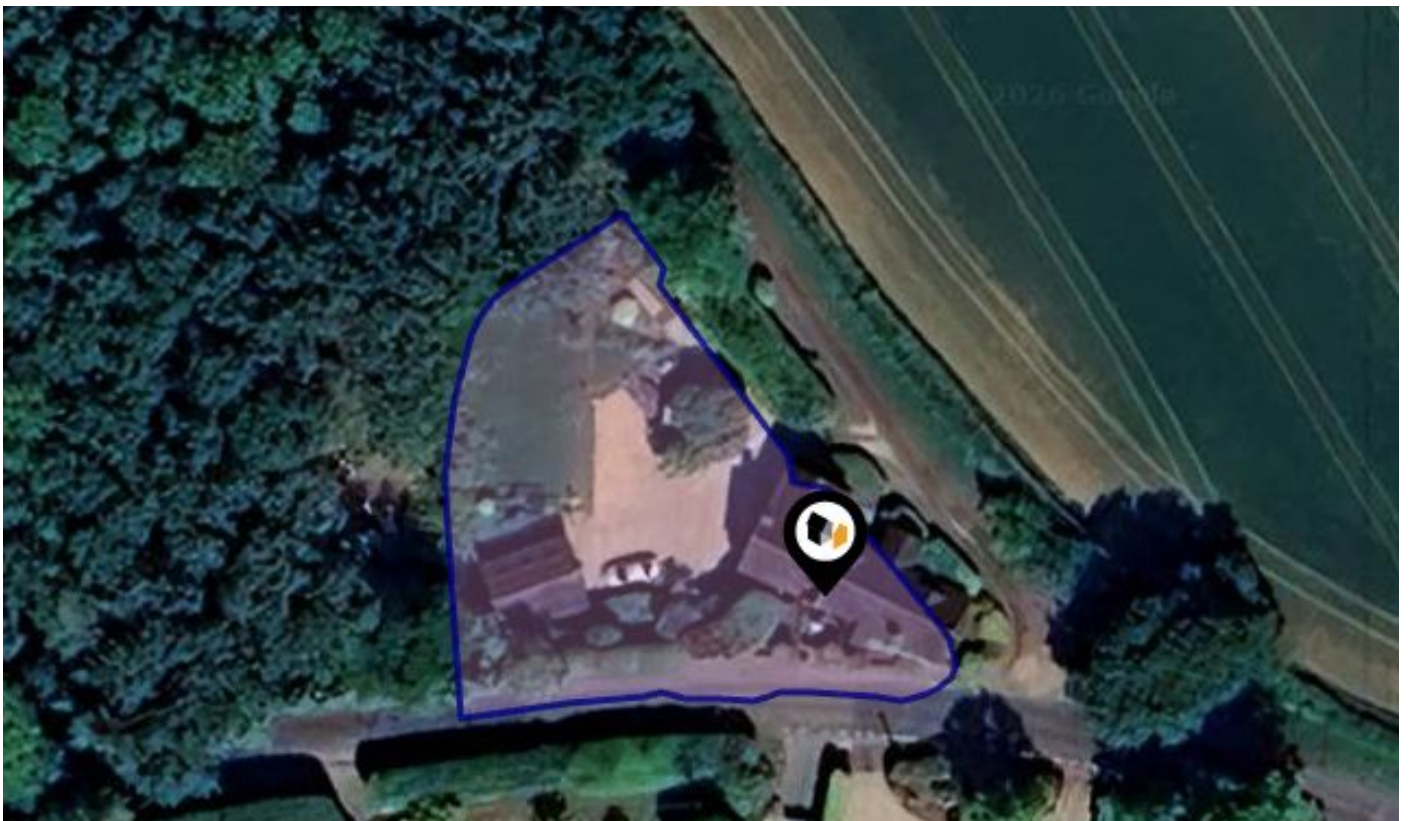




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 15th April 2026**



**CHURCH LANE, ARBORFIELD, READING, RG2**

## Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,970 ft <sup>2</sup> / 276 m <sup>2</sup>		
<b>Plot Area:</b>	0.28 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£4,163		
<b>Title Number:</b>	BK163396		

## Local Area

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

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

<b>16</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Church Lane, Arborfield, Reading, RG2*

Reference - 252561
<b>Decision:</b> Determination Made
<b>Date:</b> 21st October 2025
<b>Description:</b> APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1883/2022, WOODLAND 2 T1 & T2, Poplars & Fell all marked trees.
Reference - 242486
<b>Decision:</b> Determination Made
<b>Date:</b> 30th September 2024
<b>Description:</b> APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1883/2022, WOODLAND 2 G1, Poplar Stems & Section fell to just above ground level. T1, Poplar Stem & Fell to just above ground level. T2, Poplar - Crown reduction by up to approx. 2m of radial crown spread and up to approx. 3m of height.

## CHURCH LANE, ARBORFIELD, READING, RG2

### Church Lane, Arborfield, Reading, RG2

Approximate Area = 2850 sq ft / 264.7 sq m (Excludes void)

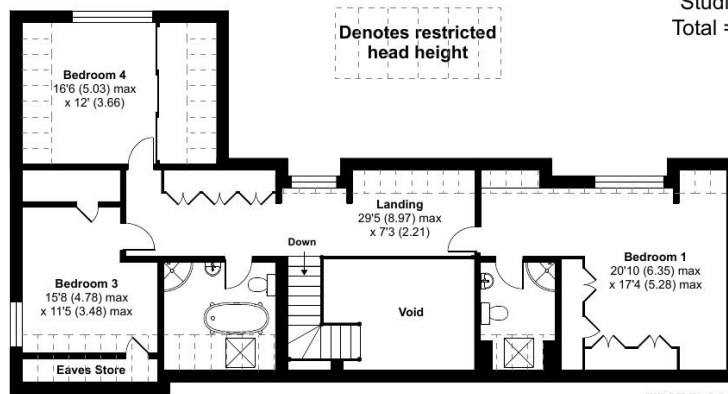
Limited Use Area(s) = 373 sq ft / 34.6 sq m

Garage = 426 sq ft / 39.5 sq m

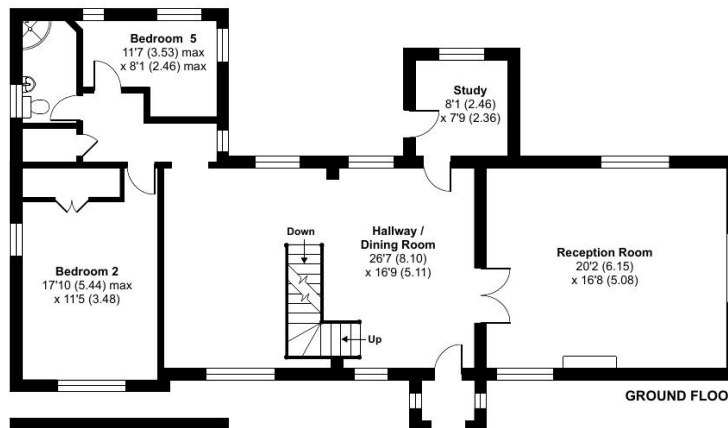
Studio = 265 sq ft / 24.6 sq m

Total = 3914 sq ft / 363.6 sq m

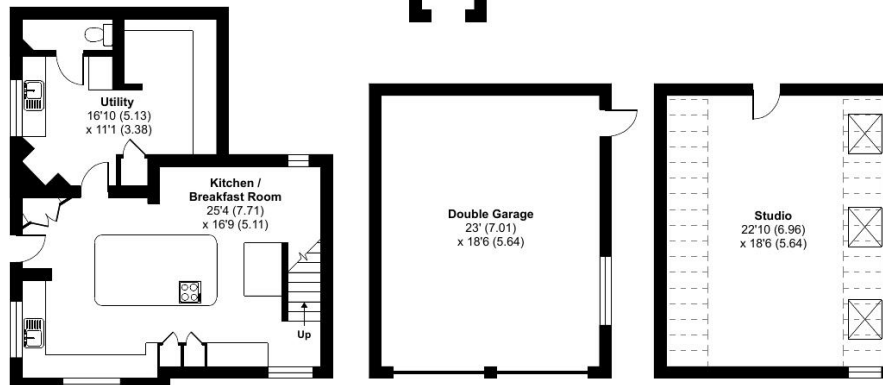
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Mark Rath Residential. REF: 956595

