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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026



SONNING PLACE, BINFIELD, BRACKNELL, RG42

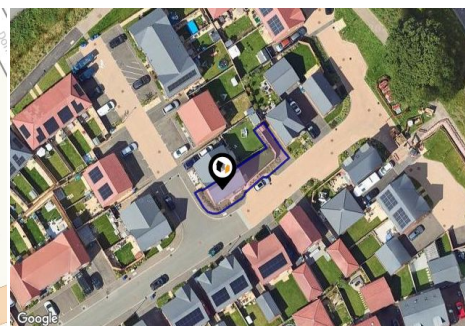
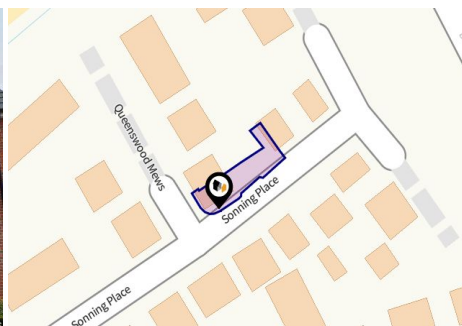
Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.04 acres
Year Built :	2019
Council Tax :	Band D
Annual Estimate:	£2,265
Title Number:	BK520078

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)

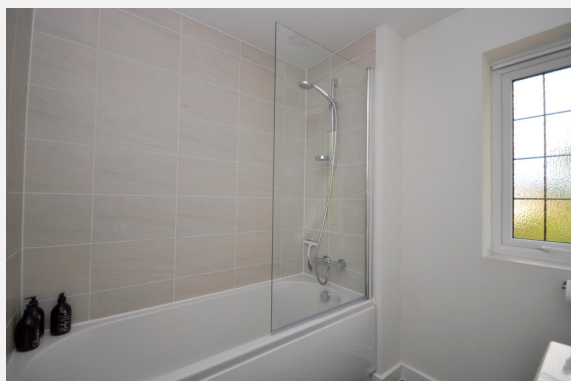
5 mb/s	37 mb/s	1800 mb/s
		

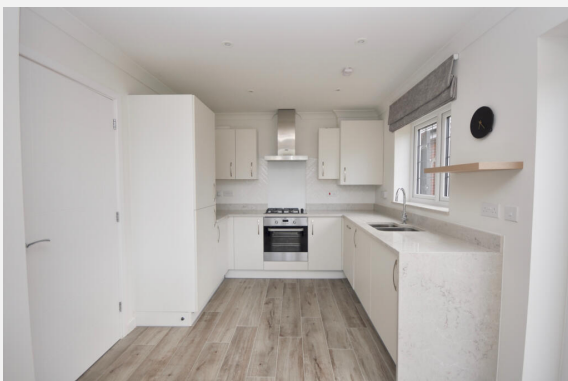
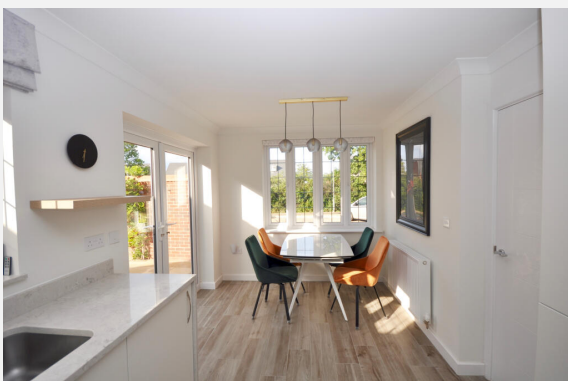
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

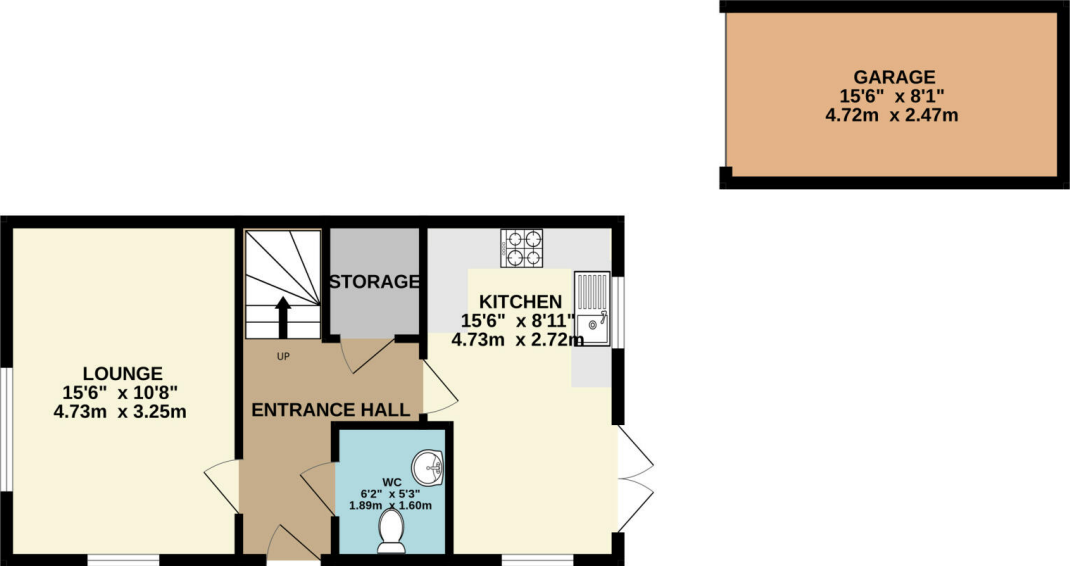




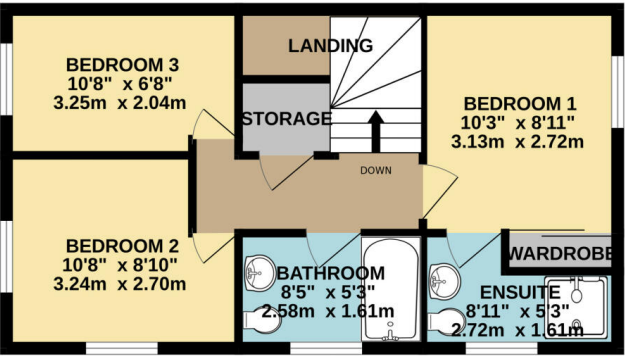


SONNING PLACE, BINFIELD, BRACKNELL, RG42

GROUND FLOOR



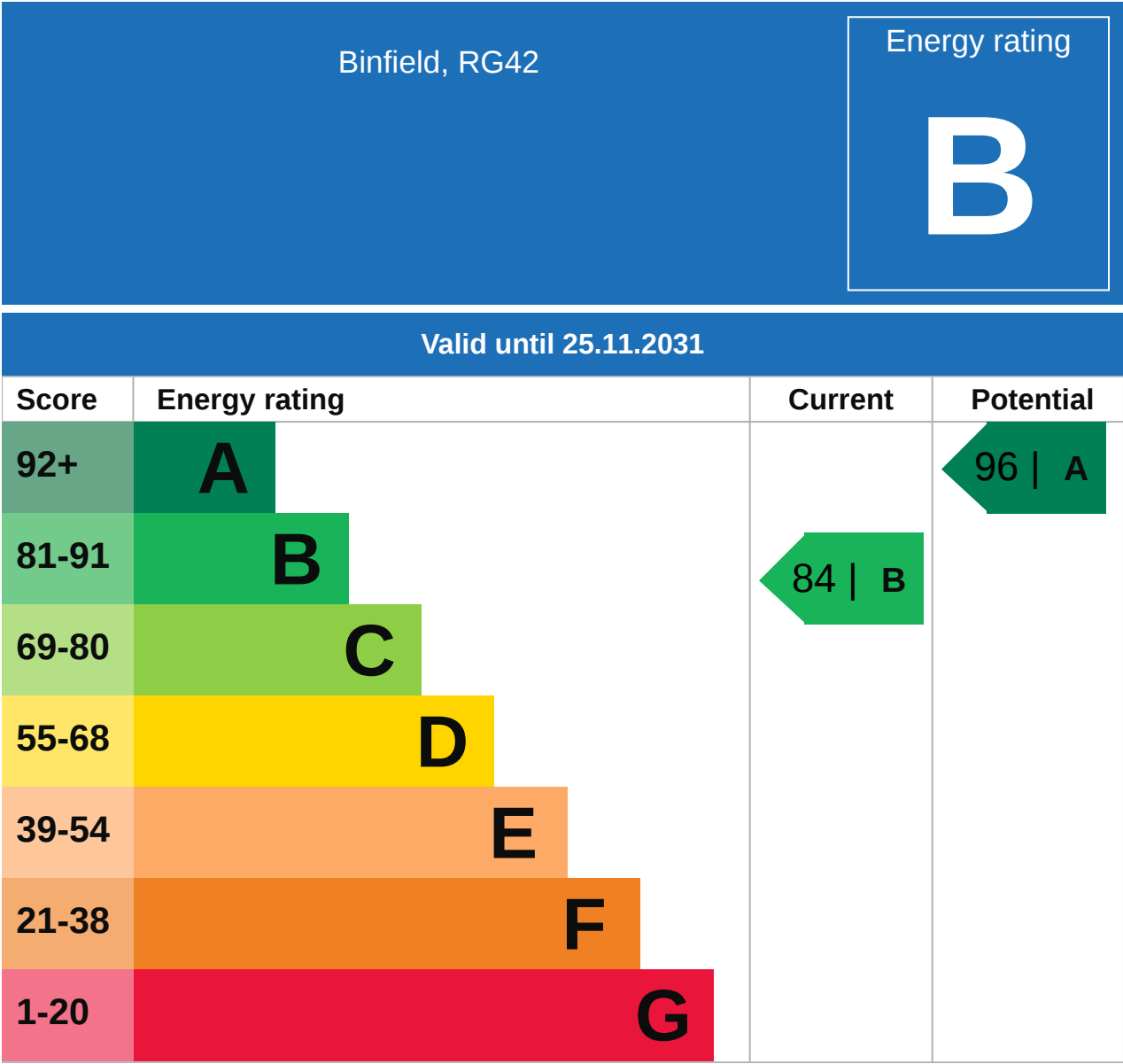
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Property

