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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 17th January 2026



CHURCHILL CLOSE, TADLEY, RG26

Avocado Property

07545 349240

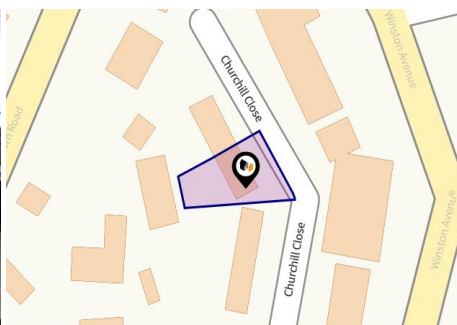
ollie@avocadopropertyagents.co.uk

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,625		
Title Number:	HP96106		

Local Area

Local Authority:	Hampshire
Conservation Area:	Tadley
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5	45	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)

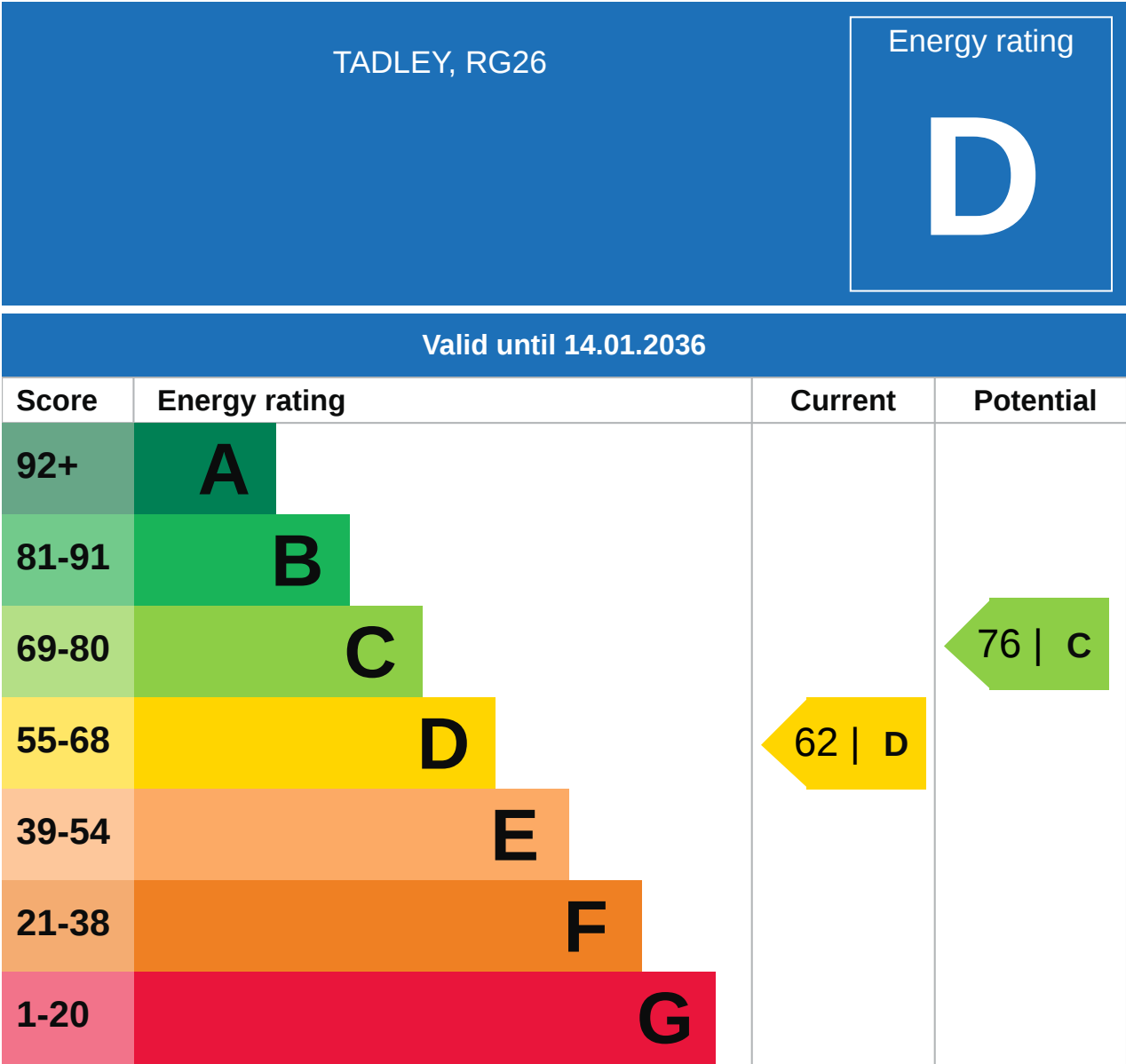


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

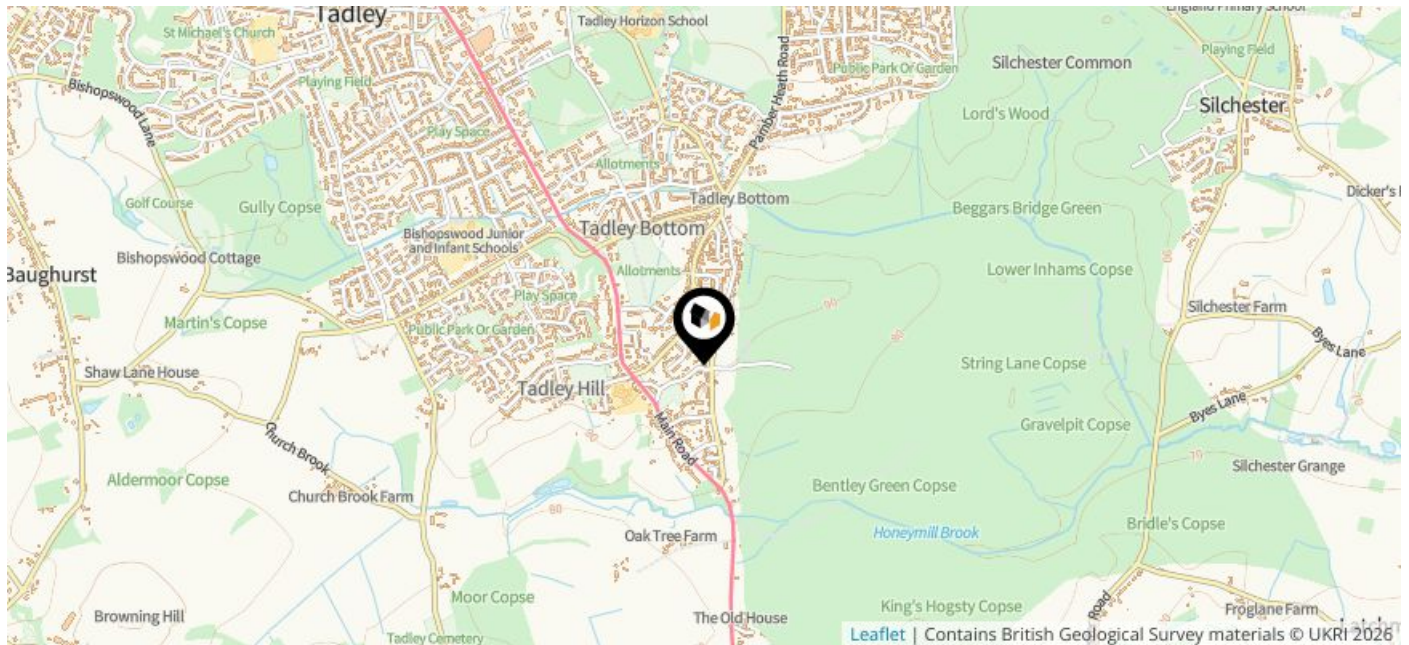
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	111 m ²

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.

