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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026



BENETFELD ROAD, BINFIELD, BRACKNELL, RG42

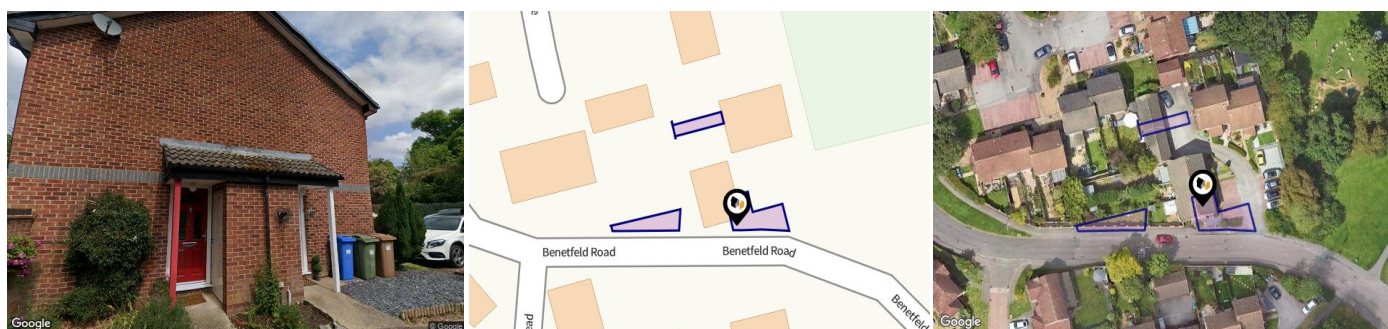
Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	462 ft ² / 43 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK256599		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	109 mb/s	5500 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

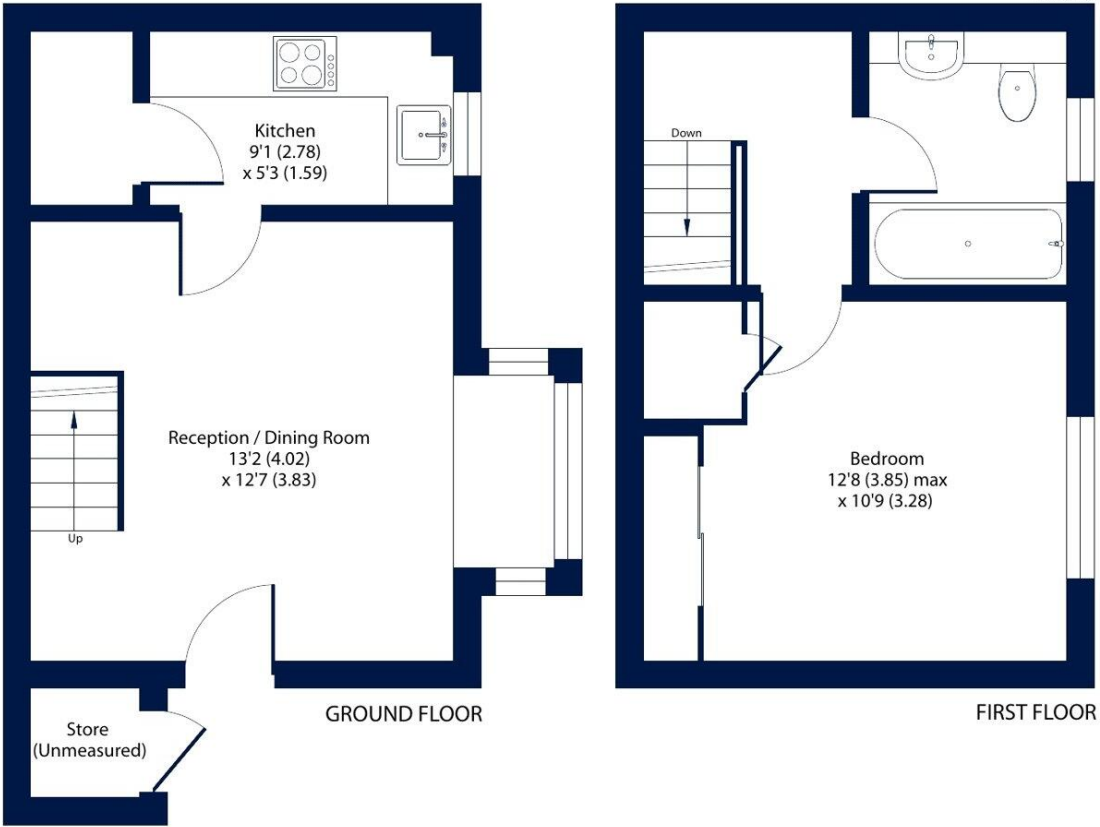


BENETFELD ROAD, BINFIELD, BRACKNELL, RG42

Benetfeld Road, Binfield, Bracknell, RG42

Approximate Area = 497 sq ft / 46.1 sq m (excludes store)

For identification only - Not to scale

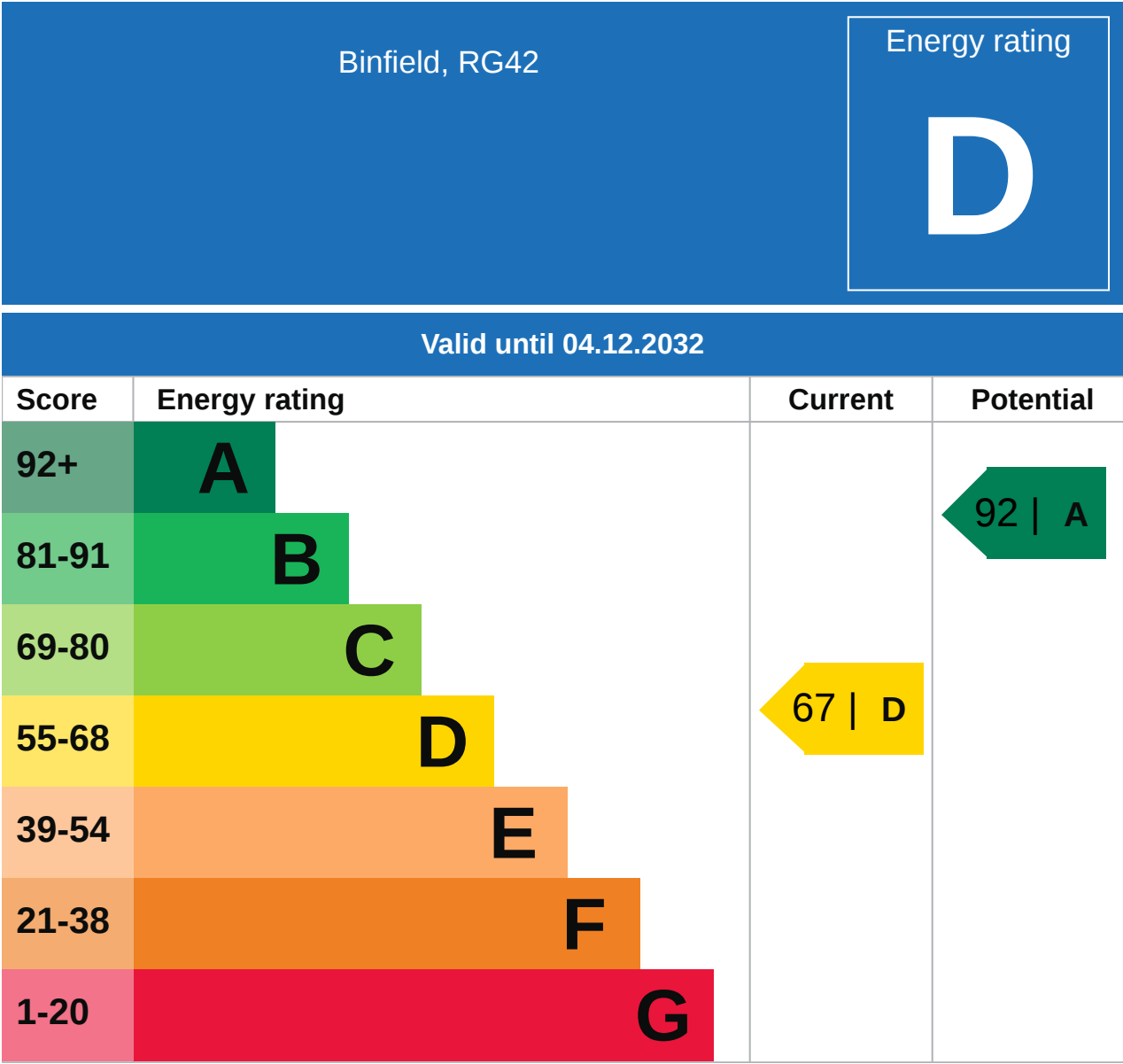


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Romans. REF: 1302070



Property

EPC - Certificate



Additional EPC Data

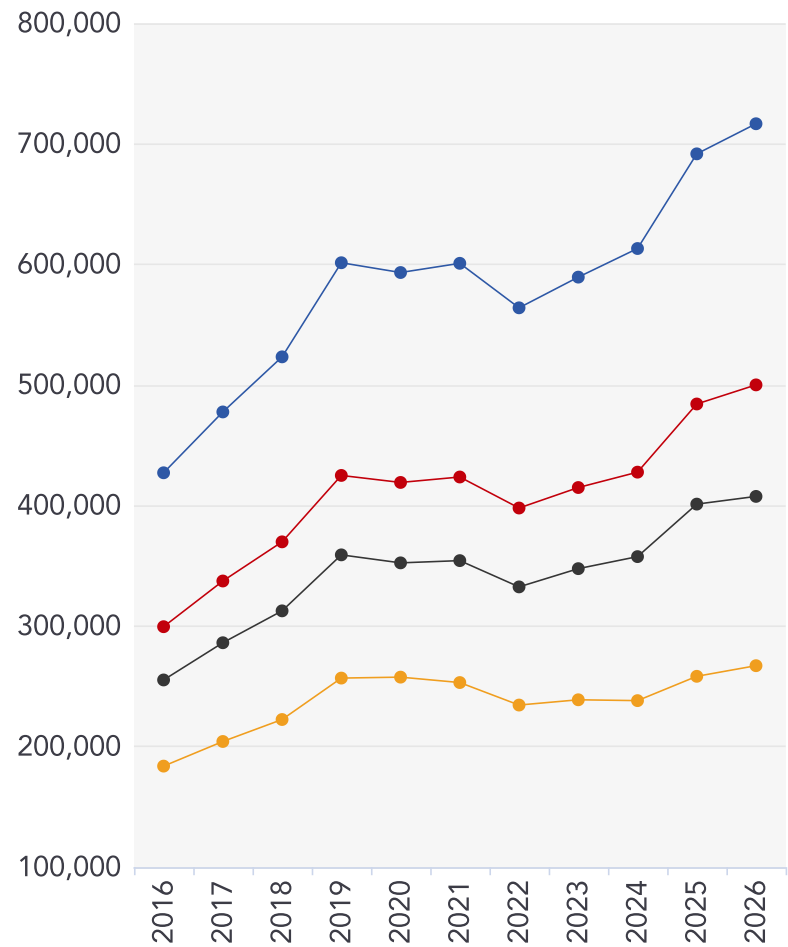
Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	43 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%

