

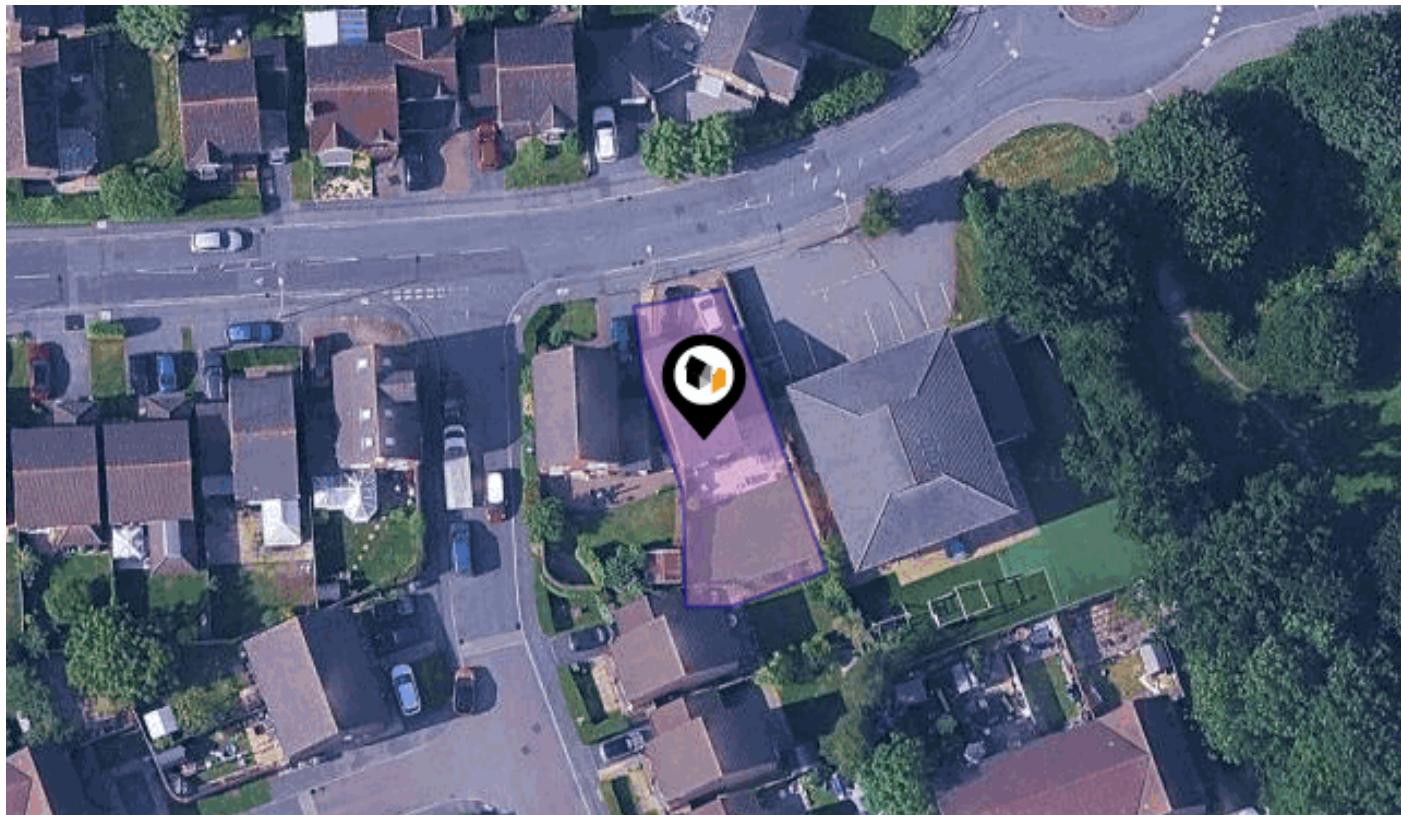


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th October 2025



FOXGLOVE WAY, THATCHAM, RG18

Avocado Property

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Property Overview



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.06 acres
Year Built : 2004
Council Tax : Band E
Annual Estimate: £2,912
Title Number: BK391625

Tenure: Freehold

Local Area

Local Authority: West berkshire
Conservation Area: No
Flood Risk:
• Rivers & Seas
• Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9
mb/s **46**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

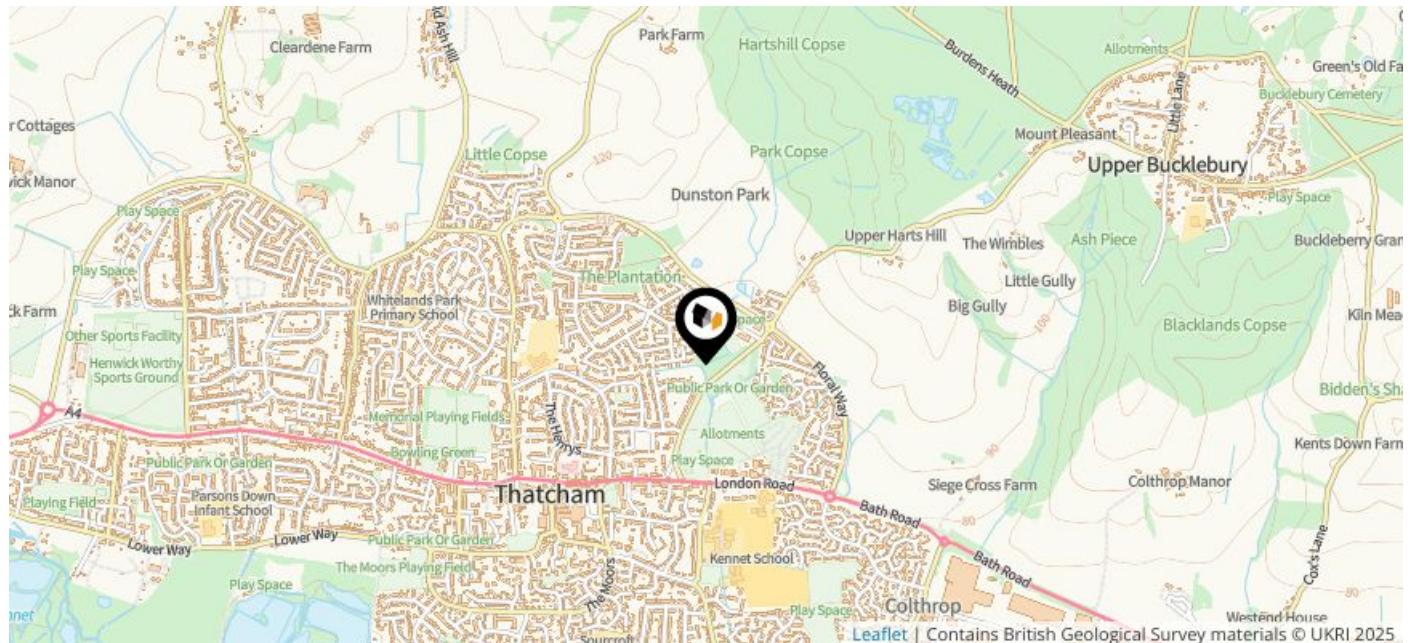


Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- 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.

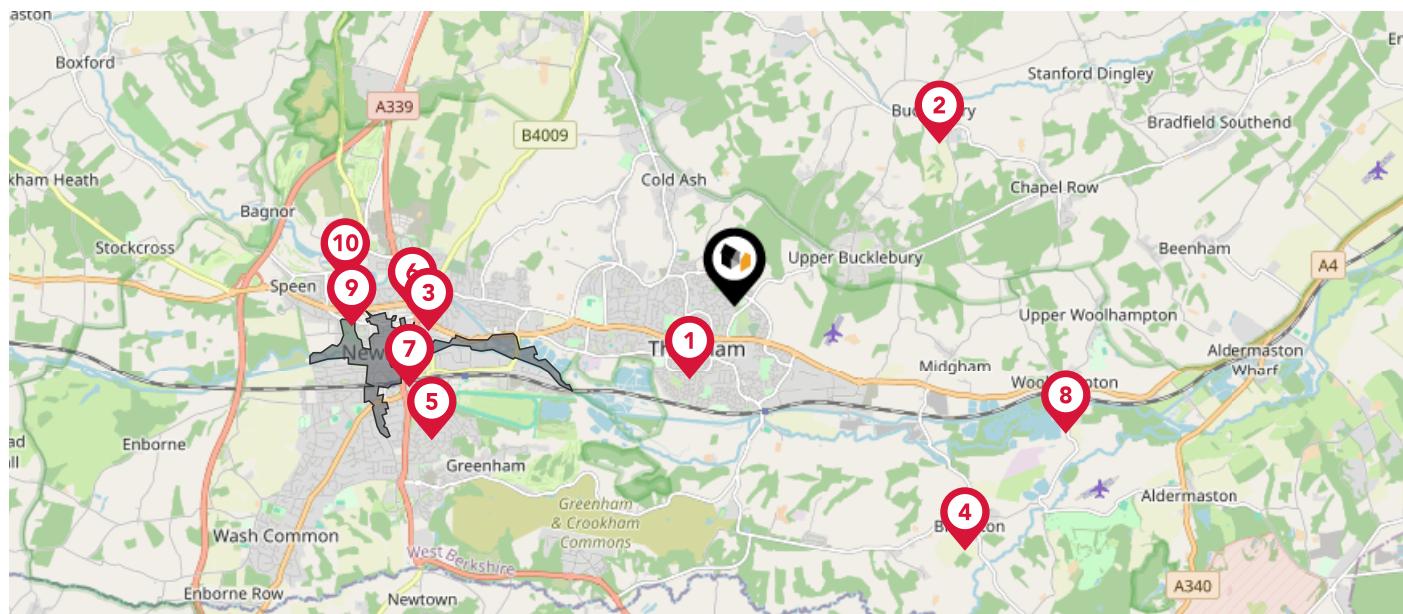
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

