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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th September 2026



DOWDING CLOSE, WOODLEY, READING, RG5

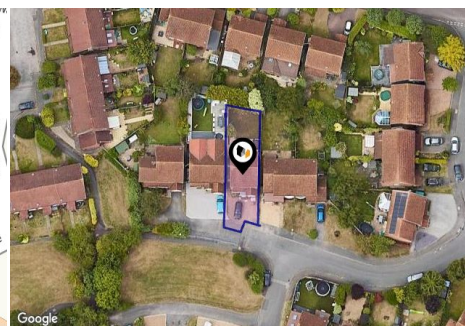
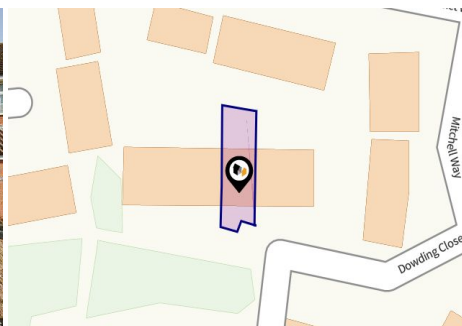
Avocado Property

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neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,033 ft ² / 96 m ²
Plot Area:	0.06 acres
Year Built :	2004
Council Tax :	Band E
Annual Estimate:	£3,053
Title Number:	BK210226

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	53 mb/s	5500 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Dowding Close, Woodley, Reading, RG5*

Reference - 981254	
Decision:	Approve
Date:	16th July 1998
Description:	Proposed Conversion Of Garage To Habitable Room And Single Storey Front Extension To Form Porch

Property EPC - Certificate



Dowding Close, Woodley, RG5

Energy rating

D

Valid until 29.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 87% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m ²

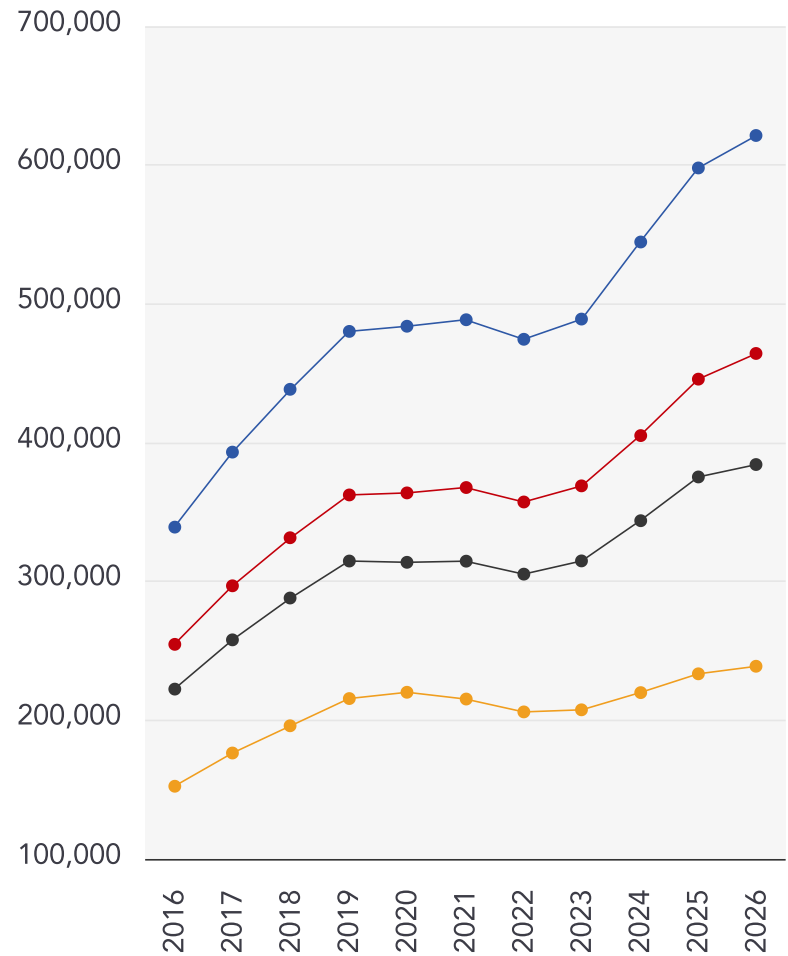
Market Sold in Street



12, Dowding Close, Reading, RG5 4NL						Semi-detached House
Last Sold Date:	24/03/2025	22/06/2021	02/08/2013	06/04/2001	30/06/1998	08/12/1995
Last Sold Price:	£462,650	£400,950	£269,950	£157,950	£112,000	£76,500
5, Dowding Close, Reading, RG5 4NL						Semi-detached House
Last Sold Date:	28/02/2025					
Last Sold Price:	£430,000					
27, Dowding Close, Reading, RG5 4NL						Semi-detached House
Last Sold Date:	07/10/2021	20/09/2013	25/04/2003	07/12/2001		
Last Sold Price:	£486,000	£247,000	£220,000	£175,000		
8, Dowding Close, Reading, RG5 4NL						Semi-detached House
Last Sold Date:	24/06/2021	28/11/2014	17/09/2010	27/05/2005	30/07/1999	
Last Sold Price:	£390,000	£350,000	£271,000	£227,500	£117,950	
26, Dowding Close, Reading, RG5 4NL						Detached House
Last Sold Date:	06/04/2021	19/11/2004				
Last Sold Price:	£437,500	£249,995				
16, Dowding Close, Reading, RG5 4NL						Semi-detached House
Last Sold Date:	01/05/2020					
Last Sold Price:	£350,000					
25, Dowding Close, Reading, RG5 4NL						Detached House
Last Sold Date:	26/01/2018					
Last Sold Price:	£444,000					
1, Dowding Close, Reading, RG5 4NL						Detached House
Last Sold Date:	30/08/2017	22/02/2007				
Last Sold Price:	£432,500	£260,000				
23, Dowding Close, Reading, RG5 4NL						Detached House
Last Sold Date:	13/01/2017					
Last Sold Price:	£475,000					
4, Dowding Close, Reading, RG5 4NL						Detached House
Last Sold Date:	20/10/2015	04/09/2006				
Last Sold Price:	£390,000	£245,000				
9, Dowding Close, Reading, RG5 4NL						Detached House
Last Sold Date:	07/11/2014					
Last Sold Price:	£370,000					
17, Dowding Close, Reading, RG5 4NL						Detached House
Last Sold Date:	25/06/2009	25/05/2001	29/09/2000			
Last Sold Price:	£249,950	£180,000	£173,500			

