

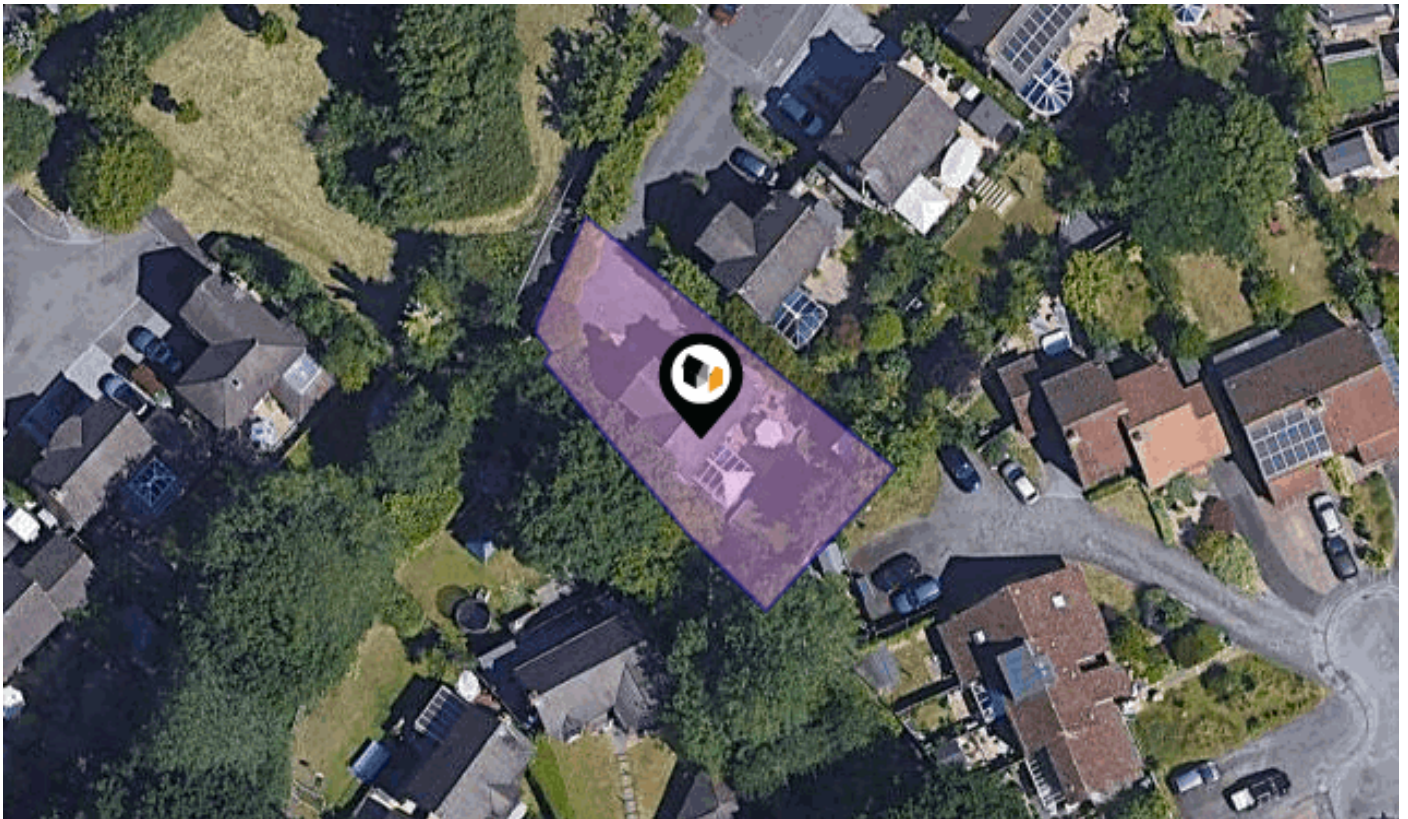


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 19th July 2025



THE SADLERS, TILEHURST, READING, RG31

Avocado Property

07769 345086

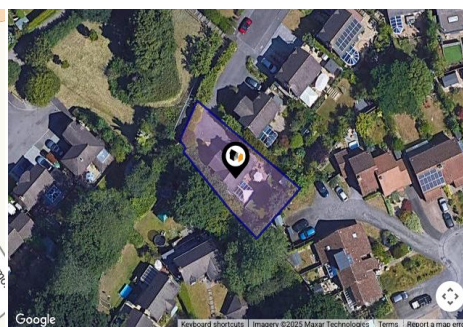
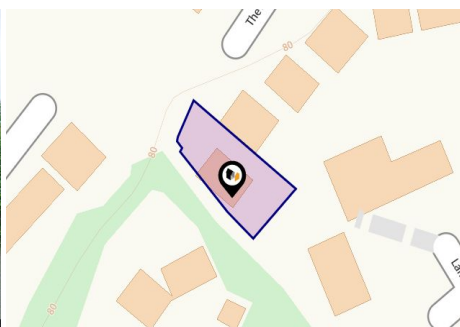
kiel@avocadoberkshire.co.uk

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.11 acres		
Year Built :	1996		
Council Tax :	Band F		
Annual Estimate:	£3,442		
Title Number:	BK341090		

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)

12 mb/s	79 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



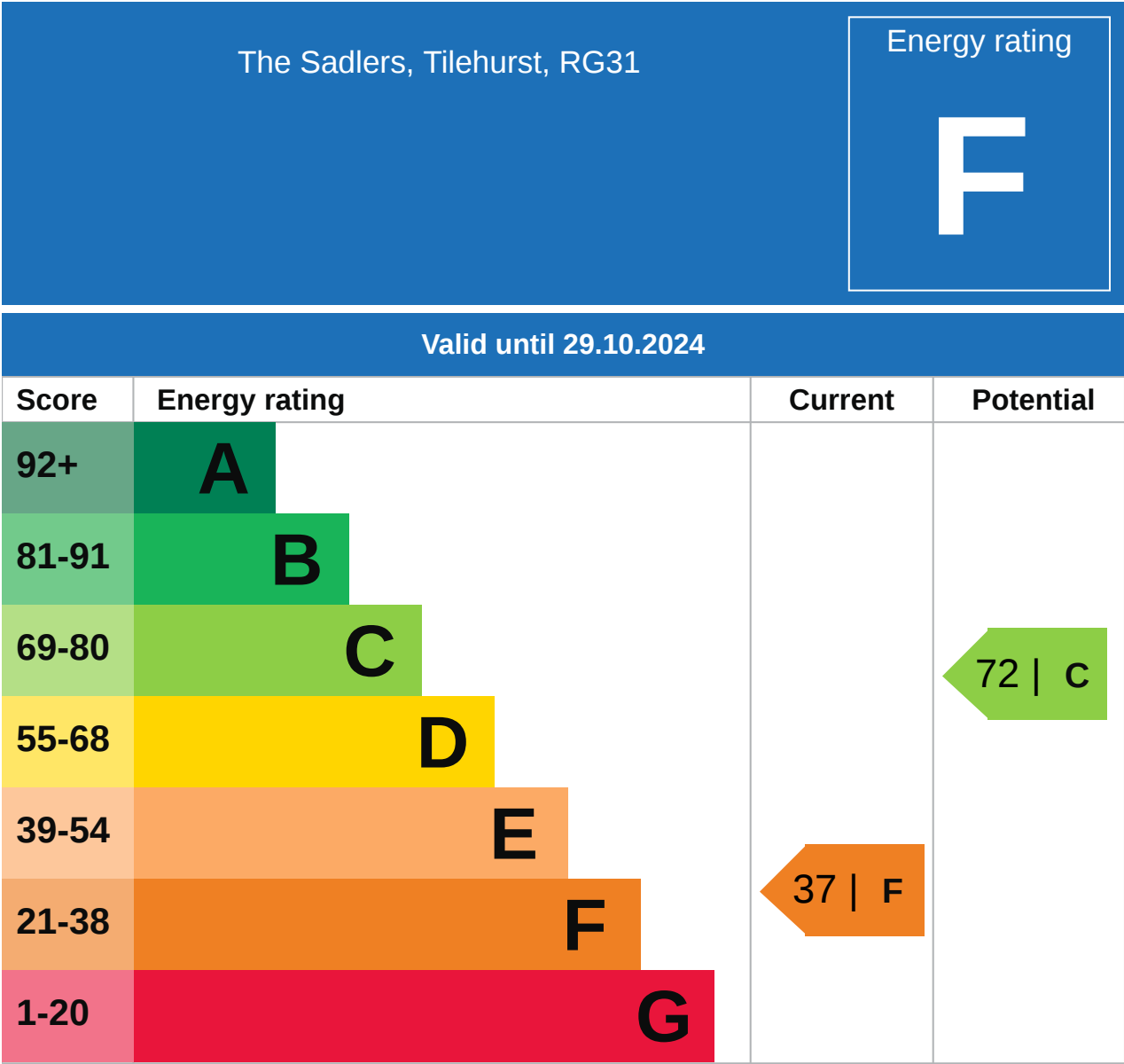
Planning records for: *The Sadlers, Tilehurst, Reading, RG31*

Reference - 15/02299/TPW	
Decision:	Decided
Date:	28th August 2015
Description:	T1 - Oak - Reduce to 5-6m to create a monolith.

