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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 02<sup>nd</sup> September 2025**



**FUCHSIA GROVE, SHINFIELD, READING, RG2**

**Avocado Property**

07917 157387

neil@avocadoberkshire.co.uk

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



# Property Overview



## Property

|                  |   |
|------------------|---|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 807 ft <sup>2</sup> / 75 m <sup>2</sup> |
| Plot Area:       | 0.04 acres                              |
| Year Built :     | 2005                                    |
| Council Tax :    | Band D                                  |
| Annual Estimate: | £2,376                                  |
| Title Number:    | BK401453                                |

Tenure: Freehold

## Local Area

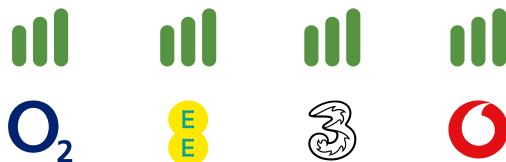
|                    |           |
|--------------------|-----------|
| Local Authority:   | Wokingham |
| Conservation Area: | No        |
| Flood Risk:        |           |
| • Rivers & Seas    | Very low  |
| • Surface Water    | Very low  |

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**5** mb/s   **247** mb/s   **1000** mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



SHINFIELD, RG2

Energy rating

C

Valid until 16.04.2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87   B    |
| 69-80 | C             |         | 72   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

## EPC - Additional Data



### Additional EPC Data

|                                      |   |
|--------------------------------------|---|
| <b>Property Type:</b>                | Semi-detached house                         |
| <b>Walls:</b>                        | Cavity wall, as built, insulated (assumed)  |
| <b>Walls Energy:</b>                 | Good  |
| <b>Roof:</b>                         | Pitched, insulated (assumed)                |
| <b>Roof Energy:</b>                  | Average                                     |
| <b>Window:</b>                       | Fully double glazed                         |
| <b>Window Energy:</b>                | Good  |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas             |
| <b>Main Heating Energy:</b>          | Good  |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs        |
| <b>Main Heating Controls Energy:</b> | Good  |
| <b>Hot Water System:</b>             | From main system                            |
| <b>Hot Water Energy Efficiency:</b>  | Good  |
| <b>Lighting:</b>                     | Low energy lighting in 40% of fixed outlets |
| <b>Lighting Energy:</b>              | Average                                     |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)          |
| <b>Secondary Heating:</b>            | None  |
| <b>Total Floor Area:</b>             | 75 m <sup>2</sup>                           |

# Market Sold in Street



## 5, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 17/01/2025  
Last Sold Price: £435,000

## 40, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 18/07/2023  
Last Sold Price: £186,000

## 18, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 10/02/2022  
Last Sold Price: £190,000

## 8, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 14/01/2021 28/05/2012  
Last Sold Price: £412,500 £248,000

## 7, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 24/01/2019 04/09/2015 05/09/2014 28/11/2005  
Last Sold Price: £340,000 £350,000 £319,950 £225,000

## 28, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 26/10/2018  
Last Sold Price: £192,500

## 38, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 14/09/2018  
Last Sold Price: £172,500

## 20, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 05/12/2014 24/05/2010  
Last Sold Price: £134,950 £132,000

## 12, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 14/11/2014 15/03/2010 24/02/2006  
Last Sold Price: £325,000 £240,000 £207,900

## 9, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 17/10/2014 20/01/2006  
Last Sold Price: £314,500 £222,750

## 3, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 13/06/2014 09/12/2005  
Last Sold Price: £330,000 £247,500

## 4, Fuchsia Grove, Reading, RG2 9ET

Last Sold Date: 08/08/2013 19/06/2006  
Last Sold Price: £395,000 £348,650

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

# Market Sold in Street



## 6, Fuchsia Grove, Reading, RG2 9ET

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 25/06/2013 | 16/12/2005 |
| Last Sold Price: | £292,000   | £247,950   |

## 30, Fuchsia Grove, Reading, RG2 9ET

|                  |            |
|------------------|------------|
| Last Sold Date:  | 01/03/2013 |
| Last Sold Price: | £129,000   |

## Flat, 36, Fuchsia Grove, Reading, RG2 9ET

|                  |            |
|------------------|------------|
| Last Sold Date:  | 10/10/2006 |
| Last Sold Price: | £105,000   |

## 2, Fuchsia Grove, Reading, RG2 9ET

|                  |            |
|------------------|------------|
| Last Sold Date:  | 22/06/2006 |
| Last Sold Price: | £355,020   |

## 32, Fuchsia Grove, Reading, RG2 9ET

|                  |            |
|------------------|------------|
| Last Sold Date:  | 05/01/2006 |
| Last Sold Price: | £300,000   |

## 10, Fuchsia Grove, Reading, RG2 9ET

|                  |            |
|------------------|------------|
| Last Sold Date:  | 20/12/2005 |
| Last Sold Price: | £217,800   |

## 1, Fuchsia Grove, Reading, RG2 9ET

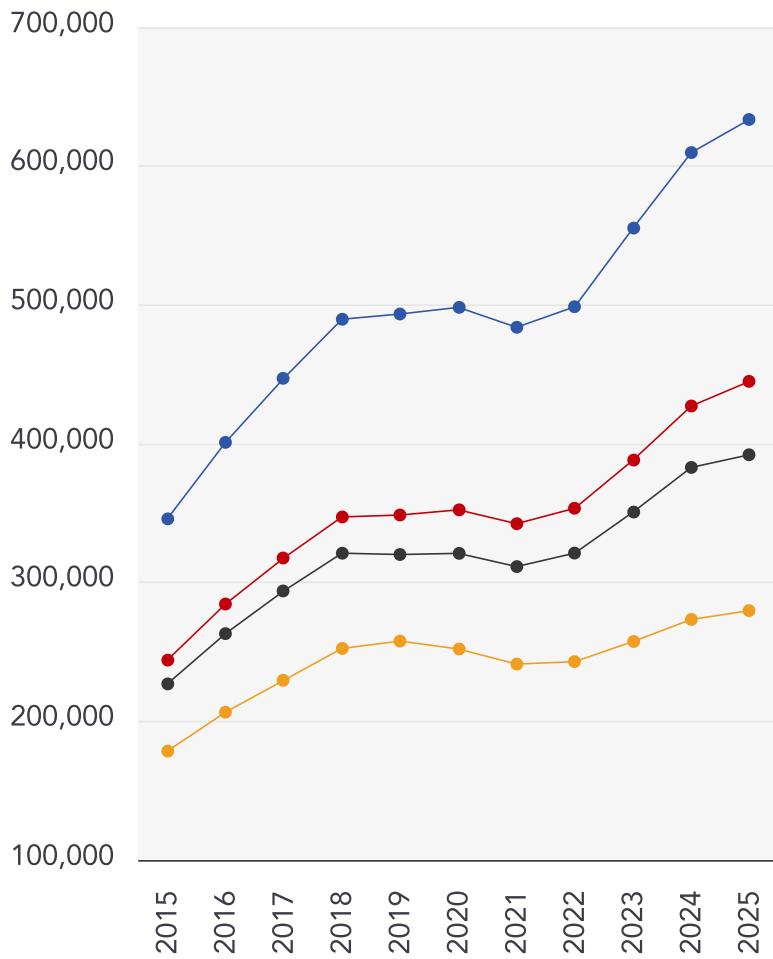
|                  |            |
|------------------|------------|
| Last Sold Date:  | 16/12/2005 |
| Last Sold Price: | £190,000   |

