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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th October 2025



TARRAGON WAY, BURGHFIELD COMMON, READING, RG7

Avocado Property

07545 349240

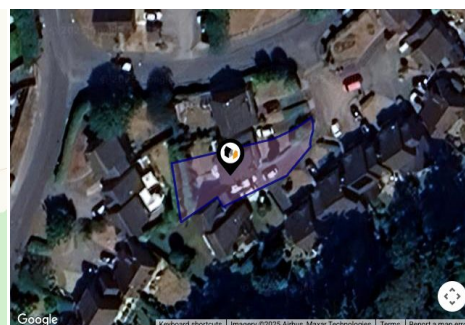
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.1 acres
Year Built :	1976-1982
Council Tax :	Band E
Annual Estimate:	£2,912
Title Number:	BK232351

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)

17 mb/s	71 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

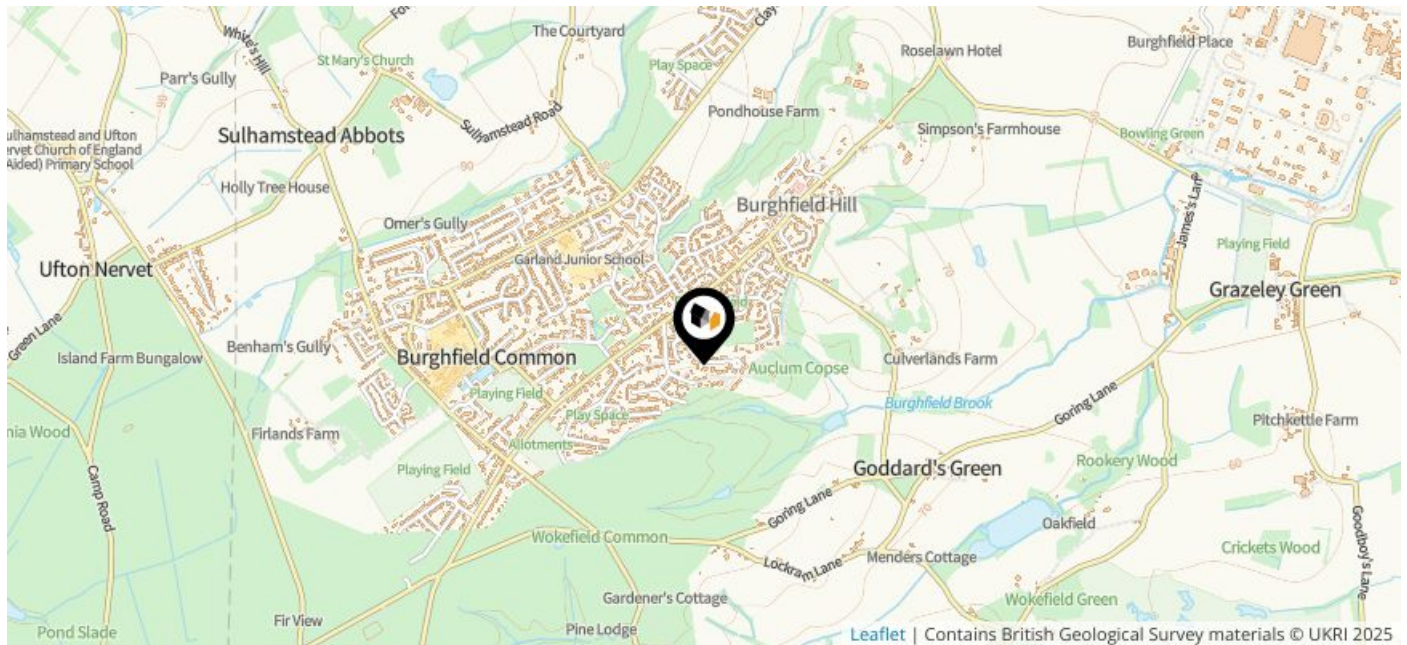


Maps

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.

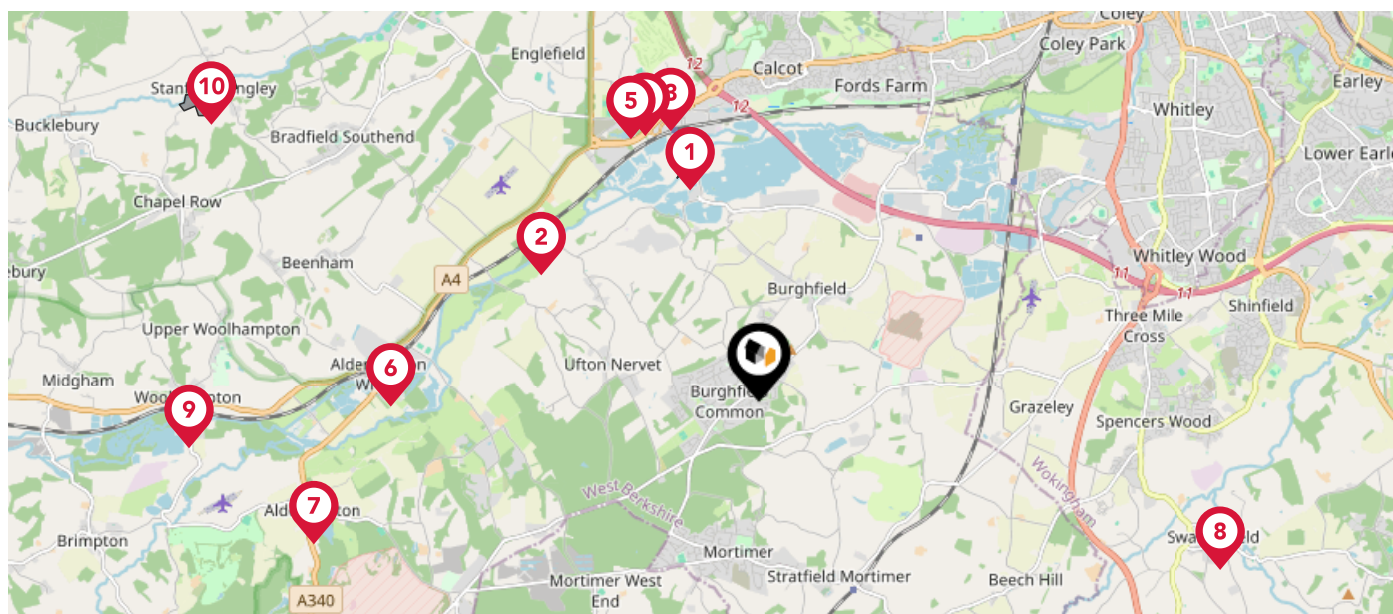
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

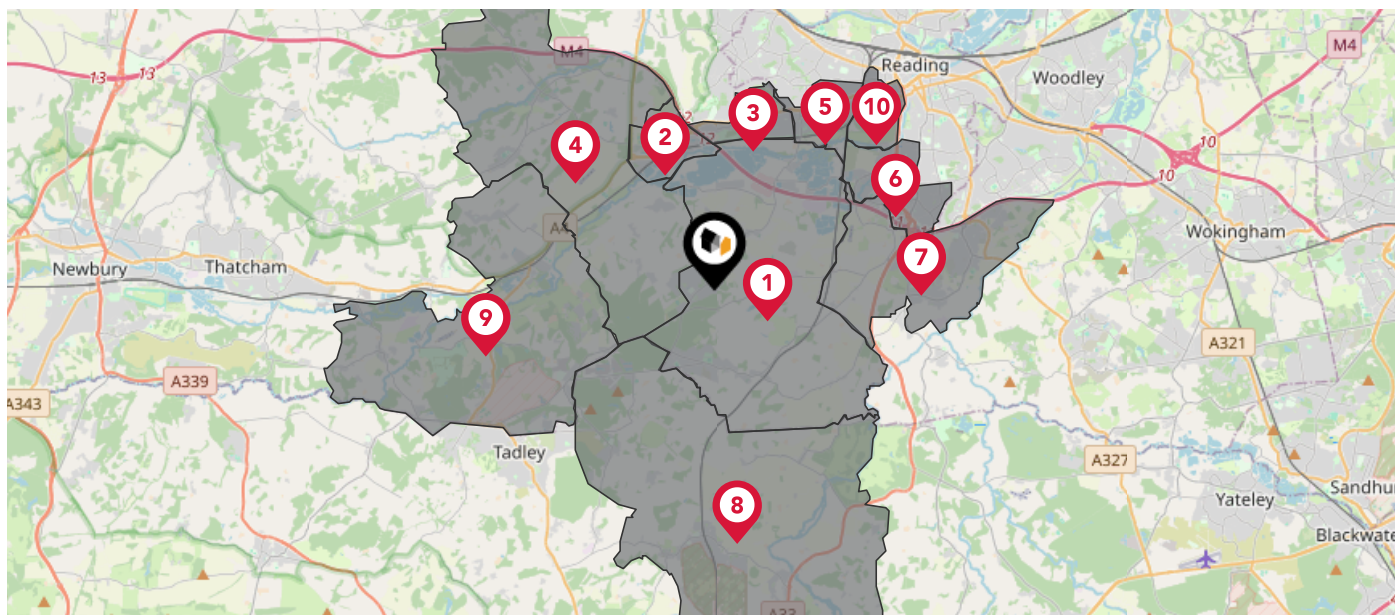
- | | |
|----|-----------------------------------|
| 1 | Sheffield Bridge |
| 2 | Tyle Mill |
| 3 | Theale High Street / Blossom Lane |
| 4 | Holy Trinity, Theale |
| 5 | The Lamb, Theale |
| 6 | Aldermaston Wharf |
| 7 | Aldermaston |
| 8 | Swallowfield |
| 9 | Woolhampton |
| 10 | Stanford Dingley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

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

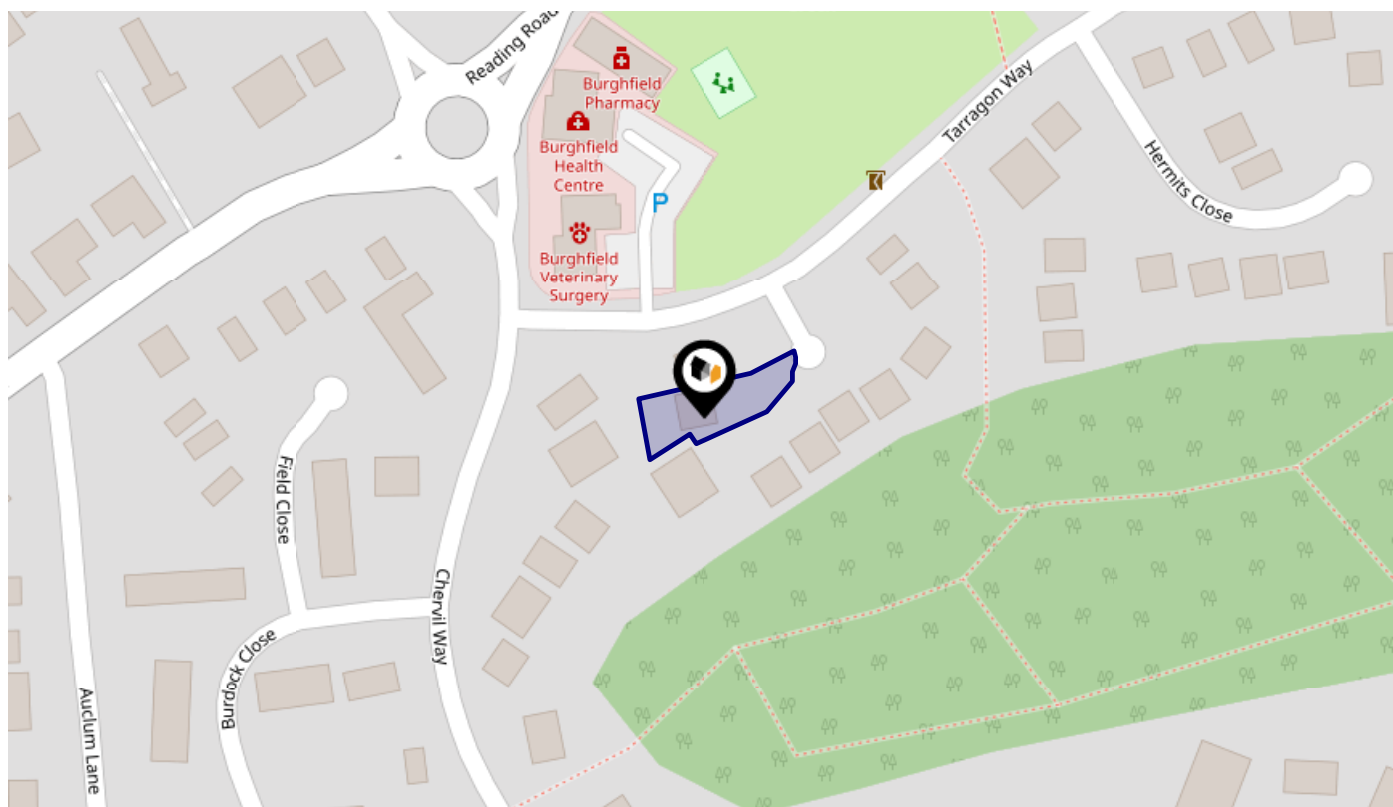
- | | |
|--|----------------------------------|
| | Burghfield & Mortimer Ward |
| | Theale Ward |
| | Tilehurst South & Holybrook Ward |
| | Bradfield Ward |
| | Southcote Ward |
| | Whitley Ward |
| | Shinfield South Ward |
| | Bramley Ward |
| | Aldermaston Ward |
| | Coley Ward |

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:

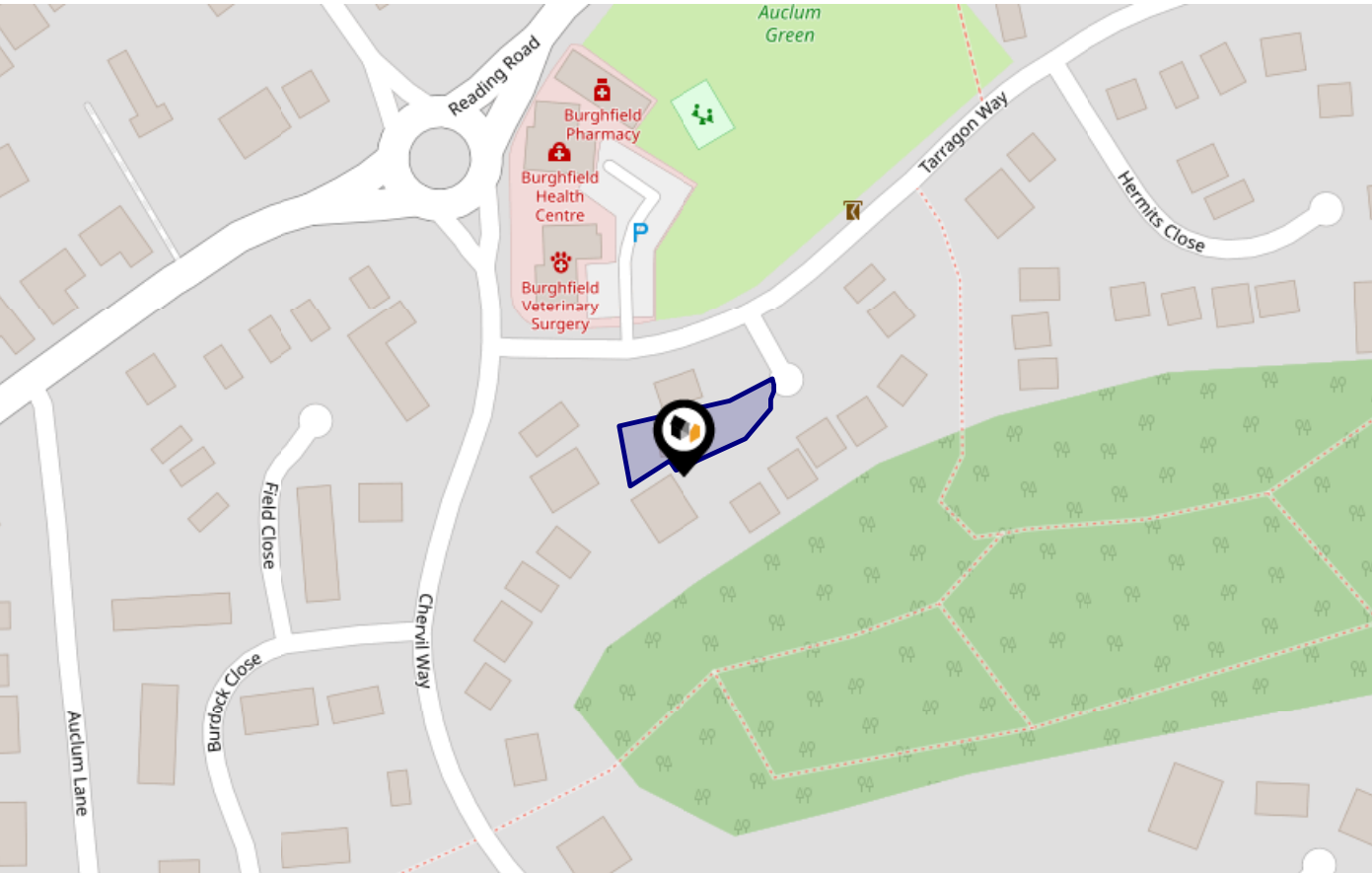
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

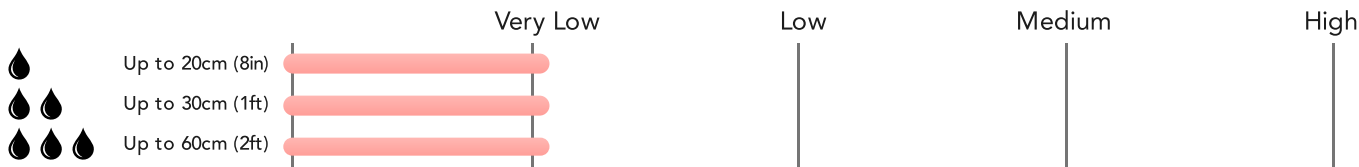


Risk Rating: Very low

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:

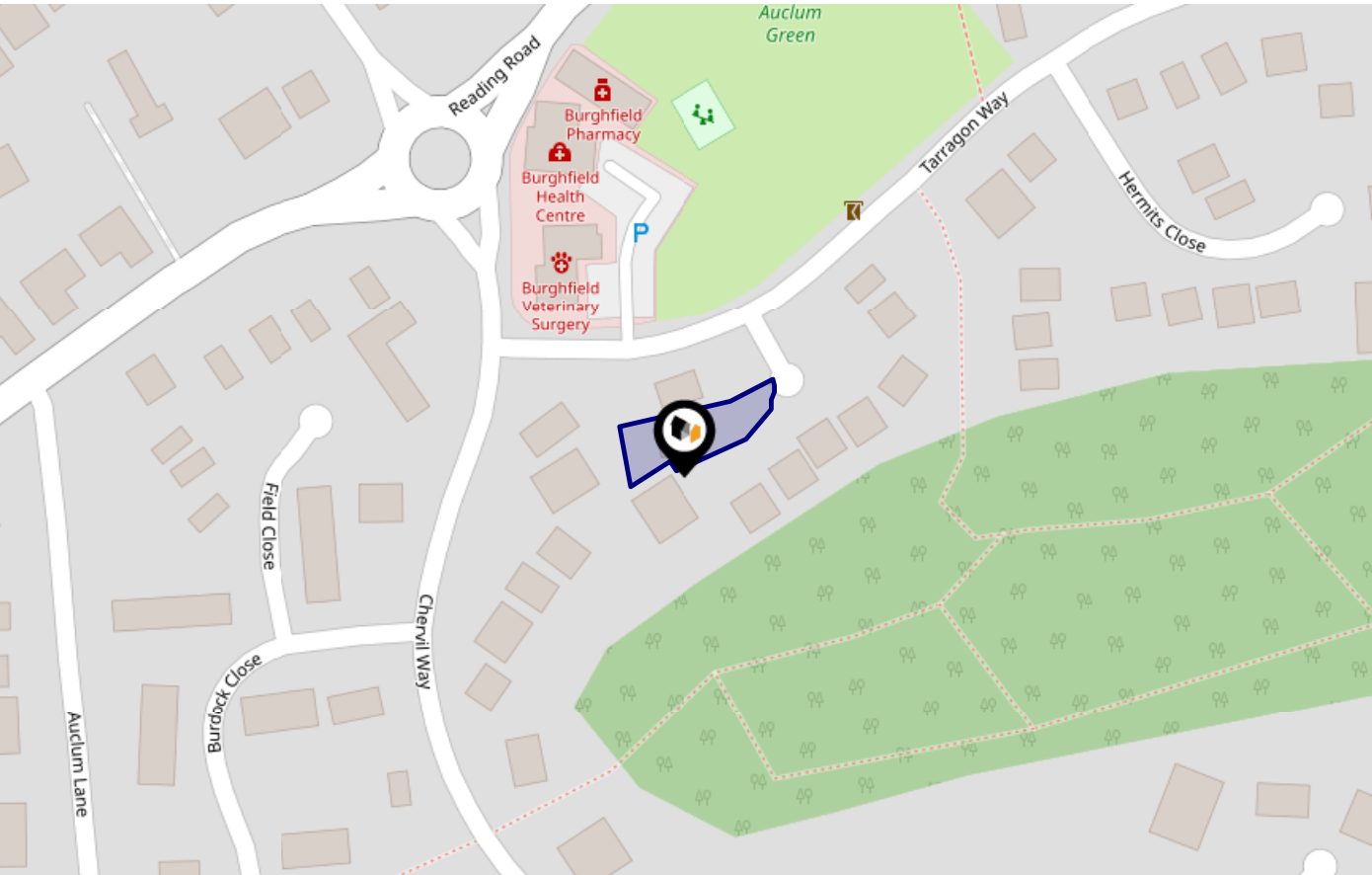


Flood Risk

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.

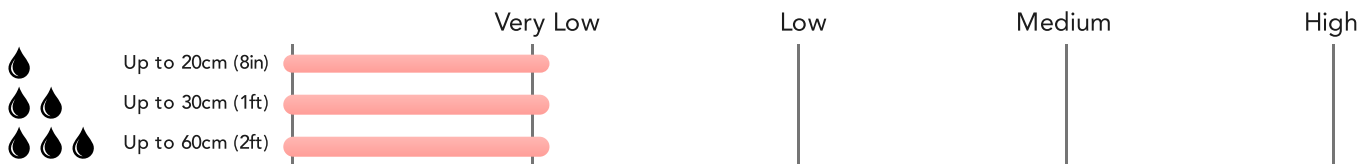


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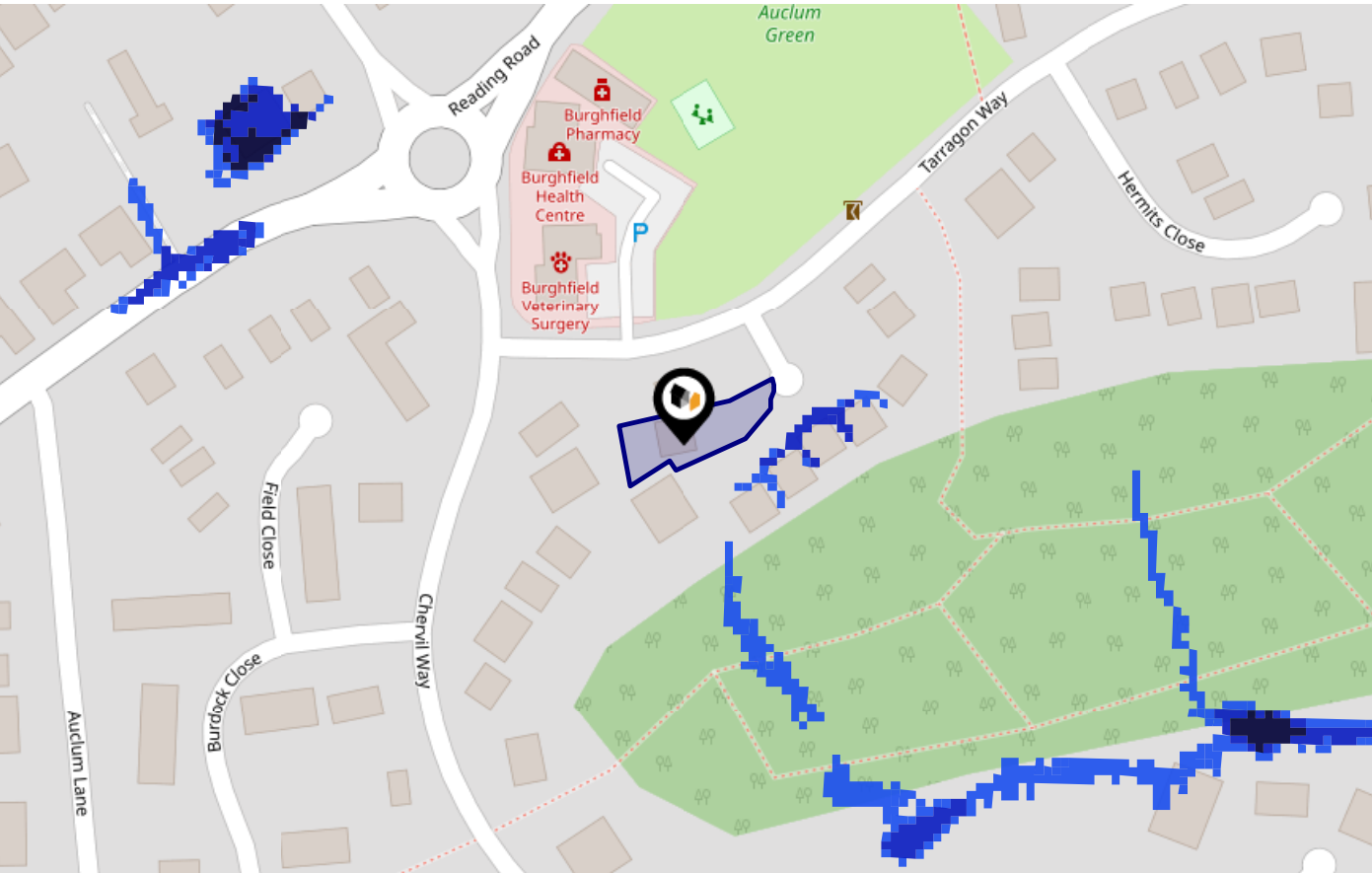


Flood Risk

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.

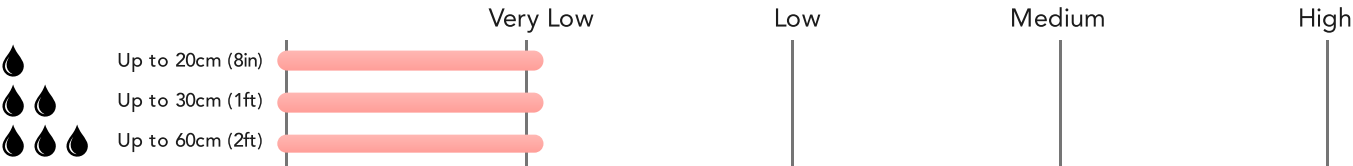


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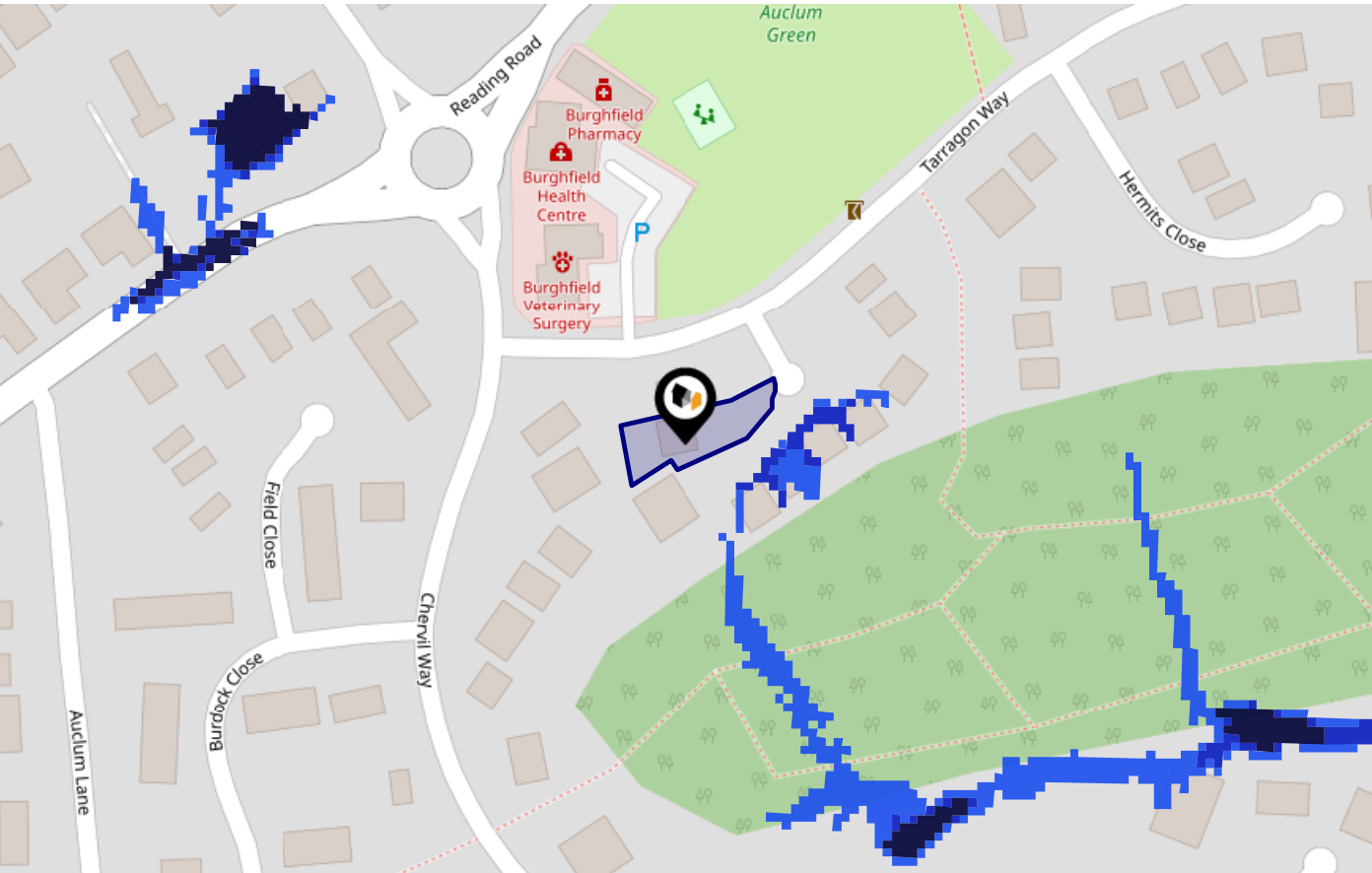


Flood Risk

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.

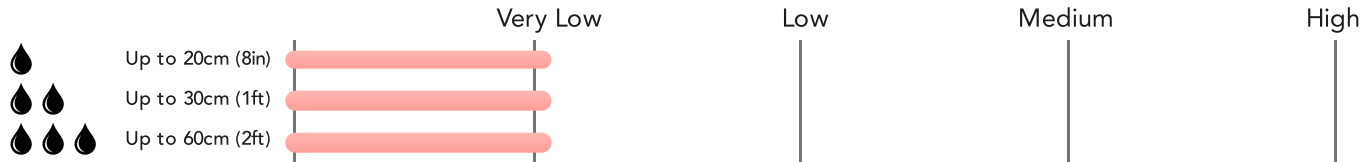


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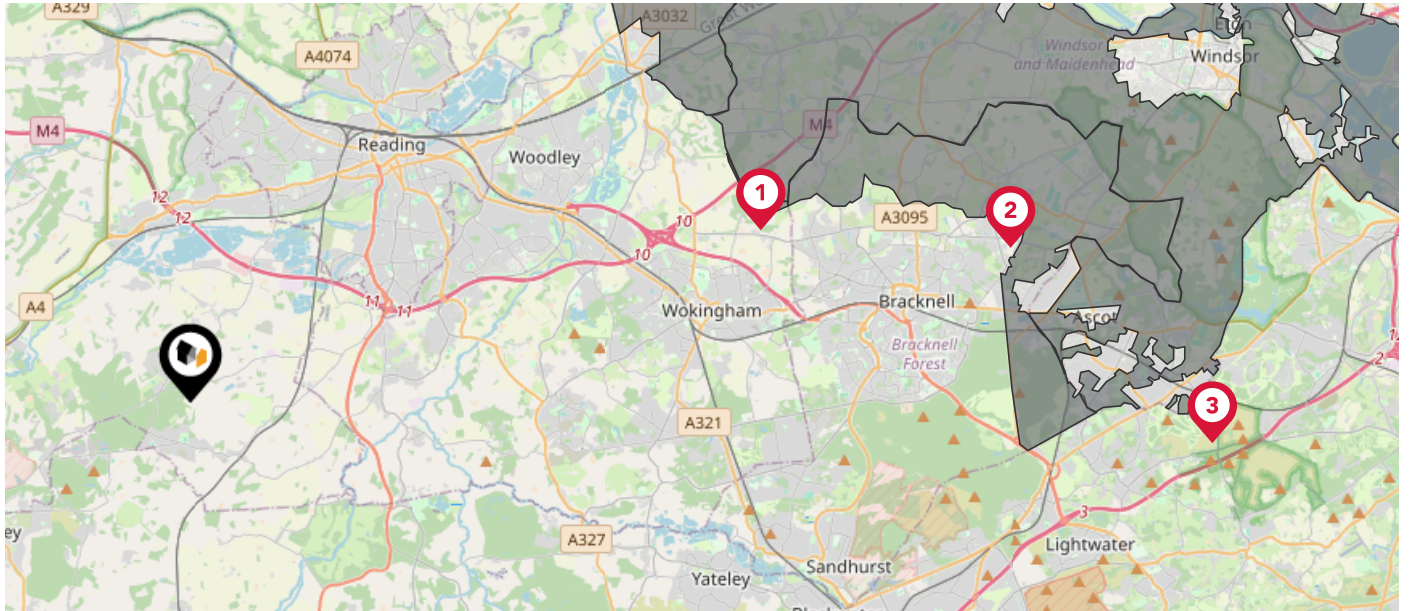


Maps

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



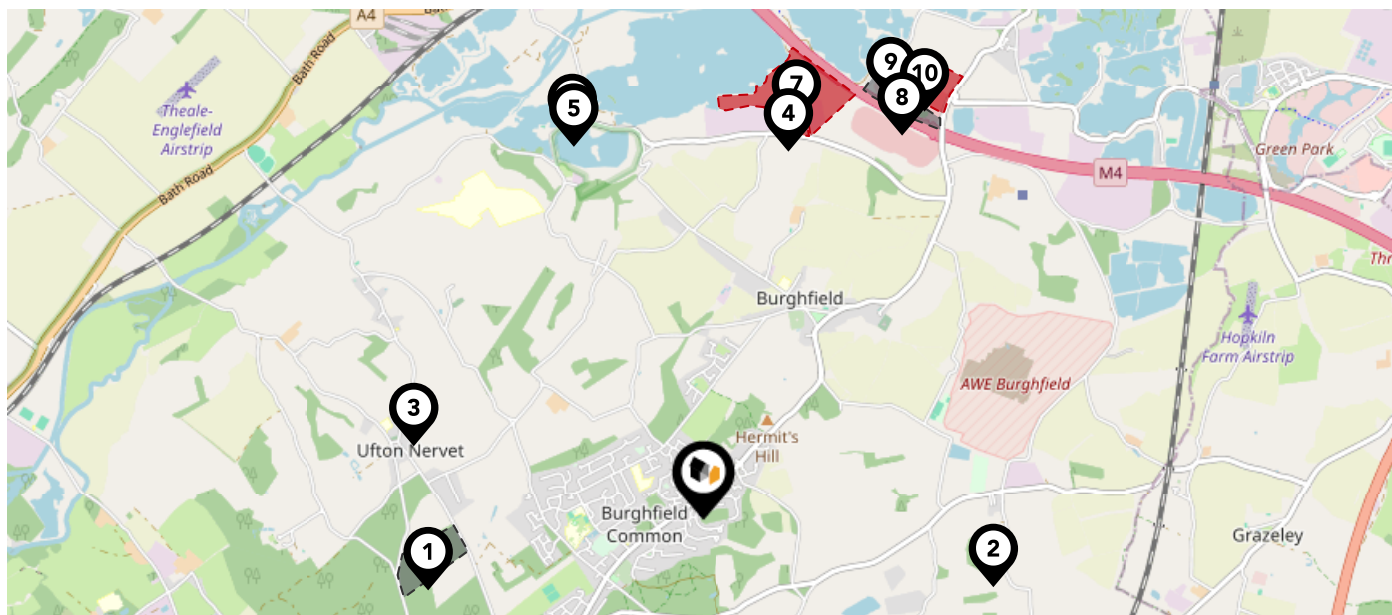
London Green Belt - Windsor and Maidenhead

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

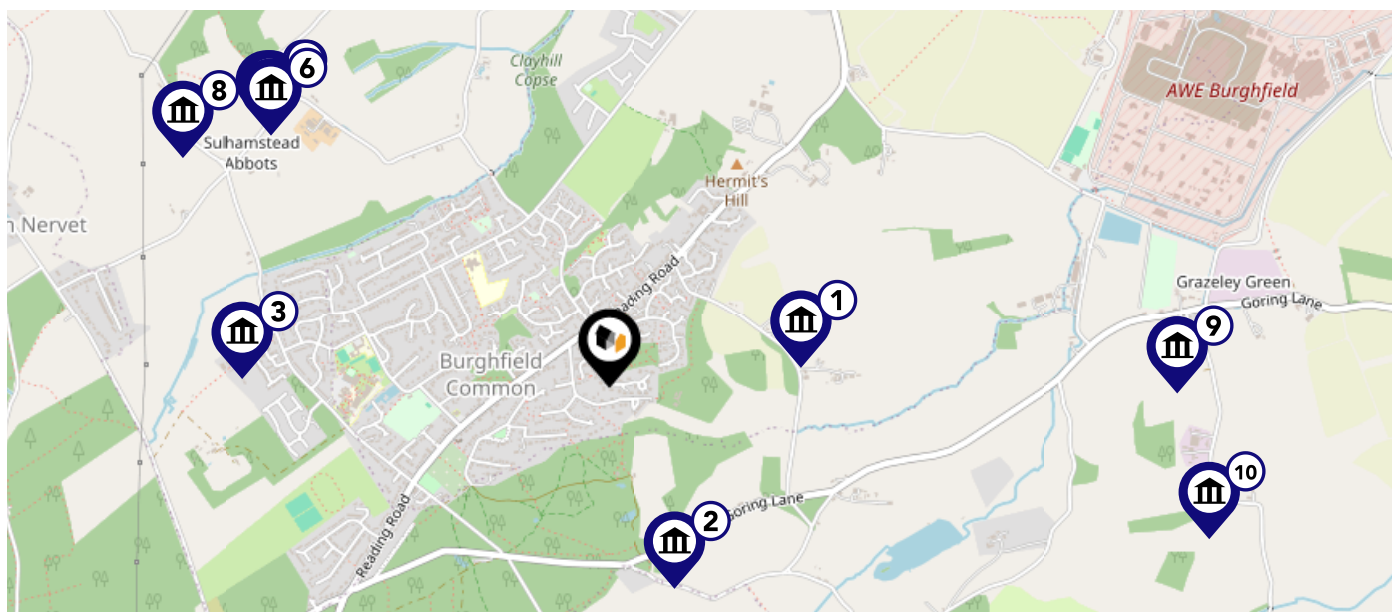
1	Poors Allotment-Camp Road, Reading, Upton Nerve, Berkshire	Historic Landfill	
2	Pitchkettle Farm-Grazeley, Berkshire	Historic Landfill	
3	Sulhamstead Road-Upton Nerve, Berkshire	Historic Landfill	
4	EA/EPR/UP3999ES/V009 - Alan Hadley Ltd	Active Landfill	
5	The Hanger Station Road-Theale, Berkshire	Historic Landfill	
6	The Hanger Station Road-Theale, Berkshire	Historic Landfill	
7	EA/EPR/BP3092LX/V008 - Alan Hadley Ltd__	Active Landfill	
8	Field Farm No.1-Burghfield, Reading, Berkshire	Historic Landfill	
9	EA/EPR/BP3093MT/V006 - Hanson Waste Management	Active Landfill	
10	EA/EPR/BP3093LK/V009 - Hanson Waste Management	Active 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...



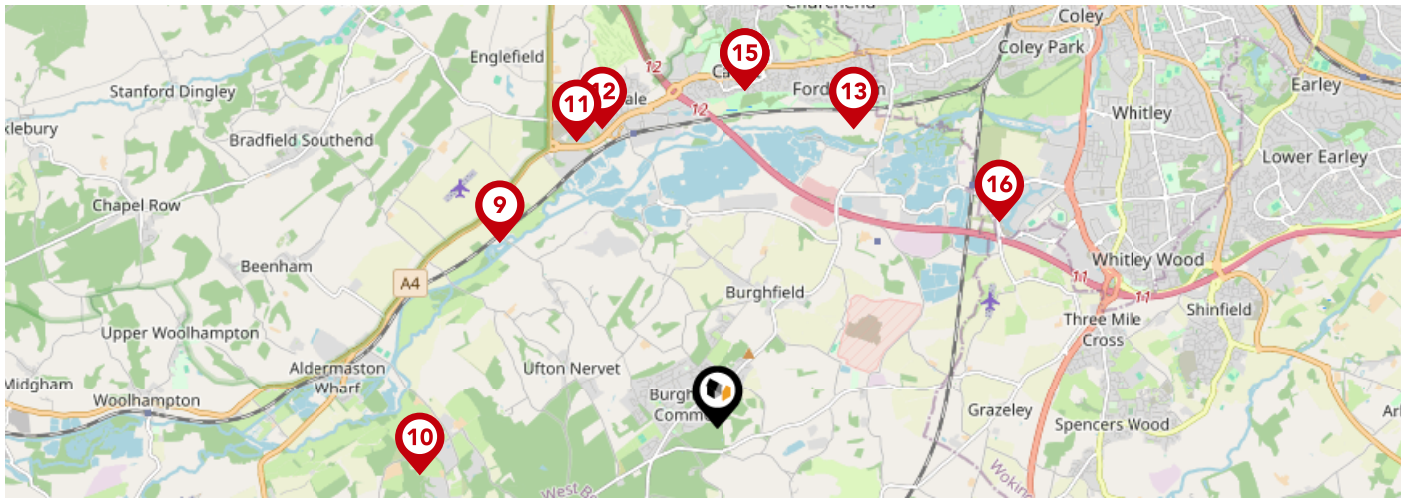
Listed Buildings in the local district		Grade	Distance
	1135780 - Culverlands	Grade II	0.5 miles
	1117124 - Oates Cottage	Grade II	0.5 miles
	1117109 - Crofters Cottage	Grade II	0.8 miles
	1117112 - Church Of St. Mary	Grade I	1.0 miles
	1117114 - Jefferys Tomb Approximately 7 Metres To South East Of Chancel Of Church Of St Mary	Grade II	1.0 miles
	1319594 - Church Cottage	Grade II	1.0 miles
	1117113 - Chest Tomb Approximately 1 Metre To East Of Chancel Of Church Of St Mary	Grade II	1.0 miles
	1313055 - Moathouse Cottage	Grade II	1.1 miles
	1096155 - Old Hall	Grade II	1.3 miles
	1313023 - Pierce's Farmhouse	Grade II	1.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Garland Junior School Ofsted Rating: Good Pupils: 219 Distance:0.38	☐	☒	☐	☐	☐
2	Mrs Bland's Infant School Ofsted Rating: Good Pupils: 201 Distance:0.62	☐	☒	☐	☐	☐
3	The Willink School Ofsted Rating: Good Pupils: 1255 Distance:0.63	☐	☐	☒	☐	☐
4	Burghfield St Mary's C.E. Primary School Ofsted Rating: Good Pupils: 196 Distance:1.12	☐	☒	☐	☐	☐
5	Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:1.54	☐	☒	☐	☐	☐
6	Mortimer St Mary's C.E. Junior School Ofsted Rating: Good Pupils: 242 Distance:1.74	☐	☒	☐	☐	☐
7	Sulhamstead and Ufton Nervet School Ofsted Rating: Good Pupils: 100 Distance:1.79	☐	☒	☐	☐	☐
8	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:2.6	☐	☒	☐	☐	☐

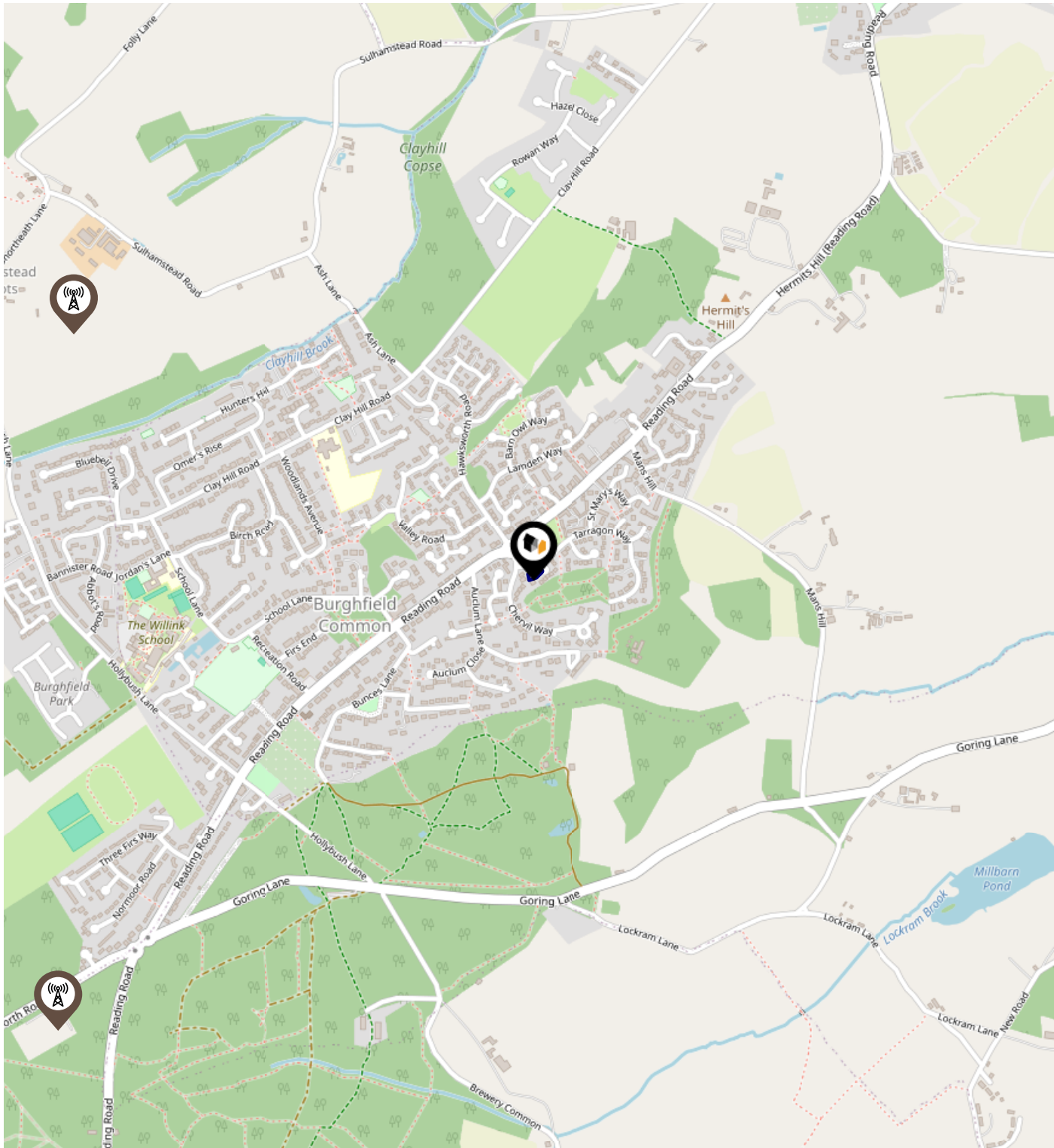
Area Schools



		Nursery	Primary	Secondary	College	Private
9	The Mile House Therapeutic School Ofsted Rating: Requires improvement Pupils: 28 Distance:2.66	☐	☐	☒	☐	☐
10	Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:2.79	☐	☐	☒	☐	☐
11	Theale Green School Ofsted Rating: Good Pupils: 762 Distance:2.96	☐	☐	☒	☐	☐
12	Theale C.E. Primary School Ofsted Rating: Outstanding Pupils: 329 Distance:2.98	☐	☒	☐	☐	☐
13	Kennet Valley Primary School Ofsted Rating: Good Pupils: 193 Distance:3.05	☐	☒	☐	☐	☐
14	Calcot Infant School and Nursery Ofsted Rating: Good Pupils: 227 Distance:3.13	☐	☒	☐	☐	☐
15	Calcot Junior School Ofsted Rating: Good Pupils: 271 Distance:3.13	☐	☒	☐	☐	☐
16	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:3.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

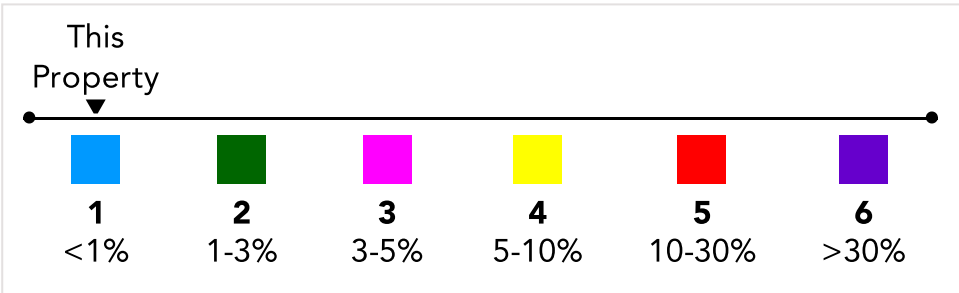
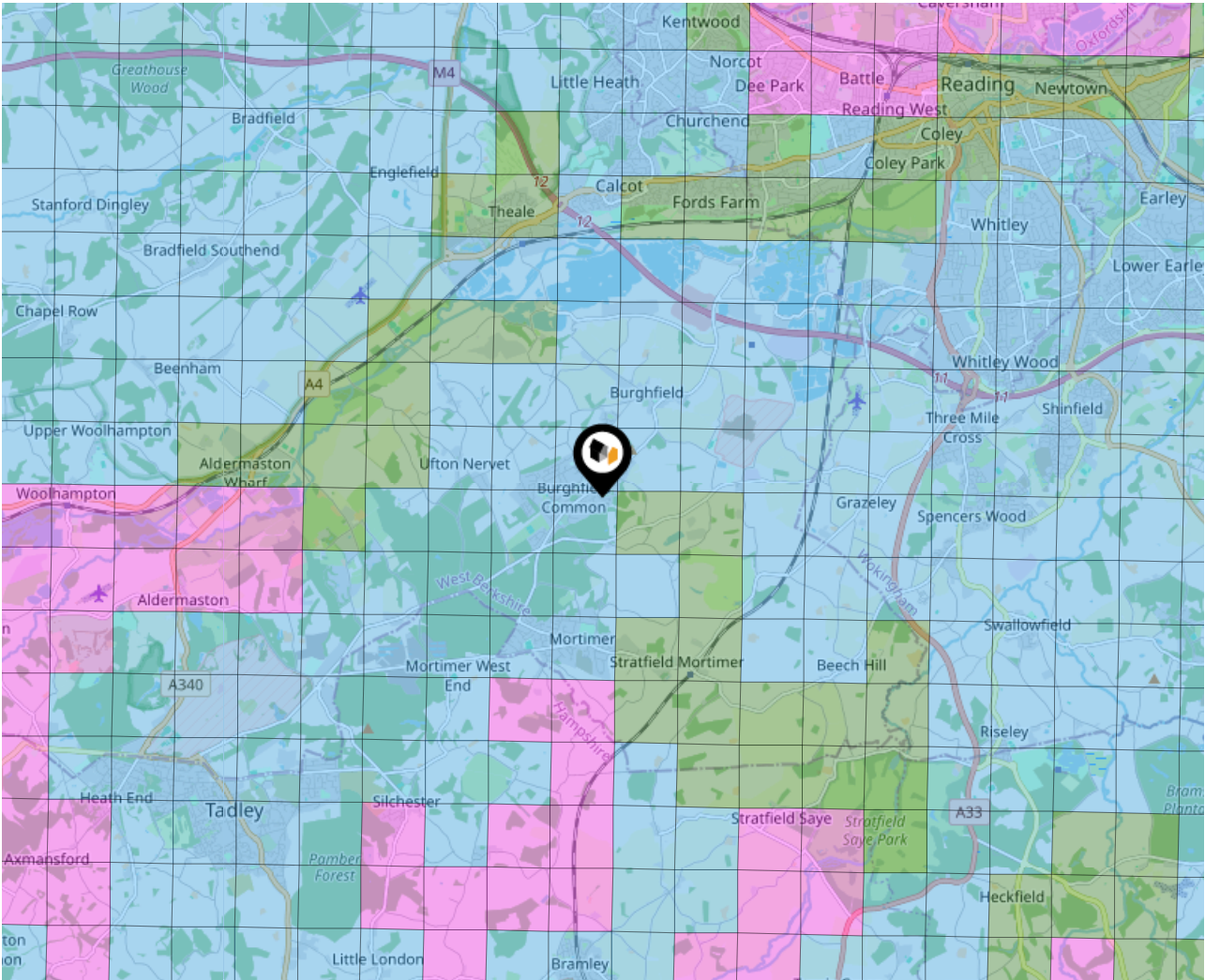
Environment

Radon Gas



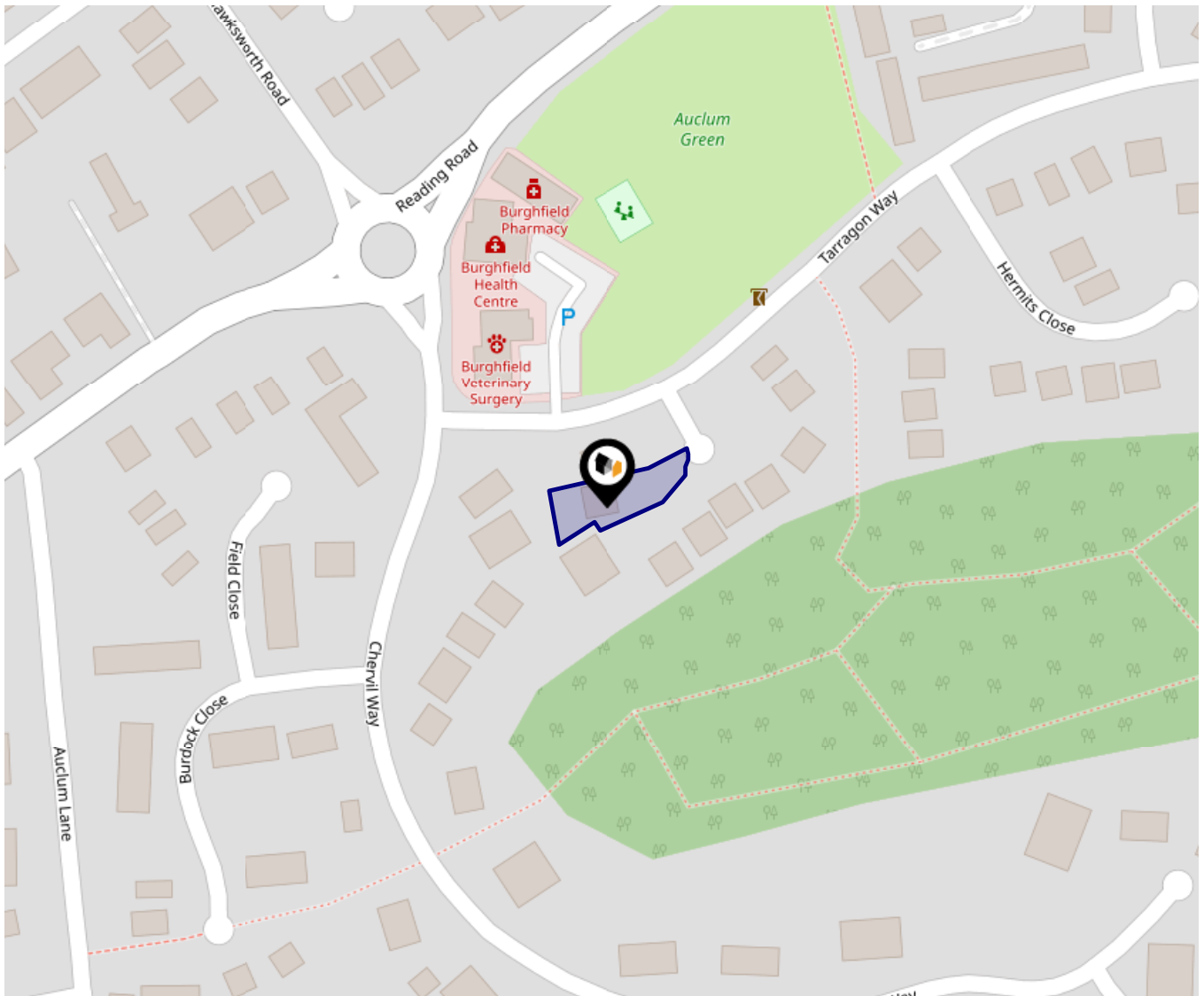
What is Radon?

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.

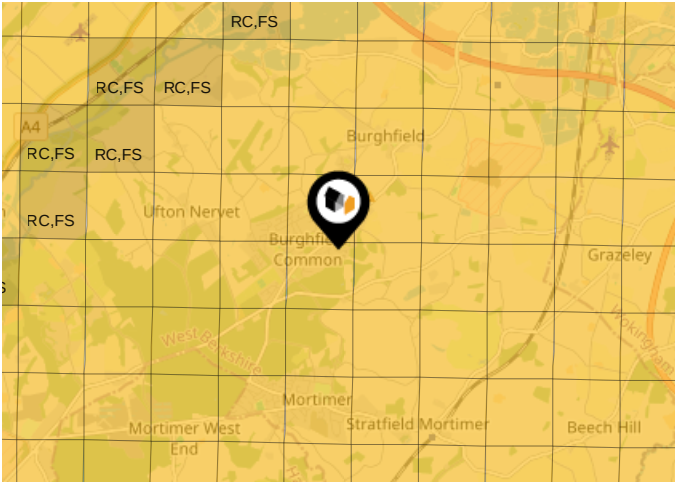
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

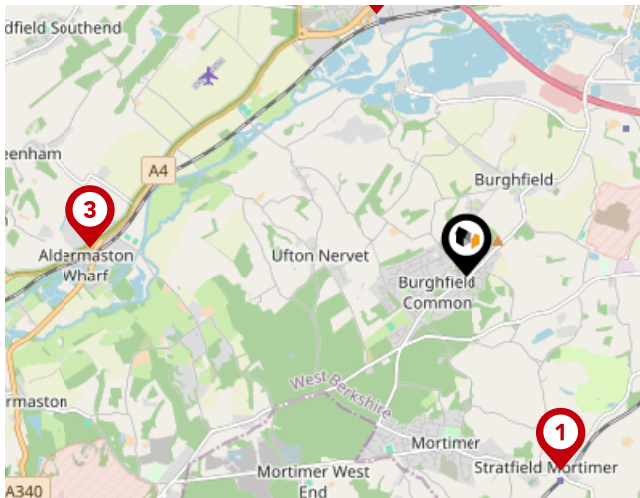


Primary Classifications (Most Common Clay Types)

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

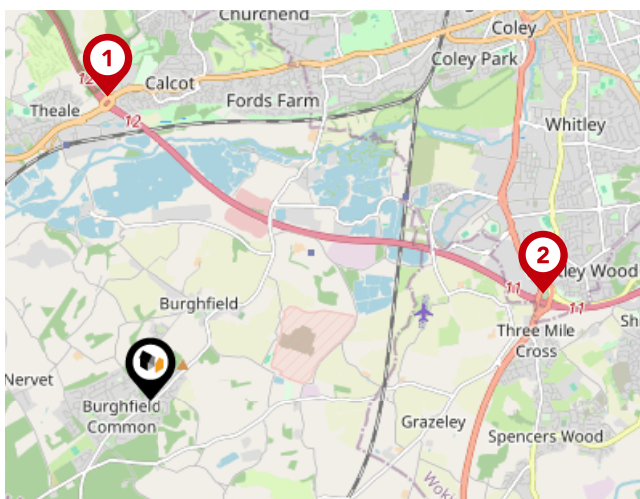
Area

Transport (National)



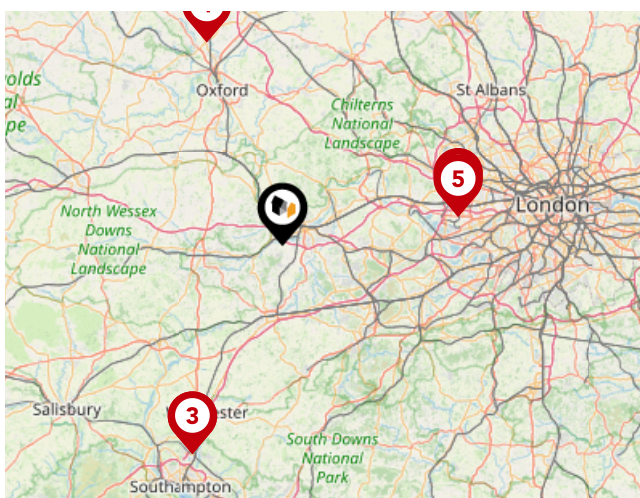
National Rail Stations

Pin	Name	Distance
1	Mortimer Rail Station	2 miles
2	Theale Rail Station	2.57 miles
3	Aldermaston Rail Station	3.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	2.85 miles
2	M4 J11	3.76 miles
3	M3 J6	9.59 miles
4	M3 J5	9.7 miles
5	M4 J10	9.01 miles

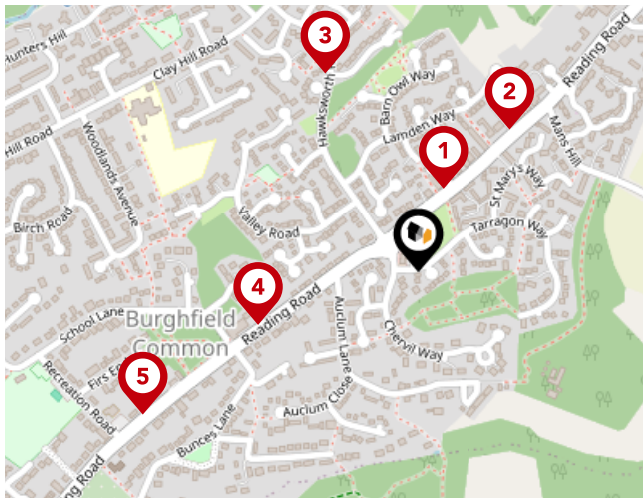


Airports/Helipads

Pin	Name	Distance
1	Kidlington	32.03 miles
2	North Stoneham	33.67 miles
3	Southampton Airport	33.67 miles
4	Heathrow Airport	26.54 miles
5	Heathrow Airport Terminal 4	26.58 miles

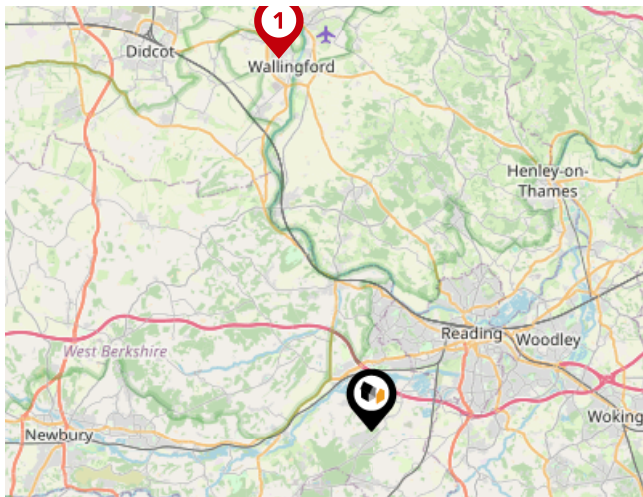
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holmdene	0.1 miles
2	Mans Hill	0.2 miles
3	Coltsfoot Close	0.25 miles
4	Blands Court	0.19 miles
5	Recreation Road	0.36 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.24 miles

Avocado Property

About Us



Avocado Property

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We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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Avocado Property

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