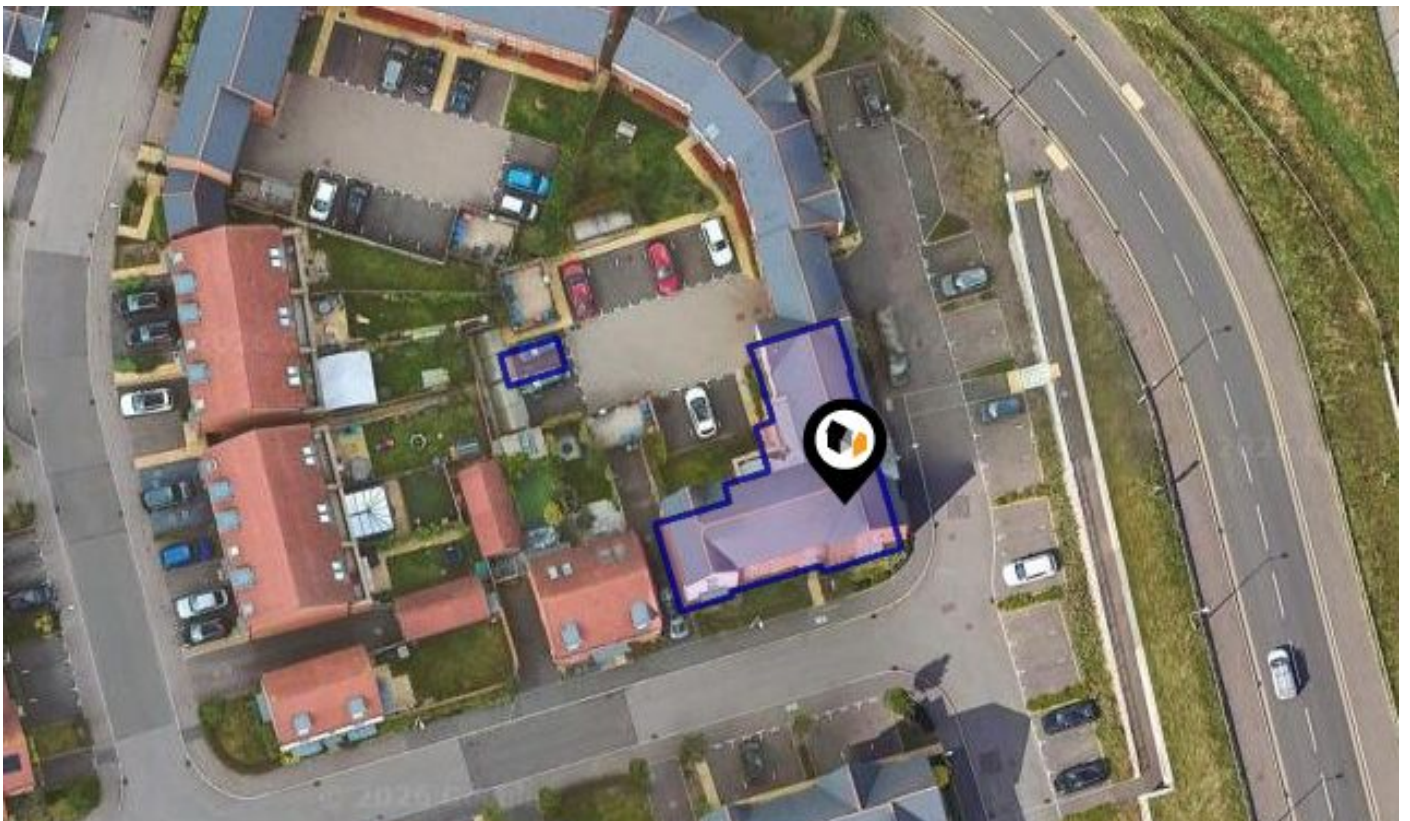




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 20th April 2026



IFOULD CRESCENT, WOKINGHAM, RG40

Avocado Property

07519 024 359

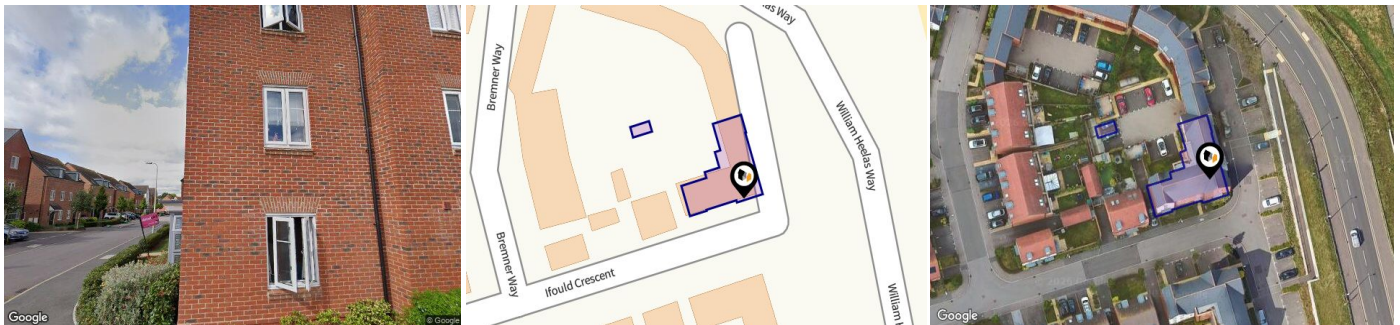
matt.m@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.06 acres		
Year Built :	2018		
Council Tax :	Band D		
Annual Estimate:	£2,498		
Title Number:	BK494565		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	33 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



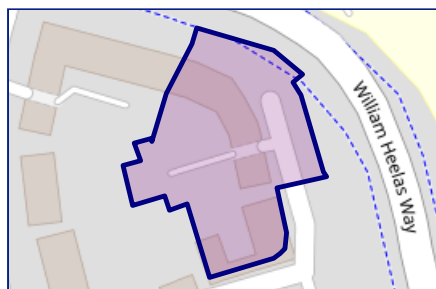
Satellite/Fibre TV Availability:



Property Multiple Title Plans

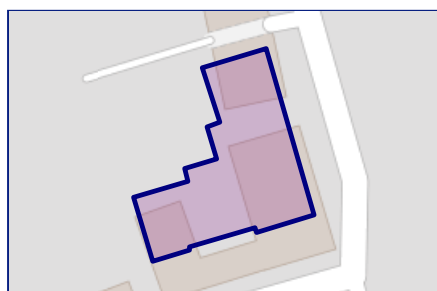


Freehold Title Plan



BK501631

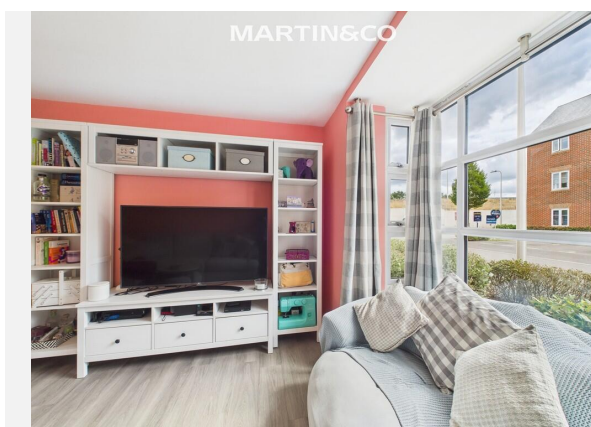
Leasehold Title Plan



BK494565

Start Date: 28/06/2018
End Date: 01/01/2142
Lease Term: 125 years from 1 January 2017
Term Remaining: 115 years

