

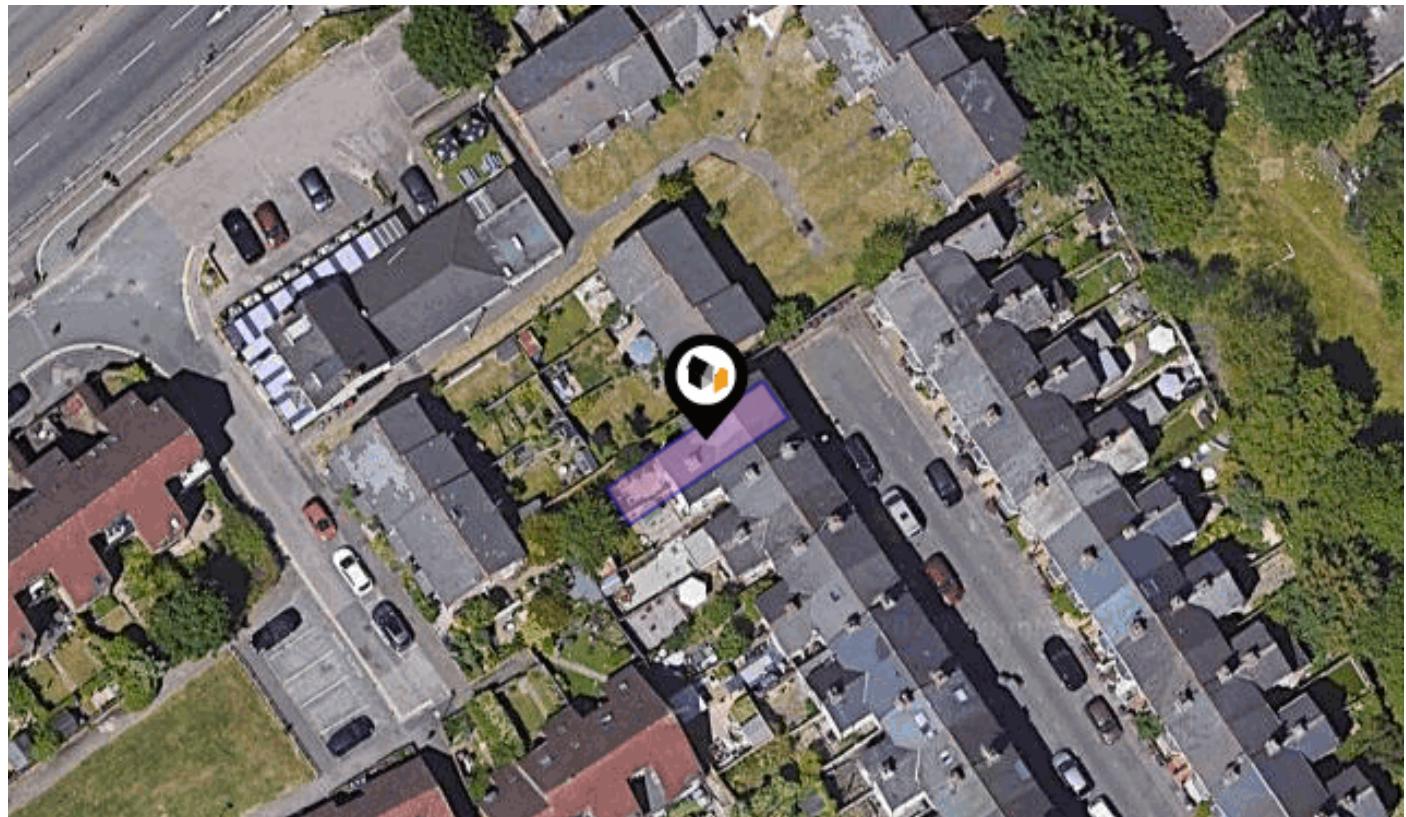


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 24<sup>th</sup> January 2026**



**HENRY STREET, READING, RG1**

**Avocado Property**

07769 345086

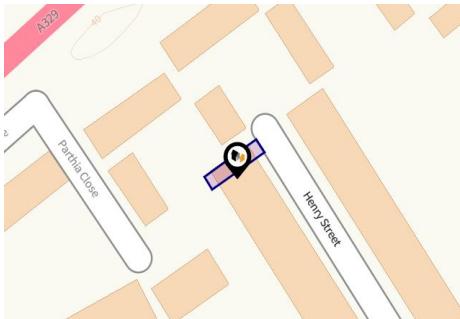
kiel@avocadoberkshire.co.uk

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# Property Overview



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,934		
Title Number:	BK50298		

