

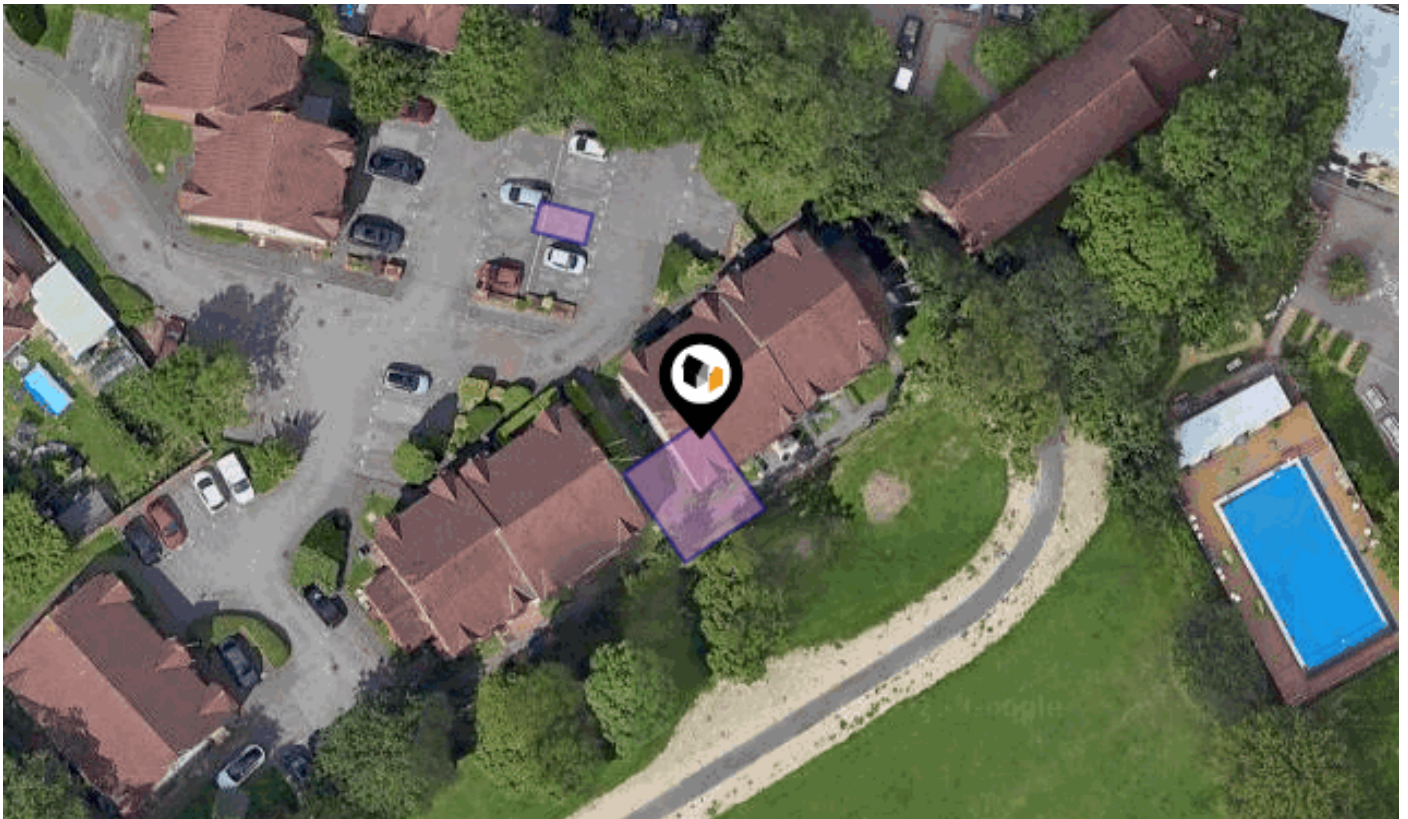


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th December 2025



ORCHARD CLOSE, WOKINGHAM, RG40

Duncan Yeardley

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Introduction

Our Comments

This charming two bedroom cluster house is tucked away along a sought-after road nestled in the very heart of Wokingham town centre. The property forms part of a well kept development that enjoys a peaceful setting while still being just moments from the town's shops, restaurants, and transport links. Inside, the home features a bright and spacious living area with space for a dining area or area. The fitted kitchen comes complete with appliances, making it practical as well as functional. Upstairs, there are two bedrooms, including a main bedroom with a built-in wardrobe, and a modern bathroom fitted with a shower over the bath. The property benefits from one allocated parking space, in addition to ample visitor parking. A particular highlight is its position overlooking King George's Playing Field, offering a pleasant outlook and a sense of openness. The communal grounds are maintained by a professional management company, ensuring the development remains tidy and attractive. Offered to the market with no onward chain, this property presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a well located home in one of Berkshire's most desirable market towns.

Council Tax Band: D

No Chain

Two Bedrooms

Cluster House

Close Proximity To Town Centre

Views Overlooking Park

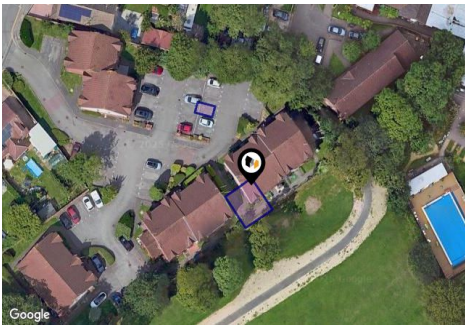
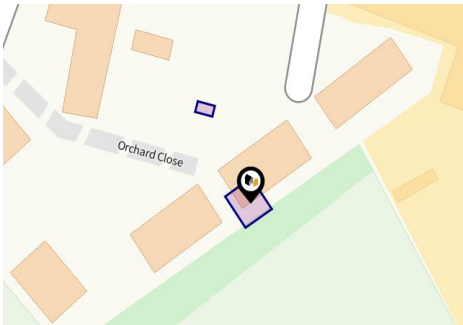
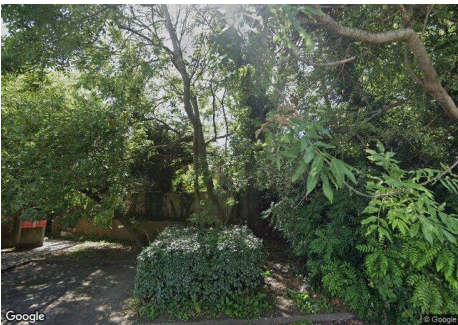
Lounge/Diner

Bright Accommodation

Excellent Location

Residential Parking

Property Overview



Property

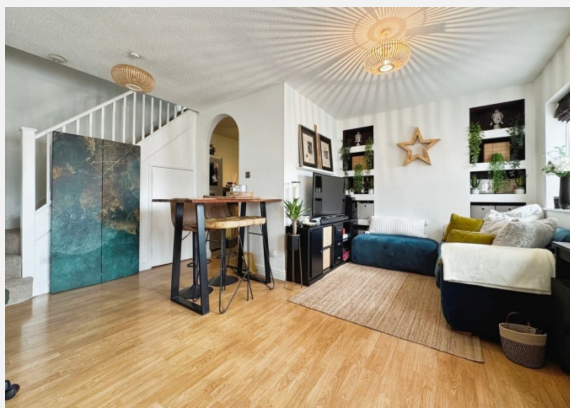
Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.02 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,376		
Title Number:	BK292211		

Local Area

Local Authority:	Wokingham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	6	190	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Gallery Photos

