

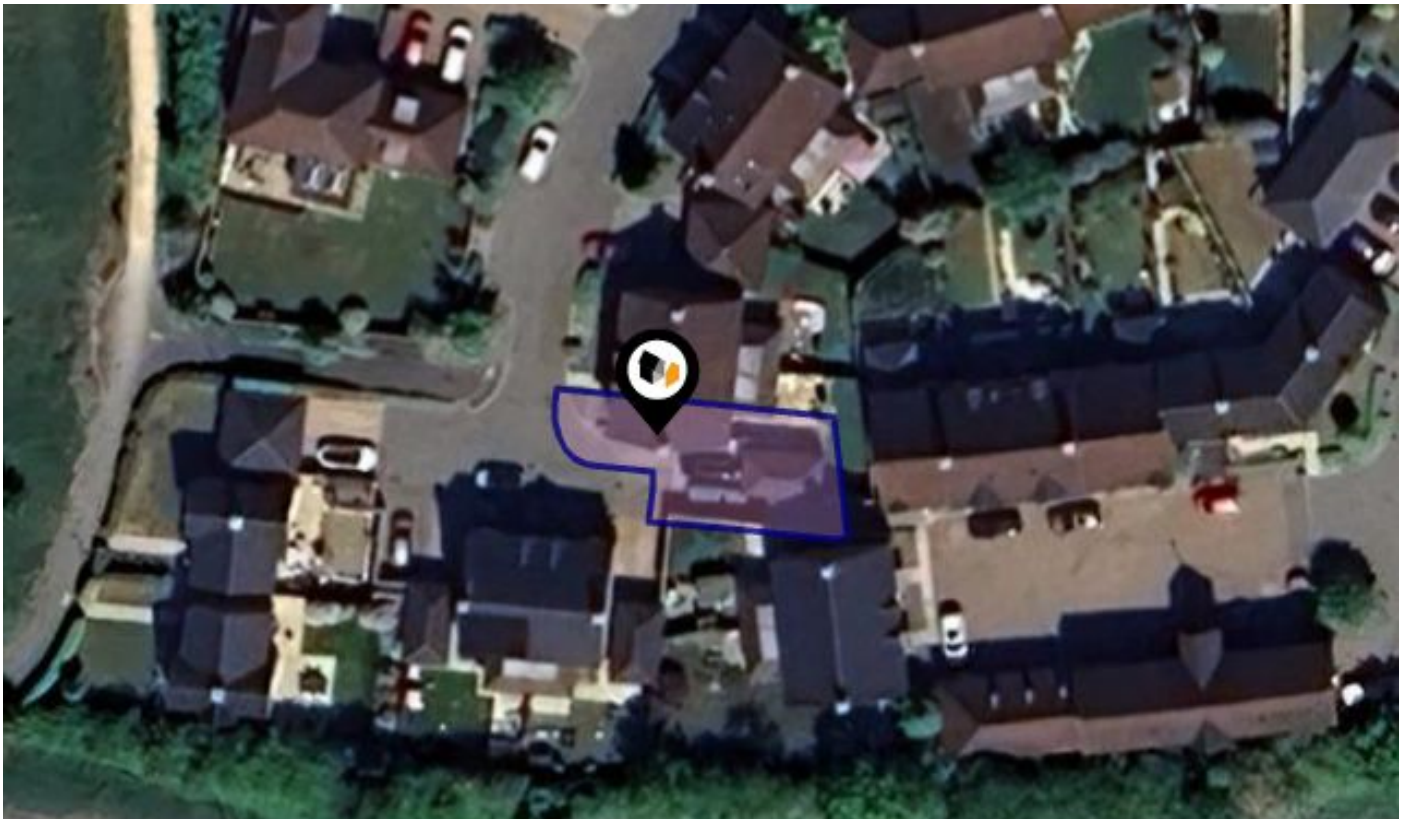


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th January 2026



45, SORREL DRIVE, WARFIELD, BRACKNELL, RG42 5AB

Avocado Property

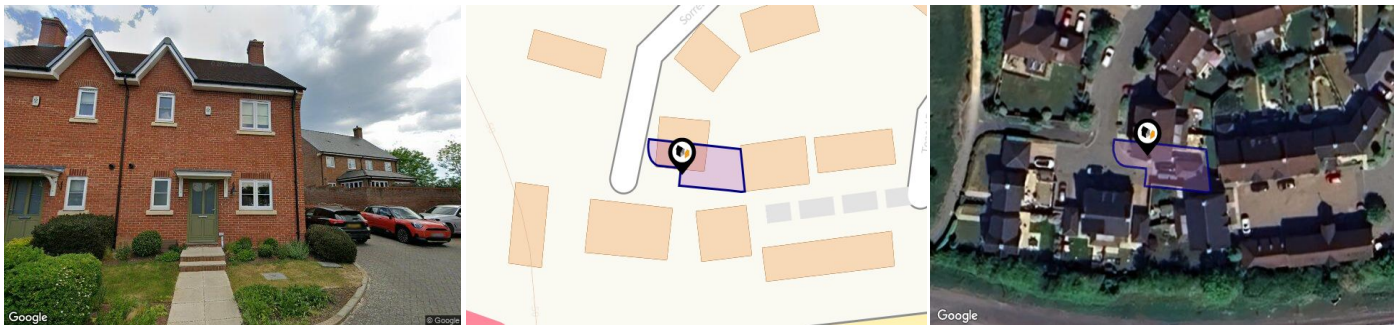
07515141327

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www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	21/10/2016
Bedrooms:	3	Last Sold Price:	£470,000
Floor Area:	1,227 ft ² / 114 m ²	Last Sold £/ft²:	£383
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	2016		
Council Tax :	Band D		
Annual Estimate:	£2,155		
Title Number:	BK481271		
UPRN:	10022832143		

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)

29 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



45, SORREL DRIVE, WARFIELD, BRACKNELL, RG42 5AB

Sorrel Drive, Warfield, Bracknell, RG42

Approximate Area = 1205 sq ft / 111.9 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1402 sq ft / 130.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David Cliff. REF: 1347764

Property EPC - Certificate



45, Sorrel Drive, Warfield, RG42 5AB

Energy rating

B

Valid until 11.10.2026

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

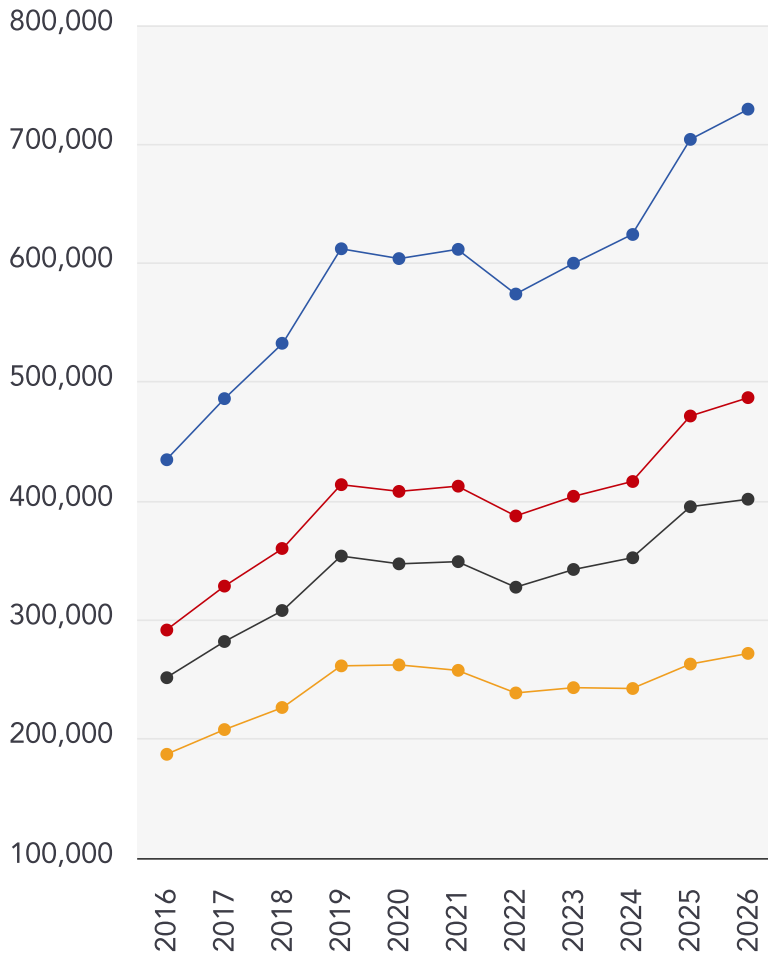
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·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 0.10 W/m ² ·K
Total Floor Area:	114 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

