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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd September 2026



LOWER WOKINGHAM ROAD, CROWTHORNE, RG45

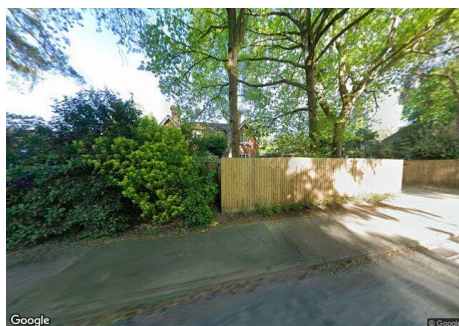
Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.22 acres
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£3,053
Title Number:	BK80185

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)

6 mb/s	31 mb/s	5500 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **Lower Wokingham Road, Crowthorne, RG45**

Reference - 132377
Decision: Refused
Date: 19th December 2013
Description: Proposed erection of a detached dwelling with associated access and demolition of existing extensions and garage.
Reference - 161294
Decision: Approve
Date: 12th May 2016
Description: Householder application for the proposed erection of a two storey front, two storey rear, and first floor side extensions to dwelling.
Reference - 222344
Decision: Determination Made
Date: 31st July 2022
Description: Householder application for the proposed part two storey, part first storey front/side extension, single storey rear extension with conversion of garden store to habitable accommodation, erection of 1.8m high fence along front boundary with 2 no. brick pillars and double metal gates and changes to fenestration.

Market Sold in Street



Woodlands, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	21/08/2025	30/11/2001				
Last Sold Price:	£1,100,000	£315,000				
Beechwood House, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	06/01/2025	04/09/2015	26/01/2010	15/05/2000	02/04/1997	
Last Sold Price:	£1,385,000	£780,000	£580,000	£420,000	£210,000	
Mountain Ash, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	26/08/2022					
Last Sold Price:	£1,180,000					
Norgrey, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	04/08/2022					
Last Sold Price:	£899,000					
The Ramblers, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	01/06/2022	12/01/2006				
Last Sold Price:	£883,450	£452,500				
Pine Lodge, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	01/02/2022					
Last Sold Price:	£908,300					
Bramblings, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	05/11/2021	30/03/2016	02/04/2015			
Last Sold Price:	£915,000	£515,000	£350,000			
Strathroida, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	05/03/2021	28/03/2018	20/05/2011	25/09/2009	23/06/2005	
Last Sold Price:	£850,000	£795,000	£727,500	£325,000	£275,000	
Rose Cottage, Lower Wokingham Road, Crowthorne, RG45 6DB						Semi-detached House
Last Sold Date:	19/02/2021	18/11/2011				
Last Sold Price:	£600,000	£300,000				
Shefford House, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	06/01/2021					
Last Sold Price:	£895,000					
College House, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	14/08/2020					
Last Sold Price:	£985,000					
Mulberry House, Lower Wokingham Road, Crowthorne, RG45 6DB						Detached House
Last Sold Date:	12/07/2019	28/08/1998				
Last Sold Price:	£890,000	£370,000				

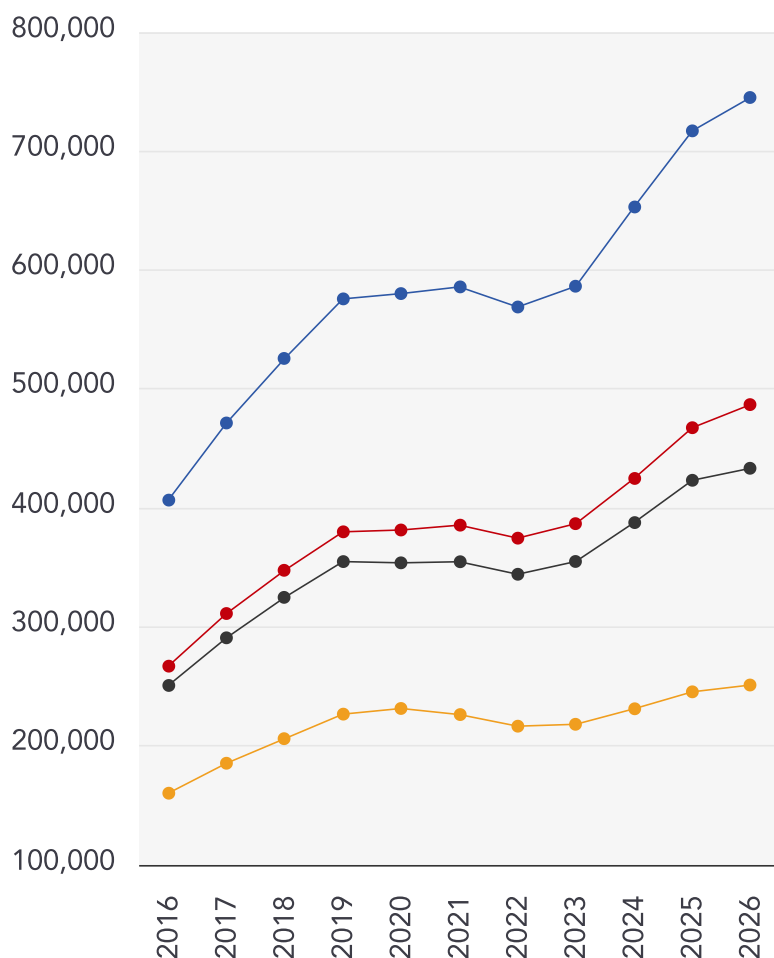
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG45



