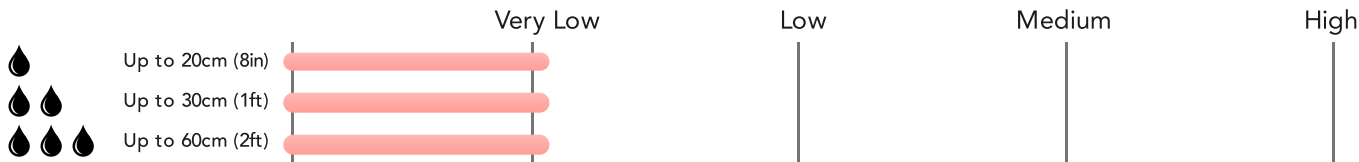


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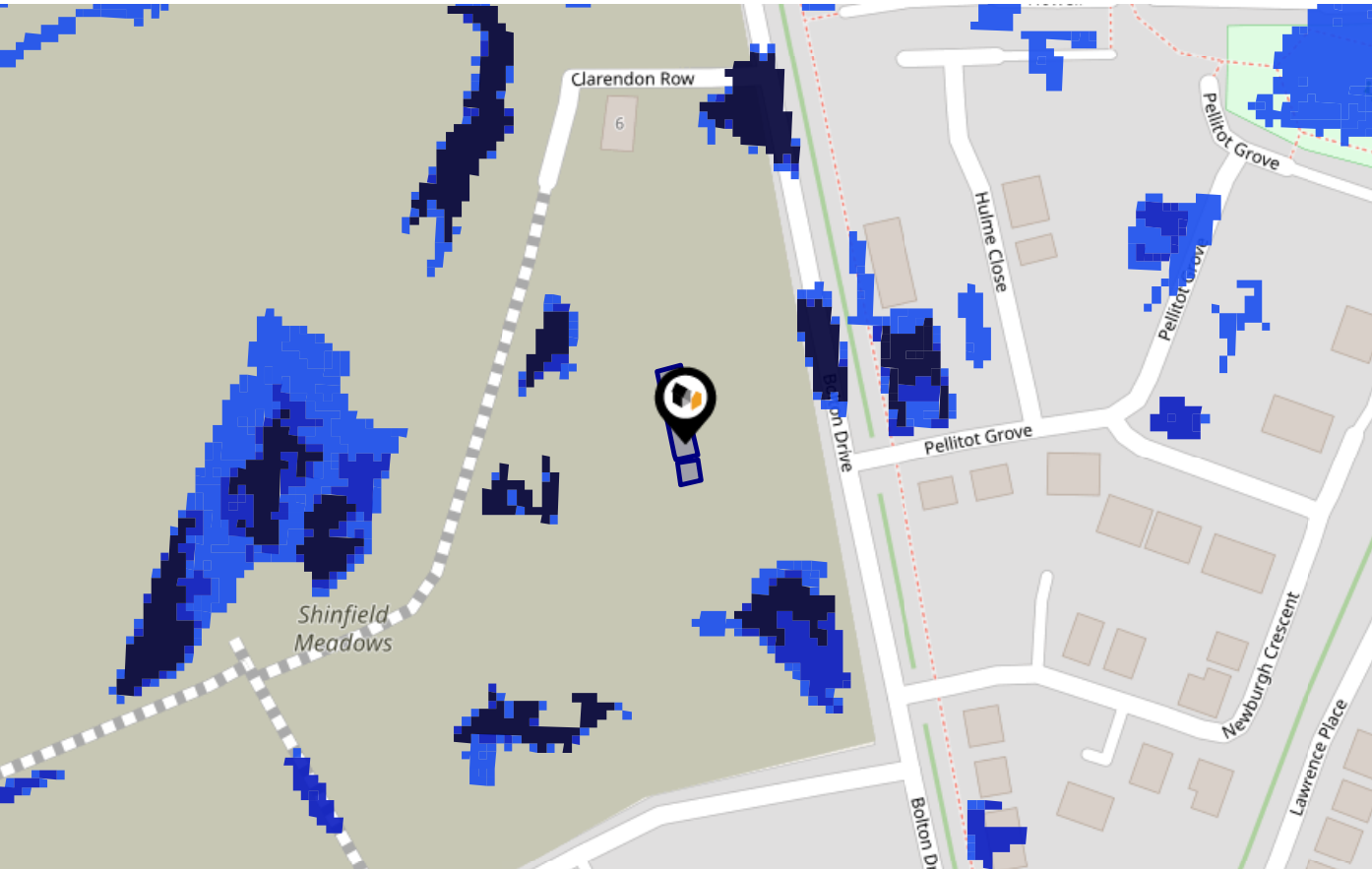


Flood Risk

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.