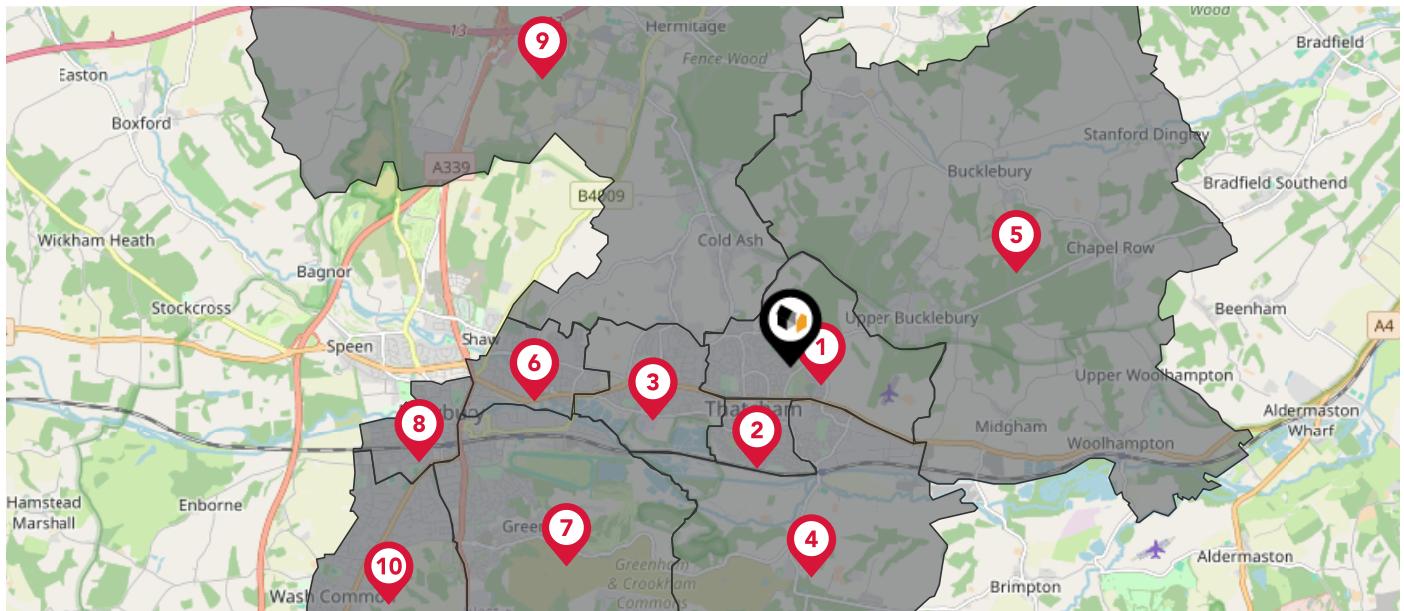
- 1 Thatcham
- 2 Bucklebury
- 3 Shaw Road and Crescent
- 4 Brimpton
- 5 Stroud Green
- 6 Shaw House and Church
- 7 Newbury Town Centre
- 8 Woolhampton
- 9 Donnington Square
- 10 Donnington Village

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

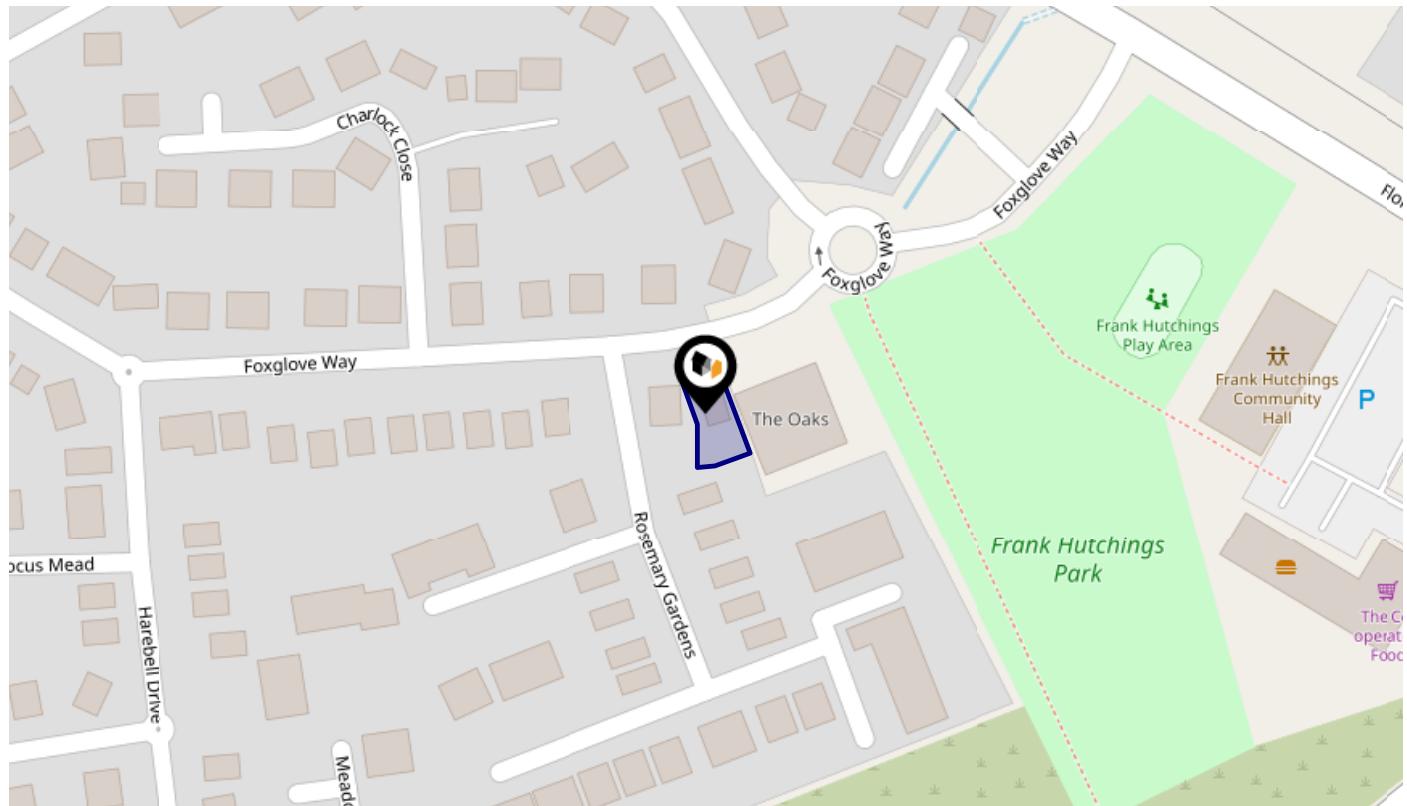
- 1 Thatcham North East Ward
- 2 Thatcham Central Ward
- 3 Thatcham West Ward
- 4 Thatcham Colthrop & Crookham Ward
- 5 Bucklebury Ward
- 6 Newbury Clay Hill Ward
- 7 Newbury Greenham Ward
- 8 Newbury Central Ward
- 9 Chieveley & Cold Ash Ward
- 10 Newbury Wash Common Ward

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:

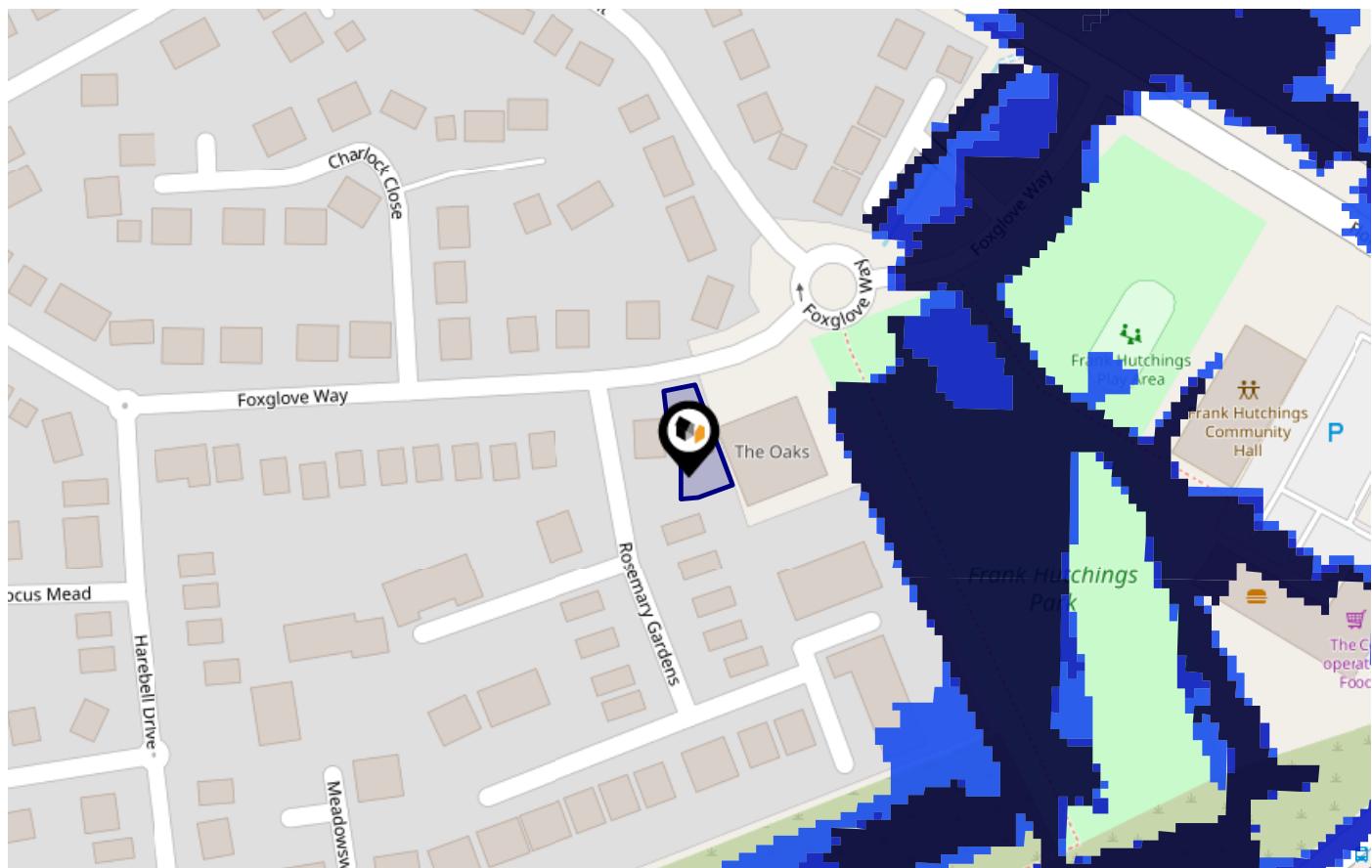


Flood Risk

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.

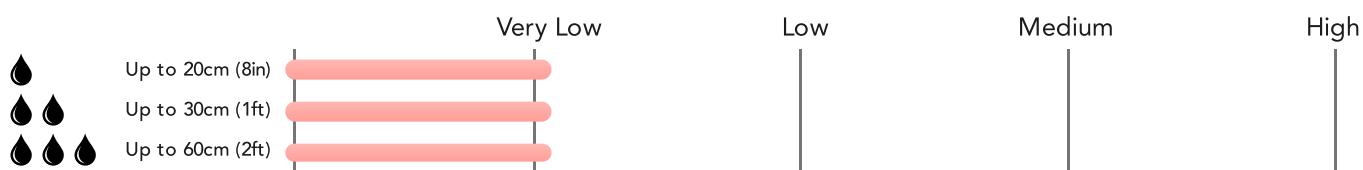


Risk Rating: Very low

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.

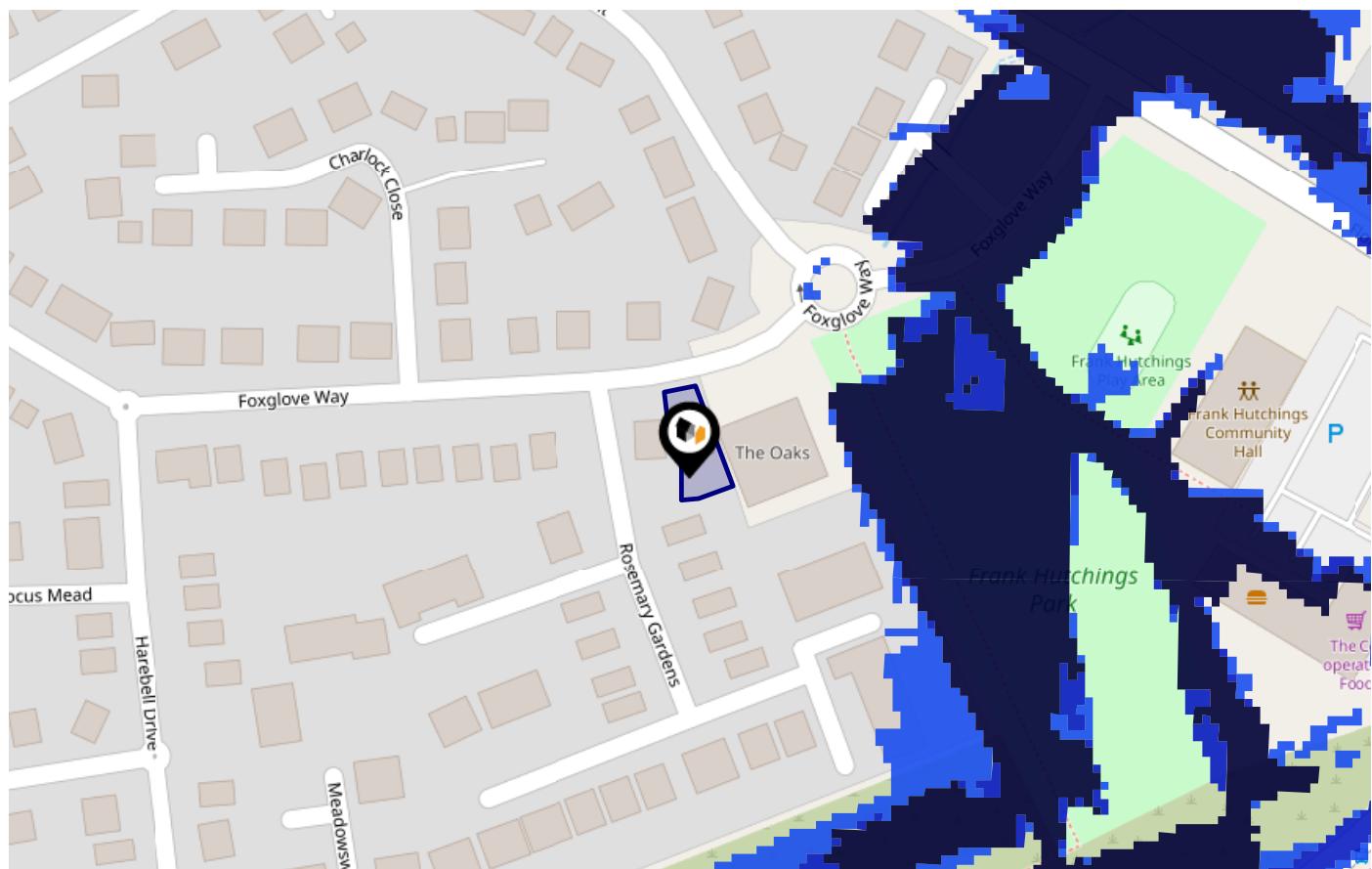
Chance of flooding to the following depths at this property:



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.

