

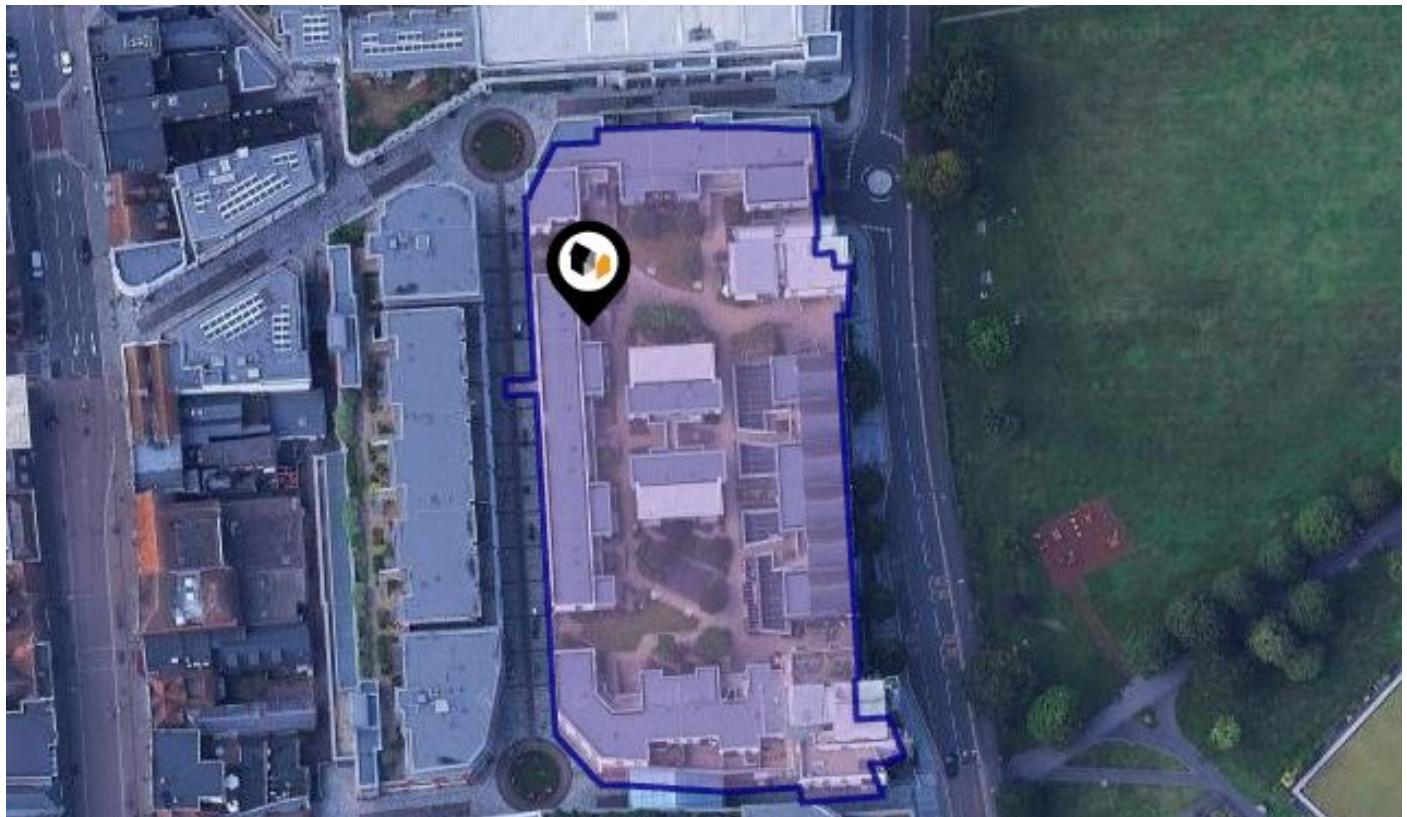


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 20<sup>th</sup> January 2026**



**BAILY, PARK WAY, NEWBURY, RG14**

**Avocado Property**

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# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	731 ft <sup>2</sup> / 68 m <sup>2</sup>
Plot Area:	1.45 acres
Year Built :	2014
Council Tax :	Band C
Annual Estimate:	£2,118
Title Number:	BK459710

Tenure:	Leasehold
Start Date:	29/01/2014
End Date:	01/07/2136
Lease Term:	125 years from 1 July 2011
Term Remaining:	110 years

## Local Area

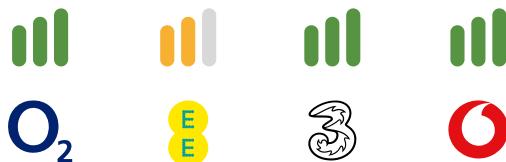
Local Authority:	West berkshire
Conservation Area:	Newbury Town Centre
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**18**  
mb/s      **1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



Baily, Park Way, RG14

Energy rating

**B**

Valid until 15.08.2033

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

# Property

## EPC - Additional Data



### Additional EPC Data

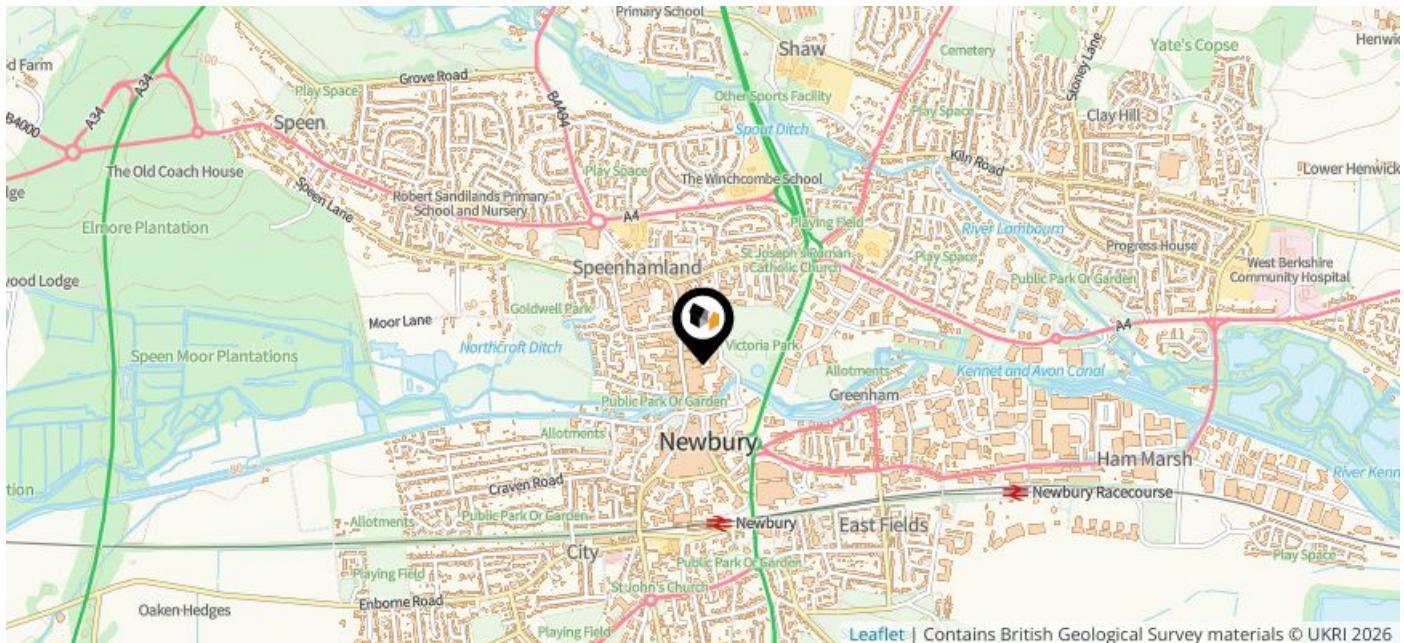
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	05
<b>Flat Top Storey:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Flat, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