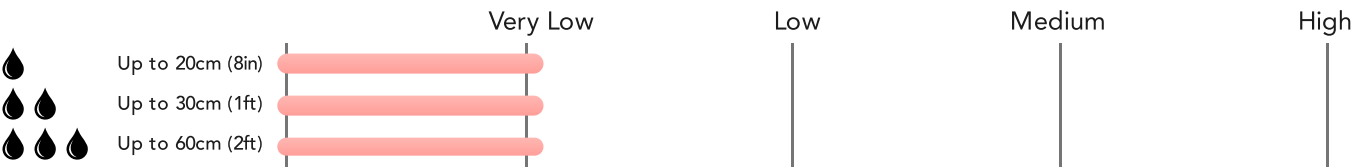


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Chance of flooding to the following depths at this property:

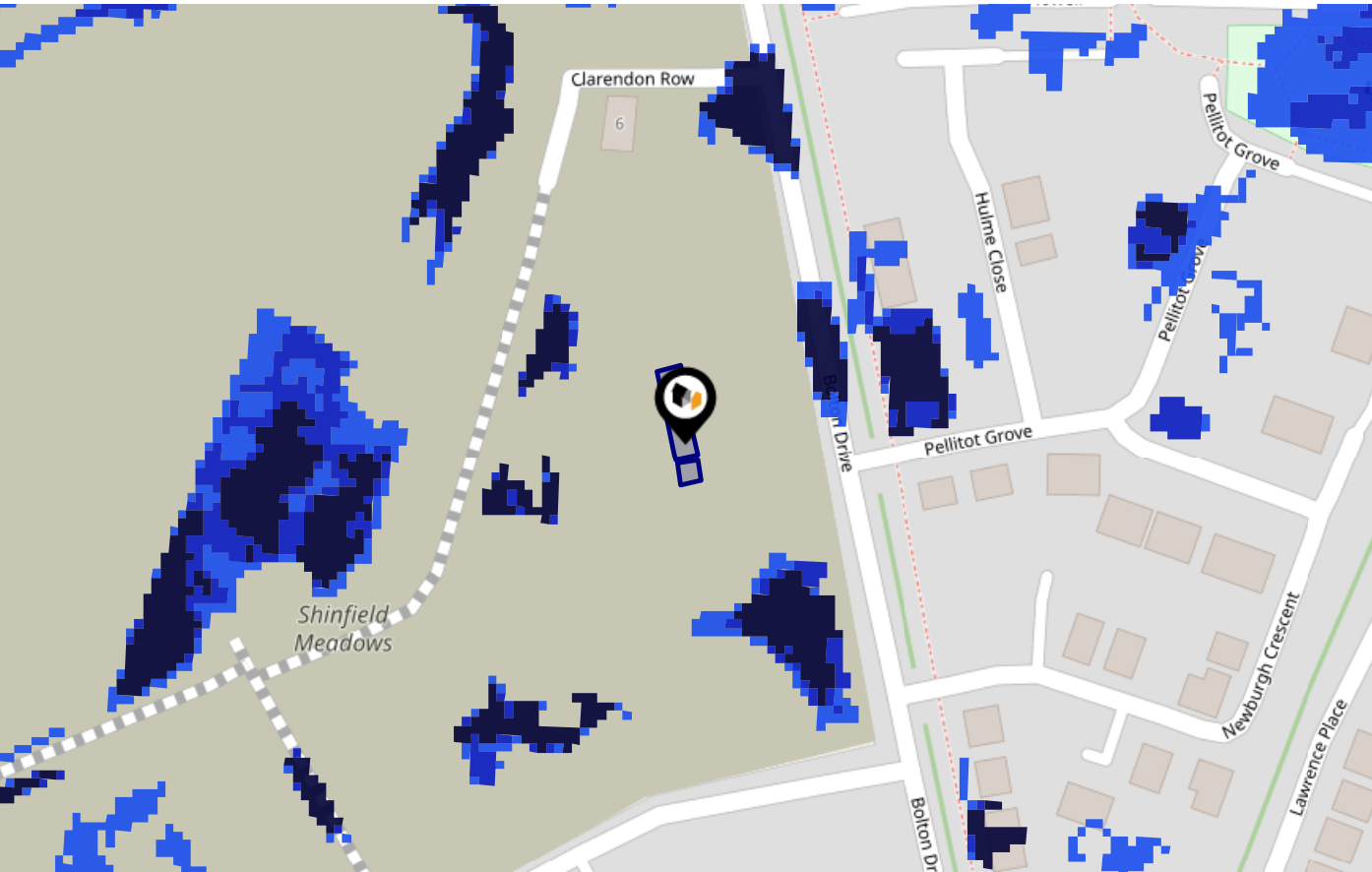


Flood Risk

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.

