

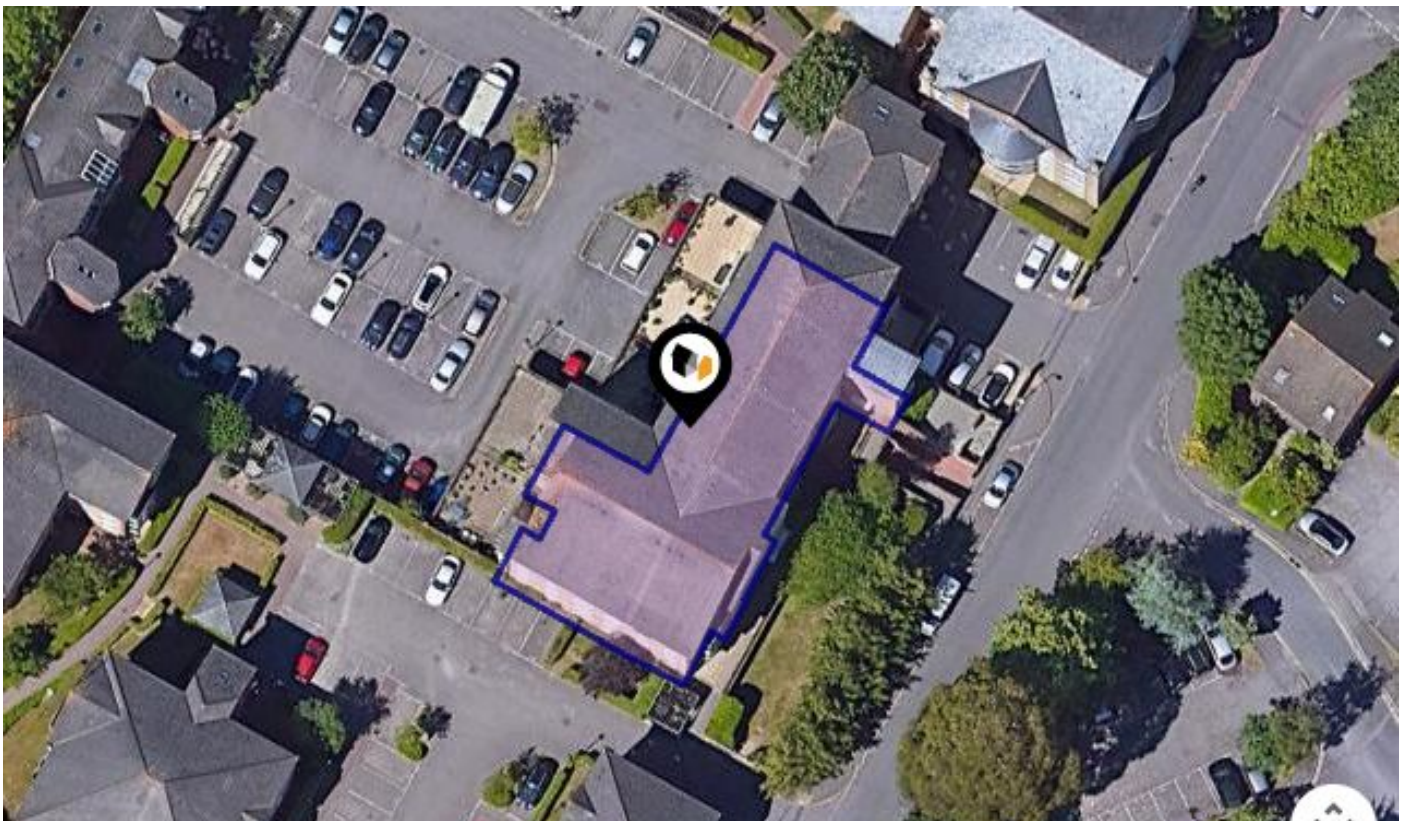


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13th August 2025



BRANAGH COURT, READING, RG30

Avocado Property

07769 345086

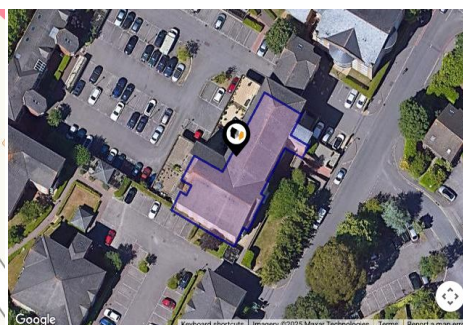
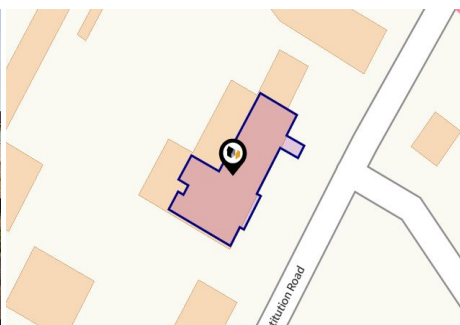
kiel@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.13 acres
Year Built :	2005
Council Tax :	Band C
Annual Estimate:	£2,211
Title Number:	BK397403

Tenure:	Leasehold
Start Date:	28/04/2005
End Date:	25/03/2128
Lease Term:	125 years from 25 March 2003
Term Remaining:	102 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	121	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

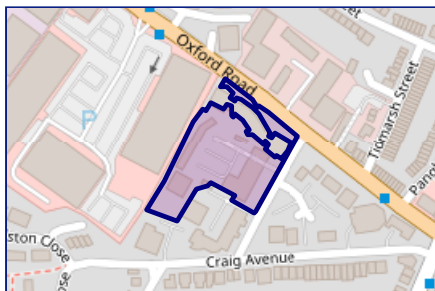


Property

Multiple Title Plans

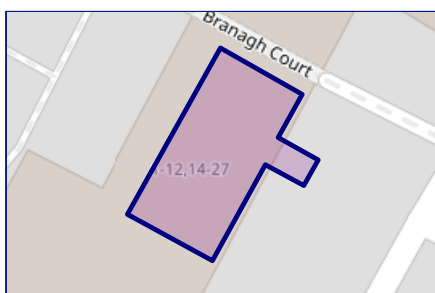


Multiple Freehold Title Plans Detected



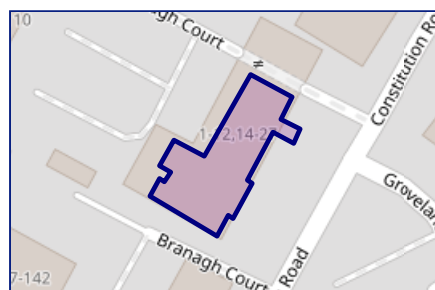
BK57795

Multiple Freehold Title Plans Detected



BK57795

Leasehold Title Plan

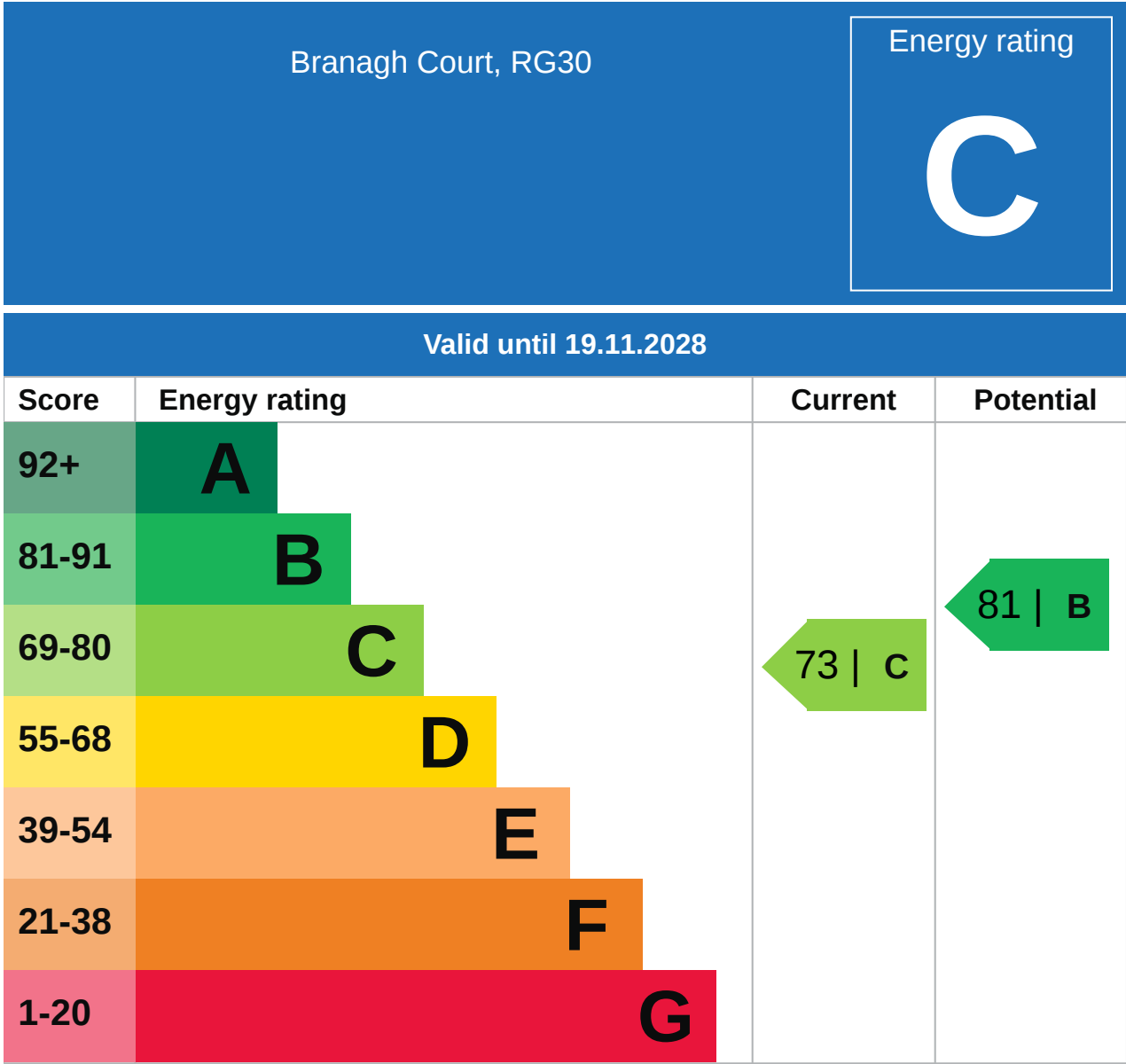


BK397403

Start Date: 28/04/2005
End Date: 25/03/2128
Lease Term: 125 years from 25 March 2003
Term Remaining: 102 years

