

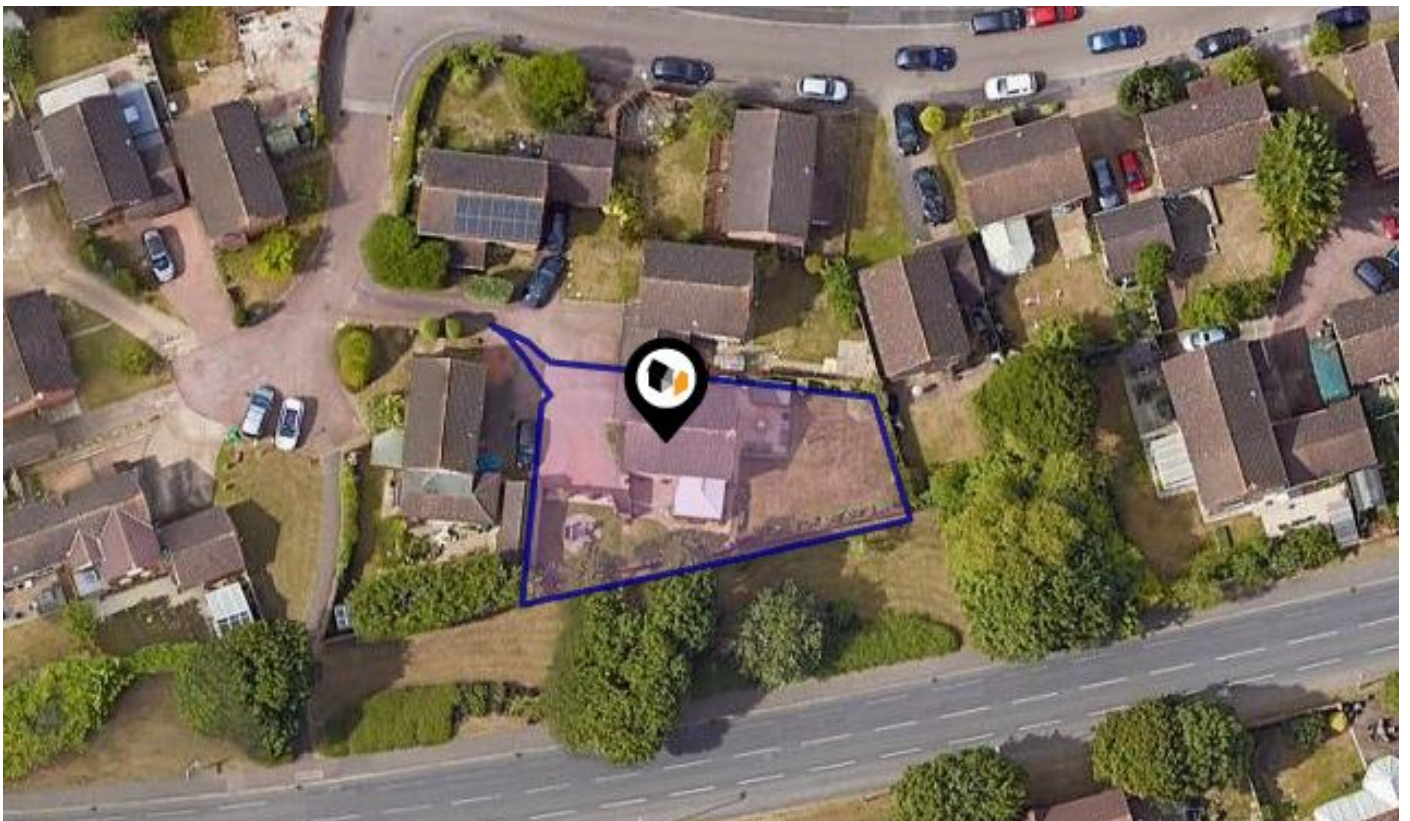


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd June 2026



BROMPTON CLOSE, LOWER EARLEY, READING, RG6

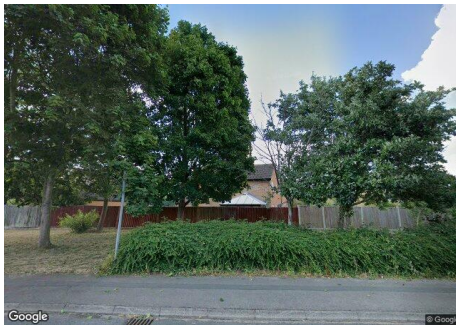
Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band E		
Annual Estimate:	£3,053		
Title Number:	BK213506		

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2	39	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Planning History

This Address

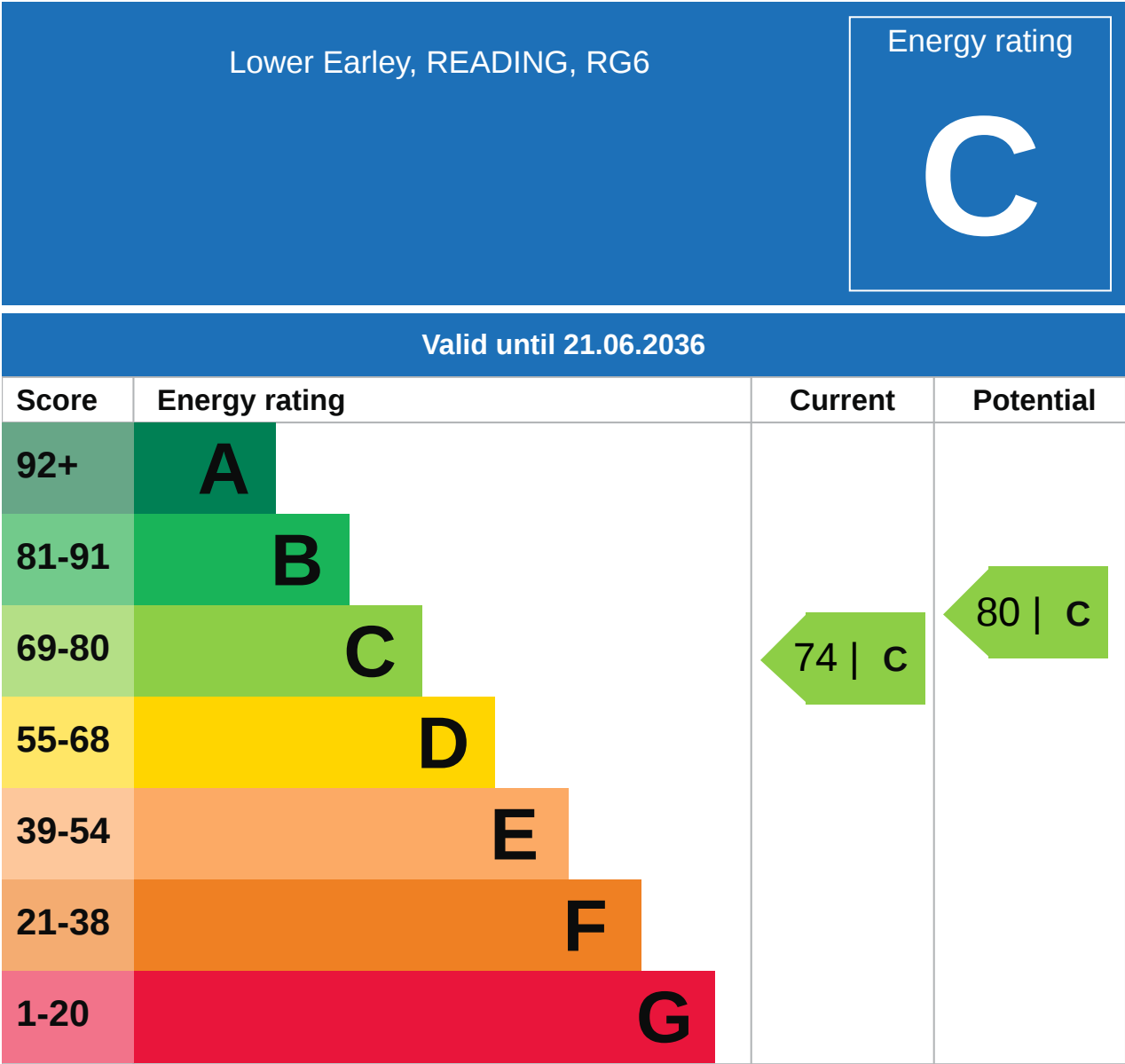


Planning records for: ***Brompton Close, Lower Earley, Reading, RG6***

Reference - 080880	
Decision:	Approve
Date:	22nd April 2008
Description:	Proposed erection of single storey side extension to dwelling to form conservatory.