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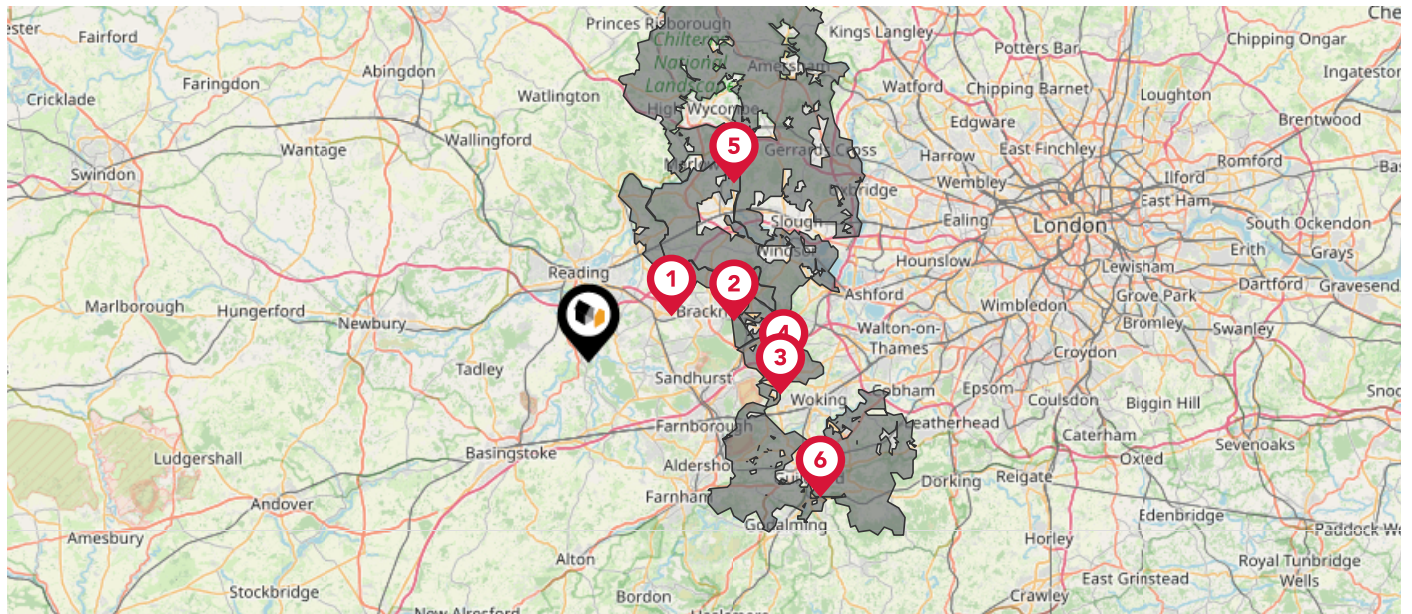


Maps






Green Belt



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



Nearby Green Belt Land

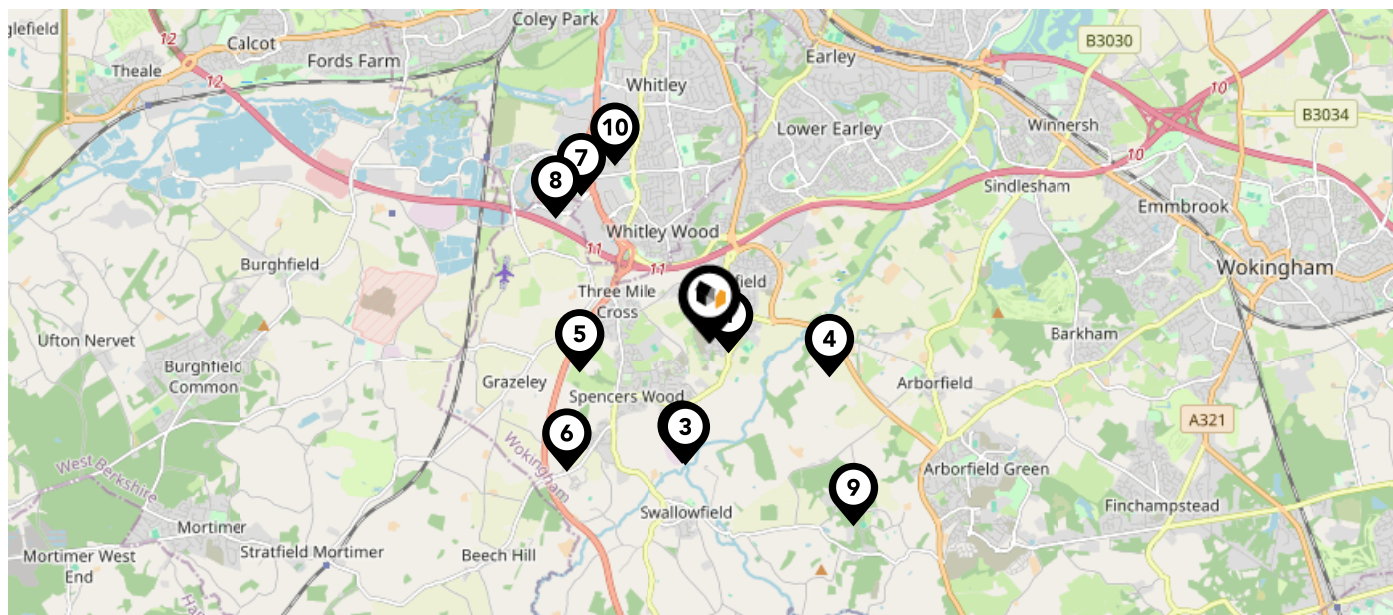
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Buckinghamshire
-  London Green Belt - Guildford

