

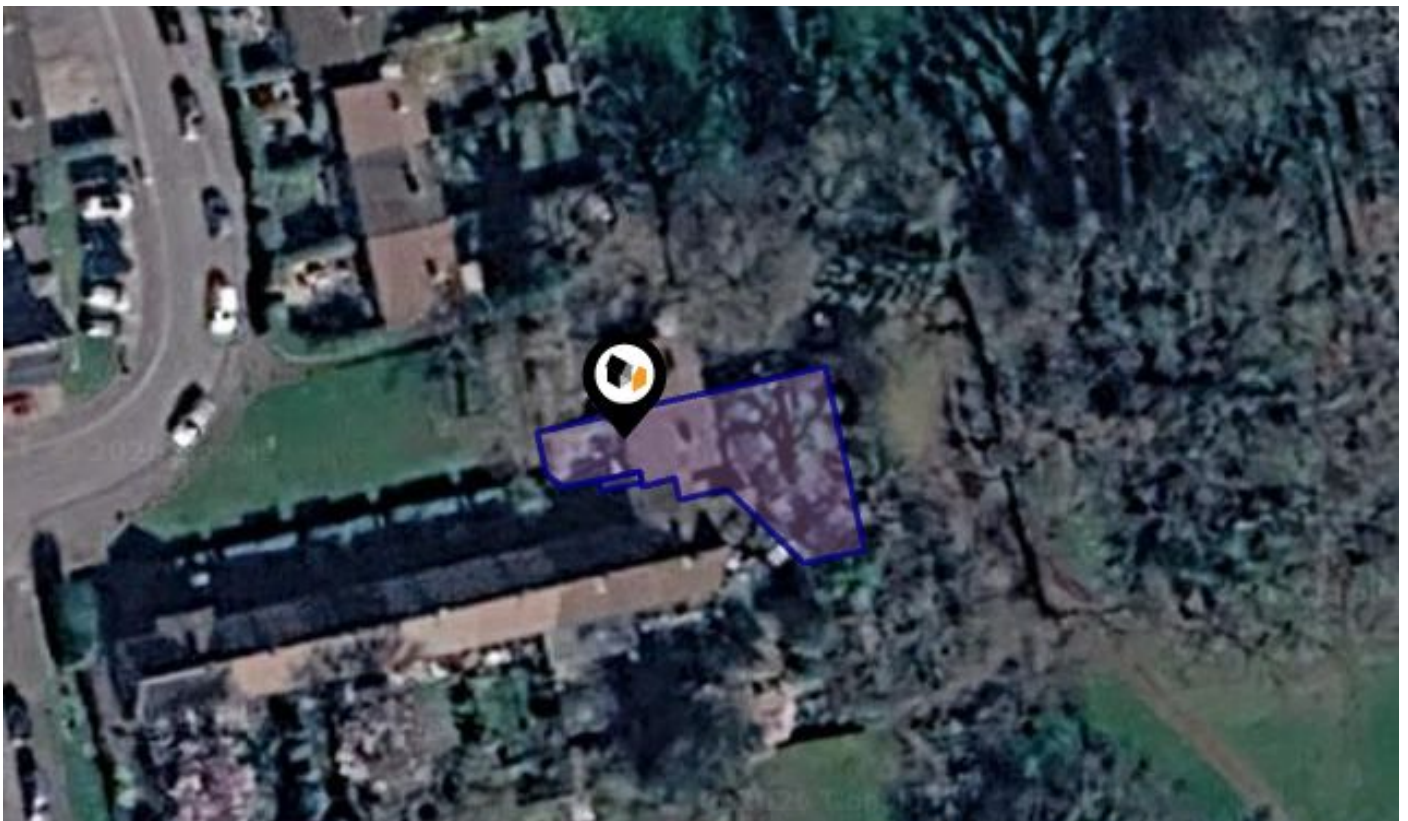


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd August 2026



PONDMOOR ROAD, BRACKNELL, RG12

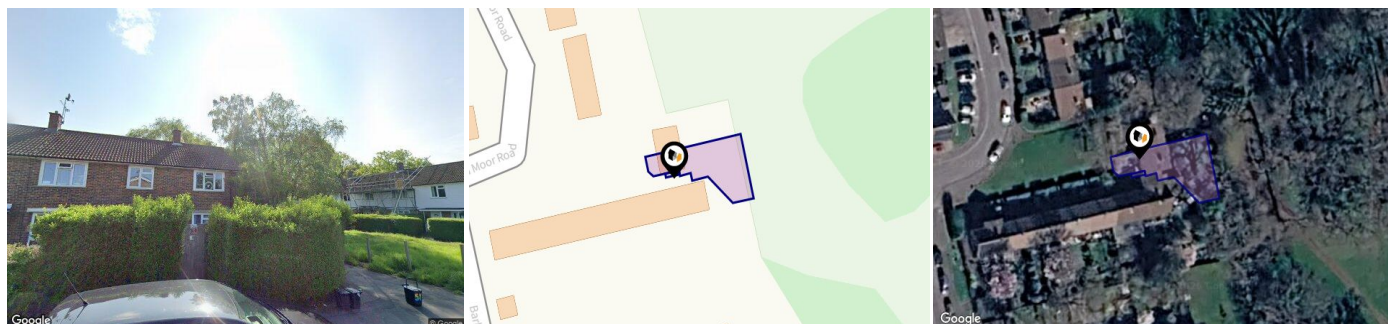
Avocado Property

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	BK326515		

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)

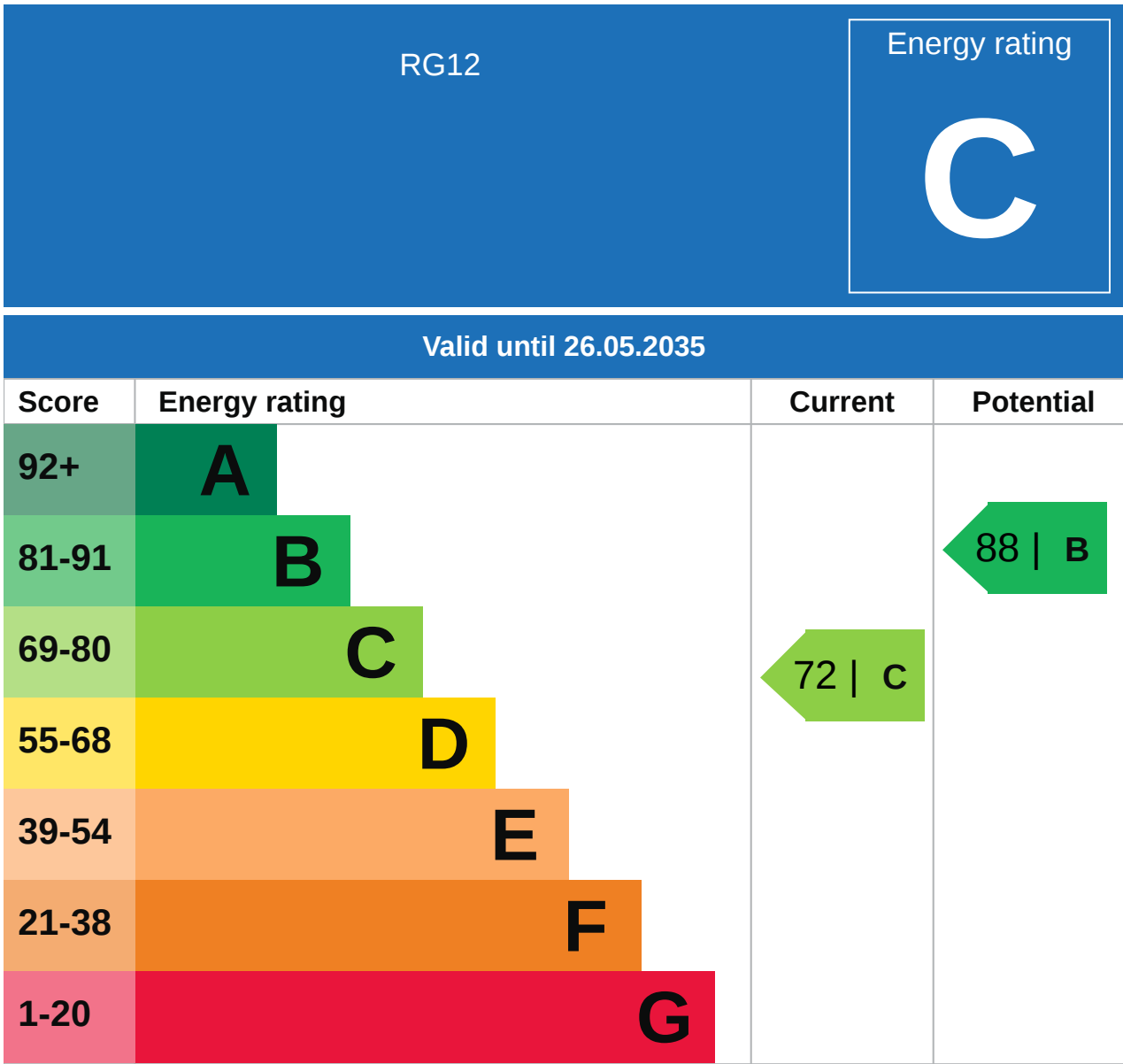
7 mb/s	128 mb/s	5500 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	62 m ²

