



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th March 2025



TARRAGON WAY, BURGHFIELD COMMON, READING, RG7

Avocado Property

07545 349240

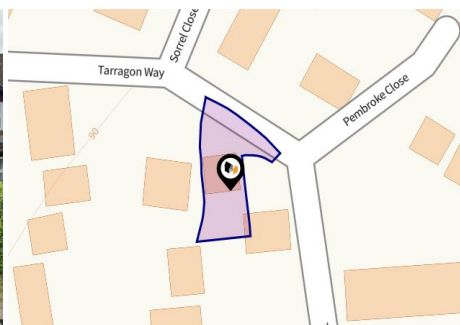
ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.1 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,767		
Title Number:	BK256439		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	227 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

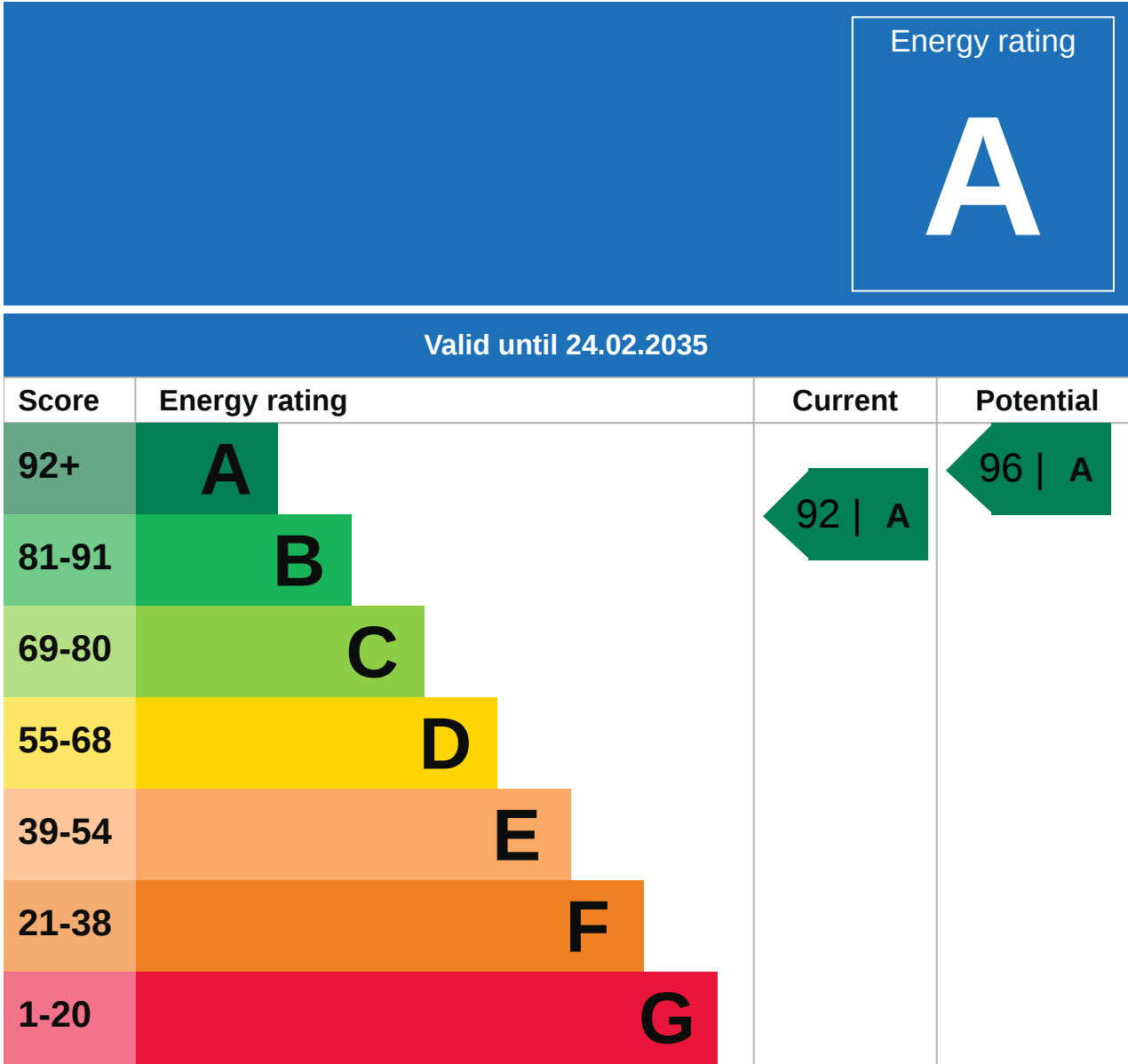
This Address



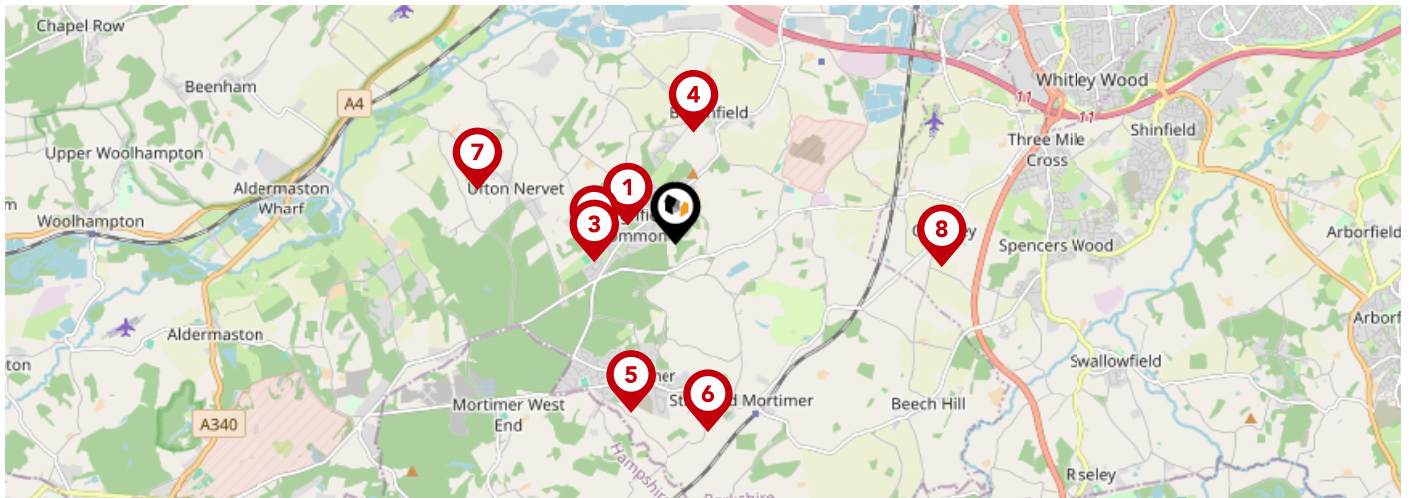
Planning records for: *Tarragon Way, Burghfield Common, Reading, RG7*

Reference - 16/02857/CERTP	
Decision:	Decided
Date:	21st October 2016
Description:	Build up matching brickwork to the space underneath the existing bay window to improve thermal performance and provide additional space to the lounge. The external dimensions will be circa 0.8m x 2.0m

Property
EPC - Certificate

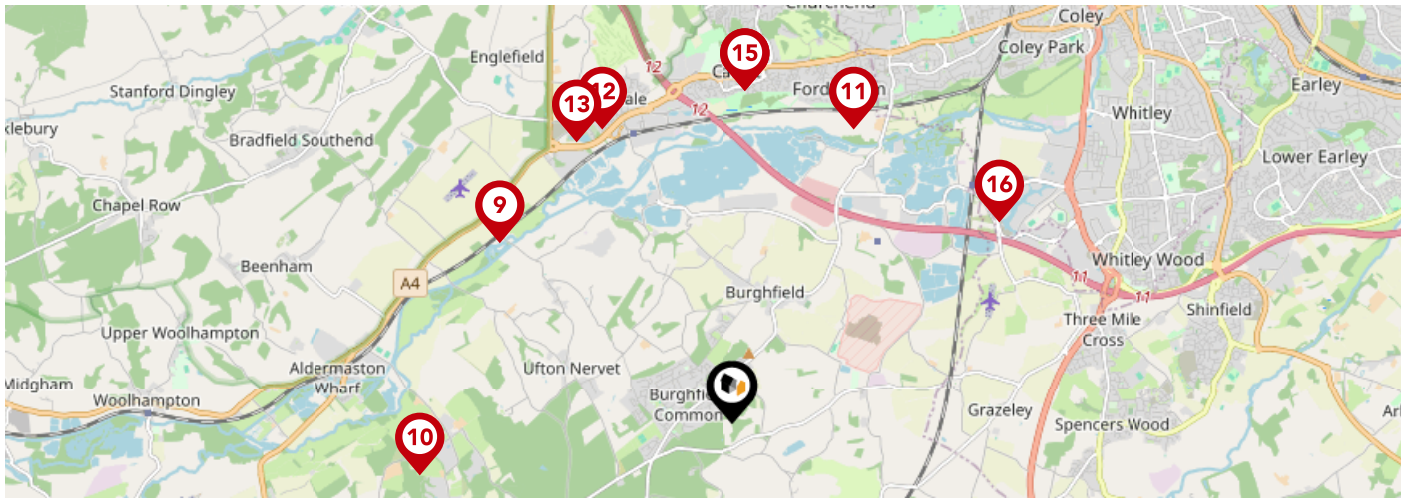


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Garland Junior School Ofsted Rating: Good Pupils: 219 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mrs Bland's Infant School Ofsted Rating: Good Pupils: 201 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Willink School Ofsted