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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st September 2026



BERKELEY AVENUE, READING, RG1

Avocado Property

07769 345086

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www.avocadopropertyagents.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.1 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,613		
Title Number:	BK233495		

Local Area

Local Authority:	Reading	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	10	52	5500
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Planning History

This Address



Planning records for: ***Berkeley Avenue, Reading, RG1***

Reference - PL/17/0285	
Decision:	Decision Made
Date:	21st February 2017
Description:	Proposed two storey rear extension

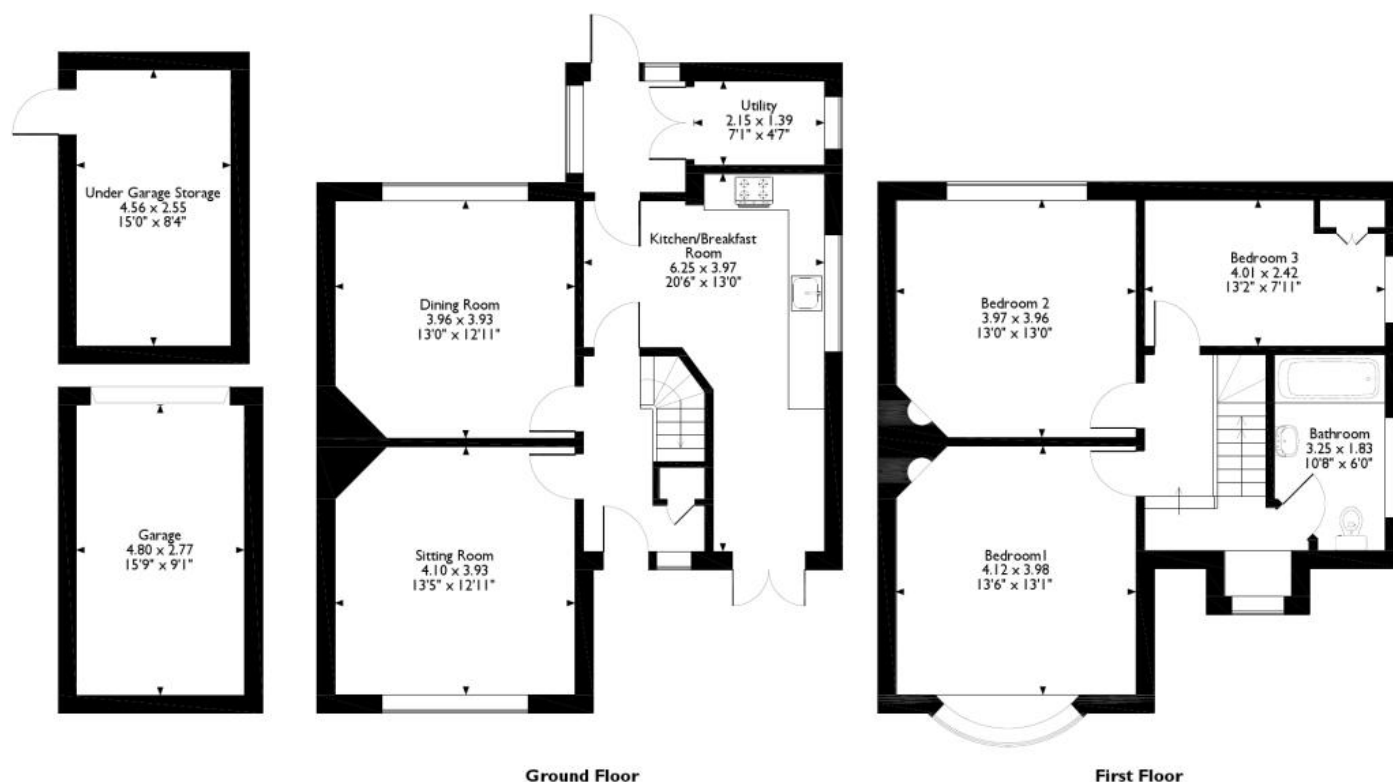
Reference - 170285	
Decision:	Determination Made
Date:	21st February 2017
Description:	Proposed two storey rear extension



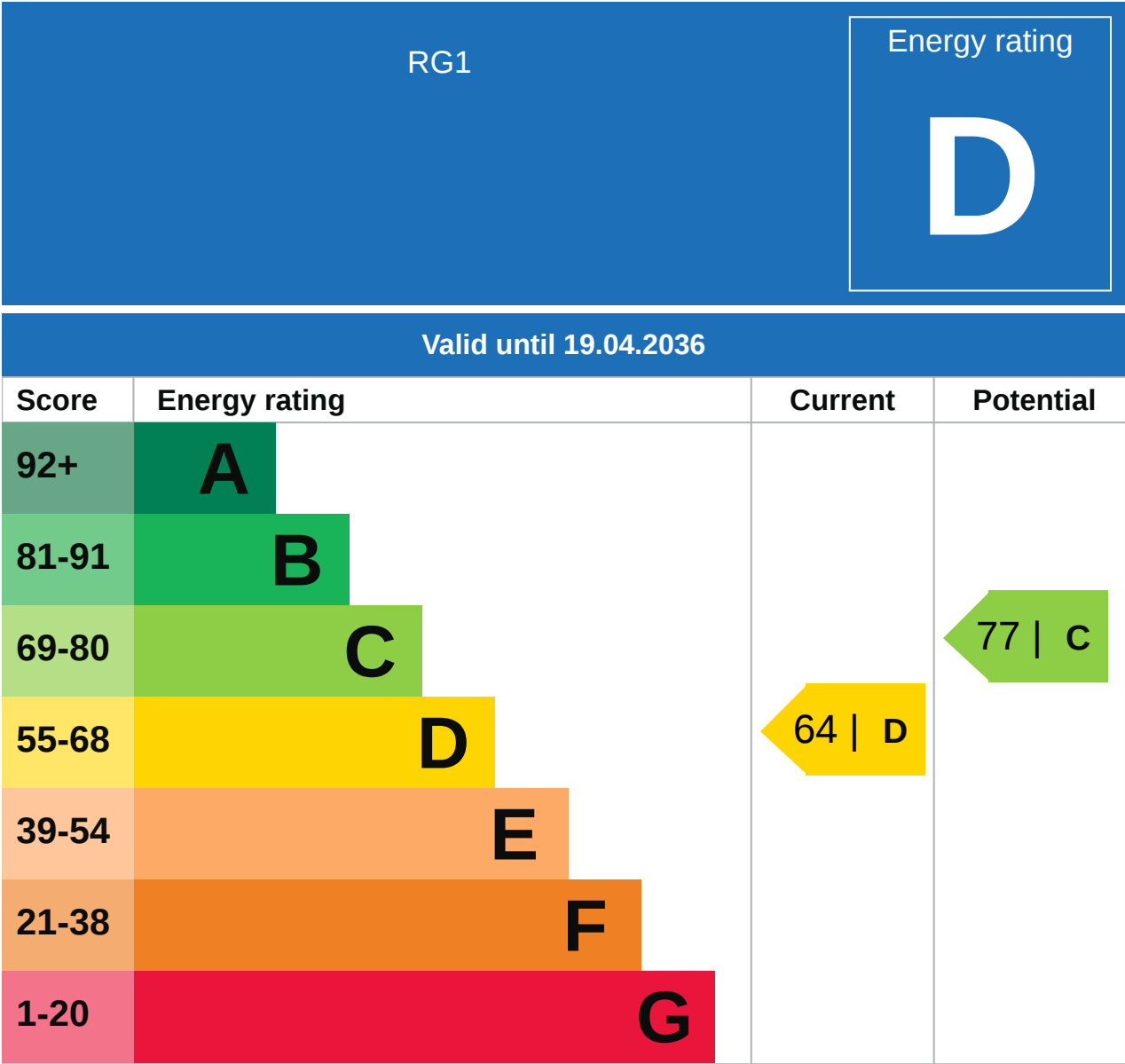


BERKELEY AVENUE, READING, RG1

Berkeley Avenue, Reading



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Additional EPC Data

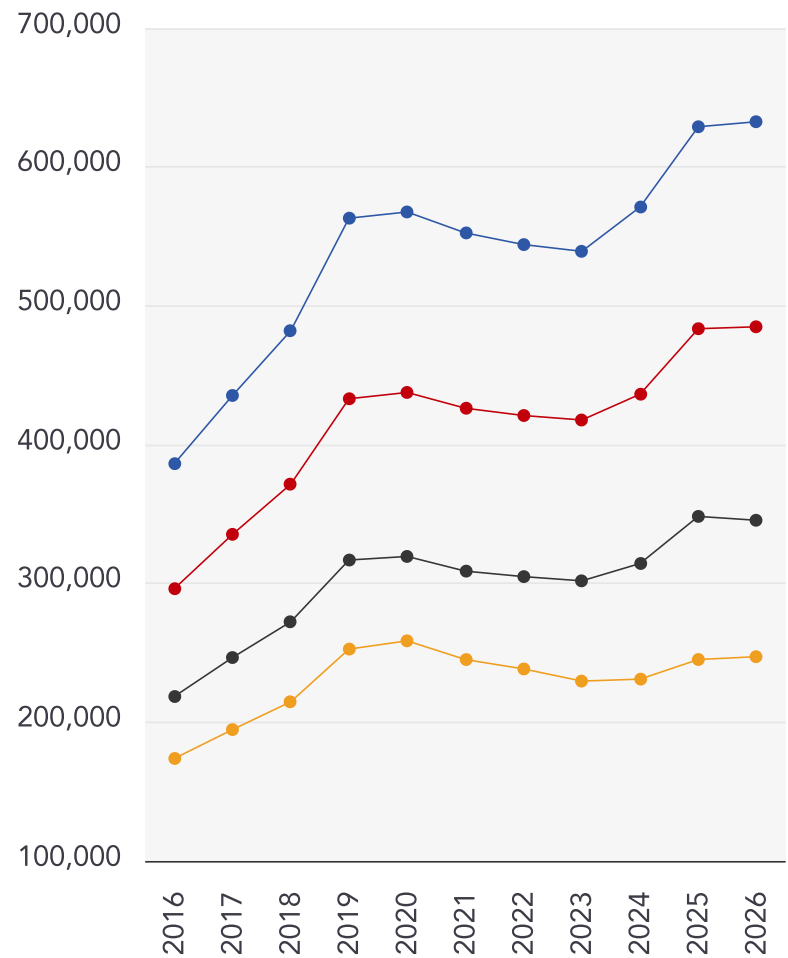
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	2
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
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:	Good lighting efficiency
Floors:	Suspended, insulated
Total Floor Area:	121 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG1



