

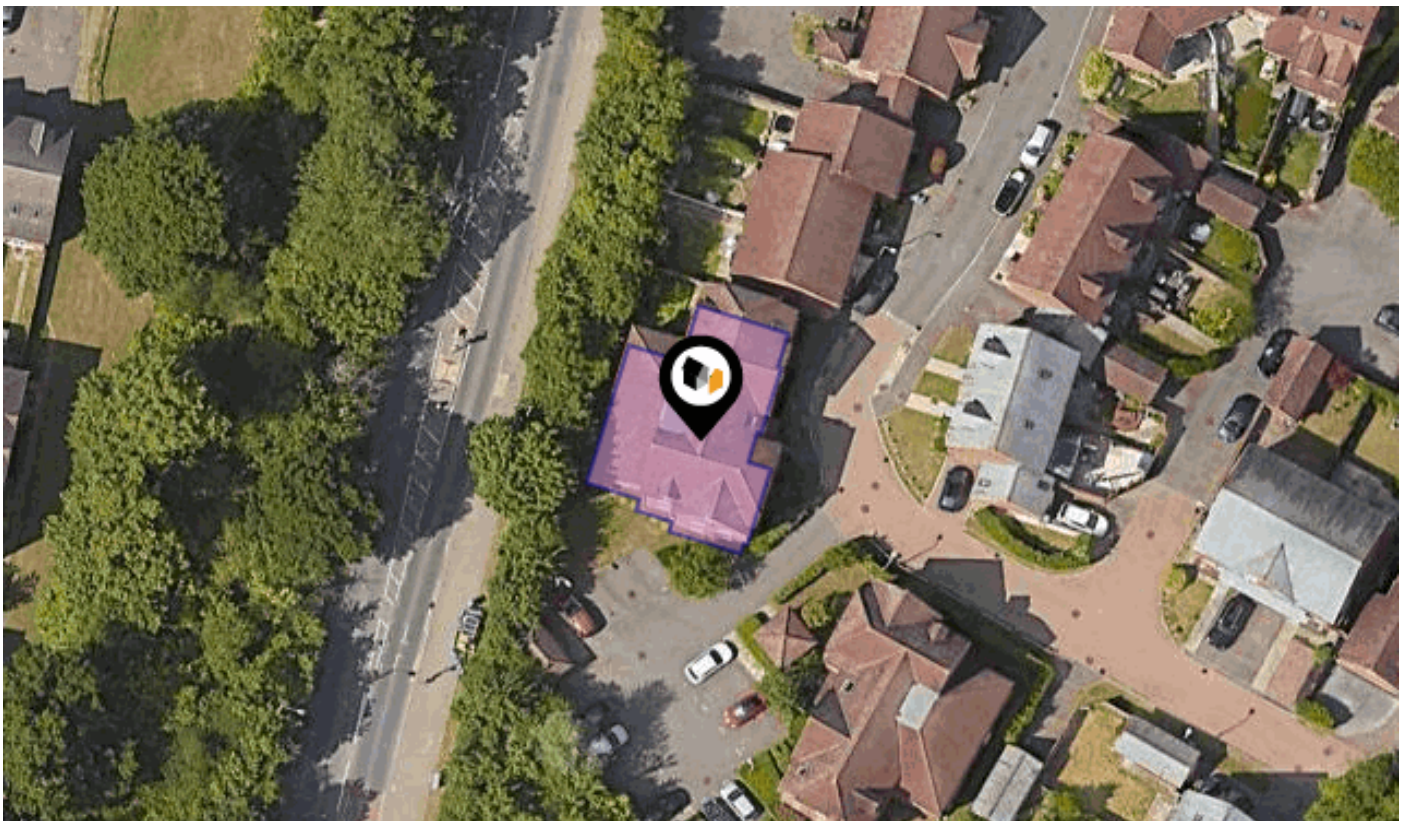


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th April 2025



DUCKETTS MEAD, SHINFIELD, READING, RG2

Avocado Property

07917 157387

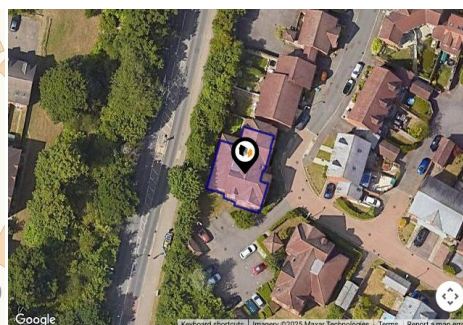
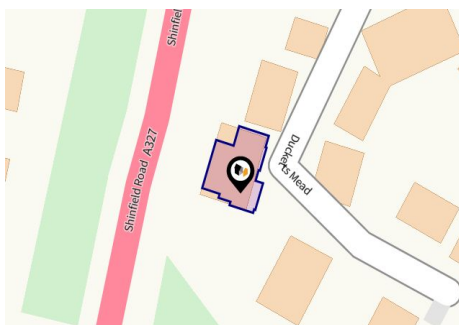
neil@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	23/09/2010
Floor Area:	645 ft ² / 60 m ²	End Date:	01/03/2107
Plot Area:	0.06 acres	Lease Term:	99 years from and including 1 March 2008
Year Built :	2007-2011	Term	81 years
Council Tax :	Band B	Remaining:	
Annual Estimate:	£1,848		
Title Number:	BK440990		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	33 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

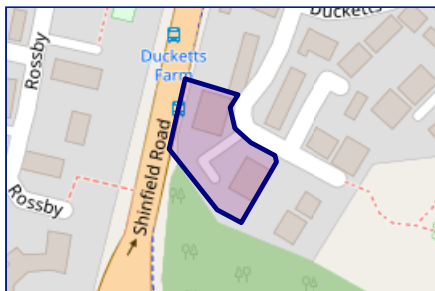


Property

Multiple Title Plans

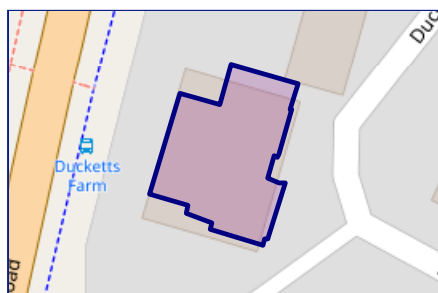


Freehold Title Plan



BK409001

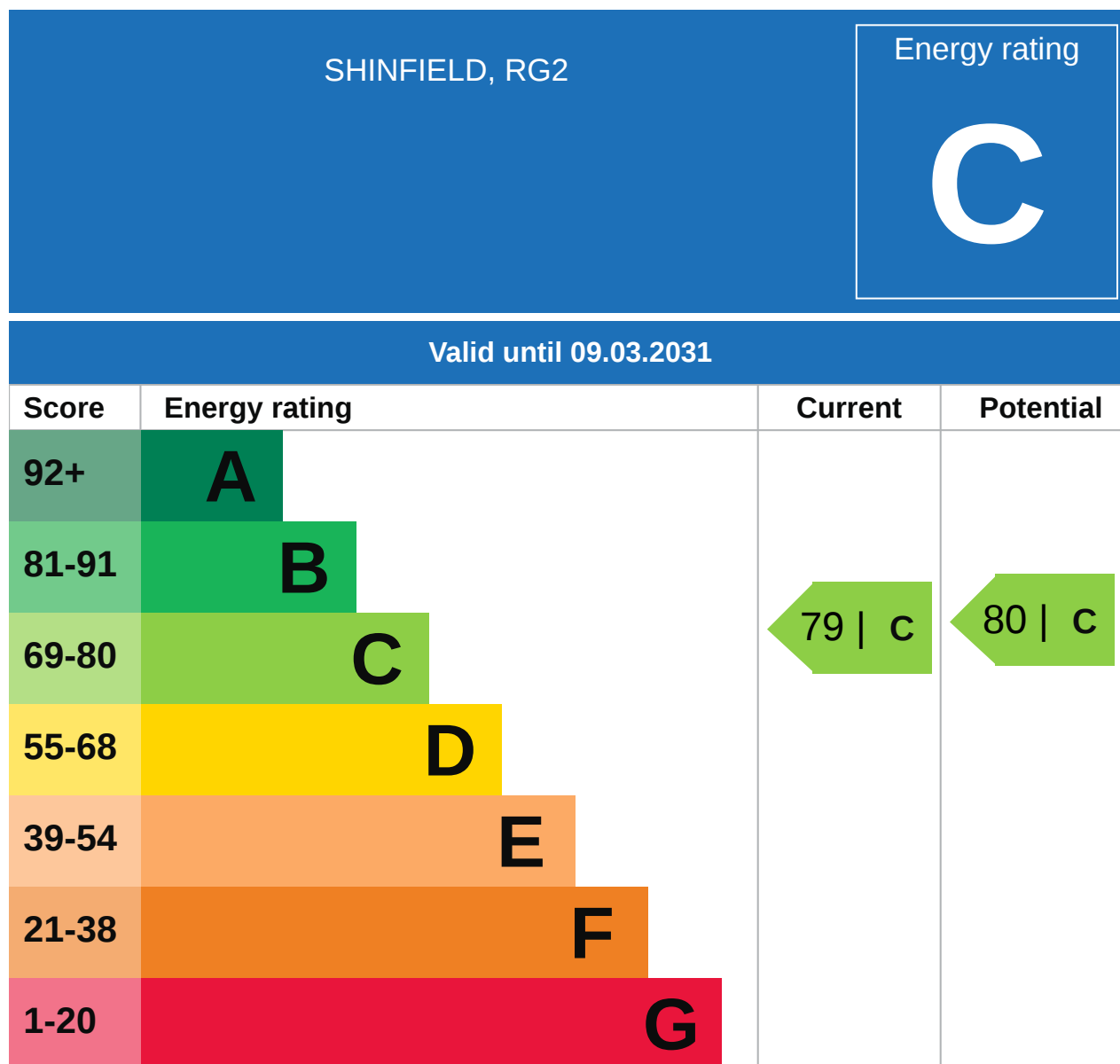
Leasehold Title Plan



BK440990

Start Date: 23/09/2010
End Date: 01/03/2107
Lease Term: 99 years from and including 1 March 2008
Term Remaining: 81 years

