

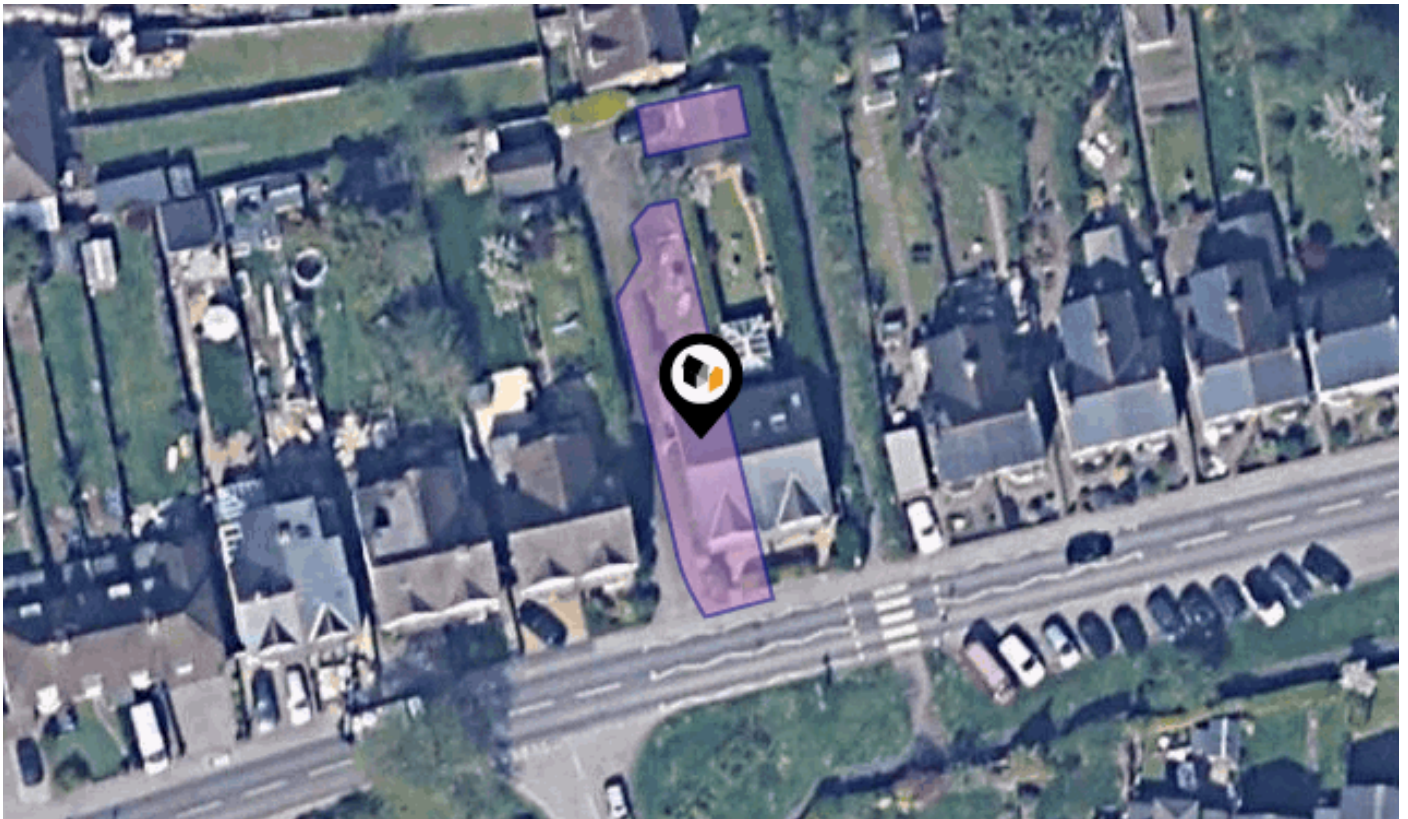


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16<sup>th</sup> January 2026



**1 ORCHARD VILLAS, PARK ROAD, FARNHAM ROYAL,  
SLOUGH, SL2 3BF**

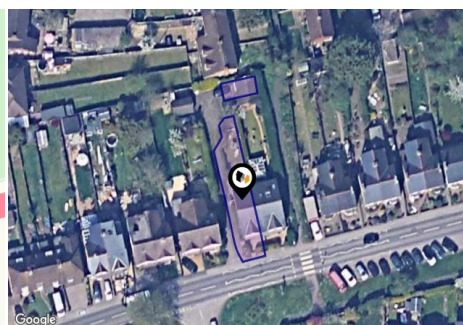
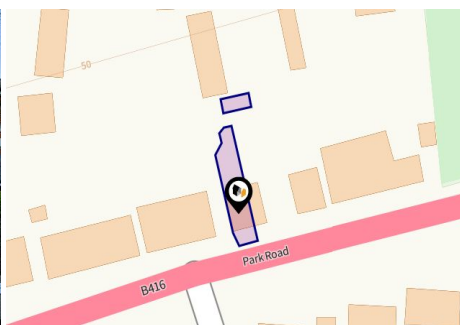
**Avocado Property**

Stuart@avocadopropertyagents.co.uk  
www.avocadopropertyagents.co.uk



Powered by  
**aprift**  
Know any property instantly

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1997
Council Tax :	Band F
Annual Estimate:	£3,469
Title Number:	BM229188
UPRN:	100081075778

Last Sold Date:	09/12/1997
Last Sold Price:	£167,500
Last Sold £/ft <sup>2</sup> :	£137
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	-
mb/s	mb/s

### Mobile Coverage:

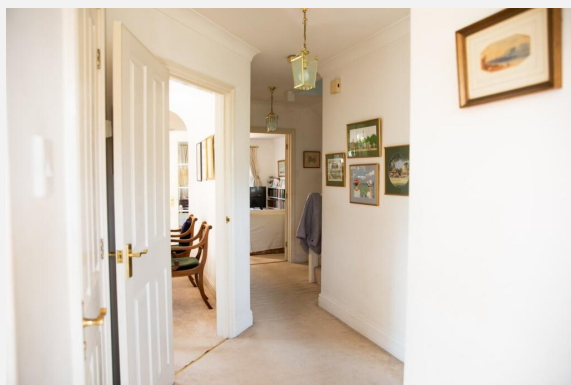
(based on calls indoors)



