

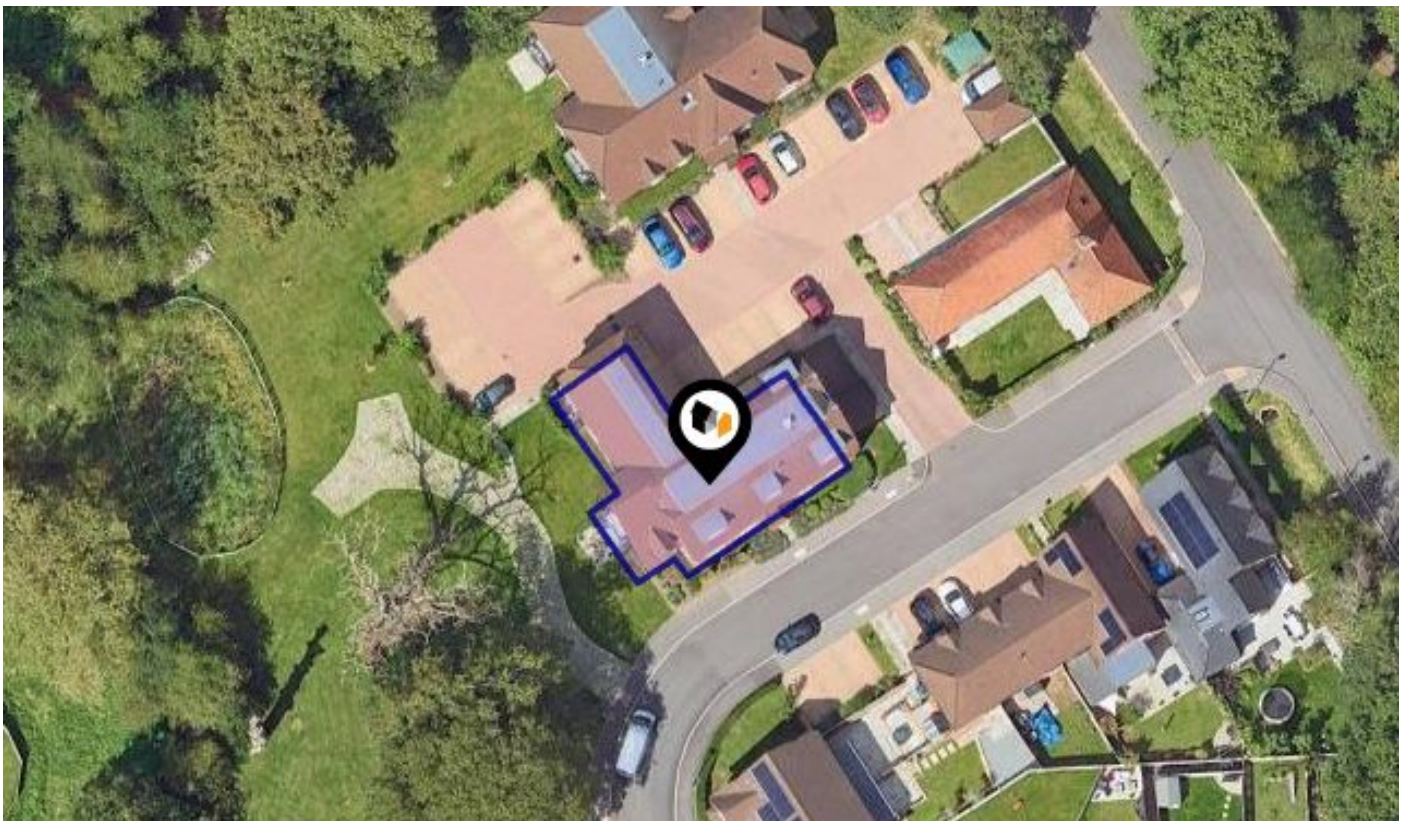


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd August 2026



47, BRYAN GARDENS, BINFIELD, BRACKNELL, RG42 4JQ

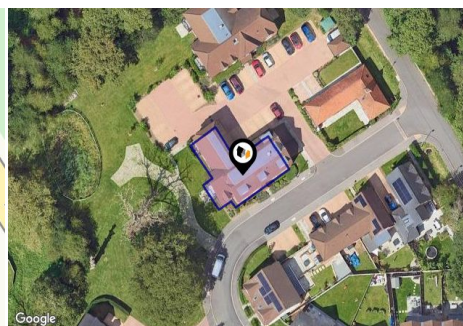
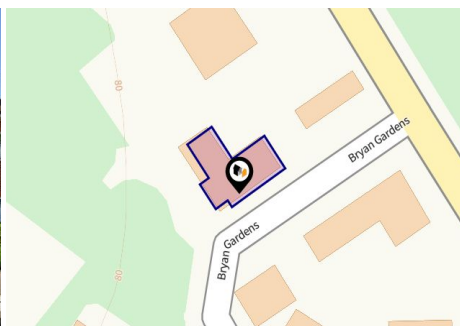
Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.06 acres
Year Built :	2020
Council Tax :	Band C
Annual Estimate:	£2,013
Title Number:	BK507786
UPRN:	10093384843
Restrictive Covenants:	Yes

Last Sold Date:	20/03/2020
Last Sold Price:	£305,000
Last Sold £/ft²:	£416
Tenure:	Leasehold

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)

22 **1800**
mb/s mb/s



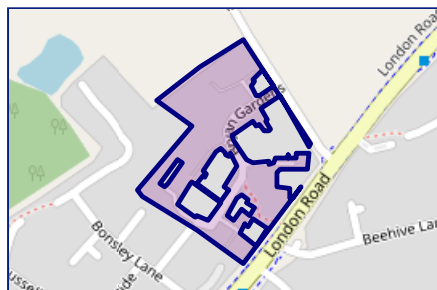
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

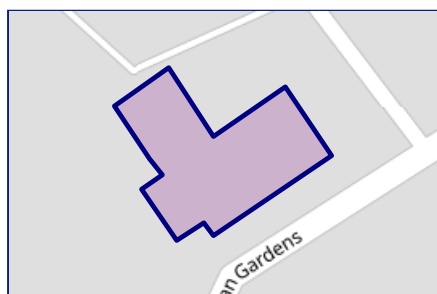


Freehold Title Plan



BK45940

Leasehold Title Plan



BK507786

Start Date: 19/03/2020
End Date: 01/01/2144
Lease Term: 125 years commencing on 1 January 2019
Term Remaining: 117 years

47, Bryan Gardens, Binfield, RG42 4JQ

Energy rating

B

Valid until 27.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

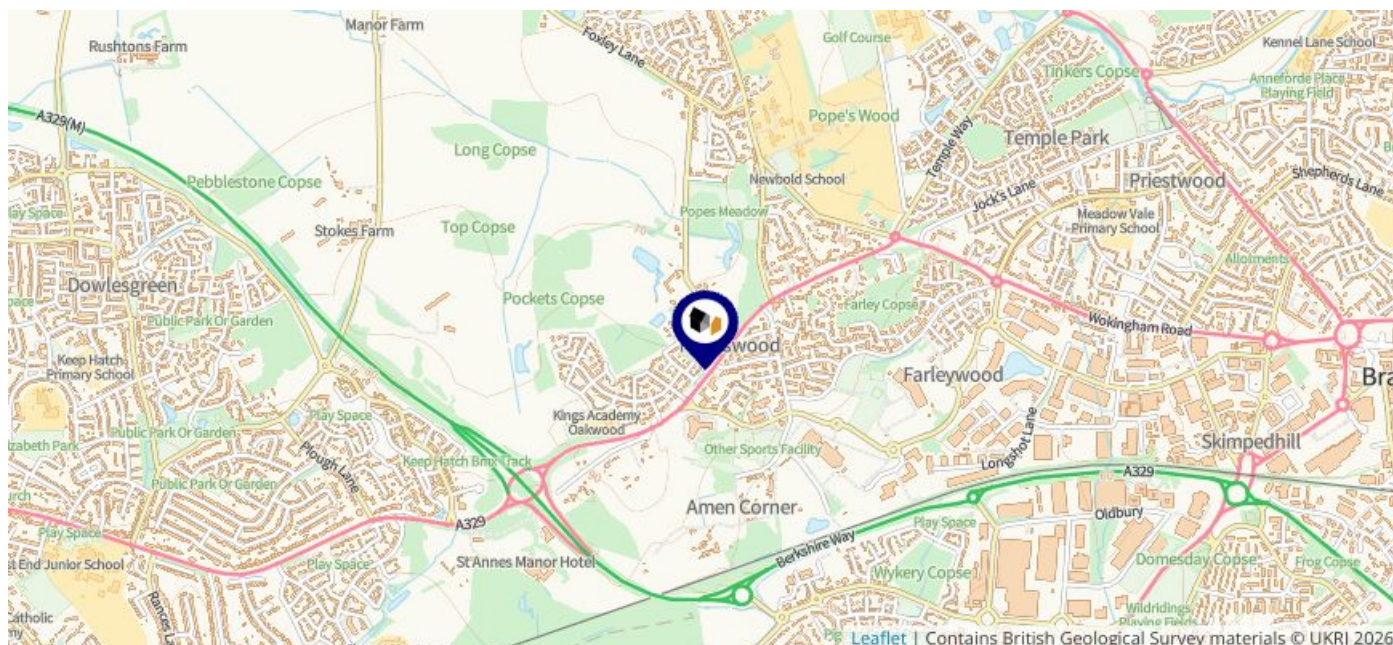
Additional EPC Data

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:	Mid floor
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 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 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 0.13 W/m-Â°K
Total Floor Area:	68 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