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Market Sold in Street



51, Ducketts Mead, Reading, RG2 9GY					
Last Sold Date:		08/11/2024			
Last Sold Price:		£437,000			
21, Ducketts Mead, Reading, RG2 9GY					
Last Sold Date:		31/10/2024			
Last Sold Price:		£571,700			
23, Ducketts Mead, Reading, RG2 9GY					
Last Sold Date:		29/10/2024			
Last Sold Price:		£750,000			
7, Ducketts Mead, Reading, RG2 9GY					
Last Sold Date:		09/10/2024			
Last Sold Price:		£457,000			
30, Ducketts Mead, Reading, RG2 9GY					
Last Sold Date:		28/03/2024			
Last Sold Price:		£412,000			
5, Ducketts Mead, Reading, RG2 9GY					
Last Sold Date:		18/09/2023			
Last Sold Price:		£675,000			
31, Ducketts Mead, Reading, RG2 9GY					
Last Sold Date:		10/08/2023			
Last Sold Price:		£585,000			
76, Duckett's Mead, Reading, RG2 9GY					
Last Sold Date:		28/10/2022	27/08/2015	20/12/2013	
Last Sold Price:		£385,000	£268,500	£225,000	
24, Duckett's Mead, Reading, RG2 9GY					
Last Sold Date:		29/09/2022	23/07/2008		
Last Sold Price:		£746,000	£449,995		
28, Duckett's Mead, Reading, RG2 9GY					
Last Sold Date:		01/08/2022	13/04/2017	21/12/2016	21/12/2007
Last Sold Price:		£445,000	£338,000	£345,000	£254,995
50, Duckett's Mead, Reading, RG2 9GY					
Last Sold Date:		02/02/2022	13/08/2014	29/10/2008	
Last Sold Price:		£425,000	£325,000	£241,000	
57, Duckett's Mead, Reading, RG2 9GY					
Last Sold Date:		25/01/2022	19/07/2016		
Last Sold Price:		£220,000	£148,500		

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

Market Sold in Street



67, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	25/06/2021	15/09/2017	18/07/2014
Last Sold Price:	£190,000	£224,500	£158,250
4, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	30/04/2021	19/05/2017	23/08/2013
Last Sold Price:	£300,000	£310,100	£224,950
45, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	23/04/2021	09/10/2008	
Last Sold Price:	£425,000	£312,495	
53, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	19/02/2021		
Last Sold Price:	£109,000		
47, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	18/11/2020	29/09/2008	
Last Sold Price:	£750,000	£499,995	
35, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	10/06/2020	21/12/2007	
Last Sold Price:	£330,000	£249,995	
44, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	23/05/2019	30/04/2008	
Last Sold Price:	£375,000	£304,995	
37, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	09/05/2019	25/01/2013	
Last Sold Price:	£380,000	£240,000	
43, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	07/11/2018	03/07/2013	21/08/2008
Last Sold Price:	£347,000	£258,000	£250,000
32, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	27/07/2018	20/12/2007	
Last Sold Price:	£340,000	£284,000	
38, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	11/05/2018		
Last Sold Price:	£327,000		
58, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	30/04/2018		
Last Sold Price:	£141,000		

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

Market Sold in Street



15, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	28/02/2018		
Last Sold Price:	£455,000		
49, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	05/01/2018	30/11/2012	22/12/2008
Last Sold Price:	£382,650	£150,000	£242,500
63, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	27/10/2017		
Last Sold Price:	£121,500		
71, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	20/01/2017	12/06/2015	
Last Sold Price:	£242,000	£195,000	
74, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	23/08/2016		
Last Sold Price:	£320,000		
60, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	01/08/2016	12/11/2015	14/07/2010
Last Sold Price:	£121,500	£105,750	£83,250
26, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	21/03/2016	11/09/2008	
Last Sold Price:	£580,000	£375,000	
2, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	18/12/2015	11/04/2008	
Last Sold Price:	£277,500	£250,000	
1, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	28/09/2015	03/06/2008	
Last Sold Price:	£495,000	£370,850	
8, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	30/04/2015	27/11/2009	
Last Sold Price:	£340,000	£250,000	
20, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	04/12/2014	08/02/2008	
Last Sold Price:	£390,000	£394,995	
18, Duckett's Mead, Reading, RG2 9GY			
Last Sold Date:	28/10/2014	24/12/2007	
Last Sold Price:	£399,950	£409,995	

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

Market Sold in Street



Garage Associated With, 10, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 21/10/2014
Last Sold Price: £288,000

31, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 29/04/2014	21/08/2008
Last Sold Price: £420,000	£309,280

6, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 19/07/2013
Last Sold Price: £230,000

11, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 18/01/2013	14/06/2011
Last Sold Price: £225,000	£200,000

12, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 20/12/2012
Last Sold Price: £241,000

41, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 15/06/2012	28/03/2008
Last Sold Price: £239,950	£249,995

5, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 10/09/2010
Last Sold Price: £430,000

73, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 26/06/2009
Last Sold Price: £228,000

3, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 19/12/2008
Last Sold Price: £250,000

48, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 28/11/2008
Last Sold Price: £250,000

51, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 31/10/2008
Last Sold Price: £250,000

46, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 06/10/2008
Last Sold Price: £329,995

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

Market Sold in Street



25, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 29/09/2008
Last Sold Price: £464,995

19, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 12/09/2008
Last Sold Price: £475,000

27, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 09/09/2008
Last Sold Price: £459,995

23, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 11/08/2008
Last Sold Price: £447,500

22, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 20/06/2008
Last Sold Price: £400,000

14, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 05/06/2008
Last Sold Price: £227,000

16, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 28/03/2008
Last Sold Price: £354,995

40, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 28/03/2008
Last Sold Price: £249,995

42, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 07/03/2008
Last Sold Price: £267,950

17, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 29/02/2008
Last Sold Price: £359,995

30, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 21/12/2007
Last Sold Price: £280,595

34, Duckett's Mead, Reading, RG2 9GY

Last Sold Date: 14/12/2007
Last Sold Price: £257,995

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

Market Sold in Street



33, Duckett's Mead, Reading, RG2 9GY

Last Sold Date:	14/12/2007
Last Sold Price:	£324,995

36, Duckett's Mead, Reading, RG2 9GY

Last Sold Date:	14/12/2007
Last Sold Price:	£248,995

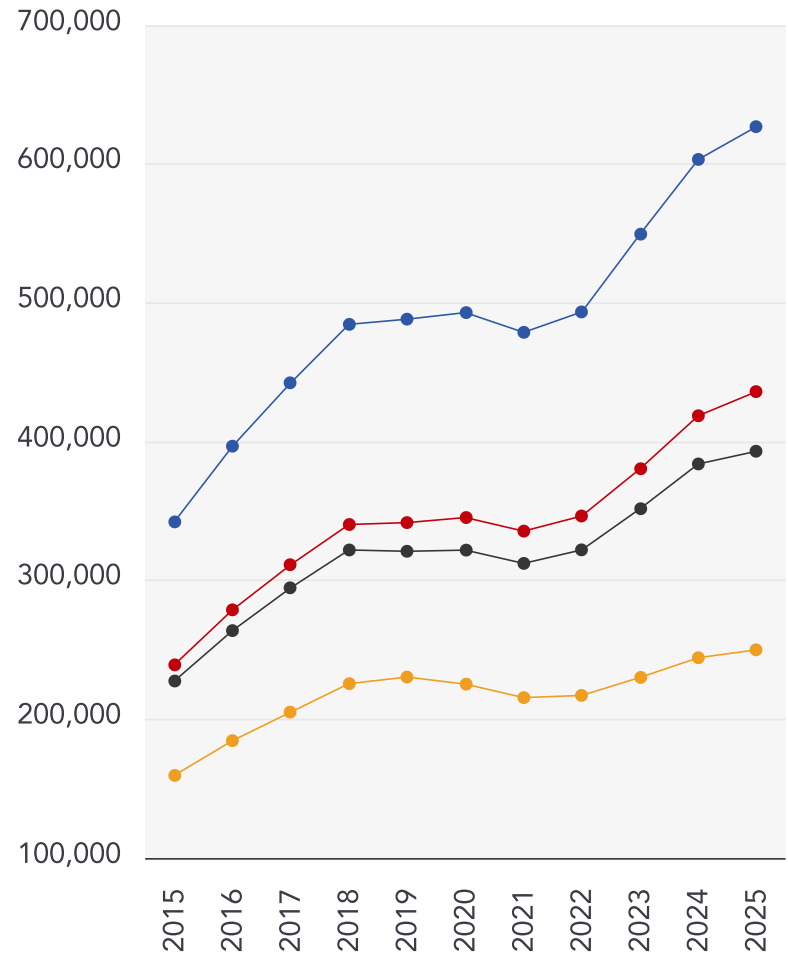
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