Rating: Good Pupils: 1255 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Burghfield St Mary's C.E. Primary School Ofsted Rating: Good Pupils: 196 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mortimer St Mary's C.E. Junior School Ofsted Rating: Good Pupils: 242 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sulhamstead and Ufton Nervet School Ofsted Rating: Good Pupils: 100 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

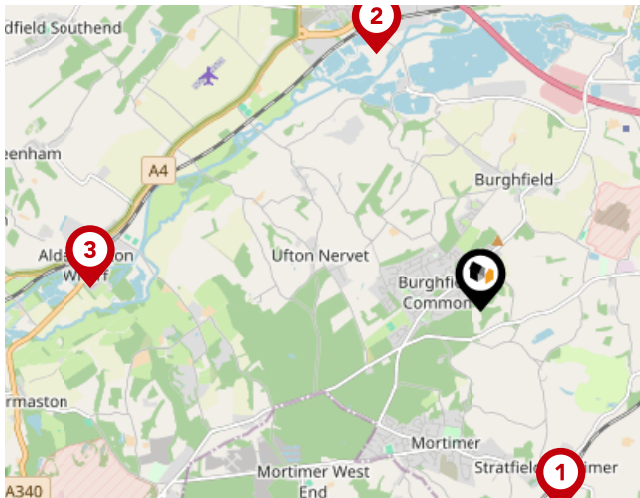
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Mile House Therapeutic School Ofsted Rating: Requires improvement Pupils: 28 Distance:2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kennet Valley Primary School Ofsted Rating: Good Pupils: 193 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Theale C.E. Primary School Ofsted Rating: Outstanding Pupils: 329 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Theale Green School Ofsted Rating: Good Pupils: 762 Distance:2.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calcot Infant School and Nursery Ofsted Rating: Good Pupils: 227 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Calcot Junior School Ofsted Rating: Good Pupils: 271 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

