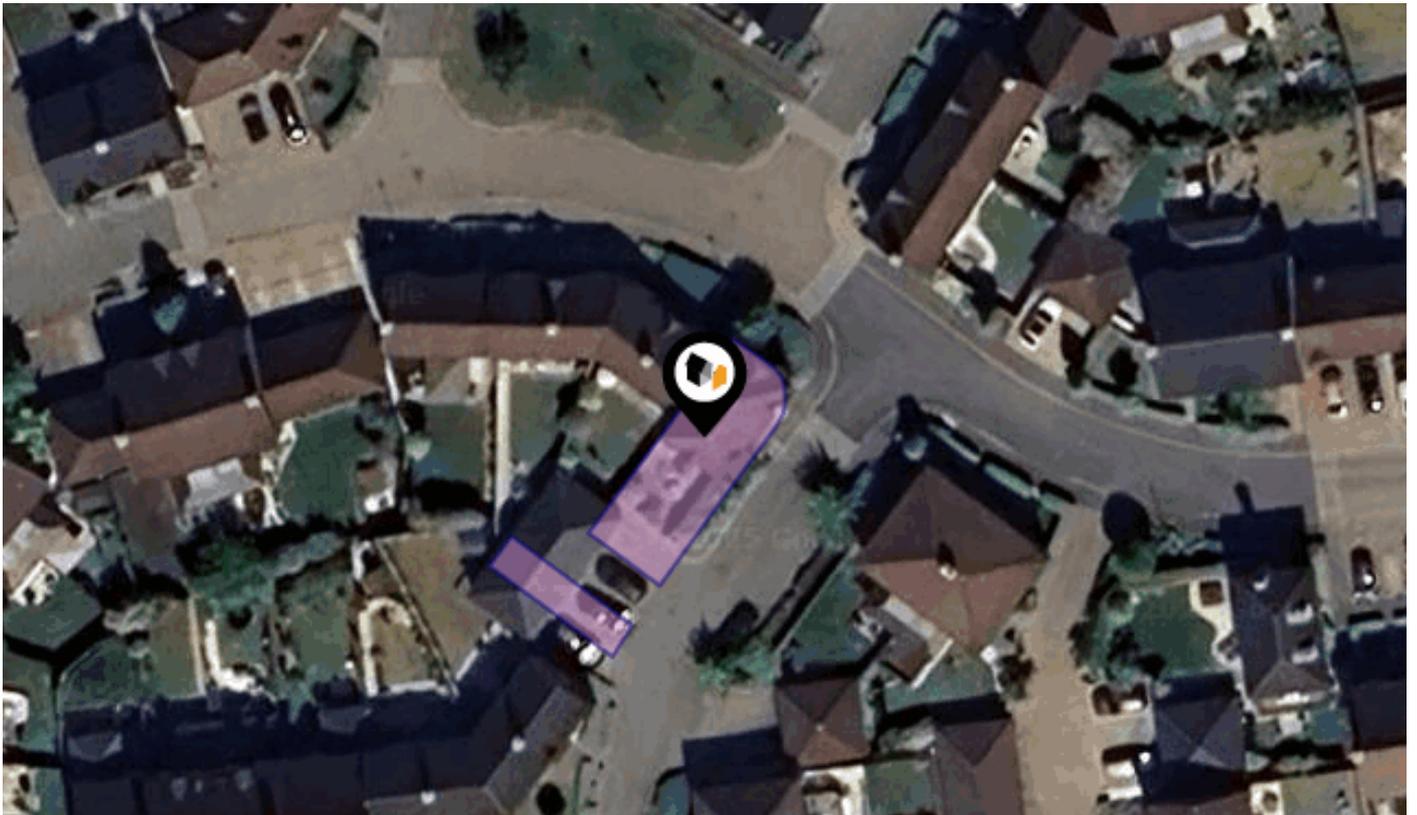See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025

TEASEL DOWN, WARFIELD, BRACKNELL, RG42

Avocado Property

07519 024 359

matt.m@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

arla | propertymark
PROTECTED

Powered by
sprift
Know any property instantly

Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,517 ft^2 / 141 m^2		
Plot Area:	0.05 acres		
Year Built :	2016		
Council Tax :	Band E		
Annual Estimate:	£2,634		
Title Number:	BK480630		

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	**10000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

avocado property

Teasel Down, Warfield, RG42

Energy rating

B

Valid until 31.10.2026

Score	Energy rating	Current	Potential
92+	A		94 | A
81-91	B	86 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Powered by
Sprift
Know any property instantly

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-Â¦K
Total Floor Area:	141 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG42
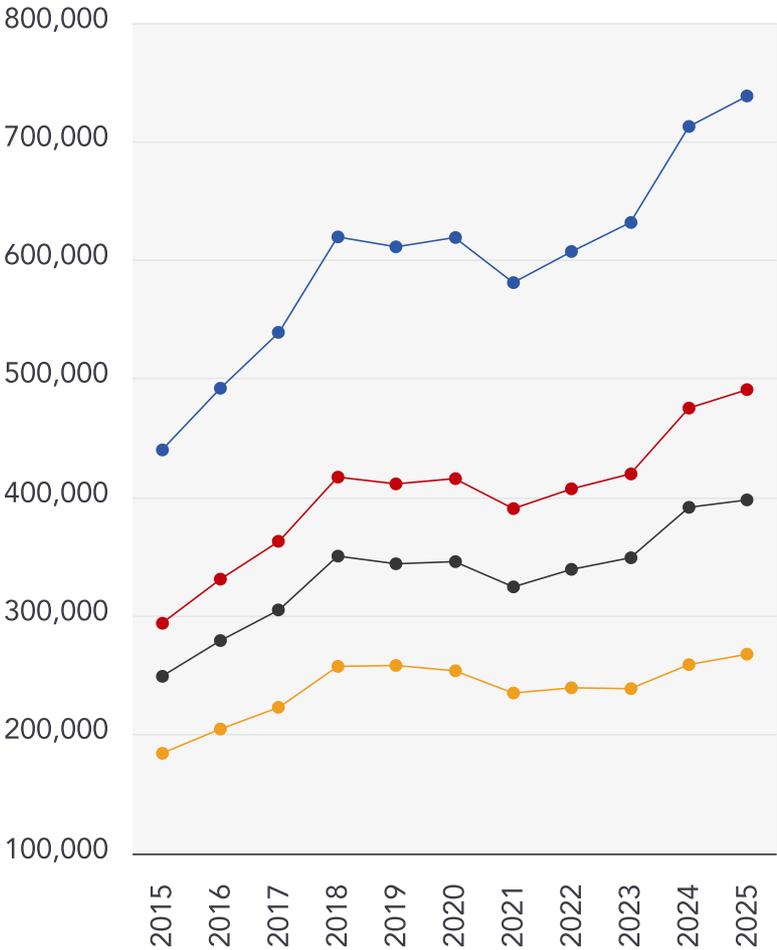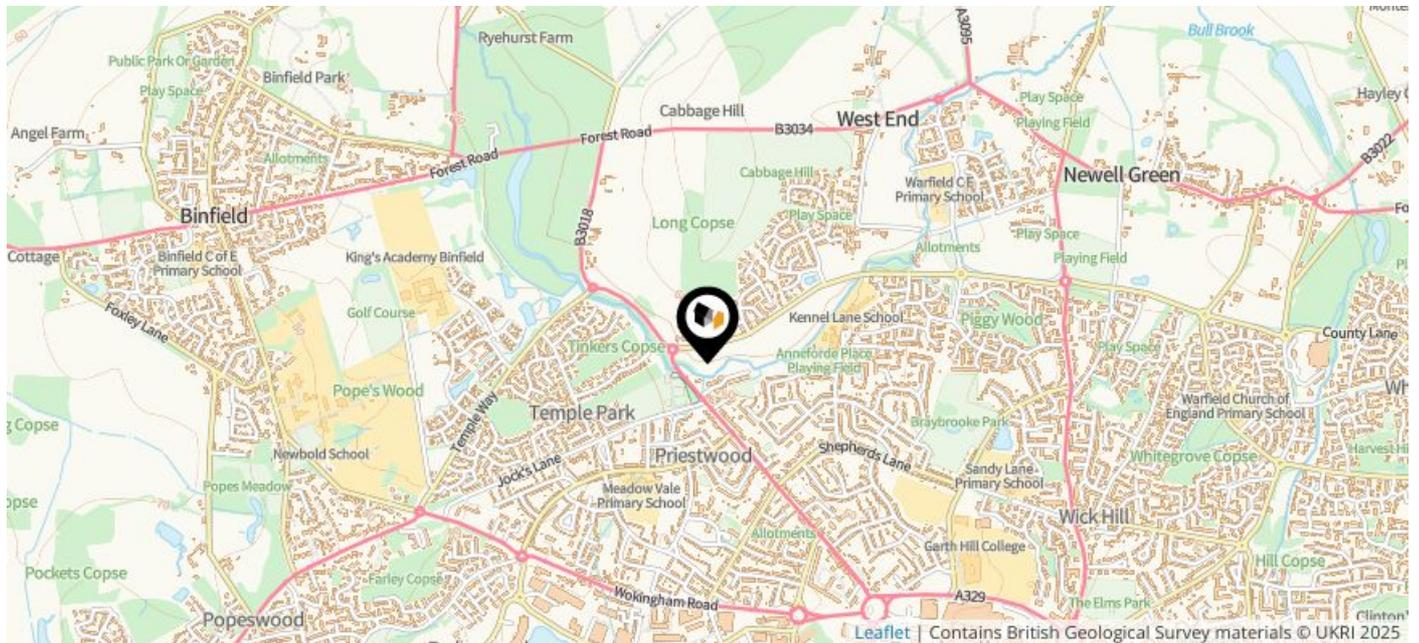

Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%

KFB - Key Facts For Buyers

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

Powered by
sprift
Know any property instantly

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.
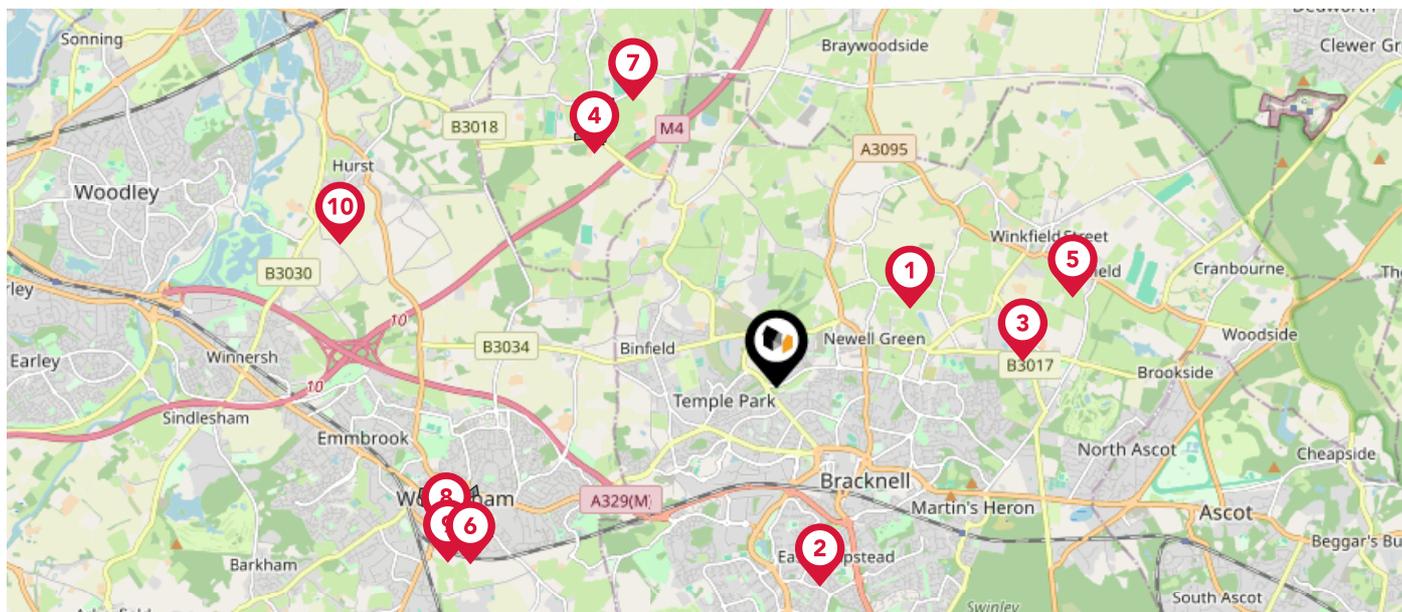

Nearby Conservation Areas

1	Warfield
2	Easthampstead
3	Winkfield Row
4	Shurlock Row
5	Winkfield Village
6	Murdoch Road
7	Beenham's Heath
8	Wokingham Town Centre
9	Langborough Road
10	Hurst

Powered by
sprift
Know any property instantly

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
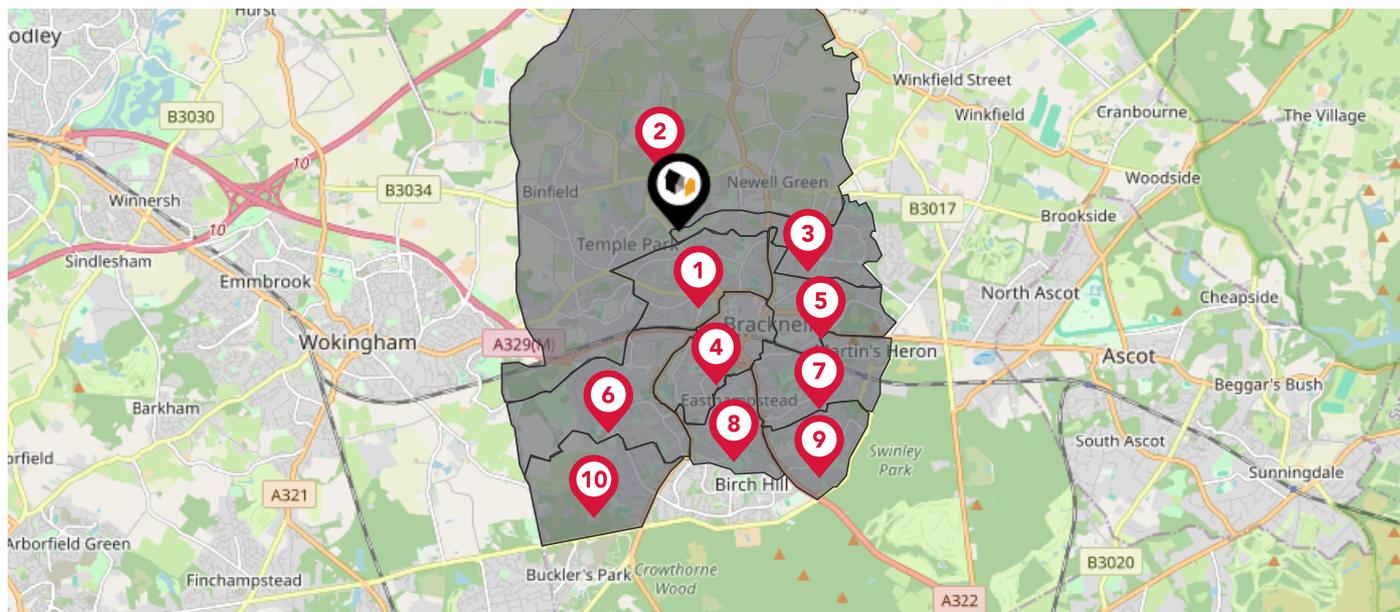

