

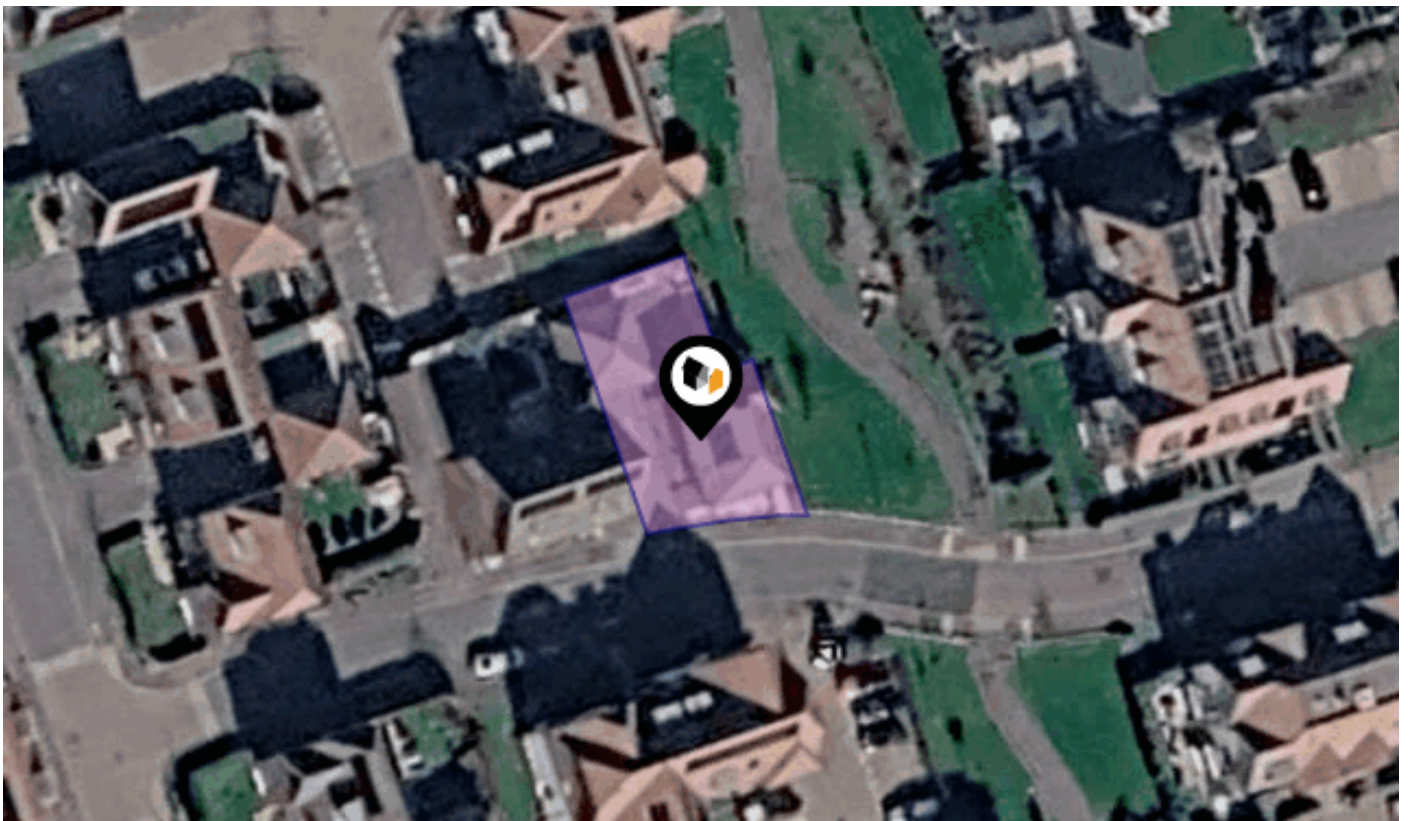


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 02nd August 2026



SUTTON ROAD, WARFIELD, BRACKNELL, RG42

Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,388 ft ² / 129 m ²		
Plot Area:	0.07 acres		
Year Built :	2020		
Council Tax :	Band F		
Annual Estimate:	£3,271		
Title Number:	BK510518		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	80	10000
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			
			

Property

EPC - Certificate



Sutton Road, Warfield, RG42

Energy rating

B

Valid until 07.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

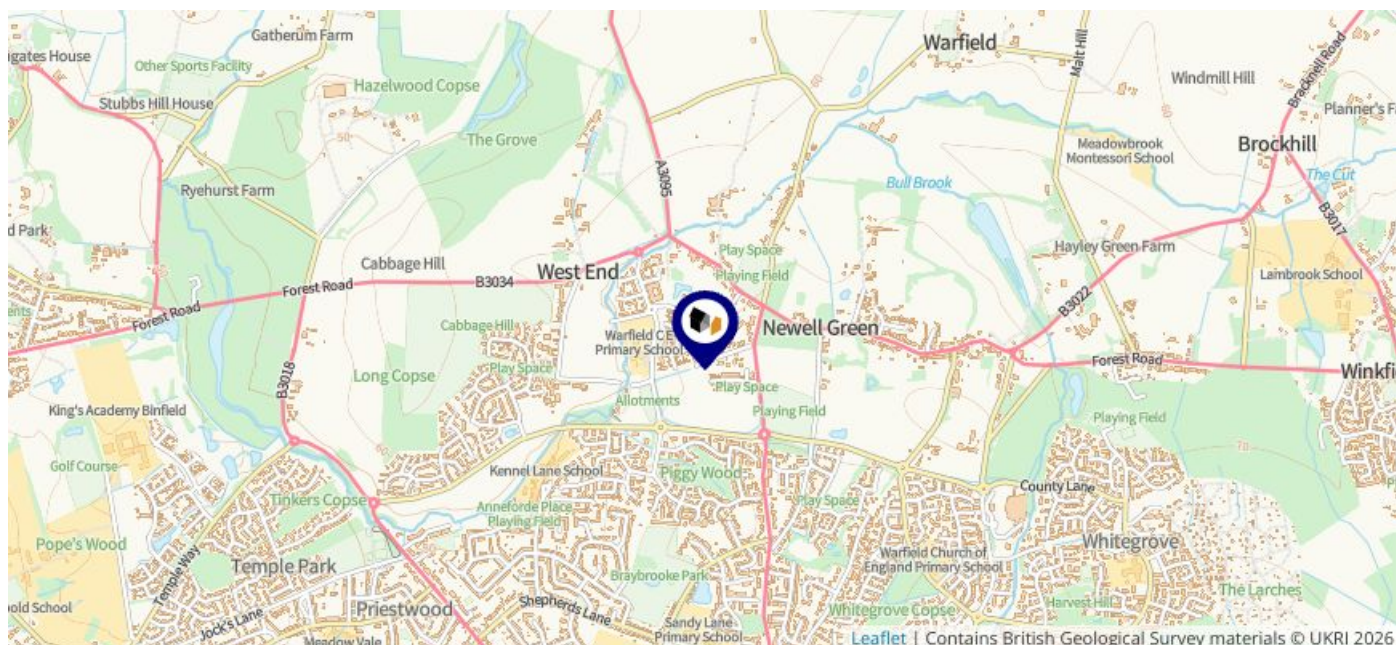
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 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:	Time and temperature zone control
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:	129 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

