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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



SORREL DRIVE, WARFIELD, BRACKNELL, RG42

Avocado Property

07519 024 359

matt.m@avocadopropertyagents.co.uk

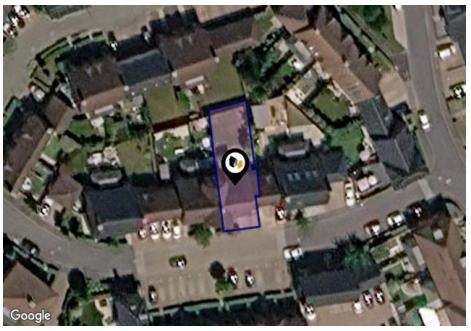
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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,528 ft^2 / 142 m^2		
Plot Area:	0.07 acres		
Year Built :	2016		
Council Tax :	Band D		
Annual Estimate:	£2,265		
Title Number:	BK480750		

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)

14 mb/s	54 mb/s	10000 mb/s

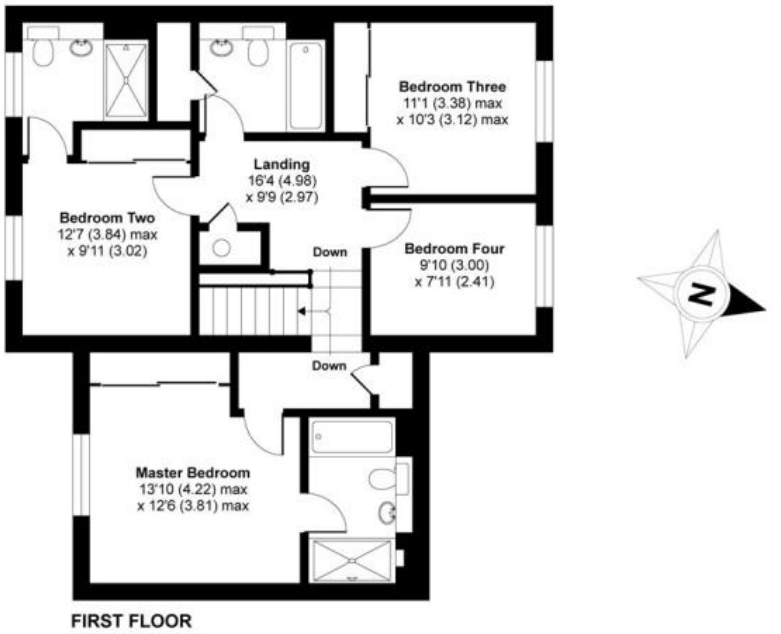
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

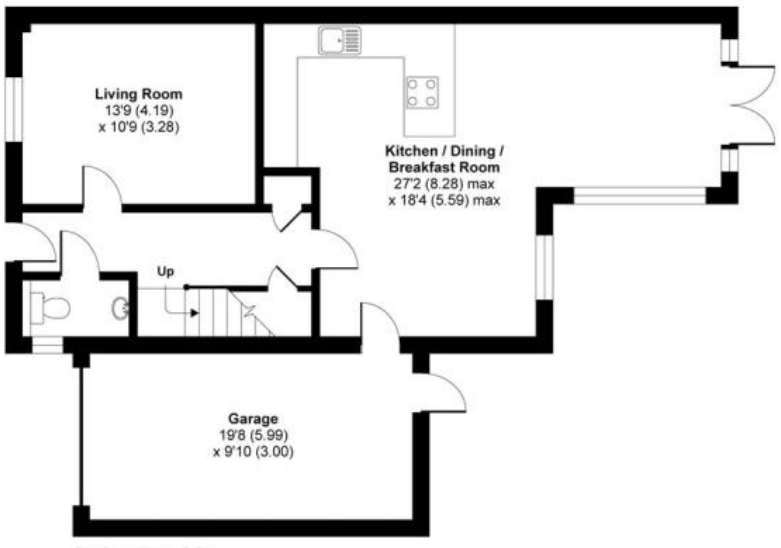
SORREL DRIVE, WARFIELD, BRACKNELL, RG42

Sorrel Drive, Warfield, Bracknell, RG42

APPROX. GROSS INTERNAL FLOOR AREA 1724 SQ FT 160.2 SQ METRES (INCLUDES GARAGE)



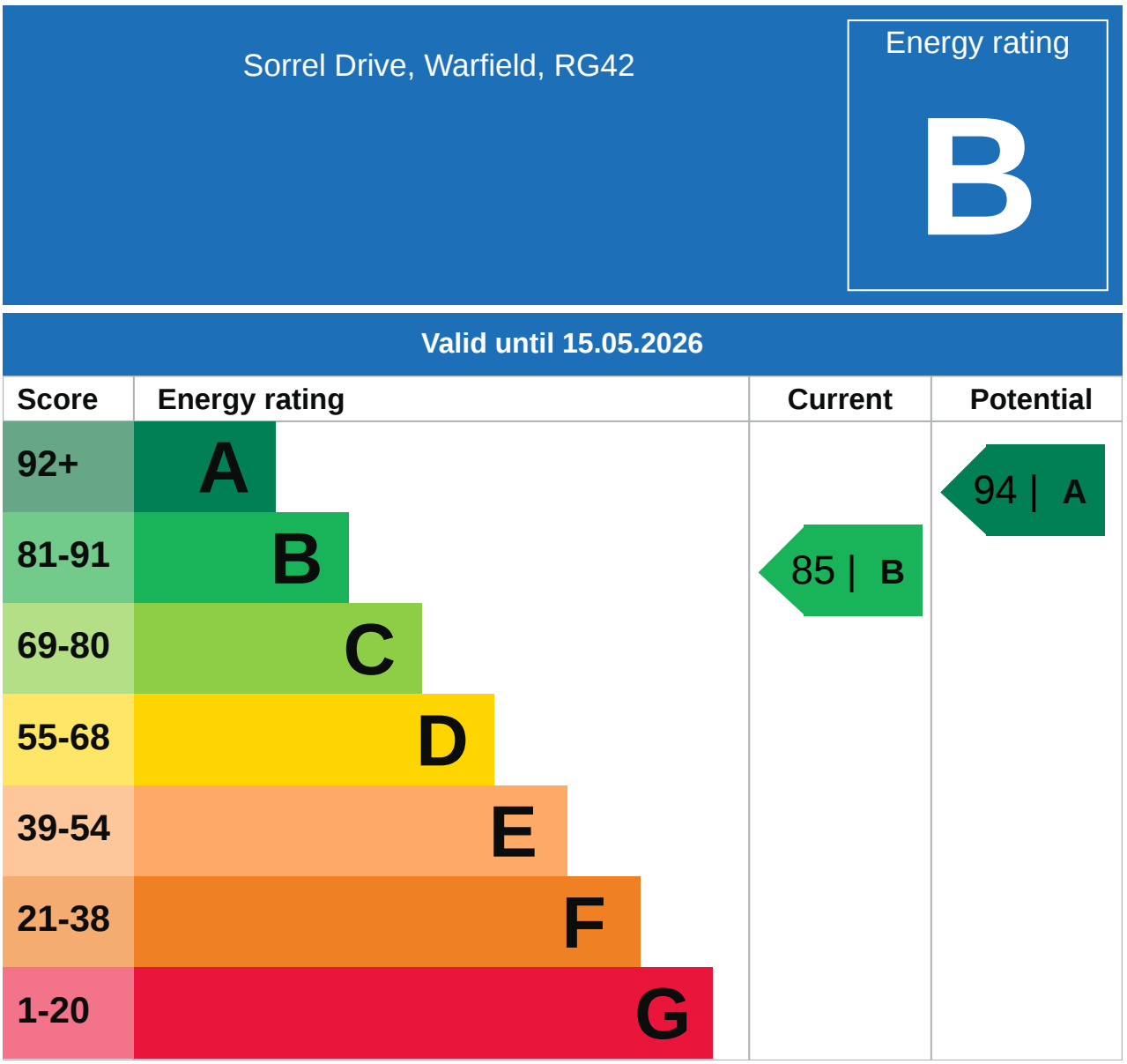
FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Sorrel Drive, Warfield, RG42
Energy rating
B
Valid until 15.05.2026
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
85 | B
94 | A

Property

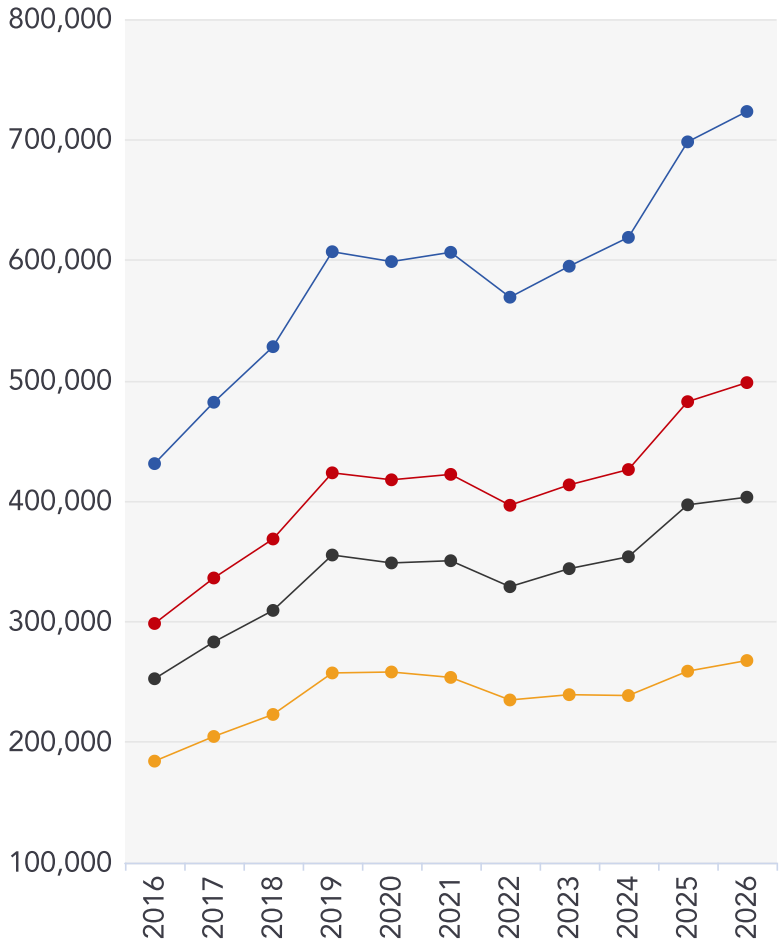
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, insulated (assumed)
Total Floor Area:	142 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%