EPC - Certificate



Additional EPC Data

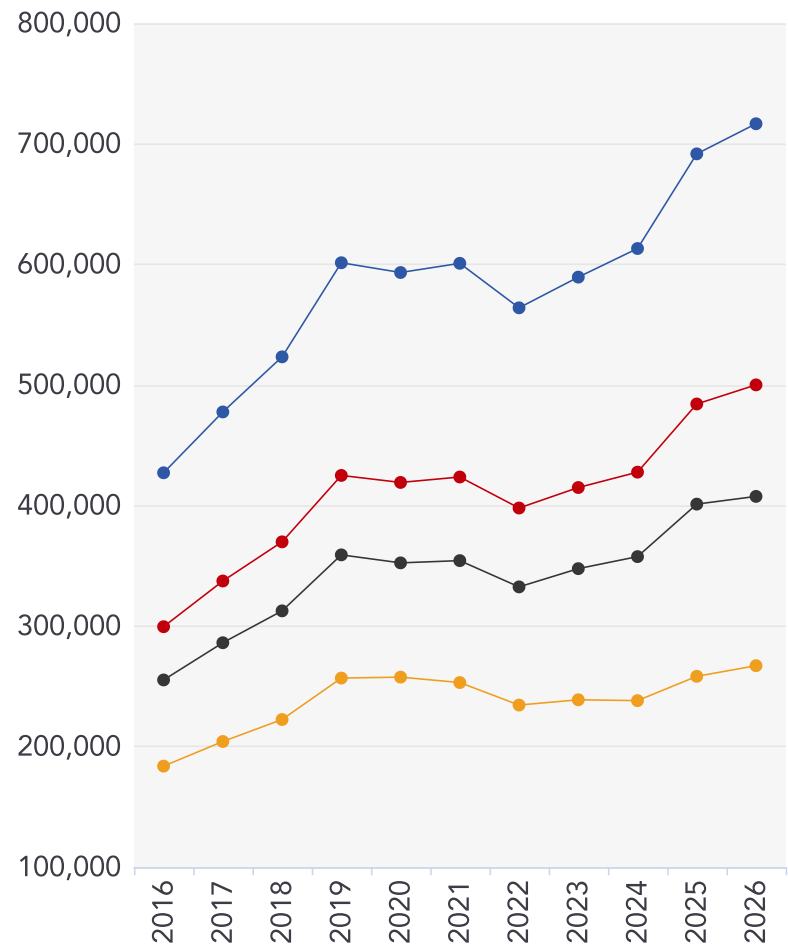
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.25 W/m-Â°K
Total Floor Area:	79 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%

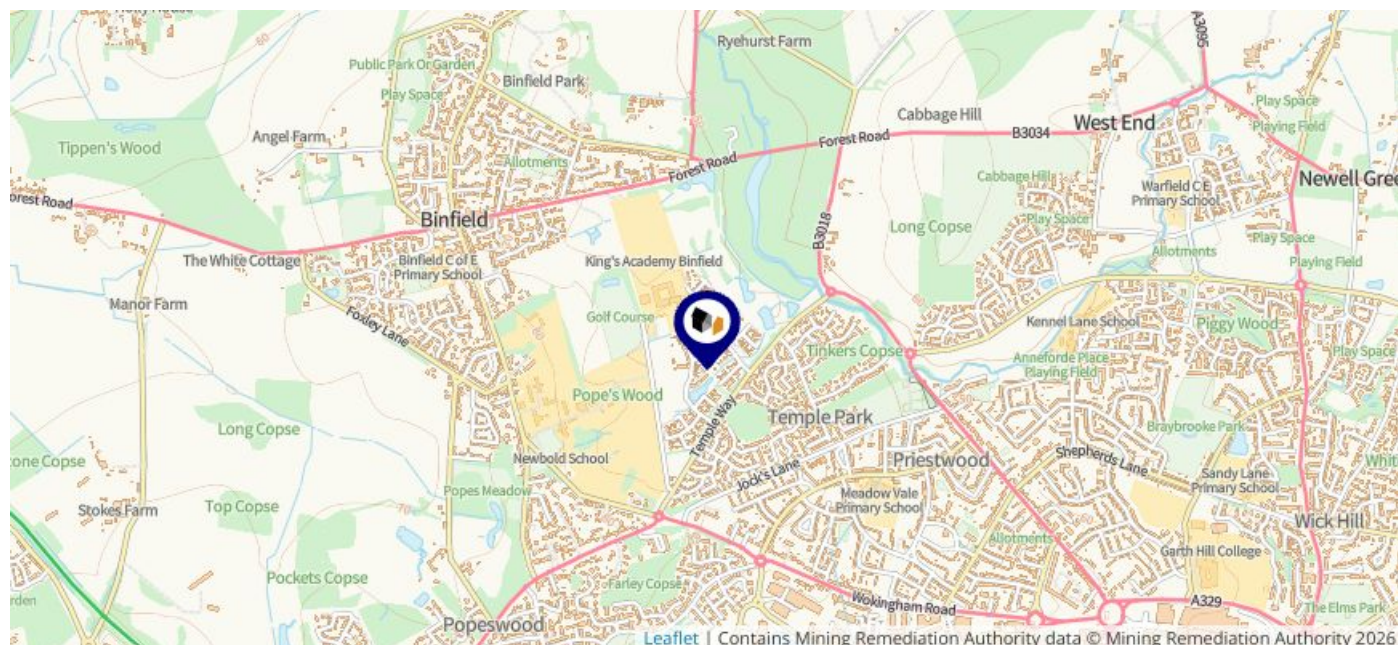
Terraced

+59.63%

Flat

+45.31%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

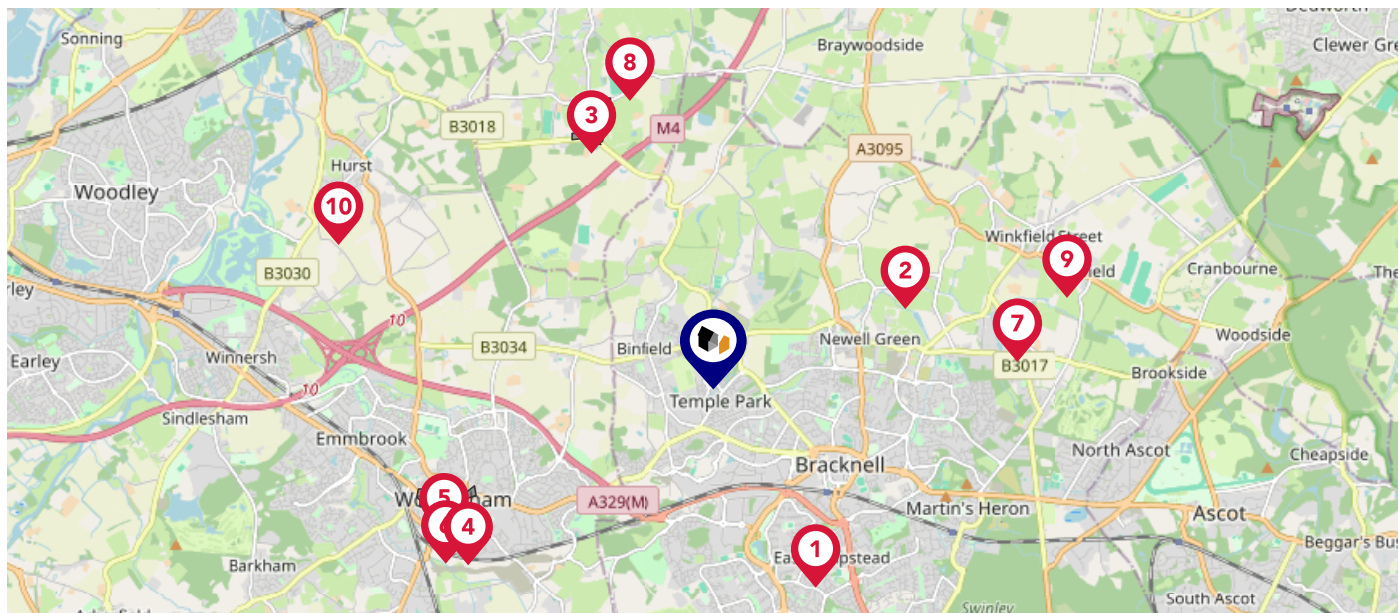
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



