



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th September 2026



**NO STREETVIEW
IMAGE
AVAILABLE
FOR THIS
ADDRESS**

HILL ROAD, ARBORFIELD, READING, RG2

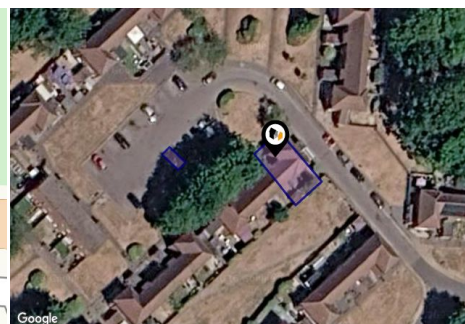
Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.03 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,220
Title Number:	BK364839

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	10000 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Hill Road, Arborfield, Reading, RG2*

Reference - 041354	
Decision:	Approve
Date:	09th March 2004
Description:	Proposed single storey rear extension to dwelling to form conservatory.

Market Sold in Street



2, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	07/08/2026	03/02/2017	27/01/2012		
Last Sold Price:	£247,500	£286,000	£167,500		
16, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	29/05/2026				
Last Sold Price:	£300,000				
21, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	30/04/2026	24/08/2022	13/01/2014	18/01/2008	19/04/2004
Last Sold Price:	£350,000	£315,000	£210,000	£210,000	£150,000
15, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	22/07/2025	20/05/2020	25/07/2014	13/01/2012	
Last Sold Price:	£325,000	£257,000	£225,000	£176,000	
43, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	19/06/2025	07/11/2014			
Last Sold Price:	£350,000	£250,000			
22, Hill Road, Reading, RG2 9LP					Semi-detached House
Last Sold Date:	23/05/2025	12/04/2021	11/08/2010		
Last Sold Price:	£330,000	£260,000	£190,000		
23, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	14/05/2025	24/09/2021	28/03/2017	10/06/2010	
Last Sold Price:	£342,500	£320,000	£290,000	£180,000	
25, Hill Road, Reading, RG2 9LP					Detached House
Last Sold Date:	29/10/2024				
Last Sold Price:	£320,000				
35, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	09/10/2024				
Last Sold Price:	£285,000				
10, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	10/01/2024	21/03/2012			
Last Sold Price:	£315,000	£170,000			
47, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	17/11/2022	19/10/2018	24/07/2014		
Last Sold Price:	£342,500	£290,000	£215,000		
4, Hill Road, Reading, RG2 9LP					Terraced House
Last Sold Date:	23/09/2022	31/01/2014	08/03/2012		
Last Sold Price:	£300,000	£199,950	£175,000		

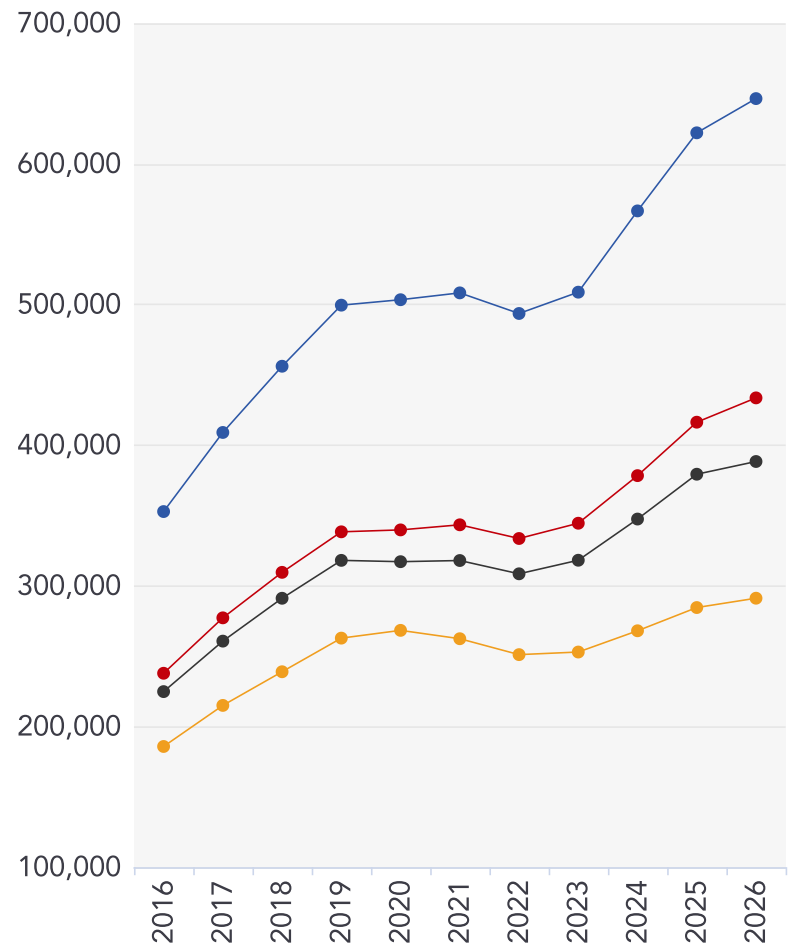
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+83.21%

