

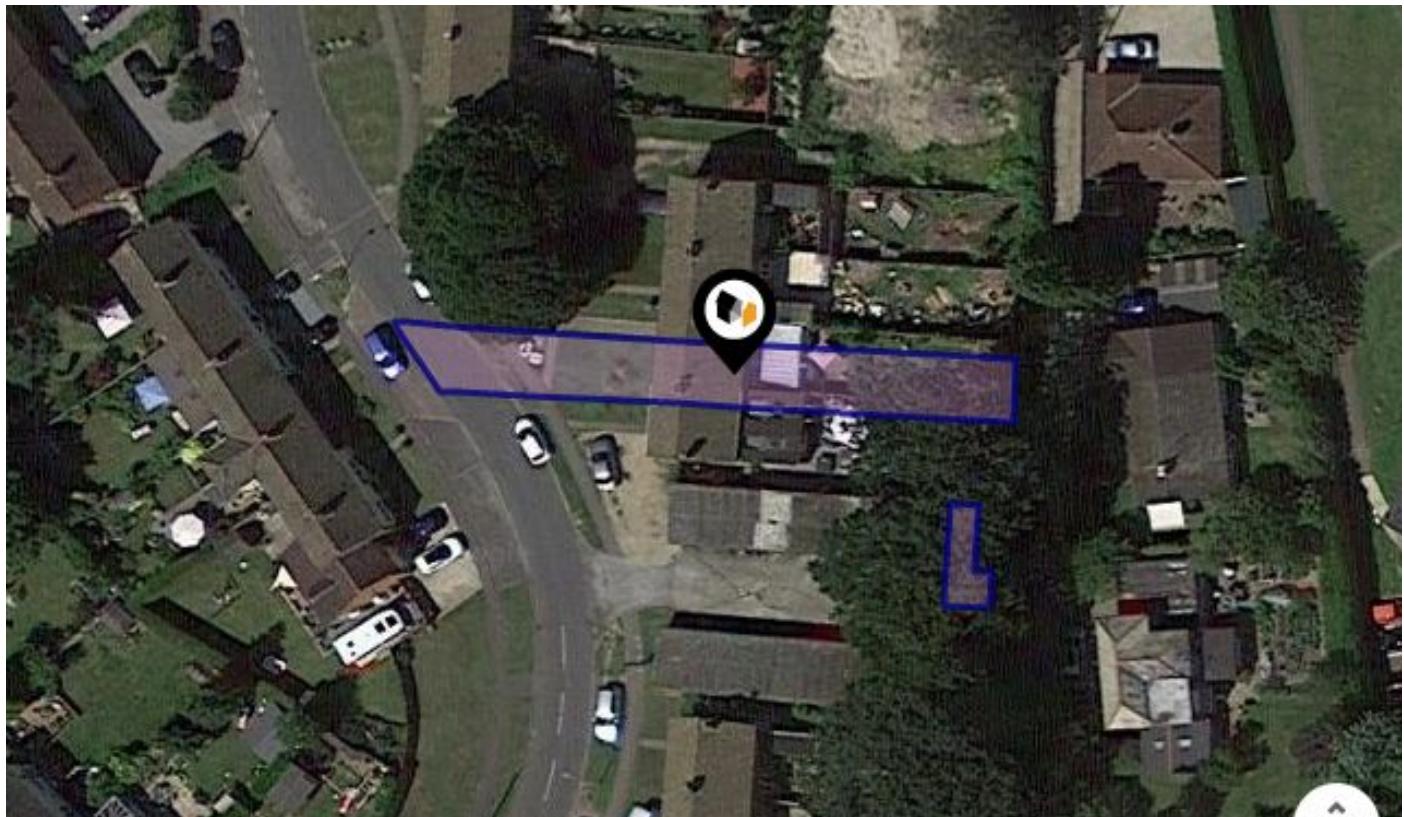


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th July 2025



ABBOTS ROAD, BURGHFIELD COMMON, READING, RG7

Avocado Property

07545 349240

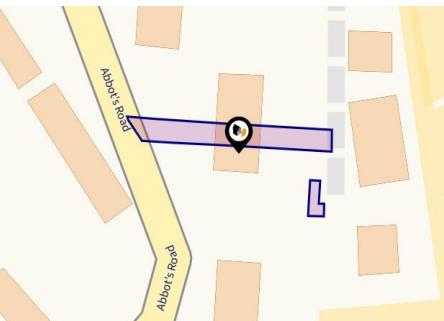
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,118		
Title Number:	BK377714		

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)

17 mb/s **80** mb/s **10000** mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **Abbots Road, Burghfield Common, Reading, RG7**

Reference - 08/00757/HOUSE

Decision: Decided

Date: 06th May 2008

Description:

Creation of a new vehicular access.

Property EPC - Certificate



Burghfield Common, READING, RG7

Energy rating

C

Valid until 06.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



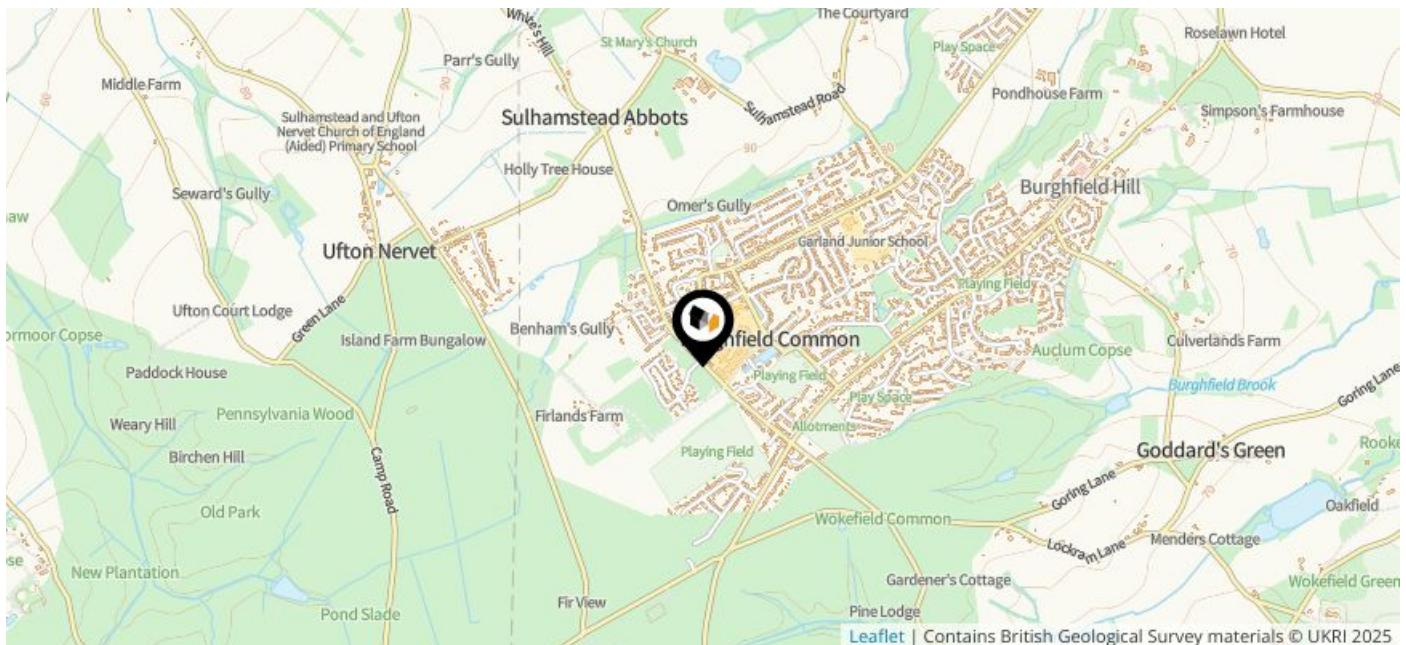
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	58 m ²

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- X Adit
- X Gutter Pit
- X 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.

