

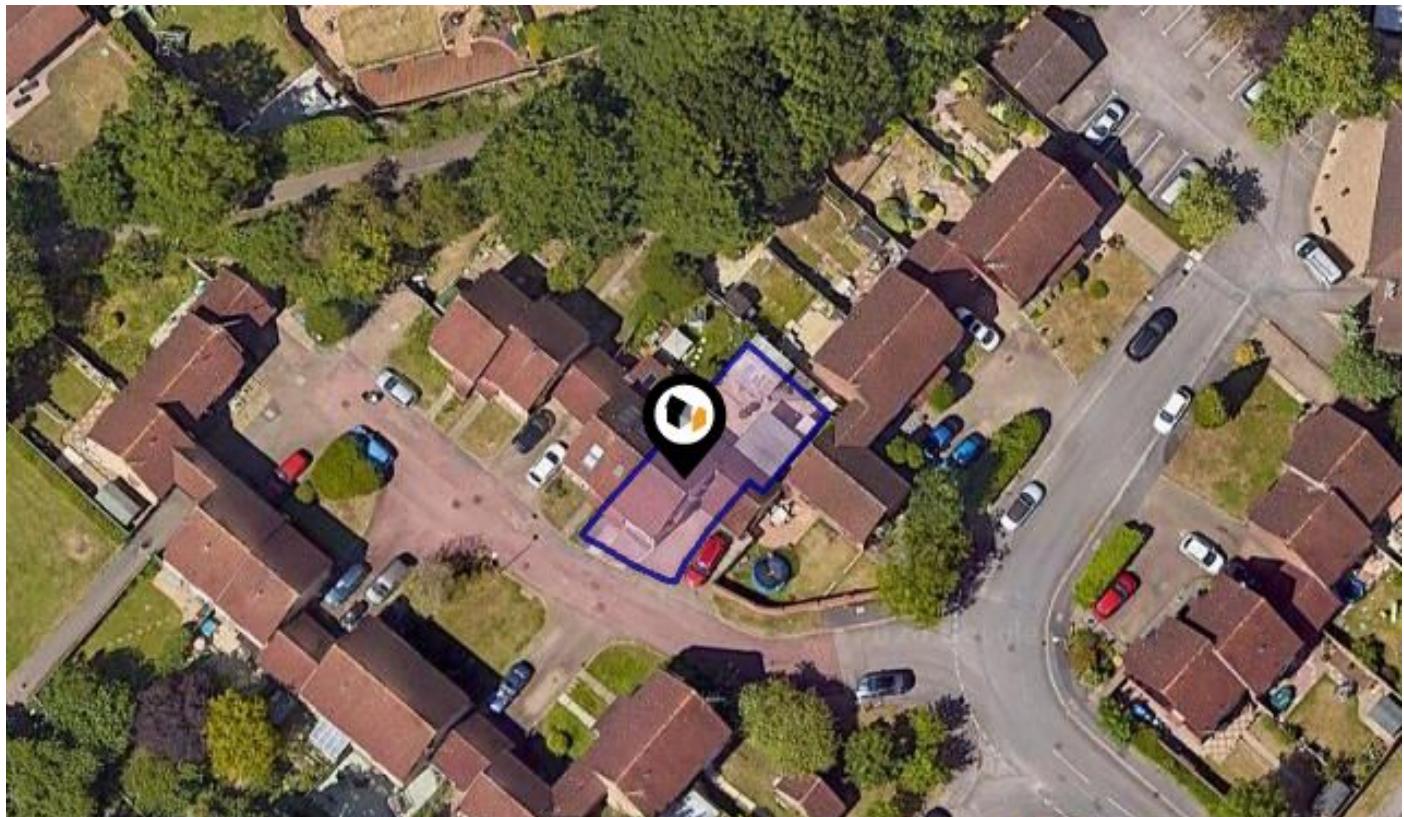


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th February 2026



CAMBORNE CLOSE, LOWER EARLEY, READING, RG6

Avocado Property

07917 157387

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www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,112
Title Number:	BK254100

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: ***Camborne Close, Lower Earley, Reading, RG6***

Reference - 231377

Decision: Determination Made

Date: 08th June 2023

Description:

Householder application for the proposed erection of a single storey rear extension plus insertion of roof lights and rear dormer to facilitate conversion of the loft to create habitable accommodation.

Reference - 230892

Decision: Decision Made

Date: 12th April 2023

Description:

Application for a certificate of lawfulness for the proposed installation of a rear dormer and front rooflights to facilitate conversion of the loft to habitable accommodation, and the erection of a single storey rear extension.

Market **Sold in Street**



14, Camborne Close, Reading, RG6 4EN

Last Sold Date: 27/04/2012

Last Sold Price: £200,000

12, Camborne Close, Reading, RG6 4EN

Last Sold Date:	28/08/1998	16/12/1997	30/10/1996
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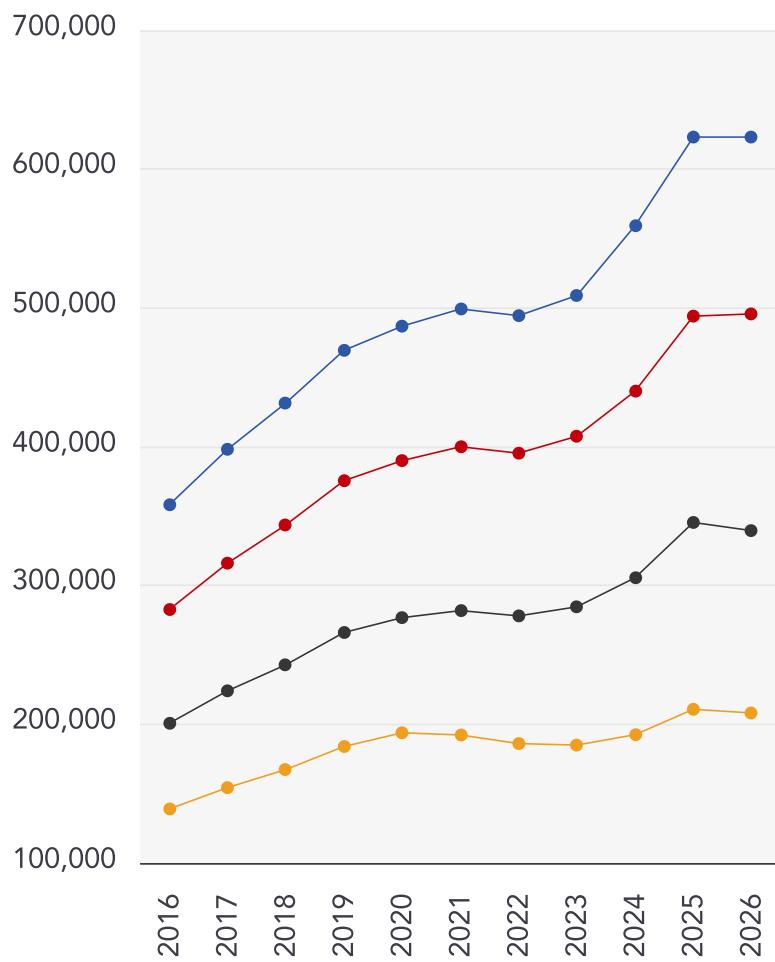
Last Sold Price:	£96,000	£88,000	£72,000
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NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in RG6