# Property EPC - Certificate



Church Lane, RG2

Energy rating

# D

Valid until 26.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

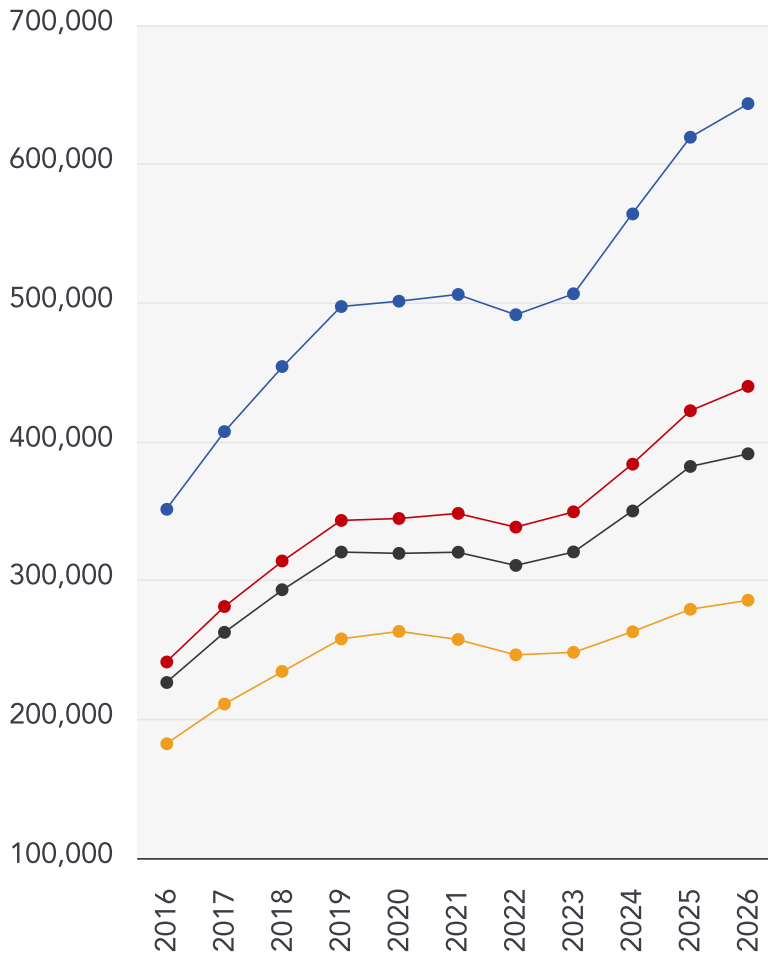
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Roof room(s), insulated
<b>Roof Energy:</b>	Average
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	276 m <sup>2</sup>

# 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.

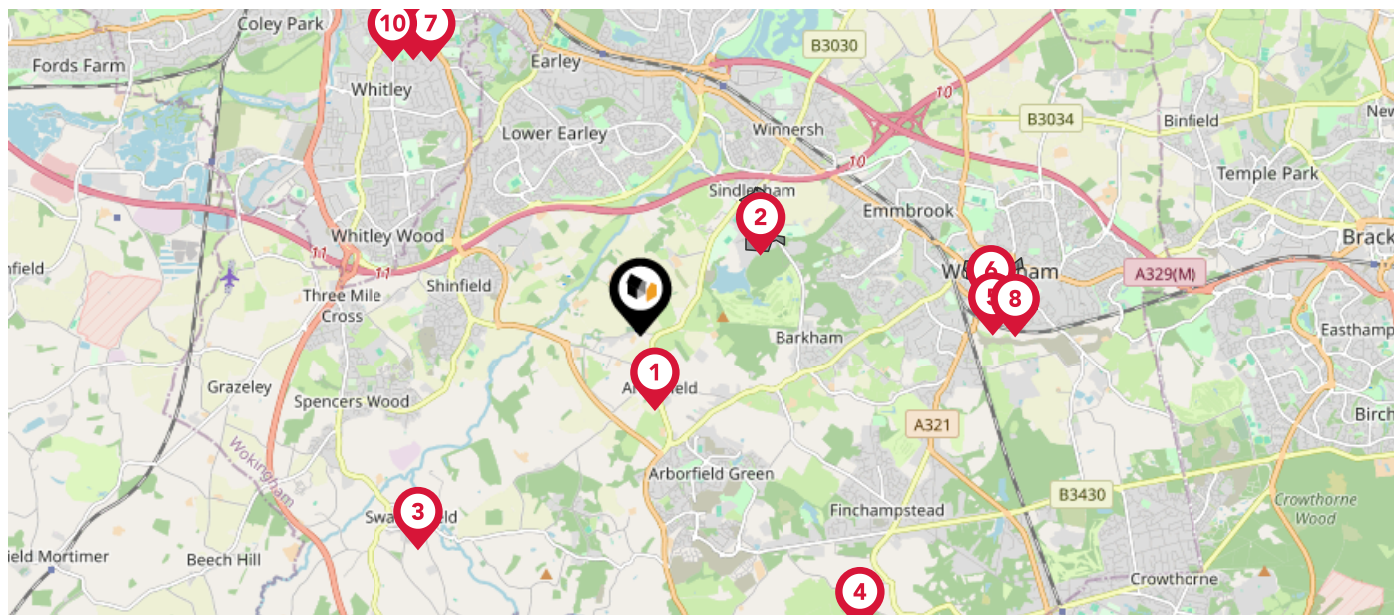
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

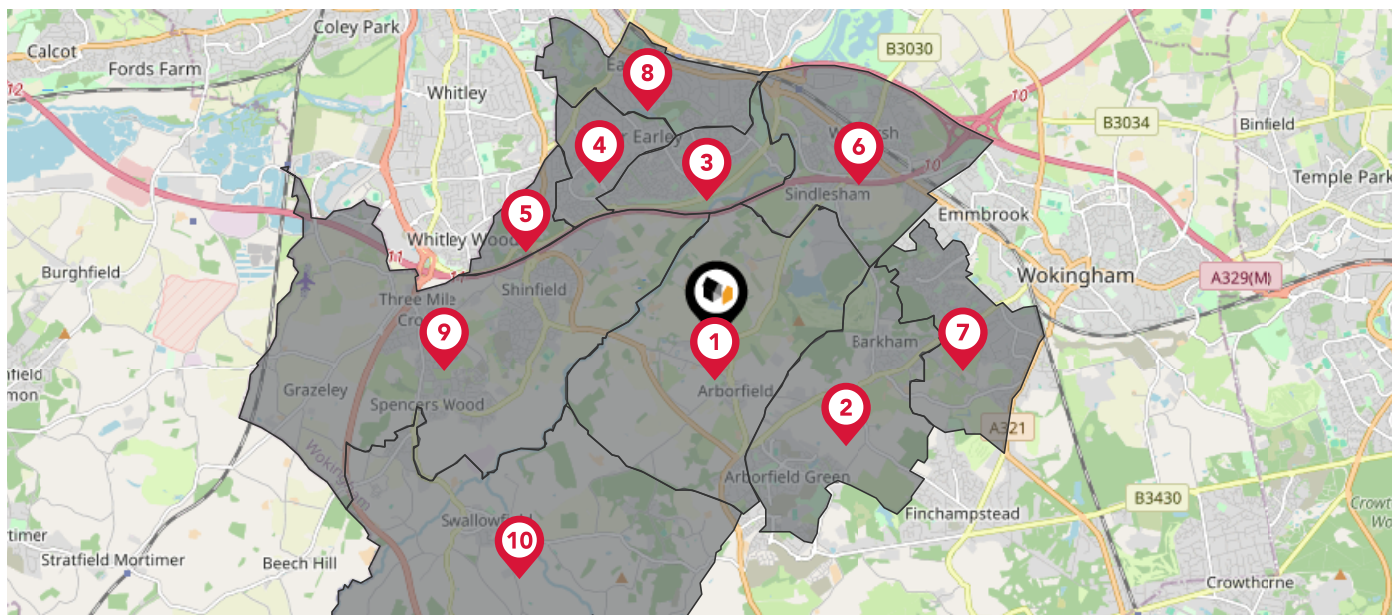
- 1 Arborfield Cross
- 2 Sindlesham
- 3 Swallowfield
- 4 Finchampstead Church
- 5 Langborough Road
- 6 Wokingham Town Centre
- 7 Redlands
- 8 Murdoch Road
- 9 The Mount
- 10 Christchurch