Market Sold in Street



1, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	06/03/2026	04/07/2014	21/12/2006		
Last Sold Price:	£355,000	£214,000	£180,000		
9, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	02/06/2023	23/08/2019	16/12/2011	02/06/2004	
Last Sold Price:	£400,000	£289,950	£190,000	£159,950	
61, Pondmoor Road, Bracknell, RG12 7JL					Semi-detached House
Last Sold Date:	23/04/2021	14/06/2002	14/07/1995		
Last Sold Price:	£389,000	£157,000	£65,000		
11, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	04/12/2020	22/03/2002	13/07/2001	05/06/1998	
Last Sold Price:	£333,000	£129,000	£124,950	£85,500	
15, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	13/01/2020	01/11/2002	24/04/1998		
Last Sold Price:	£270,000	£130,000	£73,500		
5, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	16/12/2019	07/09/2009			
Last Sold Price:	£310,000	£157,000			
23, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	01/02/2019				
Last Sold Price:	£270,000				
21, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	22/06/2018	03/01/2003			
Last Sold Price:	£270,000	£150,000			
7, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	19/12/2017	16/07/1999			
Last Sold Price:	£310,000	£86,500			
29, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	01/07/2016	31/05/2013			
Last Sold Price:	£280,000	£185,000			
47, Pondmoor Road, Bracknell, RG12 7JL					Semi-detached House
Last Sold Date:	12/06/2014	29/05/1998			
Last Sold Price:	£205,000	£72,000			
31, Pondmoor Road, Bracknell, RG12 7JL					Terraced House
Last Sold Date:	11/05/2012	05/06/2009			
Last Sold Price:	£120,000	£160,000			

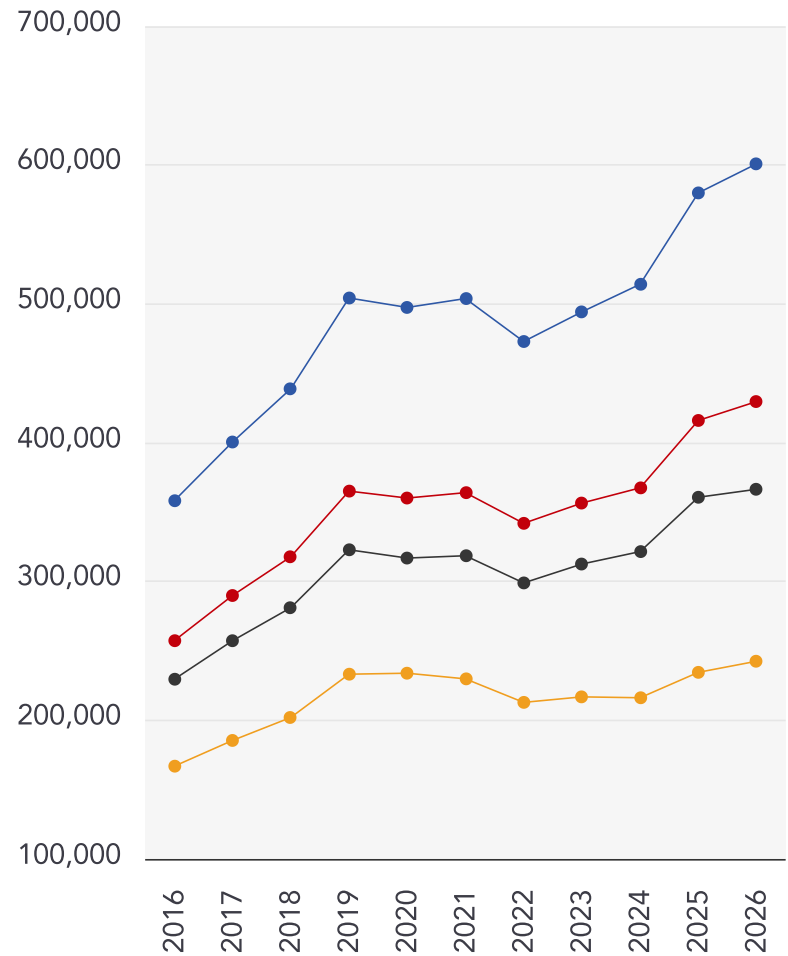
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG12



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

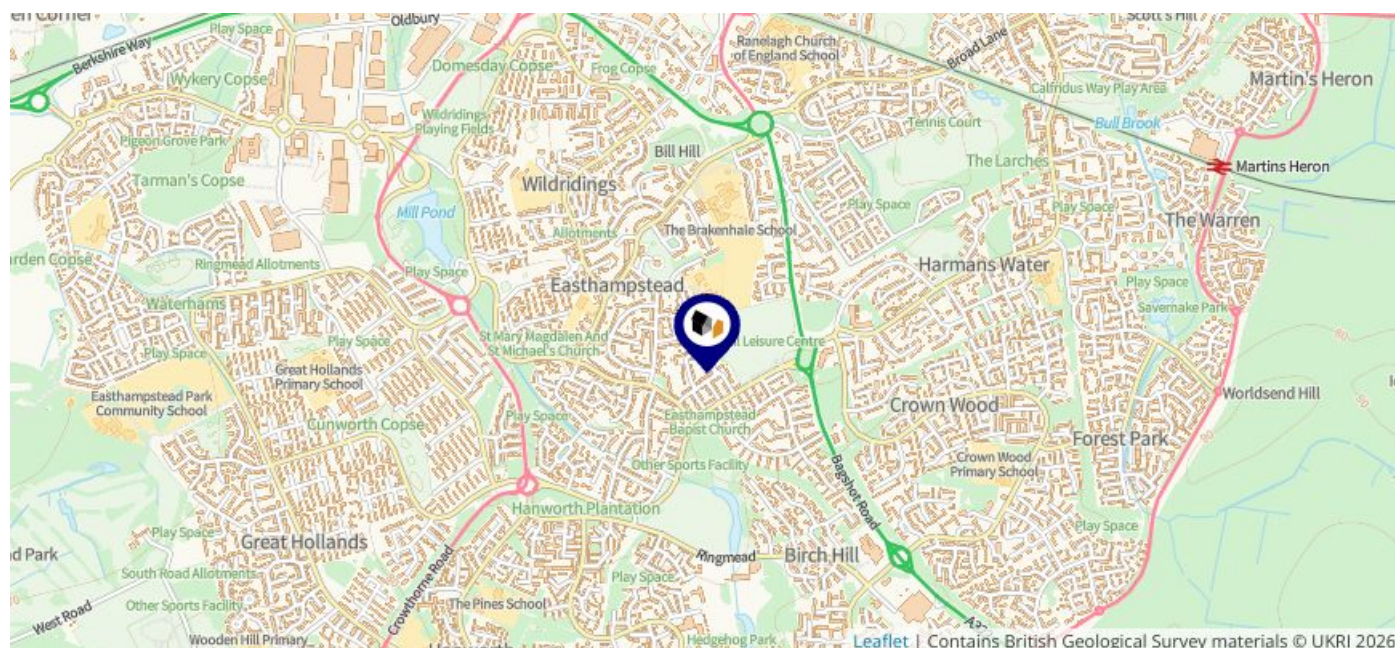
Flat

+45.31%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

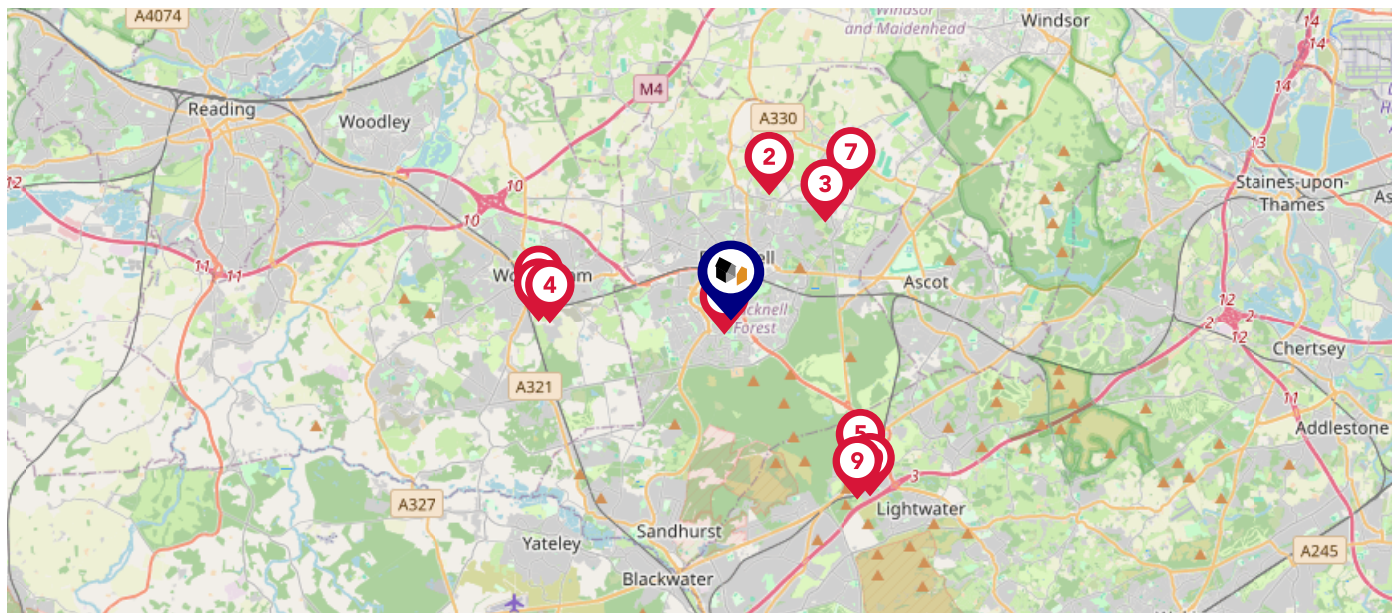
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