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

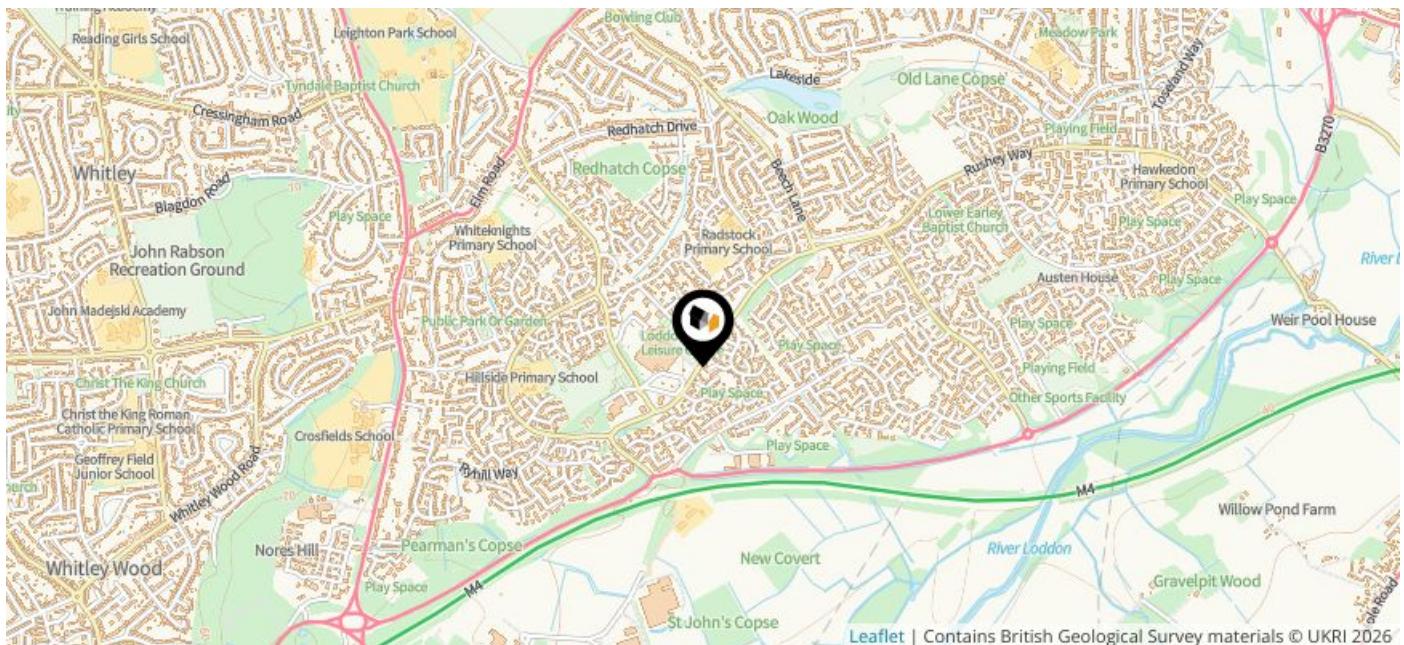
+49.74%

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.

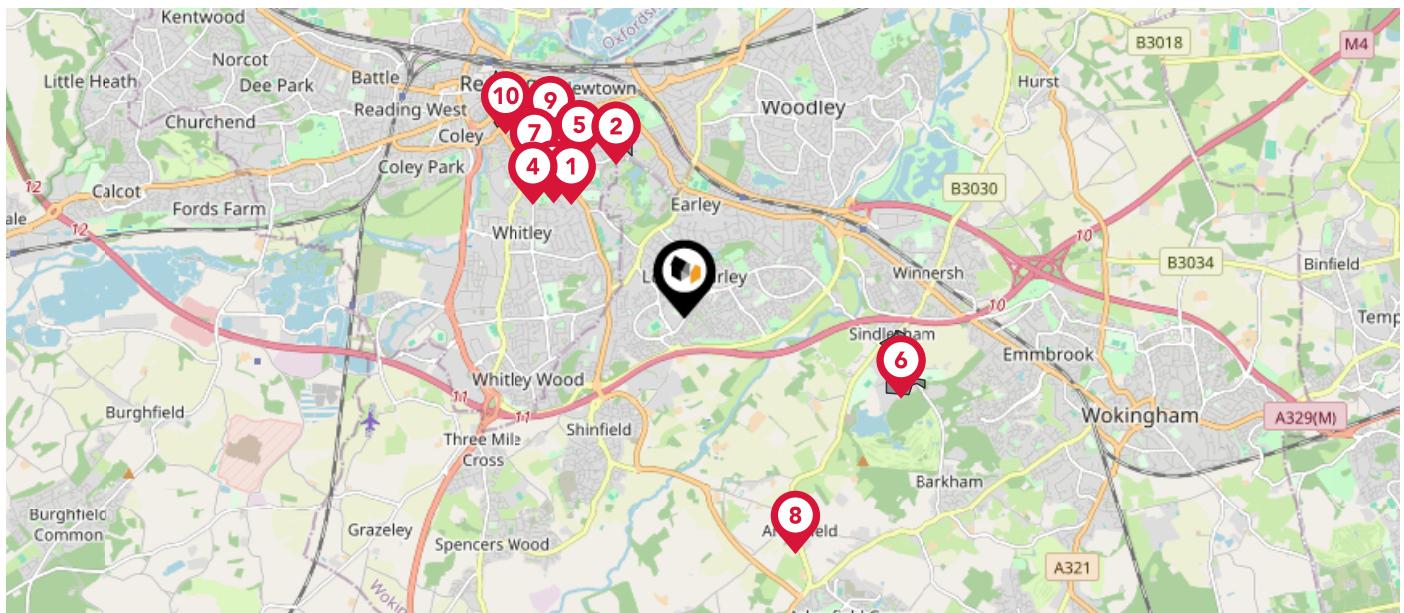
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

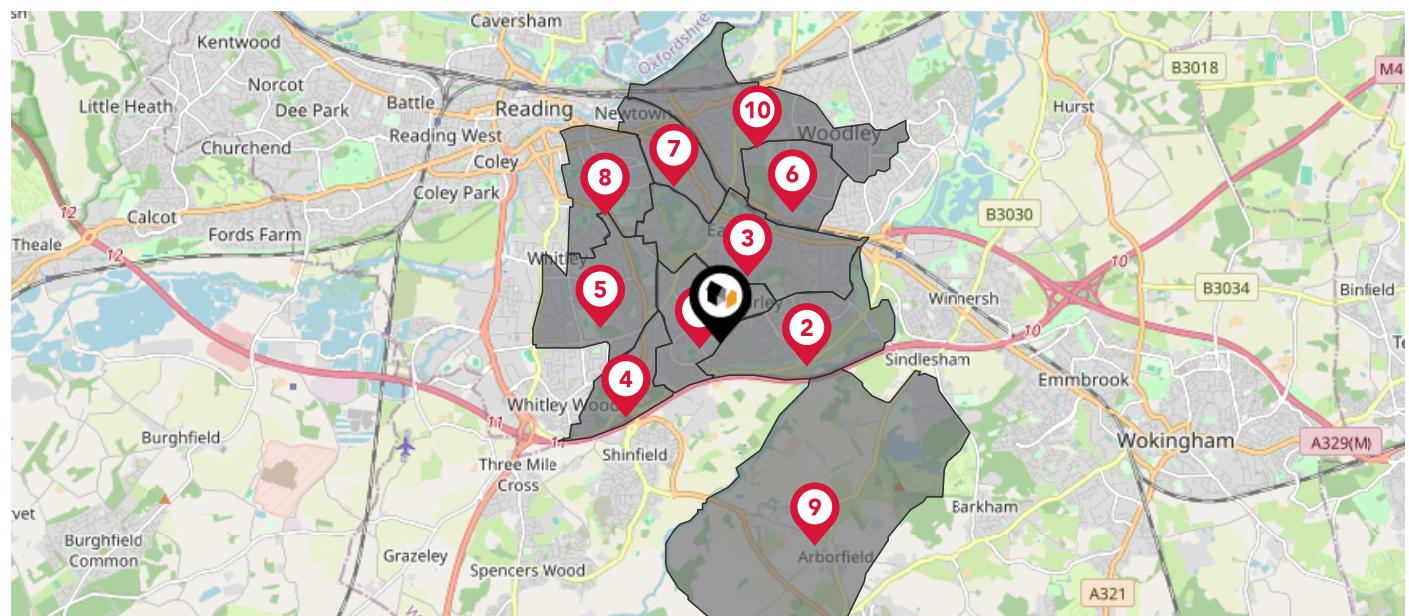
1	Redlands
2	South Park
3	The Mount
4	Christchurch
5	Alexandra Road
6	Sindlesham
7	Kendrick Road
8	Arborfield Cross
9	Eldon Square
10	Market Place and London Street