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

10 Year History of Average House Prices by Property Type in RG5



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

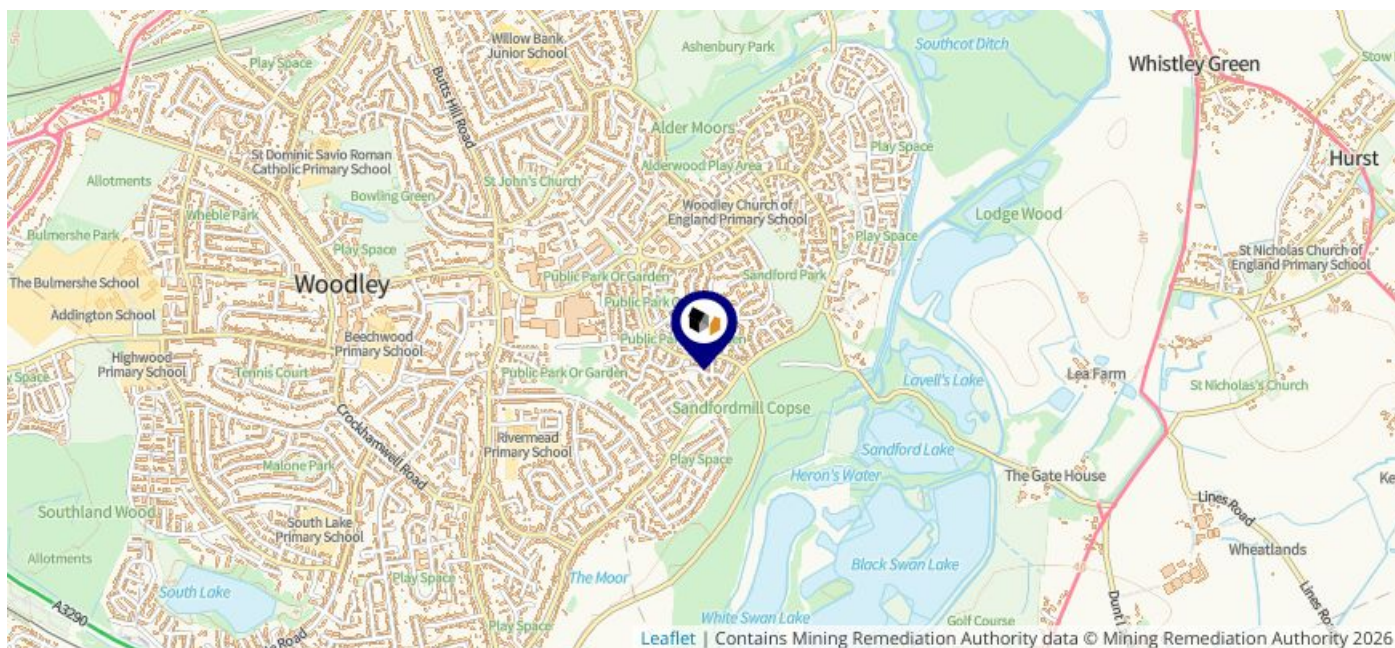
Flat

+56.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

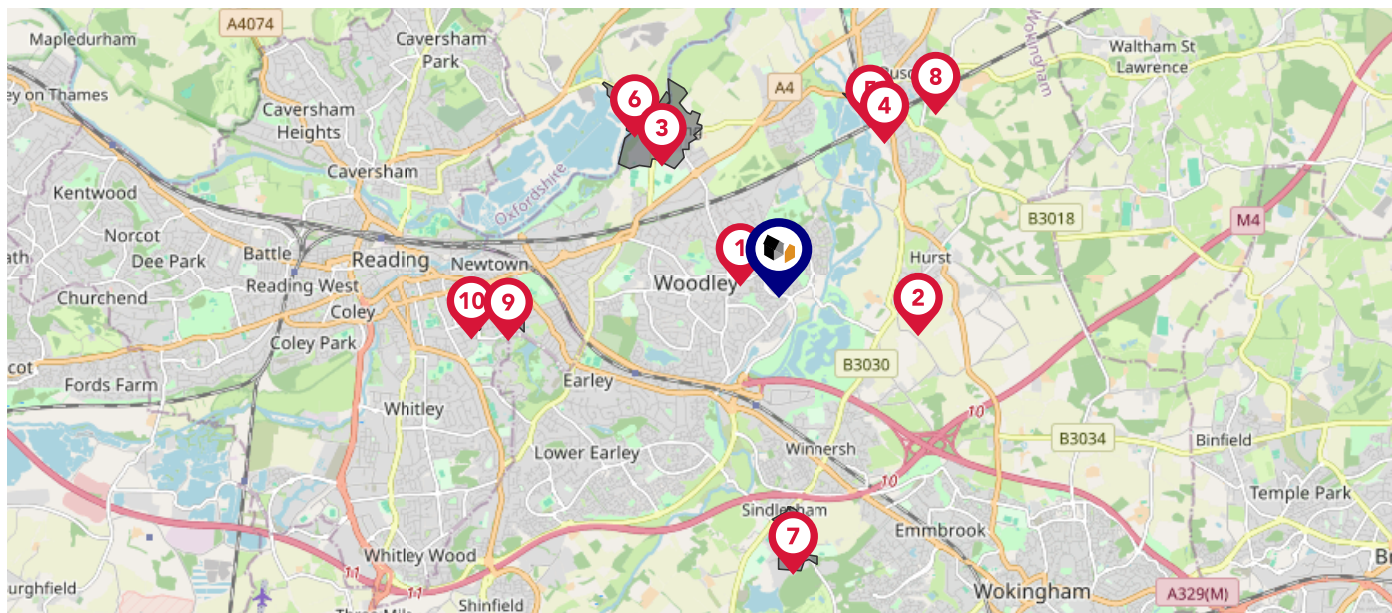
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



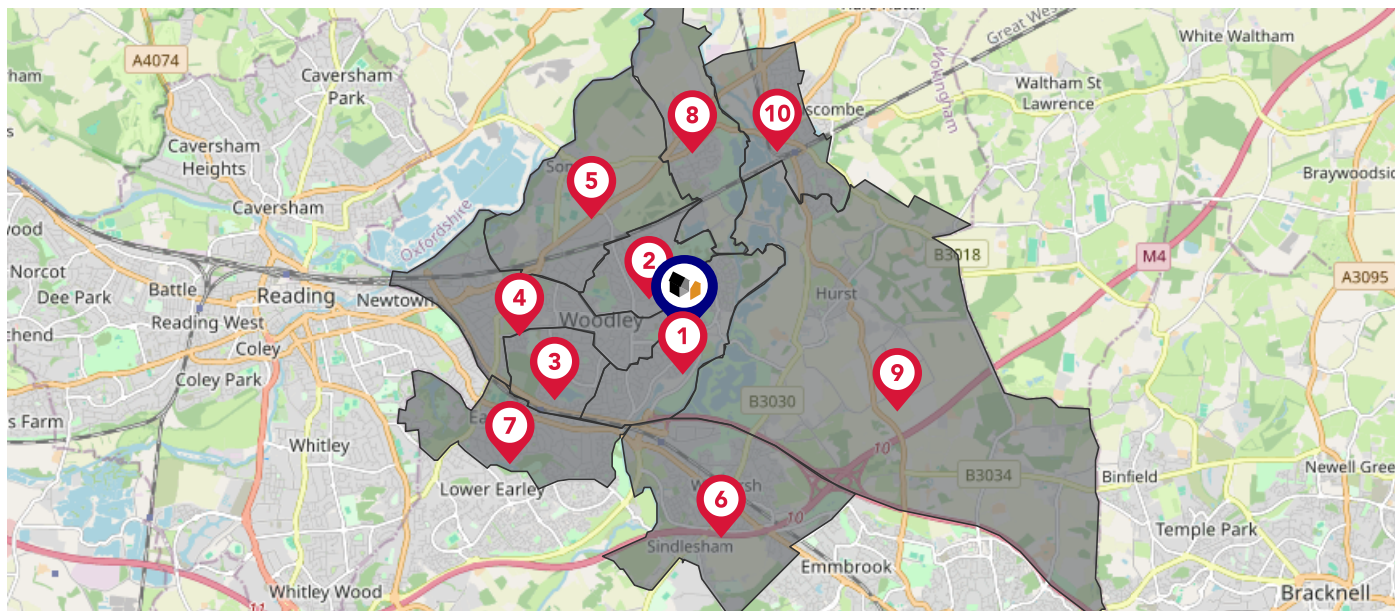
Nearby Conservation Areas

- 1 Woodley Green
- 2 Hurst
- 3 Sonning
- 4 Twyford Station
- 5 Twyford
- 6 Sonning Eye
- 7 Sindlesham
- 8 Ruscombe
- 9 South Park
- 10 Alexandra 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



Loddon Ward



Coronation Ward



South Lake Ward



Bulmershe and Whitegates Ward



Sonning Ward



Winnersh Ward



Maiden Erlegh Ward



Charvil Ward

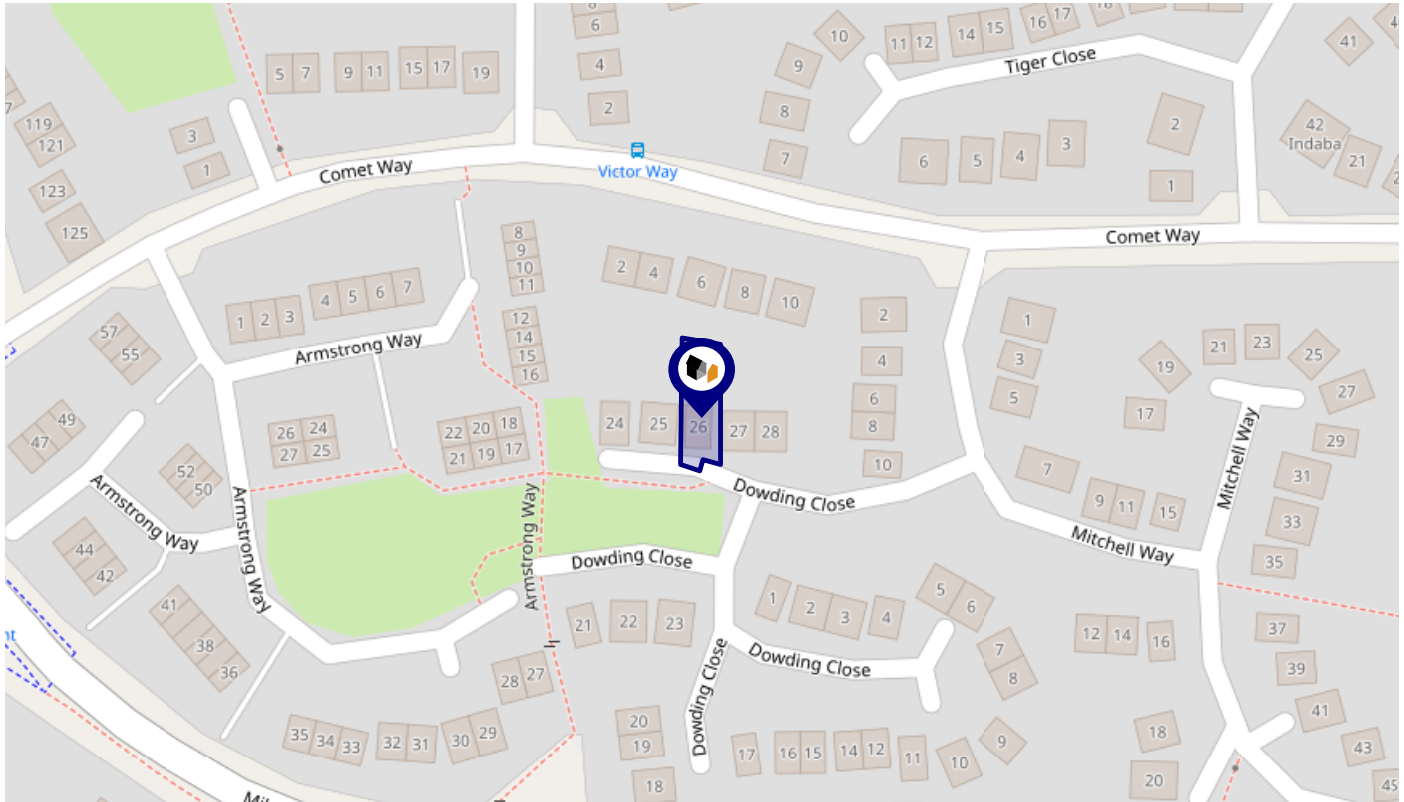


Hurst Ward



Twyford 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.