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

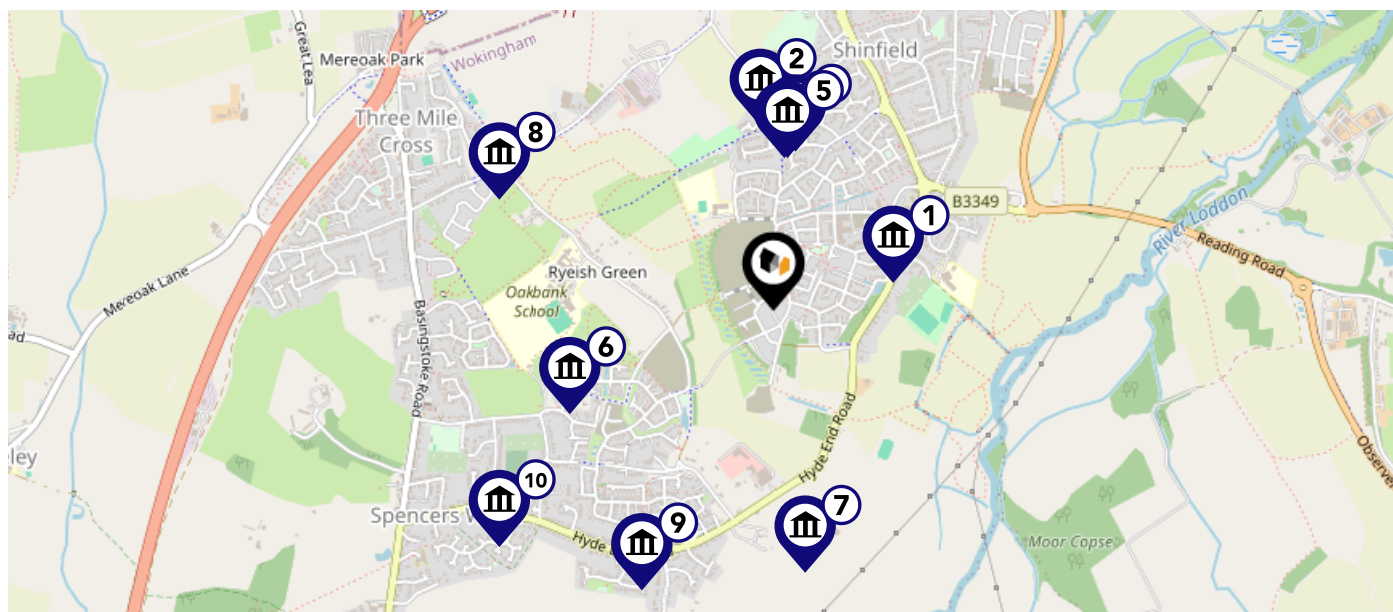
	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill
	Sussex Way-Spencers Wood	Historic Landfill
	Sussex Way-Spencers Wood	Historic Landfill
	Milkingbarn Lane-Arborfield	Historic Landfill
	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill
	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill
	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill
	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill
	Hephaistos School-Farley Hill	Historic Landfill
	Manor Farm-Reading, Berkshire	Historic Landfill











