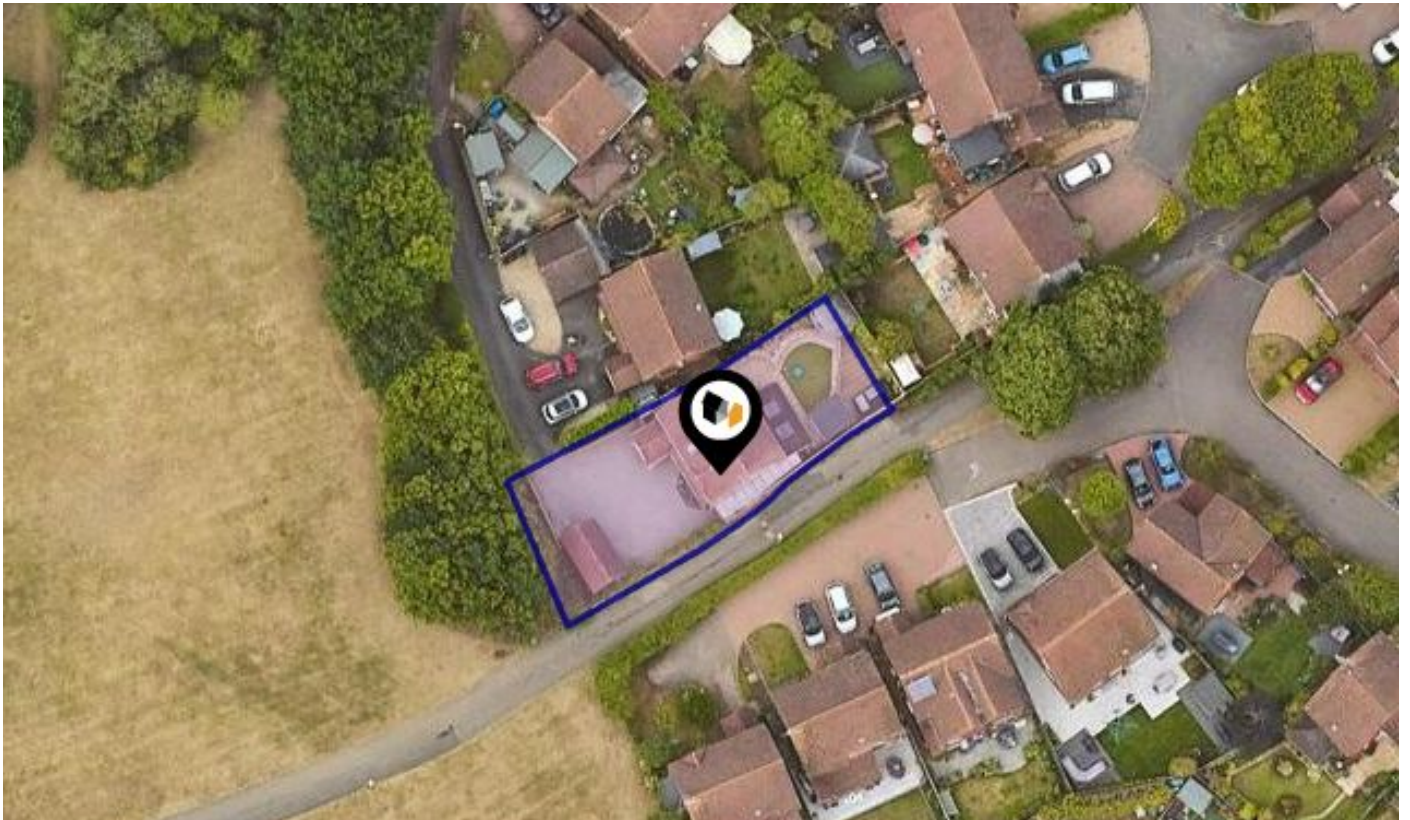




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 06th July 2026



CONCORDE WAY, WOODLEY, READING, RG5

Avocado Property

07917 157387

neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type: Detached
Bedrooms: 4
Plot Area: 0.1 acres
Year Built : 1976-1982
Council Tax : Band E
Annual Estimate: £3,053
Title Number: BK195108

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)

15 mb/s	80 mb/s	5500 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Concorde Way, Woodley, Reading, RG5*

Reference - 021867	
Decision:	Approve
Date:	15th August 2002
Description:	Proposed conversion of garage to habitable room plus erection of detached garage.

Market Sold in Street



8, Concorde Way, Reading, RG5 4NF					Flat-maisonette House
Last Sold Date:	25/11/2025	21/07/2006	29/04/2002	28/10/1998	09/06/1995
Last Sold Price:	£230,000	£159,950	£119,995	£71,950	£53,000
17, Concorde Way, Reading, RG5 4NF					Semi-detached House
Last Sold Date:	21/08/2025	01/09/2015	15/06/2011	29/11/2002	
Last Sold Price:	£500,000	£378,000	£247,000	£195,000	
28, Concorde Way, Reading, RG5 4NF					Flat-maisonette House
Last Sold Date:	07/03/2025	08/09/2023	23/04/2021	21/06/2018	01/10/1996
Last Sold Price:	£255,000	£265,000	£185,000	£186,000	£54,950
20, Concorde Way, Reading, RG5 4NF					Flat-maisonette House
Last Sold Date:	28/01/2025	21/05/2021	18/09/2000	27/03/1997	
Last Sold Price:	£240,000	£150,000	£111,500	£59,950	
12, Concorde Way, Reading, RG5 4NF					Semi-detached House
Last Sold Date:	11/12/2024	01/12/1997			
Last Sold Price:	£245,000	£64,000			
2, Concorde Way, Reading, RG5 4NF					Terraced House
Last Sold Date:	26/06/2024	14/08/2017	29/08/1997		
Last Sold Price:	£287,500	£235,000	£64,950		
6, Concorde Way, Reading, RG5 4NF					Flat-maisonette House
Last Sold Date:	14/04/2022	17/07/2017	12/04/2016		
Last Sold Price:	£270,000	£265,000	£247,000		
32, Concorde Way, Reading, RG5 4NF					Flat-maisonette House
Last Sold Date:	27/08/2021	17/11/2017	09/07/2003	23/07/2002	25/04/1997
Last Sold Price:	£241,000	£255,000	£137,000	£120,000	£56,500
29, Concorde Way, Reading, RG5 4NF					Detached House
Last Sold Date:	04/06/2021	28/01/2000			
Last Sold Price:	£545,000	£179,950			
26, Concorde Way, Reading, RG5 4NF					Flat-maisonette House
Last Sold Date:	18/12/2020				
Last Sold Price:	£235,000				
36, Concorde Way, Reading, RG5 4NF					Flat-maisonette House
Last Sold Date:	19/10/2018	22/11/2002	06/06/2000	15/09/1998	
Last Sold Price:	£242,500	£136,000	£103,000	£65,000	
15, Concorde Way, Reading, RG5 4NF					Detached House
Last Sold Date:	13/06/2017				
Last Sold Price:	£500,000				

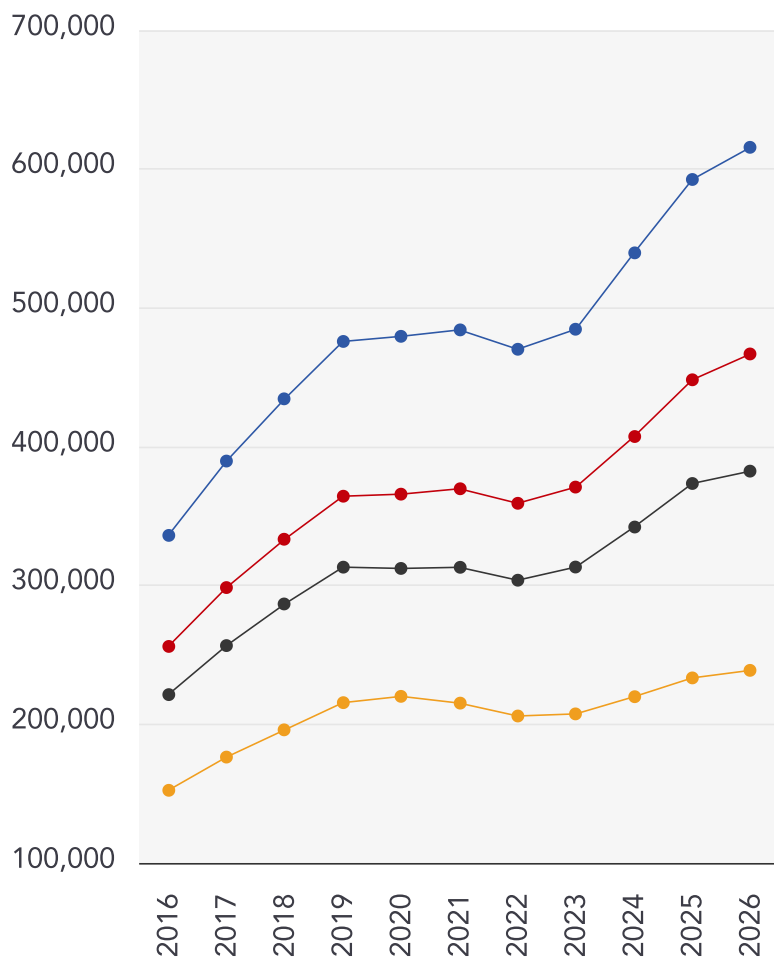
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG5



