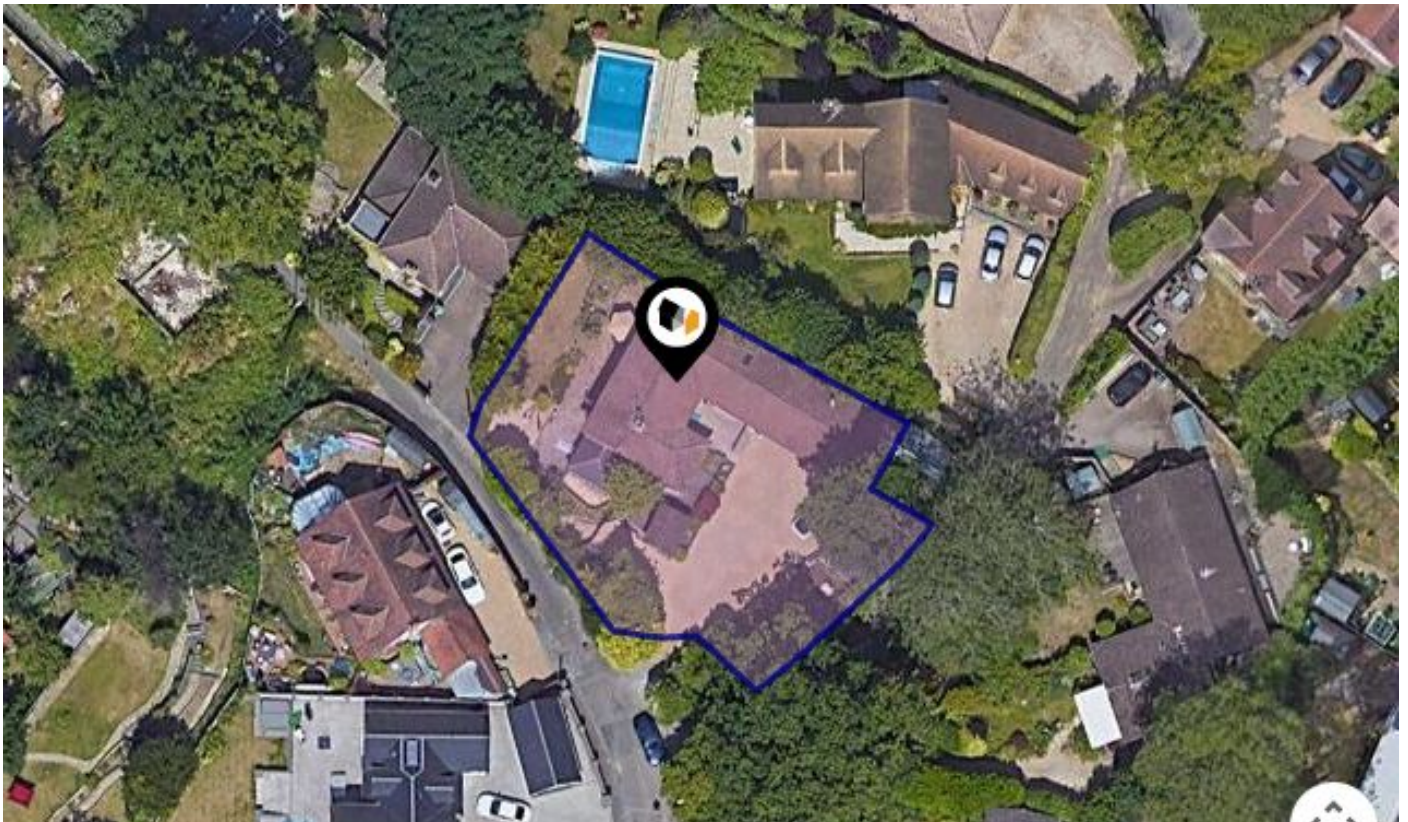# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th May 2025

WESTWOOD ROW, TILEHURST, READING, RG31

Avocado Property
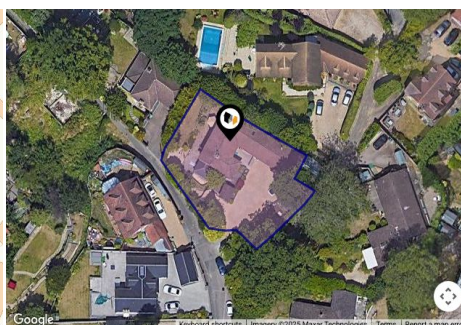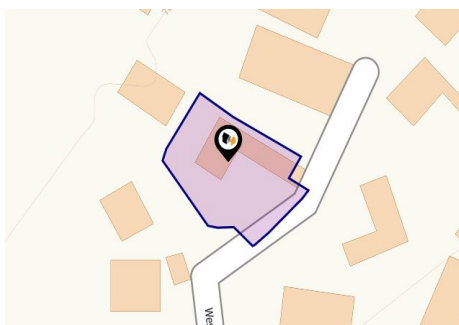
07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	2,604 ft^2 / 242 m^2		
Plot Area:	0.21 acres		
Year Built :	1983-1990		
Council Tax :	Band Deleted		
Title Number:	BK356275		

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)

14 mb/s	**251** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✔ BT ✔ sky ✔ Virgin media

Planning History
This Address

Planning records for: *Westwood Row, Tilehurst, Reading, RG31*

Reference - 18/01666/TPW	
Decision:	Decided
Date:	26th July 2018

Description:

Oak - 20% crown thin, 5m crown lift and 20% (4m from the top) crown reduction, 1.5m off lateral building side to even canopy, prune away from the building to allow more light.

Reference - 12/01057/TPW	
Decision:	Decided
Date:	01st May 2012

Description:

T1 Cypresses - Dismantle T2 Oak - Crown lift 5m and dead wood T3 Golden Cypresses - Reduce top to match conifer T4 Laurel - Reshape

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Property
EPC - Certificate

Property

Westwood Row, Tilehurst, RG31

Energy rating

C

Valid until 20.08.2026

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**			77 | C
55-68	**D**		69 | C	
39-54	**E**			
21-38	**F**			
1-20	**G**			
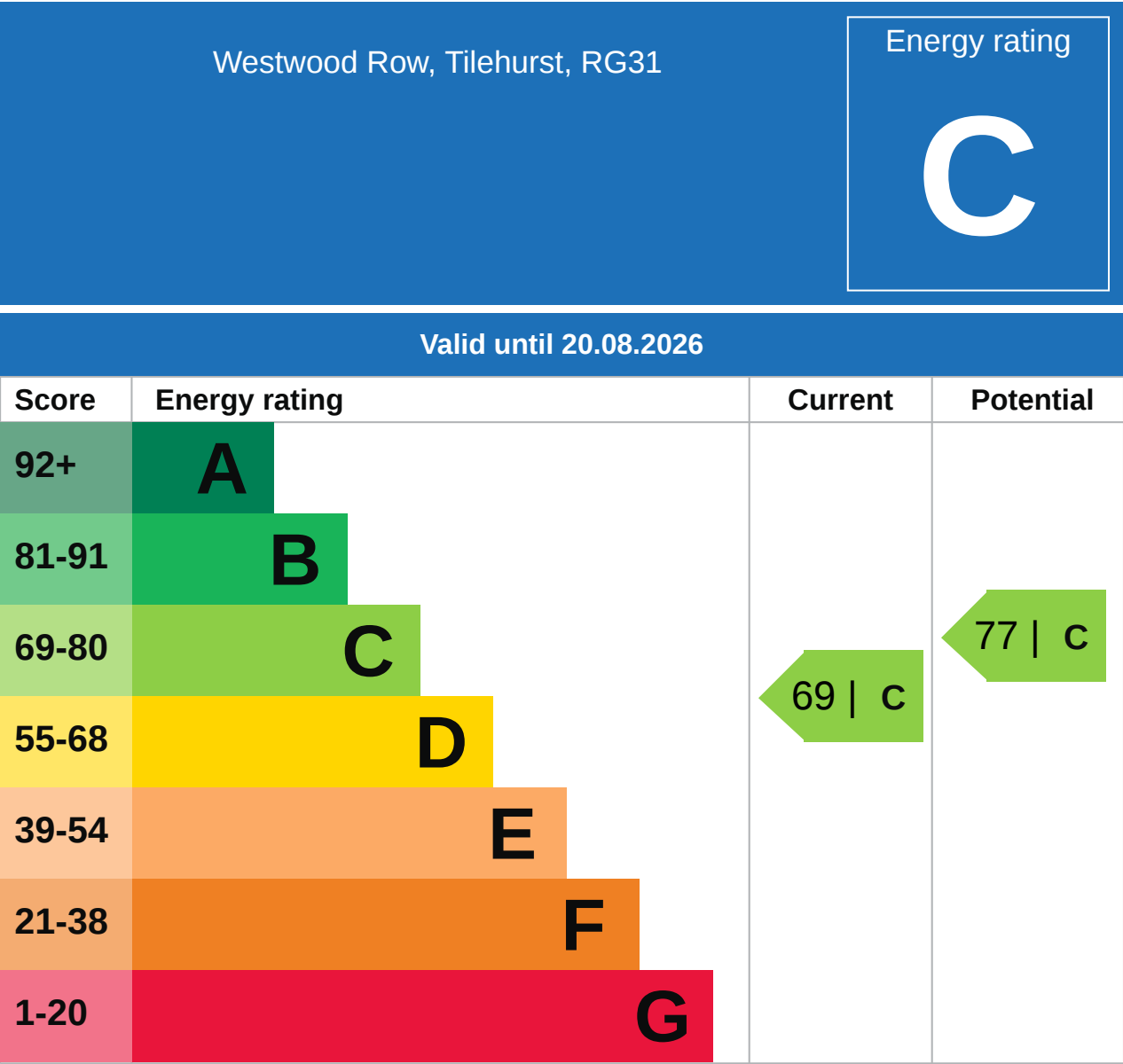
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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 36% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	242 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
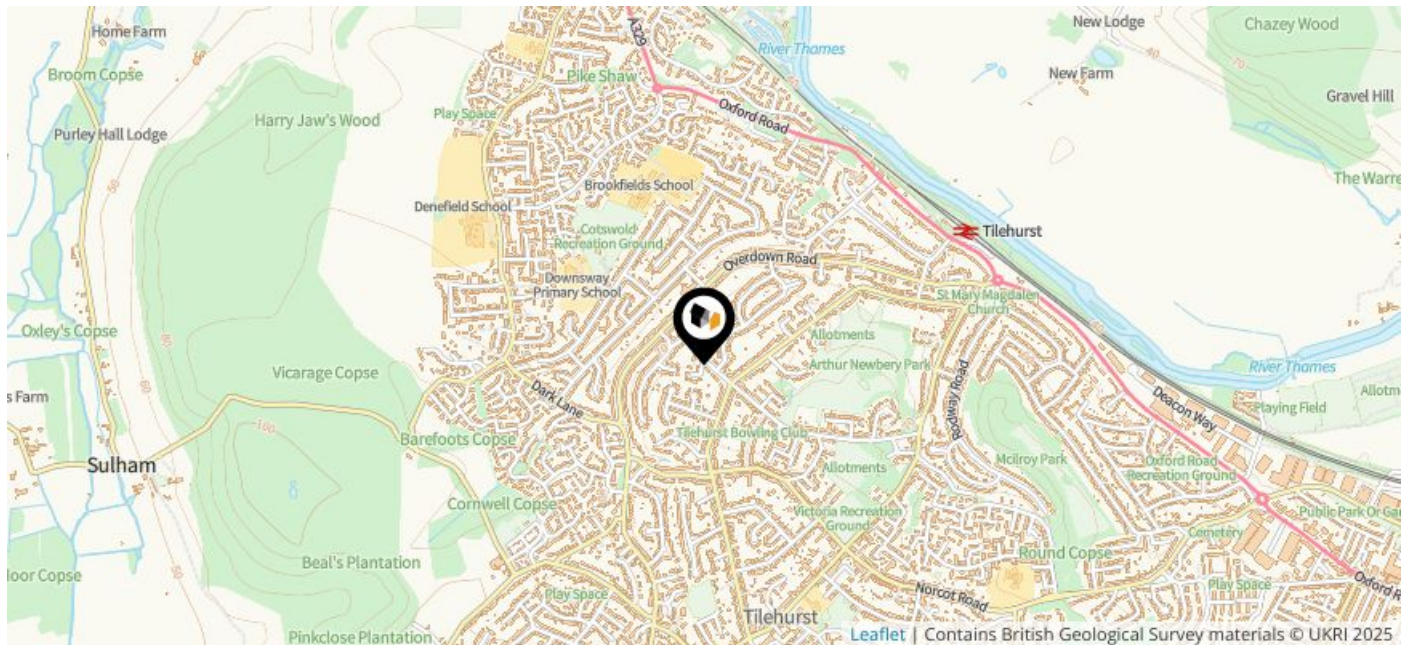
Mine Entry