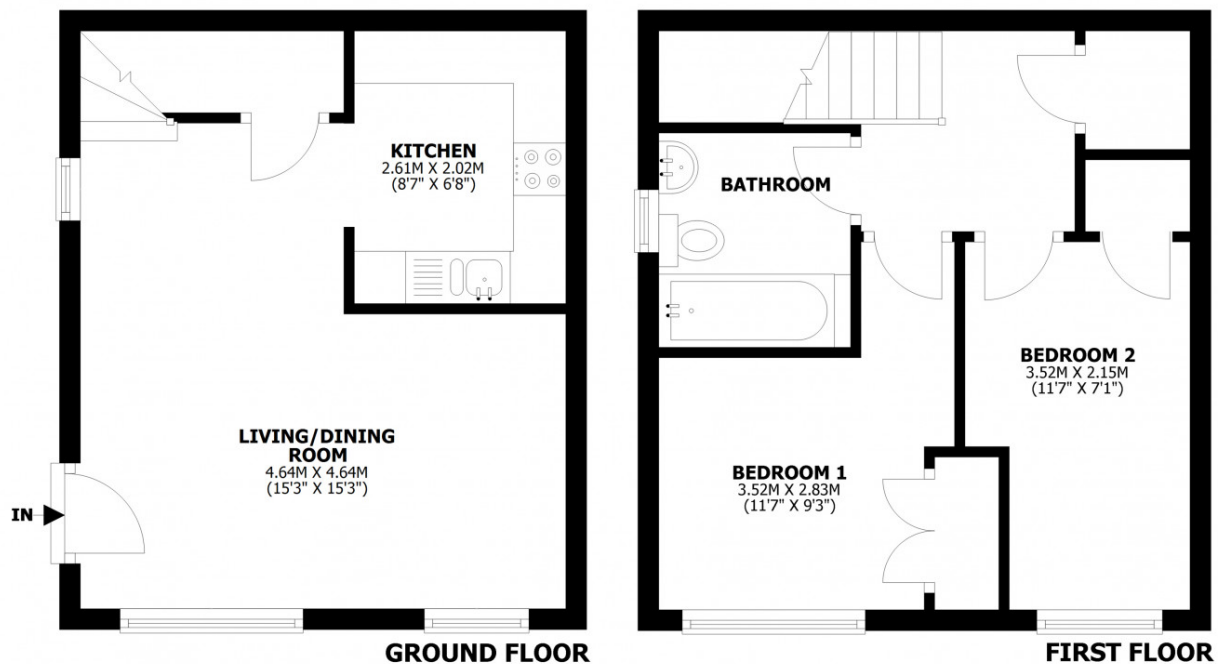


ORCHARD CLOSE, WOKINGHAM, RG40



Orchard Close, Wokingham, RG40

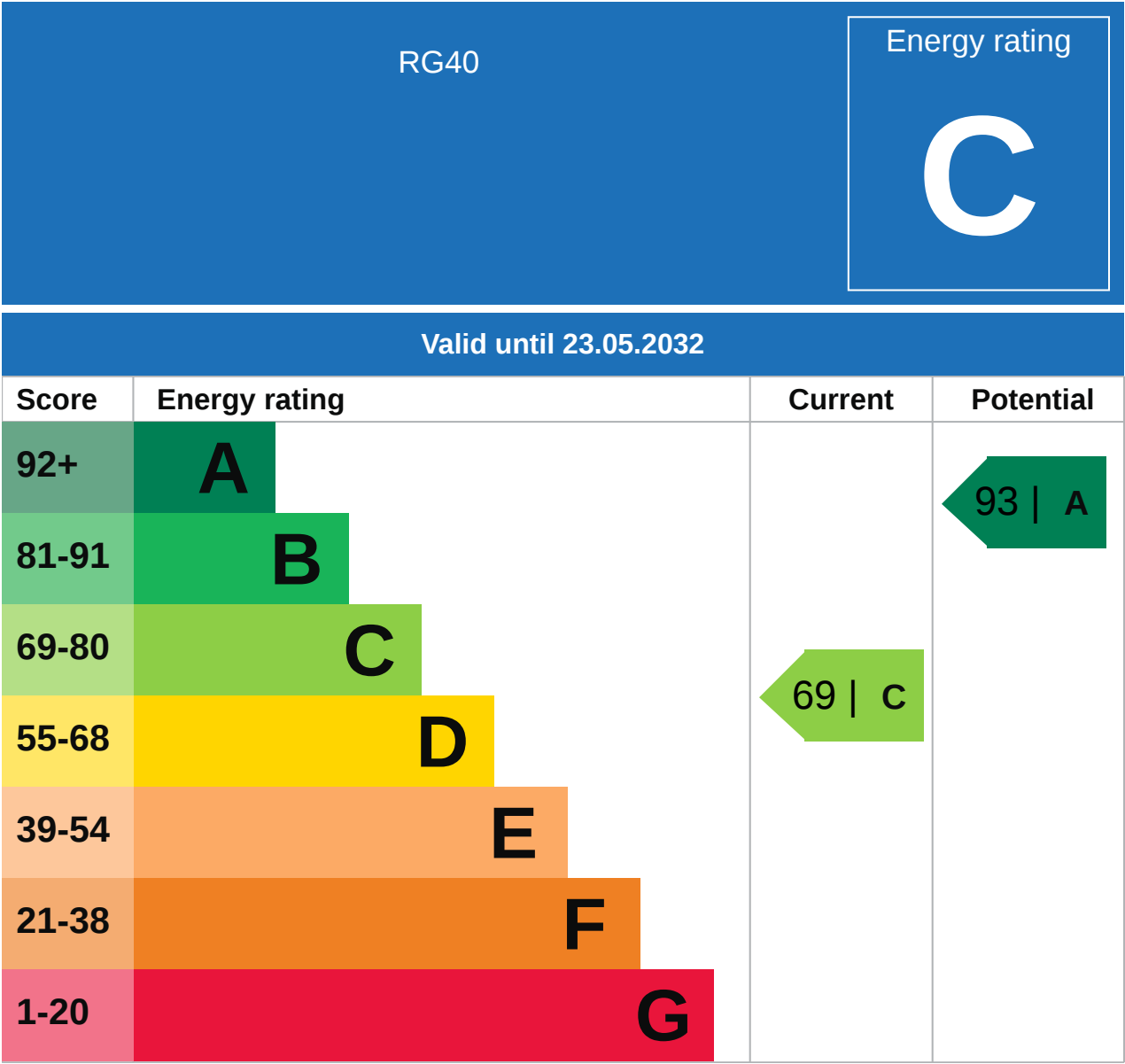
Total internal area: approx. 56 sq. metres (603 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property

EPC - Certificate



Property

EPC - Additional Data

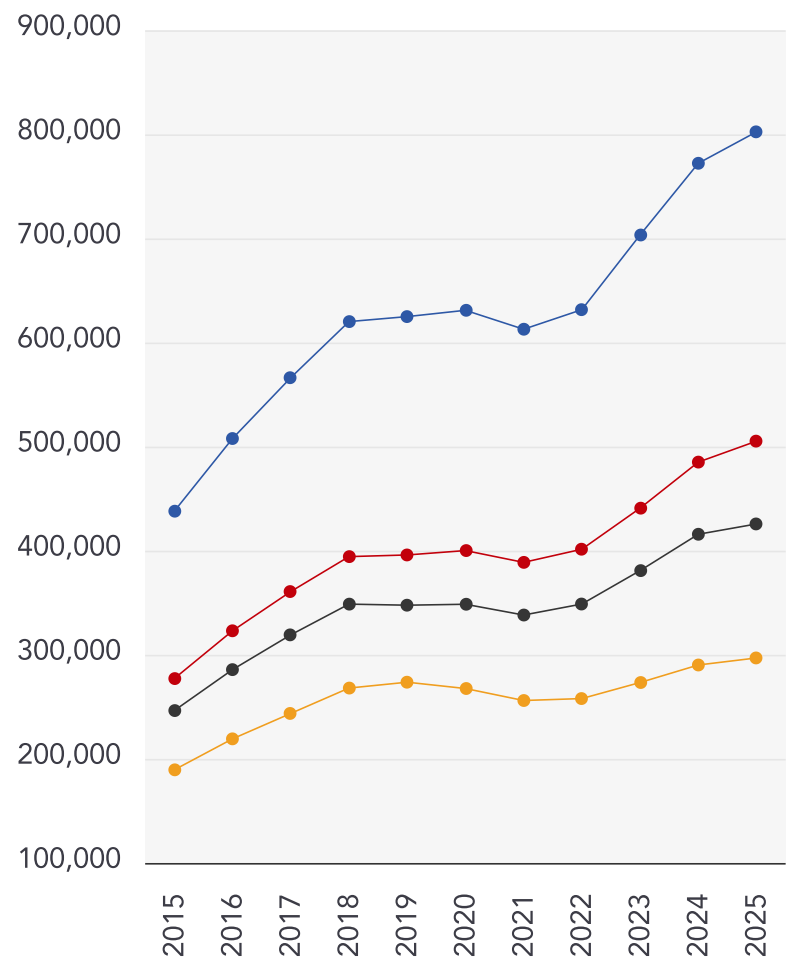
Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	56 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG40



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

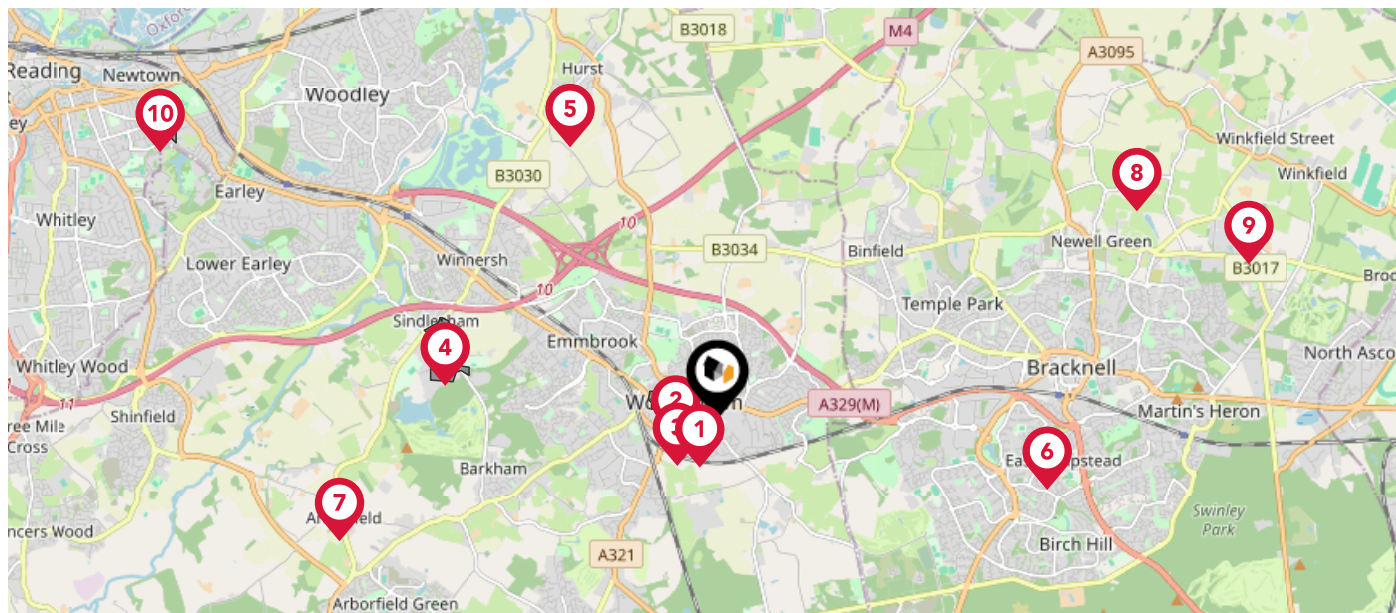
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Murdoch Road