Semi-Detached

+82.31%

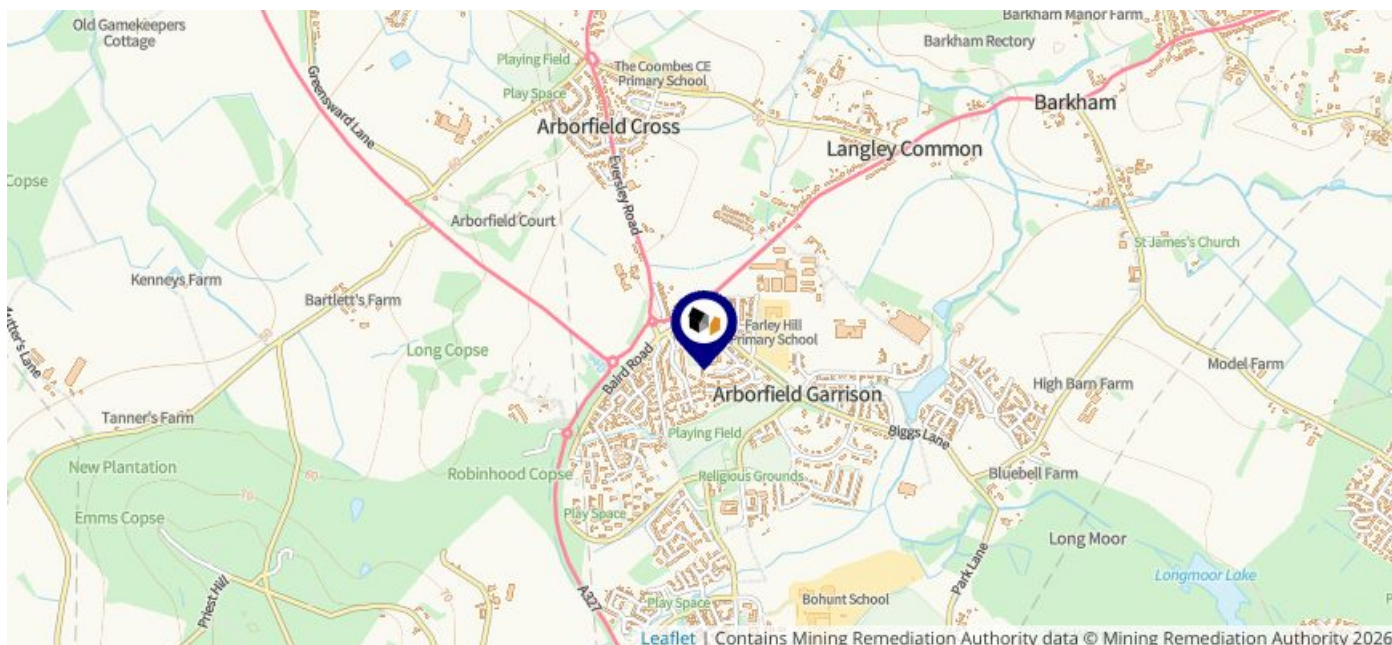
Terraced

+72.76%

Flat

+56.72%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

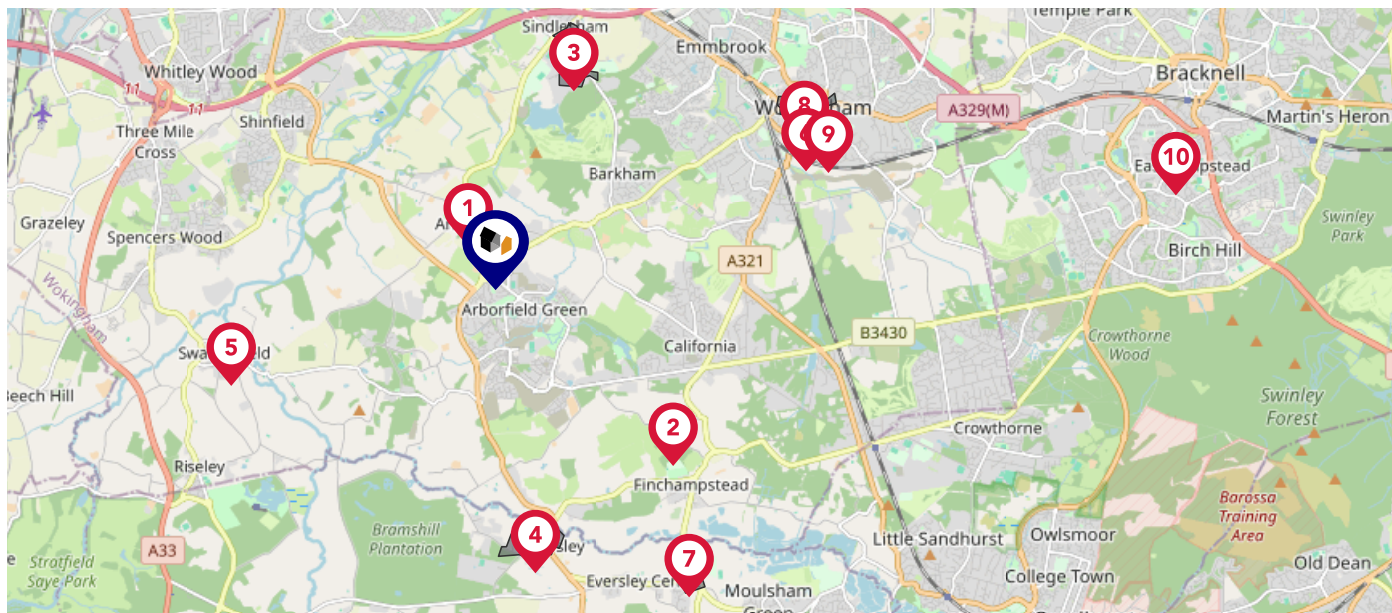
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



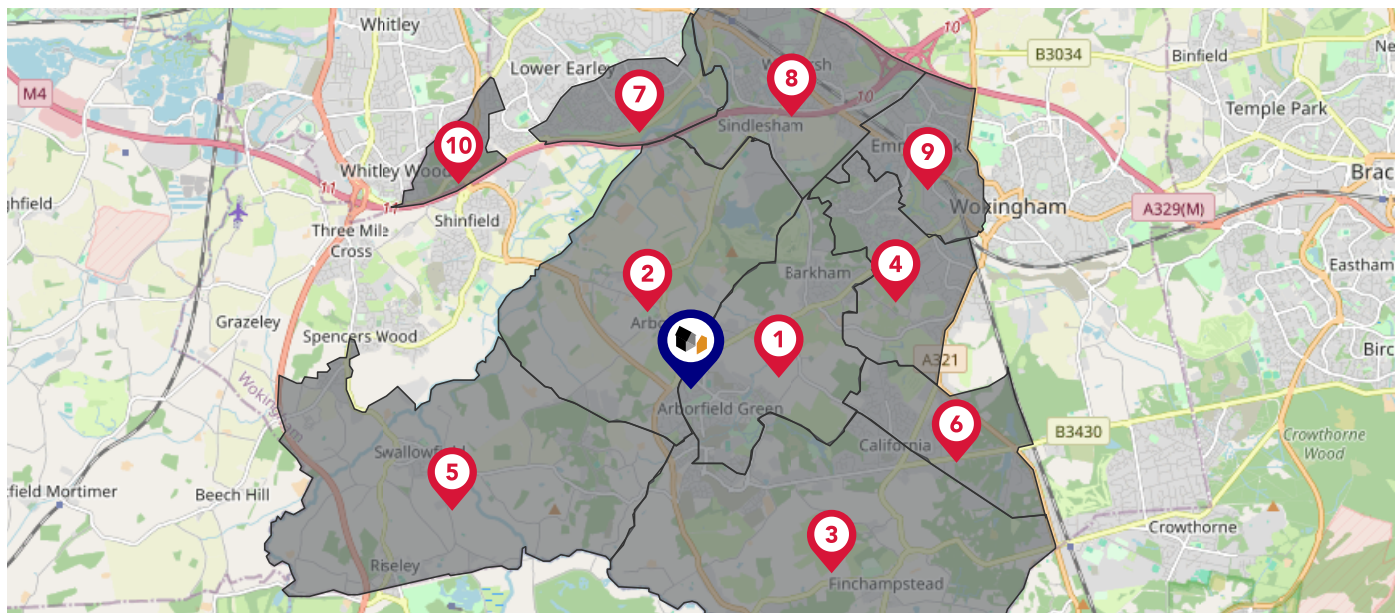
Nearby Conservation Areas

- 1 Arborfield Cross
- 2 Finchampstead Church
- 3 Sindlesham
- 4 Eversley Street
- 5 Swallowfield
- 6 Langborough Road
- 7 Eversley Cross
- 8 Wokingham Town Centre
- 9 Murdoch Road
- 10 Easthampstead

Maps

Council Wards

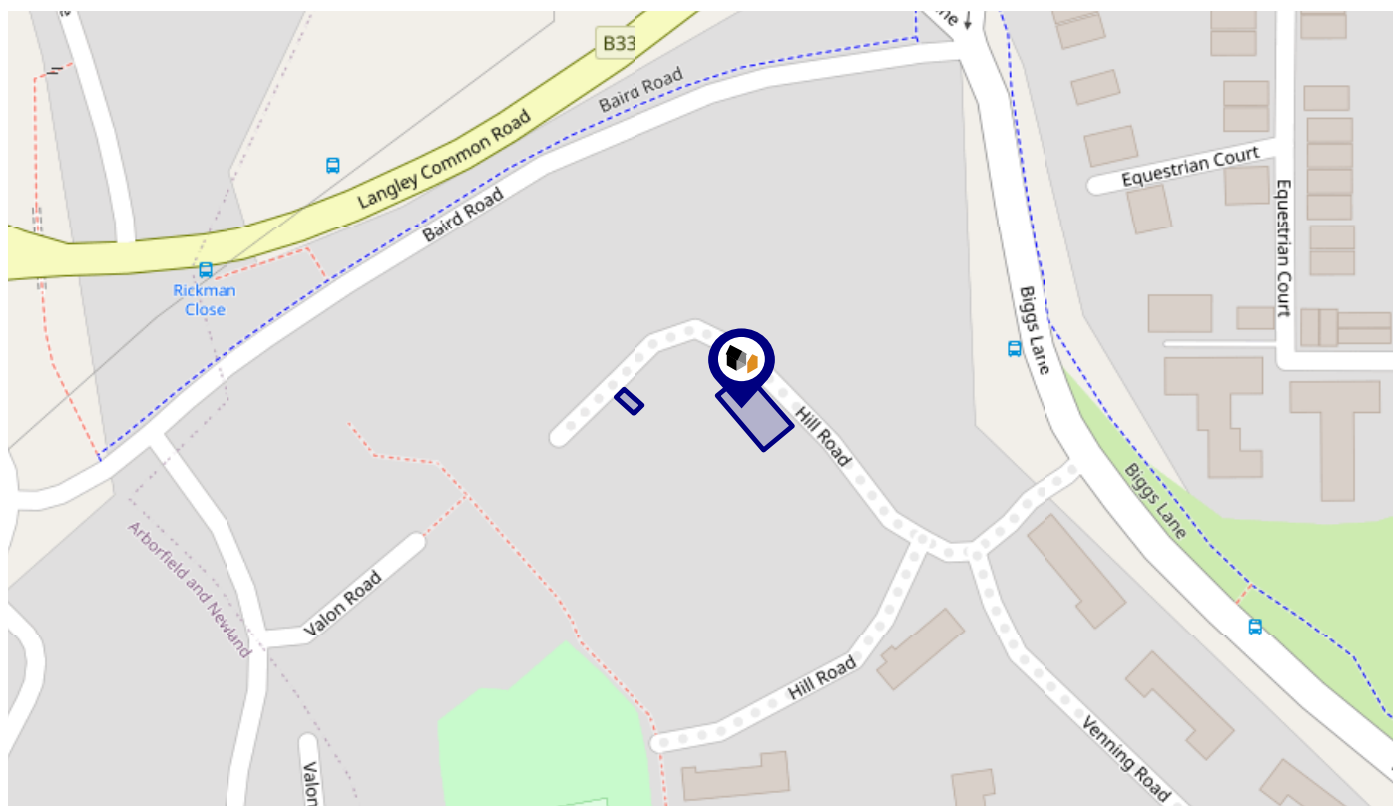
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Barkham Ward
-  Arborfield Ward
-  Finchampstead South Ward
-  Evendons Ward
-  Swallowfield Ward
-  Finchampstead North Ward
-  Hawkedon Ward
-  Winnersh Ward
-  Emmbrook Ward
-  Shinfield North 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.

