

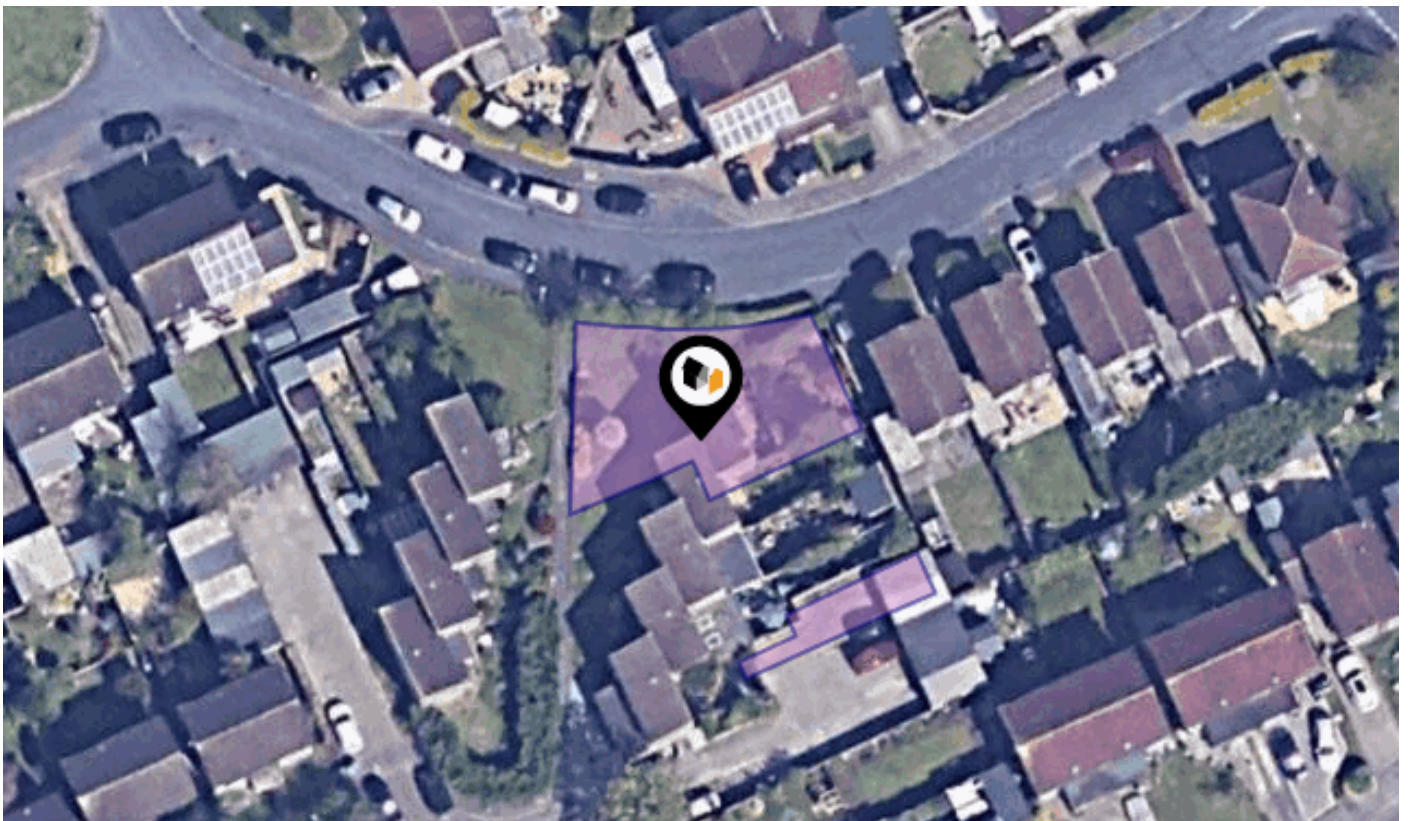


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th July 2026



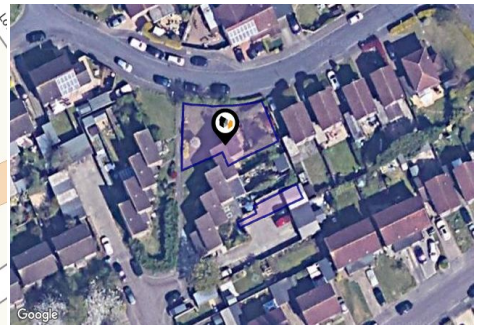
12, PURSELL CLOSE, MAIDENHEAD, SL6 3XU

Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£1,736		
Title Number:	BK178310		
UPRN:	100080362985		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Windsor and Maidenhead	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6 mb/s	80 mb/s	5500 mb/s
• Surface Water	Very low			

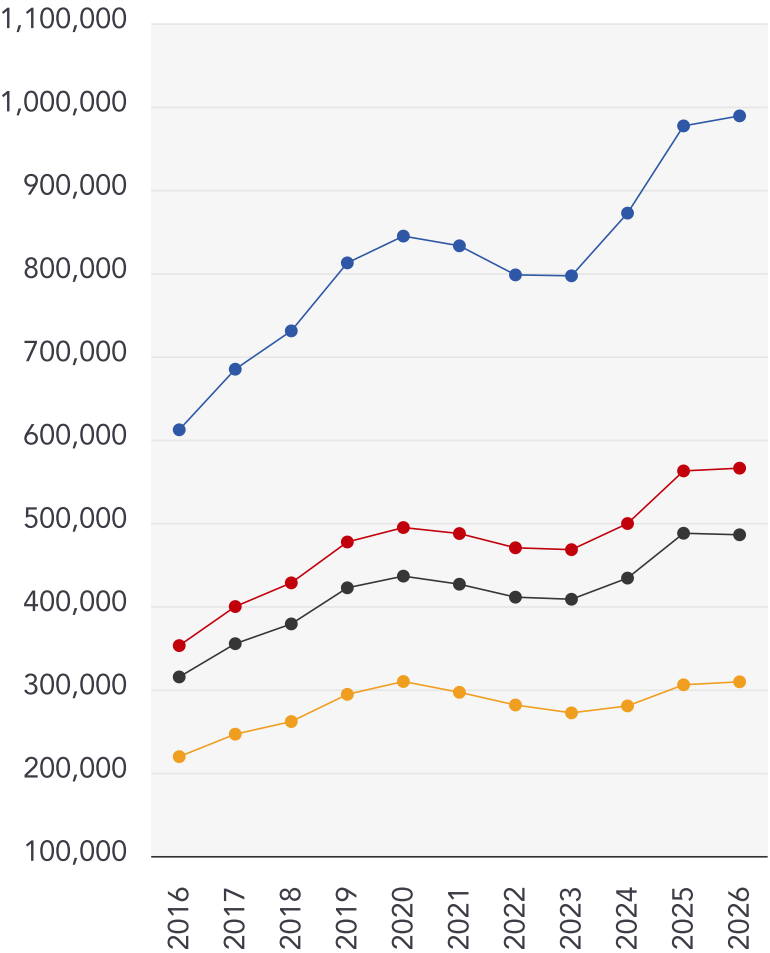
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
						
						