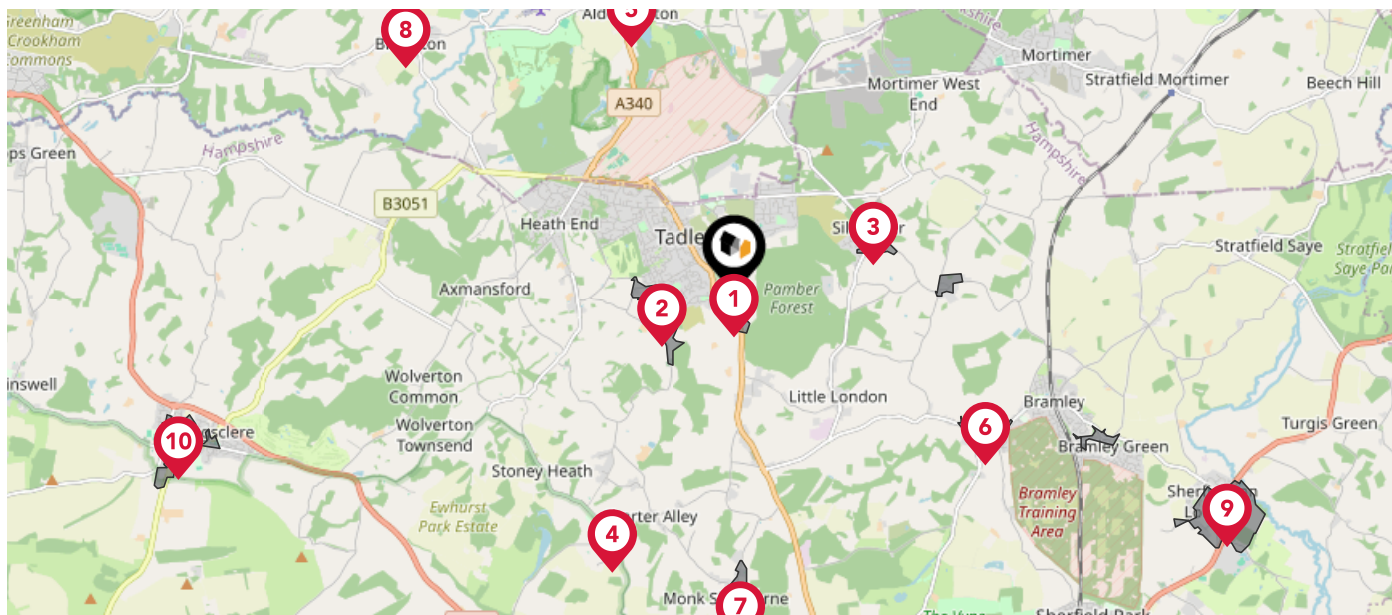
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

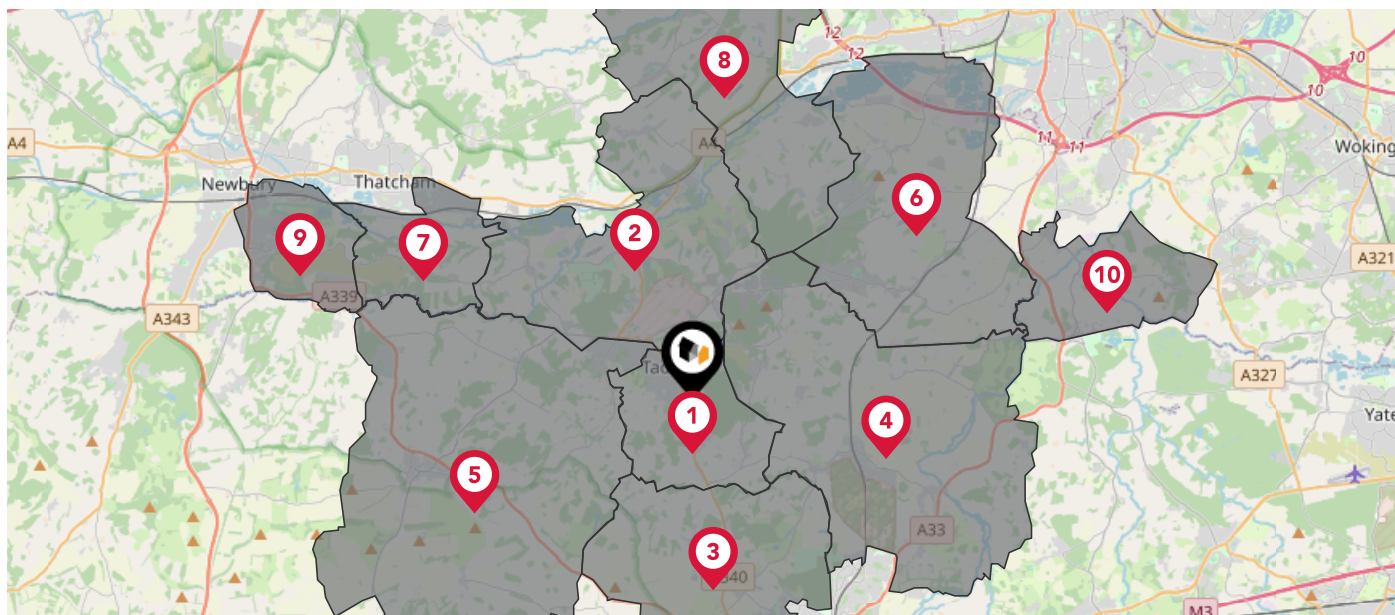
- | | |
|----|---------------------------|
| 1 | Tadley |
| 2 | Church Road, Tadley |
| 3 | Silchester |
| 4 | Ramsdell |
| 5 | Aldermaston |
| 6 | Bramley and Bramley Green |
| 7 | Monk Sherborne |
| 8 | Brimpton |
| 9 | Sherfield on Loddon |
| 10 | Kingsclere |

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

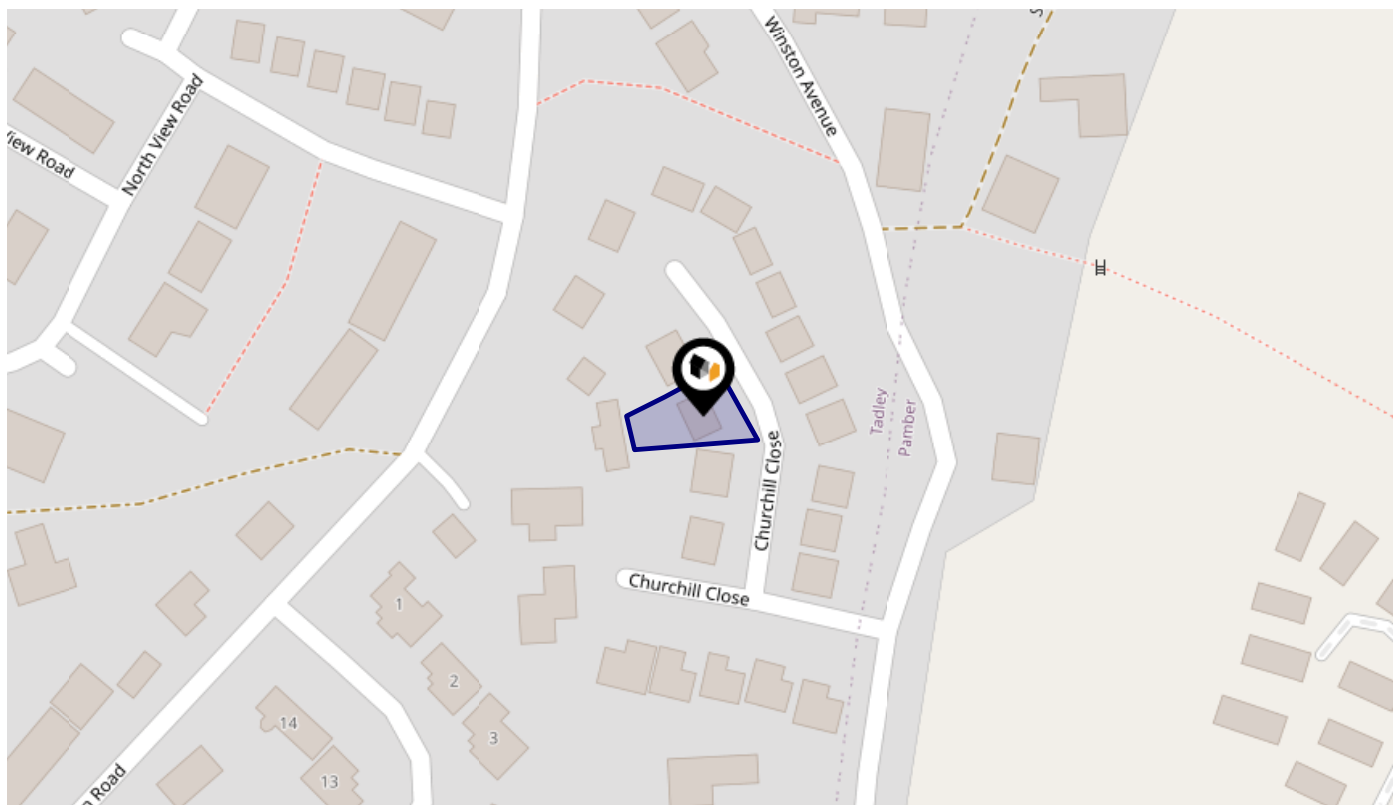
- 1 Tadley & Pamber Ward
- 2 Aldermaston Ward
- 3 Sherborne St. John & Rooksdown Ward
- 4 Bramley Ward
- 5 Tadley North, Kingsclere & Baughurst Ward
- 6 Burghfield & Mortimer Ward
- 7 Thatcham Colthrop & Crookham Ward
- 8 Bradfield Ward
- 9 Newbury Greenham Ward
- 10 Swallowfield Ward

