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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20<sup>th</sup> June 2025



**BEATTY RISE, SPENCERS WOOD, READING, RG7**

**Avocado Property**

07917 157387

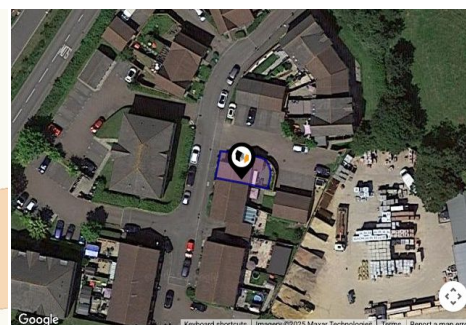
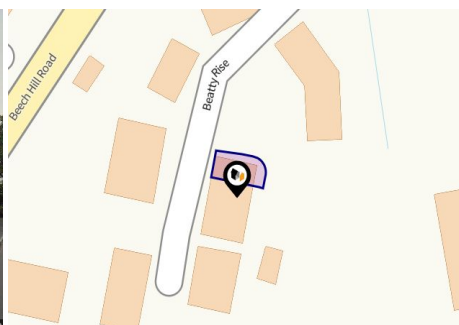
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# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	635 ft <sup>2</sup> / 59 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	2006		
Council Tax :	Band D		
Annual Estimate:	£2,376		
Title Number:	BK410814		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	1000
mb/s	mb/s

### Mobile Coverage: (based on calls indoors)

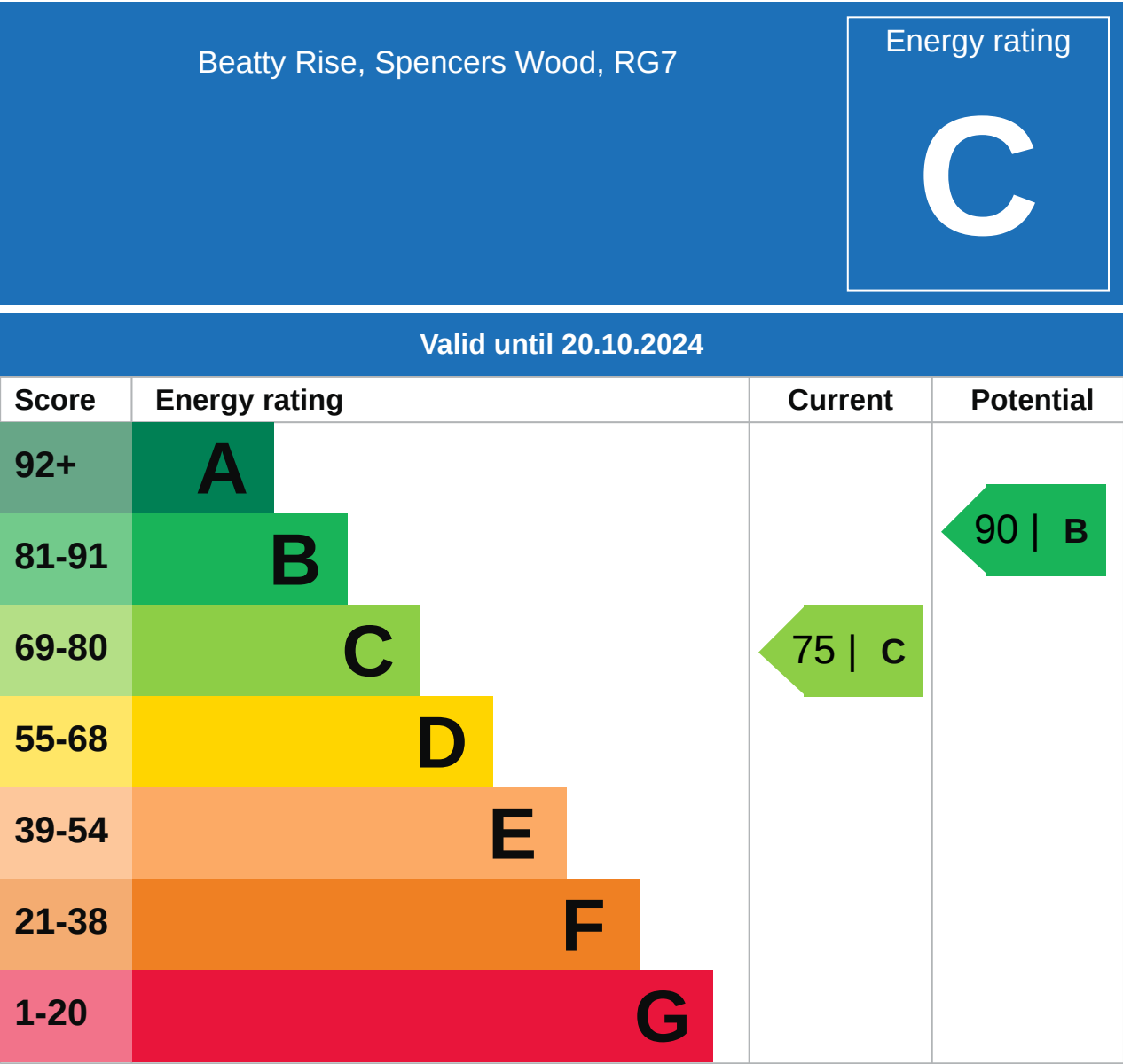


### Satellite/Fibre TV Availability:



# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 78% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	59 m <sup>2</sup>

# Market Sold in Street



52, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	28/03/2025	30/06/2008		
Last Sold Price:	£540,000	£499,950		
34, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	07/10/2024	16/11/2015	05/07/2013	
Last Sold Price:	£188,500	£178,000	£133,000	
58, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	17/05/2024	19/03/2021	24/09/2012	21/12/2006
Last Sold Price:	£491,000	£395,000	£303,000	£325,000
41, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	11/04/2024			
Last Sold Price:	£183,500			
1, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	18/08/2023	29/01/2015	29/06/2007	
Last Sold Price:	£425,000	£334,000	£309,950	
69, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	27/01/2023	29/06/2007		
Last Sold Price:	£400,000	£264,950		
3, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	05/12/2022	08/01/2016	27/09/2013	23/08/2011
Last Sold Price:	£380,000	£300,000	£249,000	£245,000
				26/10/2007
				£245,000
68, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	19/08/2022	06/06/2014	12/11/2007	
Last Sold Price:	£420,000	£310,000	£309,950	
66, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	01/07/2022	28/06/2007		
Last Sold Price:	£341,331	£227,950		
25, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	28/04/2022	29/05/2015	25/04/2013	
Last Sold Price:	£124,500	£132,000	£108,000	
27, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	01/10/2021			
Last Sold Price:	£207,000			
28, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	29/06/2021			
Last Sold Price:	£210,000			

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

# Market Sold in Street



57, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	01/06/2021	16/11/2012	03/10/2008	05/10/2007
Last Sold Price:	£400,000	£308,000	£325,000	£329,950
46, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	20/05/2021	27/04/2018	06/06/2013	
Last Sold Price:	£310,000	£285,000	£230,000	
26, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	15/04/2021	26/05/2016		
Last Sold Price:	£206,000	£249,000		
29, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	17/07/2020			
Last Sold Price:	£202,500			
45, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	03/07/2020	25/02/2013	25/10/2010	
Last Sold Price:	£312,000	£235,000	£220,000	
56, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	06/03/2020	29/04/2016	01/08/2012	11/06/2007
Last Sold Price:	£417,500	£440,000	£330,000	£369,950
33, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	12/12/2019			
Last Sold Price:	£170,000			
6, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	09/12/2019	29/06/2007		
Last Sold Price:	£360,000	£309,950		
49, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	07/10/2019	11/03/2011		
Last Sold Price:	£440,000	£342,000		
65, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	24/07/2019	31/07/2018	05/11/2014	21/09/2007
Last Sold Price:	£415,000	£475,000	£425,000	£369,950
24, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	30/01/2019	02/09/2015		
Last Sold Price:	£115,000	£110,000		
43, Beatty Rise, Reading, RG7 1FQ				
Last Sold Date:	06/12/2018	05/06/2015		
Last Sold Price:	£305,000	£263,000		

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

# Market Sold in Street



31, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	16/11/2018	28/05/2014	
Last Sold Price:	£175,000	£136,000	
47, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	14/11/2018		
Last Sold Price:	£320,000		
7, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	14/09/2018	22/09/2015	22/12/2006
Last Sold Price:	£280,000	£280,000	£216,950
63, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	20/07/2018		
Last Sold Price:	£527,500		
2, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	19/07/2018	22/10/2007	
Last Sold Price:	£369,000	£299,950	
19, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	02/02/2018	10/03/2008	
Last Sold Price:	£117,500	£100,000	
67, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	28/07/2017	02/05/2014	29/06/2007
Last Sold Price:	£392,500	£316,950	£309,950
40, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	12/04/2017		
Last Sold Price:	£120,000		
20, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	15/12/2016		
Last Sold Price:	£243,000		
50, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	15/04/2016		
Last Sold Price:	£525,000		
44, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	30/07/2014		
Last Sold Price:	£250,000		
53, Beatty Rise, Reading, RG7 1FQ			
Last Sold Date:	23/07/2014	29/11/2006	
Last Sold Price:	£335,000	£325,000	

