See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026

CHILTERN VIEW, BRACKNELL, RG42

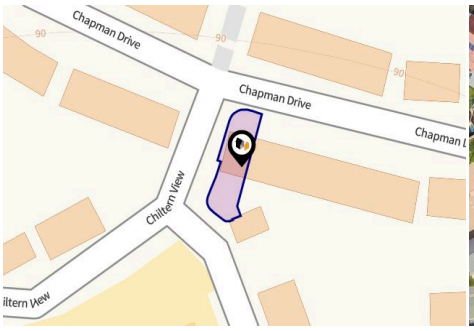
Avocado Property

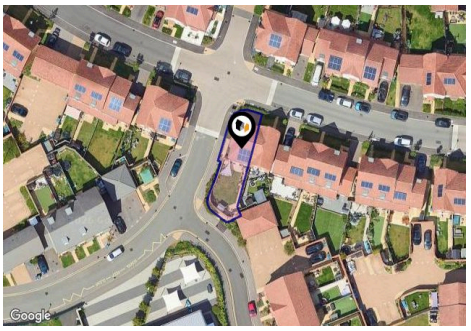
07519 024 359
matt.m@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

arla | propertymark PROTECTED

Powered by sprift Know any property instantly

Property
Overview





Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	947 ft^2 / 88 m^2		
Plot Area:	0.05 acres		
Year Built :	2018		
Council Tax :	Band D		
Annual Estimate:	£2,265		
Title Number:	BK493750		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2	35	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Powered by sprift Know any property instantly

Planning History
This Address

Planning records for: ***Chiltern View, Bracknell, RG42***

Reference - 24/00090/COND	
Decision:	Approved
Date:	21st May 2024
Description:	
Request for confirmation of compliance with conditions for Planning Permissions 14/00315/OUT and 15/00873/REM.	

Powered by sprift Know any property instantly

Property
EPC - Certificate

Chiltern View, Binfield, RG42

Energy rating

A

Valid until 20.06.2028

Score	Energy rating	Current	Potential
92+	A	92 | A	93 | A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Powered by sprift Know any property instantly

EPC - Additional Data

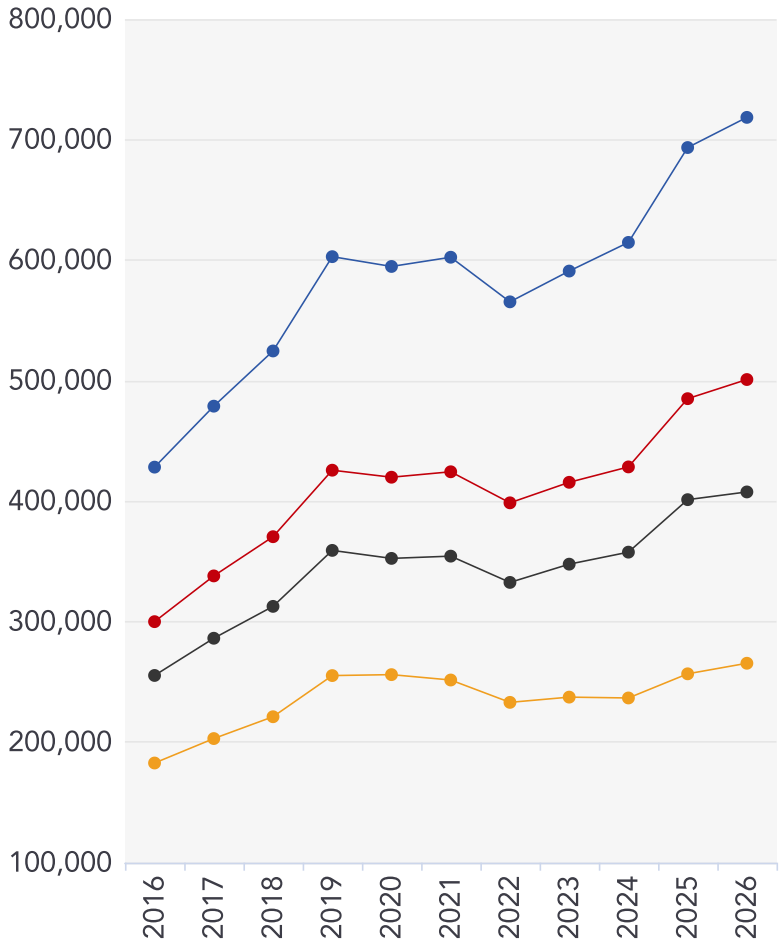
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
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 0.11 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 0.11 W/m-Â¦K
Total Floor Area:	88 m^2