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:

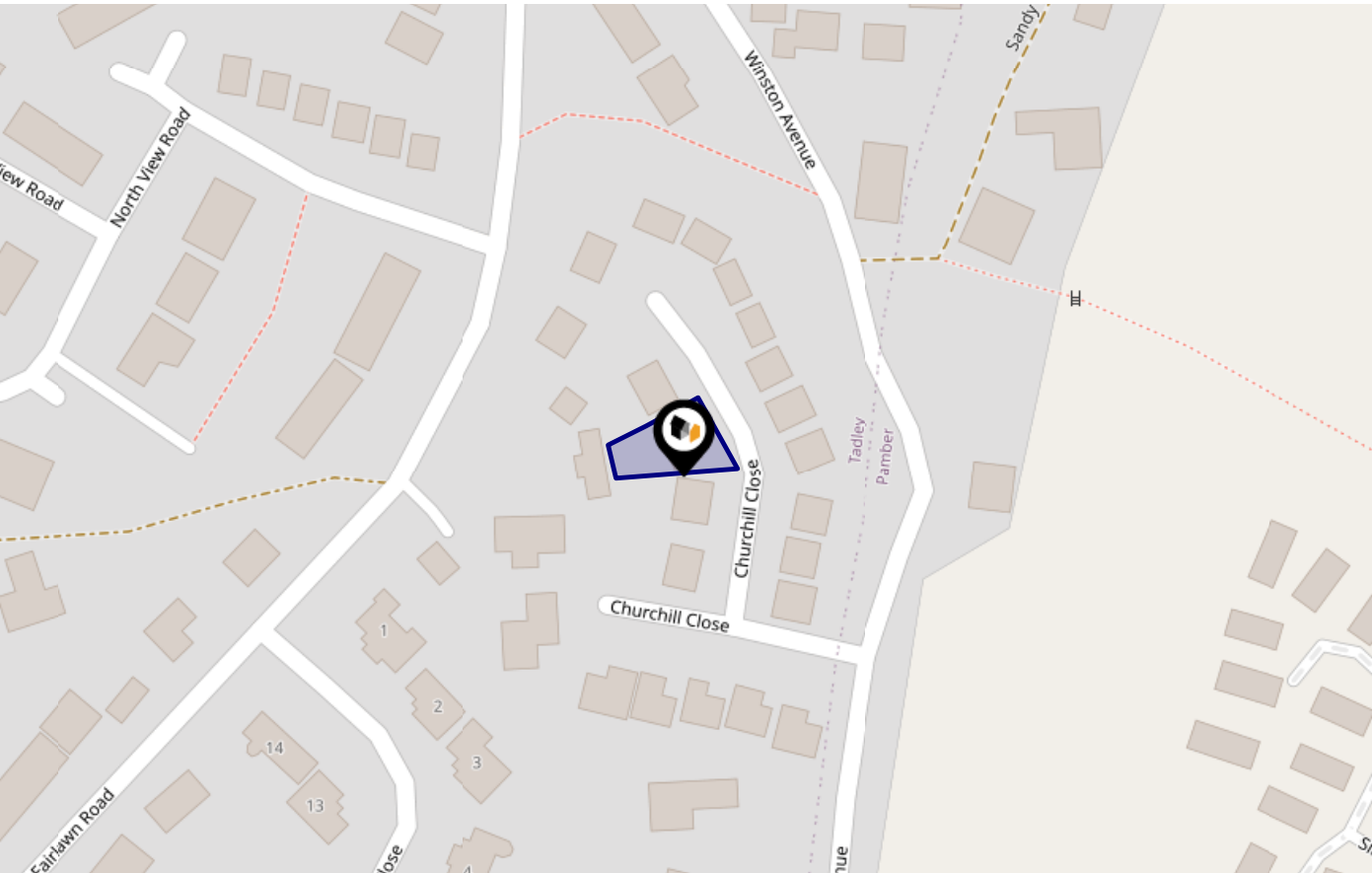
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

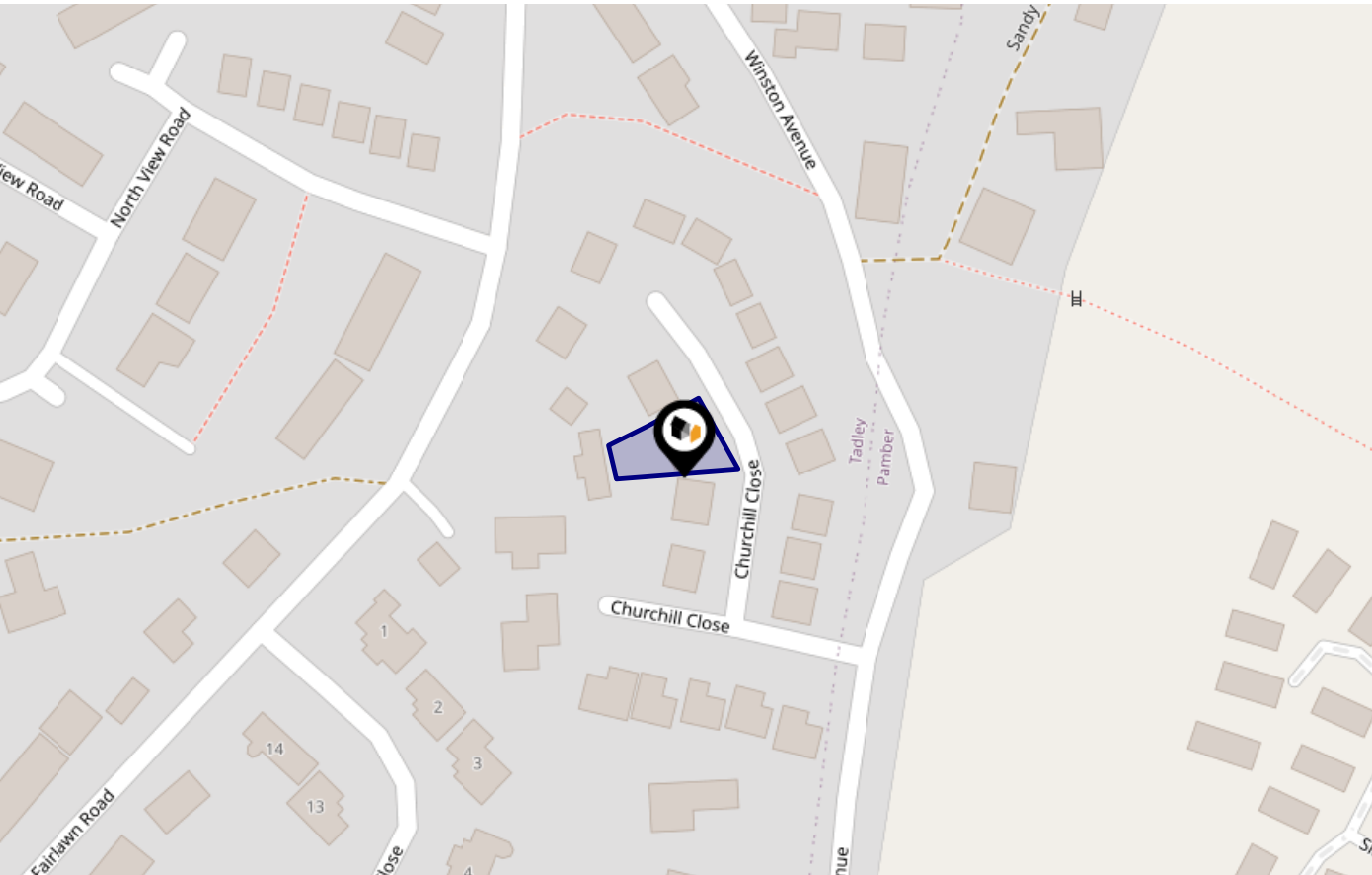


Flood Risk

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.

