

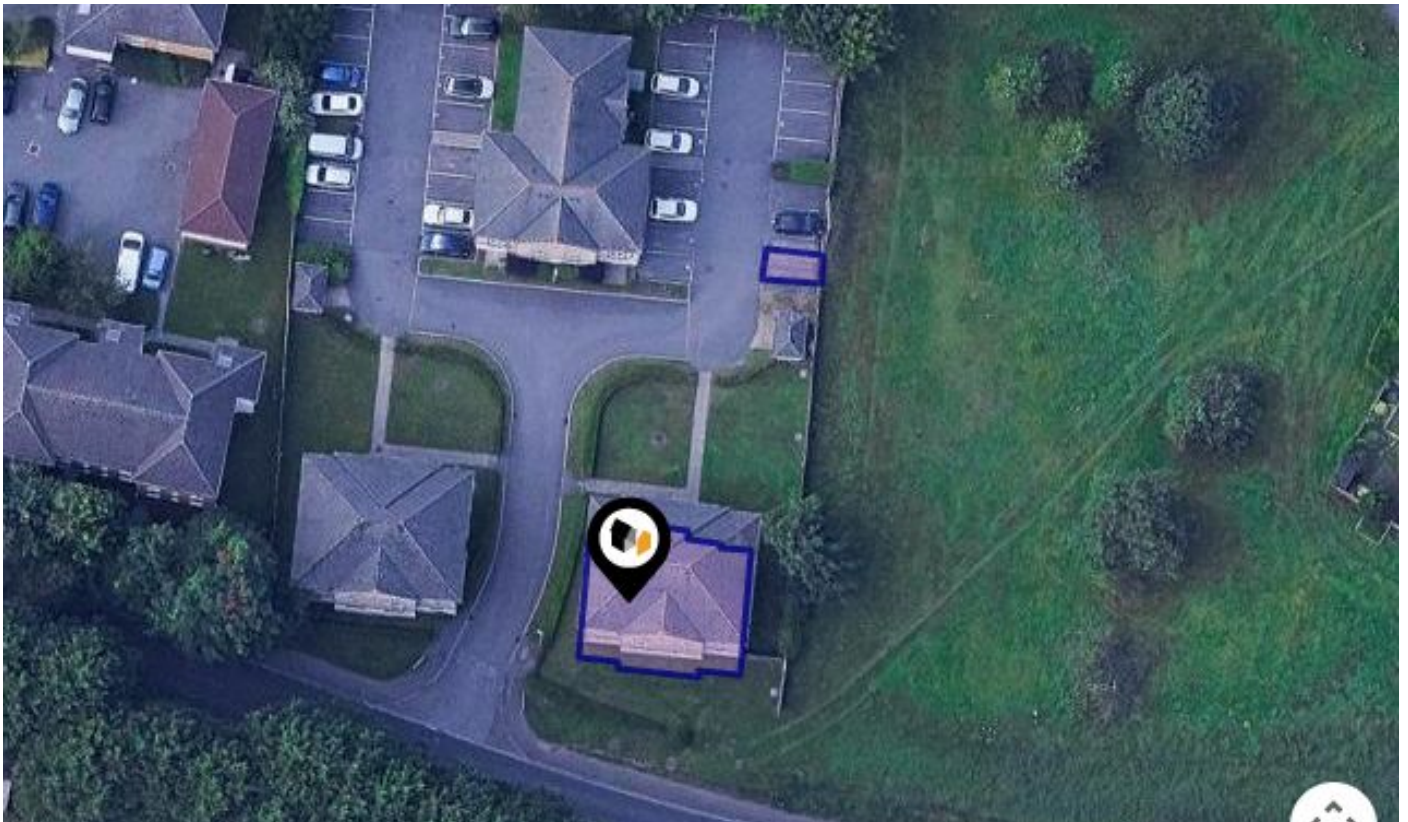


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd June 2025



TARN HOWES CLOSE, THATCHAM, RG19

Avocado Property

07545 349240

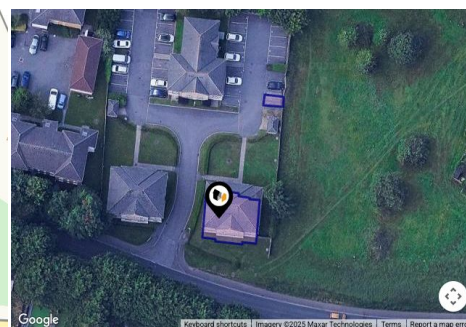
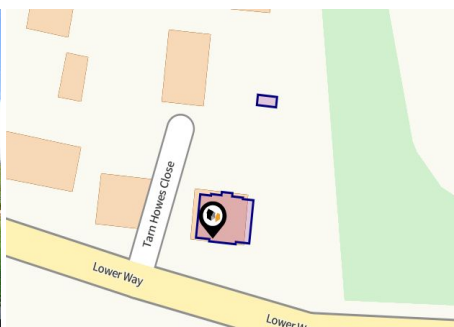
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 645 ft² / 60 m²
Plot Area: 0.04 acres
Year Built : 2000
Council Tax : Band C
Annual Estimate: £2,118
Title Number: BK364661

Tenure: Leasehold
Start Date: 03/08/2000
End Date: 01/01/2125
Lease Term: 125 years from 1 January 2000
Term Remaining: 99 years

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)

8	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

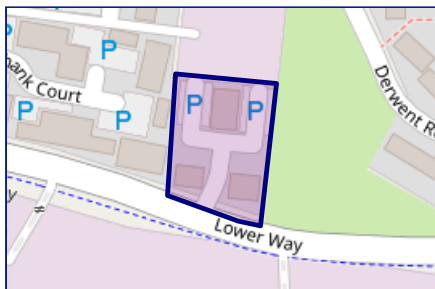


Property

Multiple Title Plans

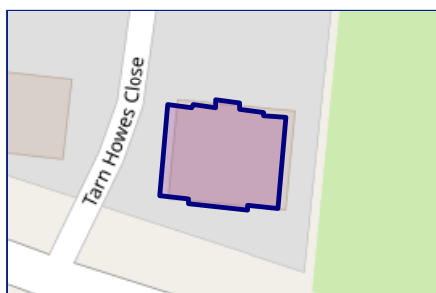


Freehold Title Plan



BK85535

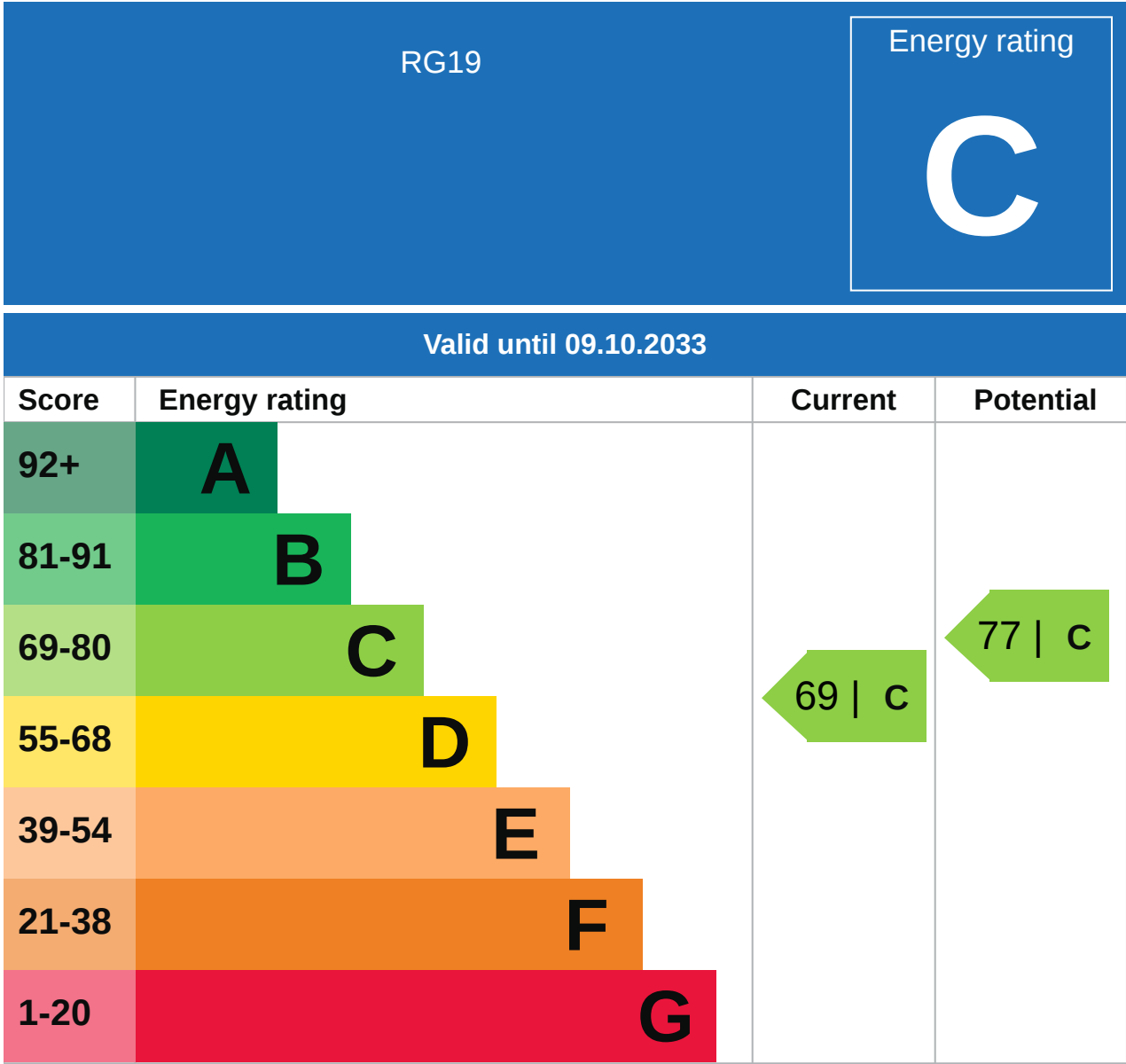
Leasehold Title Plan



BK364661

Start Date: 03/08/2000
End Date: 01/01/2125
Lease Term: 125 years from 1 January 2000
Term Remaining: 99 years