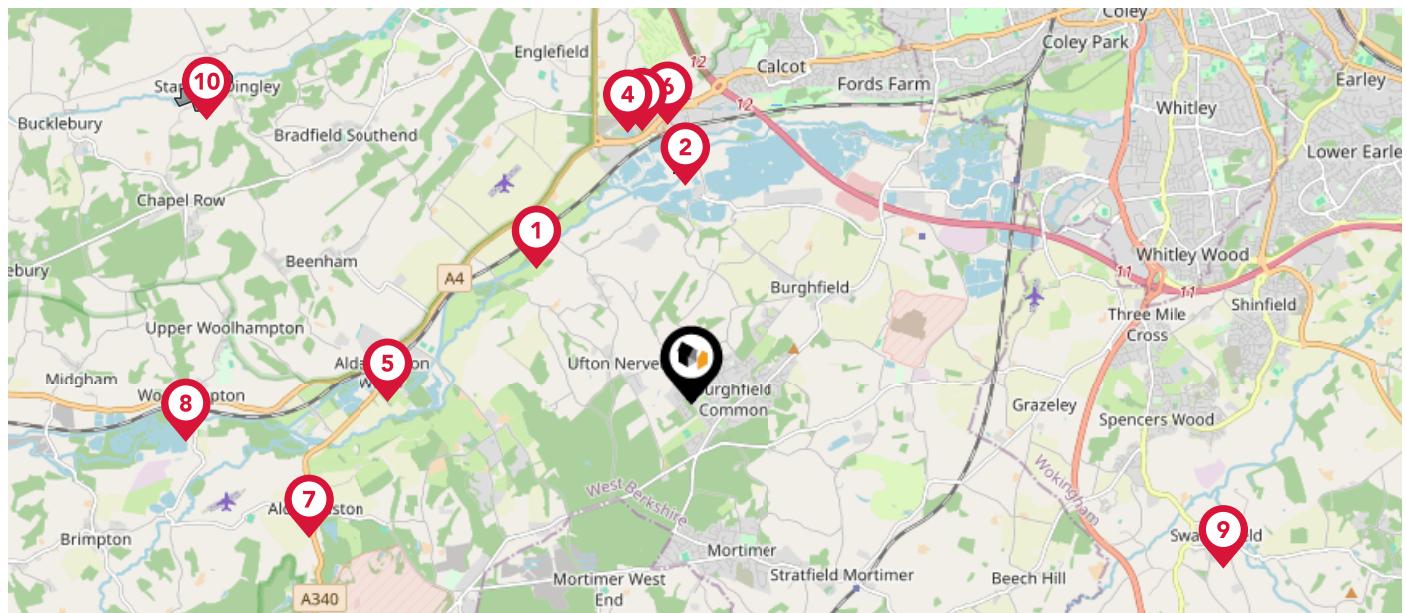
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

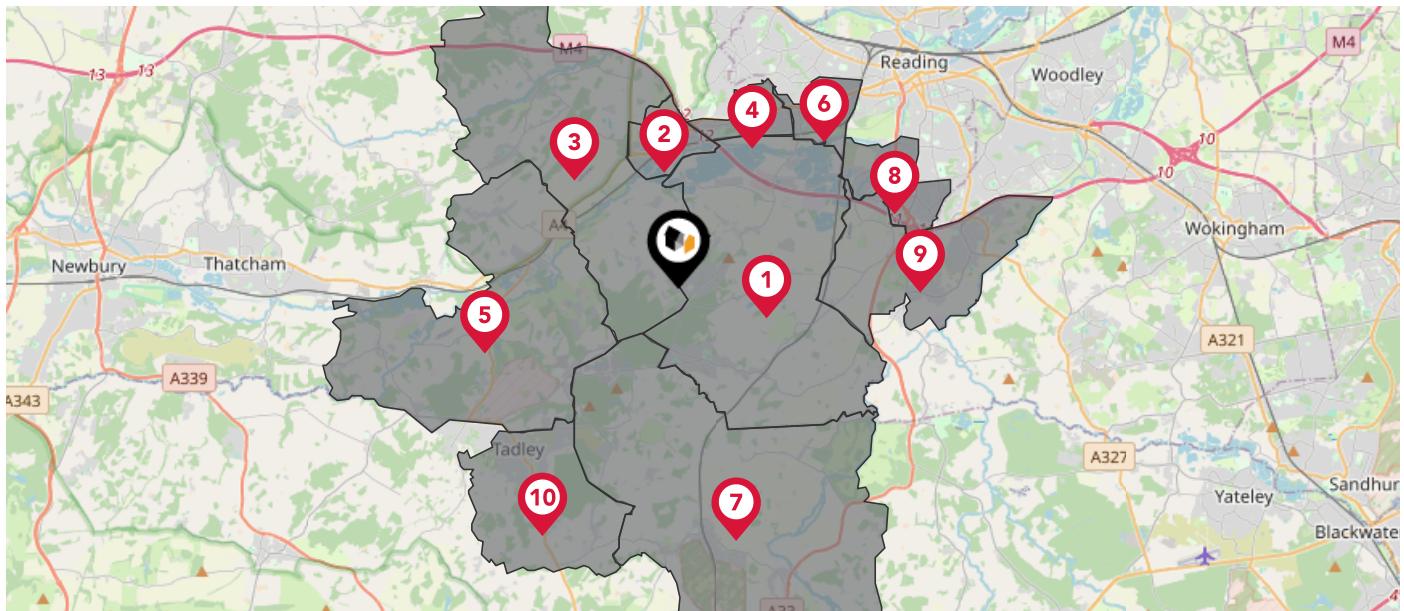
- 1 Tyle Mill
- 2 Sheffield Bridge
- 3 Holy Trinity, Theale
- 4 The Lamb, Theale
- 5 Aldermaston Wharf
- 6 Theale High Street / Blossom Lane
- 7 Aldermaston
- 8 Woolhampton
- 9 Swallowfield
- 10 Stanford Dingley

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

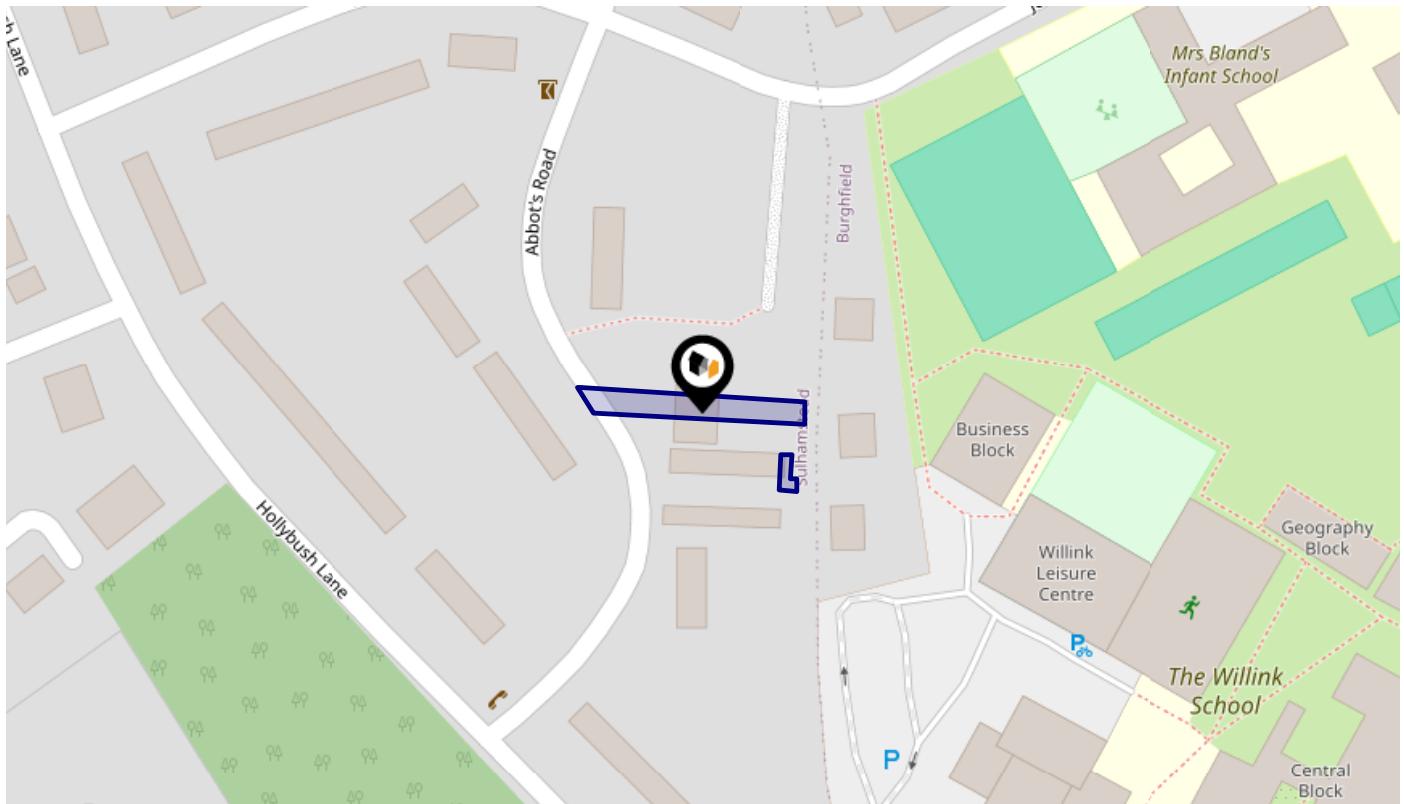
- 1 Burghfield & Mortimer Ward
- 2 Theale Ward
- 3 Bradfield Ward
- 4 Tilehurst South & Holybrook Ward
- 5 Aldermaston Ward
- 6 Southcote Ward
- 7 Bramley Ward
- 8 Whitley Ward
- 9 Shinfield South Ward
- 10 Tadley & Pamber Ward