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

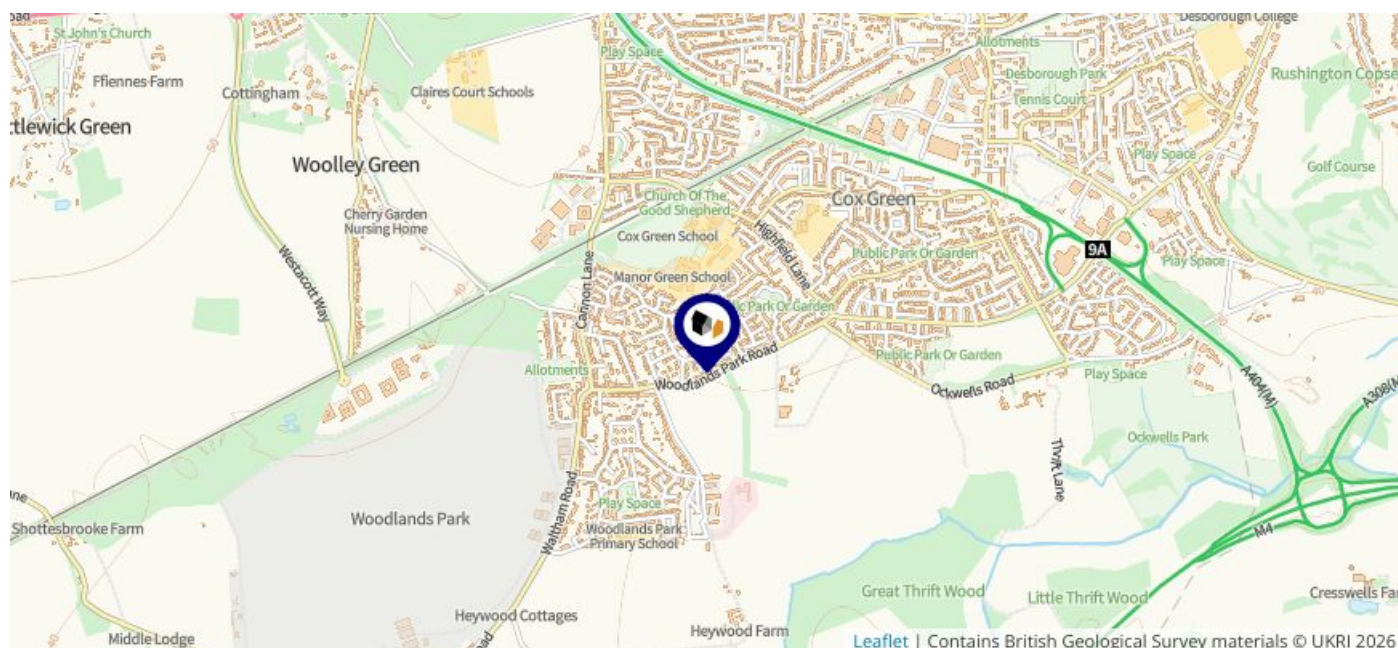
Flat

+40.97%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

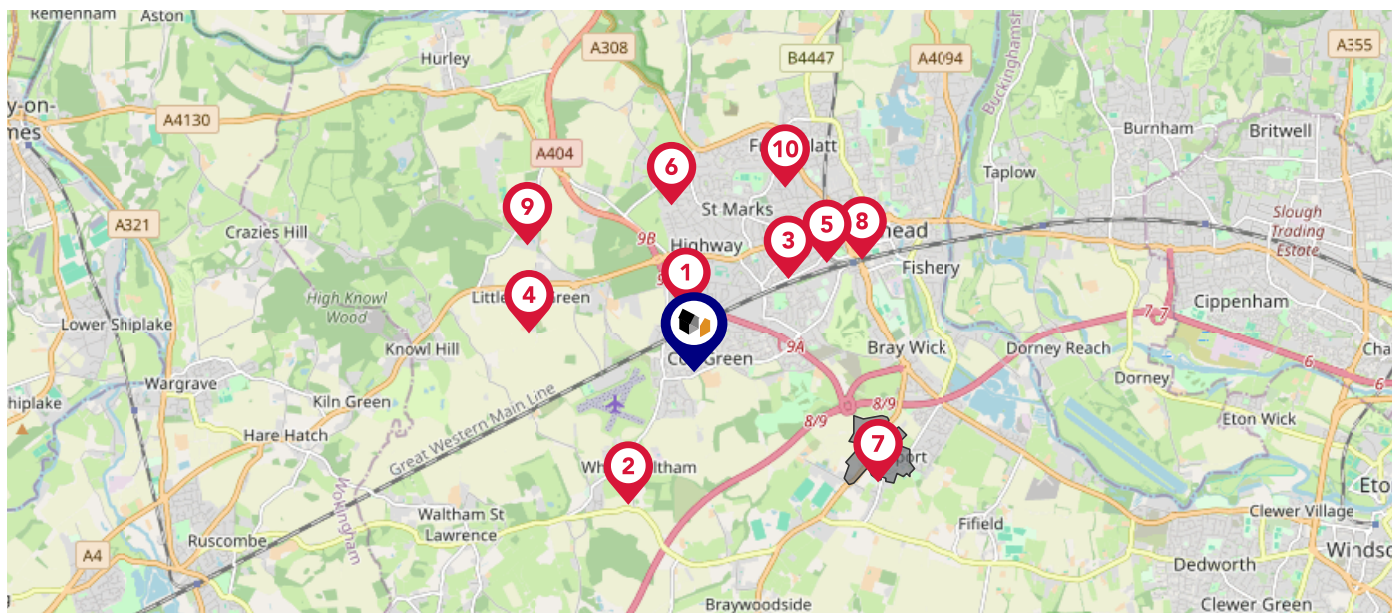
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



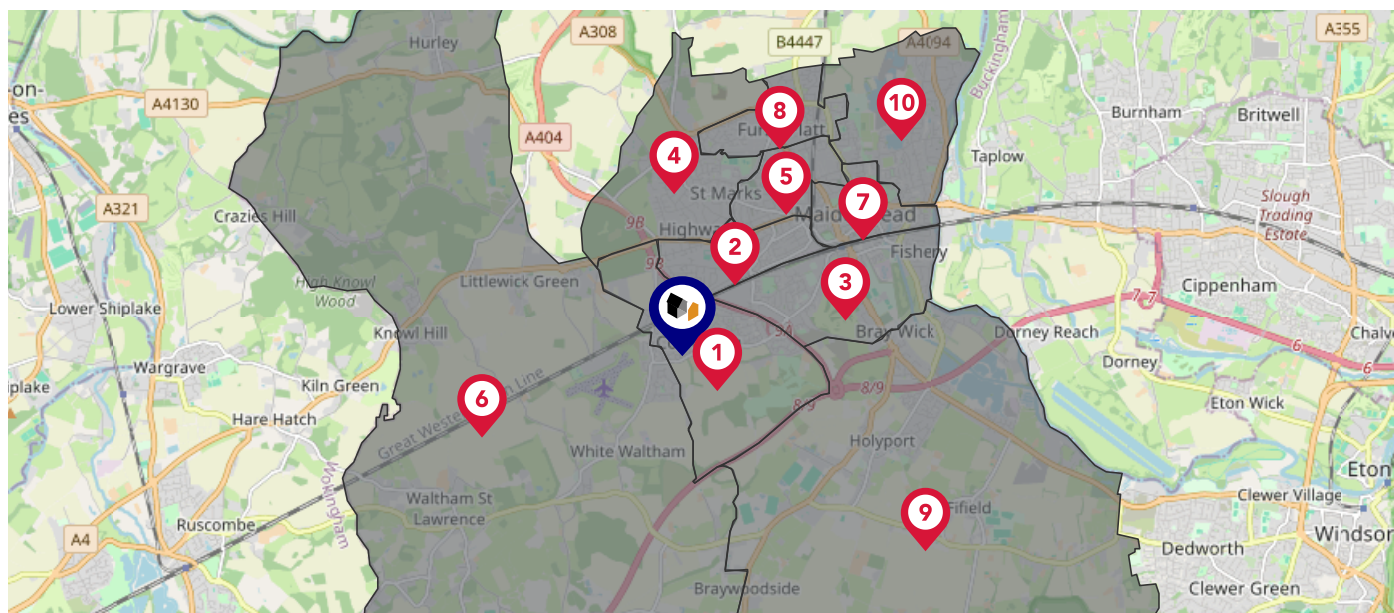
Nearby Conservation Areas

- 1 Altwood Roadm Maidenhead
- 2 St Mary's Church and Bury Court, White Waltham
- 3 All Saints, Boyn Hill, Maidenhead
- 4 Littlewick Green
- 5 Castle Hill, Maidenhead
- 6 Pinkneys green
- 7 Holyport
- 8 Maidenhead Town Centre
- 9 Burchetts Green
- 10 Furze Platt Triangel