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



# Market Sold in Street



62, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	17/04/2014	23/05/2008
Last Sold Price:	£531,000	£473,650
5, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	04/04/2014	15/10/2007
Last Sold Price:	£295,000	£299,950
4, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	04/04/2014	30/04/2010
Last Sold Price:	£265,000	£248,000
32, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	26/10/2013	
Last Sold Price:	£69,000	
55, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	01/07/2013	15/12/2006
Last Sold Price:	£340,000	£369,950
35, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	07/11/2012	
Last Sold Price:	£135,000	
48, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	03/06/2011	
Last Sold Price:	£249,950	
64, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	29/06/2010	04/09/2007
Last Sold Price:	£440,000	£484,950
61, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	19/05/2008	
Last Sold Price:	£499,950	
21, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	12/02/2008	
Last Sold Price:	£100,000	
60, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	23/04/2007	
Last Sold Price:	£469,950	
59, Beatty Rise, Reading, RG7 1FQ		
Last Sold Date:	29/12/2006	
Last Sold Price:	£236,000	

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



# Market Sold in Street



## 8, Beatty Rise, Reading, RG7 1FQ

Last Sold Date:	19/12/2006
Last Sold Price:	£205,000

## 54, Beatty Rise, Reading, RG7 1FQ

Last Sold Date:	18/12/2006
Last Sold Price:	£329,950

## 9, Beatty Rise, Reading, RG7 1FQ

Last Sold Date:	12/12/2006
Last Sold Price:	£216,950

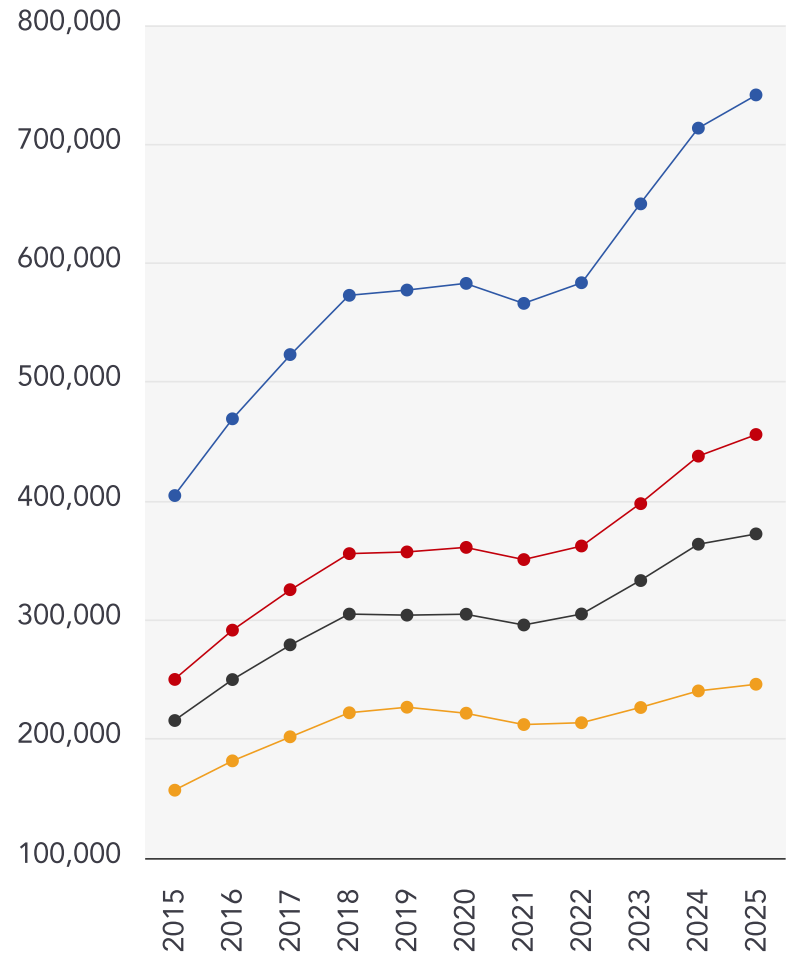
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG7



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.

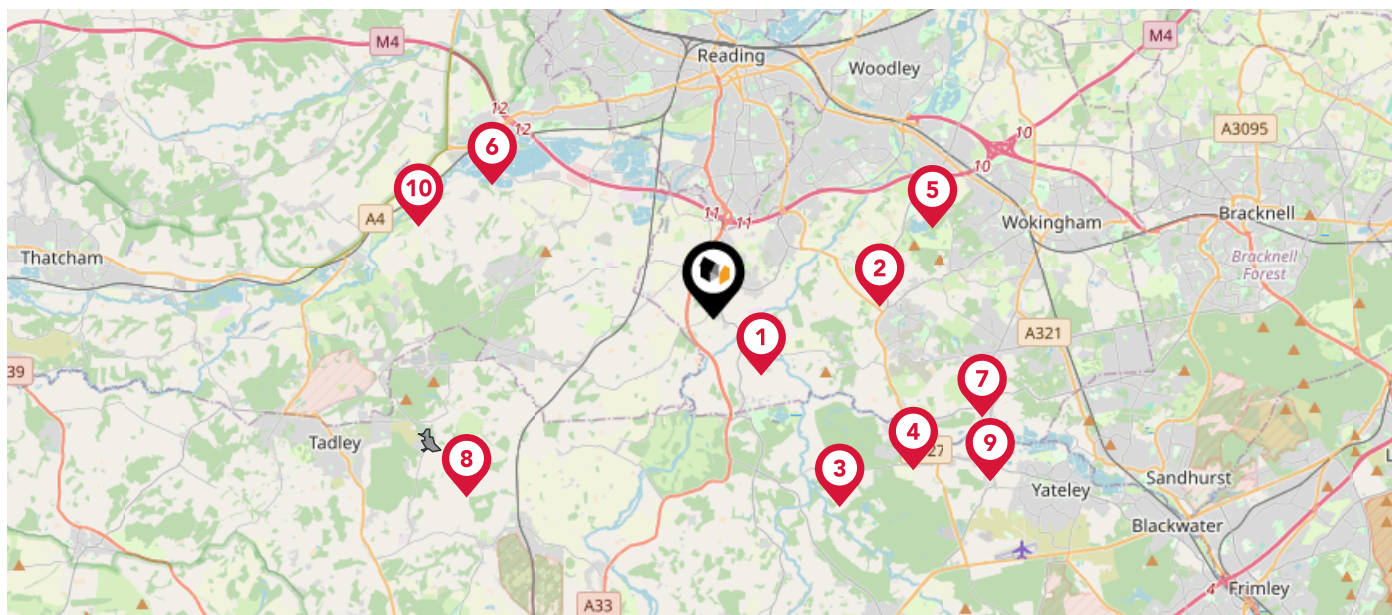
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Swallowfield



