

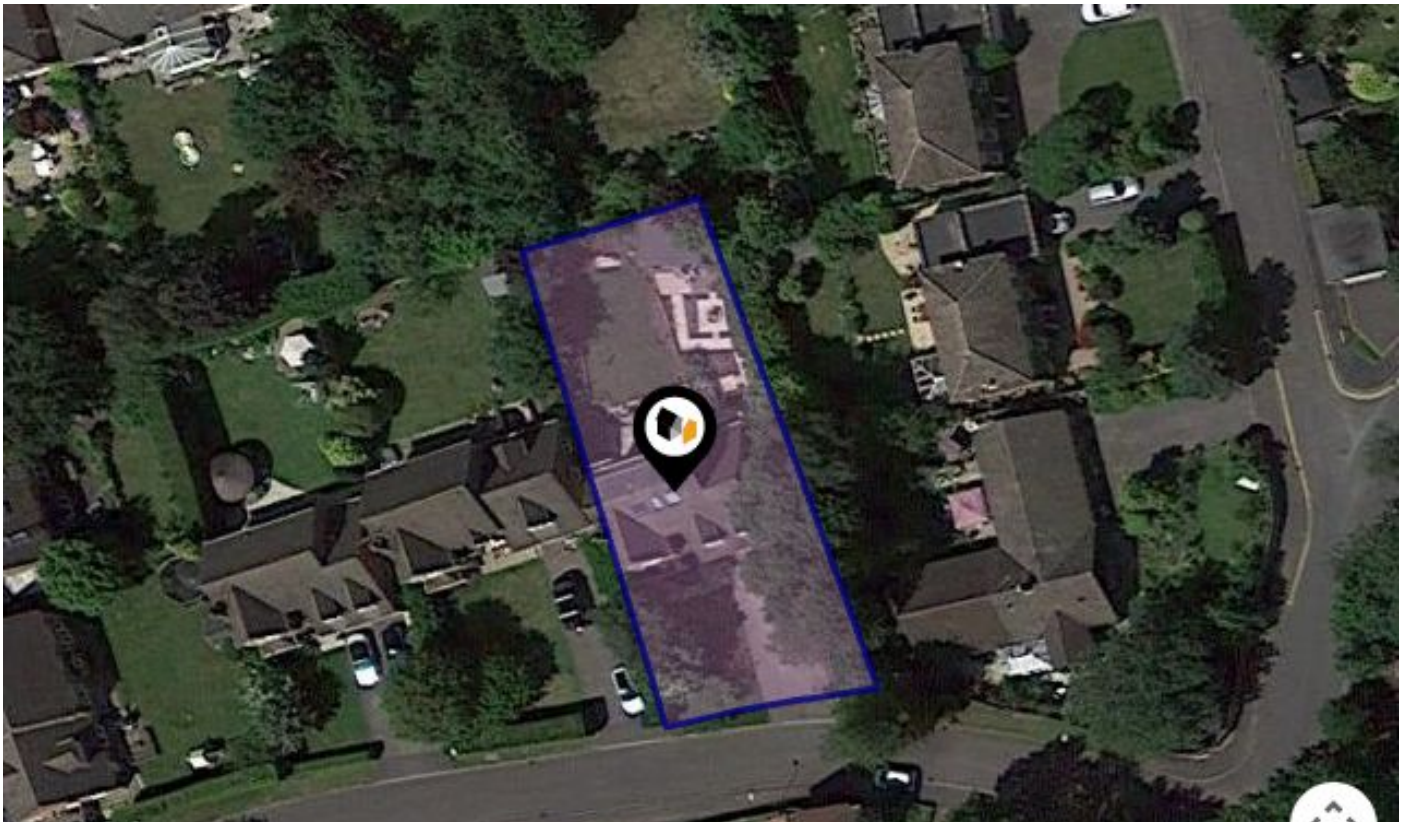


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th May 2025



ALDER GLADE, BURGHFIELD COMMON, READING, RG7

Avocado Property

07545 349240

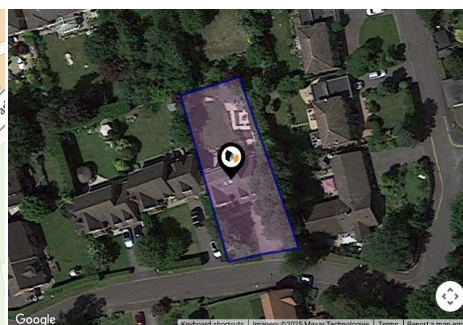
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,627 ft ² / 244 m ²		
Plot Area:	0.18 acres		
Year Built :	1991-1995		
Council Tax :	Band G		
Annual Estimate:	£3,971		
Title Number:	BK316681		

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)

16 mb/s	130 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

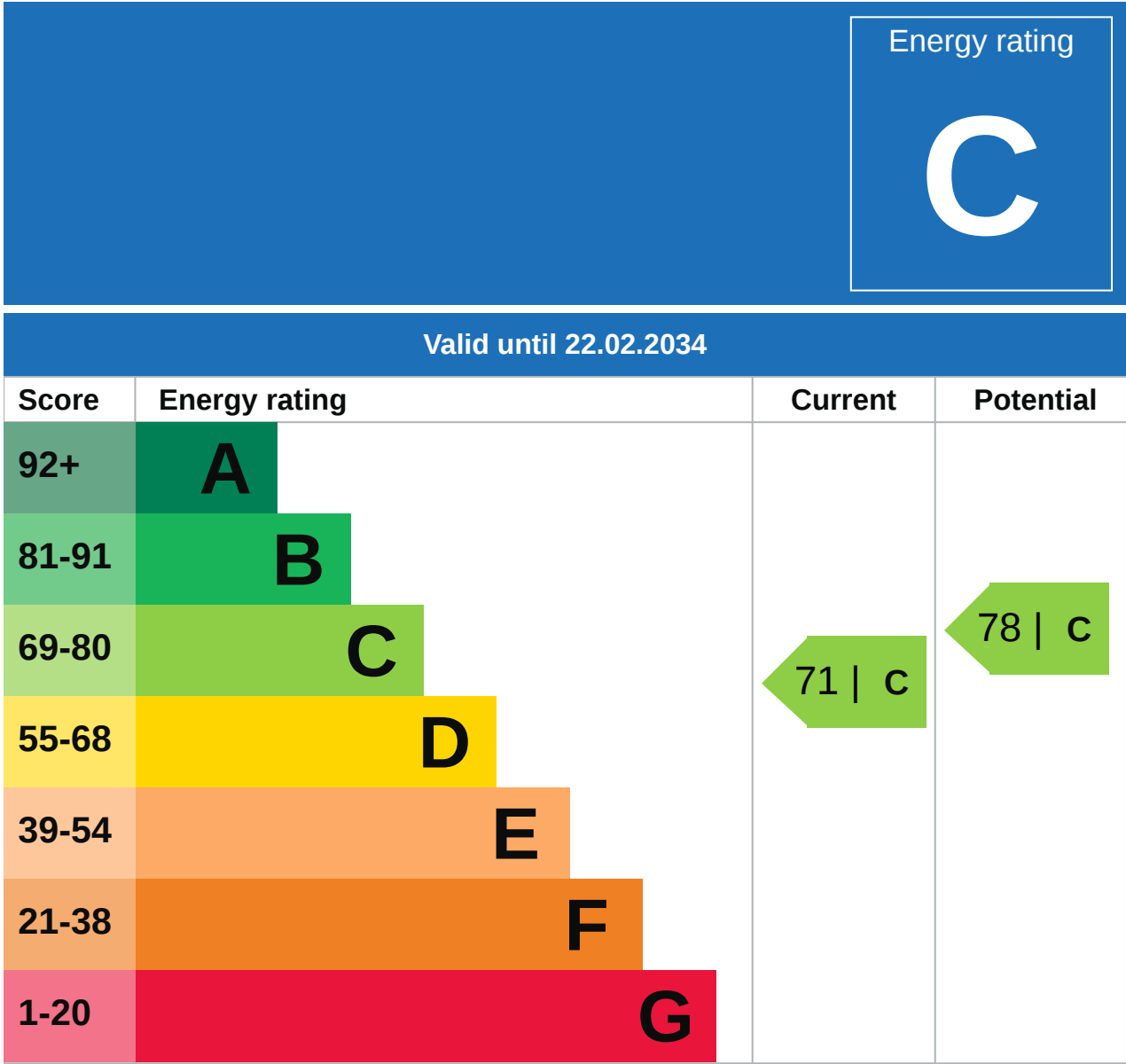
This Address



Planning records for: *Alder Glade, Burghfield Common, Reading, RG7*

Reference - 14/03431/TPW	
Decision:	Decided
Date:	23rd December 2014
Description:	<p>T1 - 1x Alder tree at the side/rear - Tip reduce limbs towards the house to give 1m clearance. T2 - Silver Birch - reduce to previous reduction points. G2 - 12 Trees various species. Trim to previous reduction points. G4 - 2x Alder trees at the front - Tip reduce limbs towards drive by 1m to edge of driveway.</p>