Detached

+83.21%

Semi-Detached

+82.31%

Terraced

+72.76%

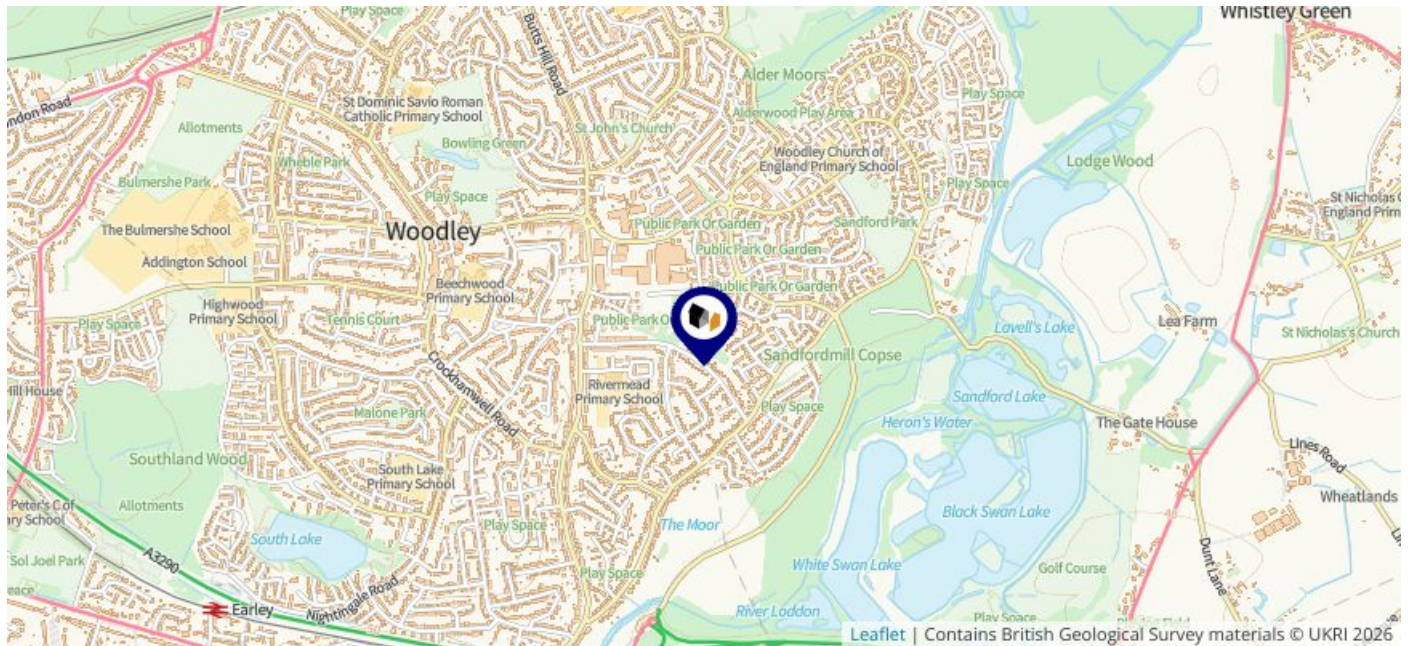
Flat

+56.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



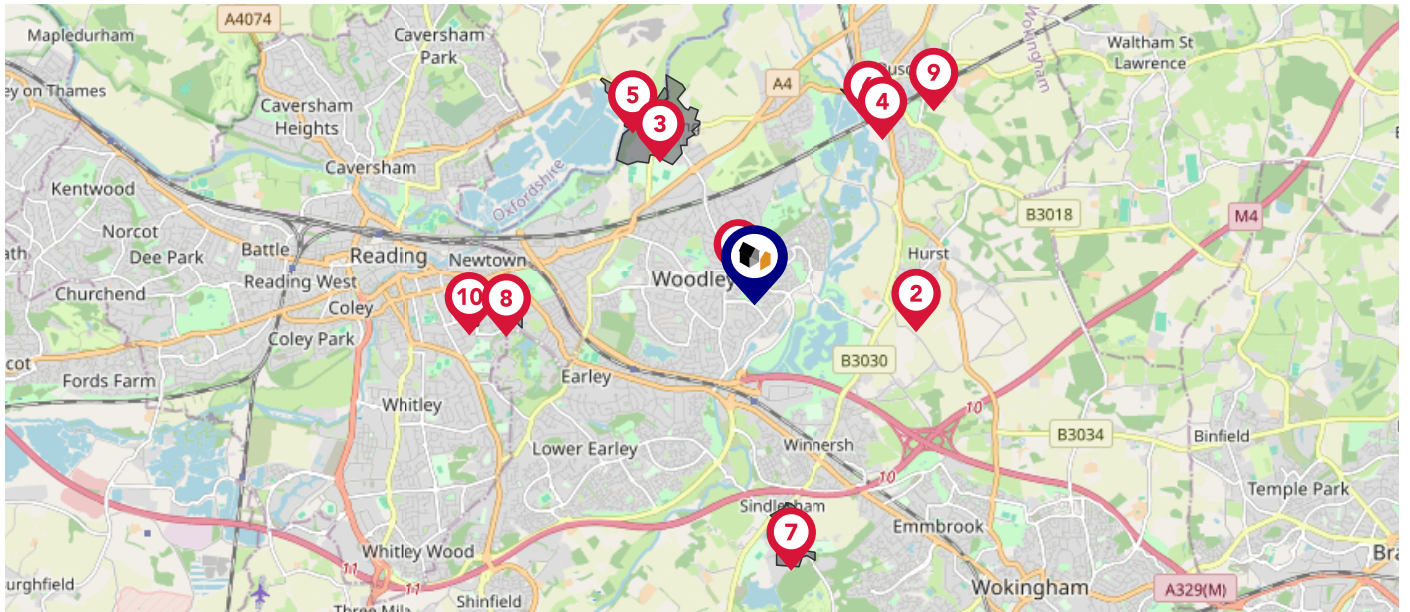
Mine Entry

- ✕ 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.

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.



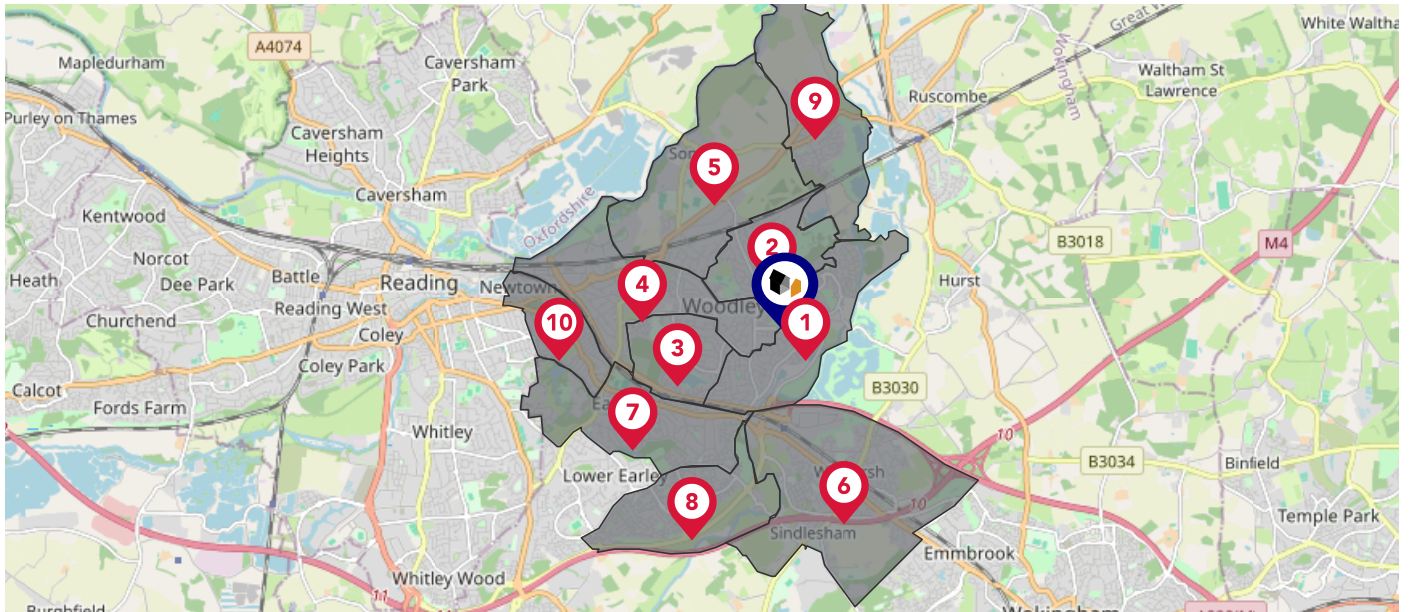
Nearby Conservation Areas

- 1 Woodley Green
- 2 Hurst
- 3 Sonning
- 4 Twyford Station
- 5 Sonning Eye
- 6 Twyford
- 7 Sindlesham
- 8 South Park
- 9 Ruscombe
- 10 Alexandra Road