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

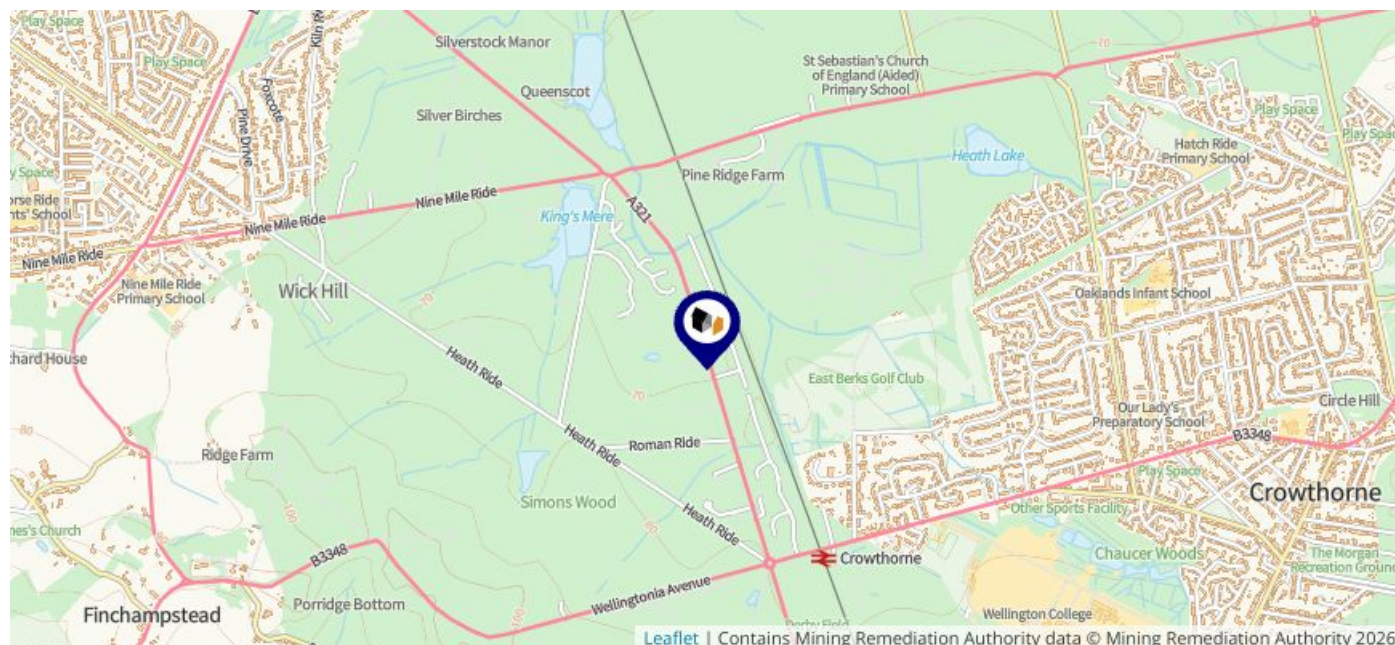
Flat

+56.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

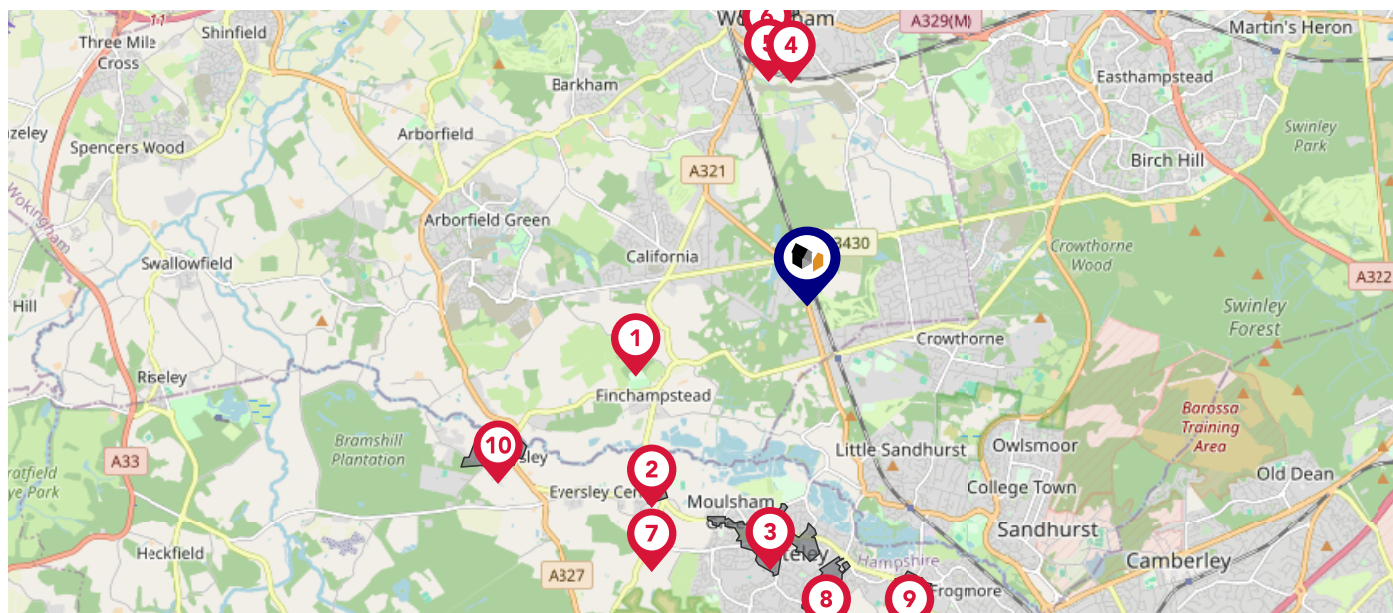
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



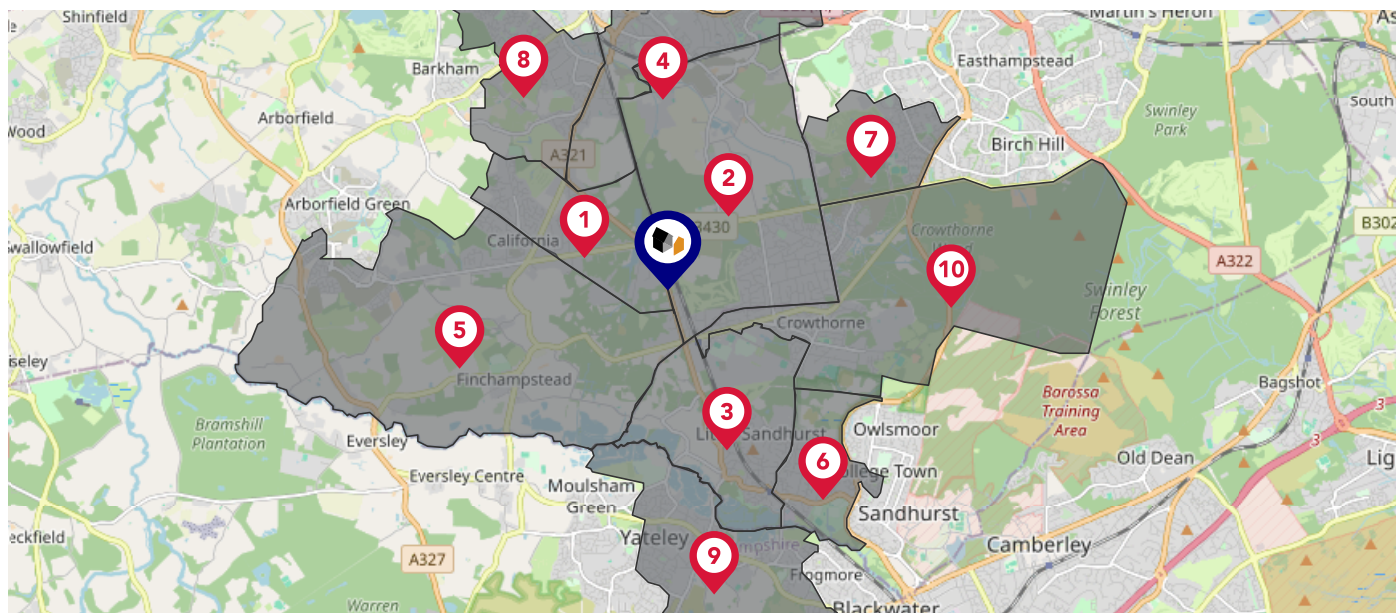
Nearby Conservation Areas

- 1 Finchampstead Church
- 2 Eversley Cross
- 3 Yateley Green
- 4 Murdoch Road
- 5 Langborough Road
- 6 Wokingham Town Centre
- 7 Up Green
- 8 Cricket Hill
- 9 Darby Green Yateley
- 10 Eversley Street

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

Finchampstead North Ward

2

Wokingham Without Ward

3

Little Sandhurst and Wellington Ward

4

Wescott Ward

5

Finchampstead South Ward

6

Central Sandhurst Ward

7

Great Hollands South Ward

8

Evendons Ward

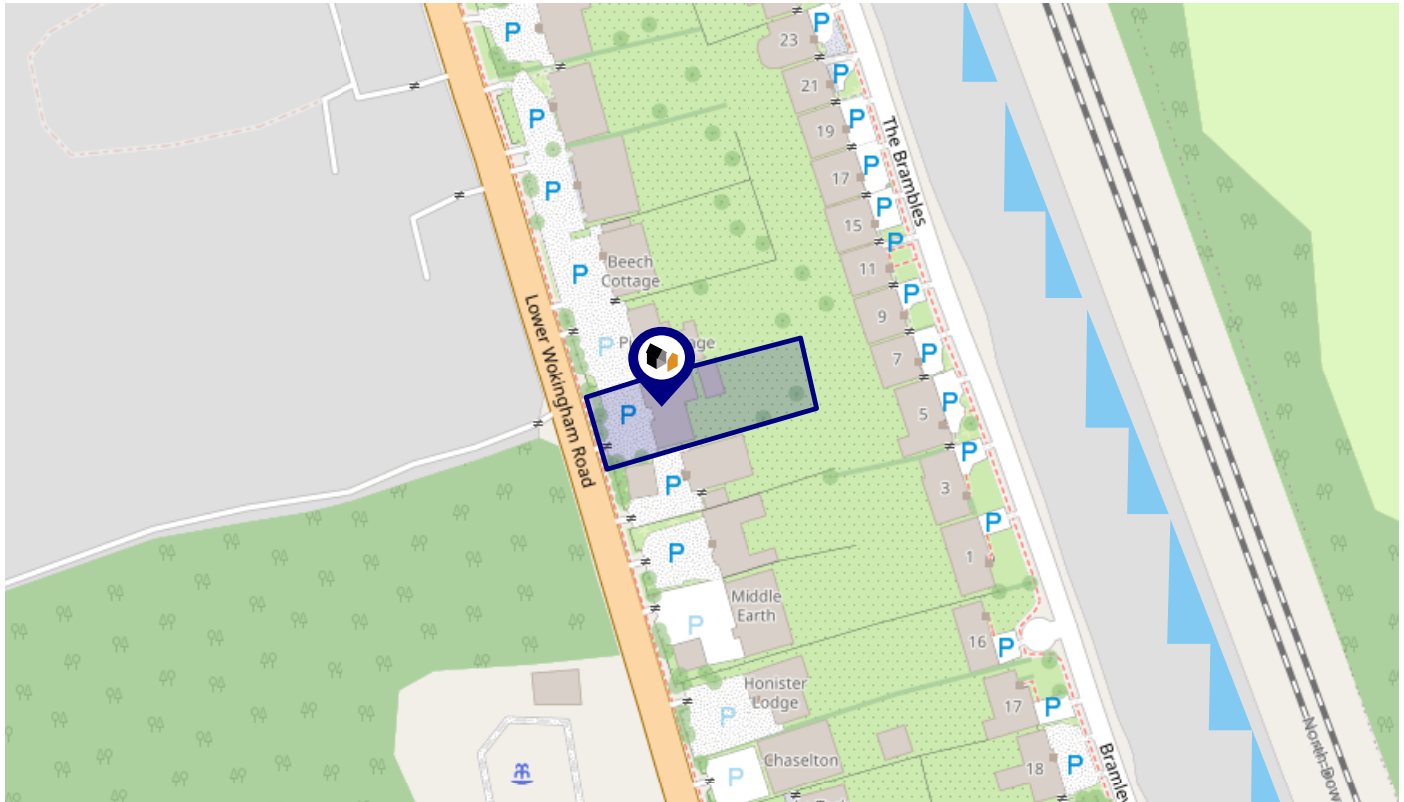
9

Yateley East Ward

10

Crowthorne 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.

