

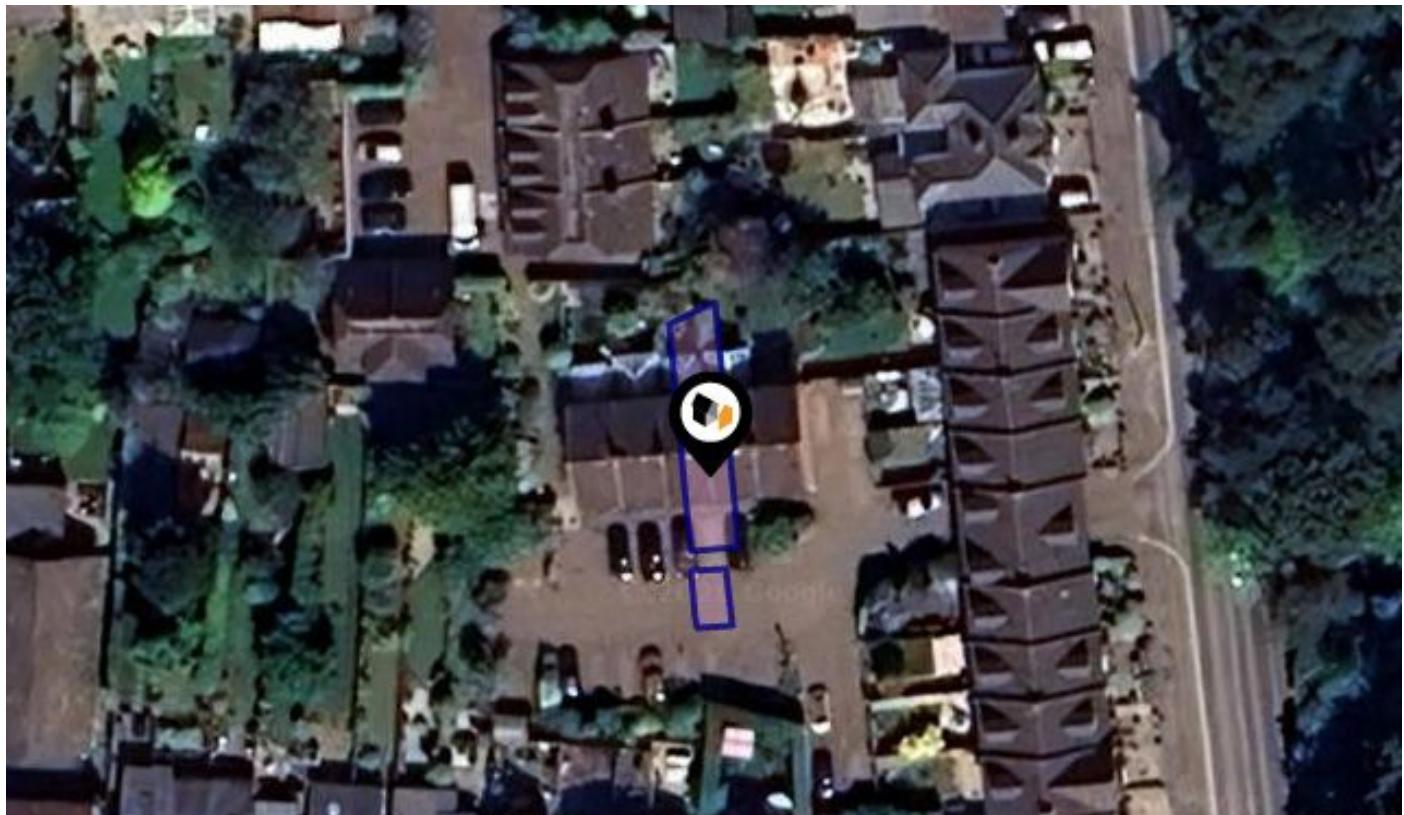


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th February 2026



9, PRIORY ROAD, ASCOT, SL5 8SA

Avocado Property

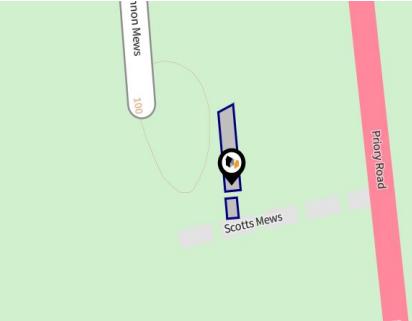
07515141327

mattandsanjay@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.02 acres
Year Built :	2002
Council Tax :	Band D
Annual Estimate:	£2,155
Title Number:	BK375070
UPRN:	10000019217

Last Sold Date:	07/10/2022
Last Sold Price:	£426,500
Last Sold £/ft ² :	£720
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14
mb/s **49**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



9 Scotts Mews, Priory Road, SL5 8SA

Energy rating

C

Valid until 29.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

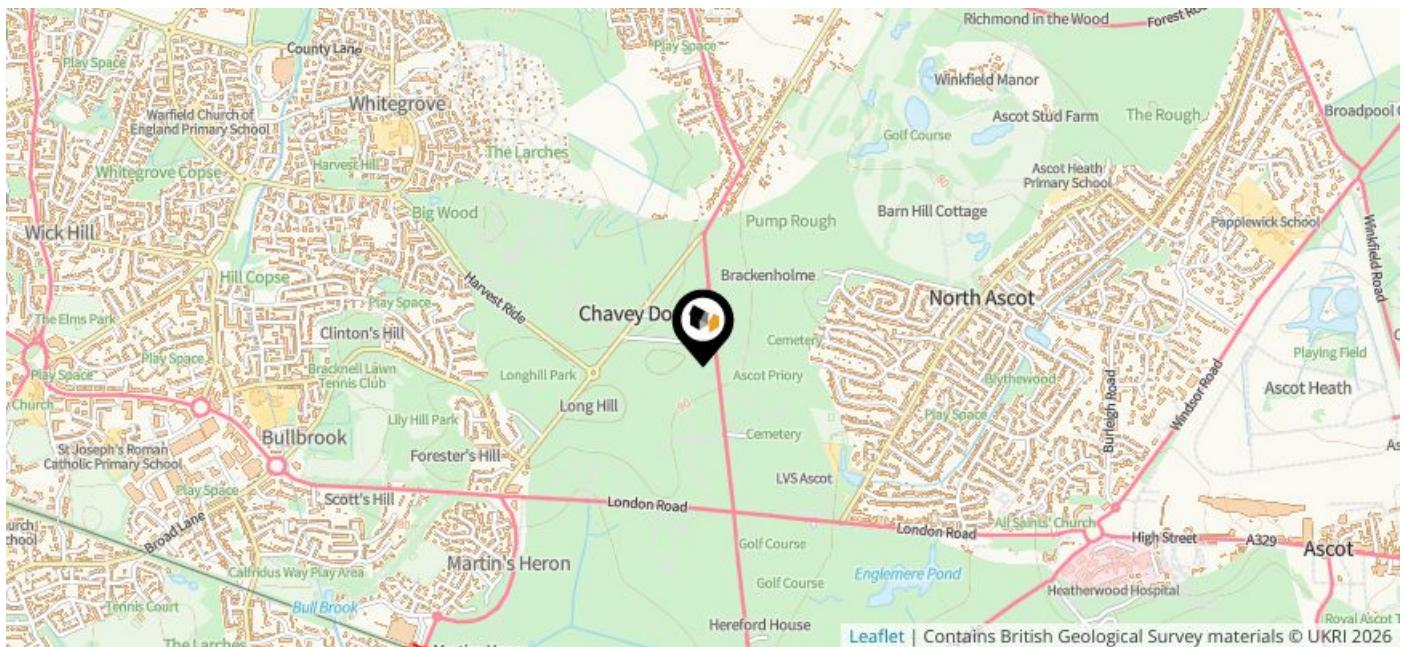
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	55 m ²

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- X Adit
- X Gutter Pit
- X 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.