# 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

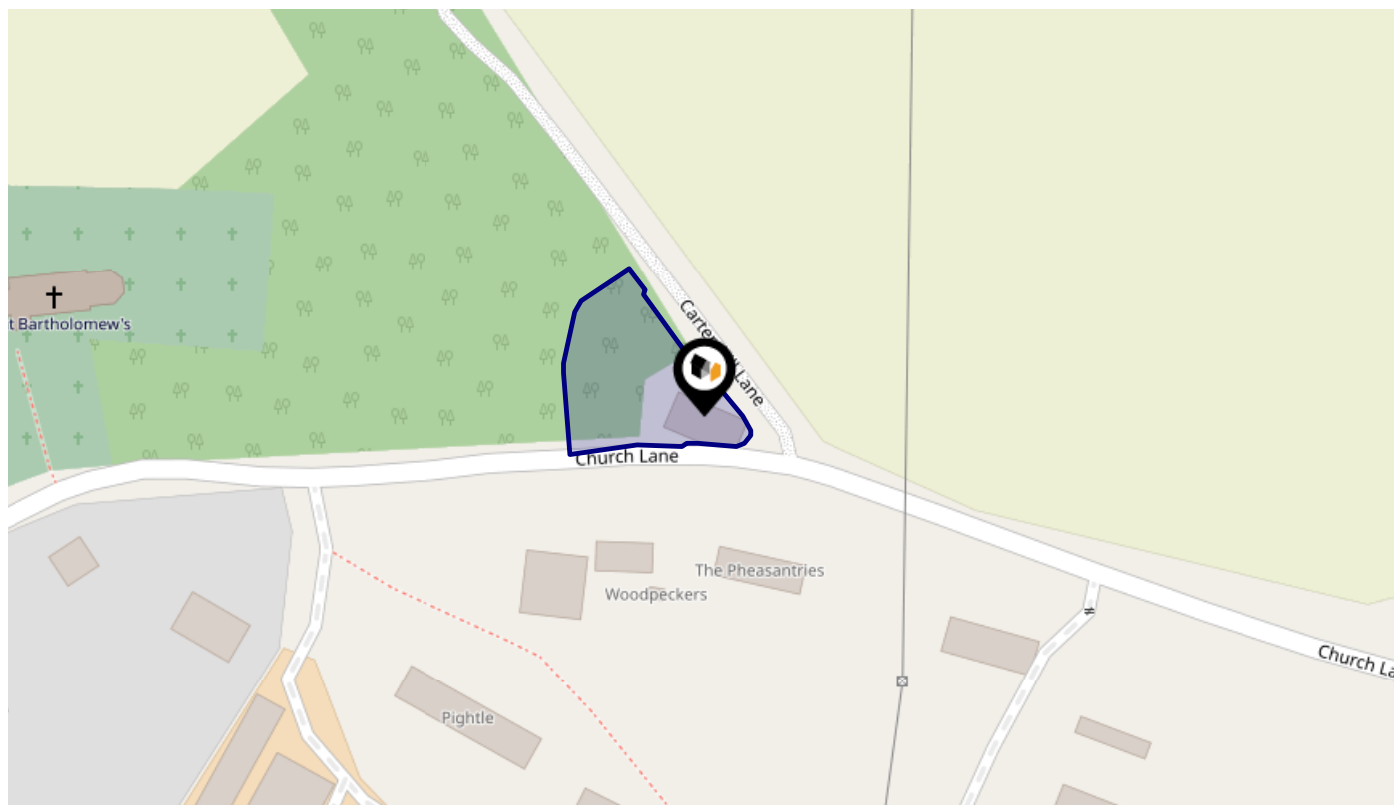
-  1 Arborfield Ward
-  2 Barkham Ward
-  3 Hawkedon Ward
-  4 Hillside Ward
-  5 Shinfield North Ward
-  6 Winnersh Ward
-  7 Evendons Ward
-  8 Maiden Erlegh Ward
-  9 Shinfield South Ward
-  10 Swallowfield Ward

# Maps

## Rail Noise



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

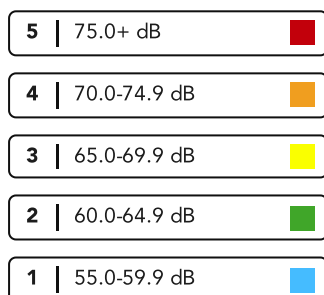


### Rail Noise Data

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:

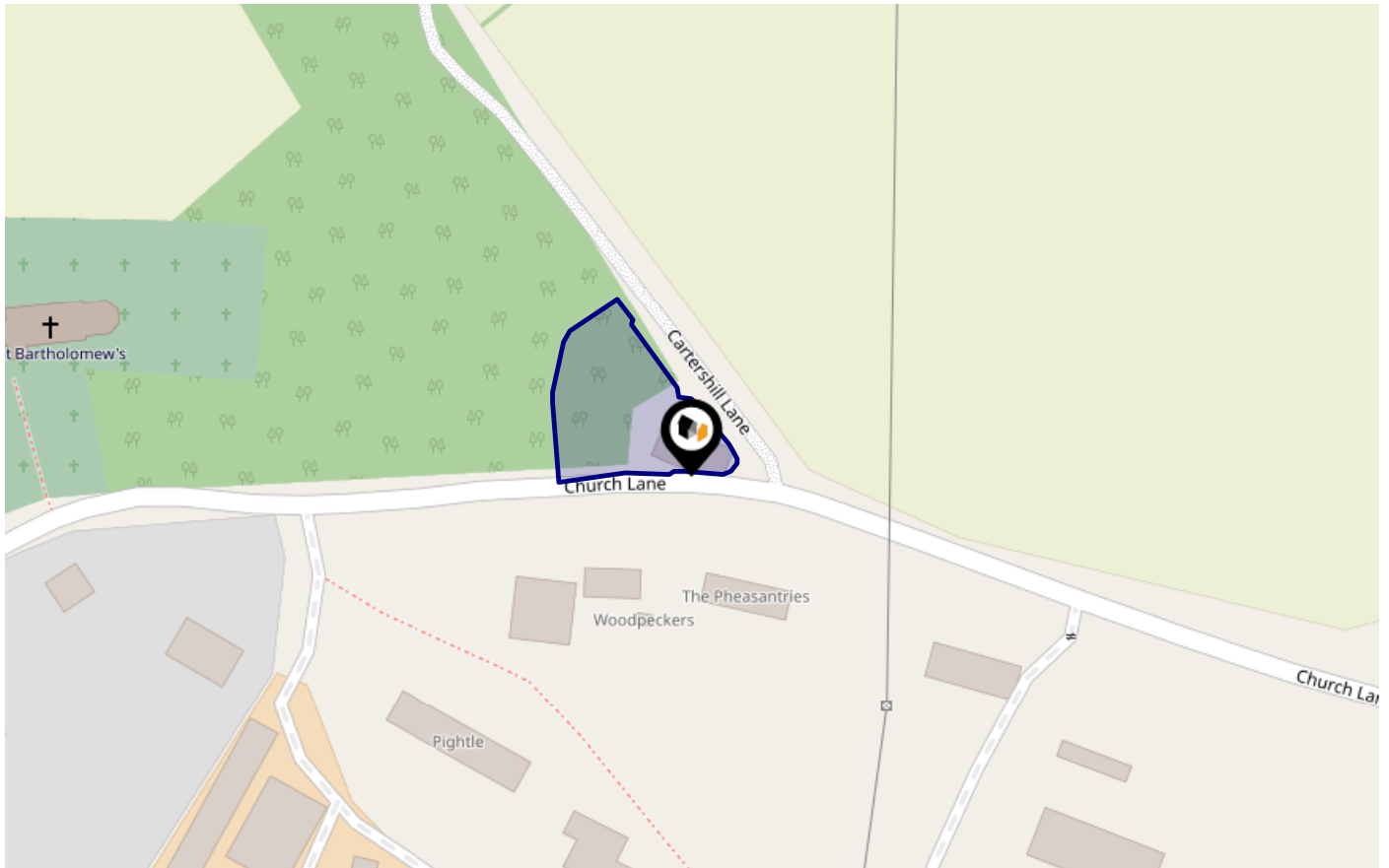


# Flood Risk

## 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:

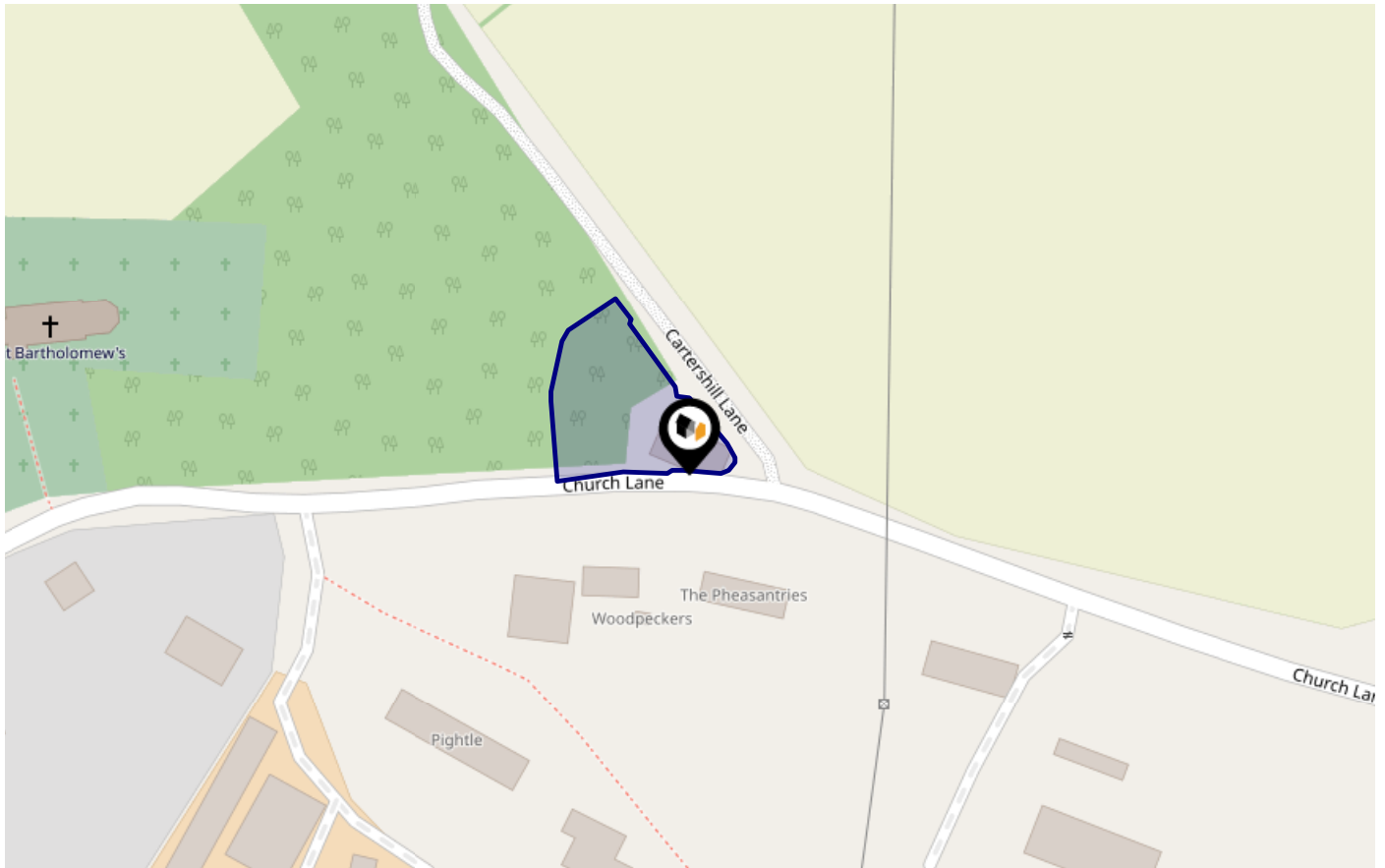


# Flood Risk

## 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:

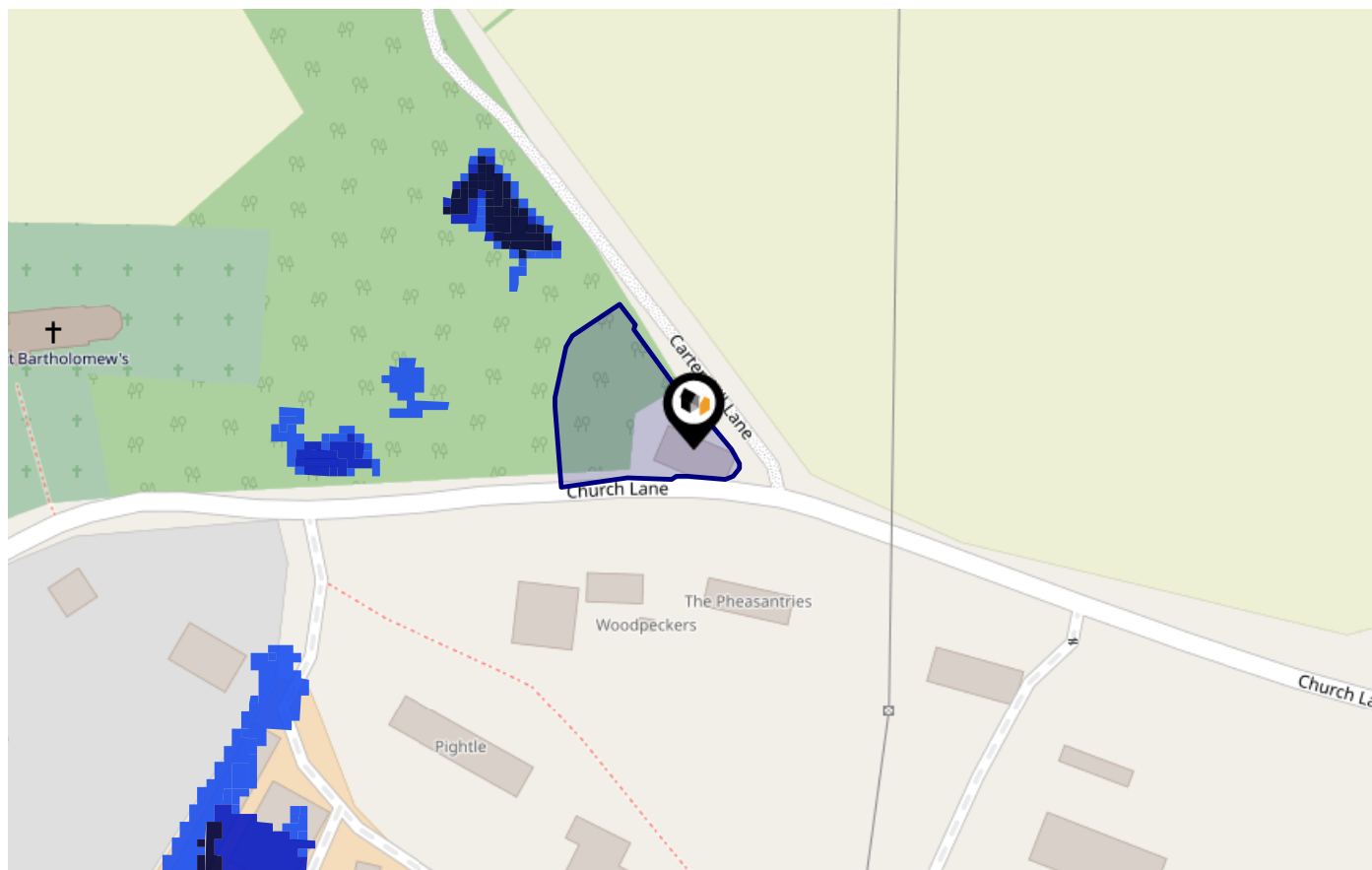


# Flood Risk

## 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.

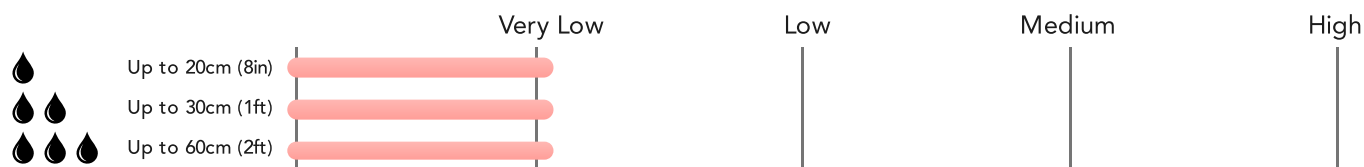


**Risk Rating: Very low**

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.
- 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:

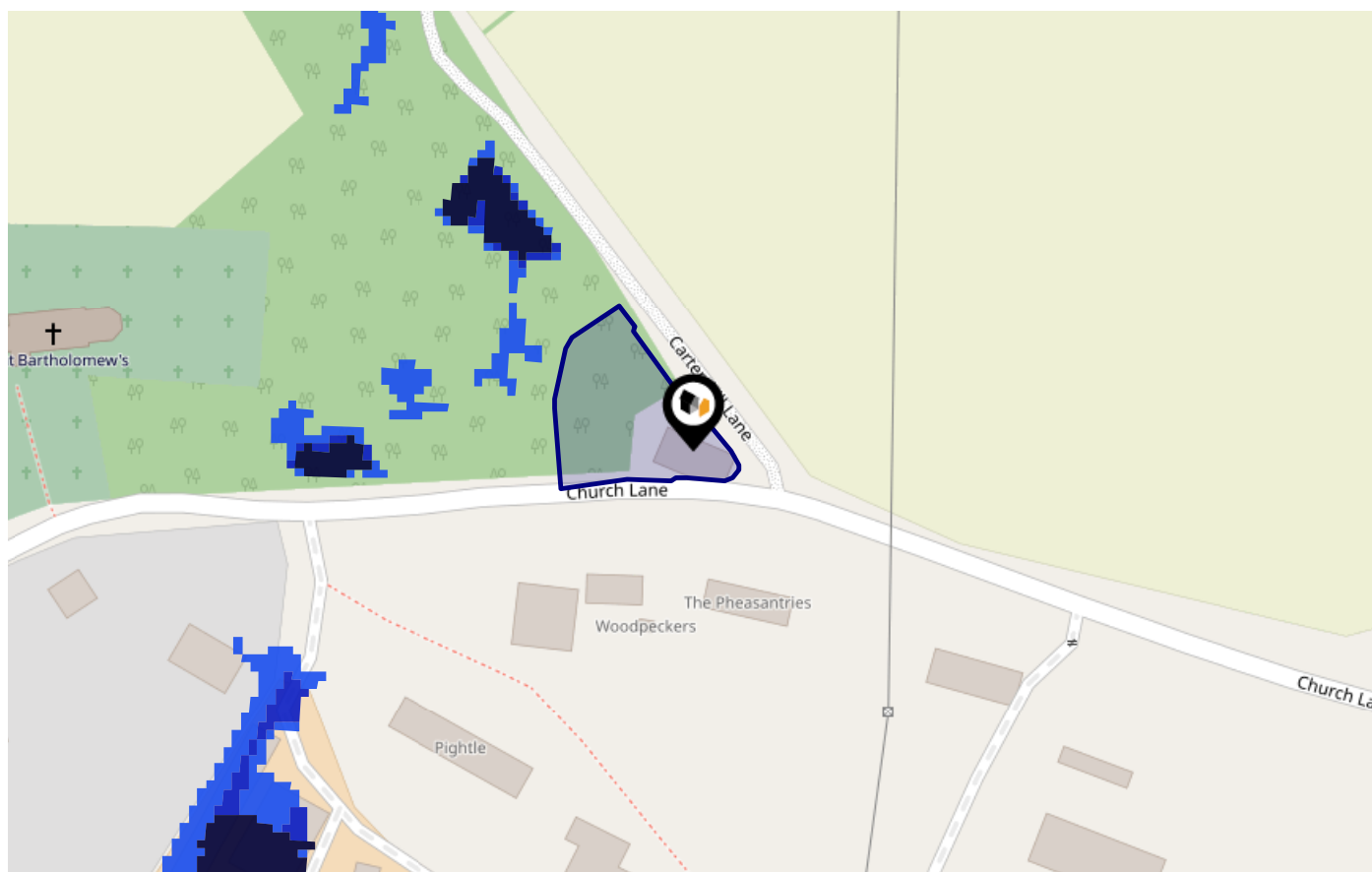


# Flood Risk

## Surface Water - 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.

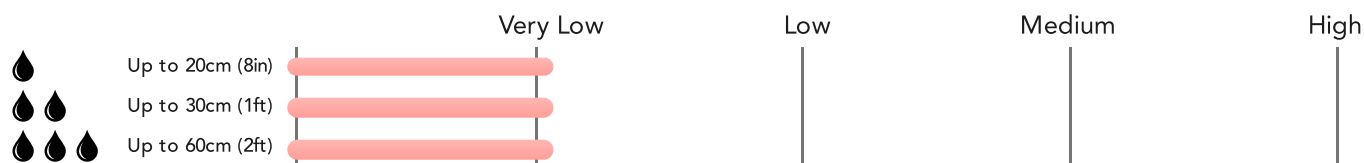


Risk Rating: Very low

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:



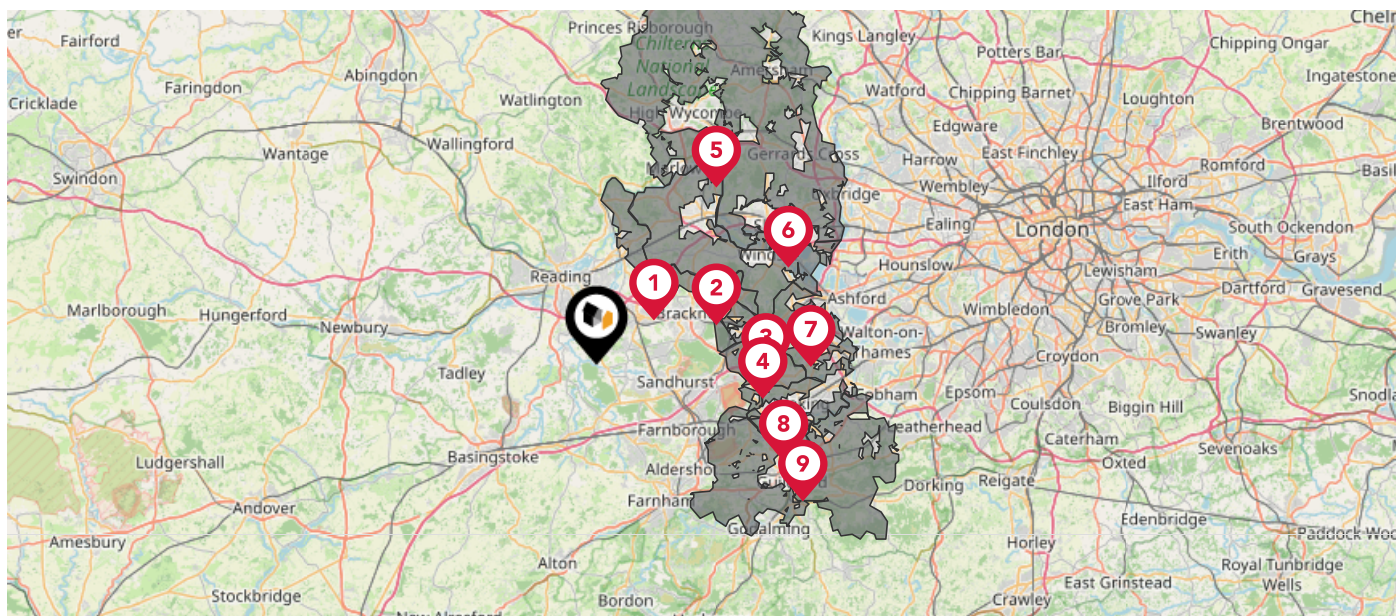
KFB - Key Facts For Buyers

# Maps

## Green Belt



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



### Nearby Green Belt Land

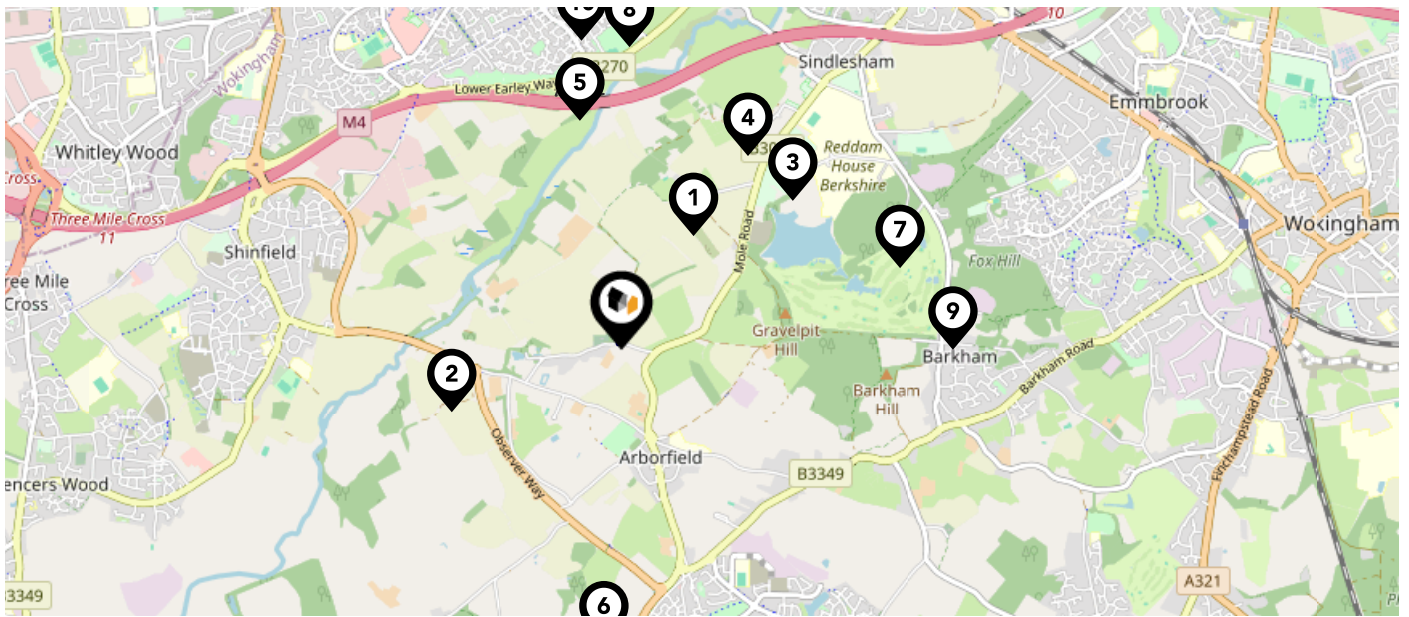
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Slough
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Woking
- 9 London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

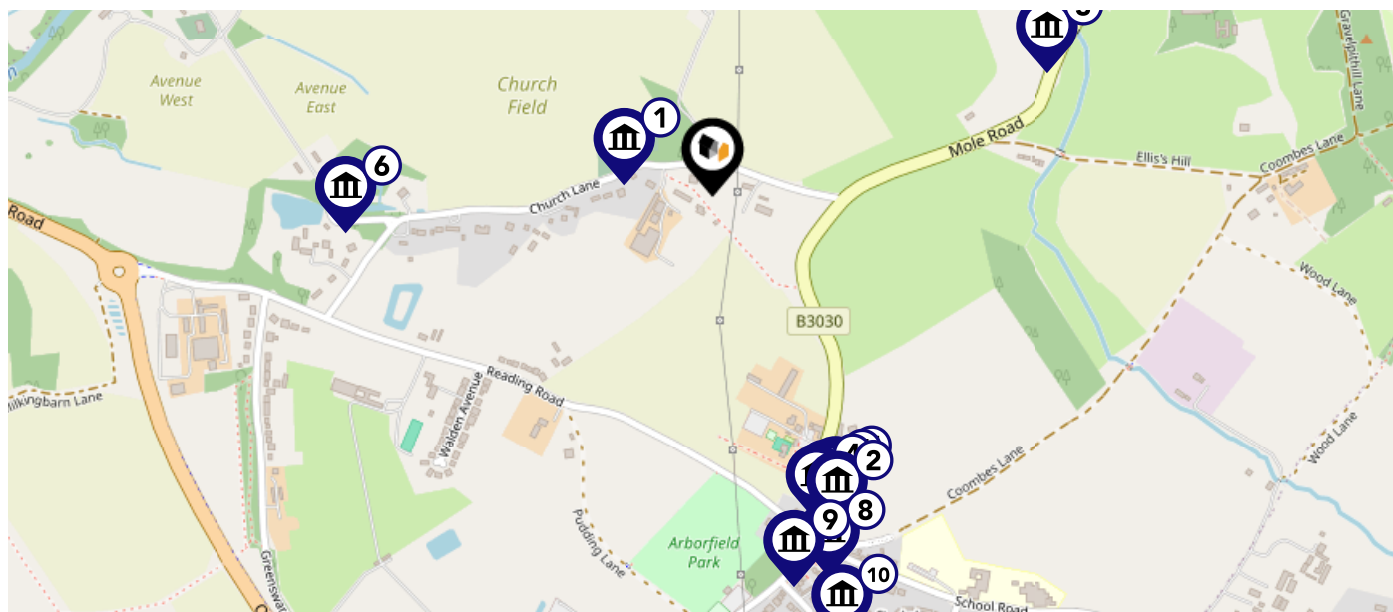
	Park Farm-Carters Hill	Historic Landfill
	Milkingbarn Lane-Arborfield	Historic Landfill
	Bearwood College No.1-Sindlesham	Historic Landfill
	Gipsy Lane-Sindlesham	Historic Landfill
	Lower Earley Way-Reading, Berkshire	Historic Landfill
	The Piggery-Arborfield	Historic Landfill
	Bearwood College No.2-Sindlesham	Historic Landfill
	Sewage Works-Lower Earley	Historic Landfill
	Highland Avenue-Barkham	Historic Landfill
	Reading University-Earley	Historic Landfill