Wokingham Town Centre



Langborough Road



Sindlesham



Hurst



Easthampstead



Arborfield Cross



Warfield



Winkfield Row

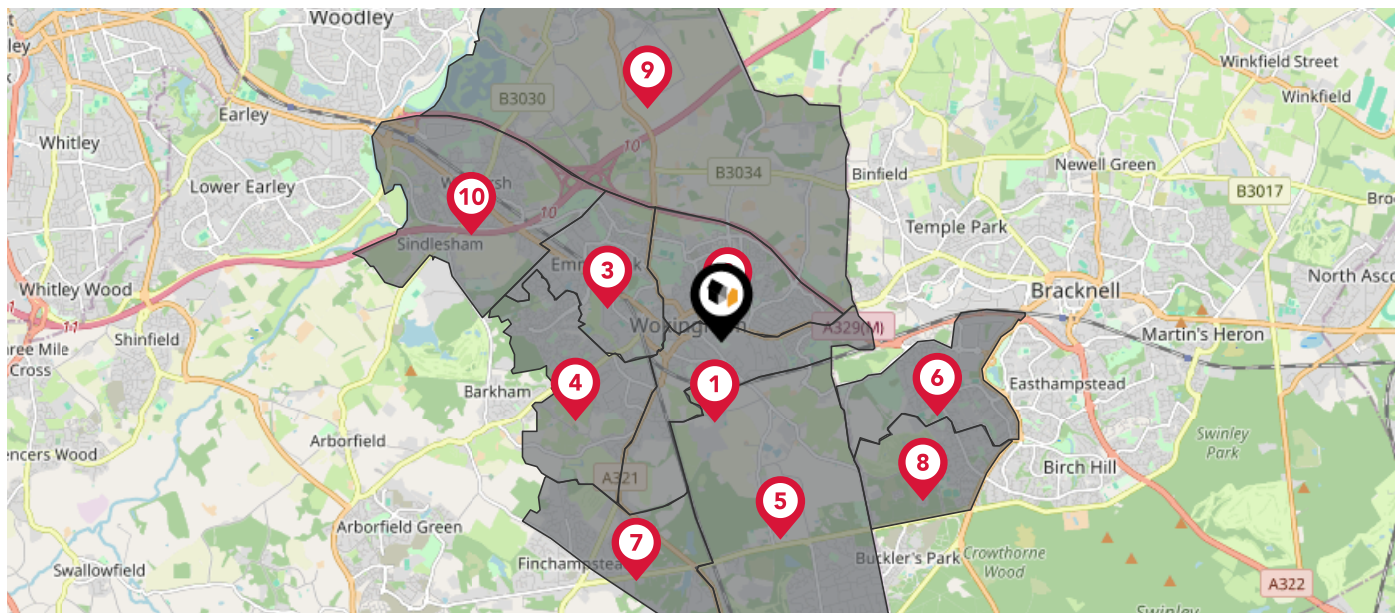


South Park

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

Wescott Ward

2

Norreys Ward

3

Emmbrook Ward

4

Evendons Ward

5

Wokingham Without Ward

6

Great Hollands North Ward

7

Finchampstead North Ward

8

Great Hollands South Ward

9

Hurst Ward

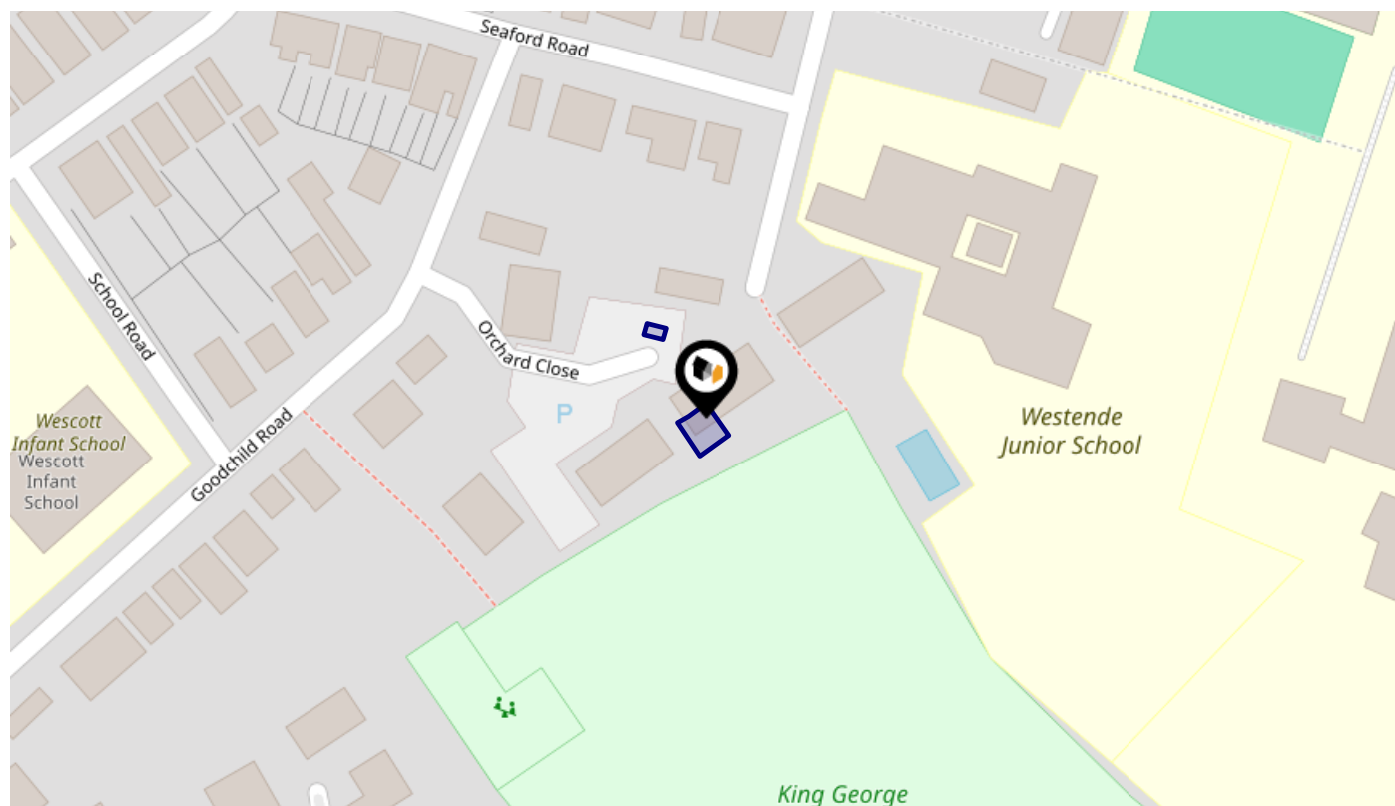
10

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.

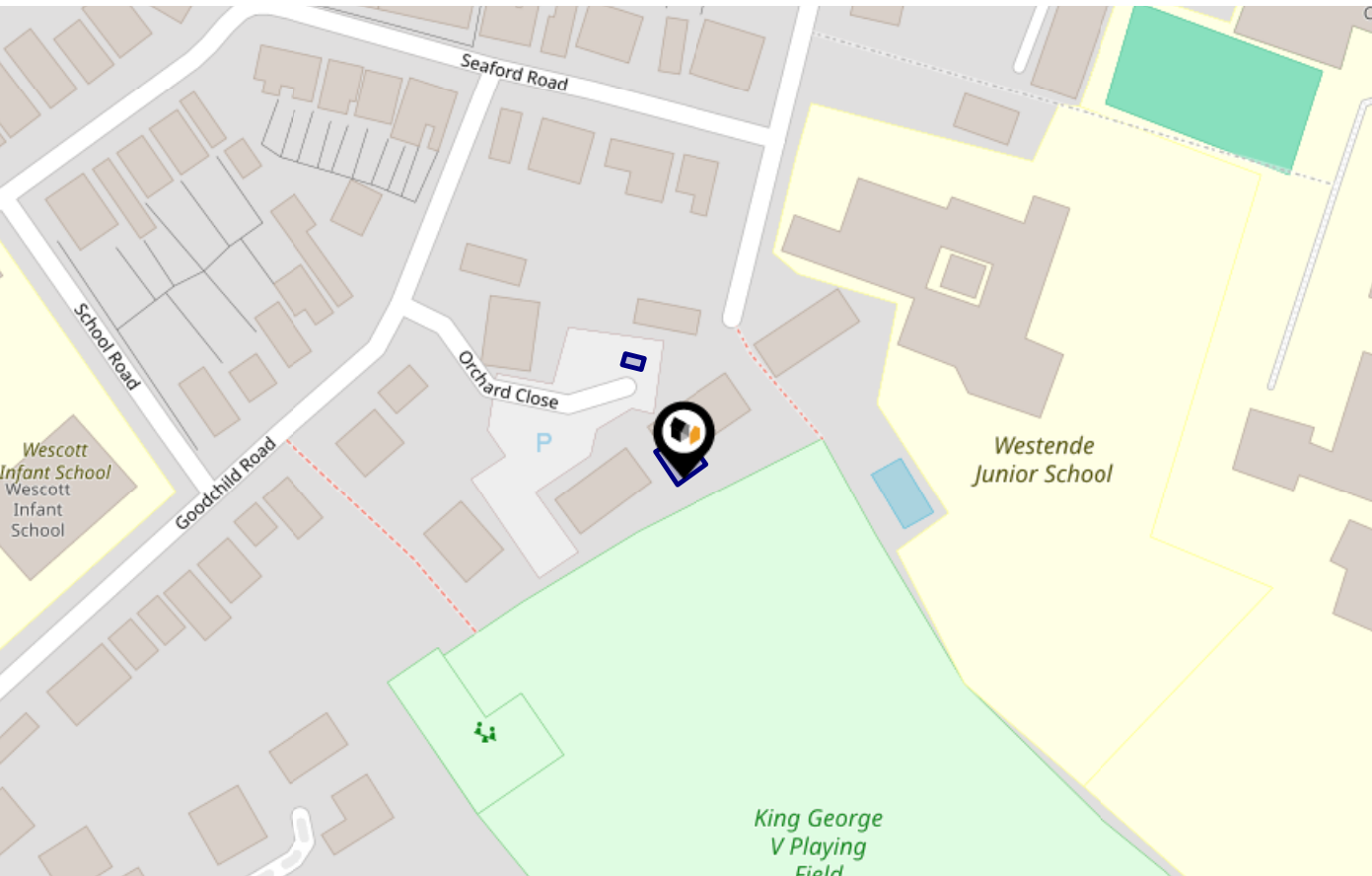
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

