

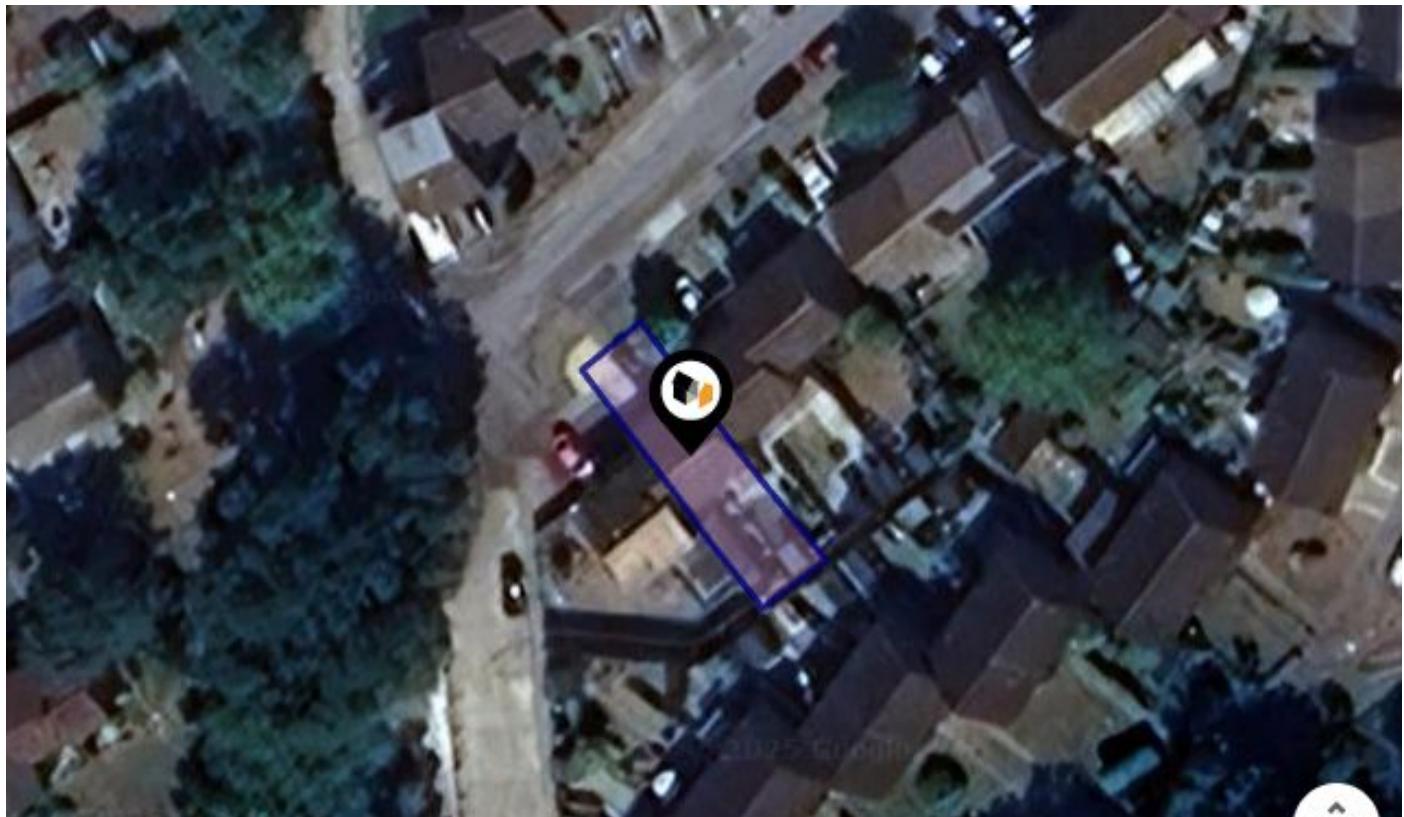


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th September 2025



HARTLEYS, SILCHESTER, READING, RG7

Avocado Property

07545 349240

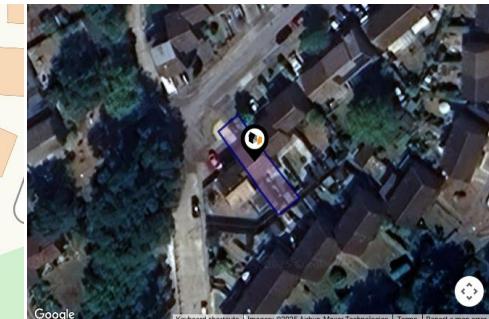
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,909		
Title Number:	HP351011		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16
mb/s **56**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Hartleys, Silchester, RG7

Energy rating

C

Valid until 02.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property **EPC - Additional Data**



Additional EPC Data

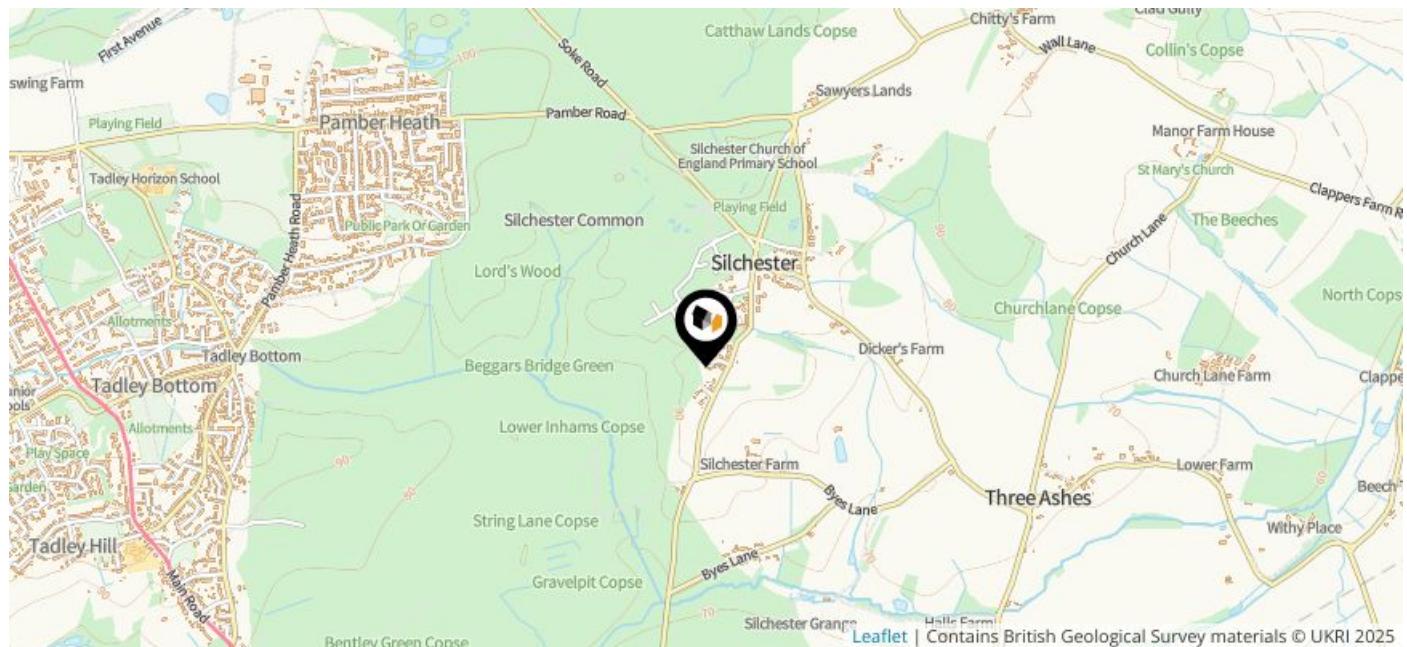
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 46% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 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.

