

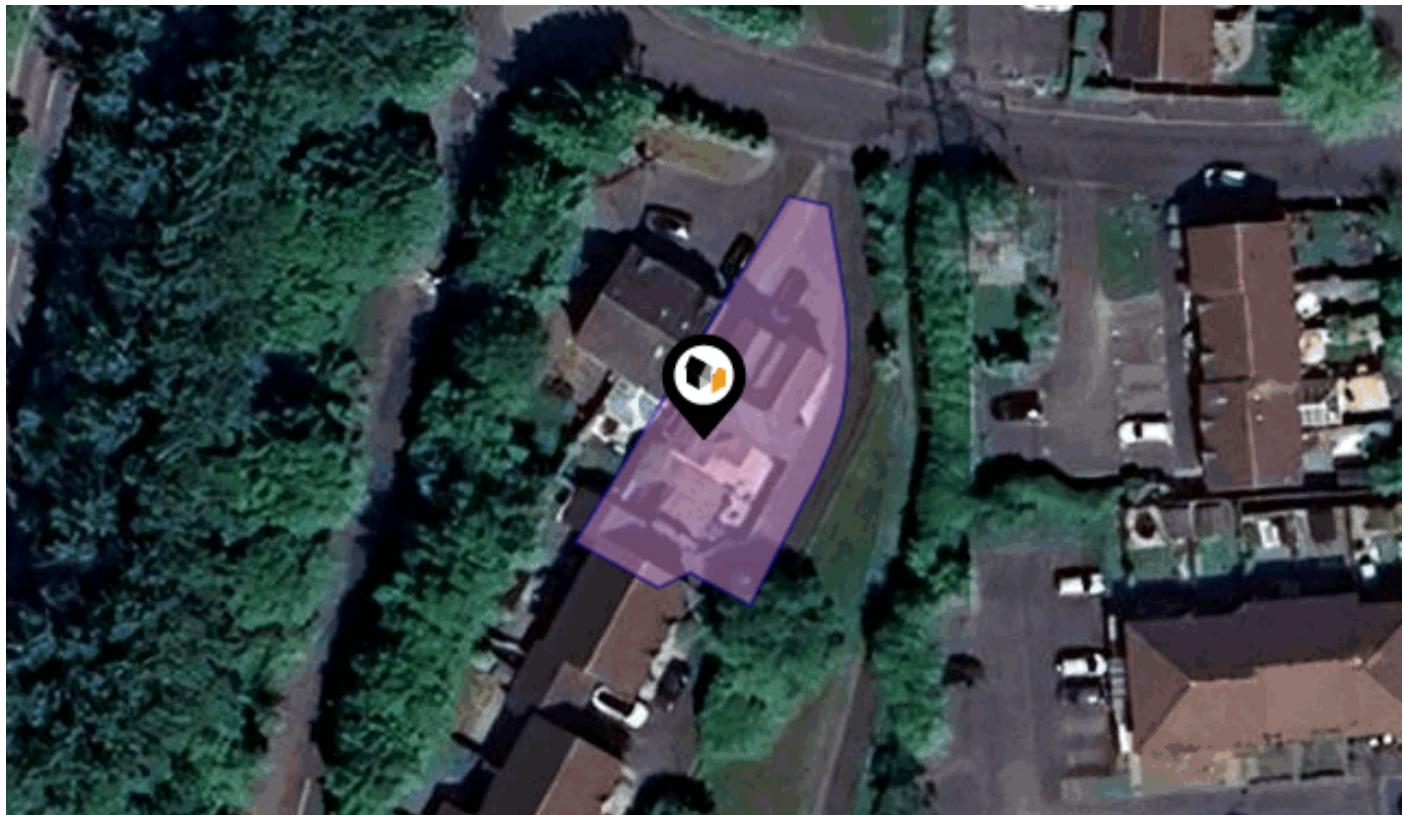


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 07<sup>th</sup> January 2026**



## HOWELL CLOSE, ARBORFIELD, READING, RG2

**Avocado Property**

07917 157387

neil@avocadoberkshire.co.uk

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,302 ft <sup>2</sup> / 121 m <sup>2</sup>		
Plot Area:	0.11 acres		
Year Built :	2001		
Council Tax :	Band E		
Annual Estimate:	£2,904		
Title Number:	BK373243		

## Local Area

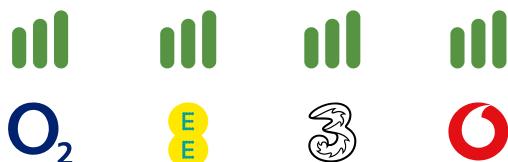
Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**14**  
mb/s      **1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: ***Howell Close, Arborfield, Reading, RG2***

## Reference - 153093

**Decision:** Approve

**Date:** 28th October 2015

### Description:

Householder application for a proposed two storey front extension with additional central front gable, part garage conversion plus a single storey rear extension to existing dwelling. Amendment to scheme approved under Reference F/2015/1072.

# Property EPC - Certificate



Howell Close, Arborfield, RG2

Energy rating

C

Valid until 23.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70   c	80   c
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>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	121 m <sup>2</sup>

# Market Sold in Street



## 14, Howell Close, Reading, RG2 9QN

Last Sold Date:	12/04/2024	30/06/2004	23/11/2001
Last Sold Price:	£375,000	£207,000	£175,000

## 16, Howell Close, Reading, RG2 9QN

Last Sold Date:	26/09/2023	07/12/2017	13/11/2009	03/12/2001
Last Sold Price:	£325,000	£310,000	£185,000	£159,950

## 2, Howell Close, Reading, RG2 9QN

Last Sold Date:	30/06/2023	19/05/2017	19/09/2014	12/12/2005	11/01/2002
Last Sold Price:	£425,000	£345,000	£293,000	£222,500	£182,295

## 22, Howell Close, Reading, RG2 9QN

Last Sold Date:	02/12/2021	31/07/2007	14/12/2001
Last Sold Price:	£340,000	£225,000	£126,950

## 8, Howell Close, Reading, RG2 9QN

Last Sold Date:	21/05/2021	08/10/2010	24/11/2006	31/10/2002	29/11/2001
Last Sold Price:	£365,000	£244,000	£247,950	£195,000	£177,500

## 18, Howell Close, Reading, RG2 9QN

Last Sold Date:	29/03/2016	18/05/2007	21/12/2004	30/11/2001
Last Sold Price:	£259,950	£200,000	£168,000	£120,000

## 4, Howell Close, Reading, RG2 9QN

Last Sold Date:	05/08/2015
Last Sold Price:	£335,000

## 6, Howell Close, Reading, RG2 9QN

Last Sold Date:	09/12/2005	14/03/2003	30/11/2001
Last Sold Price:	£240,000	£218,000	£180,000