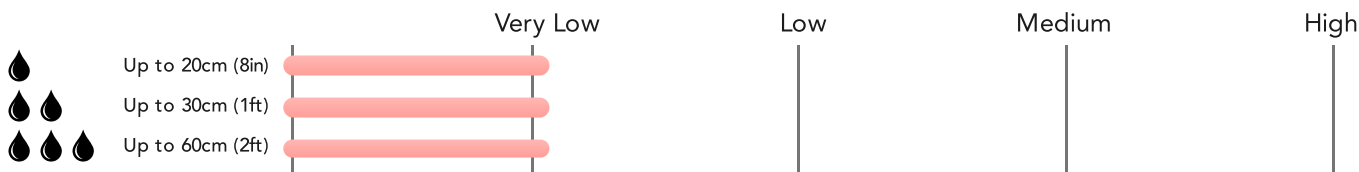


Risk Rating: Very low

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.

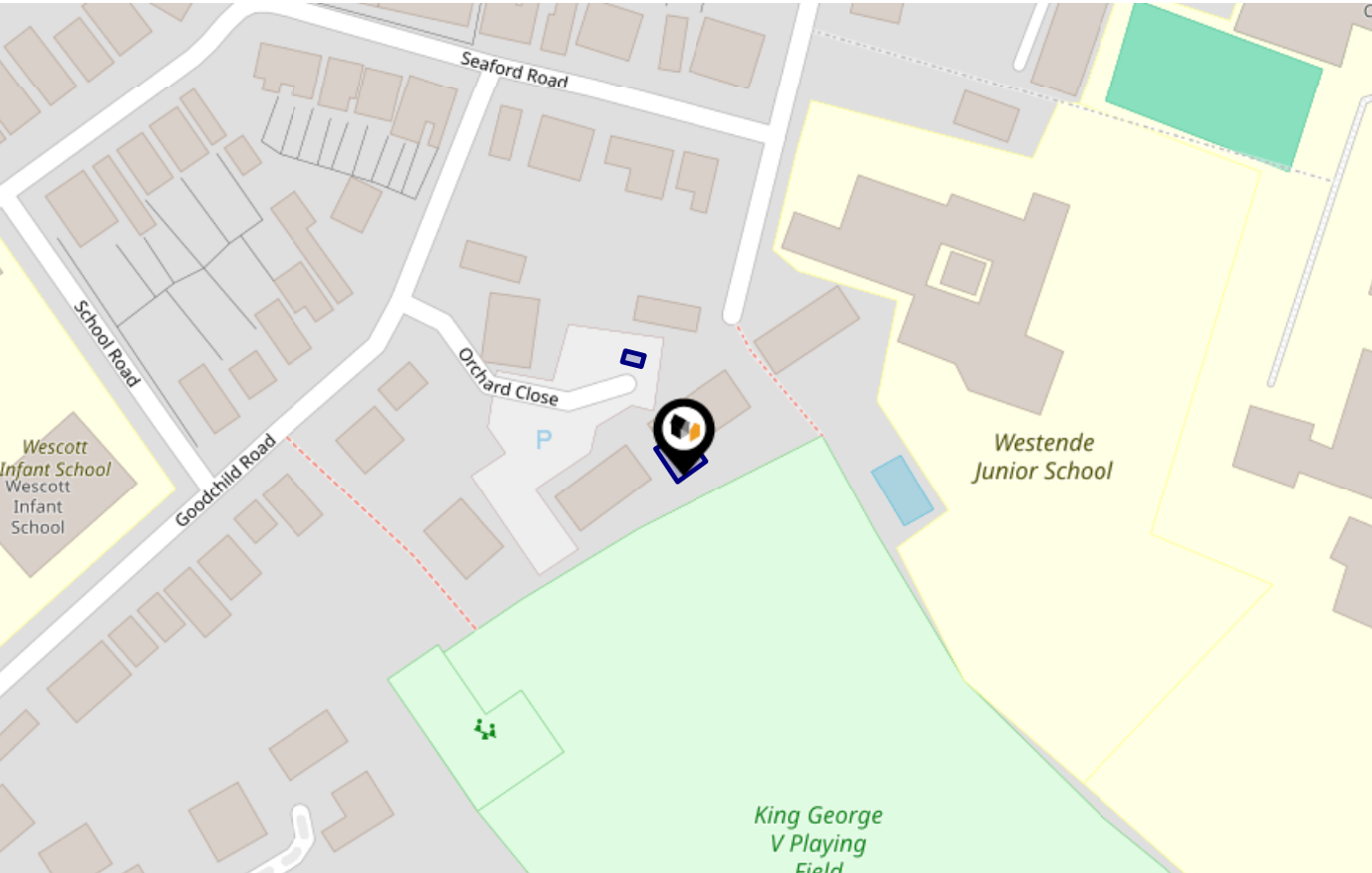
Chance of flooding to the following depths at this property:



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.

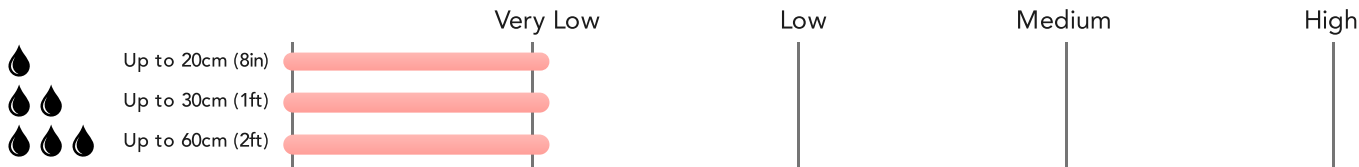


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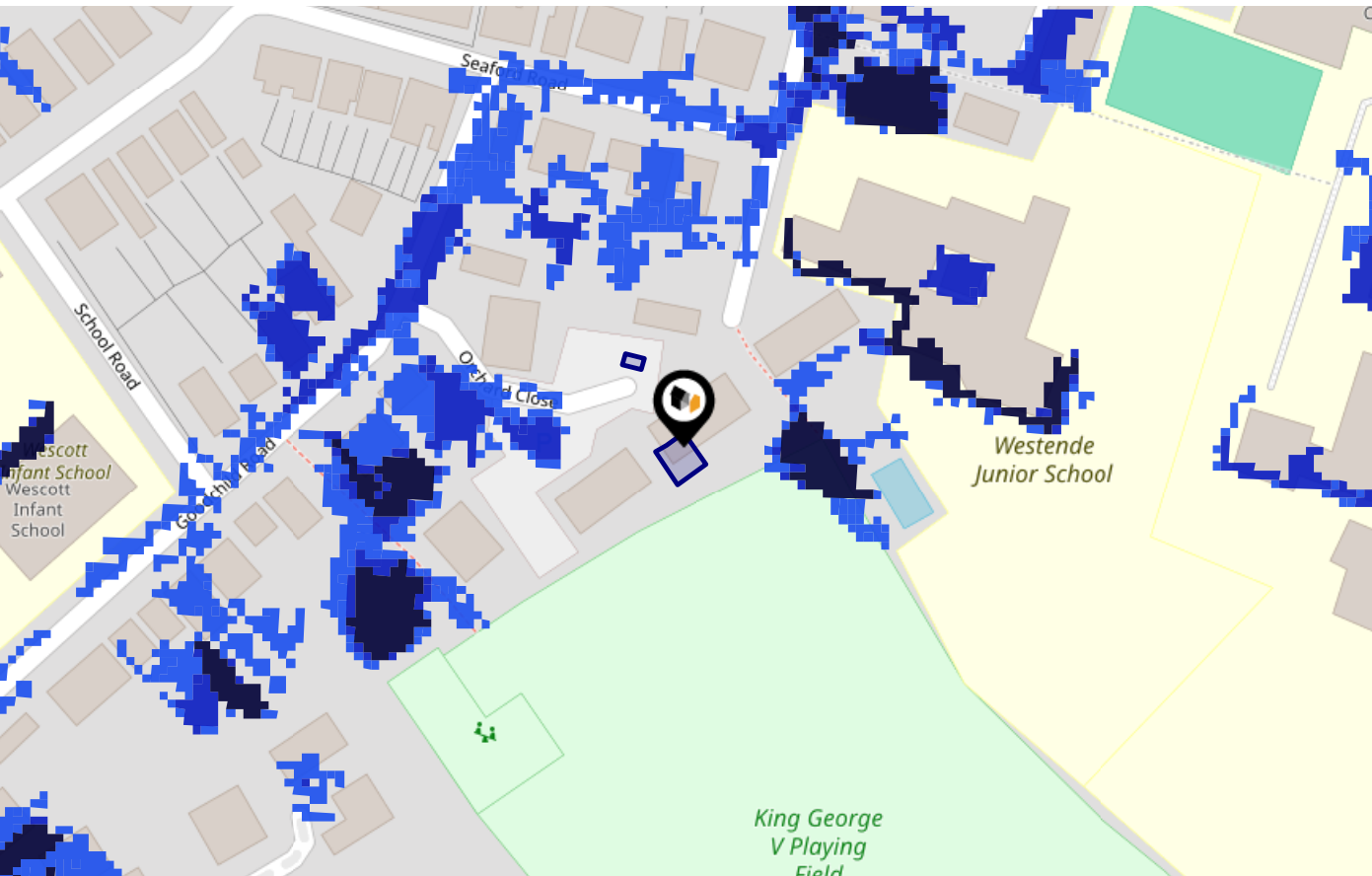
Chance of flooding to the following depths at this property:



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.

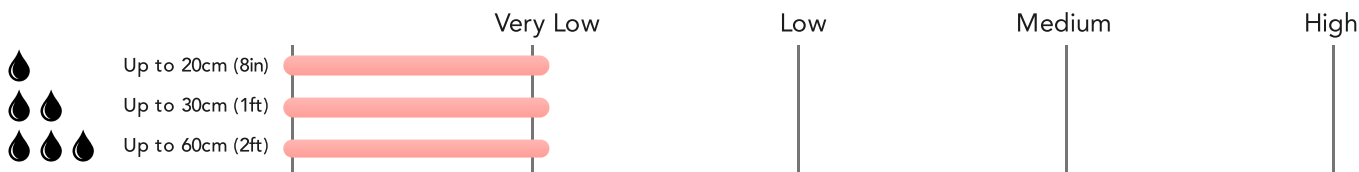


Risk Rating: Very low

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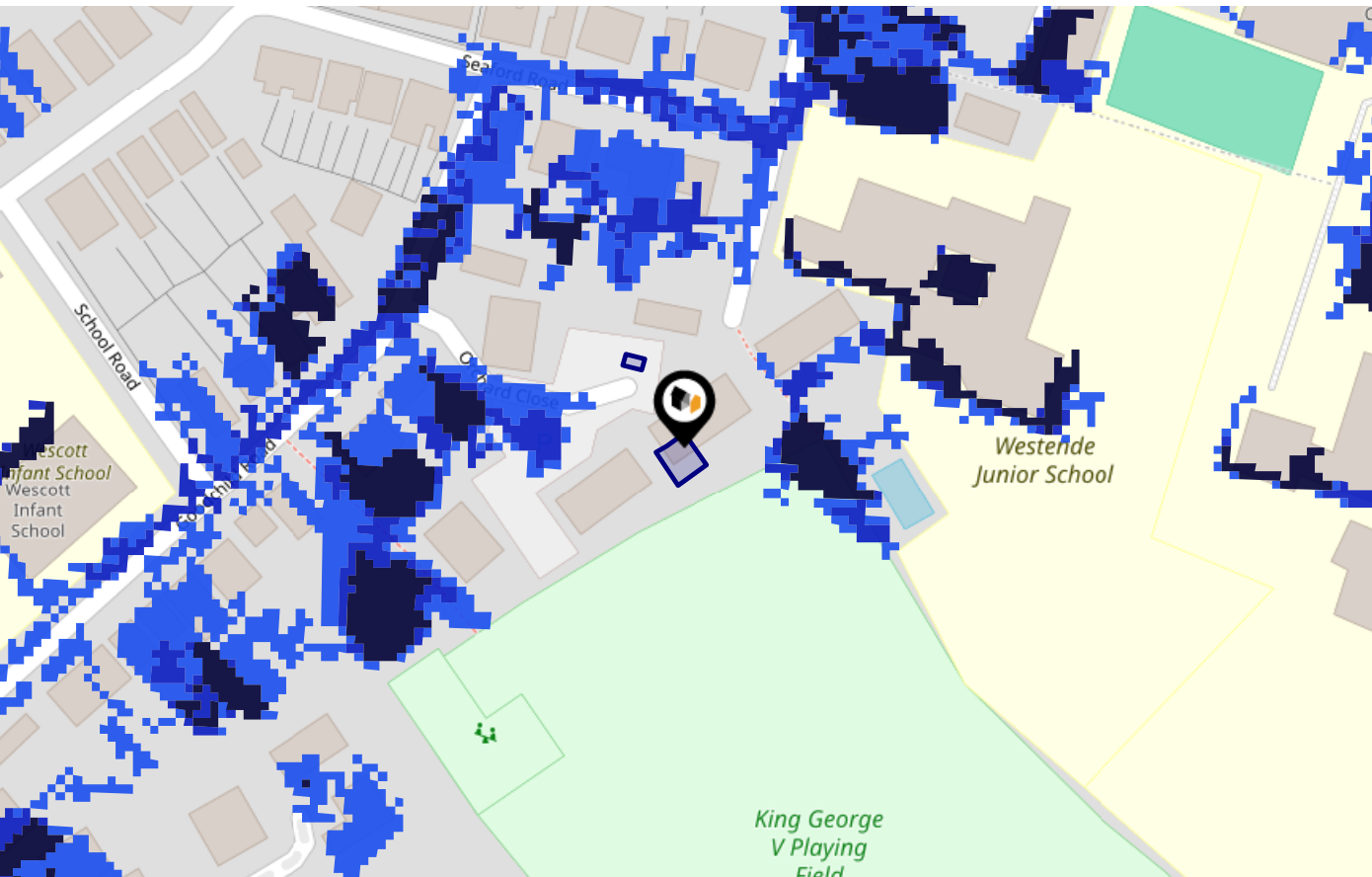
Chance of flooding to the following depths at this property:



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.

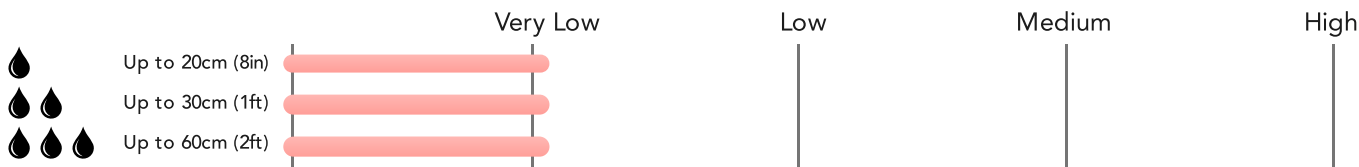


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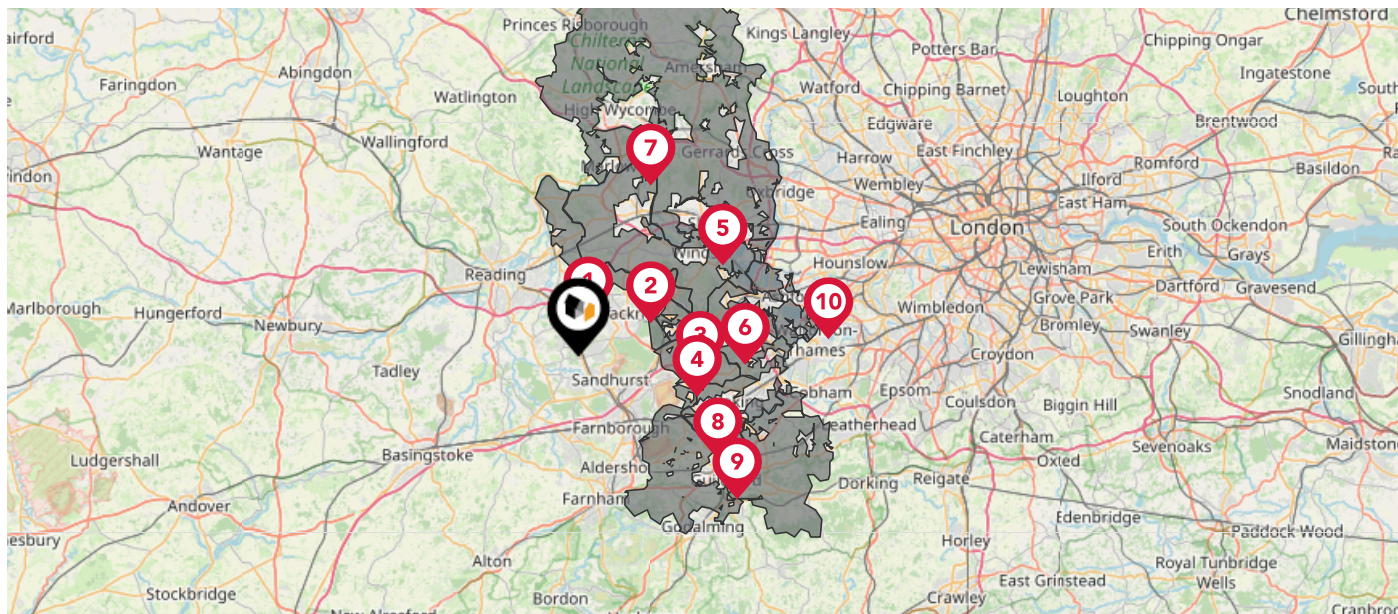
Chance of flooding to the following depths at this property:



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 - Slough
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Buckinghamshire
- 8 London Green Belt - Woking
- 9 London Green Belt - Guildford
- 10 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.



