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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 26th May 2026



21, LYON OAKS, WARFIELD, BRACKNELL, RG42 2PX

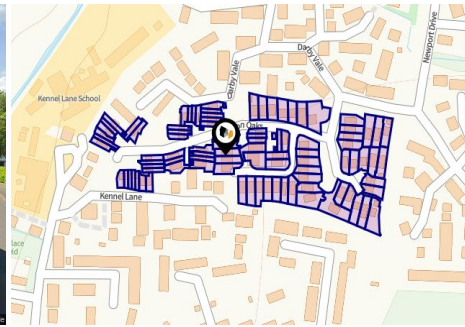
Avocado Property

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Property

Type:	Detached	Last Sold Date:	13/05/2005
Bedrooms:	3	Last Sold Price:	£230,000
Floor Area:	775 ft ² / 72 m ²	Last Sold £/ft²:	£296
Plot Area:	5.21 acres	Tenure:	Freehold
Year Built :	1998	Latest FENSA Work:	10/07/2018 - 5 windows
Council Tax :	Band E		
Annual Estimate:	£2,768		
Title Number:	BK364455		
UPRN:	100080201878		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	105 mb/s	1800 mb/s

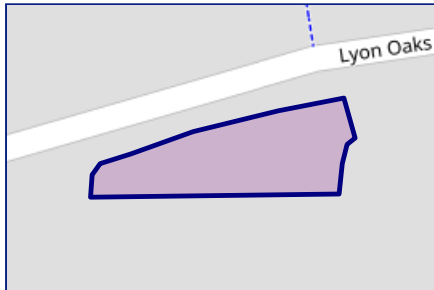
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

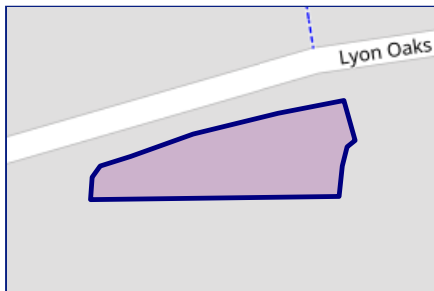


Multiple Freehold Title Plans Detected

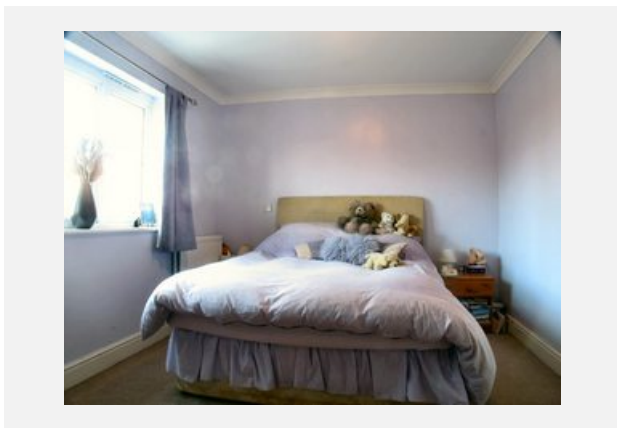
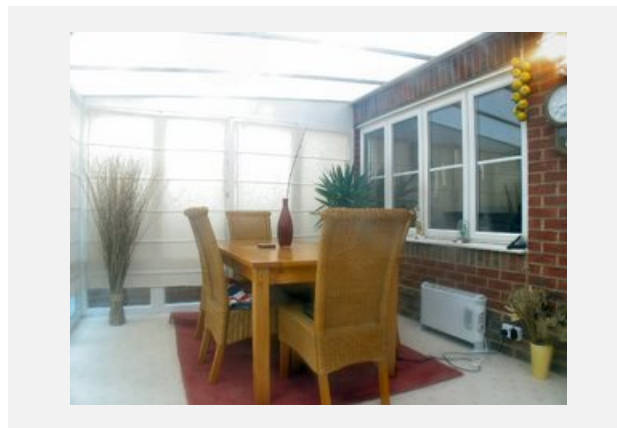
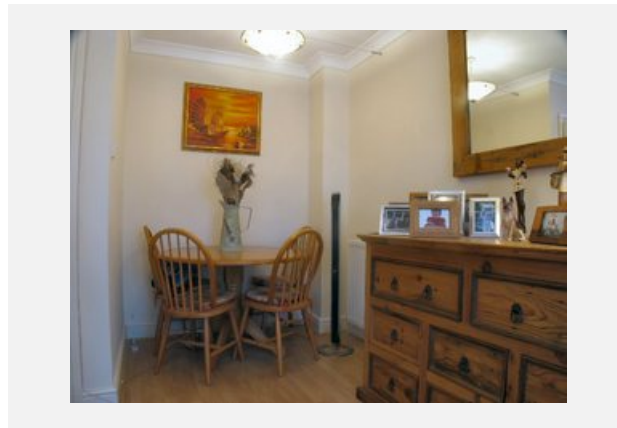


BK364455

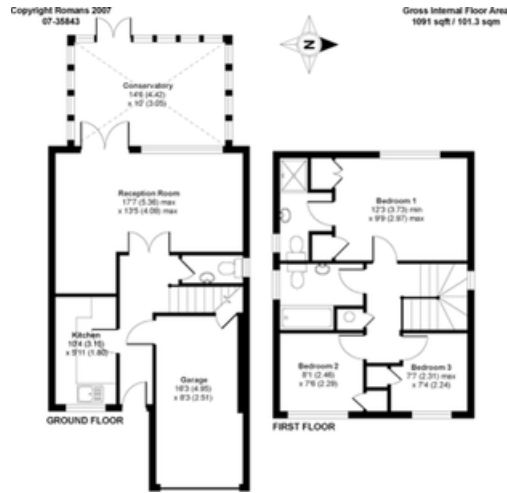
Multiple Freehold Title Plans Detected



BK354393



21, LYON OAKS, WARFIELD, BRACKNELL, RG42 2PX



Property EPC - Certificate



21 Lyon Oaks, Warfield, BRACKNELL, RG42 2PX

Energy rating

C

Valid until 24.05.2036

Certificate number
2111-7740-1170-3165-4619

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

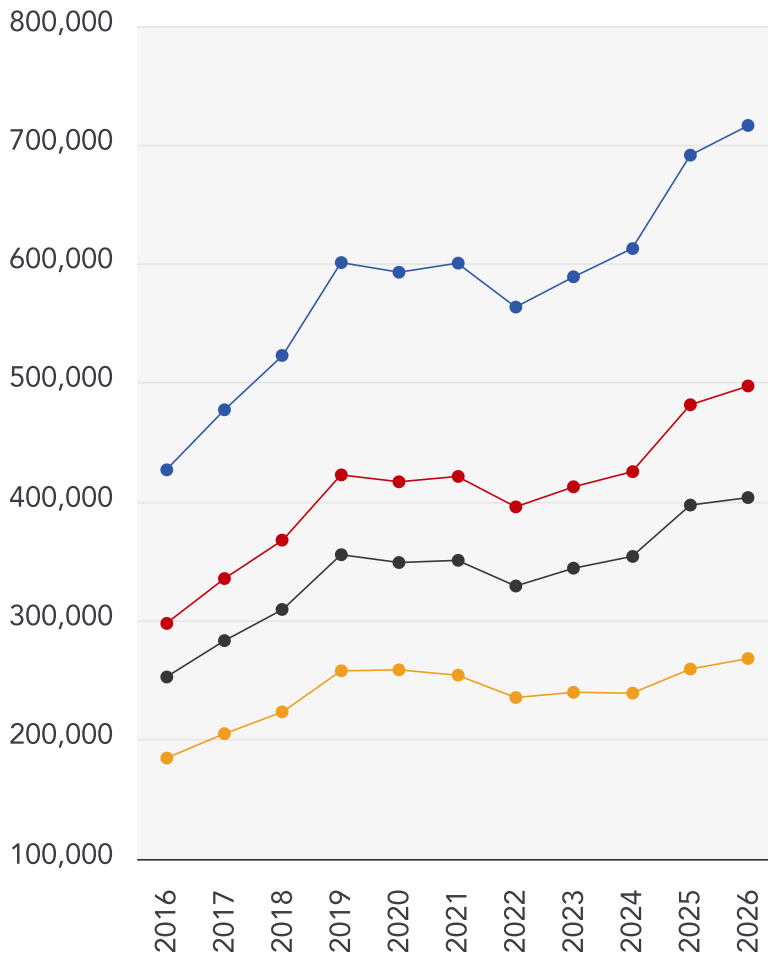
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	72 m ²