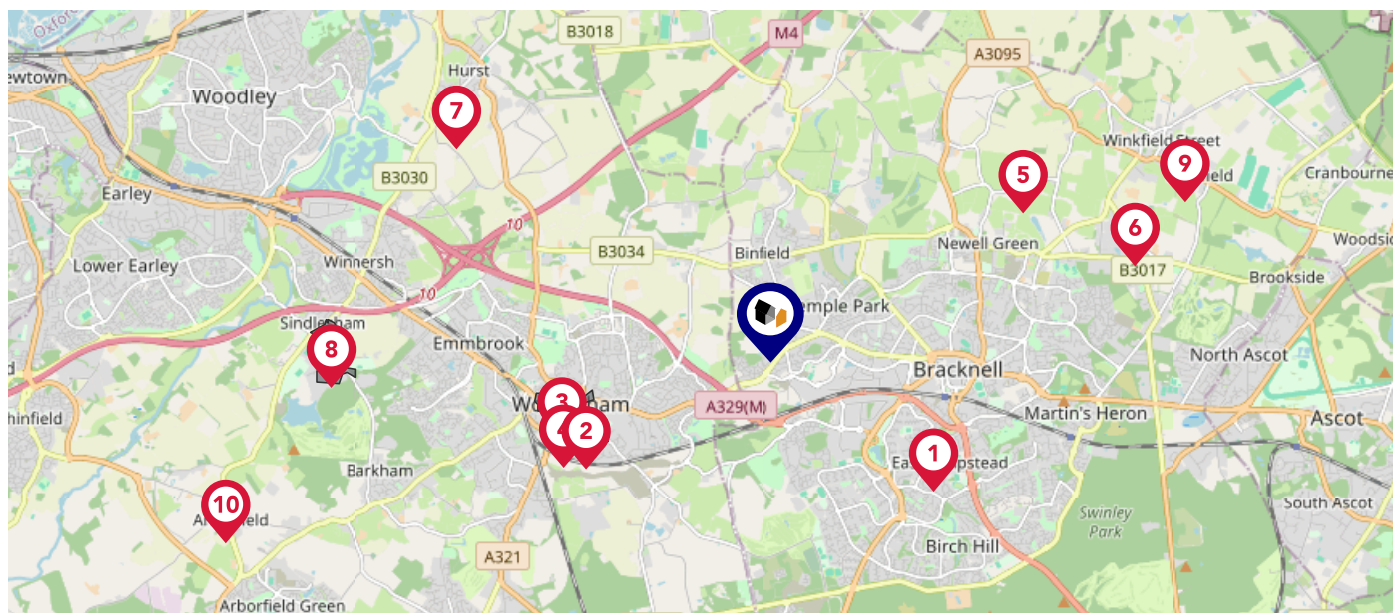
Mine Entry

- ✕ 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.