# 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.

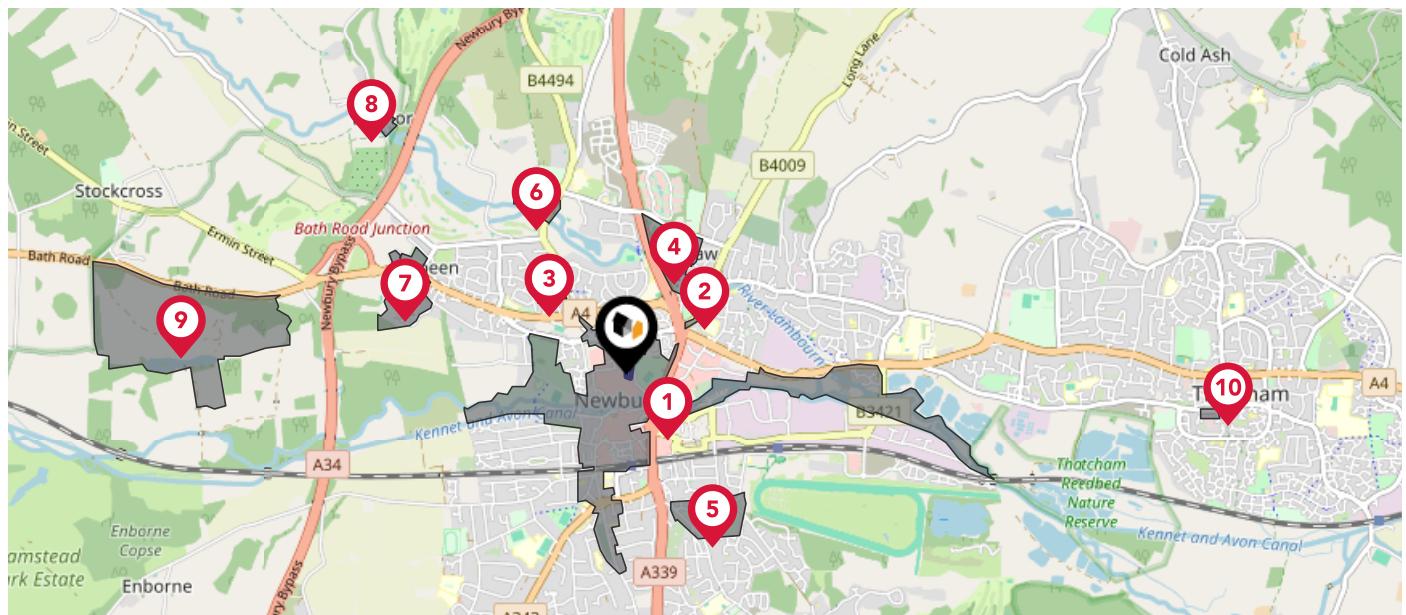
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

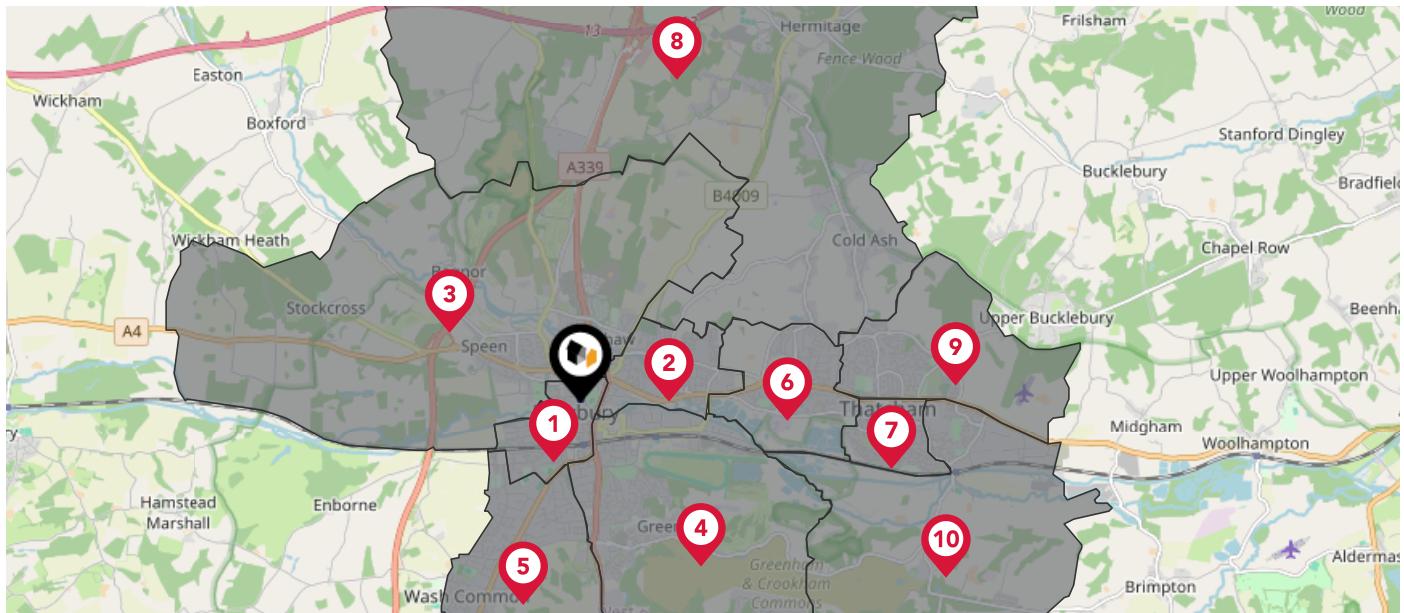
- 1 Newbury Town Centre
- 2 Shaw Road and Crescent
- 3 Donnington Square
- 4 Shaw House and Church
- 5 Stroud Green
- 6 Donnington Village
- 7 Speen
- 8 Bagnor
- 9 Benham Park
- 10 Thatcham

# 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

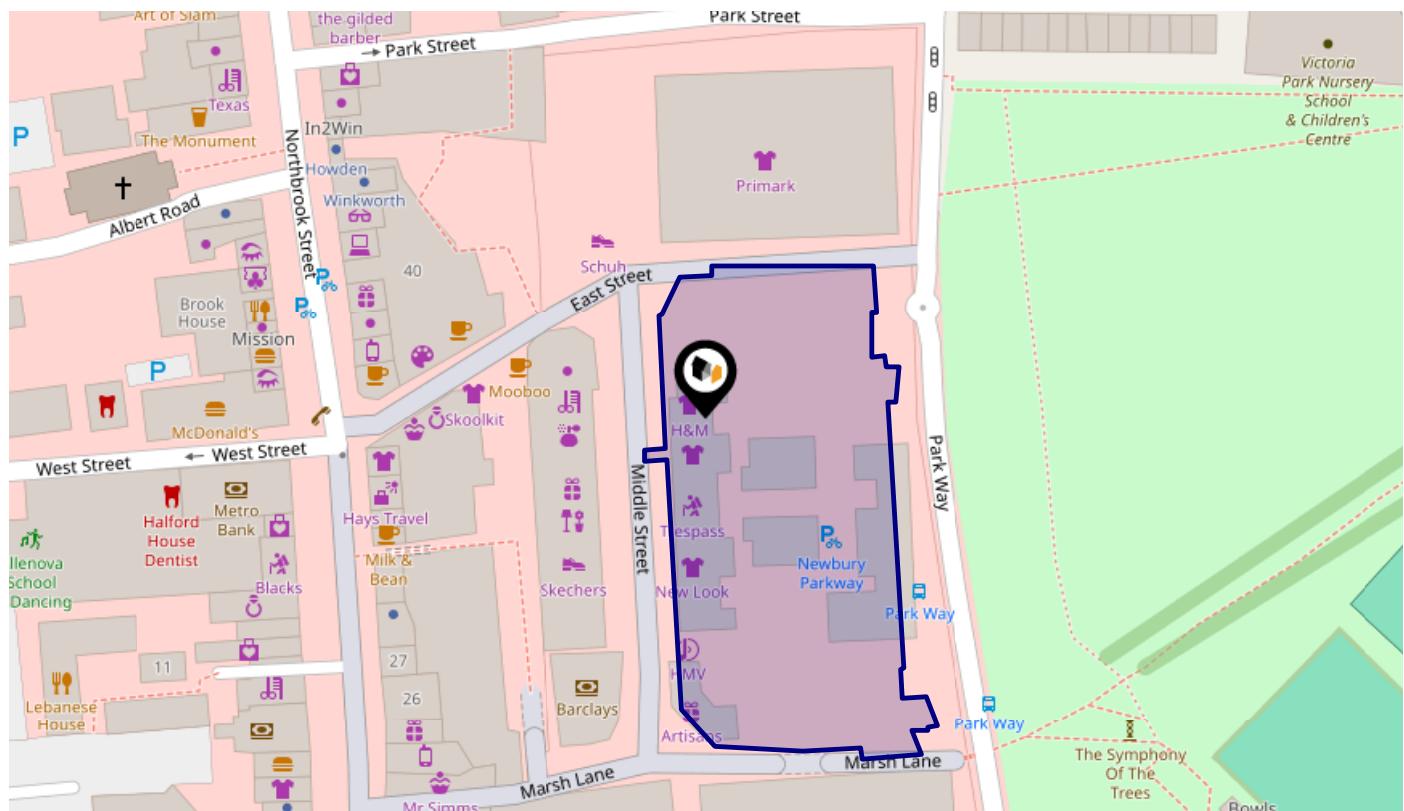
- 1 Newbury Central Ward
- 2 Newbury Clay Hill Ward
- 3 Newbury Speen Ward
- 4 Newbury Greenham Ward
- 5 Newbury Wash Common Ward
- 6 Thatcham West Ward
- 7 Thatcham Central Ward
- 8 Chieveley & Cold Ash Ward
- 9 Thatcham North East Ward
- 10 Thatcham Colthrop & Crookham Ward

