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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 20th February 2026



TERRACE ROAD SOUTH, BINFIELD, BRACKNELL, RG42

Avocado Property

07519 024 359

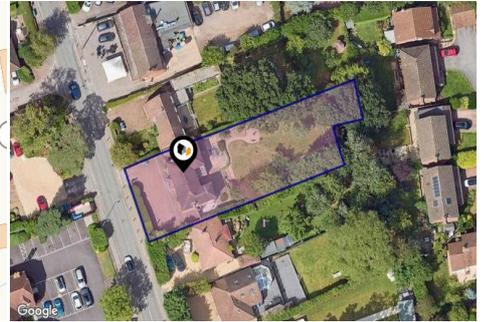
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Property Overview



Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 5 | | |
| Floor Area: | 2,077 ft ² / 193 m ² | | |
| Plot Area: | 0.27 acres | | |
| Council Tax : | Band G | | |
| Annual Estimate: | £3,592 | | |
| Title Number: | BK224617 | | |

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 | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Terrace Road South, BRACKNELL, RG42

Energy rating

C

Valid until 18.02.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



Additional EPC Data

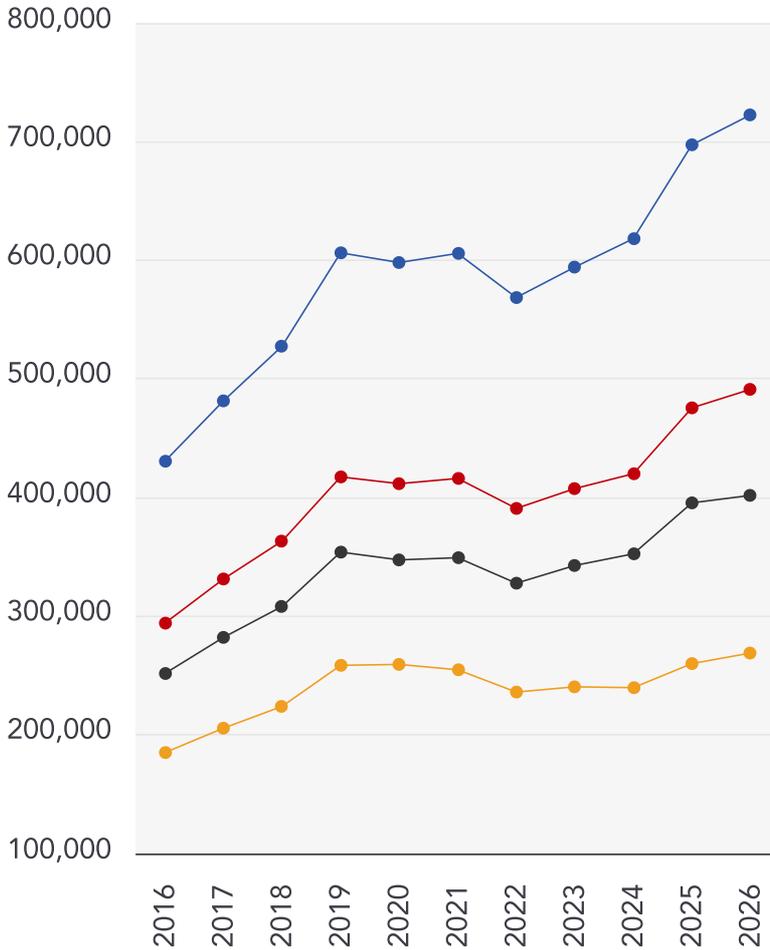
| | |
|--------------------------------------|--------------------------------------|
| Property Type: | Detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window 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: | Excellent lighting efficiency |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Air Tightness: | (not tested) |
| Total Floor Area: | 193 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

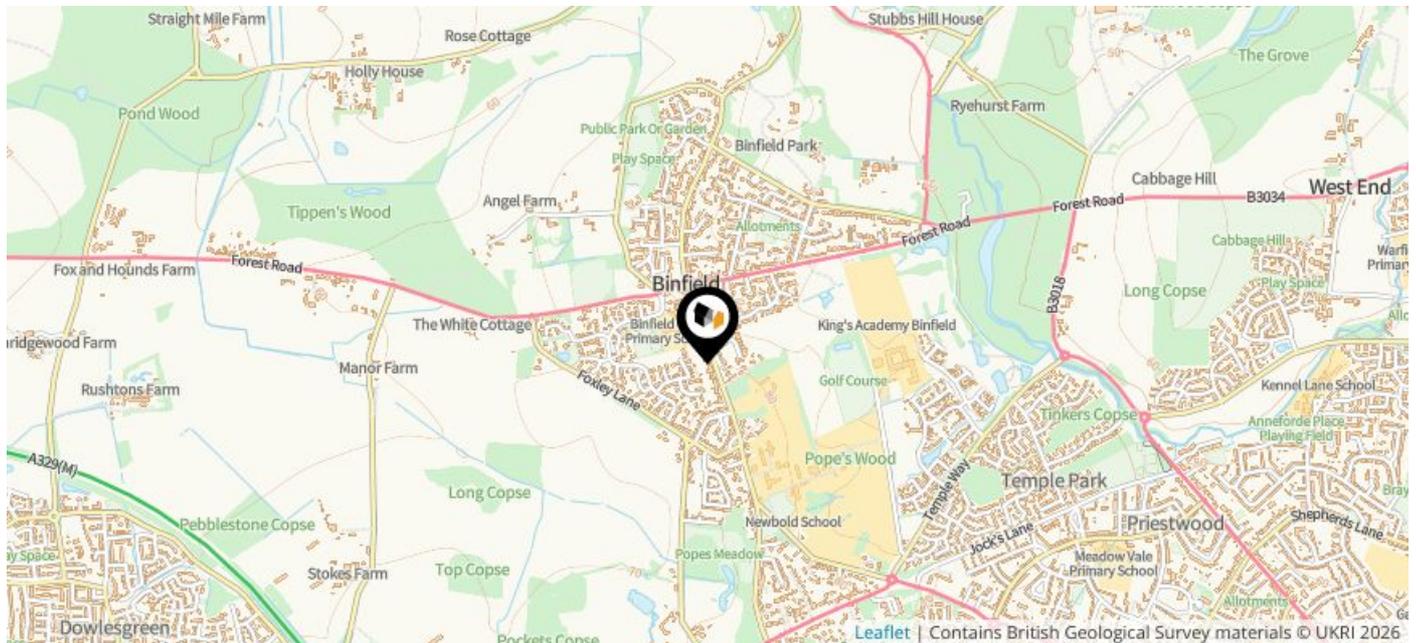
+45.31%

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.

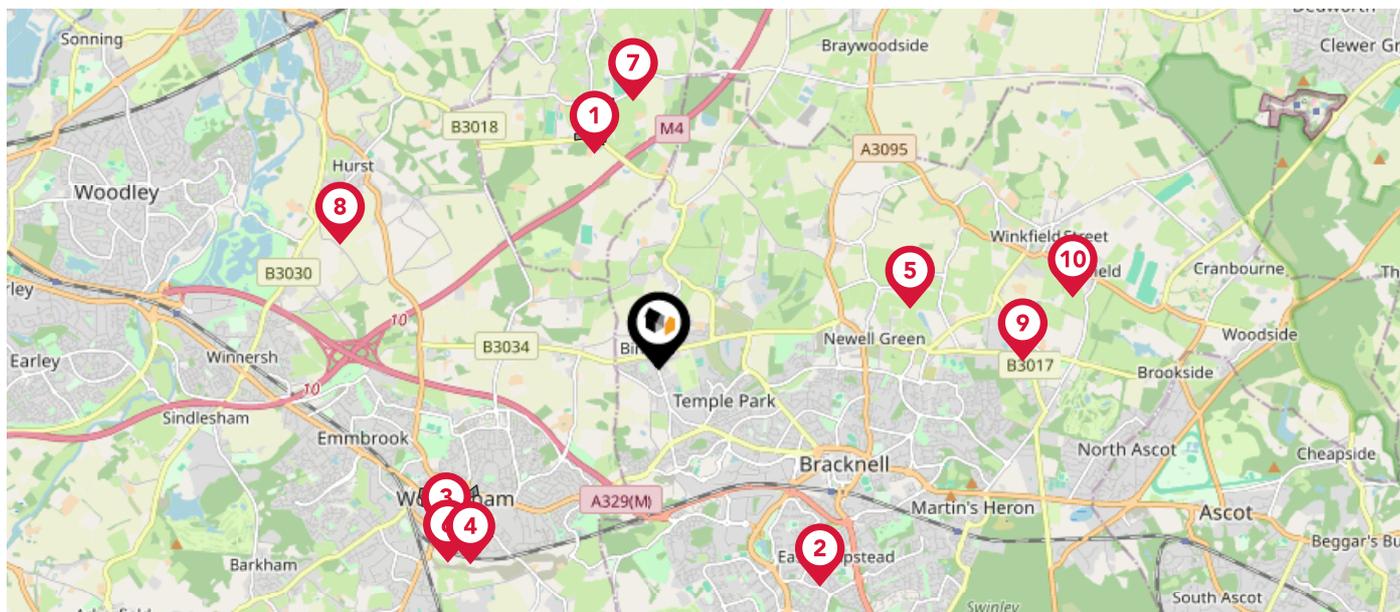
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