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:

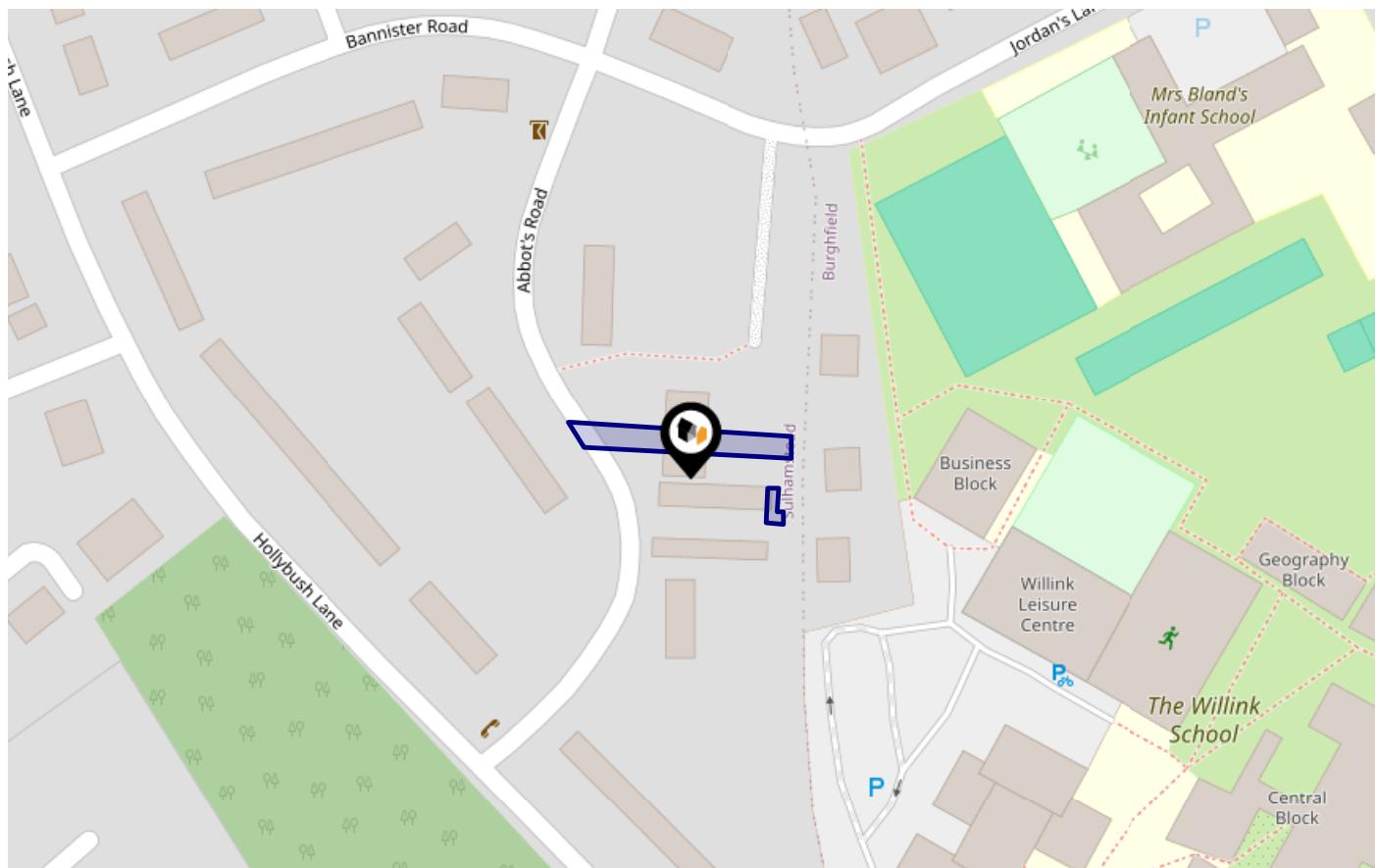
5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	

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:

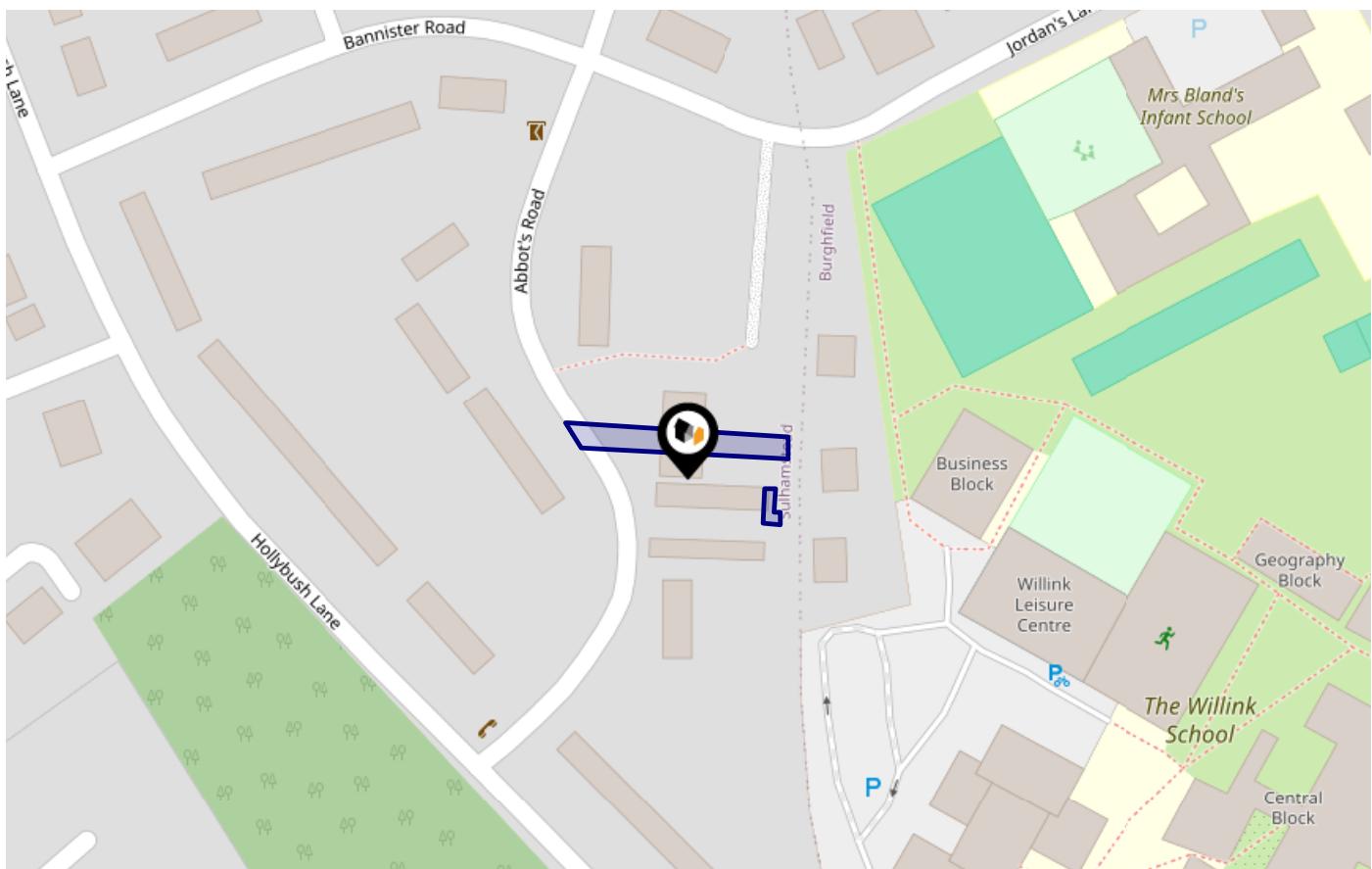


Flood Risk

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.
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Chance of flooding to the following depths at this property:

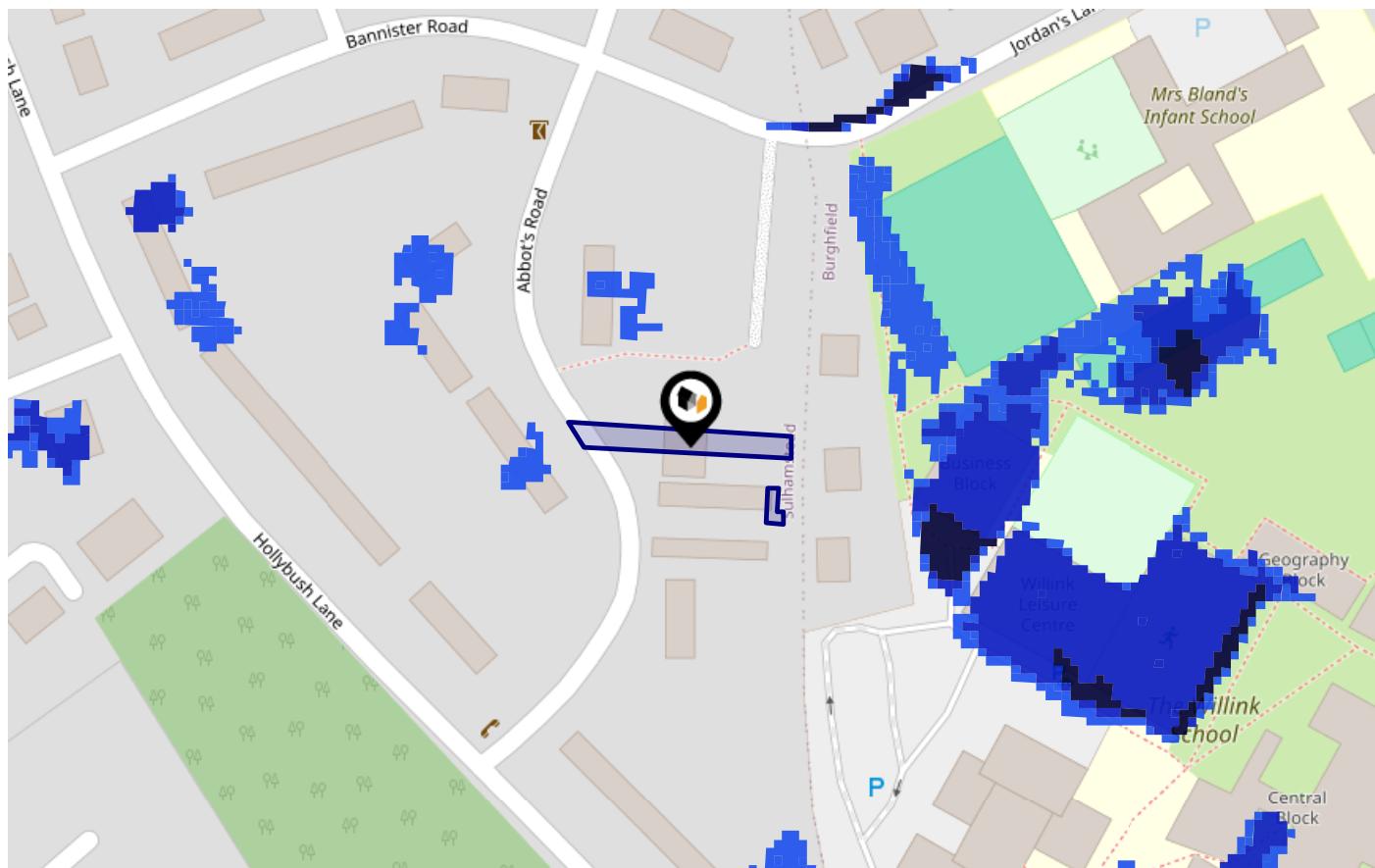


Flood Risk

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.

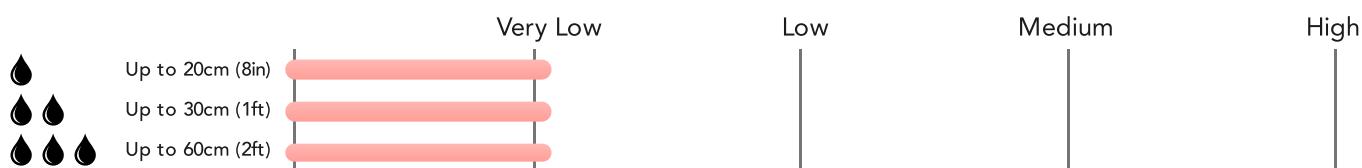


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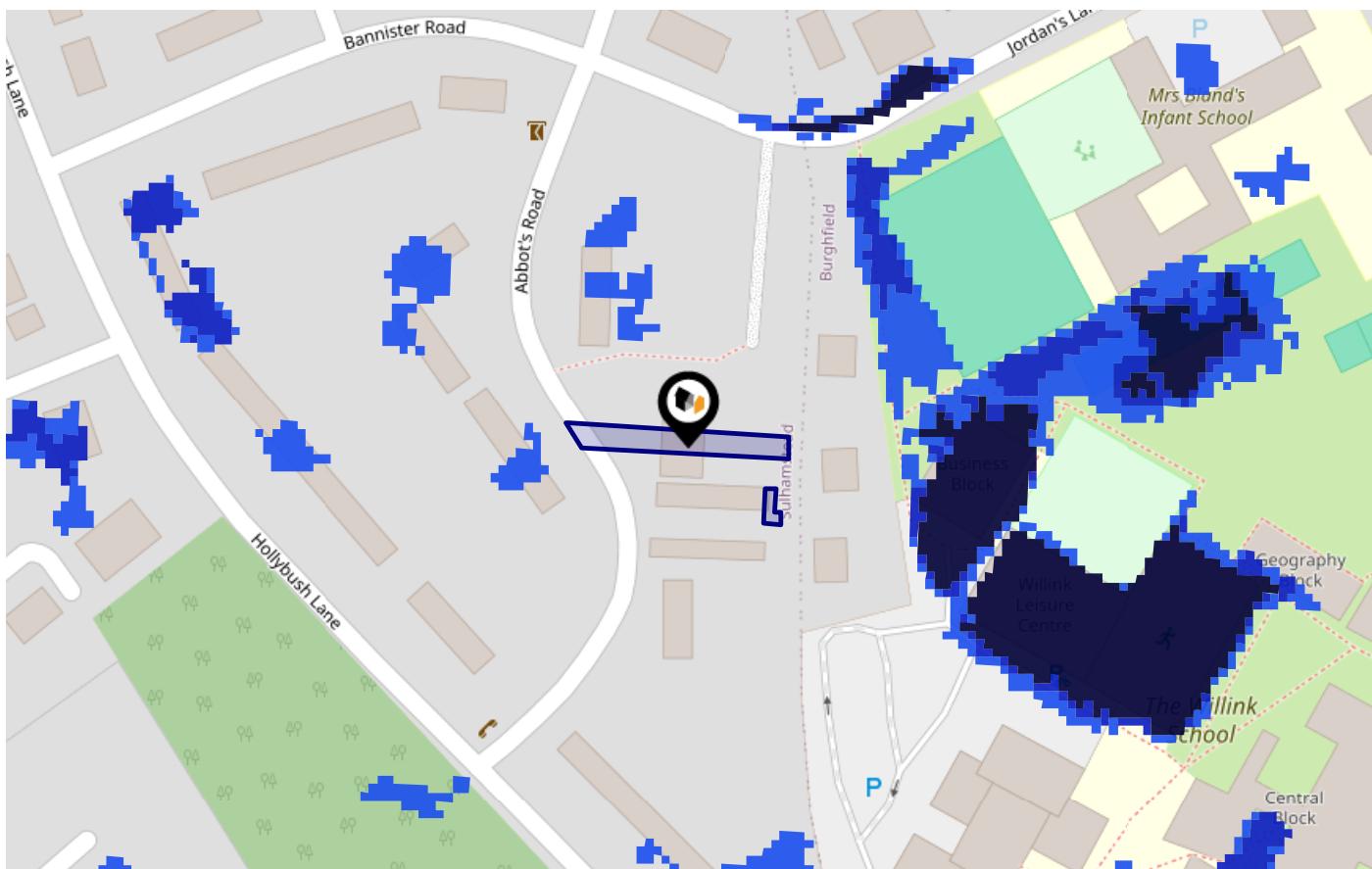