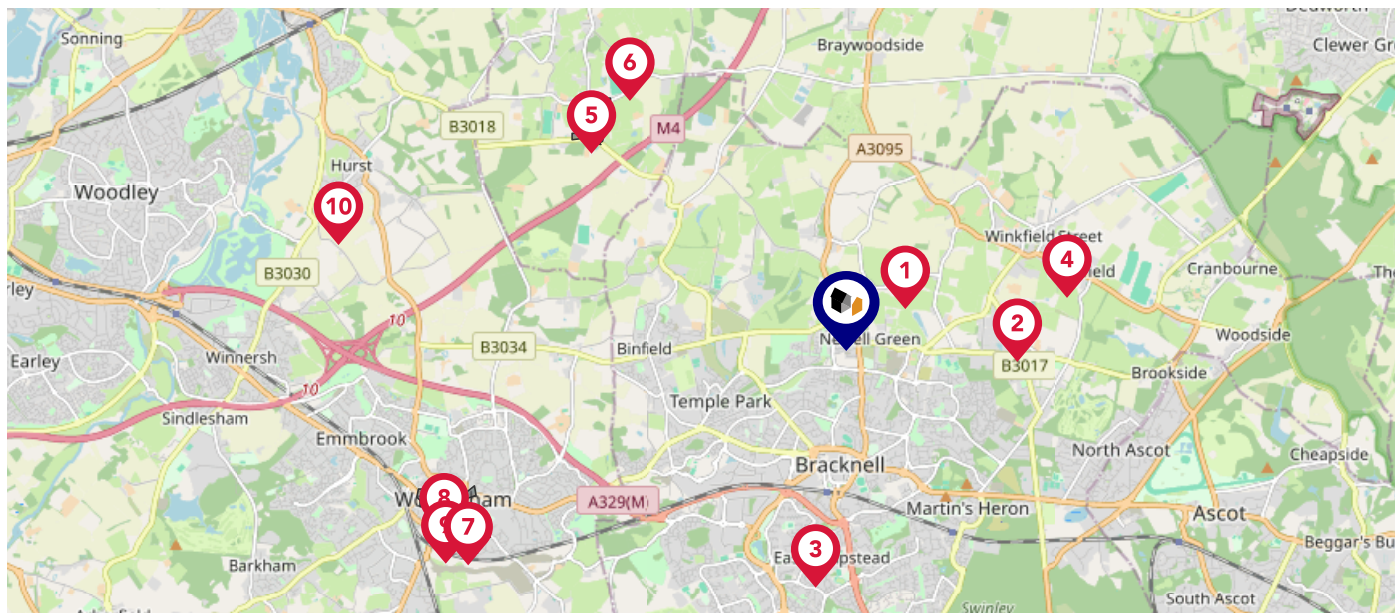
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



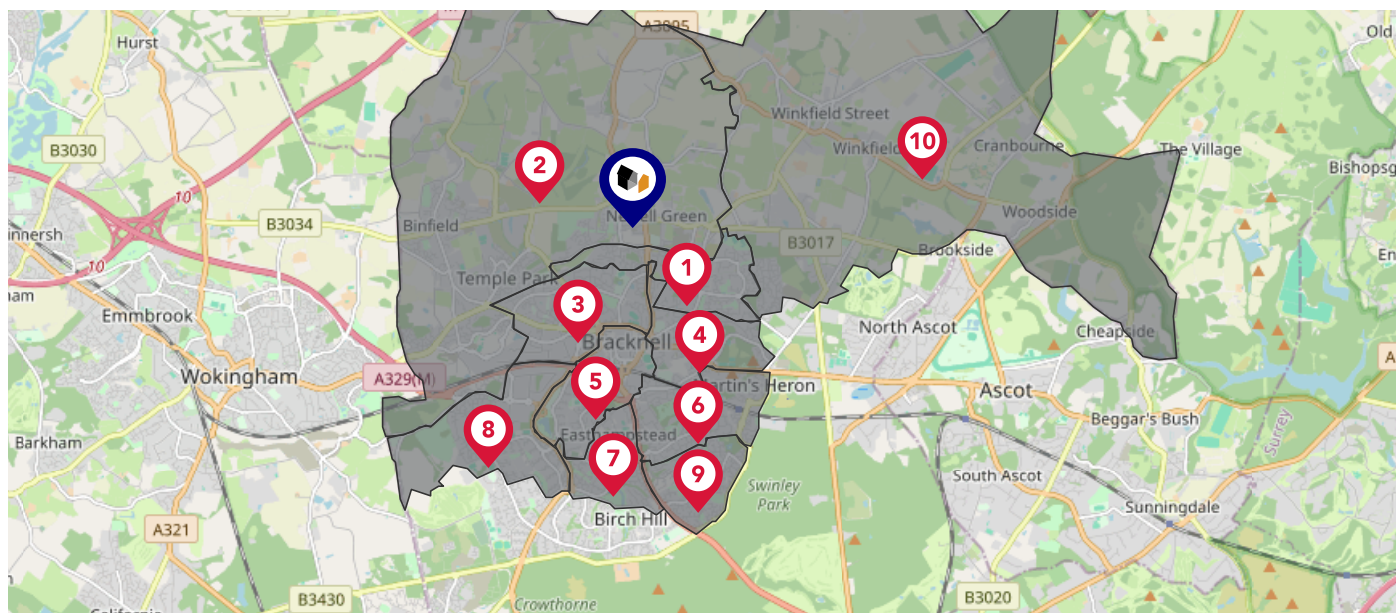
Nearby Conservation Areas

- 1 Warfield
- 2 Winkfield Row
- 3 Easthampstead
- 4 Winkfield Village
- 5 Shurlock Row
- 6 Beenham's Heath
- 7 Murdoch Road
- 8 Wokingham Town Centre
- 9 Langborough Road
- 10 Hurst

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

Warfield Harvest Ride Ward

2

Binfield with Warfield Ward

3

Priestwood and Garth Ward

4

Bullbrook Ward

5

Wildridings and Central Ward

6

Harmans Water Ward

7

Old Bracknell Ward

8

Great Hollands North Ward

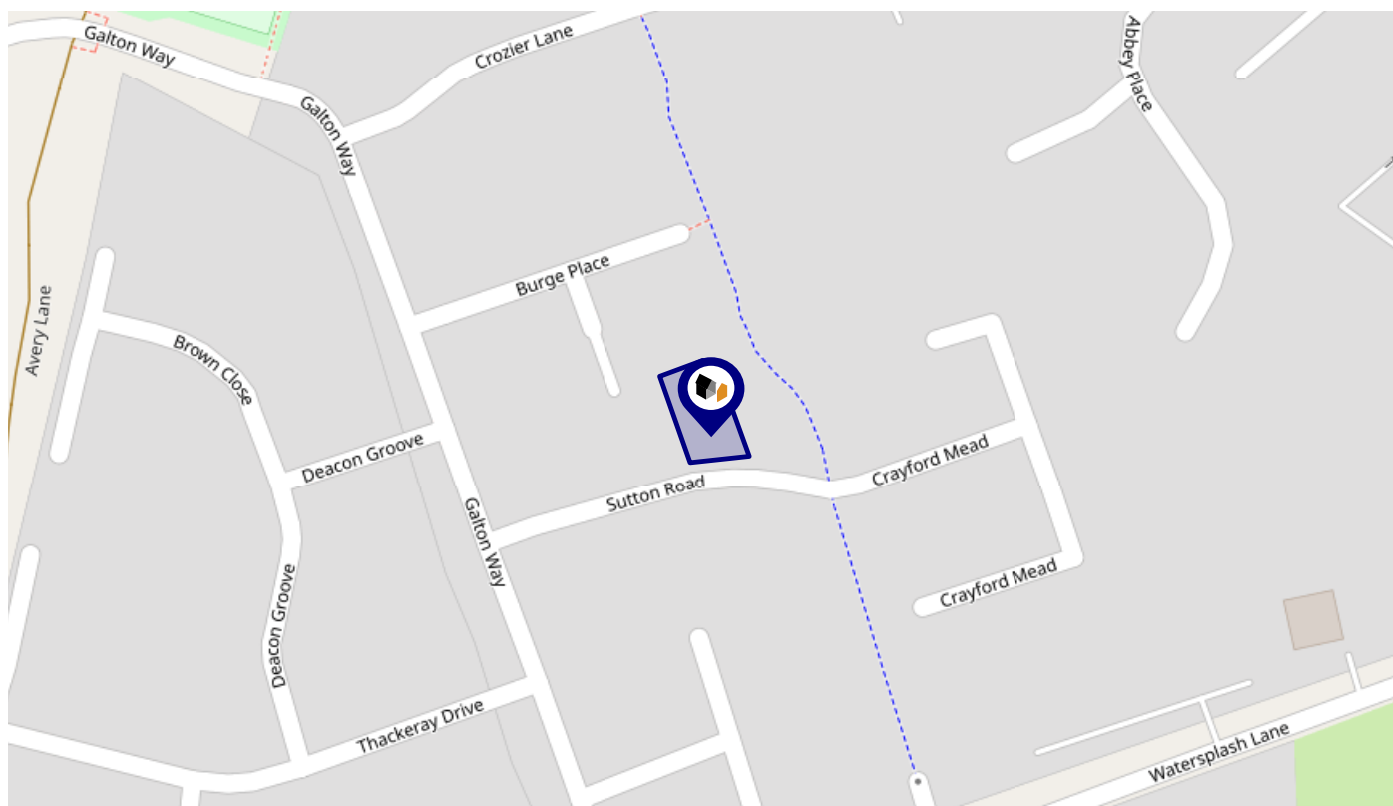
9

Crown Wood Ward

10

Winkfield and Cranbourne 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.