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%

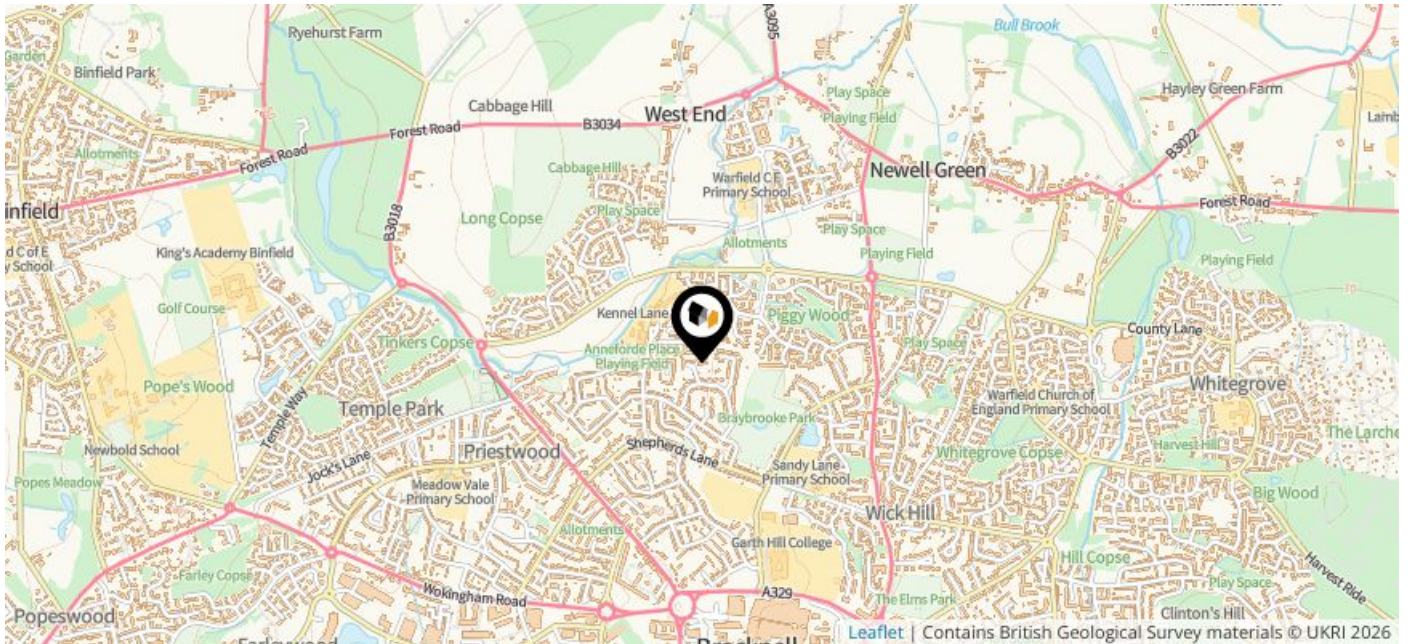
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



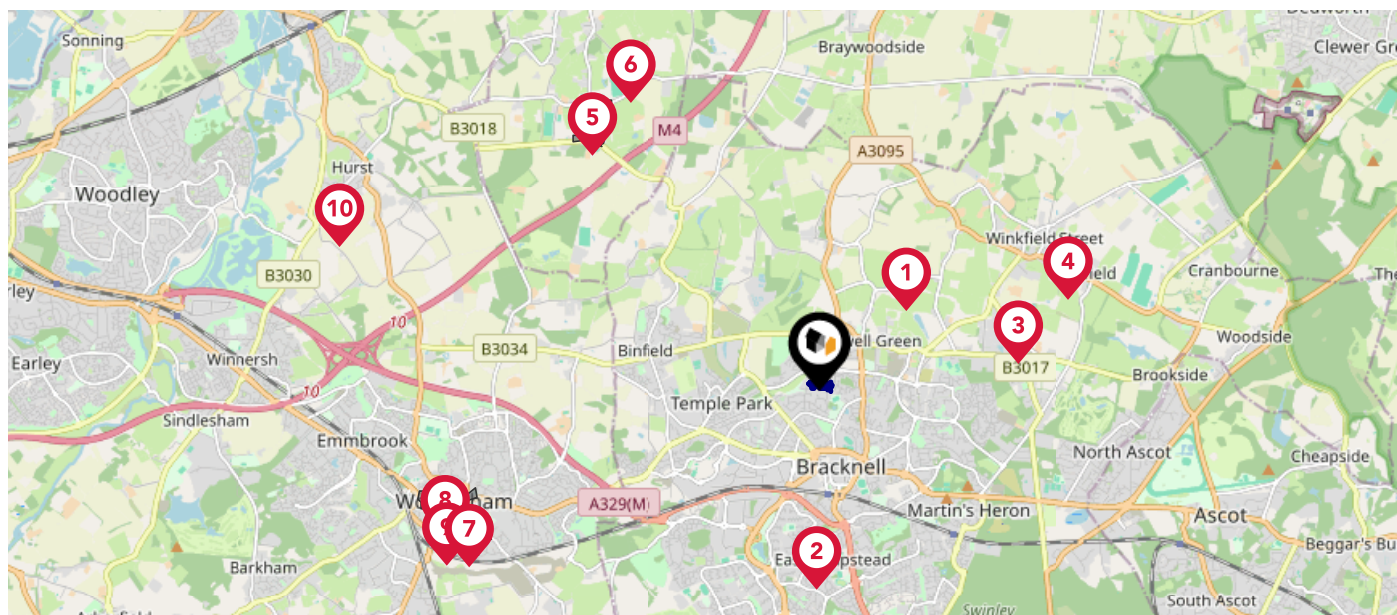
Mine Entry

- ✗ 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.

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.