Maps

Listed Buildings

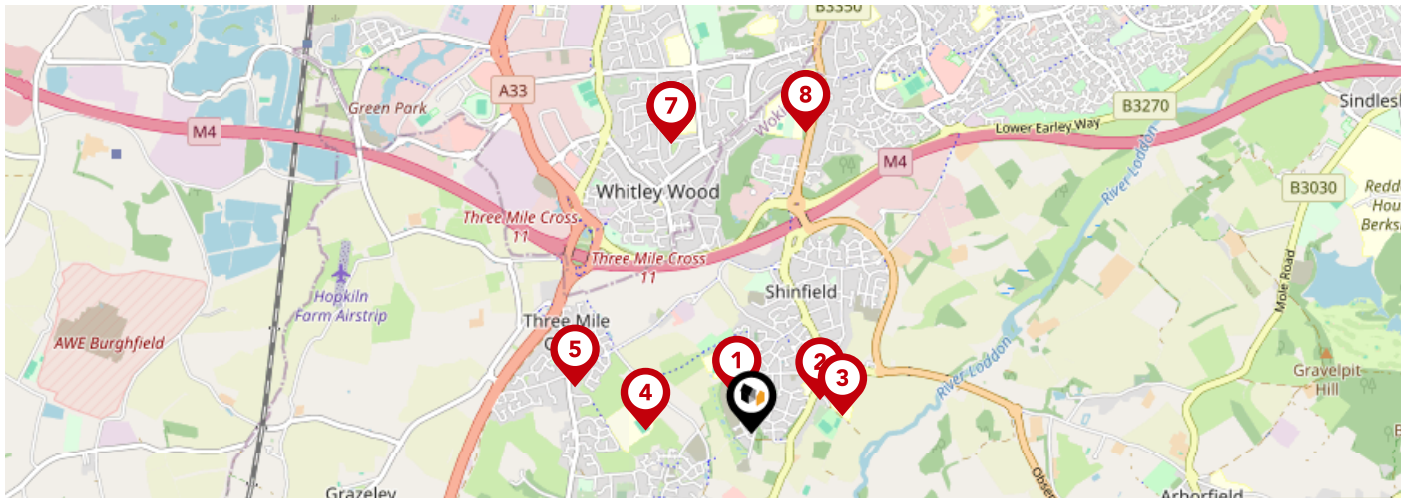


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



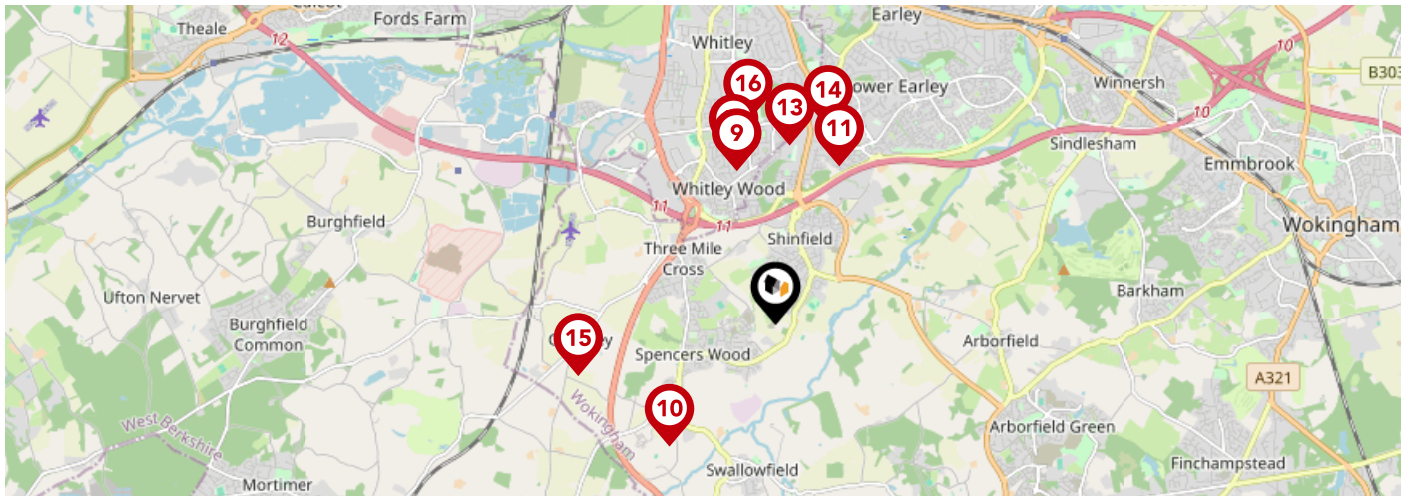
Listed Buildings in the local district		Grade	Distance
	1136149 - The School	Grade II	0.3 miles
	1312966 - Milton Sandford Restaurant	Grade II	0.4 miles
	1118131 - Church Of St Mary	Grade I	0.4 miles
	1118132 - Church Farmhouse	Grade II	0.4 miles
	1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.4 miles
	1118111 - Nullis Farmhouse	Grade II	0.5 miles
	1118138 - Hyde End Farmhouse	Grade II	0.6 miles
	1118134 - The Thatch	Grade II	0.7 miles
	1312950 - Fullbrooks	Grade II	0.7 miles
	1118137 - The Homestead	Grade II	0.8 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