Gallery Photos



Gallery Photos



IFOULD CRESCENT, WOKINGHAM, RG40

Ifould Crescent



Total Area: 67.8 m² ... 730 ft²

All measurements are approximate and for display purposes only

Property EPC - Certificate



Ifould Crescent, RG40

Energy rating

B

Valid until 25.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

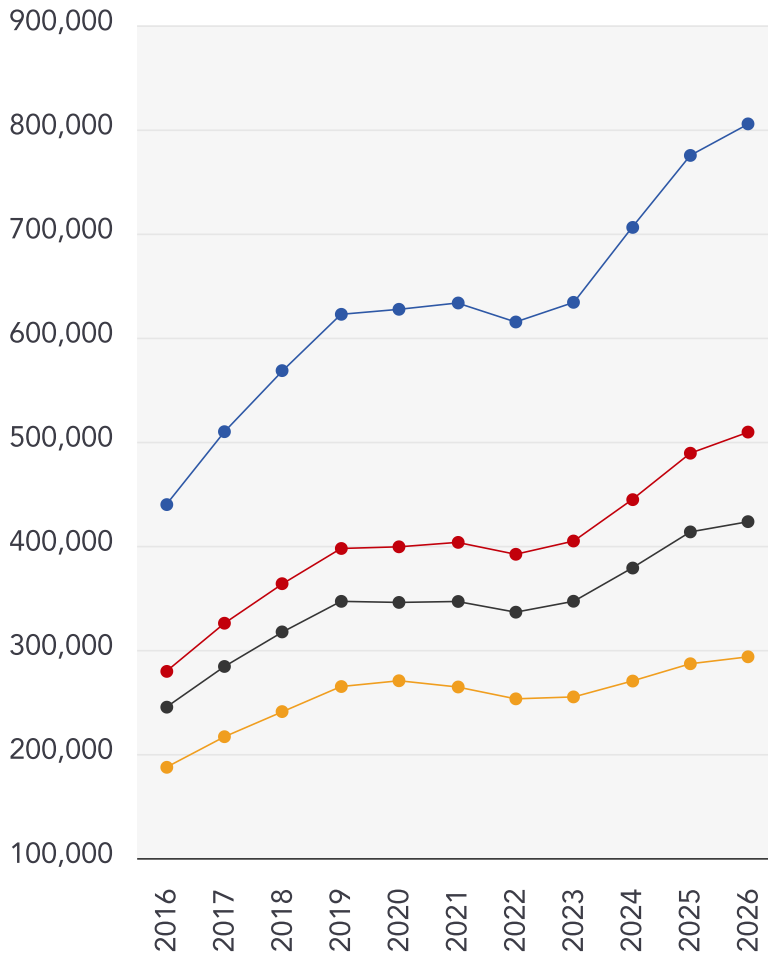
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.20 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, 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 0.15 W/m-Â°K
Total Floor Area:	68 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG40



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

Flat

+56.72%

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.

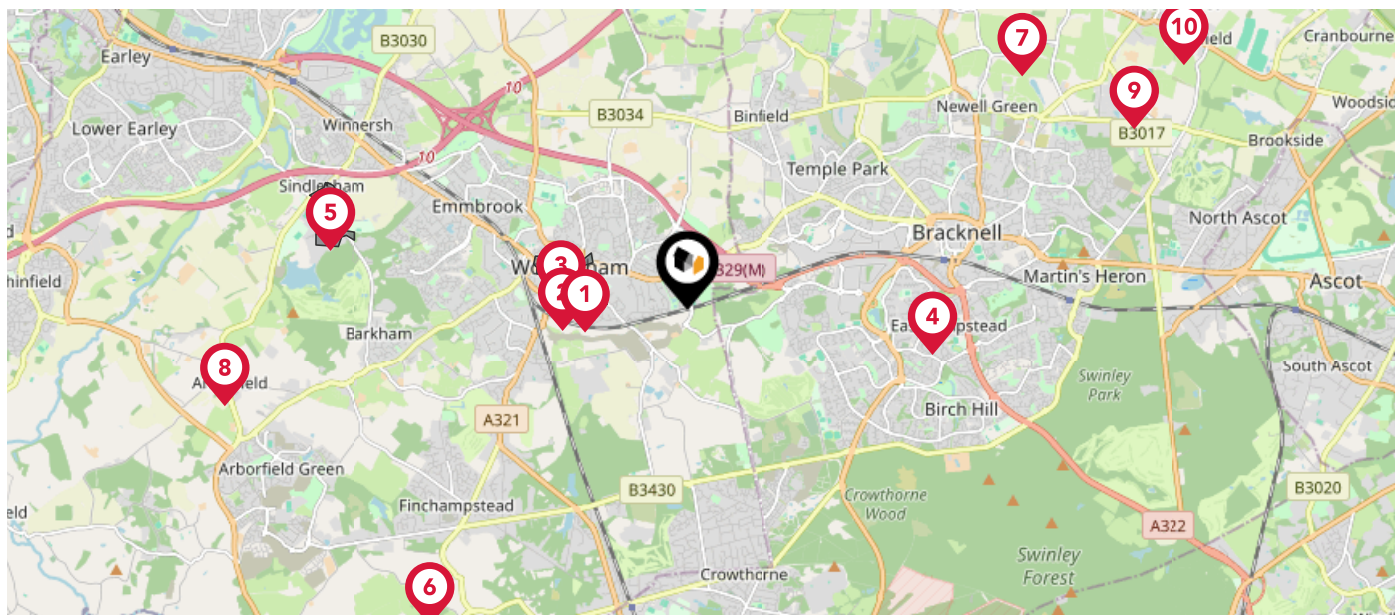
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

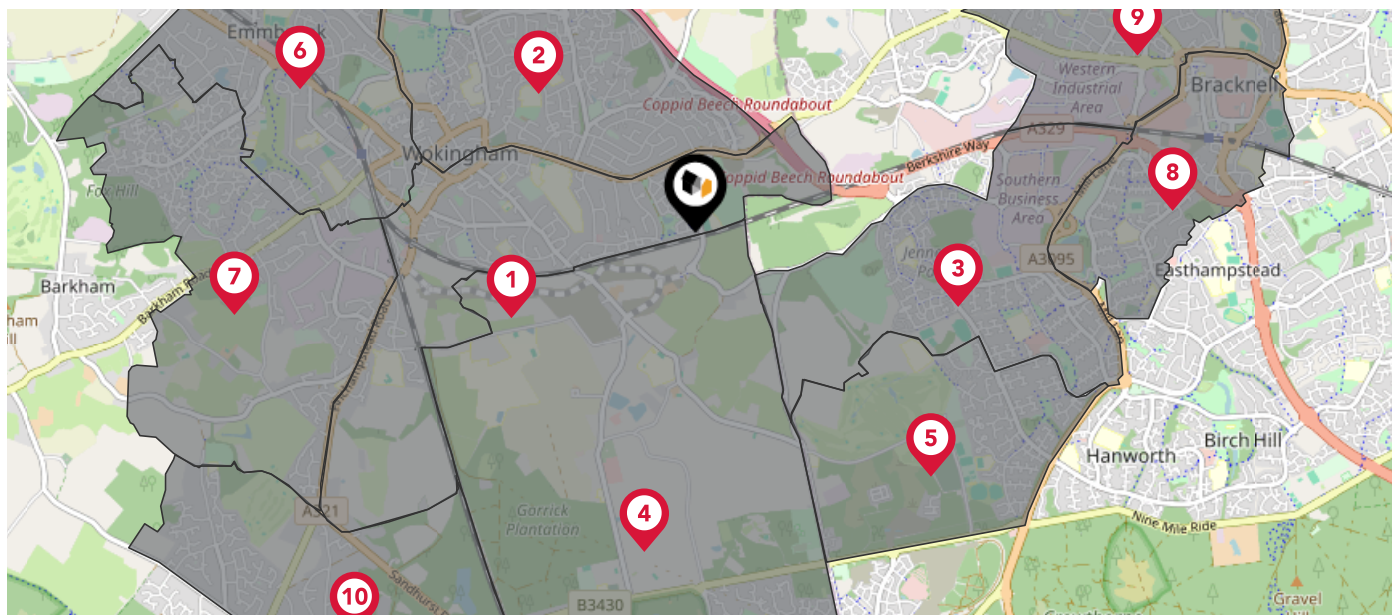
- 1 Murdoch Road
- 2 Langborough Road
- 3 Wokingham Town Centre
- 4 Easthampstead
- 5 Sindlesham
- 6 Finchampstead Church
- 7 Warfield
- 8 Arborfield Cross
- 9 Winkfield Row
- 10 Winkfield Village

