

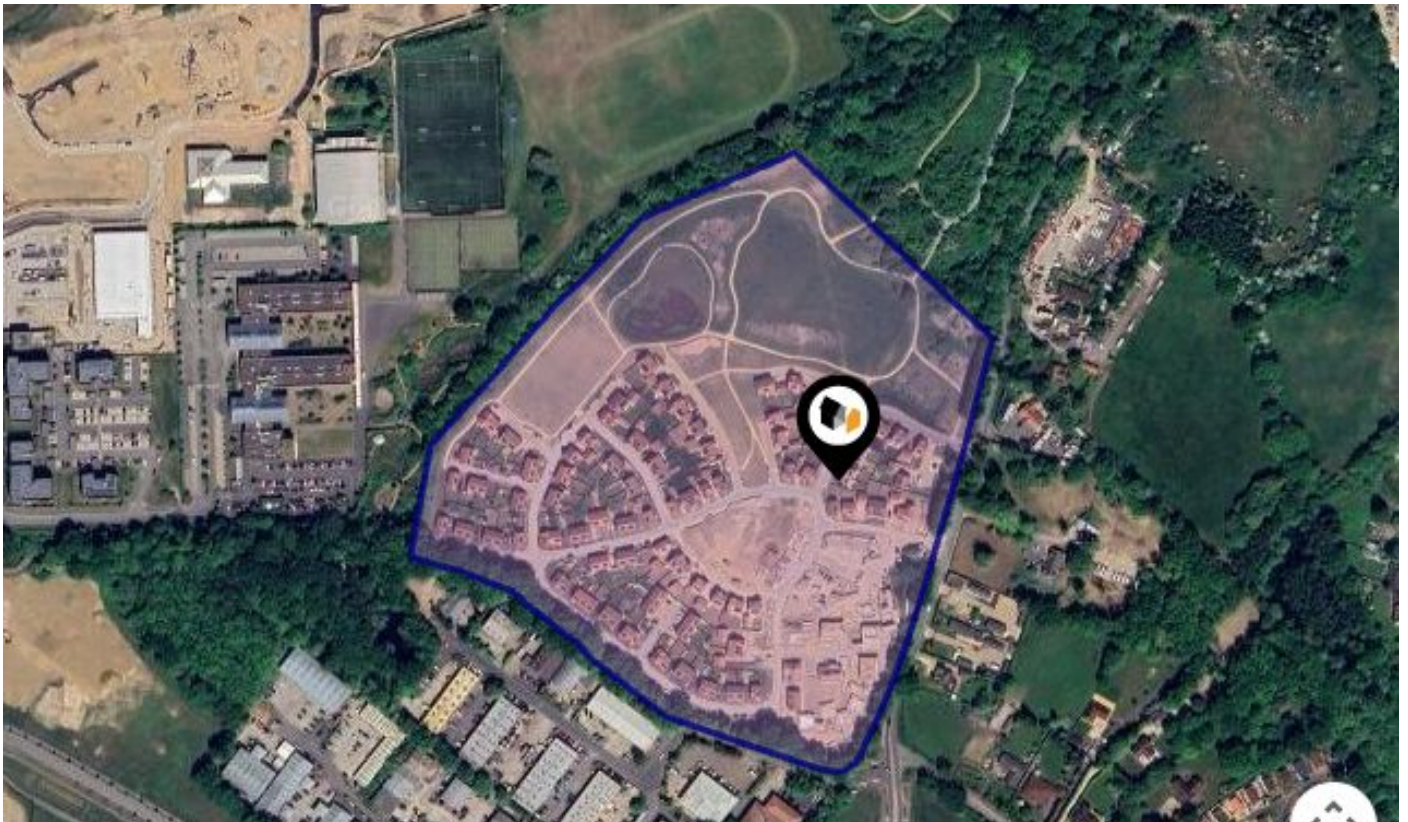


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th July 2025



PALMER PLACE, FINCHAMPSTEAD, WOKINGHAM, RG40

Avocado Property

07545 349240

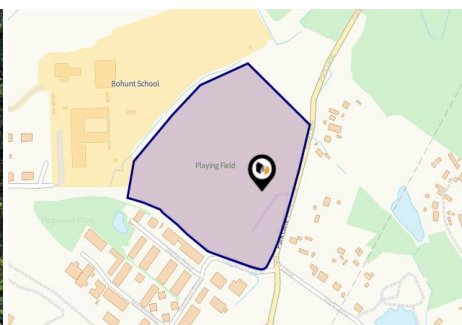
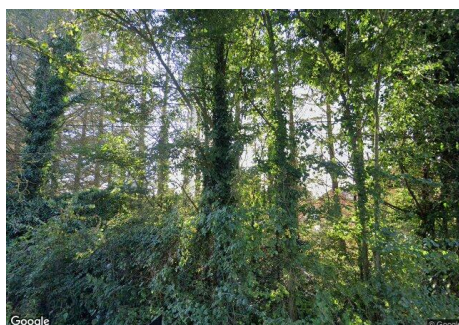
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	850 ft ² / 79 m ²
Plot Area:	20.71 acres
Council Tax :	Band D
Annual Estimate:	£2,376
Title Number:	BK388336

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)

7	1800
mb/s	mb/s

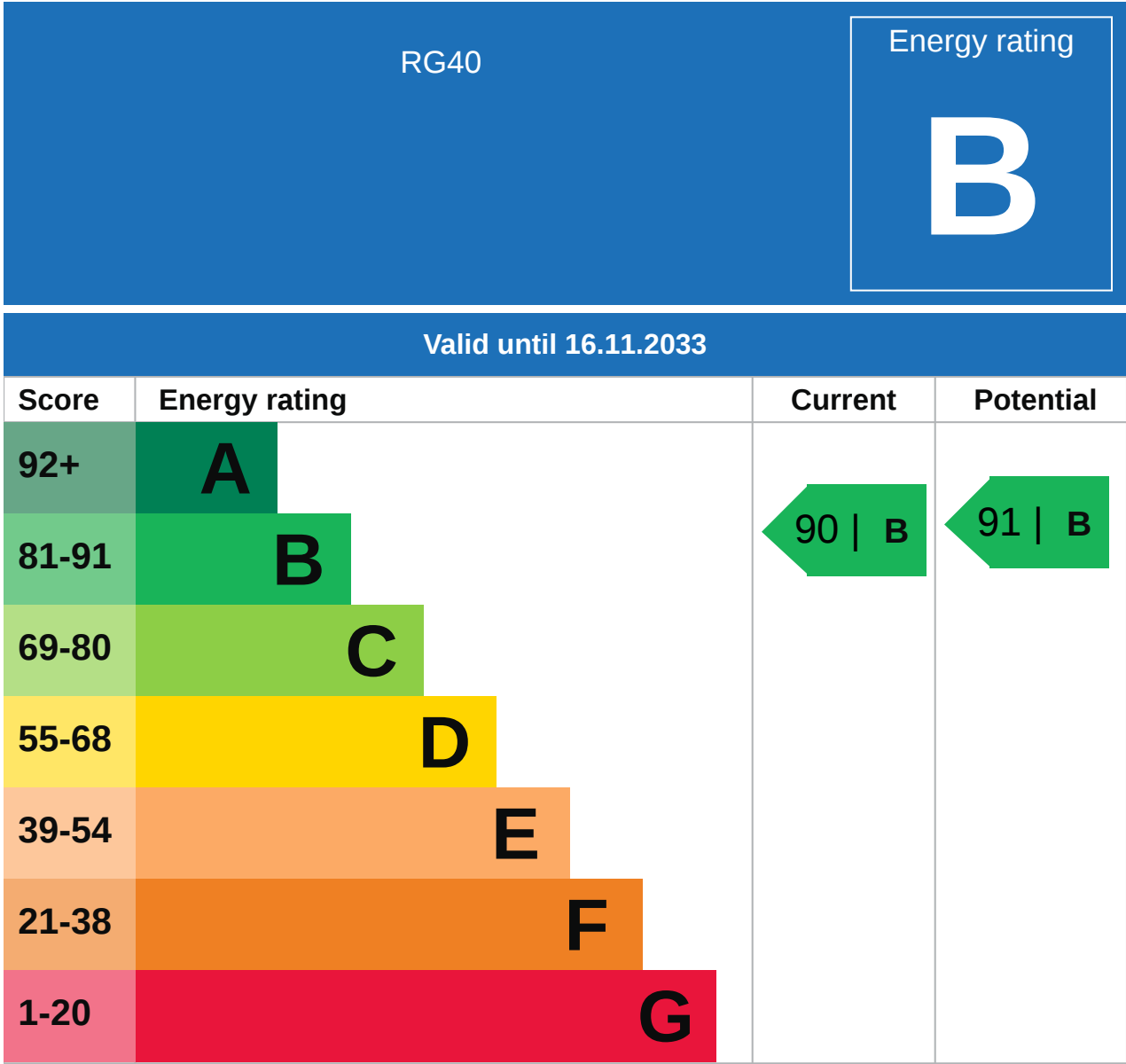
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very 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:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	79 m ²

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.