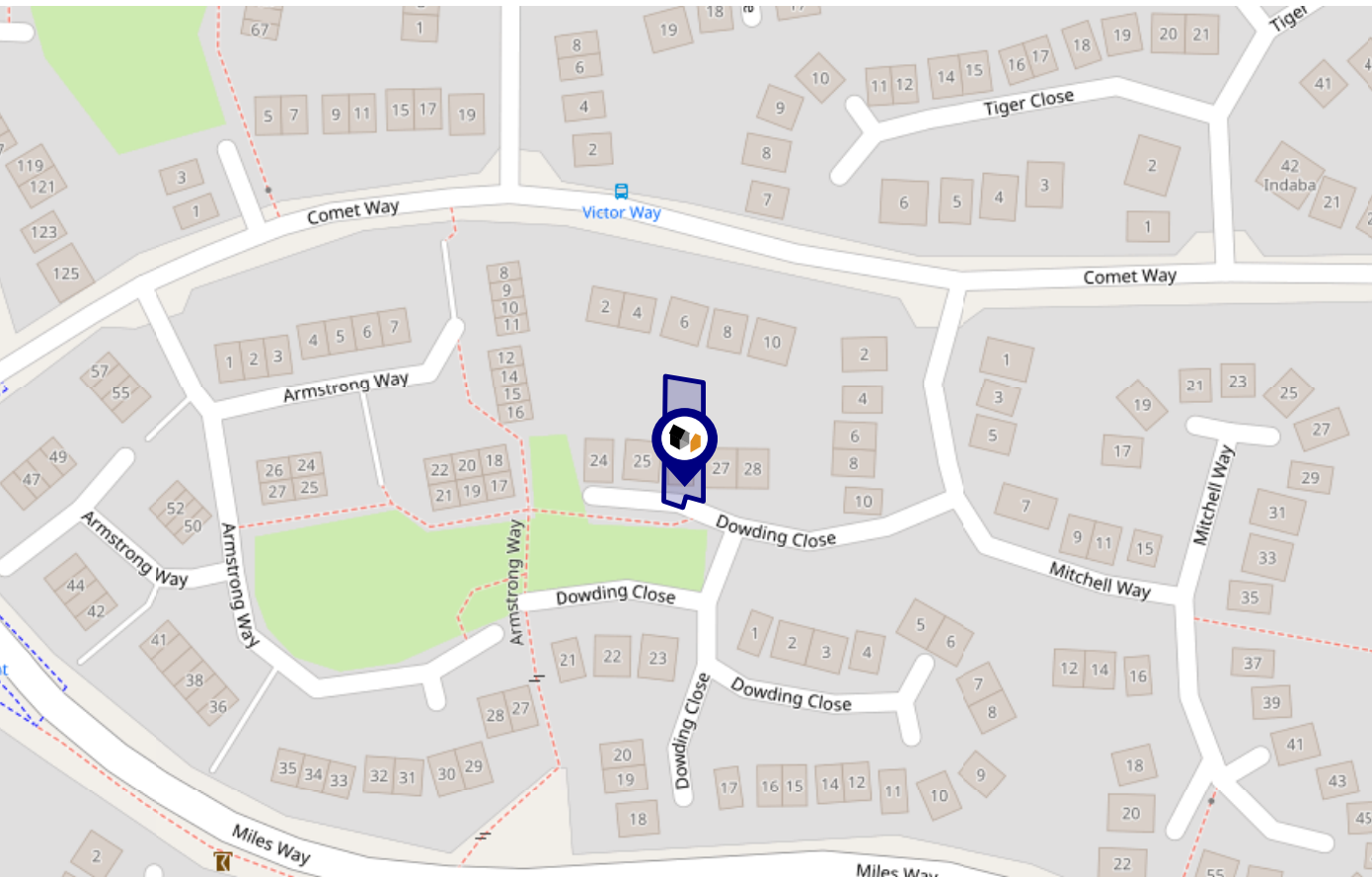
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

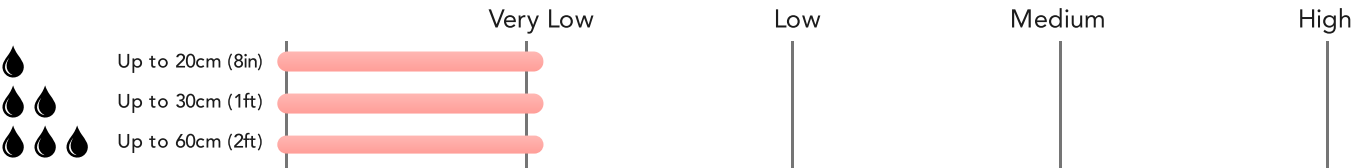


Risk Rating: Very low

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.

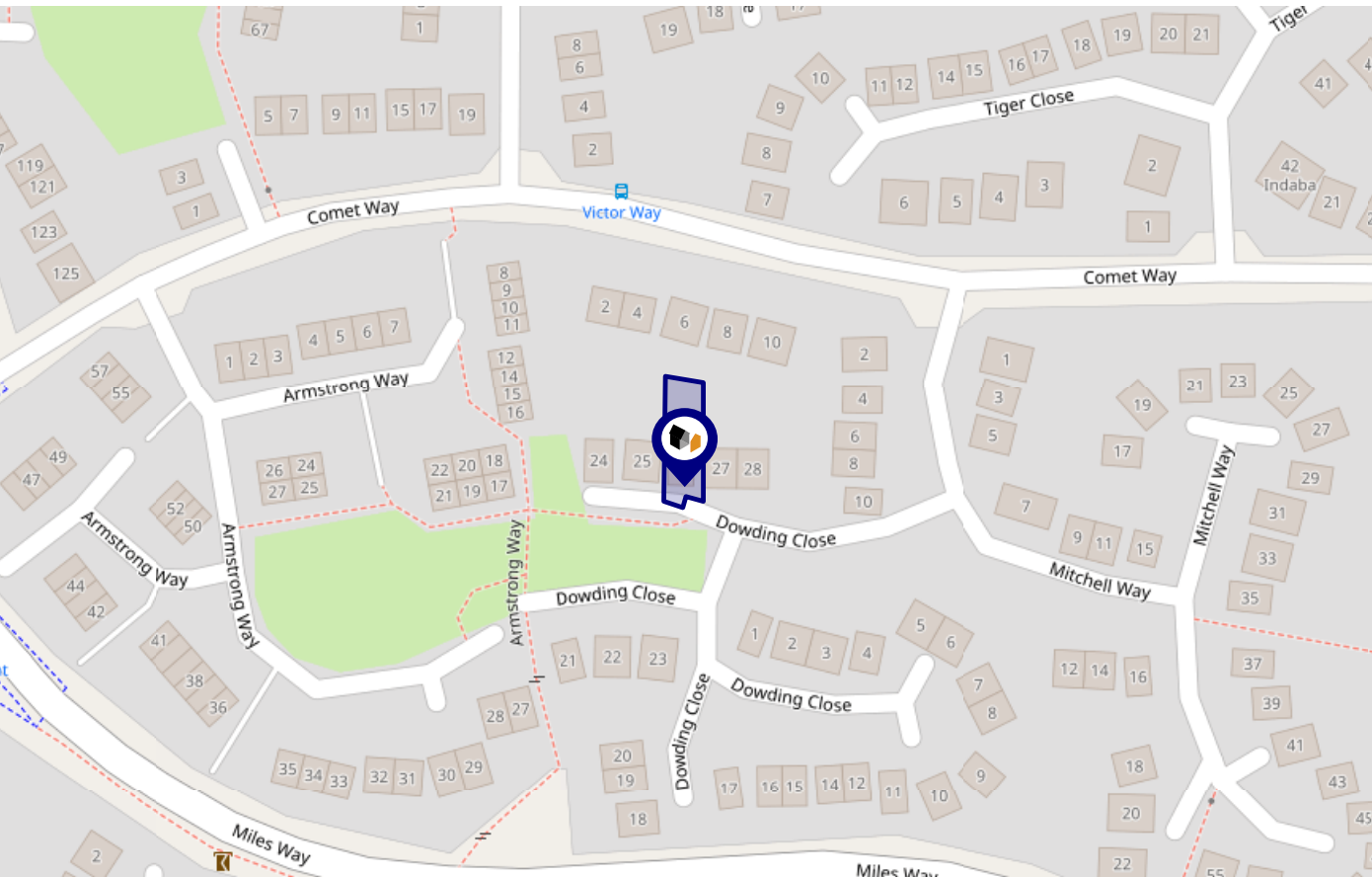
Chance of flooding to the following depths at this property:



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.