**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 RG2



Detached

**+83.21%**

Semi-Detached

**+82.31%**

Terraced

**+72.76%**

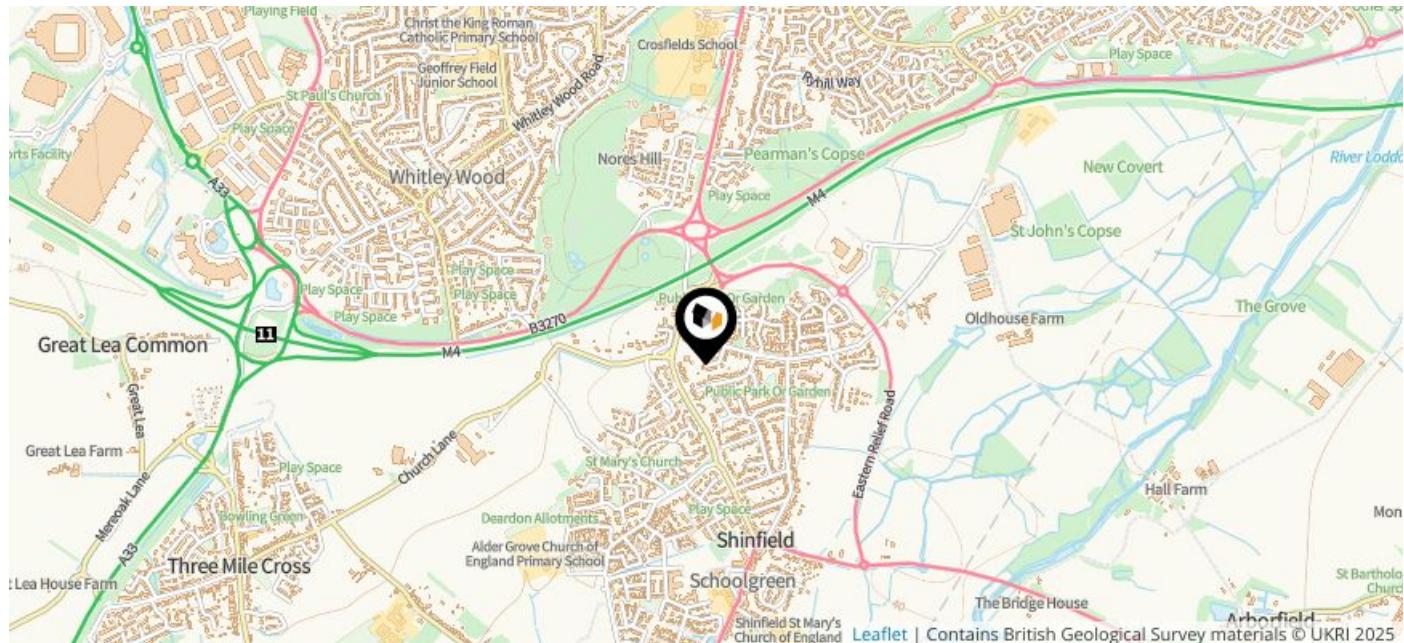
Flat

**+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.

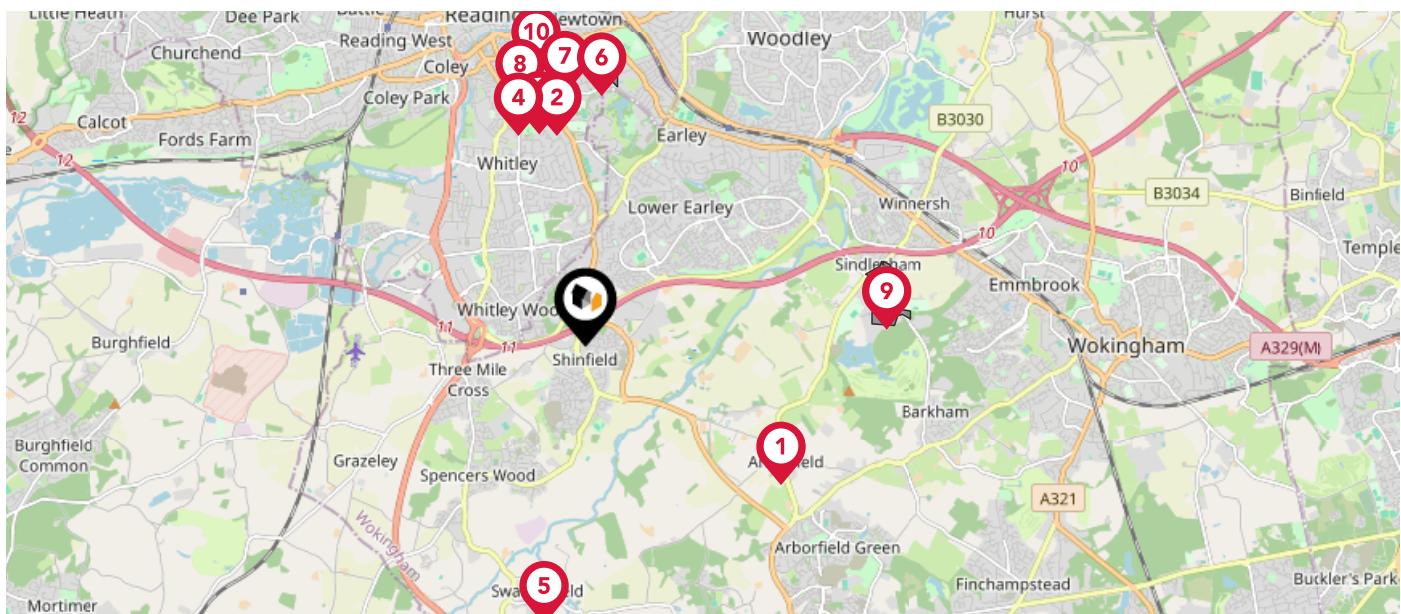
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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

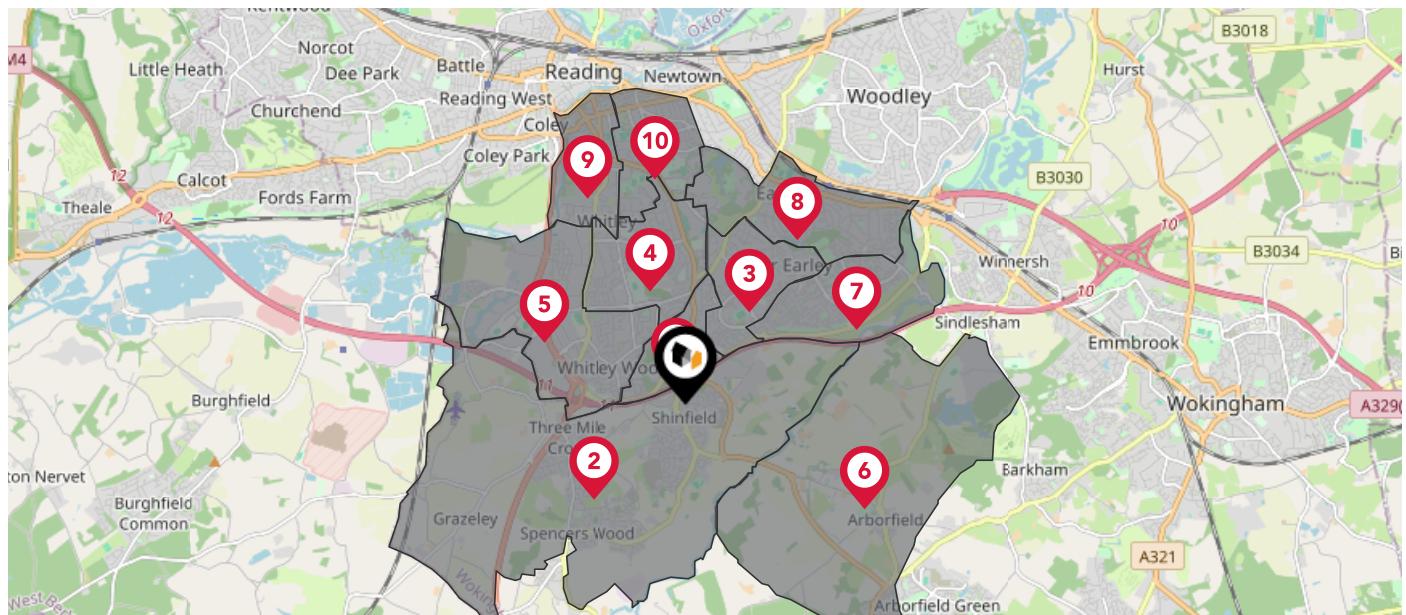
- 1 Arborfield Cross
- 2 Redlands
- 3 The Mount
- 4 Christchurch
- 5 Swallowfield
- 6 South Park
- 7 Alexandra Road
- 8 Kendrick Road
- 9 Sindlesham
- 10 Eldon Square