## Local Area

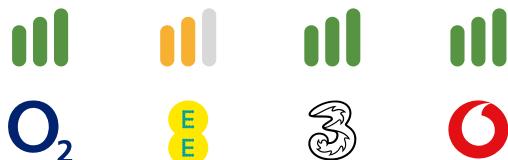
Local Authority:	Reading
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**16**  
mb/s      **80**  
mb/s      **1800**  
mb/s



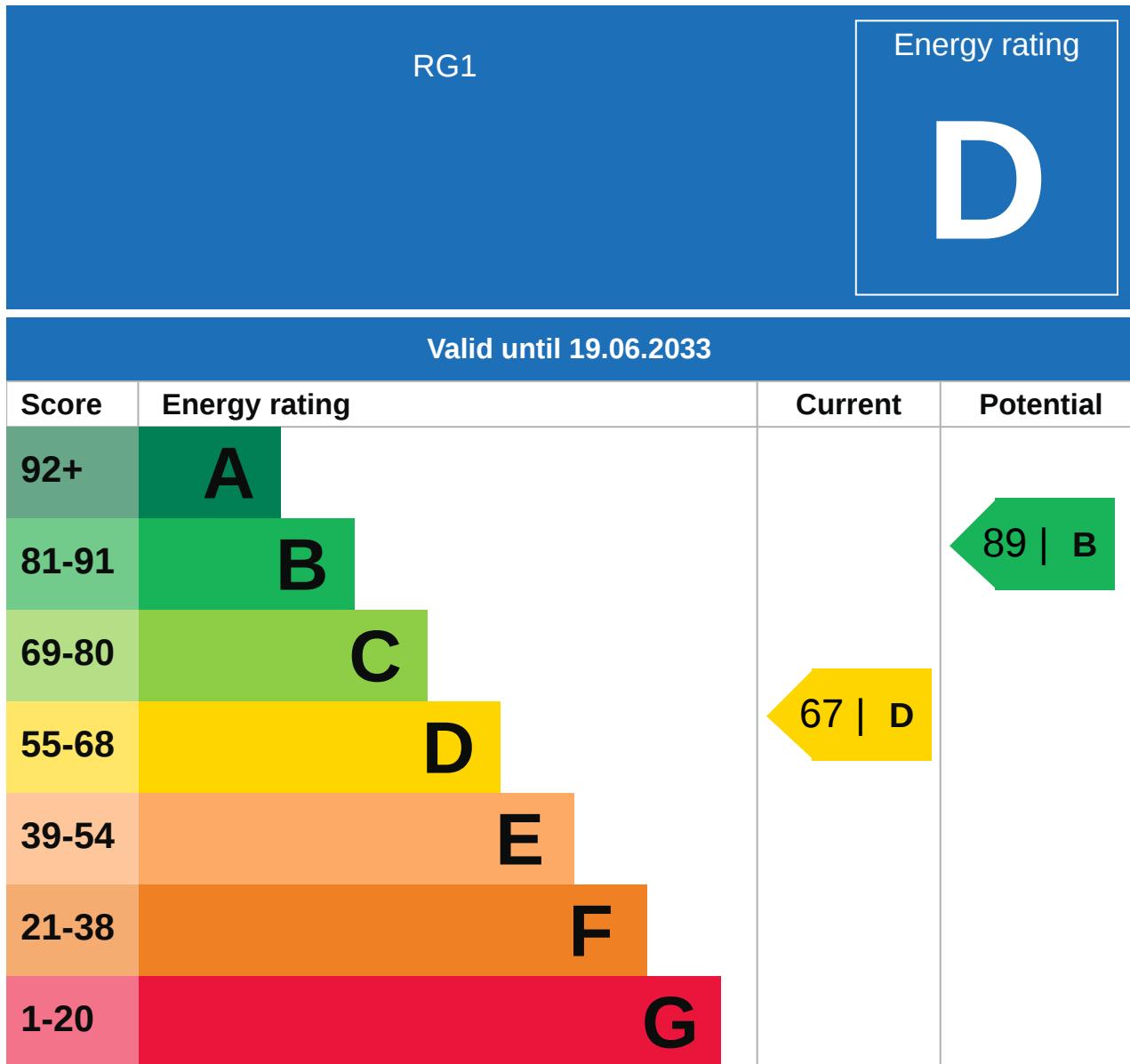
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