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

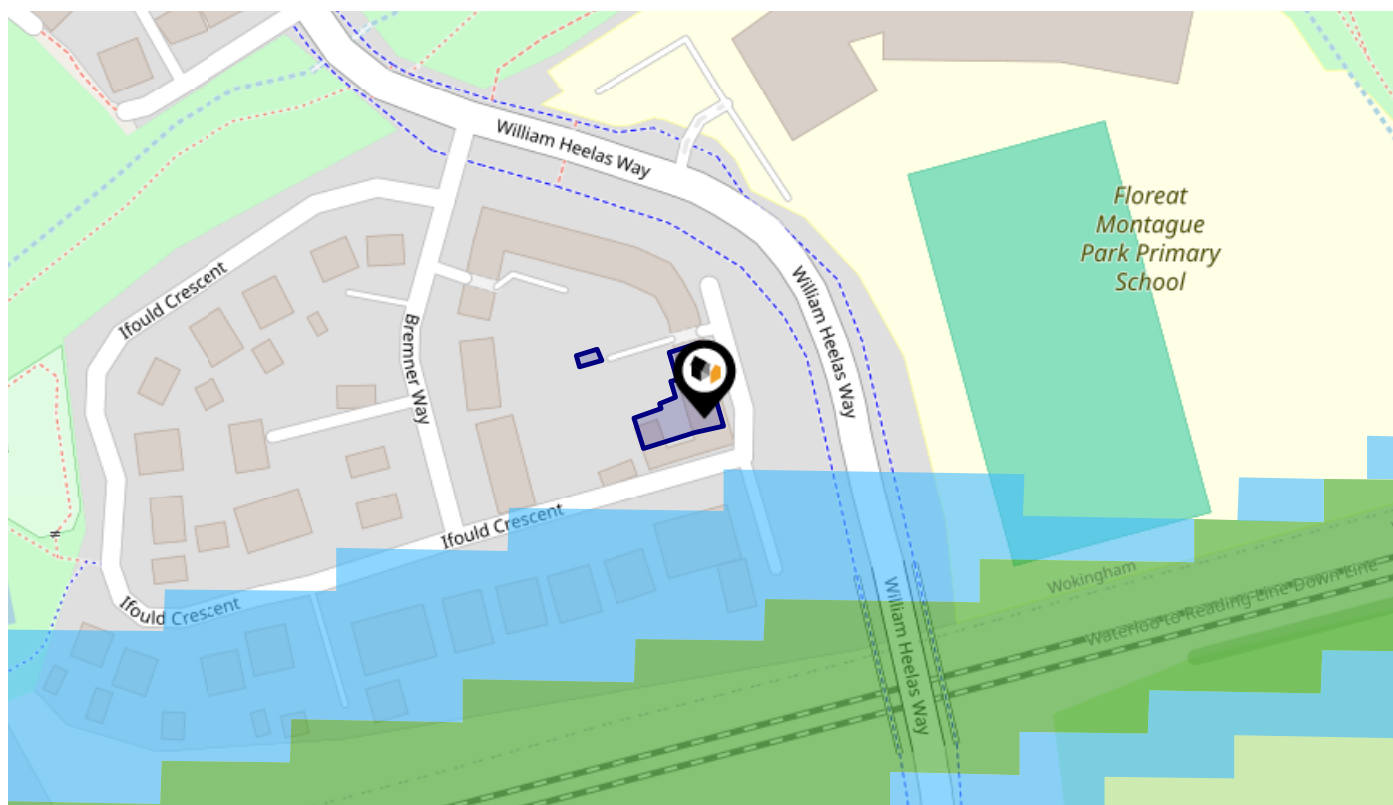
-  Wescott Ward
-  Norreys Ward
-  Great Hollands North Ward
-  Wokingham Without Ward
-  Great Hollands South Ward
-  Emmbrook Ward
-  Evendons Ward
-  Wildridings and Central Ward
-  Priestwood and Garth Ward
-  Finchampstead North Ward

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:

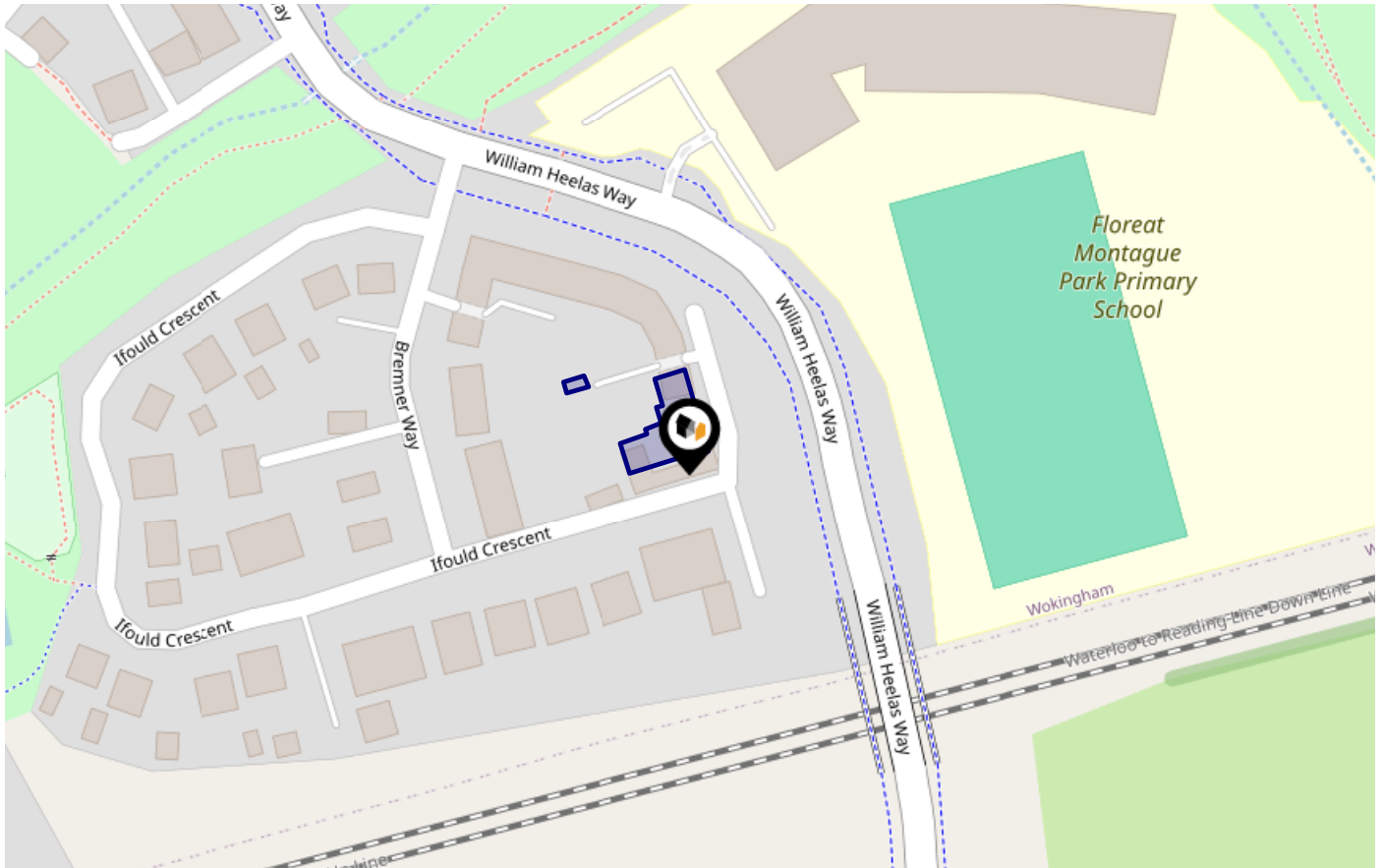
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

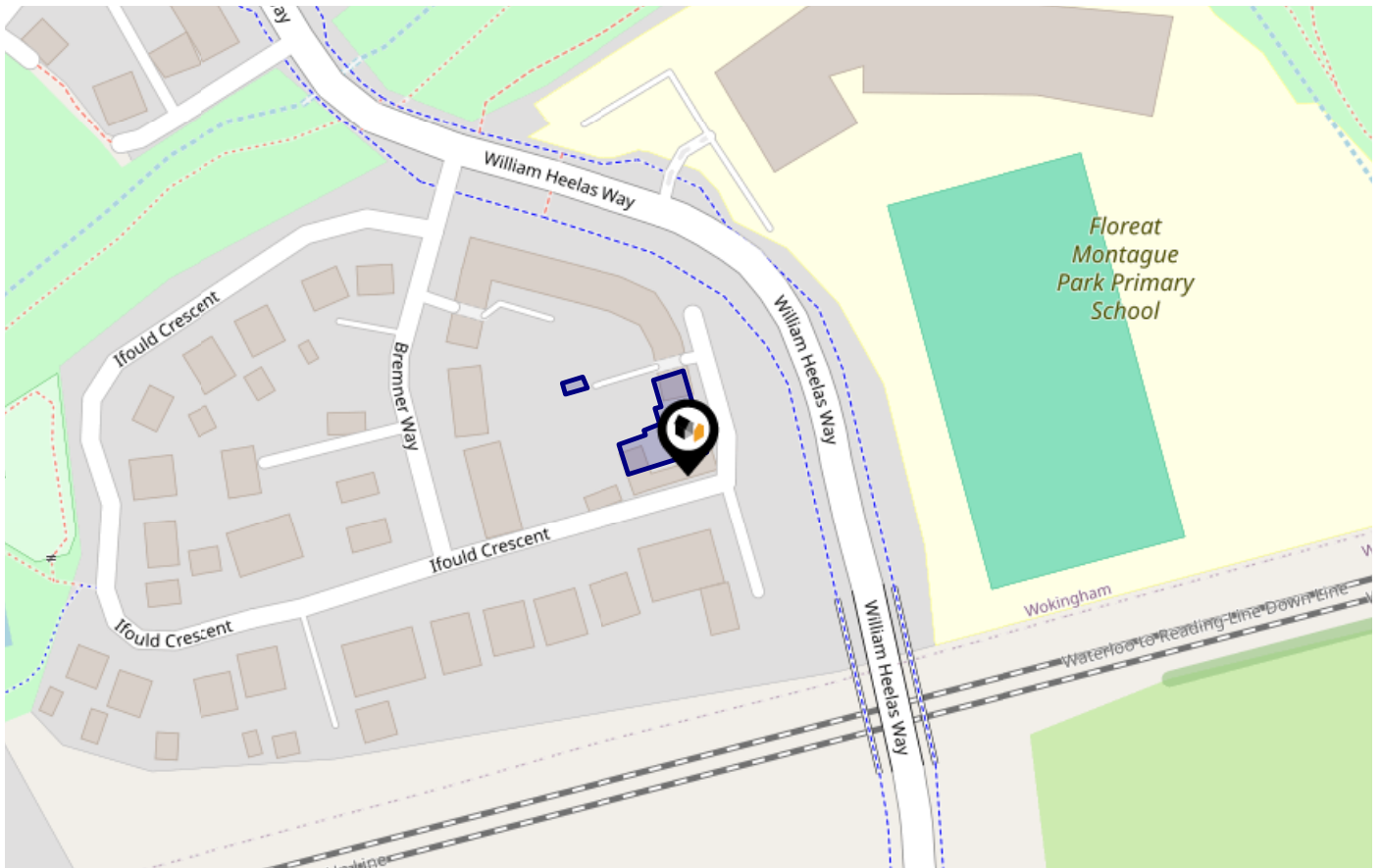


Flood Risk

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.
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- 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:

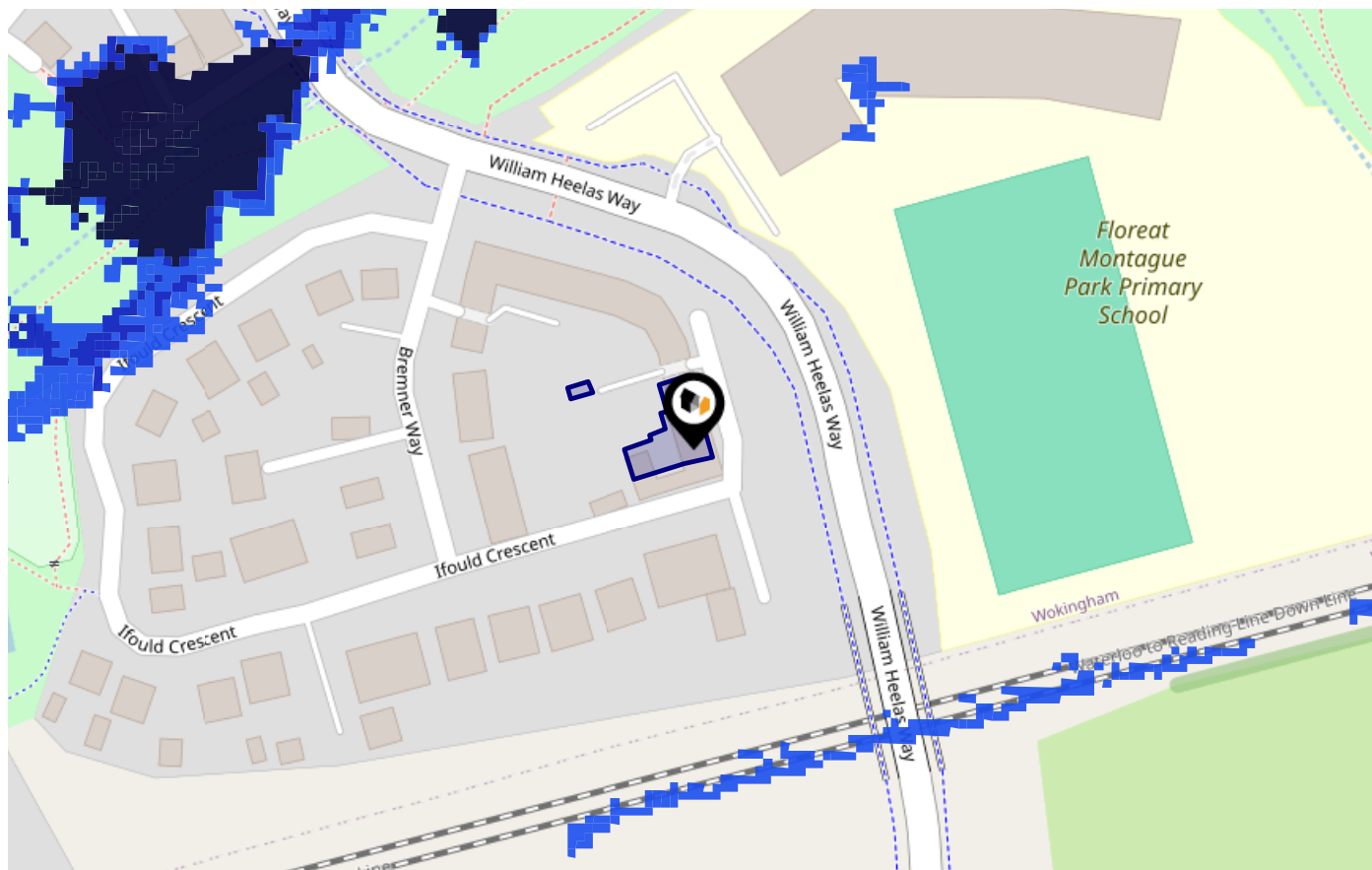


Flood Risk

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.

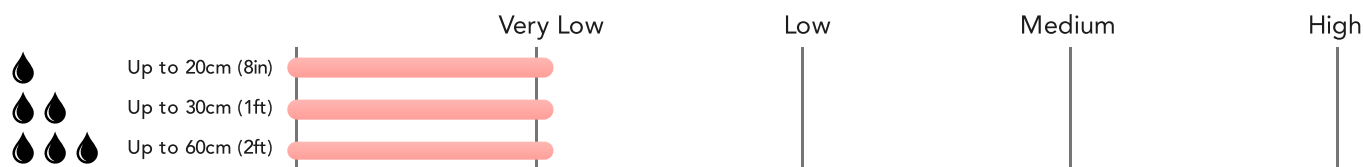


Risk Rating: Very low

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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- 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:

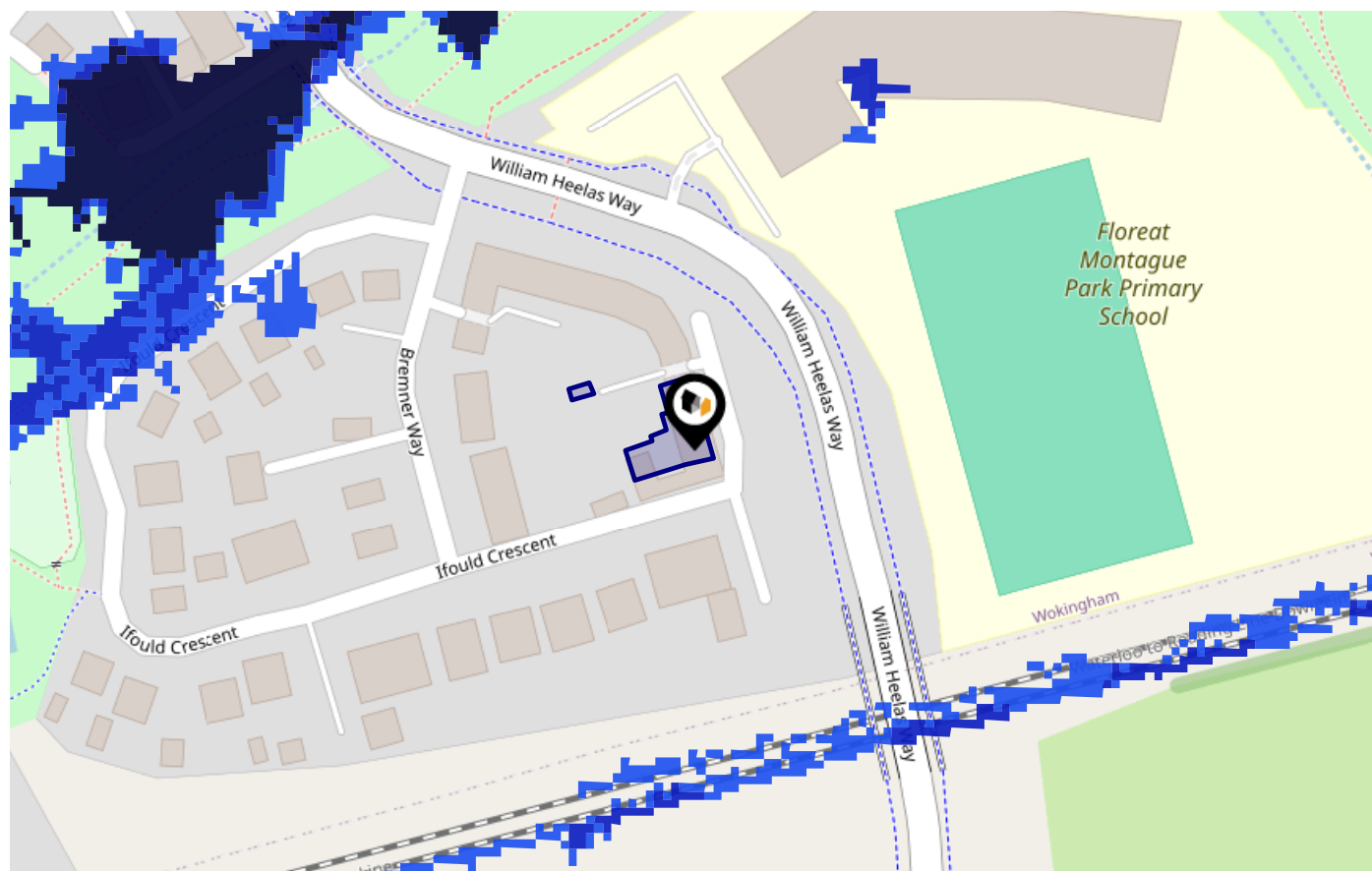


Flood Risk

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.