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

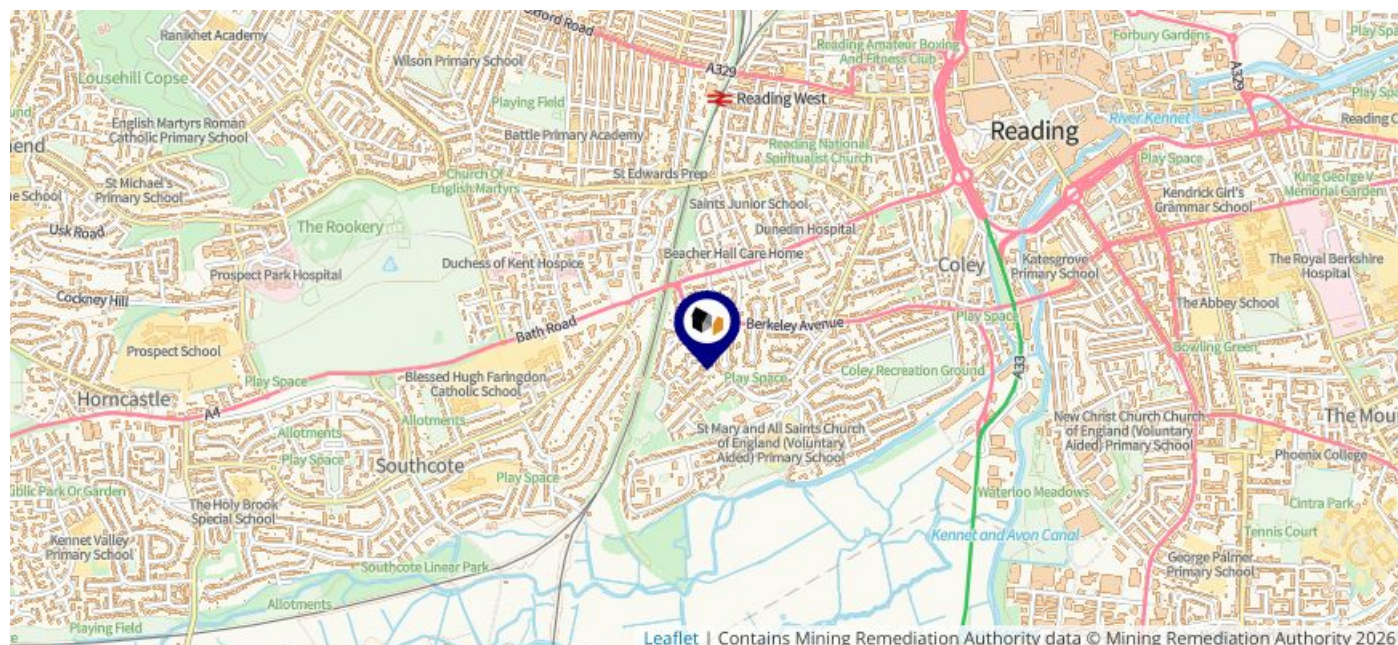
Flat

+42.18%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

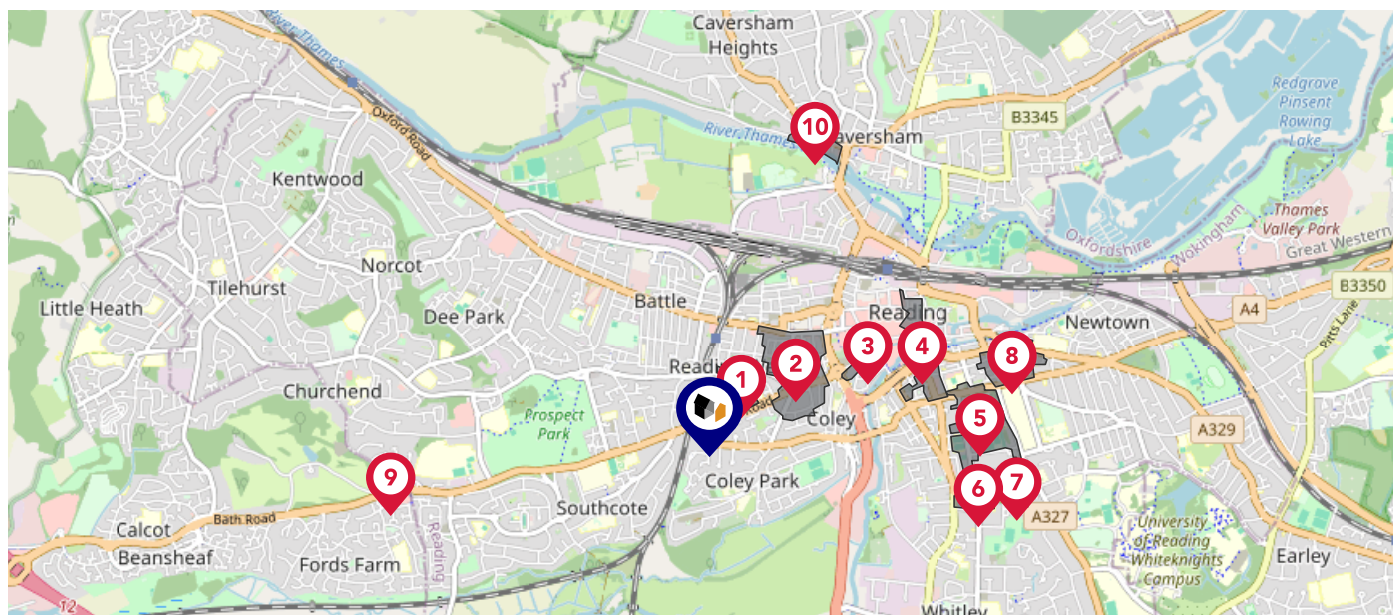
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