Nearby Council Wards

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	Great Hollands South Ward

Powered by
sprift
Know any property instantly

Maps
Rail Noise

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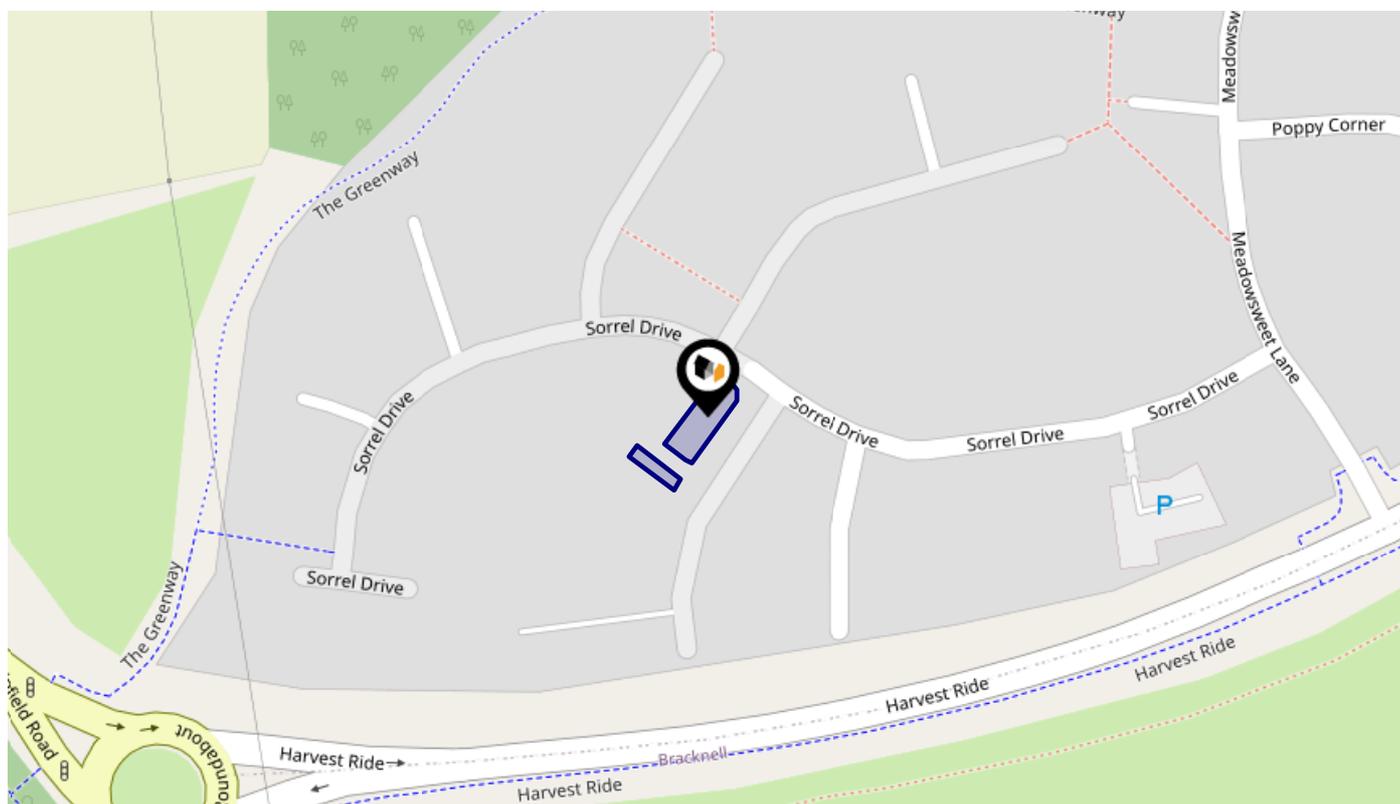
Rail Noise Data

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:
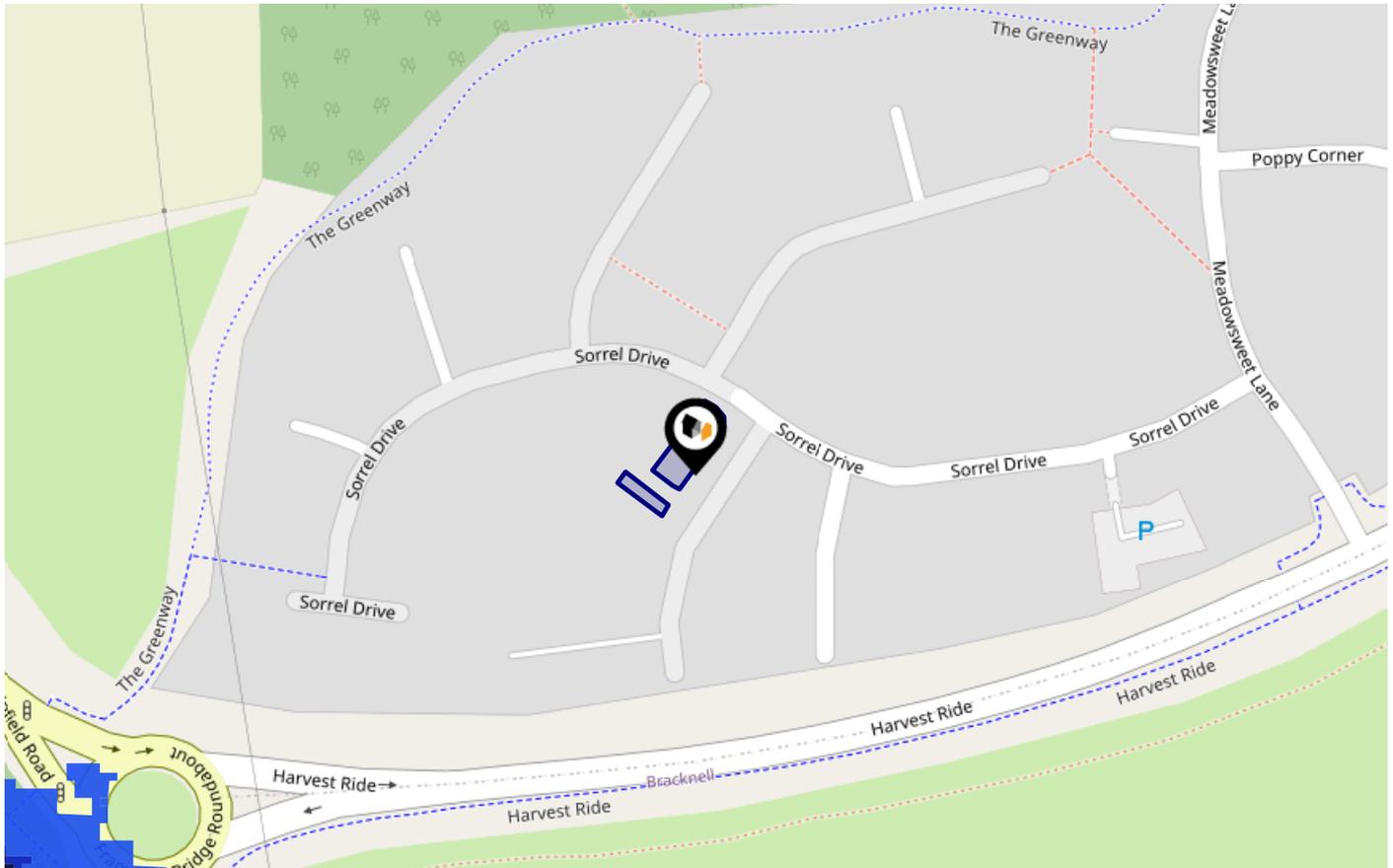
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Powered by
sprift
Know any property instantly

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.

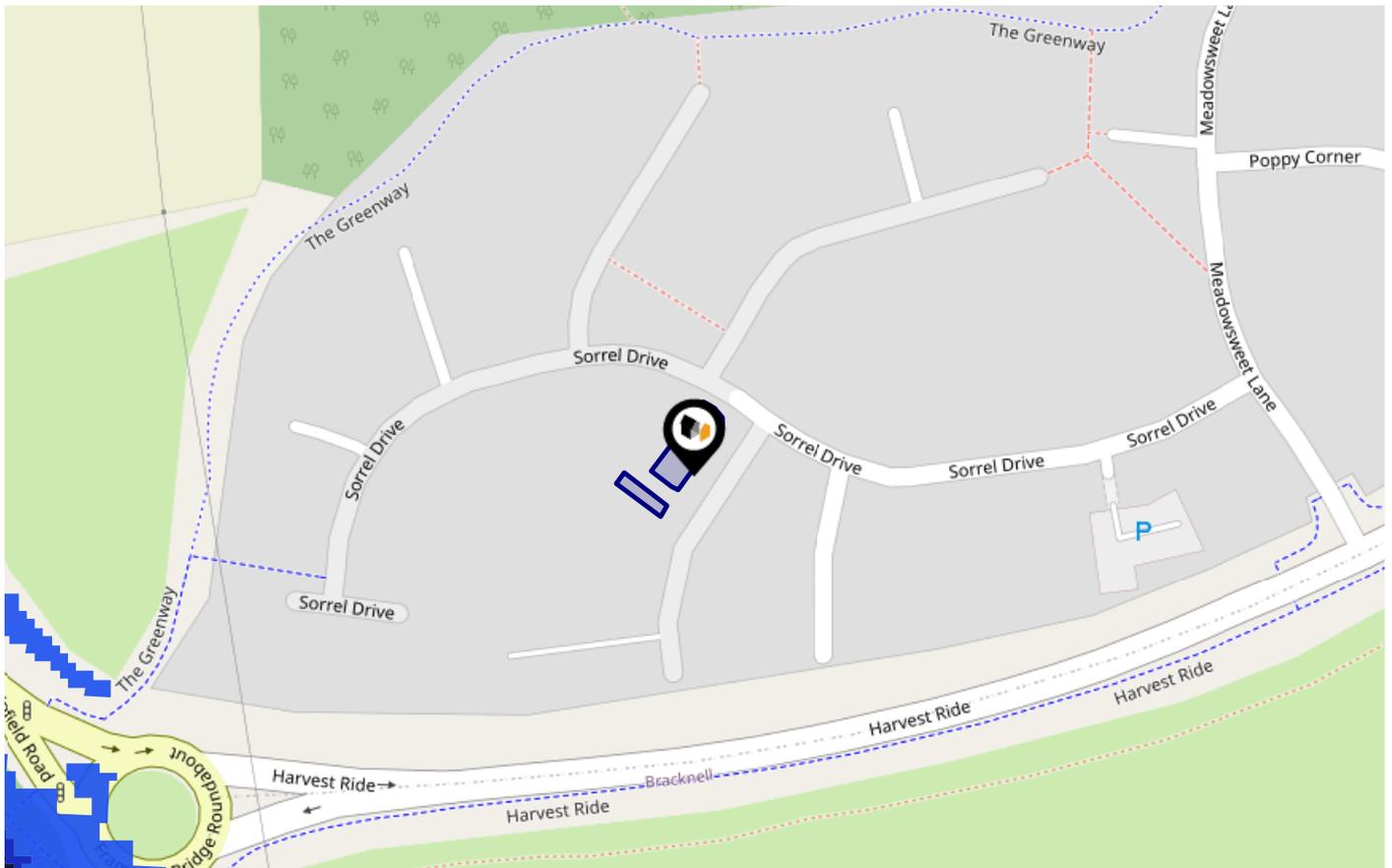Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