Gallery Photos



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

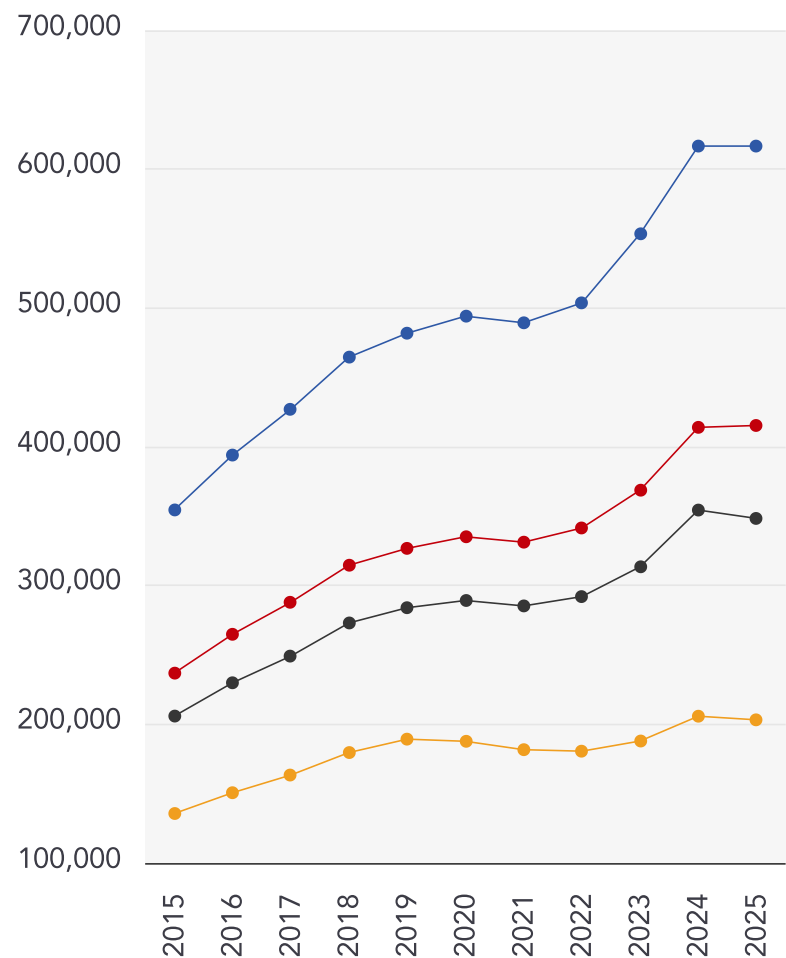
Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	119 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG31



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

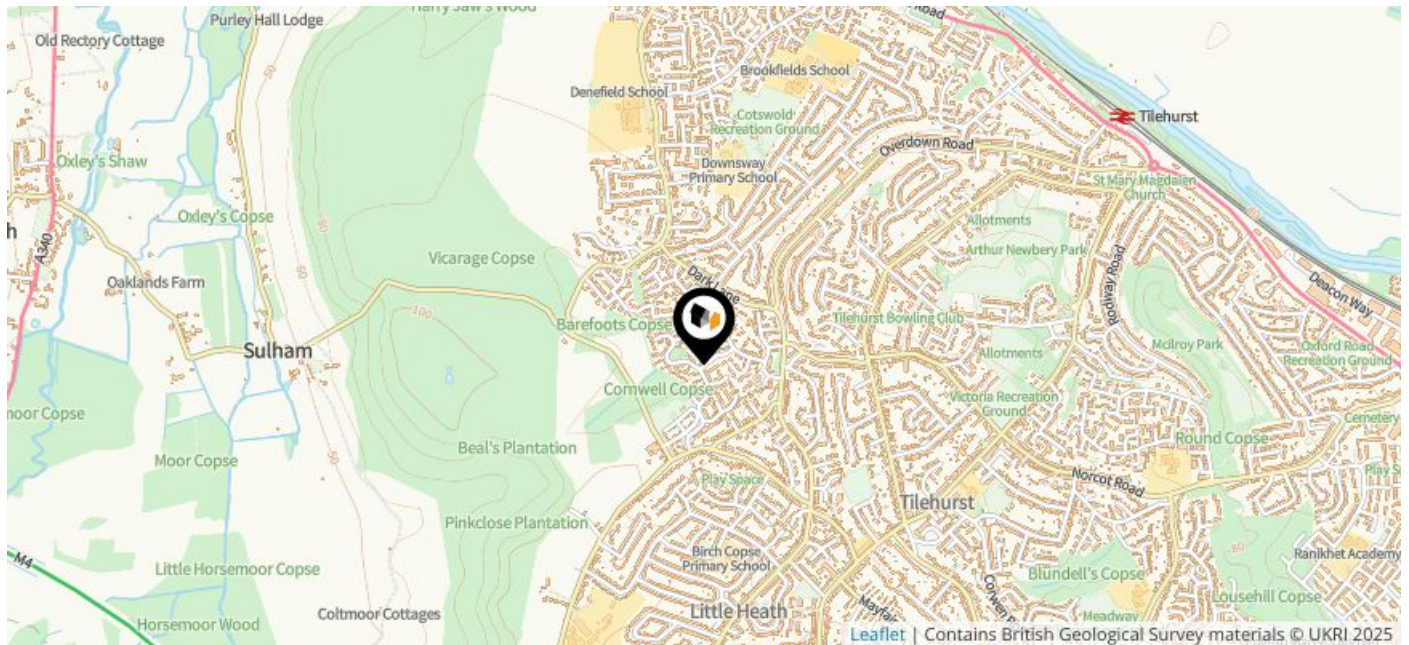
+49.74%

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.

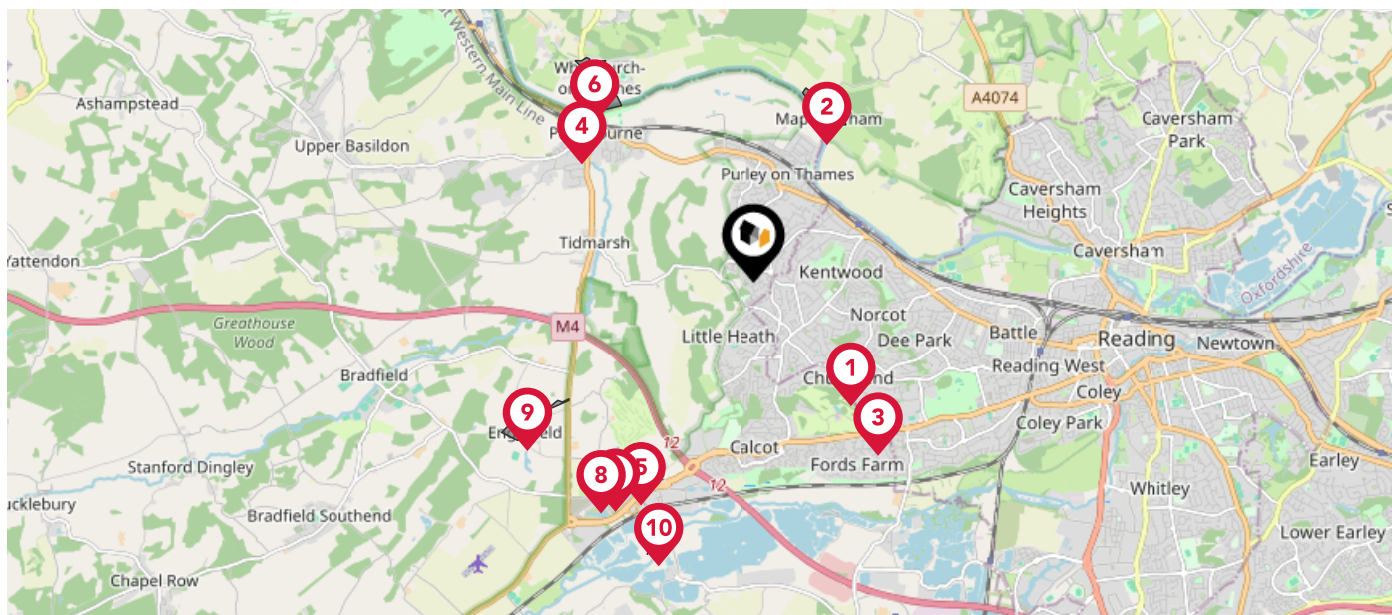
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

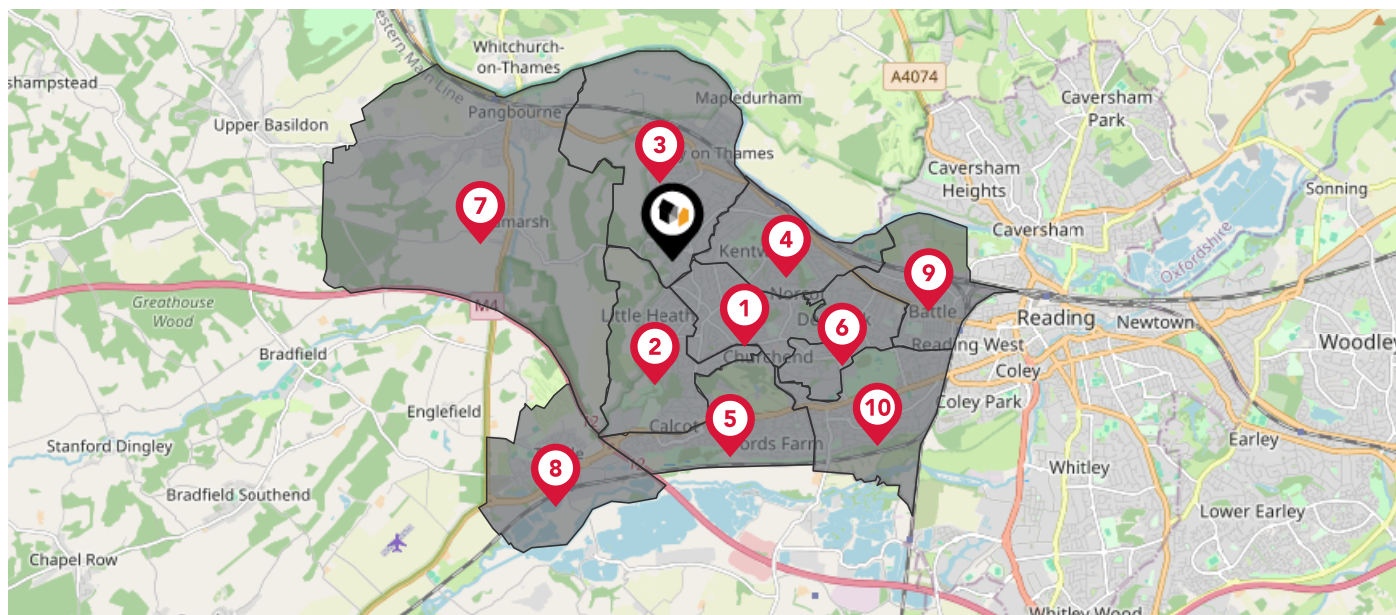
- | | |
|----|-----------------------------------|
| 1 | Routh Lane |
| 2 | Mapledurham |
| 3 | Horncastle |
| 4 | Pangbourne |
| 5 | Theale High Street / Blossom Lane |
| 6 | Whitchurch |
| 7 | Holy Trinity, Theale |
| 8 | The Lamb, Theale |
| 9 | Englefield |
| 10 | Sheffield Bridge |