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

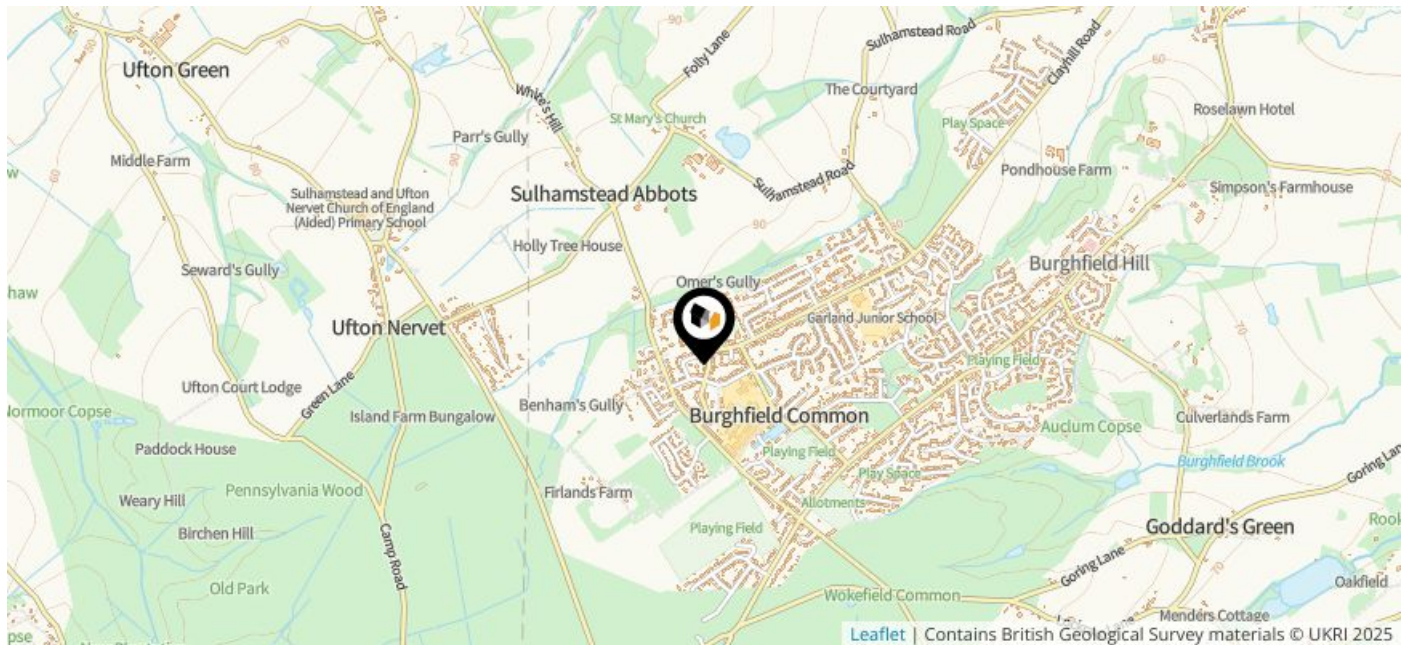
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended limited insulation (assumed)
Total Floor Area:	224 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.

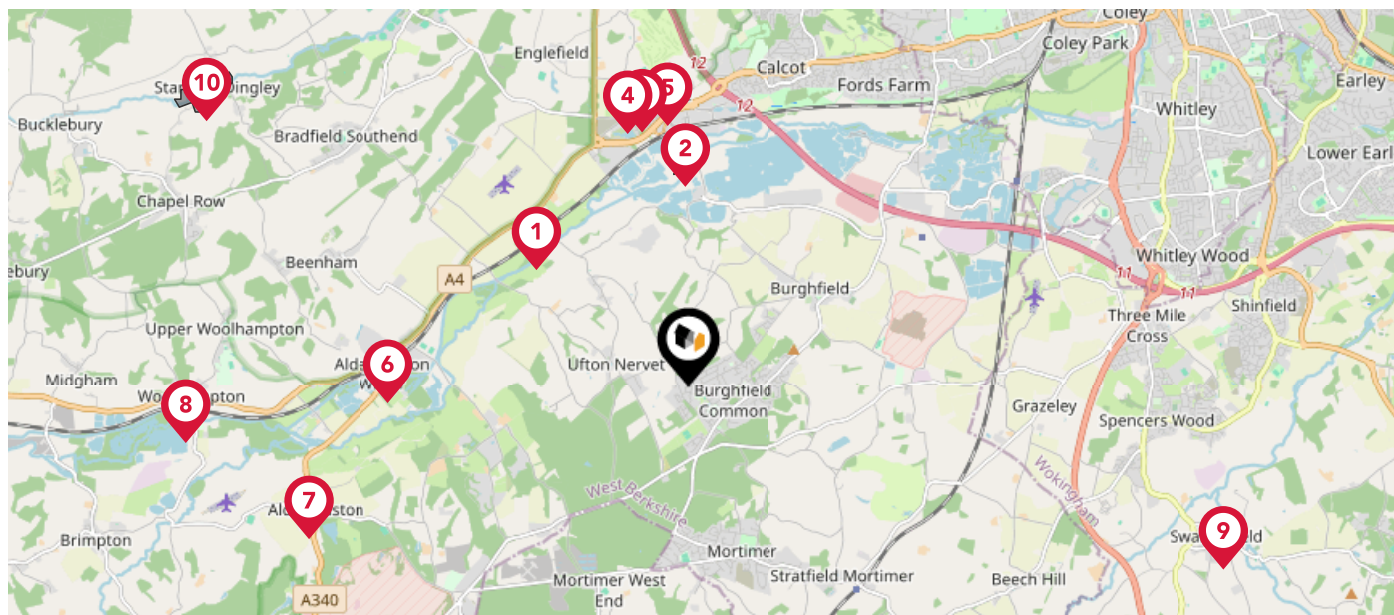
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

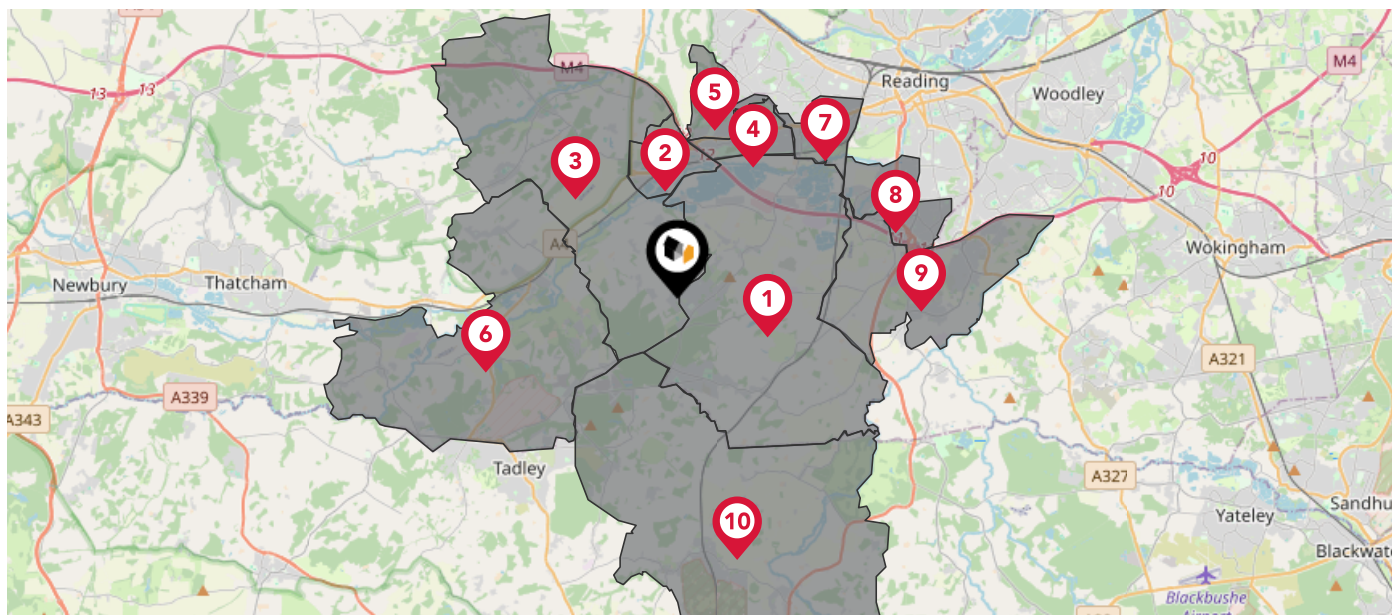
- | | |
|----|-----------------------------------|
| 1 | Tyle Mill |
| 2 | Sheffield Bridge |
| 3 | Holy Trinity, Theale |
| 4 | The Lamb, Theale |
| 5 | Theale High Street / Blossom Lane |
| 6 | Aldermaston Wharf |
| 7 | Aldermaston |
| 8 | Woolhampton |
| 9 | Swallowfield |
| 10 | Stanford Dingley |