Flood Risk

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.

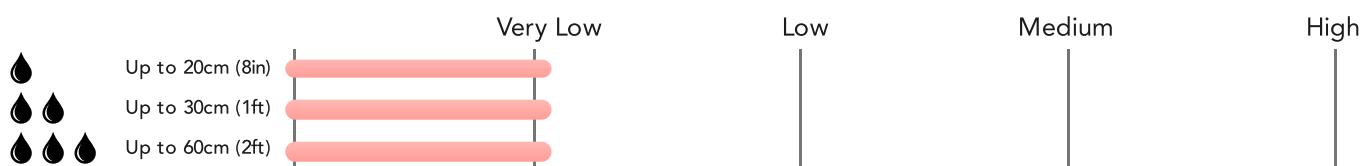


Risk Rating: Very low

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- 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.
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Chance of flooding to the following depths at this property:

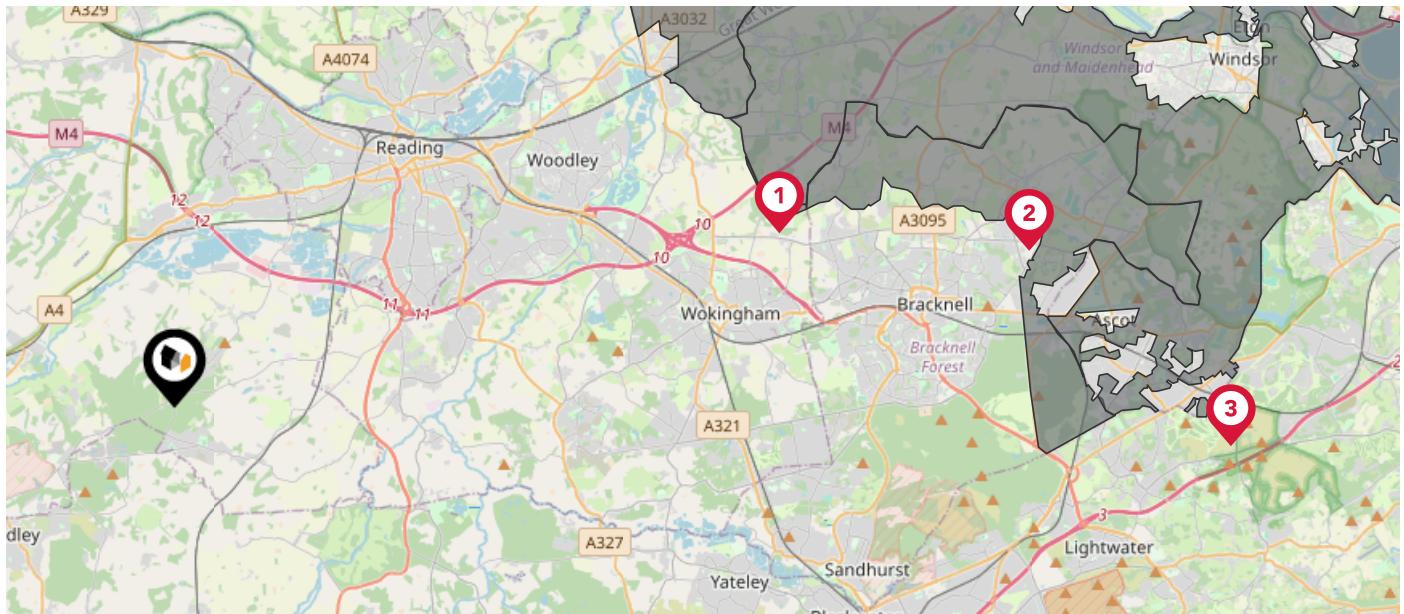


Maps

Green Belt



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



Nearby Green Belt Land

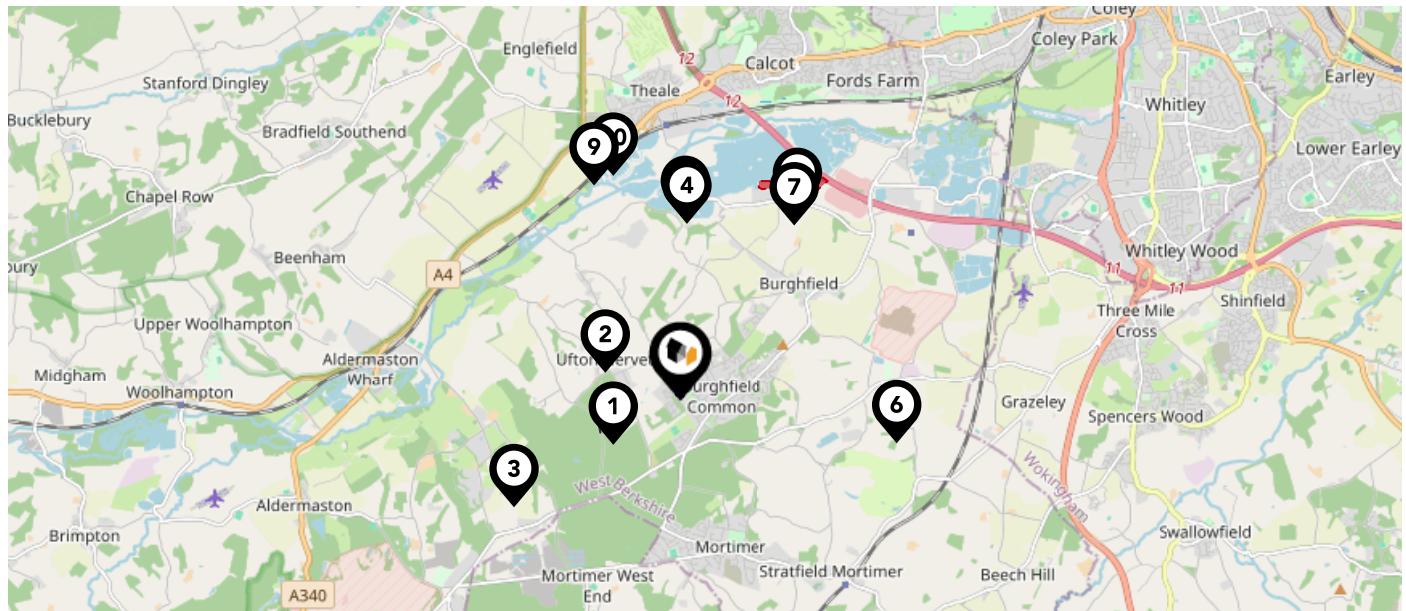
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead

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

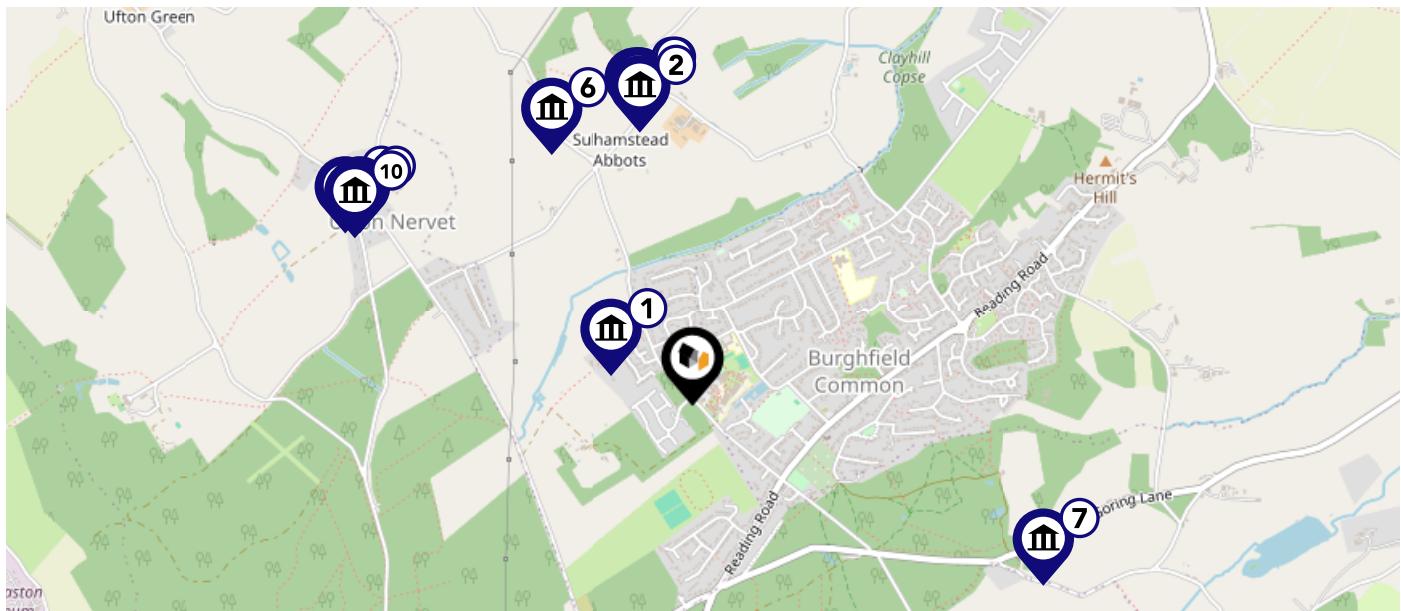
1	Poors Allotment-Camp Road, Reading, Ufton Nervet, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Sulhamstead Road-Ufton Nervet, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Silver Lane-Padworth, Berkshire	Historic Landfill	<input type="checkbox"/>
4	The Hanger Station Road-Theale,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

Maps

Listed Buildings



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



Listed Buildings in the local district	Grade	Distance
 1 1117109 - Crofters Cottage	Grade II	0.2 miles
 2 1319594 - Church Cottage	Grade II	0.6 miles
 3 1117114 - Jefferys Tomb Approximately 7 Metres To South East Of Chancel Of Church Of St Mary	Grade II	0.7 miles
 4 1117112 - Church Of St. Mary	Grade I	0.7 miles
 5 1117113 - Chest Tomb Approximately 1 Metre To East Of Chancel Of Church Of St Mary	Grade II	0.7 miles
 6 1313055 - Moathouse Cottage	Grade II	0.7 miles
 7 1117124 - Oates Cottage	Grade II	0.9 miles
 8 1135917 - The Old Rectory Including Courtyard To West	Grade II	0.9 miles
 9 1117122 - Garden Seat Approximately 40 Metres To East Of The Old Rectory	Grade II	0.9 miles
 10 1319598 - Church Of St. Peter	Grade II	0.9 miles