# Maps

## Listed Buildings

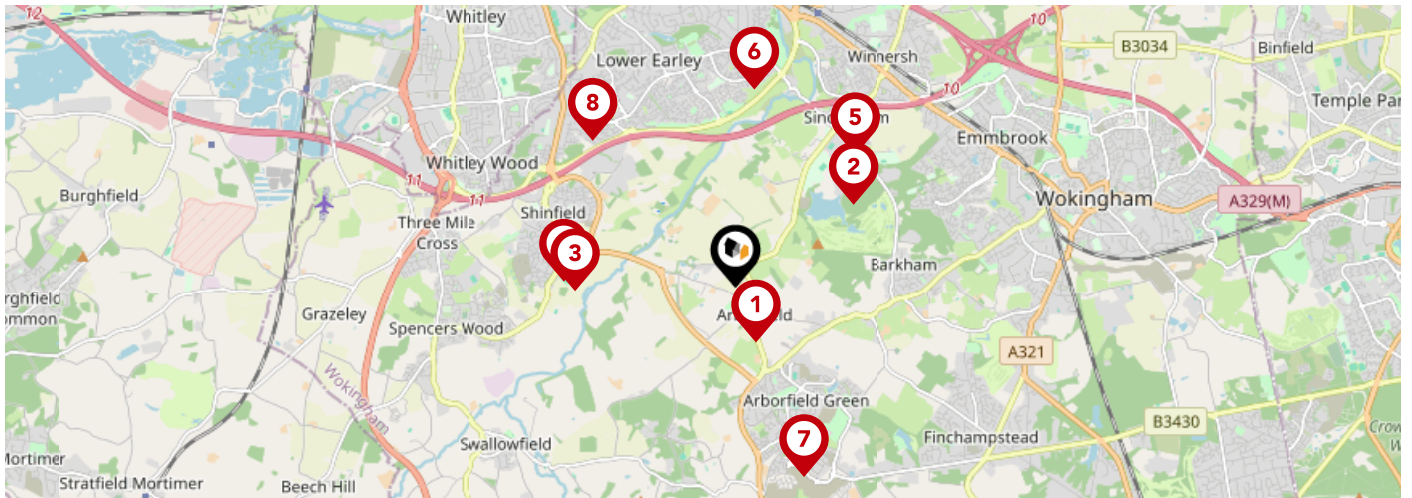


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



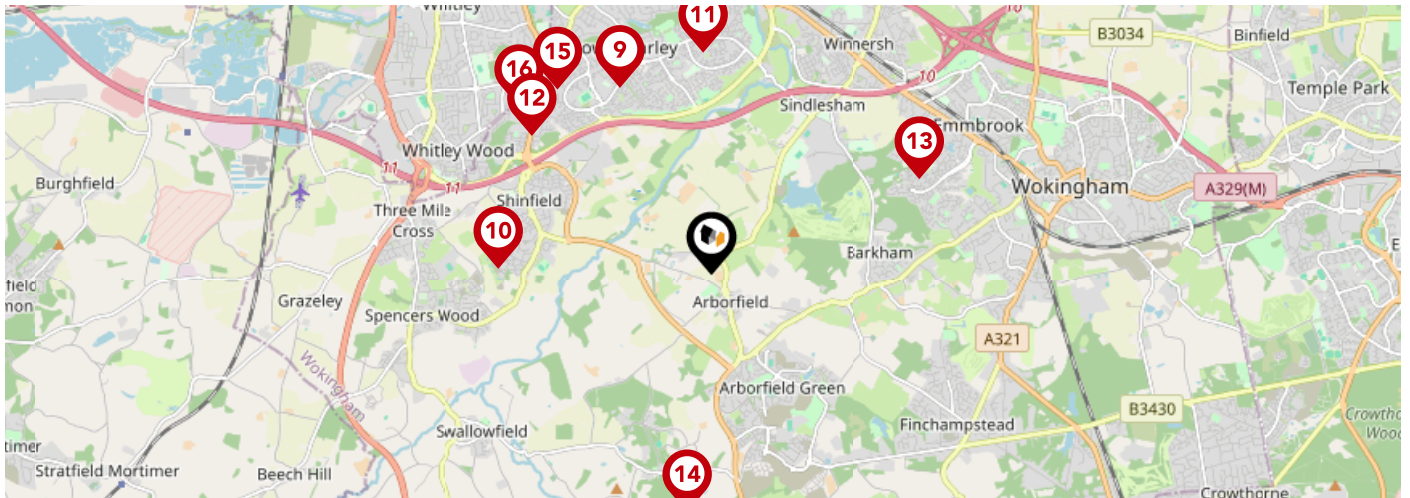
Listed Buildings in the local district	Grade	Distance
1135983 - Church Of St Bartholomew	Grade II	0.1 miles
1031888 - Barn And Engine House At Newland Farm	Grade II	0.4 miles
1118121 - Mole Bridge Farmhouse	Grade II	0.4 miles
1088067 - Stable At Newland Farm	Grade II	0.4 miles
1031886 - Barn At Newland Farm	Grade II	0.4 miles
1319096 - The Old Rectory The Old Rectory Close	Grade II	0.4 miles
1031887 - Cattleshed At Newland Farm	Grade II	0.4 miles
1465963 - Arborfield, Newland And Barkham War Memorial	Grade II	0.5 miles
1118125 - The Bull Inn	Grade II	0.5 miles
1135997 - The Old Post House	Grade II	0.5 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Coombes Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Reddam House Berkshire</b> Ofsted Rating: Not Rated   Pupils: 790   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 307   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bearwood Primary School</b> Ofsted Rating: Good   Pupils: 292   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hawkedon Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bohunt School Wokingham</b> Ofsted Rating: Good   Pupils: 1236   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