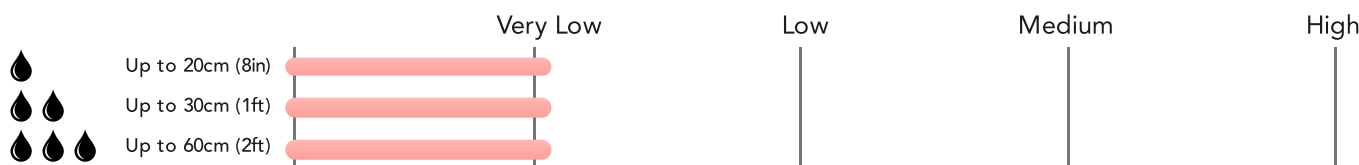


Risk Rating: Very low

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:

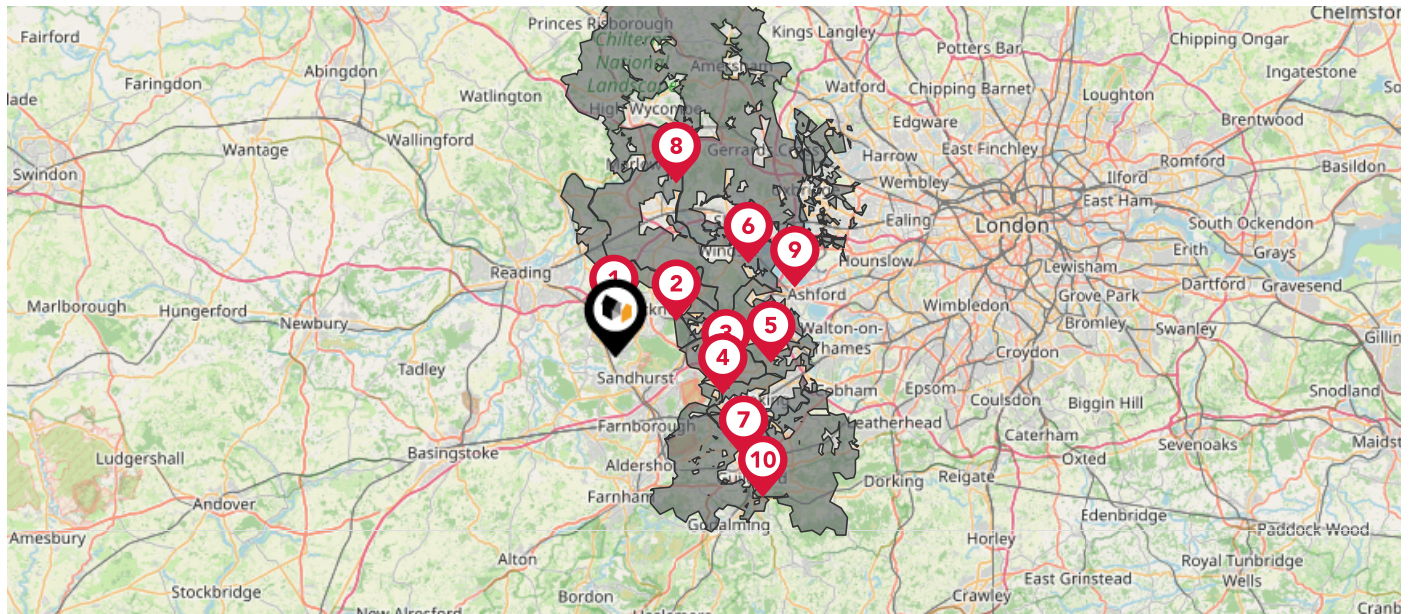


Maps

Green Belt



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



Nearby Green Belt Land

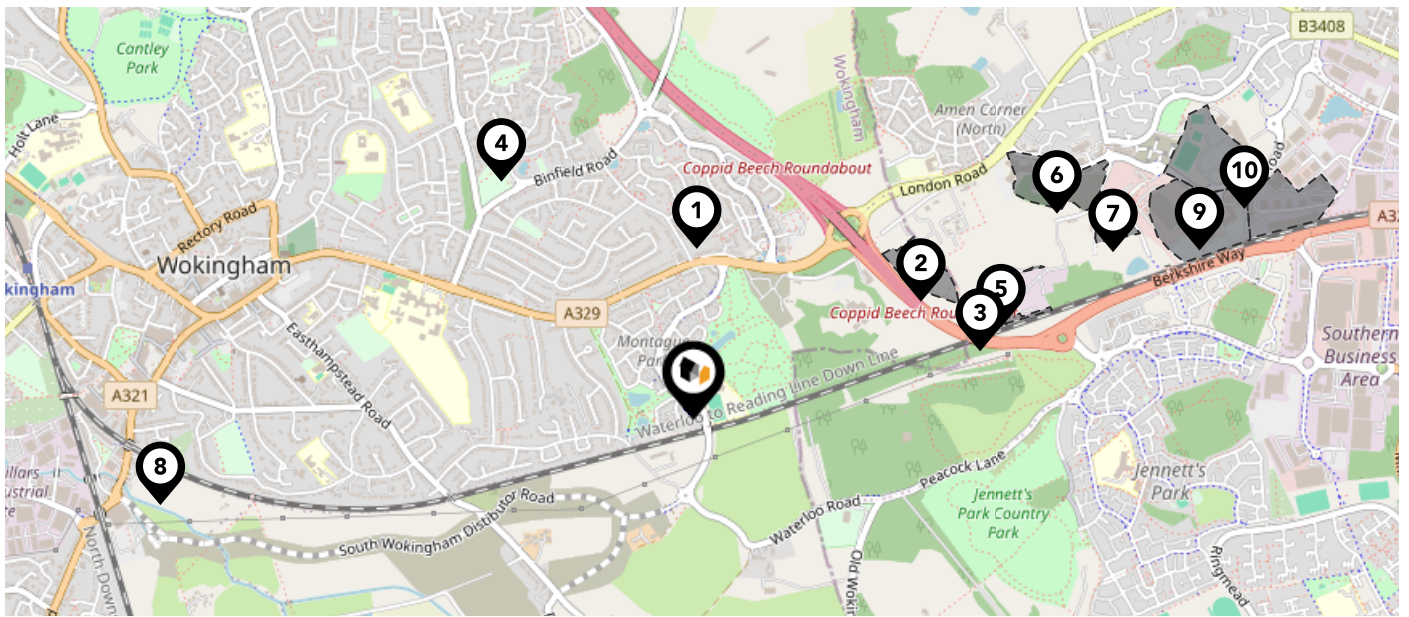
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Slough
- 7 London Green Belt - Woking
- 8 London Green Belt - Buckinghamshire
- 9 London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

