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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 04<sup>th</sup> February 2026**



**SCOTT CHASE, WARFIELD, BRACKNELL, RG42**

**Avocado Property**

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# Property Overview



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>
Plot Area:	0.04 acres
Council Tax :	Band E
Annual Estimate:	£2,634
Title Number:	BK535104

Tenure: Freehold

## 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)

**22**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



Warfield, RG42

Energy rating

**B**

Valid until 03.06.2034

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.28 W/m-°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.16 W/m-°K
<b>Total Floor Area:</b>	96 m <sup>2</sup>

# 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.

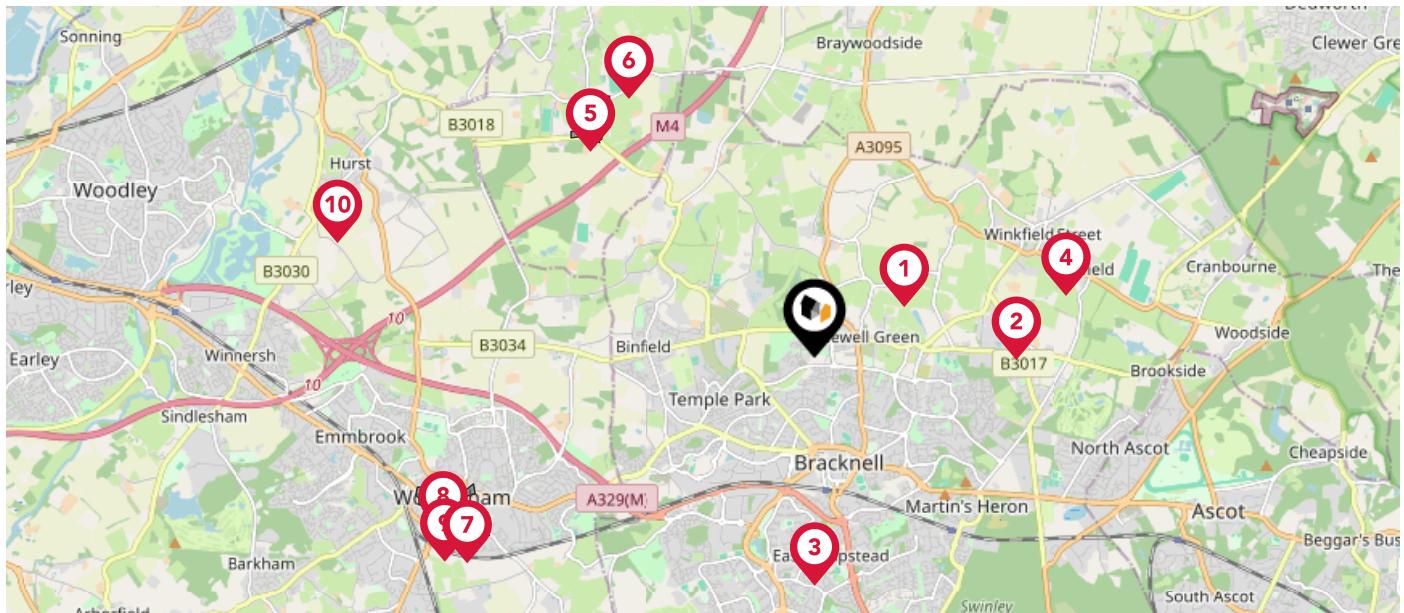
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

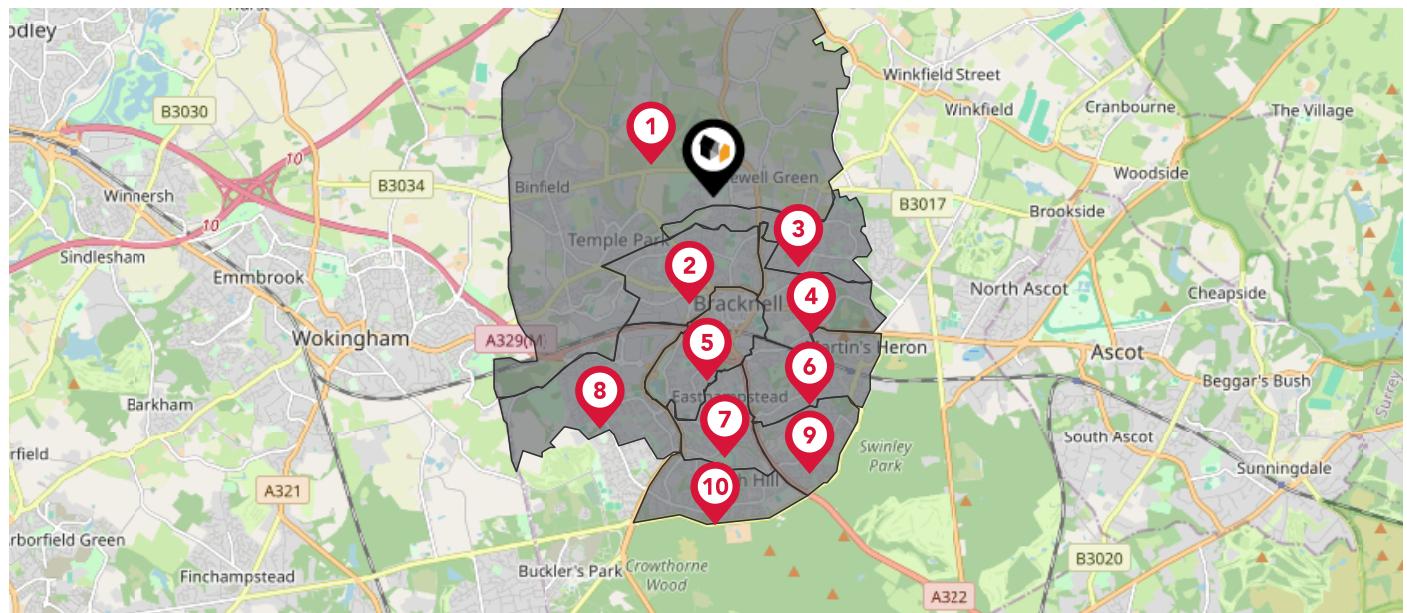
- 1 Warfield
- 2 Winkfield Row
- 3 Easthampstead
- 4 Winkfield Village
- 5 Shurlock Row
- 6 Beenham's Heath
- 7 Murdoch Road
- 8 Wokingham Town Centre
- 9 Langborough Road
- 10 Hurst