Property

EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	105 m ²

Market Sold in Street



8, Brompton Close, Reading, RG6 3XF							Semi-detached House
Last Sold Date:	28/03/2025	09/09/2016	07/03/2014	19/11/2009	05/05/2000	02/05/1997	
Last Sold Price:	£350,000	£329,950	£230,250	£204,000	£127,000	£71,950	
12, Brompton Close, Reading, RG6 3XF							Detached House
Last Sold Date:	28/10/2022						
Last Sold Price:	£550,000						
2, Brompton Close, Reading, RG6 3XF							Semi-detached House
Last Sold Date:	18/03/2019	03/08/2000					
Last Sold Price:	£403,500	£180,000					
9, Brompton Close, Reading, RG6 3XF							Semi-detached House
Last Sold Date:	19/07/2018	18/10/2013	30/04/2003	29/11/1996			
Last Sold Price:	£350,000	£246,000	£166,000	£72,000			
6, Brompton Close, Reading, RG6 3XF							Semi-detached House
Last Sold Date:	18/05/2018	18/05/2001					
Last Sold Price:	£350,000	£162,000					
7, Brompton Close, Reading, RG6 3XF							Semi-detached House
Last Sold Date:	15/05/2015	01/10/2010	16/07/1999	04/04/1996			
Last Sold Price:	£279,950	£203,000	£97,000	£65,950			
11, Brompton Close, Reading, RG6 3XF							Detached House
Last Sold Date:	17/12/2013						
Last Sold Price:	£369,500						
10, Brompton Close, Reading, RG6 3XF							Semi-detached House
Last Sold Date:	20/08/2010	21/05/2004					
Last Sold Price:	£245,000	£184,000					
5, Brompton Close, Reading, RG6 3XF							Semi-detached House
Last Sold Date:	05/01/2006	28/03/2002	14/07/1995				
Last Sold Price:	£193,000	£155,000	£72,000				
4, Brompton Close, Reading, RG6 3XF							Detached House
Last Sold Date:	30/05/2003	20/04/2000					
Last Sold Price:	£239,267	£167,500					
1, Brompton Close, Reading, RG6 3XF							Detached House
Last Sold Date:	27/06/1996						
Last Sold Price:	£107,000						

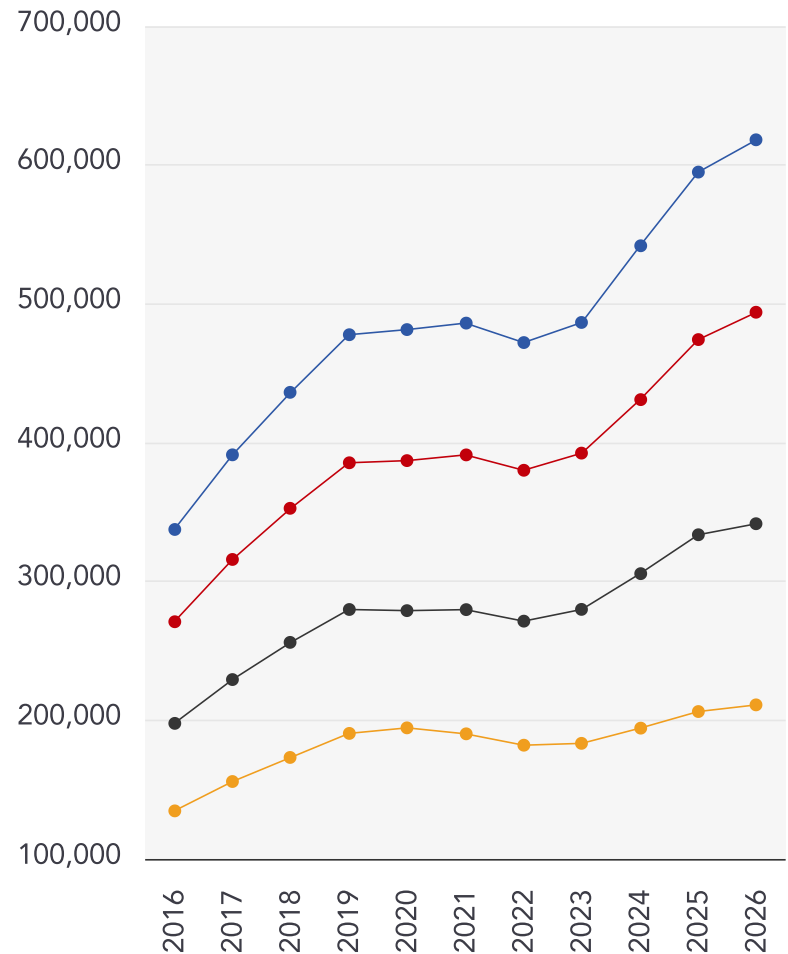
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG6



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

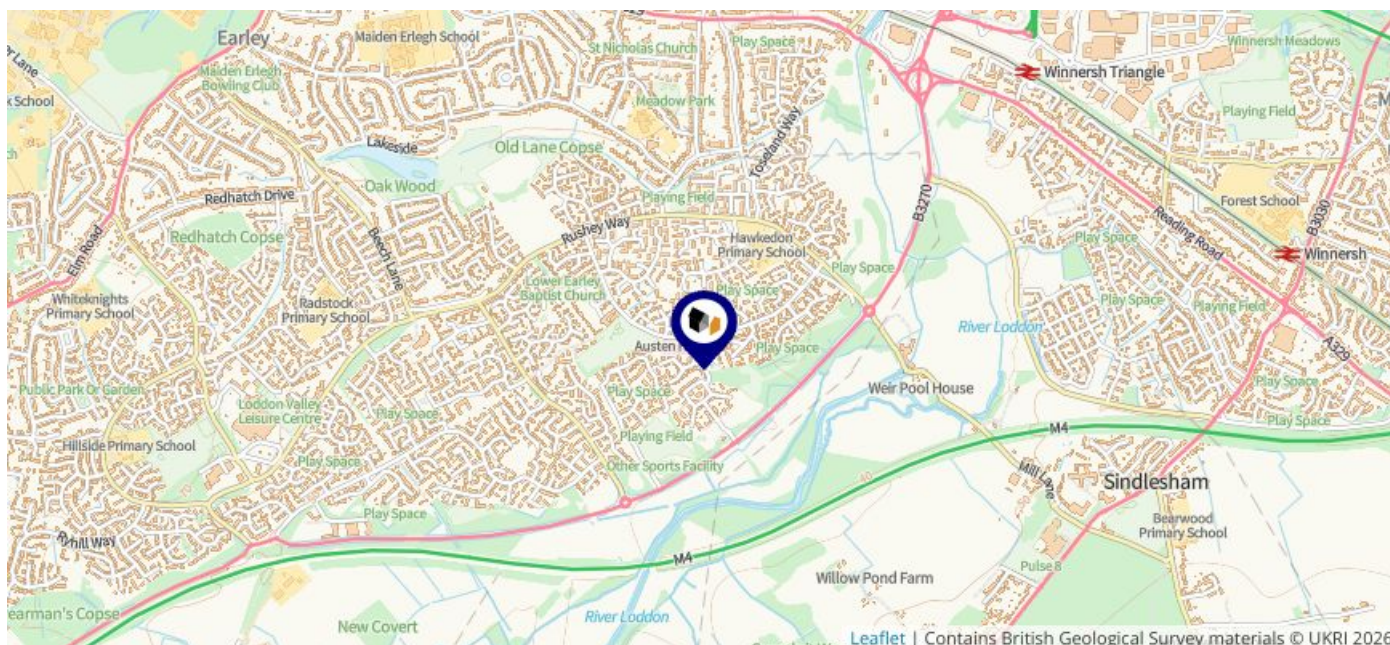
Flat

+56.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

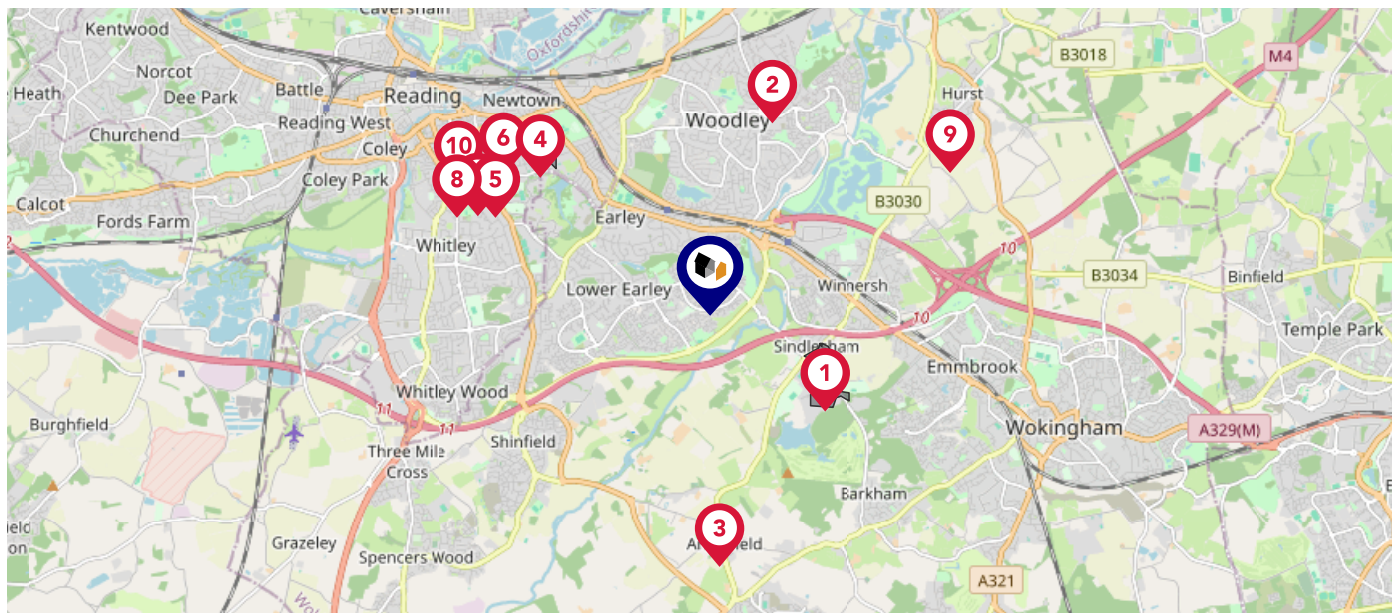
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