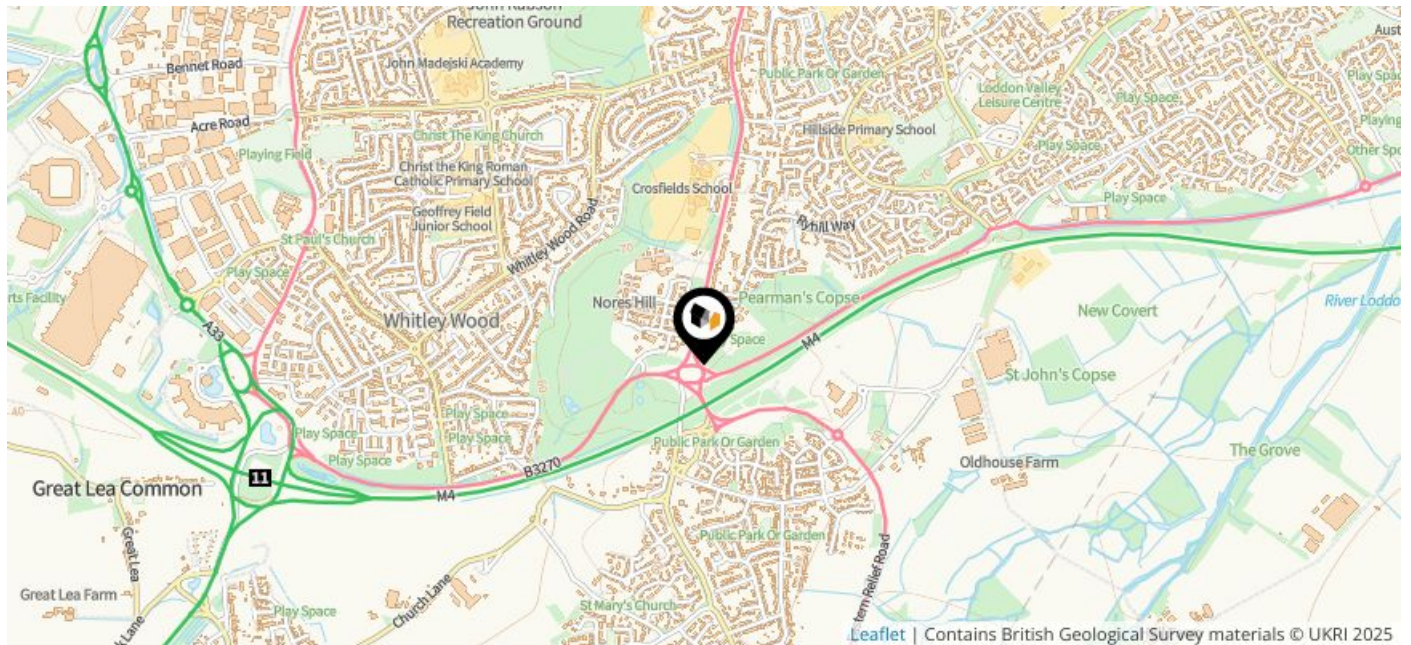
+56.72%

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.

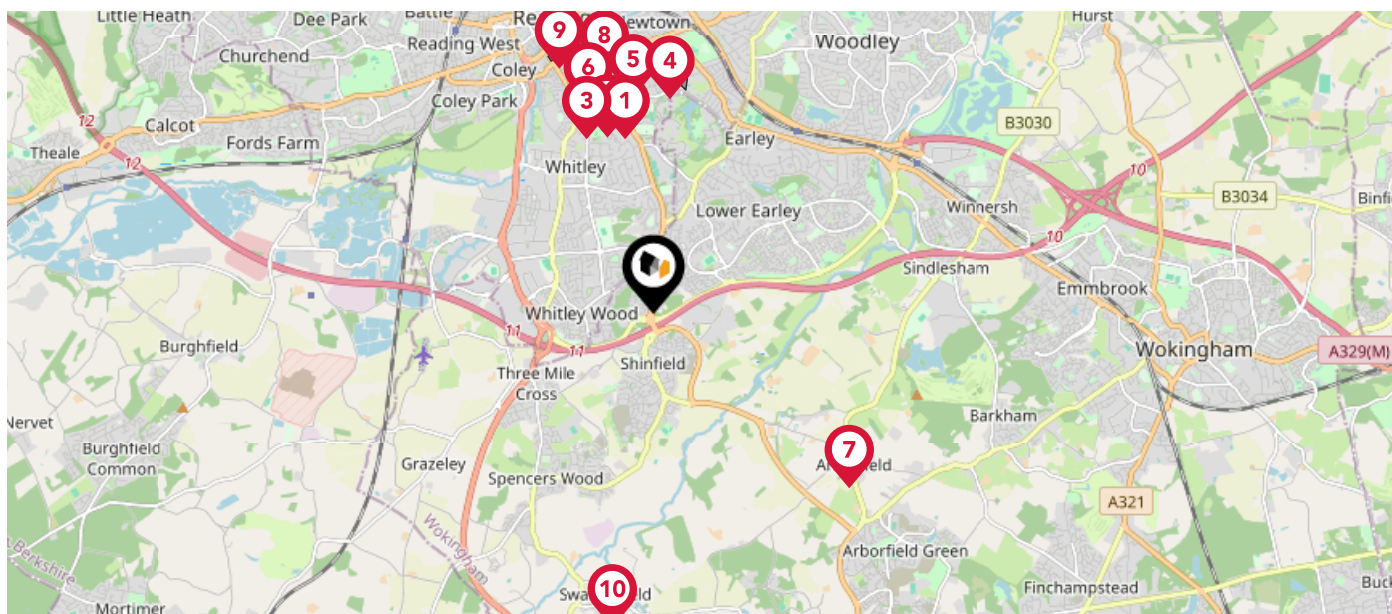
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Redlands