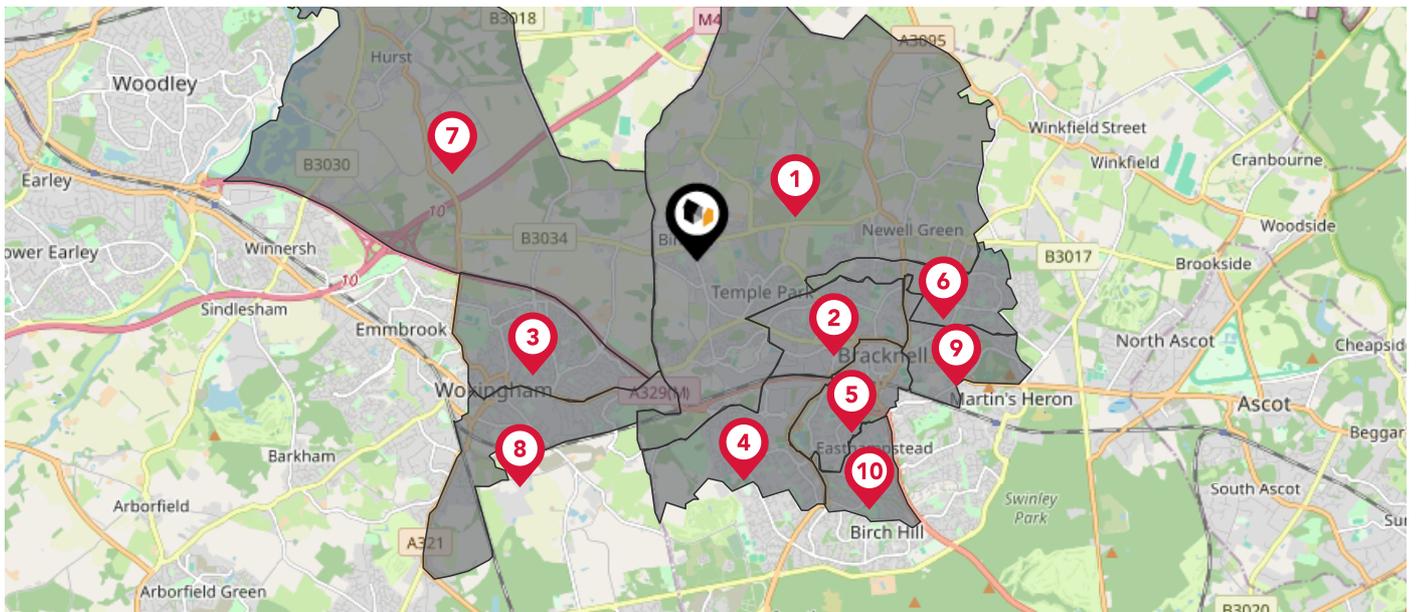
- 1 Shurlock Row
- 2 Easthampstead
- 3 Wokingham Town Centre
- 4 Murdoch Road
- 5 Warfield
- 6 Langborough Road
- 7 Beenham's Heath
- 8 Hurst
- 9 Winkfield Row
- 10 Winkfield Village

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

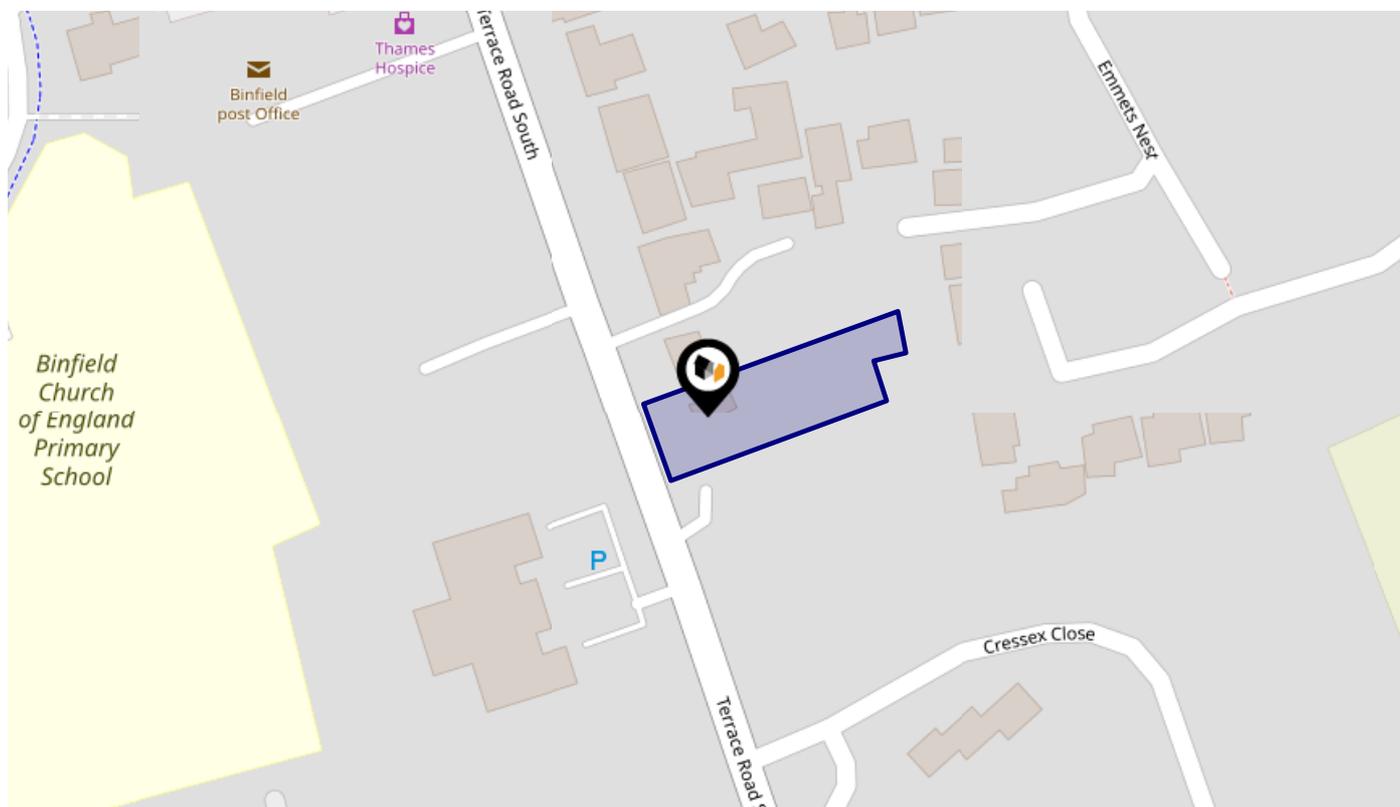
- 1 Binfield with Warfield Ward
- 2 Priestwood and Garth Ward
- 3 Norreys Ward
- 4 Great Hollands North Ward
- 5 Wildridings and Central Ward
- 6 Warfield Harvest Ride Ward
- 7 Hurst Ward
- 8 Wescott Ward
- 9 Bullbrook Ward
- 10 Old Bracknell Ward