## 20, Howell Close, Reading, RG2 9QN

Last Sold Date:	05/08/2005	30/11/2001
Last Sold Price:	£161,000	£129,950

## 10, Howell Close, Reading, RG2 9QN

Last Sold Date:	15/11/2004	20/12/2001
Last Sold Price:	£212,000	£179,950

## 12, Howell Close, Reading, RG2 9QN

Last Sold Date:	21/05/2004	26/11/2001
Last Sold Price:	£198,000	£177,500

## 38, Howell Close, Reading, RG2 9QN

Last Sold Date:	28/06/2002
Last Sold Price:	£40,000

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

# Market **Sold in Street**



## 24, Howell Close, Reading, RG2 9QN

Last Sold Date: 30/11/2001

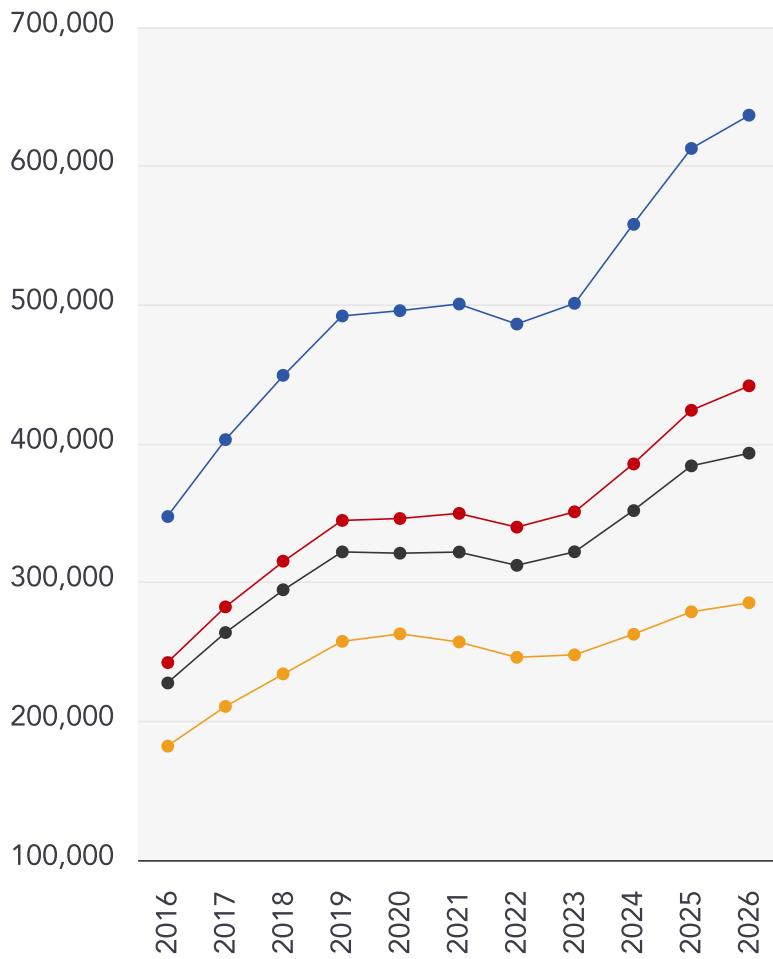
Last Sold Price: £126,000

**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 RG2



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

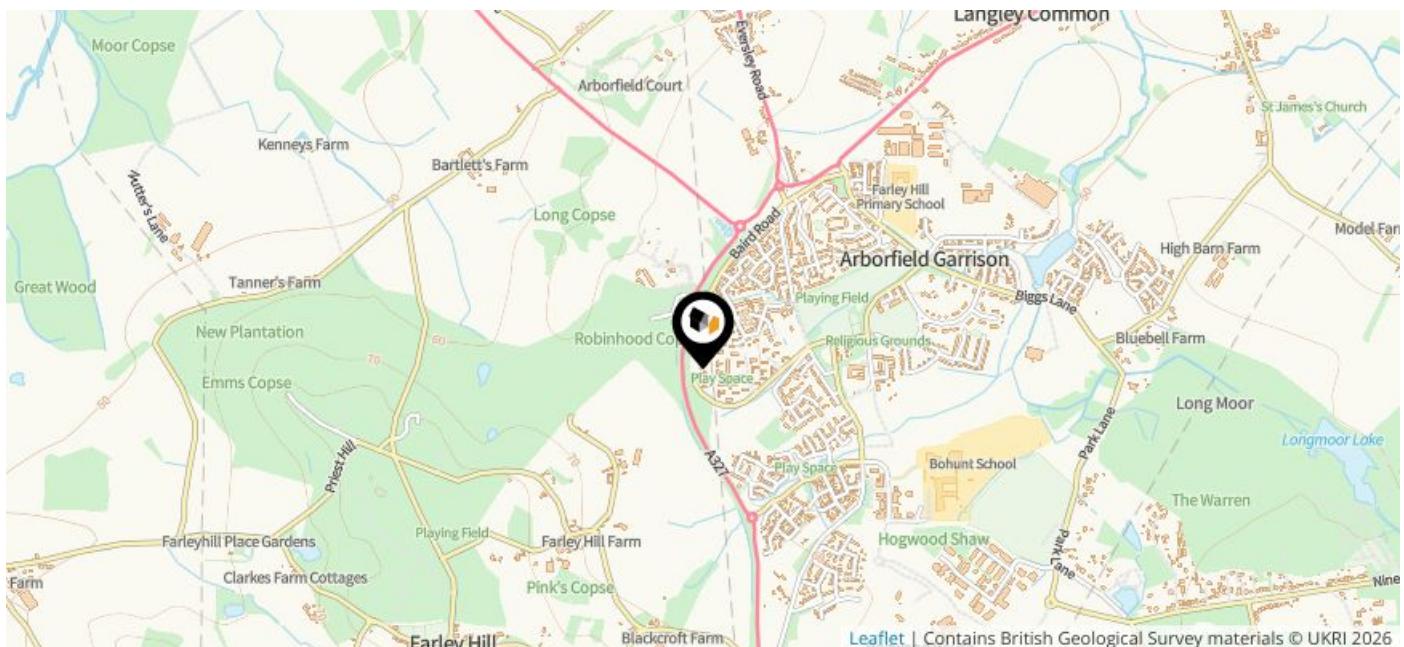
Flat

**+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.

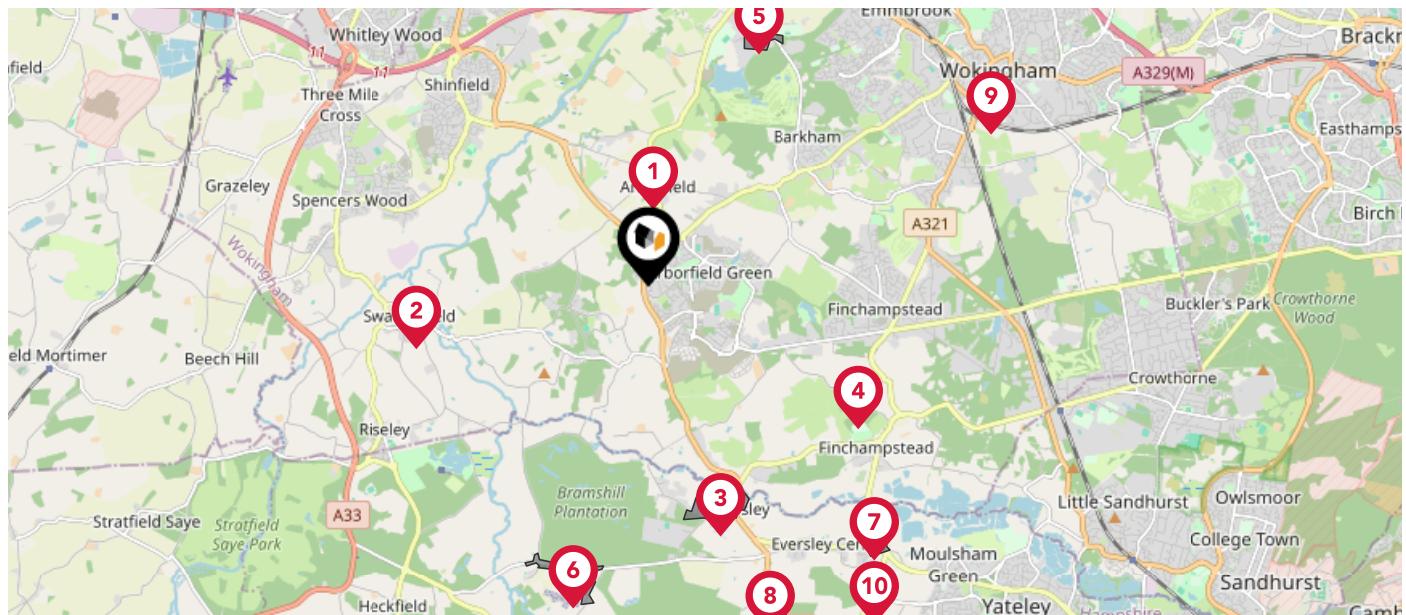
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

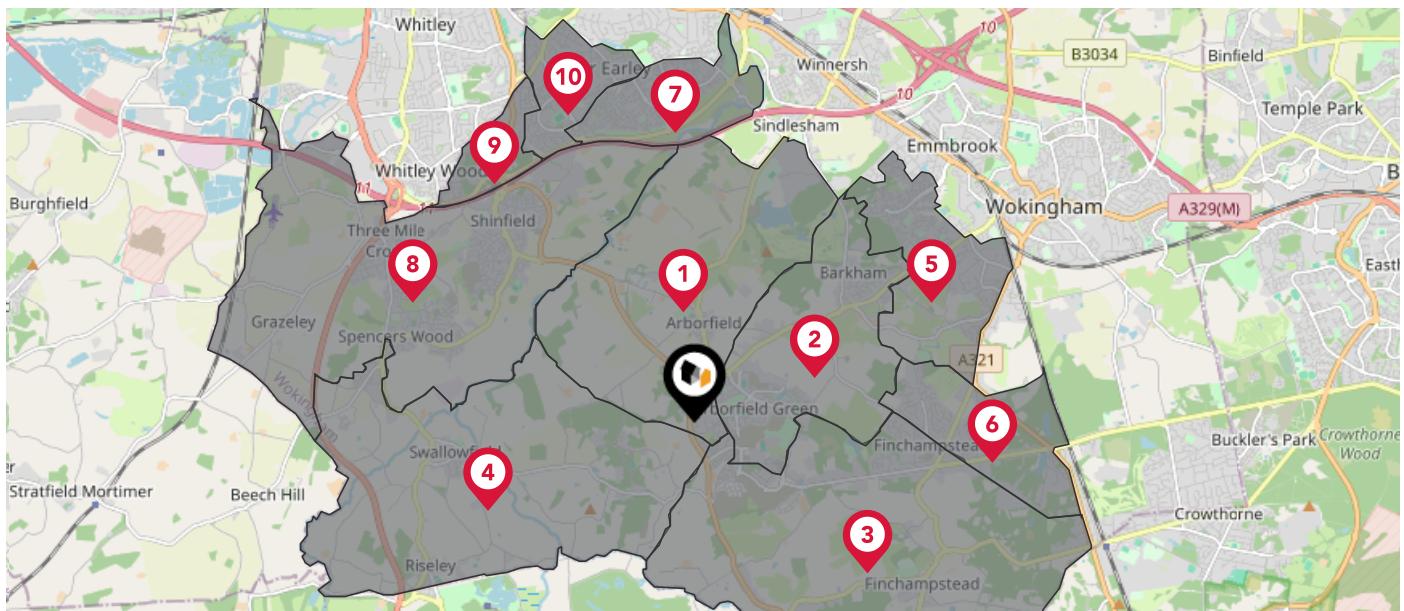
- 1 Arborfield Cross
- 2 Swallowfield
- 3 Eversley Street
- 4 Finchampstead Church
- 5 Sindlesham
- 6 Bramshill
- 7 Eversley Cross
- 8 Eversley Church Farm
- 9 Langborough Road
- 10 Up Green