# 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: 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:

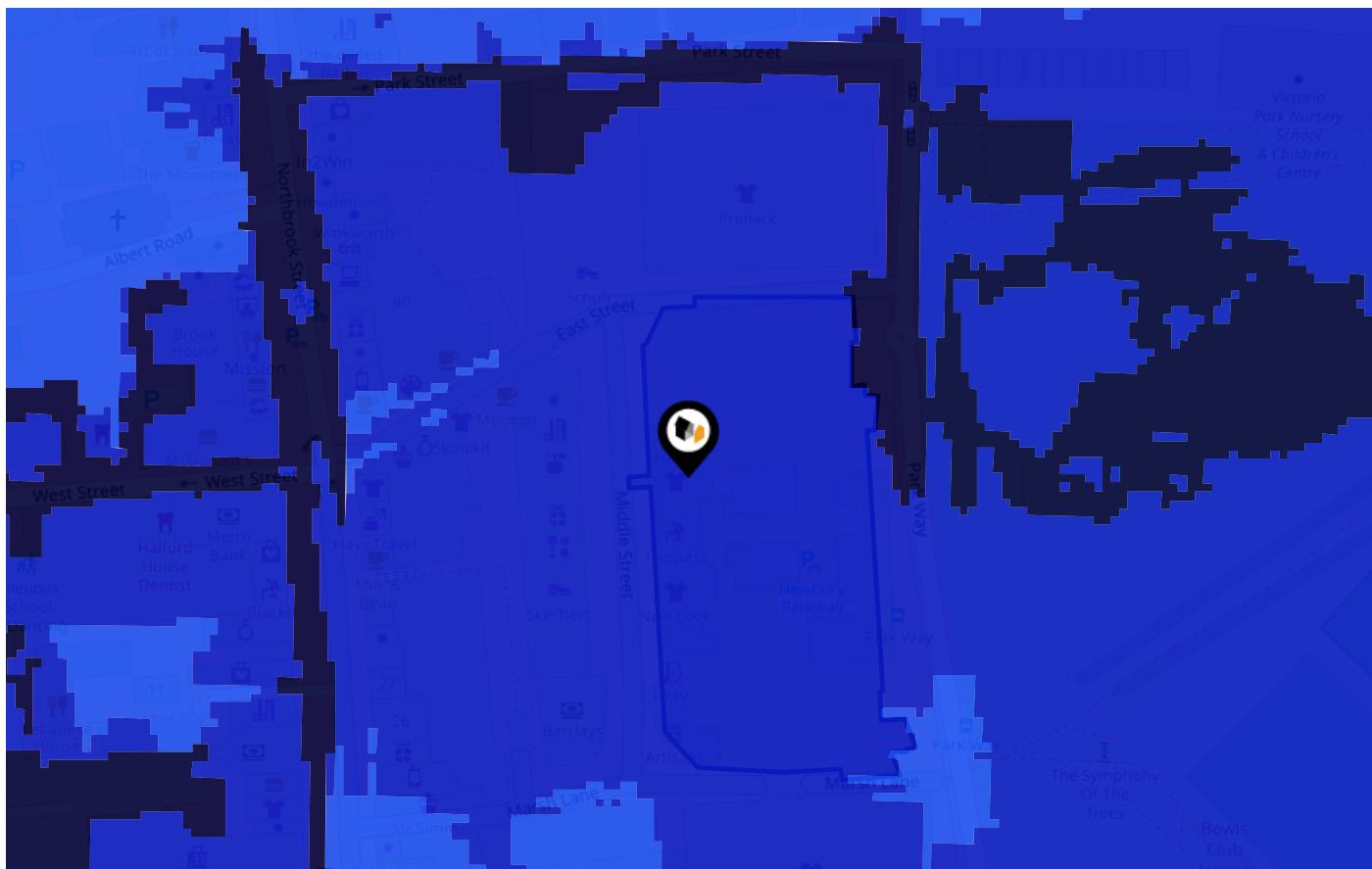


# Flood Risk

## 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.

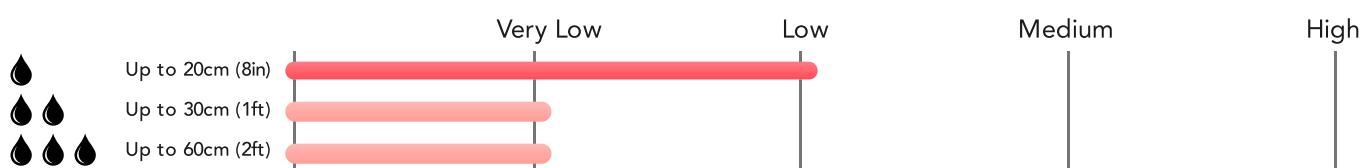


### Risk Rating: Medium

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:

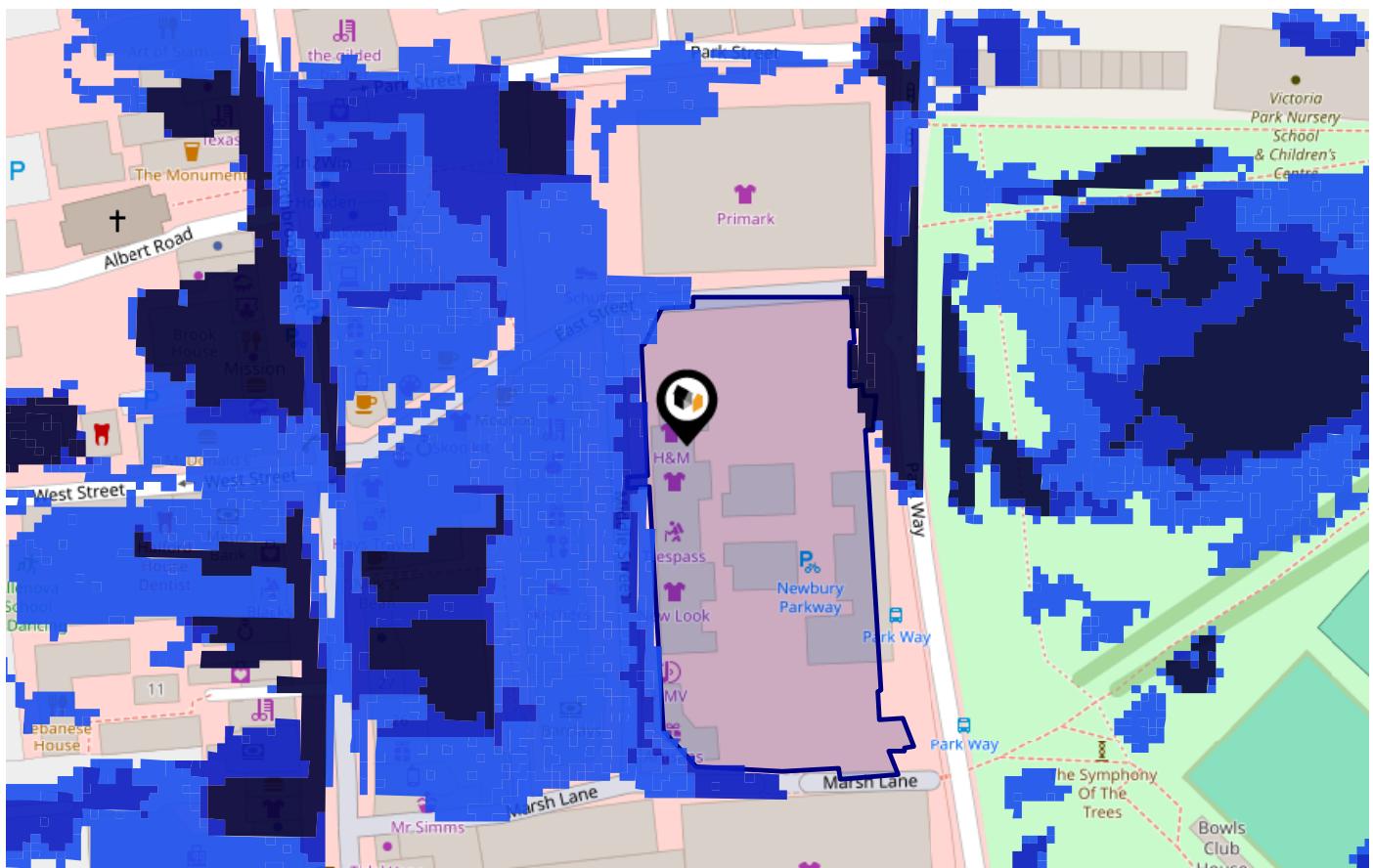


# Flood Risk

## 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.

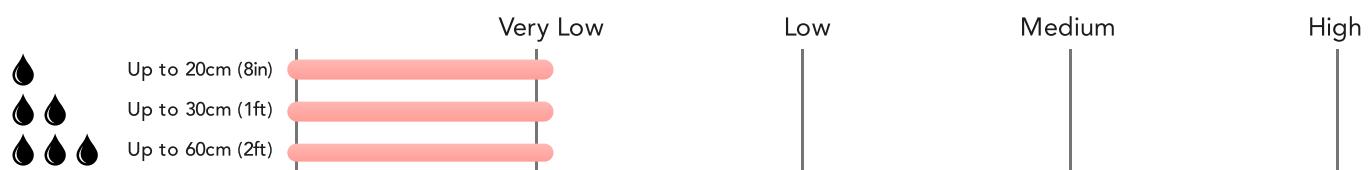


Risk Rating: Very low

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:

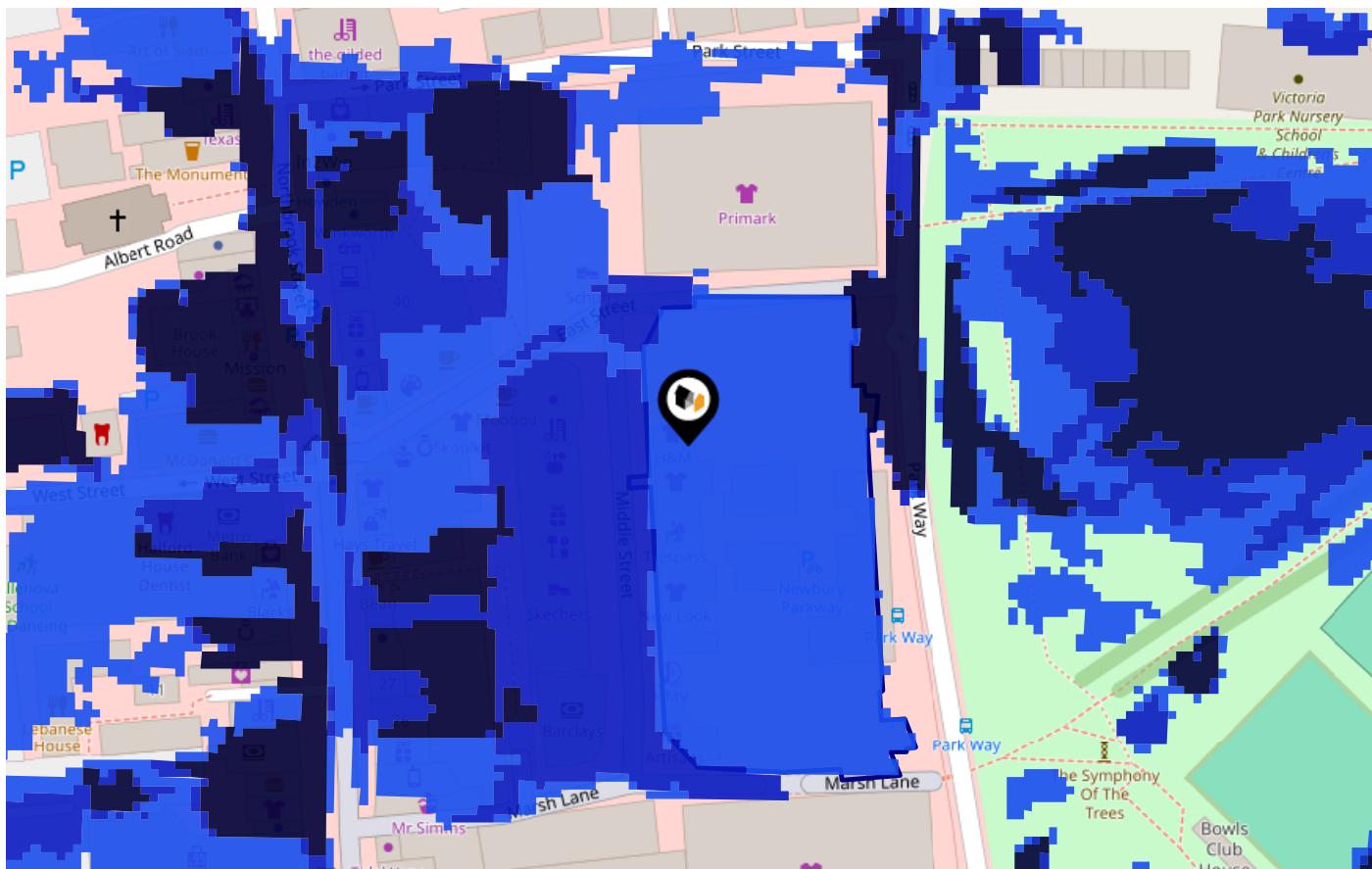


# Flood Risk

## 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.

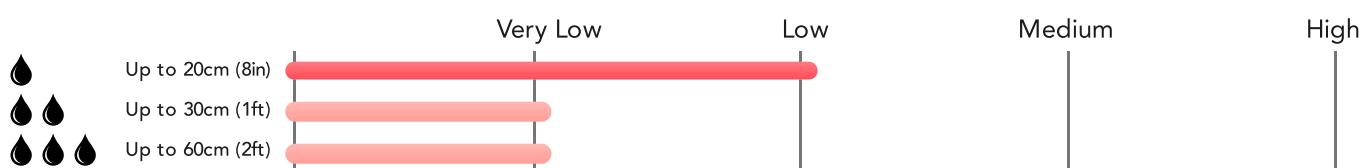


### Risk Rating: Low

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:

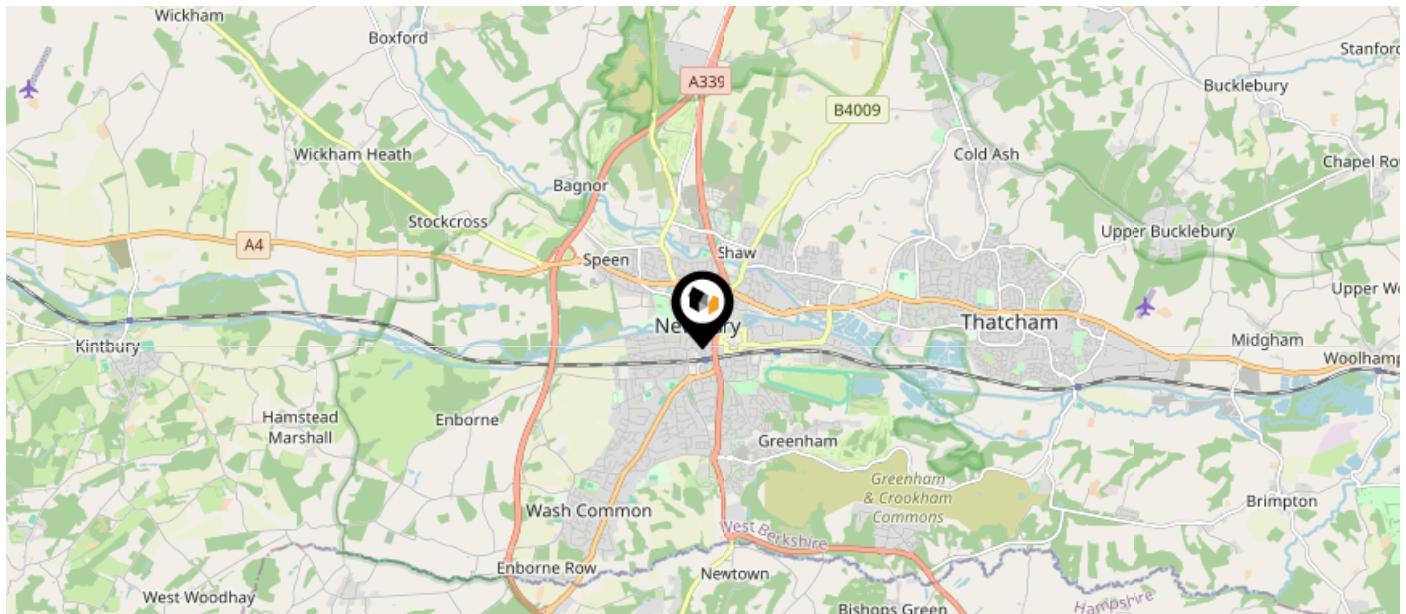


# Maps

## Green Belt



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



### Nearby Green Belt Land

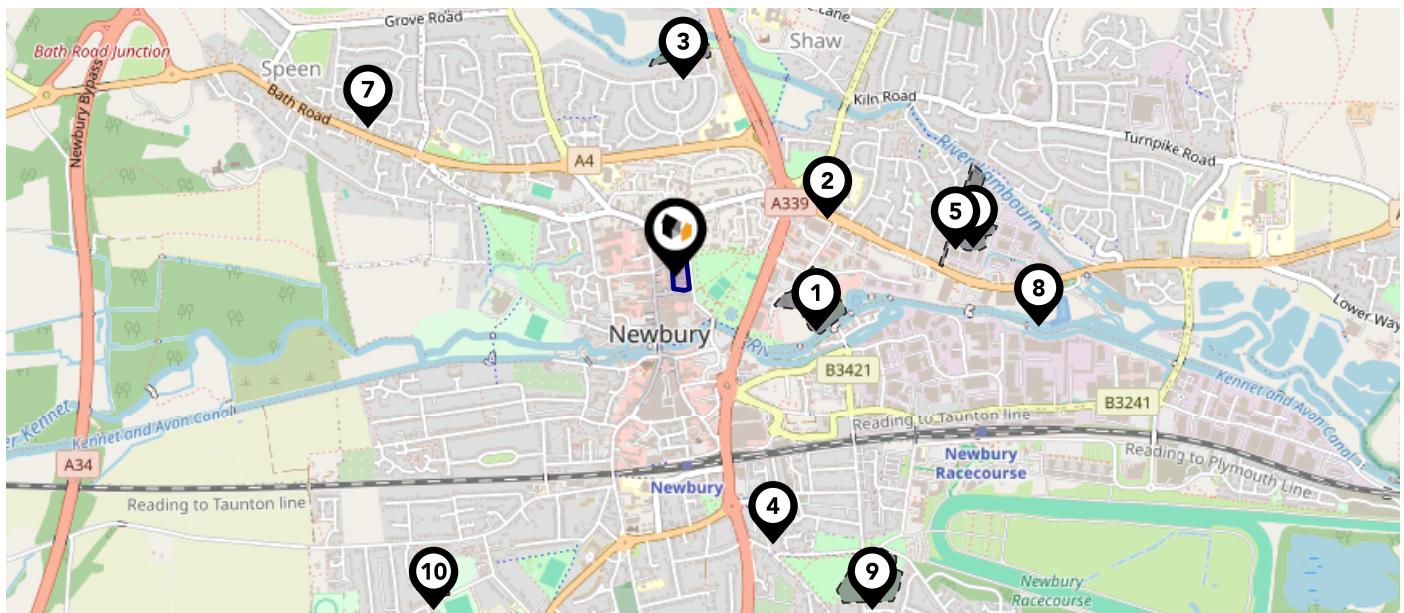
No data available.

# 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

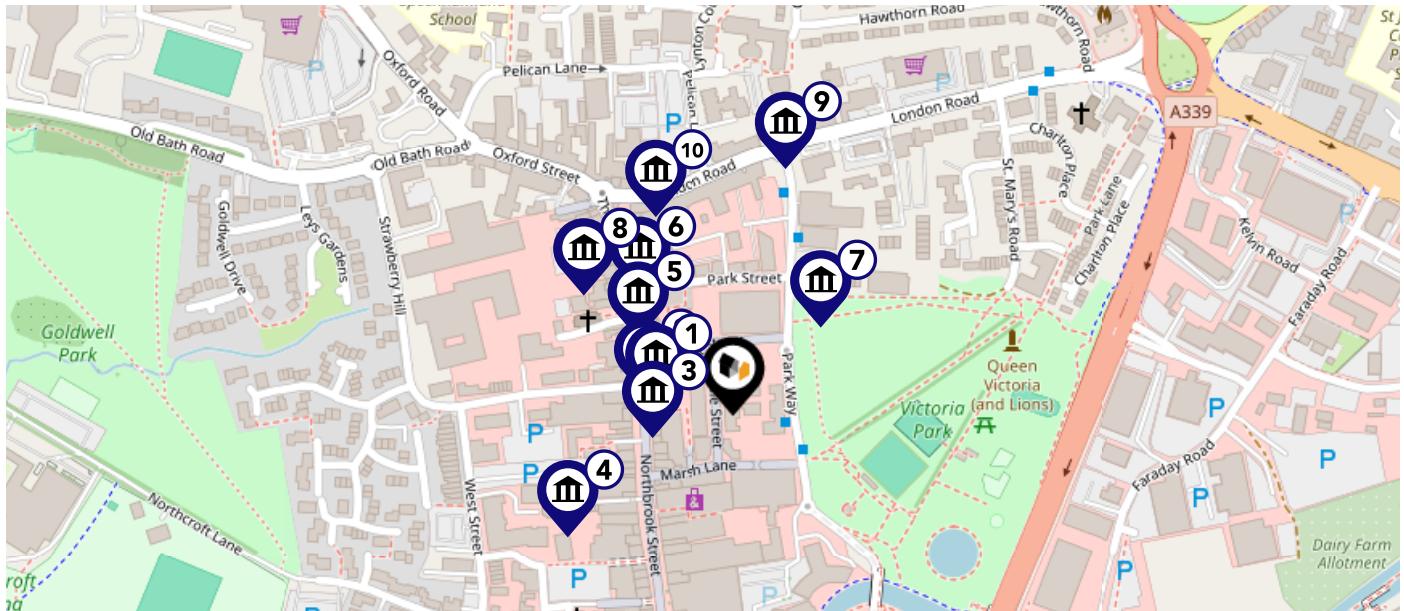
1	Faraday Road Estate-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Leslie Southern Court-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Shaw Recreation Ground-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Queens Road-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Old Railway-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Castle Industrial Park-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
7	De Montfort Road-Speen, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Plenty London Road-London Road, Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Stroud Green-Greenham, Berkshire	Historic Landfill	<input type="checkbox"/>
10	Mayfair Drive-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