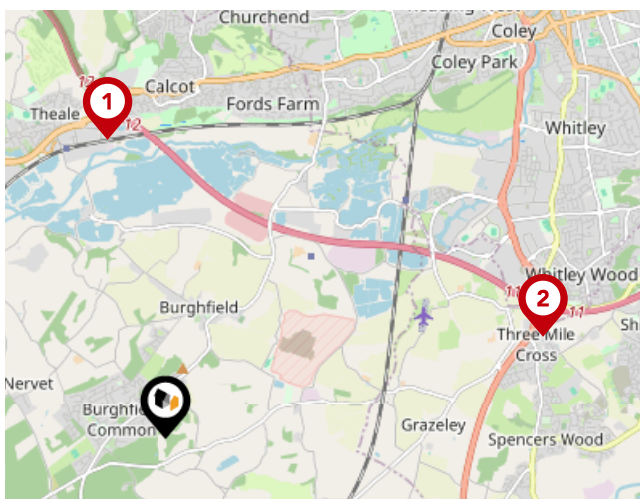
Area

Transport (National)



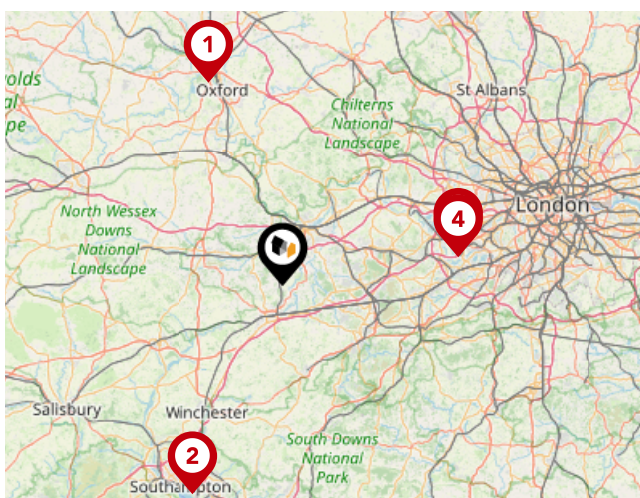
National Rail Stations

Pin	Name	Distance
1	Mortimer Rail Station	1.99 miles
2	Theale Rail Station	2.57 miles
3	Aldermaston Rail Station	3.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	2.82 miles
2	M4 J11	3.62 miles
3	M3 J6	9.65 miles
4	M3 J5	9.69 miles
5	M4 J10	8.86 miles

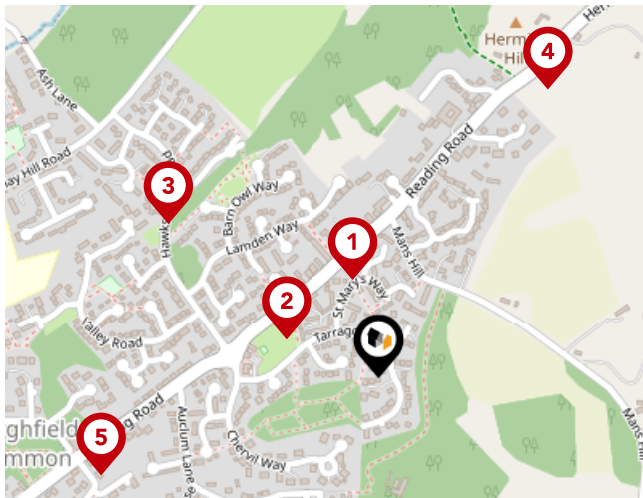


Airports/Helipads

Pin	Name	Distance
1	Kidlington	31.93 miles
2	Southampton Airport	33.77 miles
3	Heathrow Airport	26.4 miles
4	Heathrow Airport Terminal 4	26.44 miles

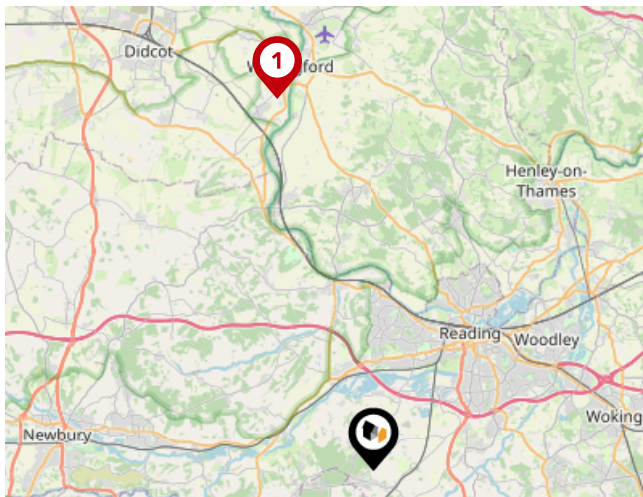
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mans Hill	0.12 miles
2	Holmdene	0.12 miles
3	Coltsfoot Close	0.3 miles
4	Highwoods Lodge	0.39 miles
5	Blands Court	0.34 miles



