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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025



BRUNSWICK STREET, READING, RG1

Avocado Property

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,571 ft ² / 146 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,211		
Title Number:	BK186904		

Local Area

Local Authority:	Reading	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning History

This Address



Planning records for: **Brunswick Street, Reading, RG1**

Reference - 81503
Decision: n/a
Date: 27th October 2008
Description: Conversion of part of existing office to a 1-bed flat (Resubmission of planning application 08/00902/FUL)

Reference - 171832
Decision: n/a
Date: 18th October 2017
Description: Change the use of ground and first floor apartments to a single residential property.

Reference - 41258
Decision: -
Date: 13th April 2004
Description: Certificate of Lawfulness for use of first floor unit as a flat

Reference - 100644
Decision: n/a
Date: 18th June 2010
Description: First floor extension to increase B1 floor space

Planning History

This Address



Planning records for: ***Brunswick Street, Reading, RG1***

Reference - PL/08/0303
Decision: Decision Made
Date: 17th July 2008
Description: Conversion of part of existing office to a 1-bed flat

Reference - PL/12/1301
Decision: Decision Made
Date: 30th April 2012
Description: Certificate of lawfulness for existing use of first floor as a self contained flat.

Reference - PL/02/0517
Decision: Decision Made
Date: 15th January 2002
Description: The demolition of the existing two storey building at the rear and theerection of 2 semi detached bungalows.

Reference - 91969
Decision: n/a
Date: 10th January 2009
Description: Amendment to application reference; 08/01468/FUL, for conversion of part of existing office to a 1-bed flat, to incorporate entire ground floor as 2-bed flat.

Planning History

This Address



Planning records for: ***Brunswick Street, Reading, RG1***

Reference - 110881
Decision: n/a
Date: 25th November 2011
Description: Change of use to flat and home office with roof alteration to provide two additional bedrooms and a bathroom

Reference - PL/10/0644
Decision: Decision Made
Date: 18th June 2010
Description: First floor extension to increase B1 floor space

Reference - 70414
Decision: -
Date: 16th March 2007
Description: Retrospective application for the conversion of part of the existing office to a 1 x 1 bedroom flat

Reference - 121301
Decision: n/a
Date: 30th April 2012
Description: Certificate of lawfulness for existing use of first floor as a self contained flat.

Planning History

This Address



Planning records for: ***Brunswick Street, Reading, RG1***

Reference - PL/07/0414
Decision: Decision Made
Date: 16th March 2007
Description: Retrospective application for the conversion of part of the existing office to a 1 x 1 bedroom flat

Reference - PL/11/0881
Decision: Decision Made
Date: 25th November 2011
Description: Change of use to flat and home office with roof alteration to provide two additional bedrooms and a bathroom

Reference - PL/10/0538
Decision: Decision Made
Date: 19th January 2010
Description: Conversion of ground floor office to a 2-bed flat (resubmission of application 09/01711/FUL)

Reference - 191314
Decision: Decision Made
Date: 08th August 2019
Description: Single storey extension and alterations to existing building.

Planning History

This Address



Planning records for: ***Brunswick Street, Reading, RG1***

Reference - PL/09/1969
Decision: Decision Made
Date: 01st October 2009
Description: Amendment to application reference; 08/01468/FUL, for conversion of part of existing office to a 1-bed flat, to incorporate entire ground floor as 2-bed flat.

Reference - PL/08/1503
Decision: Decision Made
Date: 27th October 2008
Description: Conversion of part of existing office to a 1-bed flat (Resubmission of planning application 08/00902/FUL)

Reference - PL/04/1258
Decision: Decision Made
Date: 13th April 2004
Description: Certificate of Lawfulness for use of first floor unit as a flat

Reference - 41418
Decision: -
Date: 18th October 2004
Description: Use of ancillary accommodation as self - contained flat (Retrospective)

Planning History

This Address



Planning records for: **Brunswick Street, Reading, RG1**

Reference - 100538
Decision: n/a
Date: 19th January 2010
Description: Conversion of ground floor office to a 2-bed flat (resubmission of application 09/01711/FUL)

Reference - 41441
Decision: -
Date: 18th October 2004
Description: Erection of storage building to replace demolished buildings (retrospective)

Reference - 80303
Decision: -
Date: 17th July 2008
Description: Conversion of part of existing office to a 1-bed flat

Reference - PL/04/1418
Decision: Decision Made
Date: 18th October 2004
Description: Use of ancillary accommodation as self - contained flat (Retrospective)

Planning History

This Address



Planning records for: ***Brunswick Street, Reading, RG1***

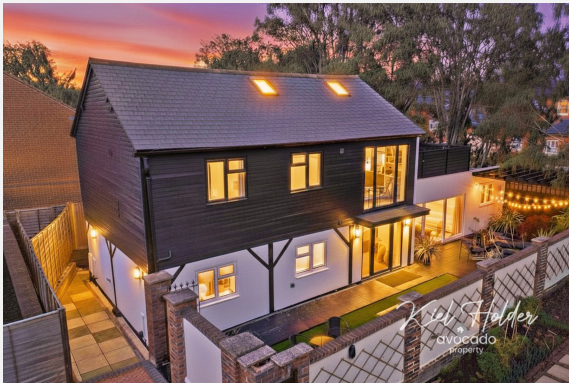
Reference - PL/04/1441
Decision: Decision Made
Date: 18th October 2004
Description: Erection of storage building to replace demolished buildings (retrospective)

Reference - PL/19/1314
Decision: Decision Made
Date: 08th August 2019
Description: Single storey extension and alterations to existing building.

Reference - 940039
Decision: n/a
Date: 08th August 1994
Description: Demolition of existing workshop. Conversion of existing office to flat and erection of house at rear of property.

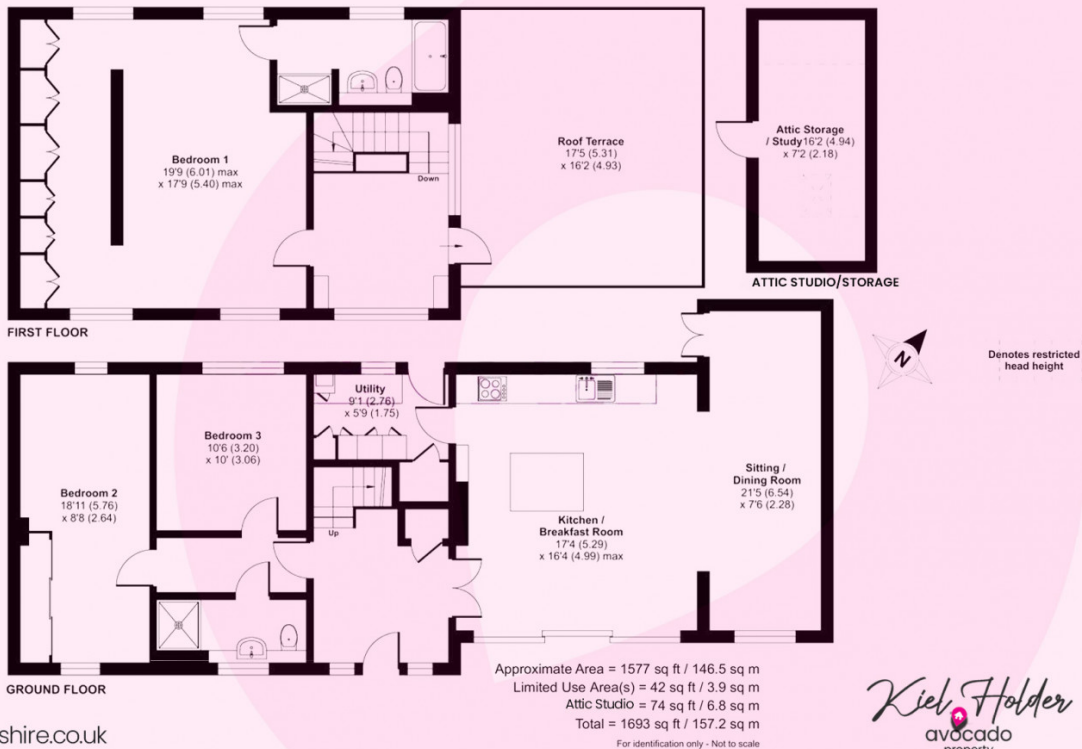
Reference - 20517
Decision: -
Date: 15th January 2002
Description: The demolition of the existing two storey building at the rear and the erection of 2 semi detached bungalows.

Gallery Photos

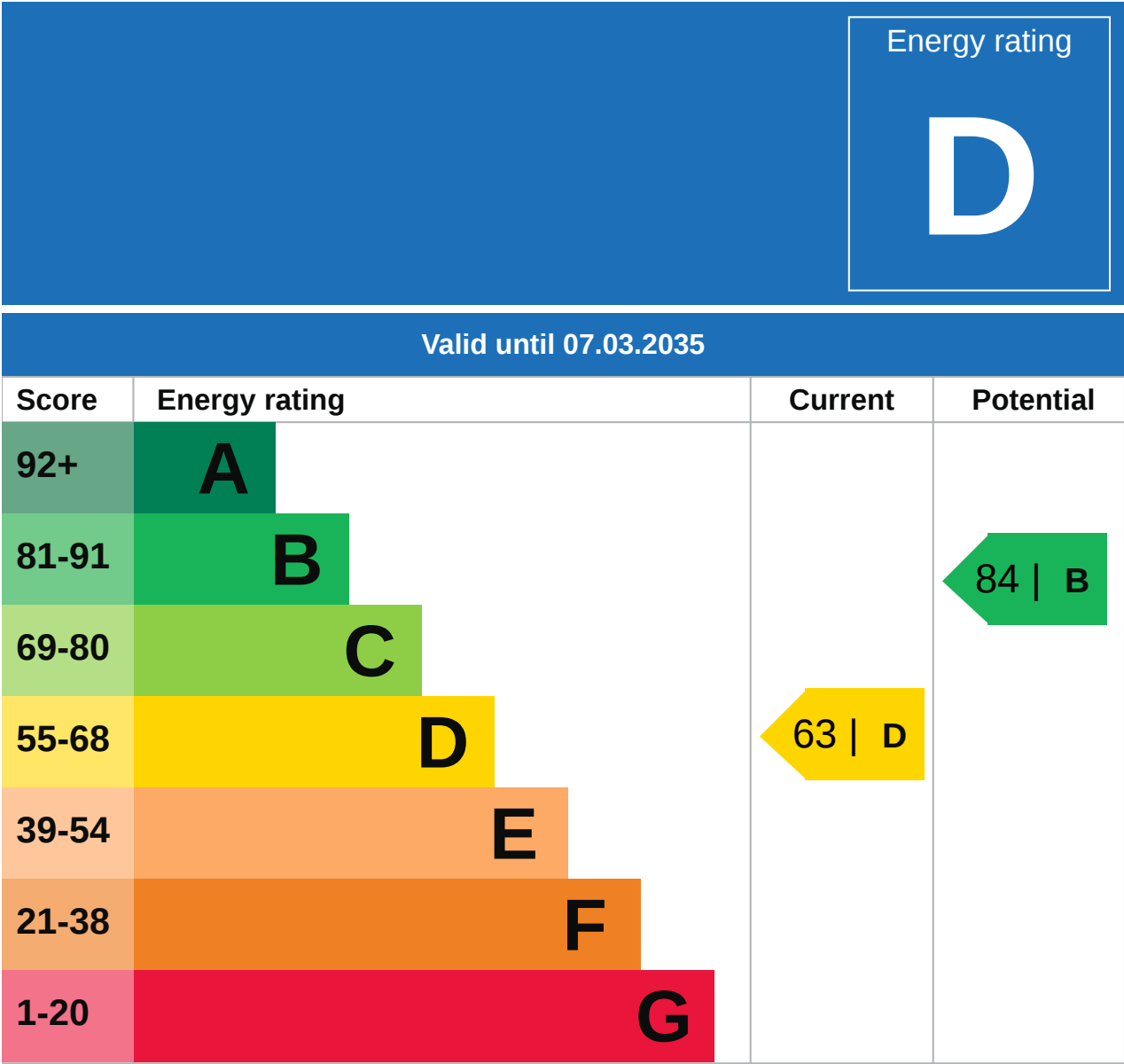


BRUNSWICK STREET, READING, RG1

Floorplan for **Brunswick Street**
Three bedroom detached home



Property
EPC - Certificate

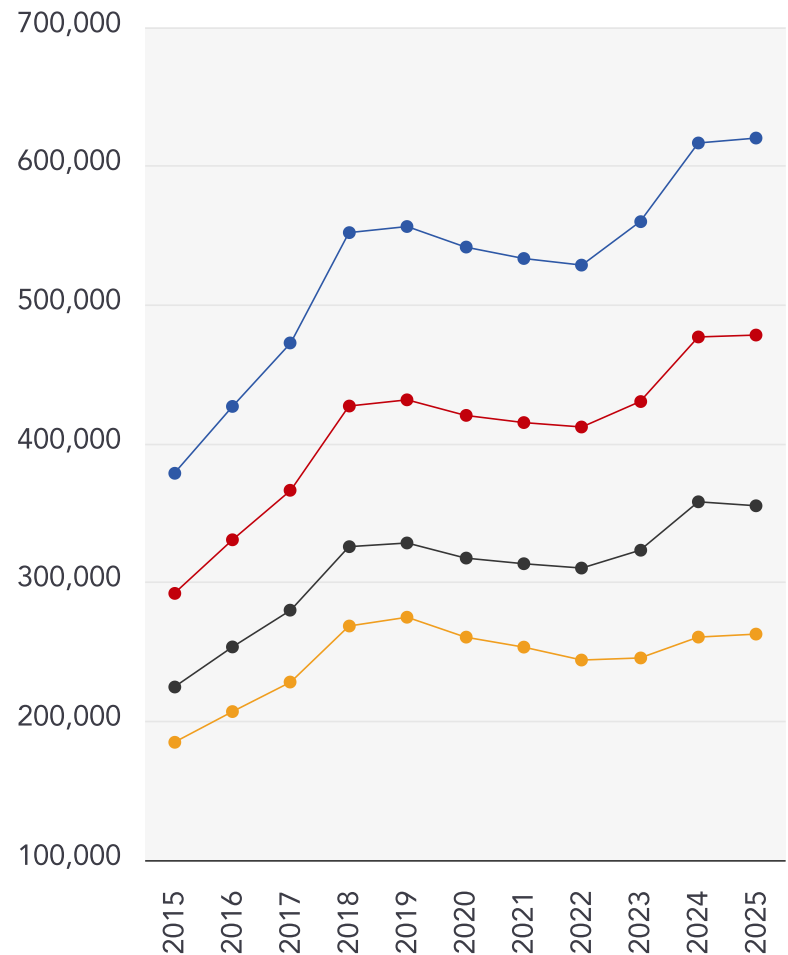


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG1



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.

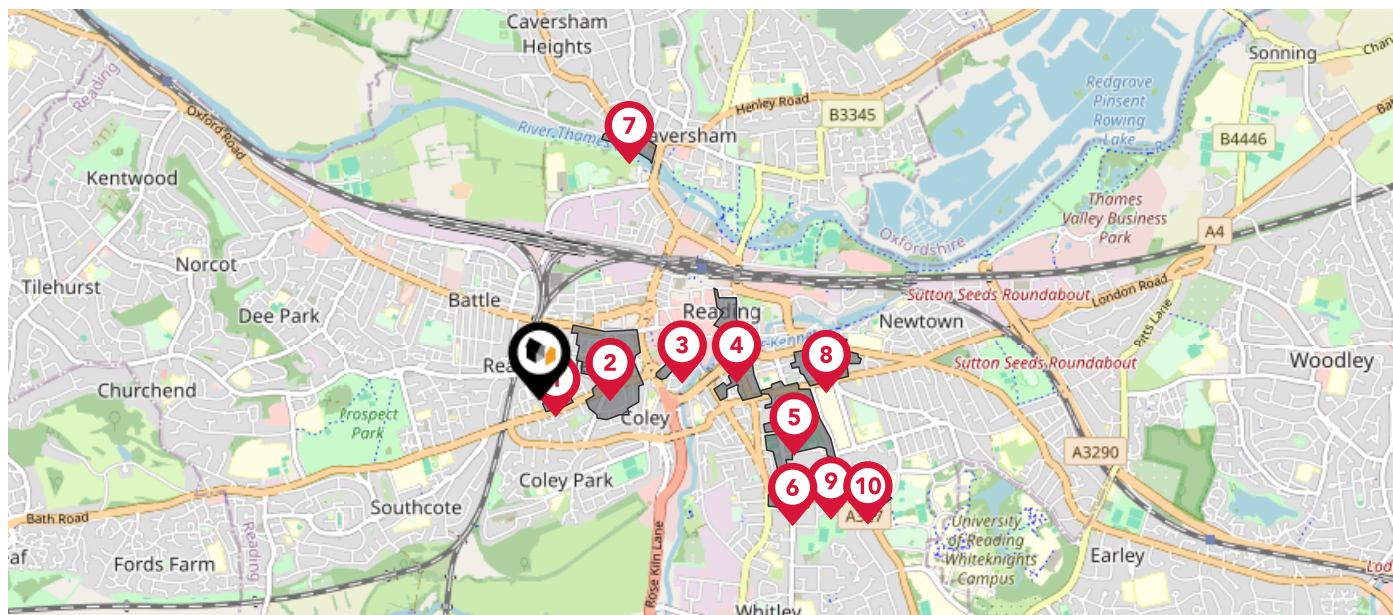
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

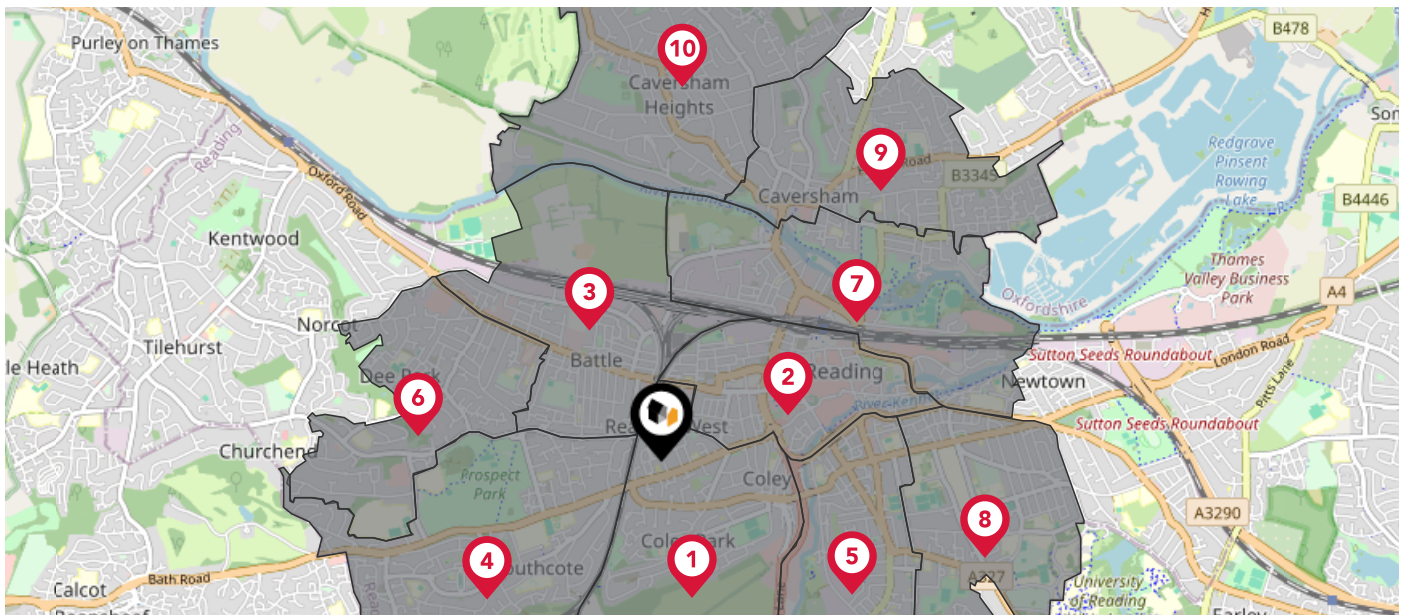
-  1 Downshire Square
-  2 Russell Street and Castle Hill
-  3 St Mary's Butts and Castle Street
-  4 Market Place and London Street
-  5 Kendrick Road
-  6 Christchurch
-  7 St Peter's
-  8 Eldon Square
-  9 The Mount
-  10 Redlands

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



Coley Ward



Abbey Ward



Battle Ward



Southcote Ward



Katesgrove Ward



Norcot Ward



Thames Ward



Redlands Ward



Caversham Ward



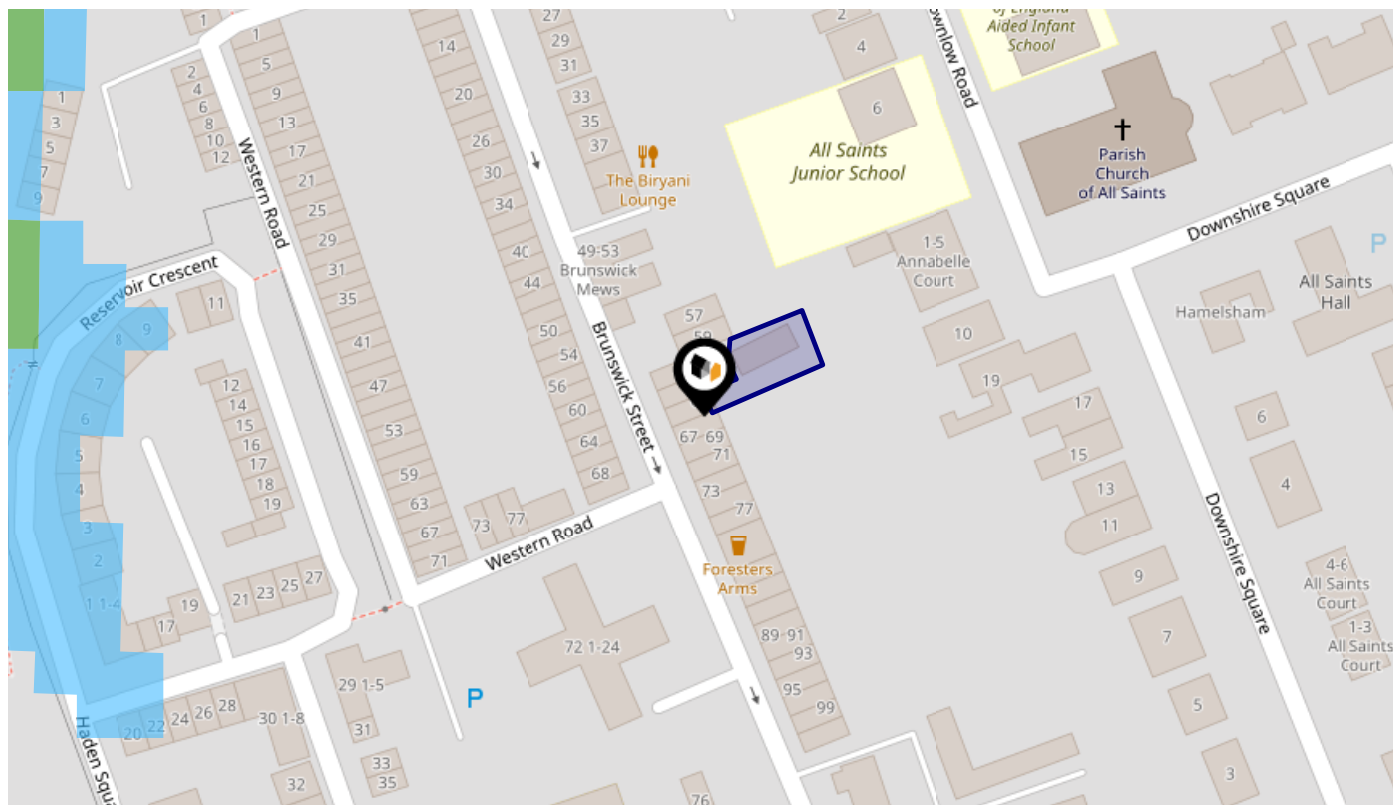
Caversham Heights Ward

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:

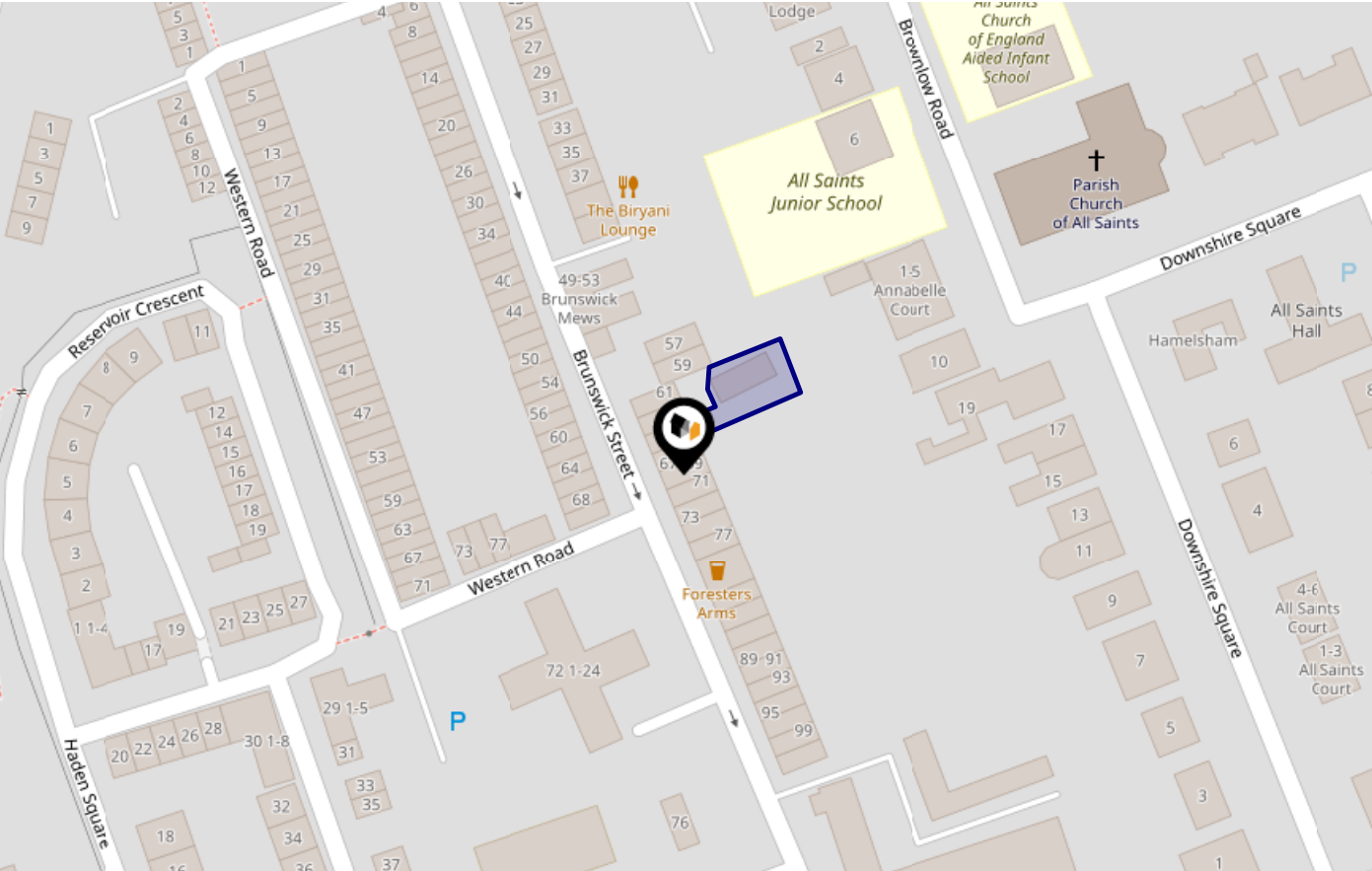
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

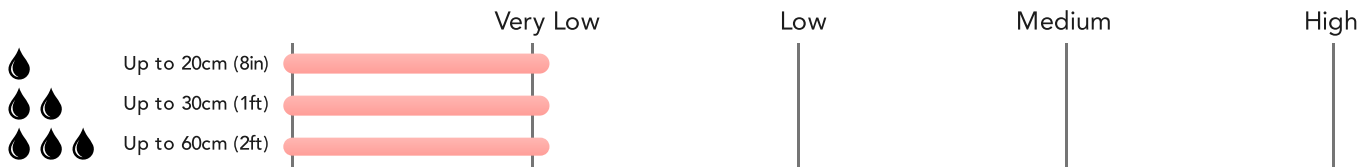


Risk Rating: Very low

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:

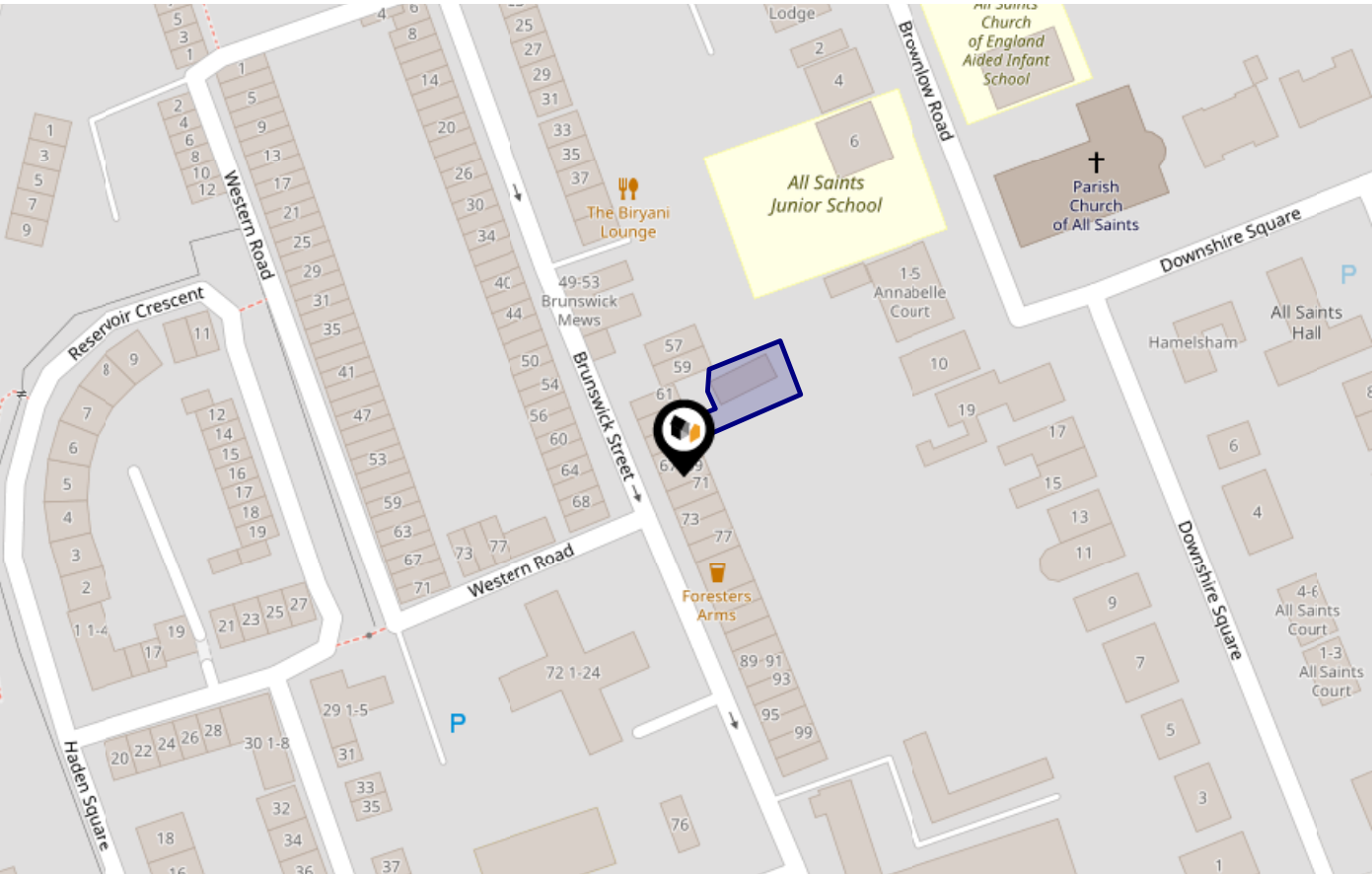


Flood Risk

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.

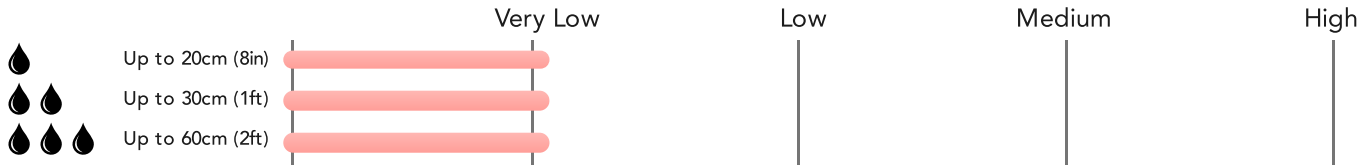


Risk Rating: Very low

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:

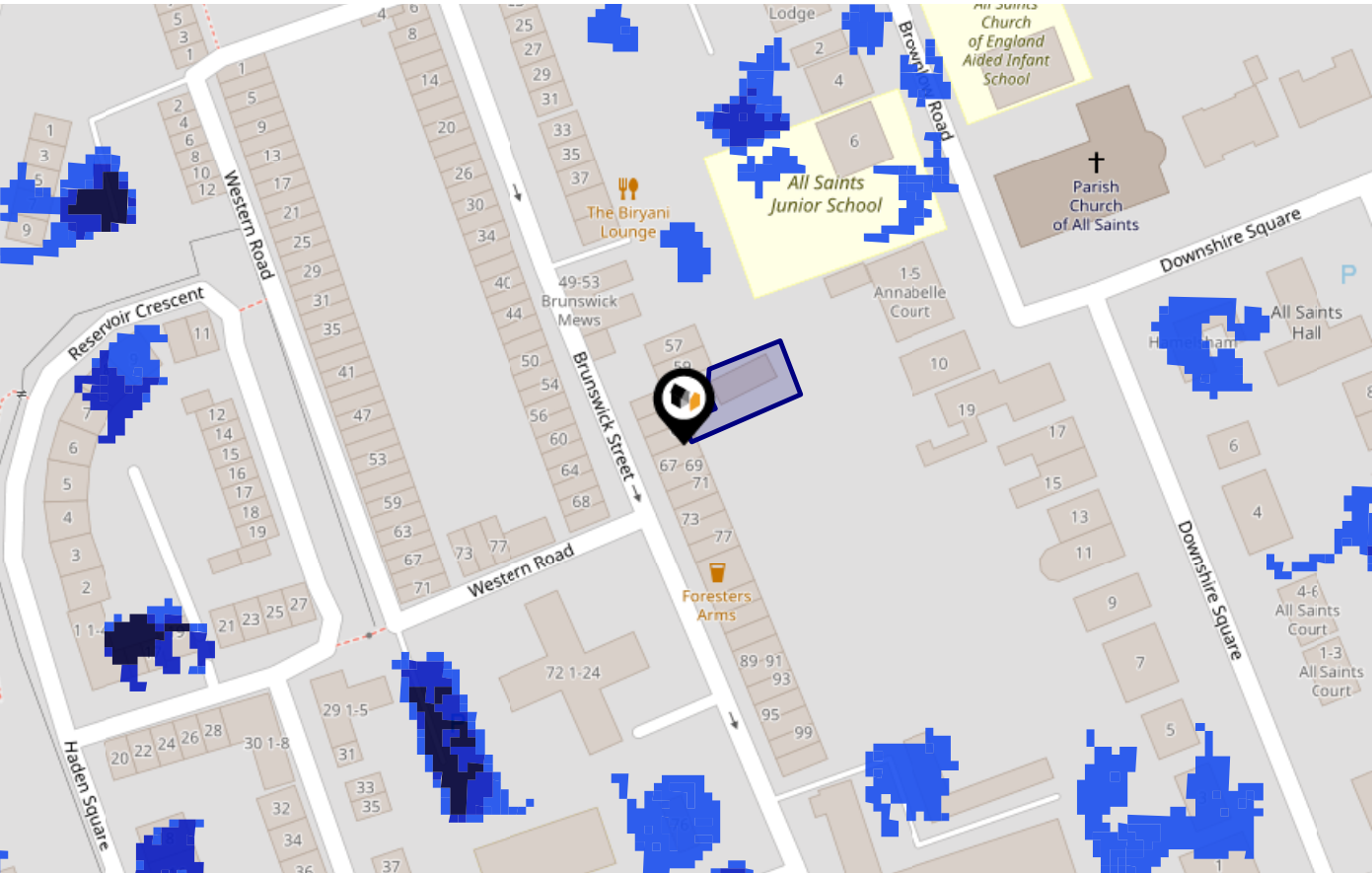


Flood Risk

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.

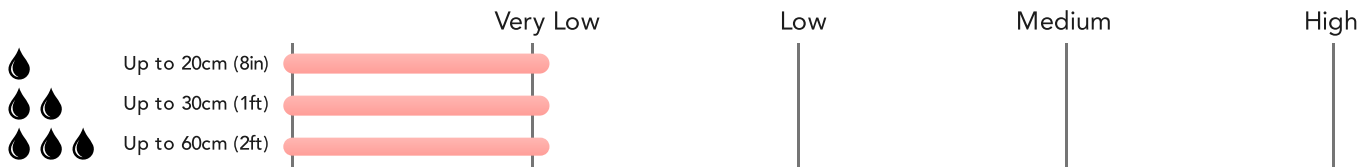


Risk Rating: Very low

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:

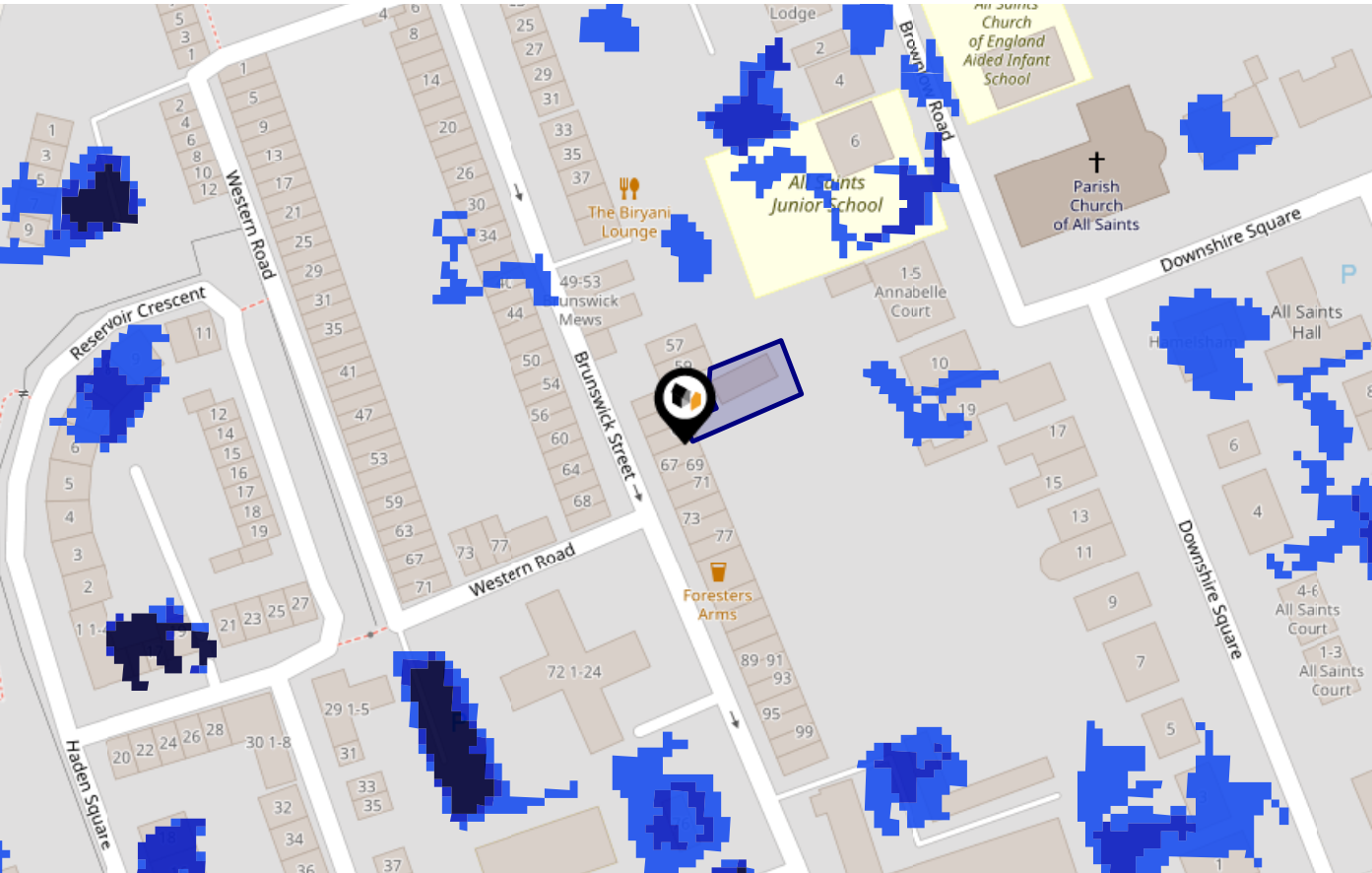


Flood Risk

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.

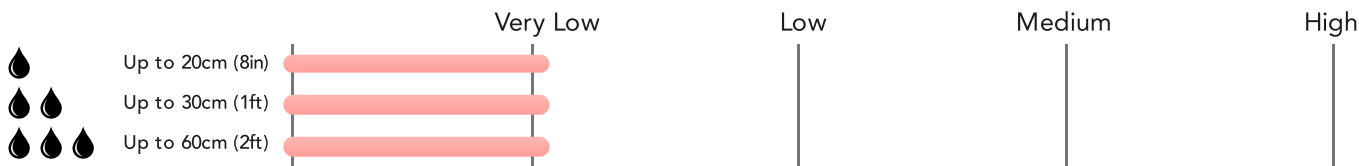


Risk Rating: Very low

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.
- 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:

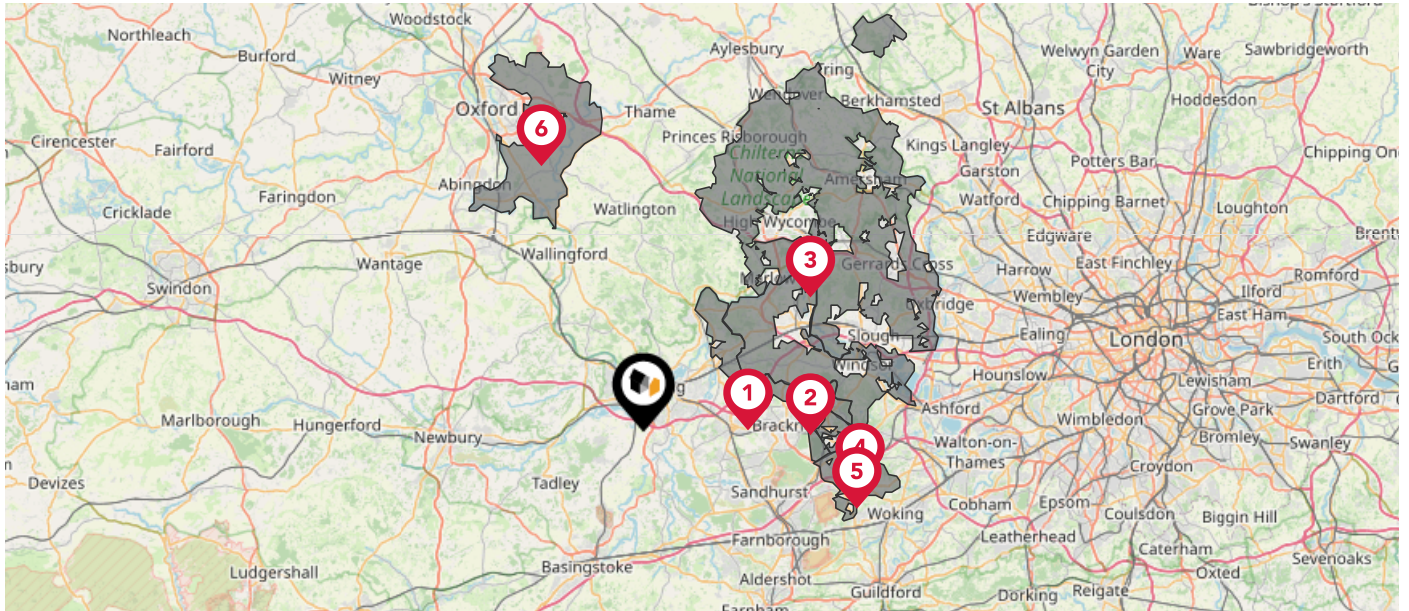


Maps

Green Belt



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



Nearby Green Belt Land

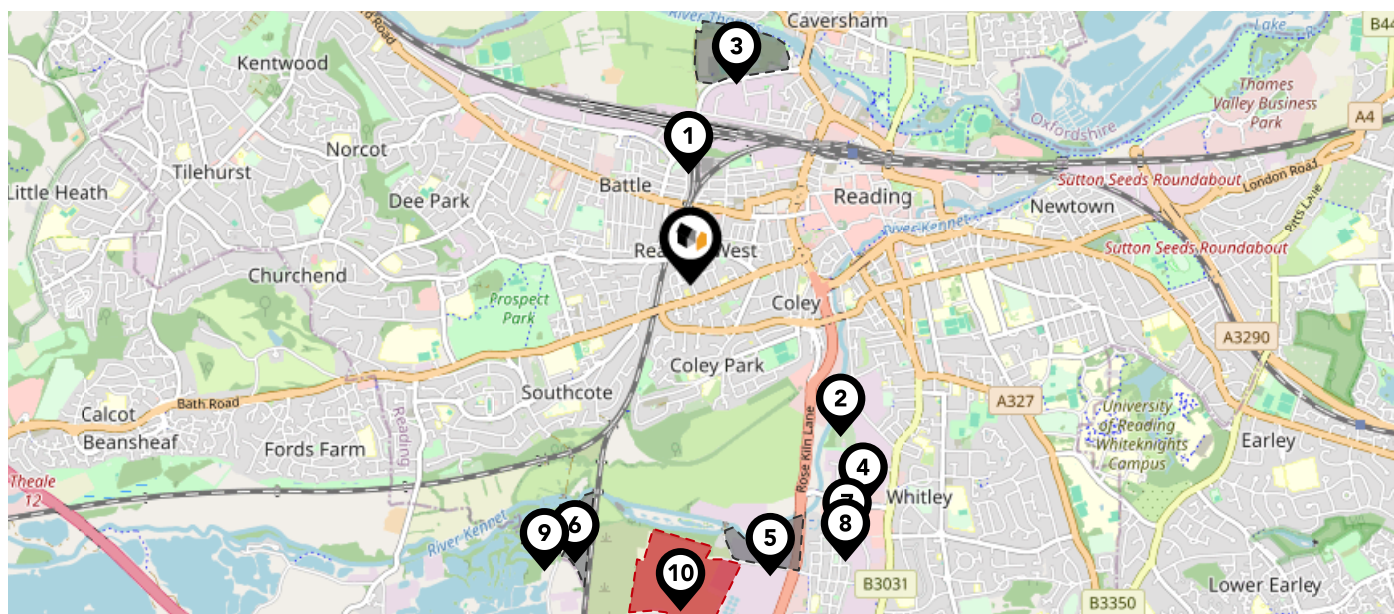
-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Buckinghamshire
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  Oxford Green Belt - South Oxfordshire

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

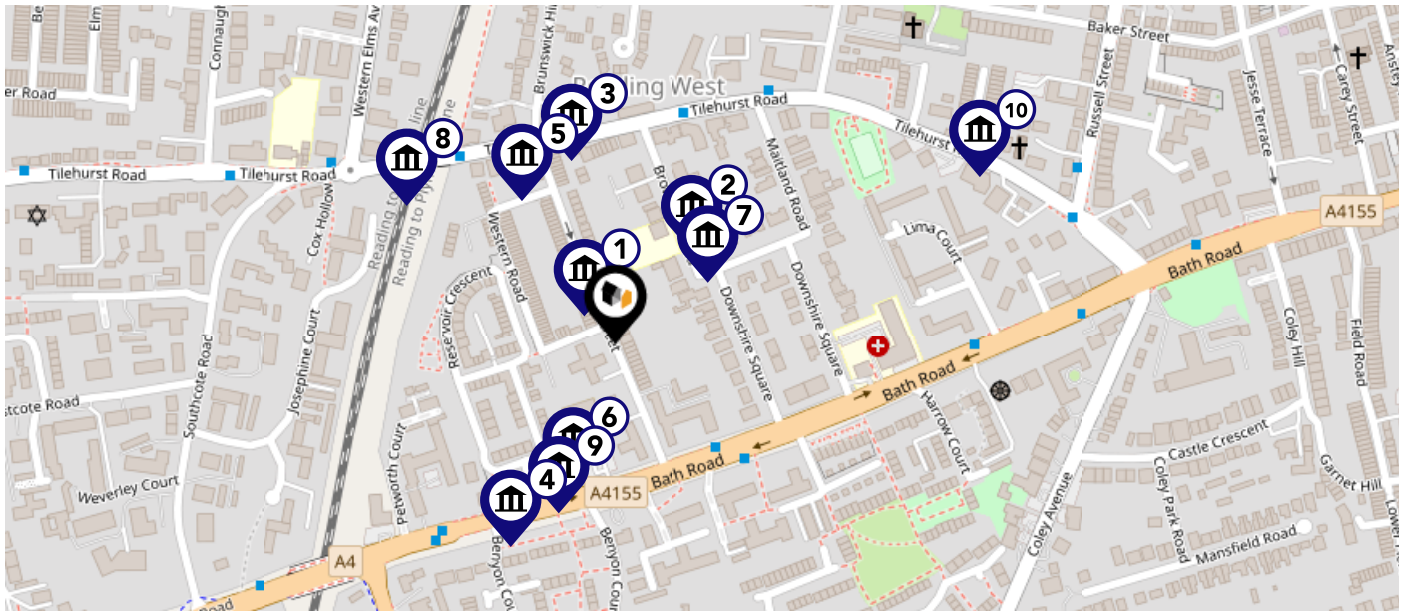
1	Cow Lane-Reading, Berkshire	Historic Landfill	
2	Waterloo Meadows-Reading, Berkshire	Historic Landfill	
3	Richfield Avenue-Reading, Berkshire	Historic Landfill	
4	Craddock Road-Reading, Berkshire	Historic Landfill	
5	Island Road-Reading, Berkshire	Historic Landfill	
6	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
7	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	
8	Gillette Warehouse-Reading, Berkshire	Historic Landfill	
9	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
10	EA/EPR/FB3105XW/V002 - RMC Aggregates (Southern) Ltd	Active Landfill	

Maps

Listed Buildings

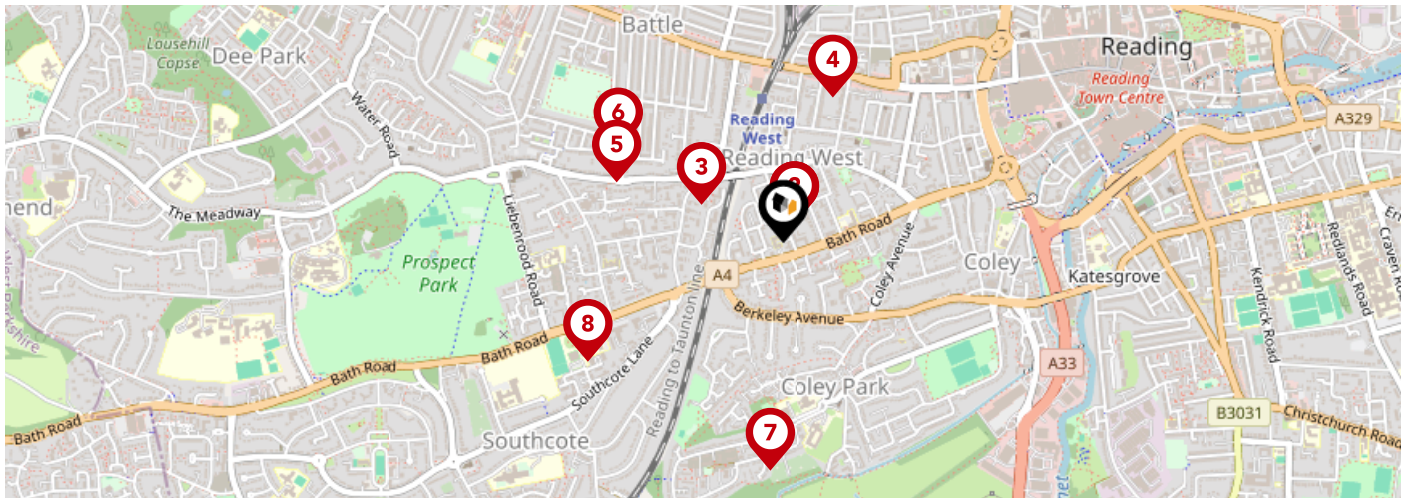


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



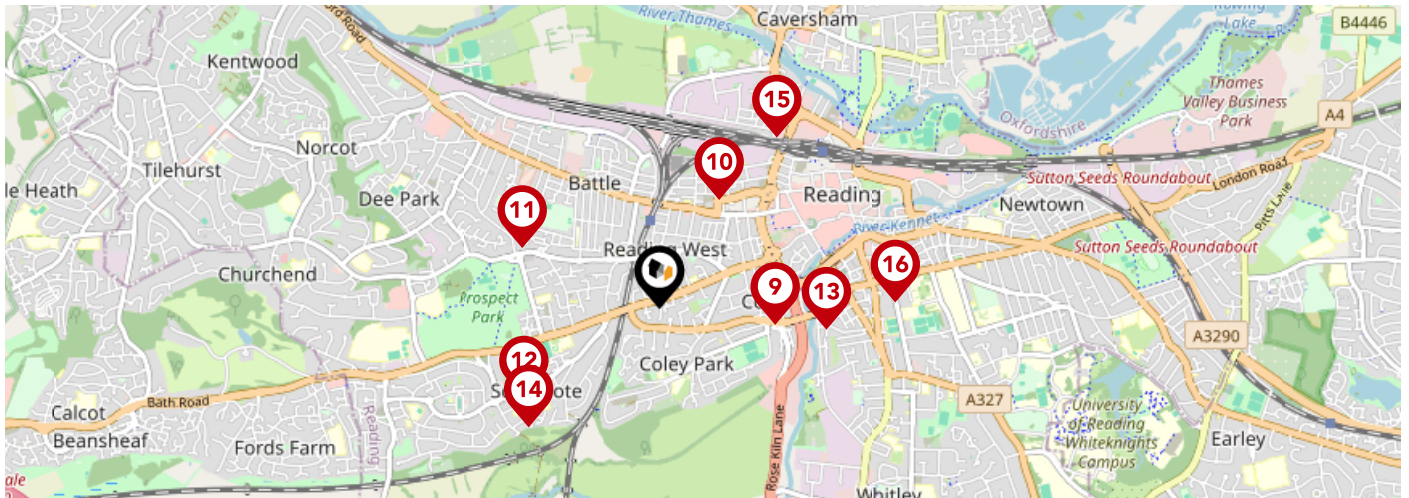
Listed Buildings in the local district		Grade	Distance
	1303726 - The Brunswick Arms	Grade II	0.0 miles
	1248739 - All Saints Infants School And Playground Area Railings To West	Grade II	0.1 miles
	1321897 - 52, Tilehurst Road	Grade II	0.1 miles
	1366003 - Mile Post Approximately 50 Metres South West Of Water Tower	Grade II	0.1 miles
	1302538 - 35, Tilehurst Road	Grade II	0.1 miles
	1321986 - 42, Bath Road	Grade II	0.1 miles
	1155115 - Church Of All Saints	Grade II	0.1 miles
	1409246 - Tilehurst Road Bridge (bke3709)	Grade II	0.1 miles
	1113397 - Water Tower	Grade II	0.1 miles
	1113596 - 2, Tilehurst Road	Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.05	☐	☒	☐	☐	☐
2	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.05	☐	☒	☐	☐	☐
3	St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.21	☐	☒	☐	☐	☐
4	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.36	☐	☒	☐	☐	☐
5	Cranbury College Ofsted Rating: Good Pupils: 54 Distance:0.41	☐	☐	☒	☐	☐
6	Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:0.44	☐	☒	☐	☐	☐
7	St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:0.53	☐	☒	☐	☐	☐
8	The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:0.53	☐	☐	☒	☐	☐

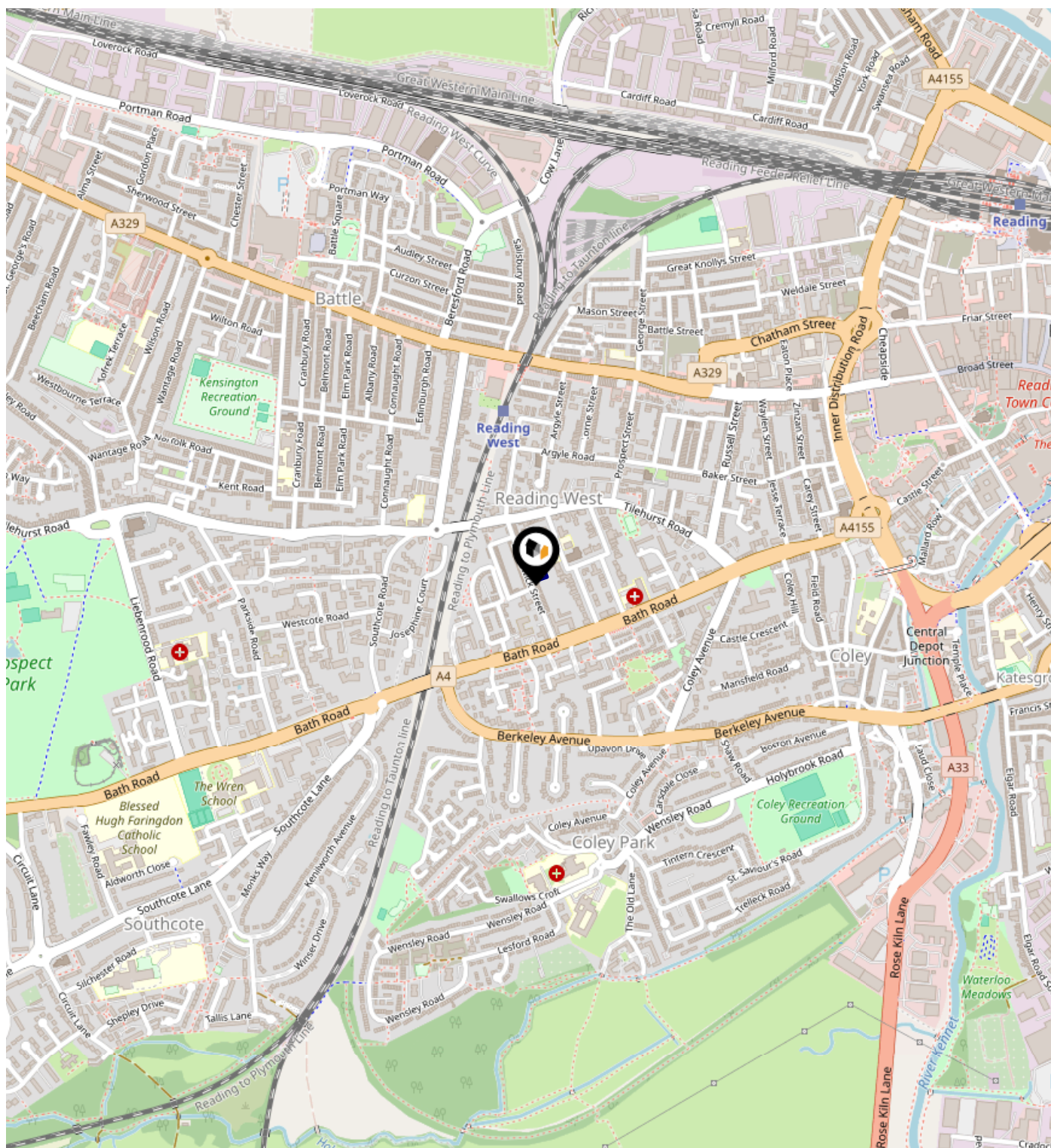
Area Schools



		Nursery	Primary	Secondary	College	Private
	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.53	☐	☒	☐	☐	☐
	Civitas Academy Ofsted Rating: Good Pupils: 405 Distance:0.57	☐	☒	☐	☐	☐
	Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:0.7	☐	☒	☐	☐	☐
	Blessed Hugh Faringdon Catholic School Ofsted Rating: Good Pupils: 1022 Distance:0.76	☐	☐	☒	☐	☐
	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.77	☐	☒	☐	☐	☐
	Southcote Primary School Ofsted Rating: Good Pupils: 558 Distance:0.82	☐	☒	☐	☐	☐
	E P Collier Primary School Ofsted Rating: Good Pupils: 405 Distance:0.95	☐	☒	☐	☐	☐
	Kendrick School Ofsted Rating: Outstanding Pupils: 903 Distance:1.09	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

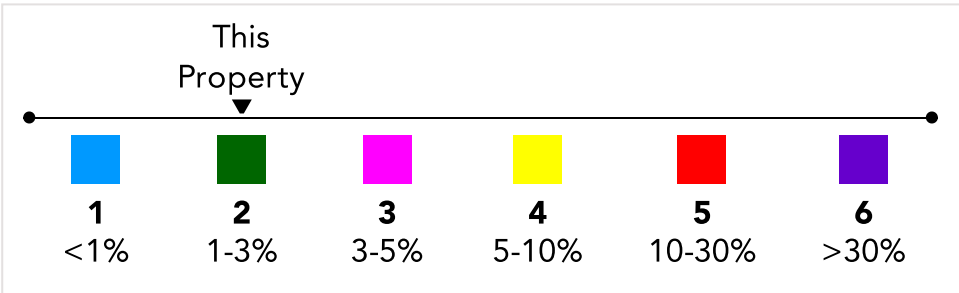
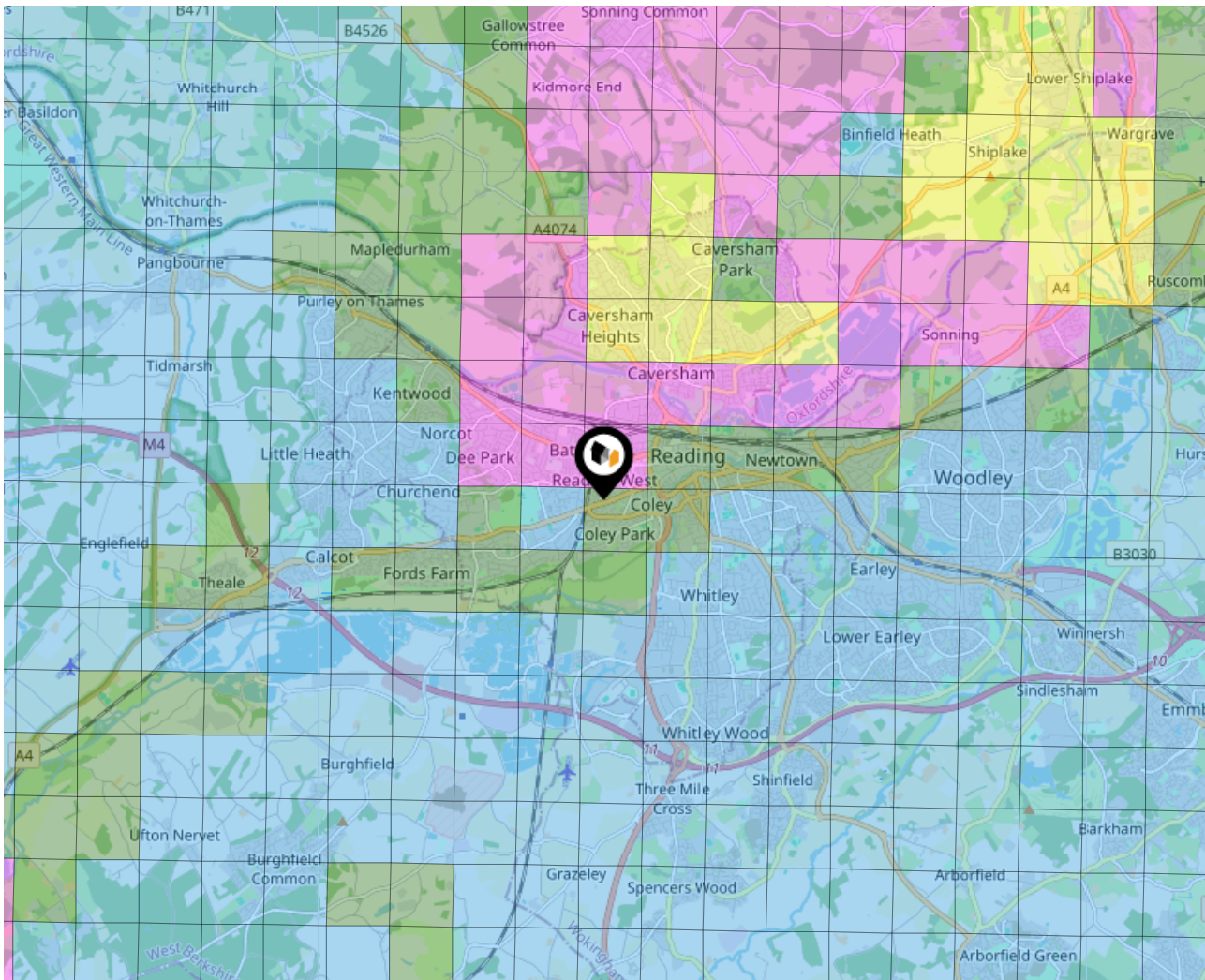
Environment

Radon Gas



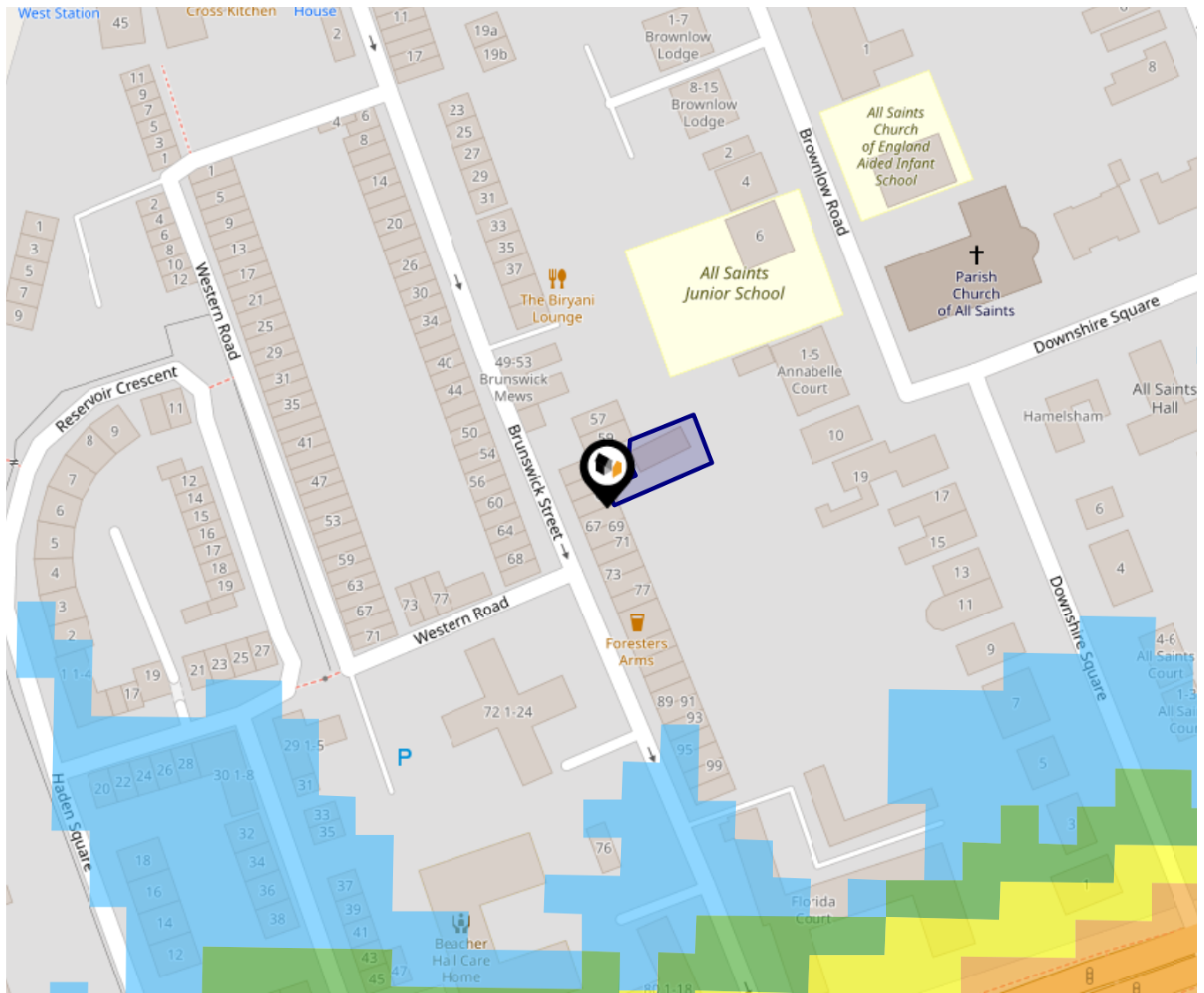
What is Radon?

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

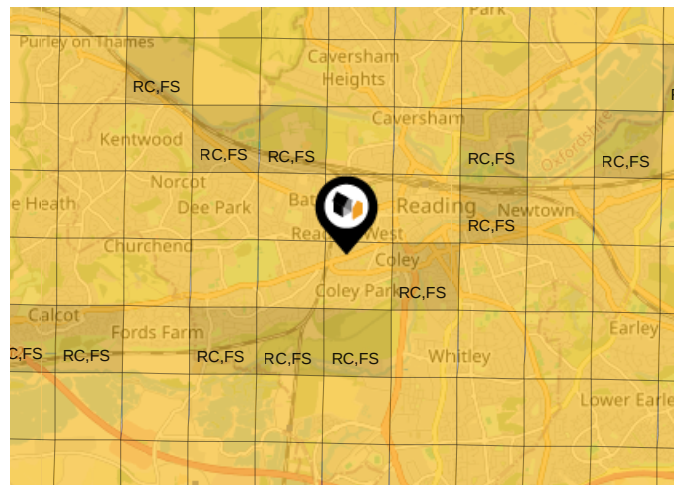


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

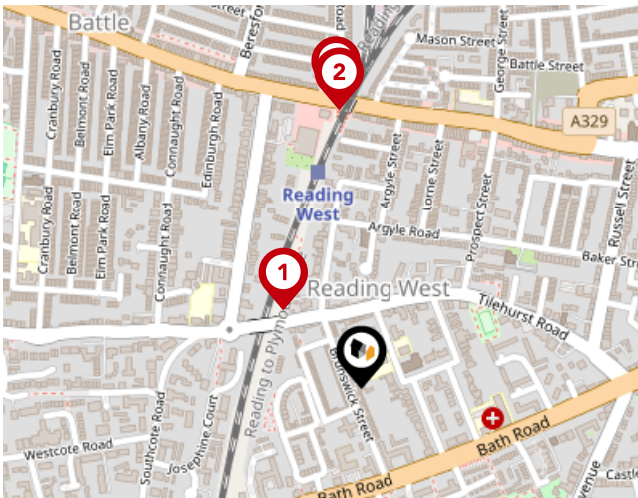
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

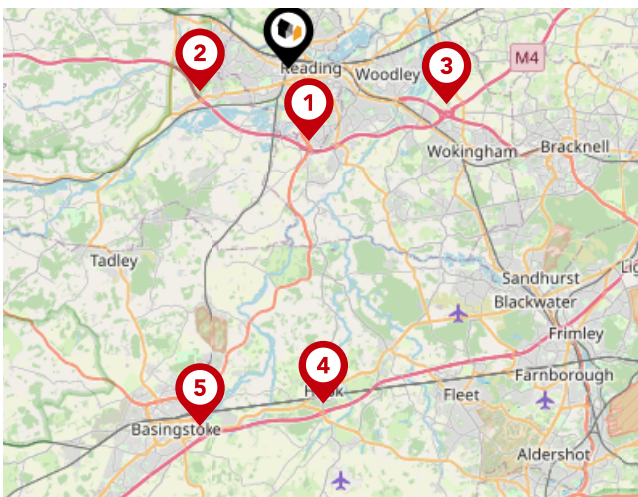
Area

Transport (National)



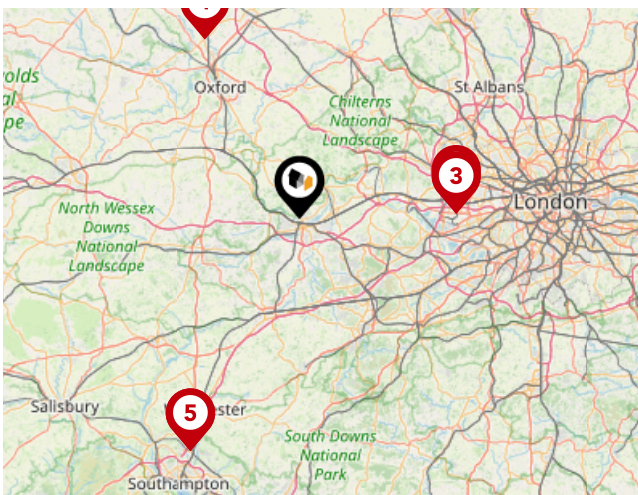
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	0.13 miles
2	Reading West Rail Station	0.32 miles
3	Reading West Rail Station	0.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.76 miles
2	M4 J12	3.37 miles
3	M4 J10	5.98 miles
4	M3 J5	12.49 miles
5	M3 J6	13.64 miles

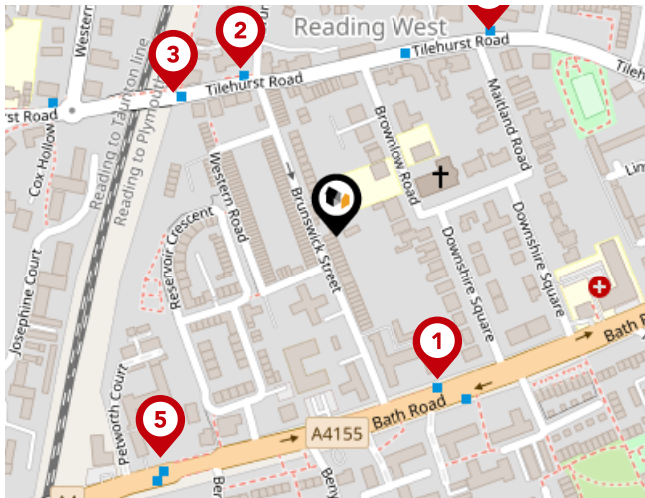


Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.84 miles
2	Heathrow Airport	23.18 miles
3	Heathrow Airport Terminal 4	23.36 miles
4	North Stoneham	38.17 miles
5	Southampton Airport	38.17 miles

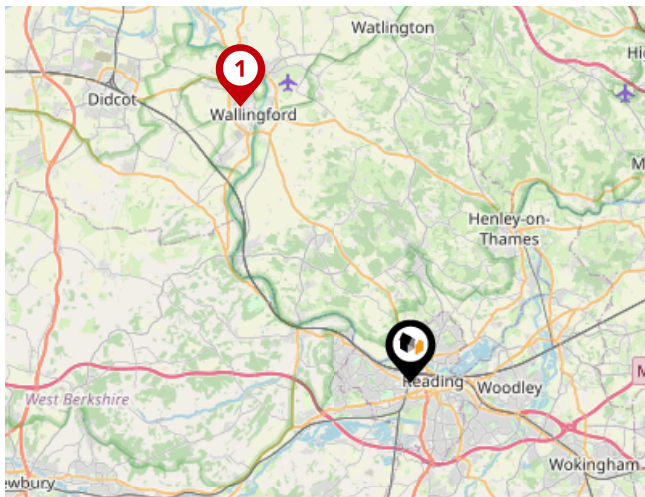
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Downshire Square	0.1 miles
2	Reading West Station - Tilehurst Road	0.11 miles
3	Reading West Station - Tilehurst Road	0.13 miles
4	Maitland Road	0.15 miles
5	Berkeley Avenue	0.16 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.95 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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