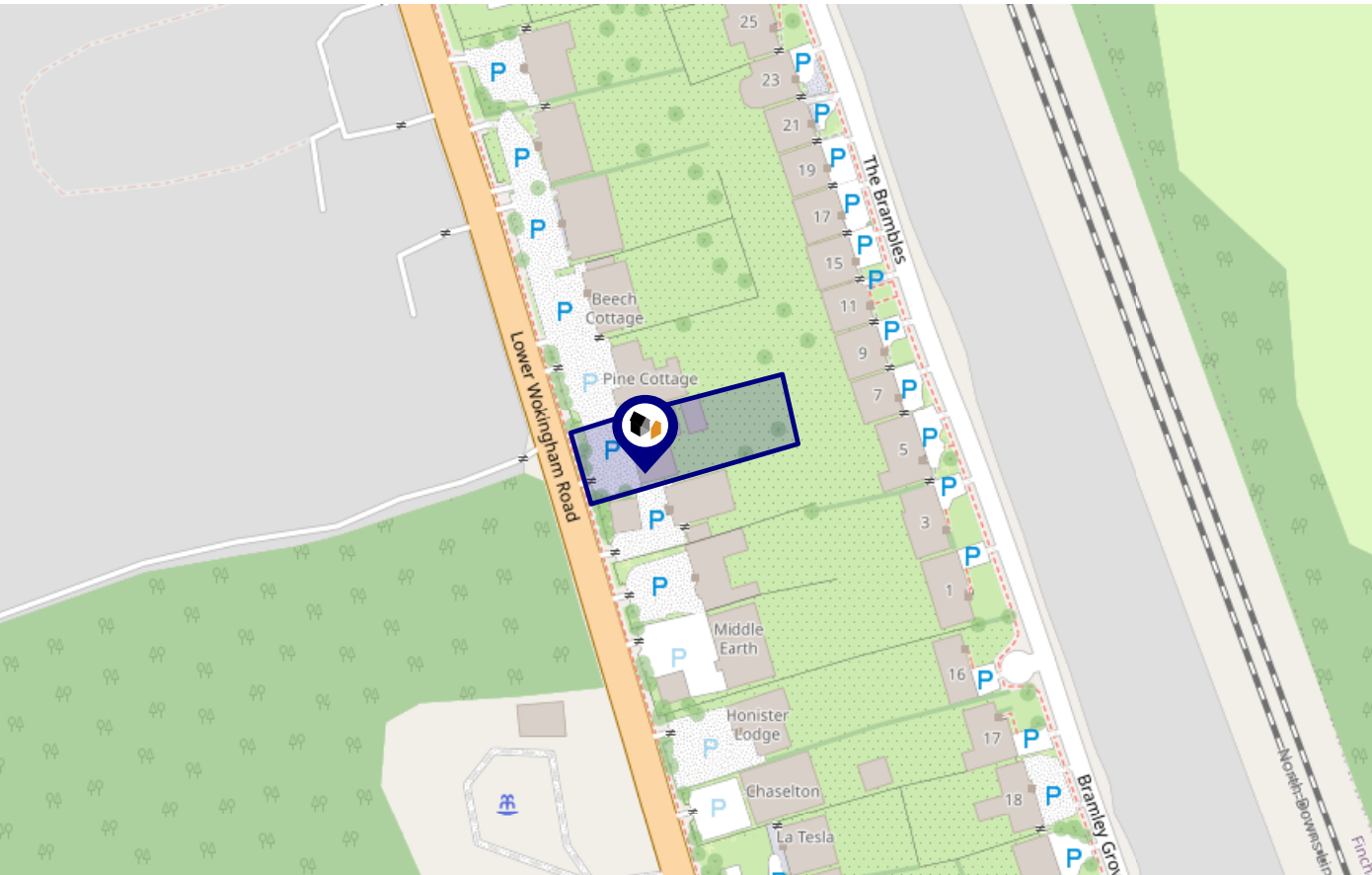
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

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.

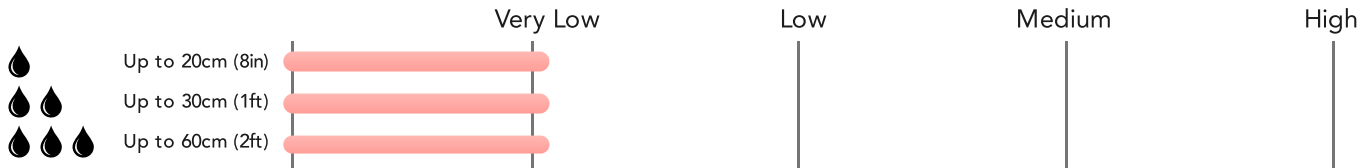


Risk Rating: Very low

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.

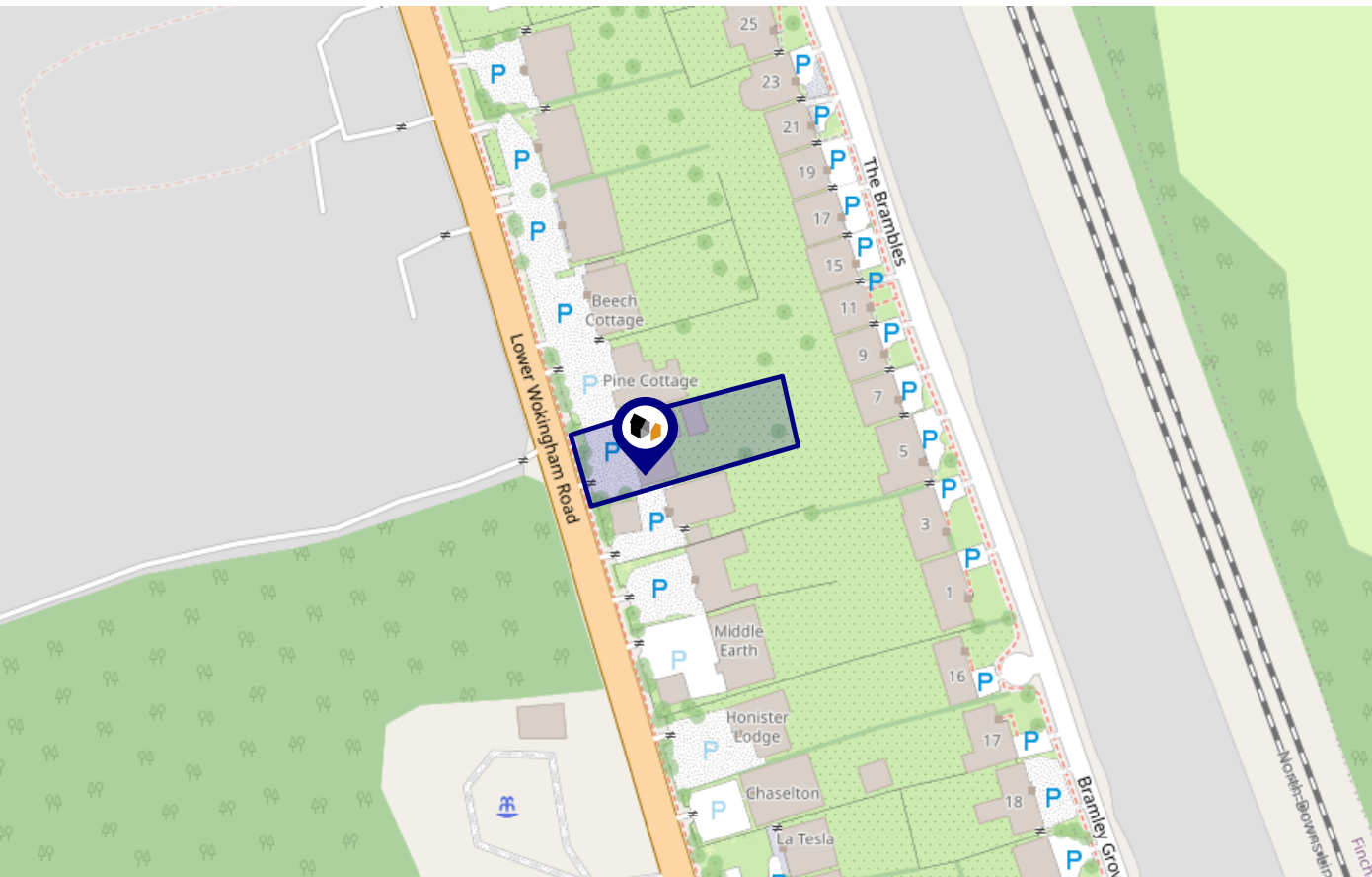
Chance of flooding to the following depths at this property:



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.