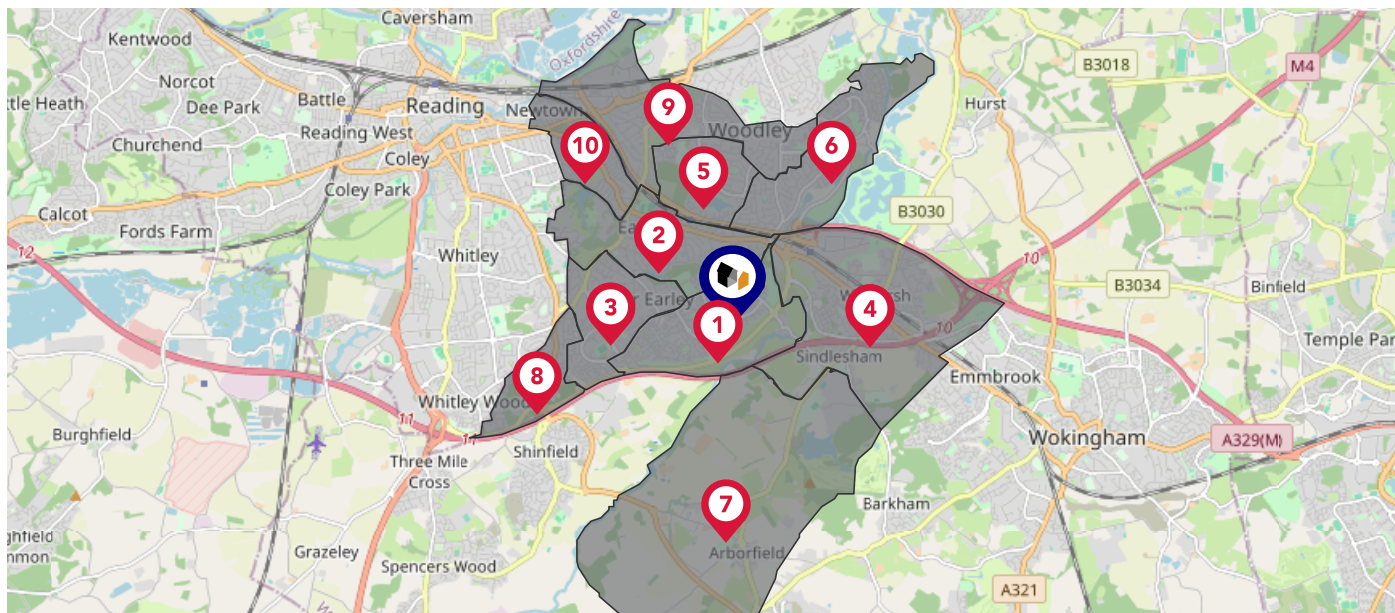
Nearby Conservation Areas

-  1 Sindlesham
-  2 Woodley Green
-  3 Arborfield Cross
-  4 South Park
-  5 Redlands
-  6 Alexandra Road
-  7 The Mount
-  8 Christchurch
-  9 Hurst
-  10 Kendrick Road

Maps

Council Wards

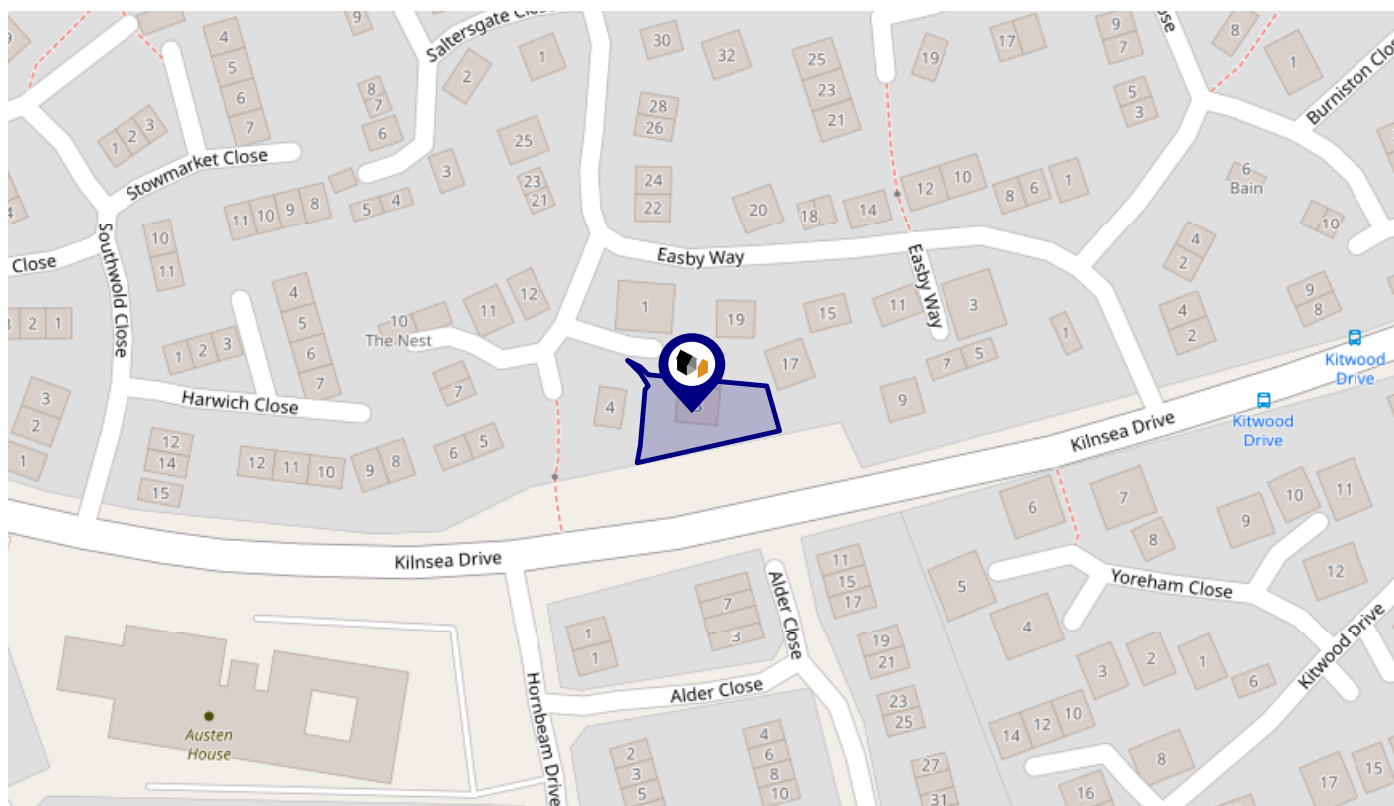
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|-------------------------------|
| 1 | Hawkedon Ward |
| 2 | Maiden Erlegh Ward |
| 3 | Hillside Ward |
| 4 | Winnersh Ward |
| 5 | South Lake Ward |
| 6 | Loddon Ward |
| 7 | Arborfield Ward |
| 8 | Shinfield North Ward |
| 9 | Bulmershe and Whitegates Ward |
| 10 | Park 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.

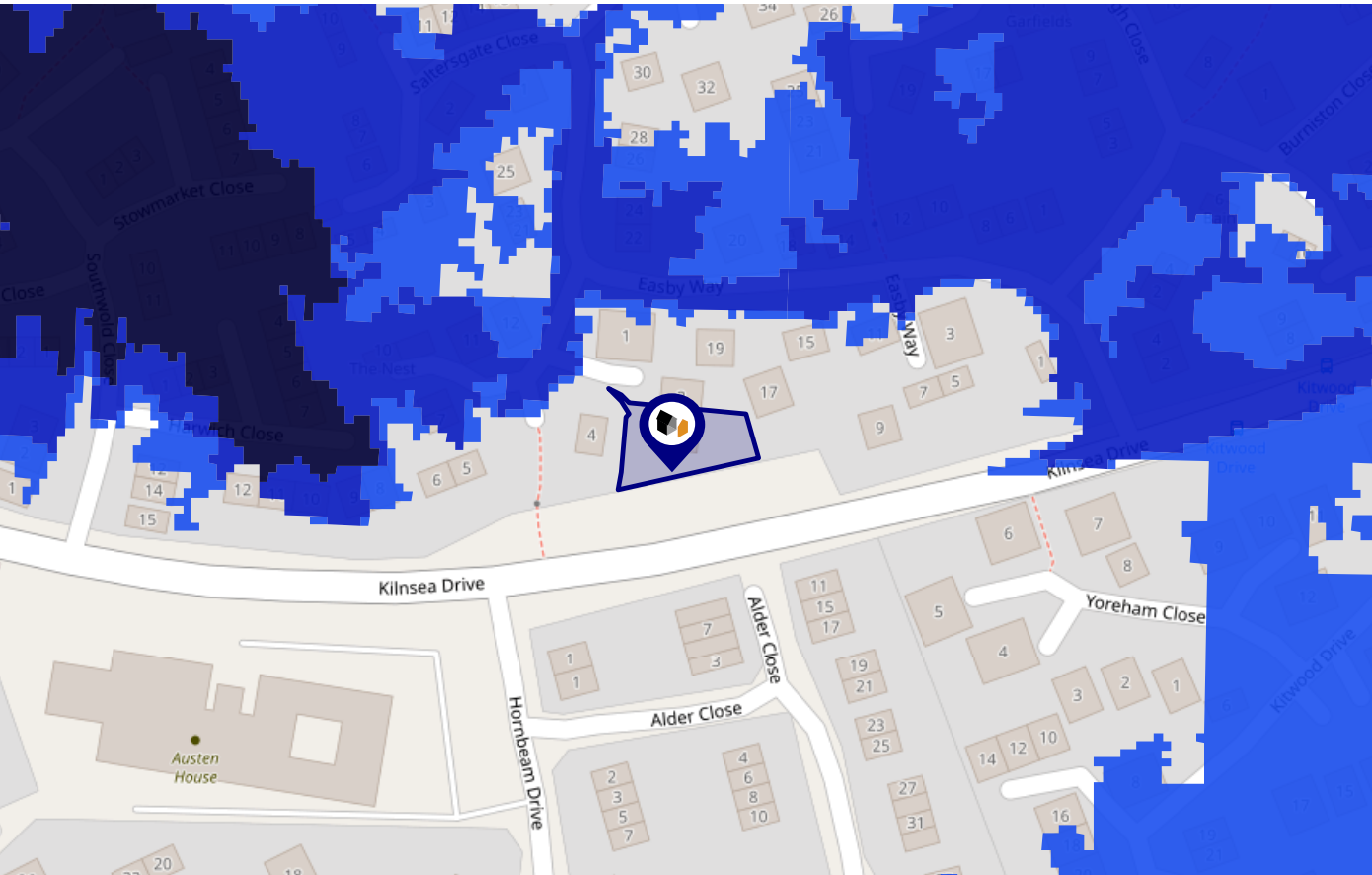
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

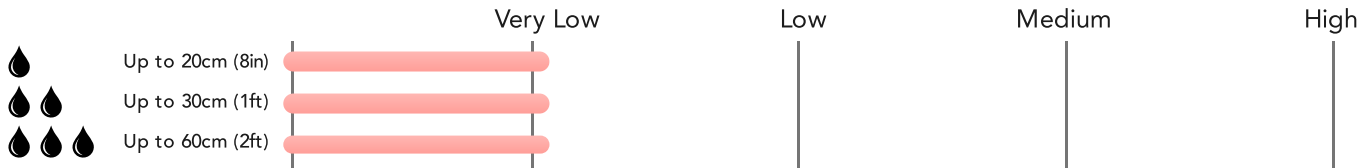


Risk Rating: Very low

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.