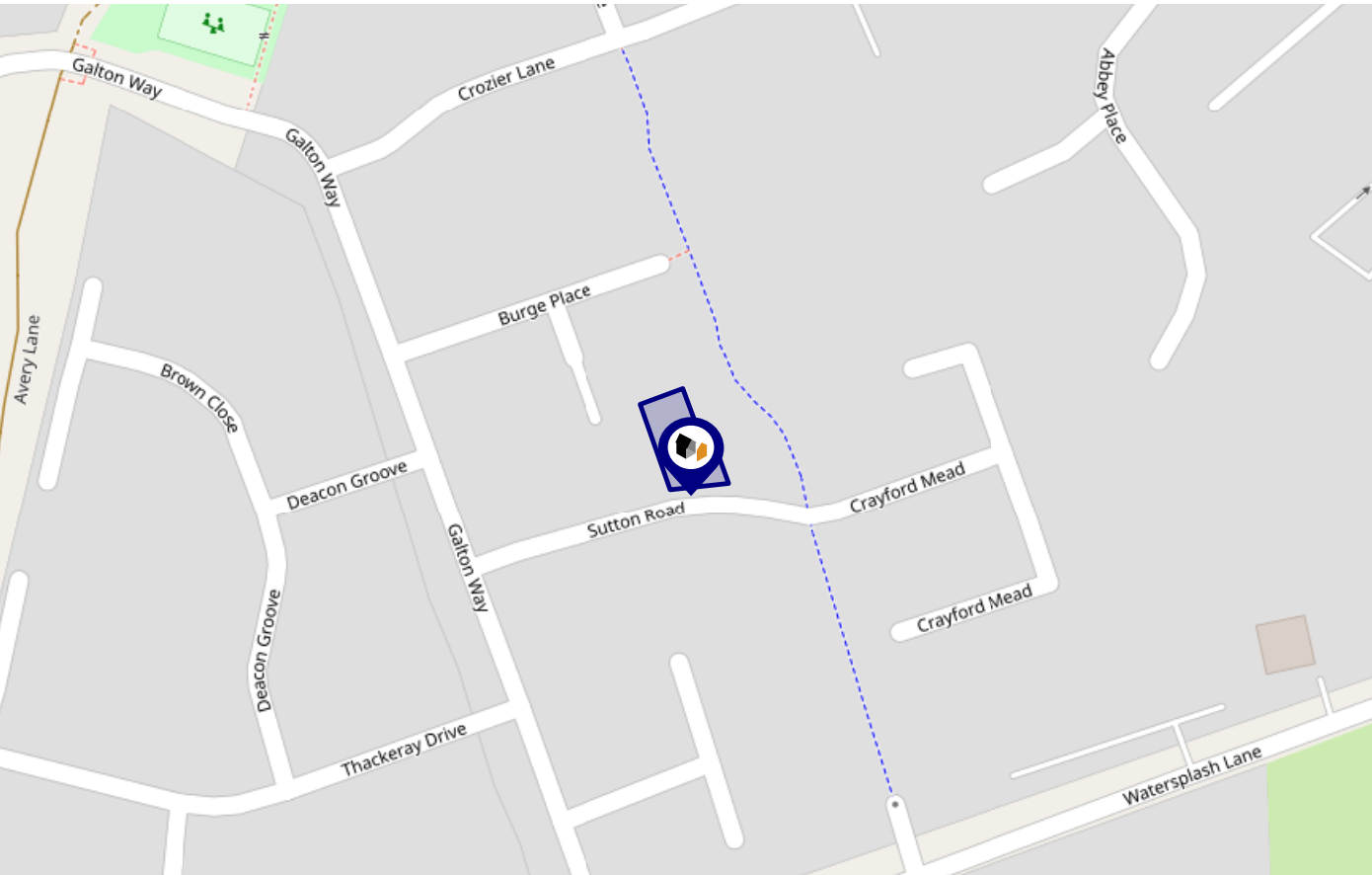
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

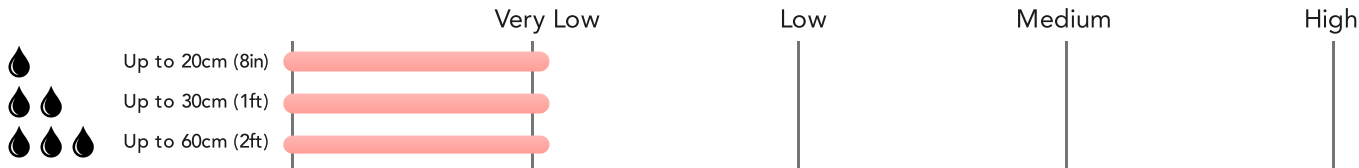


Risk Rating: Very low

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:

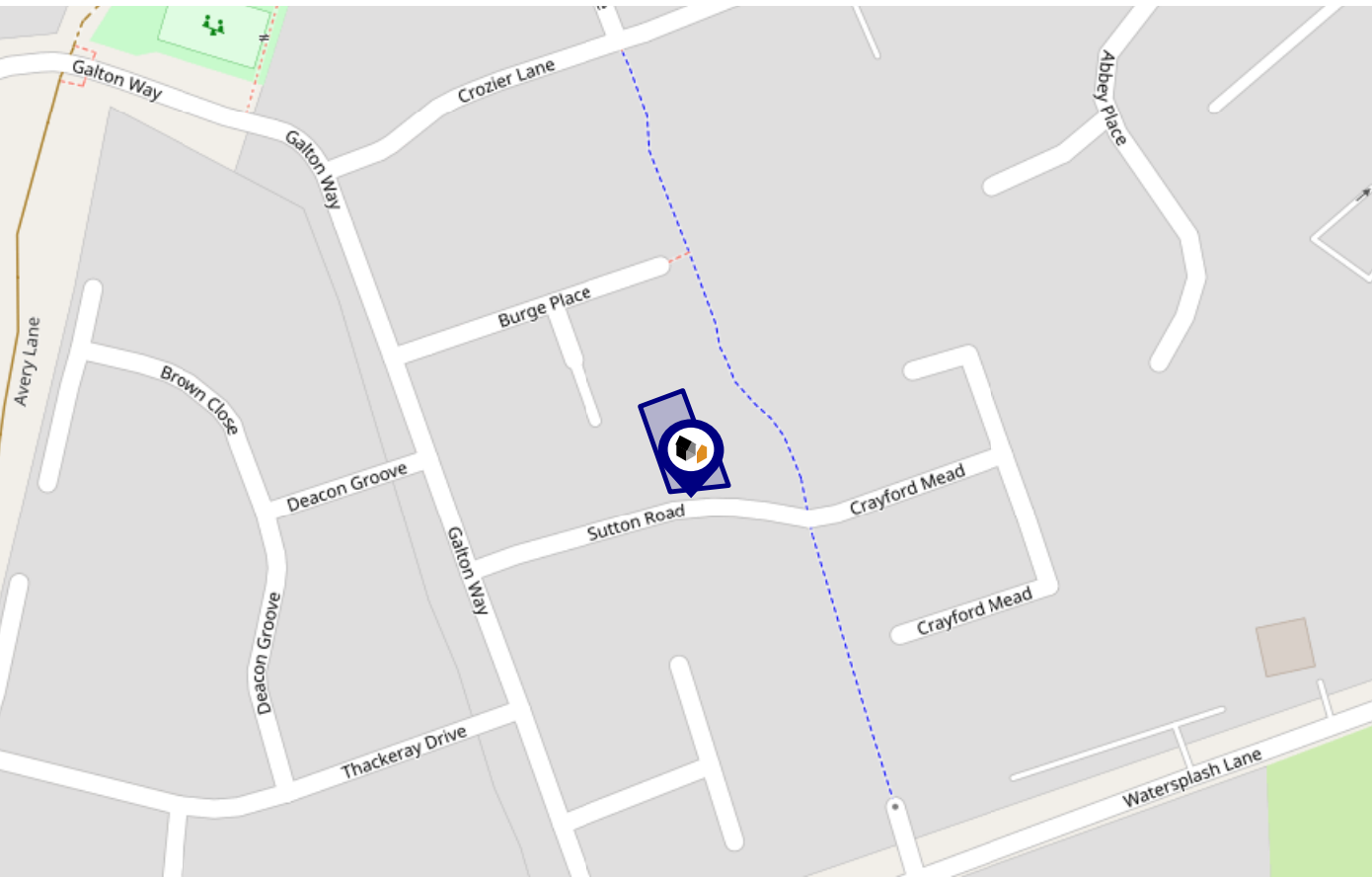


Flood Risk

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.