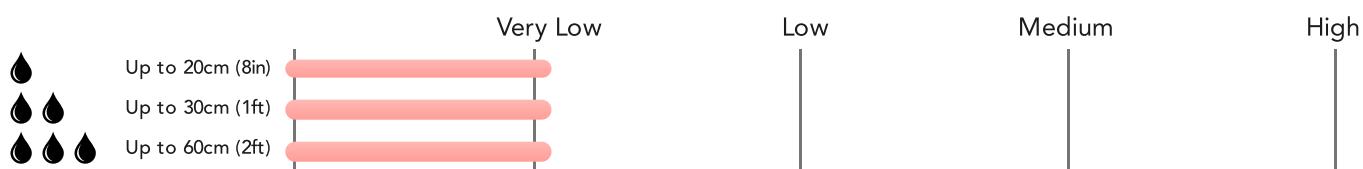


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Chance of flooding to the following depths at this property:

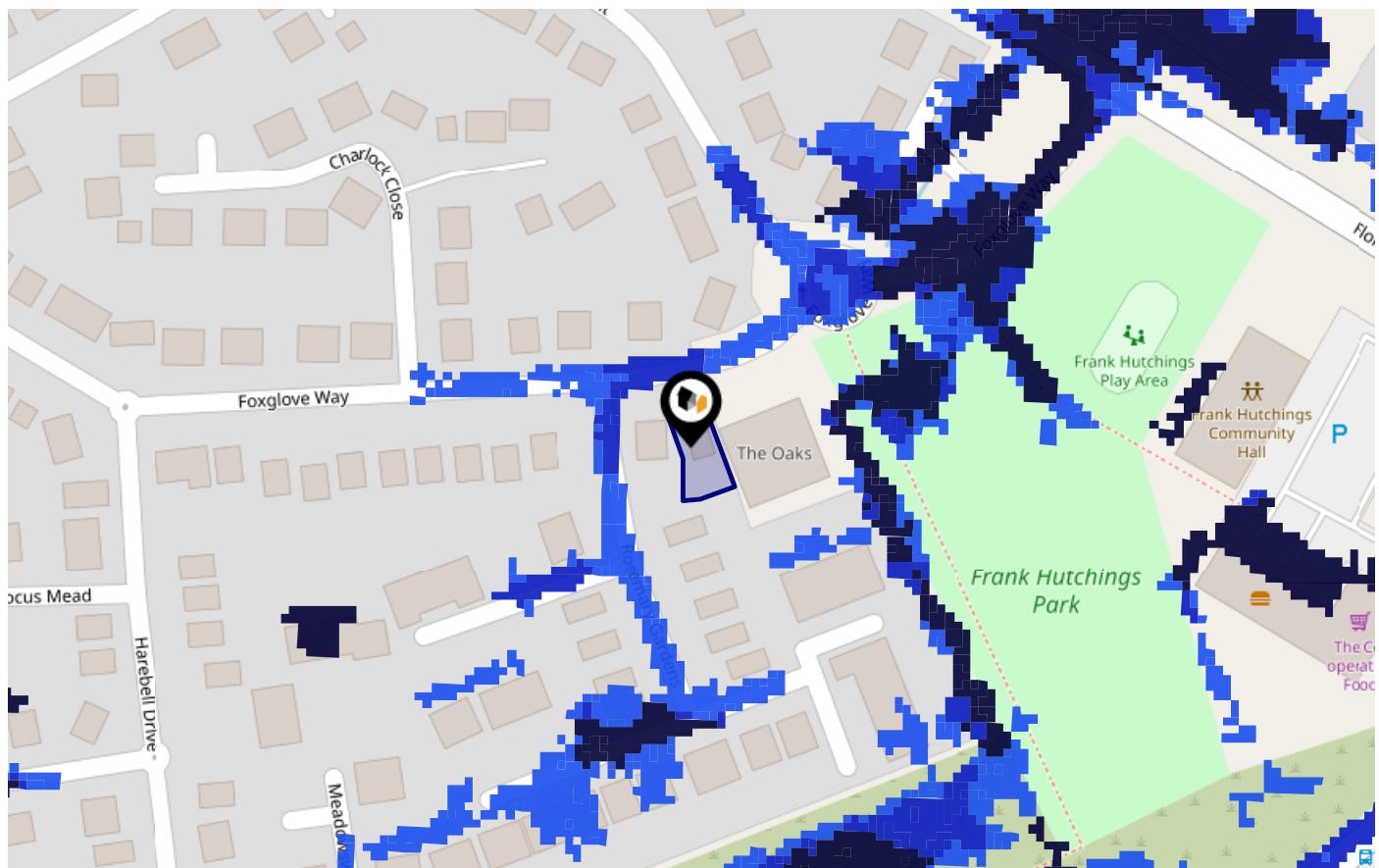


Flood Risk

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.

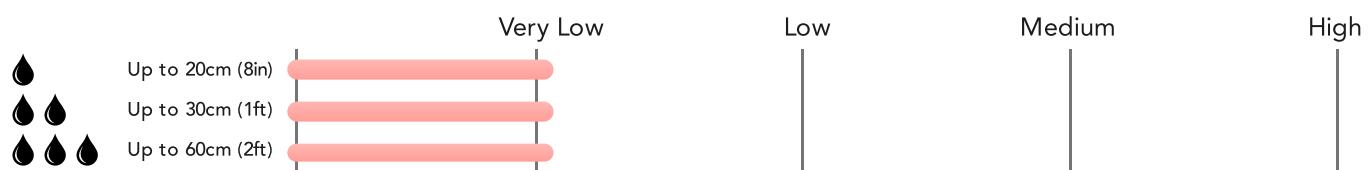


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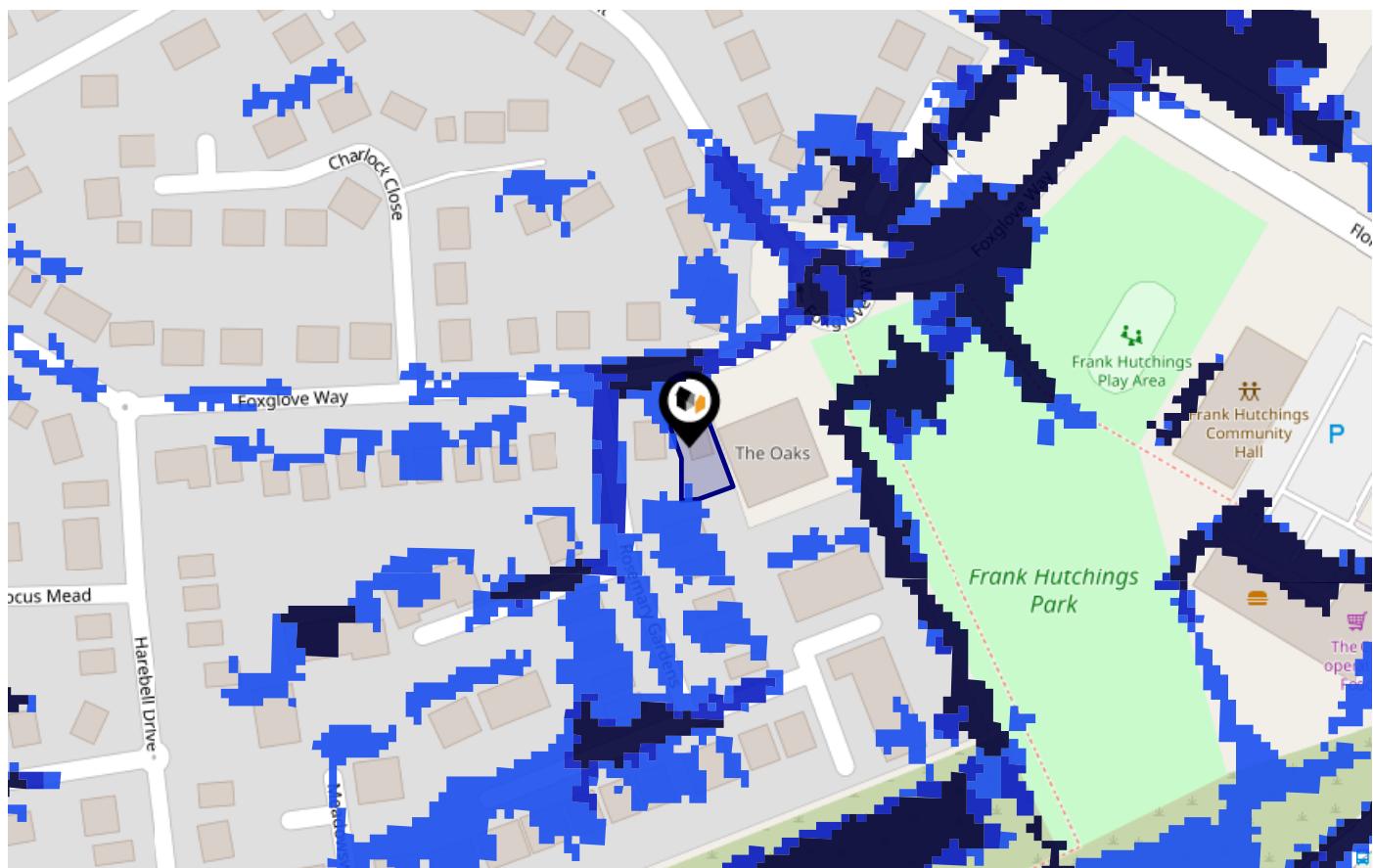


Flood Risk

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.