# Property

## EPC - Additional Data



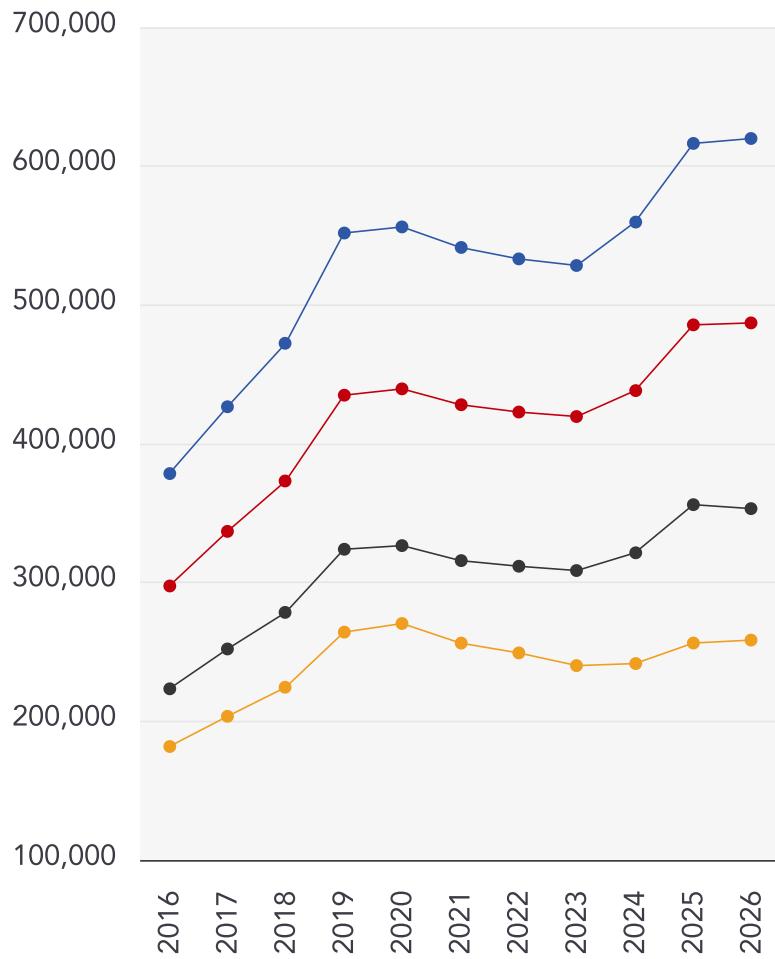
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

# 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

- X Adit
- X Gutter Pit
- X 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.

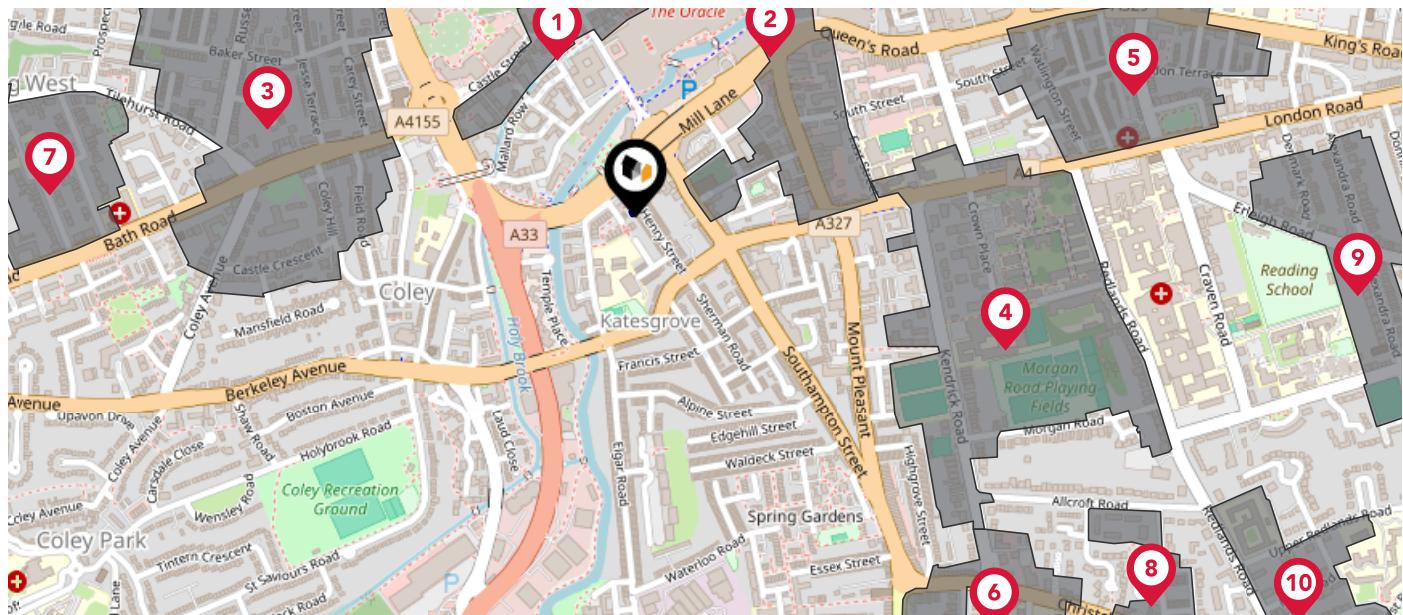
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