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

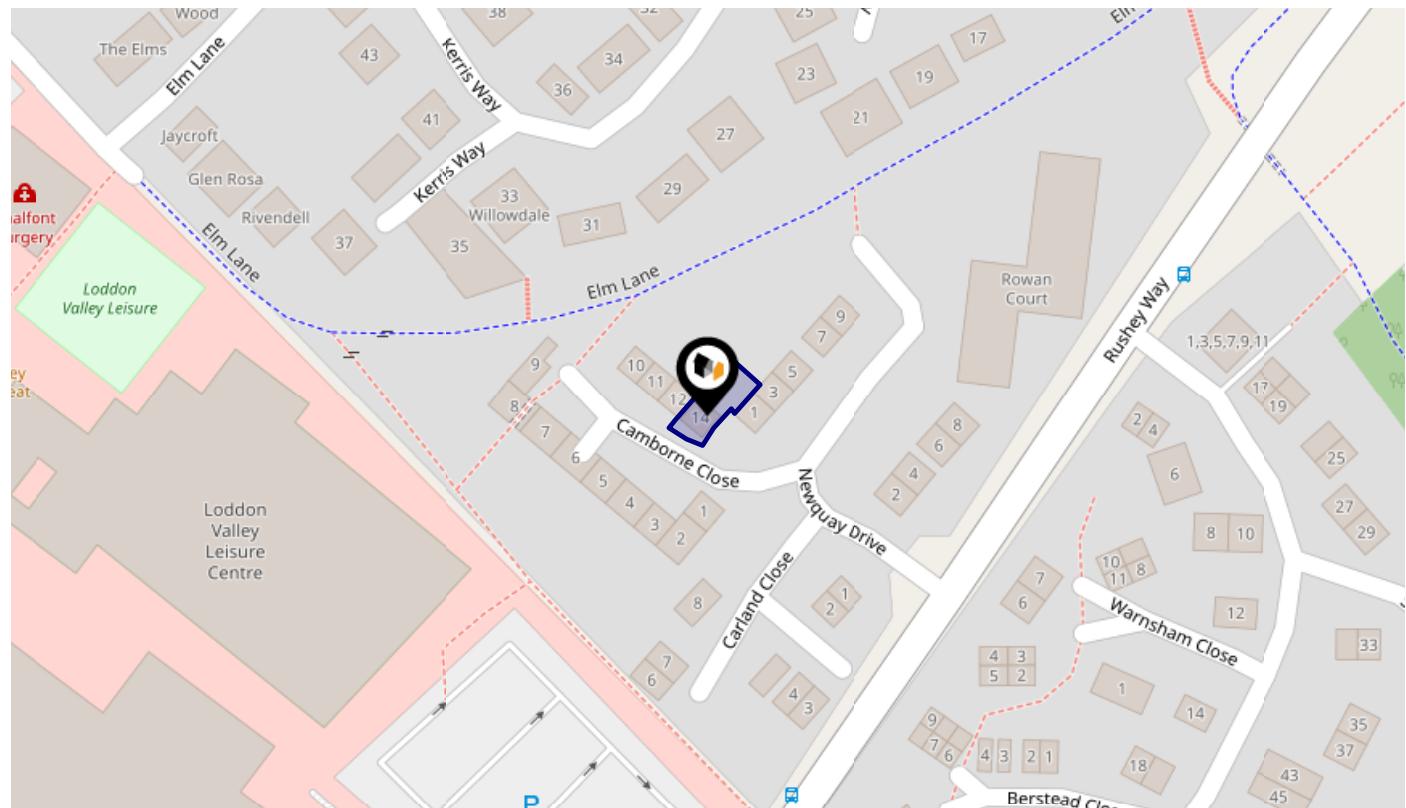
- 1 Hillside Ward
- 2 Hawkedon Ward
- 3 Maiden Erlegh Ward
- 4 Shinfield North Ward
- 5 Church Ward
- 6 South Lake Ward
- 7 Park Ward
- 8 Redlands Ward
- 9 Arborfield Ward
- 10 Bulmershe and Whitegates Ward

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:

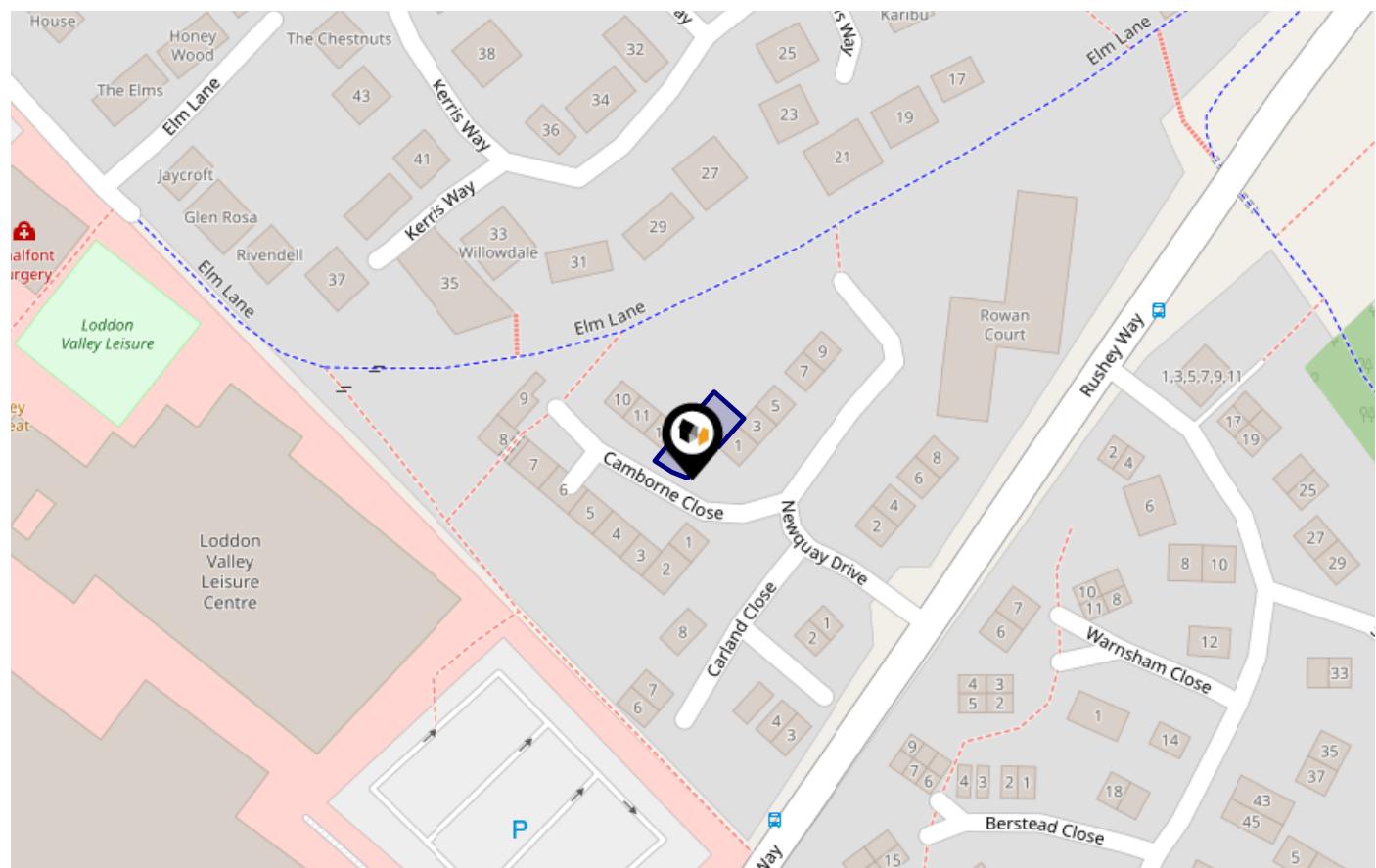


Flood Risk

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.

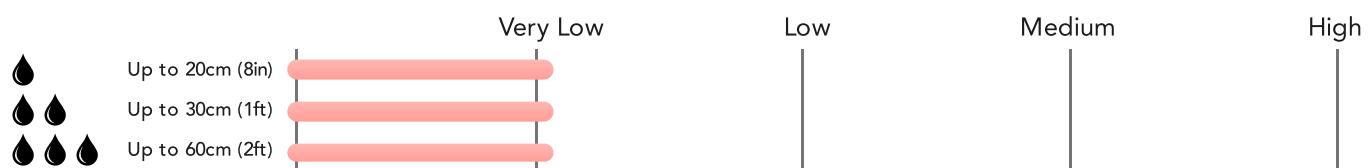


Risk Rating: Very low

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:

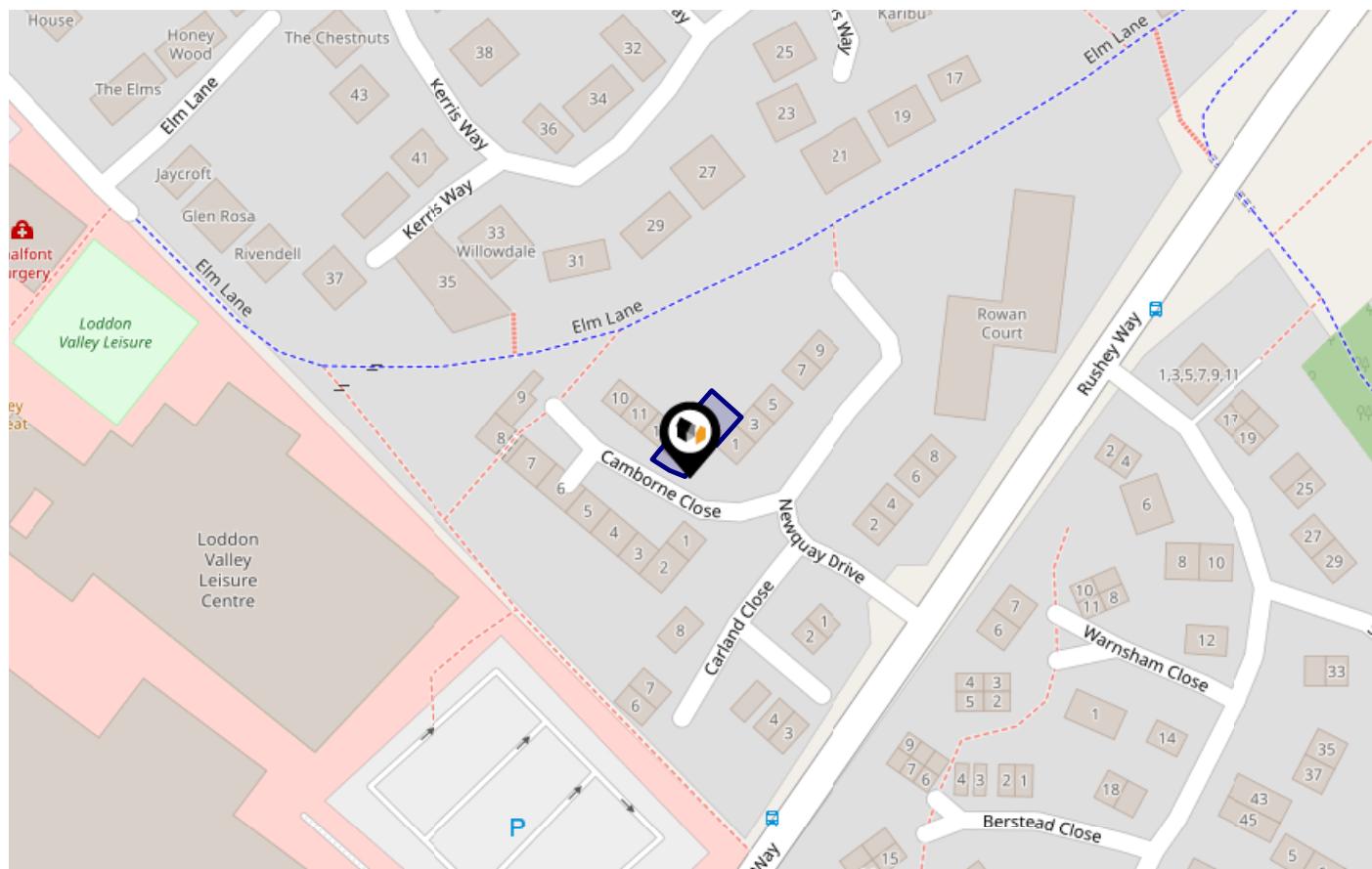


Flood Risk

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.

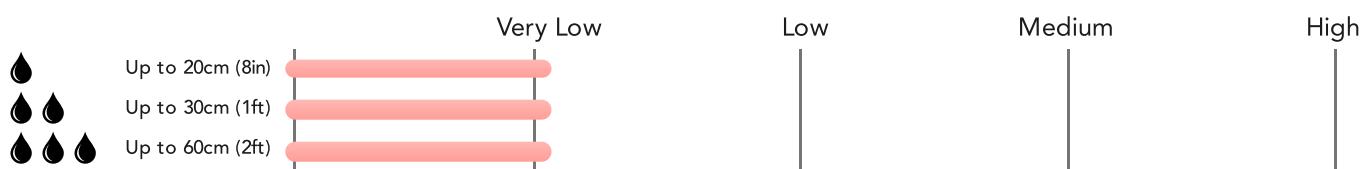


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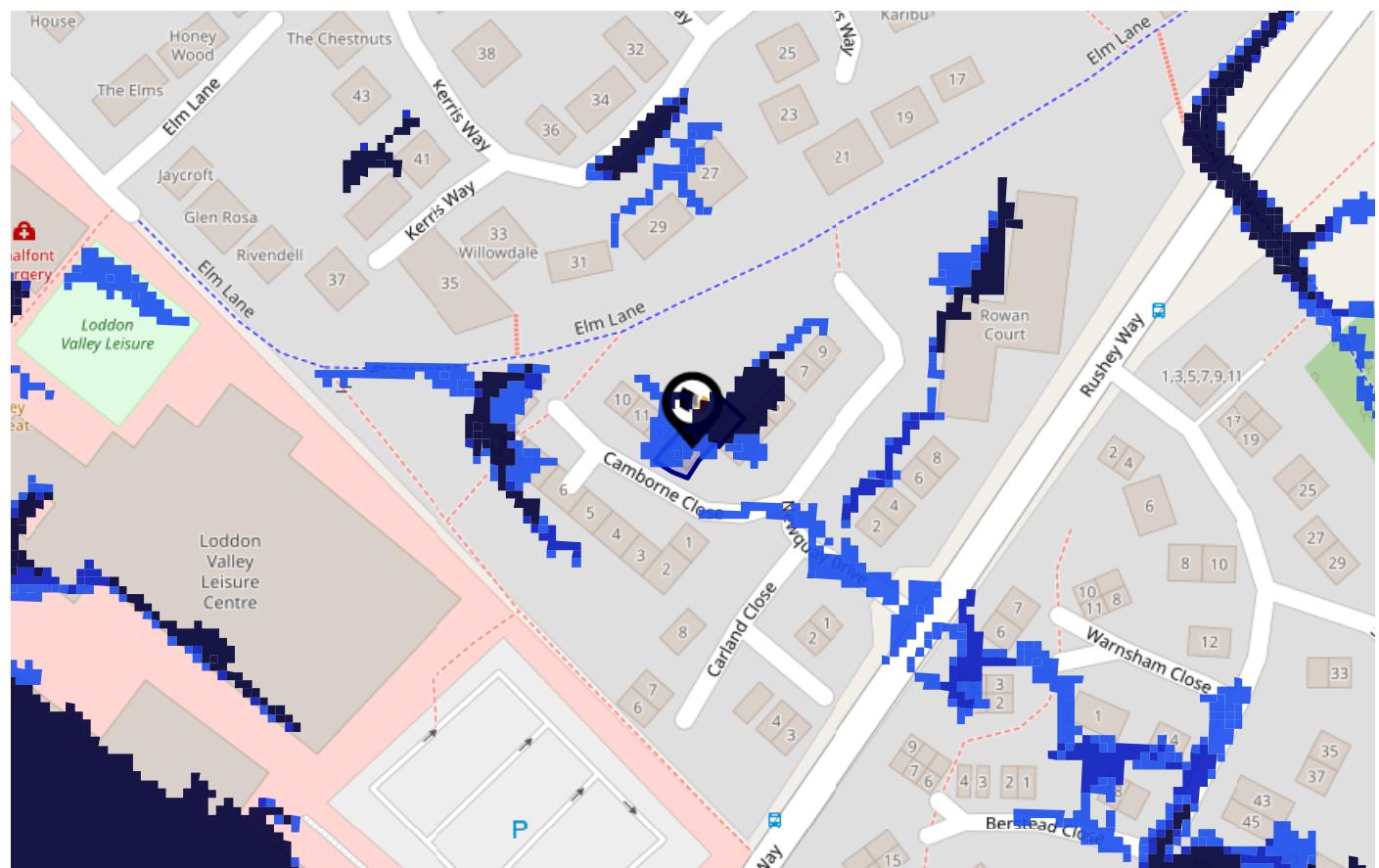