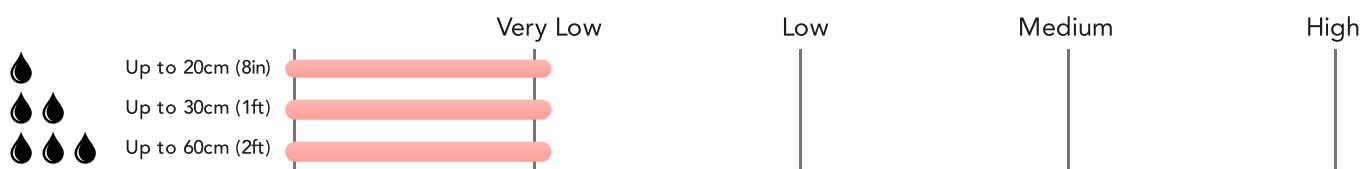


Risk Rating: Very low

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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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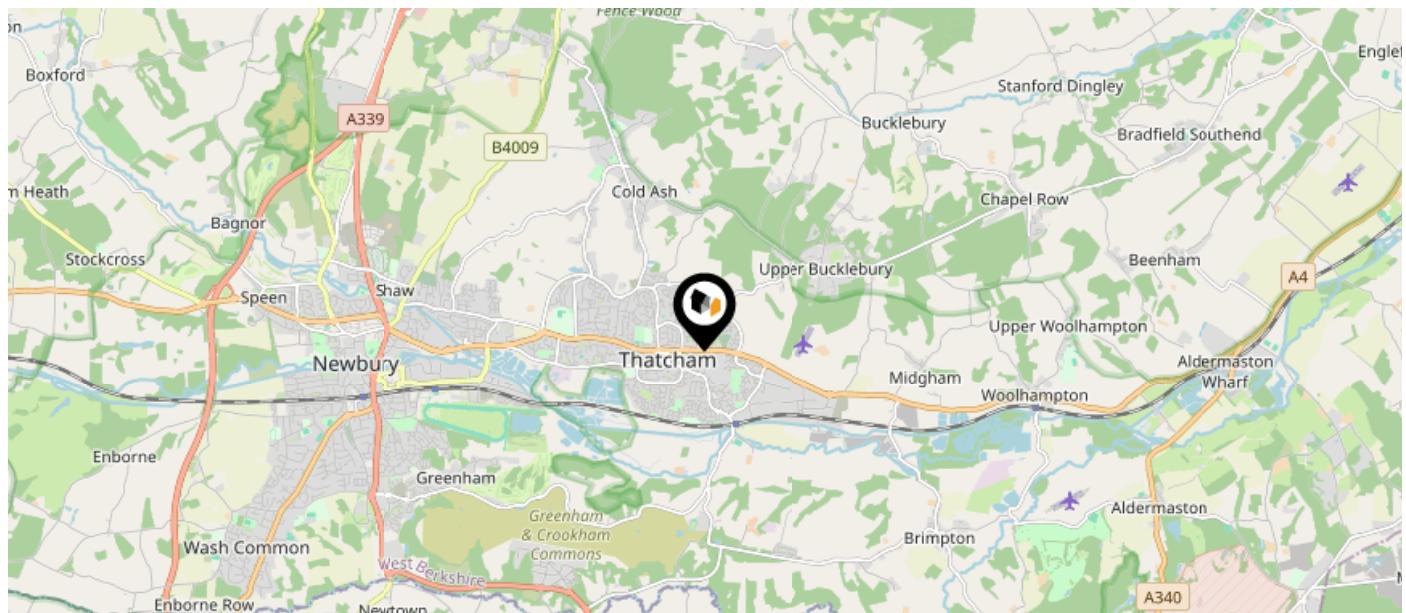


Maps

Green Belt



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



Nearby Green Belt Land

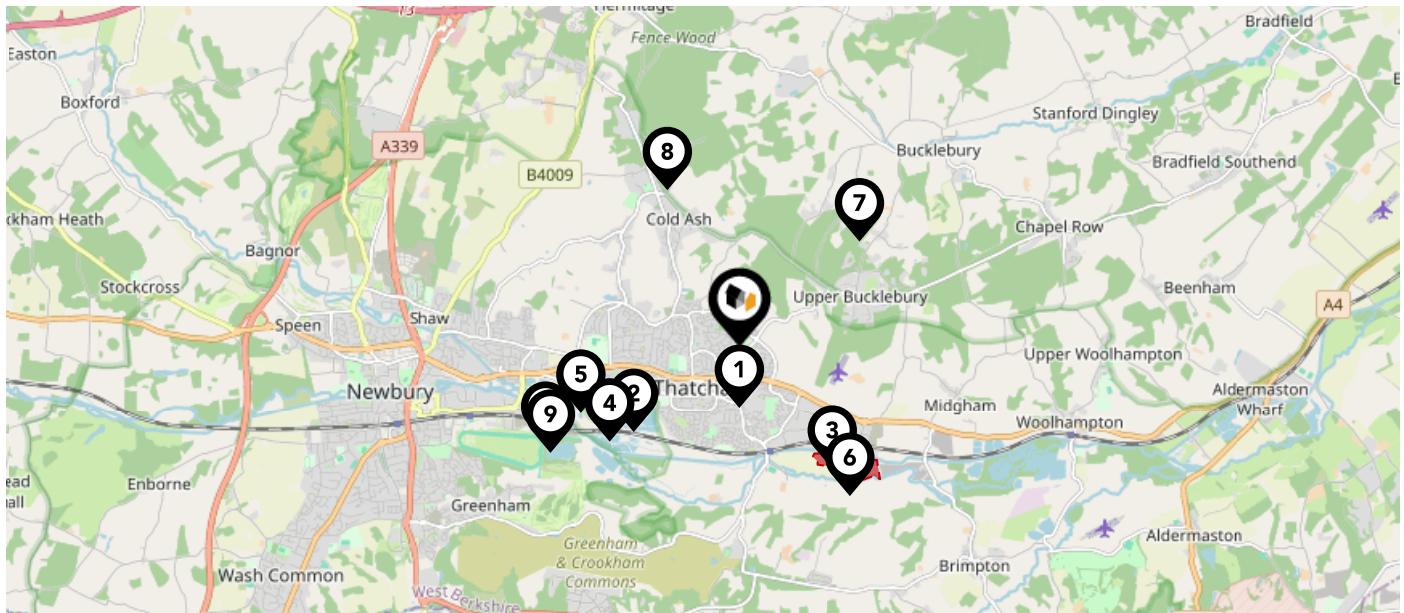
No data available.

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

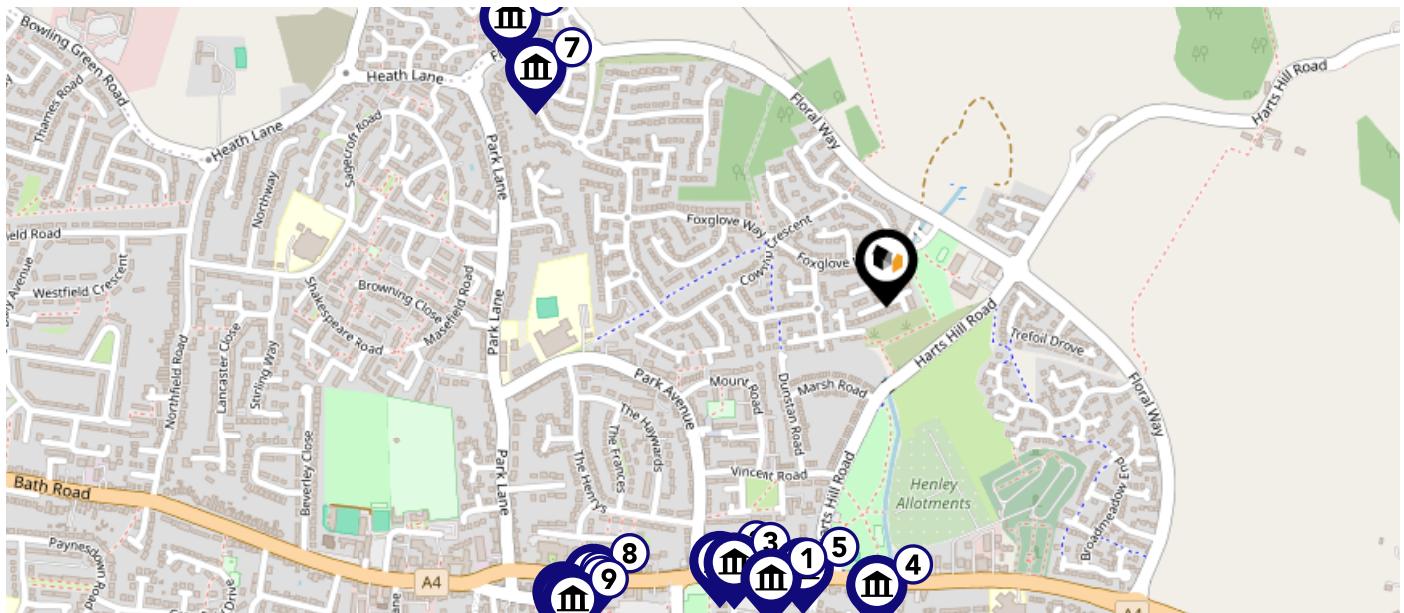
1	Dunstan Green-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Fishing Club-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Colthrop Mills-Thatcham	Historic Landfill	<input type="checkbox"/>
4	Lower Way-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Pound Lane Depot-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/UP3499EV/T003 - Colthrop Board Mill Ltd	Active Landfill	<input checked="" type="checkbox"/>
7	Manor View Farm-Bucklebury, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Alley Gully-Cold Ash, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Hambridge Lane 2 (South)-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
10	Vokins Hambridge Lane 1-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...