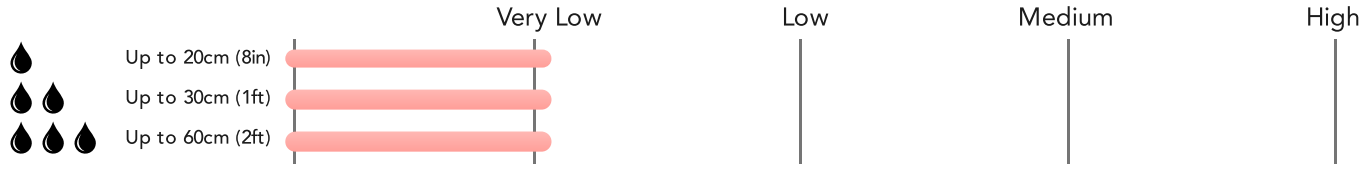


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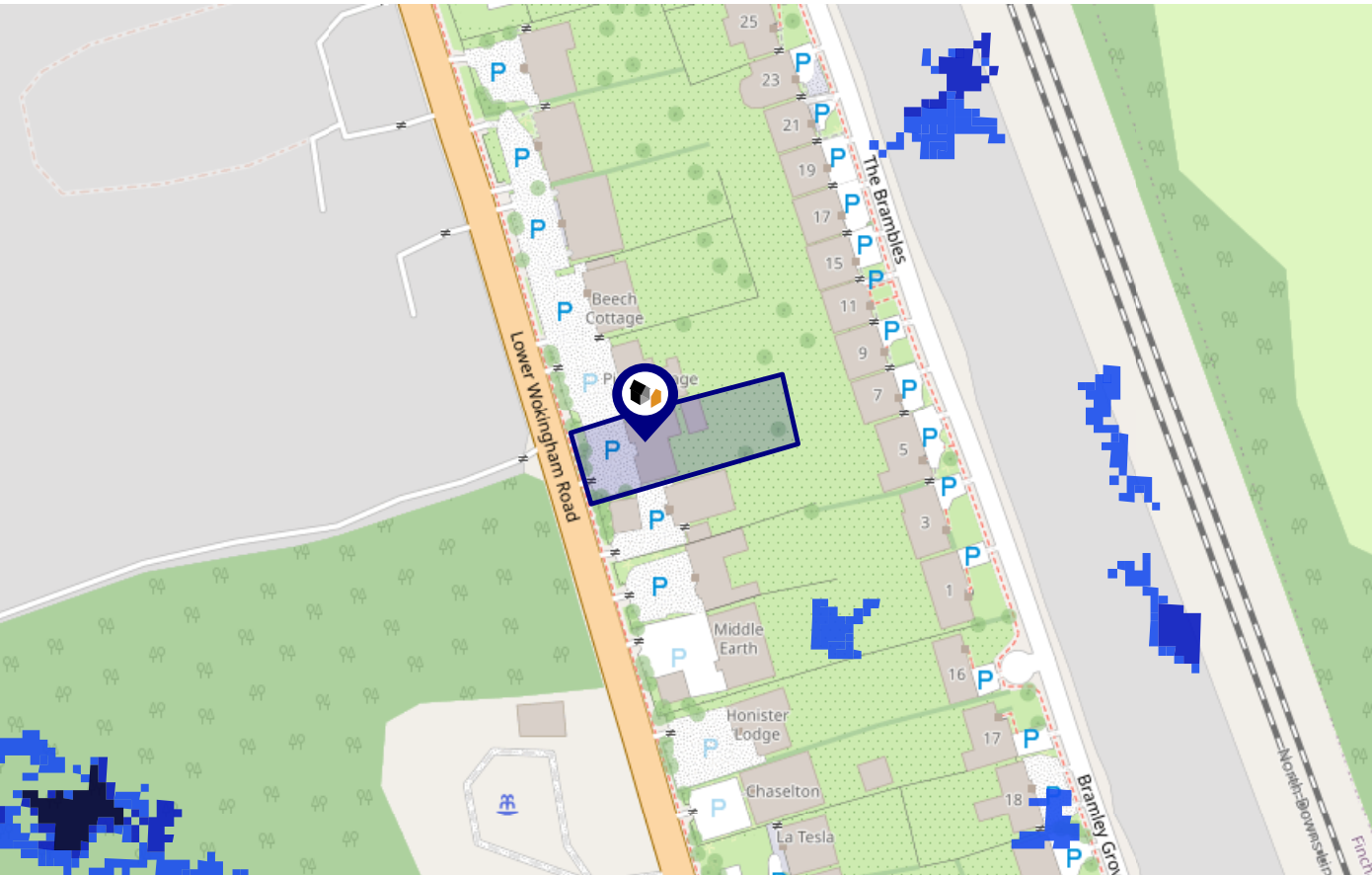
Chance of flooding to the following depths at this property:



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.

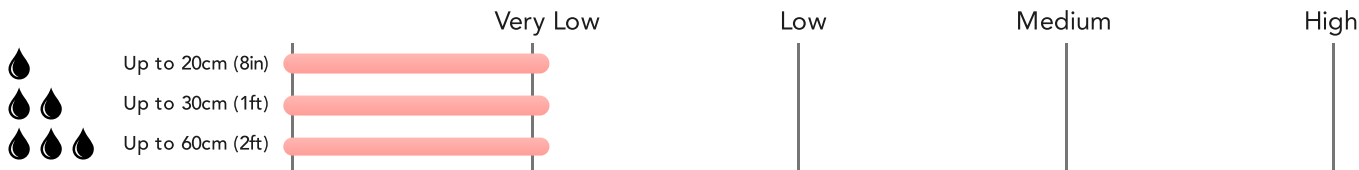


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

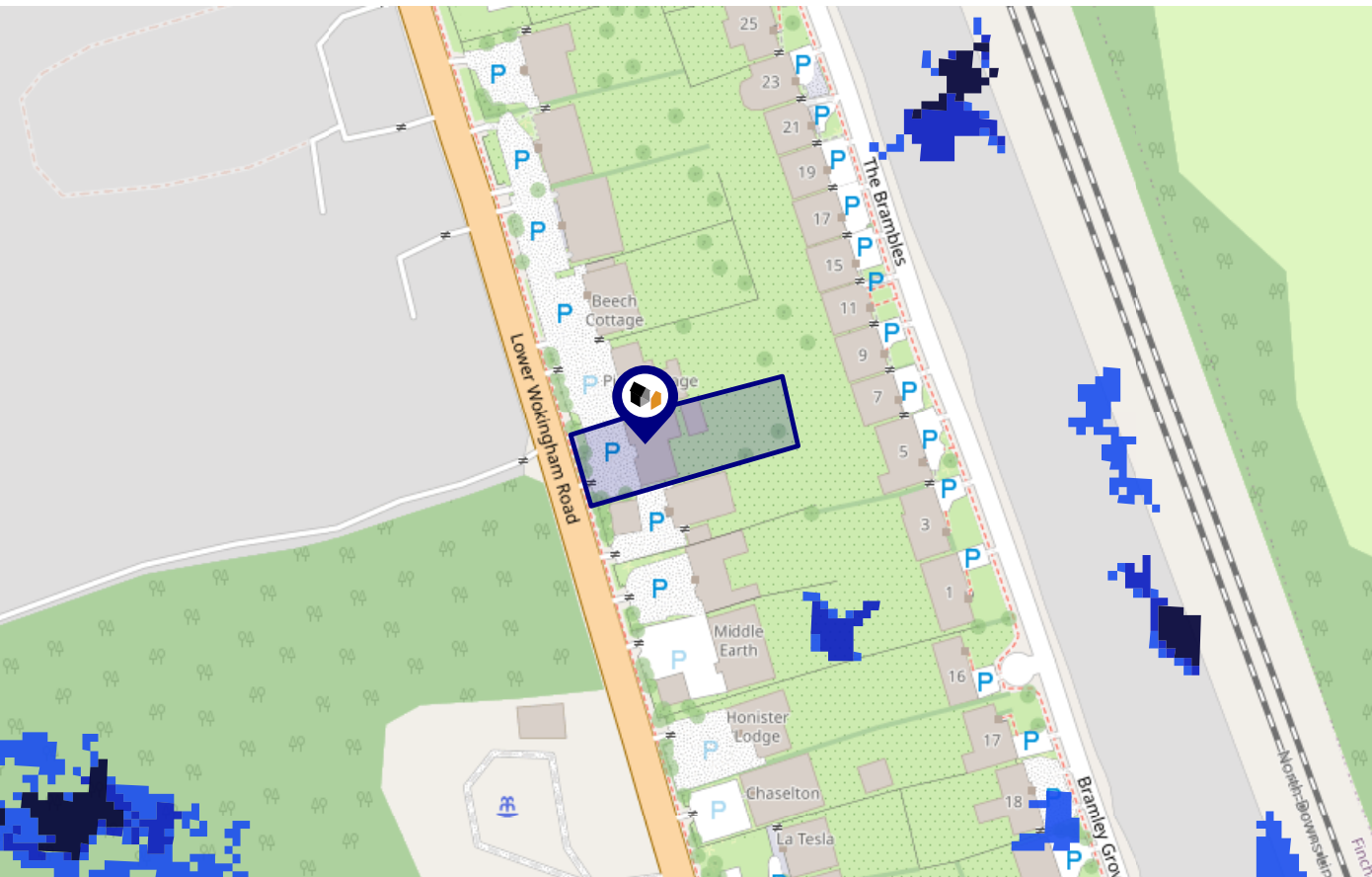


Flood Risk

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.