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:

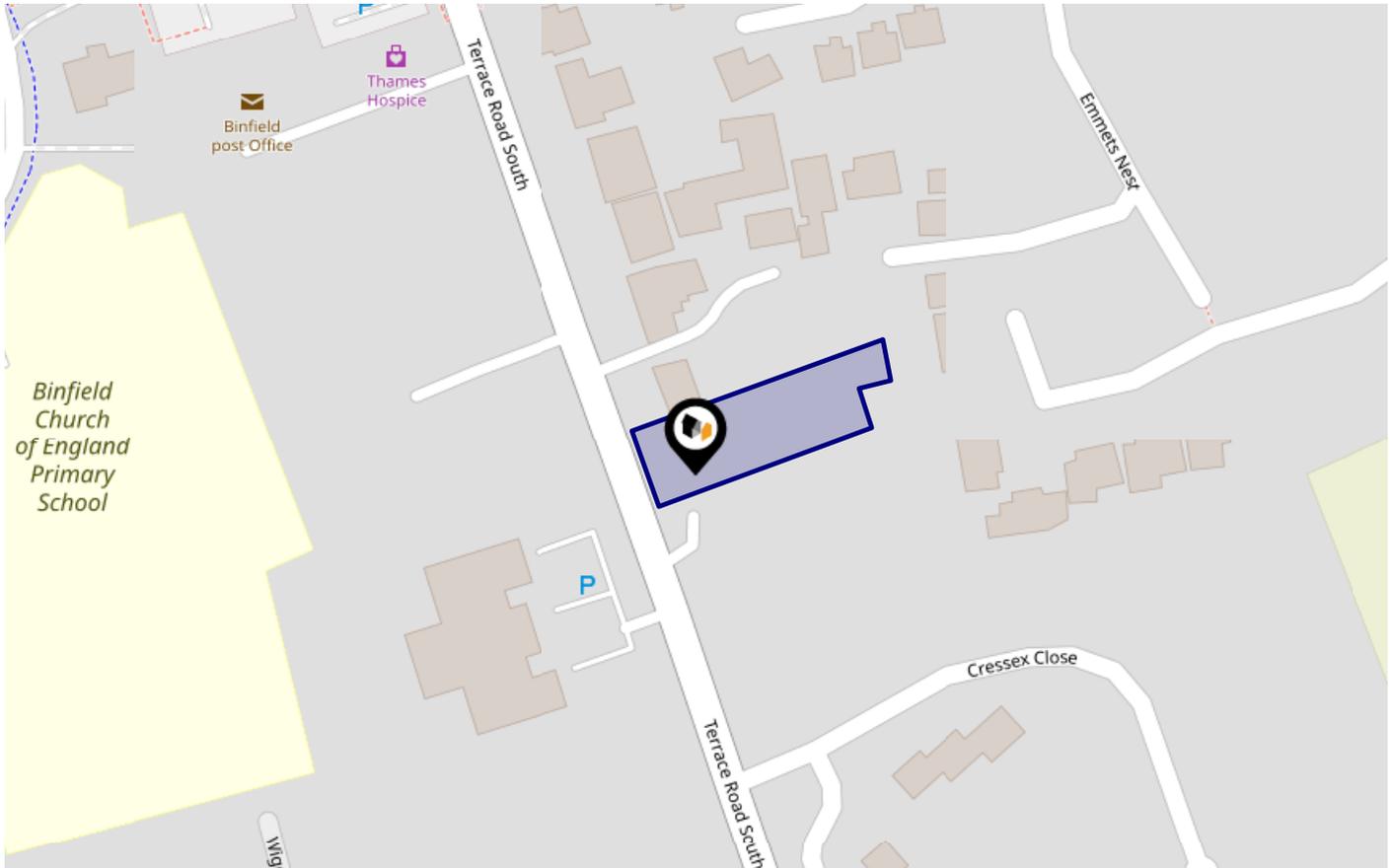
| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

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:

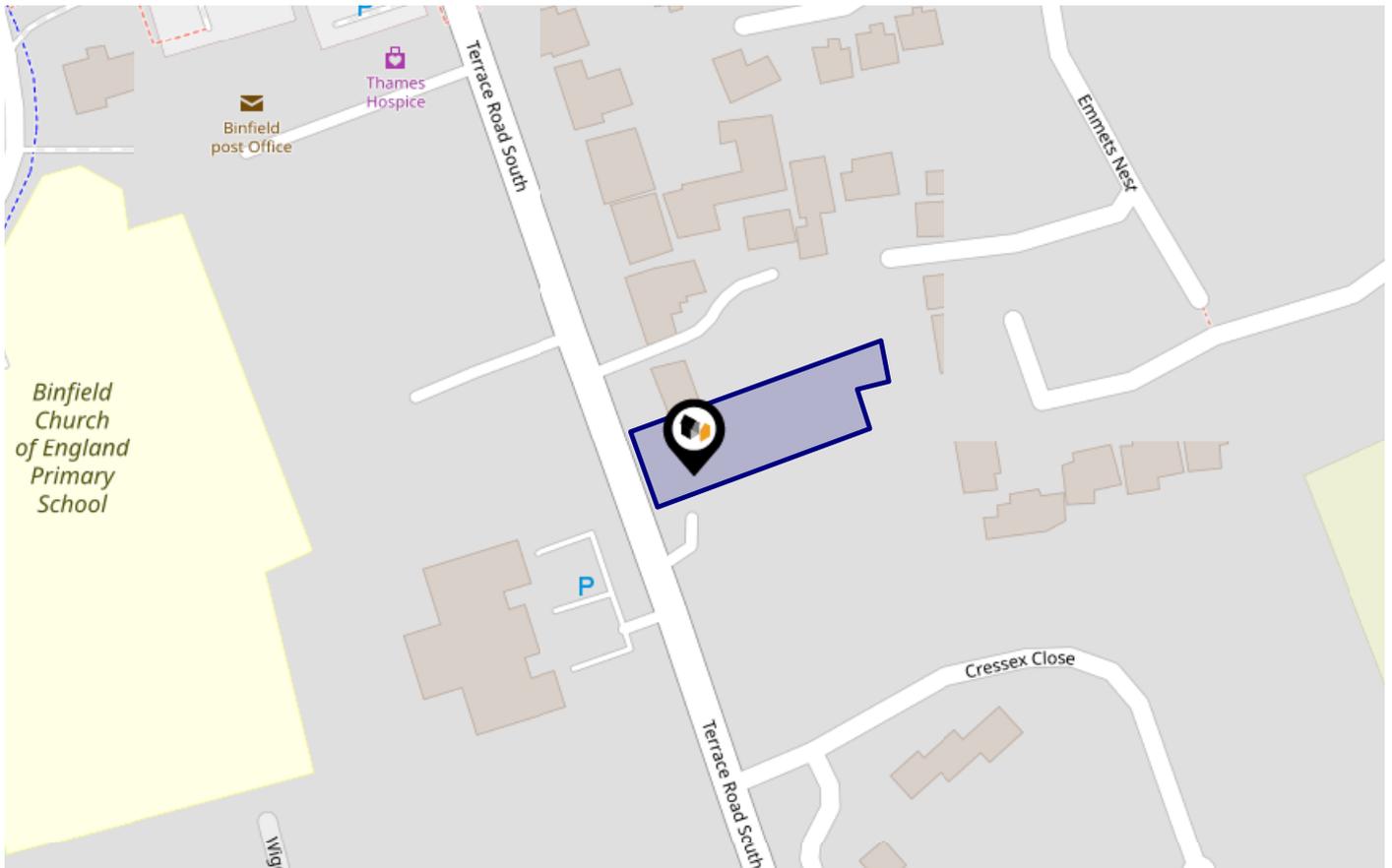


Flood Risk

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.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:

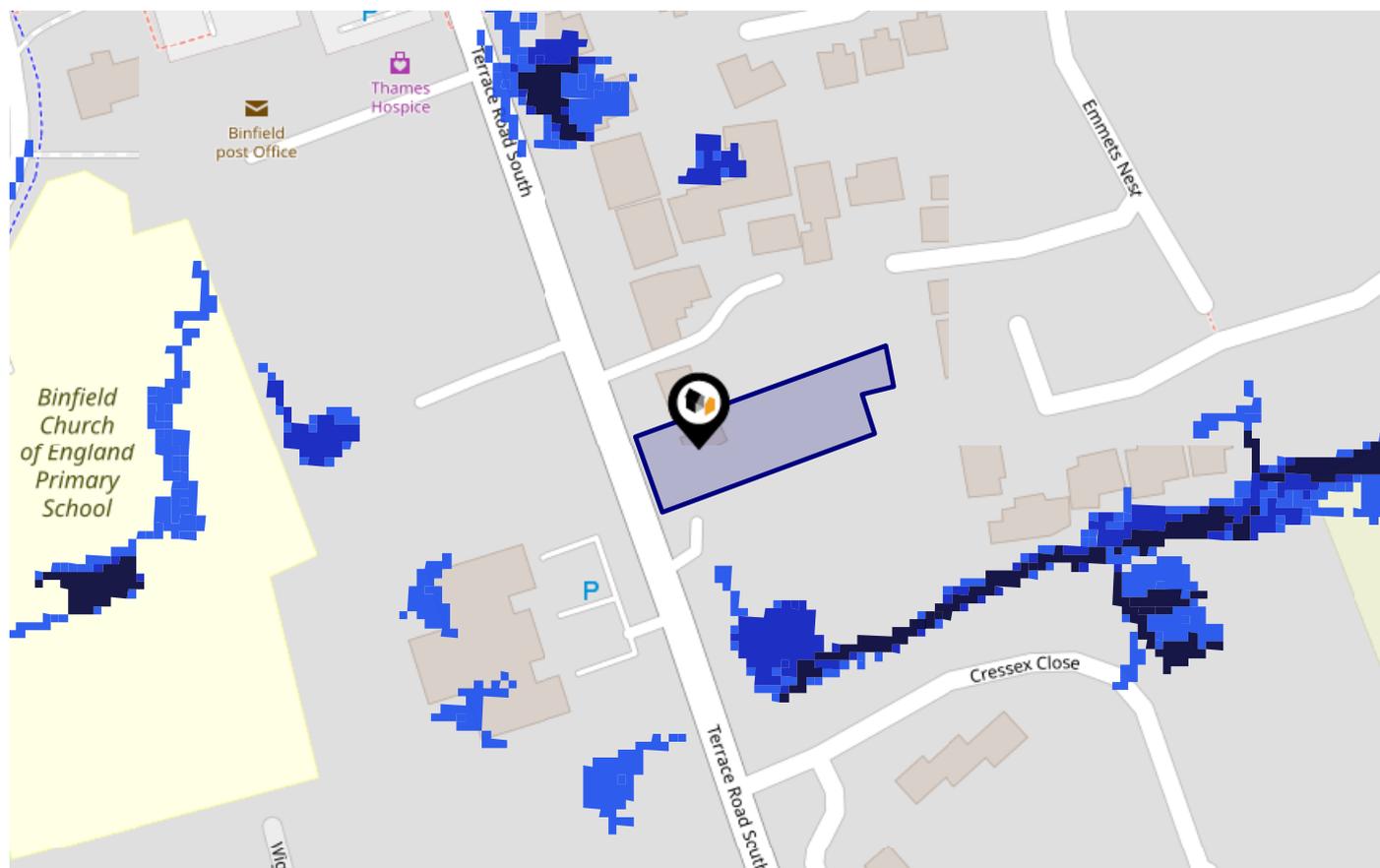


Flood Risk

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.

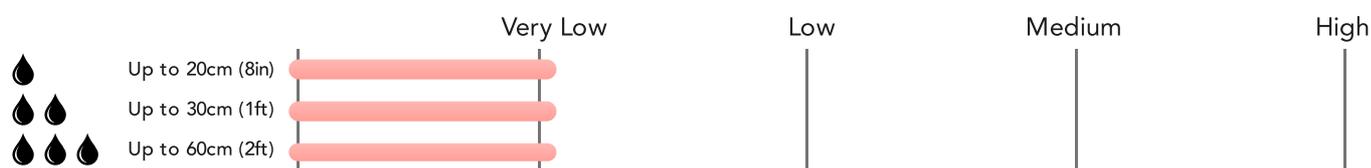


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

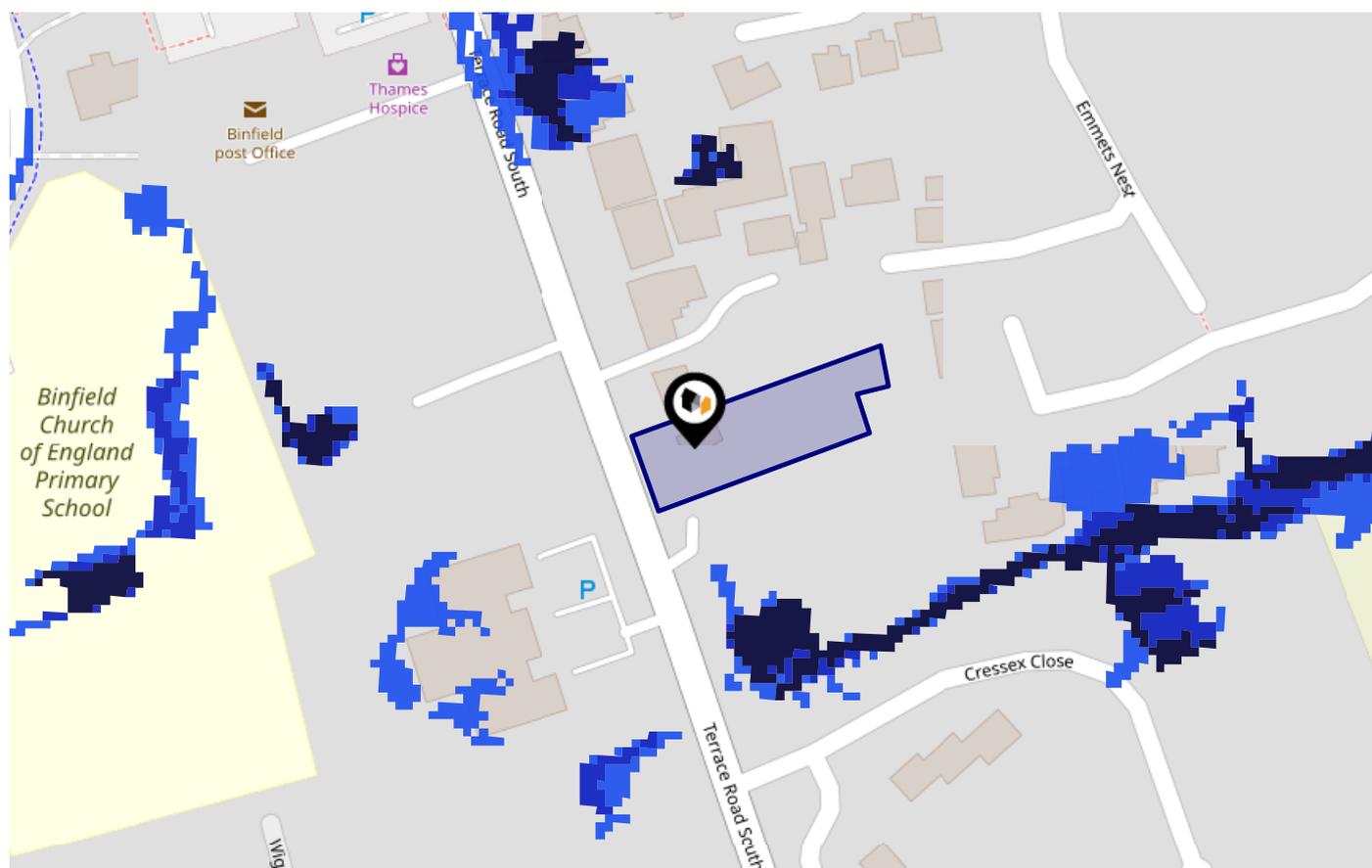


Flood Risk

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.