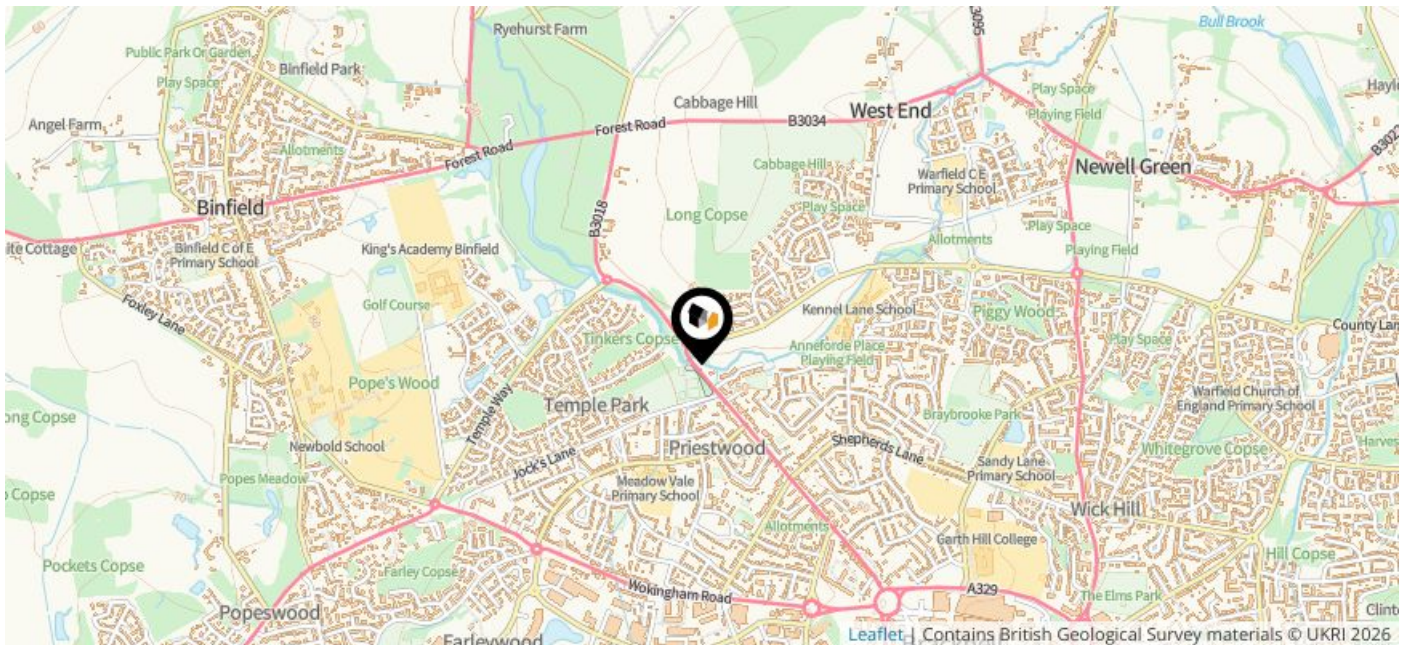
+45.31%

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.

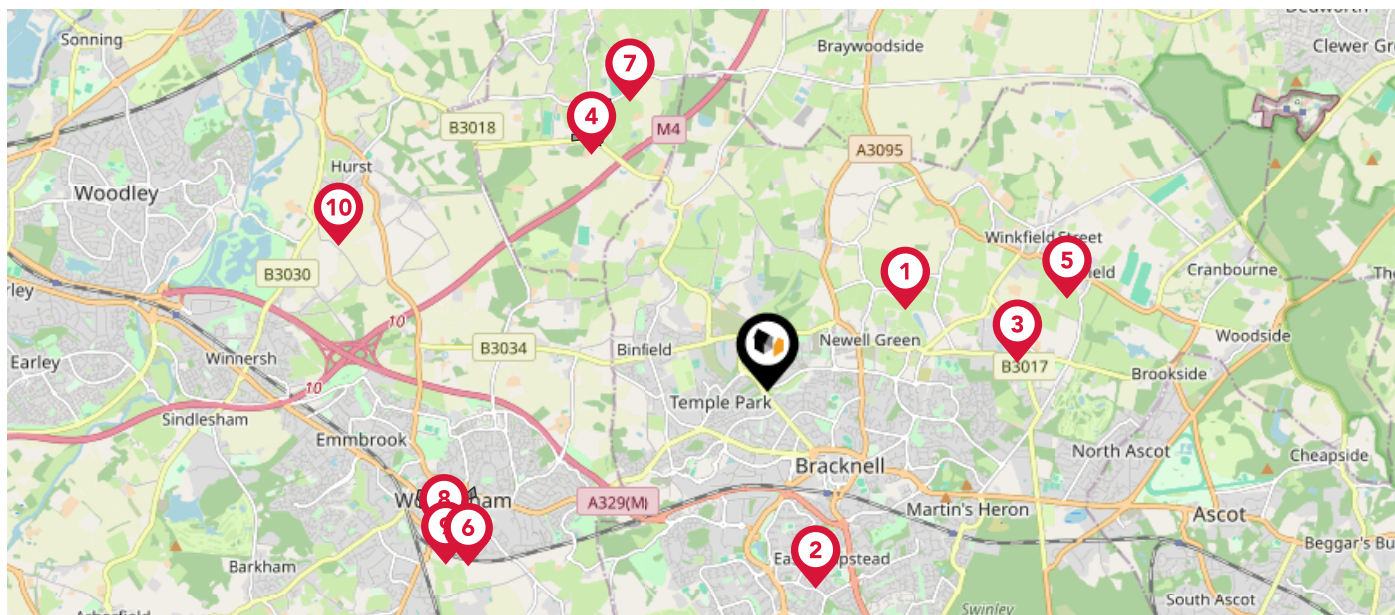
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

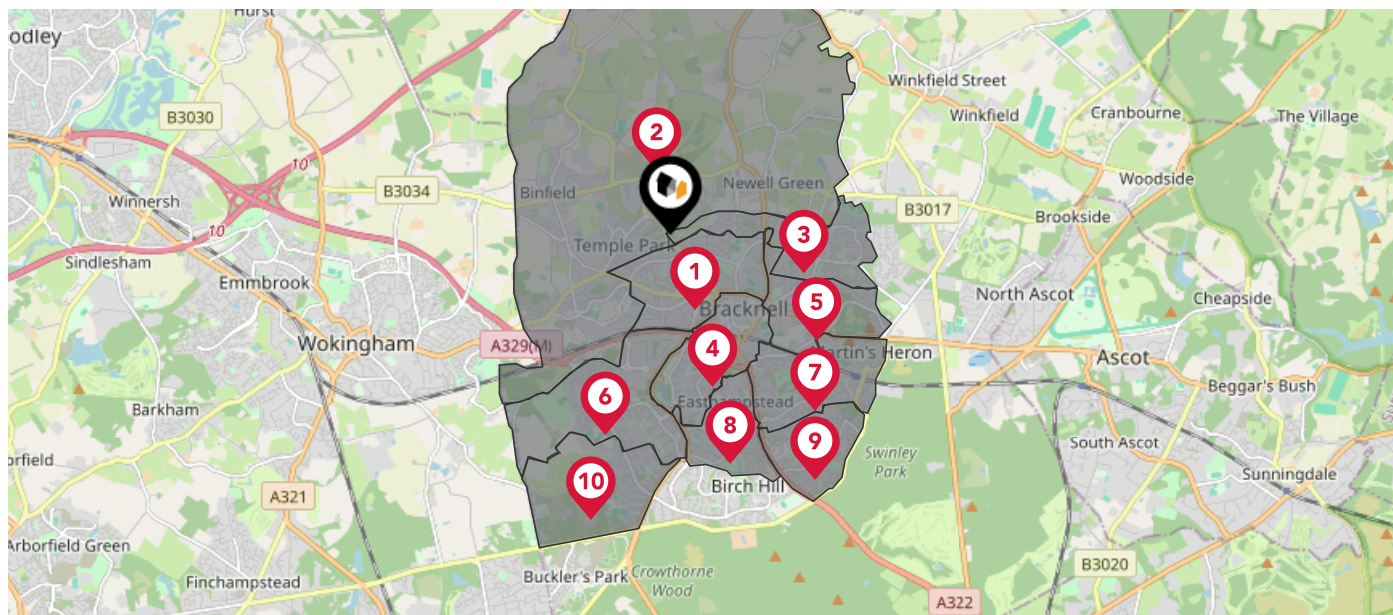
- 1 Warfield
- 2 Easthampstead
- 3 Winkfield Row
- 4 Shurlock Row
- 5 Winkfield Village
- 6 Murdoch Road
- 7 Beenham's Heath
- 8 Wokingham Town Centre
- 9 Langborough Road
- 10 Hurst