Powered by sprift Know any property instantly

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

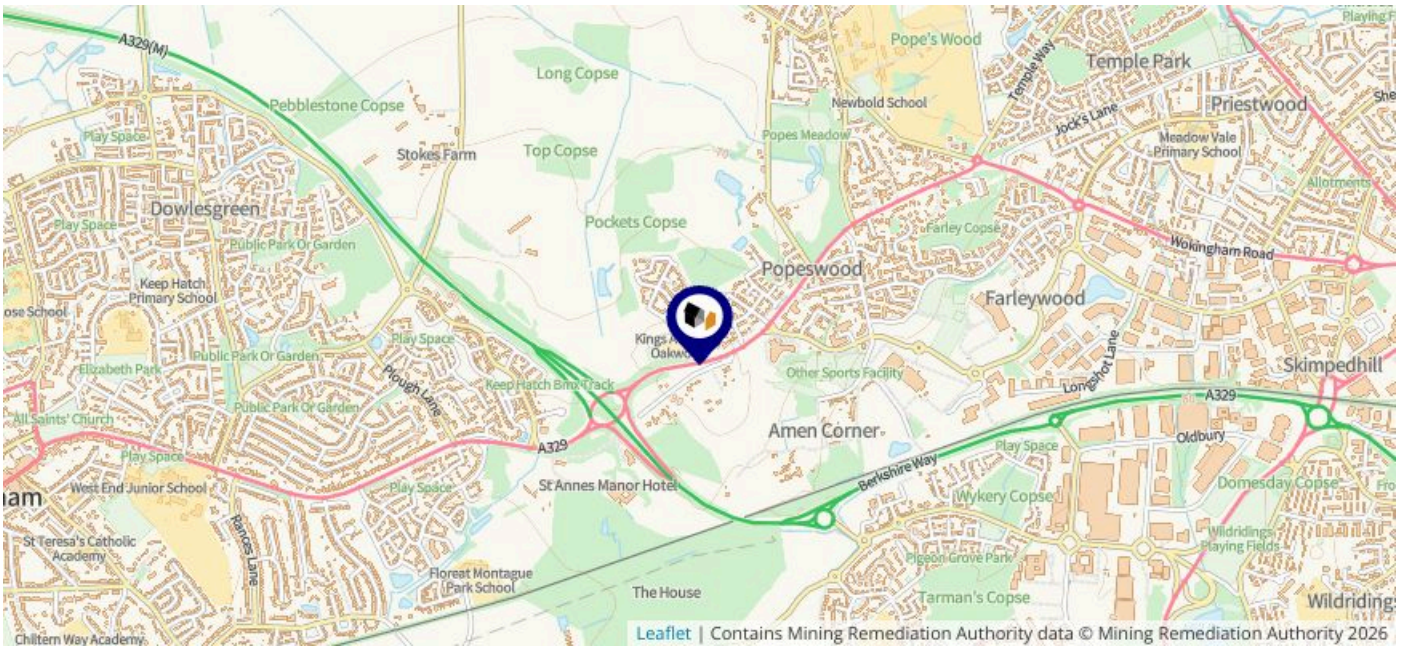
Flat

+45.31%

Powered by sprift Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

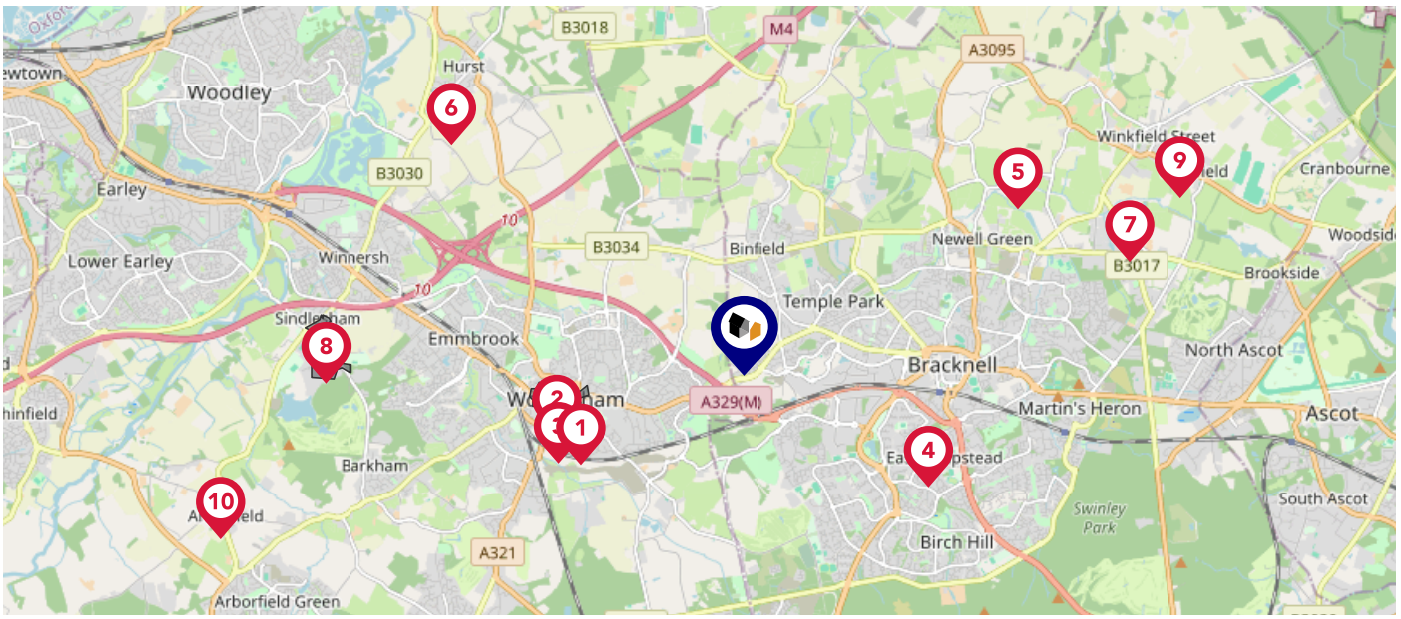
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Powered by sprift Know any property instantly

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.

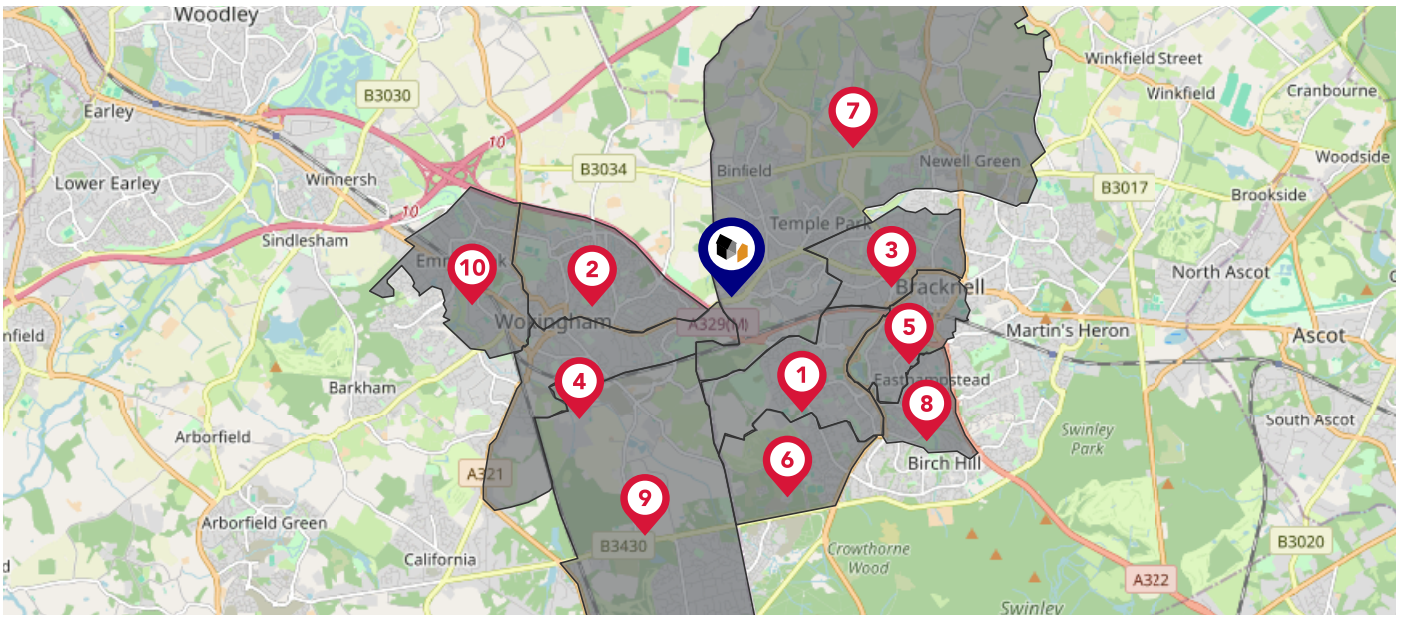


Nearby Conservation Areas	
1	Murdoch Road
2	Wokingham Town Centre
3	Langborough Road
4	Easthampstead
5	Warfield
6	Hurst
7	Winkfield Row
8	Sindlesham
9	Winkfield Village
10	Arborfield Cross

Powered by sprift Know any property instantly

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

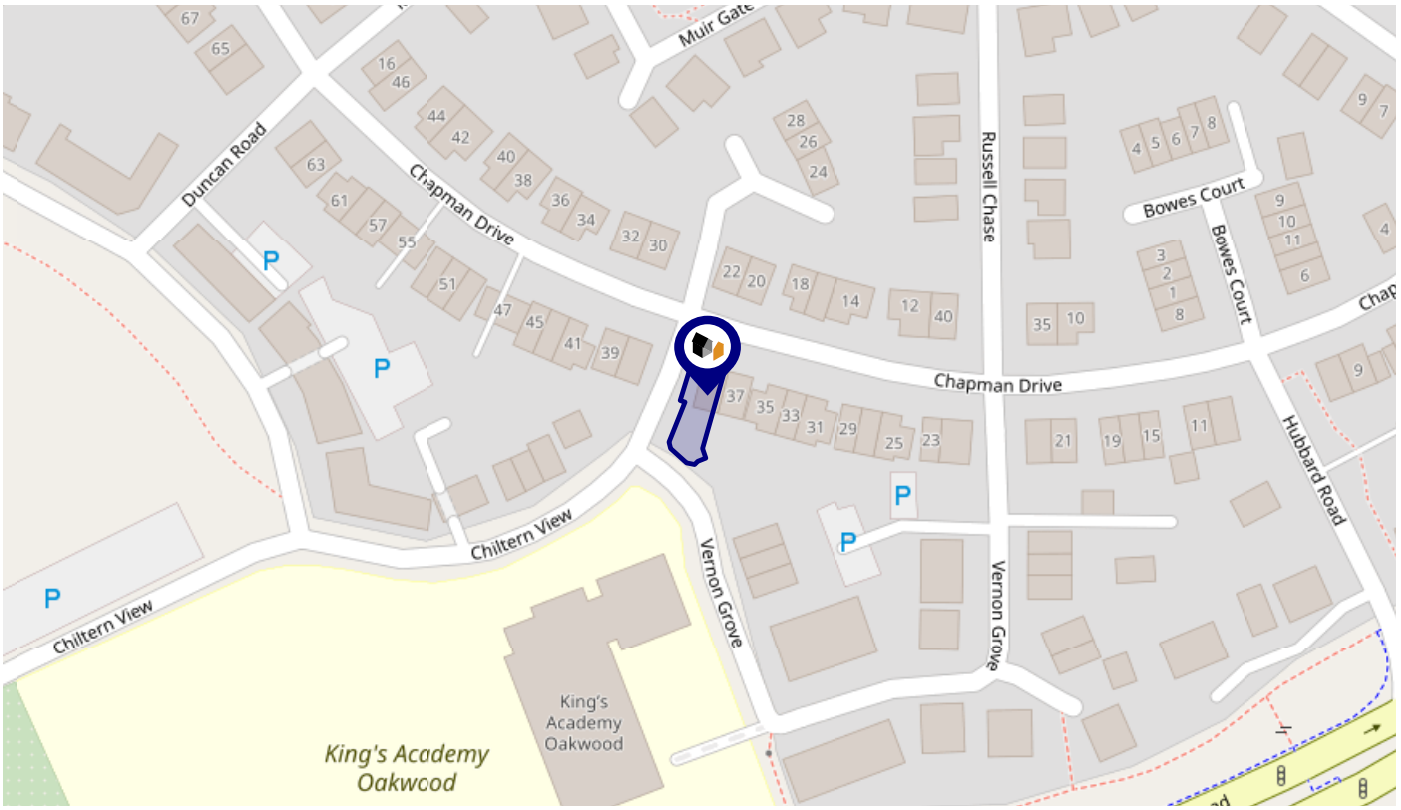


Nearby Council Wards	
1	Great Hollands North Ward
2	Norreys Ward
3	Priestwood and Garth Ward
4	Wescott Ward
5	Wildridings and Central Ward
6	Great Hollands South Ward
7	Binfield with Warfield Ward
8	Old Bracknell Ward
9	Wokingham Without Ward
10	Emmbrook Ward

Powered by sprift Know any property instantly

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.