Maps

Council Wards

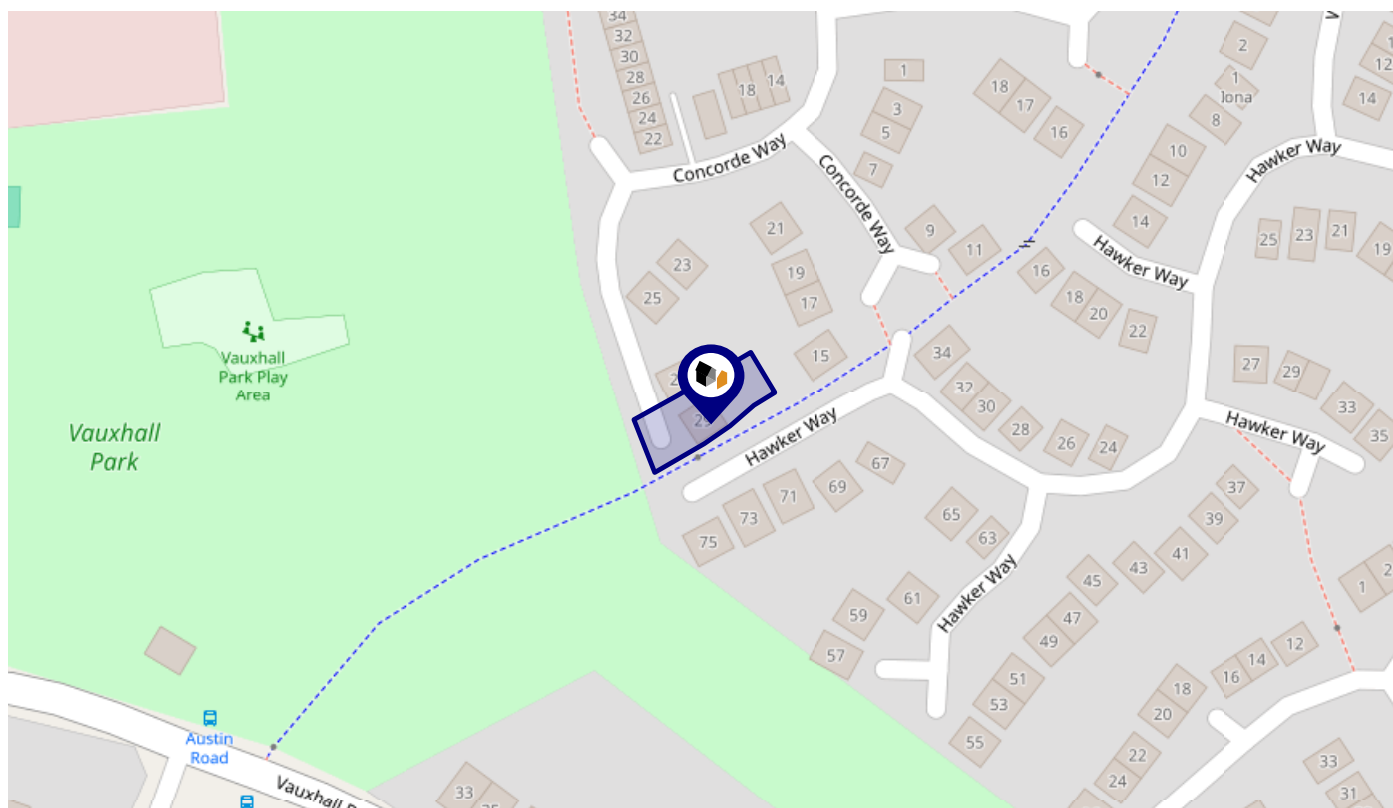
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Loddon Ward
-  Coronation Ward
-  South Lake Ward
-  Bulmershe and Whitegates Ward
-  Sonning Ward
-  Winnersh Ward
-  Maiden Erlegh Ward
-  Hawkedon Ward
-  Charvil Ward
-  Park 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.

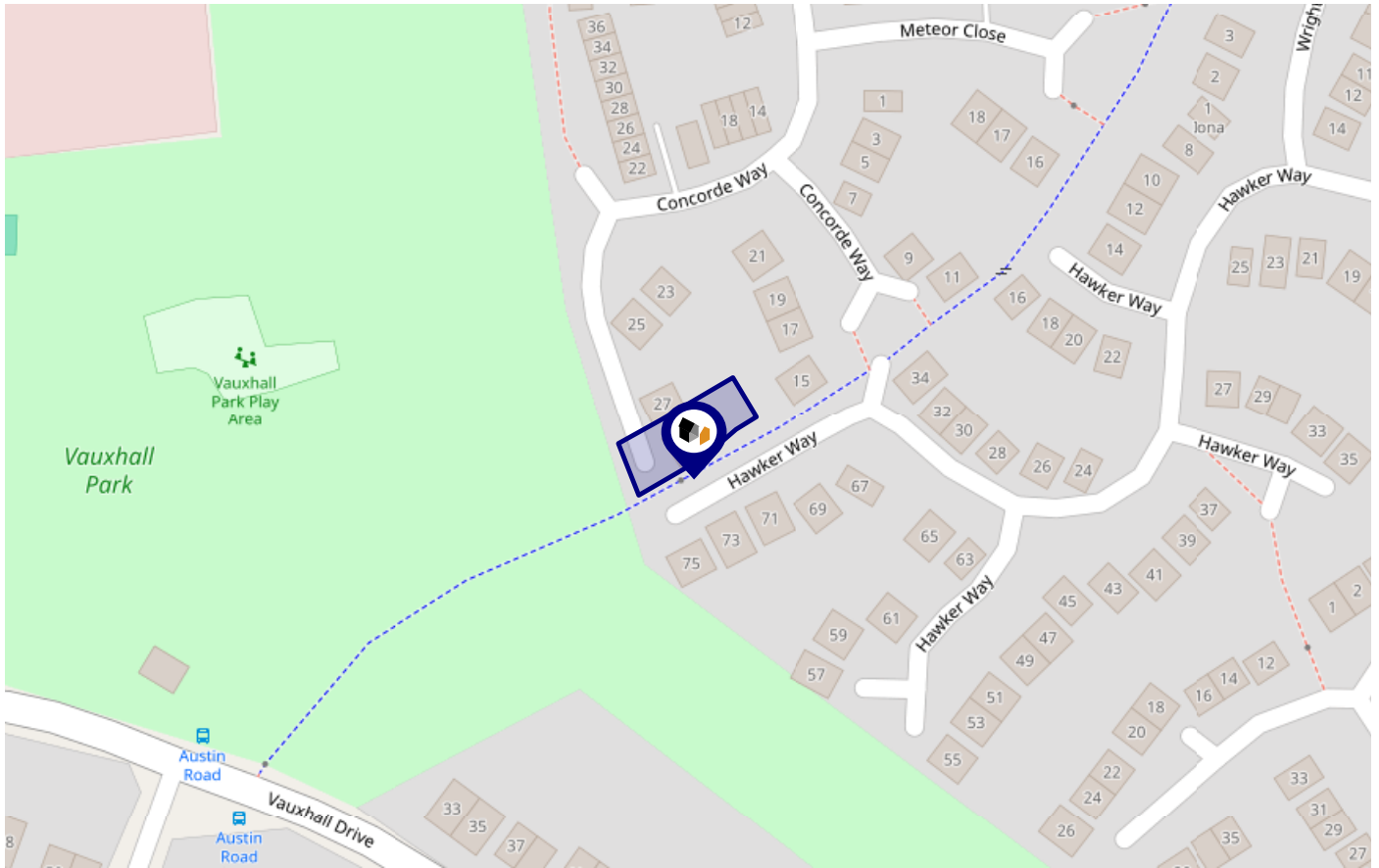
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