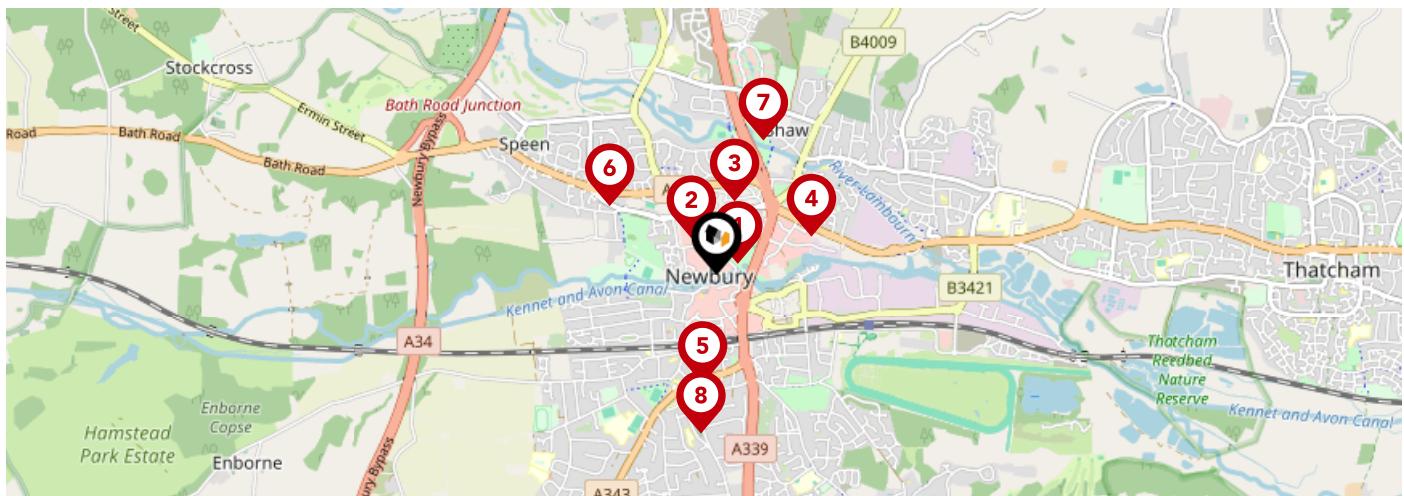


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1211163 - 38, Northbrook Street	Grade II	0.0 miles
2 1211029 - 39a, Northbrook Street	Grade II	0.0 miles
3 1290155 - 33, 33a And 34, Northbrook Street	Grade II	0.0 miles
4 1221034 - 2, 3 And 6, Cromwell Place	Grade II	0.1 miles
5 1211032 - 46, Northbrook Street	Grade II	0.1 miles
6 1220554 - King's Coffee House	Grade II	0.1 miles
7 1290046 - 1-12, Park Terrace	Grade II	0.1 miles
8 1290922 - 5, The Broadway	Grade II	0.1 miles
9 1221172 - St Mary's House	Grade II	0.1 miles
10 1290583 - 6, London Road	Grade II	0.1 miles