Flood Risk

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

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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.
- 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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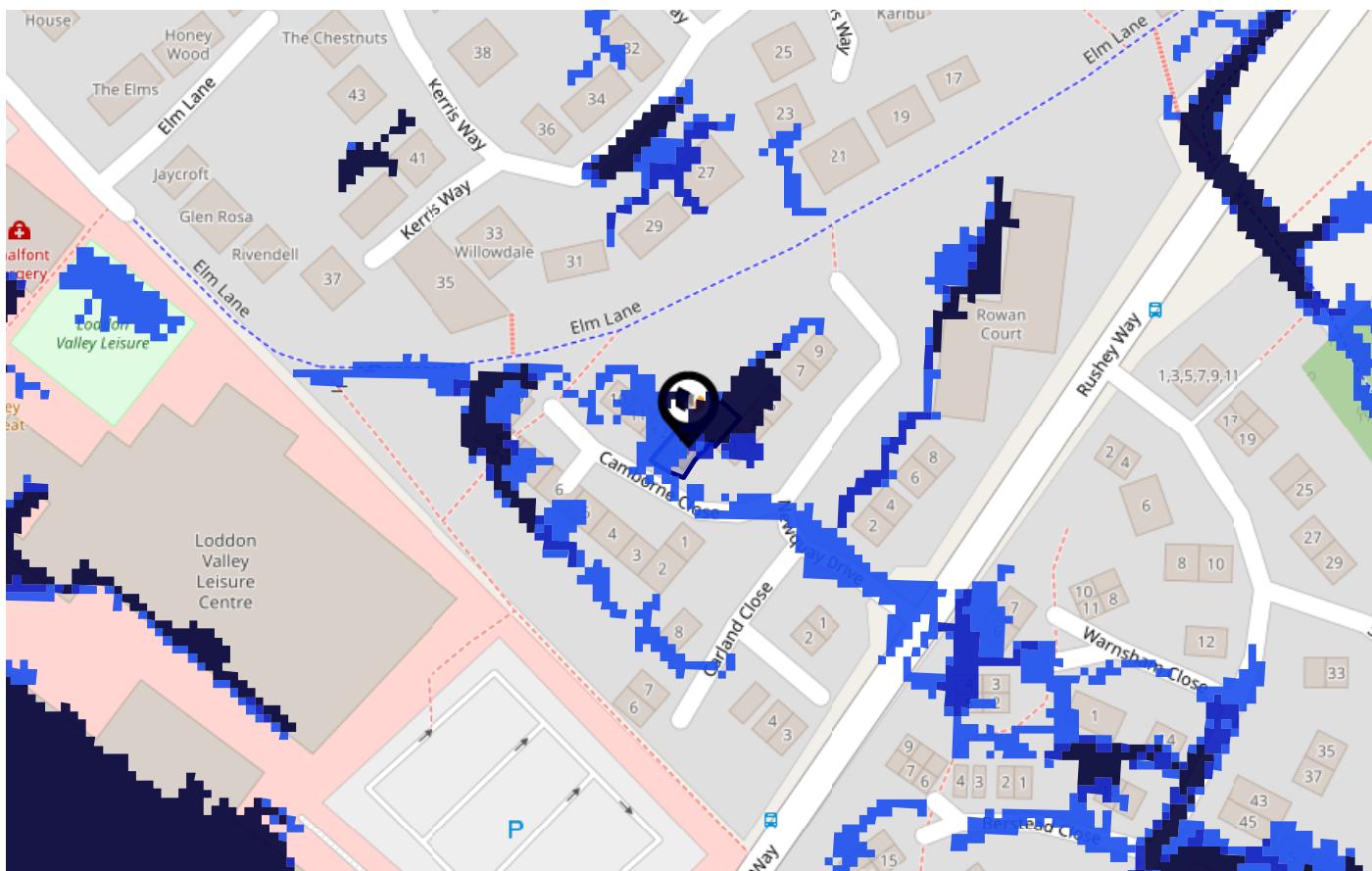


Flood Risk

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.

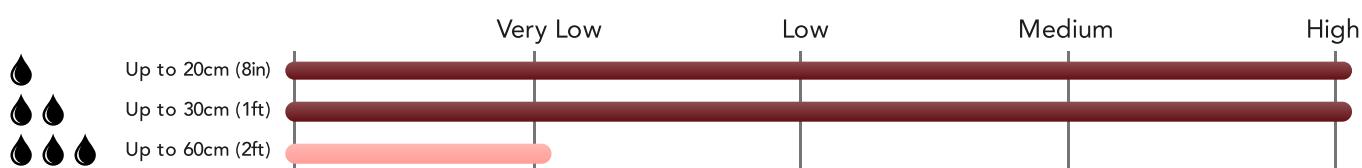


Risk Rating: High

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:

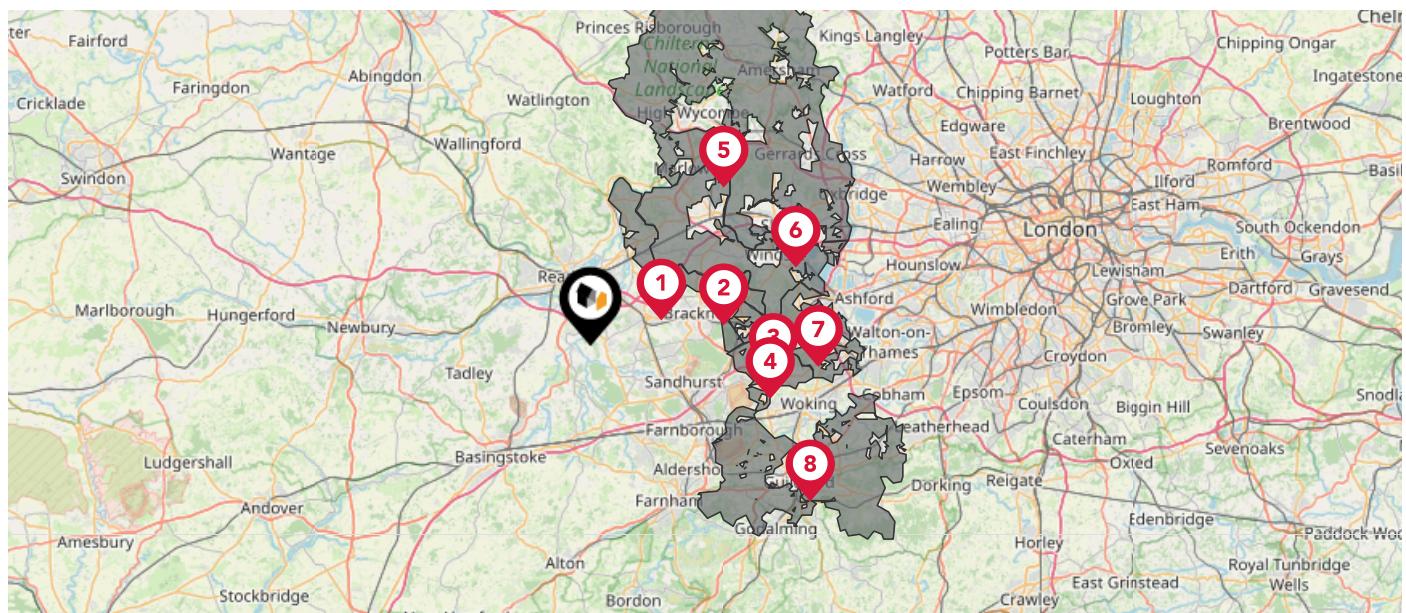


Maps

Green Belt



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



Nearby Green Belt Land

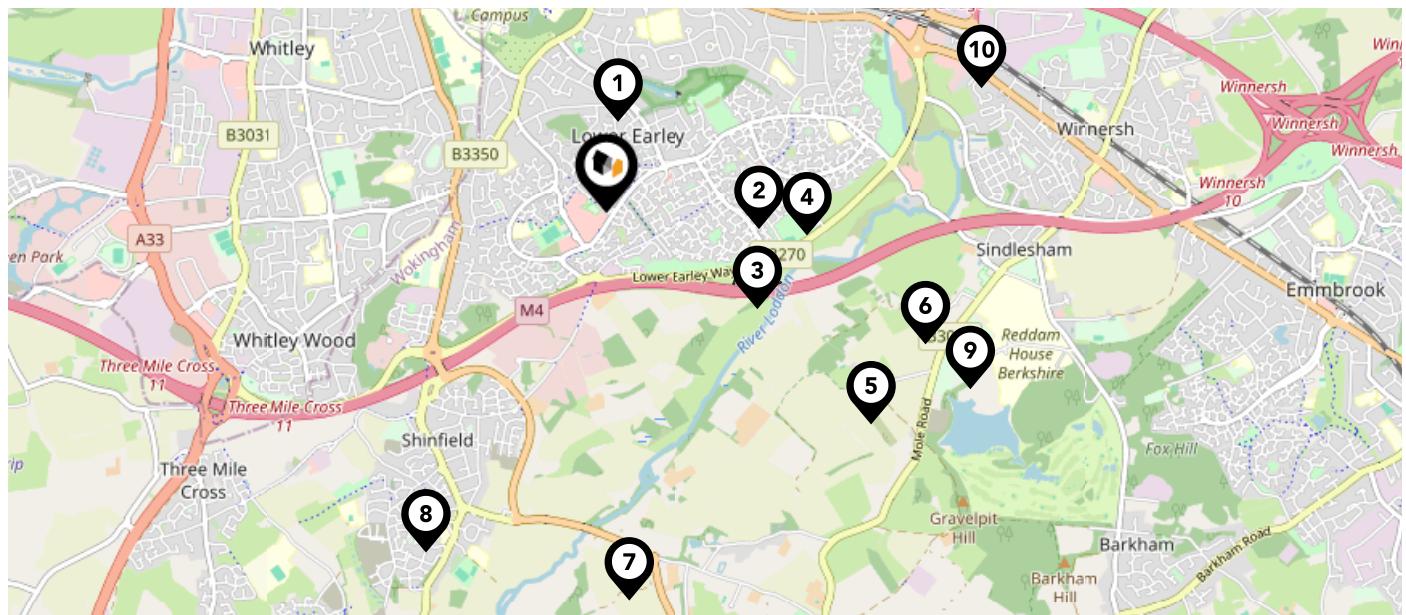
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Slough
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Guildford

