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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 17th January 2026



27, DRAKE WAY, READING, RG2

Avocado Property

07769 345086

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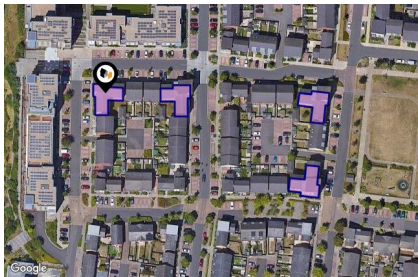
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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	24/08/2015
Floor Area:	699 ft ² / 65 m ²	End Date:	01/01/3014
Plot Area:	0.65 acres	Lease Term:	999 years (less 10 days) from and including 1 January 2015
Year Built :	2012	Term	988 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£2,211		
Title Number:	BK471470		

Local Area

Local Authority:	Reading	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		11	80	-
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

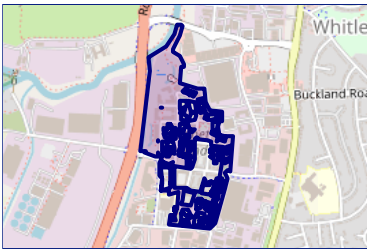
Property

Multiple Title Plans



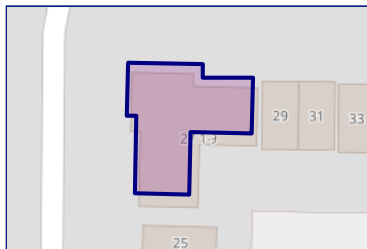
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



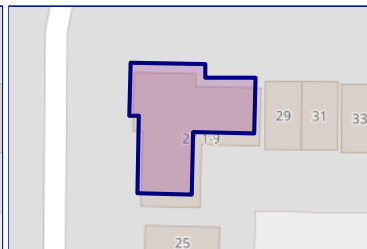
BK360292

Leasehold Title Plans



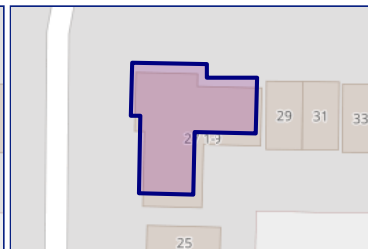
BK471470

Start Date: 16/12/2012
End Date: 01/01/3005
Lease Term: 999 years
from 1
January 2006
Term Remaining: 979 years



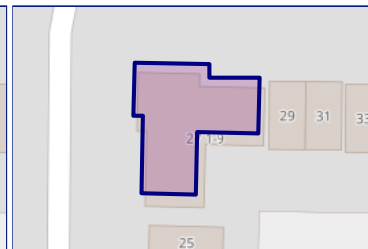
BK468029

Start Date: 05/03/2015
End Date: 01/01/3014
Lease Term: 999 years
from 1
January 2015
Term Remaining: 988 years



BK467952

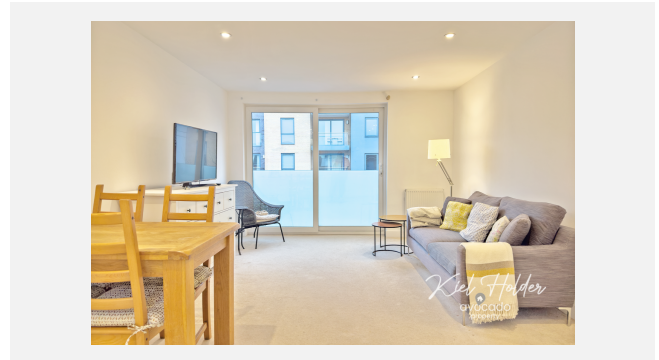
Start Date: 05/03/2015
End Date: 01/01/3014
Lease Term: 999 years
(less 10 days)
from and
including 1
January 2015
Term Remaining: 988 years



BK453063

Start Date: 24/08/2015
End Date: 01/01/3014
Lease Term: 999 years
(less 10 days)
from and
including 1
January 2015
Term Remaining: 988 years