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

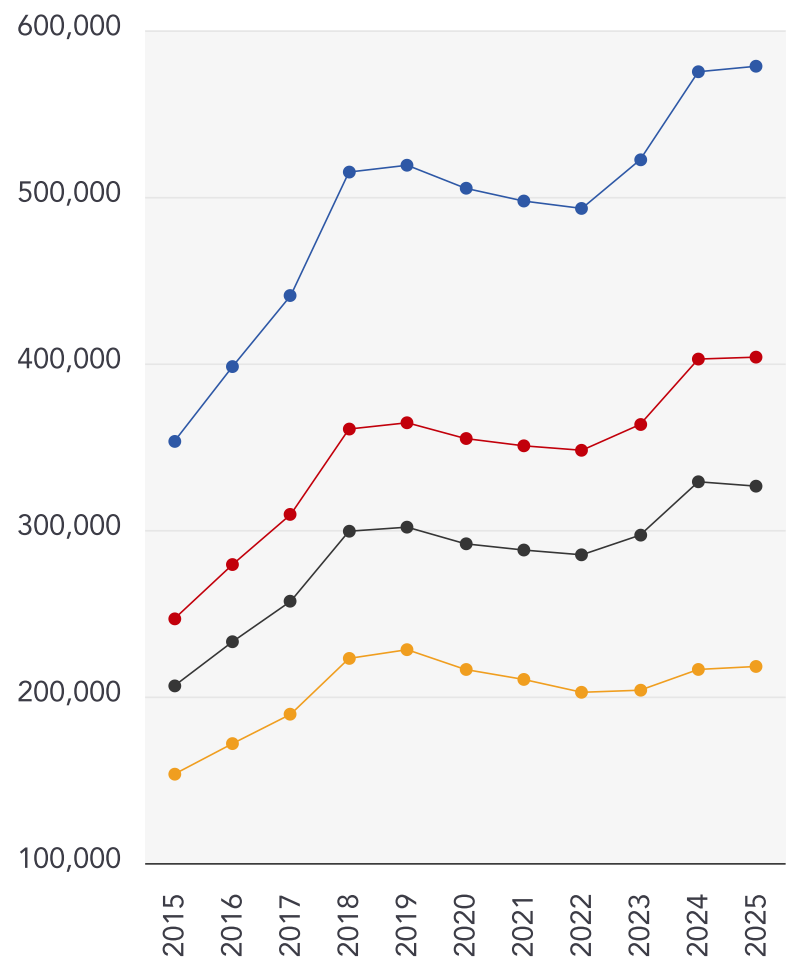
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	76 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG30



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

Flat

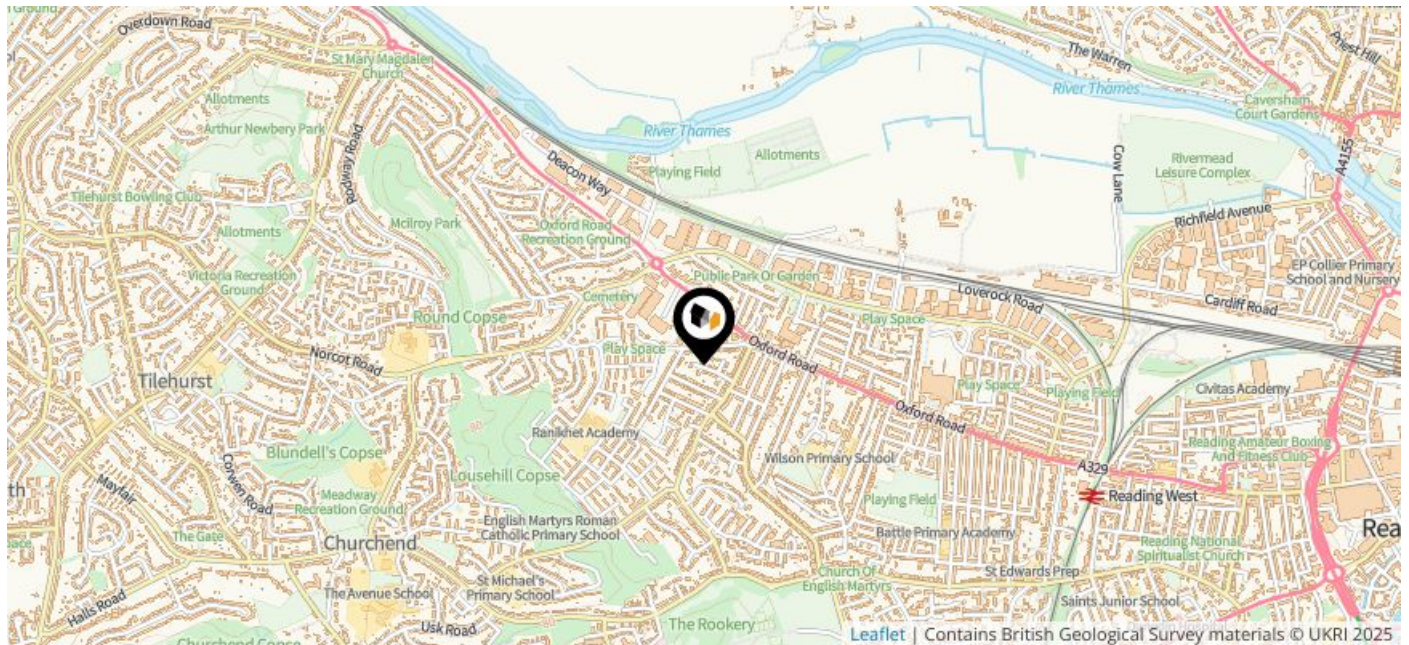
+42.18%

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.

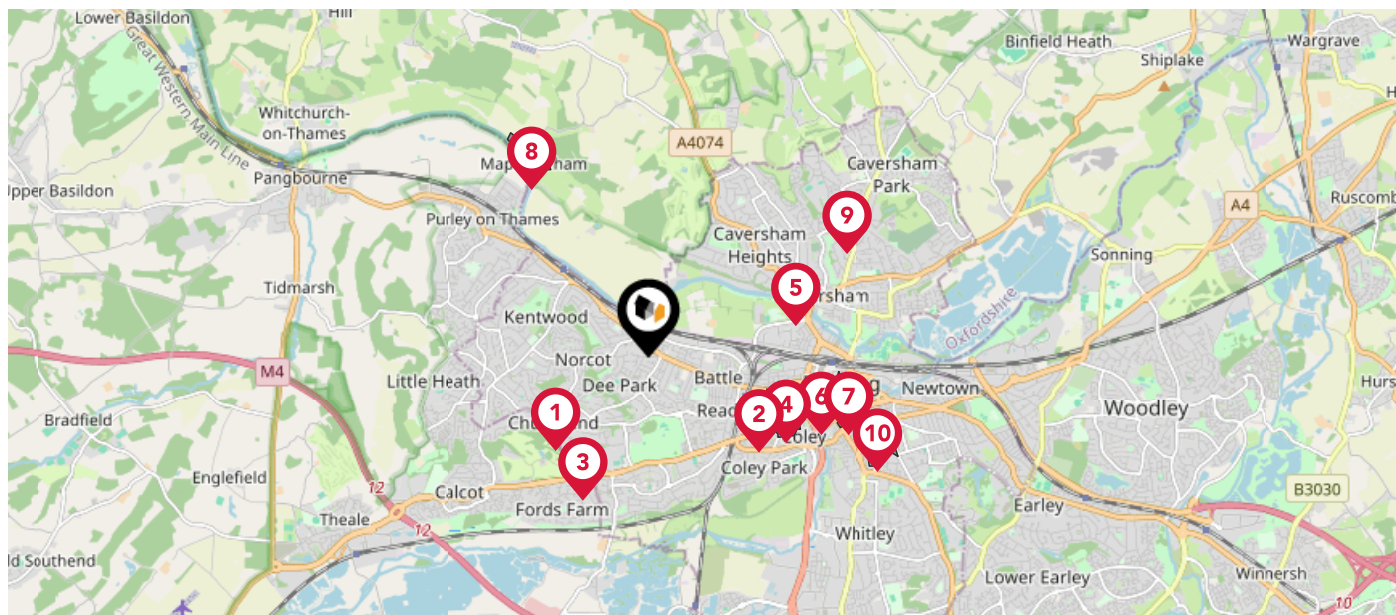
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Routh Lane