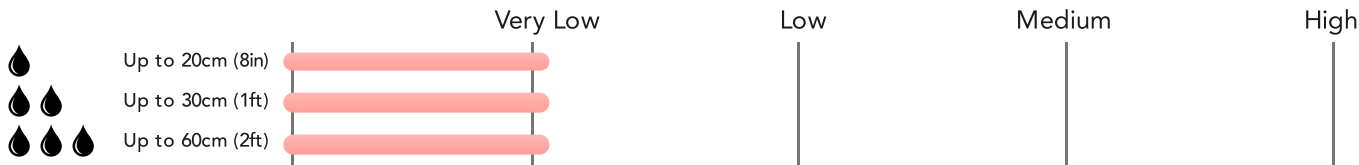


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Chance of flooding to the following depths at this property:

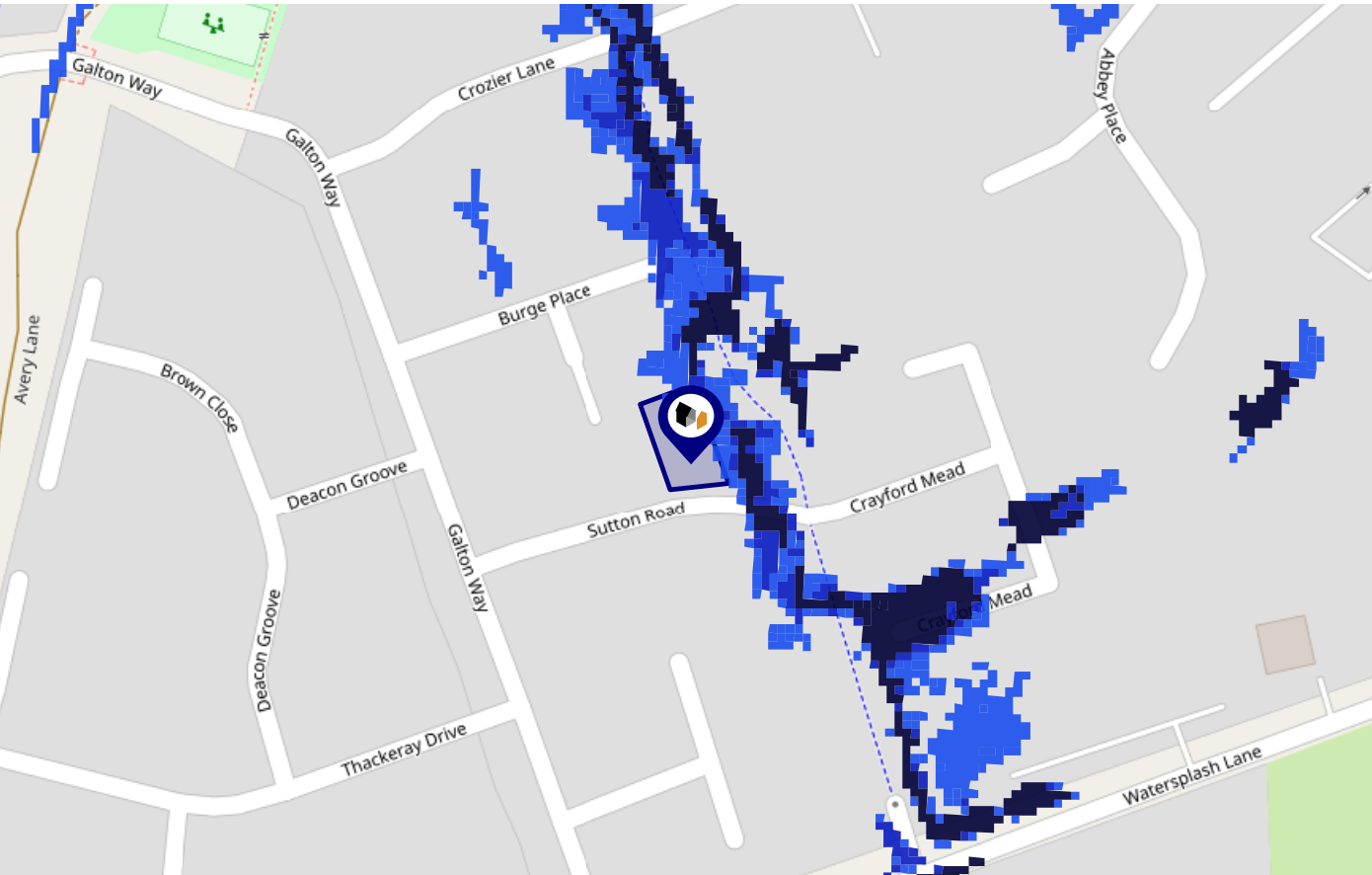


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

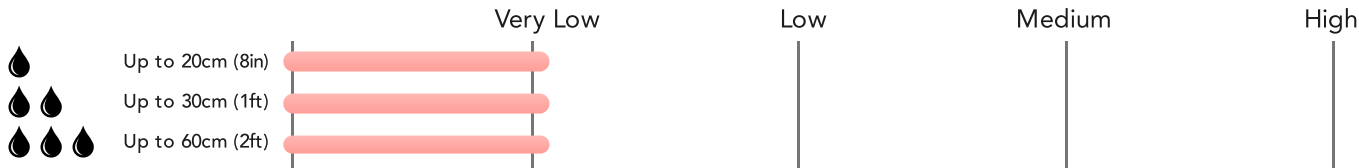


Risk Rating: Very low

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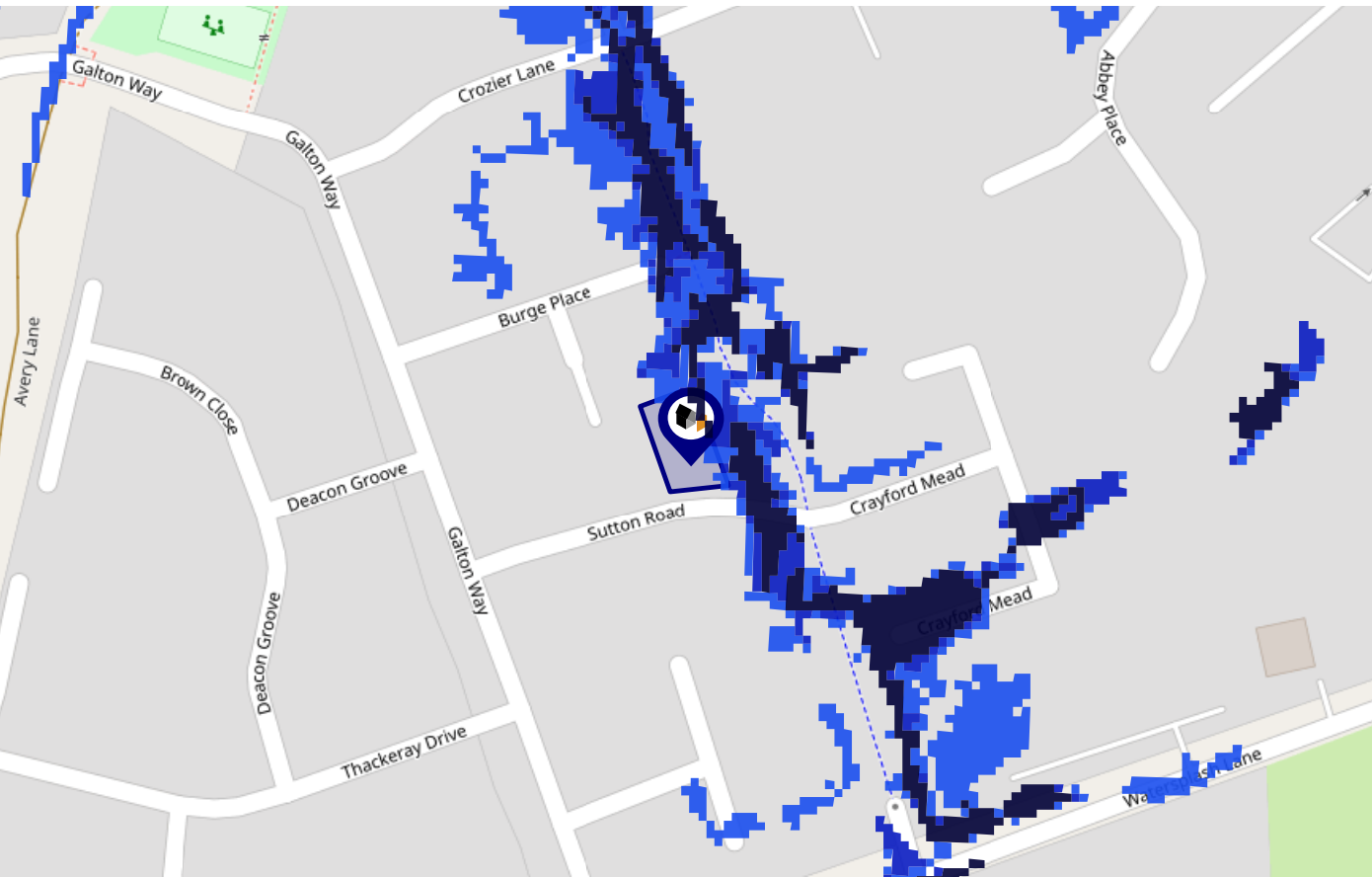