- ✕ 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.
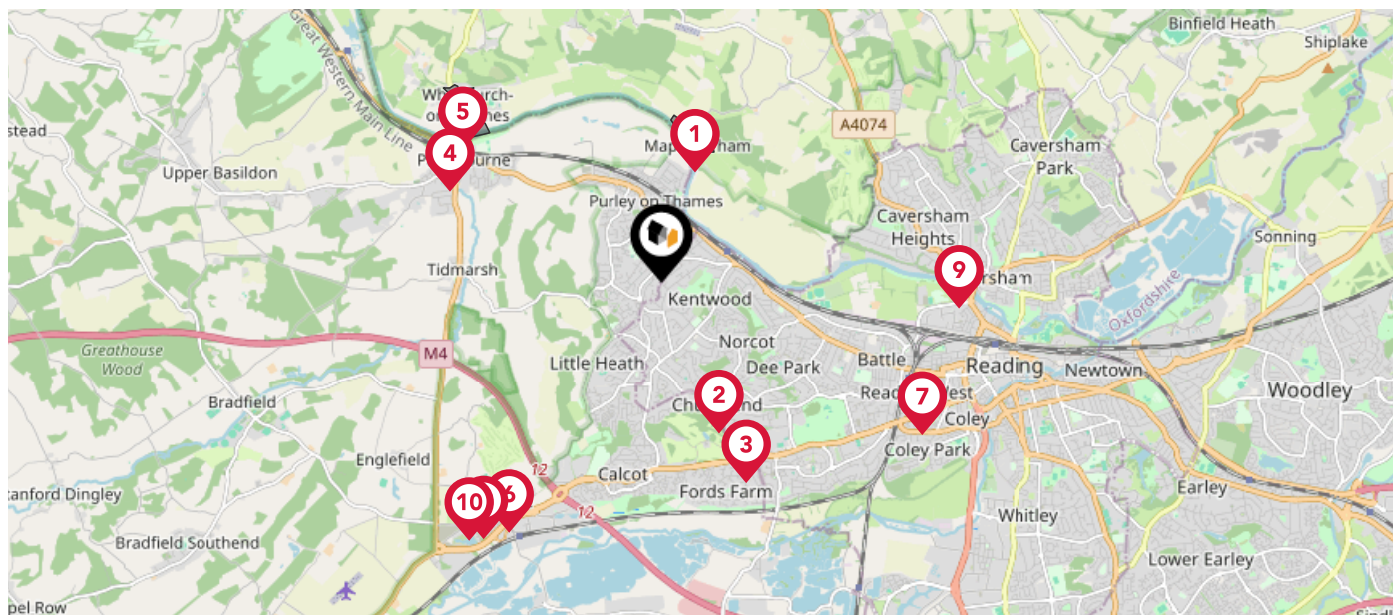
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Mapledurham
2	Routh Lane
3	Horncastle
4	Pangbourne
5	Whitchurch
6	Theale High Street / Blossom Lane
7	Downshire Square
8	Holy Trinity, Theale
9	St Peter's
10	The Lamb, Theale

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
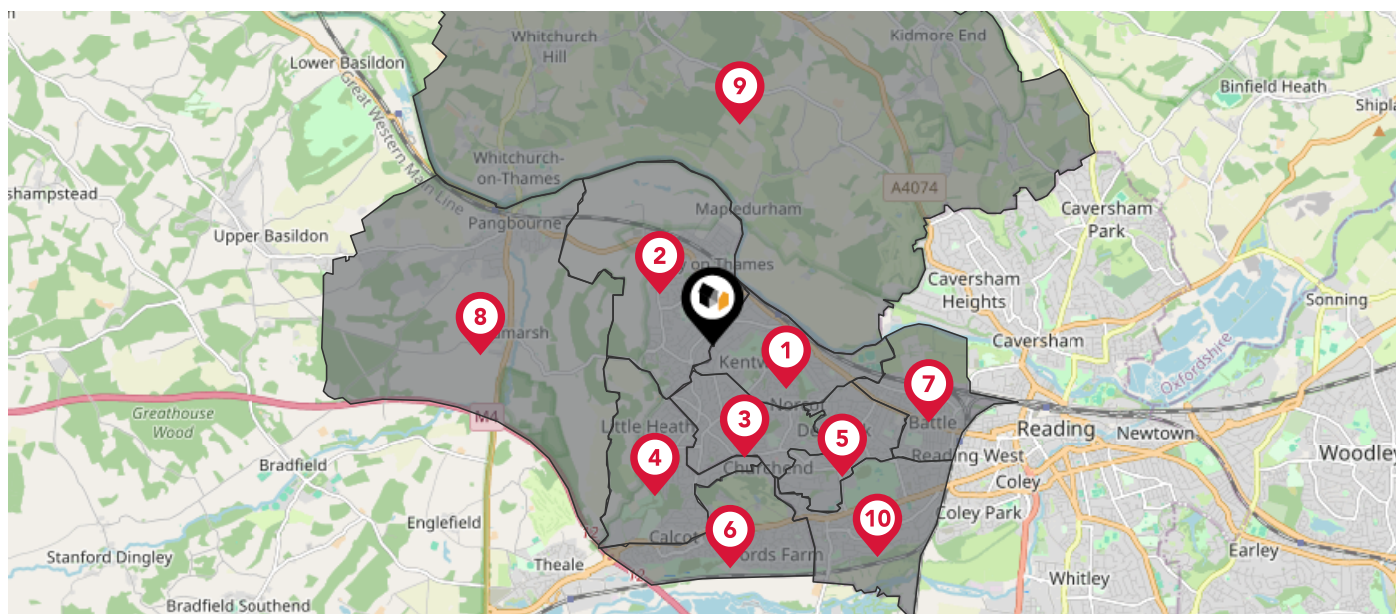
Nearby Council Wards