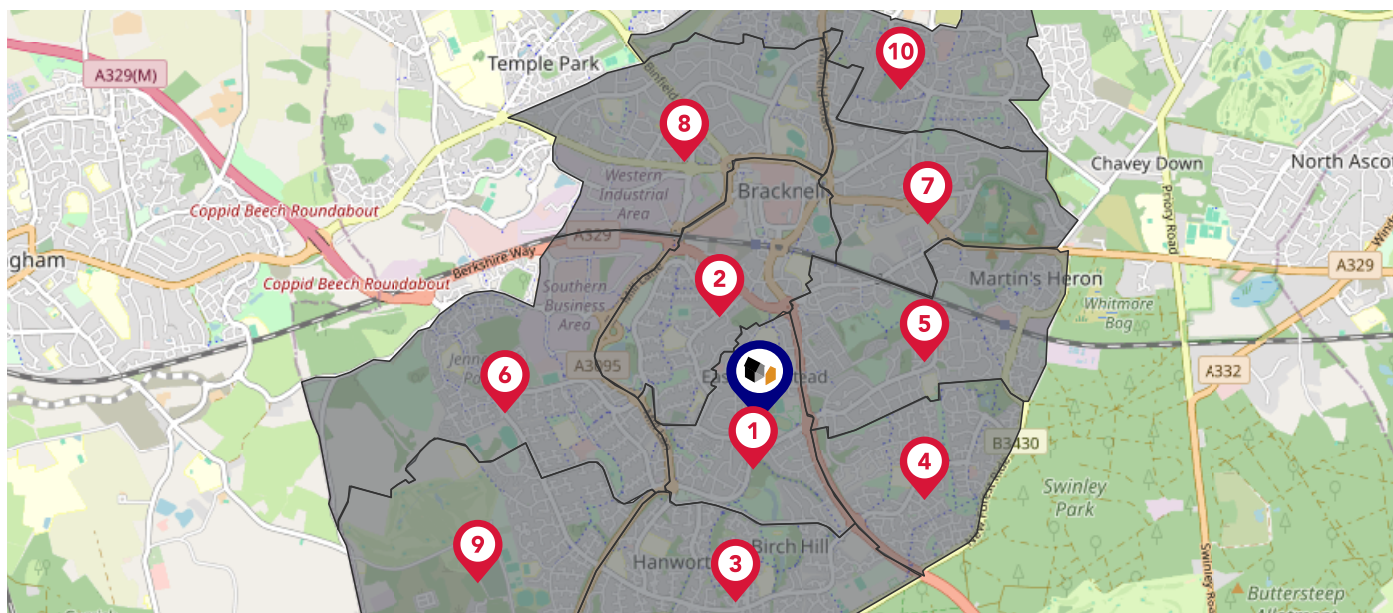
Nearby Conservation Areas

-  1 Easthampstead
-  2 Warfield
-  3 Winkfield Row
-  4 Murdoch Road
-  5 Bagshot Park, Bagshot
-  6 Langborough Road
-  7 Winkfield Village
-  8 Wokingham Town Centre
-  9 Bagshot, Church Road
-  10 Bagshot Village

Maps

Council Wards

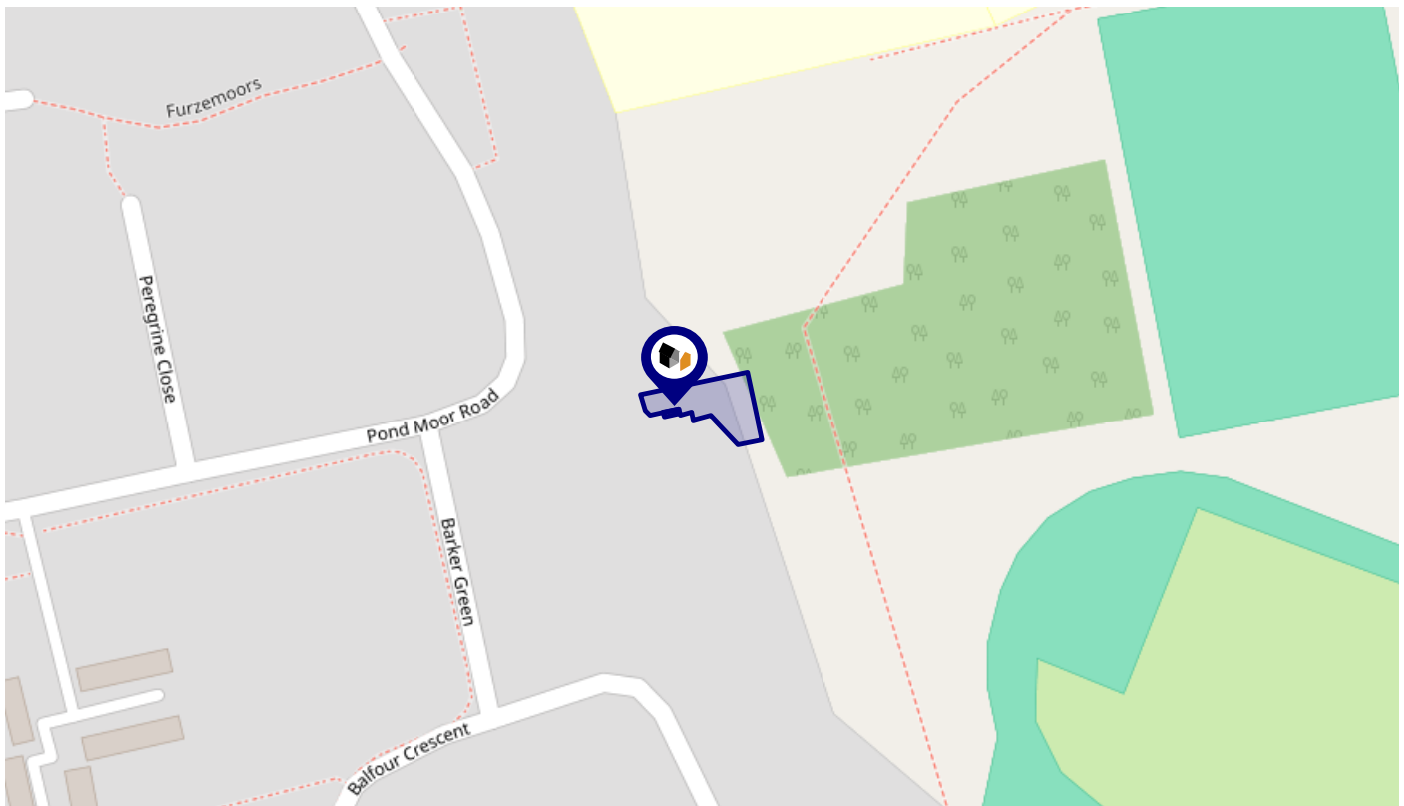
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Old Bracknell Ward
-  Wildridings and Central Ward
-  Hanworth Ward
-  Crown Wood Ward
-  Harmans Water Ward
-  Great Hollands North Ward
-  Bullbrook Ward
-  Priestwood and Garth Ward
-  Great Hollands South Ward
-  Warfield Harvest Ride 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.