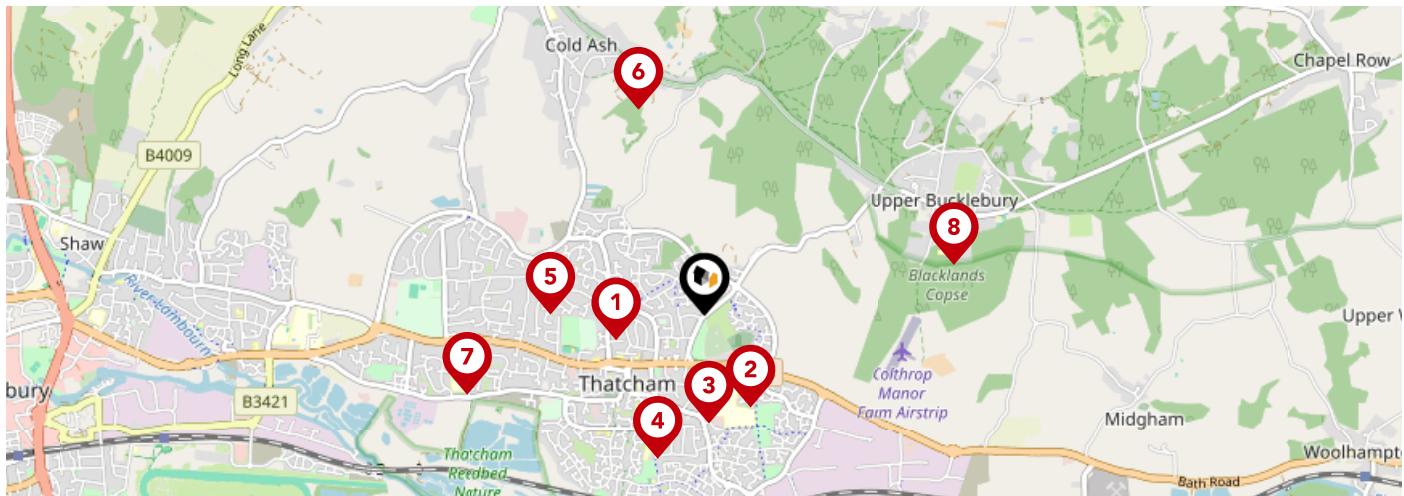


Grade	Distance
Grade II	0.4 miles
Grade I	0.4 miles
Grade II	0.5 miles

Listed Buildings in the local district

- 1155782 - The Prancing Horse Public House
- 1117283 - 66, 68, 70 And 72, Chapel Street
- 1156340 - 78a, Chapel Street
- 1117285 - The Plough Public House
- 1303195 - The Old Bluecoat School
- 1117293 - Cooper's Farmhouse
- 1117292 - Four Winds
- 1155754 - Milestone At Su 51777 67455
- 1117281 - Buttercross
- 1319518 - 12, The Broadway
- 1117276 - 10, The Broadway