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



Easthampstead



Murdoch Road



Wokingham Town Centre



Langborough Road



Warfield



Winkfield Row



Hurst



Sindlesham



Winkfield Village



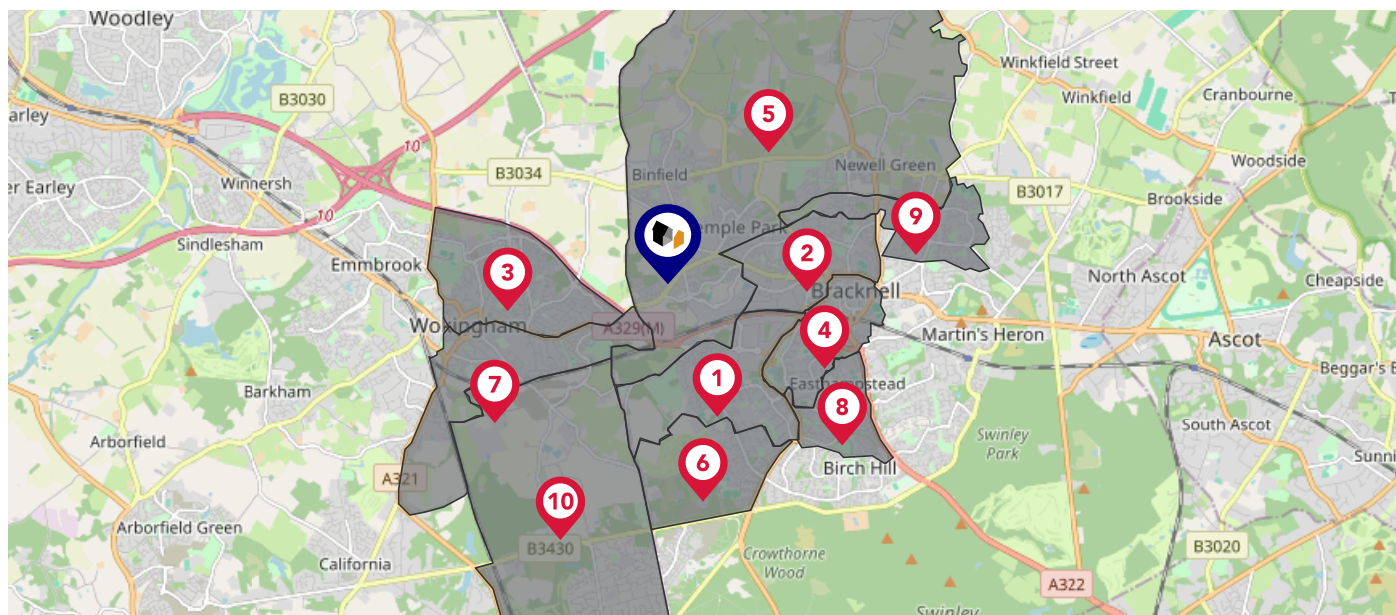
Arborfield Cross

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



Great Hollands North Ward



Priestwood and Garth Ward



Norreys Ward



Wildridings and Central Ward



Binfield with Warfield Ward



Great Hollands South Ward



Wescott Ward



Old Bracknell Ward

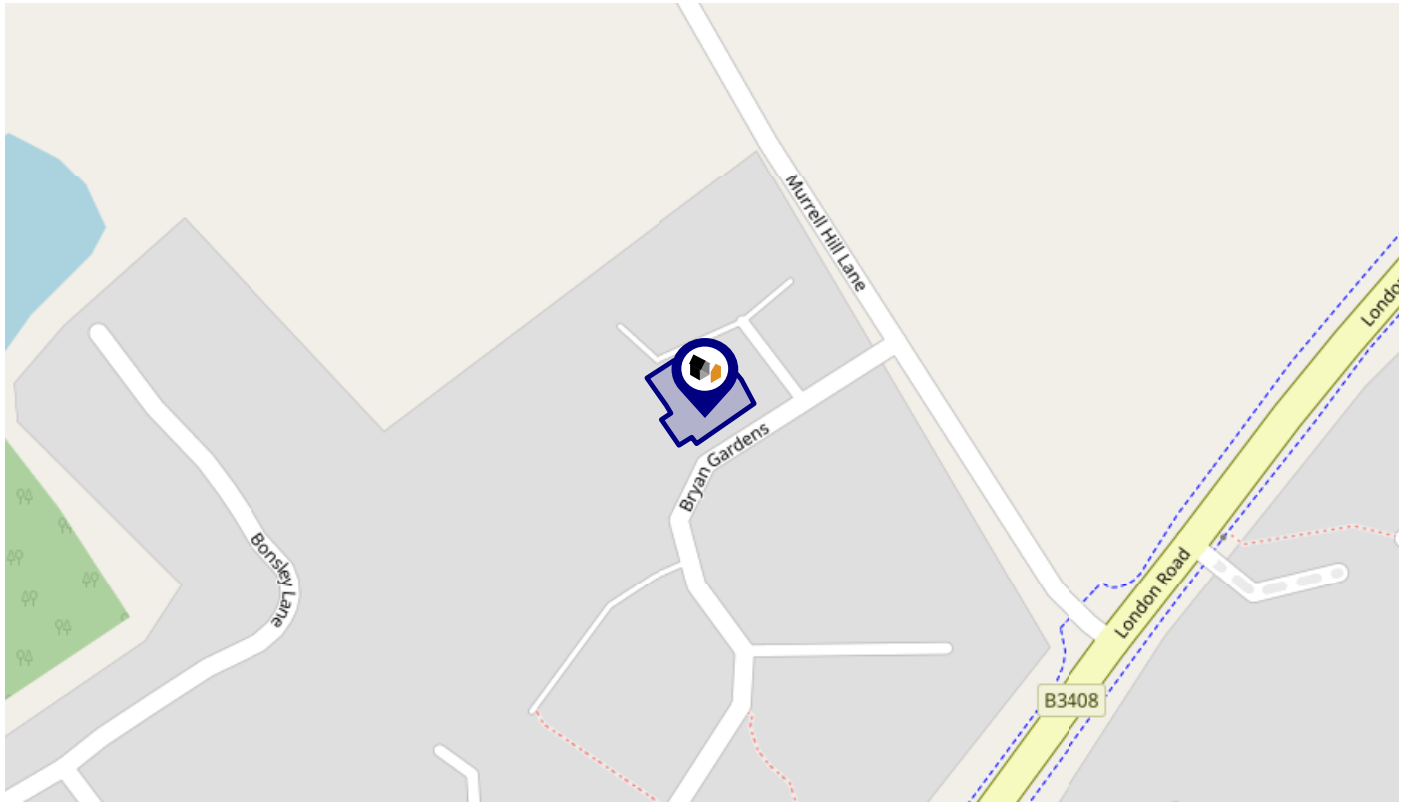


Warfield Harvest Ride Ward



Wokingham Without 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:

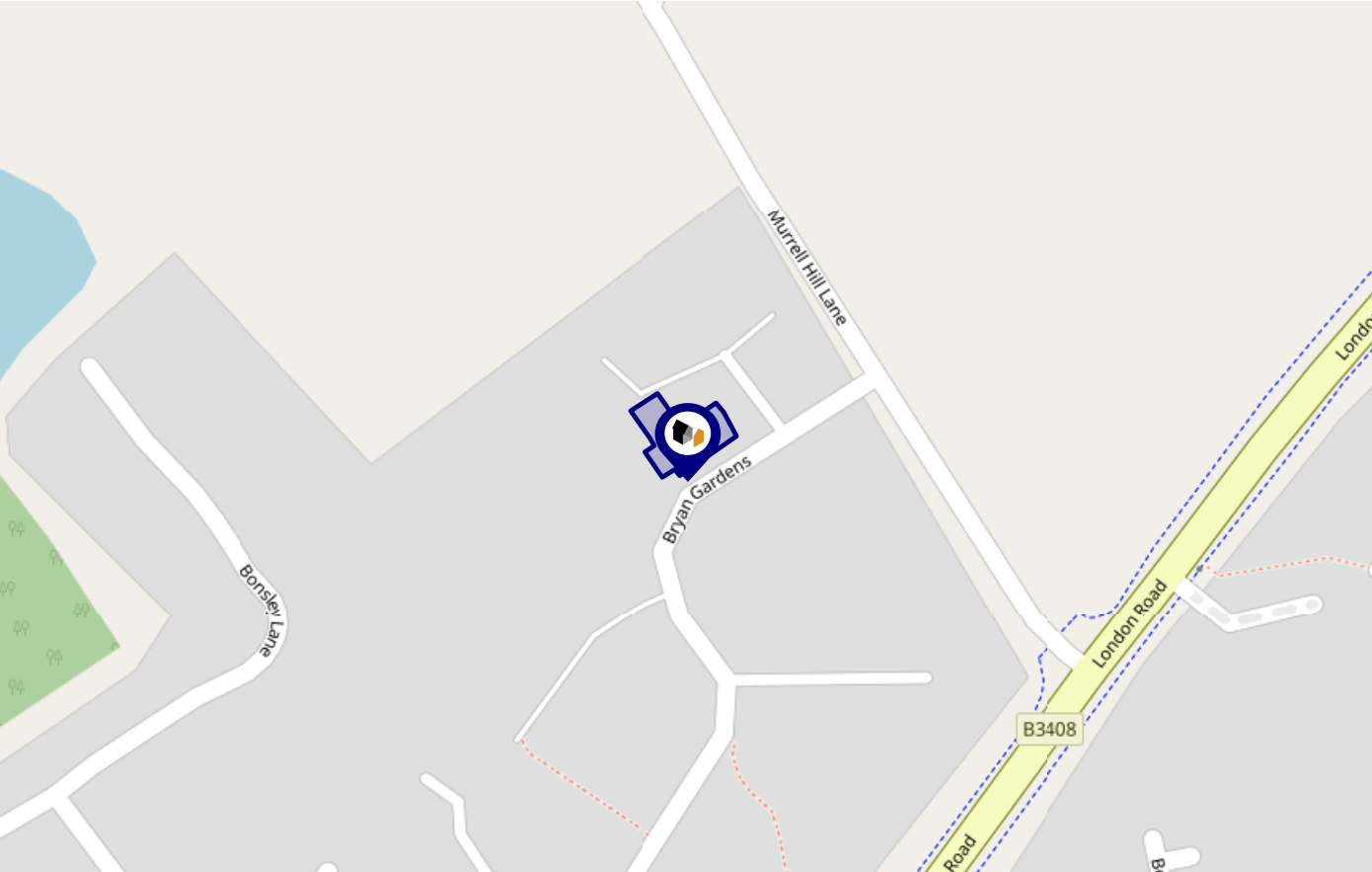
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

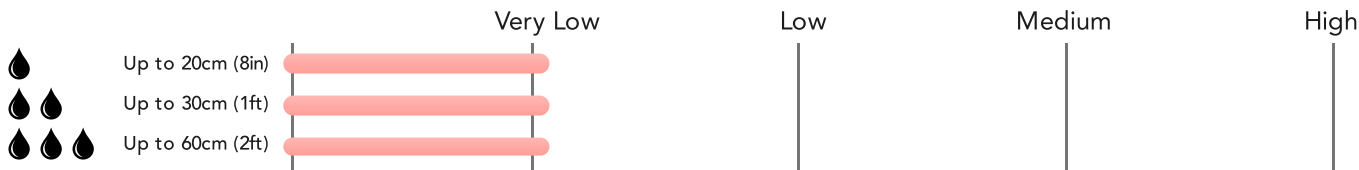


Risk Rating: Very low

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:

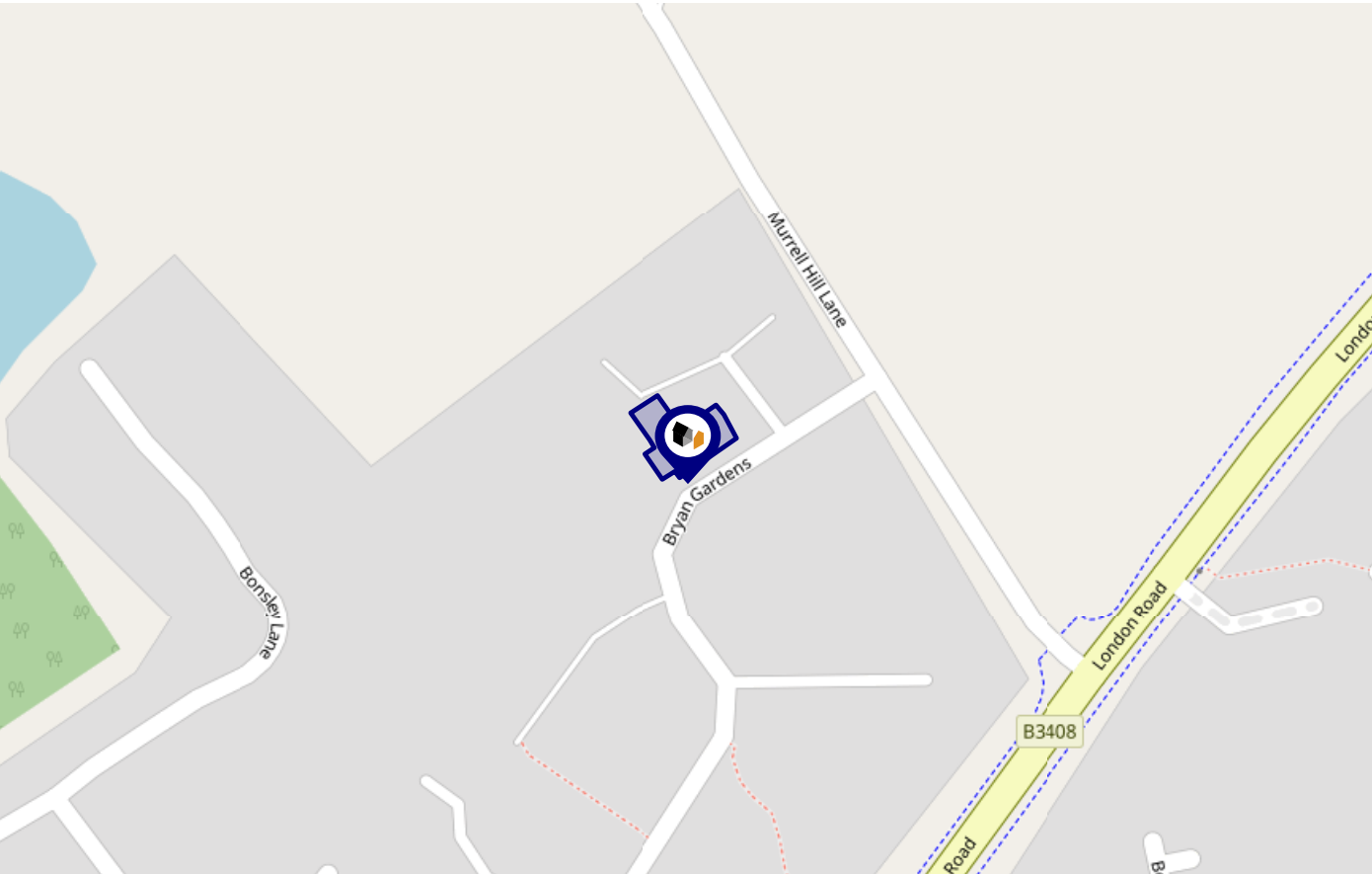


Flood Risk

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.

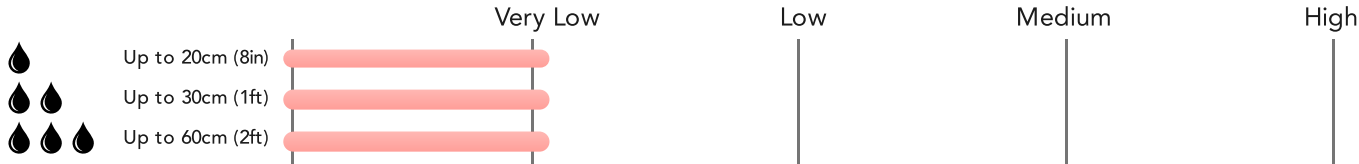


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Chance of flooding to the following depths at this property:

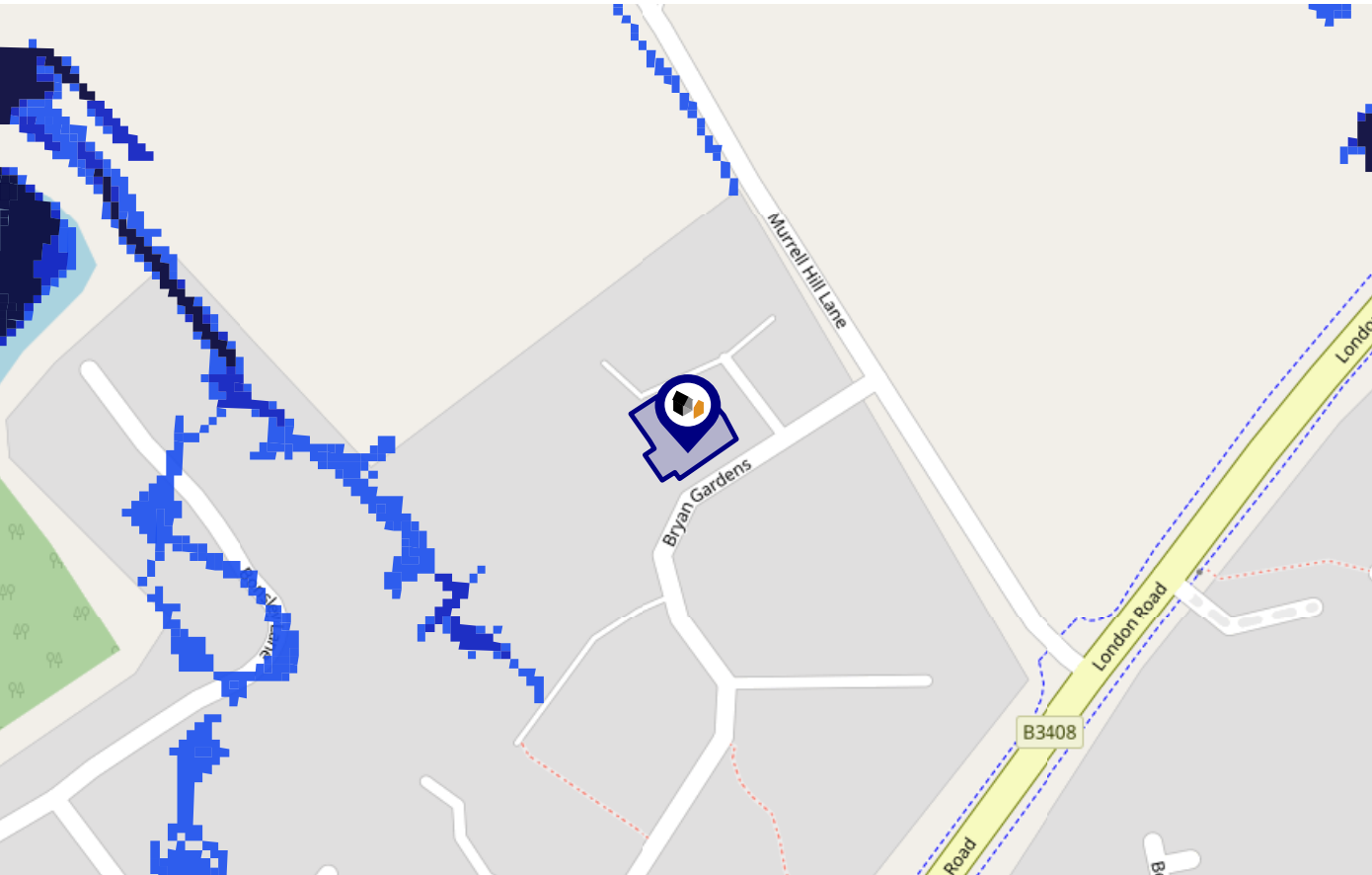


Flood Risk

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.