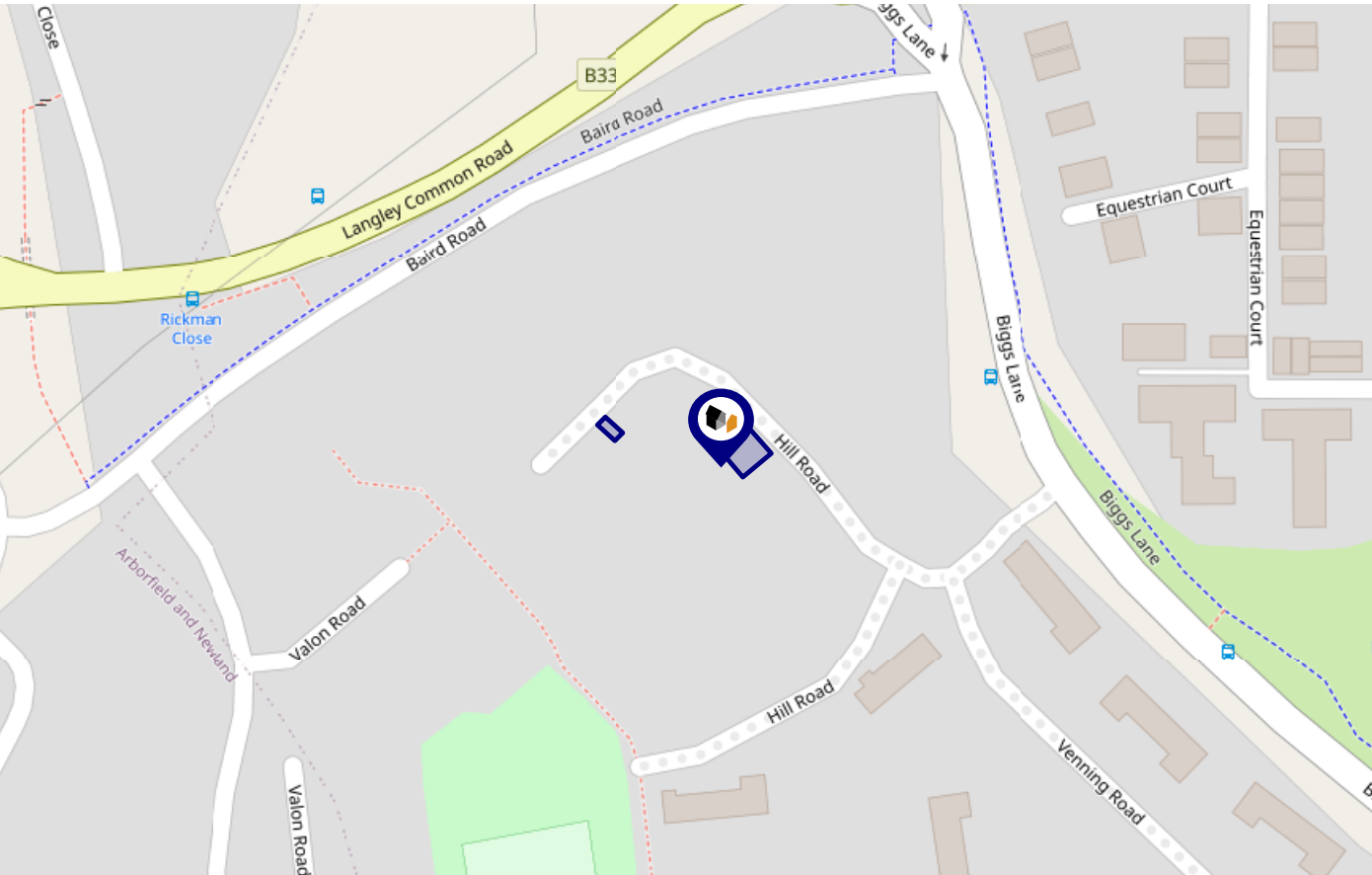
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

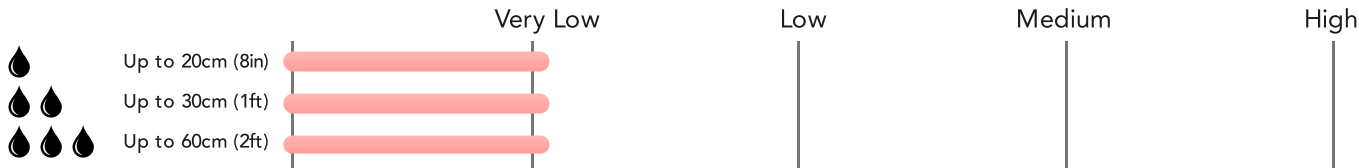


Risk Rating: Very low

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.

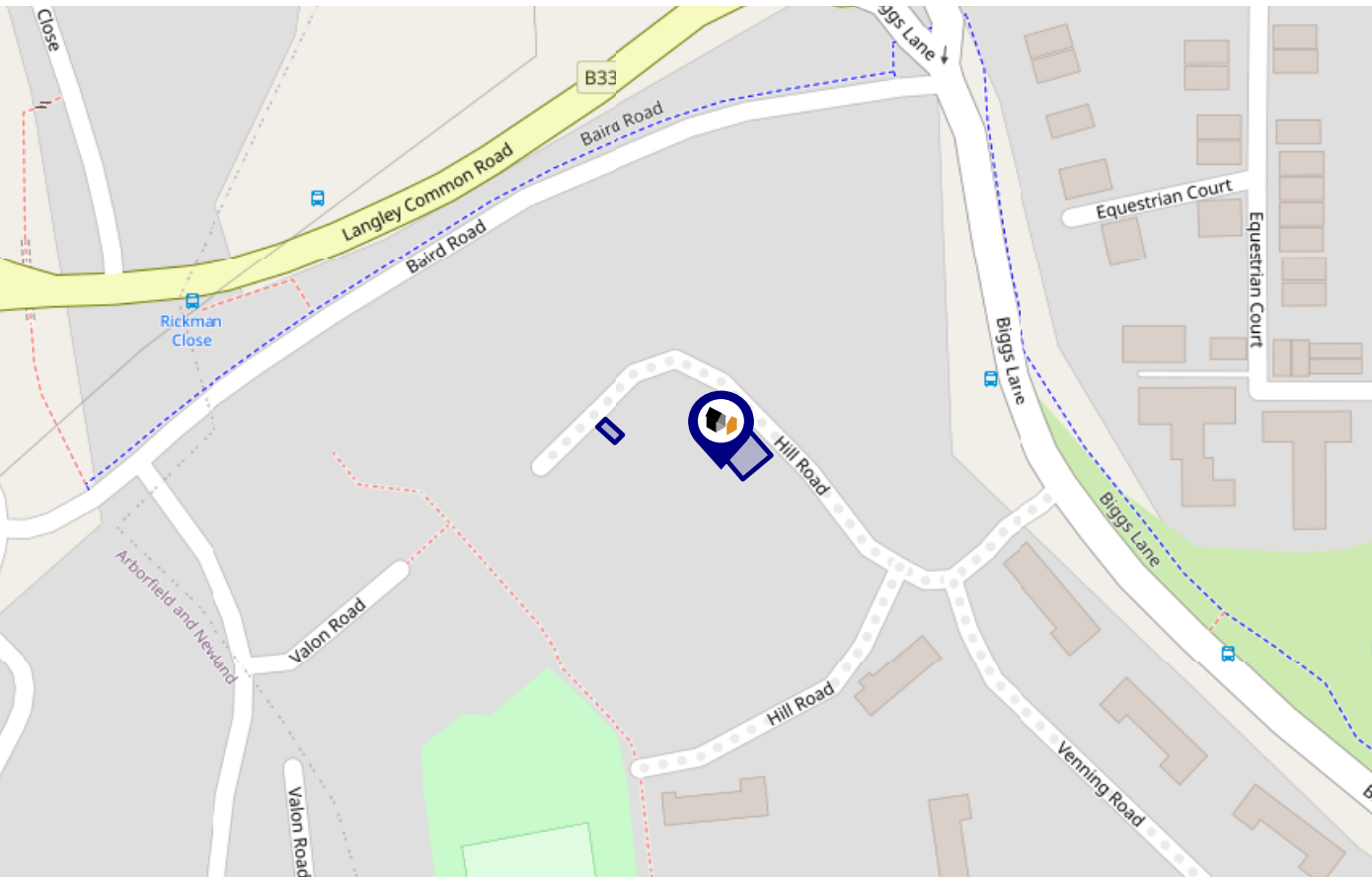
Chance of flooding to the following depths at this property:



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.