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

Cox Green Ward

2

Boyn Hill Ward

3

Oldfield Ward

4

Pinkneys Green Ward

5

Belmont Ward

6

Hurley & Walthams Ward

7

St. Mary's Ward

8

Furze Platt Ward

9

Bray Ward

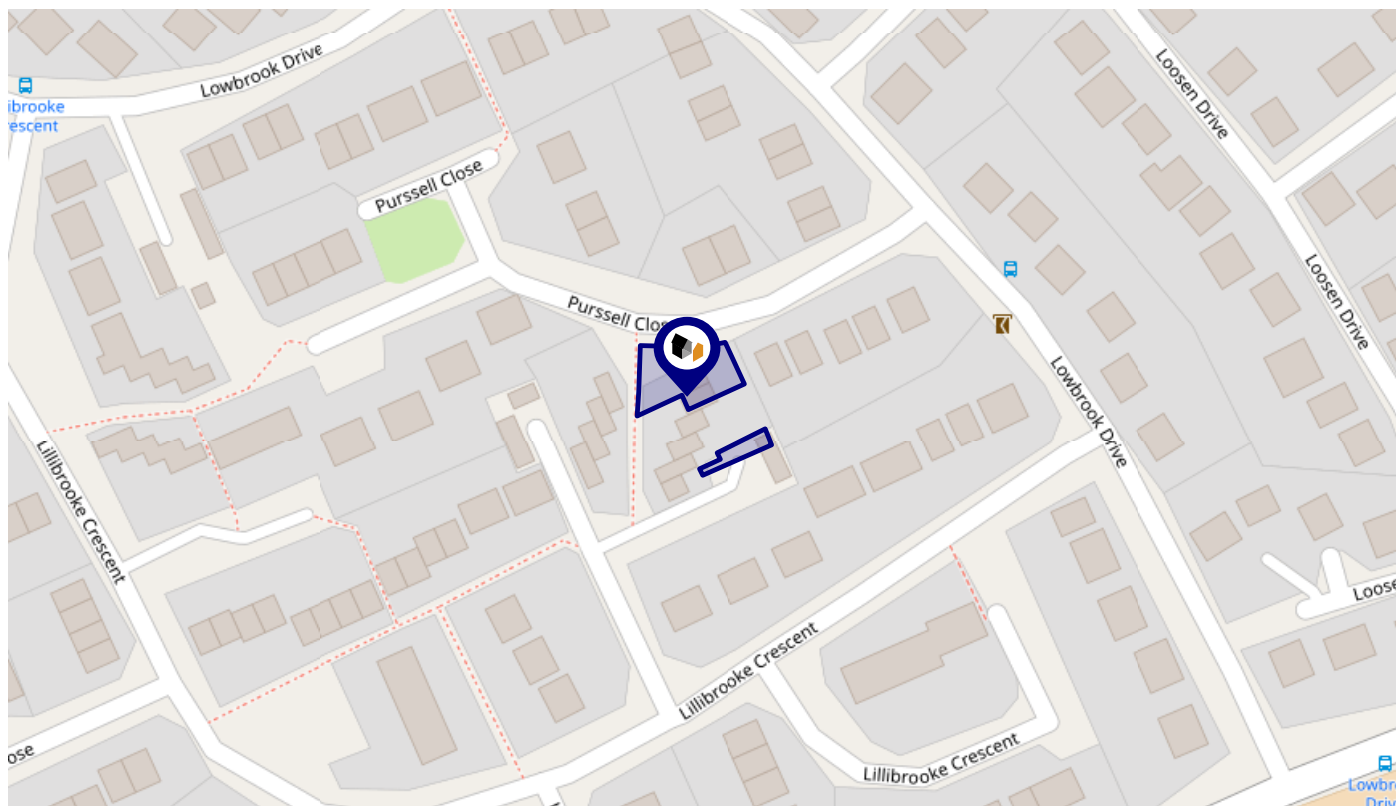
10

Riverside 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.

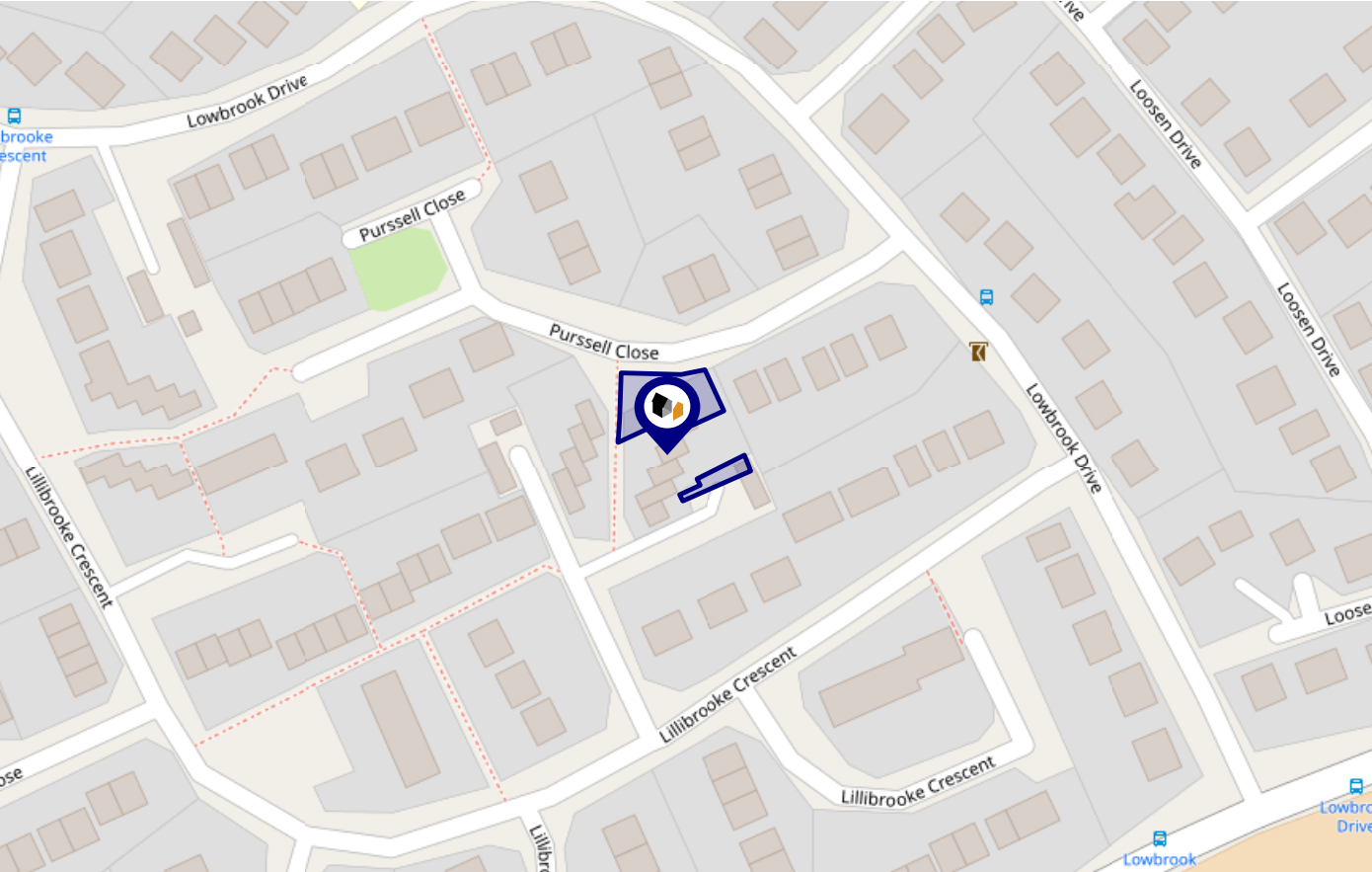
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

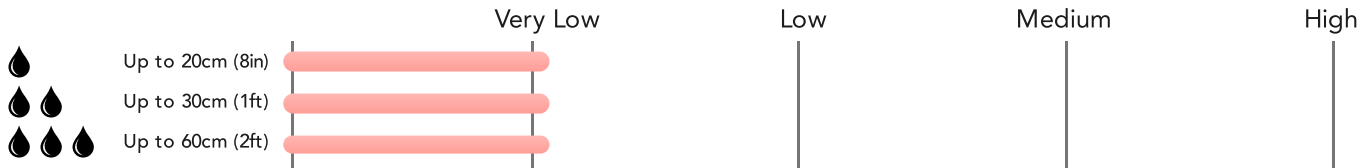


Risk Rating: Very low

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.