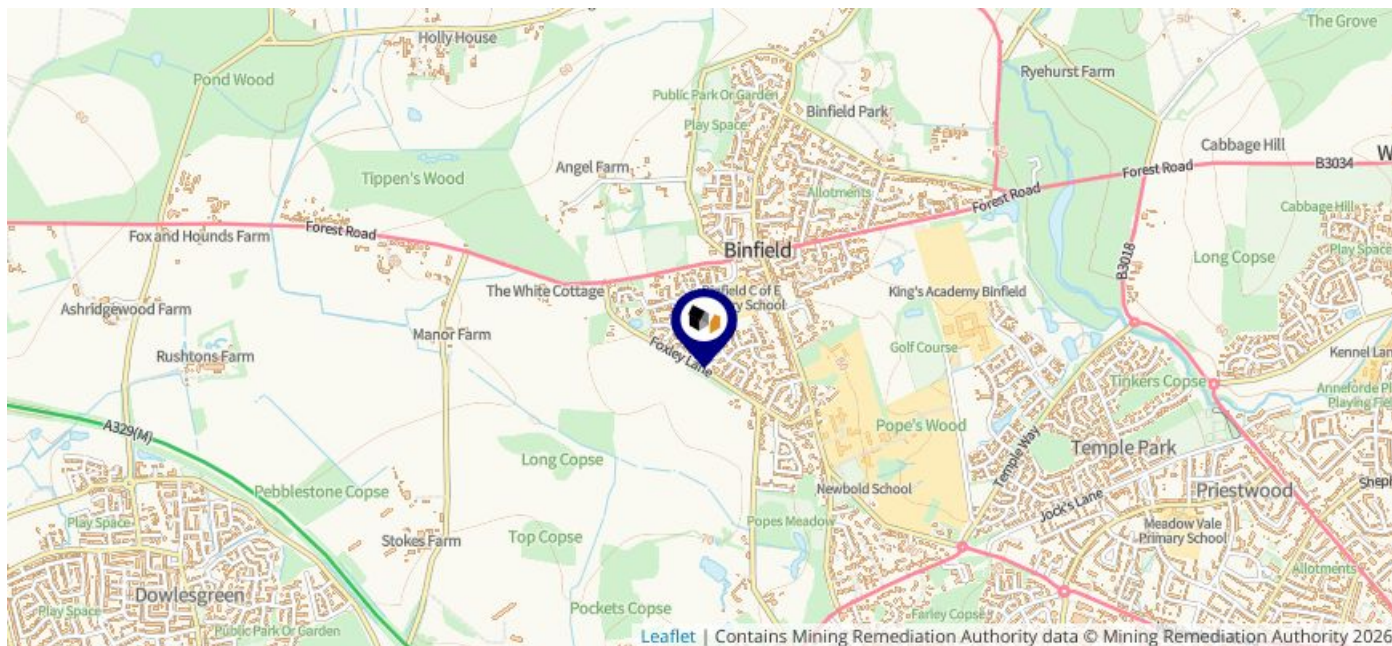
Terraced

+59.63%

Flat

+45.31%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

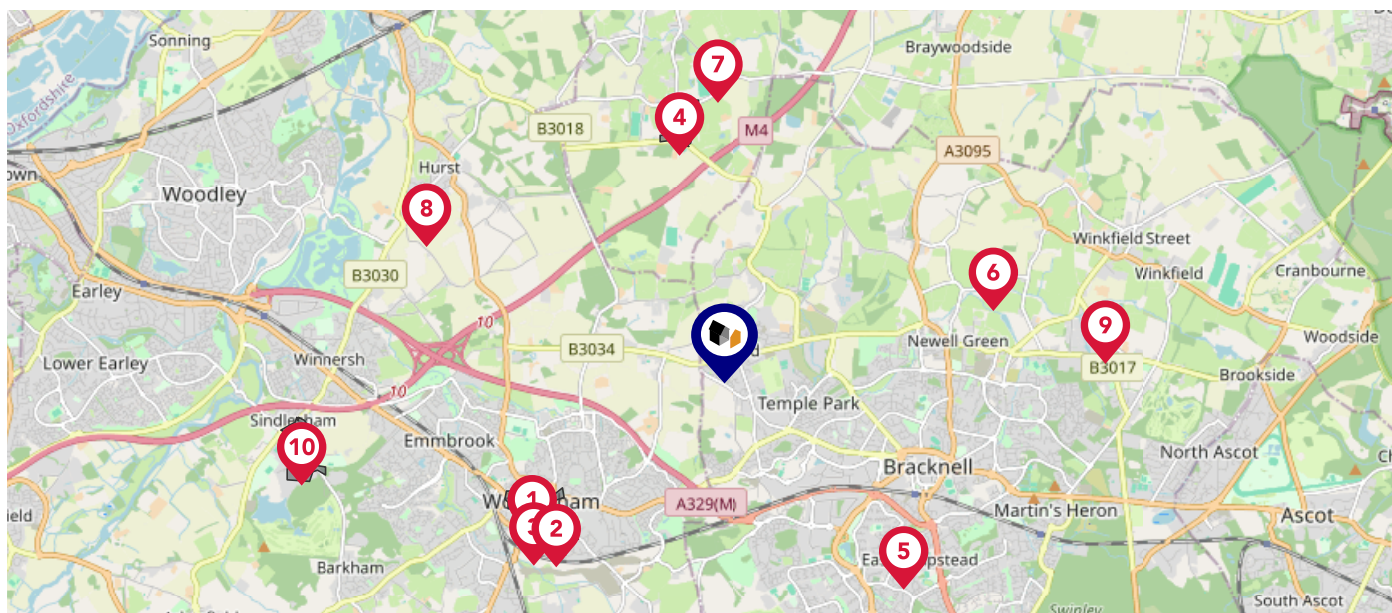
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