Local Connections

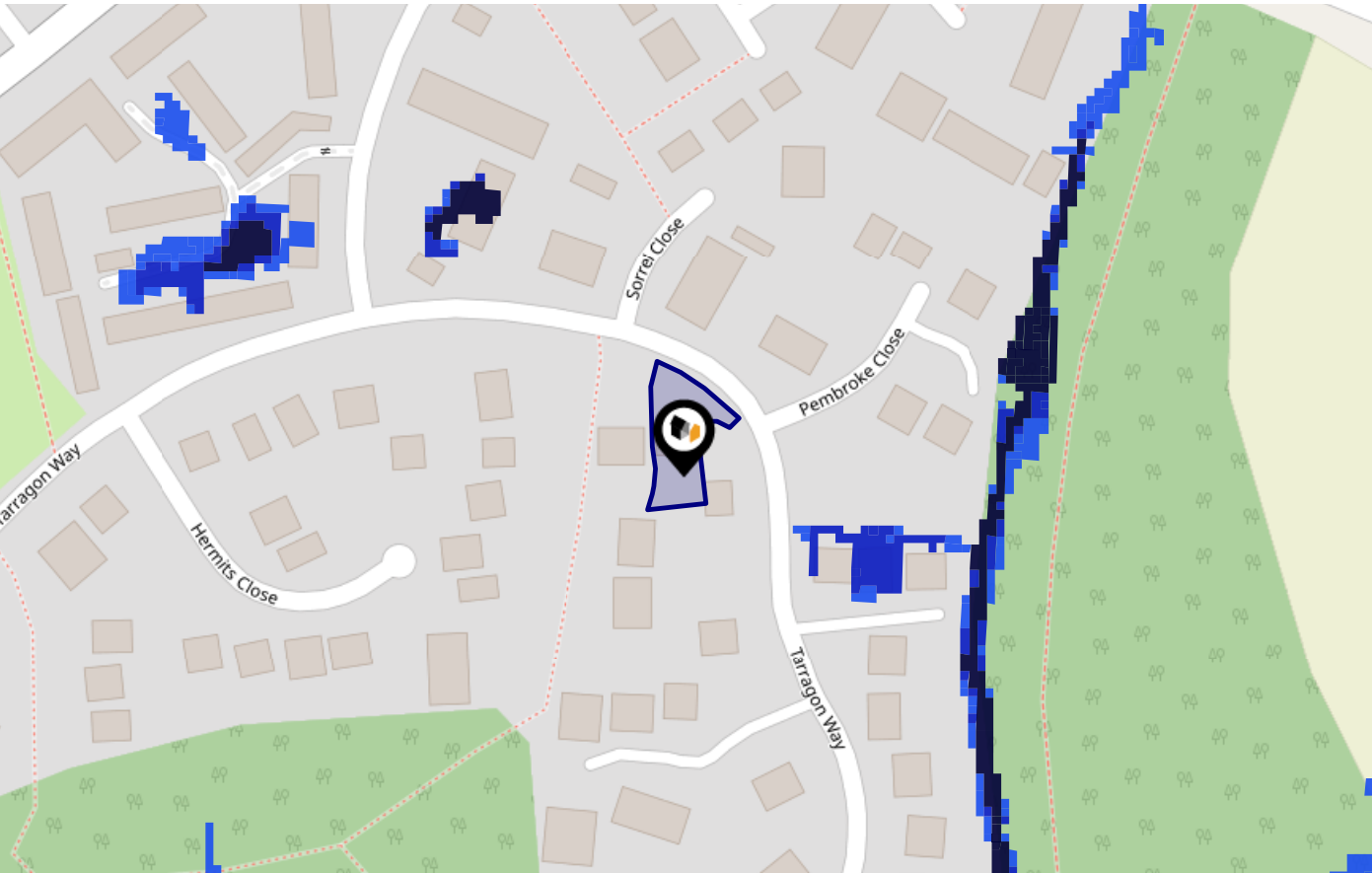
Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.22 miles