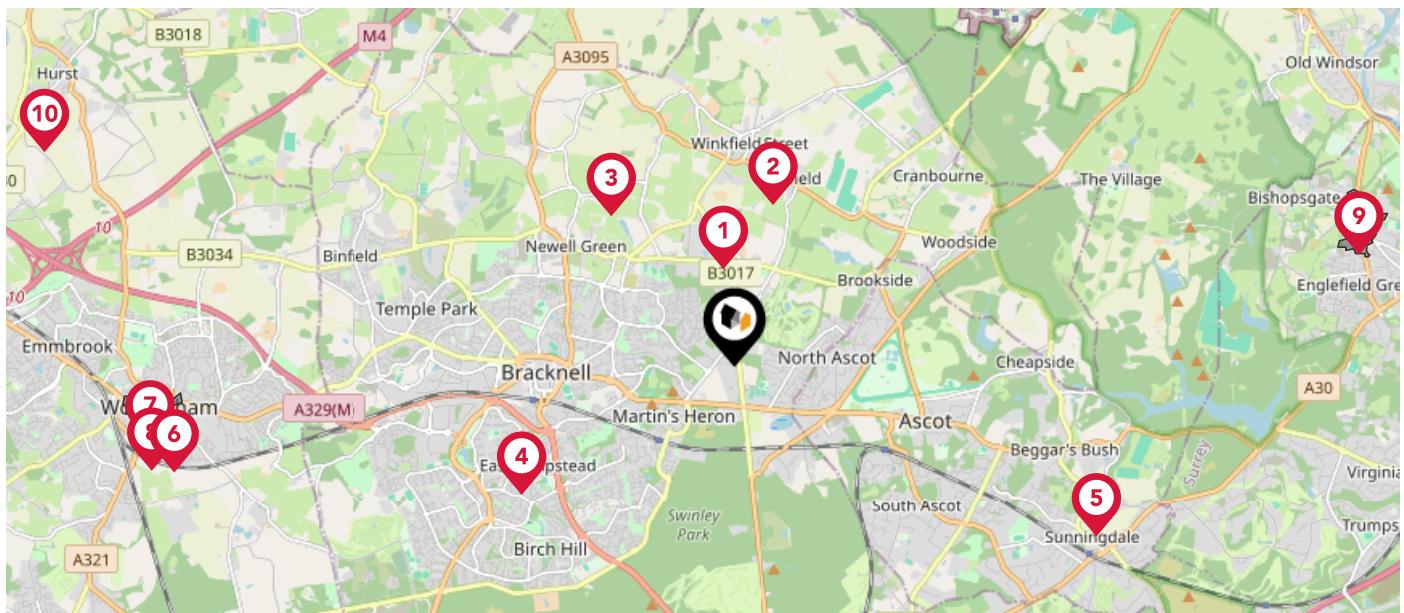
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

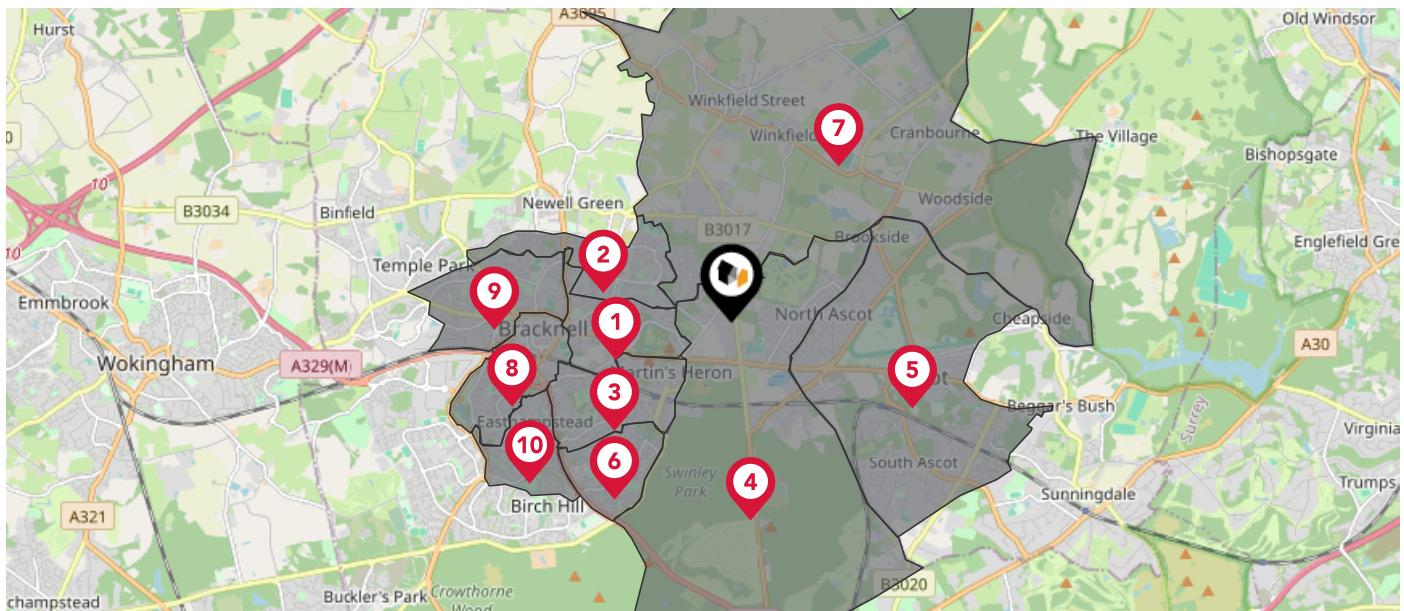
- 1 Winkfield Row
- 2 Winkfield Village
- 3 Warfield
- 4 Easthampstead
- 5 Sunningdale
- 6 Murdoch Road
- 7 Wokingham Town Centre
- 8 Langborough Road
- 9 Englefield Green
- 10 Hurst

Maps

Council Wards



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



Nearby Council Wards

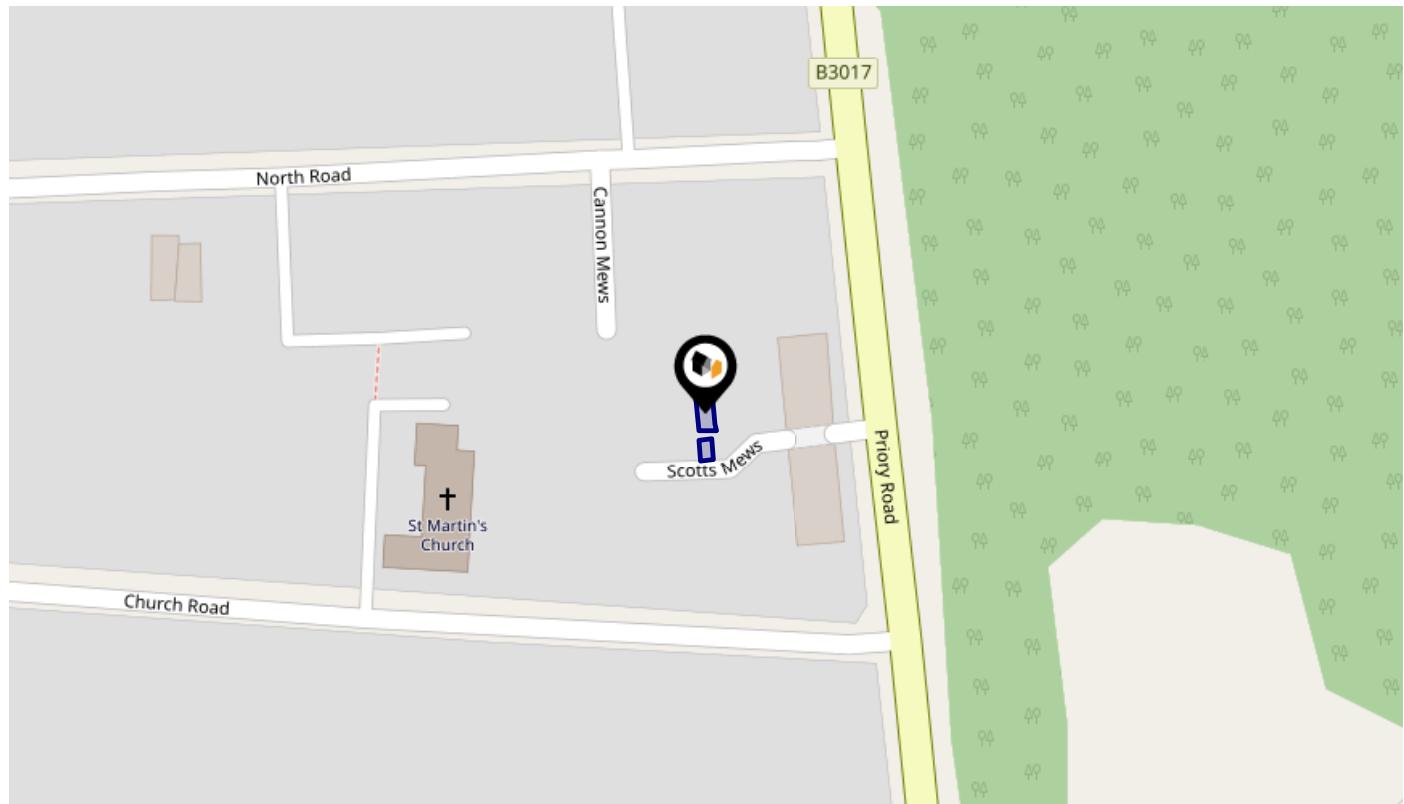
- 1 Bullbrook Ward
- 2 Warfield Harvest Ride Ward
- 3 Harmans Water Ward
- 4 Ascot Ward
- 5 Ascot & Sunninghill Ward
- 6 Crown Wood Ward
- 7 Winkfield and Cranbourne Ward
- 8 Wildridings and Central Ward
- 9 Priestwood and Garth Ward
- 10 Old Bracknell Ward