Area Schools



Nursery Primary Secondary College Private



Mrs Bland's Infant School

Ofsted Rating: Good | Pupils: 201 | Distance: 0.07



The Willink School

Ofsted Rating: Good | Pupils: 1255 | Distance: 0.08



Garland Junior School

Ofsted Rating: Good | Pupils: 219 | Distance: 0.44



Sulhamstead and Ufton Nervet School

Ofsted Rating: Good | Pupils: 100 | Distance: 1.2



Burghfield St Mary's C.E. Primary School

Ofsted Rating: Good | Pupils: 196 | Distance: 1.48



Mortimer St. John's C.E. Infant School

Ofsted Rating: Good | Pupils: 173 | Distance: 1.51



Mortimer St Mary's C.E. Junior School

Ofsted Rating: Good | Pupils: 242 | Distance: 1.96

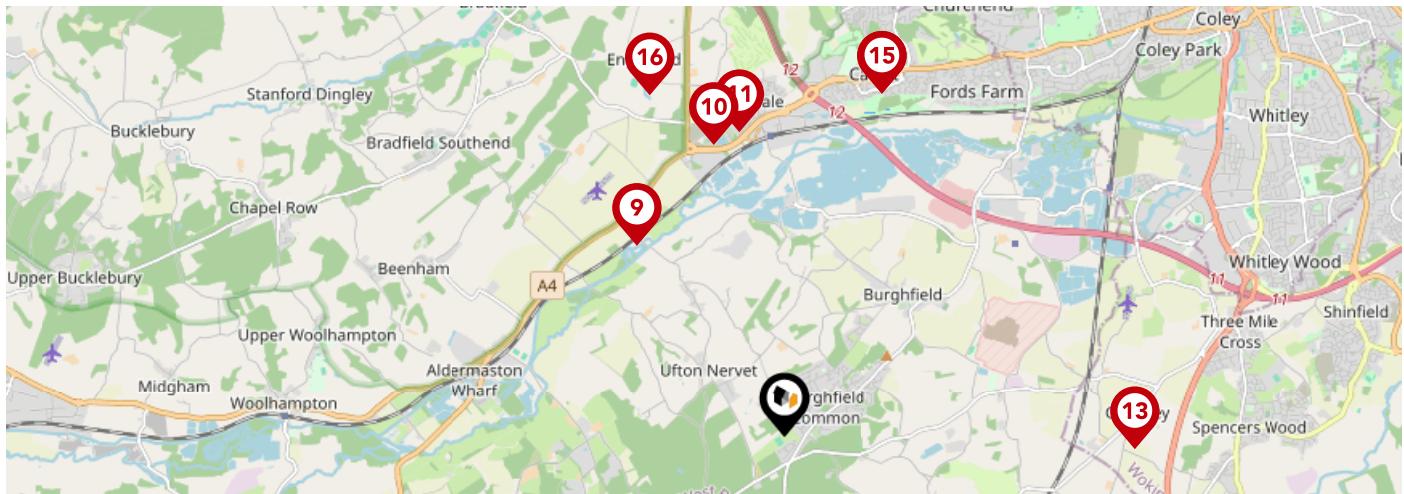


Padworth College

Ofsted Rating: Not Rated | Pupils: 92 | Distance: 2.14



Area Schools



Nursery Primary Secondary College Private



The Mile House Therapeutic School

Ofsted Rating: Requires improvement | Pupils: 28 | Distance:2.24



Theale Green School

Ofsted Rating: Good | Pupils: 762 | Distance:2.78



Theale C.E. Primary School

Ofsted Rating: Outstanding | Pupils: 329 | Distance:2.86



Silchester Church of England Primary School

Ofsted Rating: Good | Pupils: 178 | Distance:3.01



Grazeley Parochial Church of England Aided Primary School

Ofsted Rating: Requires improvement | Pupils: 203 | Distance:3.25



Calcot Infant School and Nursery

Ofsted Rating: Good | Pupils: 227 | Distance:3.3



Calcot Junior School

Ofsted Rating: Good | Pupils: 271 | Distance:3.3

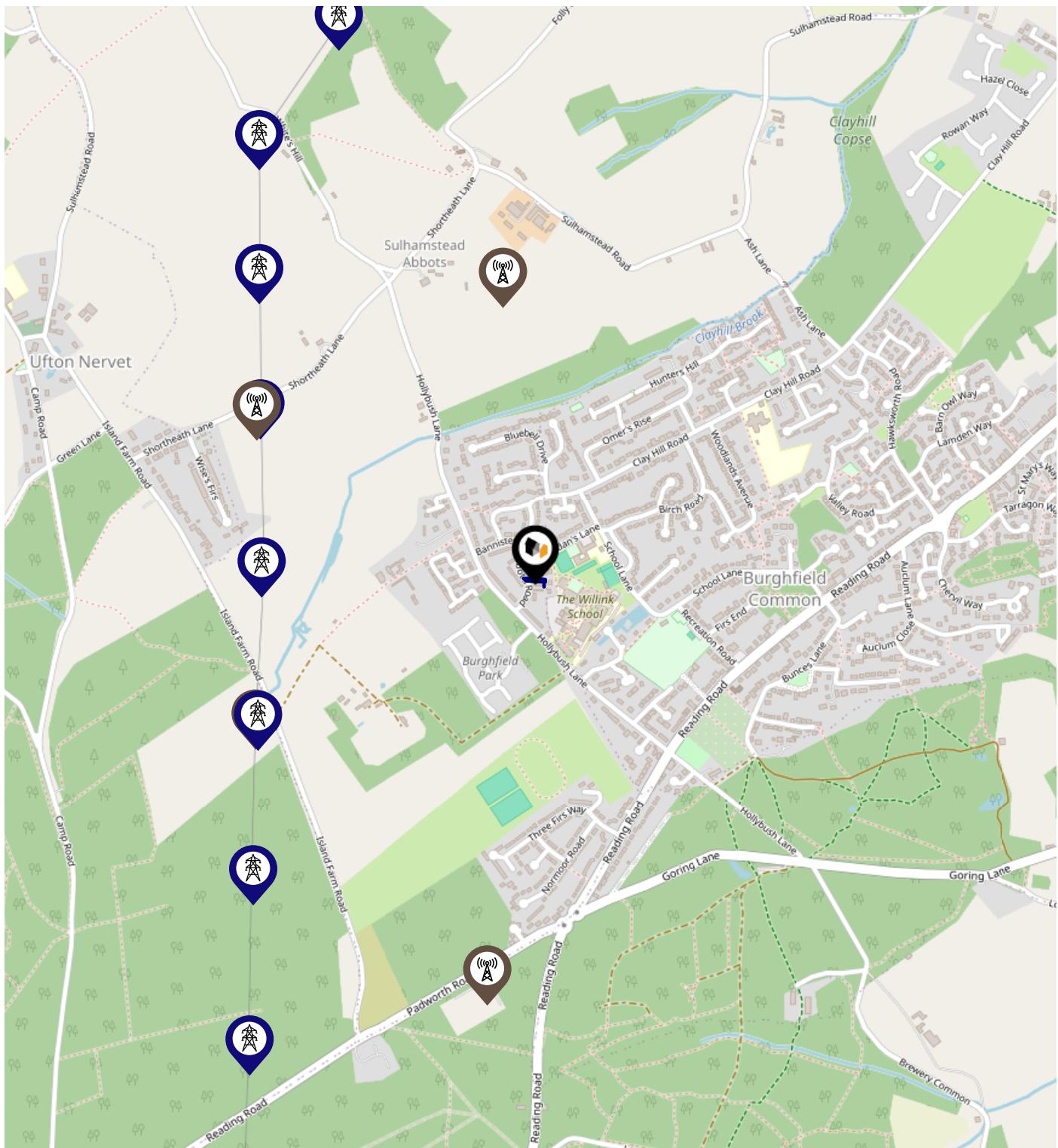


Englefield C.E. Primary School

Ofsted Rating: Good | Pupils: 107 | Distance:3.39



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

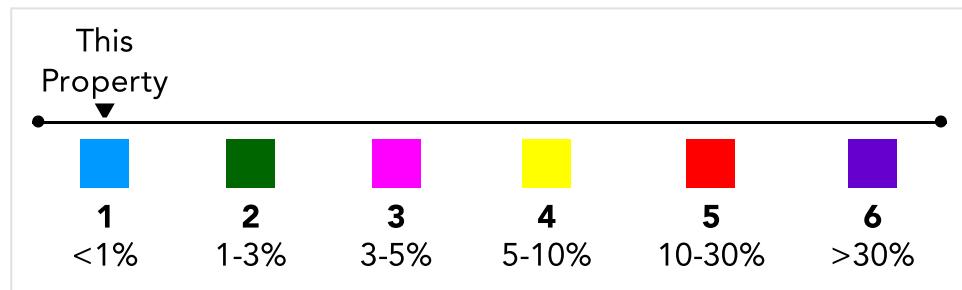
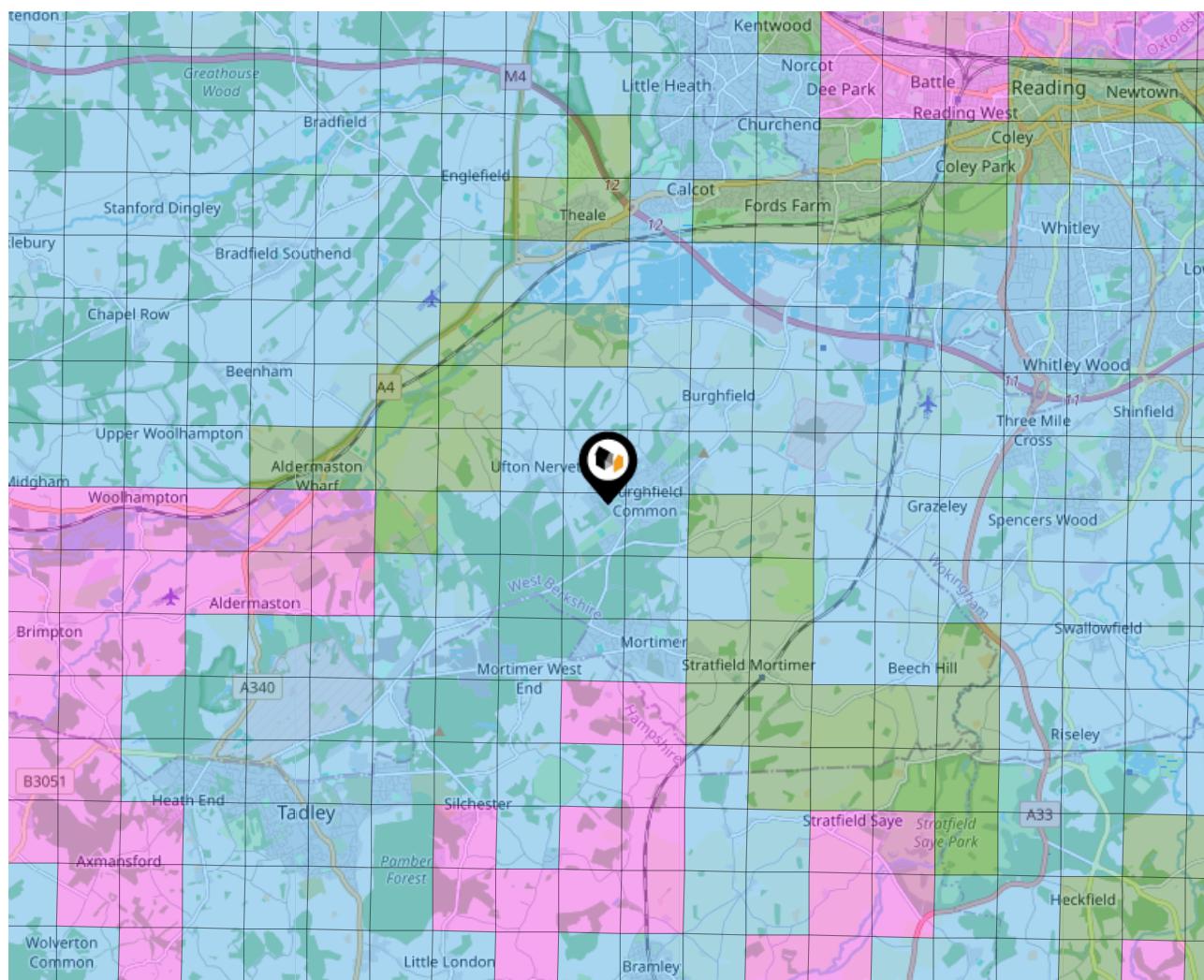
Environment