Flood Risk

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.

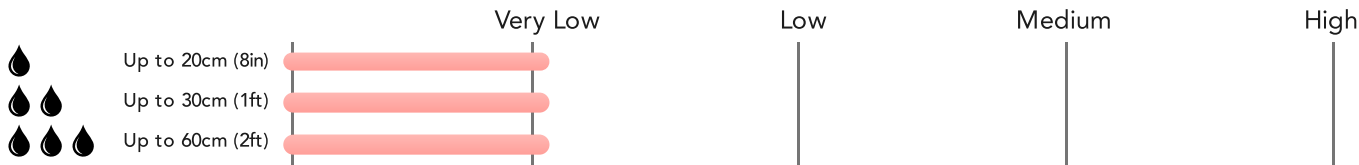


Risk Rating: Very low

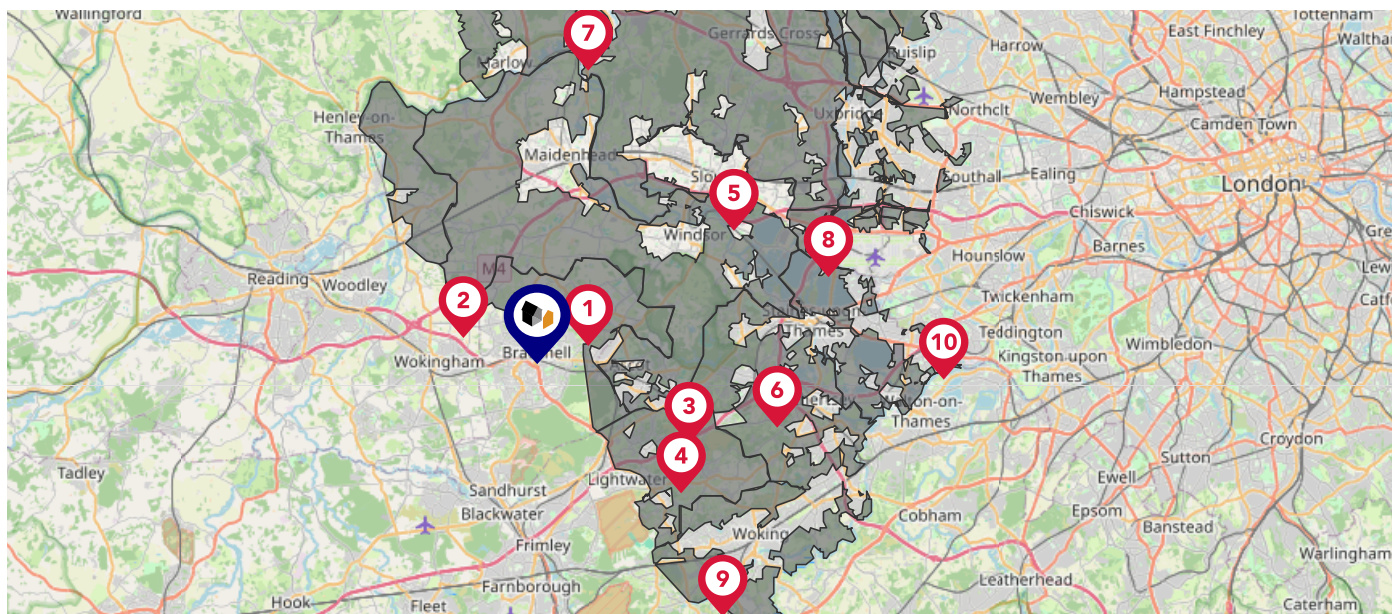
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Chance of flooding to the following depths at this property:



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



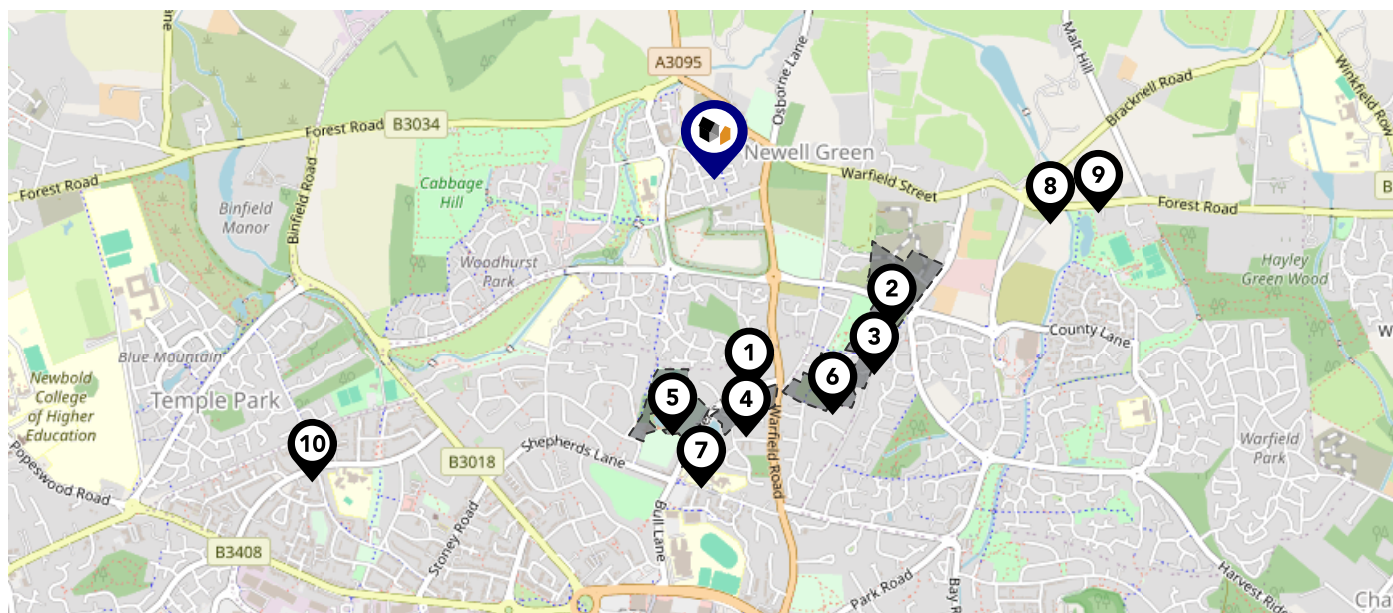
Nearby Green Belt Land

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

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.