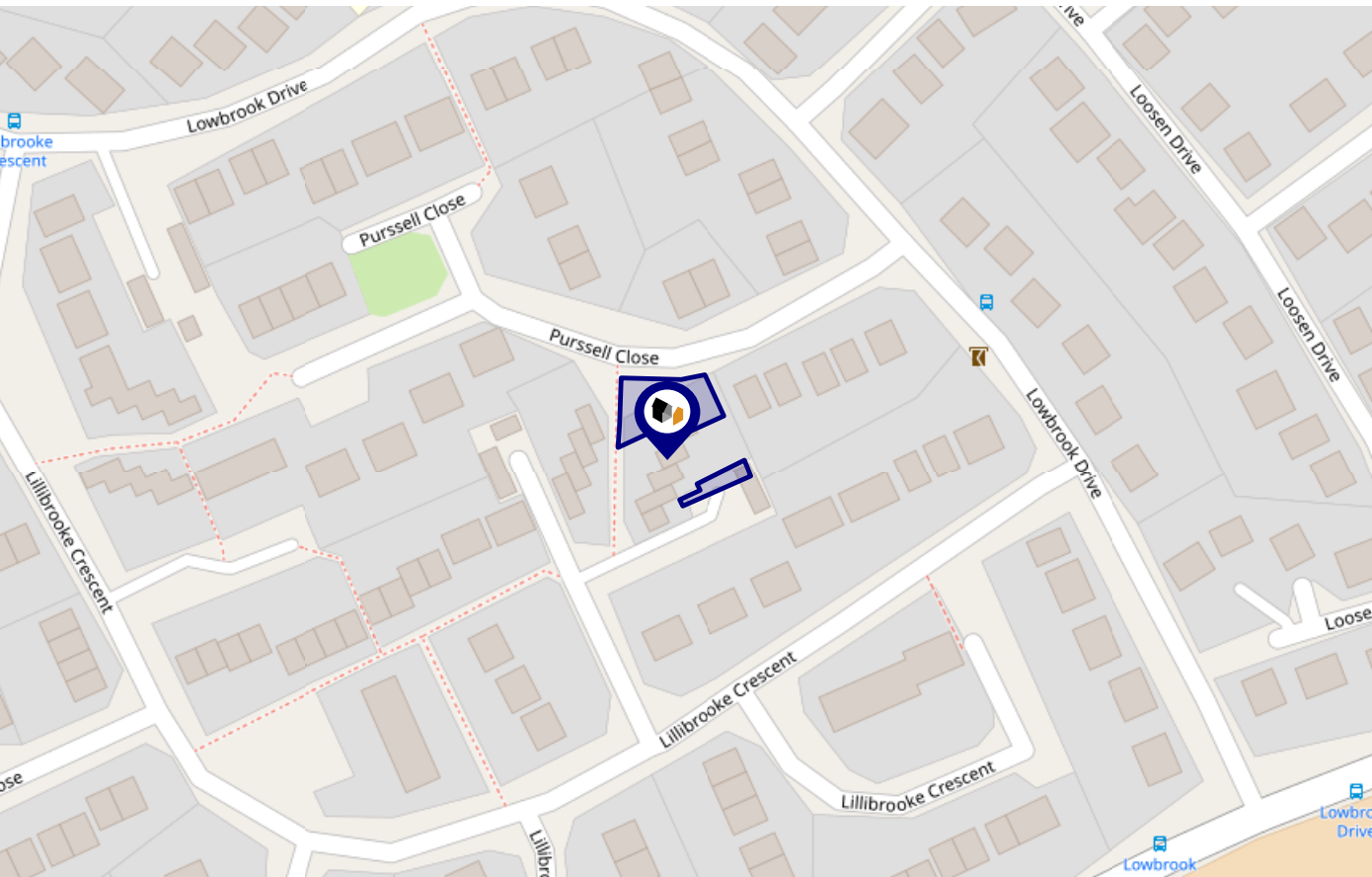
Chance of flooding to the following depths at this property:



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.

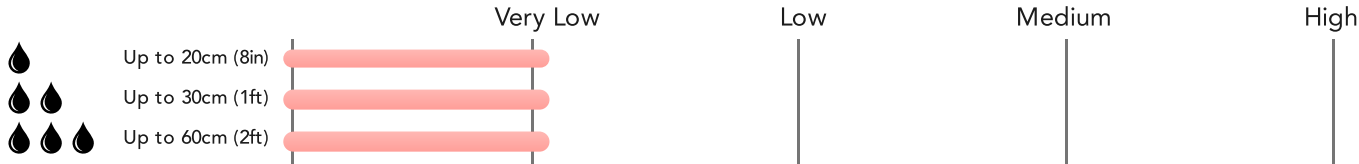


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

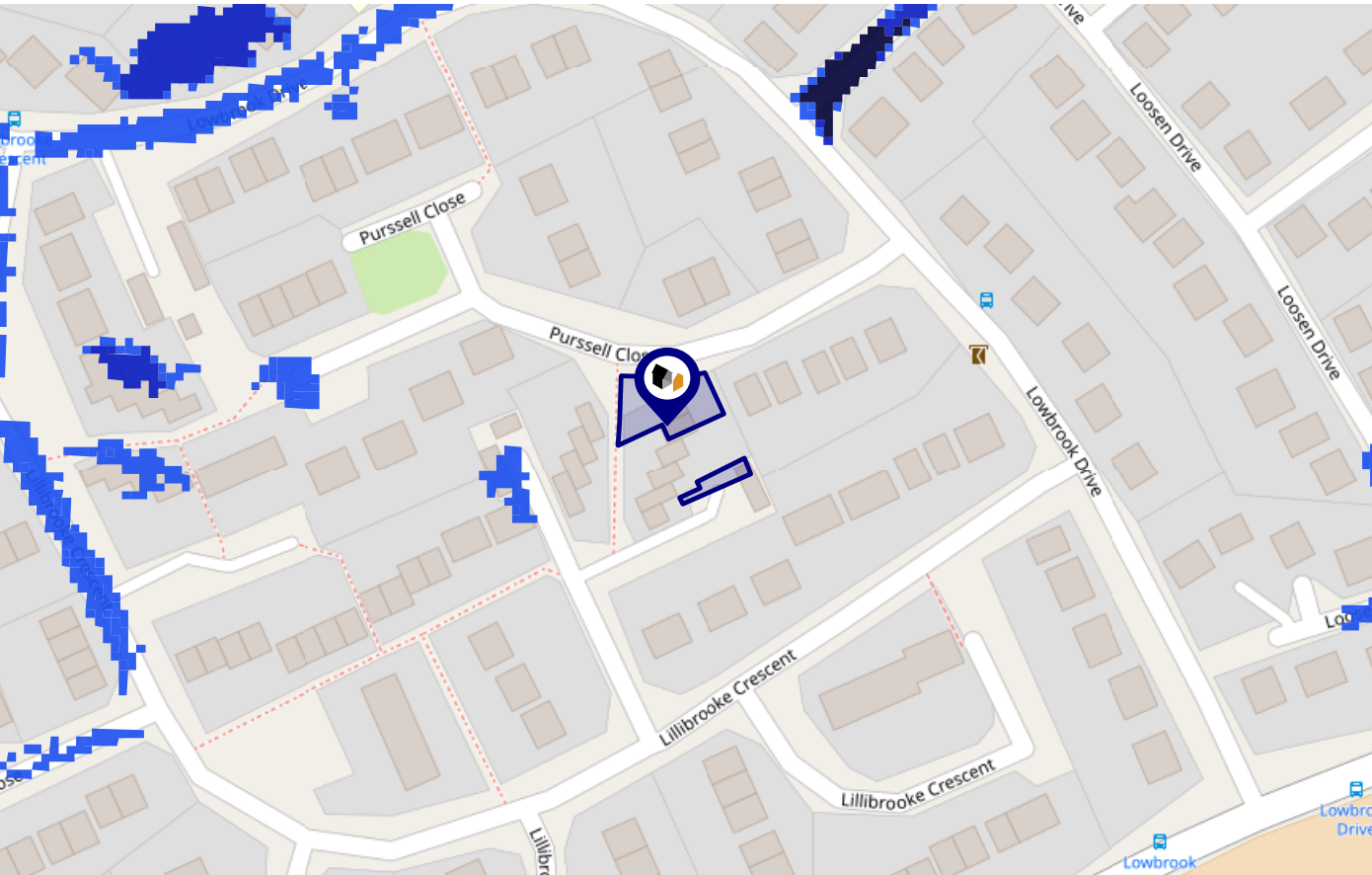


Flood Risk

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.

