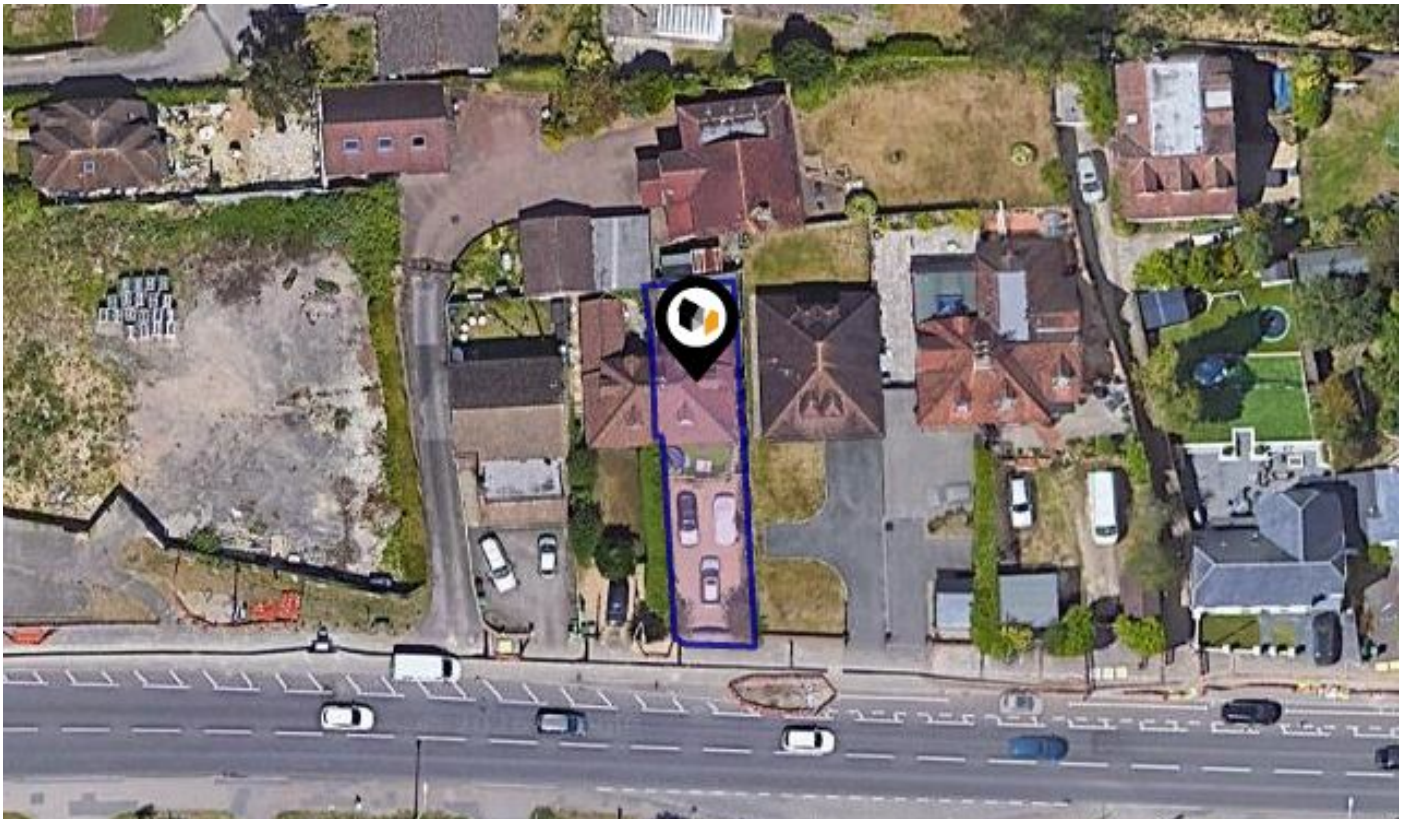# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th January 2026

BATH ROAD, CALCOT, READING, RG31

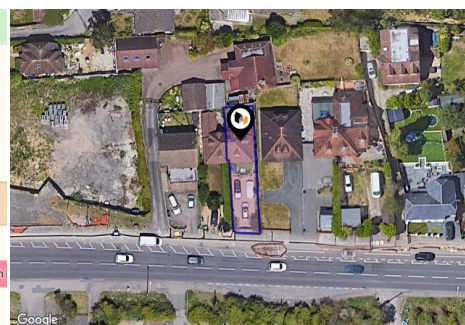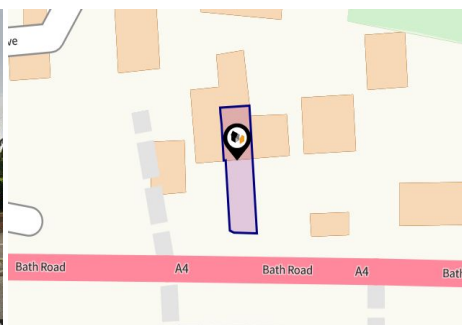**Avocado Property**

07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	699 ft^2 / 65 m^2		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,118		
Title Number:	BK348699		

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)

7 mb/s	**118** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Property
EPC - Certificate