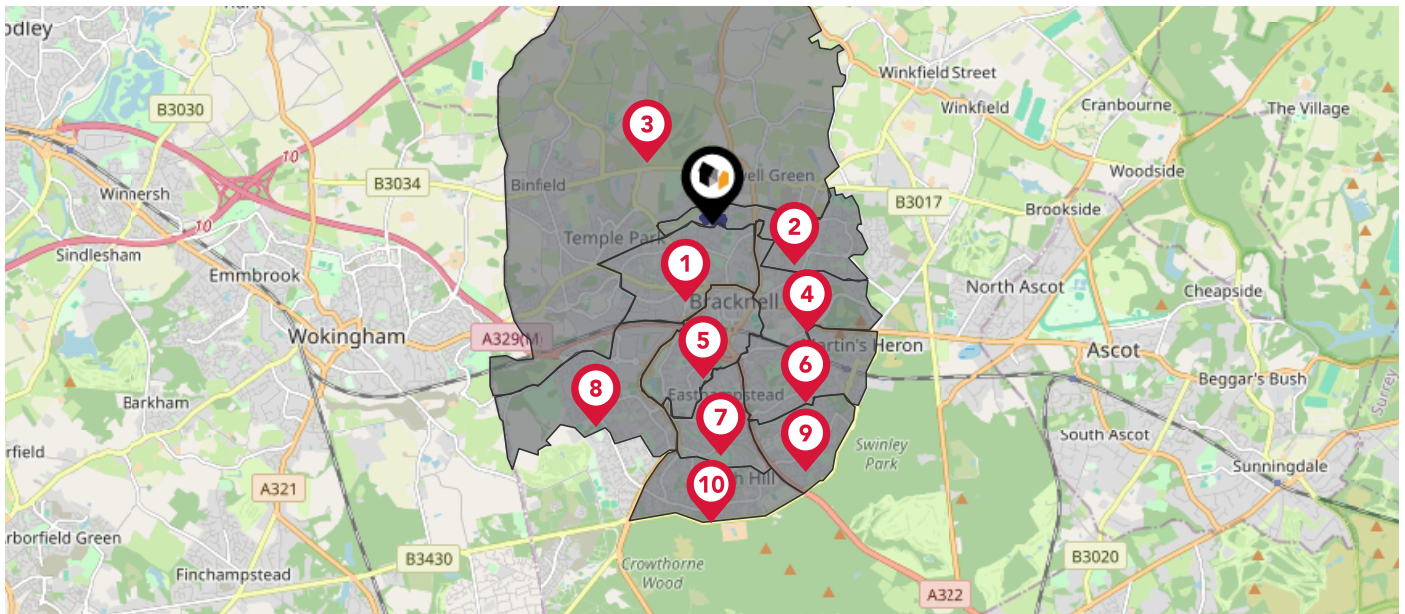
Nearby Conservation Areas

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











Maps

Council Wards

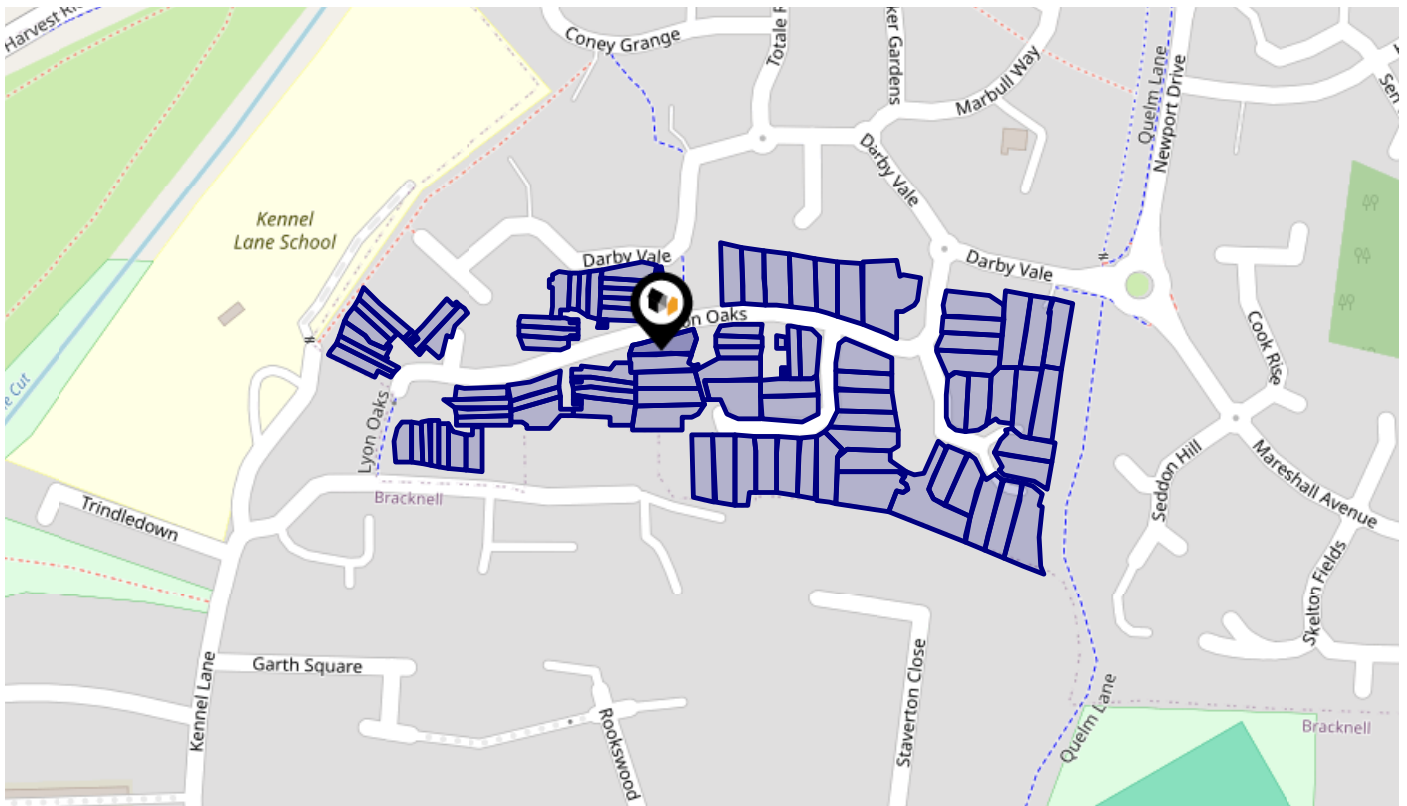
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Priestwood and Garth Ward
-  Warfield Harvest Ride Ward
-  Binfield with Warfield Ward
-  Bullbrook Ward
-  Wildridings and Central Ward
-  Harmans Water Ward
-  Old Bracknell Ward
-  Great Hollands North Ward
-  Crown Wood Ward
-  Hanworth Ward

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

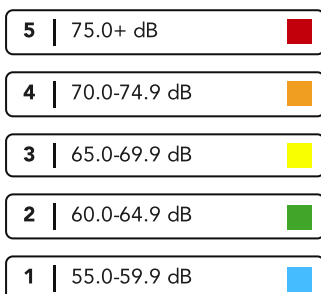


Rail Noise Data

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.

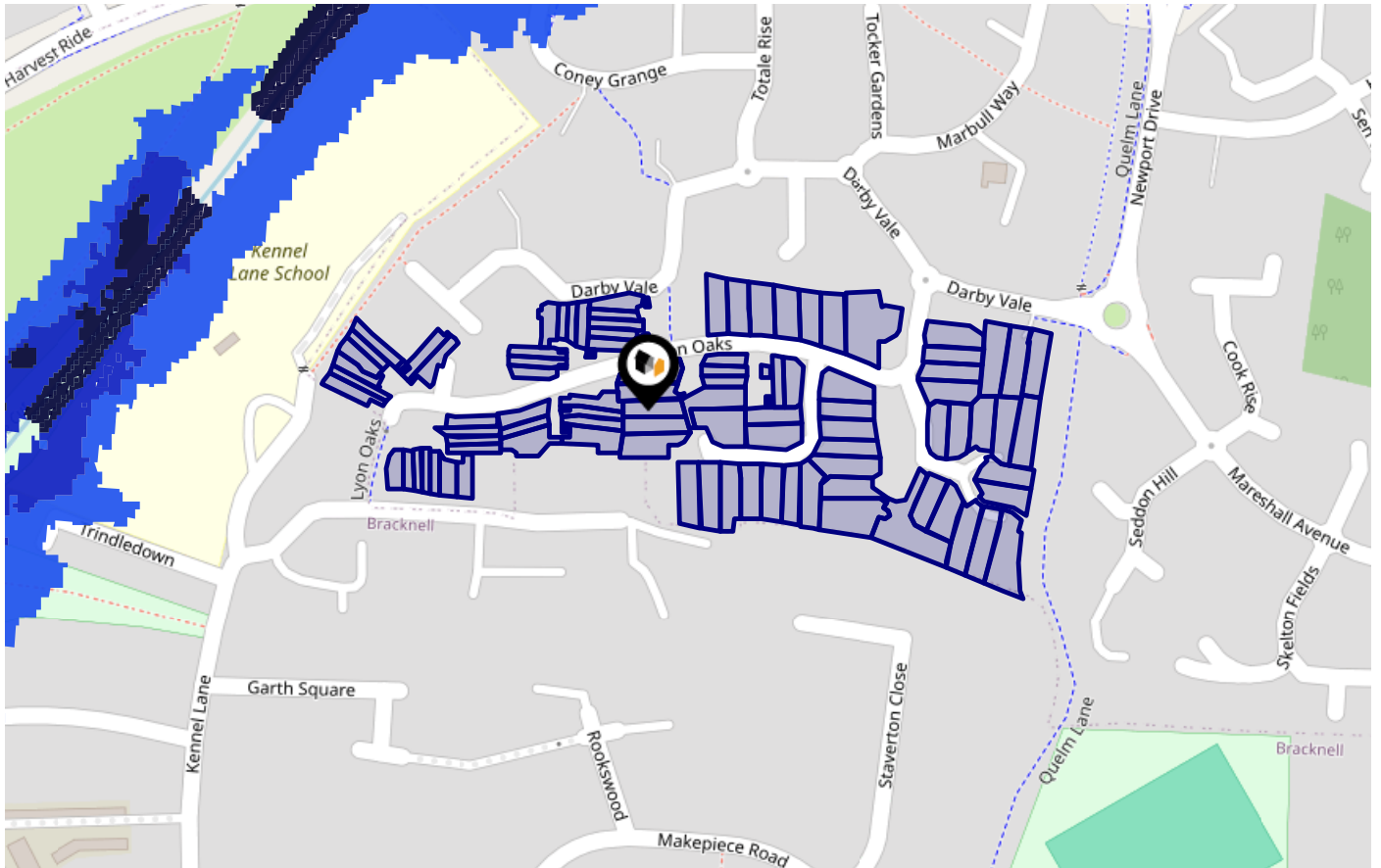
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