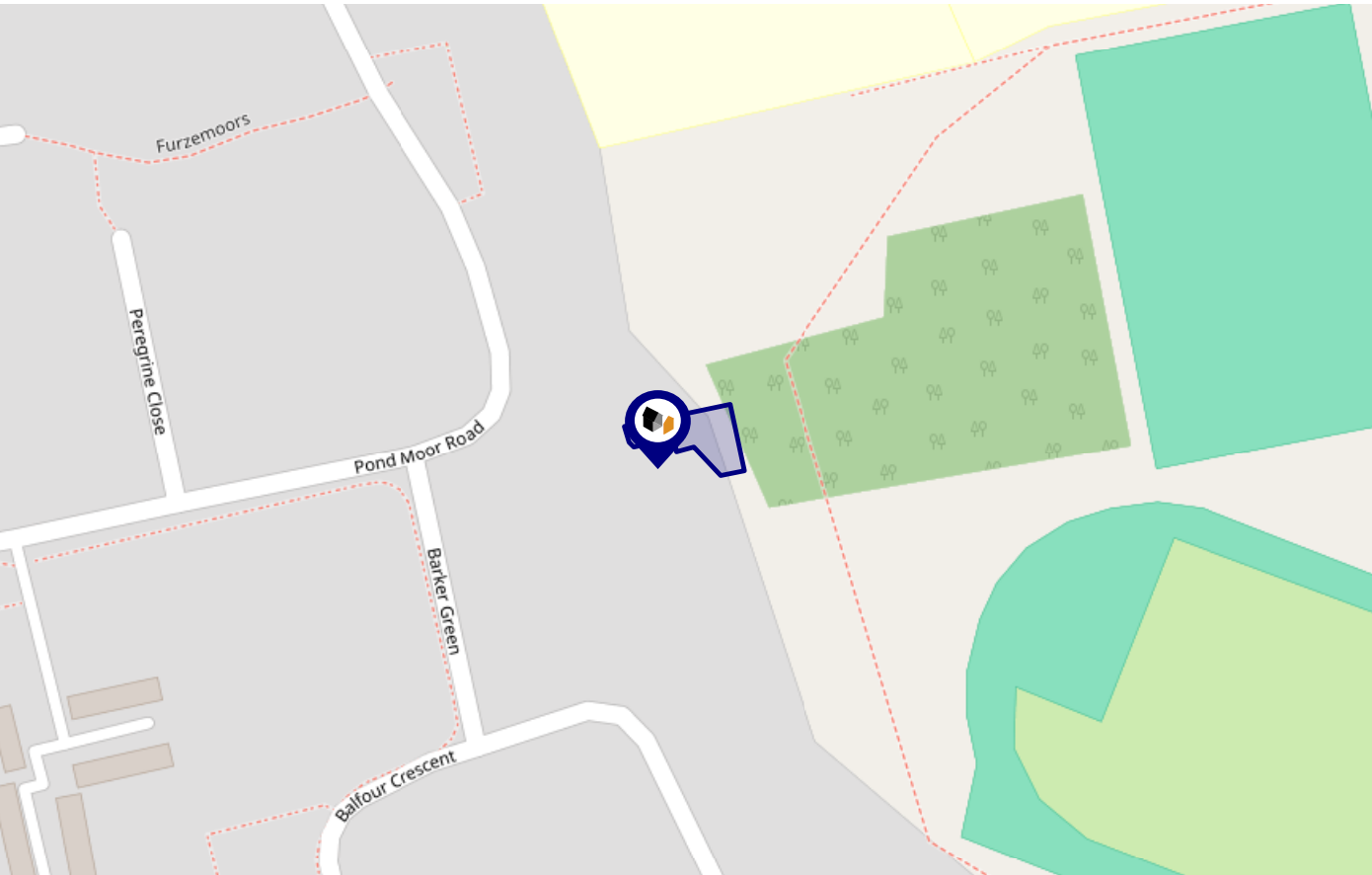
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

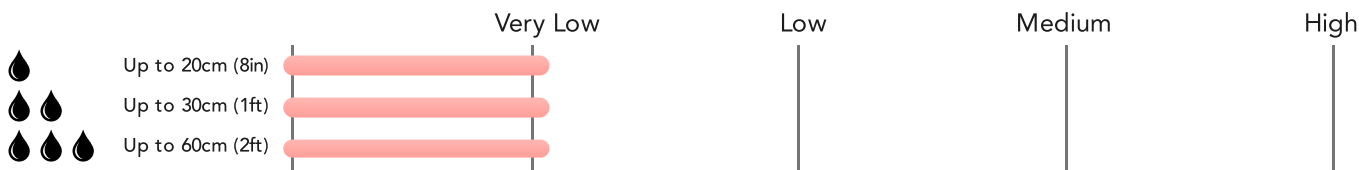


Risk Rating: Very low

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:

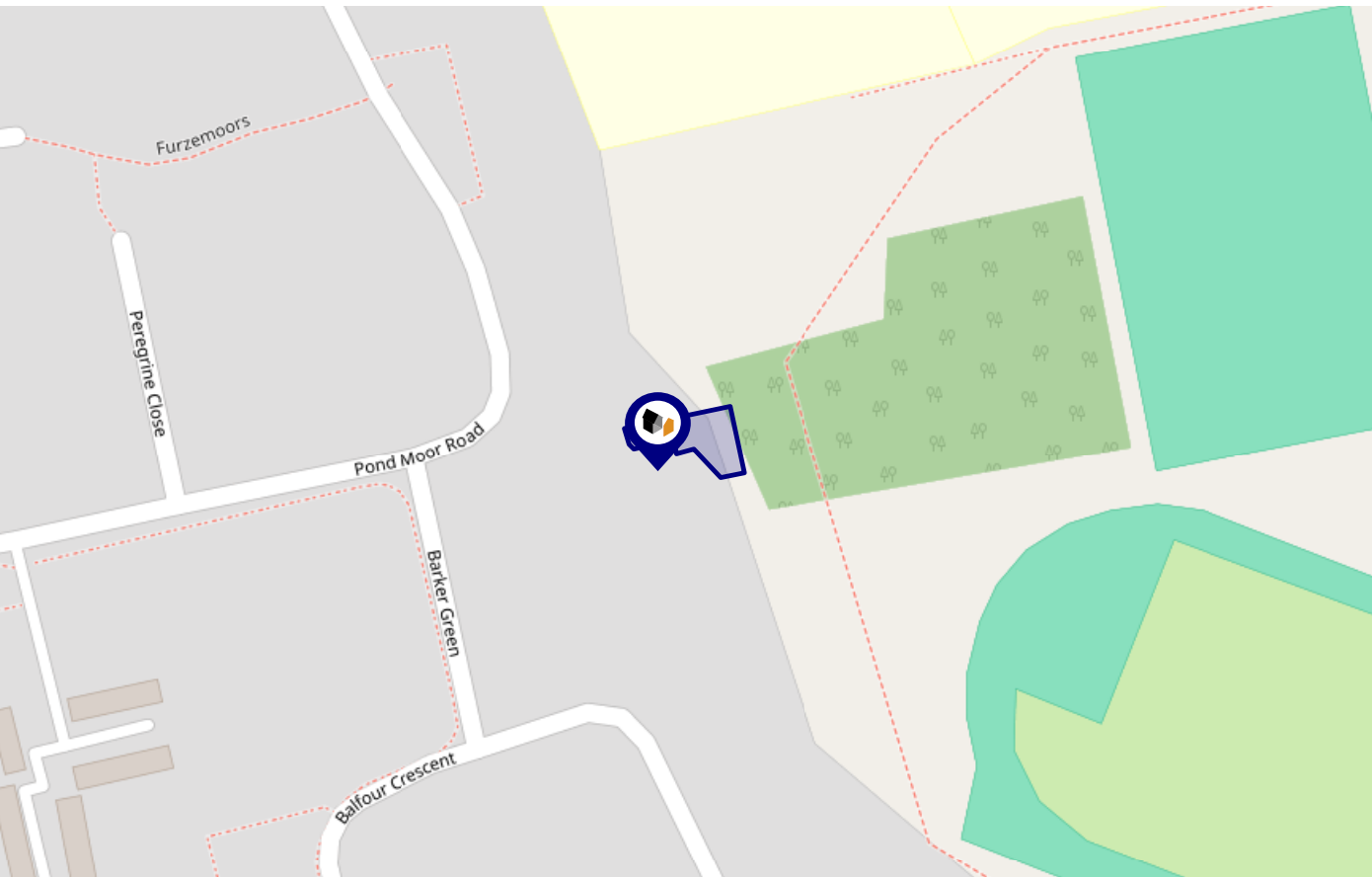


Flood Risk

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.