The Mount



Christchurch



South Park



Alexandra Road



Kendrick Road



Arborfield Cross



Eldon Square



Market Place and London Street



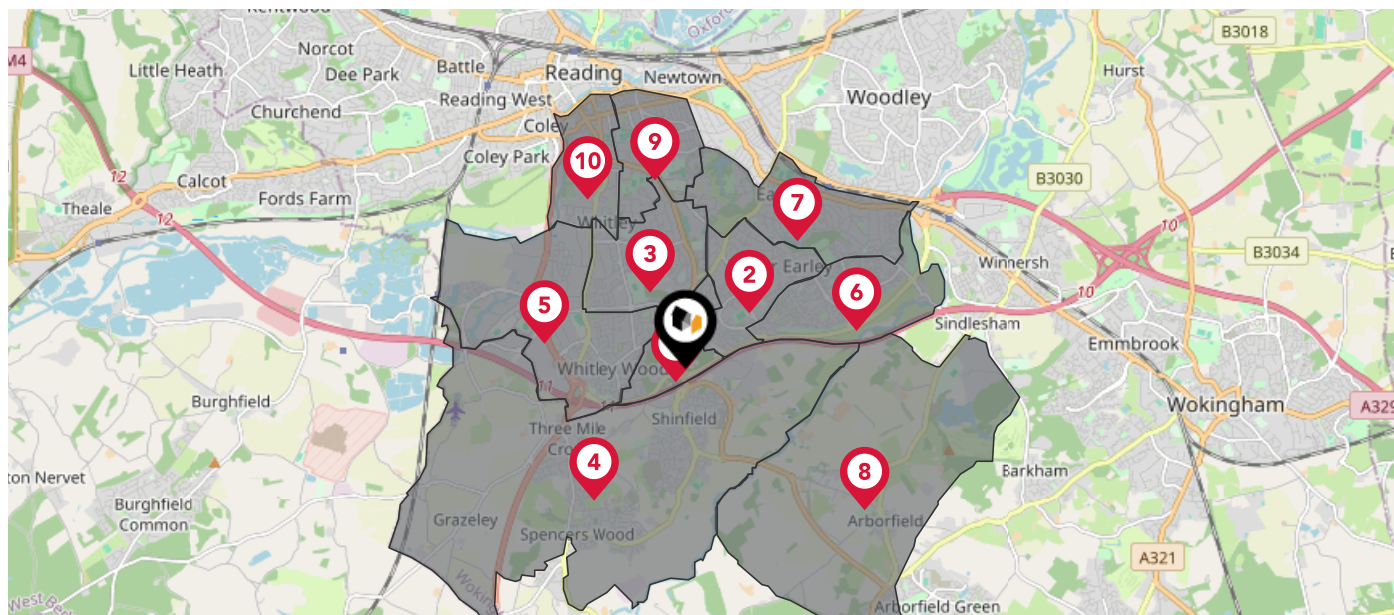
Swallowfield

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

Hillside Ward

3

Church Ward

4

Shinfield South Ward

5

Whitley Ward

6

Hawkedon Ward

7

Maiden Erlegh Ward

8

Arborfield Ward

9

Redlands Ward

10

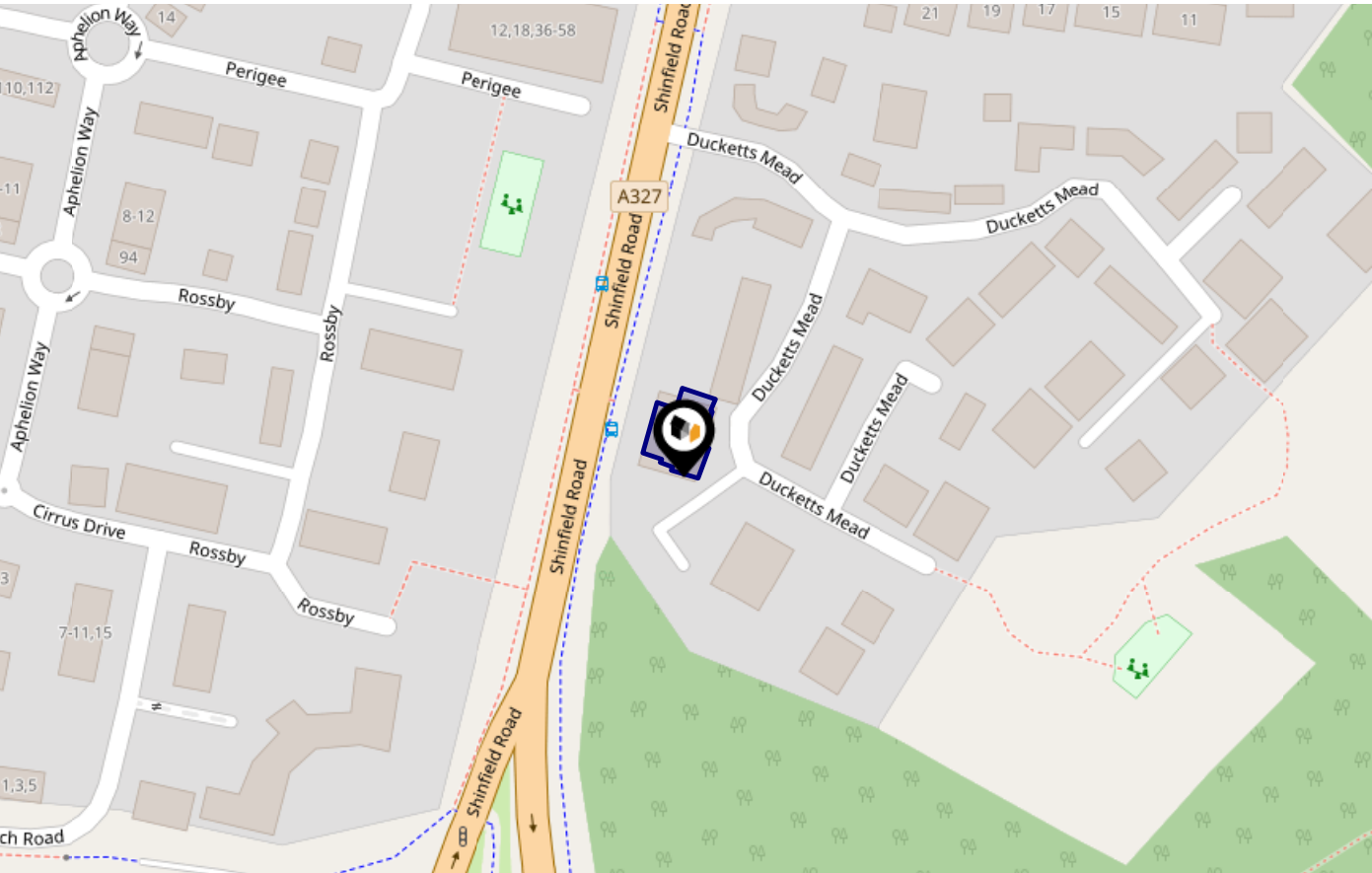
Katesgrove Ward

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.

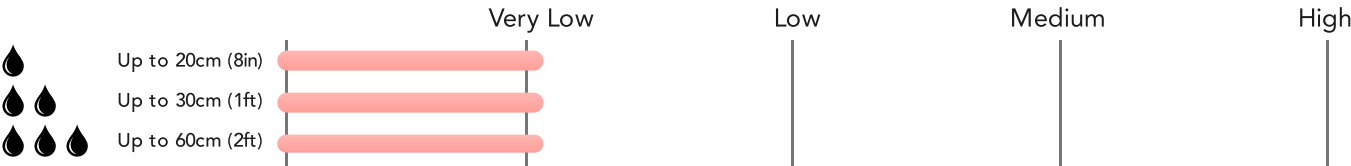


Risk Rating: Very low

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:

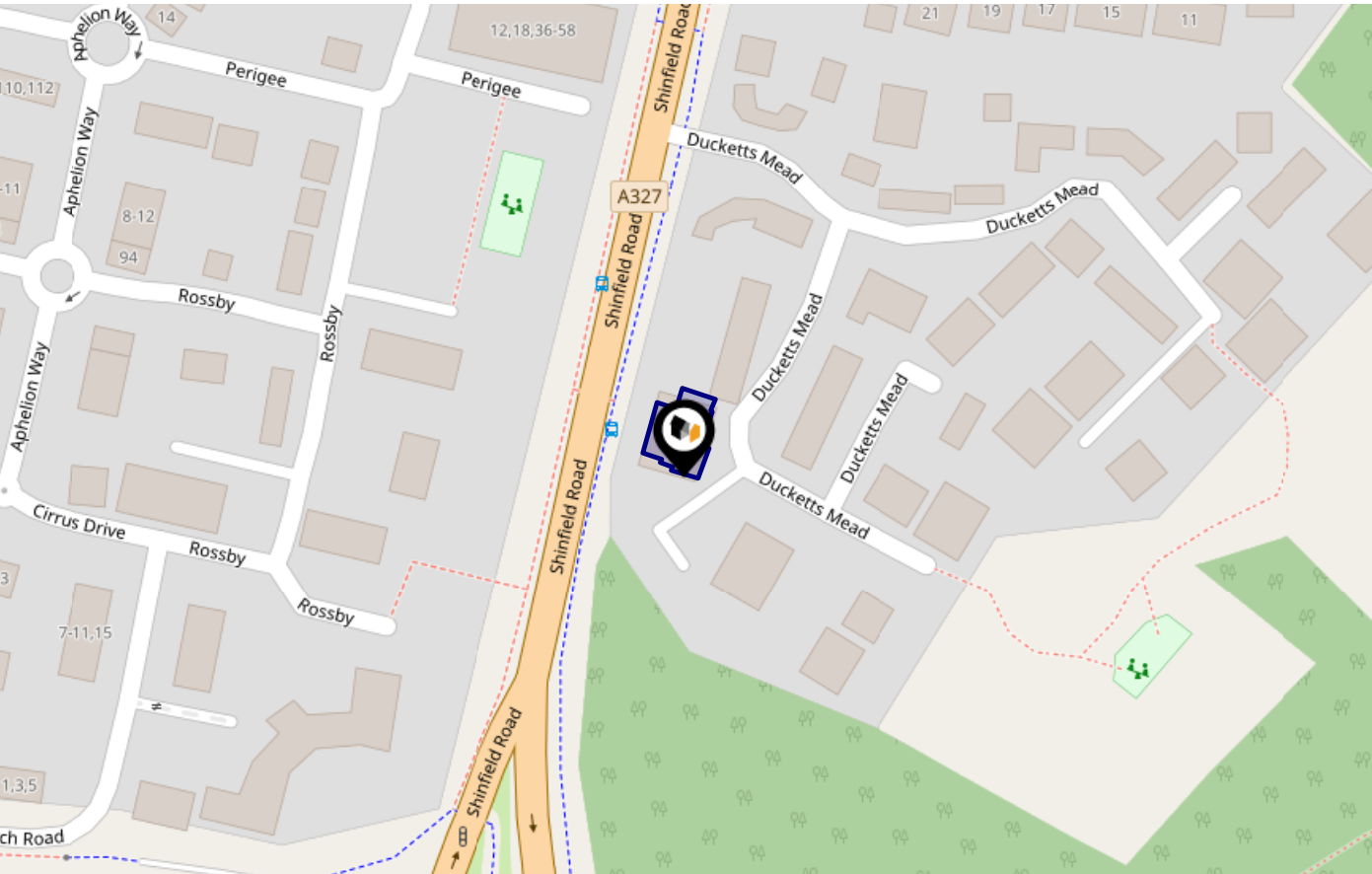


Flood Risk

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.