# 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

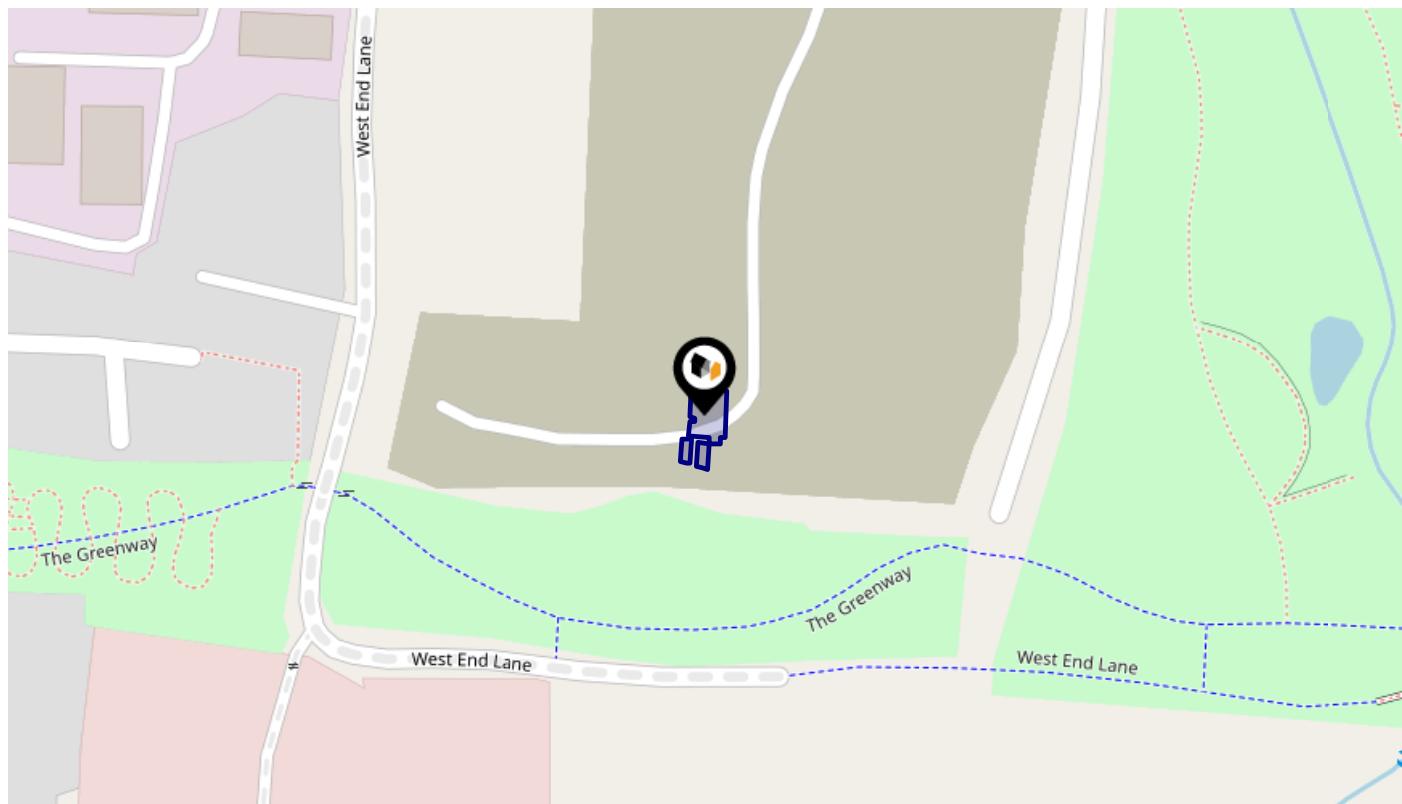
- 1 Binfield with Warfield Ward
- 2 Priestwood and Garth Ward
- 3 Warfield Harvest Ride Ward
- 4 Bullbrook Ward
- 5 Wildridings and Central Ward
- 6 Harmans Water Ward
- 7 Old Bracknell Ward
- 8 Great Hollands North Ward
- 9 Crown Wood Ward
- 10 Hanworth Ward

# 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:

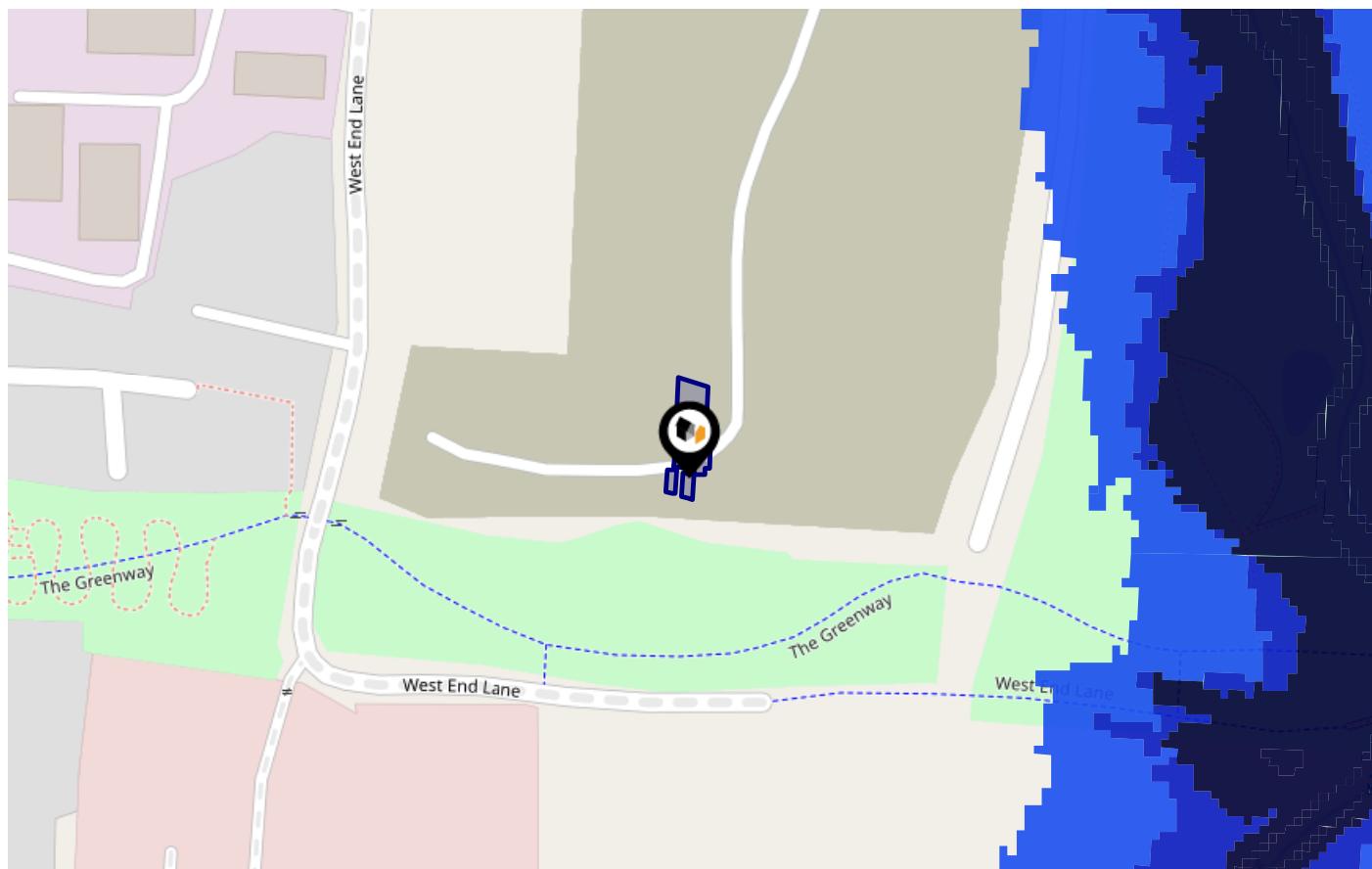


# Flood Risk

## 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.

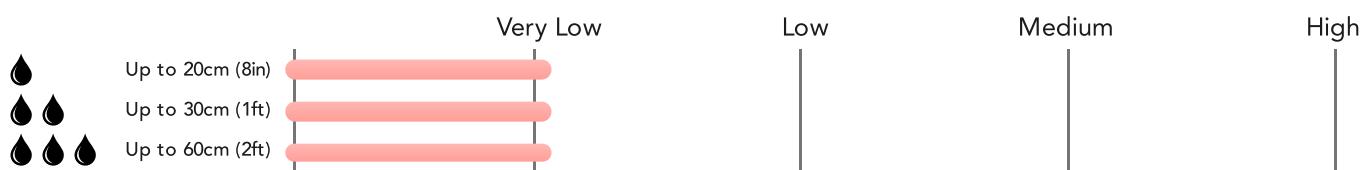


**Risk Rating: Very low**

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:

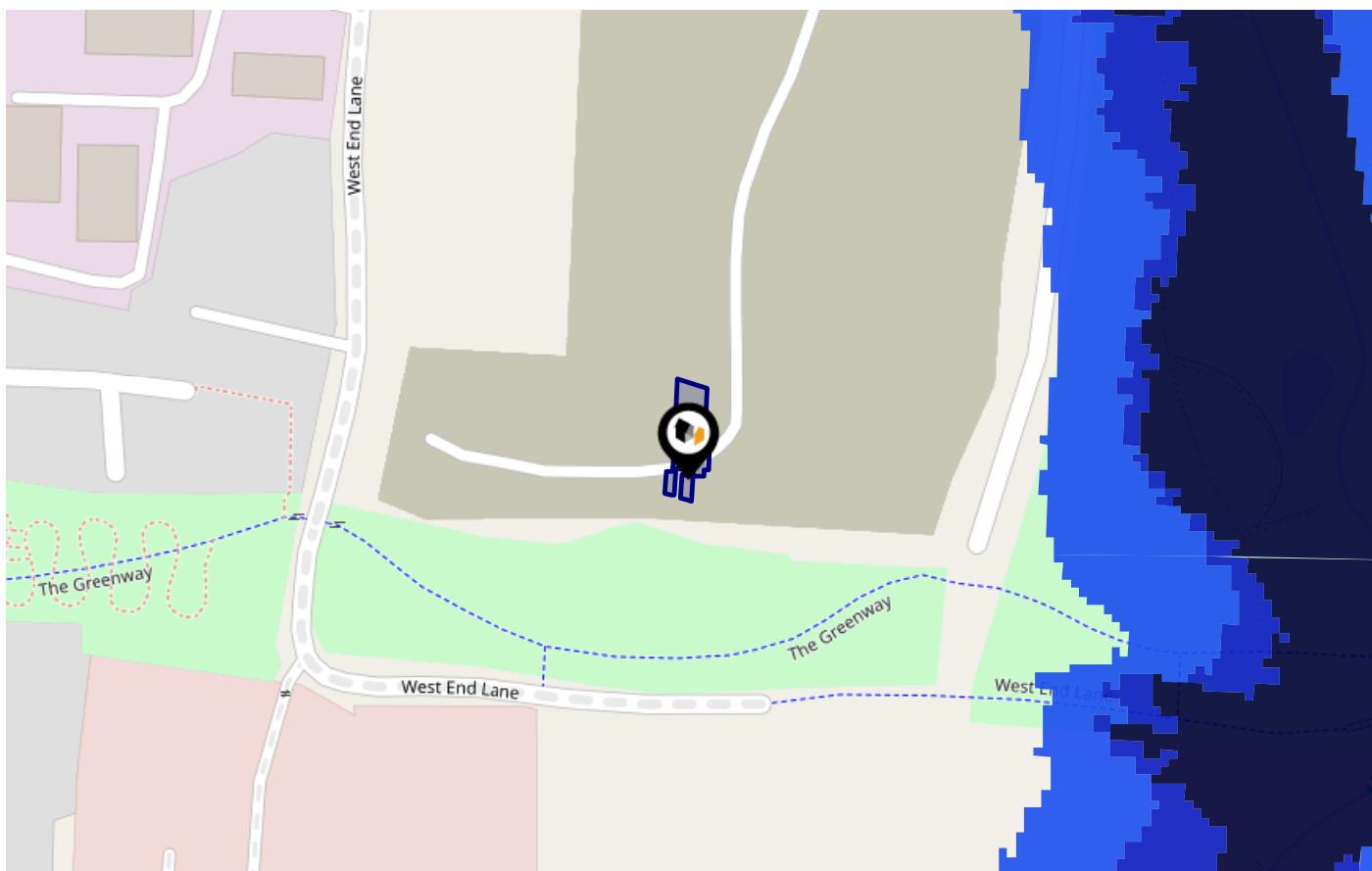


# Flood Risk

## 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.

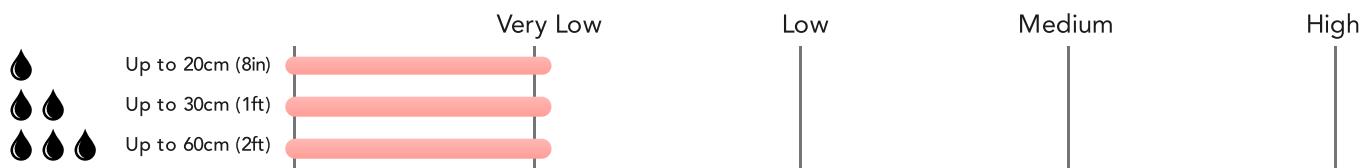


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Chance of flooding to the following depths at this property:

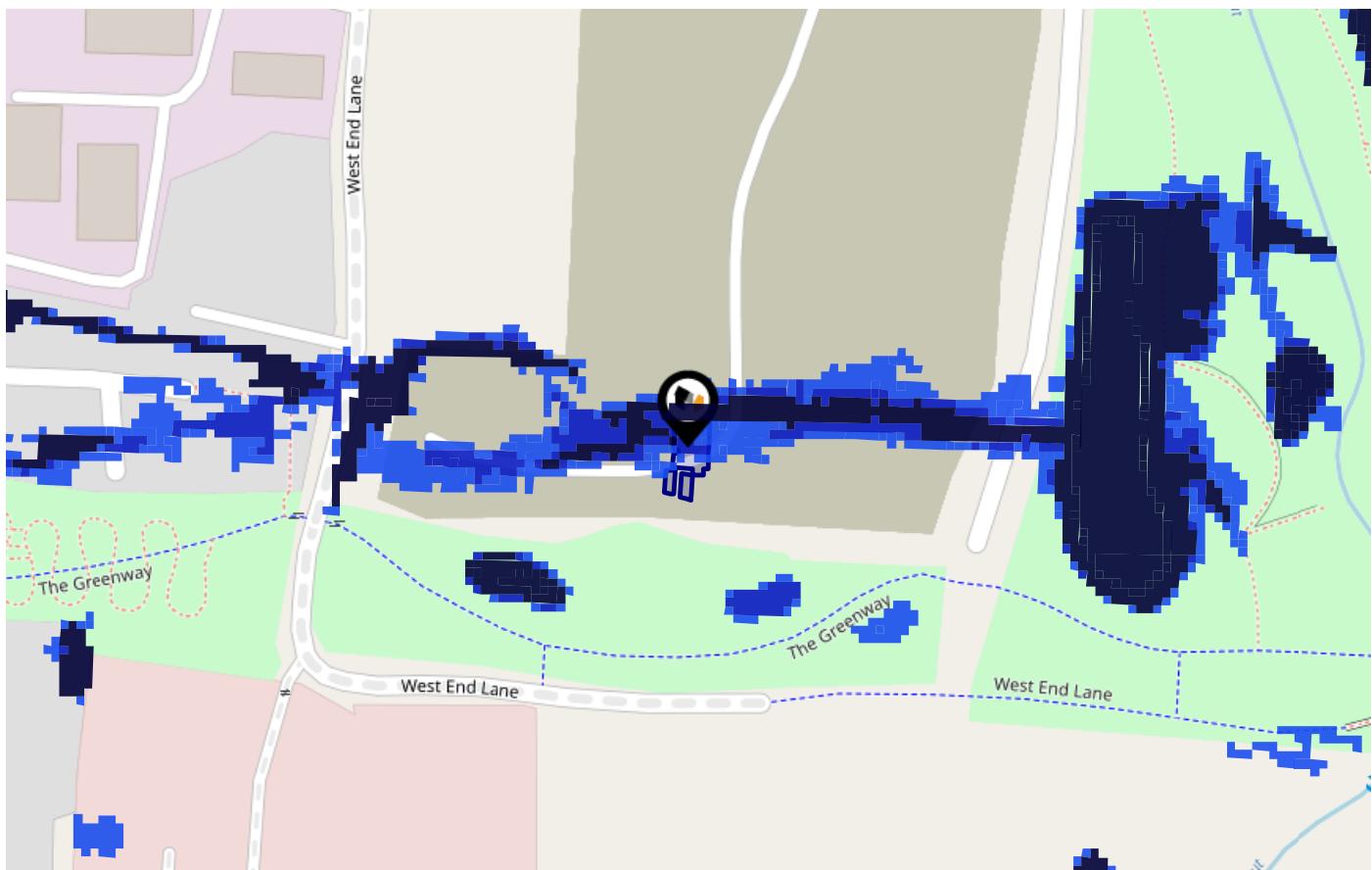


# Flood Risk

## 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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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

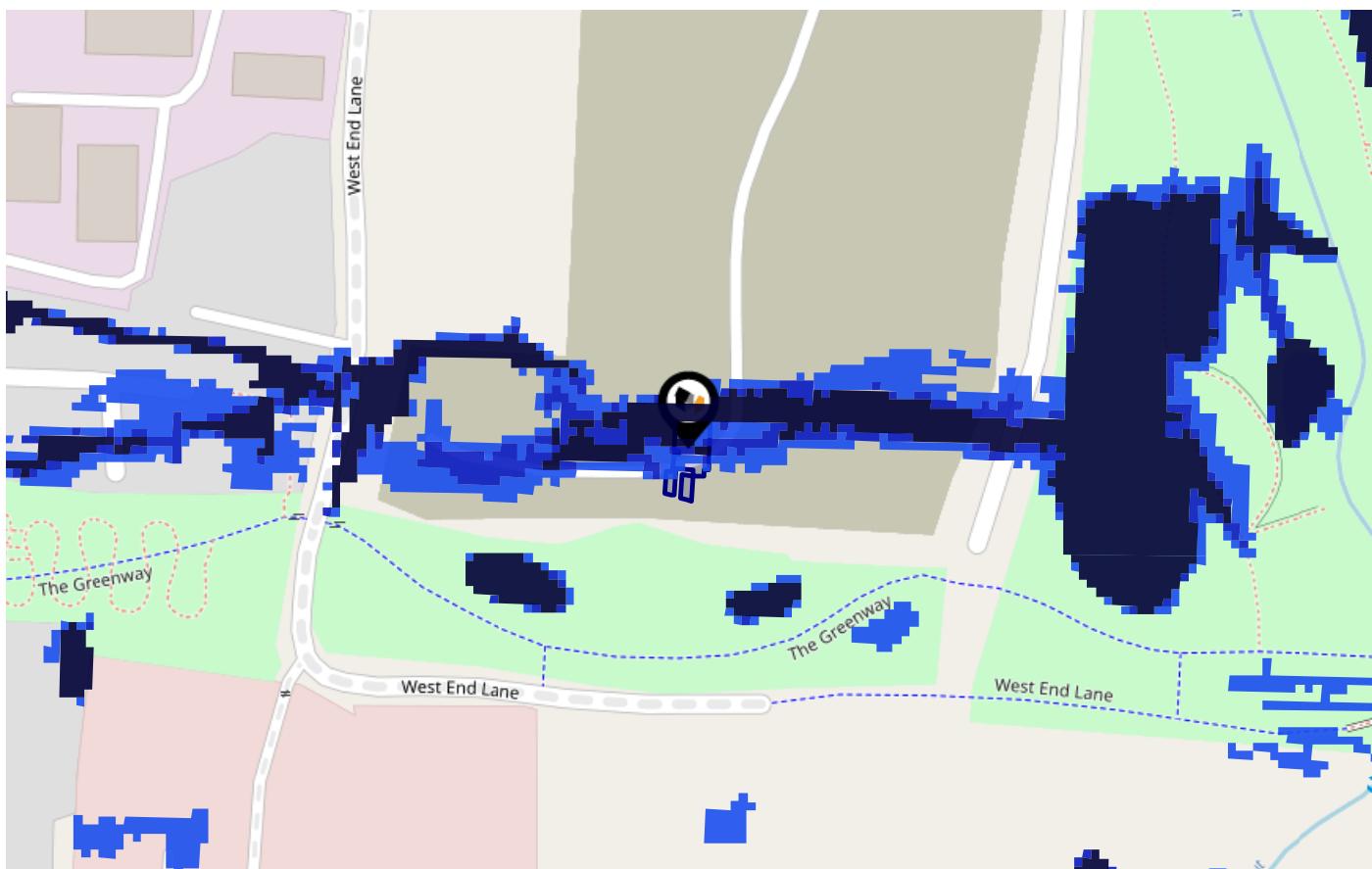


# Flood Risk

## 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.

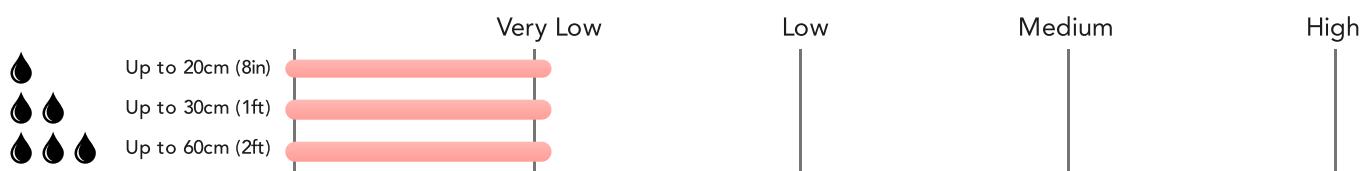


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Chance of flooding to the following depths at this property:

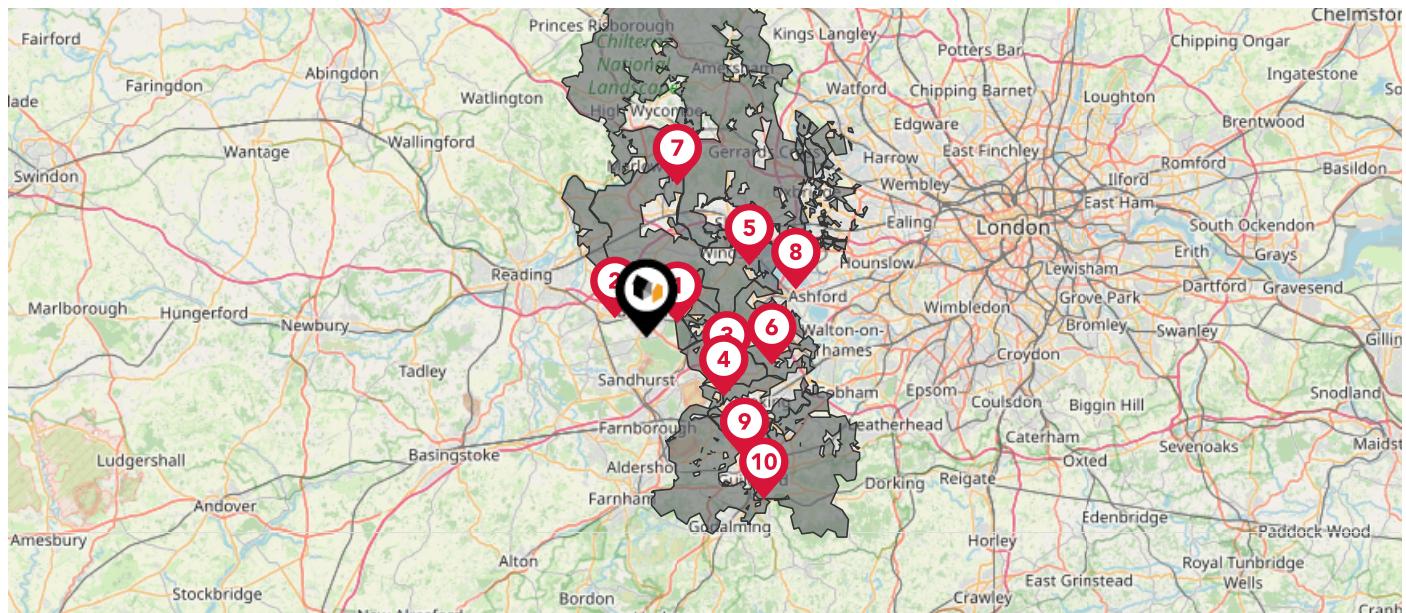


# Maps

## 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

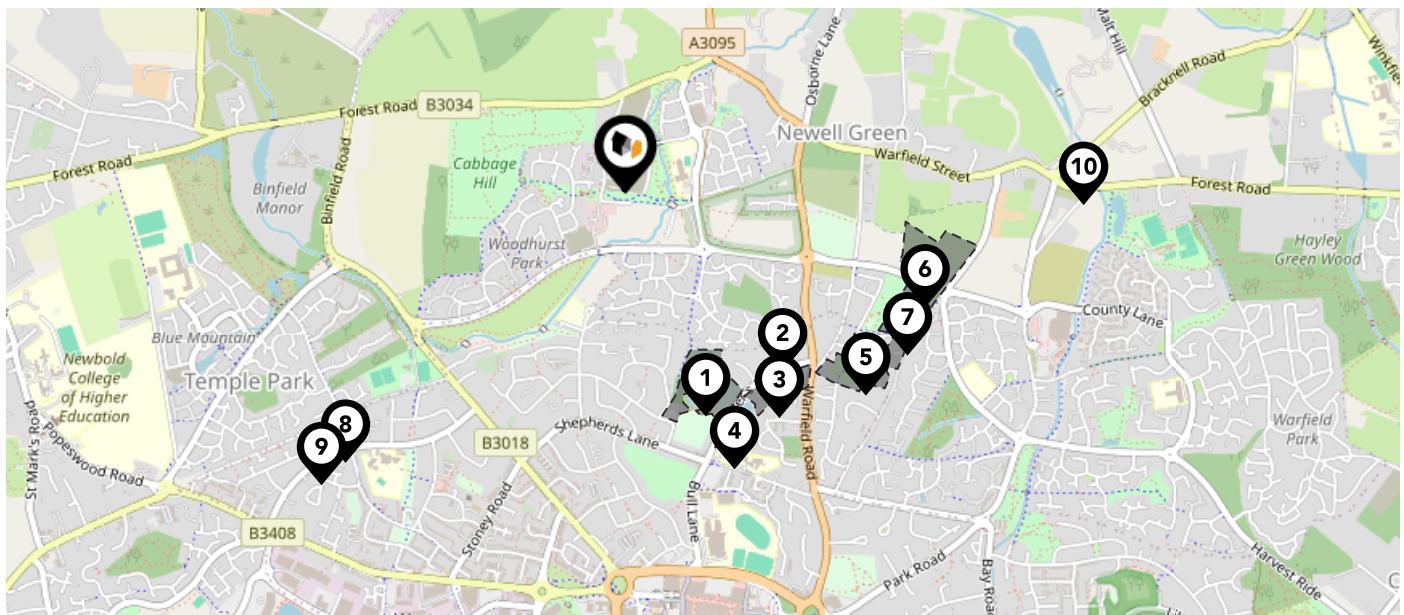
10 London Green Belt - Guildford

# 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	<input type="checkbox"/>
2	Sherring Close-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Bull Lane-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Fernhill Road-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Wilwood Road-Bracknell	Historic Landfill	<input type="checkbox"/>
10	Priors Pit-Newell Green	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

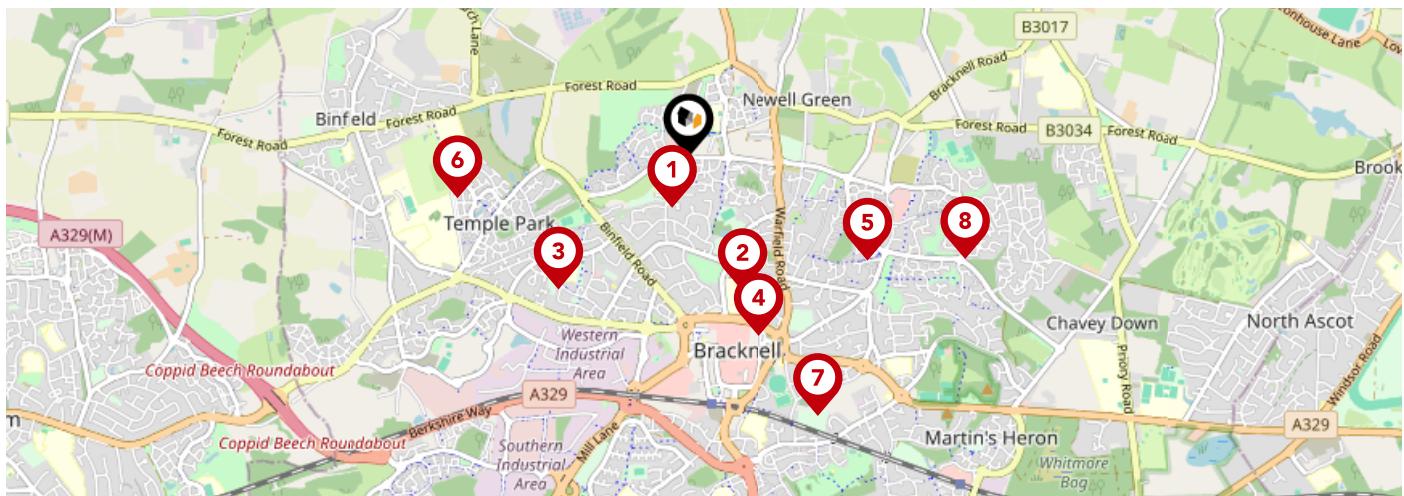


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1390422 - West End Farmhouse	Grade II	0.1 miles
	1390401 - South Lodge To Warfield Hall	Grade II	0.3 miles
	1390399 - Home Farmhouse	Grade II	0.3 miles
	1390417 - Milestone 250 Metres South-east Of Bott Bridge	Grade II	0.4 miles
	1390412 - Barn Adjoining Cottage At St Michael's Grange	Grade II	0.5 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.5 miles
	1390411 - St Michael's Grange	Grade II	0.5 miles
	1390418 - Newell Hall	Grade II	0.5 miles
	1390413 - Granary At St Michael's Grange	Grade II	0.5 miles
	1390419 - Stable Block And Stable Yard, Walls And Gate Piers At Newell Hall	Grade II	0.5 miles