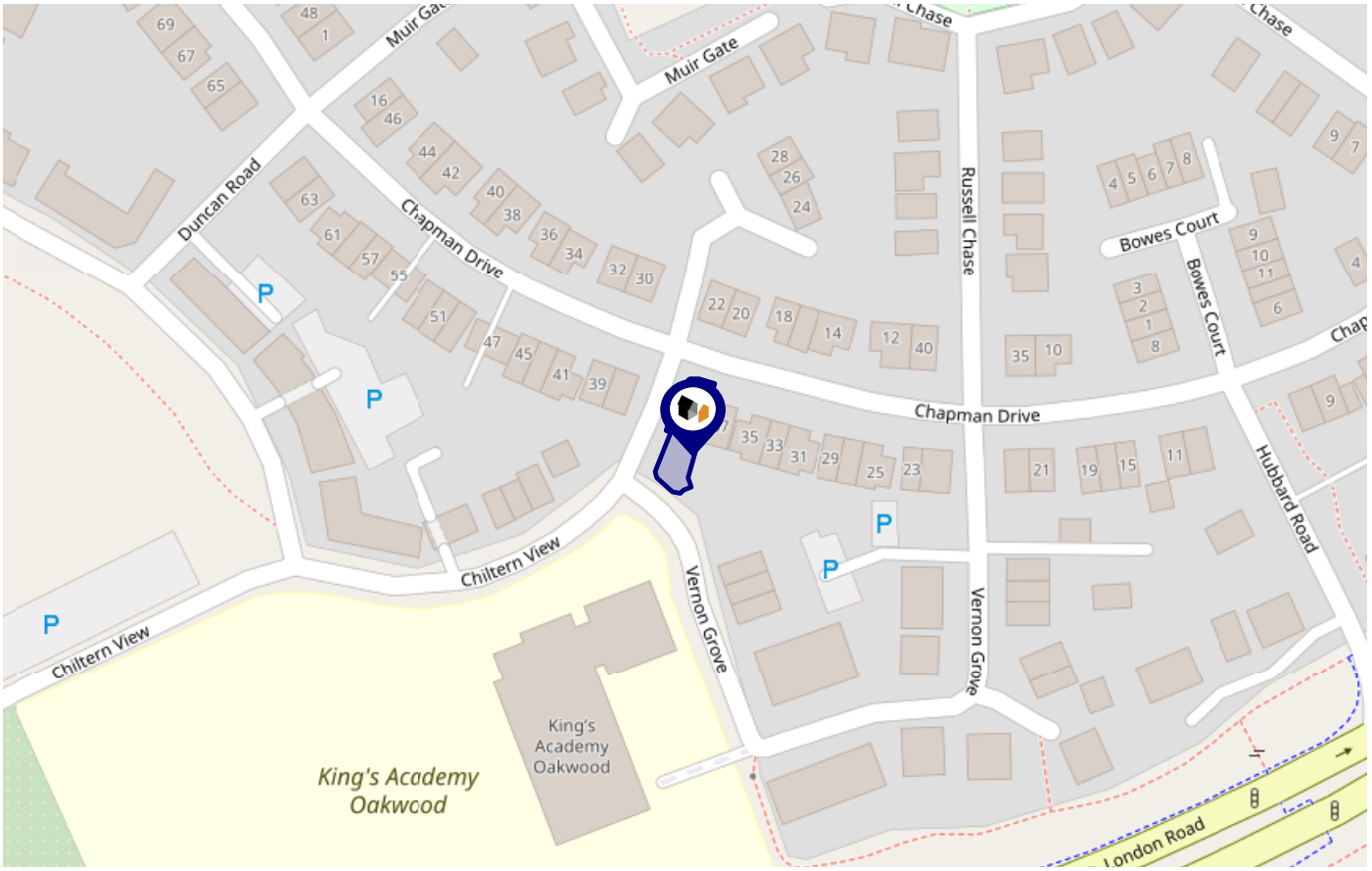
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

Powered by sprift

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.

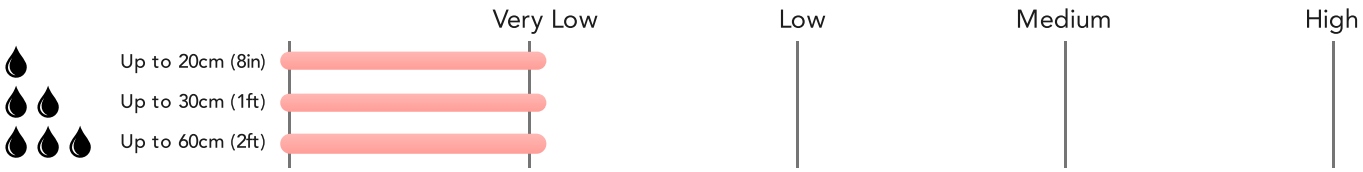


Risk Rating: Very low

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.

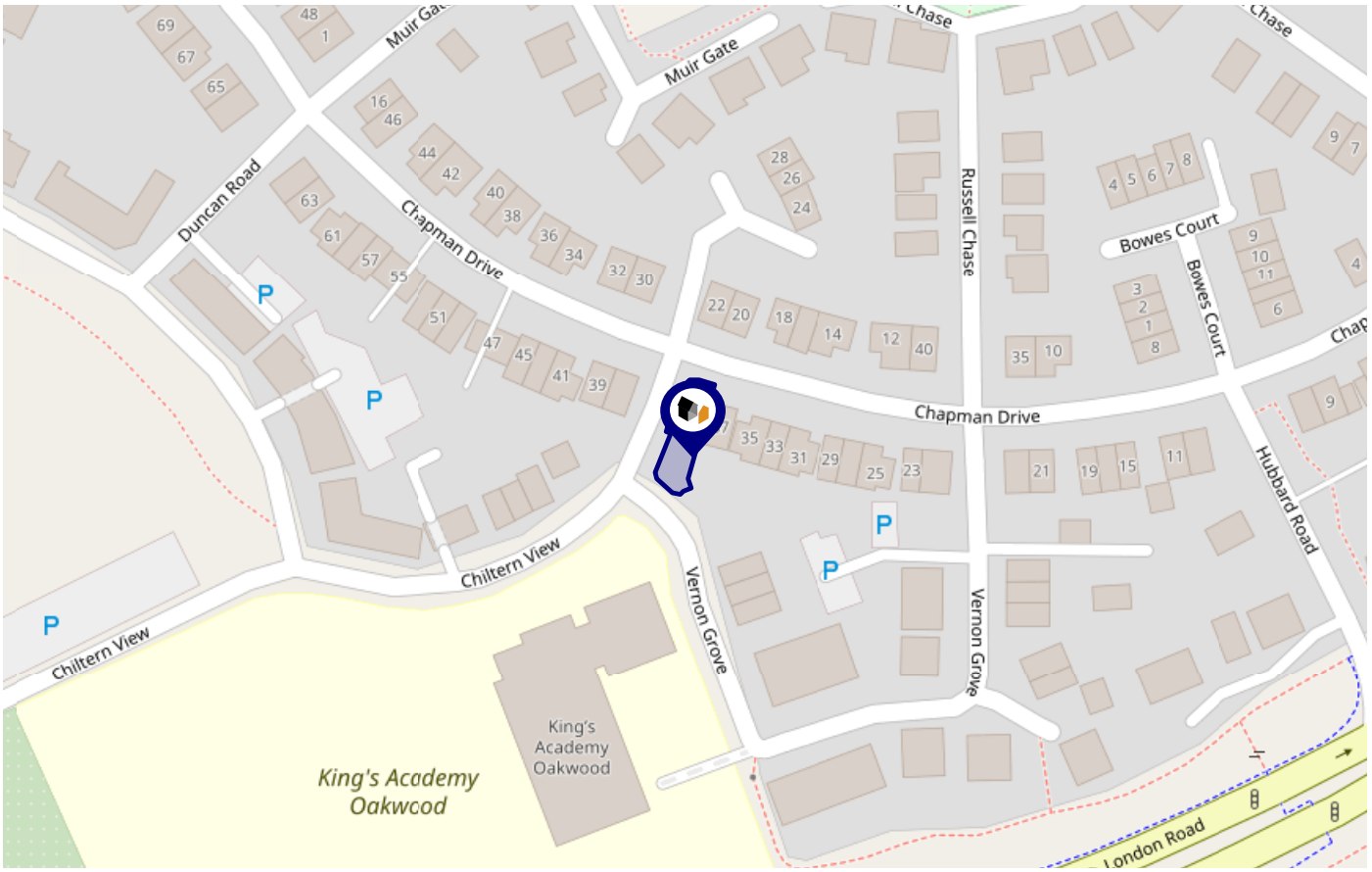
Chance of flooding to the following depths at this property:



Powered by sprift Know any property instantly

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.