# 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

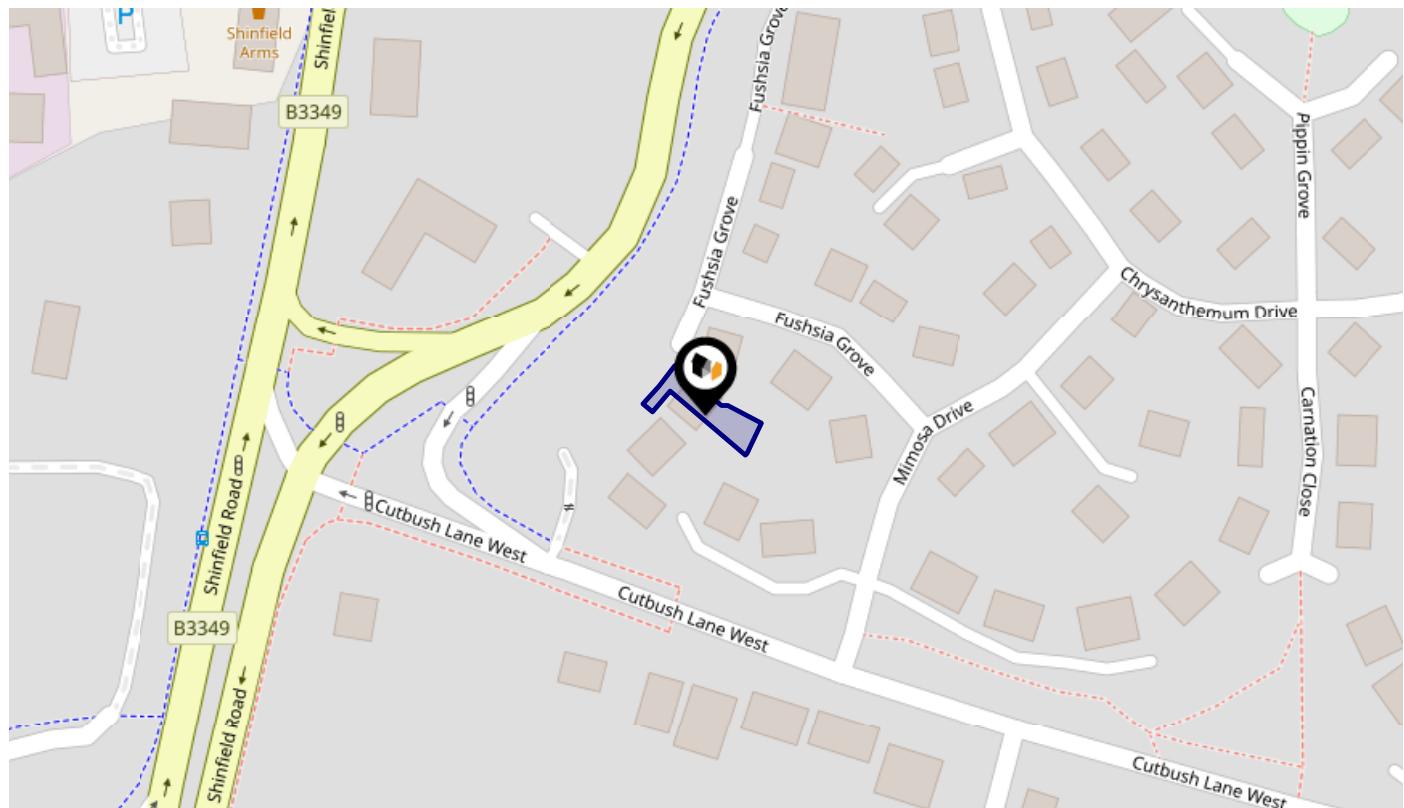
- 1 Shinfield North Ward
- 2 Shinfield South Ward
- 3 Hillside Ward
- 4 Church Ward
- 5 Whitley Ward
- 6 Arborfield Ward
- 7 Hawkedon Ward
- 8 Maiden Erlegh Ward
- 9 Katesgrove Ward
- 10 Redlands Ward

