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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th August 2026



**HORSESHOE CRESCENT, BURGHFIELD COMMON,
READING, RG7**

Avocado Property

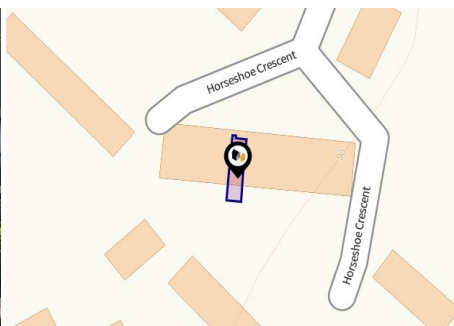
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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.01 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,505
Title Number:	BK297939

Tenure: Freehold

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)

10 mb/s	80 mb/s	10000 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate



Horseshoe Crescent, Burghfield Common, RG7

Energy rating

D

Valid until 10.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

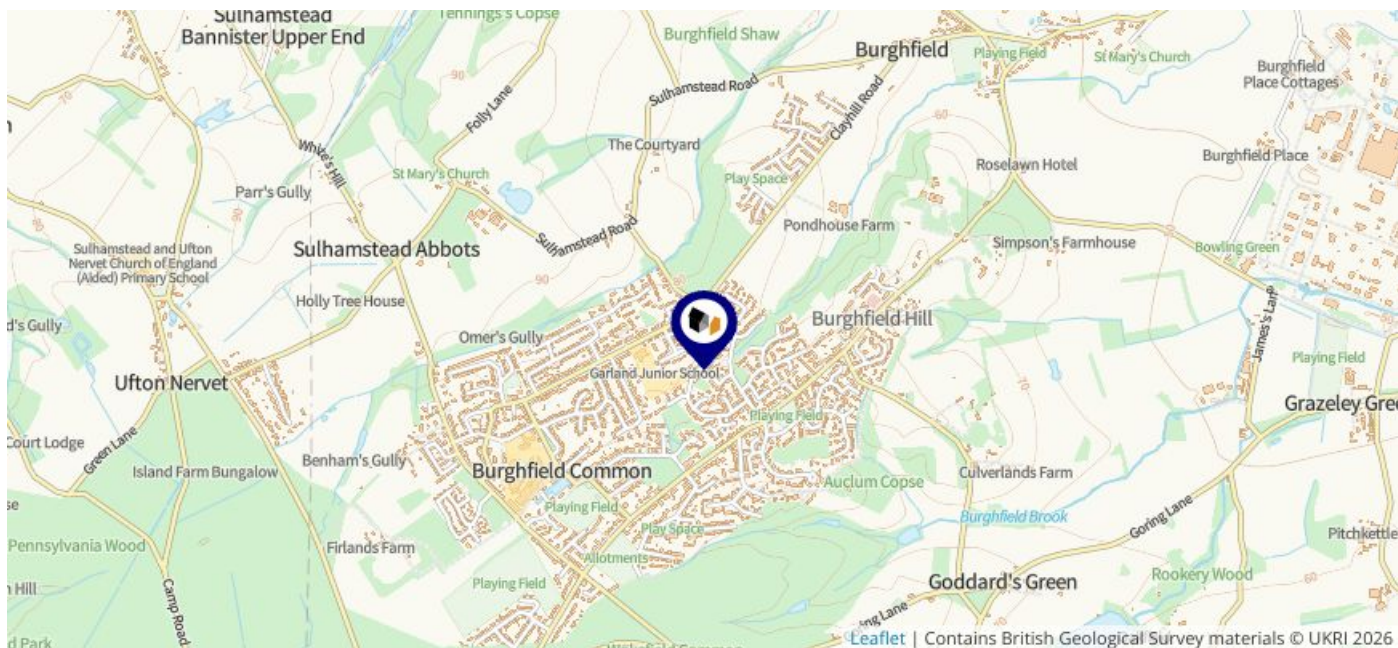
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	63 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

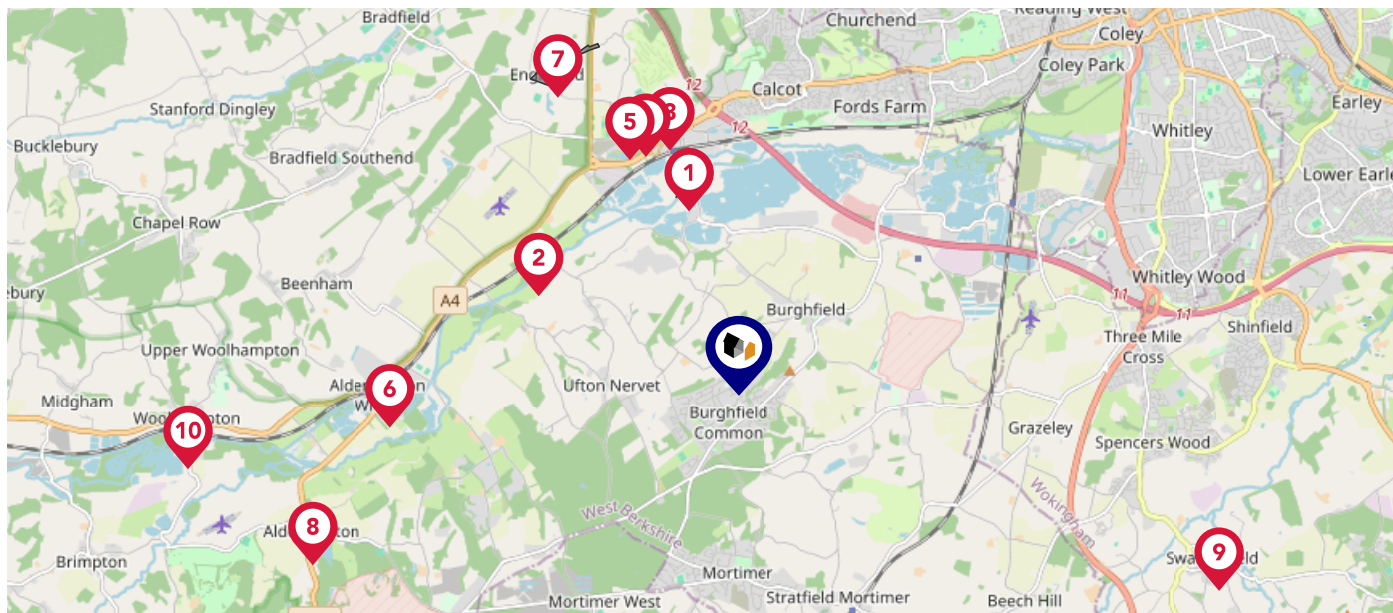
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



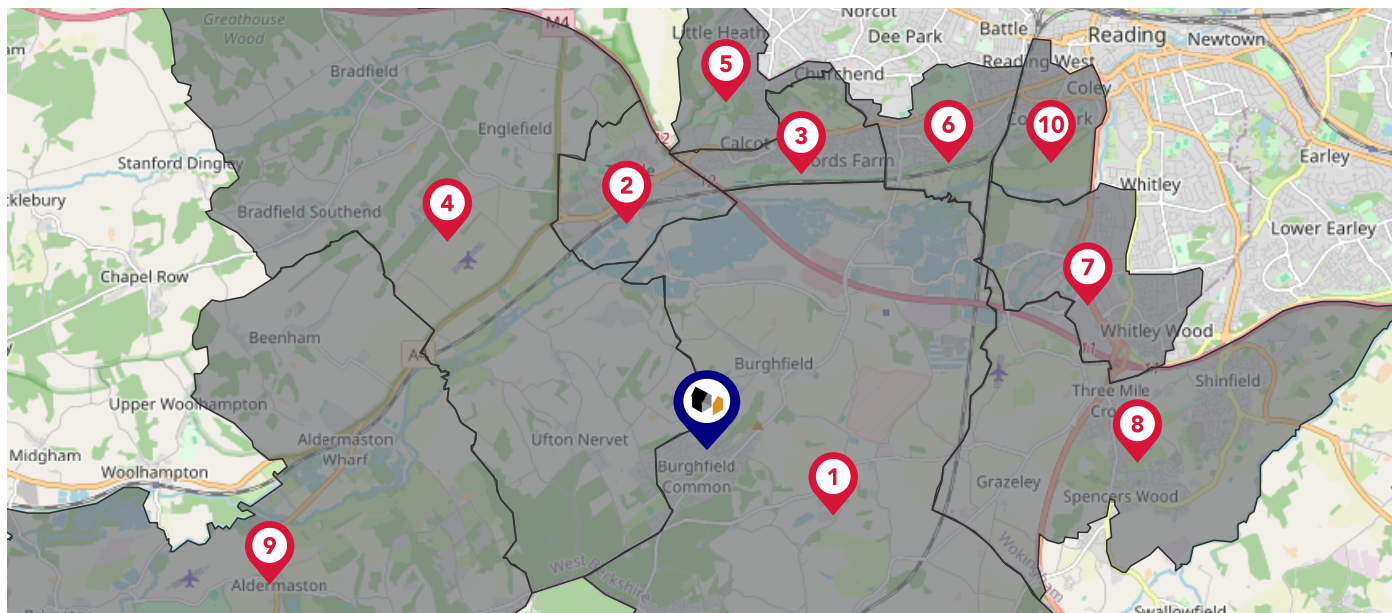
Nearby Conservation Areas

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

Maps

Council Wards

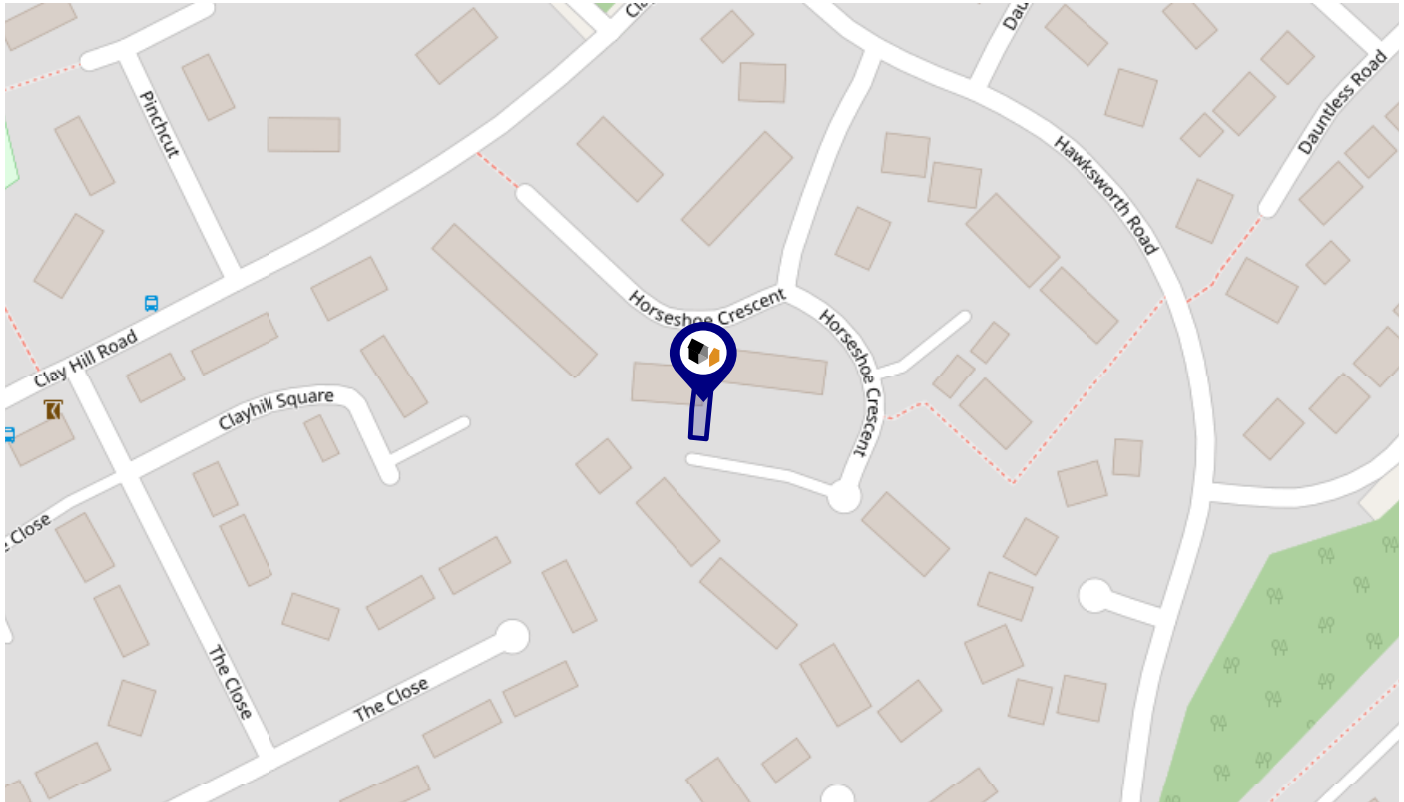
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Burghfield & Mortimer Ward
- 2 Theale Ward
- 3 Tilehurst South & Holybrook Ward
- 4 Bradfield Ward
- 5 Tilehurst Birch Copse Ward
- 6 Southcote Ward
- 7 Whitley Ward
- 8 Shinfield South Ward
- 9 Aldermaston Ward
- 10 Coley Ward

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.

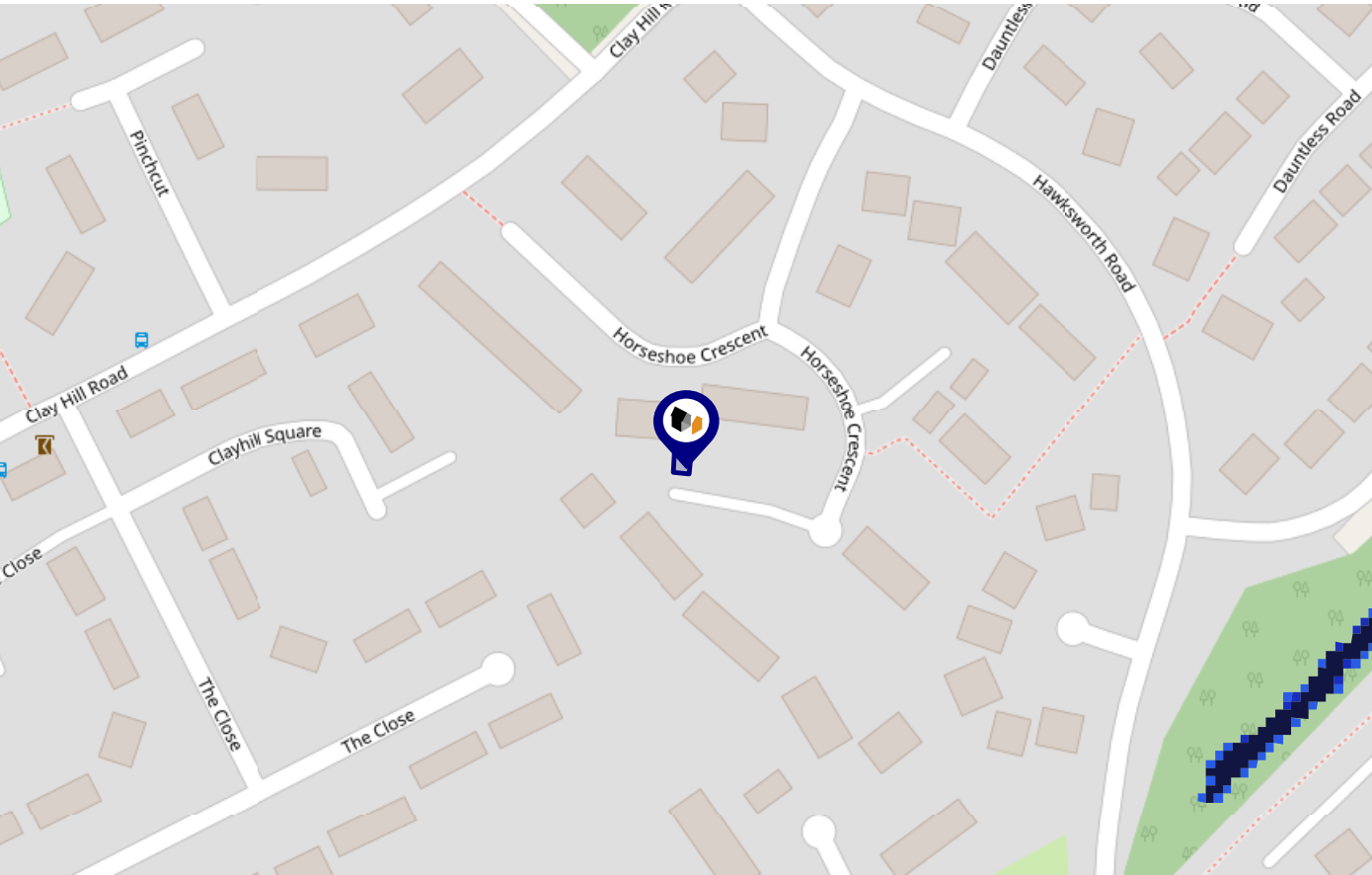
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

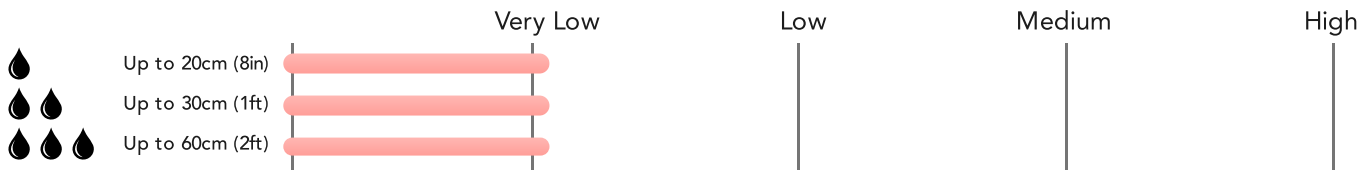


Risk Rating: Very low

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:

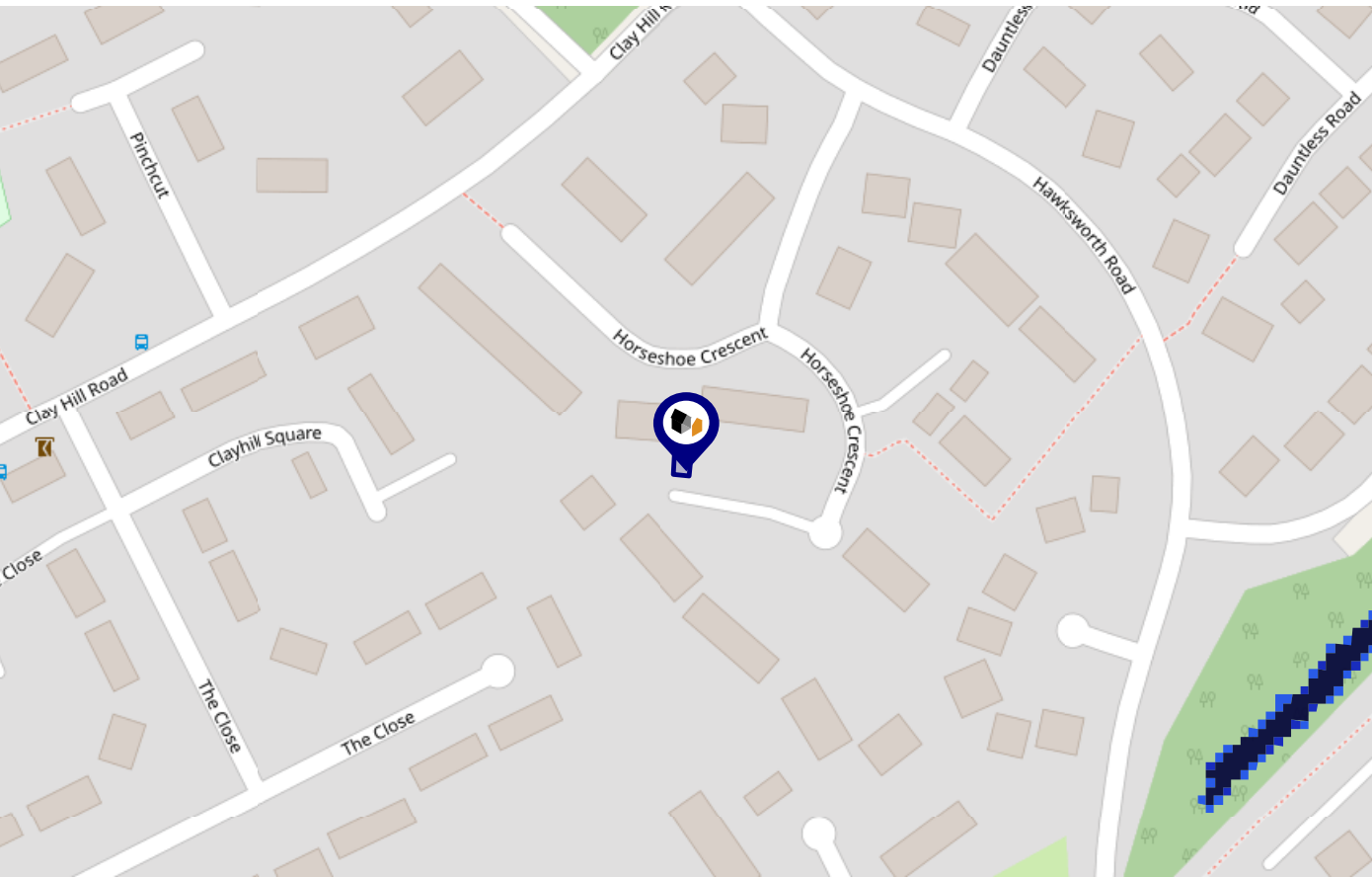


Flood Risk

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.

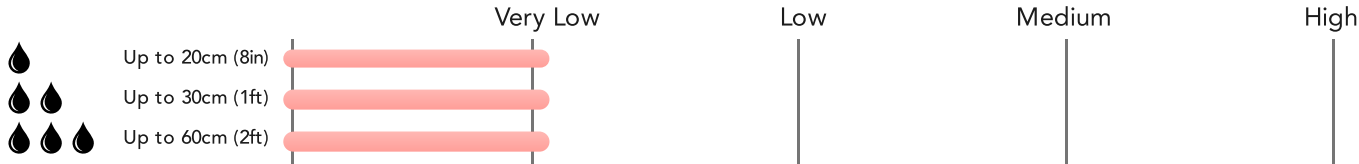


Risk Rating: Very low

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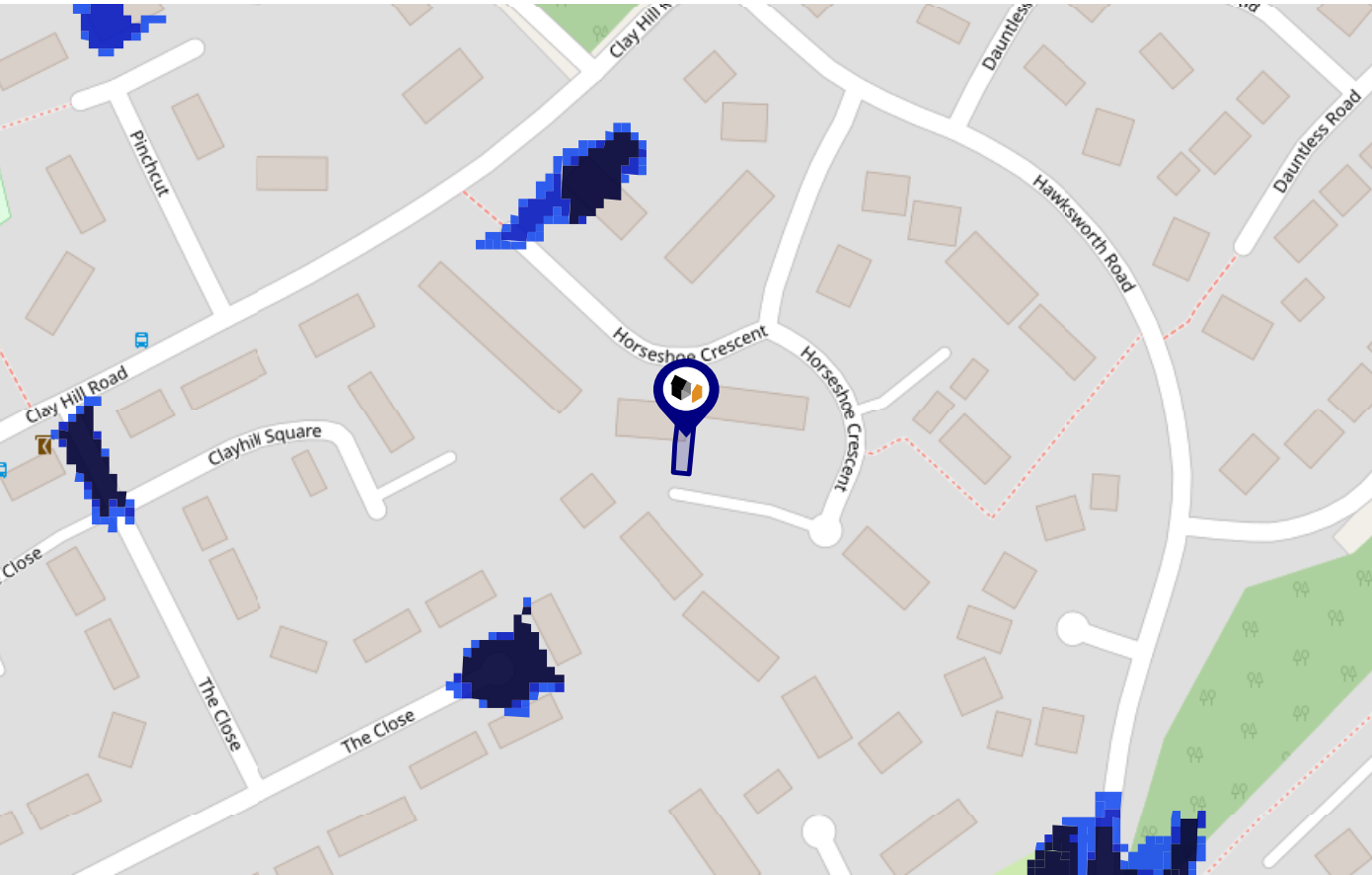
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

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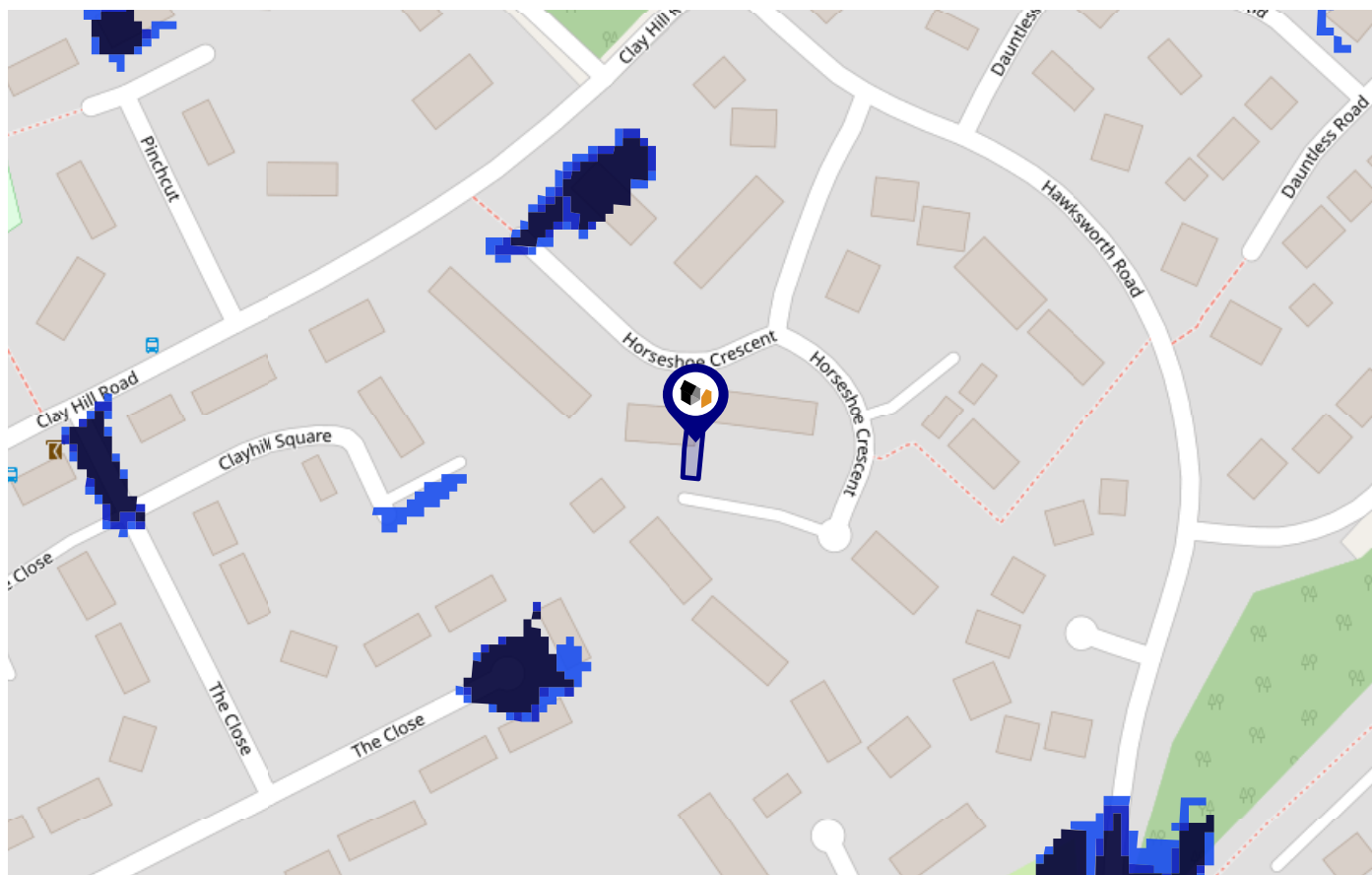
Chance of flooding to the following depths at this property:



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.

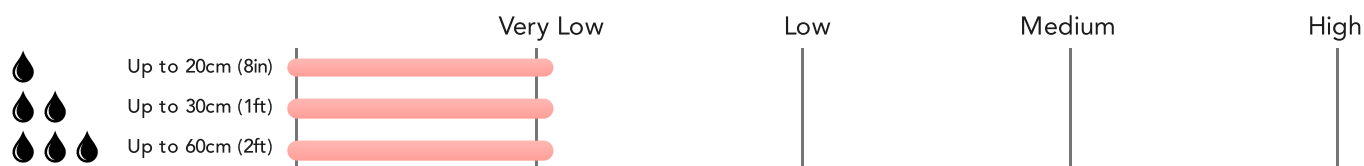


Risk Rating: Very low

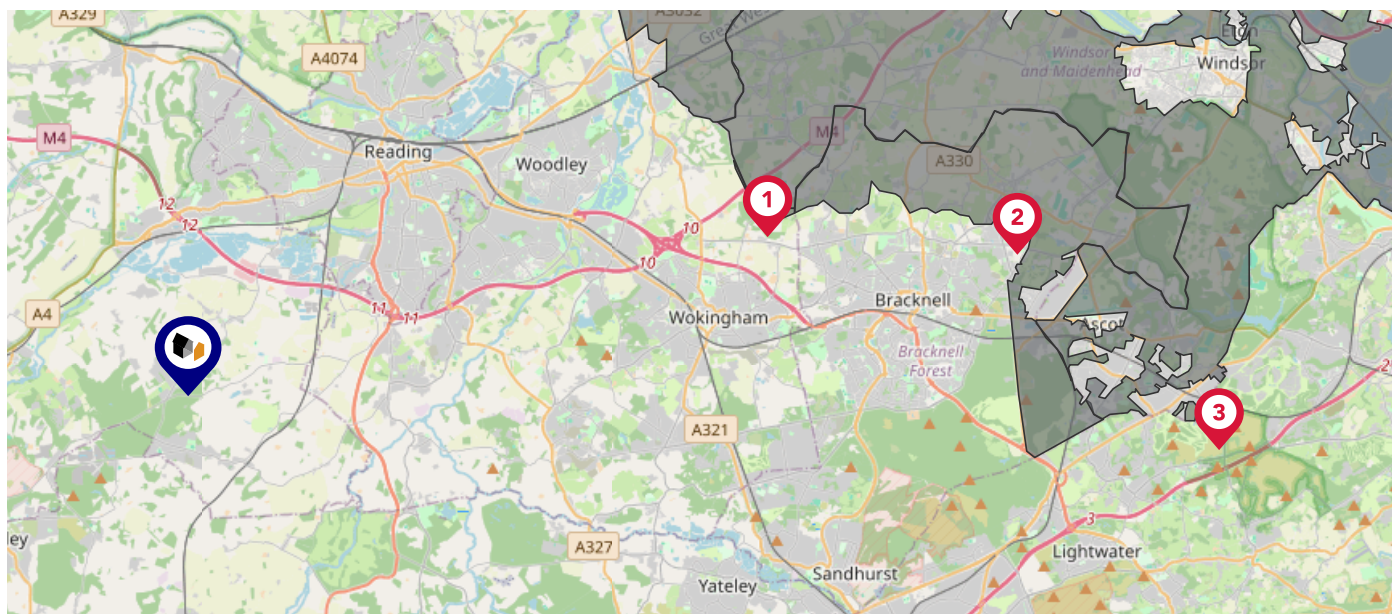
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Chance of flooding to the following depths at this property:



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

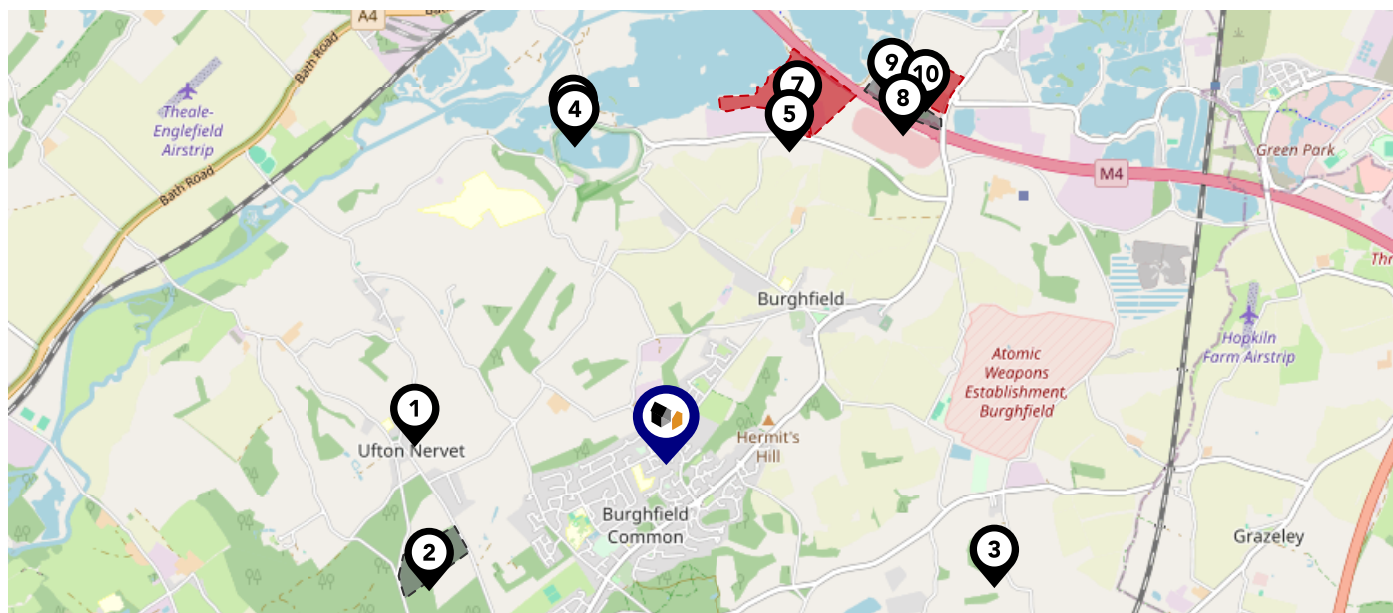


London Green Belt - Windsor and Maidenhead

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.



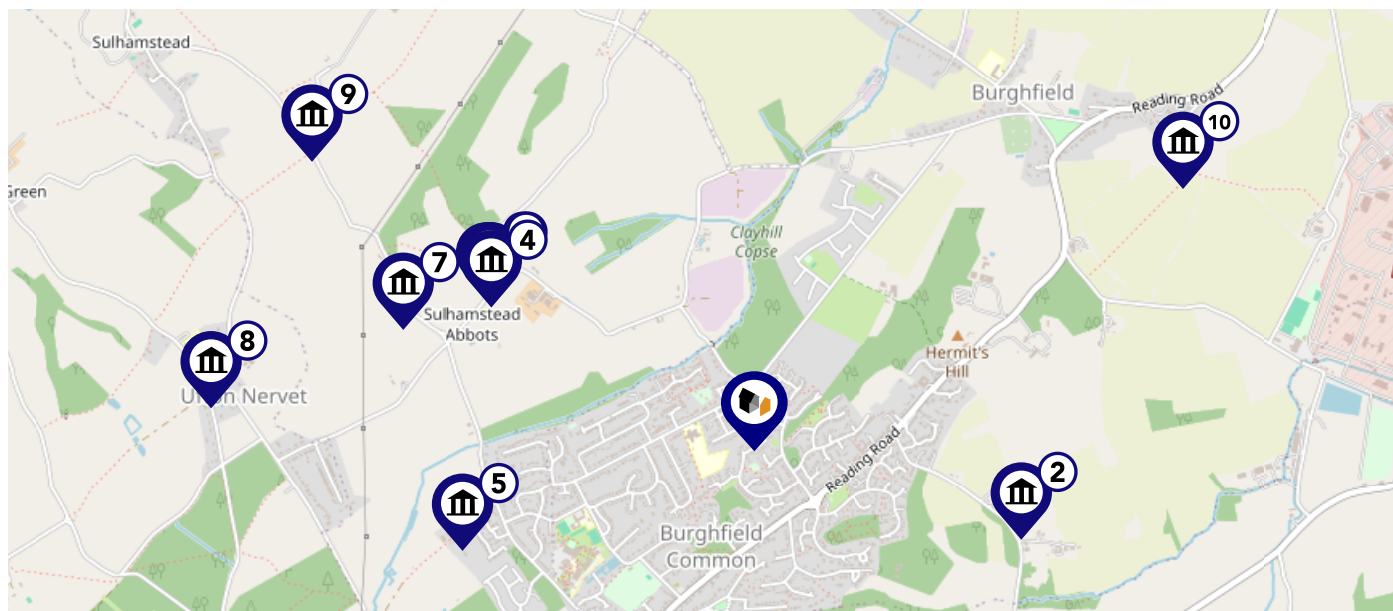
Nearby Landfill Sites

1	Sulhamstead Road-Upton Nervet, Berkshire	Historic Landfill	
2	Poors Allotment-Camp Road, Reading, Upton Nervet, Berkshire	Historic Landfill	
3	Pitchkettle Farm-Grazeley, Berkshire	Historic Landfill	
4	The Hanger Station Road-Theale, Berkshire	Historic Landfill	
5	EA/EPR/UP3999ES/V009 - Alan Hadley Ltd	Active Landfill	
6	The Hanger Station Road-Theale, Berkshire	Historic Landfill	
7	EA/EPR/BP3092LX/V008 - Alan Hadley Ltd__	Active Landfill	
8	Field Farm No.1-Burghfield, Reading, Berkshire	Historic Landfill	
9	EA/EPR/BP3093MT/V006 - Hanson Waste Management	Active Landfill	
10	EA/EPR/BP3093LK/V009 - Hanson Waste Management	Active Landfill	

Maps

Listed Buildings

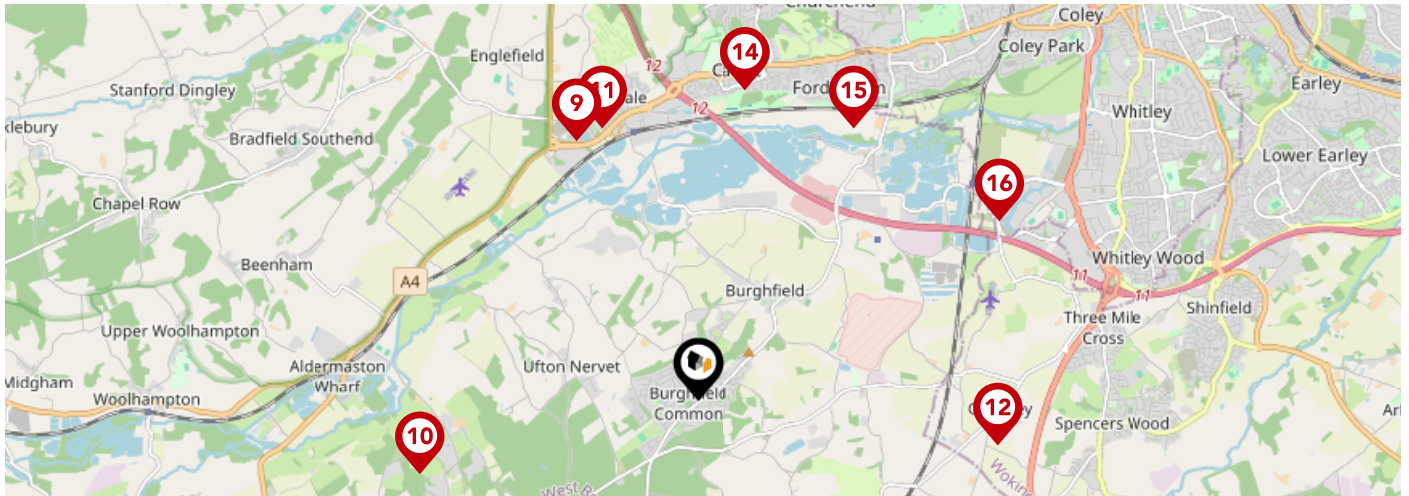
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1117112 - Church Of St. Mary	Grade I	0.7 miles
	1135780 - Culverlands	Grade II	0.7 miles
	1117114 - Jefferys Tomb Approximately 7 Metres To South East Of Chancel Of Church Of St Mary	Grade II	0.7 miles
	1319594 - Church Cottage	Grade II	0.7 miles
	1117109 - Crofters Cottage	Grade II	0.7 miles
	1117113 - Chest Tomb Approximately 1 Metre To East Of Chancel Of Church Of St Mary	Grade II	0.7 miles
	1313055 - Moathouse Cottage	Grade II	0.8 miles
	1117122 - Garden Seat Approximately 40 Metres To East Of The Old Rectory	Grade II	1.2 miles
	1117119 - Meales Farmhouse	Grade II	1.2 miles
	1135772 - Church Of St. Mary The Virgin	Grade II	1.2 miles



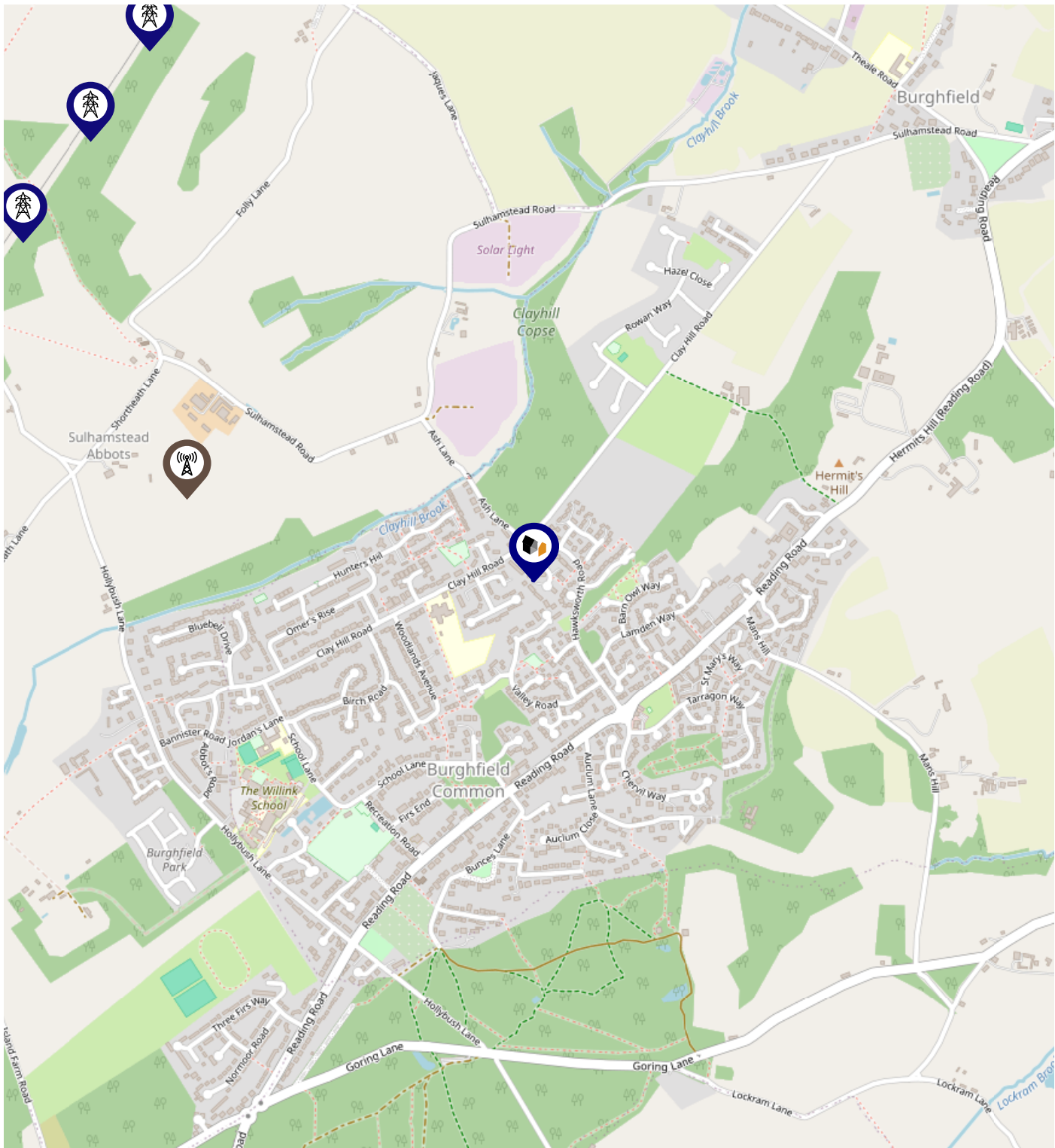
		Nursery	Primary	Secondary	College	Private
1	Garland Junior School Ofsted Rating: Good Pupils: 219 Distance:0.14	☐	☒	☐	☐	☐
2	Mrs Bland's Infant School Ofsted Rating: Good Pupils: 201 Distance:0.51	☐	☒	☐	☐	☐
3	The Willink School Ofsted Rating: Good Pupils: 1255 Distance:0.58	☐	☐	☒	☐	☐
4	Burghfield St Mary's C.E. Primary School Ofsted Rating: Good Pupils: 196 Distance:0.95	☐	☒	☐	☐	☐
5	Sulhamstead and Upton Nerve School Ofsted Rating: Good Pupils: 100 Distance:1.55	☐	☒	☐	☐	☐
6	Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:1.77	☐	☒	☐	☐	☐
7	Mortimer St Mary's C.E. Junior School Ofsted Rating: Good Pupils: 242 Distance:2.03	☐	☒	☐	☐	☐
8	The Mile House Therapeutic School Ofsted Rating: Requires improvement Pupils: 28 Distance:2.36	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Theale Green School Ofsted Rating: Good Pupils: 762 Distance:2.66	☐	☐	☒	☐	☐
	Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:2.67	☐	☐	☒	☐	☐
	Theale C.E. Primary School Ofsted Rating: Outstanding Pupils: 329 Distance:2.68	☐	☒	☐	☐	☐
	Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:2.8	☐	☒	☐	☐	☐
	Calcot Infant School and Nursery Ofsted Rating: Good Pupils: 227 Distance:2.9	☐	☒	☐	☐	☐
	Calcot Junior School Ofsted Rating: Good Pupils: 271 Distance:2.9	☐	☒	☐	☐	☐
	Kennet Valley Primary School Ofsted Rating: Good Pupils: 193 Distance:2.9	☐	☒	☐	☐	☐
	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:3.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

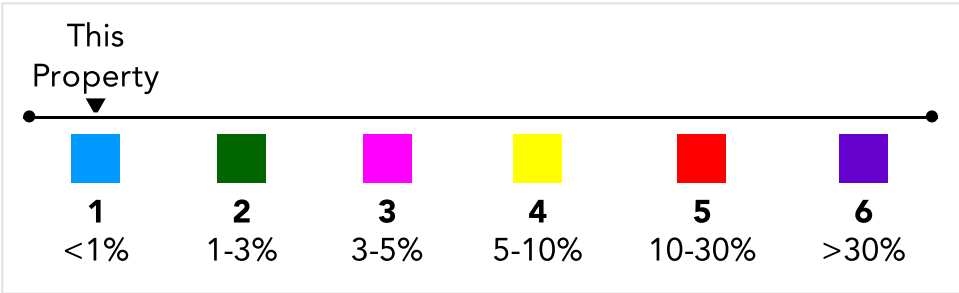
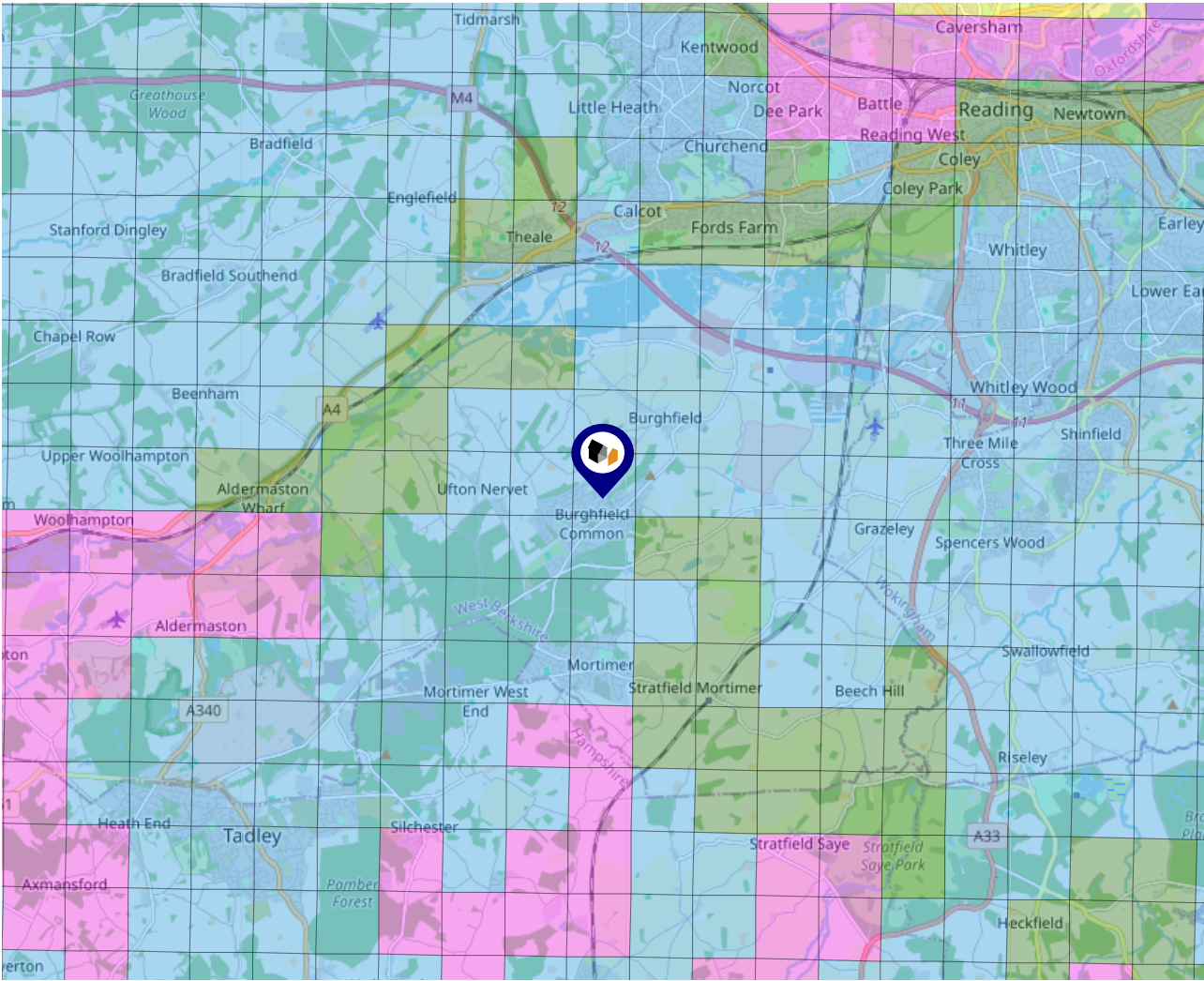


Key:

-  Power Pylons
-  Communication Masts

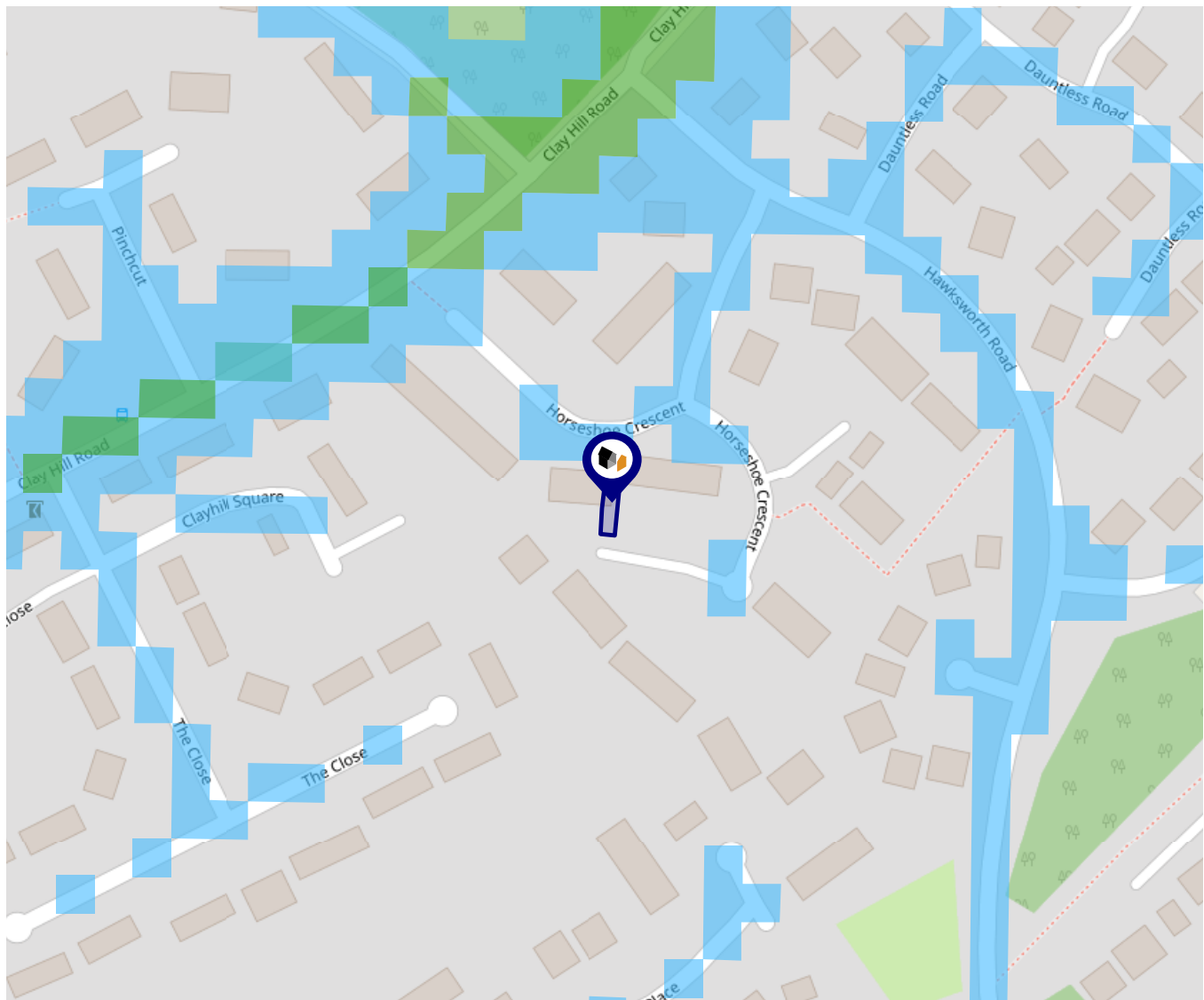
What is Radon?

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

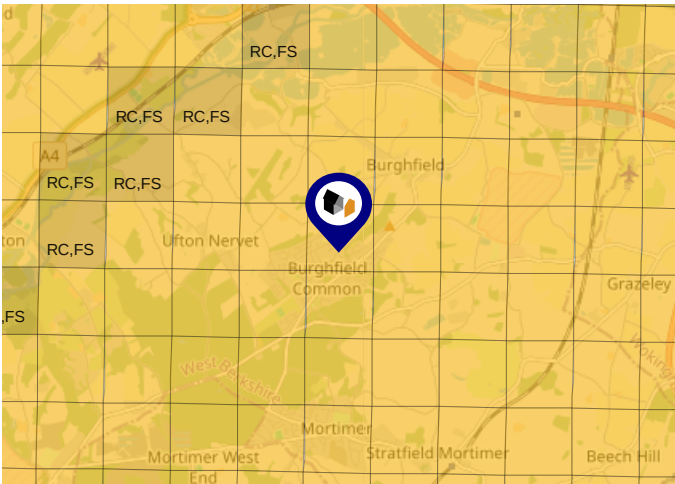


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

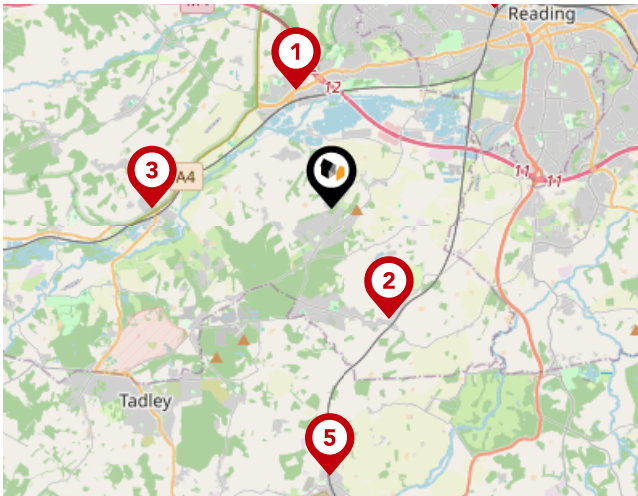


Primary Classifications (Most Common Clay Types)

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

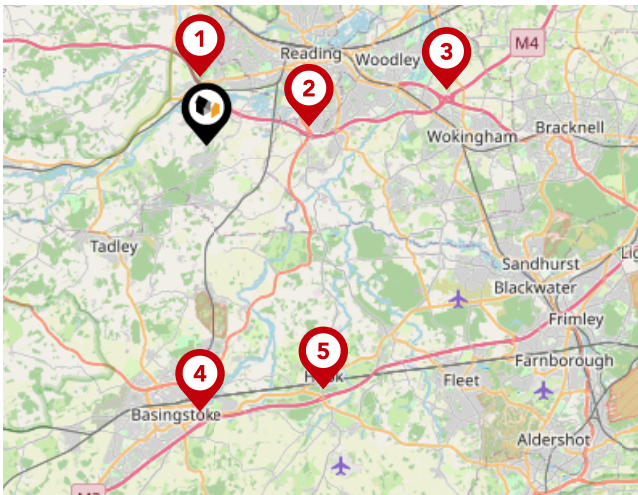
Area

Transport (National)



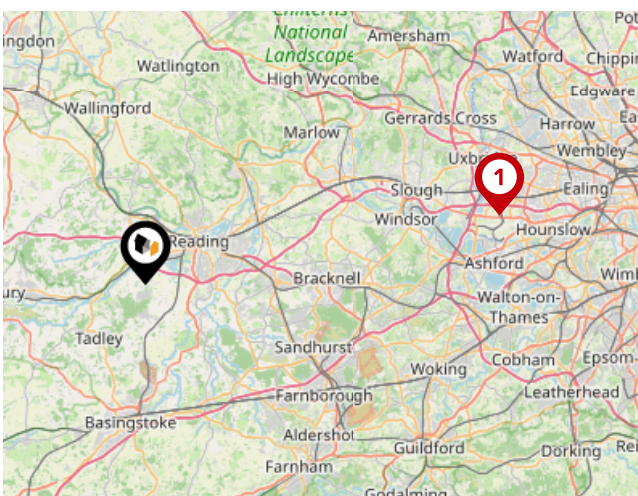
National Rail Stations

Pin	Name	Distance
1	Theale Rail Station	2.28 miles
2	Mortimer Rail Station	2.3 miles
3	Aldermaston Rail Station	3.33 miles
4	Reading West Rail Station	4.78 miles
5	Bramley (Hants) Rail Station	4.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	2.57 miles
2	M4 J11	3.86 miles
3	M4 J10	9.1 miles
4	M3 J6	9.82 miles
5	M3 J5	9.99 miles

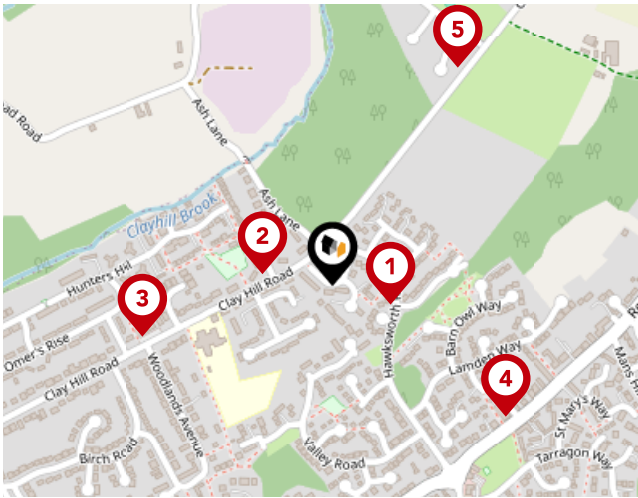


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	26.63 miles

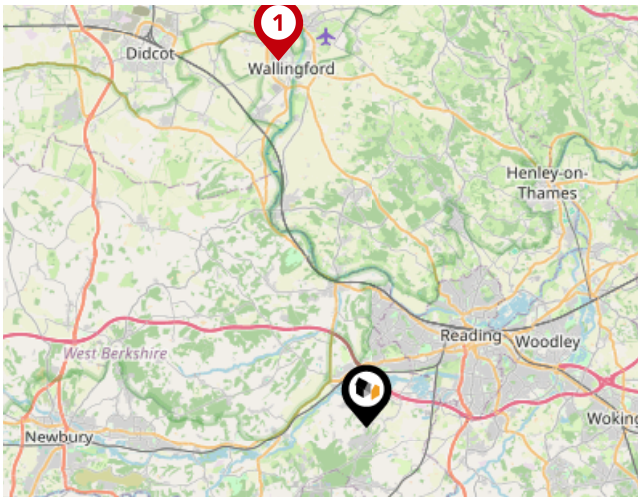
Area

Transport (Local)



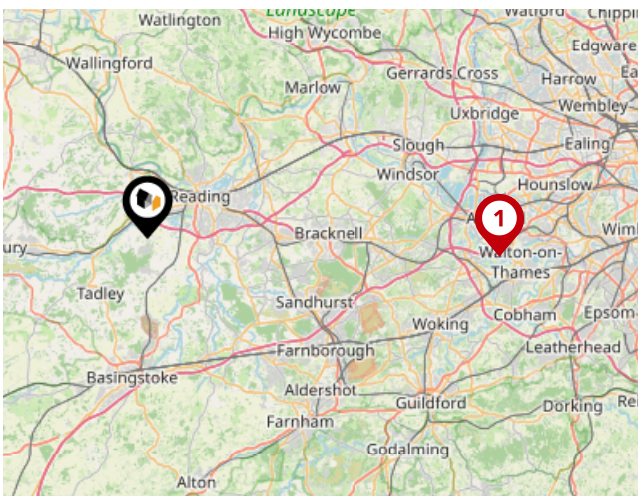
Bus Stops/Stations

Pin	Name	Distance
1	Coltsfoot Close	0.07 miles
2	The Close	0.08 miles
3	Clayhill Road Shops	0.22 miles
4	Holmdene	0.25 miles
5	Chestnut Drive	0.28 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	13.93 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	26.02 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.

Testimonial 1



From start to Finish, working with Ollie has been a real pleasure. When looking for an estate agent we of course went to all the 'regular high street names' and the sales pitch felt rehearsed and scripted. Ollie came in with a real personal approach and a passion for the task and we knew straight away he was the right fit for us.

Ignore the 'big estate agents', Ollie will blow them out the water.

Testimonial 2



After a disappointing experience with a high street estate agent we chose to go with Ollie and did not regret it. We appreciated his candid advice on pricing and styling, recommendations for a house dresser and solicitor all of which resulted in several offers well over the asking price. I am convinced most other agents would have just let things plod along at a slow pace. I would 100% recommend Ollie at avocado.

Testimonial 3



I cannot rate Ollie enough, he is incredibly talented at what he does, he is not just an estate agent, he is amazing at marketing and knows how to get your property seen far and wide using social media. The videos and picture he does, even using the drone make a massive difference.

Honestly, he is an all-round top guy and will always be the estate agent I would recommend to everyone.



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Important - Please Read

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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.

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Avocado Property

Data Quality

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