

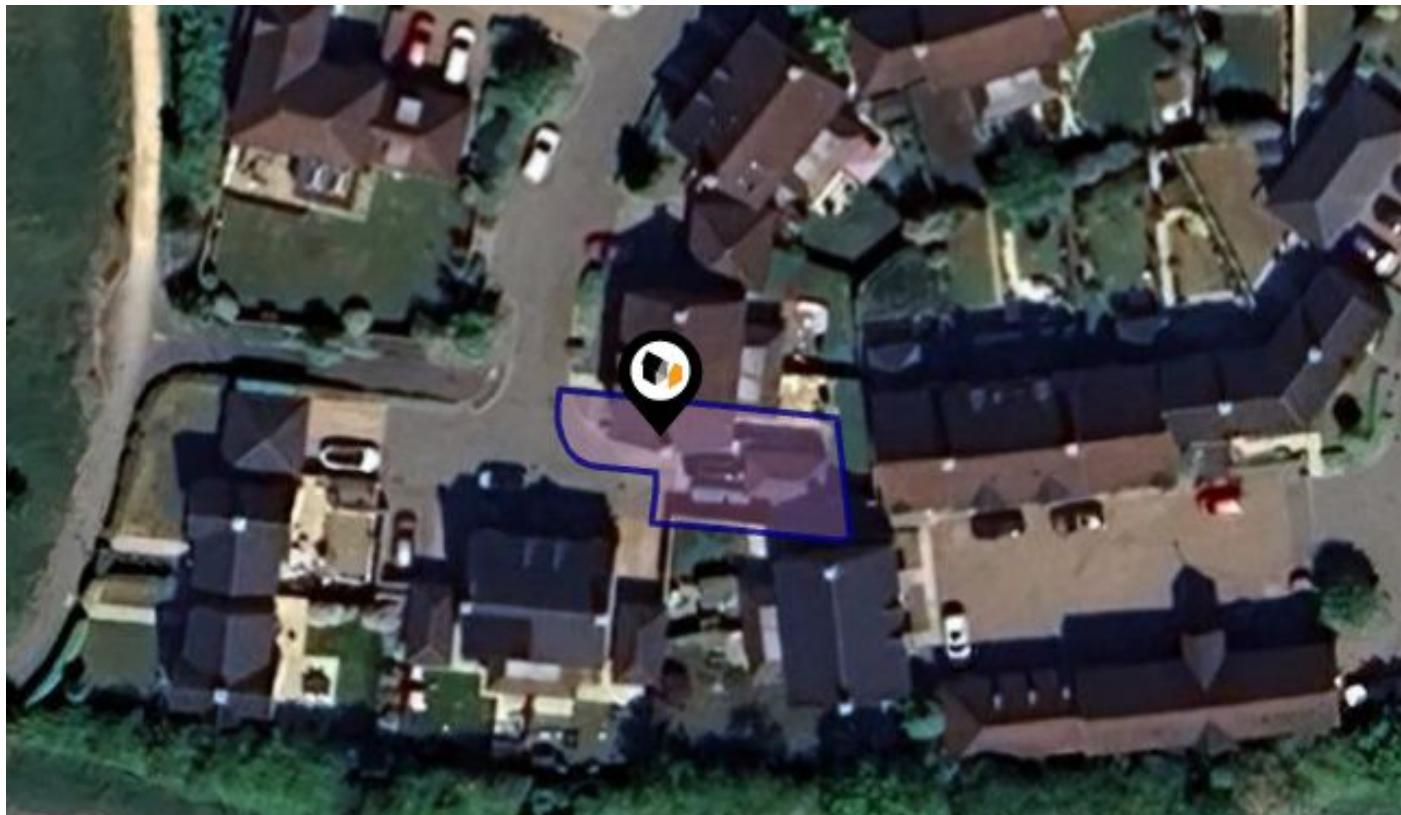


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 07<sup>th</sup> January 2026**



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

**Avocado Property**

07515141327

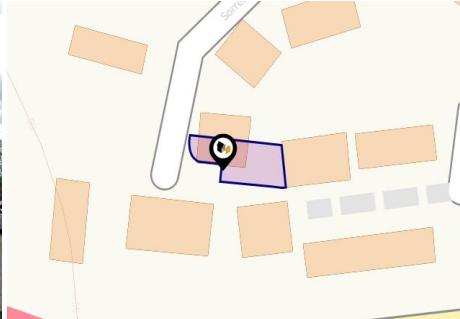
[mattandsanjay@avocadopropertyagents.co.uk](mailto:mattandsanjay@avocadopropertyagents.co.uk)

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# Property Overview



## Property

Type:	Semi-Detached	Last Sold Date:	21/10/2016
Bedrooms:	3	Last Sold Price:	£470,000
Floor Area:	1,227 ft <sup>2</sup> / 114 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£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

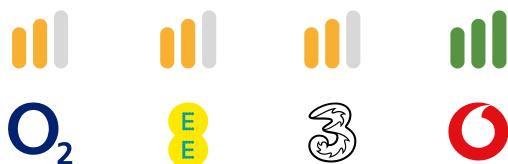
Local Authority:	Bracknell forest
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

**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

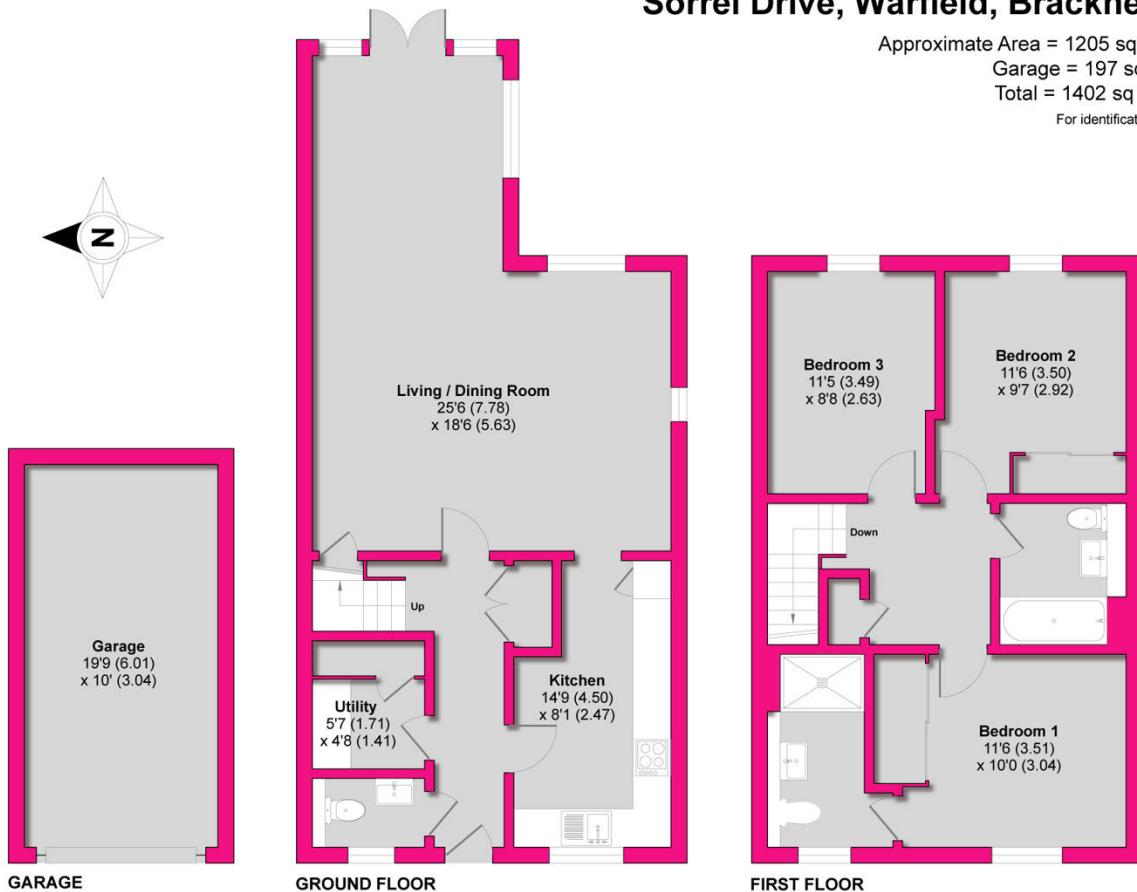
### Sorrel Drive, Warfield, Bracknell, RG42

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). © n'checom 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