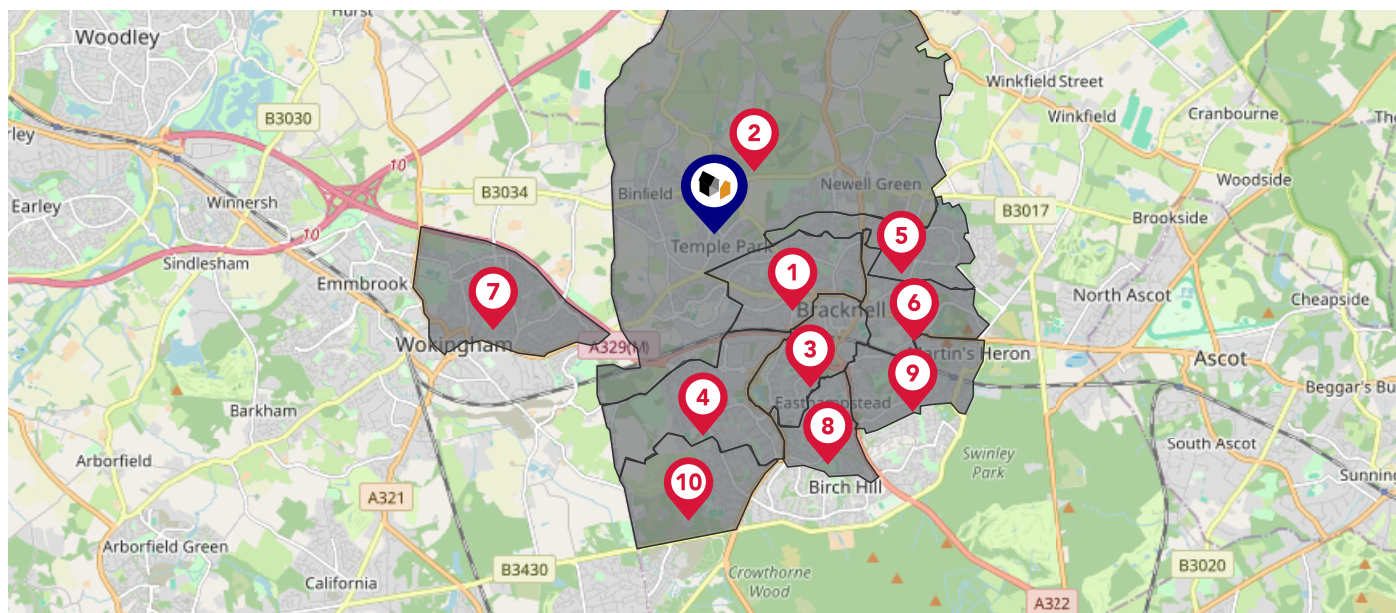
Nearby Conservation Areas

-  Easthampstead
-  Warfield
-  Shurlock Row
-  Murdoch Road
-  Wokingham Town Centre
-  Langborough Road
-  Winkfield Row
-  Beenham's Heath
-  Winkfield Village
-  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

Priestwood and Garth Ward

2

Binfield with Warfield Ward

3

Wildridings and Central Ward

4

Great Hollands North Ward

5

Warfield Harvest Ride Ward

6

Bullbrook Ward

7

Norreys Ward

8

Old Bracknell Ward

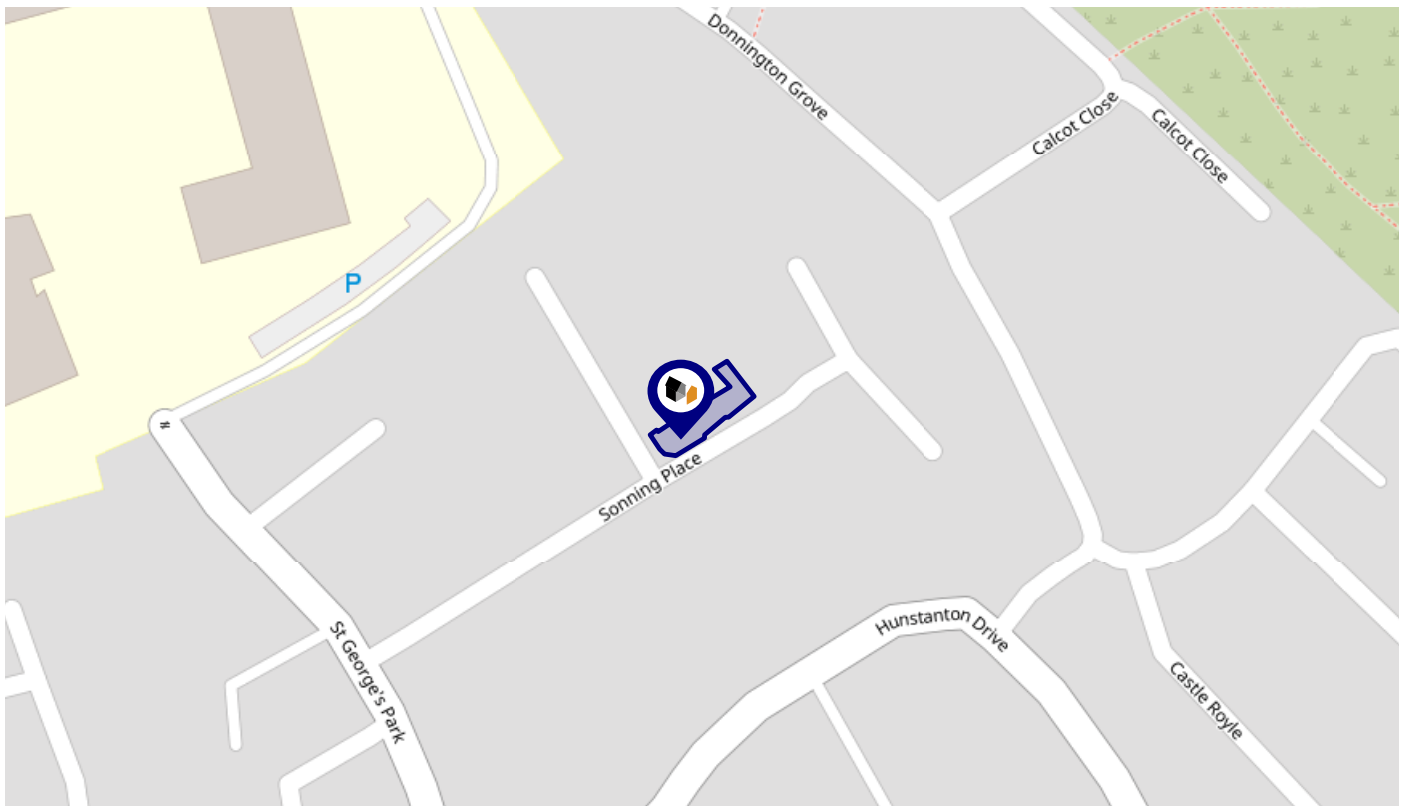
9

Harmans Water Ward

10

Great Hollands South 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:

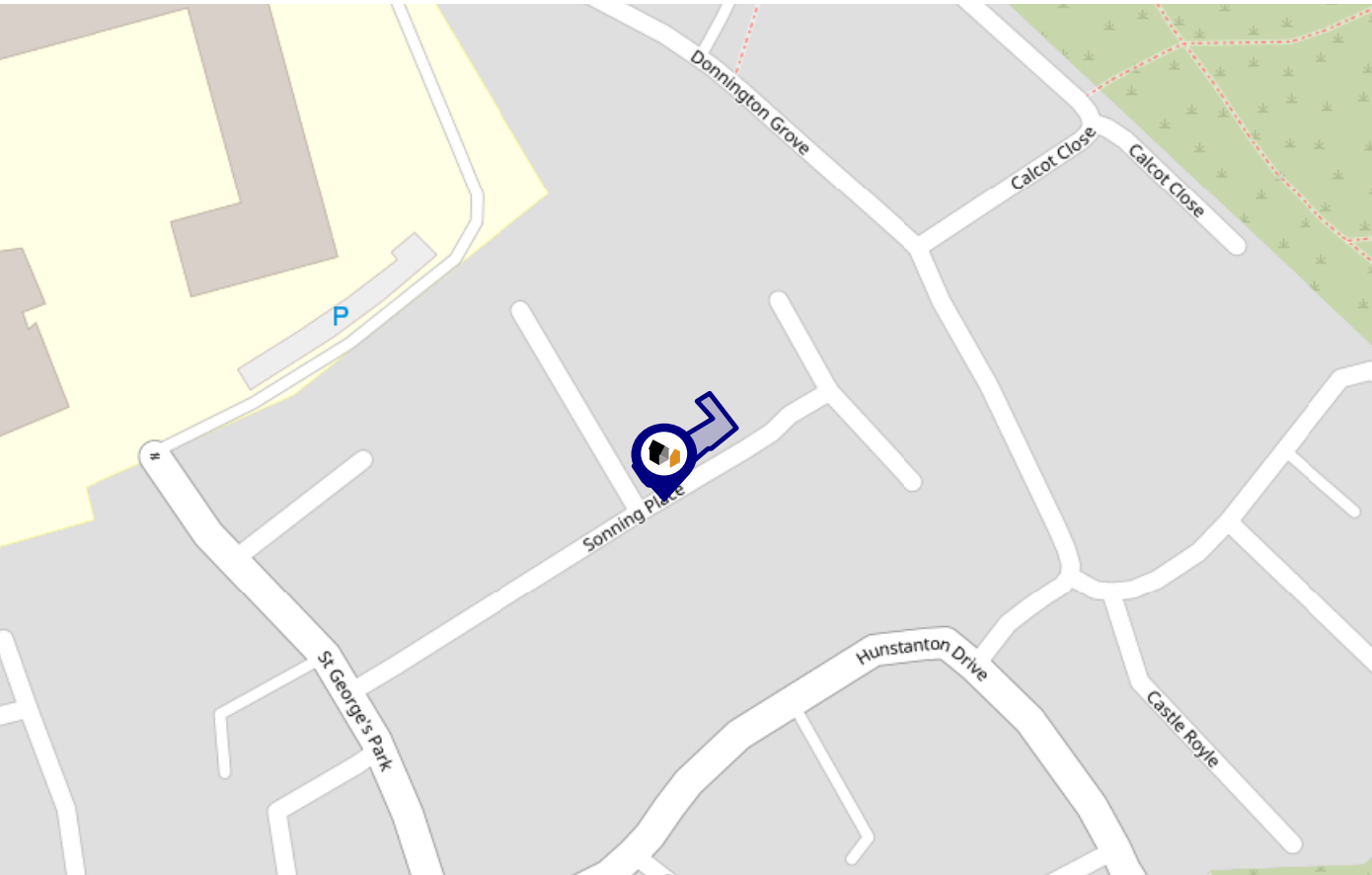
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

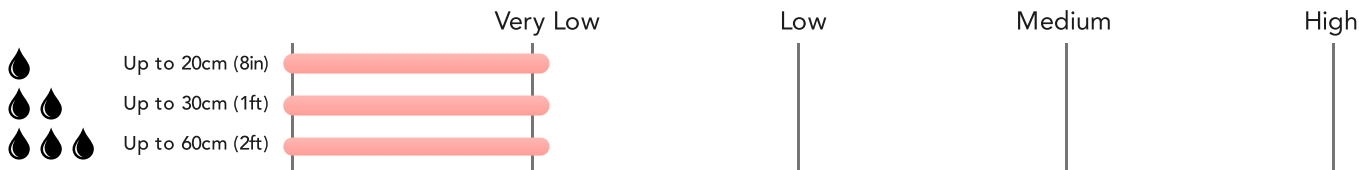


Risk Rating: Very low

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:

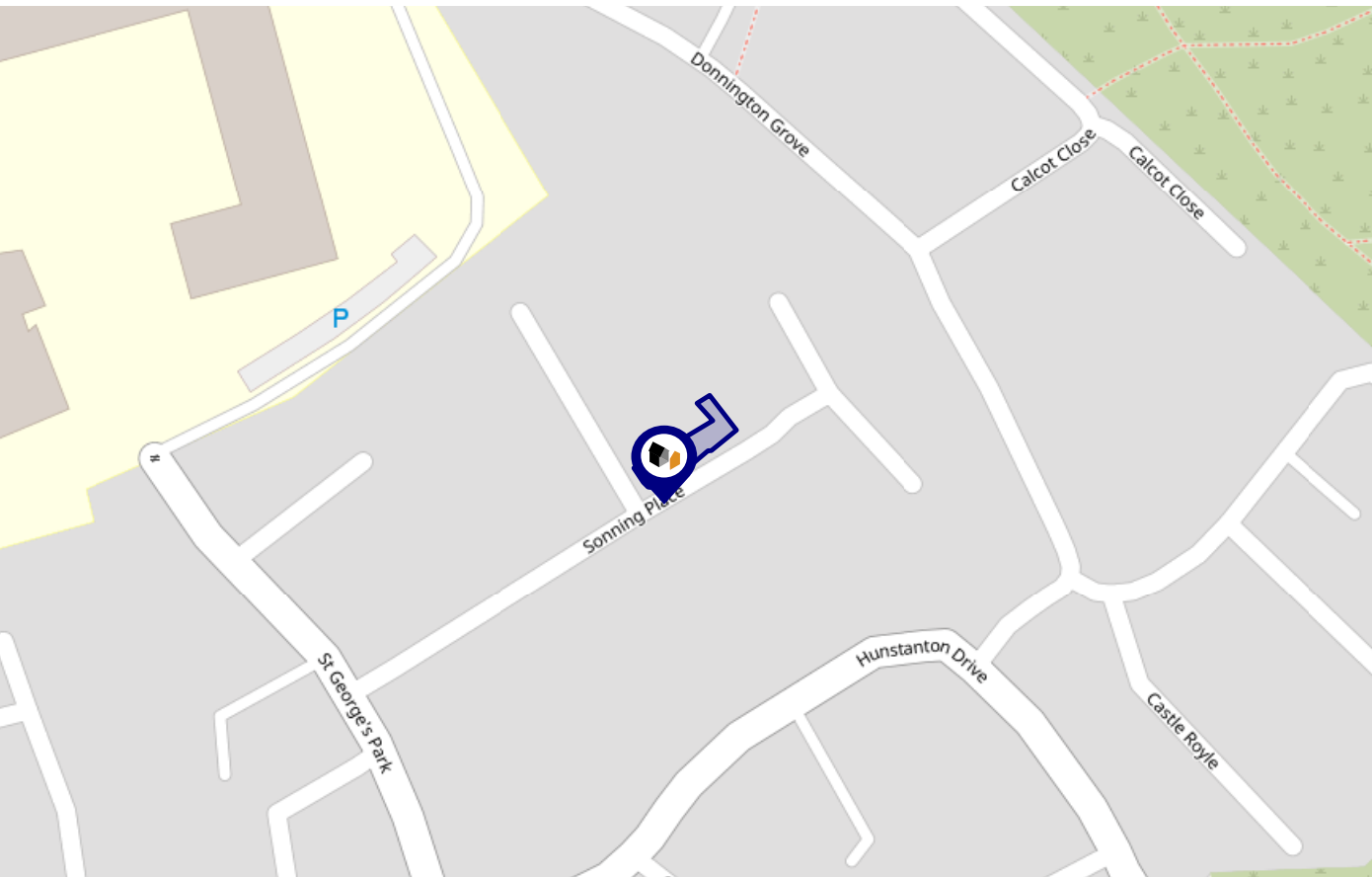


Flood Risk

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.

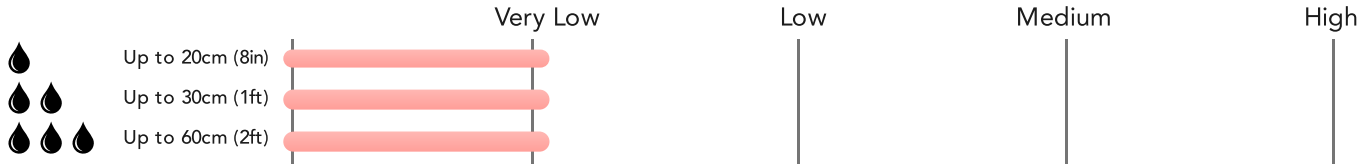


Risk Rating: **Very low**

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.

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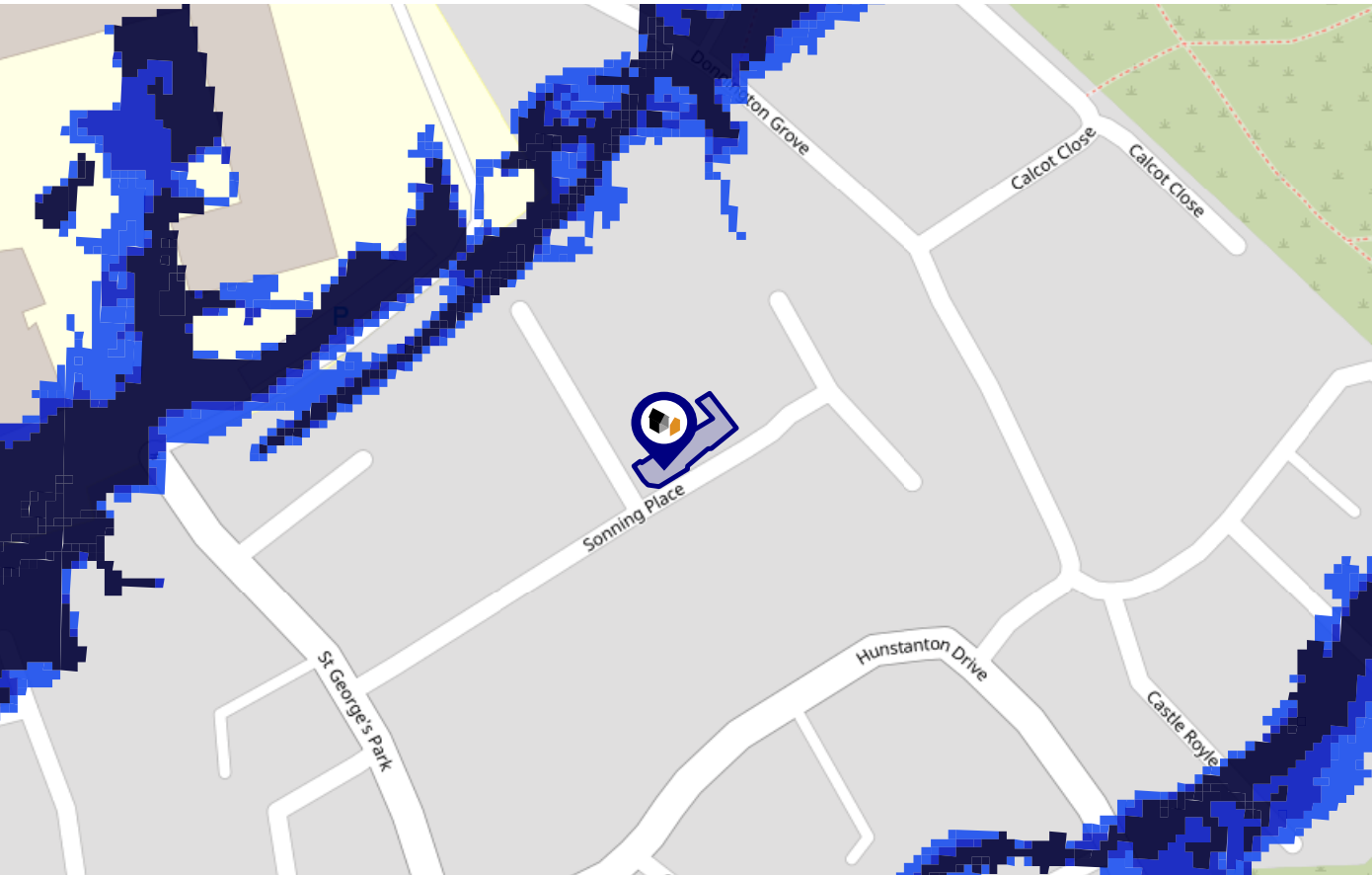


Flood Risk

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.