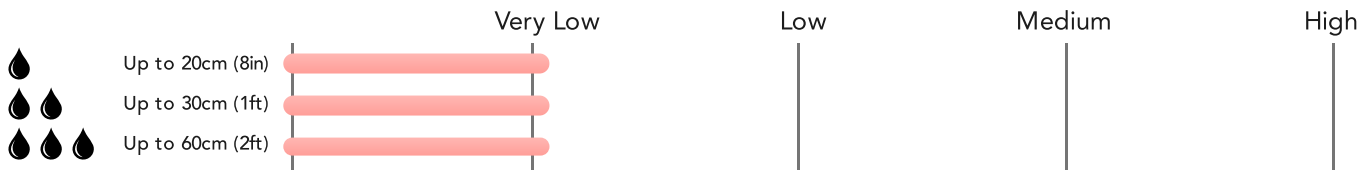


Risk Rating: Very low

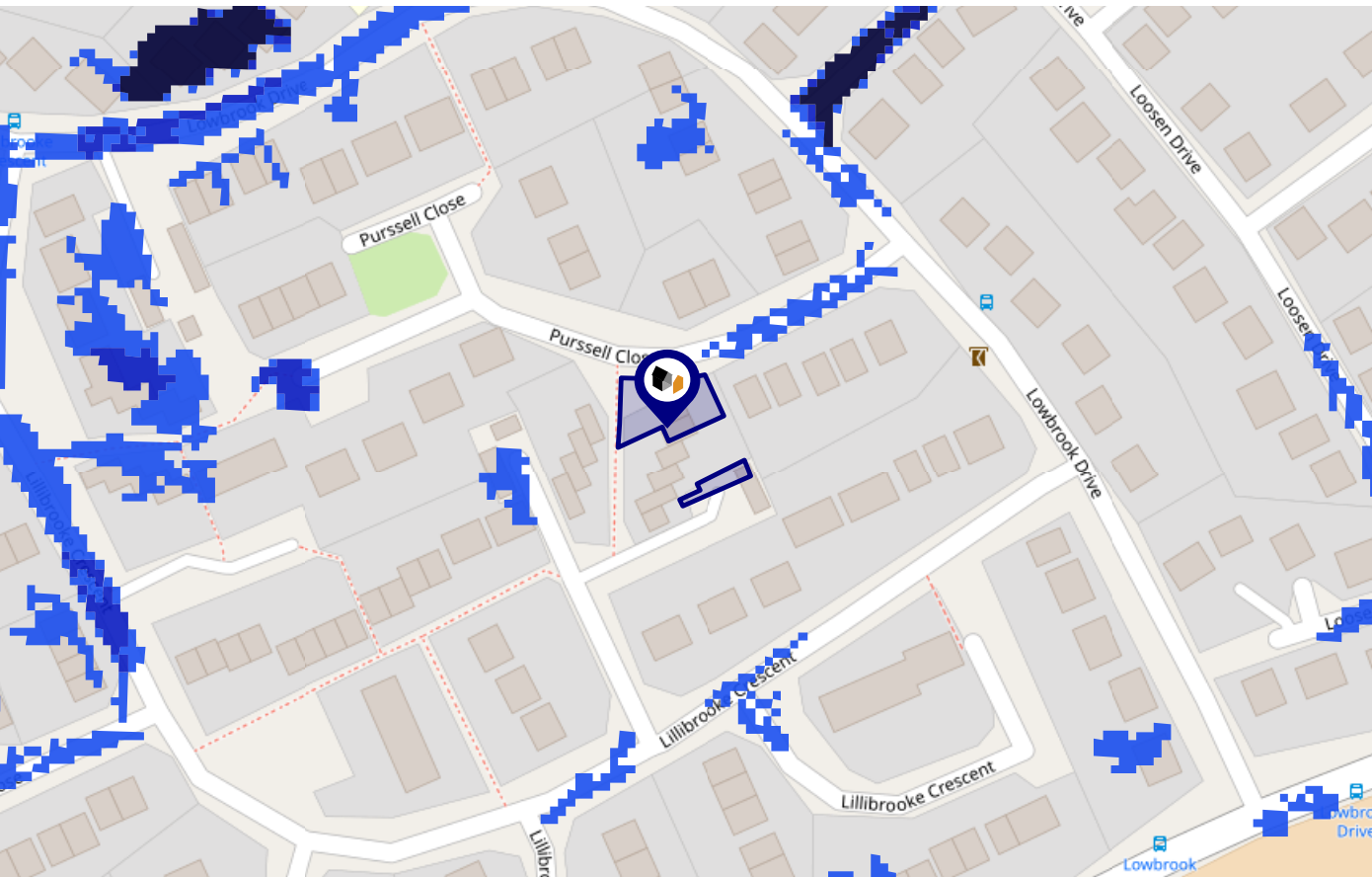
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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.

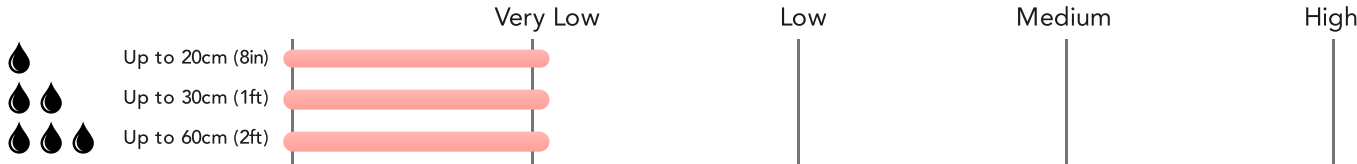


Risk Rating: Very low

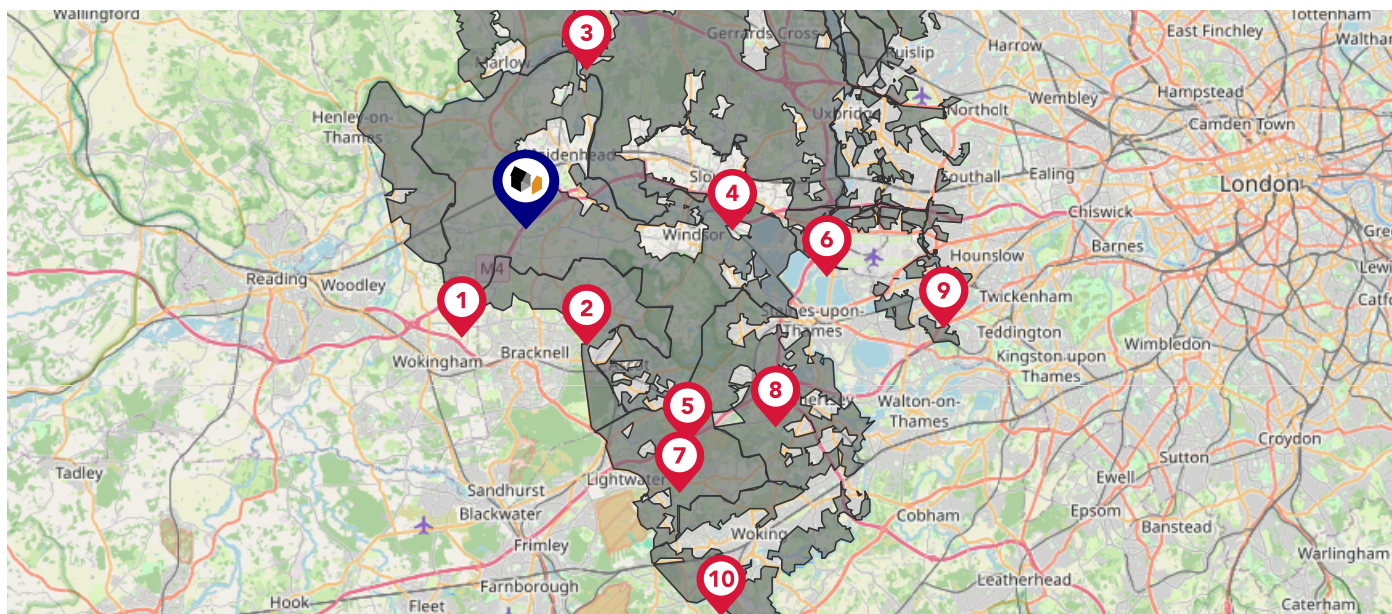
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



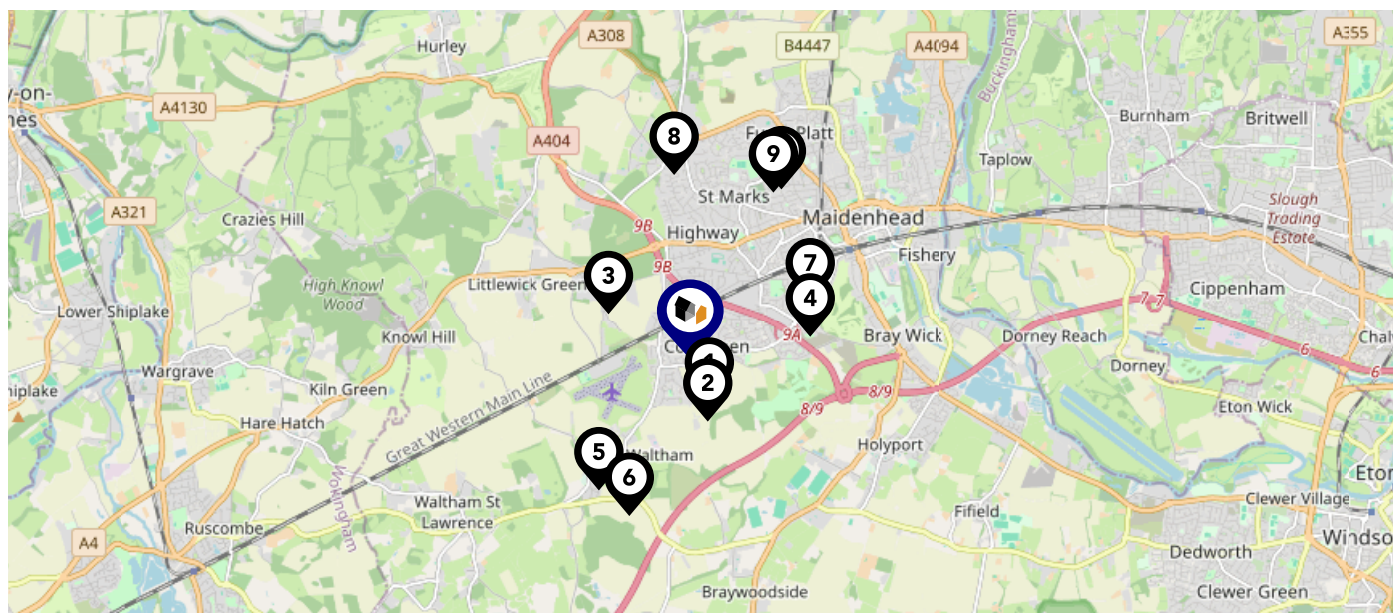
Nearby Green Belt Land

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

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.