# 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:

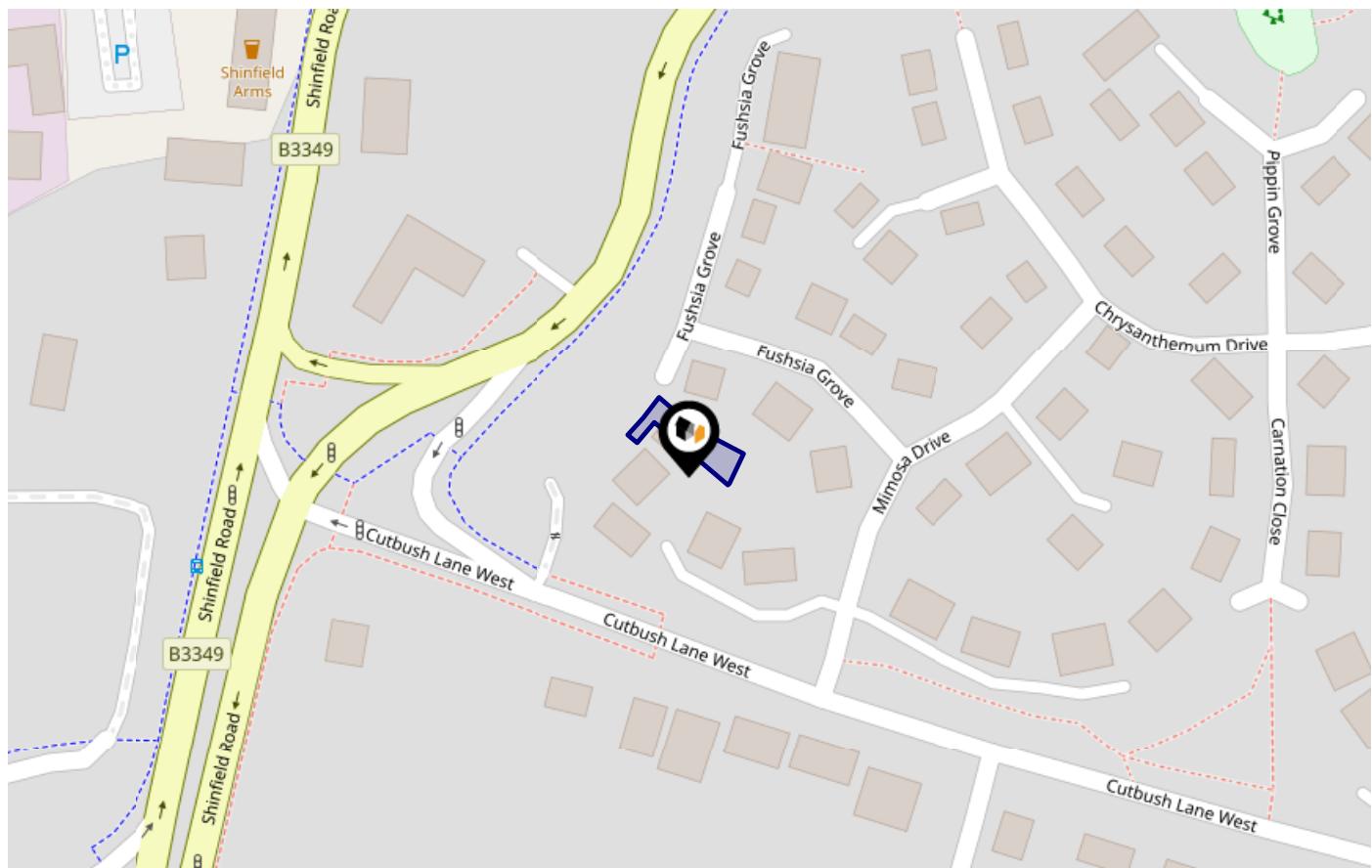


# Flood Risk

## 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.

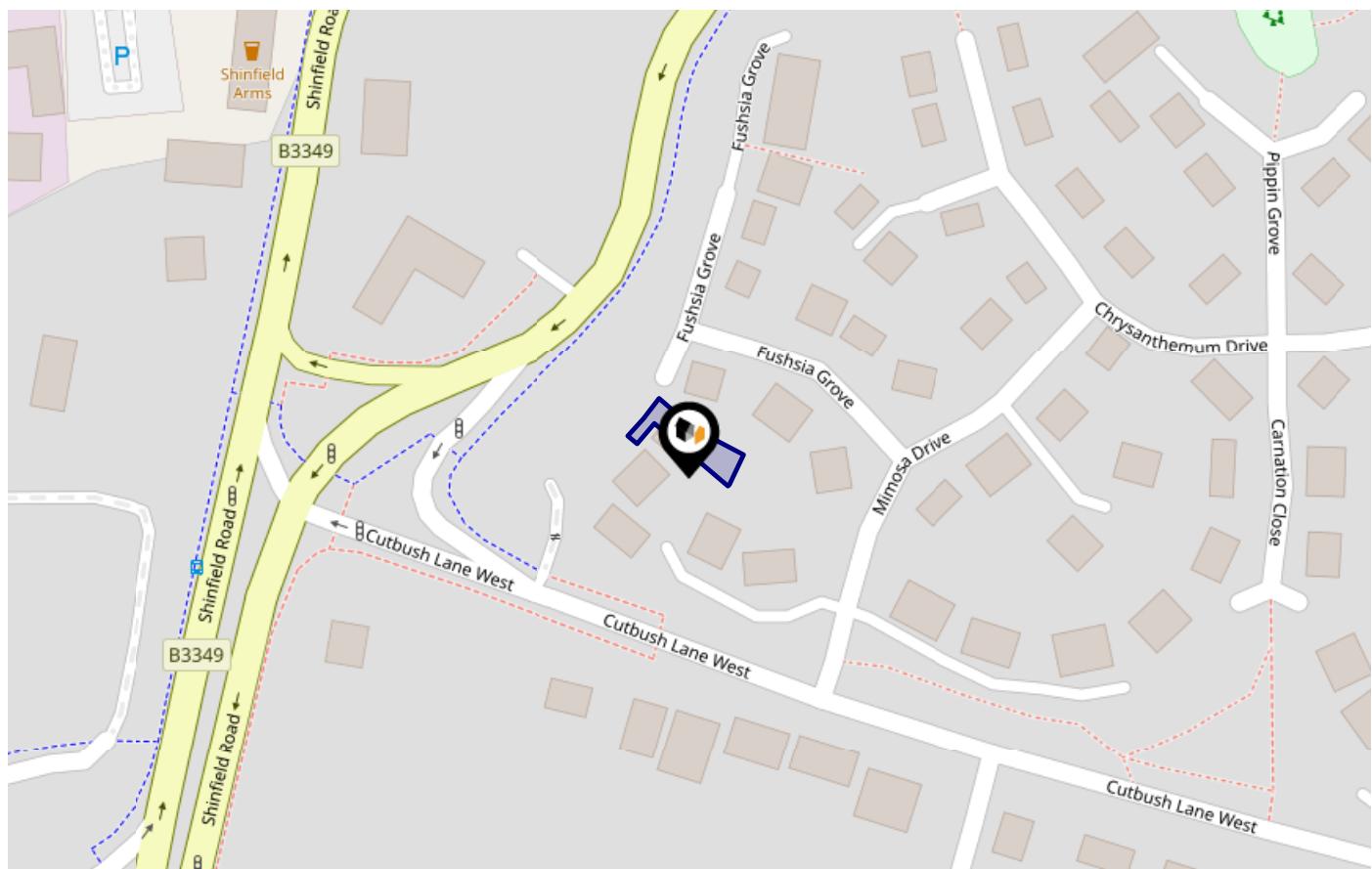
Chance of flooding to the following depths at this property:



# 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.

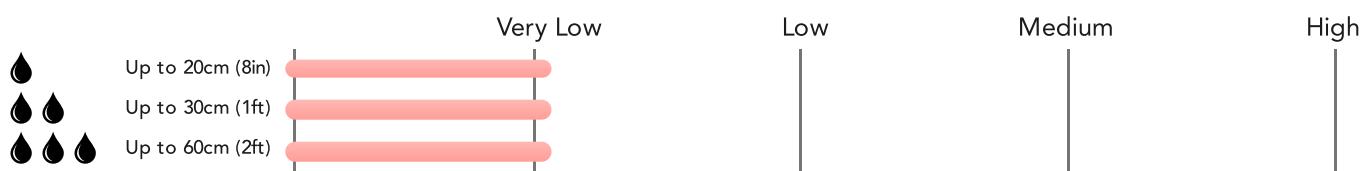


**Risk Rating: Very low**

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.
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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:

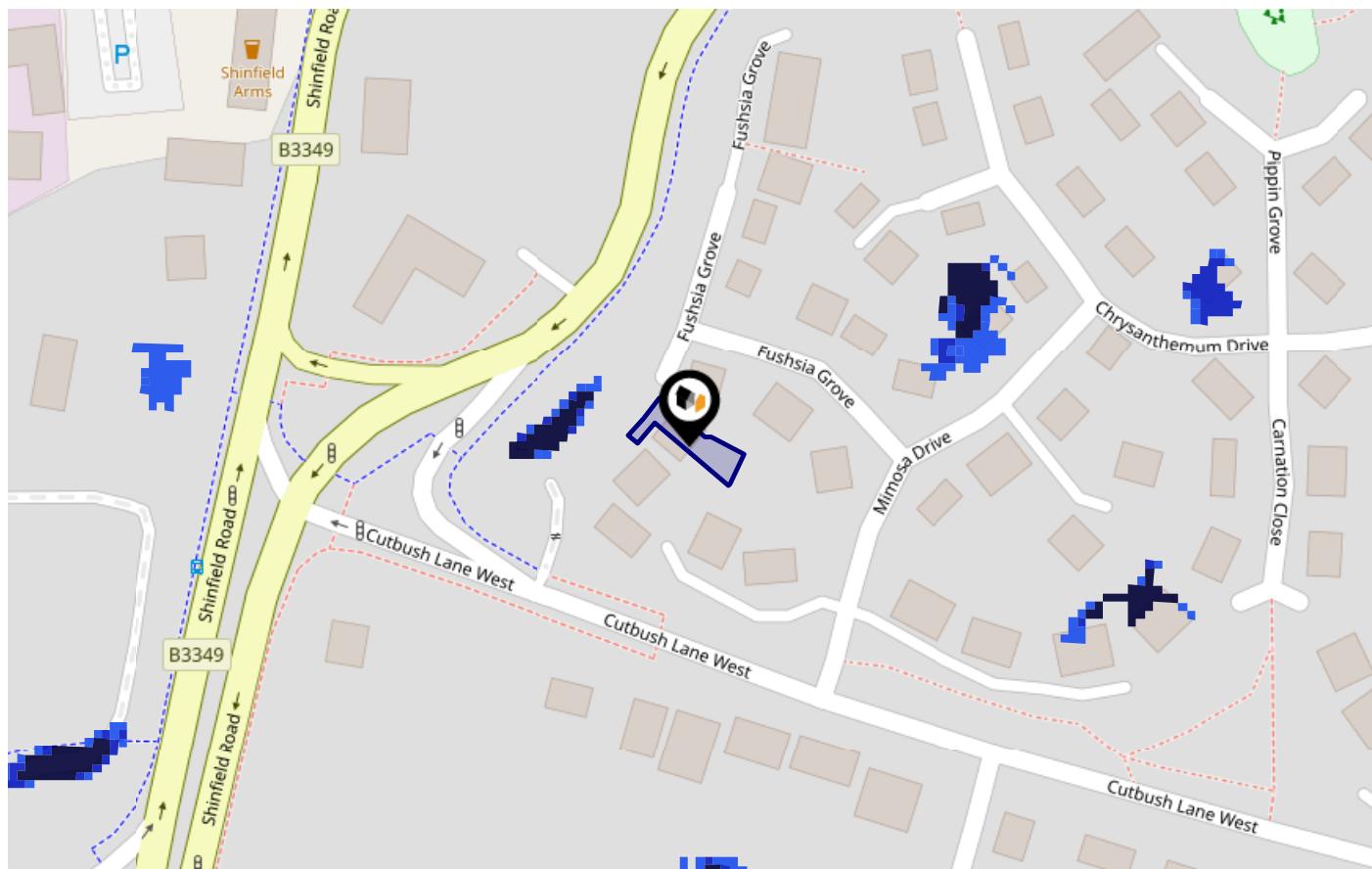


## Flood Risk

# **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.

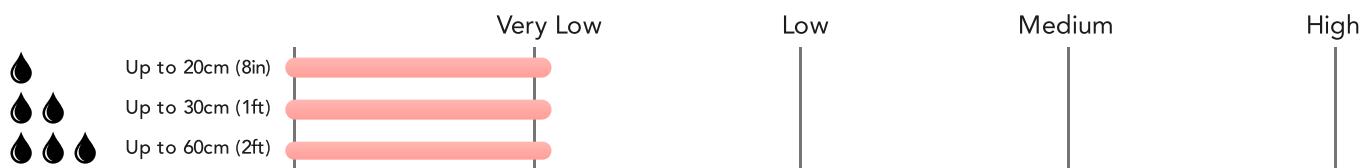


Risk Rating: Very low

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.