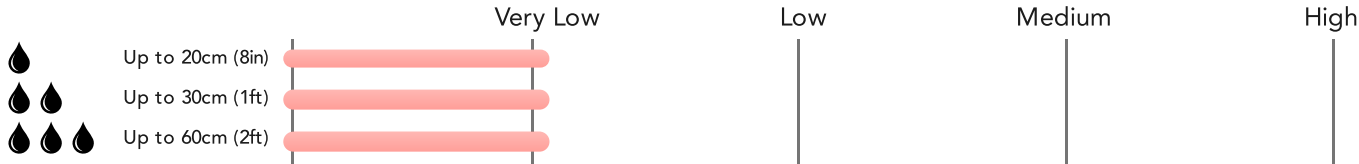


Risk Rating: **Very low**

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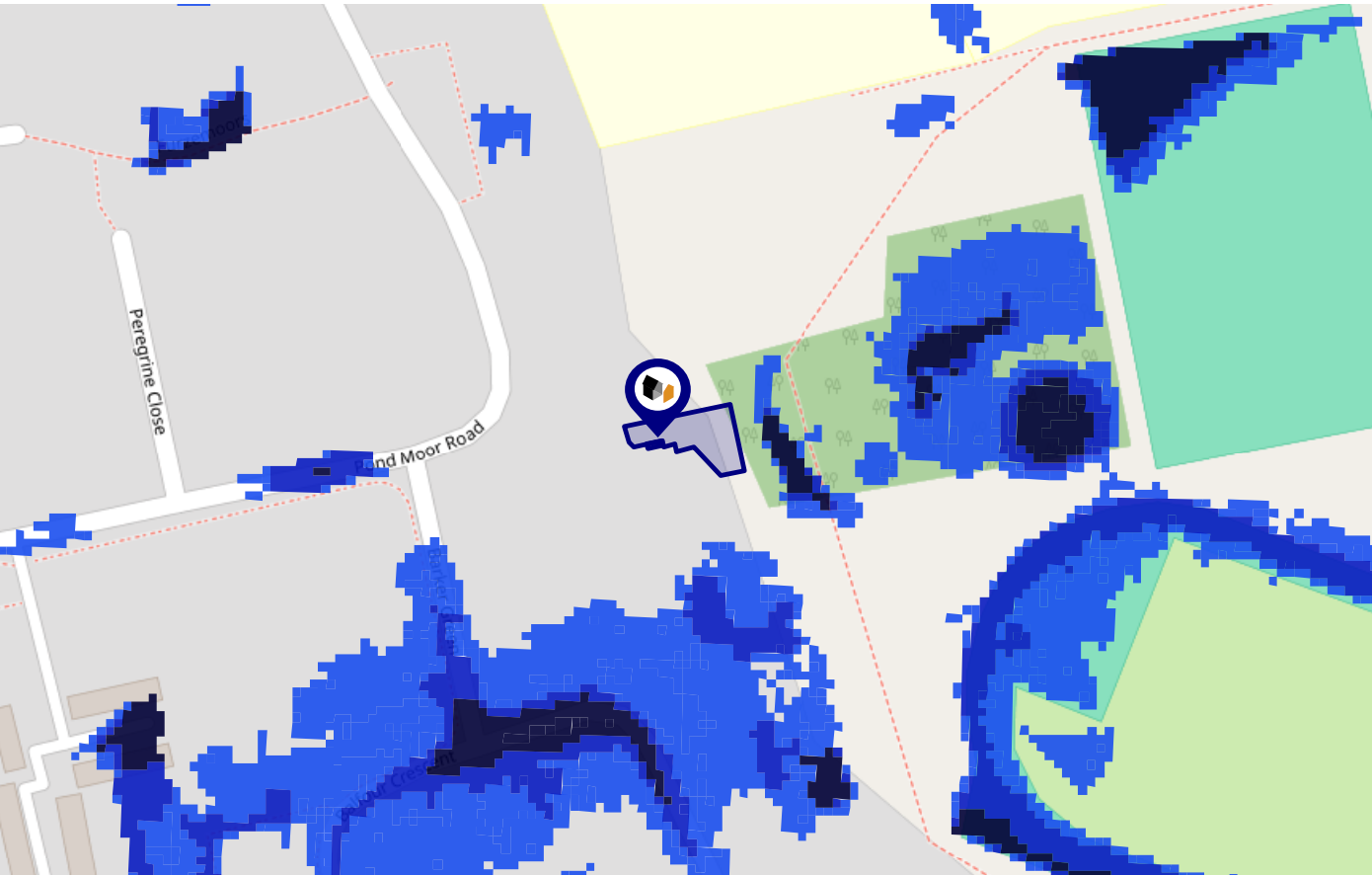
Chance of flooding to the following depths at this property:



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.

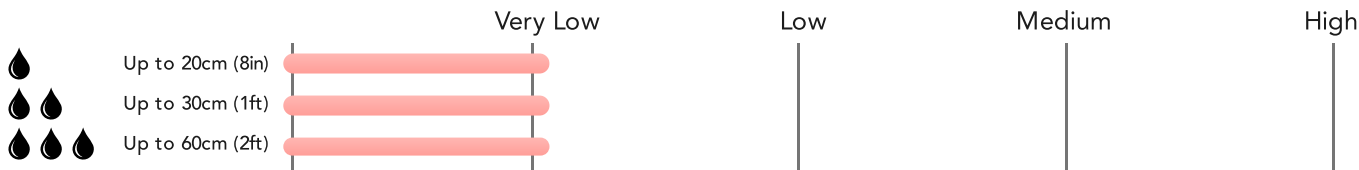


Risk Rating: Very low

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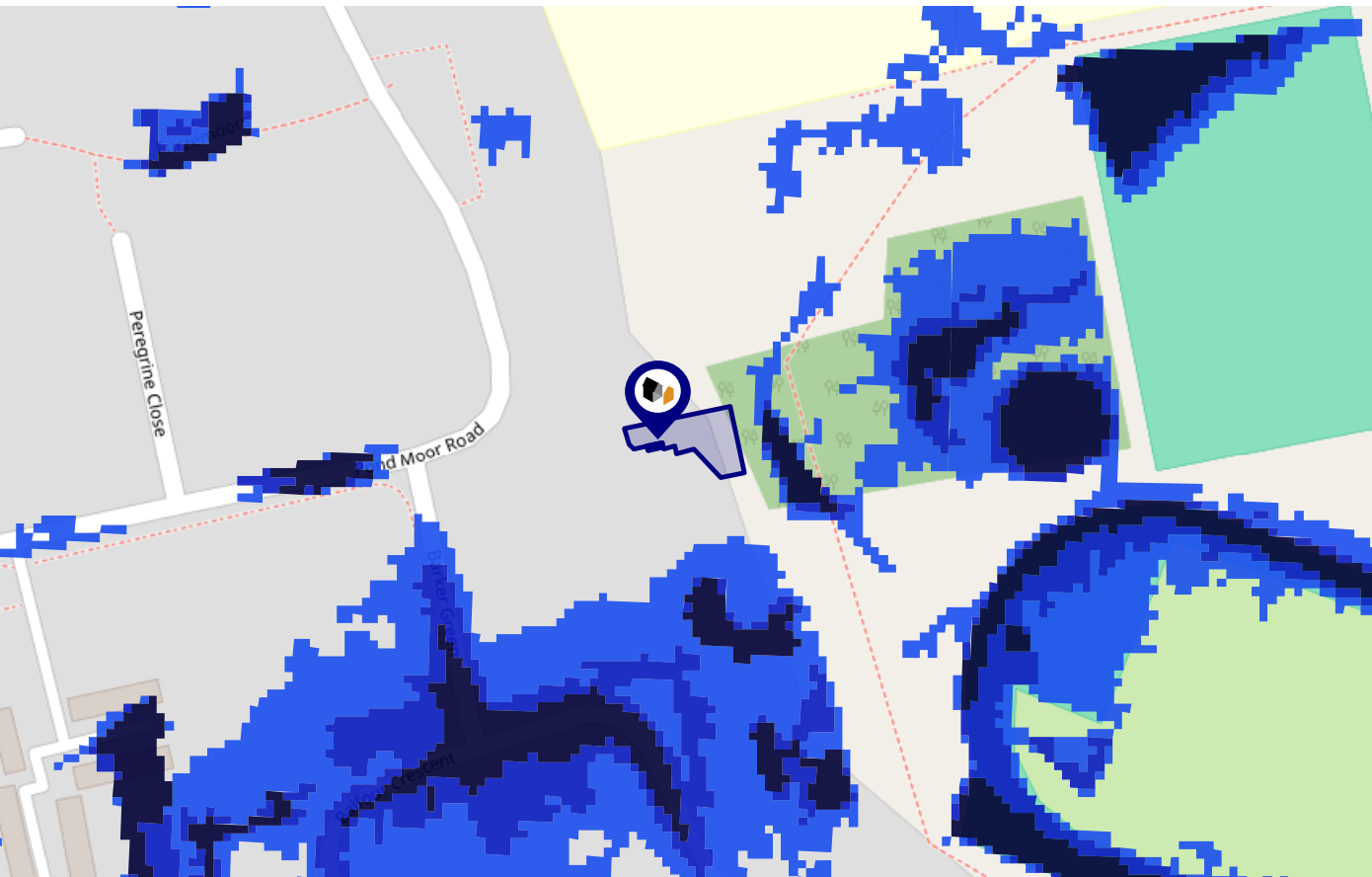
Chance of flooding to the following depths at this property:



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.

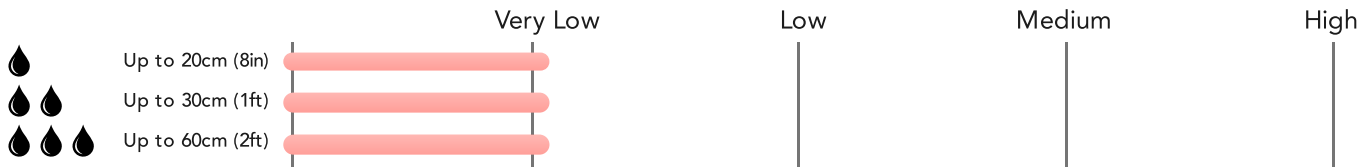


Risk Rating: Very low

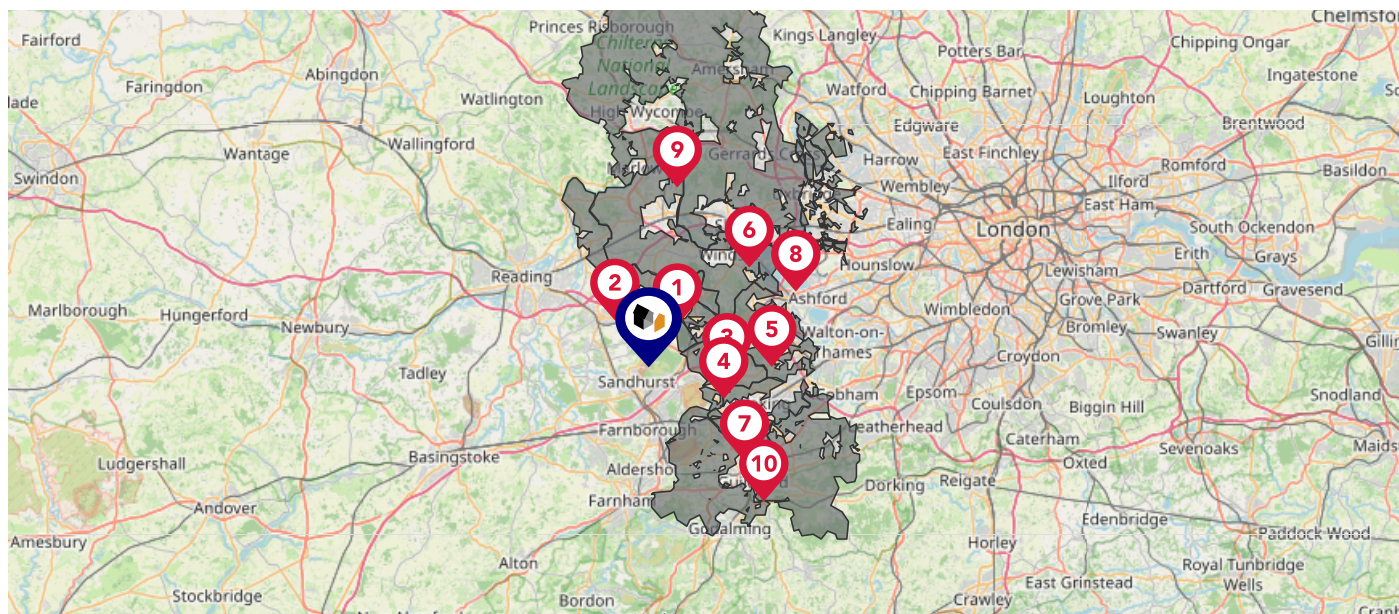
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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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- 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...