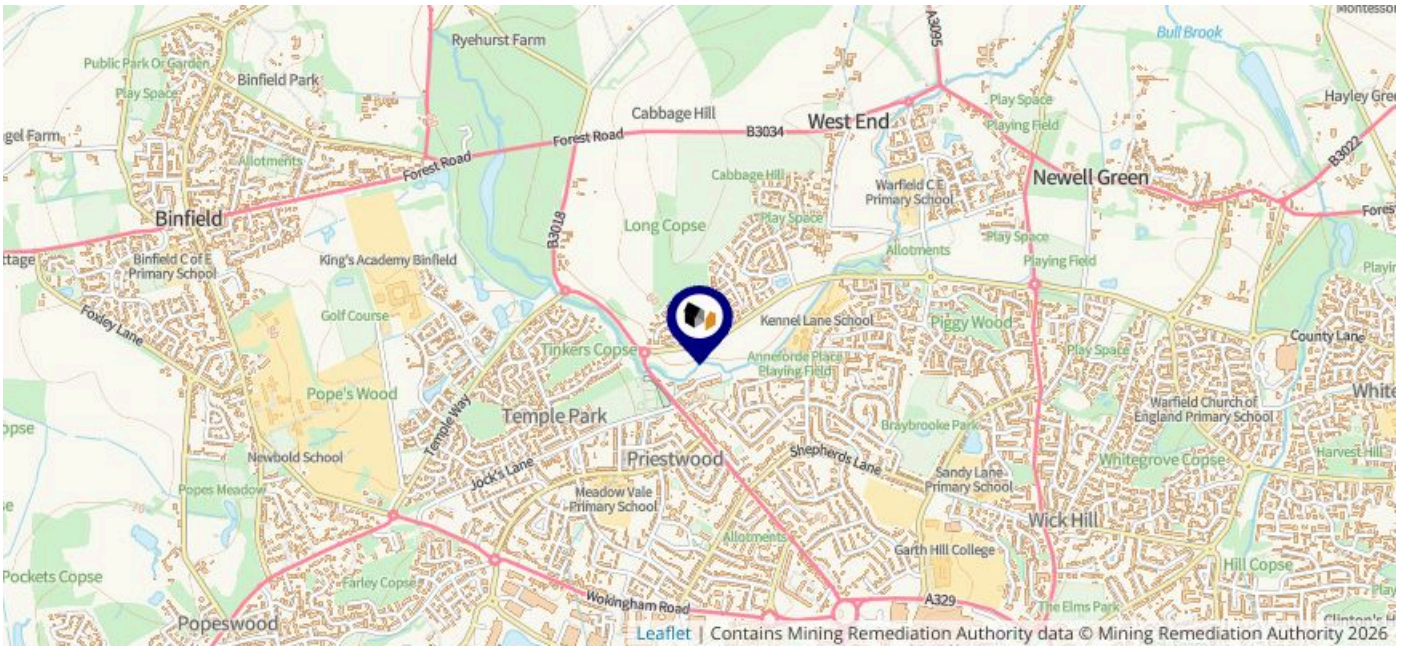
Flat

+45.31%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

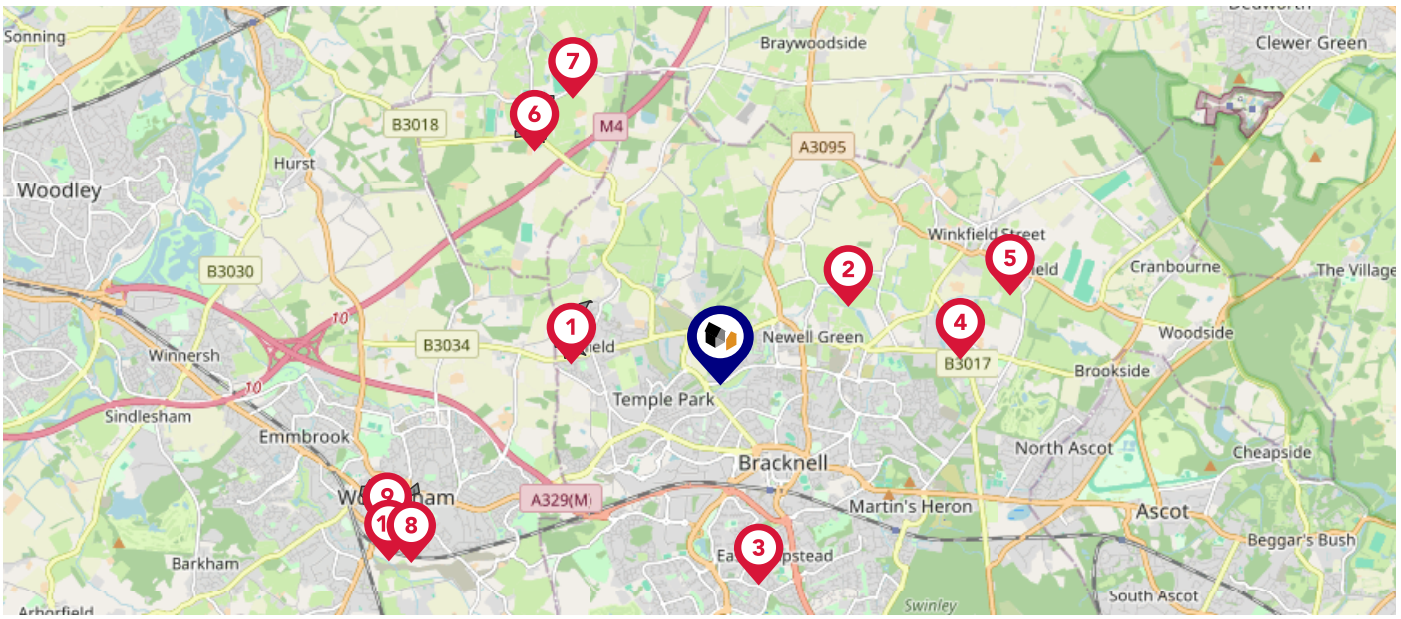
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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Maps
Conservation Areas

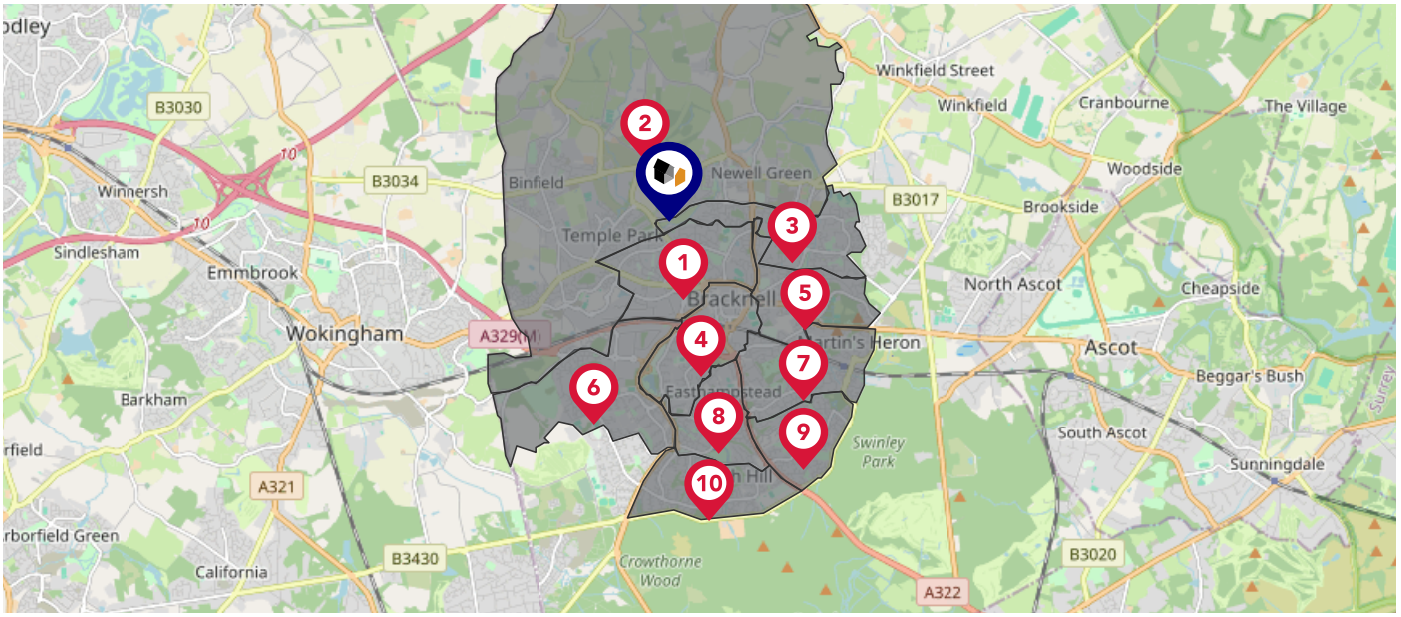
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Wick's Green Binfield
2	Church Lane Warfield
3	Rectory Lane Easthampstead
4	Winkfield Row
5	Church Road Winkfield
6	Shurlock Row
7	Beenham's Heath
8	Murdoch Road
9	Wokingham Town Centre
10	Langborough Road