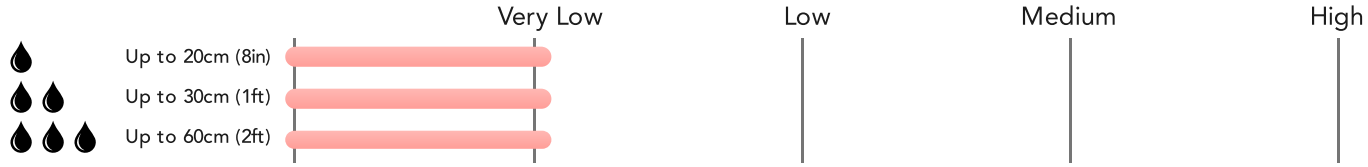


Risk Rating: Very low

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.

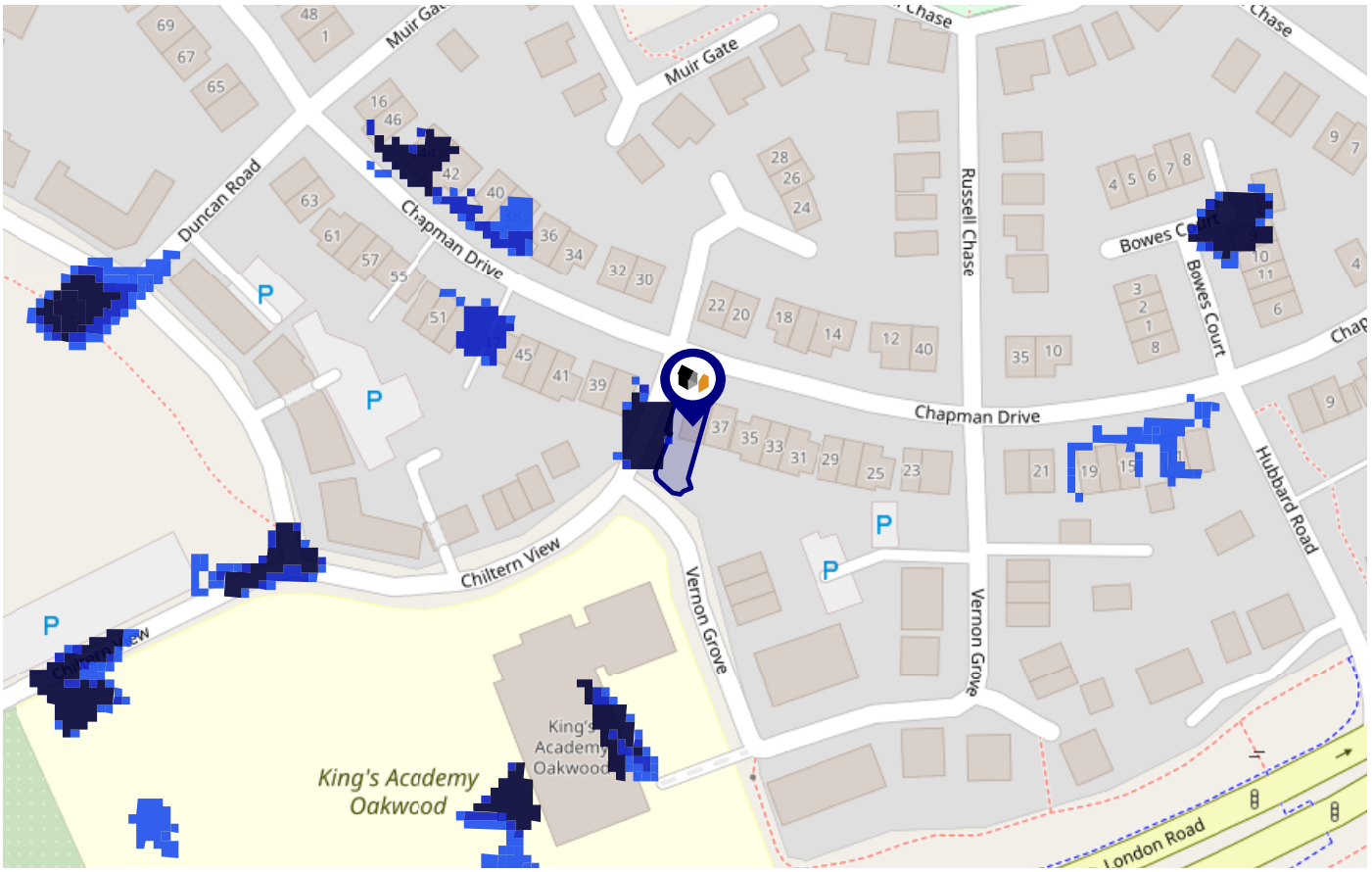
Chance of flooding to the following depths at this property:



Powered by sprift Know any property instantly

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.

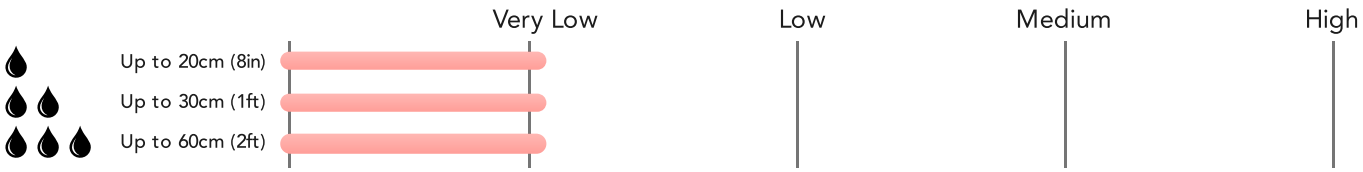


Risk Rating: Very low

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.

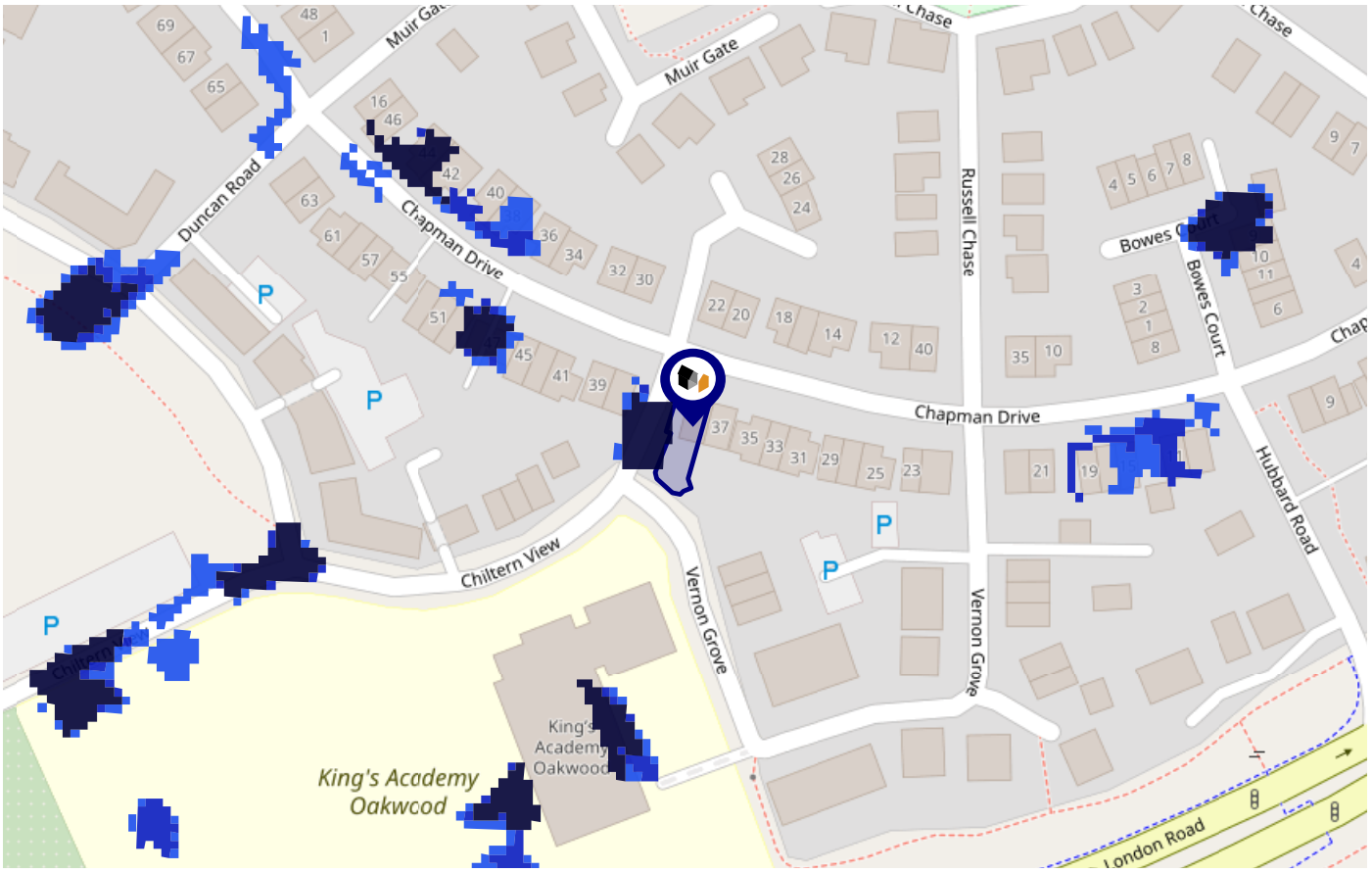
Chance of flooding to the following depths at this property:



Powered by sprift

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.