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



Tilehurst Ward



Tilehurst Birch Copse Ward



Tilehurst & Purley Ward



Kentwood Ward



Tilehurst South & Holybrook Ward



Norcot Ward



Pangbourne Ward



Theale Ward



Battle Ward



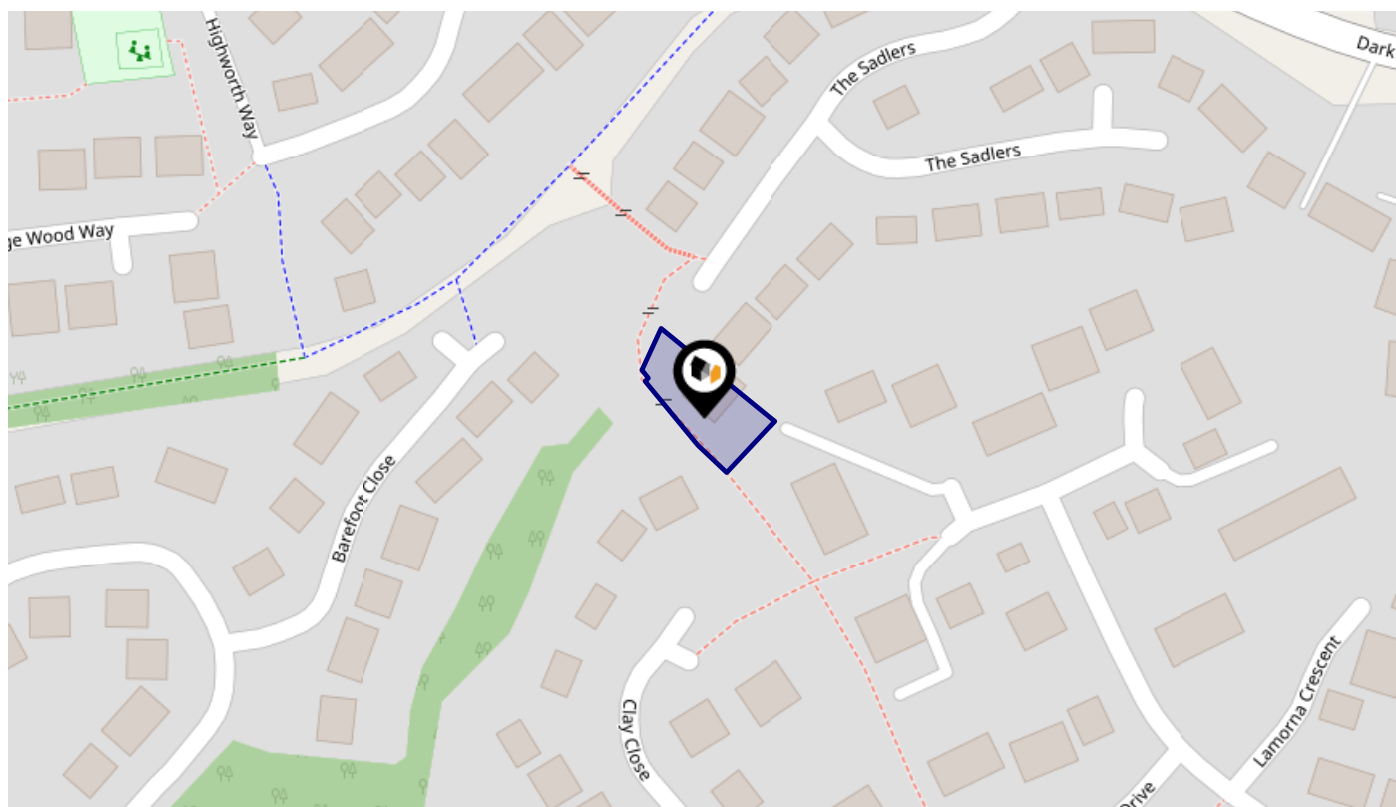
Southcote Ward

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:

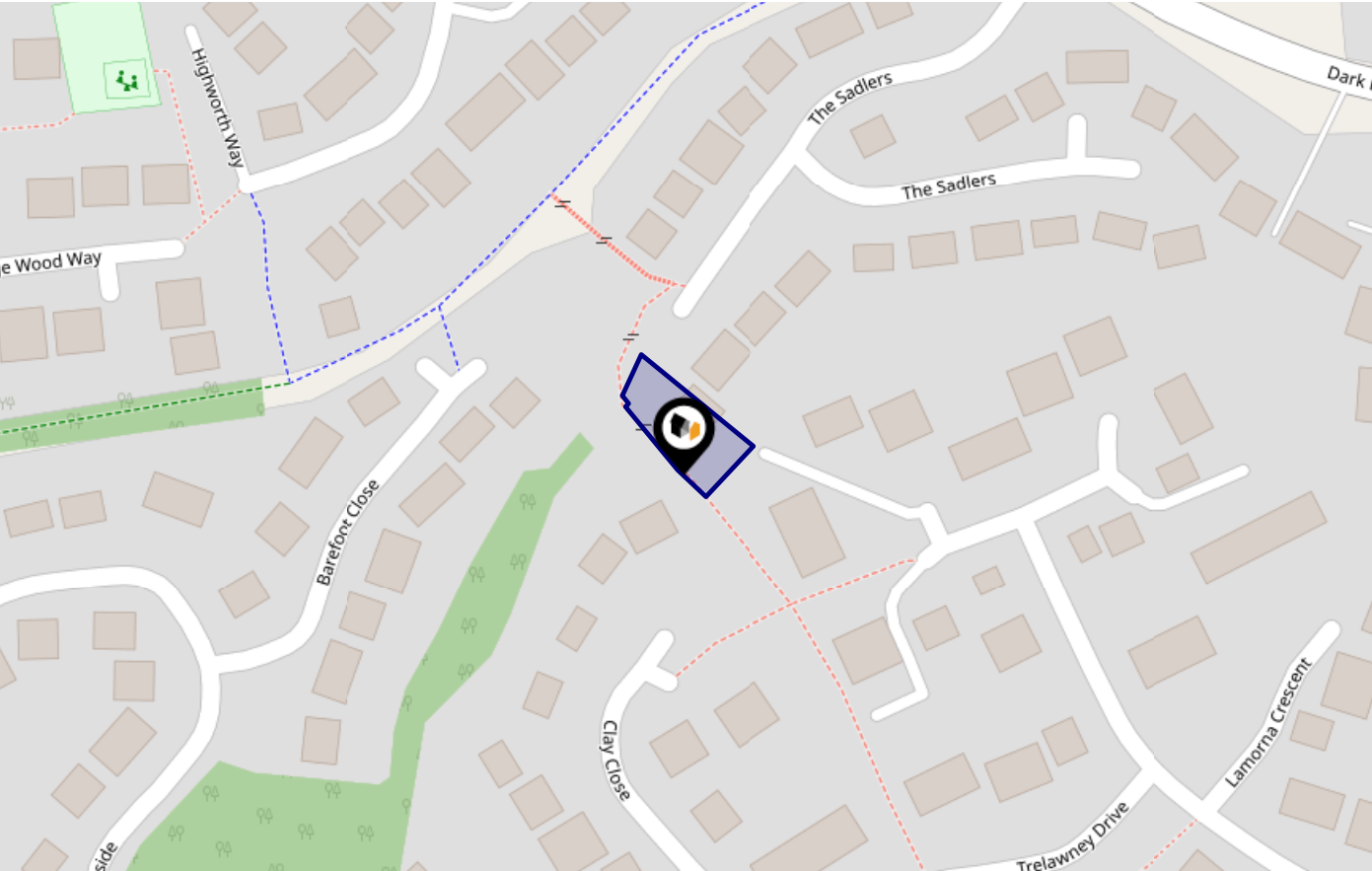
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

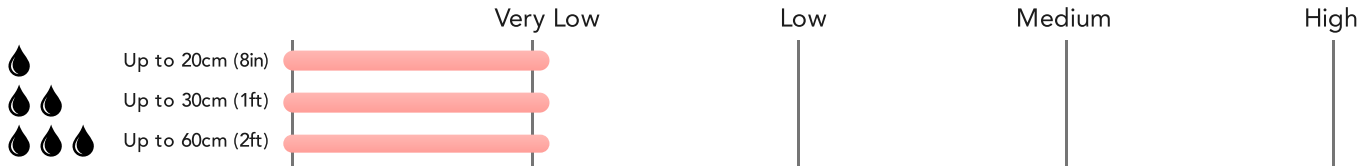


Risk Rating: Very low

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:

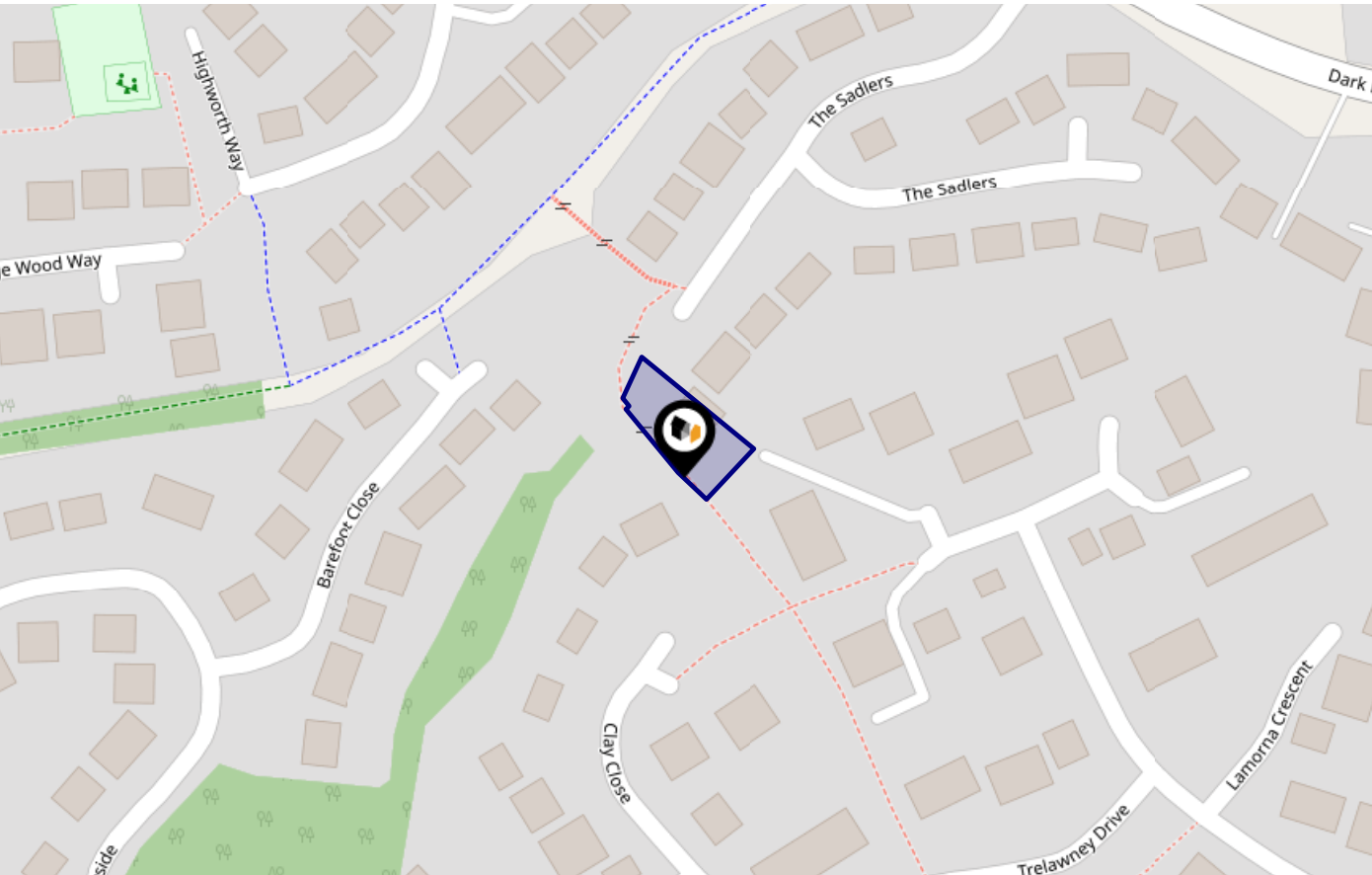


Flood Risk

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.

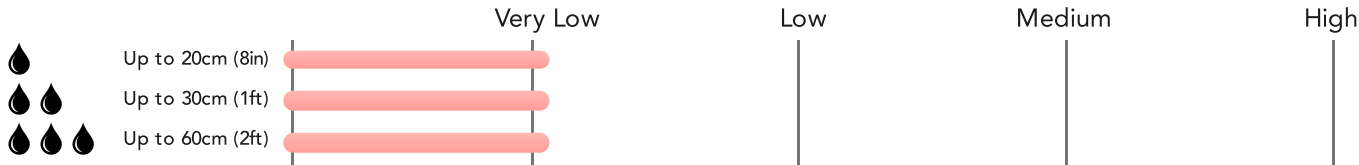


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Chance of flooding to the following depths at this property:

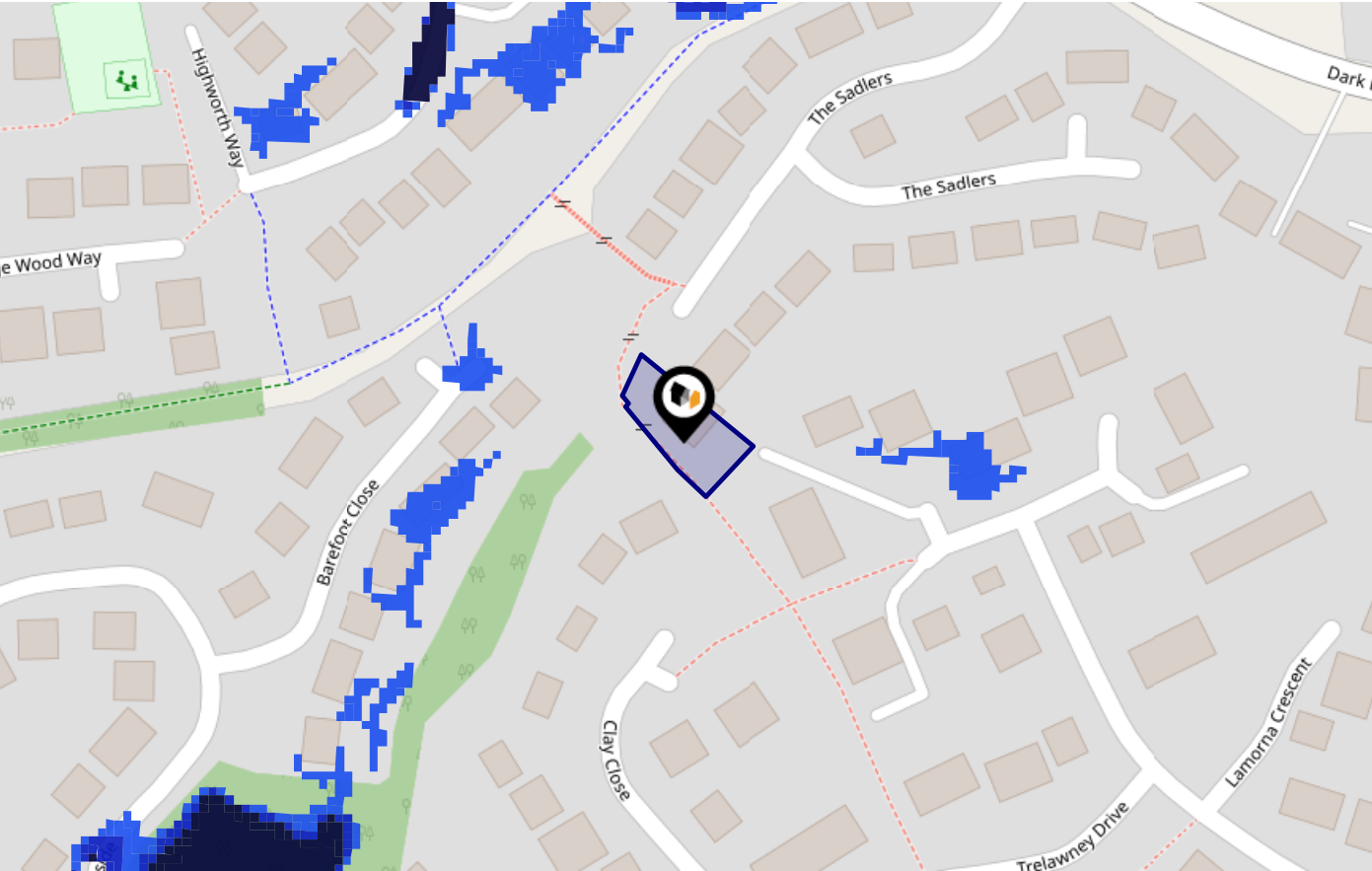


Flood Risk

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.