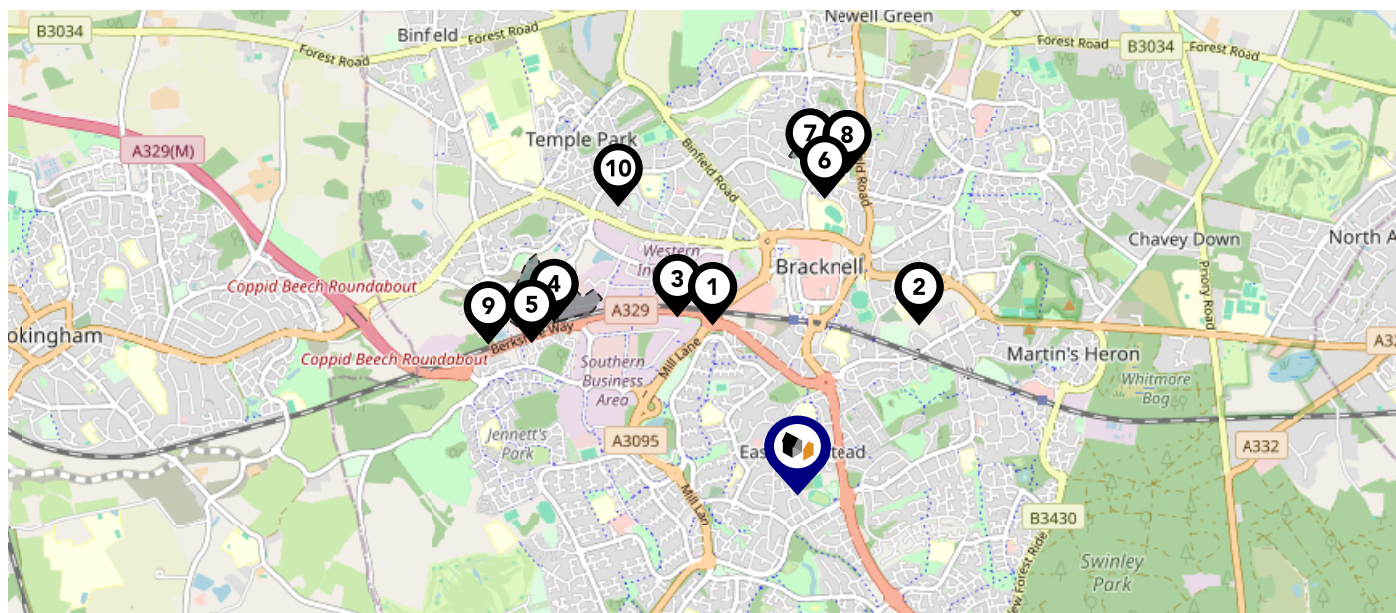
Nearby Green Belt Land

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



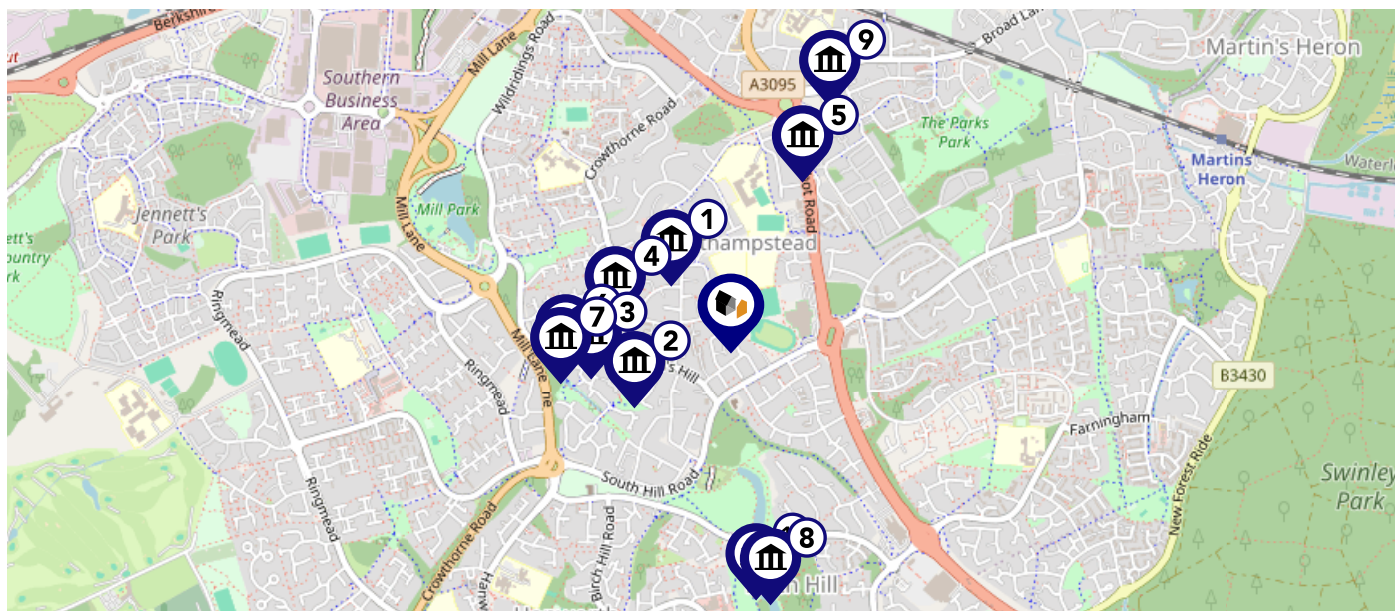
Nearby Landfill Sites

1	Easthampstead Brick-Bracknell, Berkshire	Historic Landfill	☐
2	Eastern Road Brick-Bracknell, Berkshire	Historic Landfill	☐
3	Downmill Brickworks-Western Industrial Area, Bracknell	Historic Landfill	☐
4	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill	☐
5	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill	☐
6	Bull Lane-Bracknell, Berkshire	Historic Landfill	☐
7	Folders Lane-Bracknell, Berkshire	Historic Landfill	☐
8	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	☐
9	Rose Farm-Amen Corner	Historic Landfill	☐
10	Wilwood Road-Bracknell	Historic Landfill	☐