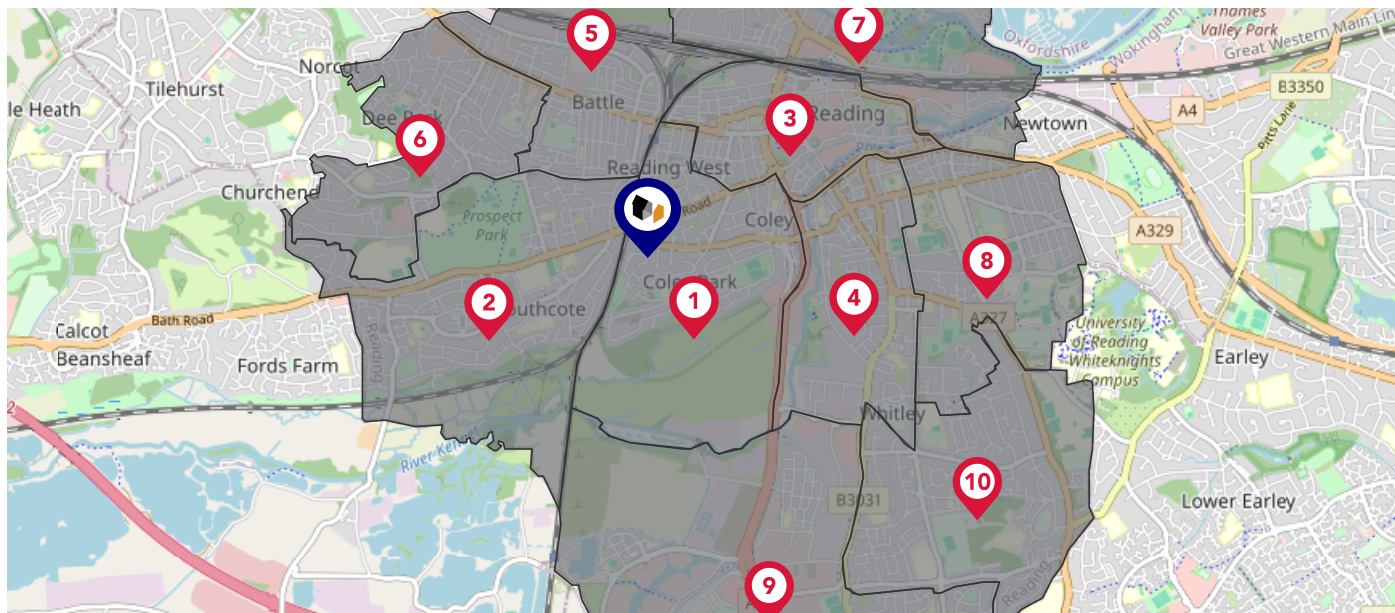
Nearby Conservation Areas

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

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

Coley Ward

2

Southcote Ward

3

Abbey Ward

4

Katesgrove Ward

5

Battle Ward

6

Norcot Ward

7

Thames Ward

8

Redlands Ward

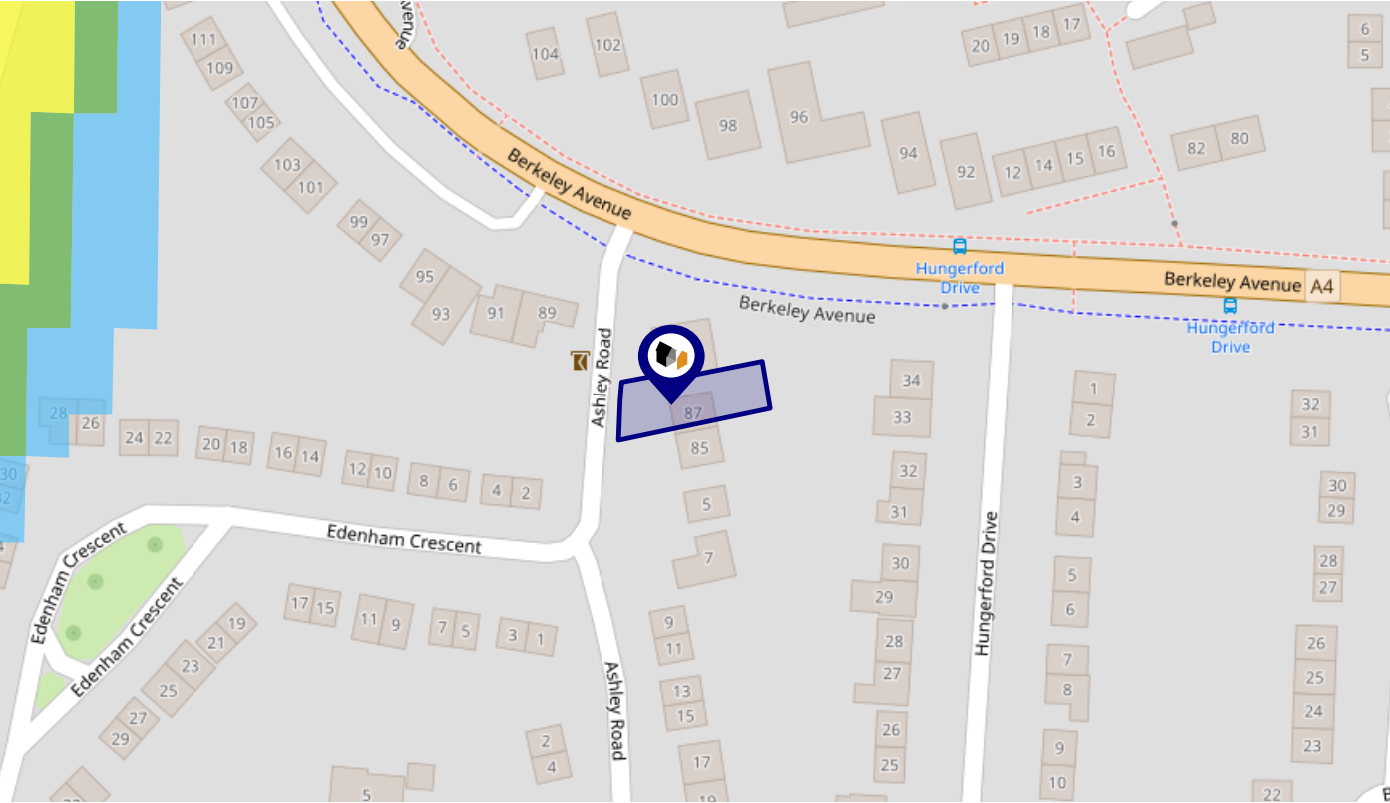
9

Whitley Ward

10

Church 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.

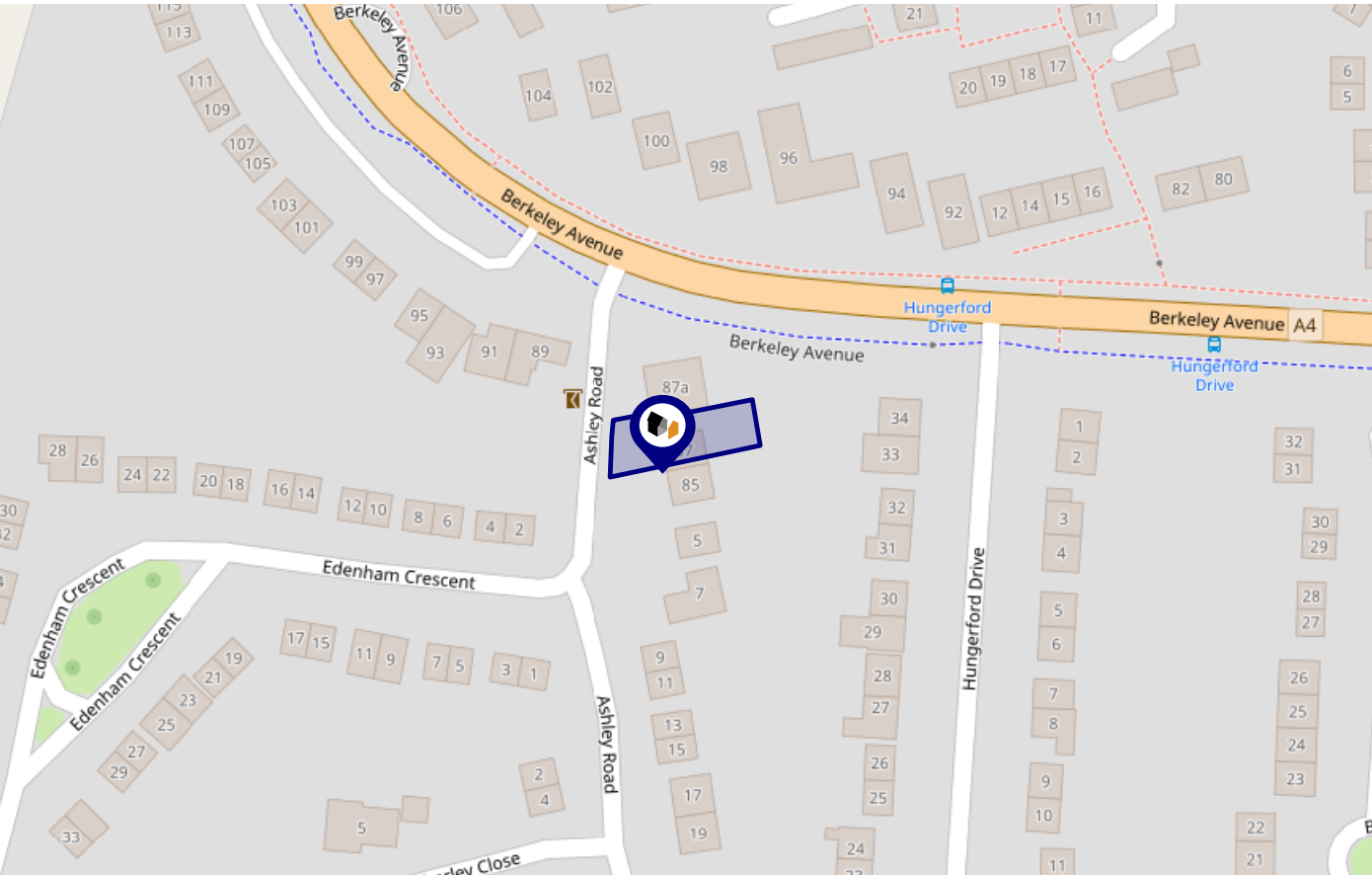
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

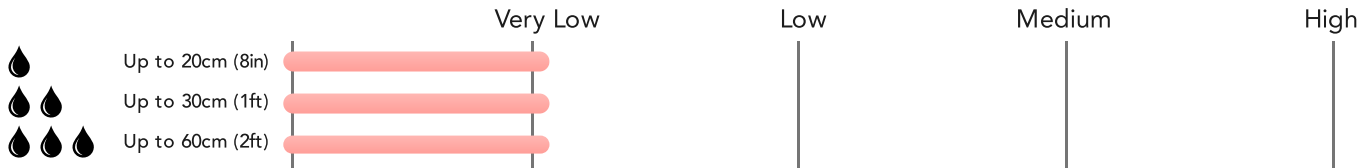


Risk Rating: Very low

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.

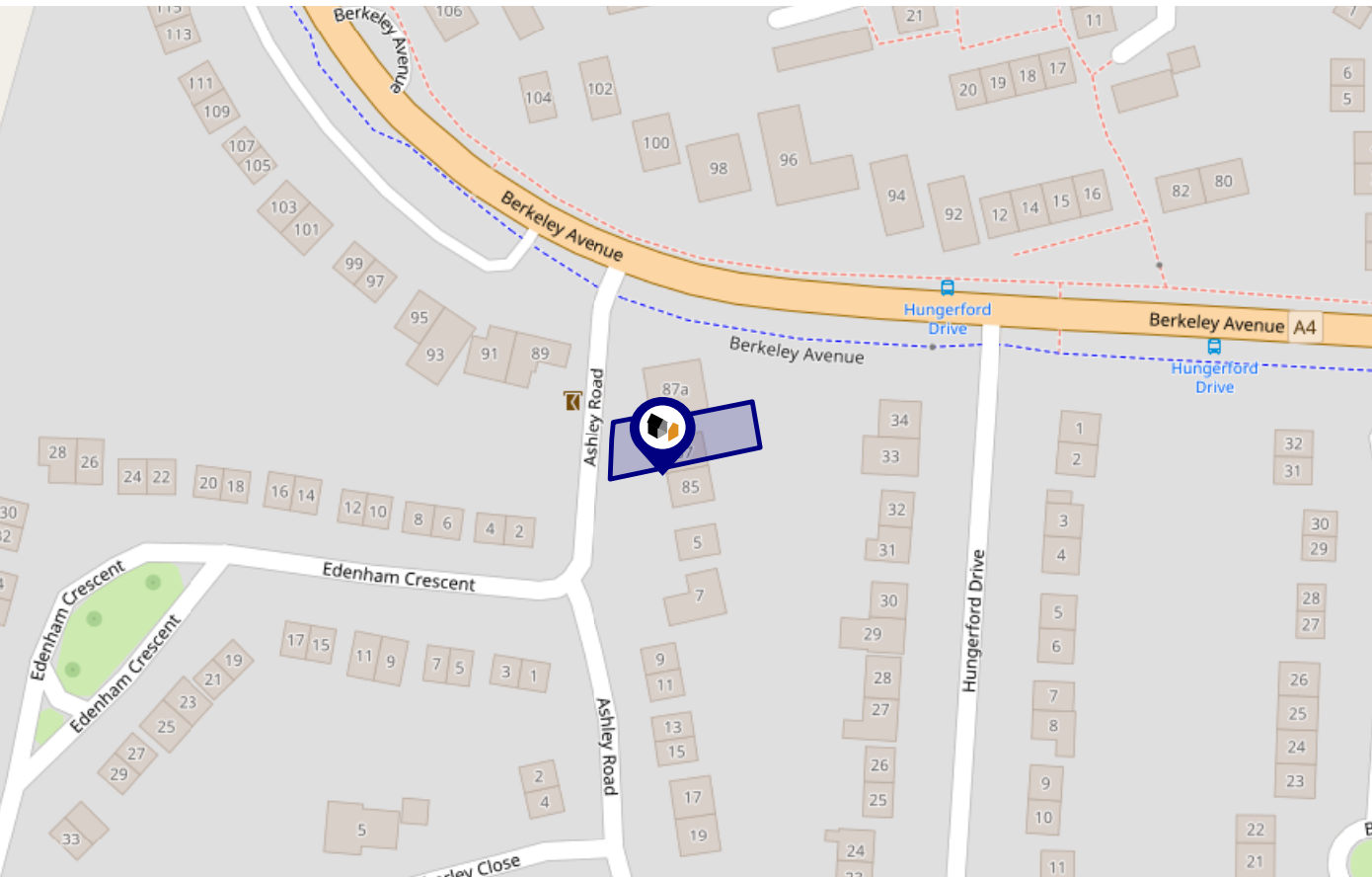
Chance of flooding to the following depths at this property:



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.

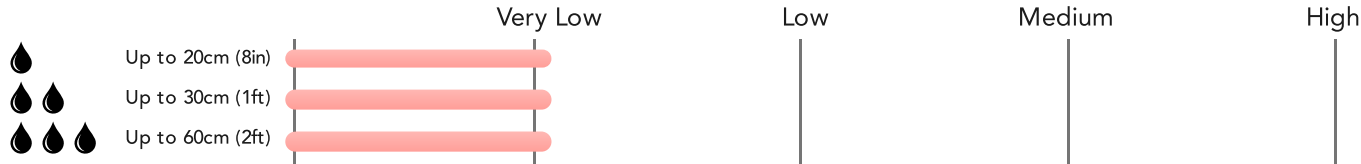


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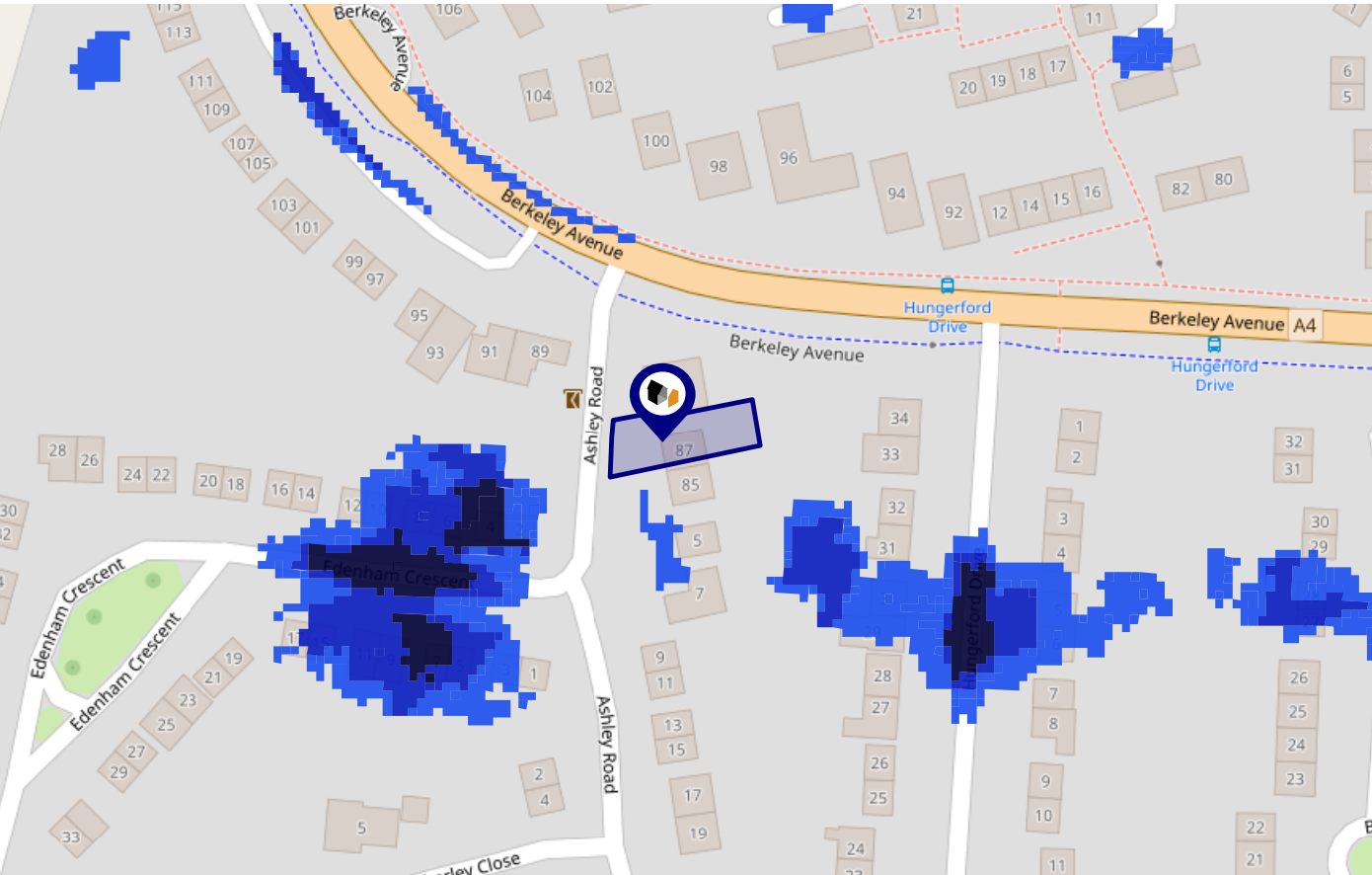
Chance of flooding to the following depths at this property:



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.

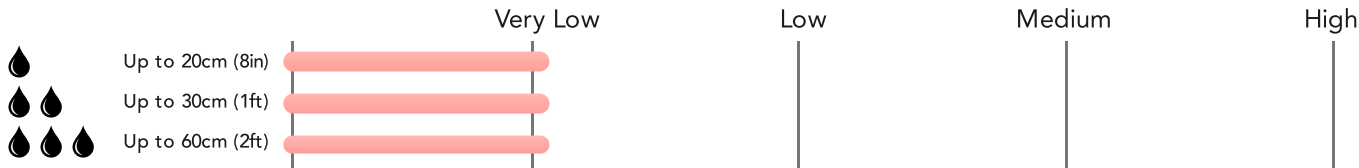


Risk Rating: Very low

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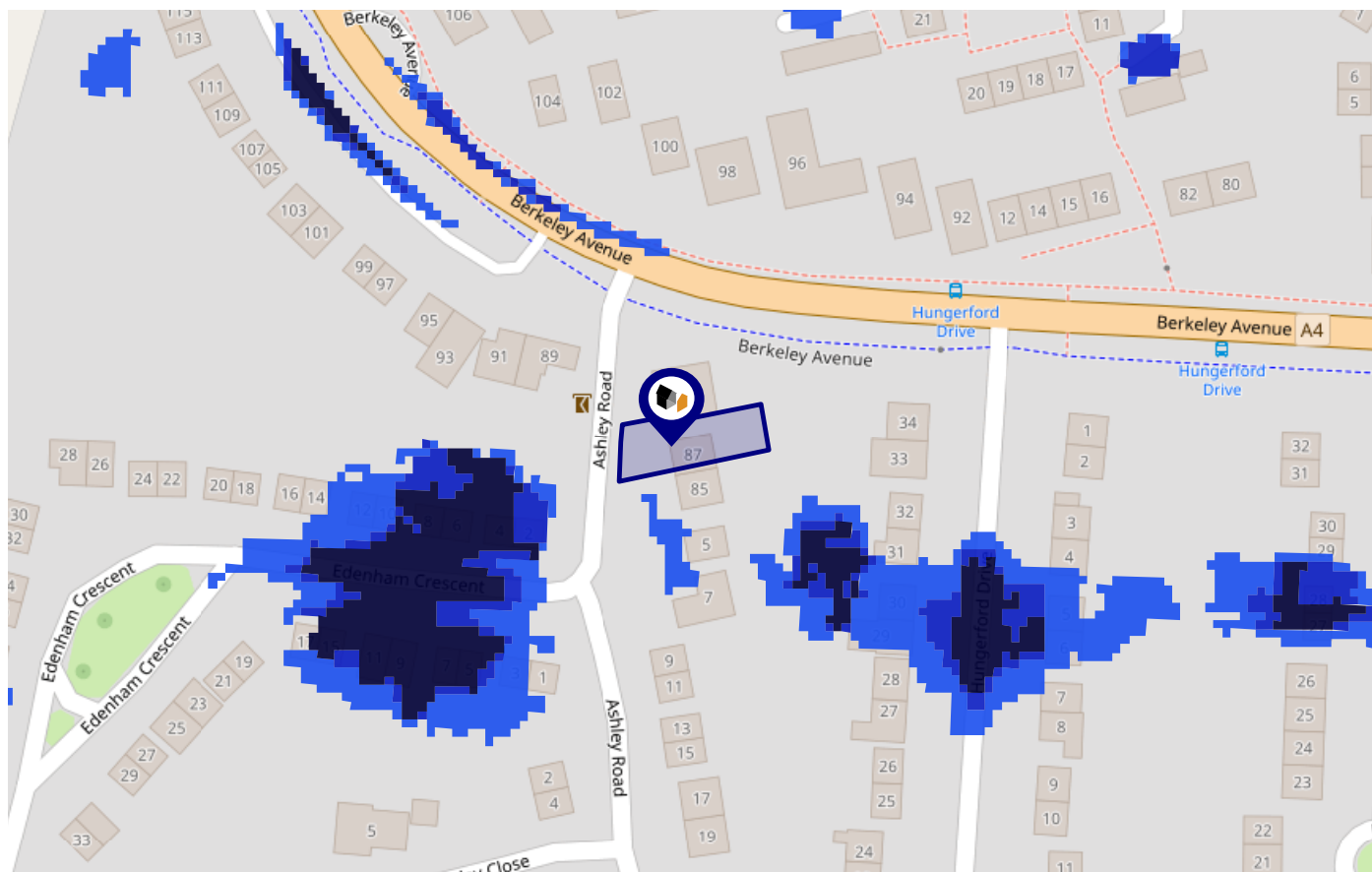
Chance of flooding to the following depths at this property:



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.