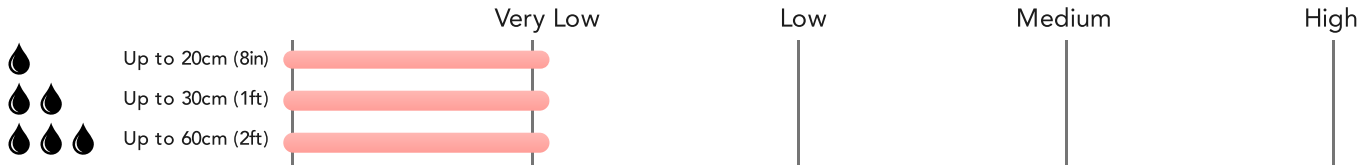


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Chance of flooding to the following depths at this property:

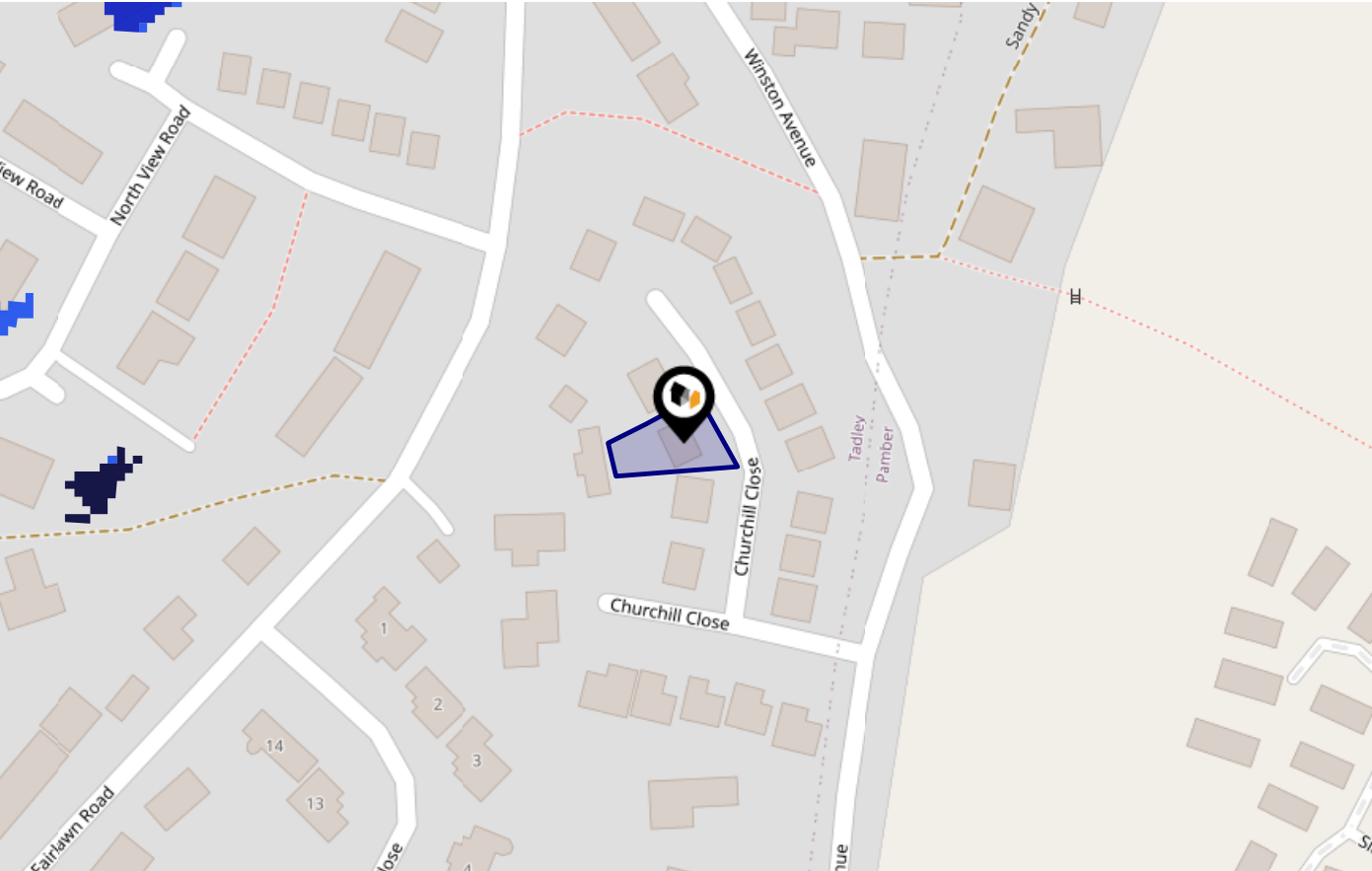


Flood Risk

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.

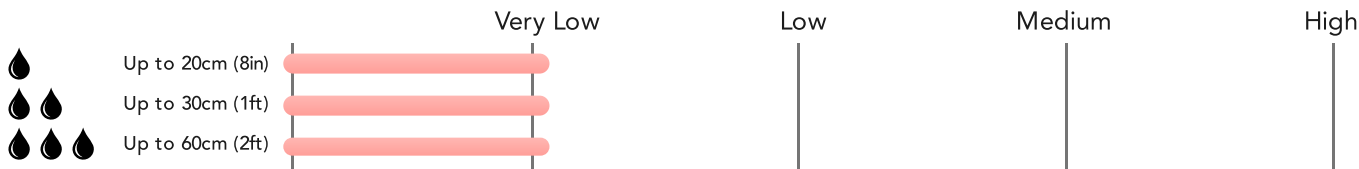


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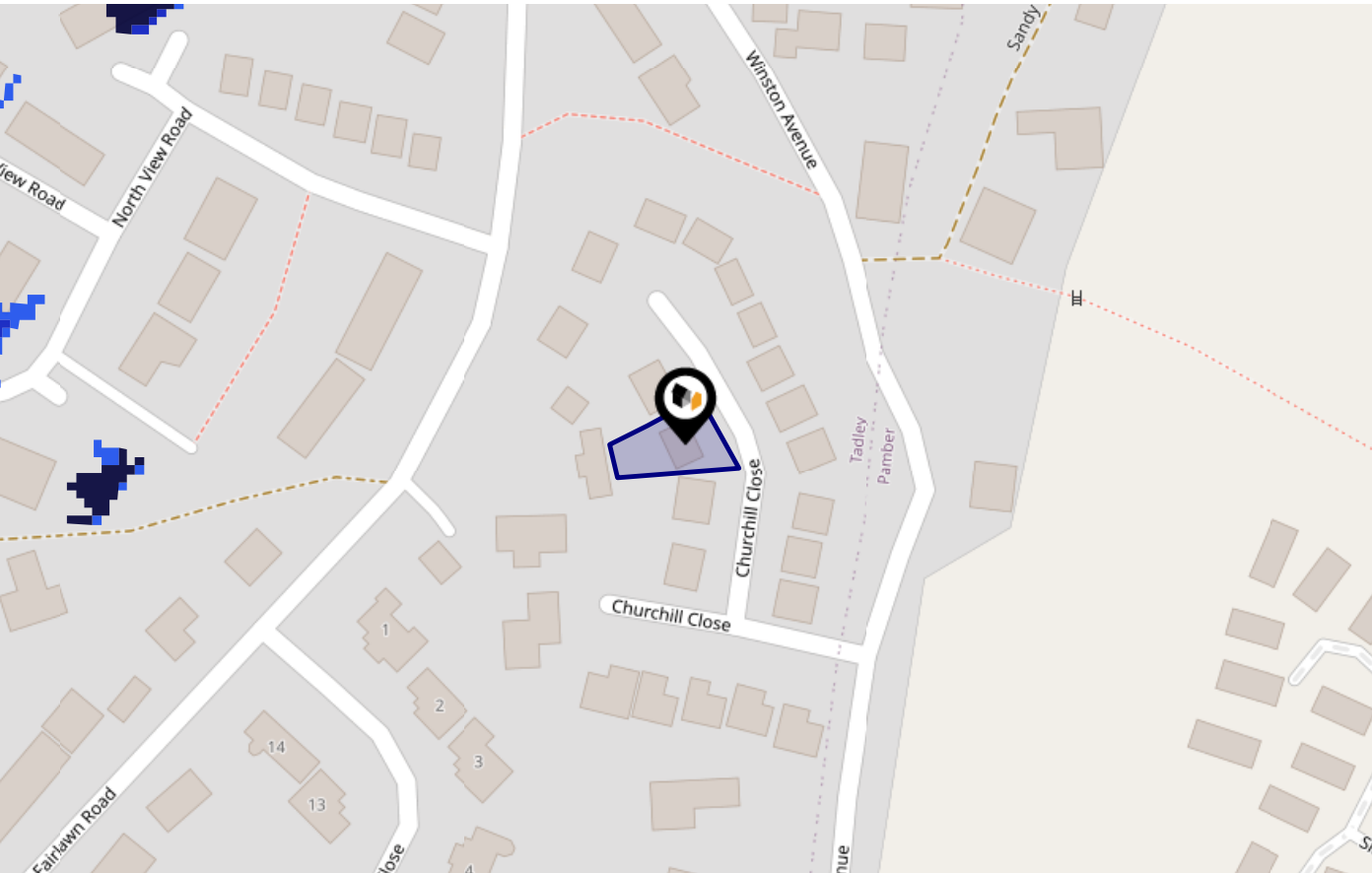