Arborfield Cross



Bramshill



Eversley Street



Sindlesham



Sheffield Bridge



Finchampstead Church



Silchester



Eversley Cross



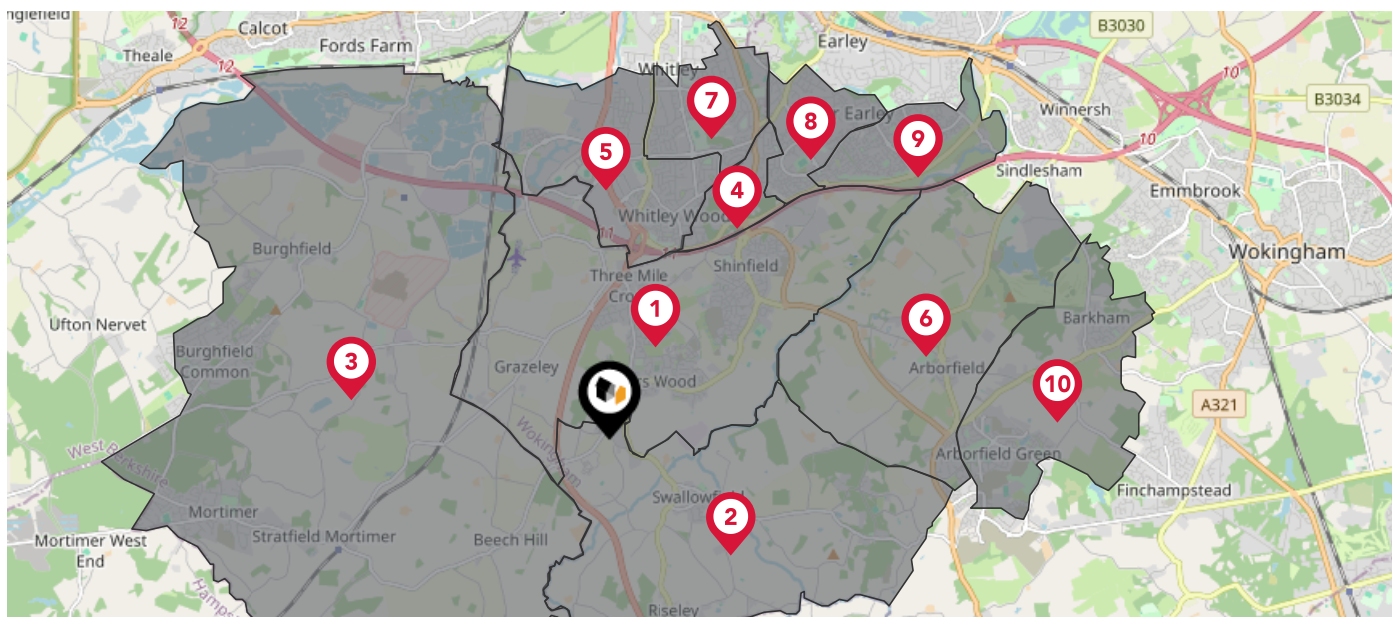
Tyle Mill

# 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



Shinfield South Ward



Swallowfield Ward



Burghfield & Mortimer Ward



Shinfield North Ward



Whitley Ward



Arborfield Ward



Church Ward



Hillside Ward



Hawkedon Ward



Barkham Ward

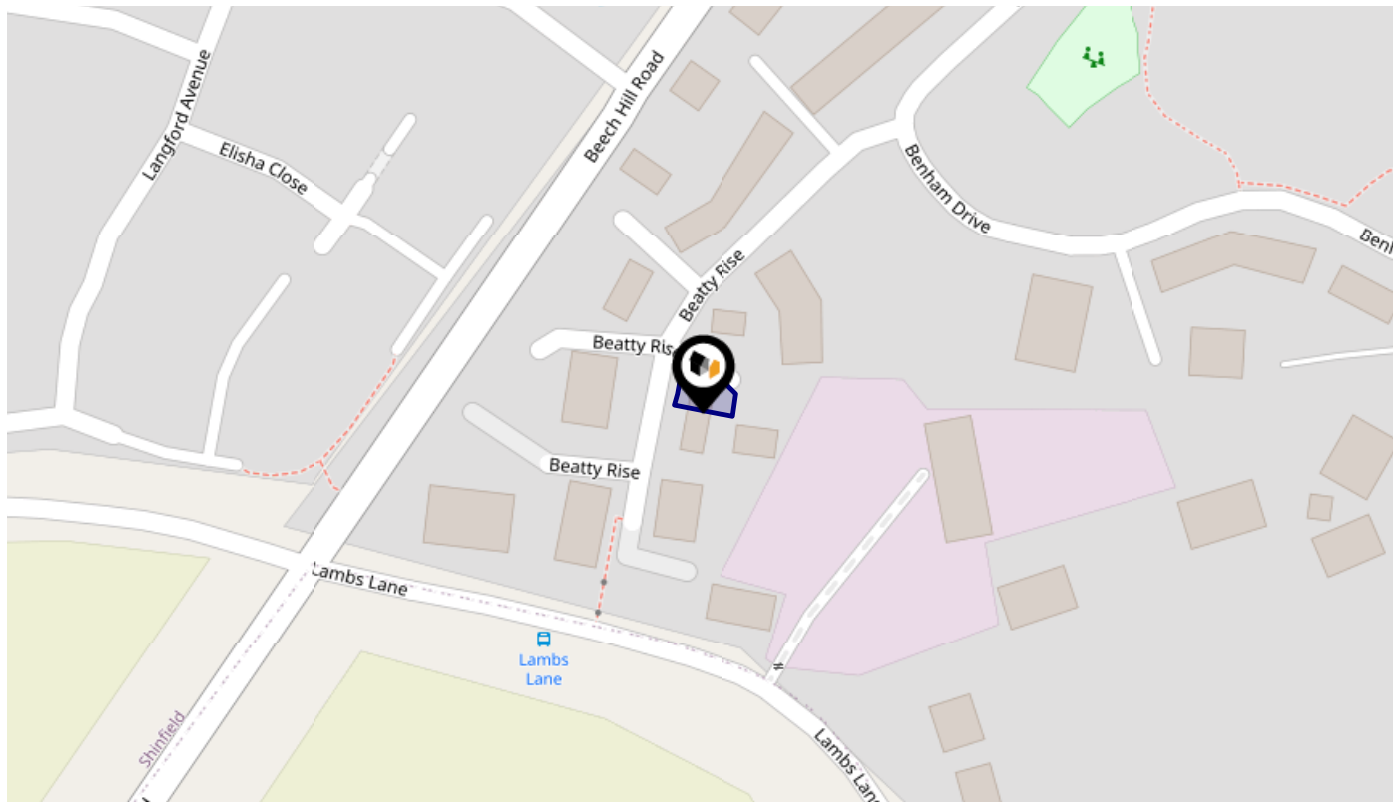


# Maps

## Rail Noise



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








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

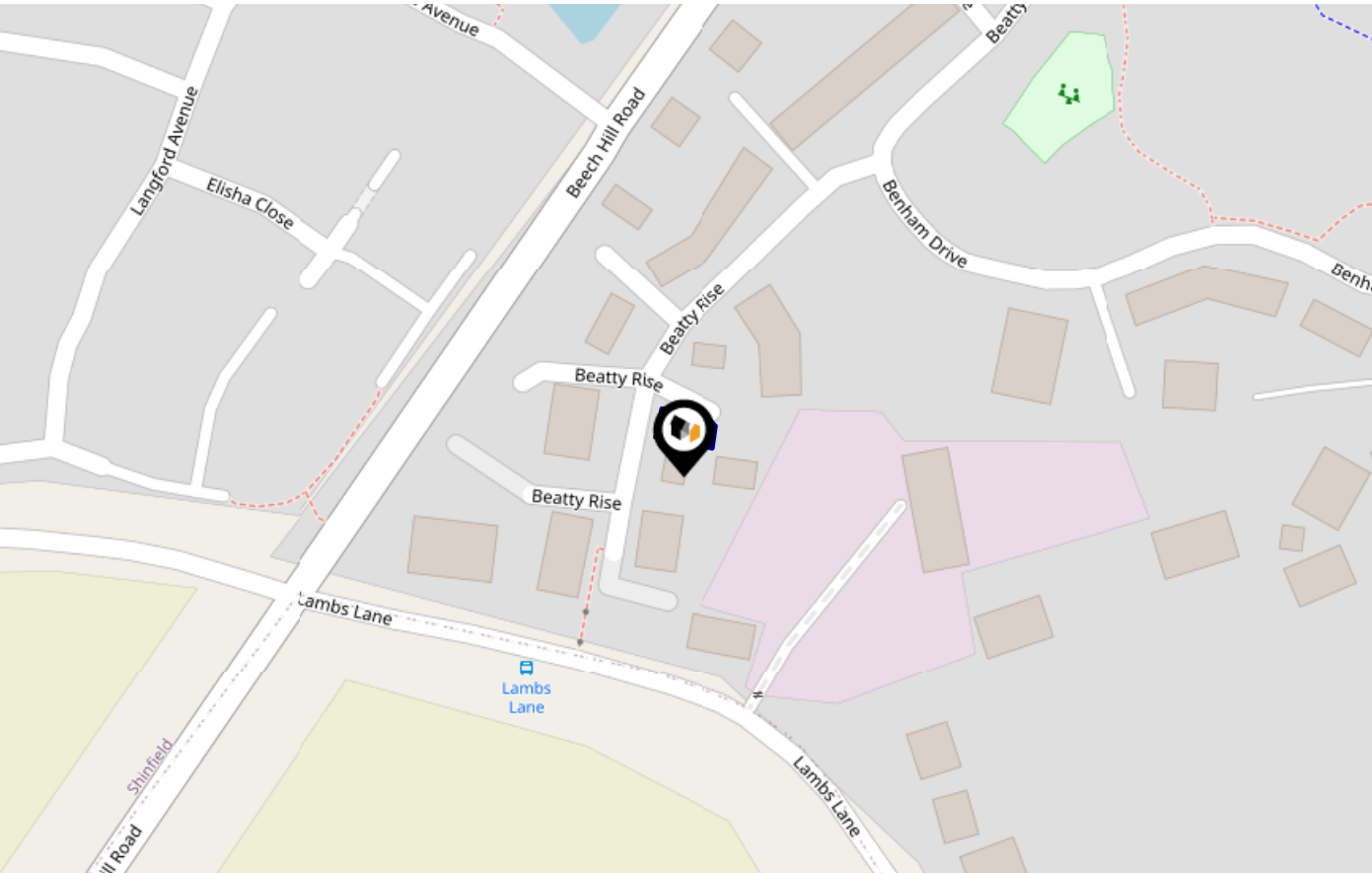
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers & Seas - Flood Risk