### Satellite/Fibre TV Availability:









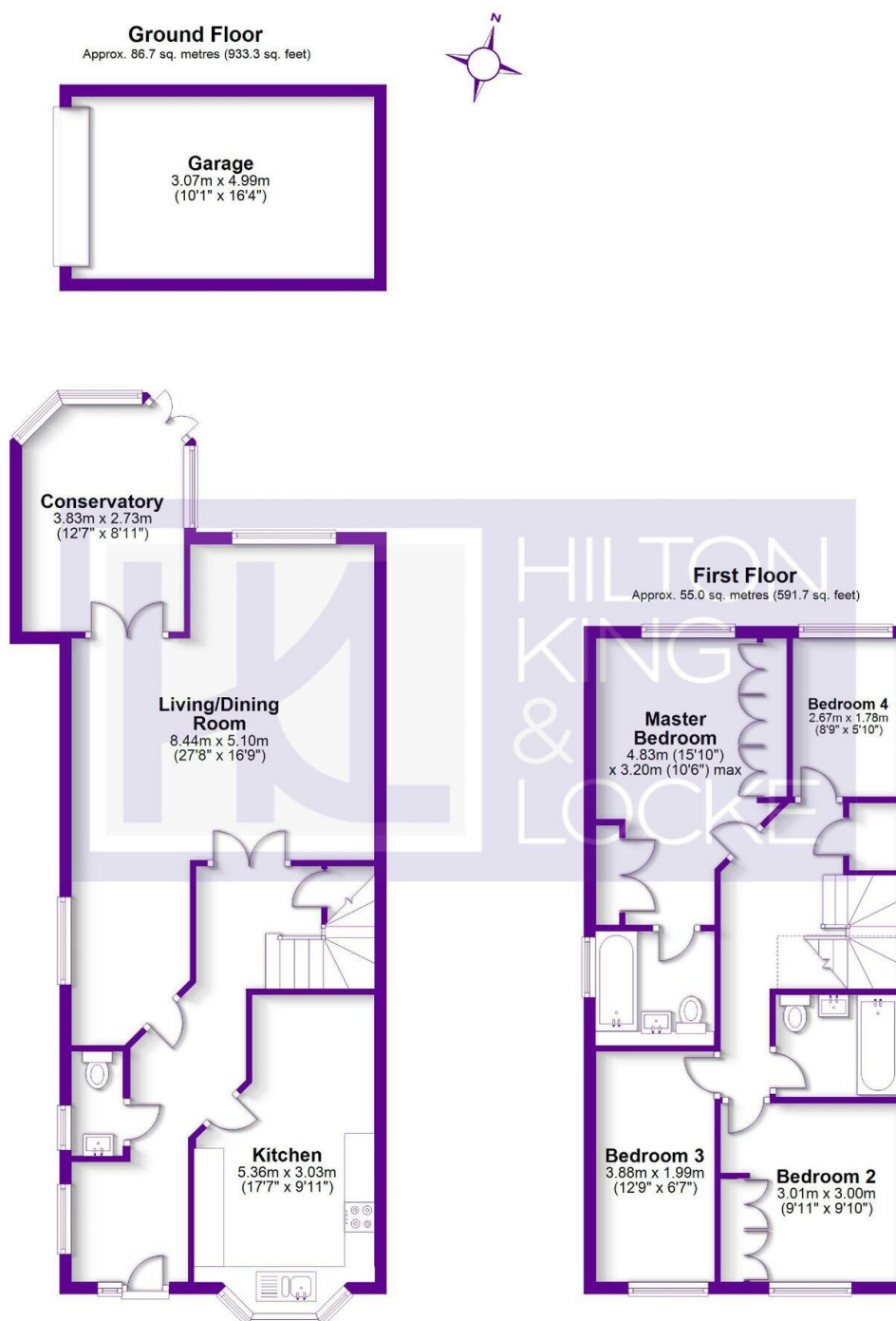


# Gallery Photos





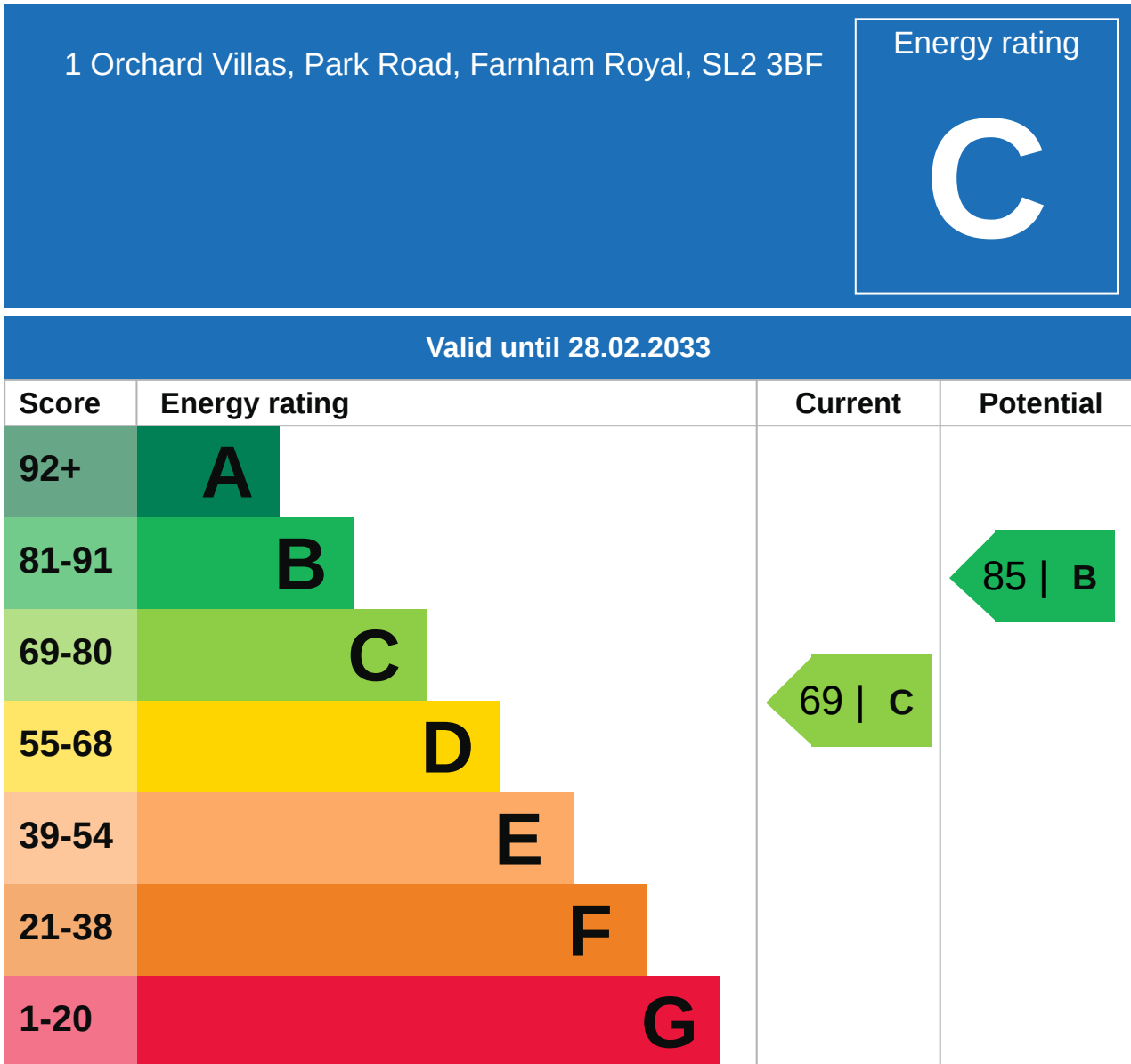
## 1 ORCHARD VILLAS, PARK ROAD, FARNHAM ROYAL, SLOUGH, SL2 3BF



Total area: approx. 141.7 sq. metres (1525.0 sq. feet)

# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-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 before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<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 71% of fixed outlets
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	120 m <sup>2</sup>

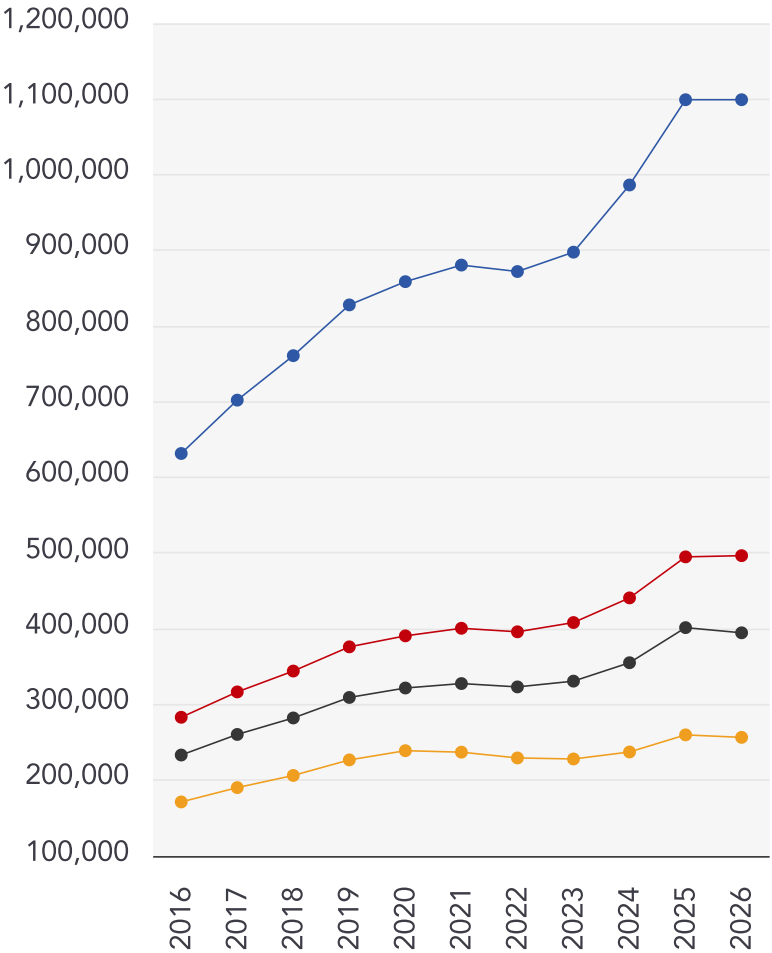


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SL2



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

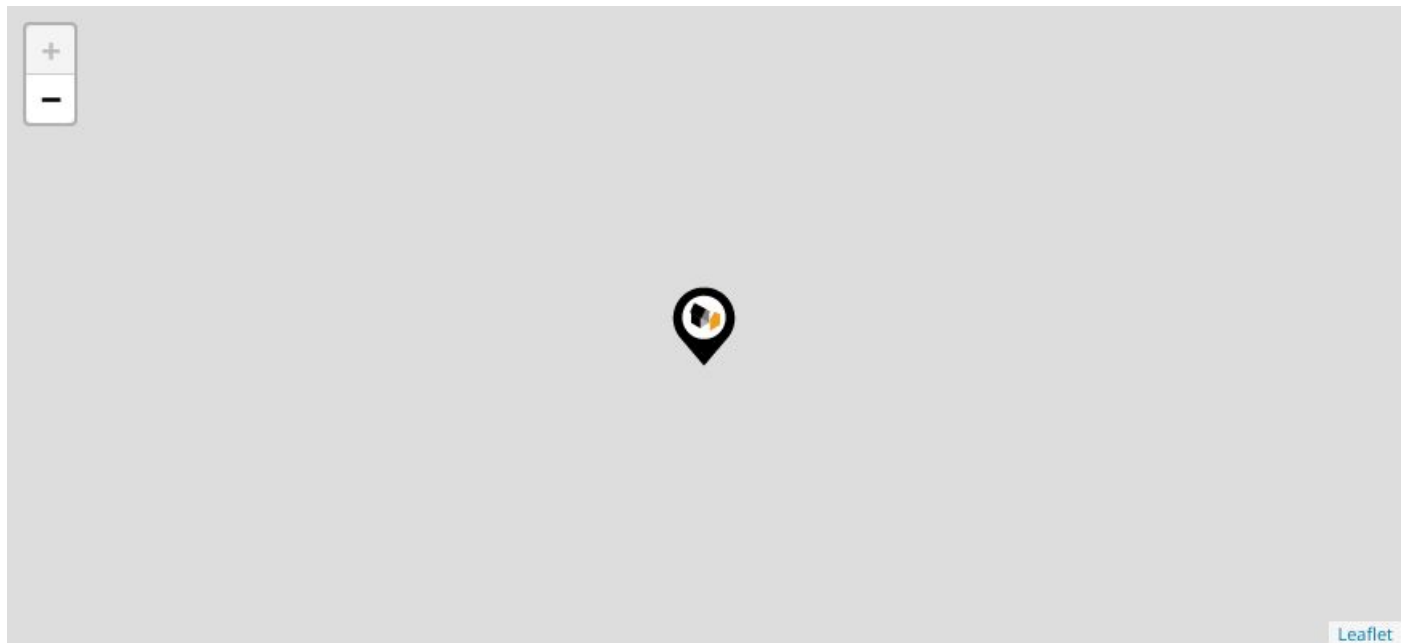
**+49.74%**

# 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.

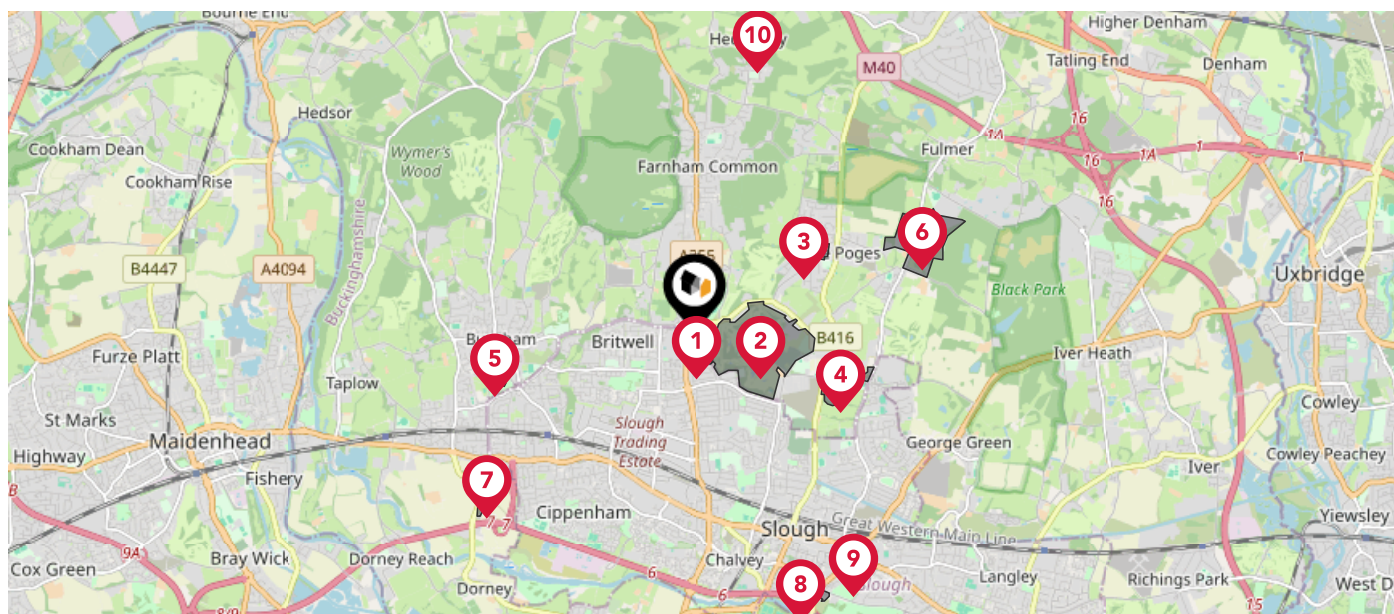
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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  | Farnham Royal                 |
| 2  | Stoke Park                    |
| 3  | Stoke Poges West End          |
| 4  | Stoke Green                   |
| 5  | Burnham                       |
| 6  | Framewood Road                |
| 7  | Huntercombe                   |
| 8  | Upton Park and Upton Village  |
| 9  | Sussex Place and Clifton Road |
| 10 | Hedgerley Village             |