# 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

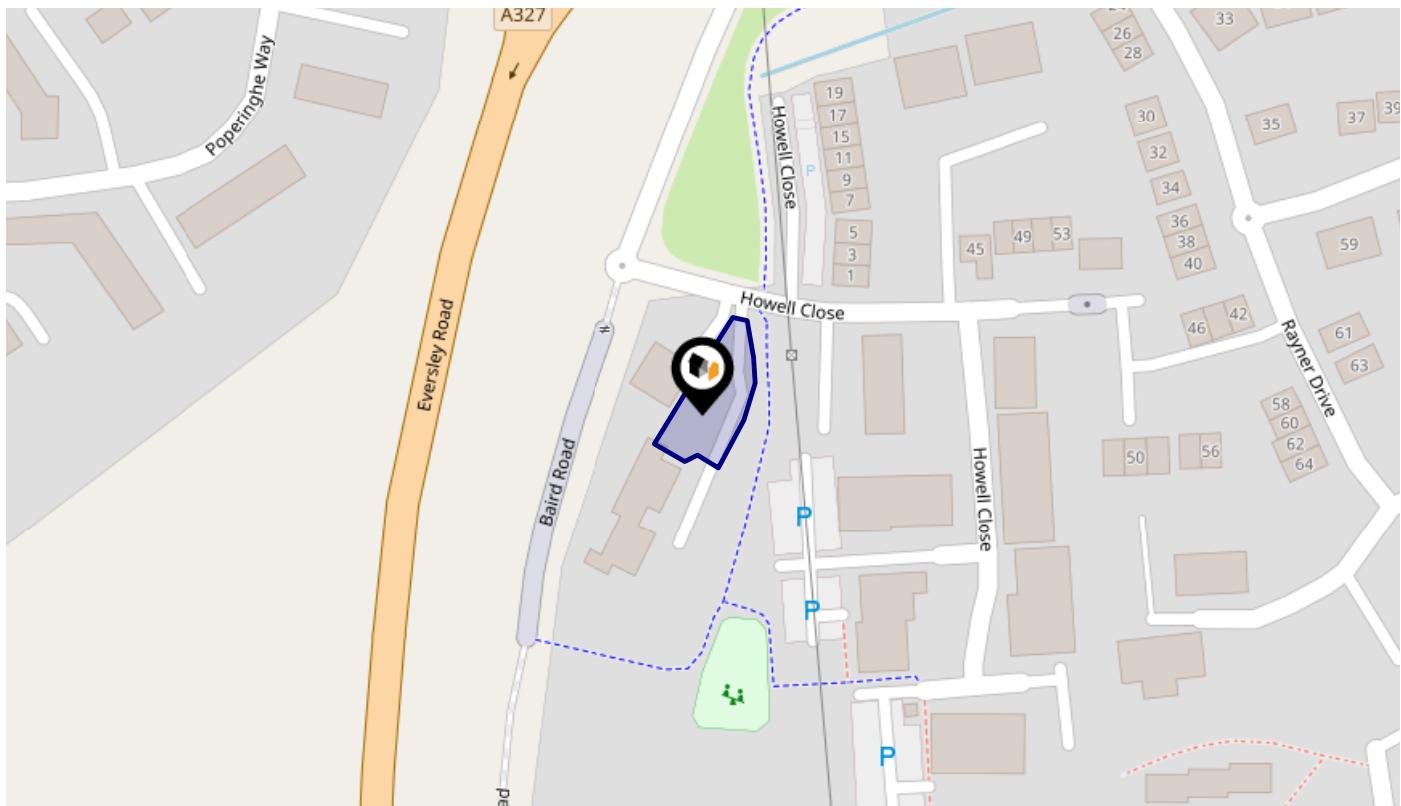
- 1 Arborfield Ward
- 2 Barkham Ward
- 3 Finchampstead South Ward
- 4 Swallowfield Ward
- 5 Evendons Ward
- 6 Finchampstead North Ward
- 7 Hawkedon Ward
- 8 Shinfield South Ward
- 9 Shinfield North Ward
- 10 Hillside Ward

# Maps

## Rail Noise



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

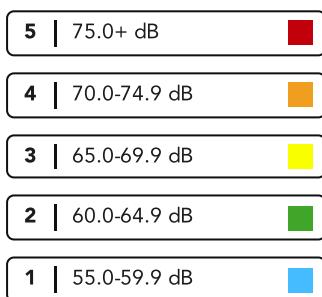


### Rail Noise Data

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:

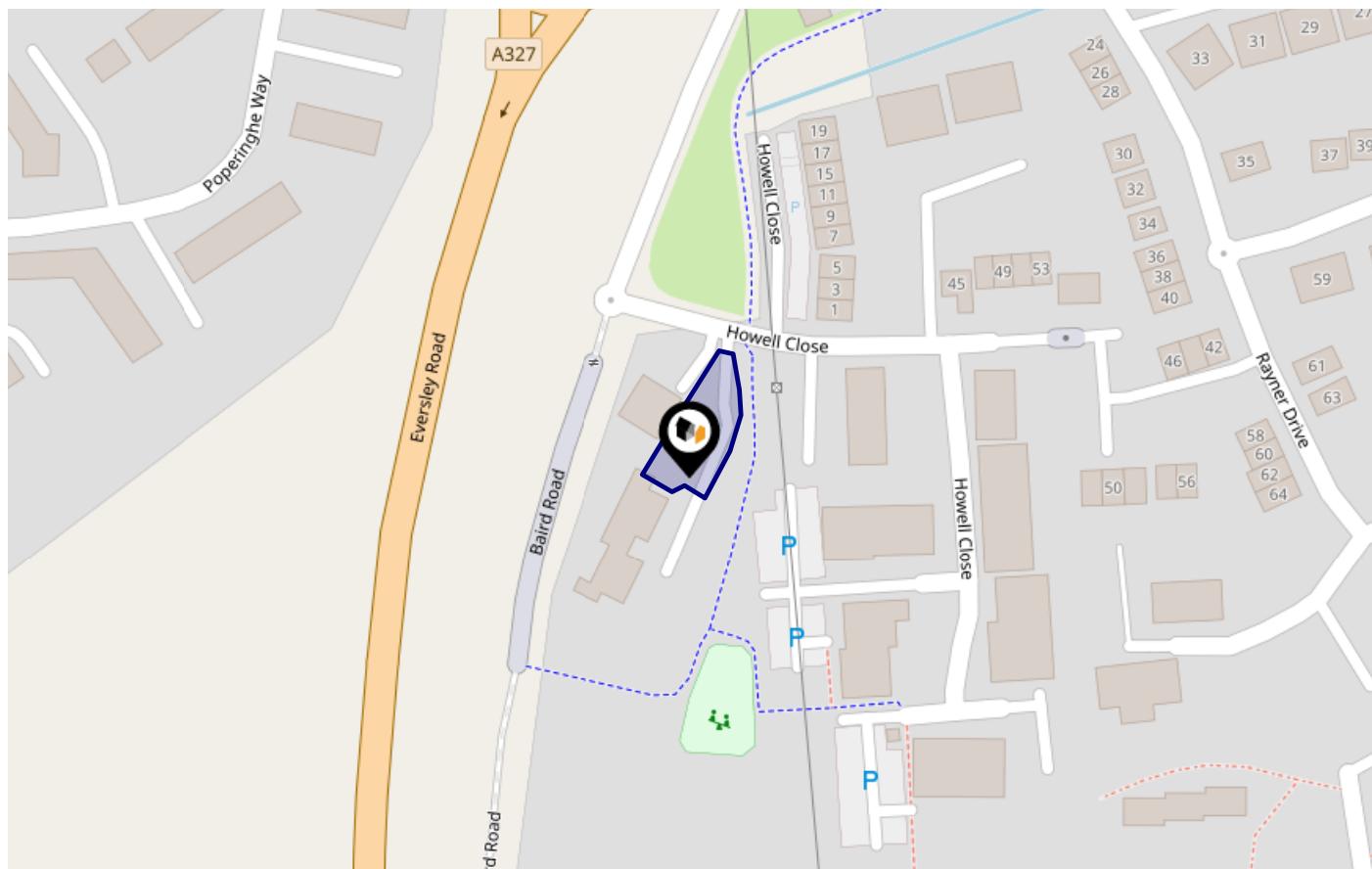


# Flood Risk

## 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.

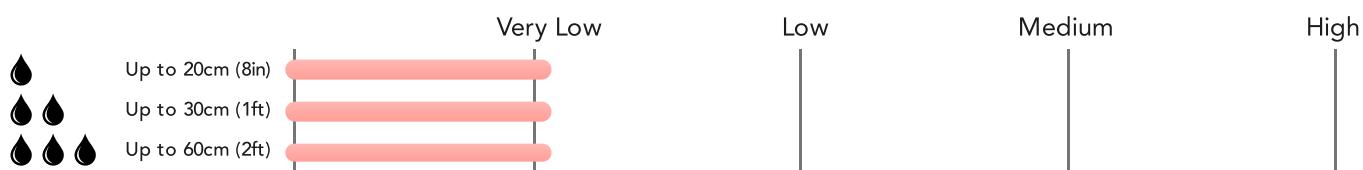


Risk Rating: Very low

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:

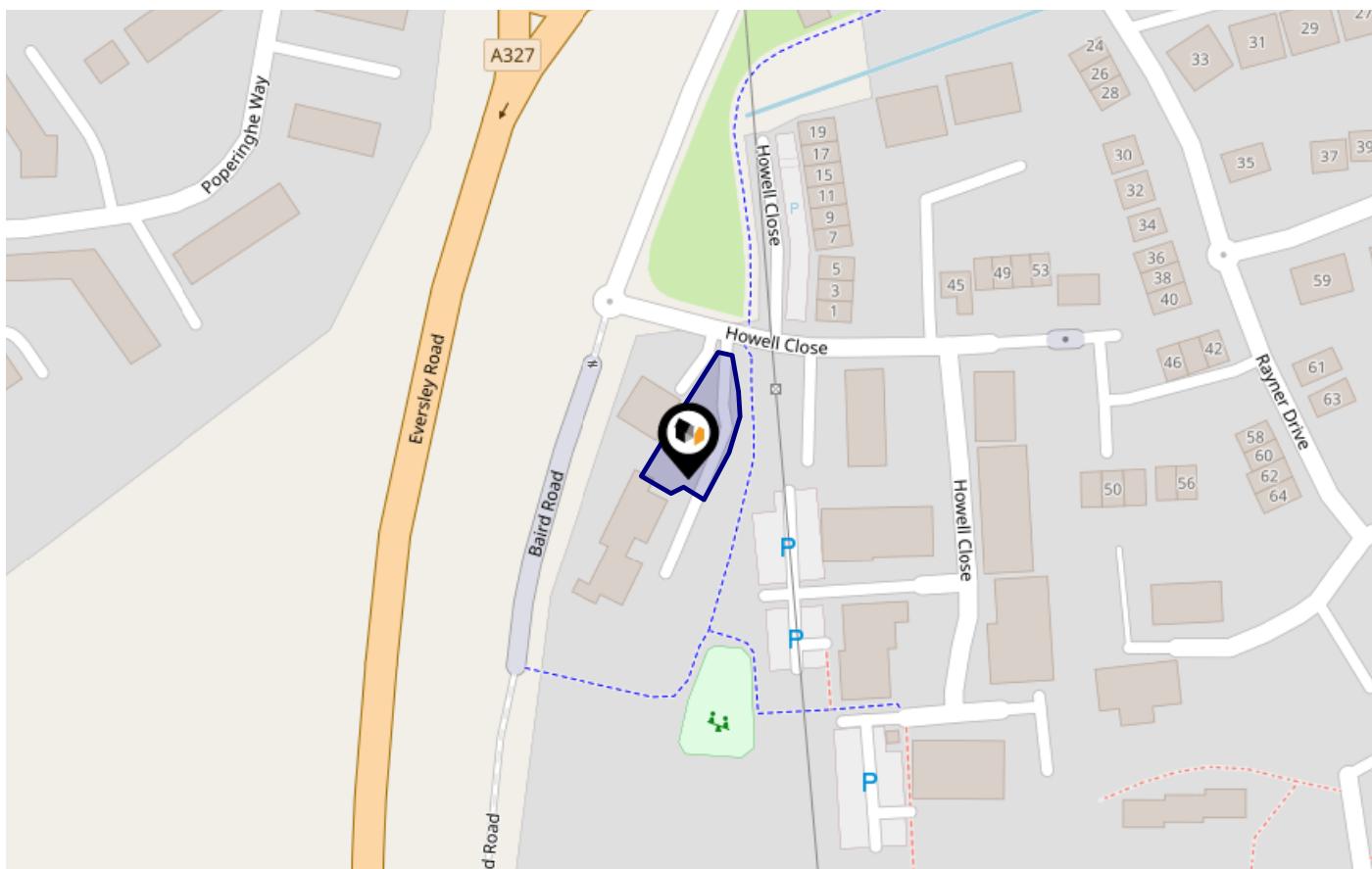


# Flood Risk

## 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.

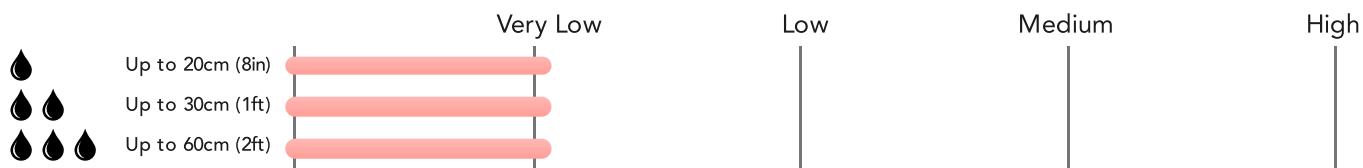


**Risk Rating: Very low**

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:

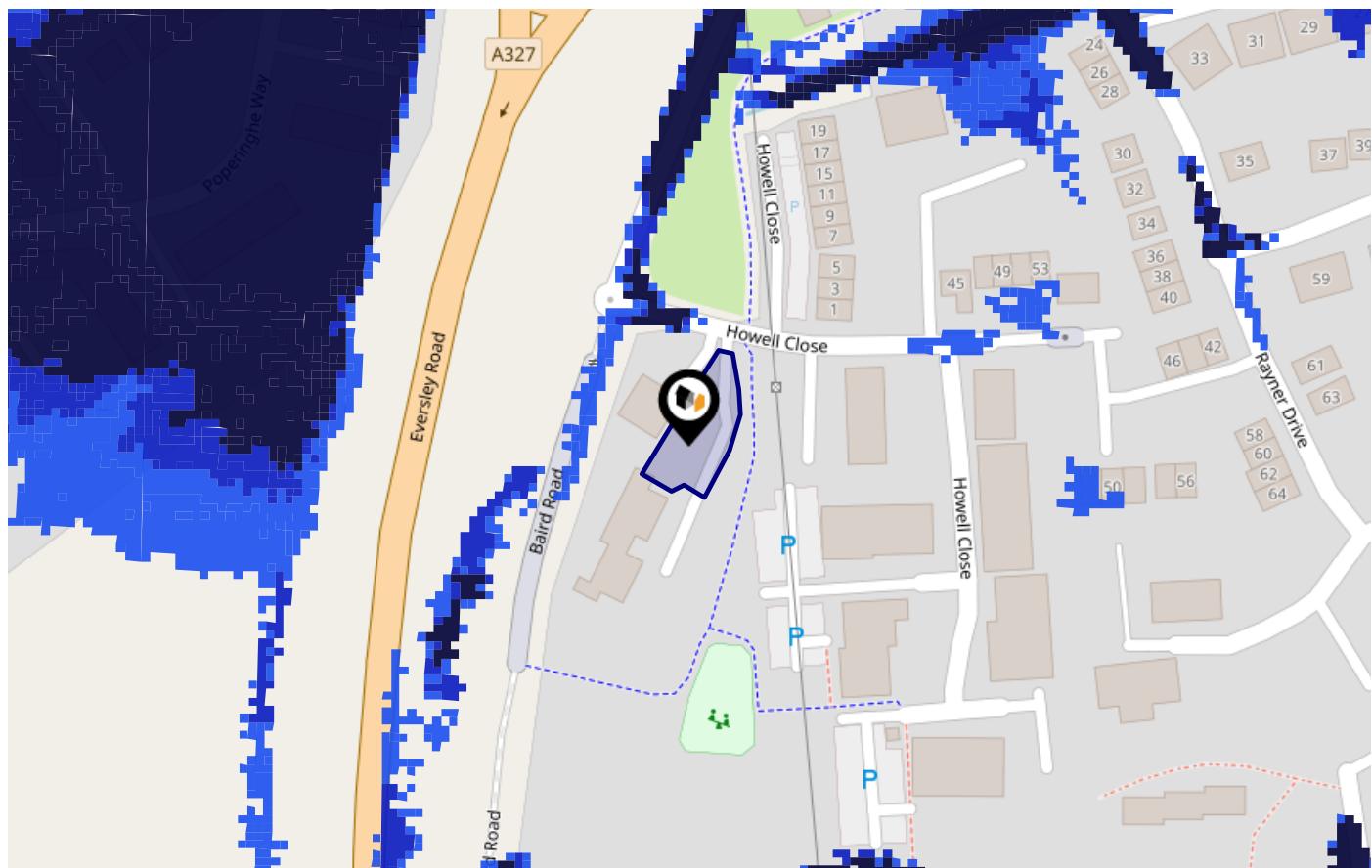


# Flood Risk

## Surface Water - 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.

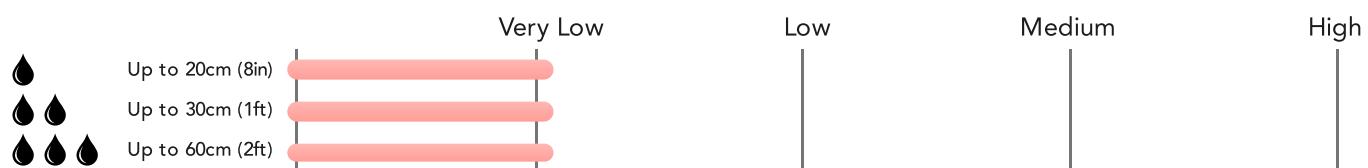


Risk Rating: Very low

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

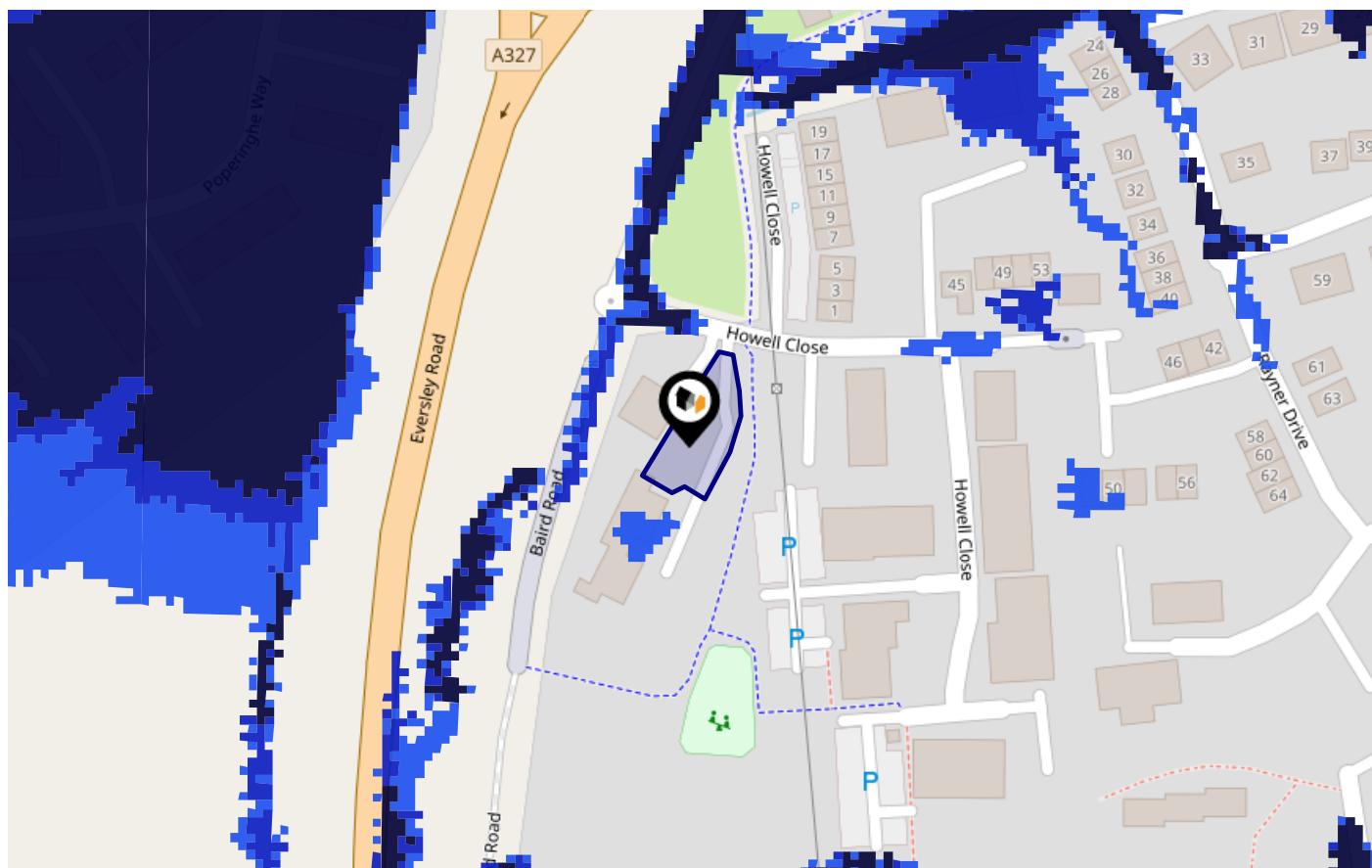


# Flood Risk

## 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.
- 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:

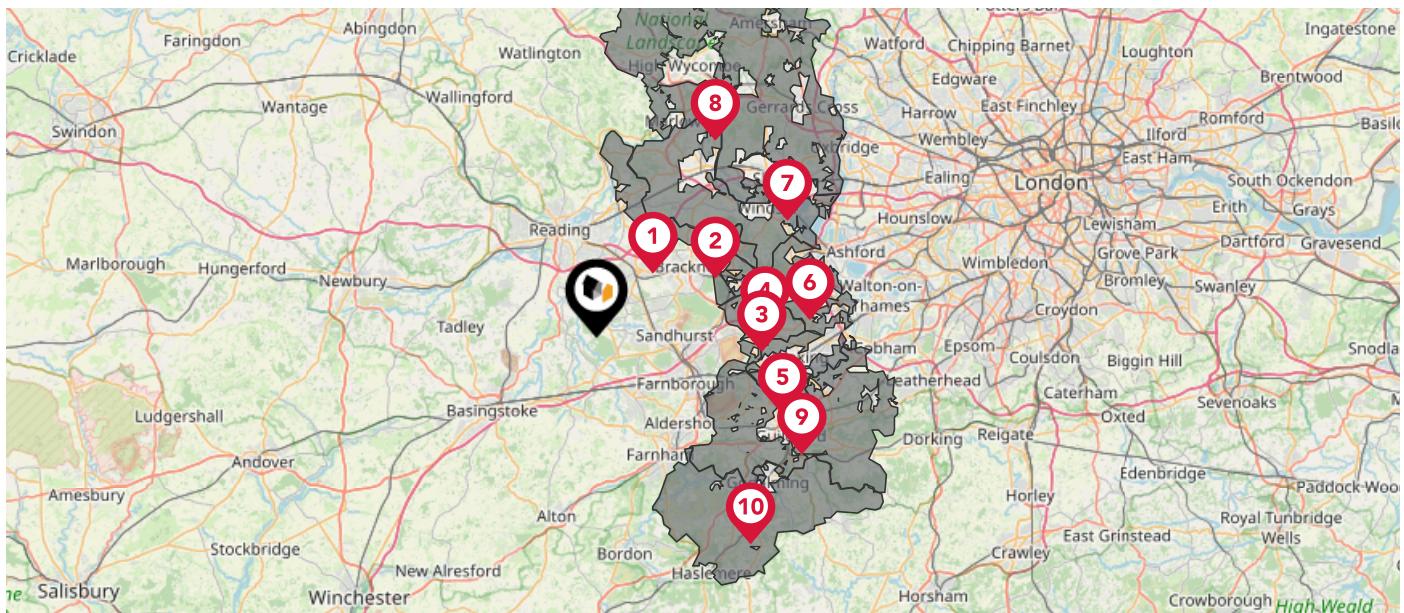


# Maps

## Green Belt



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



### Nearby Green Belt Land

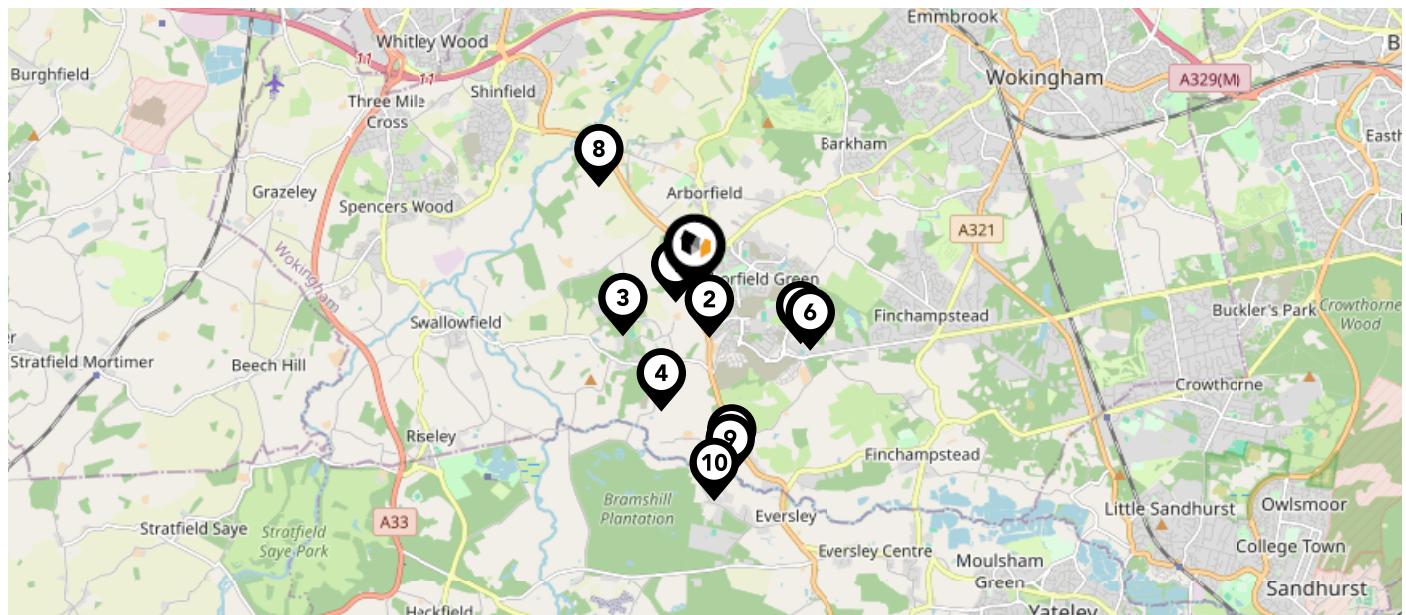
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Slough
- 8 London Green Belt - Buckinghamshire
- 9 London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