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

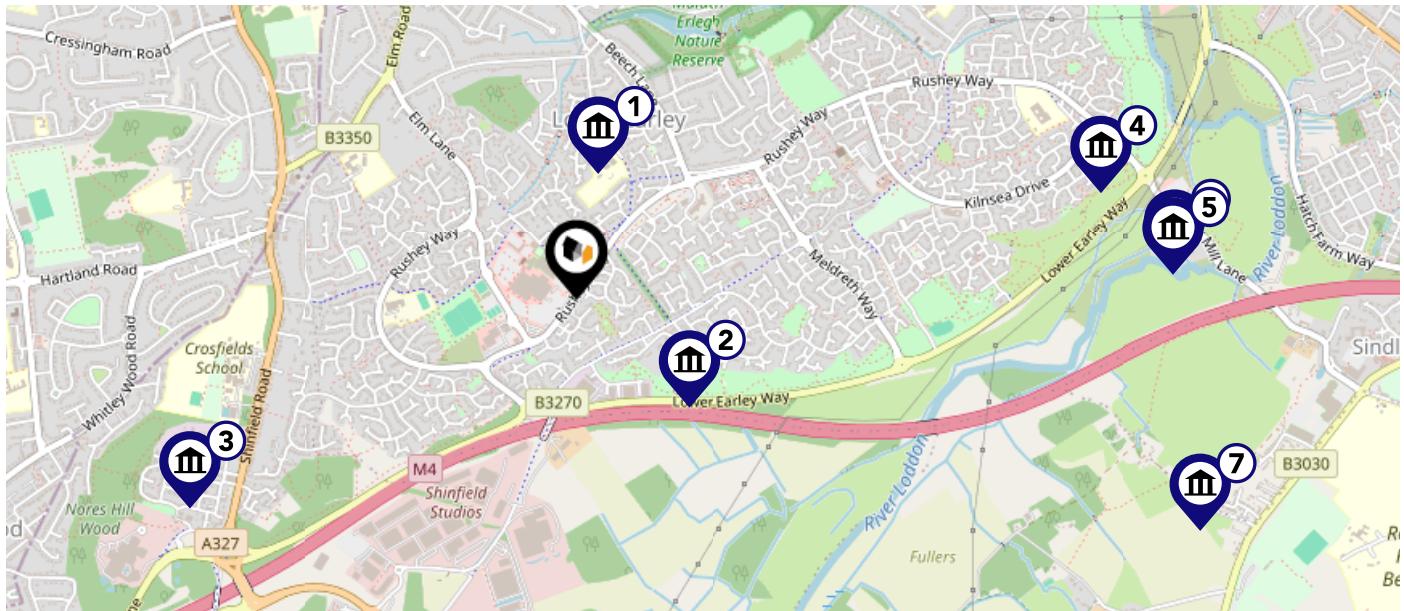
	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
	Reading University-Earley	Historic Landfill	<input type="checkbox"/>
	Lower Earley Way-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
	Sewage Works-Lower Earley	Historic Landfill	<input type="checkbox"/>
	Park Farm-Carters Hill	Historic Landfill	<input type="checkbox"/>
	Gipsy Lane-Sindlesham	Historic Landfill	<input type="checkbox"/>
	Milkingbarn Lane-Arborfield	Historic Landfill	<input type="checkbox"/>
	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	<input type="checkbox"/>
	Bearwood College No.1-Sindlesham	Historic Landfill	<input type="checkbox"/>
	Reading Road-Winnersh	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 1136320 - Radstock Cottage	Grade II	0.3 miles
2 1319121 - Rushy Mead	Grade II	0.4 miles
3 1319127 - Lodge To Meteorological Office	Grade II	1.0 miles
4 1136295 - Sindlesham Farmhouse	Grade II	1.3 miles
5 1118107 - Bridge At Sindlesham Mill	Grade II	1.4 miles
6 1136288 - Sindlesham Mill	Grade II	1.4 miles
7 1319149 - Oak Cottage	Grade II	1.6 miles