# Area Schools



Nursery Primary Secondary College Private

## 1 Kennel Lane School

Ofsted Rating: Good | Pupils: 0 | Distance: 0.25



## 2 Sandy Lane Primary School

Ofsted Rating: Good | Pupils: 450 | Distance: 0.67



## 3 Meadow Vale Primary School

Ofsted Rating: Good | Pupils: 600 | Distance: 0.85



## 4 Garth Hill College

Ofsted Rating: Good | Pupils: 1476 | Distance: 0.89



## 5 Warfield Church of England Primary School

Ofsted Rating: Good | Pupils: 452 | Distance: 0.95



## 6 King's Academy Binfield

Ofsted Rating: Good | Pupils: 1262 | Distance: 1.08



## 7 St Joseph's Catholic Primary School, Bracknell

Ofsted Rating: Good | Pupils: 209 | Distance: 1.34

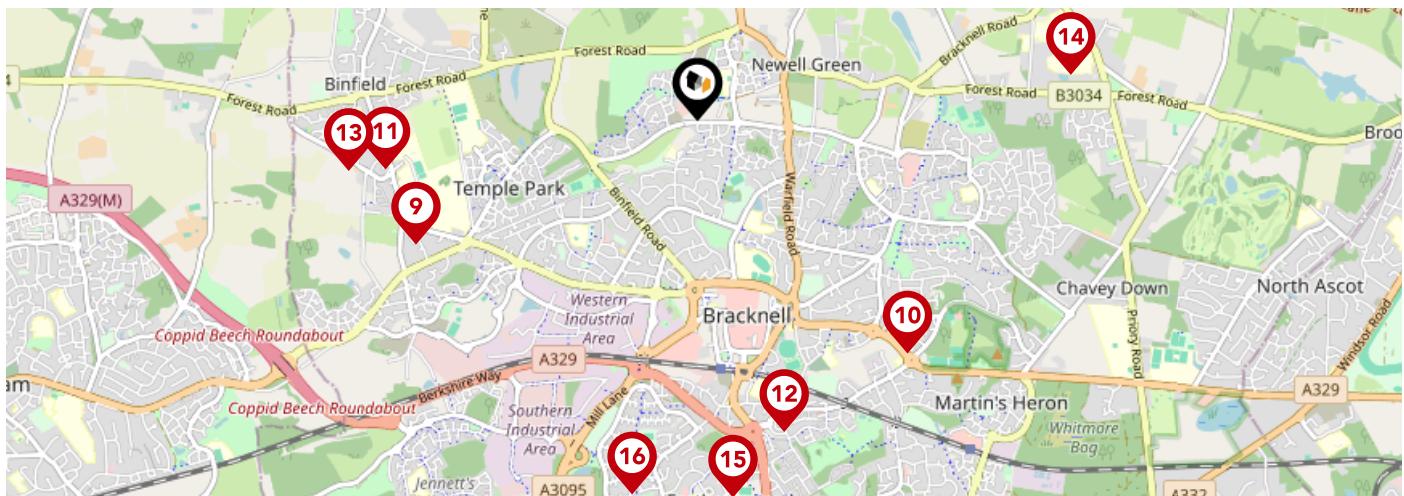


## 8 Whitegrove Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 1.37



# Area Schools



Nursery Primary Secondary College Private