Area Schools



Nursery Primary Secondary College Private



Thatcham Park CofE Primary

Ofsted Rating: Good | Pupils: 399 | Distance:0.42



Francis Baily Primary School

Ofsted Rating: Requires improvement | Pupils: 534 | Distance:0.47



Kennet School

Ofsted Rating: Outstanding | Pupils: 1855 | Distance:0.5



Spurcroft Primary School

Ofsted Rating: Good | Pupils: 410 | Distance:0.69



Whitelands Park Primary School

Ofsted Rating: Good | Pupils: 390 | Distance:0.71



St Finian's Catholic Primary School

Ofsted Rating: Good | Pupils: 200 | Distance:1.01



Parsons Down Infant School

Ofsted Rating: Good | Pupils: 90 | Distance:1.15

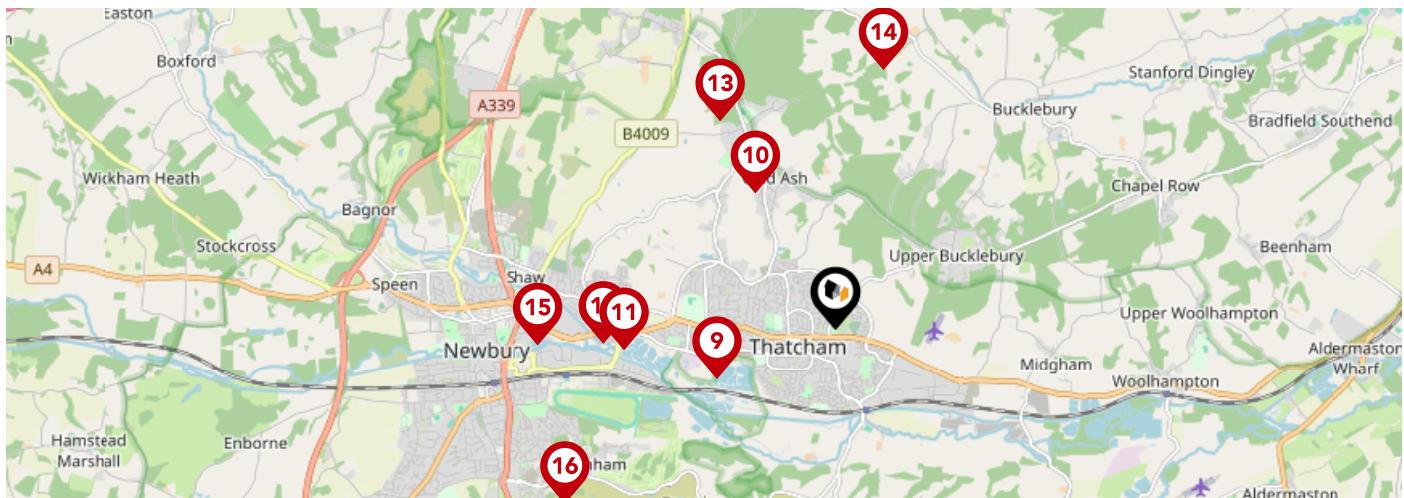


Bucklebury C.E. Primary School

Ofsted Rating: Good | Pupils: 106 | Distance:1.18



Area Schools



Nursery Primary Secondary College Private



9 Parsons Down Junior School

Ofsted Rating: Good | Pupils: 184 | Distance: 1.2



10 Cold Ash St Mark's CE Primary School

Ofsted Rating: Good | Pupils: 196 | Distance: 1.47



11 Fir Tree Primary School and Nursery

Ofsted Rating: Good | Pupils: 238 | Distance: 1.97



12 Engaging Potential

Ofsted Rating: Good | Pupils: 14 | Distance: 2.16



13 Downe House

Ofsted Rating: Not Rated | Pupils: 556 | Distance: 2.2



14 Brockhurst and Marlston House Schools

Ofsted Rating: Not Rated | Pupils: 343 | Distance: 2.43



15 St Joseph's Catholic Primary School

Ofsted Rating: Good | Pupils: 232 | Distance: 2.76

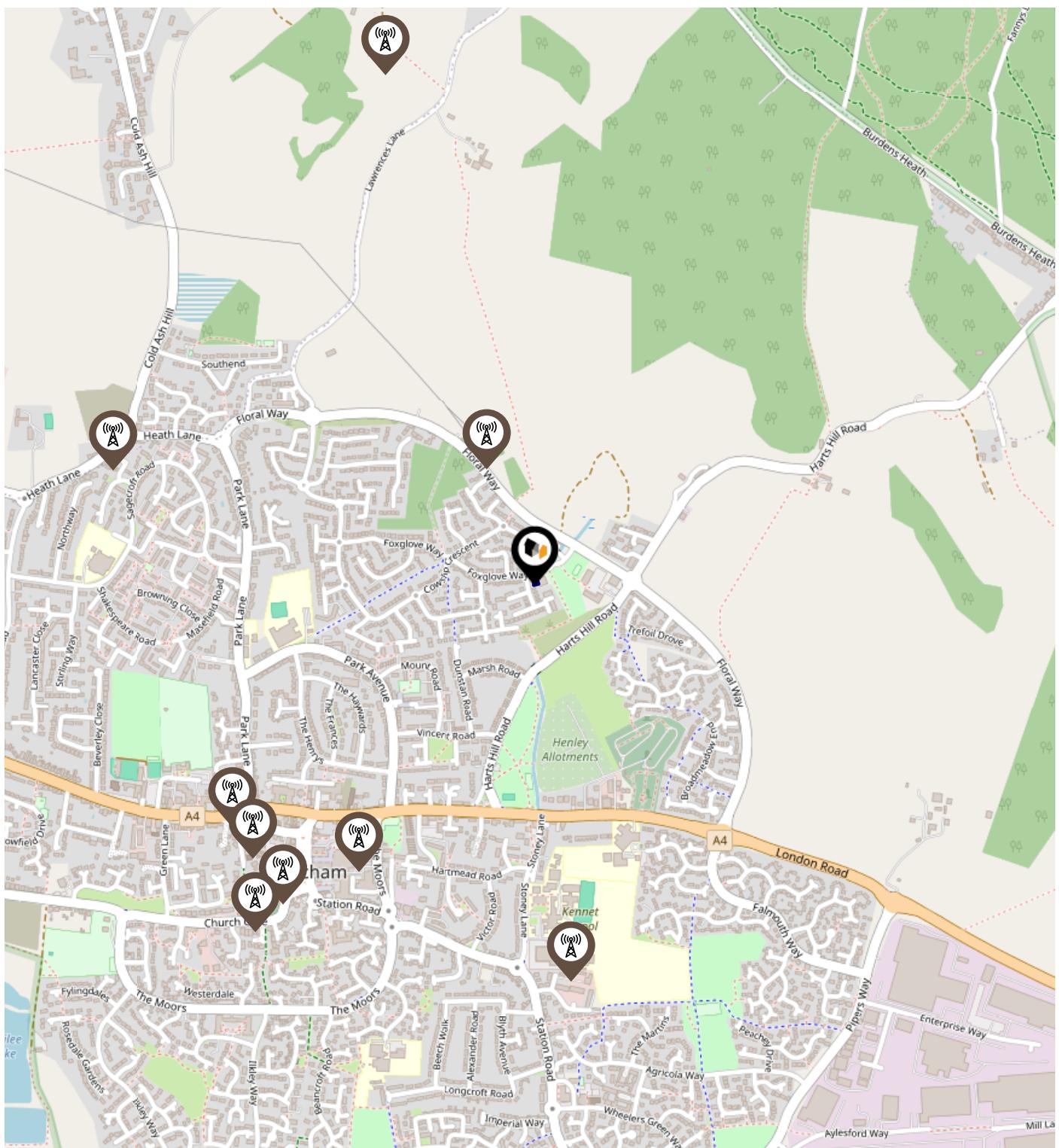


16 The Willows Primary School

Ofsted Rating: Good | Pupils: 393 | Distance: 2.99



Local Area Masts & Pylons



Key:

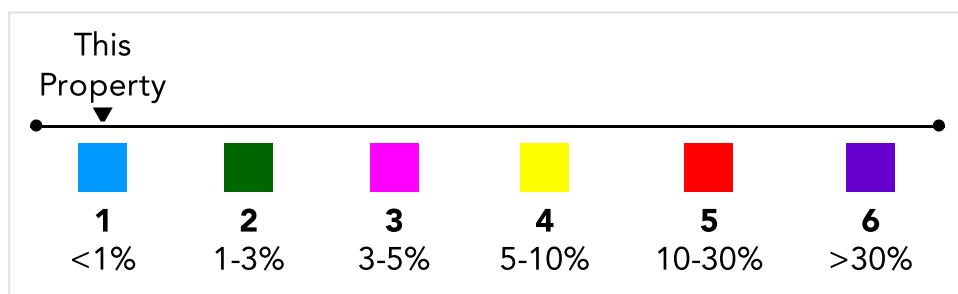
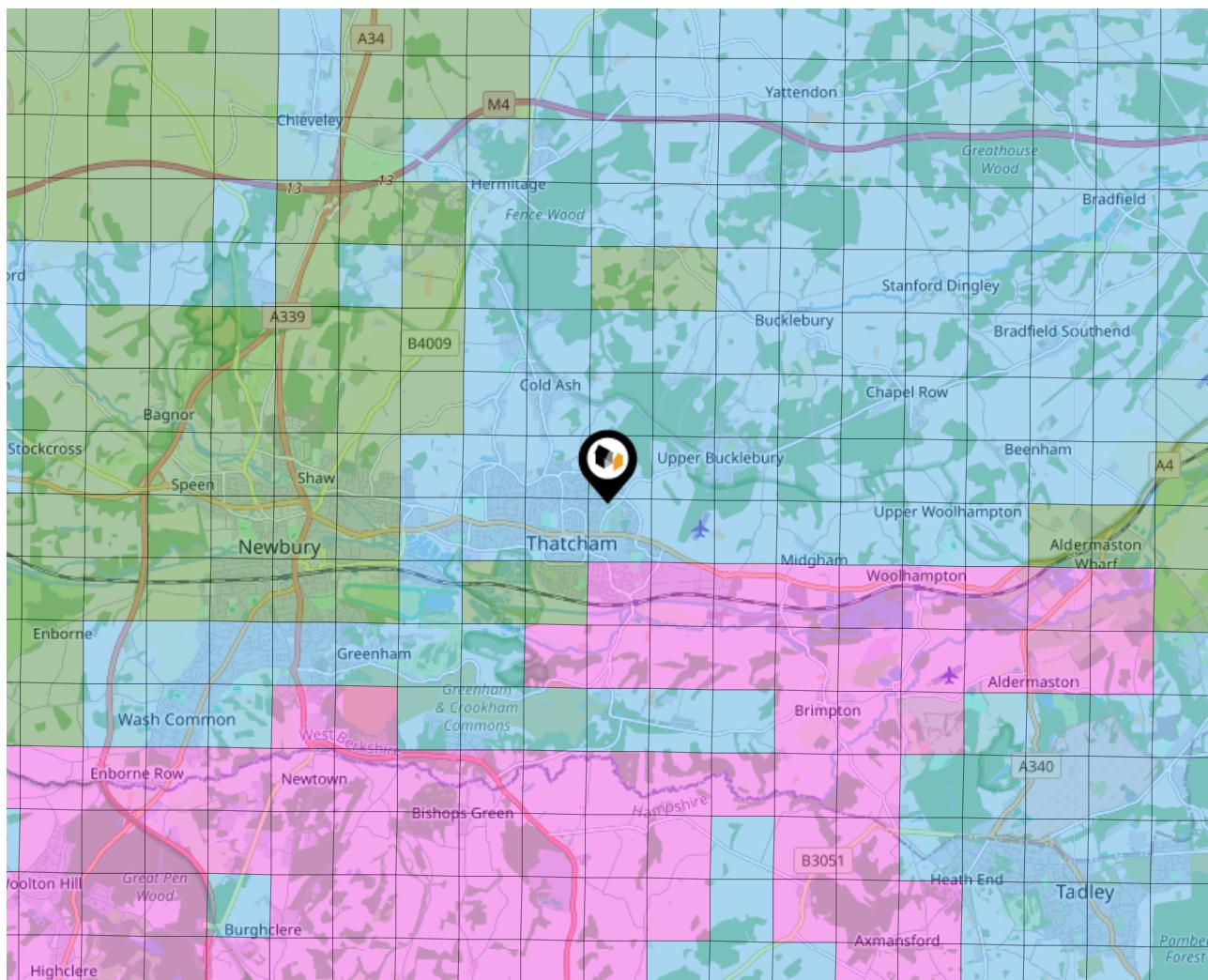
- Power Pylons
- Communication Masts