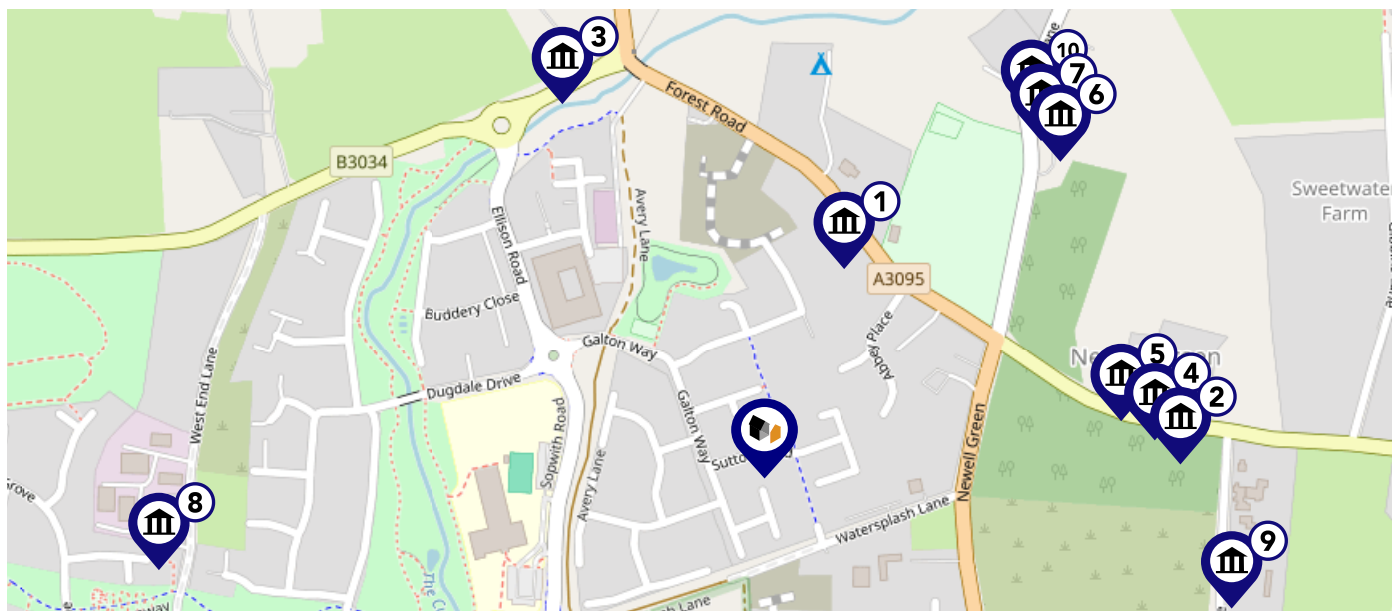
Nearby Landfill Sites

1	Sherring Close-Bracknell, Berkshire	Historic Landfill	
2	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
3	Thomas Lawrence Brickworks-Goughs Lane, Bracknell, Berkshire	Historic Landfill	
4	Lutterworth Close-Bracknell, Berkshire	Historic Landfill	
5	Folders Lane-Bracknell, Berkshire	Historic Landfill	
6	Lawrence Brickworks-Bracknell, Berkshire	Historic Landfill	
7	Bull Lane-Bracknell, Berkshire	Historic Landfill	
8	Priors Pit-Newell Green	Historic Landfill	
9	Forest Road-Warfield	Historic Landfill	
10	Fernhill Road-Bracknell, Berkshire	Historic Landfill	

Maps

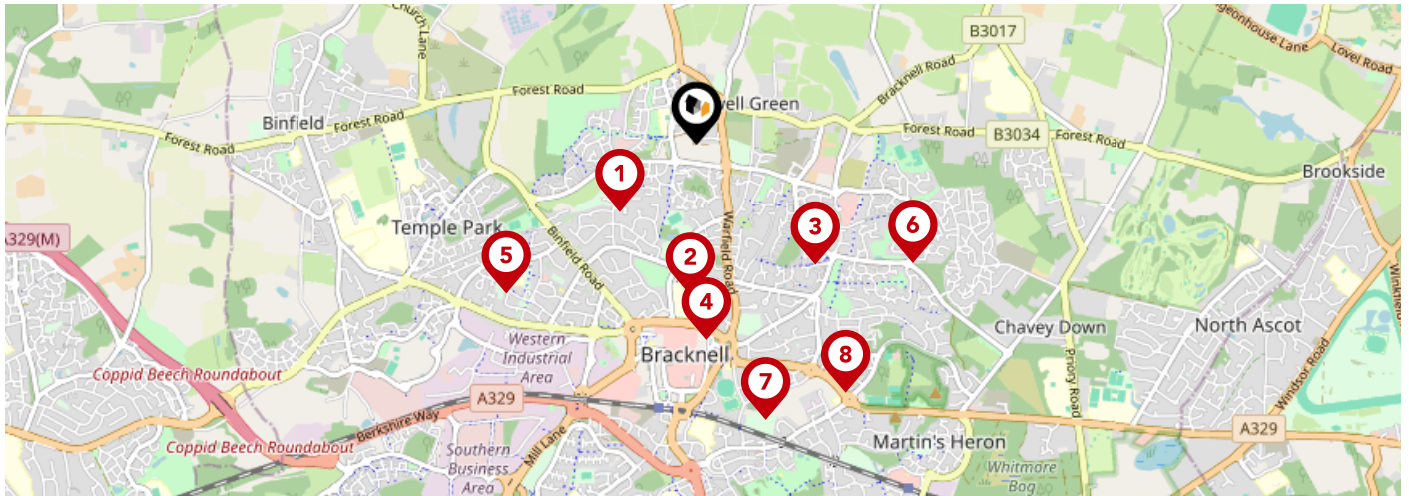
Listed Buildings

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

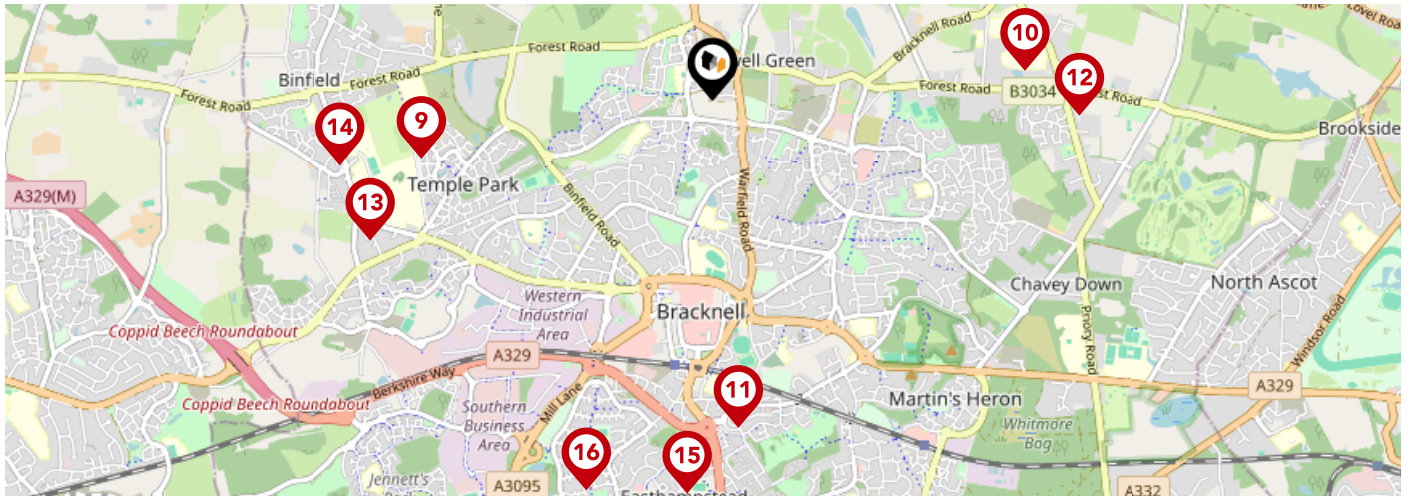


Listed Buildings in the local district		Grade	Distance
	1390417 - Milestone 250 Metres South-east Of Bott Bridge	Grade II	0.1 miles
	1390420 - Walls And Gate Piers To Newell Hall	Grade II	0.2 miles
	1390401 - South Lodge To Warfield Hall	Grade II	0.2 miles
	1390418 - Newell Hall	Grade II	0.2 miles
	1390419 - Stable Block And Stable Yard, Walls And Gate Piers At Newell Hall	Grade II	0.2 miles
	1390411 - St Michael's Grange	Grade II	0.3 miles
	1390412 - Barn Adjoining Cottage At St Michael's Grange	Grade II	0.3 miles
	1390422 - West End Farmhouse	Grade II	0.3 miles
	1390414 - Priory Cottage	Grade II	0.3 miles
	1390413 - Granary At St Michael's Grange	Grade II	0.3 miles