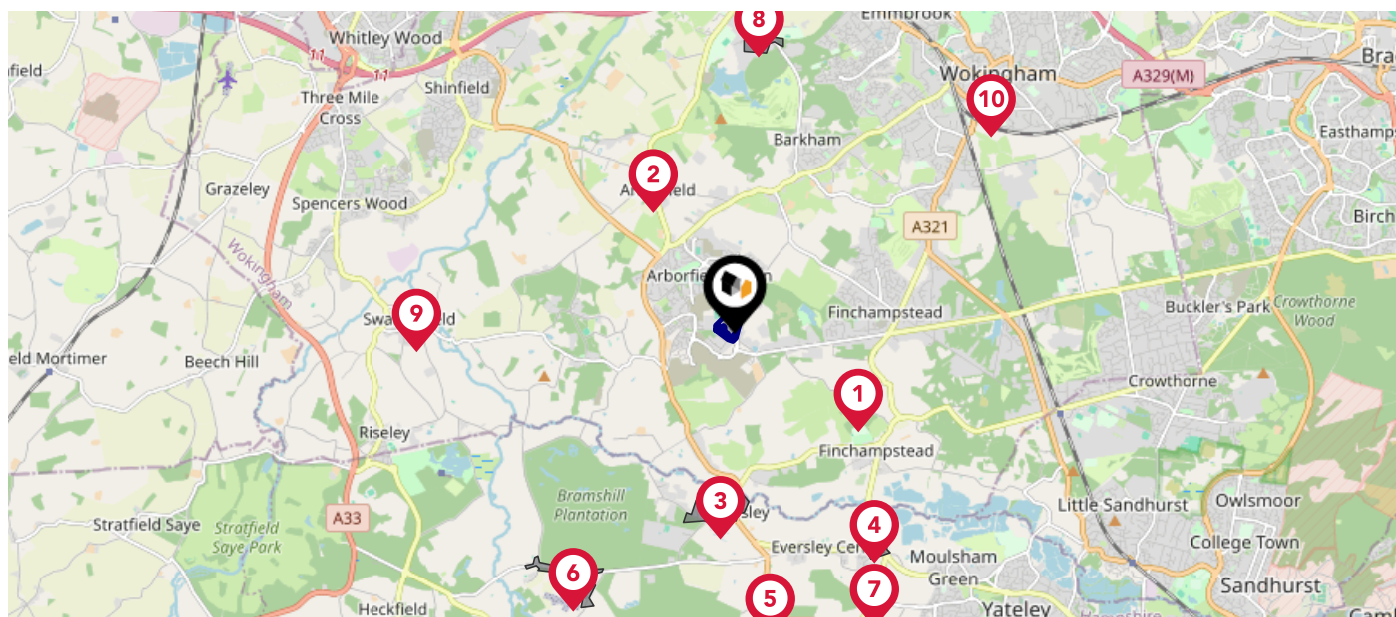
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Finchampstead Church



Arborfield Cross



Eversley Street



Eversley Cross



Eversley Church Farm



Bramshill



Up Green



Sindlesham



Swallowfield



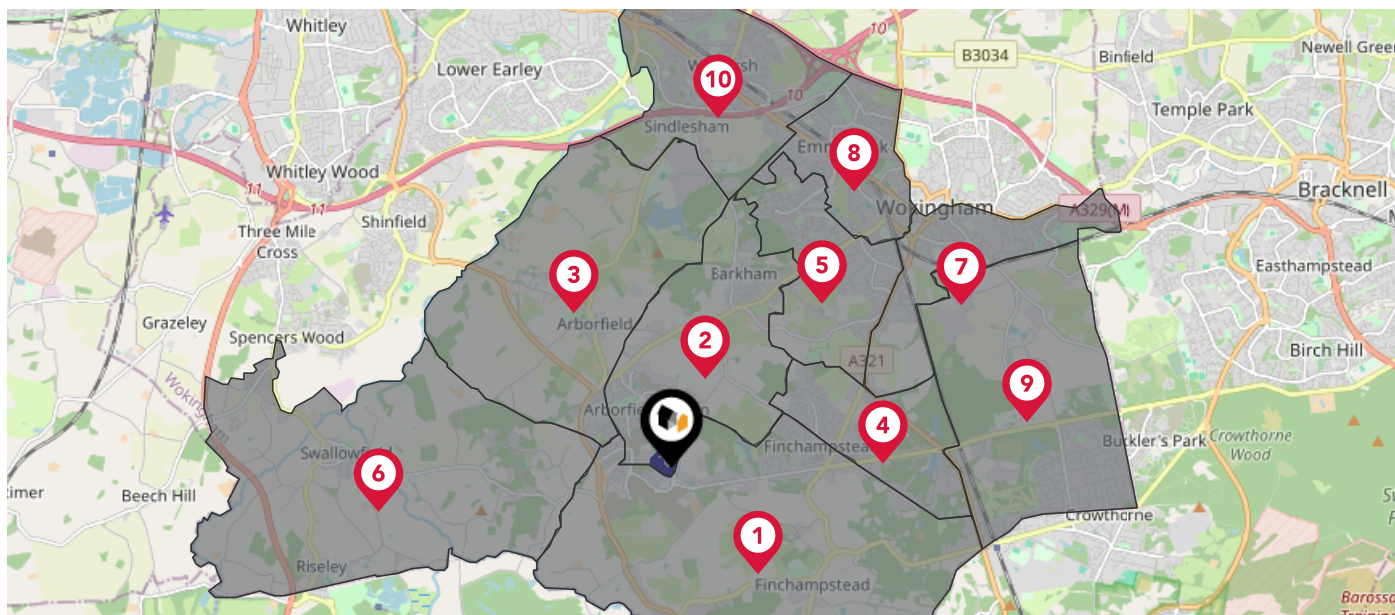
Langborough Road

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



Finchampstead South Ward



Barkham Ward



Arborfield Ward



Finchampstead North Ward



Evendons Ward



Swallowfield Ward



Wescott Ward



Emmbrook Ward



Wokingham Without Ward



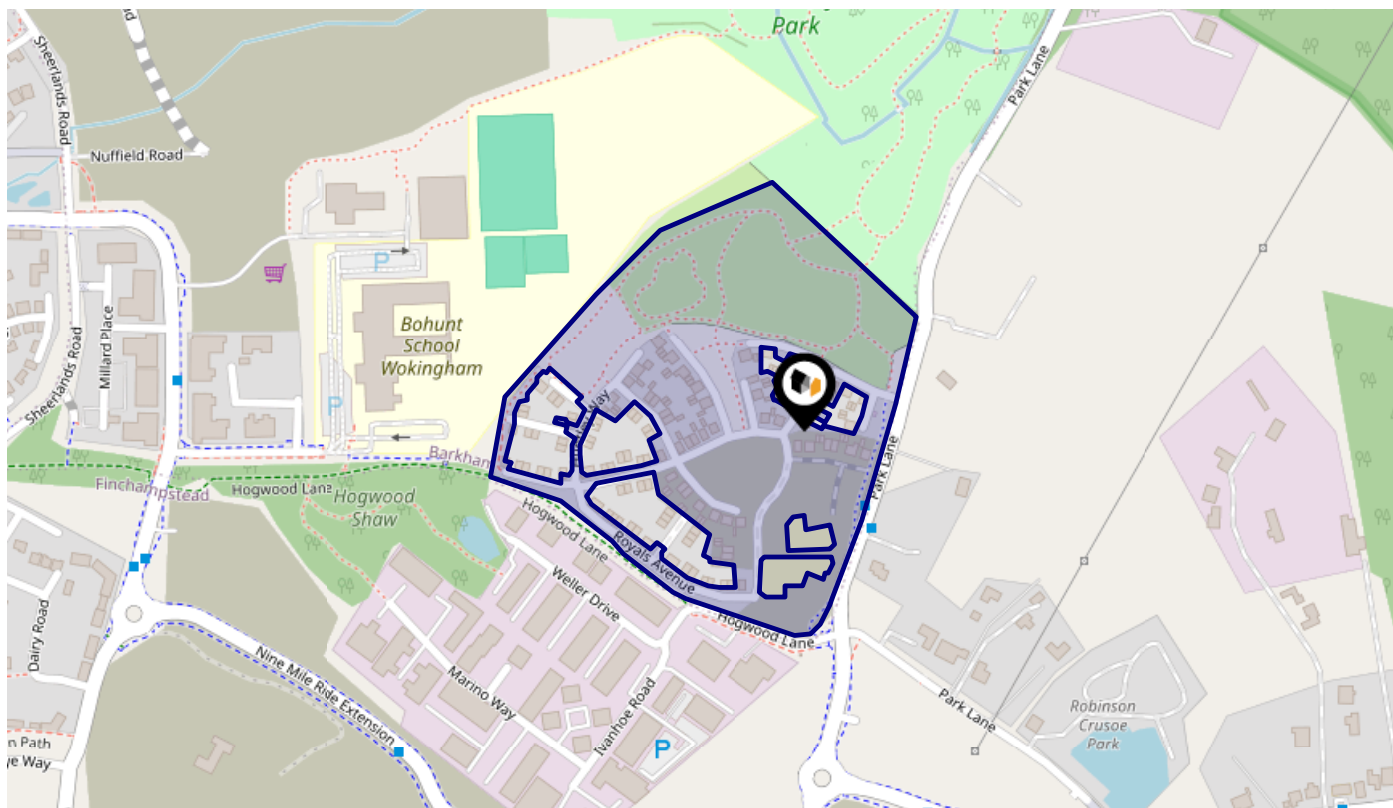
Winnersh Ward

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:

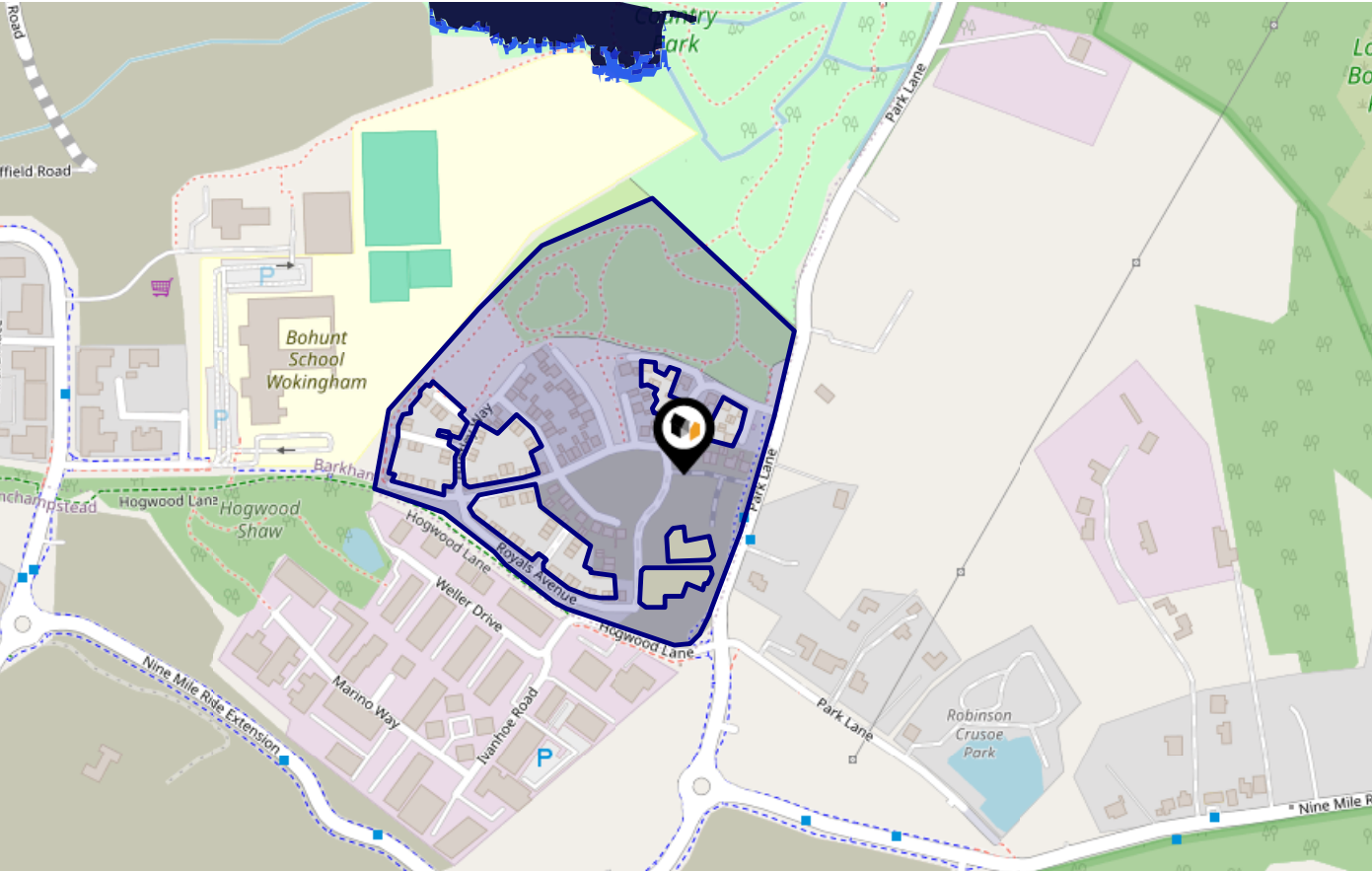
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

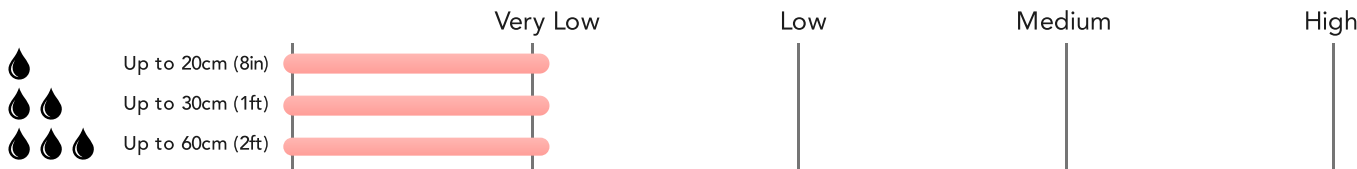


Risk Rating: Very low

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:

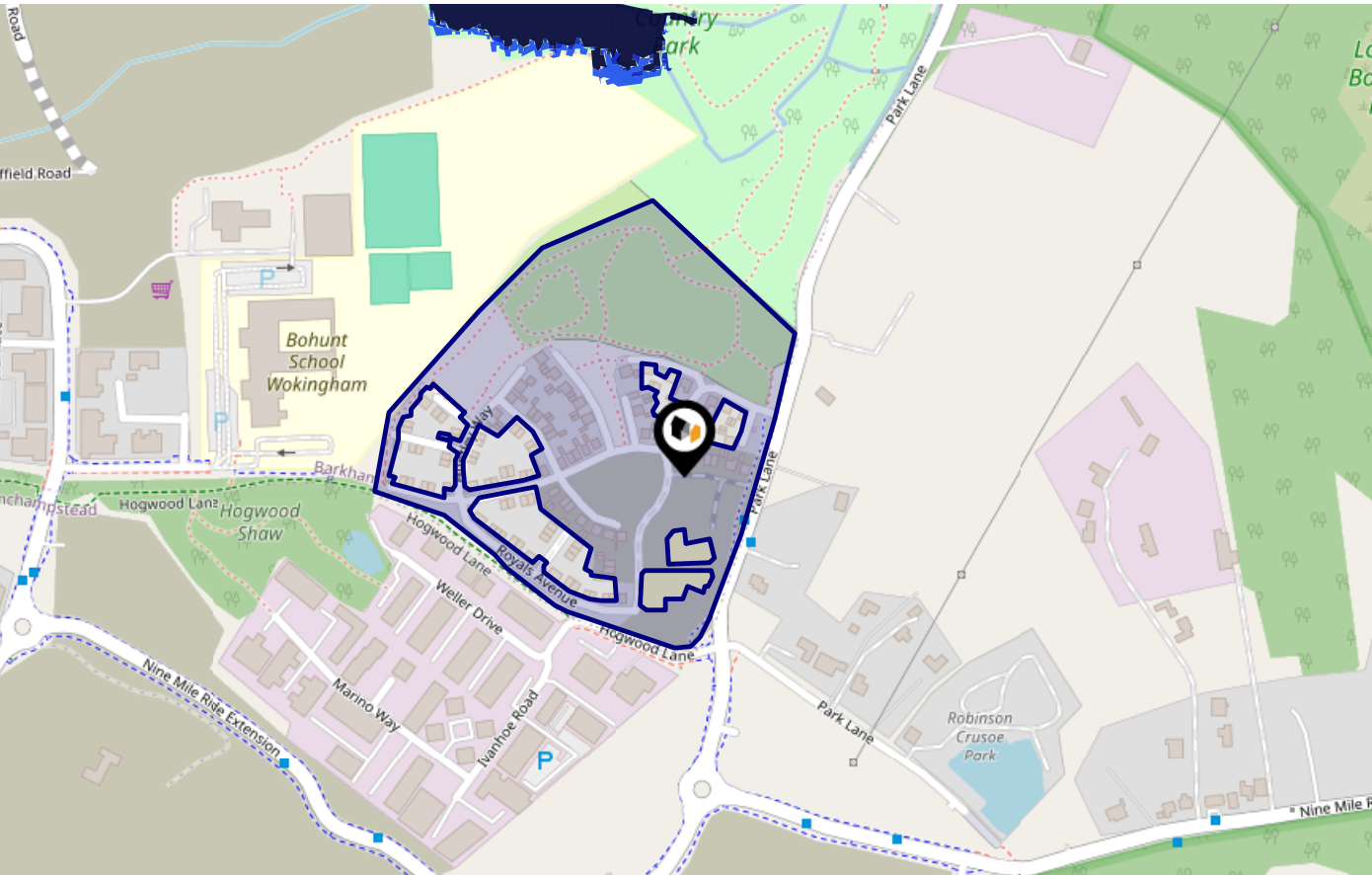


Flood Risk

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.