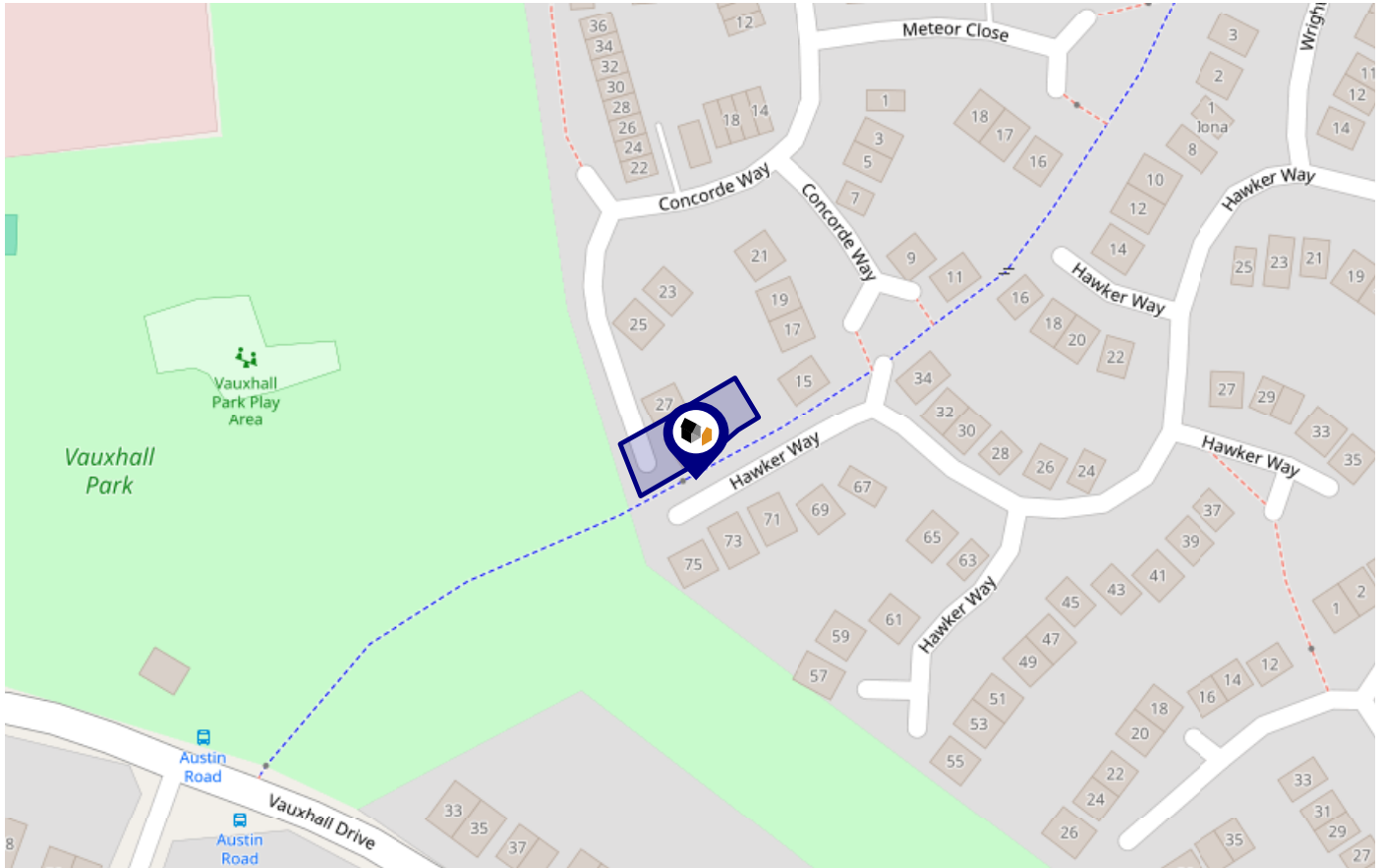
Chance of flooding to the following depths at this property:



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

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.

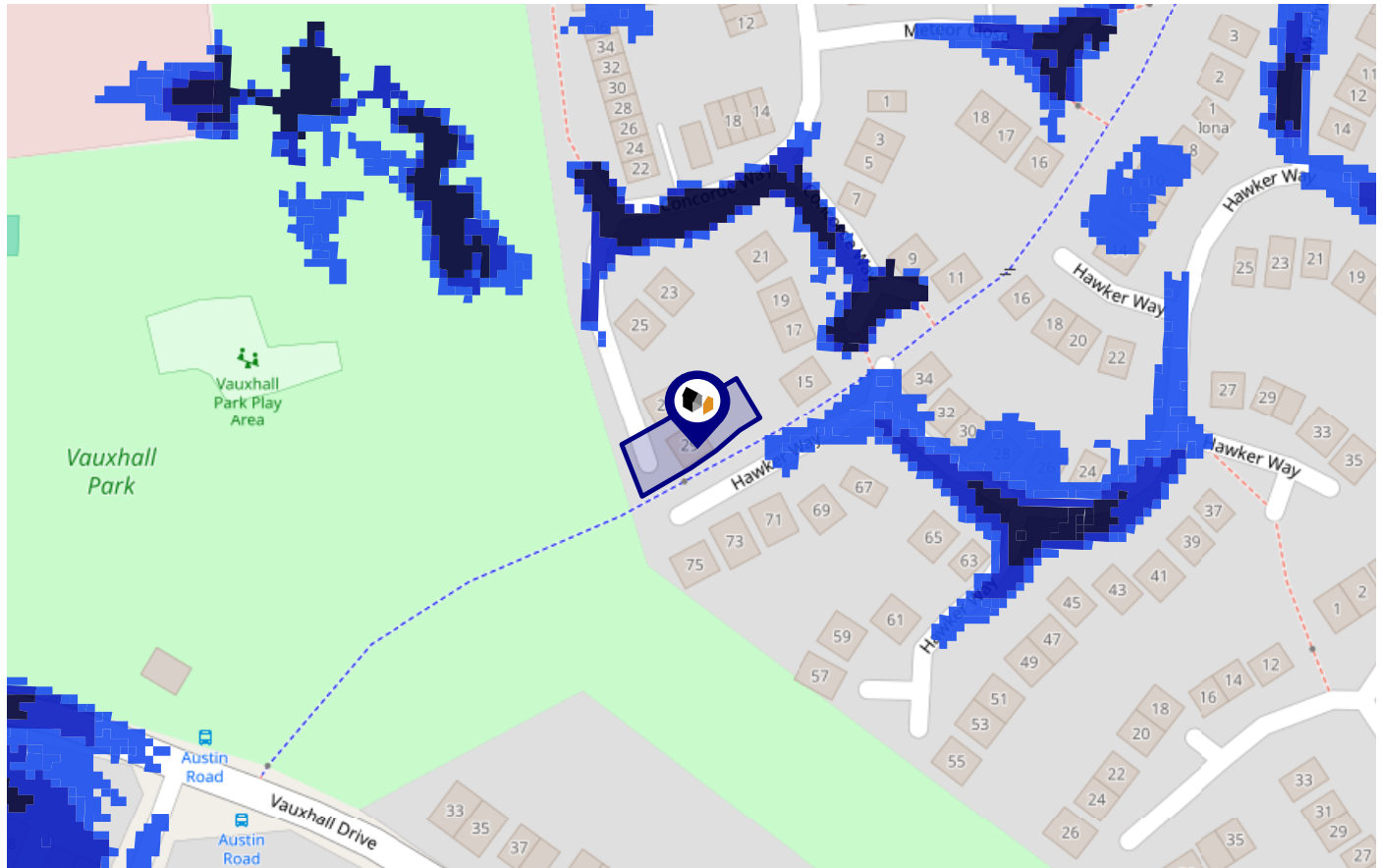
Chance of flooding to the following depths at this property:



Flood Risk

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.
- 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:

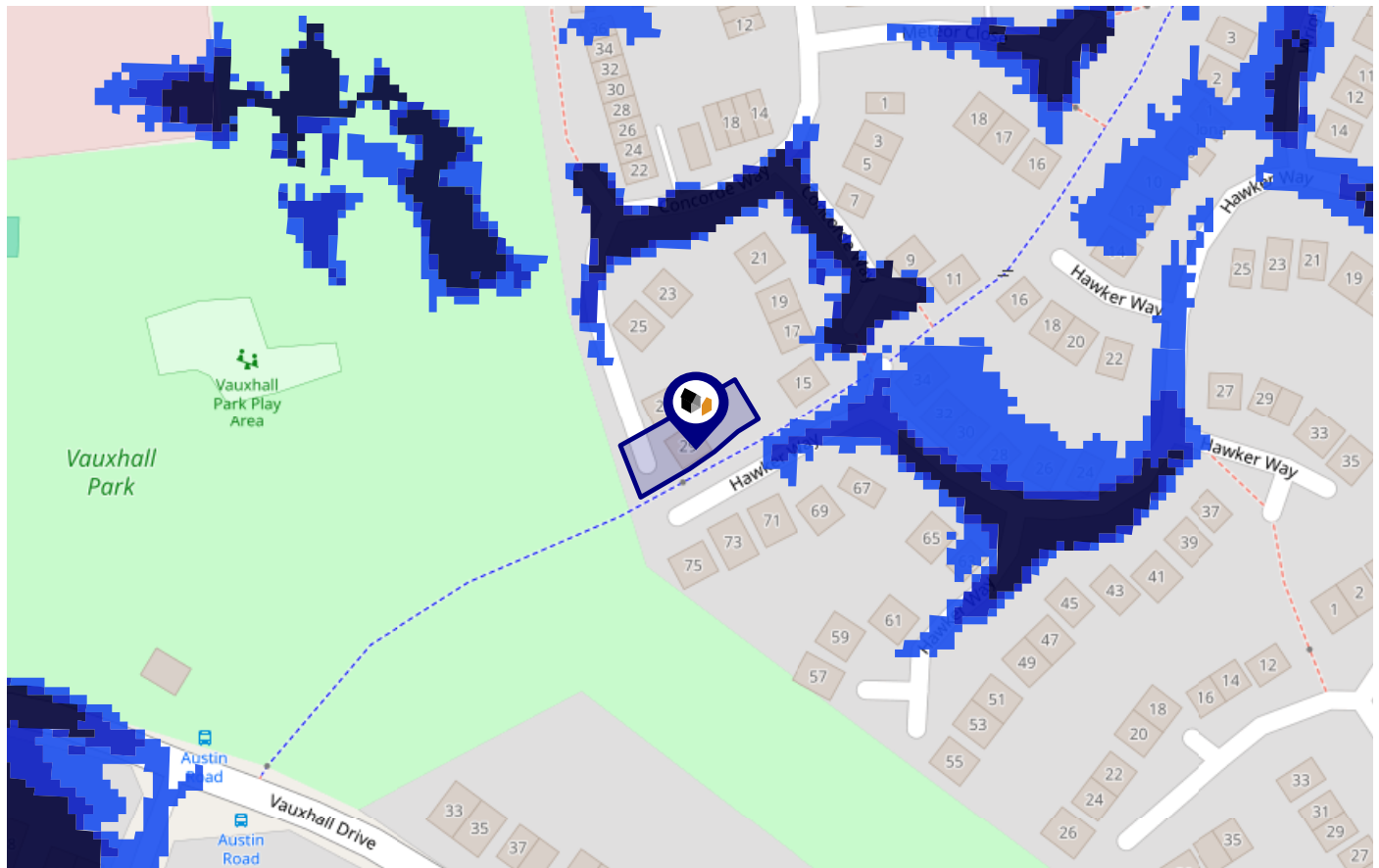


Flood Risk

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.
- 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.

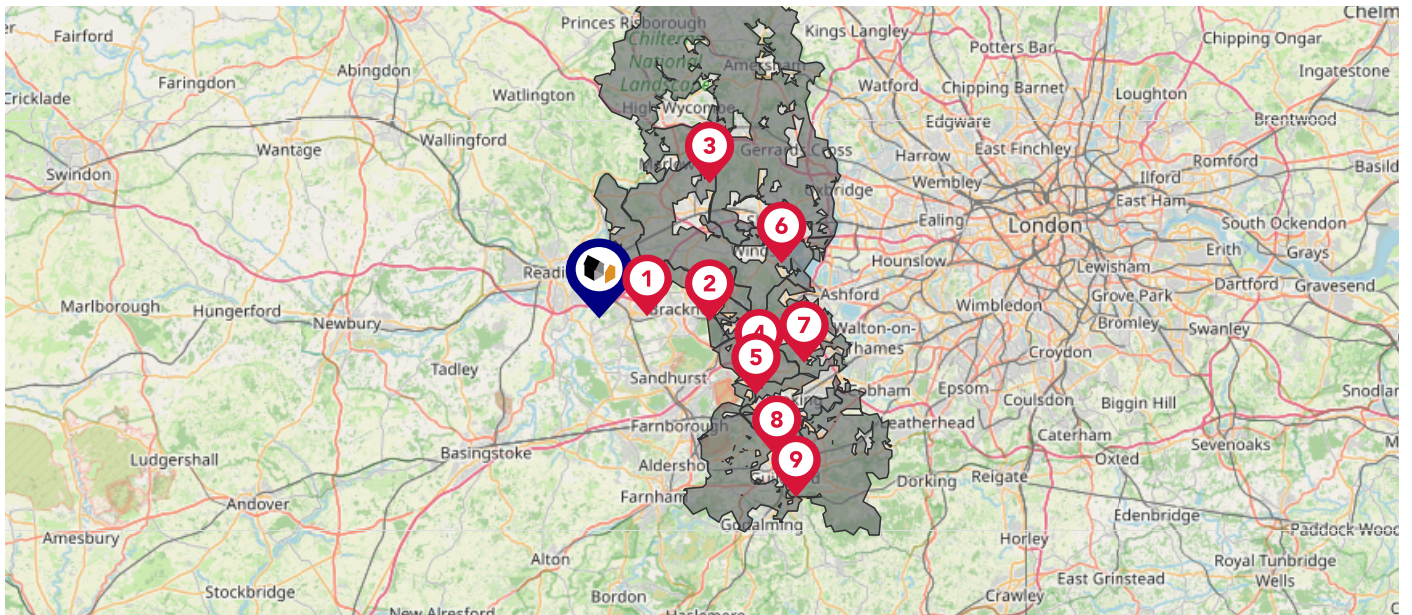
Chance of flooding to the following depths at this property:












Maps

Green Belt

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



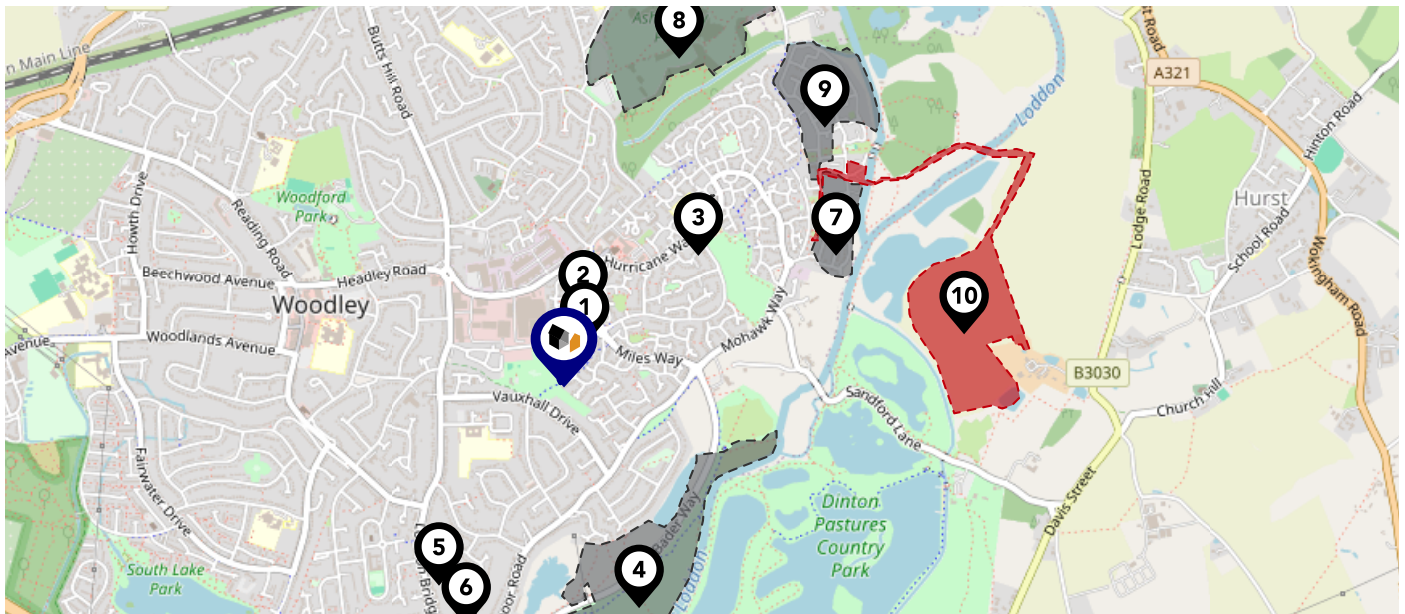
Nearby Green Belt Land

-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  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.