Area Schools



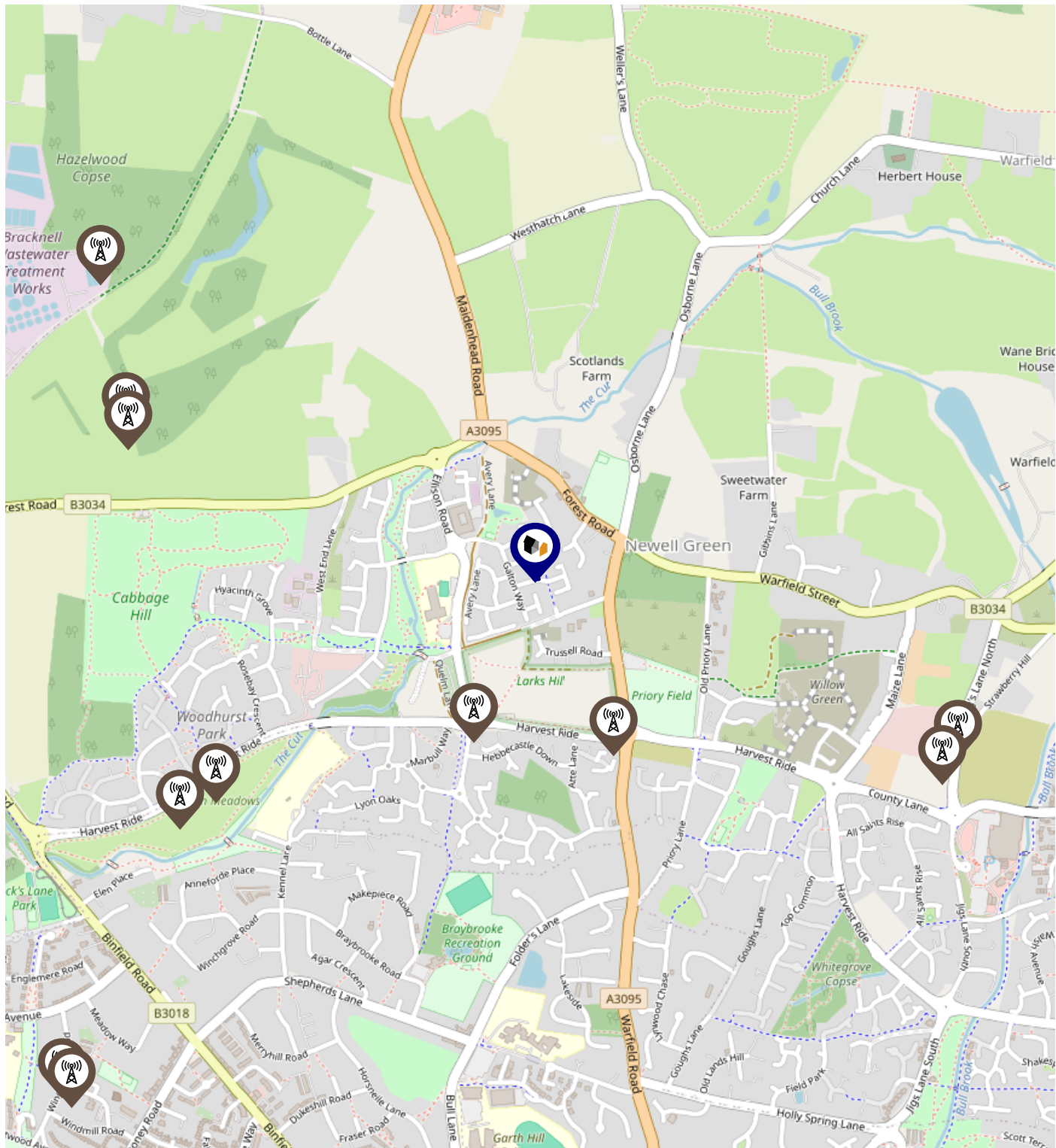
		Nursery	Primary	Secondary	College	Private
1	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:0.48	☐	☐	☒	☐	☐
2	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:0.7	☐	☒	☐	☐	☐
3	Warfield Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:0.78	☐	☒	☐	☐	☐
4	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:0.9	☐	☐	☒	☐	☐
5	Meadow Vale Primary School Ofsted Rating: Good Pupils: 600 Distance:1.11	☐	☒	☐	☐	☐
6	Whitegrove Primary School Ofsted Rating: Good Pupils: 421 Distance:1.14	☐	☒	☐	☐	☐
7	St Joseph's Catholic Primary School, Bracknell Ofsted Rating: Good Pupils: 209 Distance:1.31	☐	☒	☐	☐	☐
8	Holly Spring Primary School Ofsted Rating: Good Pupils: 642 Distance:1.34	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	King's Academy Binfield Ofsted Rating: Good Pupils: 1262 Distance:1.38	☐	☒	☒	☐	☐
10	Lambrook School Ofsted Rating: Not Rated Pupils: 630 Distance:1.45	☐	☐	☒	☐	☐
11	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.52	☐	☐	☒	☐	☐
12	Winkfield St Mary's CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:1.7	☐	☒	☐	☐	☐
13	Newbold School Ofsted Rating: Outstanding Pupils: 56 Distance:1.71	☐	☒	☐	☐	☐
14	Cressex Lodge School Ofsted Rating: Good Pupils: 13 Distance:1.75	☐	☐	☒	☐	☐
15	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.82	☐	☐	☒	☐	☐
16	Wildridings Primary School Ofsted Rating: Good Pupils: 428 Distance:1.89	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:



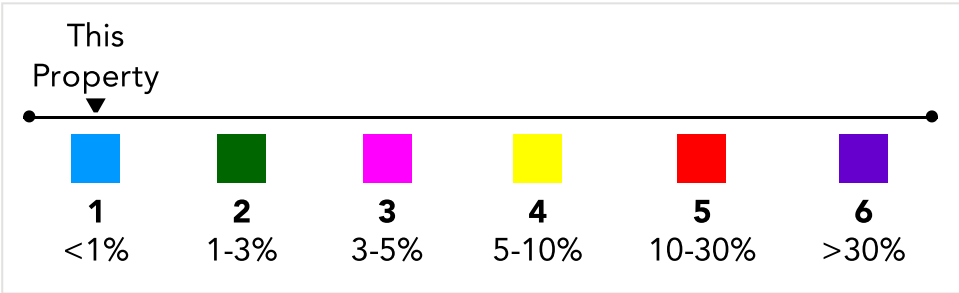
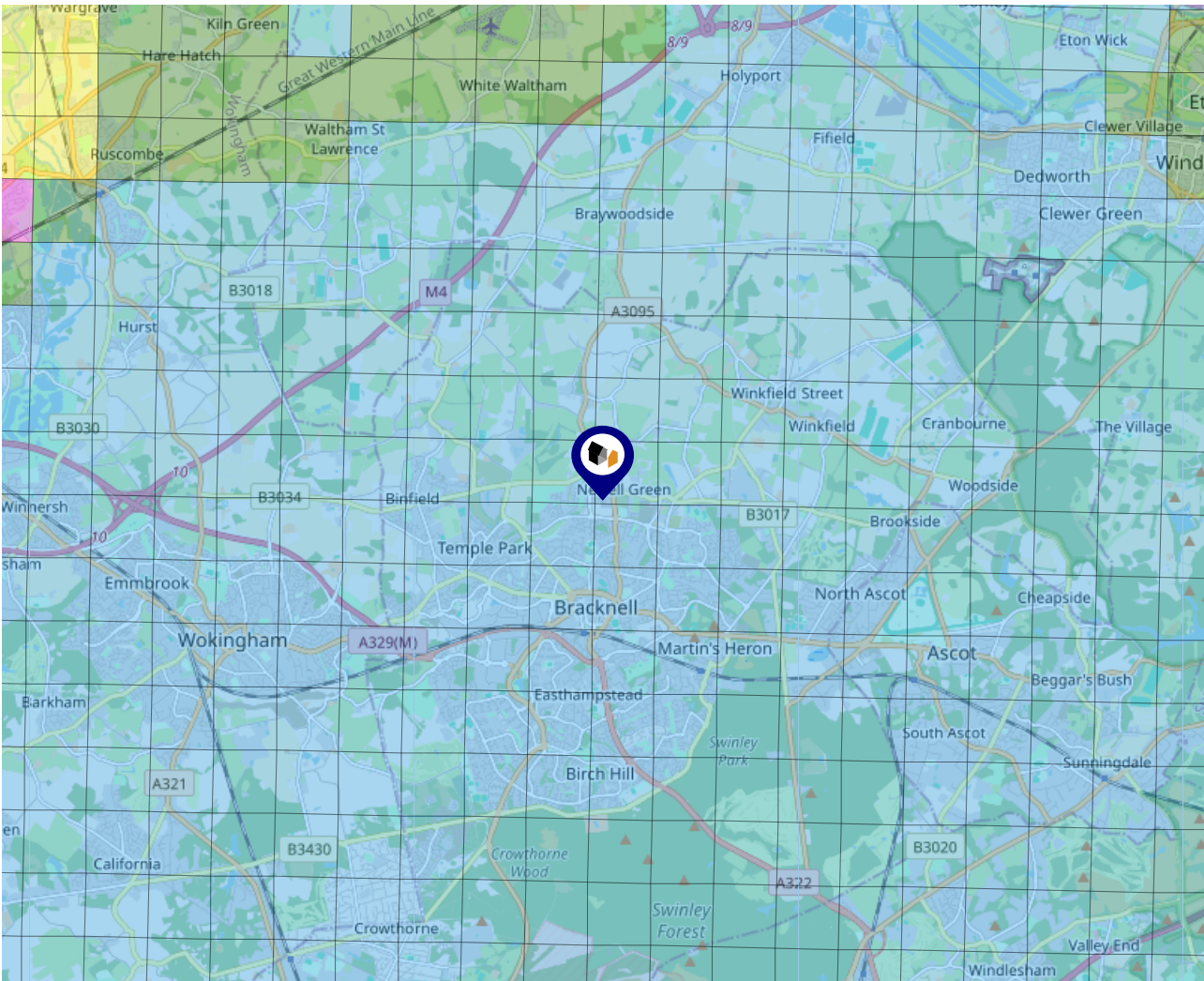
Power Pylons