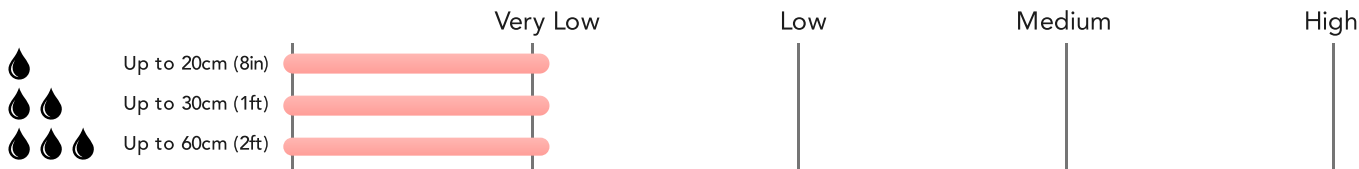


Risk Rating: Very low

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

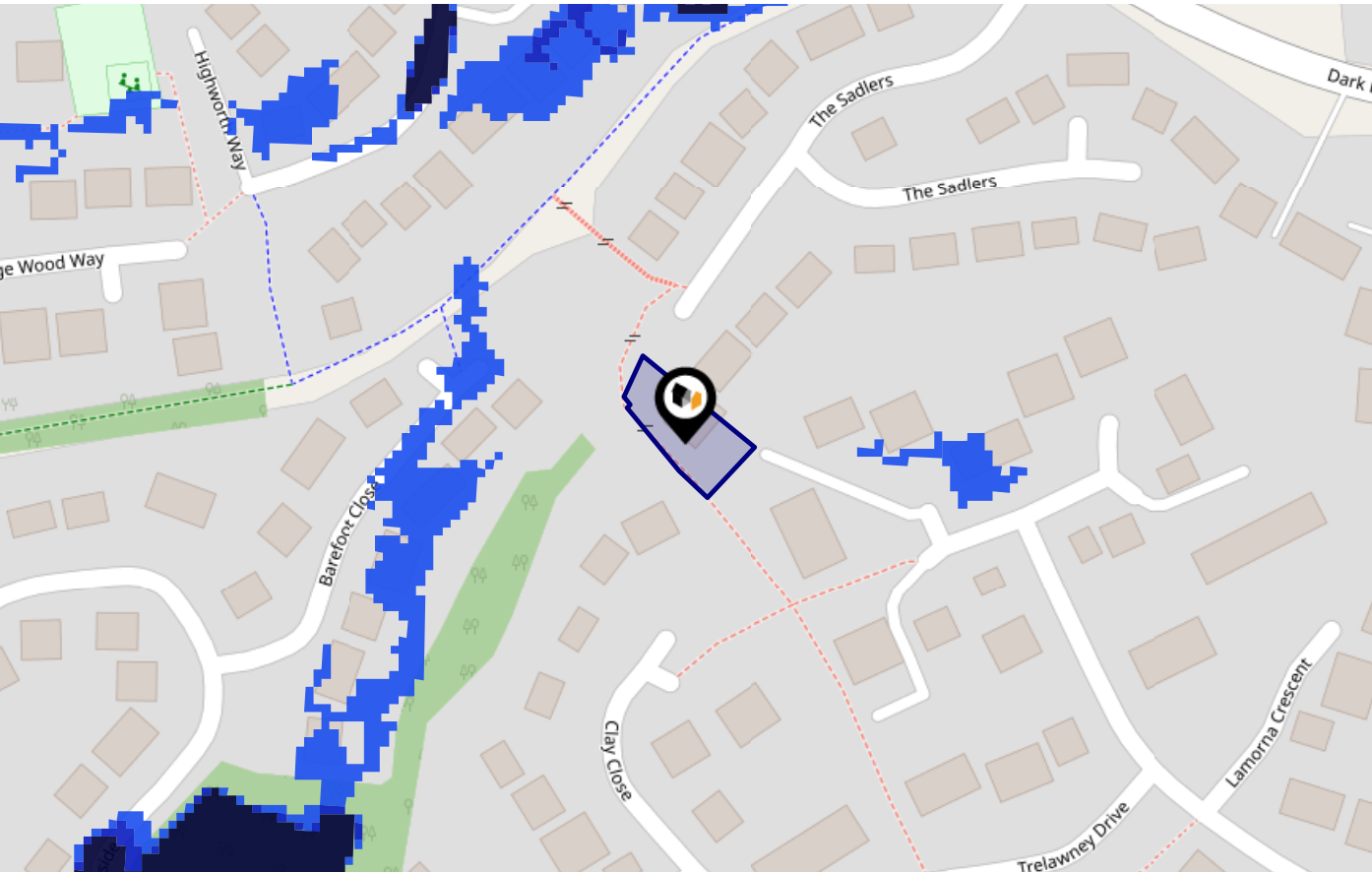


Flood Risk

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

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:

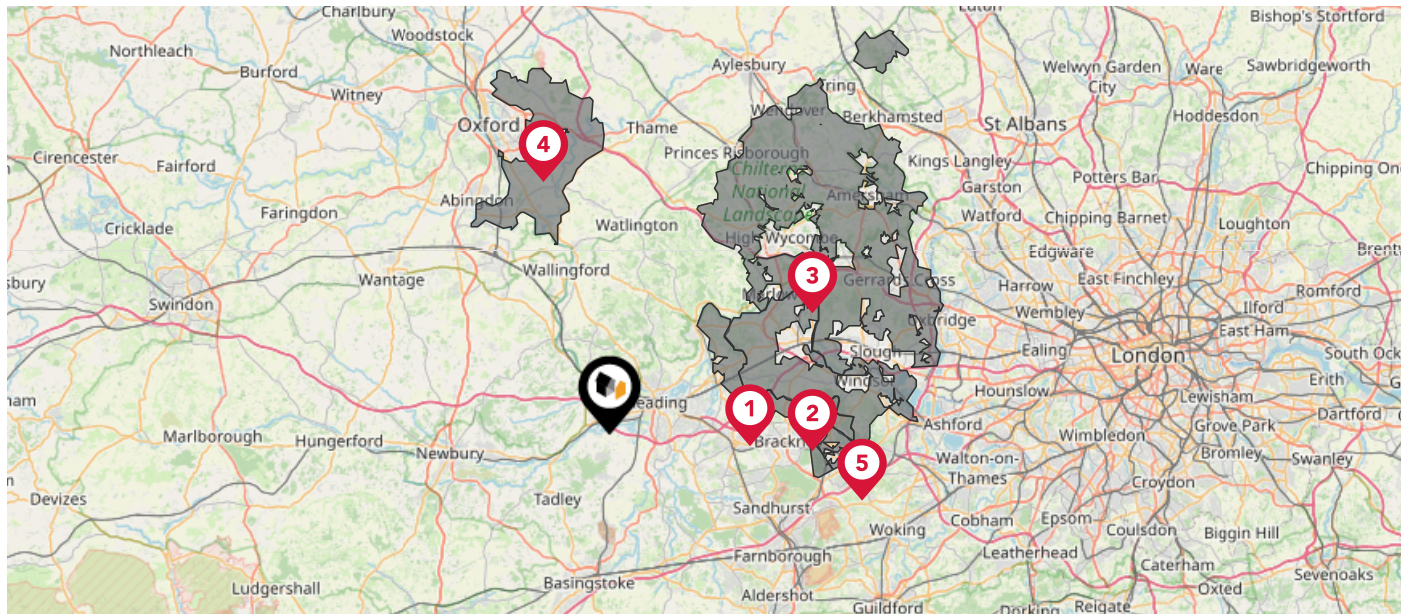


Maps

Green Belt



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



Nearby Green Belt Land

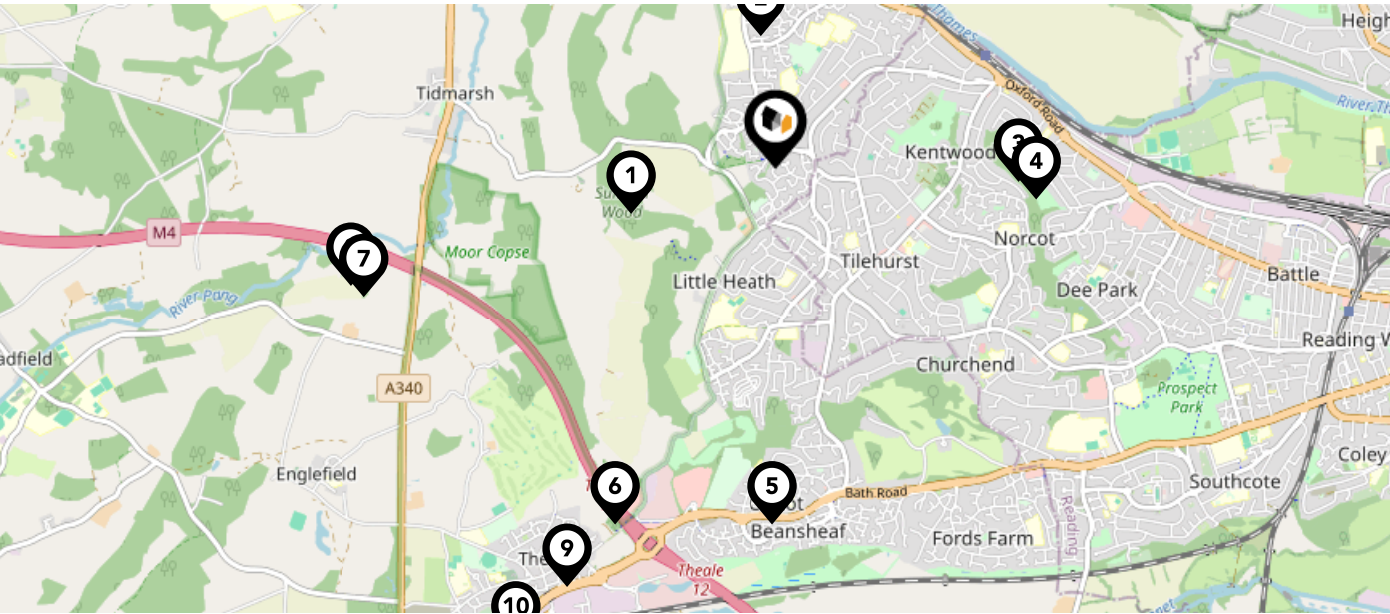
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  Oxford Green Belt - South Oxfordshire
-  London Green Belt - Windsor and Maidenhead

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.