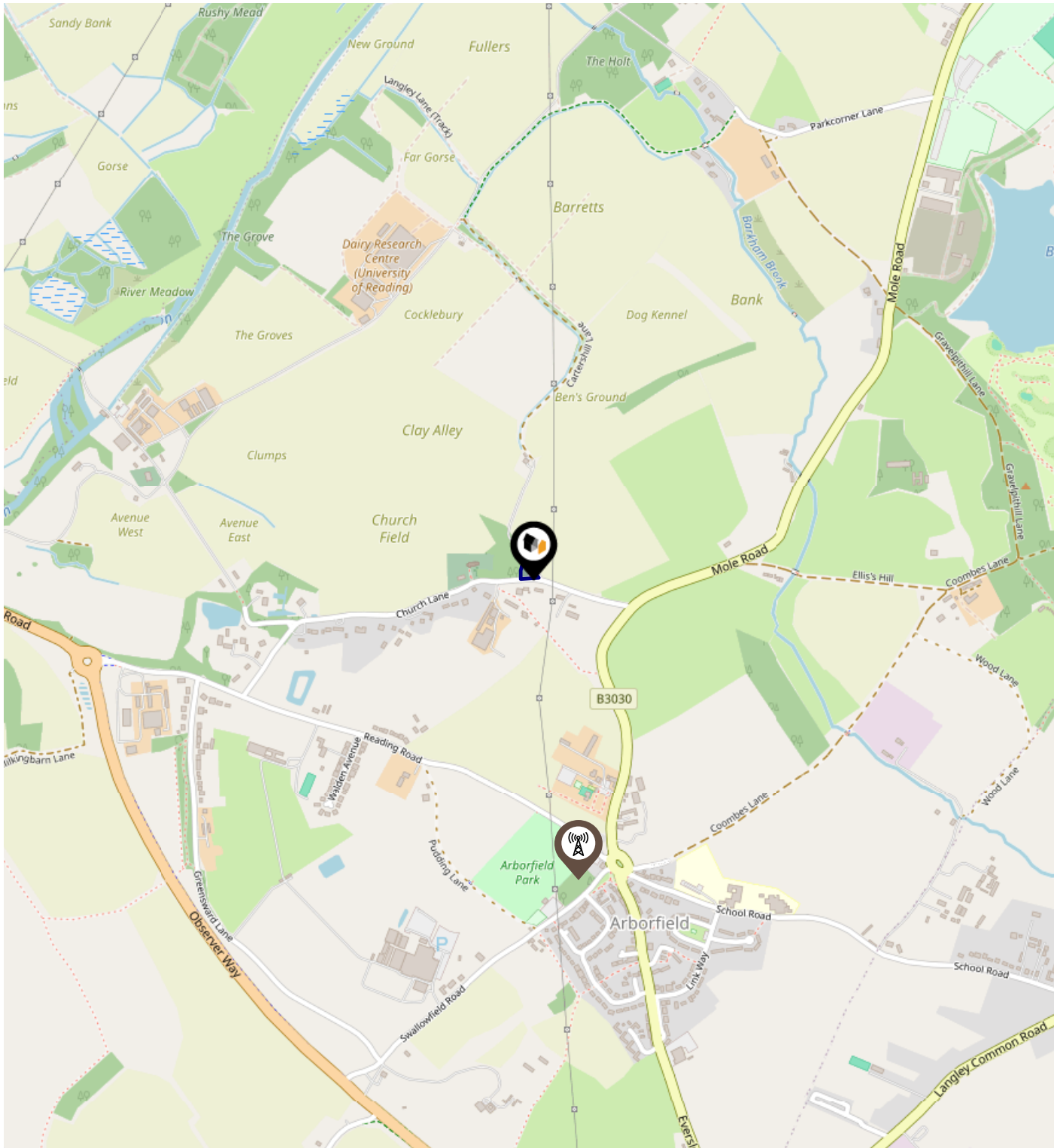
# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Radstock Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alder Grove Church of England Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Loddon Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 777   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Hawthorns Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farley Hill Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whiteknights Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:2.36	<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

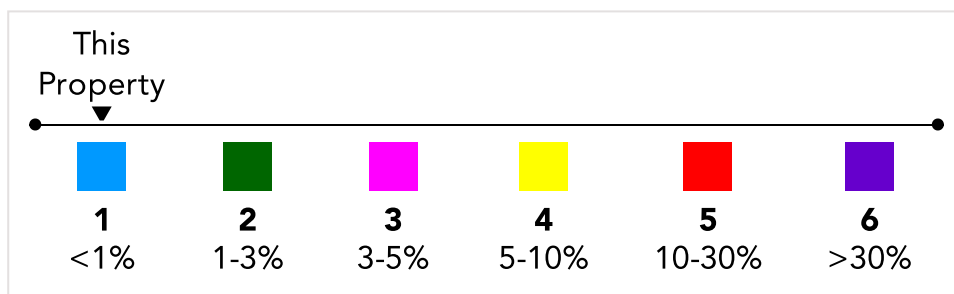
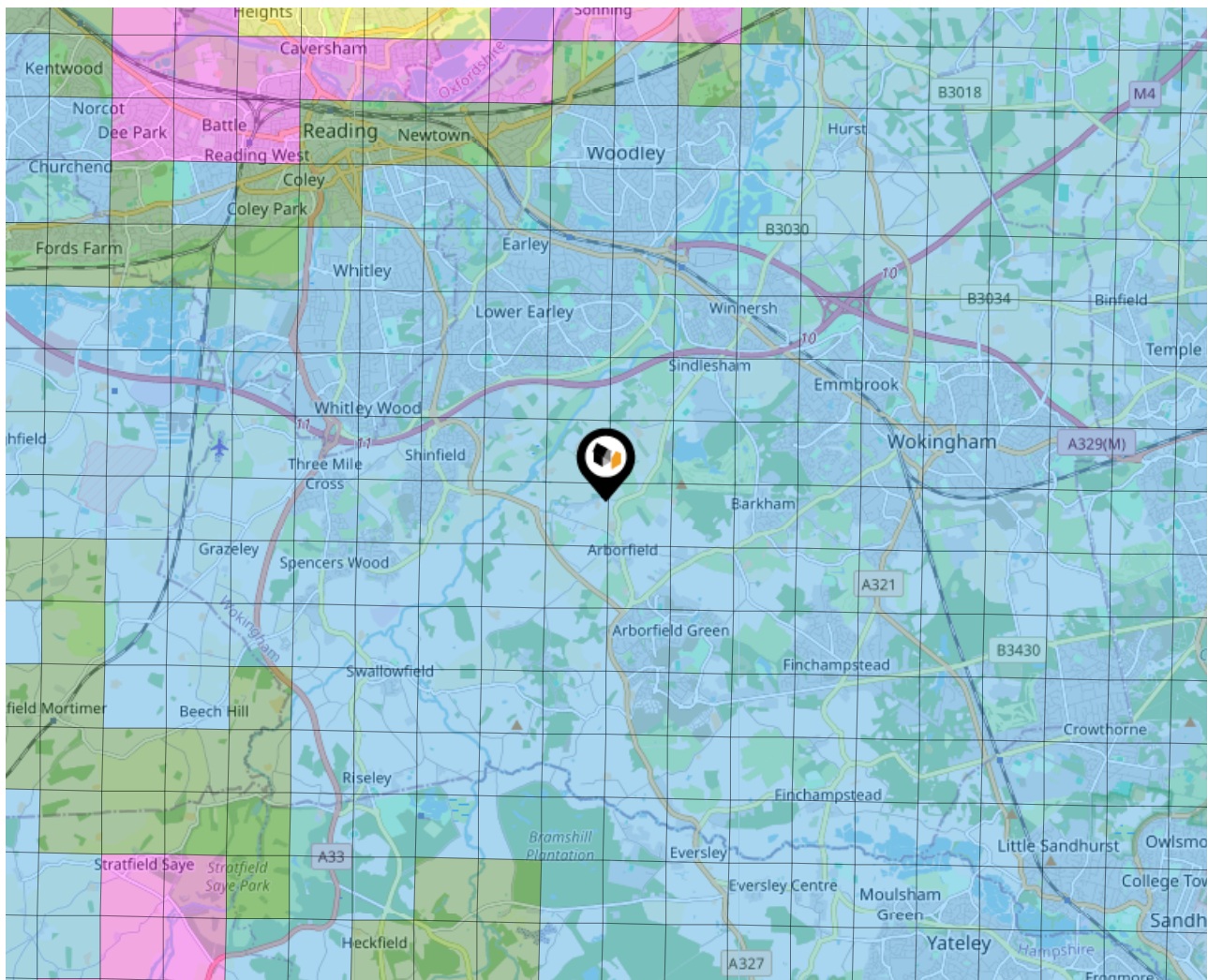
# Environment