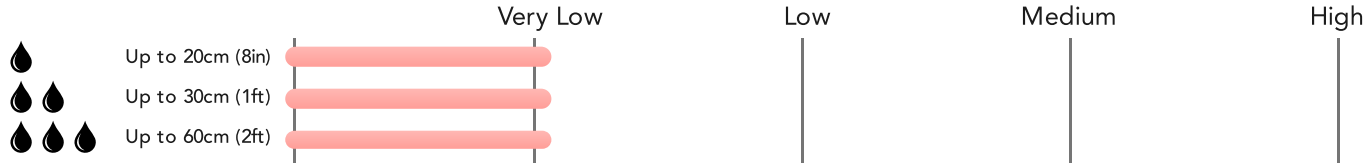


Risk Rating: Very low

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.

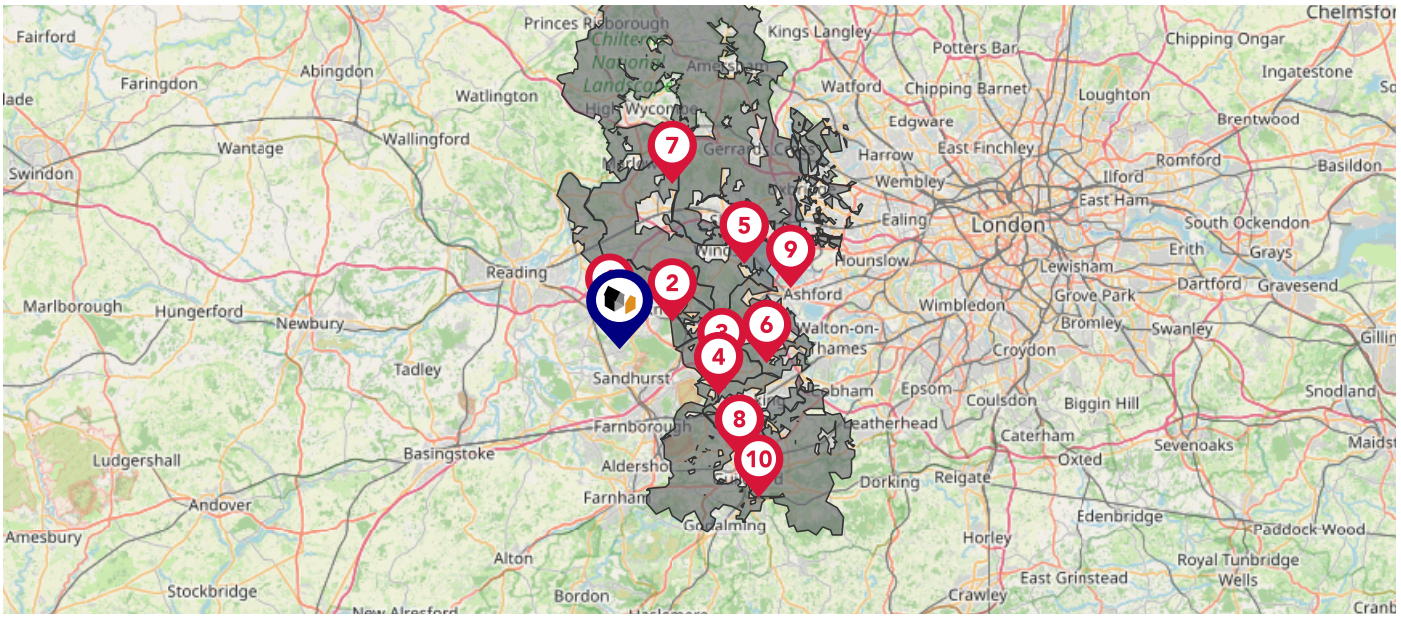
Chance of flooding to the following depths at this property:



Powered by sprift Know any property instantly

Maps
Green Belt

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

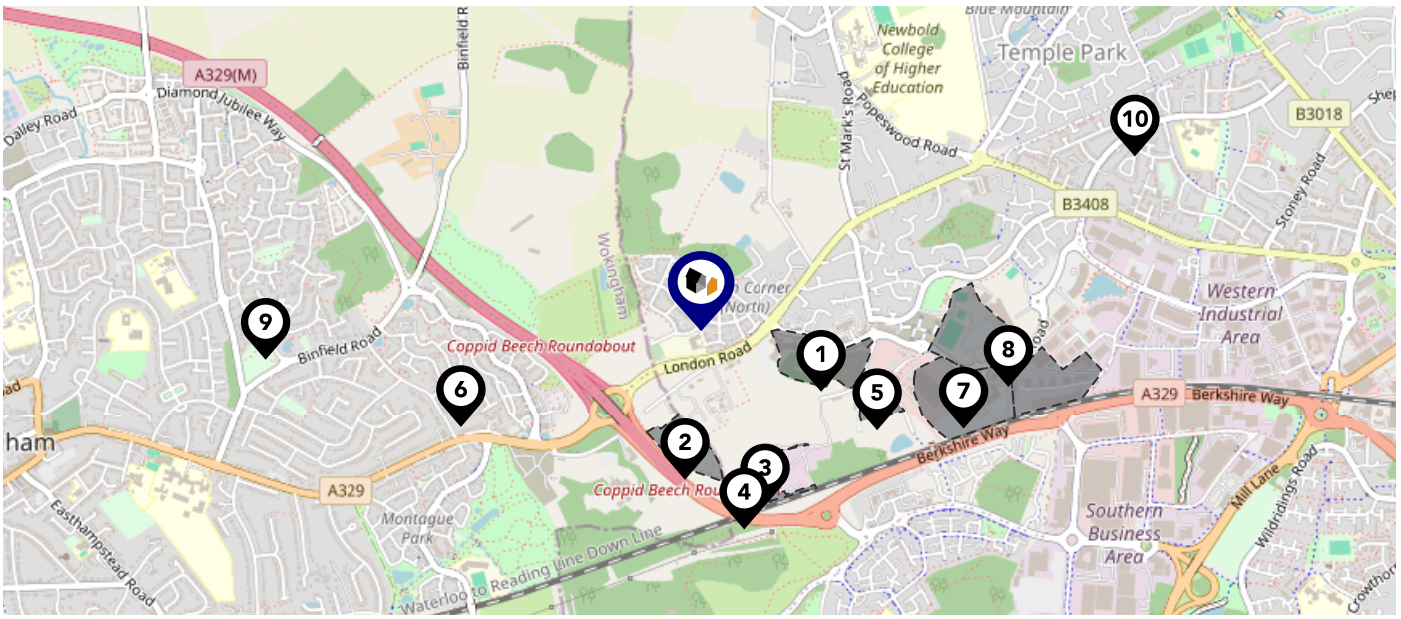


Nearby Green Belt Land	
1	London Green Belt - Wokingham
2	London Green Belt - Bracknell Forest
3	London Green Belt - Windsor and Maidenhead
4	London Green Belt - Surrey Heath
5	London Green Belt - Slough
6	London Green Belt - Runnymede
7	London Green Belt - Buckinghamshire
8	London Green Belt - Woking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

Powered by sprift Know any property instantly

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	Nike Land-Amen Corner	Historic Landfill
2	Sandlea Farm-Amen Corner	Historic Landfill
3	Buckhurst Moors-Amen Corner	Historic Landfill
4	Buckhurst Piggeries-Amen Corner	Historic Landfill
5	Rose Farm-Amen Corner	Historic Landfill
6	Plough Lane-Wokingham	Historic Landfill
7	Beehive South West-Beehive Road, Bracknell, Berkshire	Historic Landfill
8	Beehive North East-Beehive Road, Amen Corner, Bracknell, Berkshire	Historic Landfill
9	Keephatch Farm-Dowlesgreen, Wokingham	Historic Landfill
10	Wilwood Road-Bracknell	Historic Landfill

