

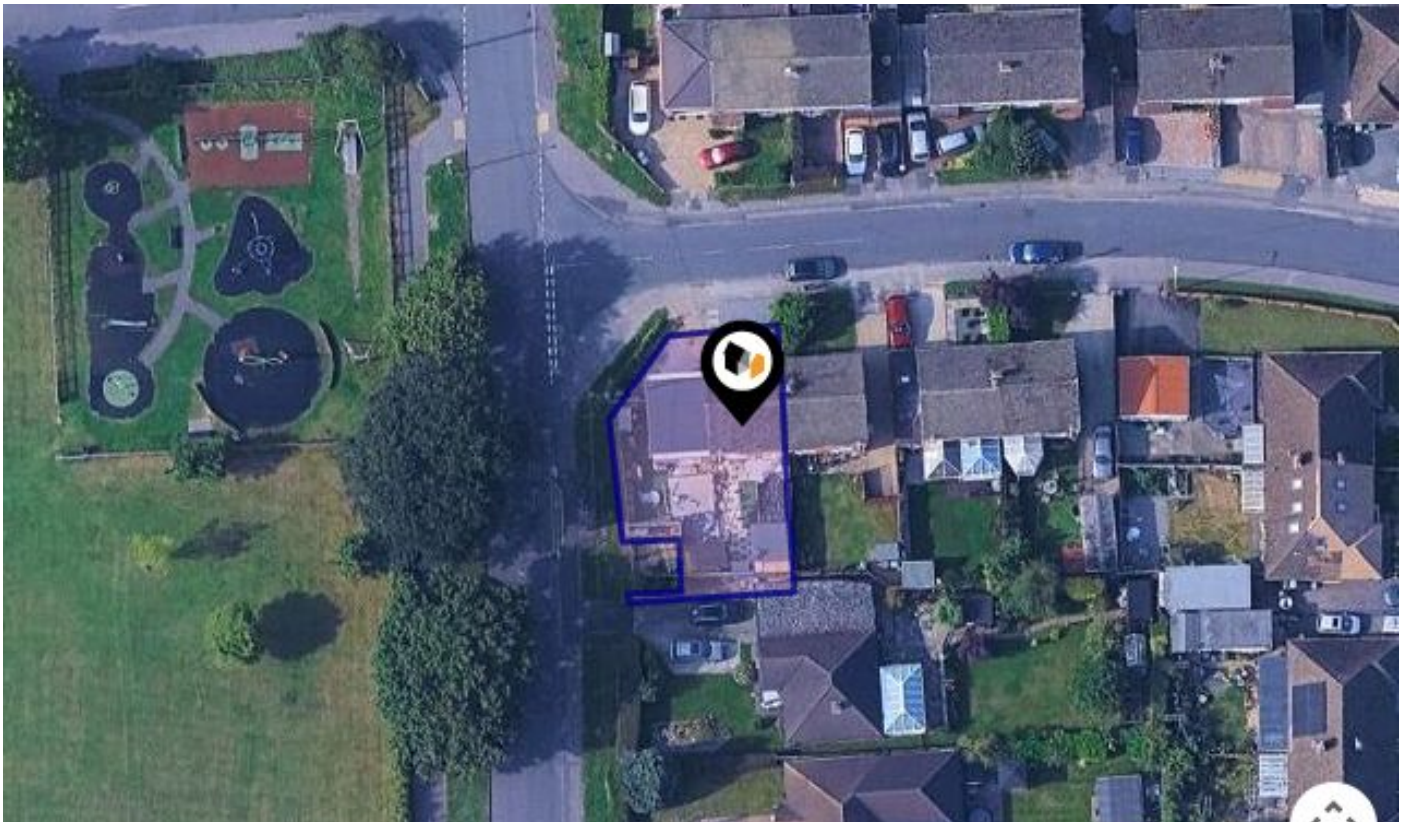


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 07<sup>th</sup> October 2025**



**WESTFIELD ROAD, THATCHAM, RG18**

**Avocado Property**

07545 349240

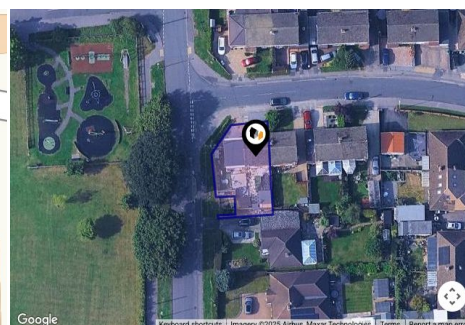
[ollie@avocadopropertyagents.co.uk](mailto:ollie@avocadopropertyagents.co.uk)

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.07 acres  
**Title Number:** BK54861

**Tenure:** Freehold

## 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)

<b>11</b>	<b>54</b>	<b>1800</b>
mb/s	mb/s	mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *Westfield Road, Thatcham, RG18*

Reference - 23/00673/HOUSE	
Decision:	Decided
Date:	20th March 2023
Description:	Single story side extension, using a front and rear parapet wall. and flat roof construction

# Property EPC - Certificate



Westfield Road, THATCHAM, RG18

Energy rating

C

Valid until 14.08.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

---

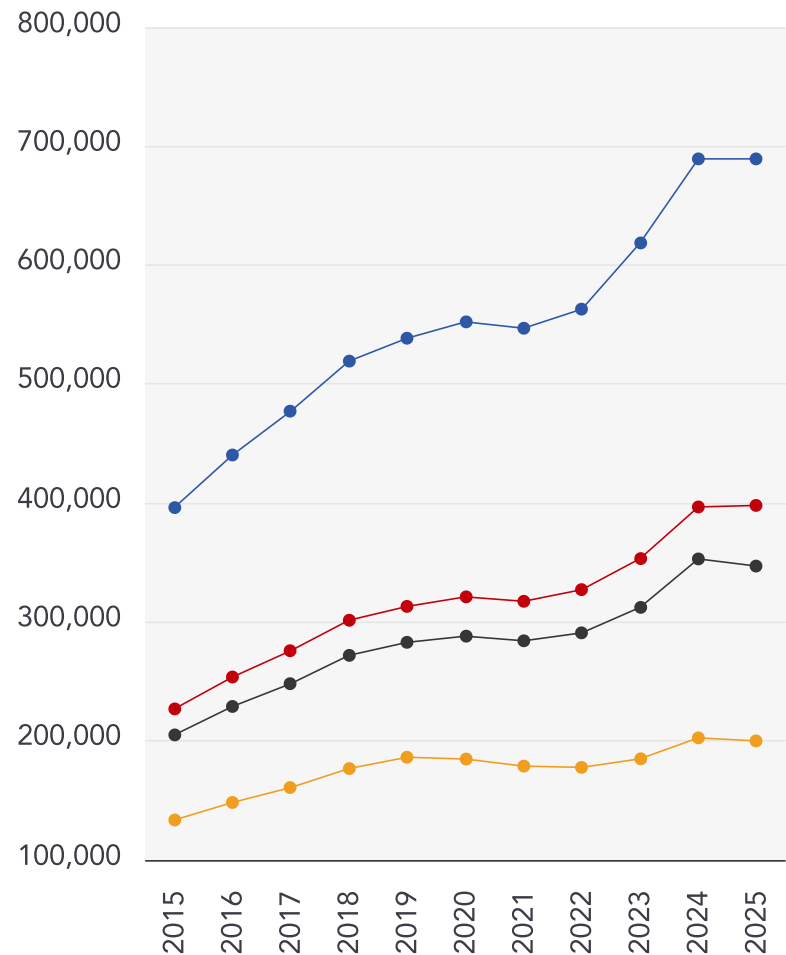
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RG18