Flood Risk

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.

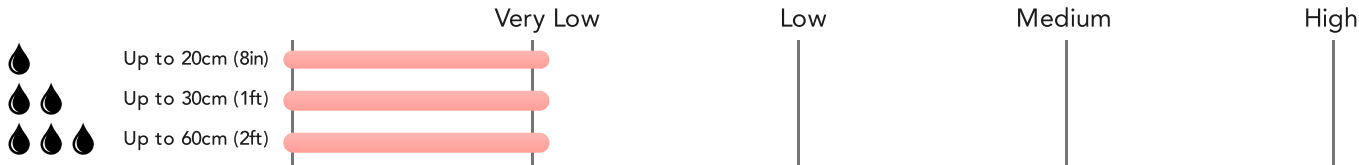


Risk Rating: Very low

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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

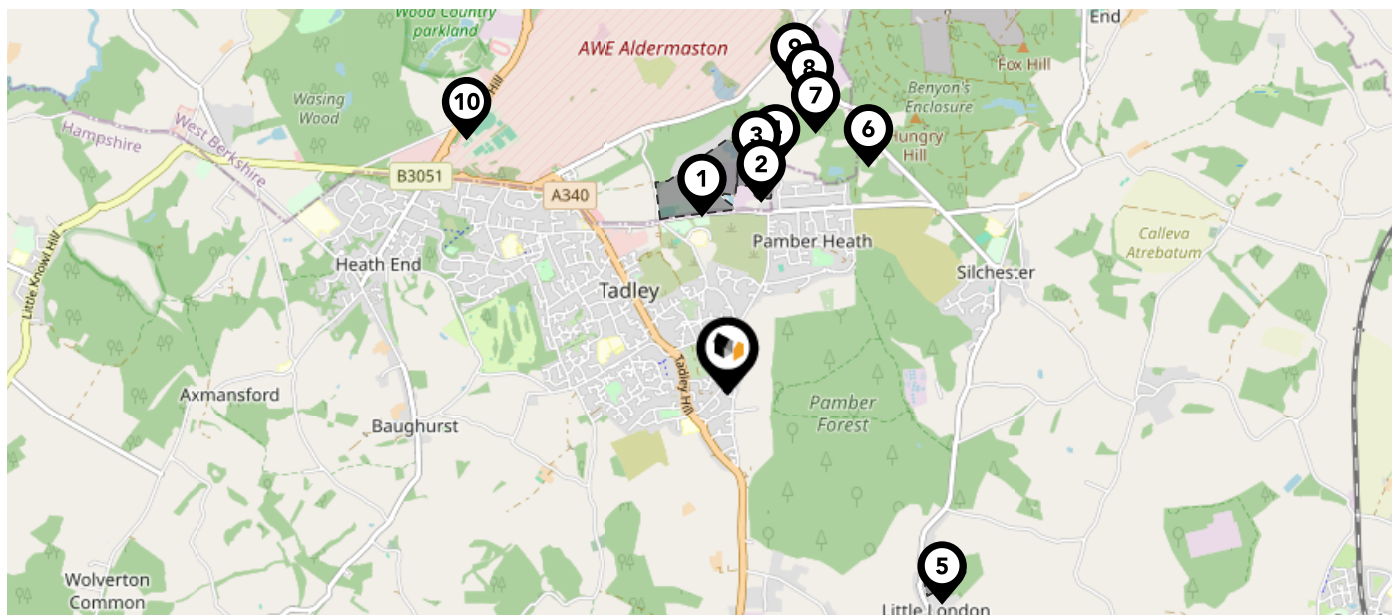
No data available.

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

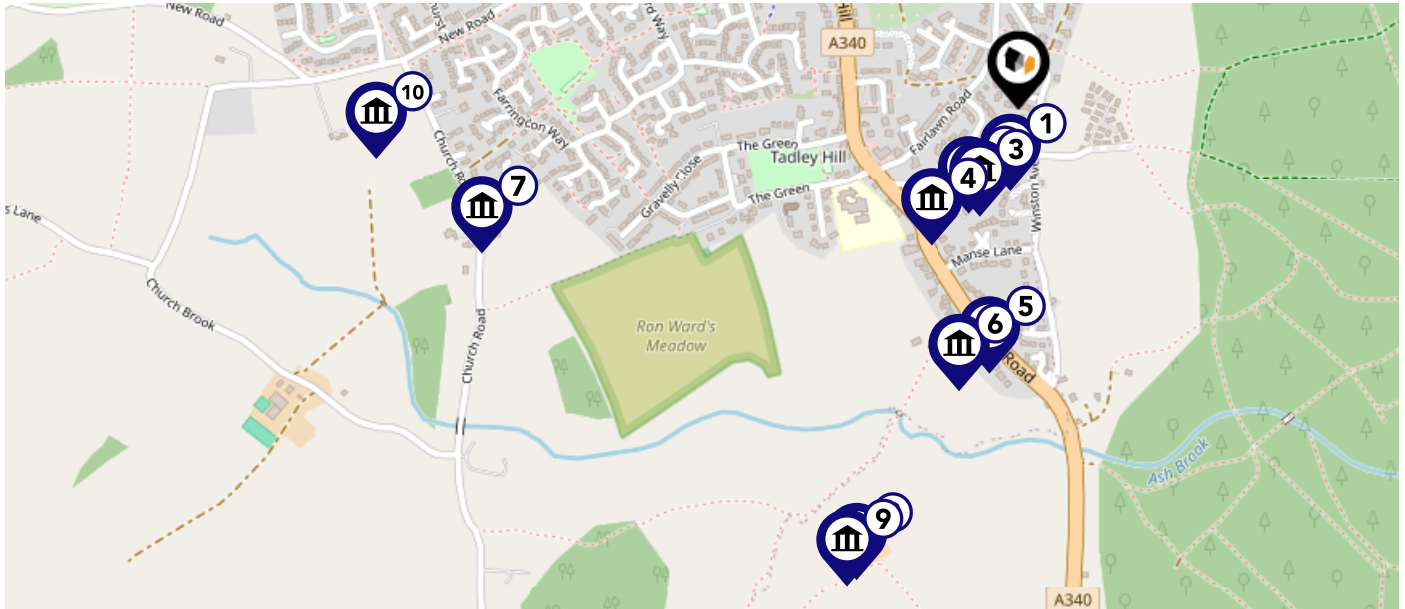
1	Barlows Plantation Landfill-Off Silchester Road, Aldermaston, Berkshire	Historic Landfill	
2	Moors Plantation-Tadley, Berkshire	Historic Landfill	
3	Roundwood Gully-Aldermaston, Reading, Berkshire	Historic Landfill	
4	Roundwood Cottage-Tadley, Berkshire	Historic Landfill	
5	Kinghern Copse-Silchester Road, Little London, Tadley, Hampshire	Historic Landfill	
6	West Of Soke Road-Soke Road, Aldermaston Soke, Buckinghamshire	Historic Landfill	
7	Soke Road-South Aldermaston, Berkshire	Historic Landfill	
8	Decoy Plantation-Soke Road, Reading, Aldermaston, Berks	Historic Landfill	
9	Soke Road-Aldermaston, Reading, Berkshire	Historic Landfill	
10	Paices Hill-Aldermaston, Reading, Berkshire	Historic Landfill	