Downshire Square



Horncastle



Russell Street and Castle Hill



St Peter's



St Mary's Butts and Castle Street



Market Place and London Street



Mapledurham



Surley Row



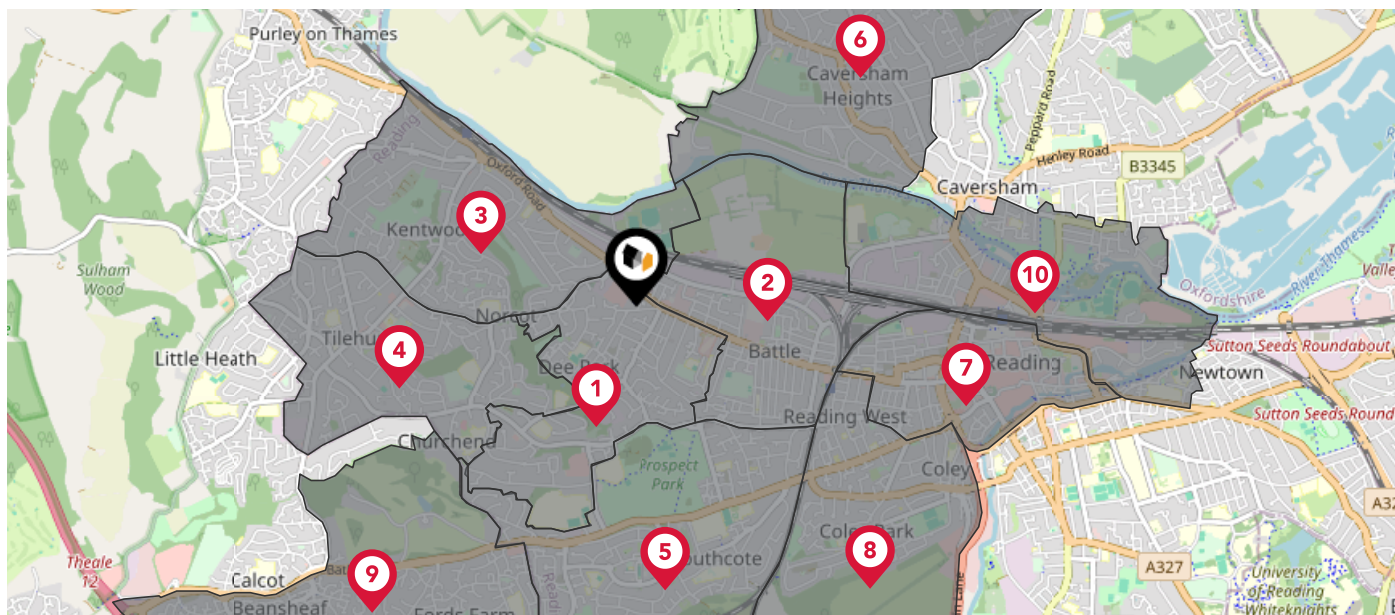
Kendrick Road

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



Norcot Ward



Battle Ward



Kentwood Ward



Tilehurst Ward



Southcote Ward



Caversham Heights Ward



Abbey Ward



Coley Ward



Tilehurst South & Holybrook Ward



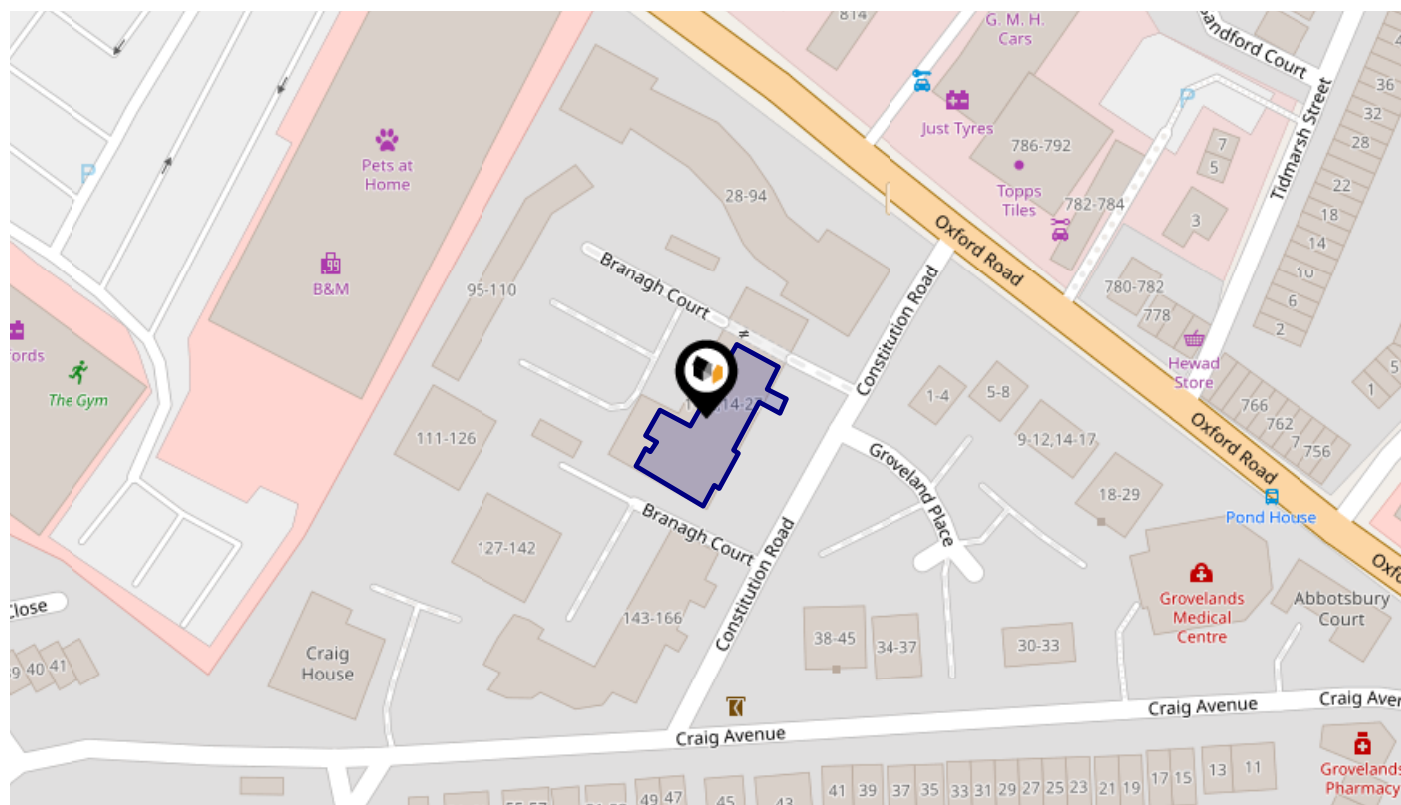
Thames Ward

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:

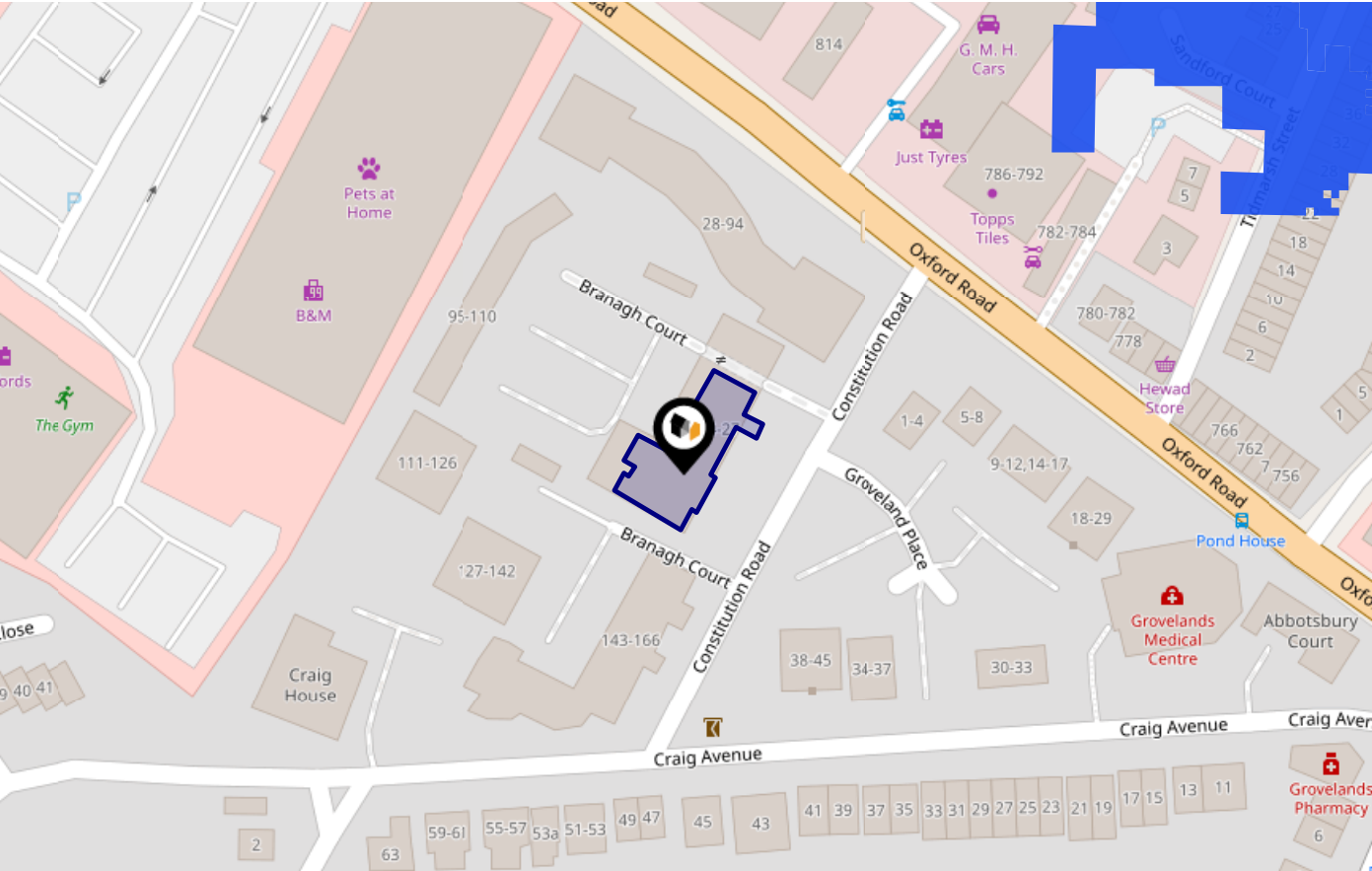
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

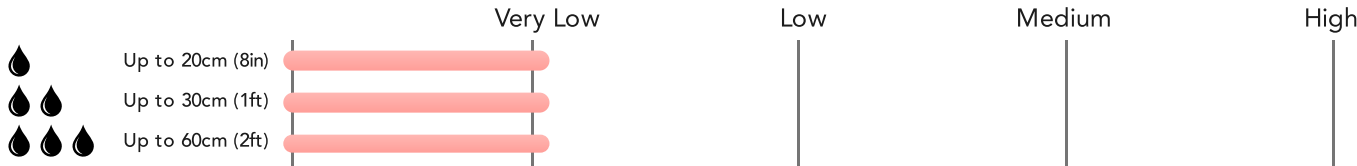


Risk Rating: Very low

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:

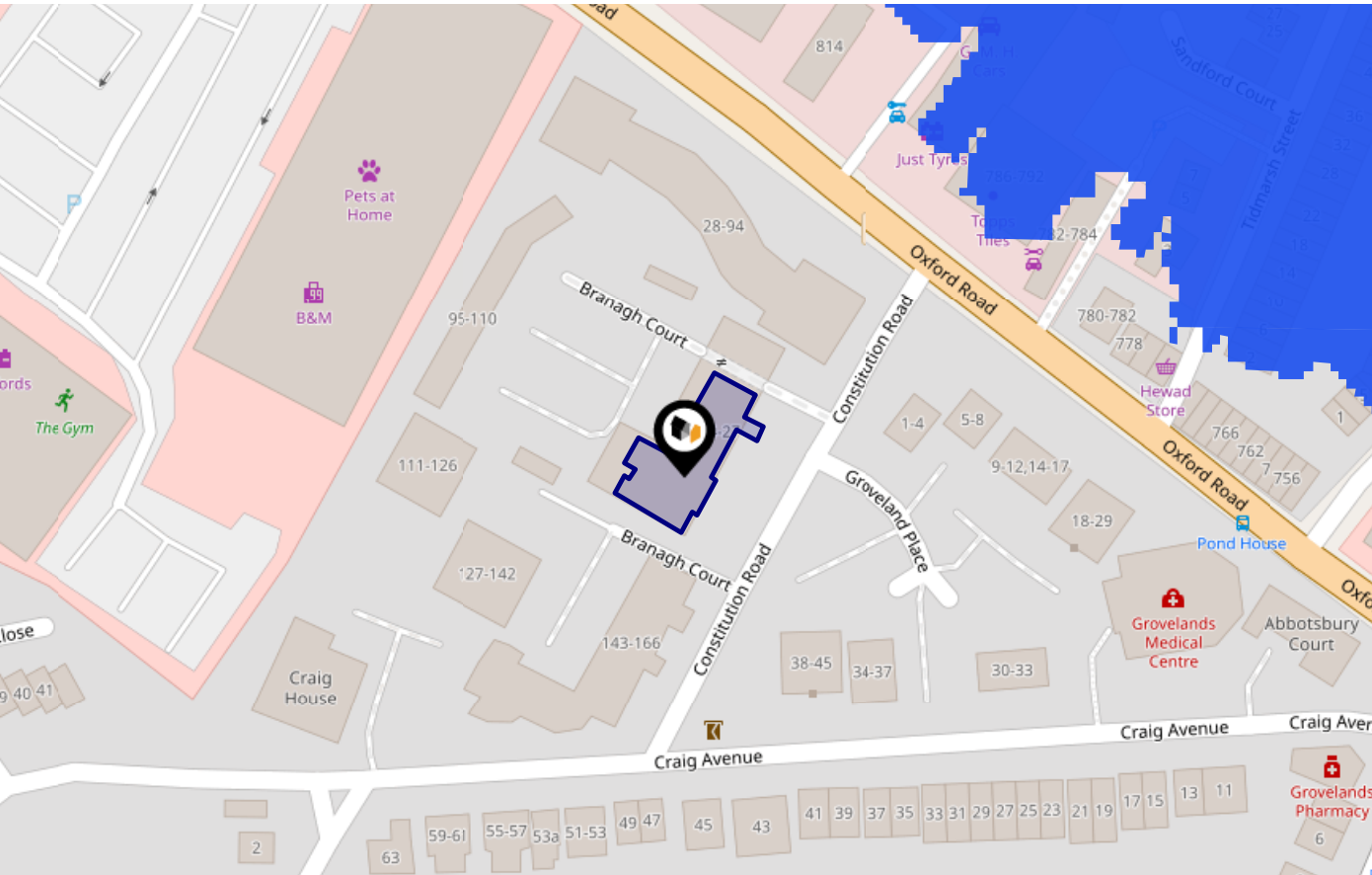


Flood Risk

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.

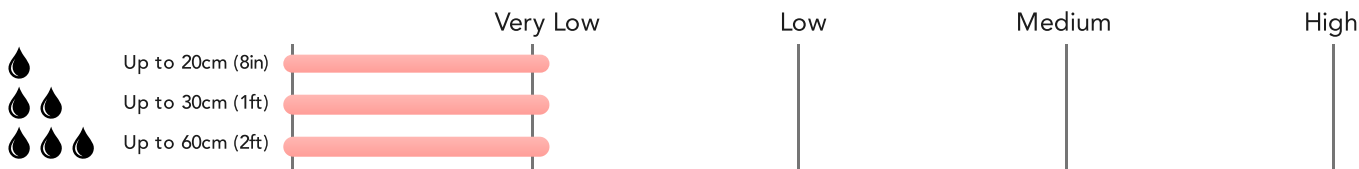


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

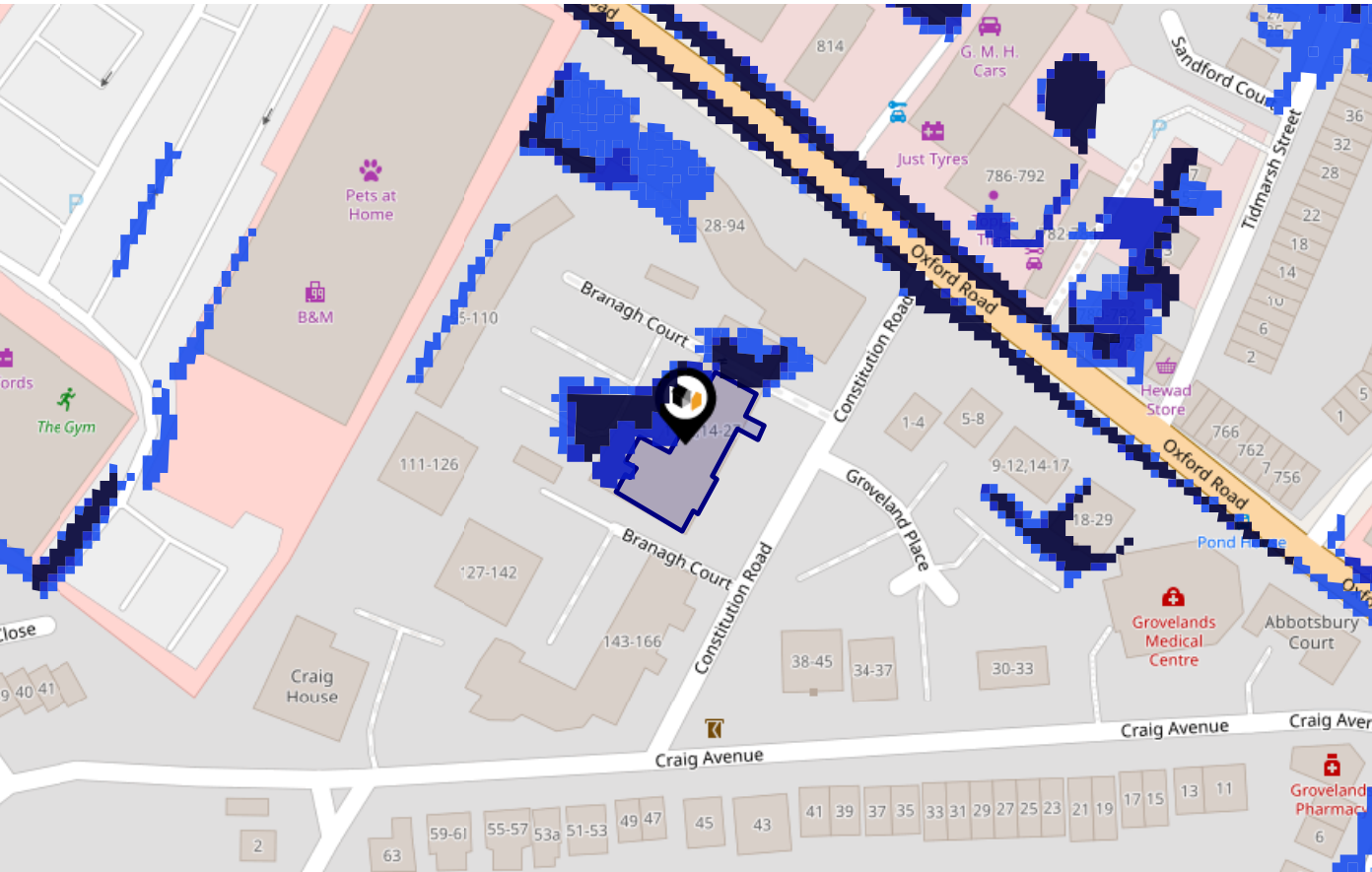


Flood Risk

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.