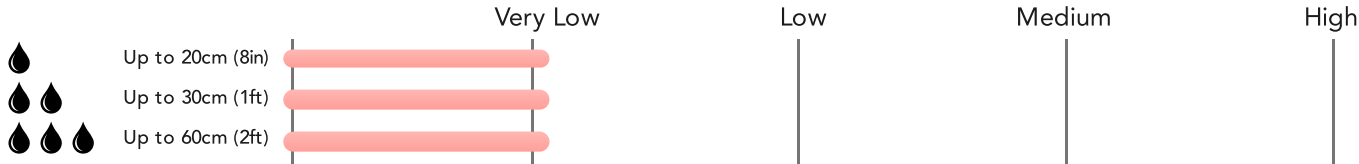


Risk Rating: Very low

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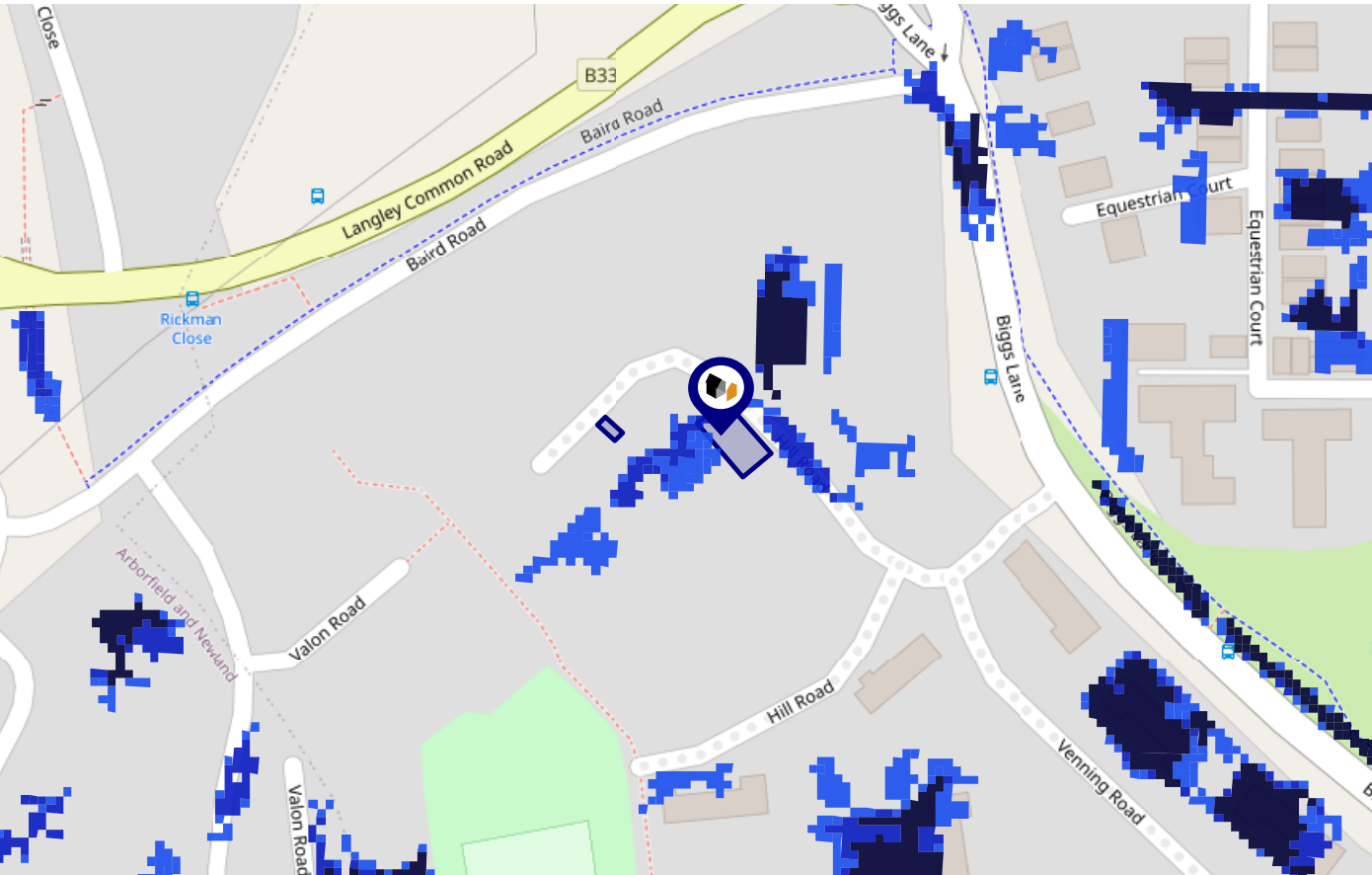
Chance of flooding to the following depths at this property:



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.

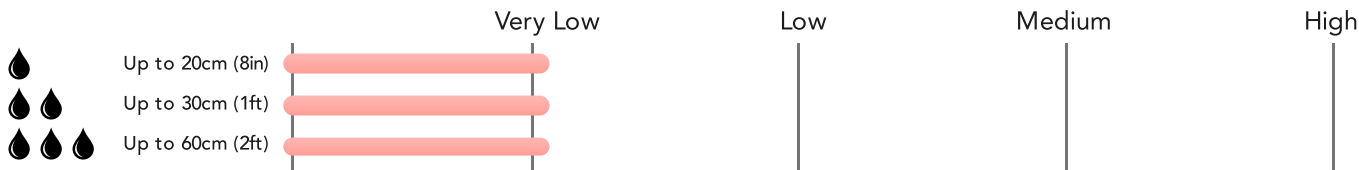


Risk Rating: Very low

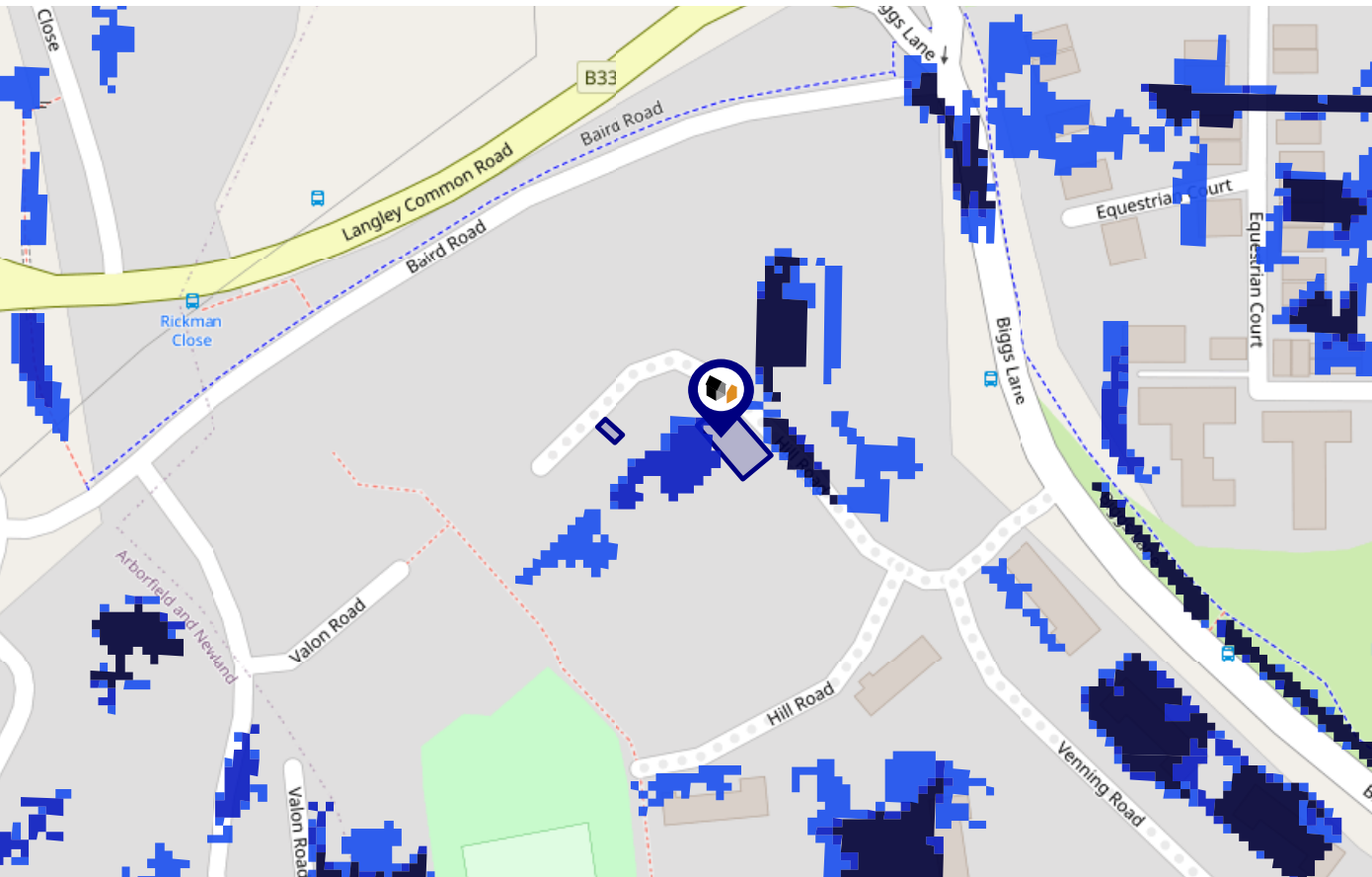
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