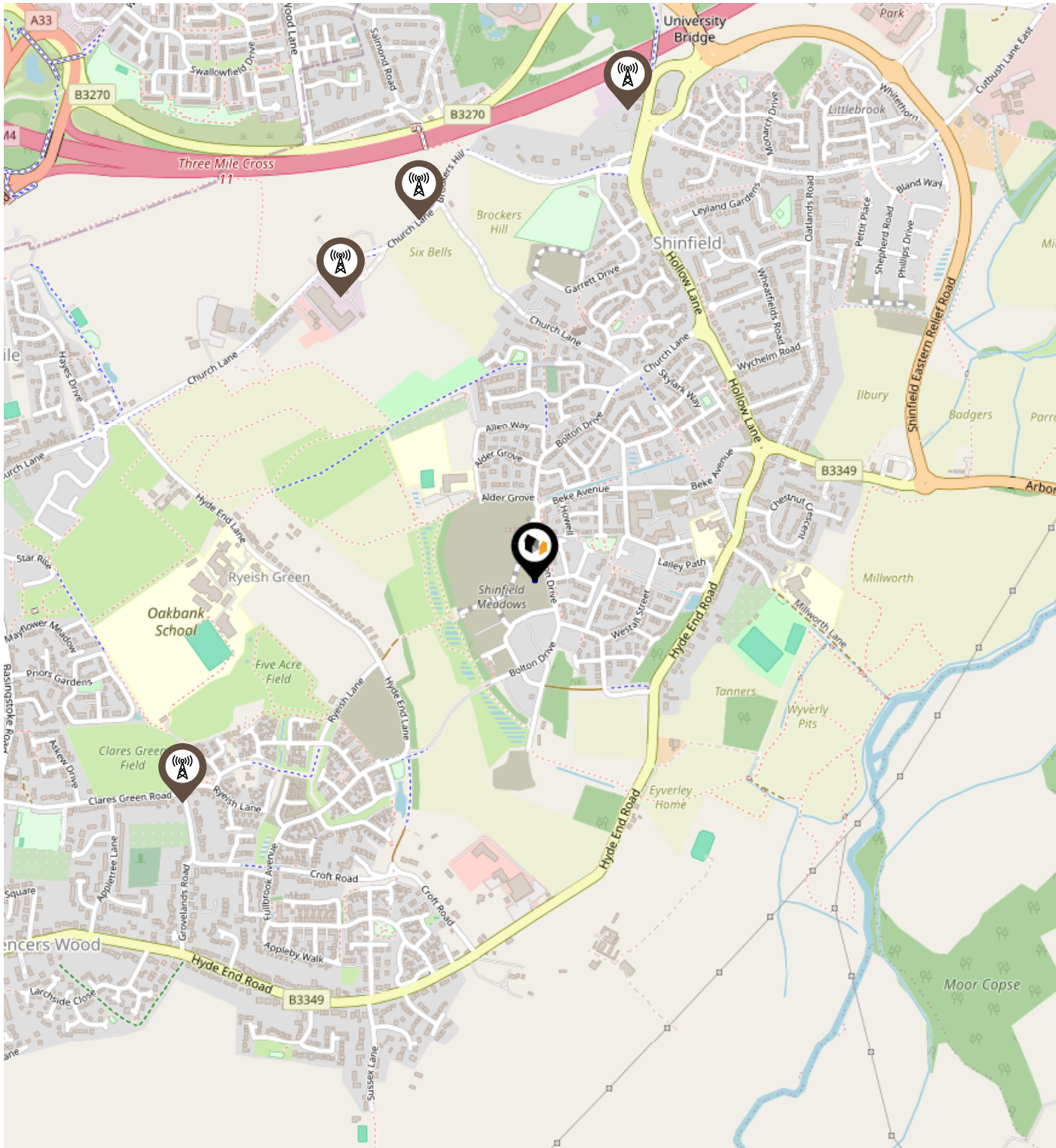
Area Schools



		Nursery	Primary	Secondary	College	Private
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lambs Lane Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance: 1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance: 1.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

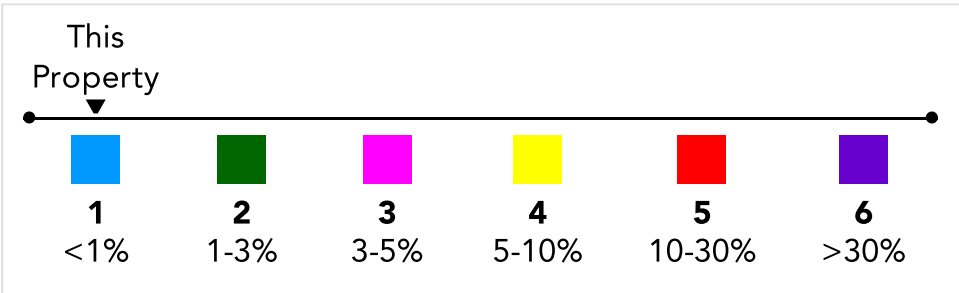
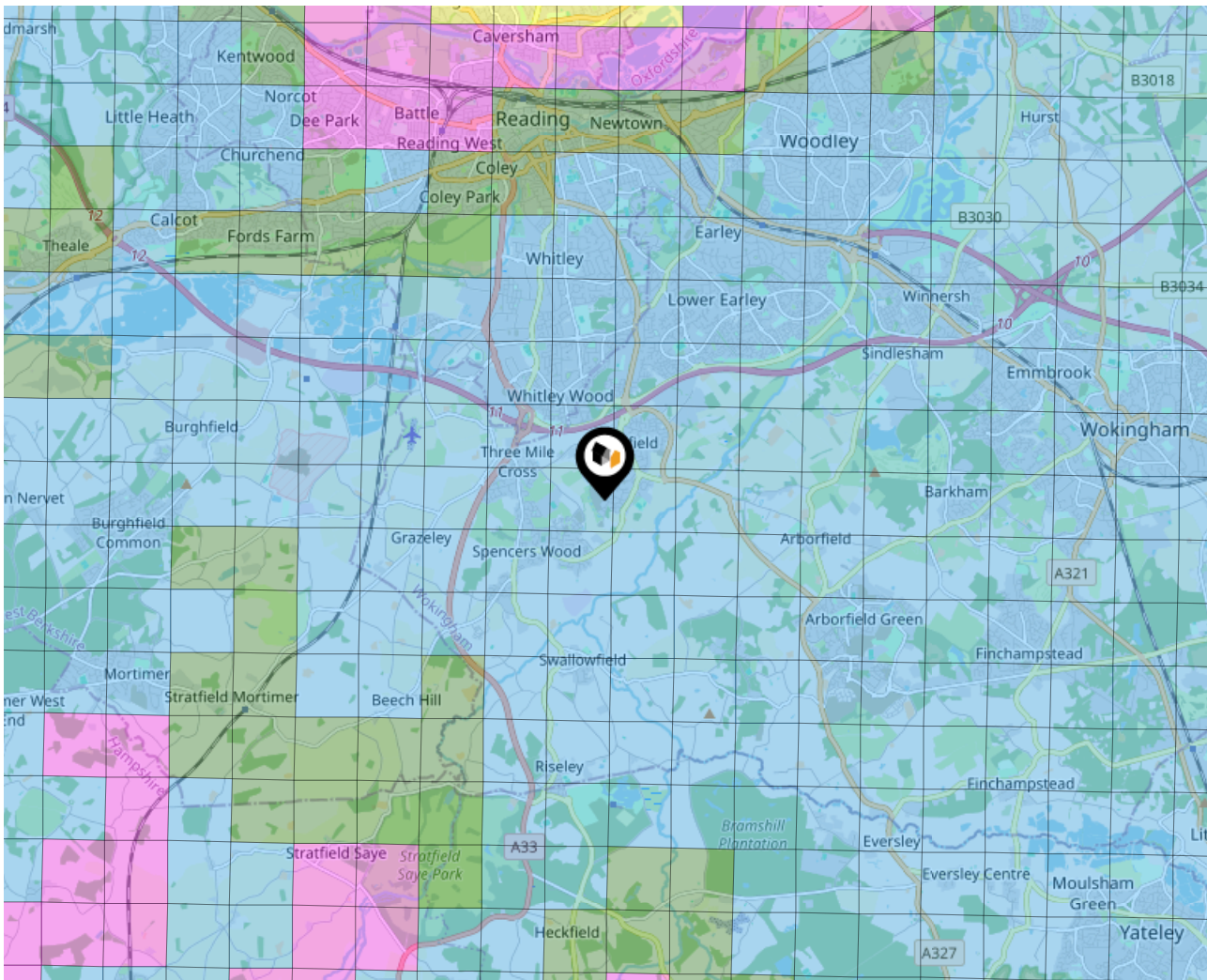
Environment