Maps

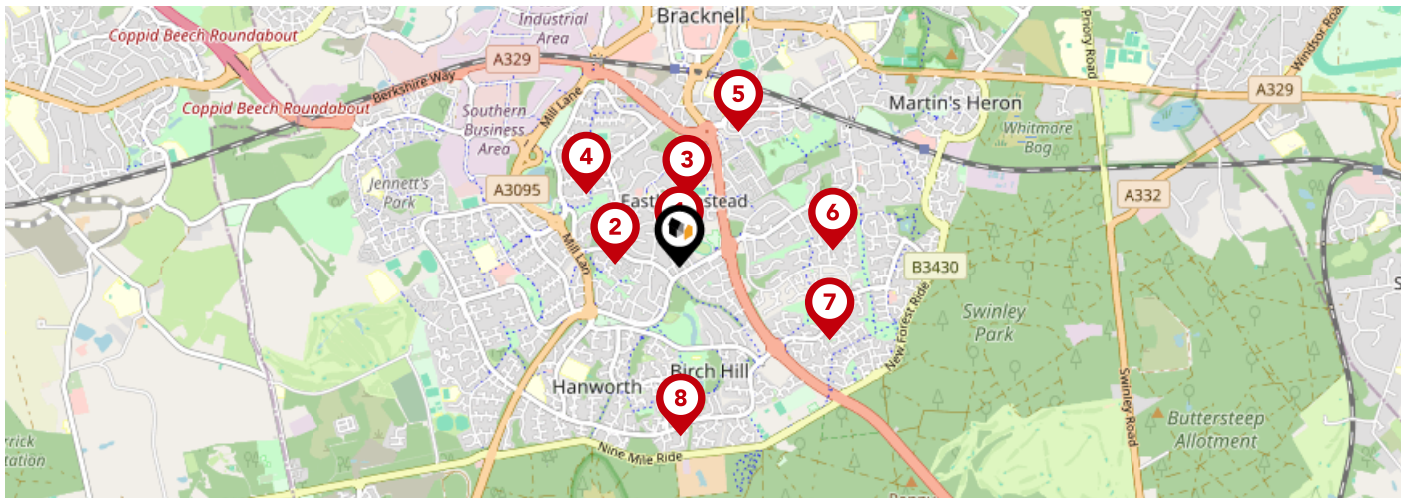
Listed Buildings

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

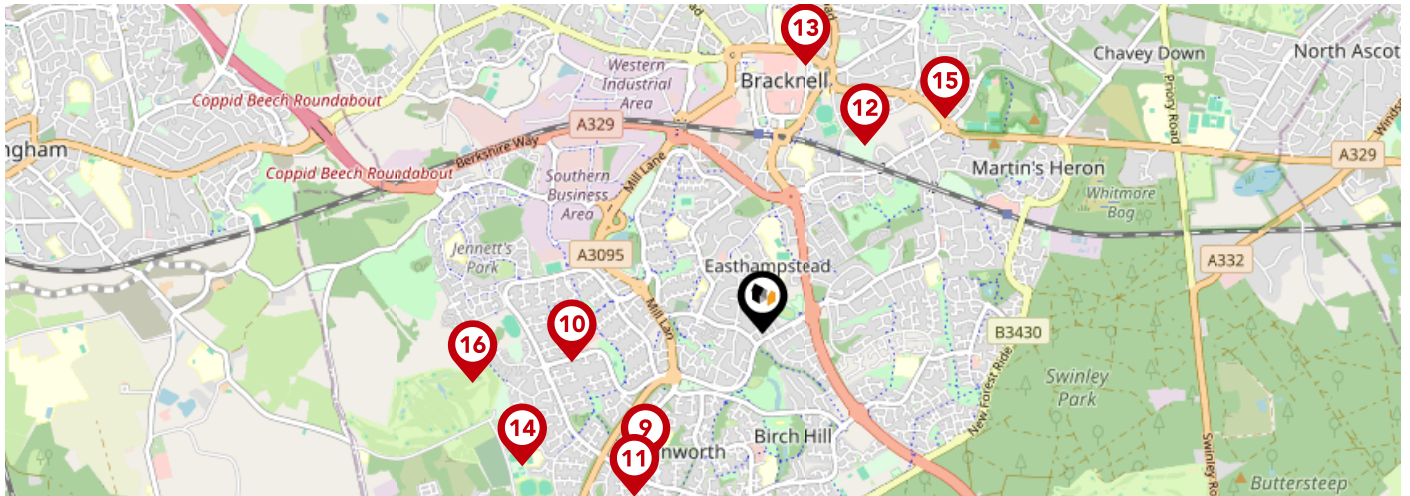


Listed Buildings in the local district		Grade	Distance
	1390361 - Point Royal	Grade II	0.2 miles
	1390347 - Reeds Hill Farmhouse	Grade II	0.2 miles
	1390329 - White Cottage	Grade II	0.3 miles
	1390328 - Forge Cottage	Grade II	0.3 miles
	1390322 - The Horse And Groom Public House	Grade II	0.4 miles
	1390327 - Church Of St Michael And St Mary Magdelene	Grade II	0.4 miles
	1390326 - Church Cottage And Flax Bourton	Grade II	0.4 miles
	1390349 - Garden Walls, Steps, Gate Piers And Gates Adjoining South Hill Park On The East	Grade II	0.6 miles
	1390324 - Mallorys	Grade II	0.6 miles
	1390348 - South Hill Park	Grade II	0.6 miles

Area Schools



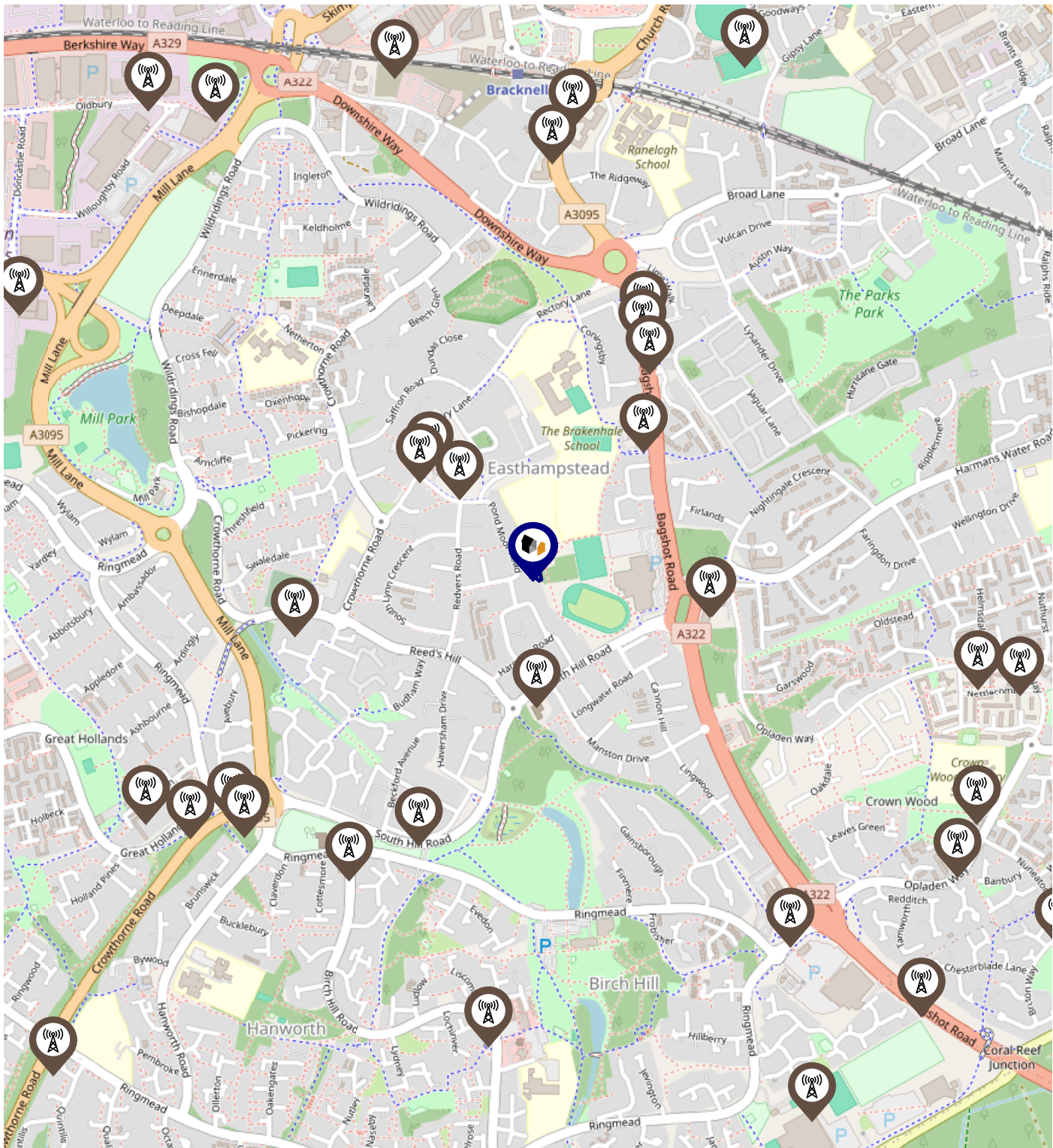
		Nursery	Primary	Secondary	College	Private
1	Fox Hill Primary School Ofsted Rating: Good Pupils: 196 Distance:0.09	☐	☒	☐	☐	☐
2	St Michael's Easthampstead Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 193 Distance:0.3	☐	☒	☐	☐	☐
3	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:0.33	☐	☐	☒	☐	☐
4	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:0.54	☐	☒	☐	☐	☐
5	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:0.68	☐	☐	☒	☐	☐
6	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:0.71	☐	☒	☐	☐	☐
7	Crown Wood Primary School Ofsted Rating: Good Pupils: 642 Distance:0.78	☐	☒	☐	☐	☐
8	Birch Hill Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance:0.78	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Pines School Ofsted Rating: Good Pupils: 332 Distance:0.82	☐	☒	☐	☐	☐
10	Great Hollands Primary School Ofsted Rating: Good Pupils: 275 Distance:0.89	☐	☒	☐	☐	☐
11	St Margaret Clitherow Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 200 Distance:0.96	☐	☒	☐	☐	☐
12	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:0.99	☐	☒	☐	☐	☐
13	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.25	☐	☐	☒	☐	☐
14	Wooden Hill Primary and Nursery School Ofsted Rating: Good Pupils: 423 Distance:1.28	☐	☒	☐	☐	☐
15	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.3	☐	☒	☐	☐	☐
16	King's Academy Easthampstead Park Ofsted Rating: Good Pupils: 976 Distance:1.36	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