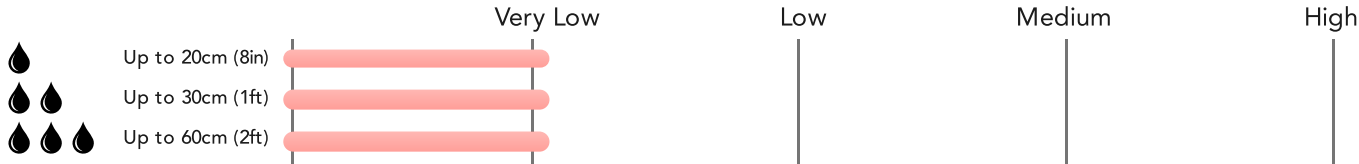


Risk Rating: Very low

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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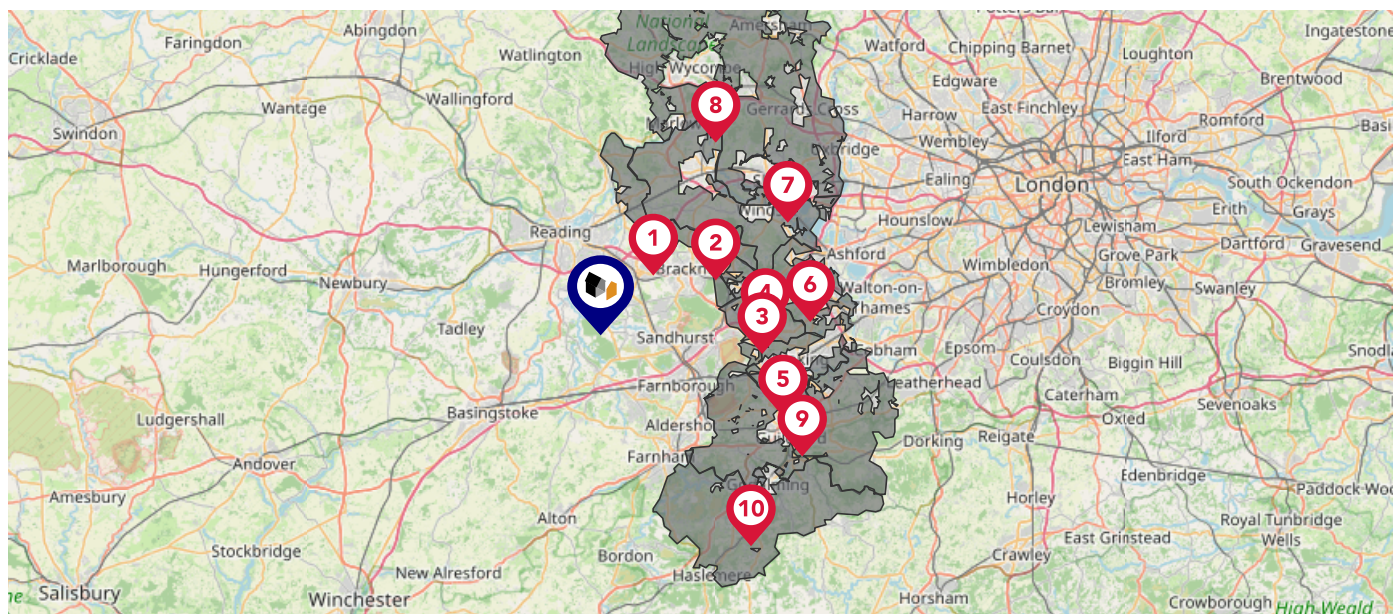
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



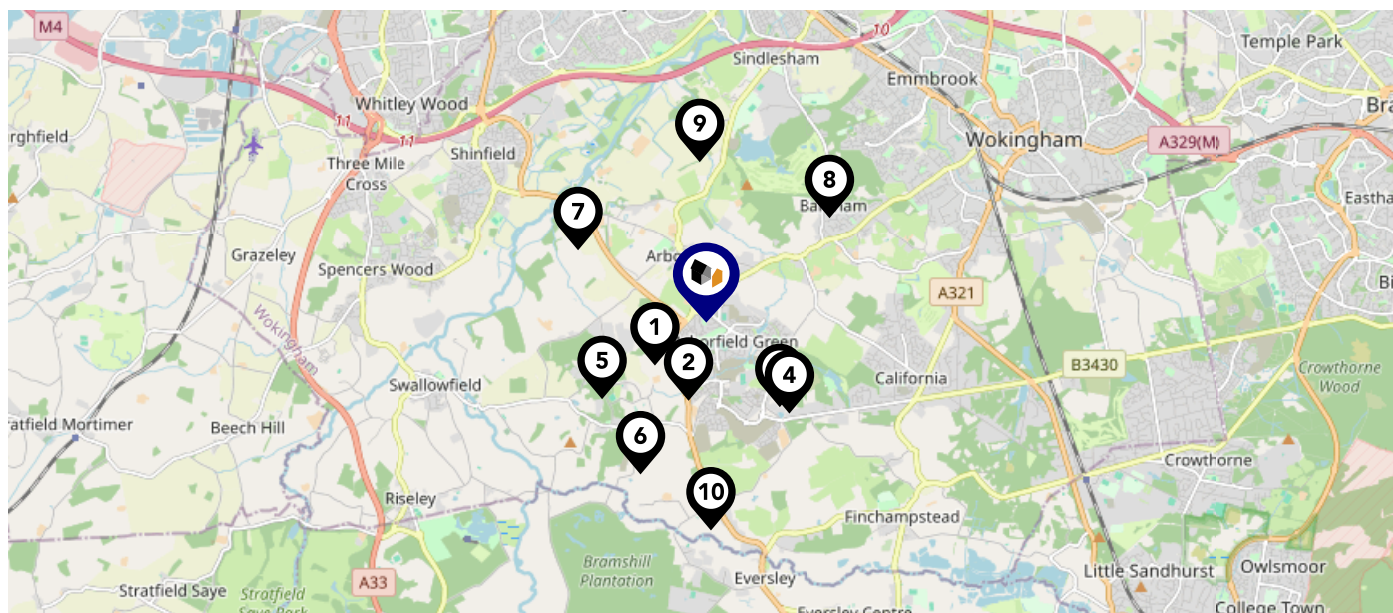
Nearby Green Belt Land

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

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.



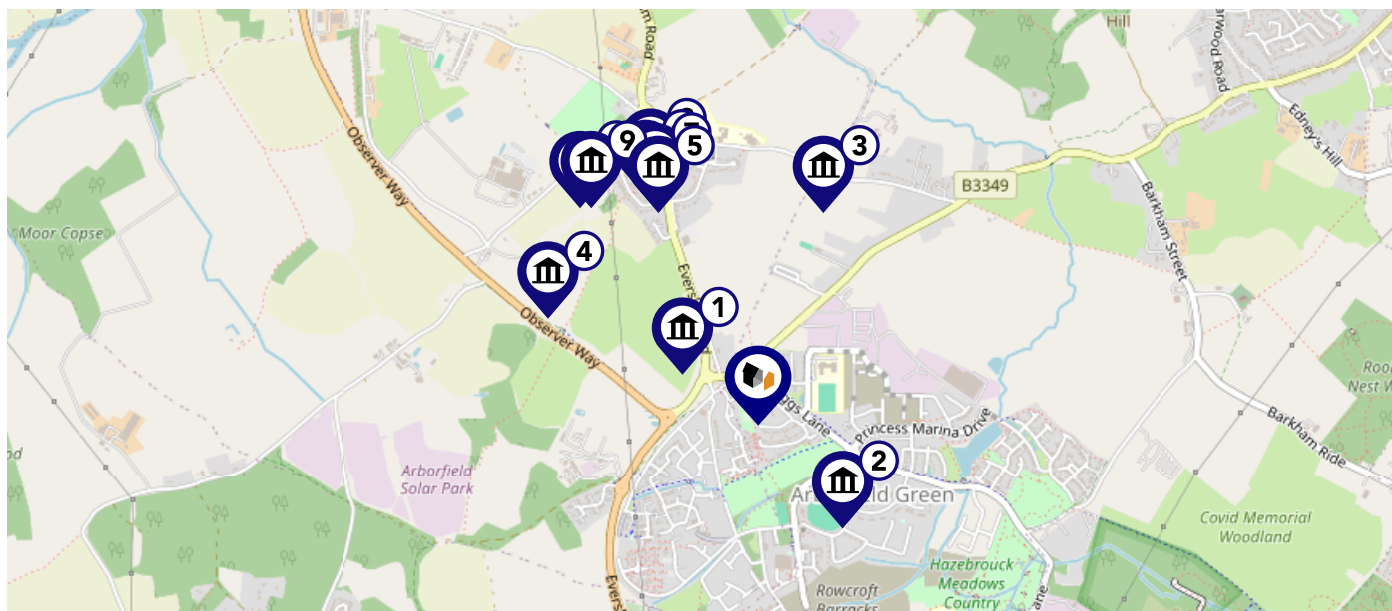
Nearby Landfill Sites

1	The Piggery-Arborfield	Historic Landfill	
2	Whitehall Brickworks-Arborfield	Historic Landfill	
3	Moor Farm-Finchampstead	Historic Landfill	
4	Coleshill Farm-Finchampstead	Historic Landfill	
5	Hephaistos School-Farley Hill	Historic Landfill	
6	Jouldings Lane-Farley Hill	Historic Landfill	
7	Milkingbarn Lane-Arborfield	Historic Landfill	
8	Highland Avenue-Barkham	Historic Landfill	
9	Park Farm-Carters Hill	Historic Landfill	
10	Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire	Historic Landfill	