1	Kentwood Ward
2	Tilehurst & Purley Ward
3	Tilehurst Ward
4	Tilehurst Birch Copse Ward
5	Norcot Ward
6	Tilehurst South & Holybrook Ward
7	Battle Ward
8	Pangbourne Ward
9	Kidmore End & Whitchurch Ward
10	Southcote Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
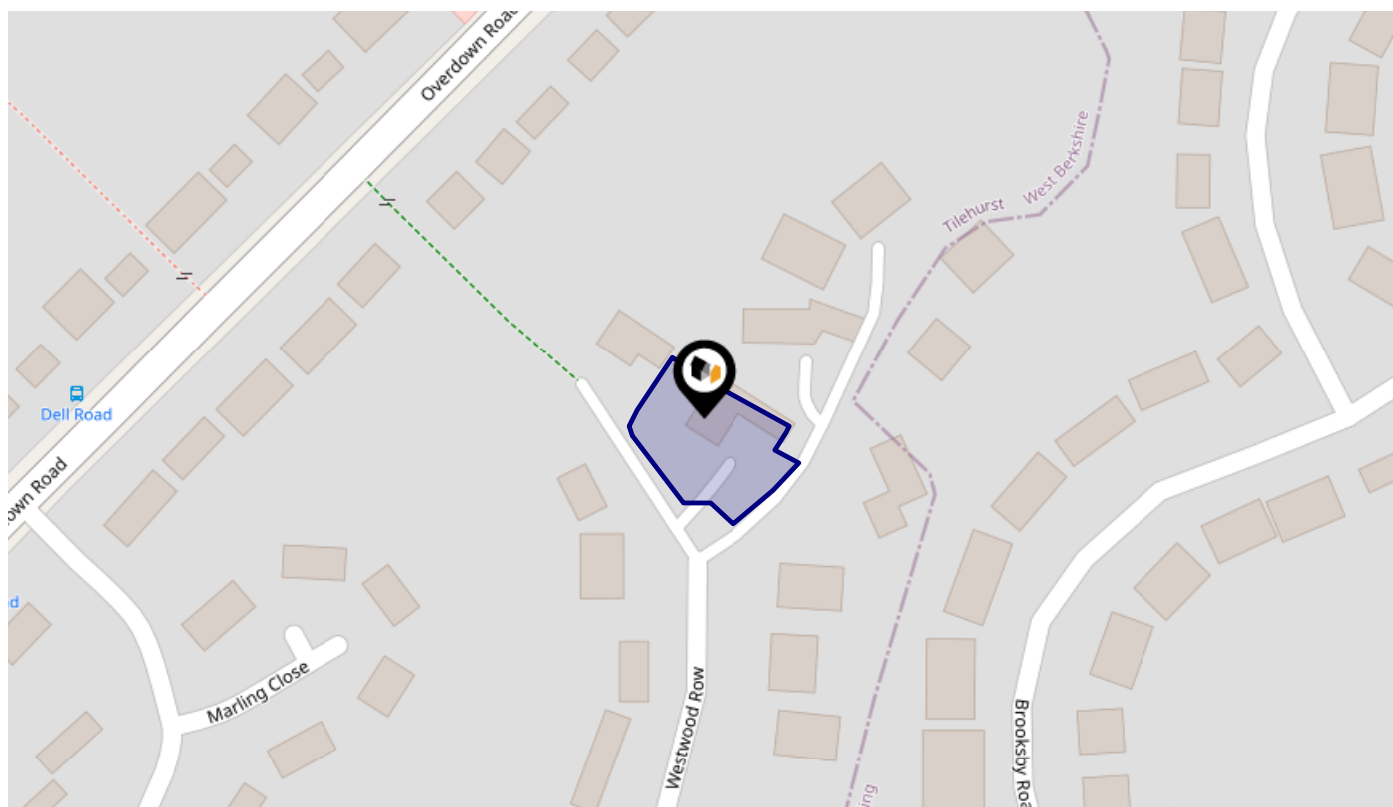
Rail Noise Data

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:
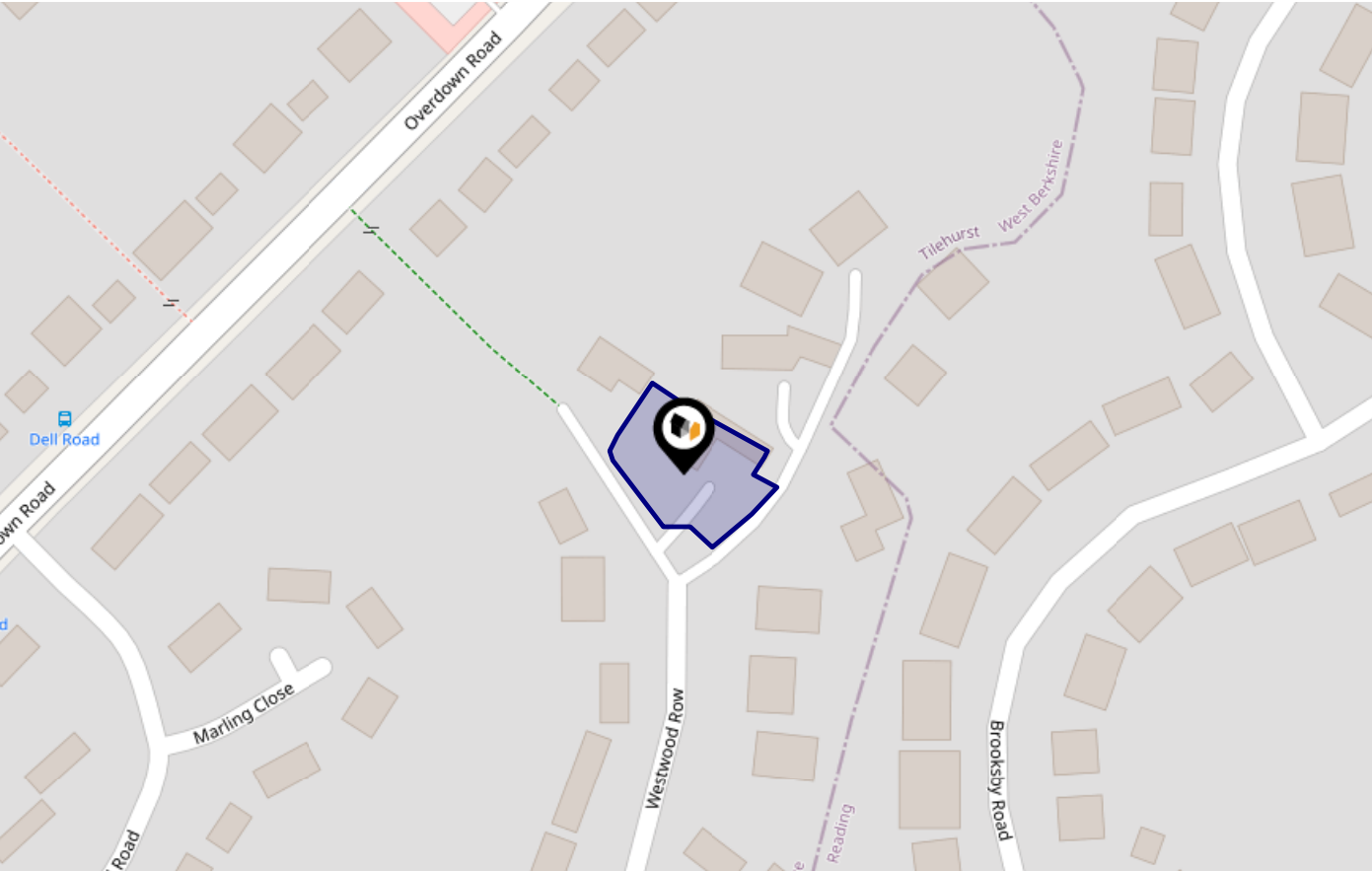
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Flood Risk
Rivers & Seas - Flood Risk

avocado property

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
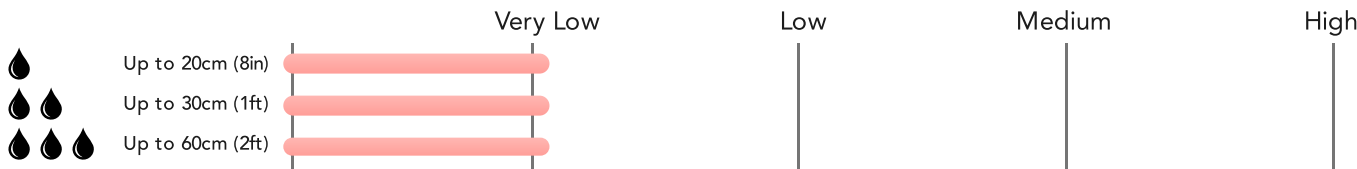

Risk Rating: Very low

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.