Powered by sprift

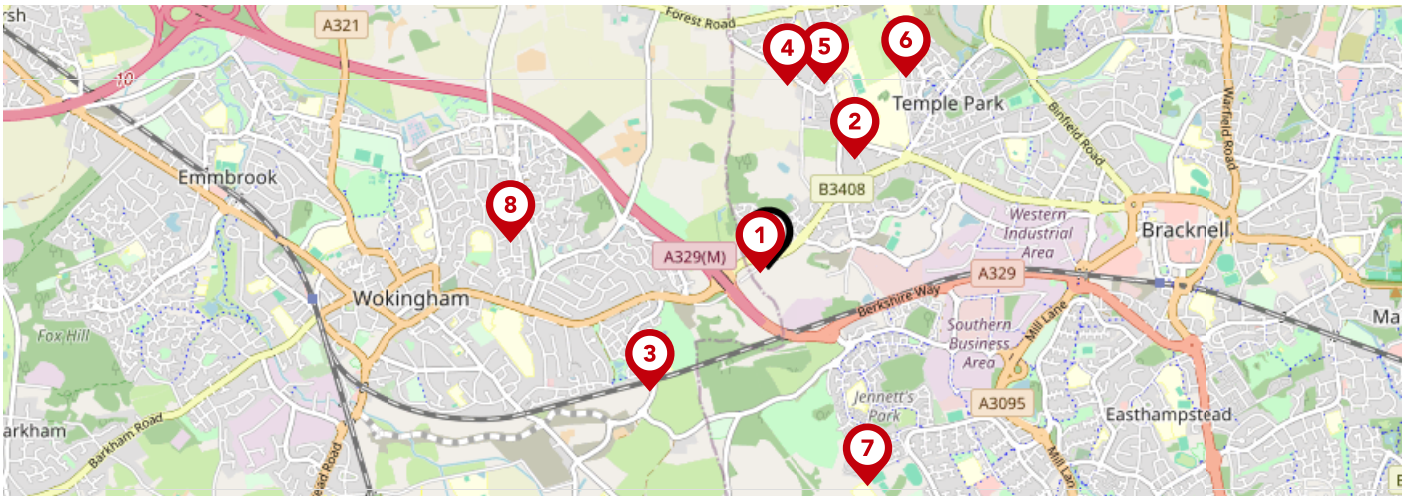
Maps
Listed Buildings

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 1390284 - Popes Manor	Grade II	0.3 miles
2 1390286 - Forecourt Wall To North-west Of Popes Manor	Grade II	0.3 miles
3 1390285 - Forecourt And Garden Wall To South Of Popes Manor	Grade II	0.3 miles
4 1390287 - Garden Wall Approx 45 Metres Long, Adjoining North-east Front Of Pope's Manor	Grade II	0.3 miles
5 1390289 - Church Of St Mark	Grade II	0.6 miles
6 1390291 - Popescroft And Littlehurst	Grade II	0.6 miles
7 1390290 - Gates And Piers On North Of Churchyard To Church Of St Mark	Grade II	0.6 miles
8 1390305 - Pergola And Court In Garden At Moor Close, Including Enclosing Walls And Balustrades	Grade II	0.7 miles
9 1390346 - Outbuildings And Barn To East Of Peacock Farmhouse	Grade II	0.7 miles
10 1390307 - Piers, Steps And Walls On Sw Side Of Entrance Forecourt To Moor Close	Grade II	0.7 miles

Powered by sprift Know any property instantly

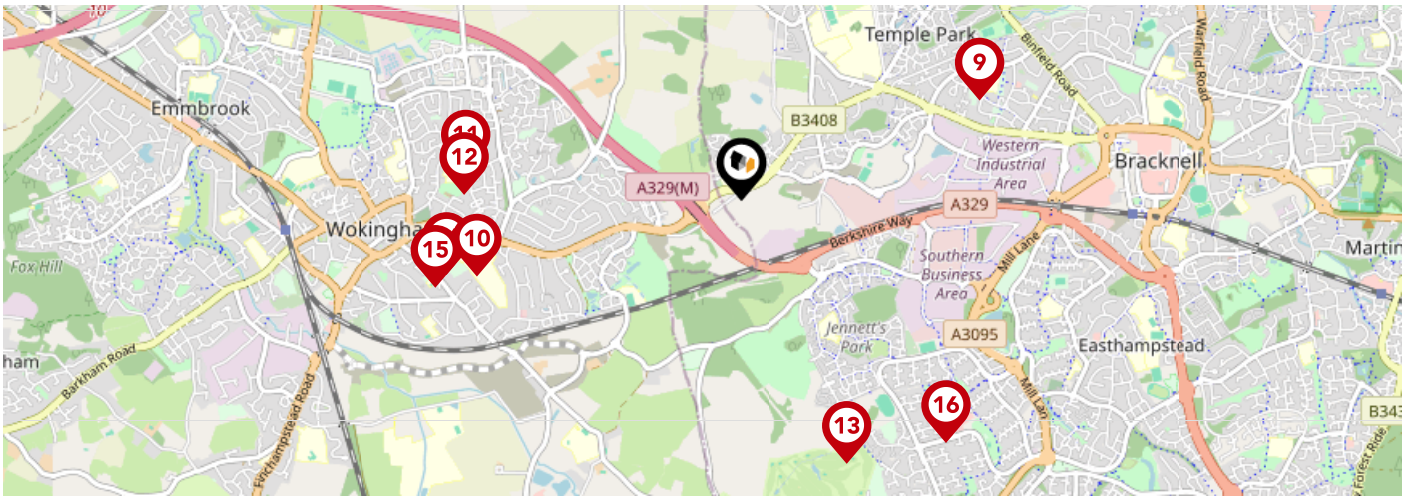
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 King's Academy Oakwood Ofsted Rating: Outstanding | Pupils: 211 | Distance:0.04		✓			
2 Newbold School Ofsted Rating: Outstanding | Pupils: 56 | Distance:0.65		✓			
3 Floreat Montague Park Primary School Ofsted Rating: Good | Pupils: 463 | Distance:0.79		✓			
4 Binfield Church of England Primary School Ofsted Rating: Good | Pupils: 411 | Distance:0.86		✓			
5 Cressex Lodge School Ofsted Rating: Good | Pupils: 13 | Distance:0.9			✓		
6 King's Academy Binfield Ofsted Rating: Good | Pupils: 1262 | Distance:1.1		✓	✓		
7 Jennett's Park CofE Primary School Ofsted Rating: Good | Pupils: 427 | Distance:1.11		✓			
8 Foundry College Ofsted Rating: Good | Pupils: 15 | Distance:1.2			✓		

Powered by sprift Know any property instantly

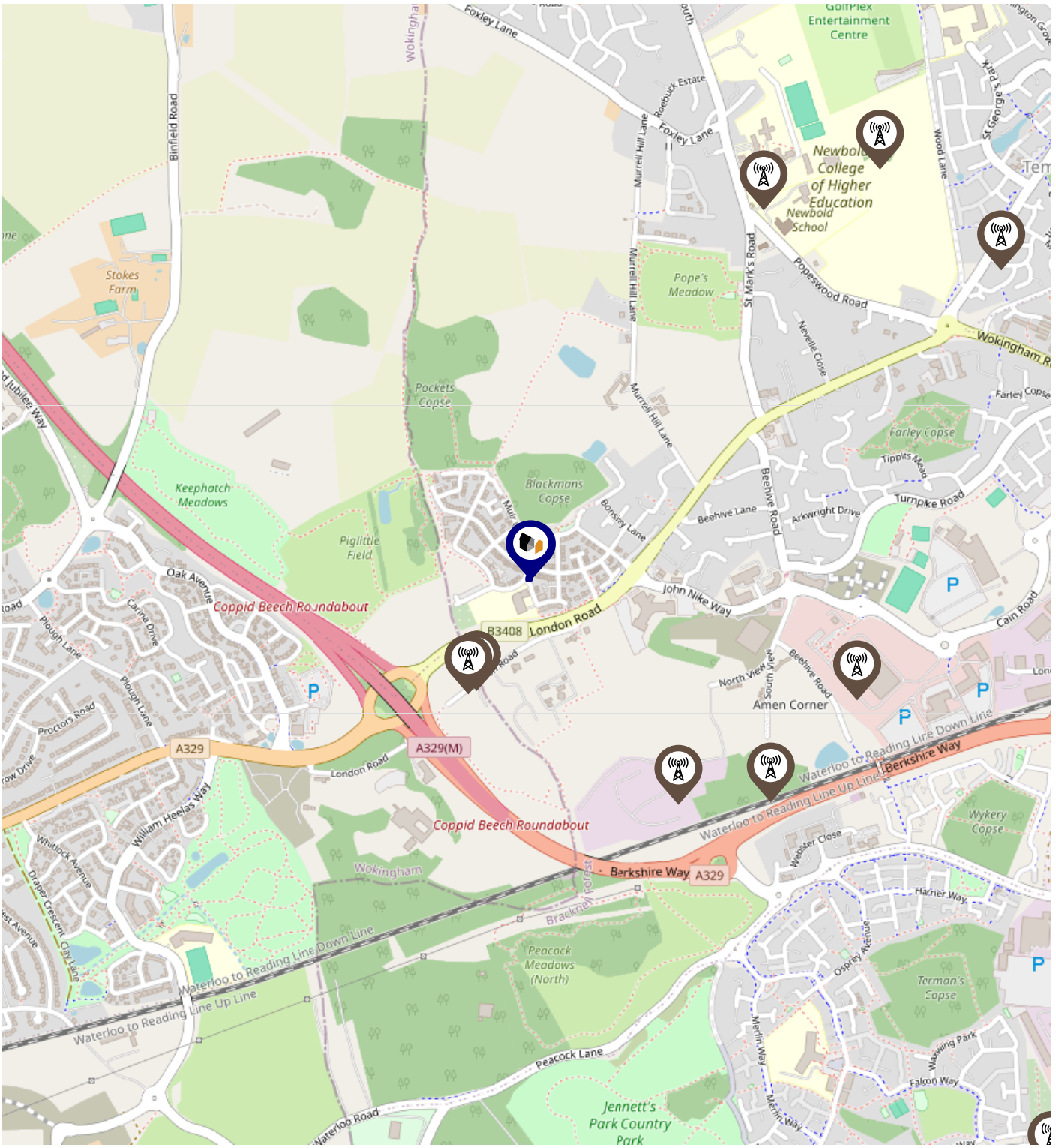
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Meadow Vale Primary School** Ofsted Rating: Good | Pupils: 600 | Distance:1.2		✓			
10 **St Crispin's School** Ofsted Rating: Good | Pupils: 1455 | Distance:1.27			✓		
11 **Keep Hatch Primary School** Ofsted Rating: Good | Pupils: 440 | Distance:1.28		✓			
12 **All Saints Church of England Primary School** Ofsted Rating: Good | Pupils: 234 | Distance:1.28		✓			
13 **King's Academy Easthampstead Park** Ofsted Rating: Good | Pupils: 976 | Distance:1.31			✓		
14 **Westende Junior School** Ofsted Rating: Good | Pupils: 236 | Distance:1.4		✓			
15 **Wescott Infant School** Ofsted Rating: Good | Pupils: 143 | Distance:1.46		✓			
16 **Great Hollands Primary School** Ofsted Rating: Good | Pupils: 275 | Distance:1.47		✓			