Maps

Listed Buildings

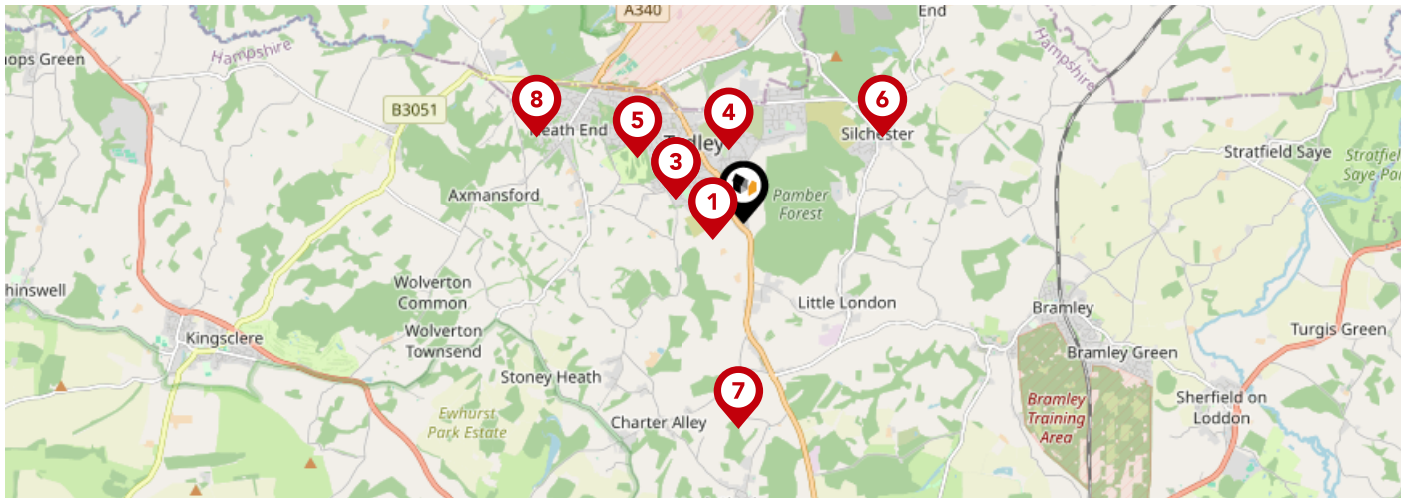


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



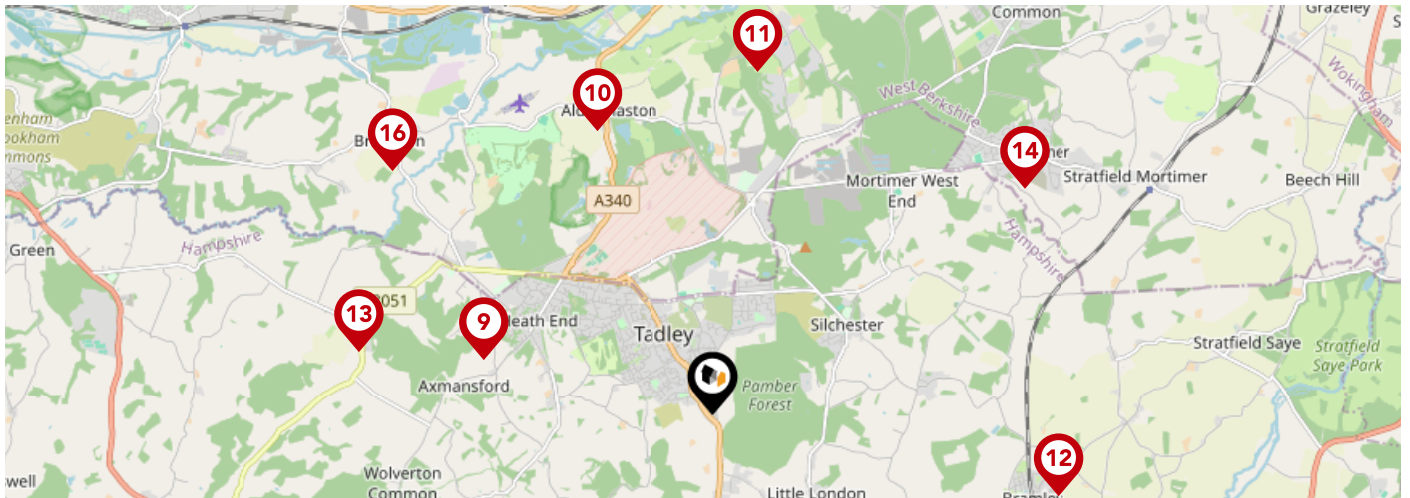
Listed Buildings in the local district		Grade	Distance
	1172773 - 7 And 9, Malthouse Lane	Grade II	0.1 miles
	1339774 - Cons Cottage	Grade II	0.1 miles
	1172765 - Crooked Cottage	Grade II	0.1 miles
	1092441 - Tadley United Reform Church	Grade II	0.2 miles
	1296539 - Highbury Cottage	Grade II	0.3 miles
	1092440 - 45, Main Road	Grade II	0.3 miles
	1167926 - Pound Farmhouse	Grade II	0.6 miles
	1246637 - Skates Farmhouse	Grade II	0.6 miles
	1246636 - Barn Immediately South West Of Skates Farmhouse	Grade II	0.6 miles
	1092436 - Granary 20 Yards East Of Hawley Farmhouse	Grade II	0.7 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Tadley Community Primary School Ofsted Rating: Good Pupils: 240 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bishopswood Junior School Ofsted Rating: Good Pupils: 246 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bishopswood Infant School Ofsted Rating: Good Pupils: 175 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tadley Court School Ofsted Rating: Good Pupils: 68 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Burnham Copse Primary School Ofsted Rating: Good Pupils: 310 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Silchester Church of England Primary School Ofsted Rating: Good Pupils: 178 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Priory Primary School Ofsted Rating: Good Pupils: 188 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Hurst School Ofsted Rating: Good Pupils: 1014 Distance:2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