Maps
Council Wards

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



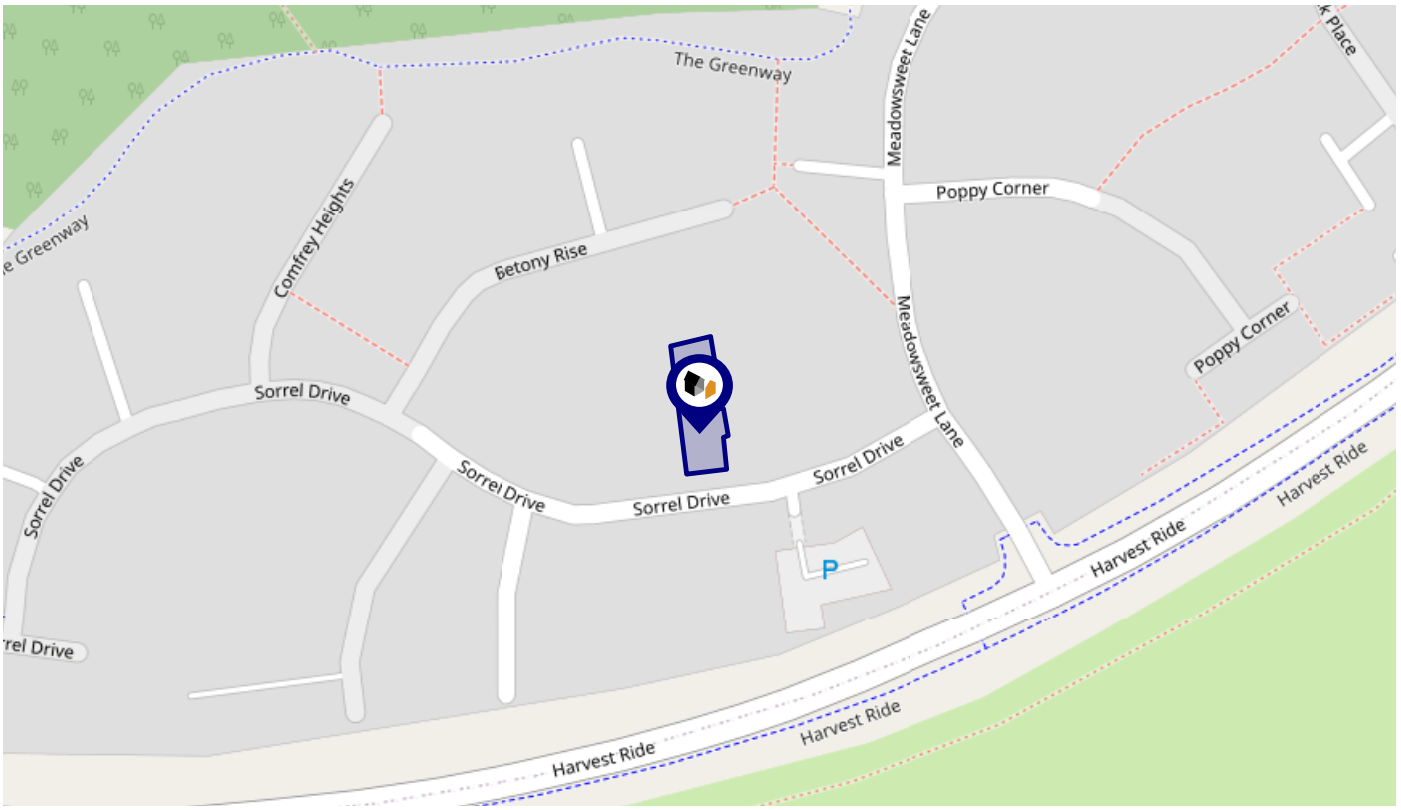
Nearby Council Wards

1	Priestwood and Garth Ward
2	Binfield with Warfield Ward
3	Warfield Harvest Ride Ward
4	Wildridings and Central Ward
5	Bullbrook Ward
6	Great Hollands North Ward
7	Harmans Water Ward
8	Old Bracknell Ward
9	Crown Wood Ward
10	Hanworth Ward

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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.

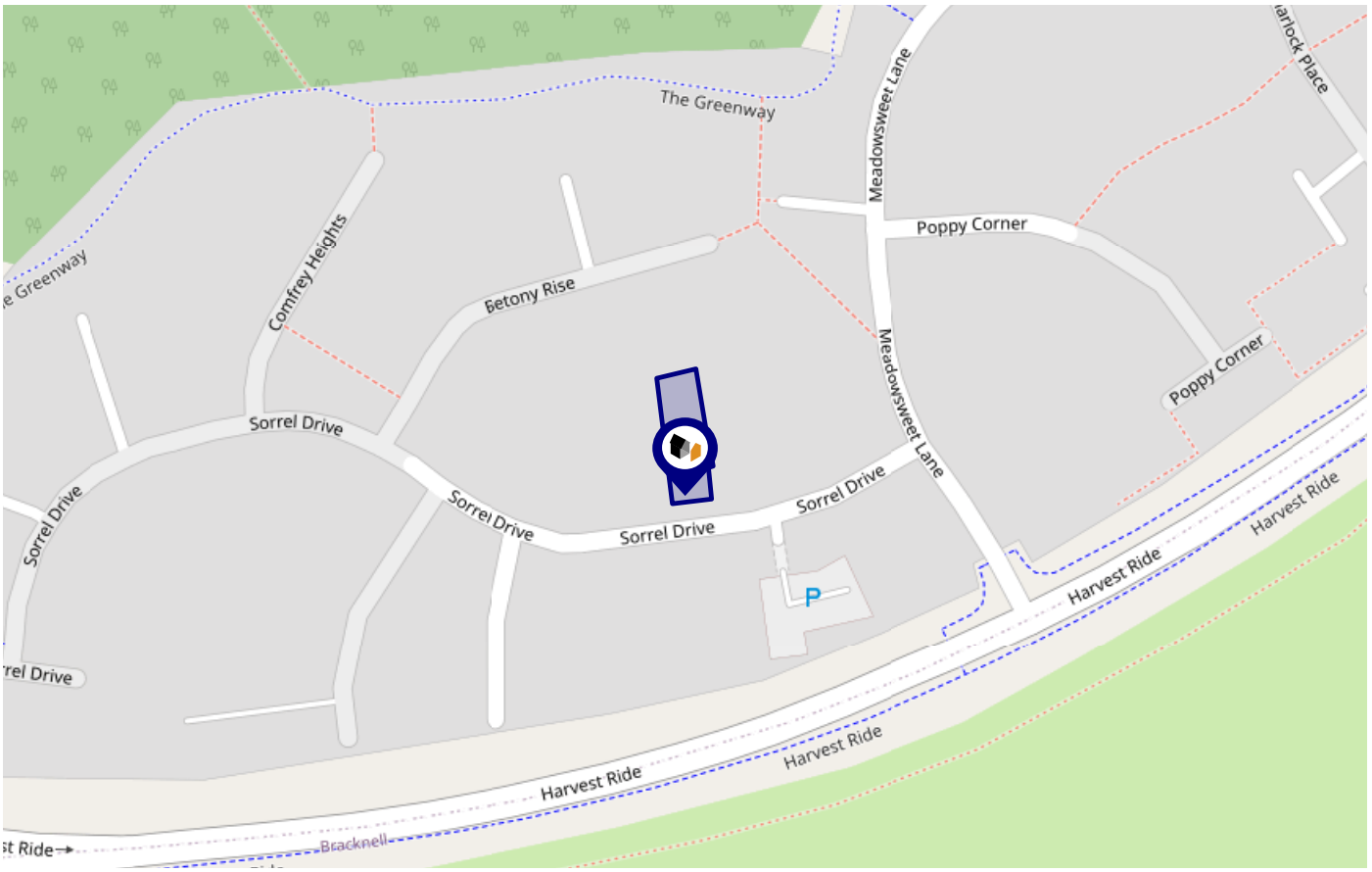
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

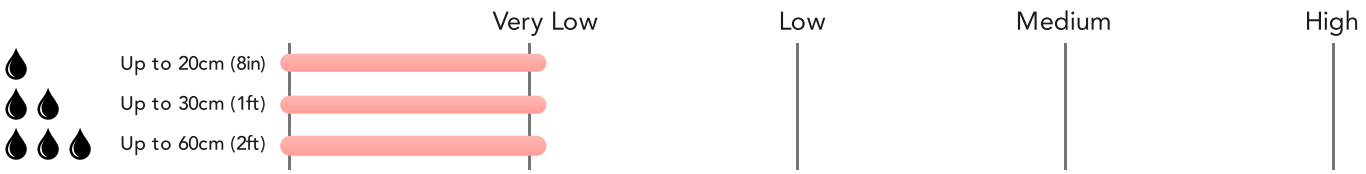


Risk Rating: Very low

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.