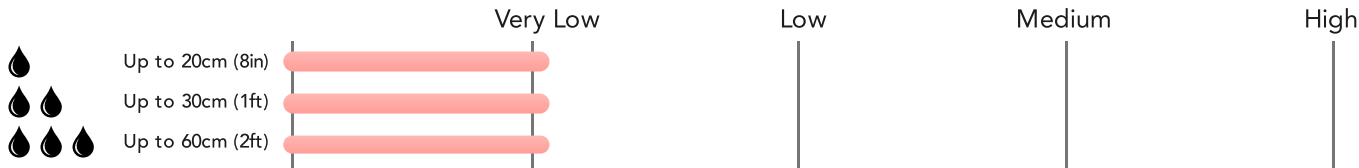


Risk Rating: Very low

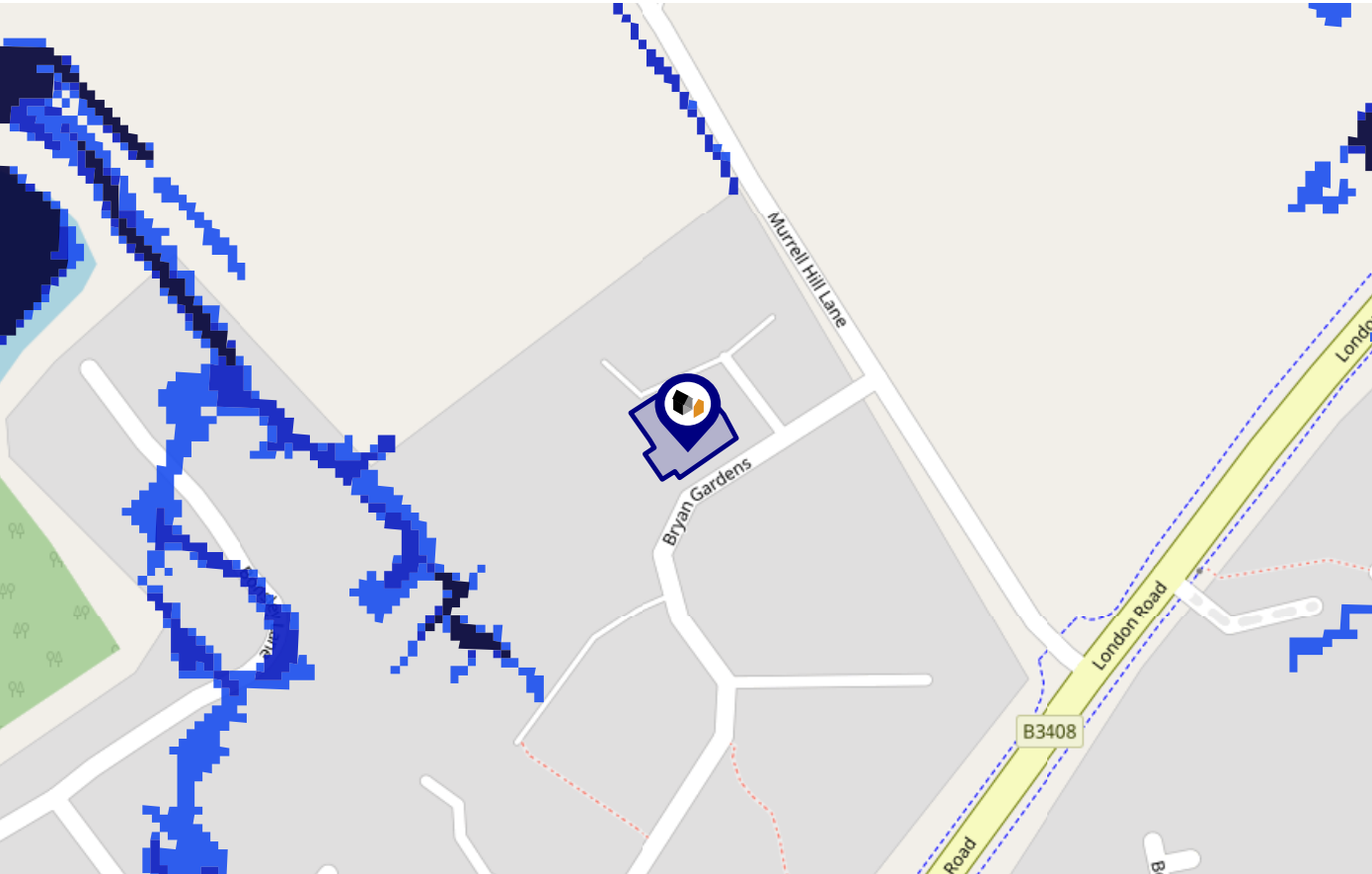
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

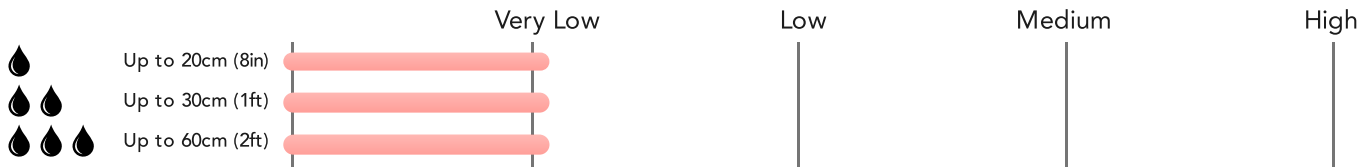


Risk Rating: Very low

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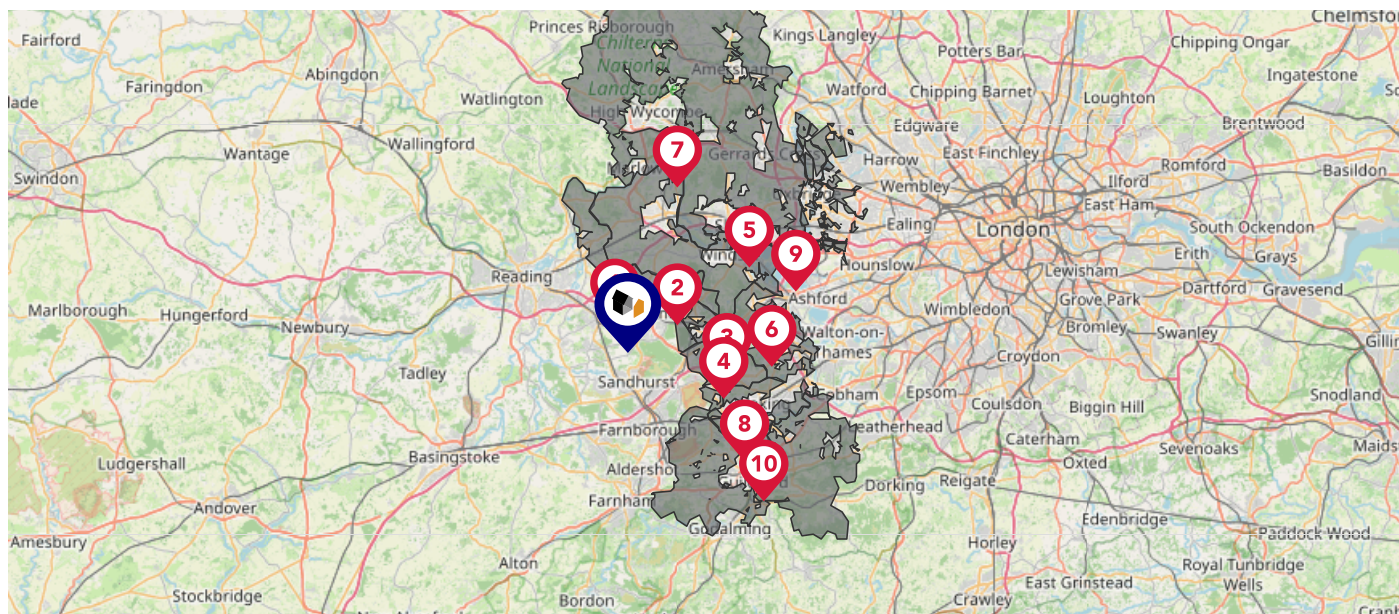
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