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

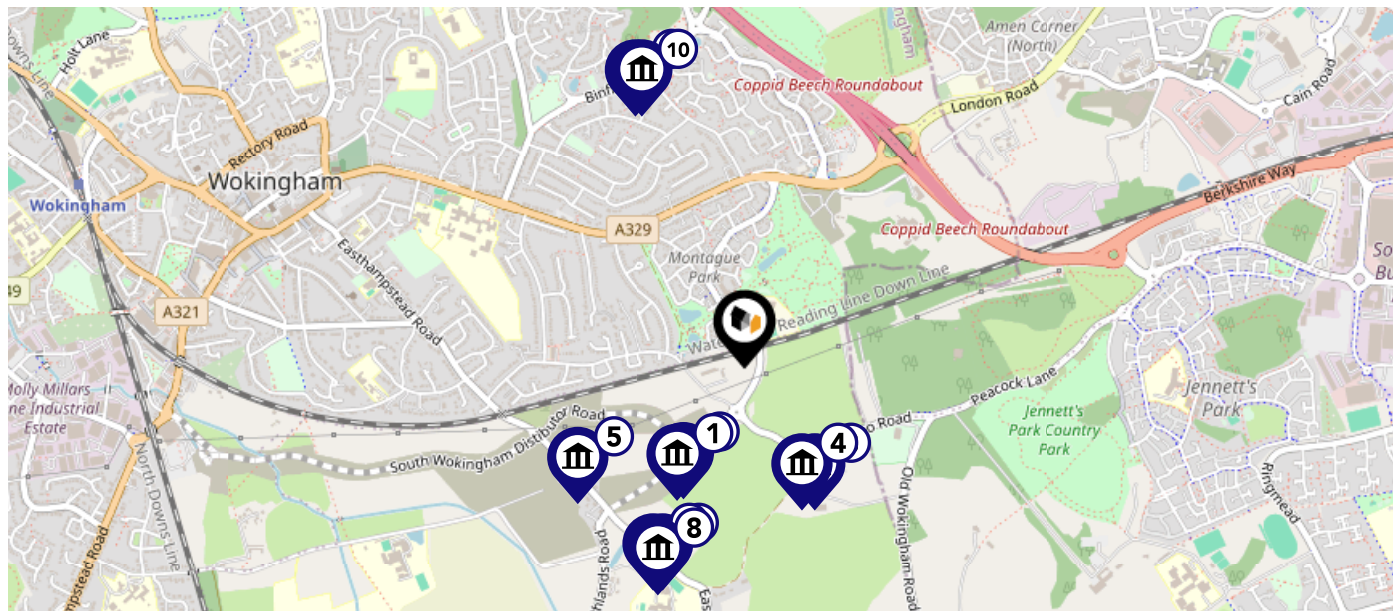
1	Plough Lane-Wokingham	Historic Landfill	<input type="checkbox"/>
2	Sandlea Farm-Amen Corner	Historic Landfill	<input type="checkbox"/>
3	Buckhurst Piggeries-Amen Corner	Historic Landfill	<input type="checkbox"/>
4	Keephatch Farm-Dowlesgreen, Wokingham	Historic Landfill	<input type="checkbox"/>
5	Buckhurst Moors-Amen Corner	Historic Landfill	<input type="checkbox"/>
6	Nike Land-Amen Corner	Historic Landfill	<input type="checkbox"/>
7	Rose Farm-Amen Corner	Historic Landfill	<input type="checkbox"/>
8	Finchampstead Road-Wokingham	Historic Landfill	<input type="checkbox"/>
9	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
10	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

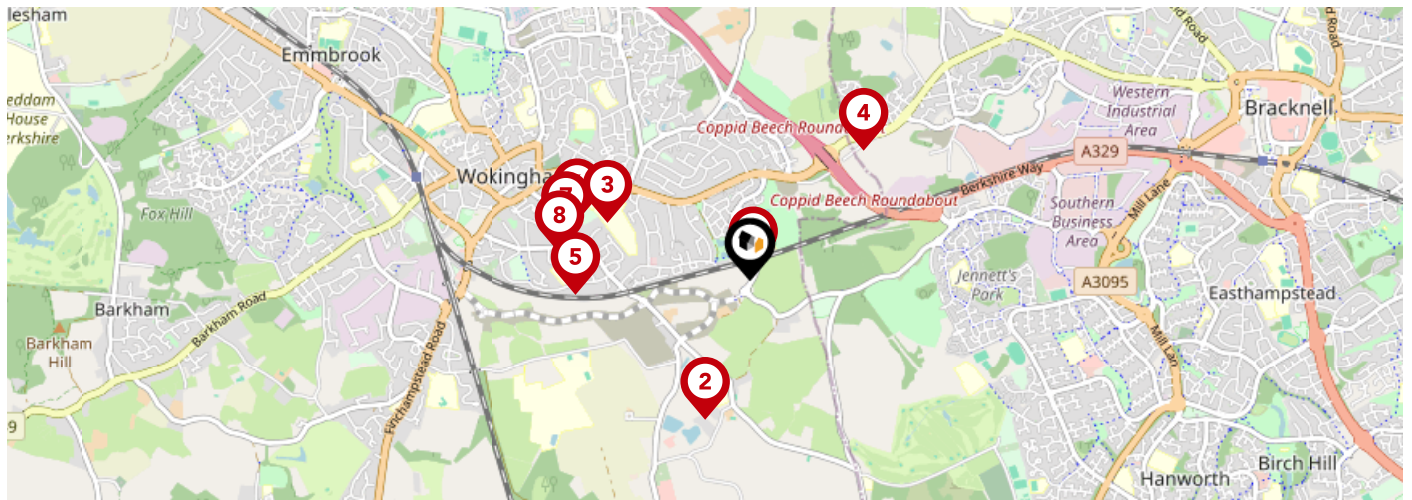


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



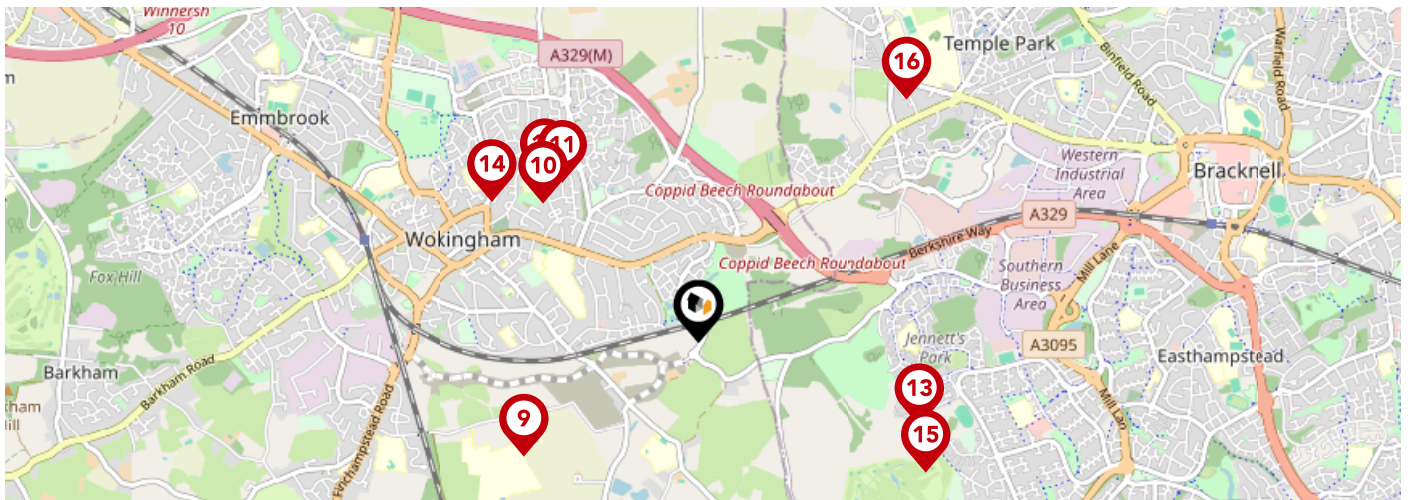
Listed Buildings in the local district	Grade	Distance
 1319141 - Britton's Farmhouse	Grade II	0.3 miles
 1118083 - Barn At Britton's Farm Approximately 25 Metres North East	Grade II	0.3 miles
 1118082 - Lock's House	Grade II	0.4 miles
 1135838 - Lock's Barn	Grade II	0.4 miles
 1118119 - Wood's Farm	Grade II	0.5 miles
 1135768 - Granary Approximately 8 Metres North West Of Pearce's Farmhouse	Grade II	0.5 miles
 1118118 - Barn Approximately 10 Metres North West Of Pearce's Farmhouse	Grade II	0.5 miles
 1319115 - Pearce's Farmhouse	Grade II	0.5 miles
 1118076 - Barn Approximately 20 Metres North West Of Beanoak Farmhouse	Grade II	0.6 miles
 1154515 - Beanoak Farmhouse	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chiltern Way Academy Wokingham Ofsted Rating: Outstanding Pupils: 56 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Westende Junior School Ofsted Rating: Good Pupils: 236 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wescott Infant School Ofsted Rating: Good Pupils: 143 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Teresa's Catholic Academy Ofsted Rating: Good Pupils: 341 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