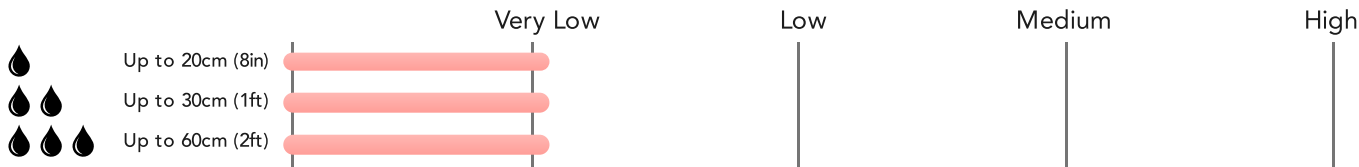


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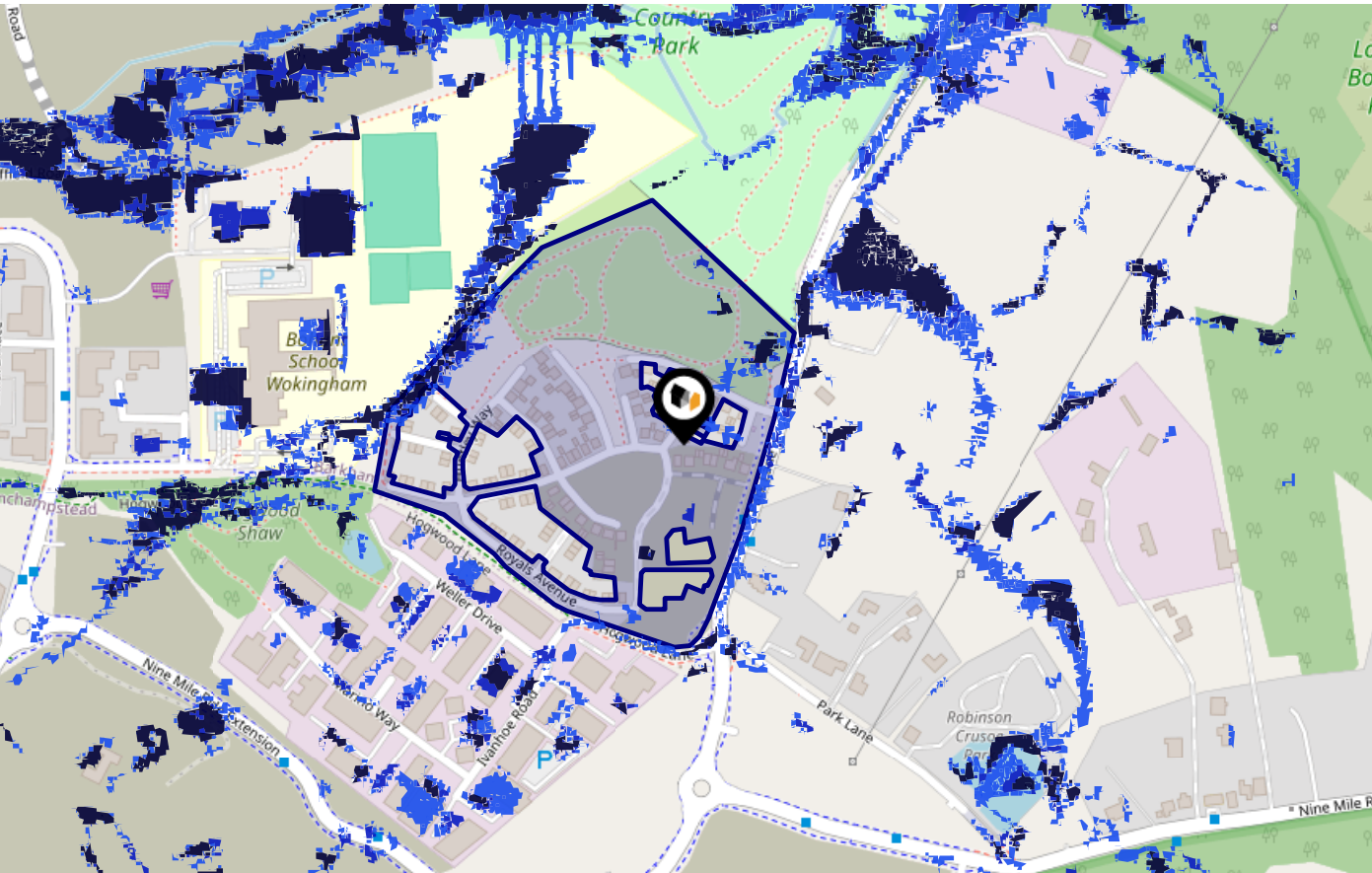


Flood Risk

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.

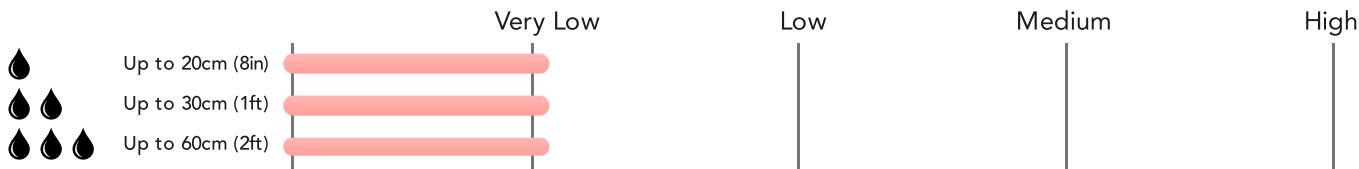


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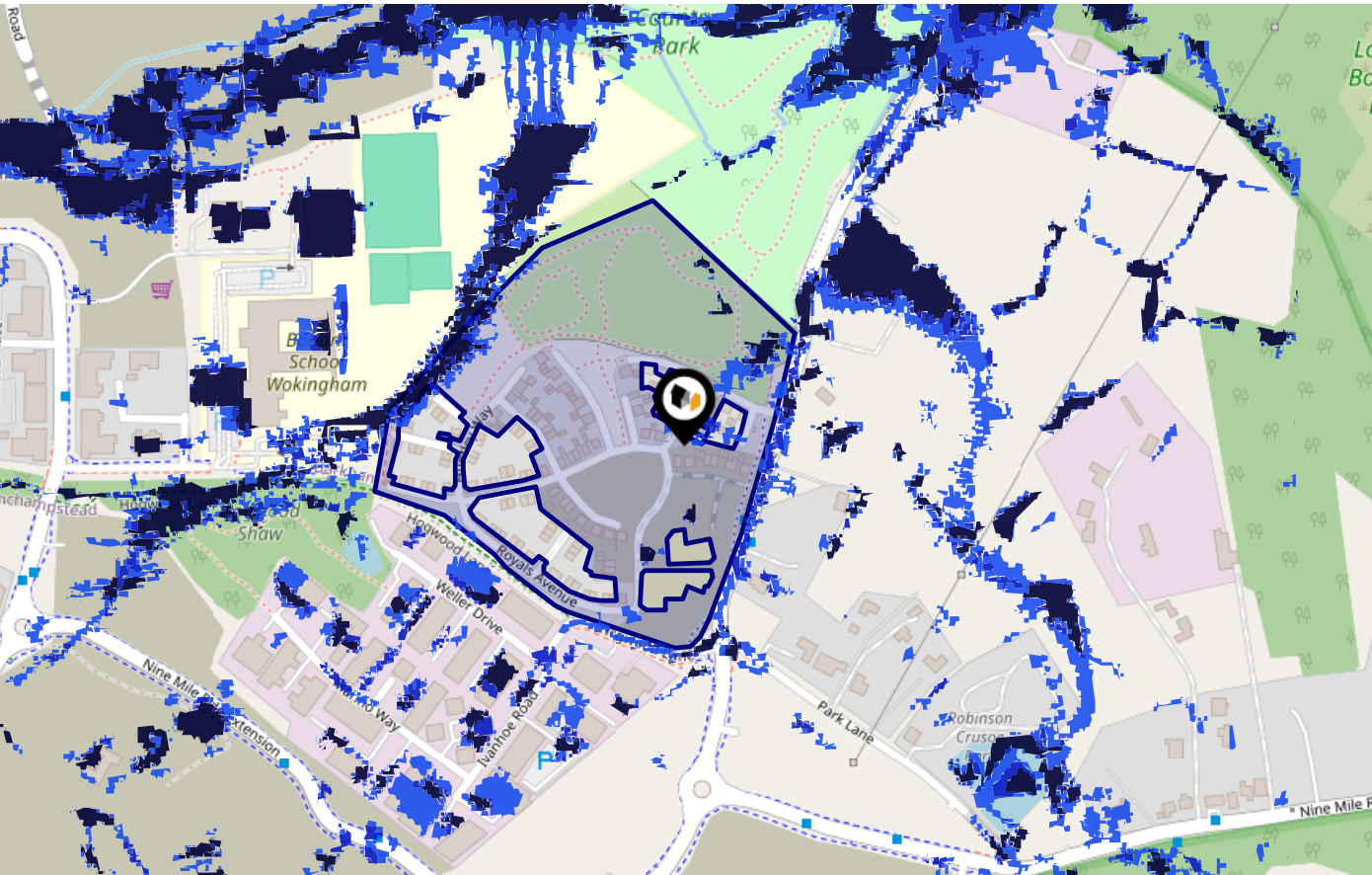


Flood Risk

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.