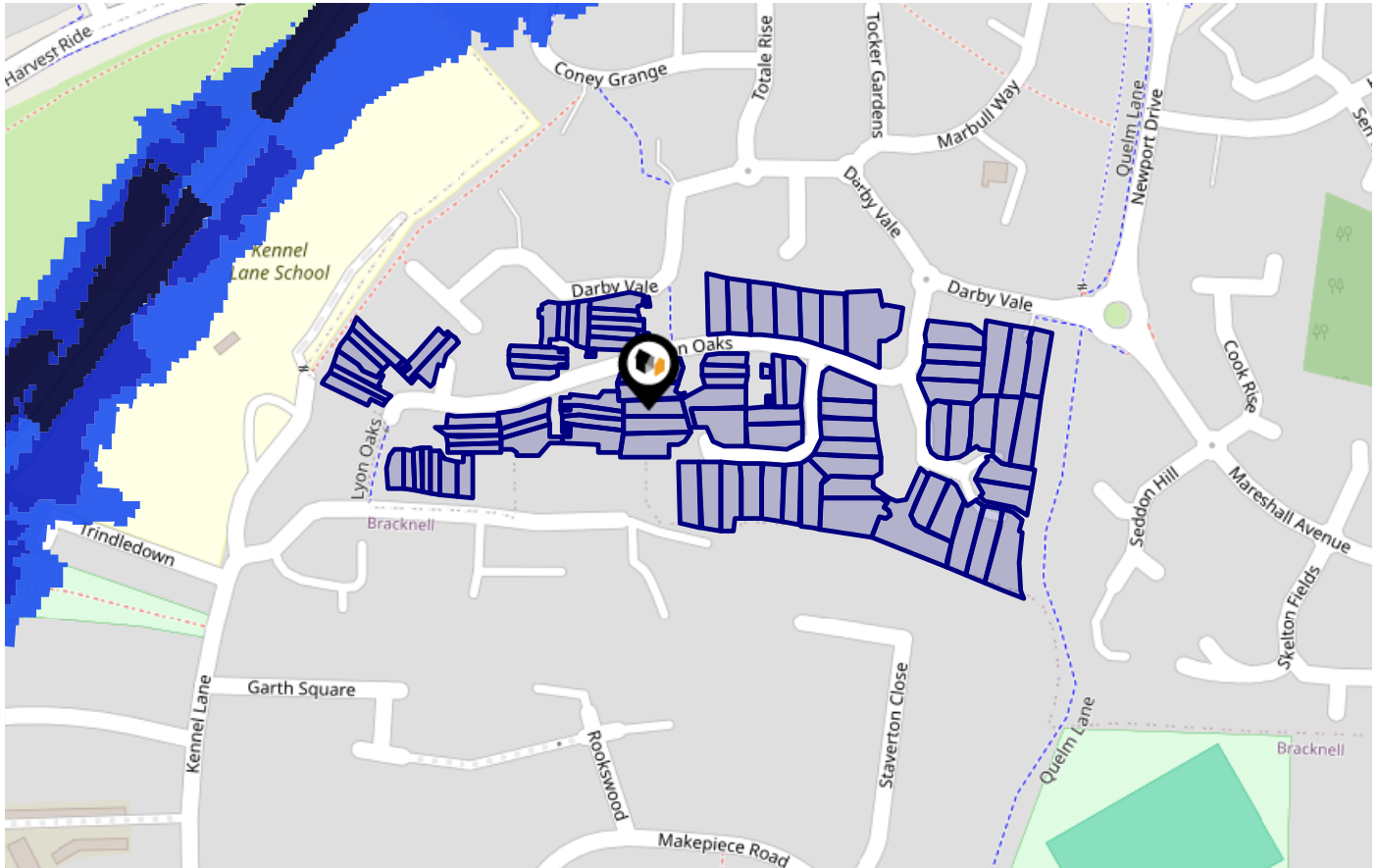
Chance of flooding to the following depths at this property:



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.

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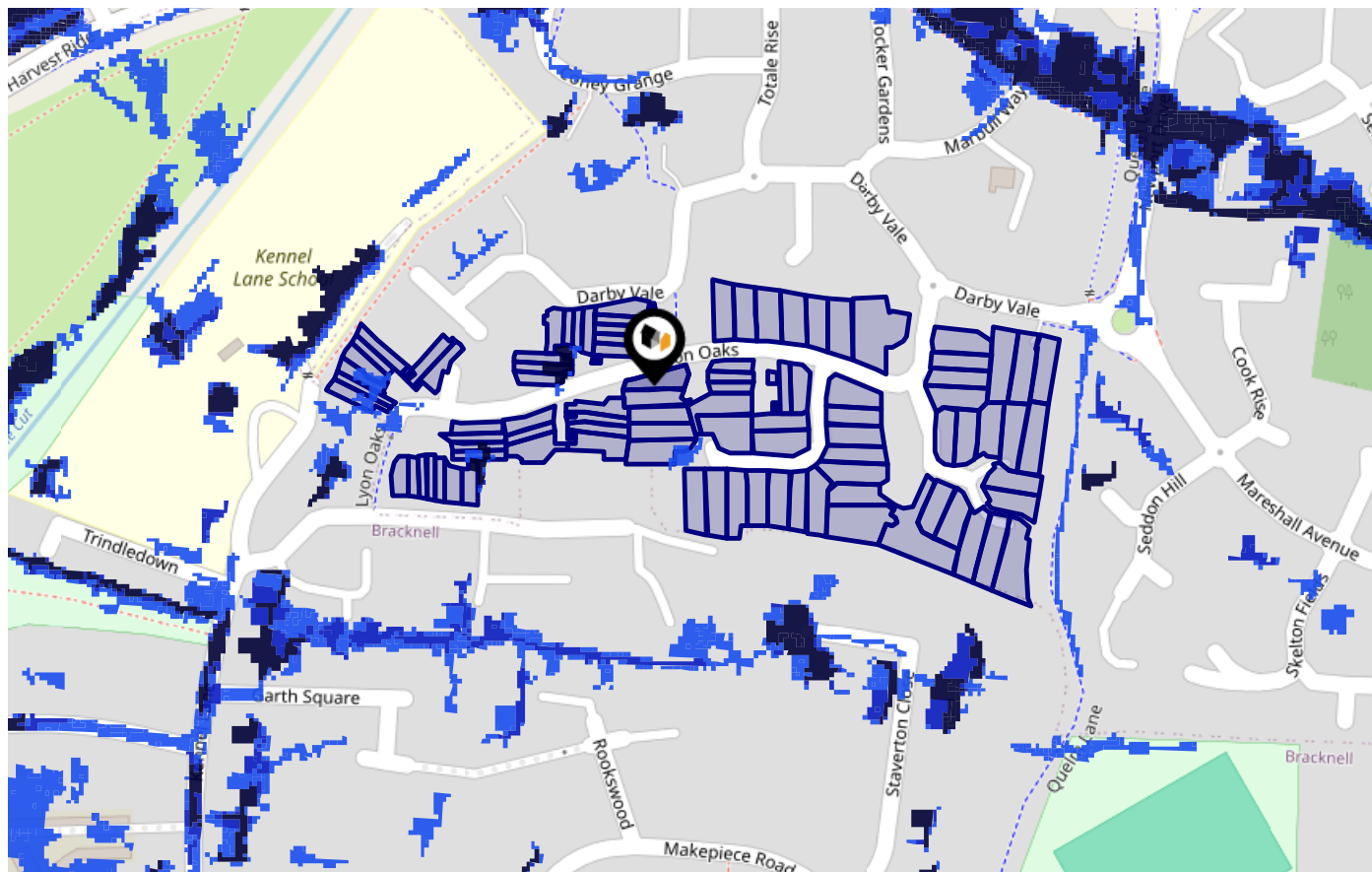
Chance of flooding to the following depths at this property:



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.