Environment **Radon Gas**

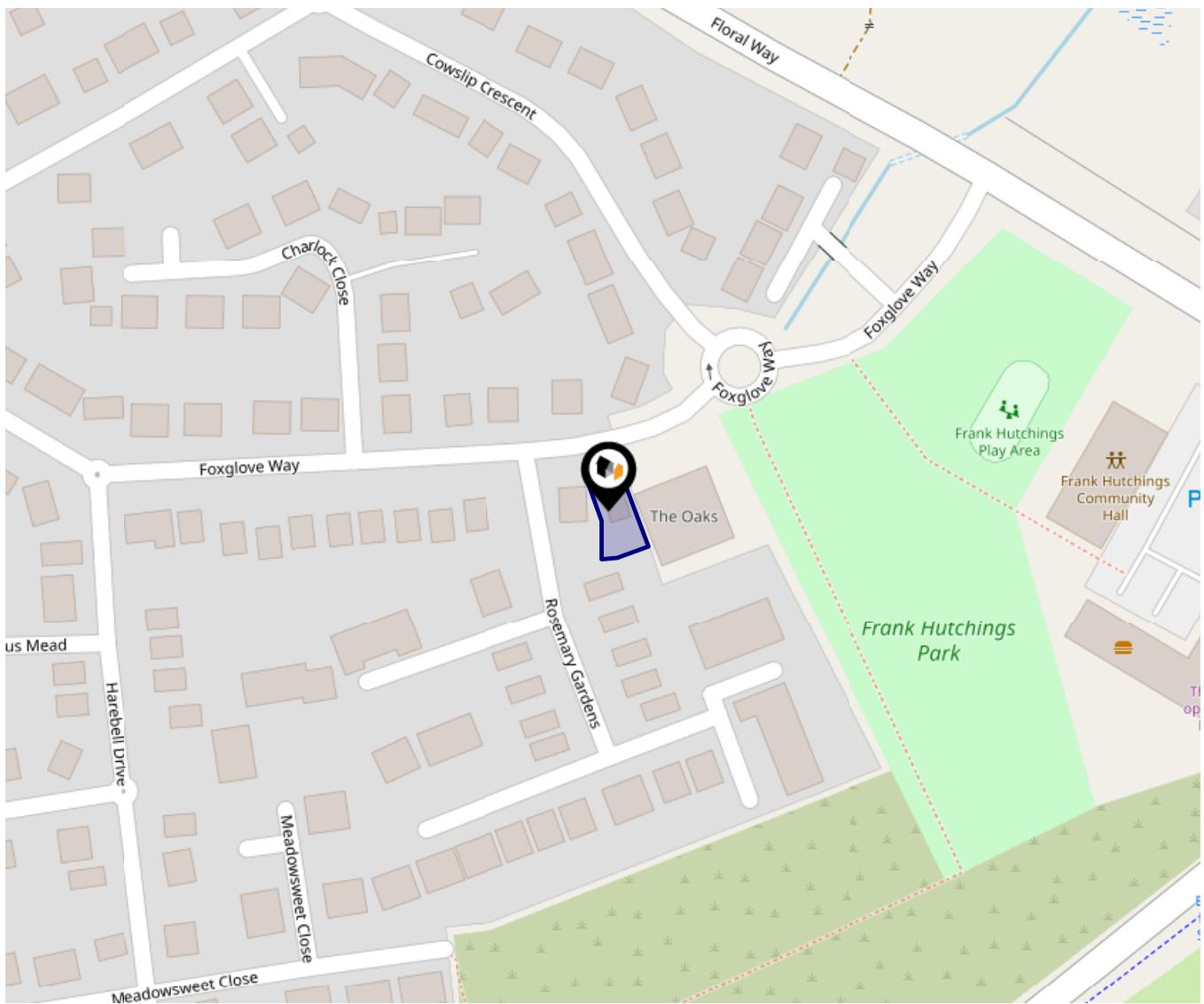


What is Radon?

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



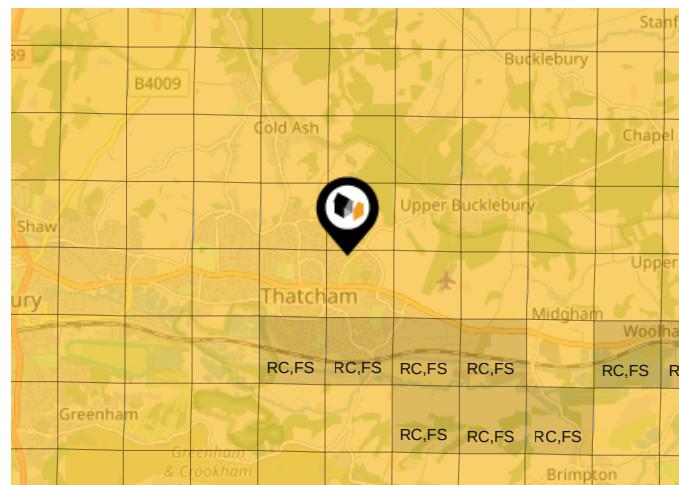
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

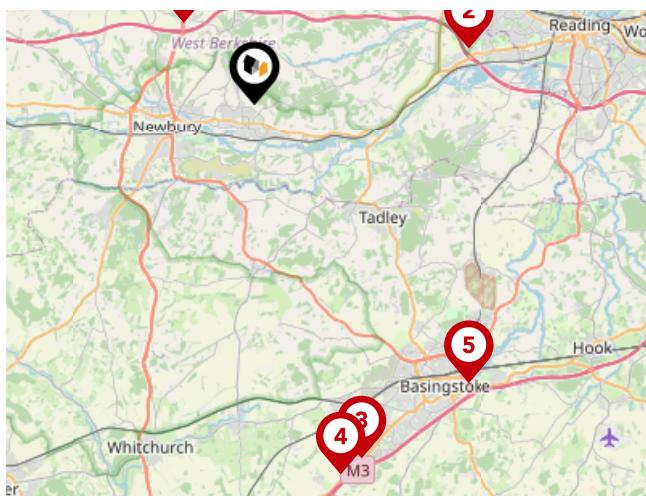
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



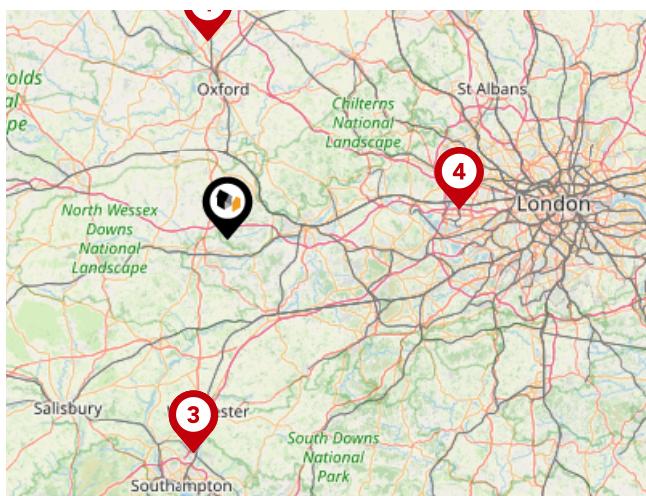
National Rail Stations

Pin	Name	Distance
1	Thatcham Rail Station	1.07 miles
2	Newbury Racecourse Rail Station	2.61 miles
3	Newbury Racecourse Rail Station	2.64 miles



Trunk Roads/Motorways

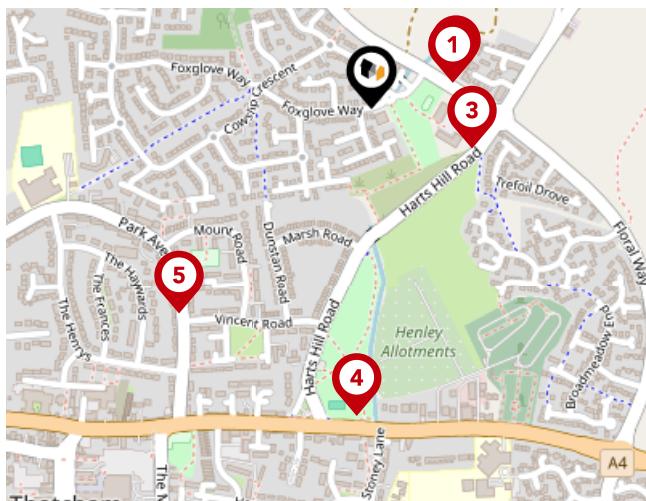
Pin	Name	Distance
1	M4 J13	4.02 miles
2	M4 J12	8.2 miles
3	M3 J7	13.73 miles
4	M3 J8	14.1 miles
5	M3 J6	13.02 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.45 miles
2	North Stoneham	32.09 miles
3	Southampton Airport	32.09 miles
4	Heathrow Airport	34.63 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bradley Moore Square	0.1 miles
2	Bradley Moore Square	0.11 miles
3	Bradley Moore Square	0.13 miles
4	Harts Hill Foot	0.36 miles
5	Vincent Road	0.32 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**



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