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

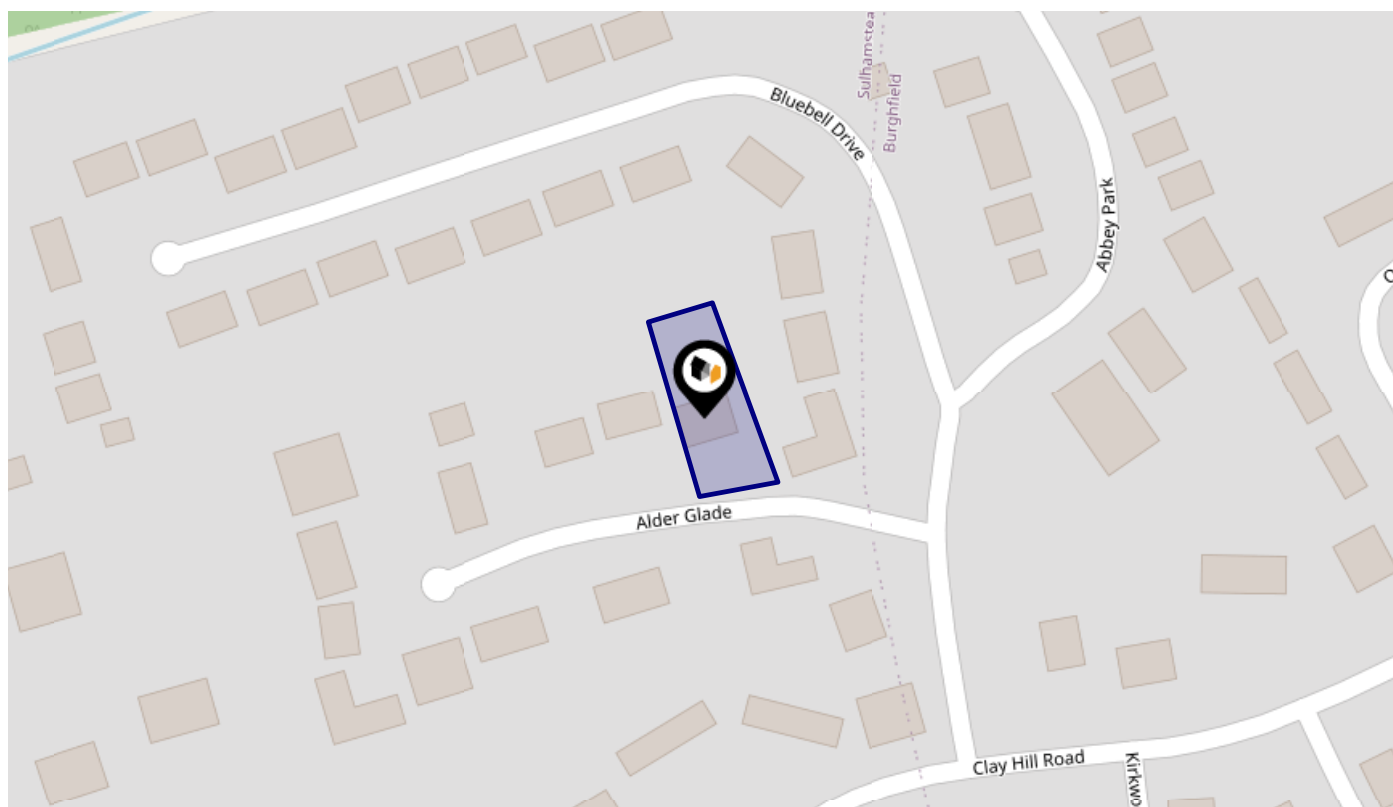
-  1 Burghfield & Mortimer Ward
-  2 Theale Ward
-  3 Bradfield Ward
-  4 Tilehurst South & Holybrook Ward
-  5 Tilehurst Birch Copse Ward
-  6 Aldermaston Ward
-  7 Southcote Ward
-  8 Whitley Ward
-  9 Shinfield South Ward
-  10 Bramley Ward

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:

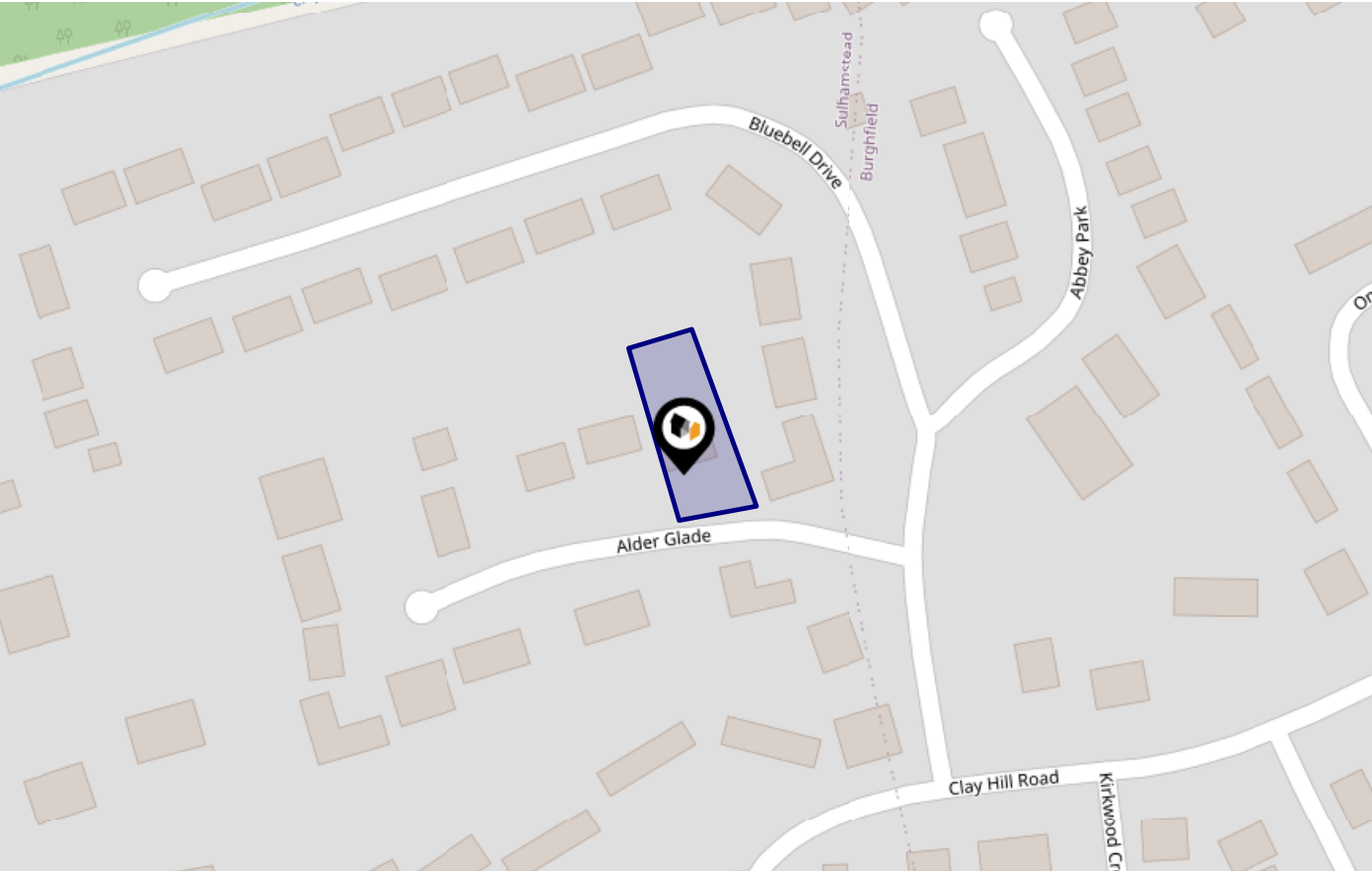
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

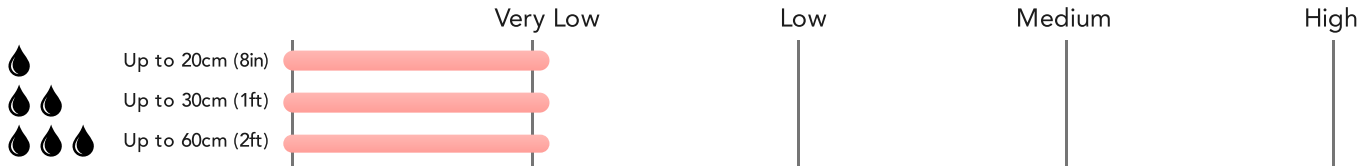


Risk Rating: Very low

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 (0.25%) 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:

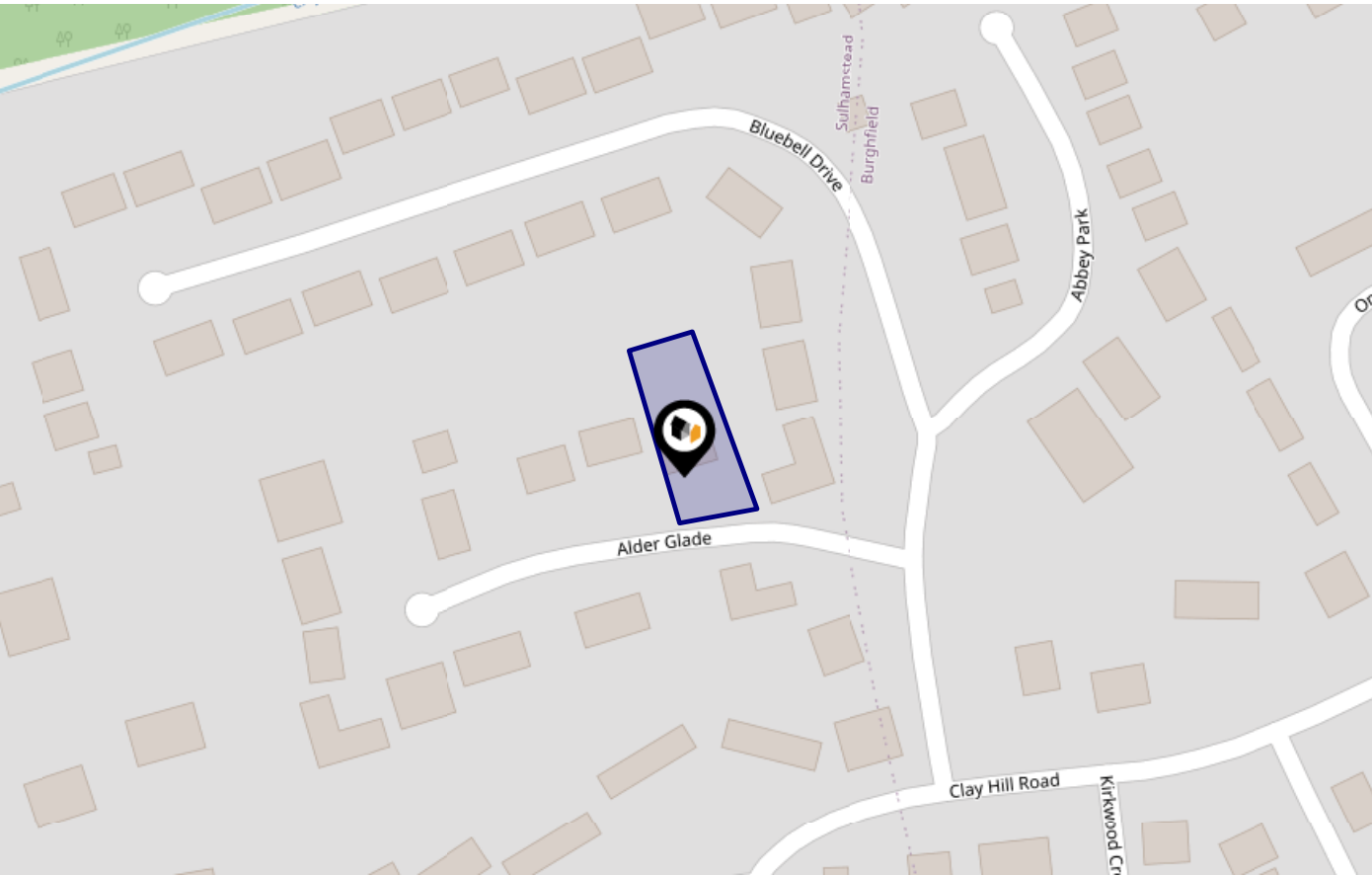


Flood Risk

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.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:

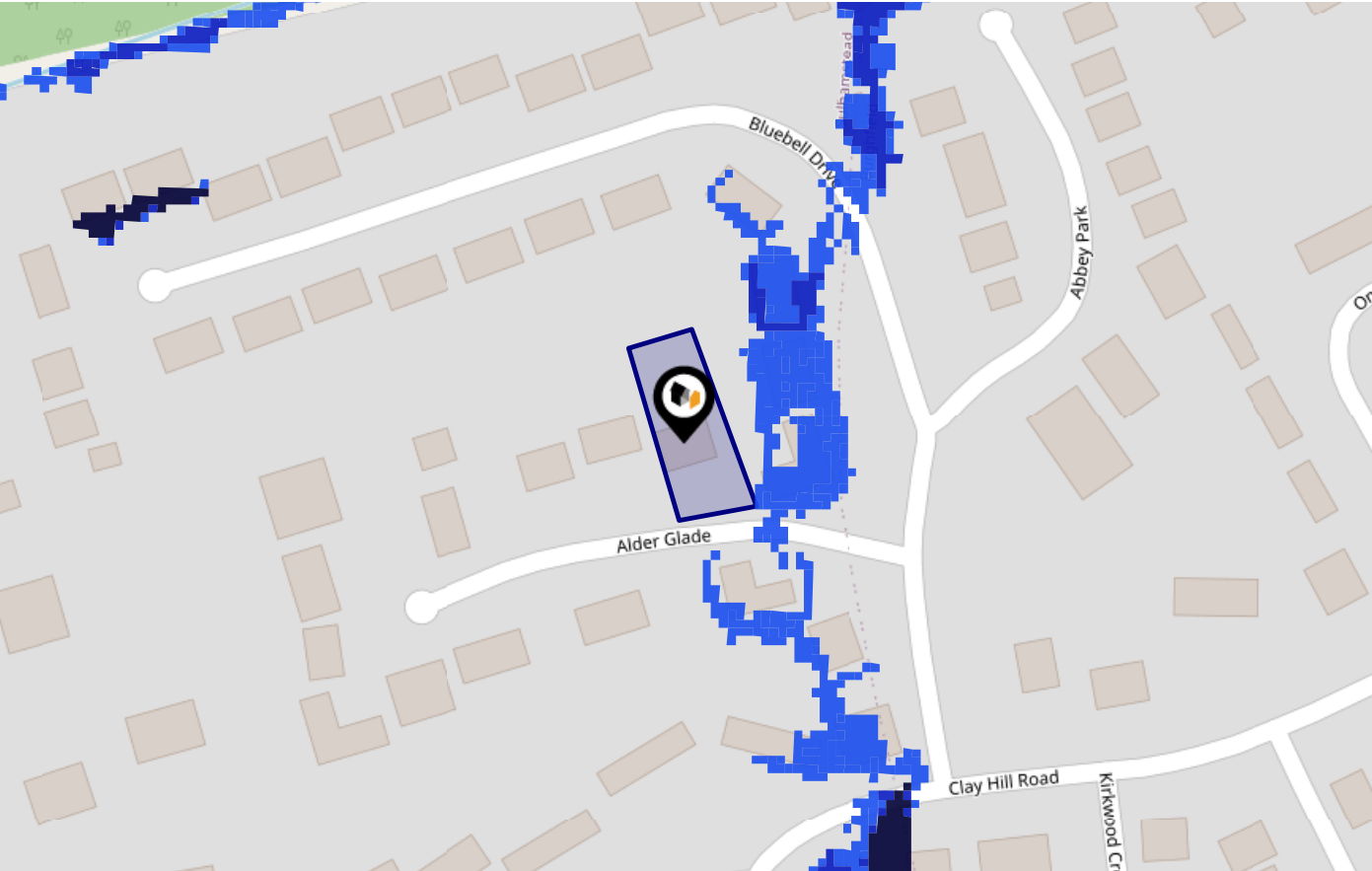


Flood Risk

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.

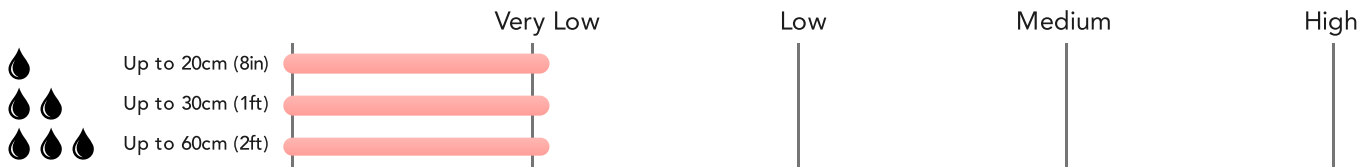


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Chance of flooding to the following depths at this property:

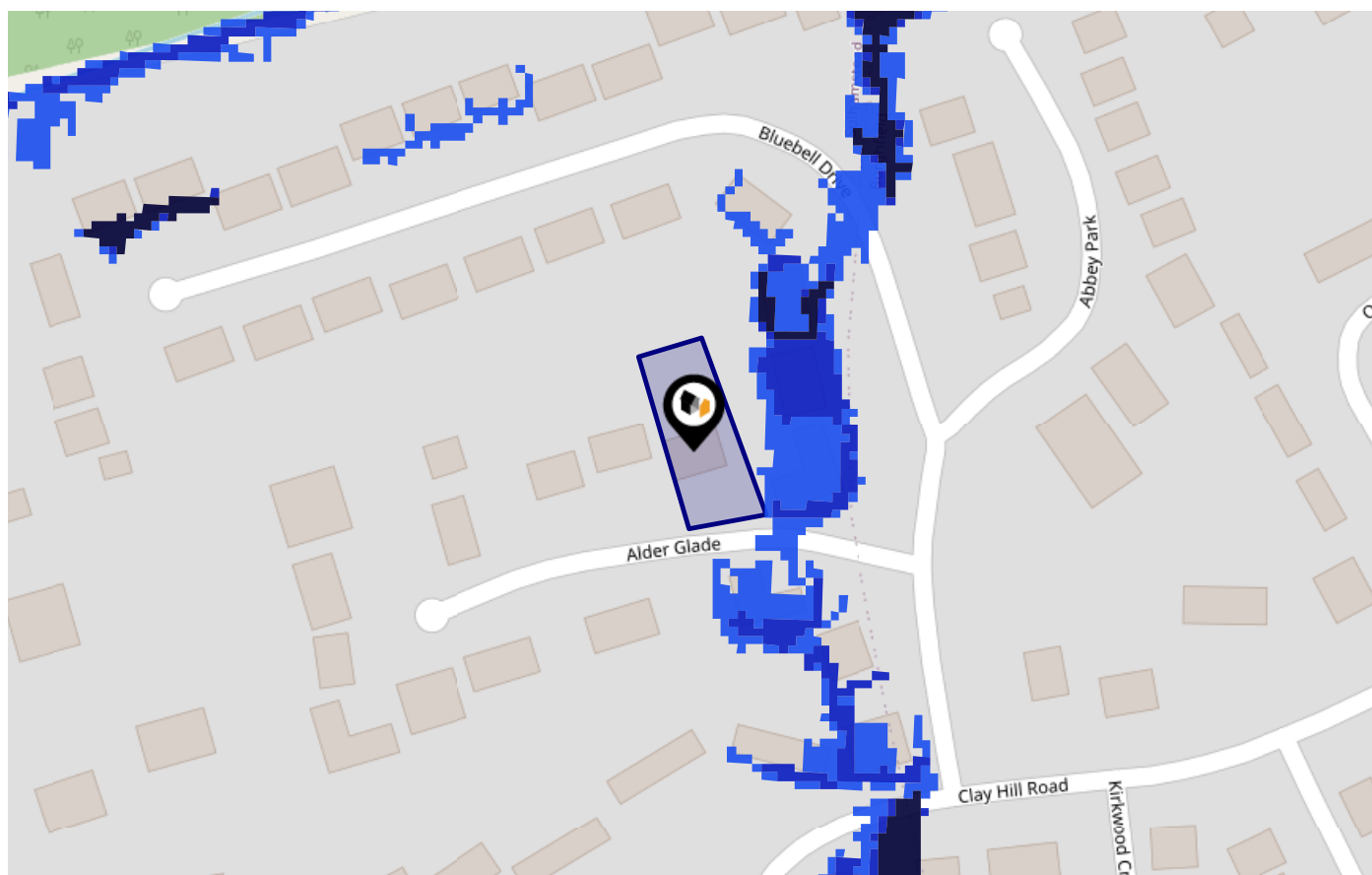


Flood Risk

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.

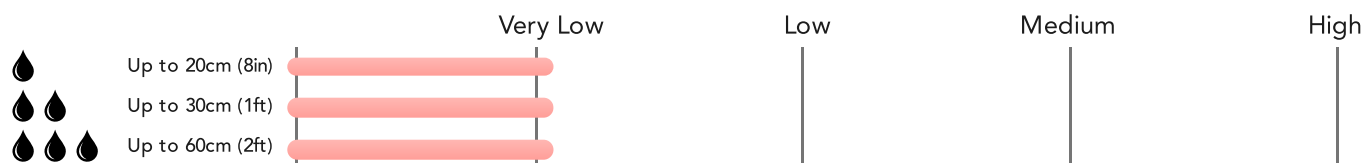


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Chance of flooding to the following depths at this property:



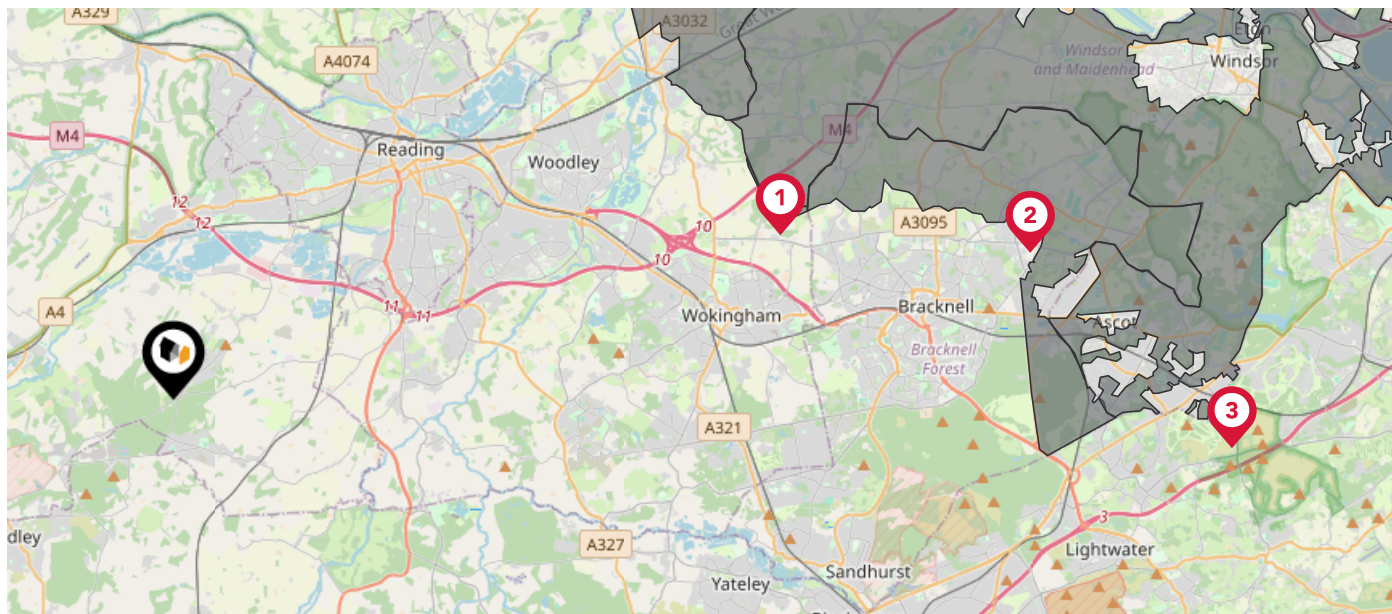
KFB - Key Facts For Buyers

Maps

Green Belt



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



Nearby Green Belt Land

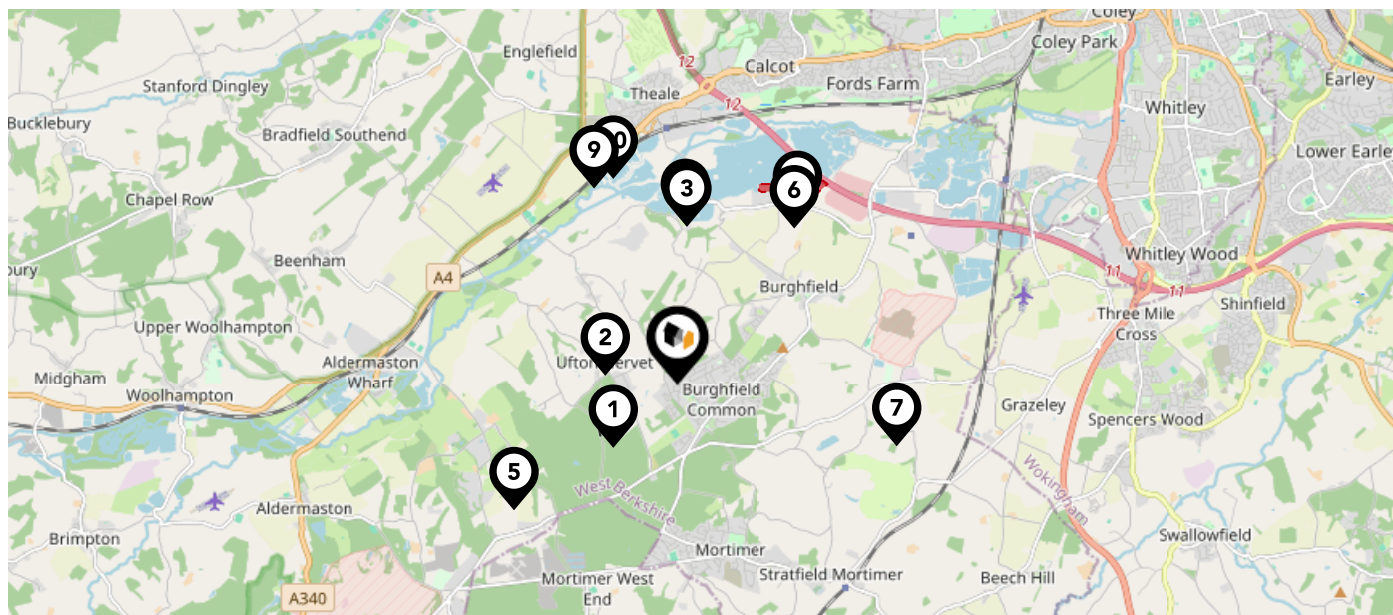
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead

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

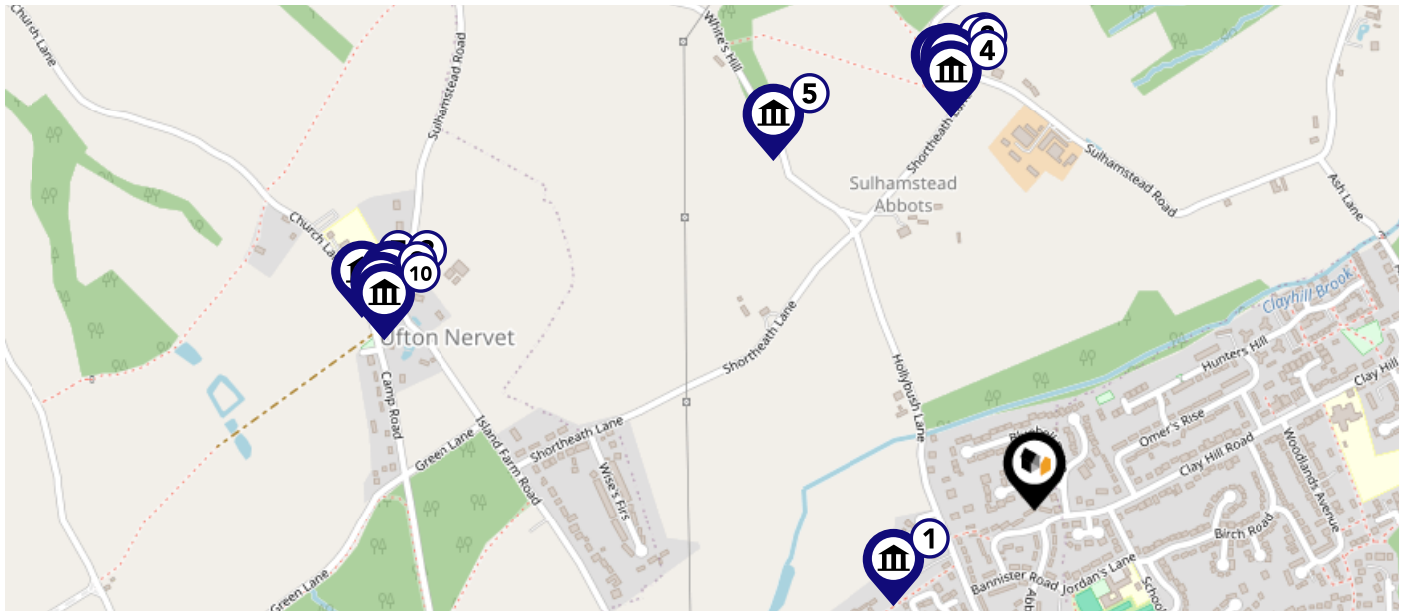
1	Poors Allotment-Camp Road, Reading, Upton Nervet, Berkshire	Historic Landfill	
2	Sulhamstead Road-Upton Nervet, Berkshire	Historic Landfill	
3	The Hanger Station Road-Theale, Berkshire	Historic Landfill	
4	The Hanger Station Road-Theale, Berkshire	Historic Landfill	
5	Silver Lane-Padworth, Berkshire	Historic Landfill	
6	EA/EPR/UP3999ES/V009 - Alan Hadley Ltd	Active Landfill	
7	Pitchkettle Farm-Grazeley, Berkshire	Historic Landfill	
8	EA/EPR/BP3092LX/V008 - Alan Hadley Ltd__	Active Landfill	
9	Ex BR Site No.3-Theale, Berkshire	Historic Landfill	
10	Ex British Rail Site No.2-Theale, 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...



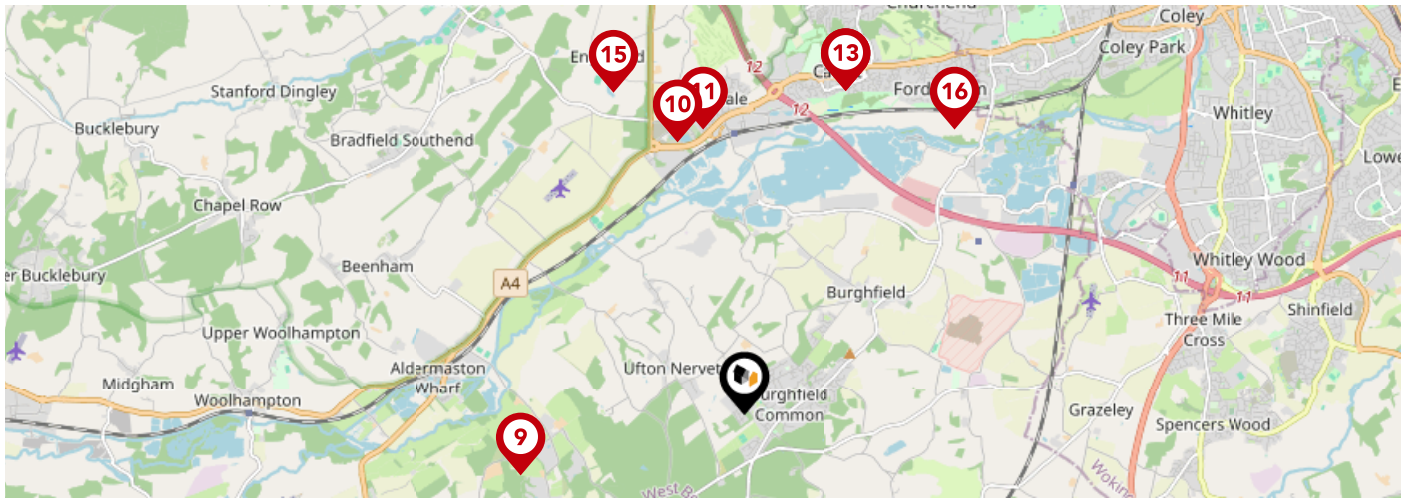
Listed Buildings in the local district		Grade	Distance
	1117109 - Crofters Cottage	Grade II	0.2 miles
	1117114 - Jefferys Tomb Approximately 7 Metres To South East Of Chancel Of Church Of St Mary	Grade II	0.5 miles
	1117112 - Church Of St. Mary	Grade I	0.5 miles
	1319594 - Church Cottage	Grade II	0.5 miles
	1313055 - Moathouse Cottage	Grade II	0.5 miles
	1117113 - Chest Tomb Approximately 1 Metre To East Of Chancel Of Church Of St Mary	Grade II	0.5 miles
	1135917 - The Old Rectory Including Courtyard To West	Grade II	0.8 miles
	1117122 - Garden Seat Approximately 40 Metres To East Of The Old Rectory	Grade II	0.8 miles
	1319598 - Church Of St. Peter	Grade II	0.8 miles
	1466998 - Upton Nivet War Memorial	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Mrs Bland's Infant School Ofsted Rating: Good Pupils: 201 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Willink School Ofsted Rating: Good Pupils: 1255 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Garland Junior School Ofsted Rating: Good Pupils: 219 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sulhamstead and Ufton Nervet School Ofsted Rating: Good Pupils: 100 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Burghfield St Mary's C.E. Primary School Ofsted Rating: Good Pupils: 196 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Mile House Therapeutic School Ofsted Rating: Requires improvement Pupils: 28 Distance:2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mortimer St Mary's C.E. Junior School Ofsted Rating: Good Pupils: 242 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