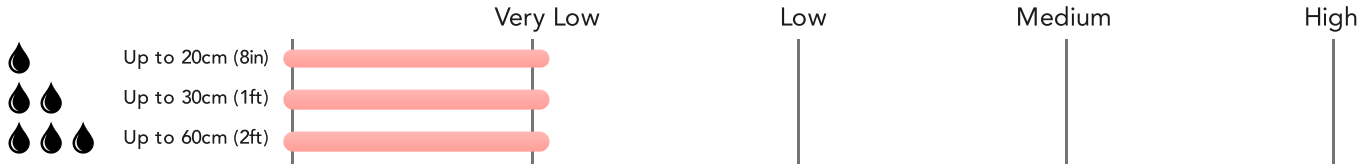


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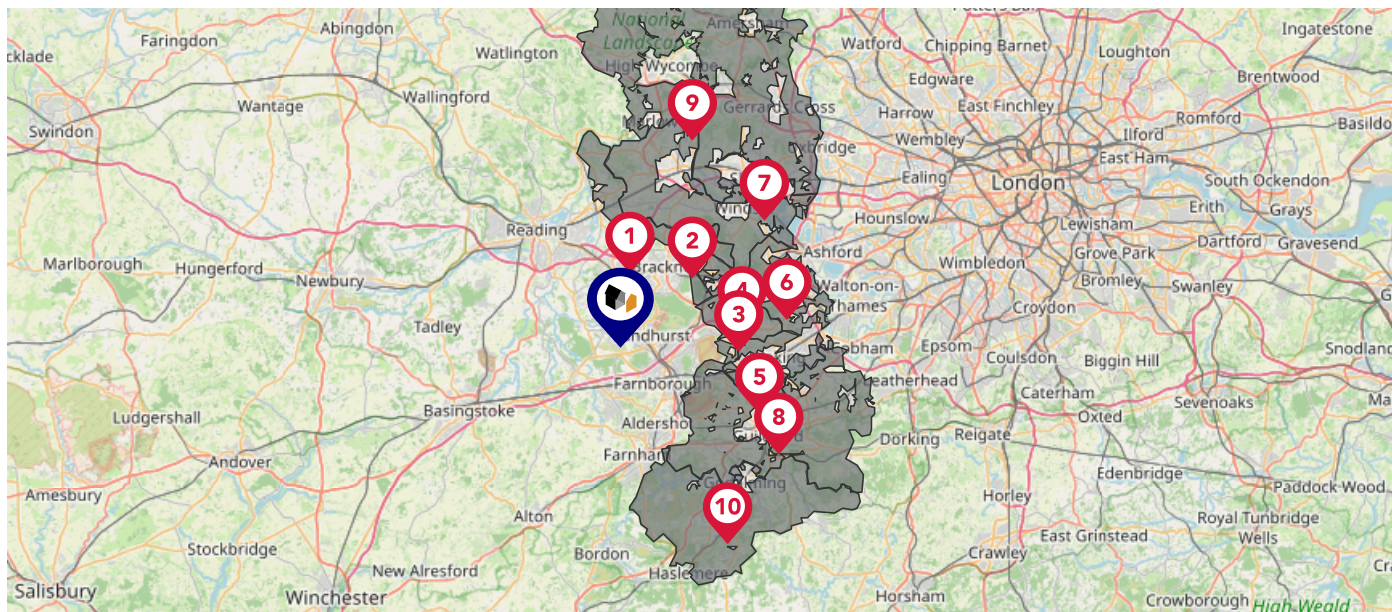
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



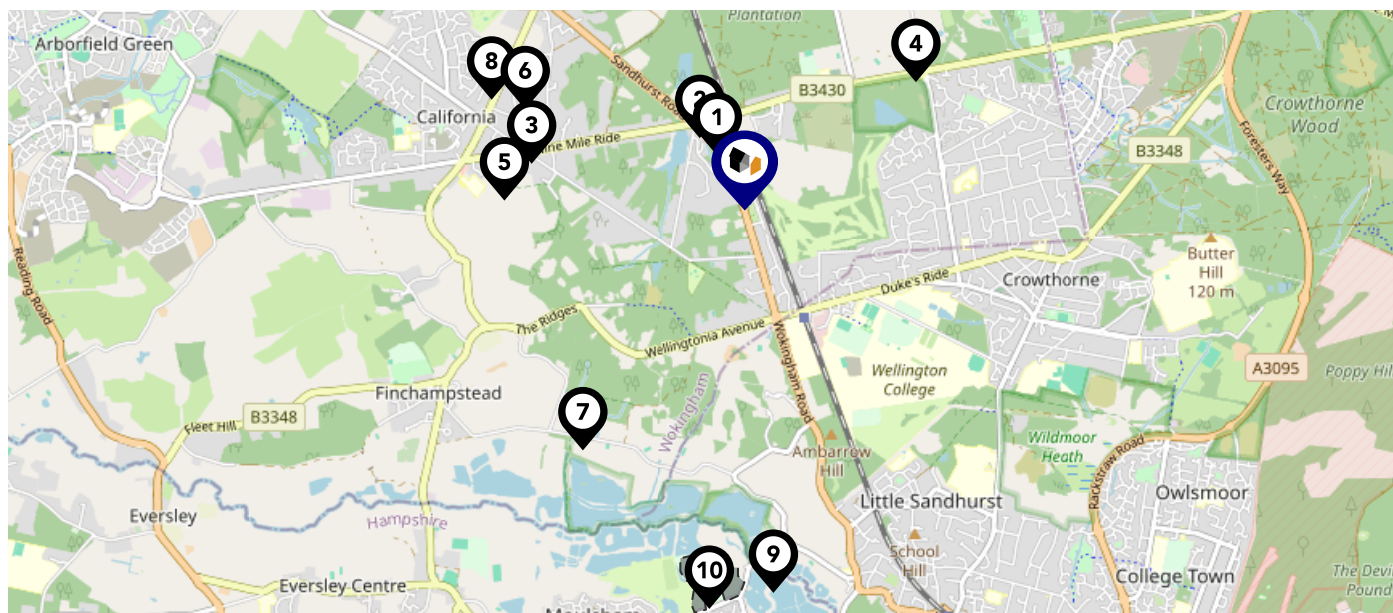
Nearby Green Belt Land

- 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 - Guildford
- 9 London Green Belt - Buckinghamshire
- 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.



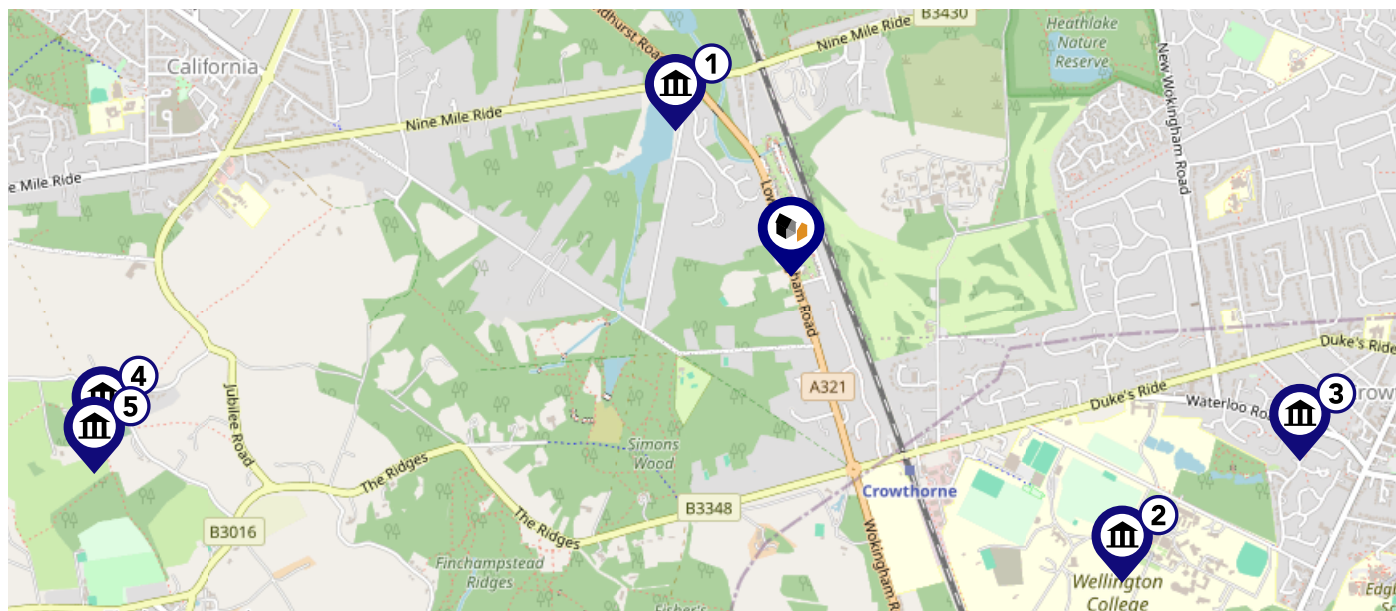
Nearby Landfill Sites

1	Sand Pit-Kings Bridge, Nine Mile Ride, Crowthorne, Berkshire	Historic Landfill	
2	Silverstock Bog-Finchampstead	Historic Landfill	
3	Foxcote-Finchampstead	Historic Landfill	
4	Honeyhill Gardeners Green-Honeyhill, Crowthorne	Historic Landfill	
5	Barkham Rise-Finchampstead	Historic Landfill	
6	Ingle Glen-Finchampstead	Historic Landfill	
7	Dell Road-Finchampstead	Historic Landfill	
8	Jerry Moor Hill-Finchampstead	Historic Landfill	
9	Mill Lane-Sandhurst, Berkshire	Historic Landfill	
10	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill	