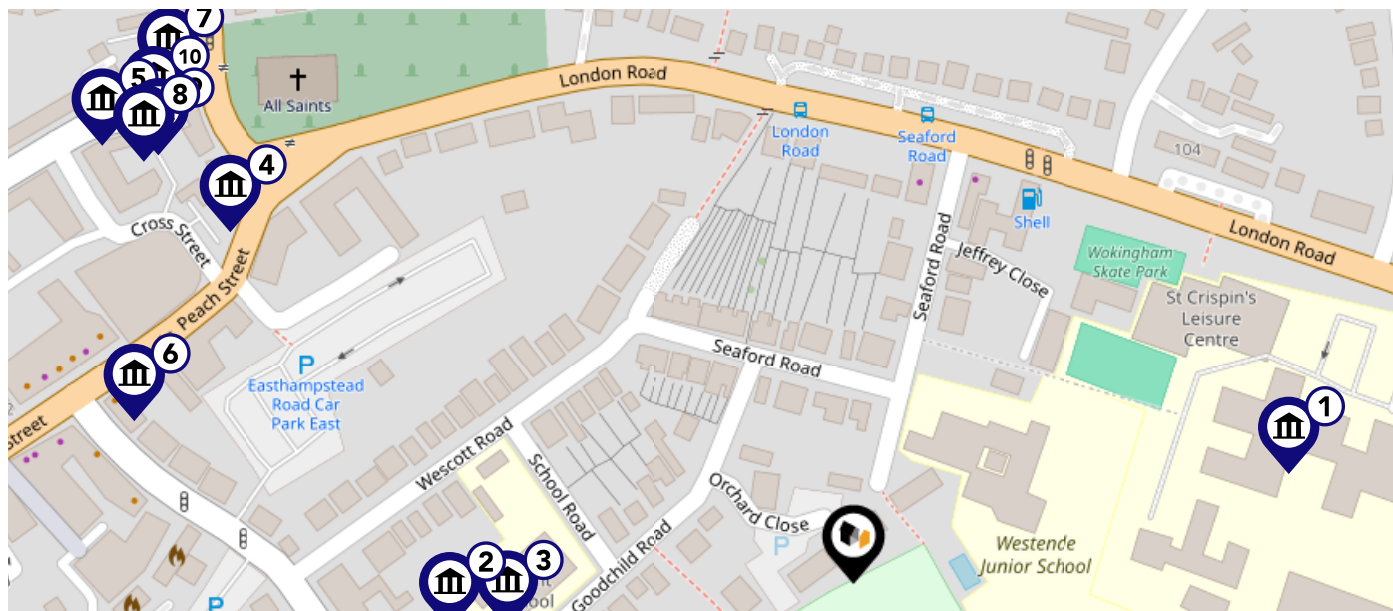
Nearby Landfill Sites

1	Keephatch Farm-Dowlesgreen, Wokingham	Historic Landfill	
2	Finchampstead Road-Wokingham	Historic Landfill	
3	Plough Lane-Wokingham	Historic Landfill	
4	Mulberry Park-Wokingham	Historic Landfill	
5	Molly Millars Lane-Wokingham	Historic Landfill	
6	Blue Pool-Wokingham	Historic Landfill	
7	Sandlea Farm-Amen Corner	Historic Landfill	
8	Buckhurst Piggeries-Amen Corner	Historic Landfill	
9	Buckhurst Moors-Amen Corner	Historic Landfill	
10	Stevemar Metals, Forest Road-Wokingham	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...



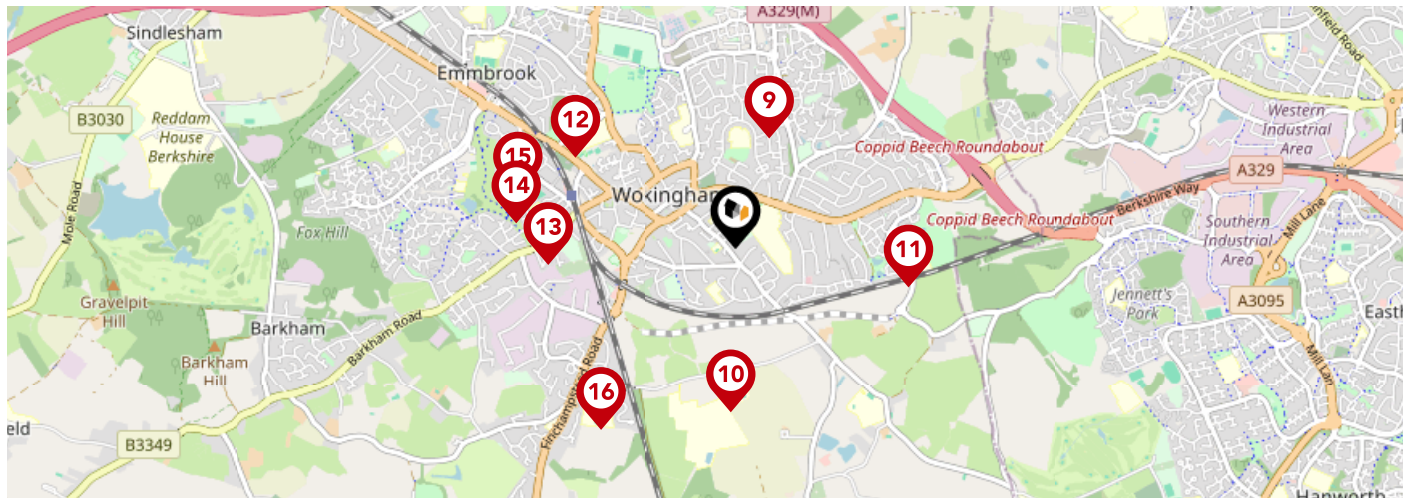
Listed Buildings in the local district		Grade	Distance
	1238550 - St Crispin's School	Grade II	0.1 miles
	1119794 - The Annexe At Westcott Infant School	Grade II	0.1 miles
	1119793 - Westcott Infant School	Grade II	0.1 miles
	1118026 - The Ship Inn	Grade II	0.2 miles
	1117998 - 86, Rose Street	Grade II	0.2 miles
	1303438 - The Overhangs	Grade II	0.2 miles
	1155994 - Richmond Cottage	Grade II	0.2 miles
	1303280 - 63, Rose Street	Grade II	0.2 miles
	1118005 - Rose Cottage	Grade II	0.2 miles
	1319176 - Dolphins The Cottage	Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Westende Junior School Ofsted Rating: Good Pupils: 236 Distance:0.04	☐	☒	☐	☐	☐
2	Wescott Infant School Ofsted Rating: Good Pupils: 143 Distance:0.06	☐	☒	☐	☐	☐
3	St Crispin's School Ofsted Rating: Good Pupils: 1455 Distance:0.13	☐	☐	☒	☐	☐
4	St Teresa's Catholic Academy Ofsted Rating: Good Pupils: 341 Distance:0.14	☐	☒	☐	☐	☐
5	Chiltern Way Academy Wokingham Ofsted Rating: Outstanding Pupils: 56 Distance:0.3	☐	☐	☒	☐	☐
6	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:0.42	☐	☒	☐	☐	☐
7	High Close School Ofsted Rating: Good Pupils: 85 Distance:0.45	☐	☐	☒	☐	☐
8	Keep Hatch Primary School Ofsted Rating: Good Pupils: 440 Distance:0.53	☐	☒	☐	☐	☐