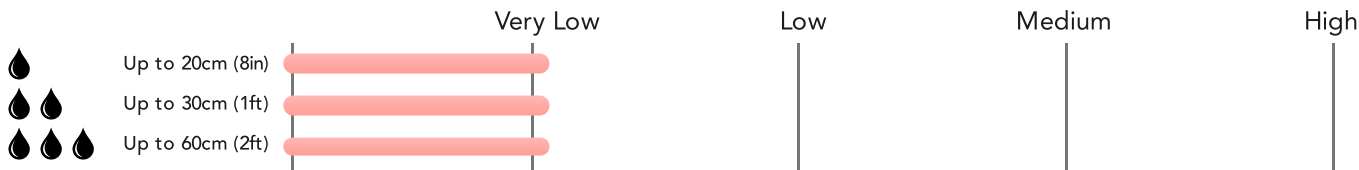


Risk Rating: **Very low**

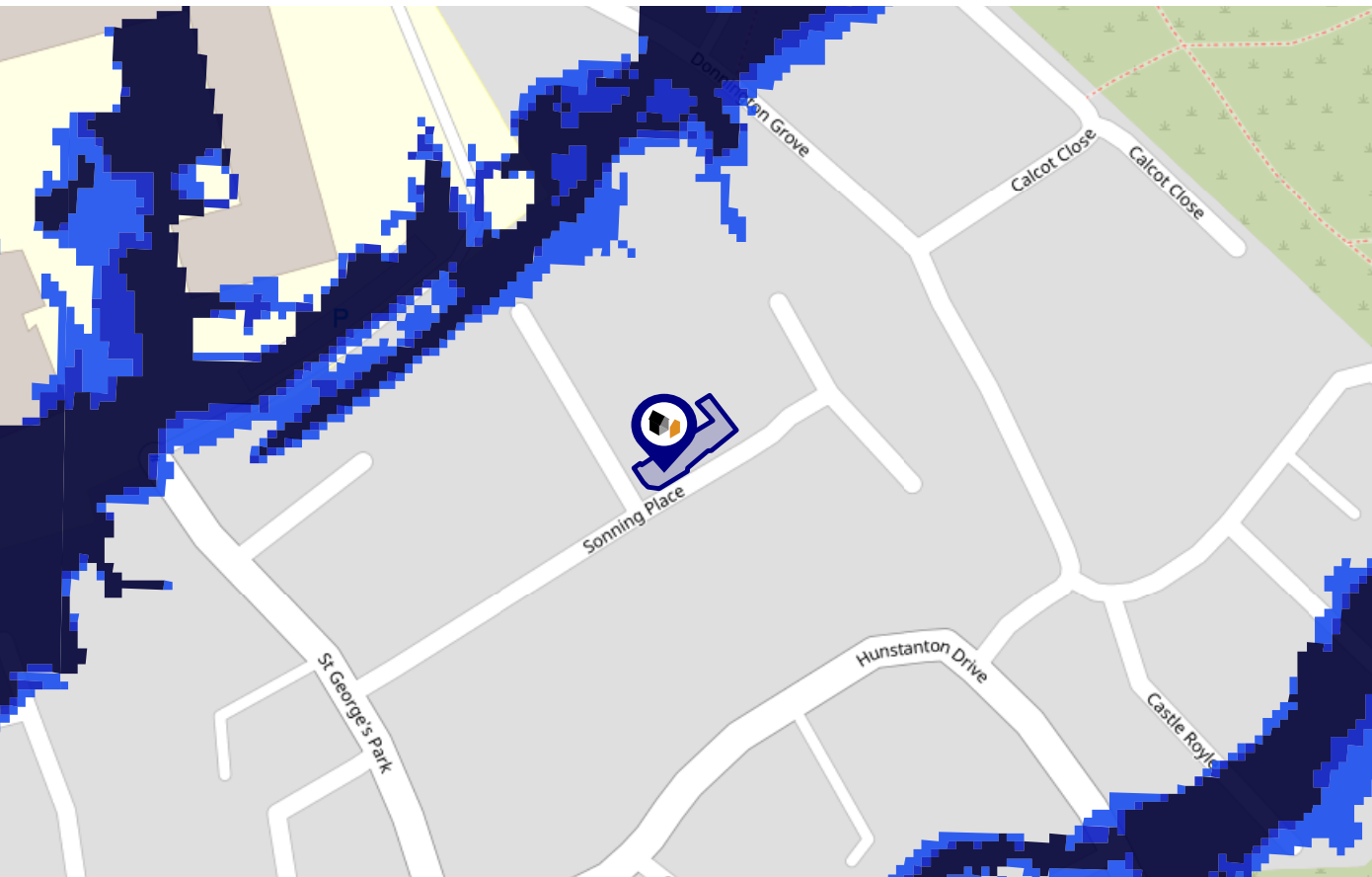
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

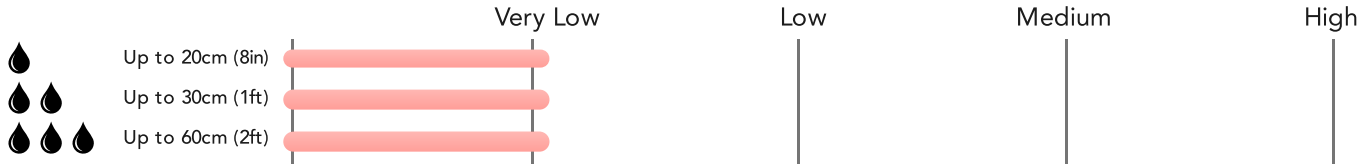


Risk Rating: Very low

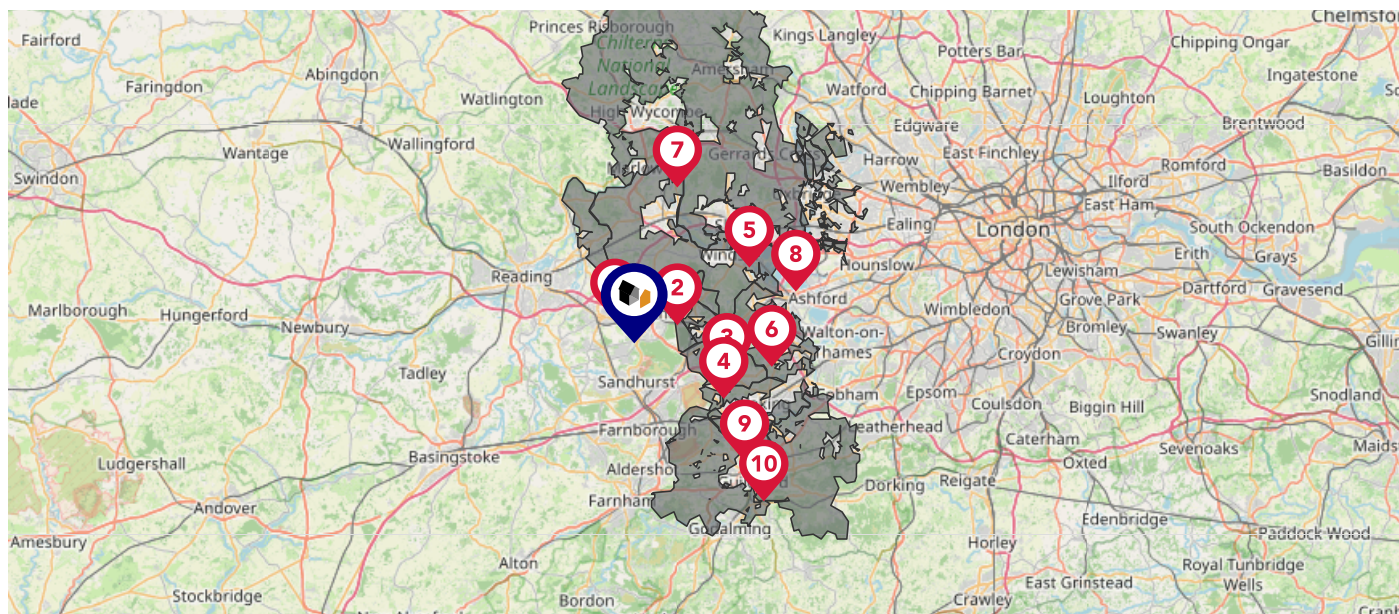
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Chance of flooding to the following depths at this property:



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



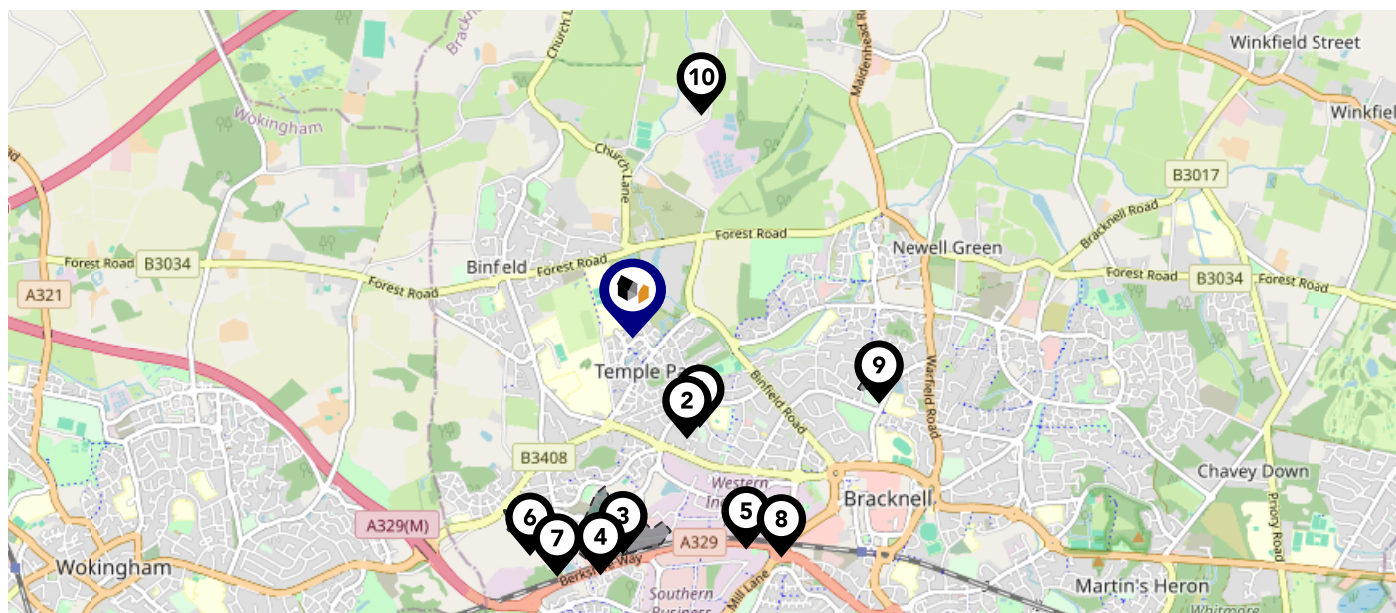
Nearby Green Belt Land

-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Slough
-  London Green Belt - Runnymede
-  London Green Belt - Buckinghamshire
-  London Green Belt - Hillingdon
-  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.