## Newbold School

Ofsted Rating: Outstanding | Pupils: 56 | Distance: 1.42



## Holly Spring Primary School

Ofsted Rating: Good | Pupils: 642 | Distance: 1.45



## Cressex Lodge School

Ofsted Rating: Good | Pupils: 13 | Distance: 1.46



## Ranelagh School

Ofsted Rating: Outstanding | Pupils: 1062 | Distance: 1.49



## Binfield Church of England Primary School

Ofsted Rating: Good | Pupils: 411 | Distance: 1.63



## Lambrook School

Ofsted Rating: Not Rated | Pupils: 630 | Distance: 1.74



## The Brackenhale School

Ofsted Rating: Good | Pupils: 1148 | Distance: 1.74

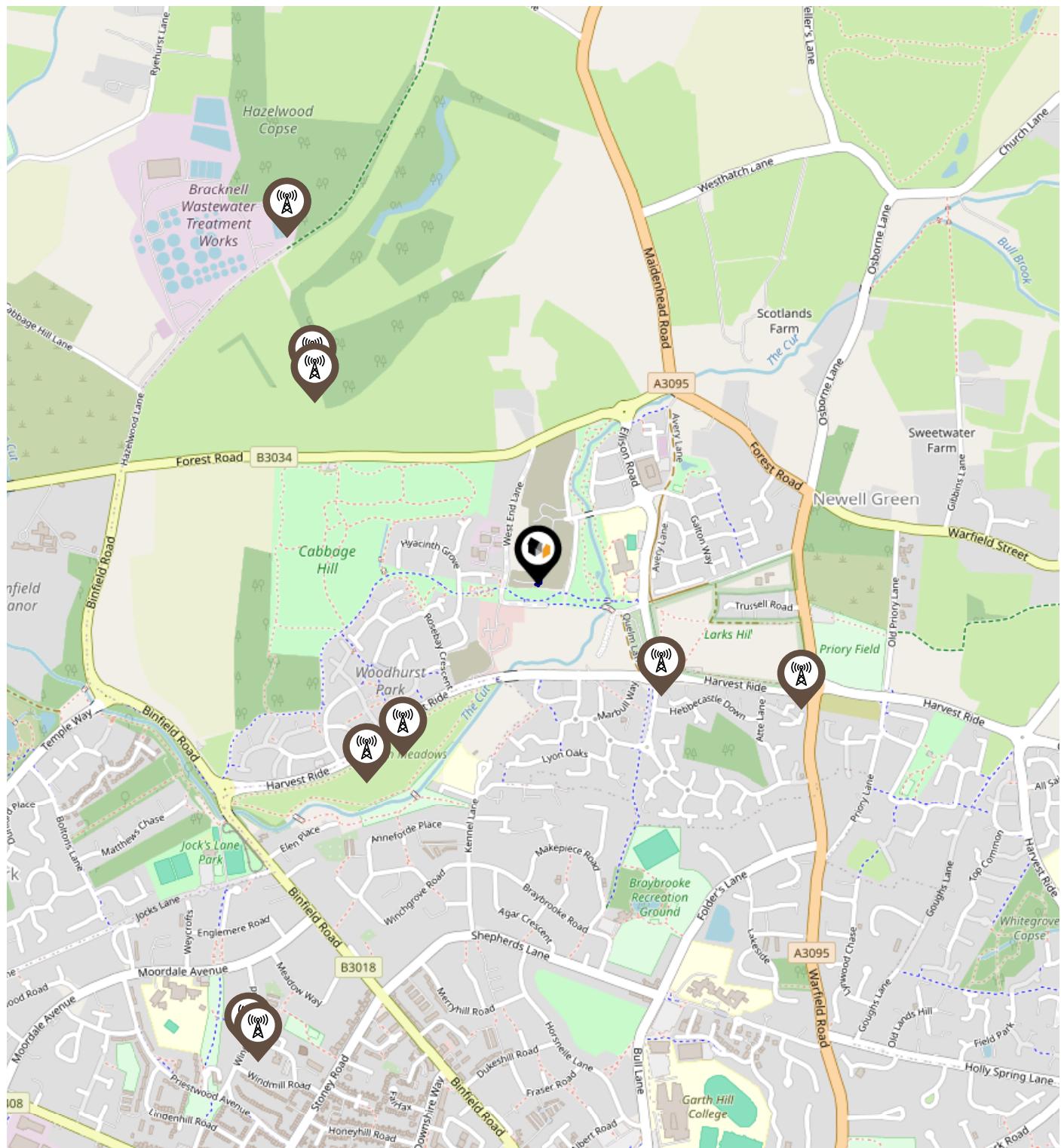


## Wildridings Primary School

Ofsted Rating: Good | Pupils: 428 | Distance: 1.75



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

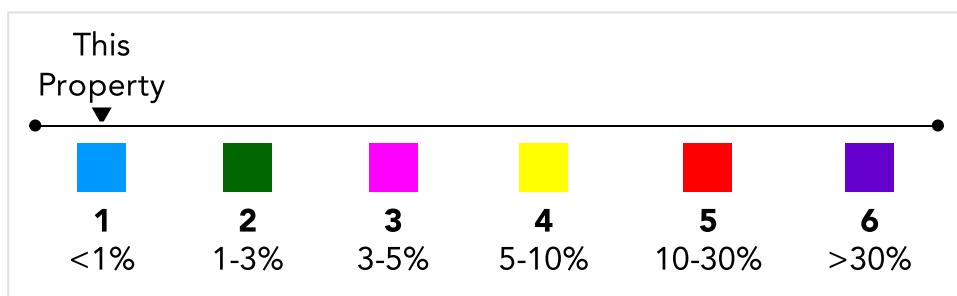
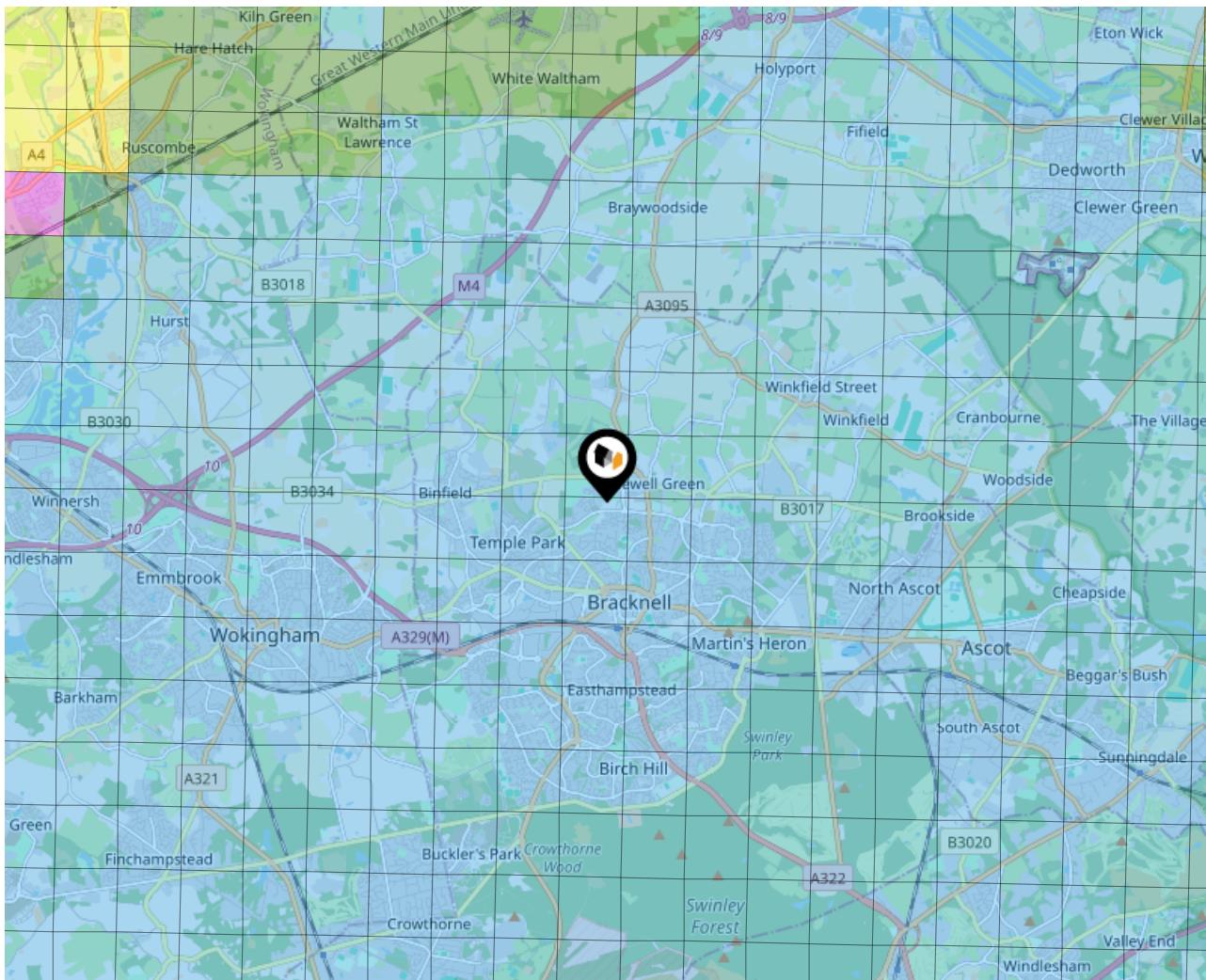
# Environment