avocado property

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.
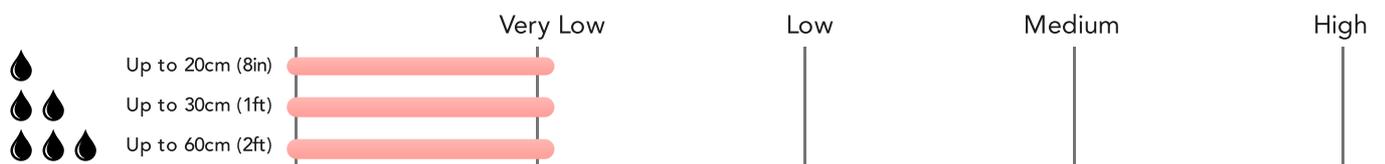

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Powered by
sprift
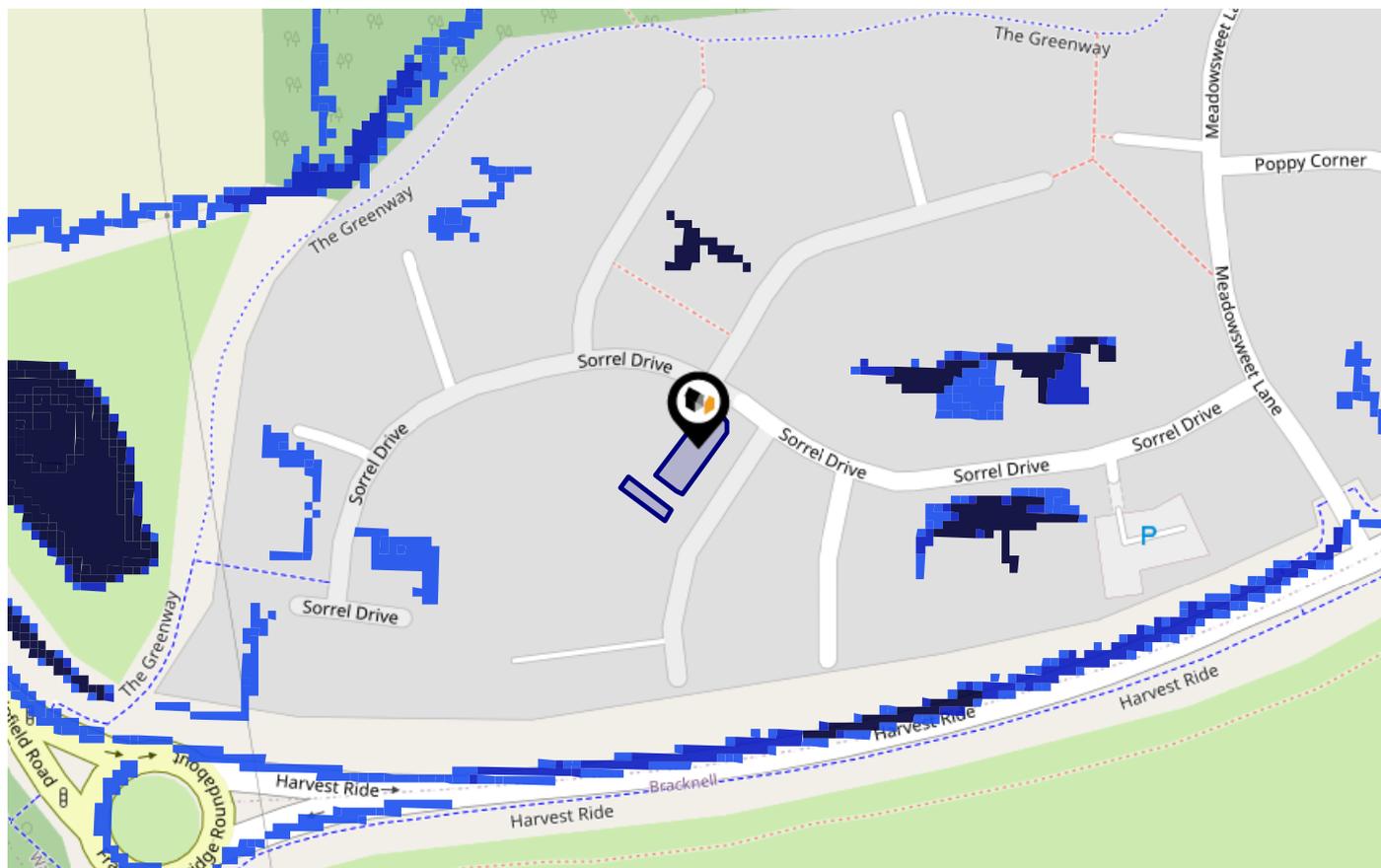Know any property instantly

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.
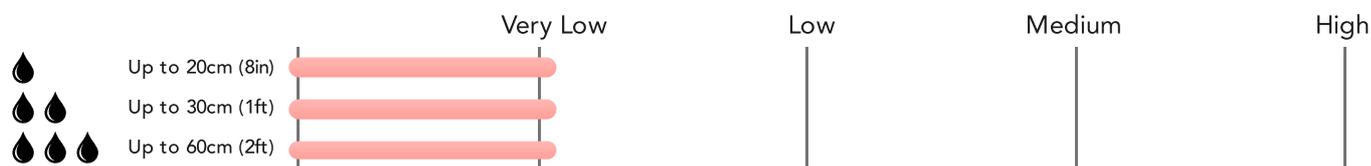

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Powered by
sprift
Know any property instantly

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.
- **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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Powered by
sprift
Know any property instantly

Maps
Green Belt

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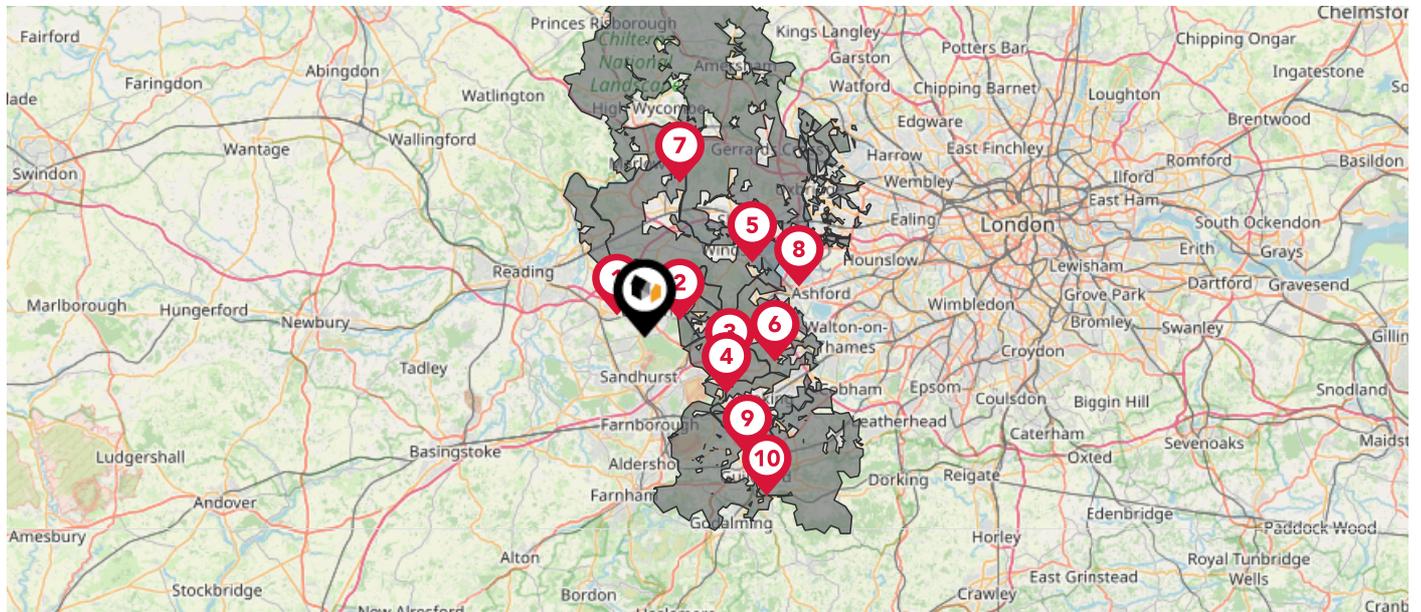

