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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th November 2026



SAXON DRIVE, WARFIELD, BRACKNELL, RG42

Avocado Property

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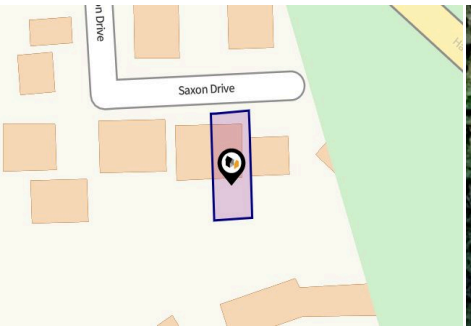
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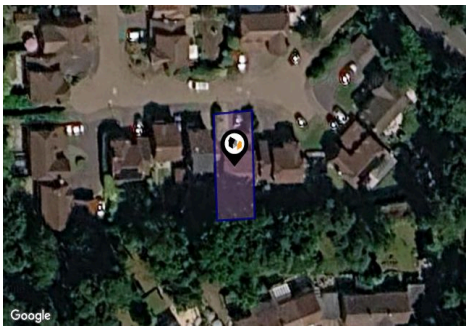
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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,119 ft^2 / 104 m^2		
Plot Area:	0.06 acres		
Year Built :	1996		
Council Tax :	Band F		
Annual Estimate:	£3,271		
Title Number:	BK338906		

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)

6 mb/s	221 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

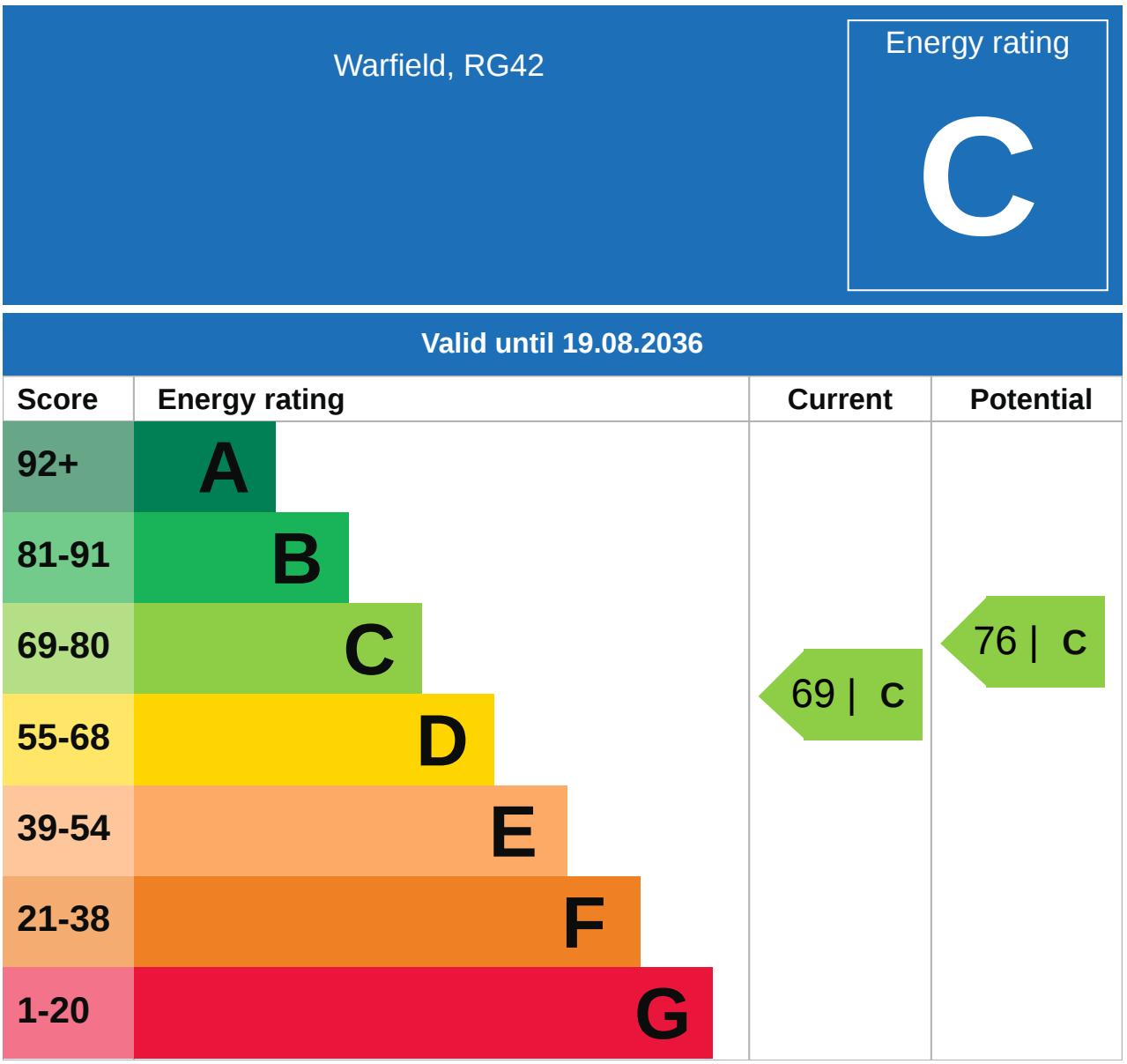
Satellite/Fibre TV Availability:

Gallery
Floorplan

SAXON DRIVE, WARFIELD, BRACKNELL, RG42



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Property

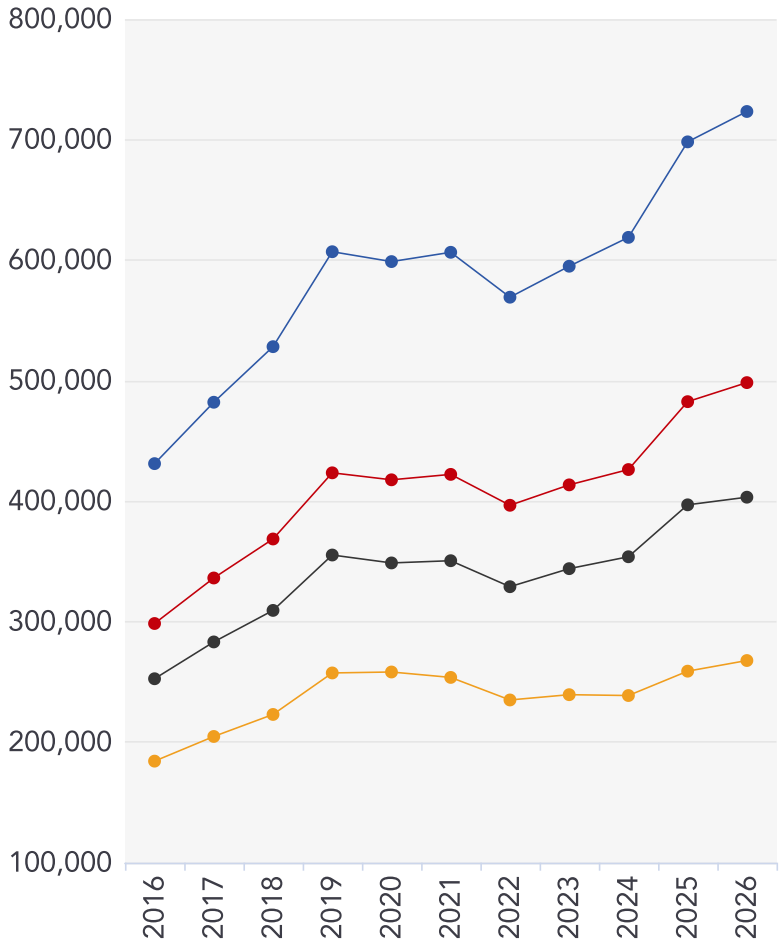
EPC - Additional Data

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
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	104 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%