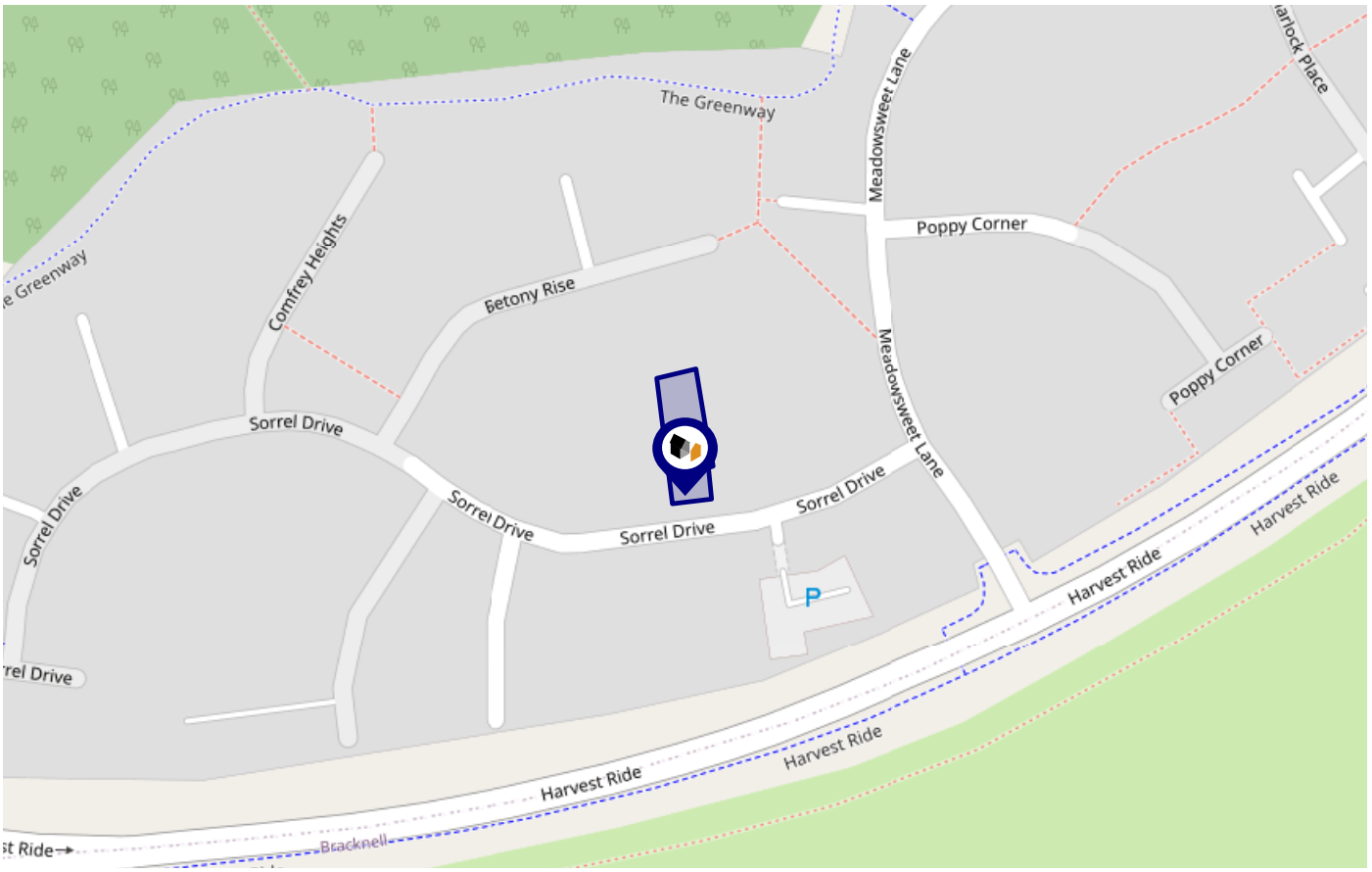
Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

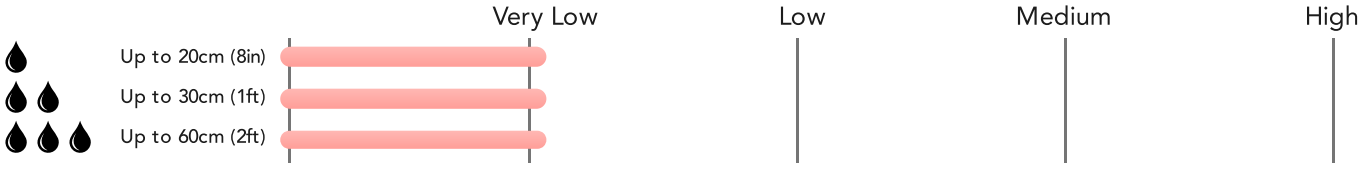


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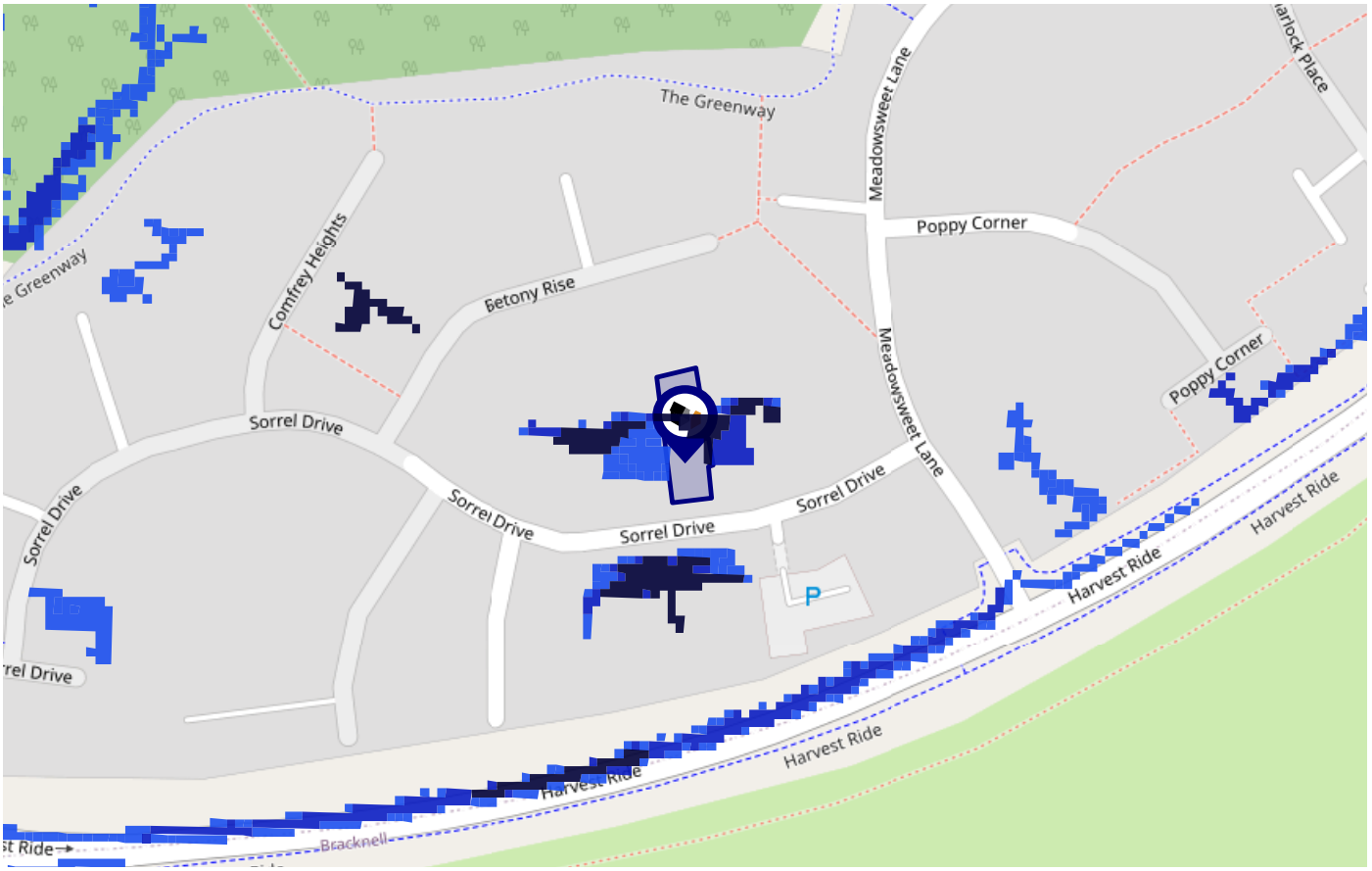
Chance of flooding to the following depths at this property:



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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.

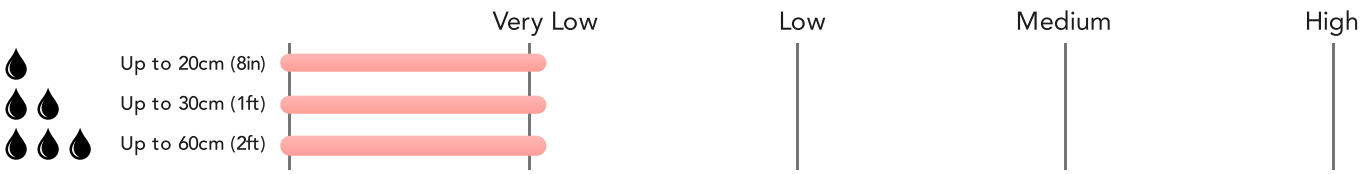


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Chance of flooding to the following depths at this property:



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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.