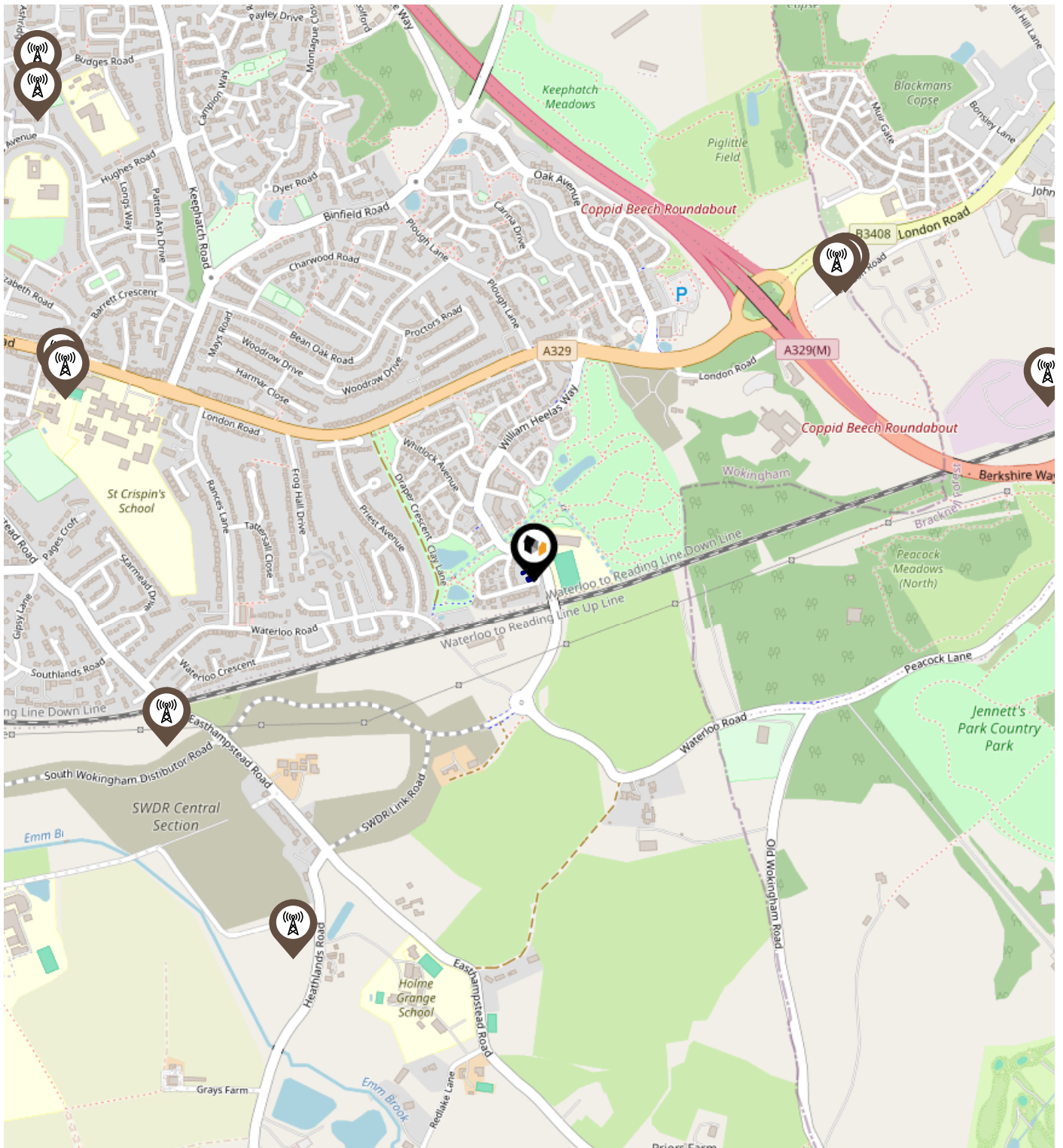
Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 Ludgrove School Trust Limited Ofsted Rating: Not Rated Pupils: 183 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Foundry College Ofsted Rating: Good Pupils: 15 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 High Close School Ofsted Rating: Good Pupils: 85 Distance:1.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.49</p>	<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