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

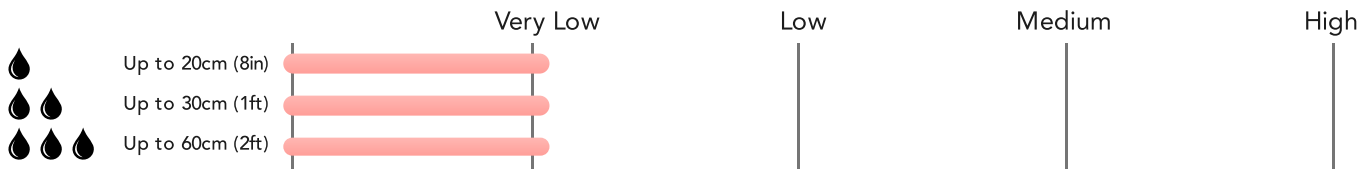


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



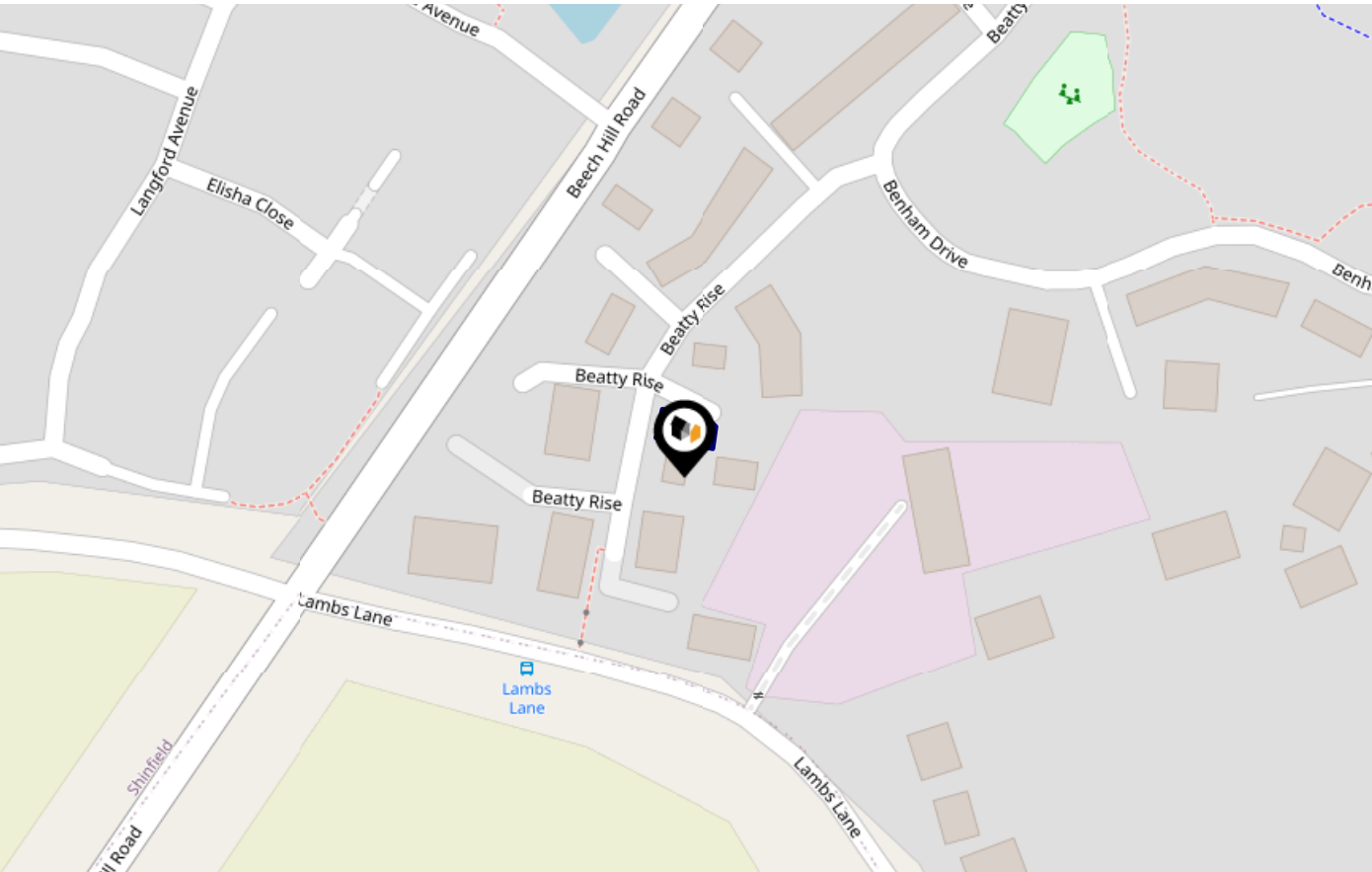


# Flood Risk

## Rivers & Seas - Climate Change



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

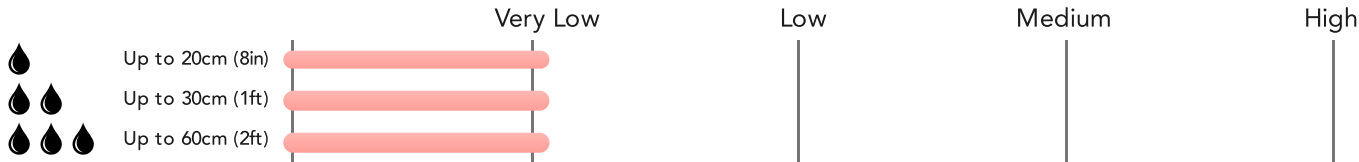


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

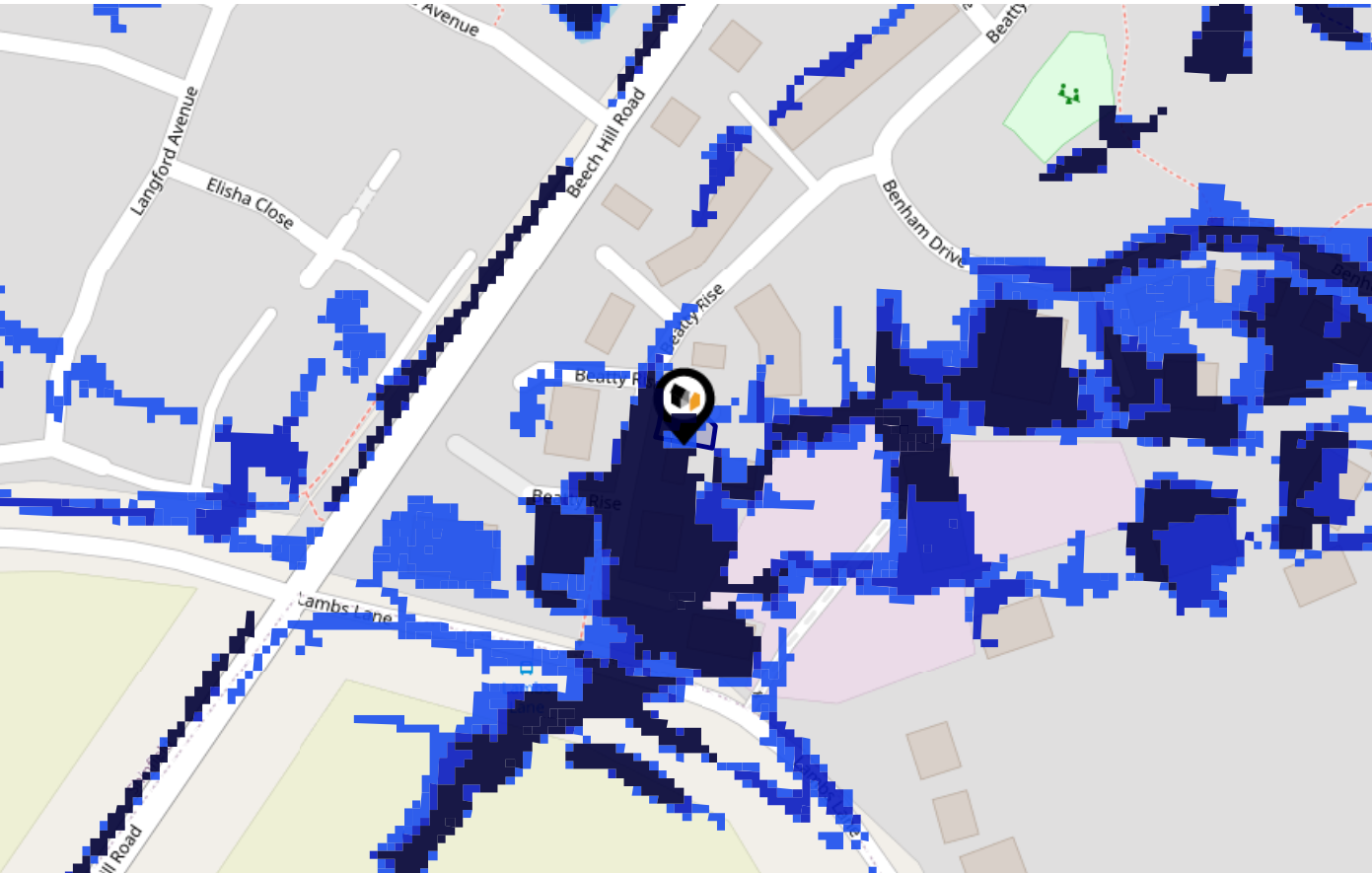


# Flood Risk

## 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.

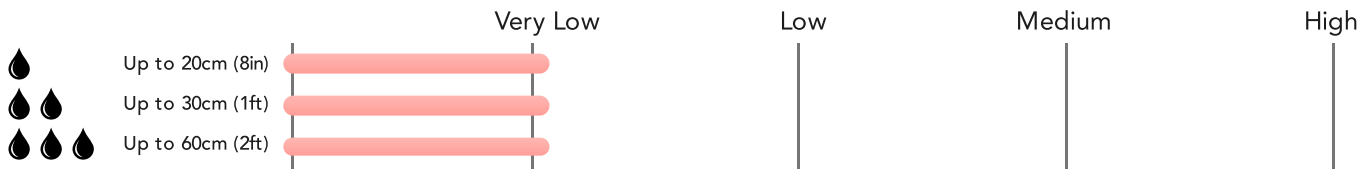