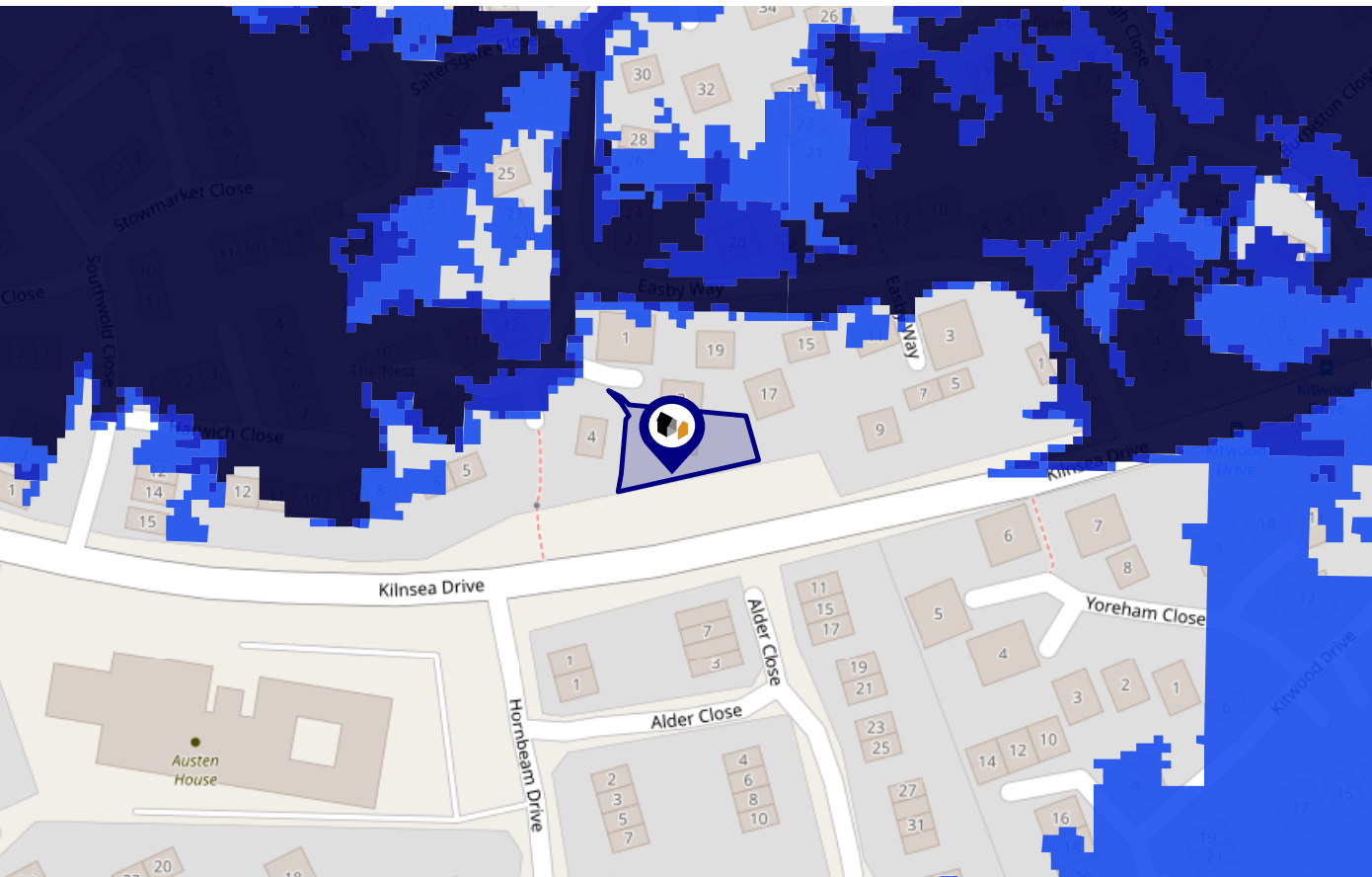
Chance of flooding to the following depths at this property:



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.

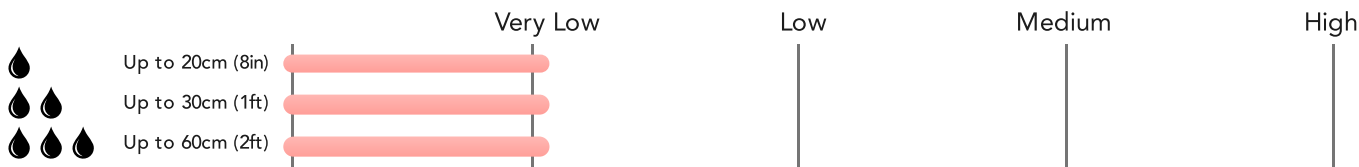


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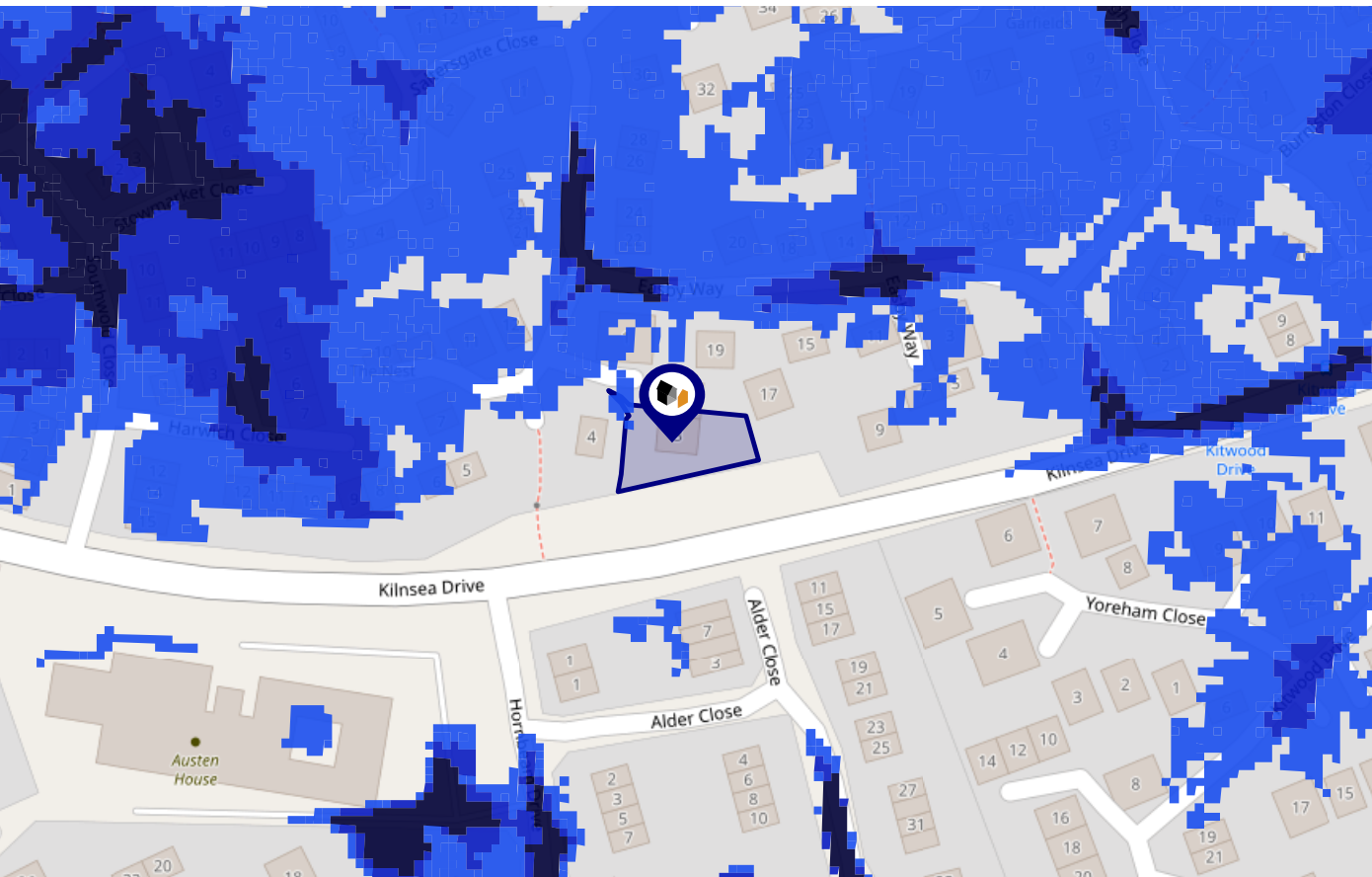
Chance of flooding to the following depths at this property:



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.

