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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th October 2026



WINNERSH GATE, WINNERSH, WOKINGHAM, RG41

Avocado Property

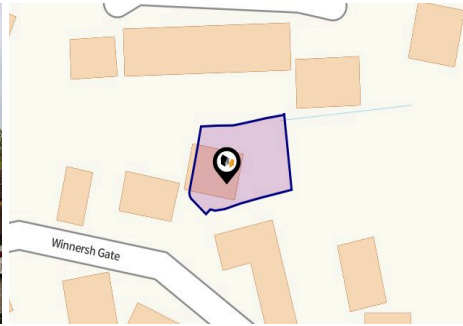
07917 157387

neil@avocadoberkshire.co.uk

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Property

Type: Detached
Bedrooms: 4
Plot Area: 0.12 acres
Council Tax : Band G
Annual Estimate: £4,163
Title Number: BK237696

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)

3	155	5500
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



6, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	29/10/2025	12/08/2009		
Last Sold Price:	£940,000	£525,000		
9, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	29/04/2022	05/01/1996		
Last Sold Price:	£815,000	£163,000		
14, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	09/08/2017	28/10/2009	08/05/1998	
Last Sold Price:	£635,000	£430,000	£200,000	
17, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	13/12/2016	18/04/2000		
Last Sold Price:	£630,000	£275,000		
5, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	31/05/2016			
Last Sold Price:	£640,000			
7, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	12/05/2016			
Last Sold Price:	£690,000			
2, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	05/02/2016			
Last Sold Price:	£585,000			
11, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	28/01/2016			
Last Sold Price:	£640,000			
8, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	21/04/2009	05/07/2002		
Last Sold Price:	£499,775	£315,000		
16, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	29/03/2001			
Last Sold Price:	£299,950			
12, Winnersh Gate, Wokingham, RG41 5PL				Detached House
Last Sold Date:	04/12/1996			
Last Sold Price:	£155,000			

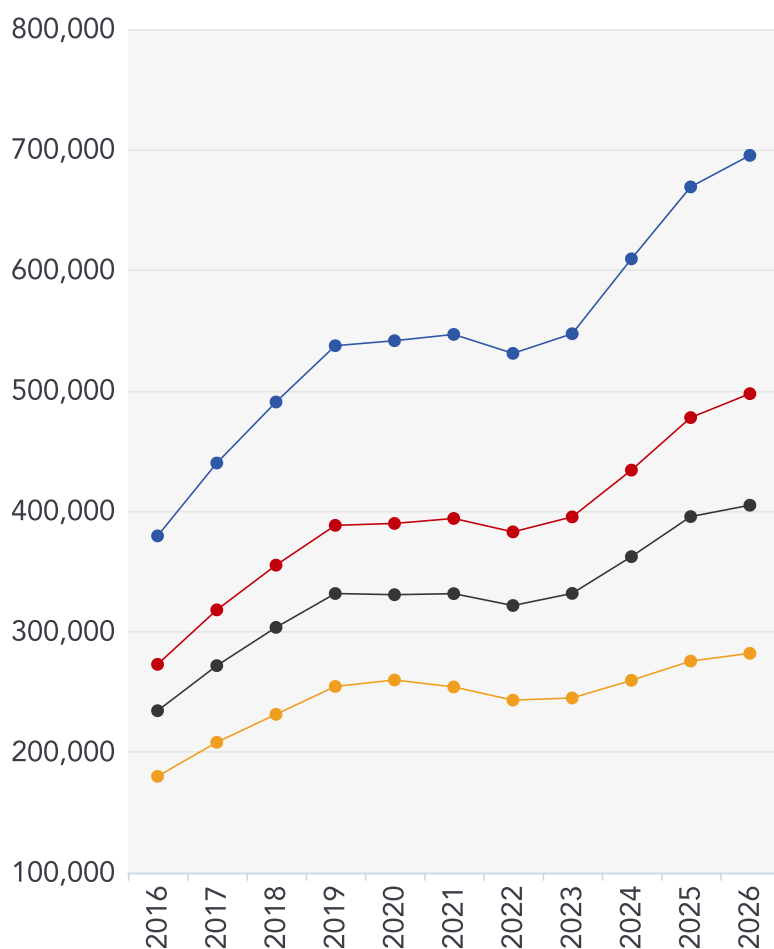
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG41



Detached

+83.21%

Semi-Detached

+82.31%

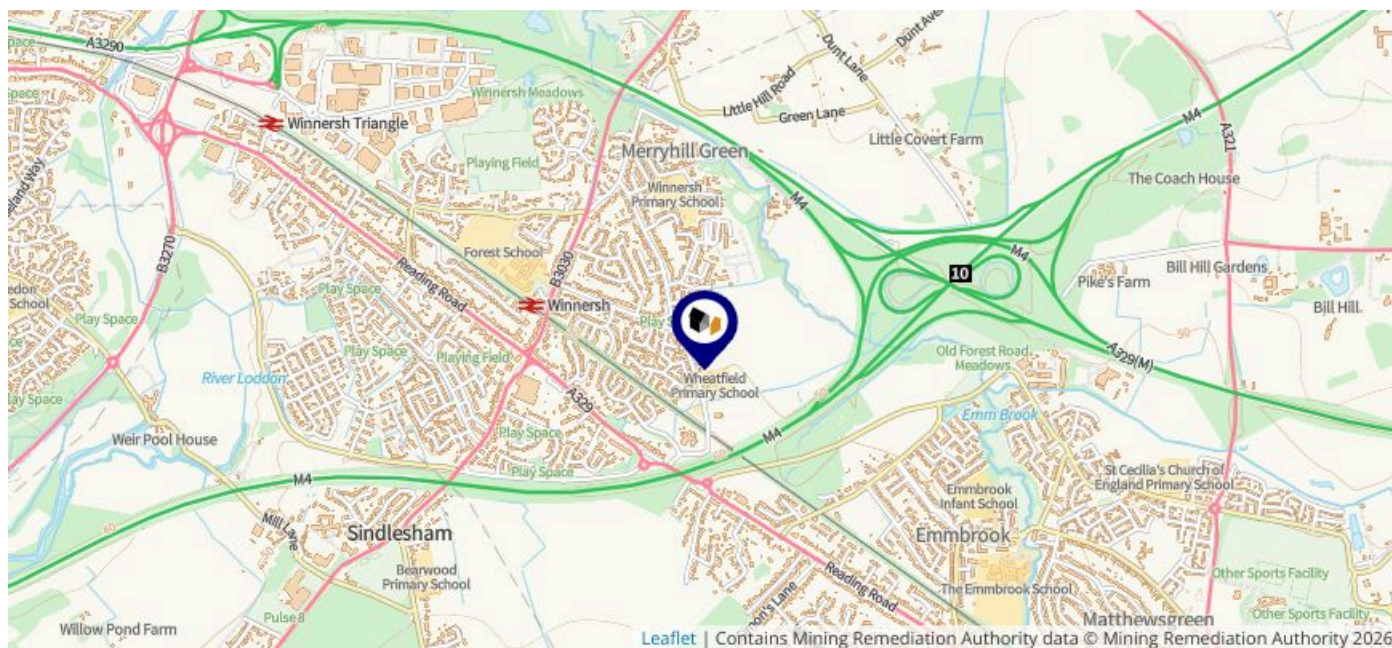
Terraced

+72.76%

Flat

+56.72%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

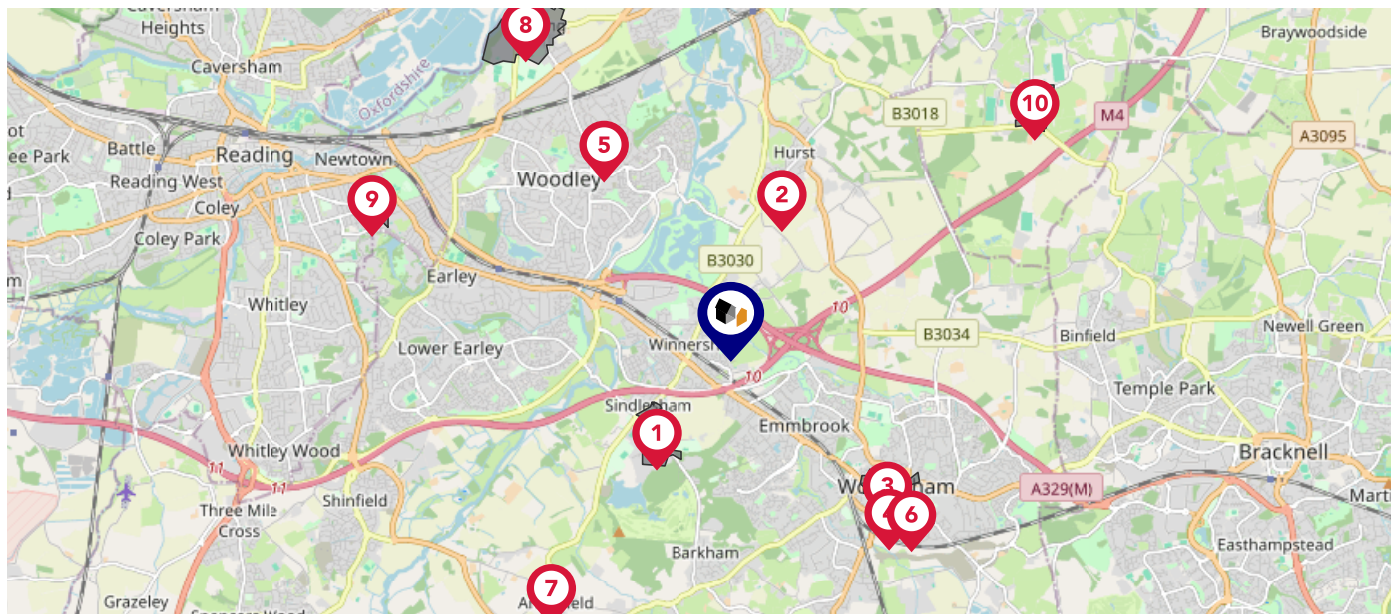
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