## Radon Gas

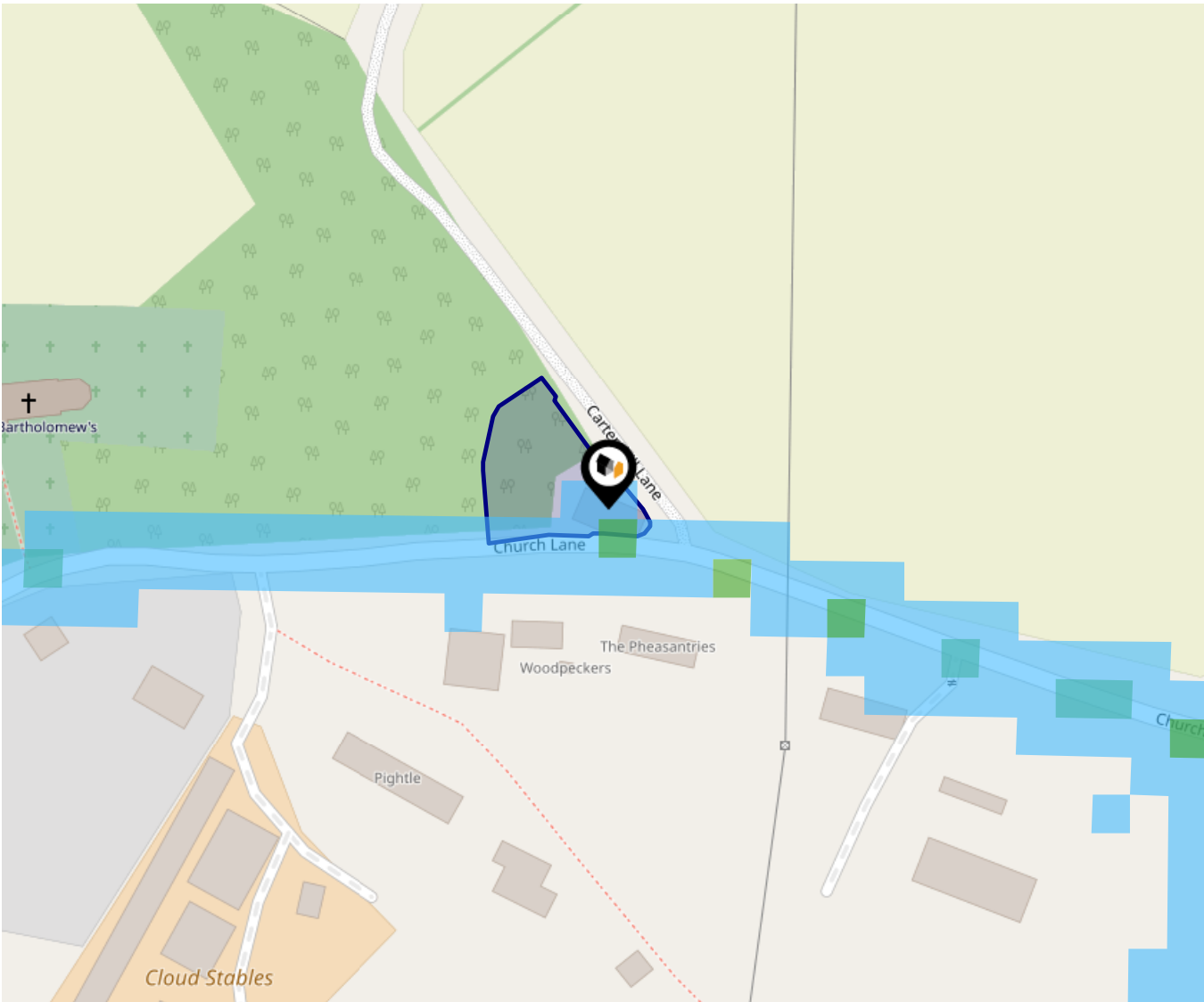


### What is Radon?

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



# Local Area Road Noise

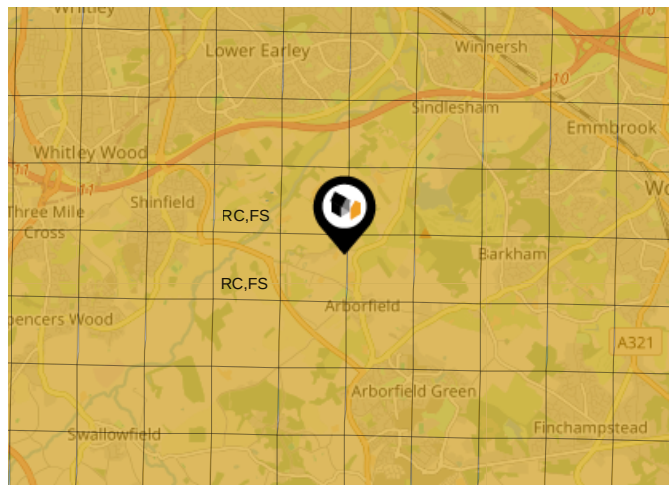


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

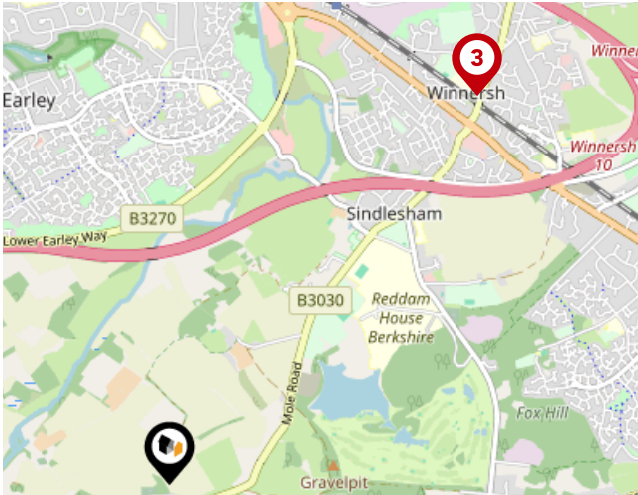


### Primary Classifications (Most Common Clay Types)

<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

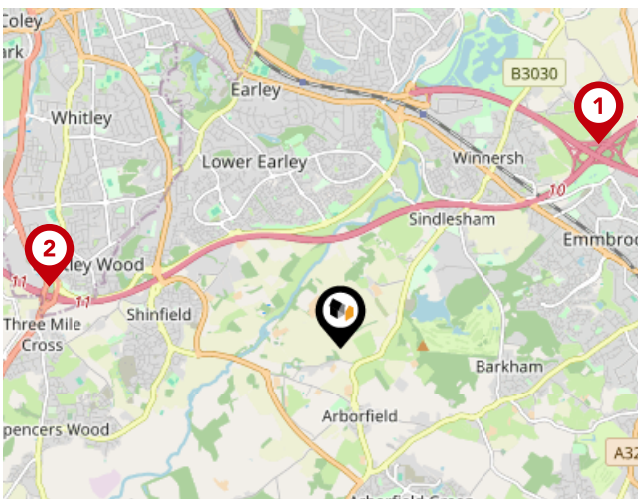
# Area

## Transport (National)



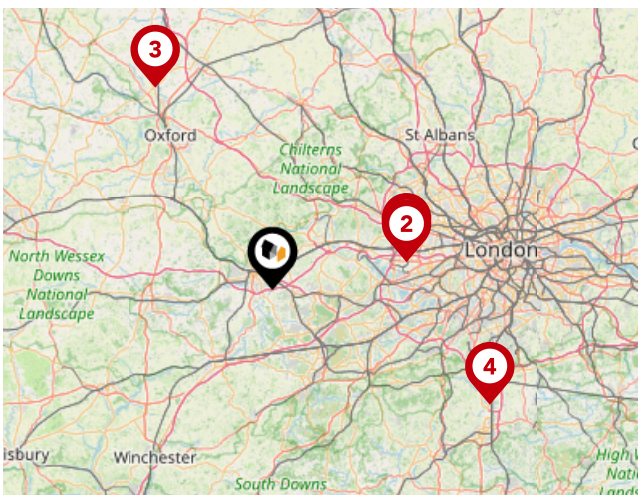
### National Rail Stations

Pin	Name	Distance
1	Winnersh Triangle Rail Station	2.39 miles
2	Winnersh Triangle Rail Station	2.4 miles
3	Winnersh Rail Station	2.29 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.05 miles
2	M4 J11	2.76 miles
3	M3 J5	9.45 miles
4	M3 J4A	8.53 miles
5	M4 J12	7.14 miles

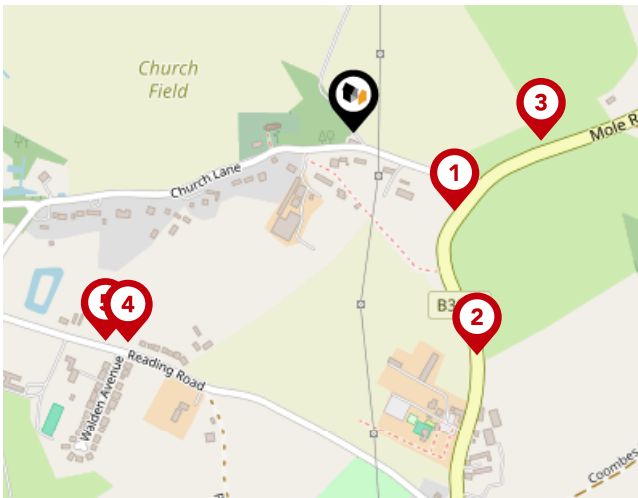


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	20.28 miles
2	Heathrow Airport Terminal 4	20.28 miles
3	Kidlington	34.34 miles
4	Gatwick Airport	36.53 miles

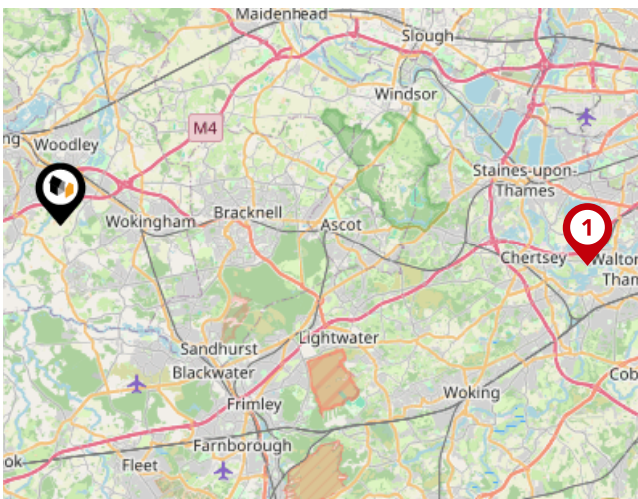
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sindlesham Road North	0.15 miles
2	Sindlesham Road South	0.29 miles
3	Church Lane	0.22 miles
4	Walden Avenue	0.36 miles
5	Walden Avenue	0.37 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	19.59 miles

# Avocado Property

## About Us



### Avocado Property

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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



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

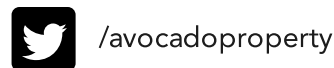
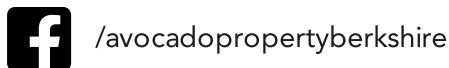


I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avacado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

### 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.



# 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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