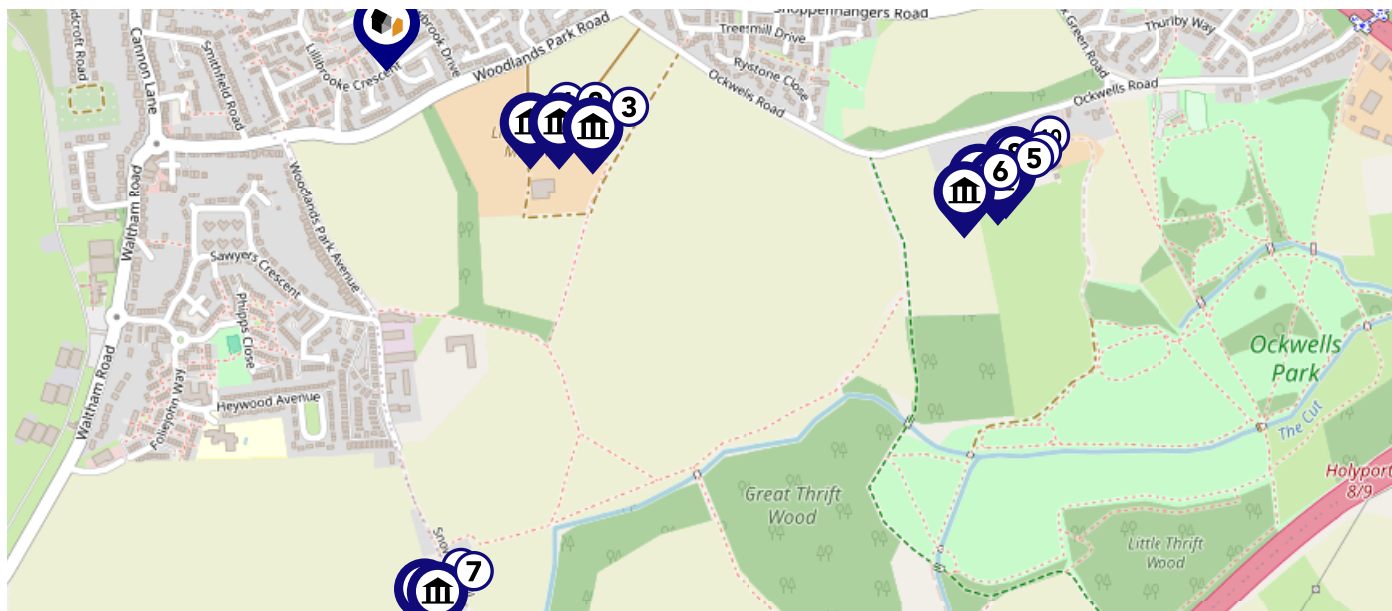
Nearby Landfill Sites

1	Lillybrook Farm No.1-Cox Green	Historic Landfill	
2	Lillybrook Farm No.2-Cox Green	Historic Landfill	
3	Cherry Garden-Woolley Green	Historic Landfill	
4	Curls Lane-Cox Green	Historic Landfill	
5	Cherry Garden-White Waltham, Maidenhead	Historic Landfill	
6	Littlefield Green White Waltham-White Waltham, Maidenhead	Historic Landfill	
7	Ludlow Road-Maidenhead	Historic Landfill	
8	Cricket Pavillion-Pinkneys Green	Historic Landfill	
9	Langton Close-Maidenhead	Historic Landfill	
10	Linden Avenue-Maidenhead	Historic Landfill	

Maps

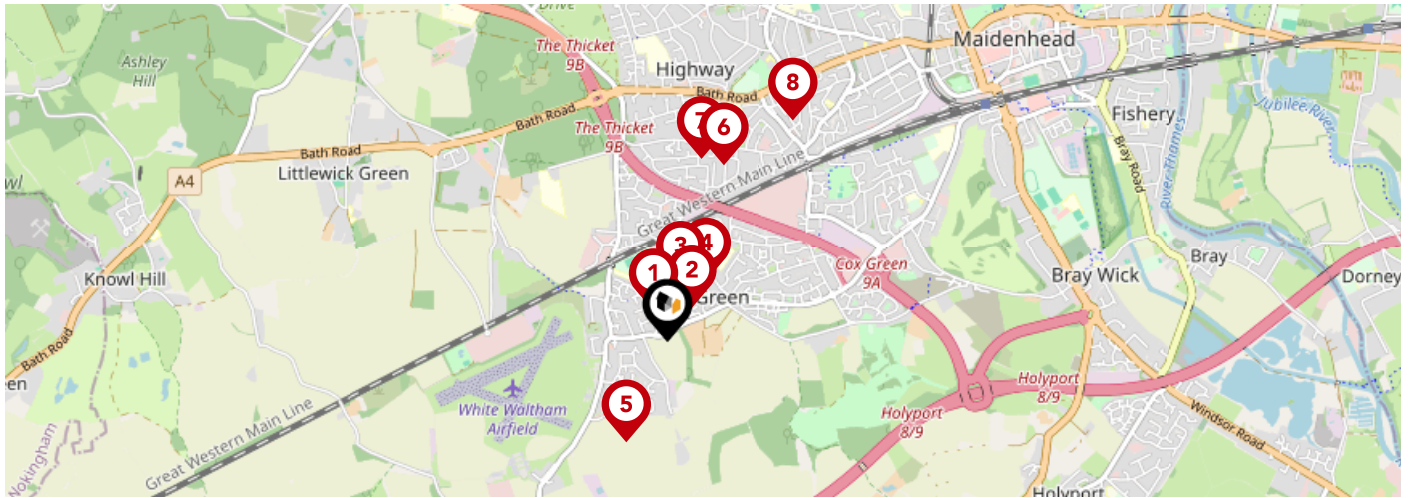
Listed Buildings

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



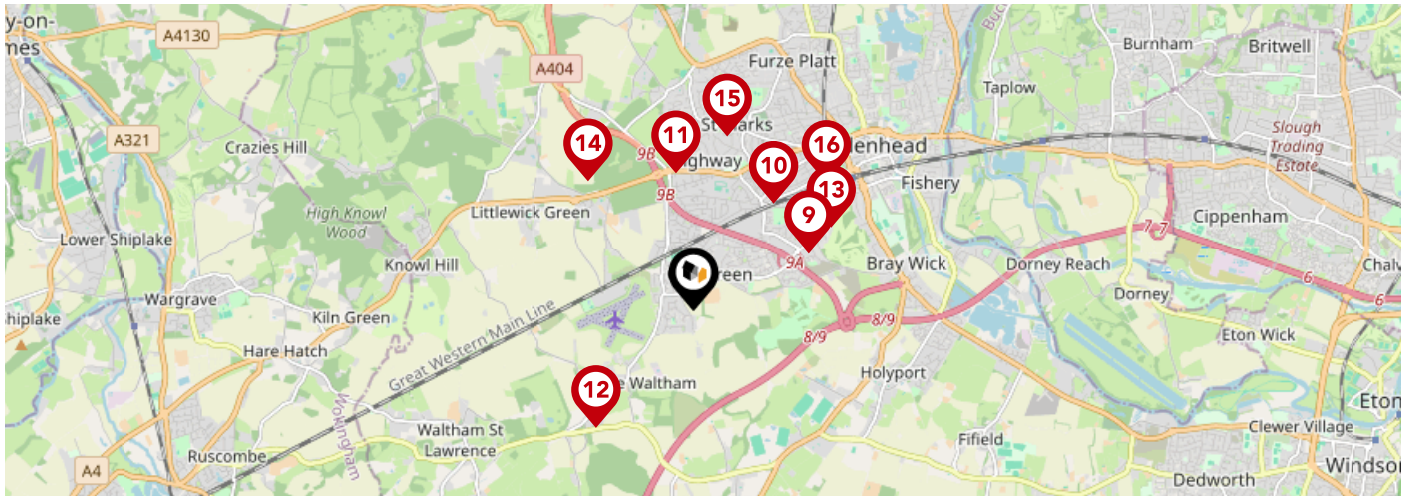
Listed Buildings in the local district		Grade	Distance
	1136307 - Barn And Horse Engine Threshing House, At Lillibrooke Manor	Grade II	0.2 miles
	1136305 - Lillibrooke Manor	Grade II	0.2 miles
	1117475 - Garden Wall At Lillibrooke Manor	Grade II	0.3 miles
	1204446 - Group Of Attached Farm Buildings, Comprising One Barn, One Animal House, 2 Stable Blocks And Attached Wall At Heywoods Farm	Grade II	0.6 miles
	1117474 - Garden Wall, Adjoining Gatehouse At Ockwells Manor	Grade II	0.7 miles
	1319435 - Garden Wall At Ockwells Manor, Approximately 18 Metres From The South West Side Of The House	Grade II	0.7 miles
	1117460 - Cartshed In Centre Of Foldyardd At Heywood's Farm	Grade II	0.7 miles
	1319434 - Ockwells Manor And Wall Attached On The South East	Grade I	0.7 miles
	1117473 - Stables And Gatehouse At Ockwells Manor	Grade I	0.7 miles
	1136298 - Barn At Ockwells Manor	Grade I	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Green School Ofsted Rating: Good Pupils: 289 Distance:0.15	☐	☐	☒	☐	☐
2	Lowbrook Academy Ofsted Rating: Good Pupils: 330 Distance:0.19	☐	☒	☐	☐	☐
3	Cox Green School Ofsted Rating: Requires improvement Pupils: 1204 Distance:0.27	☐	☐	☒	☐	☐
4	Wessex Primary School Ofsted Rating: Requires improvement Pupils: 364 Distance:0.33	☐	☒	☐	☐	☐
5	Woodlands Park Primary School Ofsted Rating: Good Pupils: 186 Distance:0.5	☐	☒	☐	☐	☐
6	Altwood Church of England School Ofsted Rating: Good Pupils: 740 Distance:0.85	☐	☐	☒	☐	☐
7	St Edmund Campion Catholic Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 484 Distance:0.85	☐	☒	☐	☐	☐
8	All Saints Church of England Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:1.17	☐	☒	☐	☐	☐