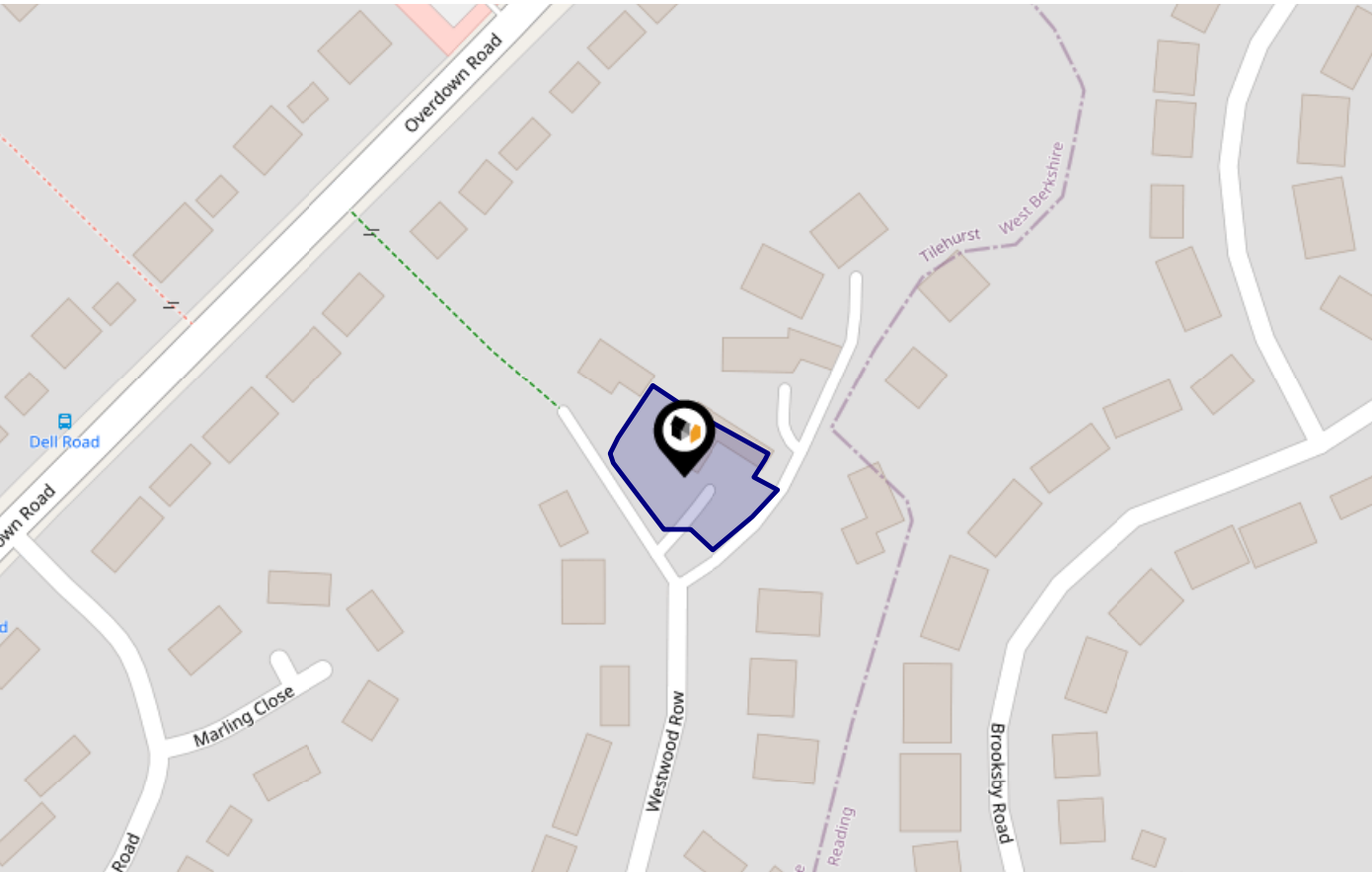Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Rivers & Seas - Climate Change

avocado property

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.
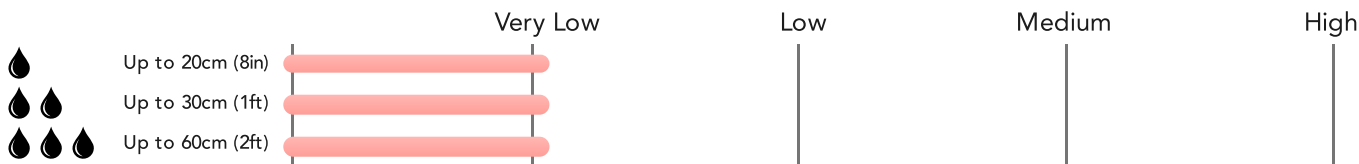

Risk Rating: Very low

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Powered by
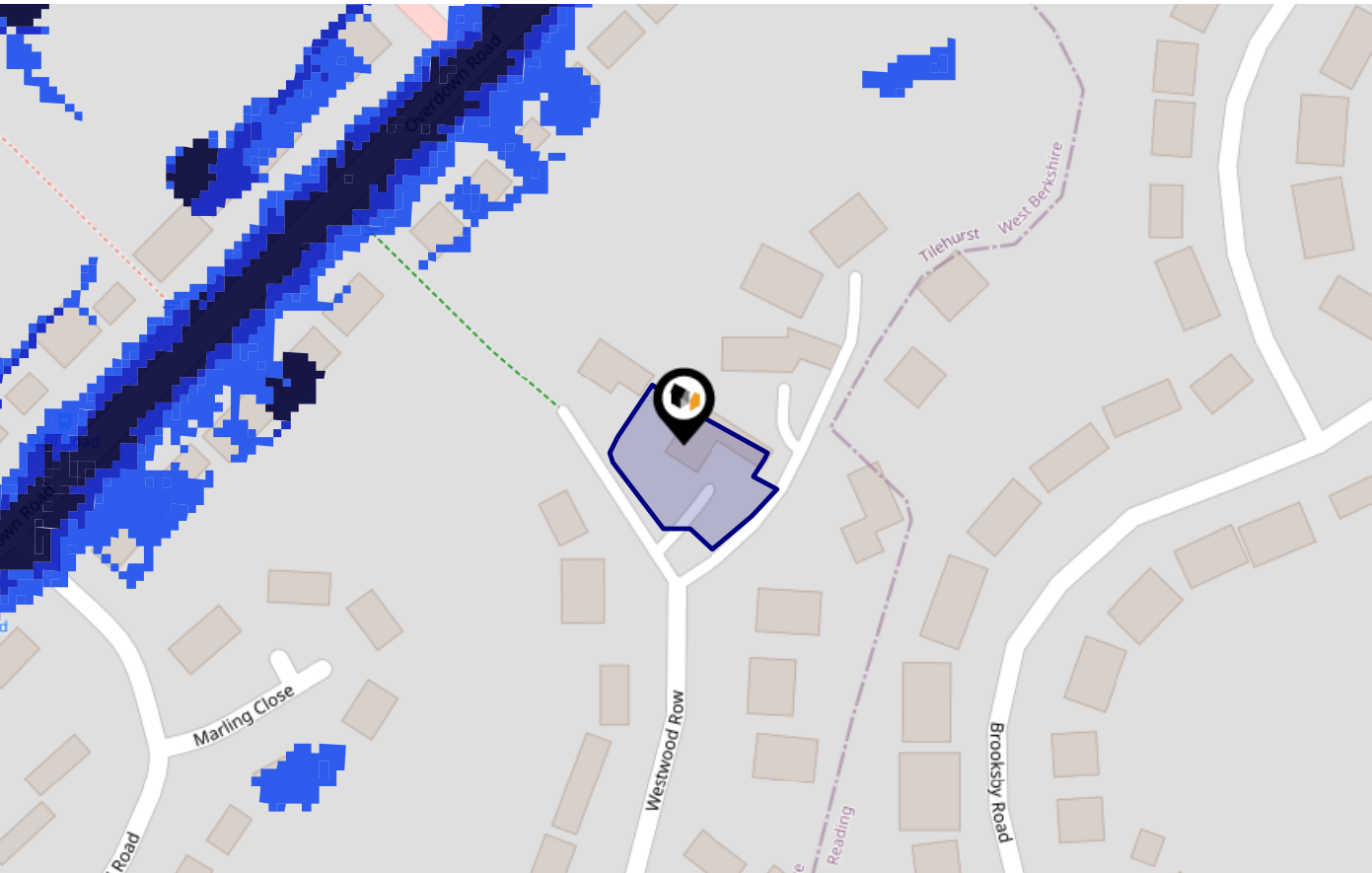sprift
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Flood Risk
Surface Water - Flood Risk

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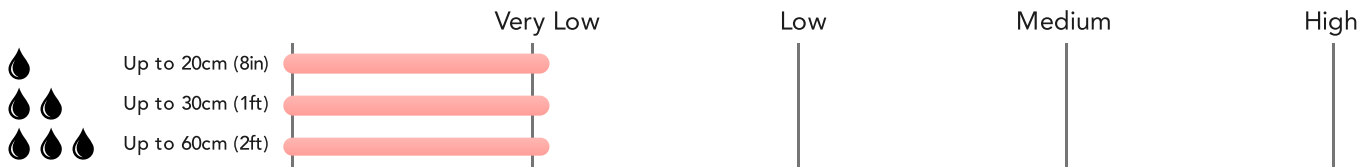