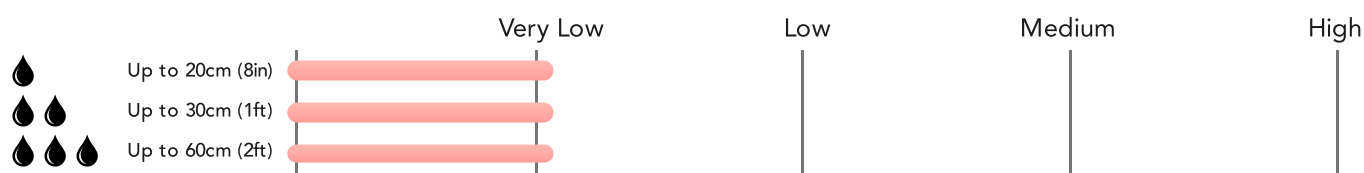


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

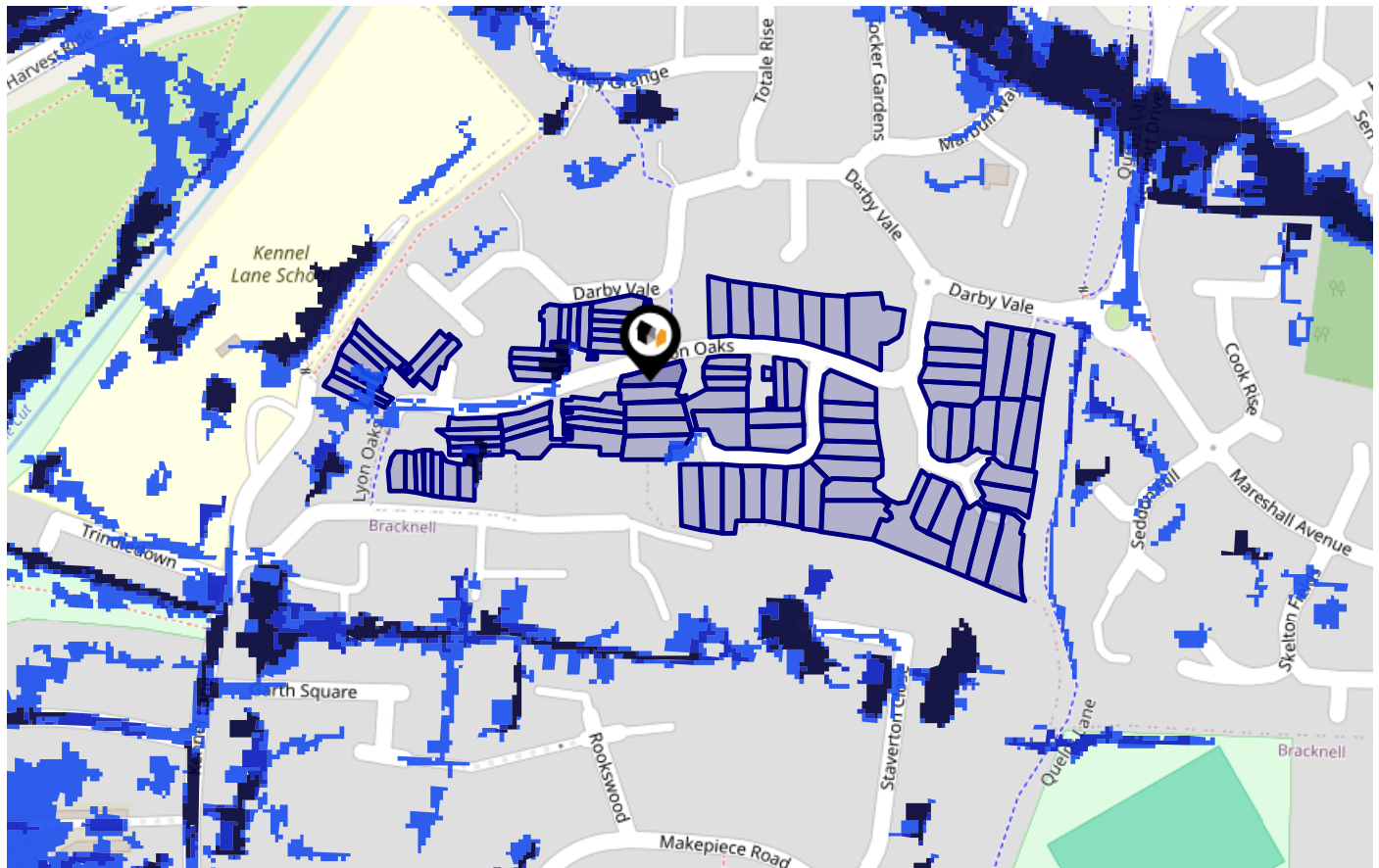


Flood Risk

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.

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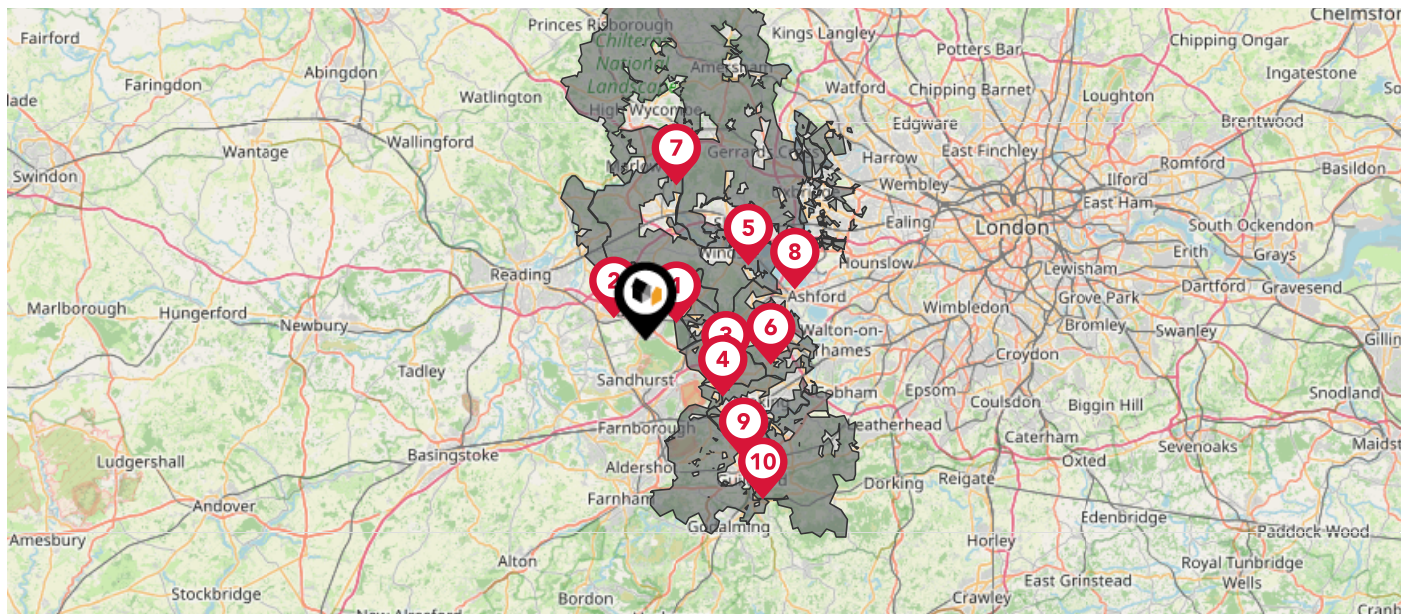
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



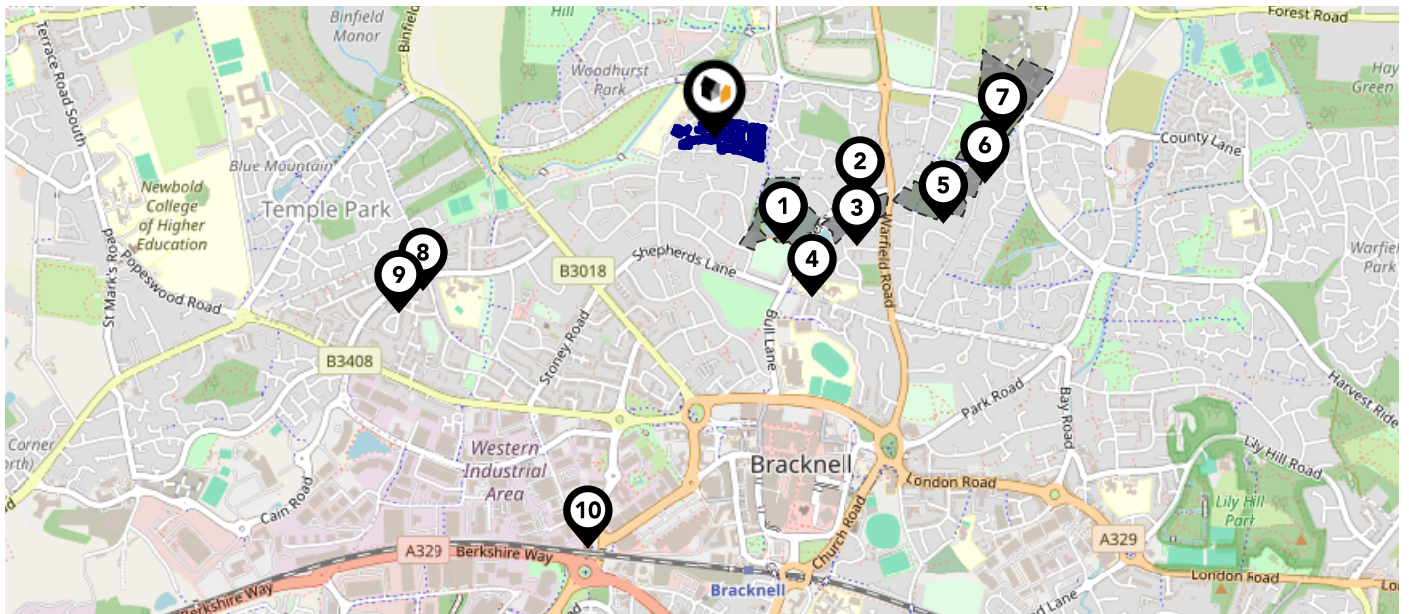
Nearby Green Belt Land

- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Wokingham
- 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 - Hillingdon
- 9 London Green Belt - Woking
- 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.