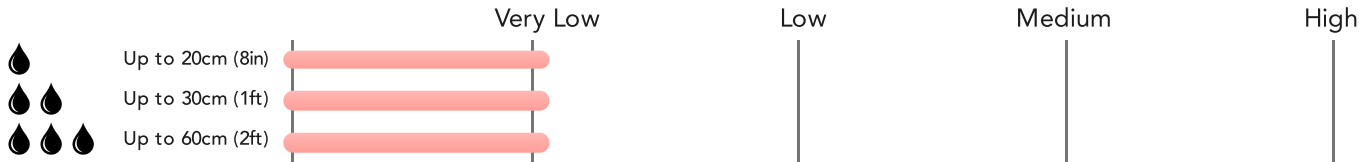


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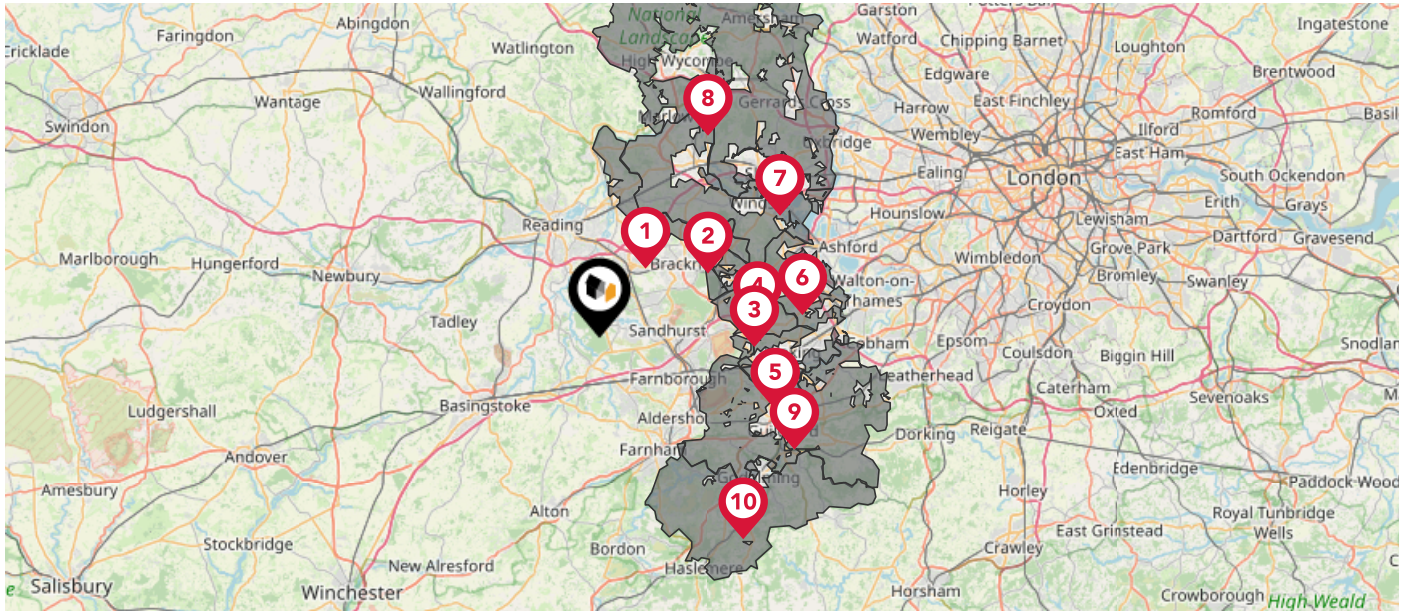


Maps

Green Belt



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



Nearby Green Belt Land

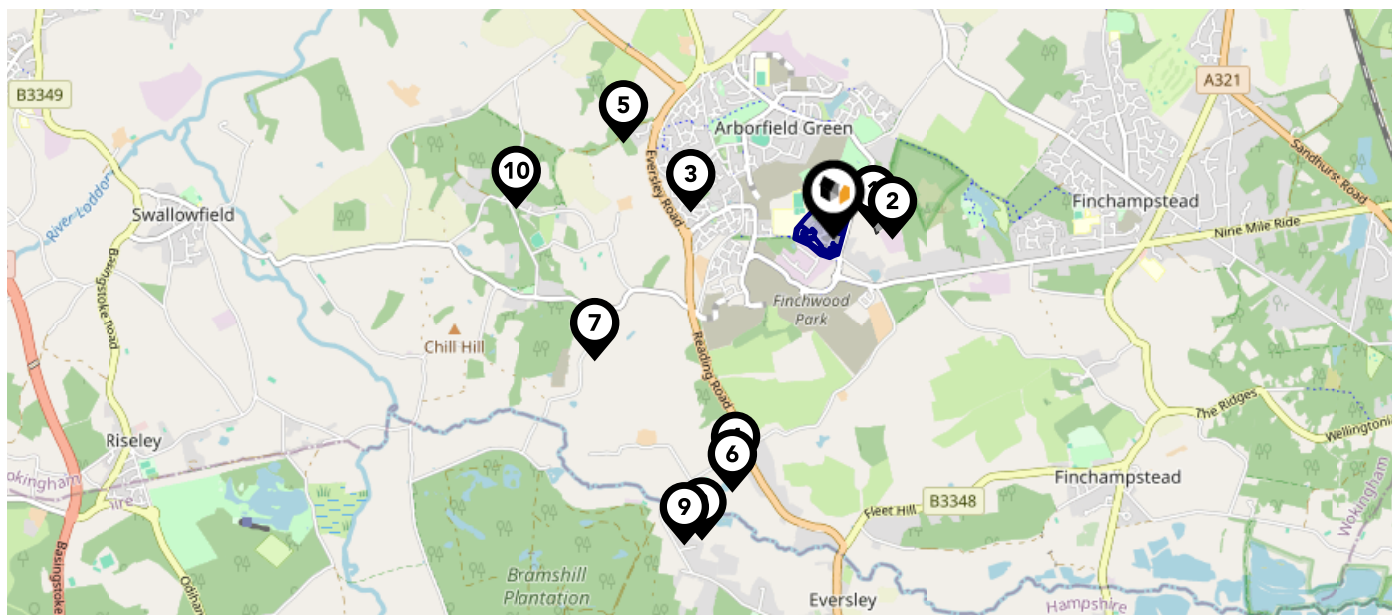
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Slough
- 8 London Green Belt - Buckinghamshire
- 9 London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

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

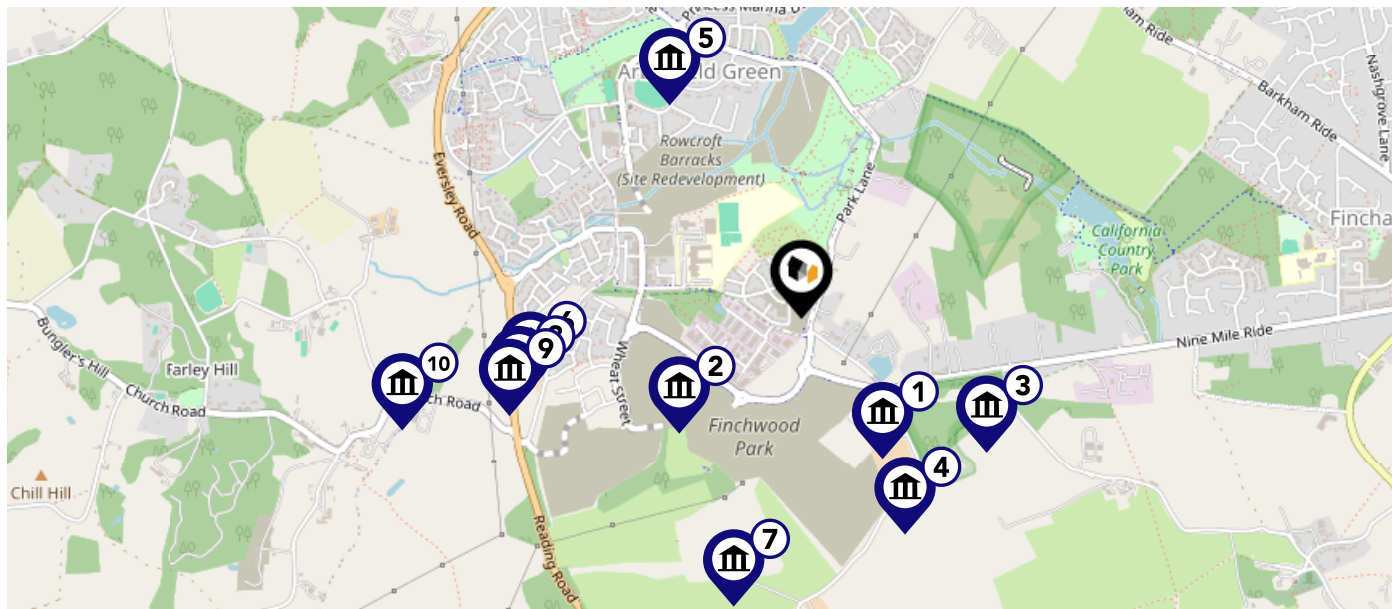
1	Moor Farm-Finchampstead	Historic Landfill	☐
2	Colehill Farm-Finchampstead	Historic Landfill	☐
3	Whitehall Brickworks-Arborfield	Historic Landfill	☐
4	Bullaways Farm-New Mill Road, Eversley, Hook, Hampshire	Historic Landfill	☐
5	The Piggery-Arborfield	Historic Landfill	☐
6	Piggery Mill Lane-Eversley	Historic Landfill	☐
7	Jouldings Lane-Farley Hill	Historic Landfill	☐
8	New Mill Road-Farley Hill	Historic Landfill	☐
9	New Mill Road-Farley Hill	Historic Landfill	☐
10	Hephaistos School-Farley Hill	Historic Landfill	☐