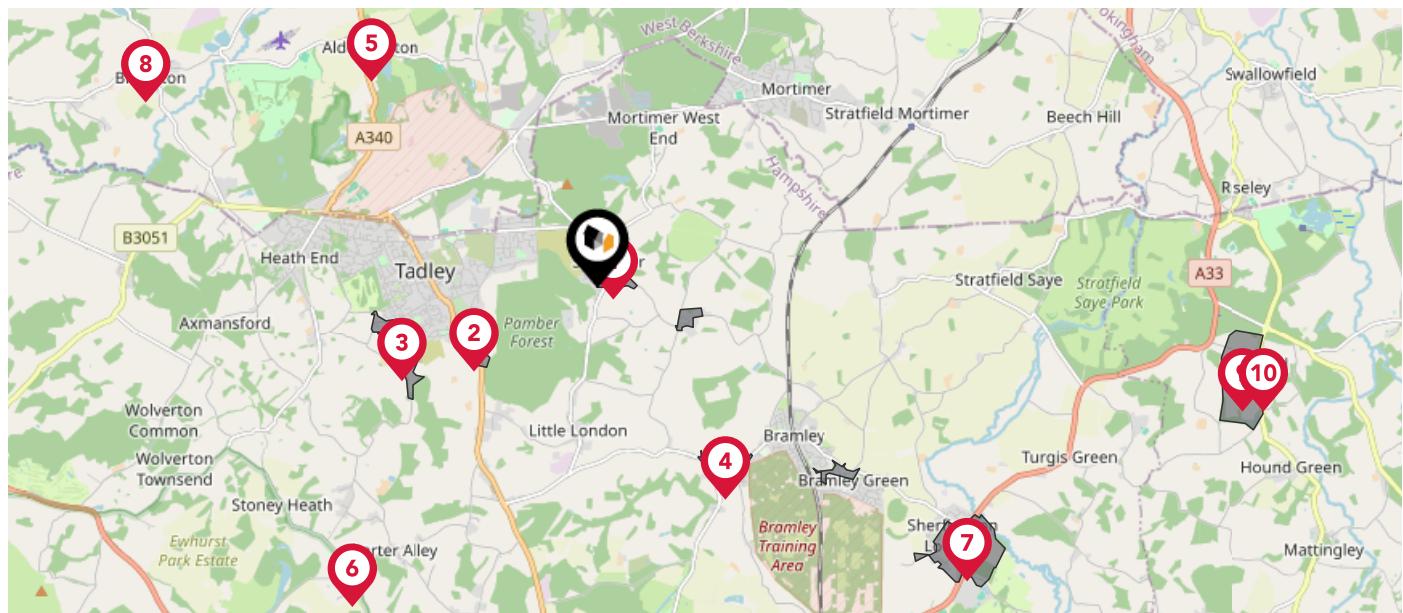
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

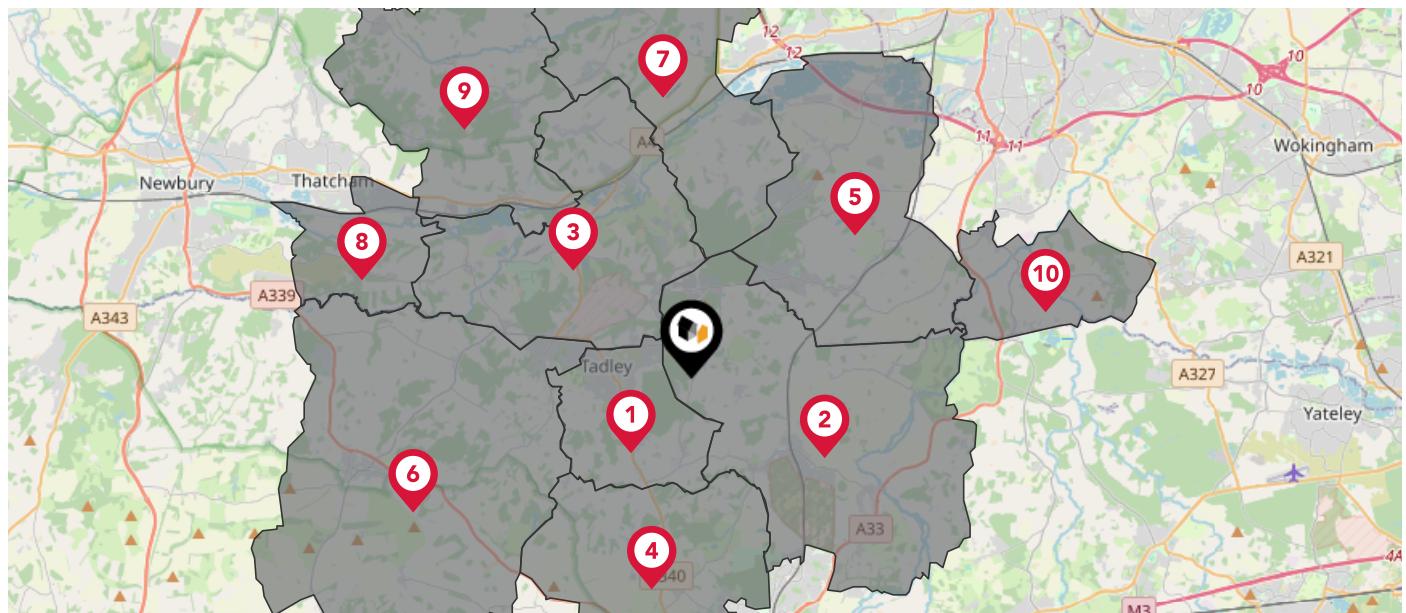
- 1 Silchester
- 2 Tadley
- 3 Church Road, Tadley
- 4 Bramley and Bramley Green
- 5 Aldermaston
- 6 Ramsdell
- 7 Sherfield on Loddon
- 8 Brimpton
- 9 Heckfield (Hart)
- 10 Heckfield (Added 2002)

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

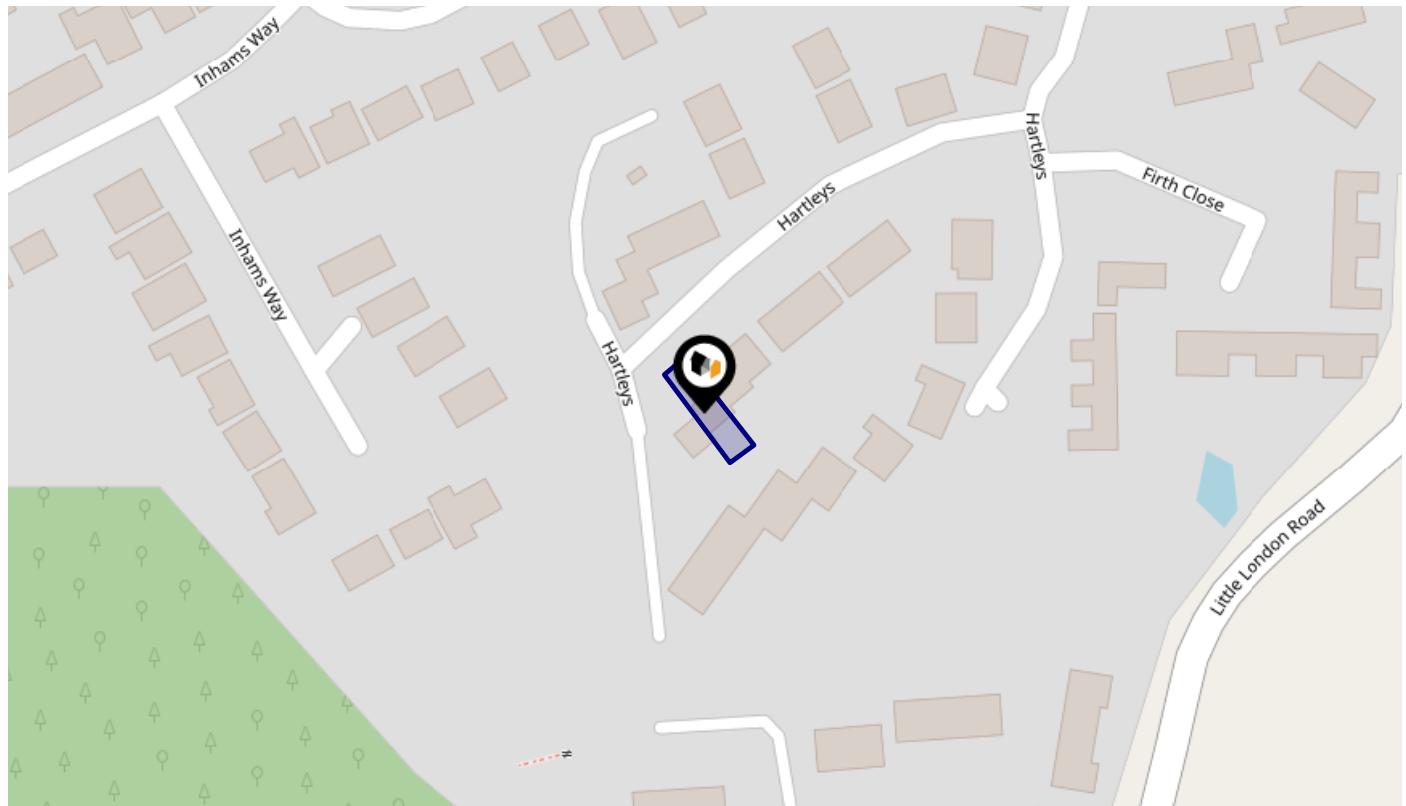
- 1 Tadley & Pamber Ward
- 2 Bramley Ward
- 3 Aldermaston Ward
- 4 Sherborne St. John & Rooksdown Ward
- 5 Burghfield & Mortimer Ward
- 6 Tadley North, Kingsclere & Baughurst Ward
- 7 Bradfield Ward
- 8 Thatcham Colthrop & Crookham Ward
- 9 Bucklebury Ward
- 10 Swallowfield Ward