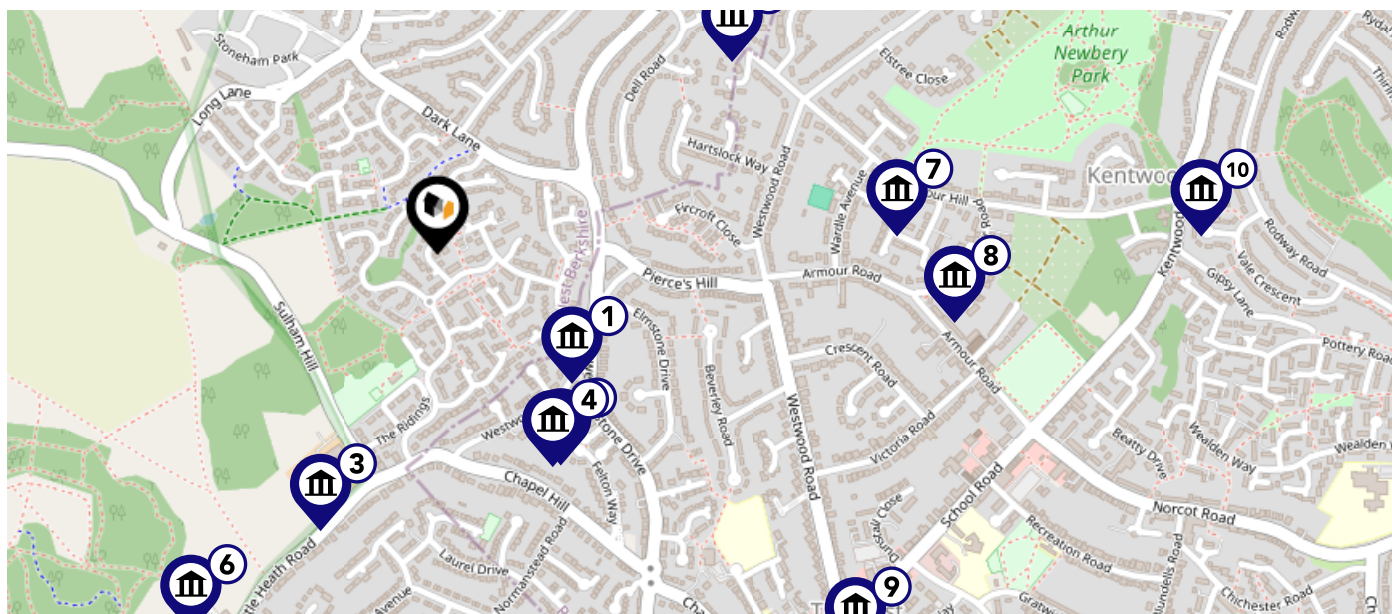
Nearby Landfill Sites		
1	Sadlers Farm-Sulham, Berkshire	Historic Landfill ☐
2	Long Lane-Purley, Berkshire	Historic Landfill ☐
3	Thirlmere Avenue-Reading, Berkshire	Historic Landfill ☐
4	Beecham Hill-Reading, Berkshire	Historic Landfill ☐
5	Clarence Way-Calcot, Reading, Berkshire	Historic Landfill ☐
6	Nunhide Lane, Calcot-Sulham, Reading, Berkshire	Historic Landfill ☐
7	Alder Copse-Tidmarsh, Berkshire	Historic Landfill ☐
8	Alder Copse-Tidmarsh, Berkshire	Historic Landfill ☐
9	Behind the High Street-Theale, Berkshire	Historic Landfill ☐
10	Mulberry Way-Theale, Berkshire	Historic Landfill ☐

Maps

Listed Buildings

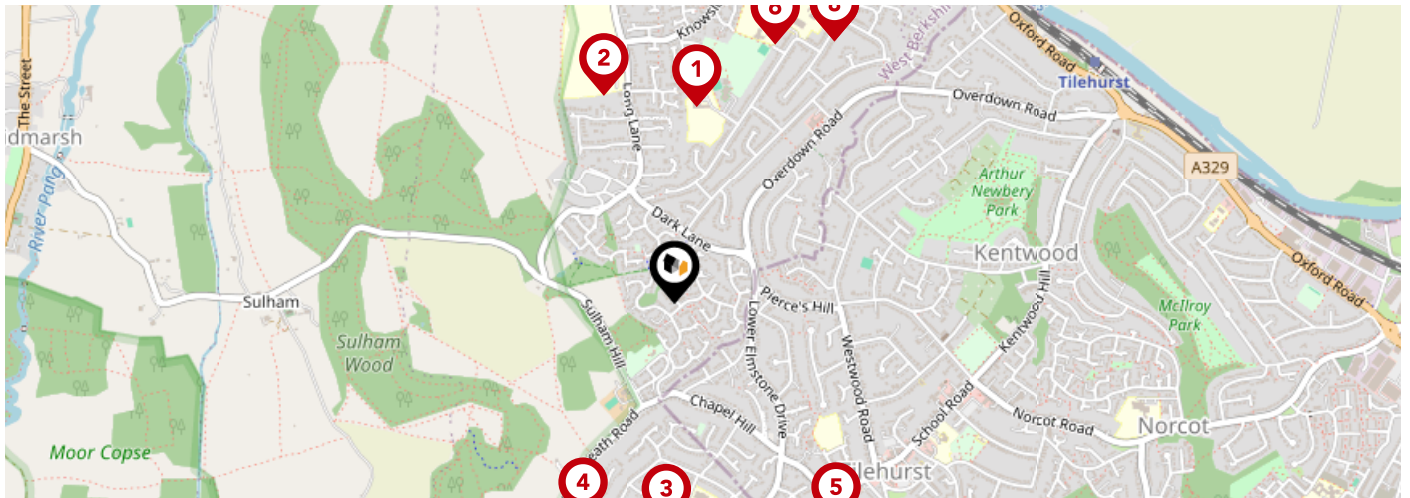


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



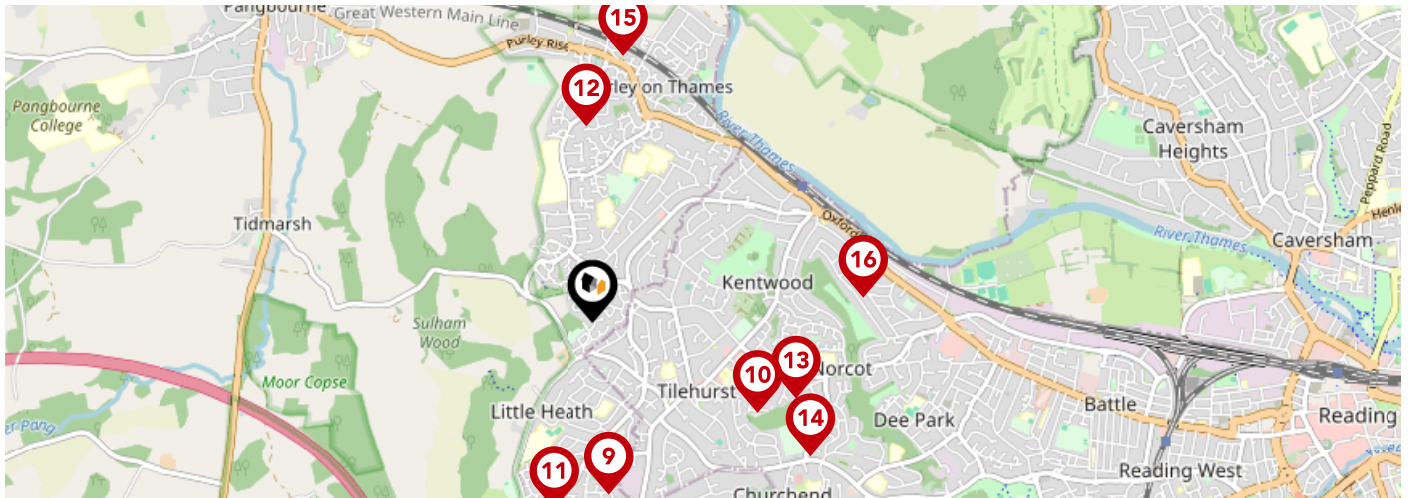
Listed Buildings in the local district	Grade	Distance
 1157218 - 24, Westwood Glen	Grade II	0.2 miles
 1113614 - 63, Westwood Glen	Grade II	0.3 miles
 1215861 - Hallplace Farm Cottage Hallplace Farmhouse	Grade II	0.3 miles
 1321863 - Royal Oak Inn	Grade II	0.3 miles
 1215998 - 25, Westwood Row	Grade II	0.4 miles
 1215860 - Kiln Cottage	Grade II	0.5 miles
 1113393 - 26, Armour Hill	Grade II	0.5 miles
 1302982 - Yardley Cottage	Grade II	0.6 miles
 1441573 - Tilehurst War Memorial	Grade II	0.7 miles
 1303112 - Kentwood Farmhouse And Outhouse To East	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Downsway Primary School Ofsted Rating: Good Pupils: 212 Distance:0.46	☐	☒	☐	☐	☐
2	Denefield School Ofsted Rating: Good Pupils: 1120 Distance:0.51	☐	☐	☒	☐	☐
3	Birch Copse Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.52	☐	☒	☐	☐	☐
4	Little Heath School Ofsted Rating: Good Pupils: 1667 Distance:0.54	☐	☐	☒	☐	☐
5	Park Lane Primary School Ofsted Rating: Good Pupils: 402 Distance:0.63	☐	☒	☐	☐	☐
6	Brookfields Special School Ofsted Rating: Outstanding Pupils: 229 Distance:0.64	☐	☐	☒	☐	☐
7	Westwood Farm Infant School Ofsted Rating: Good Pupils: 222 Distance:0.71	☐	☒	☐	☐	☐
8	Westwood Farm Junior School Ofsted Rating: Good Pupils: 237 Distance:0.71	☐	☒	☐	☐	☐