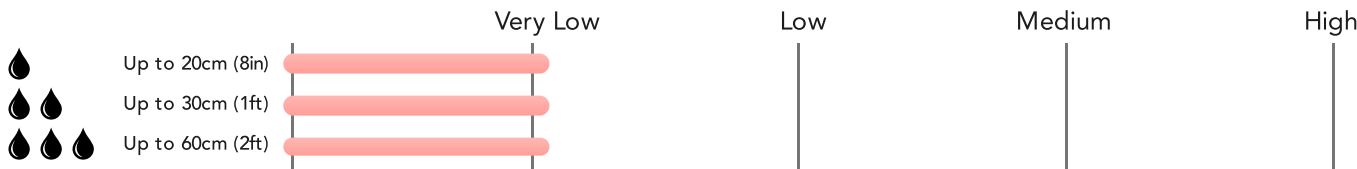


Risk Rating: Very low

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.
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- 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:

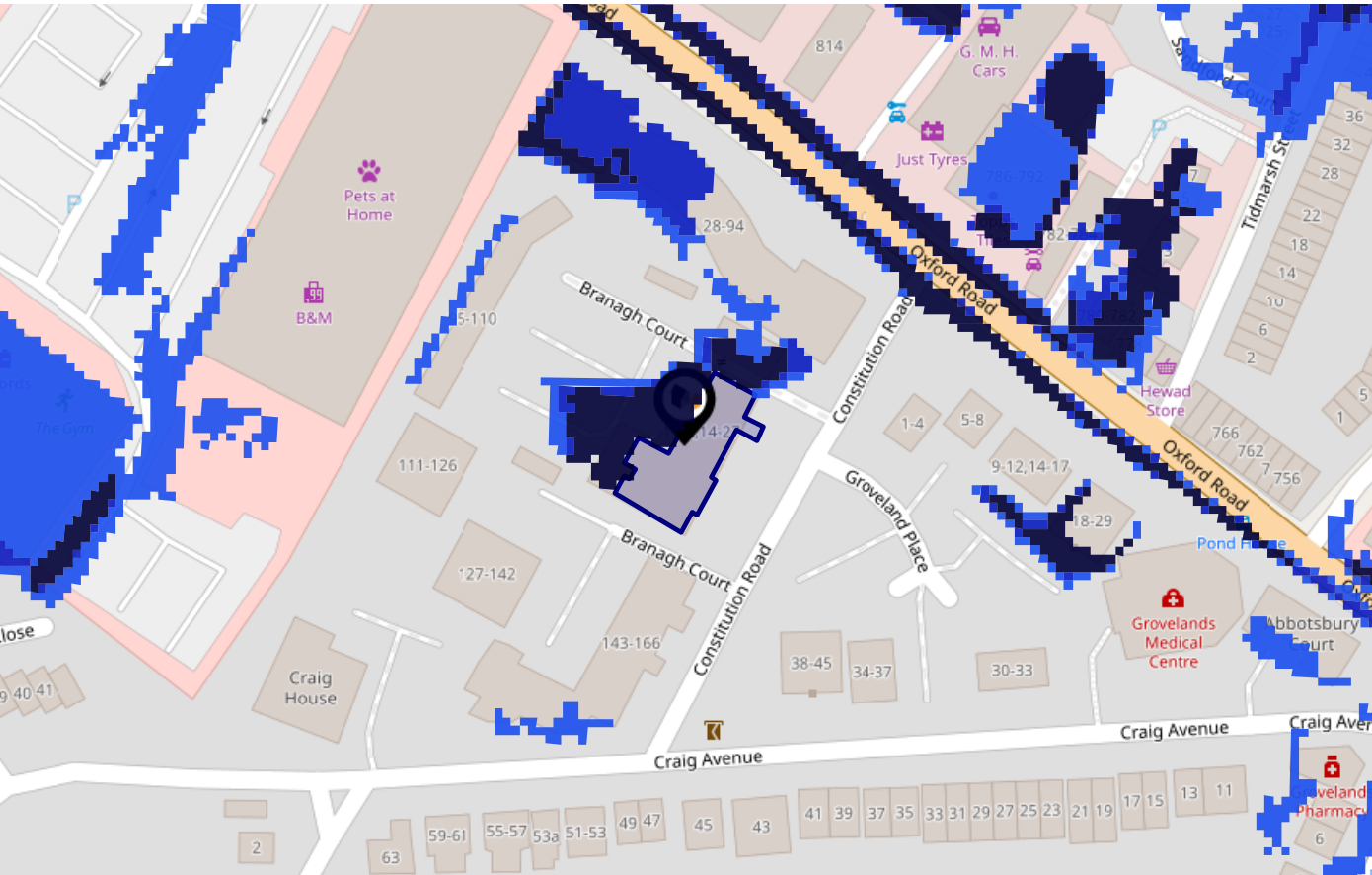


Flood Risk

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.

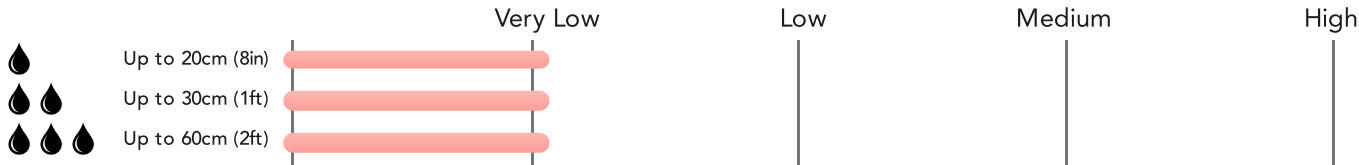


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

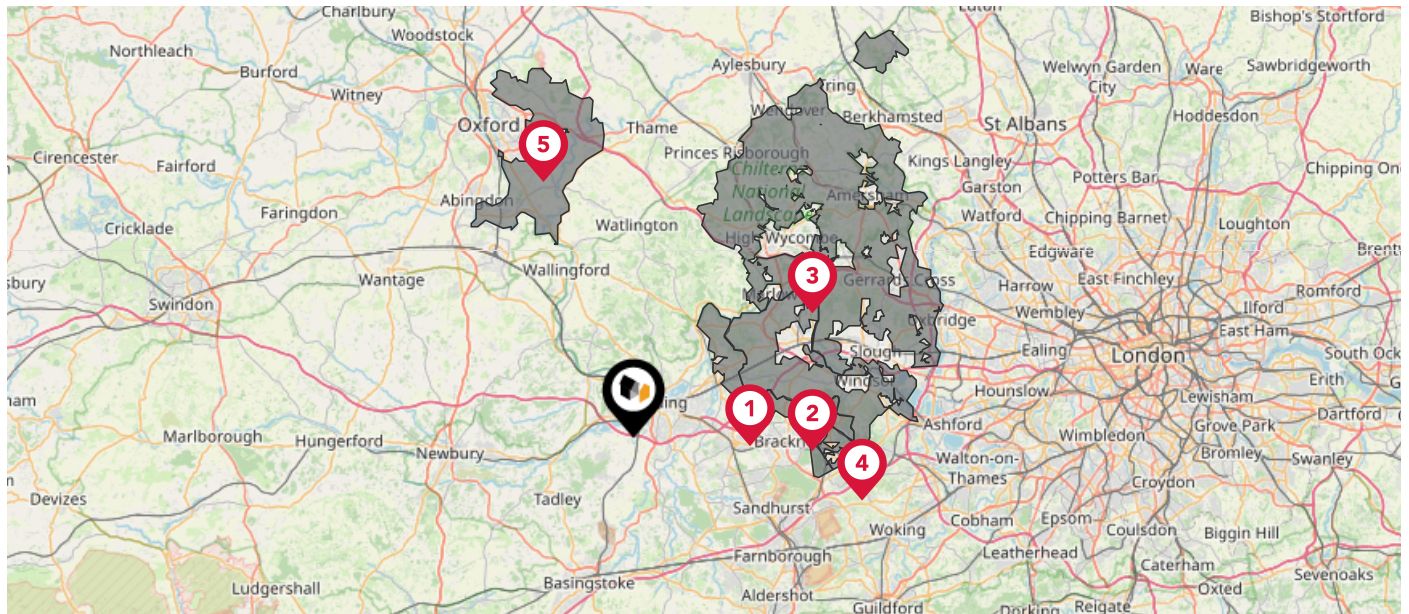


Maps

Green Belt



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



Nearby Green Belt Land

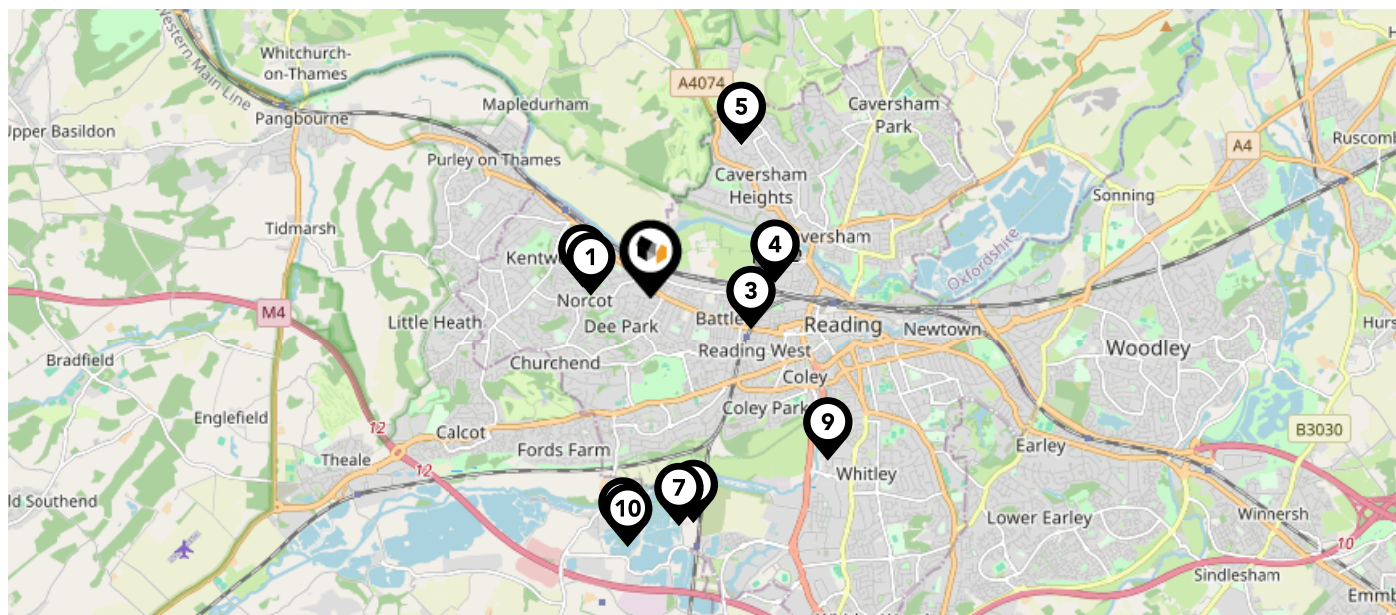
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  Oxford Green Belt - South Oxfordshire