# Area Schools



Nursery Primary Secondary College Private



## 1 Victoria Park Nursery School & Family Hub

Ofsted Rating: Outstanding | Pupils: 125 | Distance:0.11



## 2 Speenhamland School

Ofsted Rating: Good | Pupils: 302 | Distance:0.21



## 3 The Winchcombe School

Ofsted Rating: Good | Pupils: 446 | Distance:0.35



## 4 St Joseph's Catholic Primary School

Ofsted Rating: Good | Pupils: 232 | Distance:0.47



## 5 St Nicolas C.E. Junior School

Ofsted Rating: Good | Pupils: 258 | Distance:0.51



## 6 Robert Sandilands Primary School and Nursery

Ofsted Rating: Good | Pupils: 239 | Distance:0.59



## 7 Trinity School

Ofsted Rating: Good | Pupils: 1300 | Distance:0.66

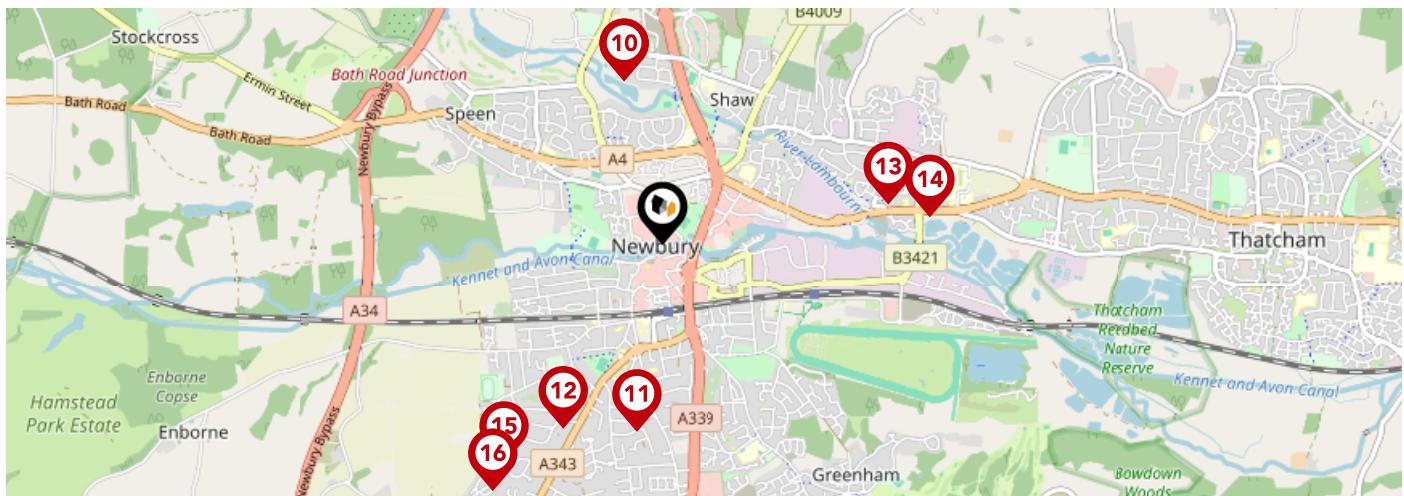


## 8 iCollege Alternative Provision

Ofsted Rating: Good | Pupils: 61 | Distance:0.74



# Area Schools



Nursery Primary Secondary College Private



## 9 Shaw-cum-Donnington C.E. Primary School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance: 0.78



## 10 The Castle School

Ofsted Rating: Outstanding | Pupils: 180 | Distance: 0.78



## 11 St John the Evangelist CofE Infant and Nursery School

Ofsted Rating: Good | Pupils: 188 | Distance: 0.87



## 12 St Bartholomew's School

Ofsted Rating: Outstanding | Pupils: 1988 | Distance: 0.97



## 13 Engaging Potential

Ofsted Rating: Good | Pupils: 14 | Distance: 1.06



## 14 Fir Tree Primary School and Nursery

Ofsted Rating: Good | Pupils: 238 | Distance: 1.24



## 15 John Rankin Junior School

Ofsted Rating: Good | Pupils: 358 | Distance: 1.25

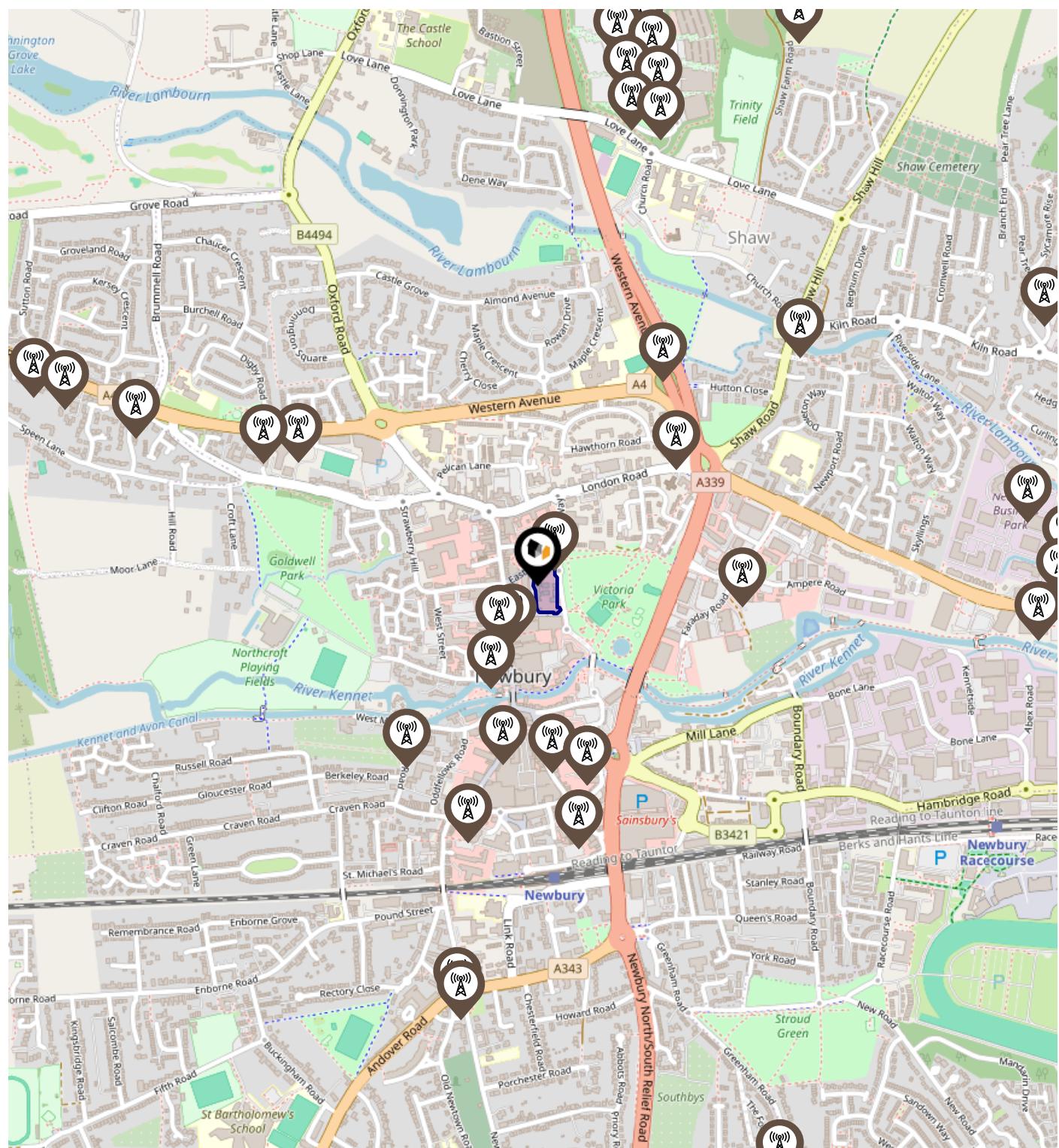


## 16 John Rankin Infant and Nursery School

Ofsted Rating: Good | Pupils: 272 | Distance: 1.39



# Local Area Masts & Pylons



## Key:

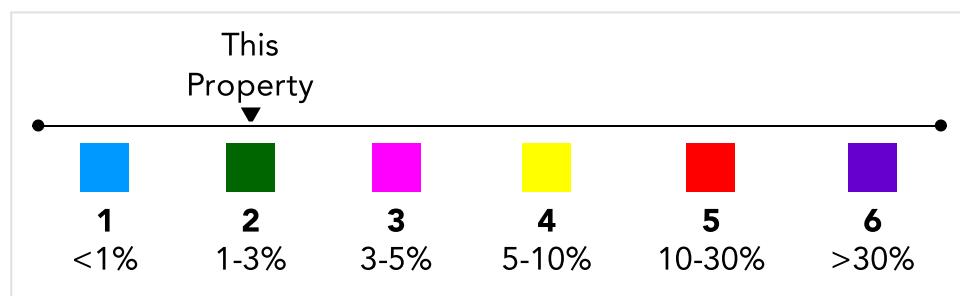
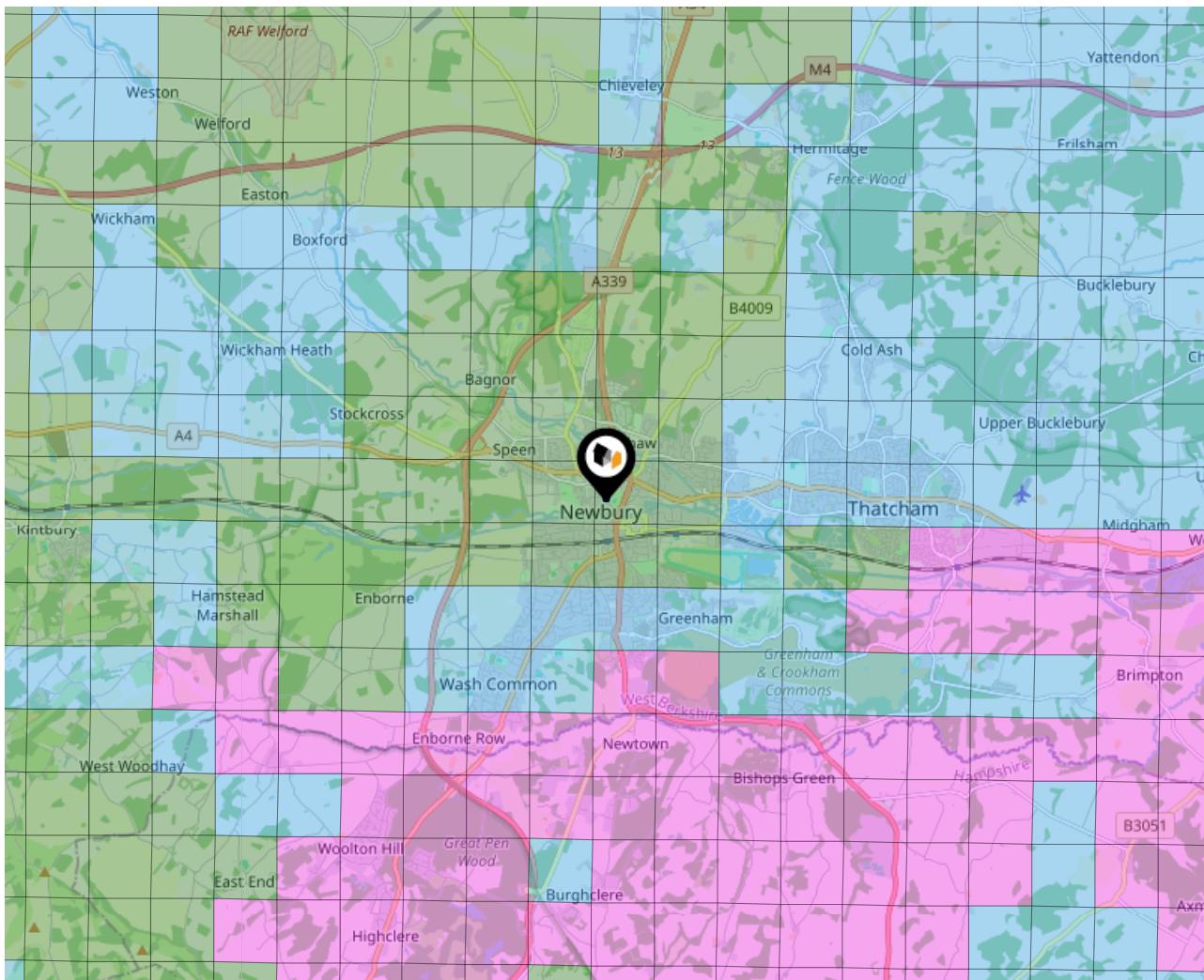
- Power Pylons
- Communication Masts