Radon Gas



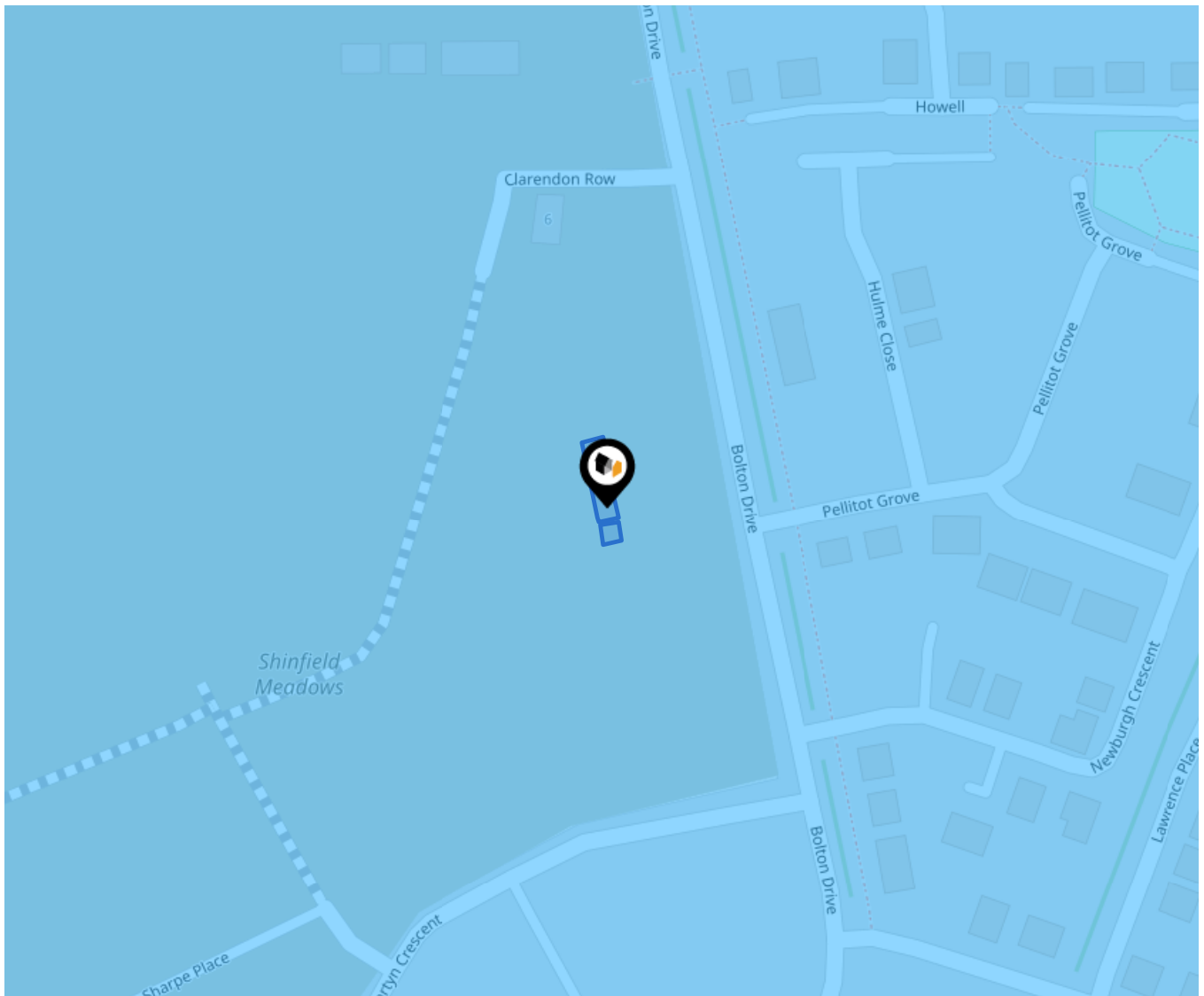
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise



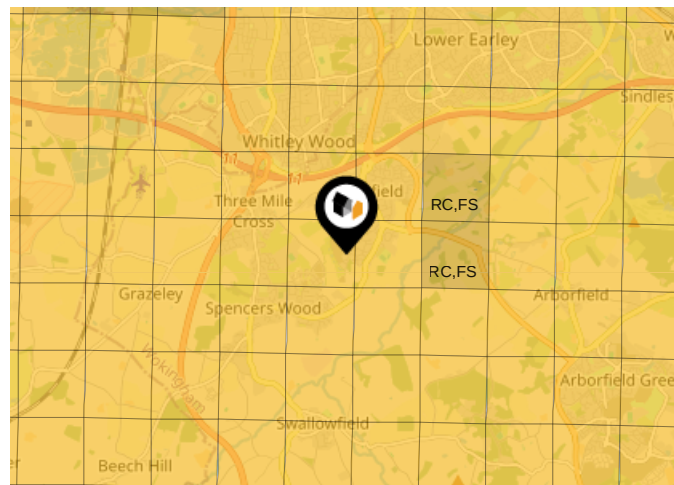
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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