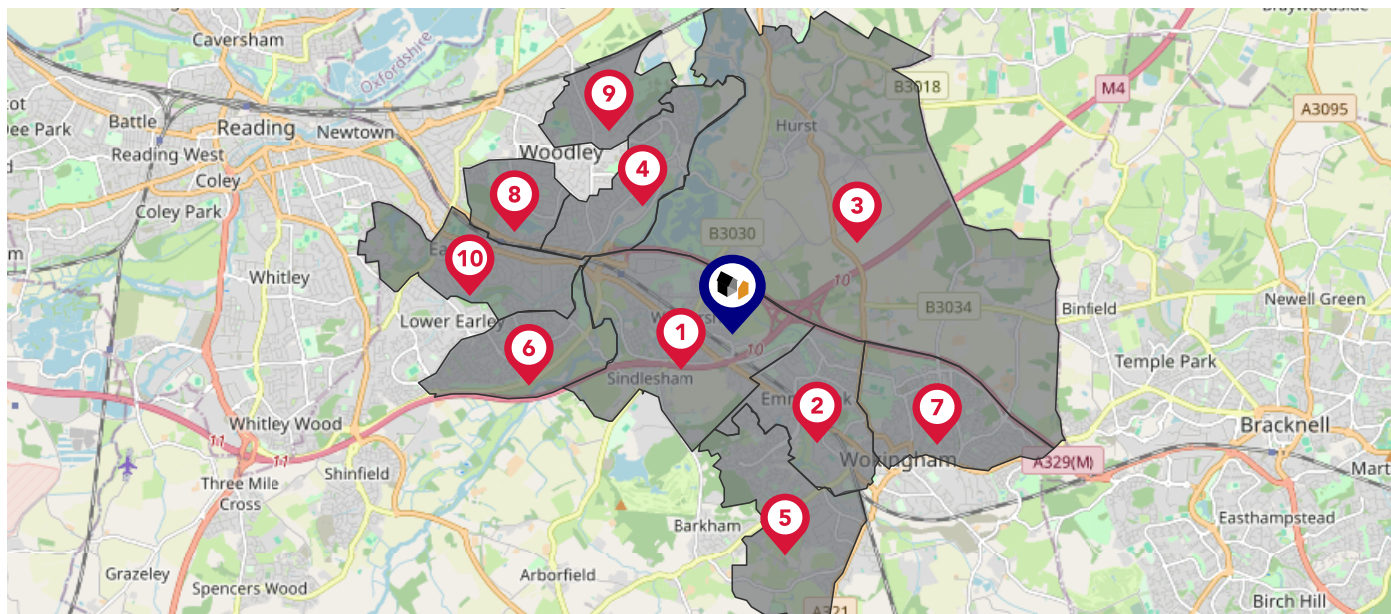
Nearby Conservation Areas

- 1 Sindlesham
- 2 Hurst
- 3 Wokingham Town Centre
- 4 Langborough Road
- 5 Woodley Green
- 6 Murdoch Road
- 7 Arborfield Cross
- 8 Sonning
- 9 South Park
- 10 Shurlock Row

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

Winnersh Ward

2

Emmbrook Ward

3

Hurst Ward

4

Loddon Ward

5

Evendons Ward

6

Hawkedon Ward

7

Norreys Ward

8

South Lake Ward

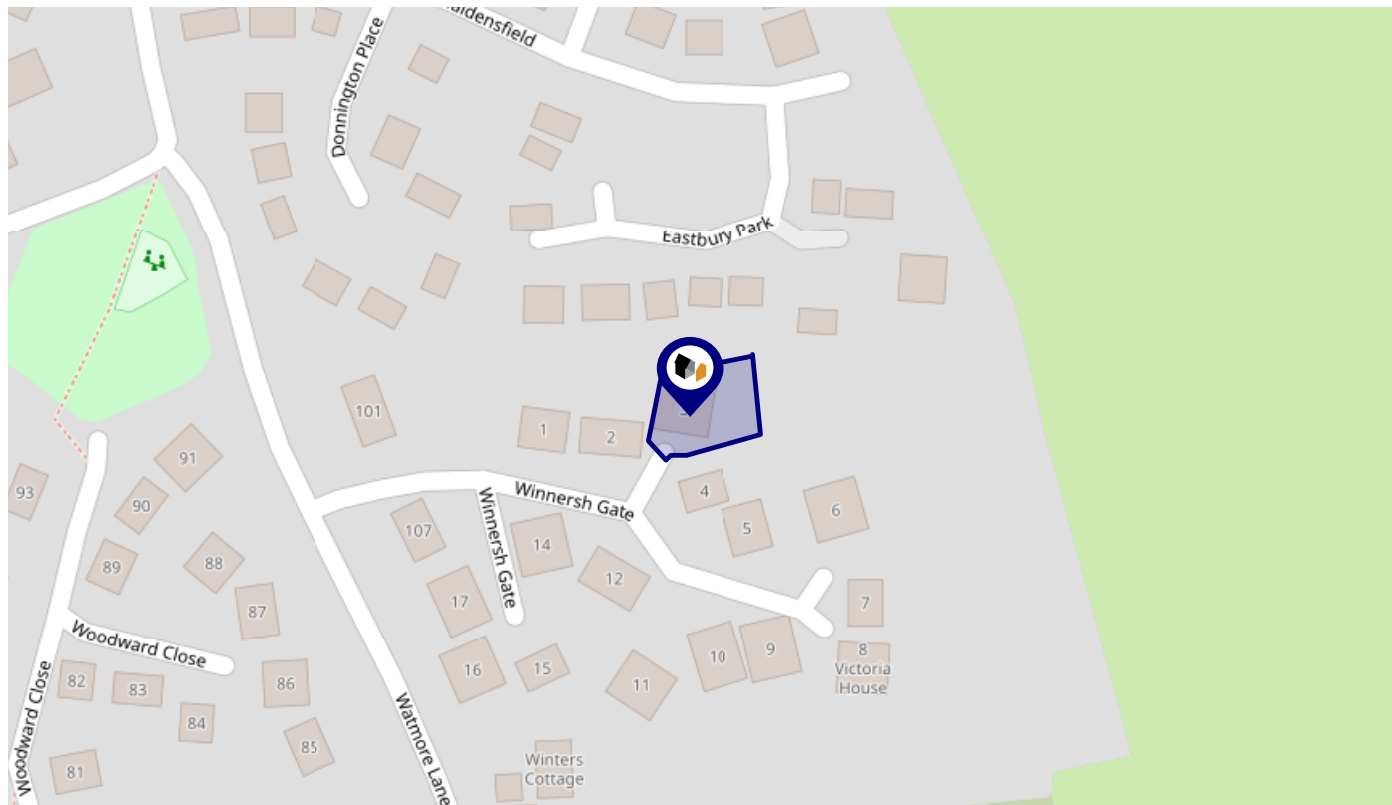
9

Coronation Ward

10

Maiden Erlegh 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.