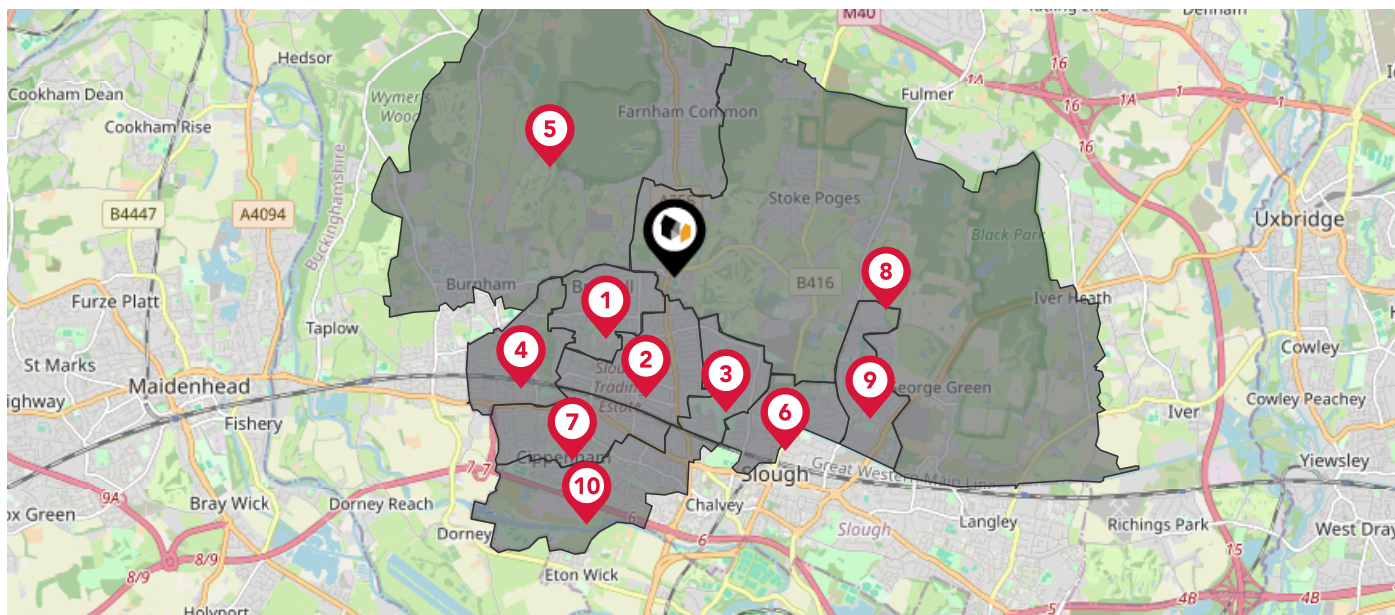


# Maps

## Council Wards



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



### Nearby Council Wards

1

Britwell and Northborough Ward

2

Farnham Ward

3

Baylis and Stoke Ward

4

Haymill and Lynch Hill Ward

5

Farnham Common and Burnham Beeches Ward

6

Elliman Ward

7

Cippenham Green Ward

8

Stoke Poges and Wexham Ward

9

Wexham Lea Ward

10

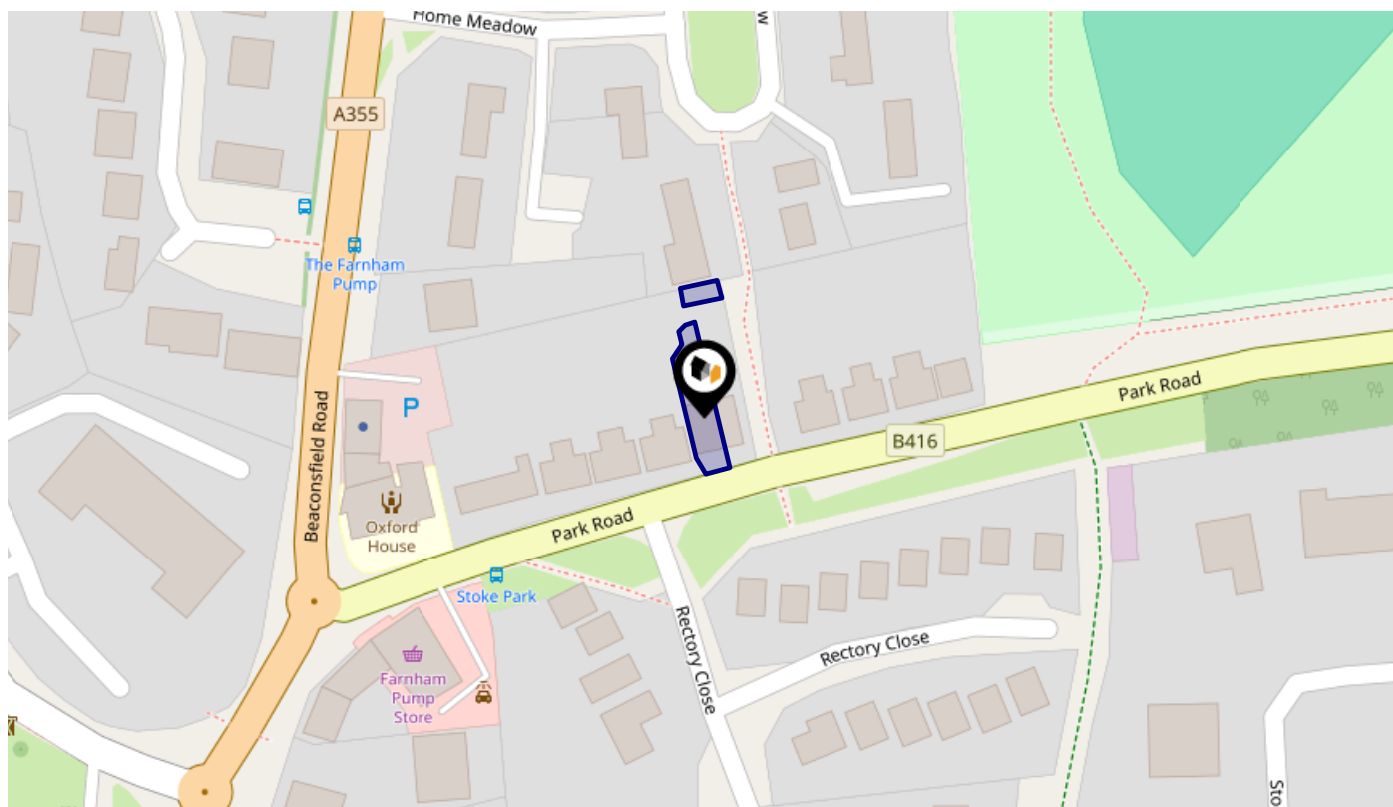
Cippenham Meadows Ward

# Maps

## Rail Noise



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



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

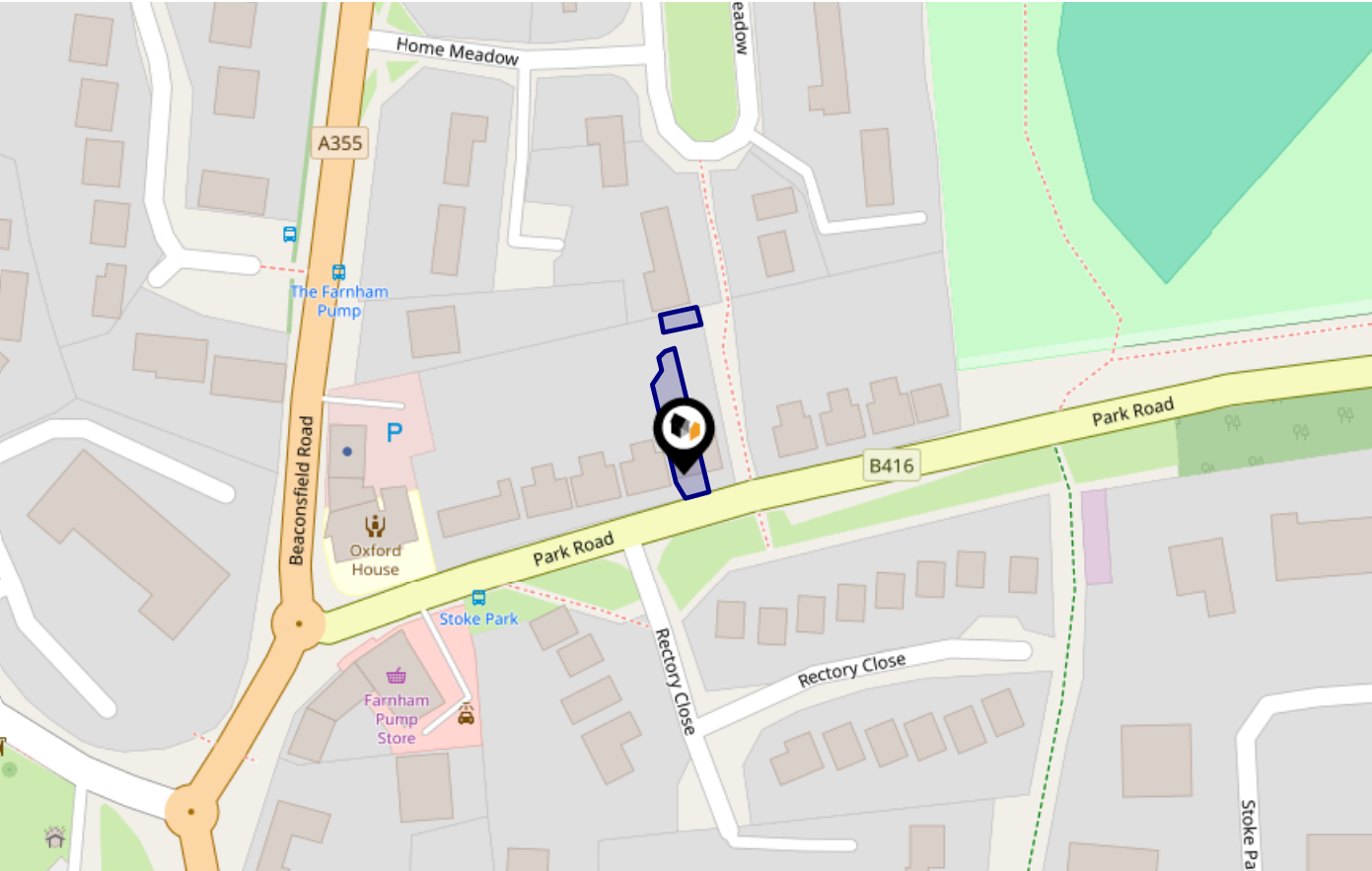
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