Maps

Listed Buildings

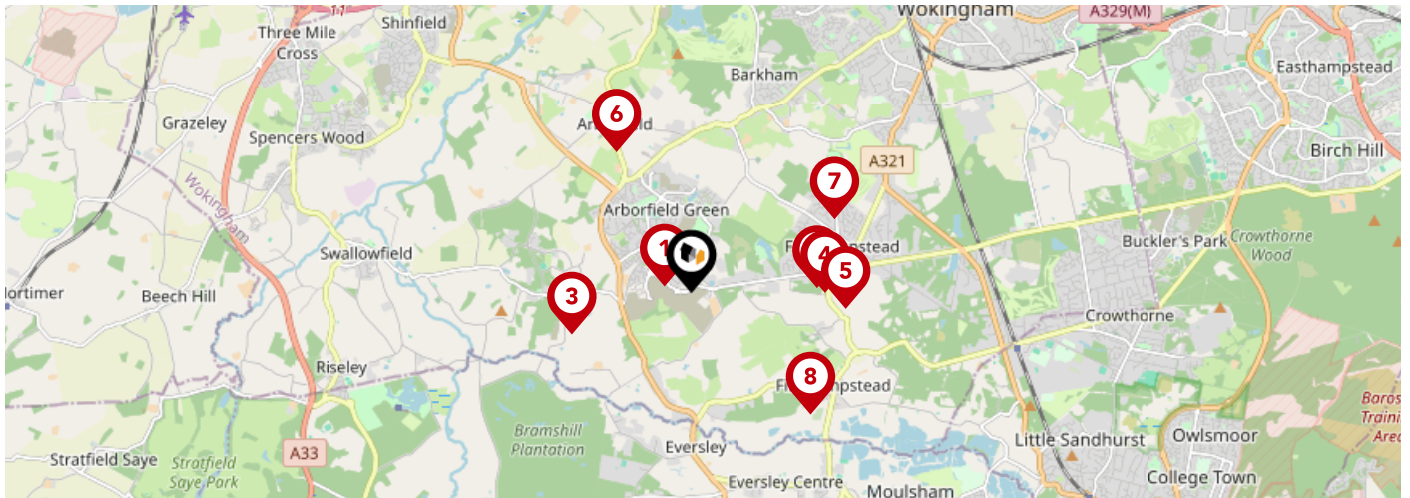


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



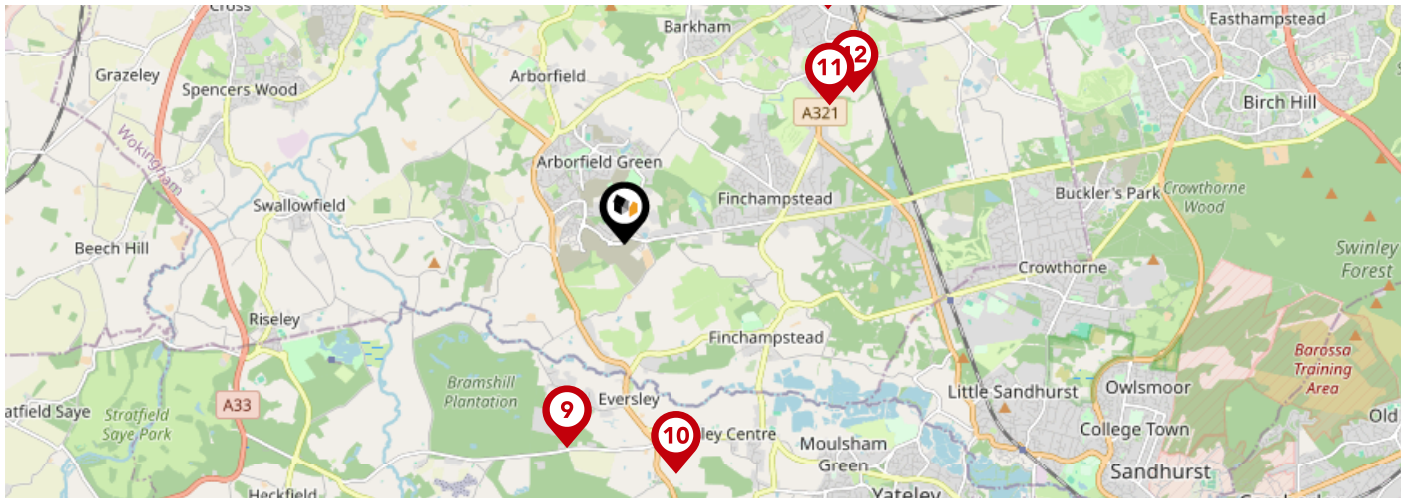
Listed Buildings in the local district	Grade	Distance
 1313127 - Shepperlands Cottage	Grade II	0.4 miles
 1118094 - Hogwood Farmhouse	Grade II	0.4 miles
 1319145 - Thatch Cottage	Grade II	0.5 miles
 1391683 - Shepperlands Farm	Grade II	0.5 miles
 1419613 - Moat House	Grade II	0.6 miles
 1319144 - Westwood Cottage	Grade II	0.6 miles
 1118093 - West Court	Grade II	0.7 miles
 1135796 - Westwood Farmhouse	Grade II	0.7 miles
 1118095 - Granary Approximately 30 Metres South West Of Westwood Farmhouse	Grade II	0.7 miles
 1118059 - Barn At Hall's Farm Kennels 5 Metres To North	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bohunt School Wokingham Ofsted Rating: Good Pupils: 1236 Distance:0.26	☐	☐	☒	☐	☐
2	Gorse Ride Junior School Ofsted Rating: Good Pupils: 198 Distance:1.16	☐	☒	☐	☐	☐
3	Farley Hill Primary School Ofsted Rating: Good Pupils: 302 Distance:1.17	☐	☒	☐	☐	☐
4	Gorse Ride Infants' School Ofsted Rating: Good Pupils: 108 Distance:1.23	☐	☒	☐	☐	☐
5	Nine Mile Ride Primary School Ofsted Rating: Good Pupils: 372 Distance:1.44	☐	☒	☐	☐	☐
6	The Coombes Church of England Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:1.48	☐	☒	☐	☐	☐
7	Waverley Preparatory School & Day Nursery Ofsted Rating: Not Rated Pupils: 259 Distance:1.5	☐	☒	☐	☐	☐
8	Finchampstead CofE VA Primary School Ofsted Rating: Good Pupils: 101 Distance:1.57	☐	☒	☐	☐	☐

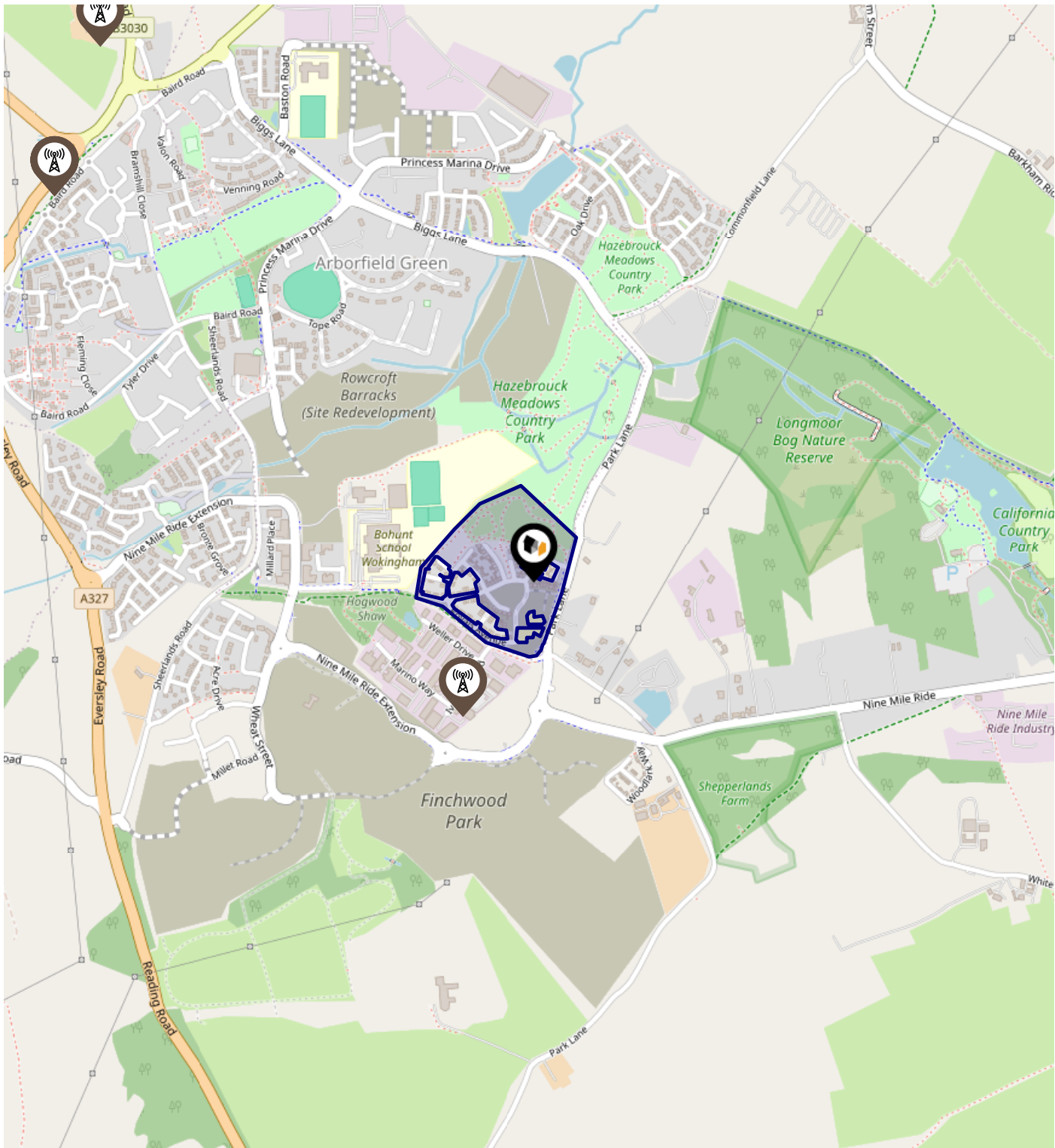
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Neot's School Ofsted Rating: Not Rated Pupils: 317 Distance:1.95	☐	☐	☒	☐	☐
	Charles Kingsley's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:2.17	☐	☒	☐	☐	☐
	Evendons Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.3	☐	☒	☐	☐	☐
	Luckley House School Ofsted Rating: Not Rated Pupils: 373 Distance:2.55	☐	☐	☒	☐	☐
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:2.59	☐	☐	☒	☐	☐
	Windmill Primary School Ofsted Rating: Good Pupils: 206 Distance:2.87	☐	☒	☐	☐	☐
	CAMHS Phoenix School Ofsted Rating: Outstanding Pupils:0 Distance:2.88	☐	☐	☒	☐	☐
	The Hawthorns Primary School Ofsted Rating: Good Pupils: 436 Distance:2.89	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