## Radon Gas

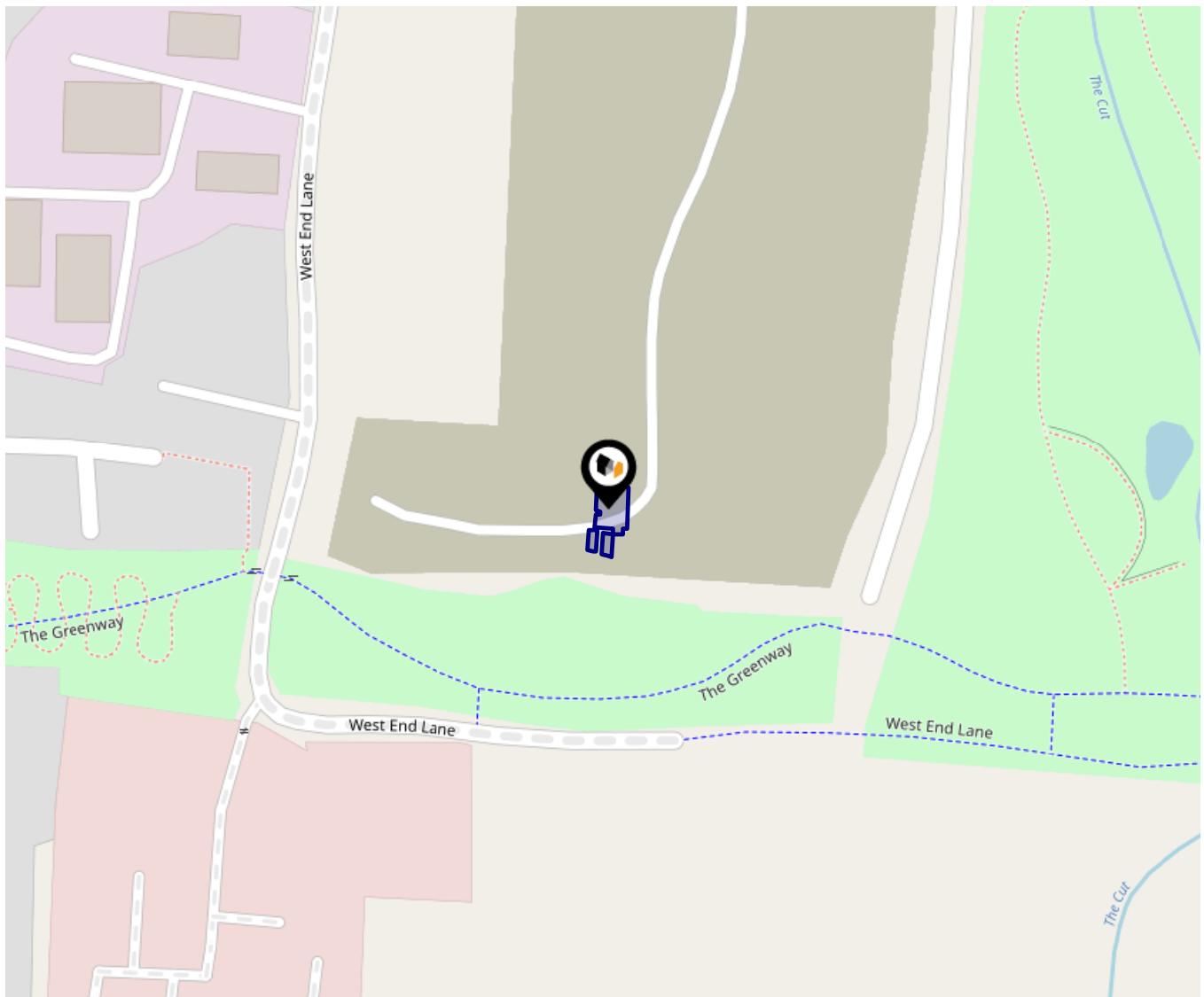


### What is Radon?

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/m<sup>3</sup>).



# 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

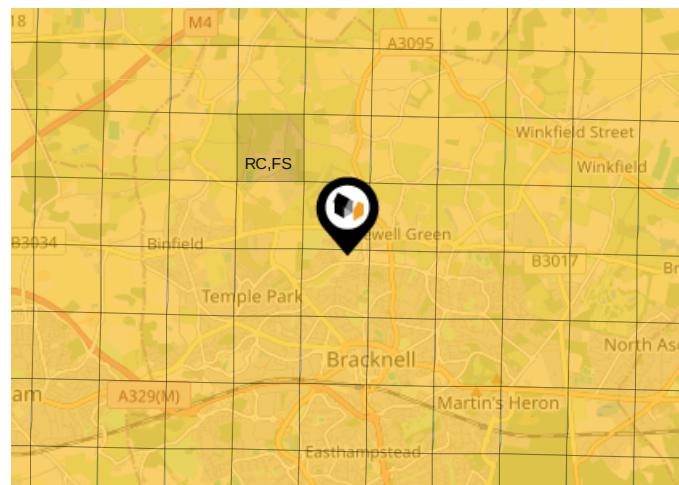
# Environment

## Soils & Clay



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

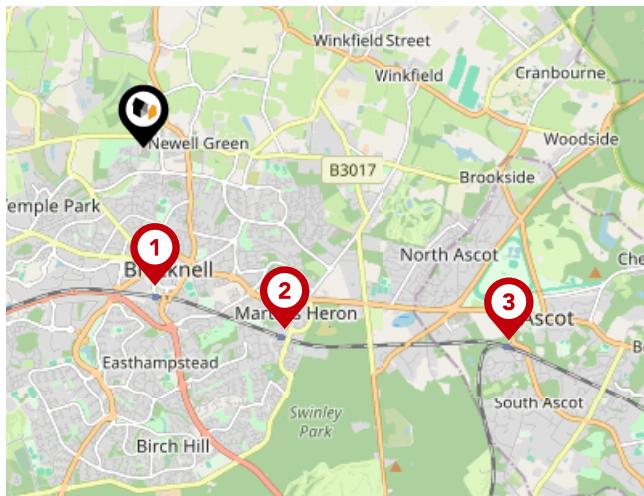
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SILT  
**Parent Material Grain:** ARGILLACEOUS      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO LIGHT(SILTY)  
TO HEAVY



### Primary Classifications (Most Common Clay Types)

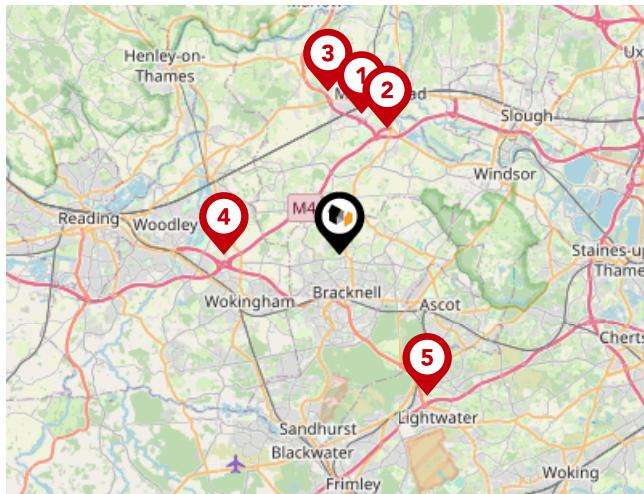
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.29 miles
2	Martins Heron Rail Station	2.12 miles
3	Ascot Rail Station	3.82 miles



## Trunk Roads/Motorways

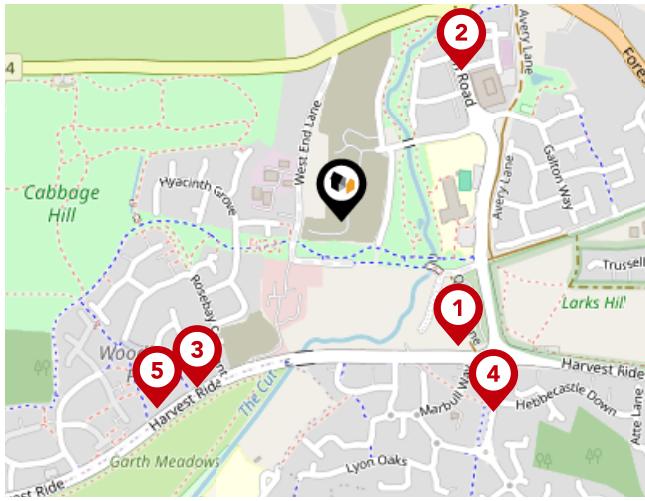
Pin	Name	Distance
1	A404(M) J9A	5.3 miles
2	M4 J8	5 miles
3	A404(M) J9	6.04 miles
4	M4 J10	4.3 miles
5	M3 J3	6.13 miles



## Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.34 miles
2	Heathrow Airport Terminal 4	13.37 miles
3	Gatwick Airport	31.87 miles
4	Leaves Green	34.7 miles

## Area **Transport (Local)**



## Bus Stops/Stations

Pin	Name	Distance
1	Newport Drive	0.2 miles
2	Buddery Close	0.22 miles
3	Woodhurst	0.25 miles
4	Piggy Wood	0.28 miles
5	Woodhurst	0.3 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 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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