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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th March 2025



WESTLANDS ROAD, NEWBURY, RG14

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,270 ft ² / 118 m ²		
Plot Area:	0.15 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,767		
Title Number:	BK447217		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

27 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



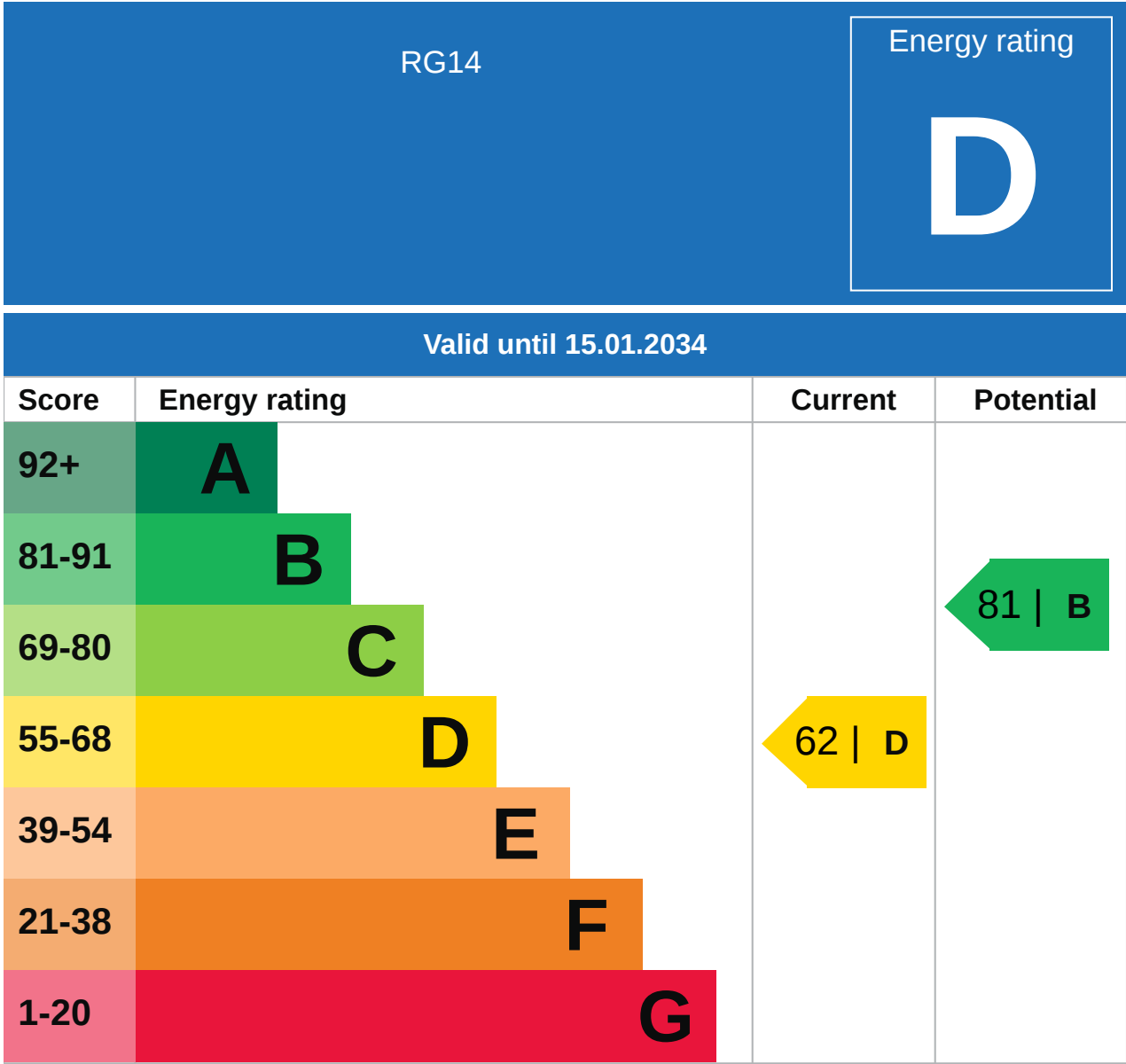
Planning records for: *Westlands Road, Newbury, RG14*

Reference - 18/00568/NONMAT	
Decision:	Decided
Date:	08th March 2018
Description:	Non-material amendment to planning permission 14/03229/HOUSE. (AMENDMENT) reposition of the fourth bedroom and the access, spiral staircase linking the guest bedroom and bathroom, patio doors from bedroom onto existing terrace, reposition the window, solar roof and power wall.

Reference - 19/00452/NONMAT	
Decision:	Decided
Date:	28th February 2019
Description:	Non-material amendment to planning permission 14/03229/HOUSE. Amendment: New lantern lights, part garage conversion, pv panels and first storey extension to dwelling.

Reference - 14/03229/HOUSE	
Decision:	Decided
Date:	23rd December 2014
Description:	First floor extension, building up from an existing attached garage to the side of the property. A small part of the existing garage at ground floor would be converted to a utility room and garden store. Minor internal alterations to existing property.

Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	118 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.

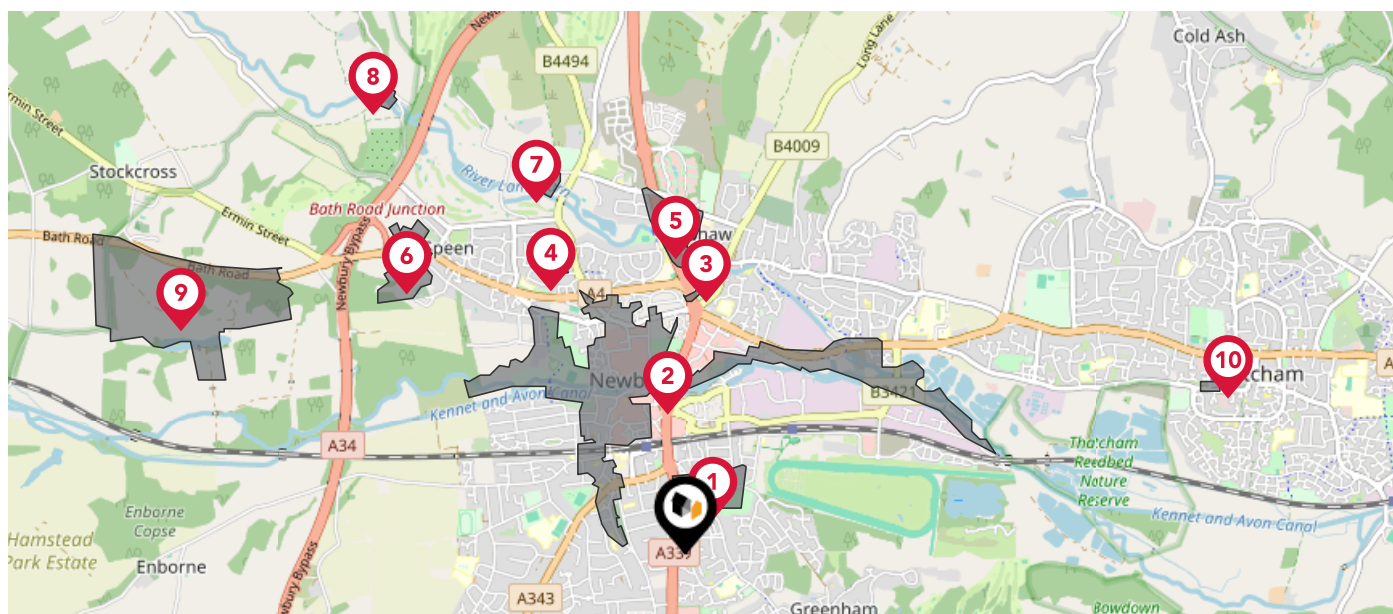
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