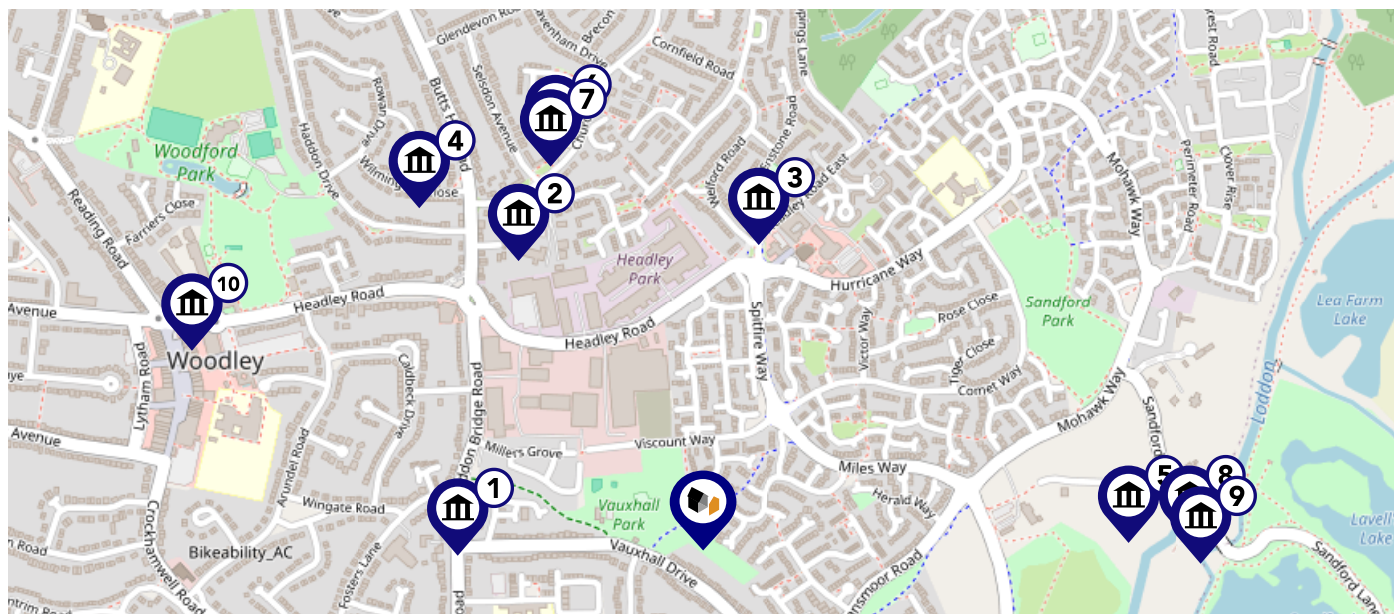
Nearby Landfill Sites











1	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill
2	Airfield Woodley-Spitfire Way, Woodley, Reading	Historic Landfill
3	Airfield Woodley-Hurricane Way, Woodley, Reading	Historic Landfill
4	Mortimers Meadow-Winnersh	Historic Landfill
5	Loddon Bridge Road-Earley	Historic Landfill
6	Loddon Bridge Road-Earley	Historic Landfill
7	Sandford Farm-Woodley	Historic Landfill
8	Ashenbury Park-Tippings Lane, Woodley	Historic Landfill
9	Sandford Farm-Woodley	Historic Landfill
10	No name provided by source	Active Landfill

Maps

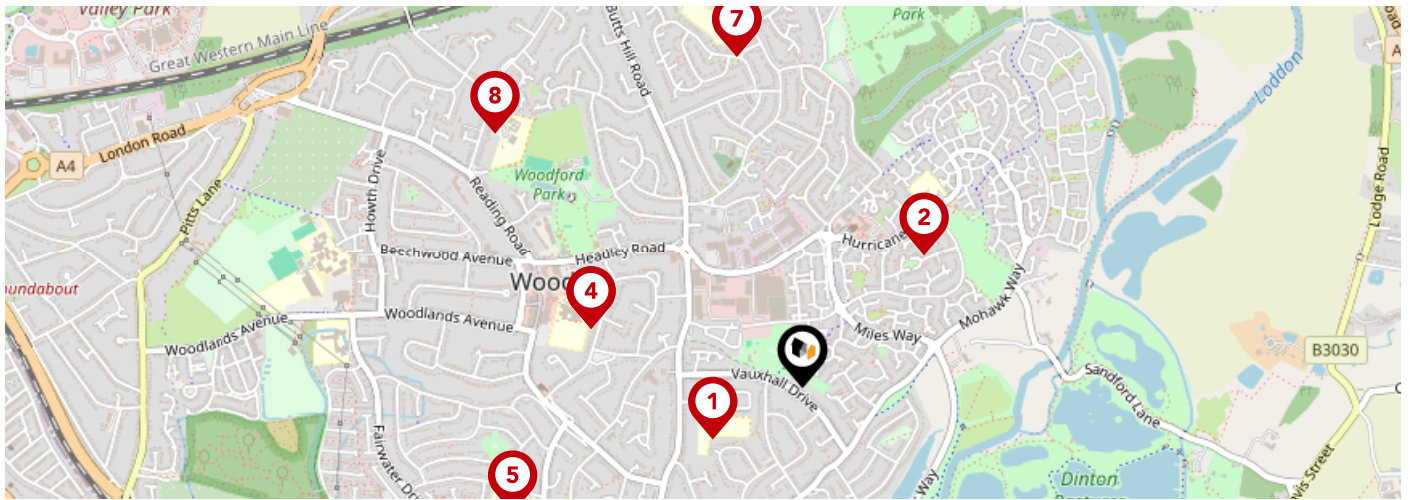
Listed Buildings

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



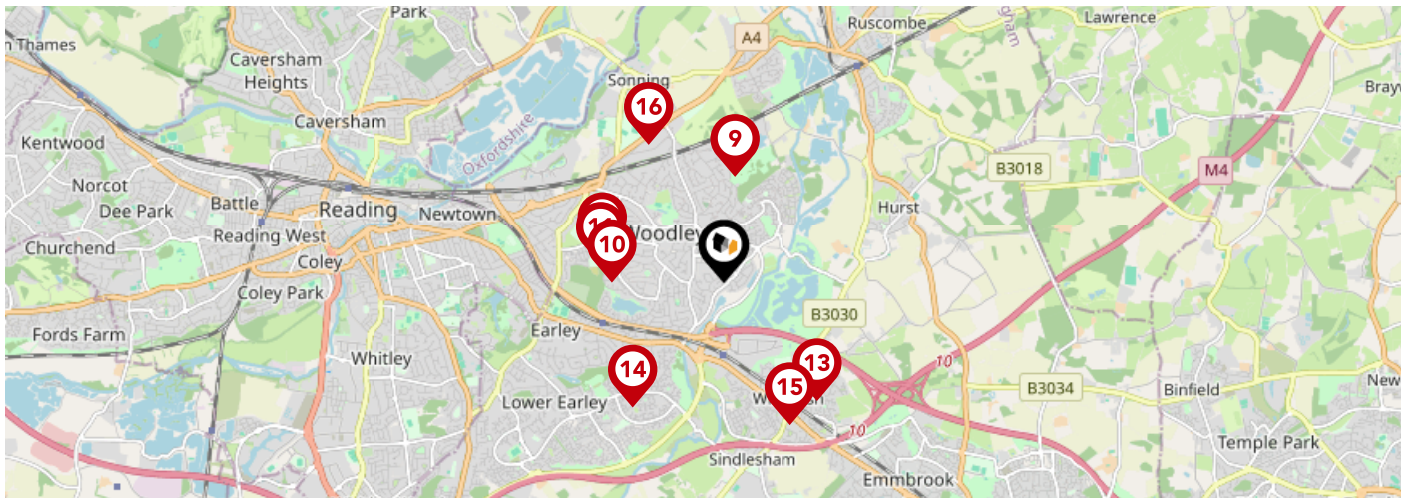
Listed Buildings in the local district	Grade	Distance
 1118106 - United Reformed Church	Grade II	0.3 miles
 1118105 - The Bull And Chequers	Grade II	0.4 miles
 1319112 - Apple Tree Cottage The Cottage	Grade II	0.4 miles
 1118104 - Barn At Former Woodley Green Farm	Grade II	0.5 miles
 1396416 - Randalls House	Grade II	0.5 miles
 1319111 - Church Cottage Church Of England School	Grade II	0.5 miles
 1136276 - Church Of St. John The Evangelist	Grade II	0.5 miles
 1136311 - Sandford Mill	Grade II	0.6 miles
 1118110 - Sandford Mill Bridge	Grade II	0.6 miles
 1136280 - Lone Pine Cottage	Grade II	0.6 miles