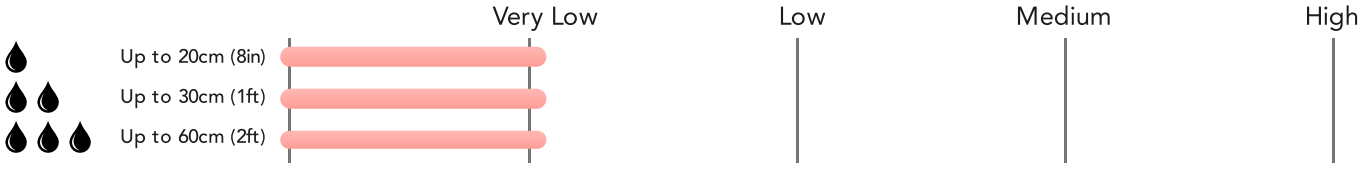


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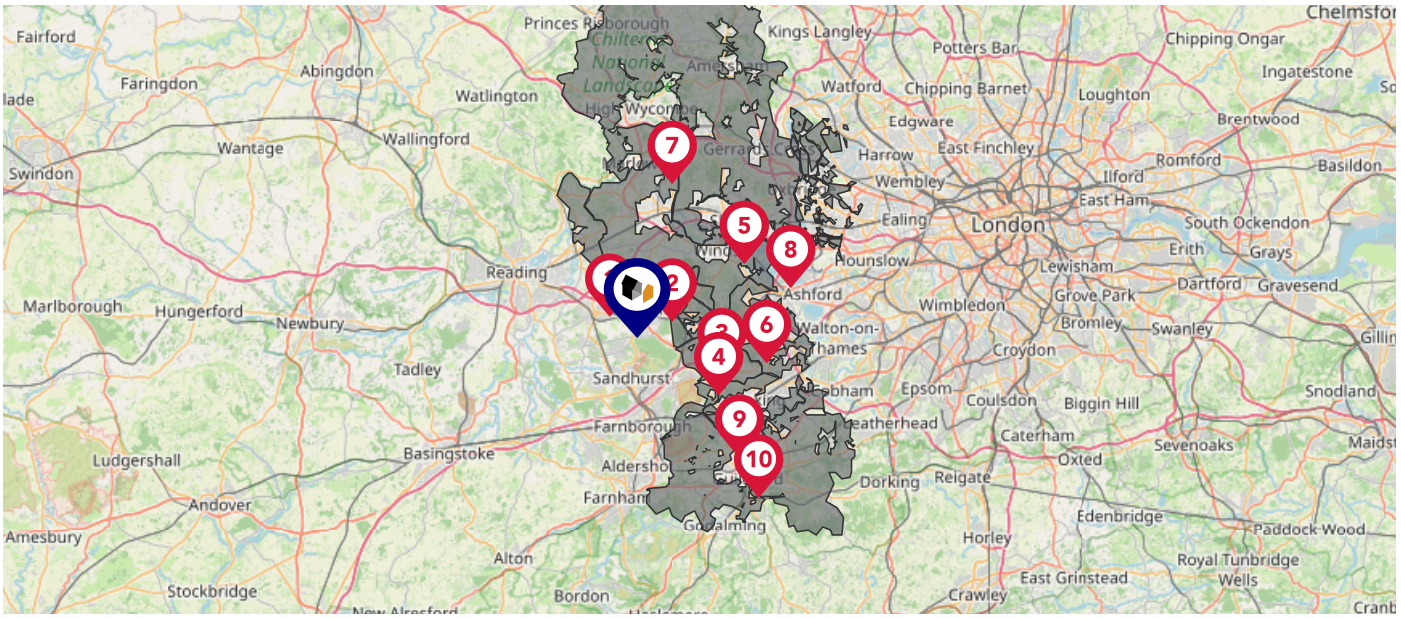
Chance of flooding to the following depths at this property:



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Maps
Green Belt

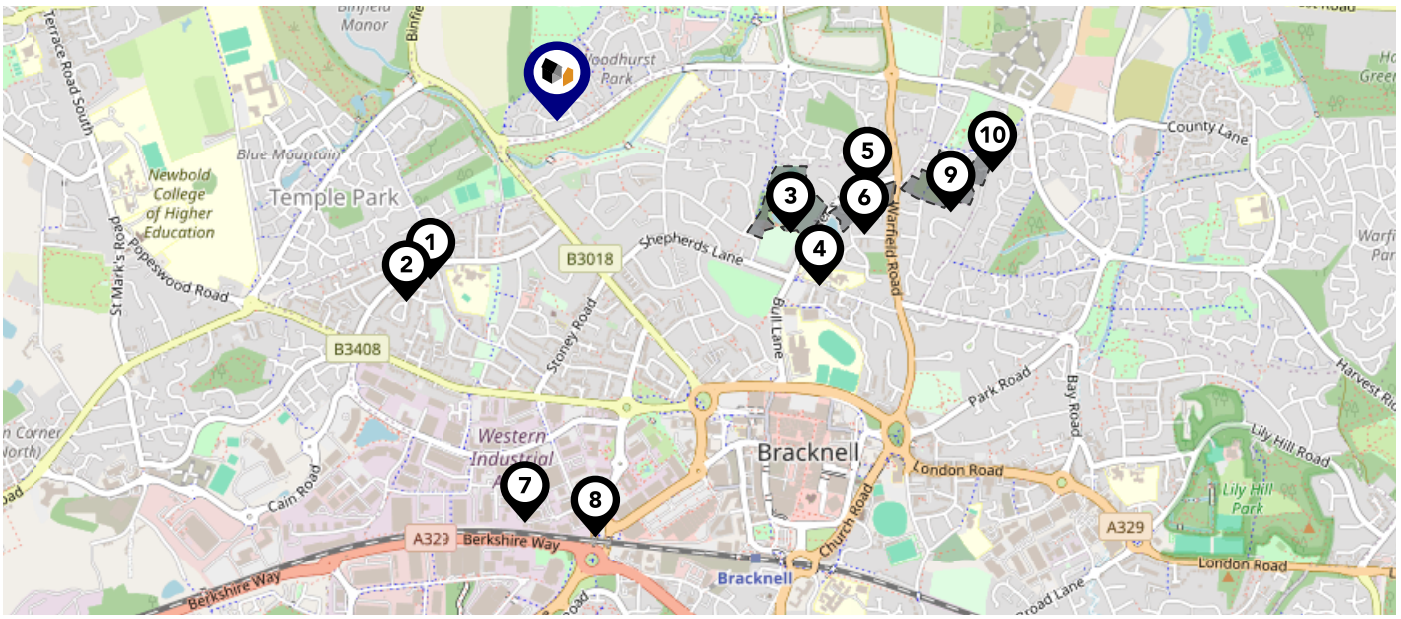
This map displays nearby areas that have been designated as Green Belt...



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.



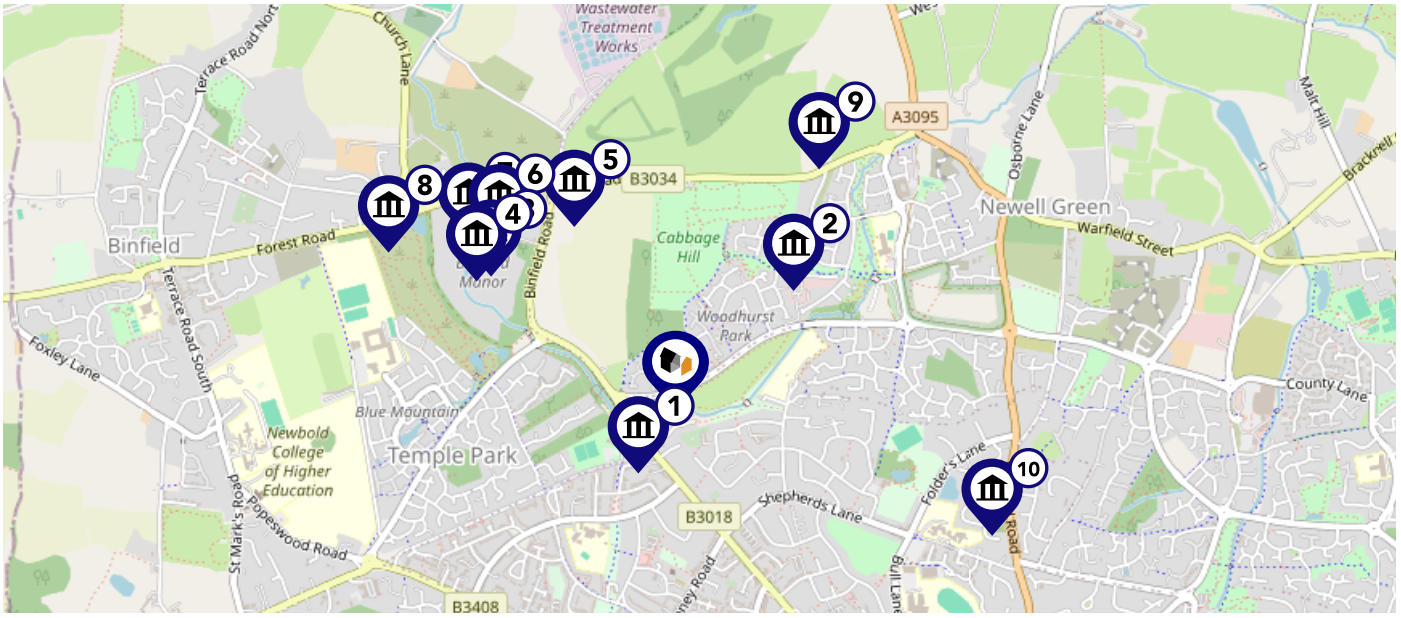
Nearby Landfill Sites

1	Fernhill Road-Bracknell, Berkshire	Historic Landfill
2	Wilwood Road-Bracknell	Historic Landfill
3	Folders Lane-Bracknell, Berkshire	Historic Landfill
4	Bull Lane-Bracknell, Berkshire	Historic Landfill
5	Sherring Close-Bracknell, Berkshire	Historic Landfill
6	Lutterworth Close-Bracknell, Berkshire	Historic Landfill
7	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill
8	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill
9	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill
10	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill

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Maps
Listed Buildings

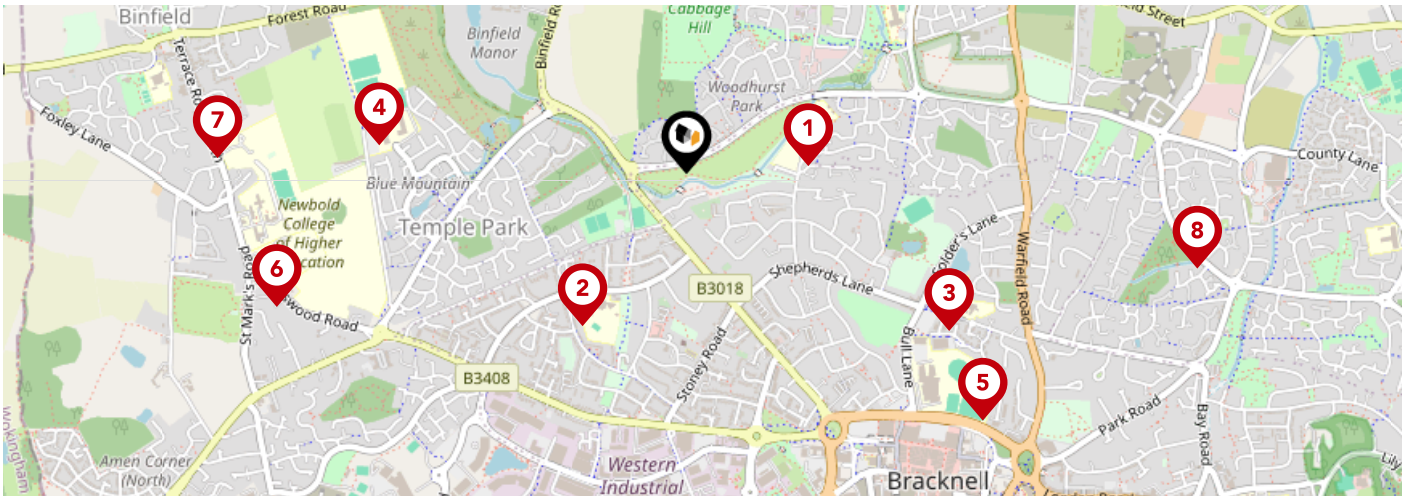
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1390250 - Manor Farmhouse	Grade II	0.2 miles
2 1390422 - West End Farmhouse	Grade II	0.4 miles
3 1390269 - Stable Building To Binfield Manor	Grade II	0.5 miles
4 1390267 - Binfield Manor	Grade II	0.5 miles
5 1390273 - Milestone, 100 Metres East Of Junction With Hazelwood Lane And Binfield Road	Grade II	0.5 miles
6 1390268 - Gates And Gate Piers To Binfield Manor	Grade II	0.6 miles
7 1390274 - Pitts Bridge	Grade II	0.6 miles
8 1390275 - Stag And Hounds Public House	Grade II	0.7 miles
9 1390399 - Home Farmhouse	Grade II	0.7 miles
10 1390353 - Old Malt House	Grade II	0.8 miles

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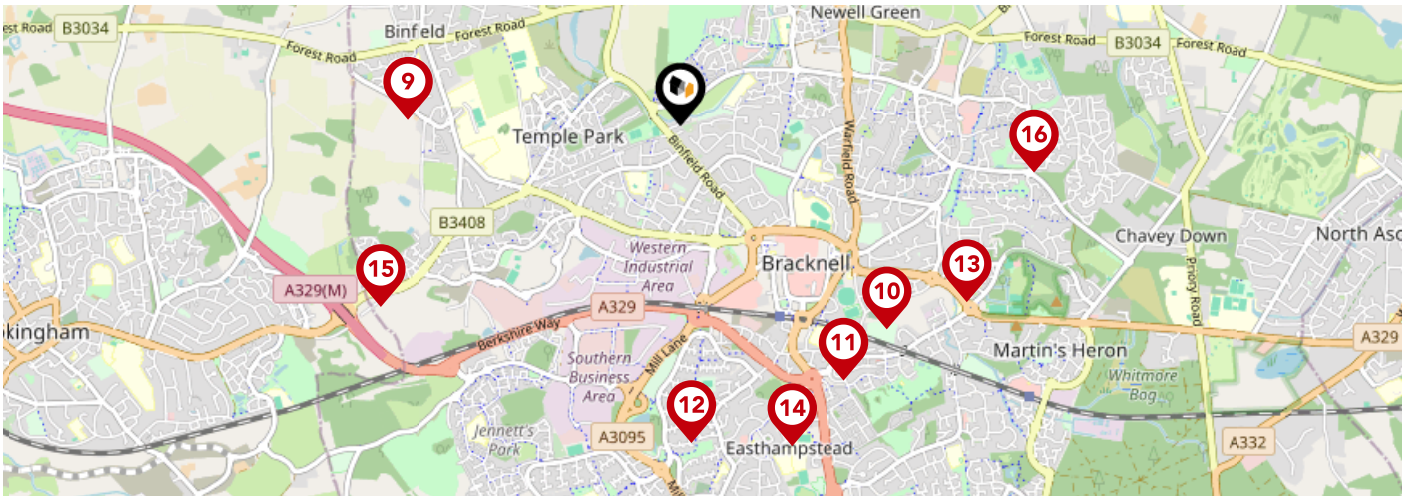
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Kennel Lane School** Ofsted Rating: Good | Pupils:0 | Distance:0.28	☐	☐	☑	☐	☐
2	**Meadow Vale Primary School** Ofsted Rating: Good | Pupils: 600 | Distance:0.43	☐	☑	☐	☐	☐
3	**Sandy Lane Primary School** Ofsted Rating: Good | Pupils: 450 | Distance:0.71	☐	☑	☐	☐	☐
4	**King's Academy Binfield** Ofsted Rating: Good | Pupils: 1262 | Distance:0.71	☐	☑	☑	☐	☐
5	**Garth Hill College** Ofsted Rating: Good | Pupils: 1476 | Distance:0.89	☐	☐	☑	☐	☐
6	**Newbold School** Ofsted Rating: Outstanding | Pupils: 56 | Distance:1	☐	☑	☐	☐	☐
7	**Cressex Lodge School** Ofsted Rating: Good | Pupils: 13 | Distance:1.09	☐	☐	☑	☐	☐
8	**Warfield Church of England Primary School** Ofsted Rating: Good | Pupils: 452 | Distance:1.2	☐	☑	☐	☐	☐

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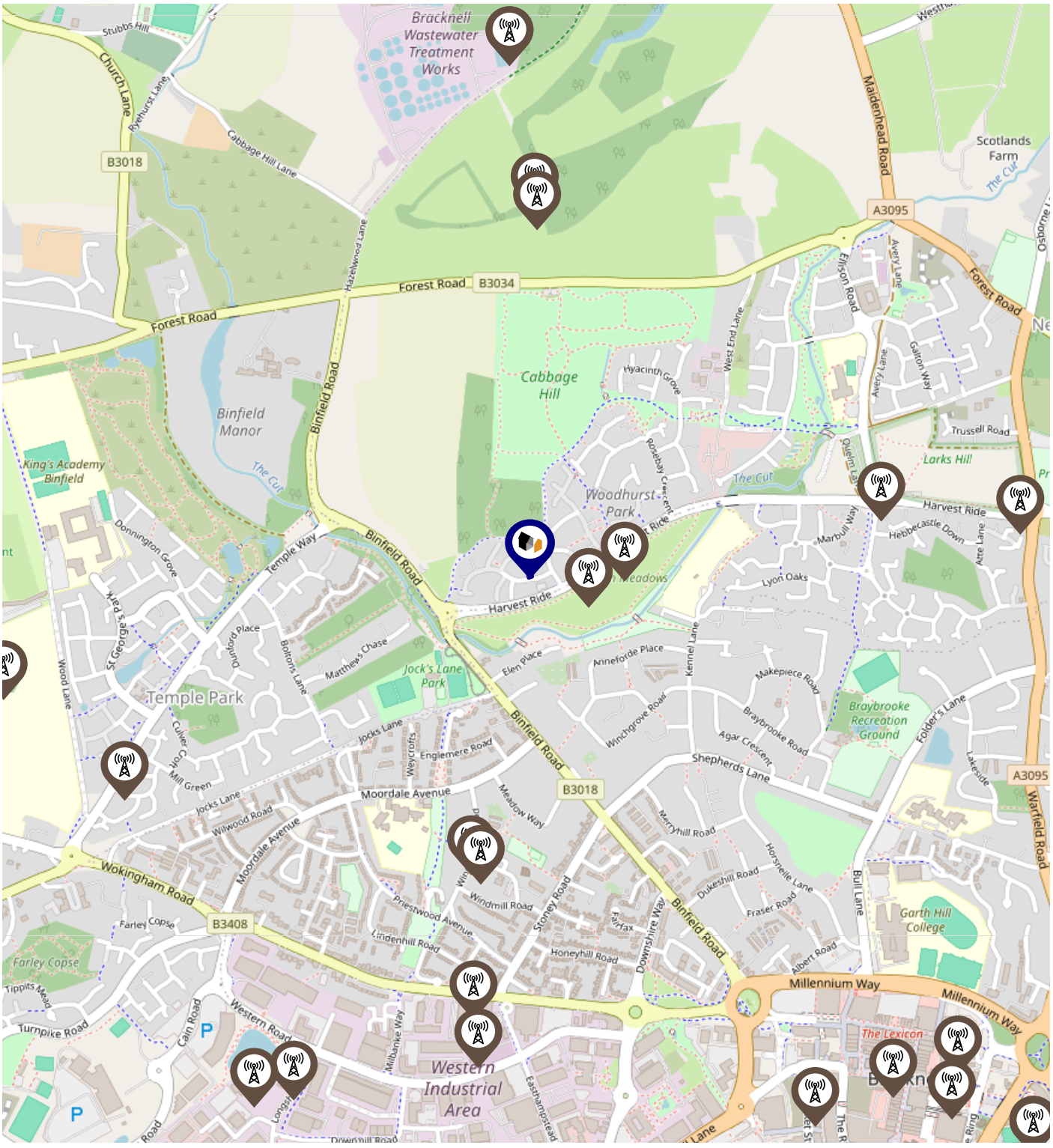
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Binfield Church of England Primary School** Ofsted Rating: Good | Pupils: 411 | Distance:1.26	☐	☑	☐	☐	☐
10	**St Joseph's Catholic Primary School, Bracknell** Ofsted Rating: Good | Pupils: 209 | Distance:1.34	☐	☑	☐	☐	☐
11	**Ranelagh School** Ofsted Rating: Outstanding | Pupils: 1062 | Distance:1.4	☐	☐	☑	☐	☐
12	**Wildridings Primary School** Ofsted Rating: Good | Pupils: 428 | Distance:1.47	☐	☑	☐	☐	☐
13	**Holly Spring Primary School** Ofsted Rating: Good | Pupils: 642 | Distance:1.56	☐	☑	☐	☐	☐
14	**The Brakenhale School** Ofsted Rating: Good | Pupils: 1148 | Distance:1.57	☐	☐	☑	☐	☐
15	**King's Academy Oakwood** Ofsted Rating: Outstanding | Pupils: 211 | Distance:1.62	☐	☑	☐	☐	☐
16	**Whitegrove Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:1.65	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