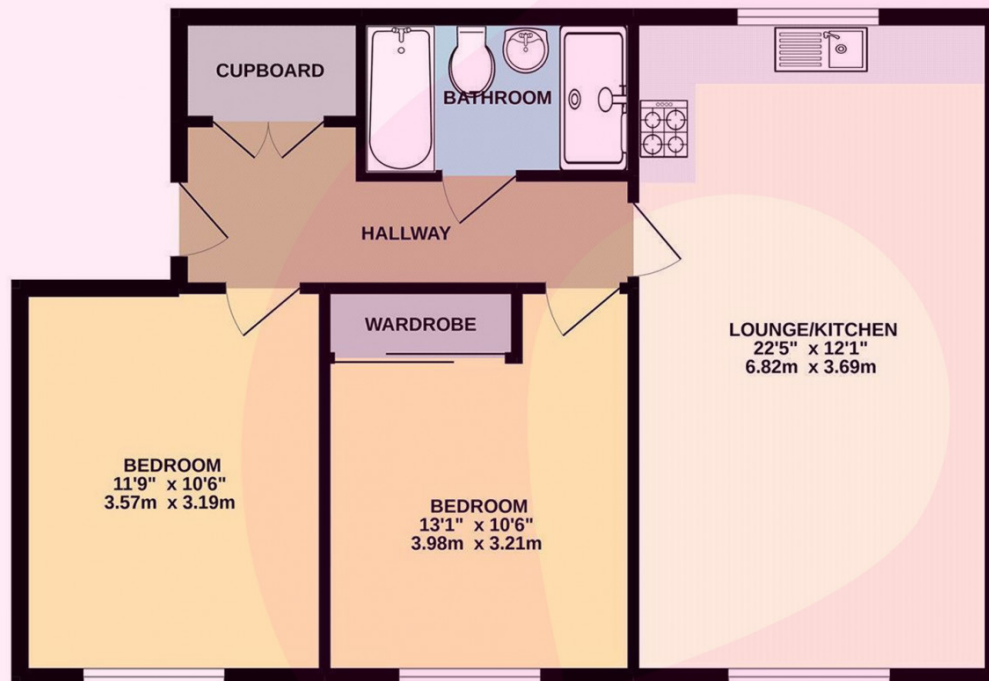
KFB - Key Facts For Buyers



KFB - Key Facts For Buyers

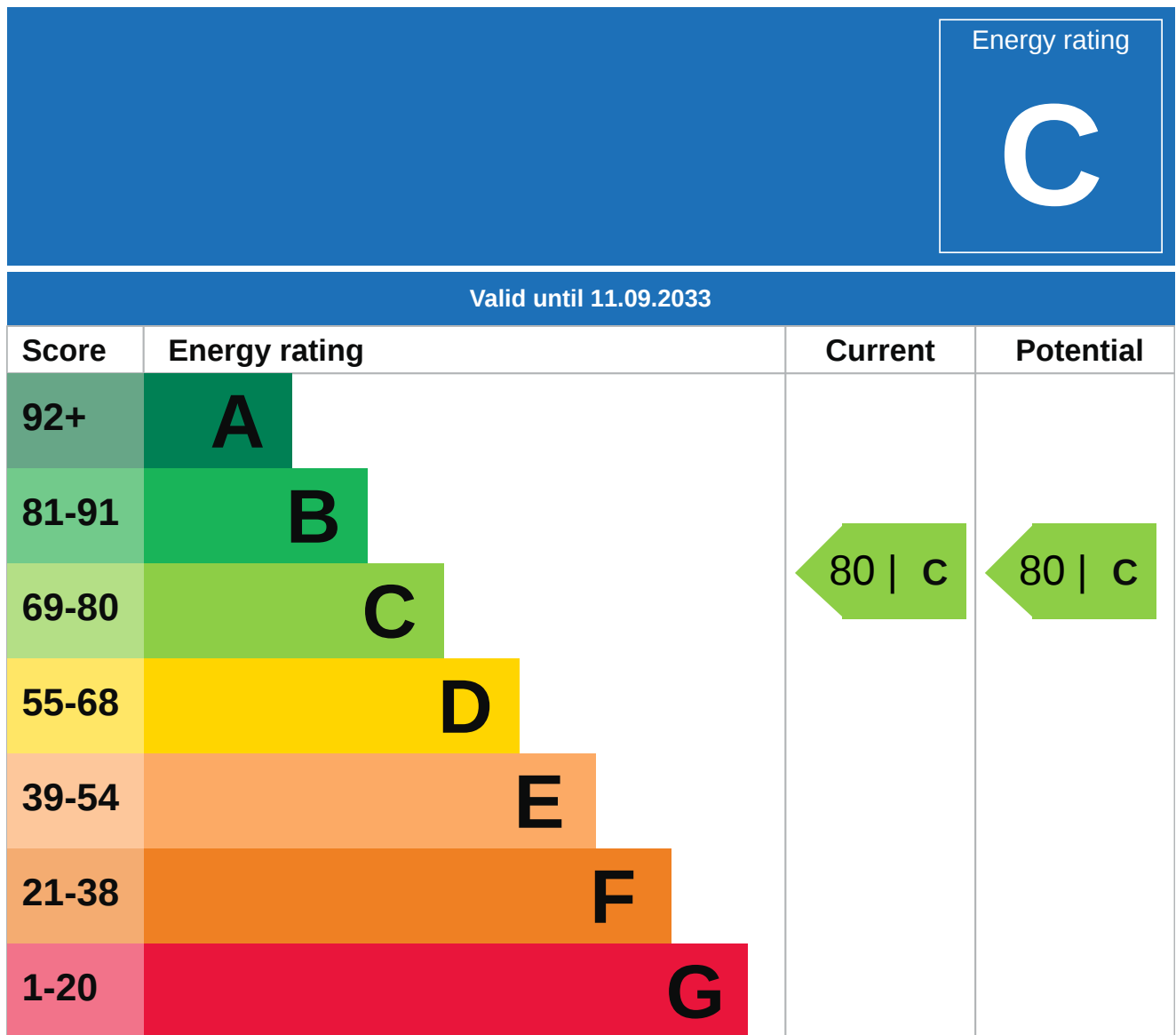
27, DRAKE WAY, READING, RG2

Floorplan for **Drake Way, RG2**
Two bed, top/second floor apartment



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Kiel Holder
avocado
property



Property

EPC - Additional Data



Additional EPC Data

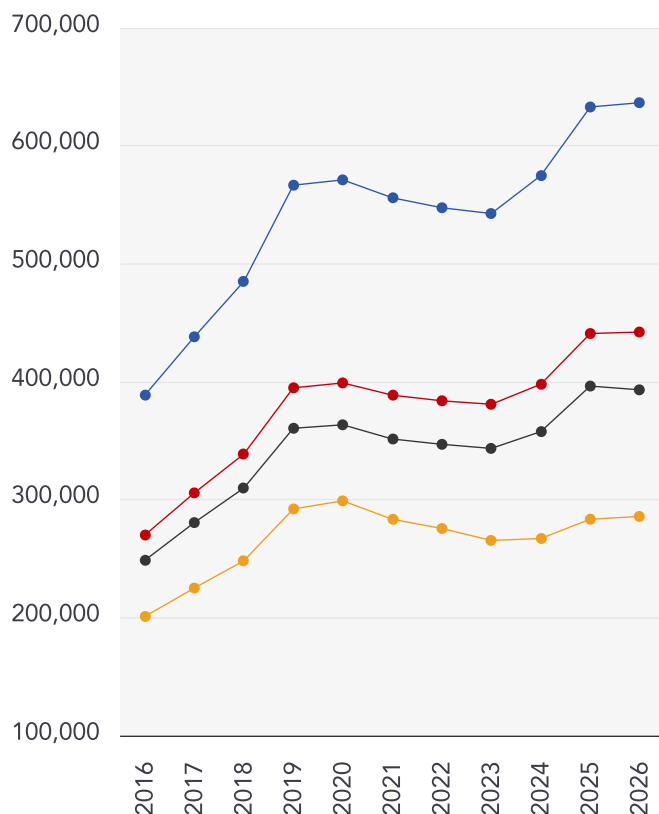
Property Type:	Top-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Timber frame as built insulated (assumed)
Walls Energy:	Very good
Roof:	Pitched 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	65 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+63.79%

Semi-Detached

+63.72%

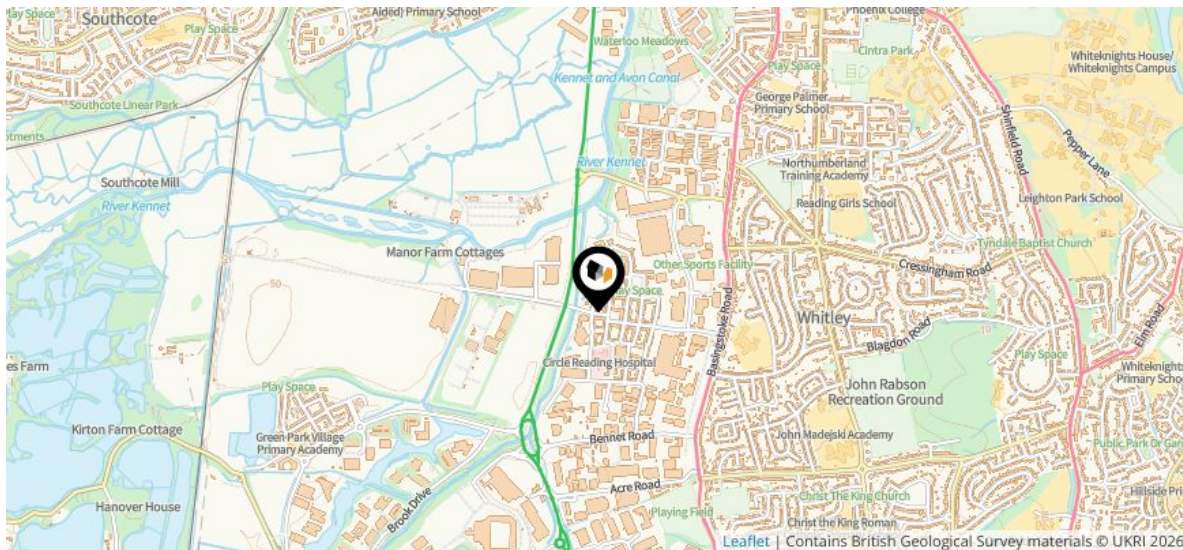
Terraced

+58.11%

Flat

+42.18%

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.

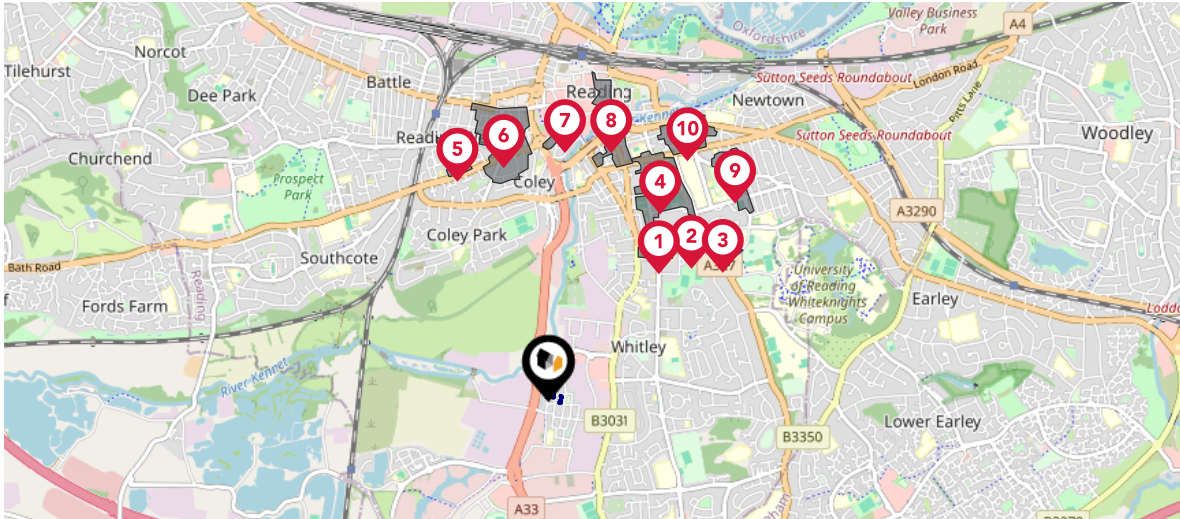
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Christchurch
- 2 The Mount
- 3 Redlands
- 4 Kendrick Road
- 5 Downshire Square
- 6 Russell Street and Castle Hill
- 7 St Mary's Butts and Castle Street
- 8 Market Place and London Street
- 9 Alexandra Road
- 10 Eldon Square