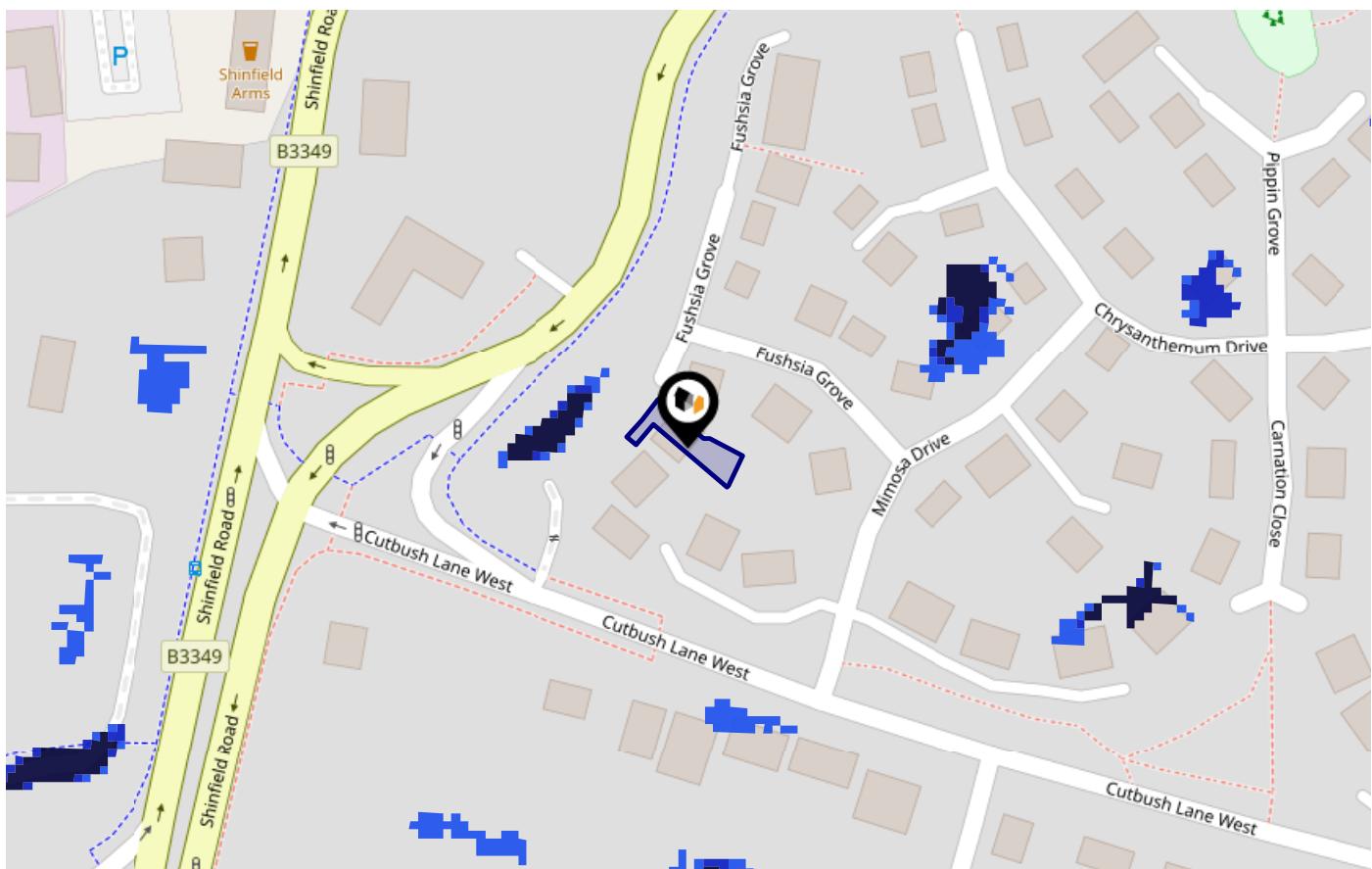
Chance of flooding to the following depths at this property:



# 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.

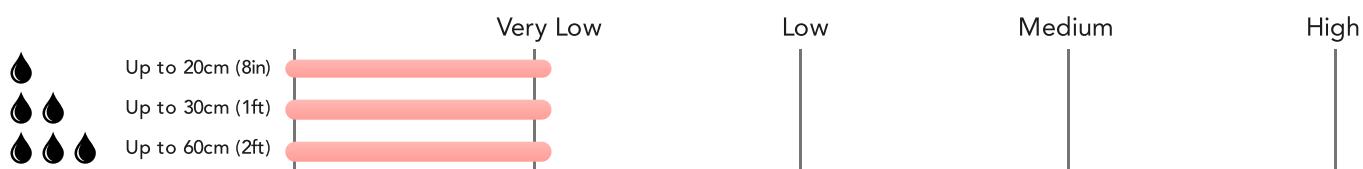


**Risk Rating: Very low**

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

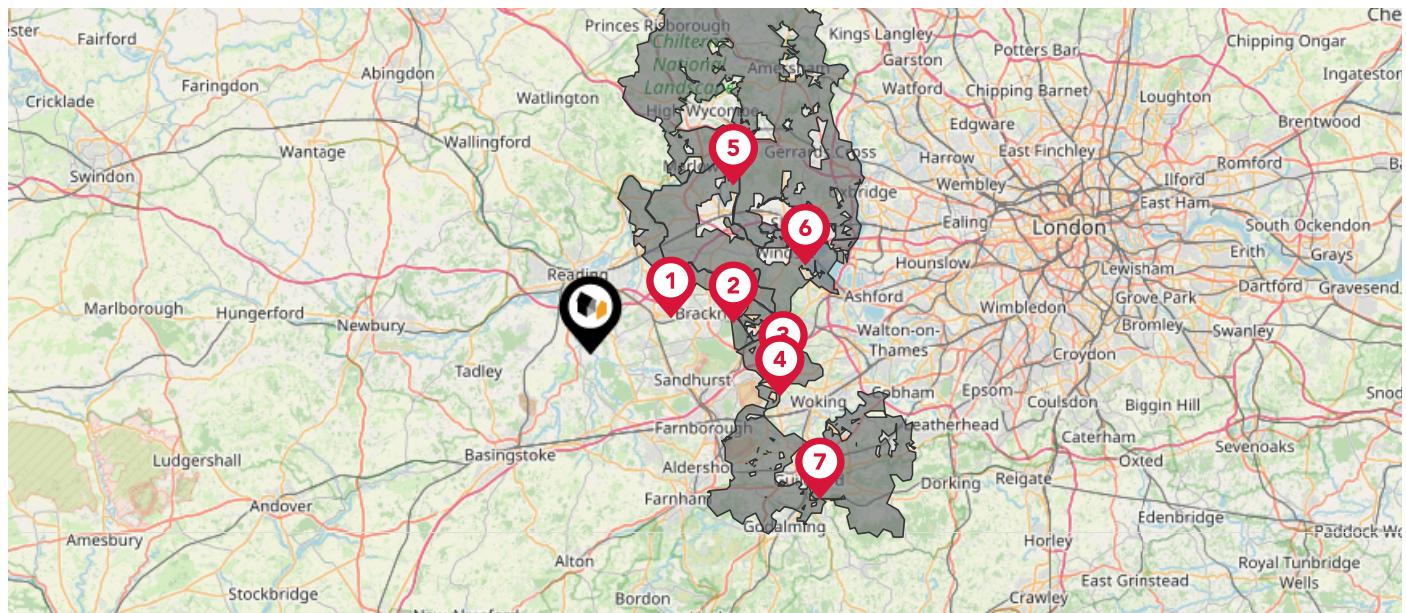


# Maps

## Green Belt



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



### Nearby Green Belt Land

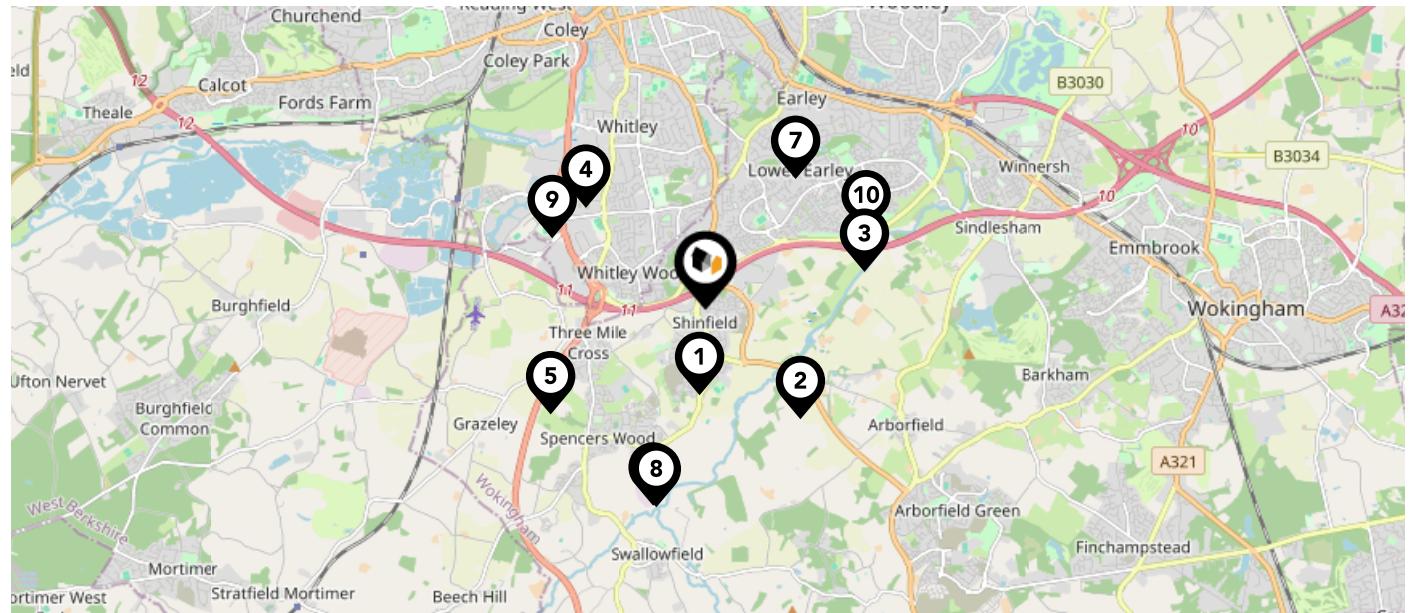
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Slough
- 7 London Green Belt - Guildford

