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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th September 2026



CHURCH LANE, SHINFIELD, READING, RG2

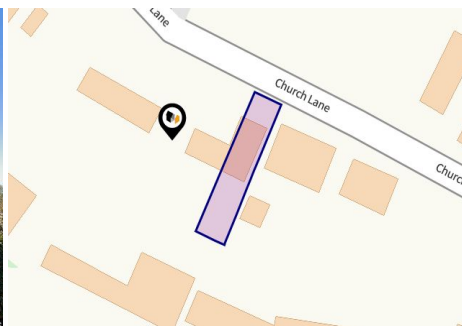
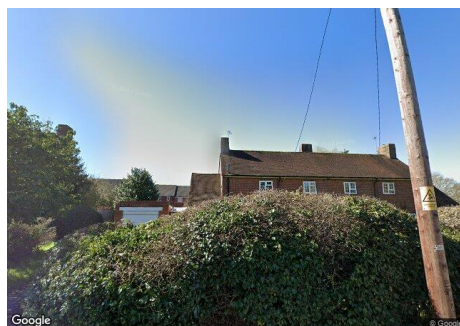
Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.07 acres		
Year Built :	2003-2006		
Council Tax :	Band F		
Annual Estimate:	£3,608		
Title Number:	BK397912		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	60 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



Vaernes, Church Lane, Reading, RG2 9BY					Semi-detached House	
Last Sold Date:		12/09/2025				
Last Sold Price:		£553,000				
The Haven, Church Lane, Reading, RG2 9BY					Semi-detached House	
Last Sold Date:		15/08/2025				
Last Sold Price:		£510,000				
L'ortolans Restaurant, Church Lane, Reading, RG2 9BY					other House	
Last Sold Date:		20/12/2024				
Last Sold Price:		£1,350,000				
60, Church Lane, Reading, RG2 9BY					Terraced House	
Last Sold Date:		31/05/2024	09/12/2016	30/09/2011	25/11/2005	
Last Sold Price:		£385,050	£309,950	£219,950	£209,995	
64, Church Lane, Reading, RG2 9BY					Terraced House	
Last Sold Date:		16/04/2024	19/01/2011	22/12/2005		
Last Sold Price:		£358,000	£212,500	£207,500		
61, Church Lane, Reading, RG2 9BY					Semi-detached House	
Last Sold Date:		11/12/2023	29/03/2019	11/04/2014	24/02/2002	
Last Sold Price:		£465,000	£375,000	£317,500	£249,950	
71, Church Lane, Reading, RG2 9BY					Terraced House	
Last Sold Date:		31/07/2023	03/12/2018	27/06/2014	16/03/2011	07/05/2003
Last Sold Price:		£475,000	£370,000	£329,950	£265,000	£249,999
Stockmans Cottage, Church Lane, Reading, RG2 9BY					Detached House	
Last Sold Date:		02/05/2023	27/07/2001			
Last Sold Price:		£400,000	£266,000			
68, Church Lane, Reading, RG2 9BY					Terraced House	
Last Sold Date:		29/07/2022	06/10/2006			
Last Sold Price:		£365,000	£245,000			
77, Church Lane, Reading, RG2 9BY					Detached House	
Last Sold Date:		21/04/2022	05/12/2008	29/07/2003		
Last Sold Price:		£715,000	£375,000	£468,999		
Manor Hall, Church Lane, Reading, RG2 9BY					Detached House	
Last Sold Date:		13/05/2020				
Last Sold Price:		£1,150,000				
65, Church Lane, Reading, RG2 9BY					Terraced House	
Last Sold Date:		14/12/2018	16/06/2014	24/10/2003		
Last Sold Price:		£360,000	£325,000	£249,999		

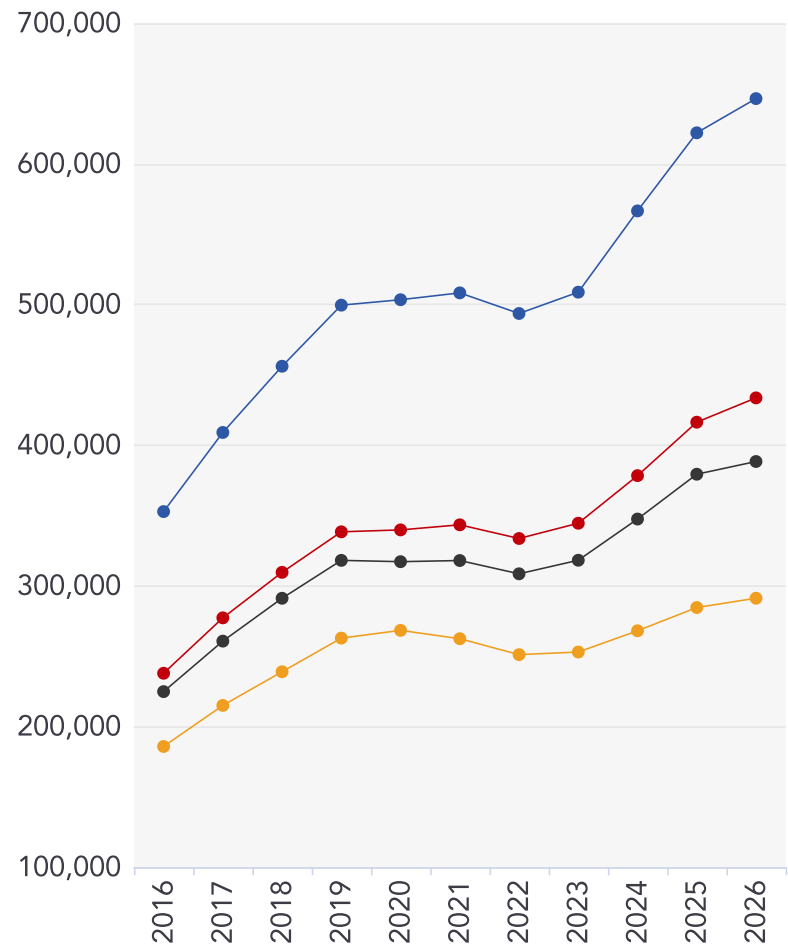
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+83.21%