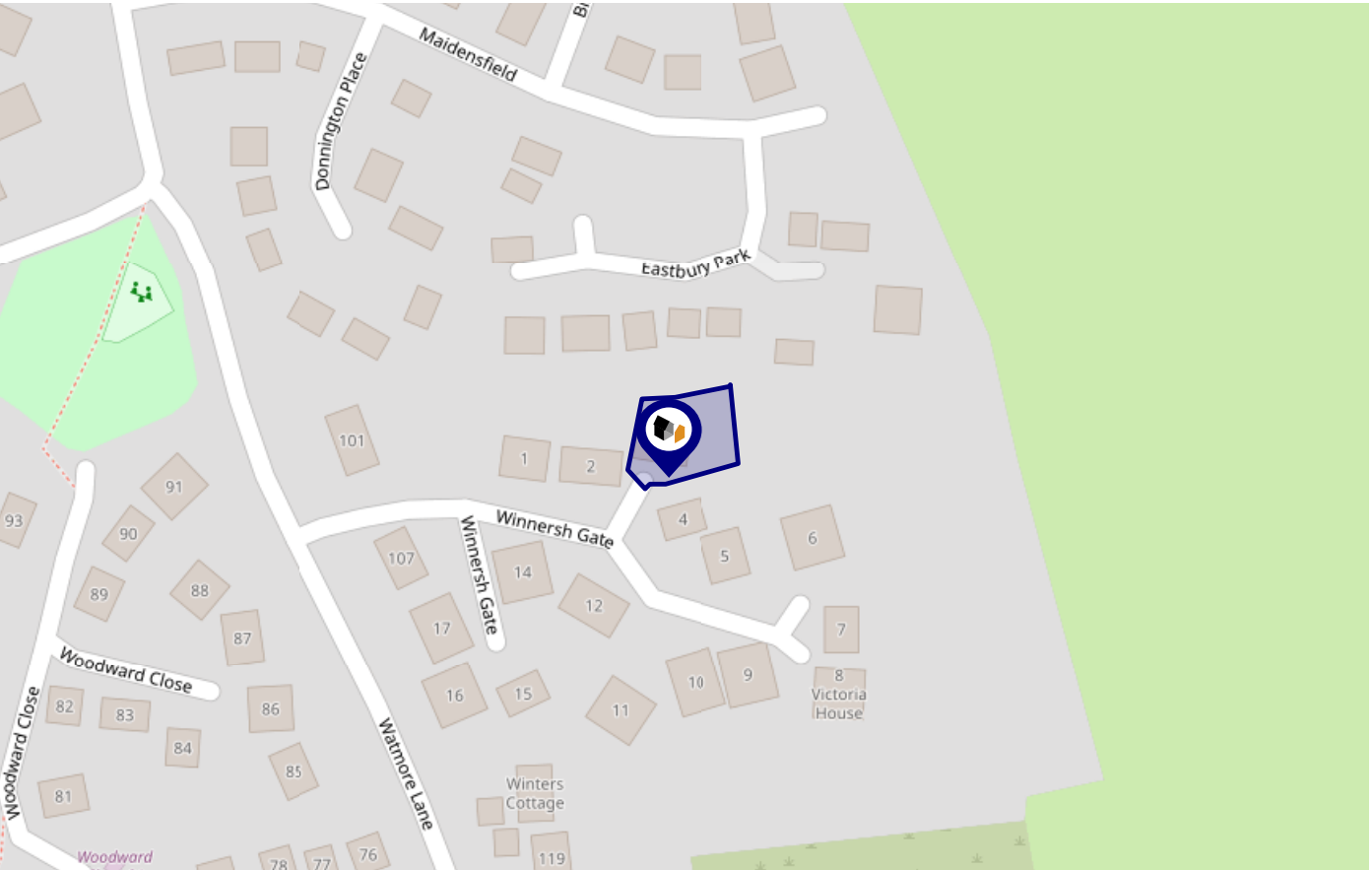
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

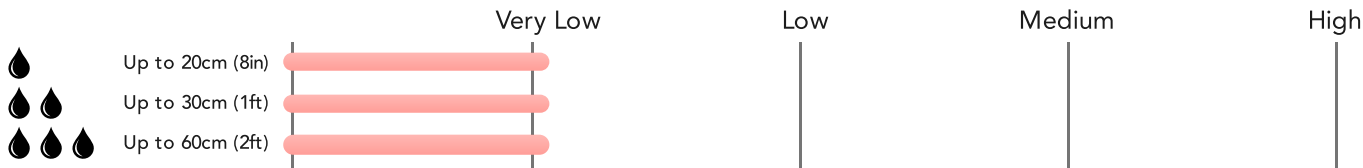


Risk Rating: Very low

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.

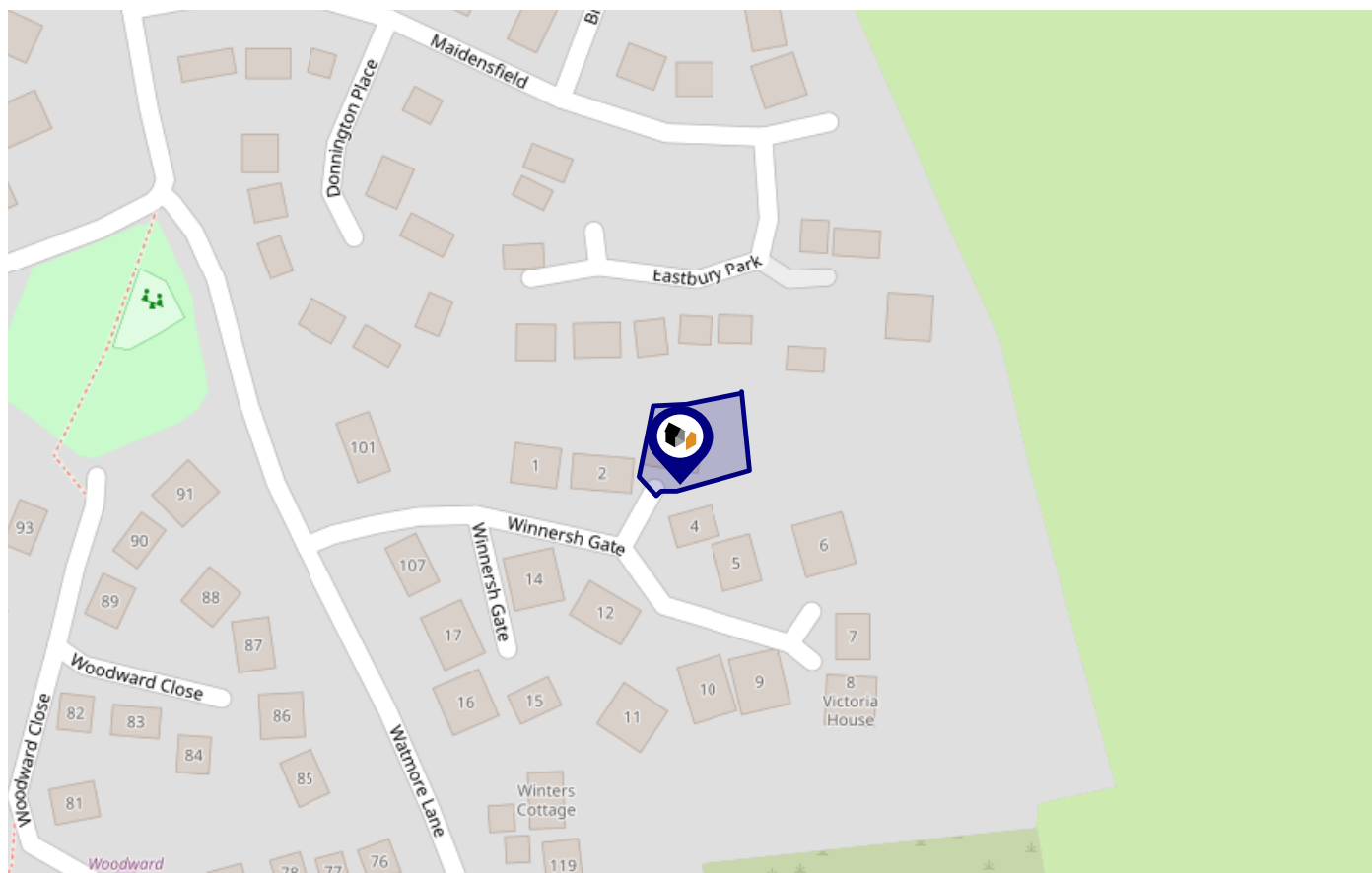
Chance of flooding to the following depths at this property:



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.