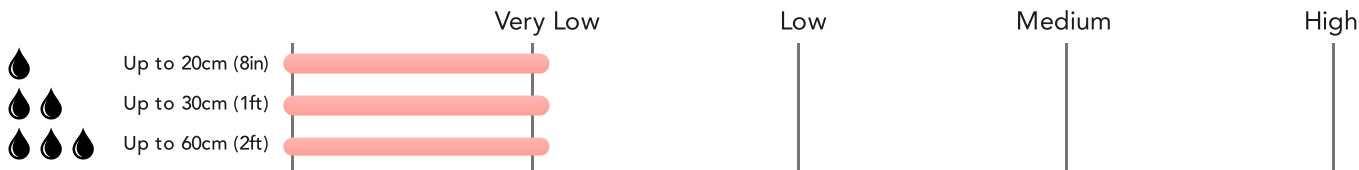


Risk Rating: Very low

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.
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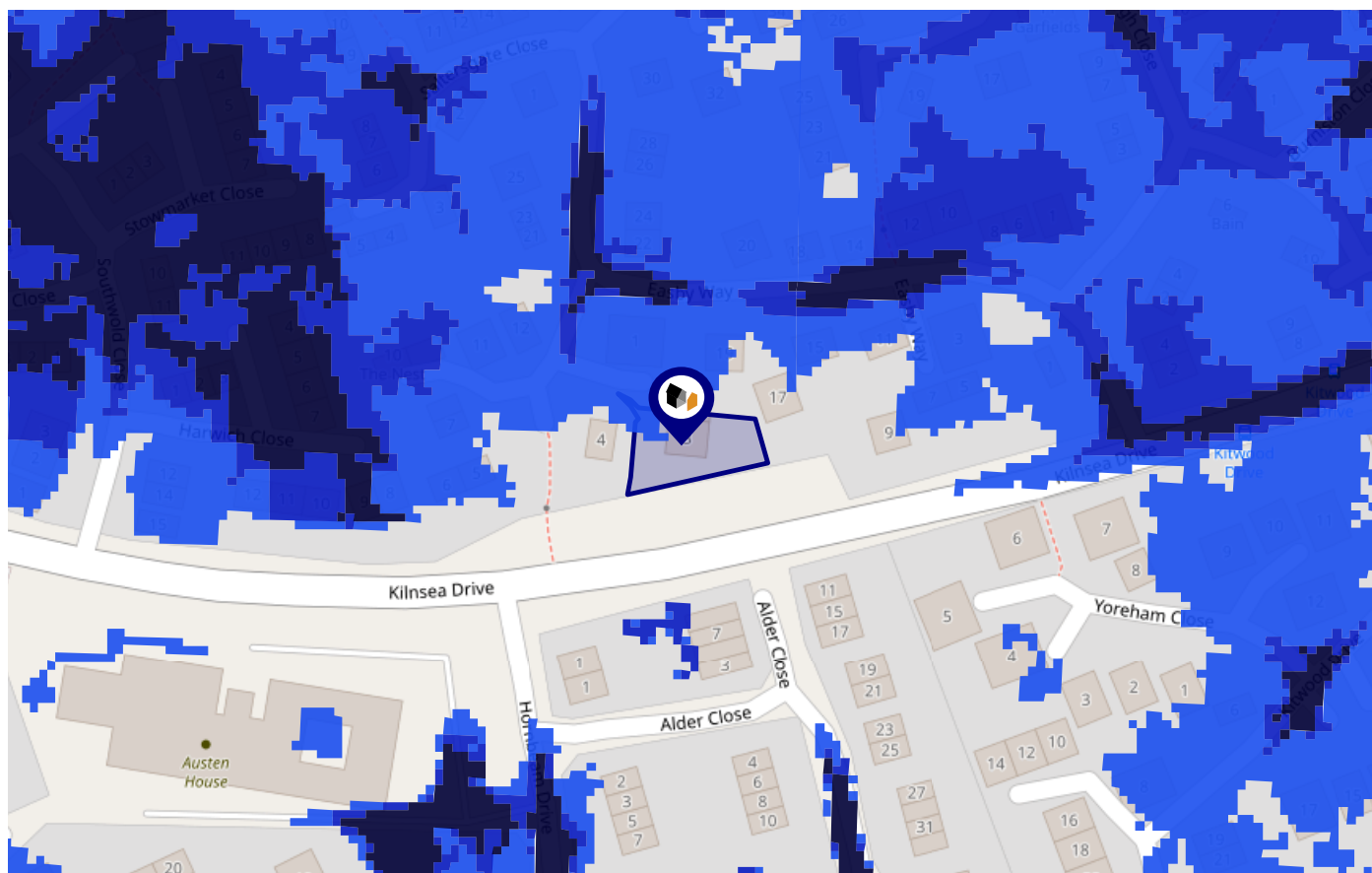
Chance of flooding to the following depths at this property:



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.

- 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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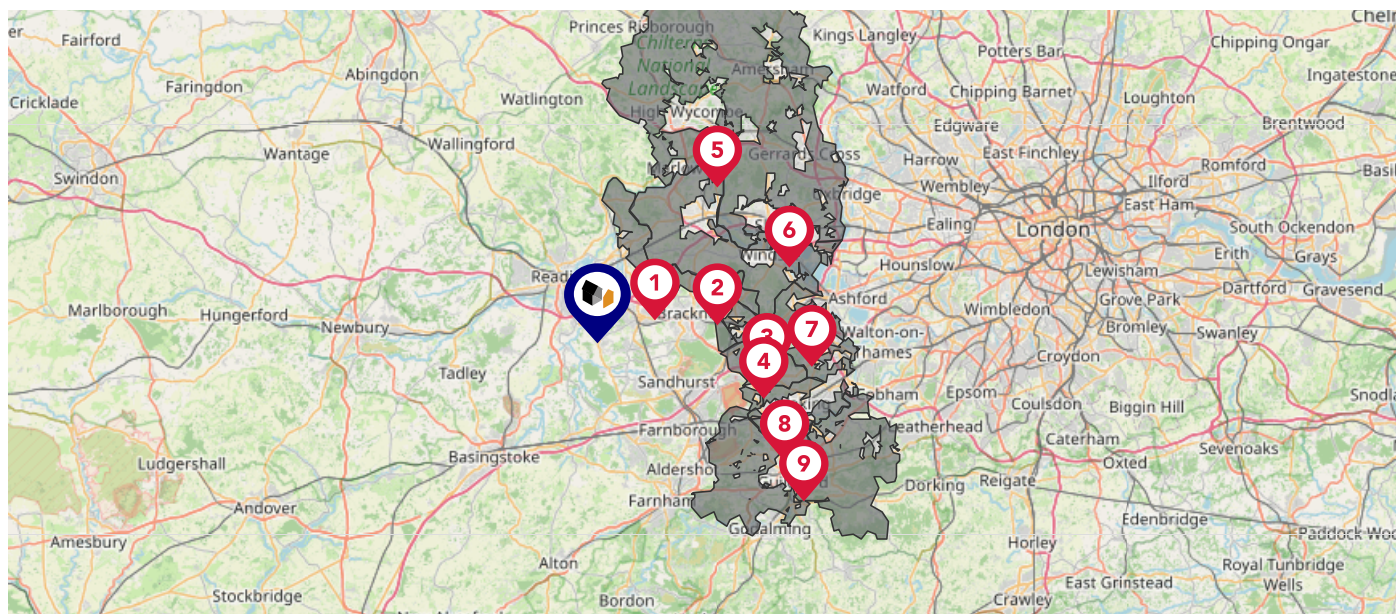
Chance of flooding to the following depths at this property:



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 - Windsor and Maidenhead



London Green Belt - Surrey Heath



London Green Belt - Buckinghamshire



London Green Belt - Slough



London Green Belt - Runnymede



London Green Belt - Woking

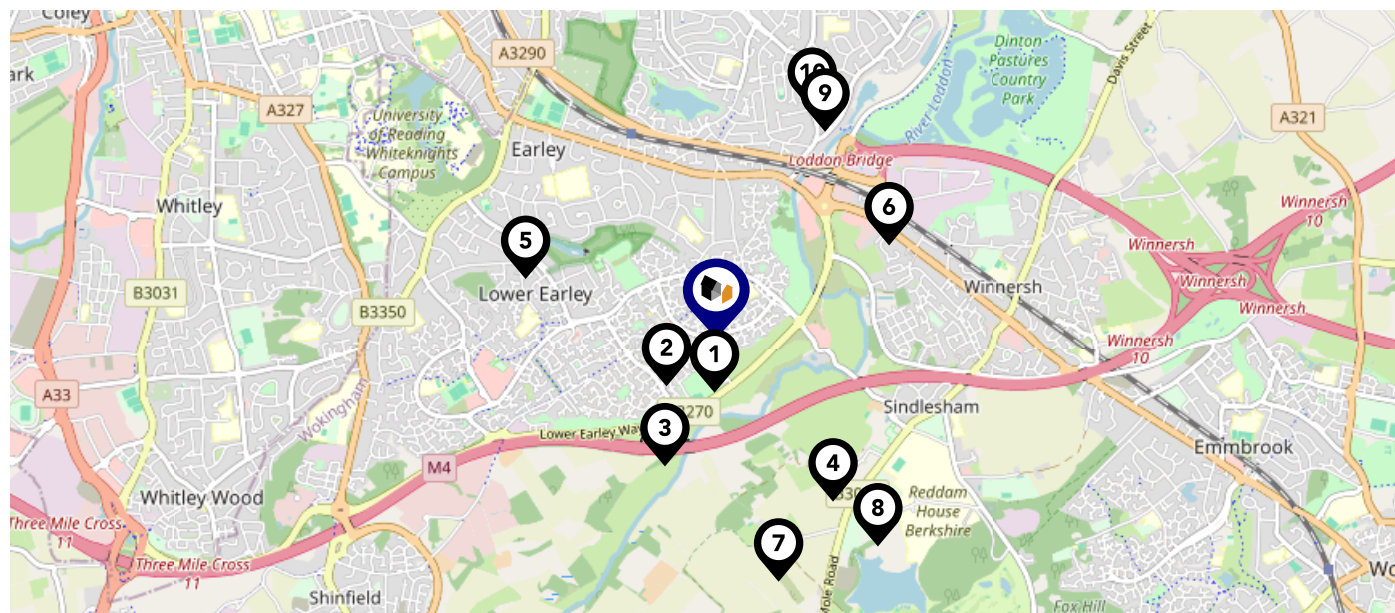


London Green Belt - Guildford

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.