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

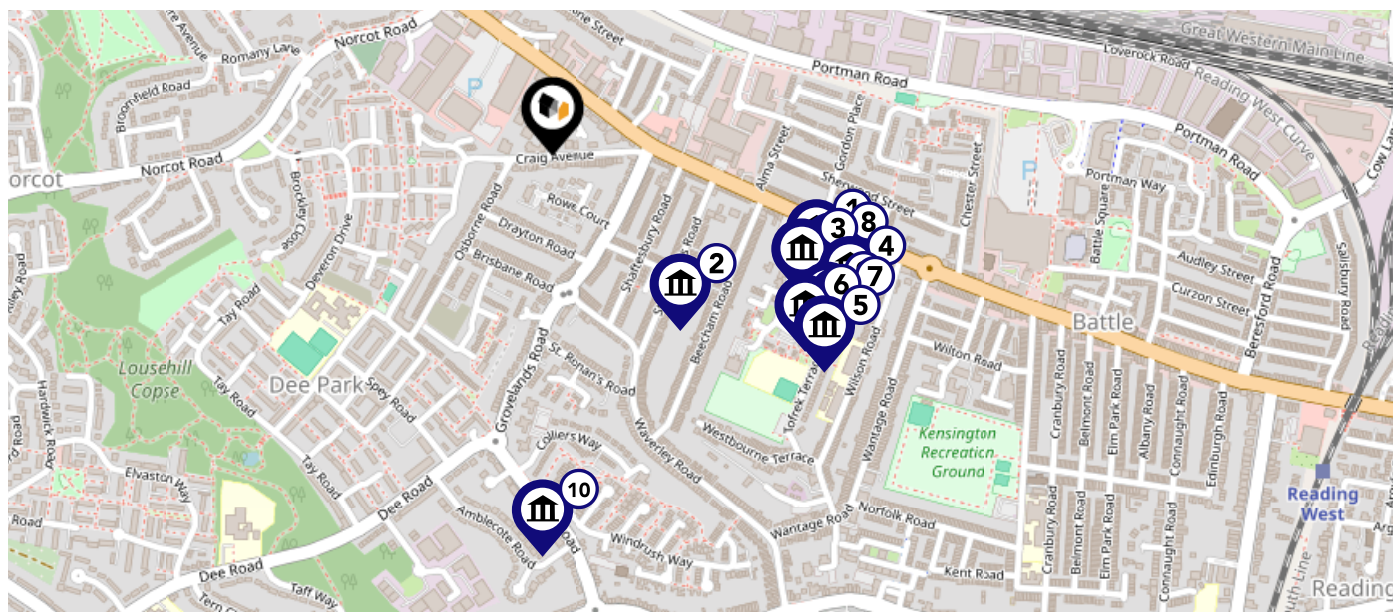
1	Beecham Hill-Reading, Berkshire	Historic Landfill	☐
2	Thirlmere Avenue-Reading, Berkshire	Historic Landfill	☐
3	Cow Lane-Reading, Berkshire	Historic Landfill	☐
4	Richfield Avenue-Reading, Berkshire	Historic Landfill	☐
5	Silverthorne Drive-Reading, Berkshire	Historic Landfill	☐
6	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	☐
7	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	☐
8	Weirside-Burghfield, Reading, Berkshire	Historic Landfill	☐
9	Waterloo Meadows-Reading, Berkshire	Historic Landfill	☐
10	Green Lane-Burghfield, Reading, Berkshire	Historic Landfill	☐

Maps

Listed Buildings

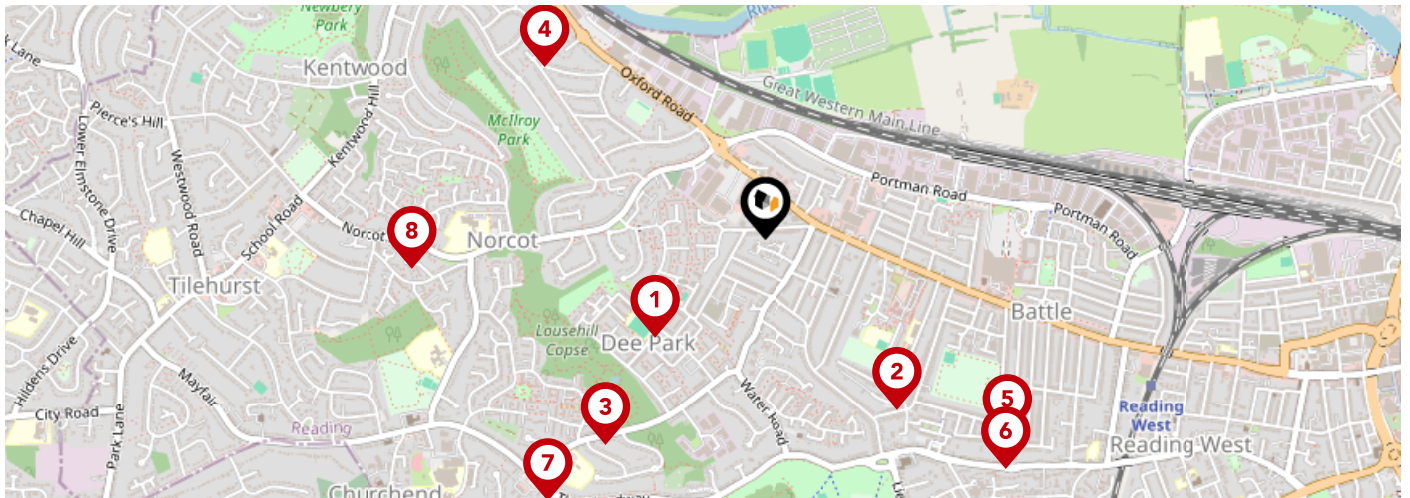


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



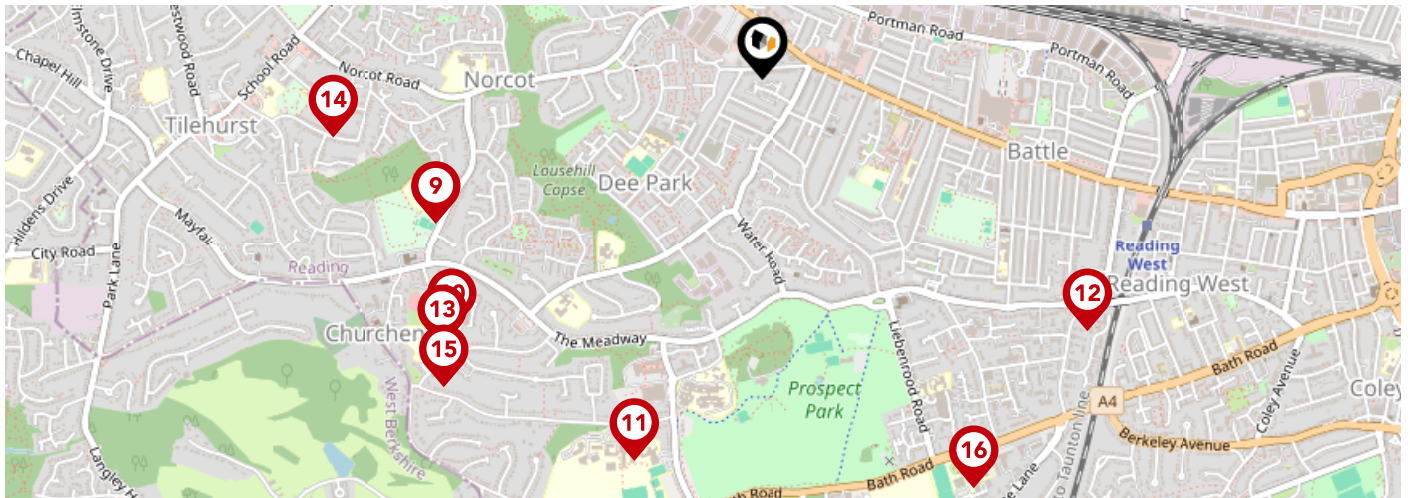
Listed Buildings in the local district		Grade	Distance
	1156392 - Keep And Attached Walls And Gateway, Brock Barracks	Grade II	0.3 miles
	1443796 - Church Of St George, Tilehurst, Reading	Grade II	0.3 miles
	1321912 - The Royal Berkshire Regiment Cenotaph	Grade II	0.3 miles
	1375594 - Former Married Quarters, Brock Barracks	Grade II	0.4 miles
	1375593 - Former Hospital, Brock Barracks	Grade II	0.4 miles
	1375595 - Former Sergeants Quarters, Brock Barracks	Grade II	0.4 miles
	1375592 - Anson Barrack, Brock Barracks	Grade II	0.4 miles
	1375596 - Officers Quarters And Mess, Brock Barracks	Grade II	0.4 miles
	1375597 - Tofrek Barrack, Brock Barracks	Grade II	0.4 miles
	1113605 - Collier Brickworks War Memorial	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Ranikhet Academy Ofsted Rating: Good Pupils: 247 Distance:0.34	☐	☒	☐	☐	☐
2	Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:0.5	☐	☒	☐	☐	☐
3	English Martyrs' Catholic Primary School Ofsted Rating: Good Pupils: 433 Distance:0.6	☐	☒	☐	☐	☐
4	Norcot Early Years Centre Ofsted Rating: Outstanding Pupils: 99 Distance:0.65	☒	☐	☐	☐	☐
5	Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:0.72	☐	☒	☐	☐	☐
6	Cranbury College Ofsted Rating: Good Pupils: 54 Distance:0.77	☐	☐	☒	☐	☐
7	St Michael's Primary School Ofsted Rating: Good Pupils: 401 Distance:0.79	☐	☒	☐	☐	☐
8	Meadow Park Academy Ofsted Rating: Good Pupils: 354 Distance:0.82	☐	☒	☐	☐	☐