Calcot, RG31

Energy rating

D

Valid until 24.05.2032

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		88 | B
69-80	**C**		
55-68	**D**	65 | D	
39-54	**E**		
21-38	**F**		
1-20	**G**		
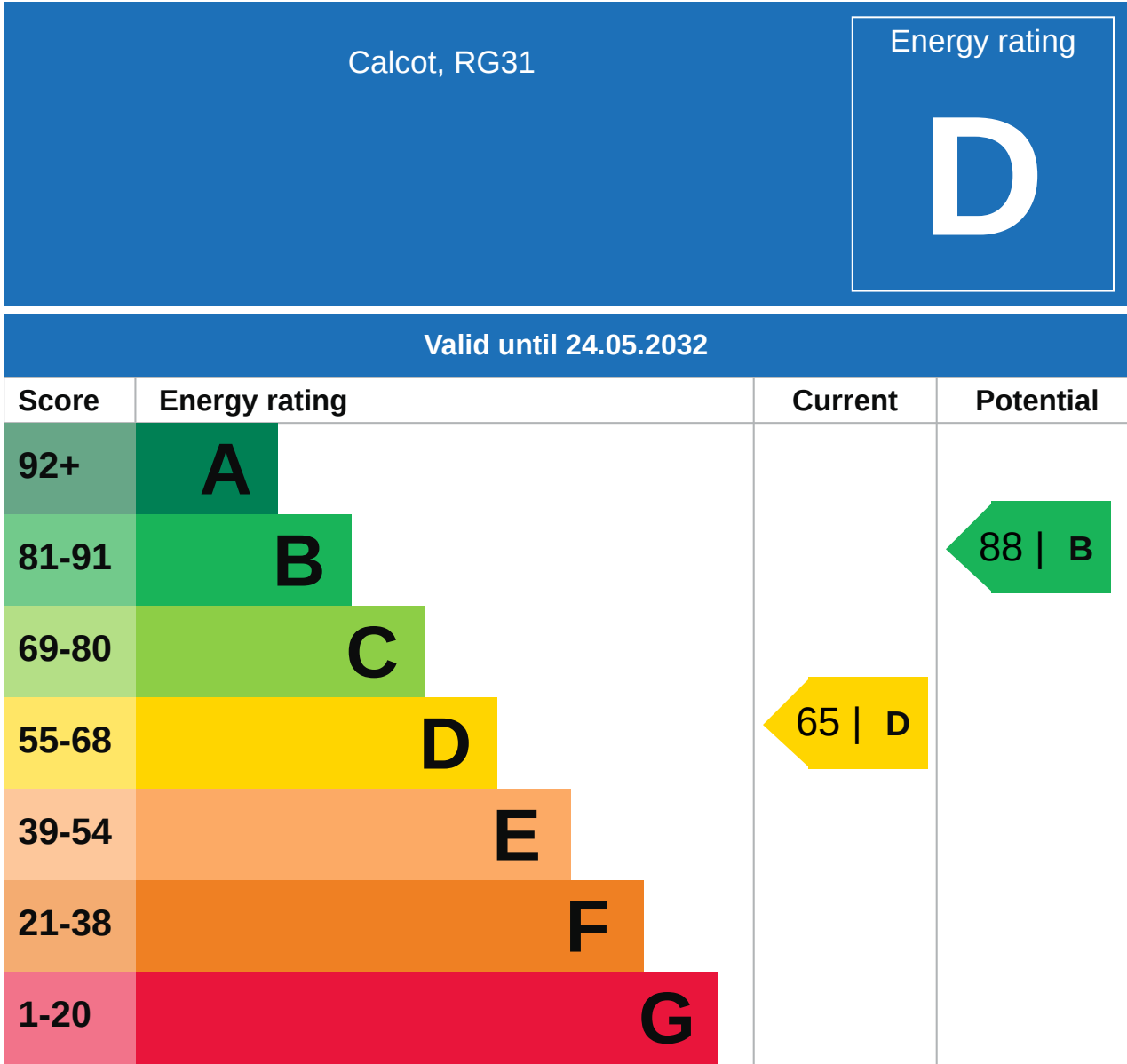
Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
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:	Solid brick, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
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:	Solid, no insulation (assumed)
Total Floor Area:	65 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
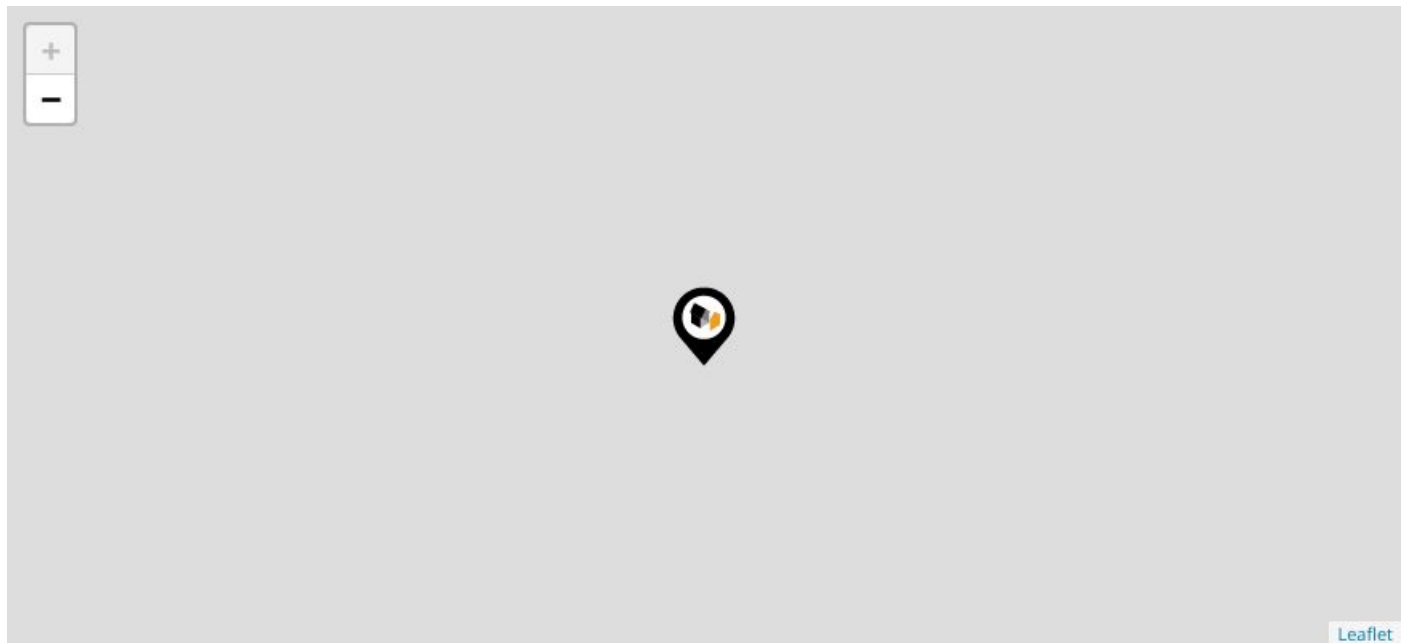
Mine Entry

✕   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.
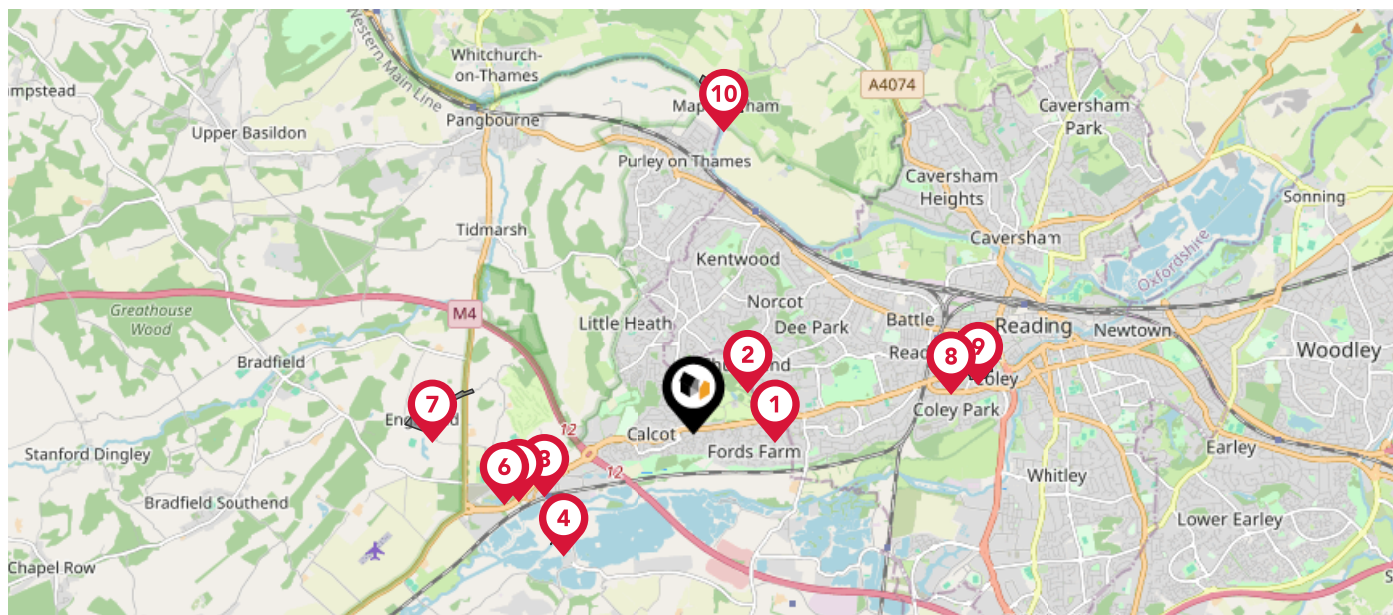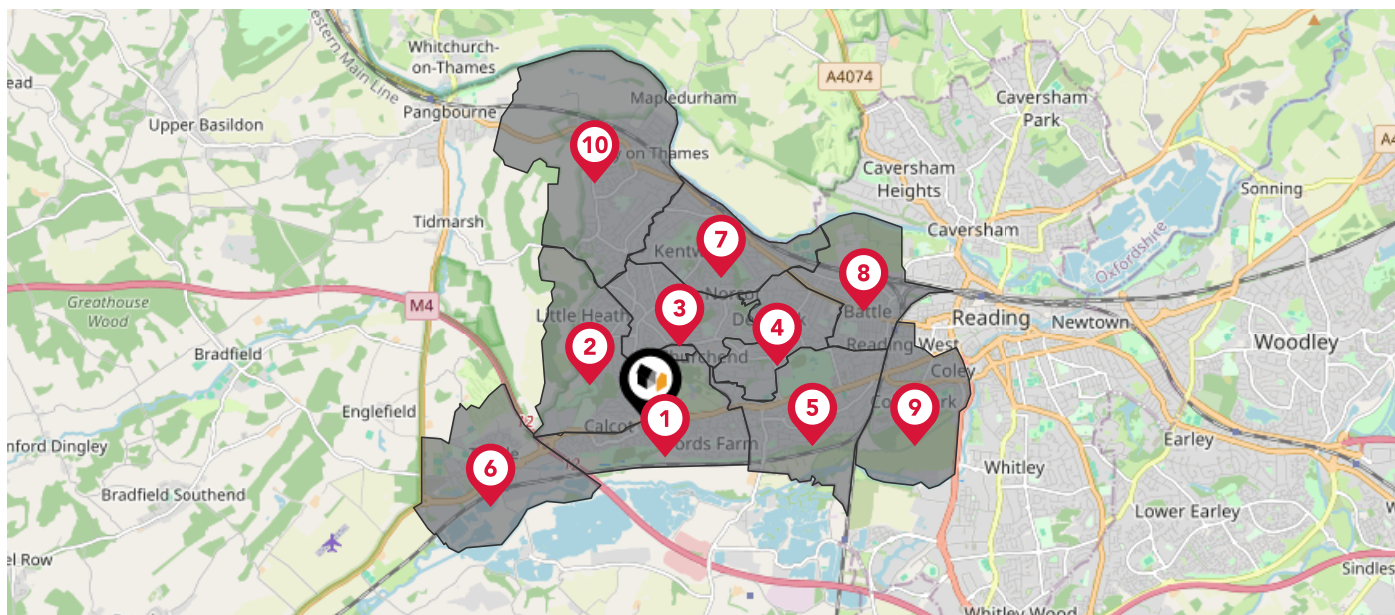

Nearby Conservation Areas	
1	Horncastle
2	Routh Lane
3	Theale High Street / Blossom Lane
4	Sheffield Bridge
5	Holy Trinity, Theale
6	The Lamb, Theale
7	Englefield
8	Downshire Square
9	Russell Street and Castle Hill
10	Mapledurham

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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	Tilehurst South & Holybrook Ward
2	Tilehurst Birch Copse Ward
3	Tilehurst Ward
4	Norcot Ward
5	Southcote Ward
6	Theale Ward
7	Kentwood Ward
8	Battle Ward
9	Coley Ward
10	Tilehurst & Purley Ward

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Maps
Rail Noise

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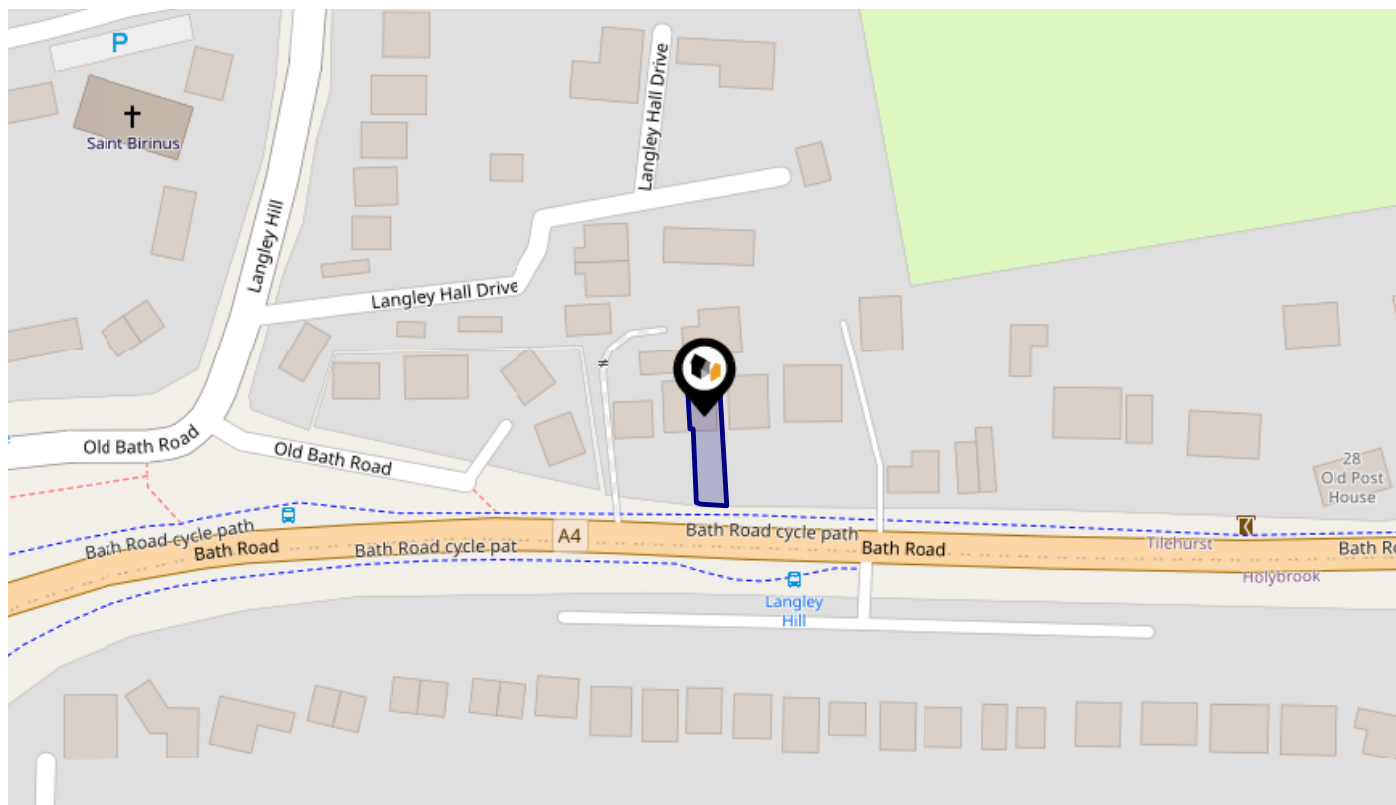
Rail Noise Data

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:

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

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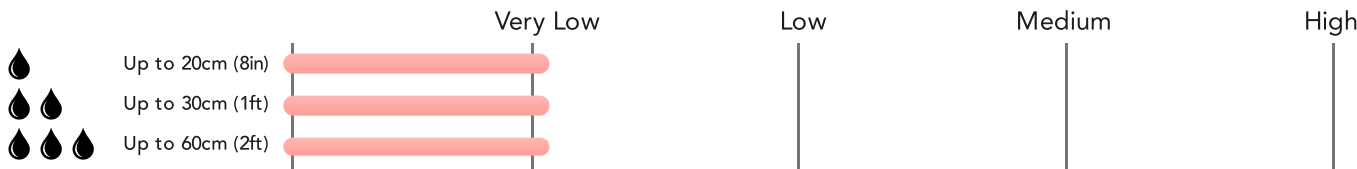

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
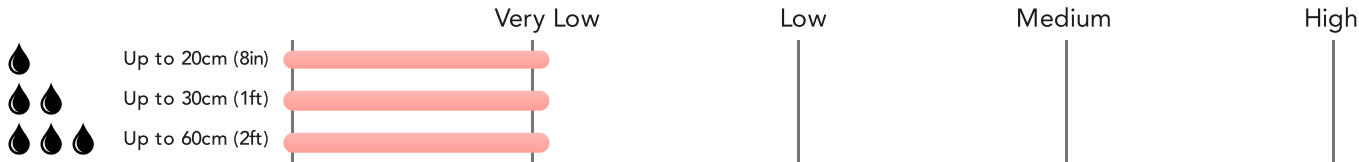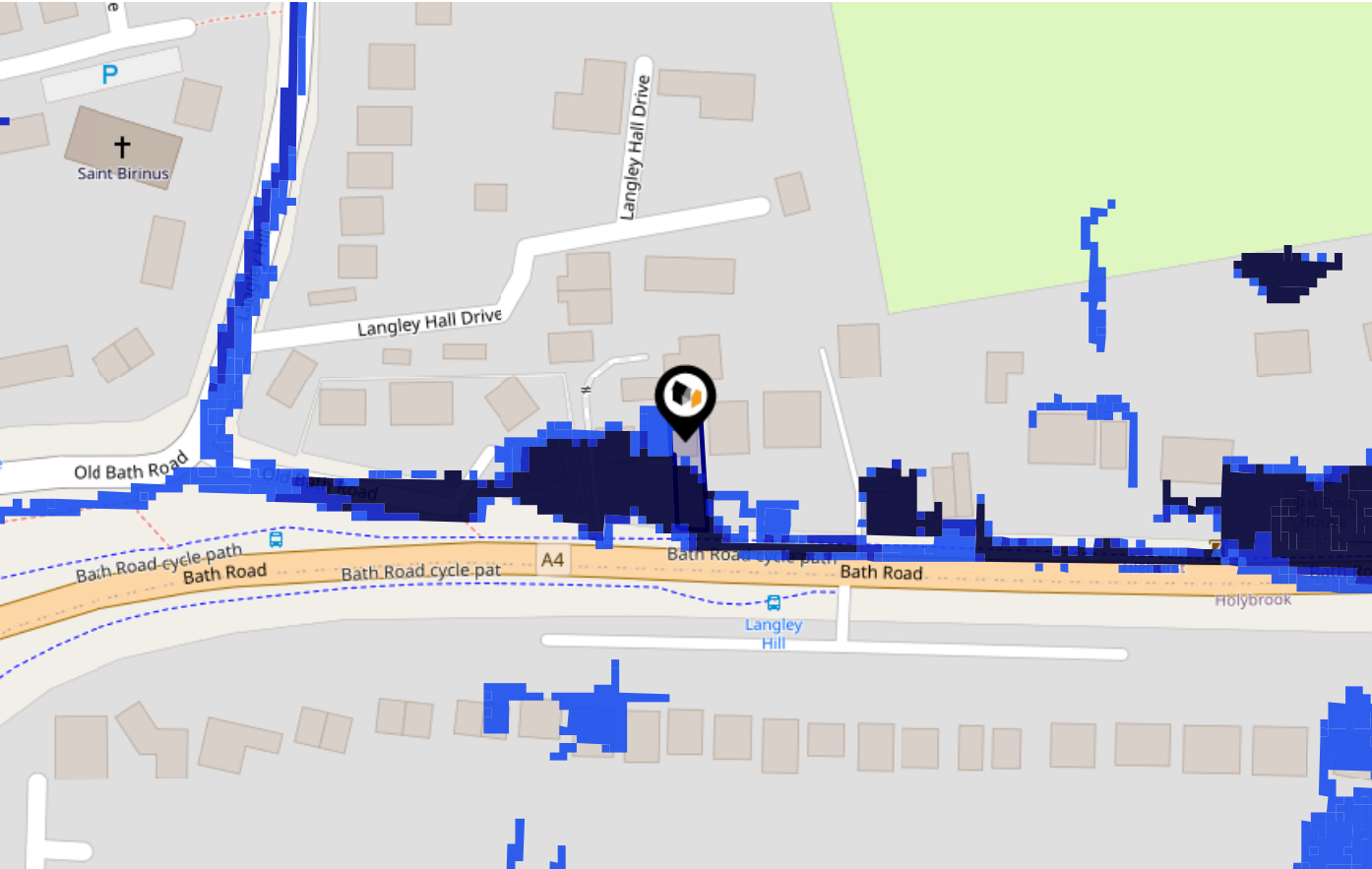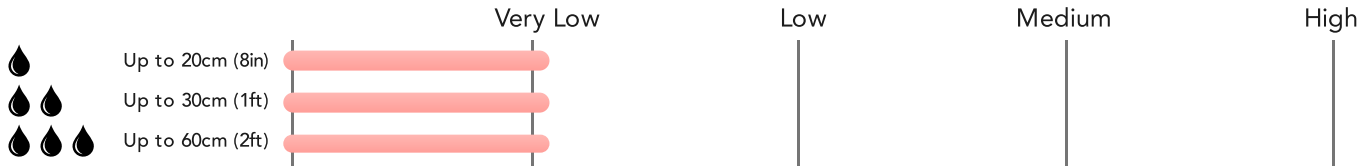

Risk Rating: Very low

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.

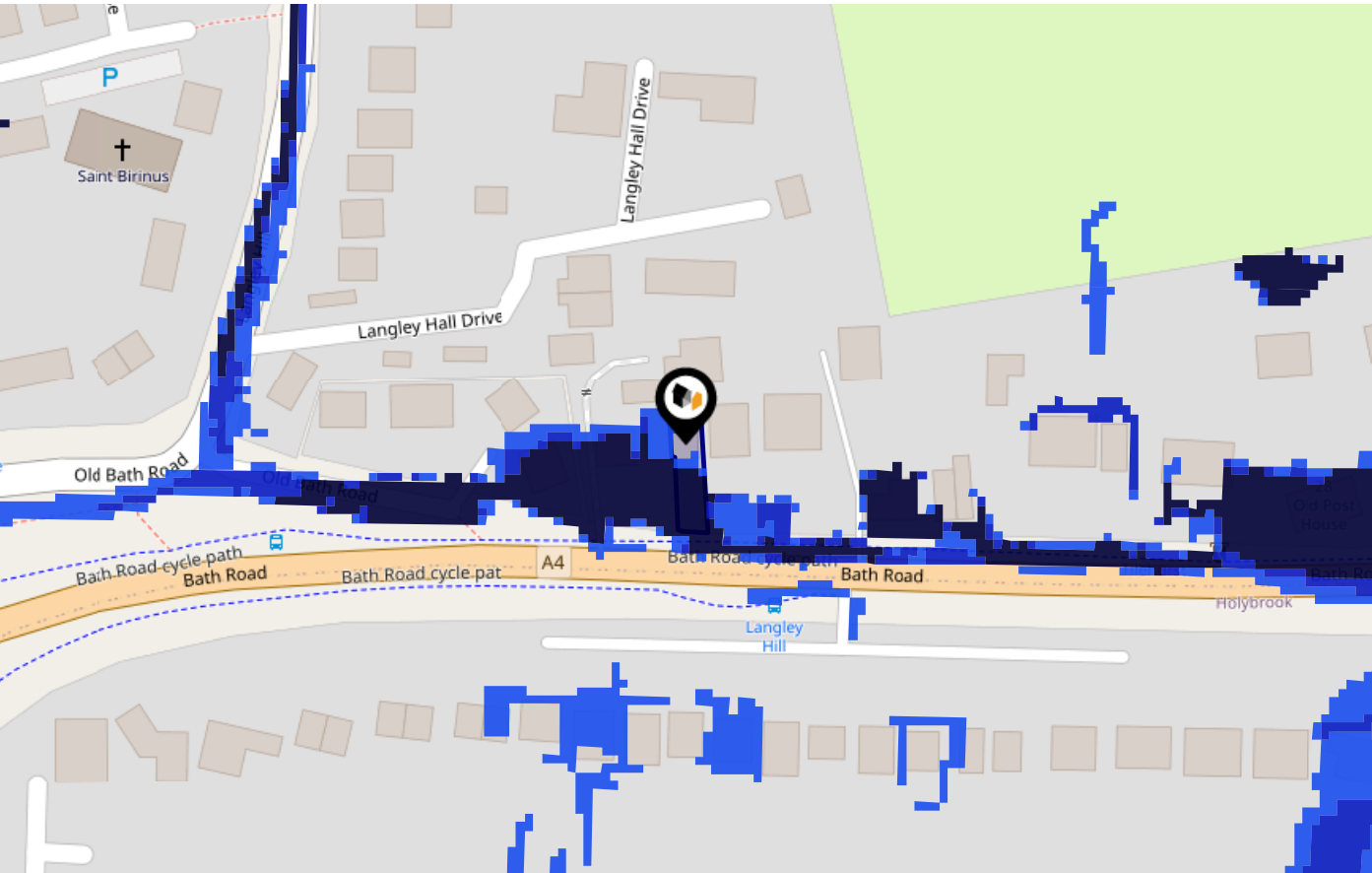Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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Flood Risk
Surface Water - Flood Risk

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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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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: 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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
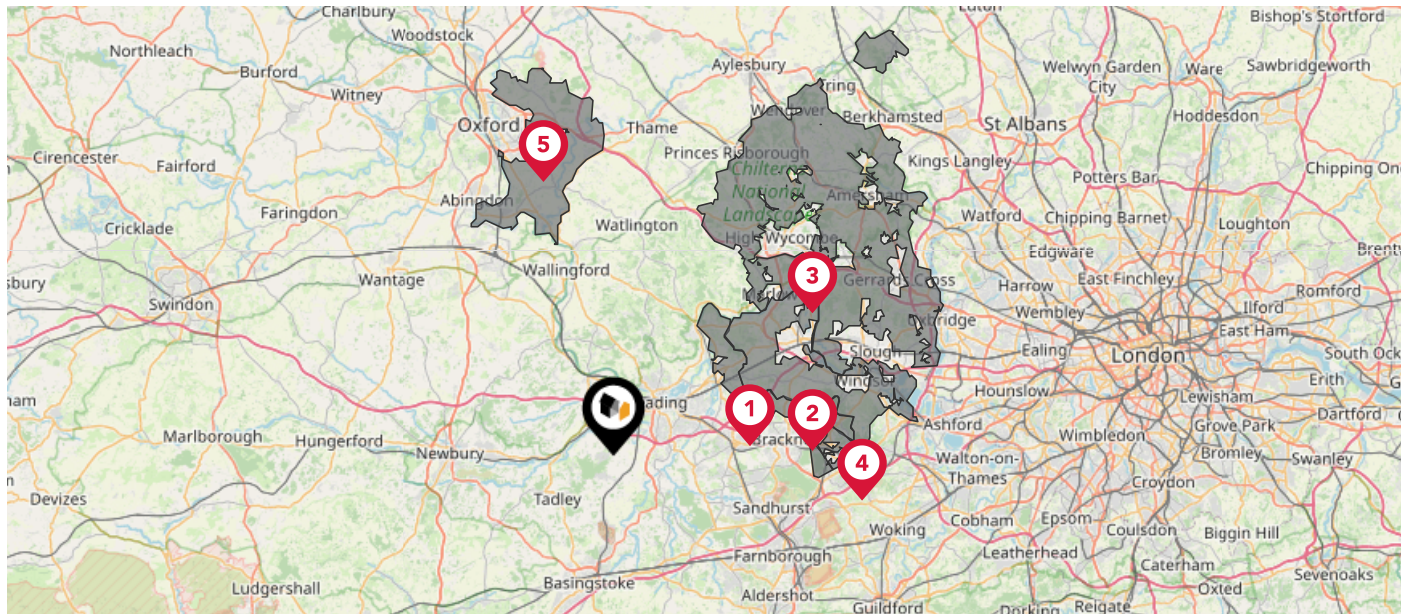
Nearby Green Belt Land	
1	London Green Belt - Wokingham
2	London Green Belt - Bracknell Forest
3	London Green Belt - Buckinghamshire
4	London Green Belt - Windsor and Maidenhead
5	Oxford Green Belt - South Oxfordshire

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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.
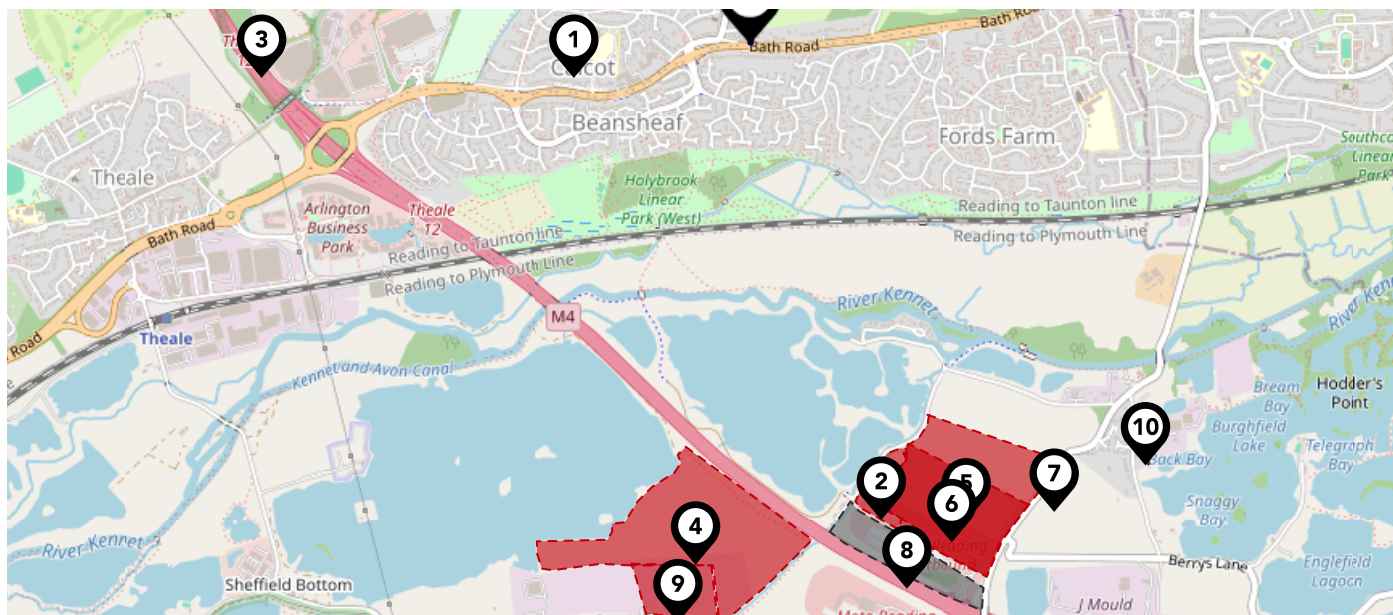
Nearby Landfill Sites		
1	Clarence Way-Calcot, Reading, Berkshire	Historic Landfill
2	EA/EPR/BP3093MT/V006 - Hanson Waste Management	Active Landfill
3	Nunhide Lane, Calcot-Sulham, Reading, Berkshire	Historic Landfill
4	EA/EPR/BP3092LX/V008 - Alan Hadley Ltd__	Active Landfill
5	EA/EPR/BP3092SZ/V006 - Hanson Waste Management	Active Landfill
6	EA/EPR/BP3093LK/V009 - Hanson Waste Management	Active Landfill
7	Burghfield Road-Lower Calcot, Berkshire	Historic Landfill
8	Field Farm No.1-Burghfield, Reading, Berkshire	Historic Landfill
9	EA/EPR/UP3999ES/V009 - Alan Hadley Ltd	Active Landfill
10	Pingewood Road-Burghfield, Reading, Berkshire	Historic Landfill

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Maps
Listed Buildings

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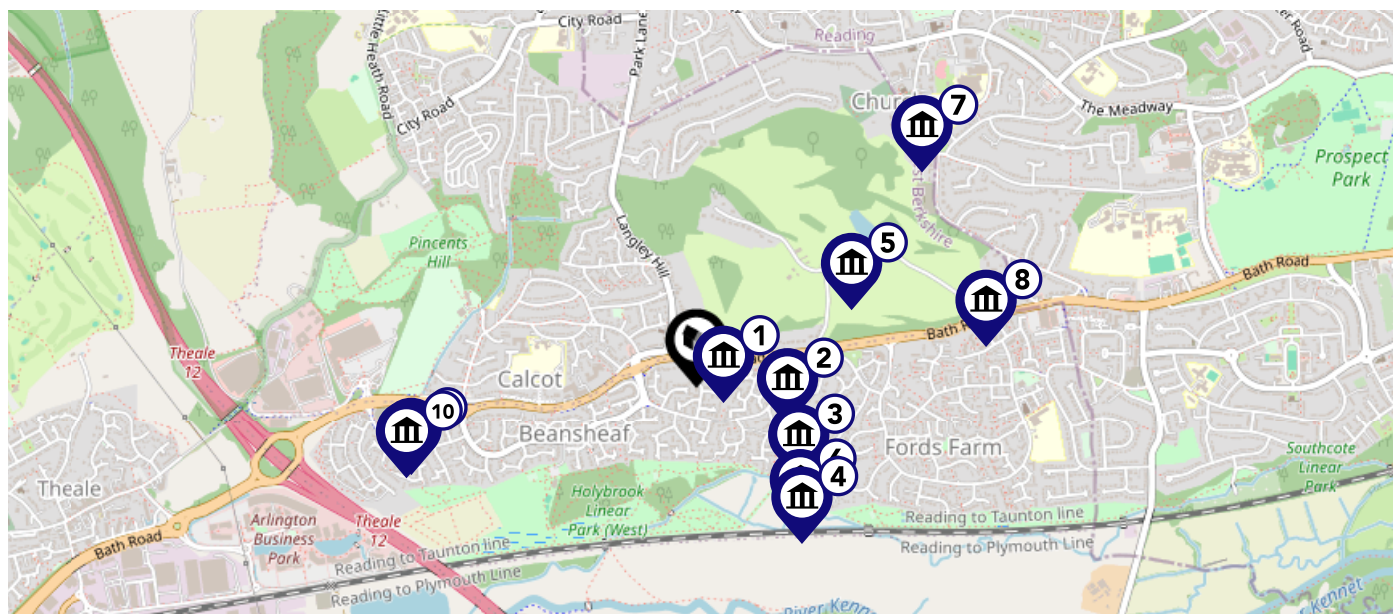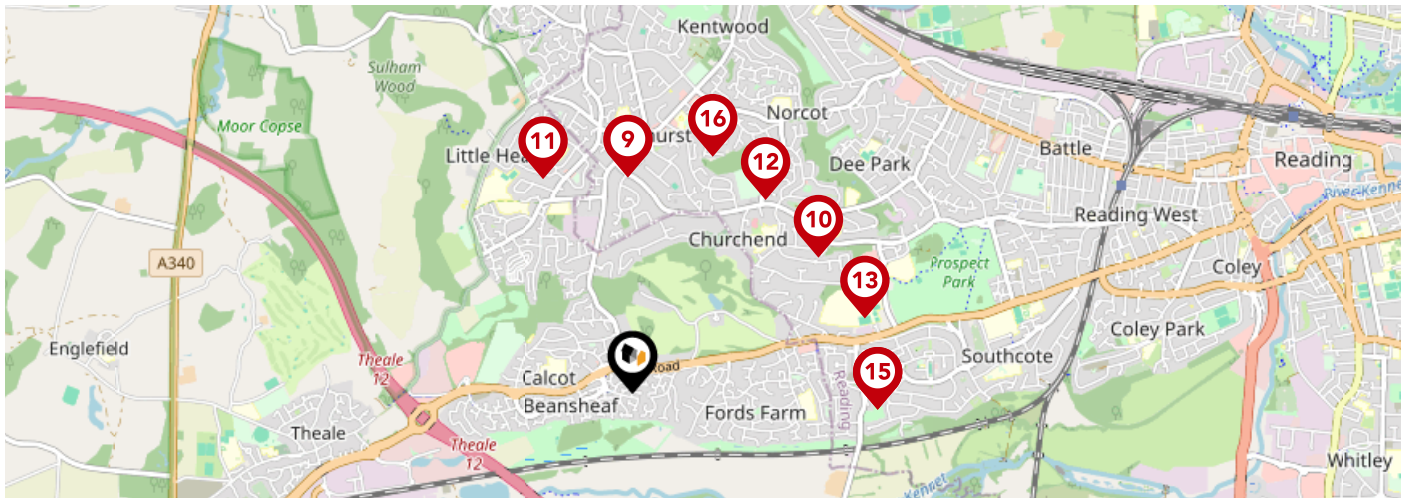

Listed Buildings in the local district	Grade	Distance
1 1215142 - Pump At Su 6673 7192	Grade II	0.1 miles
2 1214868 - The Old Cottage	Grade II	0.2 miles
3 1288024 - Calcot Grange Includig Flats 1 And 2	Grade II	0.3 miles
4 1215618 - Holybrook Cottage	Grade II	0.4 miles
5 1215858 - Calcot Court	Grade II	0.4 miles
6 1215217 - Old Mill House	Grade II	0.4 miles
7 1113450 - Green Lea	Grade II	0.7 miles
8 1215857 - The East Lodge	Grade II	0.7 miles
9 1214865 - Beansheaf Farmhouse	Grade II	0.7 miles
10 1214867 - Granary Approximately 10 Metres To South West Of Beansheaf Farmhouse	Grade II	0.7 miles

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Area
Schools
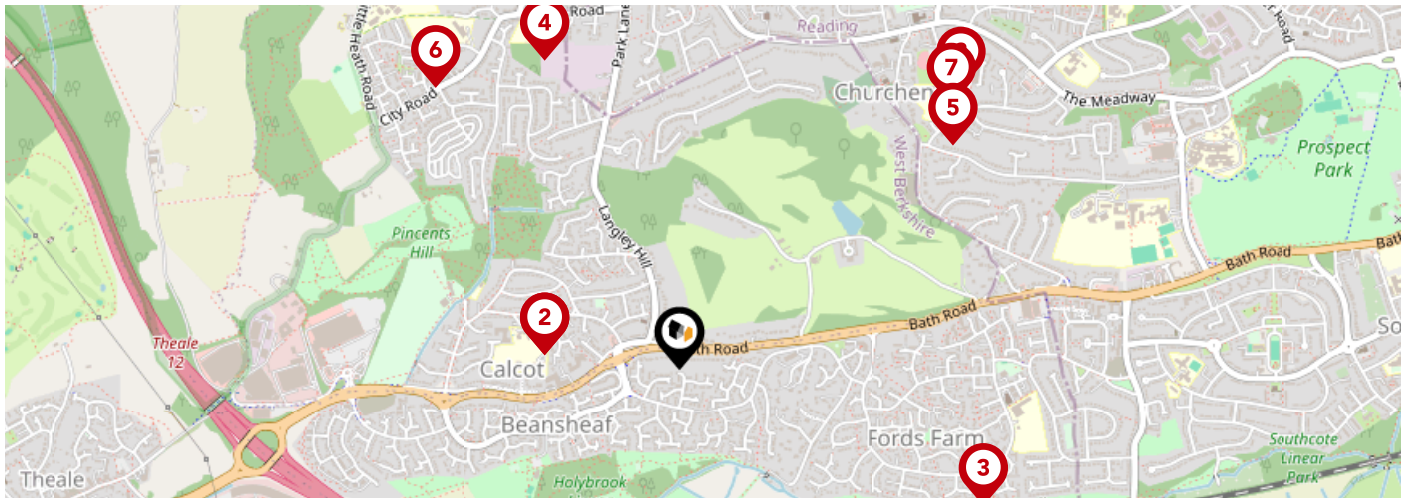
	Nursery	Primary	Secondary	College	Private
1 **Calcot Infant School and Nursery** Ofsted Rating: Good | Pupils: 227 | Distance:0.32	☐	☑	☐	☐	☐
2 **Calcot Junior School** Ofsted Rating: Good | Pupils: 271 | Distance:0.32	☐	☑	☐	☐	☐
3 **Kennet Valley Primary School** Ofsted Rating: Good | Pupils: 193 | Distance:0.77	☐	☑	☐	☐	☐
4 **St Paul's Catholic Primary School** Ofsted Rating: Good | Pupils: 296 | Distance:0.78	☐	☑	☐	☐	☐
5 **Churchend Primary Academy** Ofsted Rating: Good | Pupils: 450 | Distance:0.82	☐	☑	☐	☐	☐
6 **Springfield Primary School** Ofsted Rating: Good | Pupils: 336 | Distance:0.86	☐	☑	☐	☐	☐
7 **Thames Valley School** Ofsted Rating: Good | Pupils: 55 | Distance:0.88	☐	☐	☑	☐	☐
8 **The Avenue Special School** Ofsted Rating: Good | Pupils: 233 | Distance:0.92	☐	☐	☑	☐	☐

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Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Park Lane Primary School** Ofsted Rating: Good | Pupils: 402 | Distance:1	☐	☑	☐	☐	☐
10	**St Michael's Primary School** Ofsted Rating: Good | Pupils: 401 | Distance:1.07	☐	☑	☐	☐	☐
11	**Birch Copse Primary School** Ofsted Rating: Outstanding | Pupils: 418 | Distance:1.08	☐	☑	☐	☐	☐
12	**Moorlands Primary School** Ofsted Rating: Good | Pupils: 331 | Distance:1.09	☐	☑	☐	☐	☐
13	**King's Academy Prospect** Ofsted Rating: Good | Pupils: 1217 | Distance:1.13	☐	☐	☑	☐	☐
14	**Manor Primary School** Ofsted Rating: Good | Pupils: 321 | Distance:1.14	☐	☑	☐	☐	☐
15	**The Holy Brook School** Ofsted Rating: Good | Pupils: 31 | Distance:1.14	☐	☑	☐	☐	☐
16	**Blagrave Nursery School** Ofsted Rating: Good | Pupils: 48 | Distance:1.16	☑	☐	☐	☐	☐

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Local Area
Masts & Pylons
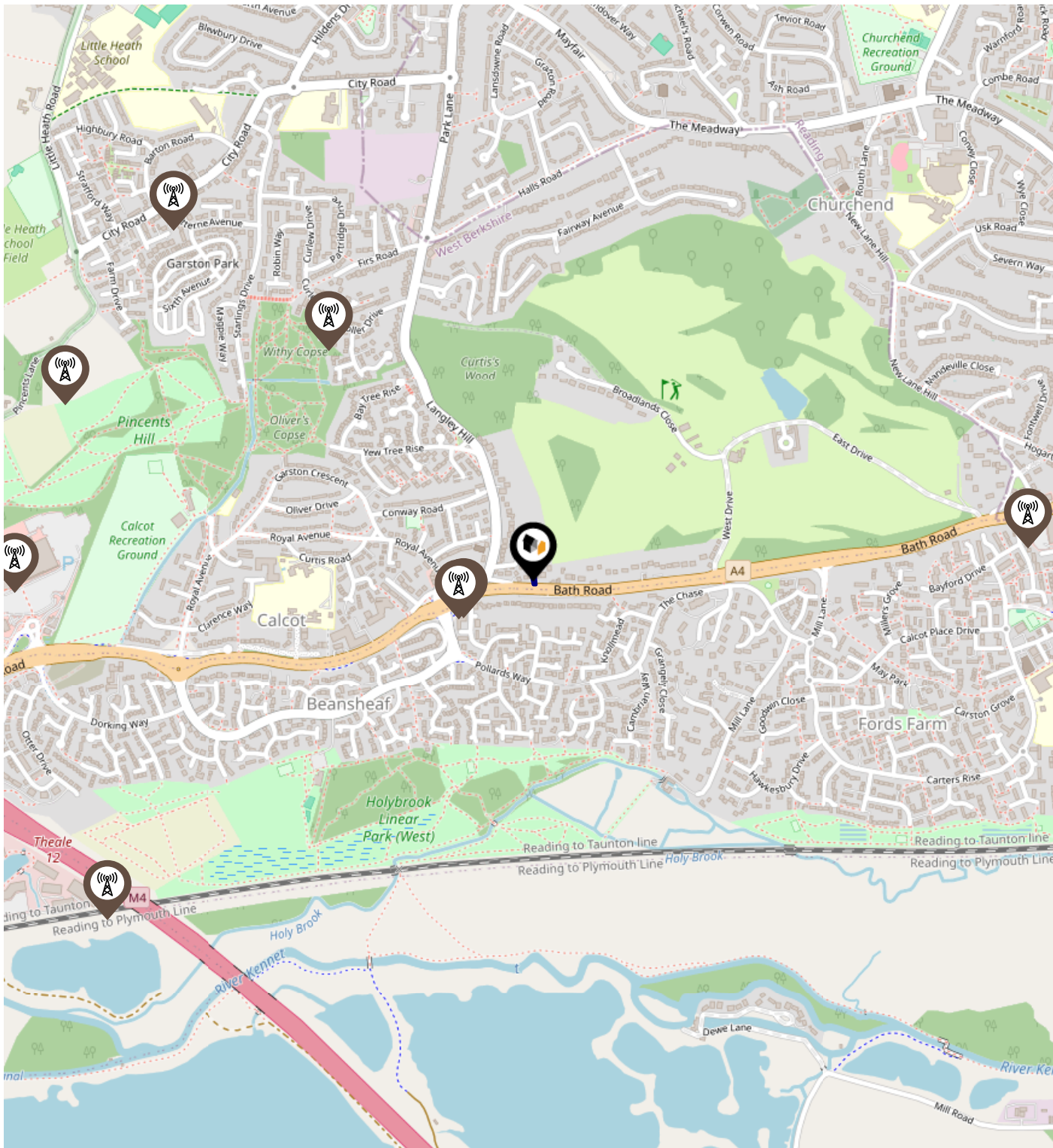
Key:

- Power Pylons
- Communication Masts

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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/m3).
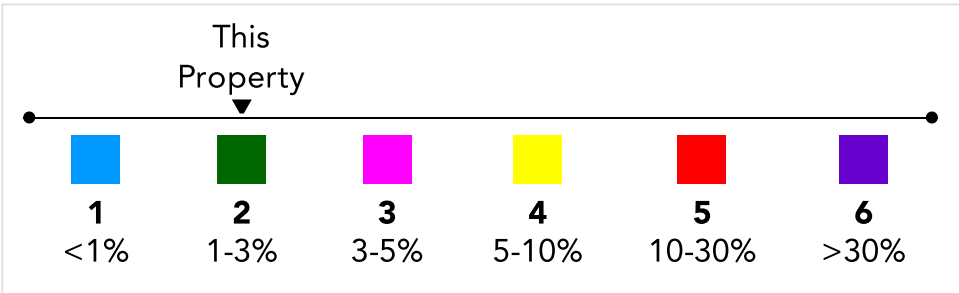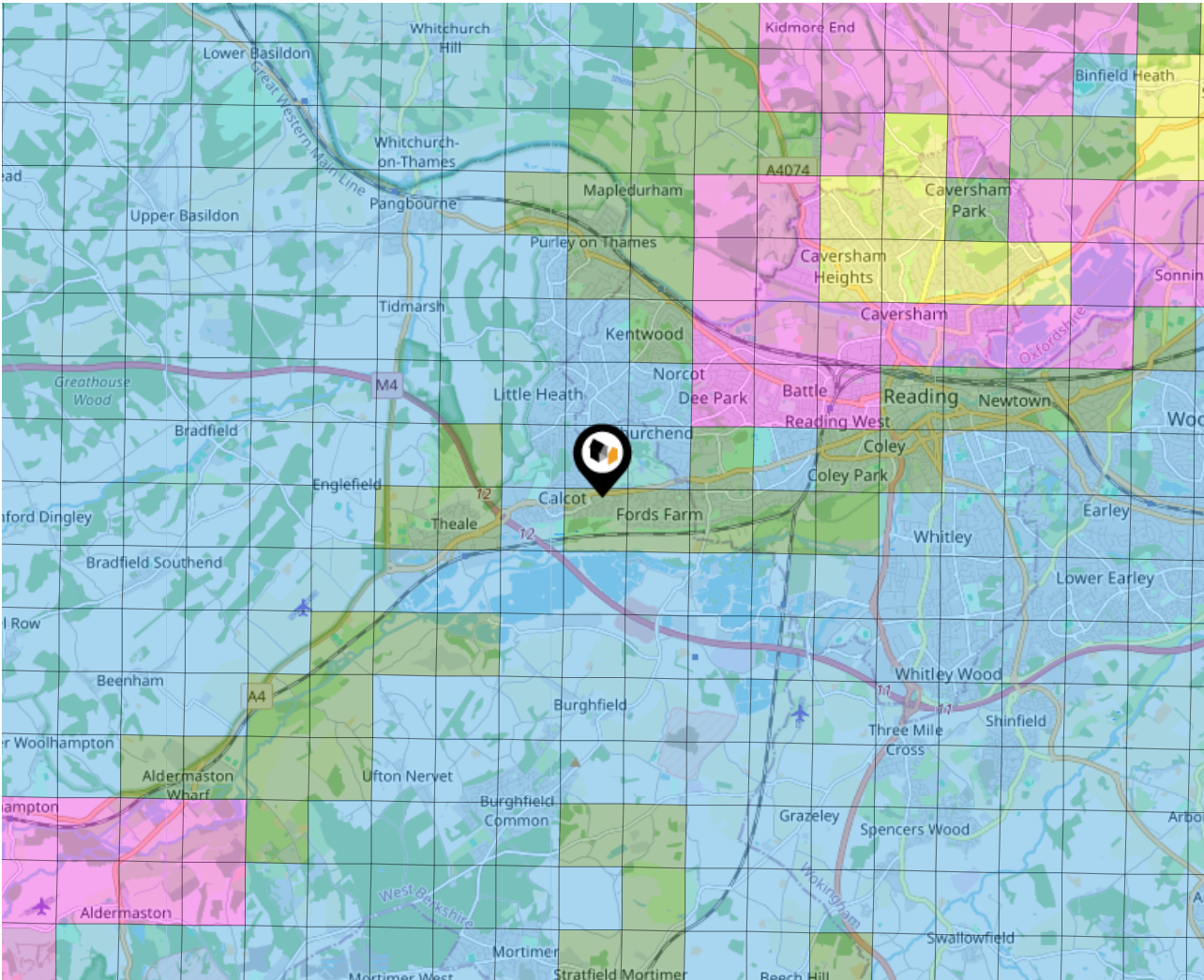
This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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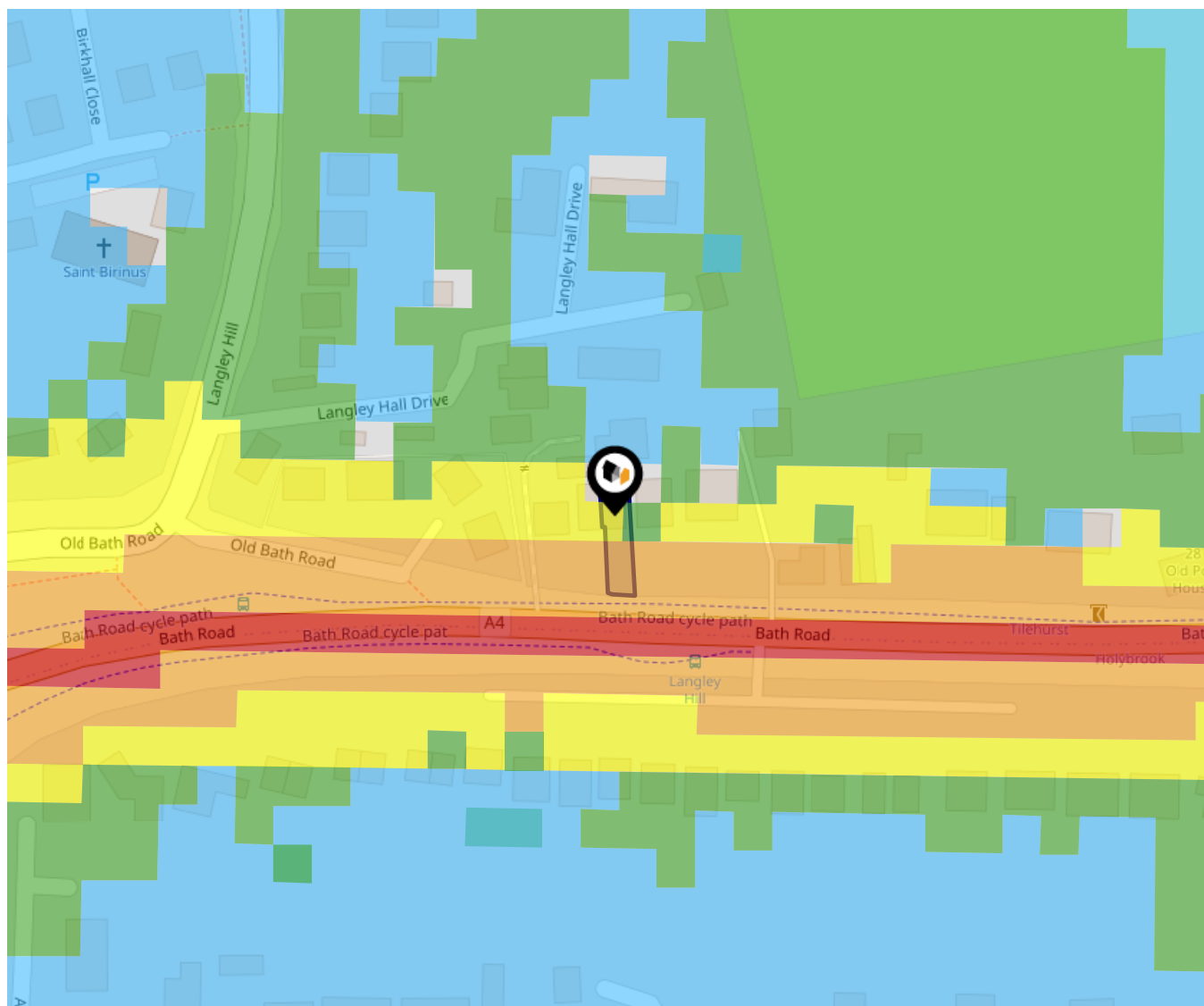
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		
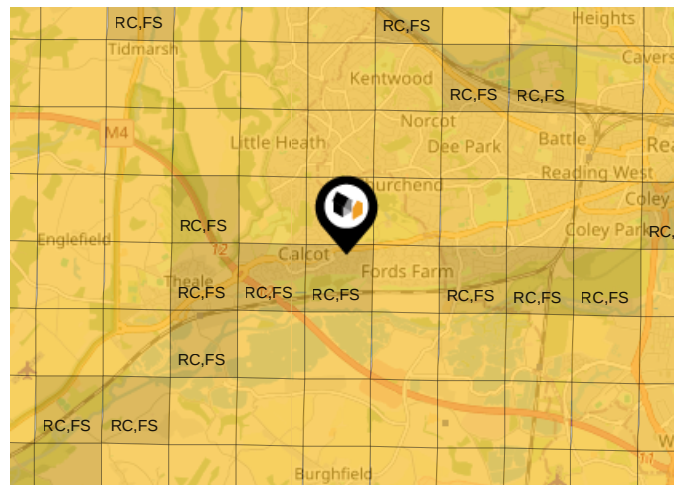
Primary Classifications (Most Common Clay Types)

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
Transax Transport (National)
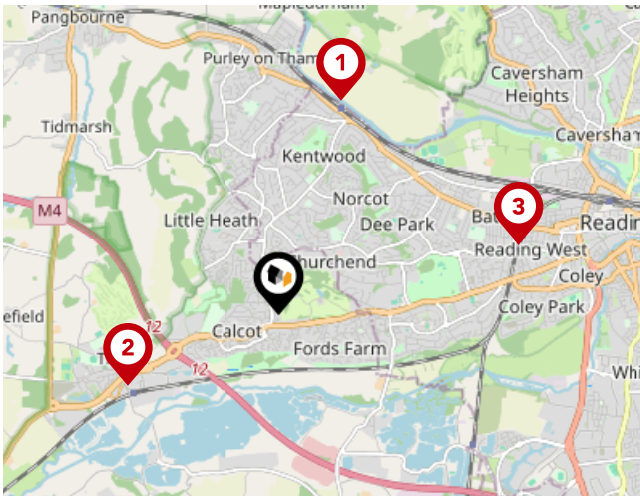
National Rail Stations

Pin	Name	Distance
1	Tilehurst Rail Station	2.06 miles
2	Theale Rail Station	1.53 miles
3	Reading West Rail Station	2.31 miles
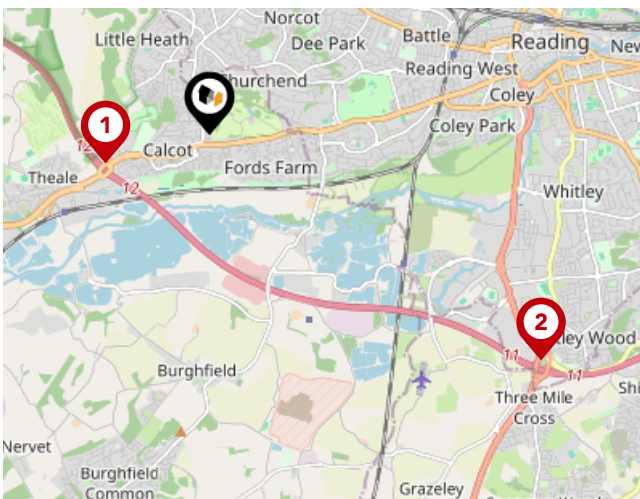
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	0.99 miles
2	M4 J11	3.71 miles
3	M3 J6	12.71 miles
4	M4 J10	8.17 miles
5	M3 J5	12.39 miles
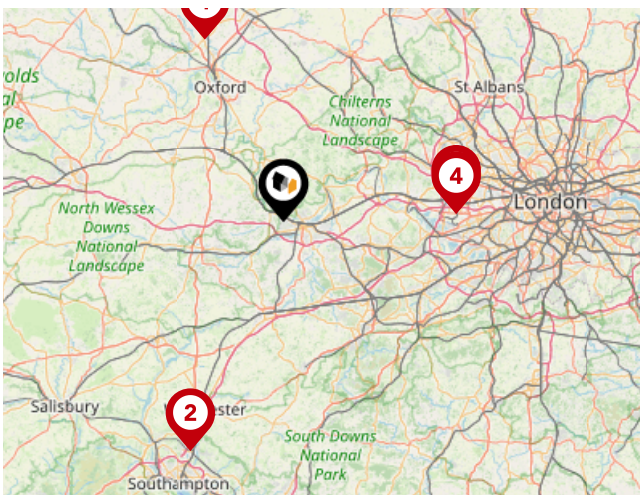
Airports/Helipads

Pin	Name	Distance
1	Kidlington	29.36 miles
2	North Stoneham	36.73 miles
3	Heathrow Airport	25.53 miles
4	Heathrow Airport Terminal 4	25.69 miles

Area
Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Langley Hill	0.02 miles
2	Langley Hill	0.06 miles
3	Royal Avenue	0.11 miles
4	Pemberton Gardens	0.16 miles
5	Sovereign Way	0.15 miles
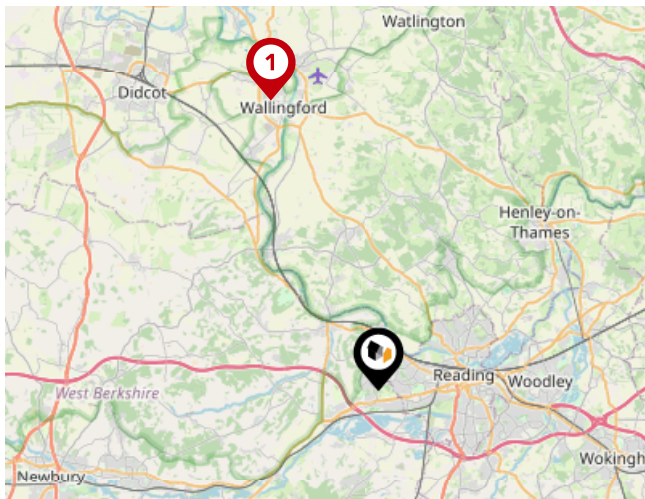
Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.44 miles

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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.

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Agent
Disclaimer

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.

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.

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Avocado Property

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