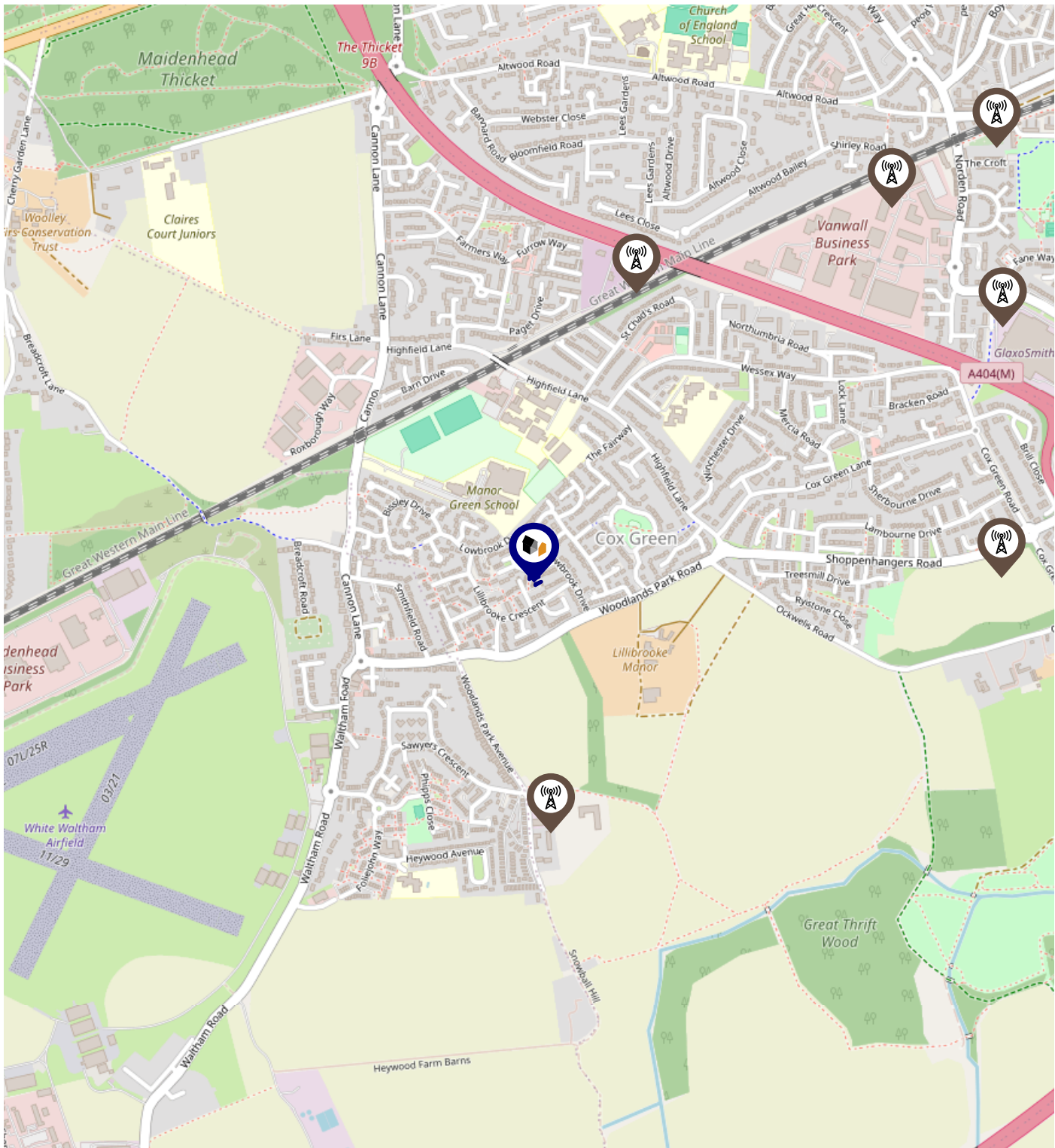
Area Schools



		Nursery	Primary	Secondary	College	Private
	Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance: 1.19	☐	☒	☐	☐	☐
	Boyne Hill CoE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance: 1.25	☐	☒	☐	☐	☐
	Newlands Girls' School Ofsted Rating: Outstanding Pupils: 1200 Distance: 1.28	☐	☐	☒	☐	☐
	White Waltham CoE Academy Ofsted Rating: Good Pupils: 195 Distance: 1.4	☐	☒	☐	☐	☐
	Desborough College Ofsted Rating: Good Pupils: 728 Distance: 1.5	☐	☐	☒	☐	☐
	Beech Lodge School Ofsted Rating: Not Rated Pupils: 77 Distance: 1.54	☐	☐	☒	☐	☐
	Courthouse Junior School Ofsted Rating: Good Pupils: 358 Distance: 1.65	☐	☒	☐	☐	☐
	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance: 1.72	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