Powered by sprift

Local Area
Masts & Pylons



Key:

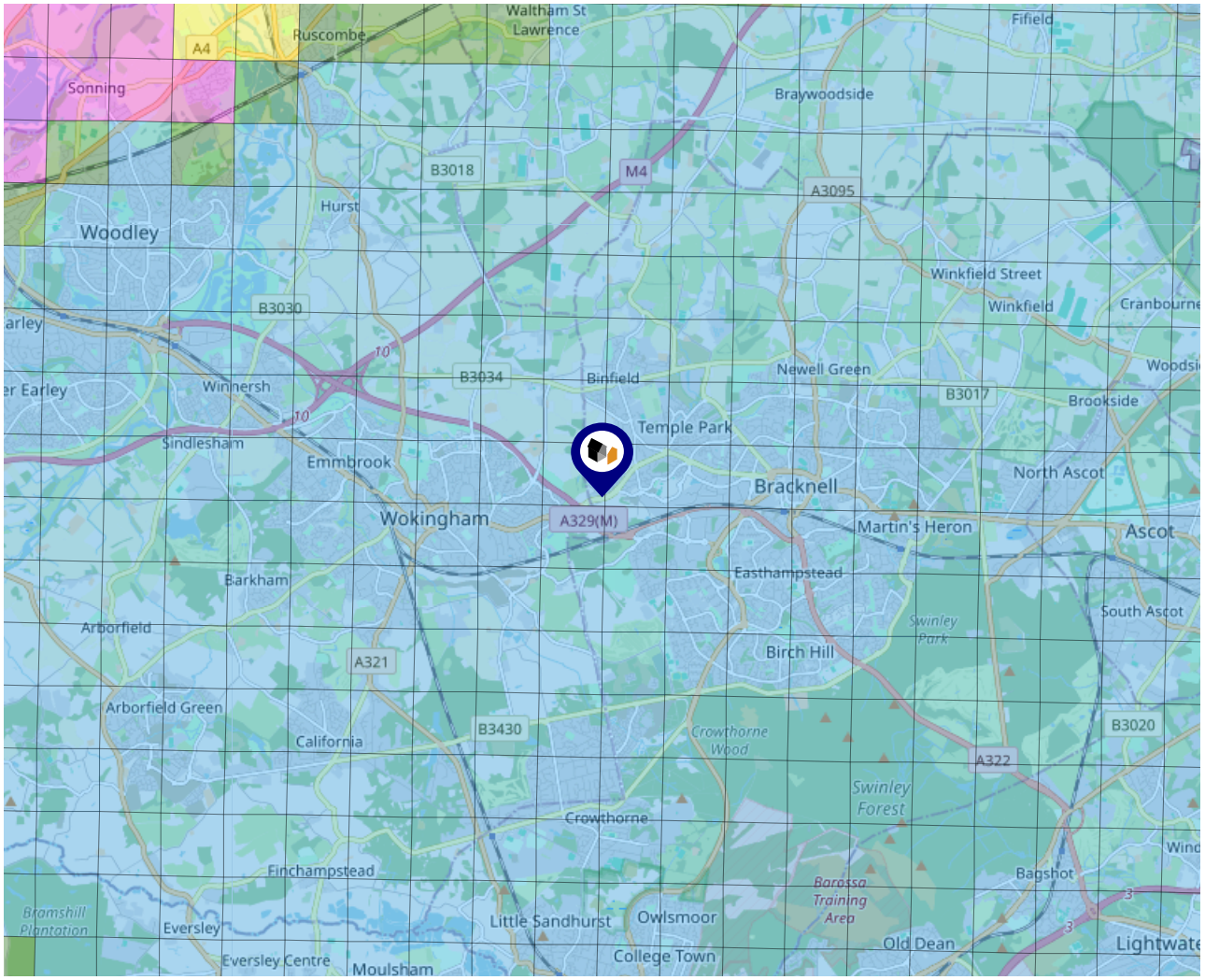
- Power Pylons
- Communication Masts

Powered by sprift Know any property instantly

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).

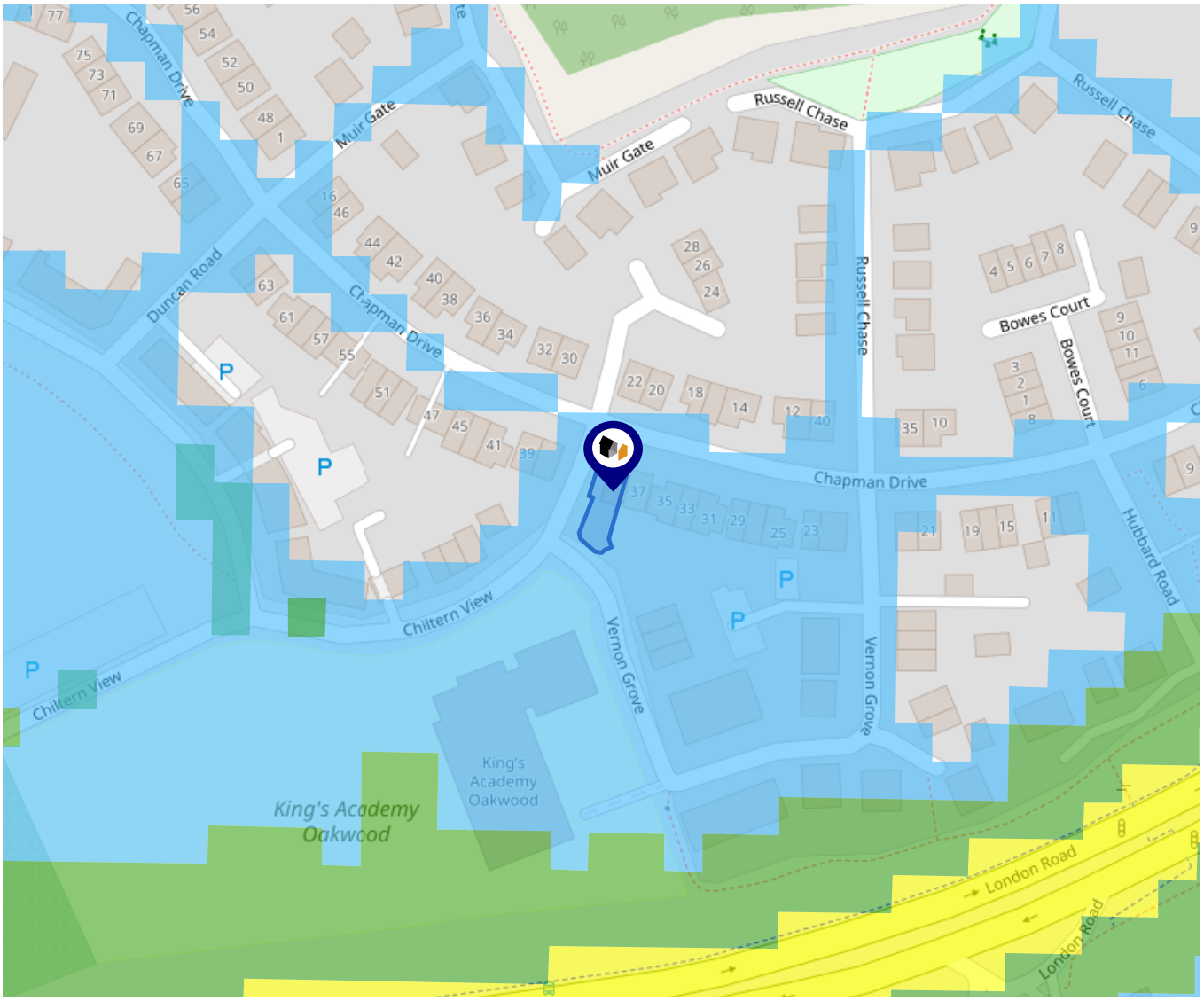


This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	4-10%	10-30%	>30%

Powered by sprift

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.