Area Schools



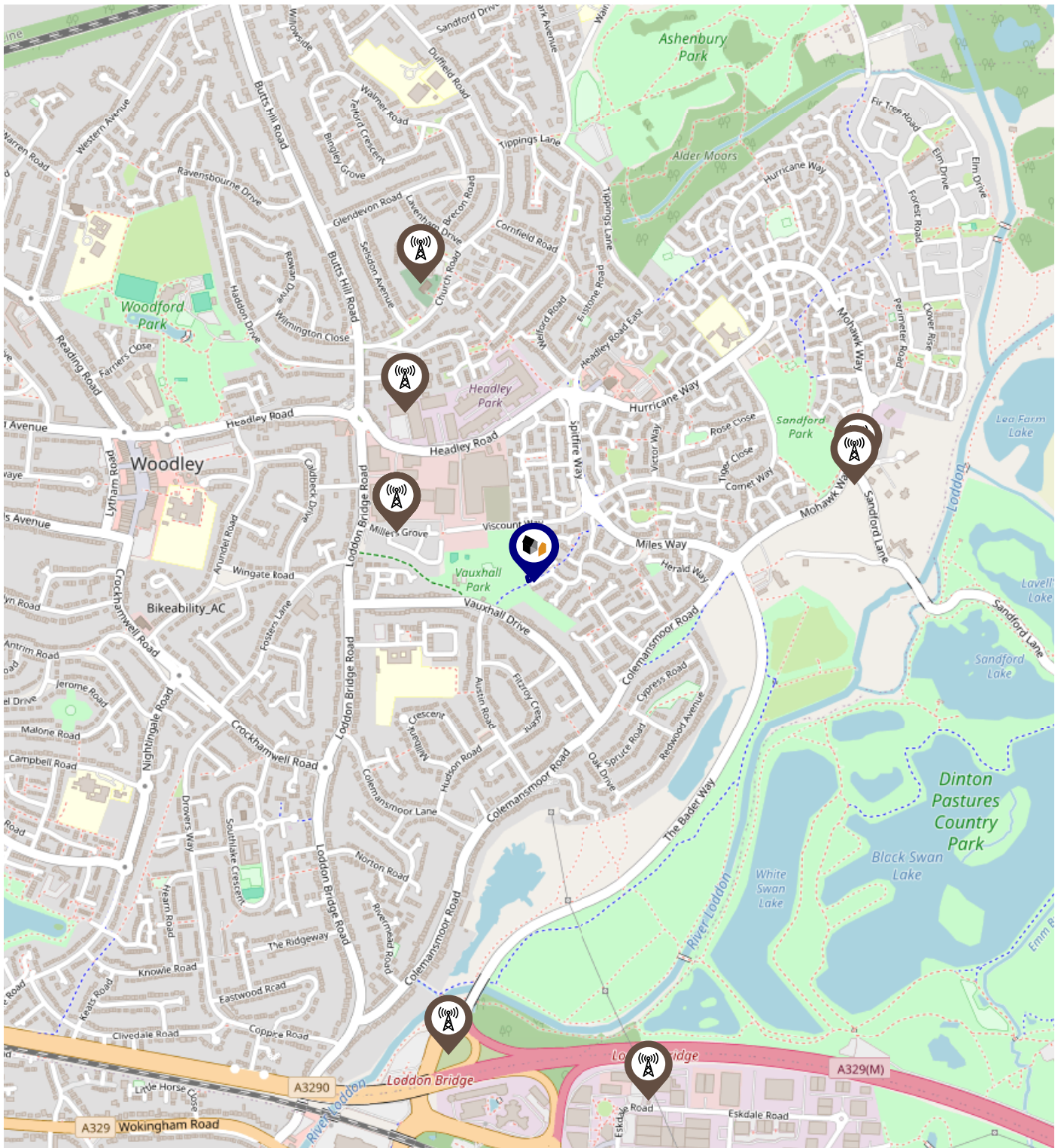
		Nursery	Primary	Secondary	College	Private
1	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodley CofE Primary School Ofsted Rating: Good Pupils: 312 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Ambleside Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beechwood Primary School Ofsted Rating: Requires improvement Pupils: 327 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Willow Bank Junior School Ofsted Rating: Good Pupils: 239 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Willow Bank Infant School Ofsted Rating: Good Pupils: 157 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Dominic Savio Catholic Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Waingels Ofsted Rating: Good Pupils: 1419 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highwood Primary School Ofsted Rating: Good Pupils: 466 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Addington School Ofsted Rating: Outstanding Pupils: 289 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bulmershe School Ofsted Rating: Good Pupils:0 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winnersh Primary School Ofsted Rating: Good Pupils: 390 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 791 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sonning Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

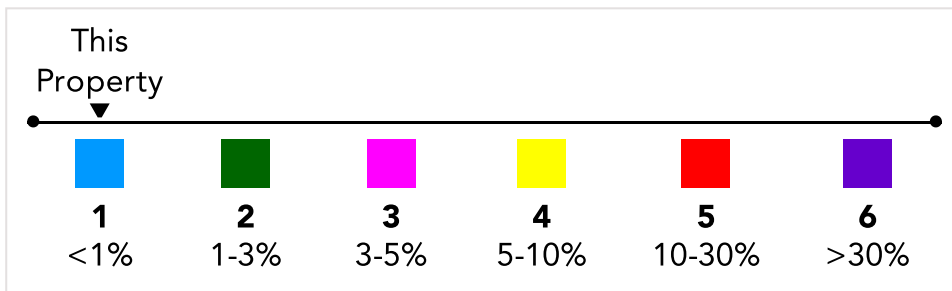
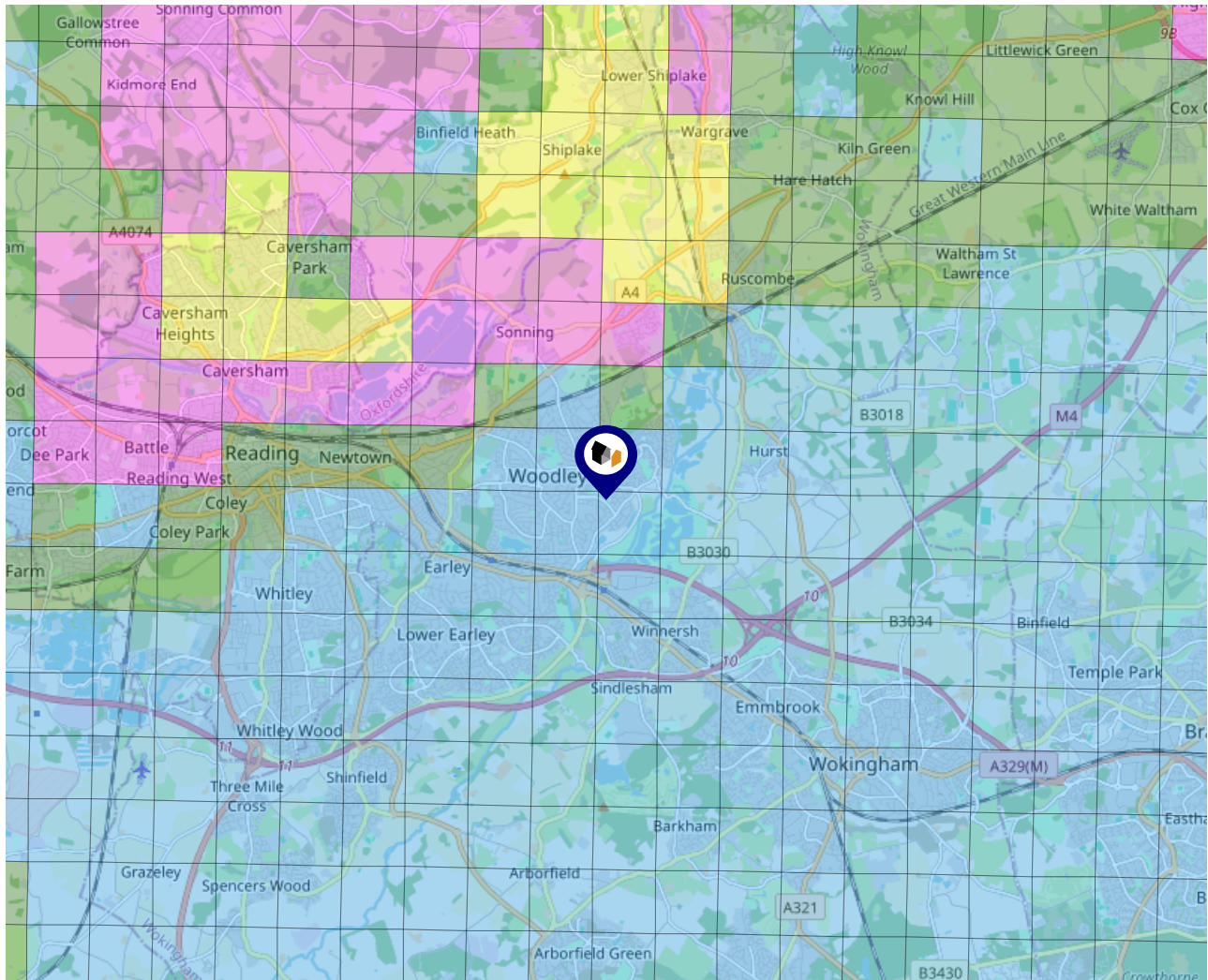


Key:

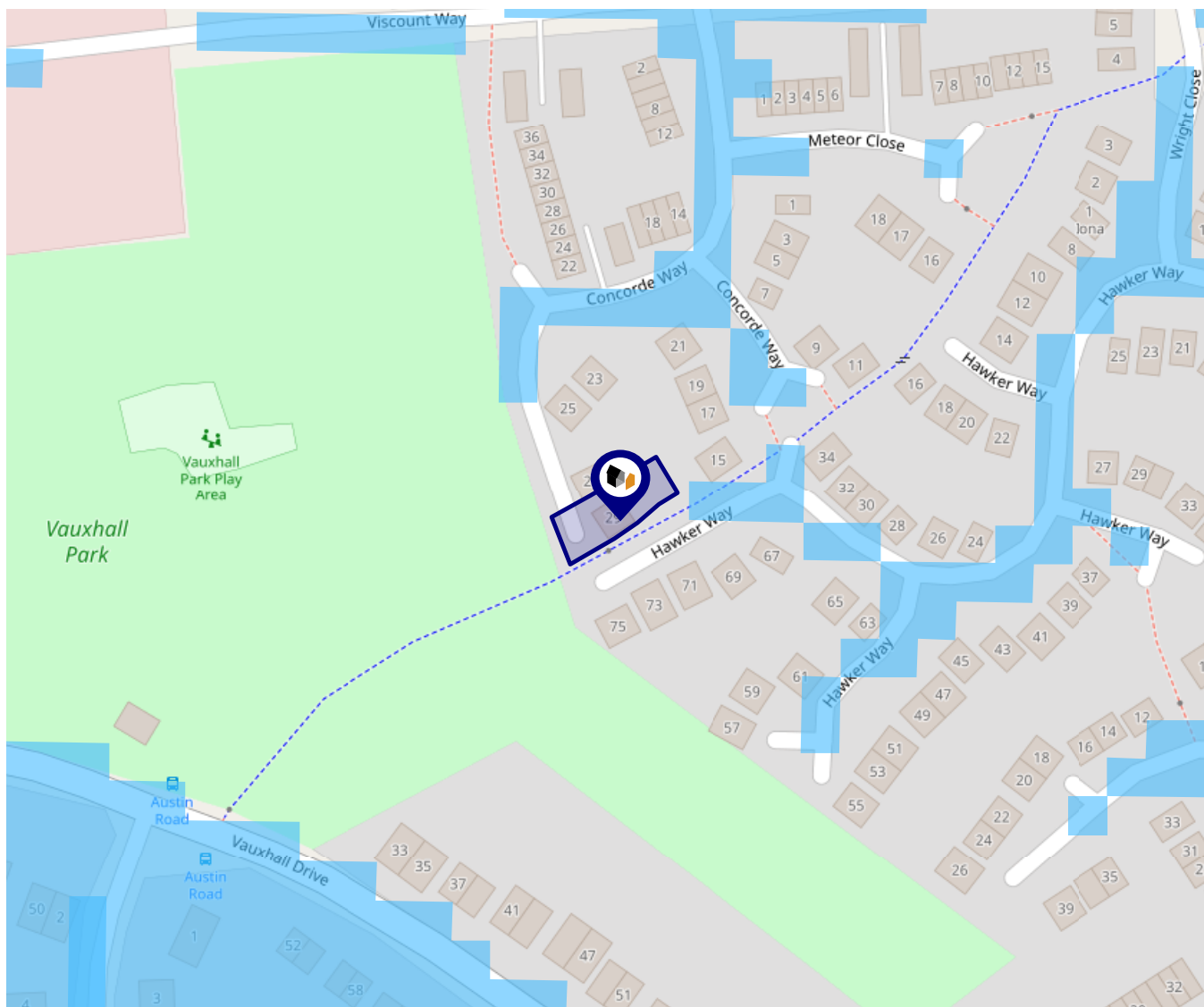
-  Power Pylons
-  Communication Masts

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

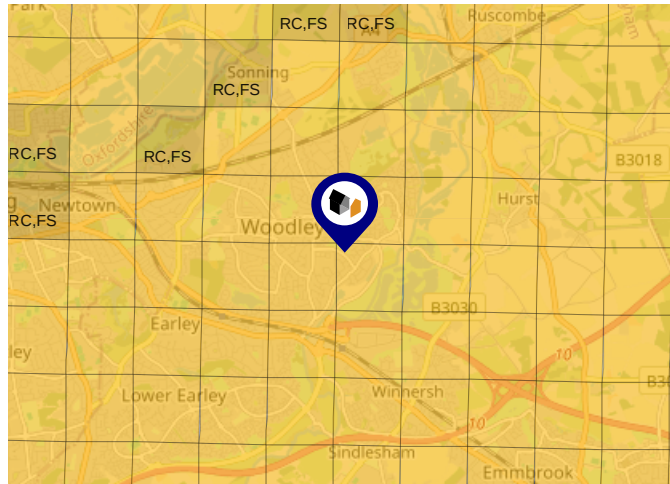


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

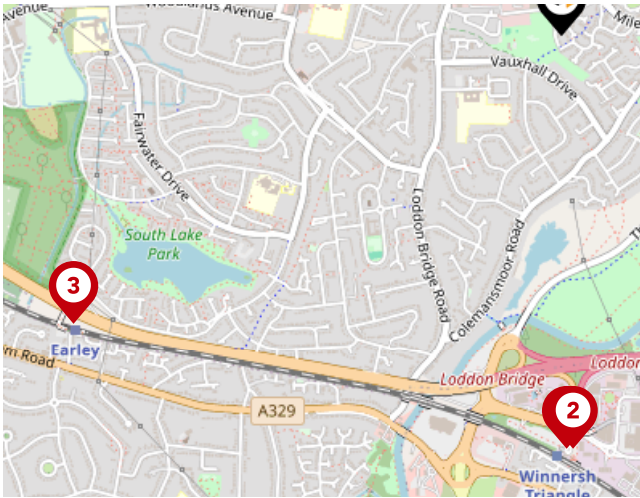


Primary Classifications (Most Common Clay Types)

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

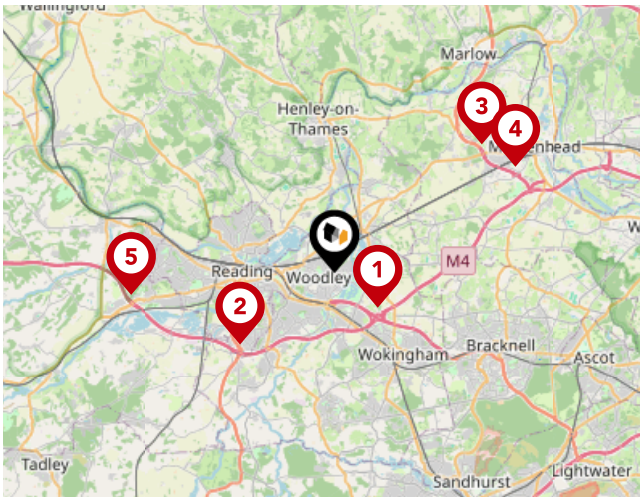
Area

Transport (National)



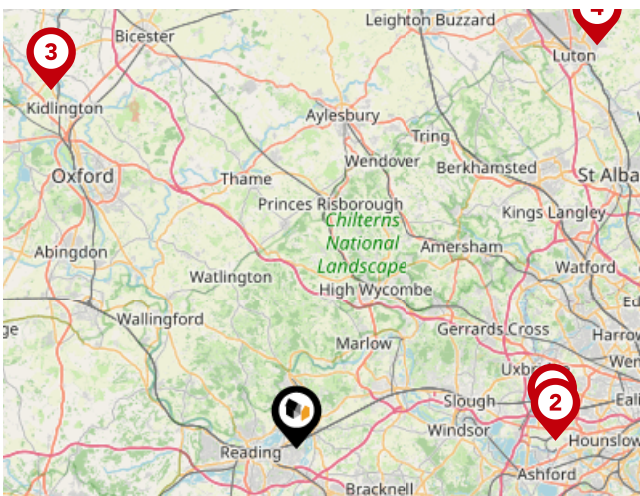
National Rail Stations

Pin	Name	Distance
1	Winnersh Triangle Rail Station	0.95 miles
2	Winnersh Triangle Rail Station	0.96 miles
3	Earley Rail Station	1.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.07 miles
2	M4 J11	4.35 miles
3	A404(M) J9	7.23 miles
4	A404(M) J9A	7.78 miles
5	M4 J12	7.53 miles

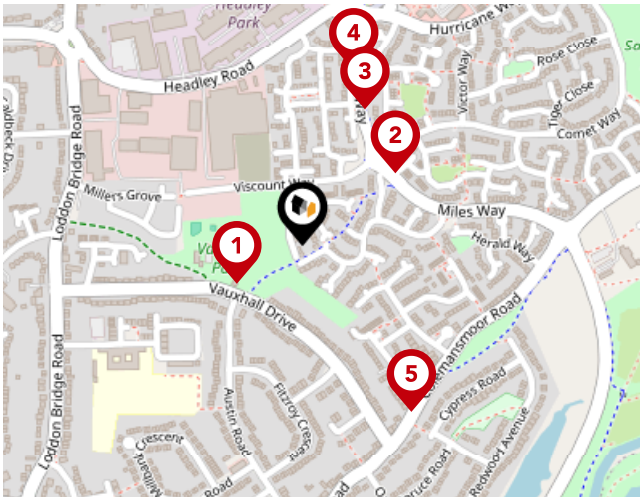


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	18.98 miles
2	Heathrow Airport Terminal 4	19.14 miles
3	Kidlington	32.02 miles
4	Luton Airport	36.99 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Austin Road	0.09 miles
2	Viscount Way	0.14 miles
3	Spitfire Way	0.17 miles
4	Spitfire Way	0.21 miles
5	Oak Drive	0.23 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

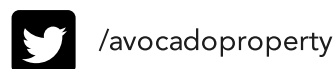


I can't recommend Dan and Neil highly enough. From the very beginning, their support was constant and genuine. They were always available to talk through our concerns and kept us informed at every single stage. It's rare to find agents who balance expert industry knowledge with such a proactive, communicative 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 to us getting the keys was just over 2.5 months!



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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