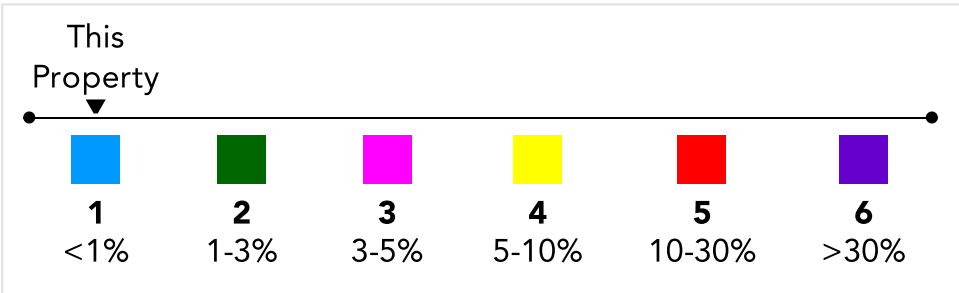
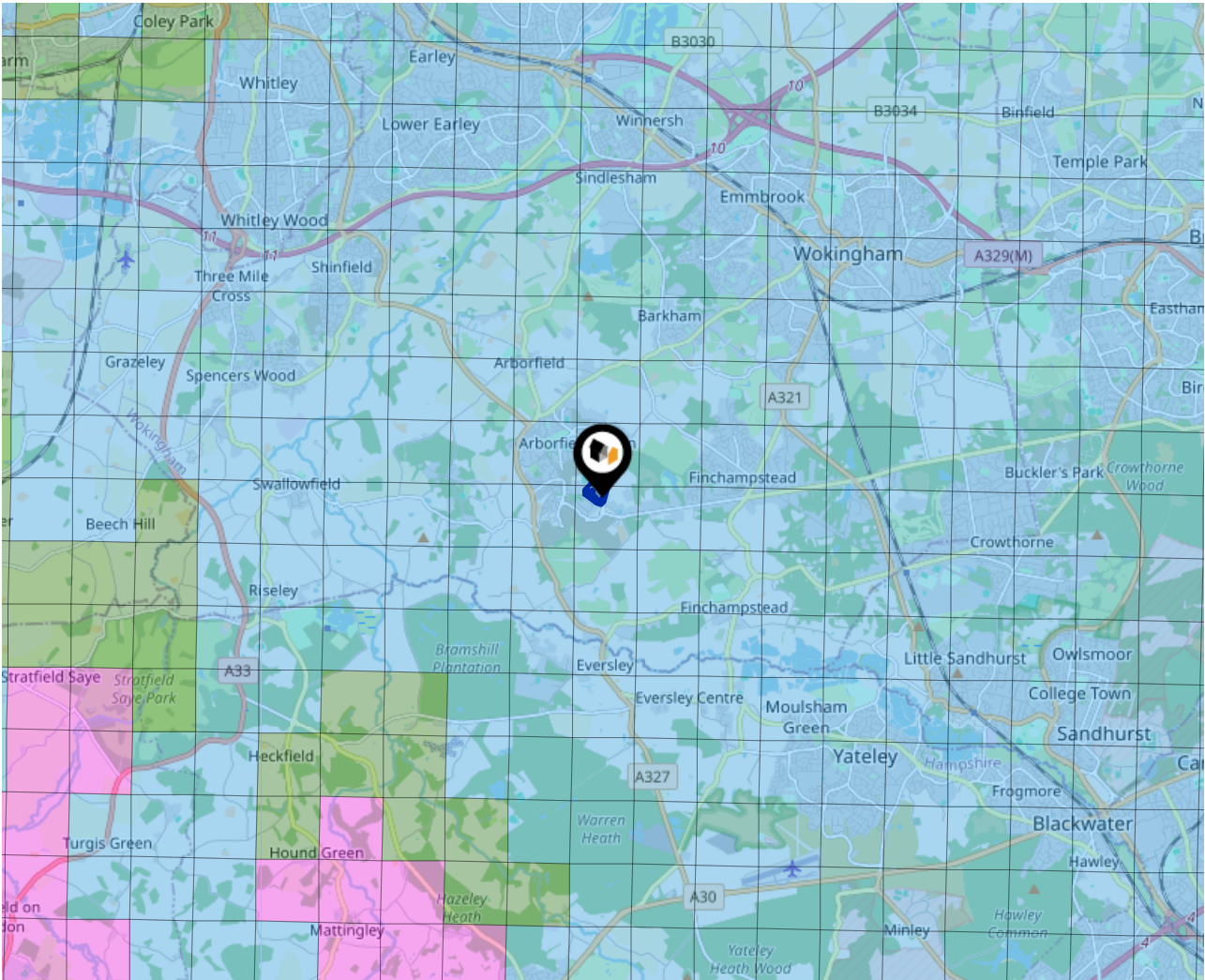
Environment

Radon Gas



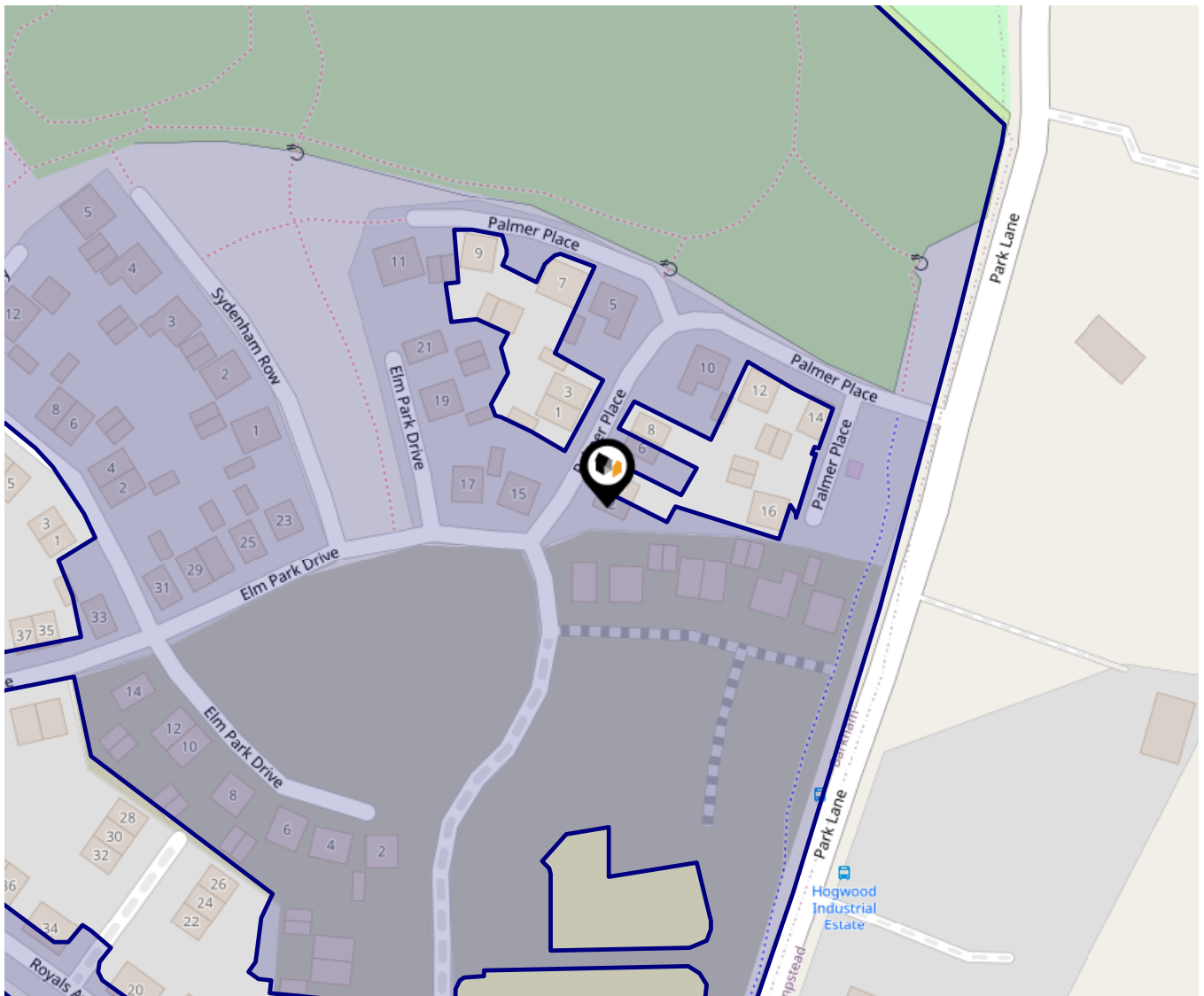
What is Radon?