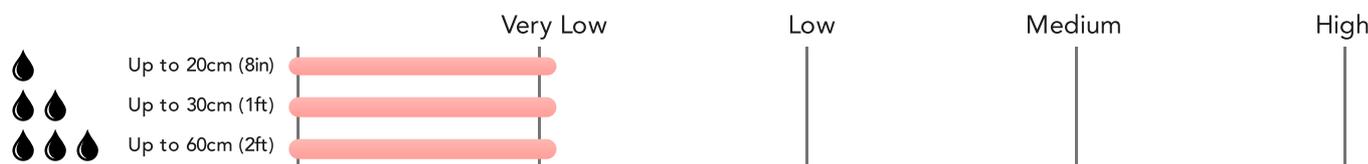


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

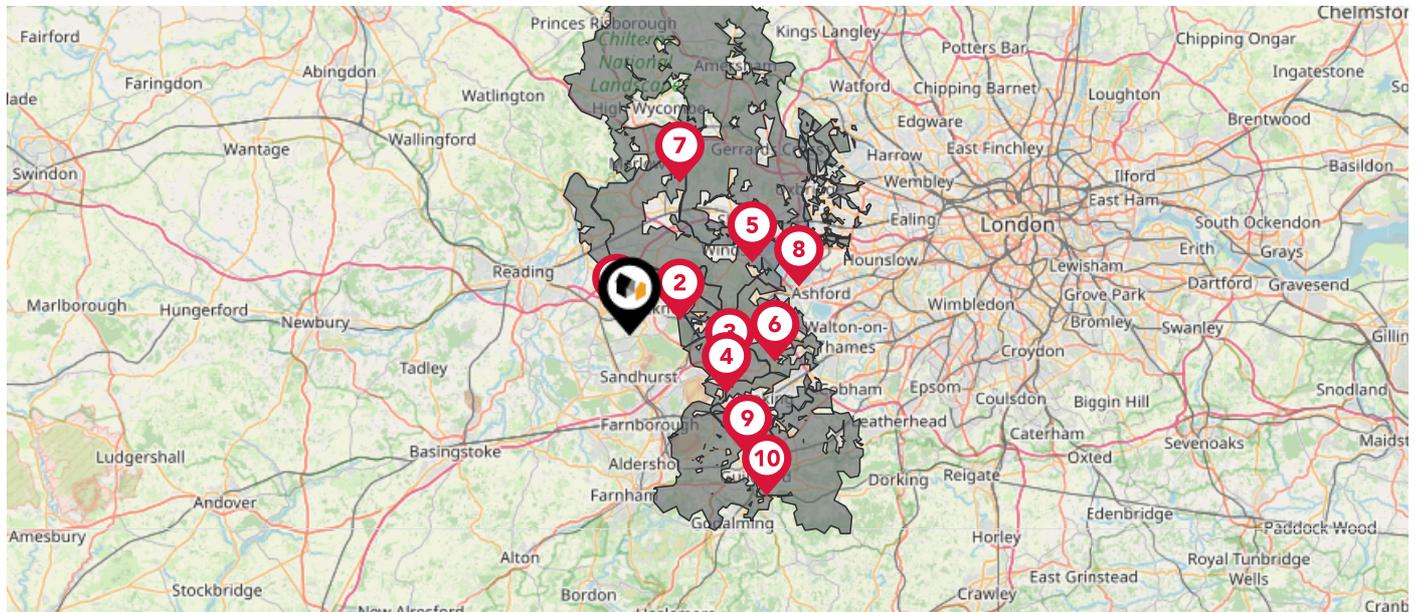


Maps

Green Belt



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



Nearby Green Belt Land

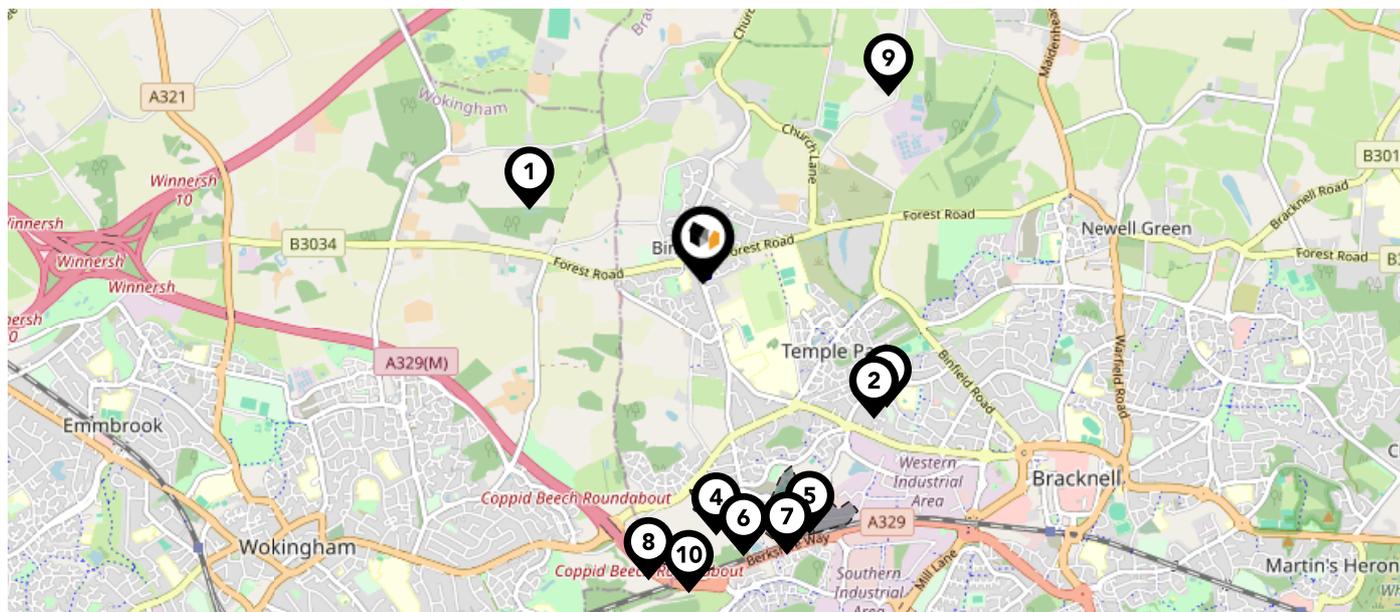
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Hillingdon
-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