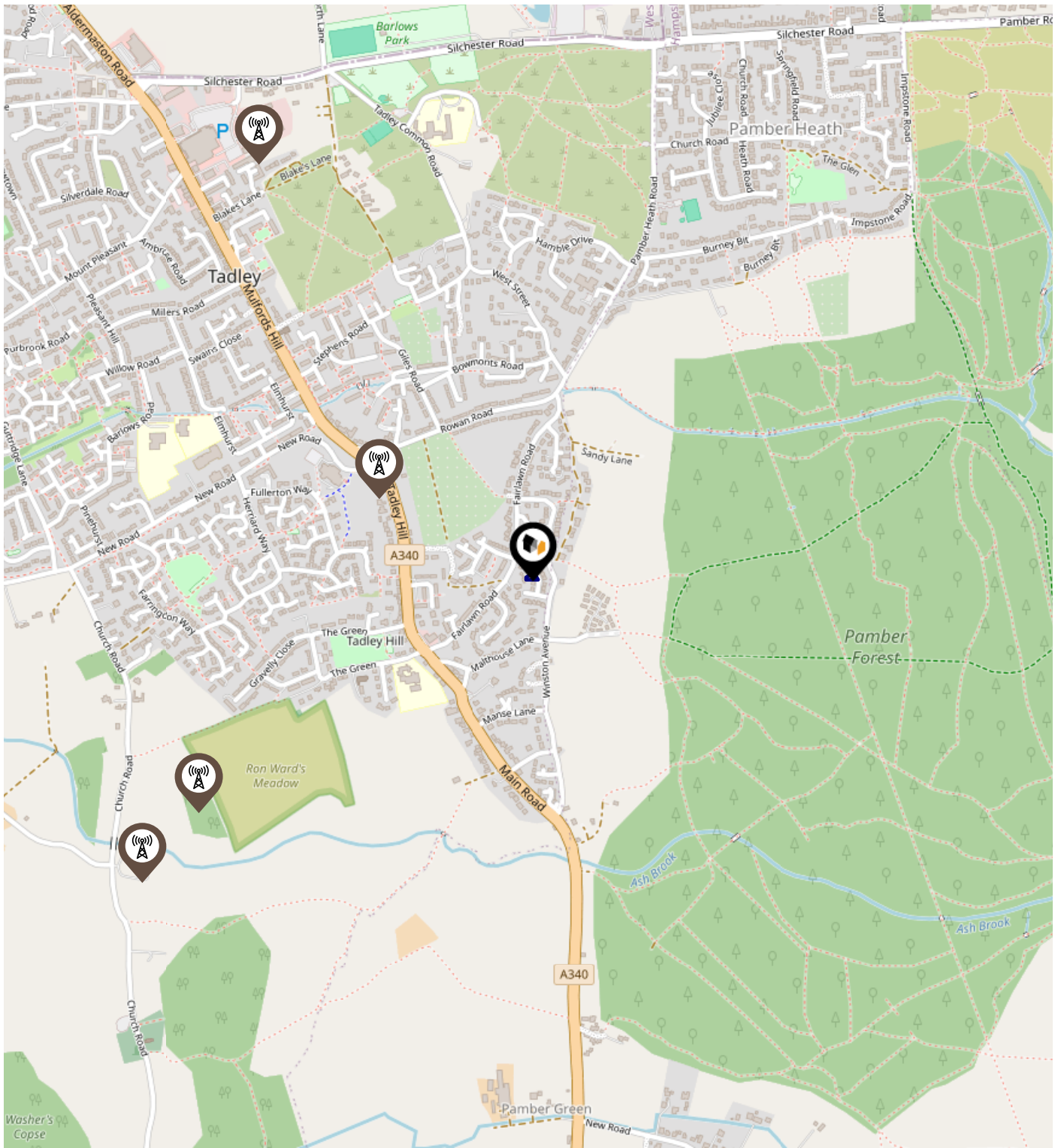
Area Schools



		Nursery	Primary	Secondary	College	Private
	Grantham Farm Montessori School Ofsted Rating: Good Pupils: 37 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldermaston C.E. Primary School Ofsted Rating: Good Pupils: 106 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bramley Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashford Hill Primary School Ofsted Rating: Not Rated Pupils: 112 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherborne St John Church of England Primary School Ofsted Rating: Good Pupils: 117 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimpton C.E. Primary School Ofsted Rating: Good Pupils: 52 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

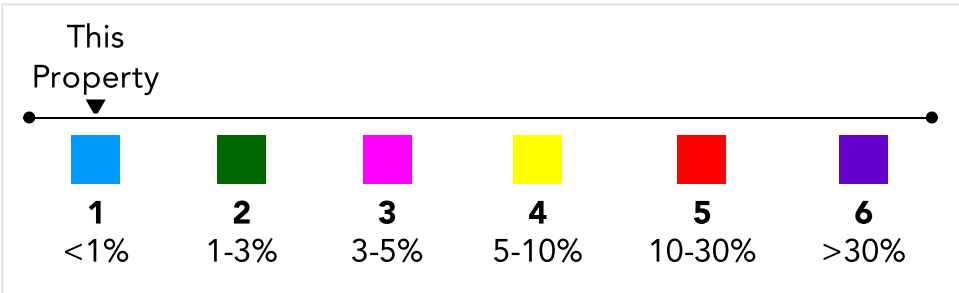
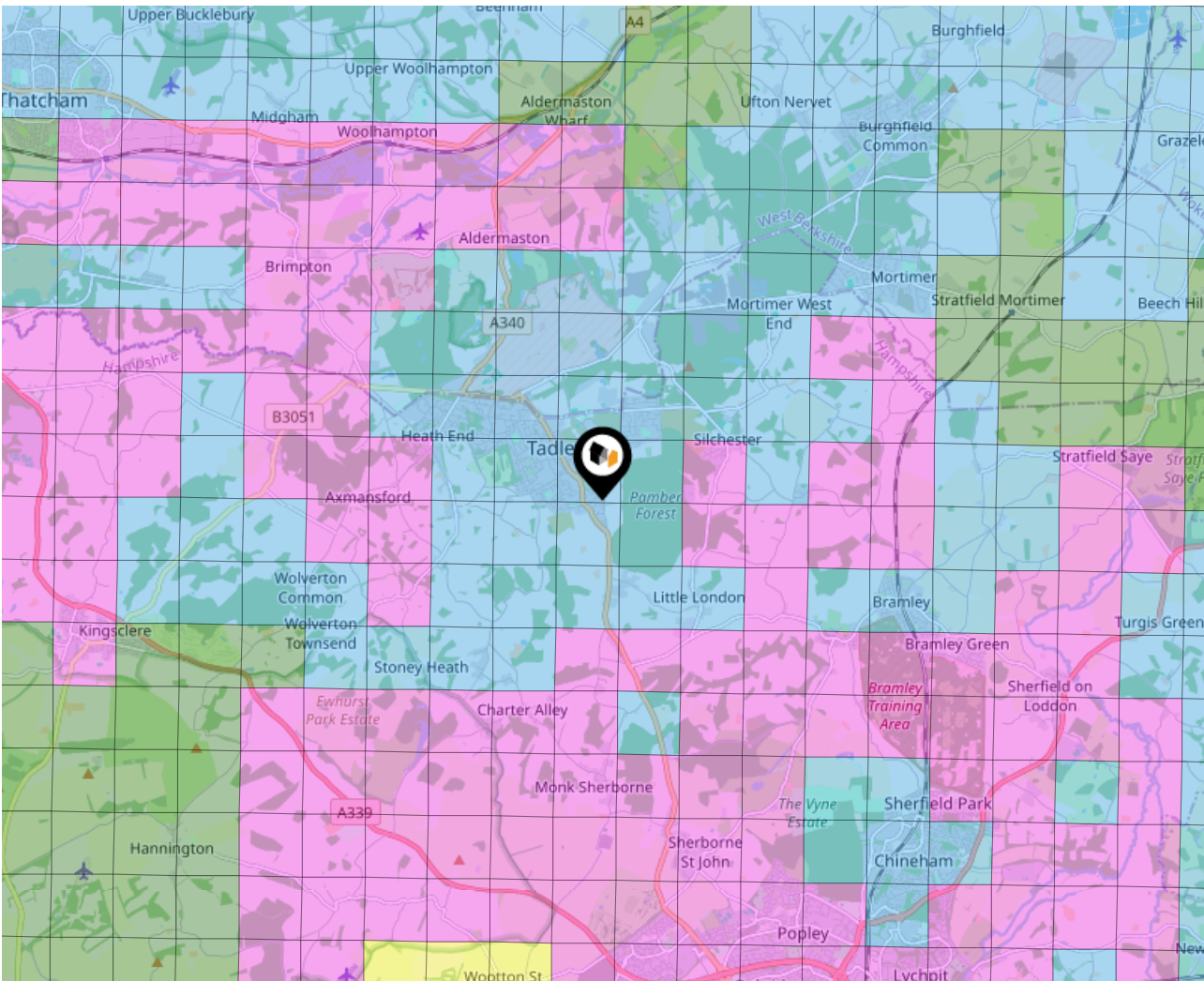
Environment