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

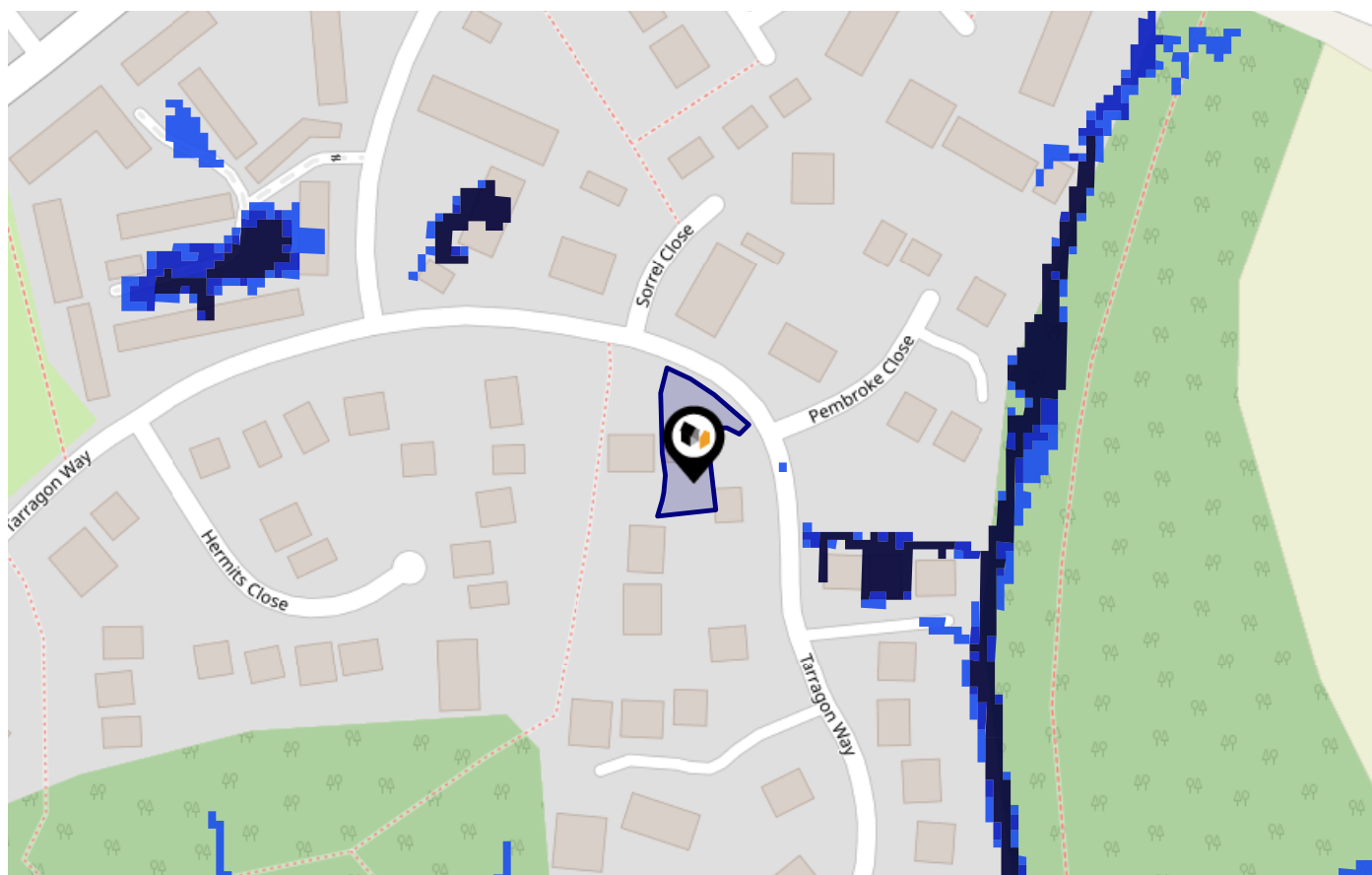


Flood Risk

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.

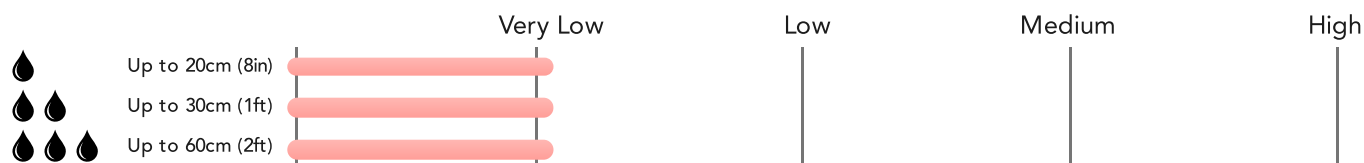


Risk Rating: Very low

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.
- 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:

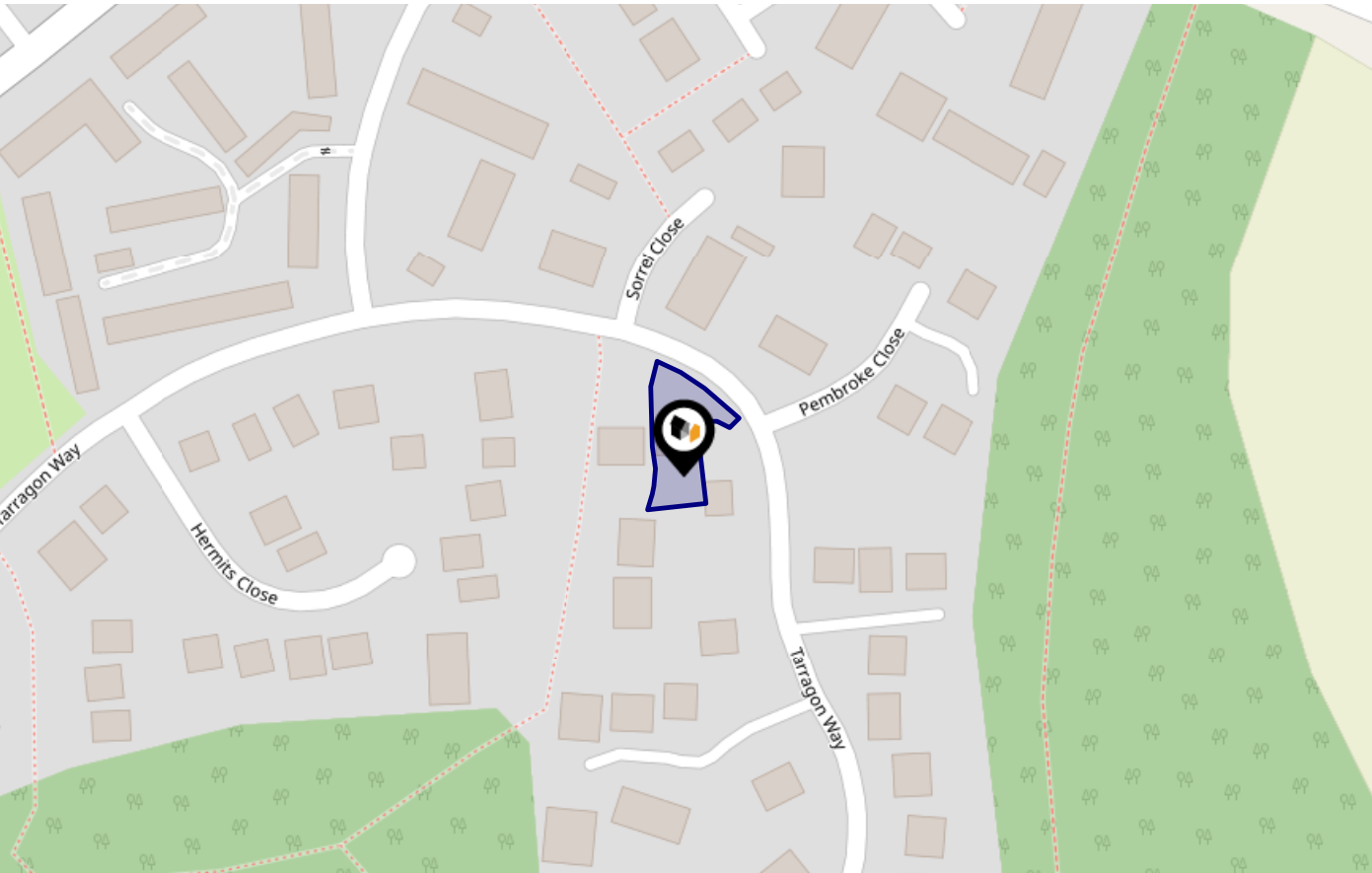


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

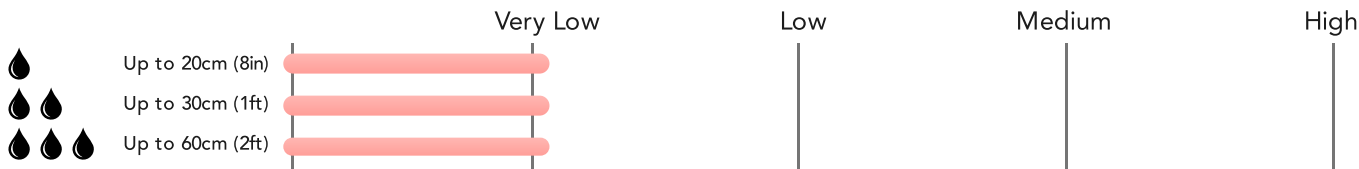


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

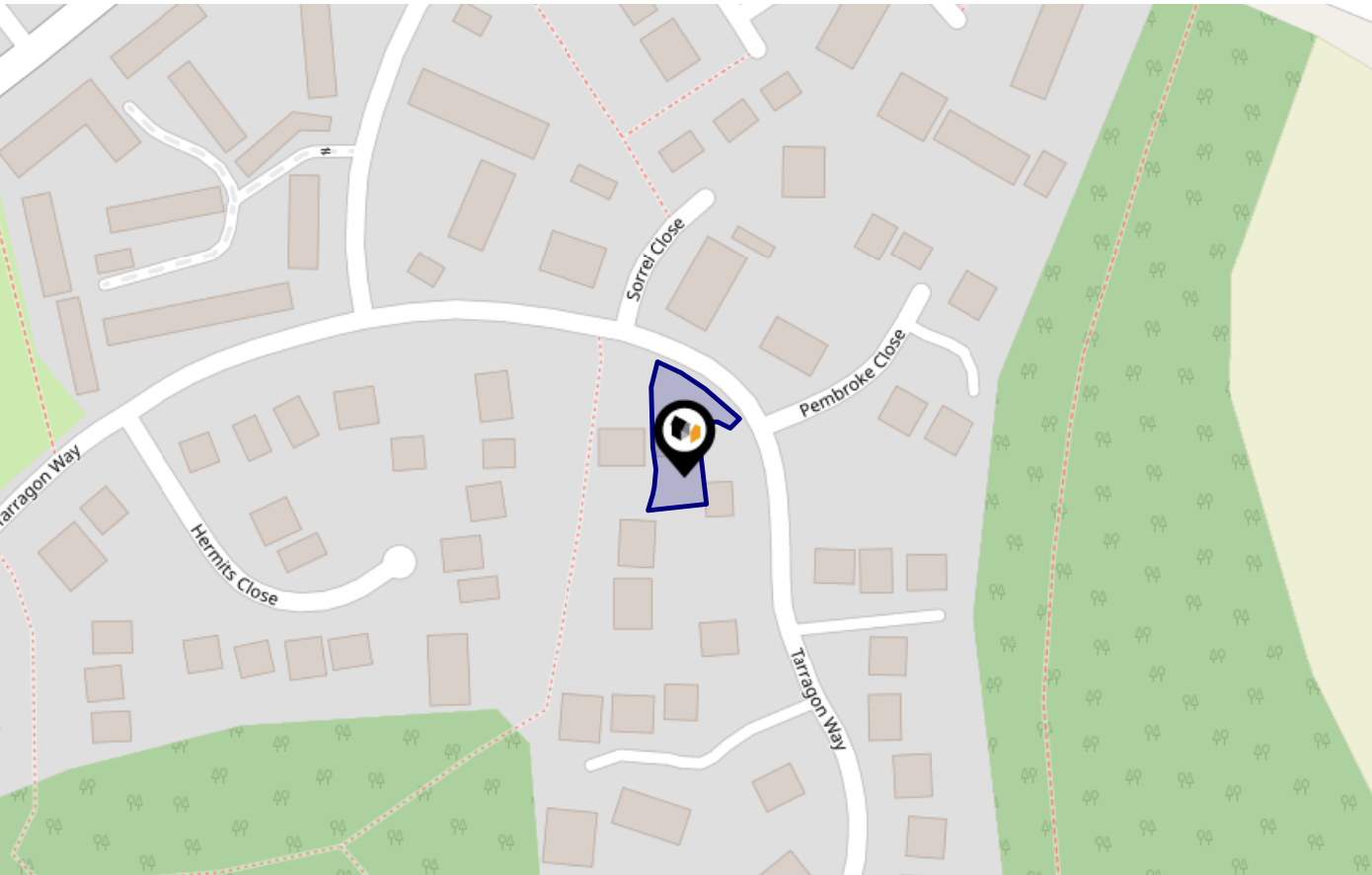


Flood Risk

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.