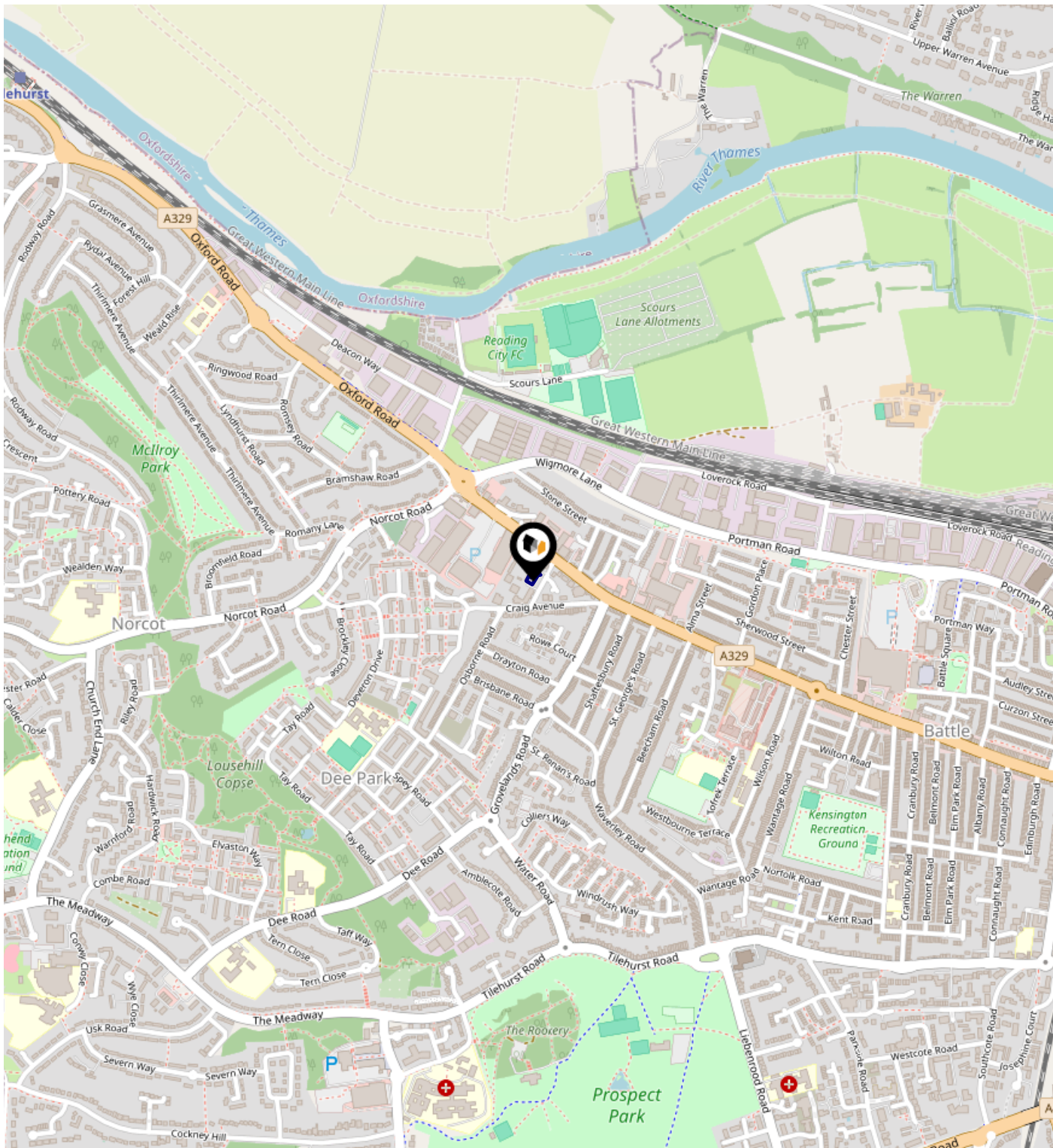
Area Schools



		Nursery	Primary	Secondary	College	Private
	Moorlands Primary School Ofsted Rating: Good Pupils: 331 Distance:0.82	☐	☒	☐	☐	☐
	The Avenue Special School Ofsted Rating: Good Pupils: 233 Distance:0.92	☐	☐	☒	☐	☐
	King's Academy Prospect Ofsted Rating: Good Pupils: 1217 Distance:0.93	☐	☐	☒	☐	☐
	St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.95	☐	☒	☐	☐	☐
	Thames Valley School Ofsted Rating: Good Pupils: 55 Distance:0.96	☐	☐	☒	☐	☐
	Blagrove Nursery School Ofsted Rating: Good Pupils: 48 Distance:1	☒	☐	☐	☐	☐
	Churchend Primary Academy Ofsted Rating: Good Pupils: 450 Distance:1.02	☐	☒	☐	☐	☐
	The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:1.06	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

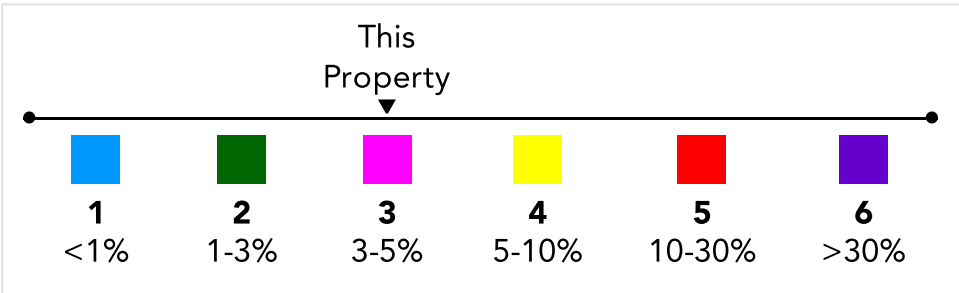
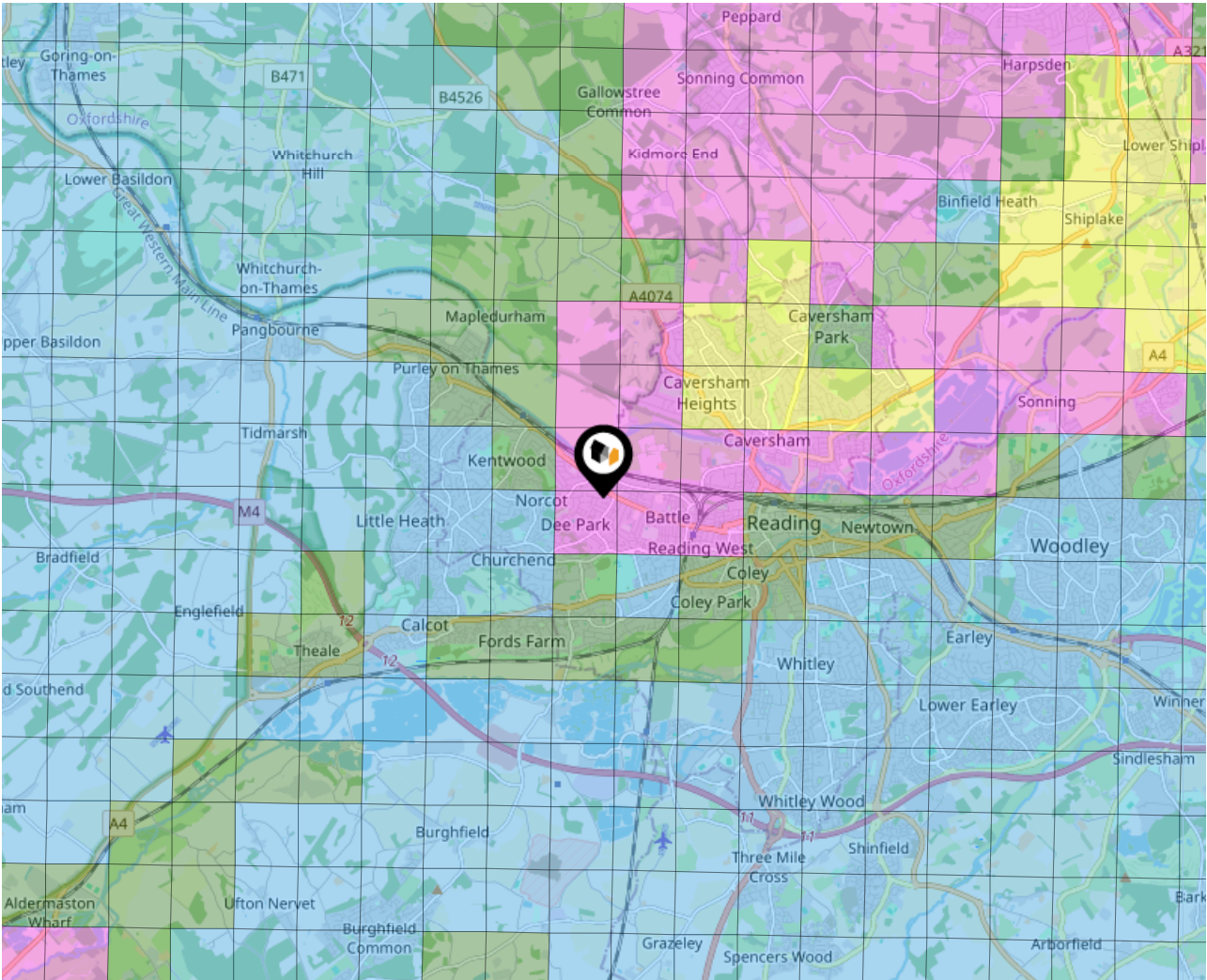
Environment