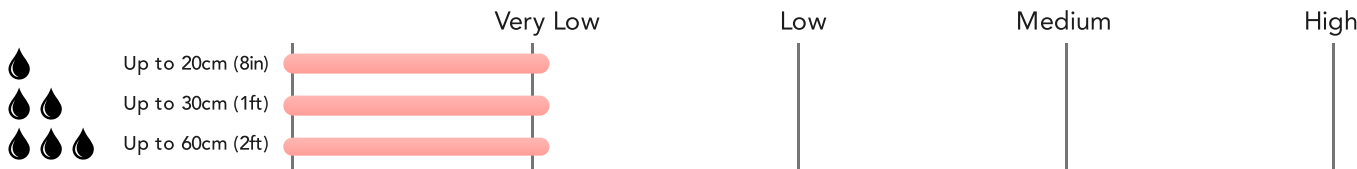


**Risk Rating: Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



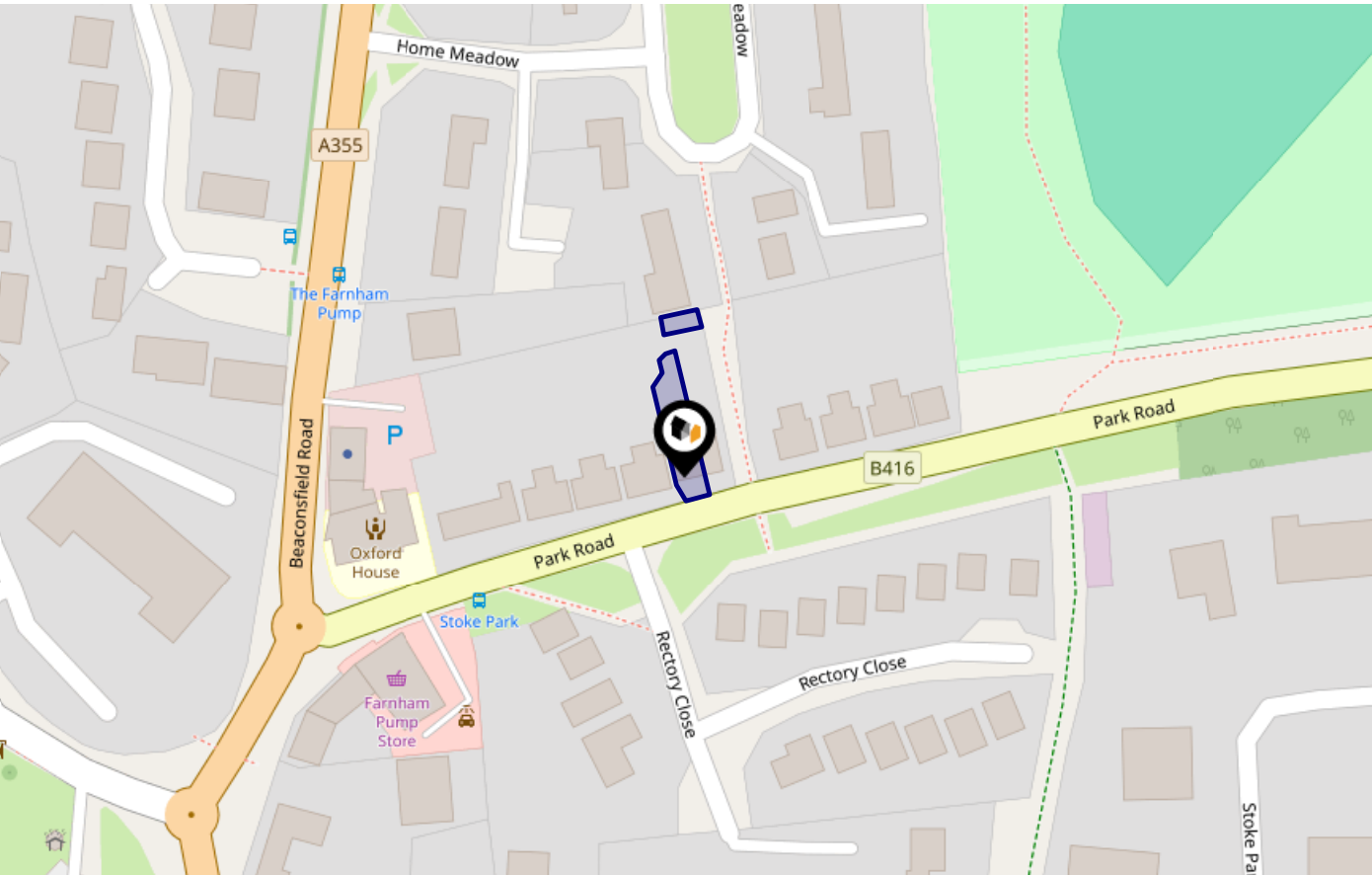


# Flood Risk

## Rivers & Seas - Climate Change



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

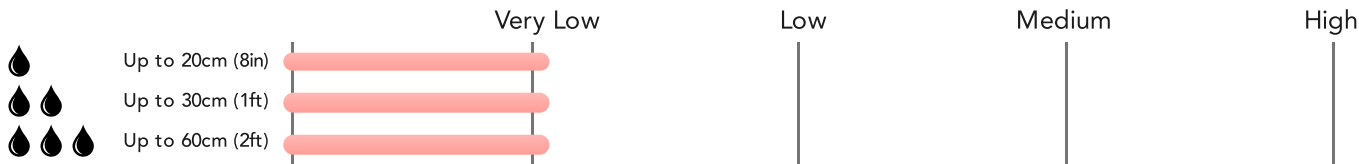


Risk Rating: Very low

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:

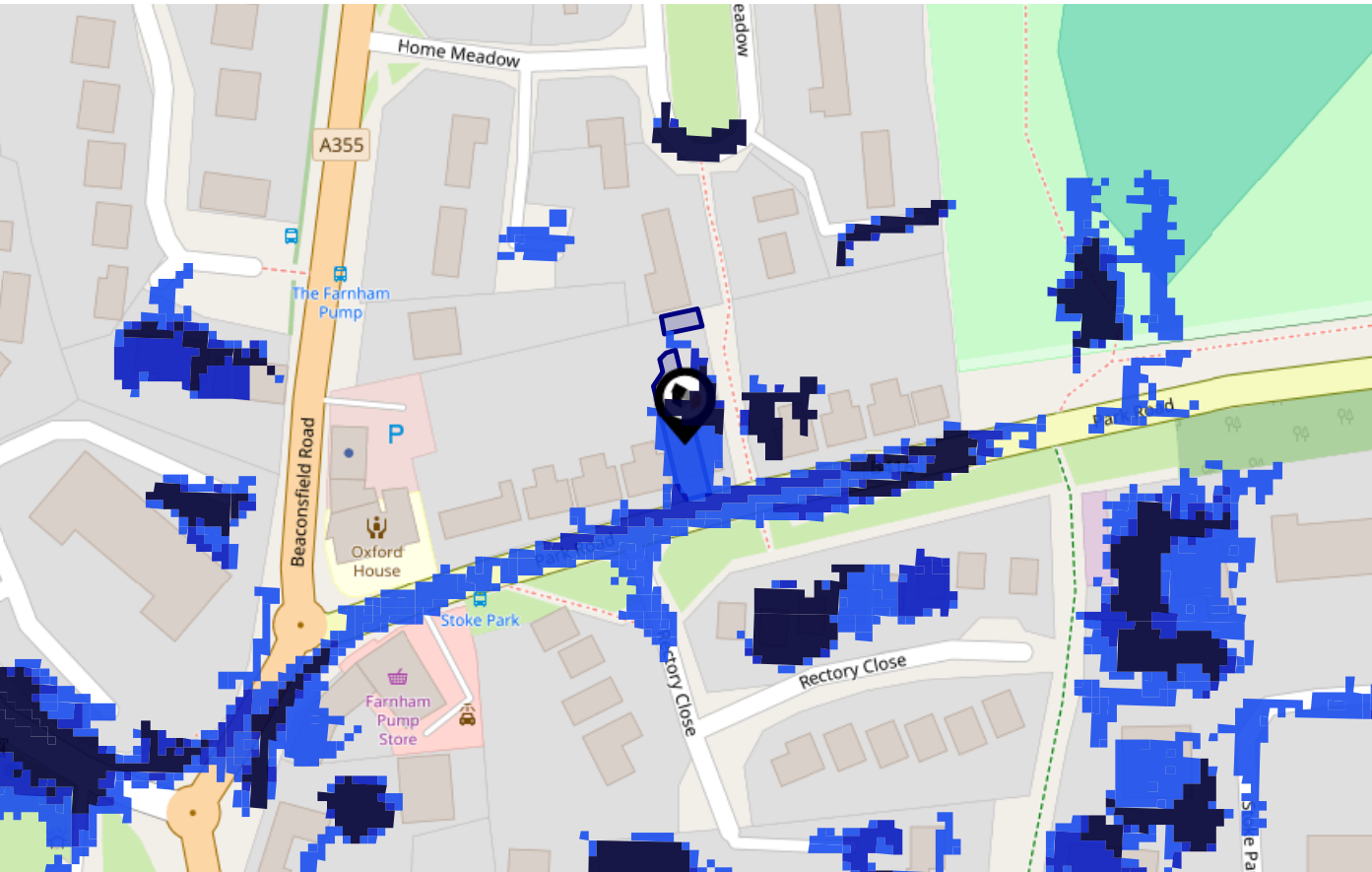


# Flood Risk

## 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.

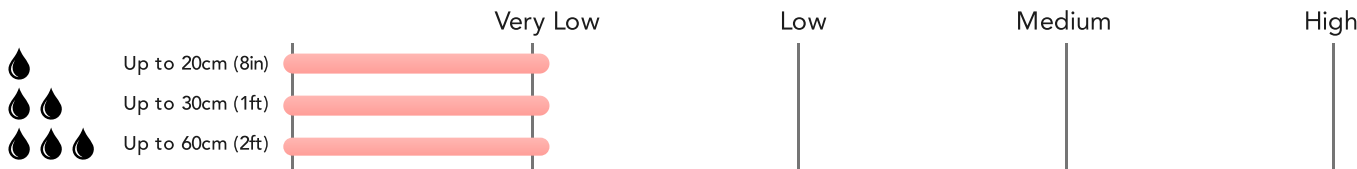


Risk Rating: Low

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:

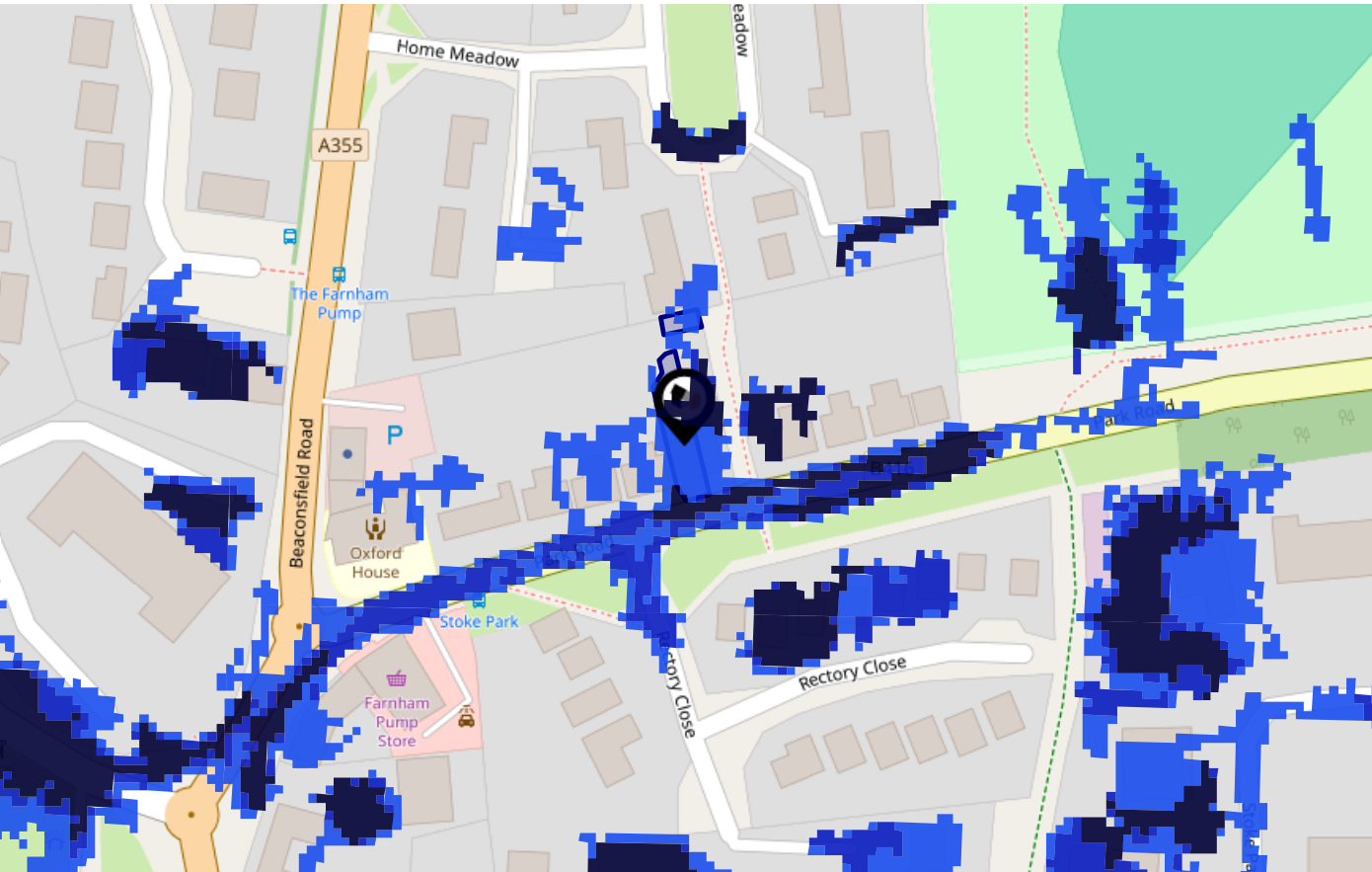


# Flood Risk

## 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.

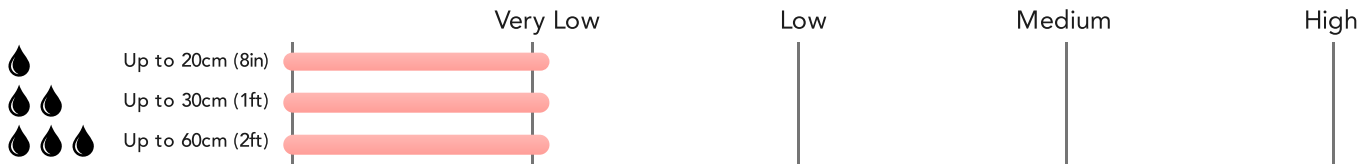


Risk Rating: Low

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:

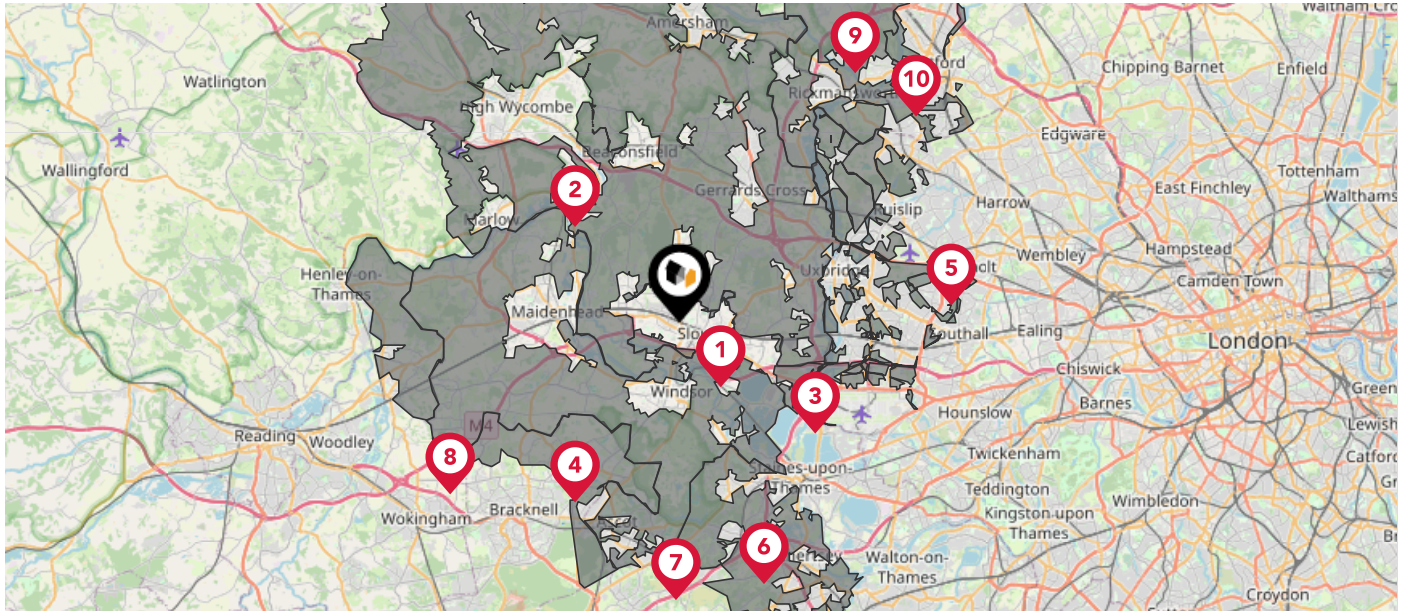




## Maps Green Belt



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



## Nearby Green Belt Land

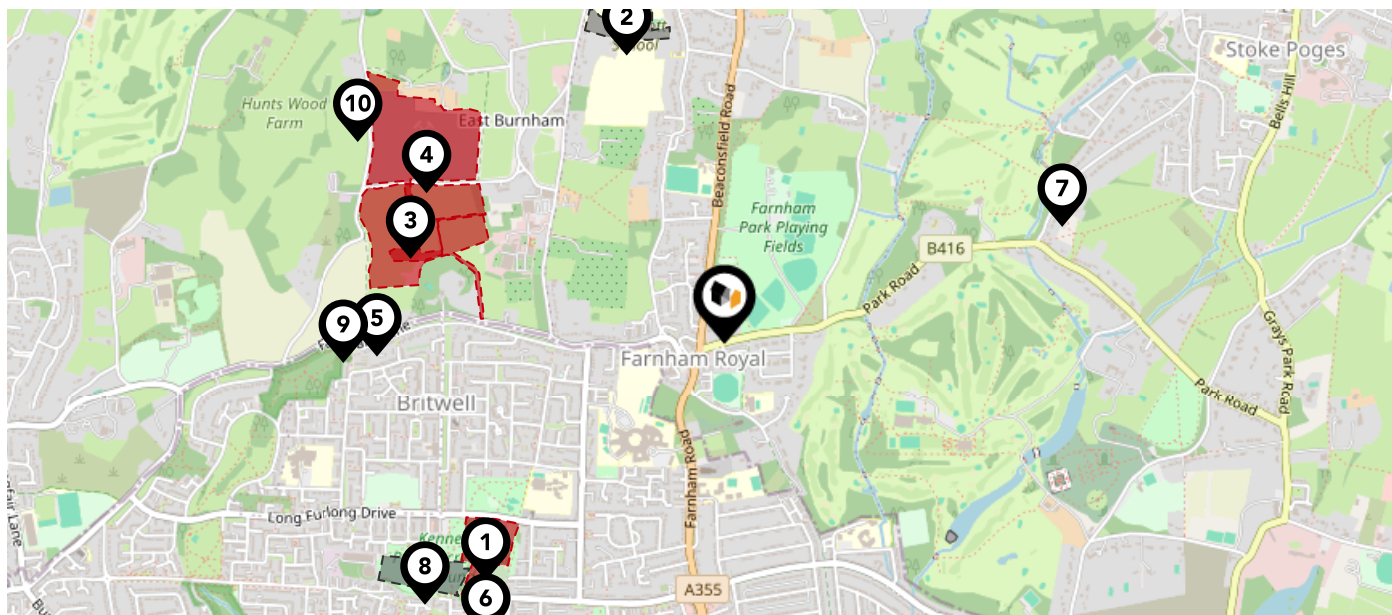
- 1 London Green Belt - Slough
- 2 London Green Belt - Buckinghamshire
- 3 London Green Belt - Hillingdon
- 4 London Green Belt - Bracknell Forest
- 5 London Green Belt - Ealing
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Windsor and Maidenhead
- 8 London Green Belt - Wokingham
- 9 London Green Belt - Three Rivers
- 10 London Green Belt - Watford