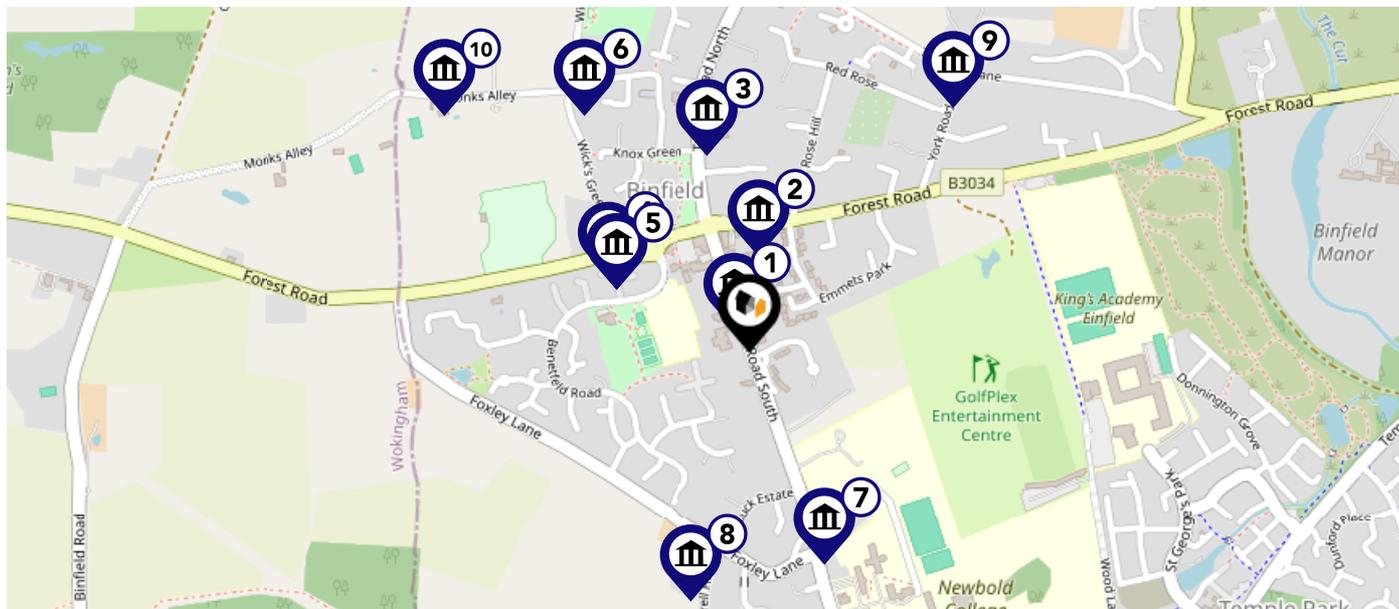
| | | |
|--|--|--|
| | Billingsbear Binfield-Binfield, Wokingham | Historic Landfill <input type="checkbox"/> |
| | Wilwood Road-Bracknell | Historic Landfill <input type="checkbox"/> |
| | Fernhill Road-Bracknell, Berkshire | Historic Landfill <input type="checkbox"/> |
| | Nike Land-Amen Corner | Historic Landfill <input type="checkbox"/> |
| | Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire | Historic Landfill <input type="checkbox"/> |
| | Rose Farm-Amen Corner | Historic Landfill <input type="checkbox"/> |
| | Beehive South West-Beehive Road, Bracknell, Berkshire | Historic Landfill <input type="checkbox"/> |
| | Sandlea Farm-Amen Corner | Historic Landfill <input type="checkbox"/> |
| | Ryehurst Lane-Cokeley | Historic Landfill <input type="checkbox"/> |
| | Buckhurst Moors-Amen Corner | 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...



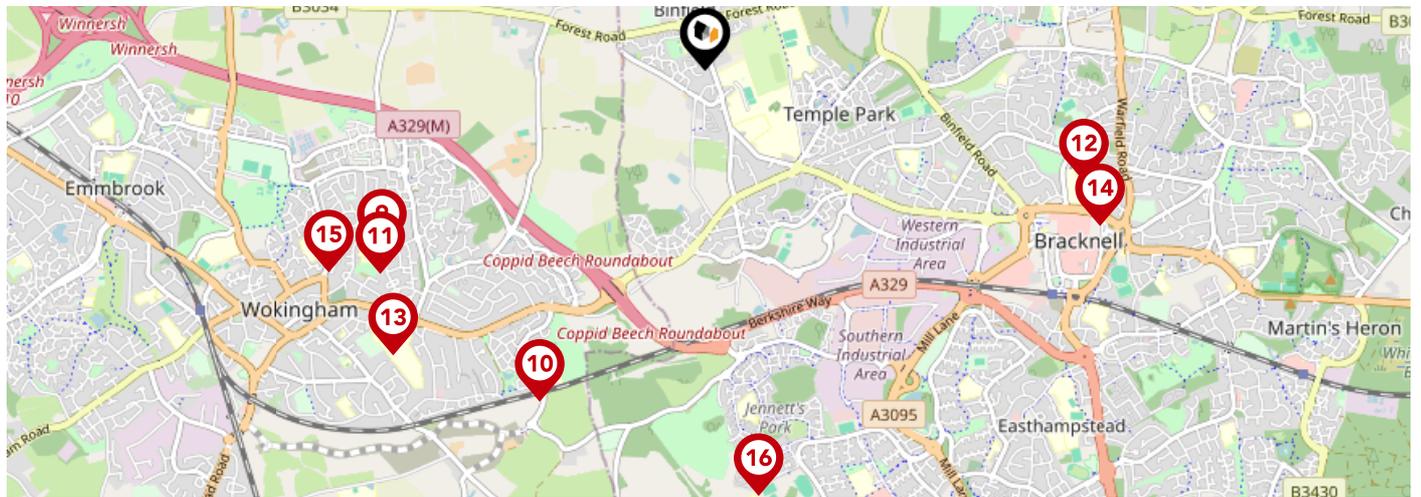
| Listed Buildings in the local district | | Grade | Distance |
|--|---|----------|-----------|
| | 1390310 - The Terrace | Grade II | 0.0 miles |
| | 1390266 - Acacia Cottage | Grade II | 0.1 miles |
| | 1390302 - The Terrace | Grade II | 0.2 miles |
| | 1390270 - Binfield Place | Grade II | 0.2 miles |
| | 1390271 - Walls And Gate Piers To Binfield Place | Grade II | 0.2 miles |
| | 1390298 - Binfield House | Grade II | 0.3 miles |
| | 1390254 - Underwood Cottage | Grade II | 0.3 miles |
| | 1390288 - Whitehouse Farm Cottage | Grade II | 0.3 miles |
| | 1390311 - Gate Piers At South Entrance To Binfield Park | Grade II | 0.4 miles |
| | 1390281 - The White Gate | Grade II | 0.4 miles |

Area Schools



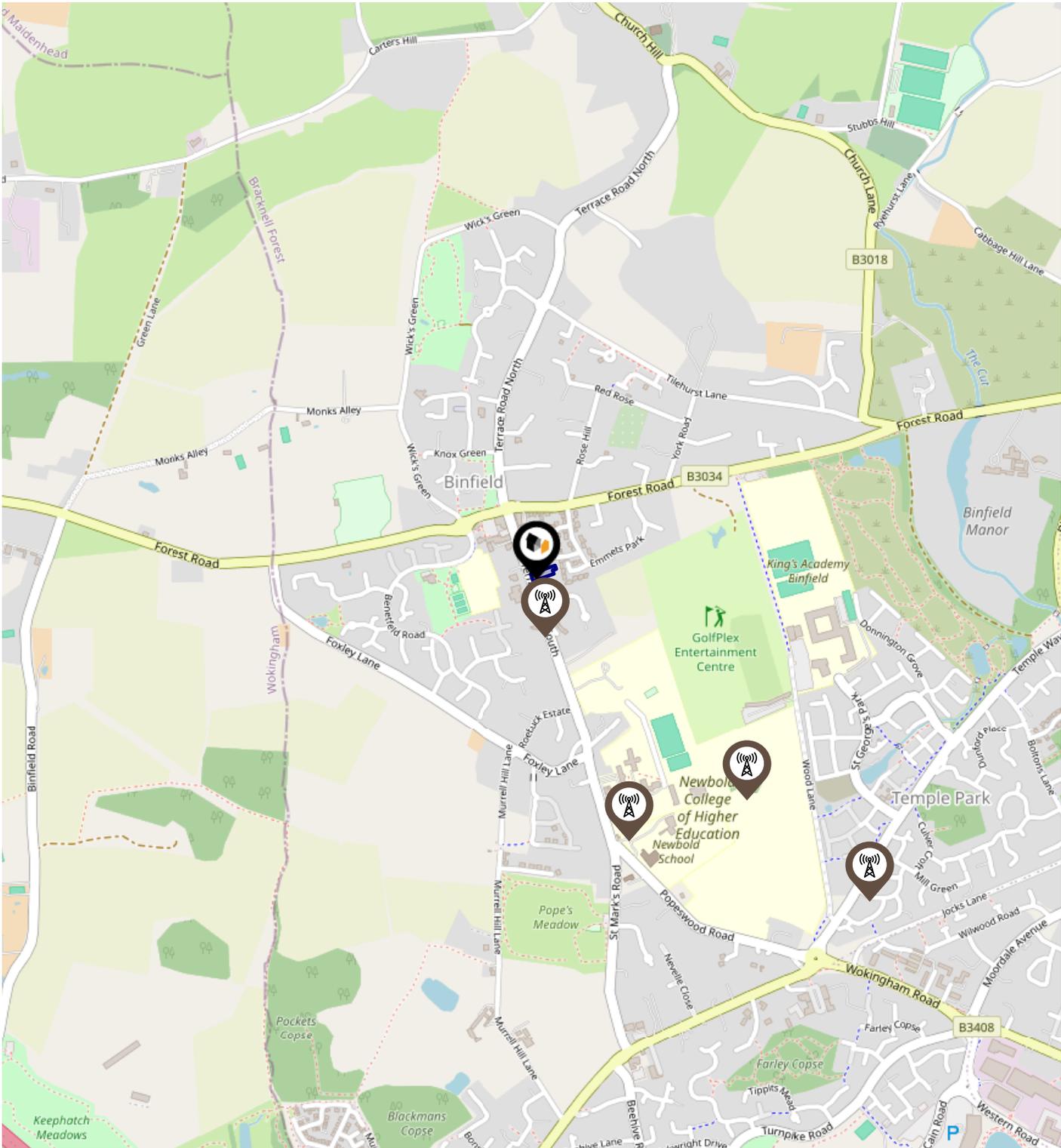
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Foundry College Ofsted Rating: Good Pupils: 15 Distance:1.64 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:1.71</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.72</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:1.77</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.81</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:1.95</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.95</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 High Close School Ofsted Rating: Good Pupils: 85 Distance:1.97</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.99</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