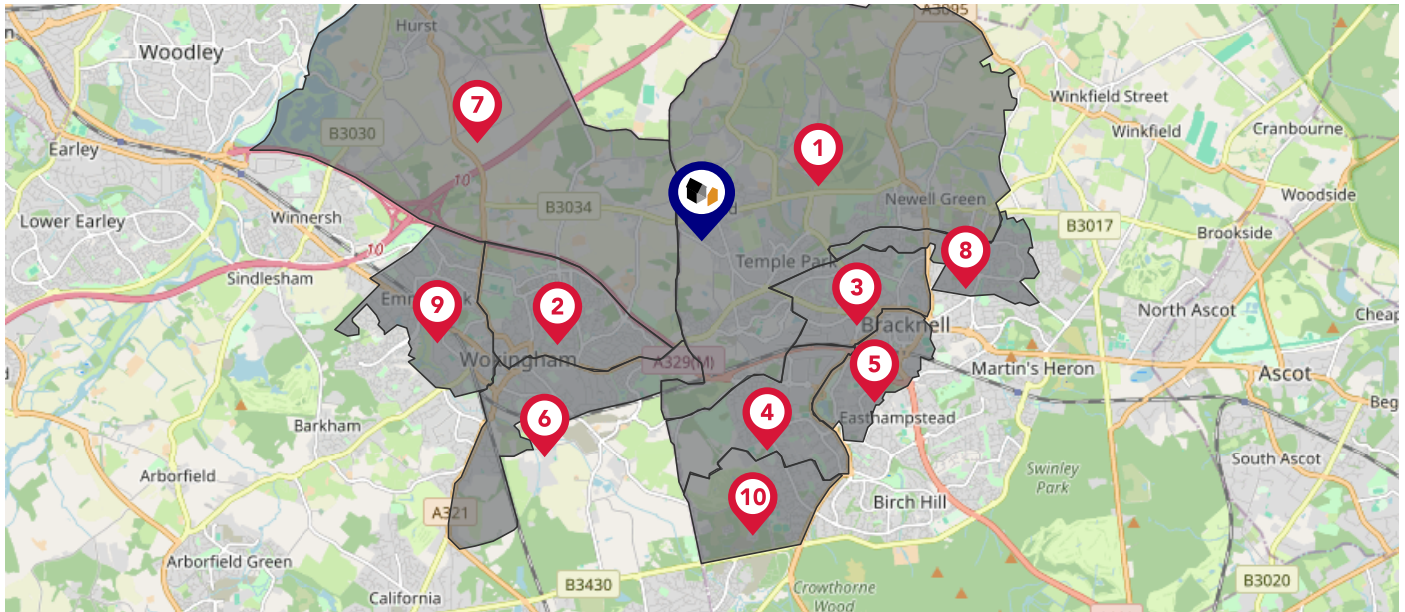
Nearby Conservation Areas

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

Maps

Council Wards

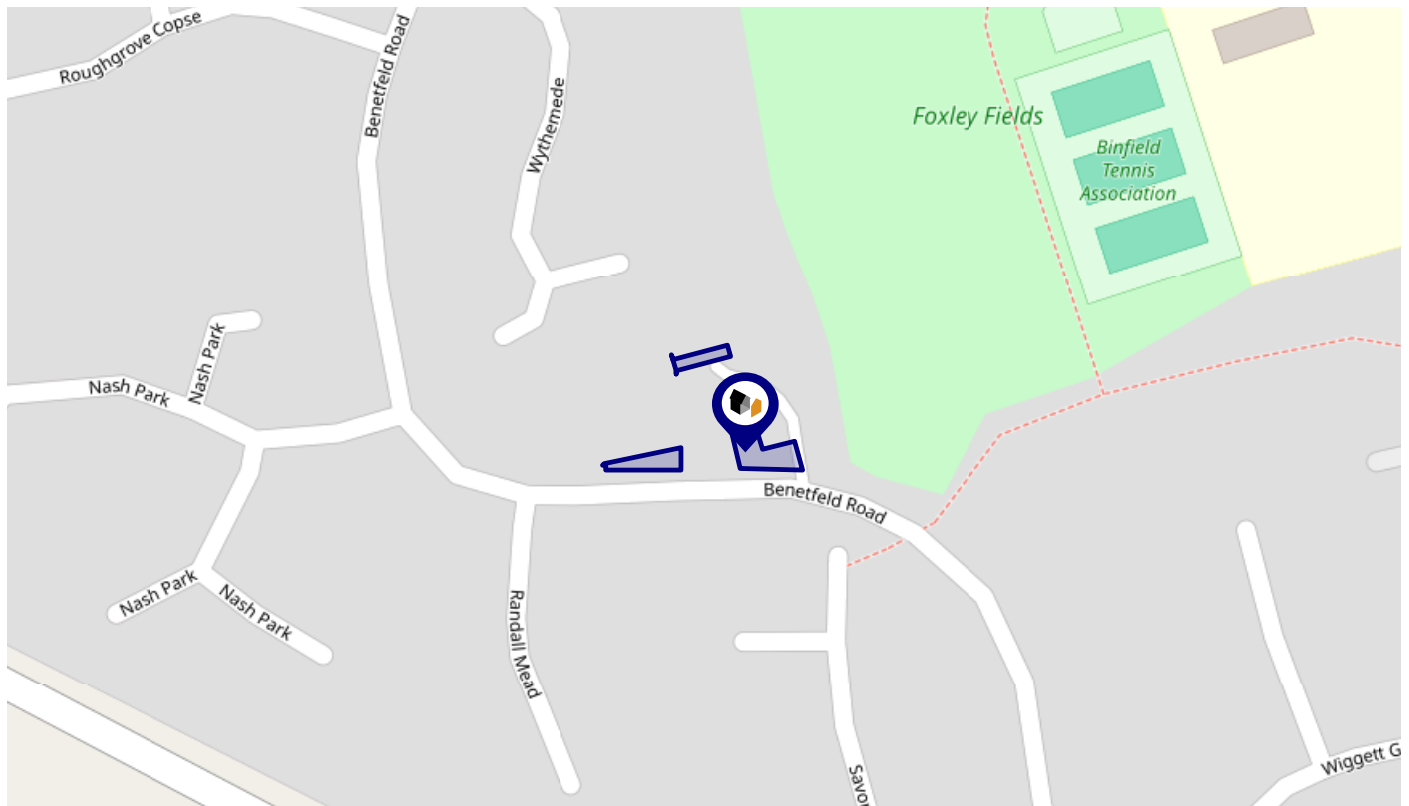
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Binfield with Warfield Ward
- 2 Norreys Ward
- 3 Priestwood and Garth Ward
- 4 Great Hollands North Ward
- 5 Wildridings and Central Ward
- 6 Wescott Ward
- 7 Hurst Ward
- 8 Warfield Harvest Ride Ward
- 9 Emmbrook Ward
- 10 Great Hollands South 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.

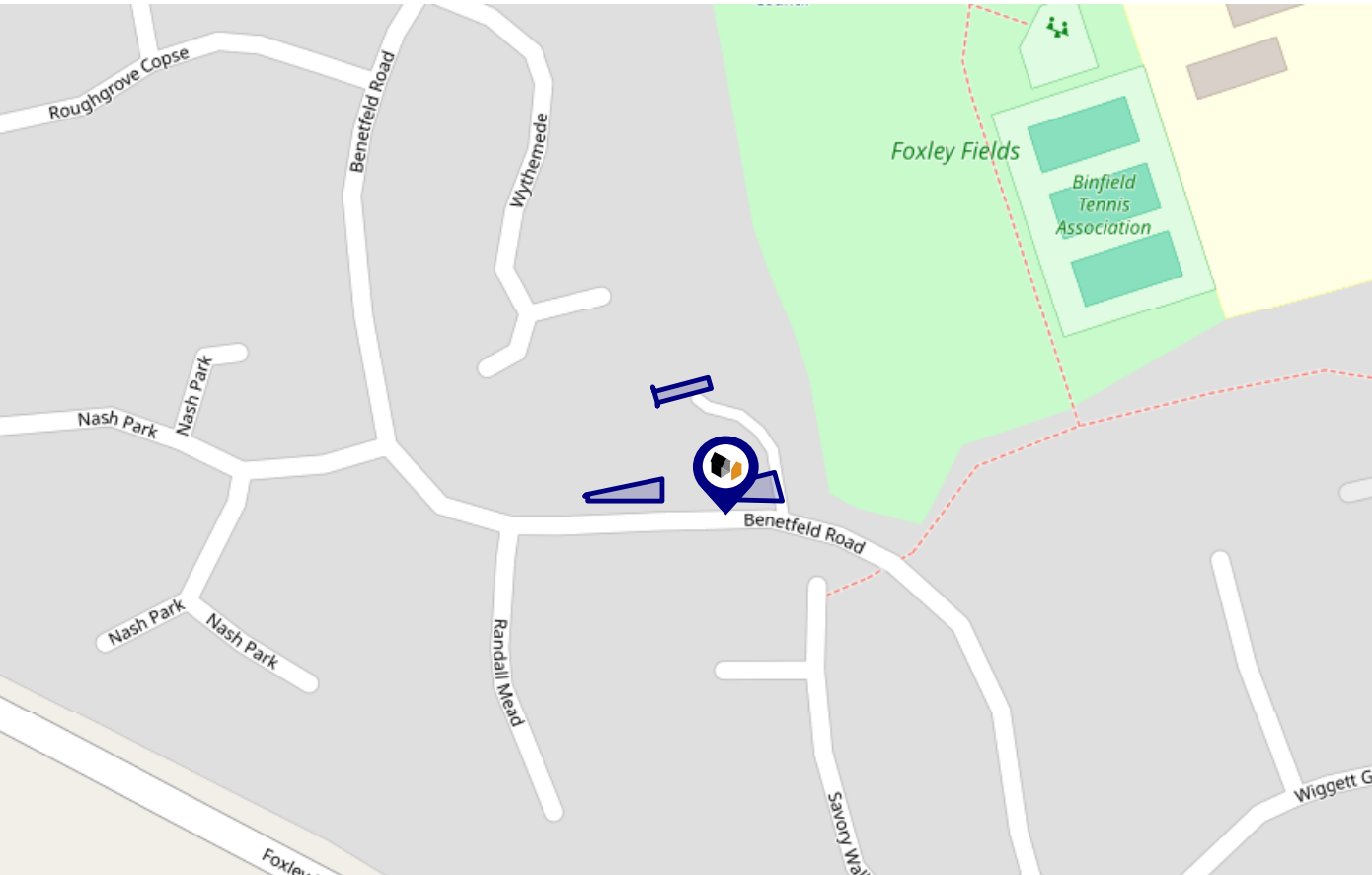
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

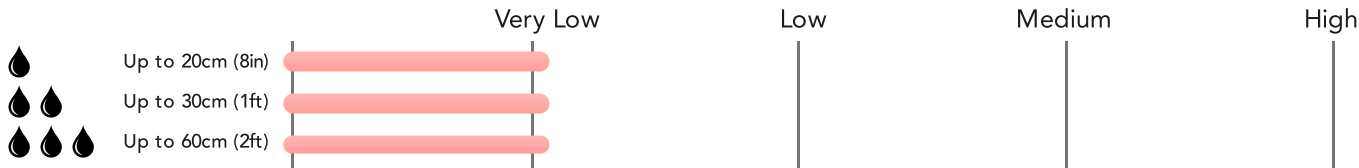


Risk Rating: Very low

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:

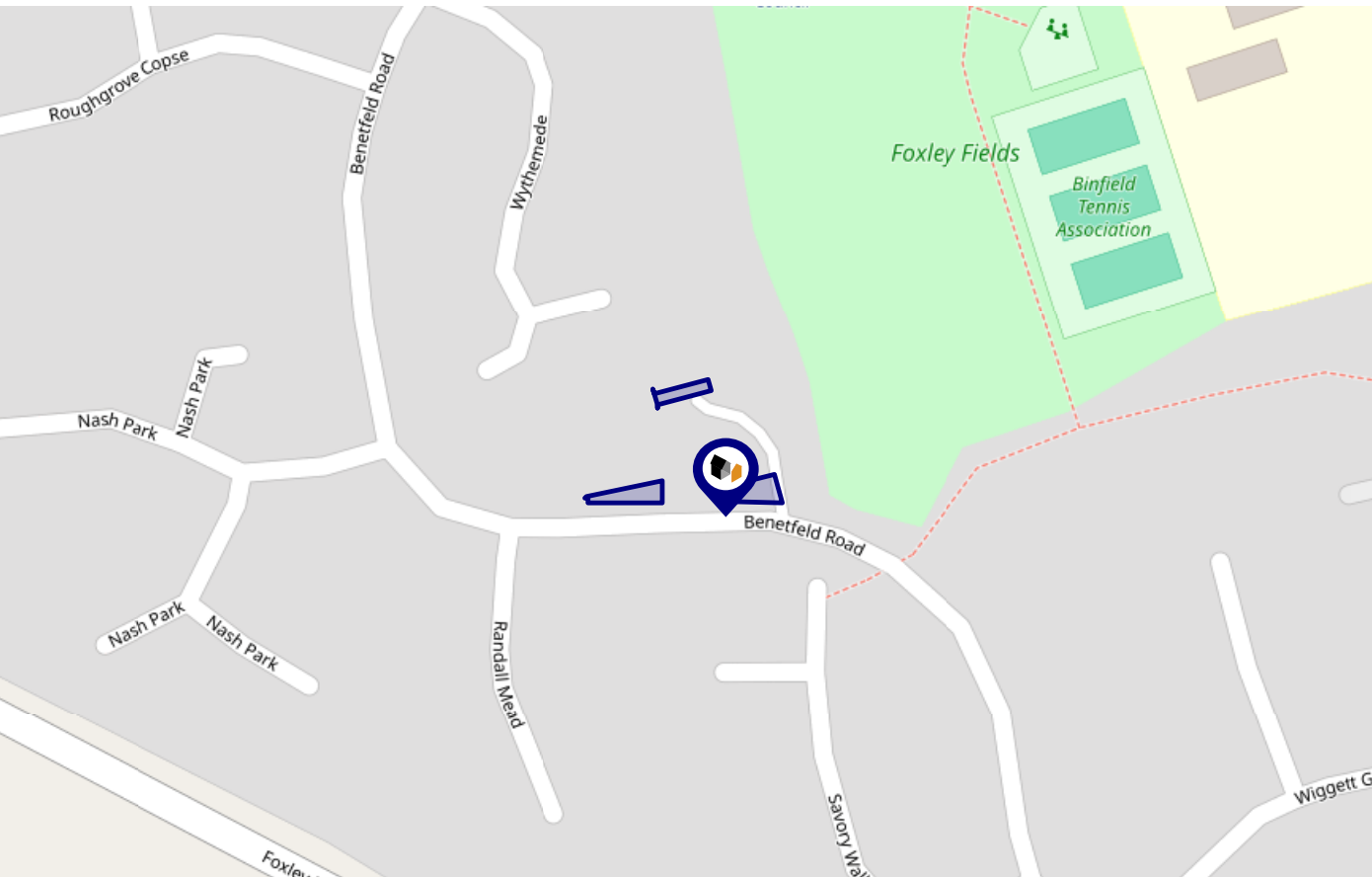


Flood Risk

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.

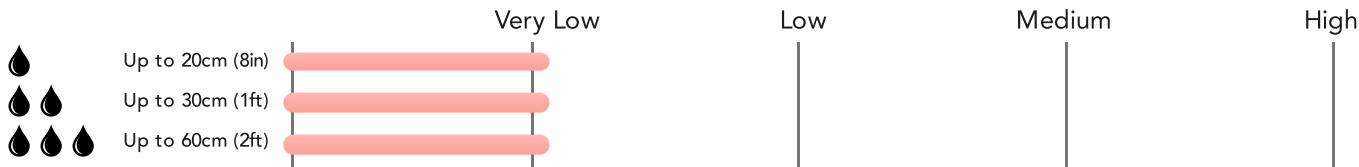


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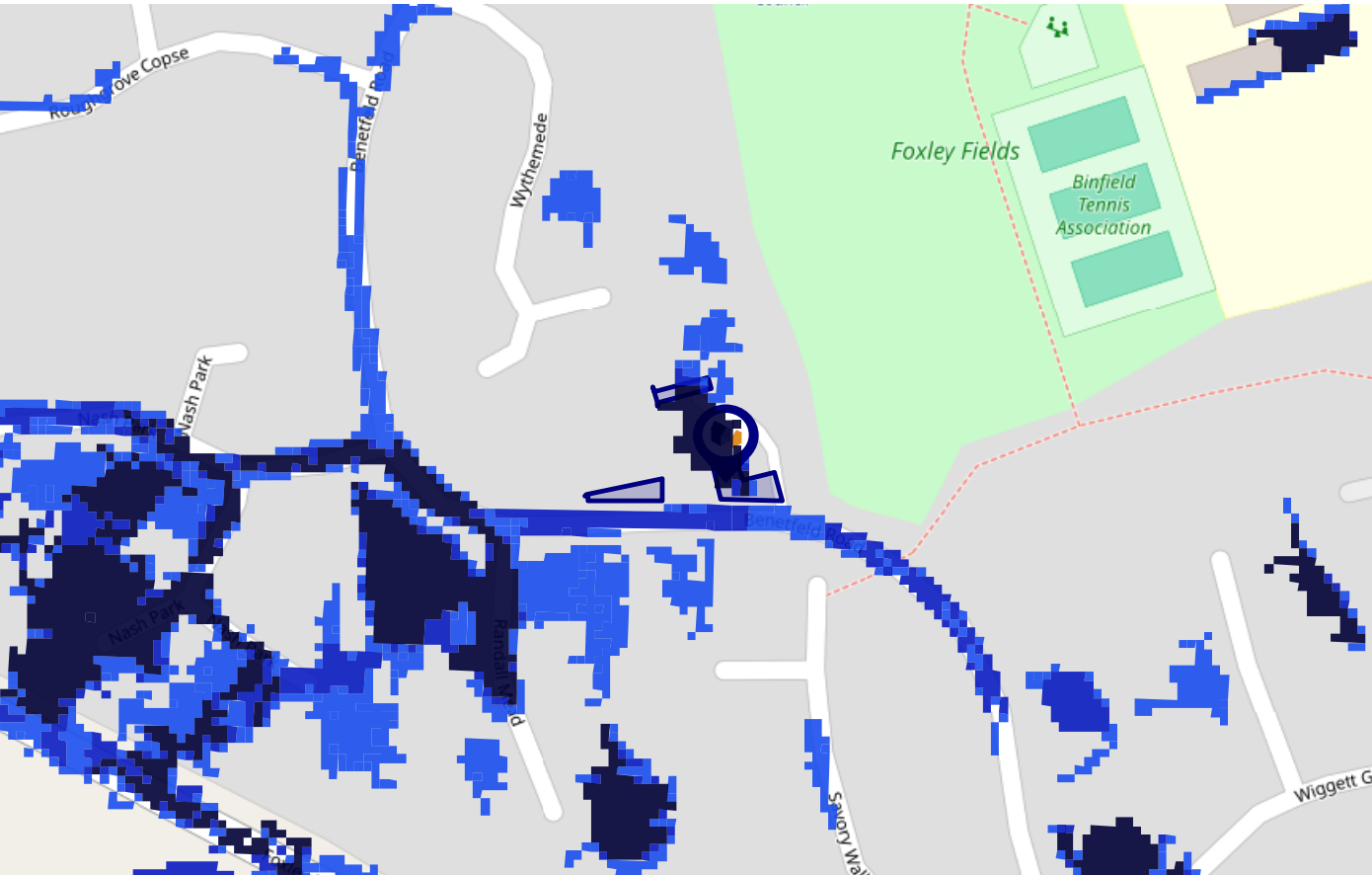
Chance of flooding to the following depths at this property:



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.

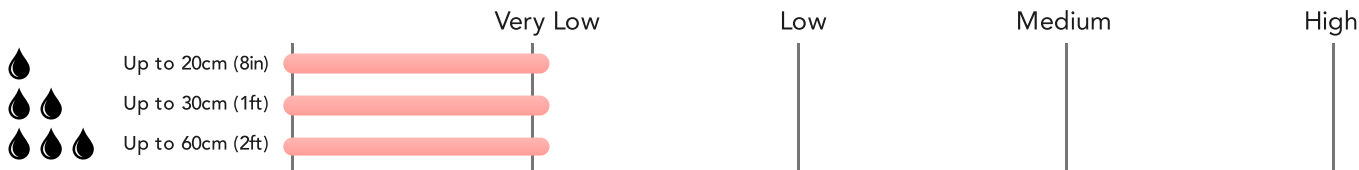


Risk Rating: High

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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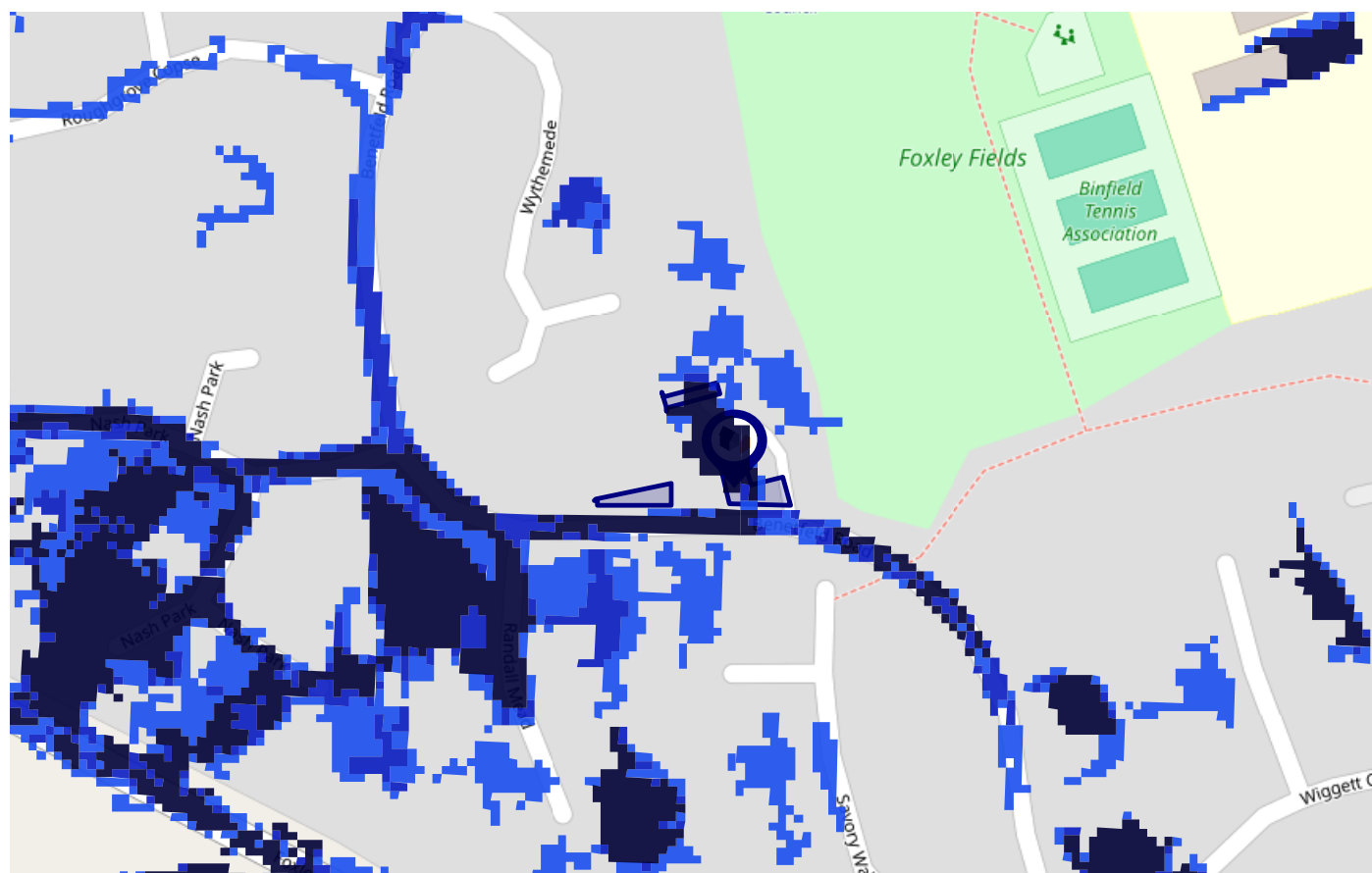
Chance of flooding to the following depths at this property:



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.

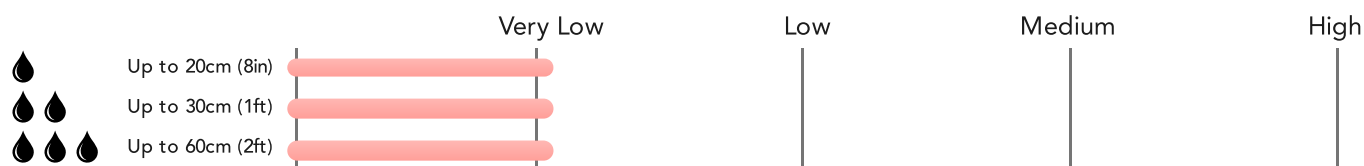


Risk Rating: High

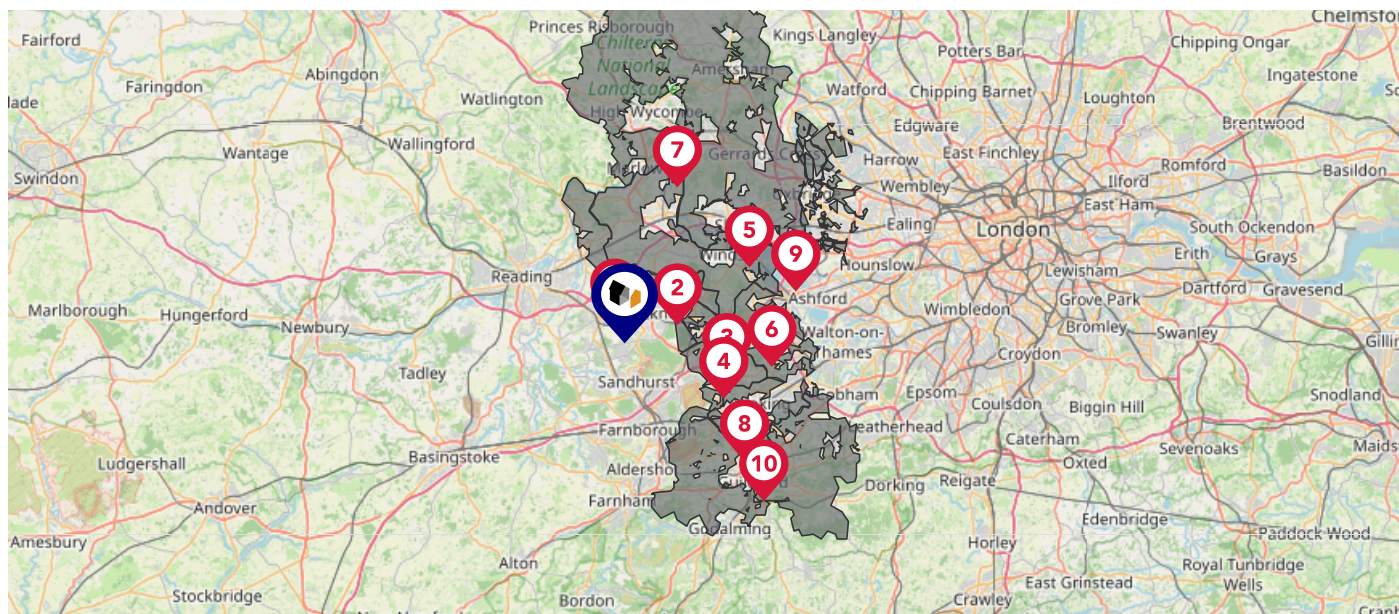
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-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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



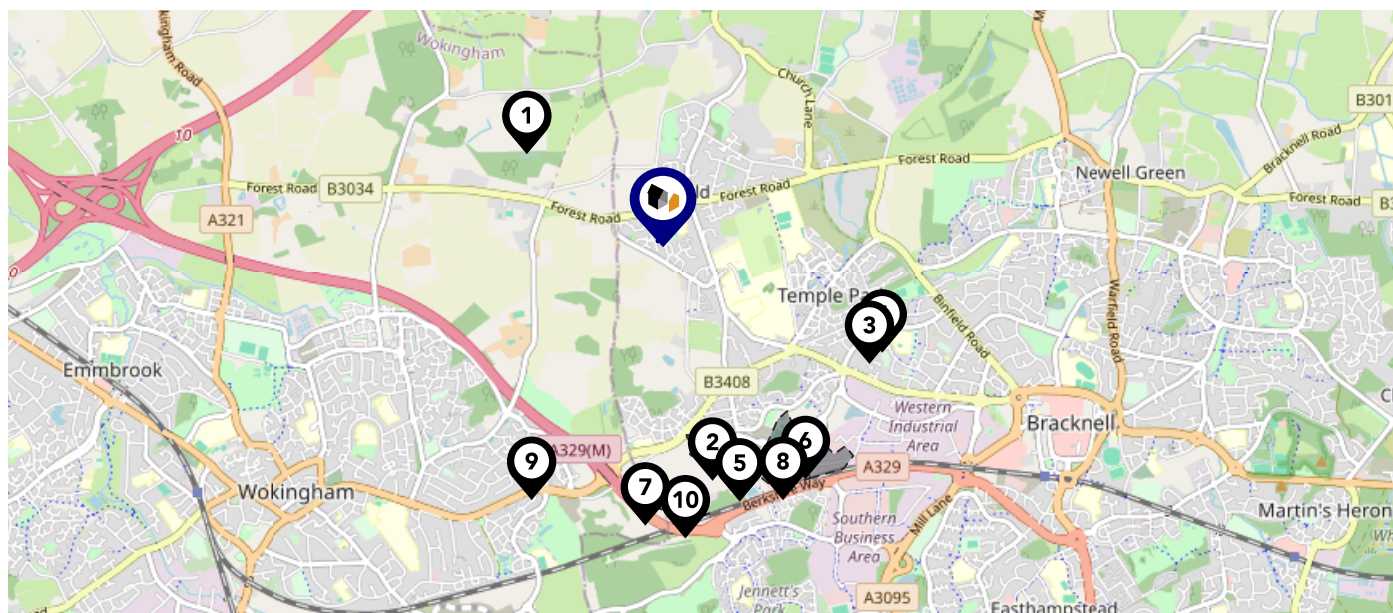
Nearby Green Belt Land

-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Slough
-  London Green Belt - Runnymede
-  London Green Belt - Buckinghamshire
-  London Green Belt - Woking
-  London Green Belt - Hillingdon
-  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.



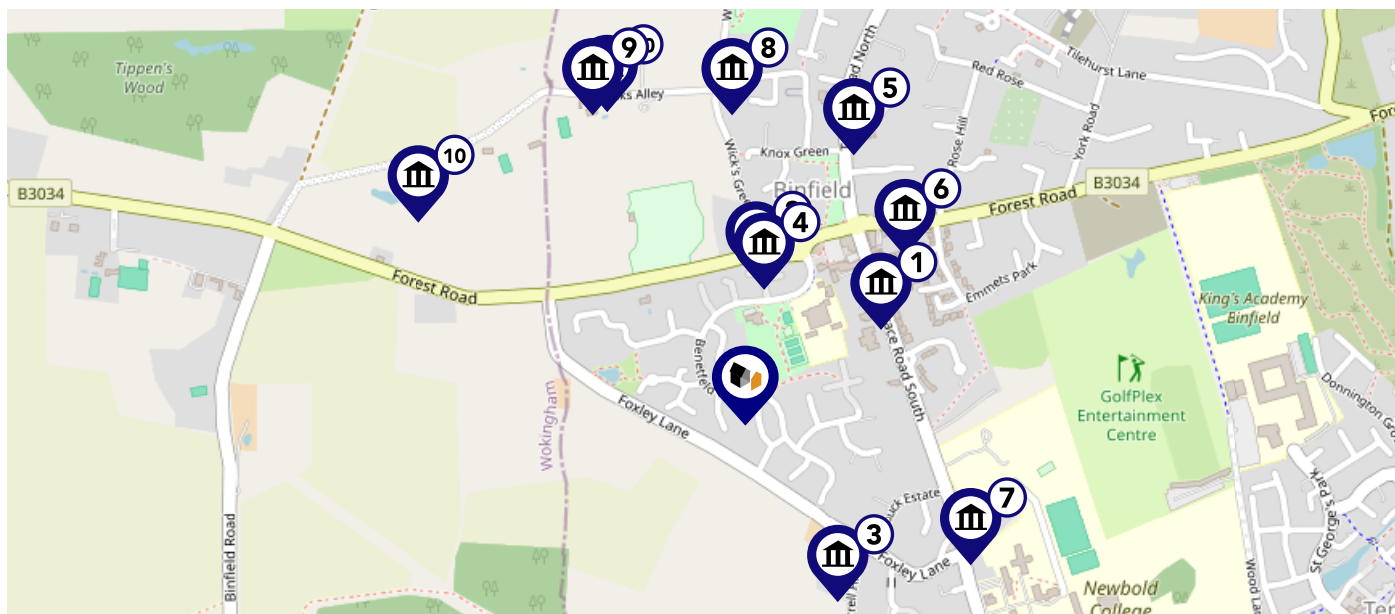
Nearby Landfill Sites

1	Billingbear Binfield-Binfield, Wokingham	Historic Landfill	
2	Nike Land-Amen Corner	Historic Landfill	
3	Wilwood Road-Bracknell	Historic Landfill	
4	Fernhill Road-Bracknell, Berkshire	Historic Landfill	
5	Rose Farm-Amen Corner	Historic Landfill	
6	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	
7	Sandlea Farm-Amen Corner	Historic Landfill	
8	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	
9	Plough Lane-Wokingham	Historic Landfill	
10	Buckhurst Moors-Amen Corner	Historic Landfill	