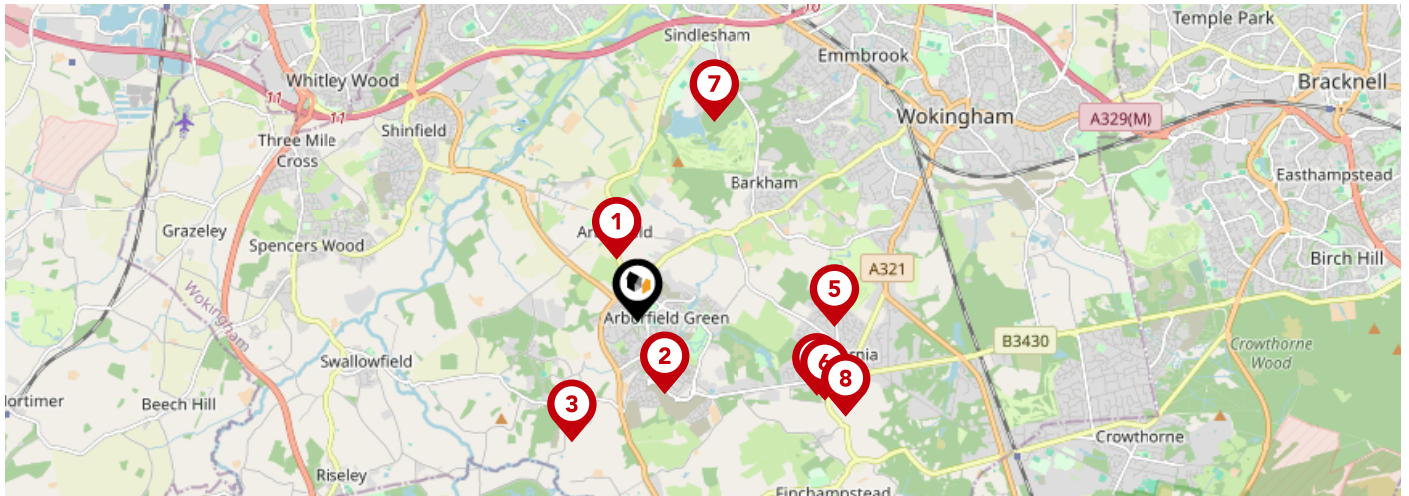
Maps

Listed Buildings

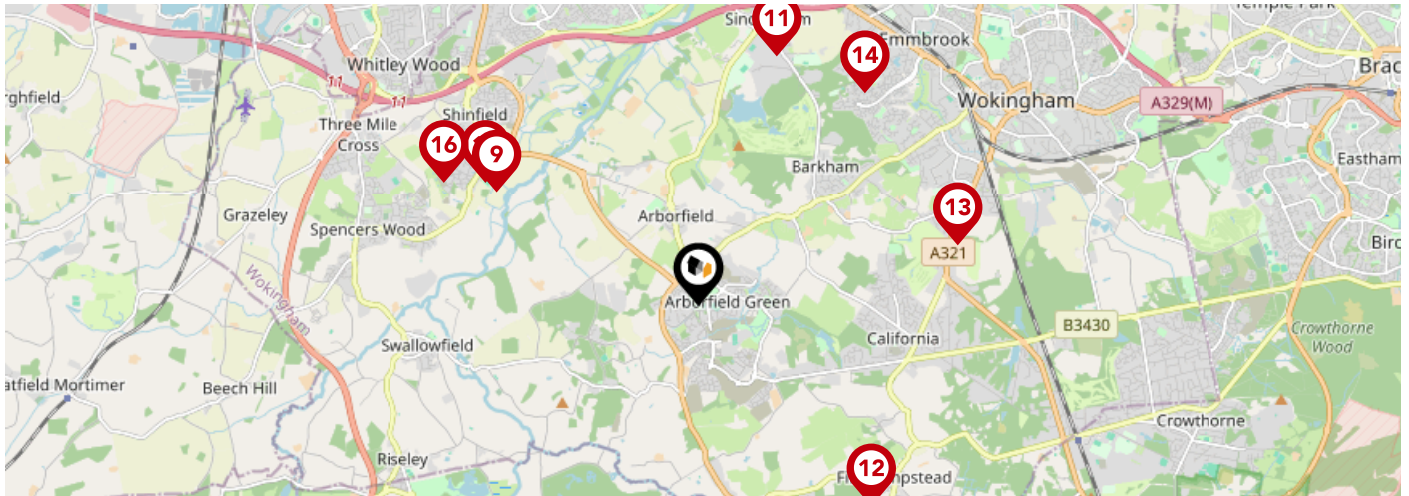
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1312999 - Ducks Nest Farmhouse	Grade II	0.2 miles
	1419613 - Moat House	Grade II	0.3 miles
	1118117 - Langleypond Farmhouse	Grade II	0.5 miles
	1118123 - Arborfield Court	Grade II	0.5 miles
	1135988 - Magnolia Cottage	Grade II	0.5 miles
	1118122 - Chamberlains Farmhouse	Grade II	0.6 miles
	1319097 - Birch House	Grade II	0.6 miles
	1135997 - The Old Post House	Grade II	0.6 miles
	1319118 - Applemore	Grade II	0.6 miles
	1118162 - The Swan Public House	Grade II	0.6 miles



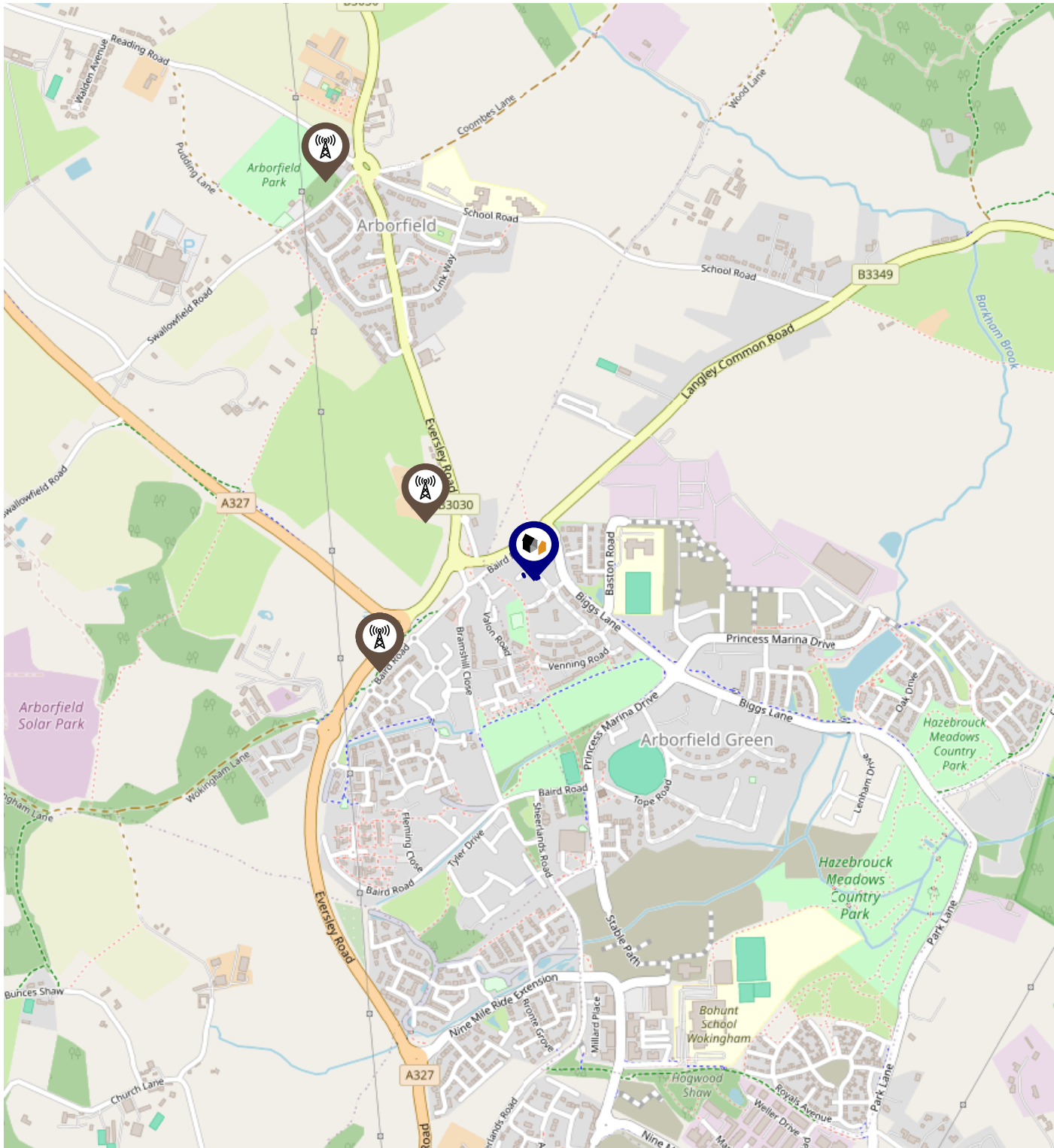
		Nursery	Primary	Secondary	College	Private
1	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:0.6	☐	☒	☐	☐	☐
2	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.71	☐	☐	☒	☐	☐
3	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:1.27	☐	☒	☐	☐	☐
4	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:1.8	☐	☒	☐	☐	☐
5	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:1.83	☐	☒	☐	☐	☐
6	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.88	☐	☒	☐	☐	☐
7	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.97	☐	☐	☒	☐	☐
8	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:2.13	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:2.15	☐	☒	☐	☐	☐
	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:2.28	☐	☒	☐	☐	☐
	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:2.42	☐	☒	☐	☐	☐
	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:2.46	☐	☒	☐	☐	☐
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.47	☐	☒	☐	☐	☐
	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:2.5	☐	☒	☐	☐	☐
	St Neot's School Ofsted Rating: Not Rated Pupils: 317 Distance:2.61	☐	☐	☒	☐	☐
	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:2.62	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