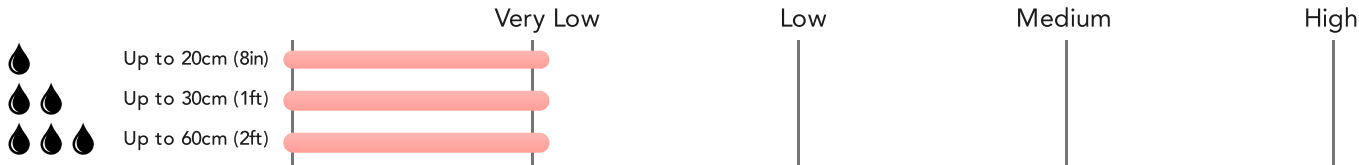


Risk Rating: Very low

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:



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.

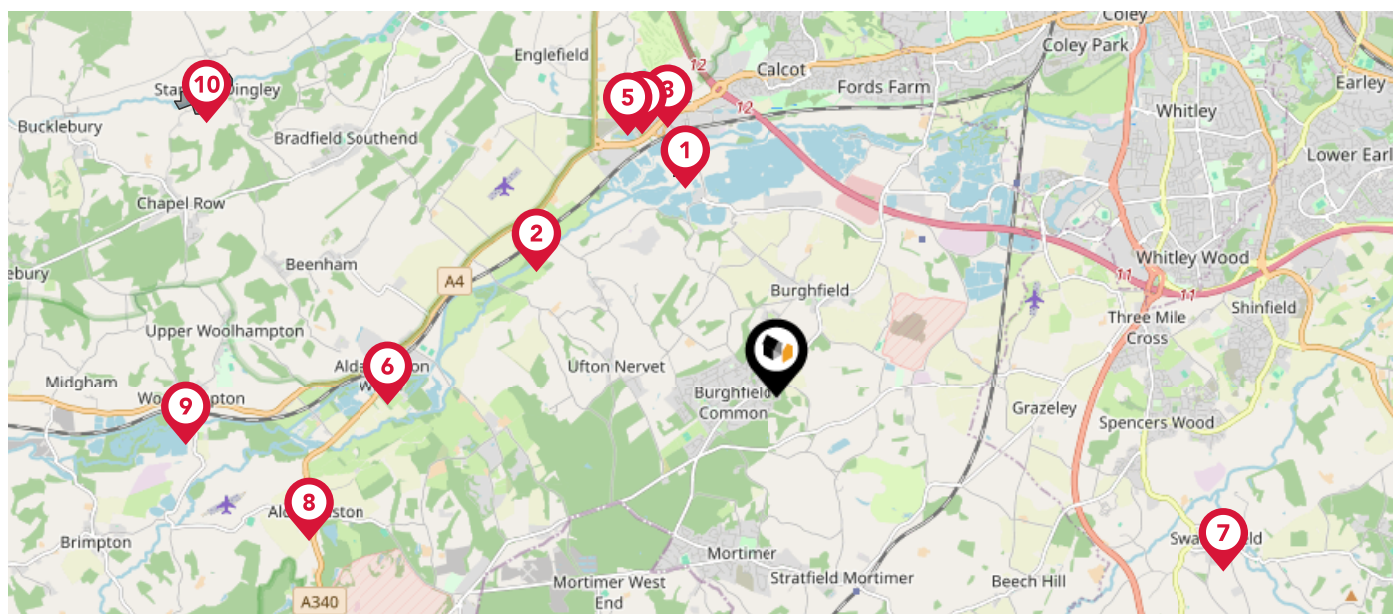
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