# 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

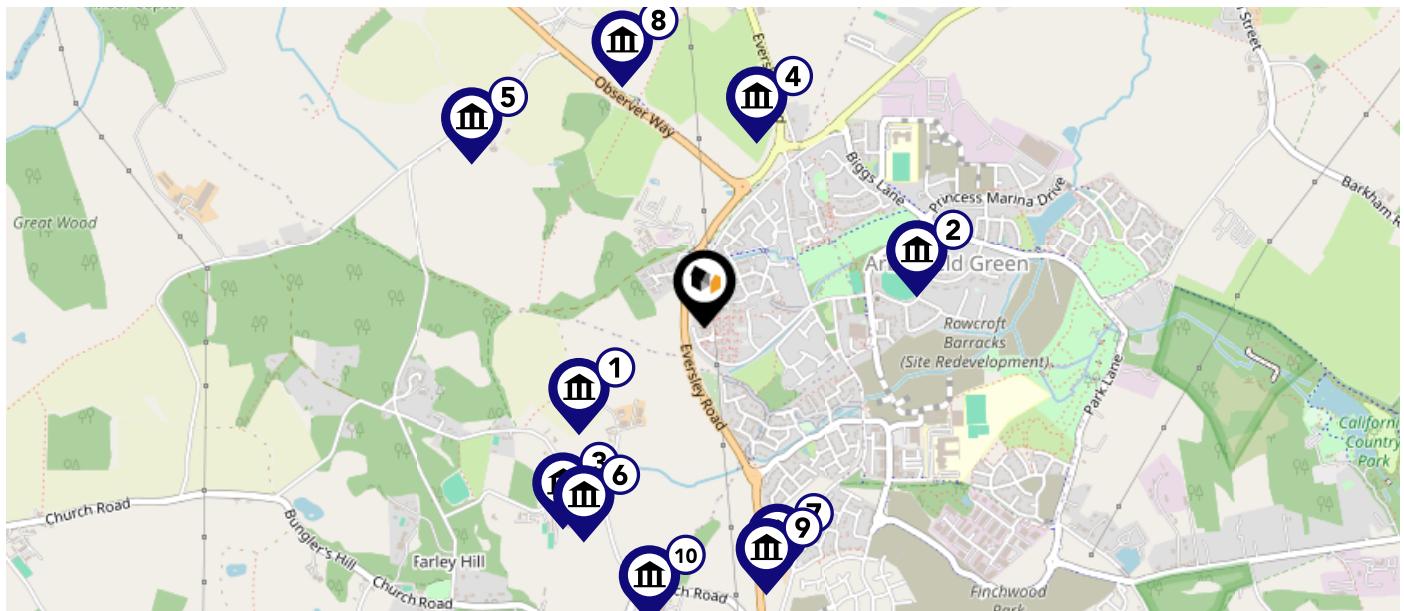
1	The Piggery-Arborfield	Historic Landfill	<input type="checkbox"/>
2	Whitehall Brickworks-Arborfield	Historic Landfill	<input type="checkbox"/>
3	Hephaistos School-Farley Hill	Historic Landfill	<input type="checkbox"/>
4	Jouldings Lane-Farley Hill	Historic Landfill	<input type="checkbox"/>
5	Moor Farm-Finchampstead	Historic Landfill	<input type="checkbox"/>
6	Coleshill Farm-Finchampstead	Historic Landfill	<input type="checkbox"/>
7	Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire	Historic Landfill	<input type="checkbox"/>
8	Milkingbarn Lane-Arborfield	Historic Landfill	<input type="checkbox"/>
9	Piggery Mill Lane-Eversley	Historic Landfill	<input type="checkbox"/>
10	New Mill Road-Farley Hill	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
	1319131 - Cattle Shelter Adjacent To Old Parsons Cottage, 430 Metres Off Church Lane And To The North East	Grade II	0.4 miles
	1419613 - Moat House	Grade II	0.5 miles
	1118060 - Vine Cottage	Grade II	0.5 miles
	1312999 - Ducks Nest Farmhouse	Grade II	0.5 miles
	1319119 - Bartlett's Farmhouse	Grade II	0.6 miles
	1319168 - Farley Hill Farmhouse	Grade II	0.6 miles
	1319144 - Westwood Cottage	Grade II	0.6 miles
	1118123 - Arborfield Court	Grade II	0.6 miles
	1135796 - Westwood Farmhouse	Grade II	0.6 miles
	1118059 - Barn At Hall's Farm Kennels 5 Metres To North	Grade II	0.7 miles