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

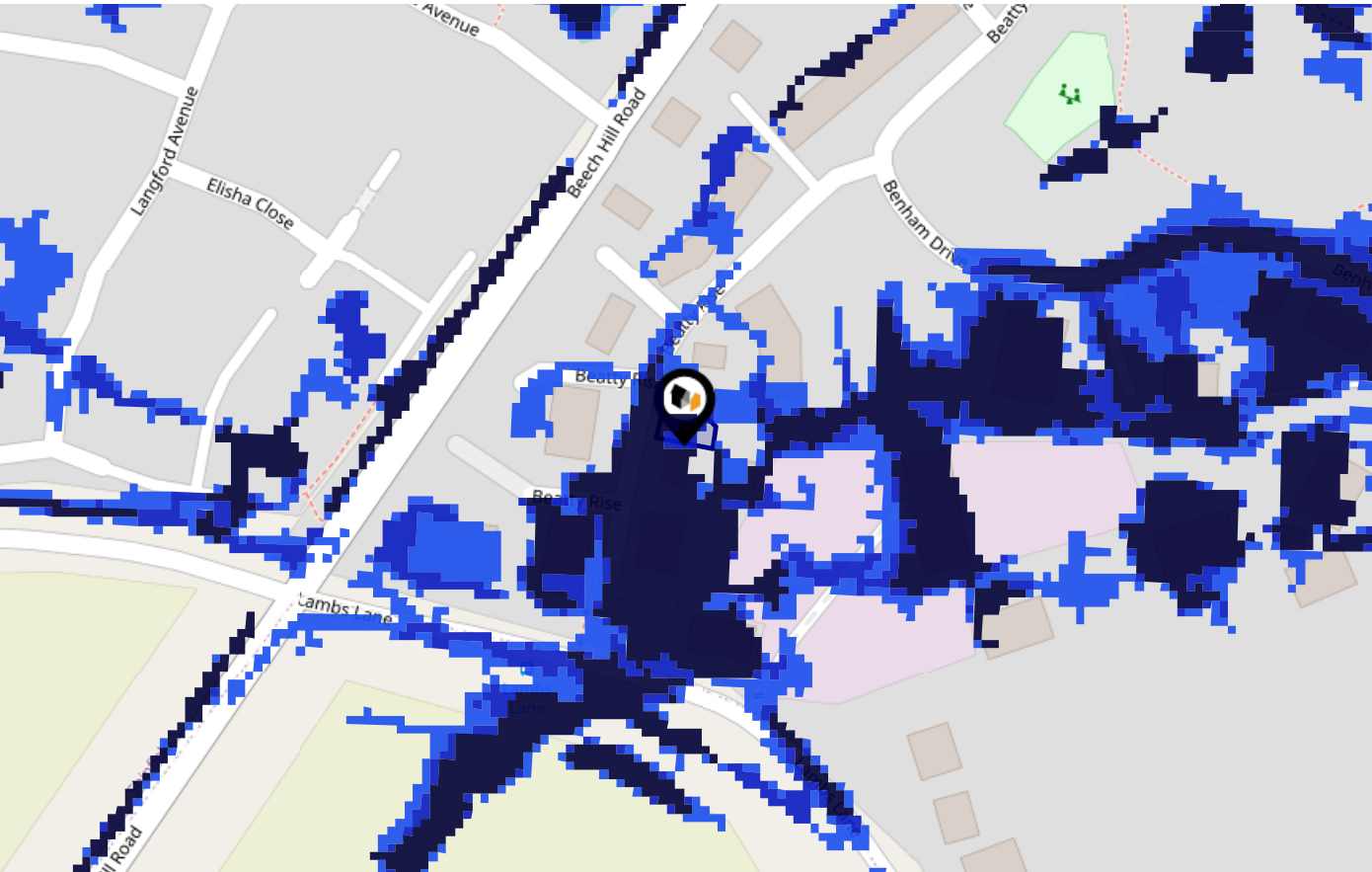


# Flood Risk

## 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.

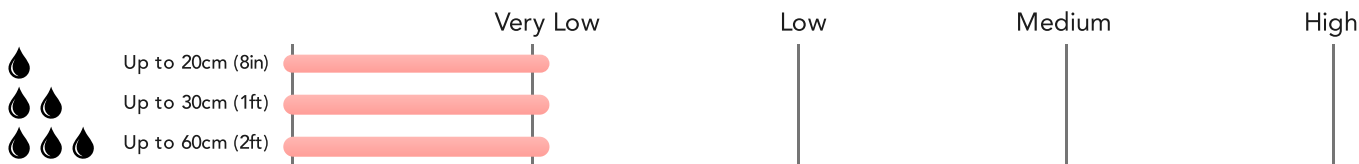


Risk Rating: Medium

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:

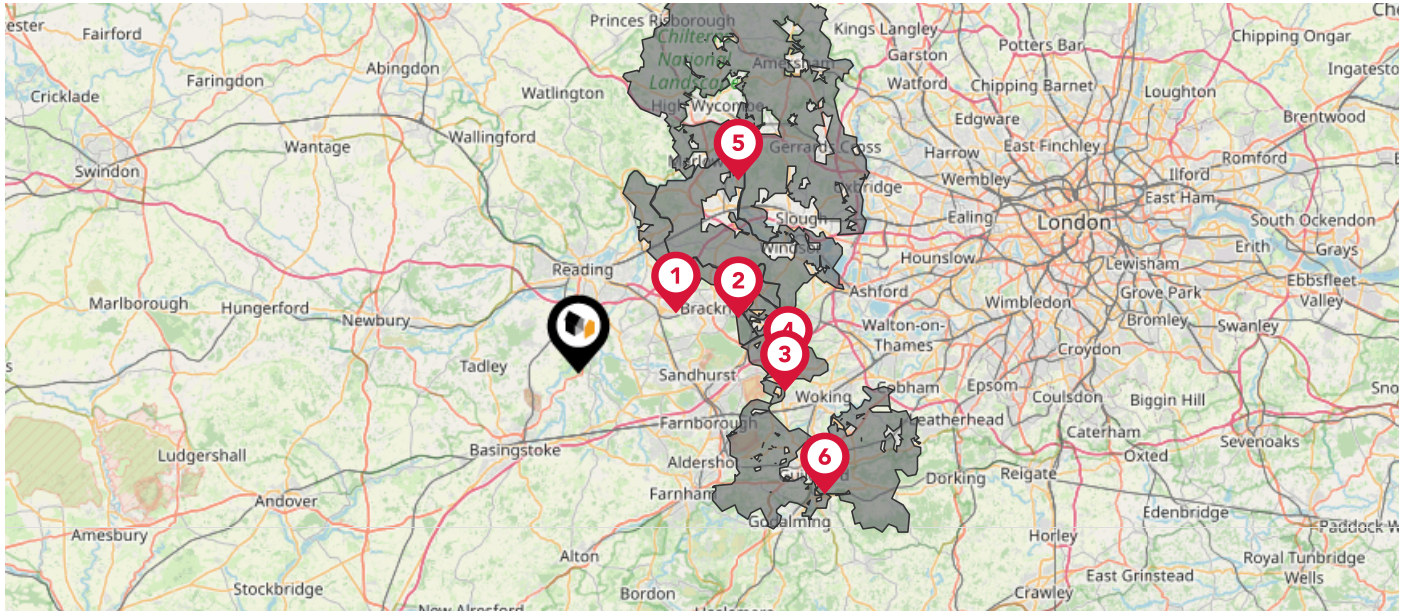


# Maps







## 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 - Surrey Heath
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Buckinghamshire
-  London Green Belt - Guildford