# 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  | Land at School Green, Shinfield-Whitley Wood, Reading | Historic Landfill | <input type="checkbox"/> |
| 2  | Milkingbarn Lane-Arborfield                           | Historic Landfill | <input type="checkbox"/> |
| 3  | Lower Earley Way-Reading, Berkshire                   | Historic Landfill | <input type="checkbox"/> |
| 4  | Manor Farm-Reading, Berkshire                         | Historic Landfill | <input type="checkbox"/> |
| 5  | Grazeley Road-Three Mile Cross, Buckinghamshire       | Historic Landfill | <input type="checkbox"/> |
| 6  | Sussex Way-Spencers Wood                              | Historic Landfill | <input type="checkbox"/> |
| 7  | Bovis Homes-Earley, Buckinghamshire                   | Historic Landfill | <input type="checkbox"/> |
| 8  | Sussex Way-Spencers Wood                              | Historic Landfill | <input type="checkbox"/> |
| 9  | Smallmead Tip-Smallmead Road, Reading, Berkshire      | Historic Landfill | <input type="checkbox"/> |
| 10 | Reading University-Earley                             | 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  |
|--|----------|-----------|
| 1136186 - Lane End Farmhouse   | Grade II | 0.1 miles |
| 1312966 - Milton Sandford Restaurant   | Grade II | 0.4 miles |
| 1118131 - Church Of St Mary  | Grade I  | 0.4 miles |
| 1136129 - Barn Adjoining Cutbush   | Grade II | 0.4 miles |
| 1118135 - Cutbush  | Grade II | 0.4 miles |
| 1118132 - Church Farmhouse   | Grade II | 0.4 miles |
| 1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West | Grade II | 0.4 miles |
| 1319127 - Lodge To Meteorological Office   | Grade II | 0.4 miles |
| 1136149 - The School   | Grade II | 0.6 miles |
| 1136136 - Barn Approximately 50 Metres South Of Oldhouse Farmhouse                   | Grade II | 0.7 miles |