# 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

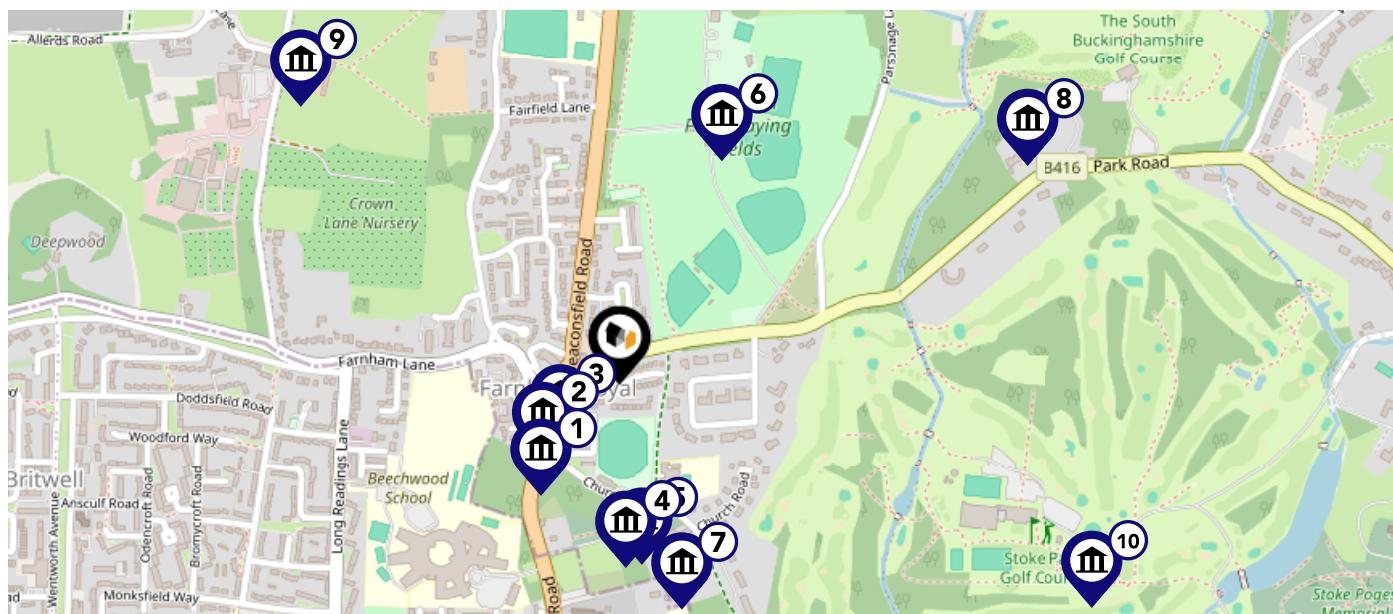
<b>1</b>	EA/EPR/ZP3993ER/V003 - Kennedy Park Extension	Active Landfill
<b>2</b>	Caldicott School-Crown Lane, Burnham, Buckinghamshire	Historic Landfill
<b>3</b>	EA/EPR/ZP3696NM/V006 - Mr W Kirkpatrick	Active Landfill
<b>4</b>	EA/EPR/YP3890EH/V006	Active Landfill
<b>5</b>	Farnham Lane Landfill-East Burnham, Slough, London	Historic Landfill
<b>6</b>	Pennine Road-Slough	Historic Landfill
<b>7</b>	The Pond-Stoke Poges	Historic Landfill
<b>8</b>	Northborough Road-Slough	Historic Landfill
<b>9</b>	Crow Piece Landfill-East Burnham, Slough, London	Historic Landfill
<b>10</b>	Huntswood Landfill-East Burnham, Slough, London	Historic Landfill











# Maps

## Listed Buildings



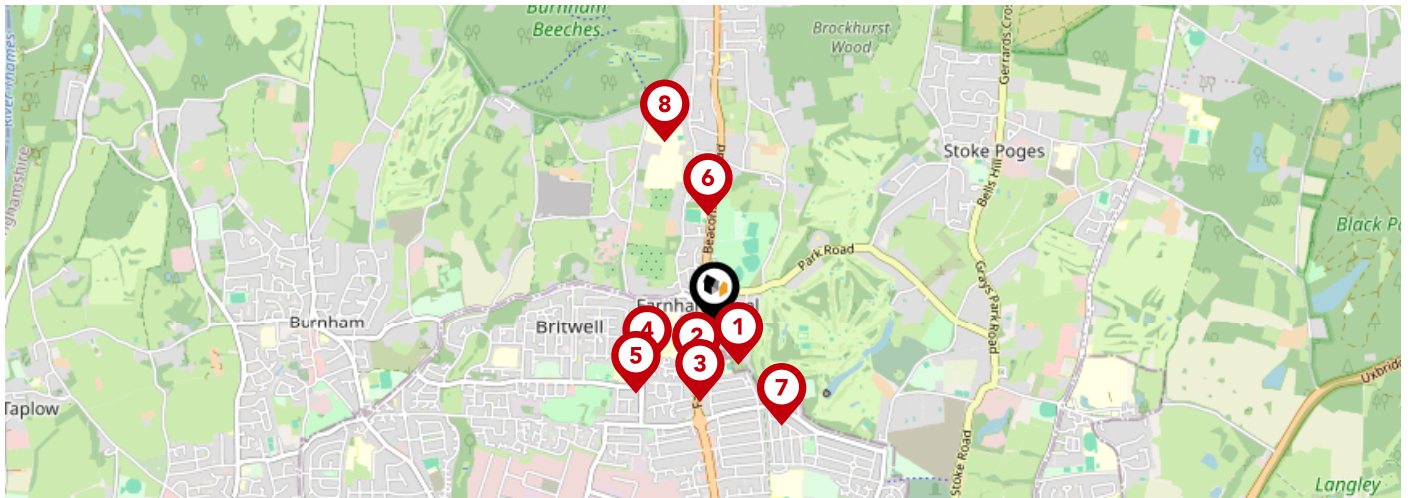
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1096054 - War Memorial At The Junction With Church Road	Grade II	0.1 miles
	1332721 - The Duke's Head Public House	Grade II	0.1 miles
	1163167 - The Crown Public House	Grade II	0.1 miles
	1332719 - Dodd Tomb West Of St Mary's Church	Grade II	0.2 miles
	1124413 - Church Of St Mary	Grade II	0.2 miles
	1124414 - Pump Shelter	Grade II	0.3 miles
	1332718 - Barn At Farnham Court	Grade II	0.3 miles
	1124352 - Tithe Farmhouse	Grade II	0.5 miles
	1161387 - Allerds Farm Barn	Grade II	0.5 miles
	1332731 - Stoke Park Stoke Poges Golf Club	Grade I	0.6 miles

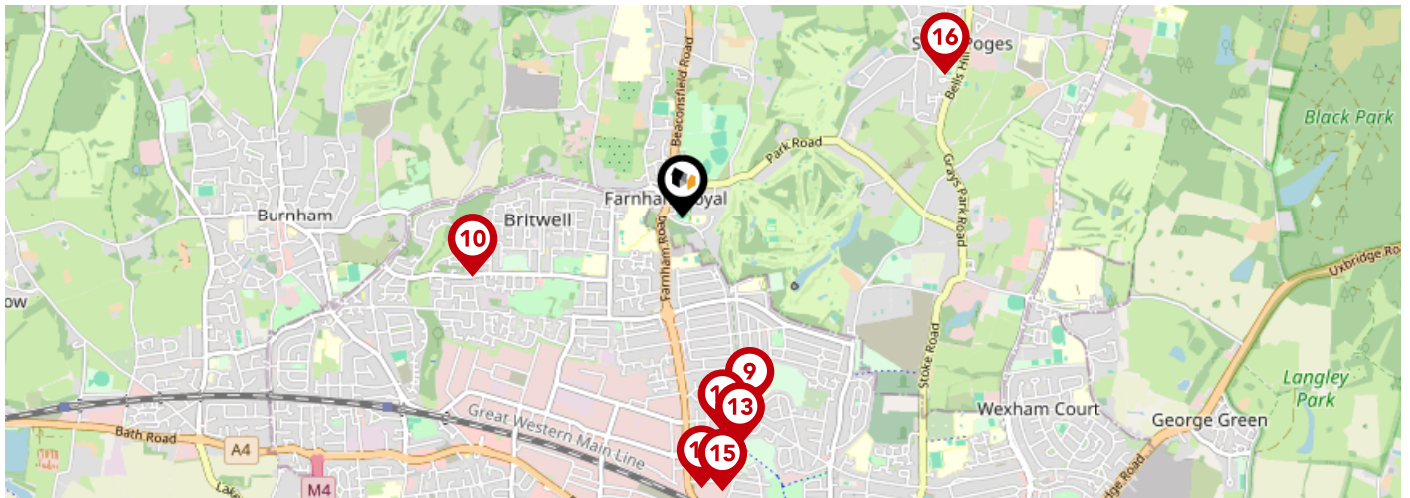










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Farnham Royal CofE Primary School</b> Ofsted Rating: Good   Pupils: 251   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Arbour Vale School</b> Ofsted Rating: Good   Pupils: 345   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Anthony's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 508   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Beechwood School</b> Ofsted Rating: Requires improvement   Pupils: 847   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Claycots School</b> Ofsted Rating: Good   Pupils: 1663   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Dair House School</b> Ofsted Rating: Not Rated   Pupils: 122   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Penn Wood Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 692   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Caldicott School</b> Ofsted Rating: Not Rated   Pupils: 244   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