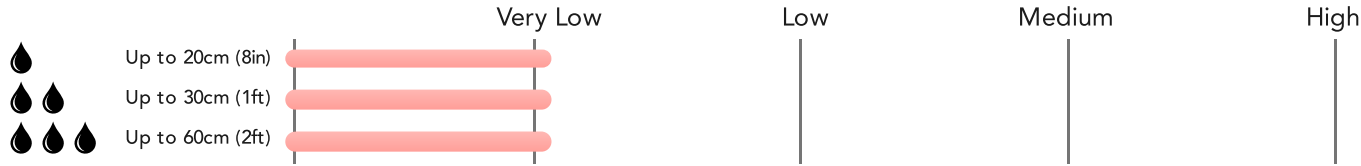


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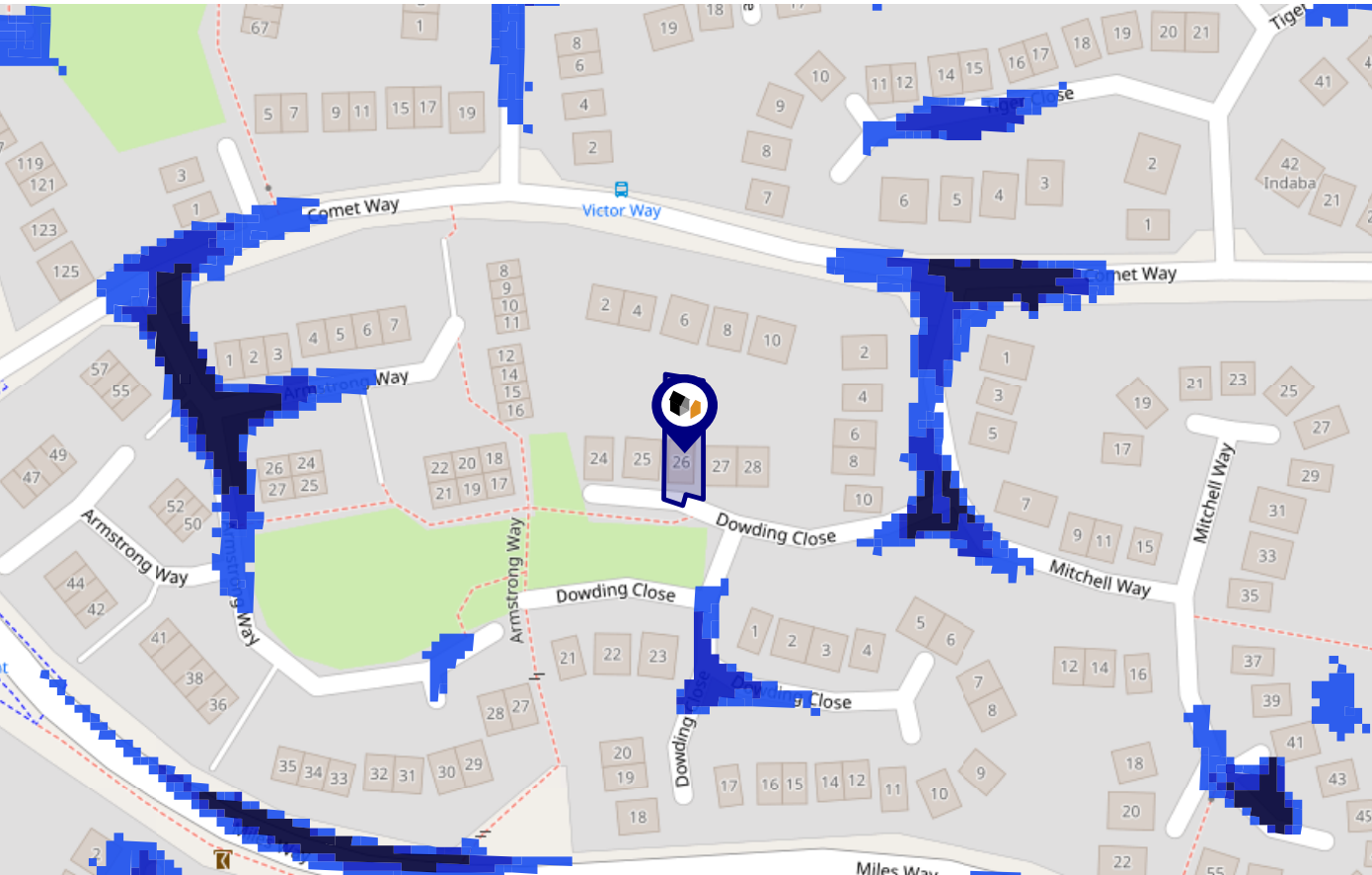
Chance of flooding to the following depths at this property:



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.

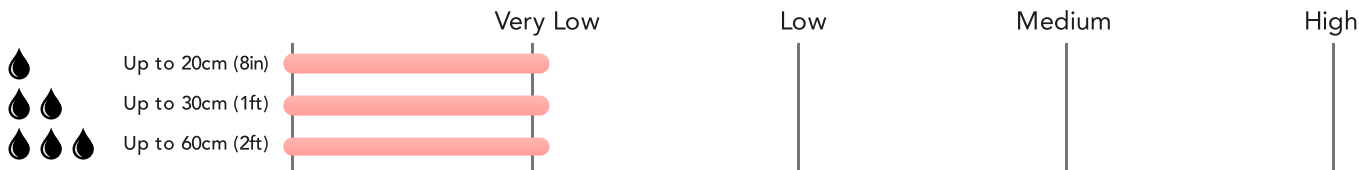


Risk Rating: Very low

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.

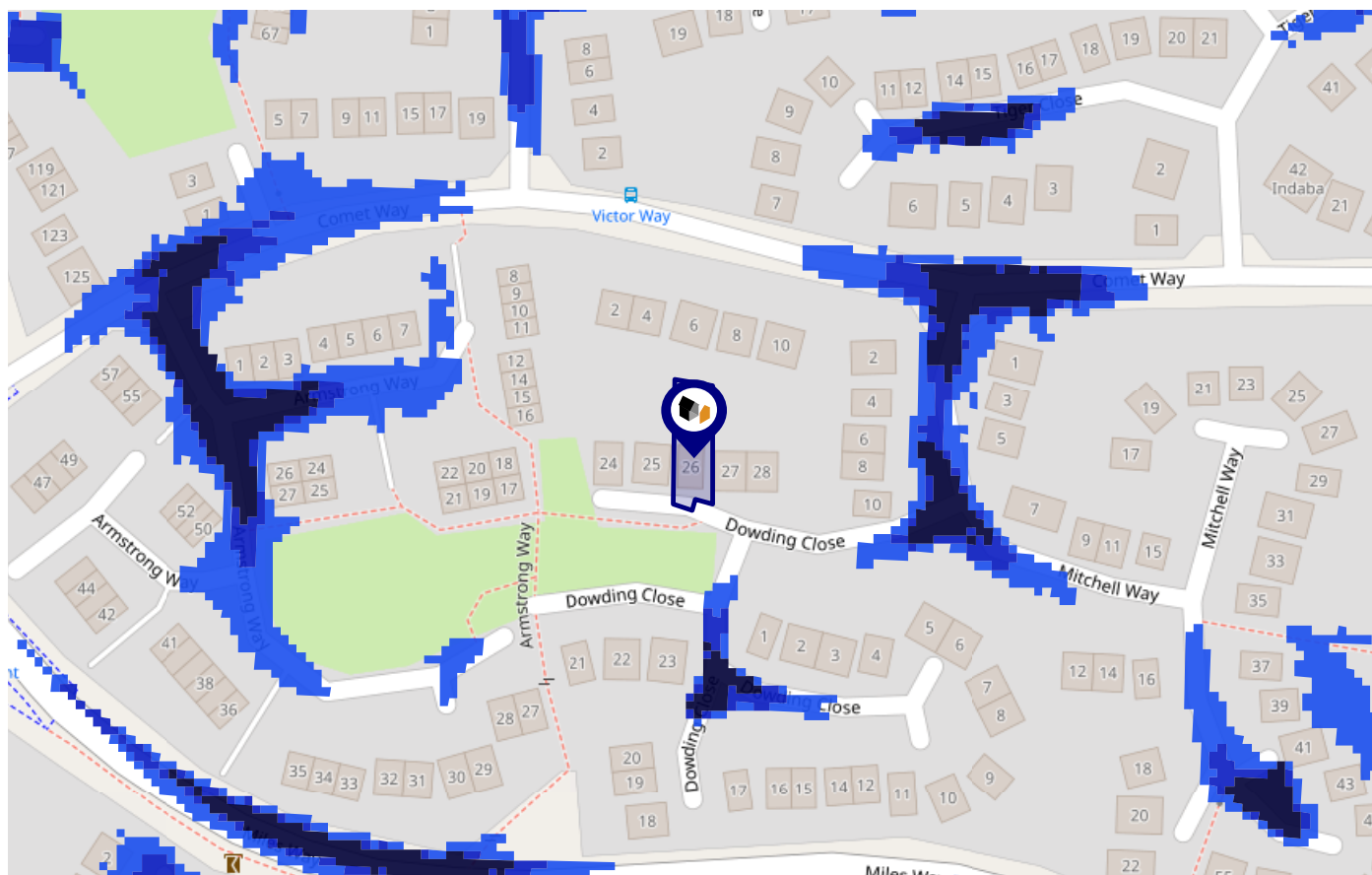
Chance of flooding to the following depths at this property:



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.