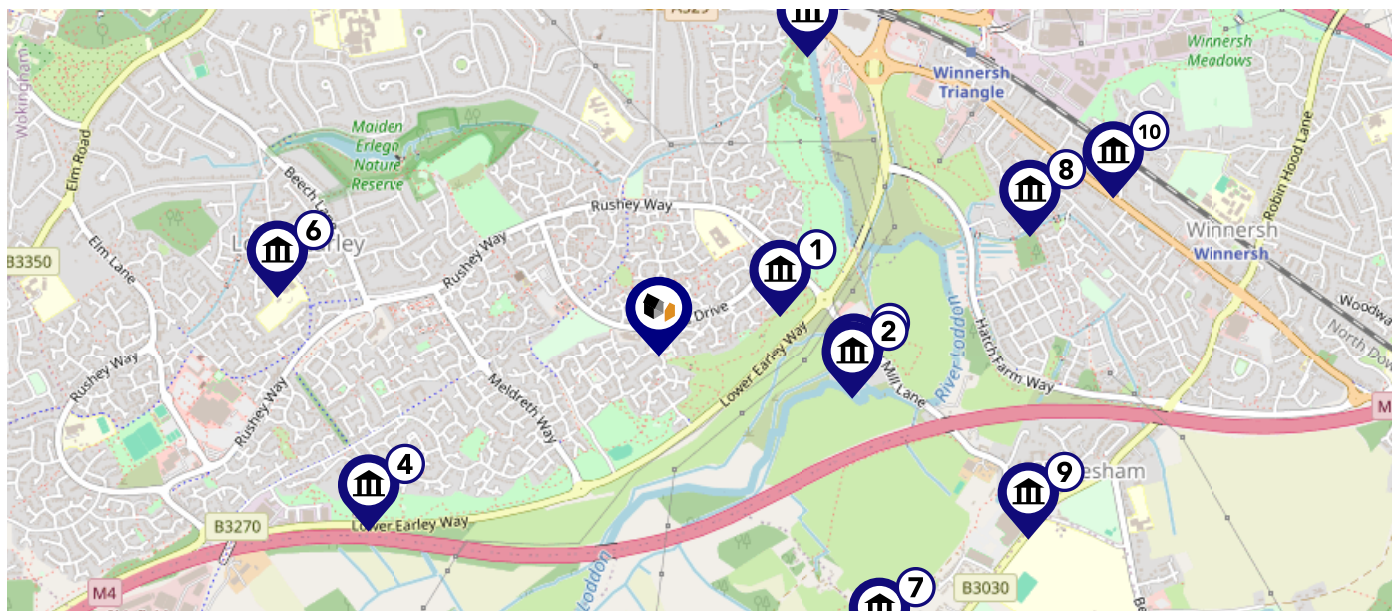
Nearby Landfill Sites

1	Sewage Works-Lower Earley	Historic Landfill	
2	Reading University-Earley	Historic Landfill	
3	Lower Earley Way-Reading, Berkshire	Historic Landfill	
4	Gipsy Lane-Sindleham	Historic Landfill	
5	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	
6	Reading Road-Winnersh	Historic Landfill	
7	Park Farm-Carters Hill	Historic Landfill	
8	Bearwood College No.1-Sindleham	Historic Landfill	
9	Loddon Bridge Road-Earley	Historic Landfill	
10	Loddon Bridge Road-Earley	Historic Landfill	

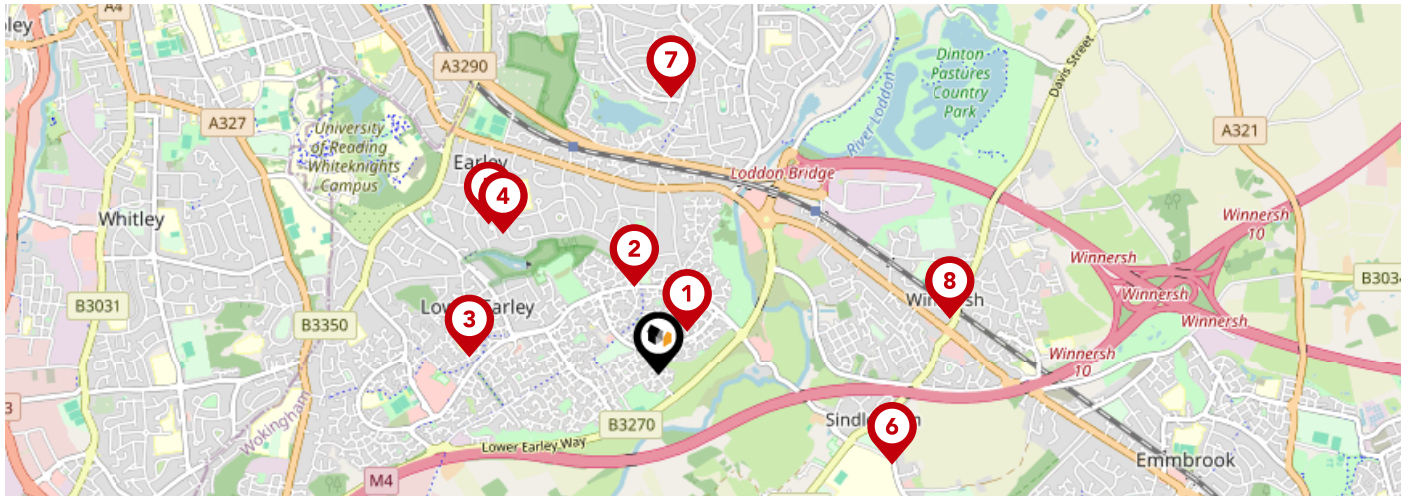
Maps

Listed Buildings

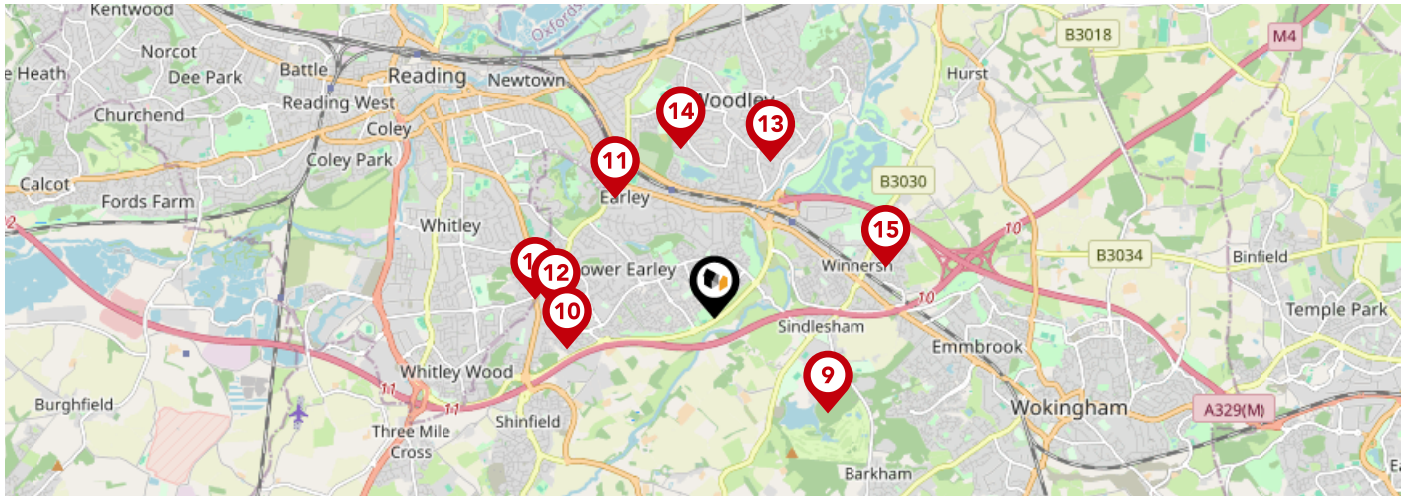
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1136295 - Sindlesham Farmhouse	Grade II	0.3 miles
	1118107 - Bridge At Sindlesham Mill	Grade II	0.5 miles
	1136288 - Sindlesham Mill	Grade II	0.5 miles
	1319121 - Rushy Mead	Grade II	0.8 miles
	1136284 - The George Inn	Grade II	0.8 miles
	1136320 - Radstock Cottage	Grade II	0.9 miles
	1319149 - Oak Cottage	Grade II	0.9 miles
	1136200 - White Cottage	Grade II	0.9 miles
	1136256 - Berkshire Masonic Centre	Grade II	1.0 miles
	1118141 - Railway Overbridge At Ngr Su 7770 7109	Grade II	1.1 miles