Nearby Green Belt Land	
1	London Green Belt - Wokingham
2	London Green Belt - Bracknell Forest
3	London Green Belt - Windsor and Maidenhead
4	London Green Belt - Surrey Heath
5	London Green Belt - Slough
6	London Green Belt - Runnymede
7	London Green Belt - Buckinghamshire
8	London Green Belt - Hillingdon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

Powered by
sprift
Know any property instantly

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.
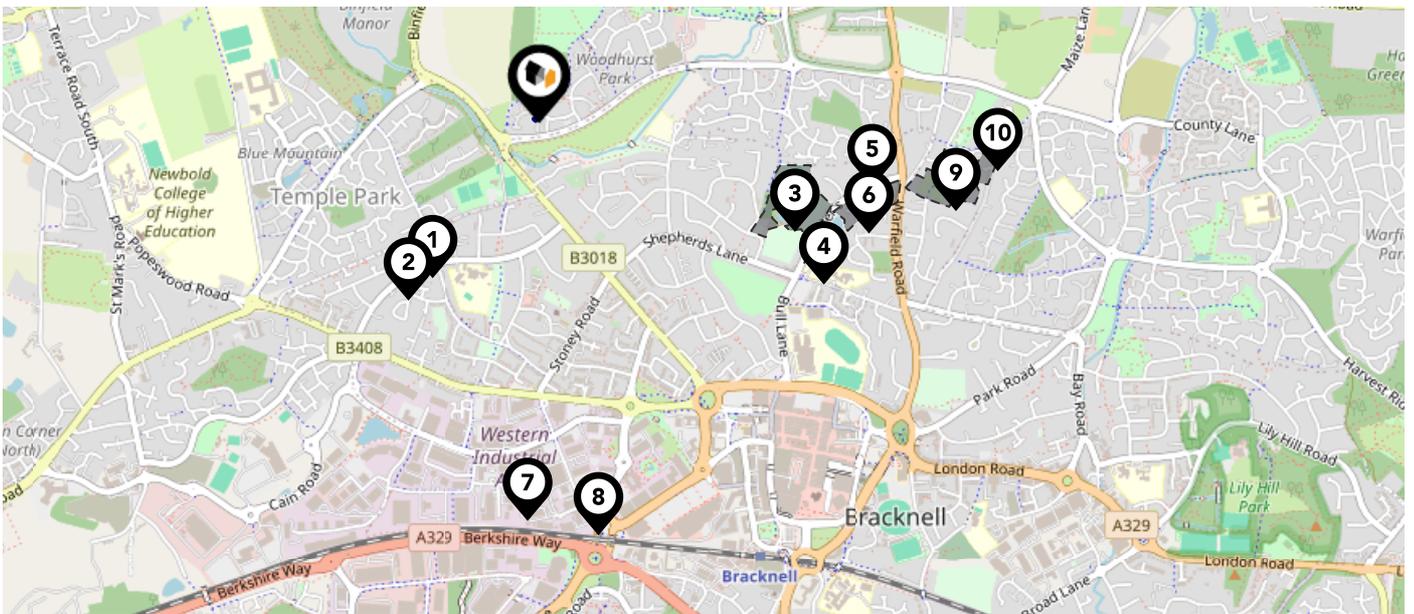
Nearby Landfill Sites		
1	Fernhill Road-Bracknell, Berkshire	Historic Landfill
2	Wilwood Road-Bracknell	Historic Landfill
3	Folders Lane-Bracknell, Berkshire	Historic Landfill
4	Bull Lane-Bracknell, Berkshire	Historic Landfill
5	Sherring Close-Bracknell, Berkshire	Historic Landfill
6	Lutterworth Close-Bracknell, 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

Powered by
sprift
Know any property instantly

Maps
Listed Buildings

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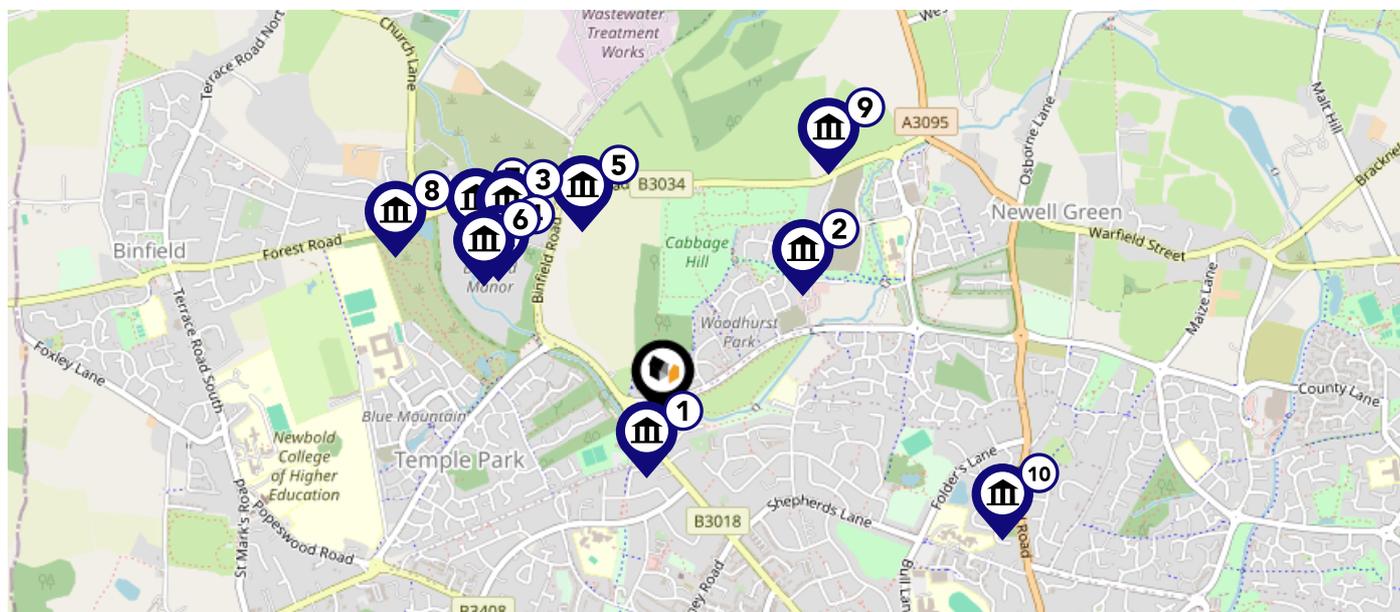

Listed Buildings in the local district	Grade	Distance
① 1390250 - Manor Farmhouse	Grade II	0.1 miles
② 1390422 - West End Farmhouse	Grade II	0.4 miles
③ 1390268 - Gates And Gate Piers To Binfield Manor	Grade II	0.5 miles
④ 1390269 - Stable Building To Binfield Manor	Grade II	0.5 miles
⑤ 1390273 - Milestone, 100 Metres East Of Junction With Hazelwood Lane And Binfield Road	Grade II	0.5 miles
⑥ 1390267 - Binfield Manor	Grade II	0.5 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