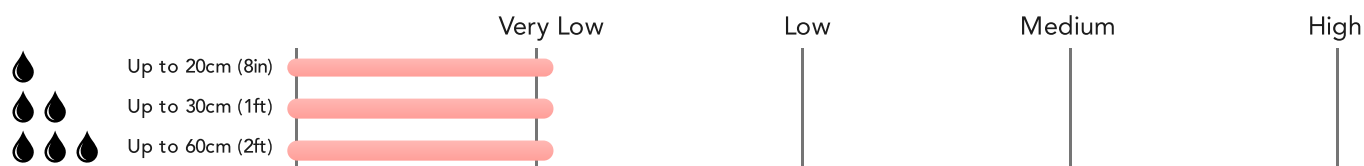


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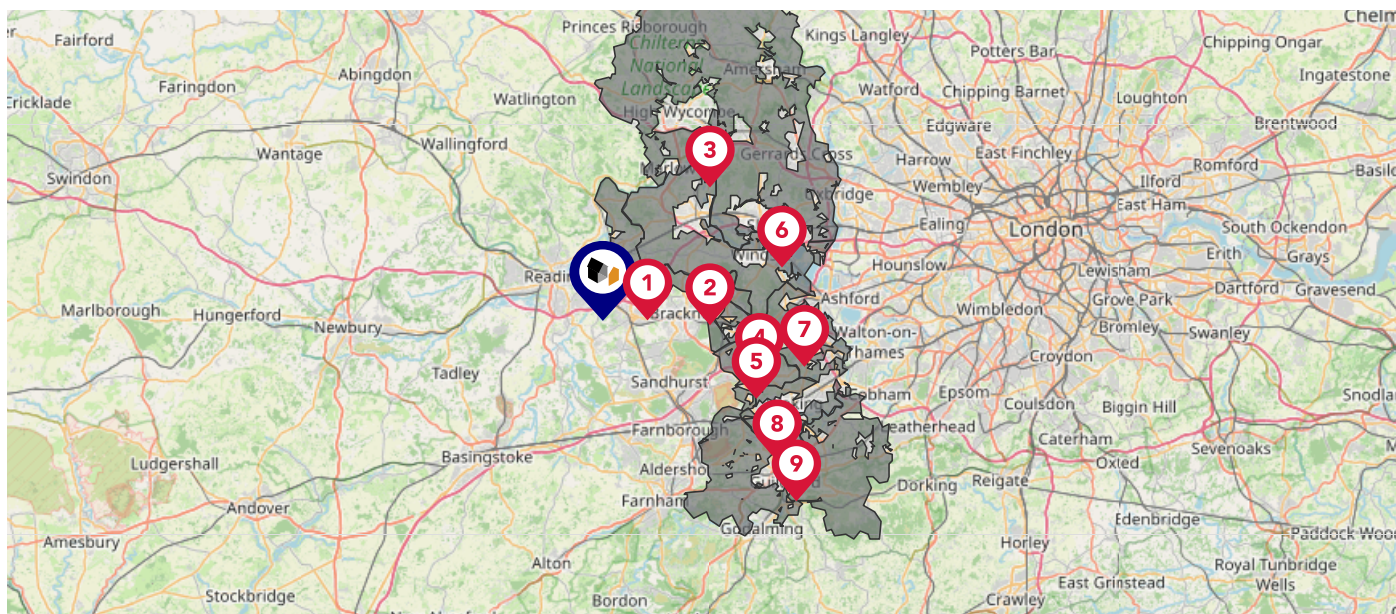
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



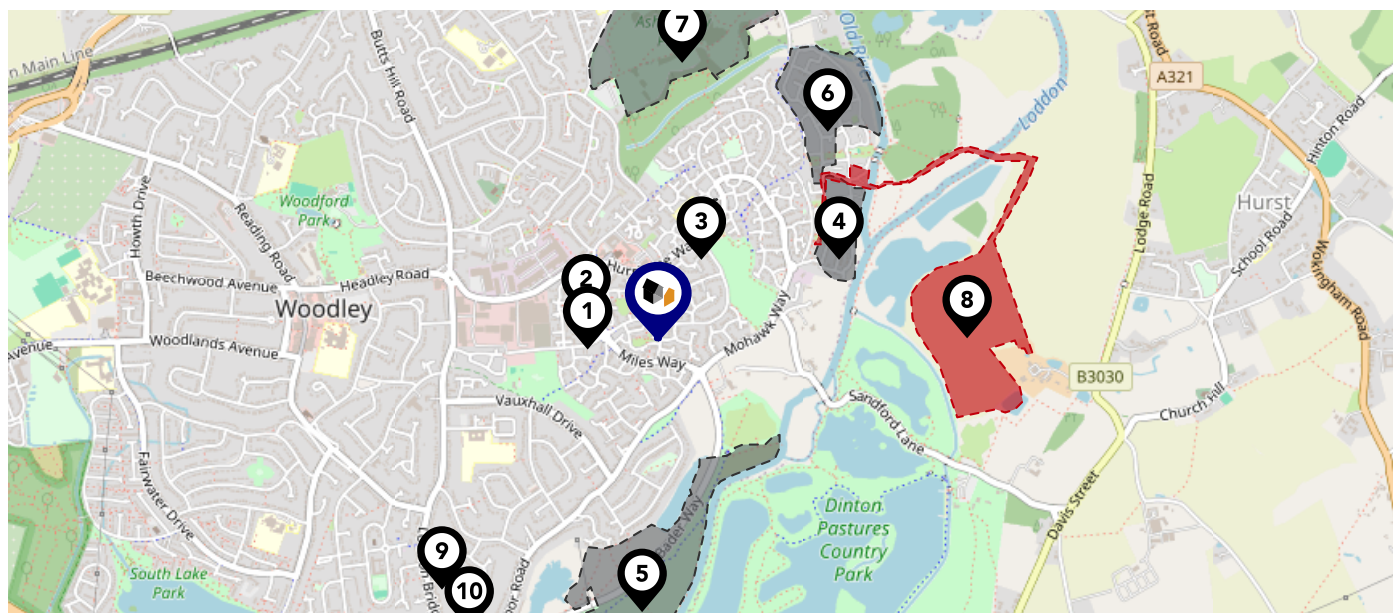
Nearby Green Belt Land

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



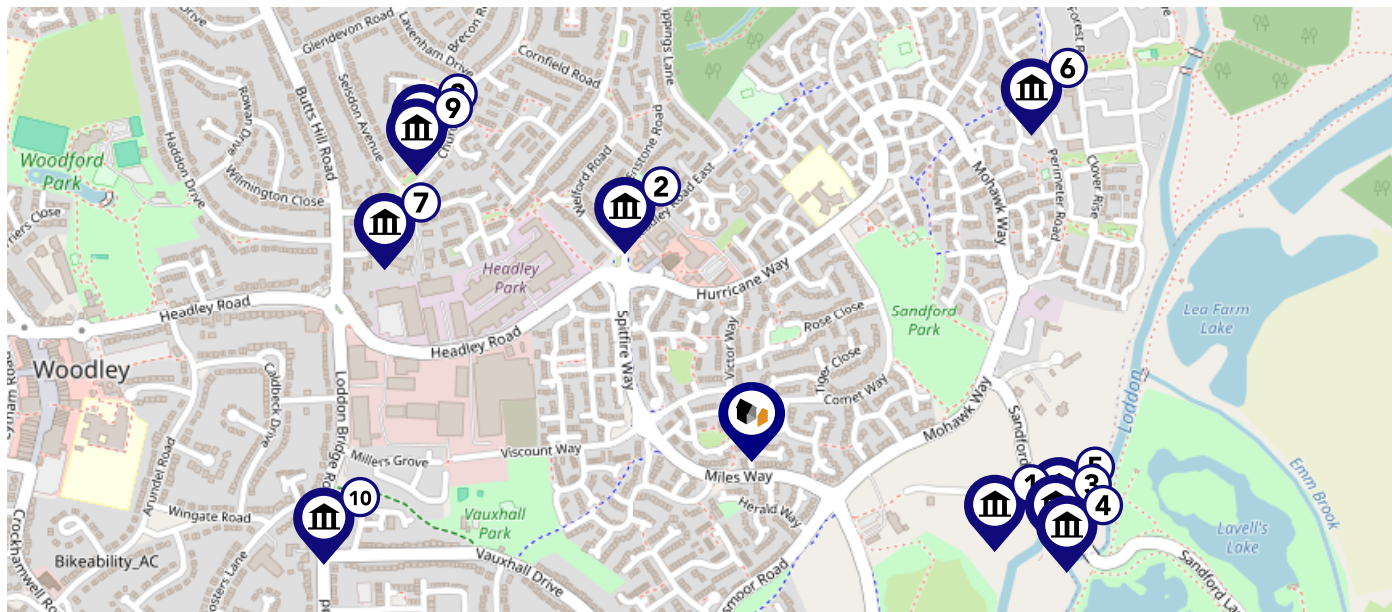
Nearby Landfill Sites

1	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill	
2	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill	
3	Airfield Woodley-Hurricane Way, Woodley, Reading	Historic Landfill	
4	Sandford Farm-Woodley	Historic Landfill	
5	Mortimers Meadow-Winnersh	Historic Landfill	
6	Sandford Farm-Woodley	Historic Landfill	
7	Ashenbury Park-Tippings Lane, Woodley	Historic Landfill	
8	No name provided by source	Active Landfill	
9	Loddon Bridge Road-Earley	Historic Landfill	
10	Loddon Bridge Road-Earley	Historic Landfill	