# Area Schools



Nursery Primary Secondary College Private



## Shinfield Infant and Nursery School

Ofsted Rating: Good | Pupils: 307 | Distance:0.55



## Alder Grove Church of England Primary School

Ofsted Rating: Good | Pupils: 290 | Distance:0.61



## Shinfield St Mary's CofE Junior School

Ofsted Rating: Good | Pupils: 358 | Distance:0.65



## Crosfields School

Ofsted Rating: Not Rated | Pupils: 777 | Distance:0.7



## Hillside Primary School

Ofsted Rating: Good | Pupils: 457 | Distance:0.85



## Geoffrey Field Infant School

Ofsted Rating: Outstanding | Pupils: 313 | Distance:0.88



## Geoffrey Field Junior School

Ofsted Rating: Good | Pupils: 354 | Distance:0.88

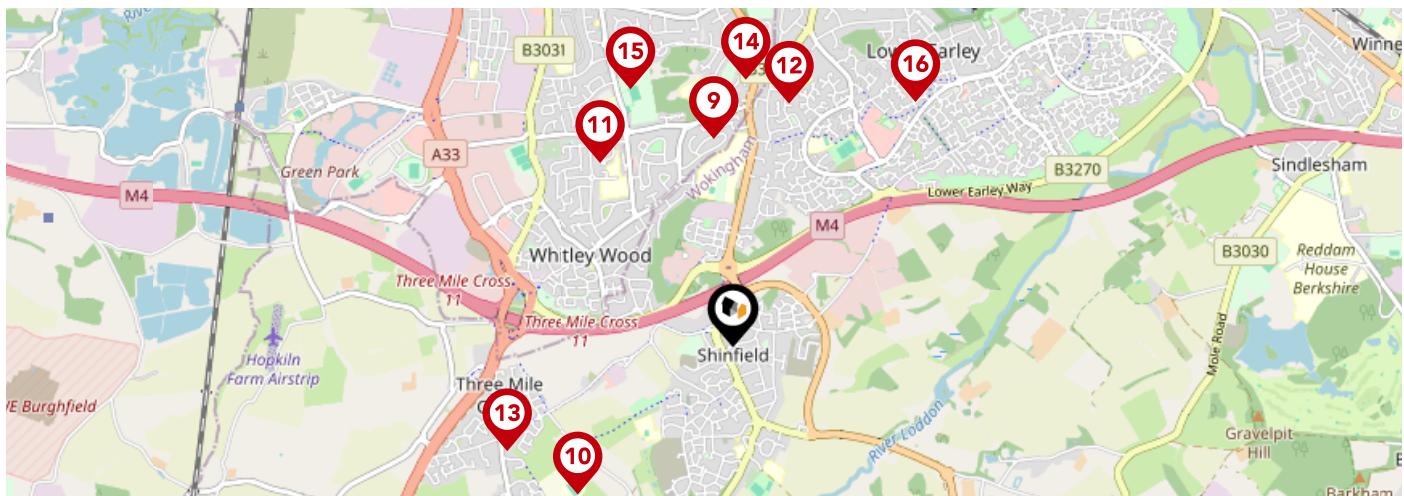


## Christ The King Catholic Primary School

Ofsted Rating: Good | Pupils: 327 | Distance:0.93



# Area Schools



Nursery Primary Secondary College Private



## The Ridgeway Primary School

Ofsted Rating: Good | Pupils: 410 | Distance: 0.97



## Oakbank

Ofsted Rating: Requires improvement | Pupils: 522 | Distance: 0.99



## John Madejski Academy

Ofsted Rating: Serious Weaknesses | Pupils: 871 | Distance: 1.05



## Whiteknights Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 1.15



## The Vine Christian School

Ofsted Rating: Good | Pupils: 28 | Distance: 1.15



## Leighton Park School

Ofsted Rating: Not Rated | Pupils: 537 | Distance: 1.24



## Blagdon Nursery School

Ofsted Rating: Outstanding | Pupils: 152 | Distance: 1.28

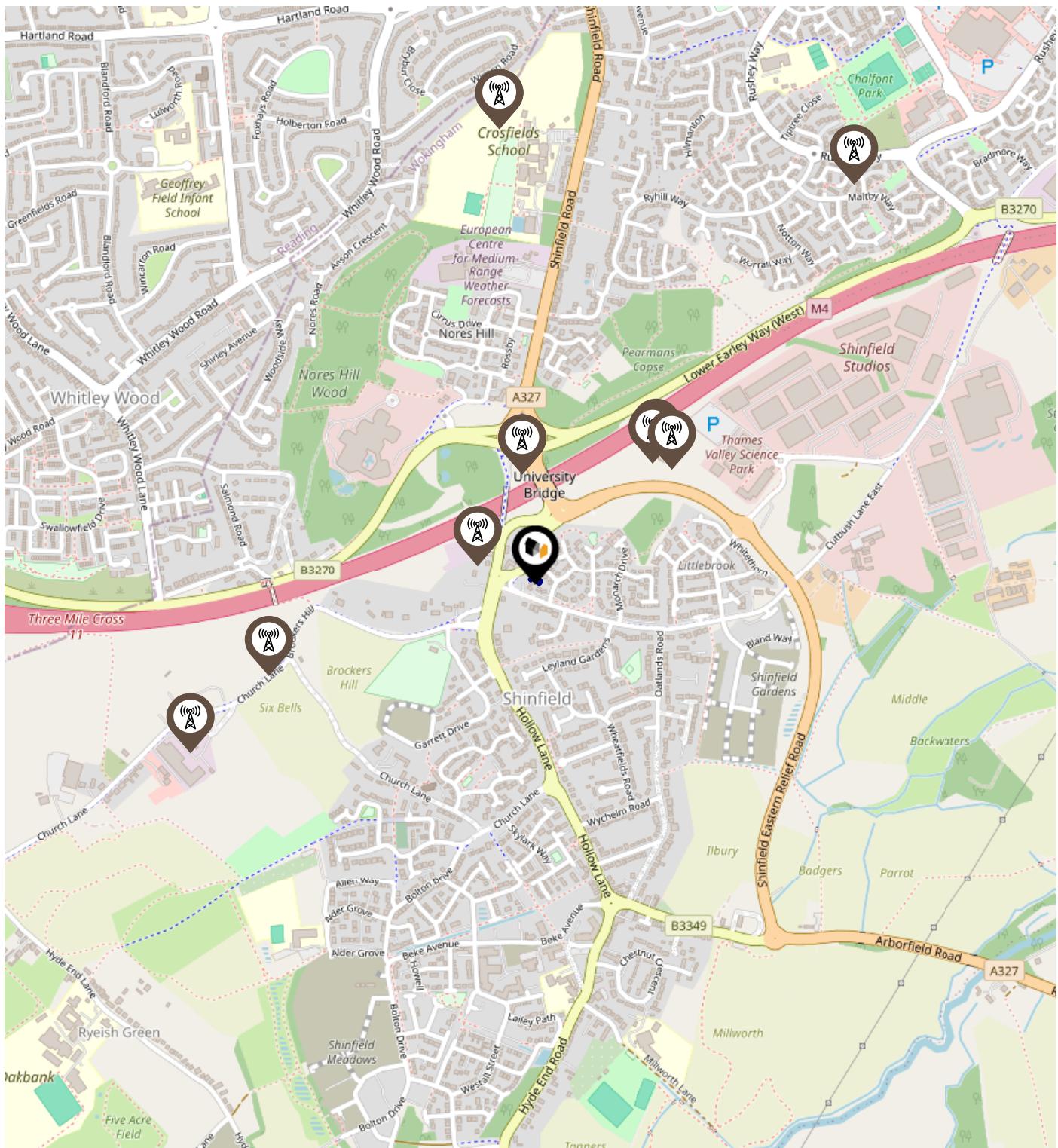


## Radstock Primary School

Ofsted Rating: Good | Pupils: 395 | Distance: 1.41



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

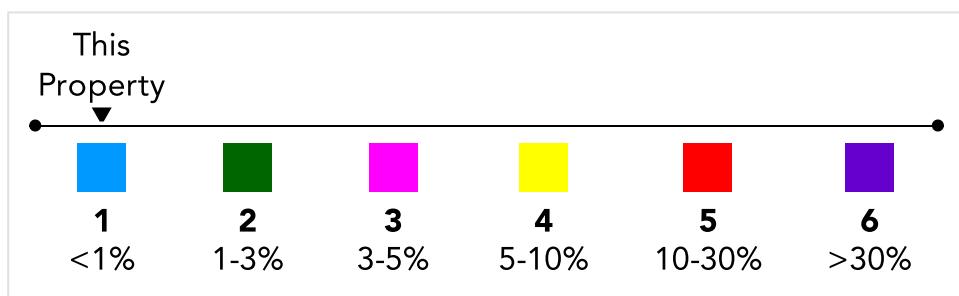
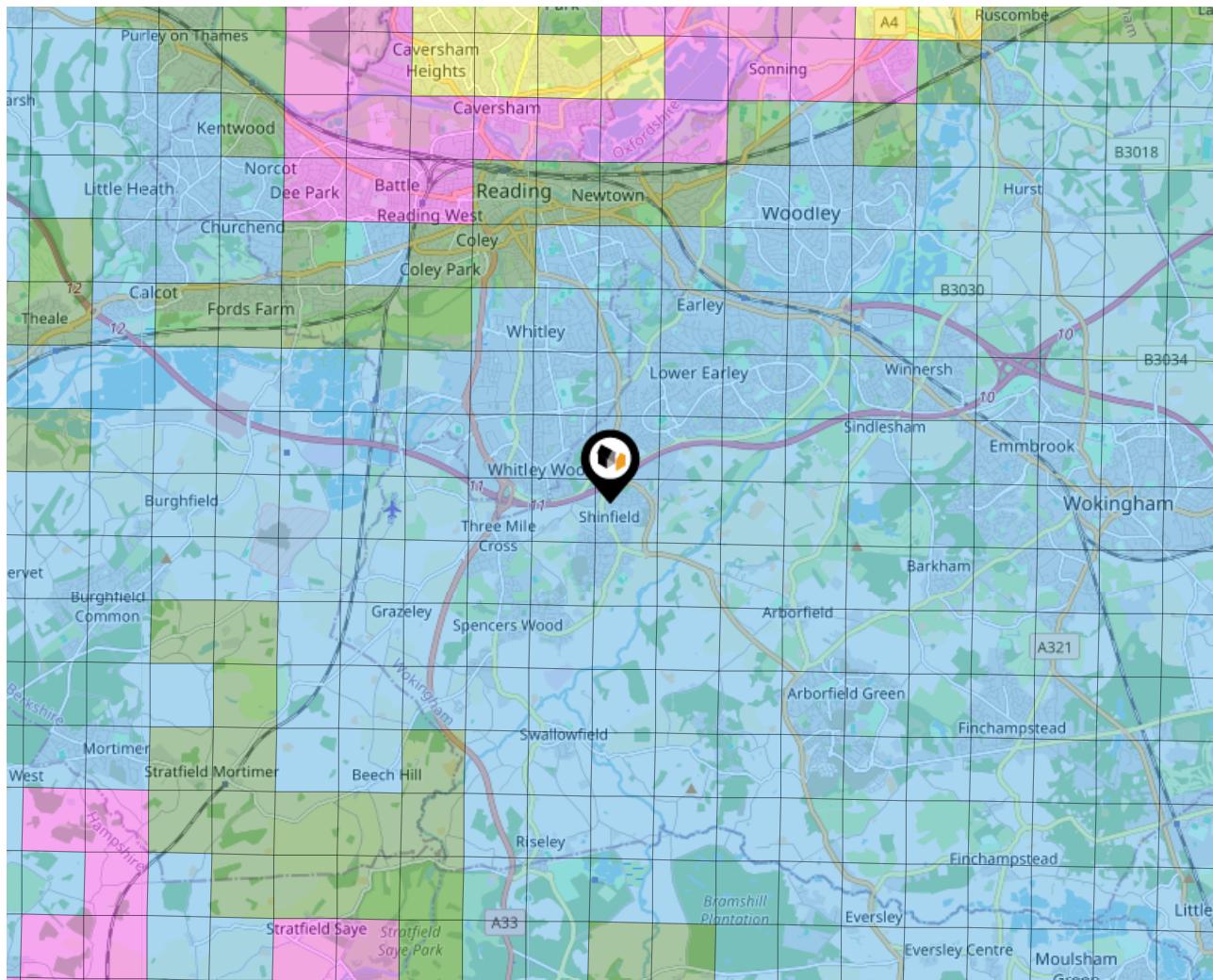
# Environment