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

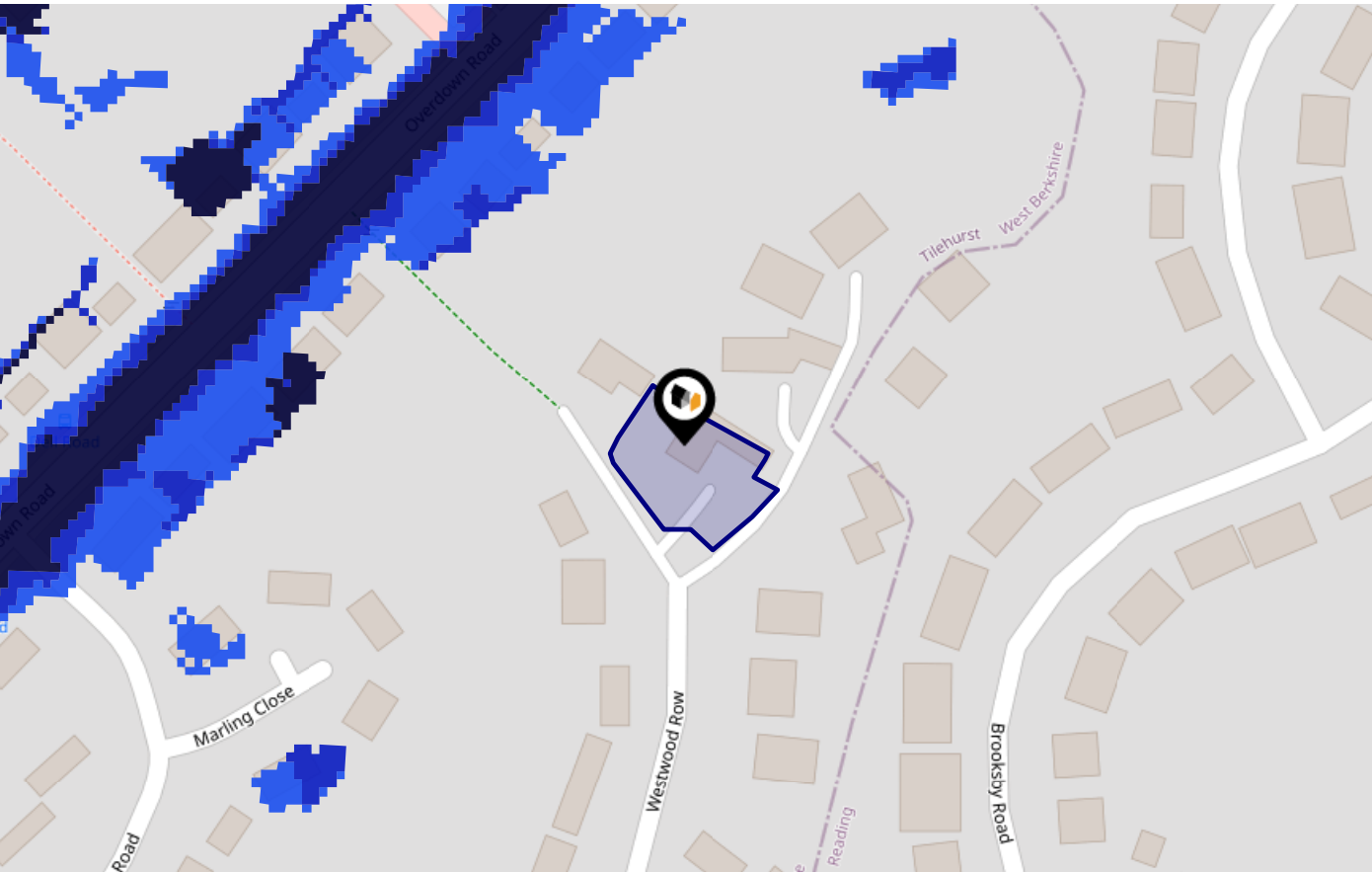Powered by
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Flood Risk
Surface Water - Climate Change

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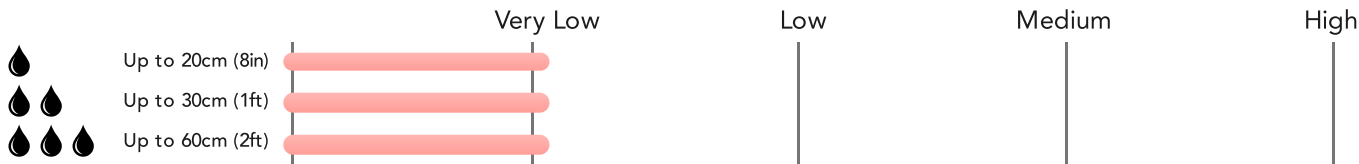

Risk Rating: Very low

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.

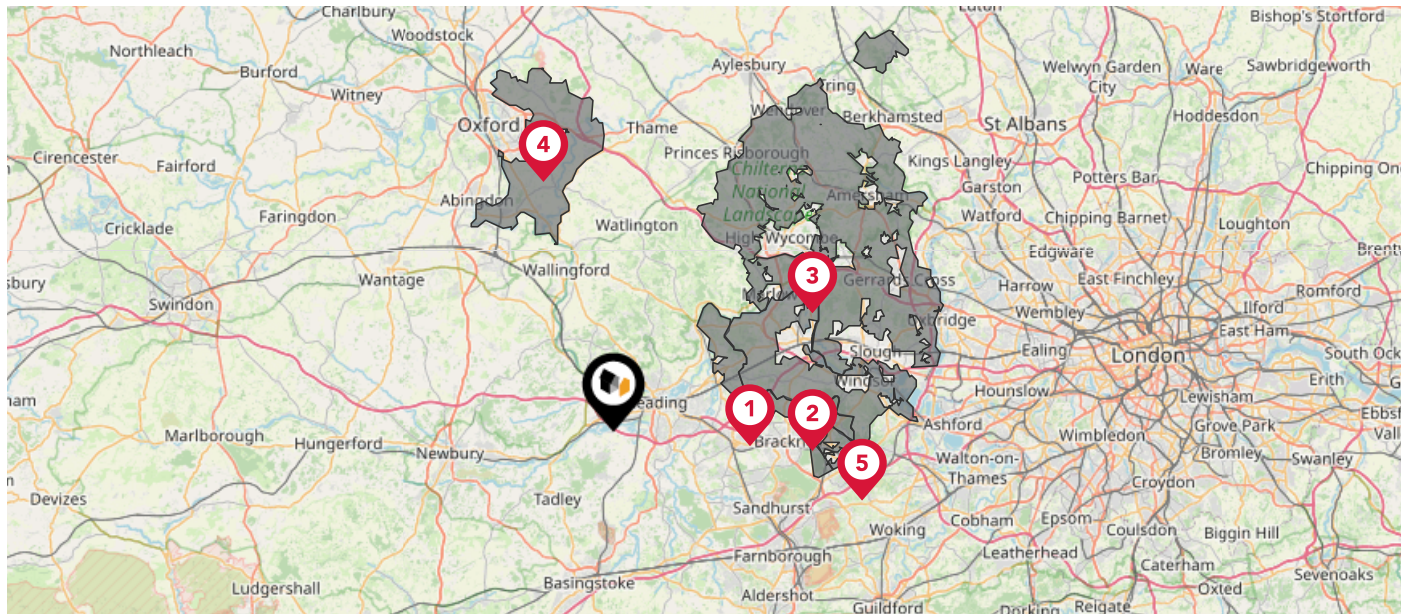Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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 - Buckinghamshire
4	Oxford Green Belt - South Oxfordshire
5	London Green Belt - Windsor and Maidenhead

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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.
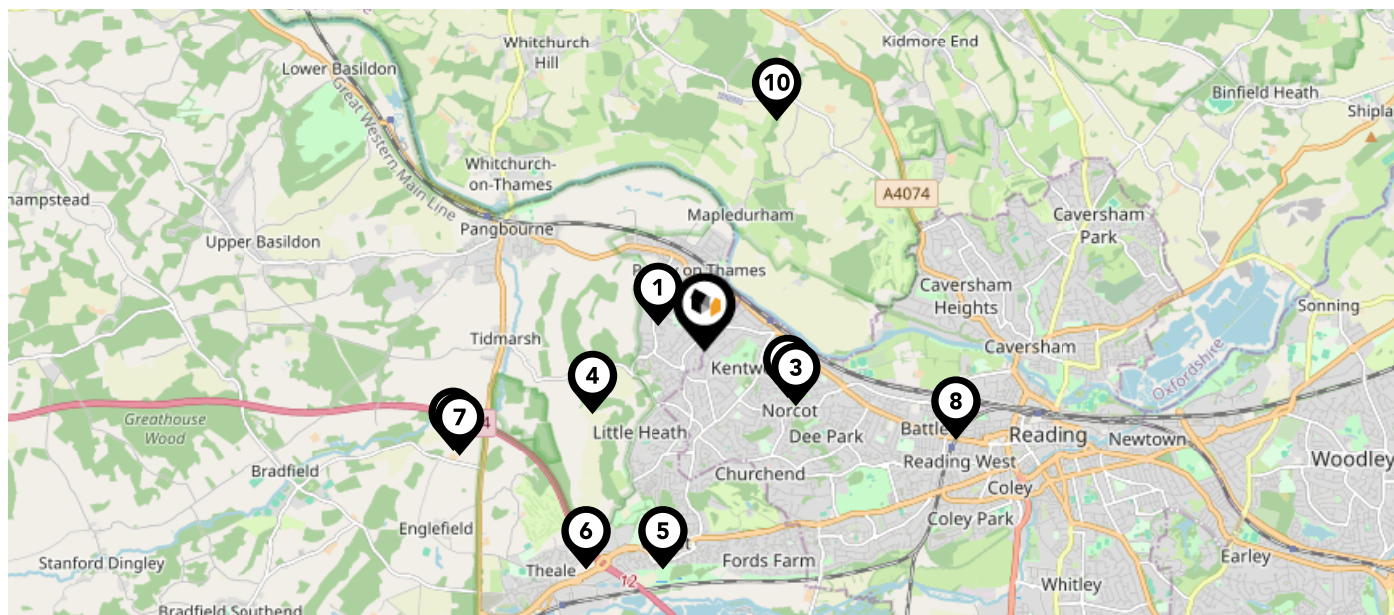
Nearby Landfill Sites		
1 Long Lane-Purley, Berkshire	Historic Landfill	
2 Thirlmere Avenue-Reading, Berkshire	Historic Landfill	
3 Beecham Hill-Reading, Berkshire	Historic Landfill	
4 Sadlers Farm-Sulham, Berkshire	Historic Landfill	
5 Clarence Way-Calcot, Reading, Berkshire	Historic Landfill	
6 Nunhide Lane, Calcot-Sulham, Reading, Berkshire	Historic Landfill	
7 Alder Copse-Tidmarsh, Berkshire	Historic Landfill	
8 Cow Lane-Reading, Berkshire	Historic Landfill	
9 Alder Copse-Tidmarsh, Berkshire	Historic Landfill	
10 Mapledurham Chalk Pit-Goring Road, Mapledurham, Reading	Historic Landfill	