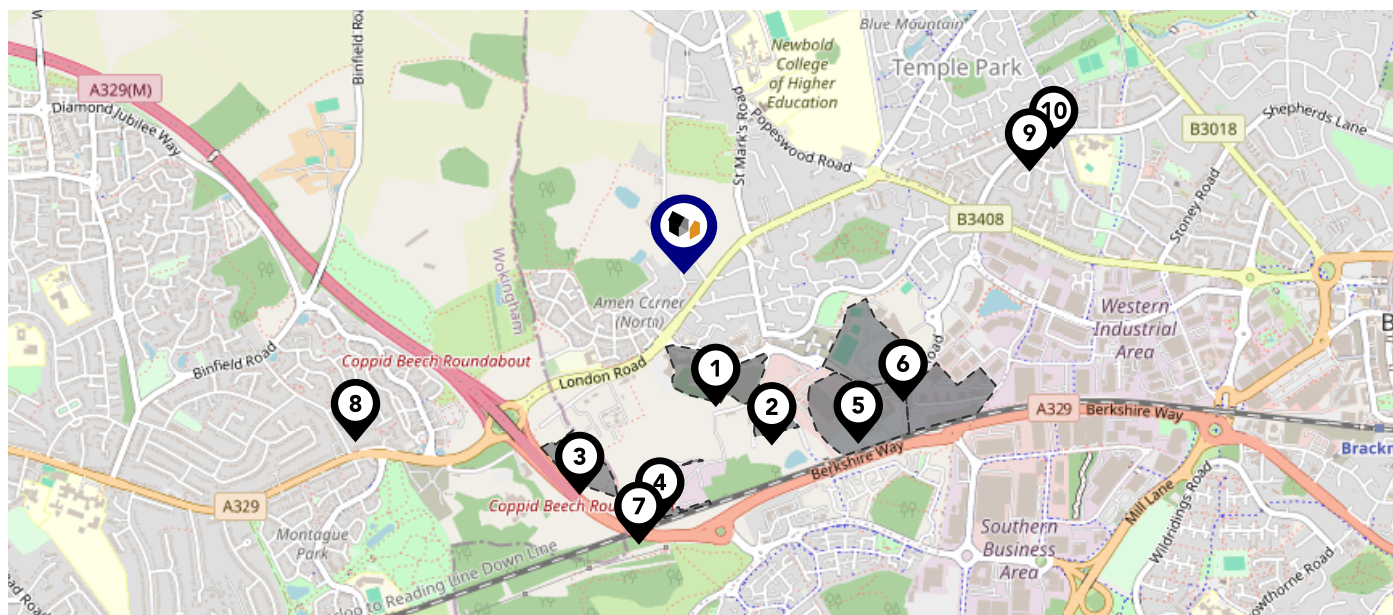
Nearby Green Belt Land

- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - 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 - Woking
- 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.



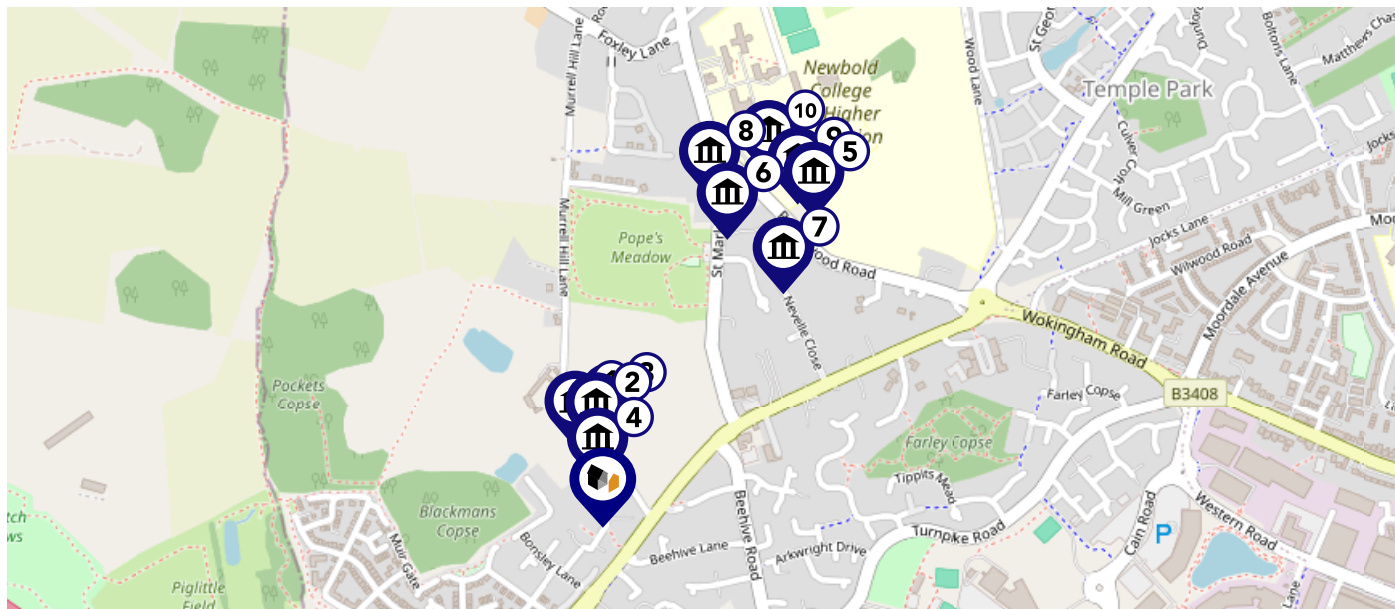
Nearby Landfill Sites

1	Nike Land-Amen Corner	Historic Landfill	☐
2	Rose Farm-Amen Corner	Historic Landfill	☐
3	Sandlea Farm-Amen Corner	Historic Landfill	☐
4	Buckhurst Moors-Amen Corner	Historic Landfill	☐
5	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐
6	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	☐
7	Buckhurst Piggeries-Amen Corner	Historic Landfill	☐
8	Plough Lane-Wokingham	Historic Landfill	☐
9	Wilwood Road-Bracknell	Historic Landfill	☐
10	Fernhill Road-Bracknell, Berkshire	Historic Landfill	☐