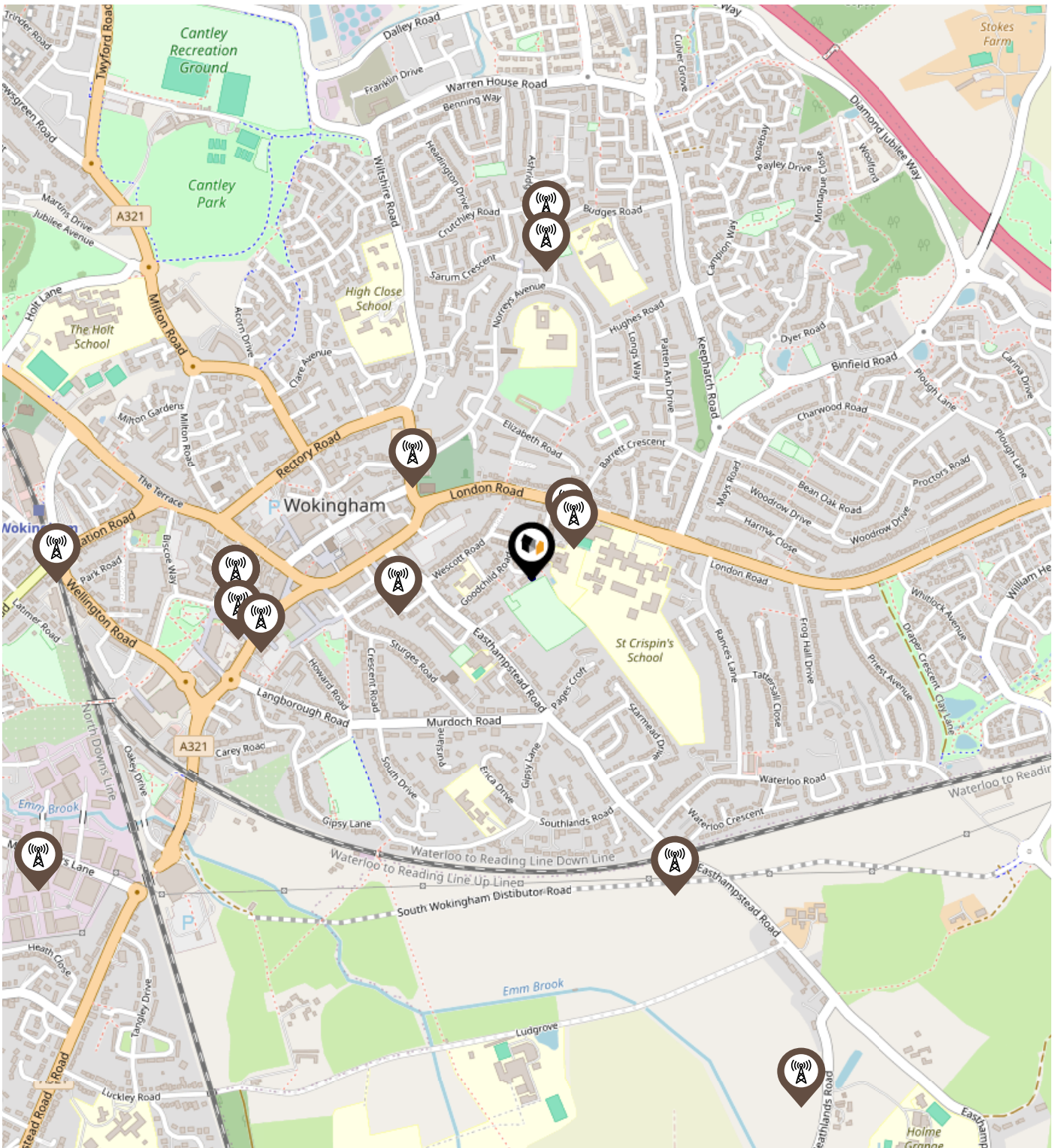
Area Schools



		Nursery	Primary	Secondary	College	Private
	Foundry College Ofsted Rating: Good Pupils: 15 Distance:0.54	☐	☐	☒	☐	☐
	Ludgrove School Trust Limited Ofsted Rating: Not Rated Pupils: 183 Distance:0.76	☐	☐	☒	☐	☐
	Floreat Montague Park Primary School Ofsted Rating: Good Pupils: 463 Distance:0.82	☐	☒	☐	☐	☐
	The Holt School Ofsted Rating: Outstanding Pupils: 1417 Distance:0.85	☐	☐	☒	☐	☐
	CAMHS Phoenix School Ofsted Rating: Outstanding Pupils:0 Distance:0.87	☐	☐	☒	☐	☐
	Walter Infant School Ofsted Rating: Outstanding Pupils: 298 Distance:1.02	☐	☒	☐	☐	☐
	St Paul's CofE Junior School Ofsted Rating: Good Pupils: 382 Distance:1.04	☐	☒	☐	☐	☐
	Luckley House School Ofsted Rating: Not Rated Pupils: 373 Distance:1.04	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



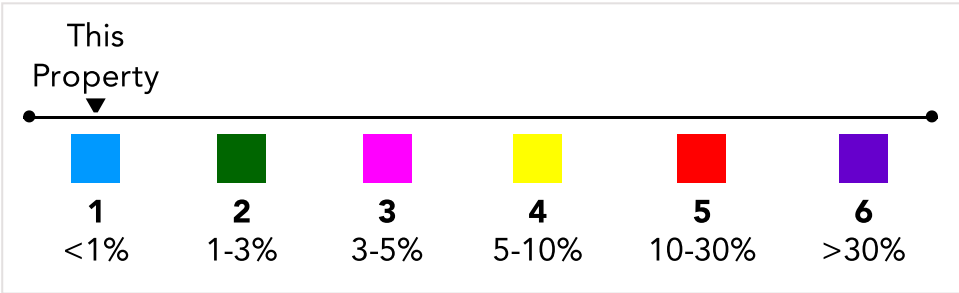
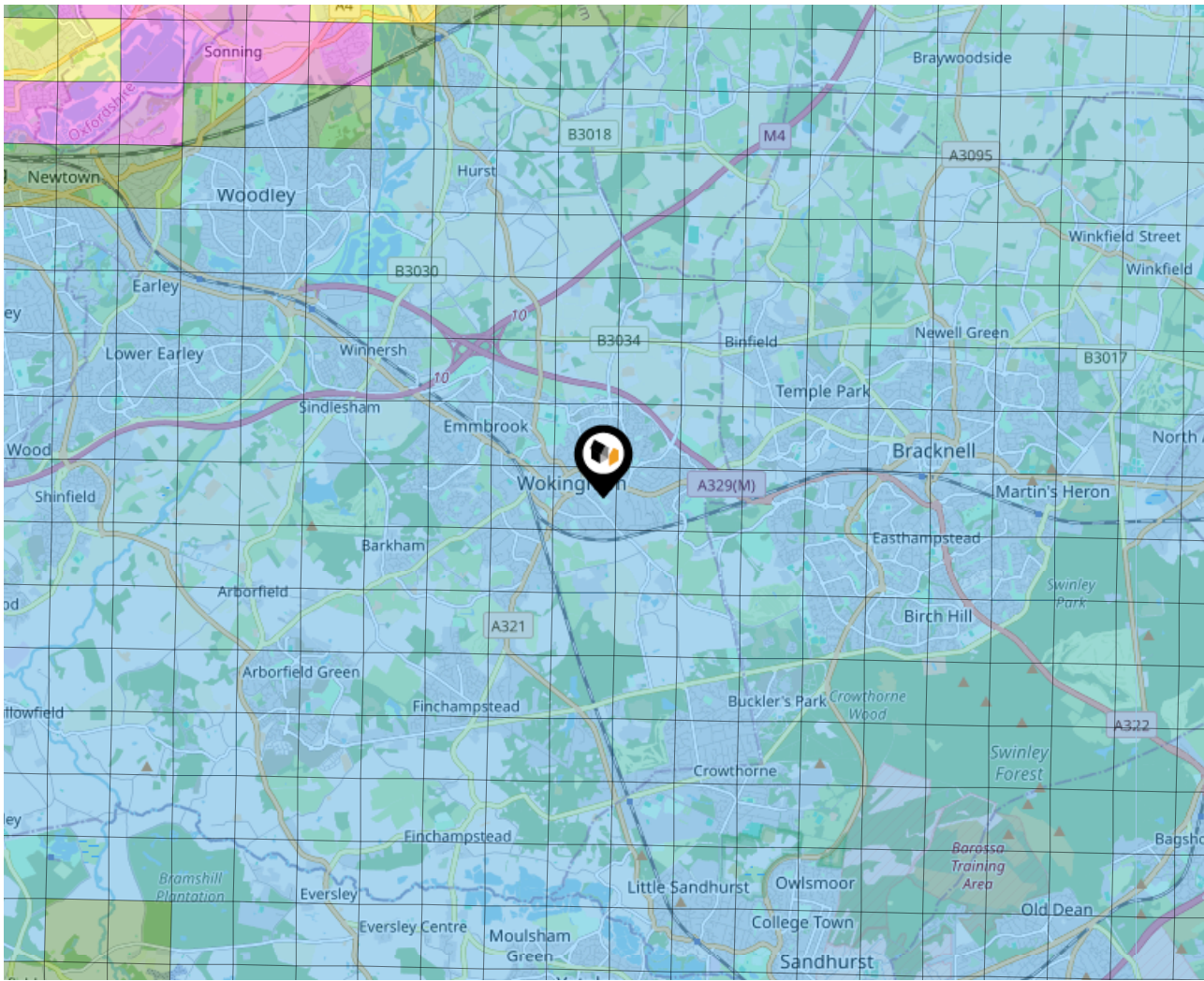
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