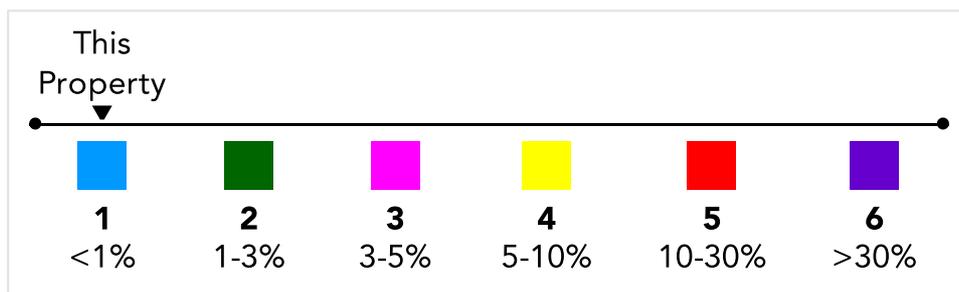
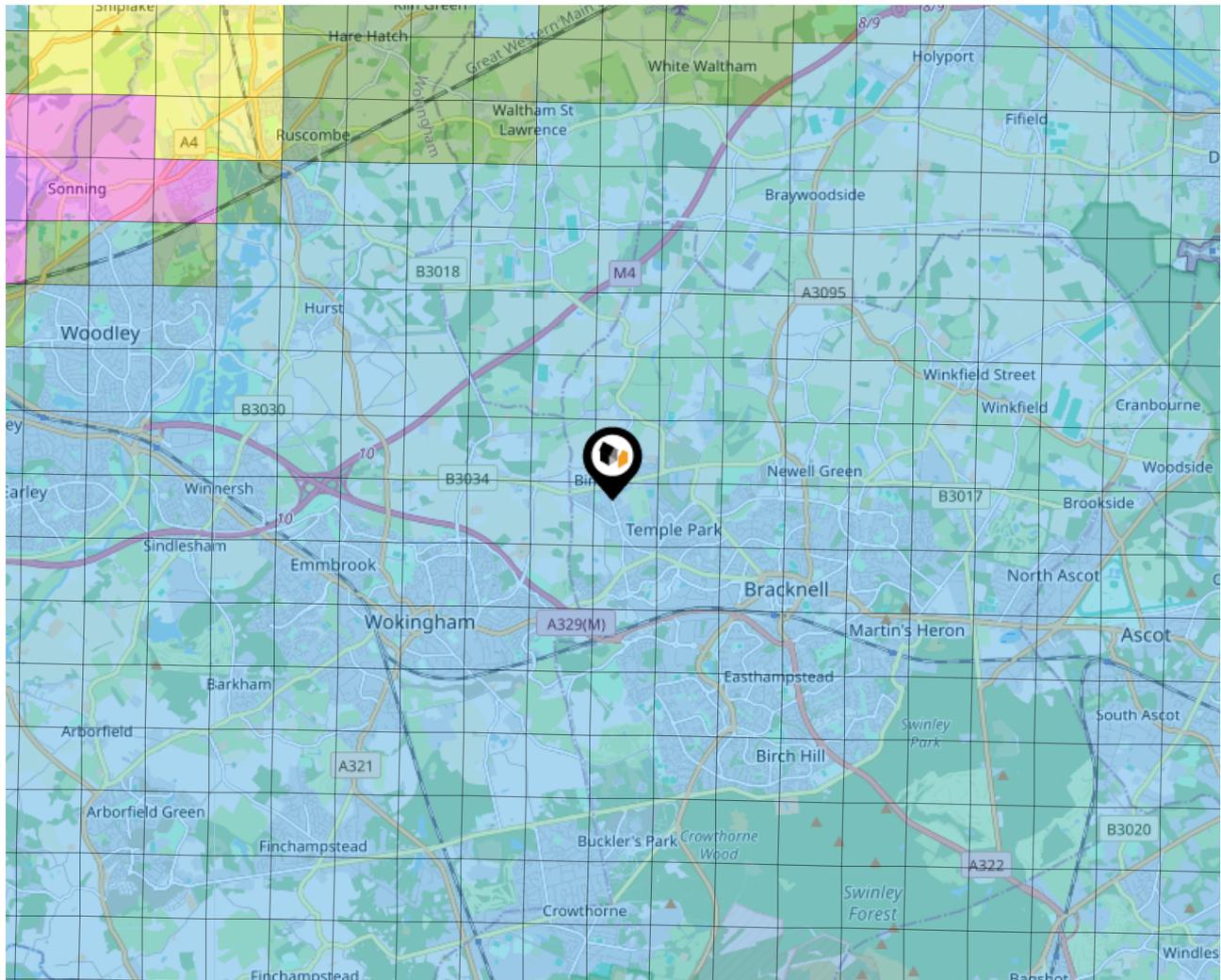
Environment

Radon Gas



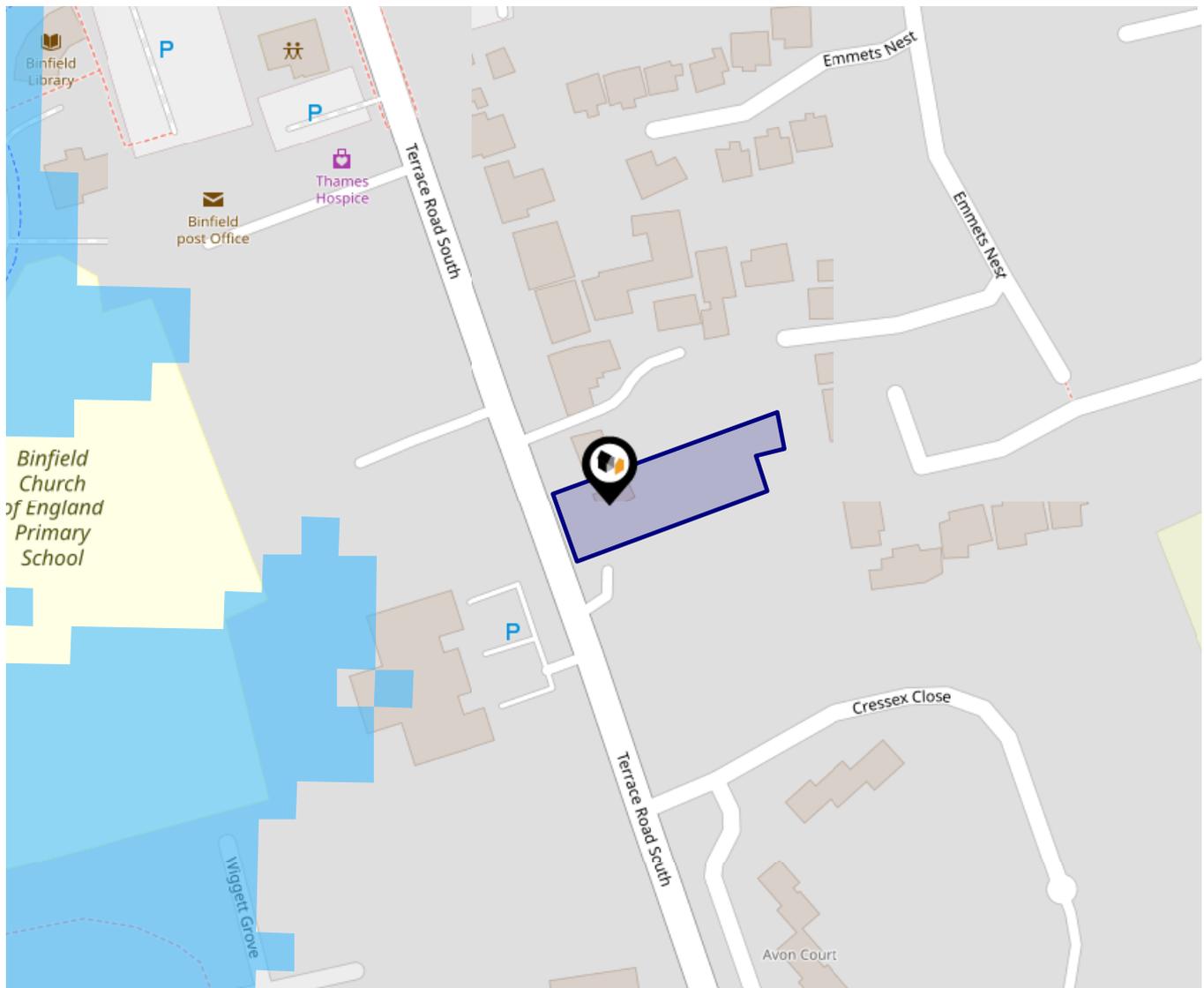
What is Radon?