Radon Gas

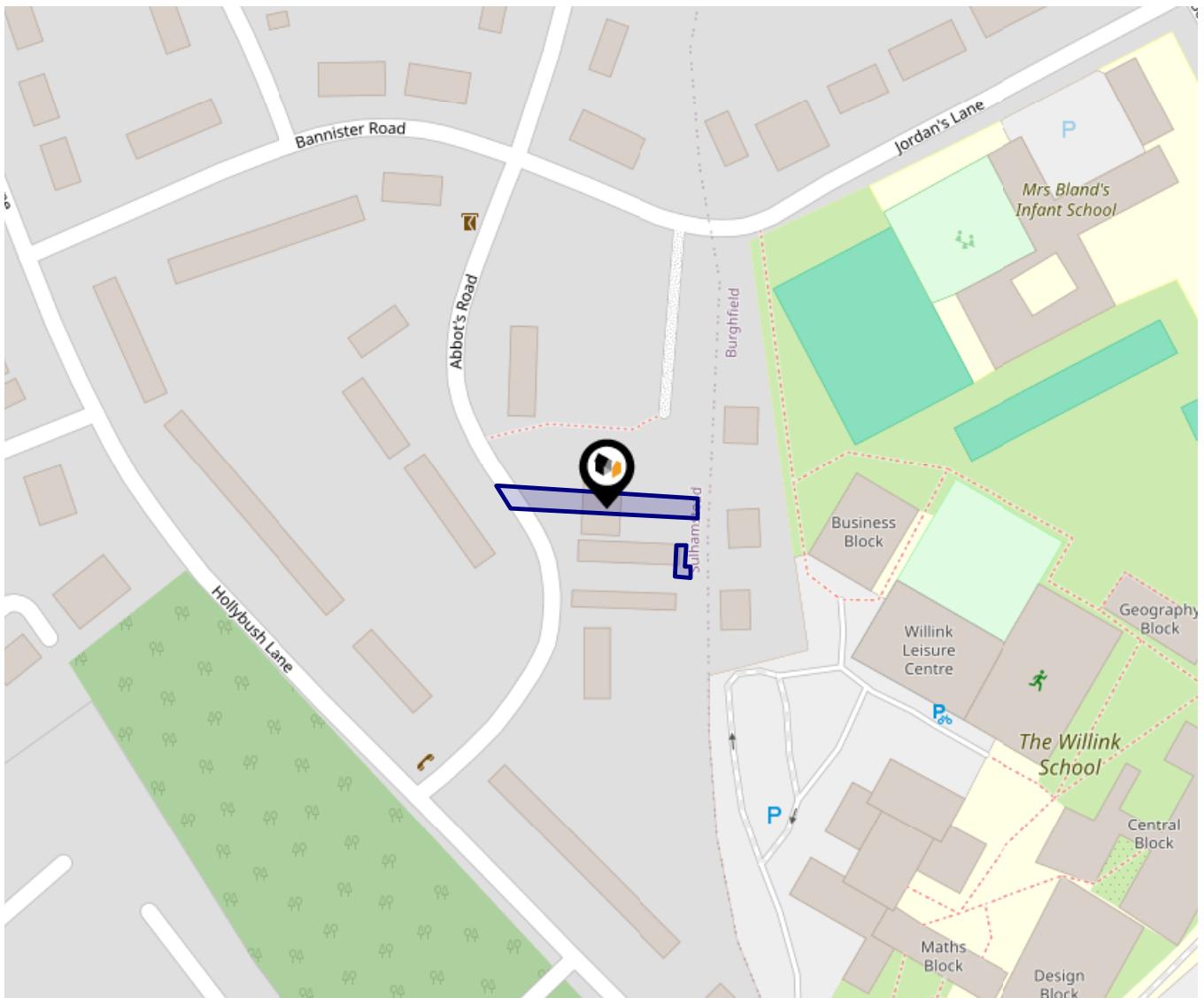


What is Radon?

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

Environment

Soils & Clay



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)

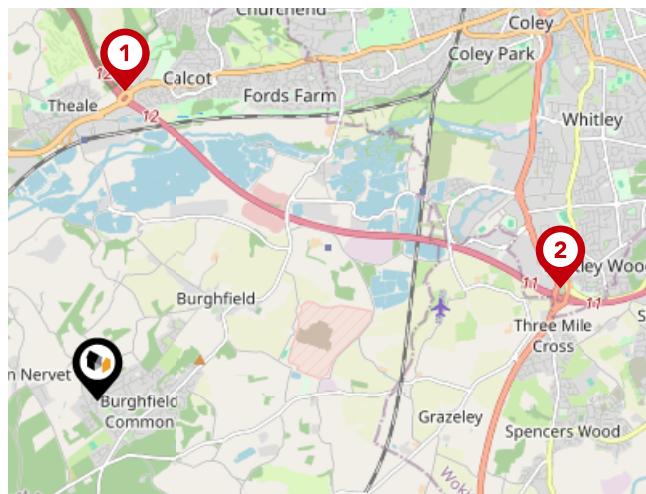
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



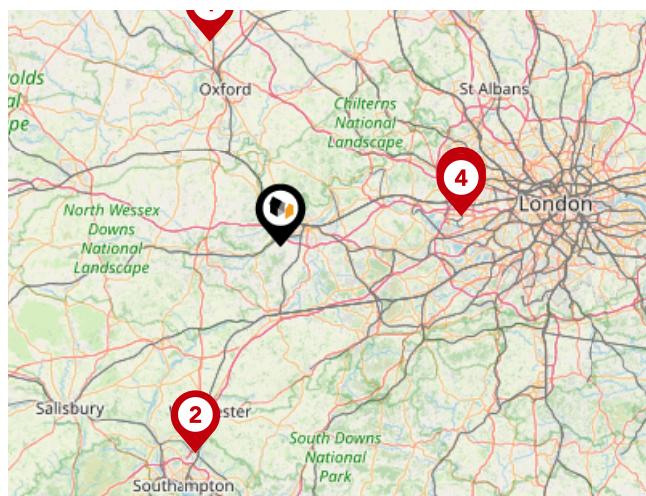
National Rail Stations

Pin	Name	Distance
1	Theale Rail Station	2.48 miles
2	Mortimer Rail Station	2.33 miles
3	Aldermaston Rail Station	2.85 miles



Trunk Roads/Motorways

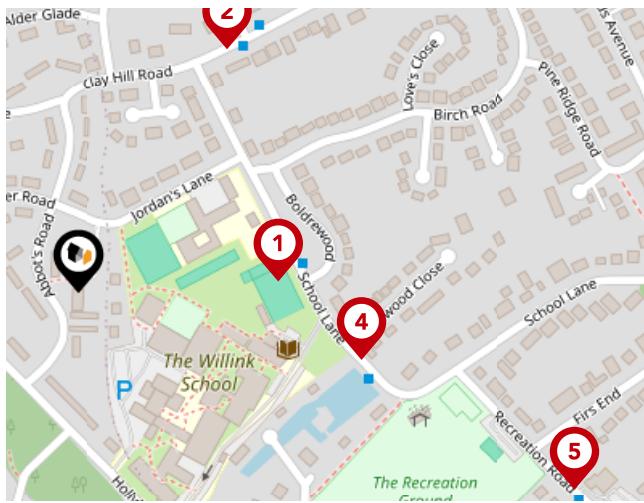
Pin	Name	Distance
1	M4 J12	2.88 miles
2	M4 J11	4.41 miles
3	M3 J6	9.54 miles
4	M3 J5	9.96 miles
5	M3 J7	12.91 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	31.85 miles
2	North Stoneham	33.37 miles
3	Heathrow Airport	27.19 miles
4	Heathrow Airport Terminal 4	27.24 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Willink School	0.12 miles
2	Omers Rise	0.16 miles
3	Omers Rise	0.2 miles
4	Goodwood Close	0.17 miles
5	Burghfield Village Hall	0.31 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.

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