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

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

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

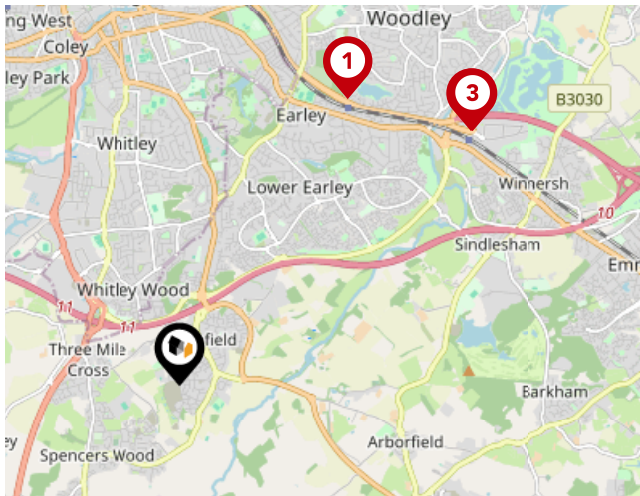


Primary Classifications (Most Common Clay Types)

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

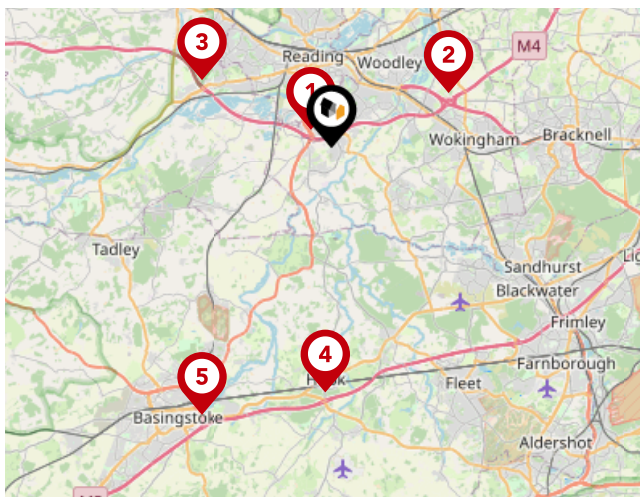
Area

Transport (National)



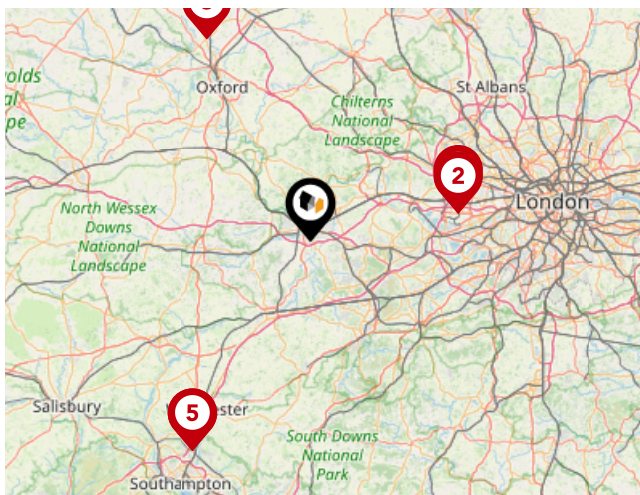
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	3.07 miles
2	Winnersh Triangle Rail Station	3.58 miles
3	Winnersh Triangle Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.04 miles
2	M4 J10	4.73 miles
3	M4 J12	5.42 miles
4	M3 J5	9.1 miles
5	M3 J6	11.02 miles

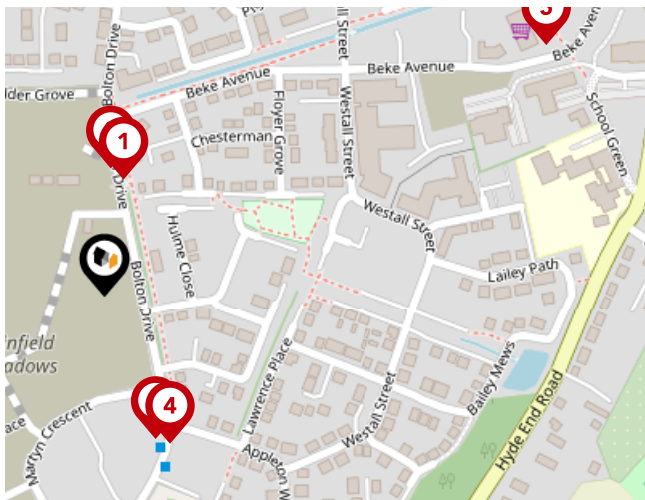


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	22.16 miles
2	Heathrow Airport Terminal 4	22.18 miles
3	Kidlington	33.5 miles
4	North Stoneham	35.91 miles
5	Southampton Airport	35.91 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clarendon Row	0.07 miles
2	Clarendon Row	0.07 miles
3	Lawrence Place	0.09 miles
4	Lawrence Place	0.09 miles
5	Shinfield View	0.29 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 Avacado. 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.



/avacadopropertyberkshire



/avacadopropertyberkshire



/avacadoproperty

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.

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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

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