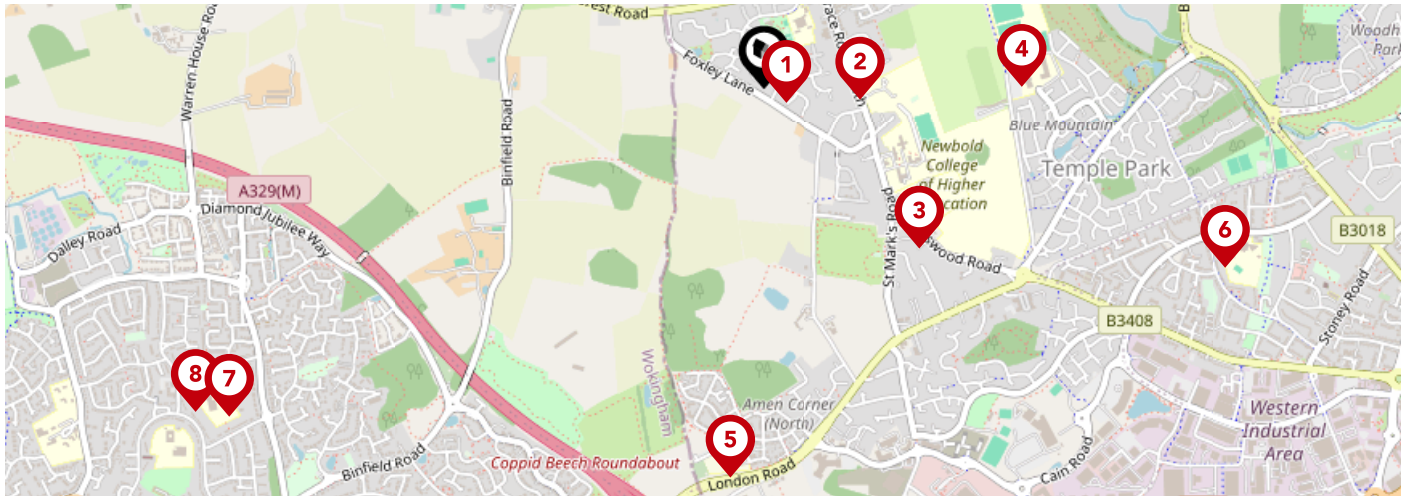
Maps

Listed Buildings

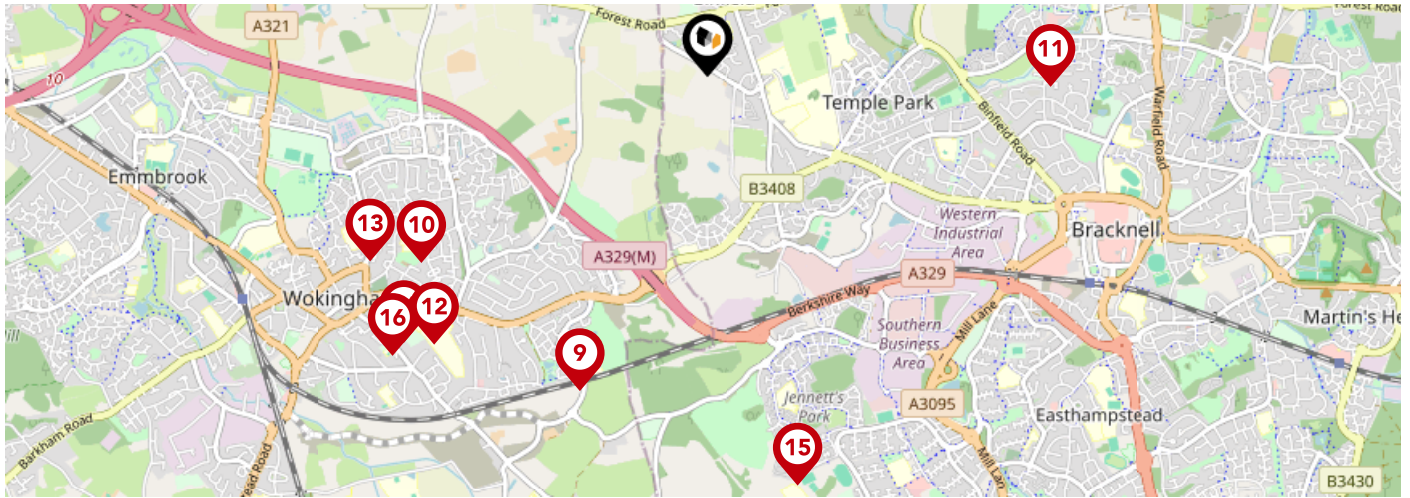
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1390310 - The Terrace	Grade II	0.2 miles
	1390270 - Binfield Place	Grade II	0.2 miles
	1390288 - Whitehouse Farm Cottage	Grade II	0.2 miles
	1390271 - Walls And Gate Piers To Binfield Place	Grade II	0.2 miles
	1390302 - The Terrace	Grade II	0.3 miles
	1390266 - Acacia Cottage	Grade II	0.3 miles
	1390254 - Underwood Cottage	Grade II	0.3 miles
	1390298 - Binfield House	Grade II	0.4 miles
	1390281 - The White Gate	Grade II	0.4 miles
	1390282 - Garden Walls To East Of The White Gate	Grade II	0.4 miles
	1319116 - Marchfield House	Grade II	0.4 miles



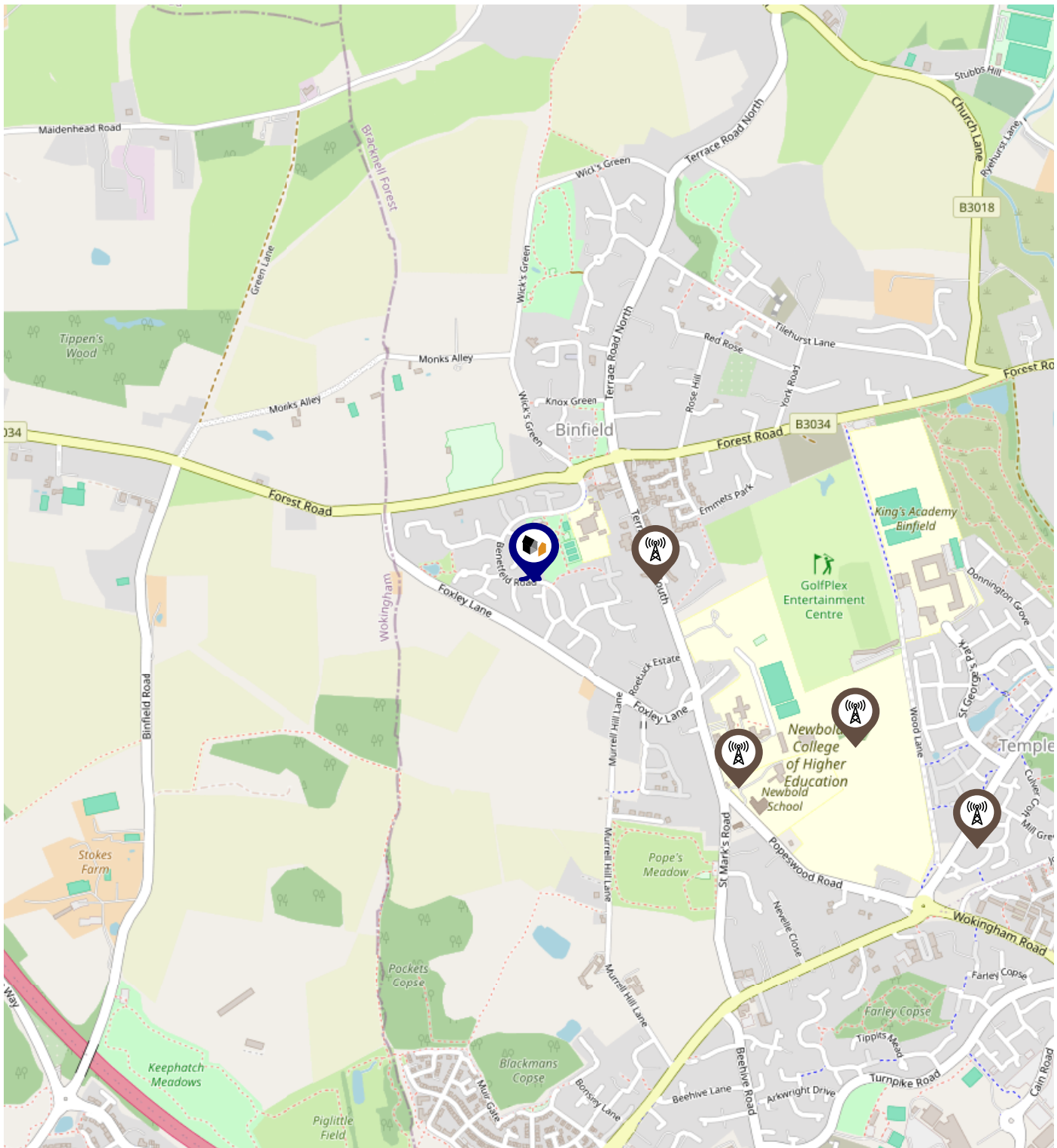
		Nursery	Primary	Secondary	College	Private
1	Binfield Church of England Primary School Ofsted Rating: Good Pupils: 411 Distance:0.06	☐	☒	☐	☐	☐
2	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:0.22	☐	☐	☒	☐	☐
3	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:0.52	☐	☒	☐	☐	☐
4	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:0.59	☐	☒	☒	☐	☐
5	King's Academy Oakwood Ofsted Rating: Outstanding Pupils: 211 Distance:0.91	☐	☒	☐	☐	☐
6	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.14	☐	☒	☐	☐	☐
7	Foundry College Ofsted Rating: Good Pupils: 15 Distance:1.45	☐	☐	☒	☐	☐
8	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:1.51	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance: 1.57	☐	☒	☐	☐	☐
10	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance: 1.58	☐	☒	☐	☐	☐
11	Kennel Lane School Ofsted Rating: Good Pupils: 0 Distance: 1.59	☐	☐	☒	☐	☐
12	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance: 1.77	☐	☐	☒	☐	☐
13	High Close School Ofsted Rating: Good Pupils: 85 Distance: 1.78	☐	☐	☒	☐	☐
14	Westende Junior School Ofsted Rating: Good Pupils: 236 Distance: 1.87	☐	☒	☐	☐	☐
15	Jennett's Park CofE Primary School Ofsted Rating: Good Pupils: 427 Distance: 1.94	☐	☒	☐	☐	☐
16	Wescott Infant School Ofsted Rating: Good Pupils: 143 Distance: 1.94	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