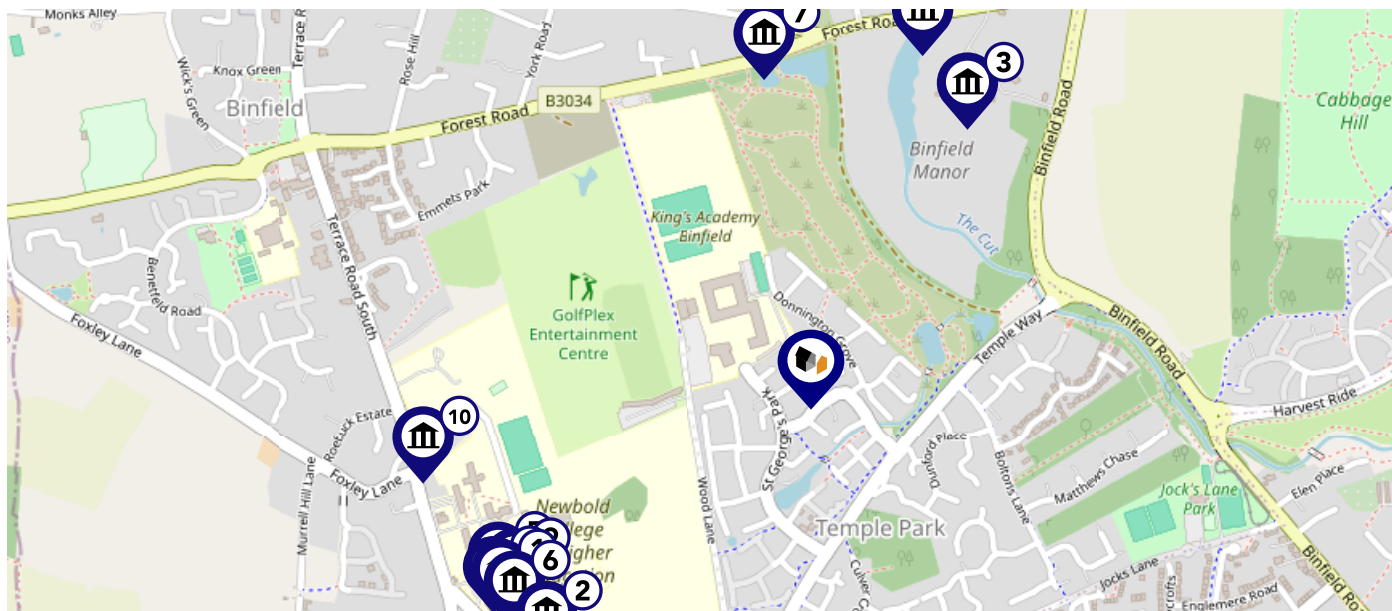
Nearby Landfill Sites

	Fernhill Road-Bracknell, Berkshire	Historic Landfill	
	Wilwood Road-Bracknell	Historic Landfill	
	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	
	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	
	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	
	Nike Land-Amen Corner	Historic Landfill	
	Rose Farm-Amen Corner	Historic Landfill	
	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	
	Folders Lane-Bracknell, Berkshire	Historic Landfill	
	Ryehurst Lane-Cokeley	Historic Landfill	

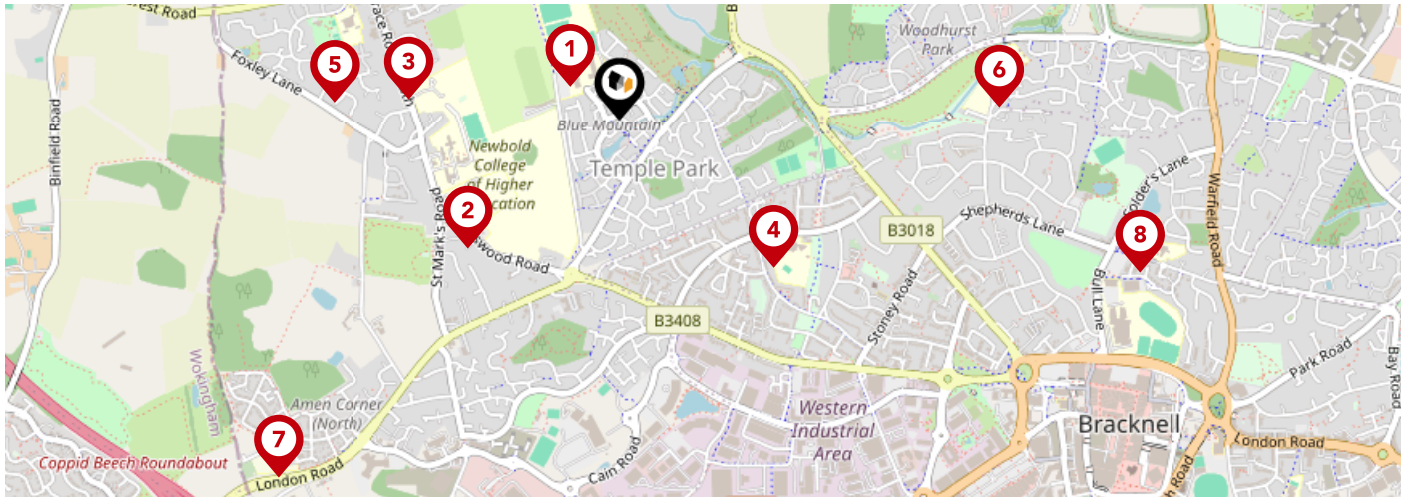
Maps

Listed Buildings

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

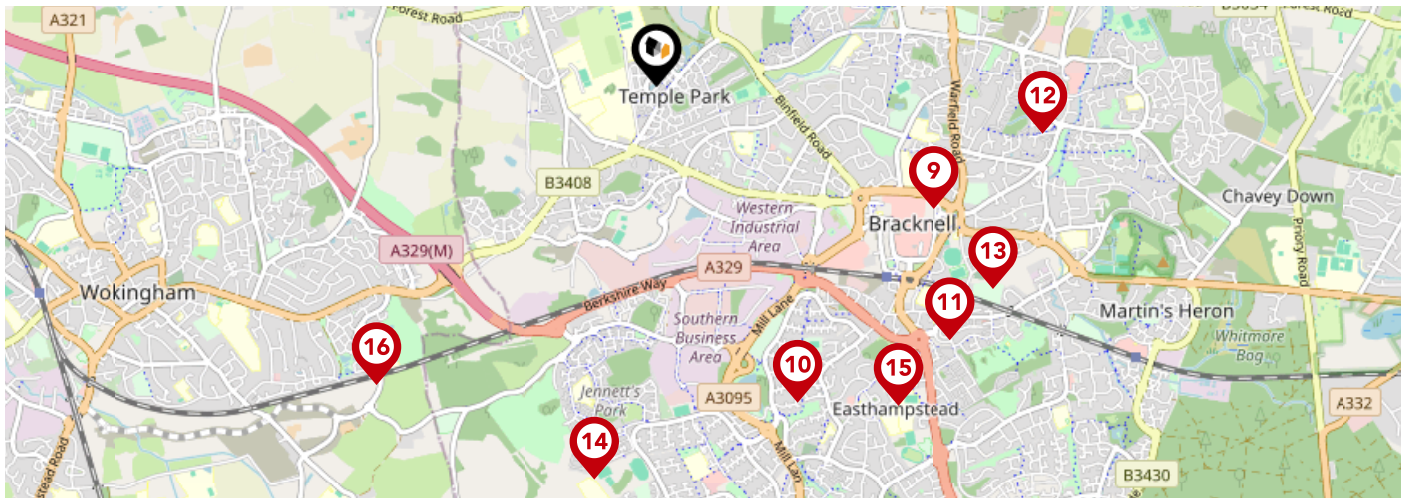


Listed Buildings in the local district		Grade	Distance
	1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades	Grade II	0.4 miles
	1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonnades And Gazebos	Grade II	0.4 miles
	1390269 - Stable Building To Binfield Manor	Grade II	0.4 miles
	1390307 - Piers, Steps And Walls On Sw Side Of Entrance Forecourt To Moor Close	Grade II	0.4 miles
	1390306 - Piers, Steps And Walls On Nw Side Of Entrance Forecourt To Moor Close	Grade II	0.4 miles
	1390309 - Upper Terrace And Water Parterre In Garden At Moor Close Including Steps And Walls	Grade II	0.4 miles
	1390275 - Stag And Hounds Public House	Grade II	0.4 miles
	1390274 - Pitts Bridge	Grade II	0.4 miles
	1390303 - Moor Close	Grade II	0.4 miles
	1390254 - Underwood Cottage	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.14	☐	☒	☒	☐	☐
2	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.46	☐	☒	☐	☐	☐
3	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.49	☐	☐	☒	☐	☐
4	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.49	☐	☒	☐	☐	☐
5	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.66	☐	☒	☐	☐	☐
6	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.88	☐	☐	☒	☐	☐
7	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:1.14	☐	☒	☐	☐	☐
8	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.25	☐	☒	☐	☐	☐