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

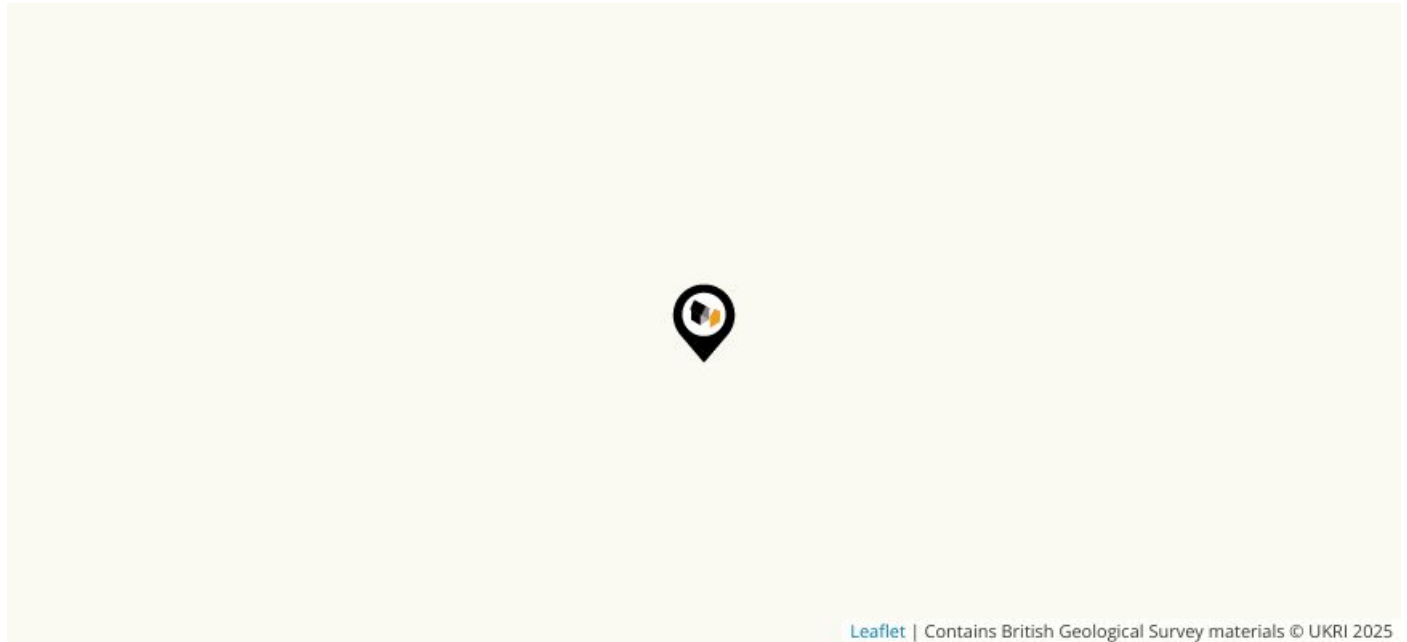
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	60 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.

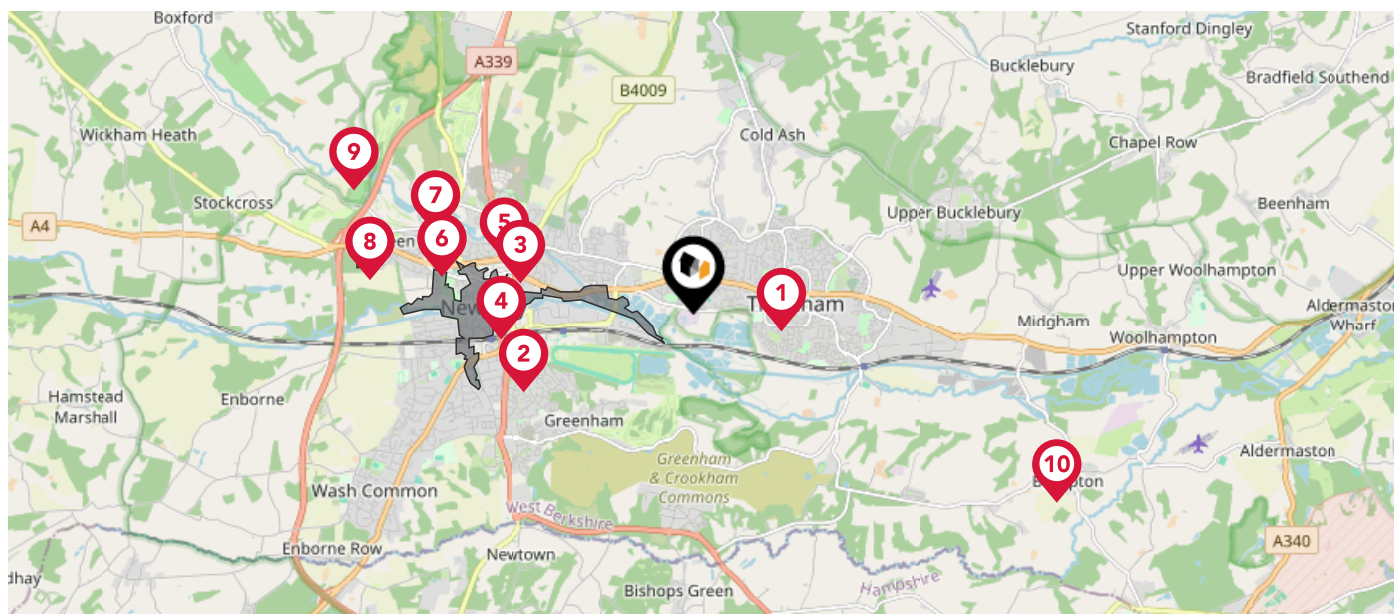
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Thatcham