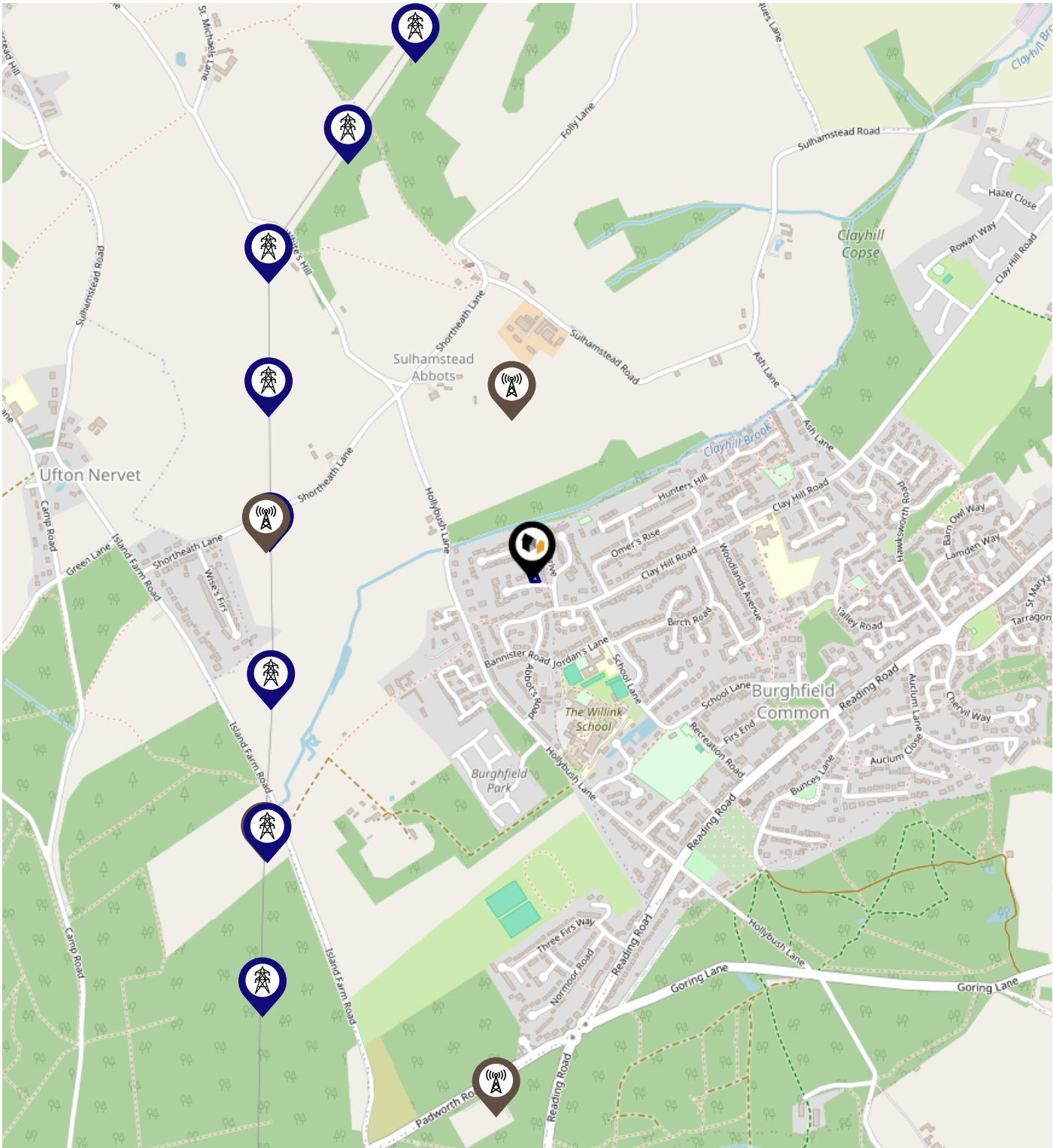
Area Schools



		Nursery	Primary	Secondary	College	Private
	Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Theale Green School Ofsted Rating: Good Pupils: 762 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Theale C.E. Primary School Ofsted Rating: Outstanding Pupils: 329 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calcot Infant School and Nursery Ofsted Rating: Good Pupils: 227 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calcot Junior School Ofsted Rating: Good Pupils: 271 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Silchester Church of England Primary School Ofsted Rating: Good Pupils: 178 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Englefield C.E. Primary School Ofsted Rating: Good Pupils: 107 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennet Valley Primary School Ofsted Rating: Good Pupils: 193 Distance:3.28	<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

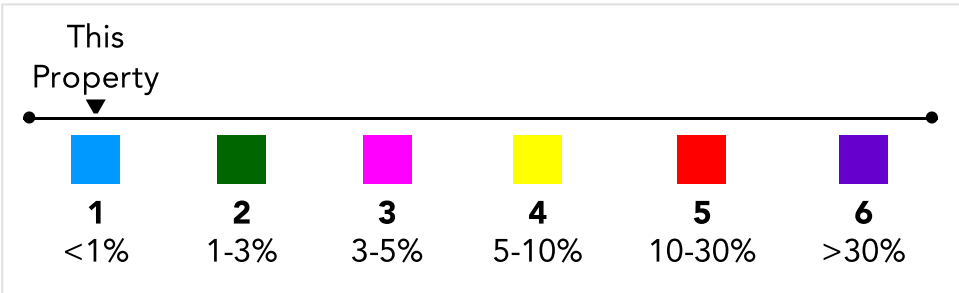
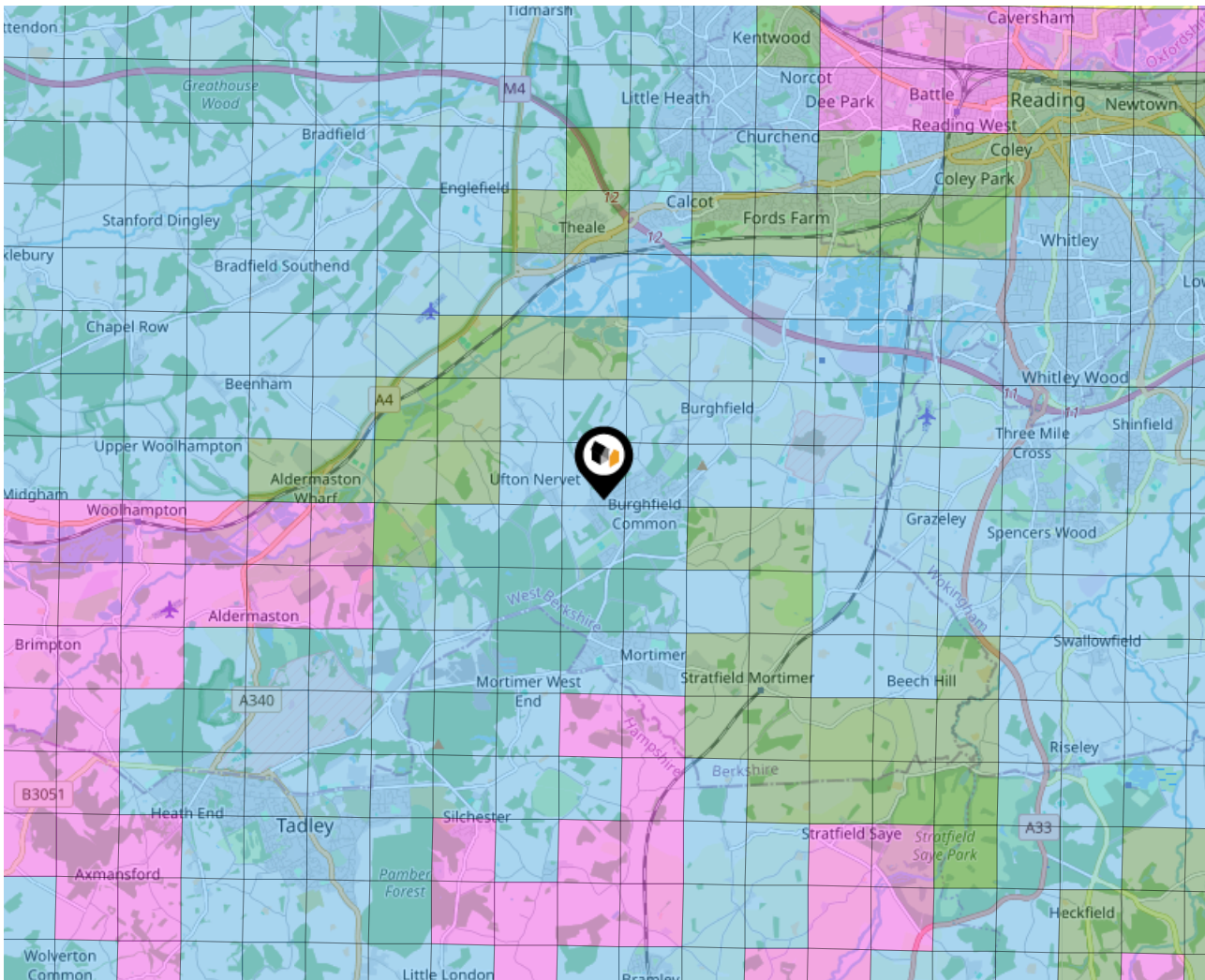
Environment

Radon Gas



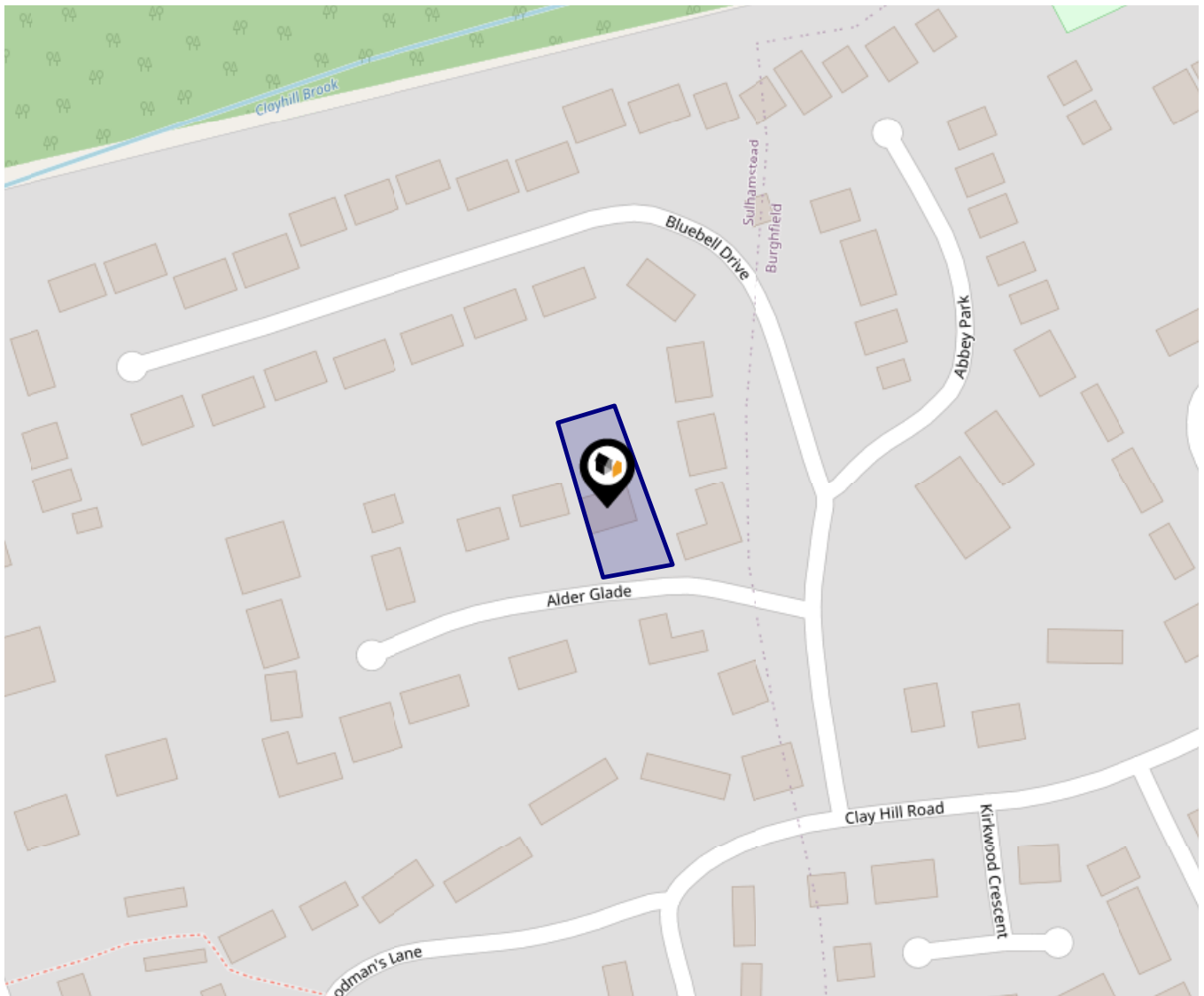
What is Radon?