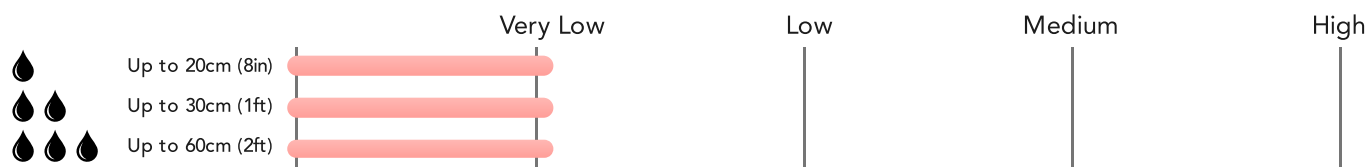


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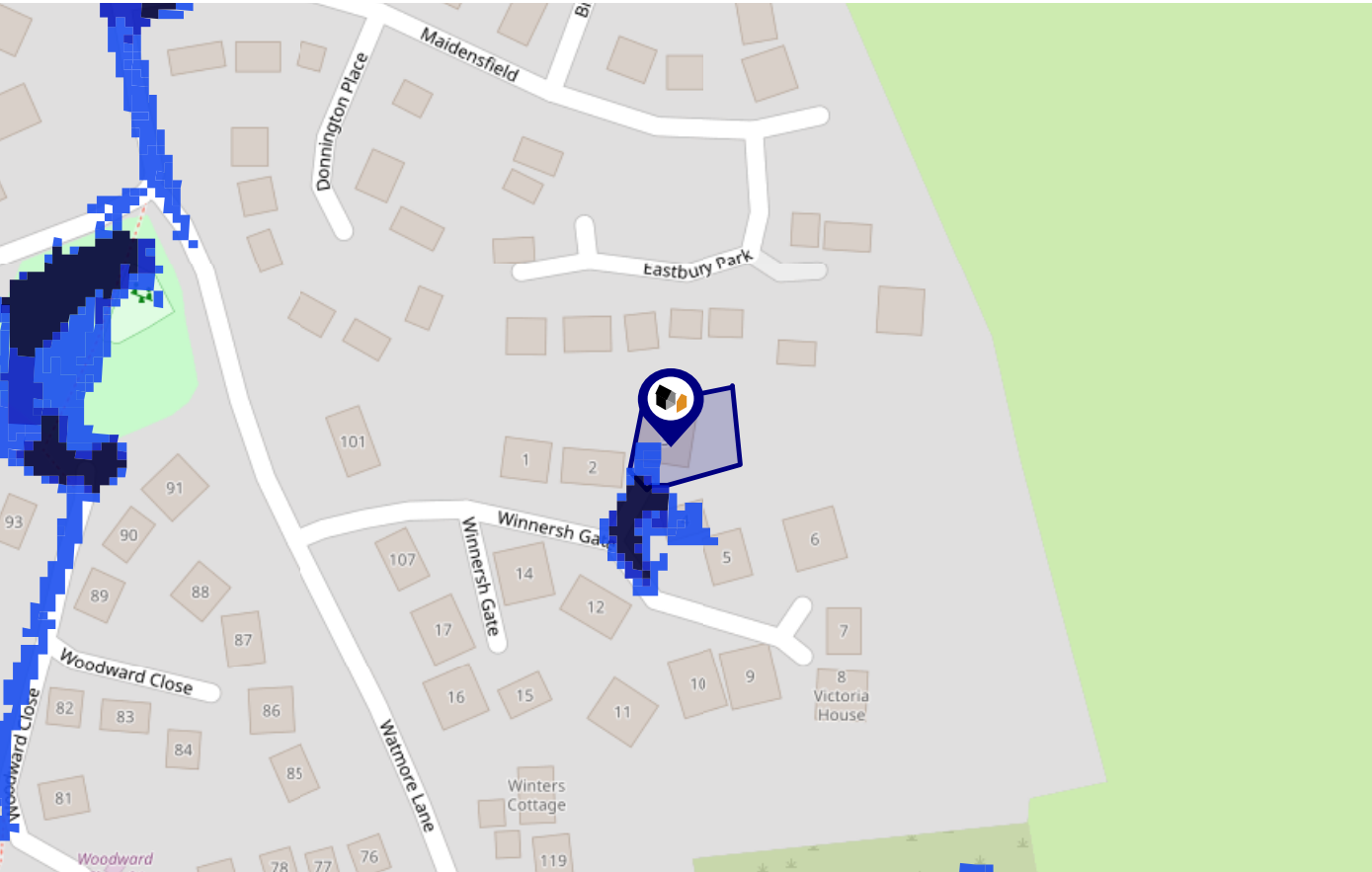
Chance of flooding to the following depths at this property:



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.

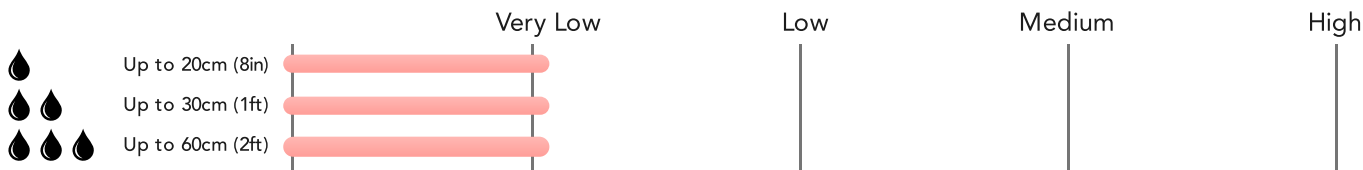


Risk Rating: Very low

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-  **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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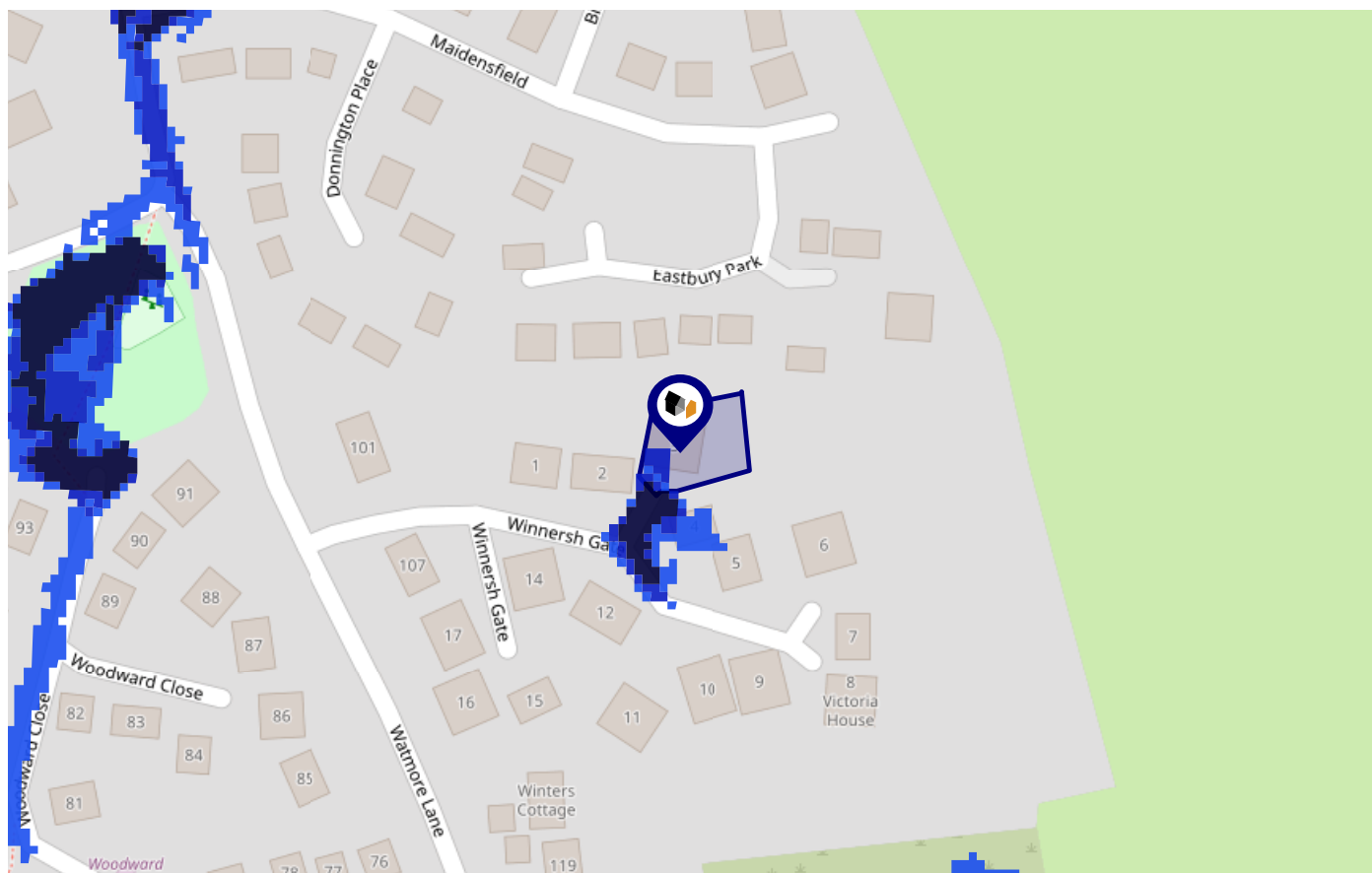
Chance of flooding to the following depths at this property:



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.