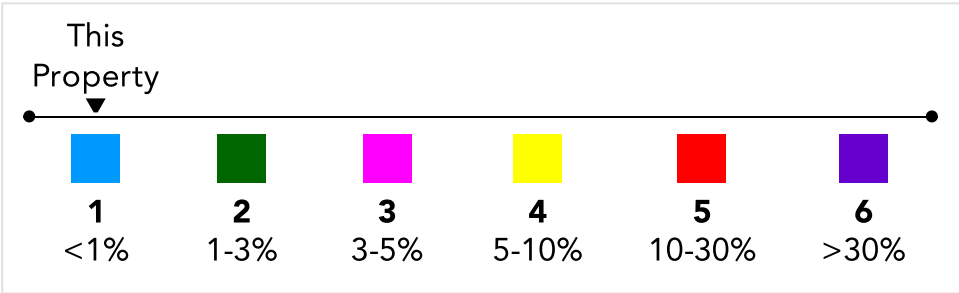
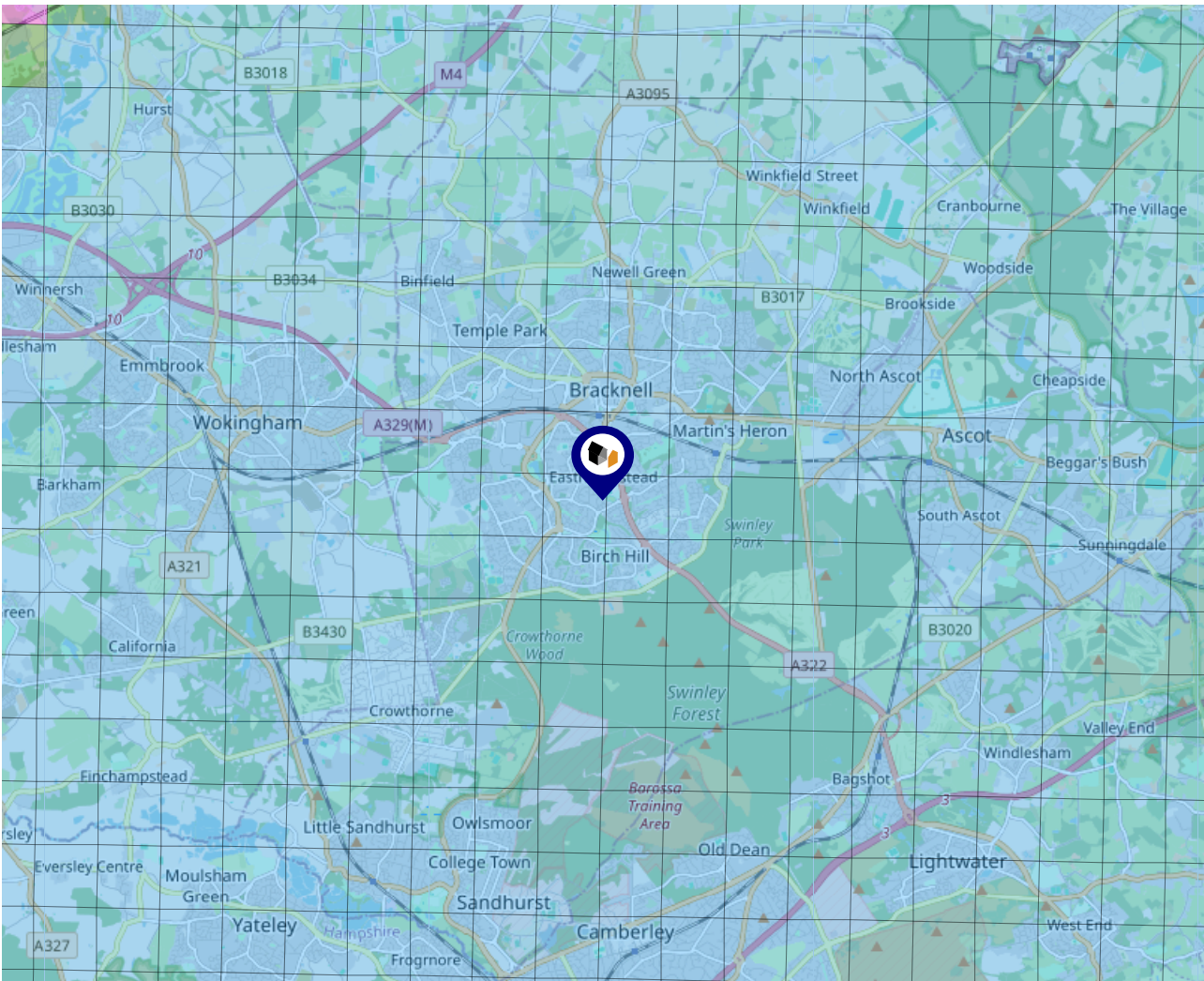


Key:

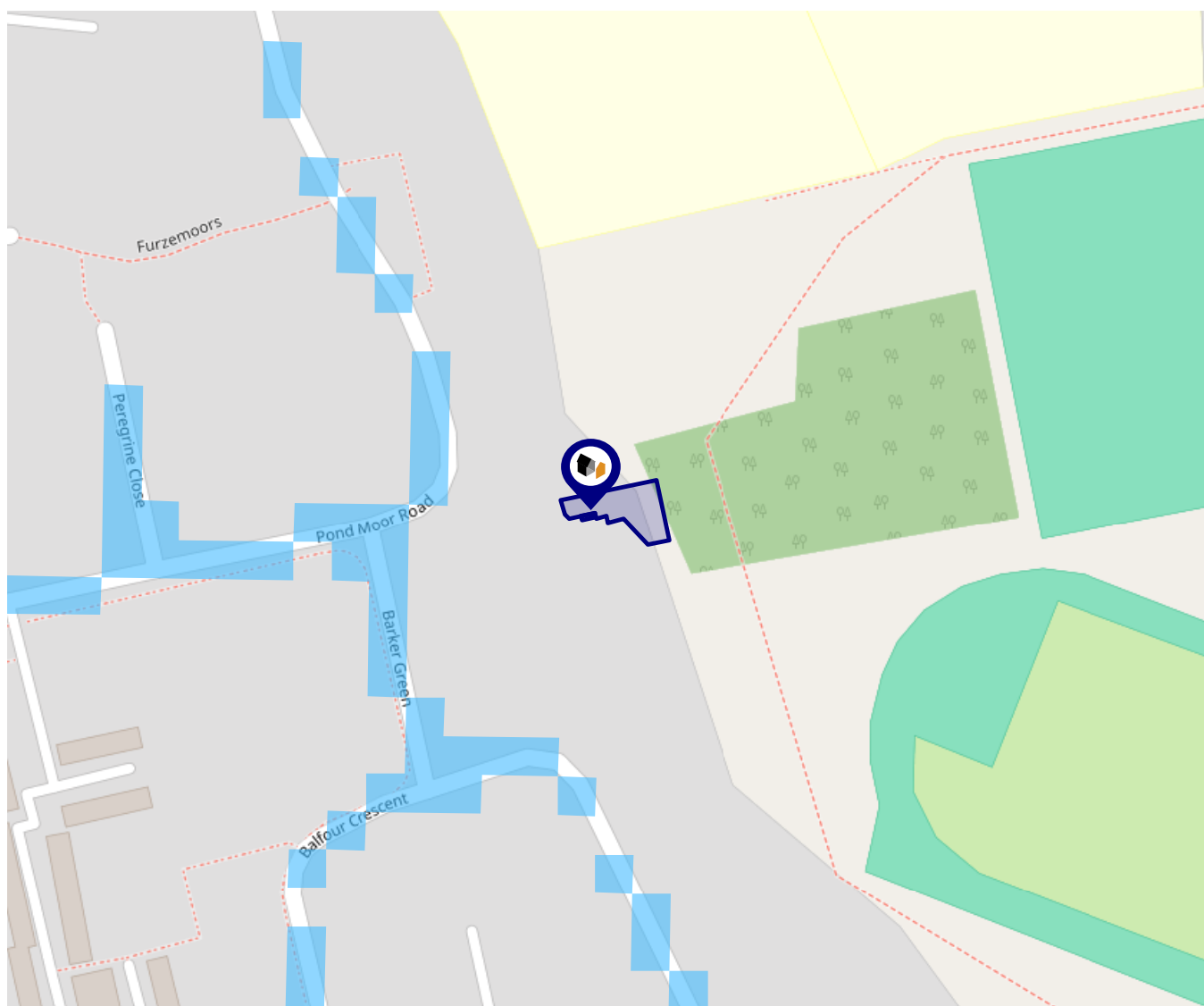
-  Power Pylons
-  Communication Masts

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

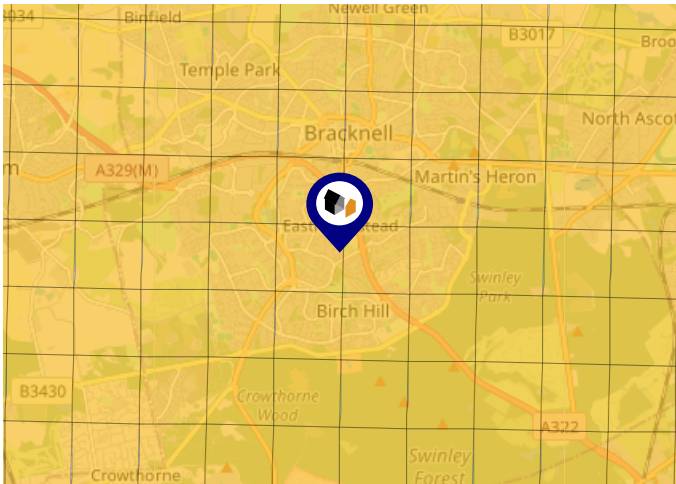


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		



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



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!



/avocadopropertyberkshire



/avocadoproperty



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Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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