Maps

Rail Noise



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

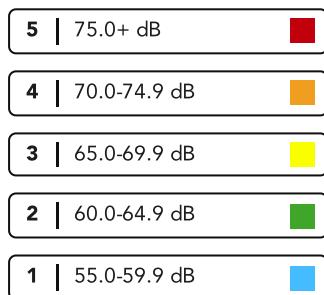


Rail Noise Data

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:

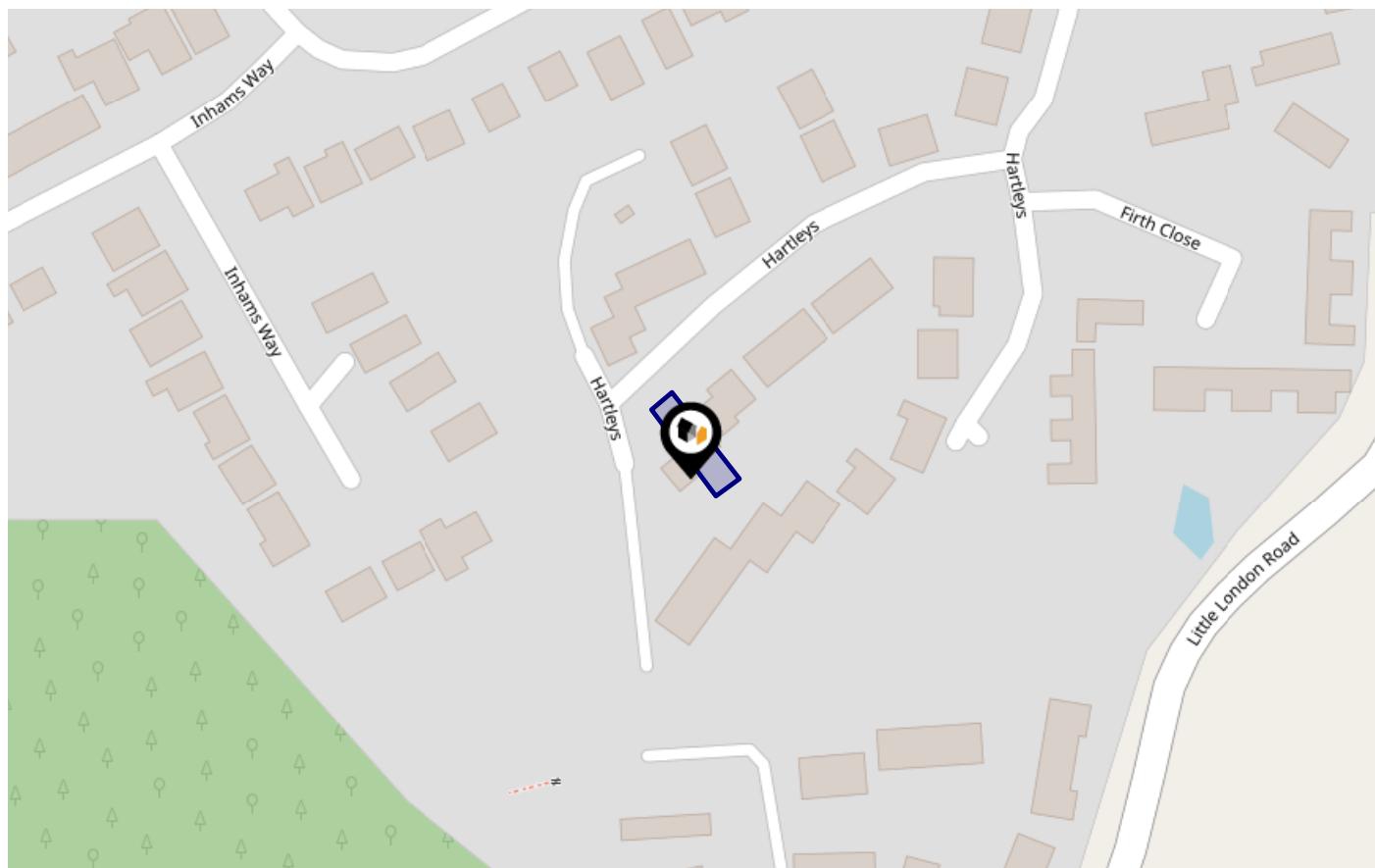


Flood Risk

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.

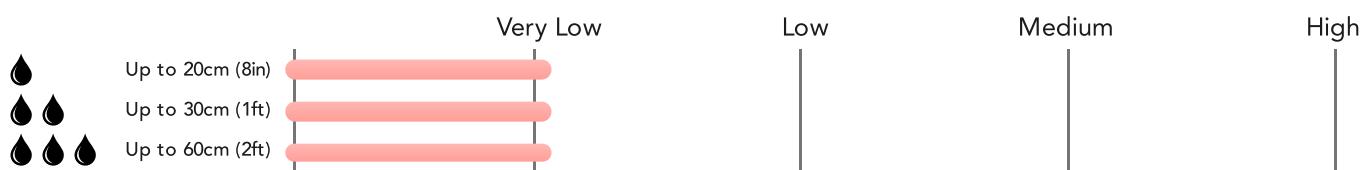


Risk Rating: Very low

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:

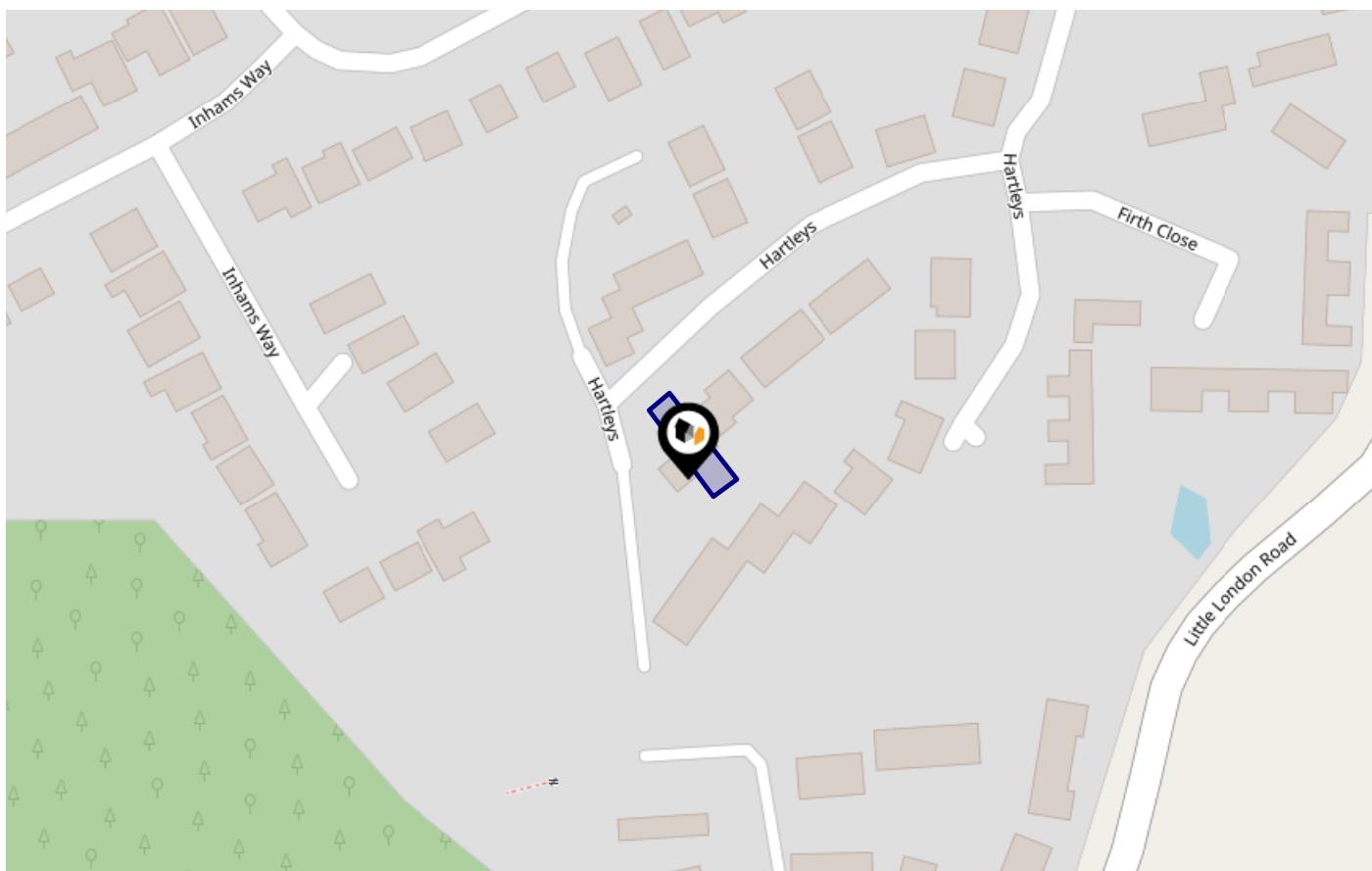


Flood Risk

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.