Stroud Green



Shaw Road and Crescent



Newbury Town Centre



Shaw House and Church



Donnington Square



Donnington Village



Speen



Bagnor



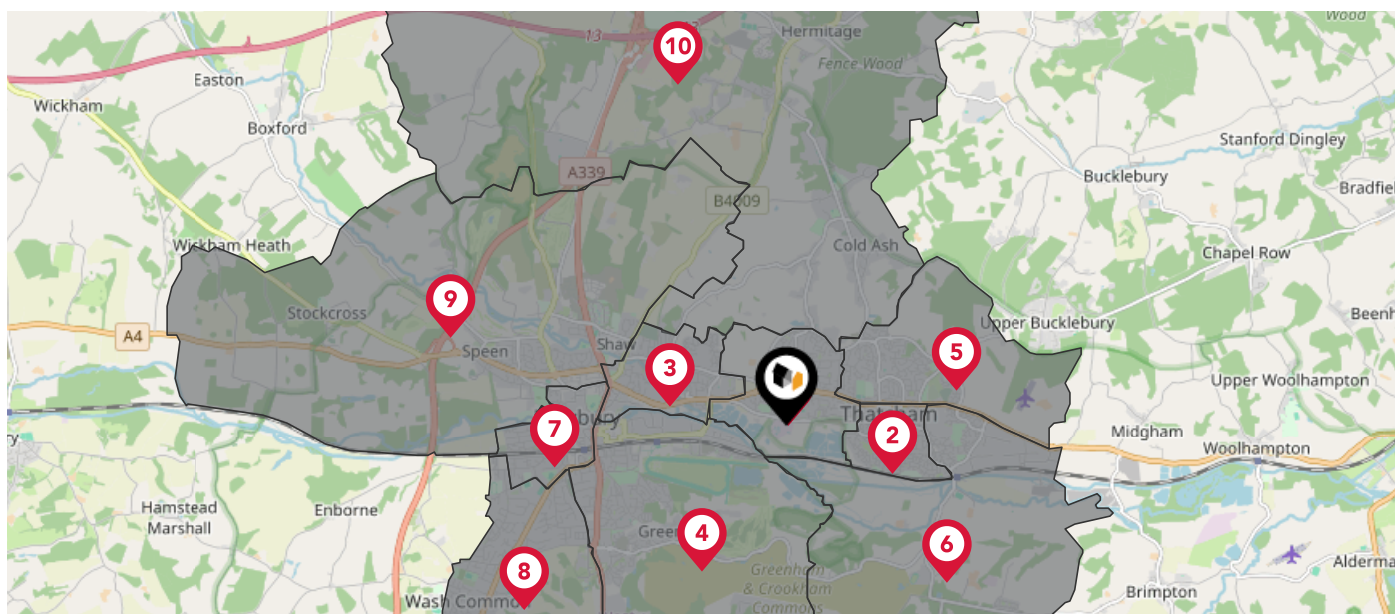
Brimpton

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



Thatcham West Ward



Thatcham Central Ward



Newbury Clay Hill Ward



Newbury Greenham Ward



Thatcham North East Ward



Thatcham Colthrop & Crookham Ward



Newbury Central Ward



Newbury Wash Common Ward



Newbury Speen Ward



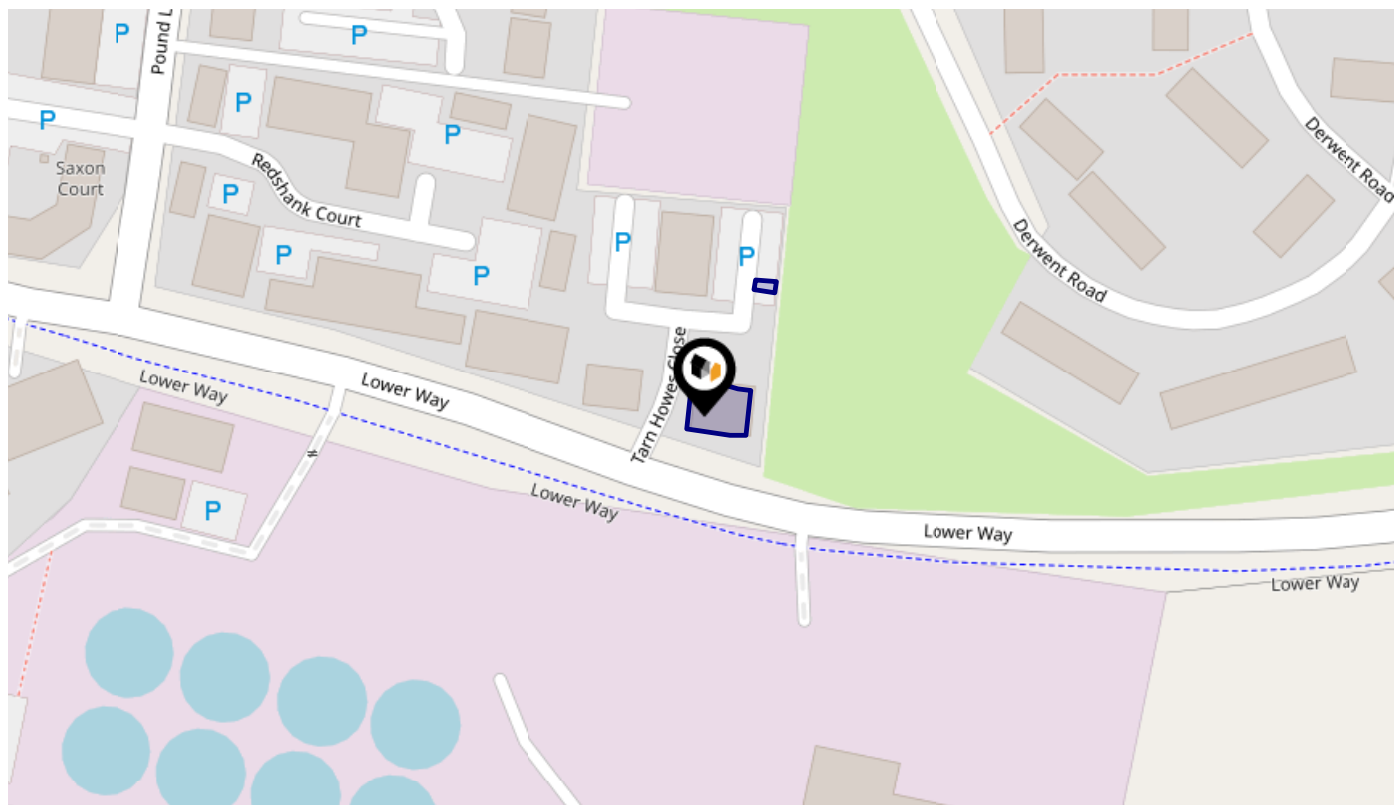
Chieveley & Cold Ash Ward

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:

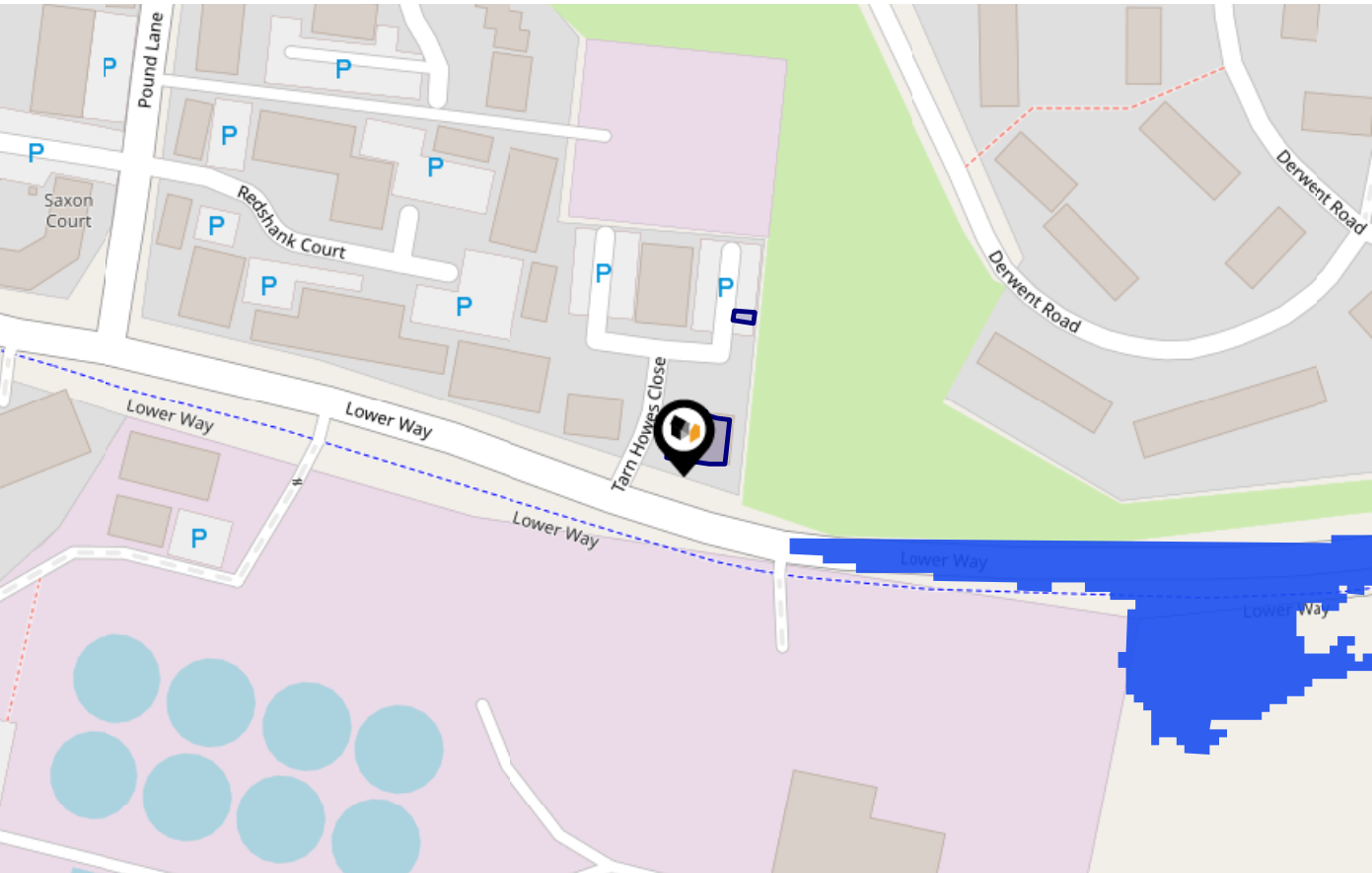
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

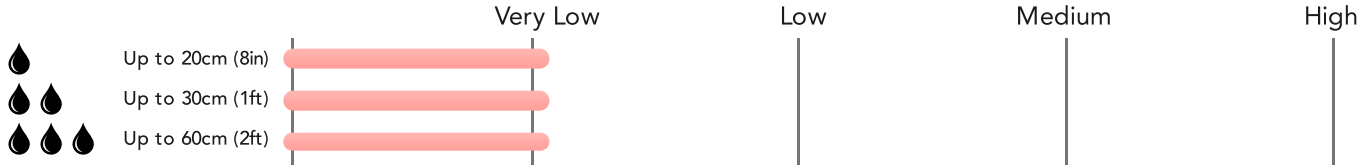


Risk Rating: Very low

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:

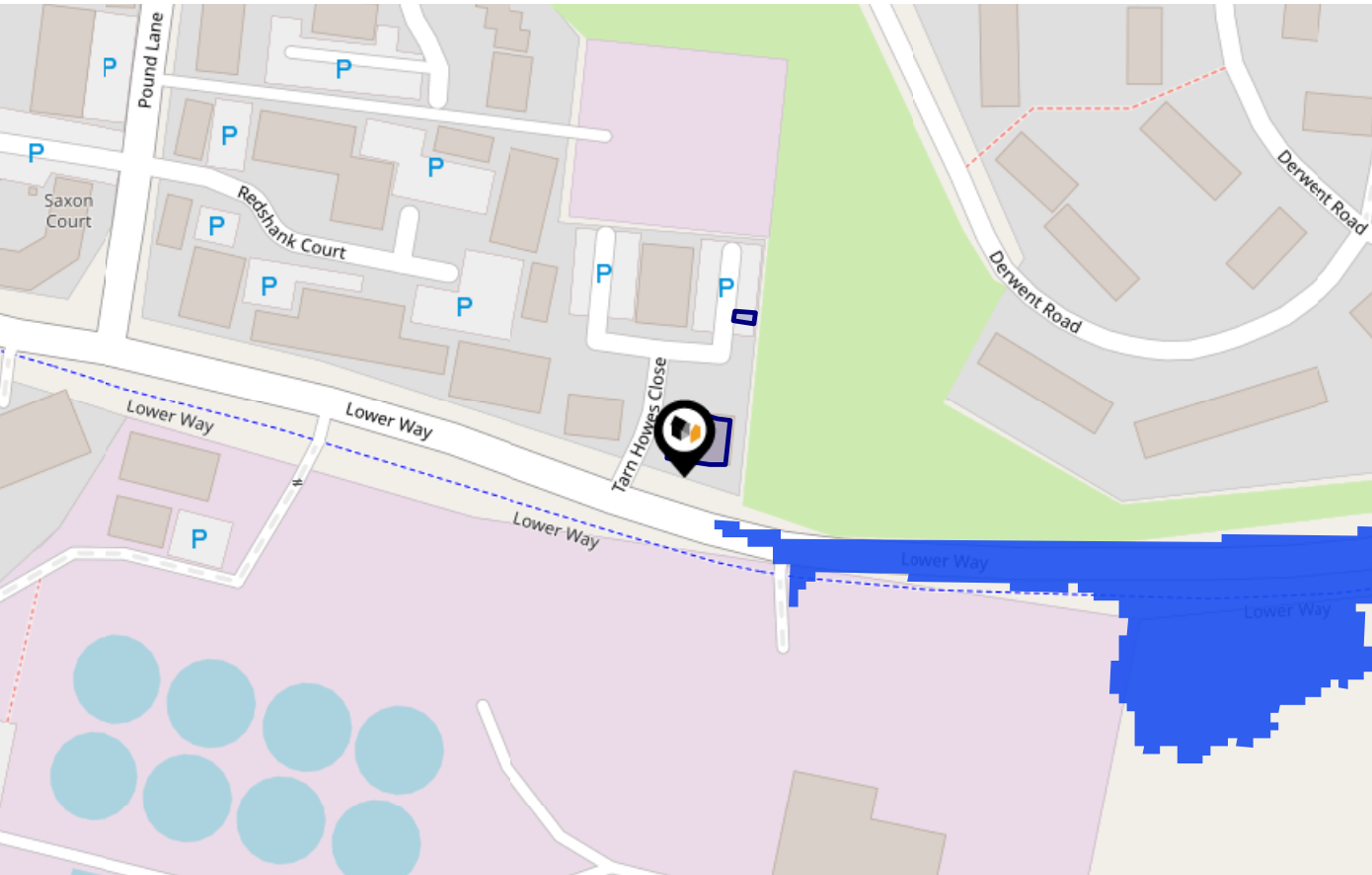


Flood Risk

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.

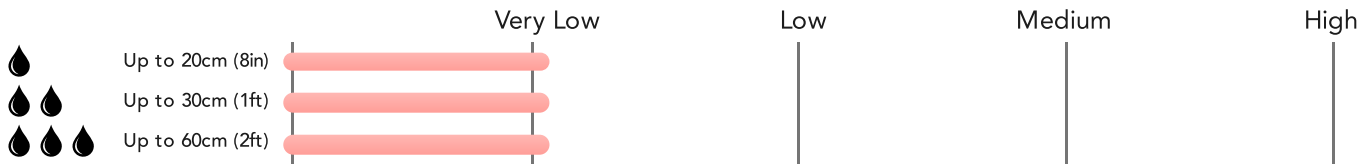


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

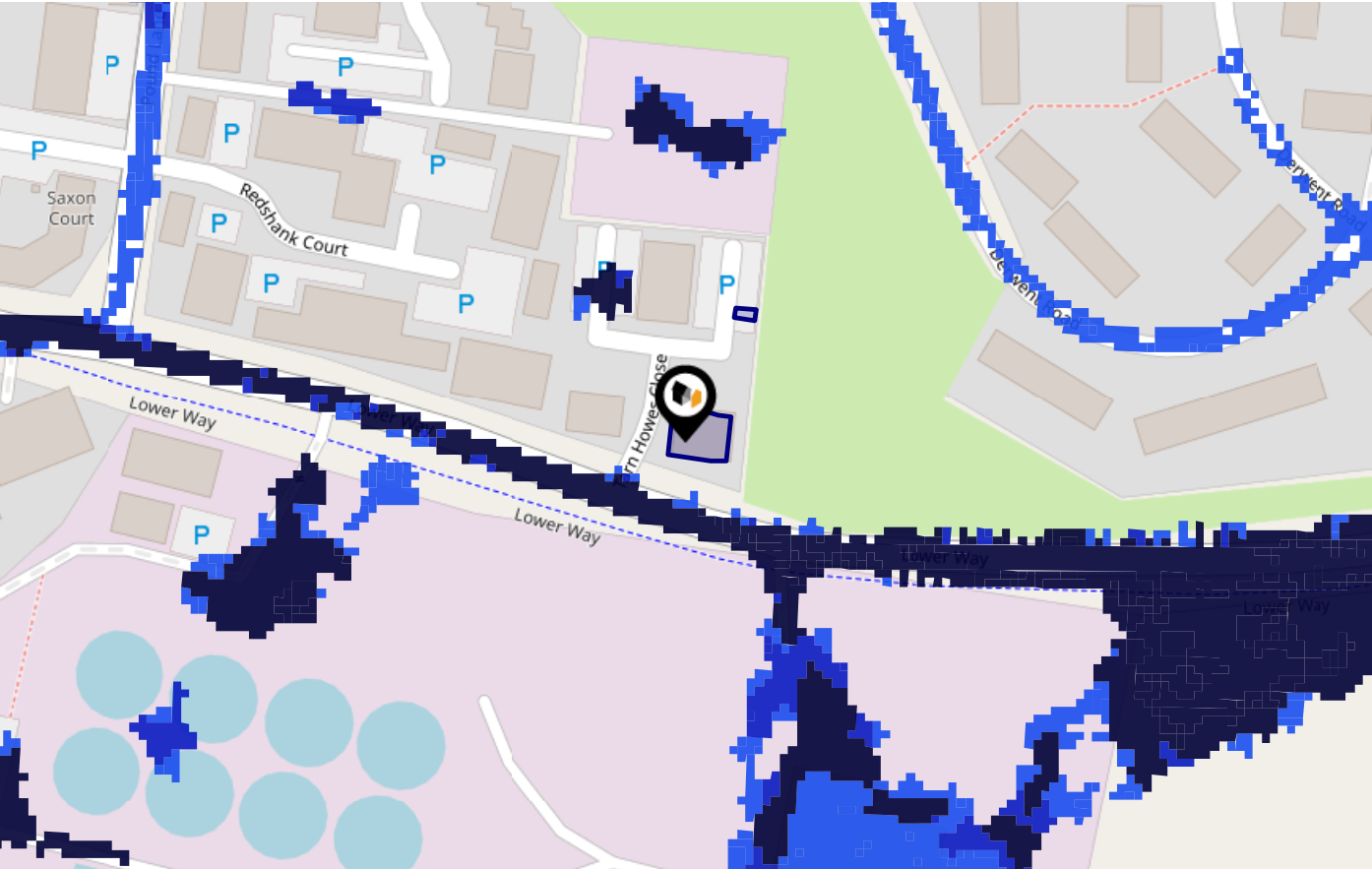


Flood Risk

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.

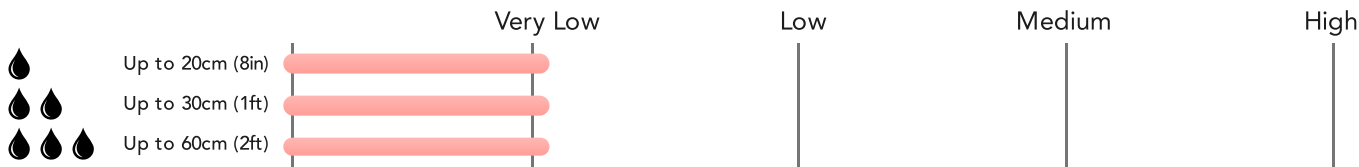


Risk Rating: Very low

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- 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:

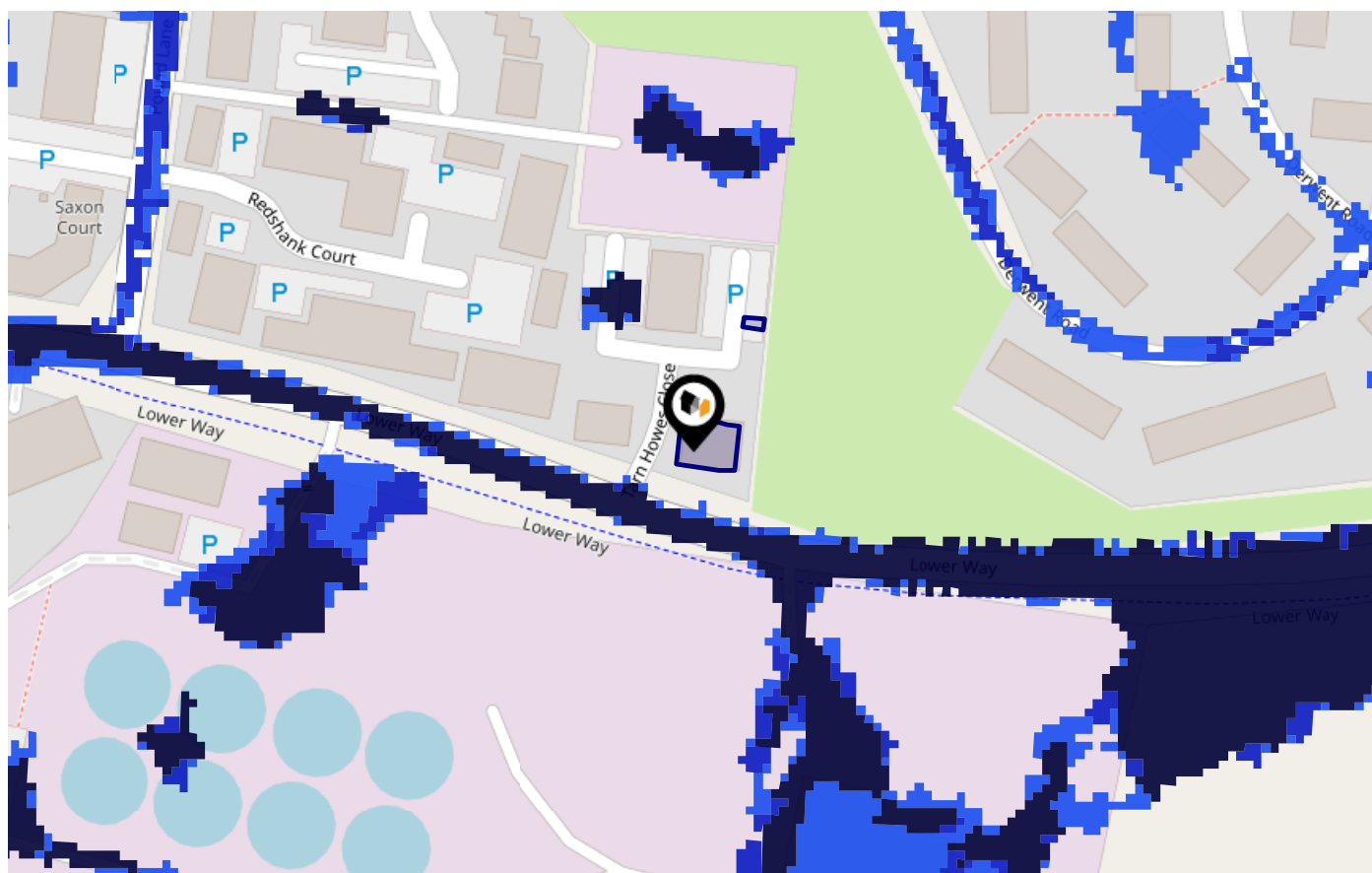


Flood Risk

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.

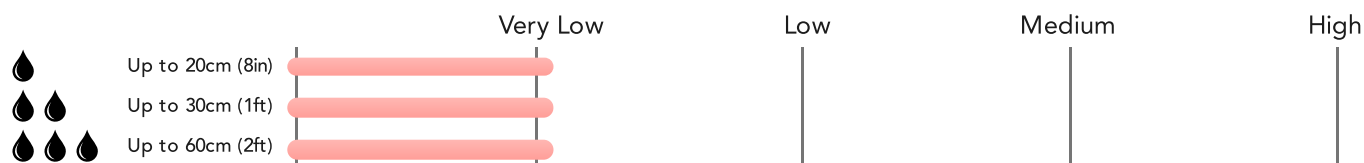


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

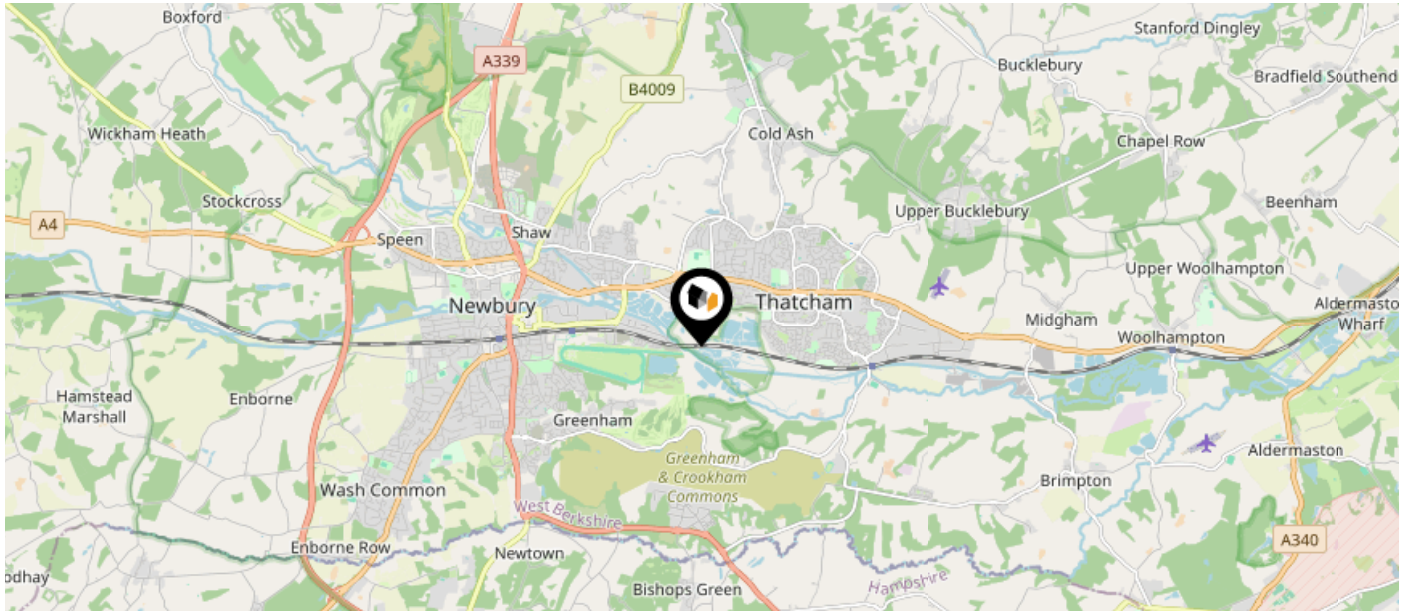


Maps

Green Belt



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



Nearby Green Belt Land

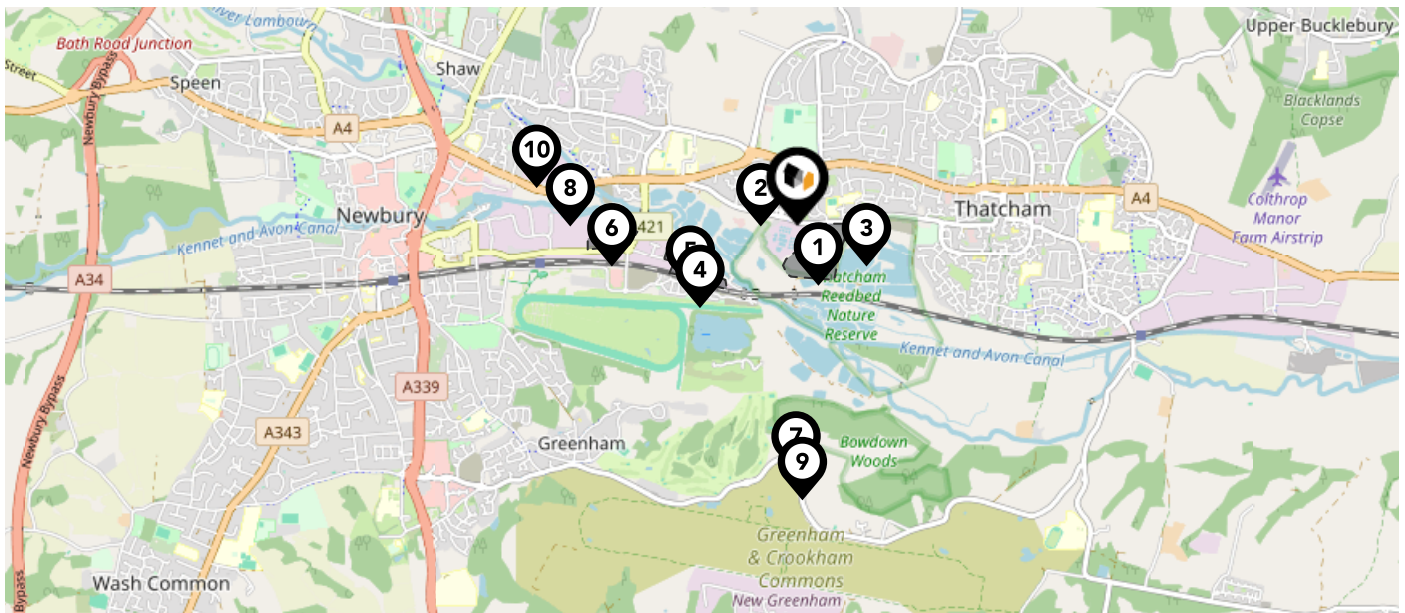
No data available.