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:

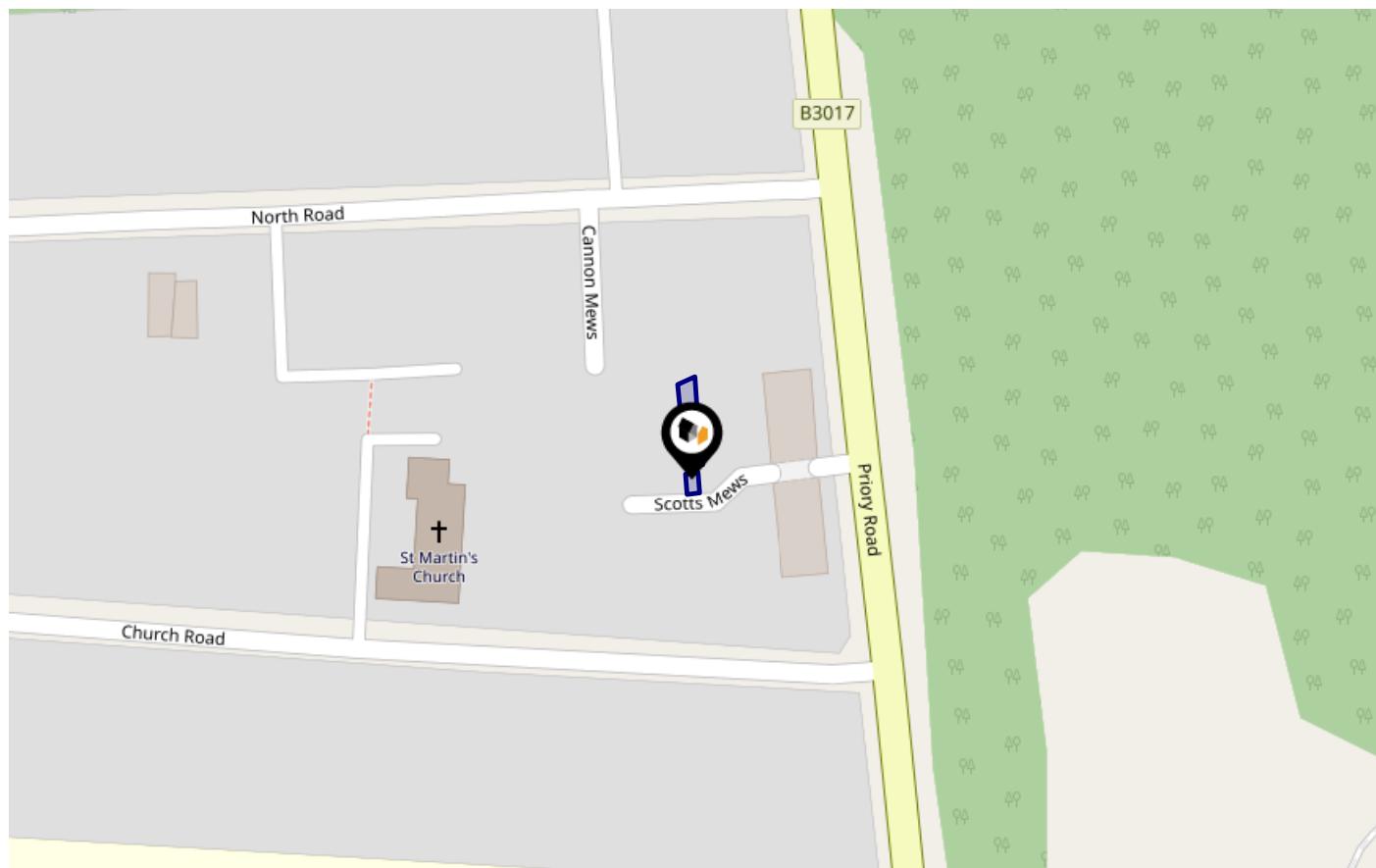


Flood Risk

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.

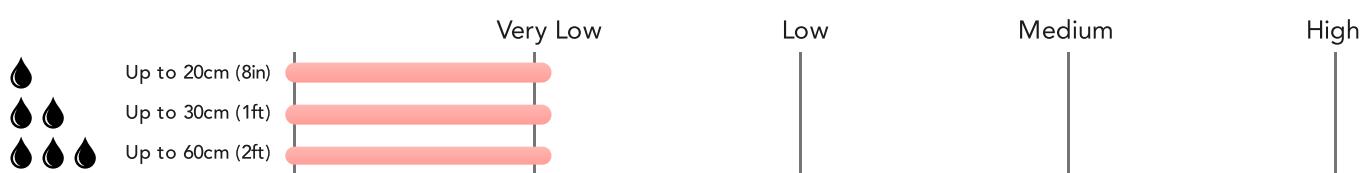


Risk Rating: Very low

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:

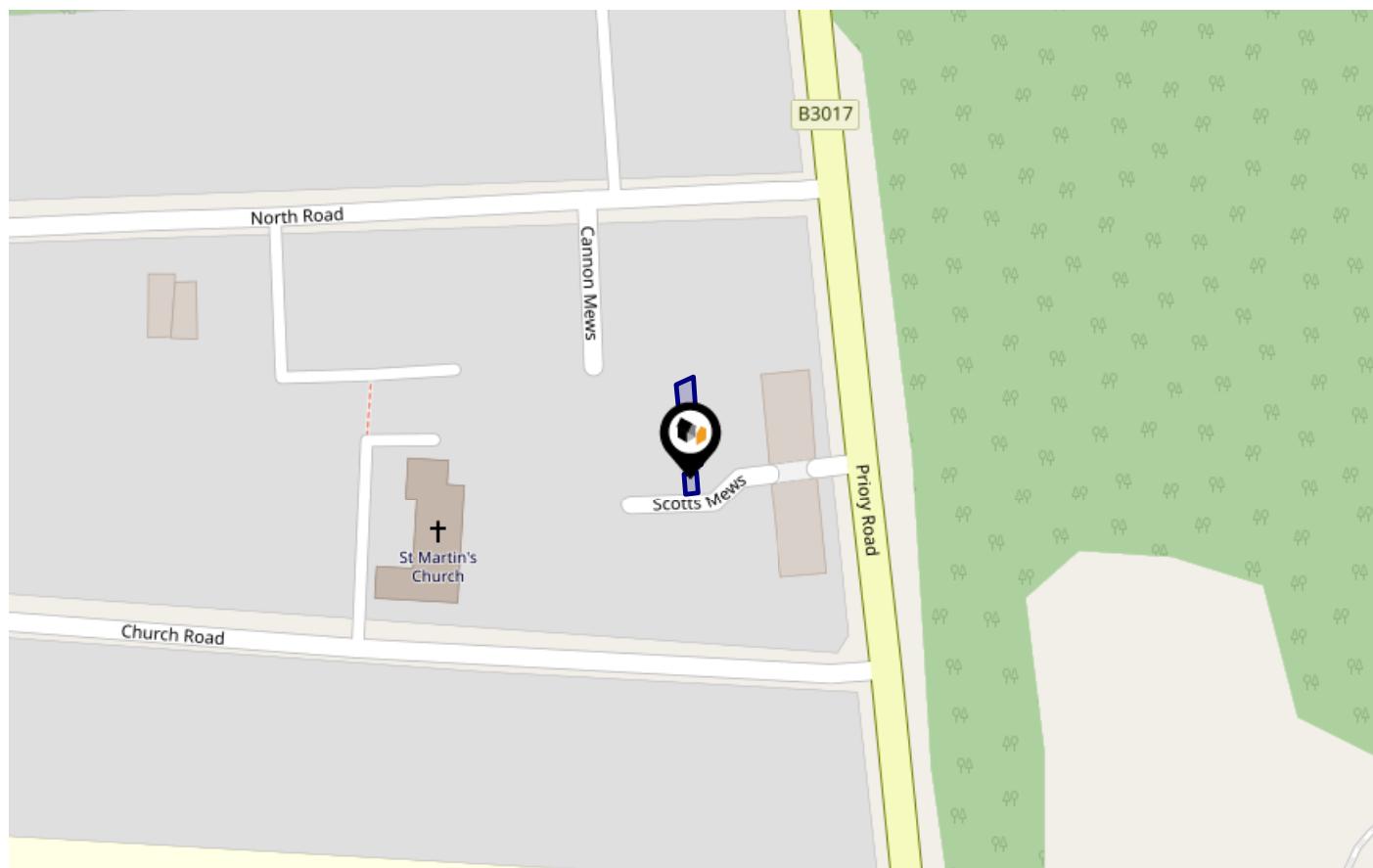


Flood Risk

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.