Powered by
sprift
Know any property instantly

Area
Schools
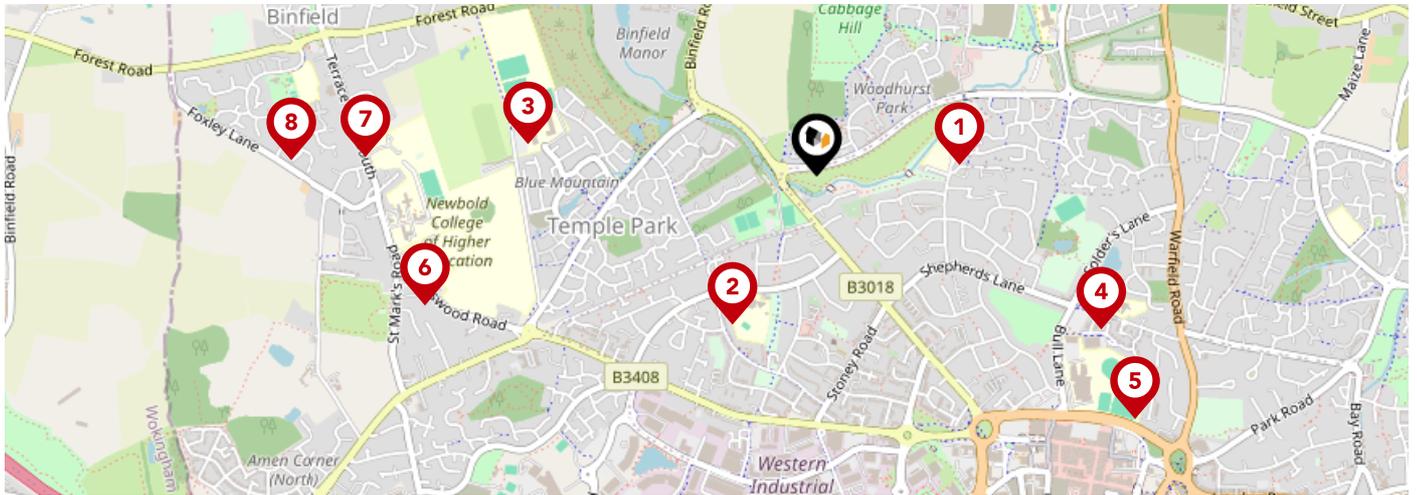
		Nursery	Primary	Secondary	College	Private
1	**Kennel Lane School** Ofsted Rating: Good | Pupils:0 | Distance:0.33	☐	☐	☑	☐	☐
2	**Meadow Vale Primary School** Ofsted Rating: Good | Pupils: 600 | Distance:0.39	☐	☑	☐	☐	☐
3	**King's Academy Binfield** Ofsted Rating: Good | Pupils: 1262 | Distance:0.67	☐	☑	☑	☐	☐
4	**Sandy Lane Primary School** Ofsted Rating: Good | Pupils: 450 | Distance:0.74	☐	☑	☐	☐	☐
5	**Garth Hill College** Ofsted Rating: Good | Pupils: 1476 | Distance:0.92	☐	☐	☑	☐	☐
6	**Newbold School** Ofsted Rating: Outstanding | Pupils: 56 | Distance:0.95	☐	☑	☐	☐	☐
7	**Cressex Lodge School** Ofsted Rating: Good | Pupils: 13 | Distance:1.04	☐	☐	☑	☐	☐
8	**Binfield Church of England Primary School** Ofsted Rating: Good | Pupils: 411 | Distance:1.21	☐	☑	☐	☐	☐