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Maps
Listed Buildings

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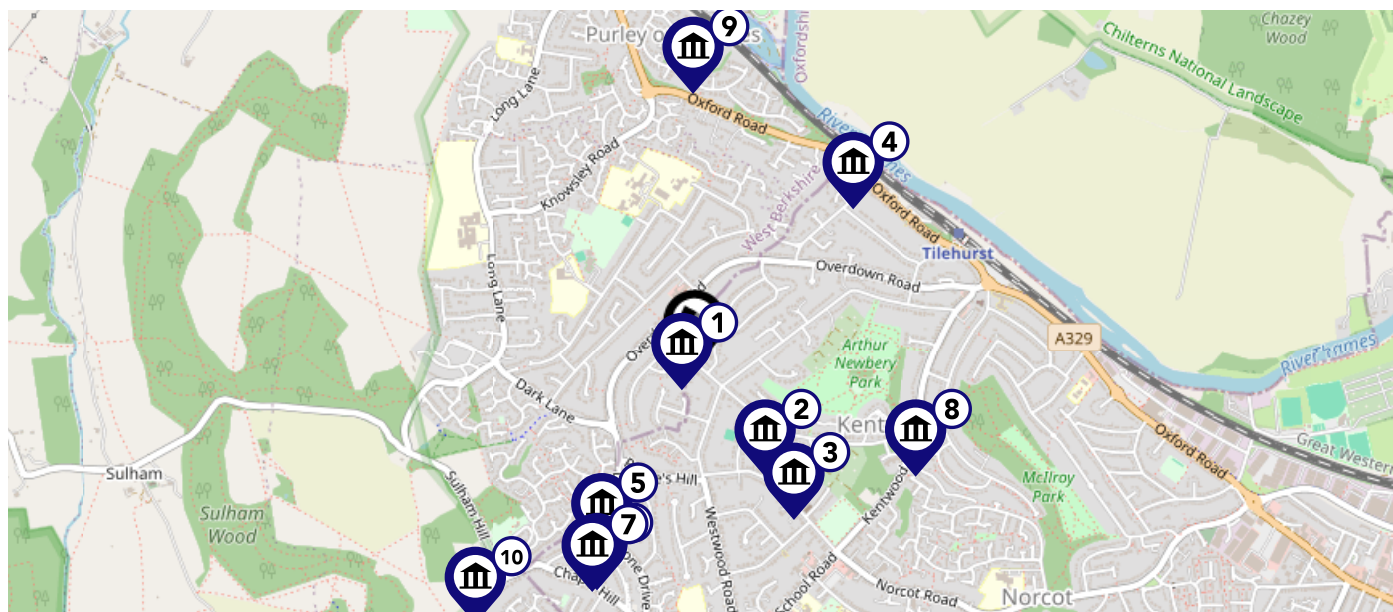

Listed Buildings in the local district	Grade	Distance
1215998 - 25, Westwood Row	Grade II	0.0 miles
1113393 - 26, Armour Hill	Grade II	0.3 miles
1302982 - Yardley Cottage	Grade II	0.4 miles
1321914 - West Wing Of Roebuck Public House	Grade II	0.5 miles
1157218 - 24, Westwood Glen	Grade II	0.5 miles
1113614 - 63, Westwood Glen	Grade II	0.5 miles
1321863 - Royal Oak Inn	Grade II	0.5 miles
1303112 - Kentwood Farmhouse And Outhouse To East	Grade II	0.6 miles
1288453 - Purley Park	Grade II	0.6 miles
1215861 - Hallplace Farm Cottage Hallplace Farmhouse	Grade II	0.8 miles

Area
Schools
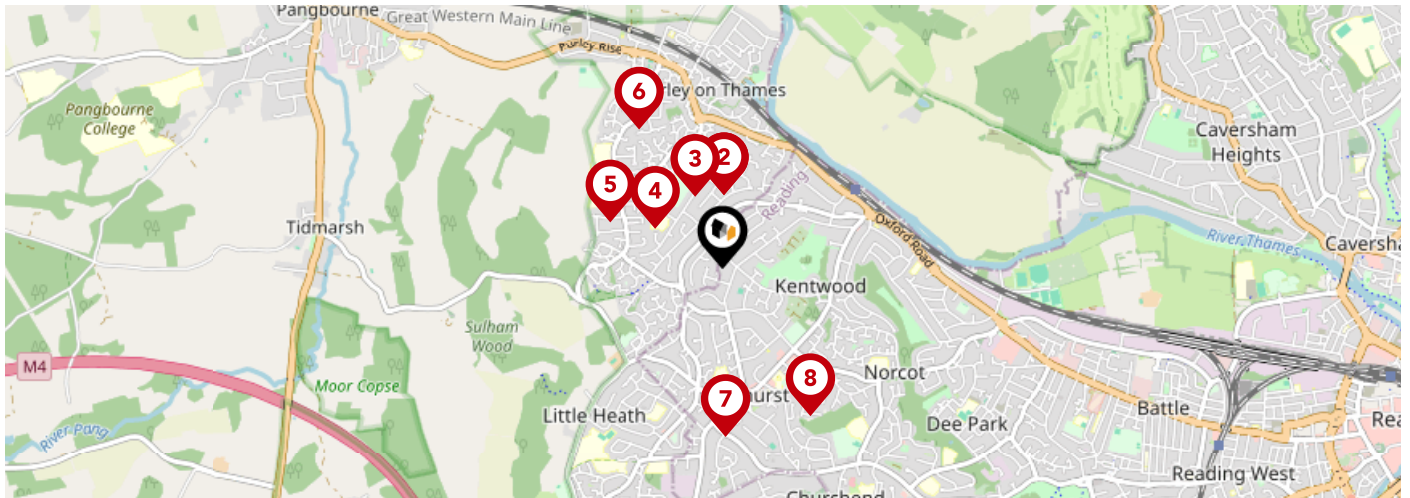
		Nursery	Primary	Secondary	College	Private
1	**Westwood Farm Infant School** Ofsted Rating: Good | Pupils: 222 | Distance:0.34	☐	☑	☐	☐	☐
2	**Westwood Farm Junior School** Ofsted Rating: Good | Pupils: 237 | Distance:0.34	☐	☑	☐	☐	☐
3	**Brookfields Special School** Ofsted Rating: Outstanding | Pupils: 229 | Distance:0.36	☐	☐	☑	☐	☐
4	**Downsway Primary School** Ofsted Rating: Good | Pupils: 212 | Distance:0.36	☐	☑	☐	☐	☐
5	**Denefield School** Ofsted Rating: Good | Pupils: 1120 | Distance:0.57	☐	☐	☑	☐	☐
6	**Long Lane Primary School** Ofsted Rating: Good | Pupils: 208 | Distance:0.75	☐	☑	☐	☐	☐
7	**Park Lane Primary School** Ofsted Rating: Good | Pupils: 402 | Distance:0.77	☐	☑	☐	☐	☐
8	**Blagrave Nursery School** Ofsted Rating: Good | Pupils: 48 | Distance:0.79	☑	☐	☐	☐	☐