# Area Schools



Nursery Primary Secondary College Private



## Bohun School Wokingham

Ofsted Rating: Good | Pupils: 1236 | Distance: 0.65



## Farley Hill Primary School

Ofsted Rating: Good | Pupils: 302 | Distance: 0.86



## The Coombes Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 377 | Distance: 0.9



## Gorse Ride Junior School

Ofsted Rating: Good | Pupils: 198 | Distance: 1.99



## Gorse Ride Infants' School

Ofsted Rating: Good | Pupils: 108 | Distance: 2.07



## Shinfield St Mary's CofE Junior School

Ofsted Rating: Good | Pupils: 358 | Distance: 2.09



## Waverley Preparatory School & Day Nursery

Ofsted Rating: Not Rated | Pupils: 259 | Distance: 2.14

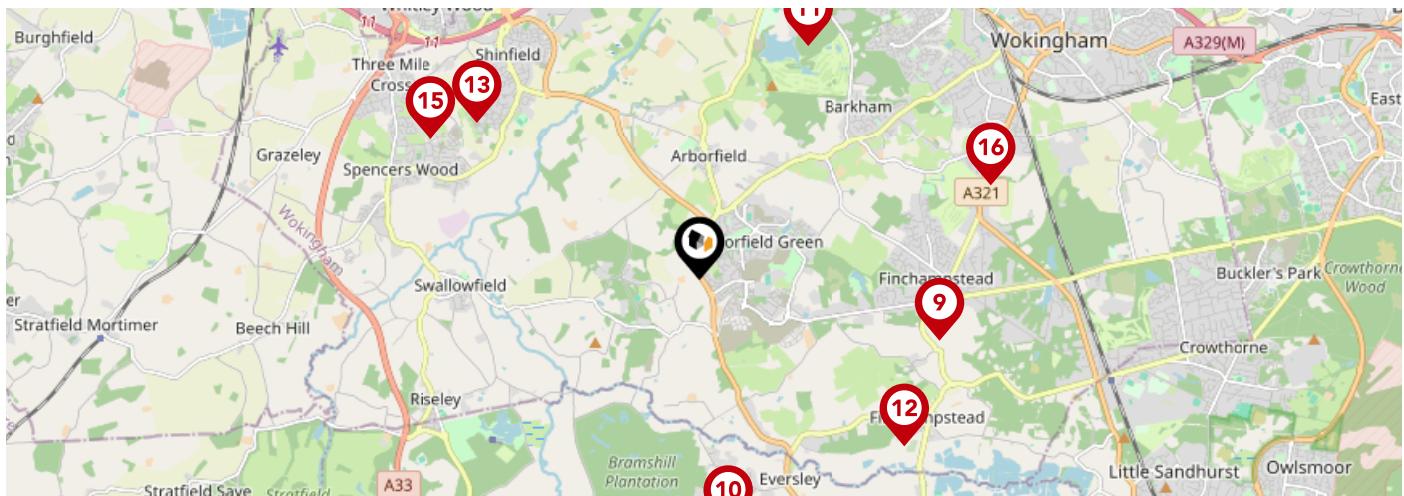


## Shinfield Infant and Nursery School

Ofsted Rating: Good | Pupils: 307 | Distance: 2.22



# Area Schools



Nursery Primary Secondary College Private



## Nine Mile Ride Primary School

Ofsted Rating: Good | Pupils: 372 | Distance: 2.3



## St Neot's School

Ofsted Rating: Not Rated | Pupils: 317 | Distance: 2.31



## Reddam House Berkshire

Ofsted Rating: Not Rated | Pupils: 790 | Distance: 2.38



## Finchampstead CofE VA Primary School

Ofsted Rating: Good | Pupils: 101 | Distance: 2.45



## Alder Grove Church of England Primary School

Ofsted Rating: Good | Pupils: 290 | Distance: 2.52



## Bearwood Primary School

Ofsted Rating: Good | Pupils: 292 | Distance: 2.81



## Oakbank

Ofsted Rating: Requires improvement | Pupils: 522 | Distance: 2.81

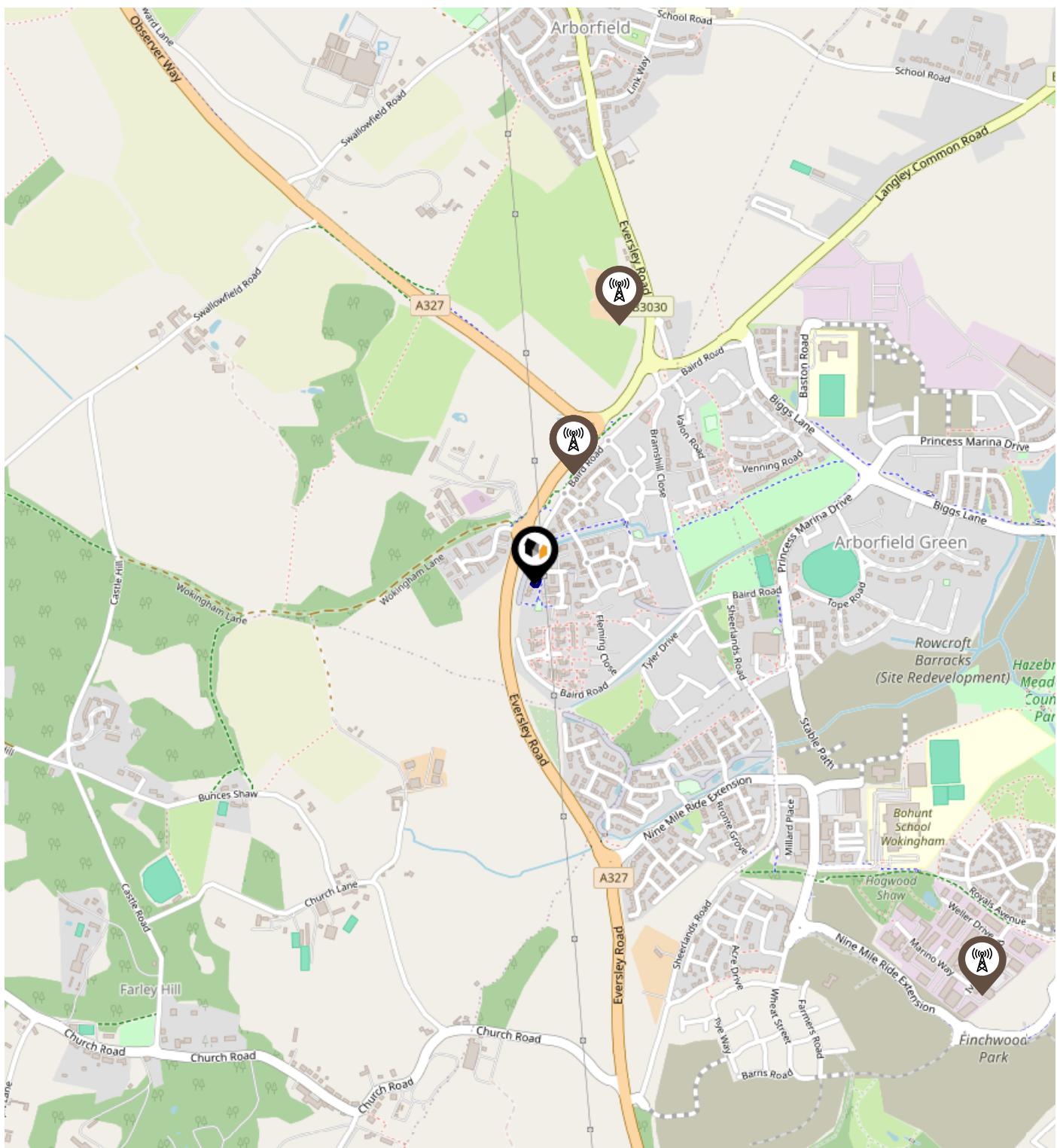


## Evendons Primary School

Ofsted Rating: Outstanding | Pupils: 401 | Distance: 2.84



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

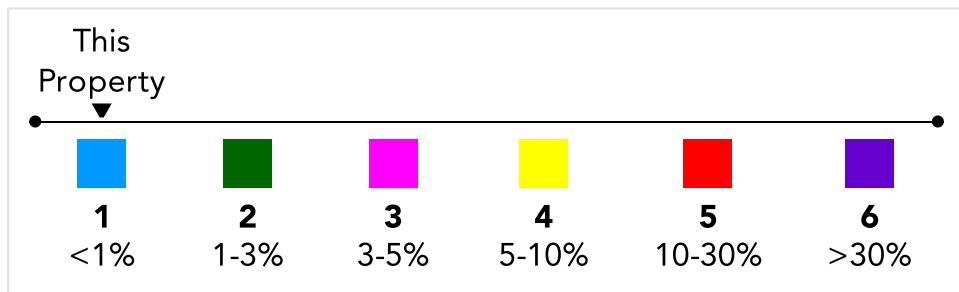
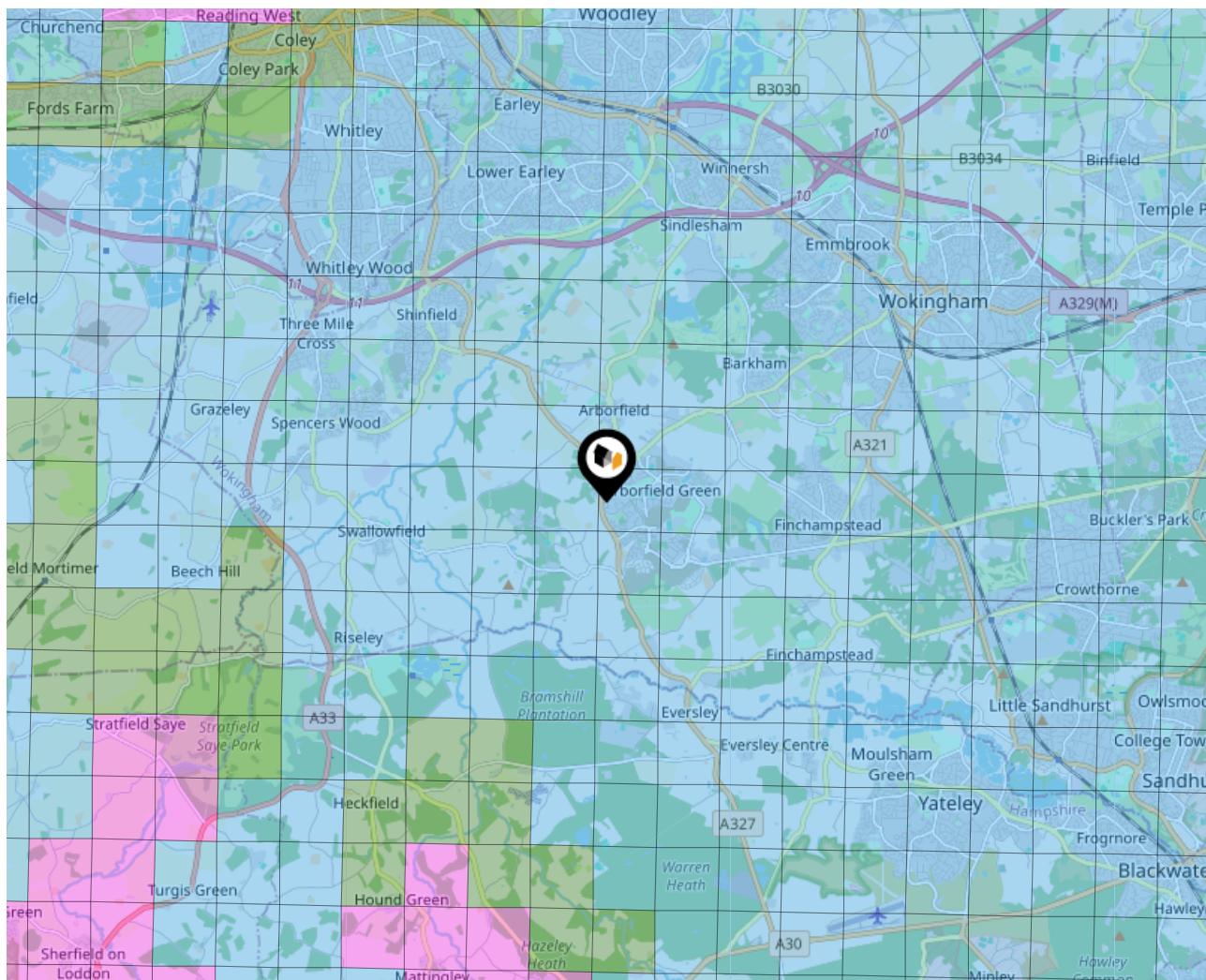
# Environment