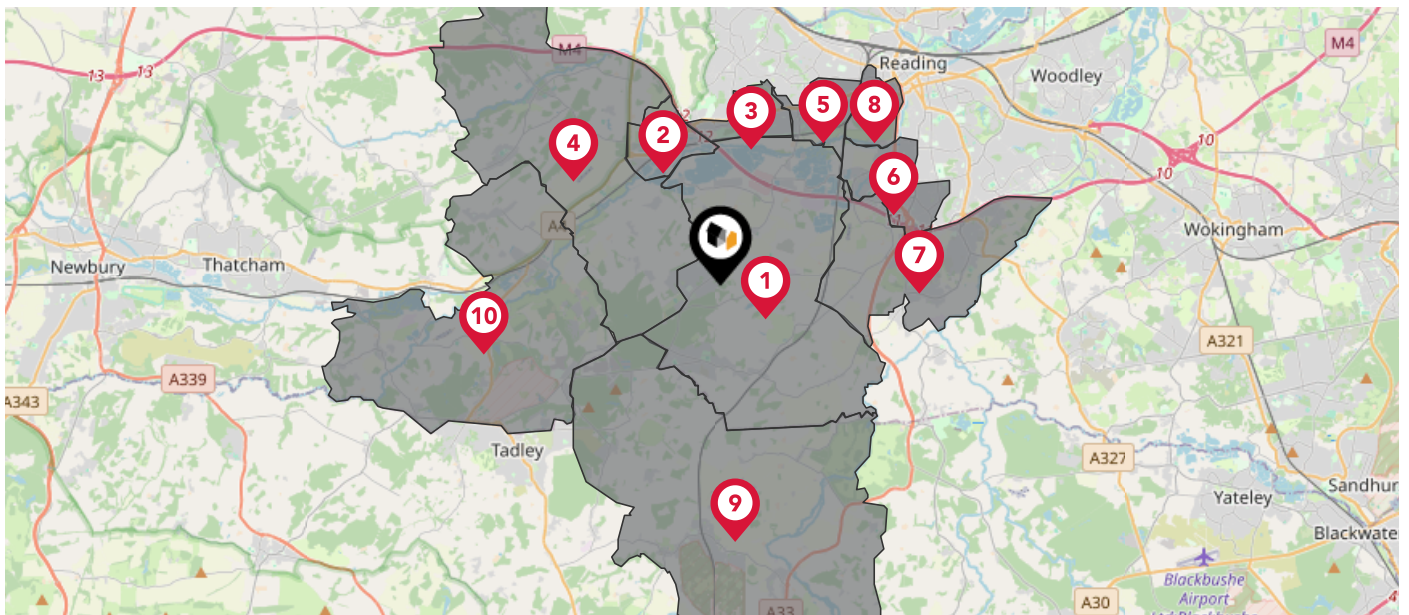
- | | |
|----|-----------------------------------|
| 1 | Sheffield Bridge |
| 2 | Tyle Mill |
| 3 | Theale High Street / Blossom Lane |
| 4 | Holy Trinity, Theale |
| 5 | The Lamb, Theale |
| 6 | Aldermaston Wharf |
| 7 | Swallowfield |
| 8 | Aldermaston |
| 9 | Woolhampton |
| 10 | Stanford Dingley |

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



Burghfield & Mortimer Ward



Theale Ward



Tilehurst South & Holybrook Ward



Bradfield Ward



Southcote Ward



Whitley Ward



Shinfield South Ward



Coley Ward



Bramley Ward



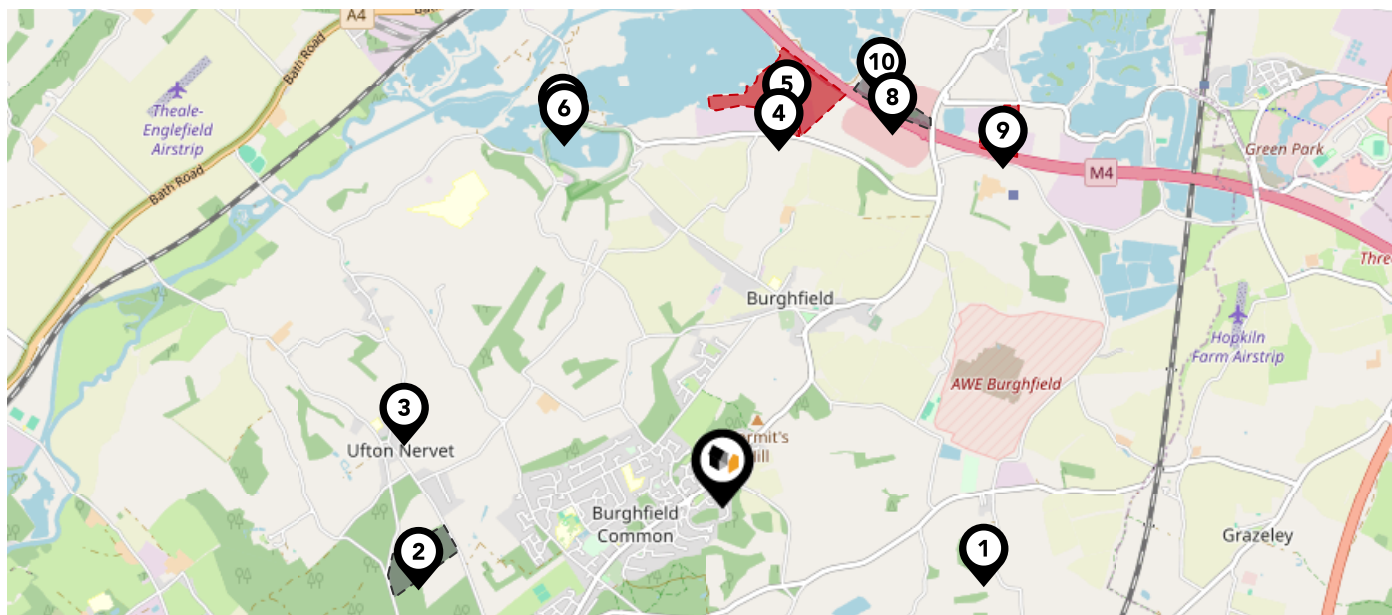
Aldermaston Ward

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	Pitchkettle Farm-Grazeley, Berkshire	Historic Landfill	
2	Poors Allotment-Camp Road, Reading, Ufton Nervet, Berkshire	Historic Landfill	
3	Sulhamstead Road-Ufton Nervet, Berkshire	Historic Landfill	
4	EA/EPR/UP3999ES/V009 - Alan Hadley Ltd	Active Landfill	
5	EA/EPR/BP3092LX/V008 - Alan Hadley Ltd__	Active Landfill	
6	The Hanger Station Road-Theale, Berkshire	Historic Landfill	
7	The Hanger Station Road-Theale, Berkshire	Historic Landfill	
8	Field Farm No.1-Burghfield, Reading, Berkshire	Historic Landfill	
9	EA/EPR/XP3099EF/V002 - J Mould	Active Landfill	
10	EA/EPR/BP3093MT/V006 - Hanson Waste Management	Active Landfill	

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.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