# Environment **Radon Gas**

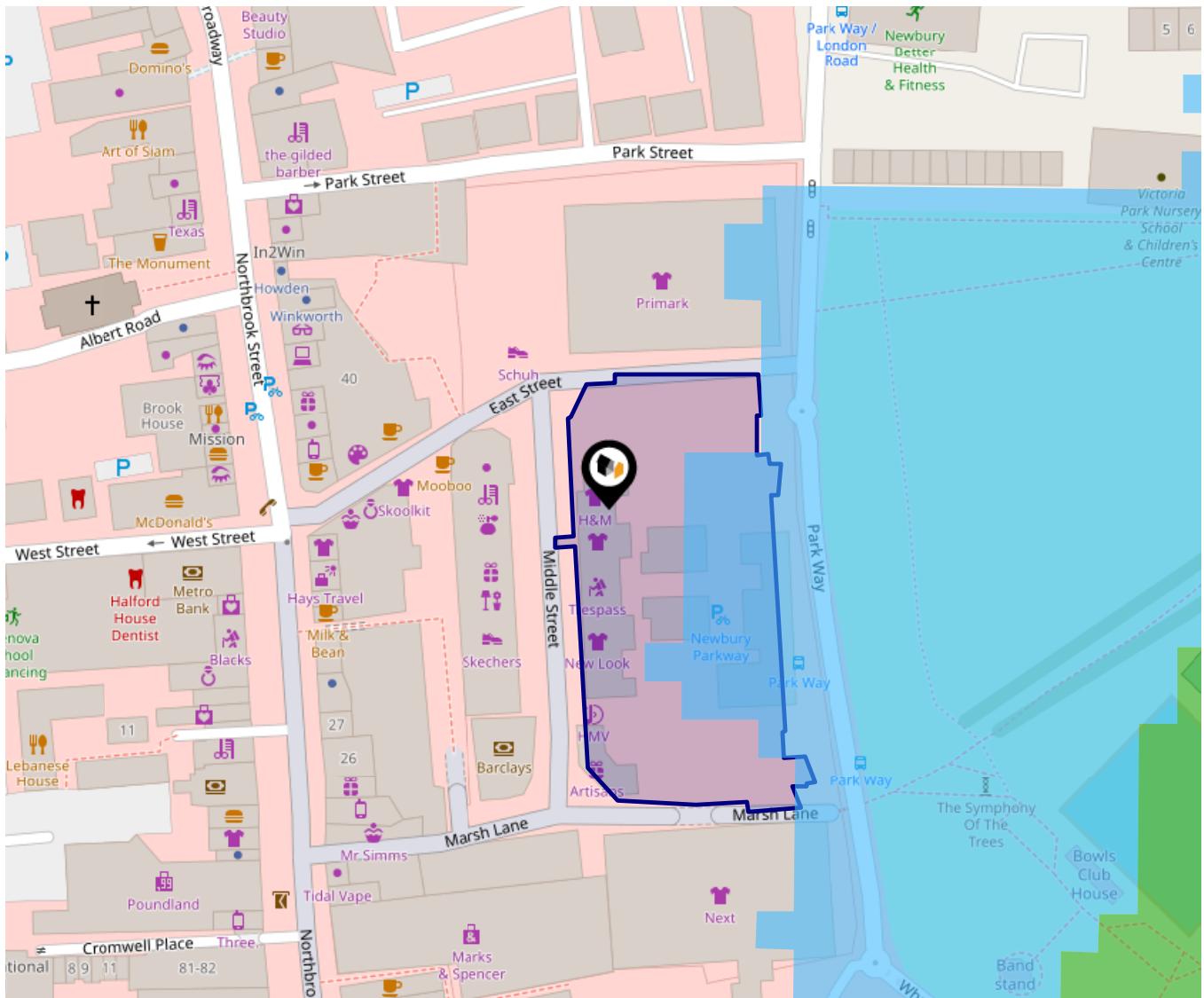


## What is Radon?

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

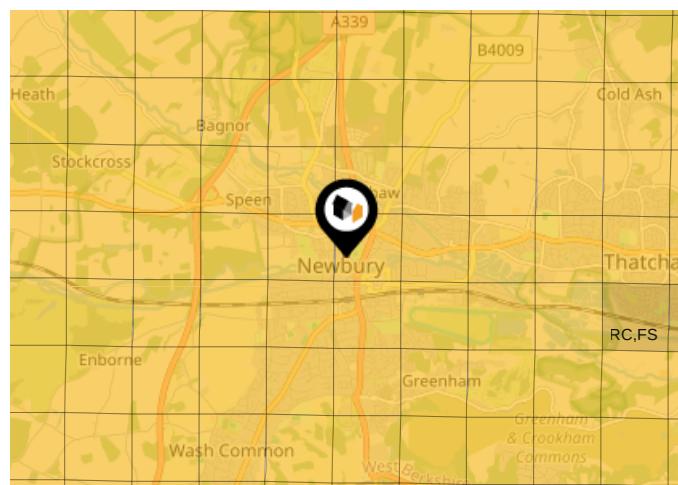
# Environment

## Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

**Carbon Content:** NONE      **Soil Texture:** SAND TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** DEEP  
**Soil Group:** RUDACEOUS  
LIGHT(SANDY) TO  
MEDIUM(SANDY)



### 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)



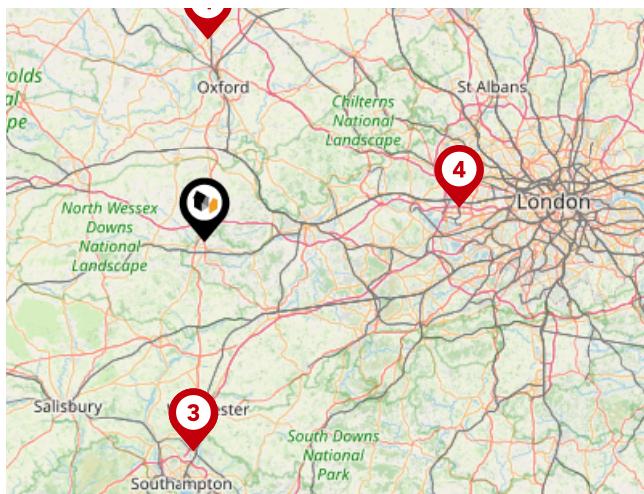
## National Rail Stations

Pin	Name	Distance
1	Newbury Rail Station	0.44 miles
2	Newbury Rail Station	0.44 miles
3	Newbury Racecourse Rail Station	0.77 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	3.41 miles
2	M4 J14	7.68 miles
3	M3 J8	14.85 miles
4	M3 J7	14.67 miles
5	M4 J12	11.39 miles



## Airports/Helpads

Pin	Name	Distance
1	Kidlington	29.66 miles
2	North Stoneham	31.44 miles
3	Southampton Airport	31.44 miles
4	Heathrow Airport	37.84 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Park Way	0.04 miles
2	Park Way	0.05 miles
3	Park Way Top	0.11 miles
4	Newbury Wharf	0.2 miles
5	Oxford Street	0.19 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**



## Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

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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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