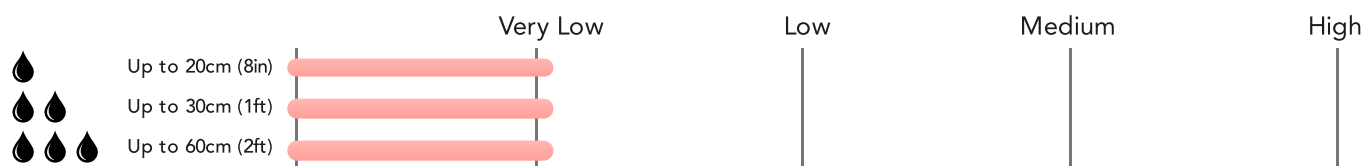


Risk Rating: Very low

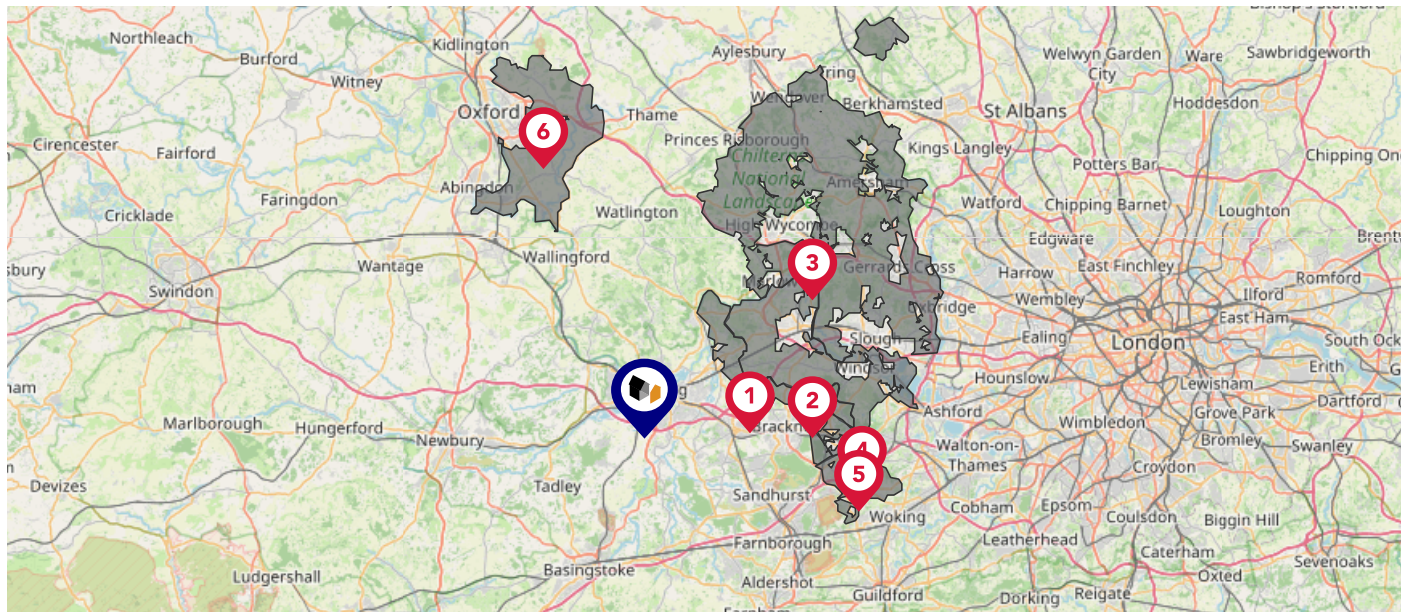
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Chance of flooding to the following depths at this property:



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 - Buckinghamshire



London Green Belt - Windsor and Maidenhead



London Green Belt - Surrey Heath

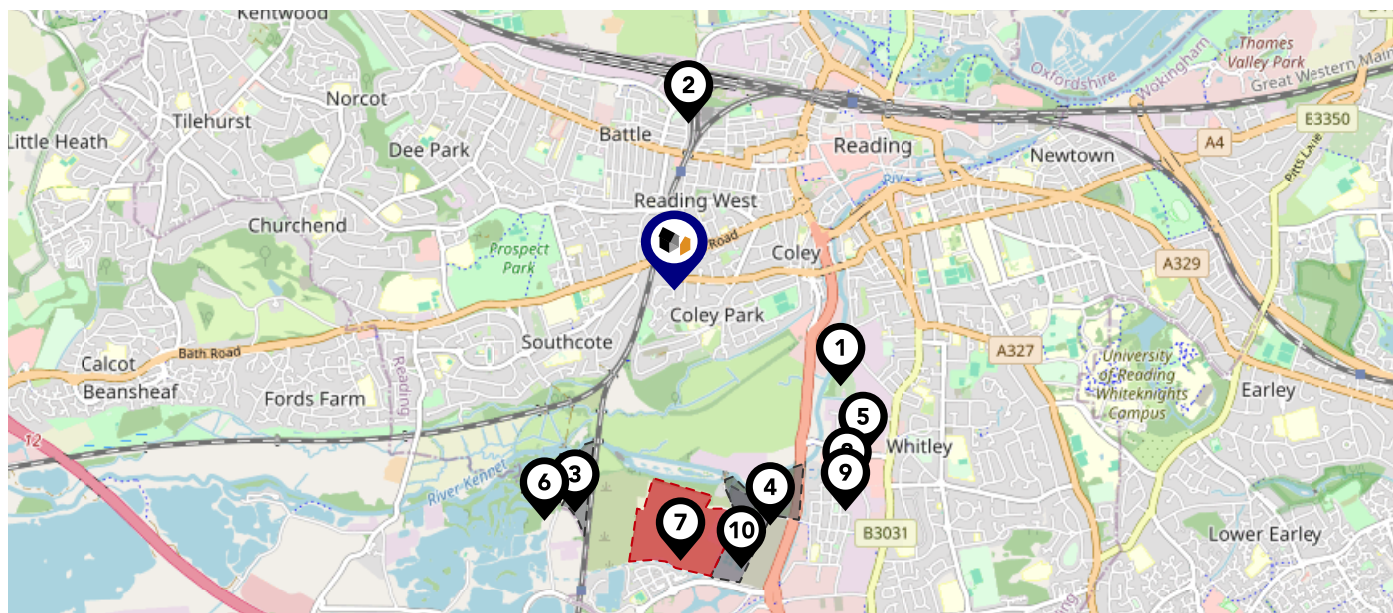


Oxford Green Belt - South Oxfordshire

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.



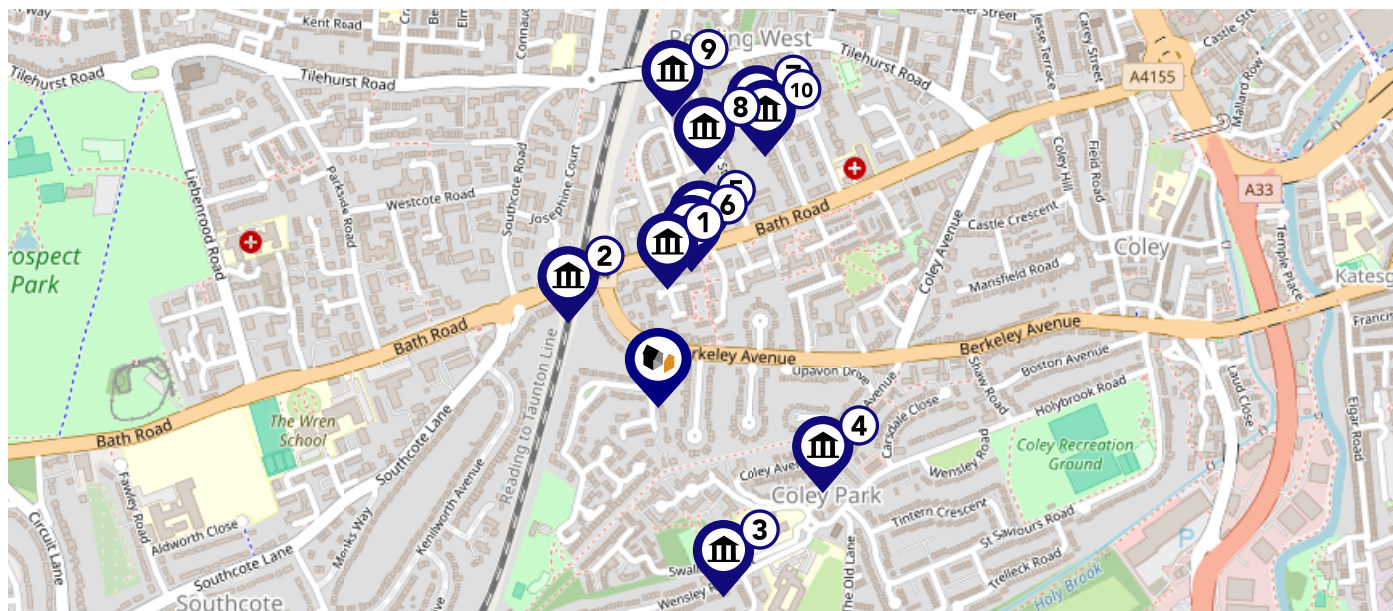
Nearby Landfill Sites

1	Waterloo Meadows-Reading, Berkshire	Historic Landfill	
2	Cow Lane-Reading, Berkshire	Historic Landfill	
3	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
4	Island Road-Reading, Berkshire	Historic Landfill	
5	Craddock Road-Reading, Berkshire	Historic Landfill	
6	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
7	EA/EPR/FB3105XW/V002 - RMC Aggregates (Southern) Ltd	Active Landfill	
8	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	
9	Gillette Warehouse-Reading, Berkshire	Historic Landfill	
10	Island Road Tip-Island Road, Reading, Berkshire	Historic Landfill	