Area Schools



Nursery Primary Secondary College Private



Radstock Primary School

Ofsted Rating: Good | Pupils: 395 | Distance: 0.24



Hillside Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 0.44



Whiteknights Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 0.57



Crosfields School

Ofsted Rating: Not Rated | Pupils: 777 | Distance: 0.79



Leighton Park School

Ofsted Rating: Not Rated | Pupils: 537 | Distance: 0.8



Maiden Erlegh School

Ofsted Rating: Outstanding | Pupils: 1837 | Distance: 0.83



Aldryngton Primary School

Ofsted Rating: Outstanding | Pupils: 315 | Distance: 0.86

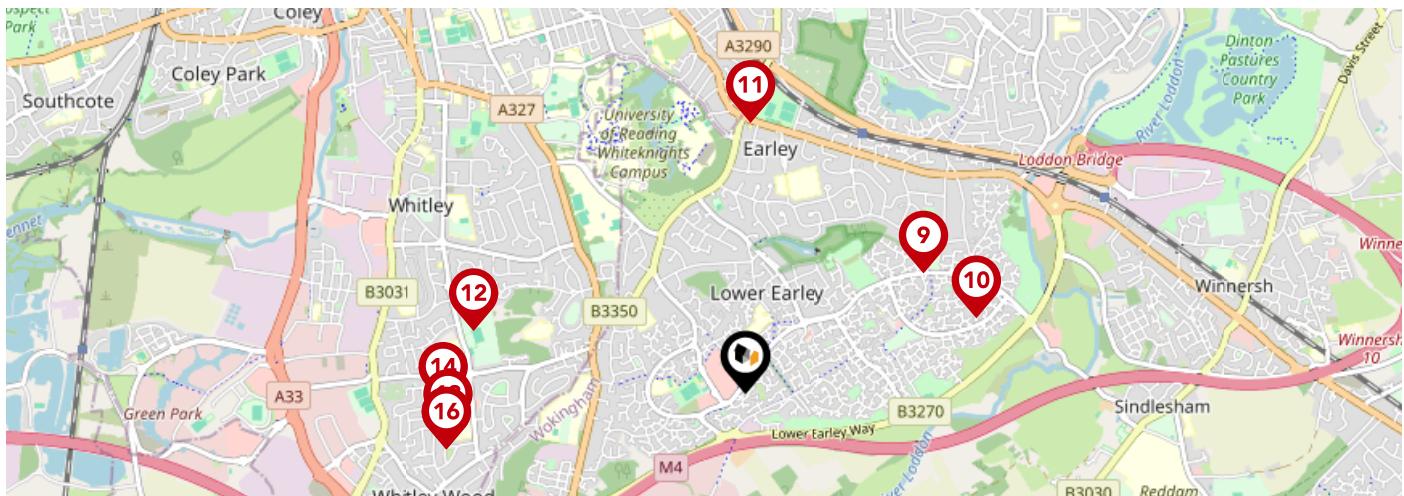


The Ridgeway Primary School

Ofsted Rating: Good | Pupils: 410 | Distance: 0.88



Area Schools



Nursery Primary Secondary College Private



Loddon Primary School

Ofsted Rating: Good | Pupils: 557 | Distance: 0.99



Hawkedon Primary School

Ofsted Rating: Good | Pupils: 0 | Distance: 1.12



Earley St Peter's Church of England Primary School

Ofsted Rating: Good | Pupils: 483 | Distance: 1.25



Blagdon Nursery School

Ofsted Rating: Outstanding | Pupils: 152 | Distance: 1.29



Christ The King Catholic Primary School

Ofsted Rating: Good | Pupils: 327 | Distance: 1.39



John Madejski Academy

Ofsted Rating: Serious Weaknesses | Pupils: 871 | Distance: 1.4



Geoffrey Field Infant School

Ofsted Rating: Outstanding | Pupils: 313 | Distance: 1.41

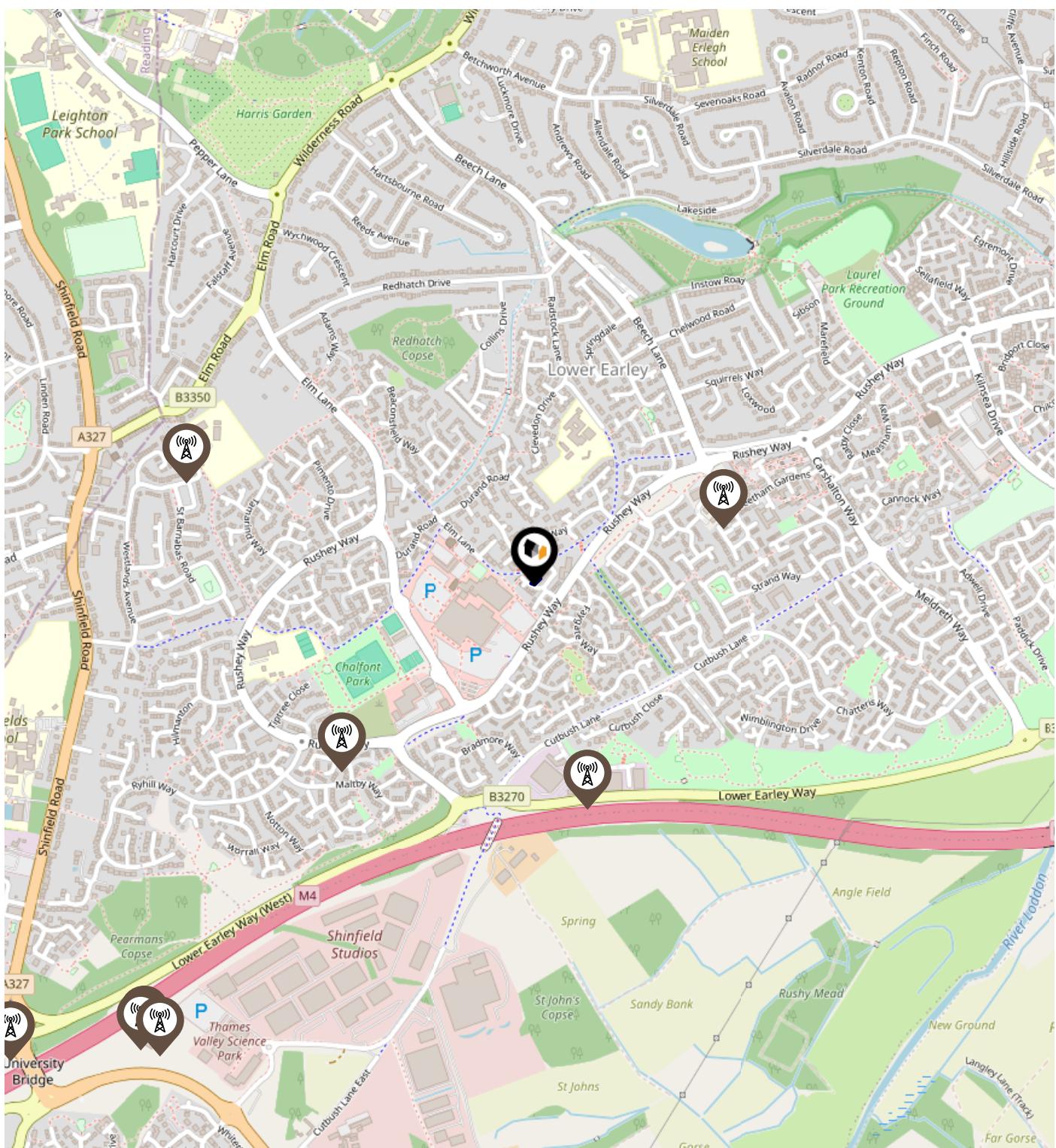


Geoffrey Field Junior School

Ofsted Rating: Good | Pupils: 354 | Distance: 1.41



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

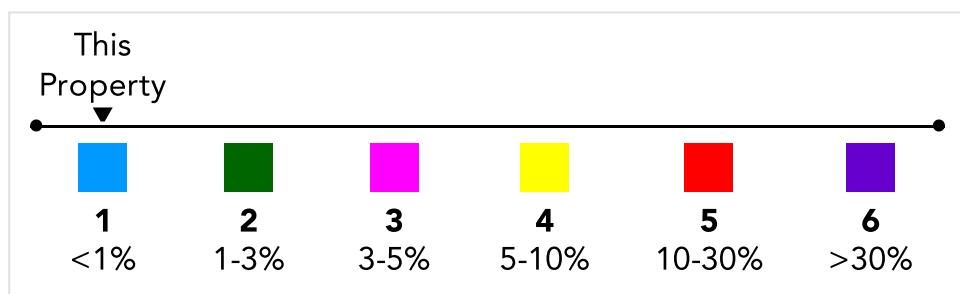
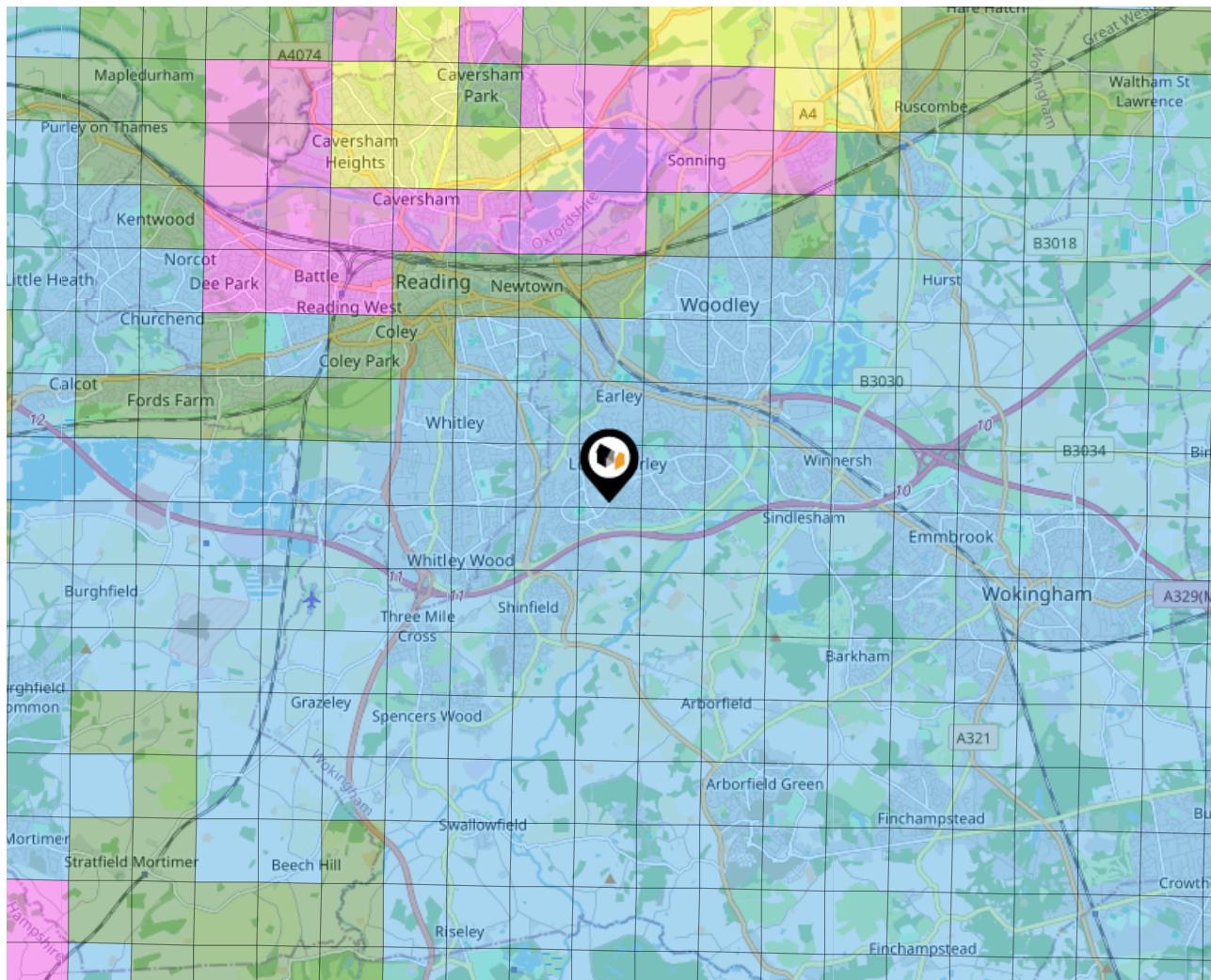
Environment