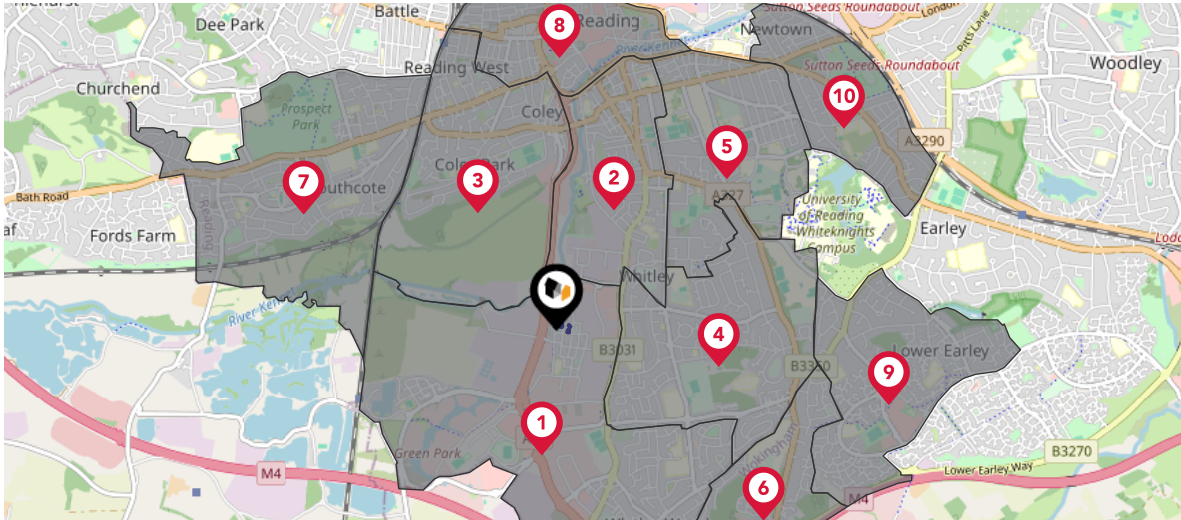
KFB - Key Facts For Buyers

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

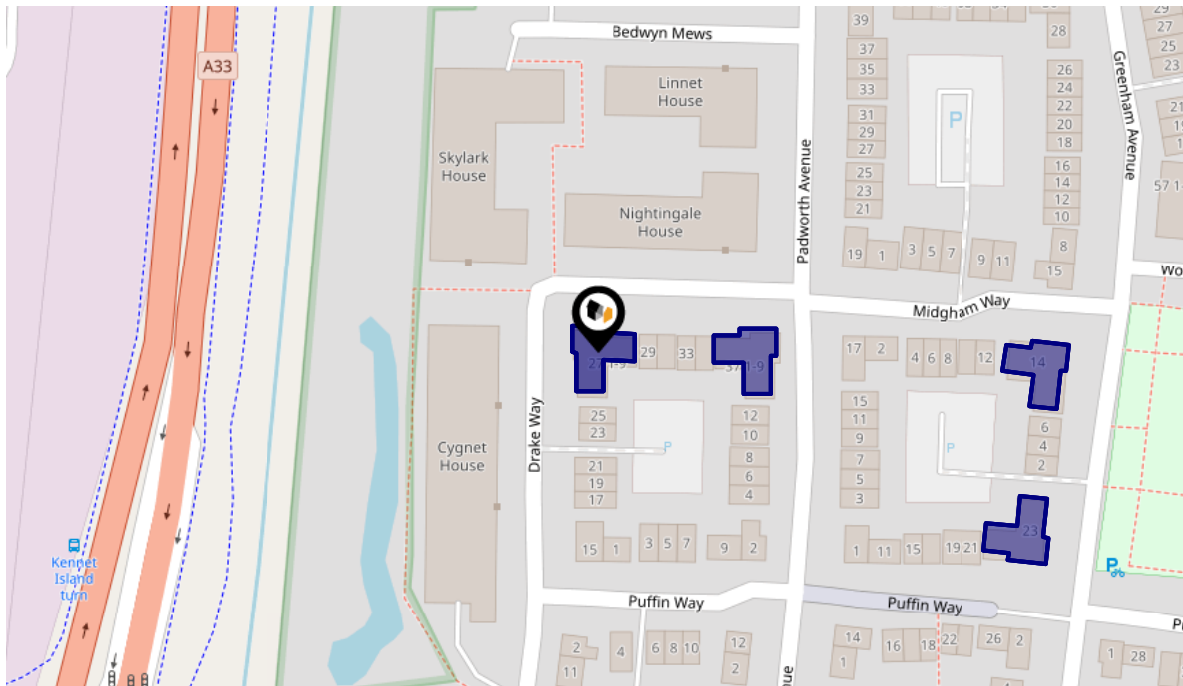


Nearby Council Wards

- | | |
|----|----------------------|
| 1 | Whitley Ward |
| 2 | Katesgrove Ward |
| 3 | Coley Ward |
| 4 | Church Ward |
| 5 | Redlands Ward |
| 6 | Shinfield North Ward |
| 7 | Southcote Ward |
| 8 | Abbey Ward |
| 9 | Hillside Ward |
| 10 | Park Ward |

KFB - Key Facts For Buyers

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:

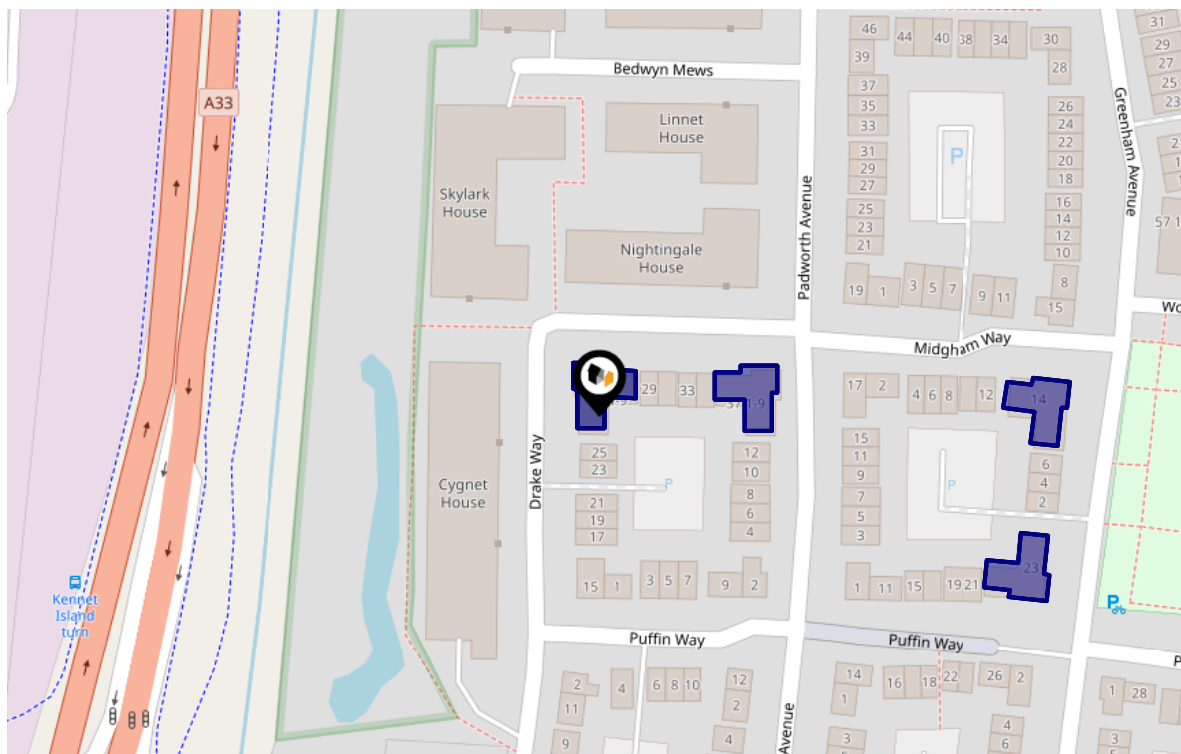
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:



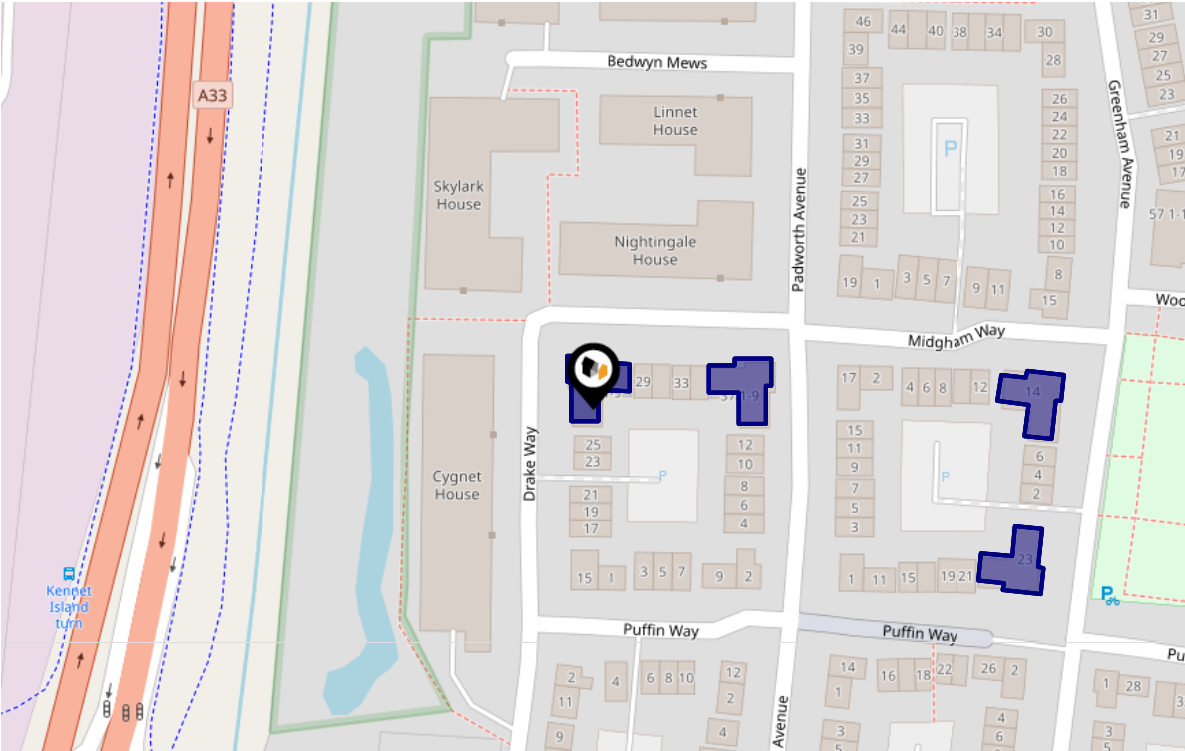
KFB - Key Facts For Buyers

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.
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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:



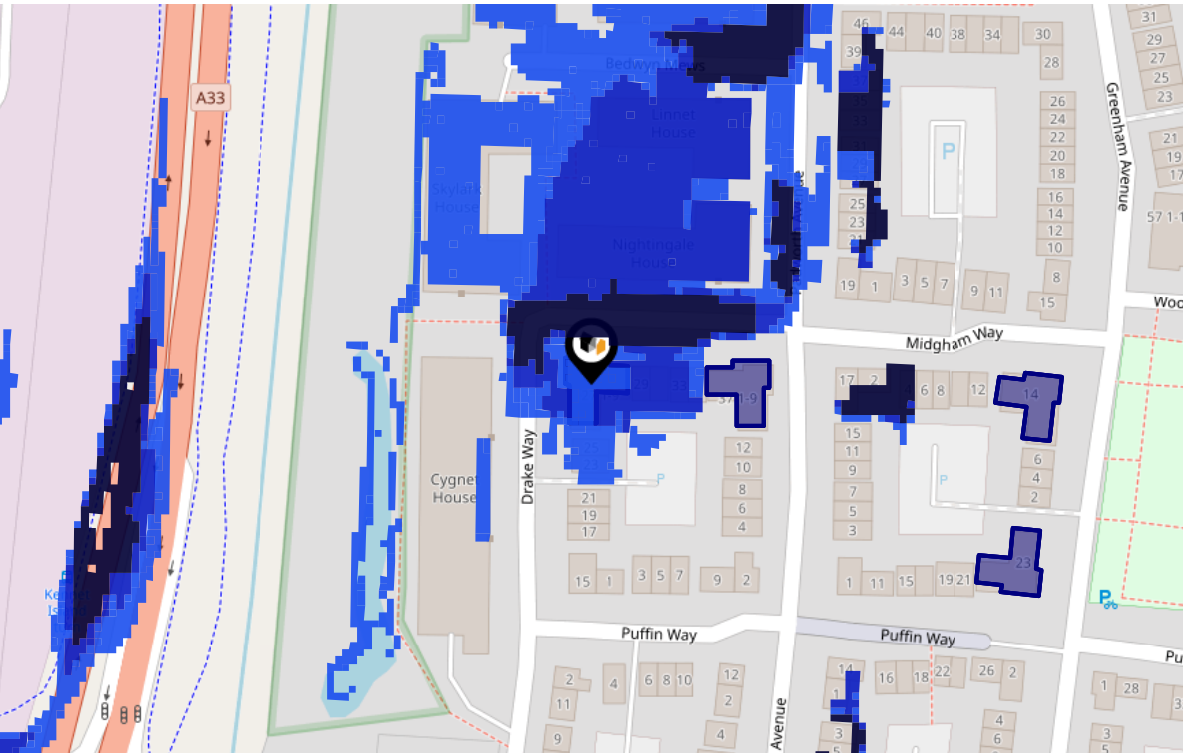
KFB - Key Facts For Buyers

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: 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:



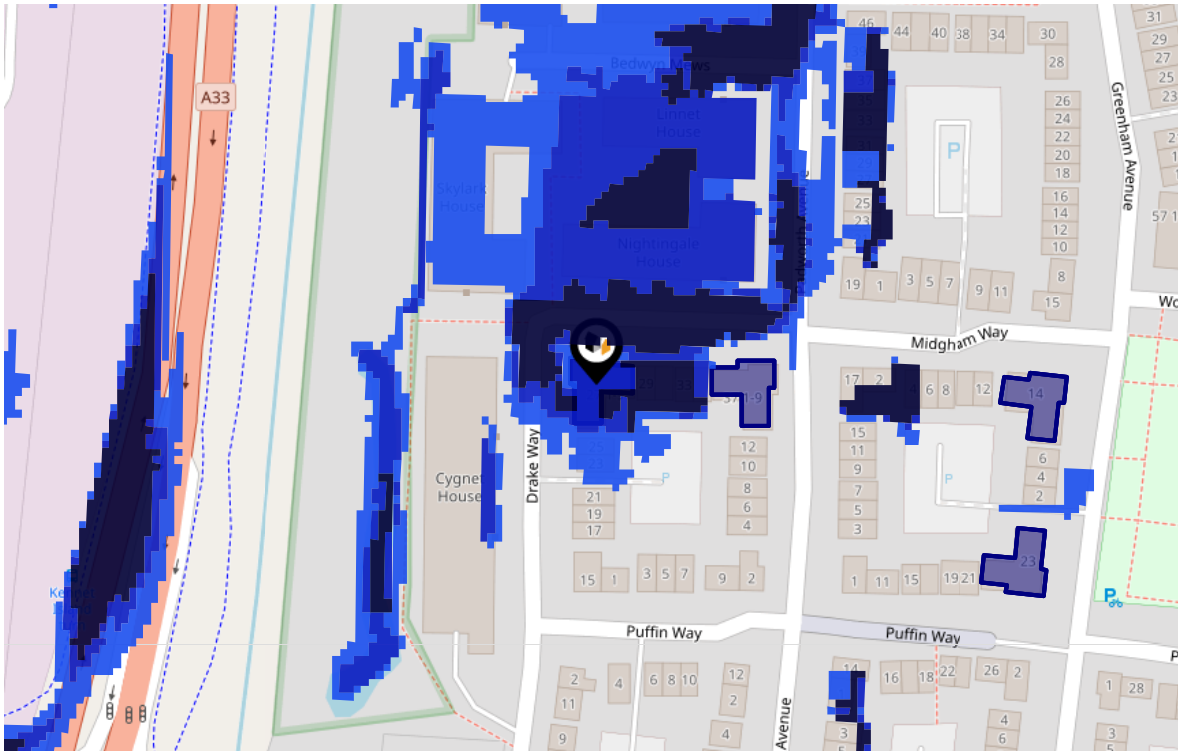
KFB - Key Facts For Buyers

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.

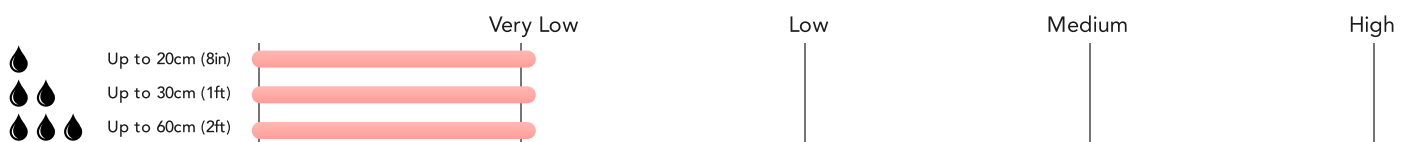


Risk Rating: Medium

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.

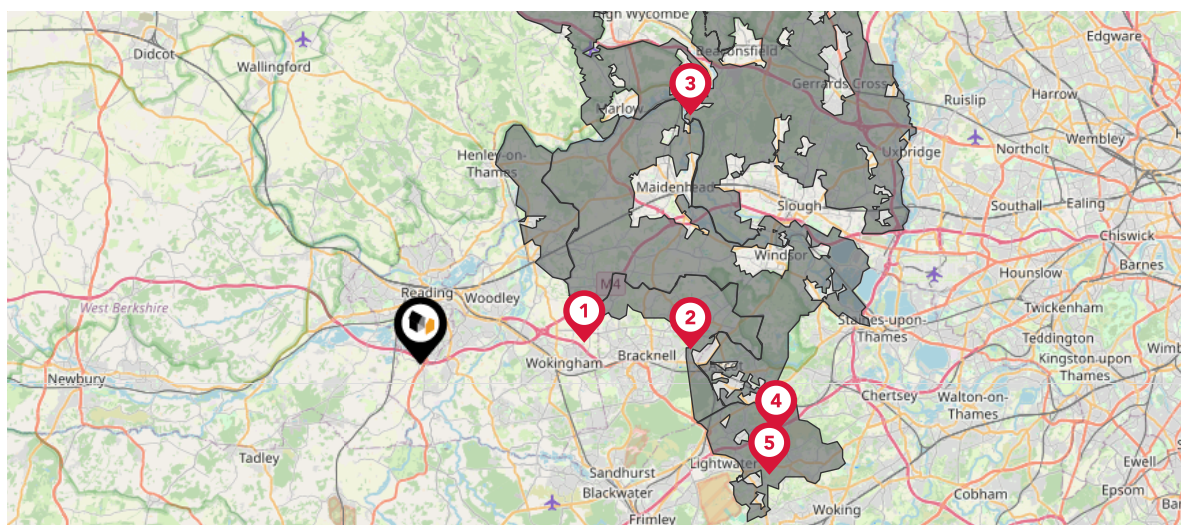
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



KFB - Key Facts For Buyers

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

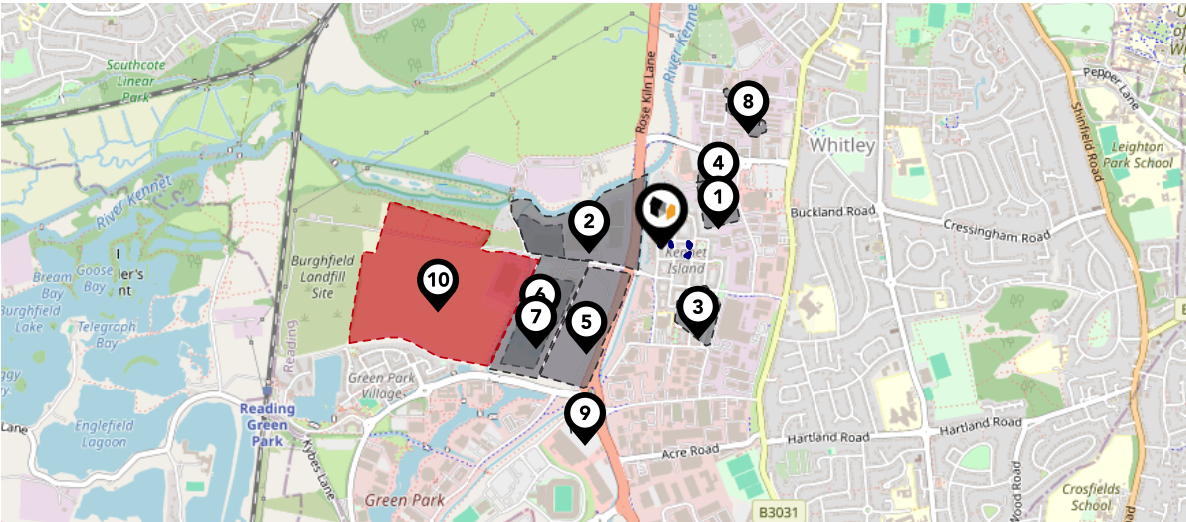


Nearby Green Belt Land

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



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.