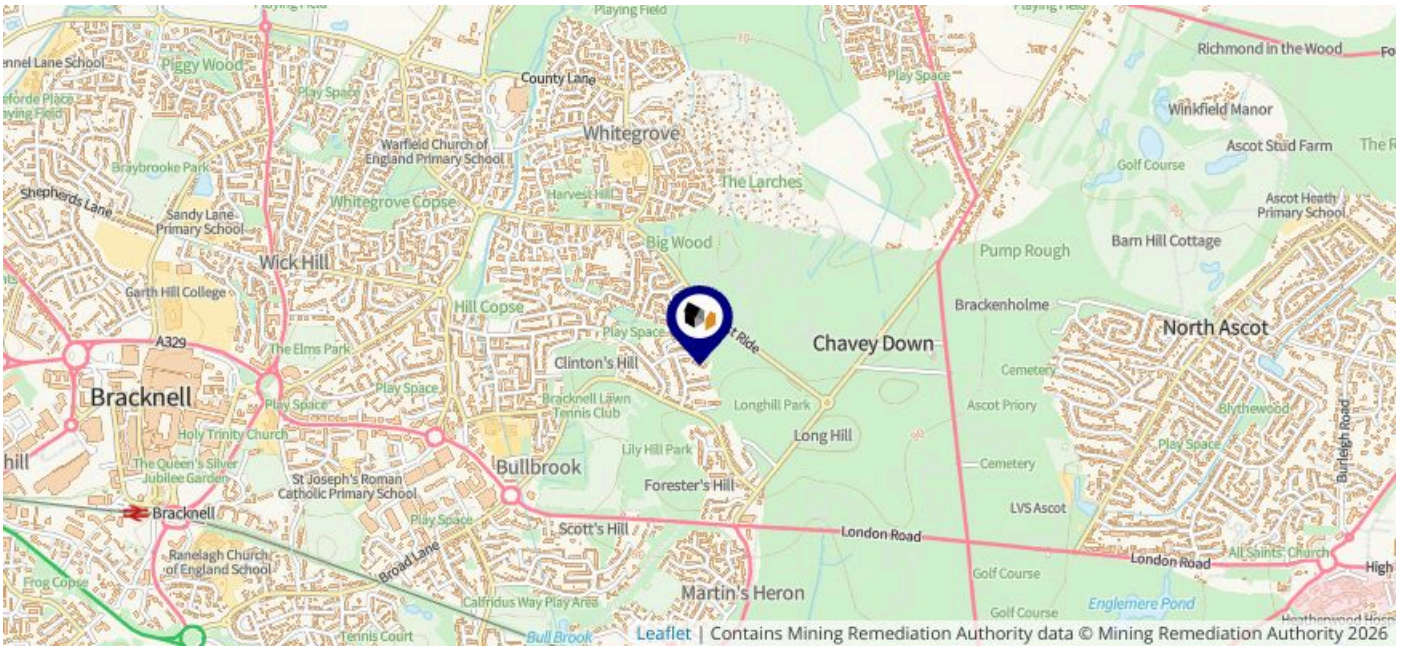
Flat

+45.31%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

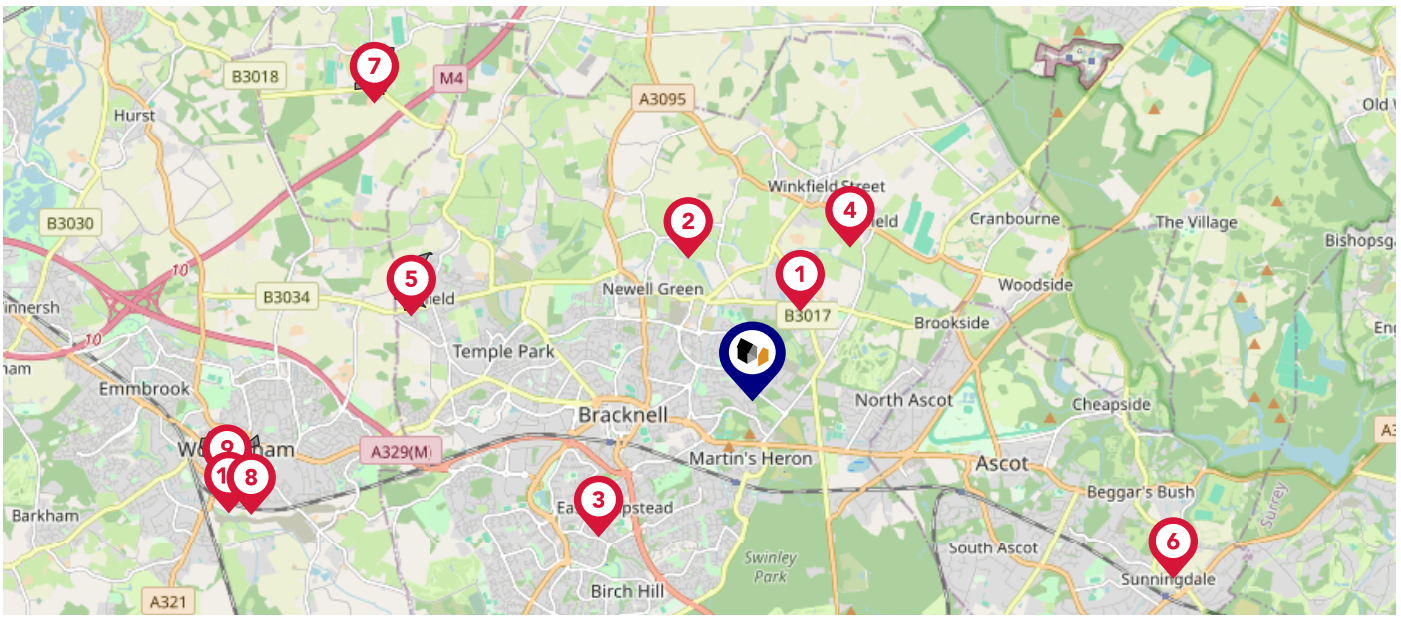
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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.

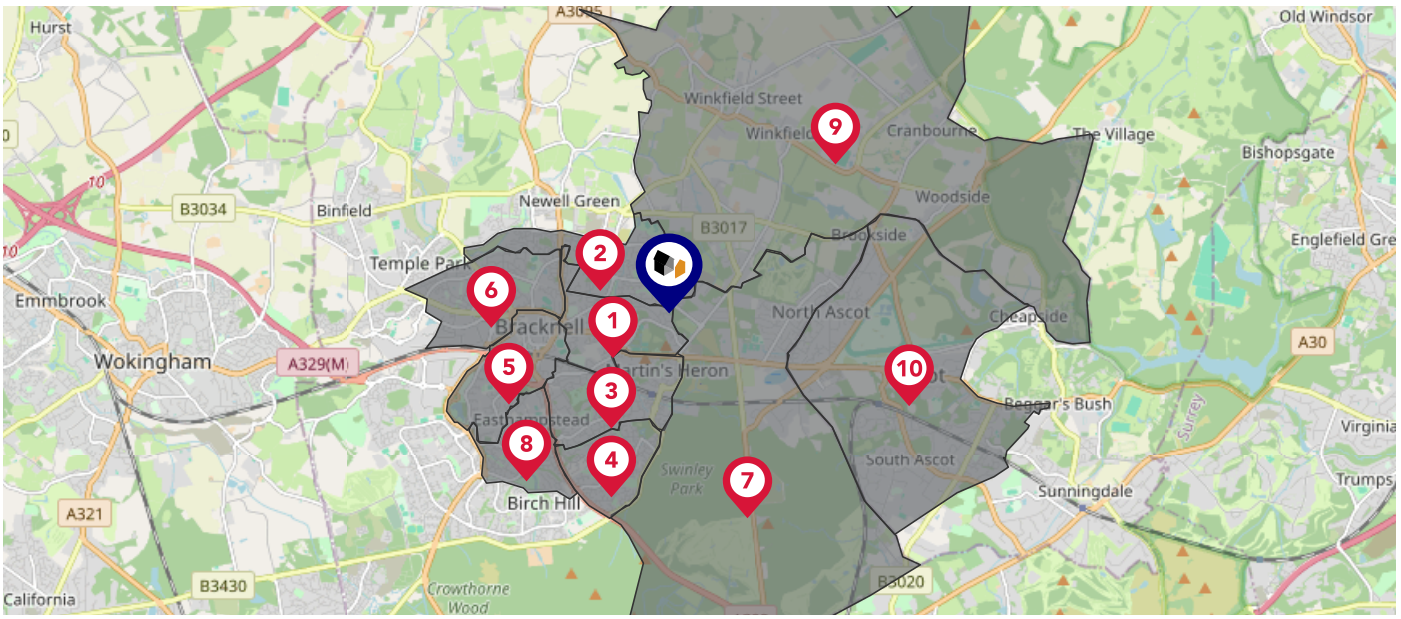


Nearby Conservation Areas

1	Winkfield Row
2	Church Lane Warfield
3	Rectory Lane Easthampstead
4	Church Road Winkfield
5	Wick's Green Binfield
6	Sunningdale
7	Shurlock Row
8	Murdoch Road
9	Wokingham Town Centre
10	Langborough Road

Maps
Council Wards

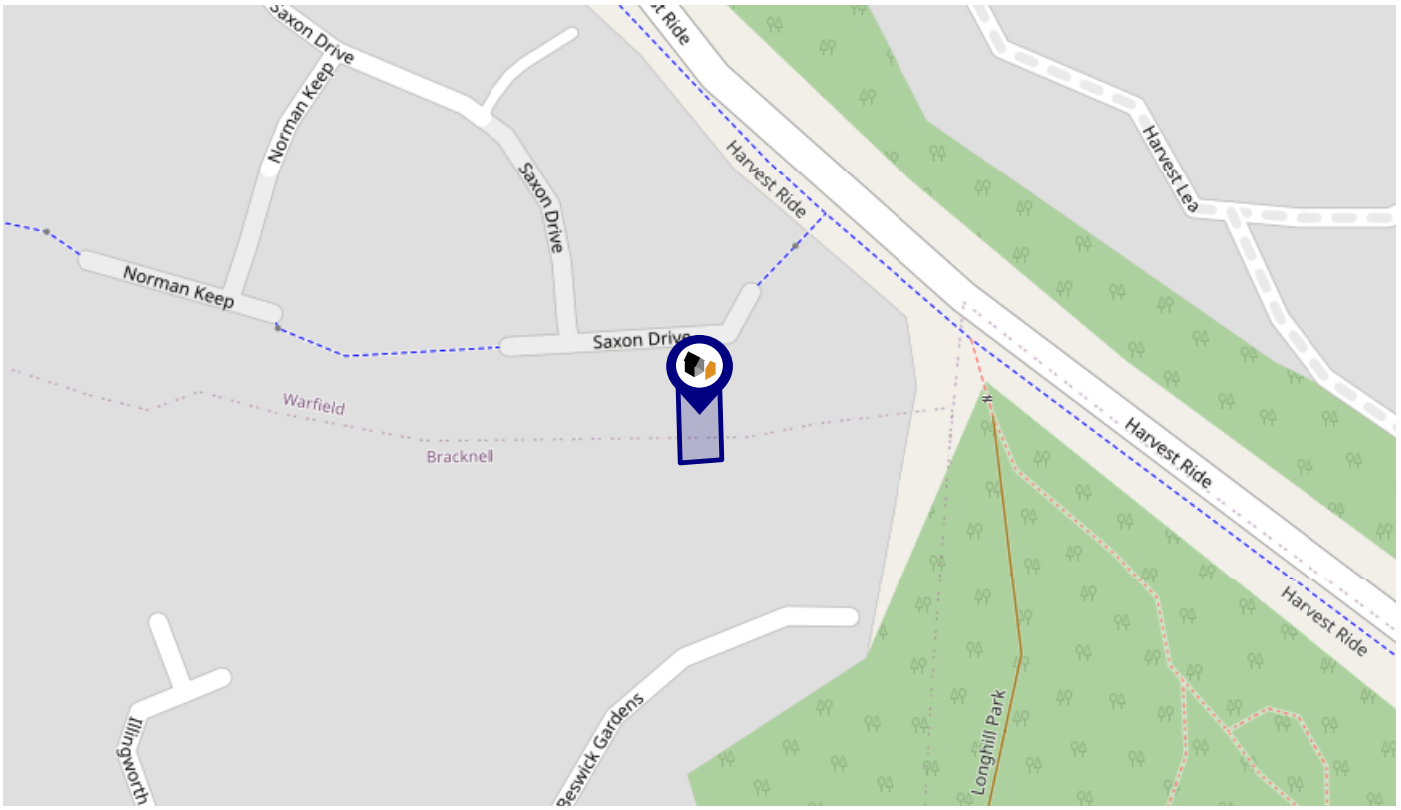
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Bullbrook Ward
2	Warfield Harvest Ride Ward
3	Harmans Water Ward
4	Crown Wood Ward
5	Wildridings and Central Ward
6	Priestwood and Garth Ward
7	Ascot Ward
8	Old Bracknell Ward
9	Winkfield and Cranbourne Ward
10	Ascot & Sunninghill 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.