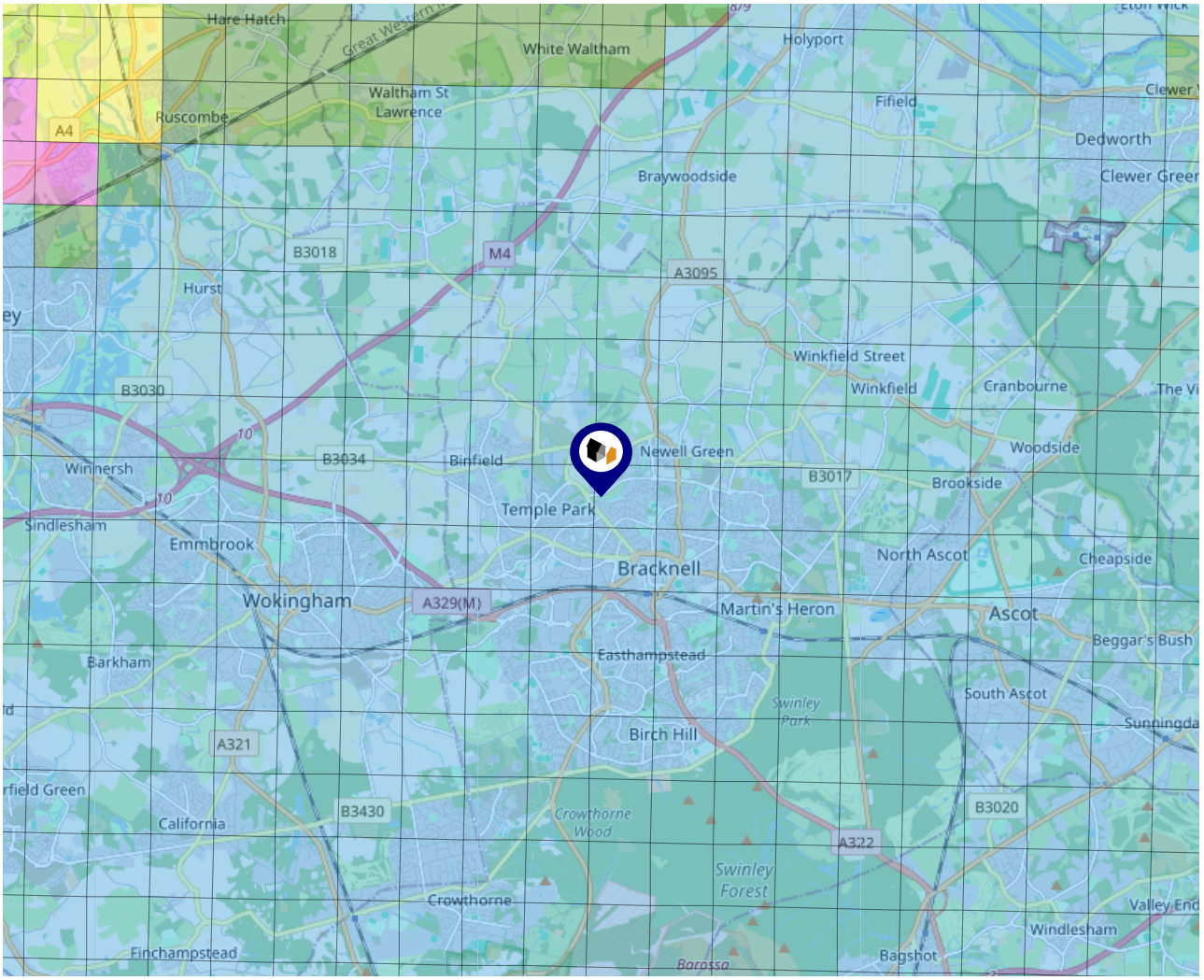
- Power Pylons
- Communication Masts

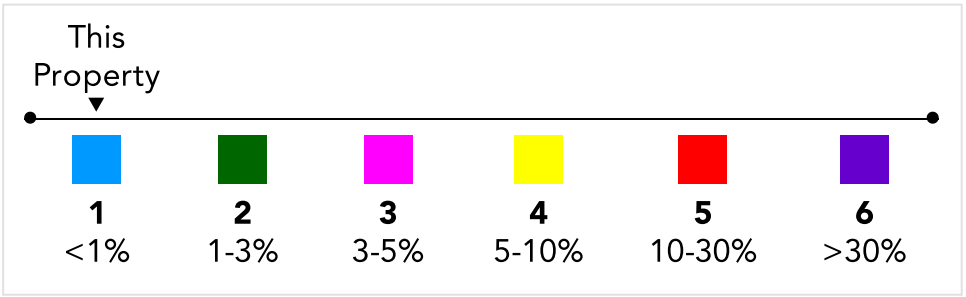
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Environment
Radon Gas

What is Radon?

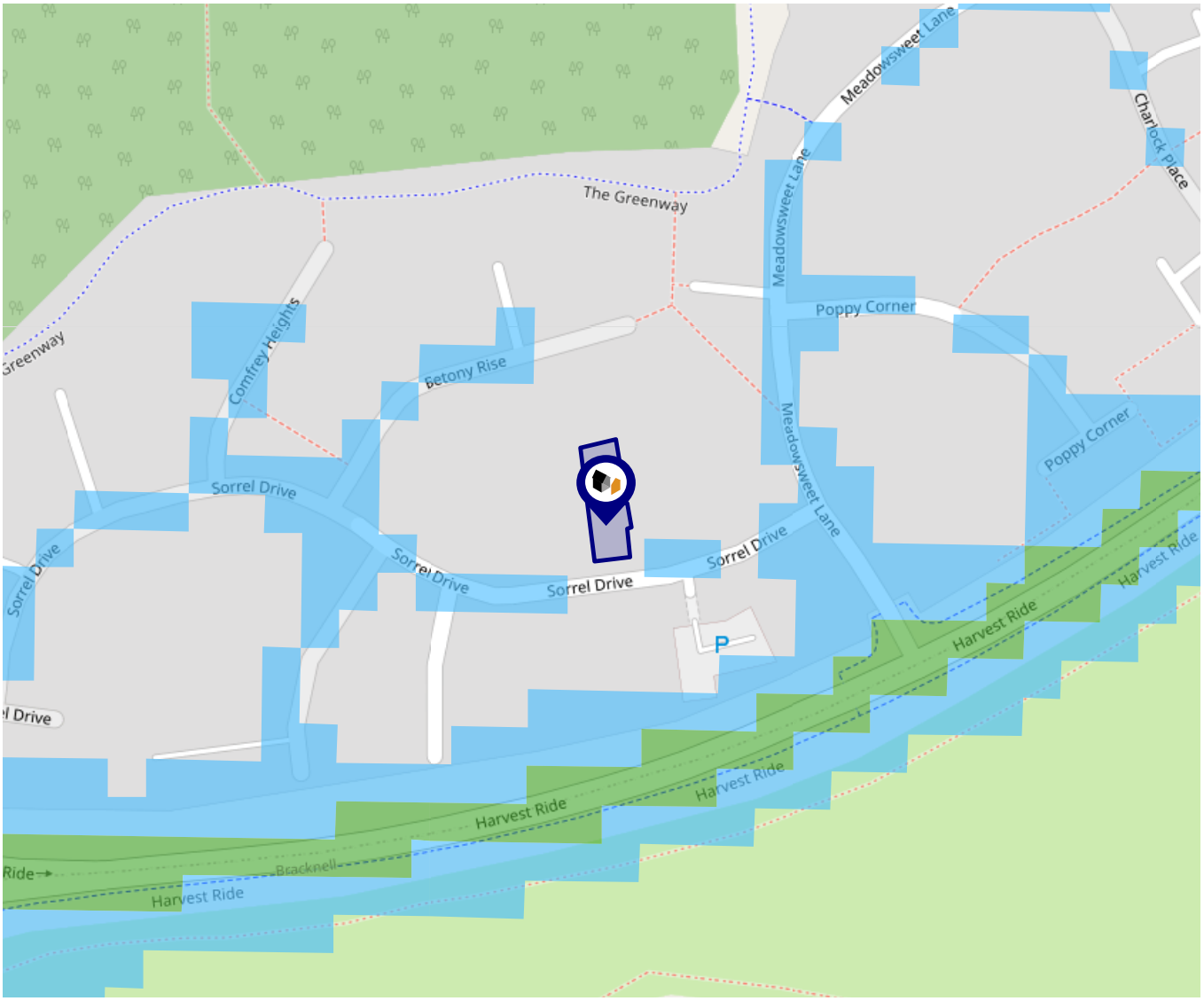
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