Powered by
sprift
Know any property instantly

Area
Schools
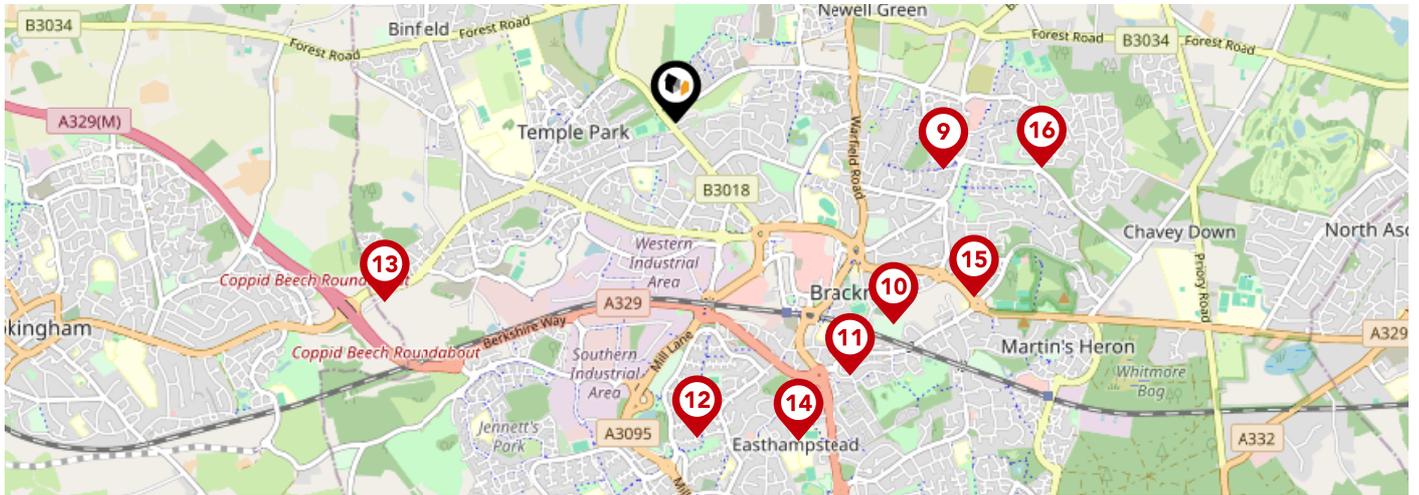
	Nursery	Primary	Secondary	College	Private
9 **Warfield Church of England Primary School** Ofsted Rating: Good | Pupils: 452 | Distance:1.25	☐	☑	☐	☐	☐
10 **St Joseph's Catholic Primary School, Bracknell** Ofsted Rating: Good | Pupils: 209 | Distance:1.37	☐	☑	☐	☐	☐
11 **Ranelagh School** Ofsted Rating: Outstanding | Pupils: 1062 | Distance:1.42	☐	☐	☑	☐	☐
12 **Wildridings Primary School** Ofsted Rating: Good | Pupils: 428 | Distance:1.46	☐	☑	☐	☐	☐
13 **King's Academy Oakwood** Ofsted Rating: Outstanding | Pupils: 211 | Distance:1.57	☐	☑	☐	☐	☐
14 **The Brakenhale School** Ofsted Rating: Good | Pupils: 1148 | Distance:1.58	☐	☐	☑	☐	☐
15 **Holly Spring Primary School** Ofsted Rating: Good | Pupils: 642 | Distance:1.59	☐	☑	☐	☐	☐
16 **Whitegrove Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:1.7	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
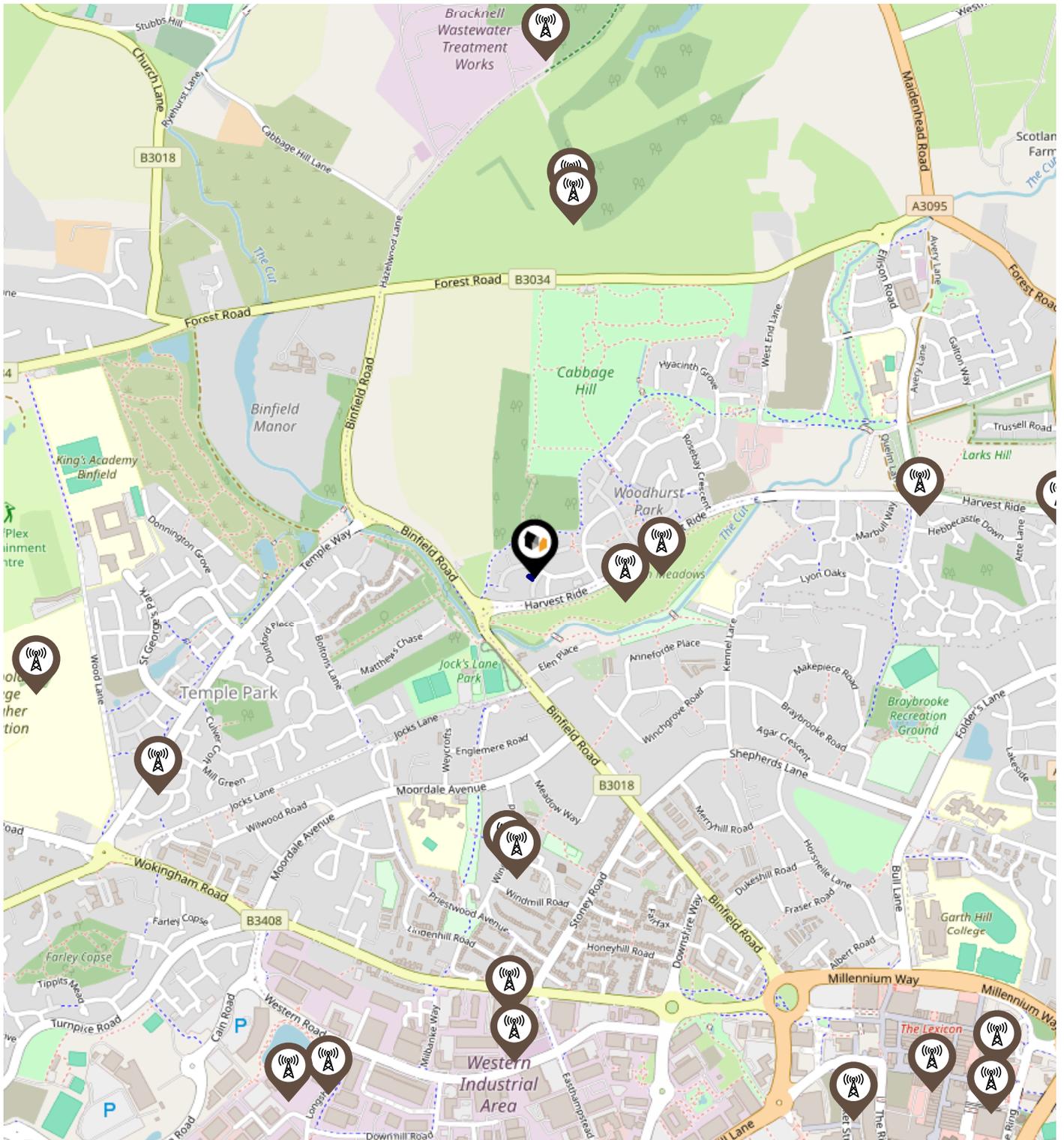
Key:
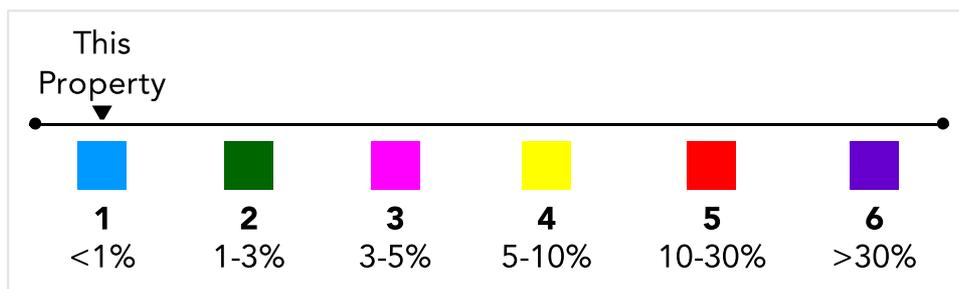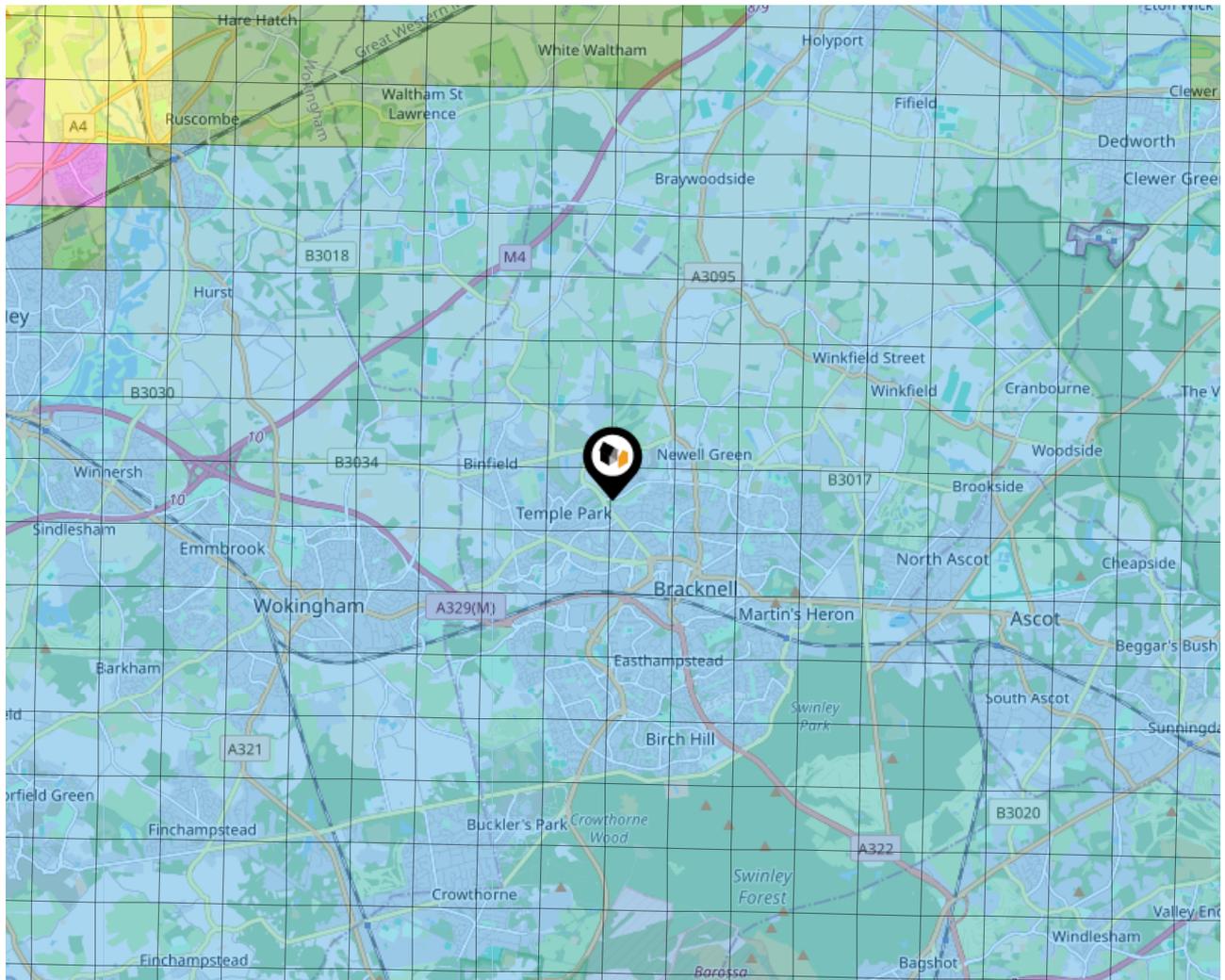
 Power Pylons