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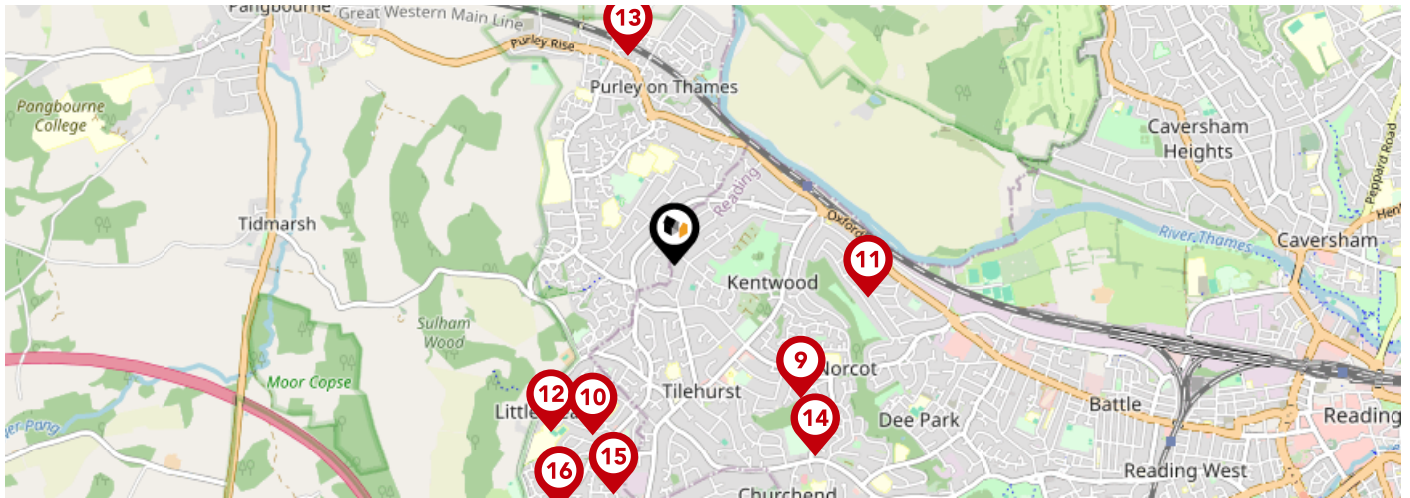
		Nursery	Primary	Secondary	College	Private
9	**Meadow Park Academy** Ofsted Rating: Good	Pupils: 354	Distance:0.84	☐	☑	☐	☐	☐
10	**Birch Copse Primary School** Ofsted Rating: Outstanding	Pupils: 418	Distance:0.87	☐	☑	☐	☐	☐
11	**Norcot Early Years Centre** Ofsted Rating: Outstanding	Pupils: 99	Distance:0.9	☑	☐	☐	☐	☐
12	**Little Heath School** Ofsted Rating: Good	Pupils: 1667	Distance:0.96	☐	☐	☑	☐	☐
13	**Purley CofE Primary School** Ofsted Rating: Good	Pupils: 96	Distance:0.99	☐	☑	☐	☐	☐
14	**Moorlands Primary School** Ofsted Rating: Good	Pupils: 331	Distance:1.09	☐	☑	☐	☐	☐
15	**St Paul's Catholic Primary School** Ofsted Rating: Good	Pupils: 296	Distance:1.1	☐	☑	☐	☐	☐
16	**Springfield Primary School** Ofsted Rating: Good	Pupils: 336	Distance:1.24	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
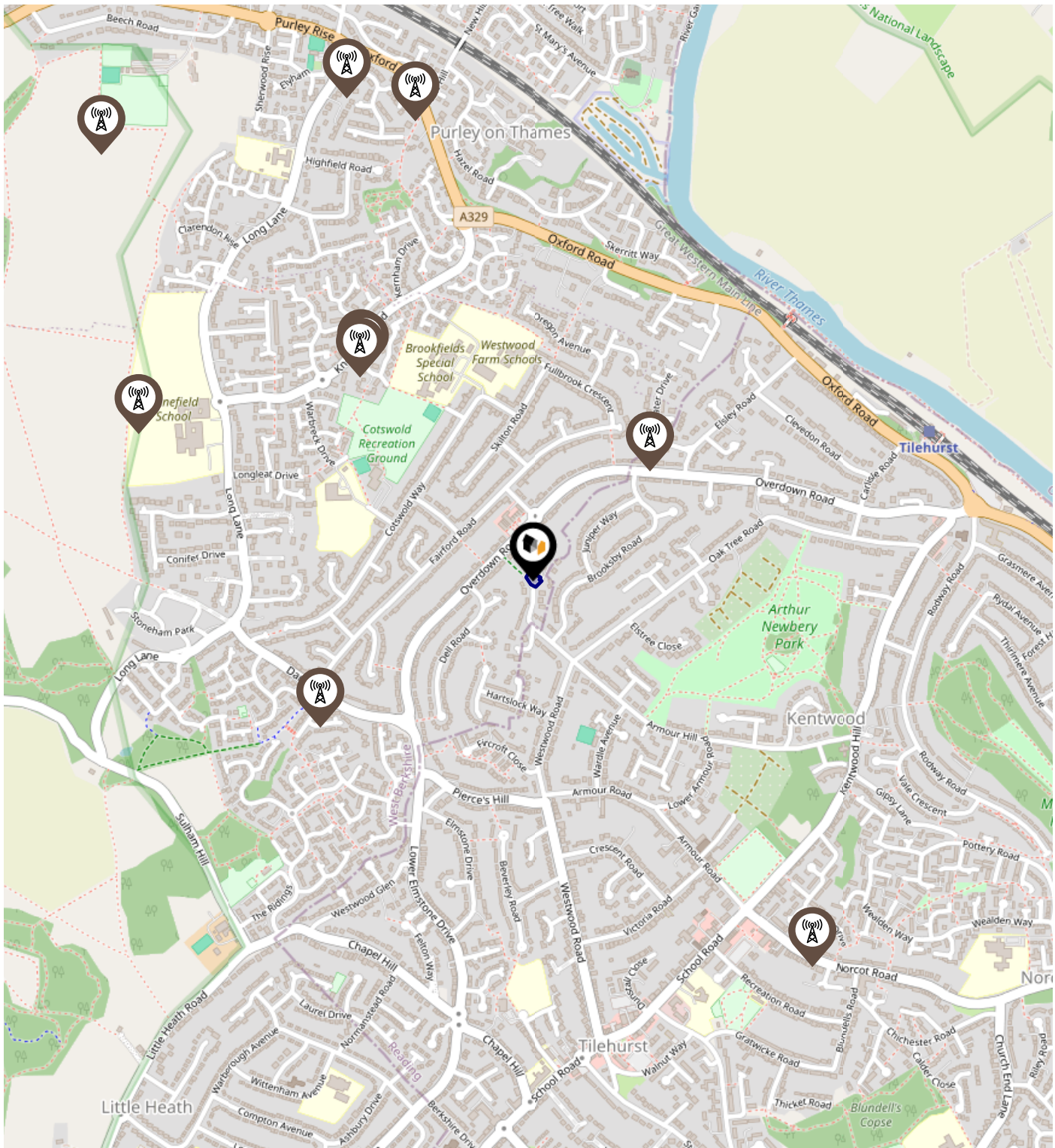
Key:

⚡ Power Pylons

📡 Communication Masts

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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%	5-10%	10-30%	>30%
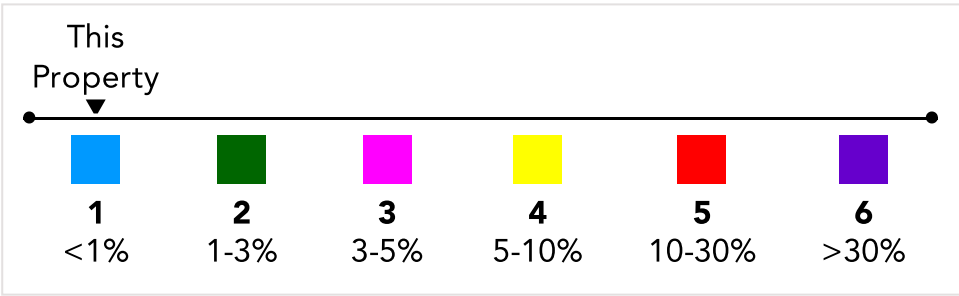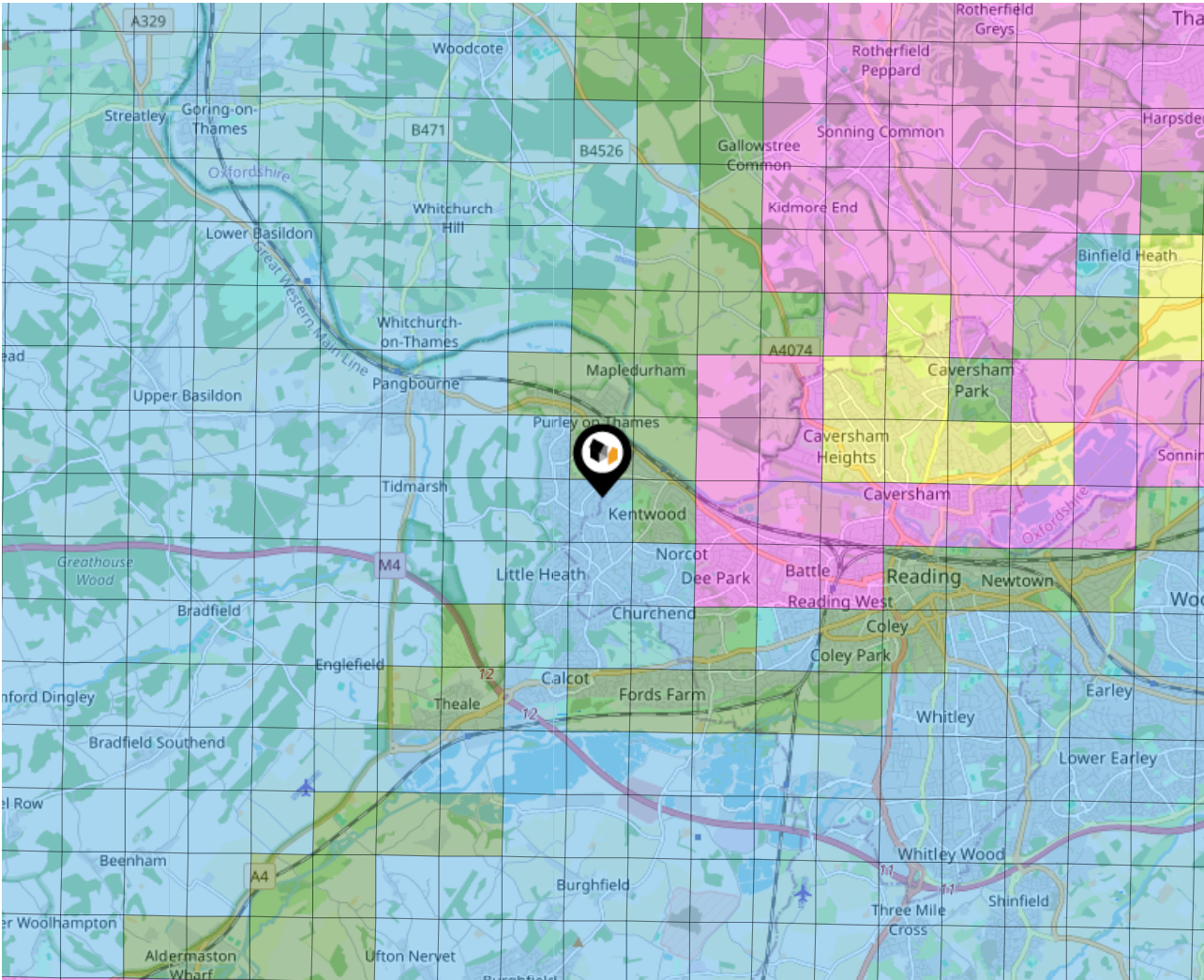
Local Area
Road Noise
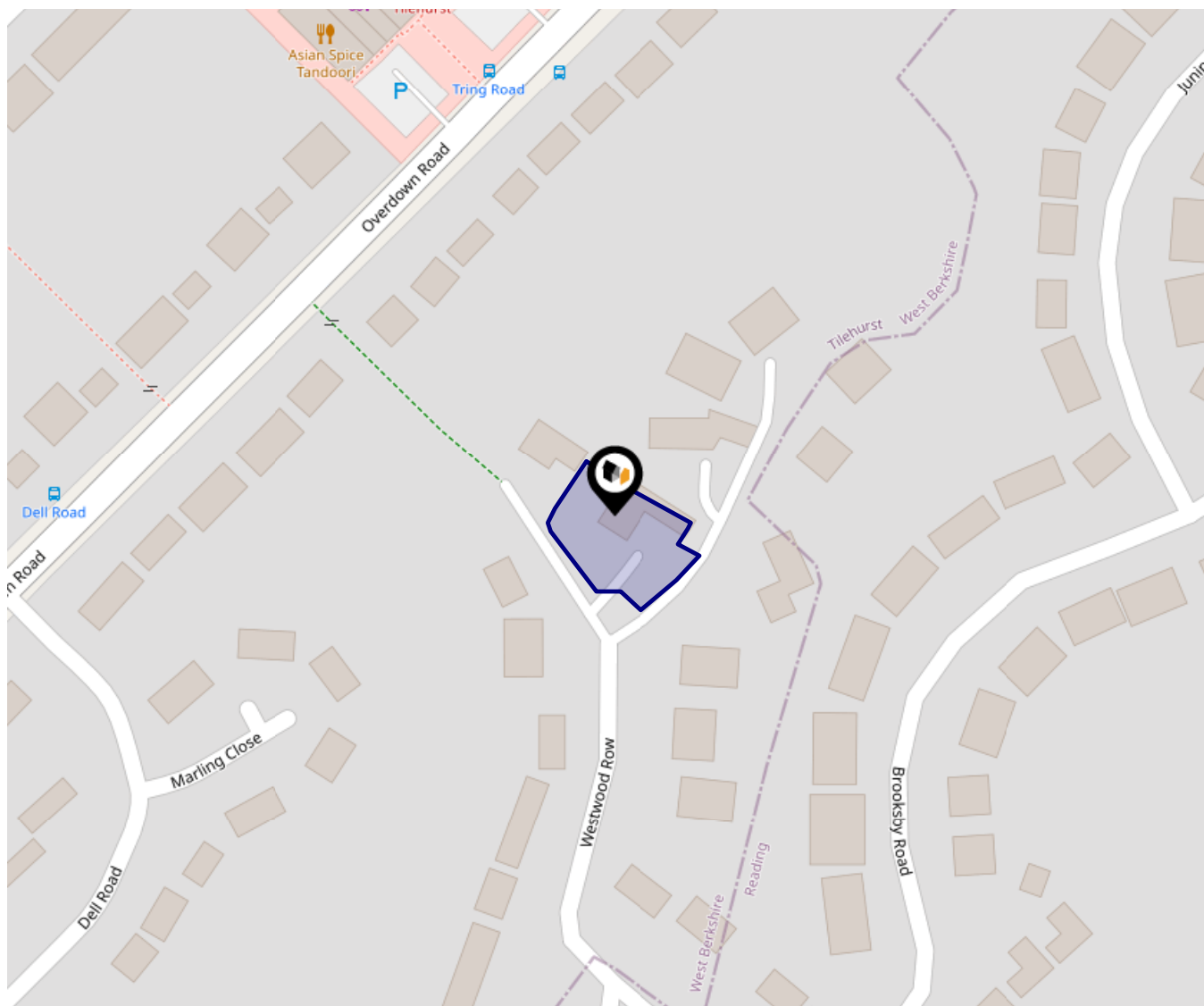
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