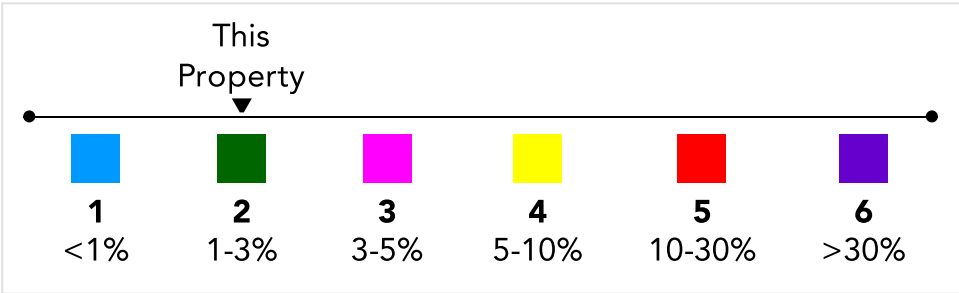
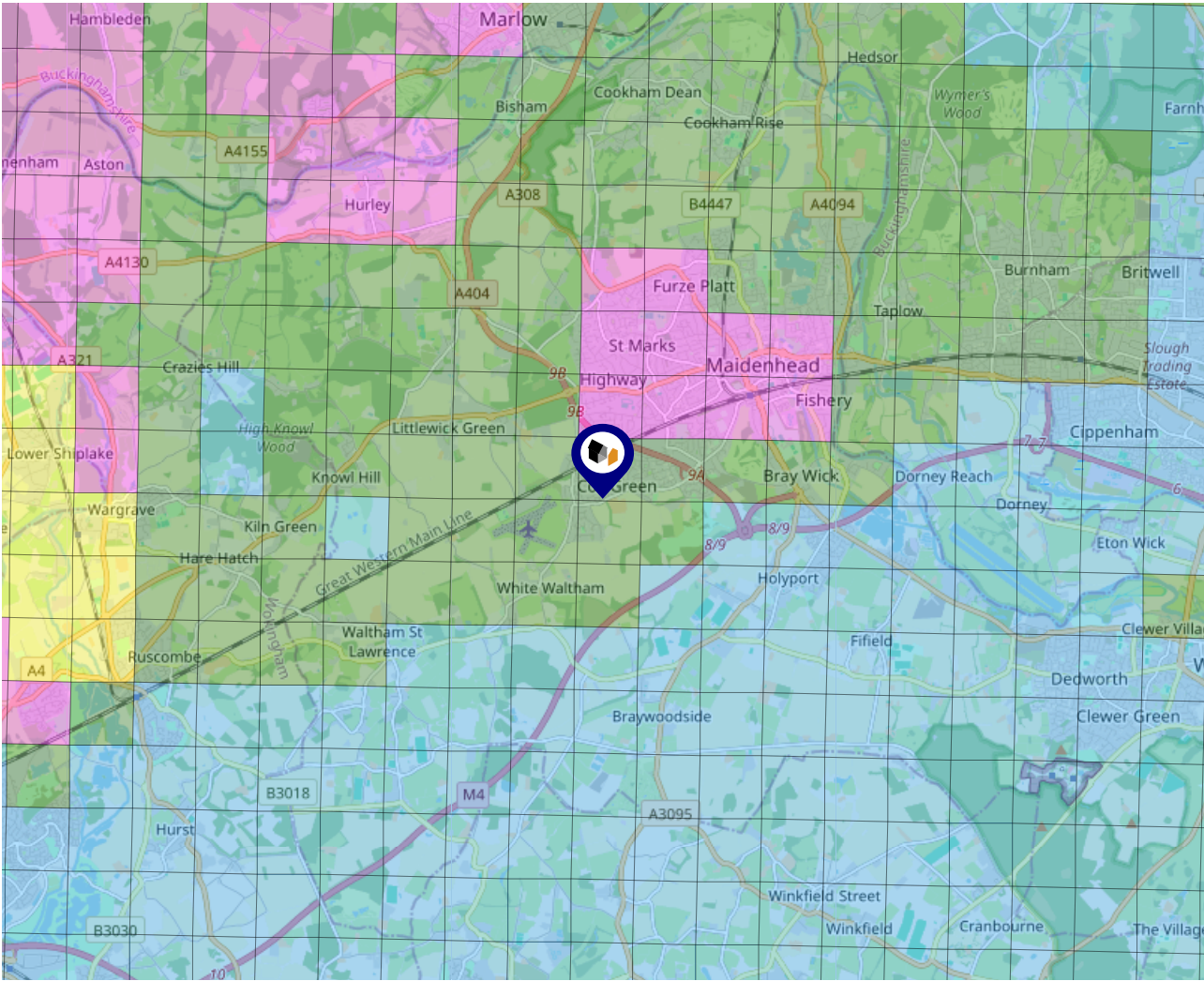


Key:

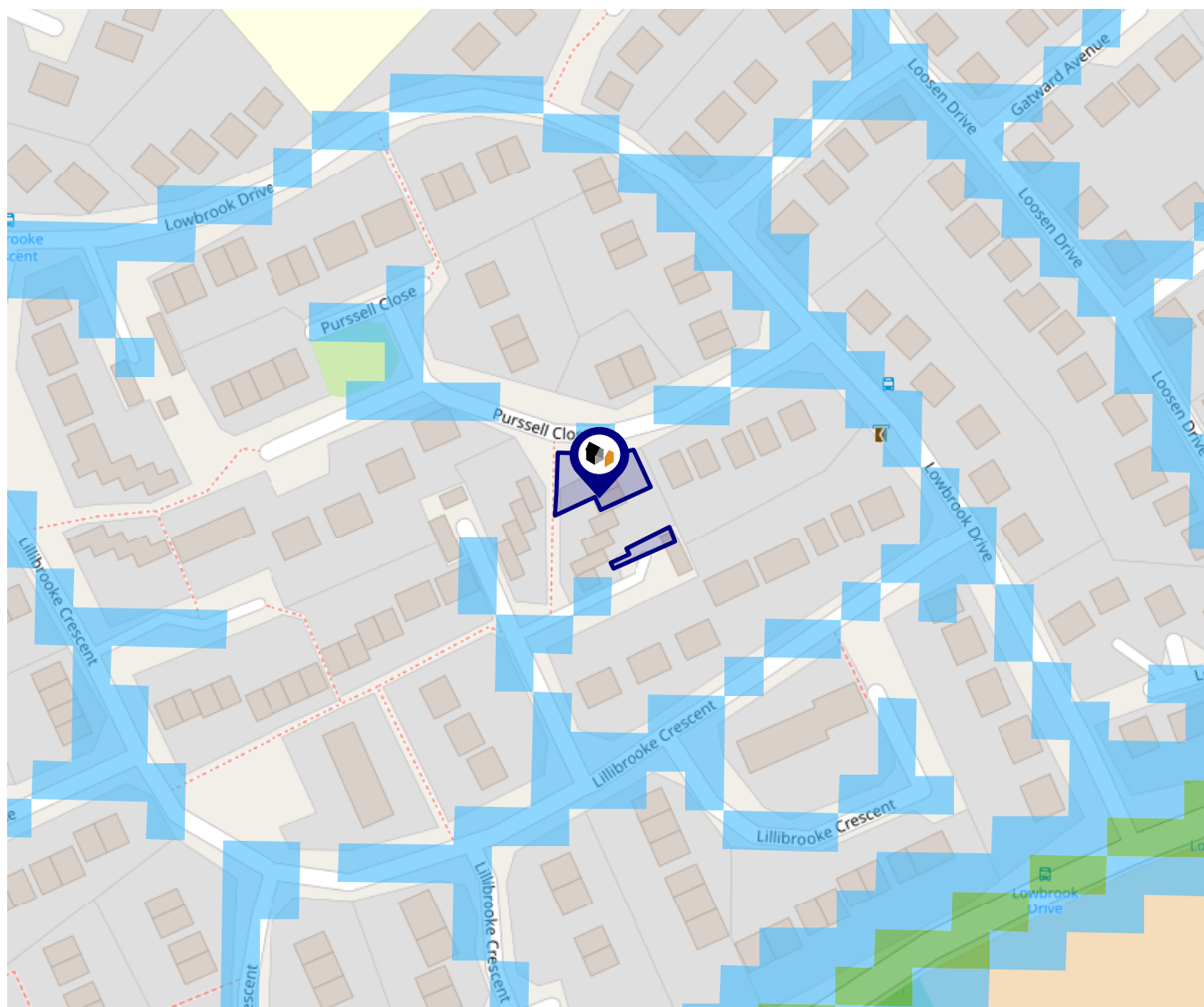
-  Power Pylons
-  Communication Masts

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

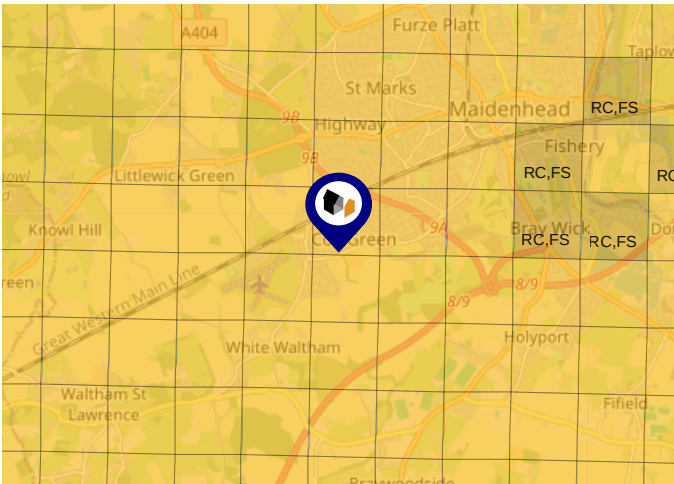


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		



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

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



Stephen and Chris were fantastic throughout the whole process from the initial valuation through to completion.

They were highly professional and realistic in understanding the market for our home which led to a smooth sale process. They were supportive and communicated well at every stage.

Using their social media expertise and more traditional sales techniques provides the seller with comprehensive access to potential buyers.

Testimonial 2



What a refreshing change for an estate agent. After experiencing others Stephen and Chris are a breath of fresh air. Reliable, efficient and excellent communication. Can't rate them highly enough. Thank you both.

Testimonial 3



This is the 2nd time I have used Chris and Stephen from Avocado, I have to say on both counts the service has been excellent from start to finish. Kept fully up to date with the progression of the sale, and are contactable pretty much all the time, and get back to you very promptly.

On both occasions the house sold very quickly. I would highly recommend them both.

A very happy customer!!!



/avacadoproperty



/avocado_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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