Maps

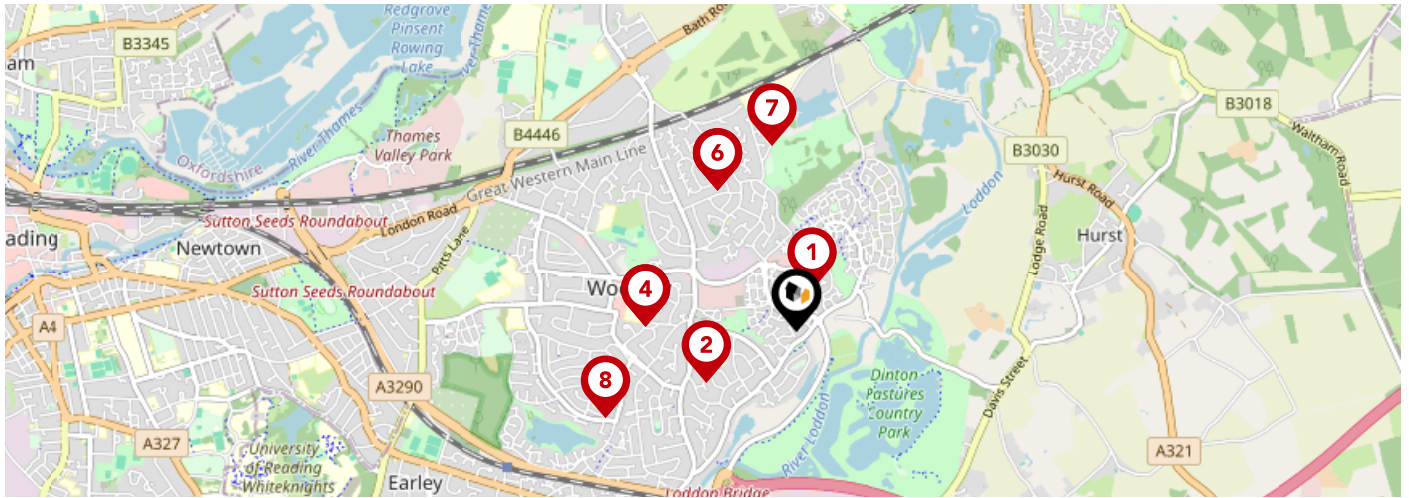
Listed Buildings

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

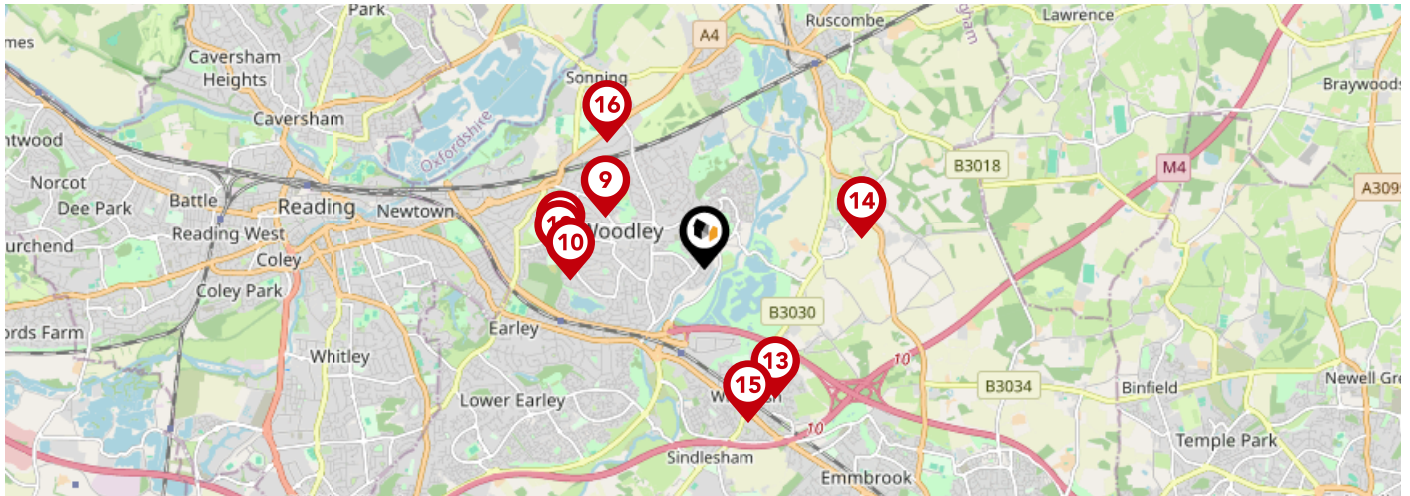


Listed Buildings in the local district		Grade	Distance
	1396416 - Randalls House	Grade II	0.3 miles
	1319112 - Apple Tree Cottage The Cottage	Grade II	0.3 miles
	1136311 - Sandford Mill	Grade II	0.4 miles
	1118110 - Sandford Mill Bridge	Grade II	0.4 miles
	1118109 - Sandford Mill House	Grade II	0.4 miles
	1136267 - Sandford Farm Cottage	Grade II	0.5 miles
	1118105 - The Bull And Chequers	Grade II	0.5 miles
	1319111 - Church Cottage Church Of England School	Grade II	0.5 miles
	1136276 - Church Of St. John The Evangelist	Grade II	0.5 miles
	1118106 - United Reformed Church	Grade II	0.5 miles

Area Schools



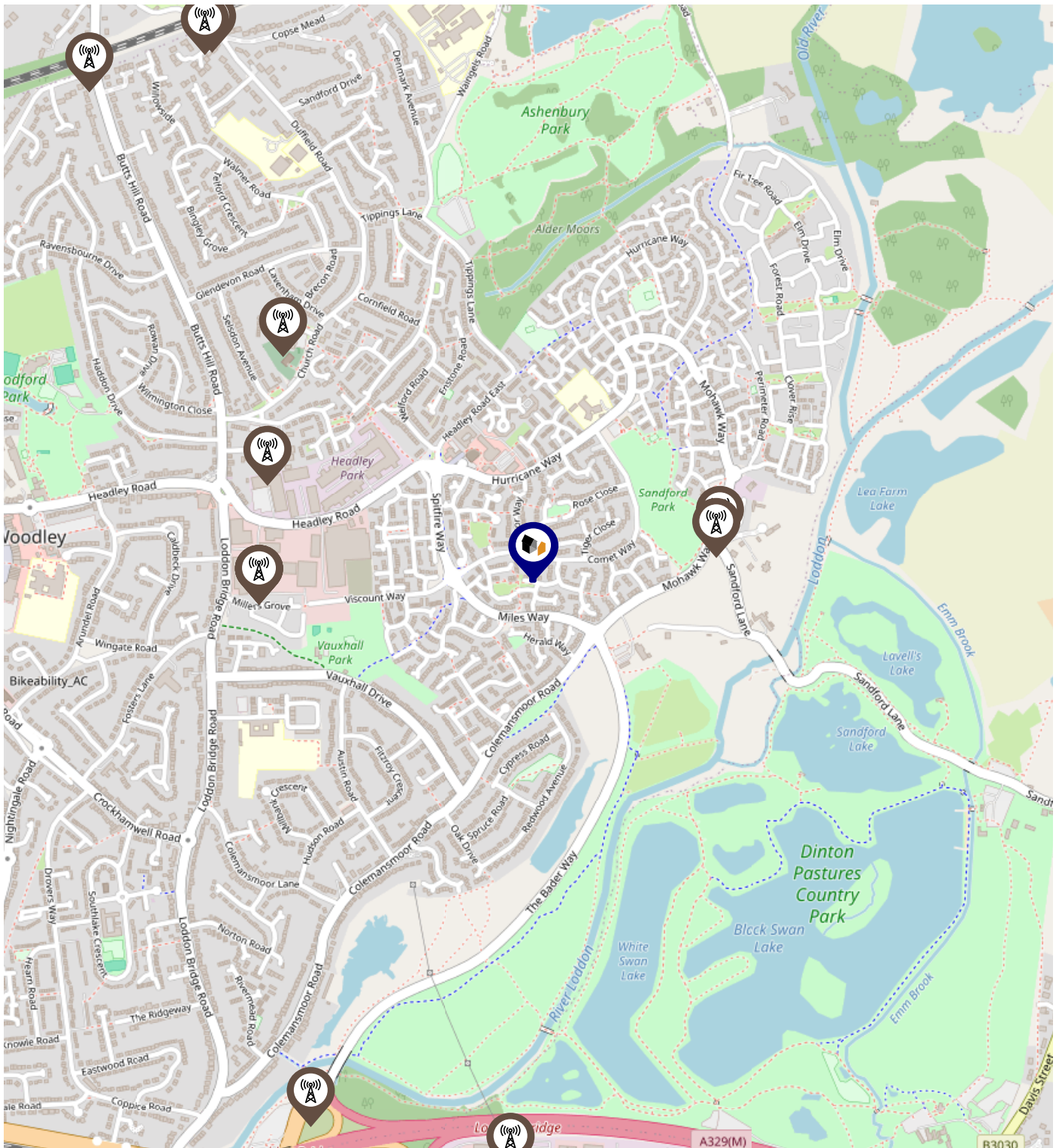
		Nursery	Primary	Secondary	College	Private
1	Woodley CofE Primary School Ofsted Rating: Good Pupils: 312 Distance:0.21	☐	☒	☐	☐	☐
2	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:0.48	☐	☒	☐	☐	☐
3	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.7	☒	☐	☐	☐	☐
4	Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance:0.7	☐	☒	☐	☐	☐
5	Willow Bank Junior School Ofsted Rating: Good Pupils: 239 Distance:0.75	☐	☒	☐	☐	☐
6	Willow Bank Infant School Ofsted Rating: Good Pupils: 157 Distance:0.75	☐	☒	☐	☐	☐
7	Waingels Ofsted Rating: Good Pupils: 1419 Distance:0.87	☐	☐	☒	☐	☐
8	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.97	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Dominic Savio Catholic Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:1.04	☐	☒	☐	☐	☐
	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:1.25	☐	☒	☐	☐	☐
	The Bulmershe School Ofsted Rating: Good Pupils:0 Distance:1.34	☐	☐	☒	☐	☐
	Addington School Ofsted Rating: Outstanding Pupils: 289 Distance:1.35	☐	☐	☒	☐	☐
	Winnersh Primary School Ofsted Rating: Good Pupils: 390 Distance:1.36	☐	☒	☐	☐	☐
	St Nicholas Church of England Primary, Hurst Ofsted Rating: Good Pupils: 139 Distance:1.47	☐	☒	☐	☐	☐
	The Forest School Ofsted Rating: Good Pupils: 791 Distance:1.48	☐	☐	☒	☐	☐
	Sonning Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.48	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