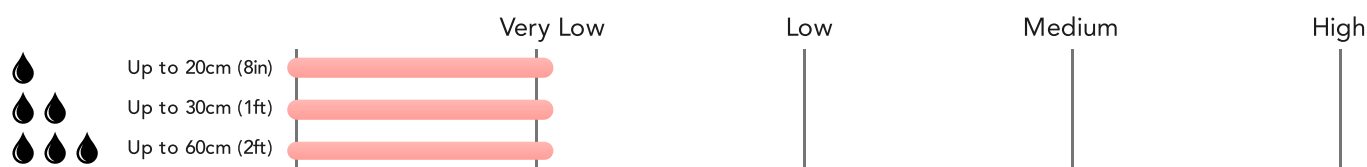


Risk Rating: Very low

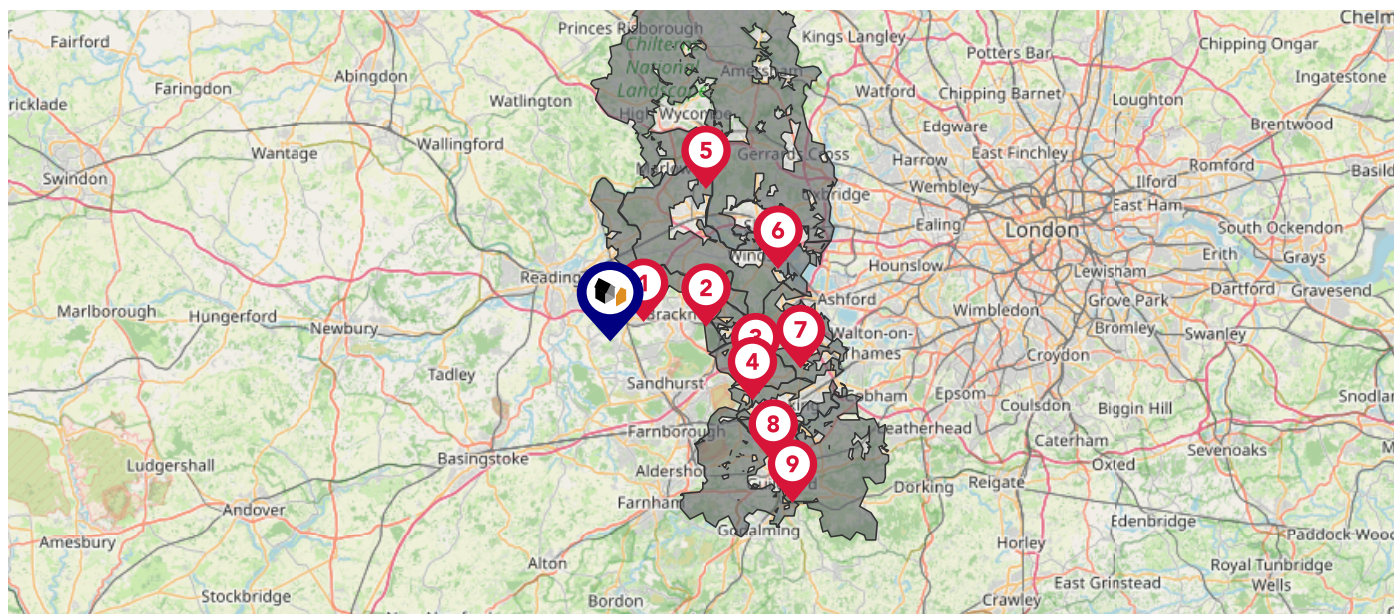
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



London Green Belt - Wokingham



London Green Belt - Bracknell Forest



London Green Belt - Windsor and Maidenhead



London Green Belt - Surrey Heath



London Green Belt - Buckinghamshire



London Green Belt - Slough



London Green Belt - Runnymede



London Green Belt - Woking

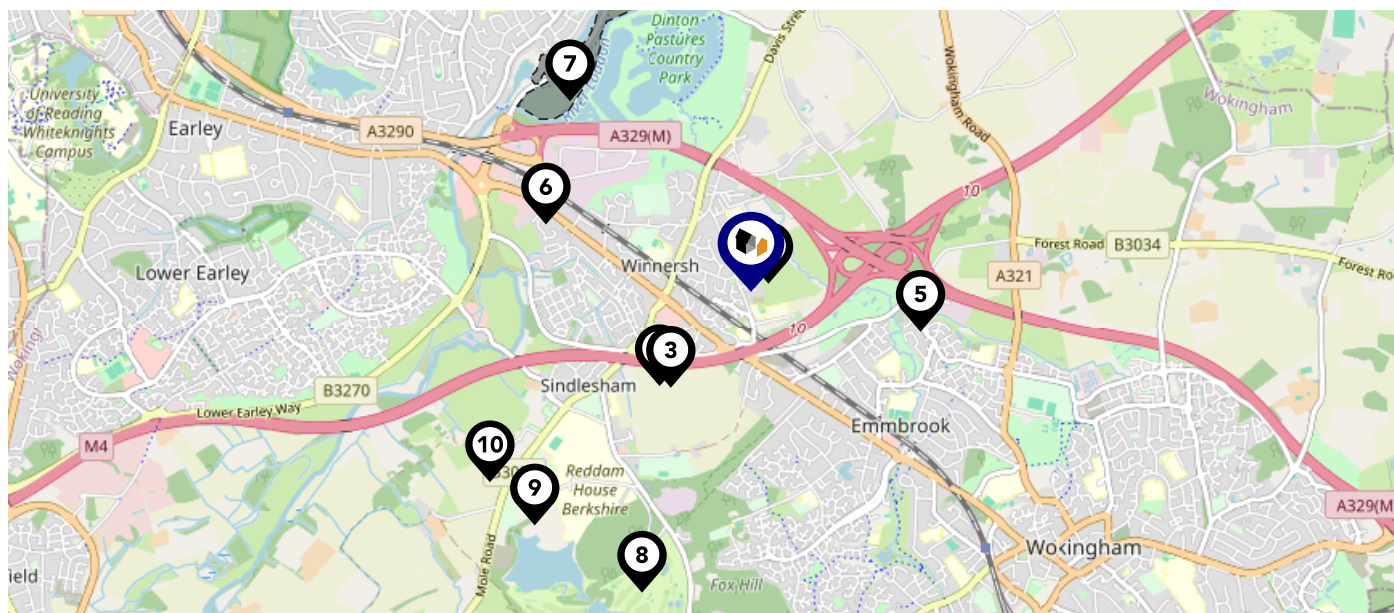


London Green Belt - Guildford

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.



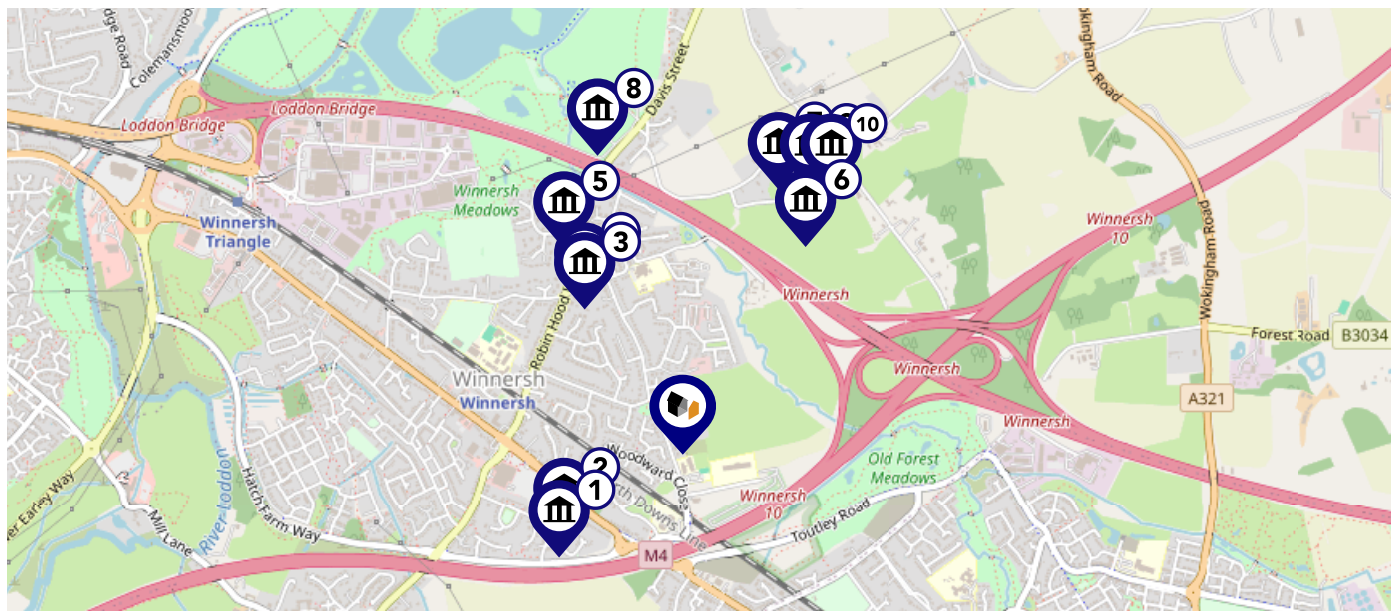
Nearby Landfill Sites

1	Clarendon Close-Winnersh	Historic Landfill
2	Caravan Site-Merryhill Green	Historic Landfill
3	Sandstone Close-Winnersh	Historic Landfill
4	Sandstone Close-Winnersh	Historic Landfill
5	Stevemar Metals, Forest Road-Wokingham	Historic Landfill
6	Reading Road-Winnersh	Historic Landfill
7	Mortimers Meadow-Winnersh	Historic Landfill
8	Bearwood College No.2-Sindleshams	Historic Landfill
9	Bearwood College No.1-Sindleshams	Historic Landfill
10	Gipsy Lane-Sindleshams	Historic Landfill