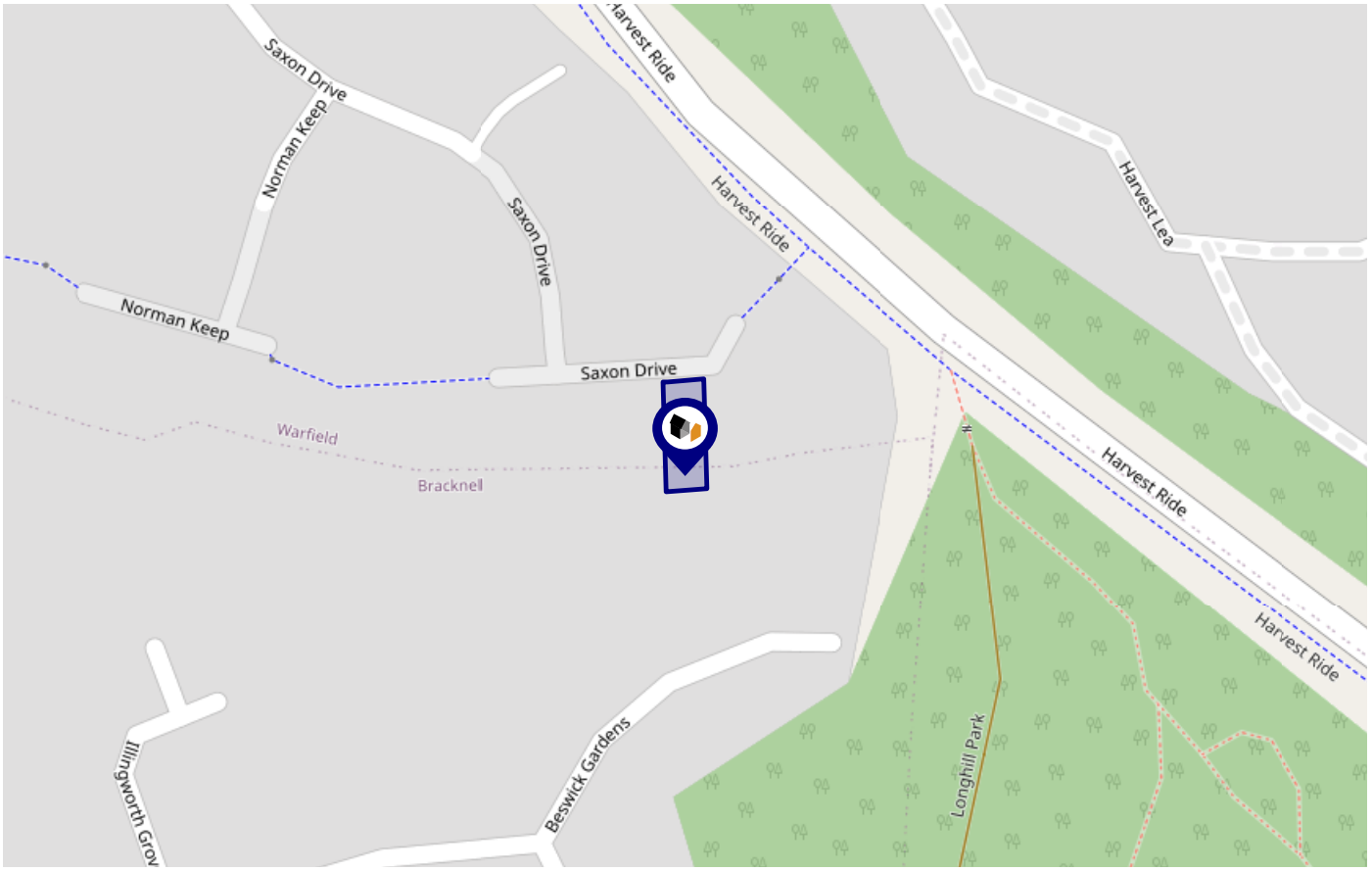
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

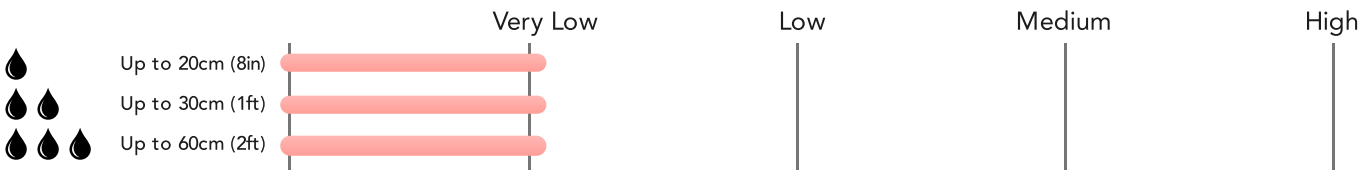


Risk Rating: Very low

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.

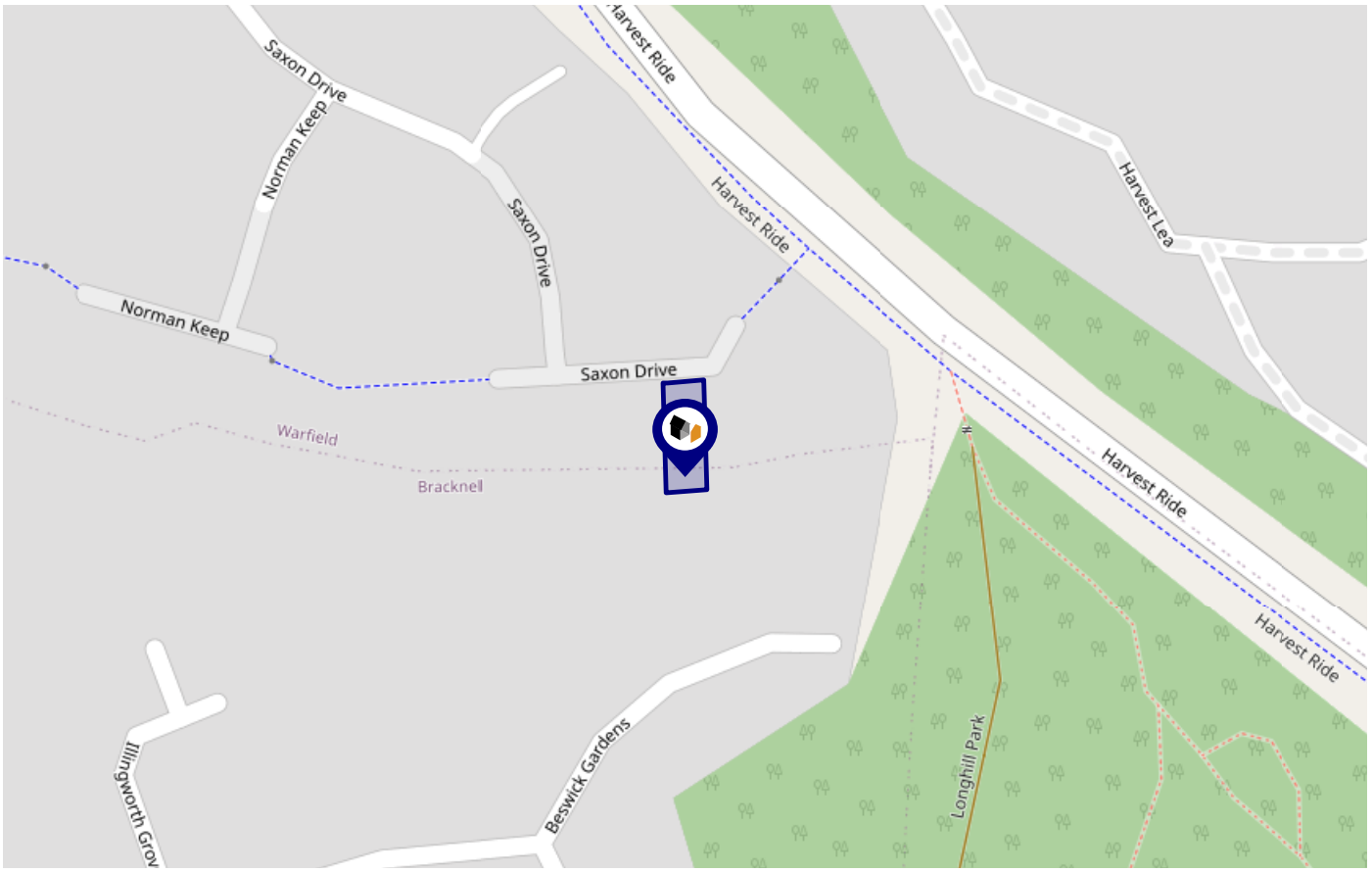
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