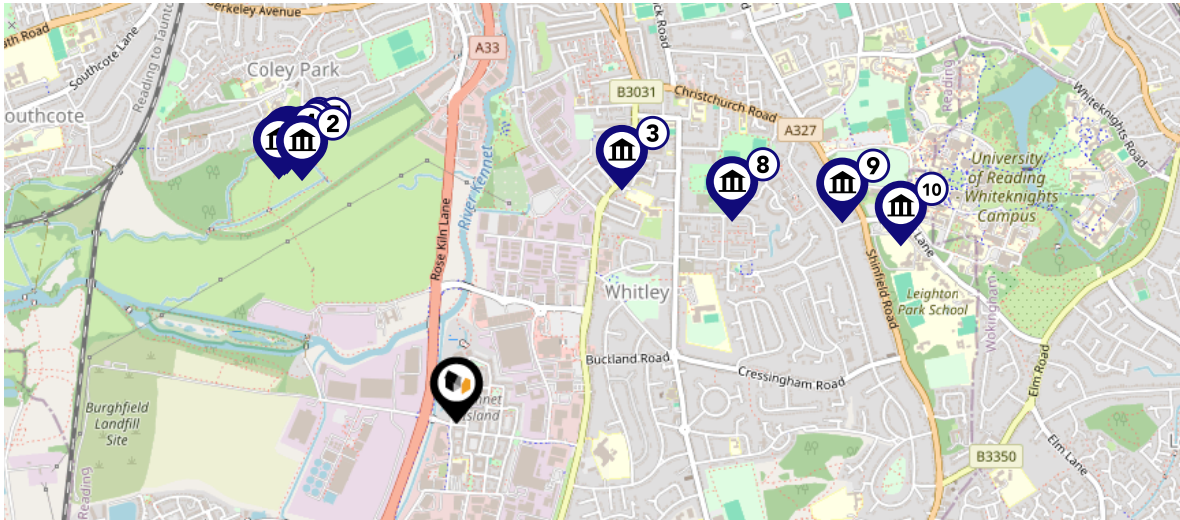
Nearby Landfill Sites		
1	Gillette Warehouse-Reading, Berkshire	Historic Landfill
2	Island Road-Reading, Berkshire	Historic Landfill
3	Manor Farm-Reading, Berkshire	Historic Landfill
4	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill
5	Smallmead Stadium-Reading, Berkshire	Historic Landfill
6	Island Road Tip-Island Road, Reading, Berkshire	Historic Landfill
7	Sludge Beds-Reading, Berkshire	Historic Landfill
8	Craddock Road-Reading, Berkshire	Historic Landfill
9	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill
10	EA/EPR/FB3105XW/V002 - RMC Aggregates (Southern) Ltd	Active Landfill











Maps

Listed Buildings

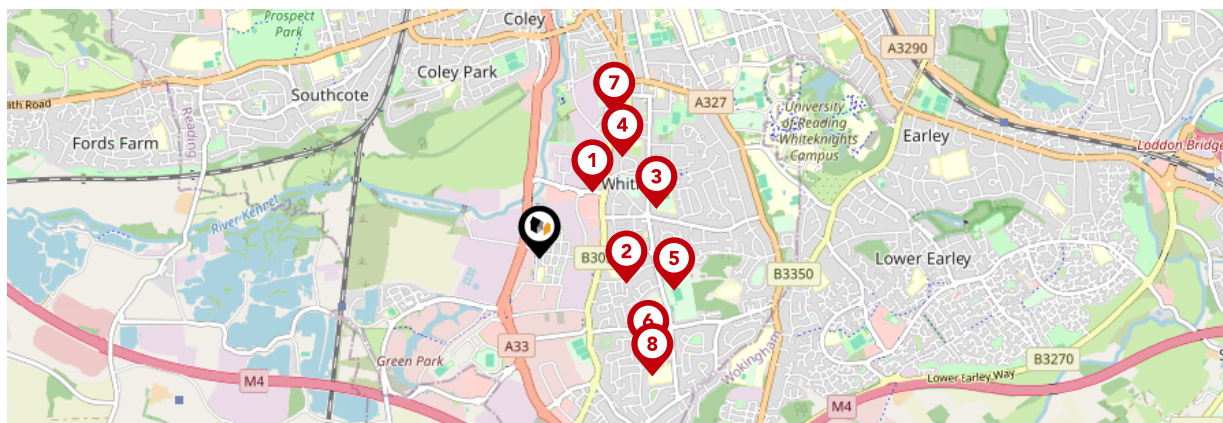


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

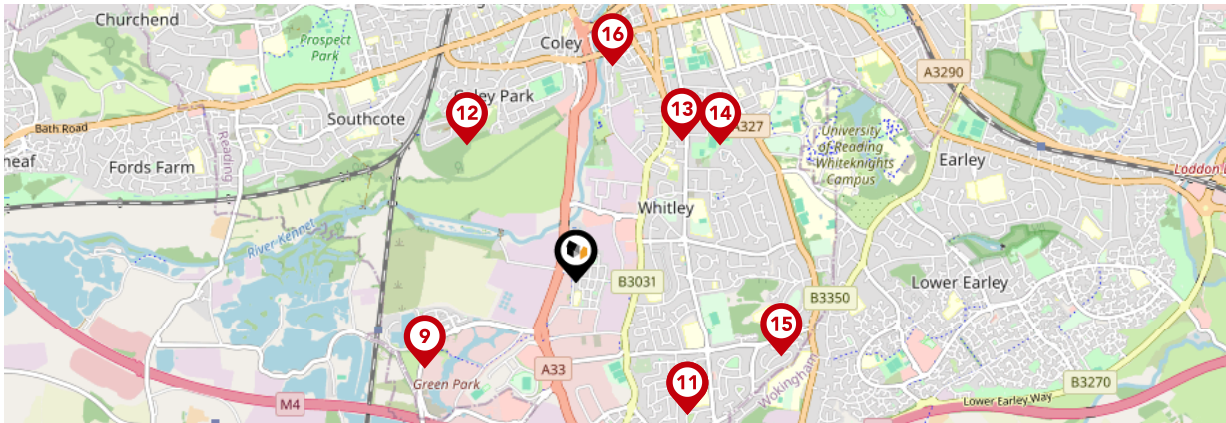










Listed Buildings in the local district		Grade	Distance
	1321862 - Bailliff's Cottage	Grade II	0.8 miles
	1321899 - East Bridge Over The Holy Brook At Coleypark Farm	Grade II	0.8 miles
	1113395 - 64-70, Basingstoke Road	Grade II	0.8 miles
	1113608 - West Bridge Over The Holy Brook At Coleypark Farm	Grade II	0.8 miles
	1113612 - Coachhouse At Coley Park Farm	Grade II	0.8 miles
	1113611 - Small Circular Dovecot At Coleypark Farm	Grade II	0.8 miles
	1321860 - Building To South Of Rose Cottage	Grade II	0.8 miles
	1113615 - Whitley Park Farmhouse	Grade II	1.0 miles
	1113576 - Lodge To Whiteknights Park House	Grade II	1.2 miles
	1157221 - Blandford Lodge	Grade II	1.3 miles