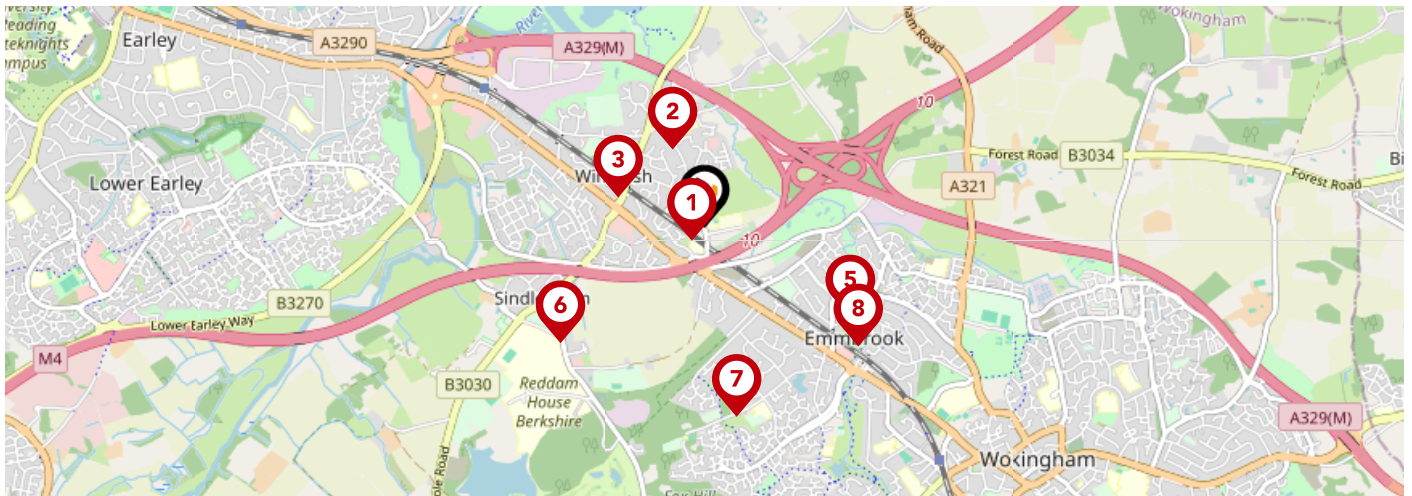
Maps

Listed Buildings

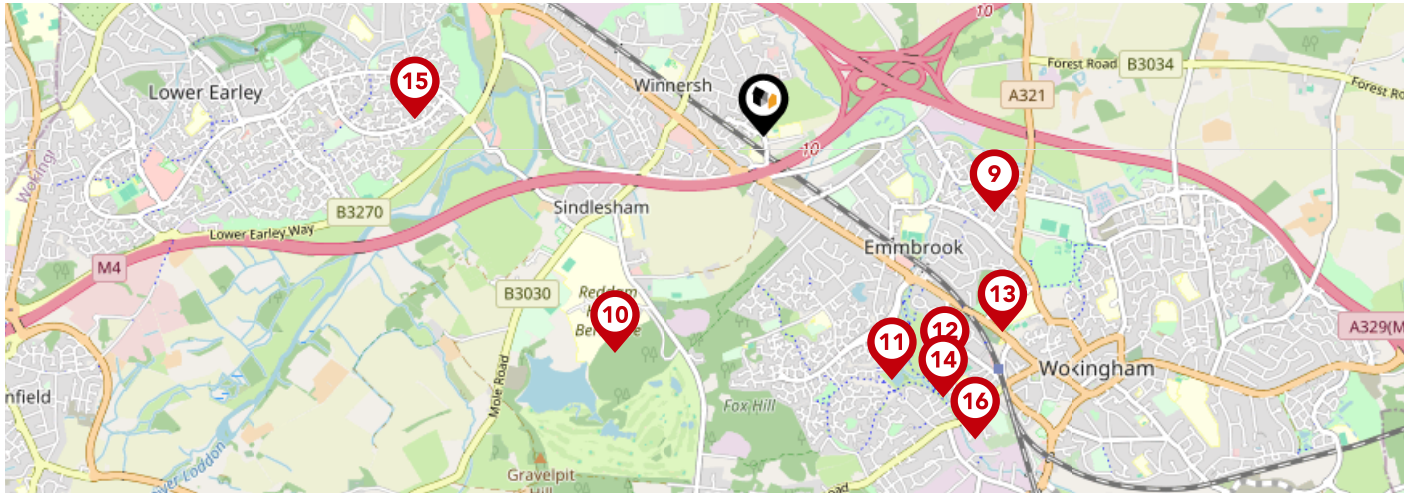
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1319150 - Grove Cottage	Grade II	0.3 miles
	1312890 - Hunters Lodge	Grade II	0.3 miles
	1118103 - 2 Barns 50 Metres South Of The Old Farmhouse	Grade II	0.4 miles
	1136263 - The Old Farmhouse	Grade II	0.4 miles
	1118102 - 18, Primrose Lane, Winnersh	Grade II	0.5 miles
	1319476 - The Cottage	Grade II	0.6 miles
	1117409 - Little Hill Cottage	Grade II	0.7 miles
	1312983 - High Chimneys North Wing High Chimneys	Grade II	0.7 miles
	1117406 - The Old Crown	Grade II	0.7 miles
	1117405 - Darvells Farmhouse	Grade II	0.7 miles



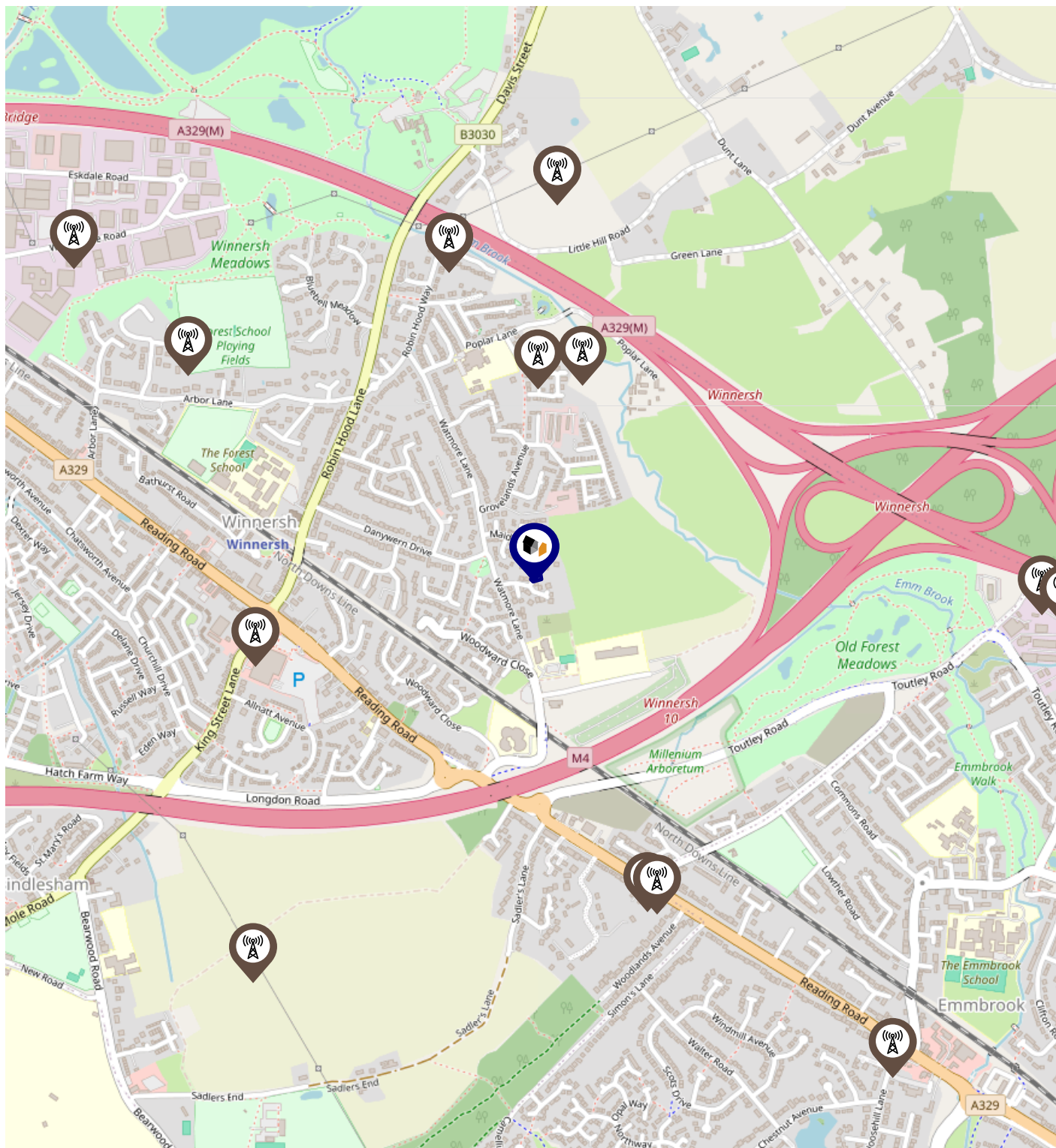
		Nursery	Primary	Secondary	College	Private
1	Wheatfield Primary School Ofsted Rating: Good Pupils: 205 Distance:0.09	☐	☒	☐	☐	☐
2	Winnersh Primary School Ofsted Rating: Good Pupils: 390 Distance:0.39	☐	☒	☐	☐	☐
3	The Forest School Ofsted Rating: Good Pupils: 791 Distance:0.43	☐	☐	☒	☐	☐
4	Emmbrook Junior School Ofsted Rating: Good Pupils: 258 Distance:0.79	☐	☒	☐	☐	☐
5	Emmbrook Infant School Ofsted Rating: Outstanding Pupils: 182 Distance:0.79	☐	☒	☐	☐	☐
6	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:0.86	☐	☒	☐	☐	☐
7	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:0.89	☐	☒	☐	☐	☐
8	The Emmbrook School Ofsted Rating: Good Pupils: 1275 Distance:0.9	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Cecilia's CofE Primary School Ofsted Rating: Not Rated Pupils: 74 Distance:1.12	☐	☒	☐	☐	☐
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.22	☐	☐	☒	☐	☐
	Windmill Primary School Ofsted Rating: Good Pupils: 206 Distance:1.27	☐	☒	☐	☐	☐
	St Paul's CofE Junior School Ofsted Rating: Good Pupils: 382 Distance:1.36	☐	☒	☐	☐	☐
	The Holt School Ofsted Rating: Outstanding Pupils: 1417 Distance:1.43	☐	☐	☒	☐	☐
	Walter Infant School Ofsted Rating: Outstanding Pupils: 298 Distance:1.47	☐	☒	☐	☐	☐
	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:1.62	☐	☒	☐	☐	☐
	CAMHS Phoenix School Ofsted Rating: Outstanding Pupils:0 Distance:1.71	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:



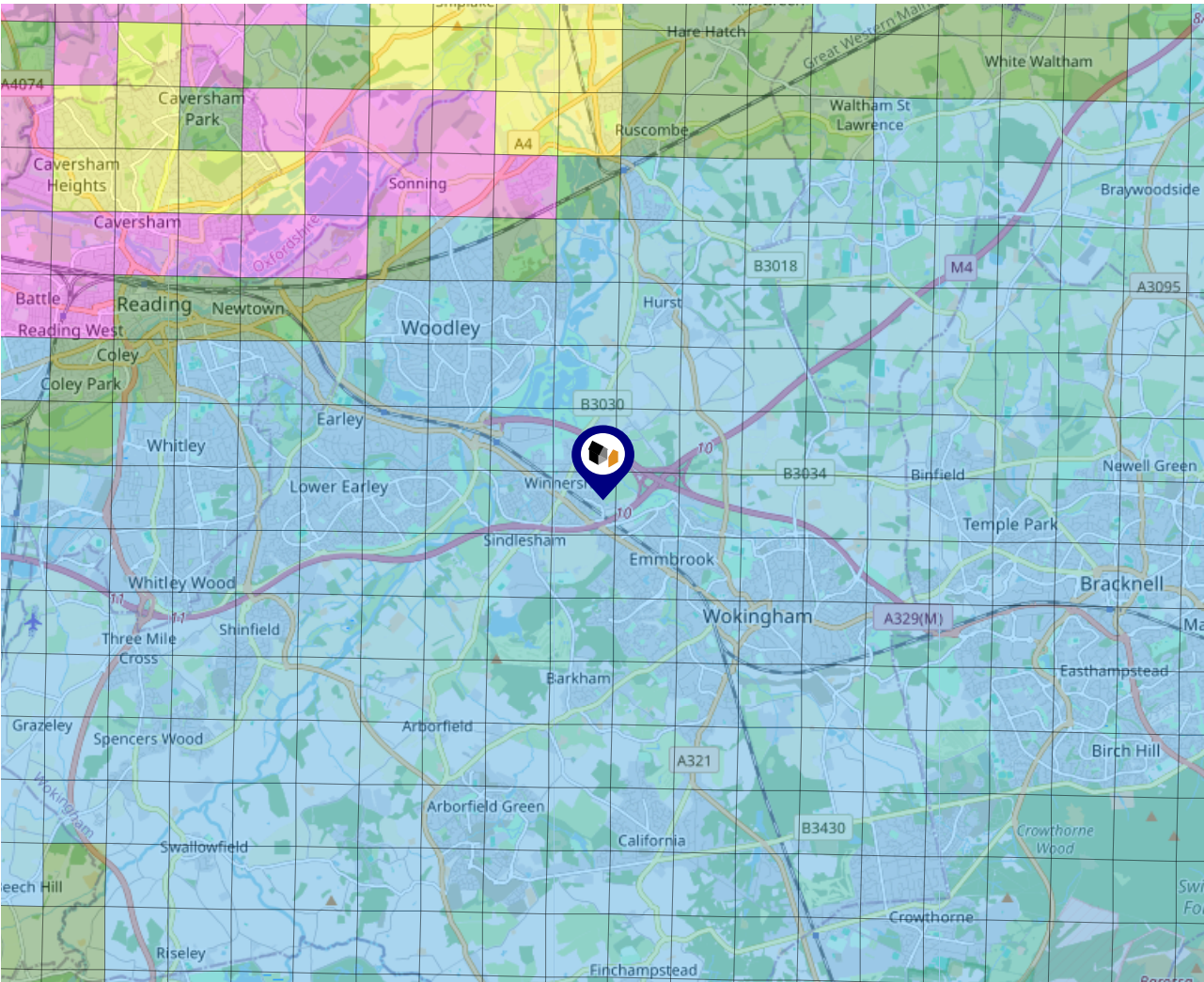
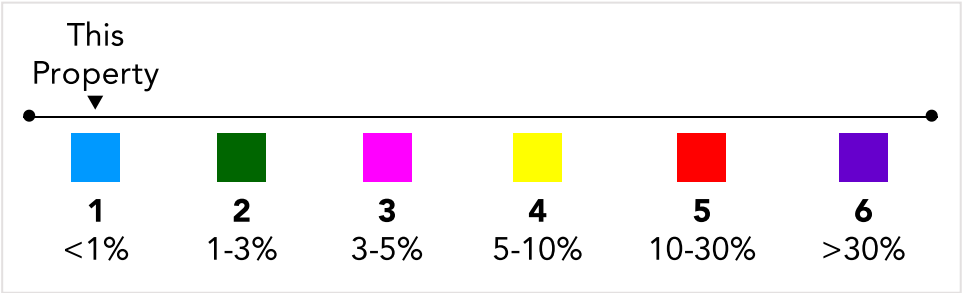
Power Pylons



Communication Masts

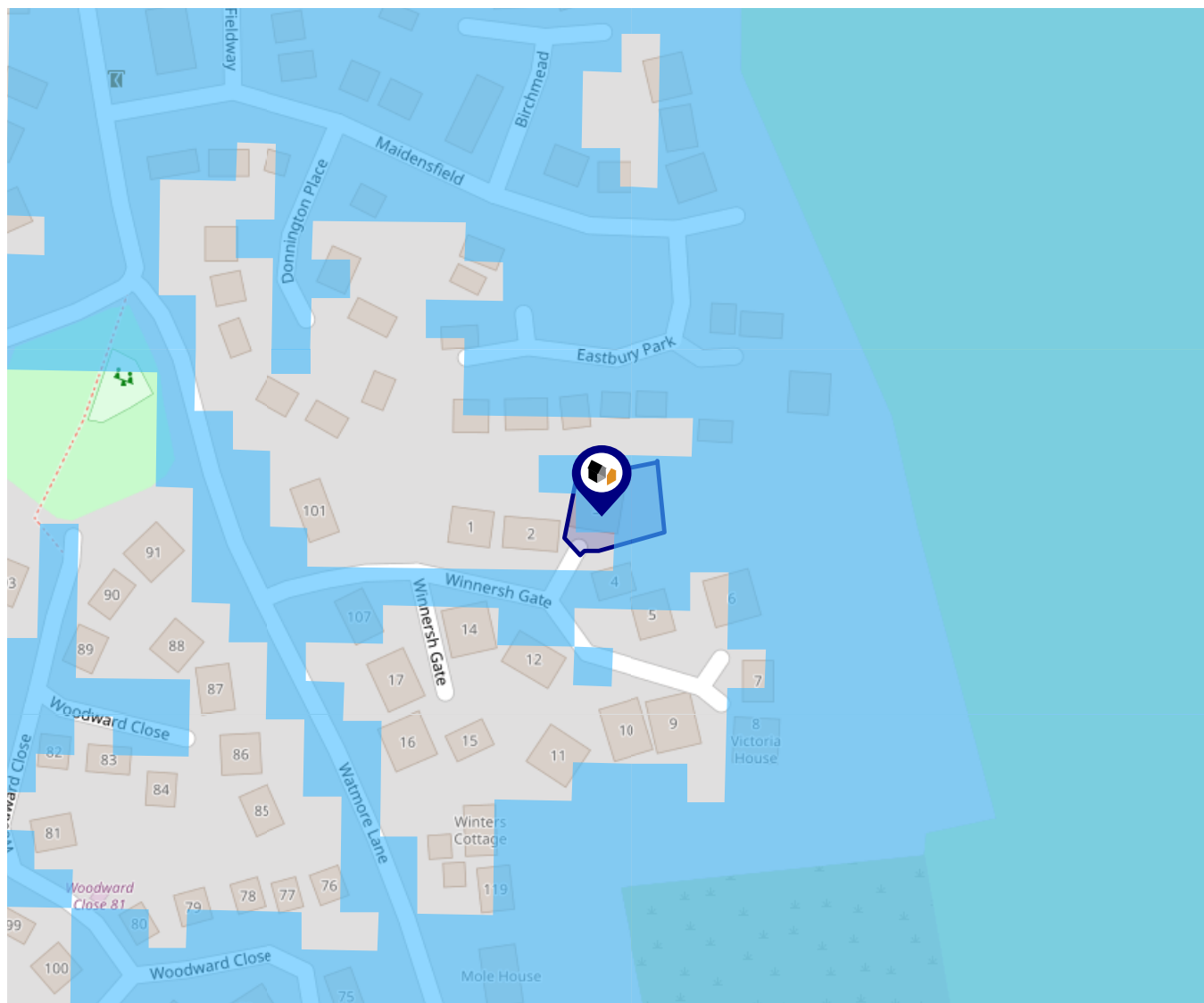
What is Radon?