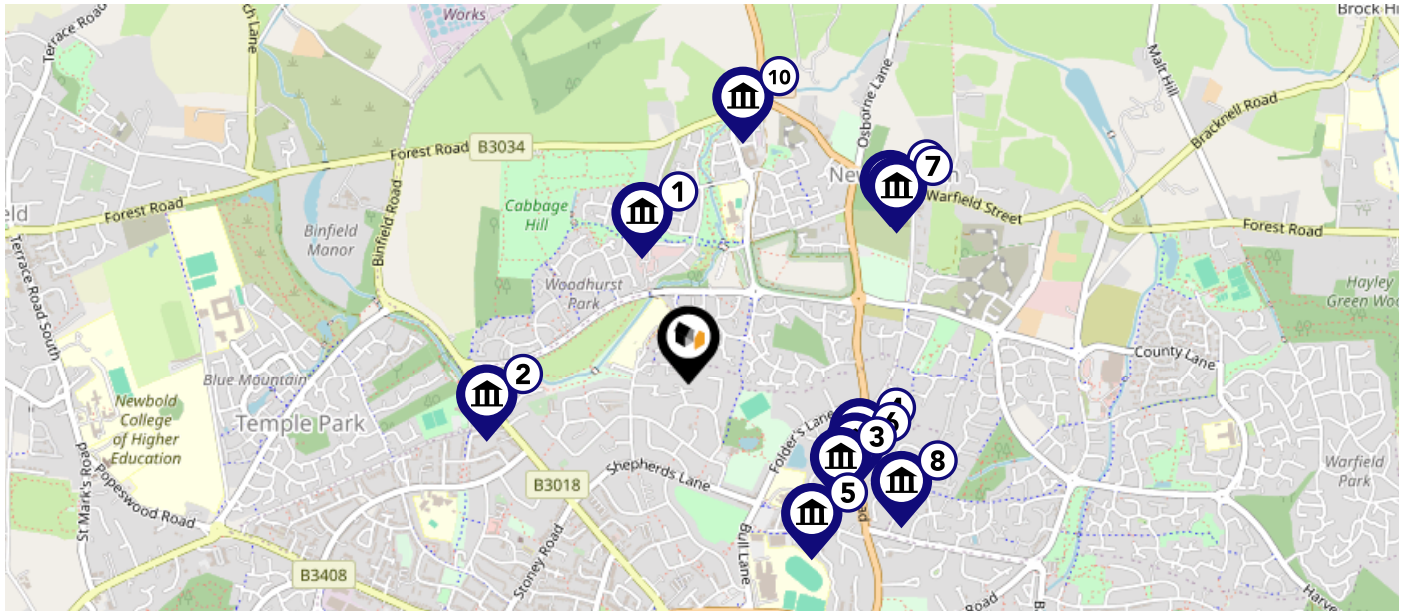
Nearby Landfill Sites

1	Folders Lane-Bracknell, Berkshire	Historic Landfill
2	Sherring Close-Bracknell, Berkshire	Historic Landfill
3	Lutterworth Close-Bracknell, Berkshire	Historic Landfill
4	Bull Lane-Bracknell, Berkshire	Historic Landfill
5	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
6	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill
7	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
8	Fernhill Road-Bracknell, Berkshire	Historic Landfill
9	Wilwood Road-Bracknell	Historic Landfill
10	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill

Maps

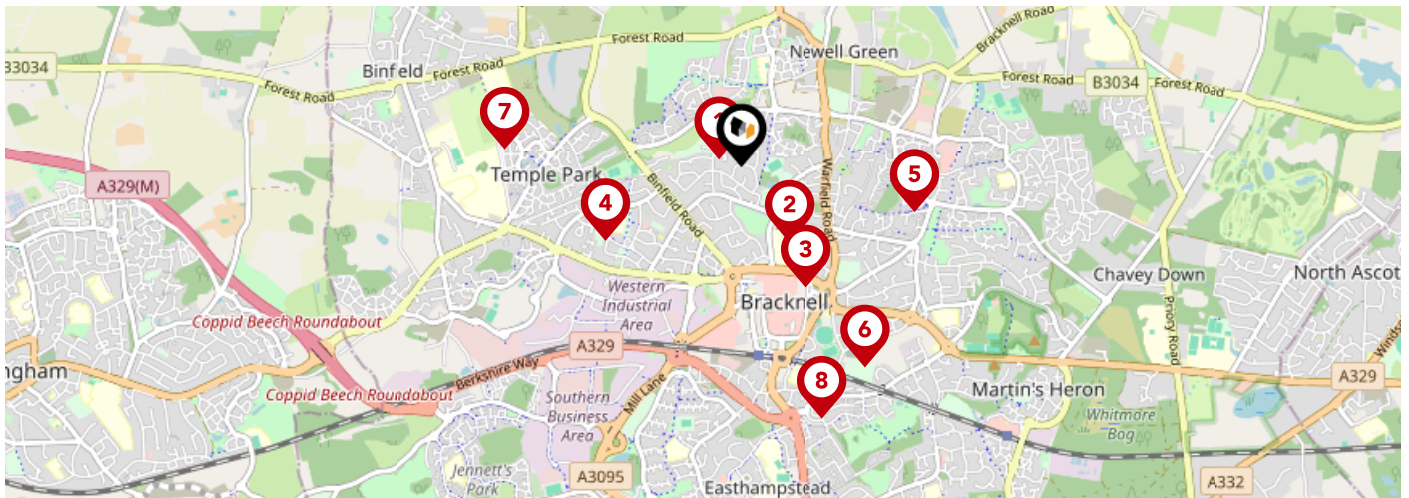
Listed Buildings

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



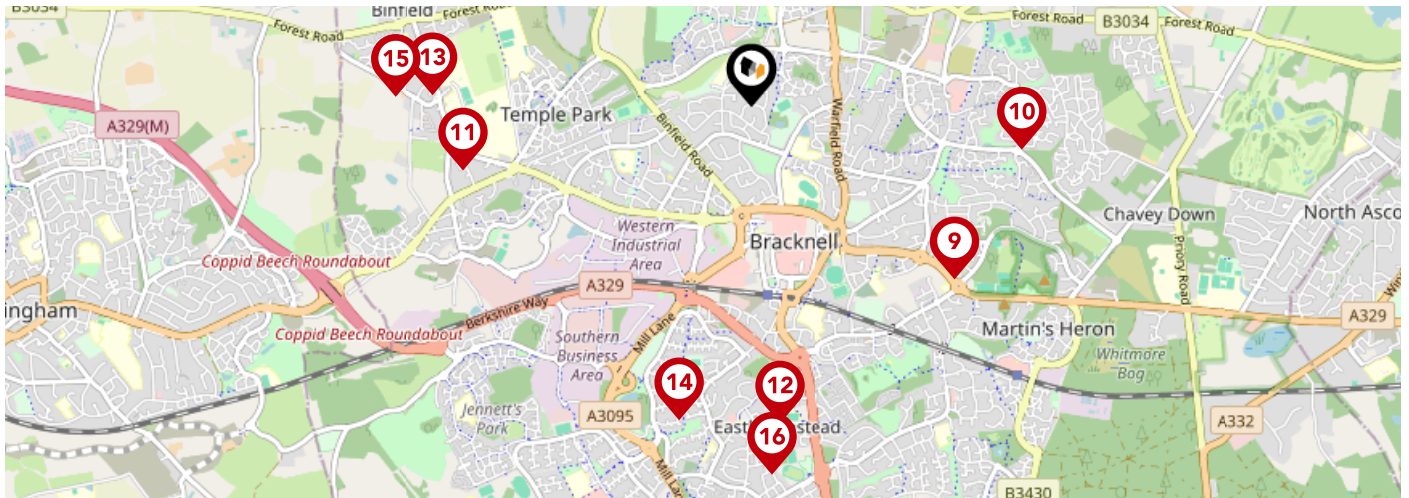
Listed Buildings in the local district		Grade	Distance
	1390422 - West End Farmhouse	Grade II	0.3 miles
	1390250 - Manor Farmhouse	Grade II	0.5 miles
	1390353 - Old Malt House	Grade II	0.5 miles
	1390344 - The Old Farm	Grade II	0.5 miles
	1390350 - Cottrells	Grade II	0.5 miles
	1390352 - Littlecourt	Grade II	0.5 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.6 miles
	1390336 - Lynwood Cottage	Grade II	0.6 miles
	1390418 - Newell Hall	Grade II	0.6 miles
	1390401 - South Lodge To Warfield Hall	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