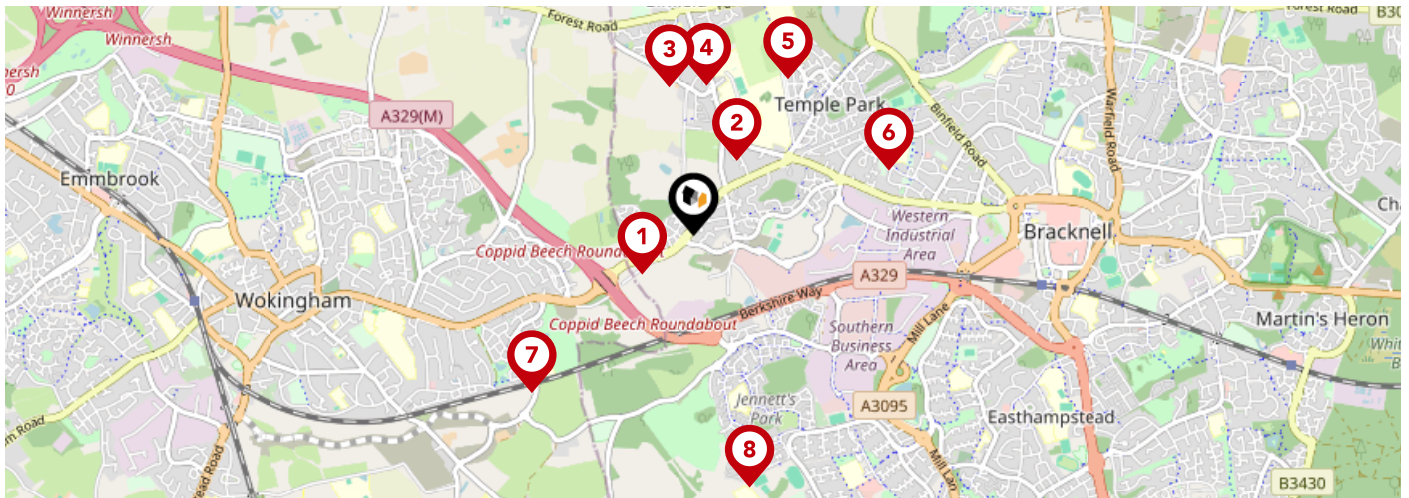
Maps

Listed Buildings

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

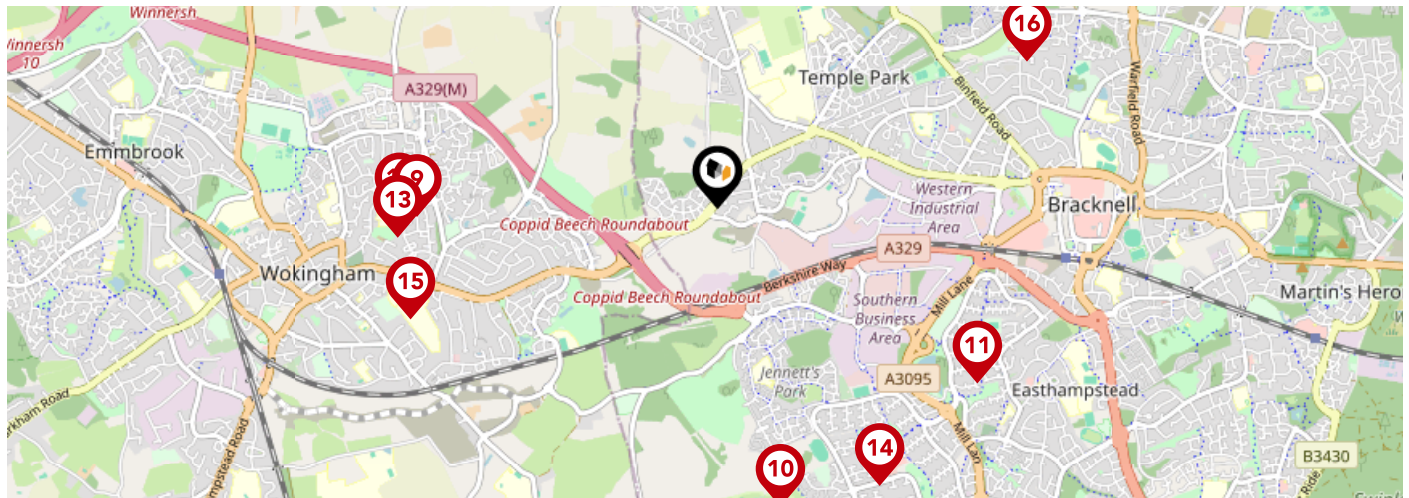


Listed Buildings in the local district		Grade	Distance
	1390286 - Forecourt Wall To North-west Of Popes Manor	Grade II	0.1 miles
	1390284 - Popes Manor	Grade II	0.1 miles
	1390287 - Garden Wall Approx 45 Metres Long, Adjoining North-east Front Of Pope's Manor	Grade II	0.1 miles
	1390285 - Forecourt And Garden Wall To South Of Popes Manor	Grade II	0.1 miles
	1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonnades And Gazebos	Grade II	0.4 miles
	1390289 - Church Of St Mark	Grade II	0.4 miles
	1390291 - Popescroft And Littlehurst	Grade II	0.4 miles
	1390290 - Gates And Piers On North Of Churchyard To Church Of St Mark	Grade II	0.4 miles
	1390304 - Lower Garden Terrace Walls And Steps At Moor Close	Grade II	0.4 miles
	1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.3	☐	☒	☐	☐	☐
2	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.4	☐	☒	☐	☐	☐
3	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.69	☐	☒	☐	☐	☐
4	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.69	☐	☐	☒	☐	☐
5	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.85	☐	☒	☒	☐	☐
6	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.96	☐	☒	☐	☐	☐
7	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:1.05	☐	☒	☐	☐	☐
8	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:1.2	☐	☒	☐	☐	☐

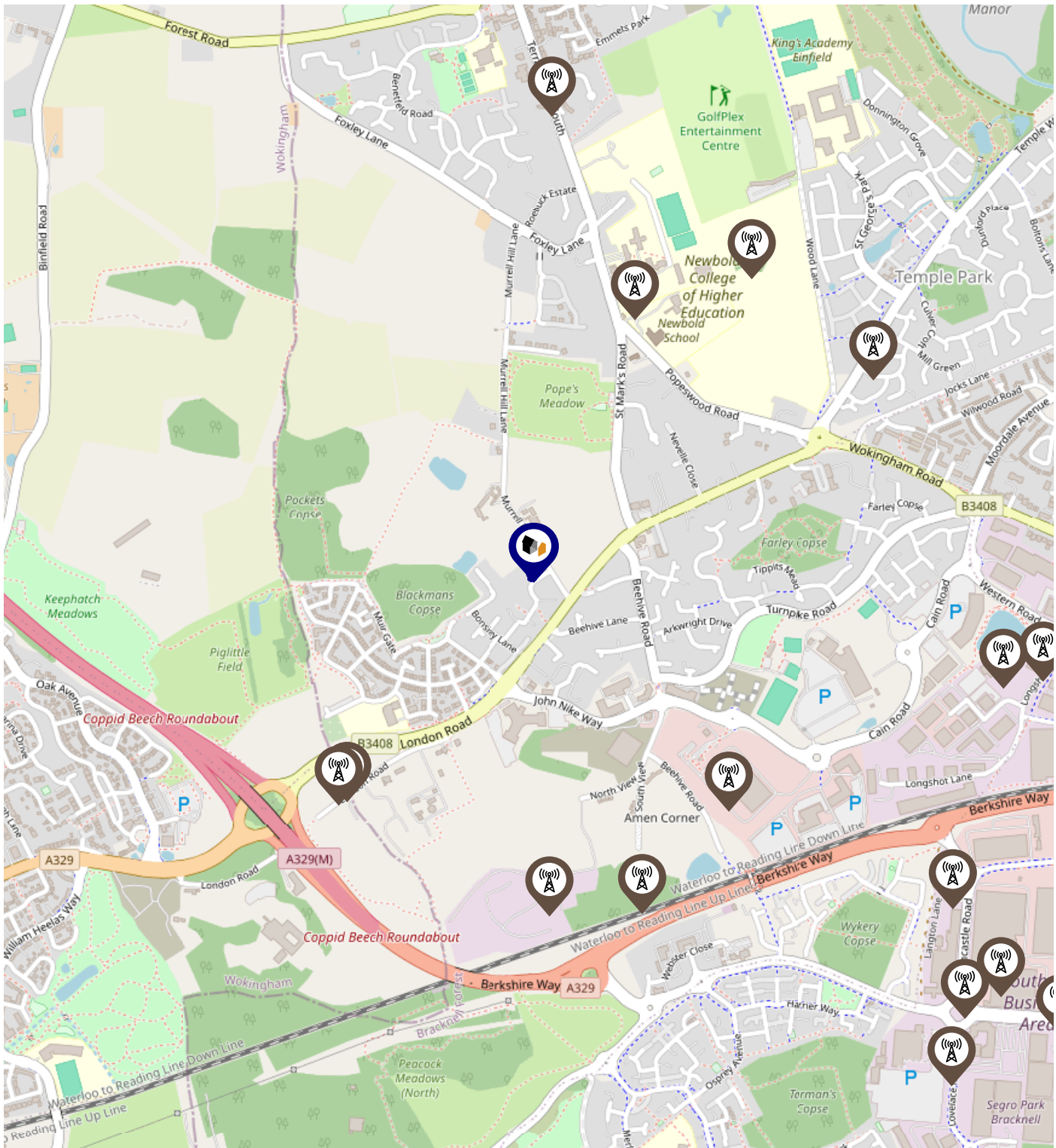
Area Schools



		Nursery	Primary	Secondary	College	Private
 Foundry College Ofsted Rating: Good Pupils: 15 Distance: 1.39		☐	☐	☒	☐	☐
 King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance: 1.41		☐	☐	☒	☐	☐
 Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance: 1.45		☐	☒	☐	☐	☐
 Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance: 1.47		☐	☒	☐	☐	☐
 All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance: 1.49		☐	☒	☐	☐	☐
 Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance: 1.49		☐	☒	☐	☐	☐
 St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance: 1.51		☐	☐	☒	☐	☐
 Kennel Lane School Ofsted Rating: Good Pupils: 0 Distance: 1.58		☐	☐	☒	☐	☐