Radon Gas



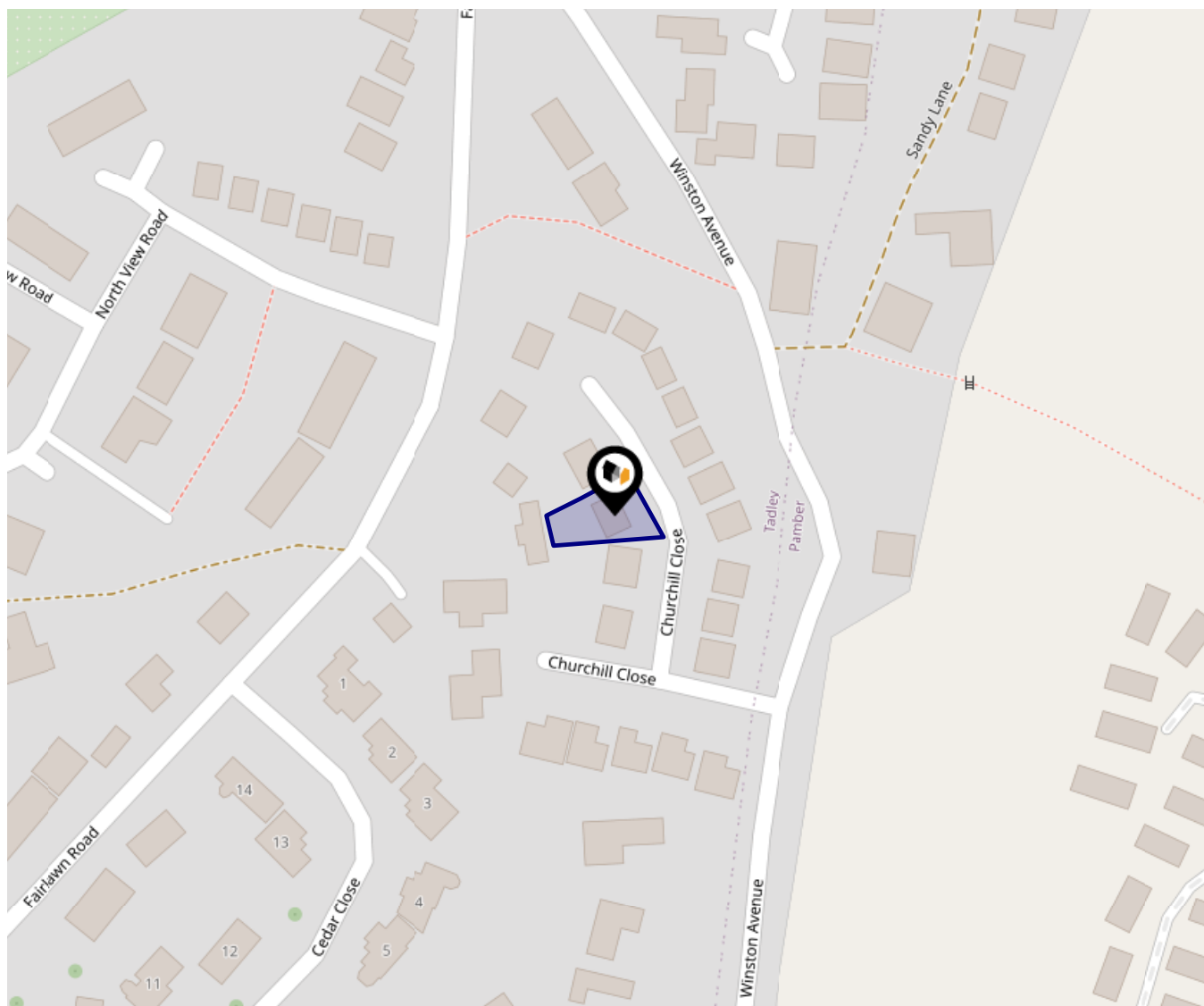
What is Radon?

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/m³).



Local Area

Road Noise



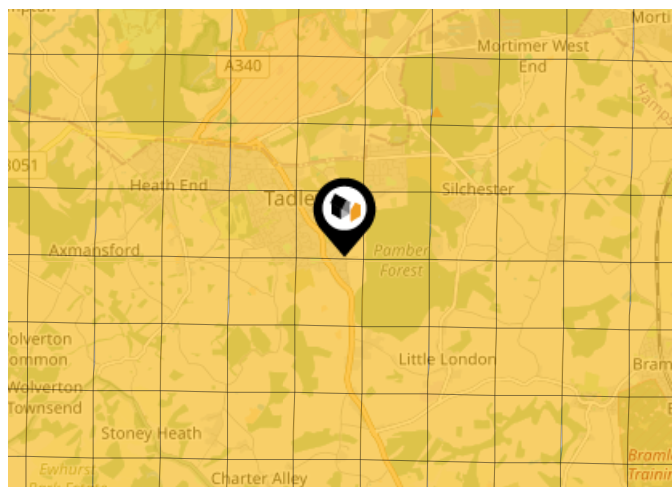
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

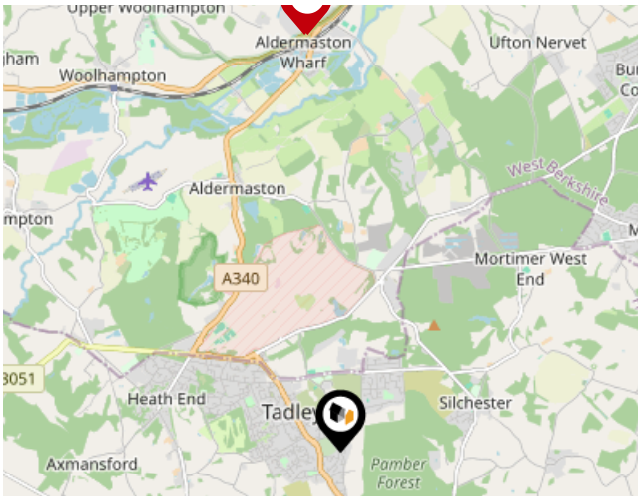


Primary Classifications (Most Common Clay Types)

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

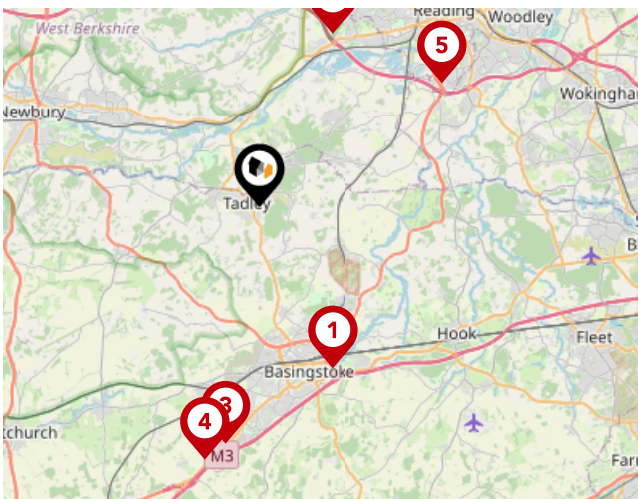
Area

Transport (National)



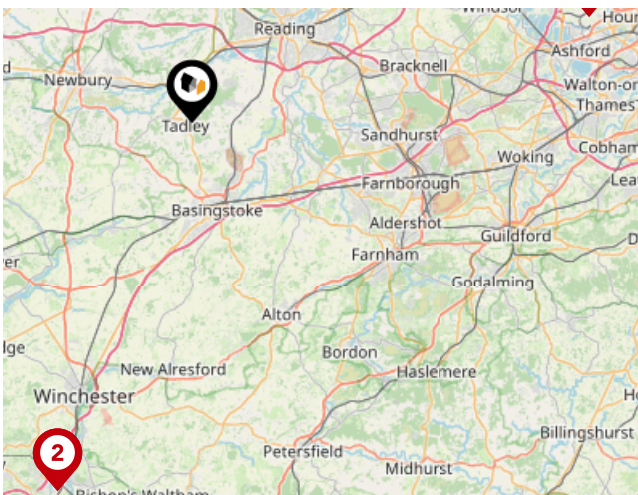
National Rail Stations

Pin	Name	Distance
1	Aldermaston Rail Station	3.88 miles
2	Aldermaston Rail Station	3.88 miles
3	Bramley (Hants) Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J6	6.59 miles
2	M4 J12	6.99 miles
3	M3 J7	8.89 miles
4	M3 J8	9.61 miles
5	M4 J11	8.2 miles

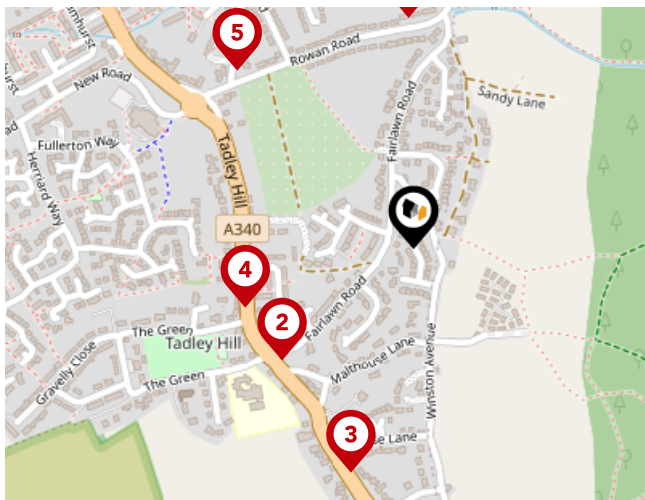


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	29.15 miles
2	Southampton Airport	29.15 miles
3	Heathrow Airport	30.51 miles
4	Heathrow Airport Terminal 4	30.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bowmont's Bridge	0.27 miles
2	Fairlawn Road	0.2 miles
3	Manse Lane	0.27 miles
4	Fairlawn Road	0.21 miles
5	New Inn	0.29 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.

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Avocado Property

Data Quality

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