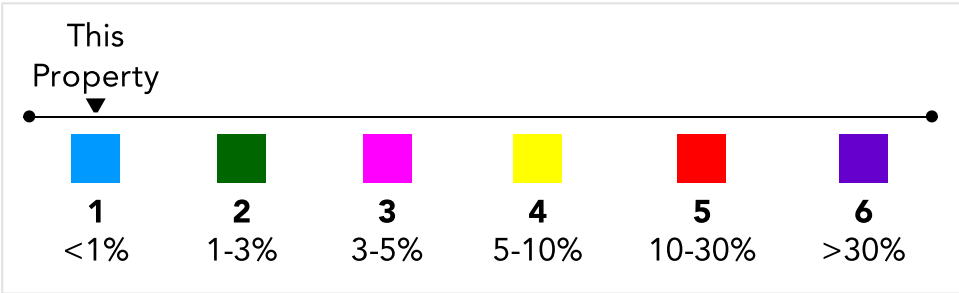
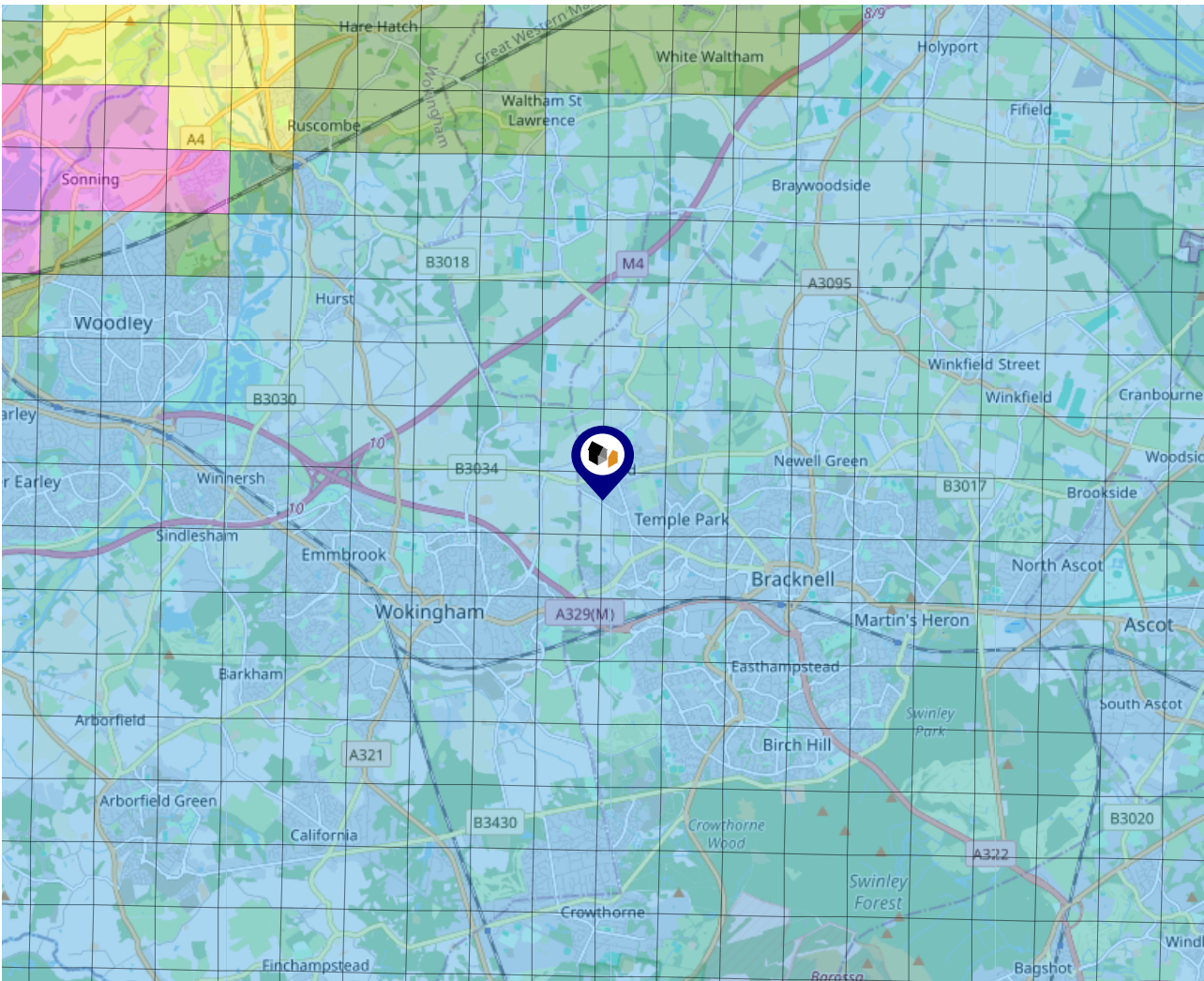


Key:

-  Power Pylons
-  Communication Masts

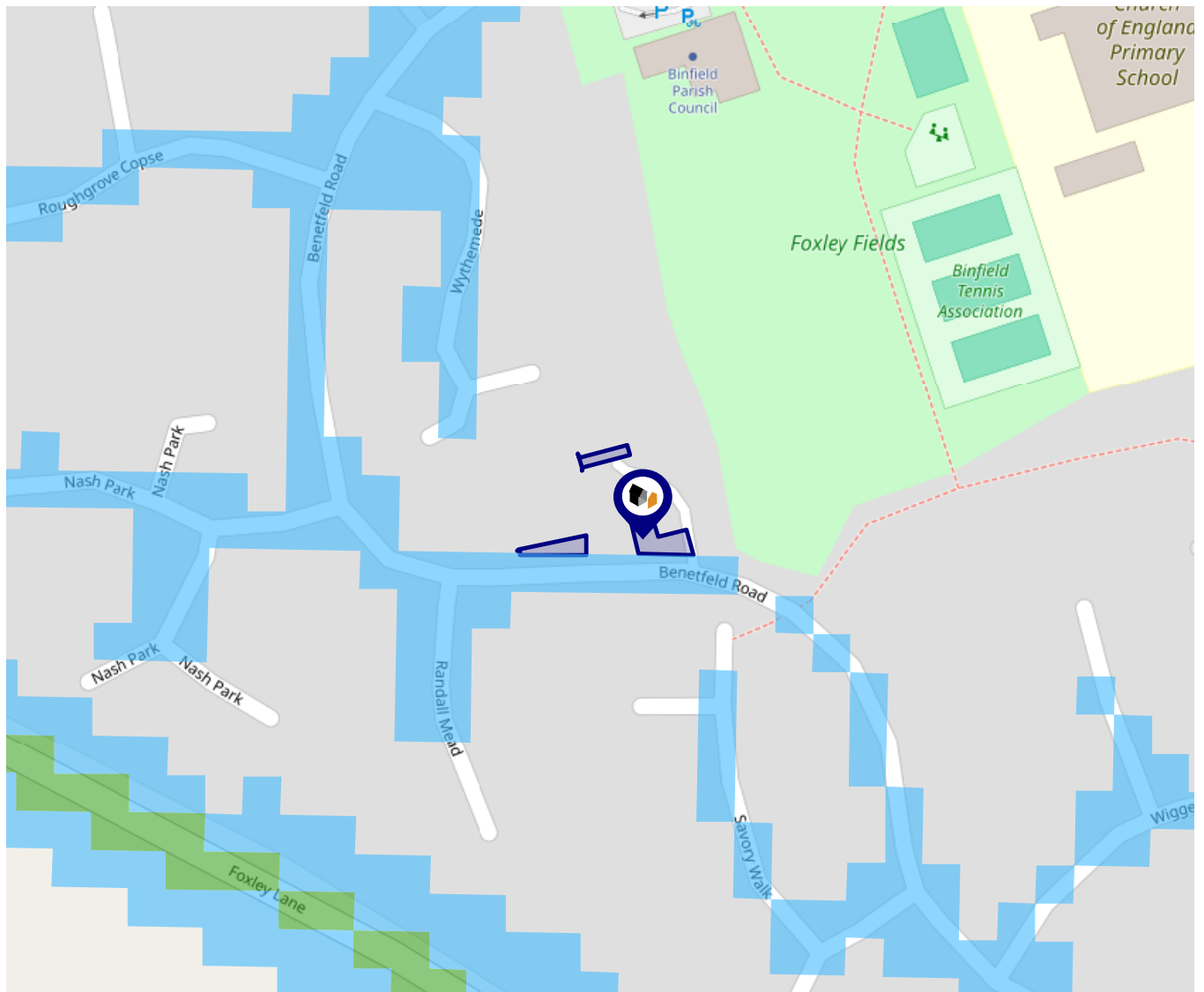
What is Radon?