Radon Gas

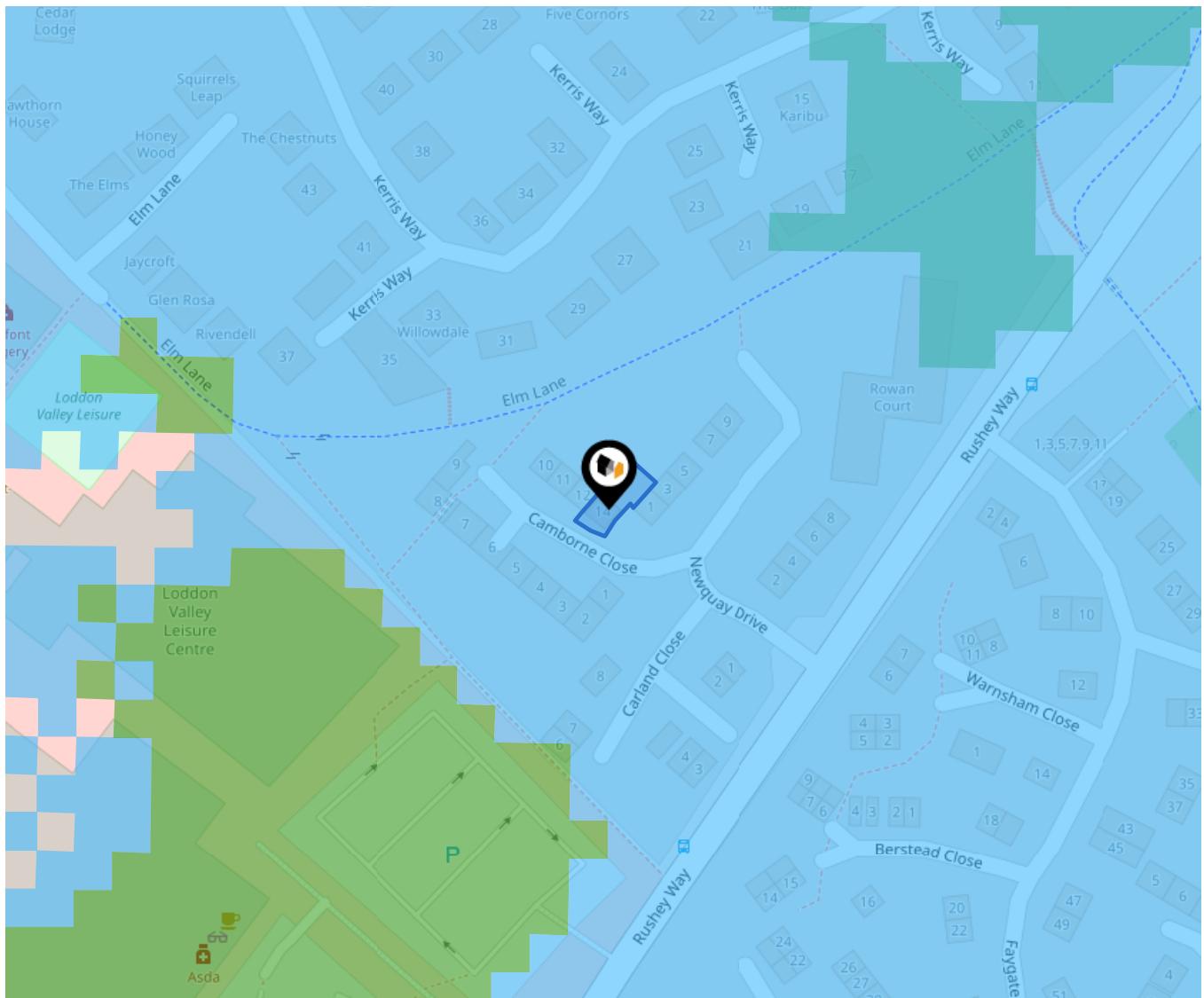


What is Radon?

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/m³).



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

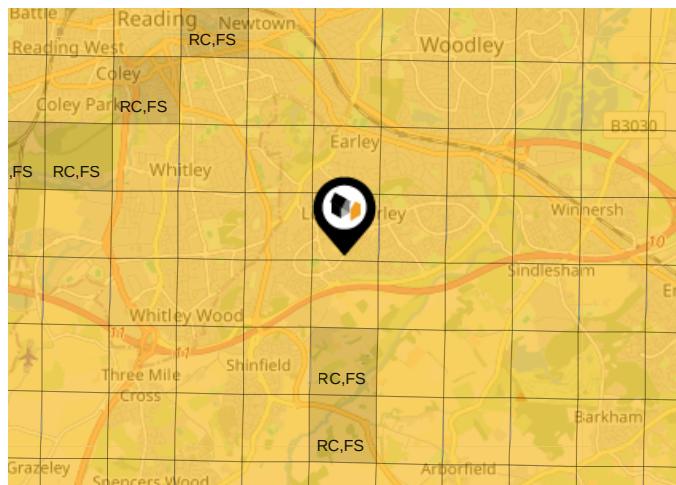
Environment

Soils & Clay



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

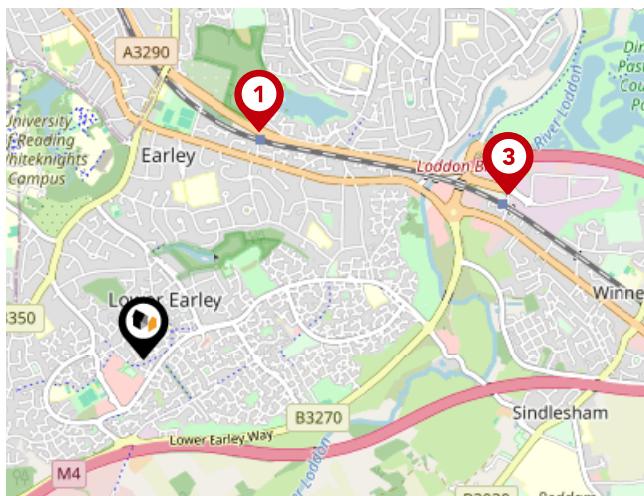
Carbon Content: NONE **Soil Texture:** CLAY TO SILT
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: MEDIUM TO LIGHT(SILTY)
TO HEAVY



Primary Classifications (Most Common Clay Types)

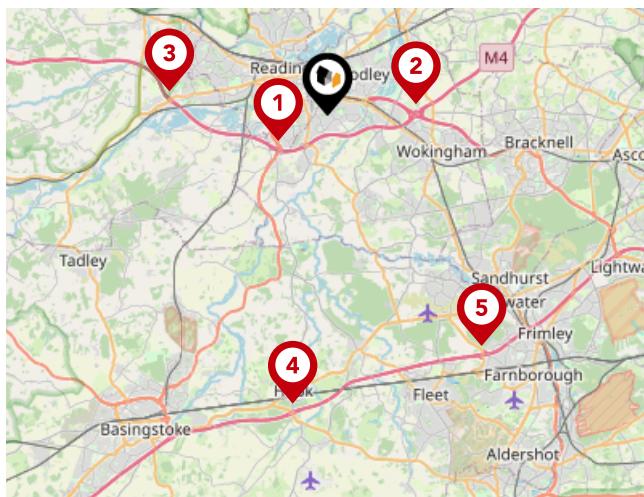
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



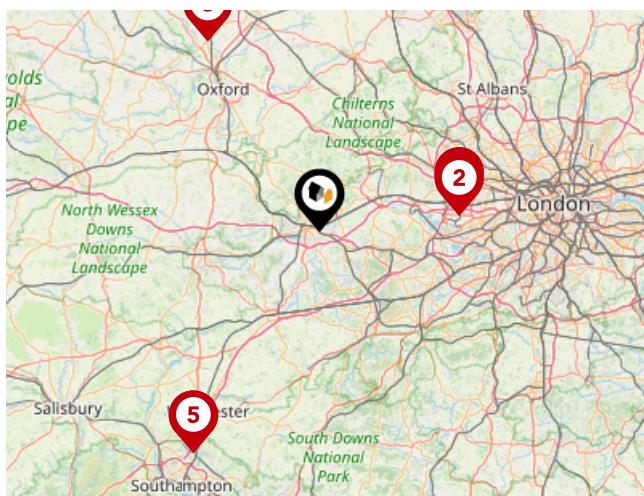
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	1.18 miles
2	Winnersh Triangle Rail Station	1.84 miles
3	Winnersh Triangle Rail Station	1.85 miles



Trunk Roads/Motorways

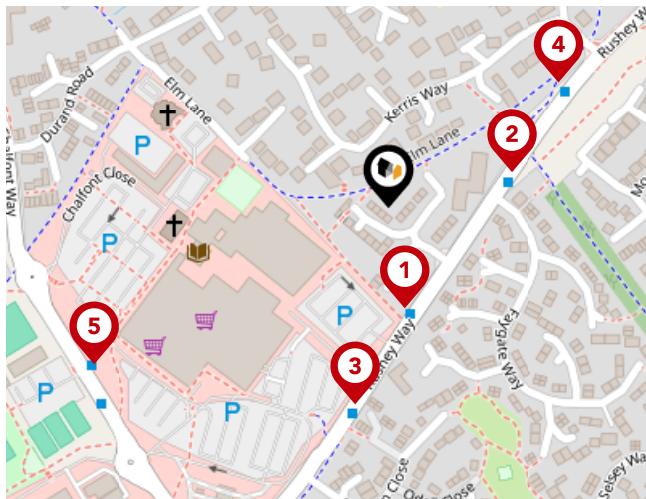
Pin	Name	Distance
1	M4 J11	2.02 miles
2	M4 J10	3.3 miles
3	M4 J12	5.9 miles
4	M3 J5	10.77 miles
5	M3 J4A	10.27 miles



Airports/Helpipads

Pin	Name	Distance
1	Heathrow Airport	20.85 miles
2	Heathrow Airport Terminal 4	20.93 miles
3	Kidlington	32.59 miles
4	North Stoneham	37.8 miles
5	Southampton Airport	37.8 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chatton Close Asda	0.06 miles
2	Faygate Way	0.07 miles
3	Chatton Close Asda	0.12 miles
4	Faygate Way	0.12 miles
5	Chalfont Way Asda	0.19 miles

Avocado Property

About Us



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.

Avocado Property Testimonials



Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.

When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.

The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avocado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



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Agent **Disclaimer**



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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.

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Land Registry