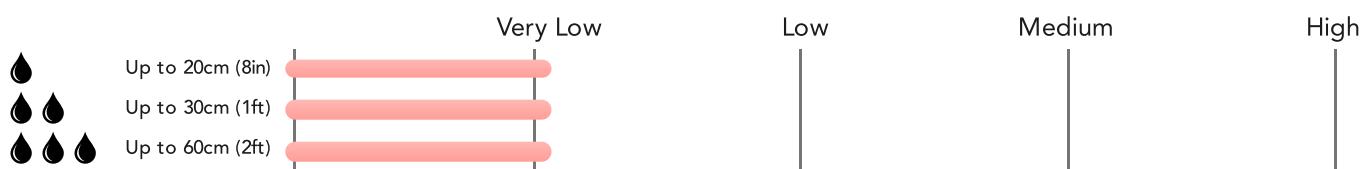


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Chance of flooding to the following depths at this property:

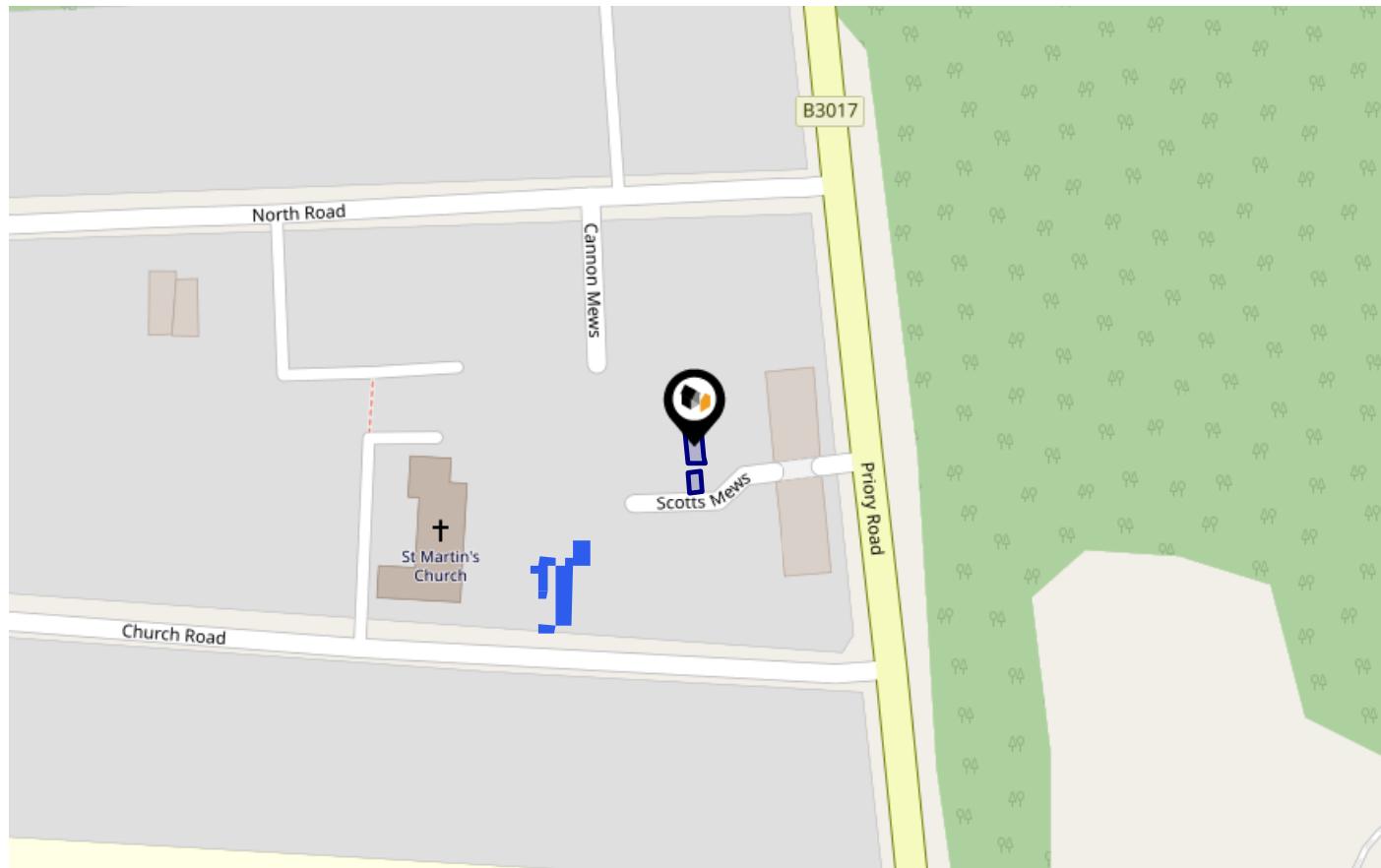


Flood Risk

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.

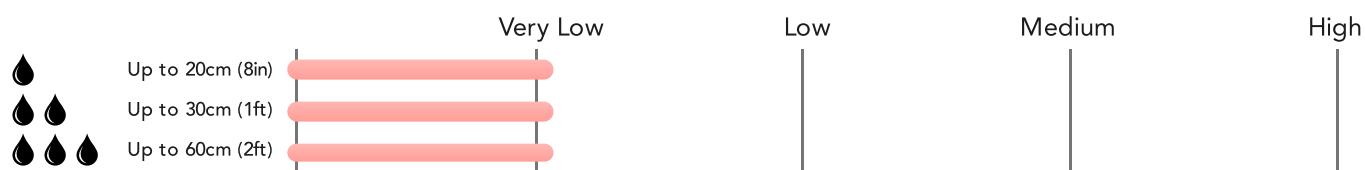


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Chance of flooding to the following depths at this property:

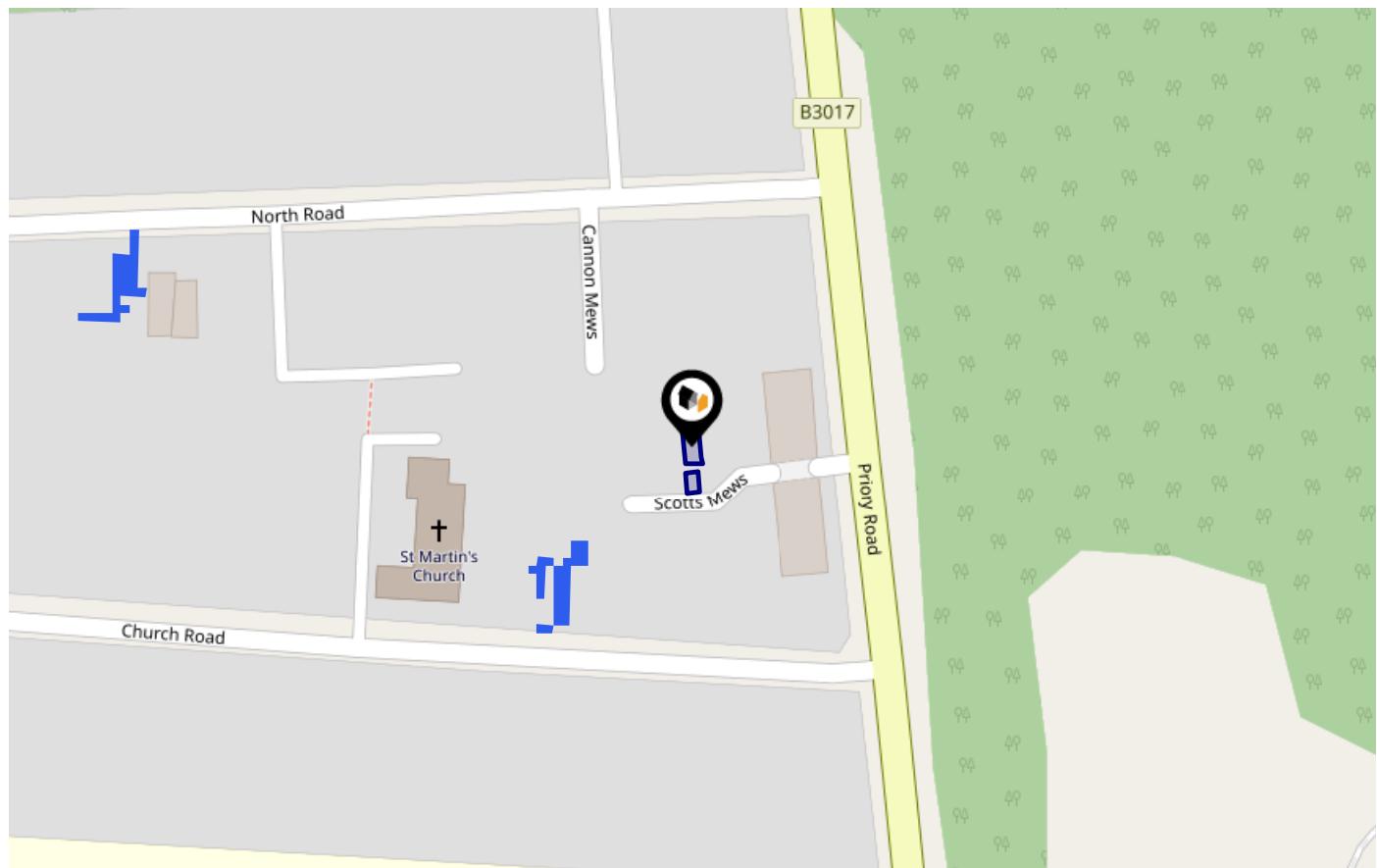


Flood Risk

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.