 Communication Masts
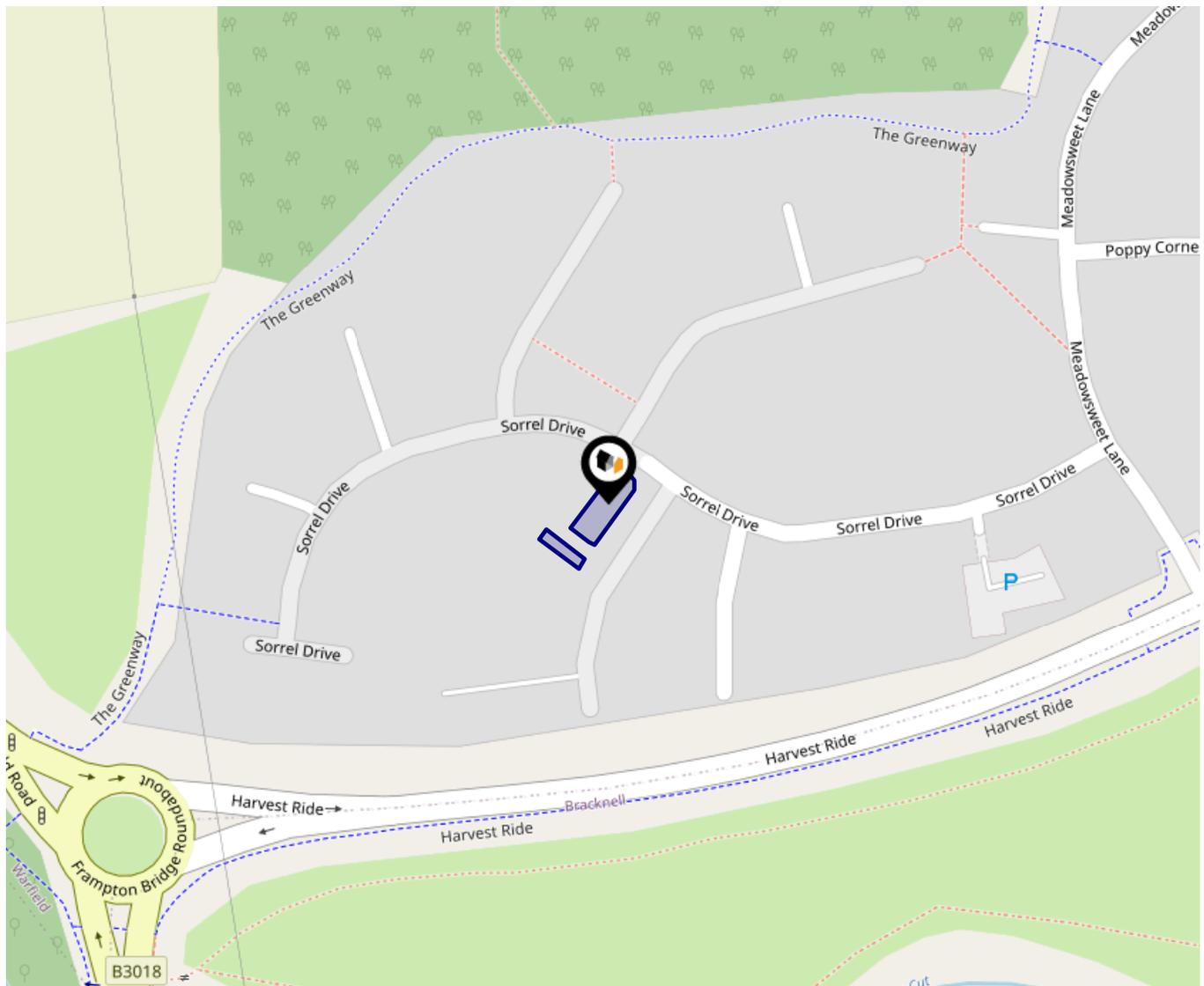
Environment
Radon Gas

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).

1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

This Property ▼

Powered by
sprift
Know any property instantly

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

Powered by
sprift
Know any property instantly

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		
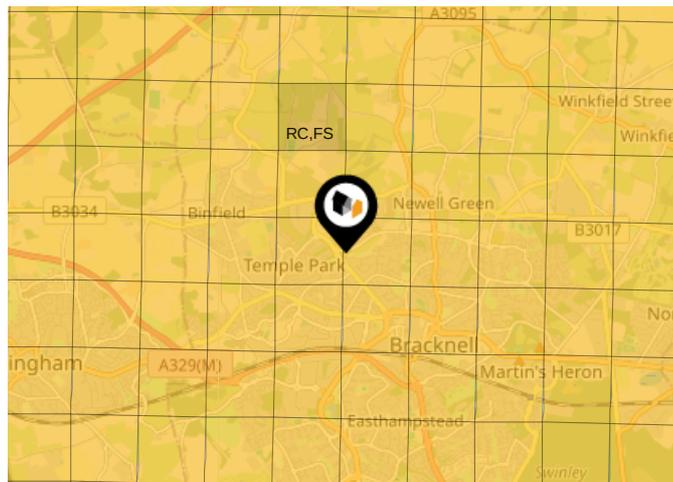
Primary Classifications (Most Common Clay Types)

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

Powered by
sprift
Know any property instantly

avocado
property
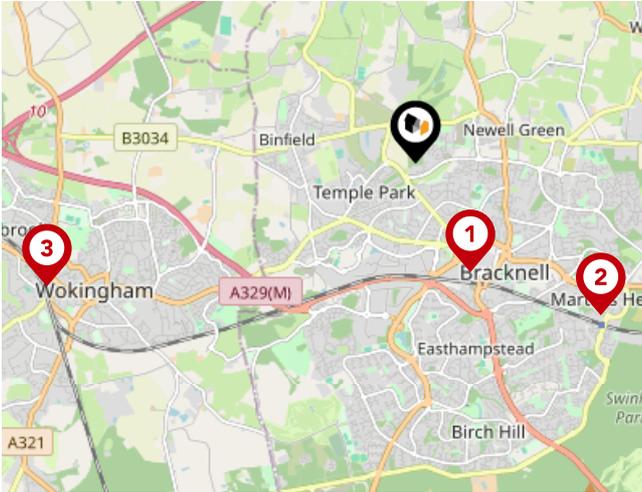
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.14 miles
2	Martins Heron Rail Station	2.21 miles
3	Wokingham Rail Station	3.57 miles
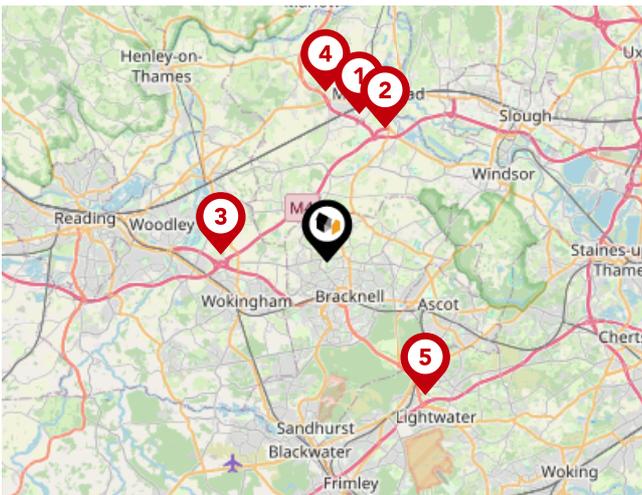
Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	5.64 miles
2	M4 J8	5.4 miles
3	M4 J10	3.91 miles
4	A404(M) J9	6.3 miles
5	M3 J3	6.14 miles
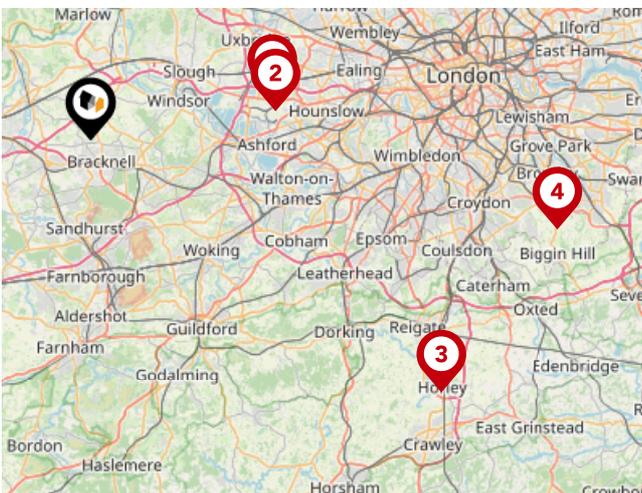
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.79 miles
2	Heathrow Airport Terminal 4	13.81 miles
3	Gatwick Airport	32.04 miles
4	Leaves Green	35.04 miles

Powered by
sprift
Know any property instantly
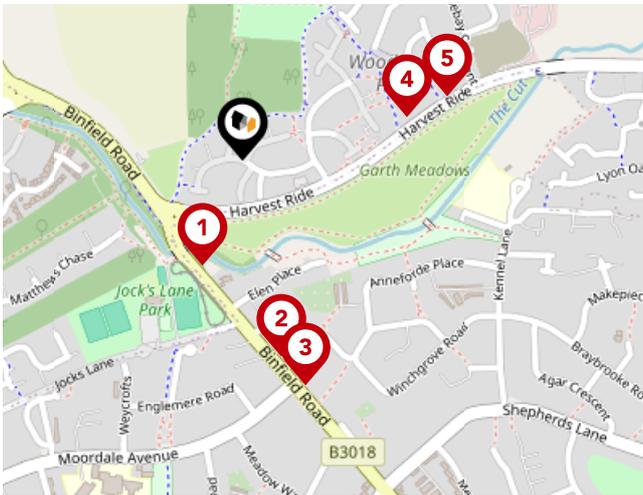
Bus Stops/Stations

Pin	Name	Distance
1	Framptons Bridge	0.13 miles
2	Moordale Avenue	0.23 miles
3	Moordale Avenue	0.27 miles
4	Woodhurst	0.19 miles
5	Woodhurst	0.25 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.

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.

Powered by

Sprift
Know any property instantly

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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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

07519 024 359
matt.m@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KFB - Key Facts For Buyers