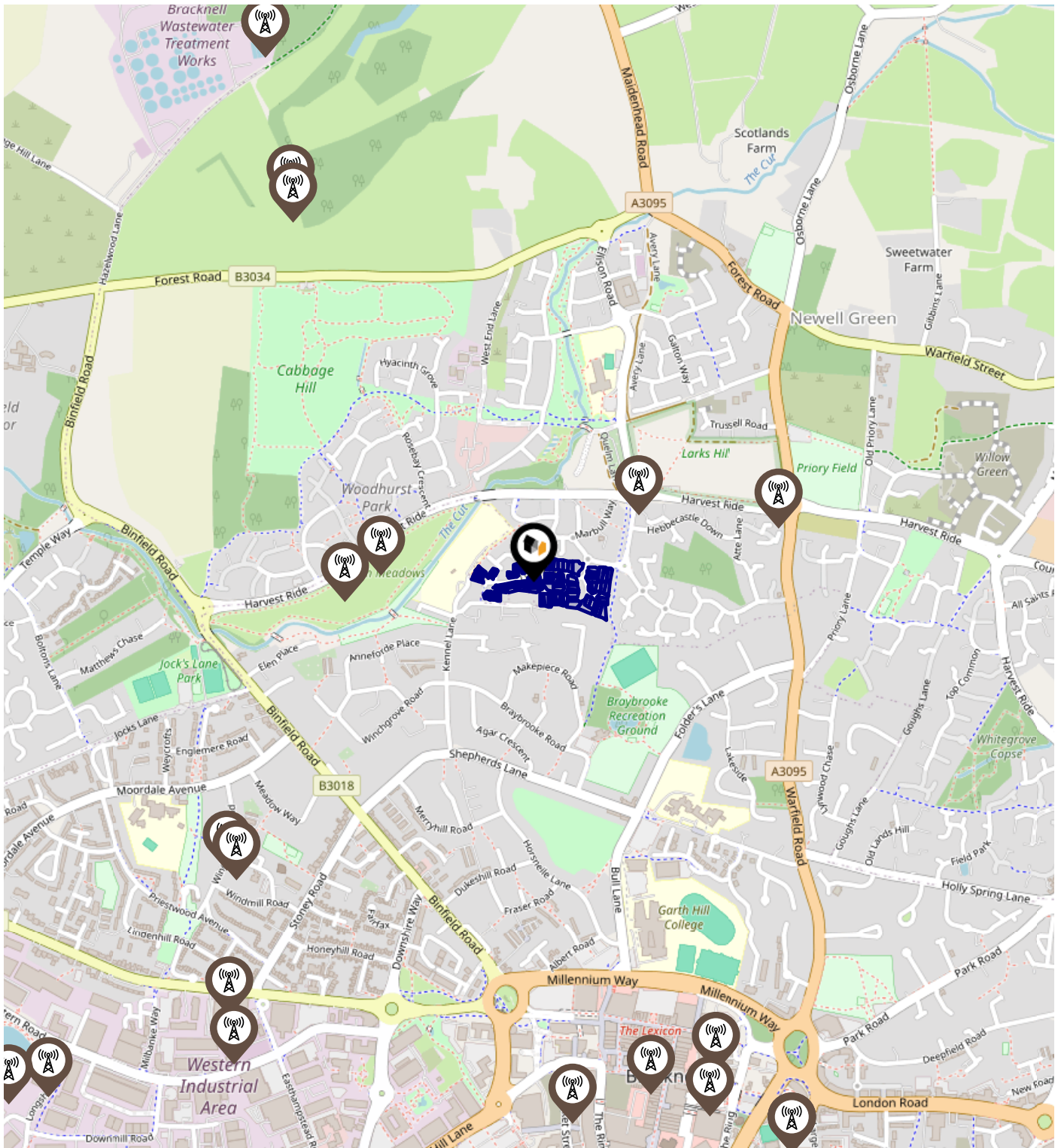
Area Schools





		Nursery	Primary	Secondary	College	Private
	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance: 1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance: 1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

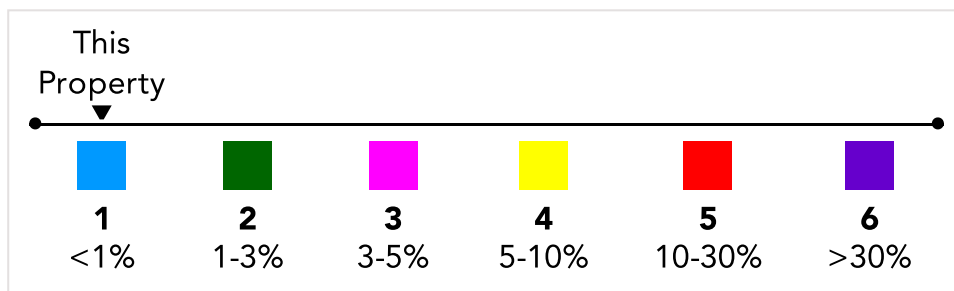
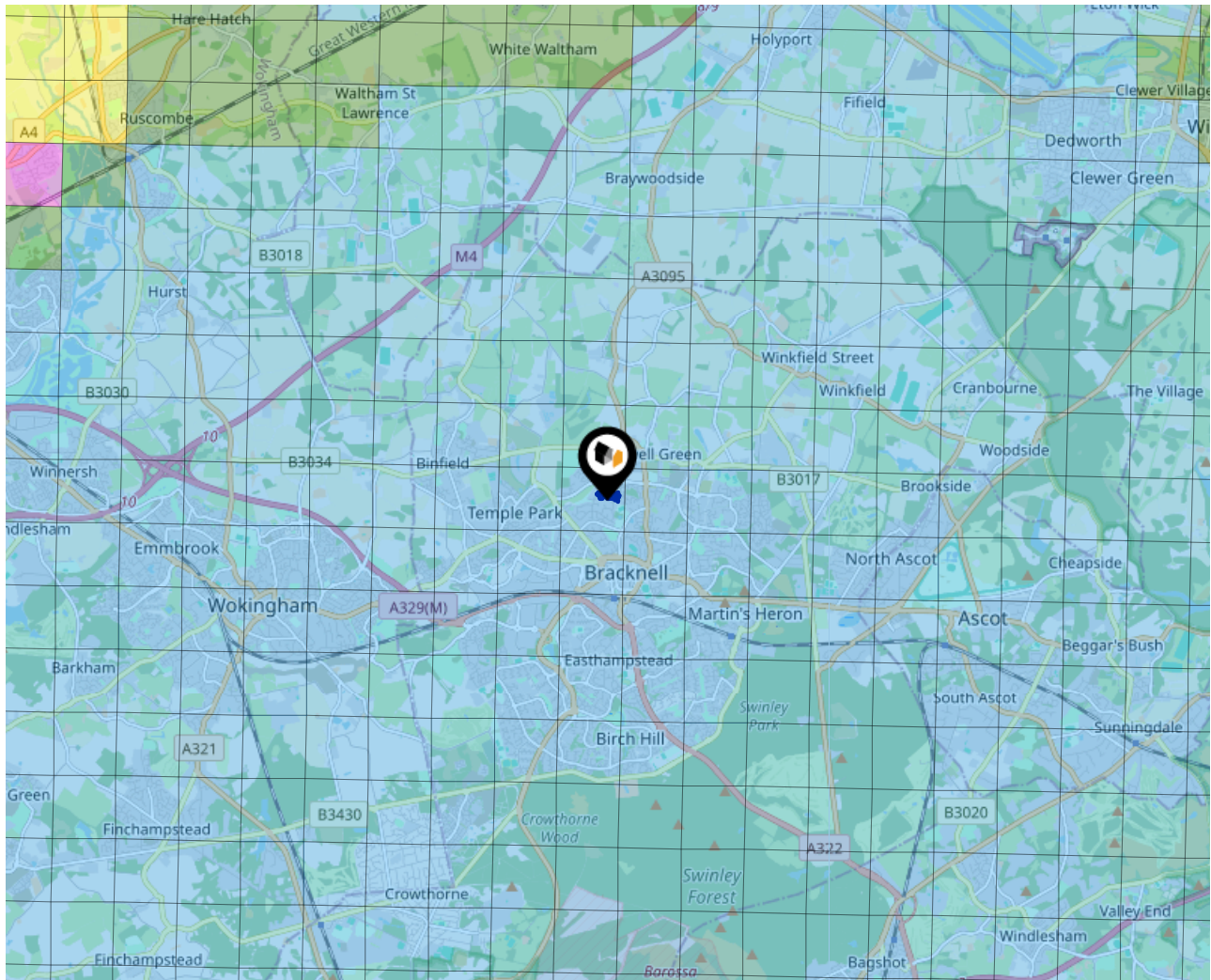


Key:

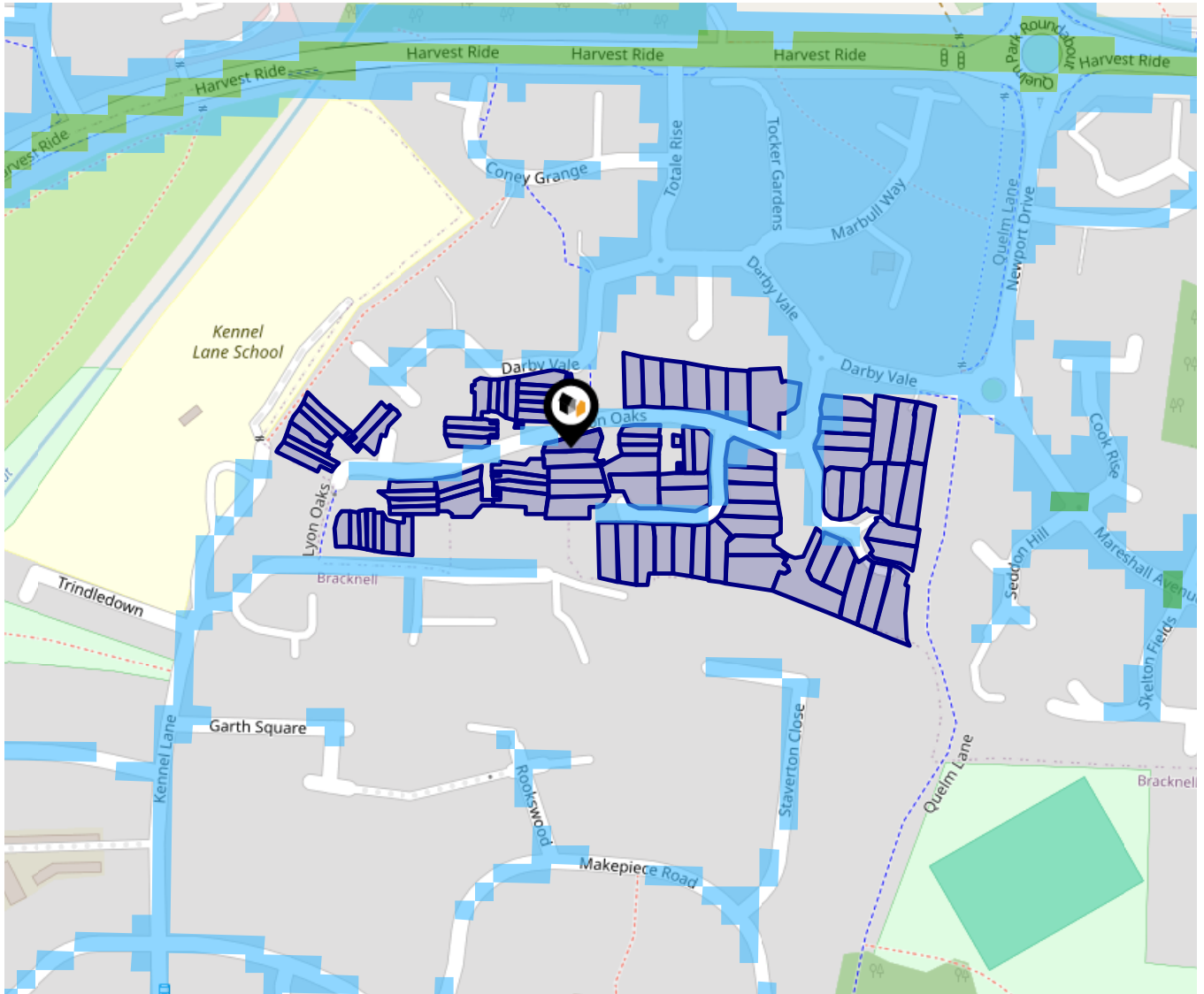
-  Power Pylons
-  Communication Masts

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

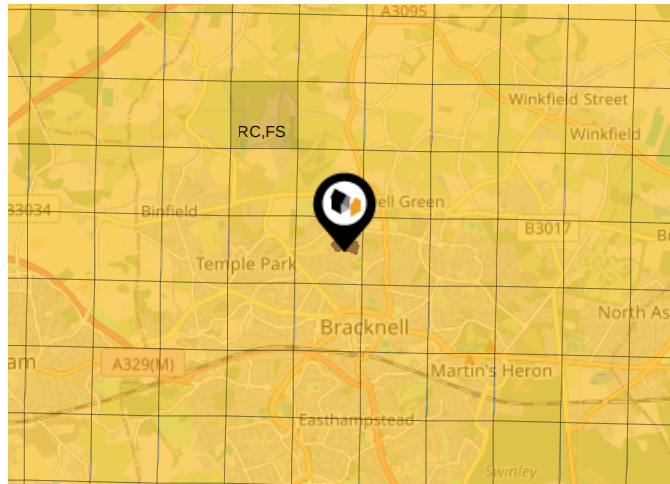


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

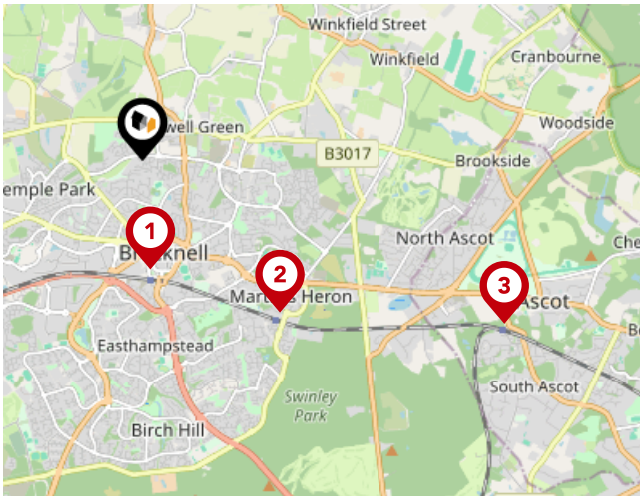


Primary Classifications (Most Common Clay Types)

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

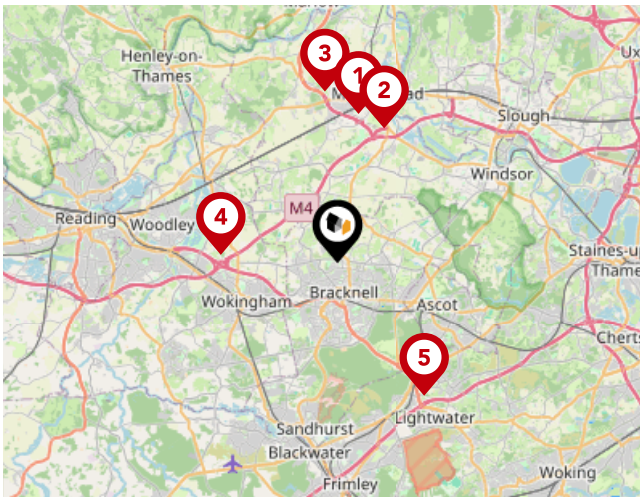
Area

Transport (National)



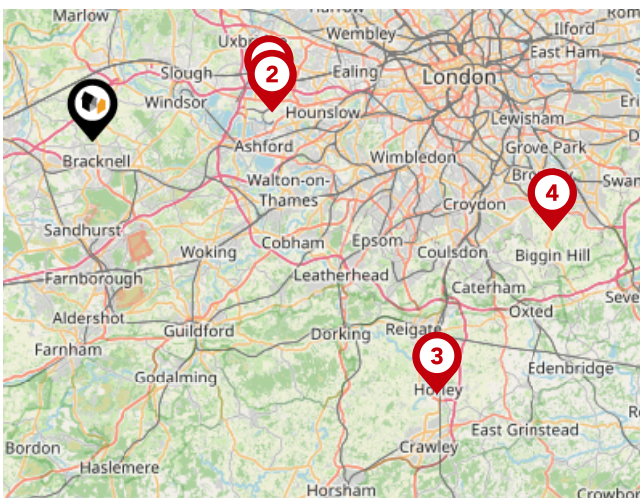
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.01 miles
2	Martins Heron Rail Station	1.89 miles
3	Ascot Rail Station	3.67 miles



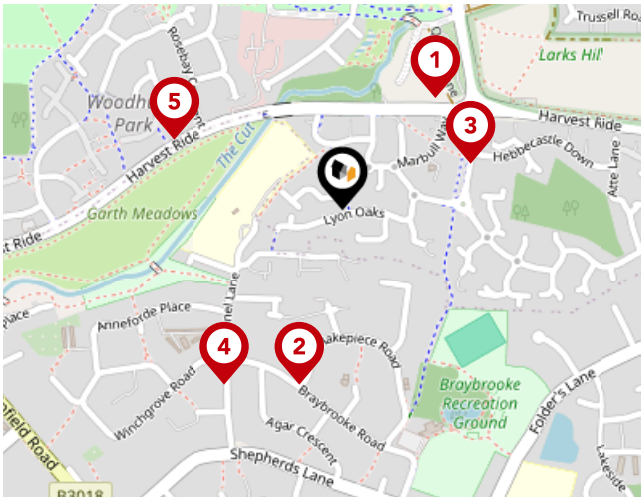
Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	5.57 miles
2	M4 J8	5.25 miles
3	A404(M) J9	6.32 miles
4	M4 J10	4.34 miles
5	M3 J3	5.89 miles



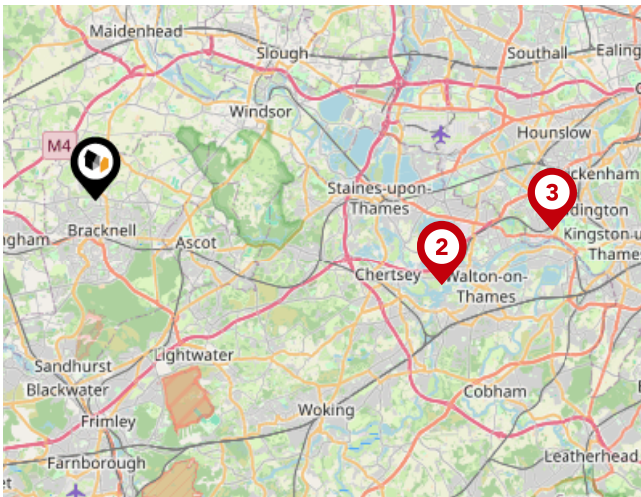
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.38 miles
2	Heathrow Airport Terminal 4	13.39 miles
3	Gatwick Airport	31.69 miles
4	Leaves Green	34.62 miles



Bus Stops/Stations

Pin	Name	Distance
1	Newport Drive	0.17 miles
2	Agar Crescent	0.21 miles
3	Piggy Wood	0.16 miles
4	Kennel Lane	0.24 miles
5	Woodhurst	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.18 miles
2	Weybridge Ferry Landing	13.22 miles
3	Moulsey - Hurst Park Ferry Landing	16.9 miles



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.



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