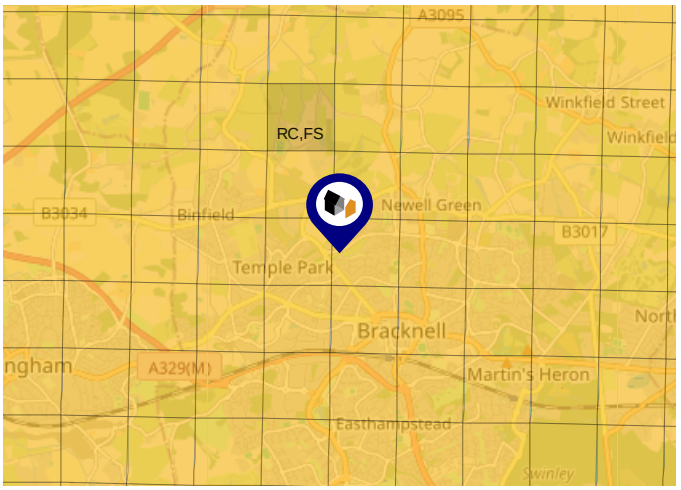
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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		

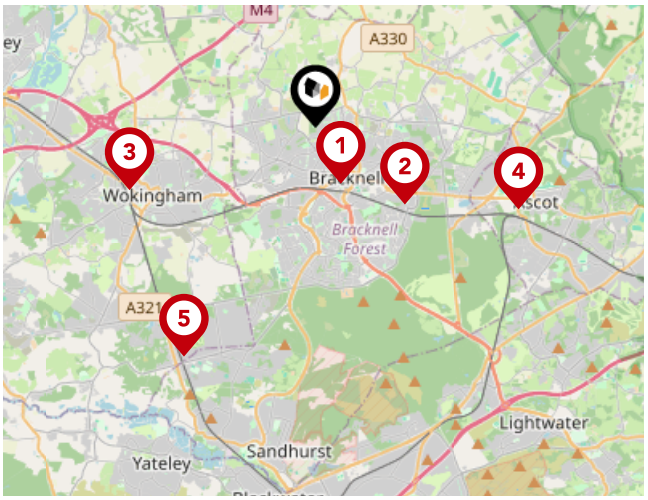


Primary Classifications (Most Common Clay Types)

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

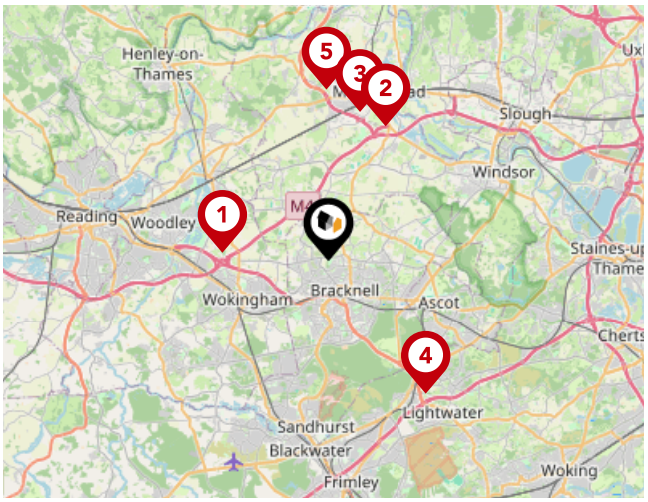
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Area
Transport (National)



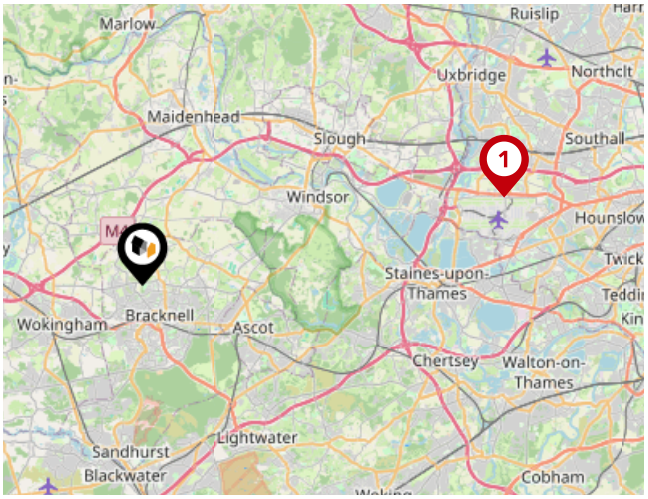
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.12 miles
2	Martins Heron Rail Station	2.17 miles
3	Wokingham Rail Station	3.62 miles
4	Ascot Rail Station	4.03 miles
5	Crowthorne Rail Station	4.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	3.94 miles
2	M4 J8	5.36 miles
3	A404(M) J9A	5.61 miles
4	M3 J3	6.1 miles
5	A404(M) J9	6.28 miles

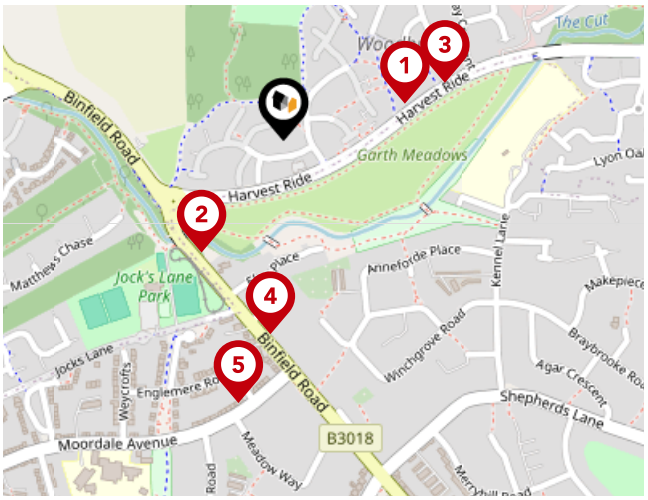


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	13.72 miles

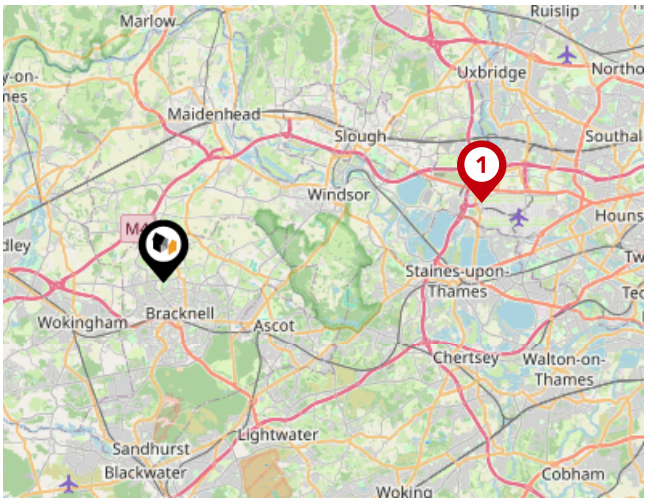
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Area
Transport (Local)



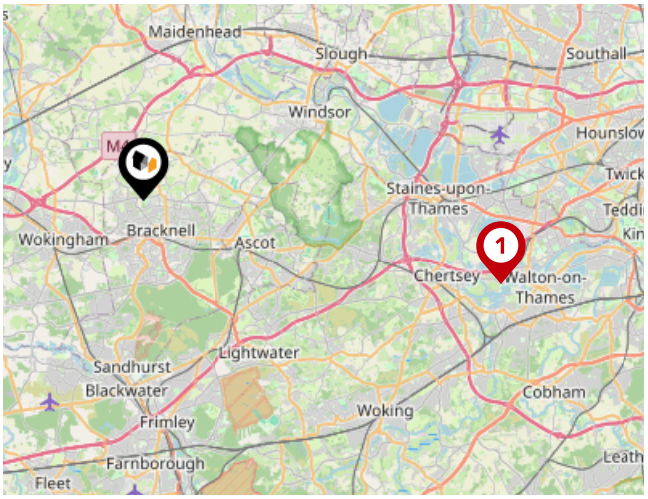
Bus Stops/Stations

Pin	Name	Distance
1	Woodhurst	0.14 miles
2	Framptons Bridge	0.15 miles
3	Woodhurst	0.19 miles
4	Moordale Avenue	0.22 miles
5	Meadow Way	0.3 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	12.08 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.54 miles

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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

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

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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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