Local Area

Masts & Pylons

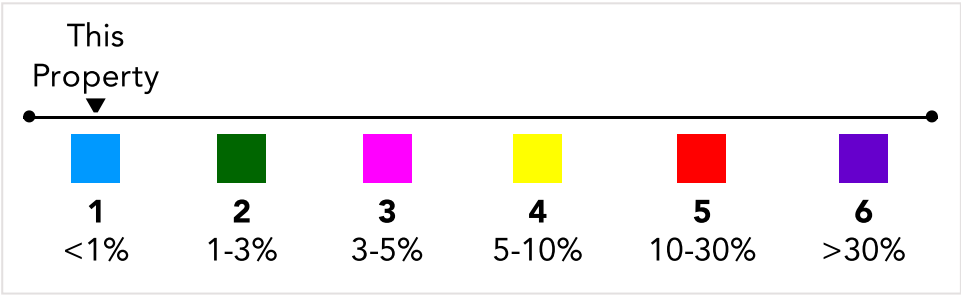
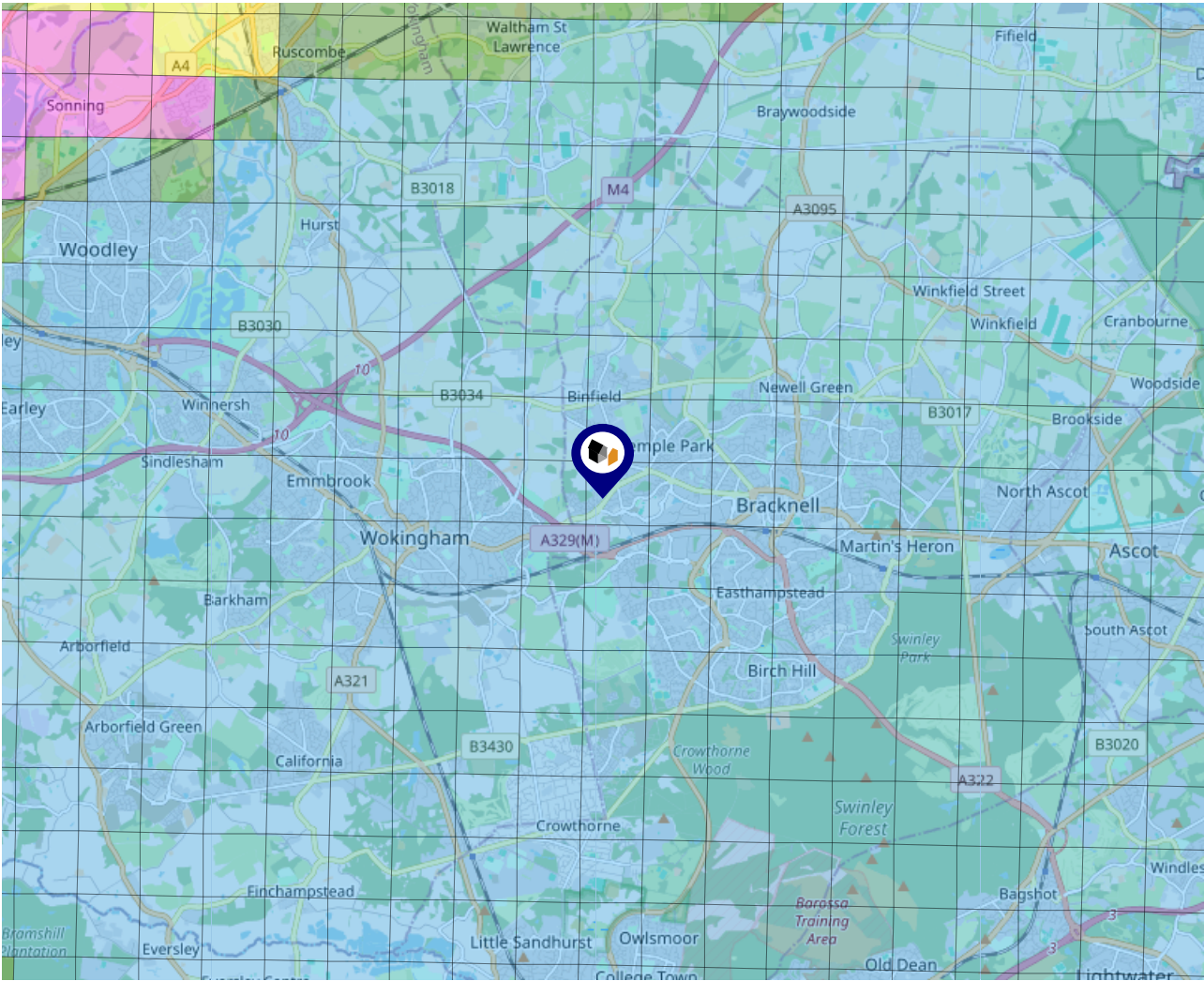


Key:

-  Power Pylons
-  Communication Masts

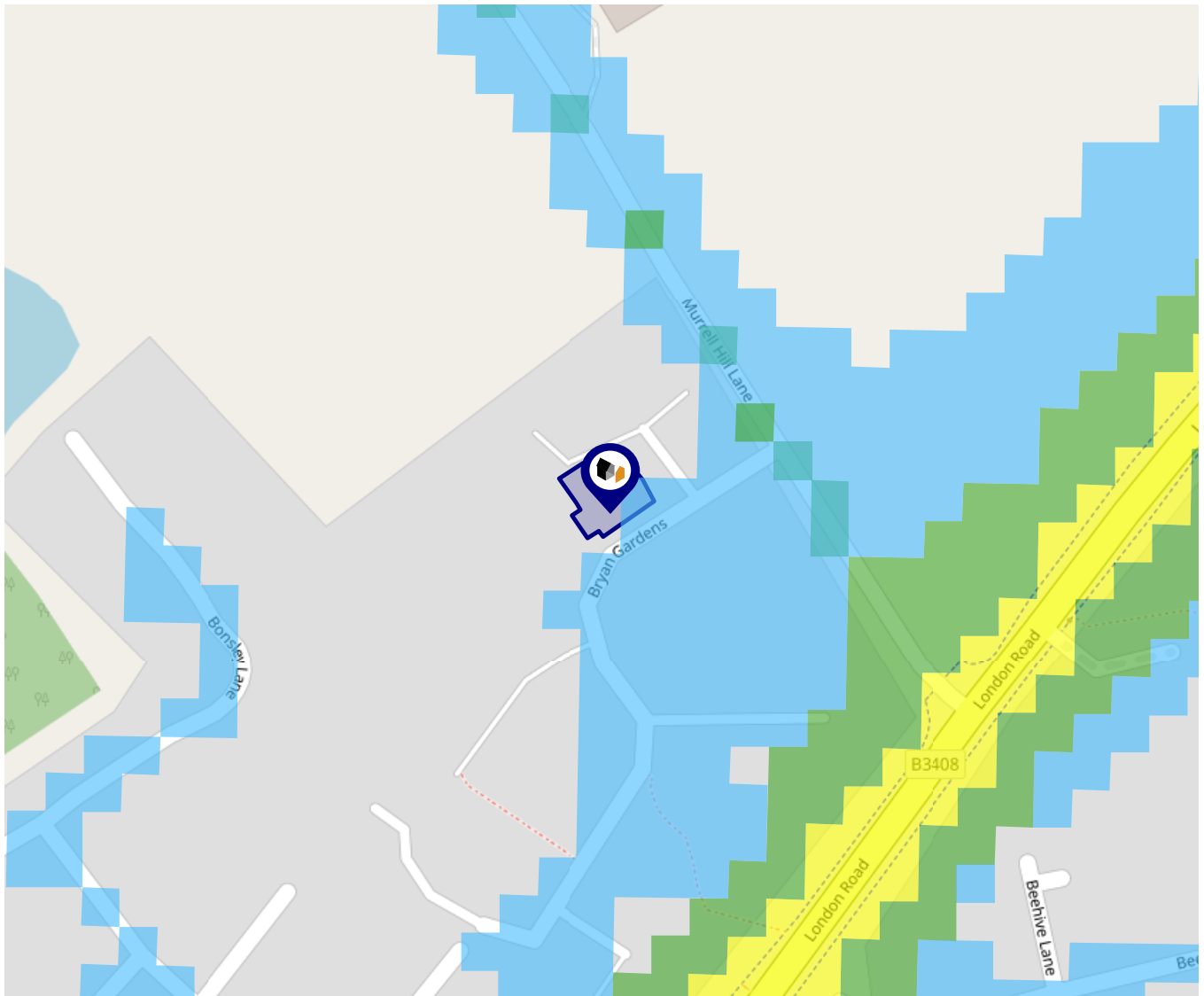
What is Radon?

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

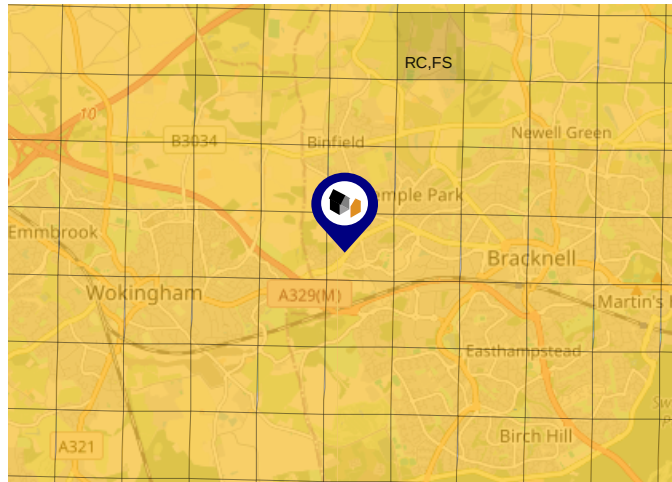


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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



Avocado Property

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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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