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

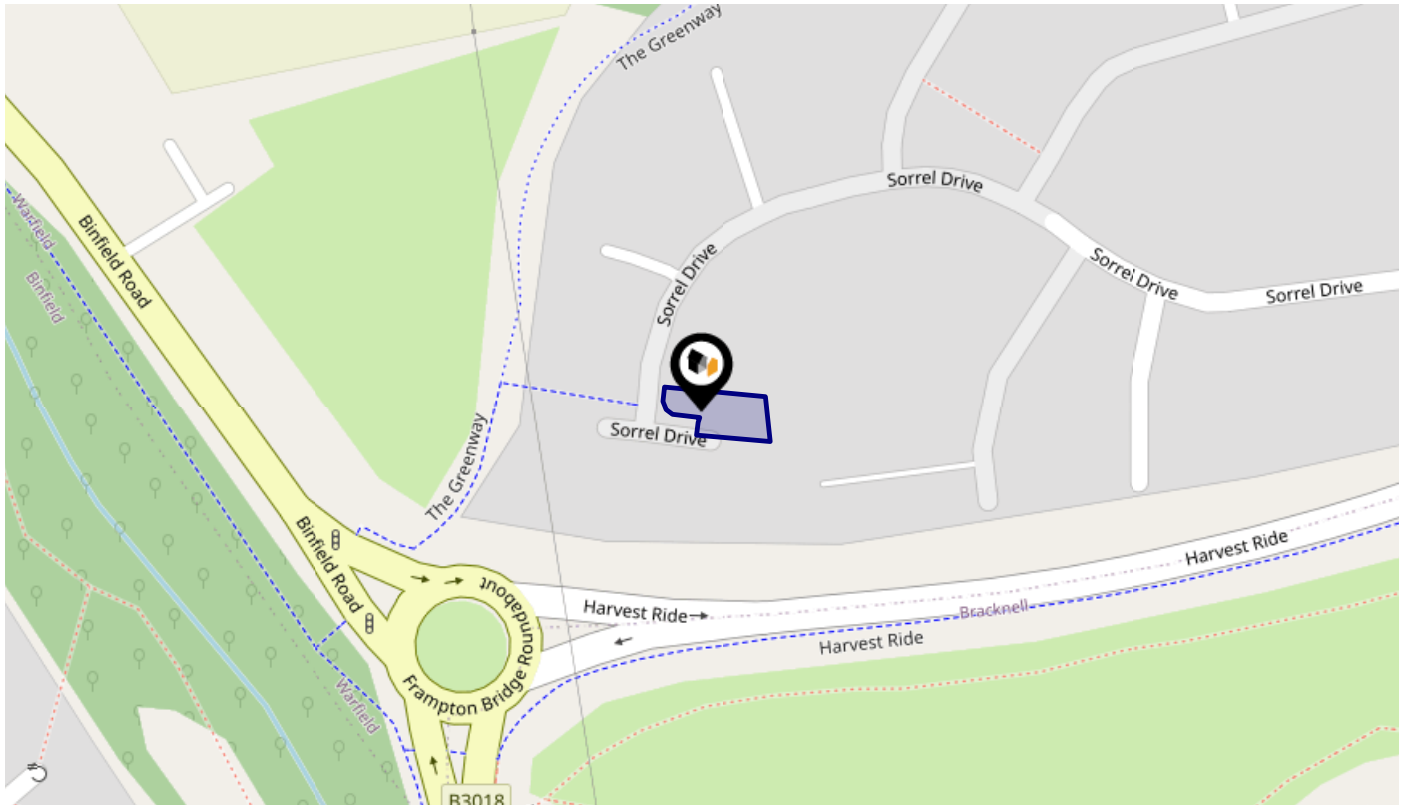
- 1 Priestwood and Garth Ward
- 2 Binfield with Warfield Ward
- 3 Warfield Harvest Ride Ward
- 4 Wildridings and Central Ward
- 5 Bullbrook Ward
- 6 Great Hollands North Ward
- 7 Harmans Water Ward
- 8 Old Bracknell Ward
- 9 Crown Wood Ward
- 10 Great Hollands South Ward

Maps

Rail Noise



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

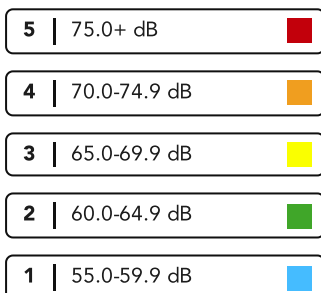


Rail Noise Data

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:

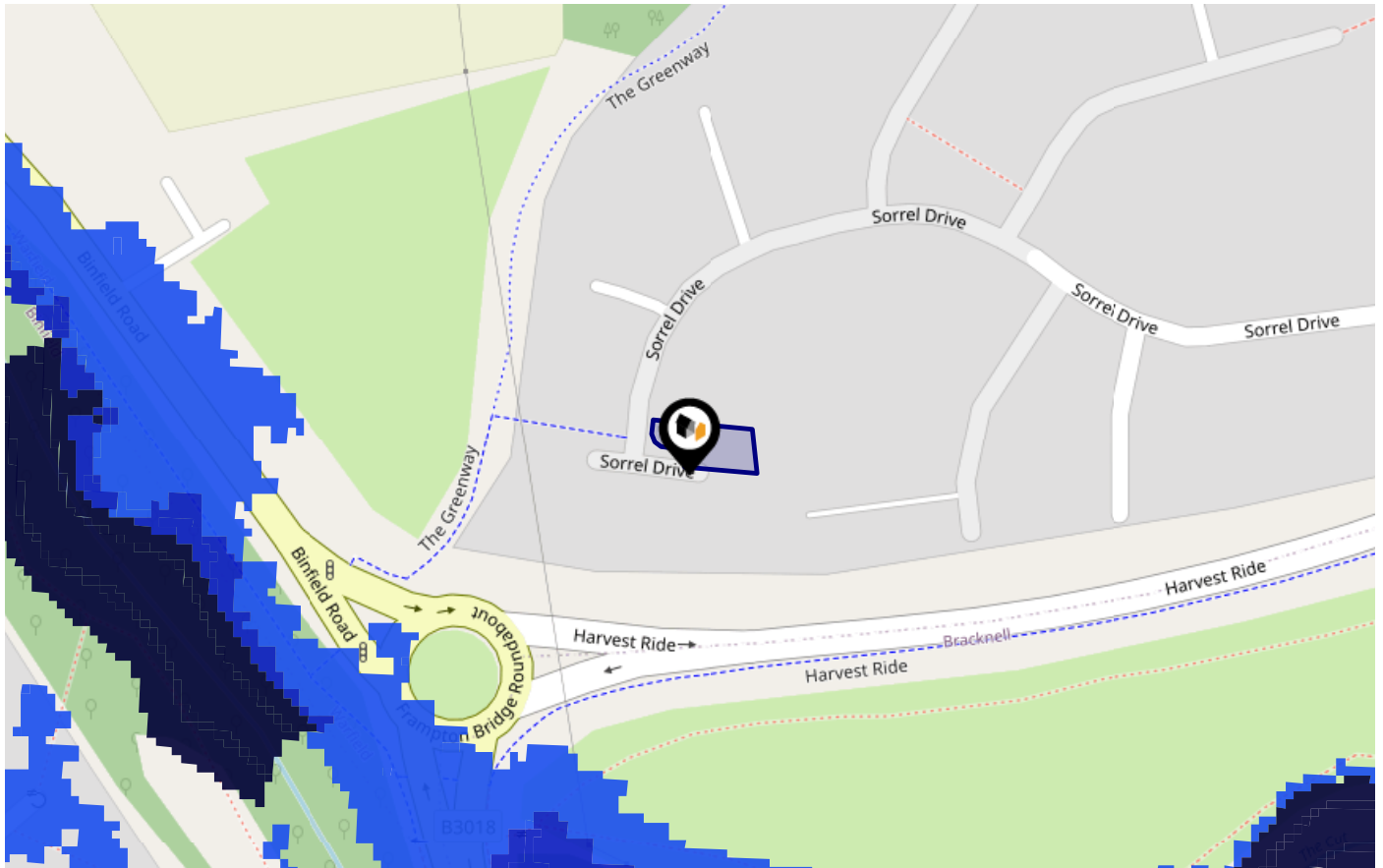


Flood Risk

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:

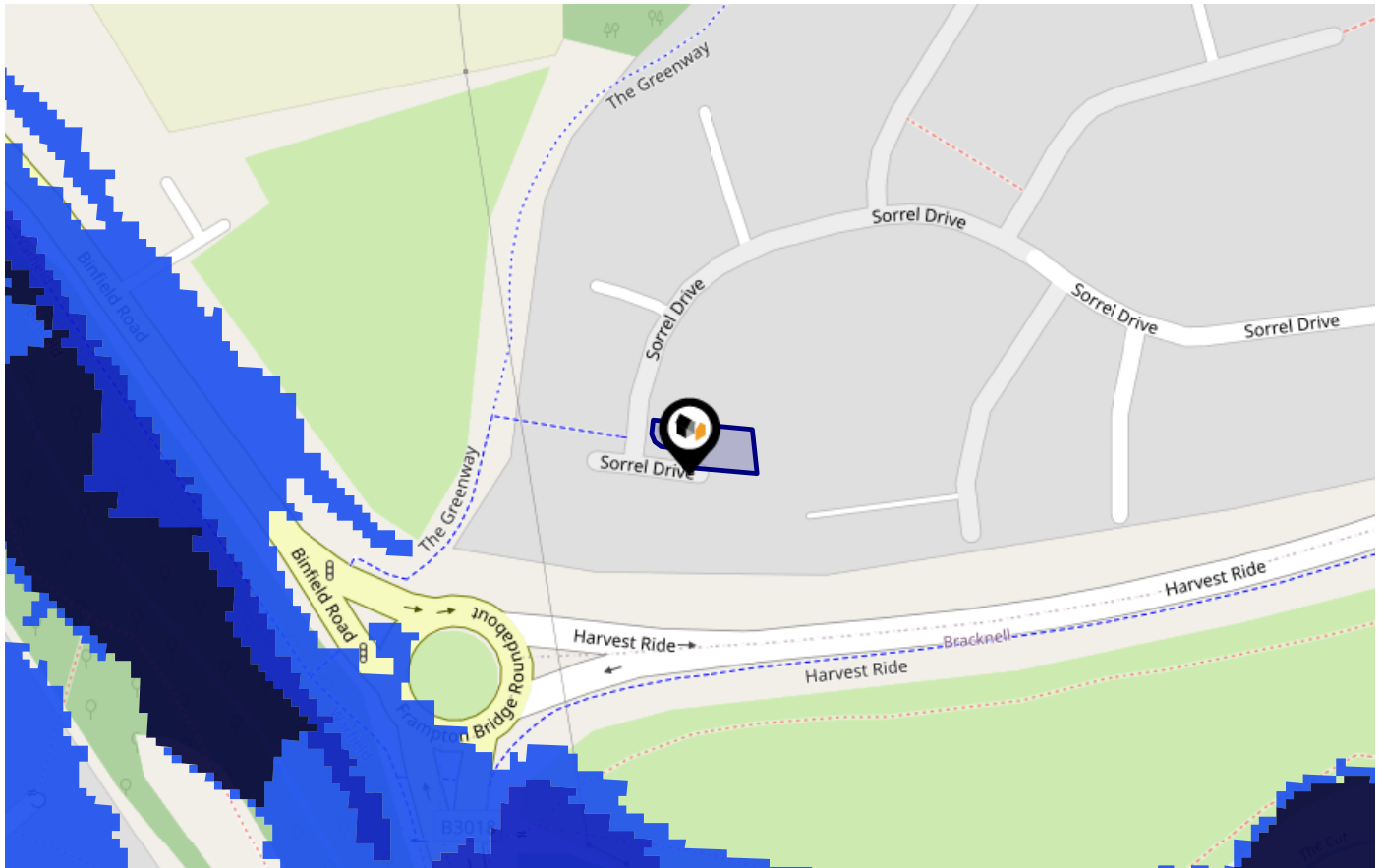


Flood Risk

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:

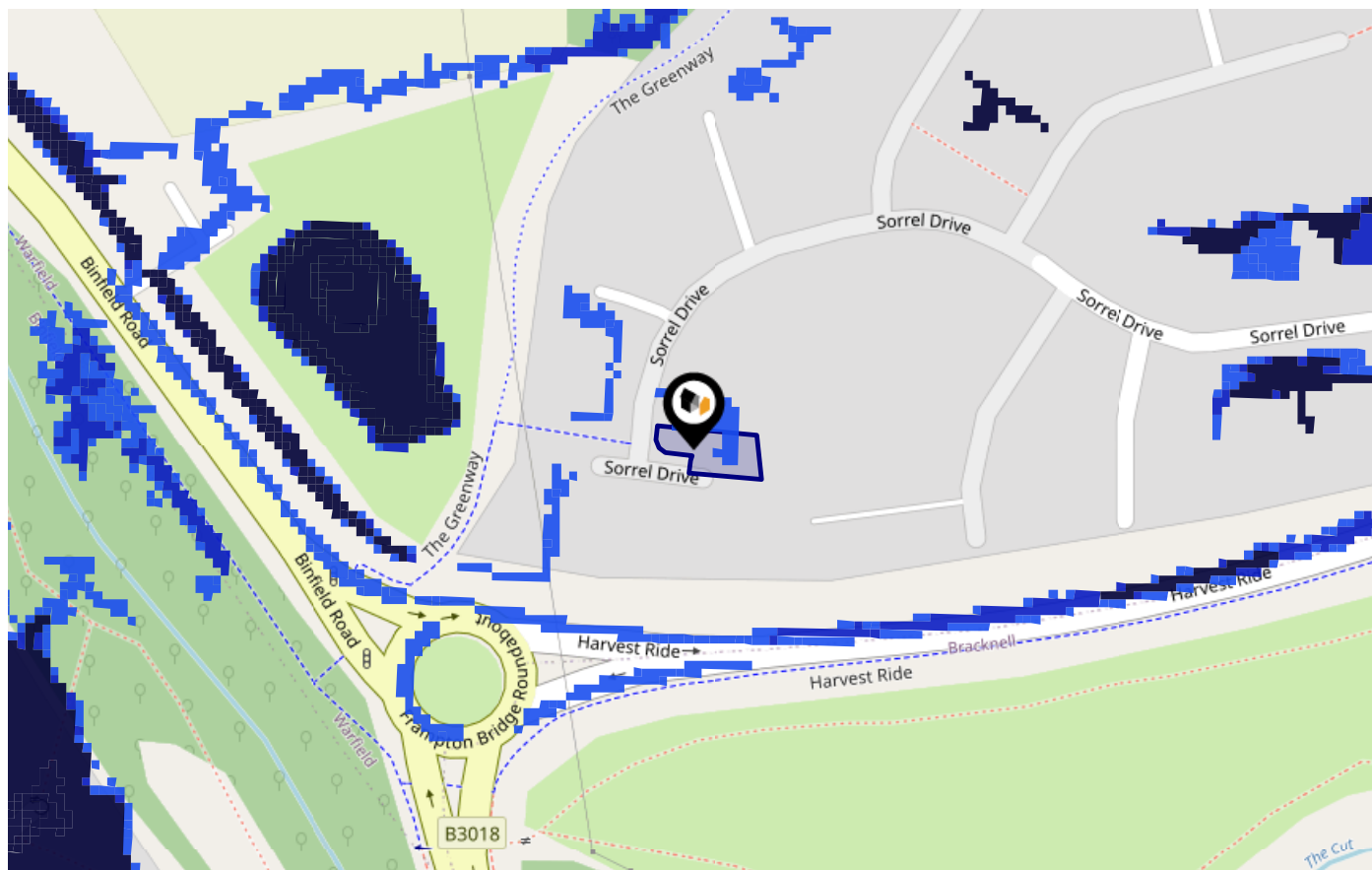


Flood Risk

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.

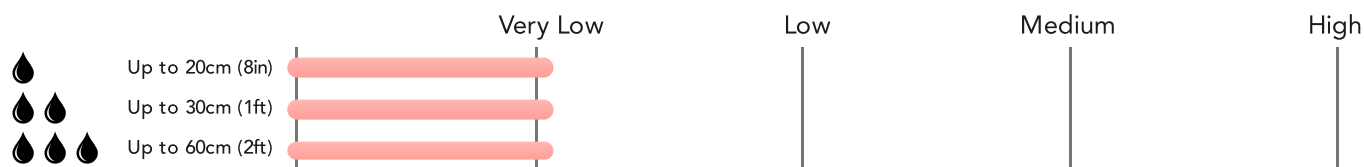


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Chance of flooding to the following depths at this property:

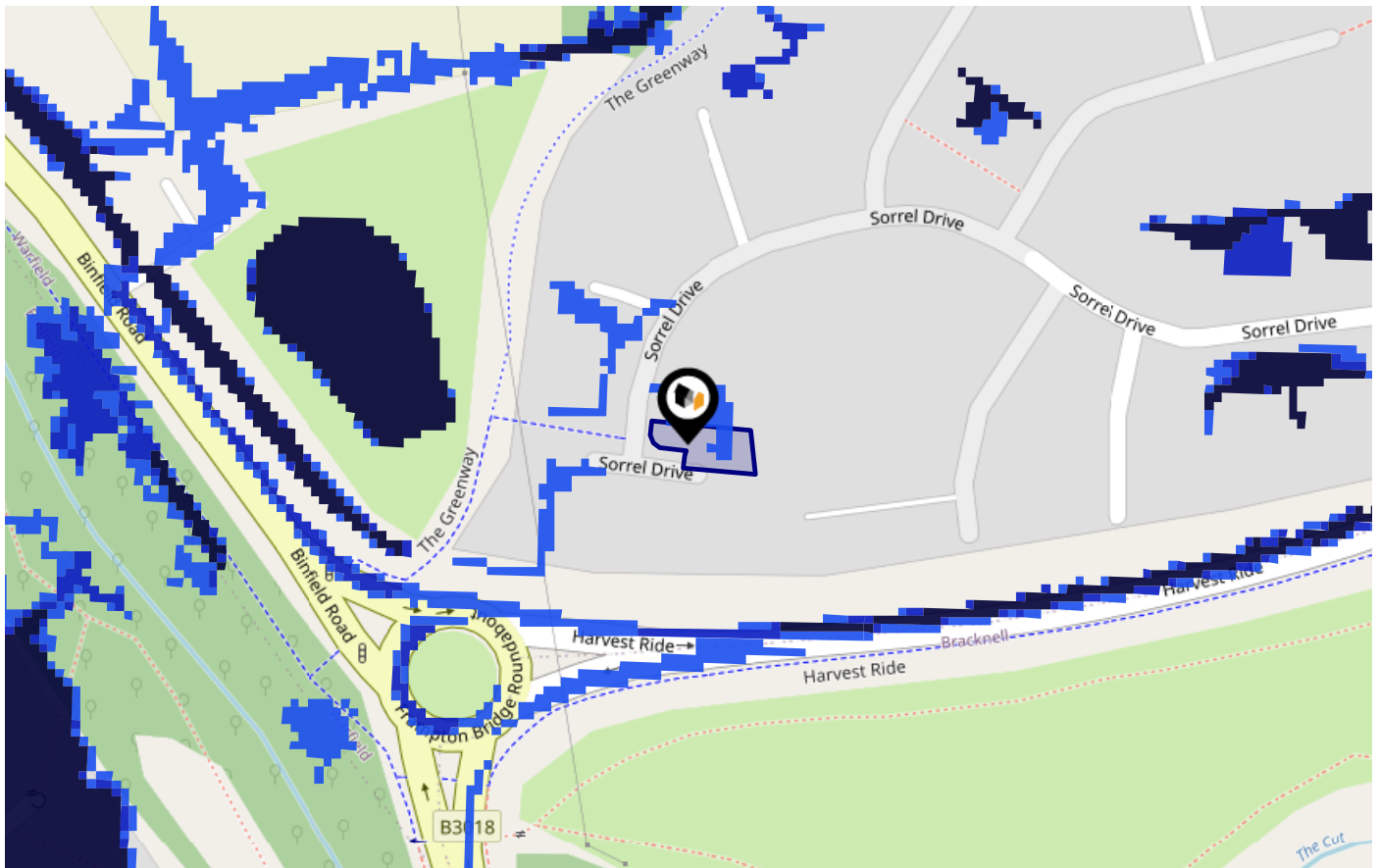


Flood Risk

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.



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:

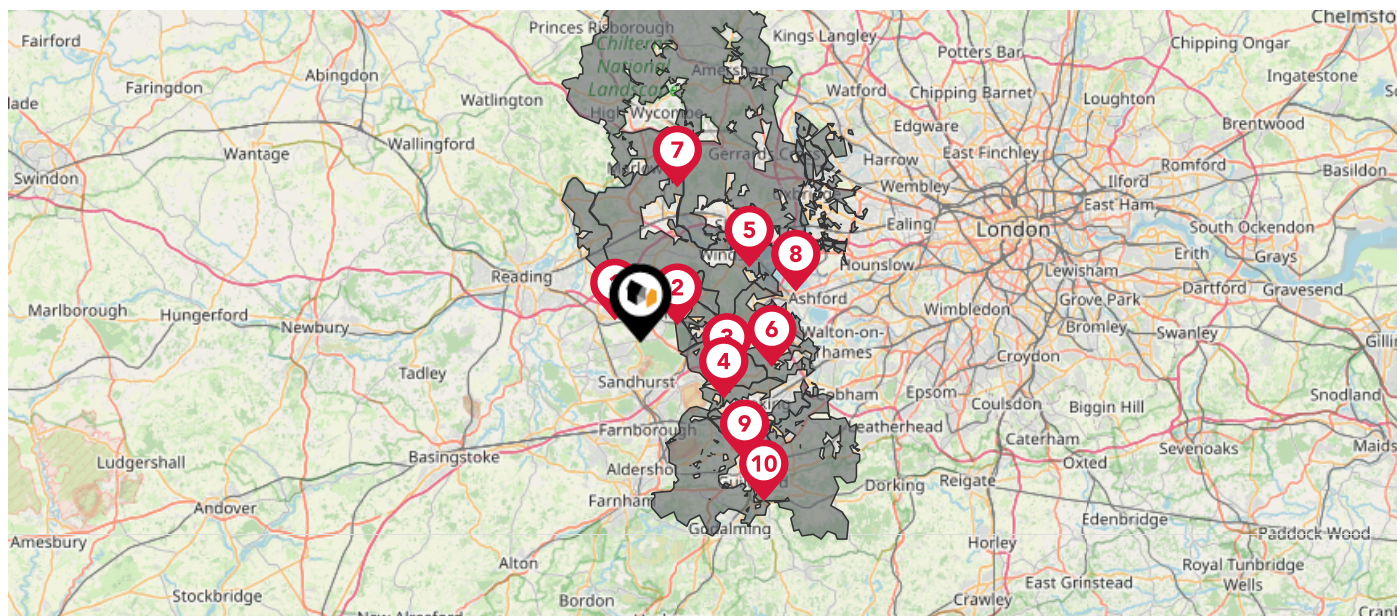


Maps

Green Belt



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



Nearby Green Belt Land

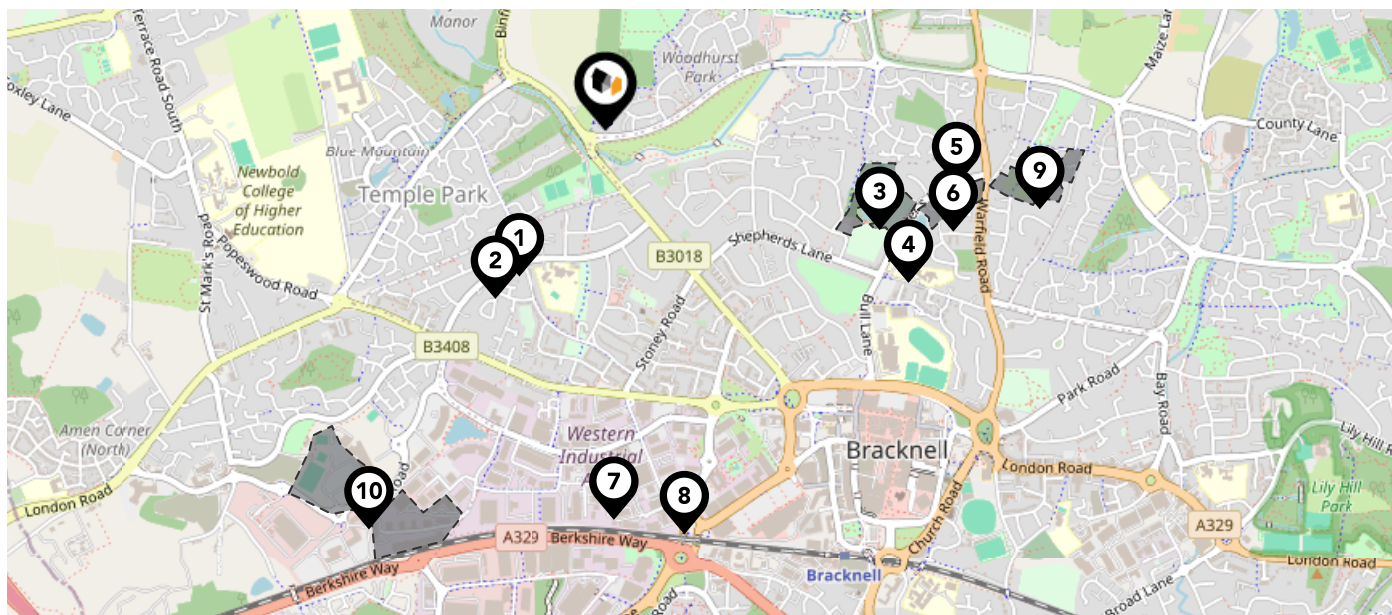
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Hillingdon
-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

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

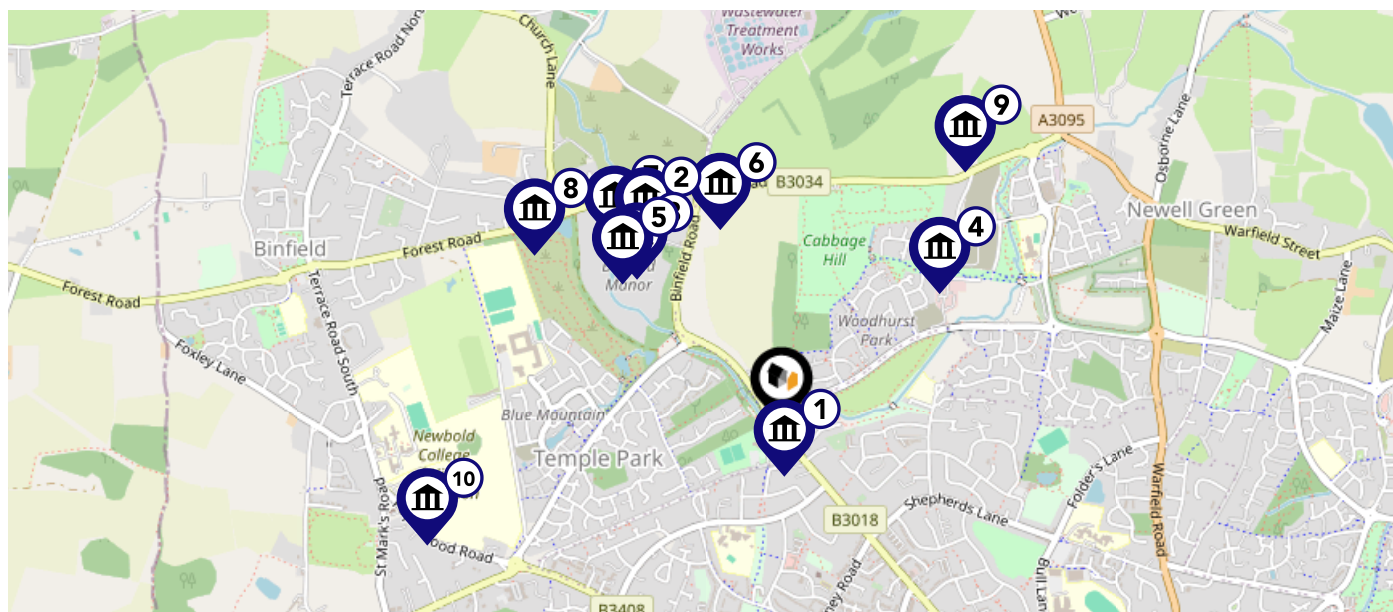
1	Fernhill Road-Bracknell, Berkshire	Historic Landfill
2	Wilwood Road-Bracknell	Historic Landfill
3	Folders Lane-Bracknell, Berkshire	Historic Landfill
4	Bull Lane-Bracknell, Berkshire	Historic Landfill
5	Sherring Close-Bracknell, Berkshire	Historic Landfill
6	Lutterworth Close-Bracknell, Berkshire	Historic 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	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill

Maps

Listed Buildings

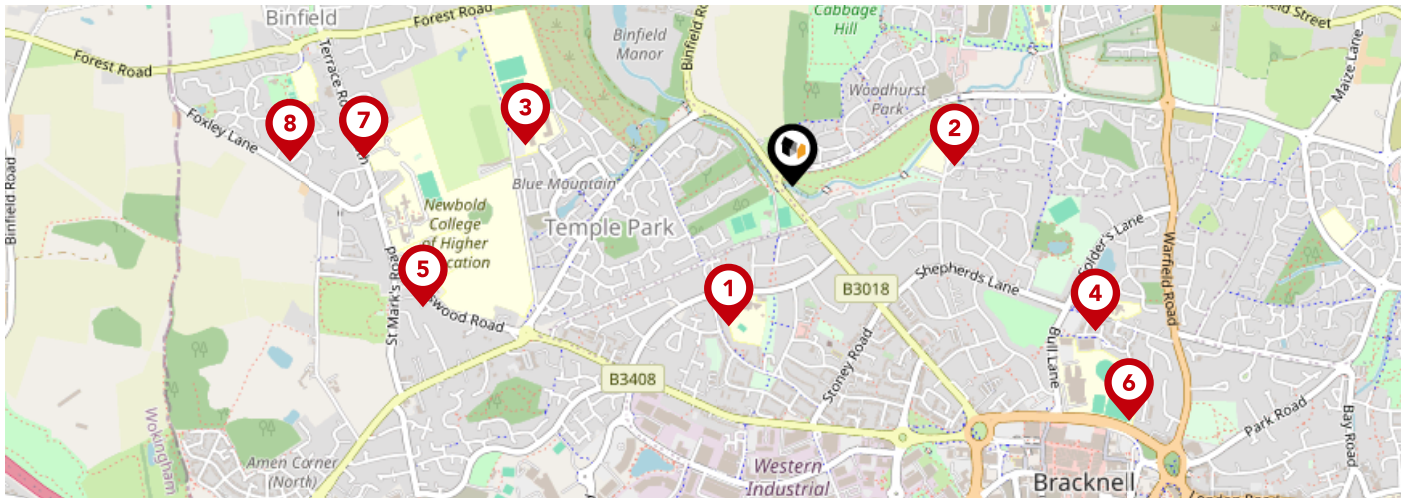


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



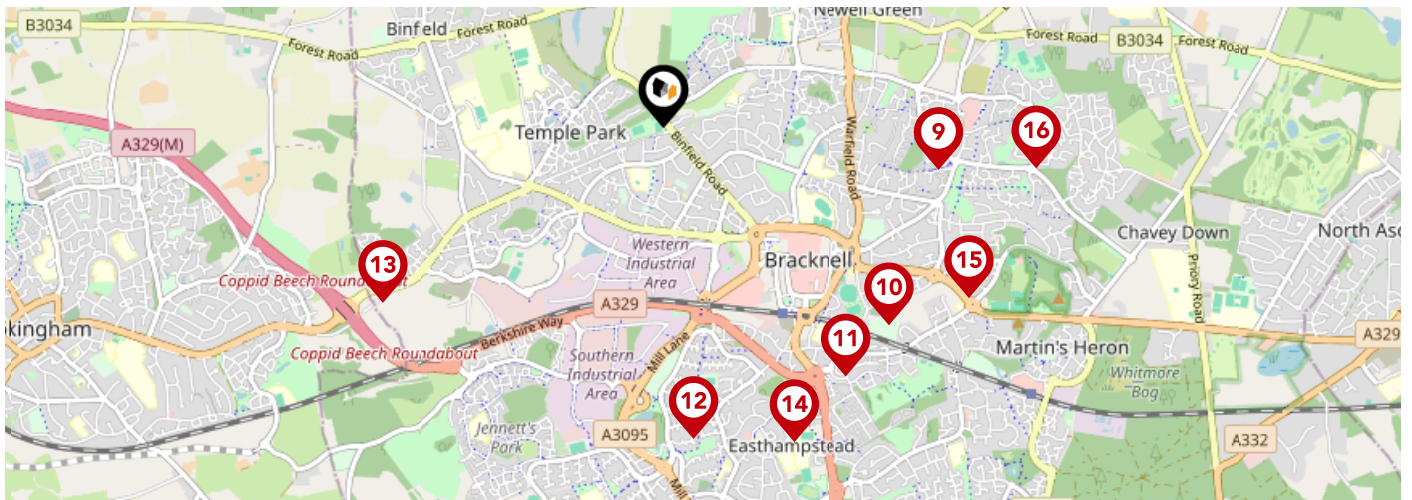
Listed Buildings in the local district	Grade	Distance
 1390250 - Manor Farmhouse	Grade II	0.1 miles
 1390268 - Gates And Gate Piers To Binfield Manor	Grade II	0.5 miles
 1390269 - Stable Building To Binfield Manor	Grade II	0.5 miles
 1390422 - West End Farmhouse	Grade II	0.5 miles
 1390267 - Binfield Manor	Grade II	0.5 miles
 1390273 - Milestone, 100 Metres East Of Junction With Hazelwood Lane And Binfield Road	Grade II	0.5 miles
 1390274 - Pitts Bridge	Grade II	0.6 miles
 1390275 - Stag And Hounds Public House	Grade II	0.7 miles
 1390399 - Home Farmhouse	Grade II	0.7 miles
 1390308 - Se Garden Terrace At Moor Close, Including Steps, Walls, Pools, Colonnades And Gazebos	Grade II	0.8 miles

Area Schools



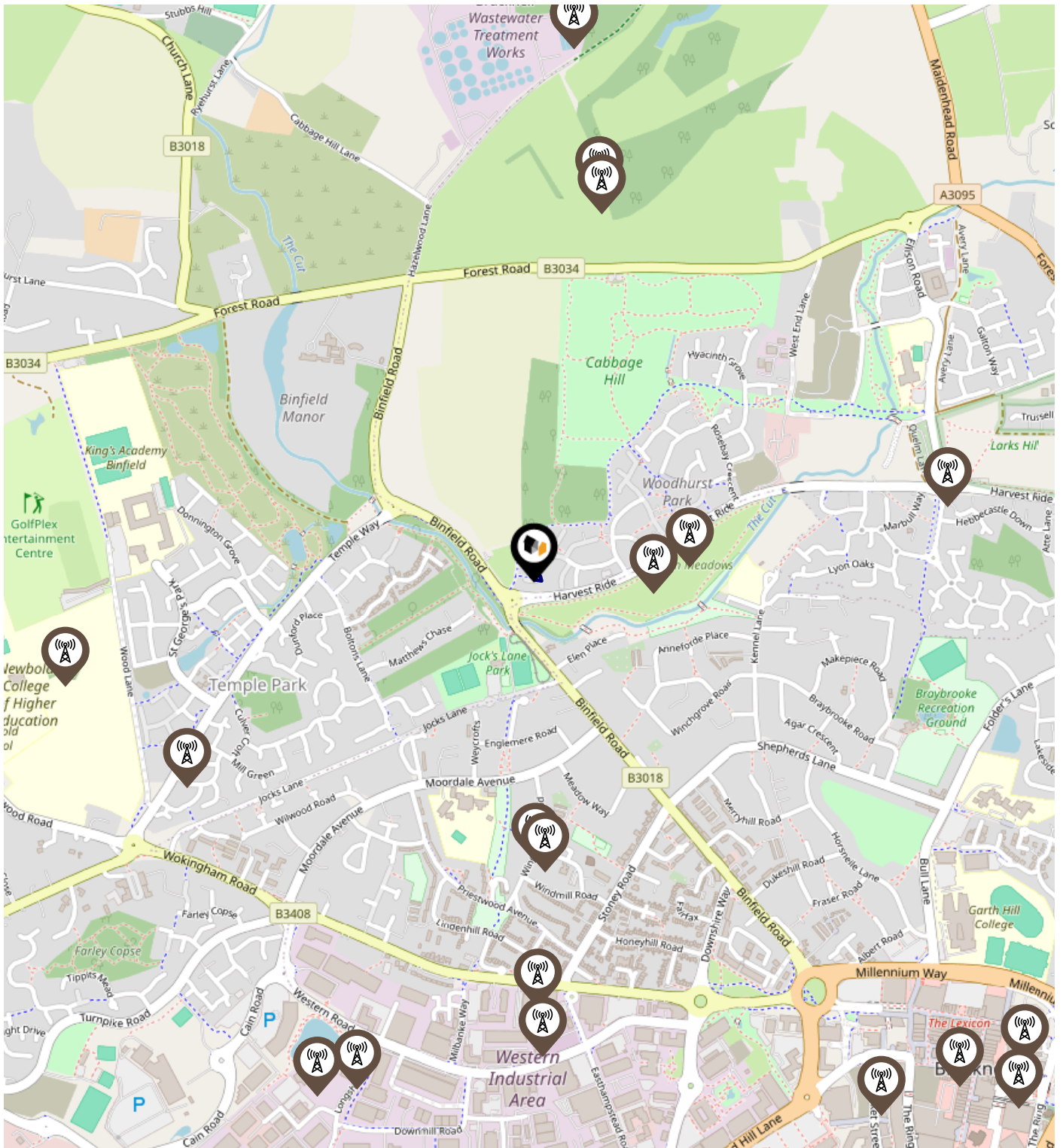
	Nursery	Primary	Secondary	College	Private
1 Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:1.17	<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 Warfield Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 452 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Joseph's Catholic Primary School, Bracknell</p> <p>Ofsted Rating: Good Pupils: 209 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Ranelagh School</p> <p>Ofsted Rating: Outstanding Pupils: 1062 Distance:1.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wildridings Primary School</p> <p>Ofsted Rating: Good Pupils: 428 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 King's Academy Oakwood</p> <p>Ofsted Rating: Outstanding Pupils: 211 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Brakenhale School</p> <p>Ofsted Rating: Good Pupils: 1148 Distance:1.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Holly Spring Primary School</p> <p>Ofsted Rating: Good Pupils: 642 Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Whitegrove Primary School</p> <p>Ofsted Rating: Good Pupils: 421 Distance:1.74</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

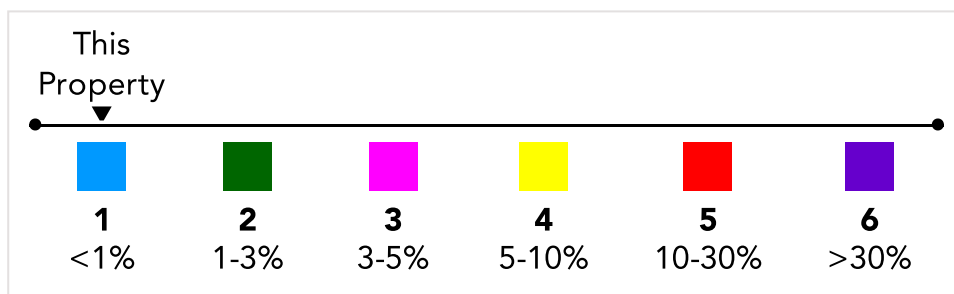
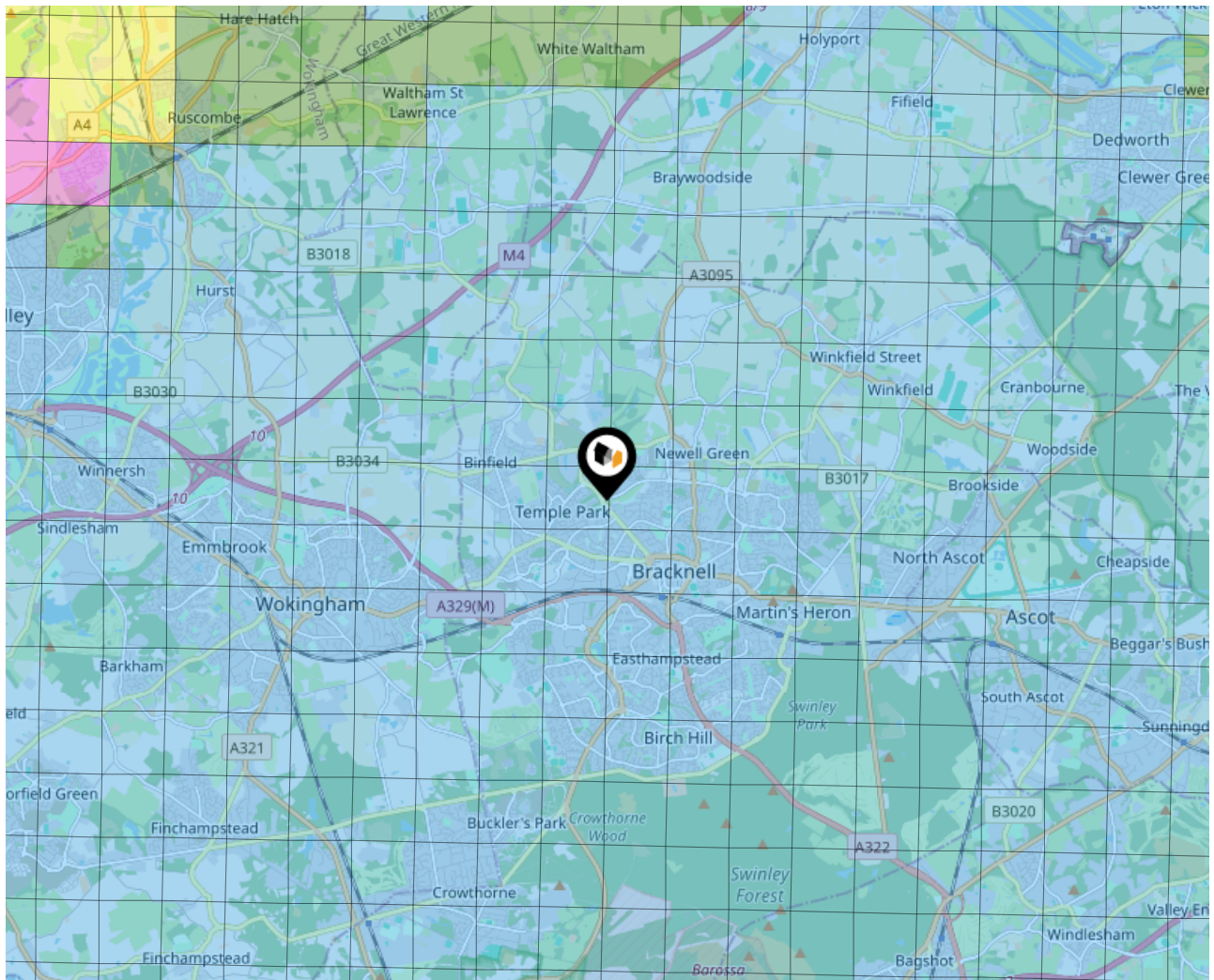
Environment

Radon Gas

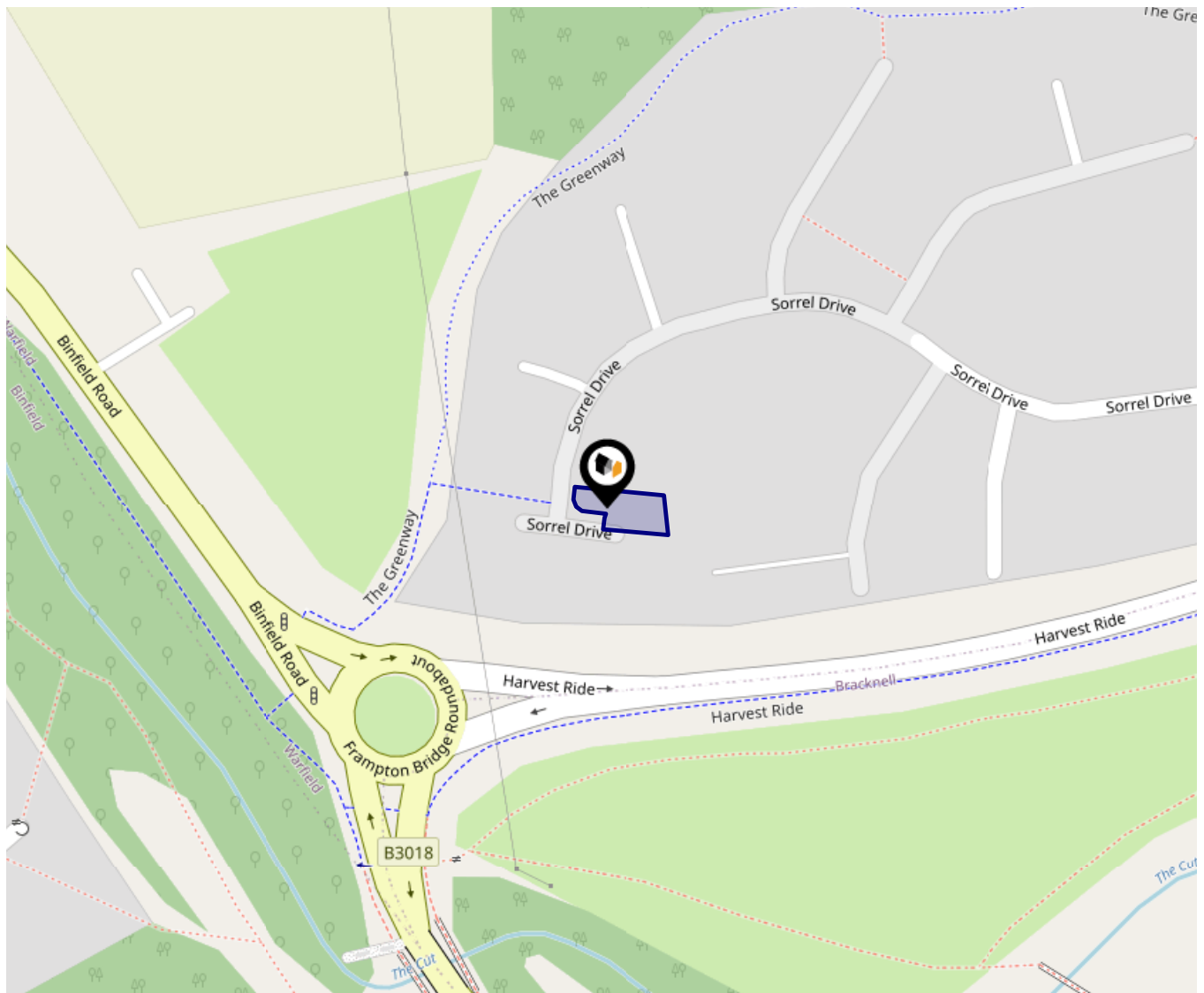


What is Radon?

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



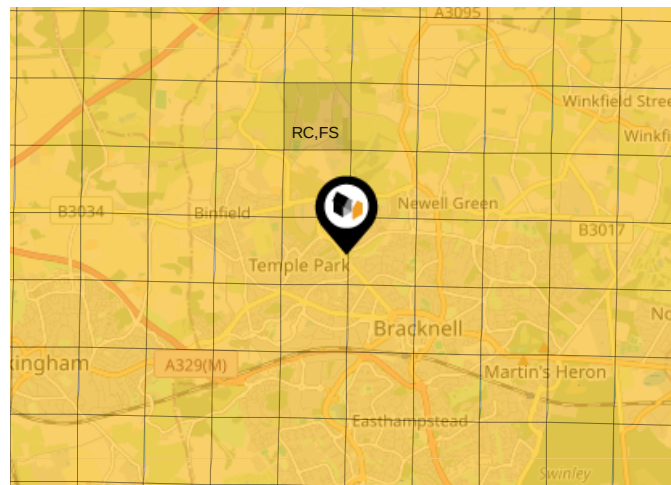
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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		

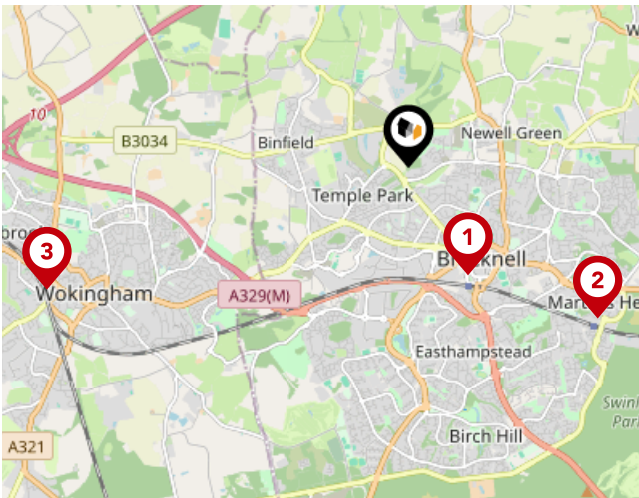


Primary Classifications (Most Common Clay Types)

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

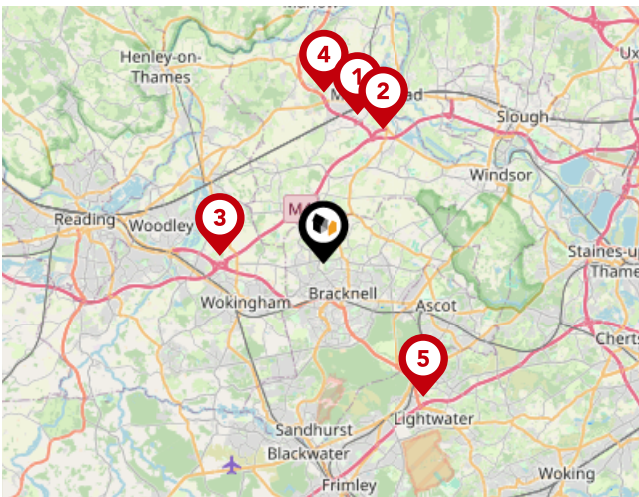
Area

Transport (National)



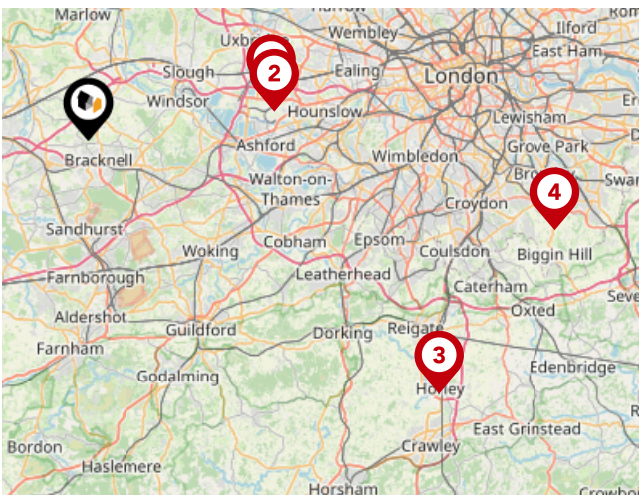
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.14 miles
2	Martins Heron Rail Station	2.23 miles
3	Wokingham Rail Station	3.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	5.67 miles
2	M4 J8	5.43 miles
3	M4 J10	3.86 miles
4	A404(M) J9	6.32 miles
5	M3 J3	6.15 miles

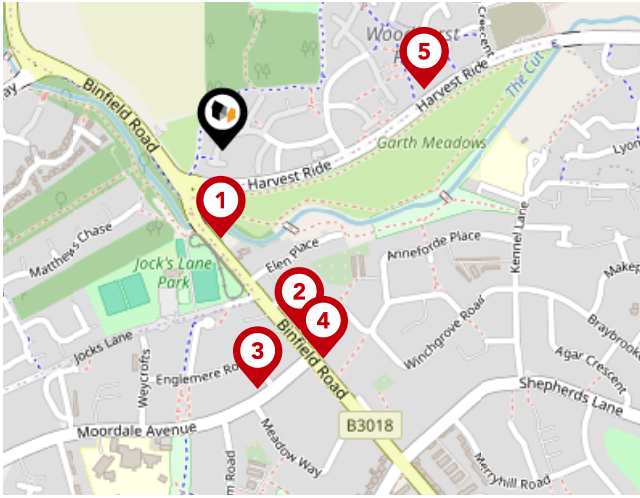


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	13.84 miles
2	Heathrow Airport Terminal 4	13.86 miles
3	Gatwick Airport	32.06 miles
4	Leaves Green	35.08 miles

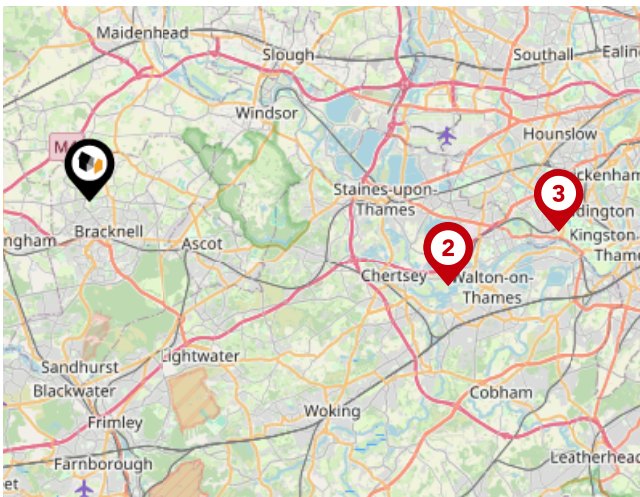
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Framptons Bridge	0.1 miles
2	Moordale Avenue	0.23 miles
3	Meadow Way	0.28 miles
4	Moordale Avenue	0.27 miles
5	Woodhurst	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	13.64 miles
2	Weybridge Ferry Landing	13.68 miles
3	Moulsey - Hurst Park Ferry Landing	17.37 miles

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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