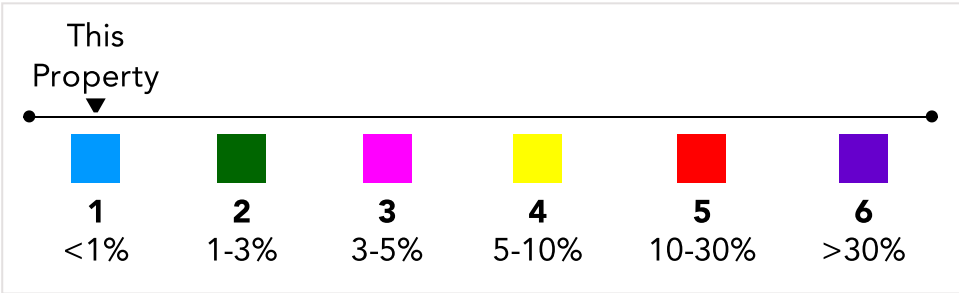
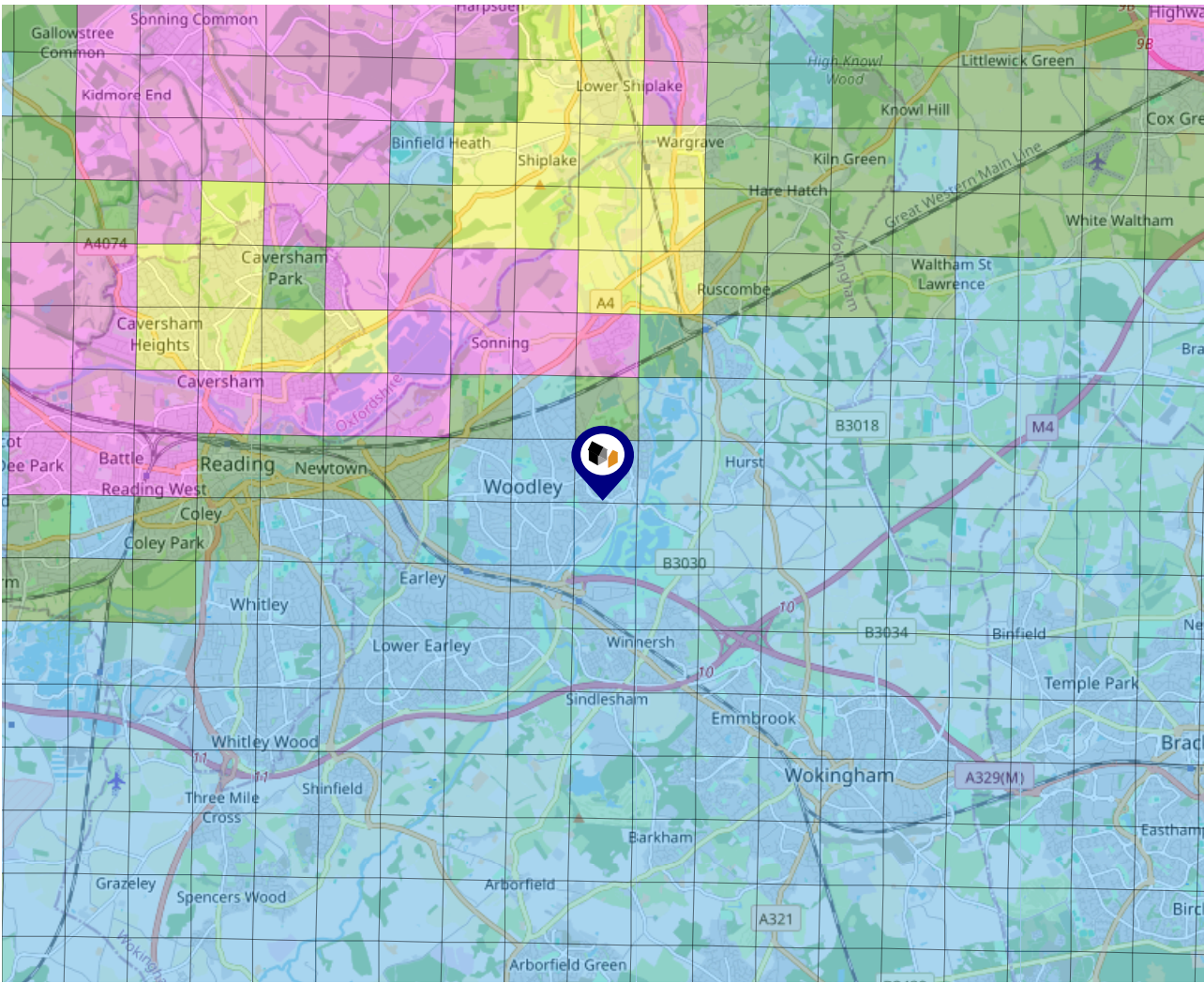


Key:

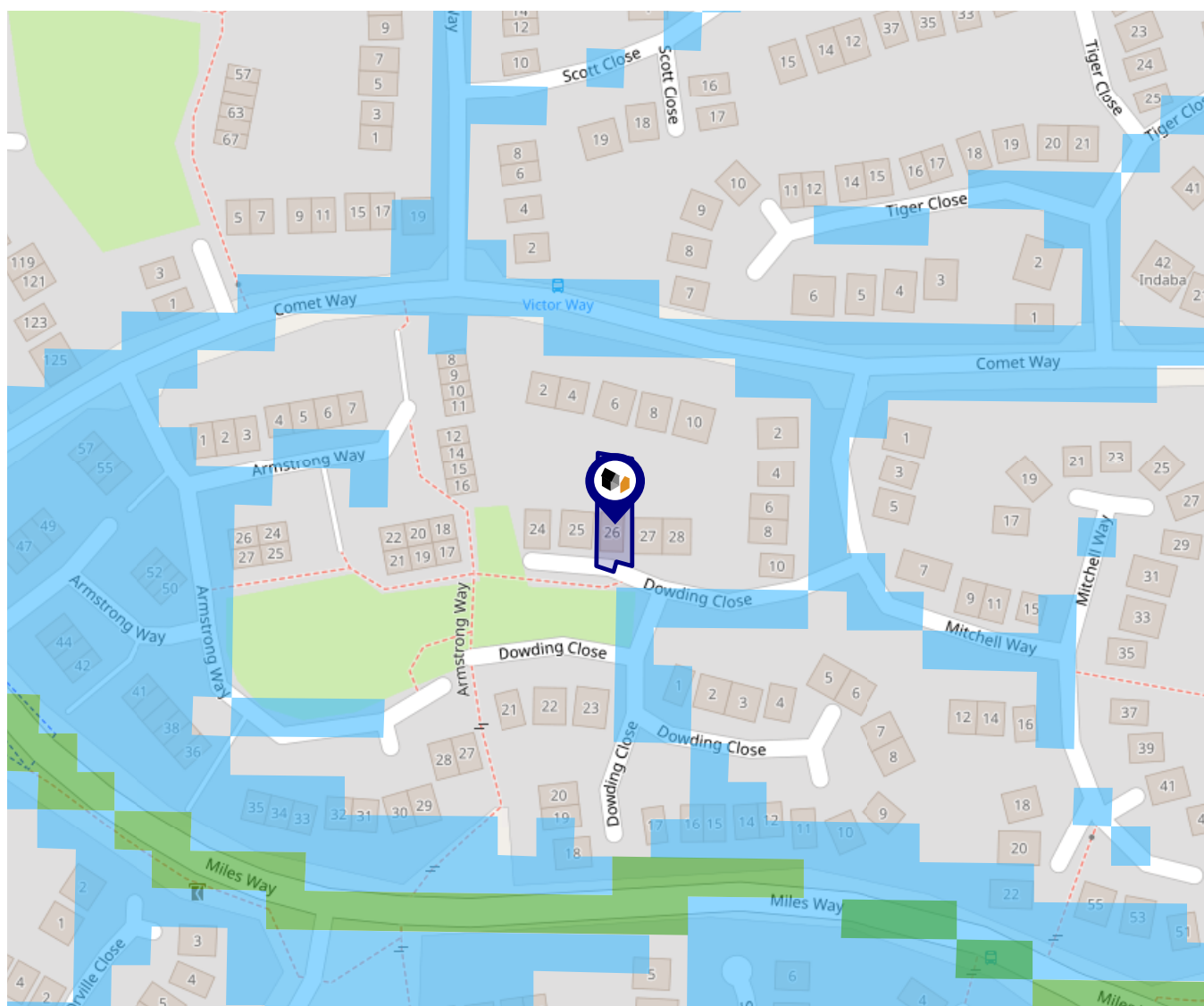
-  Power Pylons
-  Communication Masts

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

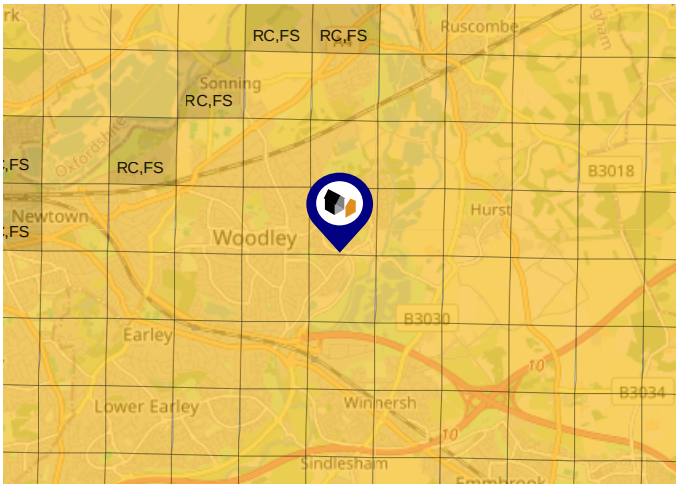


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

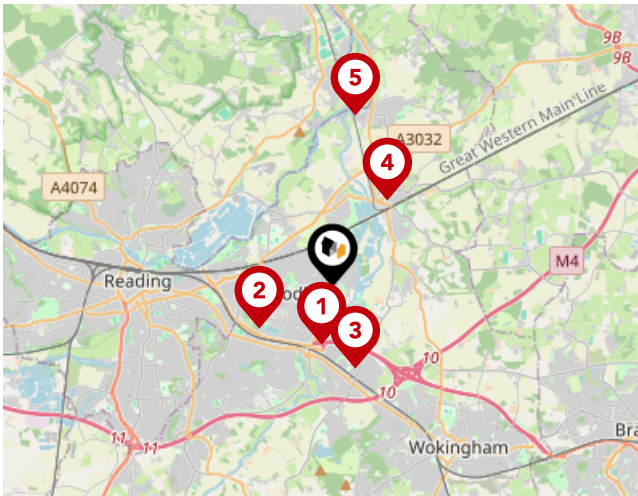


Primary Classifications (Most Common Clay Types)

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

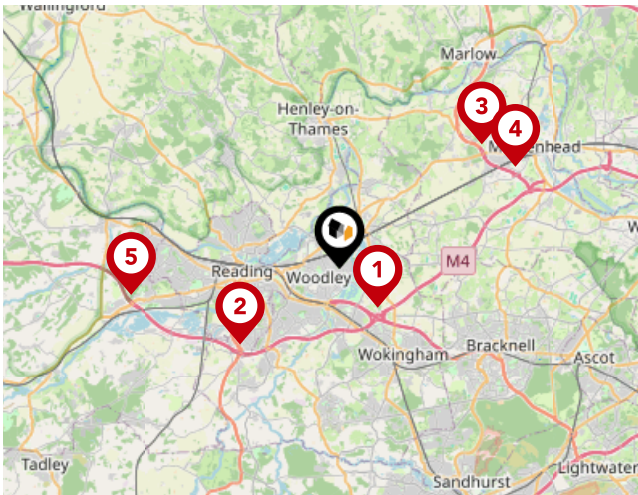
Area

Transport (National)



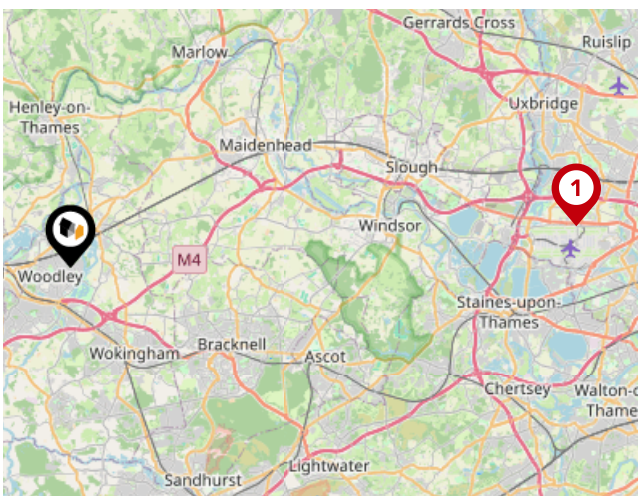
National Rail Stations

Pin	Name	Distance
1	Winnersh Triangle Rail Station	1.08 miles
2	Earley Rail Station	1.54 miles
3	Winnersh Rail Station	1.57 miles
4	Twyford Rail Station	1.9 miles
5	Wargrave Rail Station	3.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	1.99 miles
2	M4 J11	4.58 miles
3	A404(M) J9	6.98 miles
4	A404(M) J9A	7.52 miles
5	M4 J12	7.74 miles

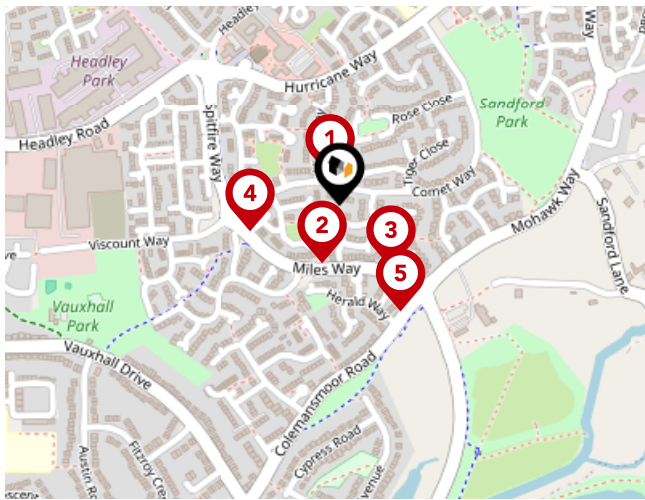


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	18.73 miles

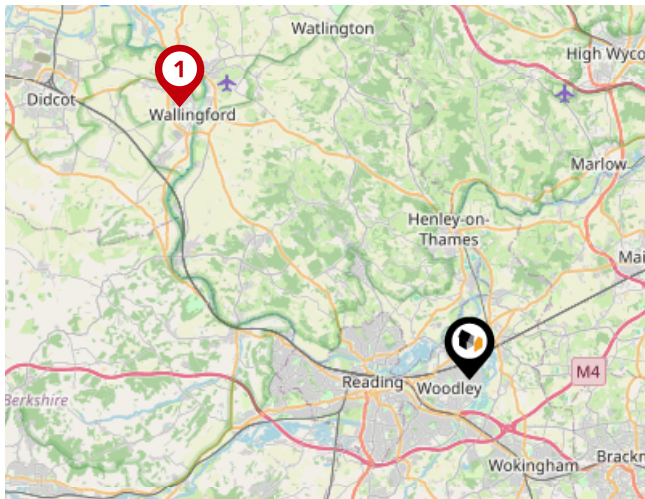
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Victor Way	0.03 miles
2	Miles Way	0.06 miles
3	Herald Way	0.09 miles
4	Viscount Way	0.1 miles
5	Herald Way	0.14 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.68 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.

Testimonial 1



Dan and Neil were brilliant throughout the whole process of selling our home and helping us find our new one.

They were always honest, managed our expectations really well, and were incredibly prompt in getting our property on the market and finding us our next home.

Communication was excellent the whole way through, we always felt kept in the loop and supported.

Testimonial 2



I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative approach. They made what is usually a stressful time feel easy!

Testimonial 3



We had such a great experience with Dan & Neil Estate Agents! From start to finish, Dan and Emma were friendly, professional, and always happy to help. Communication was excellent throughout Everything was handled smoothly and stress-free for us, we were recommended Solicitors making the process a lot quicker than anticipated, and from the offer being accepted too us getting the keys was just over 2.5 months!



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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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