Semi-Detached

+82.31%

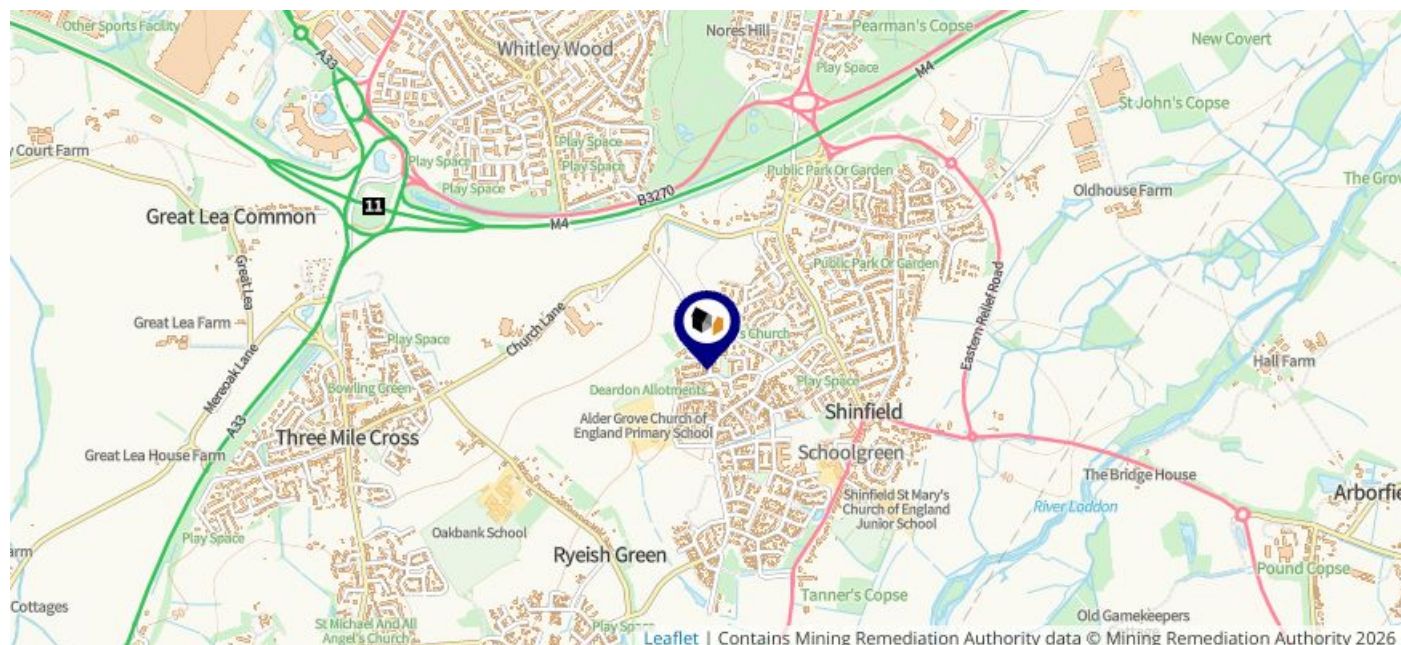
Terraced

+72.76%

Flat

+56.72%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

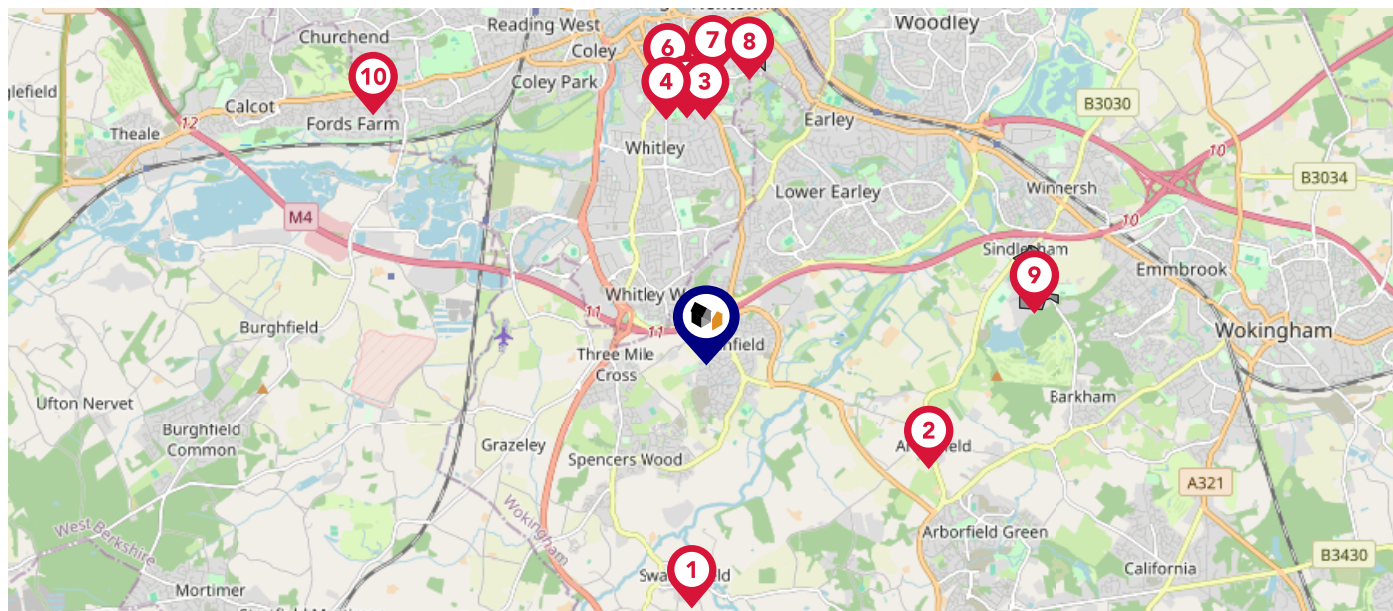
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



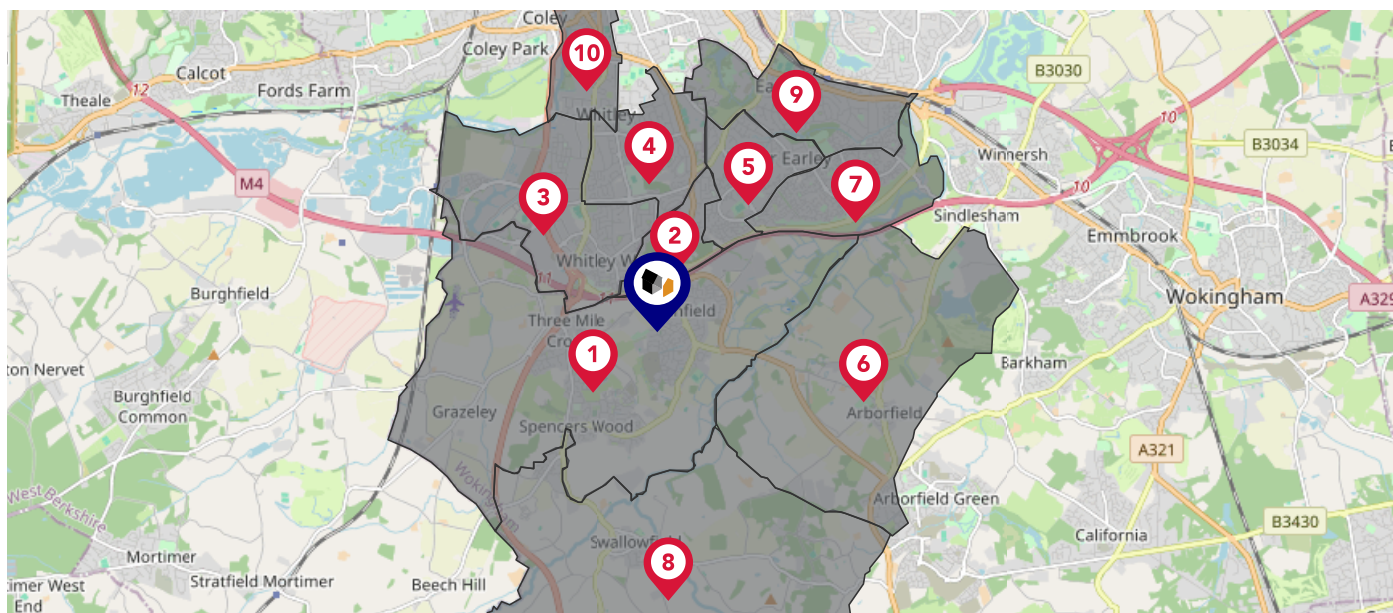
Nearby Conservation Areas

- 1 Swallowfield
- 2 Arborfield Cross
- 3 Redlands
- 4 Christchurch
- 5 The Mount
- 6 Kendrick Road
- 7 Alexandra Road
- 8 South Park
- 9 Sindlesham
- 10 Horncastle

Maps

Council Wards

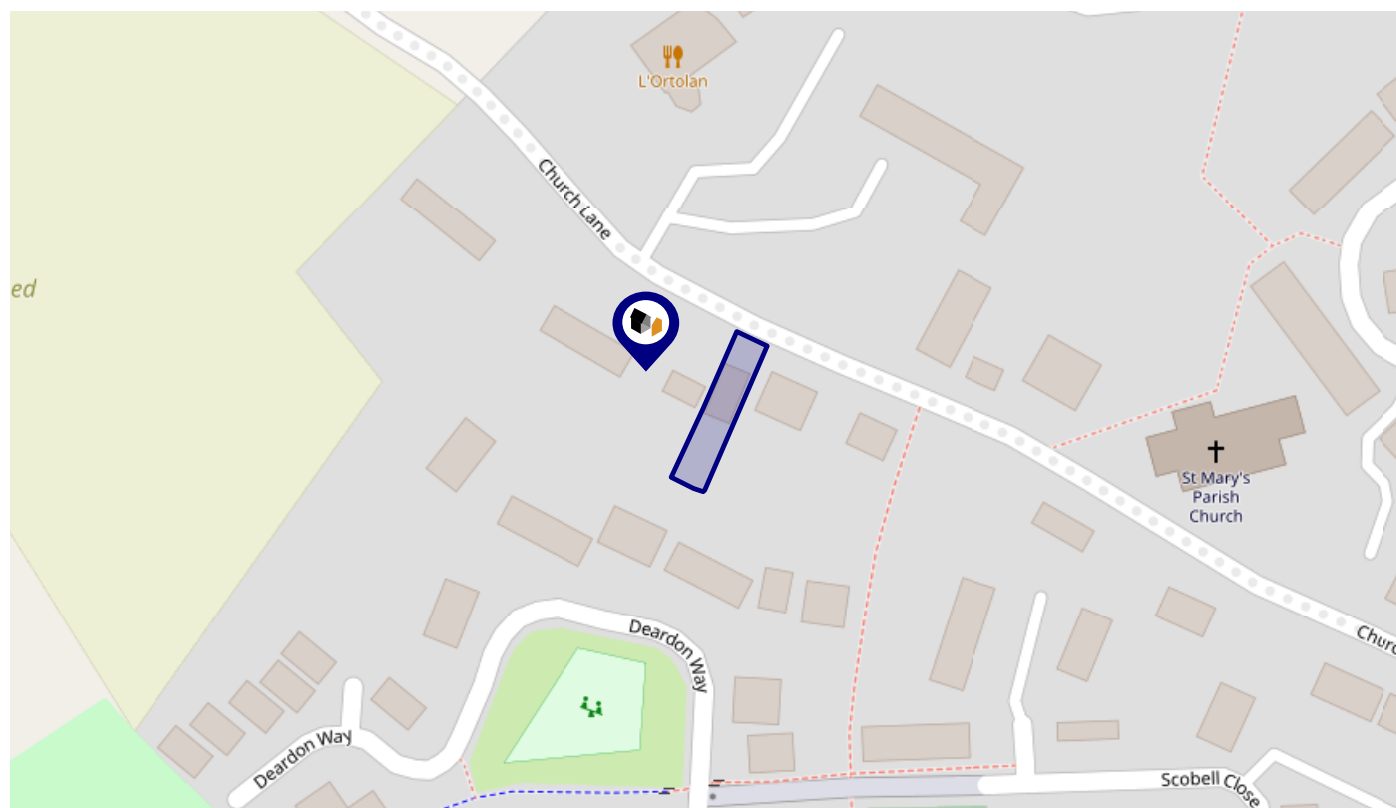
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Shinfield South Ward
-  2 Shinfield North Ward
-  3 Whitley Ward
-  4 Church Ward
-  5 Hillside Ward
-  6 Arborfield Ward
-  7 Hawkedon Ward
-  8 Swallowfield Ward
-  9 Maiden Erlegh Ward
-  10 Katesgrove 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:

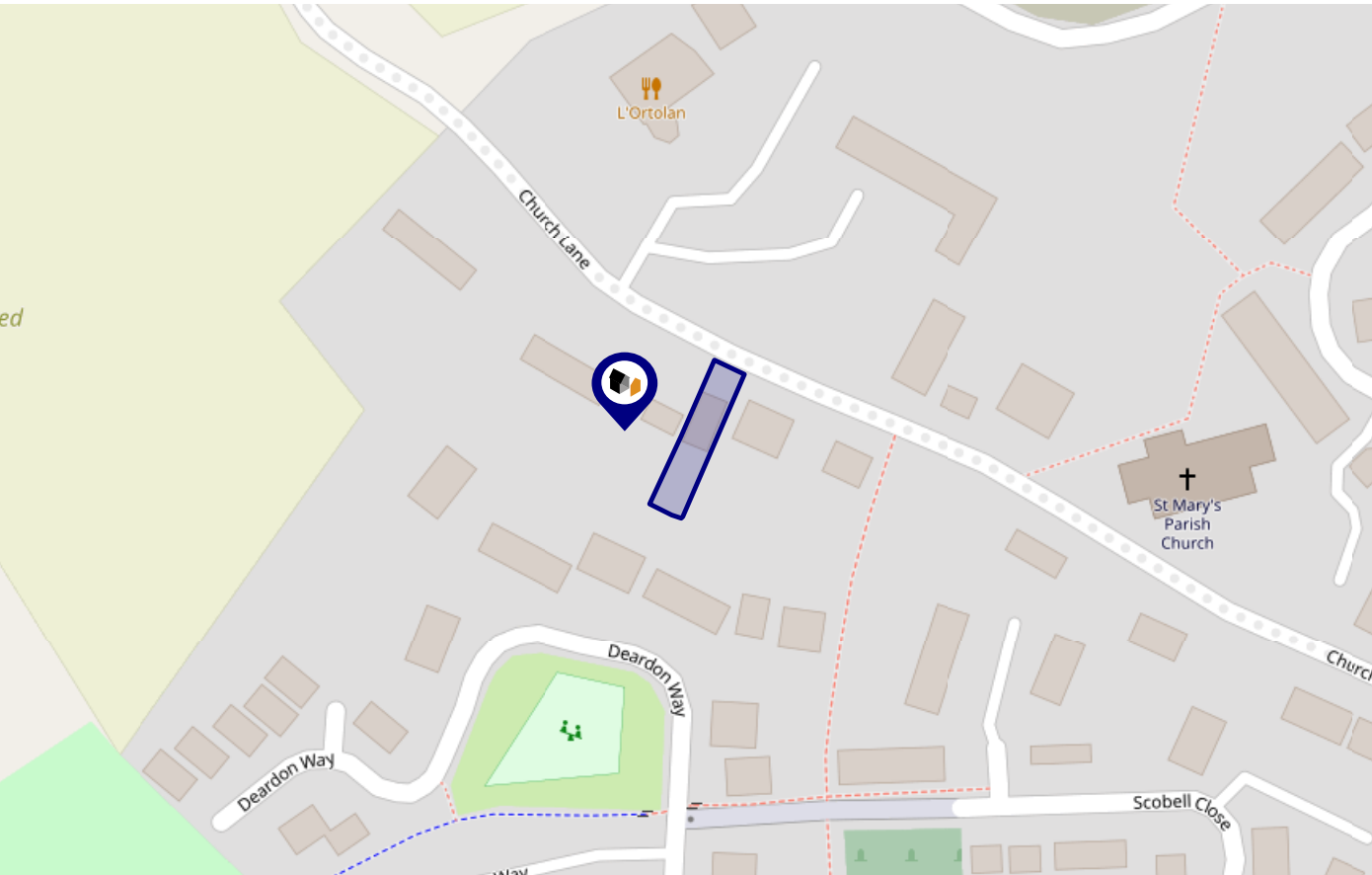
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

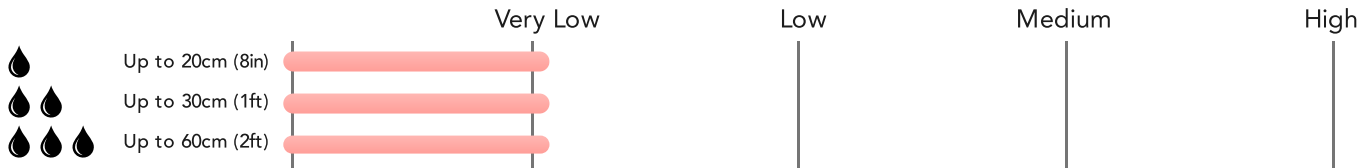


Risk Rating: Very low

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:

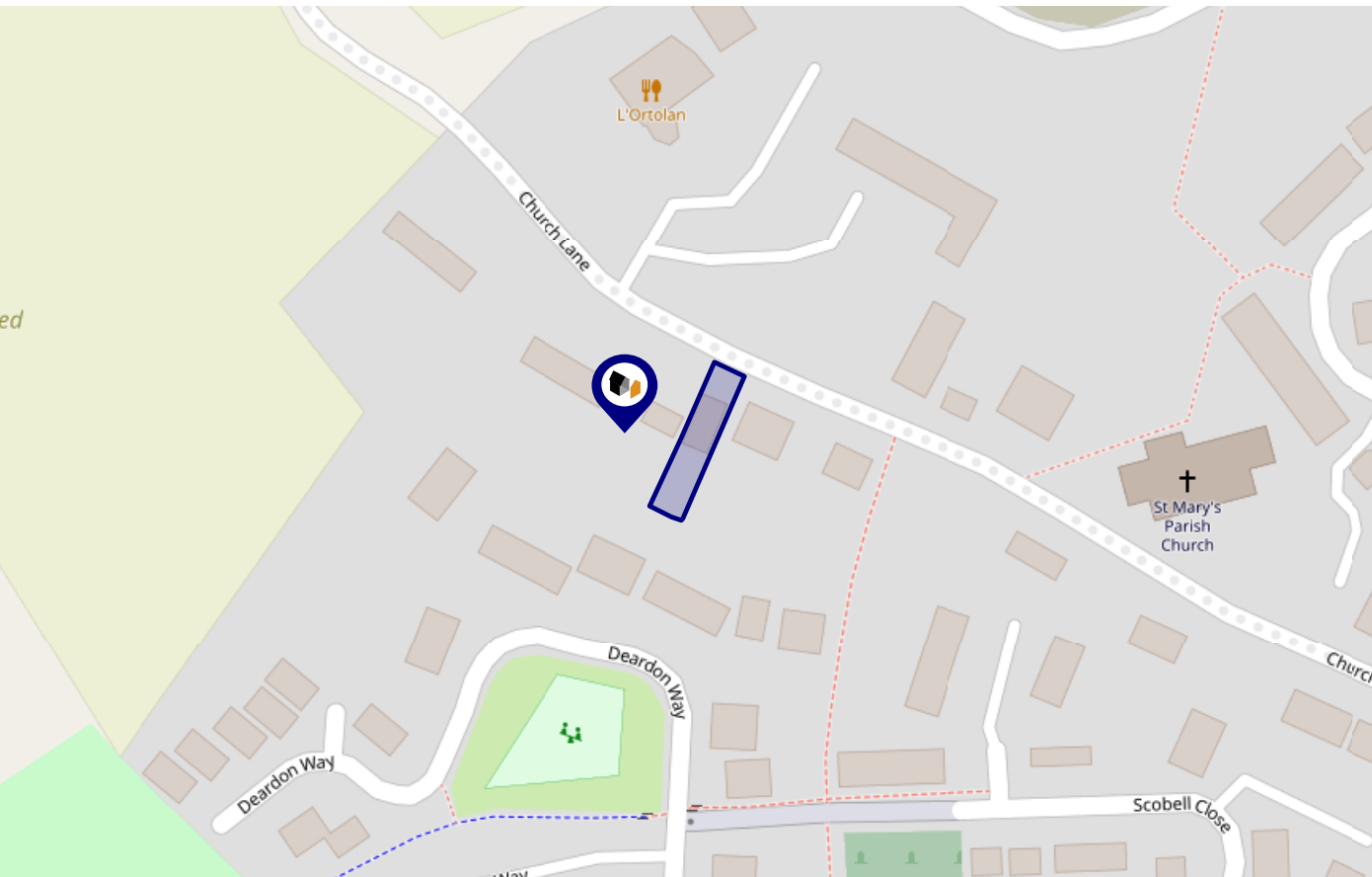


Flood Risk

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.