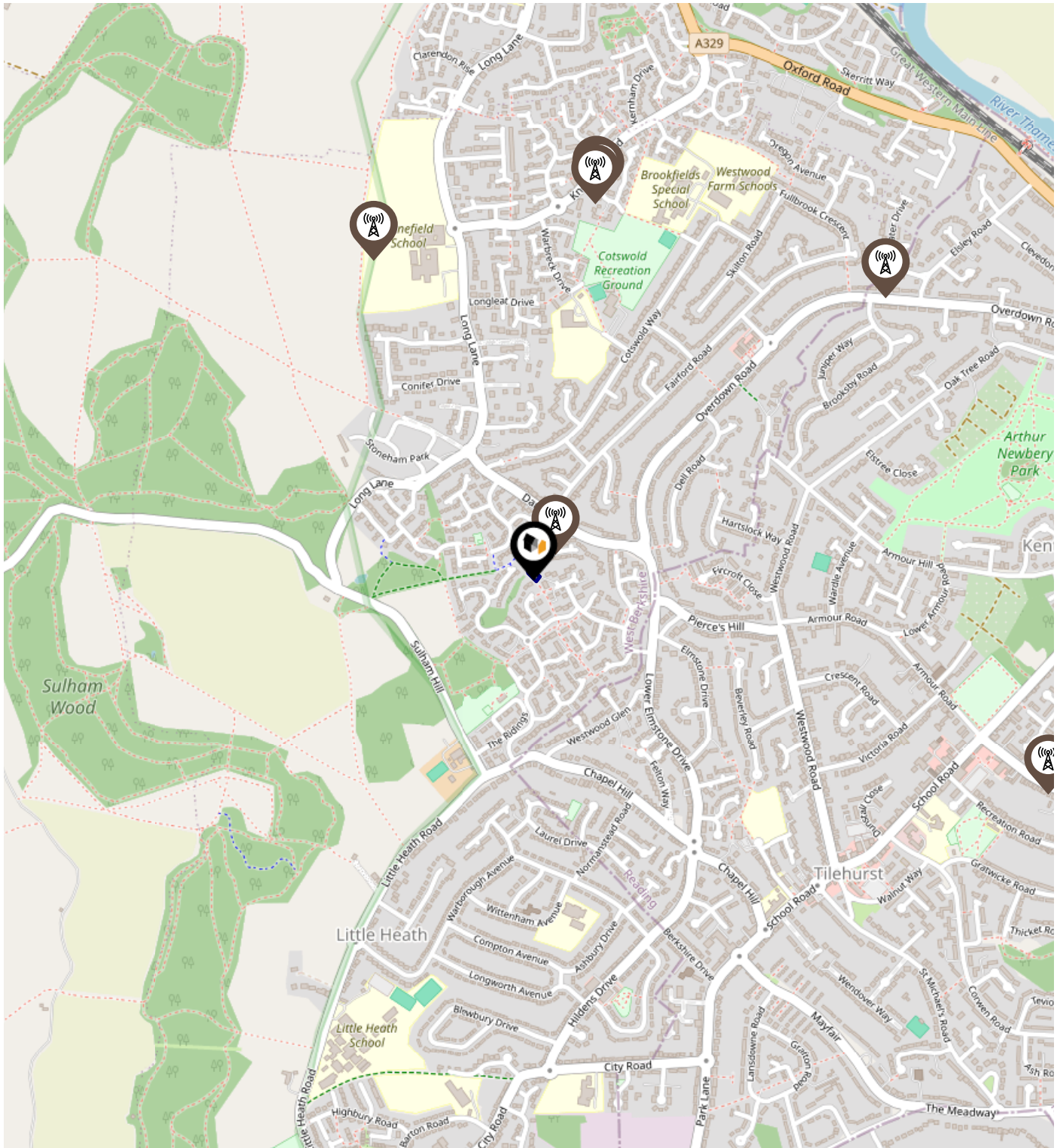
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 296 Distance:0.8	☐	☒	☐	☐	☐
10	Blagrove Nursery School Ofsted Rating: Good Pupils: 48 Distance:0.87	☒	☐	☐	☐	☐
11	Springfield Primary School Ofsted Rating: Good Pupils: 336 Distance:0.88	☐	☒	☐	☐	☐
12	Long Lane Primary School Ofsted Rating: Good Pupils: 208 Distance:0.91	☐	☒	☐	☐	☐
13	Meadow Park Academy Ofsted Rating: Good Pupils: 354 Distance:1	☐	☒	☐	☐	☐
14	Moorlands Primary School Ofsted Rating: Good Pupils: 331 Distance:1.18	☐	☒	☐	☐	☐
15	Purley CofE Primary School Ofsted Rating: Good Pupils: 96 Distance:1.24	☐	☒	☐	☐	☐
16	Norcot Early Years Centre Ofsted Rating: Outstanding Pupils: 99 Distance:1.26	☒	☐	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

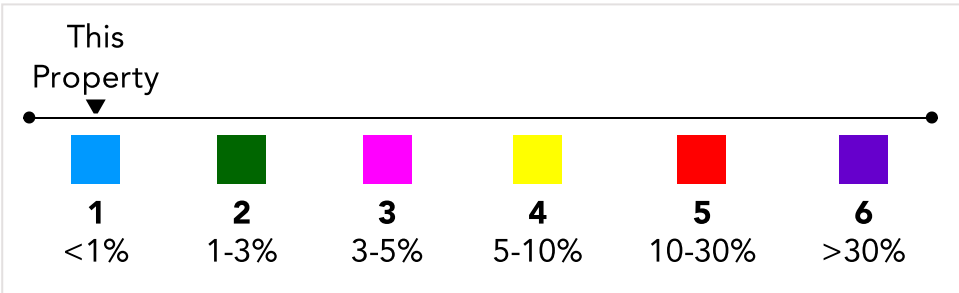
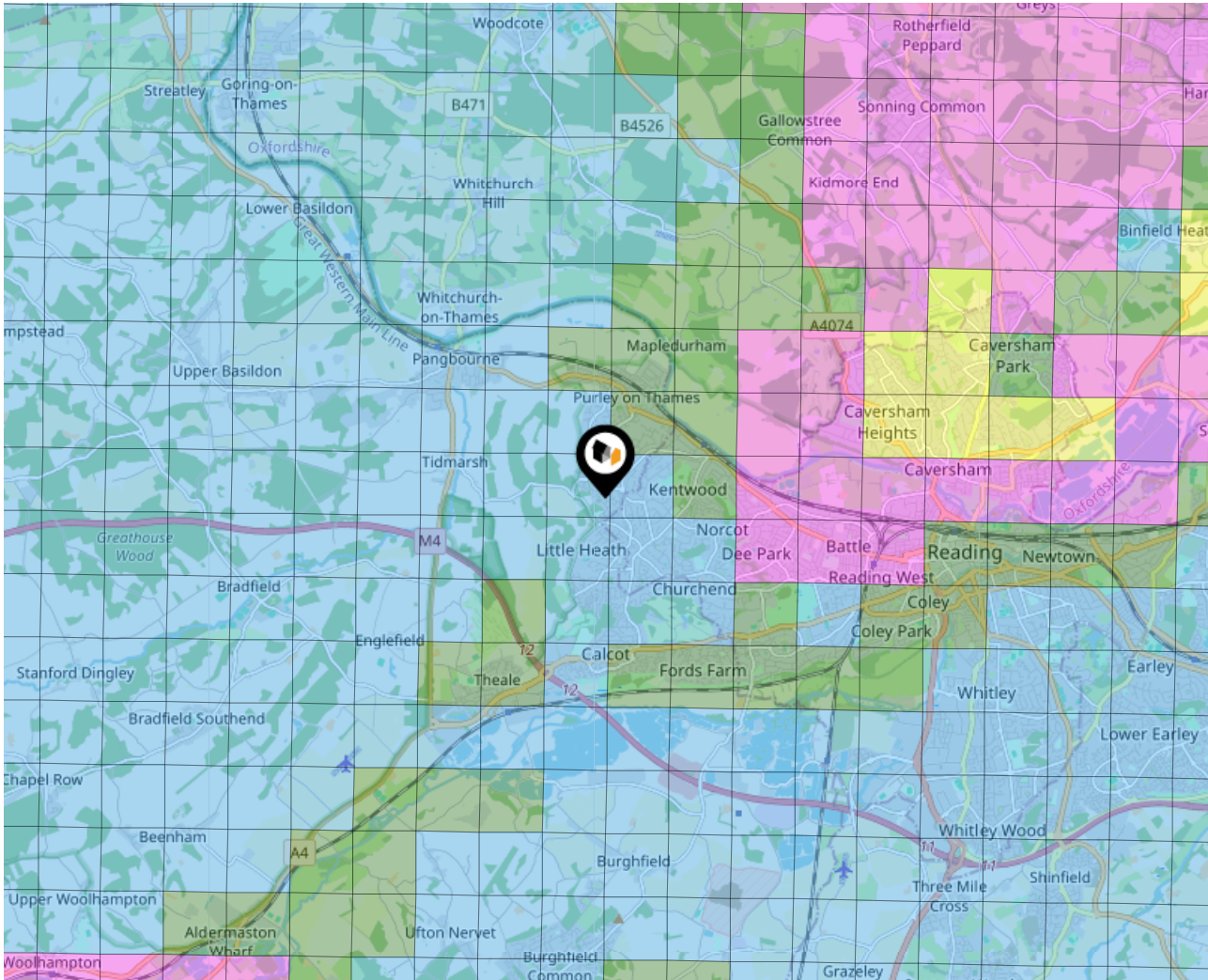
Environment