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

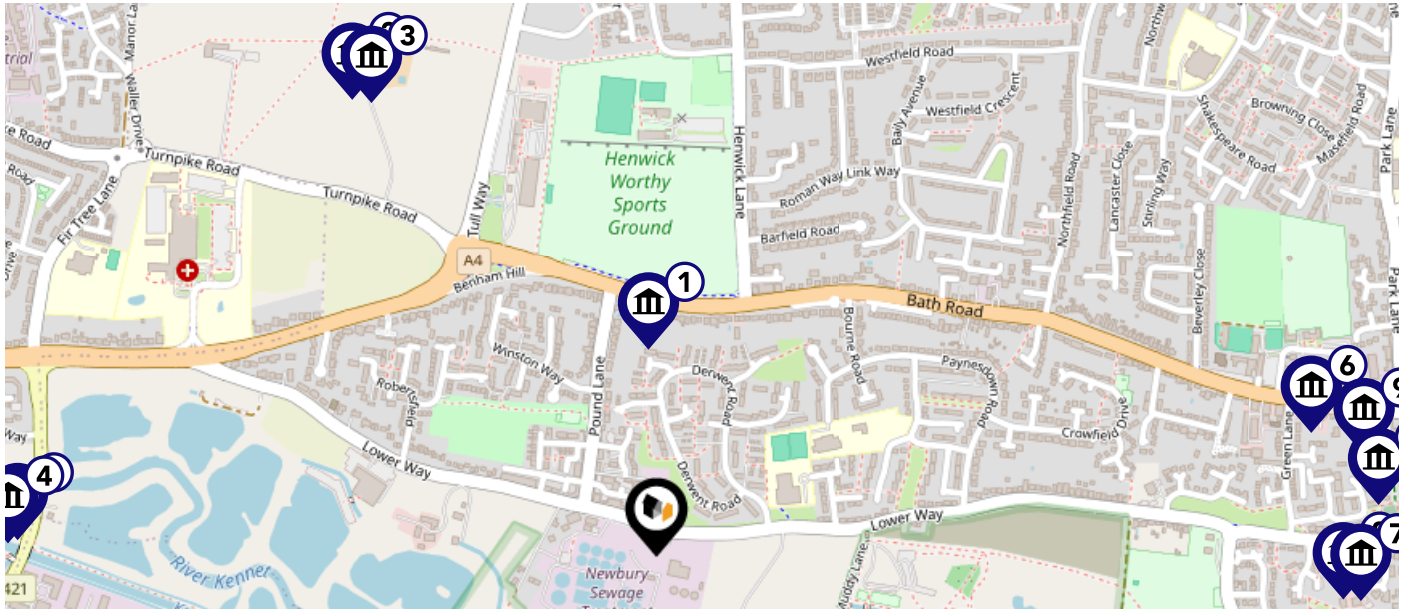
	Lower Way-Thatcham, Berkshire	Historic Landfill	
	Pound Lane Depot-Thatcham, Berkshire	Historic Landfill	
	Fishing Club-Thatcham, Berkshire	Historic Landfill	
	Hambridge Lane 2 (South)-Newbury, Berkshire	Historic Landfill	
	Vokins Hambridge Lane 1-Newbury, Berkshire	Historic Landfill	
	Hambridge Road-Newbury, Berkshire	Historic Landfill	
	Bowdown House-Greenham, Berkshire	Historic Landfill	
	Plenty London Road-London Road, Newbury, Berkshire	Historic Landfill	
	Burys Bank-Greenham, Berkshire	Historic Landfill	
	Castle Industrial Park-Newbury, Berkshire	Historic Landfill	

Maps

Listed Buildings

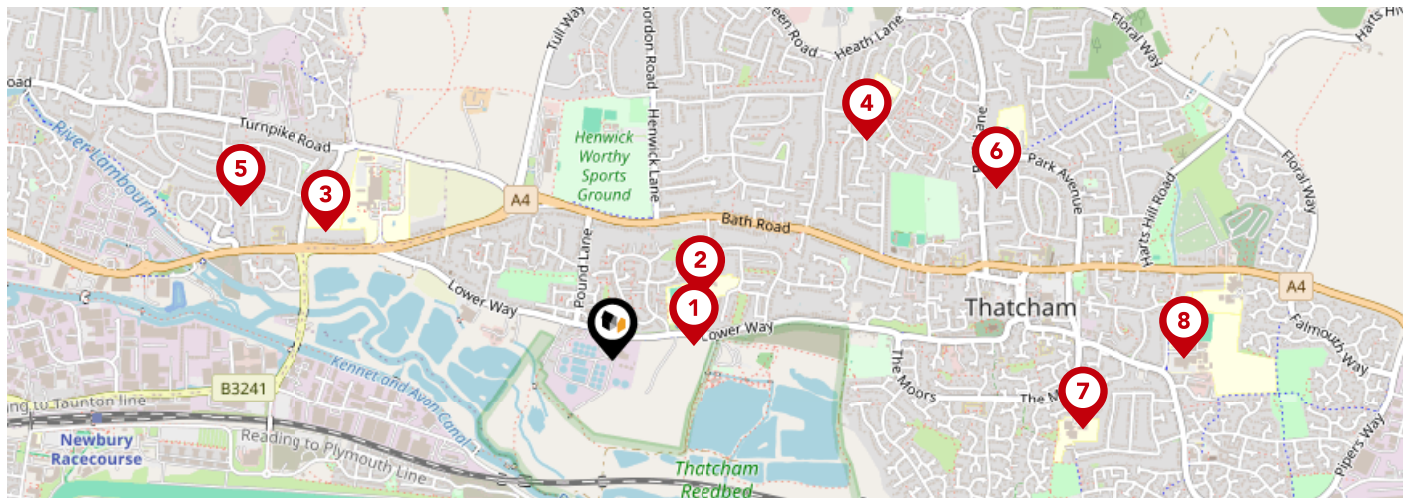


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



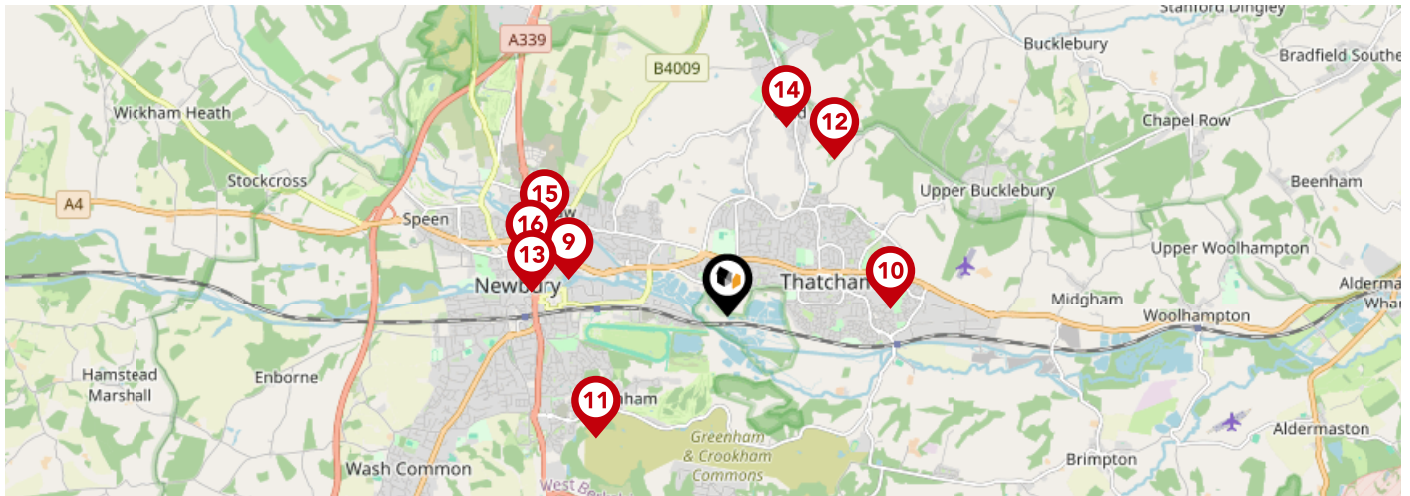
Listed Buildings in the local district		Grade	Distance
	1117273 - Milestone At Su 50230 67601	Grade II	0.2 miles
	1117252 - Lower Henwick Farmhouse	Grade II	0.6 miles
	1117253 - 2 Barns Approximately 20 Metres To East Of Lower Henwick Farmhouse	Grade II	0.6 miles
	1221137 - Barn At Hambridge Farm	Grade II	0.7 miles
	1221044 - Hambridge Farm House	Grade II	0.7 miles
	1319516 - The Poplars	Grade II	0.8 miles
	1303182 - St Mary's Cottage	Grade II	0.8 miles
	1319522 - Granary Approximately 20 Metres To North East Of The Grange	Grade II	0.8 miles
	1155875 - Crown House	Grade II	0.8 miles
	1303149 - Monks Chambers	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Parsons Down Junior School Ofsted Rating: Good Pupils: 184 Distance:0.19	☐	☒	☐	☐	☐
2	Parsons Down Infant School Ofsted Rating: Good Pupils: 90 Distance:0.25	☐	☒	☐	☐	☐
3	Fir Tree Primary School and Nursery Ofsted Rating: Good Pupils: 238 Distance:0.72	☐	☒	☐	☐	☐
4	Whitelands Park Primary School Ofsted Rating: Good Pupils: 390 Distance:0.78	☐	☒	☐	☐	☐
5	Engaging Potential Ofsted Rating: Good Pupils: 14 Distance:0.93	☐	☐	☒	☐	☐
6	Thatcham Park CofE Primary Ofsted Rating: Good Pupils: 399 Distance:0.97	☐	☒	☐	☐	☐
7	Spurcroft Primary School Ofsted Rating: Good Pupils: 410 Distance:1.1	☐	☒	☐	☐	☐
8	Kennet School Ofsted Rating: Outstanding Pupils: 1855 Distance:1.32	☐	☐	☒	☐	☐