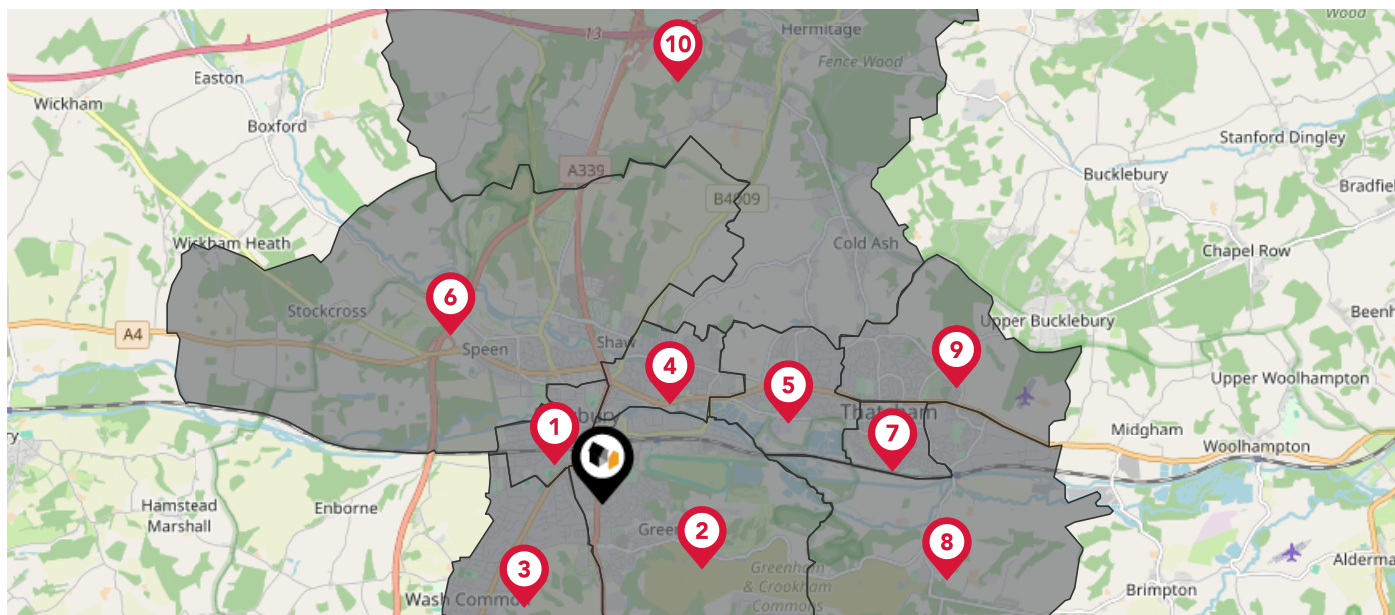
- 1 Stroud Green
- 2 Newbury Town Centre
- 3 Shaw Road and Crescent
- 4 Donnington Square
- 5 Shaw House and Church
- 6 Speen
- 7 Donnington Village
- 8 Bagnor
- 9 Benham Park
- 10 Thatcham

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

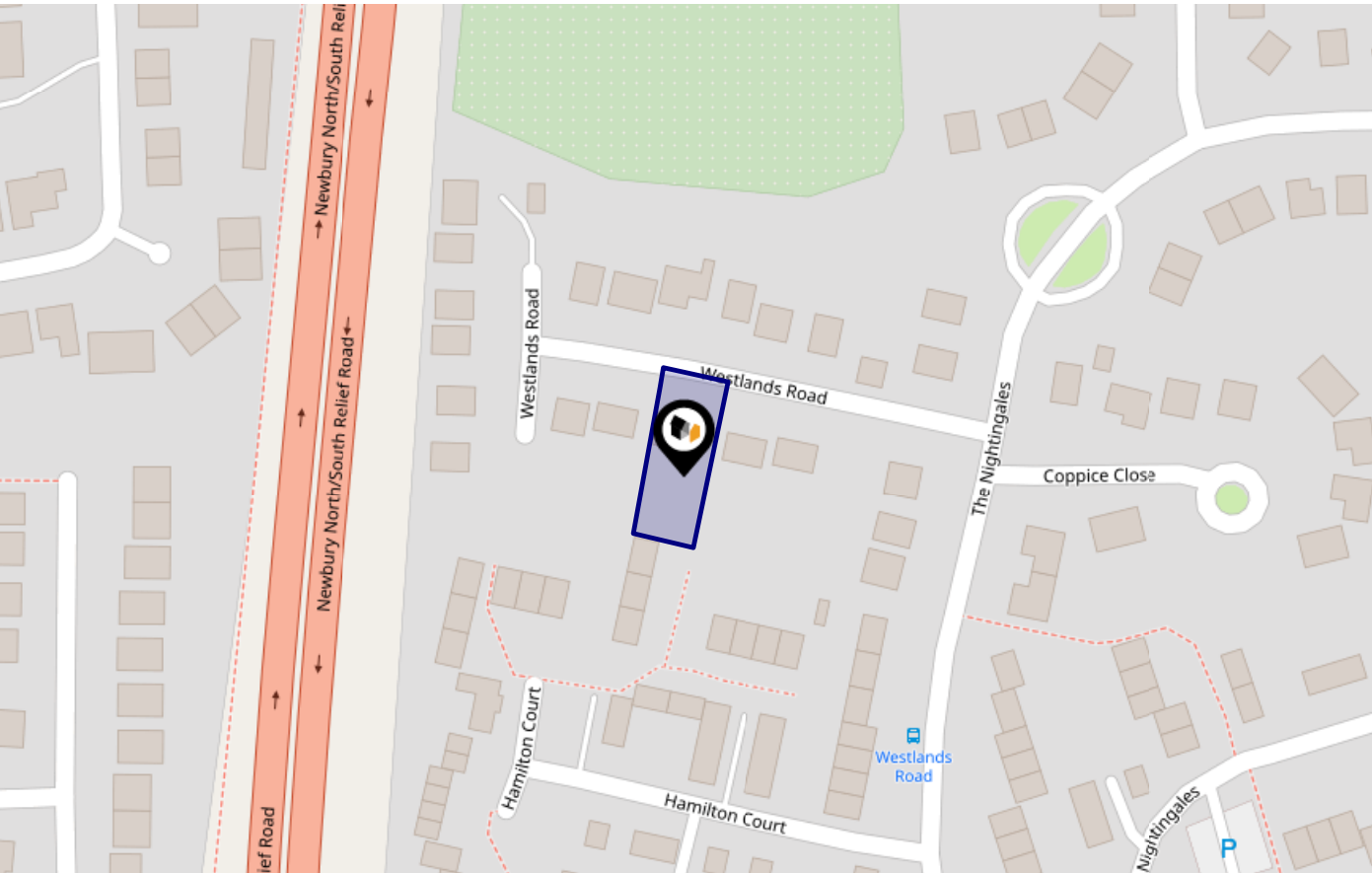
- 1 Newbury Central Ward
- 2 Newbury Greenham Ward
- 3 Newbury Wash Common Ward
- 4 Newbury Clay Hill Ward
- 5 Thatcham West Ward
- 6 Newbury Speen Ward
- 7 Thatcham Central Ward
- 8 Thatcham Colthrop & Crookham Ward
- 9 Thatcham North East Ward
- 10 Chieveley & Cold Ash Ward

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.