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

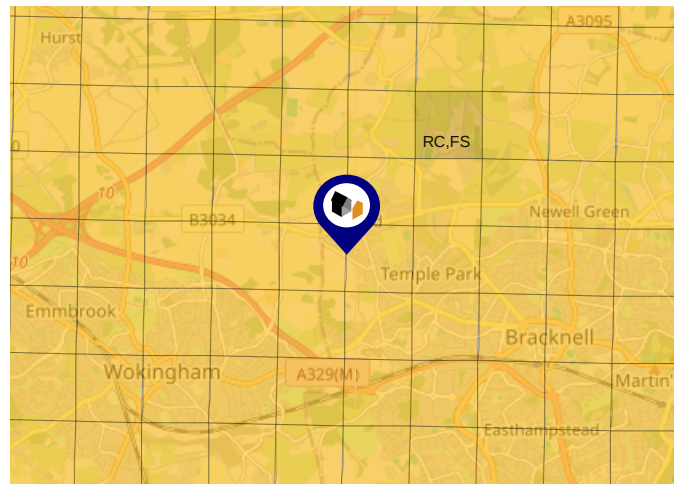


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

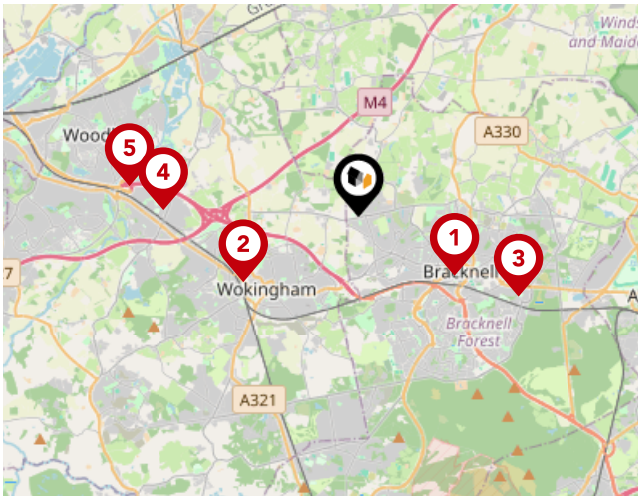


Primary Classifications (Most Common Clay Types)

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

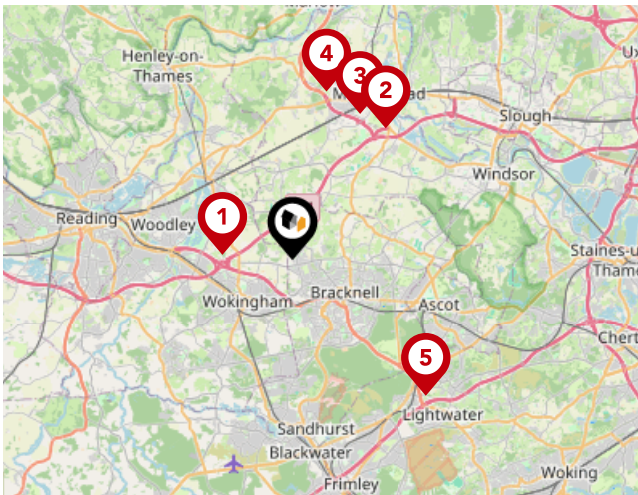
Area

Transport (National)



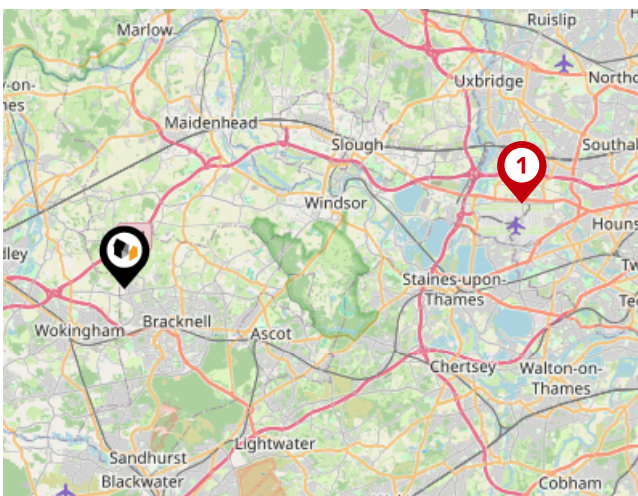
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	2.09 miles
2	Wokingham Rail Station	2.45 miles
3	Martins Heron Rail Station	3.31 miles
4	Winnersh Rail Station	3.6 miles
5	Winnersh Triangle Rail Station	4.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.64 miles
2	M4 J8	5.93 miles
3	A404(M) J9A	5.95 miles
4	A404(M) J9	6.33 miles
5	M3 J3	7 miles

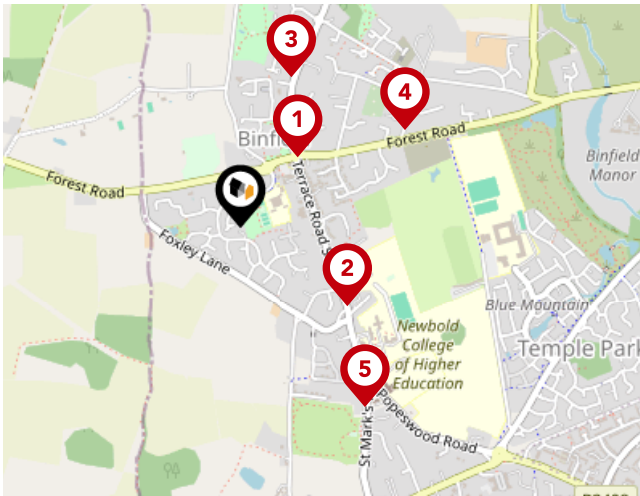


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	14.98 miles

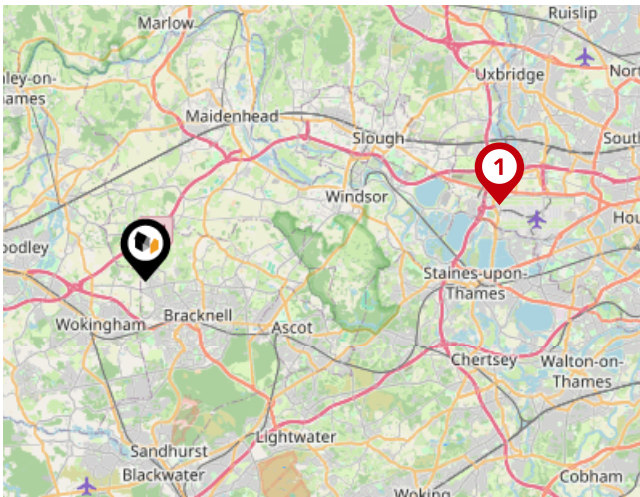
Area

Transport (Local)



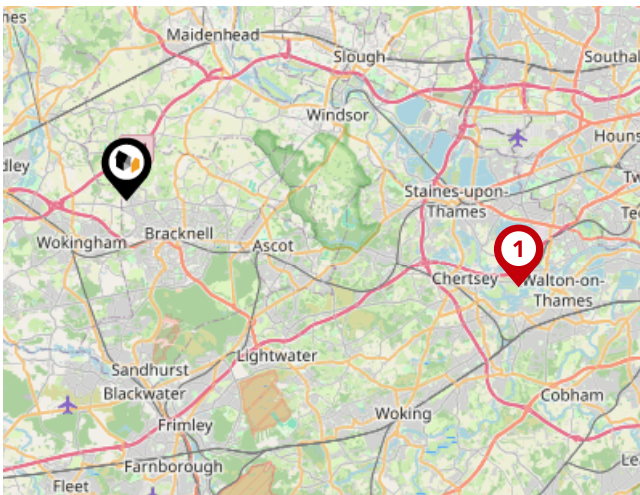
Bus Stops/Stations

Pin	Name	Distance
	Binfield Crossroads	0.2 miles
	Roebuck Estate	0.3 miles
	Terrace Road North H & R 1	0.36 miles
	York Road	0.44 miles
	Sampson Park	0.5 miles



Local Connections

Pin	Name	Distance
	Heathrow Terminal 5 Underground Station	13.33 miles



Ferry Terminals

Pin	Name	Distance
	Shepperton Ferry Landing	14.82 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



From start to finish, the service Avocado provided was excellent. Matt always responded very quickly to any queries I had and at every stage I always knew where we were with the sale process. The marketing material he and Ovie put together was spot on and, I am sure, really contributed to my getting a very timely sale.

I would not hesitate to recommend Matt and I would definitely use him again for any future sales.

Testimonial 2



Matt and Ovie are simply outstanding agents. Their fresh, consistent, reliable and professional approach from start to finish for our sale was first class.

Always available for even the smallest query, nothing was too much trouble and made the selling part of move totally pain free.

Matt and Ovie at avocado will be our first choice again in the future and we would highly recommend to others who are selling their property.

Testimonial 3



We can't thank Matt and Ovie enough for everything they've done for us. They not only did a brilliant job selling our property but also helped us find and secure our ideal new home. From start to finish, they've been supportive, honest, and always available for advice and guidance whenever we needed it. Their professionalism and personal touch really made the whole process so much easier. We couldn't have asked for better estate agents – highly recommended



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/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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