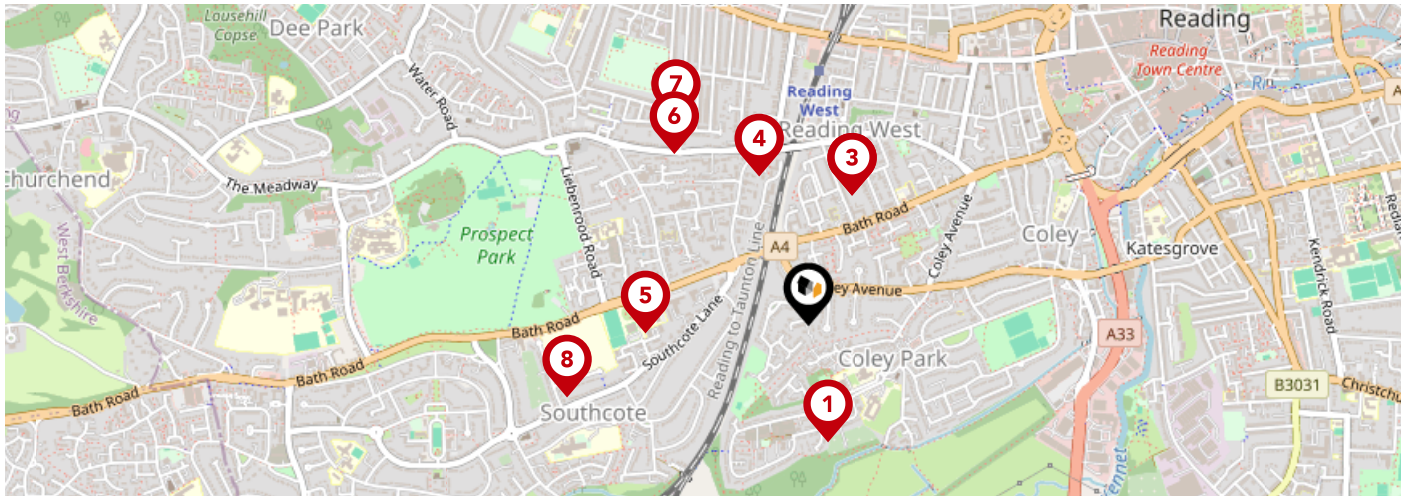
Maps

Listed Buildings

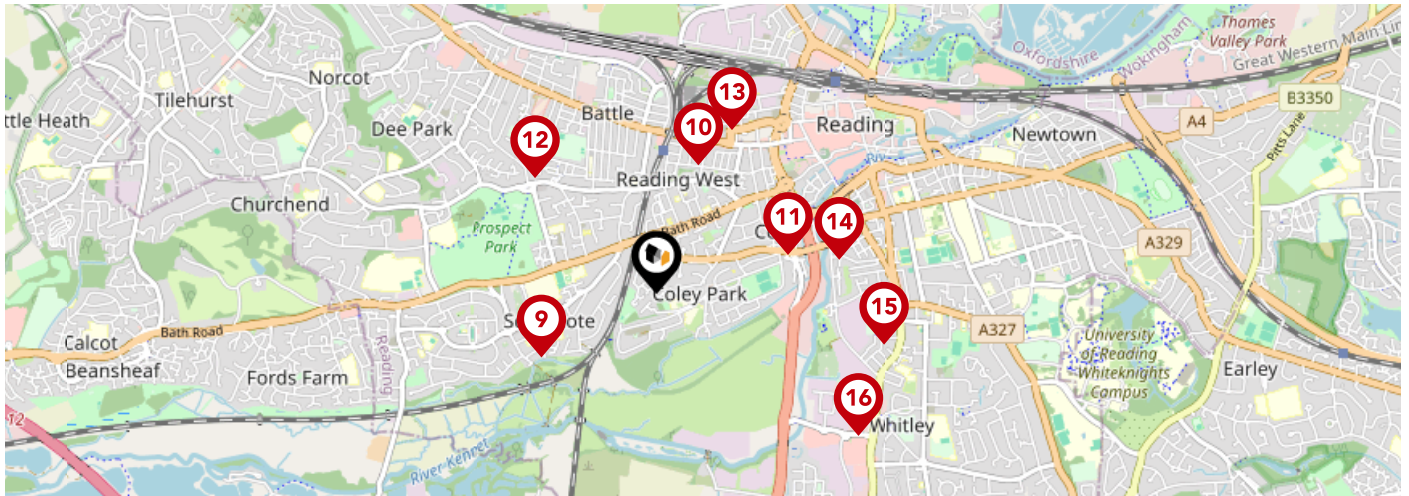
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1366003 - Mile Post Approximately 50 Metres South West Of Water Tower	Grade II	0.1 miles
	1409263 - Bath Road Bridge (bke3729)	Grade II	0.1 miles
	1113457 - Coley Park House Coley Park House Coley Park Lodge	Grade II	0.2 miles
	1155076 - East And West Lodges At Coley Park	Grade II	0.2 miles
	1321986 - 42, Bath Road	Grade II	0.2 miles
	1113397 - Water Tower	Grade II	0.2 miles
	1248739 - All Saints Infants School And Playground Area Railings To West	Grade II	0.3 miles
	1303726 - The Brunswick Arms	Grade II	0.3 miles
	1302538 - 35, Tilehurst Road	Grade II	0.3 miles
	1155115 - Church Of All Saints	Grade II	0.3 miles



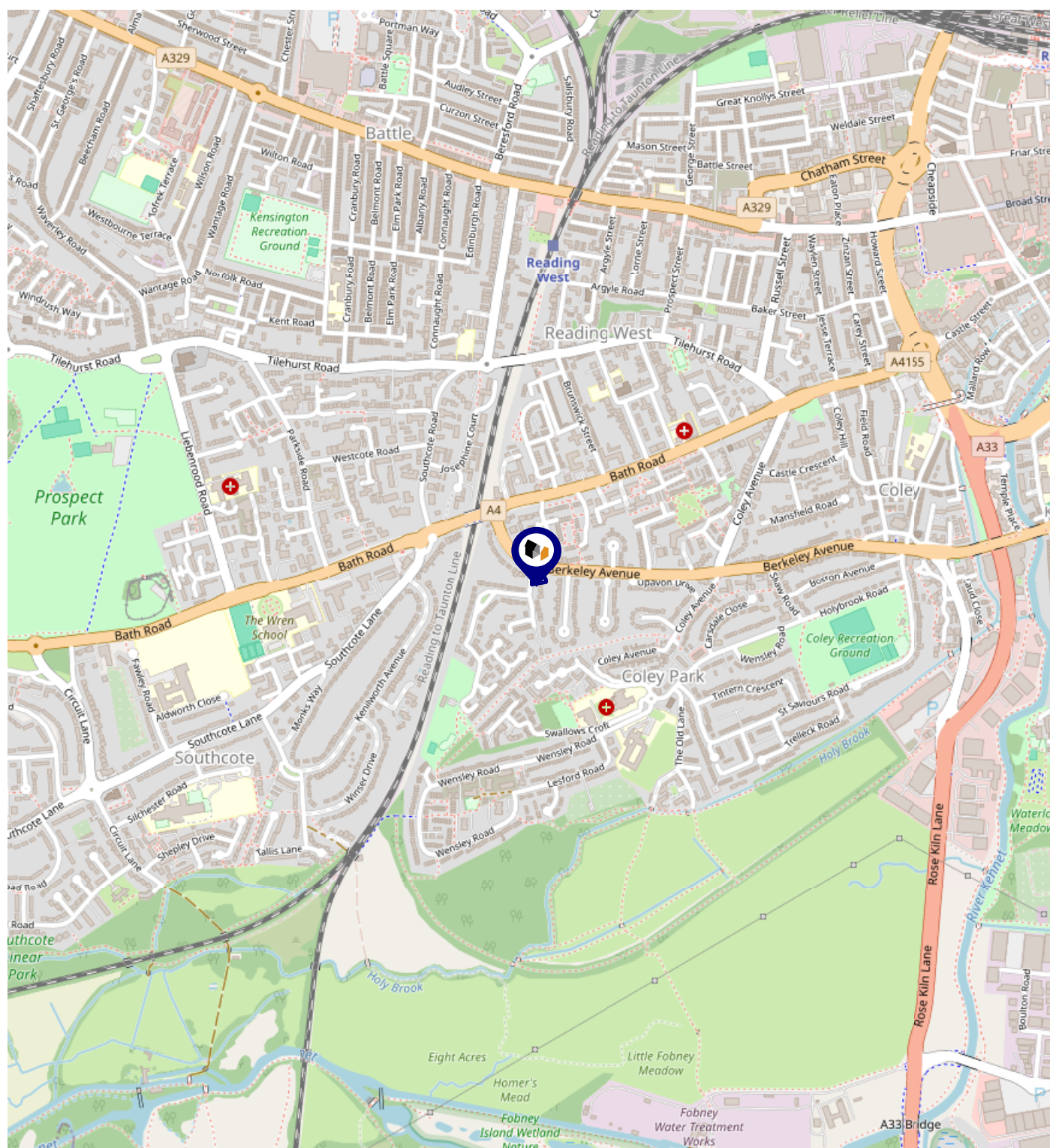
		Nursery	Primary	Secondary	College	Private
1	St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:0.27	☐	☒	☐	☐	☐
2	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.32	☐	☒	☐	☐	☐
3	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.32	☐	☒	☐	☐	☐
4	St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.36	☐	☒	☐	☐	☐
5	The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:0.38	☐	☐	☒	☐	☐
6	Cranbury College Ofsted Rating: Good Pupils: 54 Distance:0.5	☐	☐	☒	☐	☐
7	Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:0.56	☐	☒	☐	☐	☐
8	Blessed Hugh Faringdon Catholic School Ofsted Rating: Good Pupils: 1022 Distance:0.58	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Southcote Primary School Ofsted Rating: Good Pupils: 558 Distance:0.61	☐	☒	☐	☐	☐
	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.62	☐	☒	☐	☐	☐
	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.63	☐	☒	☐	☐	☐
	Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:0.78	☐	☒	☐	☐	☐
	Civitas Academy Ofsted Rating: Good Pupils: 405 Distance:0.83	☐	☒	☐	☐	☐
	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.85	☐	☒	☐	☐	☐
	New Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:1.07	☐	☒	☐	☐	☐
	OneSchool Global Reading Senior Campus Ofsted Rating: Not Rated Pupils: 95 Distance:1.14	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:



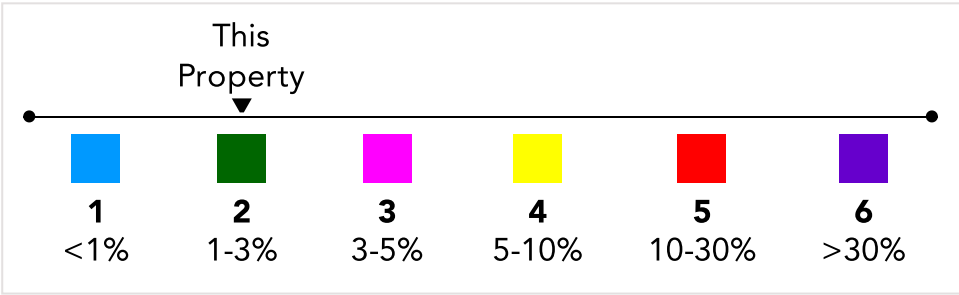
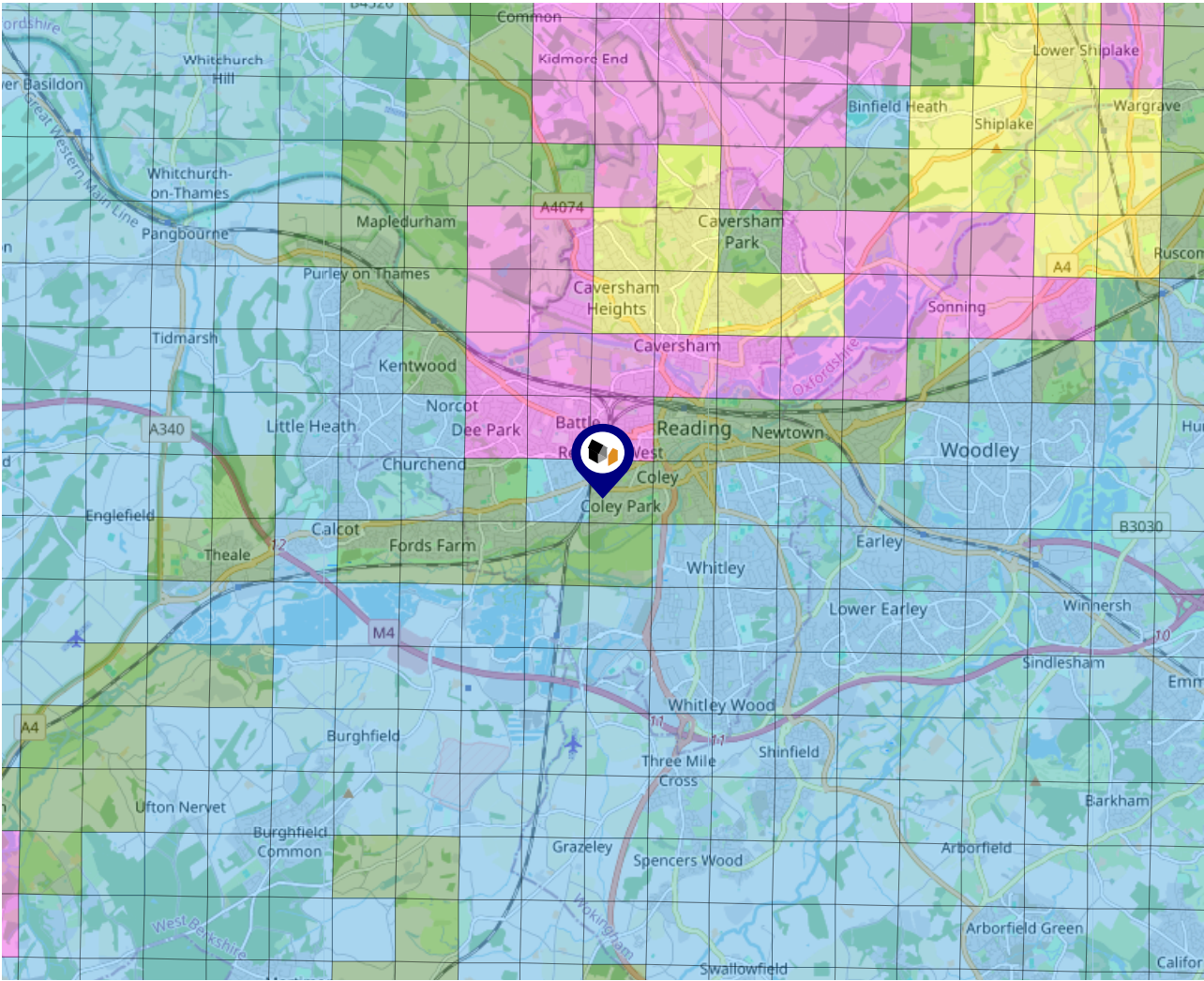
Power Pylons