## Radon Gas

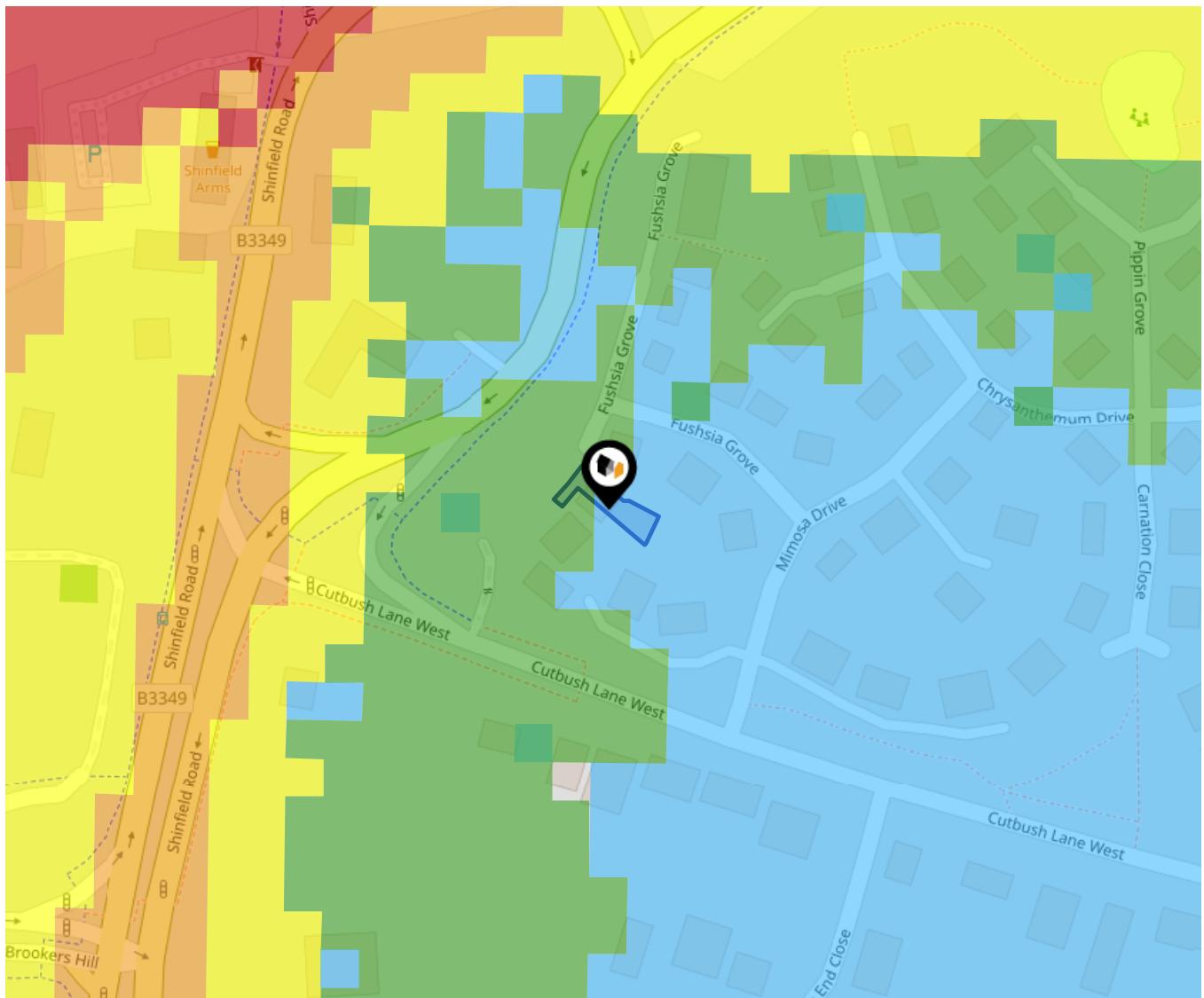


### What is Radon?

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/m<sup>3</sup>).



# 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

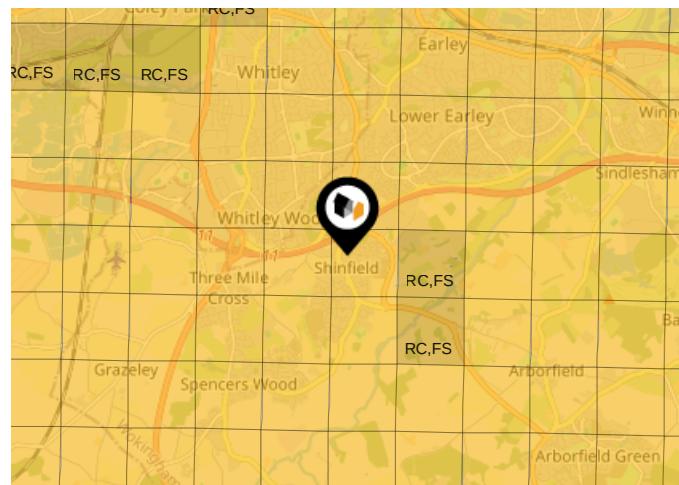
# Environment

## Soils & Clay



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

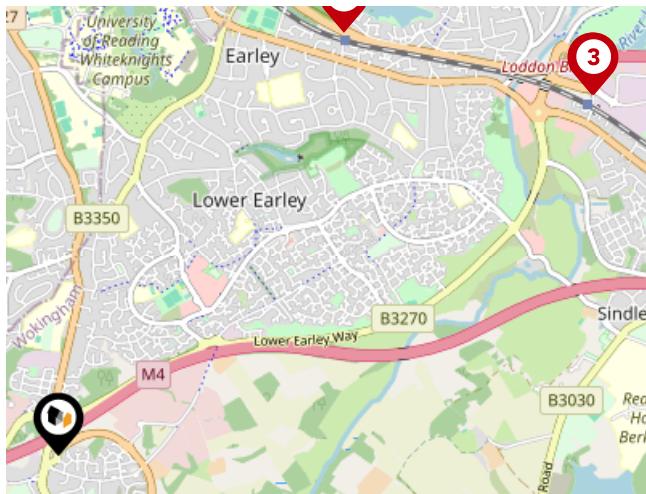
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC -      **Soil Depth:** DEEP  
ARENACEOUS  
**Soil Group:** ALL



### Primary Classifications (Most Common Clay Types)

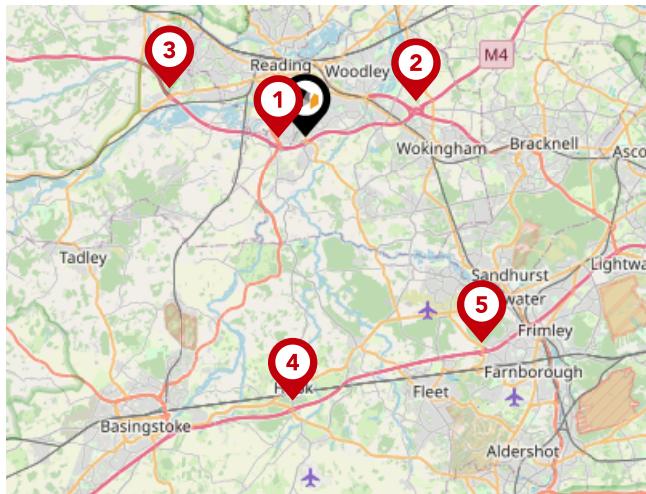
|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area Transport (National)



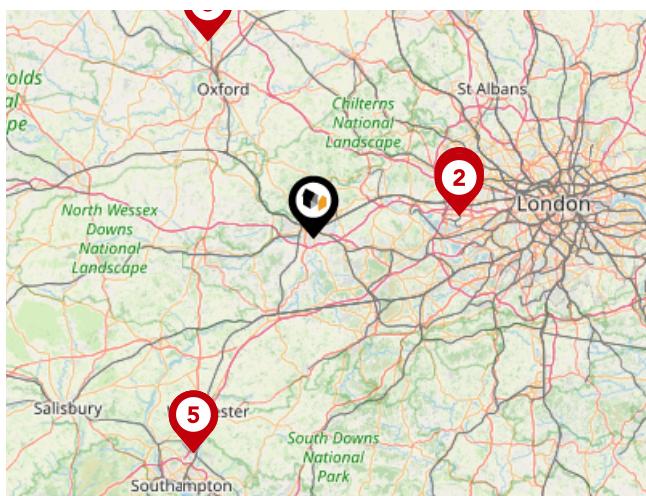
## National Rail Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Earley Rail Station            | 2.35 miles |
| 2   | Winnersh Triangle Rail Station | 2.97 miles |
| 3   | Winnersh Triangle Rail Station | 2.98 miles |



## Trunk Roads/Motorways

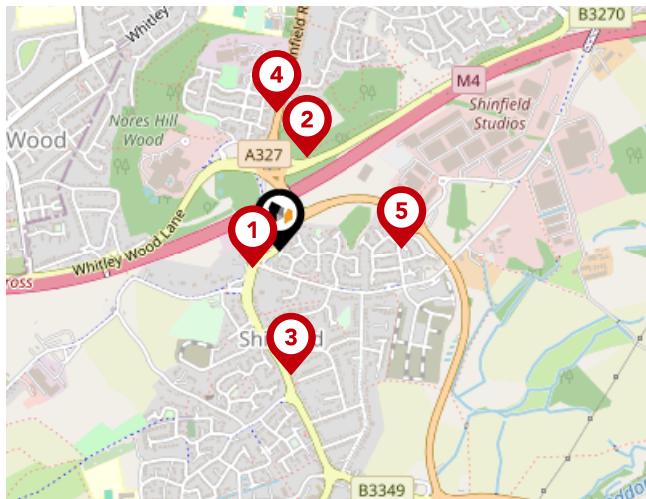
| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M4 J11 | 1.02 miles  |
| 2   | M4 J10 | 4.26 miles  |
| 3   | M4 J12 | 5.36 miles  |
| 4   | M3 J5  | 9.8 miles   |
| 5   | M3 J4A | 10.03 miles |



## Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Heathrow Airport            | 21.79 miles |
| 2   | Heathrow Airport Terminal 4 | 21.83 miles |
| 3   | Kidlington                  | 33 miles    |
| 4   | North Stoneham              | 36.63 miles |
| 5   | Southampton Airport         | 36.63 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Brookers Hill         | 0.08 miles |
| 2   | Lower Earley Way West | 0.23 miles |
| 3   | Church Lane           | 0.29 miles |
| 4   | Ducketts Farm         | 0.32 miles |
| 5   | Hawthorn              | 0.28 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.



/avocadopropertyberkshire



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# 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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Land Registry