Detached

**+73.97%**

Semi-Detached

**+75.35%**

Terraced

**+69.17%**

Flat

**+49.74%**

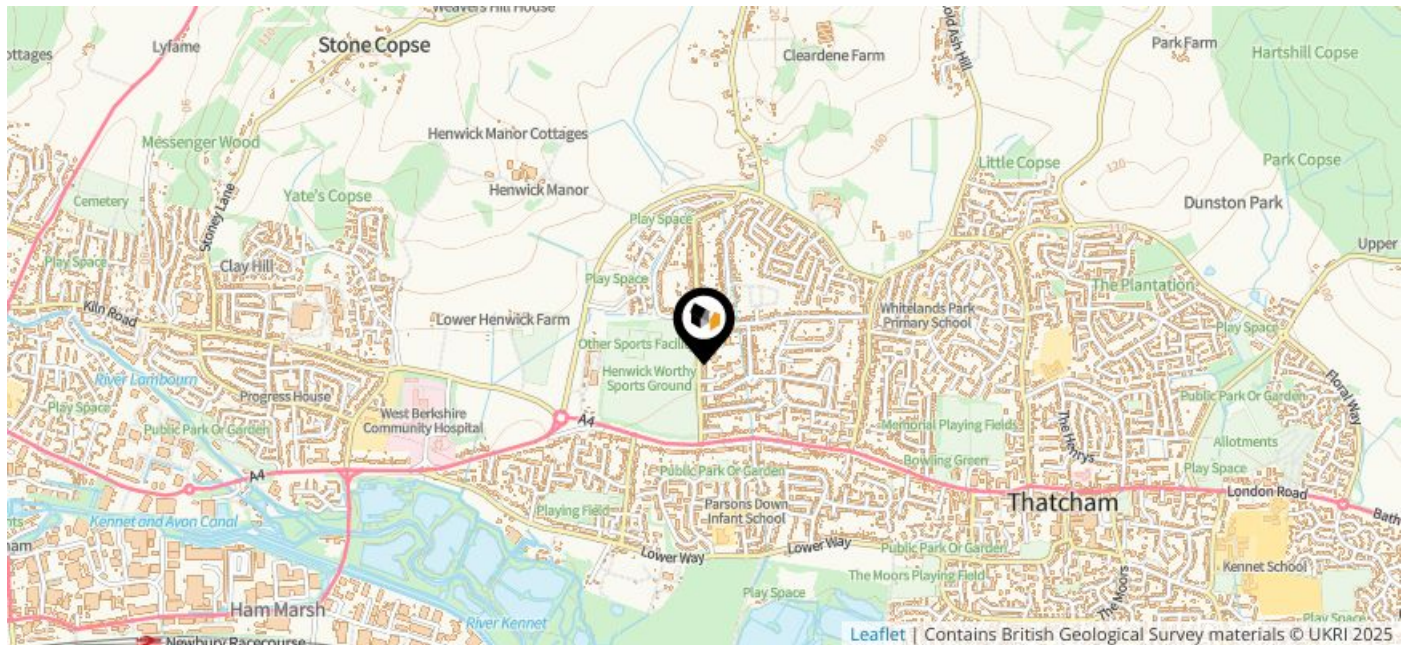


# Maps

## 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.

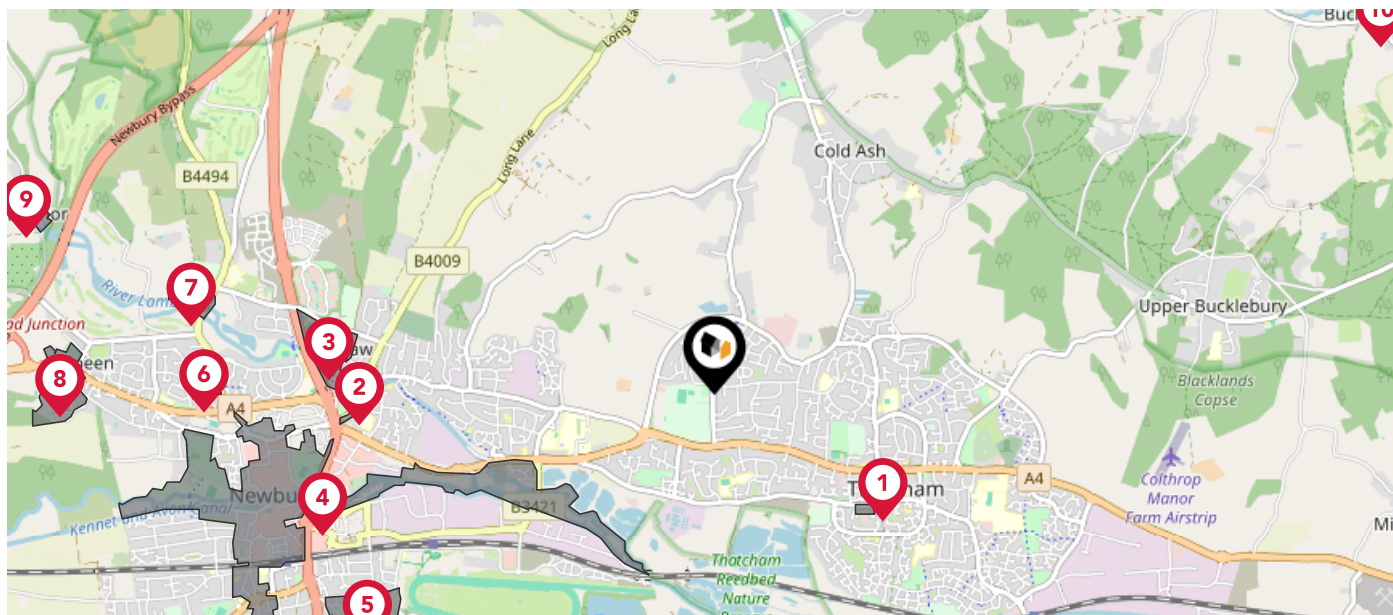
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Thatcham
-  2 Shaw Road and Crescent
-  3 Shaw House and Church
-  4 Newbury Town Centre
-  5 Stroud Green
-  6 Donnington Square
-  7 Donnington Village
-  8 Speen
-  9 Bagnor
-  10 Bucklebury