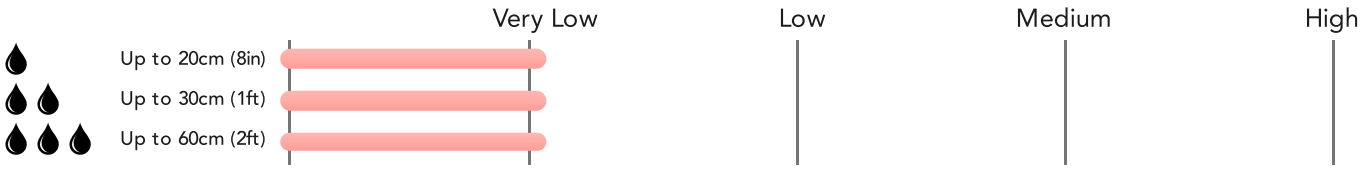


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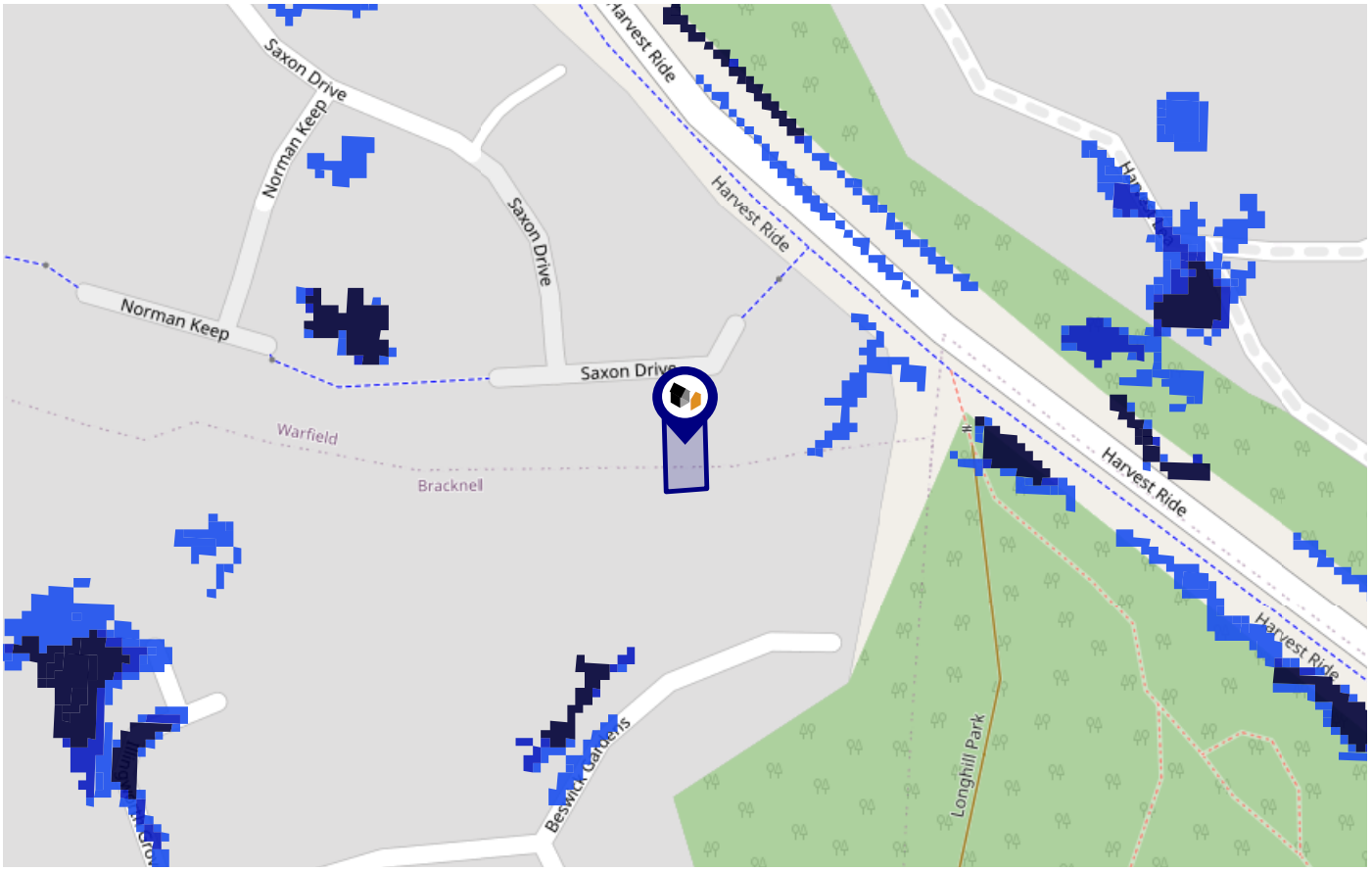
Chance of flooding to the following depths at this property:



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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.

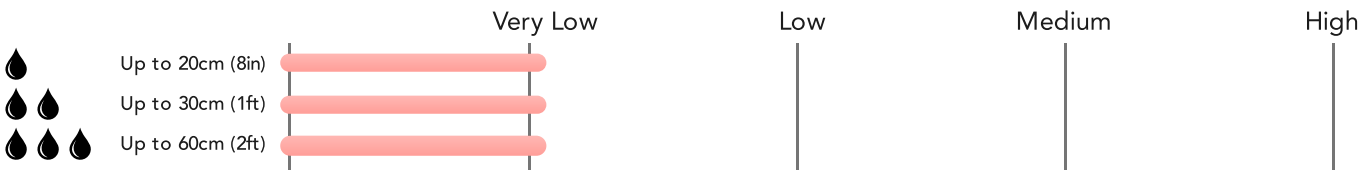


Risk Rating: Very low

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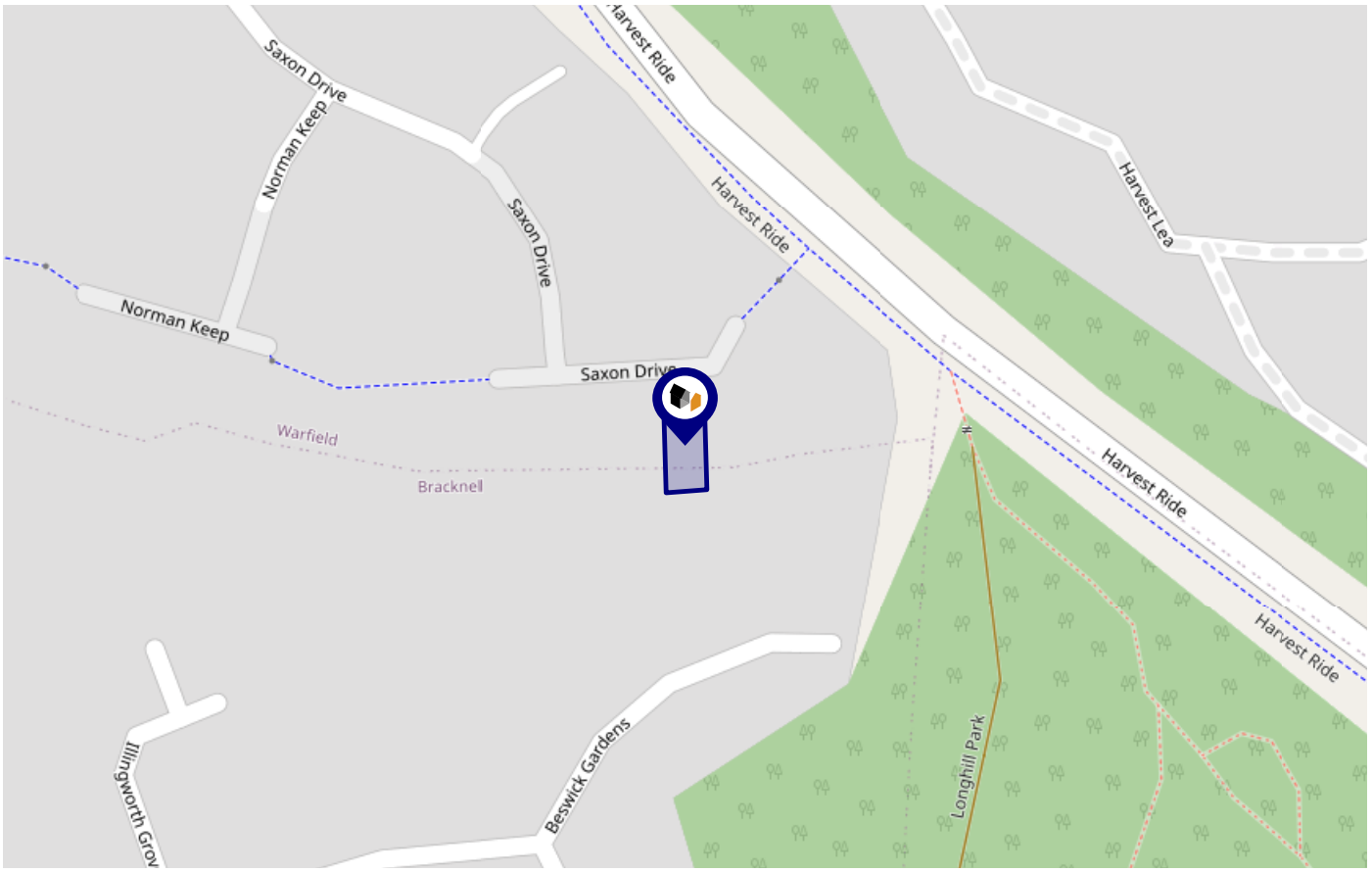
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- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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.