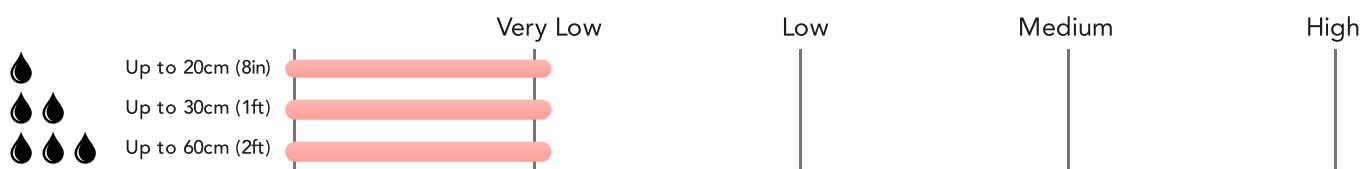


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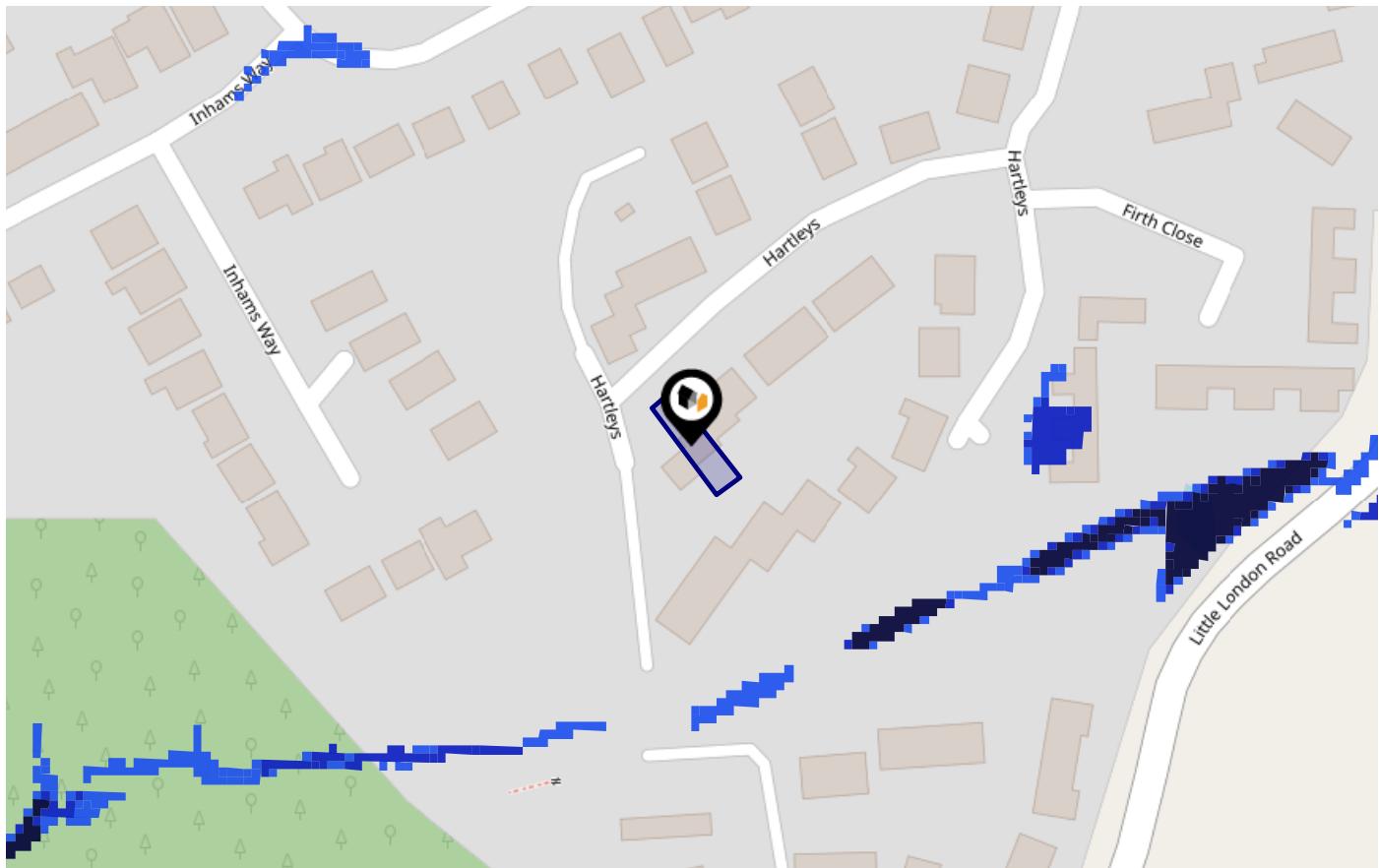


Flood Risk

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:

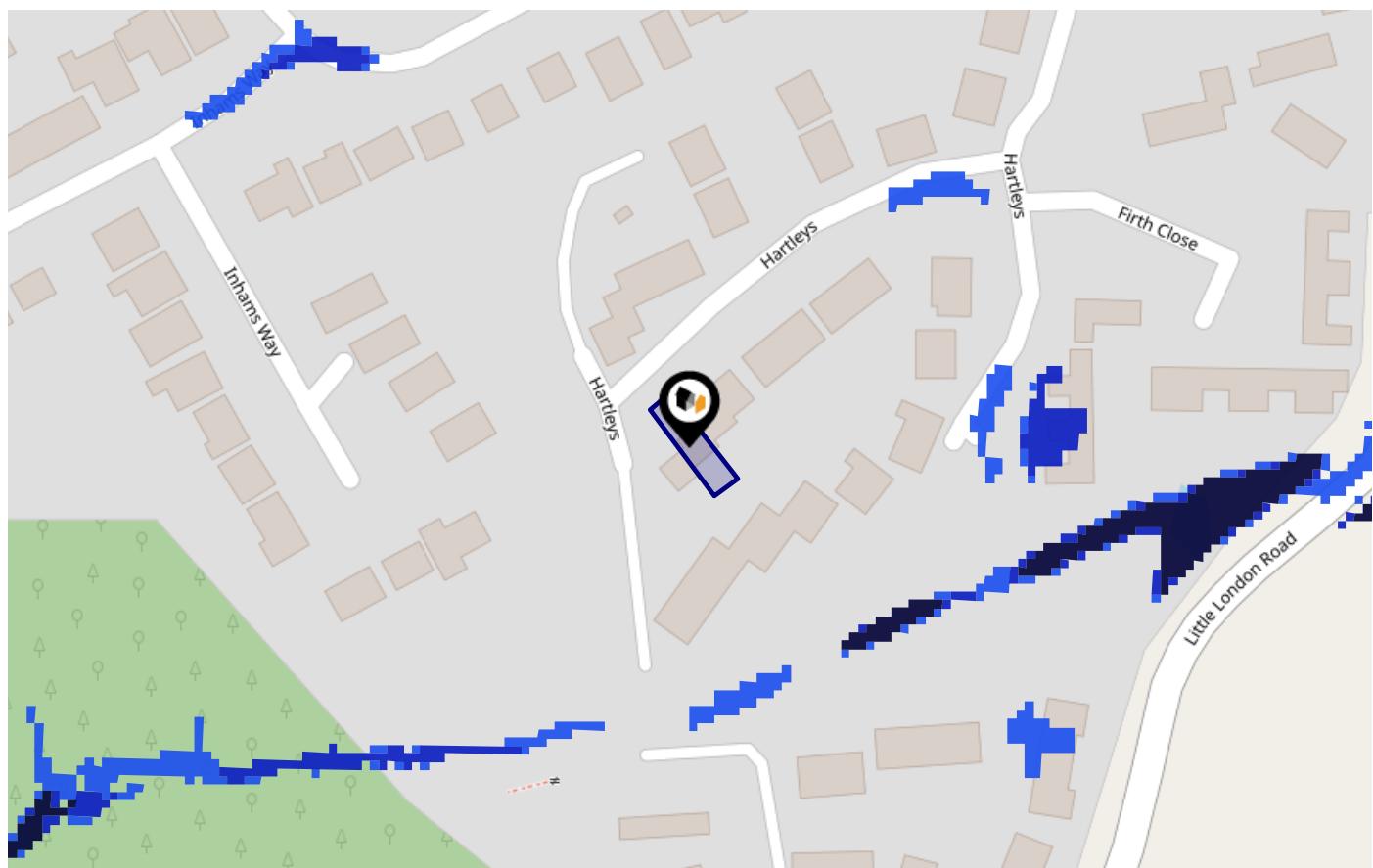


Flood Risk

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.

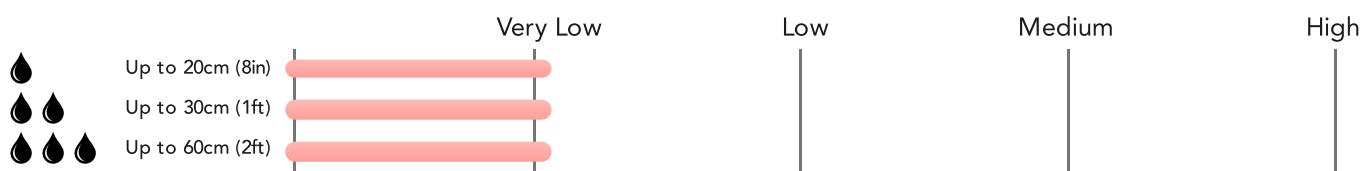


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

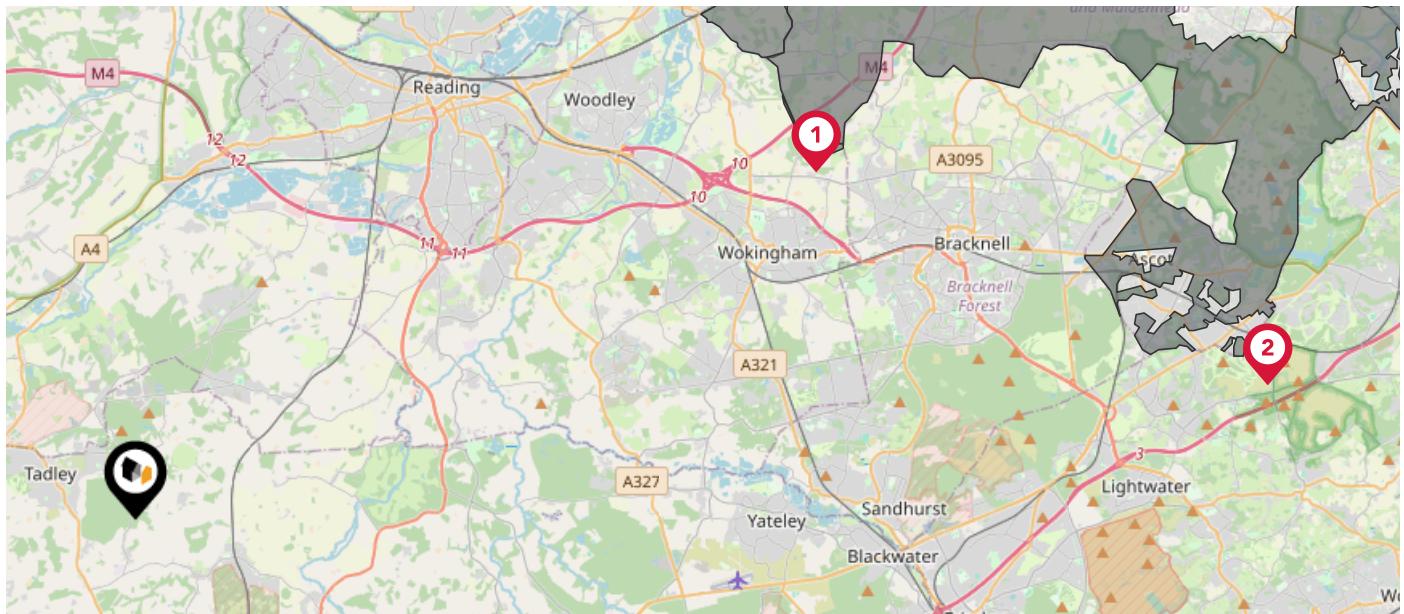


Maps

Green Belt



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



Nearby Green Belt Land



London Green Belt - Wokingham



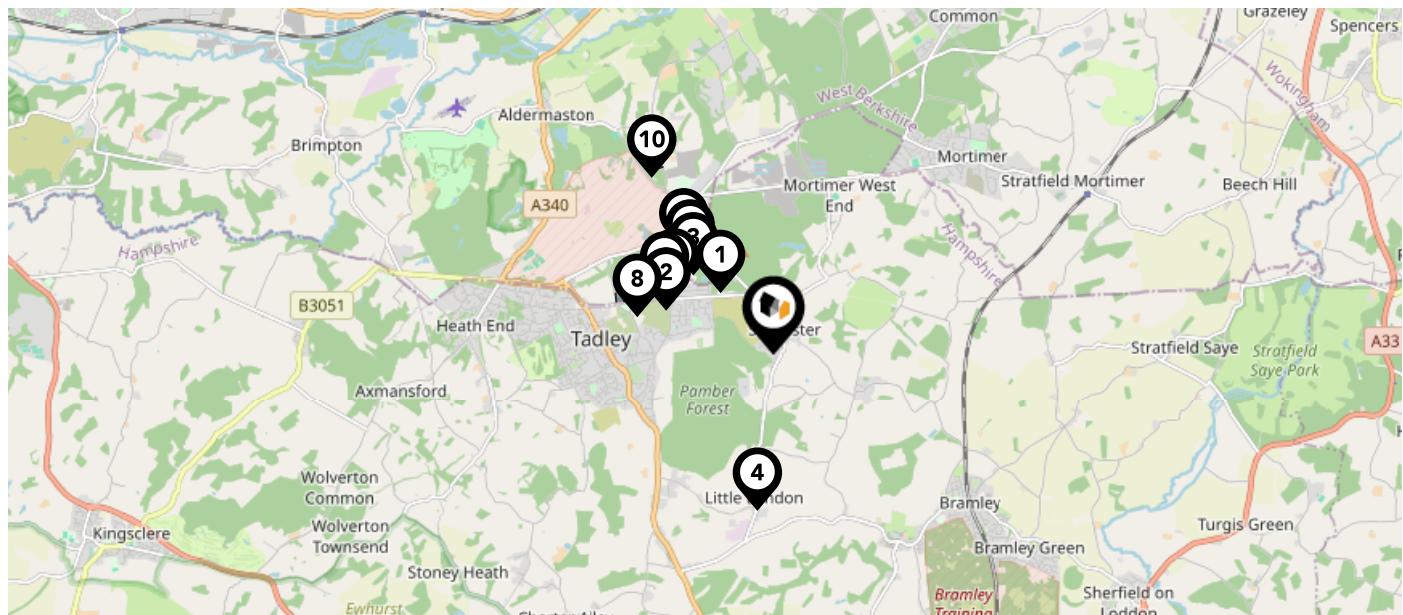
London Green Belt - Windsor and Maidenhead

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

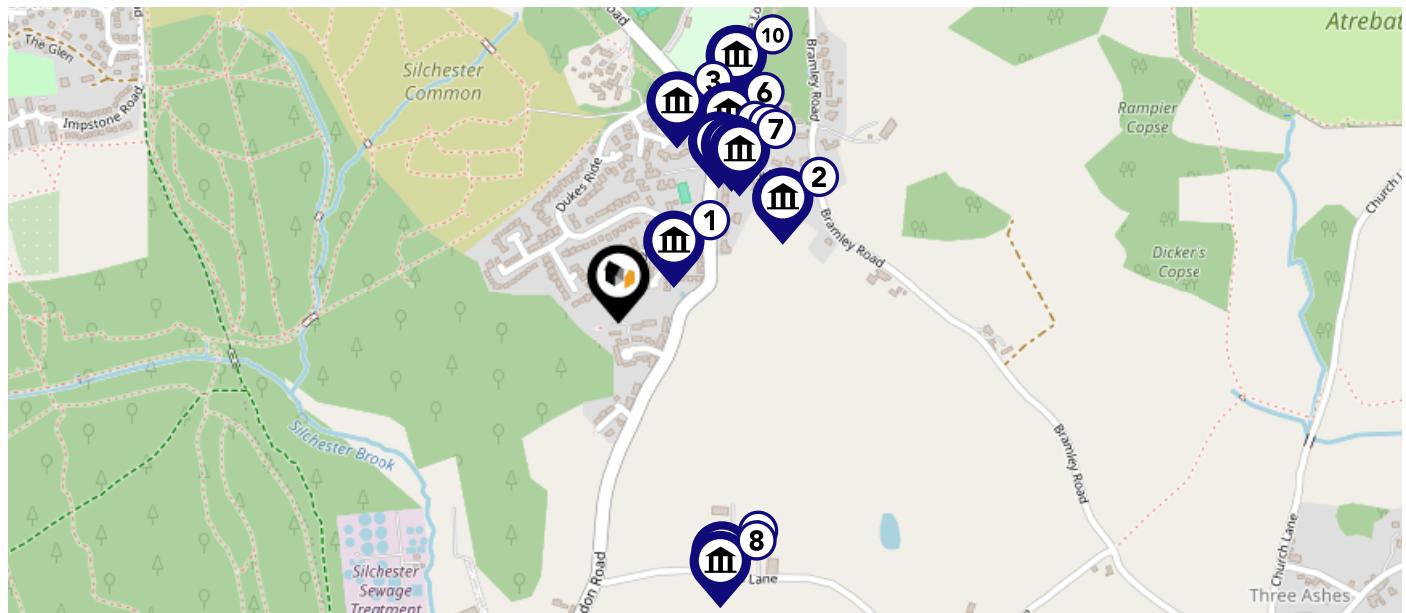
 1	West Of Soke Road-Soke Road, Aldermaston Soke, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
 2	Moors Plantation-Tadley, Berkshire	Historic Landfill	<input type="checkbox"/>
 3	Soke Road-South Aldermaston, Berkshire	Historic Landfill	<input type="checkbox"/>
 4	Kinghern Copse-Silchester Road, Little London, Tadley, Hampshire	Historic Landfill	<input type="checkbox"/>
 5	Roundwood Cottage-Tadley, Berkshire	Historic Landfill	<input type="checkbox"/>
 6	Roundwood Gully-Aldermaston, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
 7	Decoy Plantation-Soke Road, Reading, Aldermaston, Berks	Historic Landfill	<input type="checkbox"/>
 8	Barlows Plantation Landfill-Off Silchester Road, Aldermaston, Berkshire	Historic Landfill	<input type="checkbox"/>
 9	Soke Road-Aldermaston, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
 10	Court Farm-Padworth, Berkshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

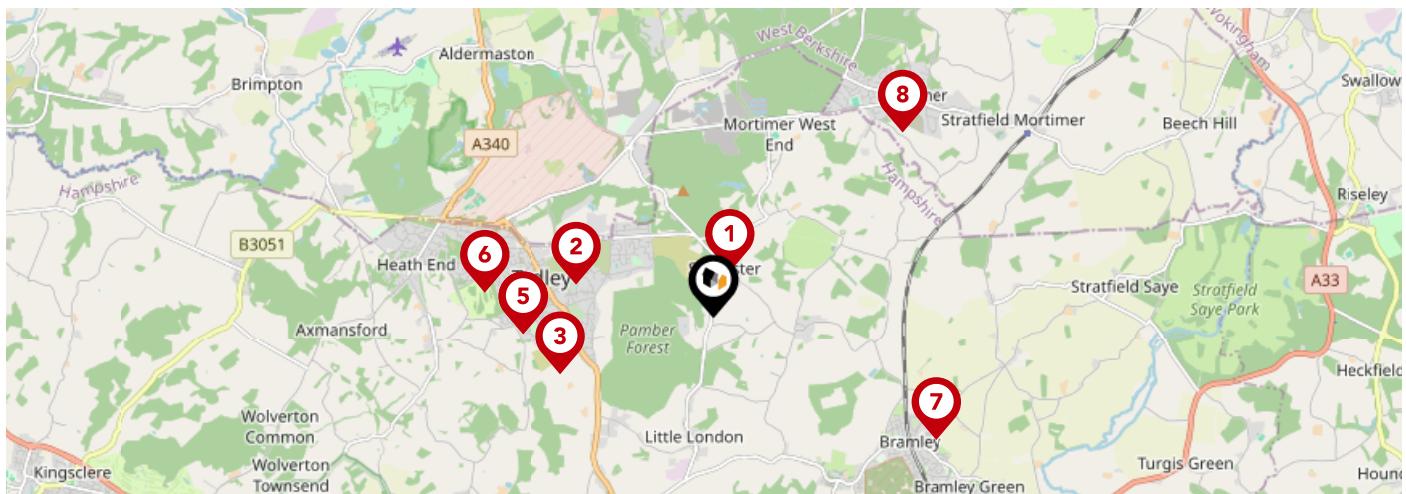


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1296837 - Culhams Farmhouse	Grade II	0.1 miles
1092806 - Silchester House	Grade II	0.2 miles
1092807 - Vine Cottage	Grade II	0.2 miles
1092804 - Dial Cottage	Grade II	0.2 miles
1092805 - Holly Tree Cottage	Grade II	0.2 miles
1245797 - The Stores	Grade II	0.2 miles
1167562 - Holly House	Grade II	0.2 miles
1092808 - Silchester Farmhouse (elliott's Farm)	Grade II	0.3 miles
1167577 - Granary North Of House	Grade II	0.3 miles
1454424 - Silchester War Memorial	Grade II	0.3 miles

Area Schools



Nursery Primary Secondary College Private

1 Silchester Church of England Primary School

Ofsted Rating: Good | Pupils: 178 | Distance: 0.47



2 Tadley Court School

Ofsted Rating: Good | Pupils: 68 | Distance: 1.31



3 Tadley Community Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 1.51



4 Bishopswood Junior School

Ofsted Rating: Good | Pupils: 246 | Distance: 1.77



5 Bishopswood Infant School

Ofsted Rating: Good | Pupils: 175 | Distance: 1.77



6 Burnham Copse Primary School

Ofsted Rating: Good | Pupils: 310 | Distance: 2.13



7 Bramley Church of England Primary School

Ofsted Rating: Good | Pupils: 452 | Distance: 2.35

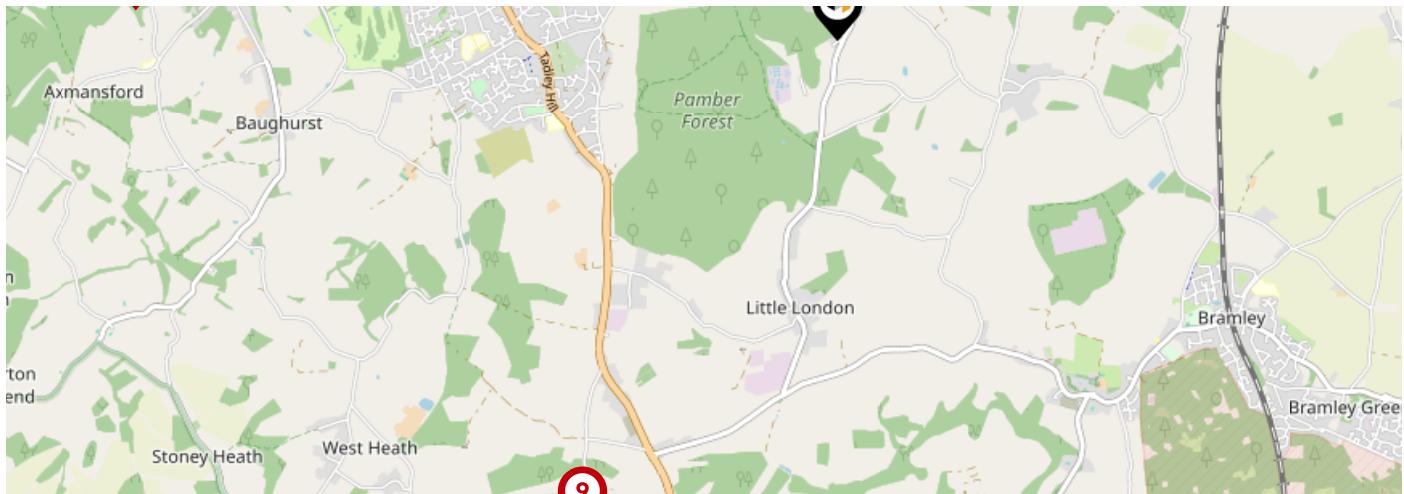


8 Mortimer St. John's C.E. Infant School

Ofsted Rating: Good | Pupils: 173 | Distance: 2.46



Area Schools



Nursery Primary Secondary College Private

9

The Priory Primary School

Ofsted Rating: Good | Pupils: 188 | Distance: 2.55



10

Padworth College

Ofsted Rating: Not Rated | Pupils: 92 | Distance: 2.9



11

Mortimer St Mary's C.E. Junior School

Ofsted Rating: Good | Pupils: 242 | Distance: 2.91



12

The Hurst School

Ofsted Rating: Good | Pupils: 1014 | Distance: 3.08



13

Aldermaston C.E. Primary School

Ofsted Rating: Good | Pupils: 106 | Distance: 3.15



14

Grantham Farm Montessori School

Ofsted Rating: Good | Pupils: 37 | Distance: 3.25



15

The Willink School

Ofsted Rating: Good | Pupils: 1255 | Distance: 3.43



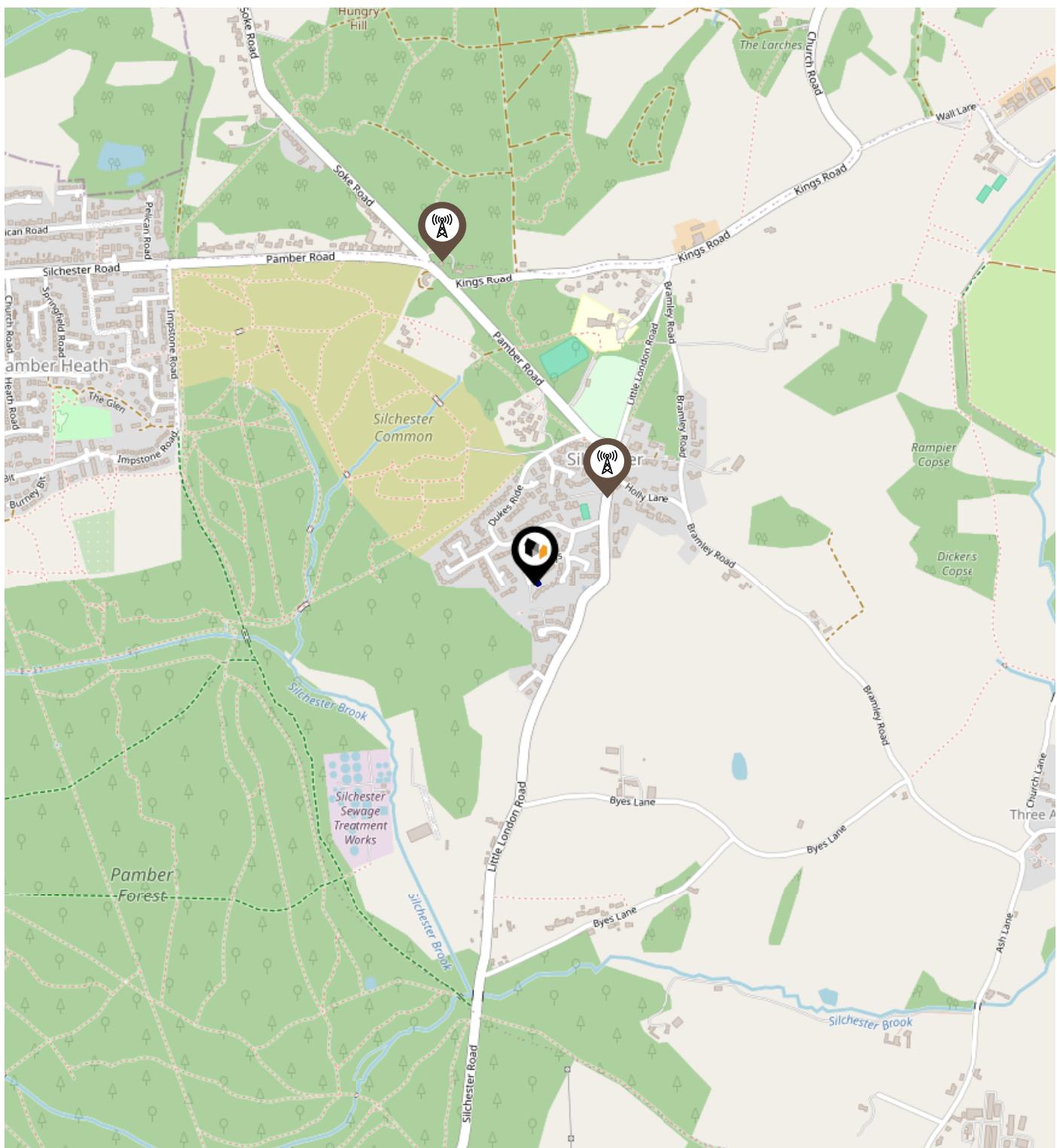
16

Mrs Bland's Infant School

Ofsted Rating: Good | Pupils: 201 | Distance: 3.54



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

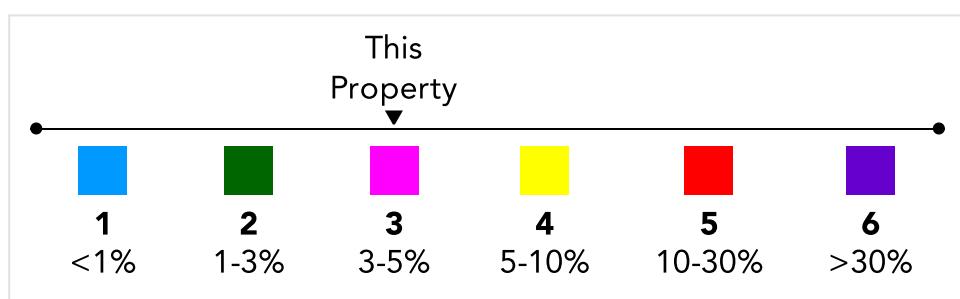
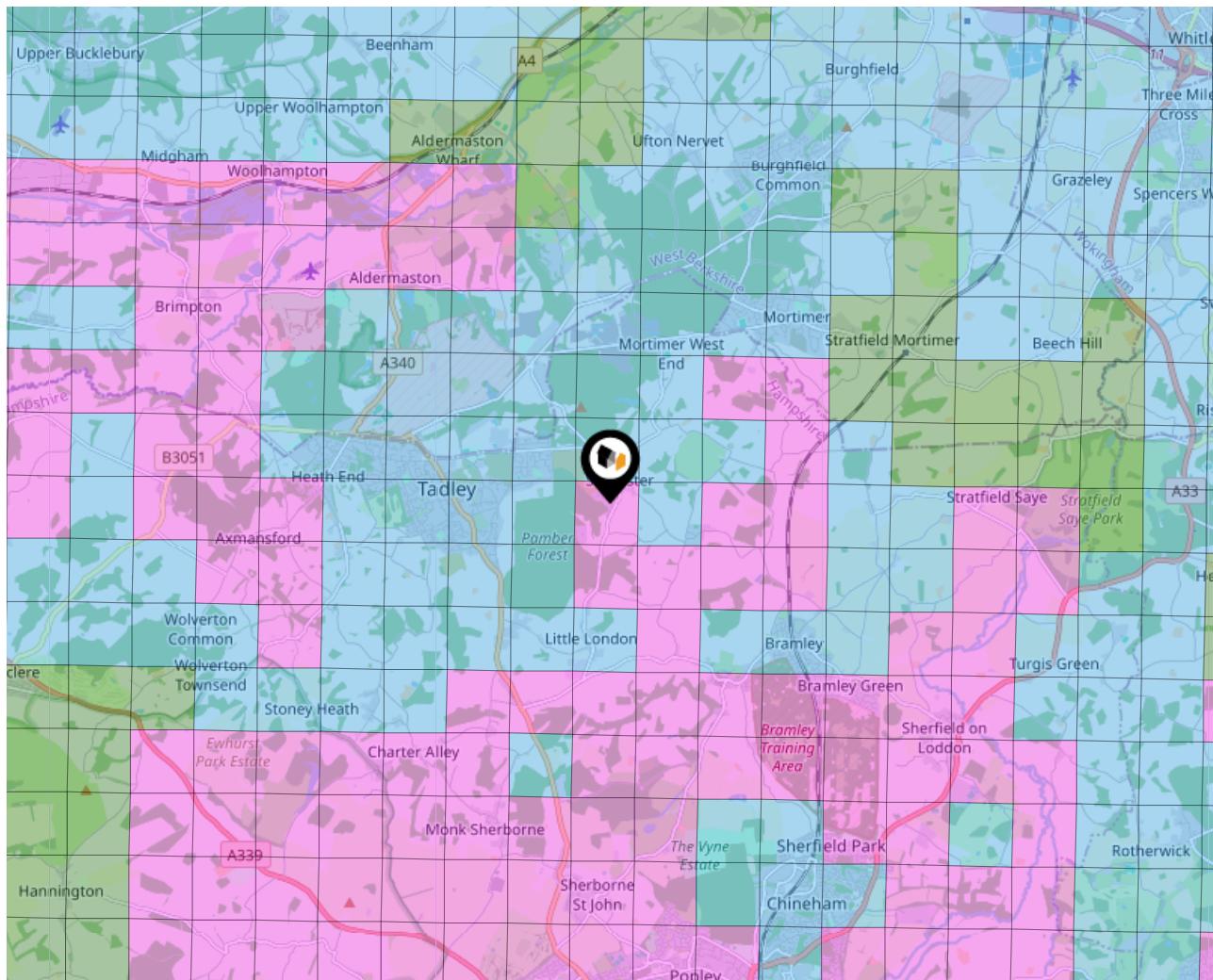
Environment

Radon Gas

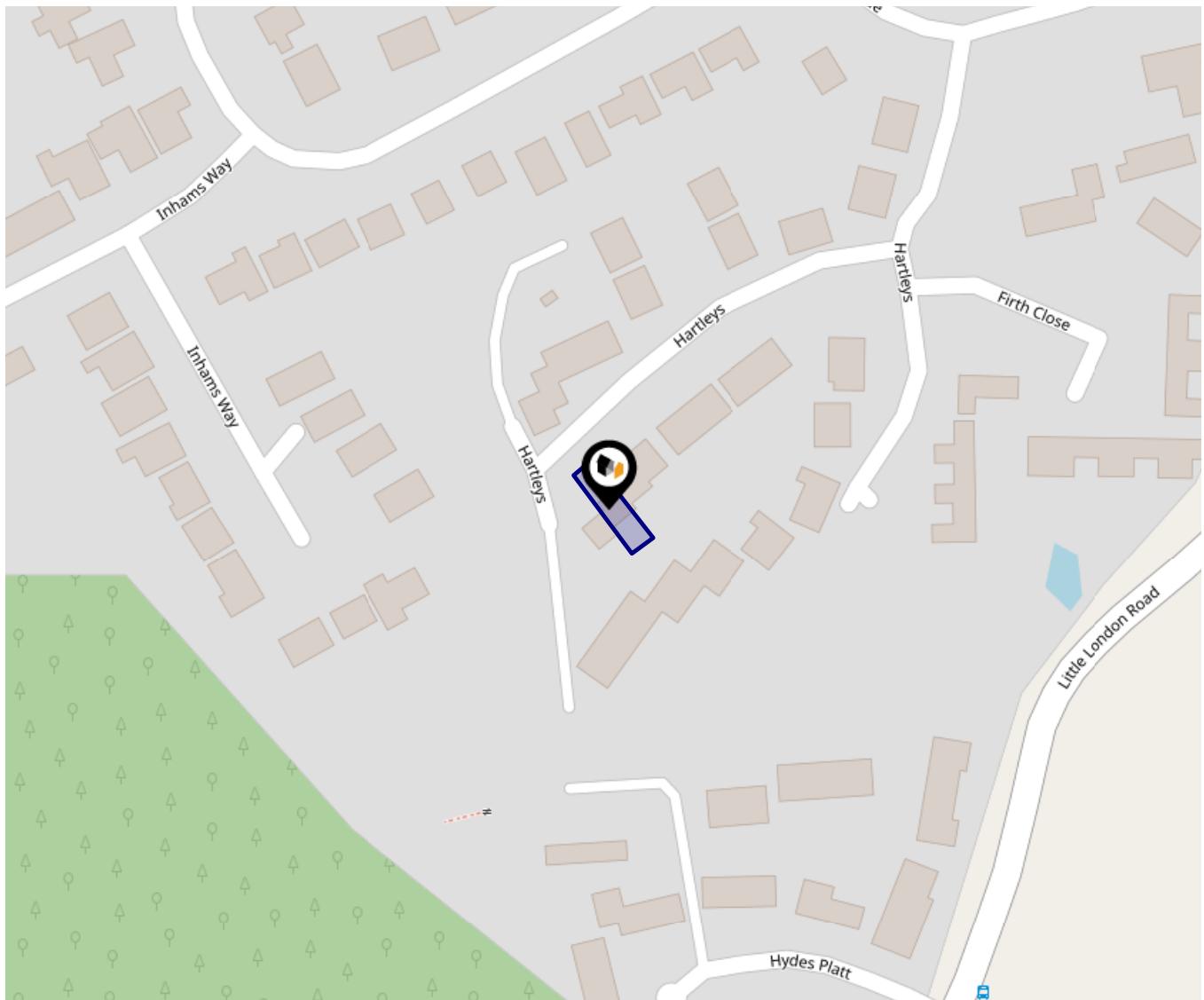


What is Radon?

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

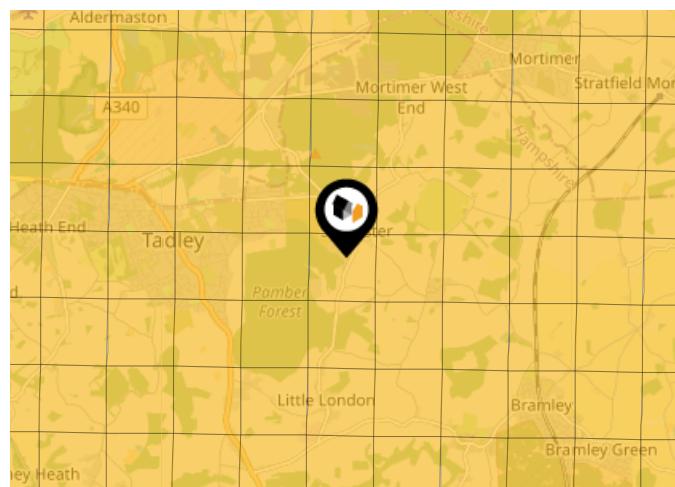
Environment

Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

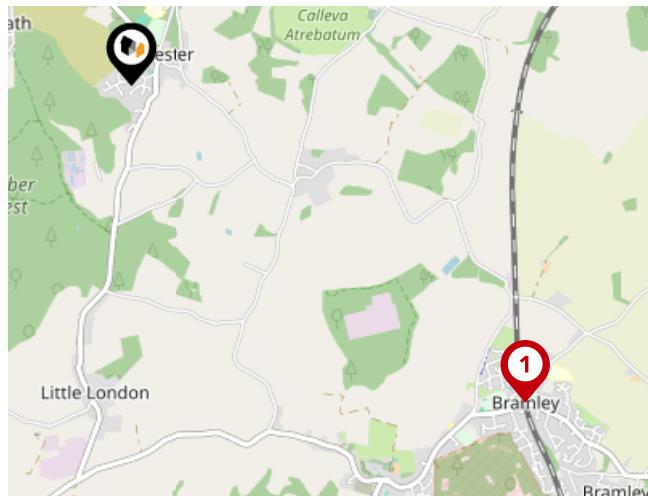
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

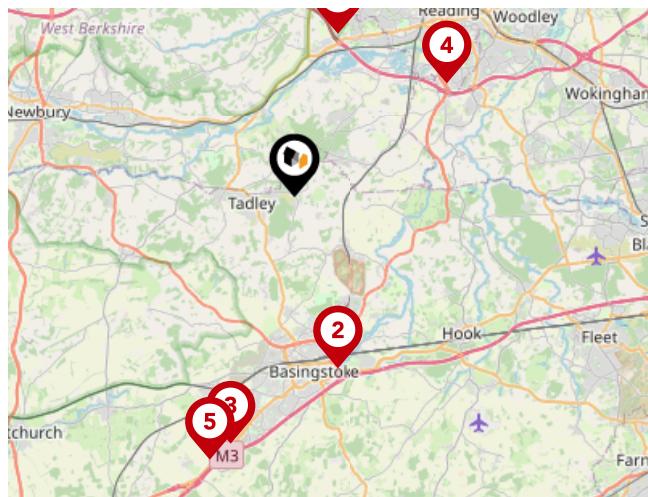
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Bramley (Hants) Rail Station	2.34 miles
2	Aldermaston Rail Station	3.8 miles
3	Mortimer Rail Station	3.26 miles



Trunk Roads/Motorways

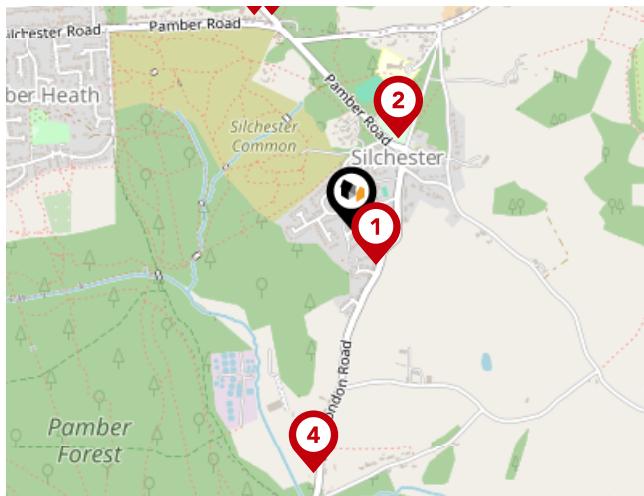
Pin	Name	Distance
1	M4 J12	6.27 miles
2	M3 J6	6.55 miles
3	M3 J7	9.47 miles
4	M4 J11	7.07 miles
5	M3 J8	10.25 miles



Airports/Helpads

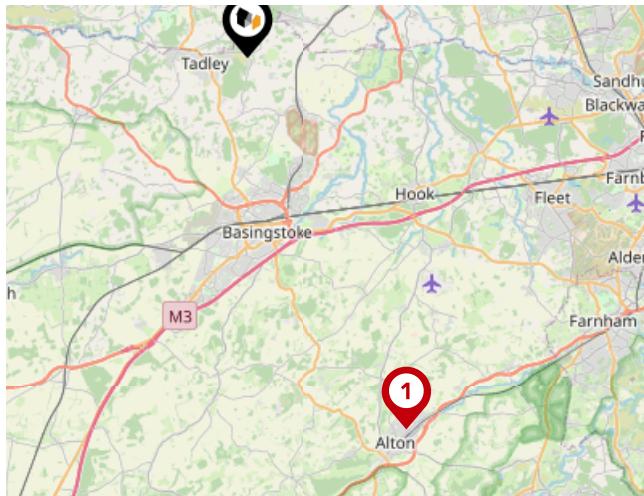
Pin	Name	Distance
1	North Stoneham	29.9 miles
2	Southampton Airport	29.9 miles
3	Heathrow Airport	29.32 miles
4	Heathrow Airport Terminal 4	29.26 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hydes Platt	0.1 miles
2	Calleva Arms	0.24 miles
3	Silchester Common	0.53 miles
4	Byes Lane	0.57 miles
5	Silchester Common	0.54 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	15 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

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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.

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