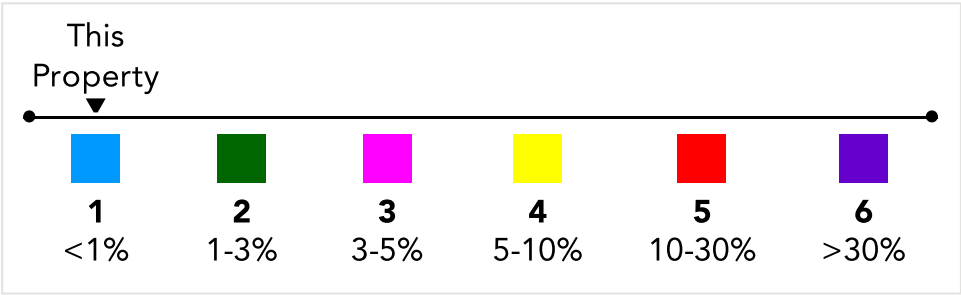
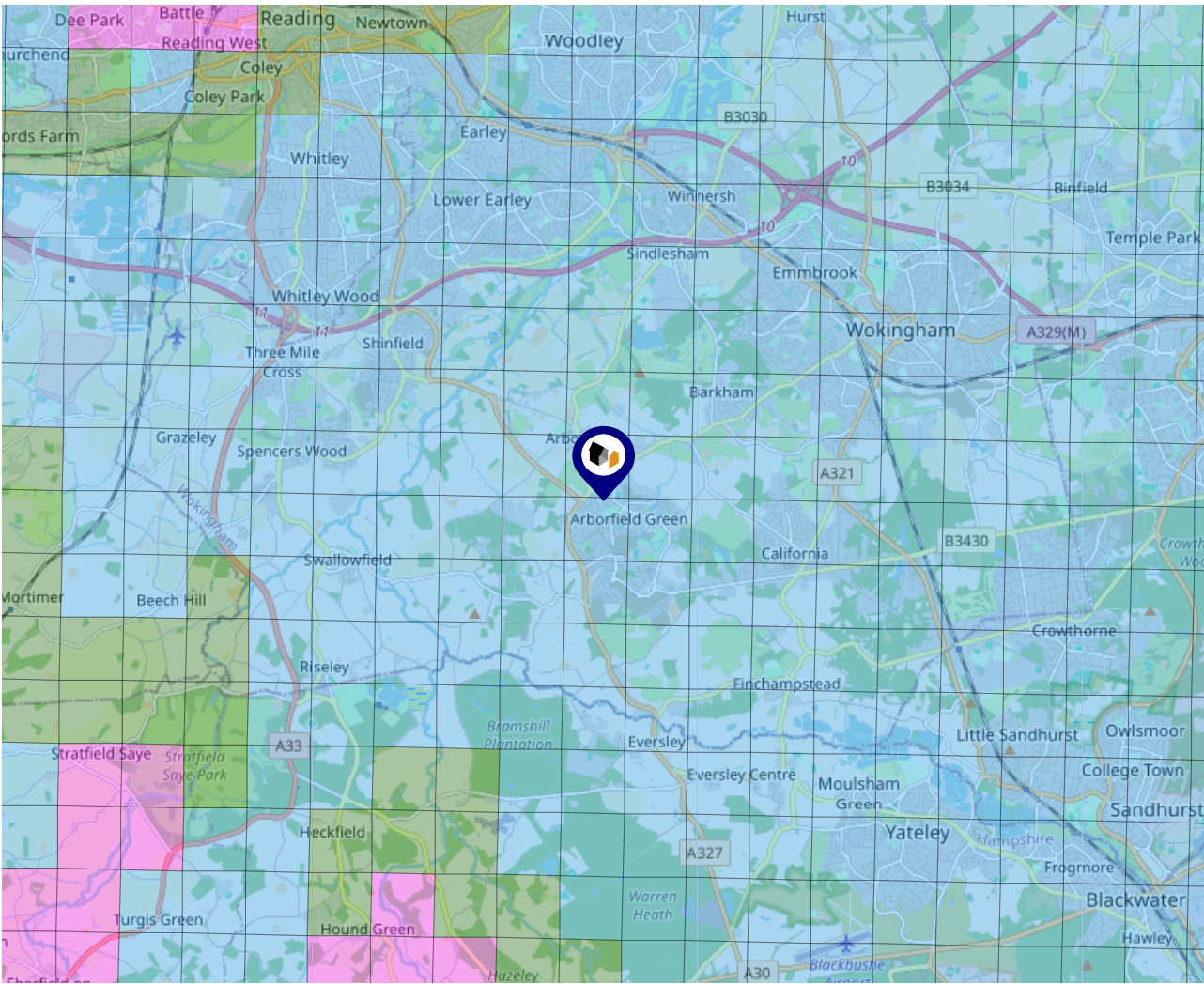


Key:

-  Power Pylons
-  Communication Masts

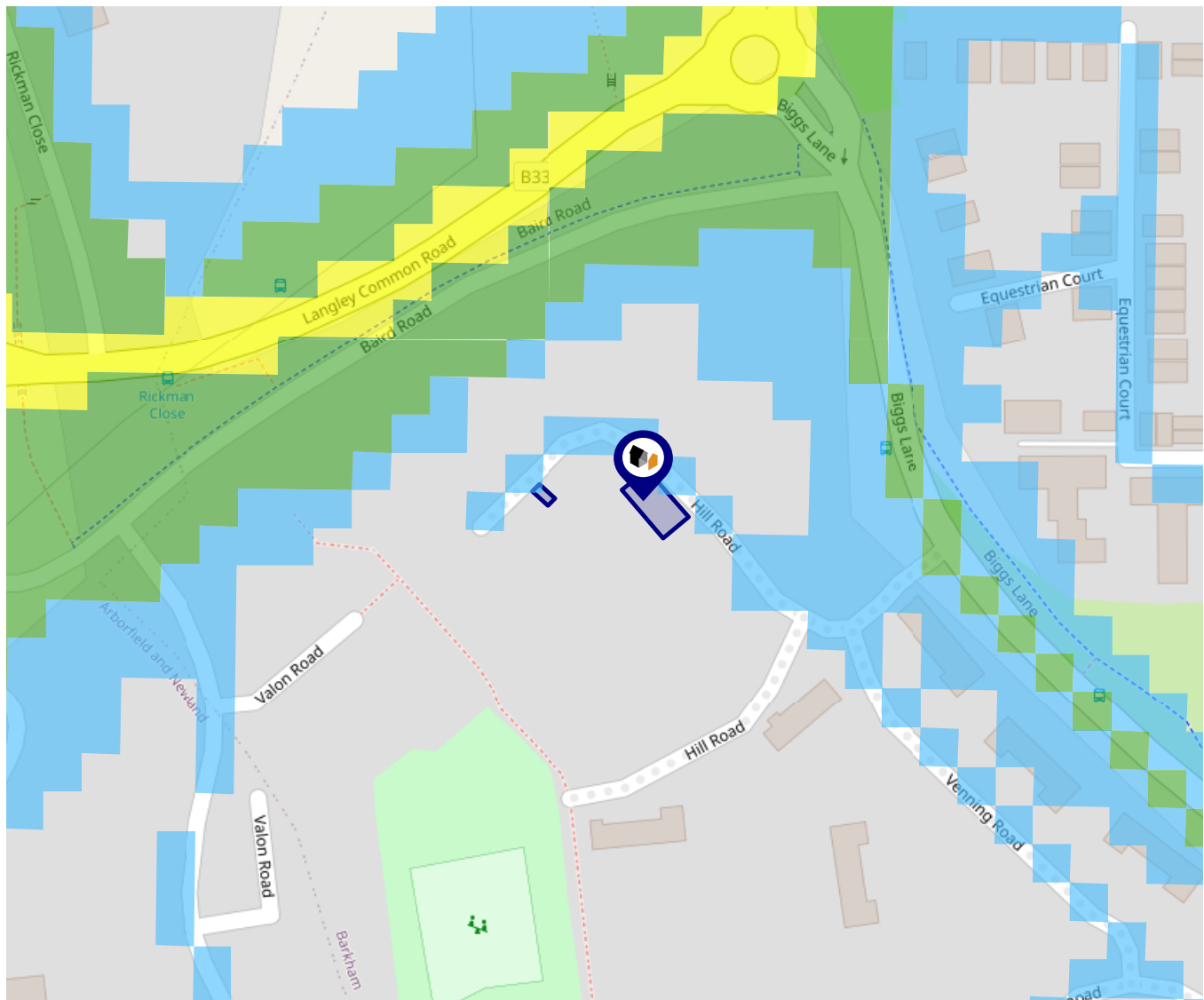
What is Radon?