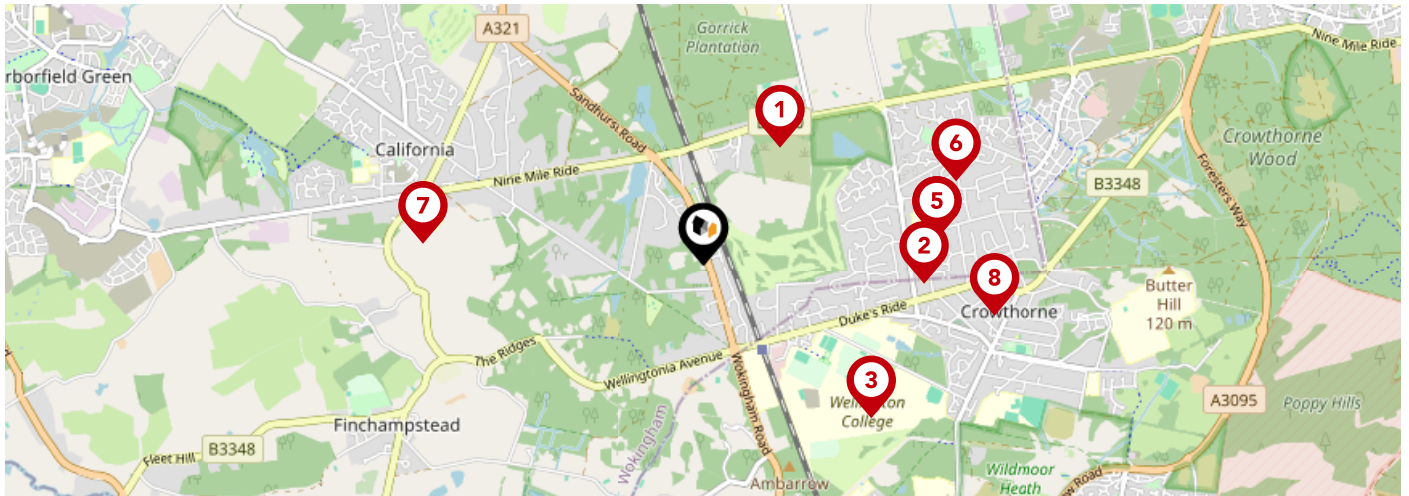
Maps

Listed Buildings

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

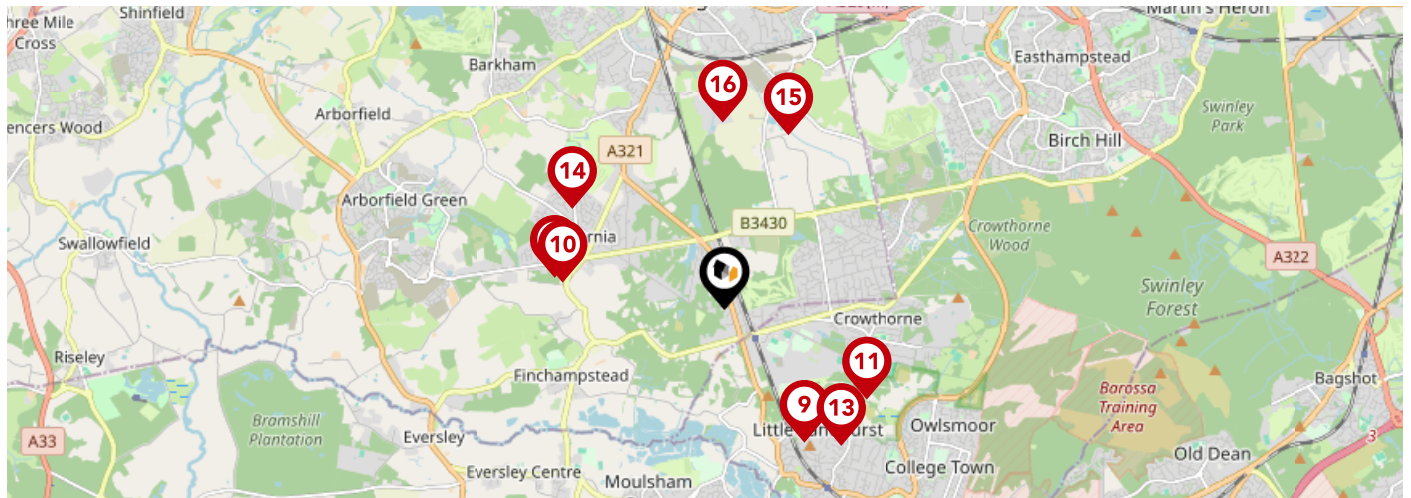


Listed Buildings in the local district		Grade	Distance
	1313099 - King's Lodge	Grade II	0.4 miles
	1390360 - Office Block, Art School And Staff Accommodation Adjoining West Side Of Wellington College	Grade II	1.1 miles
	1393560 - Church Of St John The Baptist With Churchyard Cross And Lych Gate	Grade II	1.3 miles
	1118085 - The Queen's Oak	Grade II	1.6 miles
	1118084 - Church Of St James	Grade I	1.7 miles



		Nursery	Primary	Secondary	College	Private
1	Saint Sebastians Church of England Primary School Ofsted Rating: Good Pupils: 119 Distance:0.65	☐	☒	☐	☐	☐
2	Our Lady's Preparatory School Ofsted Rating: Not Rated Pupils: 235 Distance:1.02	☐	☒	☐	☐	☐
3	Wellington College Ofsted Rating: Not Rated Pupils: 1101 Distance:1.05	☐	☐	☒	☐	☐
4	Oaklands Infant School Ofsted Rating: Good Pupils: 158 Distance:1.09	☐	☒	☐	☐	☐
5	Oaklands Junior School Ofsted Rating: Good Pupils: 245 Distance:1.09	☐	☒	☐	☐	☐
6	Hatch Ride Primary School Ofsted Rating: Good Pupils: 207 Distance:1.23	☐	☒	☐	☐	☐
7	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:1.3	☐	☒	☐	☐	☐
8	Crowthorne Church of England Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.37	☐	☒	☐	☐	☐