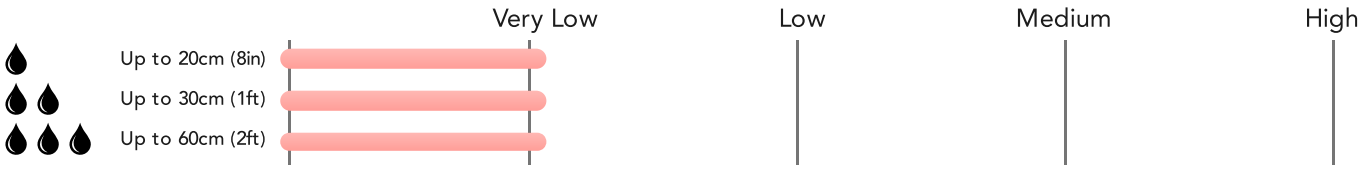


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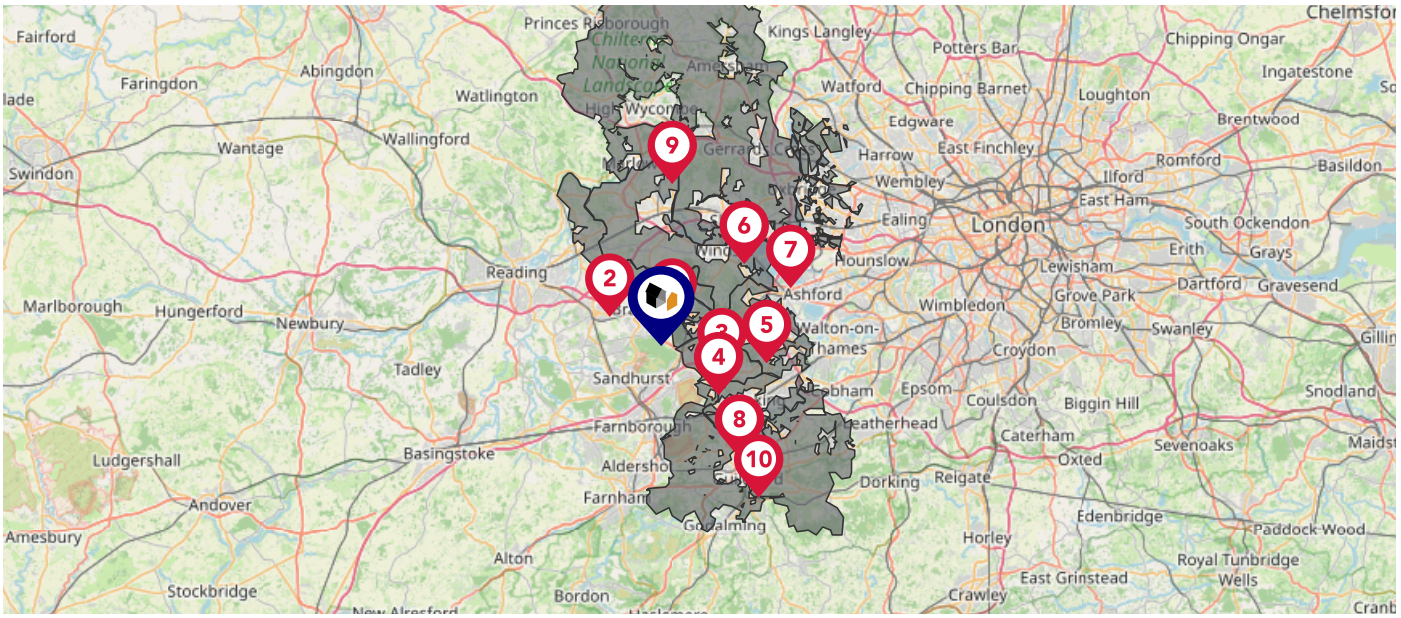
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

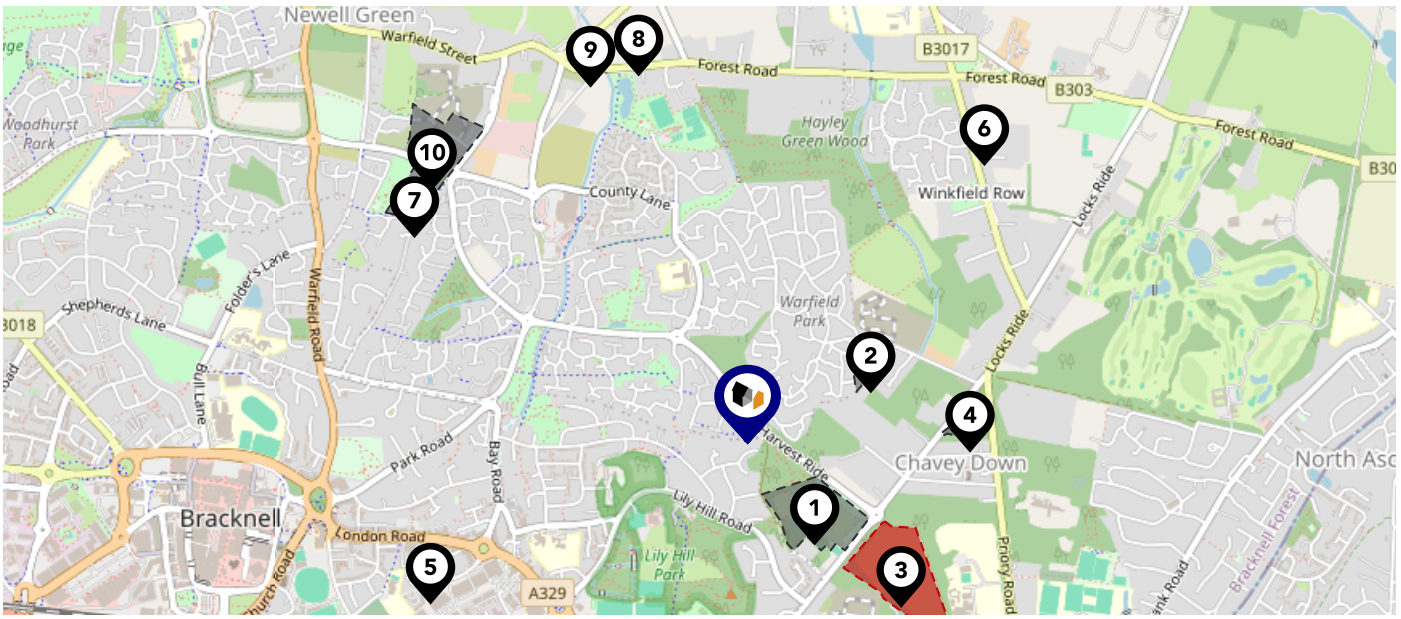


Nearby Green Belt Land	
1	London Green Belt - Bracknell Forest
2	London Green Belt - Wokingham
3	London Green Belt - Windsor and Maidenhead
4	London Green Belt - Surrey Heath
5	London Green Belt - Runnymede
6	London Green Belt - Slough
7	London Green Belt - Hillingdon
8	London Green Belt - Woking
9	London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

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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.



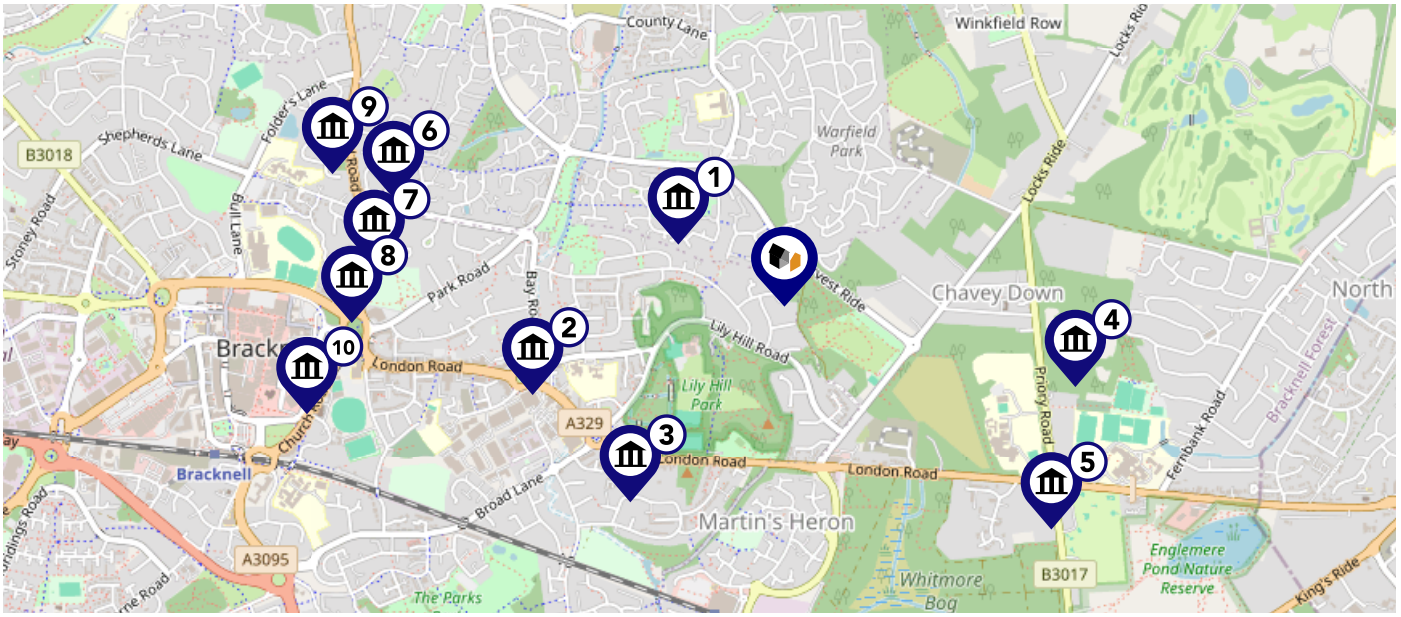
Nearby Landfill Sites

1	Longhill Road-Chavey Down	Historic Landfill
2	Caravan Park-Warfield	Historic Landfill
3	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill
4	Priors Pit-Chavey Down	Historic Landfill
5	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill
6	Woodbine Stores West of Orchard House-Winkfield, Bracknell	Historic Landfill
7	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill
8	Forest Road-Warfield	Historic Landfill
9	Priors Pit-Newell Green	Historic Landfill
10	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill

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Maps
Listed Buildings

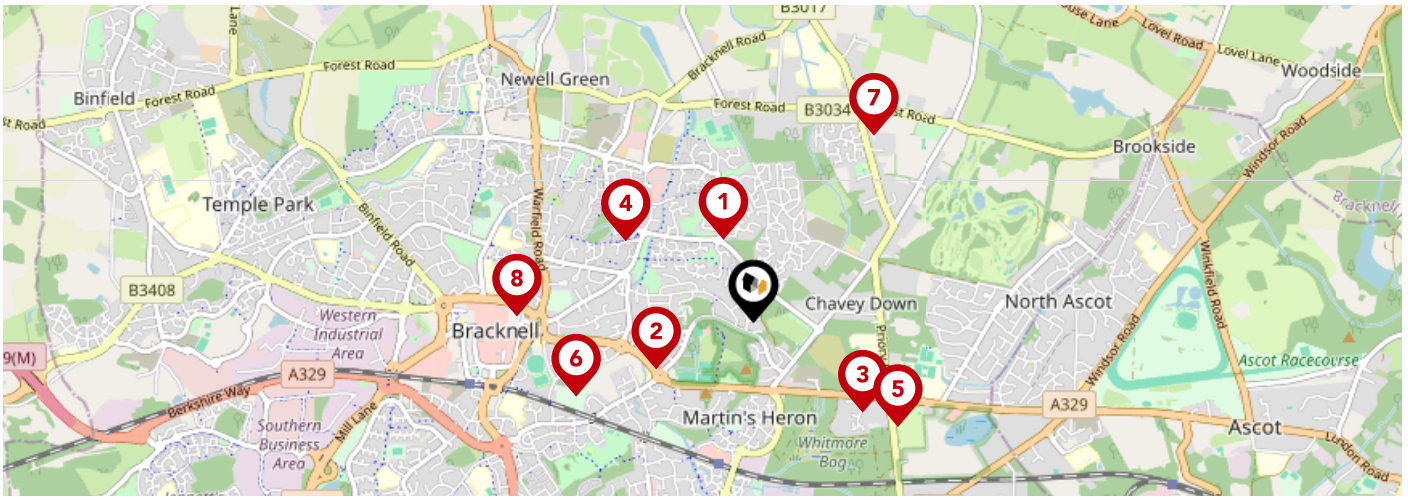
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.3 miles
2 1390323 - Thatched Cottage	Grade II	0.6 miles
3 1390343 - Milestone Approx 150m E Of The Running Horse Ph (running Horse Ph Not Included)	Grade II	0.6 miles
4 1061346 - Priory Of The Most Holy Trinity	Grade II	0.7 miles
5 1390459 - Milestone Approx 50m East Of Junction With Swinley Road	Grade II	0.8 miles
6 1390336 - Lynwood Cottage	Grade II	0.9 miles
7 1391324 - Wick Hill House	Grade II	0.9 miles
8 1390351 - Copped Hall	Grade II	1.0 miles
9 1390353 - Old Malt House	Grade II	1.1 miles
10 1393561 - Holy Trinity Church, Lychgate And Section Of Boundary Wall	Grade II	1.1 miles

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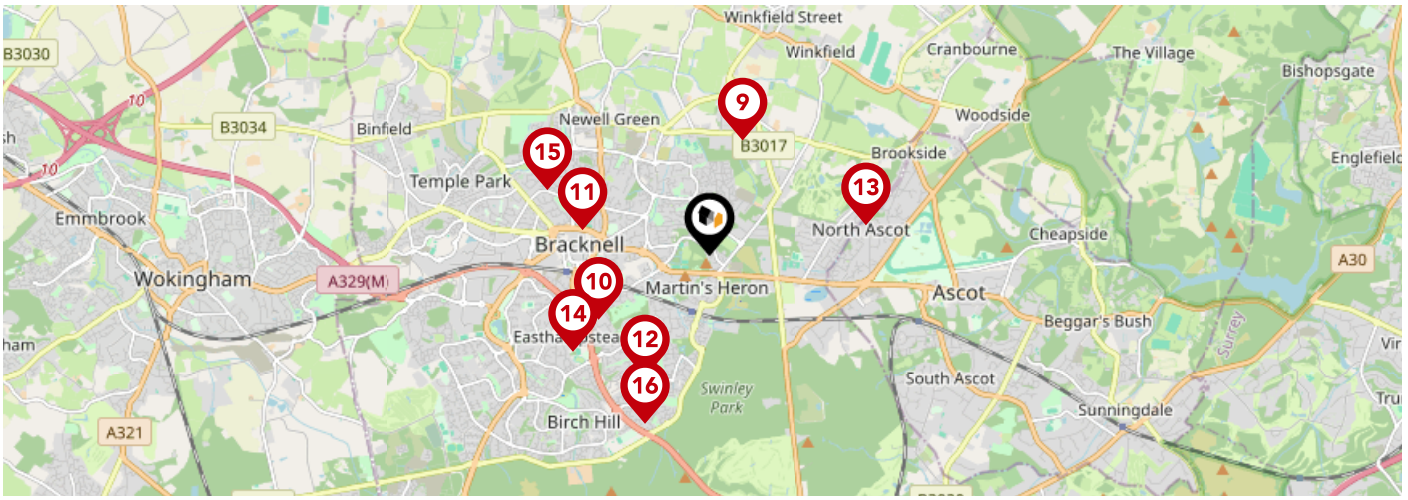
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Whitegrove Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:0.41	☐	☑	☐	☐	☐
2	**Holly Spring Primary School** Ofsted Rating: Good | Pupils: 642 | Distance:0.5	☐	☑	☐	☐	☐
3	**Heathfield School** Ofsted Rating: Not Rated | Pupils: 226 | Distance:0.65	☐	☐	☑	☐	☐
4	**Warfield Church of England Primary School** Ofsted Rating: Good | Pupils: 452 | Distance:0.71	☐	☑	☐	☐	☐
5	**LVS Ascot** Ofsted Rating: Not Rated | Pupils: 840 | Distance:0.82	☐	☐	☑	☐	☐
6	**St Joseph's Catholic Primary School, Bracknell** Ofsted Rating: Good | Pupils: 209 | Distance:0.89	☐	☑	☐	☐	☐
7	**Winkfield St Mary's CofE Primary School** Ofsted Rating: Good | Pupils: 198 | Distance:1.03	☐	☑	☐	☐	☐
8	**Garth Hill College** Ofsted Rating: Good | Pupils: 1476 | Distance:1.09	☐	☐	☑	☐	☐

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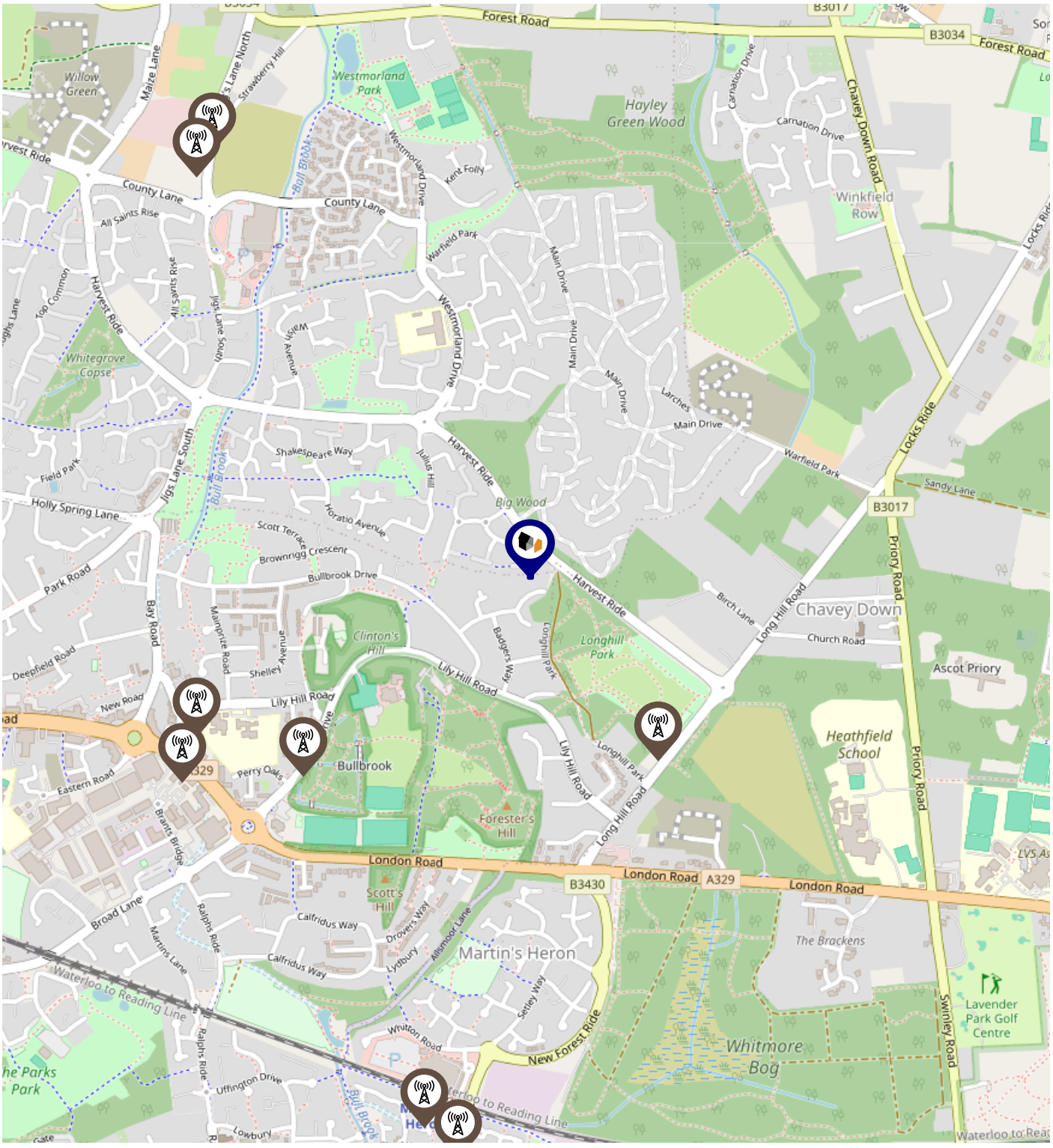
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Lambrook School Ofsted Rating: Not Rated | Pupils: 630 | Distance:1.11	☐	☐	☑	☐	☐
10 Ranelagh School Ofsted Rating: Outstanding | Pupils: 1062 | Distance:1.17	☐	☐	☑	☐	☐
11 Sandy Lane Primary School Ofsted Rating: Good | Pupils: 450 | Distance:1.19	☐	☑	☐	☐	☐
12 Harmans Water Primary School Ofsted Rating: Good | Pupils: 466 | Distance:1.27	☐	☑	☐	☐	☐
13 Ascot Heath Primary School Ofsted Rating: Good | Pupils: 395 | Distance:1.49	☐	☑	☐	☐	☐
14 The Brakenhale School Ofsted Rating: Good | Pupils: 1148 | Distance:1.54	☐	☐	☑	☐	☐
15 Kennel Lane School Ofsted Rating: Good | Pupils:0 | Distance:1.62	☐	☐	☑	☐	☐
16 Crown Wood Primary School Ofsted Rating: Good | Pupils: 642 | Distance:1.66	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