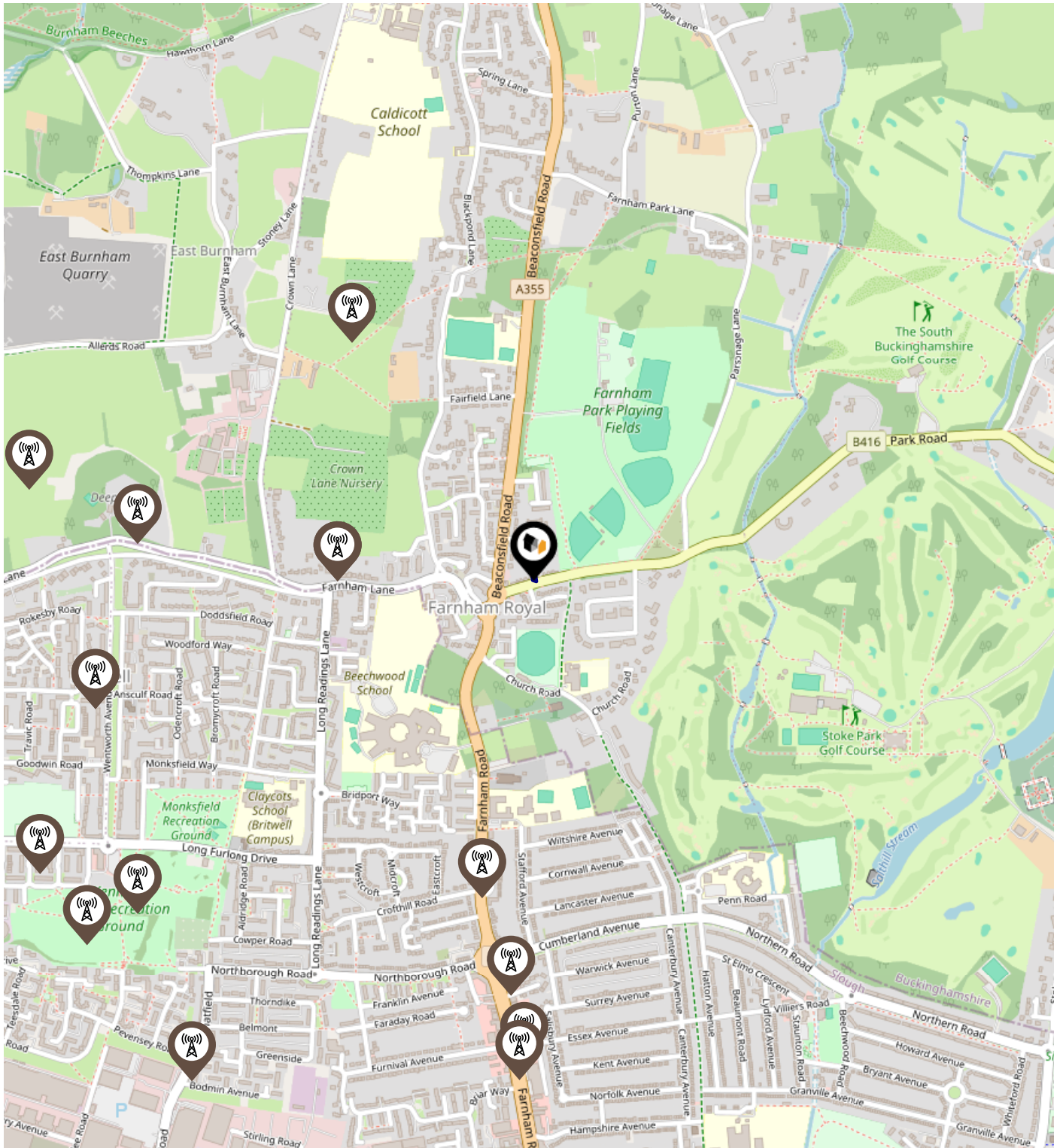
# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Baylis Court School</b> Ofsted Rating: Good   Pupils: 909   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lynch Hill School Primary Academy</b> Ofsted Rating: Good   Pupils: 920   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Phoenix Infant Academy</b> Ofsted Rating: Good   Pupils: 270   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Baylis Court Nursery School</b> Ofsted Rating: Good   Pupils: 109   Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Godolphin Junior Academy</b> Ofsted Rating: Good   Pupils: 440   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Slough Centre Nursery School</b> Ofsted Rating: Outstanding   Pupils: 114   Distance:1.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Herschel Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1057   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Stoke Poges School</b> Ofsted Rating: Good   Pupils: 425   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts



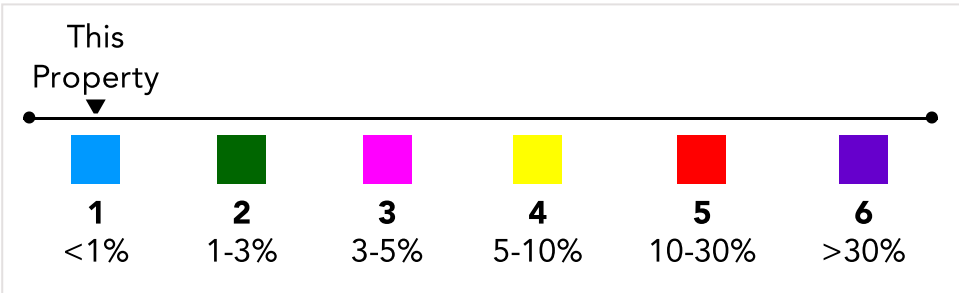
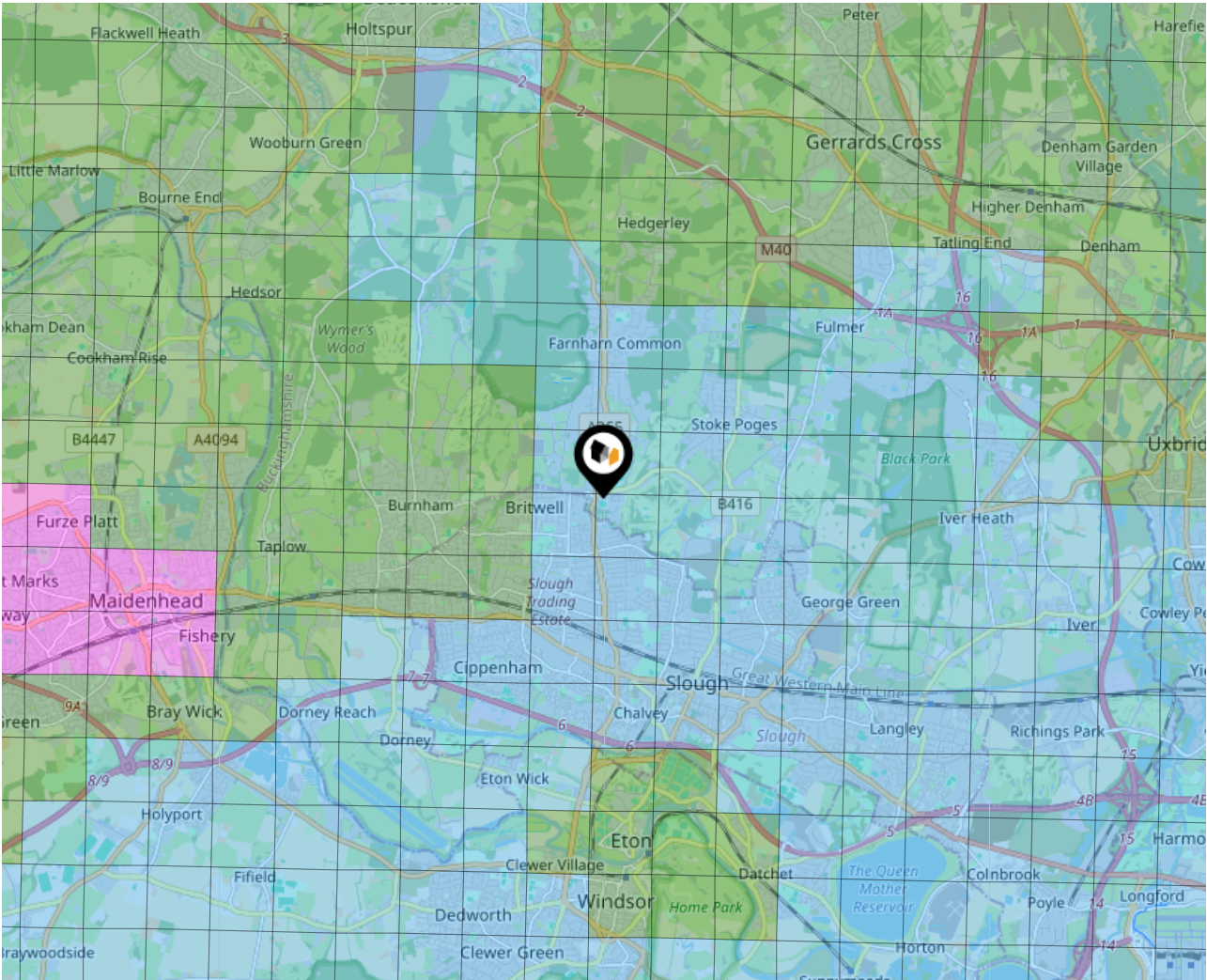
# Environment