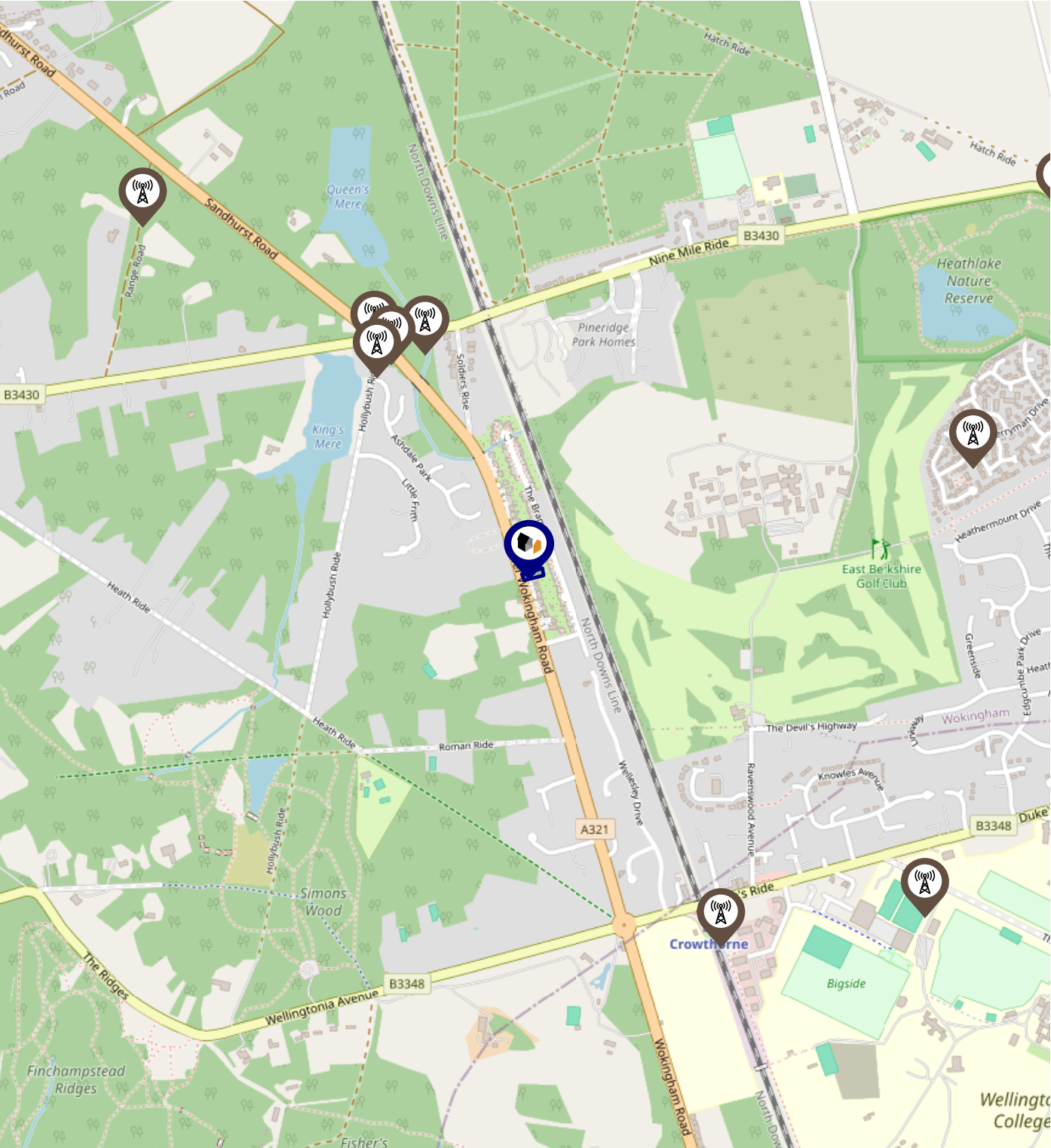
Area Schools



		Nursery	Primary	Secondary	College	Private
	New Scotland Hill Primary School Ofsted Rating: Good Pupils: 228 Distance: 1.44	☐	☒	☐	☐	☐
	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance: 1.52	☐	☒	☐	☐	☐
	Edgbarrow School Ofsted Rating: Outstanding Pupils: 1490 Distance: 1.55	☐	☐	☒	☐	☐
	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance: 1.6	☐	☒	☐	☐	☐
	Eagle House School Ofsted Rating: Not Rated Pupils: 358 Distance: 1.65	☐	☐	☒	☐	☐
	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance: 1.69	☐	☒	☐	☐	☐
	Holme Grange School Ofsted Rating: Not Rated Pupils: 793 Distance: 1.73	☐	☐	☒	☐	☐
	Ludgrove School Trust Limited Ofsted Rating: Not Rated Pupils: 183 Distance: 1.74	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

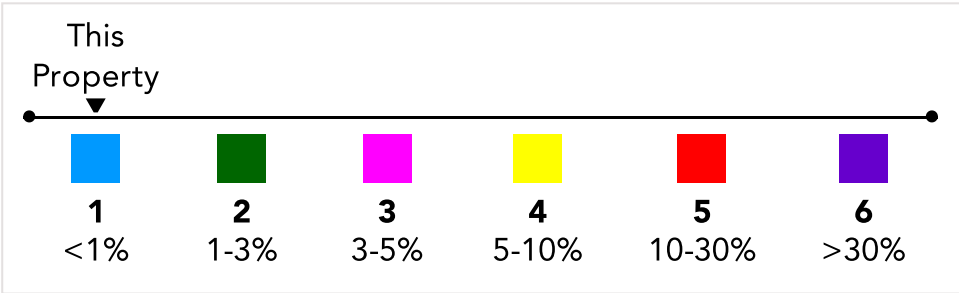
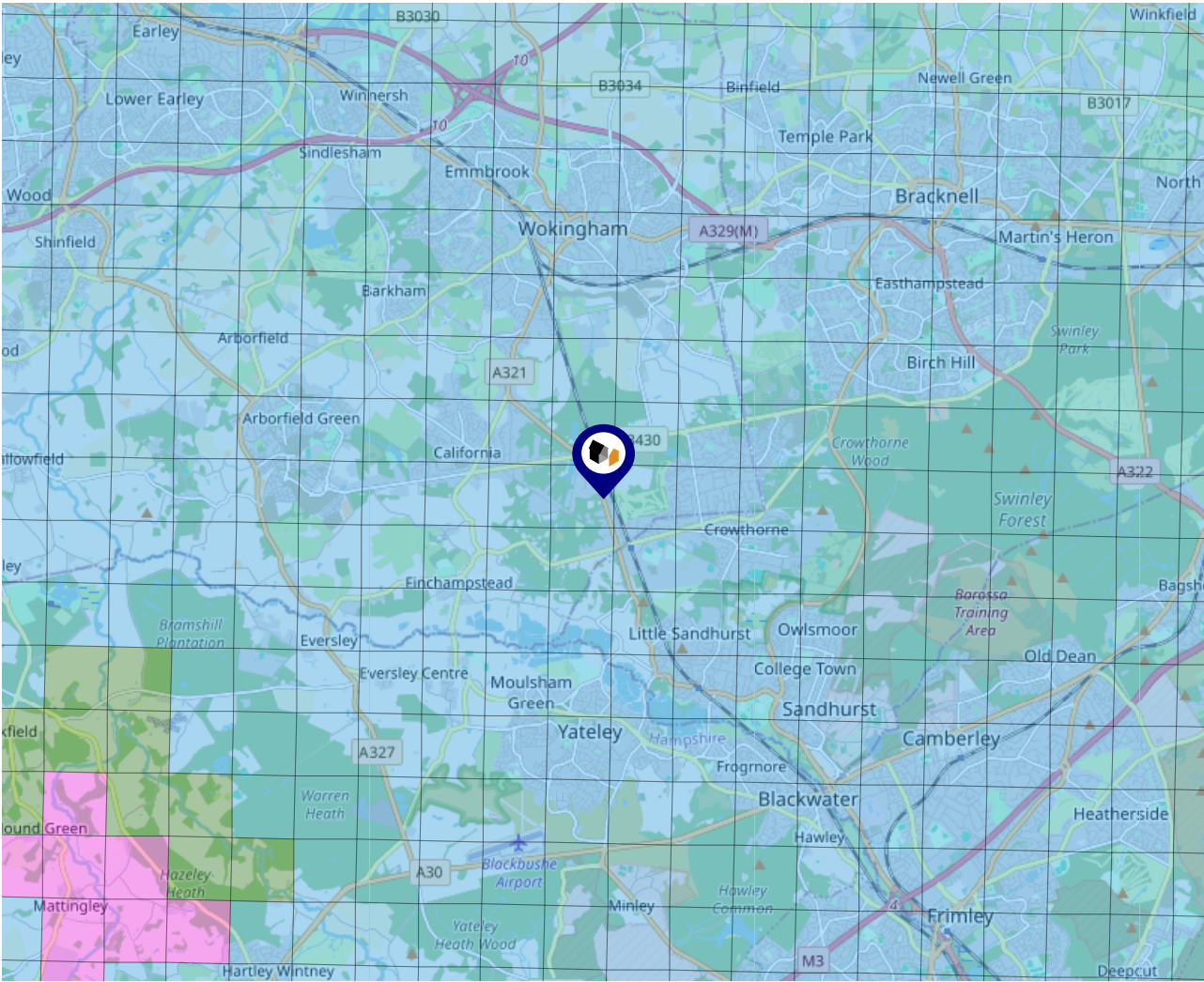


Key:

-  Power Pylons
-  Communication Masts

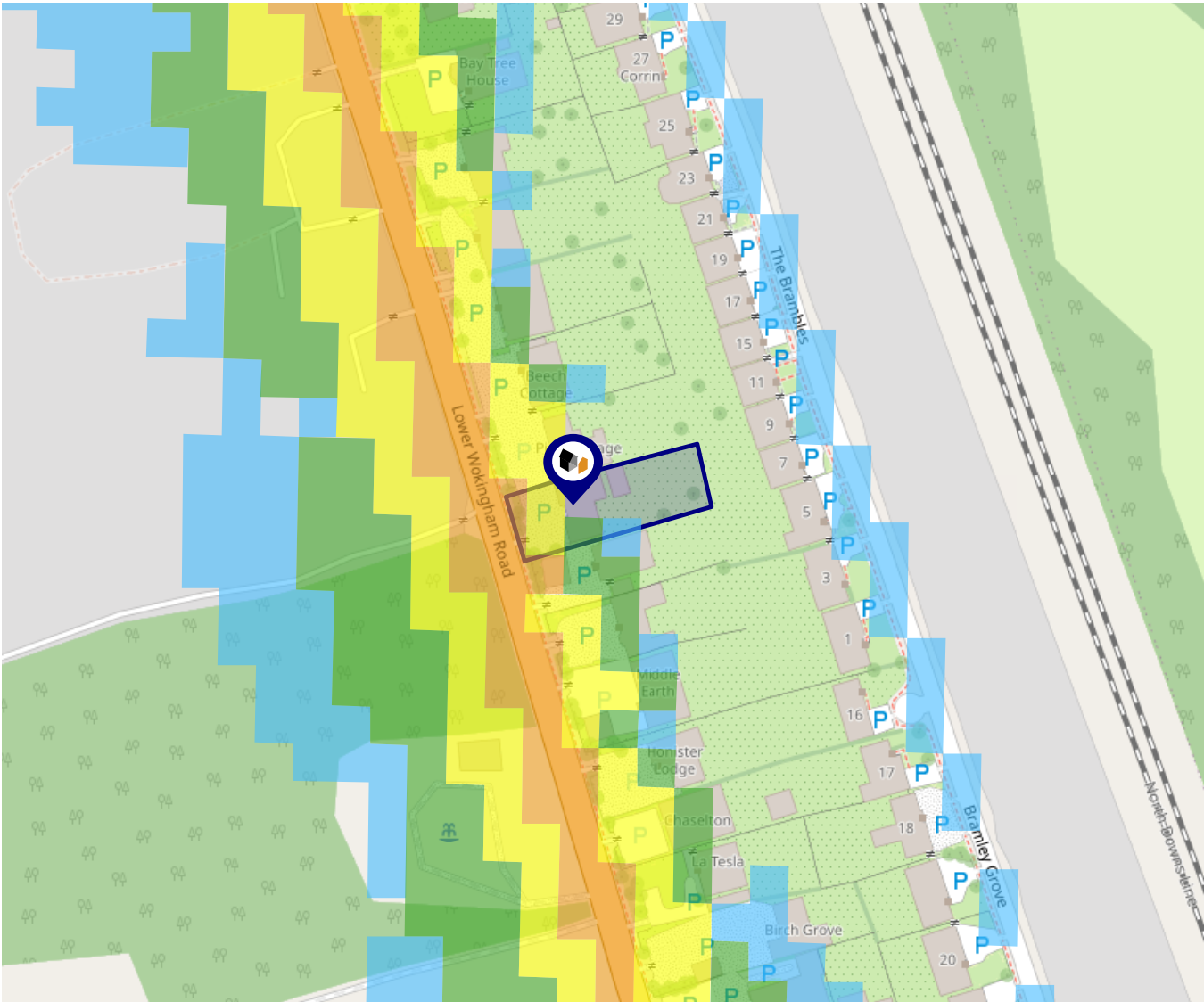
What is Radon?

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

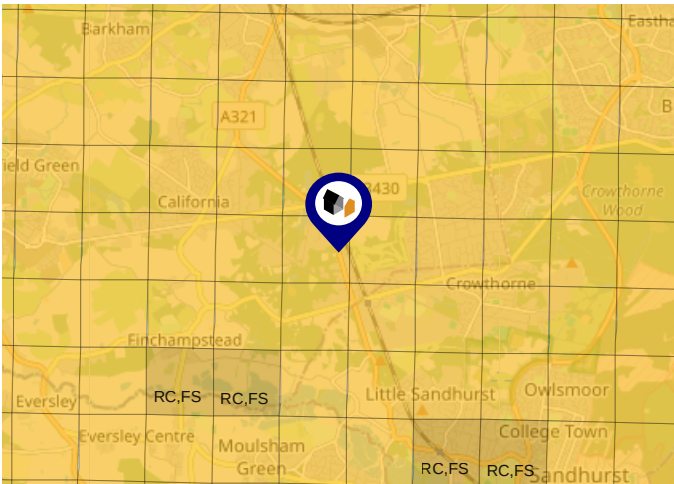


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

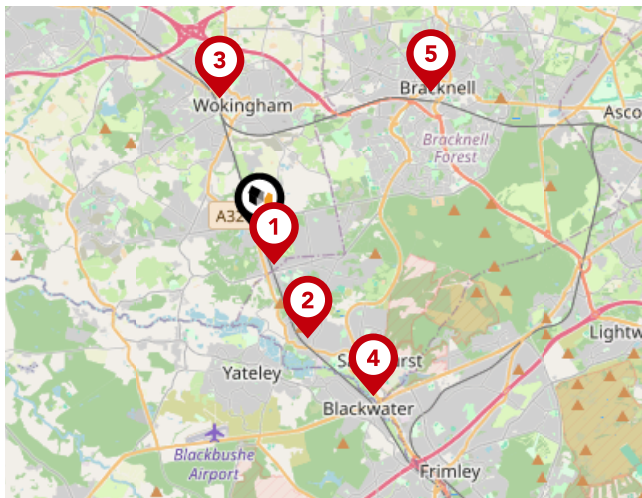


Primary Classifications (Most Common Clay Types)

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

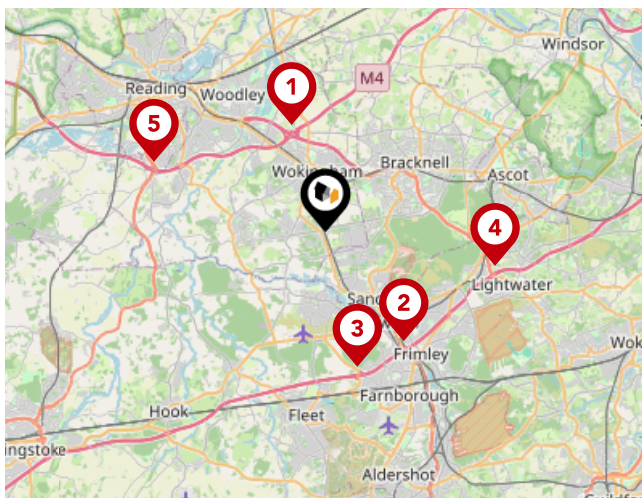
Area

Transport (National)



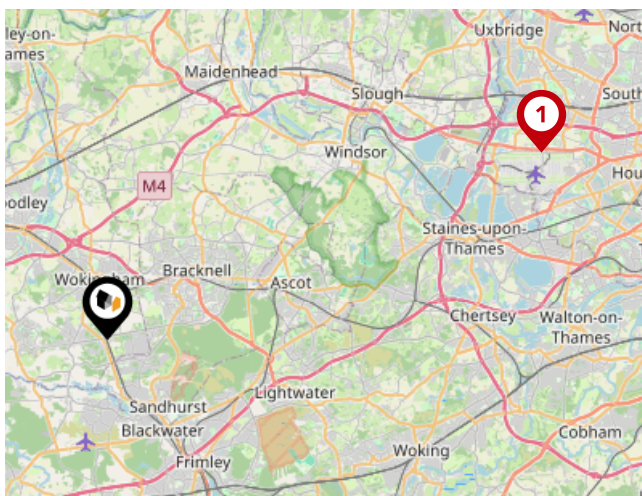
National Rail Stations

Pin	Name	Distance
1	Crowthorne Rail Station	0.59 miles
2	Sandhurst Rail Station	2.09 miles
3	Wokingham Rail Station	2.65 miles
4	Blackwater Rail Station	3.62 miles
5	Bracknell Rail Station	4.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4.14 miles
2	M3 J4	4.97 miles
3	M3 J4A	5.11 miles
4	M3 J3	6.41 miles
5	M4 J11	6.83 miles



Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	17.48 miles

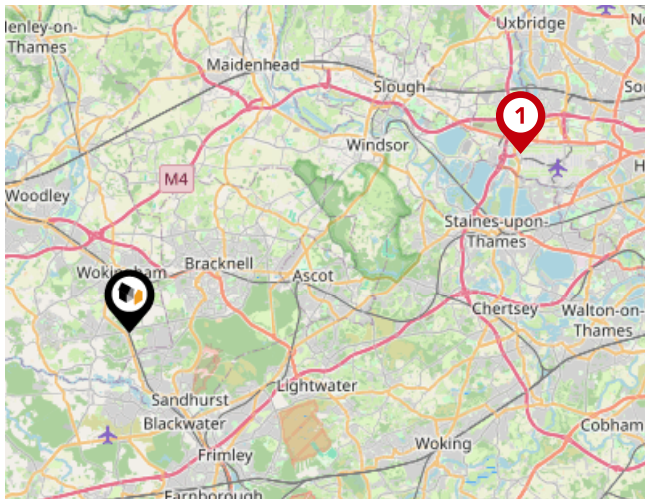
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bramley Grove	0.04 miles
2	Jacks Bridge	0.12 miles
3	Jacks Bridge	0.16 miles
4	Roman Ride	0.26 miles
5	Kings Mere	0.46 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	15.88 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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