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

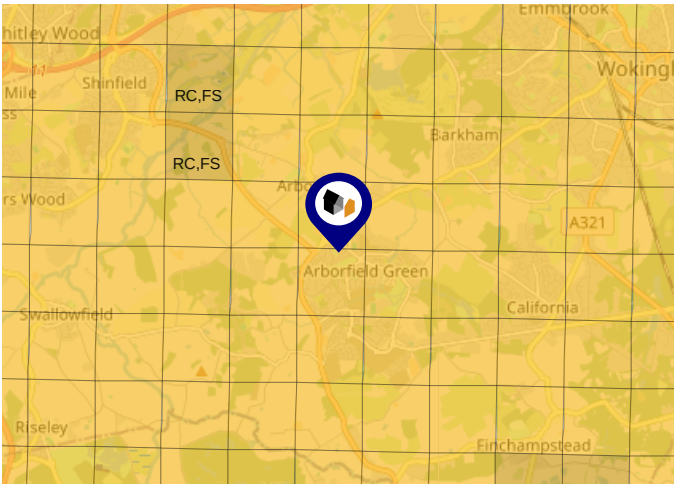


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

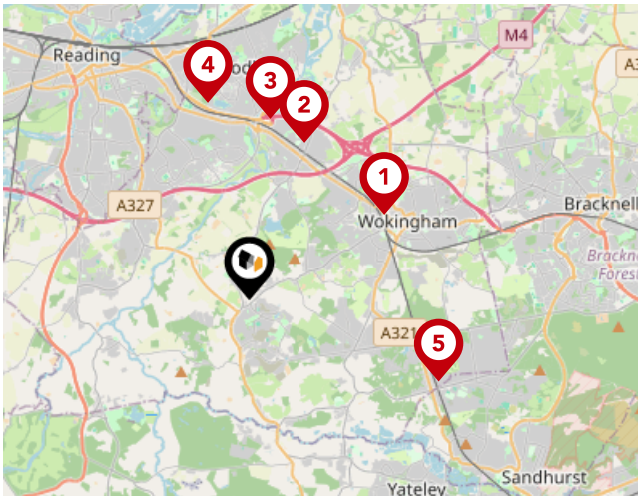


Primary Classifications (Most Common Clay Types)

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

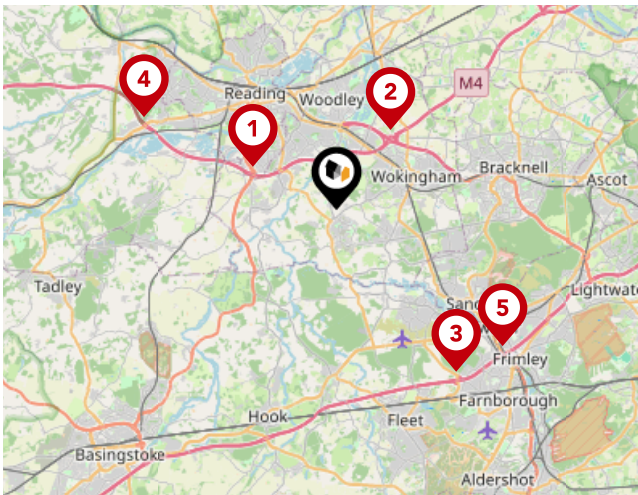
Area

Transport (National)



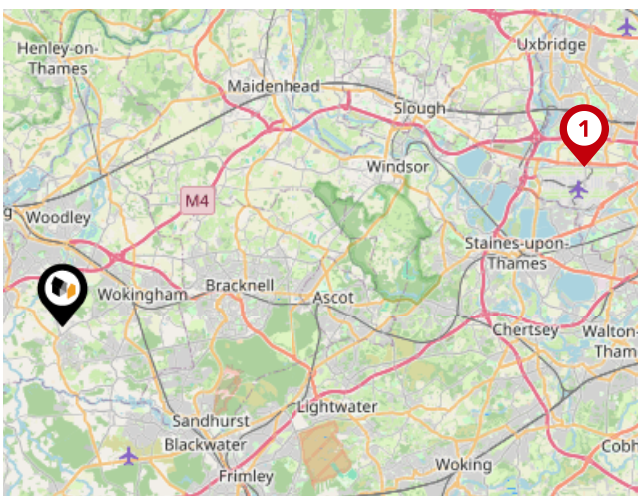
National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	2.94 miles
2	Winnersh Rail Station	3.05 miles
3	Winnersh Triangle Rail Station	3.35 miles
4	Earley Rail Station	3.7 miles
5	Crowthorne Rail Station	3.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	3.49 miles
2	M4 J10	3.57 miles
3	M3 J4A	7.42 miles
4	M4 J12	7.9 miles
5	M3 J4	7.93 miles

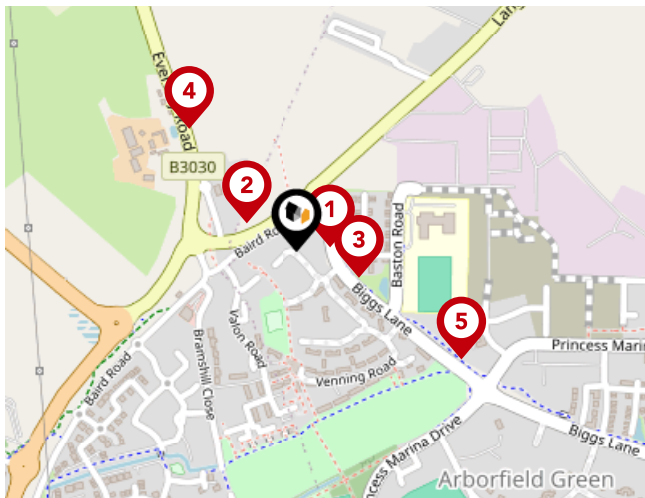


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	20.17 miles

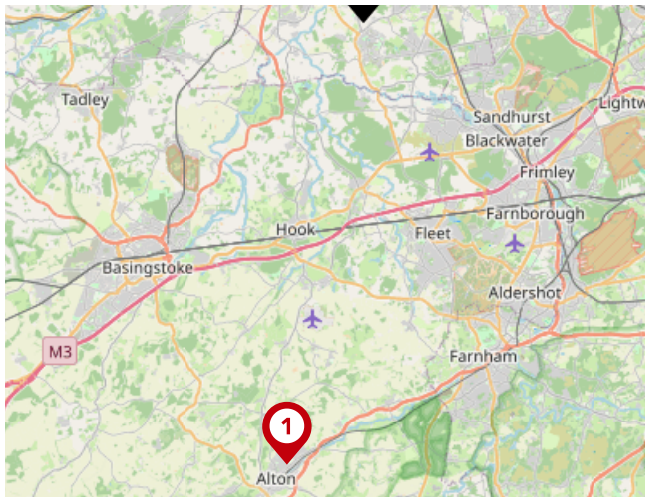
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hill Road	0.03 miles
2	Rickman Close	0.06 miles
3	Hill Road	0.07 miles
4	Ducks Nest Farm	0.18 miles
5	Biggs Lane	0.22 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.59 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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