Power Pylons

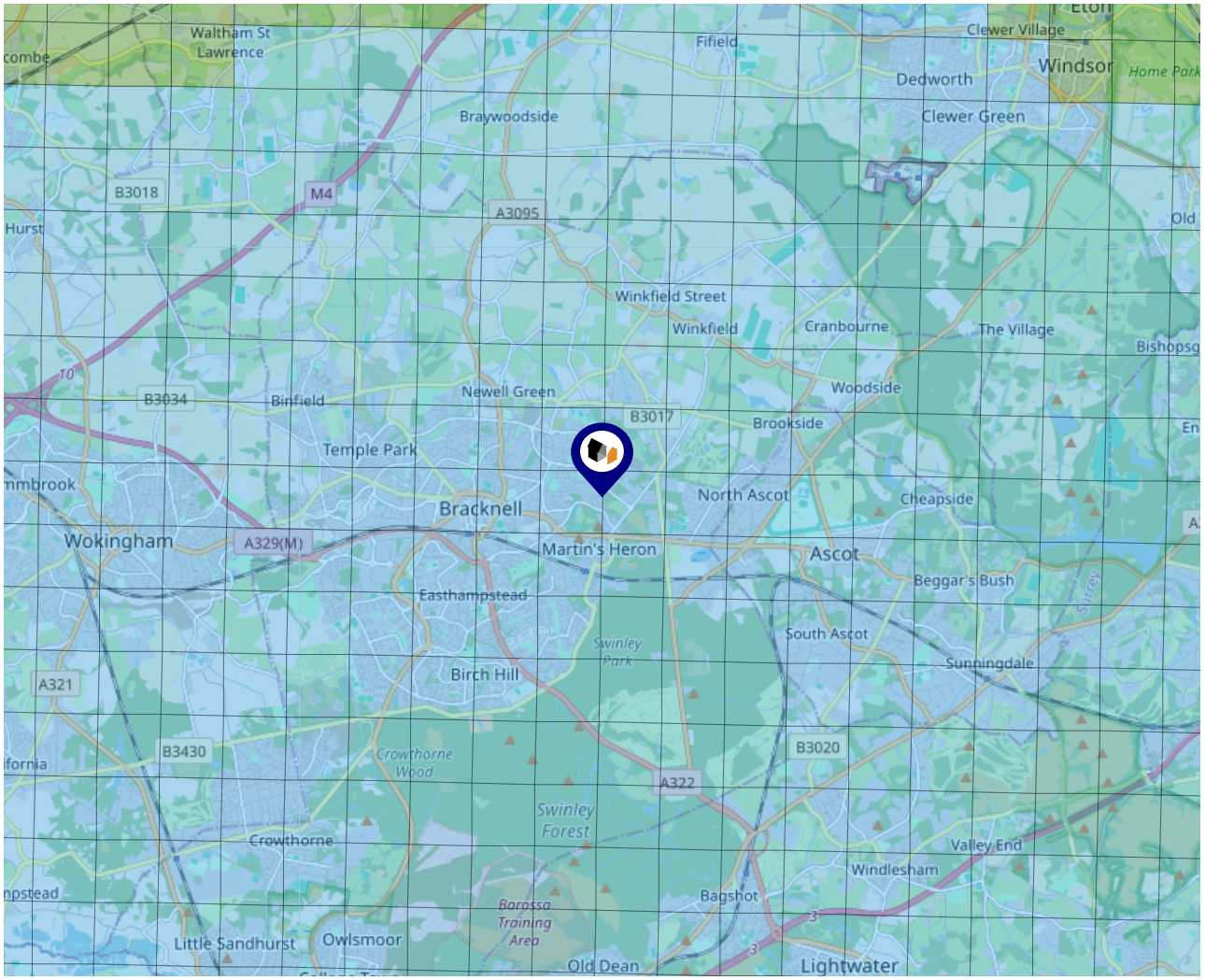
Communication Masts

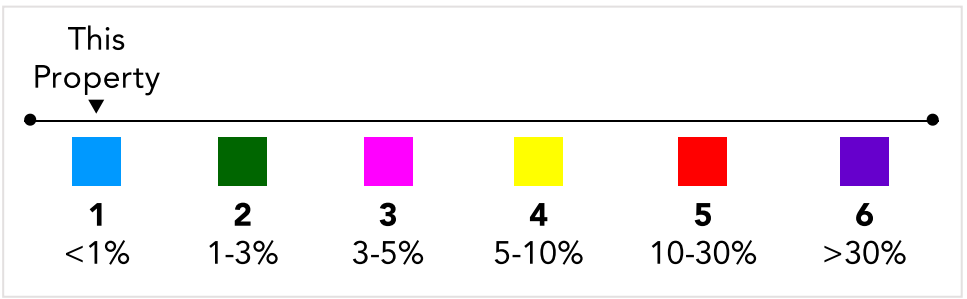
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Environment
Radon Gas

What is Radon?

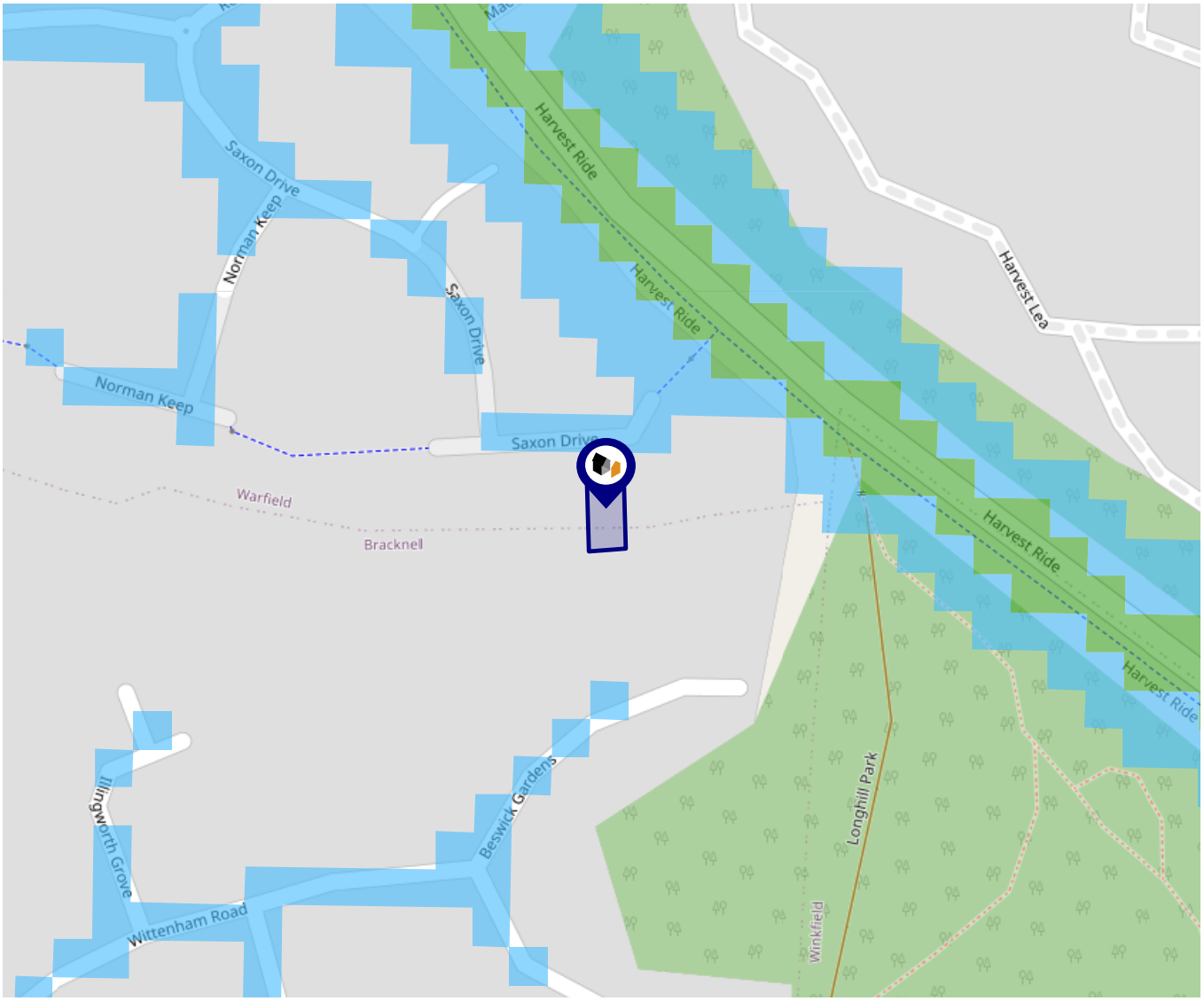
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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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.