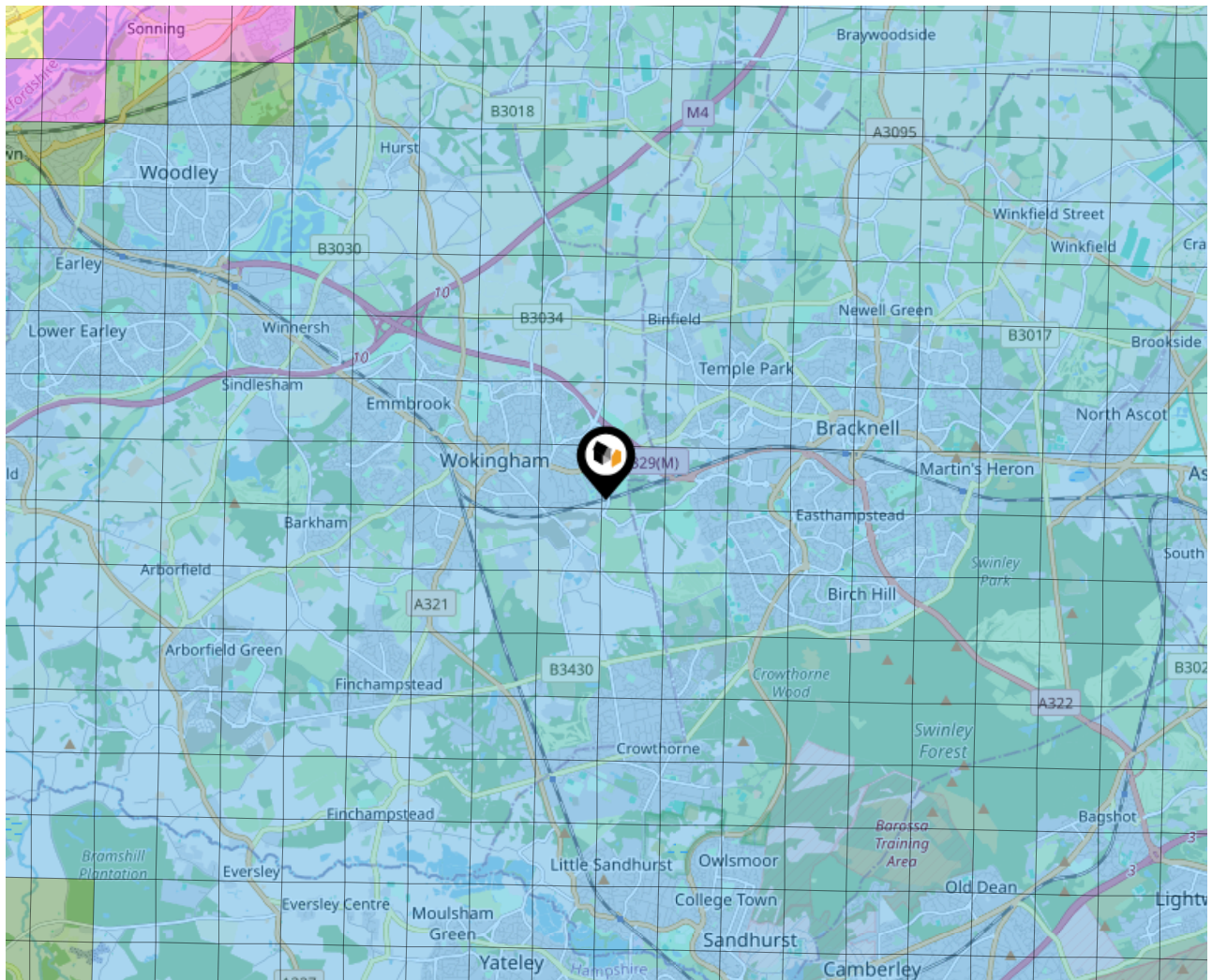
Environment

Radon Gas

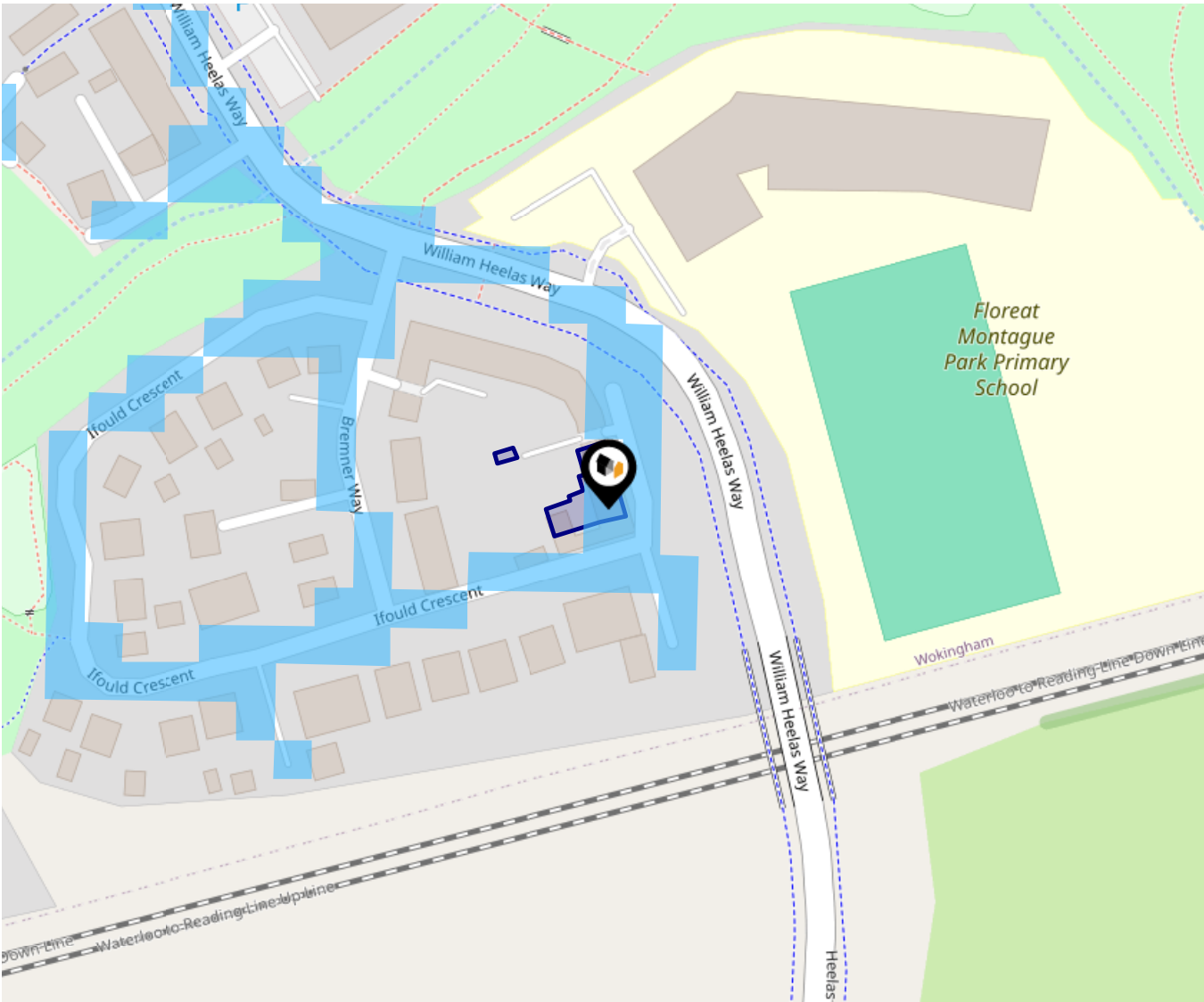


What is Radon?

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

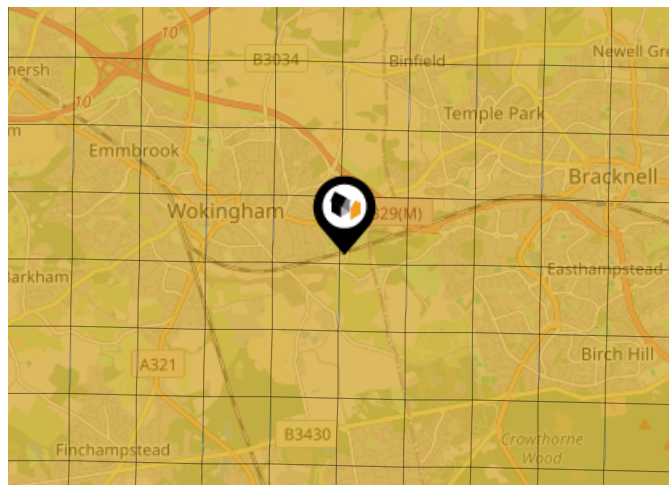


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

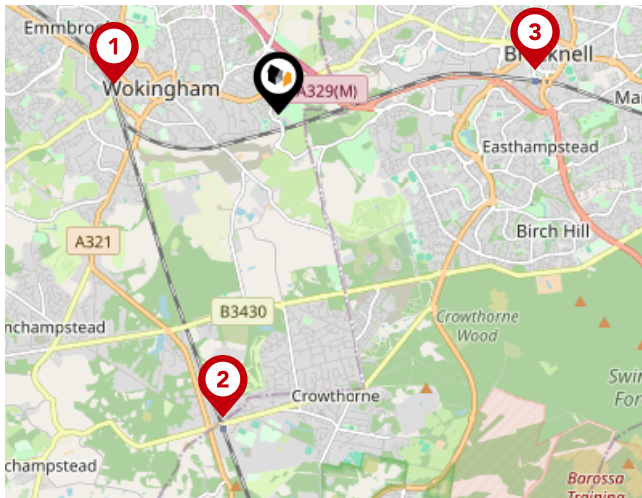


Primary Classifications (Most Common Clay Types)

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

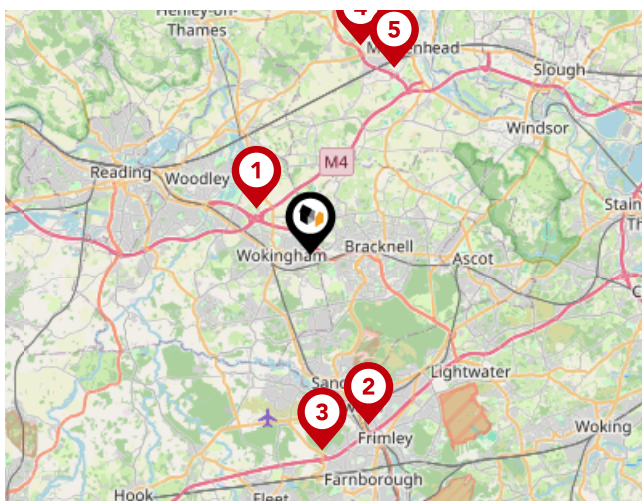
Area

Transport (National)



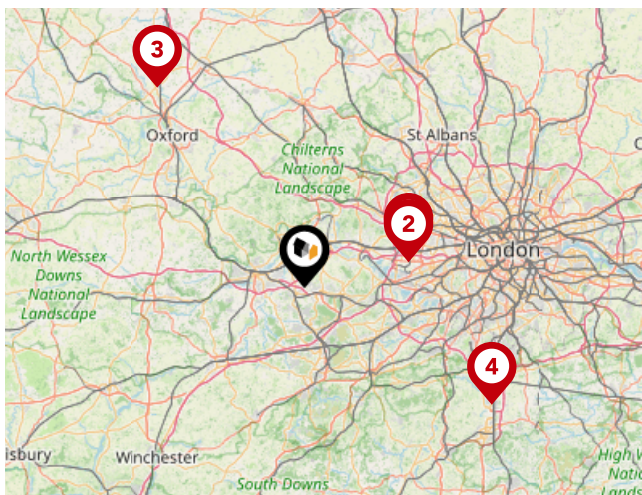
National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	1.54 miles
2	Crowthorne Rail Station	2.84 miles
3	Bracknell Rail Station	2.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.65 miles
2	M3 J4	6.65 miles
3	M3 J4A	7.26 miles
4	A404(M) J9	7.94 miles
5	A404(M) J9A	7.59 miles

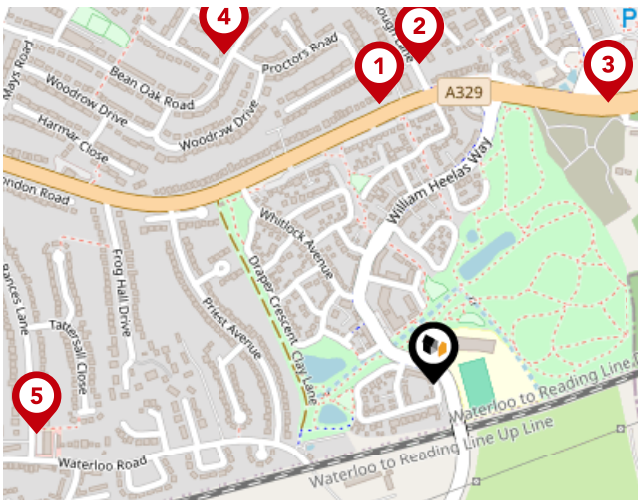


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	15.97 miles
2	Heathrow Airport Terminal 4	15.92 miles
3	Kidlington	36.58 miles
4	Gatwick Airport	32.8 miles

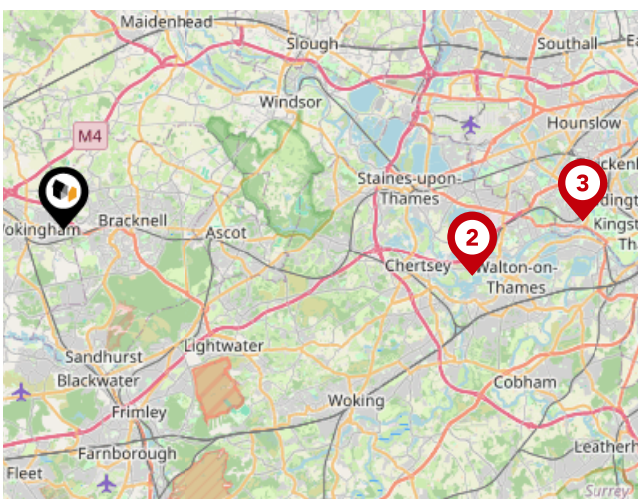
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Plough Lane	0.33 miles
2	The Plough	0.37 miles
3	Keephatch Gardens	0.38 miles
4	Proctors Road	0.45 miles
5	Waterloo Road	0.46 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.21 miles
2	Weybridge Ferry Landing	15.23 miles
3	Moulsey - Hurst Park Ferry Landing	19.16 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.



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Avocado Property

07519 024 359

matt.m@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