## Radon Gas

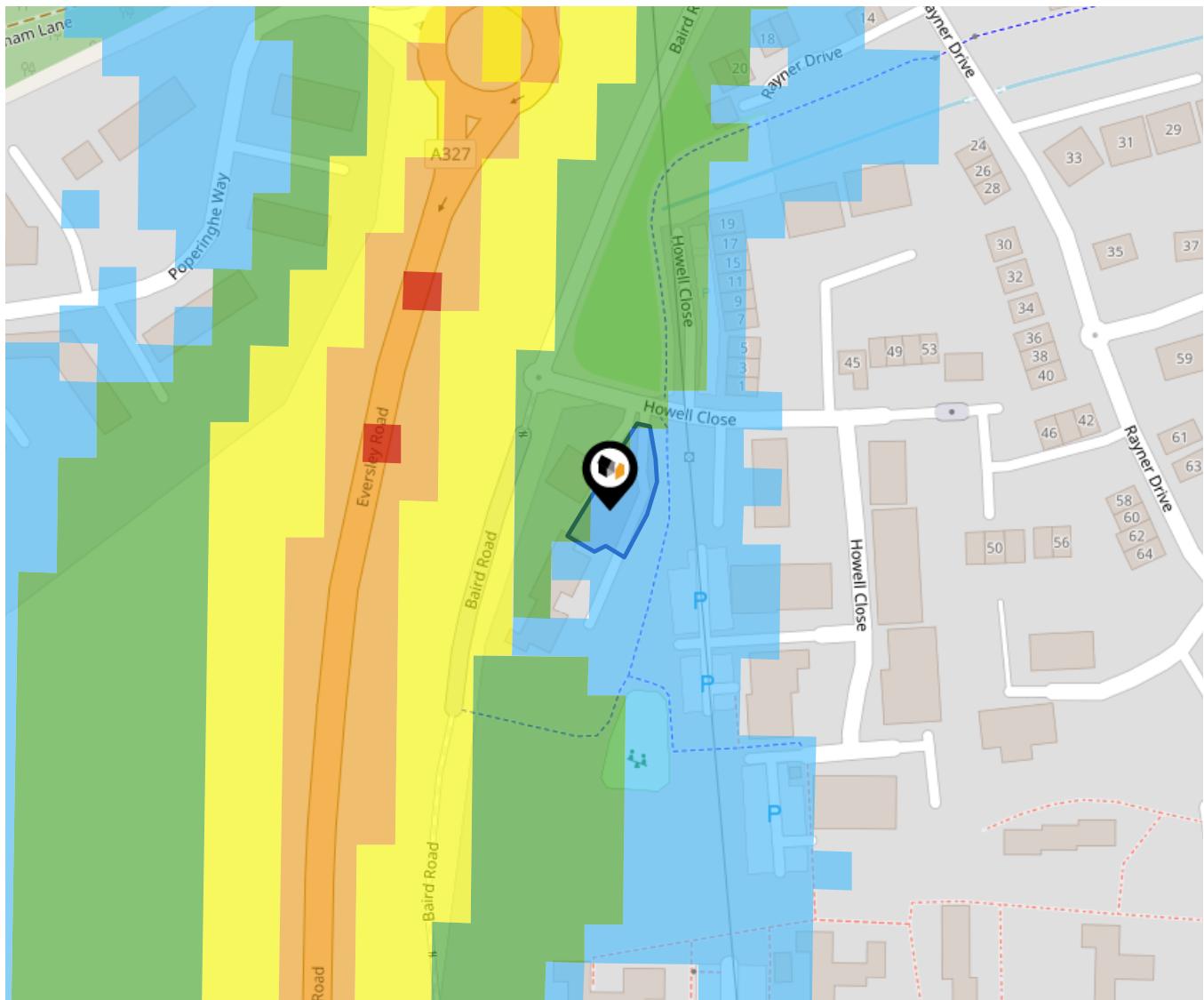


### What is Radon?

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:



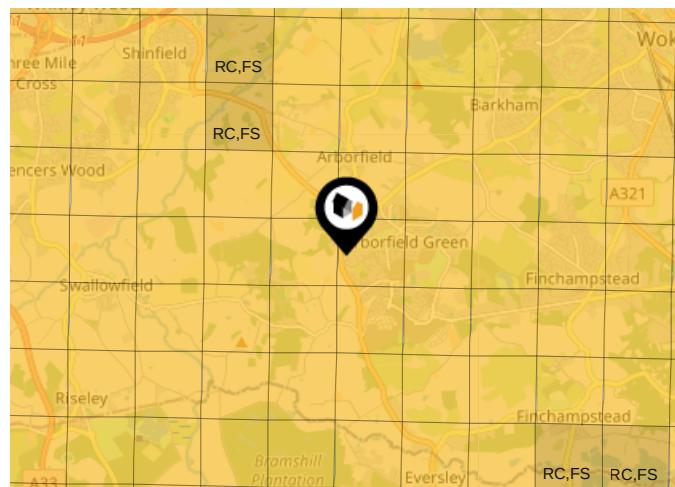
75.0+ dB  
70.0-74.9 dB  
65.0-69.9 dB  
60.0-64.9 dB  
55.0-59.9 dB

# Environment Soils & Clay



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

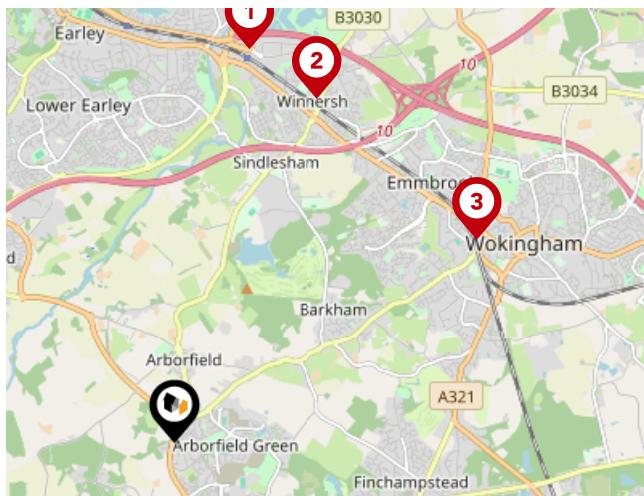
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SILT  
**Parent Material Grain:** ARGILLACEOUS      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO LIGHT(SILTY)  
TO HEAVY



## Primary Classifications (Most Common Clay Types)

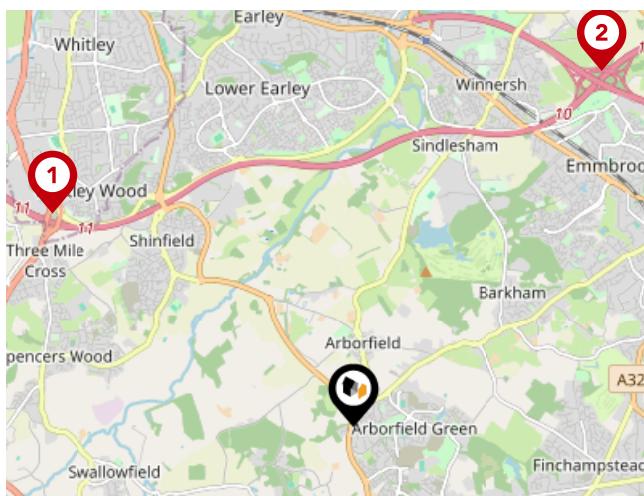
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Winnersh Triangle Rail Station	3.71 miles
2	Winnersh Rail Station	3.45 miles
3	Wokingham Rail Station	3.38 miles



## Trunk Roads/Motorways

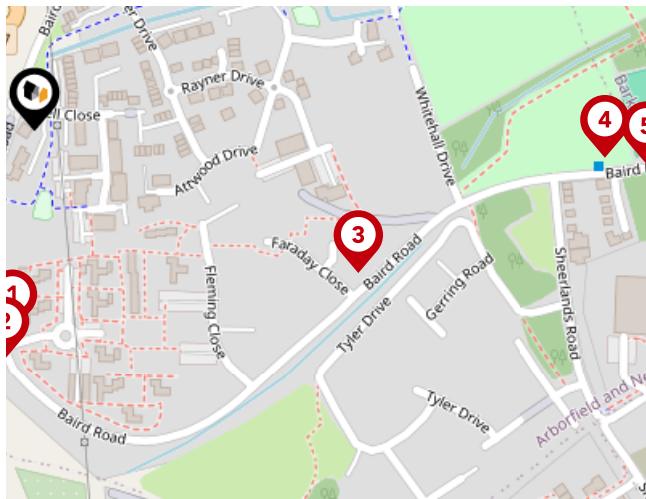
Pin	Name	Distance
1	M4 J11	3.41 miles
2	M4 J10	4.01 miles
3	M3 J5	8.14 miles
4	M3 J4A	7.37 miles
5	M3 J4	7.99 miles



## Airports/Helpads

Pin	Name	Distance
1	Heathrow Airport	20.57 miles
2	Heathrow Airport Terminal 4	20.51 miles
3	Kidlington	35.59 miles
4	Gatwick Airport	35.83 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Kelvin Close	0.12 miles
2	Kelvin Close	0.13 miles
3	Faraday Close	0.2 miles
4	Sheerlands Road	0.33 miles
5	Sheerlands Road	0.35 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 Testimonials



## Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.

When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.

The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

## Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avocado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

## Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



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# Agent **Disclaimer**



## Important - Please Read

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## Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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