Environment
Soils & Clay

avocado property

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

Carbon Content:	HIGH	**Soil Texture:**	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		
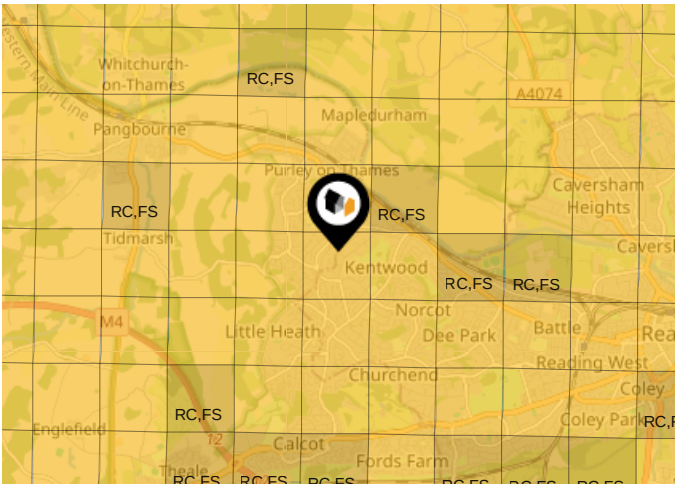
Primary Classifications (Most Common Clay Types)

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

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Area
Transytyport (National)
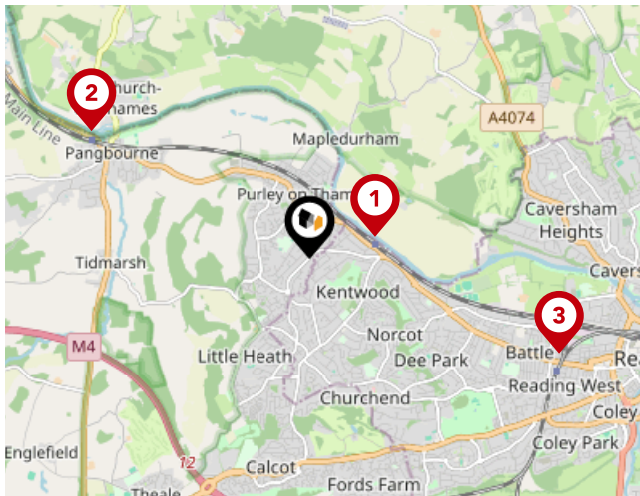
National Rail Stations

Pin	Name	Distance
1	Tilehurst Rail Station	0.64 miles
2	Pangbourne Rail Station	2.33 miles
3	Reading West Rail Station	2.47 miles
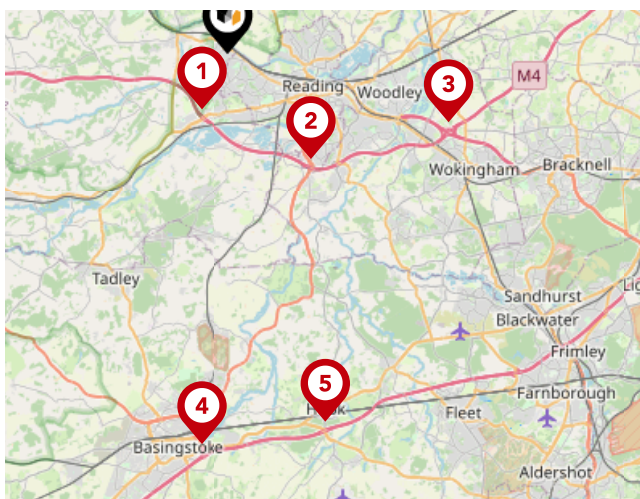
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	2.24 miles
2	M4 J11	4.96 miles
3	M4 J10	8.56 miles
4	M3 J6	14.48 miles
5	M3 J5	14.11 miles
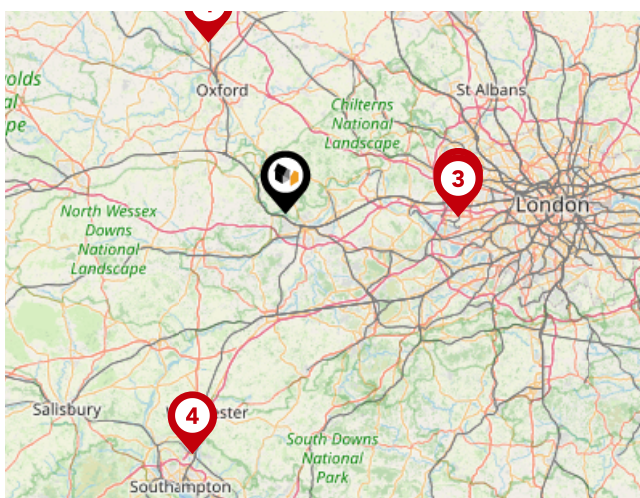
Airports/Helipads

Pin	Name	Distance
1	Kidlington	27.62 miles
2	Heathrow Airport	25.46 miles
3	Heathrow Airport Terminal 4	25.69 miles
4	Southampton Airport	38.37 miles

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Area
Transport (Local)
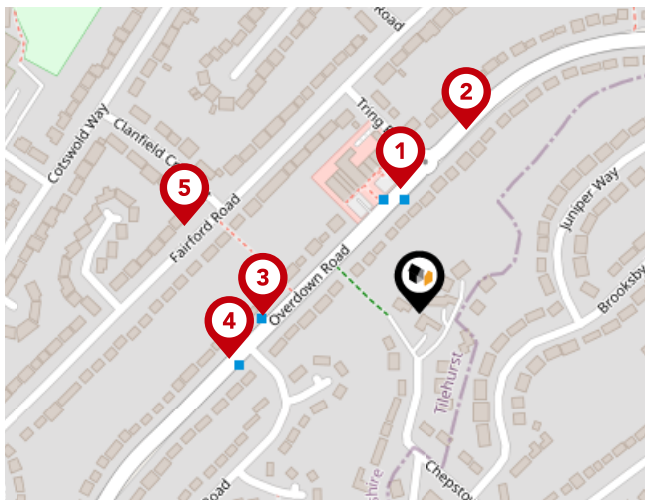
Bus Stops/Stations

Pin	Name	Distance
1	Tring Road Shops	0.07 miles
2	Tring Road	0.11 miles
3	Dell Road	0.09 miles
4	Dell Road	0.11 miles
5	Clanfield Crescent	0.14 miles

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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.

Agent
Disclaimer

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

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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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