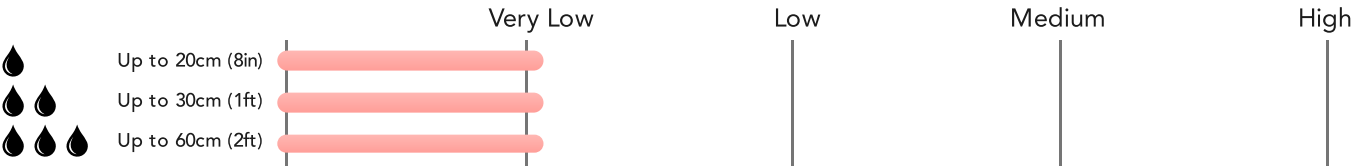


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

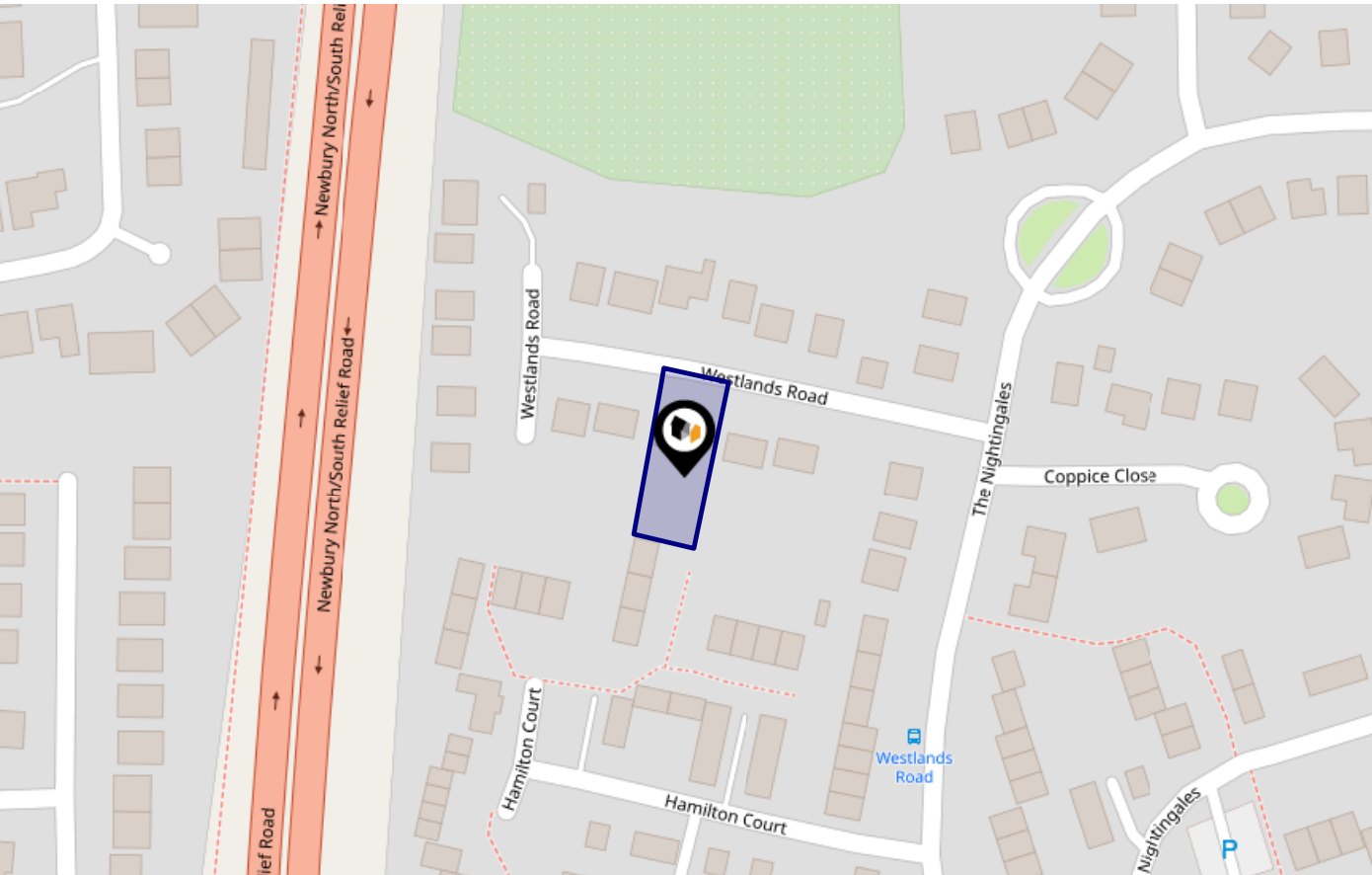


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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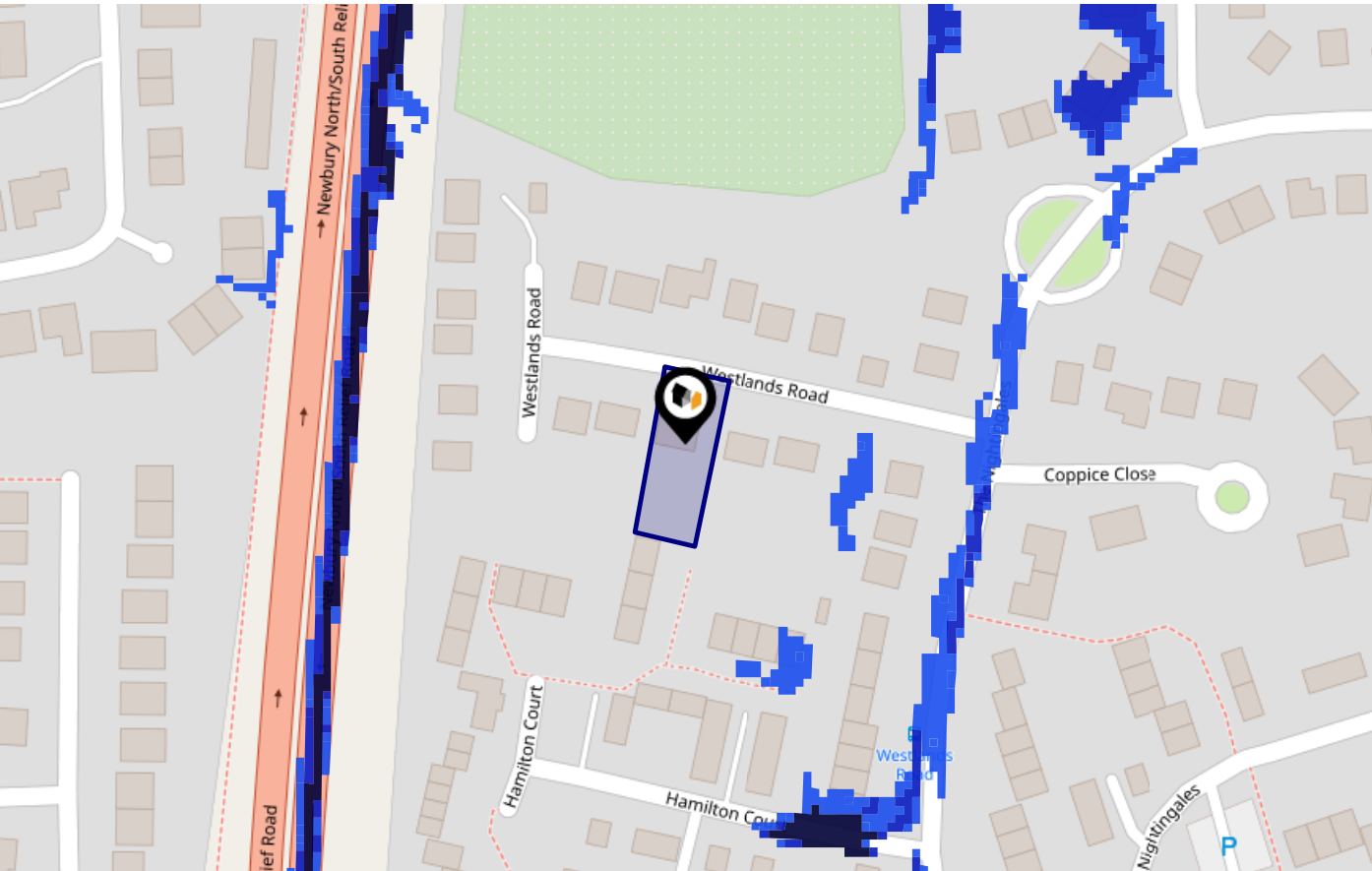