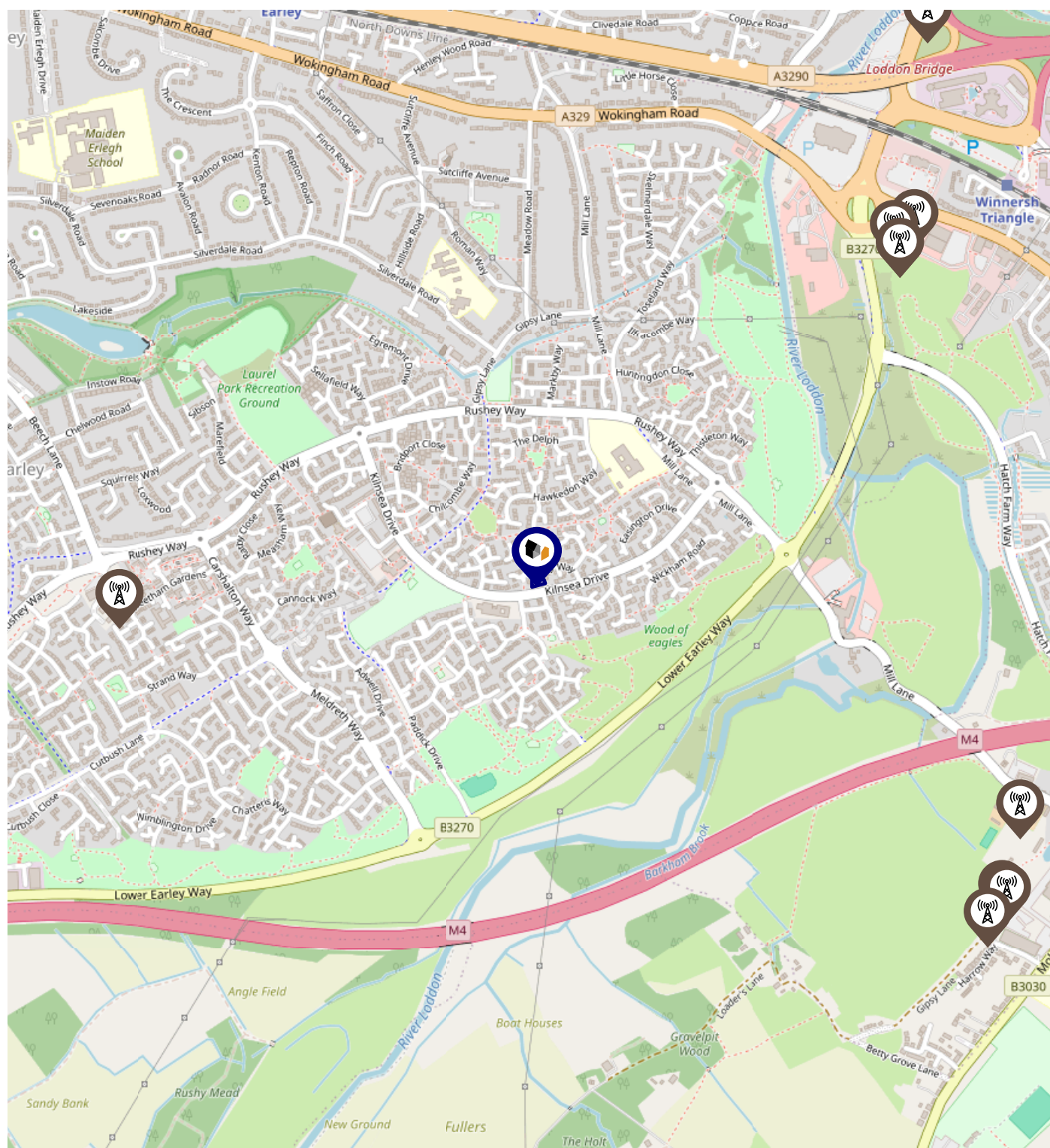
		Nursery	Primary	Secondary	College	Private
	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.24	☐	☒	☐	☐	☐
	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.42	☐	☒	☐	☐	☐
	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.88	☐	☒	☐	☐	☐
	Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:0.97	☐	☐	☒	☐	☐
	Aldryngton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:1.05	☐	☒	☐	☐	☐
	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:1.16	☐	☒	☐	☐	☐
	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.28	☐	☒	☐	☐	☐
	The Forest School Ofsted Rating: Good Pupils: 791 Distance:1.37	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.38	☐	☐	☒	☐	☐
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.38	☐	☒	☐	☐	☐
	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance:1.43	☐	☒	☐	☐	☐
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.46	☐	☒	☐	☐	☐
	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:1.54	☐	☒	☐	☐	☐
	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:1.59	☐	☒	☐	☐	☐
	Winnersh Primary School Ofsted Rating: Good Pupils: 390 Distance:1.67	☐	☒	☐	☐	☐
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.67	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

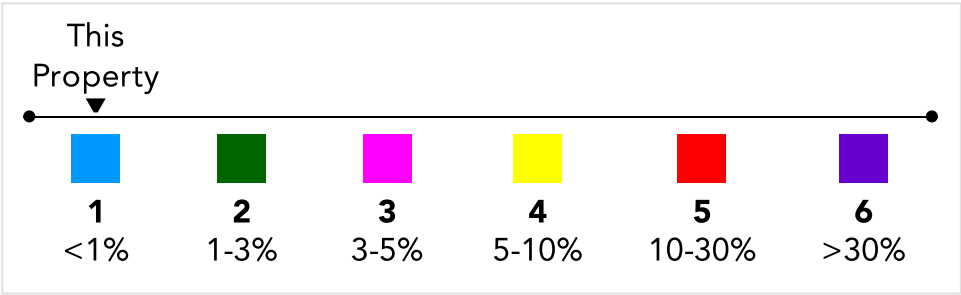
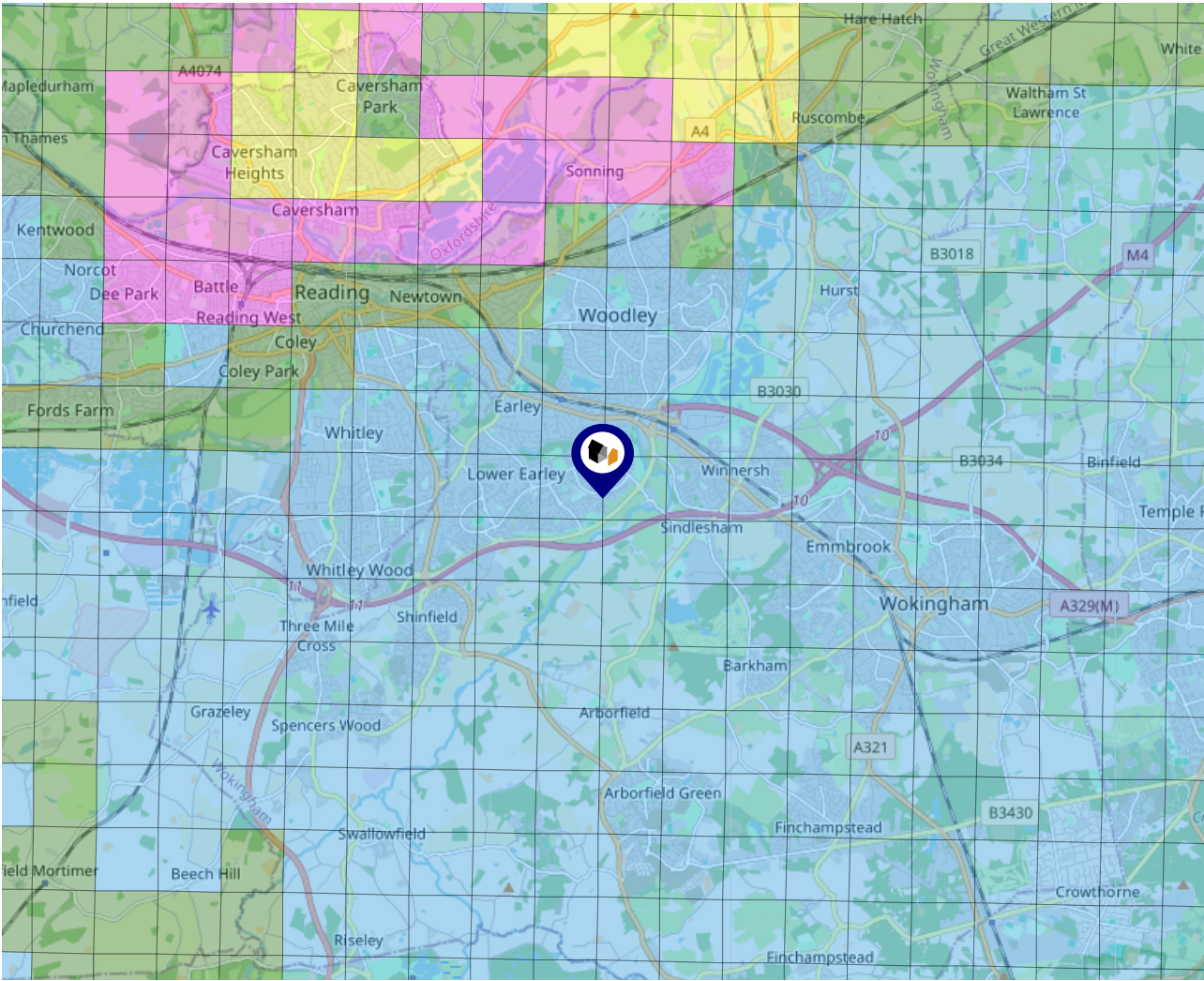


Key:

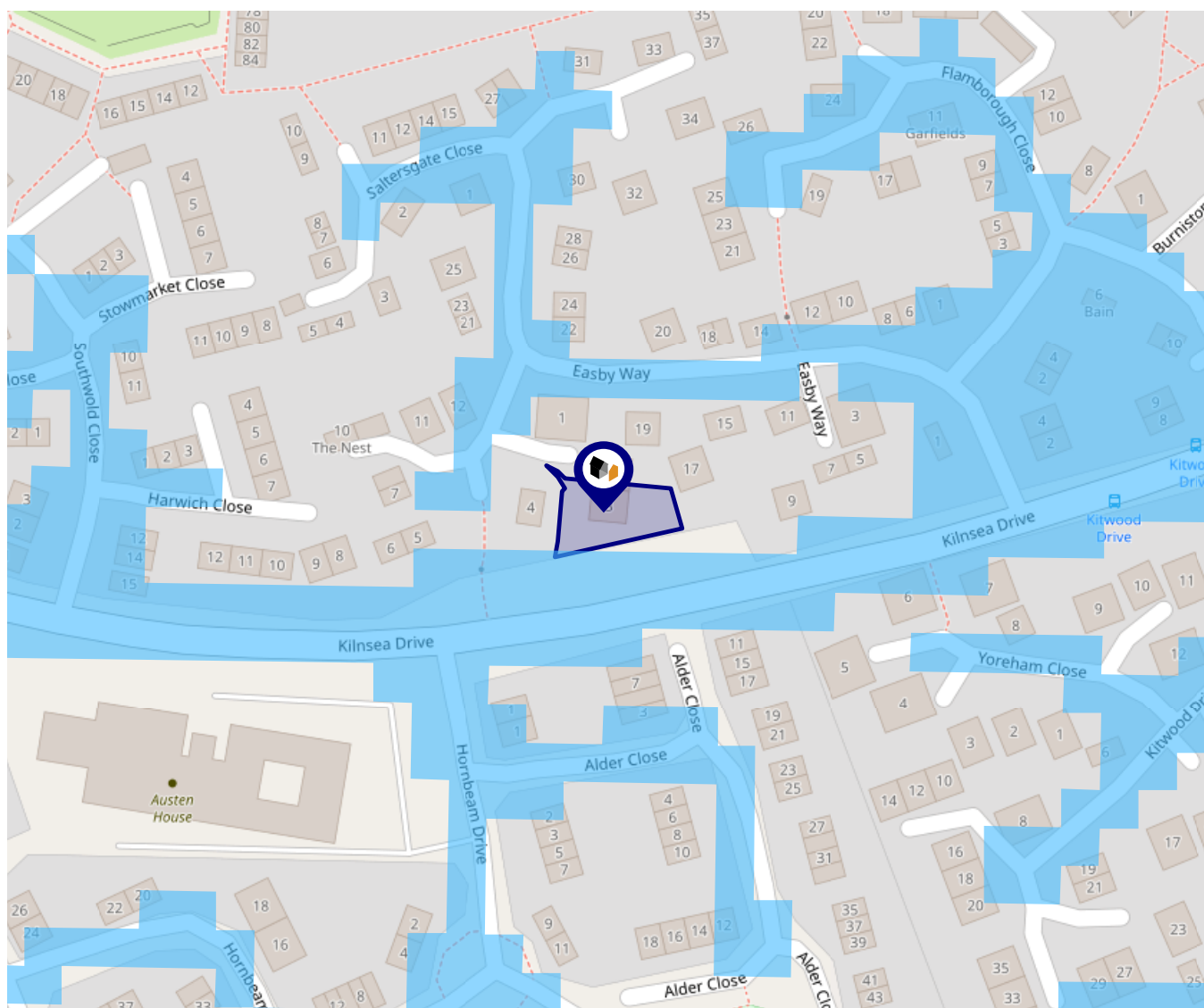
-  Power Pylons
-  Communication Masts

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

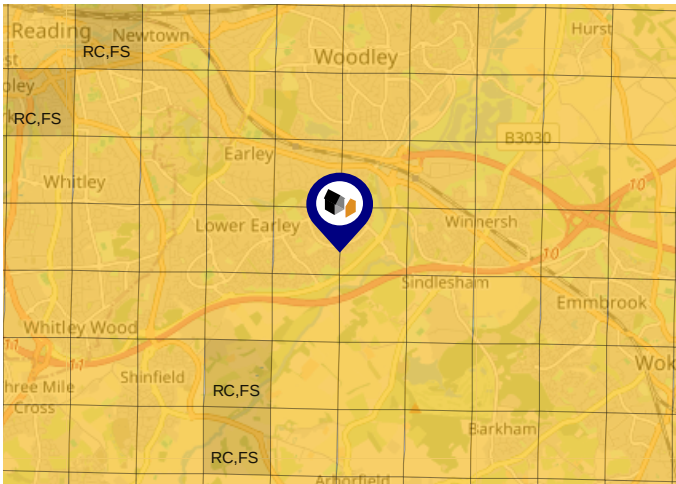


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

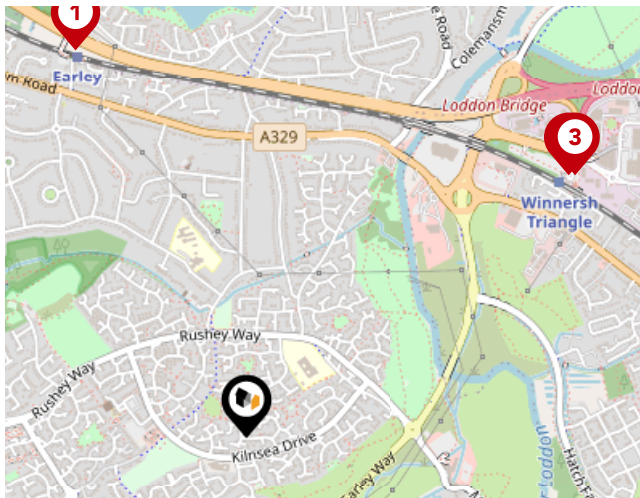


Primary Classifications (Most Common Clay Types)

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

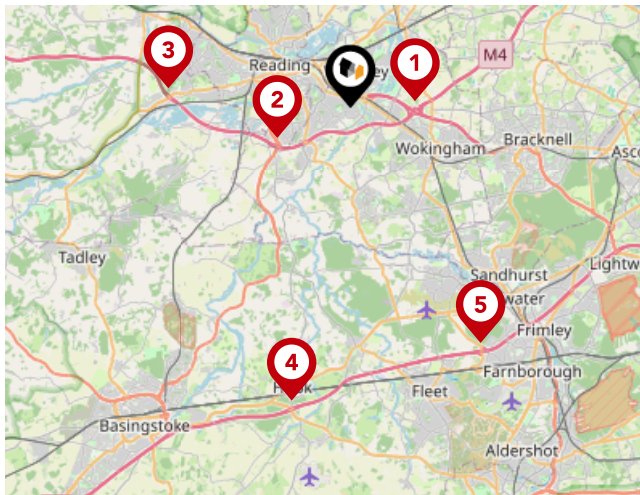
Area

Transport (National)



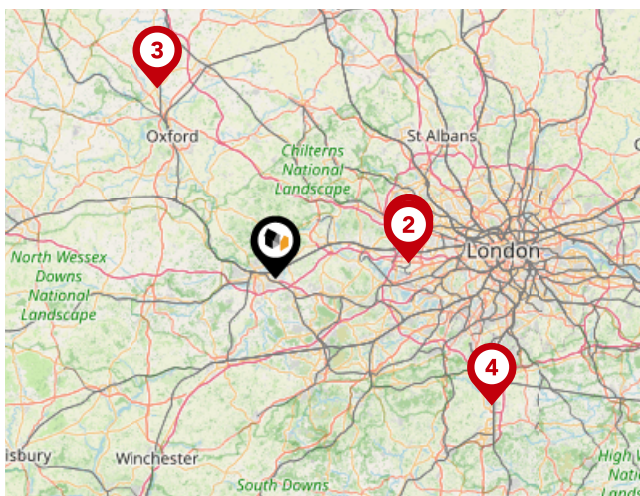
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	0.98 miles
2	Winnersh Triangle Rail Station	0.96 miles
3	Winnersh Triangle Rail Station	0.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.35 miles
2	M4 J11	2.94 miles
3	M4 J12	6.8 miles
4	M3 J5	11.07 miles
5	M3 J4A	9.92 miles

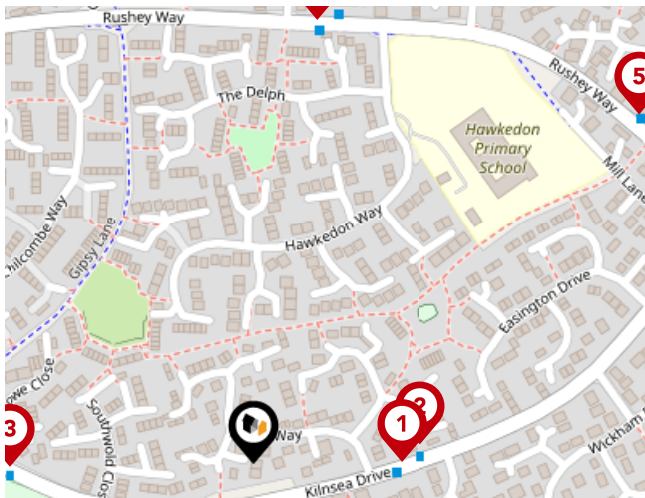


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	19.91 miles
2	Heathrow Airport Terminal 4	19.99 miles
3	Kidlington	32.94 miles
4	Gatwick Airport	37.29 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kitwood Drive	0.09 miles
2	Kitwood Drive	0.1 miles
3	Felixstowe Close	0.14 miles
4	Hawkedon Way	0.26 miles
5	Thistleton Way	0.3 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!



/avocadopropertyberkshire



/avocadoproperty



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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.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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

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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