Radon Gas



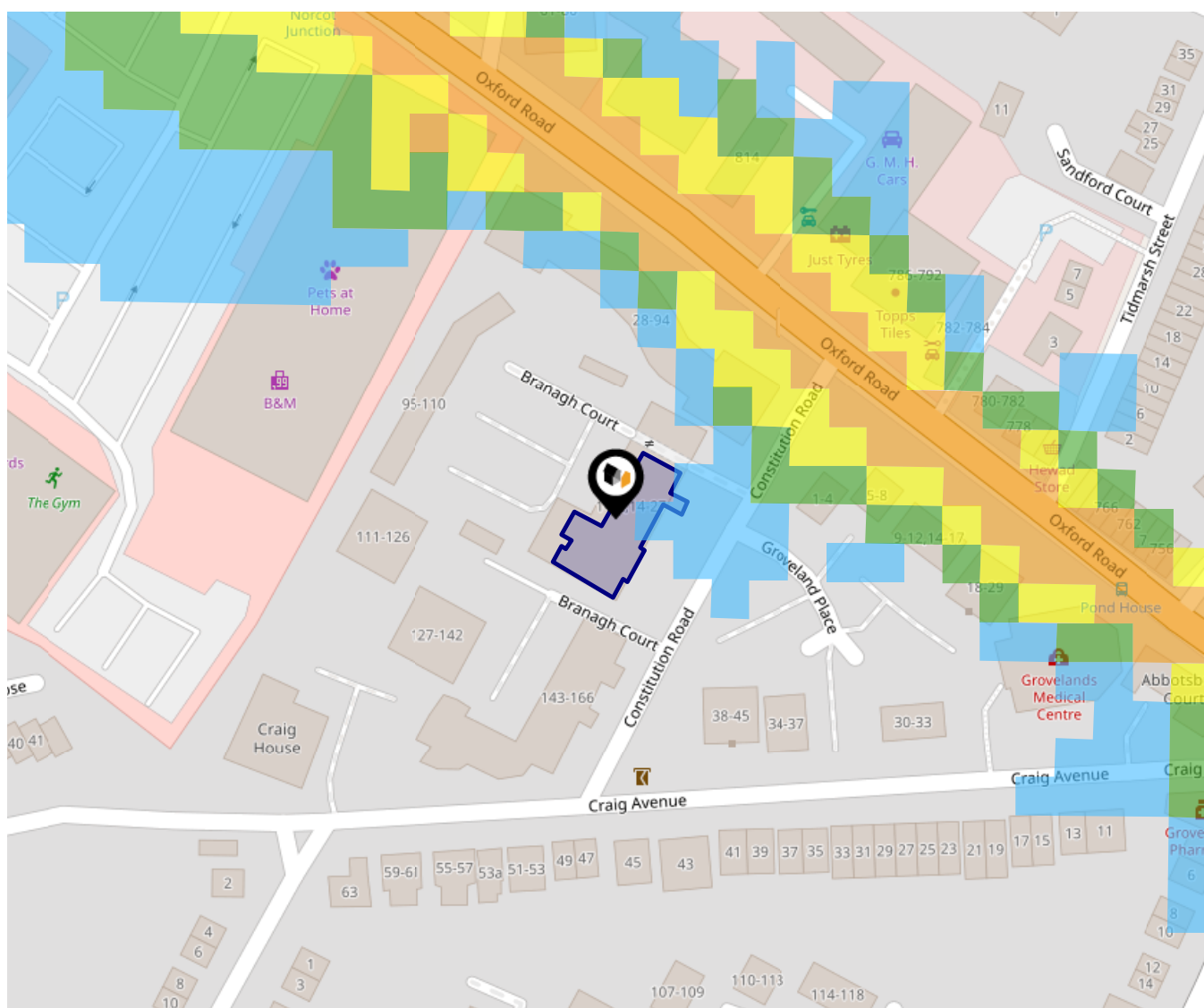
What is Radon?

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.

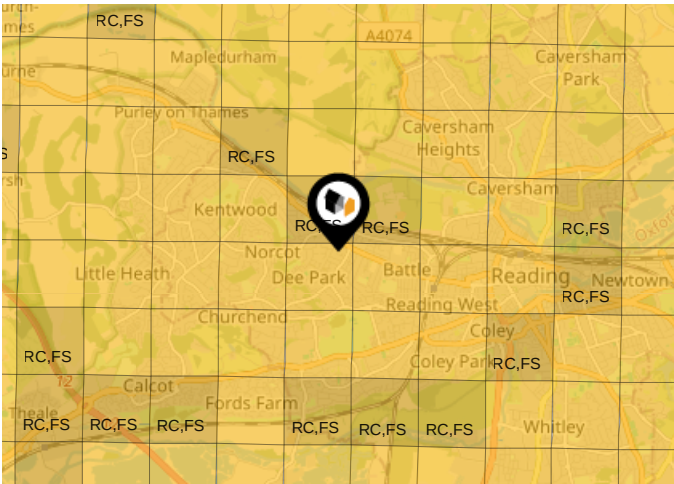
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

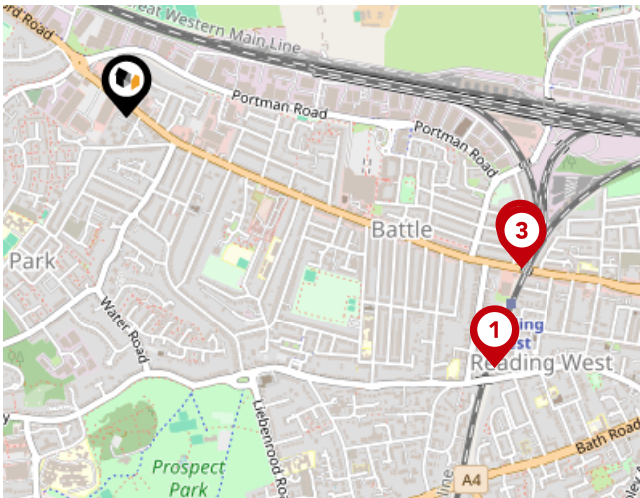


Primary Classifications (Most Common Clay Types)

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

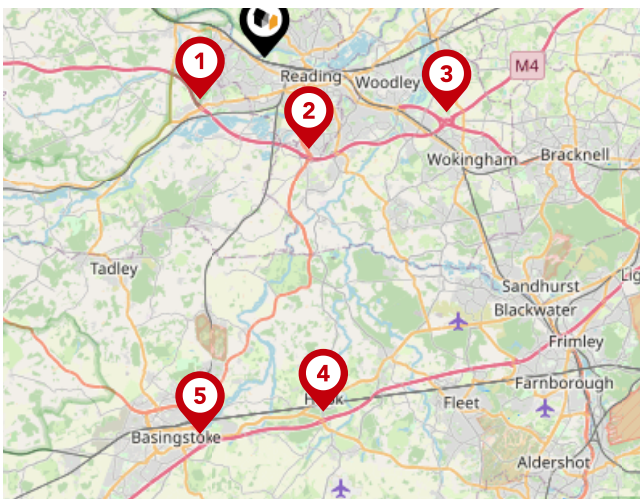
Area

Transport (National)



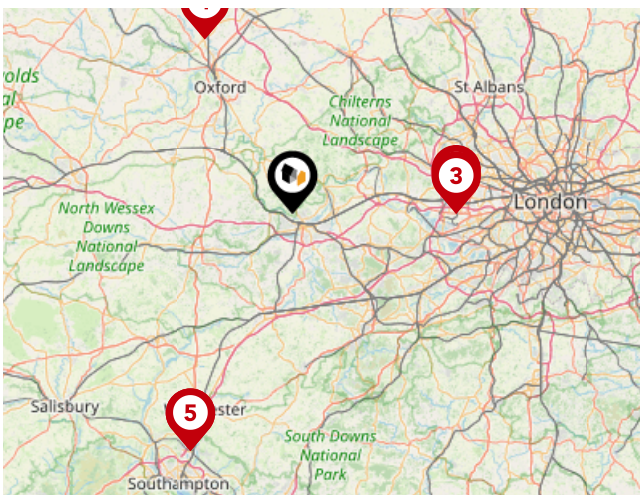
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	1.03 miles
2	Reading West Rail Station	0.97 miles
3	Reading West Rail Station	0.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	2.77 miles
2	M4 J11	3.74 miles
3	M4 J10	7.06 miles
4	M3 J5	13.28 miles
5	M3 J6	14.1 miles

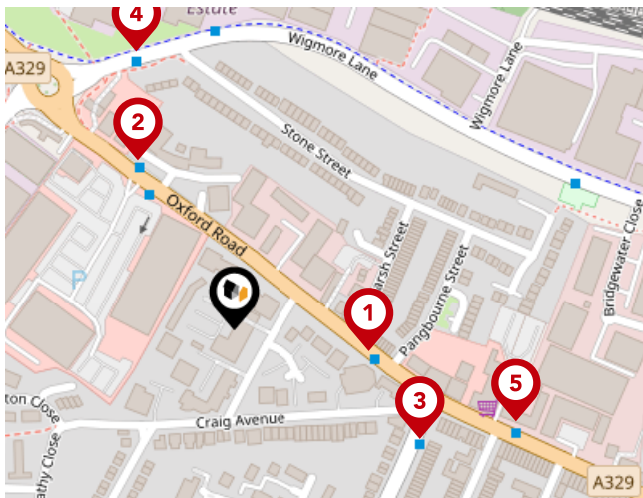


Airports/Helipads

Pin	Name	Distance
1	Kidlington	28.81 miles
2	Heathrow Airport	24.08 miles
3	Heathrow Airport Terminal 4	24.29 miles
4	North Stoneham	38.4 miles
5	Southampton Airport	38.4 miles

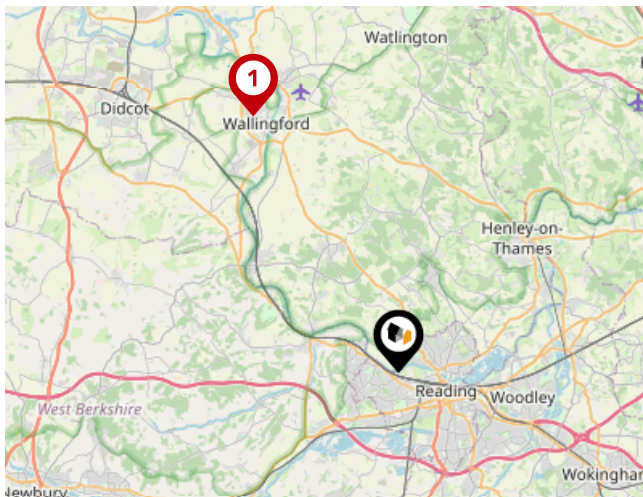
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Pond House	0.08 miles
	Norcot Junction	0.11 miles
	Pond House	0.12 miles
	Stone Street	0.17 miles
	Pond House	0.17 miles



Local Connections

Pin	Name	Distance
	Wallingford (Cholsey & Wallingford Railway)	10.9 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.

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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