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.

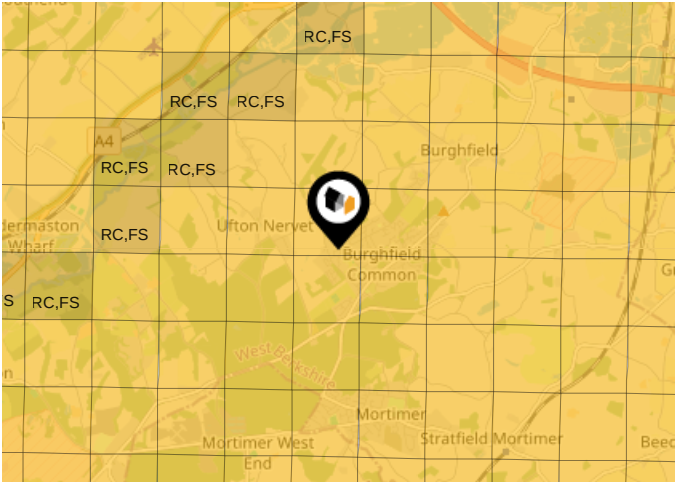
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

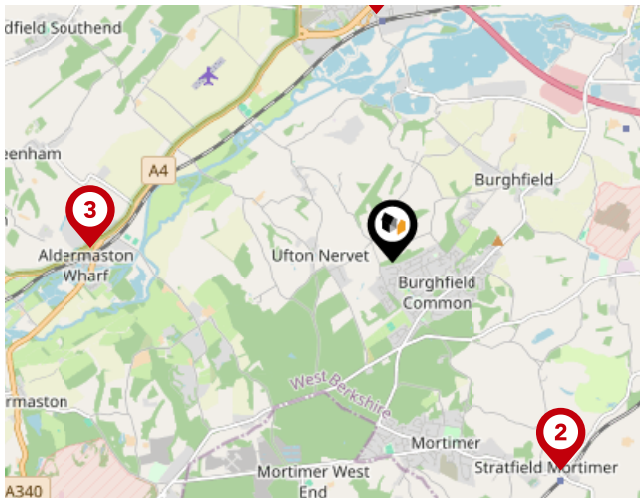


Primary Classifications (Most Common Clay Types)

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

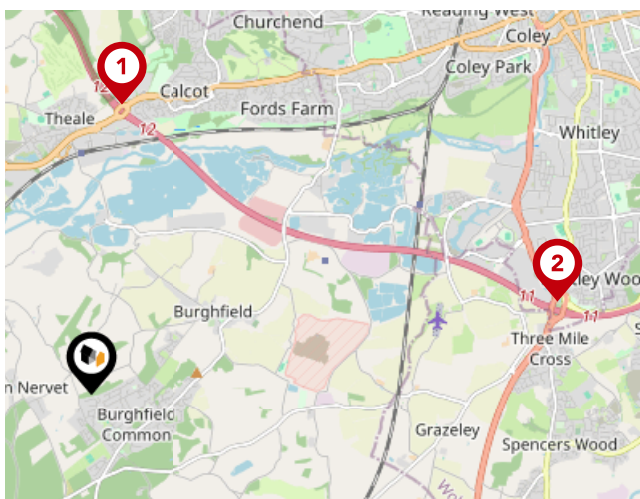
Area

Transport (National)



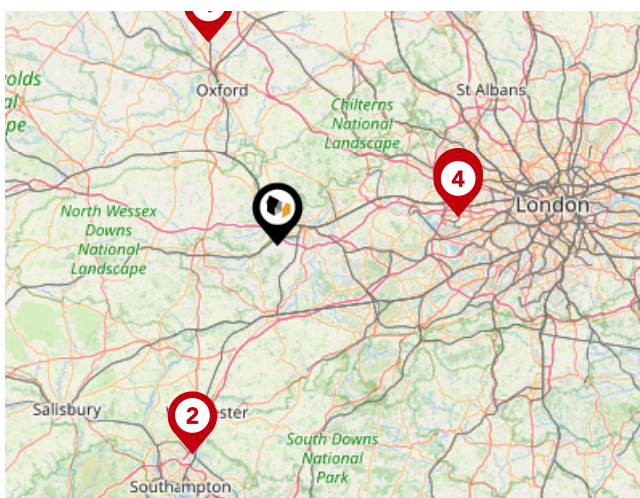
National Rail Stations

Pin	Name	Distance
1	Theale Rail Station	2.3 miles
2	Mortimer Rail Station	2.48 miles
3	Aldermaston Rail Station	2.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	2.7 miles
2	M4 J11	4.39 miles
3	M3 J6	9.72 miles
4	M3 J5	10.13 miles
5	M3 J7	13.08 miles

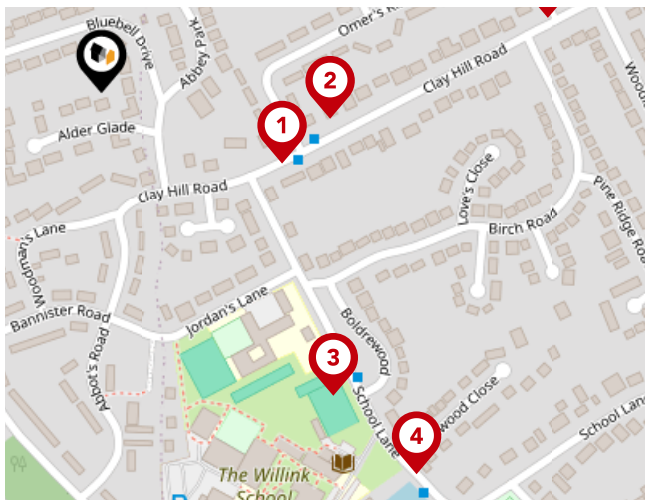


Airports/Helipads

Pin	Name	Distance
1	Kidlington	31.58 miles
2	Southampton Airport	33.53 miles
3	Heathrow Airport	27.18 miles
4	Heathrow Airport Terminal 4	27.22 miles

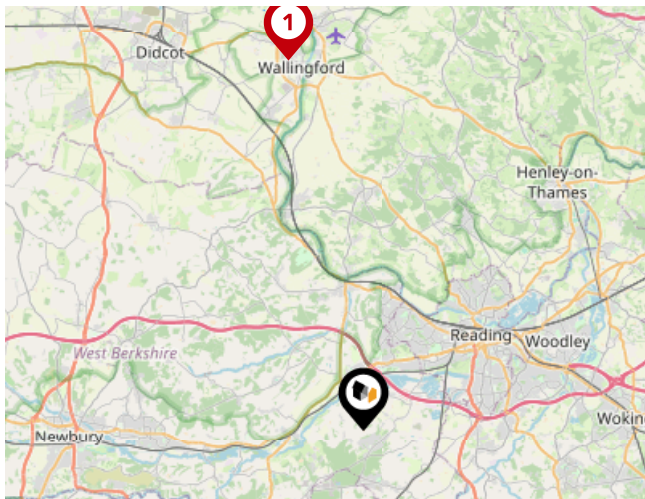
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Omers Rise	0.11 miles
2	Omers Rise	0.13 miles
3	Willink School	0.22 miles
4	Goodwood Close	0.29 miles
5	Clayhill Road Shops	0.26 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	13.96 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.

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.

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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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