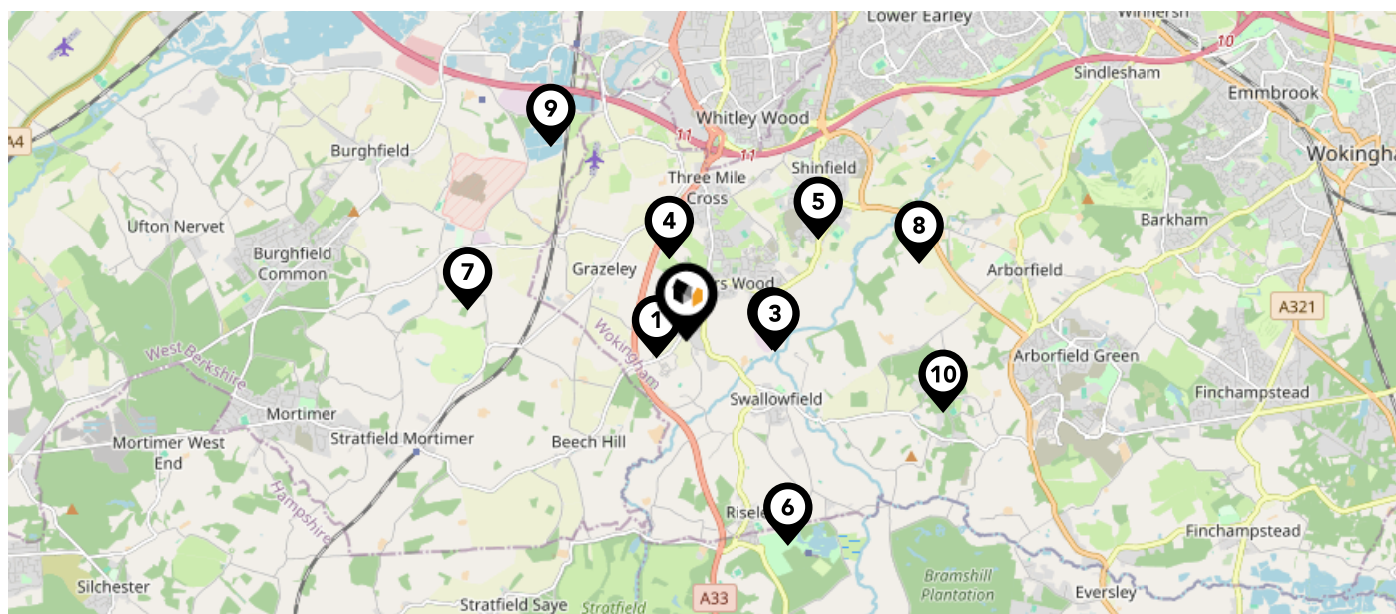


# Maps

## 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

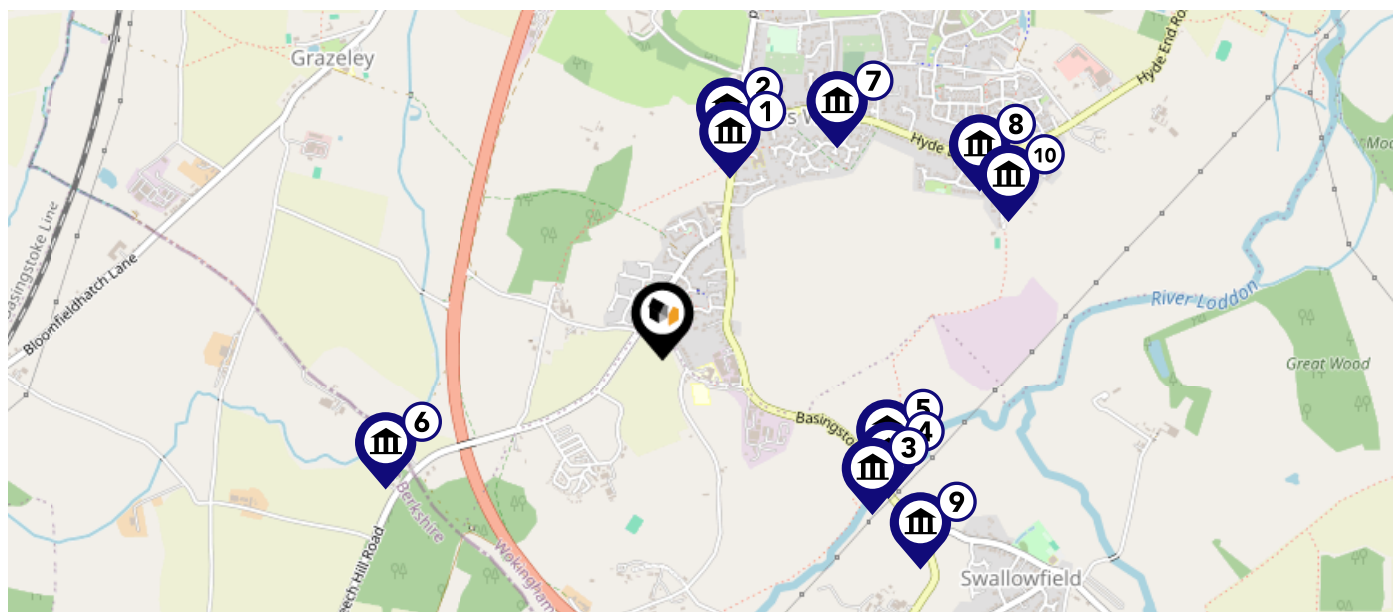
1	Whitehouse Farm-Spencers Wood, Wokingham, Buckinghamshire	Historic Landfill	
2	Sussex Way-Spencers Wood	Historic Landfill	
3	Sussex Way-Spencers Wood	Historic Landfill	
4	Grazeley Road-Three Mile Cross, Buckinghamshire	Historic Landfill	
5	Land at School Green, Shinfield-Whitley Wood, Reading	Historic Landfill	
6	Kereba-Riseley	Historic Landfill	
7	Pitchkettle Farm-Grazeley, Berkshire	Historic Landfill	
8	Milkingbarn Lane-Arborfield	Historic Landfill	
9	Moores Farm-Pingewood, Berkshire	Historic Landfill	
10	Hephaistos School-Farley Hill	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
	1246235 - Milestone At Spencers Wood	Grade II	0.5 miles
	1312952 - Library The School House	Grade II	0.5 miles
	1389116 - Milestone North North West Of Sheep Bridge	Grade II	0.6 miles
	1313105 - Sheepbridge Court	Grade II	0.6 miles
	1135822 - Barn Approximately 80 Metres North Of Sheepbridge Court	Grade II	0.6 miles
	1392492 - Woodcote Cottages	Grade II	0.7 miles
	1118137 - The Homestead	Grade II	0.7 miles
	1312950 - Fullbrooks	Grade II	0.8 miles
	1135834 - Girdlers	Grade II	0.8 miles
	1319125 - Sussex Lodge	Grade II	0.9 miles

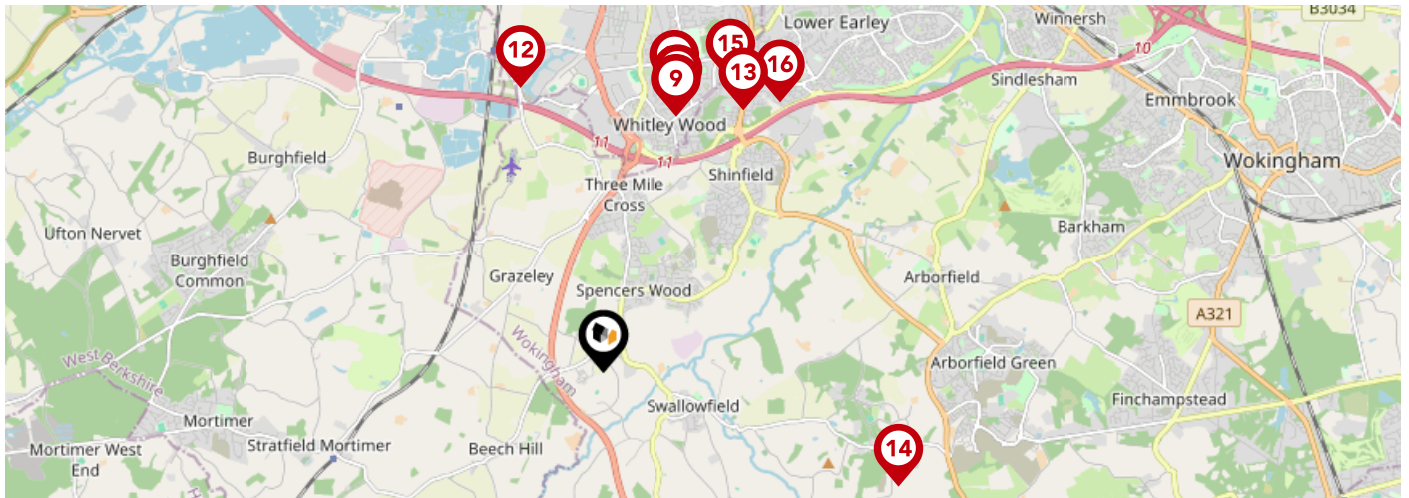
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lambs Lane Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grazeley Parochial Church of England Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oakbank</b> Ofsted Rating: Requires improvement   Pupils: 522   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Vine Christian School</b> Ofsted Rating: Good   Pupils: 28   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Alder Grove Church of England Primary School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shinfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 307   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Shinfield St Mary's CofE Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Geoffrey Field Infant School</b> Ofsted Rating: Outstanding   Pupils: 313   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



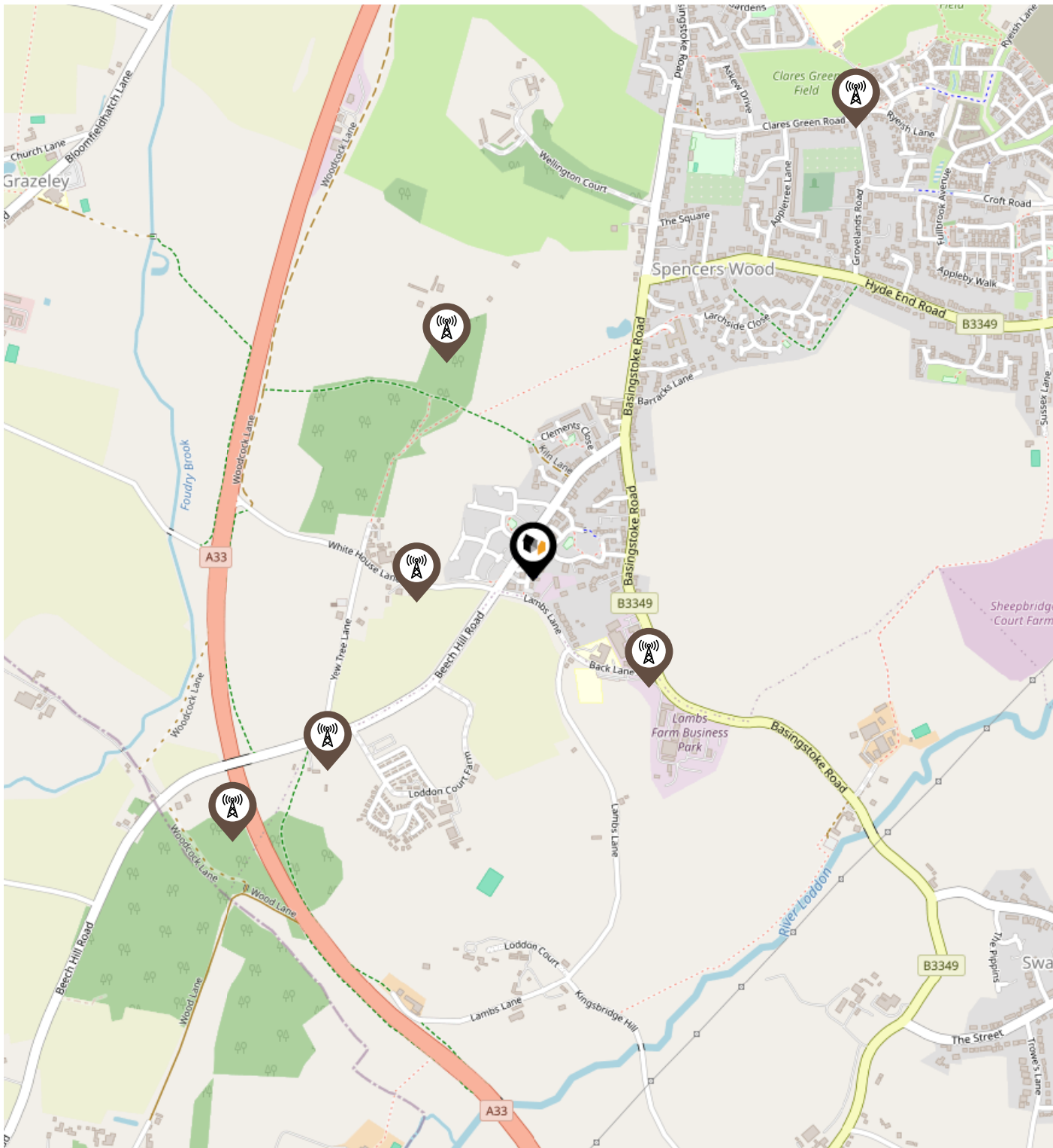
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Geoffrey Field Junior School</b> Ofsted Rating: Good   Pupils: 354   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 327   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>John Madejski Academy</b> Ofsted Rating: Serious Weaknesses   Pupils: 871   Distance:2.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Green Park Village Primary Academy</b> Ofsted Rating: Good   Pupils: 155   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crosfields School</b> Ofsted Rating: Not Rated   Pupils: 777   Distance:2.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farley Hill Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridgeway Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillside Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:2.99	<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

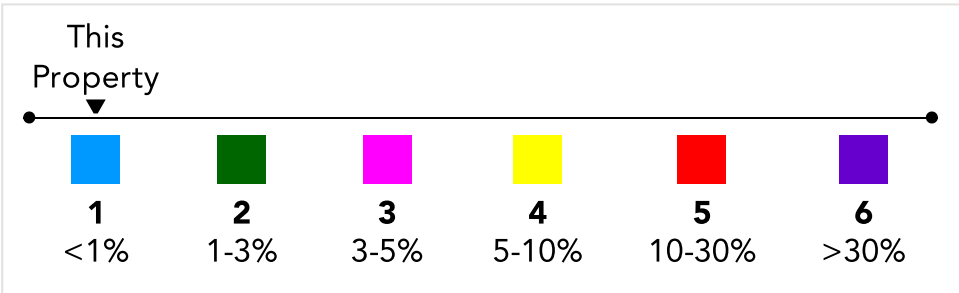
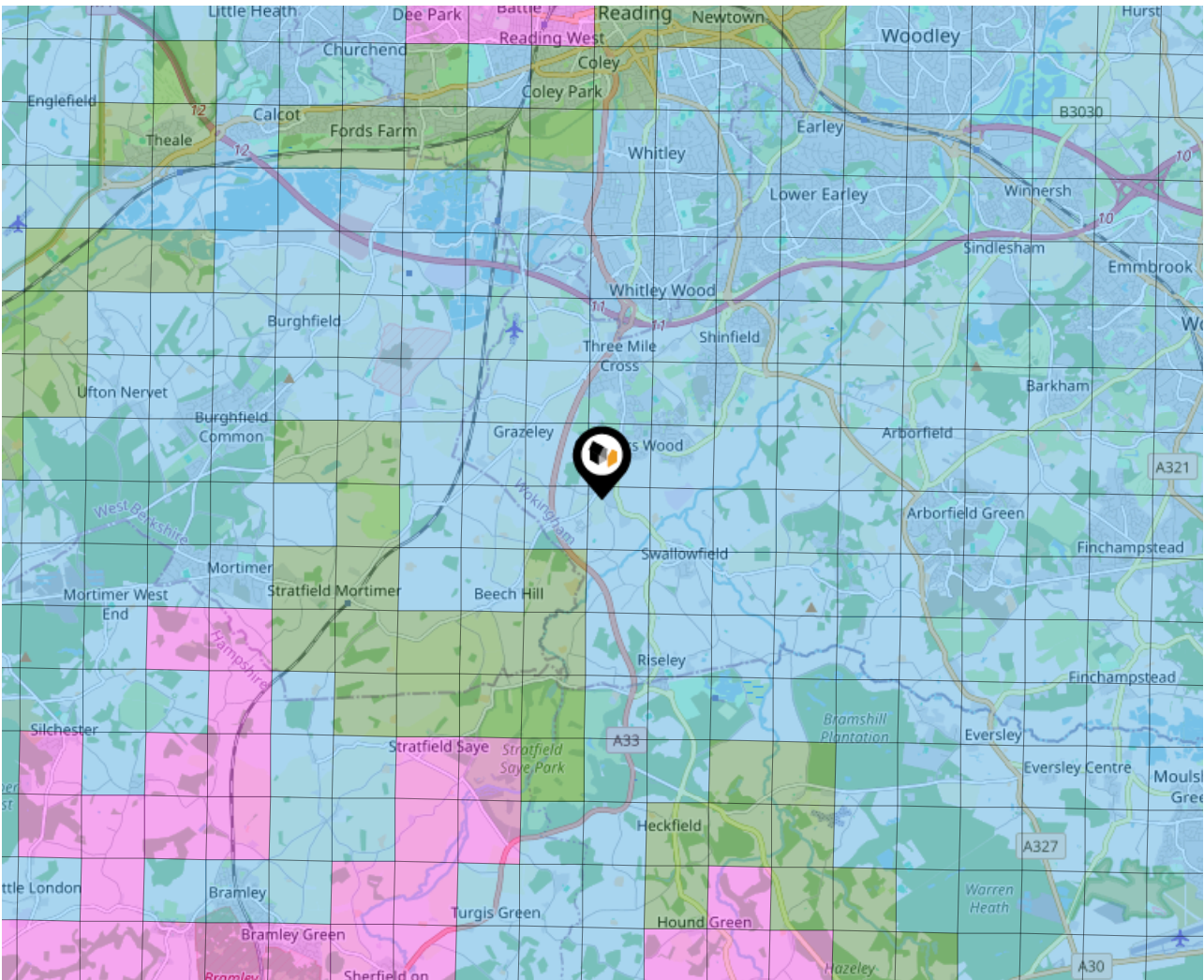
# Environment