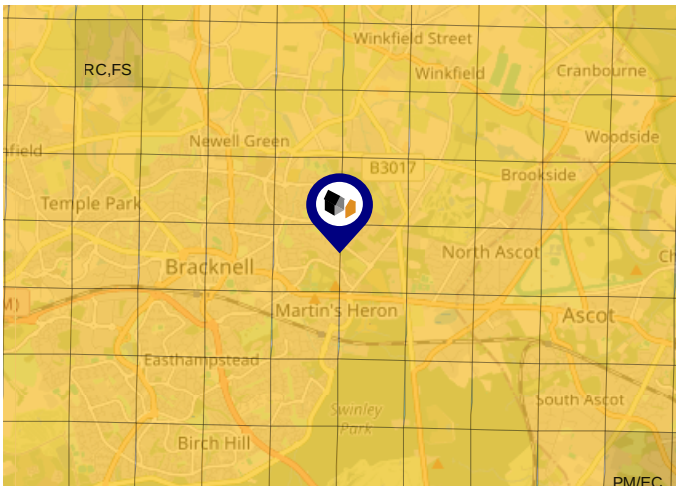
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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		

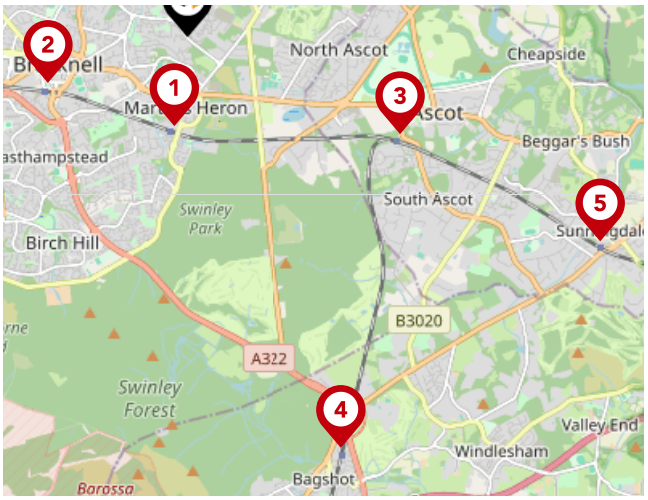


Primary Classifications (Most Common Clay Types)

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

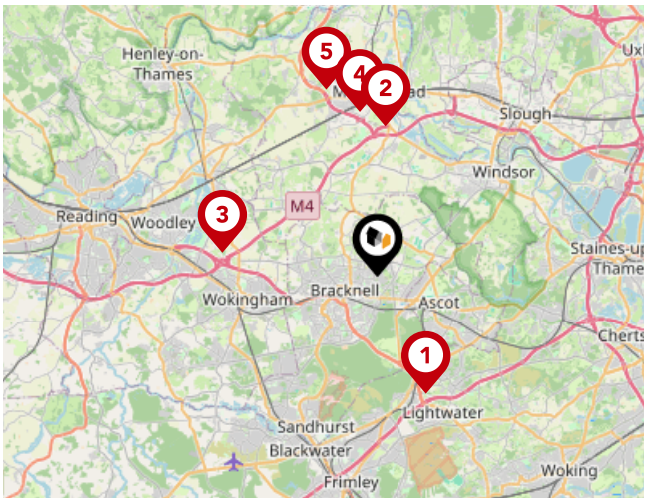
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Area
Transport (National)



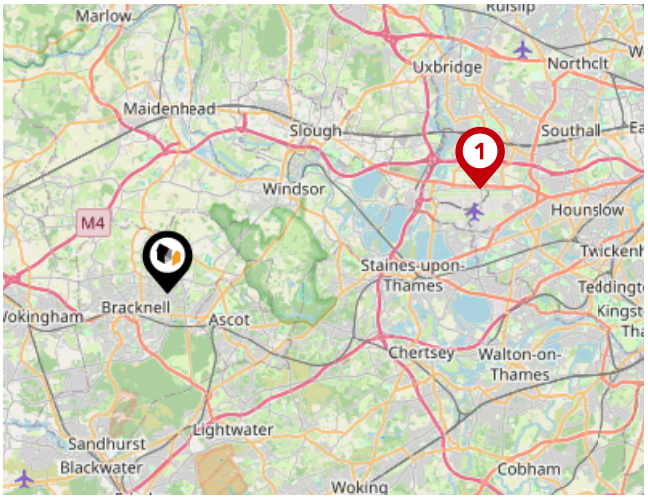
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	0.82 miles
2	Bracknell Rail Station	1.36 miles
3	Ascot Rail Station	2.16 miles
4	Bagshot Rail Station	4.05 miles
5	Sunningdale Rail Station	4.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J3	4.71 miles
2	M4 J8	5.54 miles
3	M4 J10	5.78 miles
4	A404(M) J9A	6.11 miles
5	A404(M) J9	7.11 miles

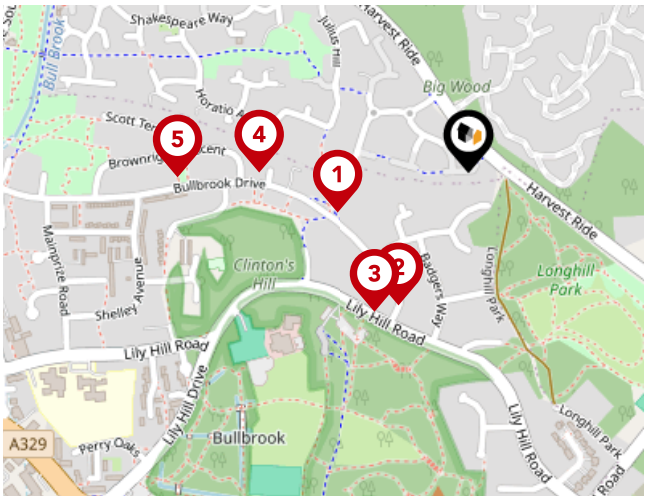


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.18 miles

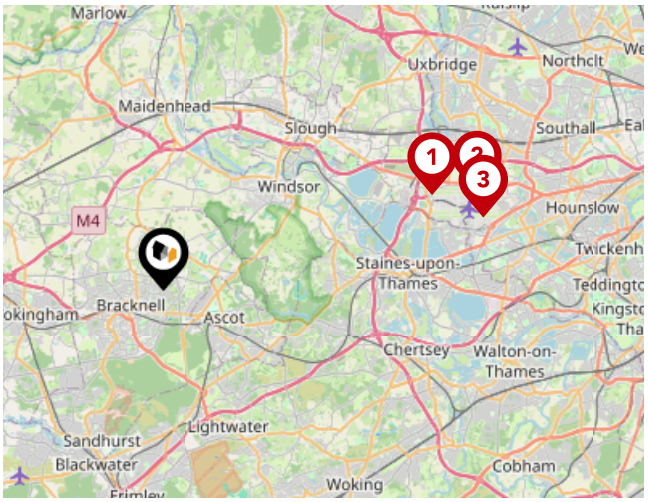
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Area
Transport (Local)



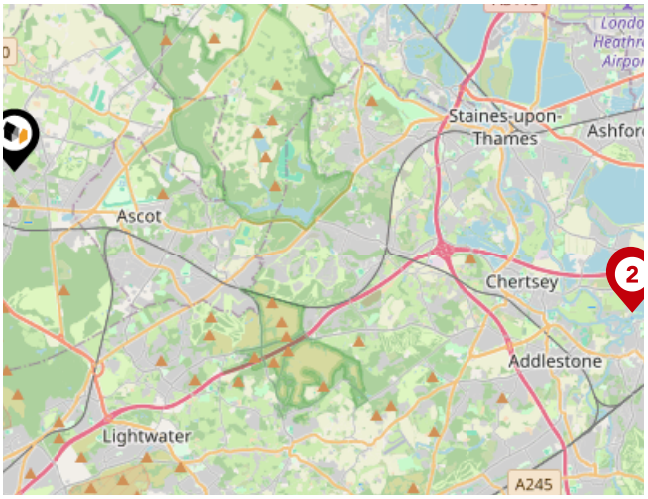
Bus Stops/Stations

Pin	Name	Distance
1	Whittenham Road	0.15 miles
2	Lily Hill Road	0.17 miles
3	Lily Hill House	0.19 miles
4	Drummond Close	0.24 miles
5	Brownrigg Crescent	0.33 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	10.55 miles
2	Heathrow Terminals 2 & 3 Underground Station	12.14 miles
3	Heathrow Terminal 4 Underground Station	12.18 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.67 miles
2	Weybridge Ferry Landing	11.71 miles

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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

From start to finish, the service Avocado provided was excellent. Matt always responded very quickly to any queries I had and at every stage I always knew where we were with the sale process. The marketing material he and Ovie put together was spot on and, I am sure, really contributed to my getting a very timely sale.

I would not hesitate to recommend Matt and I would definitely use him again for any future sales.

Testimonial 2

Matt and Ovie are simply outstanding agents. Their fresh, consistent, reliable and professional approach from start to finish for our sale was first class.

Always available for even the smallest query, nothing was too much trouble and made the selling part of move totally pain free.

Matt and Ovie at avocado will be our first choice again in the future and we would highly recommend to others who are selling their property.

Testimonial 3

We can't thank Matt and Ovie enough for everything they've done for us. They not only did a brilliant job selling our property but also helped us find and secure our ideal new home. From start to finish, they've been supportive, honest, and always available for advice and guidance whenever we needed it. Their professionalism and personal touch really made the whole process so much easier. We couldn't have asked for better estate agents – highly recommended

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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.

Powered by sprift
Know any property instantly

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