KFB - Key Facts For Buyers



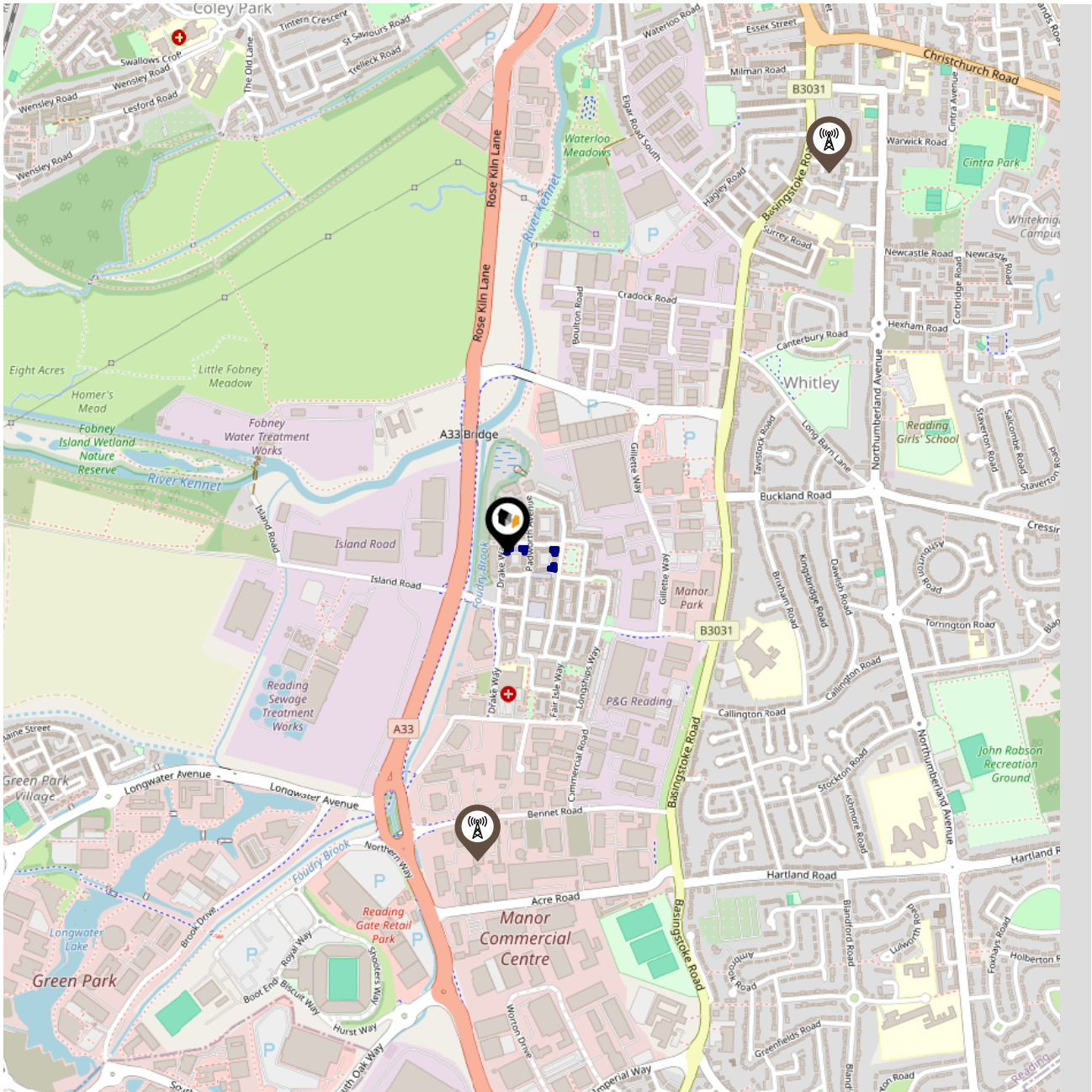
		Nursery	Primary	Secondary	College	Private
1	OneSchool Global Reading Senior Campus Ofsted Rating: Not Rated Pupils: 95 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Reading Girls' School Ofsted Rating: Good Pupils: 873 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Palmer Primary Academy Ofsted Rating: Good Pupils: 454 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:0.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	New Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Christian School Ofsted Rating: Not Rated Pupils: 21 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hamilton School Ofsted Rating: Good Pupils: 60 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

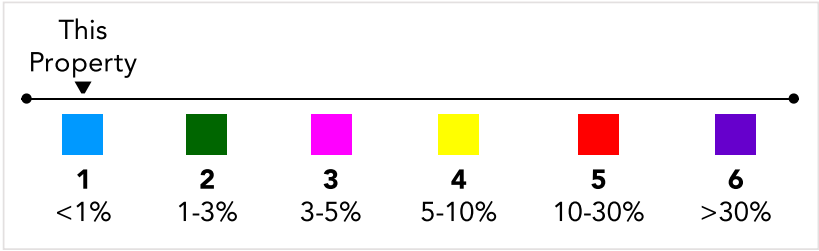
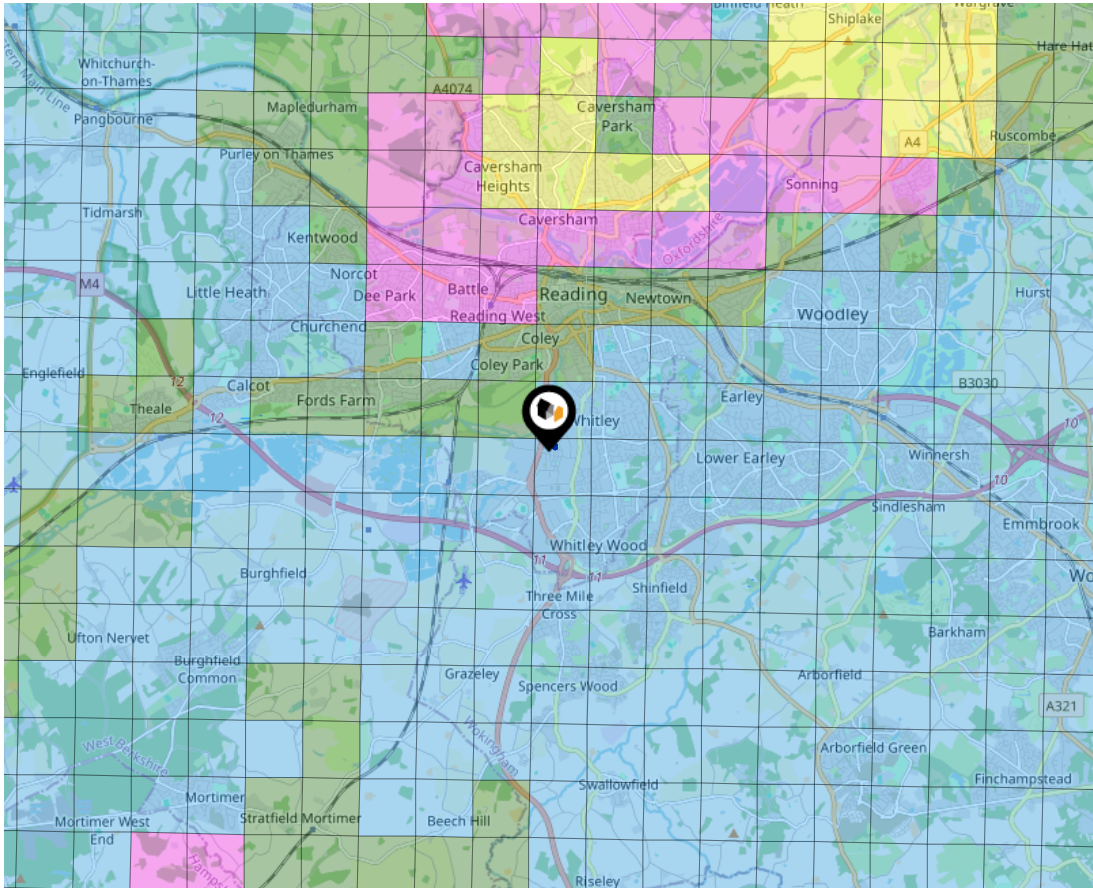
-  Power Pylons
-  Communication Masts