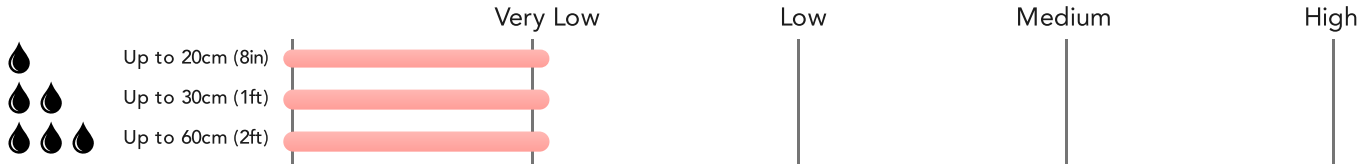


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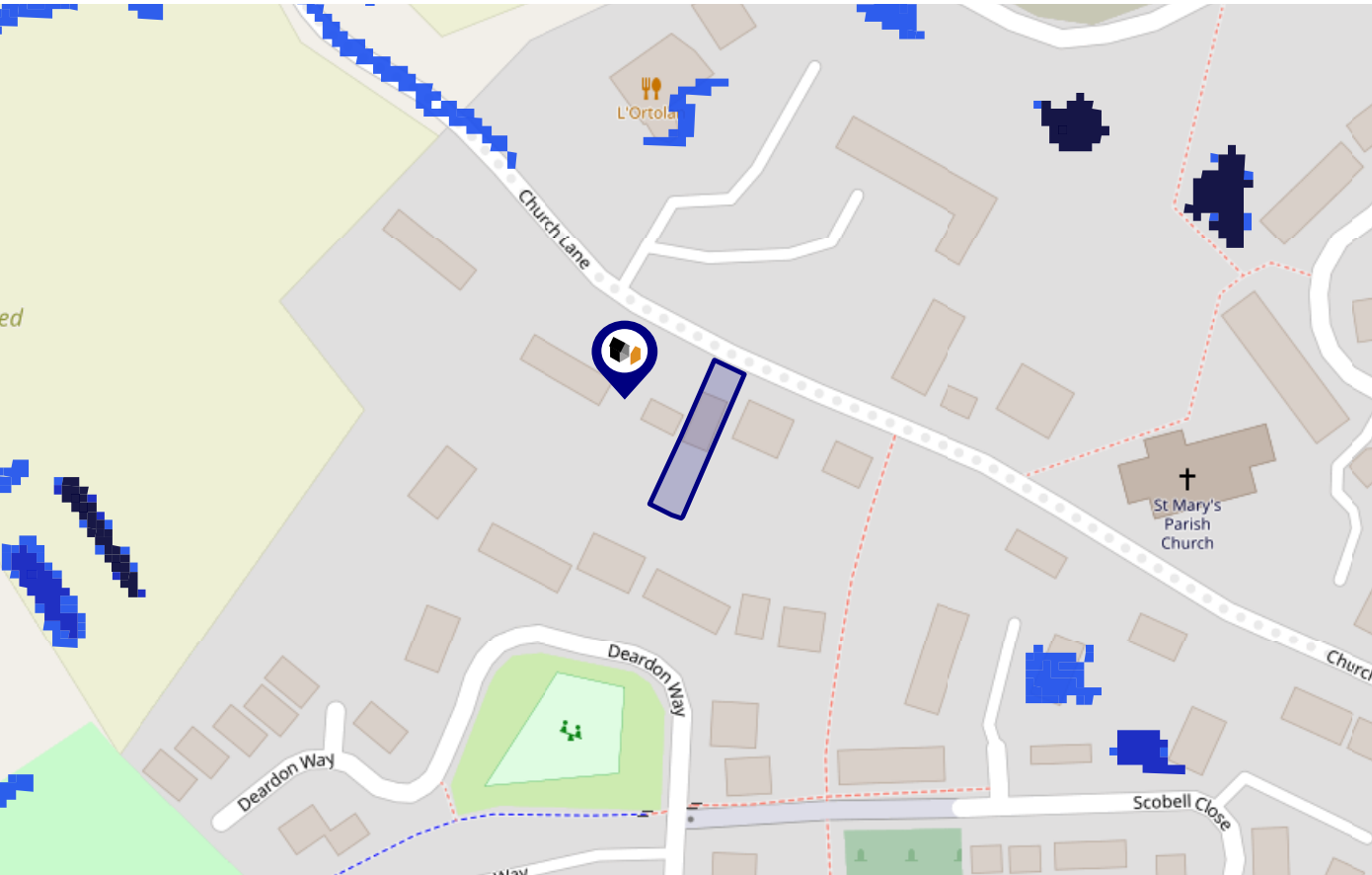
Chance of flooding to the following depths at this property:



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.

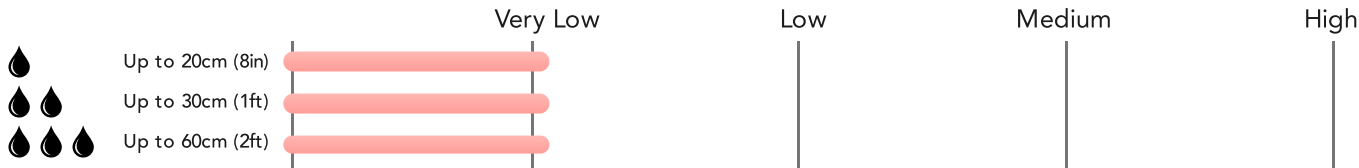


Risk Rating: **Very low**

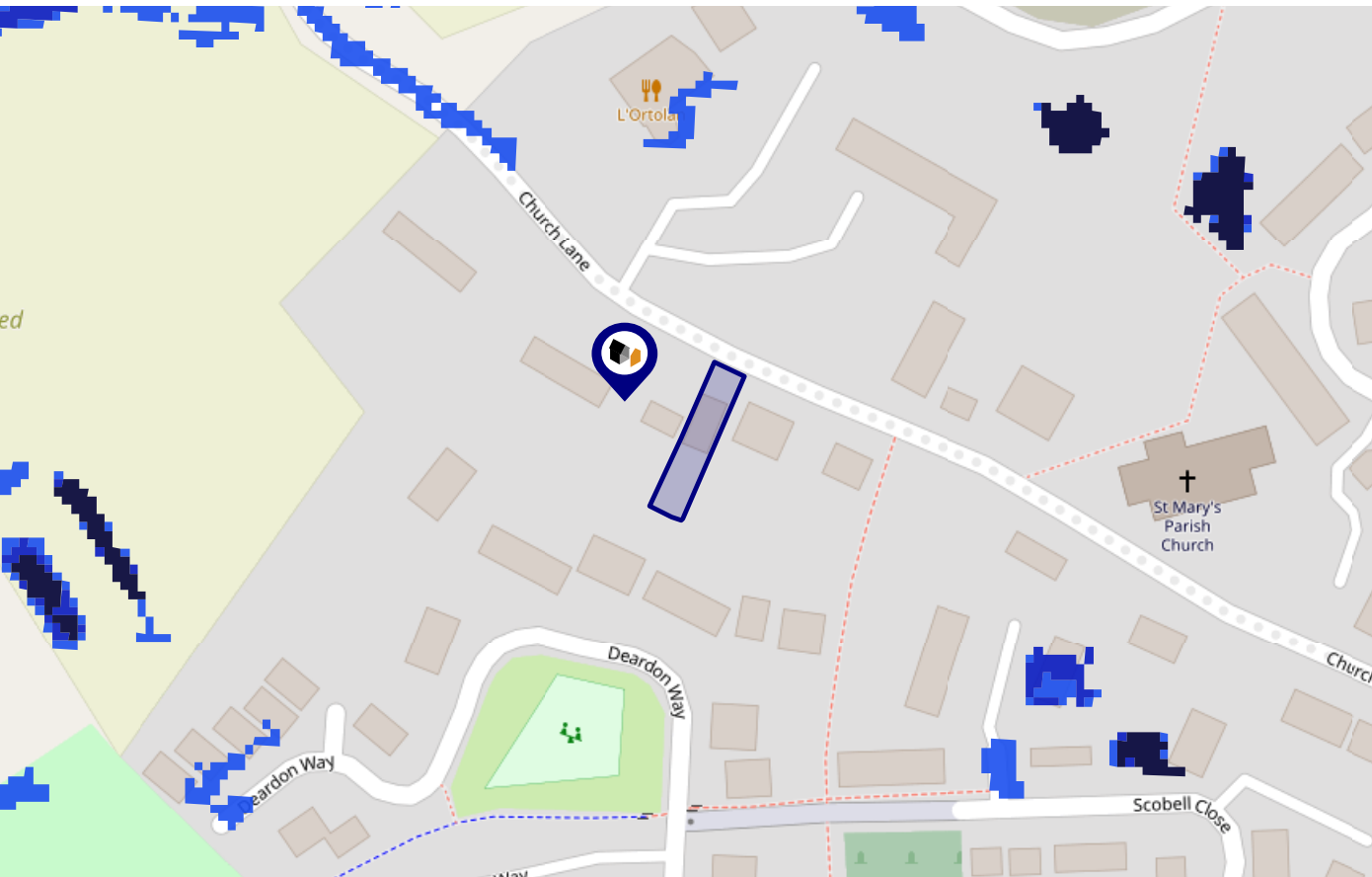
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