Flood Risk

Surface Water - Flood Risk



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



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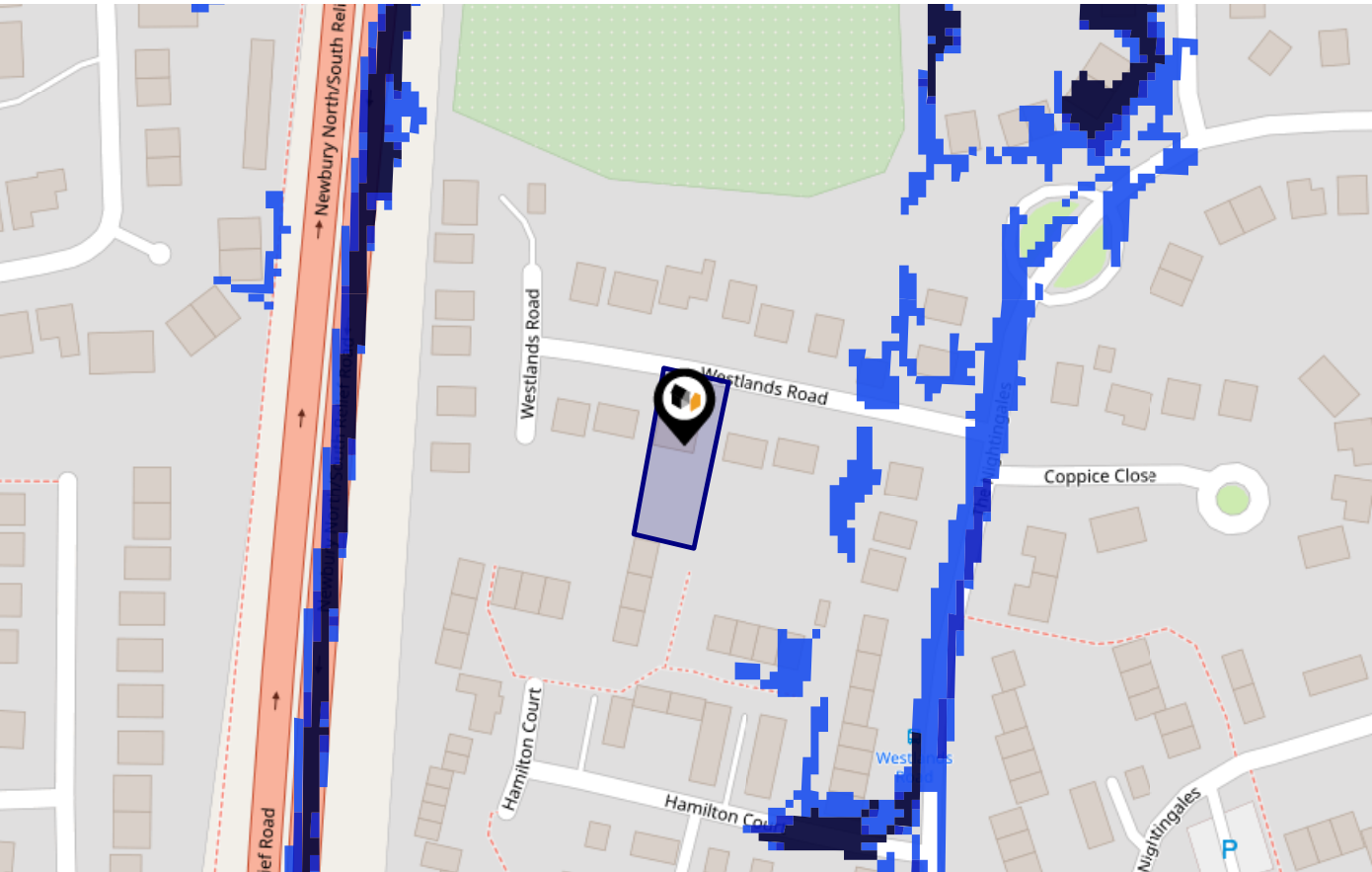


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

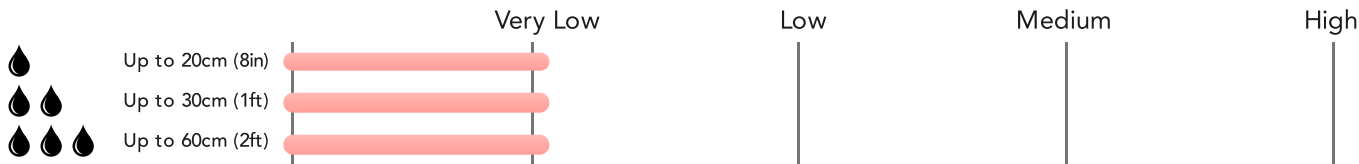


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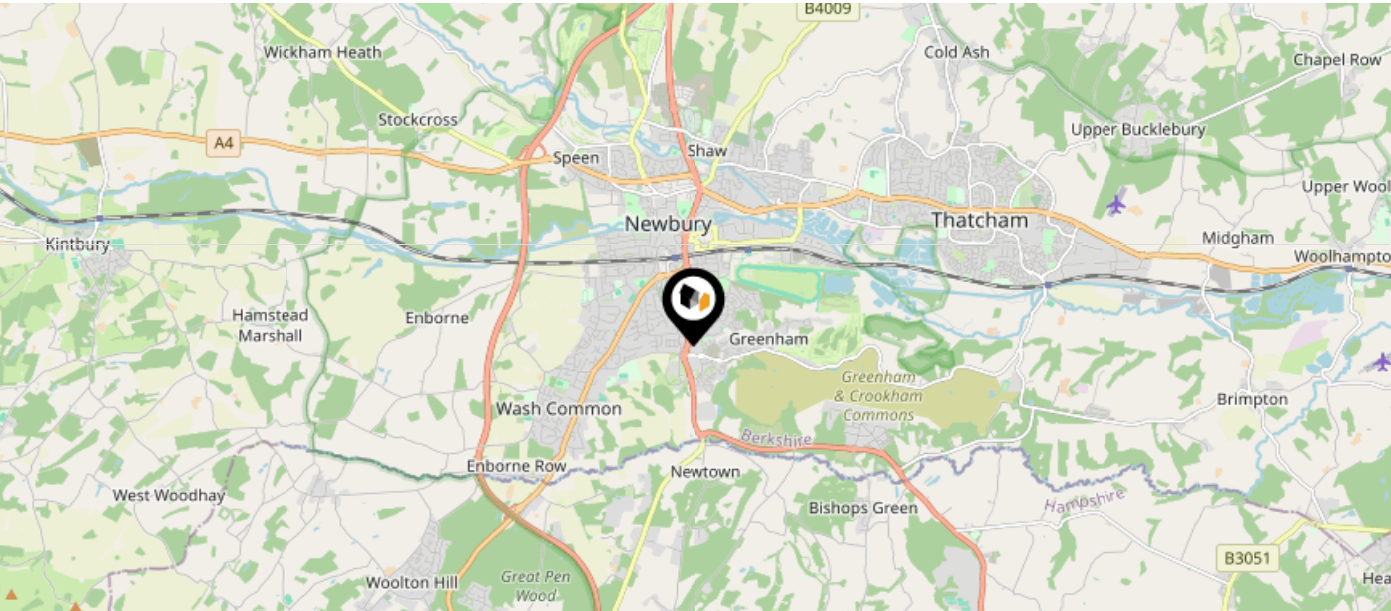