Communication Masts

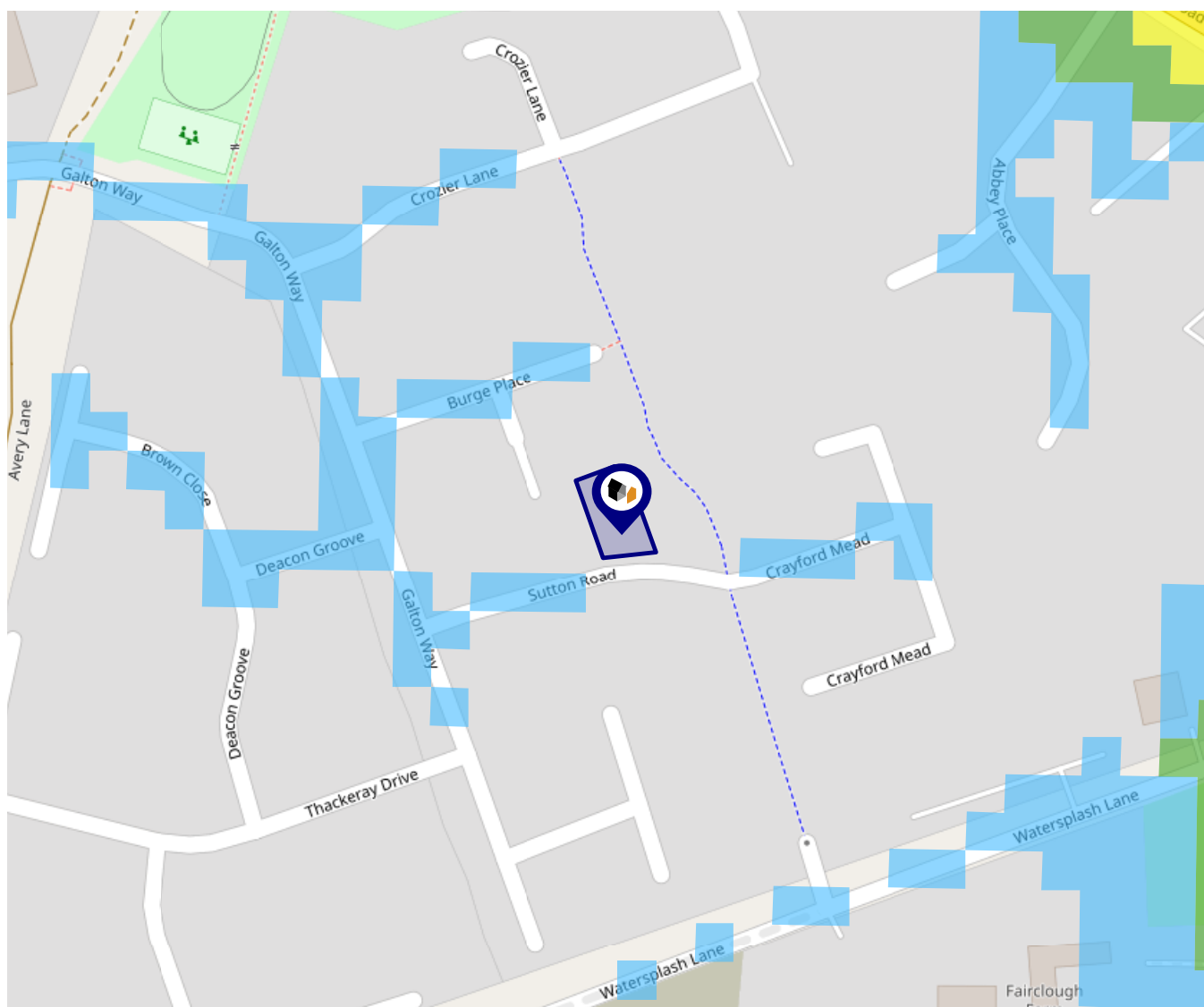
What is Radon?

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

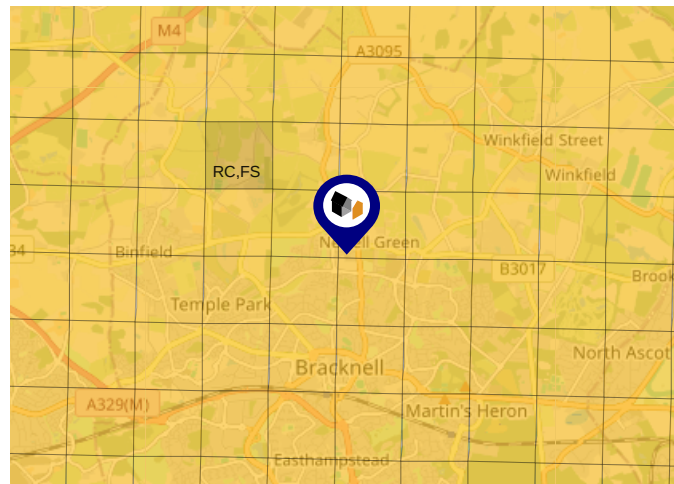


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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



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



From start to finish, the service Avocado provided was excellent. Matt always responded very quickly to any queries I had and at every stage I always knew where we were with the sale process. The marketing material he and Ovie put together was spot on and, I am sure, really contributed to my getting a very timely sale.

I would not hesitate to recommend Matt and I would definitely use him again for any future sales.

Testimonial 2



Matt and Ovie are simply outstanding agents. Their fresh, consistent, reliable and professional approach from start to finish for our sale was first class.

Always available for even the smallest query, nothing was too much trouble and made the selling part of move totally pain free.

Matt and Ovie at avocado will be our first choice again in the future and we would highly recommend to others who are selling their property.

Testimonial 3



We can't thank Matt and Ovie enough for everything they've done for us. They not only did a brilliant job selling our property but also helped us find and secure our ideal new home. From start to finish, they've been supportive, honest, and always available for advice and guidance whenever we needed it. Their professionalism and personal touch really made the whole process so much easier. We couldn't have asked for better estate agents – highly recommended



/avacadoproperty



/avocado_property

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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