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/m³).



Local Area

Road Noise



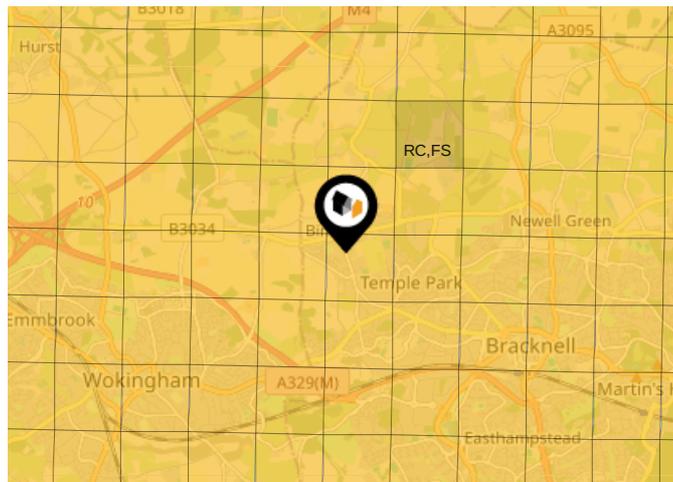
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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 | | |

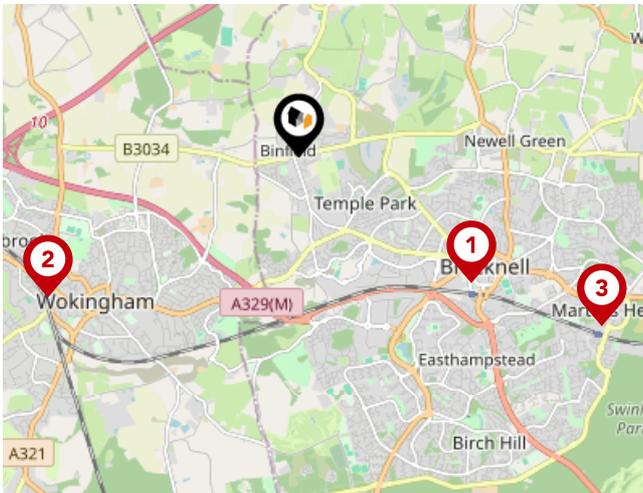


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

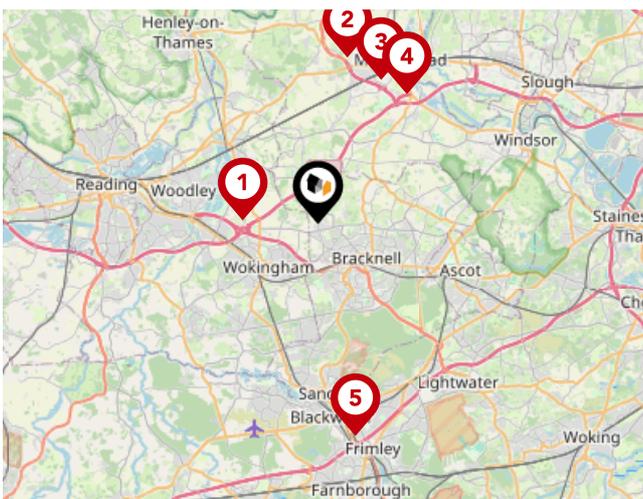
Area

Transport (National)



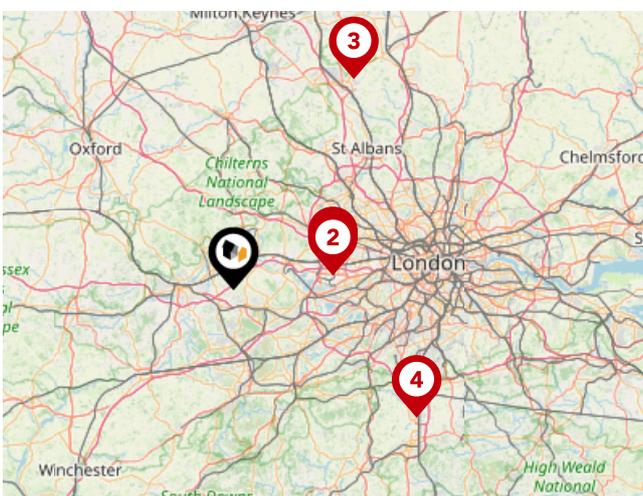
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Bracknell Rail Station | 1.98 miles |
| 2 | Wokingham Rail Station | 2.64 miles |
| 3 | Martins Heron Rail Station | 3.2 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------------|------------|
| 1 | M4 J10 | 2.81 miles |
| 2 | A404(M) J9 | 6.23 miles |
| 3 | A404(M) J9A | 5.82 miles |
| 4 | M4 J8 | 5.78 miles |
| 5 | M3 J4 | 8.01 miles |

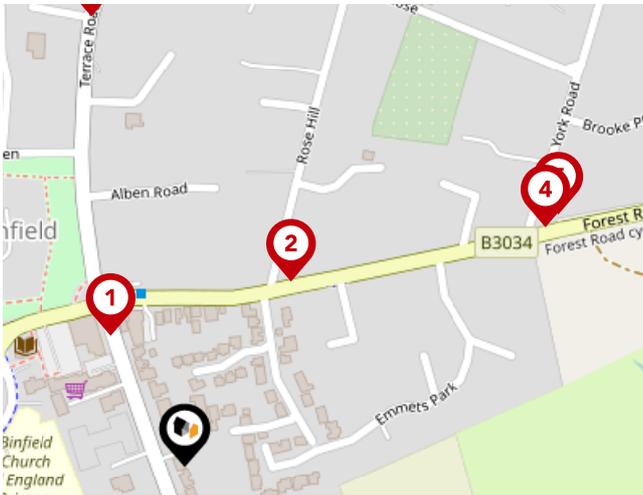


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 14.81 miles |
| 2 | Heathrow Airport Terminal 4 | 14.86 miles |
| 3 | Luton Airport | 35.77 miles |
| 4 | Gatwick Airport | 33.02 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Binfield Crossroads | 0.09 miles |
| 2 | Rose Hill | 0.12 miles |
| 3 | Terrace Road North H & R 1 | 0.27 miles |
| 4 | York Road | 0.25 miles |
| 5 | York Road | 0.26 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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Avocado Property

07519 024 359

matt.m@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