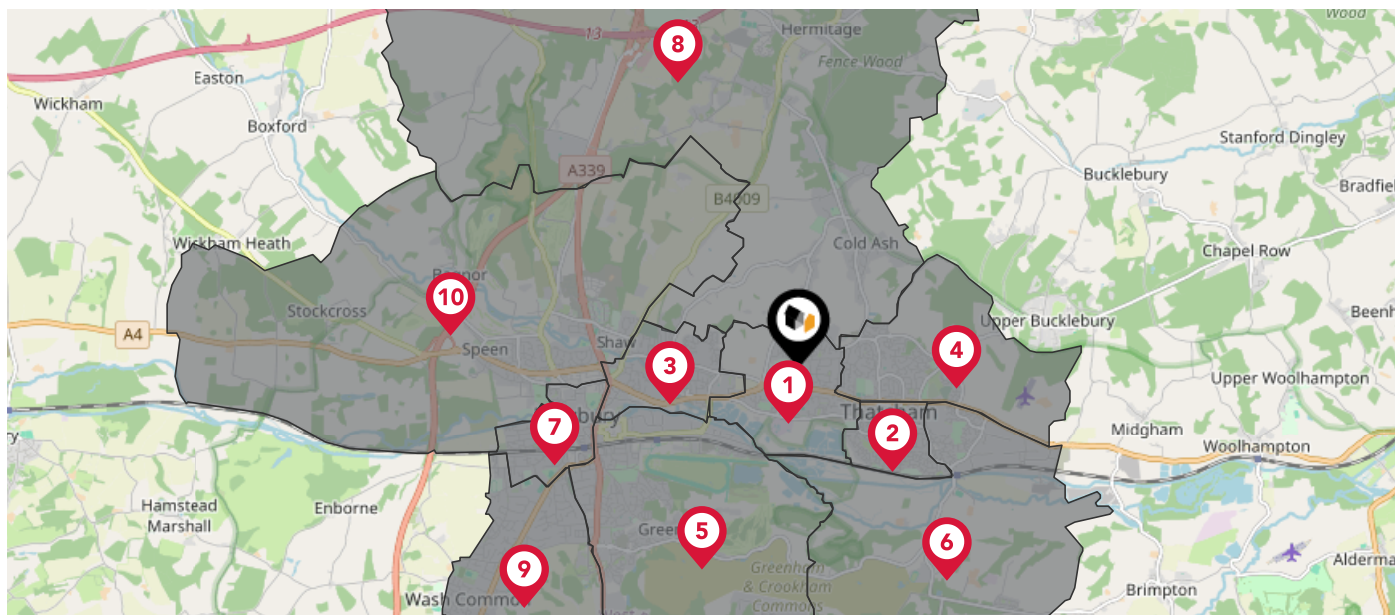


# Maps

## 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



Thatcham North East Ward



Newbury Greenham Ward



Thatcham Colthrop & Crookham Ward



Newbury Central Ward



Chieveley & Cold Ash Ward



Newbury Wash Common Ward



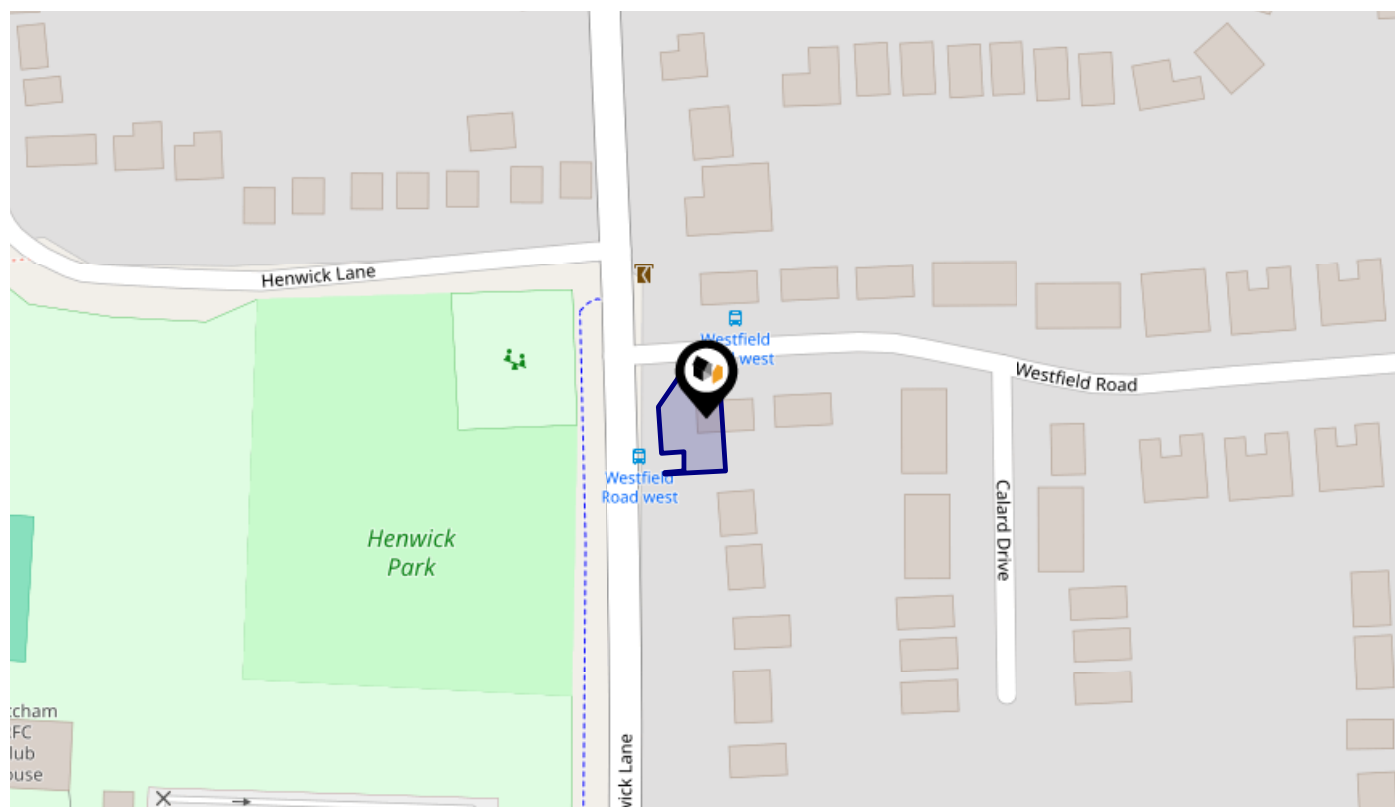
Newbury Speen Ward

# 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:

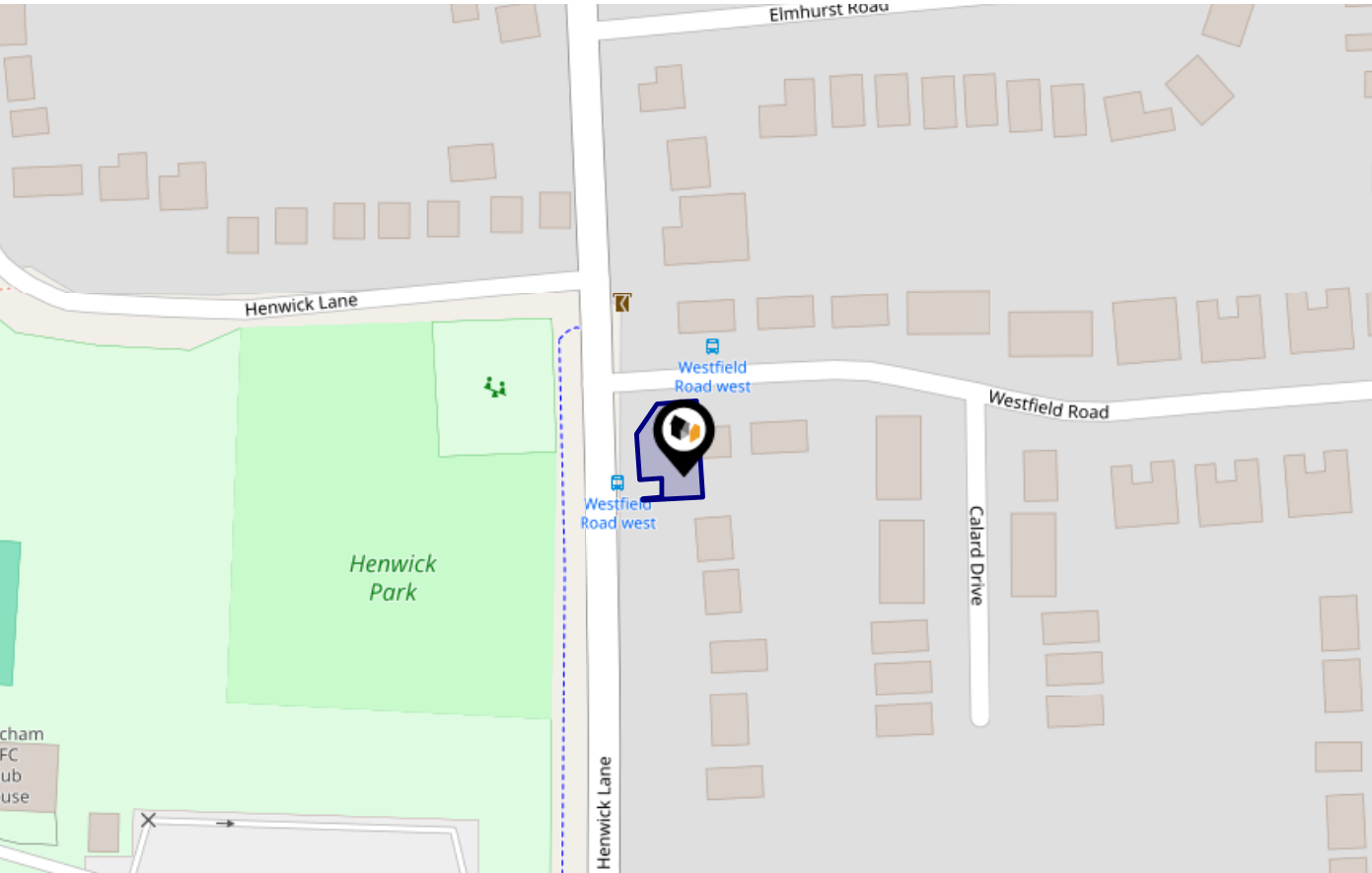
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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:

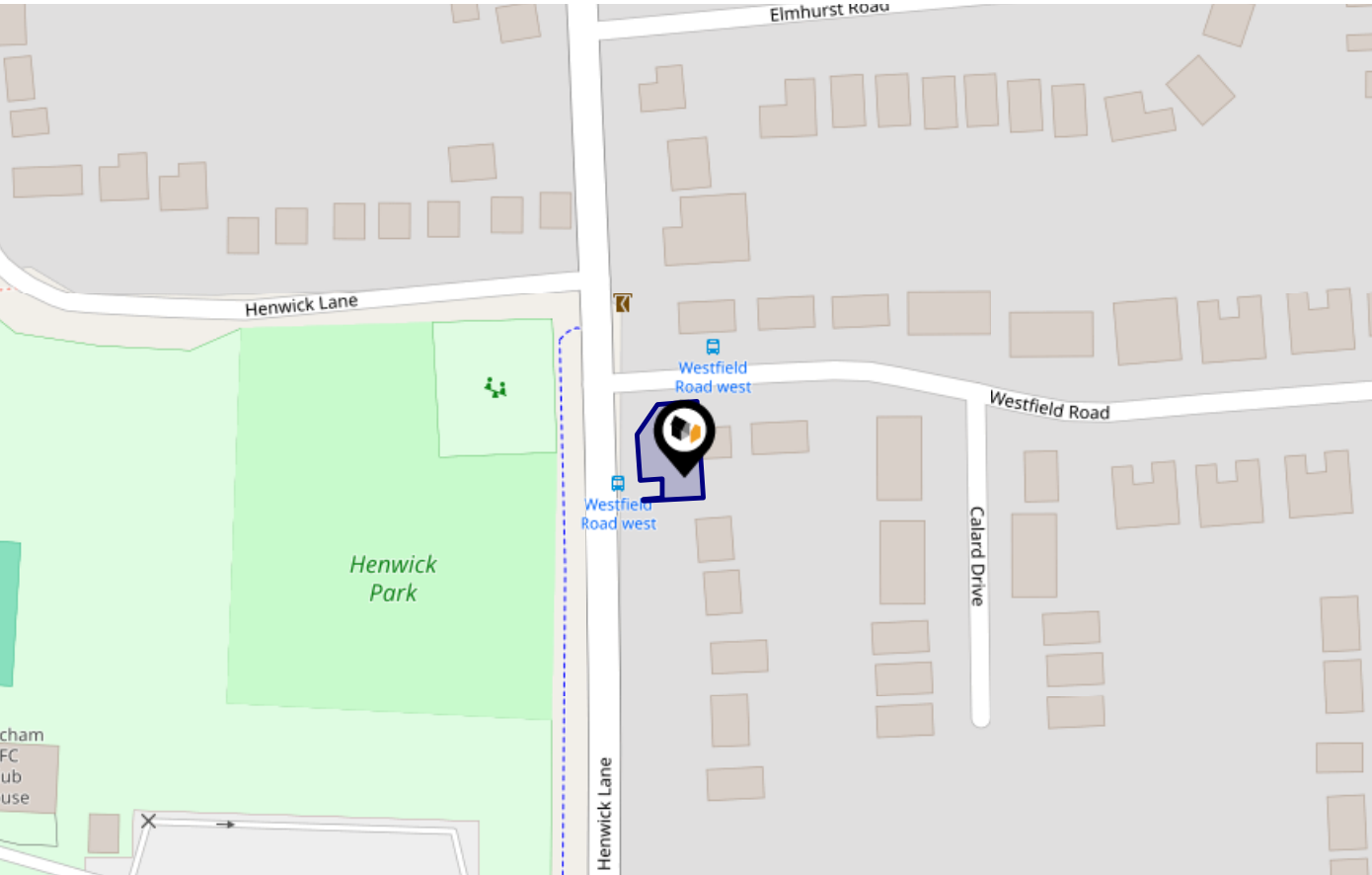


# Flood Risk

## 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.

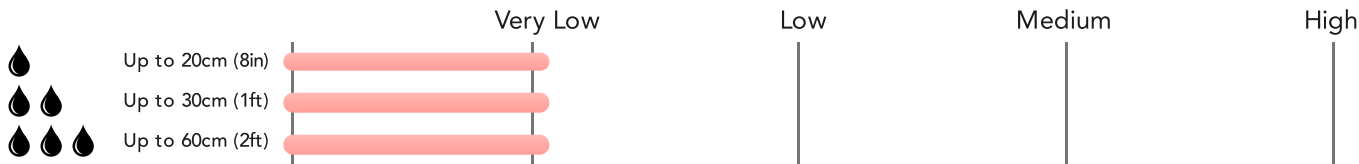


Risk Rating: Very low

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.
- 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.

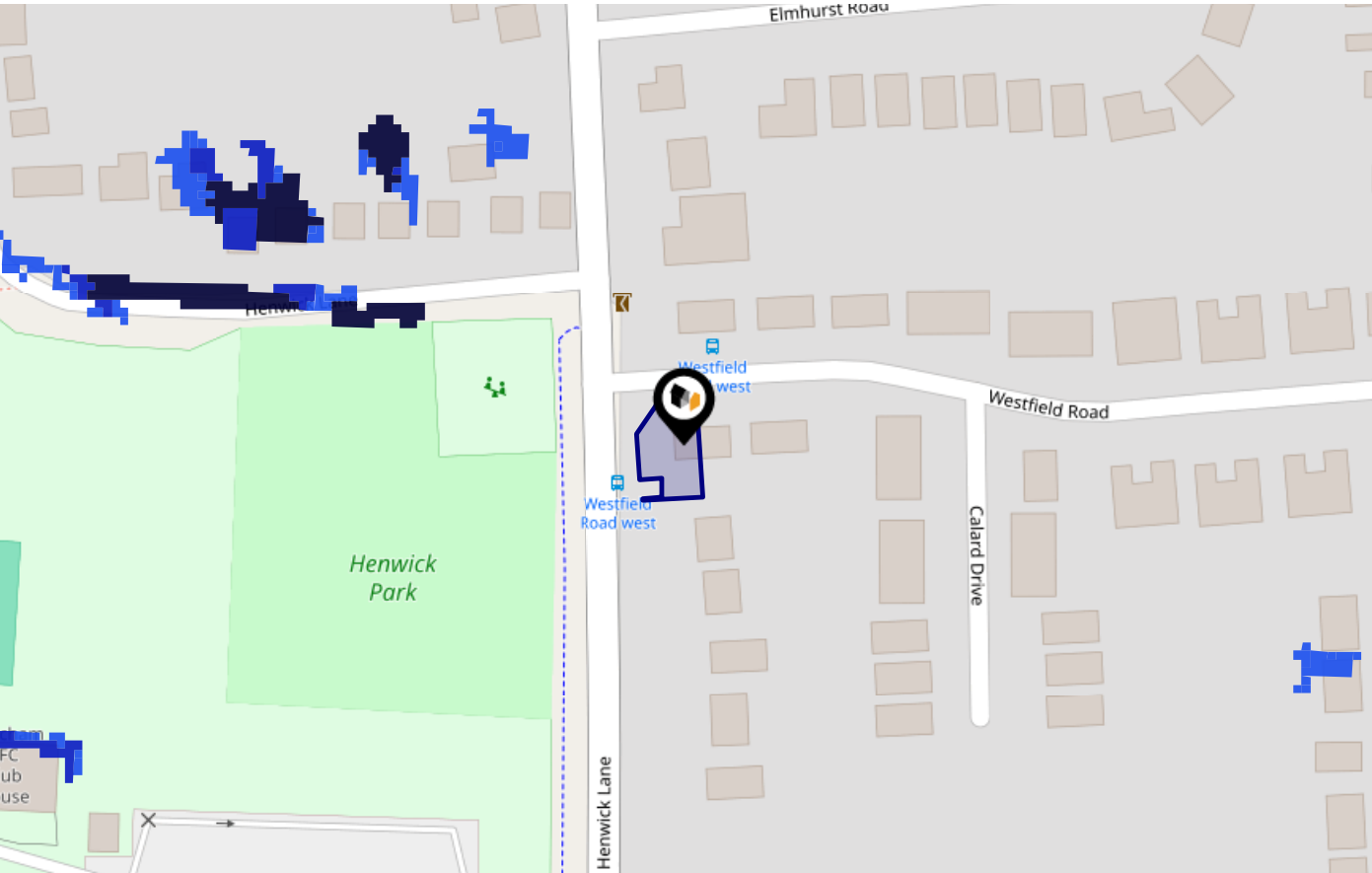
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

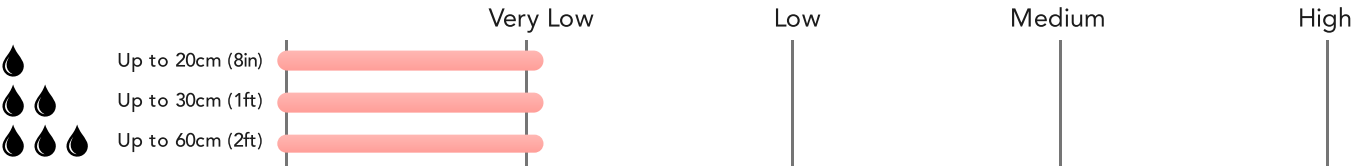


**Risk Rating: Very low**

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.
- 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:



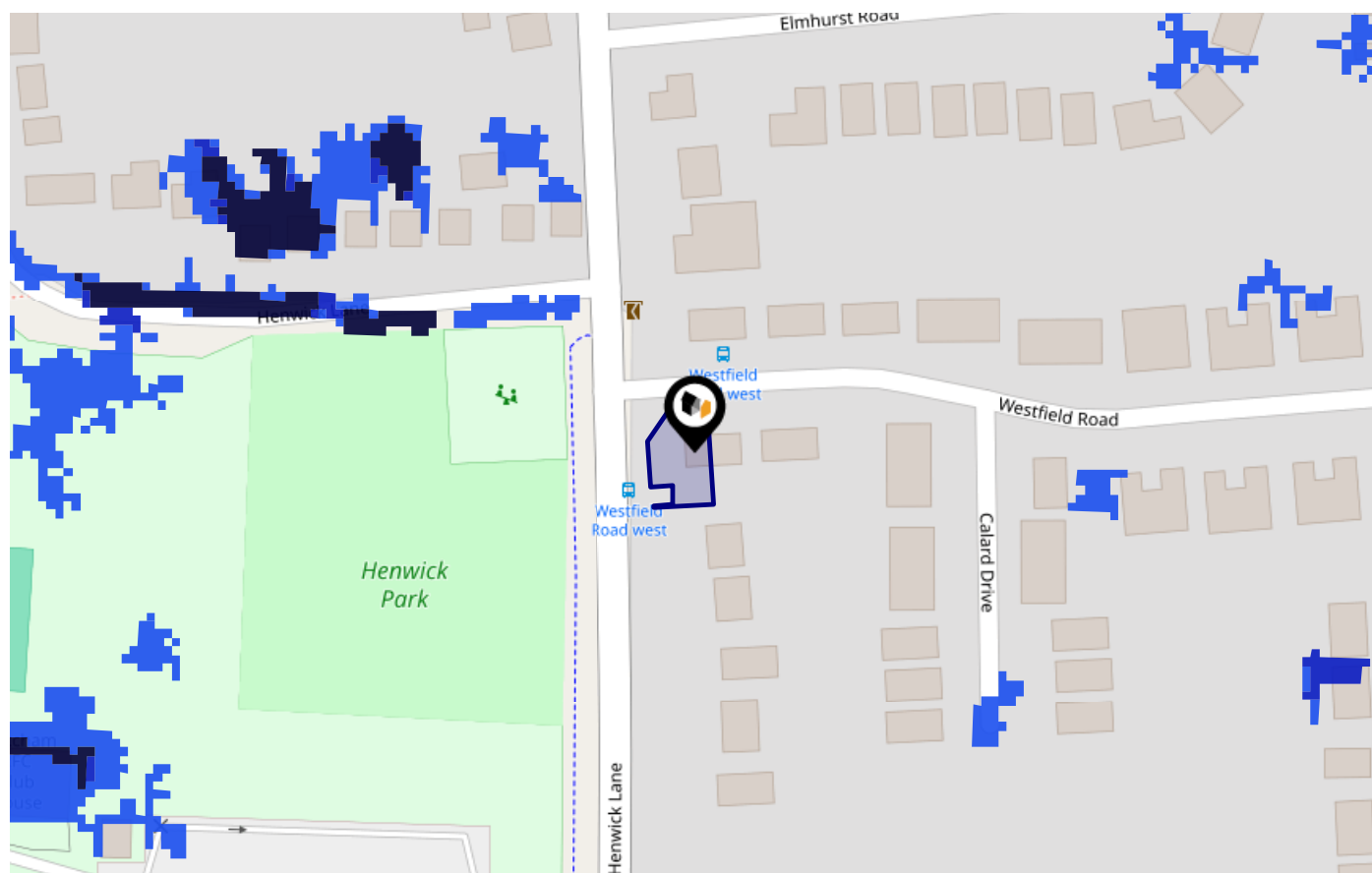


# Flood Risk

## 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.

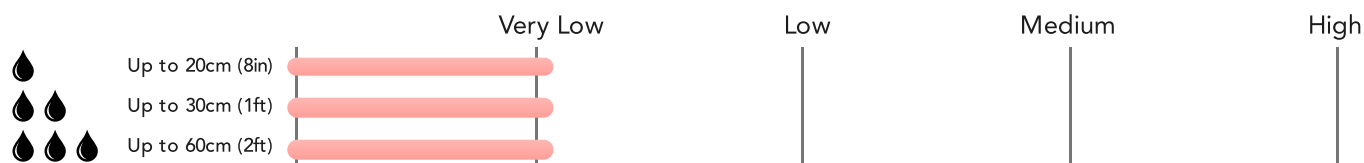


Risk Rating: Very low

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:



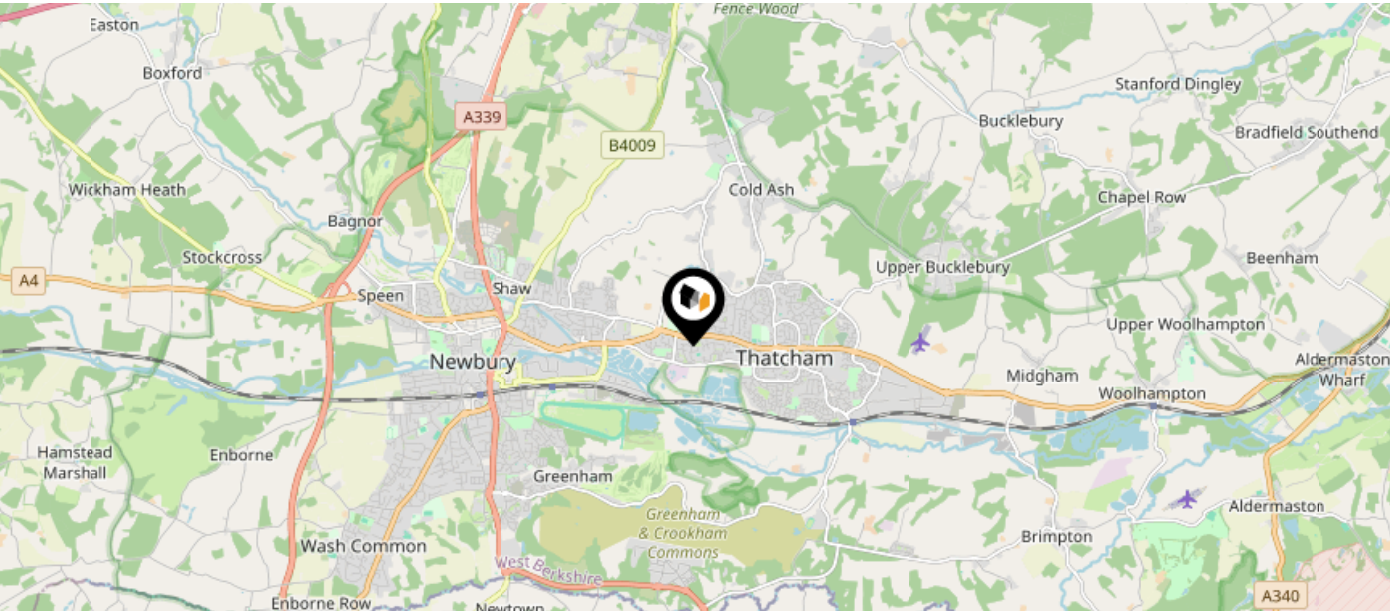
KFB - Key Facts For Buyers

# Maps

## Green Belt



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



Nearby Green Belt Land

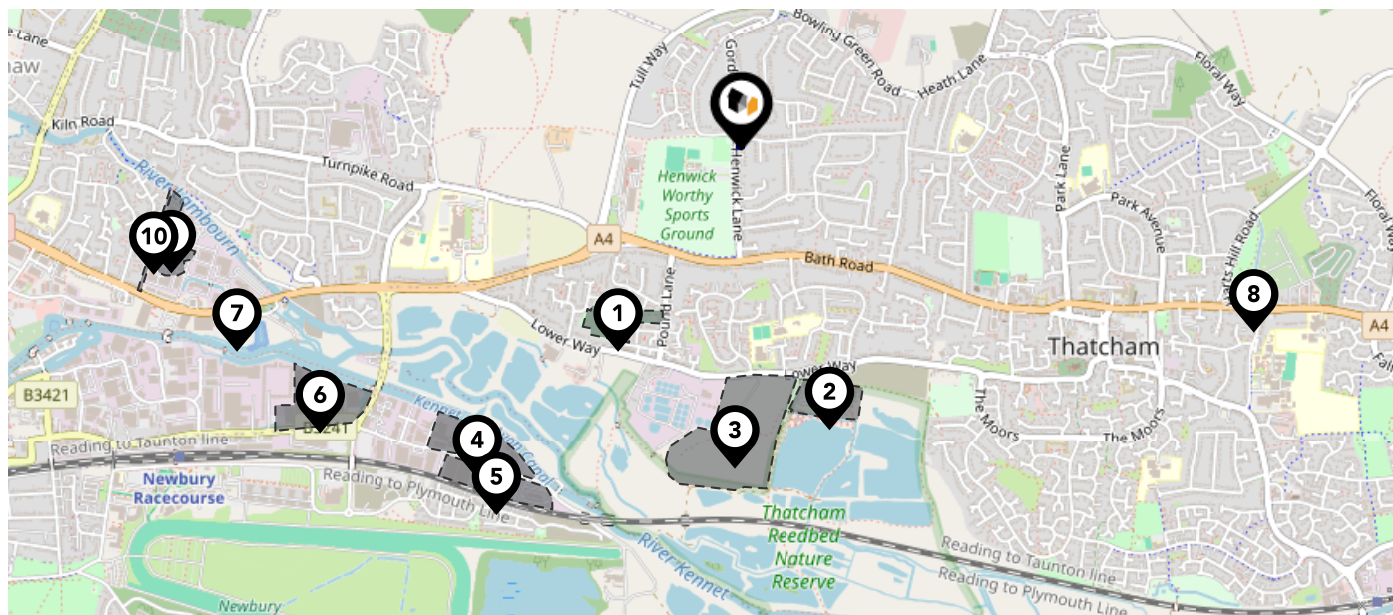
No data available.

# 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

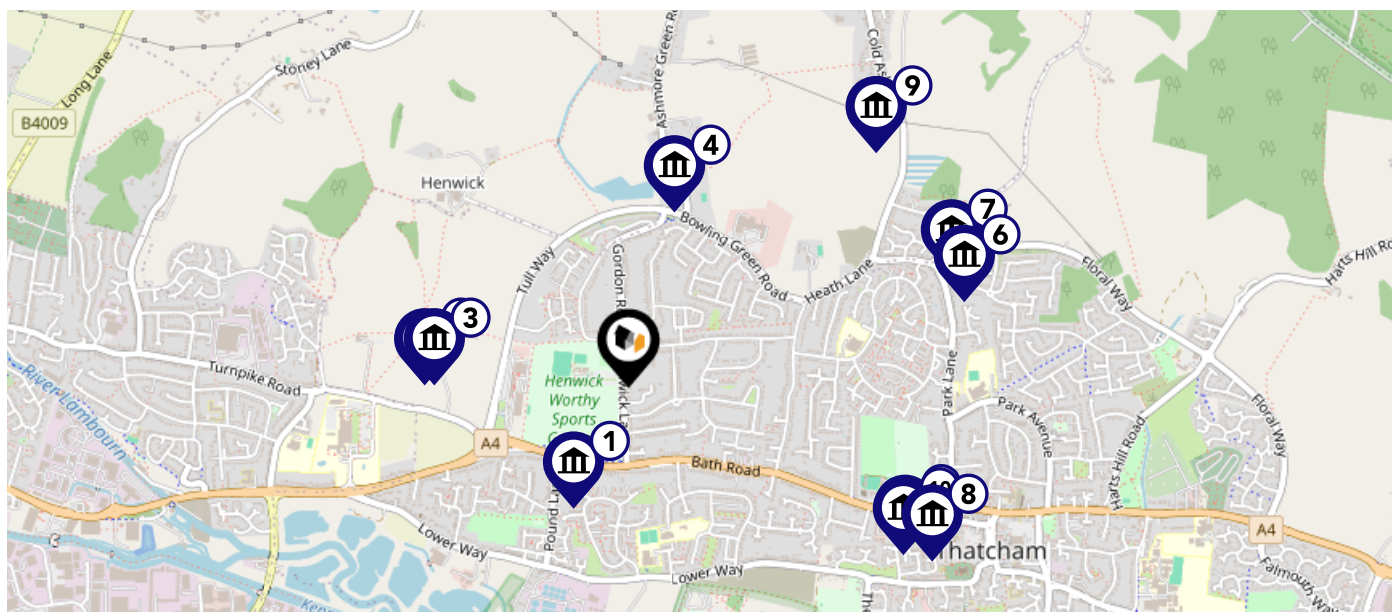
<b>1</b>	Pound Lane Depot-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Fishing Club-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Lower Way-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Vokins Hambridge Lane 1-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Hambridge Lane 2 (South)-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Hambridge Road-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Plenty London Road-London Road, Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Dunstan Green-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Castle Industrial Park-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Old Railway-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>











# Maps

## Listed Buildings



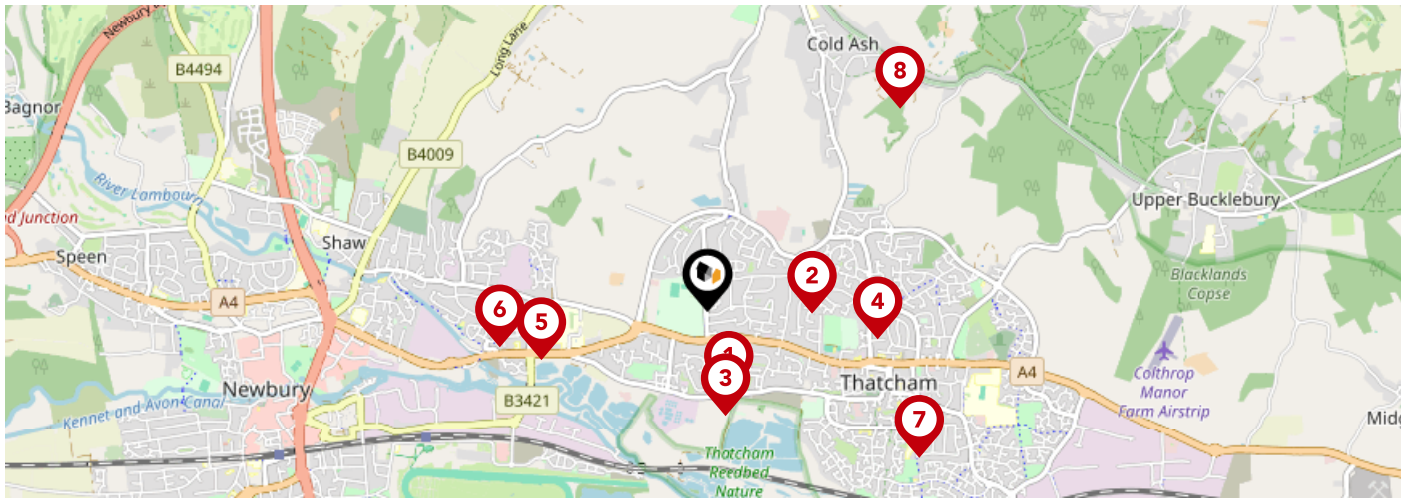
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1117273 - Milestone At Su 50230 67601	Grade II	0.3 miles
 1117252 - Lower Henwick Farmhouse	Grade II	0.4 miles
 1117253 - 2 Barns Approximately 20 Metres To East Of Lower Henwick Farmhouse	Grade II	0.4 miles
 1291105 - Old Henwick Cottage	Grade II	0.4 miles
 1319516 - The Poplars	Grade II	0.8 miles
 1117292 - Four Winds	Grade II	0.8 miles
 1117293 - Cooper's Farmhouse	Grade II	0.8 miles
 1155875 - Crown House	Grade II	0.8 miles
 1220199 - Barn At Hatchgate Farm	Grade II	0.8 miles
 1117275 - Low Wall And Railings Approximately 20 Metres To South Of No 3 And 3a Bath Road	Grade II	0.8 miles



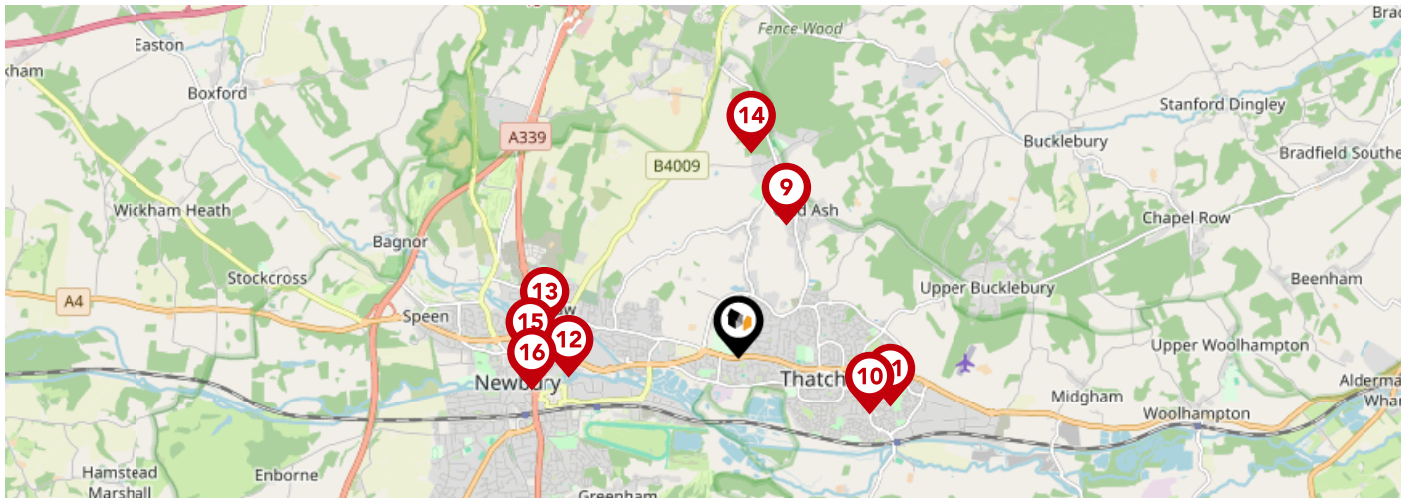
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parsons Down Infant School</b> Ofsted Rating: Good   Pupils: 90   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitelands Park Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Parsons Down Junior School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Thatcham Park CofE Primary</b> Ofsted Rating: Good   Pupils: 399   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fir Tree Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 238   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Engaging Potential</b> Ofsted Rating: Good   Pupils: 14   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Spurcroft Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Finian's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



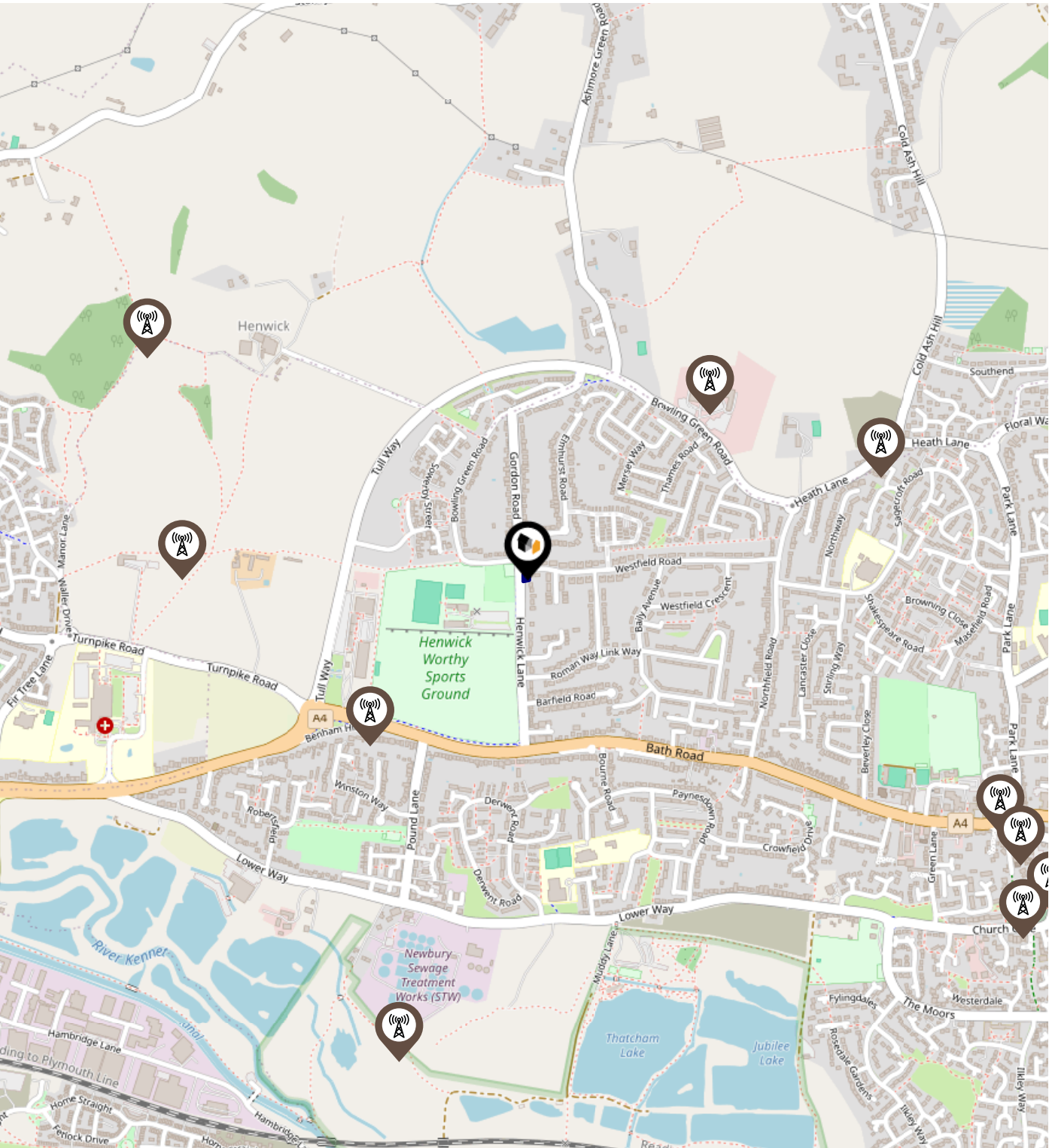
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Cold Ash St Mark's CE Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kennet School</b> Ofsted Rating: Outstanding   Pupils: 1855   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Francis Baily Primary School</b> Ofsted Rating: Requires improvement   Pupils: 534   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity School</b> Ofsted Rating: Good   Pupils: 1300   Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Downe House</b> Ofsted Rating: Not Rated   Pupils: 556   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Winchcombe School</b> Ofsted Rating: Good   Pupils: 446   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Victoria Park Nursery School &amp; Family Hub</b> Ofsted Rating: Outstanding   Pupils: 125   Distance:1.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts

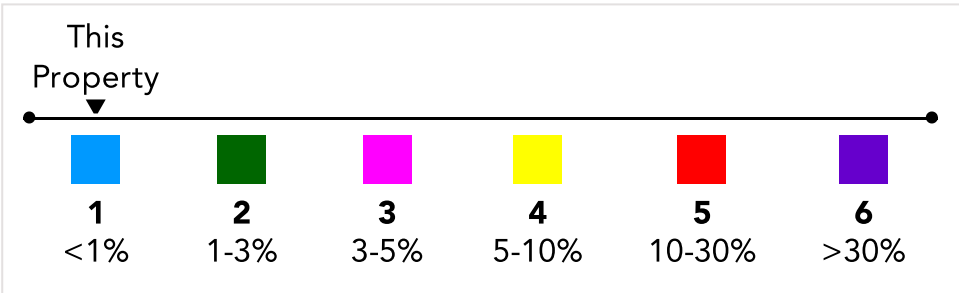
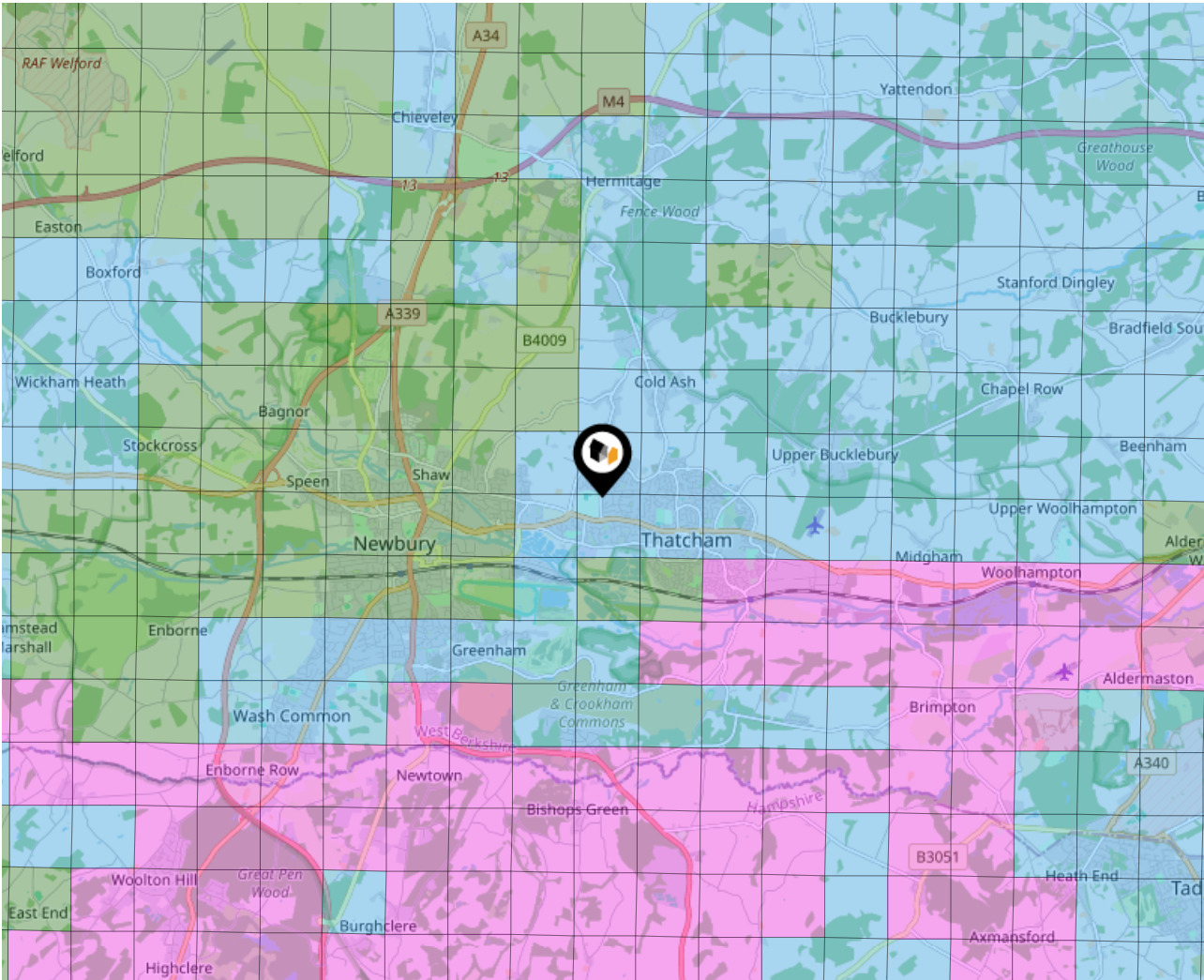
# Environment

## Radon Gas



### What is Radon?

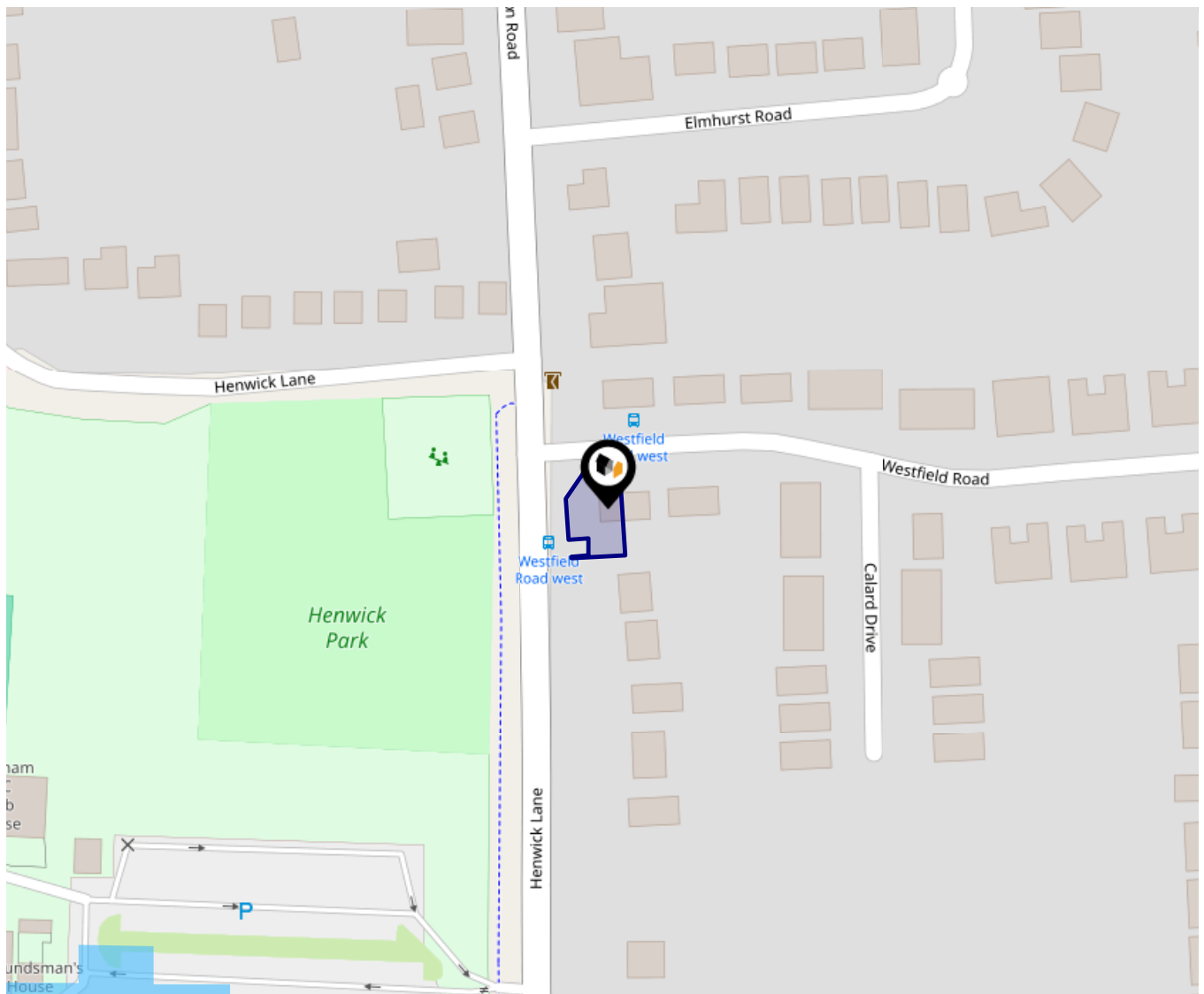
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# Local Area

## Road Noise



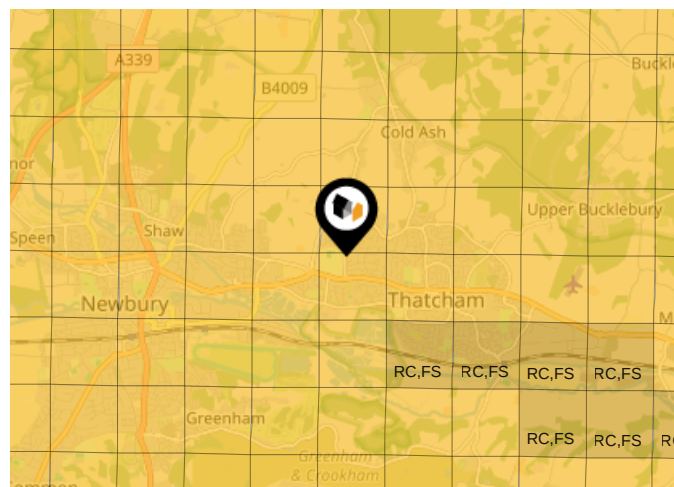
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



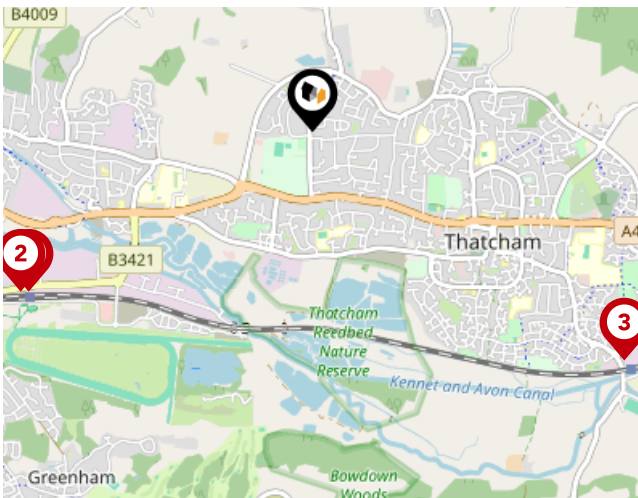
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



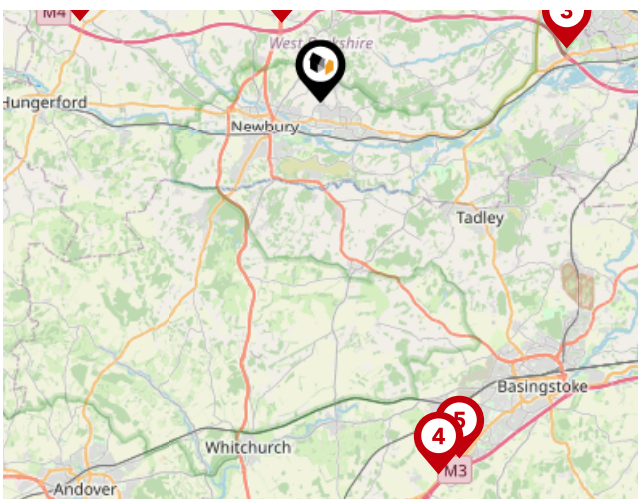
# Area

## Transport (National)



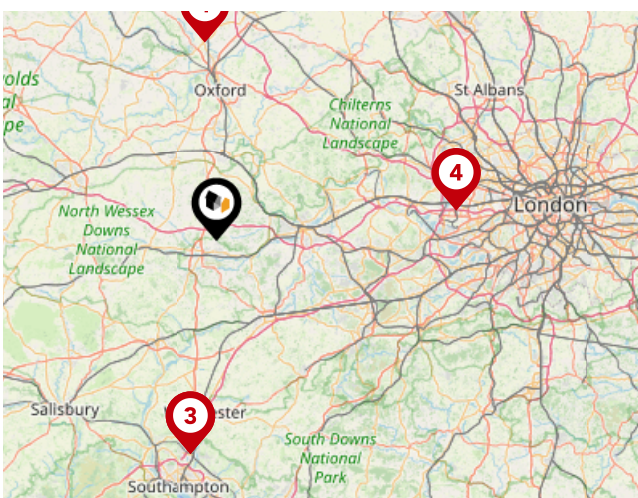
### National Rail Stations

Pin	Name	Distance
1	Newbury Racecourse Rail Station	1.51 miles
2	Newbury Racecourse Rail Station	1.54 miles
3	Thatcham Rail Station	1.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	3.34 miles
2	M4 J14	9.41 miles
3	M4 J12	9.35 miles
4	M3 J8	14.43 miles
5	M3 J7	14.13 miles

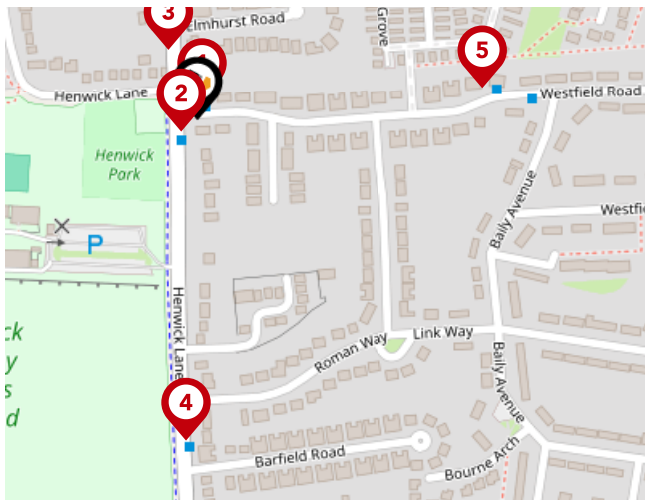


### Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.35 miles
2	North Stoneham	31.95 miles
3	Southampton Airport	31.95 miles
4	Heathrow Airport	35.81 miles

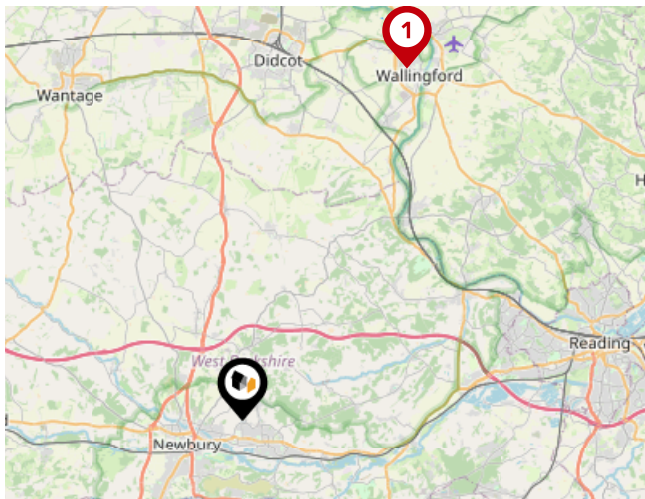
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Westfield Road west	0.01 miles
2	Westfield Road west	0.01 miles
3	Westfield Road west	0.04 miles
4	Barfield Road	0.19 miles
5	Bally Avenue	0.17 miles



### Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.41 miles

# Avocado Property

## About Us



### Avocado Property

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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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