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



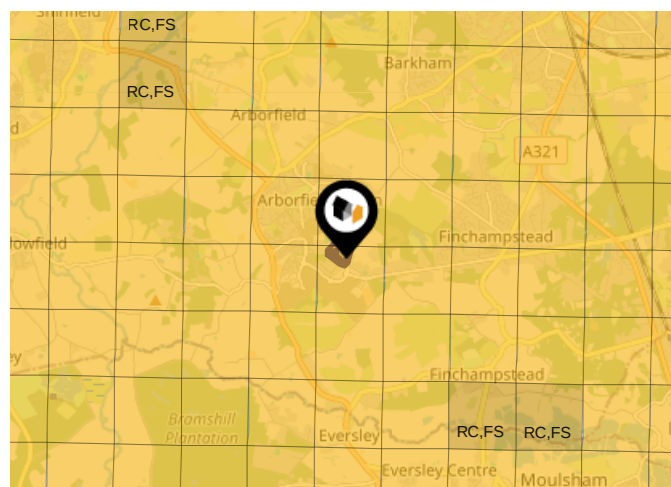
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

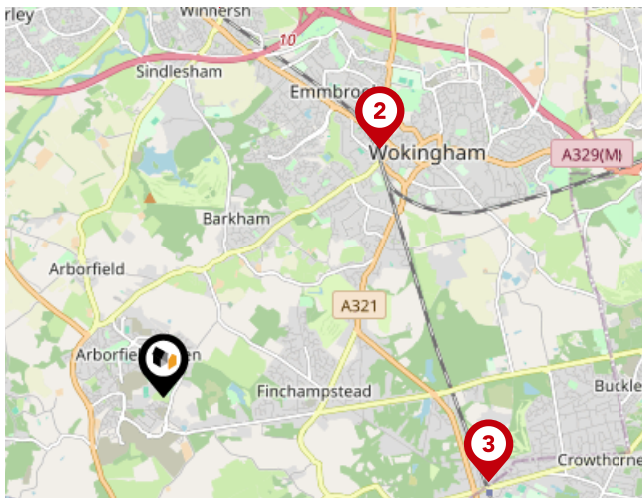


Primary Classifications (Most Common Clay Types)

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

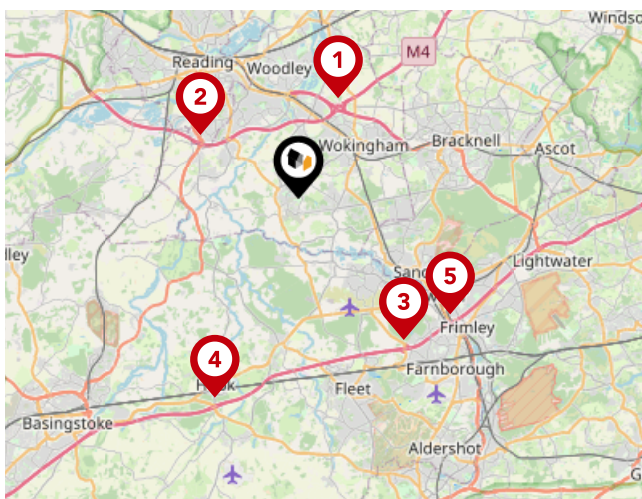
Area

Transport (National)



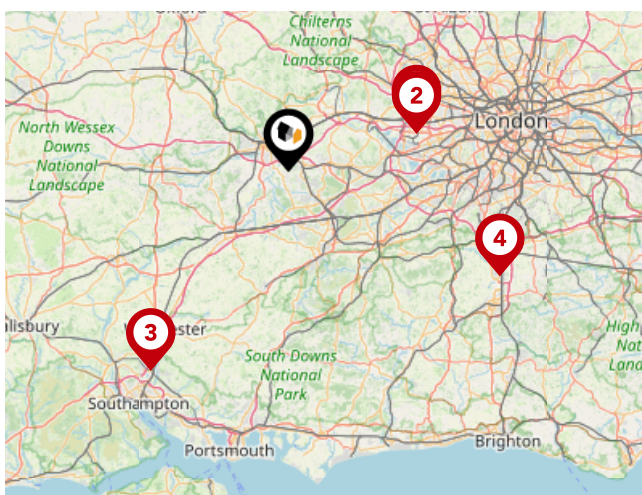
National Rail Stations

Pin	Name	Distance
1	Winnersh Rail Station	3.65 miles
2	Wokingham Rail Station	3.06 miles
3	Crowthorne Rail Station	3.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	4 miles
2	M4 J11	4.31 miles
3	M3 J4A	6.54 miles
4	M3 J5	8 miles
5	M3 J4	7.09 miles

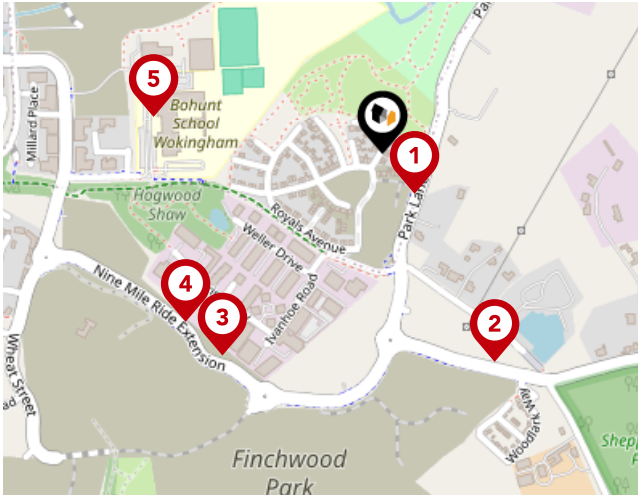


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	19.96 miles
2	Heathrow Airport Terminal 4	19.86 miles
3	North Stoneham	35.95 miles
4	Gatwick Airport	34.92 miles

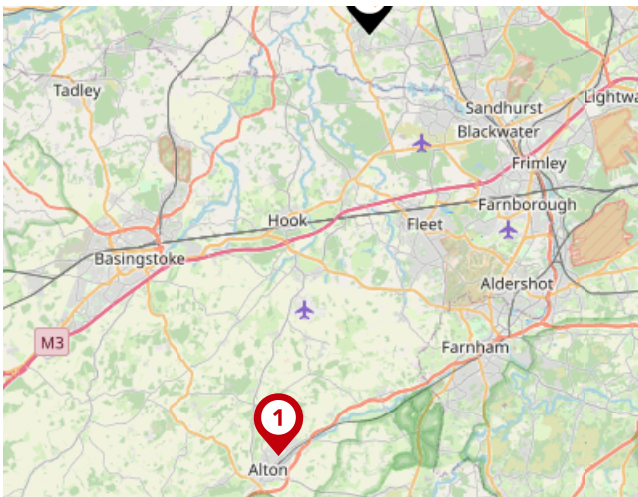
Area

Transport (Local)



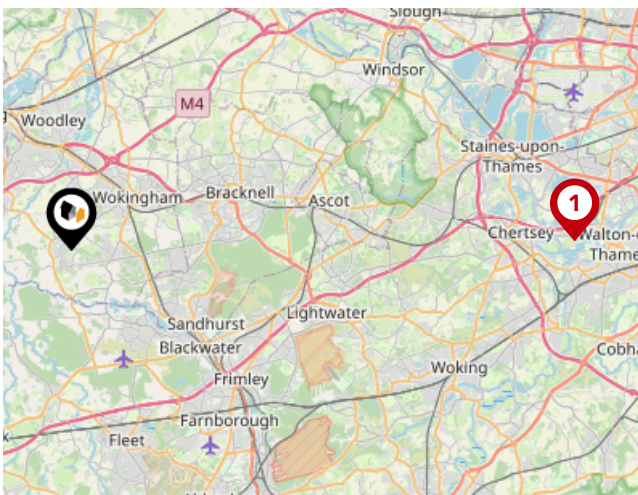
Bus Stops/Stations

Pin	Name	Distance
1	Hogwood Lane Industrial Estate	0.06 miles
2	Robinson Crusoe	0.27 miles
3	Marino Way	0.3 miles
4	Marino Way	0.3 miles
5	Bohunt School	0.27 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	15.99 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	18.65 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.

Agent Disclaimer



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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