## Radon Gas



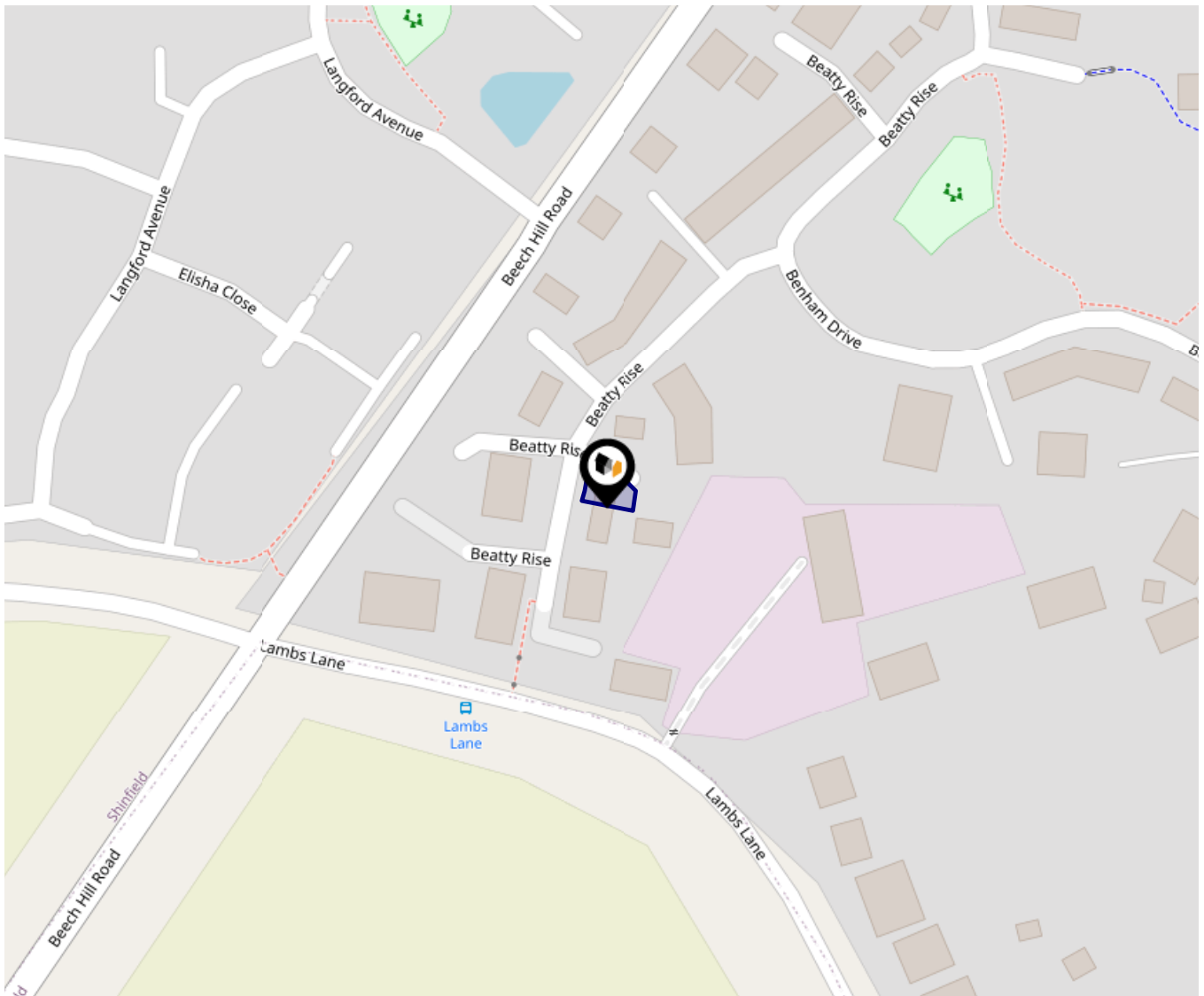
### What is Radon?

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.

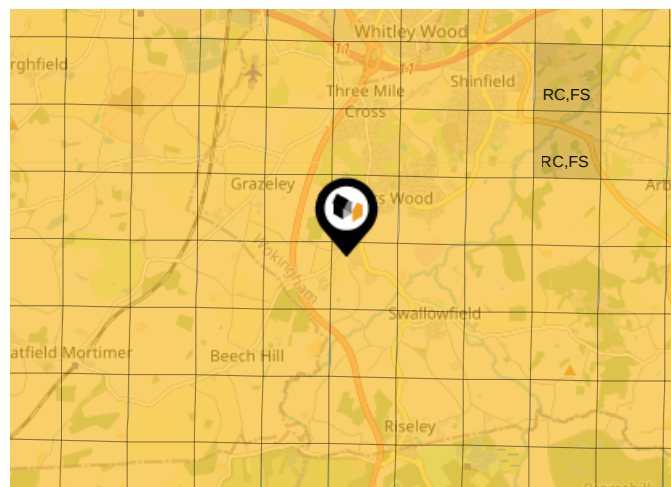
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

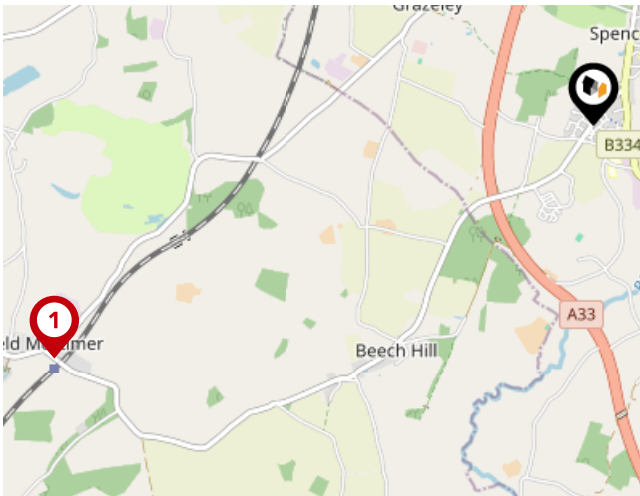


### Primary Classifications (Most Common Clay Types)

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

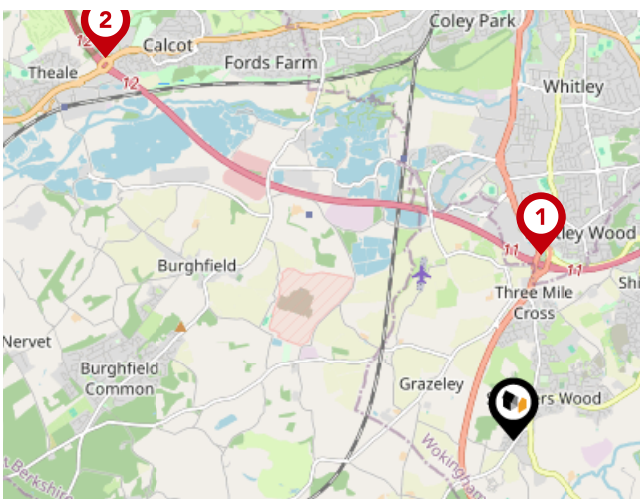
# Area

## Transport (National)



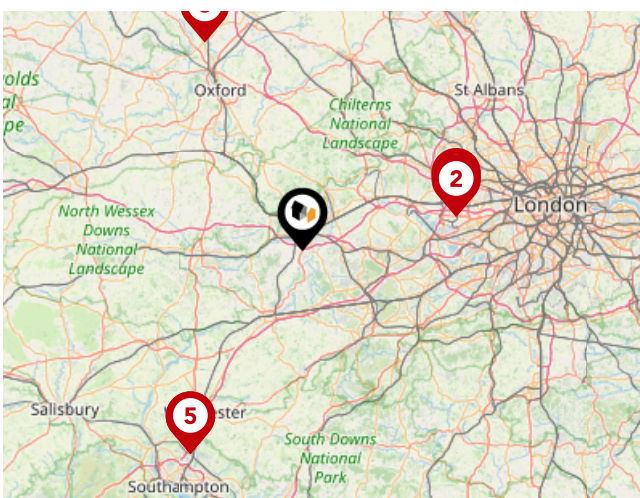
### National Rail Stations

Pin	Name	Distance
1	Mortimer Rail Station	2.72 miles
2	Reading West Rail Station	4.5 miles
3	Earley Rail Station	4.5 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.73 miles
2	M4 J12	5.17 miles
3	M3 J5	8.09 miles
4	M4 J10	6.13 miles
5	M3 J6	9.65 miles

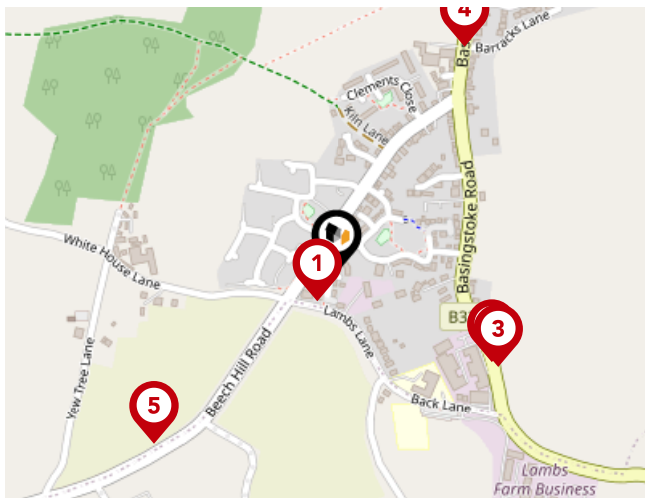


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	23.42 miles
2	Heathrow Airport Terminal 4	23.4 miles
3	Kidlington	33.98 miles
4	North Stoneham	34.5 miles
5	Southampton Airport	34.5 miles

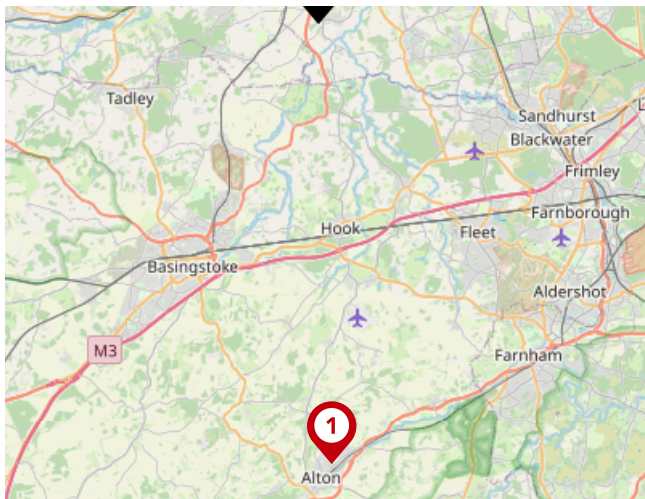
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lambs Lane	0.04 miles
2	Back Lane	0.21 miles
3	Back Lane	0.22 miles
4	Post Office	0.3 miles
5	Beech Hill Road	0.29 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	16.31 miles



# Avocado Property

## About Us



### Avocado Property

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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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/avacadoproperty



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# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

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.

# 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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