## Radon Gas



### What is Radon?

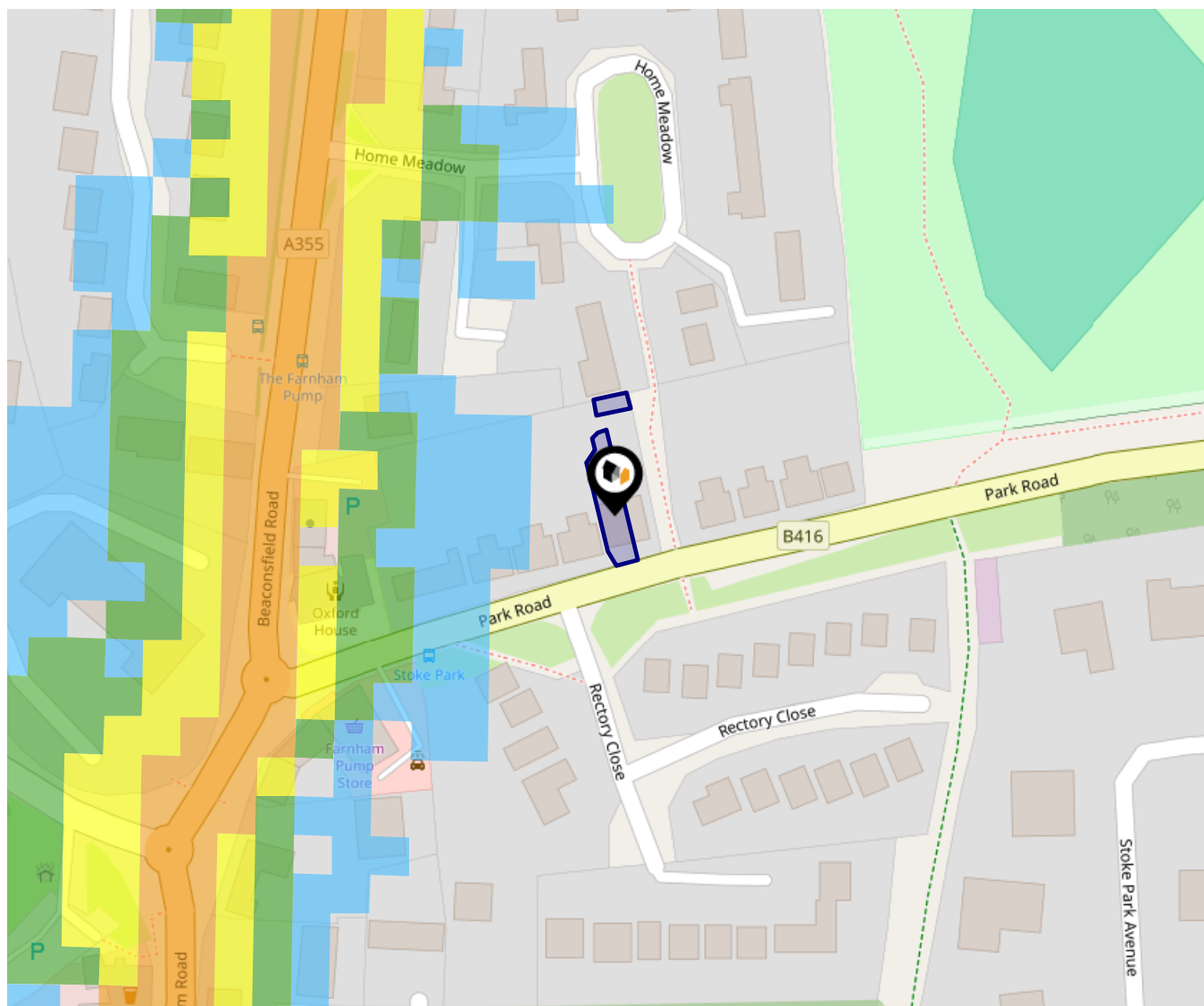
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





# Local Area

## Road Noise



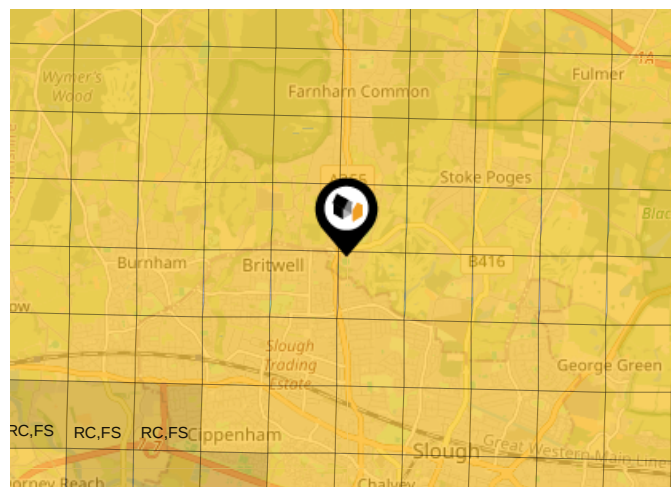
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

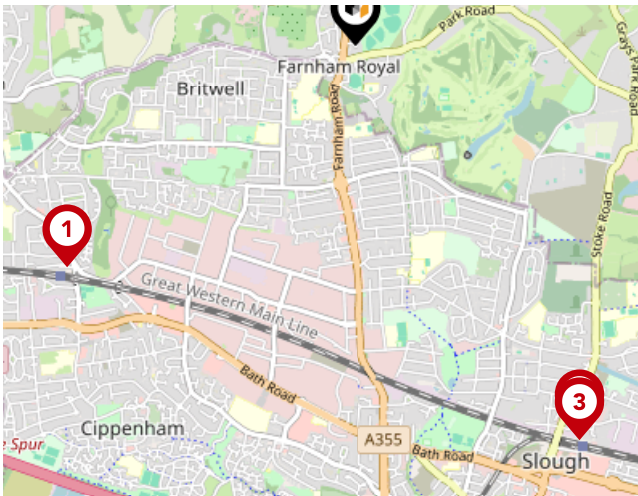


### Primary Classifications (Most Common Clay Types)

<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

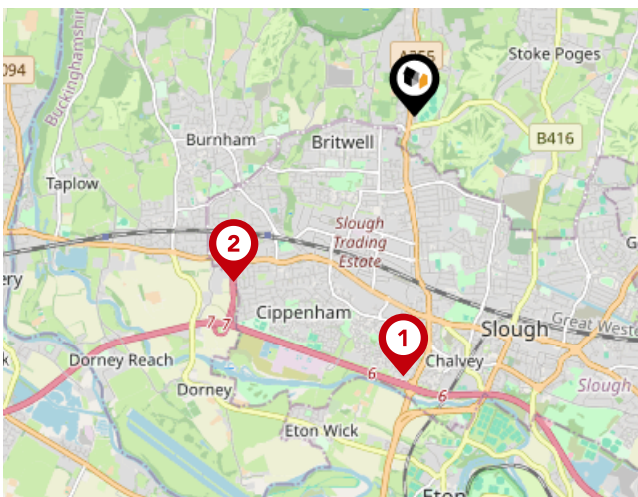
# Area

## Transport (National)



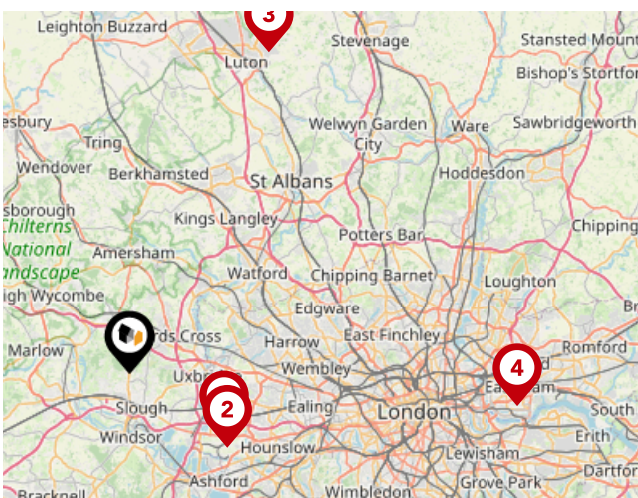
### National Rail Stations

Pin	Name	Distance
1	Burnham (Berks) Rail Station	1.67 miles
2	Slough Rail Station	2.06 miles
3	Slough Rail Station	2.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J6	2.4 miles
2	M4 J7	2.26 miles
3	M40 J2	3.91 miles
4	M40 J1A	3.82 miles
5	M4 J5	4.49 miles



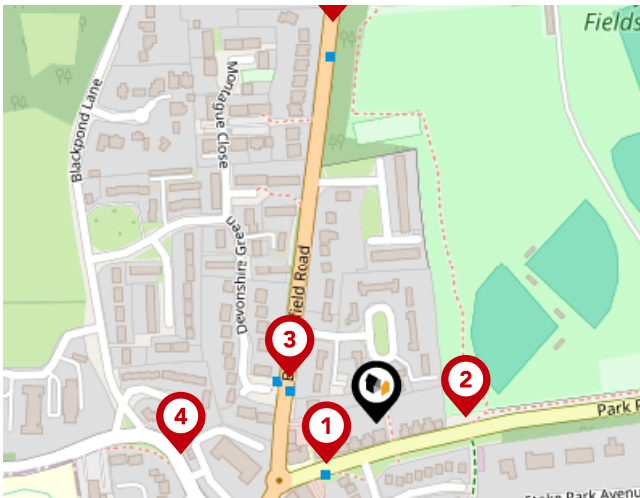
### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	8.28 miles
2	Heathrow Airport Terminal 4	9.02 miles
3	Luton Airport	25.74 miles
4	Silvertown	28.75 miles



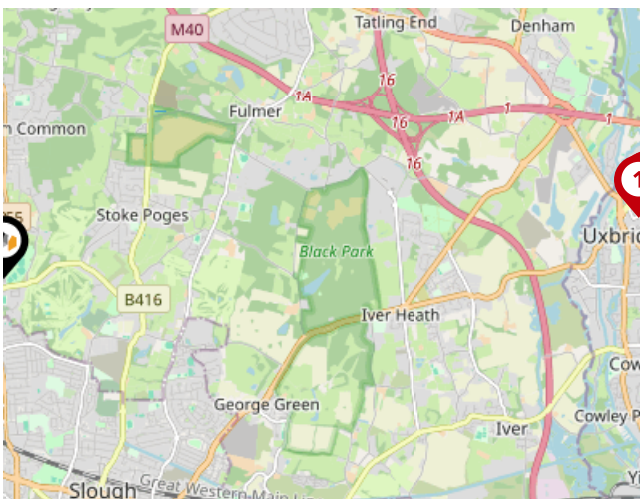
# Area

## Transport (Local)



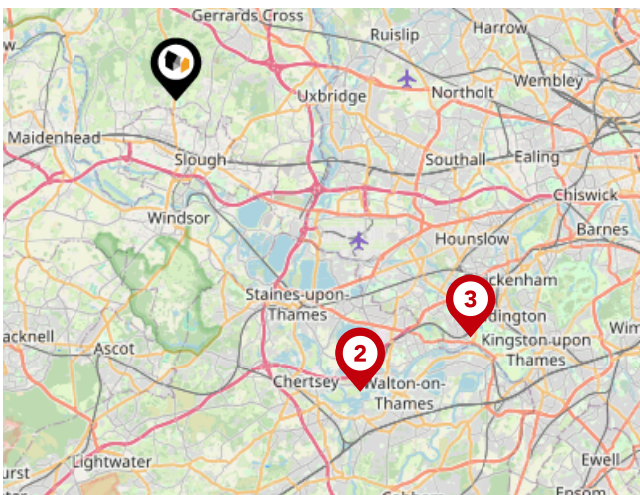
### Bus Stops/Stations

Pin	Name	Distance
1	Stoke Park	0.04 miles
2	Stoke Park	0.05 miles
3	The Farnham Pump PH	0.06 miles
4	Farnham House	0.11 miles
5	Fairfield Lane	0.23 miles



### Local Connections

Pin	Name	Distance
1	Uxbridge Station	5.89 miles
2	Uxbridge Underground Station	5.95 miles
3	Uxbridge Underground Station	5.99 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.74 miles
2	Weybridge Ferry Landing	12.8 miles
3	Moulsey - Hurst Park Ferry Landing	13.97 miles



# Avocado Property

## About Us



### Avocado Property

---

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Avocado Property

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



**Avocado Property**

Stuart@avocadopropertyagents.co.uk  
www.avocadopropertyagents.co.uk