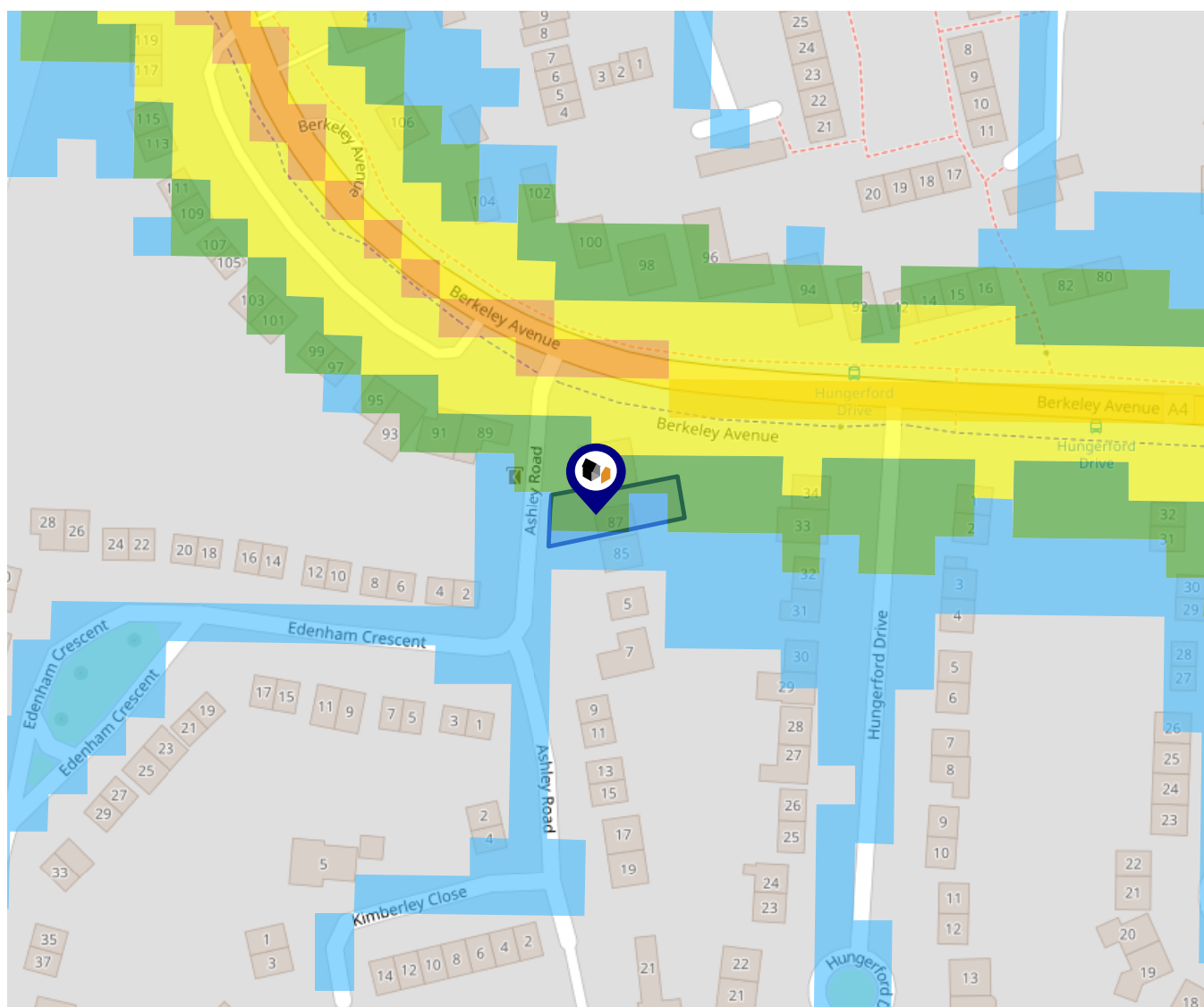
Communication Masts

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

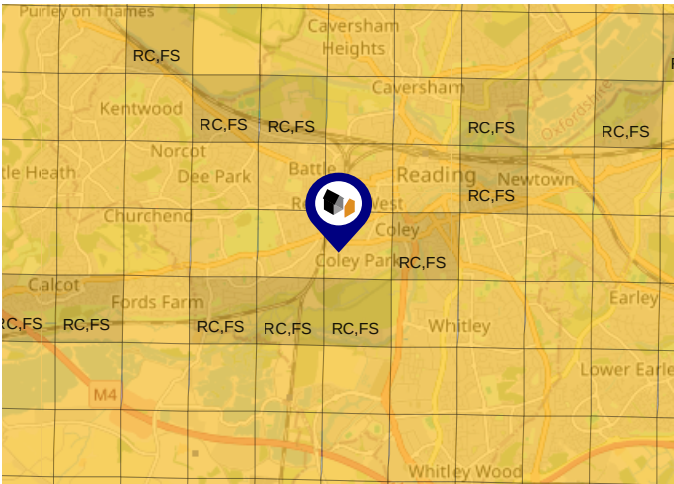


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

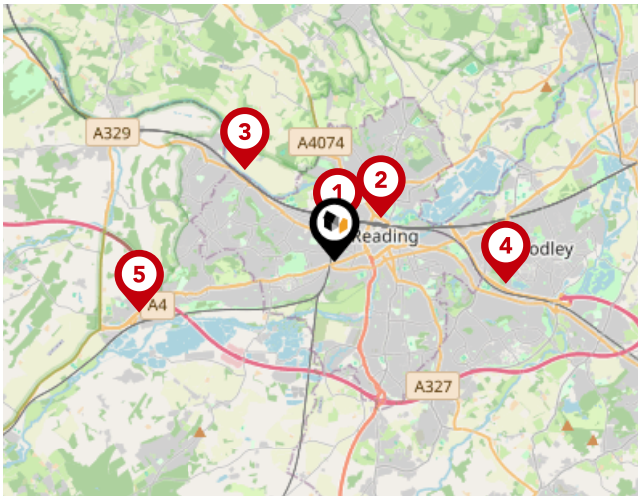


Primary Classifications (Most Common Clay Types)

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

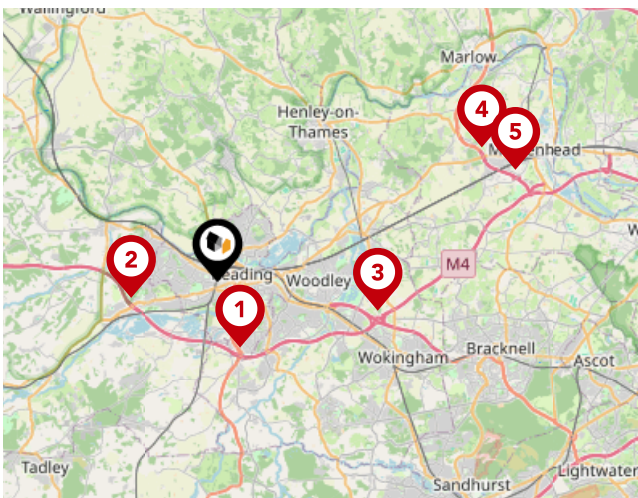
Area

Transport (National)



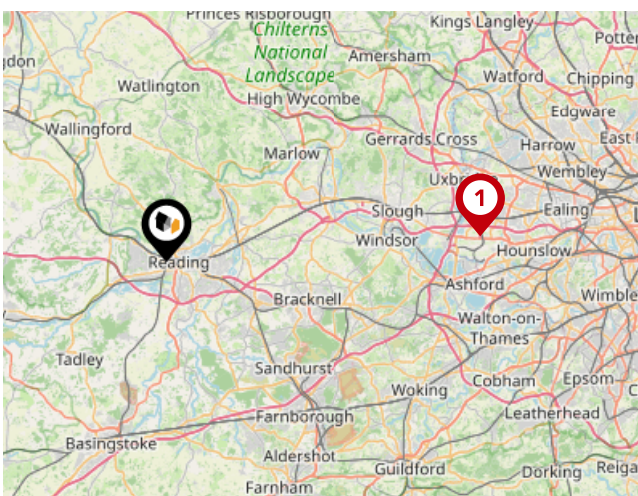
National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	0.57 miles
2	Reading Rail Station	1.15 miles
3	Tilehurst Rail Station	2.36 miles
4	Earley Rail Station	3.18 miles
5	Theale Rail Station	3.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.53 miles
2	M4 J12	3.23 miles
3	M4 J10	5.99 miles
4	A404(M) J9	10.94 miles
5	A404(M) J9A	11.74 miles

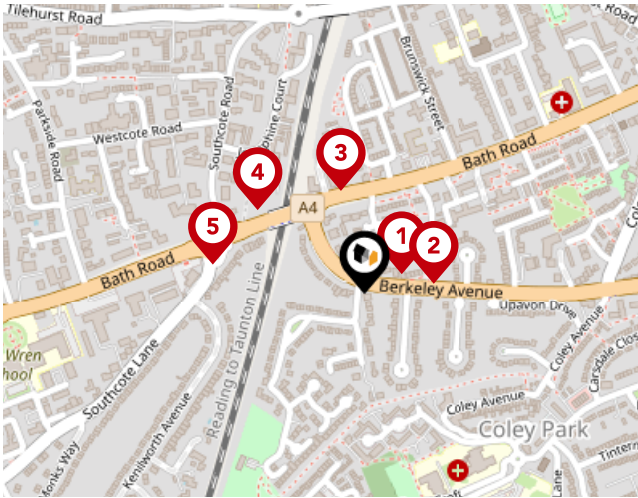


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	23.25 miles

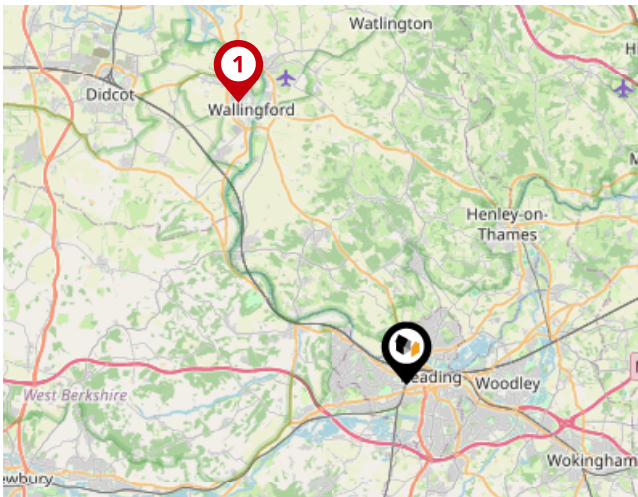
Area

Transport (Local)



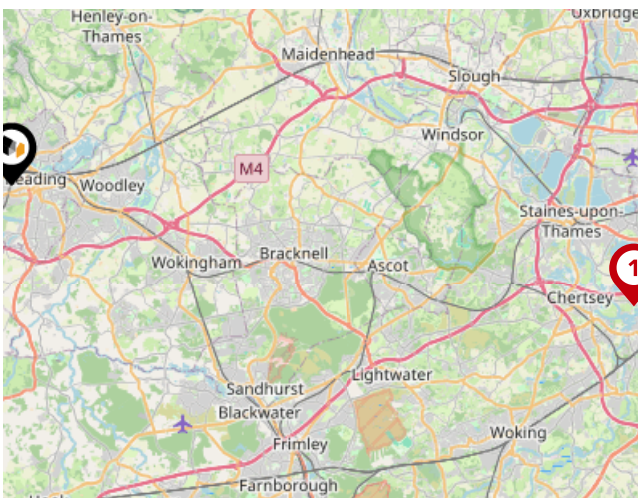
Bus Stops/Stations

Pin	Name	Distance
1	Hungerford Drive	0.04 miles
2	Hungerford Drive	0.07 miles
3	Berkeley Avenue	0.12 miles
4	Southcote Road	0.15 miles
5	Southcote Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	12.11 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	23.44 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



Kiel was incredibly proactive and brought a level of enthusiasm and professionalism, which you should expect from someone with whom you are entrusting the sale of your home. I gave him free rein to present my property and his creative and innovative approach did not disappoint me, nor prospective buyers. He worked incredibly hard, was responsive and forthcoming with information throughout and made the process as stress free as it could be.

Testimonial 2



We recently had the pleasure of selling our house with the support of Kiel, and we couldn't be happier with the experience. From the very first interaction to the final completion, Kiel provided an exceptional level of service that made the entire process smooth, stress-free, and ultimately, highly successful.

We wholeheartedly recommend Kiel at avocado property. Simply outstanding!

Testimonial 3



Would just like to take this opportunity to thank Kiel who was brilliant throughout the sale of our property. He was informative, kept us up to date and willing to step in and sort out any problems that occurred emailing all parties.

Thank you Kiel.



/avocadopropertyberkshire



/avocadopropertyberkshire



/avocadoproperty

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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