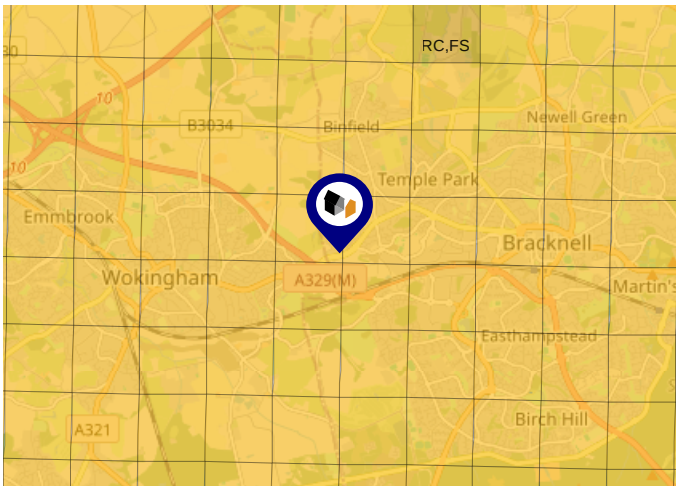
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Powered by sprift Know any property instantly

Environment
Soils & Clay

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

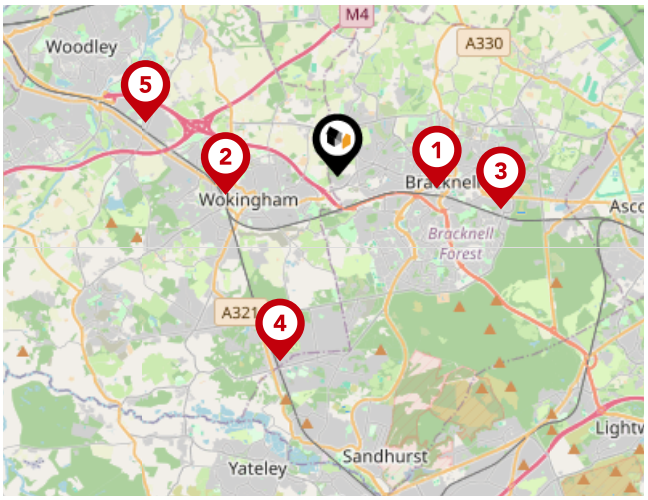
Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

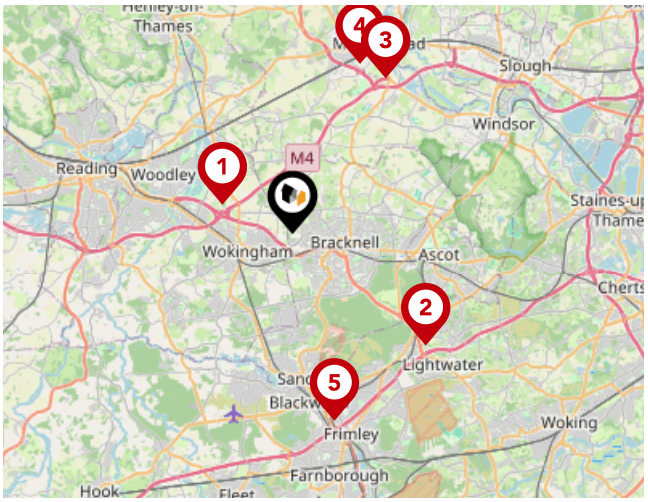
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



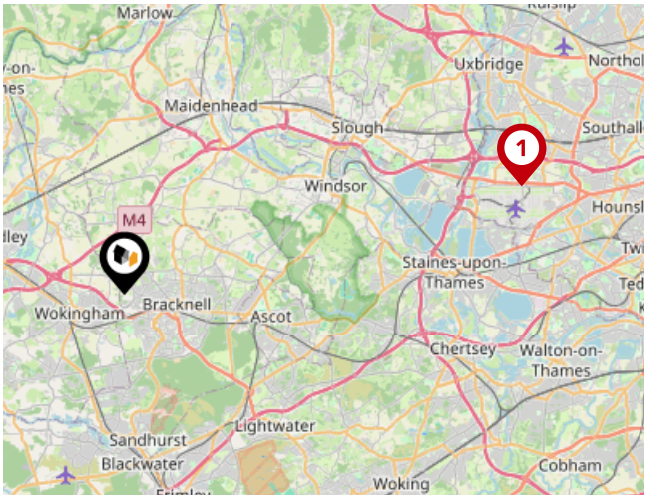
National Rail Stations

Pin	Name	Distance
1	Bracknell Rail Station	1.84 miles
2	Wokingham Rail Station	2.1 miles
3	Martins Heron Rail Station	3.06 miles
4	Crowthorne Rail Station	3.57 miles
5	Winnersh Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.8 miles
2	M3 J3	6.43 miles
3	M4 J8	6.7 miles
4	A404(M) J9A	6.79 miles
5	M3 J4	7.08 miles

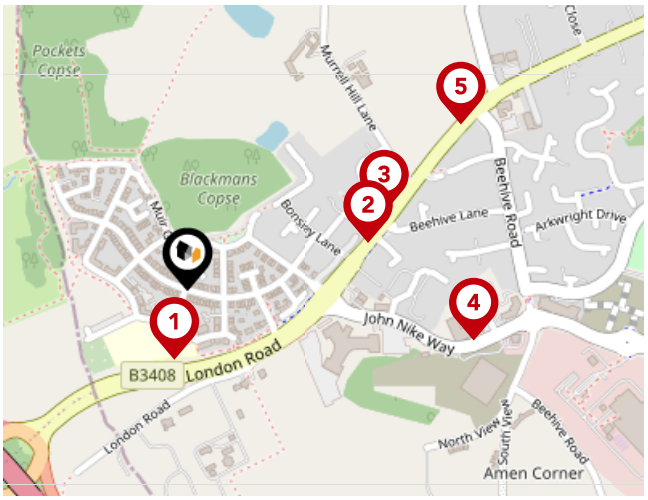


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	15.24 miles

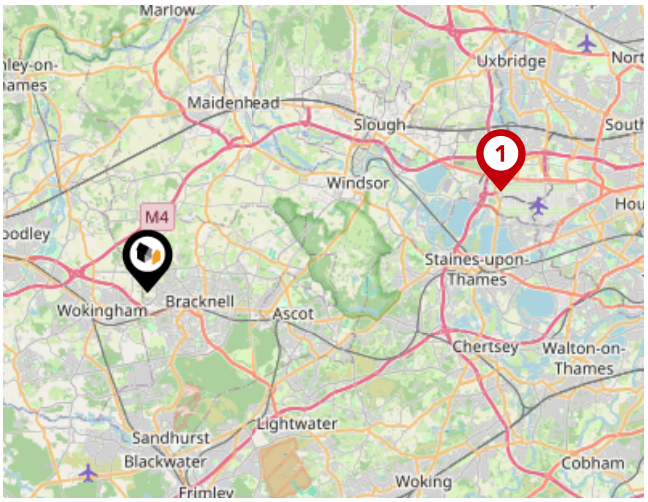
Powered by sprift Know any property instantly

Area
Transport (Local)



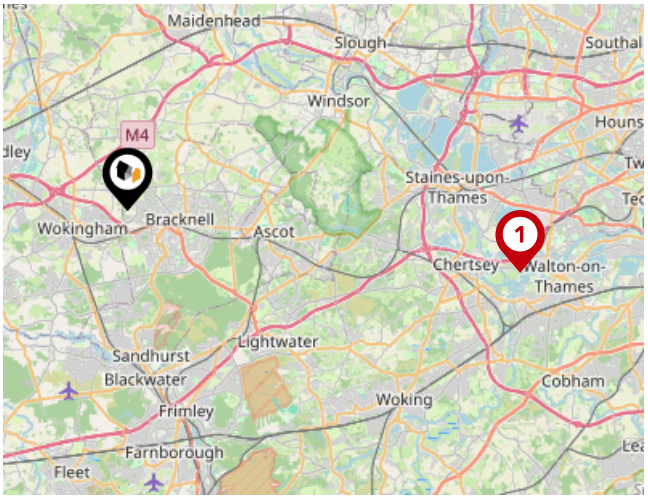
Bus Stops/Stations

Pin	Name	Distance
1	Coppid Beech Hill	0.08 miles
2	Merydene Court	0.21 miles
3	Merydene Court	0.24 miles
4	Ski Centre	0.33 miles
5	Travelodge	0.37 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	13.59 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.7 miles

Powered by sprift

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

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

/avocadoproperty

/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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

avocado property | iAD ESTATE AGENTS

Avocado Property

07519 024 359
matt.m@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail