

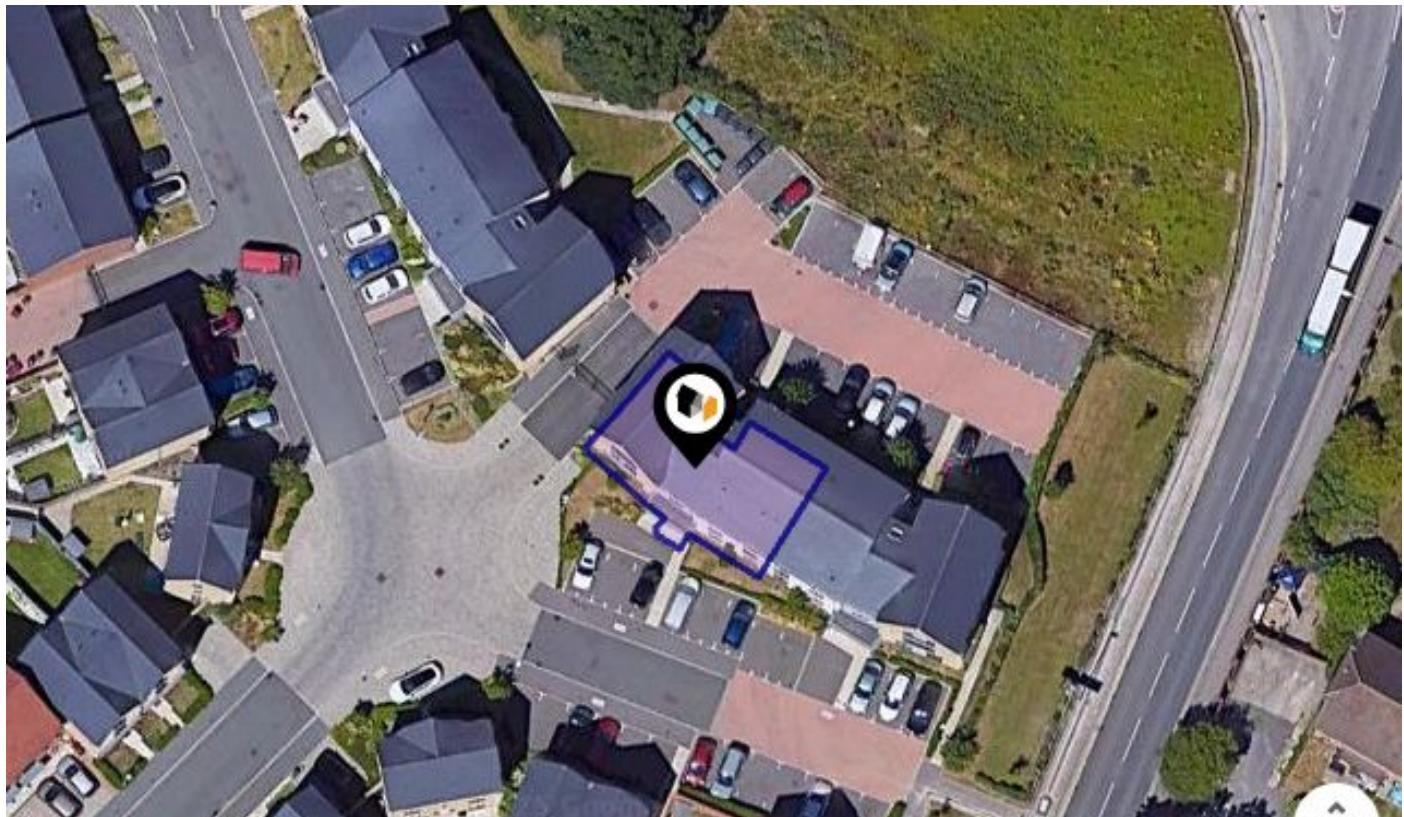


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 19<sup>th</sup> October 2025**



**5, TIDMAN ROAD, READING, RG2**

**Avocado Property**

07769 345086

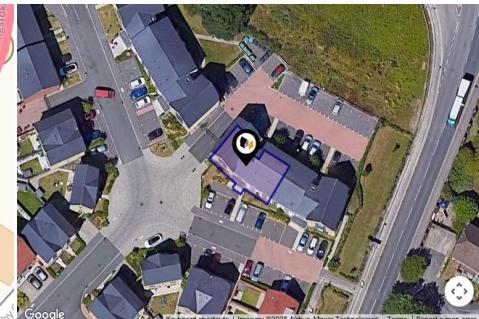
kiel@avocadoberkshire.co.uk

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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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:	0.05 acres
Year Built :	2018
Council Tax :	Band C
Annual Estimate:	£2,211
Title Number:	BK493736

Tenure:	Leasehold
Start Date:	11/07/2018
End Date:	01/12/2142
Lease Term:	125 years from and including 1 December 2017
Term	117 years
Remaining:	

## Local Area

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

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

5 mb/s      69 mb/s      1800 mb/s



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



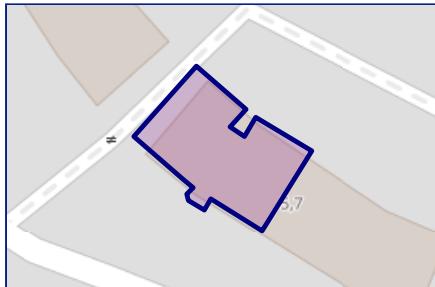
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

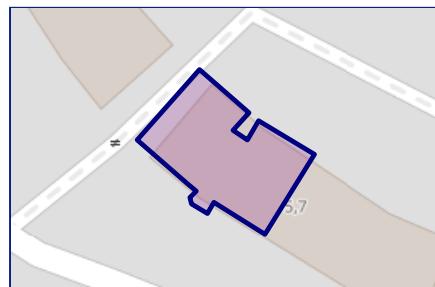


## Freehold Title Plan



**BK495206**

## Leasehold Title Plan



**BK493736**

Start Date: 11/07/2018  
End Date: 01/12/2142  
Lease Term: 125 years from and including 1 December 2017  
Term Remaining: 117 years

# Gallery Photos



# Gallery Photos



## 5, TIDMAN ROAD, READING, RG2

Floorplan for **Tidman Road**  
Two bed apartment close to the M4



Total Area: 738 ft<sup>2</sup> ... 68.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

**Kiel Holder**

kiel@avocadoberkshire.co.uk



Kiel Holder  
avocado  
property

# Property EPC - Certificate



5, Tidman Road, RG2

Energy rating

**B**

Valid until 13.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   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>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Mid floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.21 W/m-°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<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>	(other premises below)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

# 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

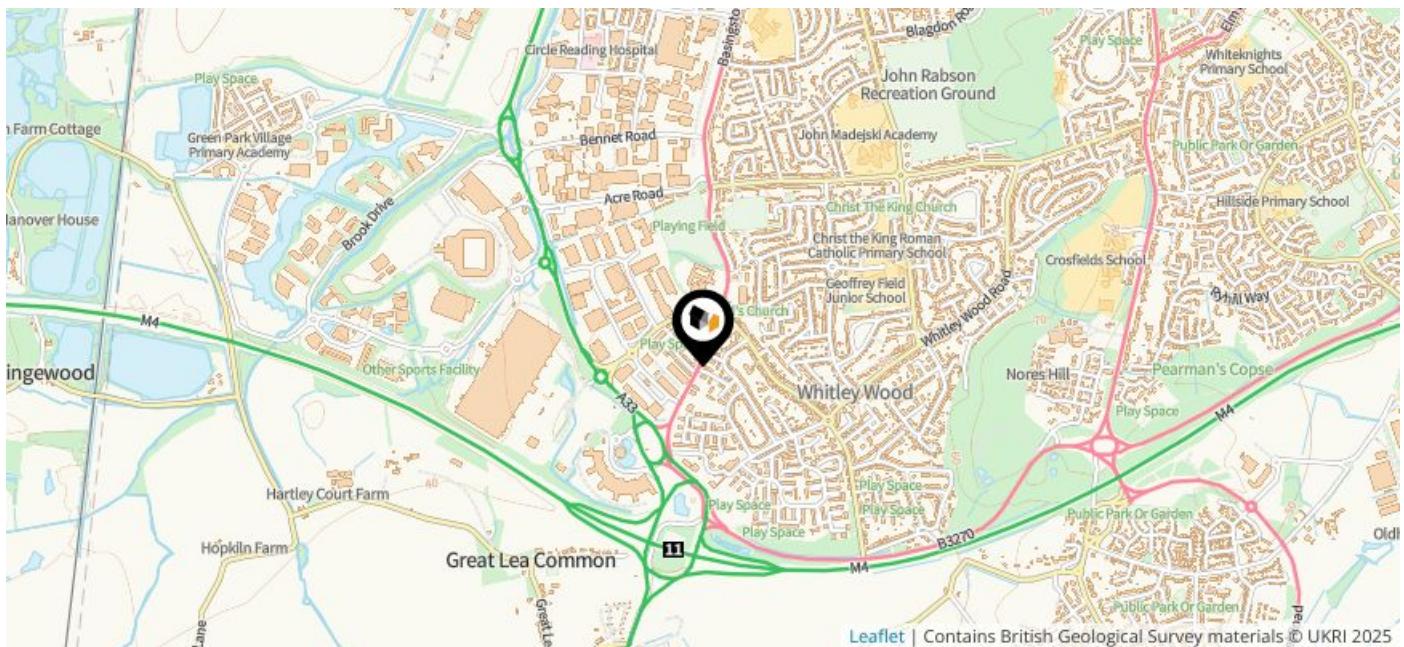
**+42.18%**

# 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.

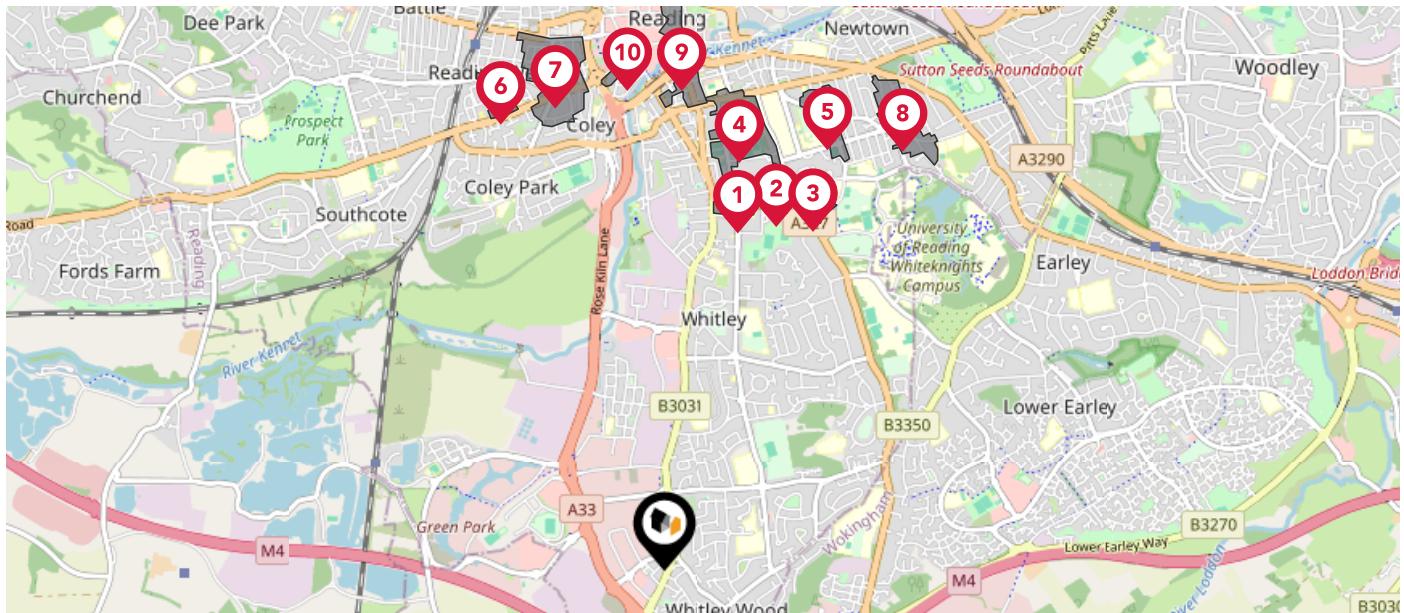
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

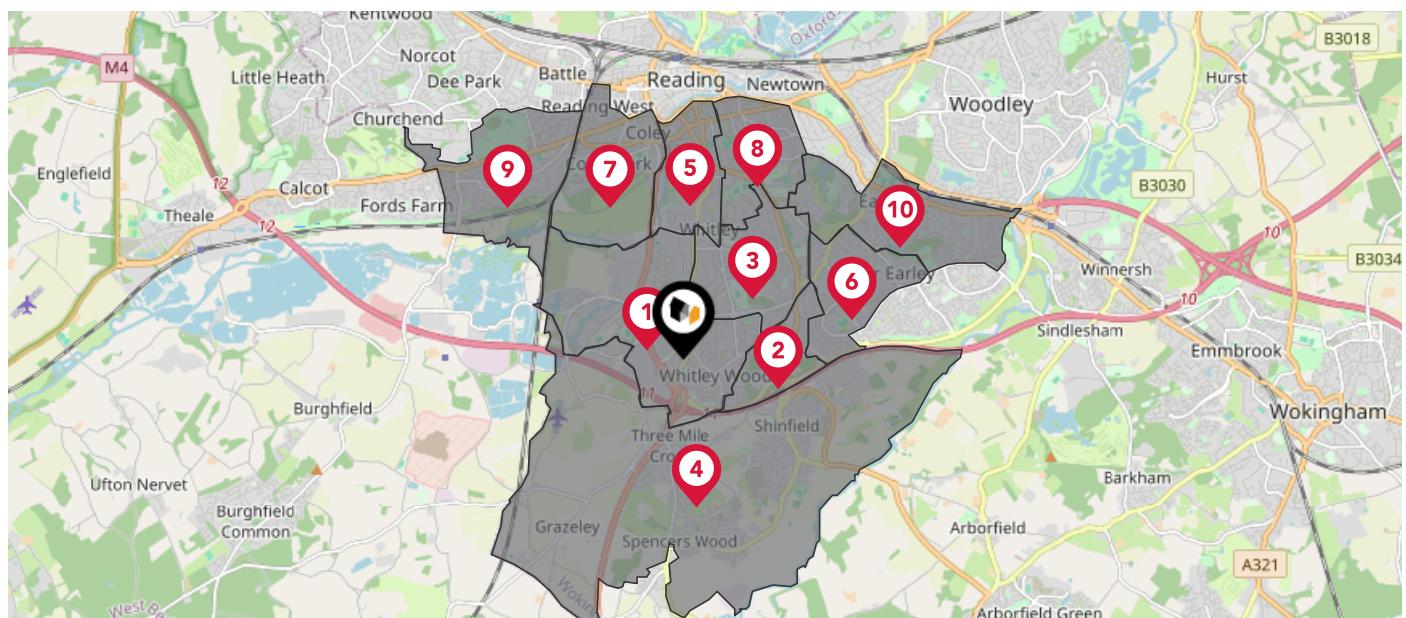
- 1 Christchurch
- 2 The Mount
- 3 Redlands
- 4 Kendrick Road
- 5 Alexandra Road
- 6 Downshire Square
- 7 Russell Street and Castle Hill
- 8 South Park
- 9 Market Place and London Street
- 10 St Mary's Butts and Castle Street

# 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

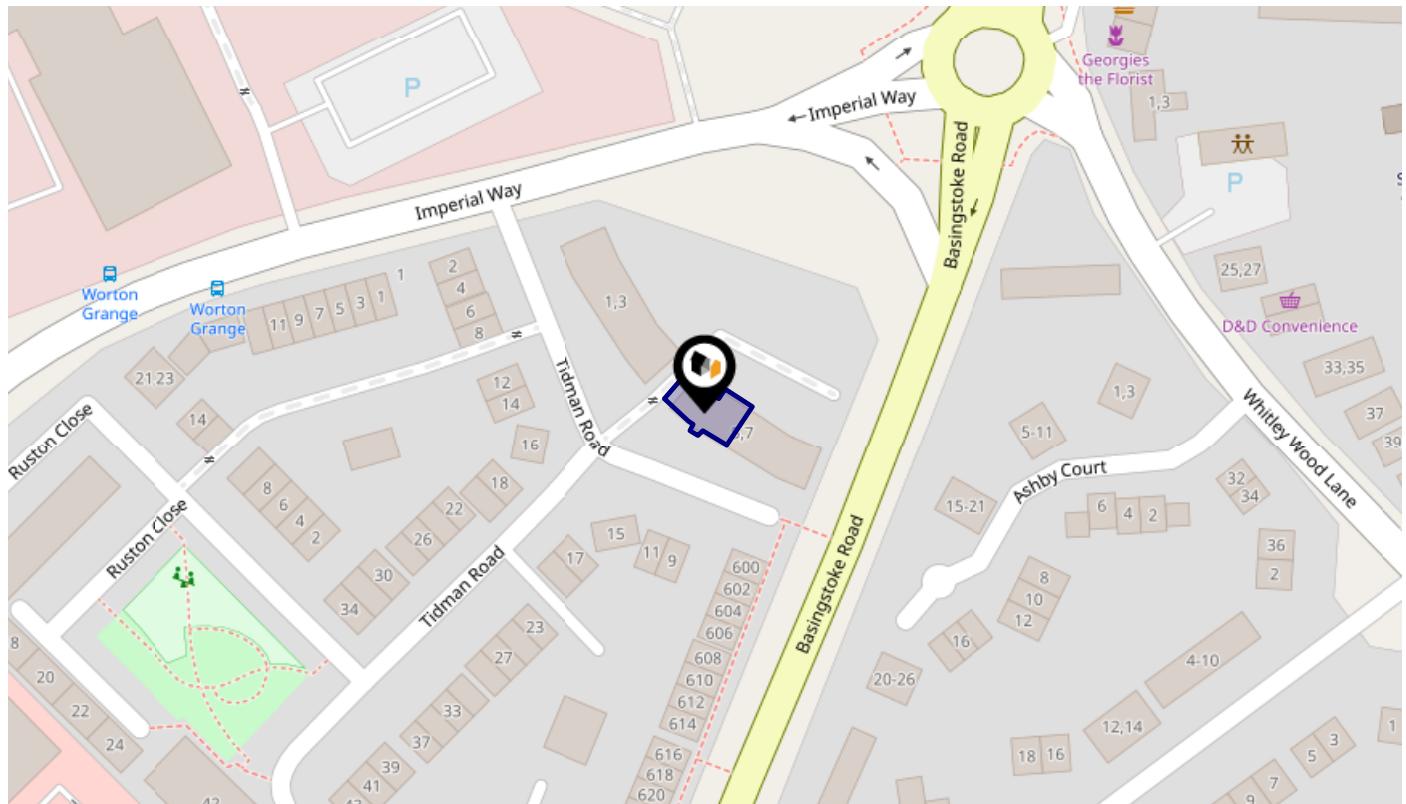
- 1 Whitley Ward
- 2 Shinfield North Ward
- 3 Church Ward
- 4 Shinfield South Ward
- 5 Katesgrove Ward
- 6 Hillside Ward
- 7 Coley Ward
- 8 Redlands Ward
- 9 Southcote Ward
- 10 Maiden Erlegh Ward

# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

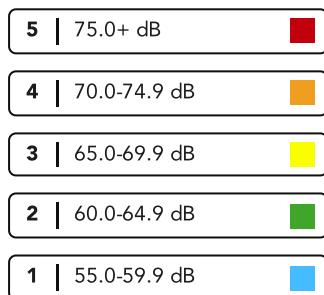


### Rail Noise Data

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:

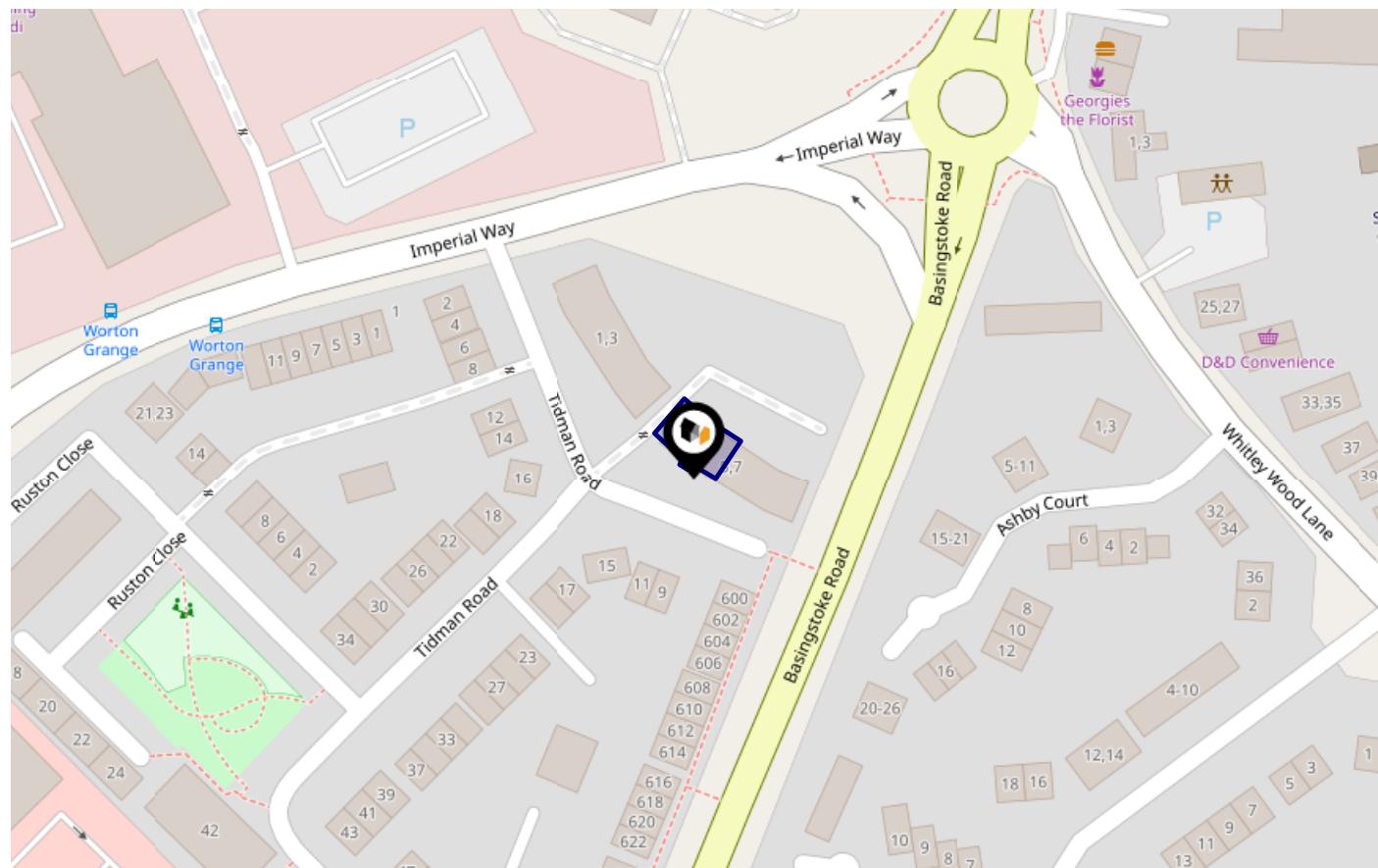


# Flood Risk

## 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.

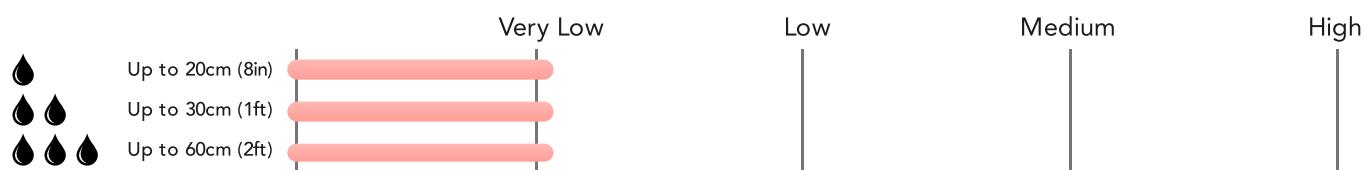


**Risk Rating: Very low**

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:

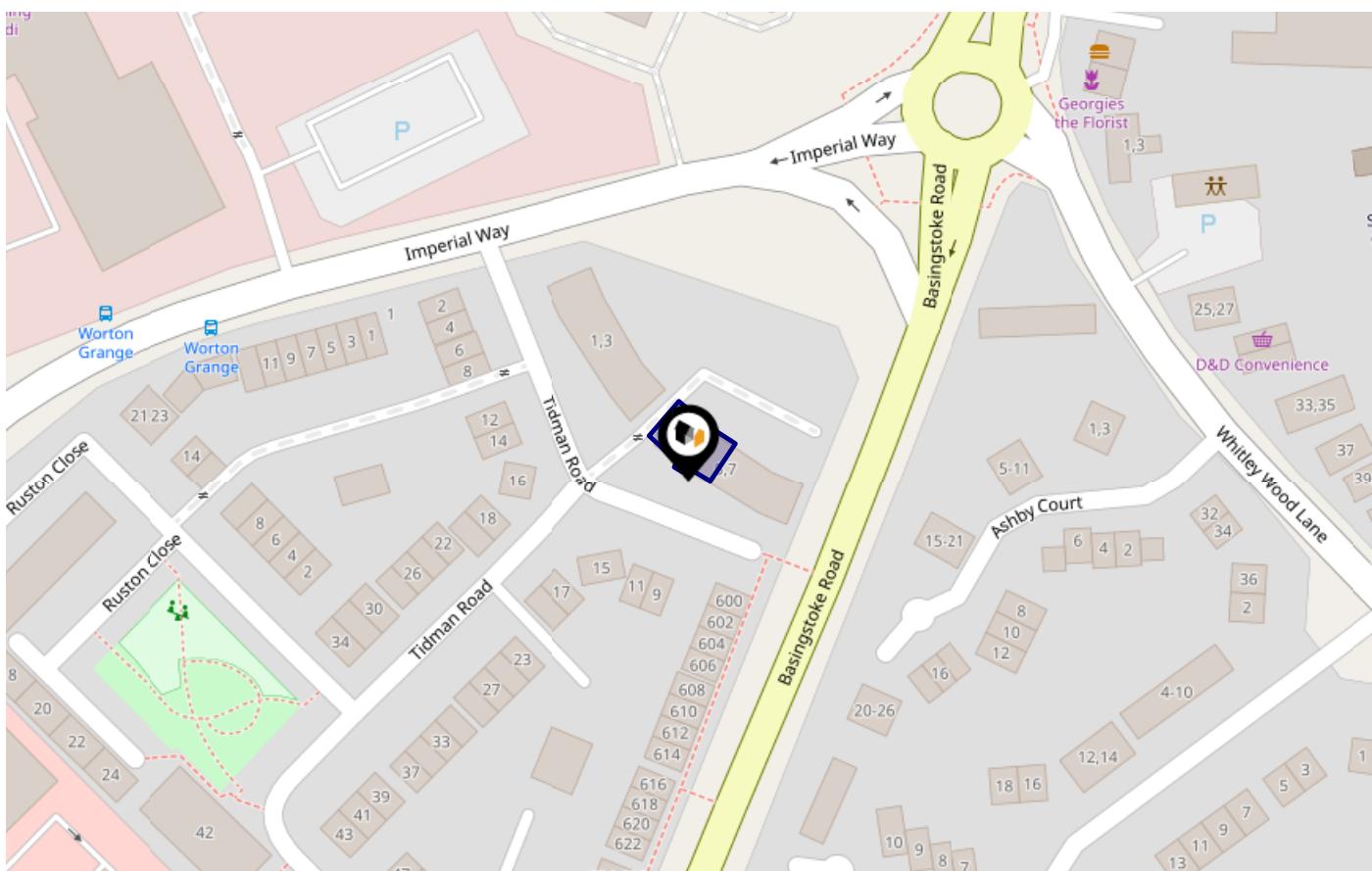


# Flood Risk

## 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.

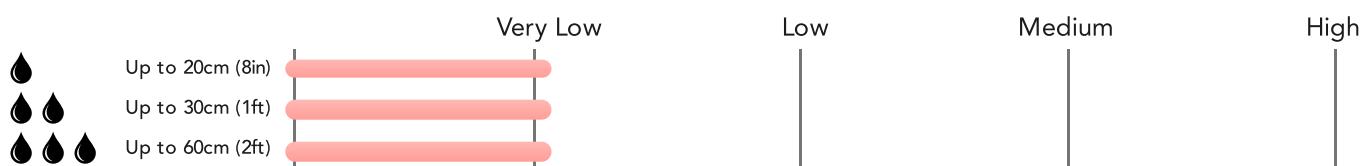


**Risk Rating: Very low**

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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.
- █ **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:

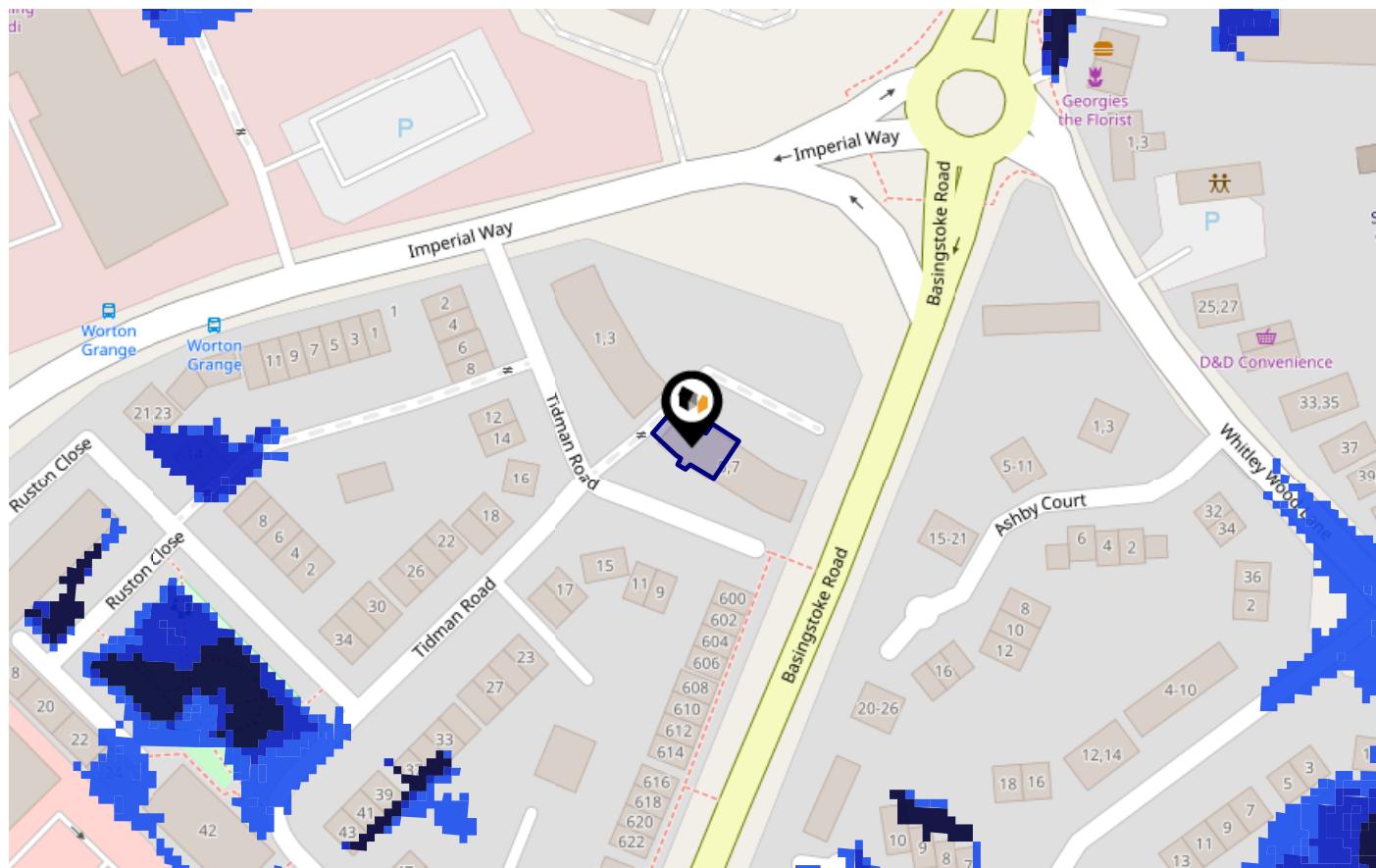


# Flood Risk

## 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.

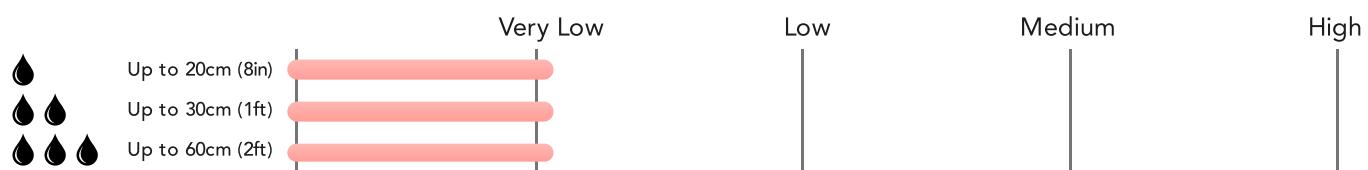


Risk Rating: Very low

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:

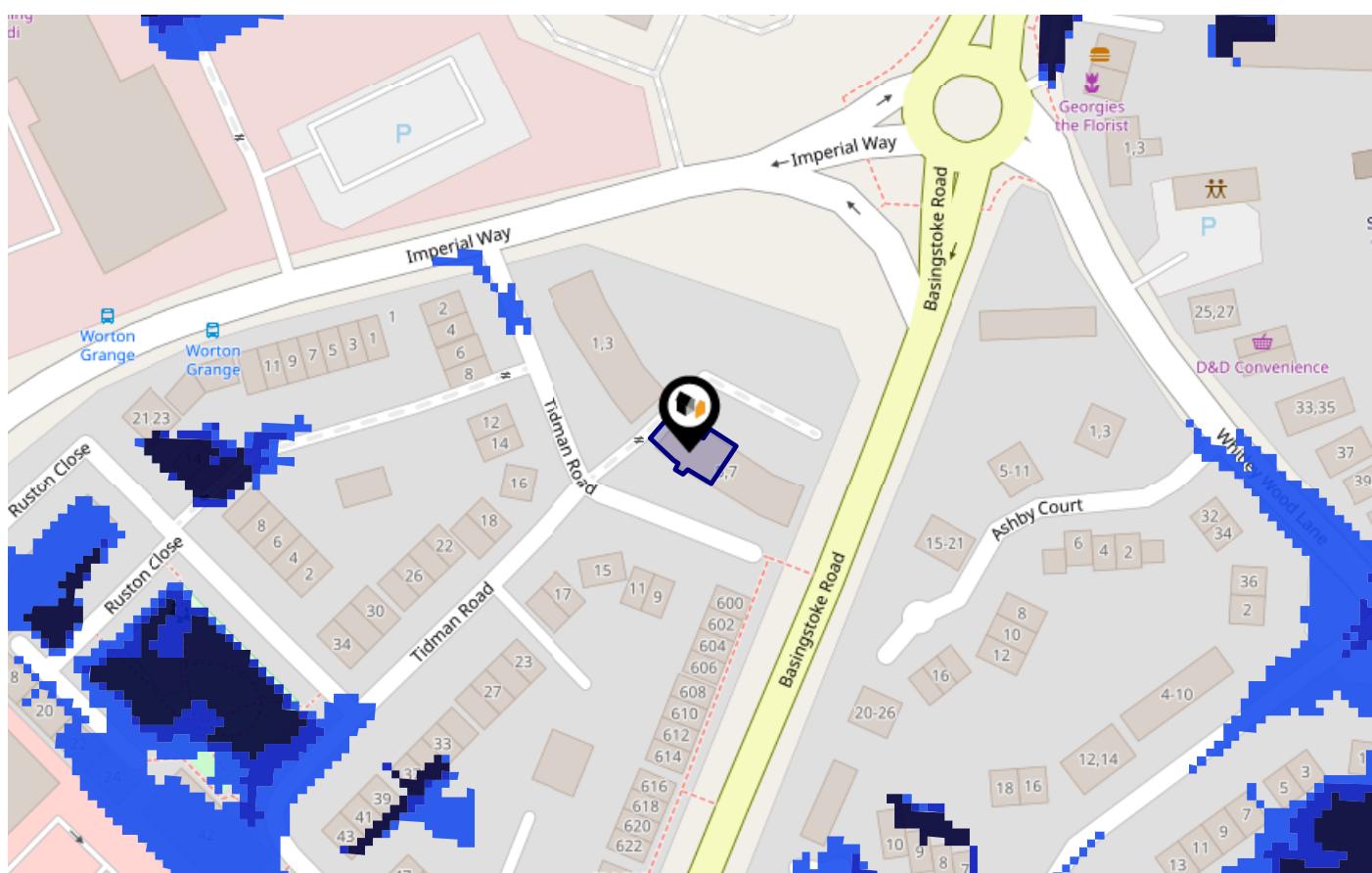


# Flood Risk

## 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.

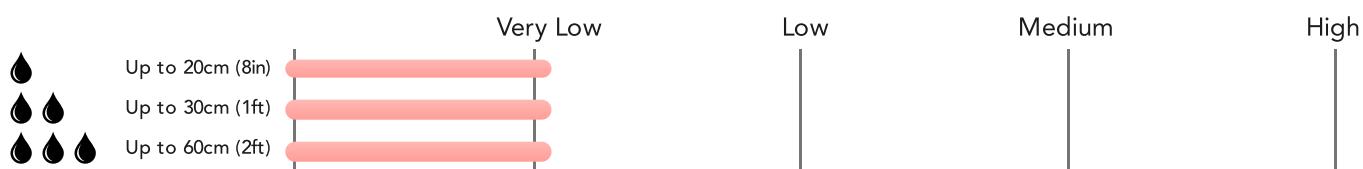


**Risk Rating: Very low**

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.
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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:

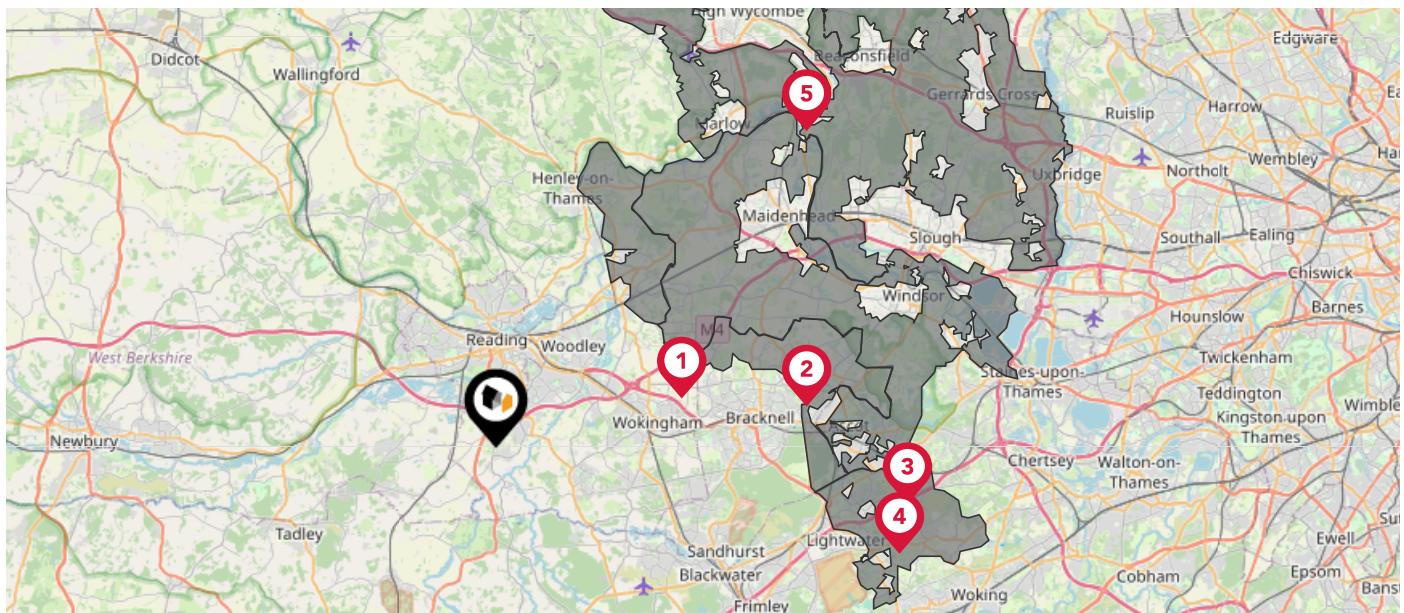


# Maps

## Green Belt



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



### Nearby Green Belt Land

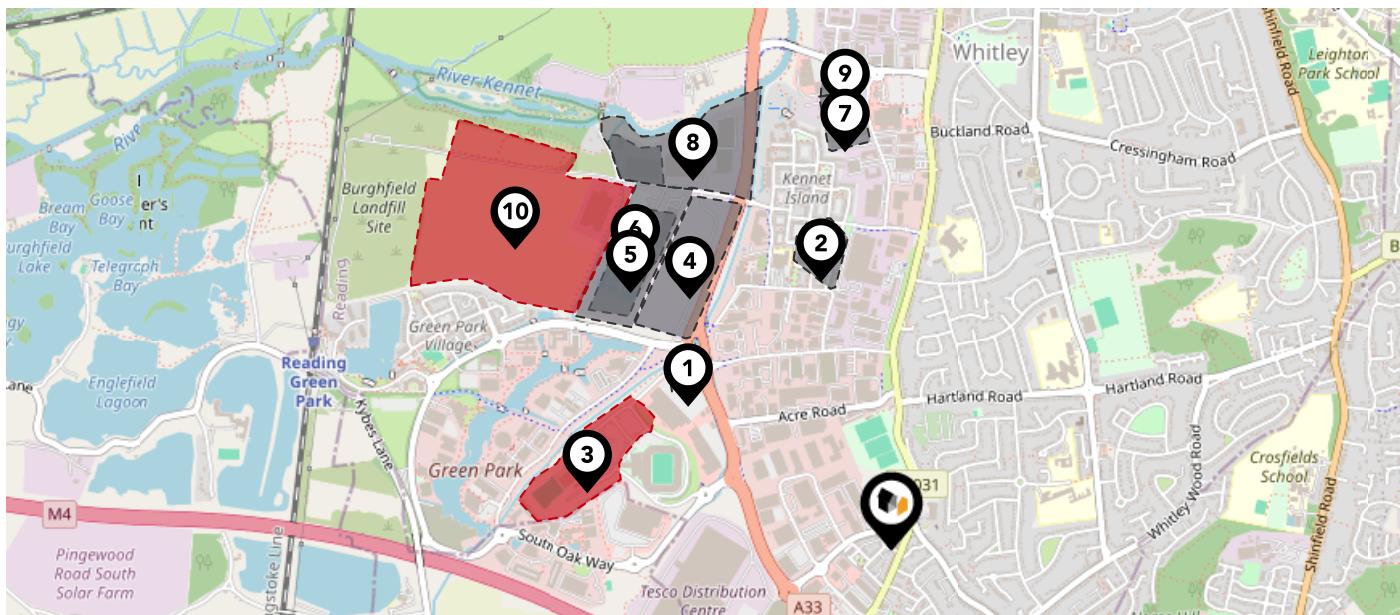
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Surrey Heath
- 5 London Green Belt - Buckinghamshire

# 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

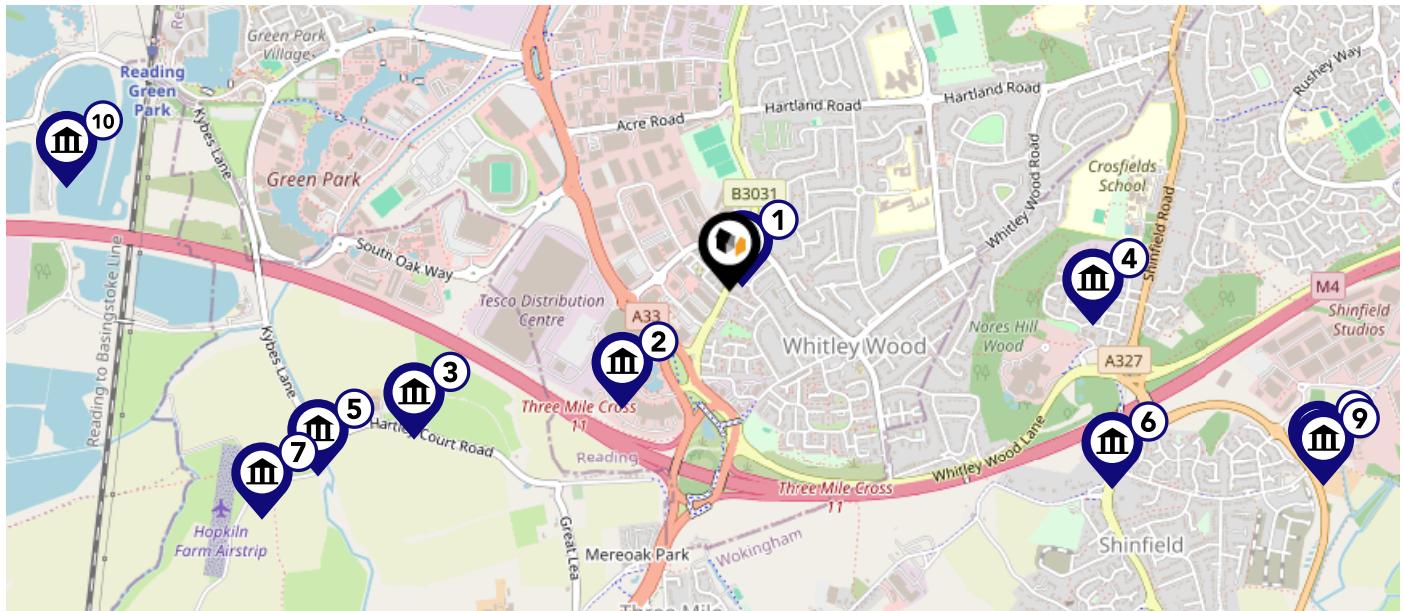
1	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Manor Farm-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill	<input checked="" type="checkbox"/>
4	Smallmead Stadium-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Sludge Beds-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Island Road Tip-Island Road, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Gilette Warehouse-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Island Road-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/FB3105XW/V002 - RMC Aggregates (Southern) Ltd	Active Landfill	<input checked="" 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
1321985 - St Paul's Church Hall	Grade II	0.1 miles
1303791 - Little Lea Cottage	Grade II	0.3 miles
1319124 - Hartley Court	Grade II	0.8 miles
1319127 - Lodge To Meteorological Office	Grade II	0.9 miles
1136142 - The Old Farmhouse	Grade II	1.0 miles
1136186 - Lane End Farmhouse	Grade II	1.0 miles
1136161 - Hopkiln Farmhouse	Grade II	1.2 miles
1118135 - Cutbush	Grade II	1.4 miles
1136129 - Barn Adjoining Cutbush	Grade II	1.5 miles
1135770 - Kirtons Farmhouse	Grade II	1.5 miles

# Area Schools



Nursery Primary Secondary College Private



## 1 Geoffrey Field Infant School

Ofsted Rating: Outstanding | Pupils: 313 | Distance:0.38



## 2 Geoffrey Field Junior School

Ofsted Rating: Good | Pupils: 354 | Distance:0.38



## 3 Christ The King Catholic Primary School

Ofsted Rating: Good | Pupils: 327 | Distance:0.43



## 4 John Madejski Academy

Ofsted Rating: Serious Weaknesses | Pupils: 871 | Distance:0.49



## 5 Whitley Park Primary and Nursery School

Ofsted Rating: Good | Pupils: 571 | Distance:0.77



## 6 Blagdon Nursery School

Ofsted Rating: Outstanding | Pupils: 152 | Distance:0.84



## 7 The Ridgeway Primary School

Ofsted Rating: Good | Pupils: 410 | Distance:0.98

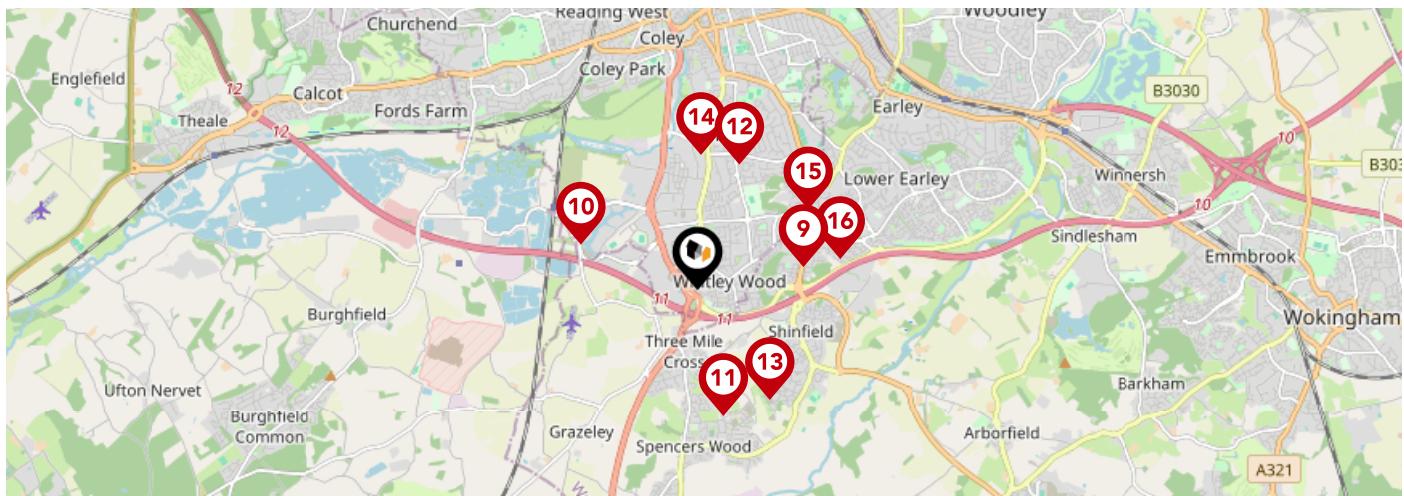


## 8 The Vine Christian School

Ofsted Rating: Good | Pupils: 28 | Distance:0.98



# Area Schools



Nursery Primary Secondary College Private



## Crosfields School

Ofsted Rating: Not Rated | Pupils: 777 | Distance: 0.99



## Green Park Village Primary Academy

Ofsted Rating: Good | Pupils: 155 | Distance: 1.15



## Oakbank

Ofsted Rating: Requires improvement | Pupils: 522 | Distance: 1.2



## Reading Girls' School

Ofsted Rating: Good | Pupils: 873 | Distance: 1.2



## Alder Grove Church of England Primary School

Ofsted Rating: Good | Pupils: 290 | Distance: 1.22



## OneSchool Global Reading Senior Campus

Ofsted Rating: Not Rated | Pupils: 95 | Distance: 1.23



## Leighton Park School

Ofsted Rating: Not Rated | Pupils: 537 | Distance: 1.25

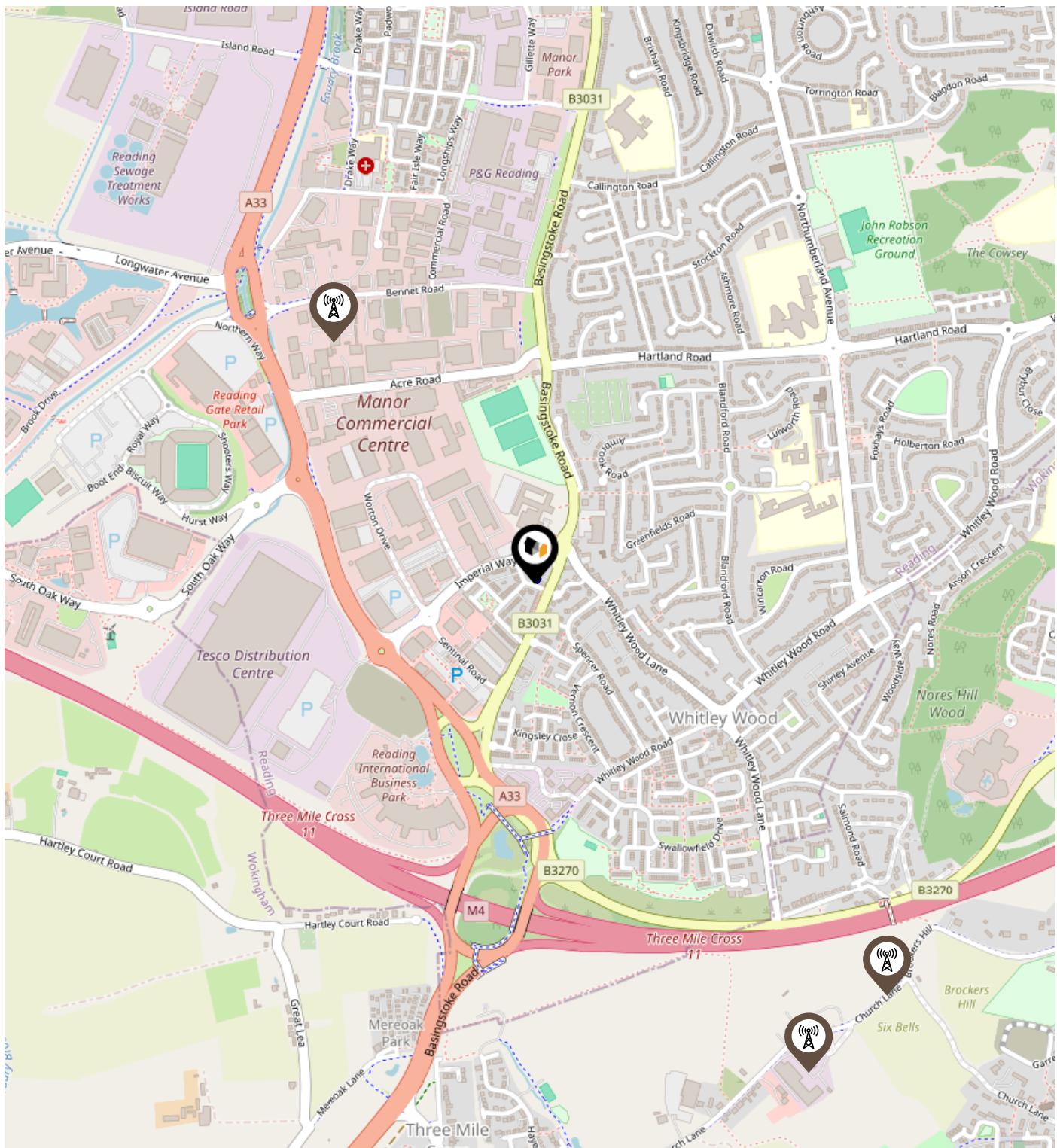


## Hillside Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 1.34



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

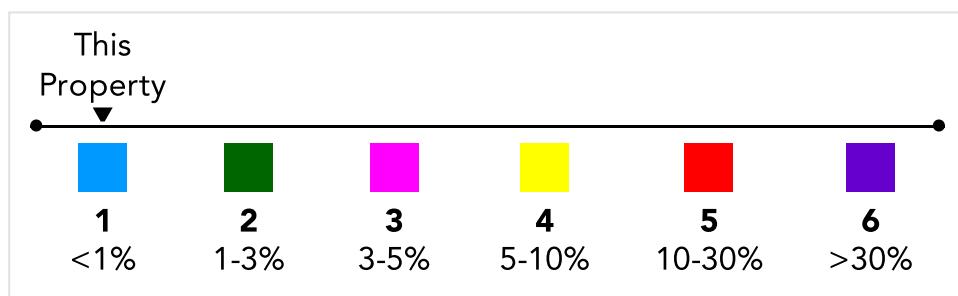
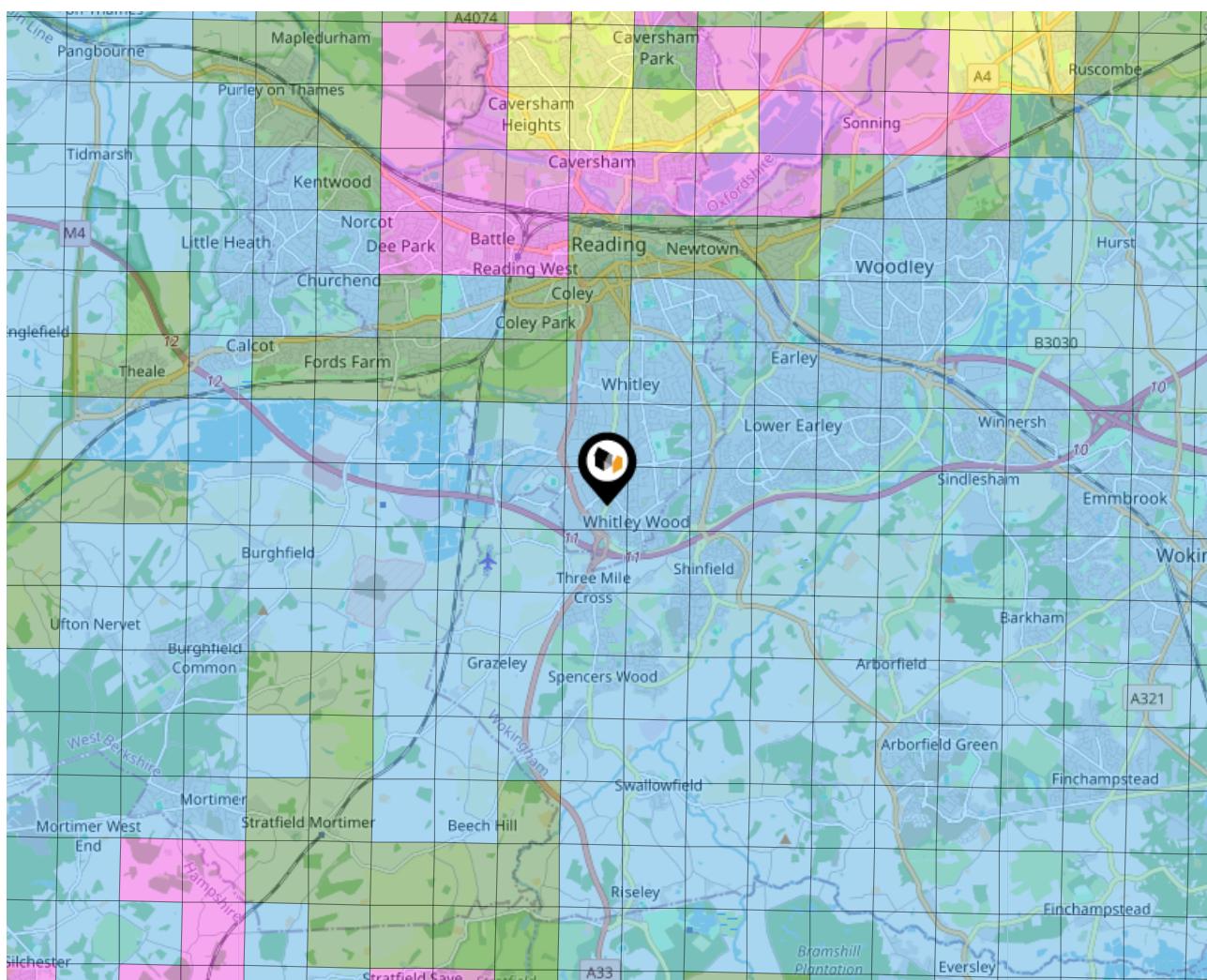
# Environment

## Radon Gas

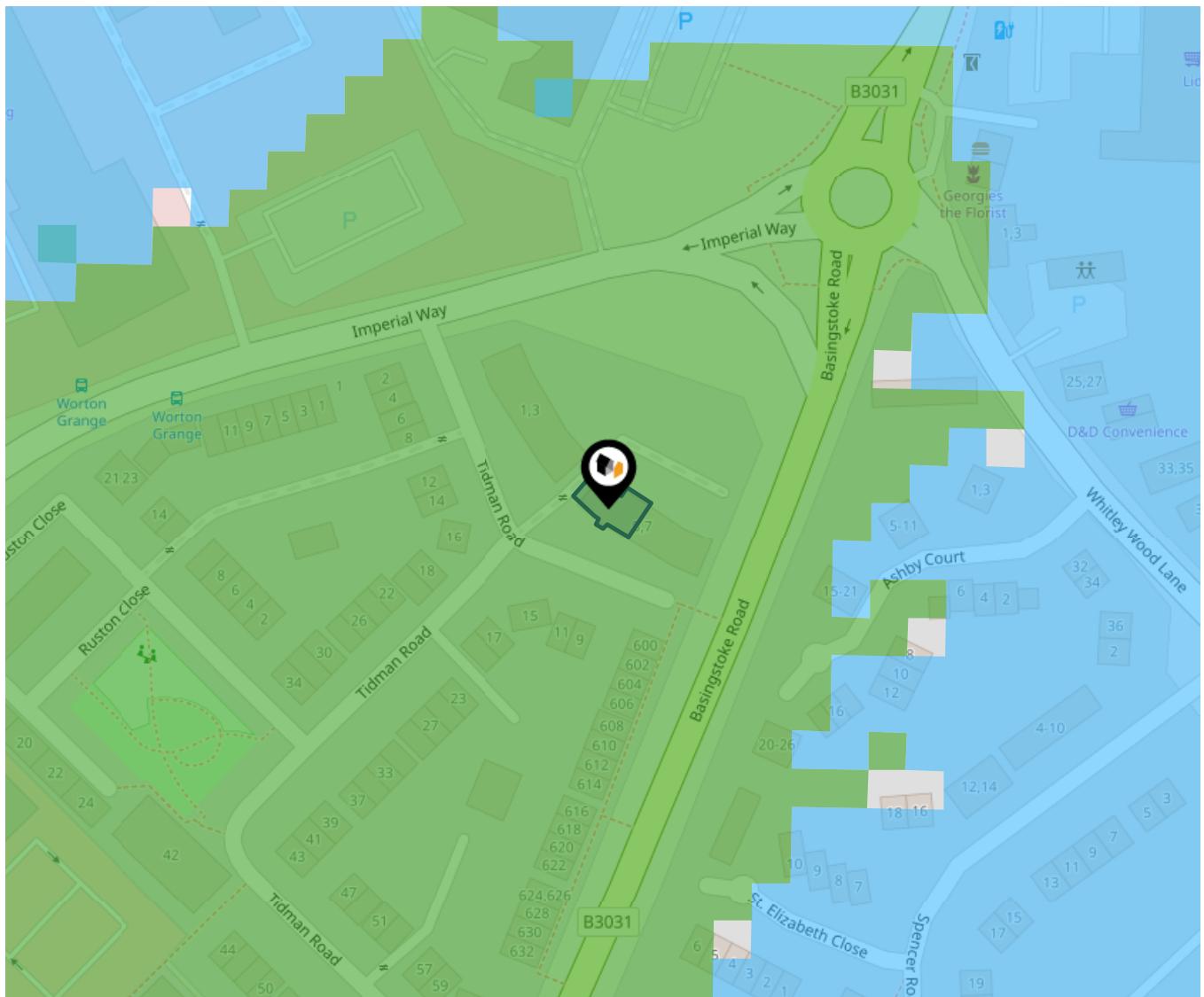


### What is Radon?

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

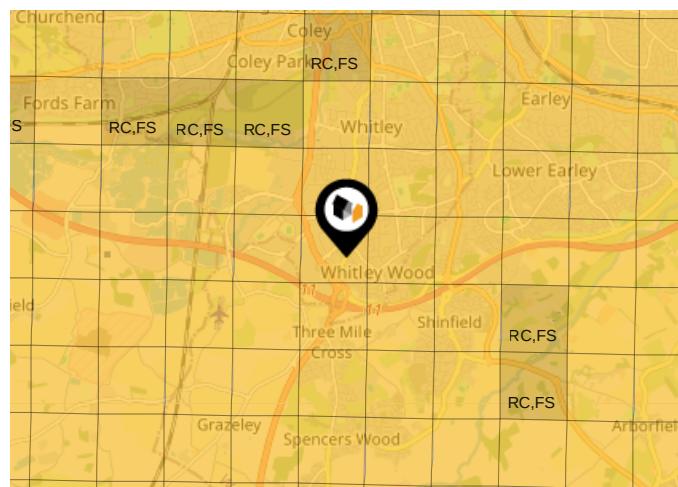
# Environment

## Soils & Clay



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

**Carbon Content:** NONE      **Soil Texture:** CLAY TO SILT  
**Parent Material Grain:** ARGILLACEOUS      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO LIGHT(SILTY)  
TO HEAVY



### Primary Classifications (Most Common Clay Types)

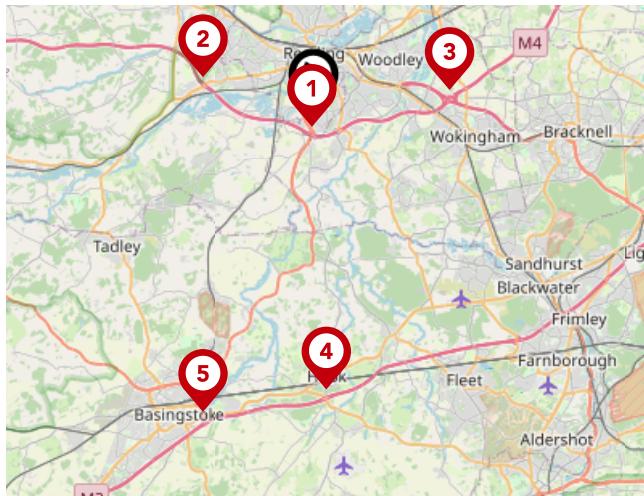
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



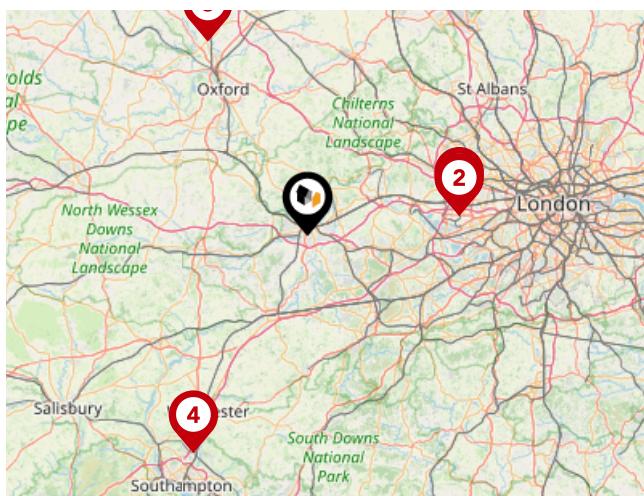
## National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	2.42 miles
2	Reading West Rail Station	2.61 miles
3	Reading West Rail Station	2.62 miles



## Trunk Roads/Motorways

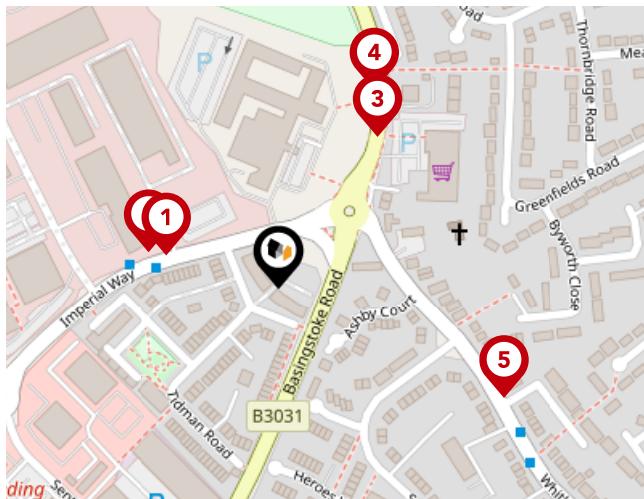
Pin	Name	Distance
1	M4 J11	0.52 miles
2	M4 J12	4.3 miles
3	M4 J10	5.07 miles
4	M3 J5	10.29 miles
5	M3 J6	11.83 miles



## Airports/Helpipads

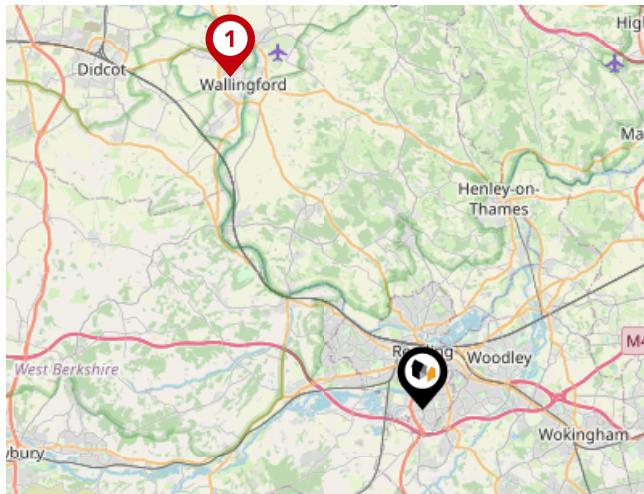
Pin	Name	Distance
1	Heathrow Airport	22.63 miles
2	Heathrow Airport Terminal 4	22.7 miles
3	Kidlington	32.12 miles
4	North Stoneham	36.61 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Worton Grange	0.07 miles
2	Worton Grange	0.08 miles
3	Holiday Inn	0.1 miles
4	Holiday Inn	0.13 miles
5	Spencer Road	0.15 miles



## Local Connections

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

# 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.

Powered by



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Land Registry



**Ofcom**