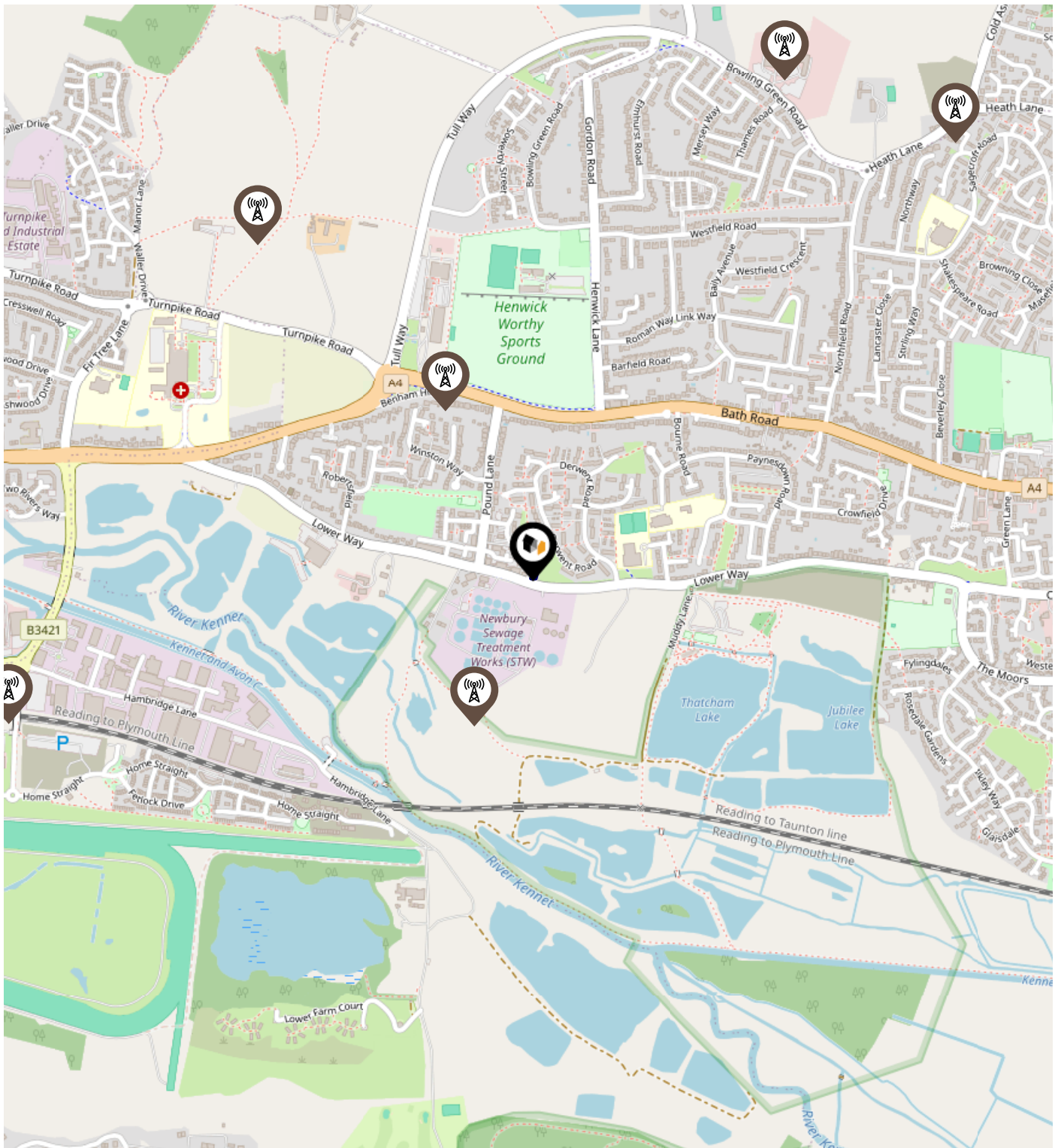
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 232 Distance:1.5	☐	☒	☐	☐	☐
	Francis Baily Primary School Ofsted Rating: Requires improvement Pupils: 534 Distance:1.51	☐	☒	☐	☐	☐
	The Willows Primary School Ofsted Rating: Good Pupils: 393 Distance:1.65	☐	☒	☐	☐	☐
	St Finian's Catholic Primary School Ofsted Rating: Good Pupils: 200 Distance:1.77	☐	☒	☐	☐	☐
	Victoria Park Nursery School & Family Hub Ofsted Rating: Outstanding Pupils: 125 Distance:1.82	☒	☐	☐	☐	☐
	Cold Ash St Mark's CE Primary School Ofsted Rating: Good Pupils: 196 Distance:1.84	☐	☒	☐	☐	☐
	Trinity School Ofsted Rating: Good Pupils: 1300 Distance:1.87	☐	☐	☒	☐	☐
	The Winchcombe School Ofsted Rating: Good Pupils: 446 Distance:1.89	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

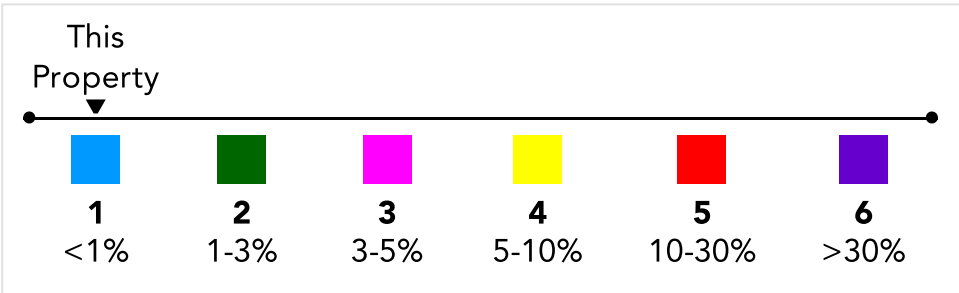
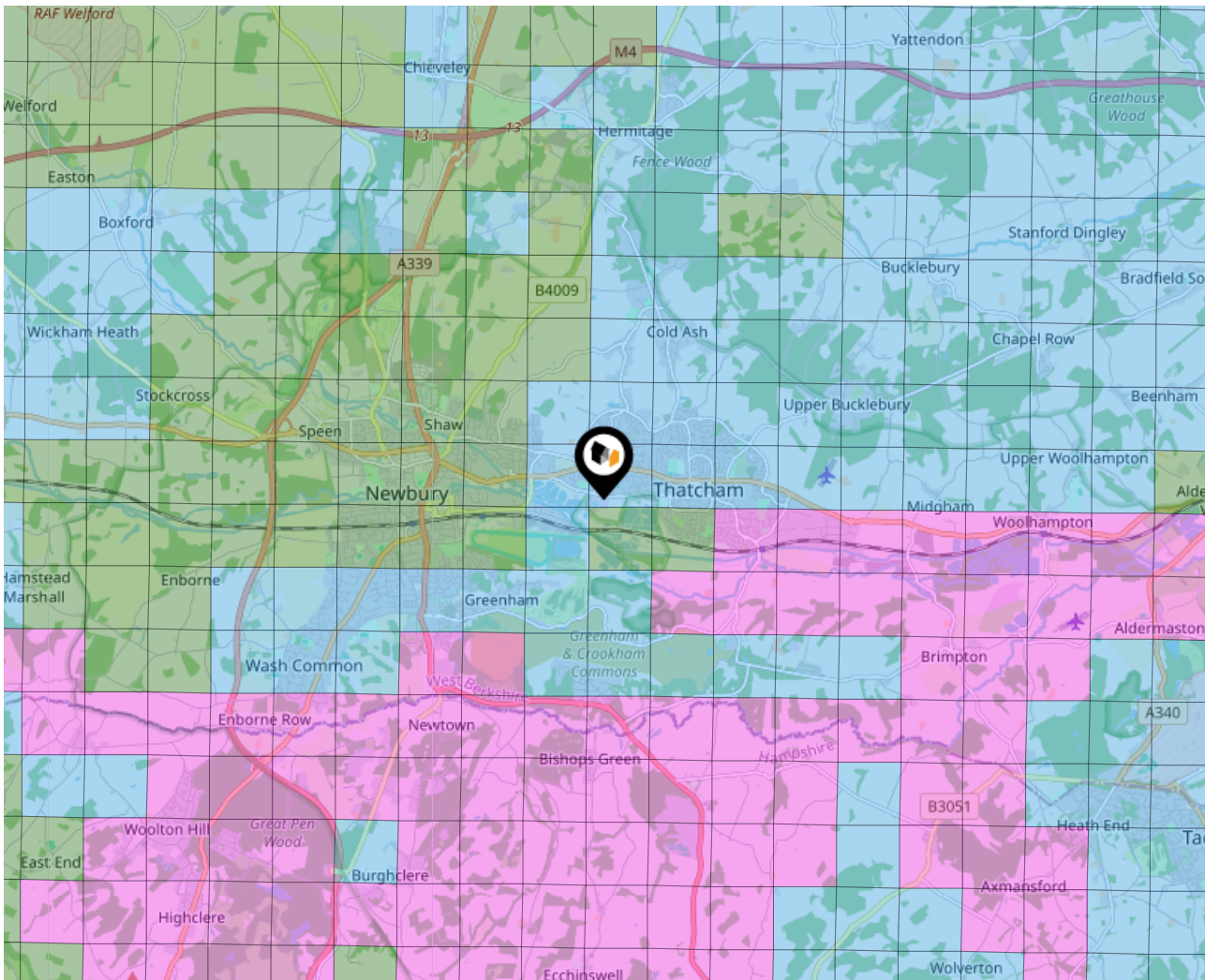
Environment