Maps

Green Belt



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



Nearby Green Belt Land

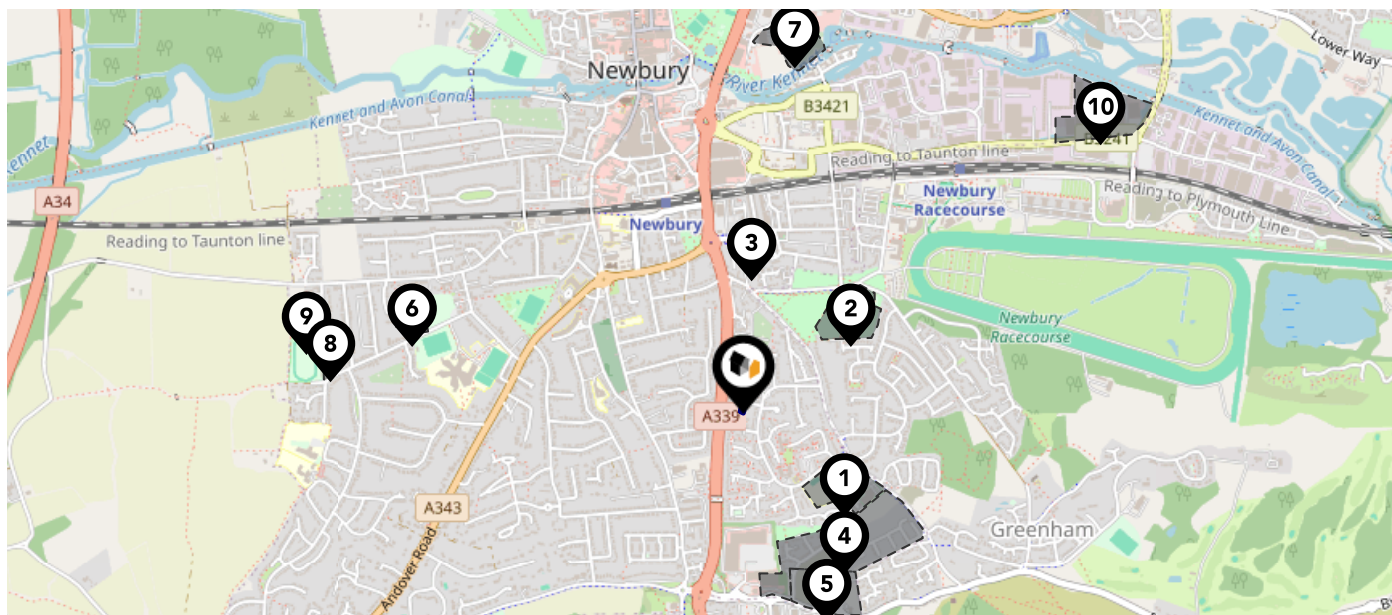
No data available.

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

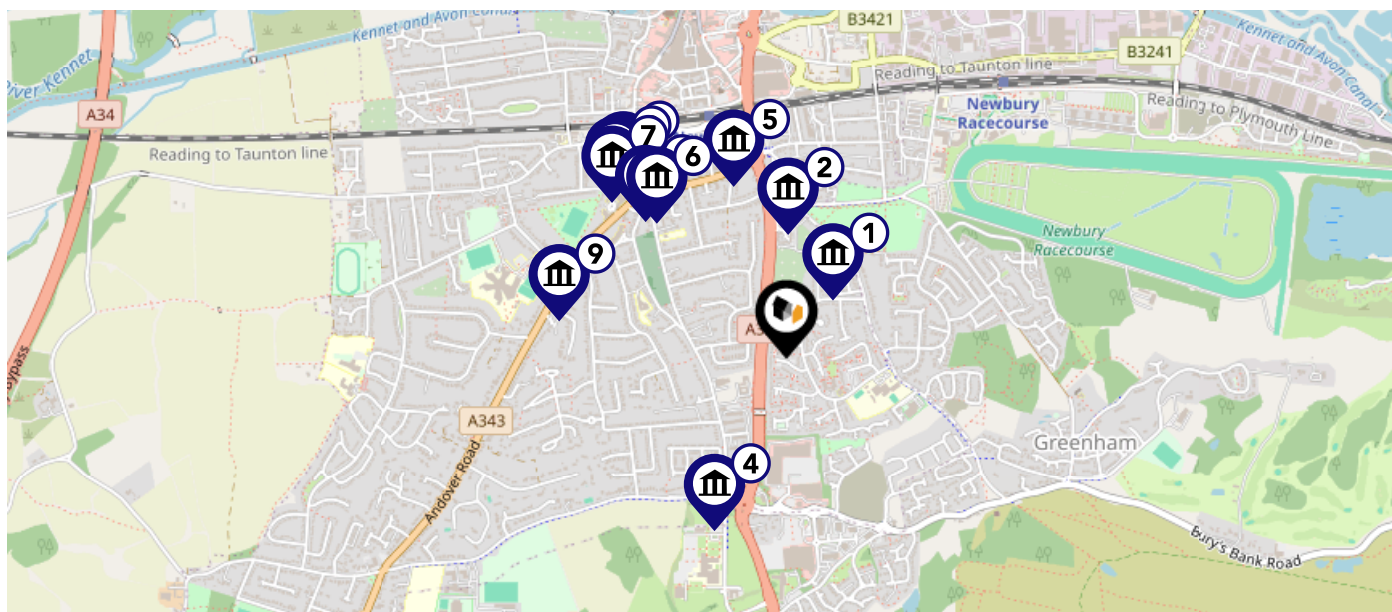
	SCC Pyle Hill-Greenham, Berkshire	Historic Landfill	
	Stroud Green-Greenham, Berkshire	Historic Landfill	
	Queens Road-Newbury, Berkshire	Historic Landfill	
	Pinchington Lane-Greenham, Berkshire	Historic Landfill	
	Pinchington Lane-Greenham, Berkshire	Historic Landfill	
	Mayfair Drive-Newbury, Berkshire	Historic Landfill	
	Faraday Road Estate-Newbury, Berkshire	Historic Landfill	
	Kingsbridge Road-Enbourne, Newbury, Berkshire	Historic Landfill	
	Enbourne Gate Farm-Enbourne, Newbury, Berkshire	Historic Landfill	
	Hambridge Road-Newbury, 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...



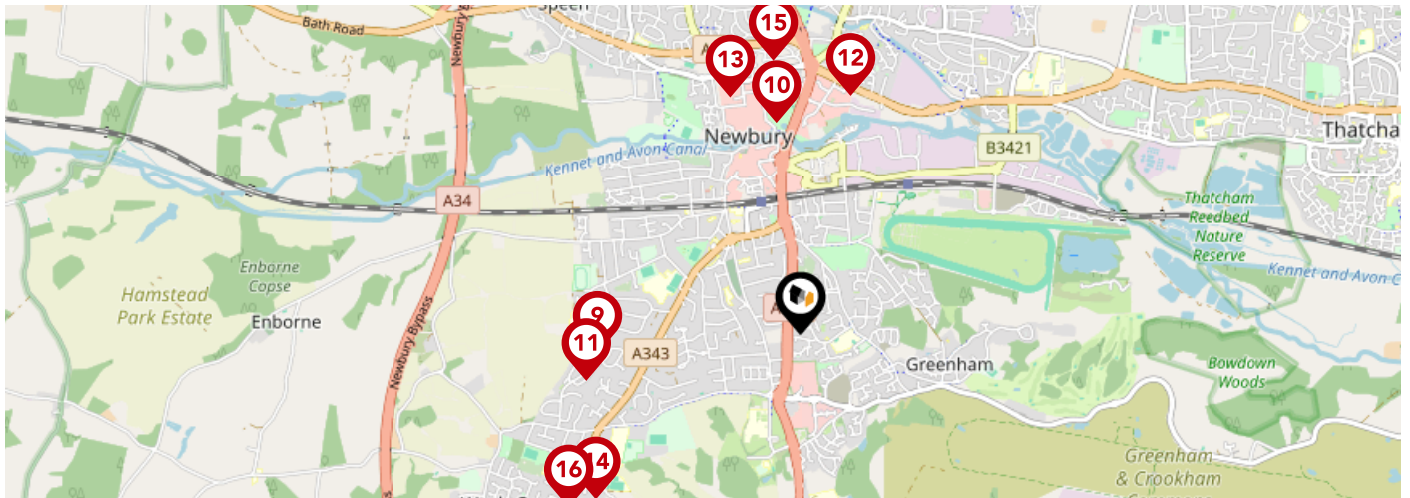
Listed Buildings in the local district	Grade	Distance
 1221041 - 99, Greenham Road	Grade II	0.2 miles
 1211391 - Tudor Lodge	Grade II	0.3 miles
 1289771 - Church Of St John The Evangelist	Grade II	0.4 miles
 1350330 - Monks Lane Filling Station	Grade II	0.4 miles
 1221038 - Greenham House	Grade II	0.4 miles
 1210826 - Vicarage Of St John's Church	Grade II	0.4 miles
 1291422 - St Faith St Hilda St Joan St Monica	Grade II	0.5 miles
 1291421 - Bartholomew Manor	Grade II	0.5 miles
 1219535 - 61-67, Andover Road	Grade II	0.5 miles
 1290308 - The Litten	Grade II	0.5 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	St John the Evangelist CofE Infant and Nursery School Ofsted Rating: Good Pupils: 188 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	iCollege Alternative Provision Ofsted Rating: Good Pupils: 61 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Nicolas C.E. Junior School Ofsted Rating: Good Pupils: 258 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Willows Primary School Ofsted Rating: Good Pupils: 393 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Newbury College Ofsted Rating: Requires improvement Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Bartholomew's School Ofsted Rating: Outstanding Pupils: 1988 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highwood Copse Primary School Ofsted Rating: Good Pupils: 83 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Gabriel's School Ofsted Rating: Not Rated Pupils: 494 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

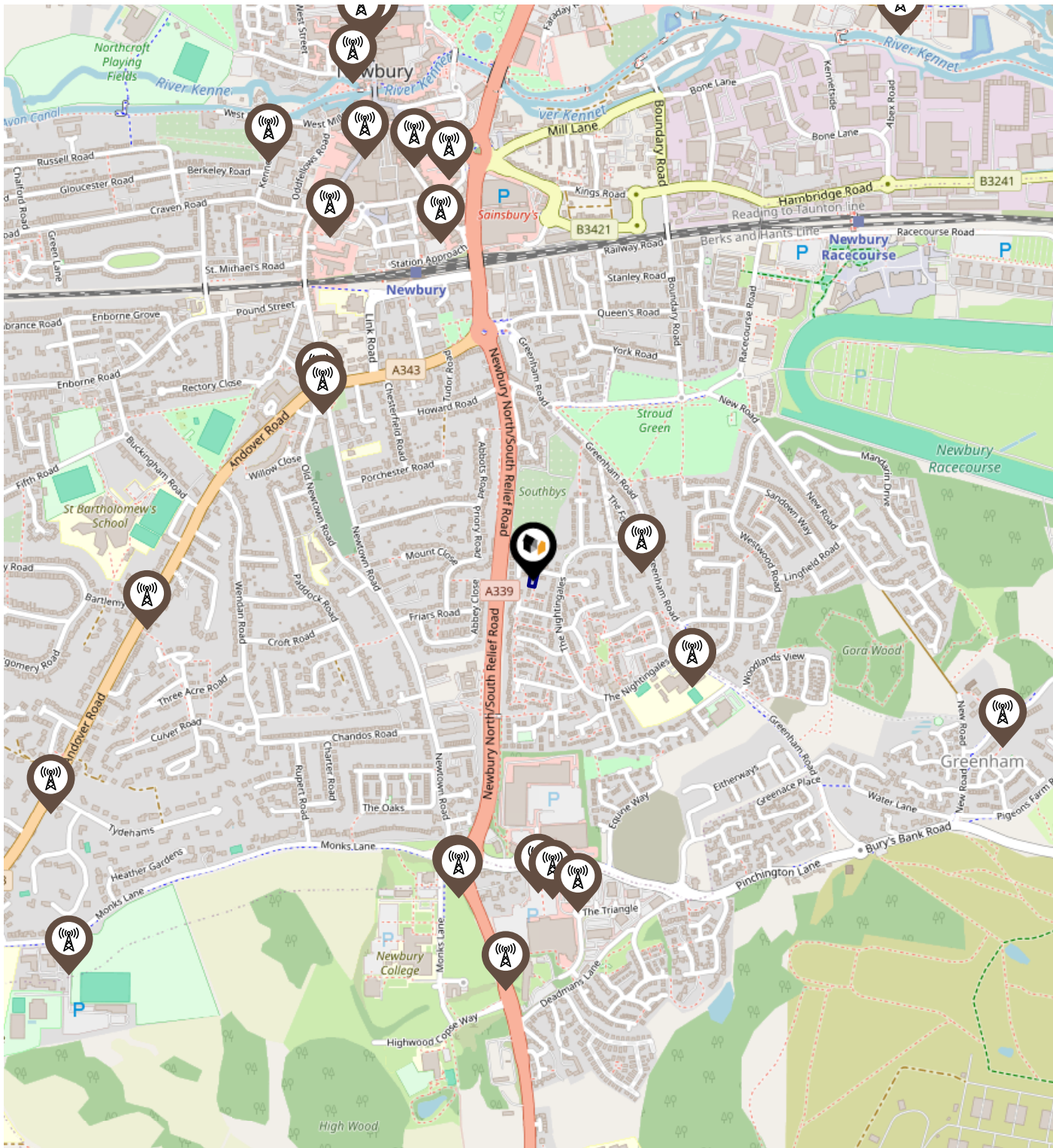
Area Schools





		Nursery	Primary	Secondary	College	Private
	John Rankin Junior School Ofsted Rating: Good Pupils: 358 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Victoria Park Nursery School & Family Hub Ofsted Rating: Outstanding Pupils: 125 Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Rankin Infant and Nursery School Ofsted Rating: Good Pupils: 272 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 232 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Speenhamland School Ofsted Rating: Good Pupils: 302 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park House School Ofsted Rating: Not Rated Pupils: 980 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Winchcombe School Ofsted Rating: Good Pupils: 446 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falkland Primary School Ofsted Rating: Good Pupils: 417 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