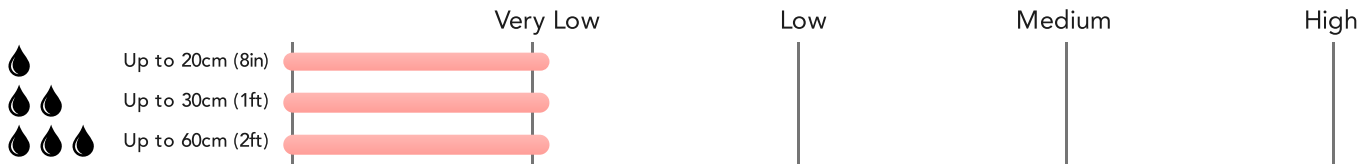


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

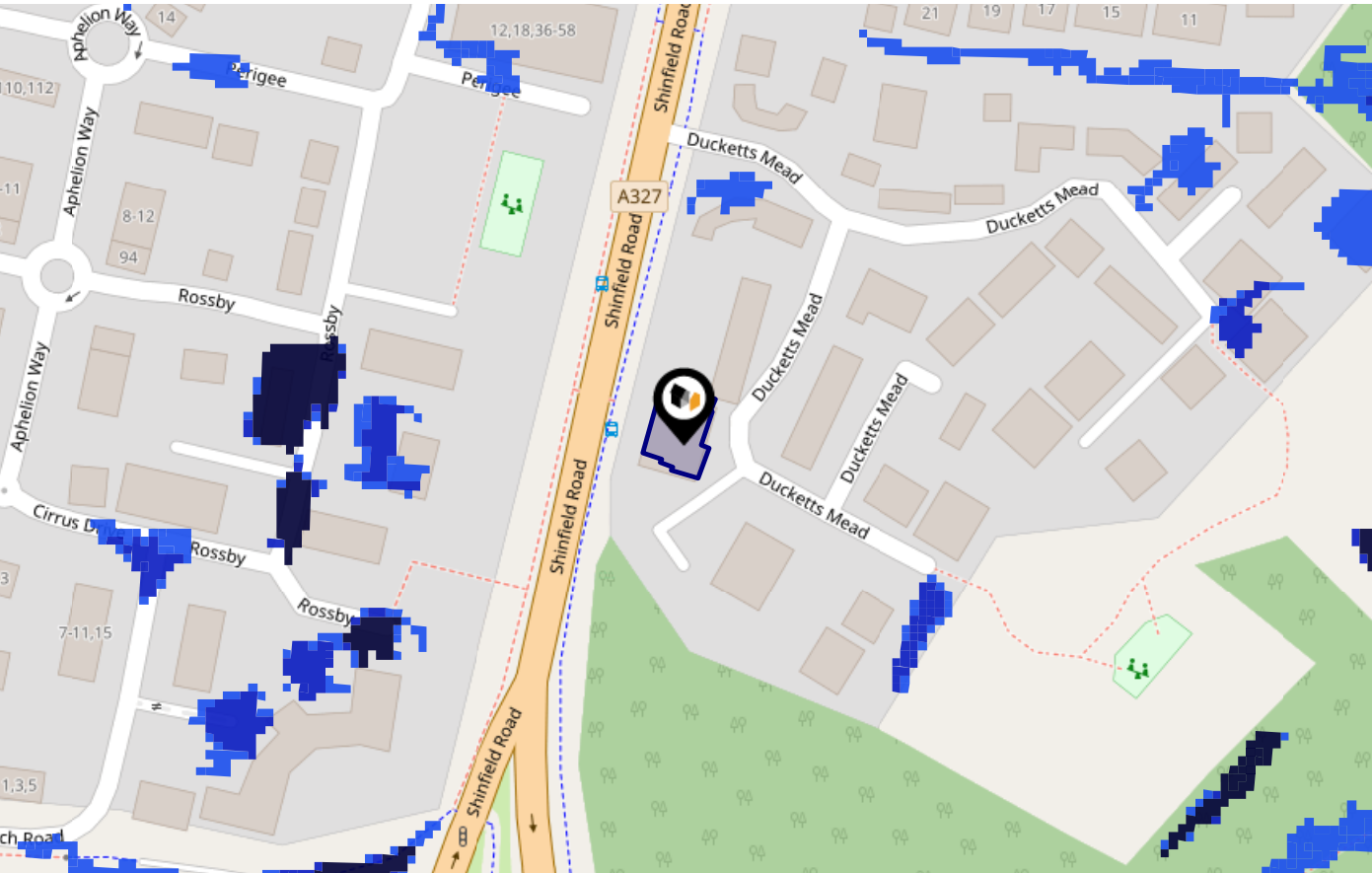


Flood Risk

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.

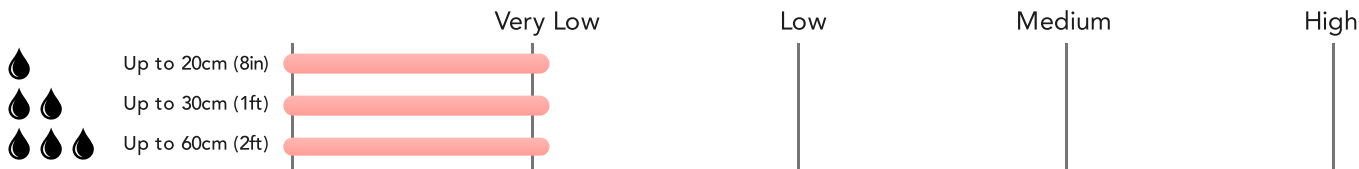


Risk Rating: Very low

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 (0.25%) 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:

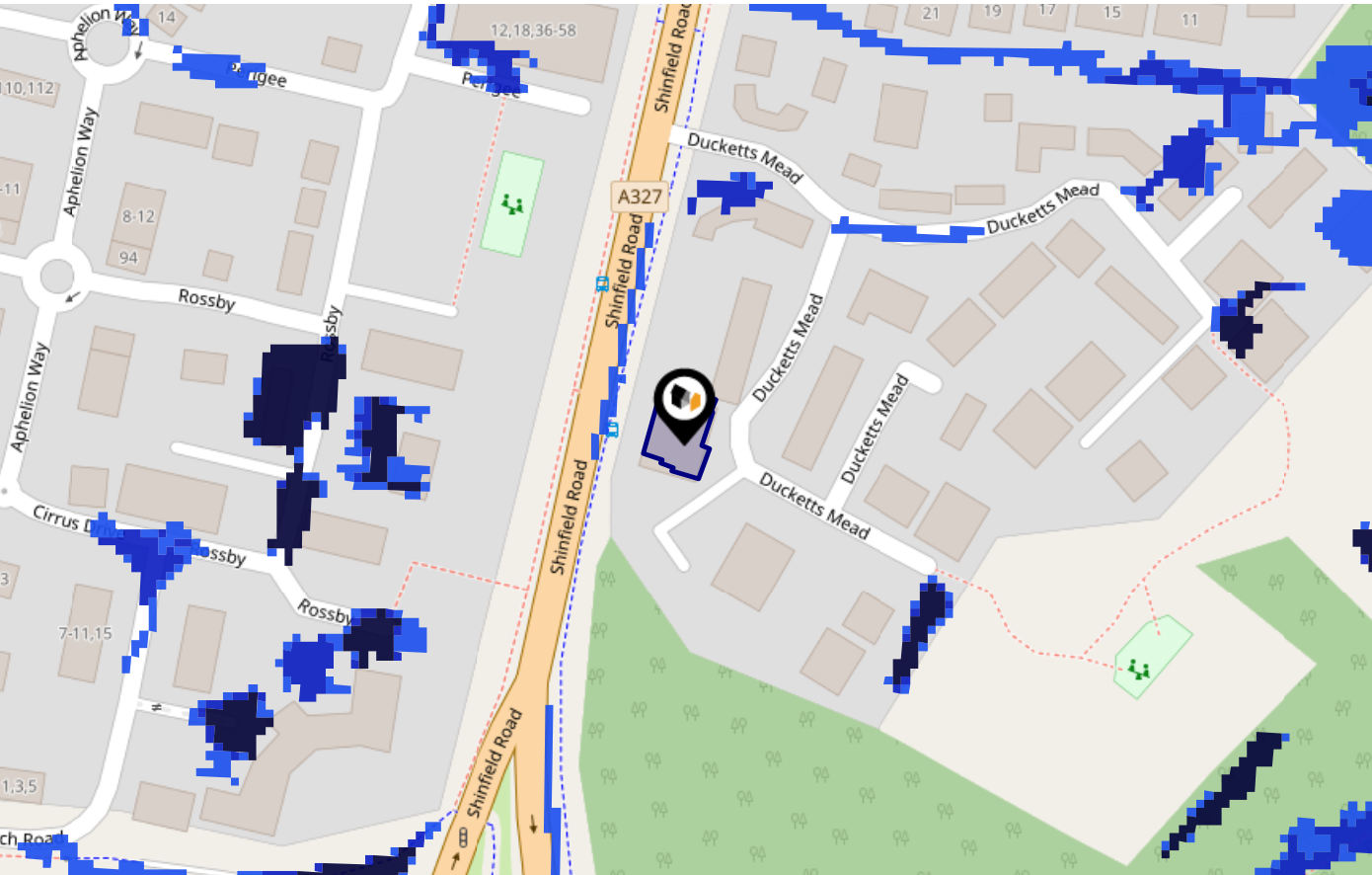


Flood Risk

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.

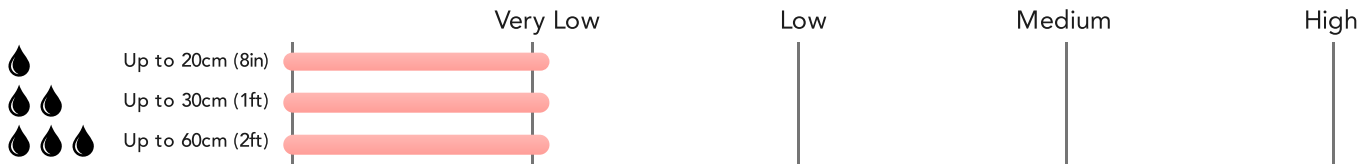


Risk Rating: Very low

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:

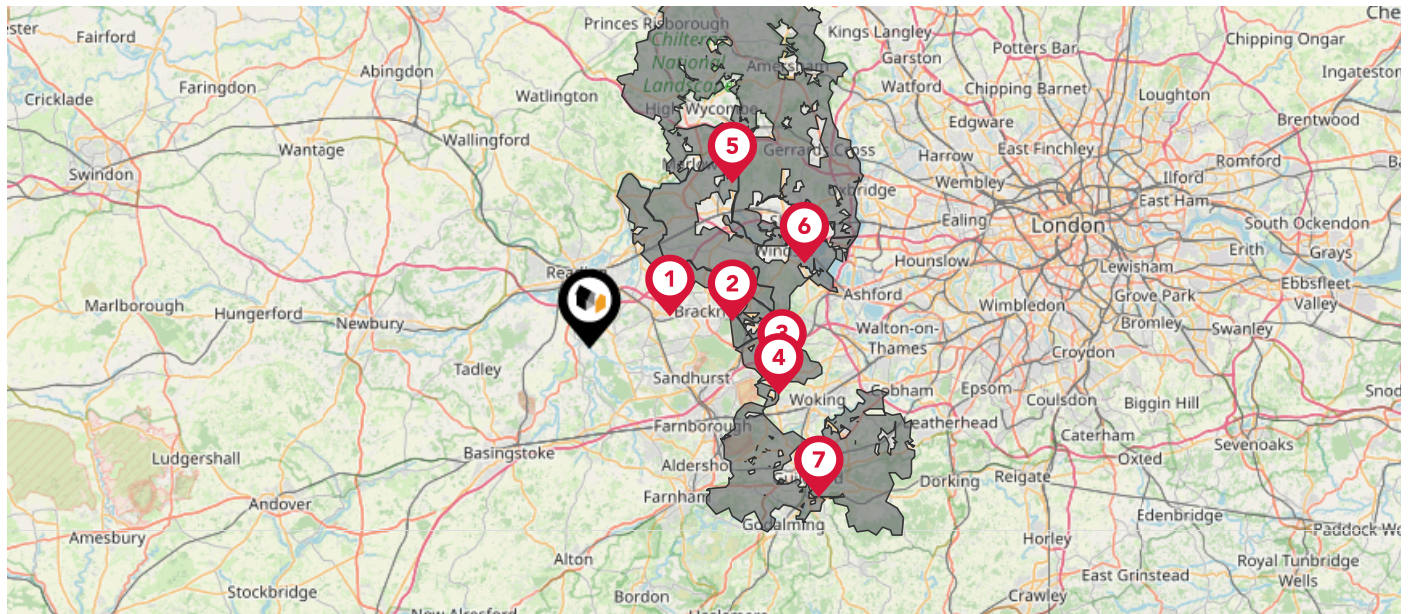


Maps

Green Belt



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



Nearby Green Belt Land

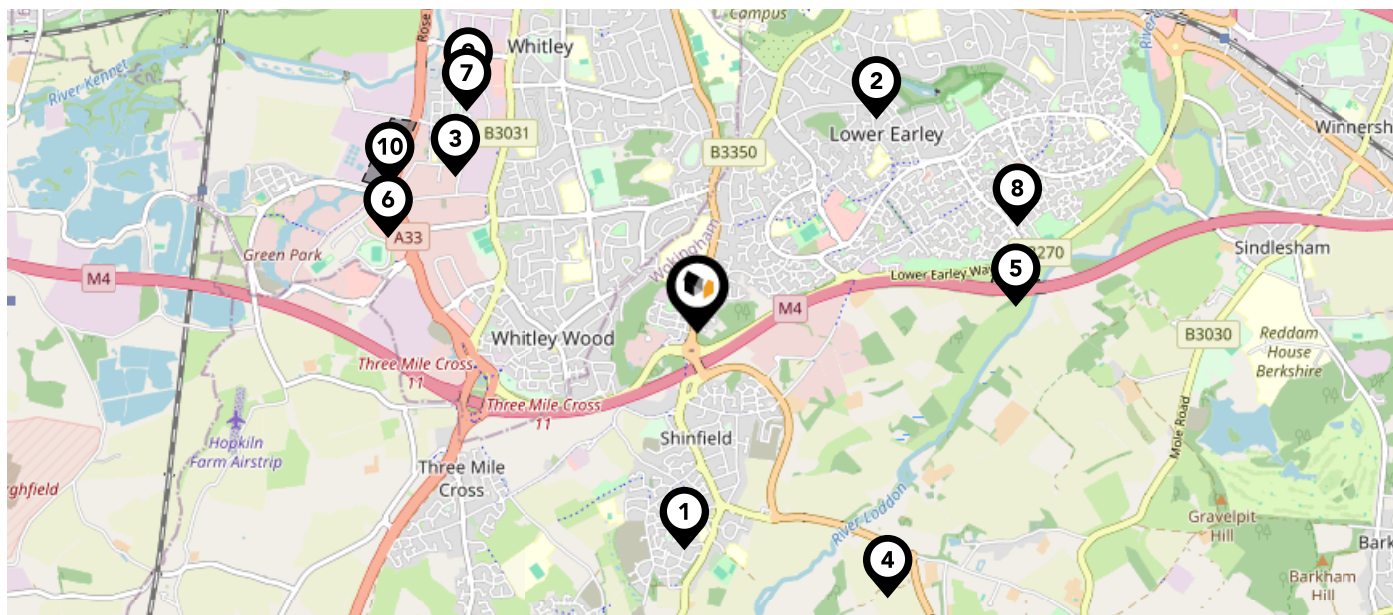
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire
- 6 London Green Belt - Slough
- 7 London Green Belt - Guildford

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

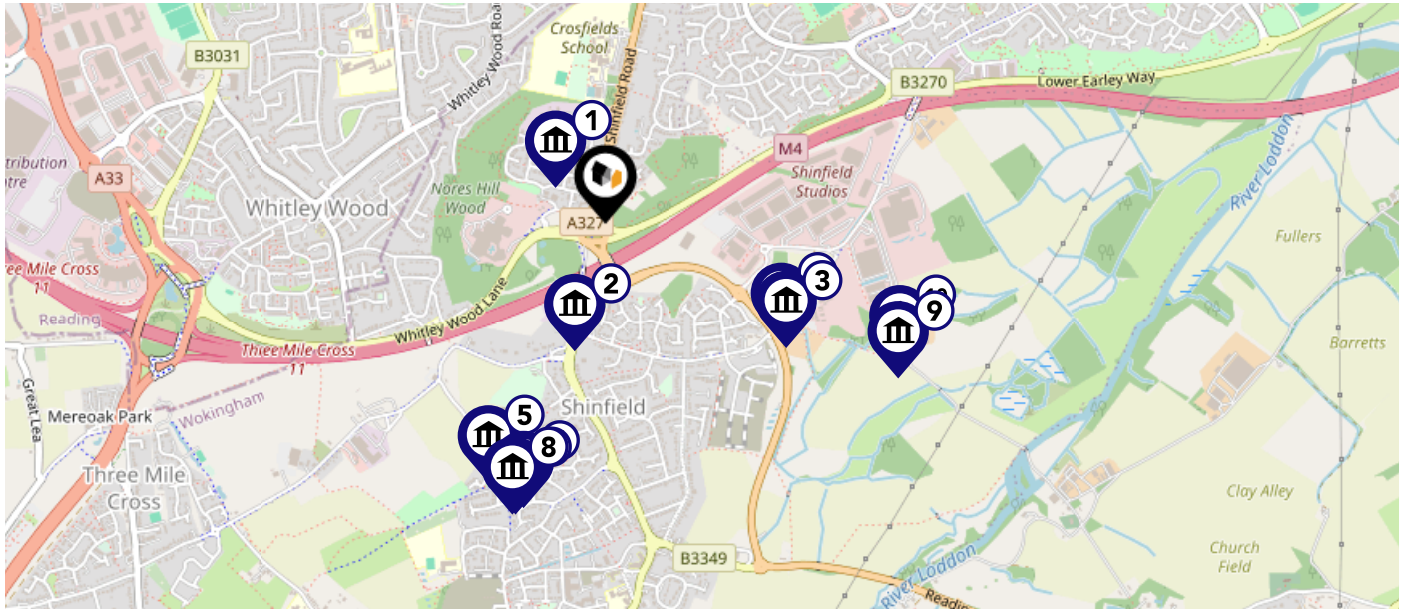
1	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	<input type="checkbox"/>
2	Bovis Homes-Earley, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
3	Manor Farm-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Milkingbarn Lane-Arborfield	Historic Landfill	<input type="checkbox"/>
5	Lower Earley Way-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Gillette Warehouse-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Reading University-Earley	Historic Landfill	<input type="checkbox"/>
9	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
10	Smallmead Stadium-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