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

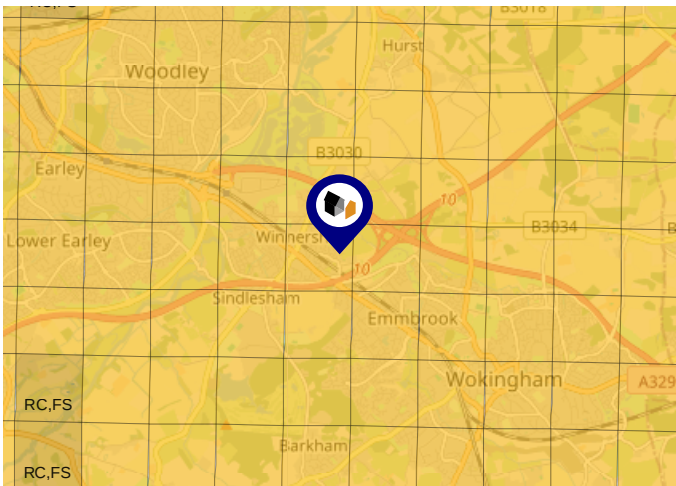


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

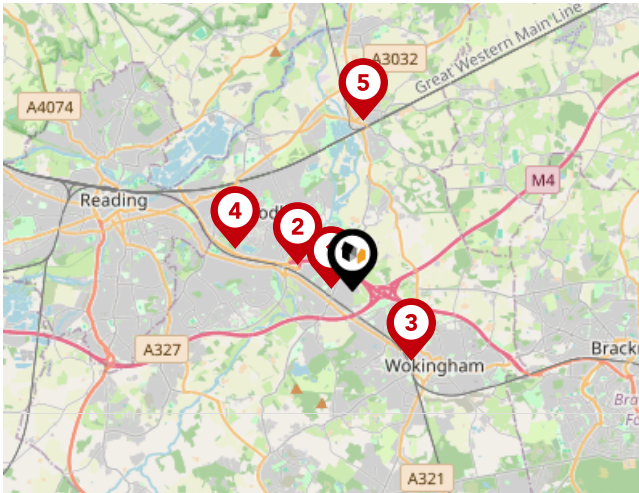


Primary Classifications (Most Common Clay Types)

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

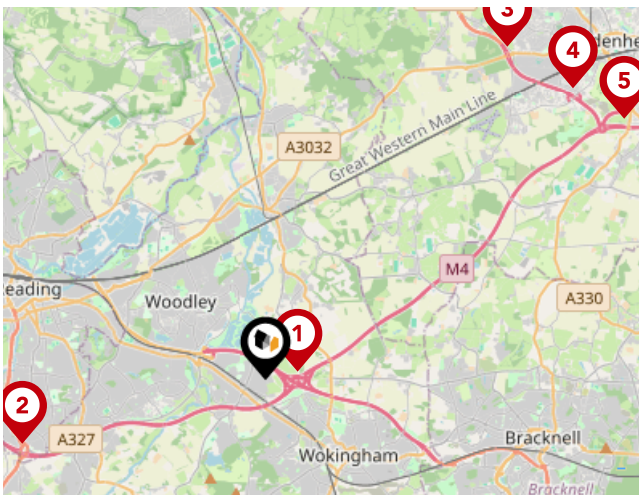
Area

Transport (National)



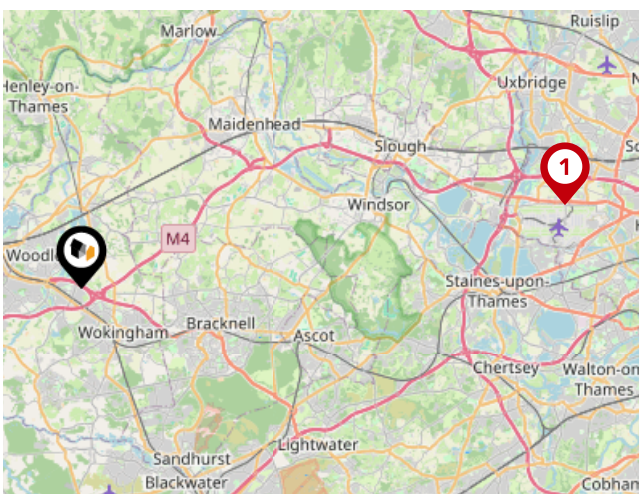
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	0.38 miles
2	Winnersh Triangle Rail Station	1.11 miles
3	Wokingham Rail Station	1.68 miles
4	Earley Rail Station	2.29 miles
5	Twyford Rail Station	3.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	0.6 miles
2	M4 J11	4.63 miles
3	A404(M) J9	7.6 miles
4	A404(M) J9A	7.81 miles
5	M4 J8	8.18 miles

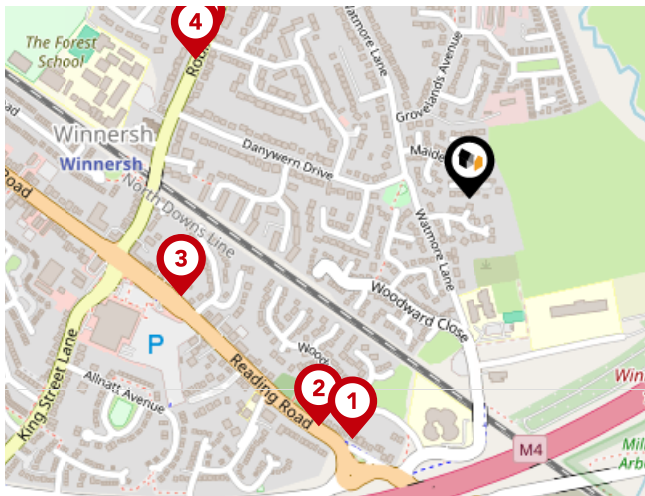


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	18.14 miles

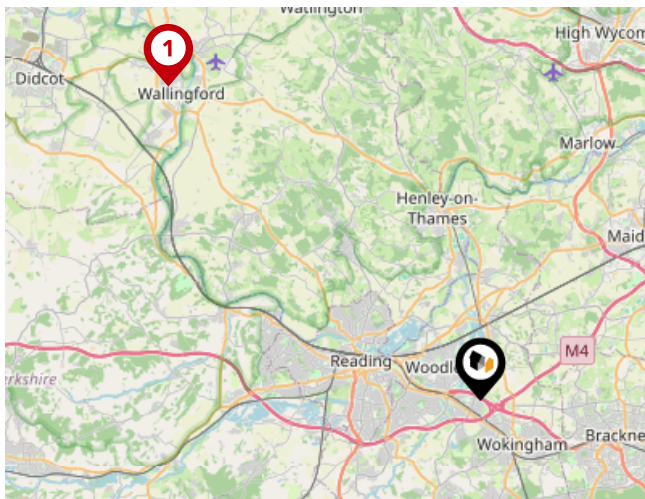
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodward Close	0.3 miles
2	Woodward Close	0.31 miles
3	Winnersh Cross Roads	0.35 miles
4	The Forest School	0.35 miles
5	Robinhood Lane	0.35 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	16.34 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!



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Important - Please Read

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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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