KFB - Key Facts For Buyers

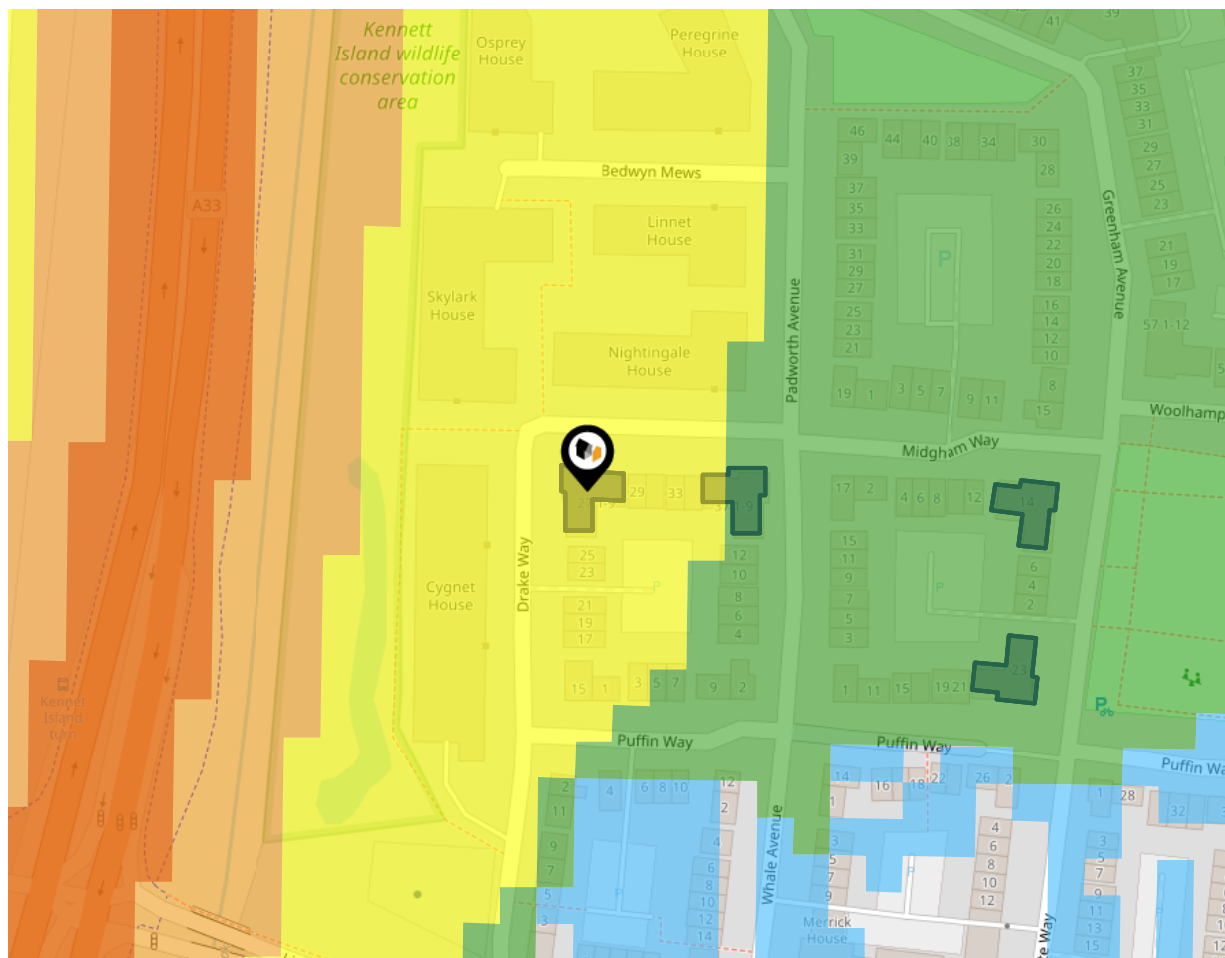


What is Radon?

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:

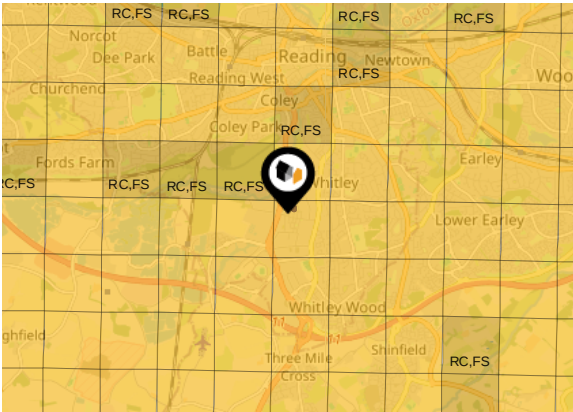
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

KFB - Key Facts For Buyers



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		

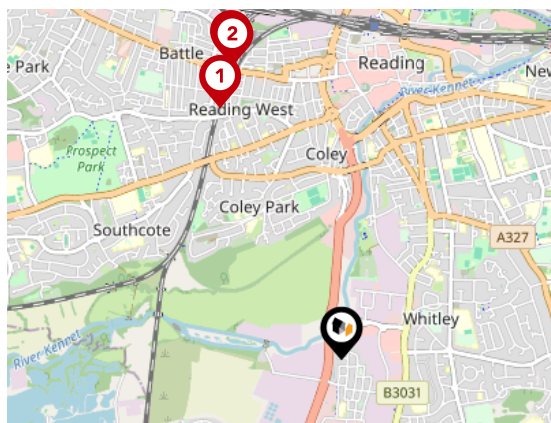


Primary Classifications (Most Common Clay Types)

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

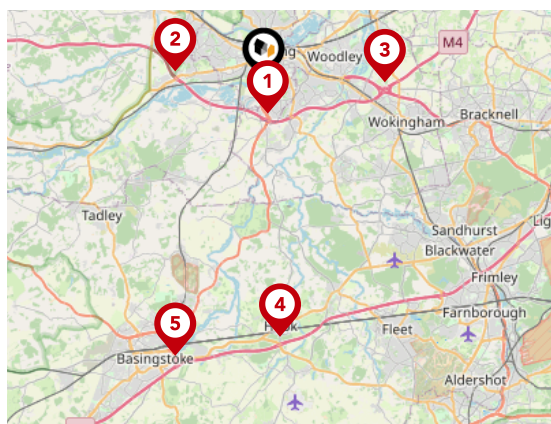
Area

Transport (National)



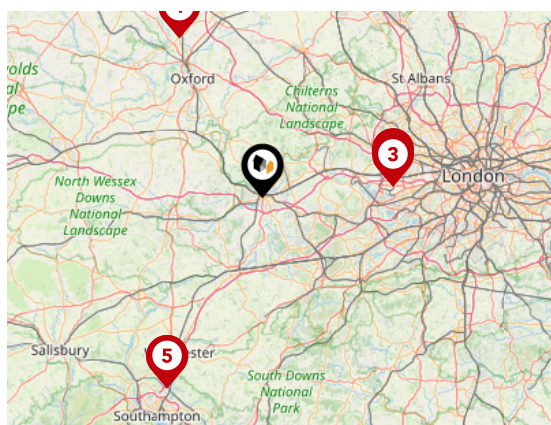
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	1.51 miles
2	Reading West Rail Station	1.7 miles
3	Reading West Rail Station	1.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	1.39 miles
2	M4 J12	3.86 miles
3	M4 J10	5.27 miles
4	M3 J5	11.17 miles
5	M3 J6	12.57 miles

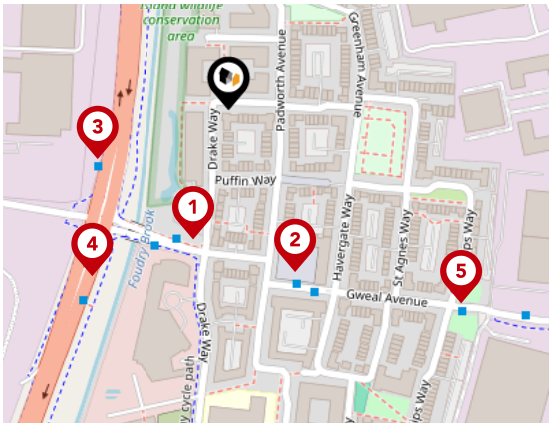


Airports/Helipads

Pin	Name	Distance
1	Kidlington	31.23 miles
2	Heathrow Airport	22.76 miles
3	Heathrow Airport Terminal 4	22.87 miles
4	North Stoneham	37.27 miles
5	Southampton Airport	37.27 miles

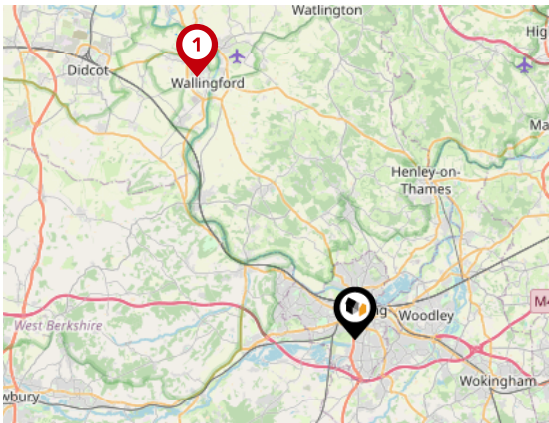
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hilton Hotel	0.09 miles
2	Central Piazza	0.12 miles
3	Kennet Island turn	0.1 miles
4	Kennet Island turn	0.15 miles
5	Manor Farm Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	13.33 miles



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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