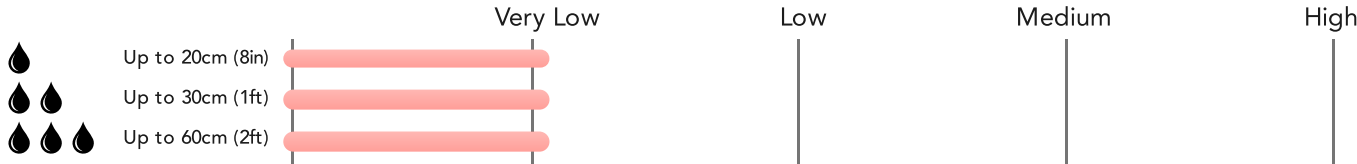


Risk Rating: Very low

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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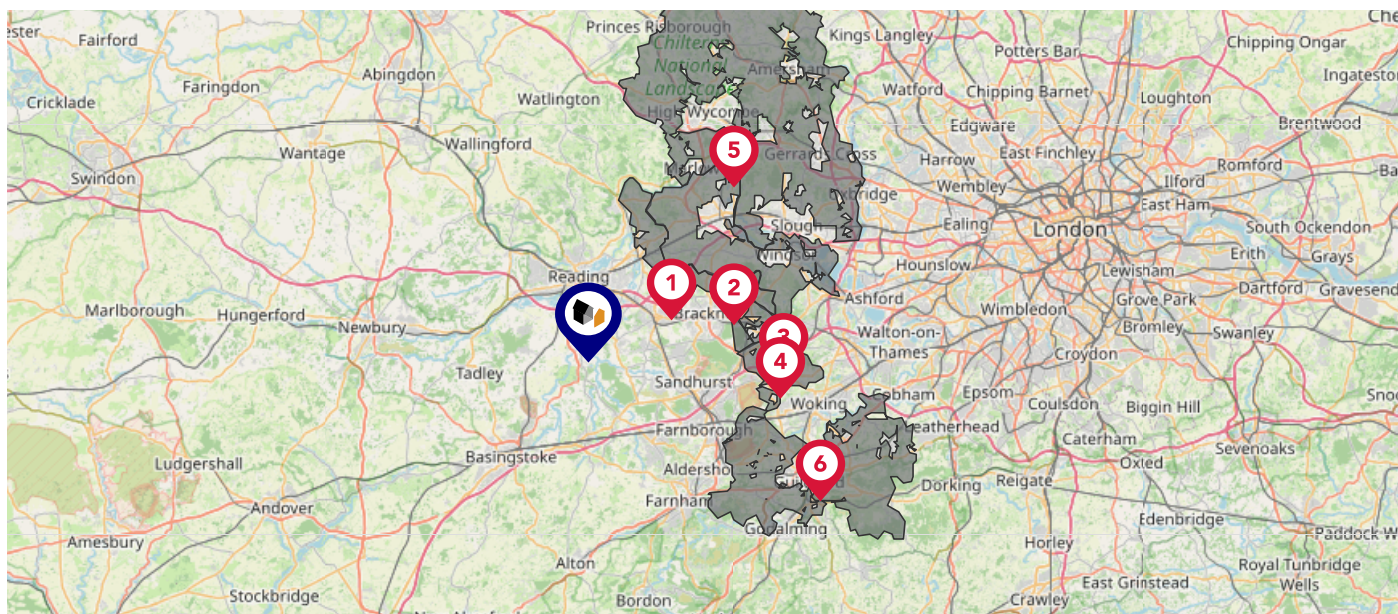
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



London Green Belt - Wokingham



London Green Belt - Bracknell Forest



London Green Belt - Windsor and Maidenhead



London Green Belt - Surrey Heath



London Green Belt - Buckinghamshire

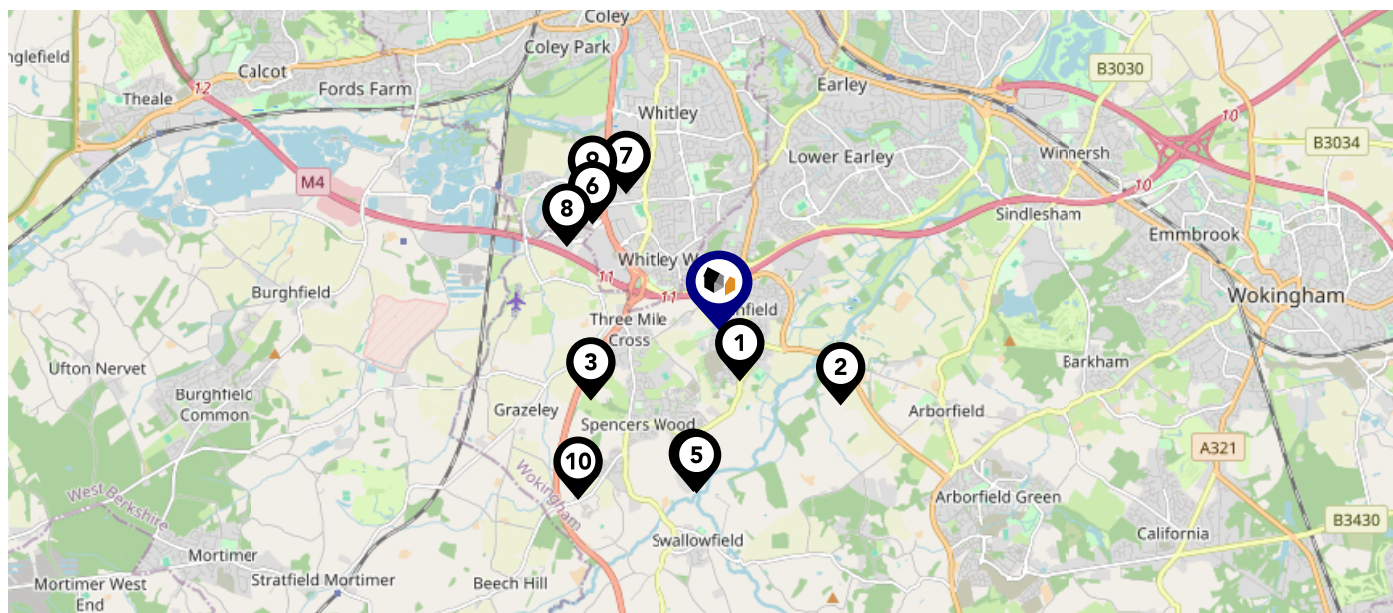


London Green Belt - Guildford

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.



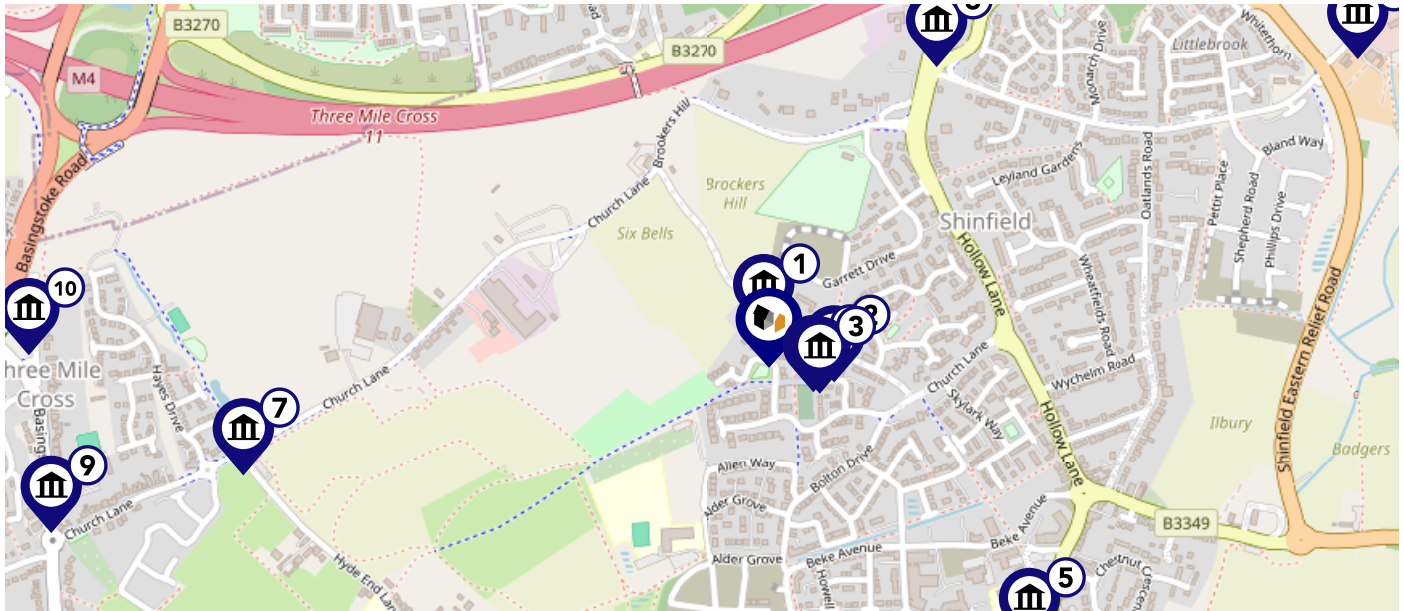
Nearby Landfill Sites

1	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
2	Milkingbarn Lane-Arborfield	Historic Landfill	
3	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	
4	Sussex Way-Spencers Wood	Historic Landfill	
5	Sussex Way-Spencers Wood	Historic Landfill	
6	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	
7	Manor Farm-Reading, Berkshire	Historic Landfill	
8	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill	
9	Smallmead Stadium-Reading, Berkshire	Historic Landfill	
10	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	

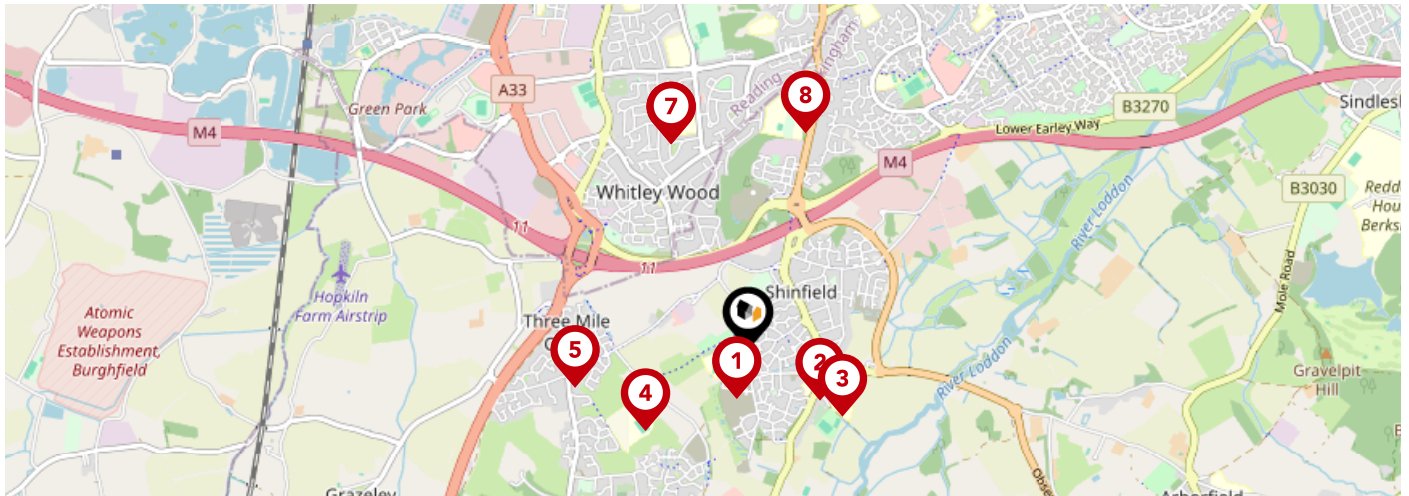
Maps

Listed Buildings

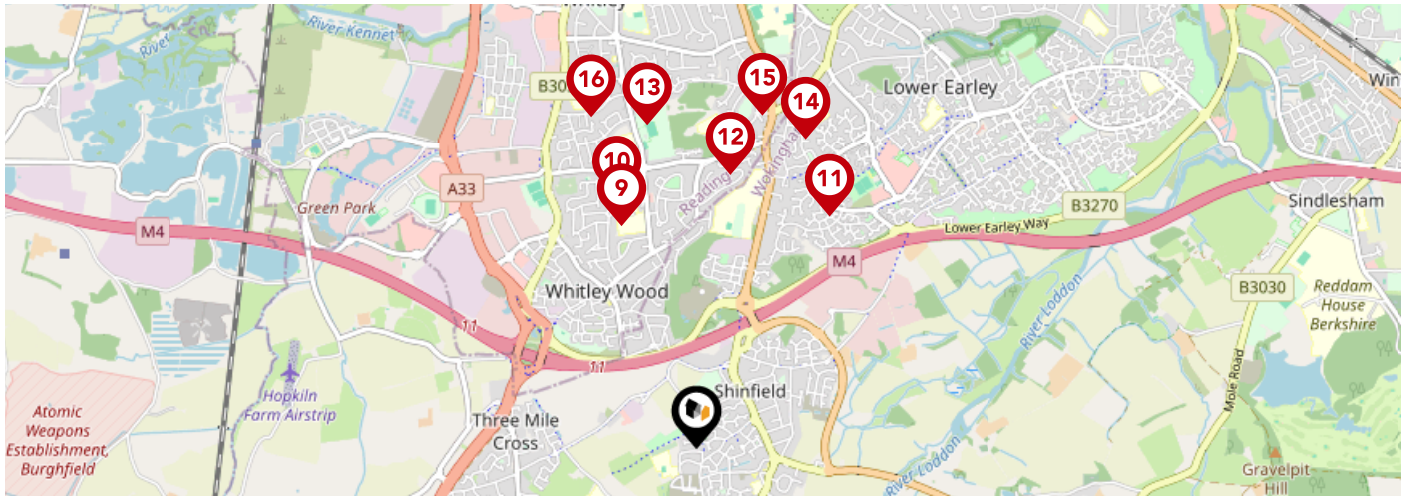
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1312966 - Milton Sandford Restaurant	Grade II	0.0 miles
	1118131 - Church Of St Mary	Grade I	0.1 miles
	1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.1 miles
	1118132 - Church Farmhouse	Grade II	0.1 miles
	1136149 - The School	Grade II	0.4 miles
	1136186 - Lane End Farmhouse	Grade II	0.4 miles
	1118134 - The Thatch	Grade II	0.6 miles
	1136129 - Barn Adjoining Cutbush	Grade II	0.8 miles
	1312956 - The Swan Inn	Grade II	0.8 miles
	1393098 - Milestone At Three Mile Cross	Grade II	0.8 miles



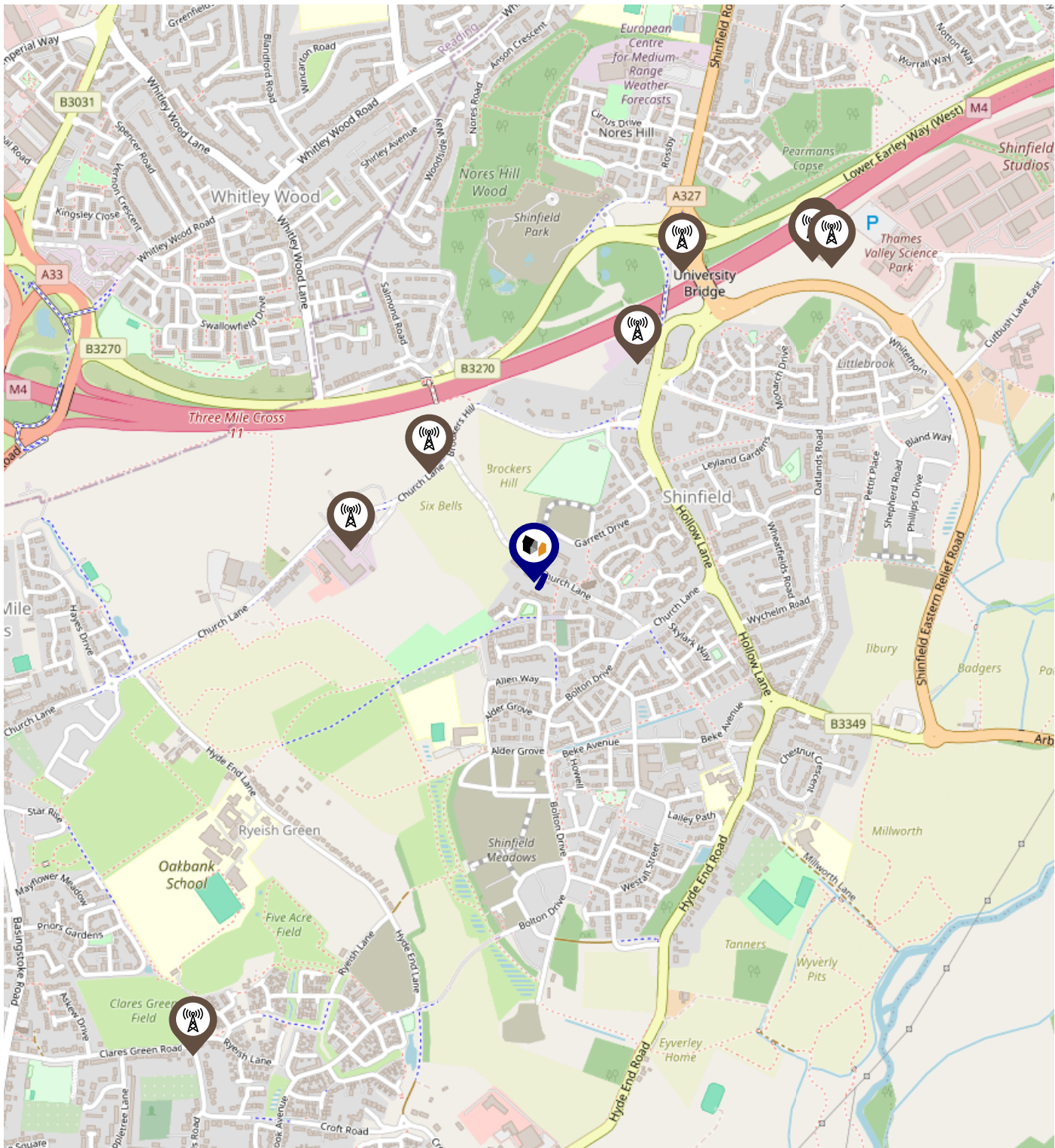
		Nursery	Primary	Secondary	College	Private
1	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.23	☐	☒	☐	☐	☐
2	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.41	☐	☒	☐	☐	☐
3	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.54	☐	☒	☐	☐	☐
4	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:0.6	☐	☐	☒	☐	☐
5	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.82	☐	☐	☒	☐	☐
6	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:1.01	☐	☒	☐	☐	☐
7	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:1.01	☐	☒	☐	☐	☐
8	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.04	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance: 1.08	☐	☒	☐	☐	☐
10	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance: 1.21	☐	☐	☒	☐	☐
11	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.24	☐	☒	☐	☐	☐
12	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance: 1.28	☐	☒	☐	☐	☐
13	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance: 1.51	☒	☐	☐	☐	☐
14	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.51	☐	☒	☐	☐	☐
15	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance: 1.57	☐	☐	☒	☐	☐
16	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance: 1.61	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

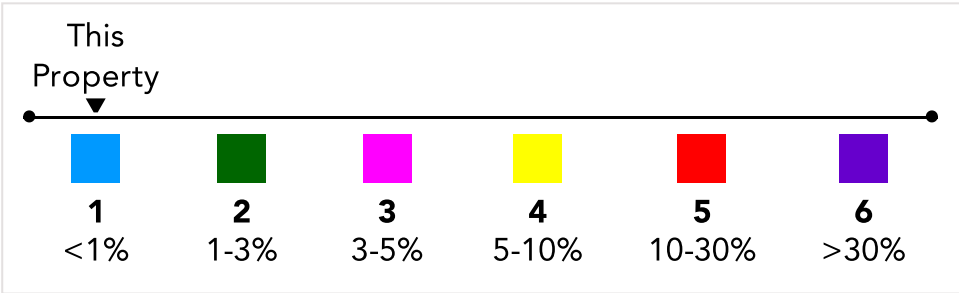
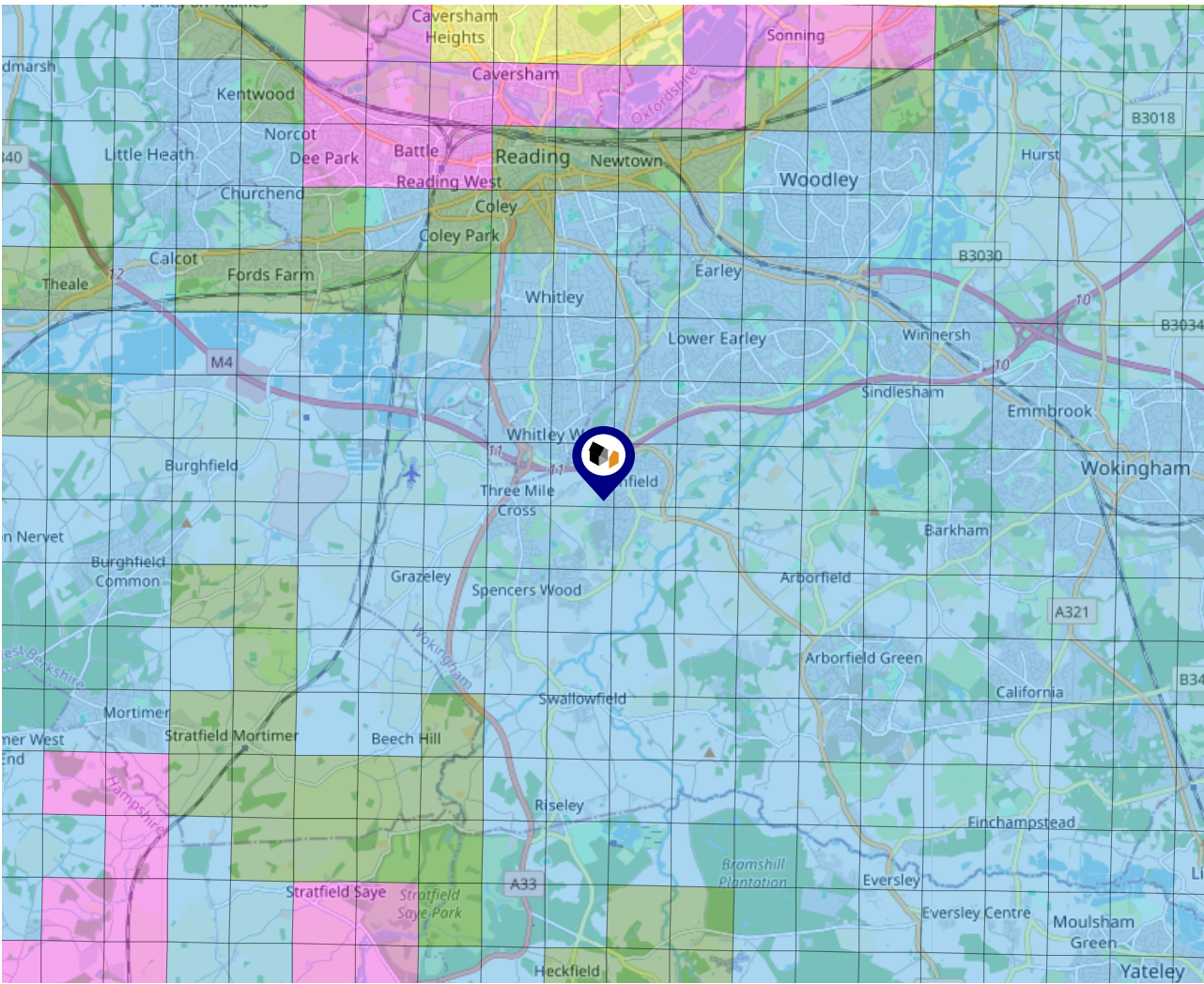


Key:

-  Power Pylons
-  Communication Masts

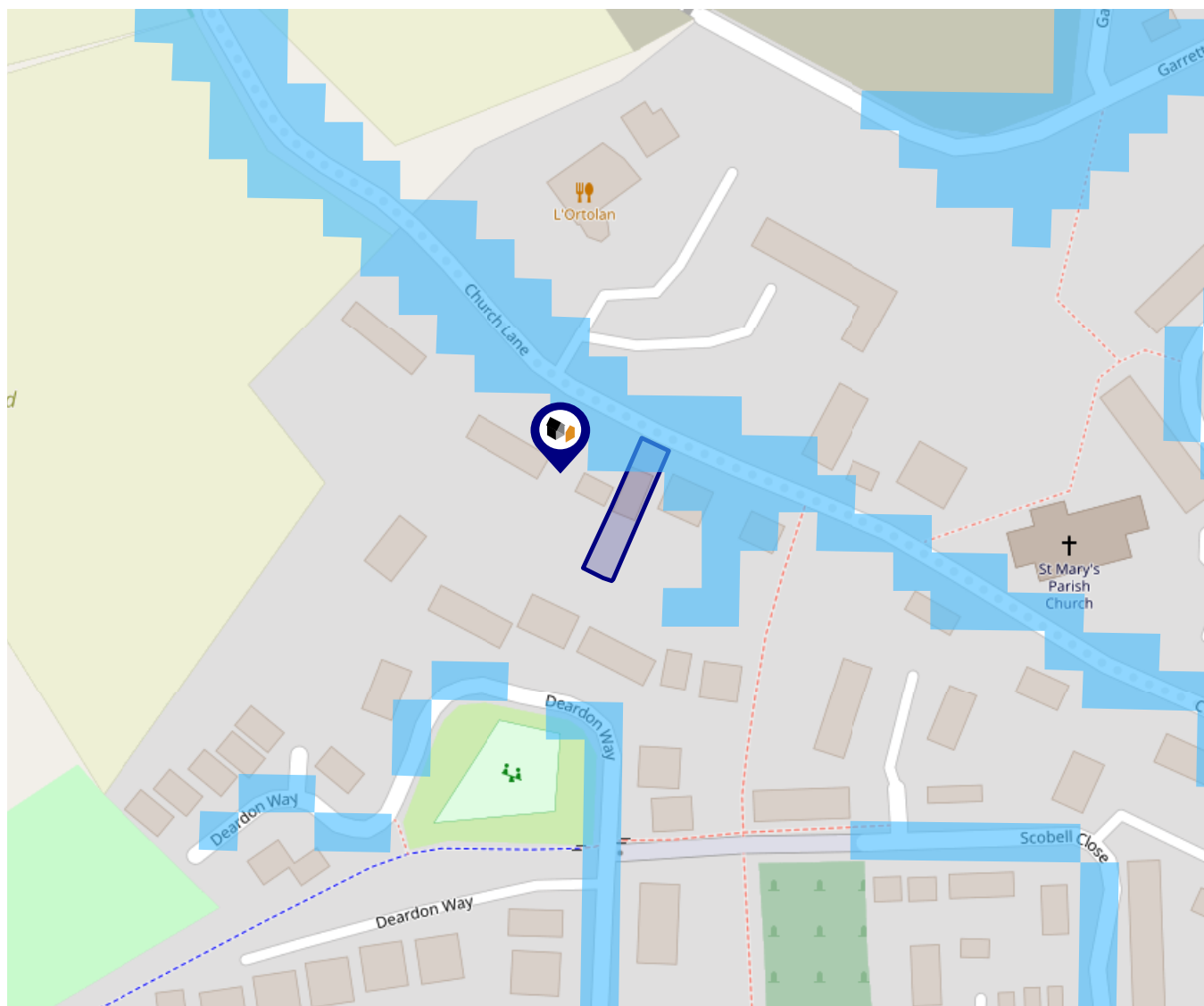
What is Radon?

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

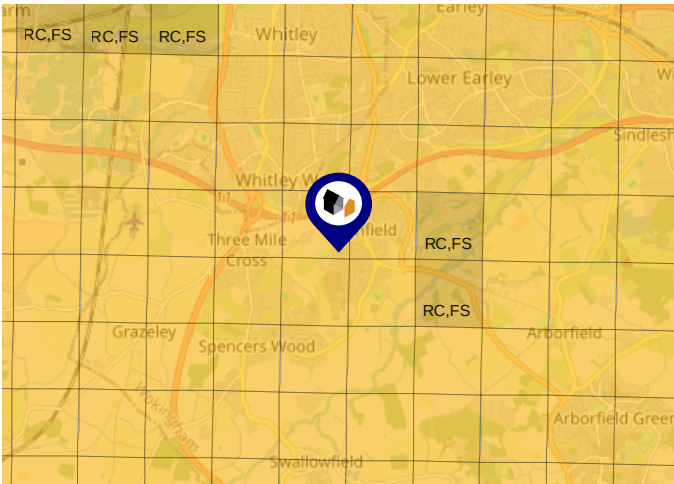


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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

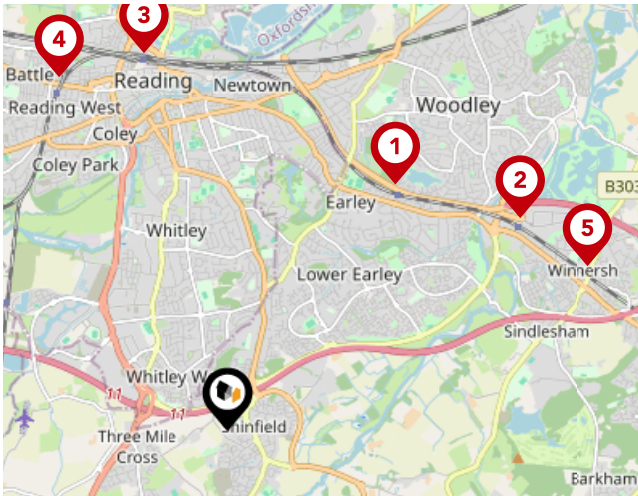


Primary Classifications (Most Common Clay Types)

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

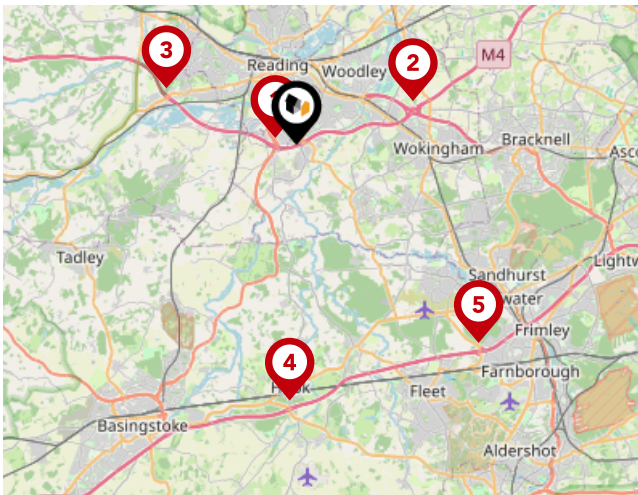
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.75 miles
2	Winnersh Triangle Rail Station	3.34 miles
3	Reading Rail Station	3.57 miles
4	Reading West Rail Station	3.61 miles
5	Winnersh Rail Station	3.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.82 miles
2	M4 J10	4.59 miles
3	M4 J12	5.23 miles
4	M3 J5	9.47 miles
5	M3 J4A	9.95 miles

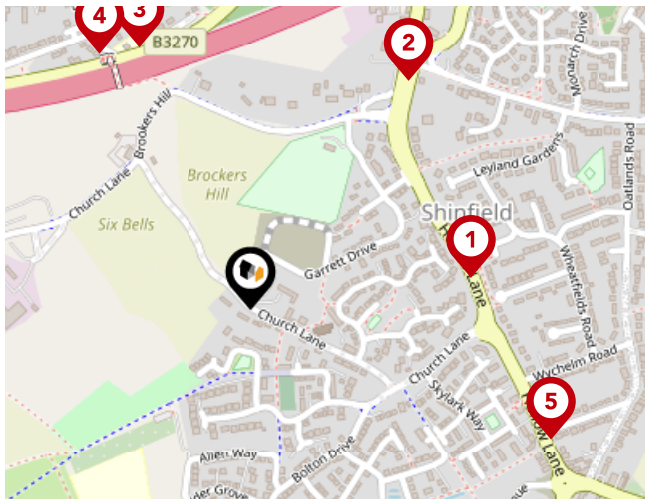


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	22.06 miles

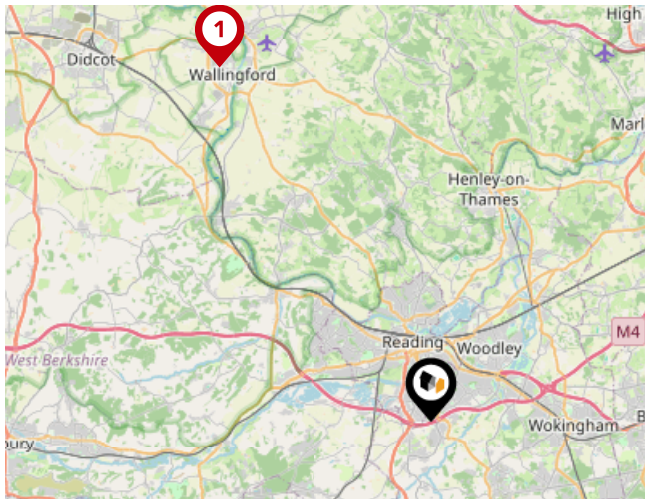
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.25 miles
2	The Black Boy	0.32 miles
3	Motorway Footbridge	0.32 miles
4	Motorway Footbridge	0.34 miles
5	School Green	0.37 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	15.24 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



Dan and Neil were brilliant throughout the whole process of selling our home and helping us find our new one.

They were always honest, managed our expectations really well, and were incredibly prompt in getting our property on the market and finding us our next home.

Communication was excellent the whole way through, we always felt kept in the loop and supported.

Testimonial 2



I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative approach. They made what is usually a stressful time feel easy!

Testimonial 3



We had such a great experience with Dan & Neil Estate Agents! From start to finish, Dan and Emma were friendly, professional, and always happy to help. Communication was excellent throughout Everything was handled smoothly and stress-free for us, we were recommended Solicitors making the process a lot quicker than anticipated, and from the offer being accepted too us getting the keys was just over 2.5 months!



/avocadopropertyberkshire



/avocadoproperty



/avocadopropertyberkshire

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

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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neil@avocadoberkshire.co.uk

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