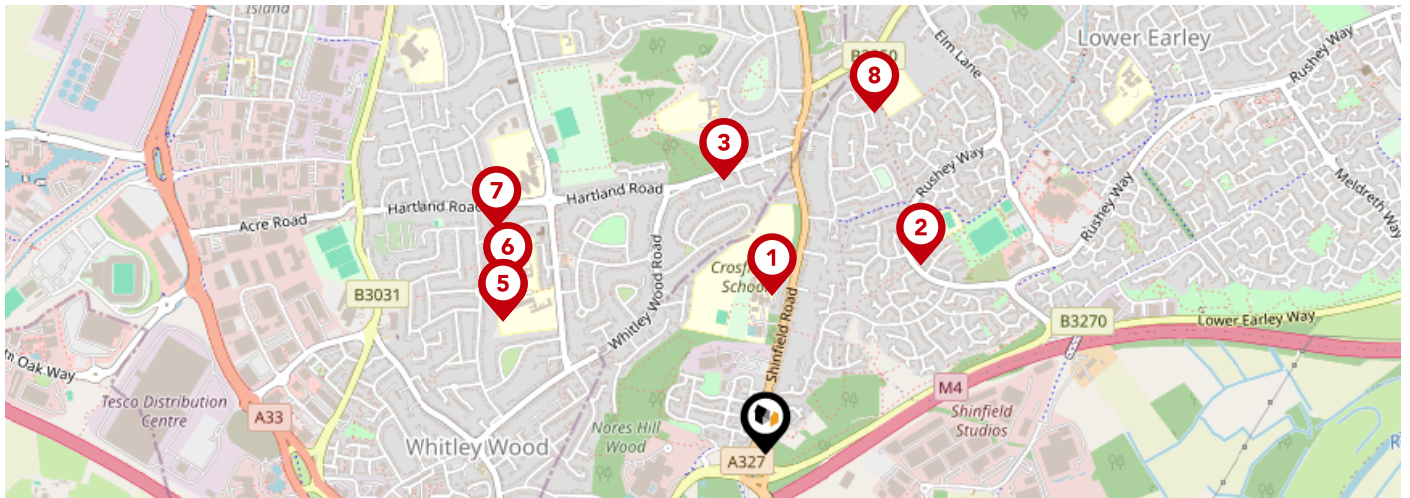


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



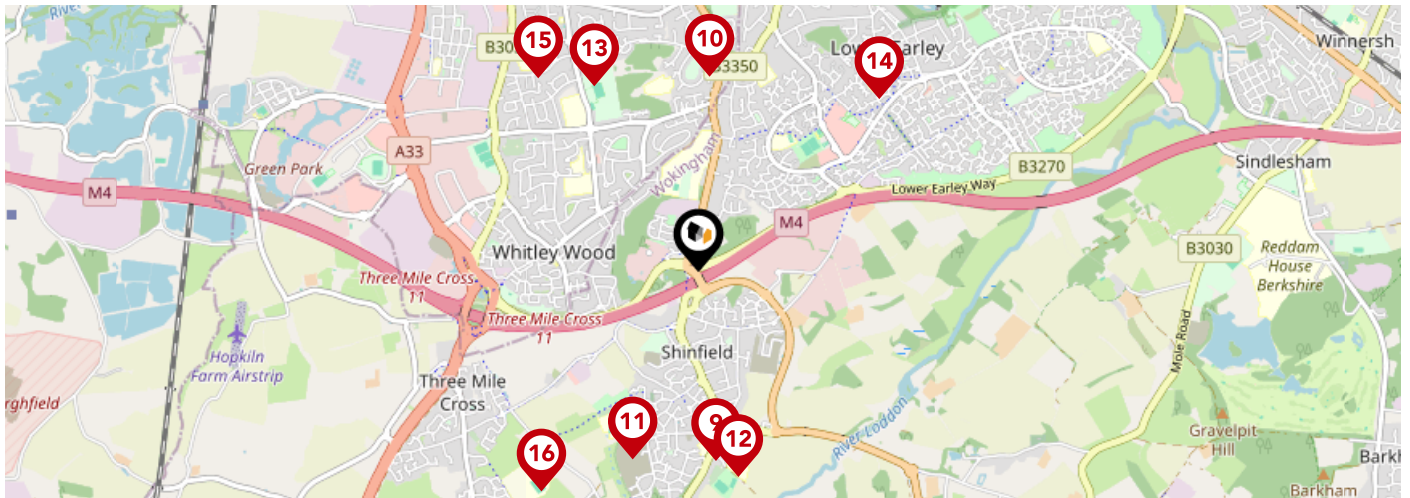
Listed Buildings in the local district	Grade	Distance
 1319127 - Lodge To Meteorological Office	Grade II	0.1 miles
 1136186 - Lane End Farmhouse	Grade II	0.3 miles
 1136129 - Barn Adjoining Cutbush	Grade II	0.5 miles
 1118135 - Cutbush	Grade II	0.5 miles
 1312966 - Milton Sandford Restaurant	Grade II	0.6 miles
 1118131 - Church Of St Mary	Grade I	0.7 miles
 1136103 - Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II	0.7 miles
 1118132 - Church Farmhouse	Grade II	0.7 miles
 1136136 - Barn Approximately 50 Metres South Of Oldhouse Farmhouse	Grade II	0.8 miles
 1118136 - Oldhouse Farmhouse	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

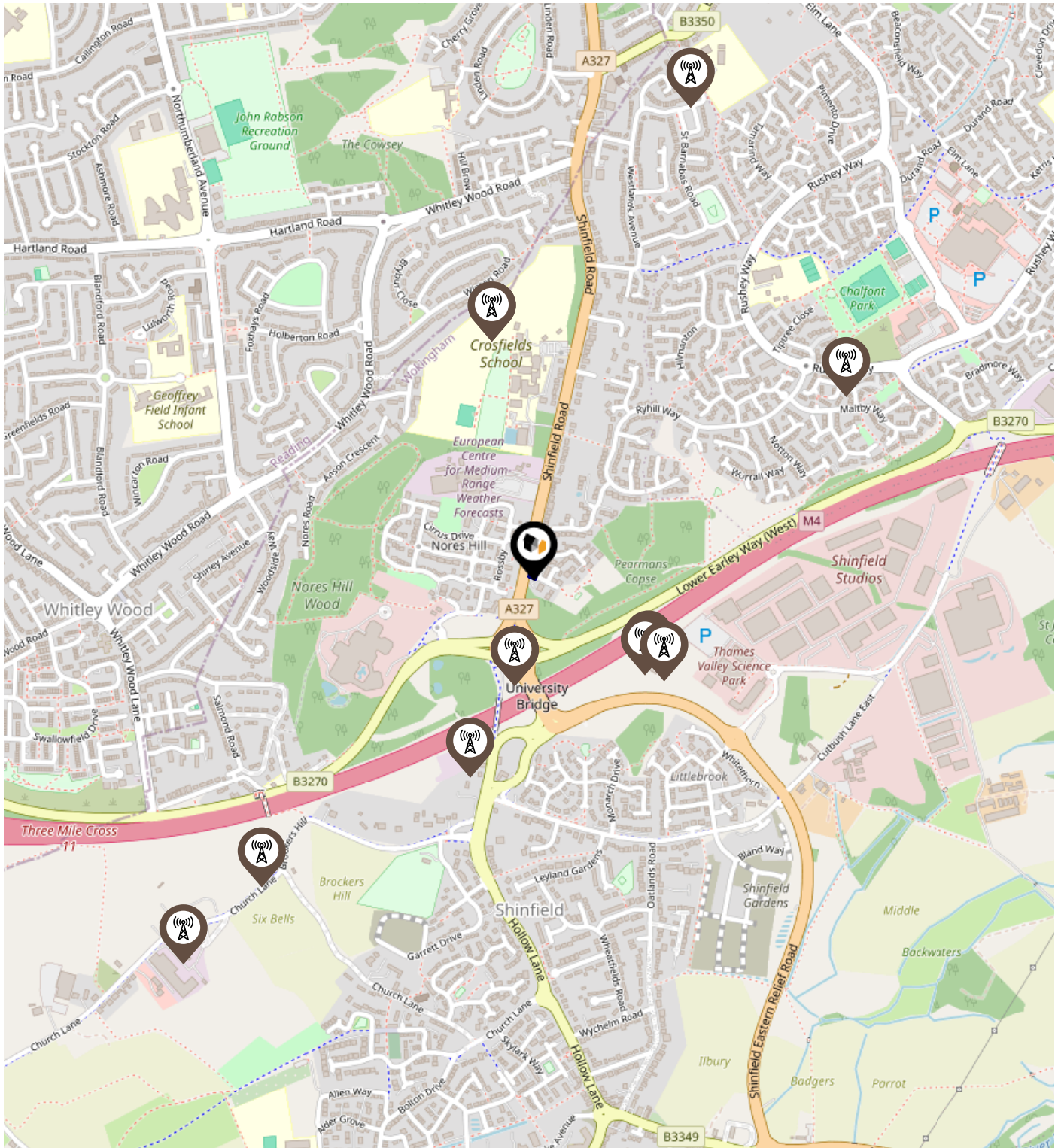
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Shinfield Infant and Nursery School Ofsted Rating: Good Pupils: 307 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Shinfield St Mary's CofE Junior School Ofsted Rating: Good Pupils: 358 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:0.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

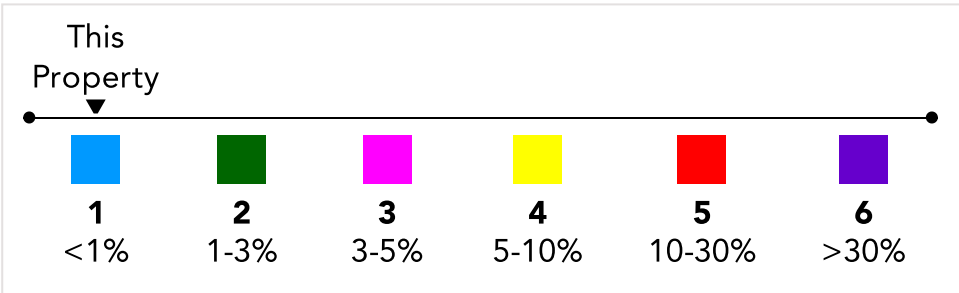
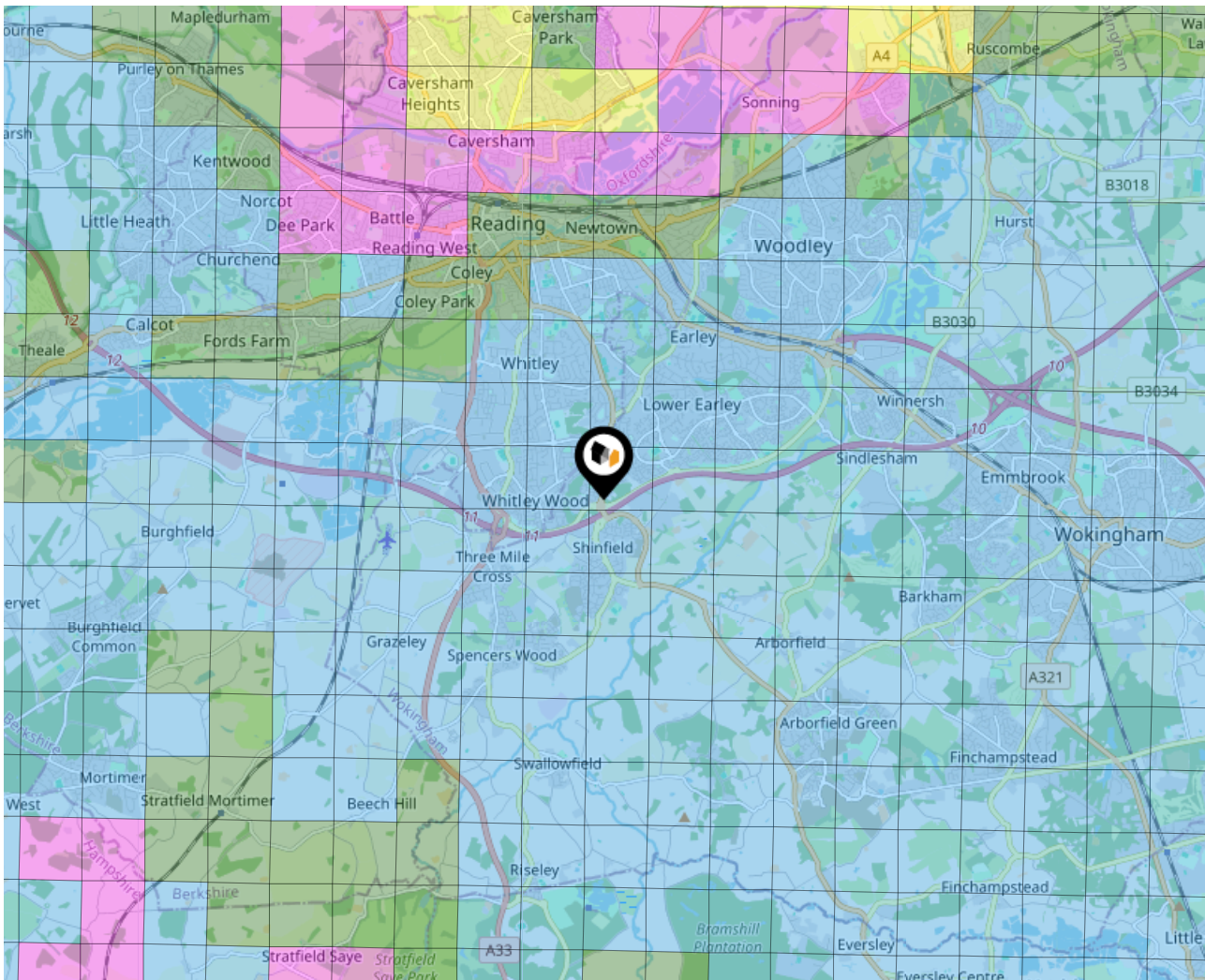
Environment