Radon Gas



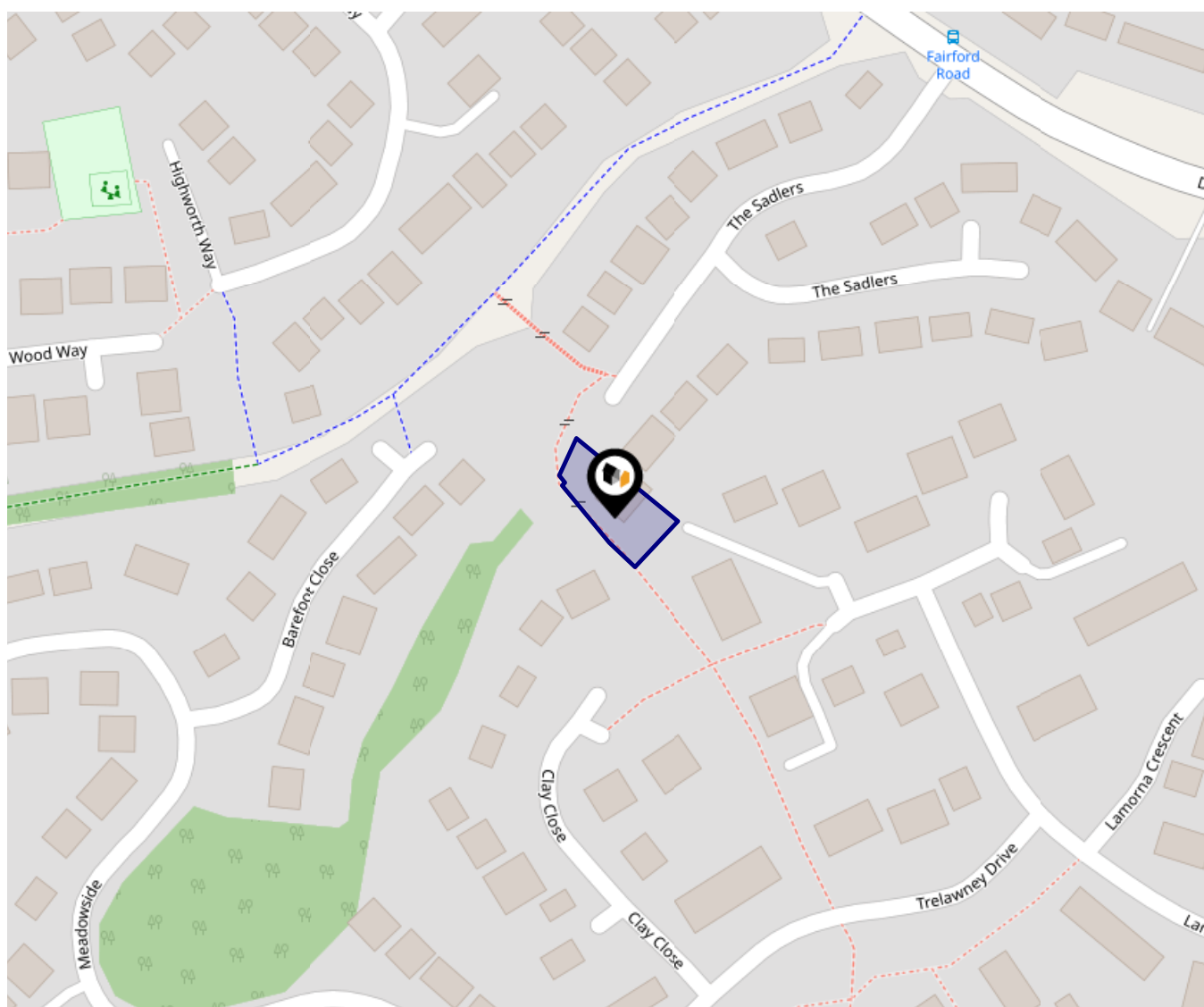
What is Radon?

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.

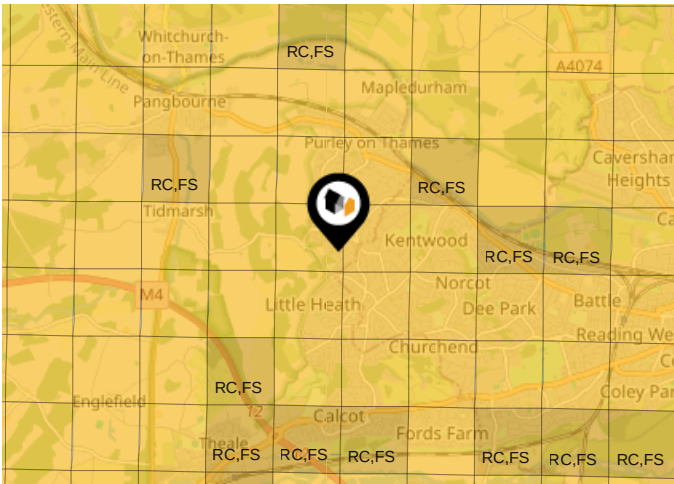
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

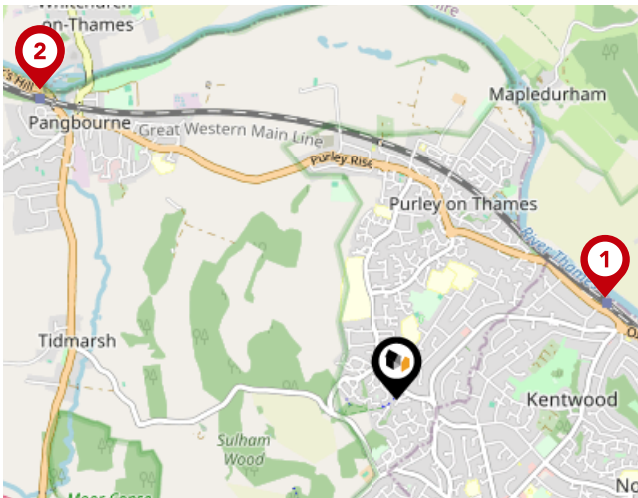


Primary Classifications (Most Common Clay Types)

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

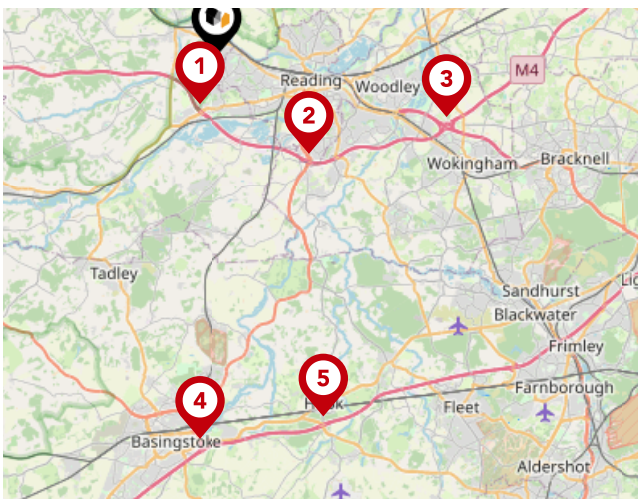
Area

Transport (National)



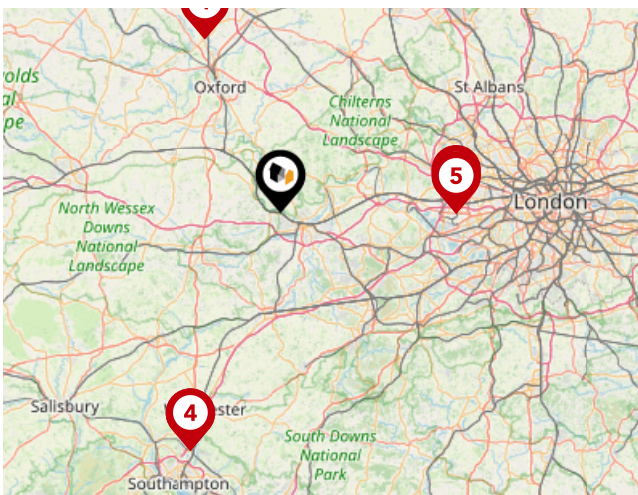
National Rail Stations

Pin	Name	Distance
1	Tilehurst Rail Station	1.07 miles
2	Pangbourne Rail Station	2.18 miles
3	Pangbourne Rail Station	2.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	1.87 miles
2	M4 J11	5 miles
3	M4 J10	8.83 miles
4	M3 J6	14.2 miles
5	M3 J5	13.95 miles

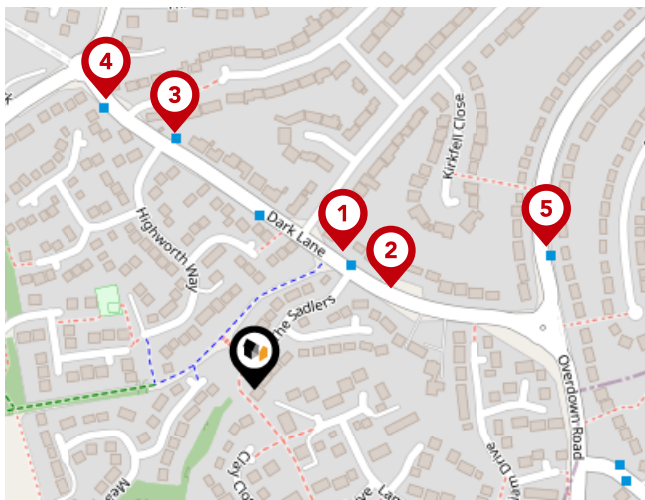


Airports/Helipads

Pin	Name	Distance
1	Kidlington	27.81 miles
2	Heathrow Airport	25.83 miles
3	North Stoneham	38 miles
4	Southampton Airport	38 miles
5	Heathrow Airport Terminal 4	26.05 miles

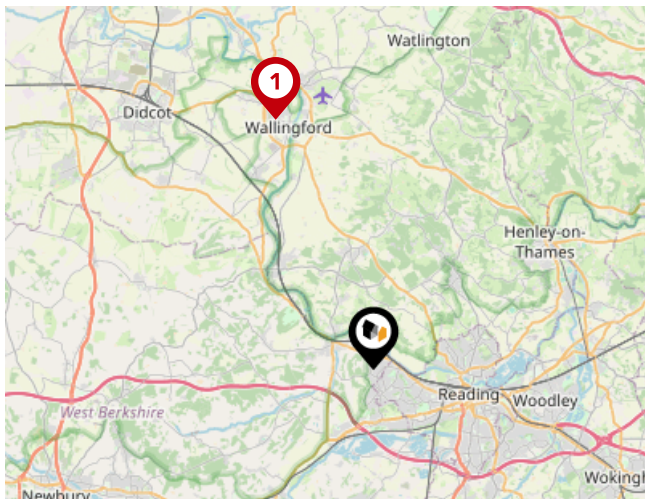
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fairford Road	0.09 miles
2	Fairford Road (Dark Lane)	0.1 miles
3	Dark Lane Top	0.15 miles
4	Dark Lane Top	0.19 miles
5	Dark Lane Foot	0.19 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	9.89 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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