Radon Gas



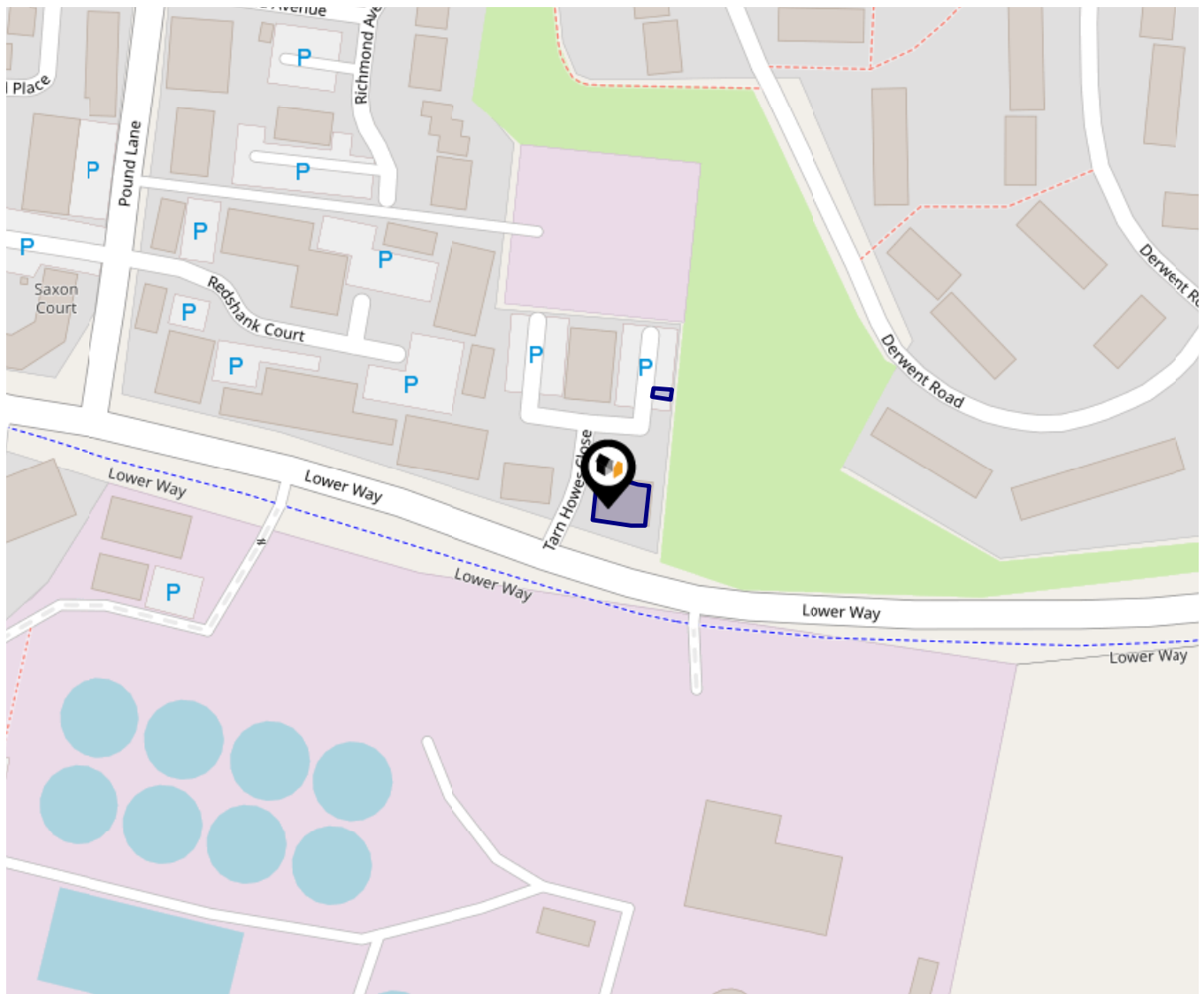
What is Radon?

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



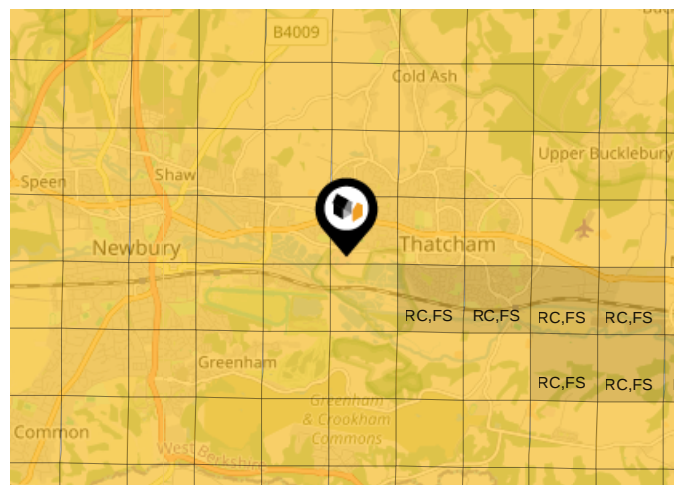
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

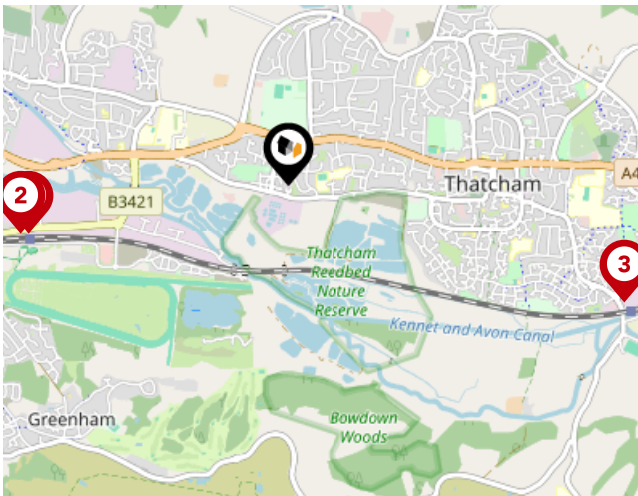


Primary Classifications (Most Common Clay Types)

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

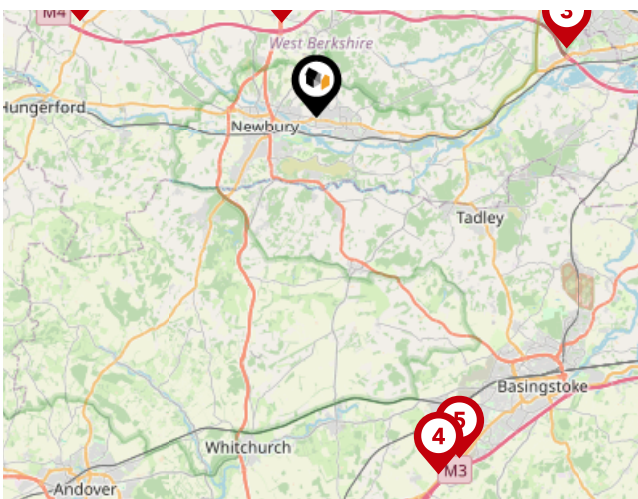
Area

Transport (National)



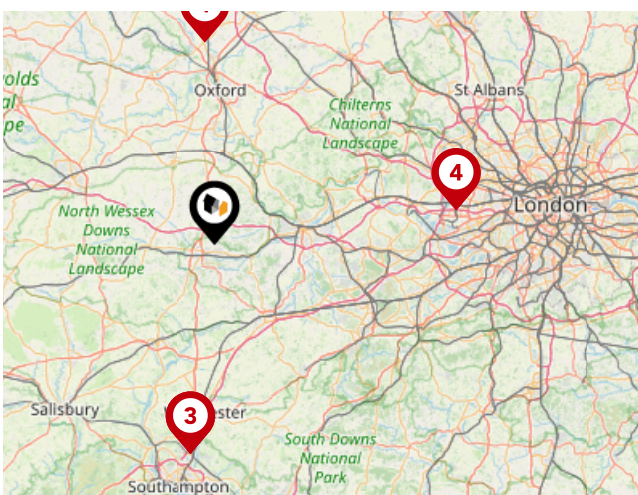
National Rail Stations

Pin	Name	Distance
1	Newbury Racecourse Rail Station	1.23 miles
2	Newbury Racecourse Rail Station	1.26 miles
3	Thatcham Rail Station	1.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	3.78 miles
2	M4 J14	9.49 miles
3	M4 J12	9.58 miles
4	M3 J8	13.97 miles
5	M3 J7	13.69 miles

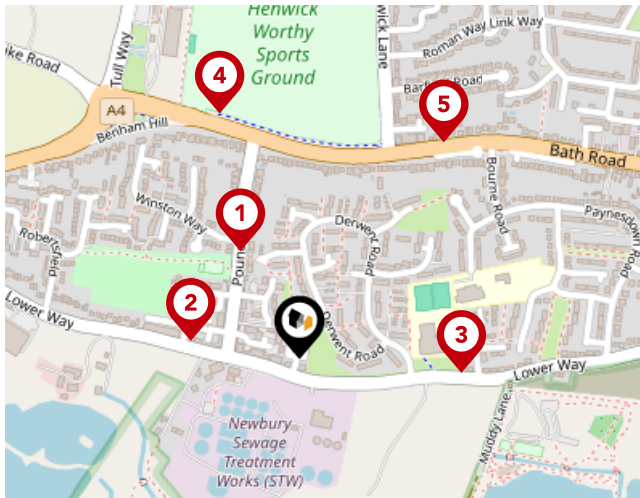


Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.86 miles
2	North Stoneham	31.42 miles
3	Southampton Airport	31.42 miles
4	Heathrow Airport	35.99 miles

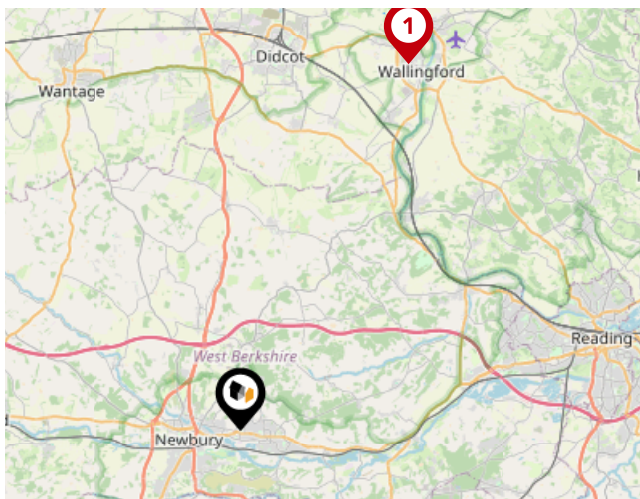
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Winston Way	0.14 miles
2	Prince Hold Road	0.13 miles
3	Derwent Road	0.19 miles
4	Garden Centre - Pound Lane	0.3 miles
5	Bourne Road	0.3 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.93 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

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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