Radon Gas



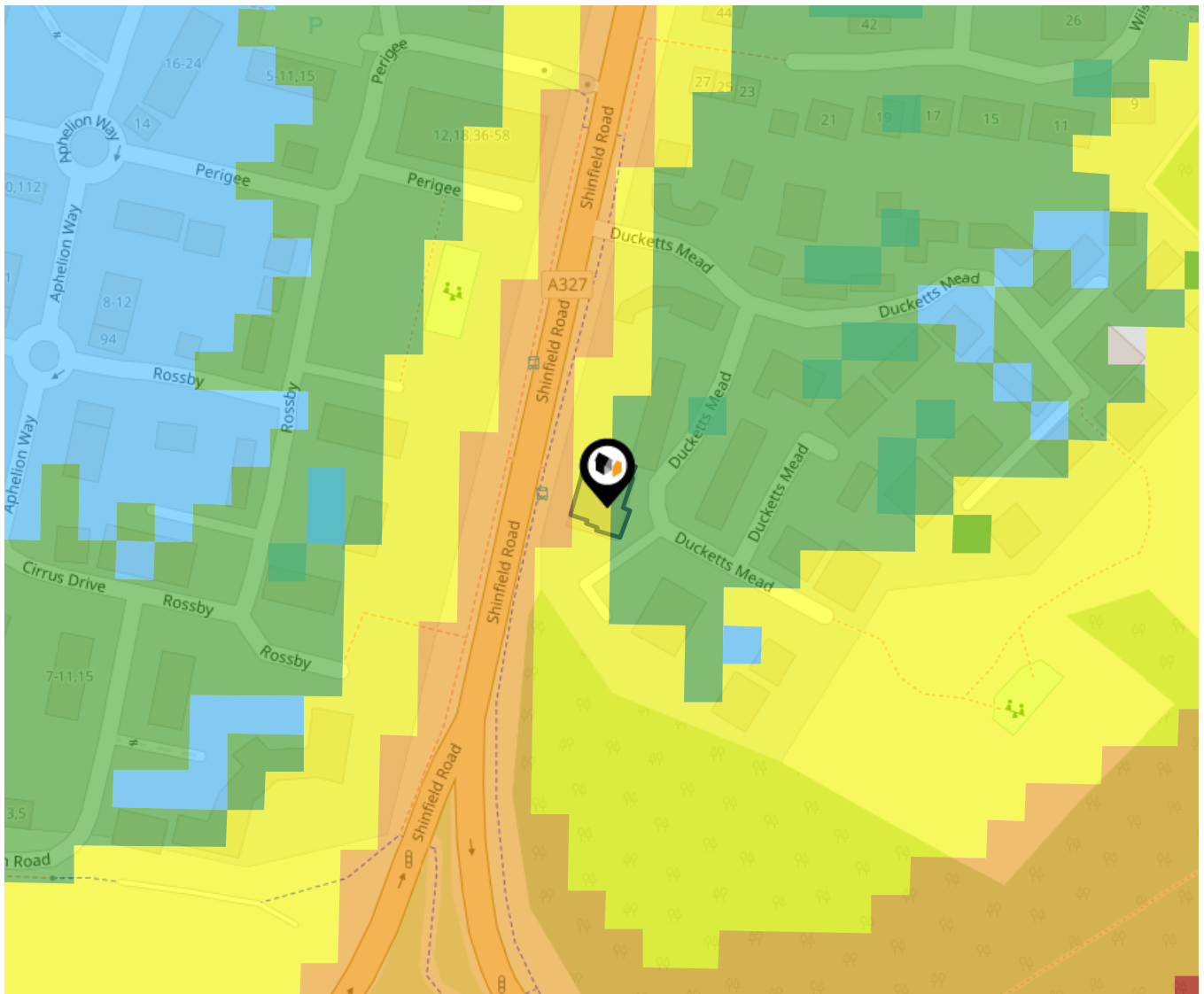
What is Radon?

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



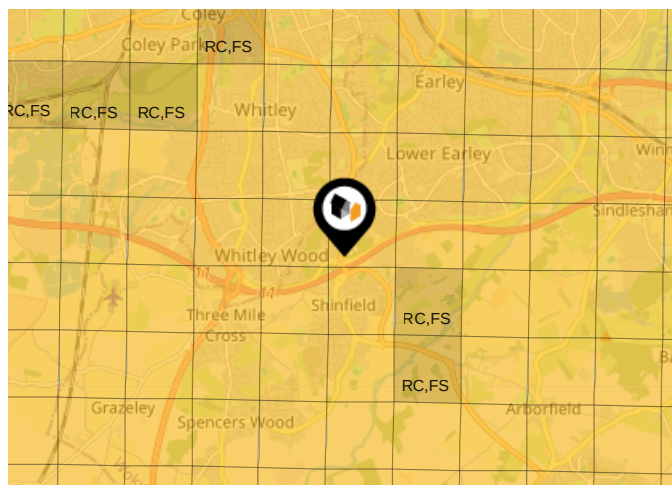
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



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

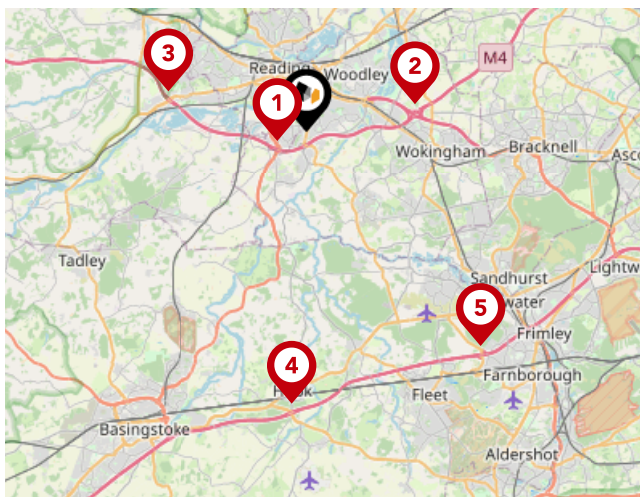
Area

Transport (National)



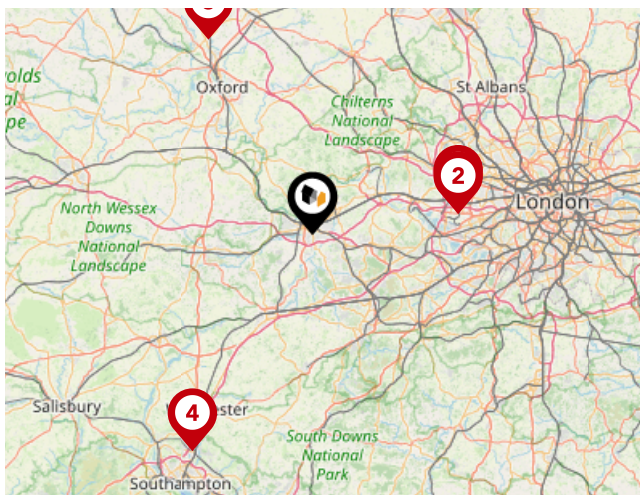
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	2.08 miles
2	Reading Rail Station	3.02 miles
3	Winnersh Triangle Rail Station	2.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.08 miles
2	M4 J10	4.16 miles
3	M4 J12	5.26 miles
4	M3 J5	10.14 miles
5	M3 J4A	10.28 miles

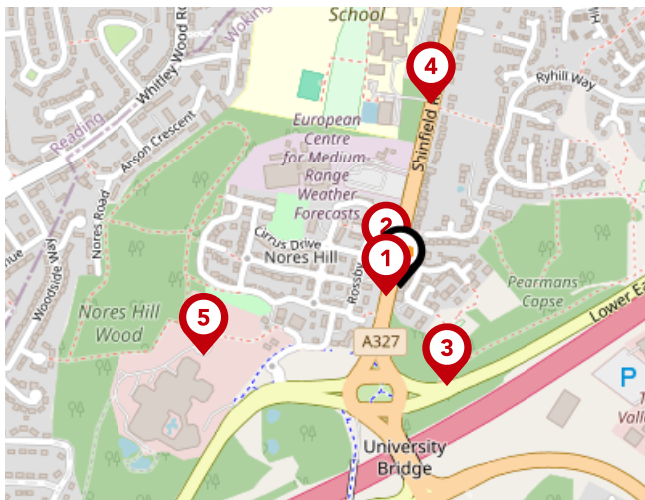


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	21.71 miles
2	Heathrow Airport Terminal 4	21.78 miles
3	Kidlington	32.6 miles
4	Southampton Airport	36.93 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ducketts Farm	0.02 miles
2	Ducketts Farm	0.03 miles
3	Lower Earley Way West	0.13 miles
4	Weather Centre	0.22 miles
5	Foster Wheeler	0.24 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 Avacado. 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.



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Agent Disclaimer



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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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