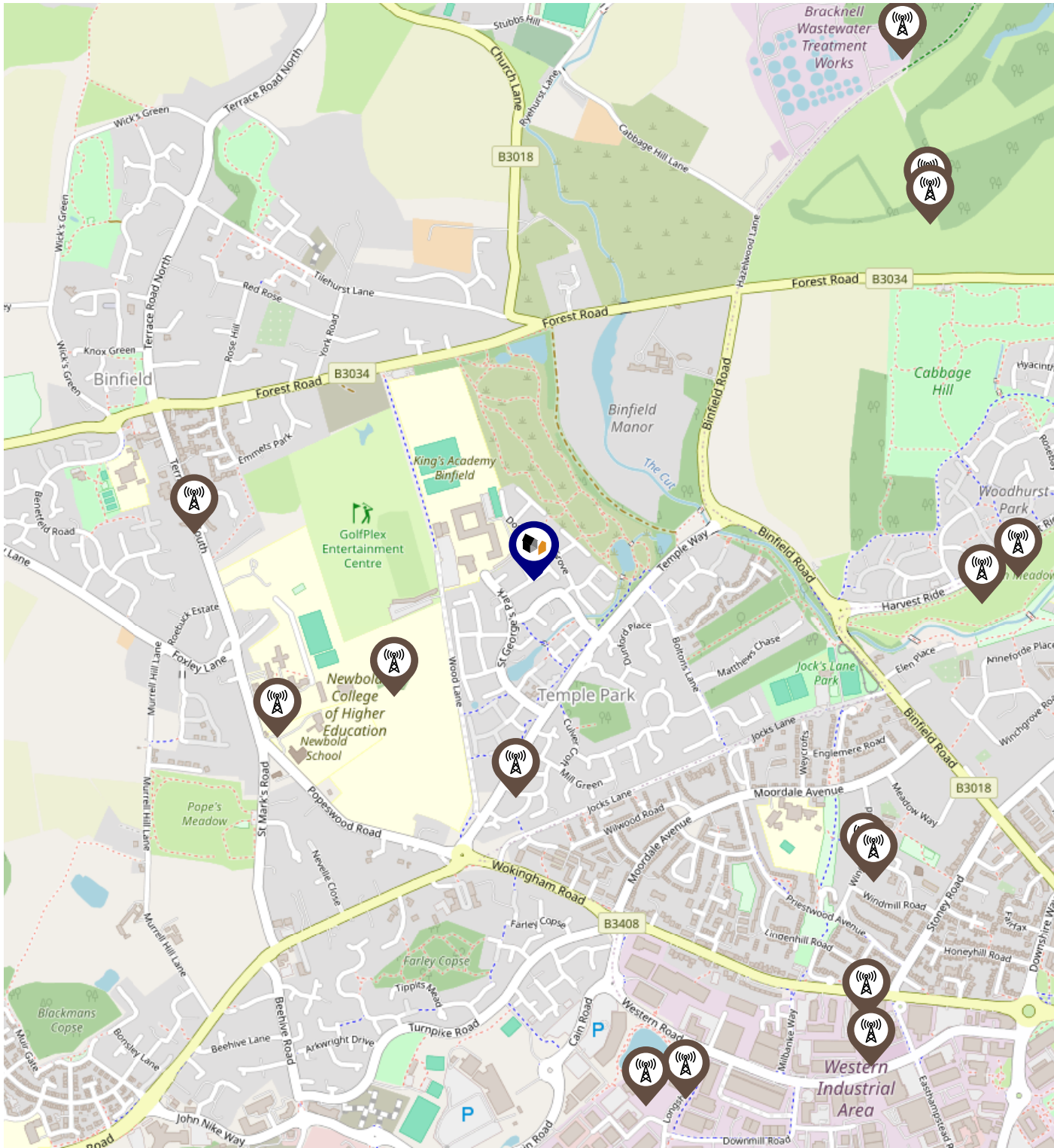
Area Schools



		Nursery	Primary	Secondary	College	Private
	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.4	☐	☐	☒	☐	☐
	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.6	☐	☒	☐	☐	☐
	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.79	☐	☐	☒	☐	☐
	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:1.79	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.81	☐	☒	☐	☐	☐
	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.84	☐	☒	☐	☐	☐
	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.84	☐	☐	☒	☐	☐
	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.89	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

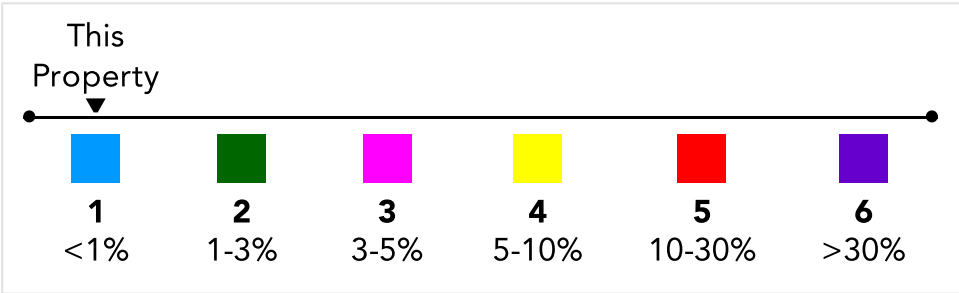
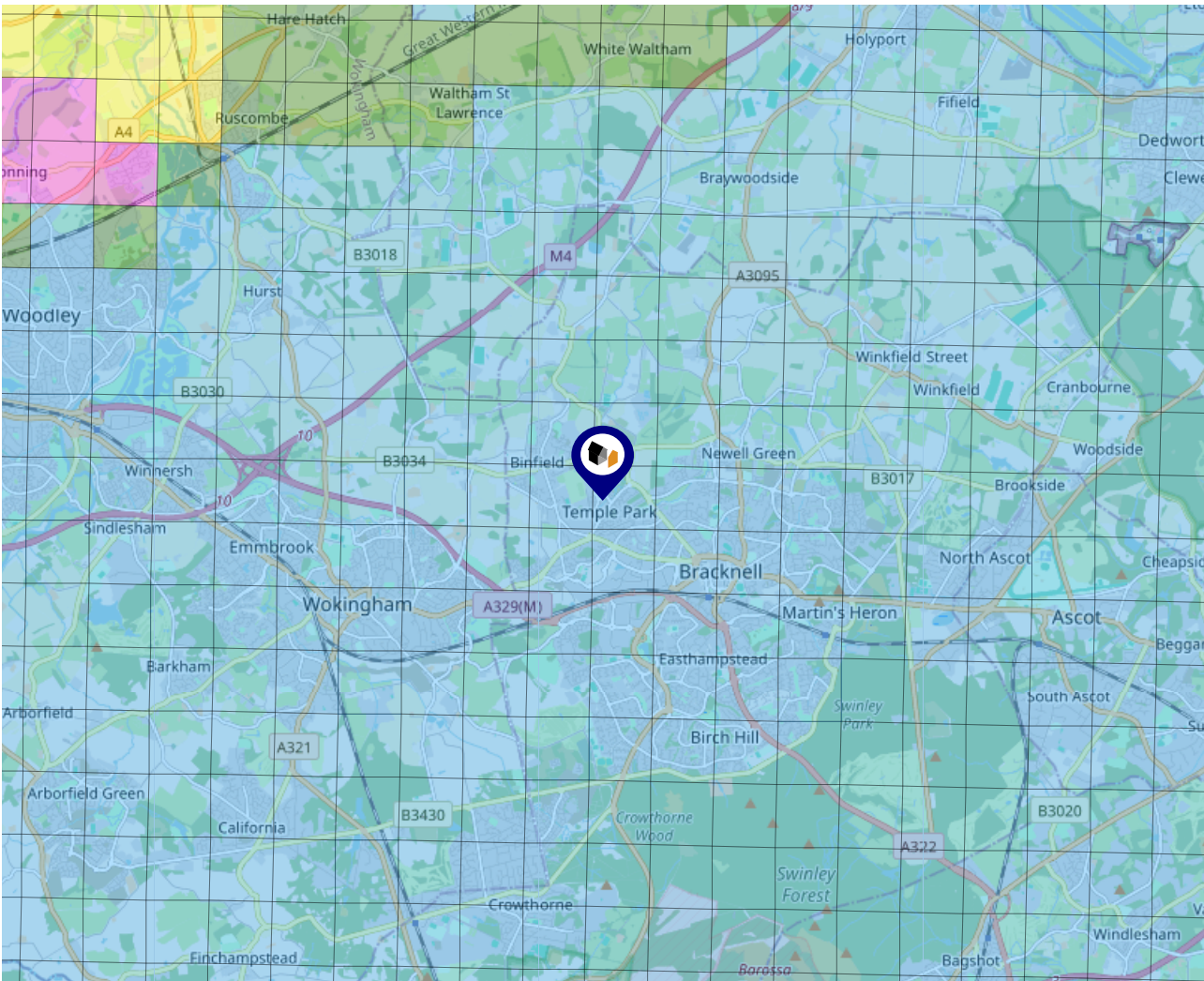


Key:

-  Power Pylons
-  Communication Masts

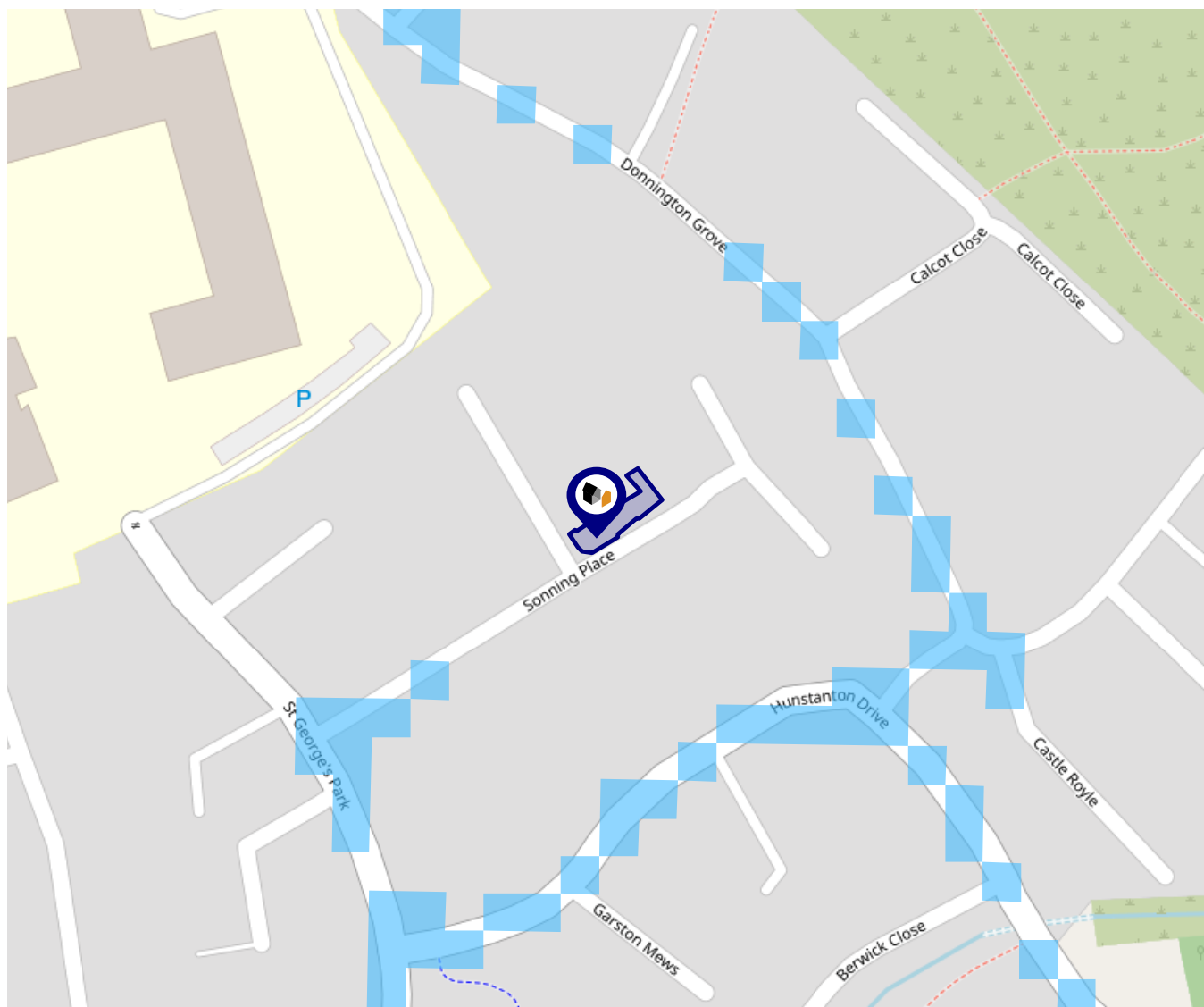
What is Radon?

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

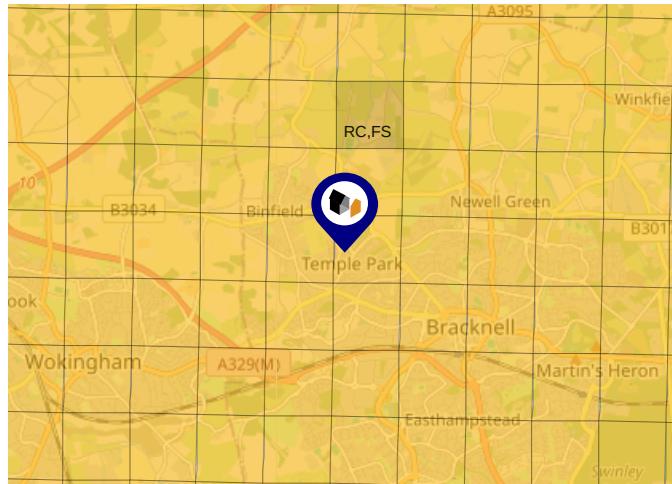
Road Noise



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

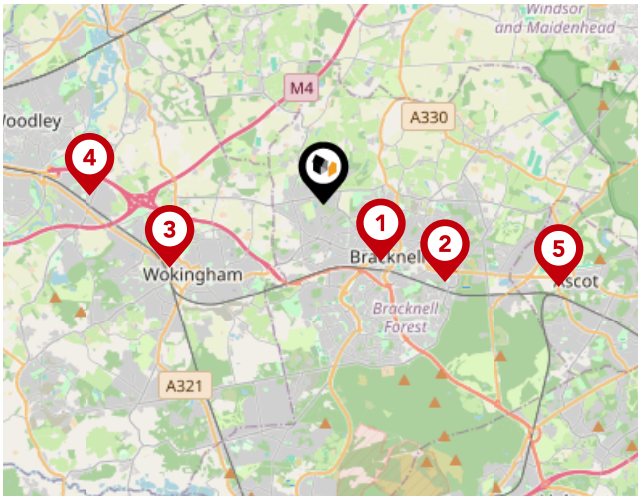
Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

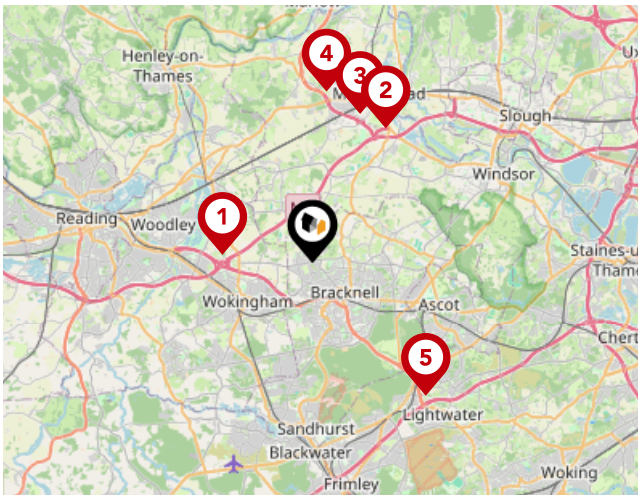
Area

Transport (National)



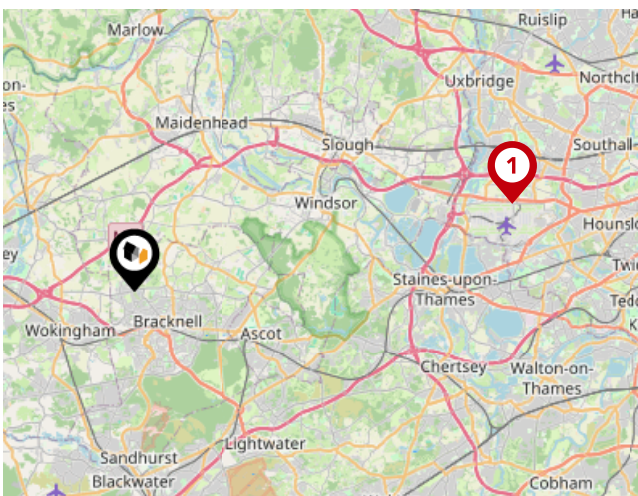
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.47 miles
2	Martins Heron Rail Station	2.65 miles
3	Wokingham Rail Station	3.05 miles
4	Winnersh Rail Station	4.31 miles
5	Ascot Rail Station	4.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.35 miles
2	M4 J8	5.63 miles
3	A404(M) J9A	5.77 miles
4	A404(M) J9	6.31 miles
5	M3 J3	6.47 miles

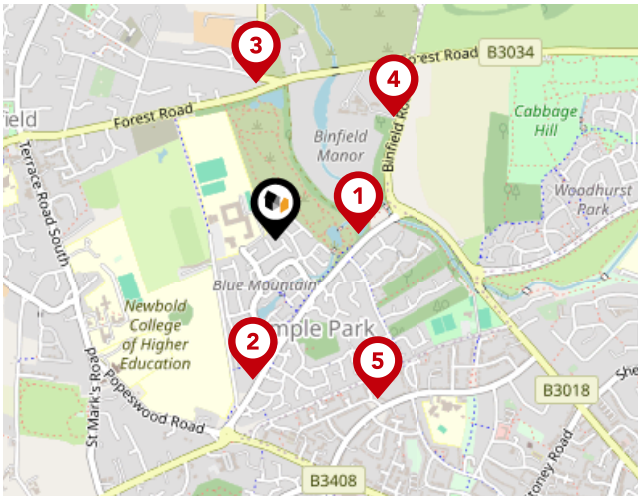


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	14.31 miles

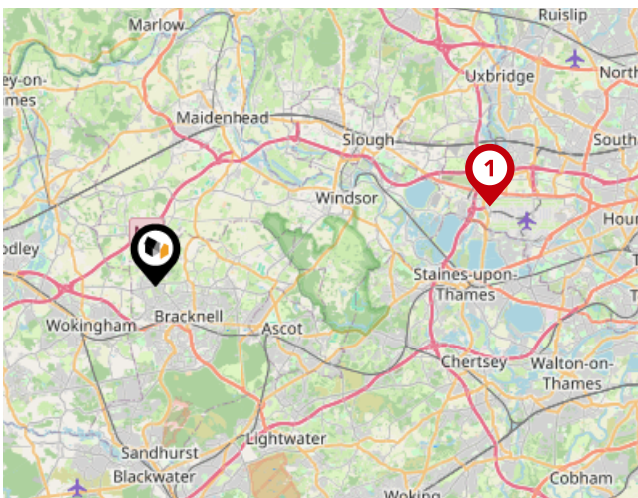
Area

Transport (Local)



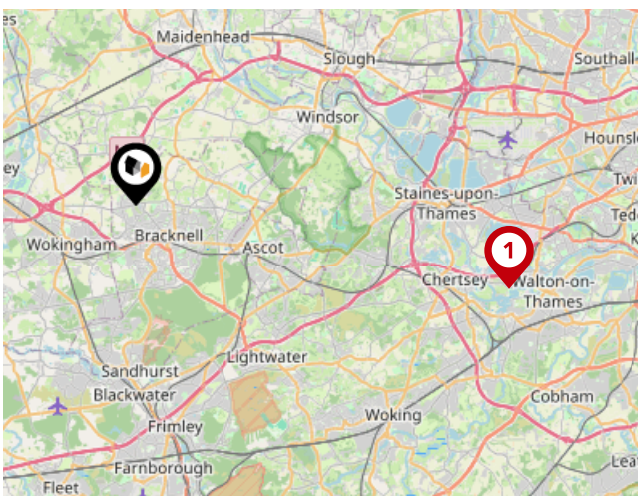
Bus Stops/Stations

Pin	Name	Distance
1	Boltons Lane	0.19 miles
2	Lammas Mead	0.32 miles
3	Stag & Hounds	0.36 miles
4	The Grange	0.39 miles
5	Wilwood Road	0.43 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	12.66 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.12 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



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



/avocadoproperty



/avocado_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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