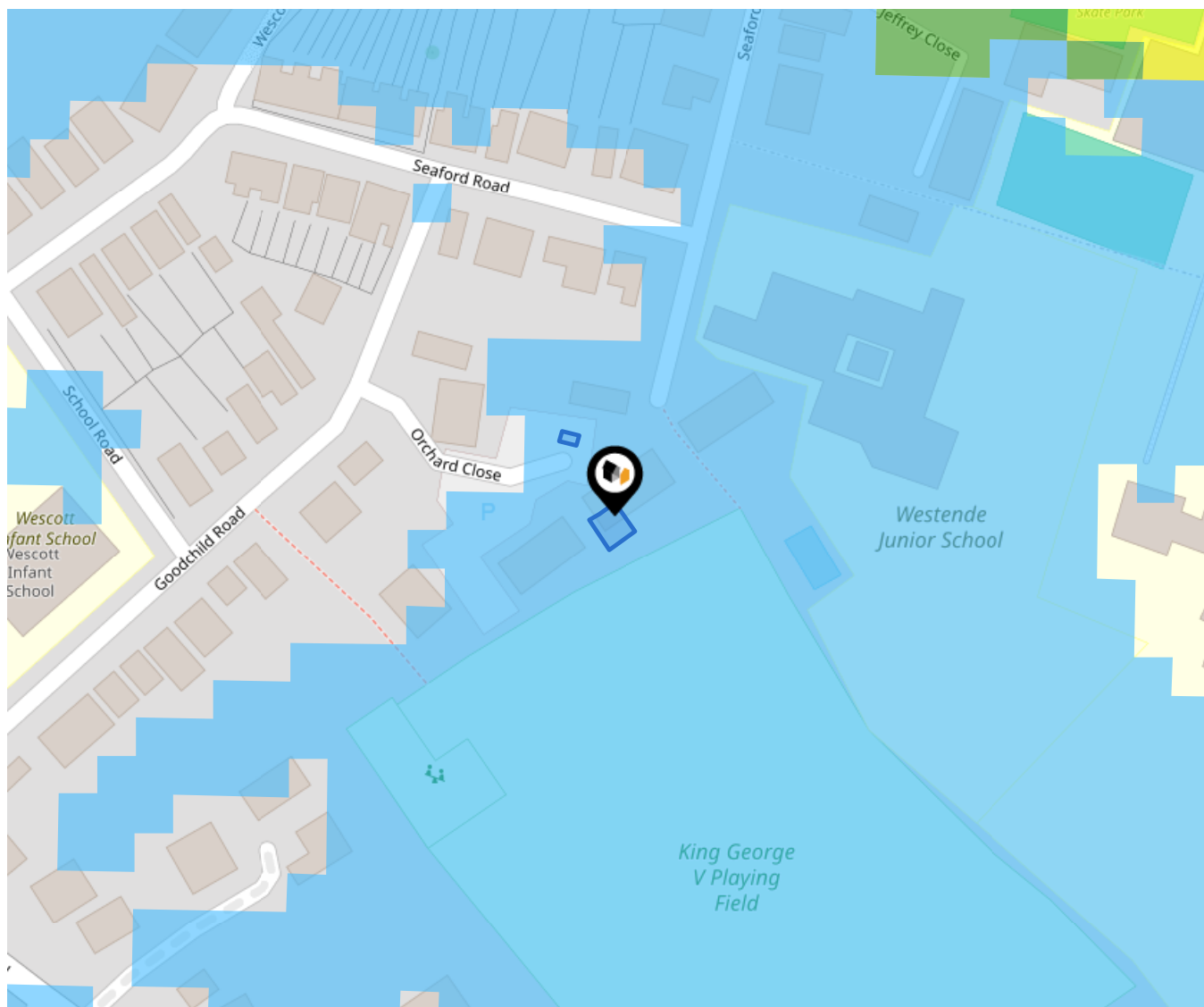
What is Radon?

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



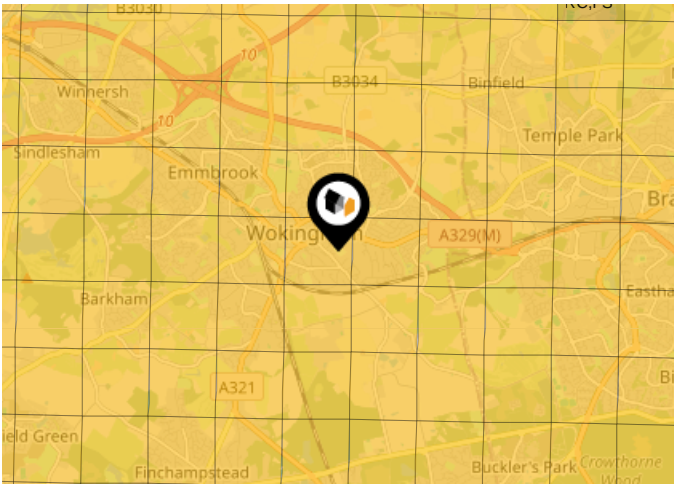
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

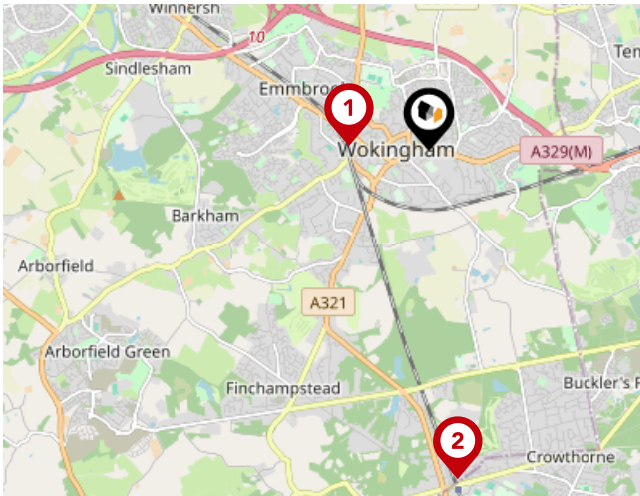


Primary Classifications (Most Common Clay Types)

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

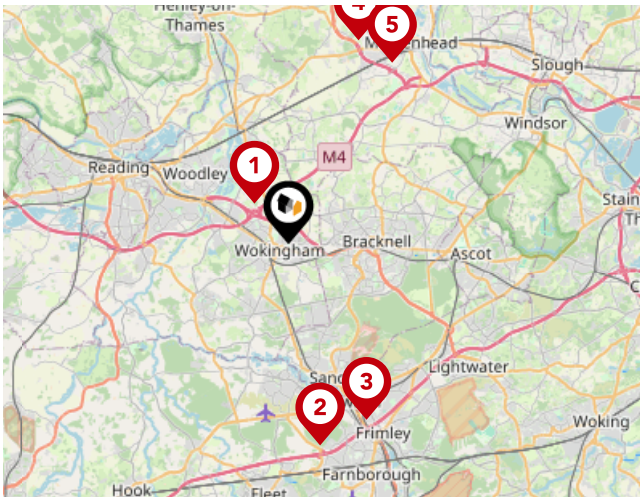
Area

Transport (National)



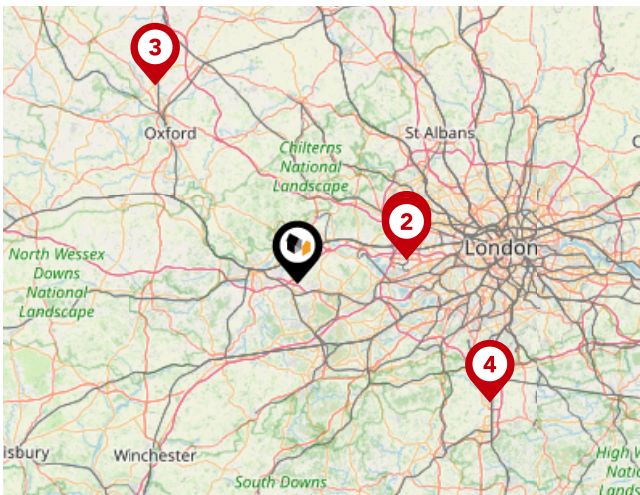
National Rail Stations

Pin	Name	Distance
1	Wokingham Rail Station	0.74 miles
2	Crowthorne Rail Station	3.04 miles
3	Winnersh Rail Station	2.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	1.92 miles
2	M3 J4A	7.57 miles
3	M3 J4	7.15 miles
4	A404(M) J9	7.94 miles
5	A404(M) J9A	7.73 miles

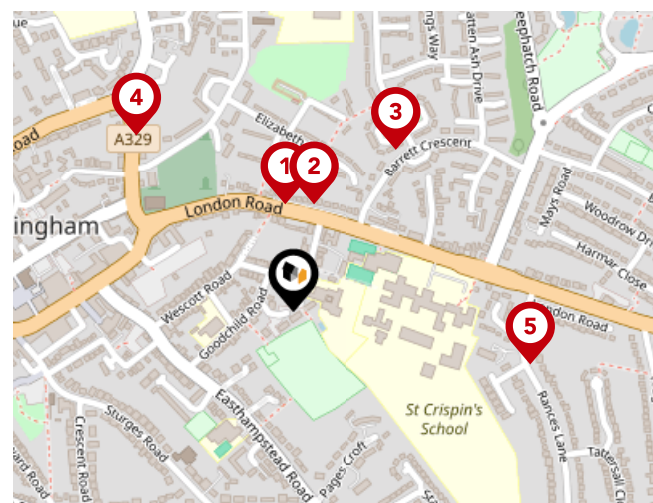


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	16.66 miles
2	Heathrow Airport Terminal 4	16.64 miles
3	Kidlington	35.93 miles
4	Gatwick Airport	33.59 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Seaford Road	0.12 miles
2	Seaford Road	0.13 miles
3	Barrett Crescent	0.22 miles
4	Osborne Road	0.27 miles
5	Rances Lane North	0.28 miles

Duncan Yeardley

About Us



Duncan Yeardley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeardley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!

Duncan Yeardley

Testimonials

Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



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/company/duncan-yeardley

Duncan Yeardley

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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Duncan Yeardley

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