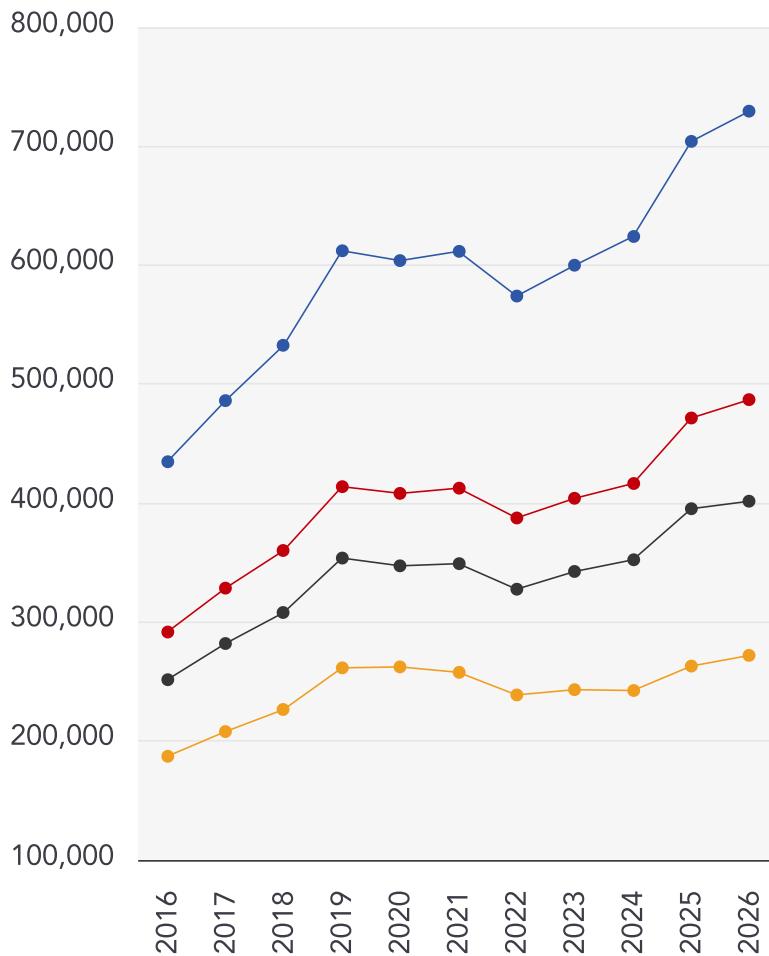
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.23 W/m-°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.10 W/m-°K
<b>Total Floor Area:</b>	114 m <sup>2</sup>

# 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

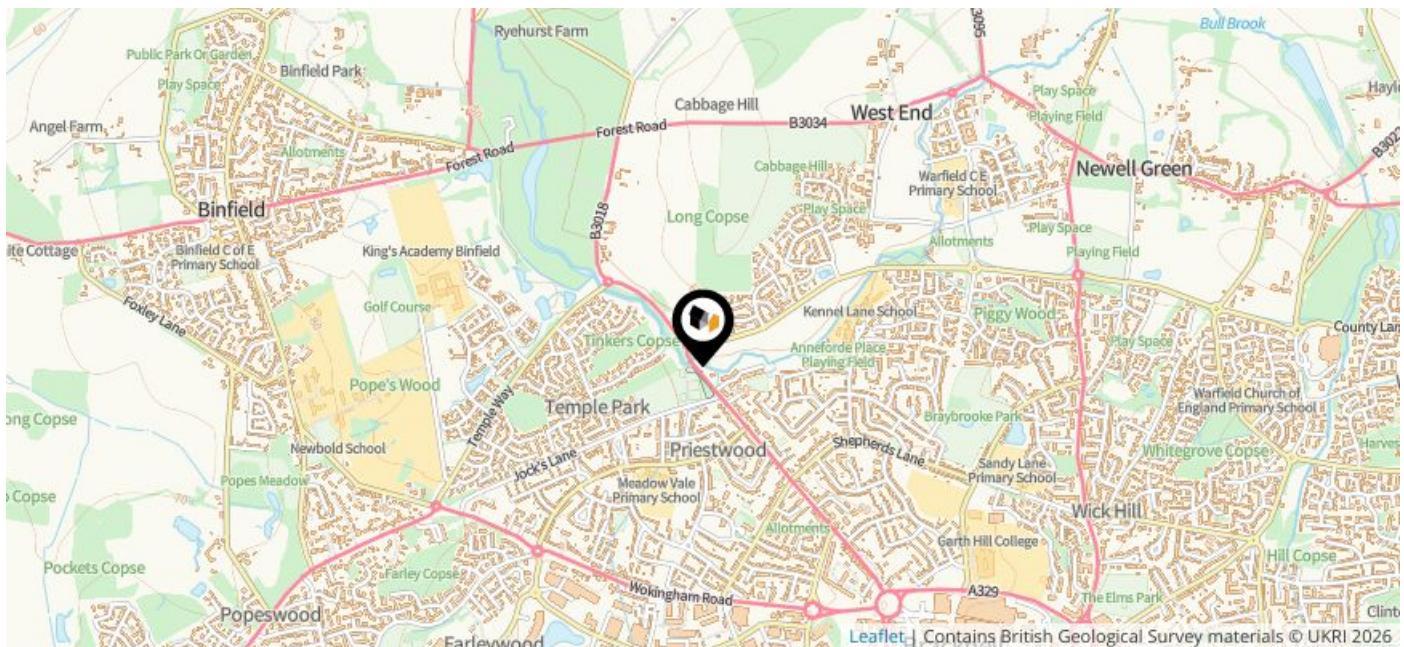
**+45.31%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- X Adit
- X Gutter Pit
- X 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.

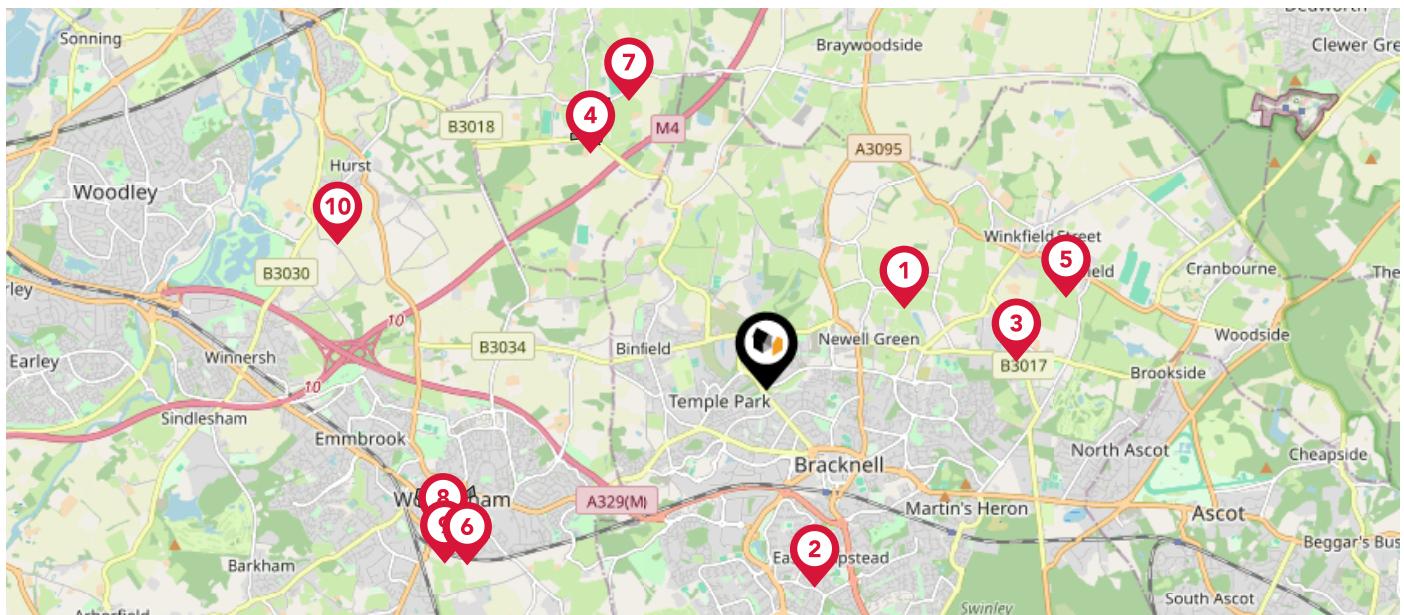
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

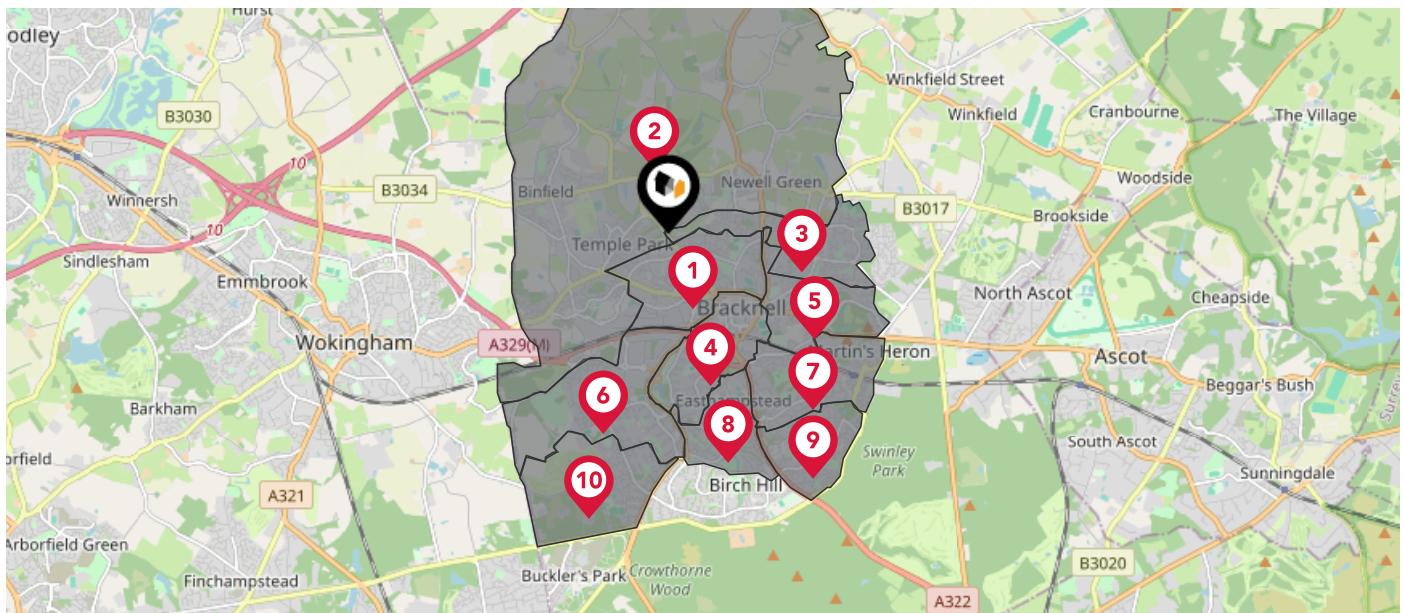
- 1 Warfield
- 2 Easthampstead
- 3 Winkfield Row
- 4 Shurlock Row
- 5 Winkfield Village
- 6 Murdoch Road
- 7 Beenham's Heath
- 8 Wokingham Town Centre
- 9 Langborough Road
- 10 Hurst

# 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

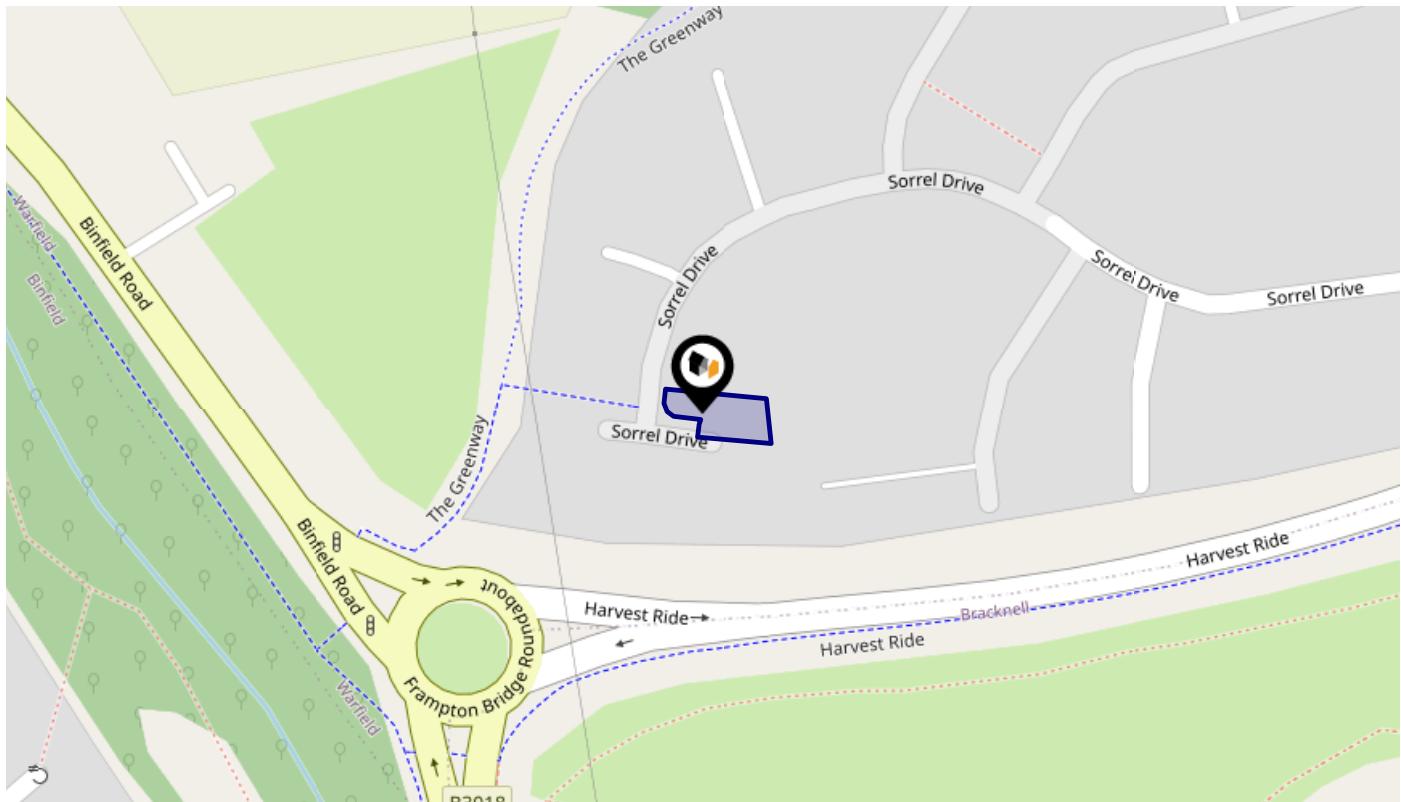
- 1 Priestwood and Garth Ward
- 2 Binfield with Warfield Ward
- 3 Warfield Harvest Ride Ward
- 4 Wildridings and Central Ward
- 5 Bullbrook Ward
- 6 Great Hollands North Ward
- 7 Harmans Water Ward
- 8 Old Bracknell Ward
- 9 Crown Wood Ward
- 10 Great Hollands South Ward

# 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:

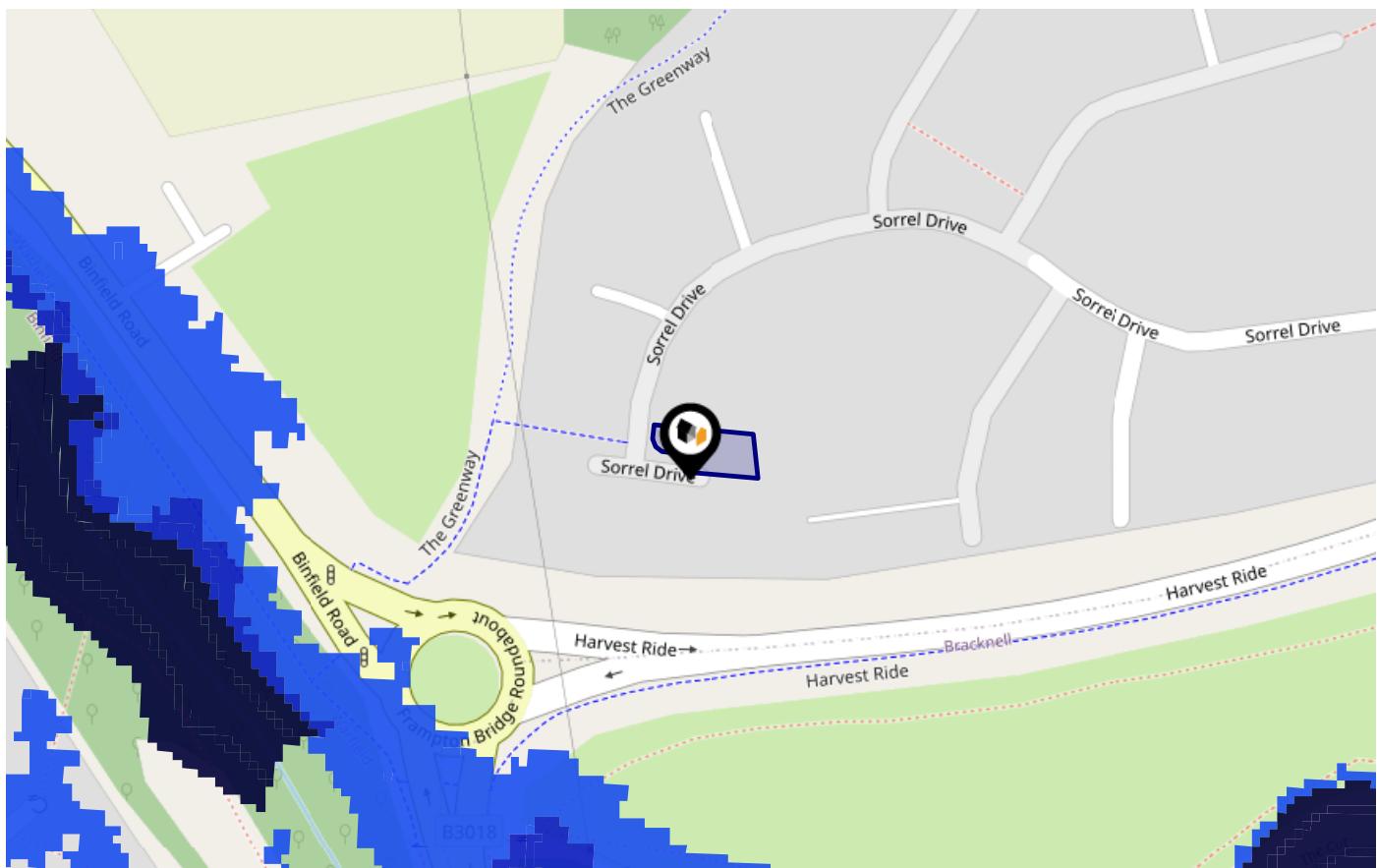


# Flood Risk

## 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:

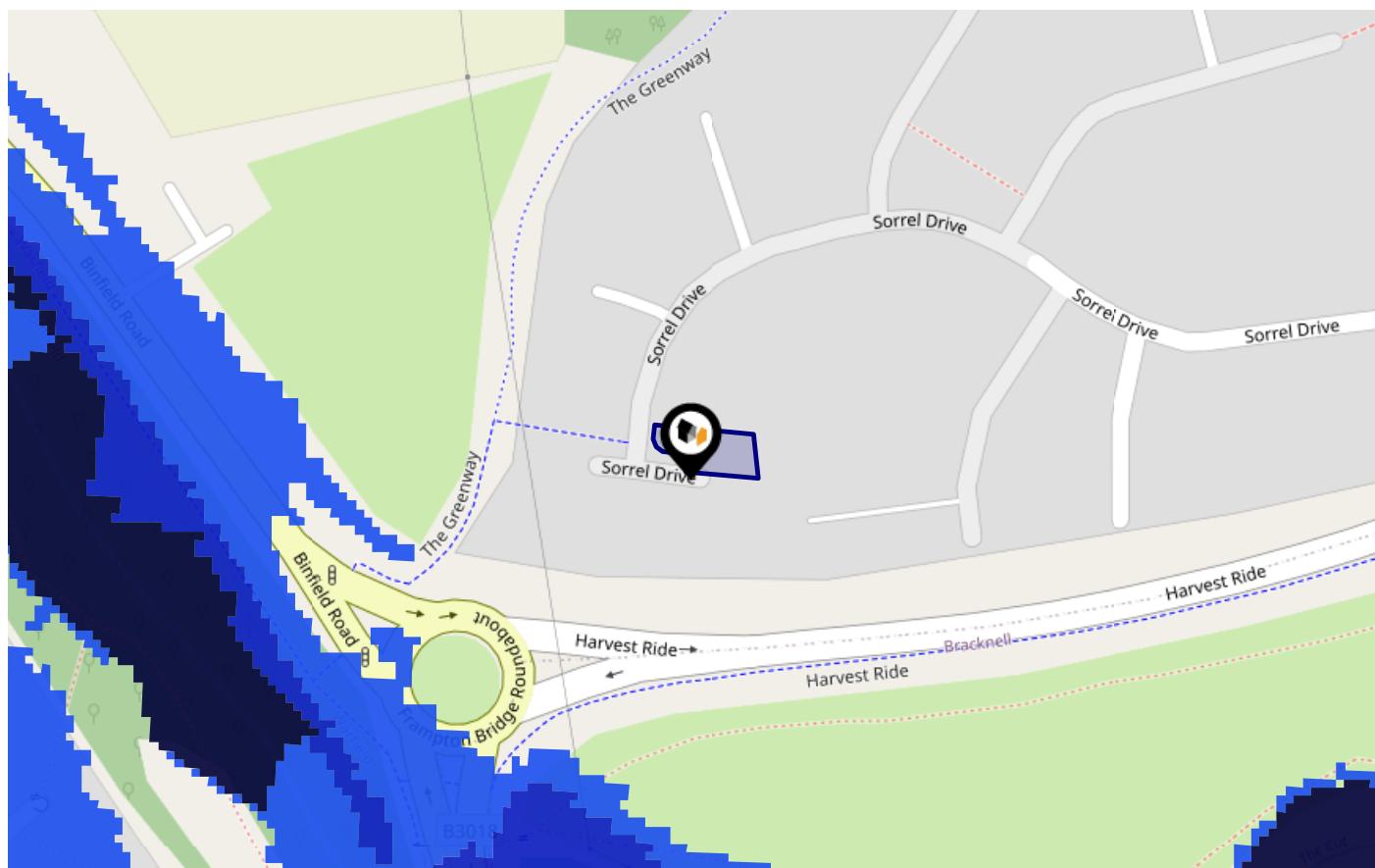


# Flood Risk

## 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.

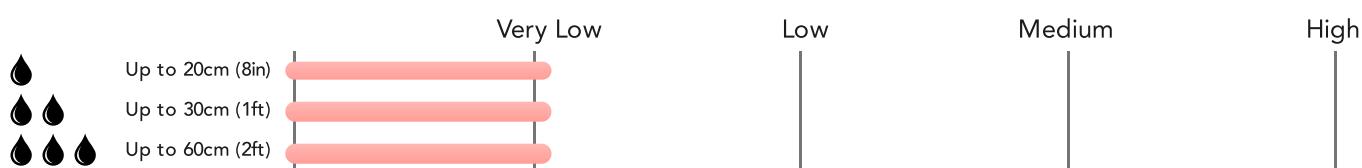


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- █ **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

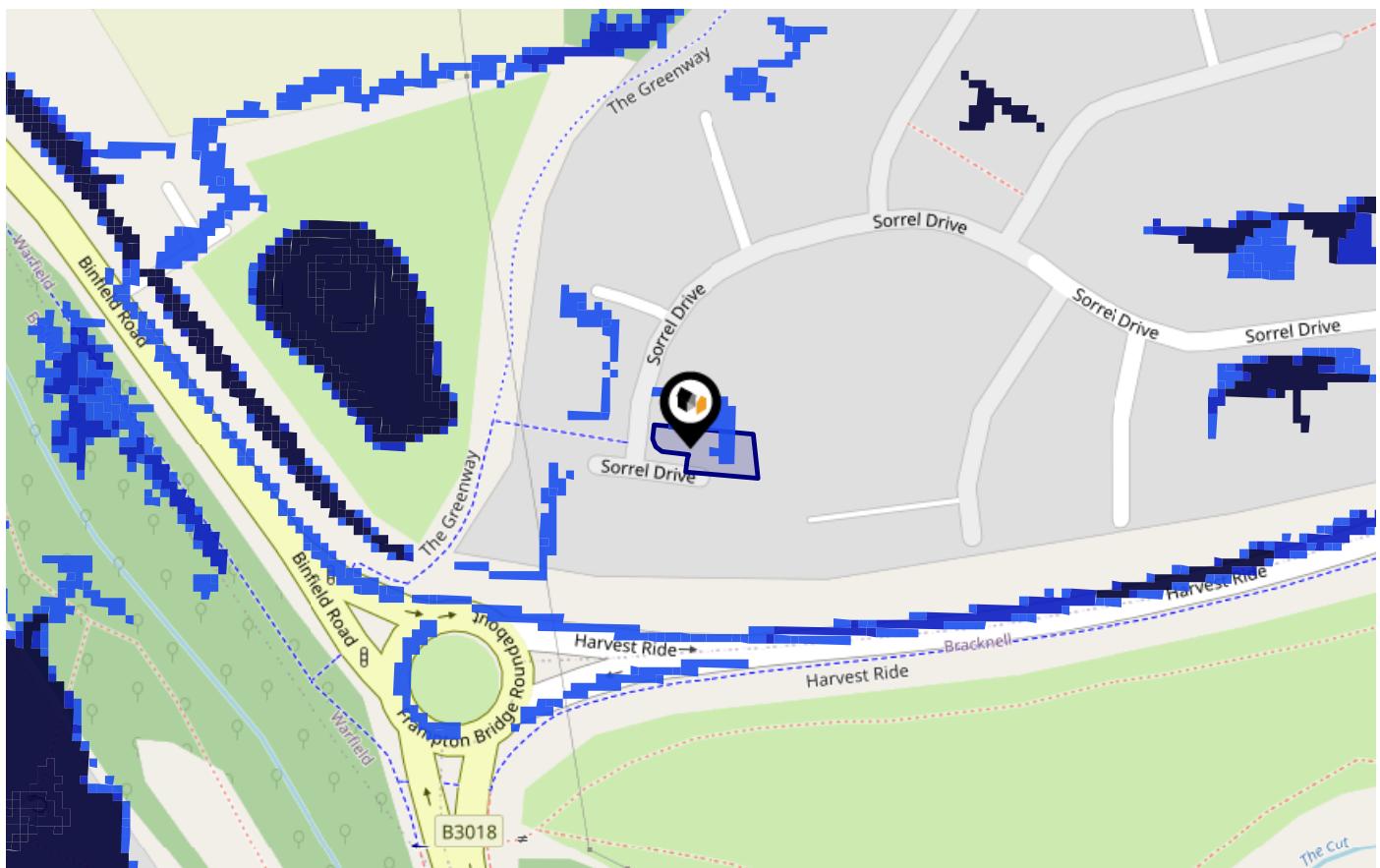


# Flood Risk

## 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.

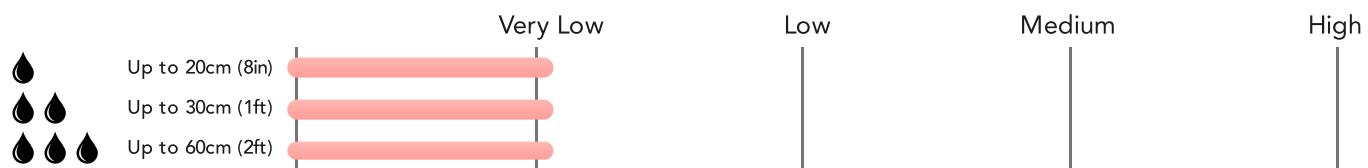


Risk Rating: Very low

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

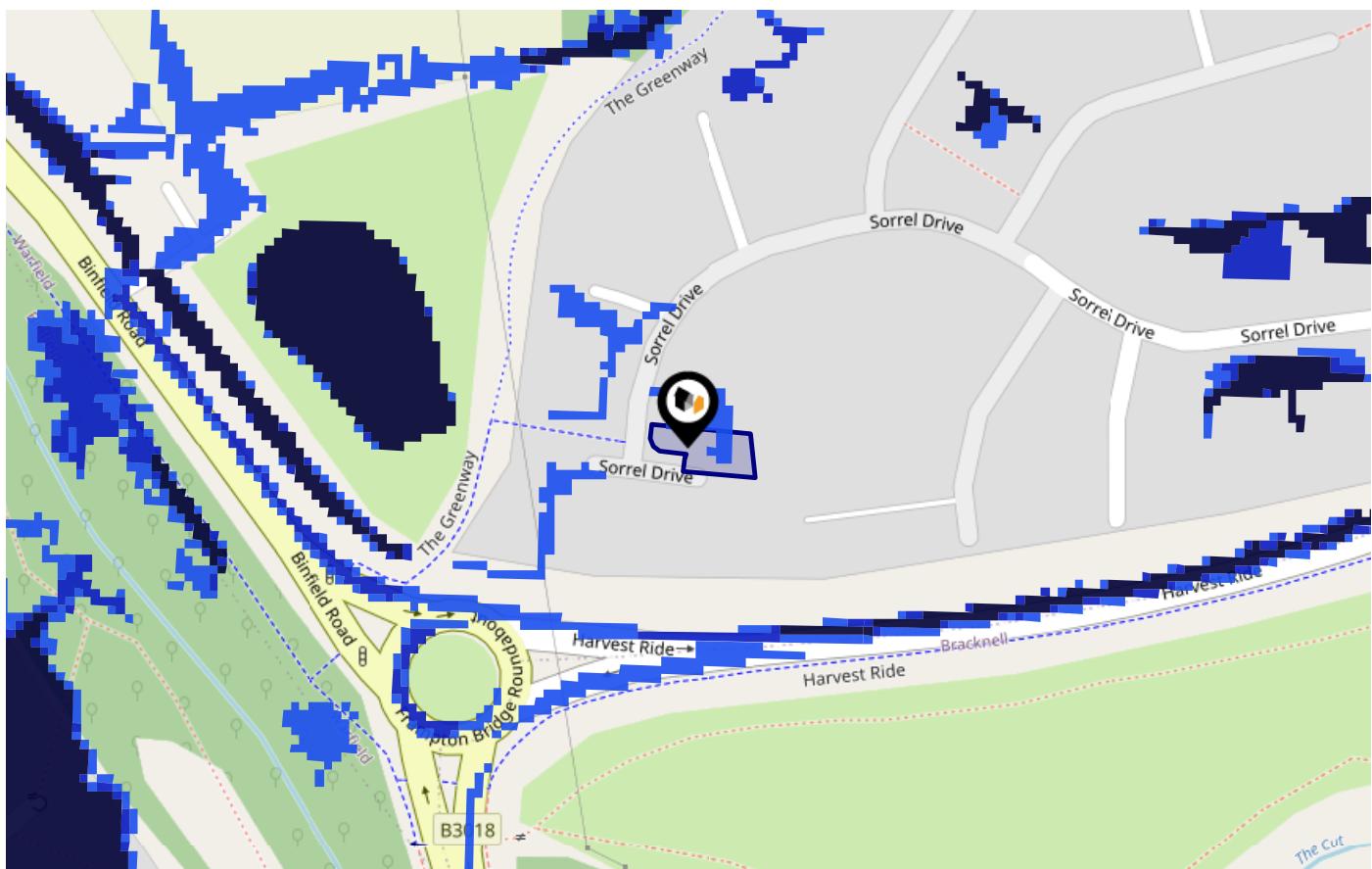


# Flood Risk

## 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.

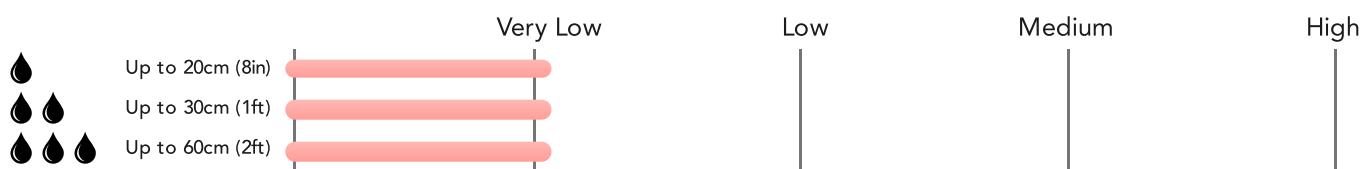


**Risk Rating:** Very low

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.

- 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:

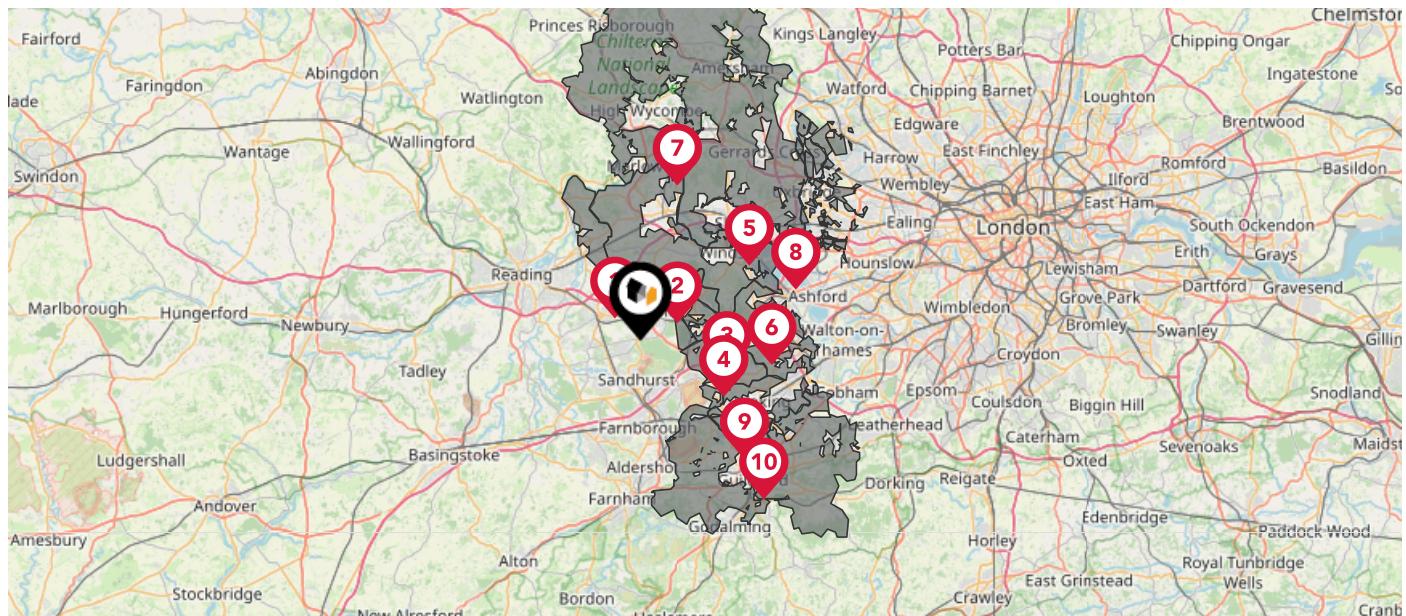


# Maps

## Green Belt



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



### Nearby Green Belt Land

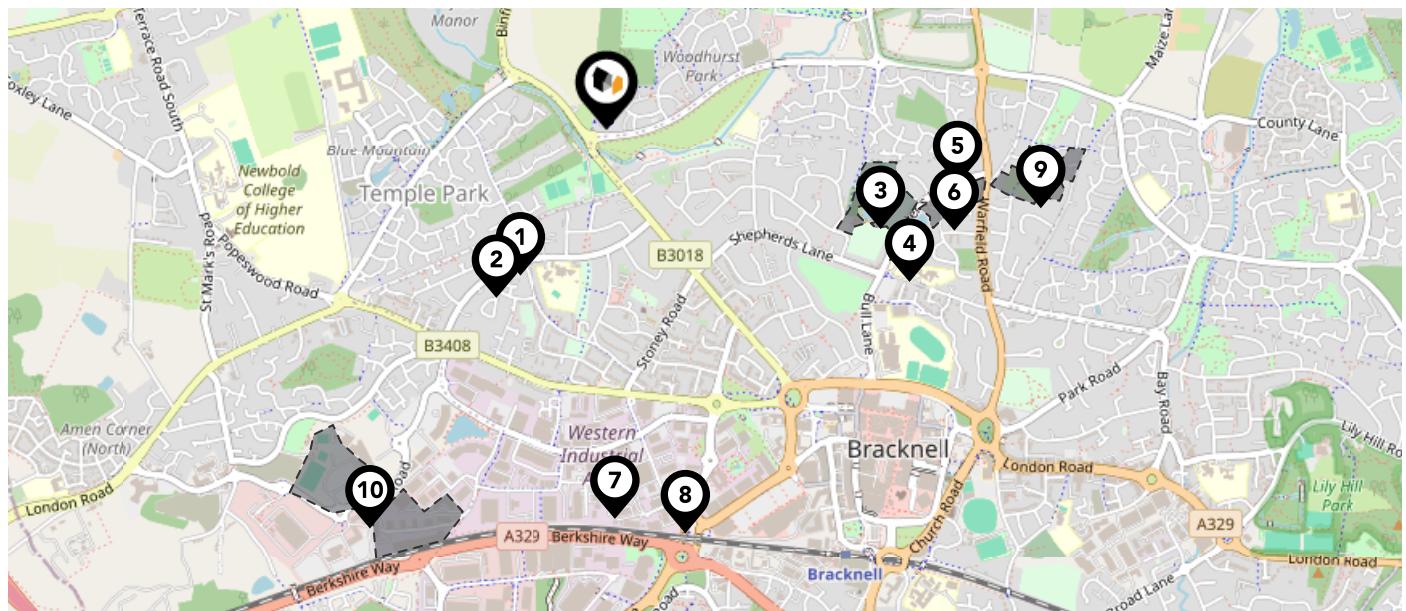
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Hillingdon
-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

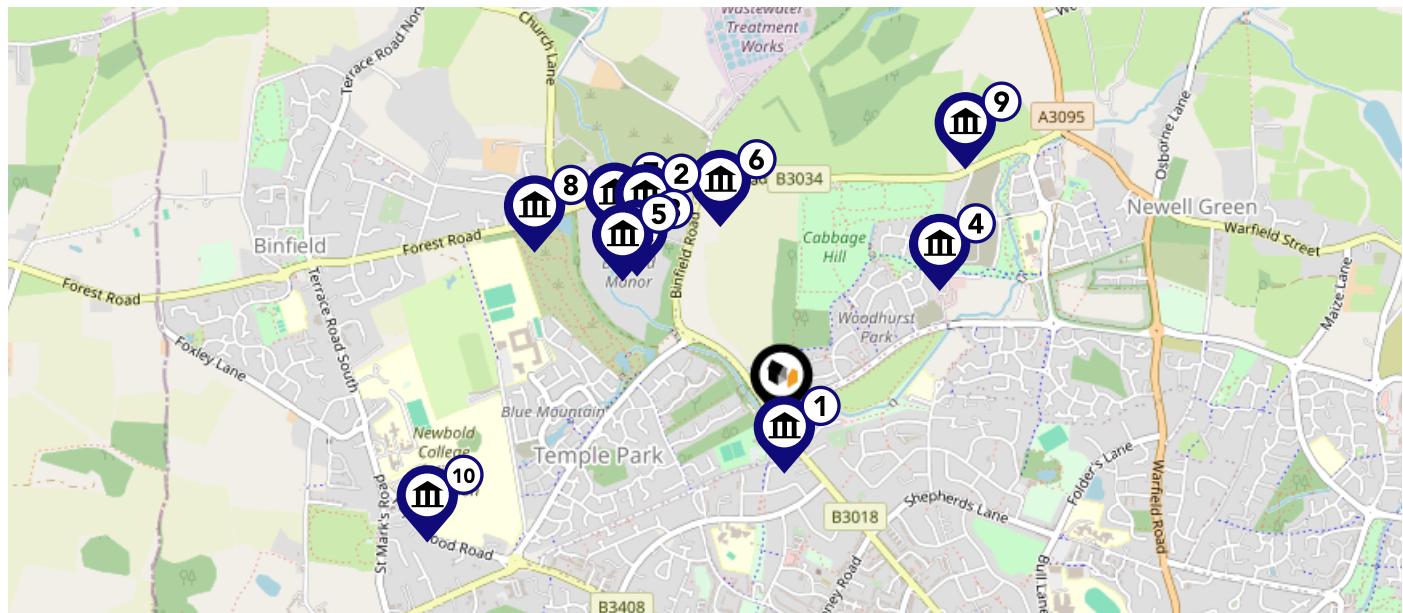
1	Fernhill Road-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Wilwood Road-Bracknell	Historic Landfill	<input type="checkbox"/>
3	Folders Lane-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Bull Lane-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Sherring Close-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	<input type="checkbox"/>
8	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Lawrence Brickworks-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

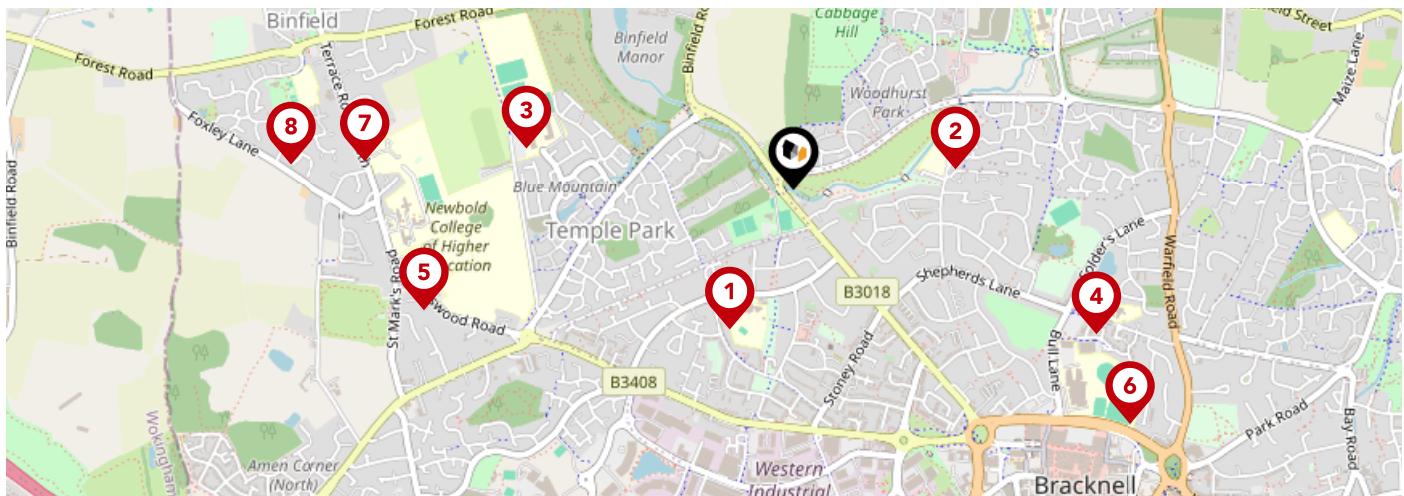


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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



## Meadow Vale Primary School

Ofsted Rating: Good | Pupils: 600 | Distance:0.36



## Kennel Lane School

Ofsted Rating: Good | Pupils: 0 | Distance:0.38



## King's Academy Binfield

Ofsted Rating: Good | Pupils: 1262 | Distance:0.63



## Sandy Lane Primary School

Ofsted Rating: Good | Pupils: 450 | Distance:0.77



## Newbold School

Ofsted Rating: Outstanding | Pupils: 56 | Distance:0.9



## Garth Hill College

Ofsted Rating: Good | Pupils: 1476 | Distance:0.95



## Cressex Lodge School

Ofsted Rating: Good | Pupils: 13 | Distance:1

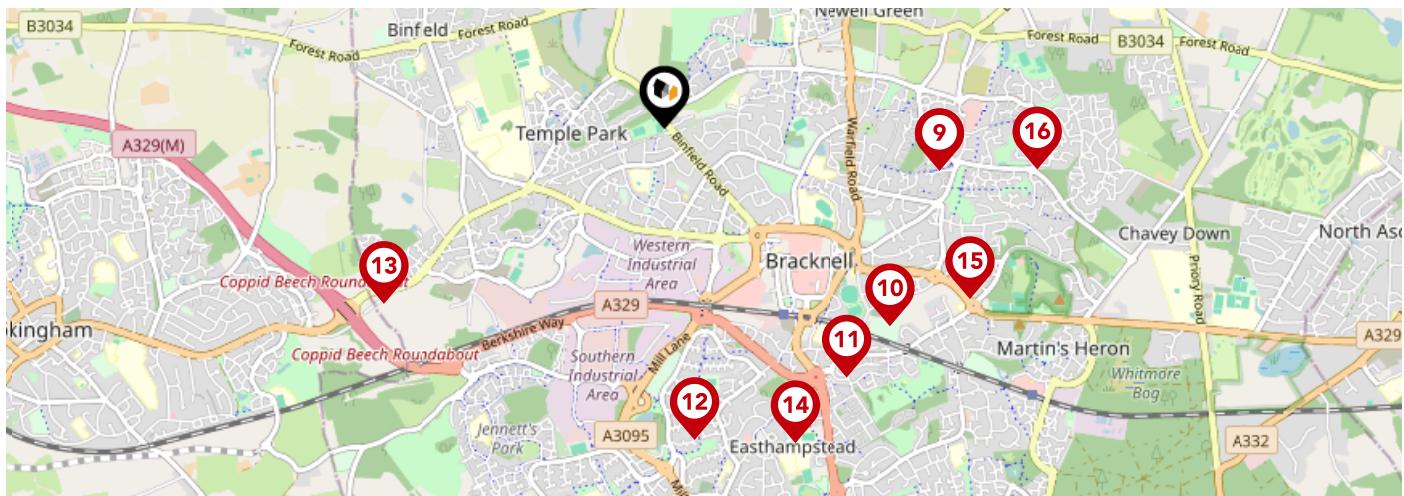


## Binfield Church of England Primary School

Ofsted Rating: Good | Pupils: 411 | Distance:1.17



# Area Schools



Nursery Primary Secondary College Private



## 9 Warfield Church of England Primary School

Ofsted Rating: Good | Pupils: 452 | Distance: 1.29



## 10 St Joseph's Catholic Primary School, Bracknell

Ofsted Rating: Good | Pupils: 209 | Distance: 1.39



## 11 Ranelagh School

Ofsted Rating: Outstanding | Pupils: 1062 | Distance: 1.43



## 12 Wildridings Primary School

Ofsted Rating: Good | Pupils: 428 | Distance: 1.45



## 13 King's Academy Oakwood

Ofsted Rating: Outstanding | Pupils: 211 | Distance: 1.52



## 14 The Brakenhale School

Ofsted Rating: Good | Pupils: 1148 | Distance: 1.57



## 15 Holly Spring Primary School

Ofsted Rating: Good | Pupils: 642 | Distance: 1.62

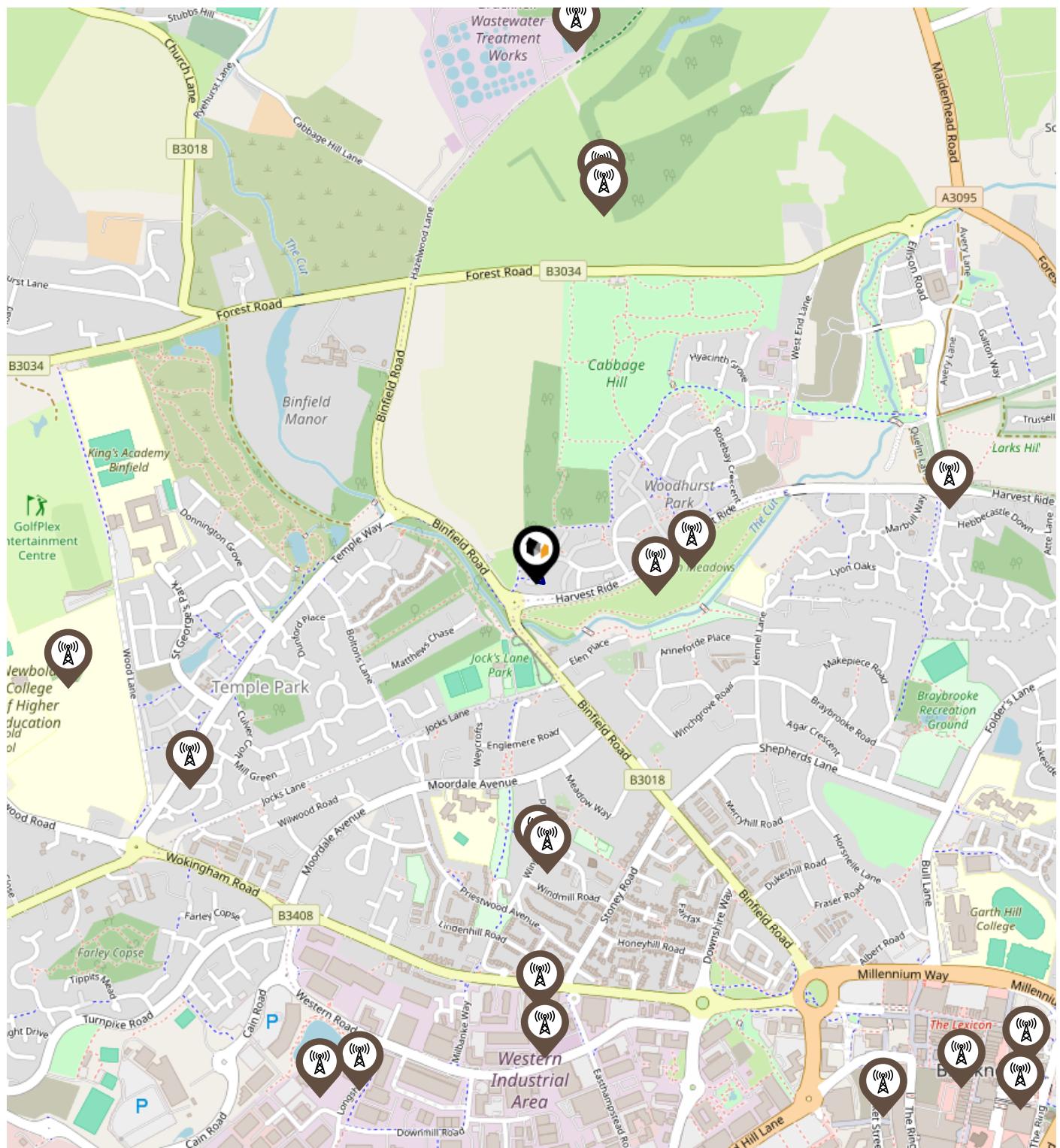


## 16 Whitegrove Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 1.74



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

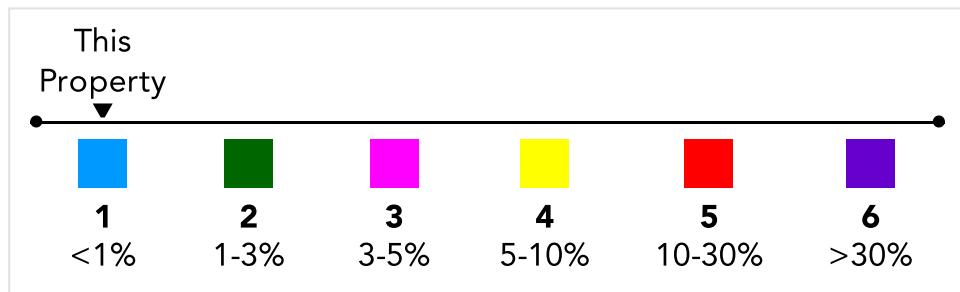
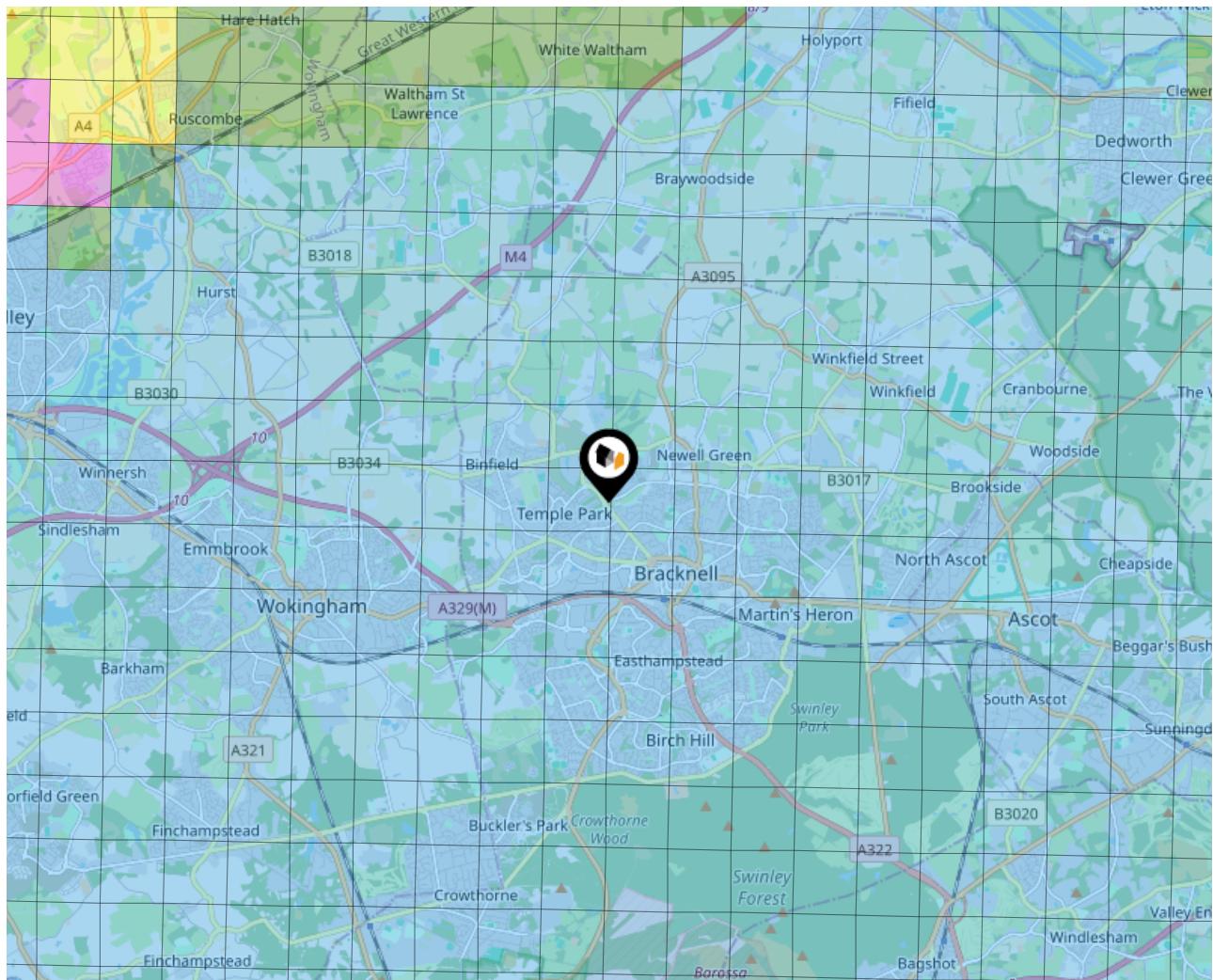
# Environment

## Radon Gas

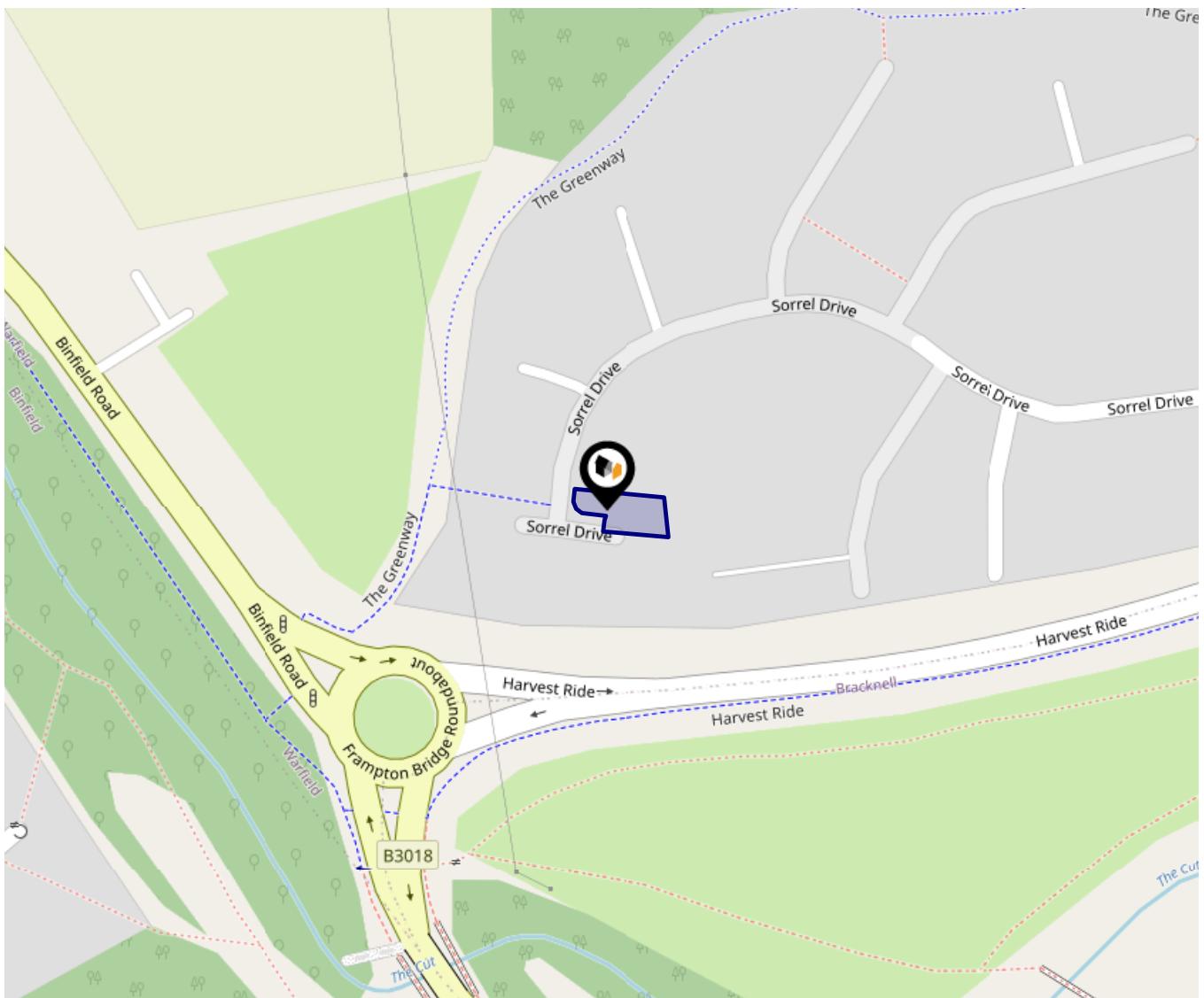


### What is Radon?

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/m<sup>3</sup>).



# 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:

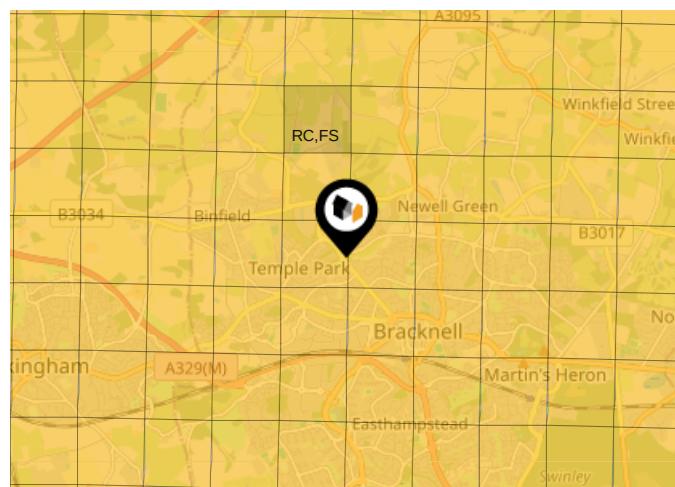
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

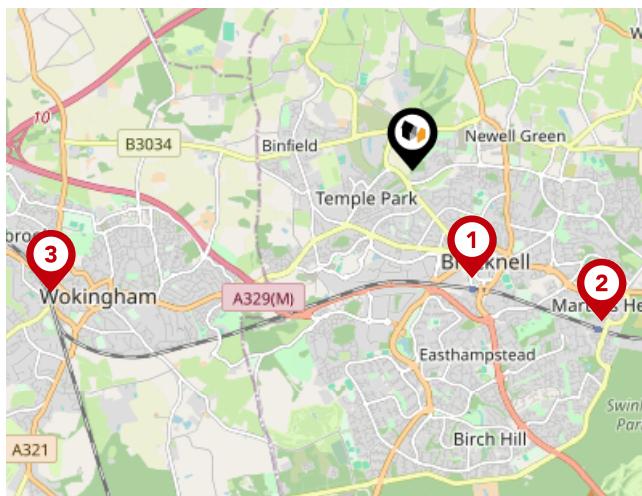
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SILT  
**Parent Material Grain:** ARGILLACEOUS      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO LIGHT(SILTY)  
TO HEAVY



## Primary Classifications (Most Common Clay Types)

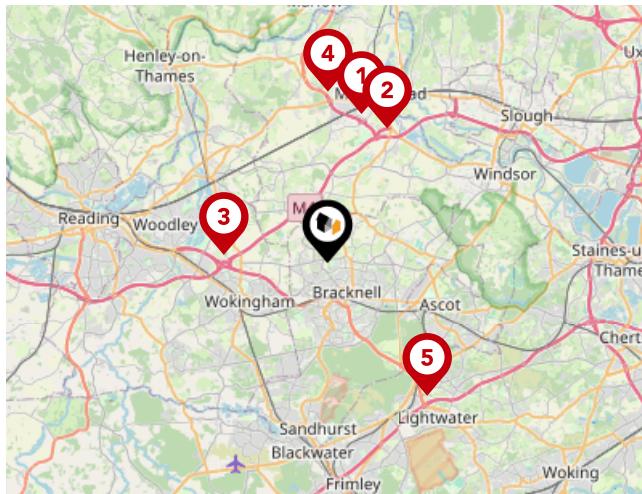
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



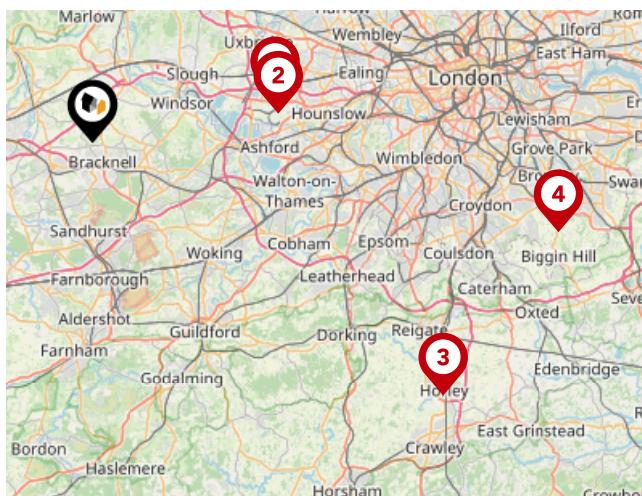
## National Rail Stations

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

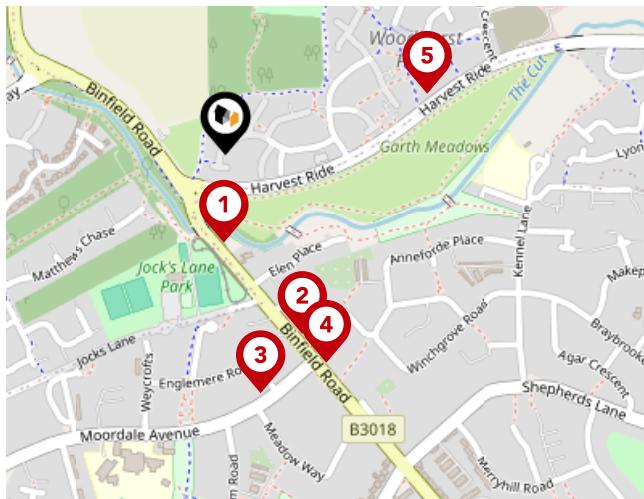
Pin	Name	Distance
1	A404(M) J9A	5.67 miles
2	M4 J8	5.43 miles
3	M4 J10	3.86 miles
4	A404(M) J9	6.32 miles
5	M3 J3	6.15 miles



## Airports/Helipads

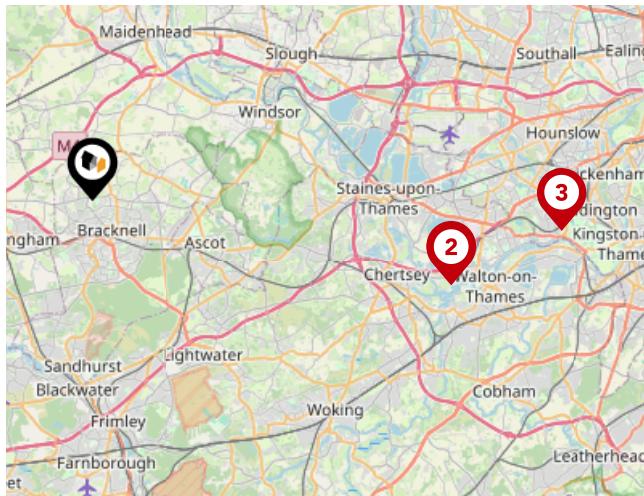
Pin	Name	Distance
1	Heathrow Airport	13.84 miles
2	Heathrow Airport Terminal 4	13.86 miles
3	Gatwick Airport	32.06 miles
4	Leaves Green	35.08 miles

# 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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## Avocado Property

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[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)