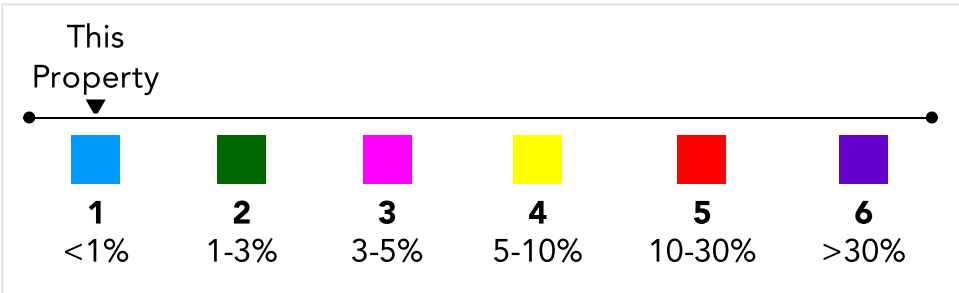
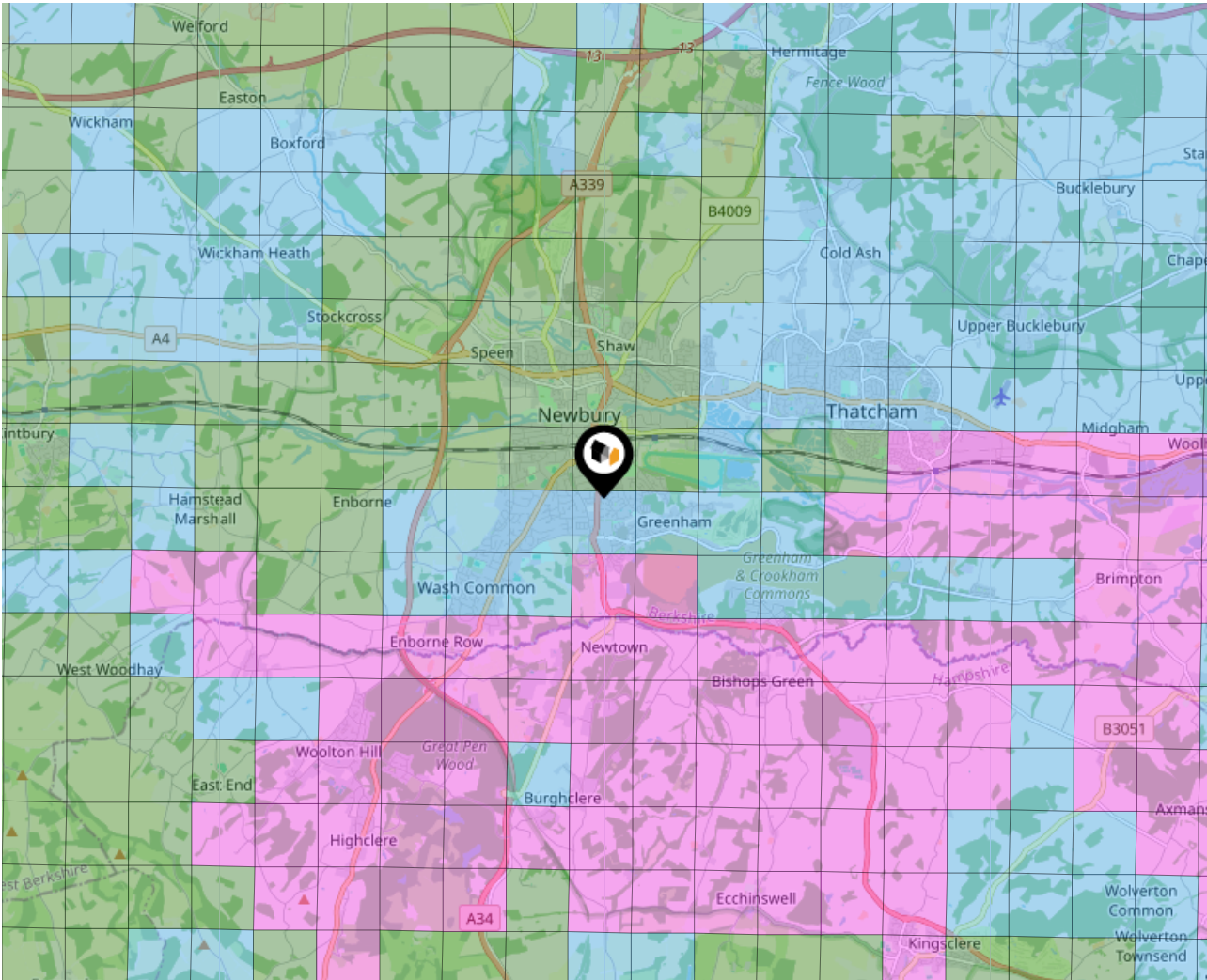
Environment

Radon Gas



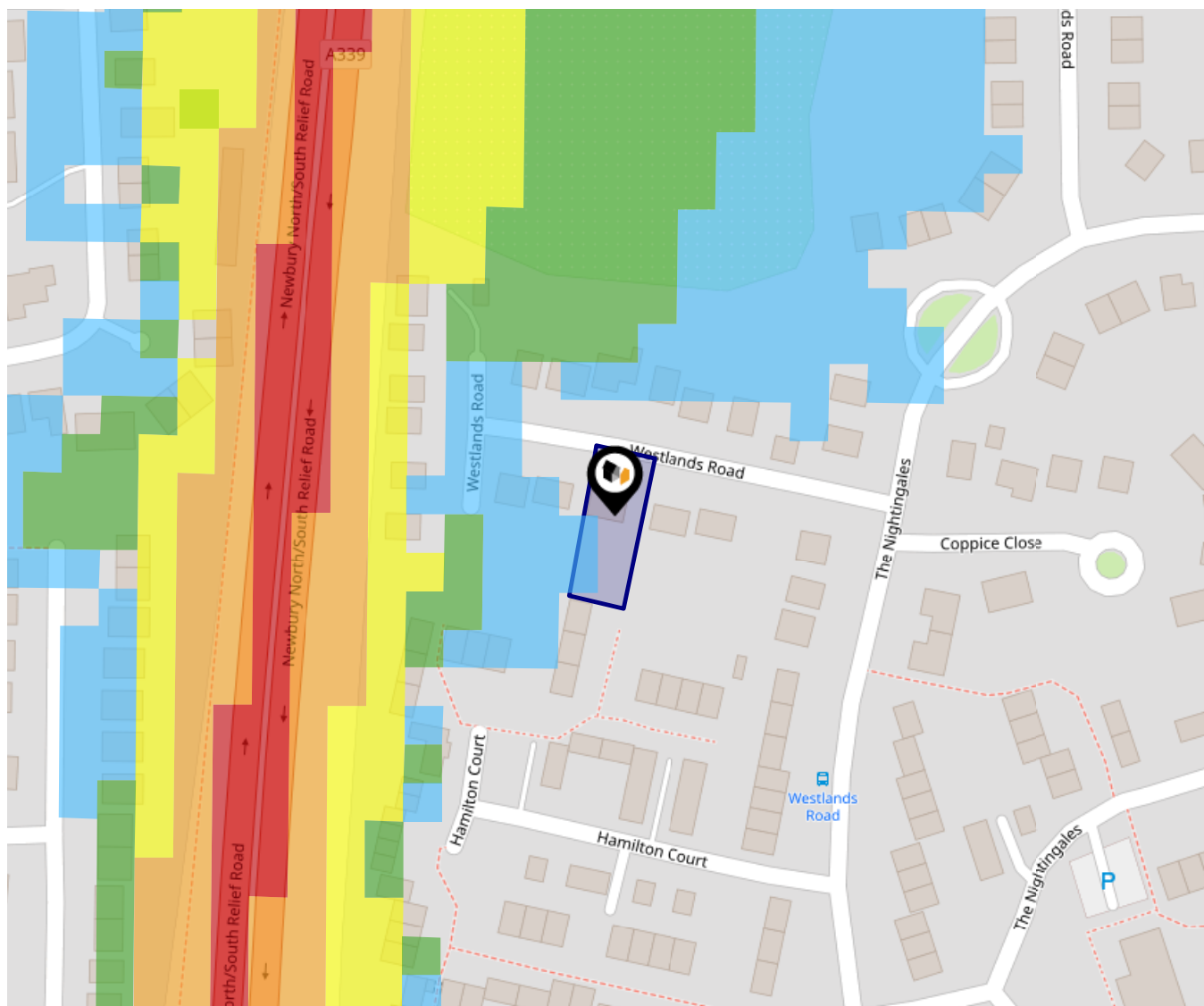
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise



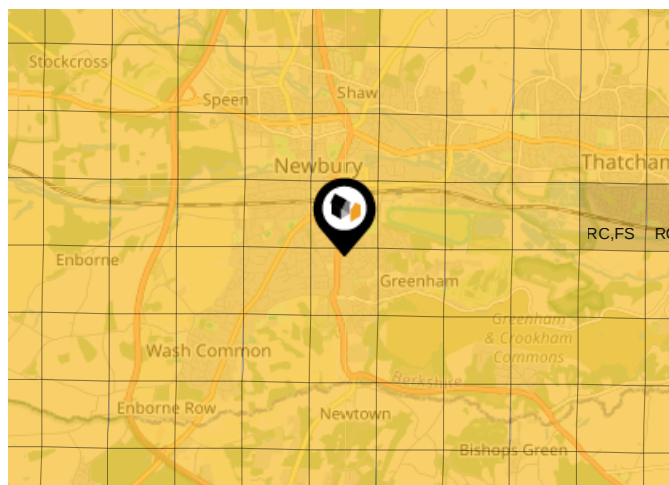
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

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

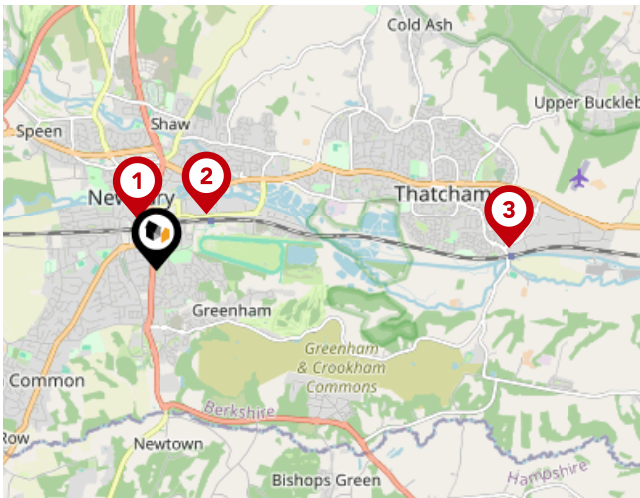


Primary Classifications (Most Common Clay Types)

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

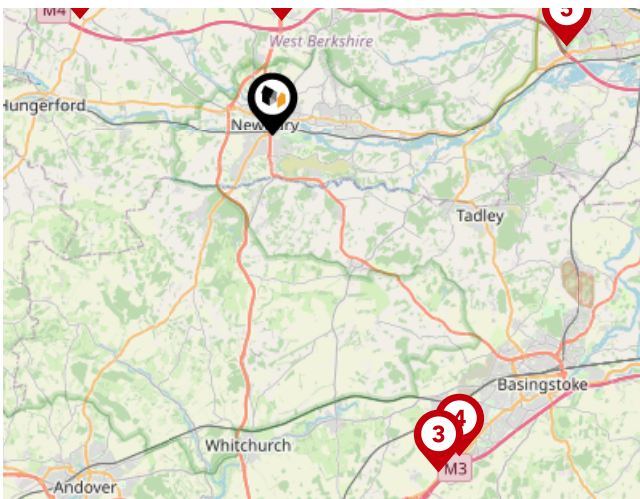
Area

Transport (National)



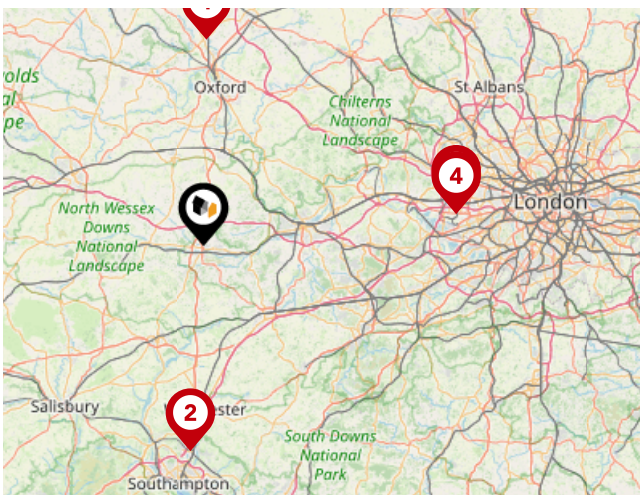
National Rail Stations

Pin	Name	Distance
1	Newbury Rail Station	0.51 miles
2	Newbury Racecourse Rail Station	0.7 miles
3	Thatcham Rail Station	3.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	4.3 miles
2	M4 J14	8.31 miles
3	M3 J8	13.92 miles
4	M3 J7	13.77 miles
5	M4 J12	11.42 miles

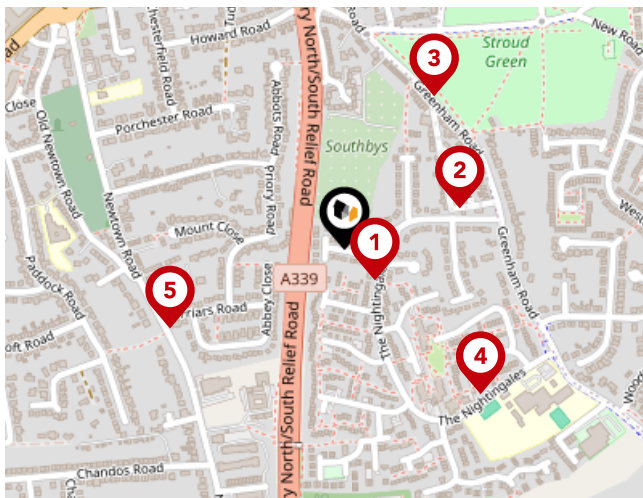


Airports/Helipads

Pin	Name	Distance
1	Kidlington	30.52 miles
2	Southampton Airport	30.52 miles
3	Heathrow Airport	37.78 miles
4	Heathrow Airport Terminal 4	37.86 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westlands Road	0.05 miles
2	Cheriton Close	0.14 miles
3	The Plough	0.21 miles
4	The Nightingales	0.23 miles
5	Friars Road	0.22 miles

Avocado Property

About Us



Avocado Property

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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.

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Avocado Property

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