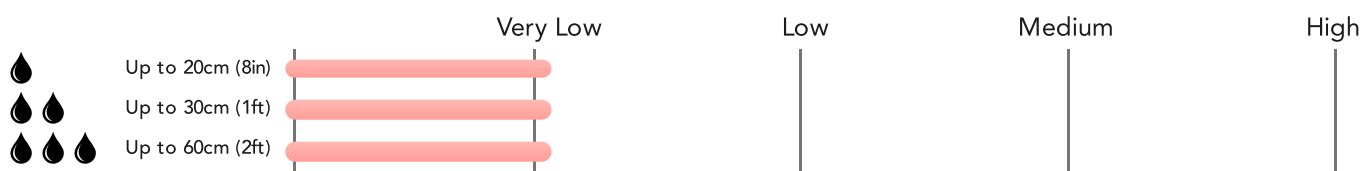


Risk Rating: Very low

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.

- **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:

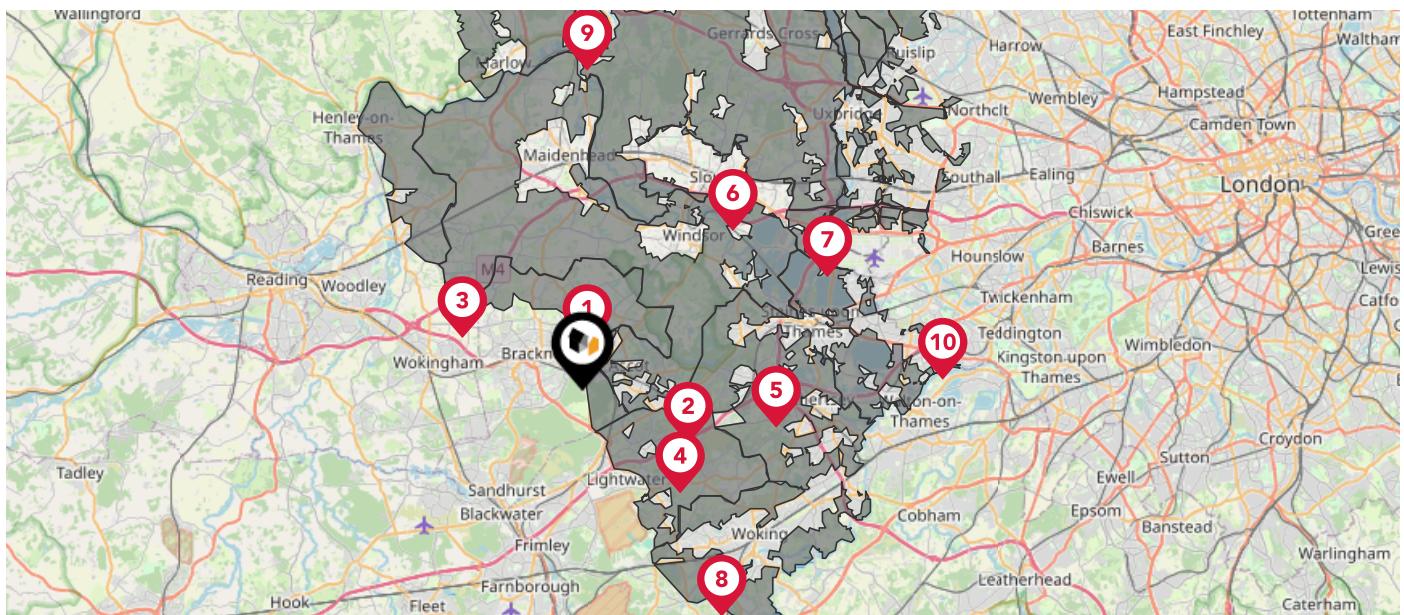


Maps

Green Belt



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



Nearby Green Belt Land

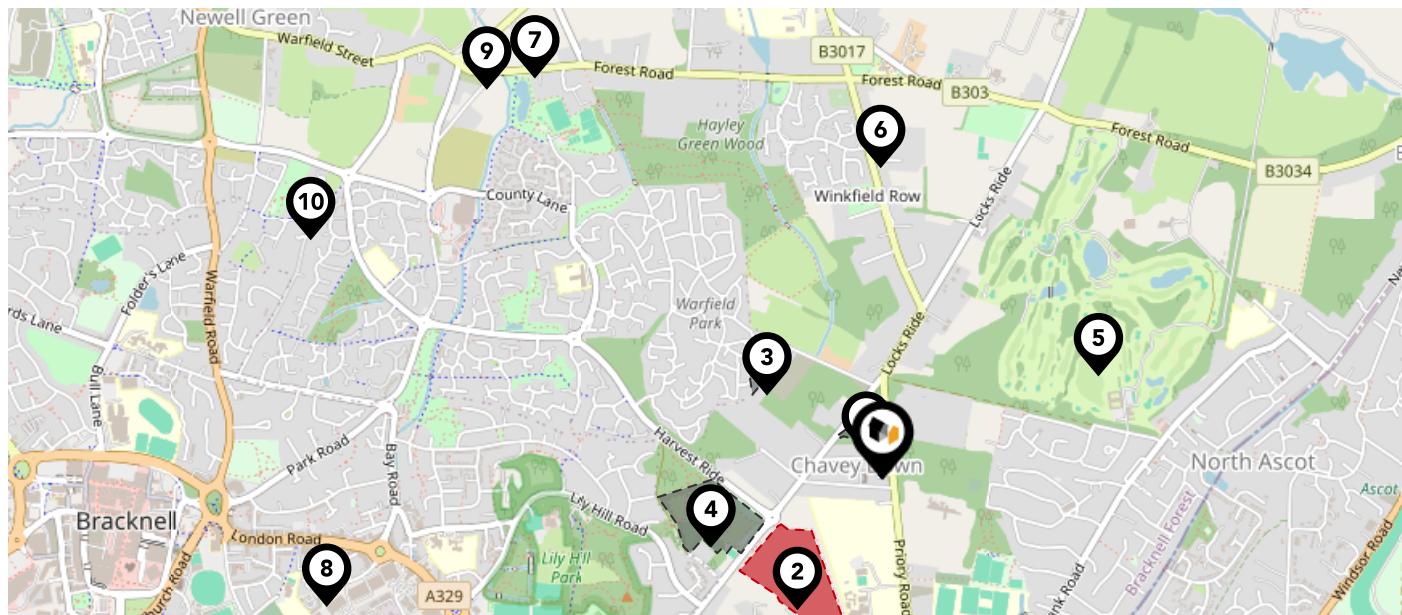
- 1 London Green Belt - Bracknell Forest
- 2 London Green Belt - Windsor and Maidenhead
- 3 London Green Belt - Wokingham
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Hillingdon
- 8 London Green Belt - Woking
- 9 London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

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

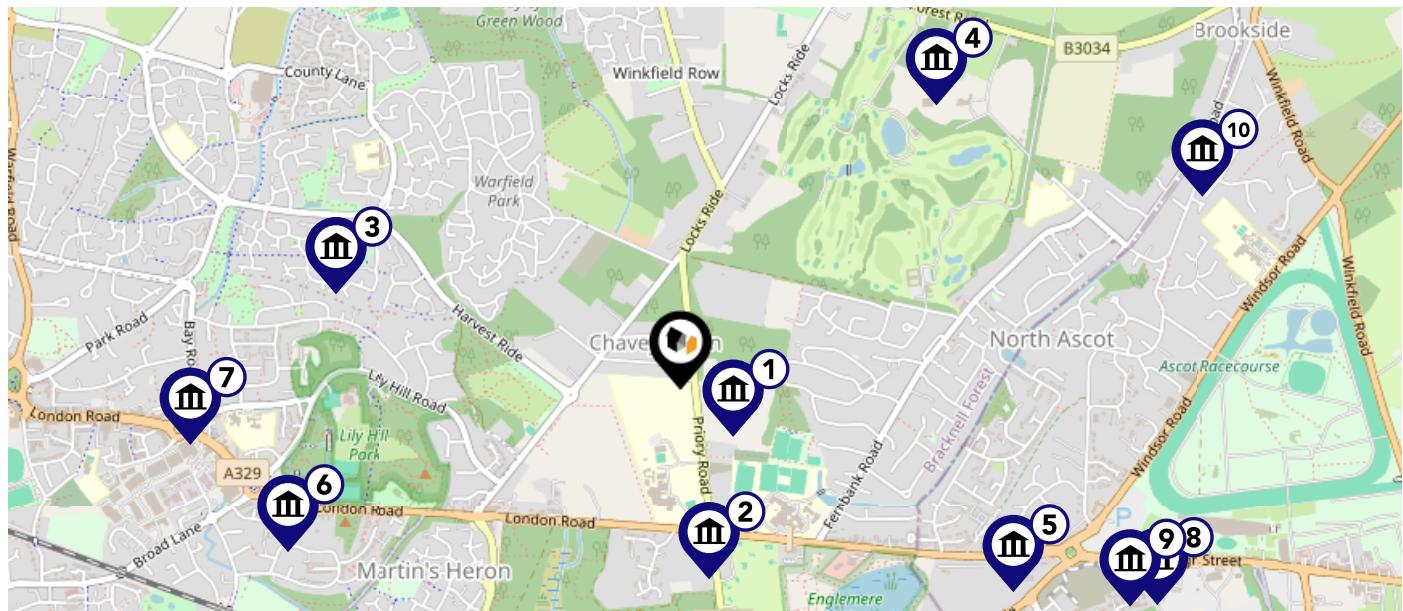
1	Priors Pit-Chavey Down	Historic Landfill	<input type="checkbox"/>
2	EA/EPR/GP3393EC/V006 - Bracknell Forest Borough Council, Environmental Services Dept	Active Landfill	<input checked="" type="checkbox"/>
3	Caravan Park-Warfield	Historic Landfill	<input type="checkbox"/>
4	Longhill Road-Chavey Down	Historic Landfill	<input type="checkbox"/>
5	Mill Ride Estate-North Ascot	Historic Landfill	<input type="checkbox"/>
6	Woodbine Stores West of Orchard House-Winkfield, Bracknell	Historic Landfill	<input type="checkbox"/>
7	Forest Road-Warfield	Historic Landfill	<input type="checkbox"/>
8	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Priors Pit-Newell Green	Historic Landfill	<input type="checkbox"/>
10	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

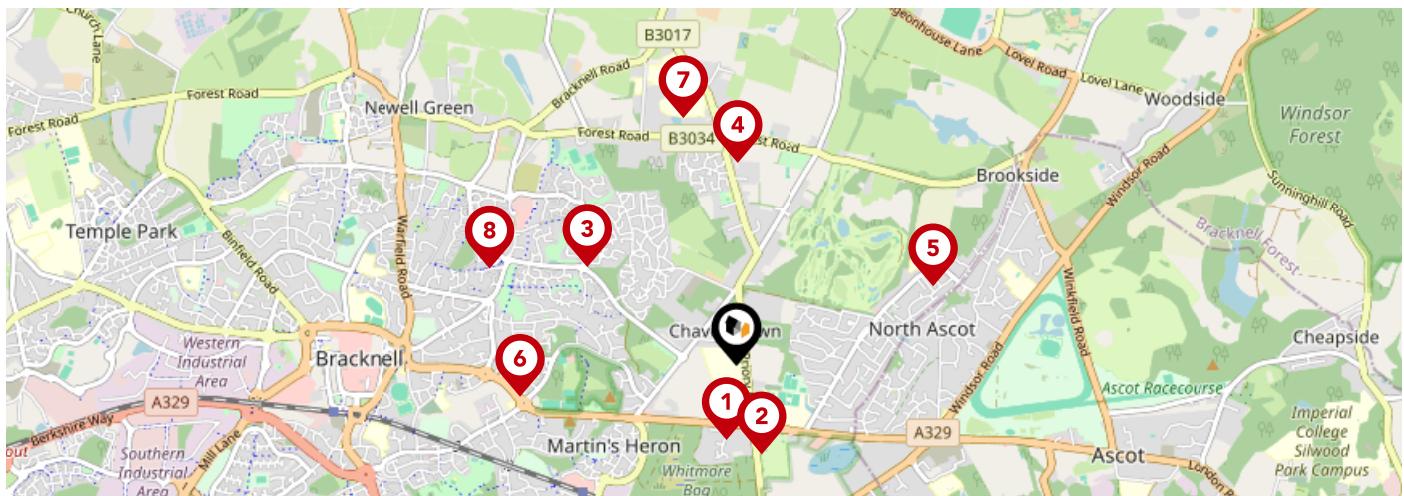


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1061346 - Priory Of The Most Holy Trinity	Grade II	0.2 miles
	1390459 - Milestone Approx 50m East Of Junction With Swinley Road	Grade II	0.4 miles
	1390406 - Icehouse In Grounds To N Of Garden Cottage (not Included), S Of Warfield Park	Grade II	0.8 miles
	1390452 - Tudor Cottage	Grade II	0.9 miles
	1109923 - Church Of All Saints	Grade II	0.9 miles
	1390343 - Milestone Approx 150m E Of The Running Horse Ph (running Horse Ph Not Included)	Grade II	1.0 miles
	1390323 - Thatched Cottage	Grade II	1.1 miles
	1109921 - Milestone Opposite The Tote Building To Ascot Racecourse	Grade II	1.2 miles
	1445824 - Ascot War Memorial	Grade II	1.2 miles
	1387163 - 57, Kennel Ride	Grade II	1.3 miles

Area Schools



Nursery Primary Secondary College Private



Heathfield School

Ofsted Rating: Not Rated | Pupils: 226 | Distance: 0.34



LVS Ascot

Ofsted Rating: Not Rated | Pupils: 840 | Distance: 0.43



Whitegrove Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 0.83



Winkfield St Mary's CofE Primary School

Ofsted Rating: Good | Pupils: 198 | Distance: 0.94



Ascot Heath Primary School

Ofsted Rating: Good | Pupils: 395 | Distance: 0.98



Holly Spring Primary School

Ofsted Rating: Good | Pupils: 642 | Distance: 1.01



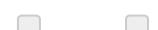
Lambrook School

Ofsted Rating: Not Rated | Pupils: 630 | Distance: 1.17

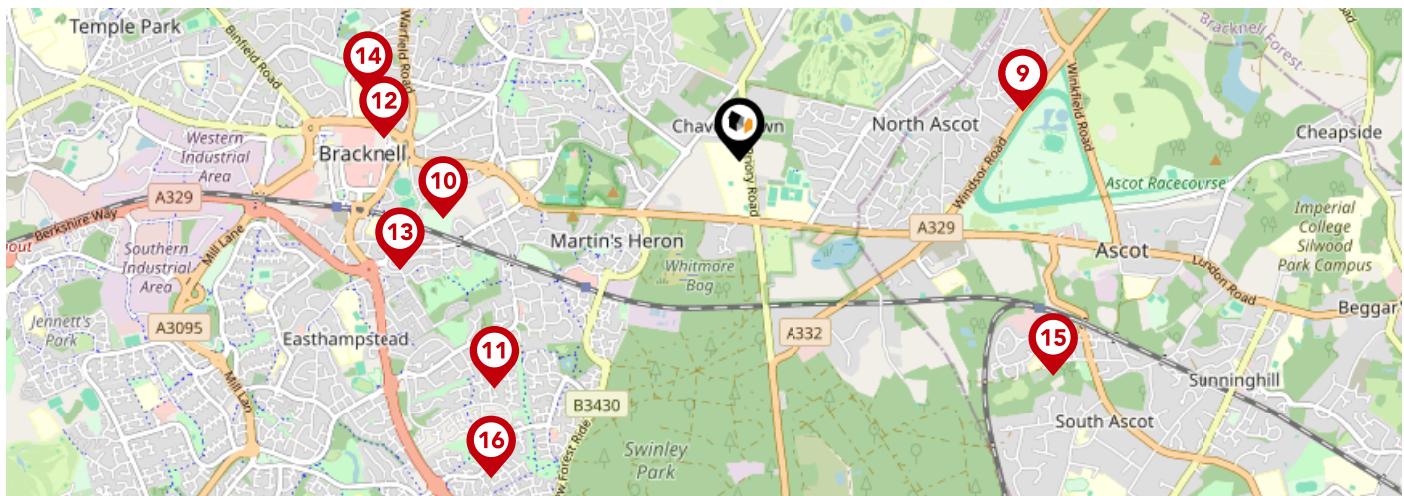


Warfield Church of England Primary School

Ofsted Rating: Good | Pupils: 452 | Distance: 1.23



Area Schools



Nursery Primary Secondary College Private



Papplewick School

Ofsted Rating: Not Rated | Pupils: 223 | Distance: 1.33



St Joseph's Catholic Primary School, Bracknell

Ofsted Rating: Good | Pupils: 209 | Distance: 1.4



Harmans Water Primary School

Ofsted Rating: Good | Pupils: 466 | Distance: 1.55



Garth Hill College

Ofsted Rating: Good | Pupils: 1476 | Distance: 1.65



Ranelagh School

Ofsted Rating: Outstanding | Pupils: 1062 | Distance: 1.65



Sandy Lane Primary School

Ofsted Rating: Good | Pupils: 450 | Distance: 1.75



South Ascot Village Primary School

Ofsted Rating: Good | Pupils: 164 | Distance: 1.75

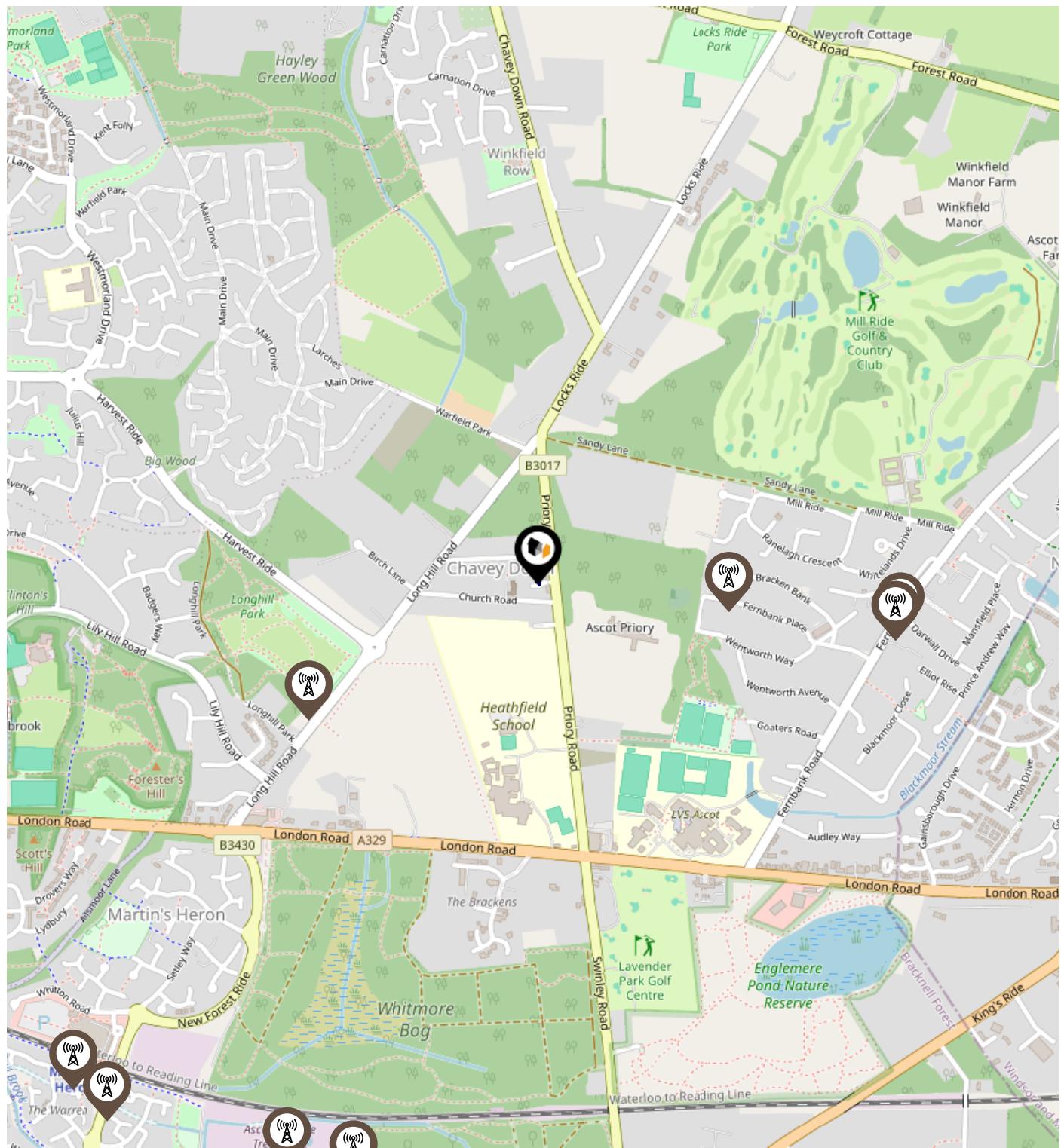


Crown Wood Primary School

Ofsted Rating: Good | Pupils: 642 | Distance: 1.87



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

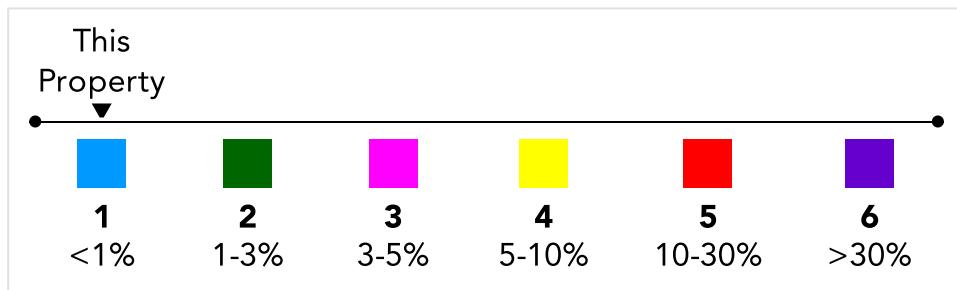
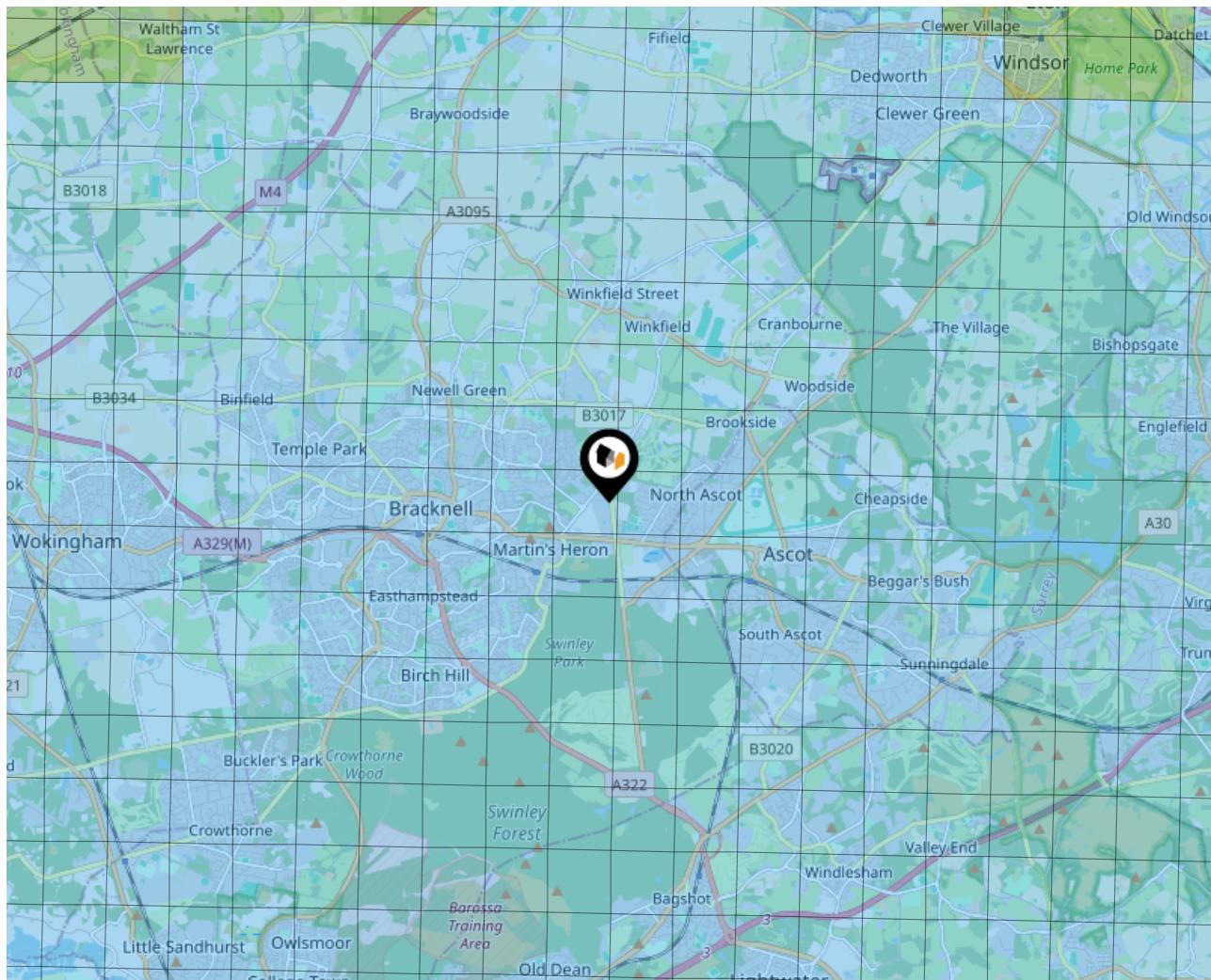
Environment

Radon Gas

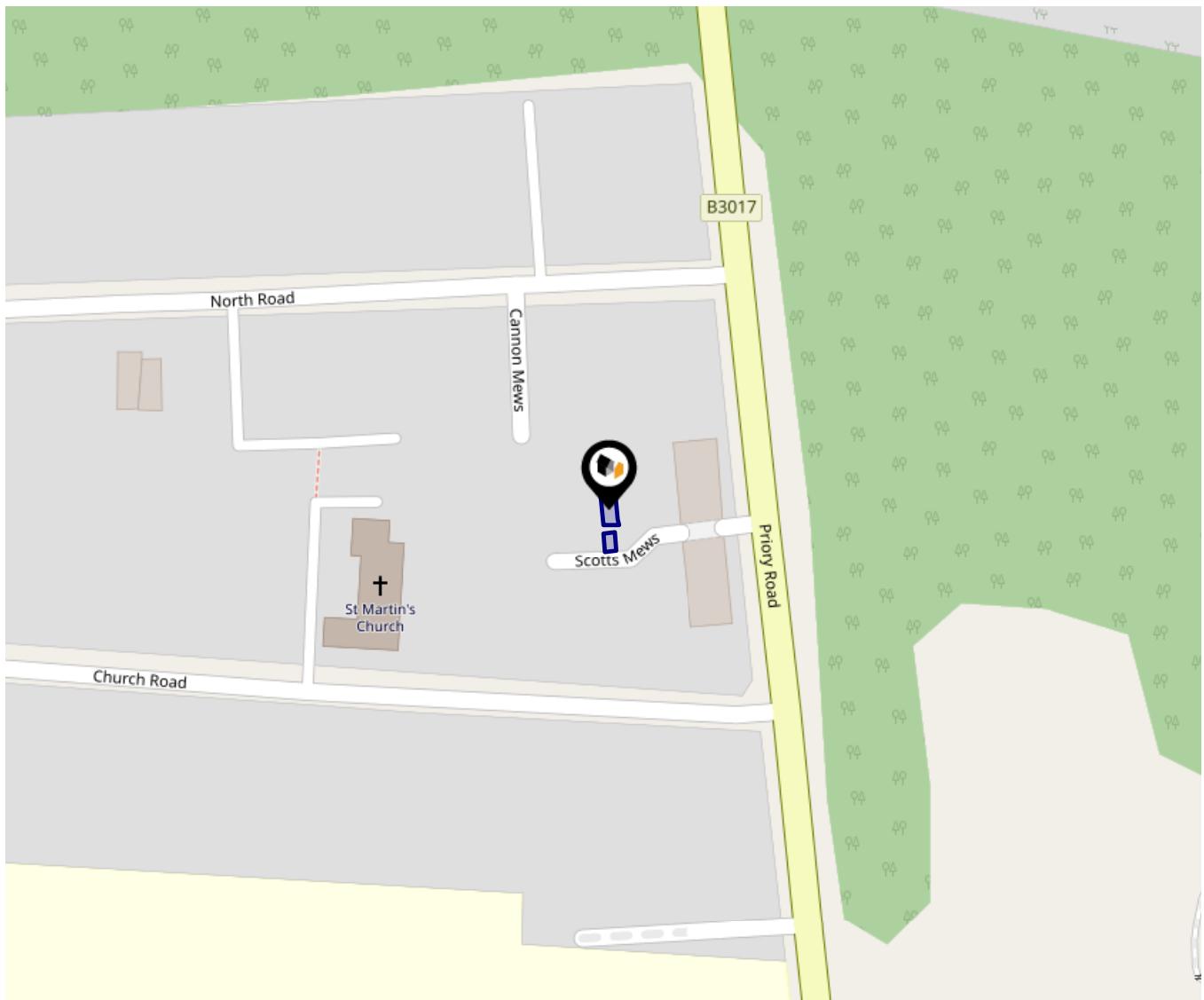


What is Radon?

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:

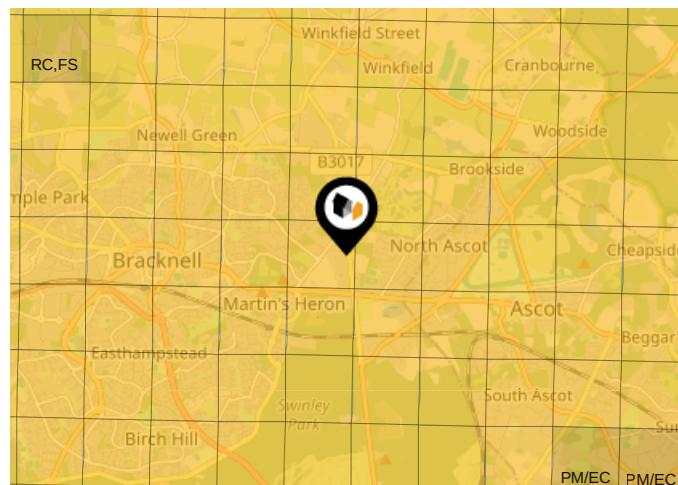
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



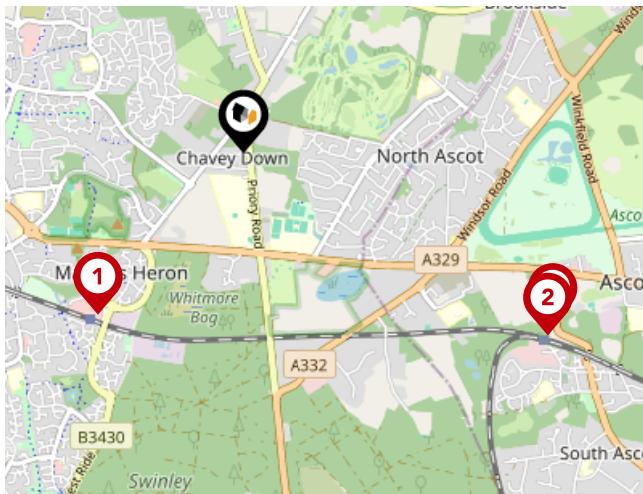
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



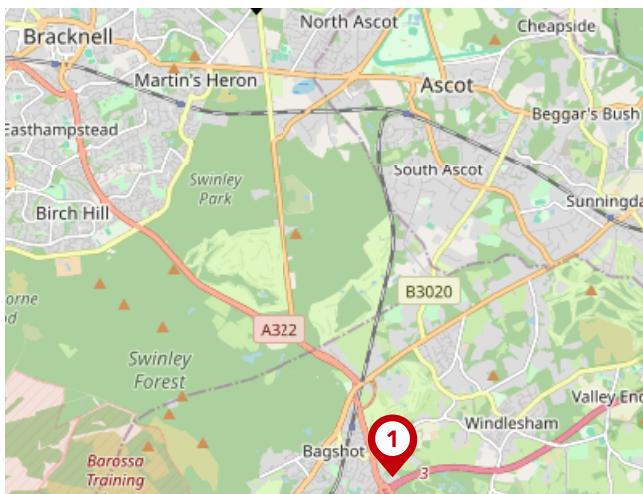
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.01 miles
2	Ascot Rail Station	1.64 miles
3	Ascot Rail Station	1.64 miles



Trunk Roads/Motorways

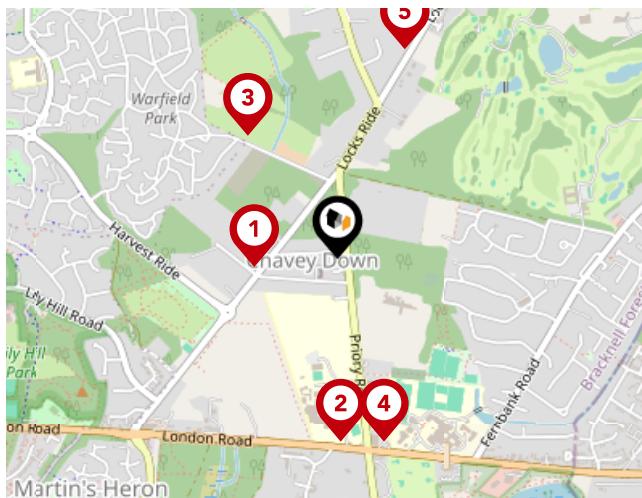
Pin	Name	Distance
1	M3 J3	4.46 miles
2	M4 J8	5.62 miles
3	A404(M) J9A	6.28 miles
4	M4 J7	7.17 miles
5	M3 J4	7.38 miles



Airports/Helpads

Pin	Name	Distance
1	Heathrow Airport	11.7 miles
2	Heathrow Airport Terminal 4	11.62 miles
3	Gatwick Airport	29.73 miles
4	Leaves Green	32.59 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.19 miles
2	The Royal Foresters Hotel	0.42 miles
3	Mobile Home Site	0.35 miles
4	The Royal Foresters Hotel	0.44 miles
5	Locks Ride	0.51 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	11.14 miles
2	Weybridge Ferry Landing	11.17 miles
3	Molesey - Hurst Park Ferry Landing	14.92 miles

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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