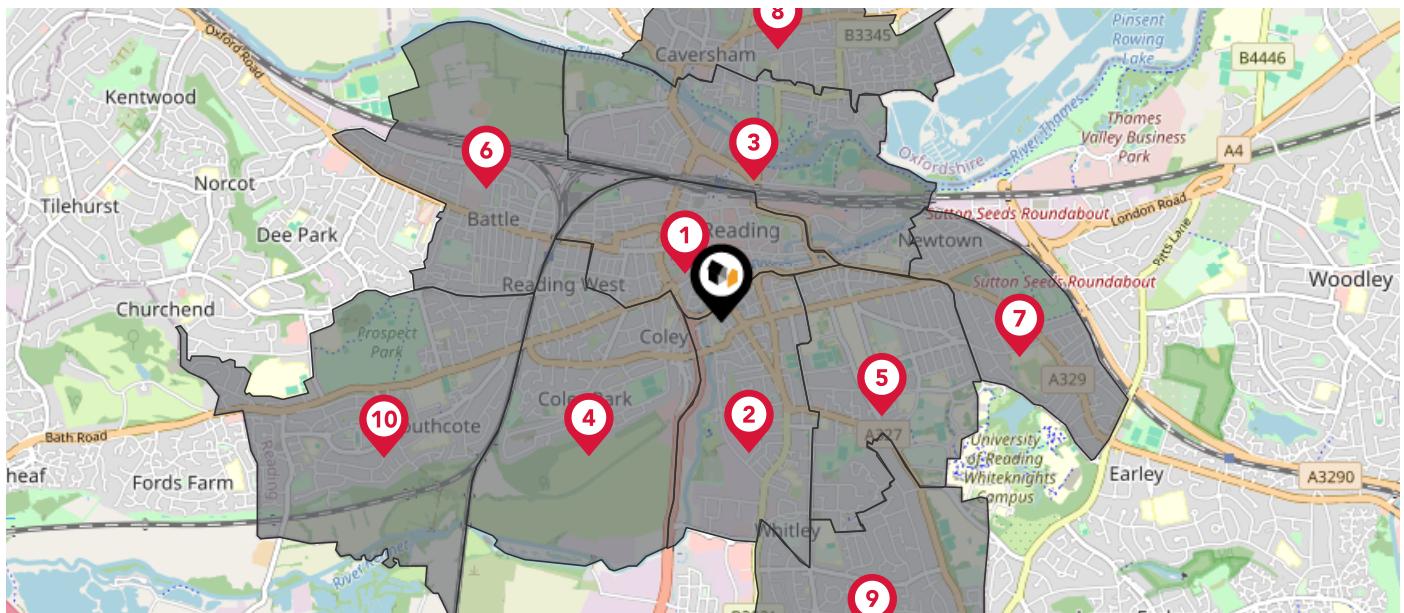
- 1 St Mary's Butts and Castle Street
- 2 Market Place and London Street
- 3 Russell Street and Castle Hill
- 4 Kendrick Road
- 5 Eldon Square
- 6 Christchurch
- 7 Downshire Square
- 8 The Mount
- 9 Alexandra Road
- 10 Redlands

# 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

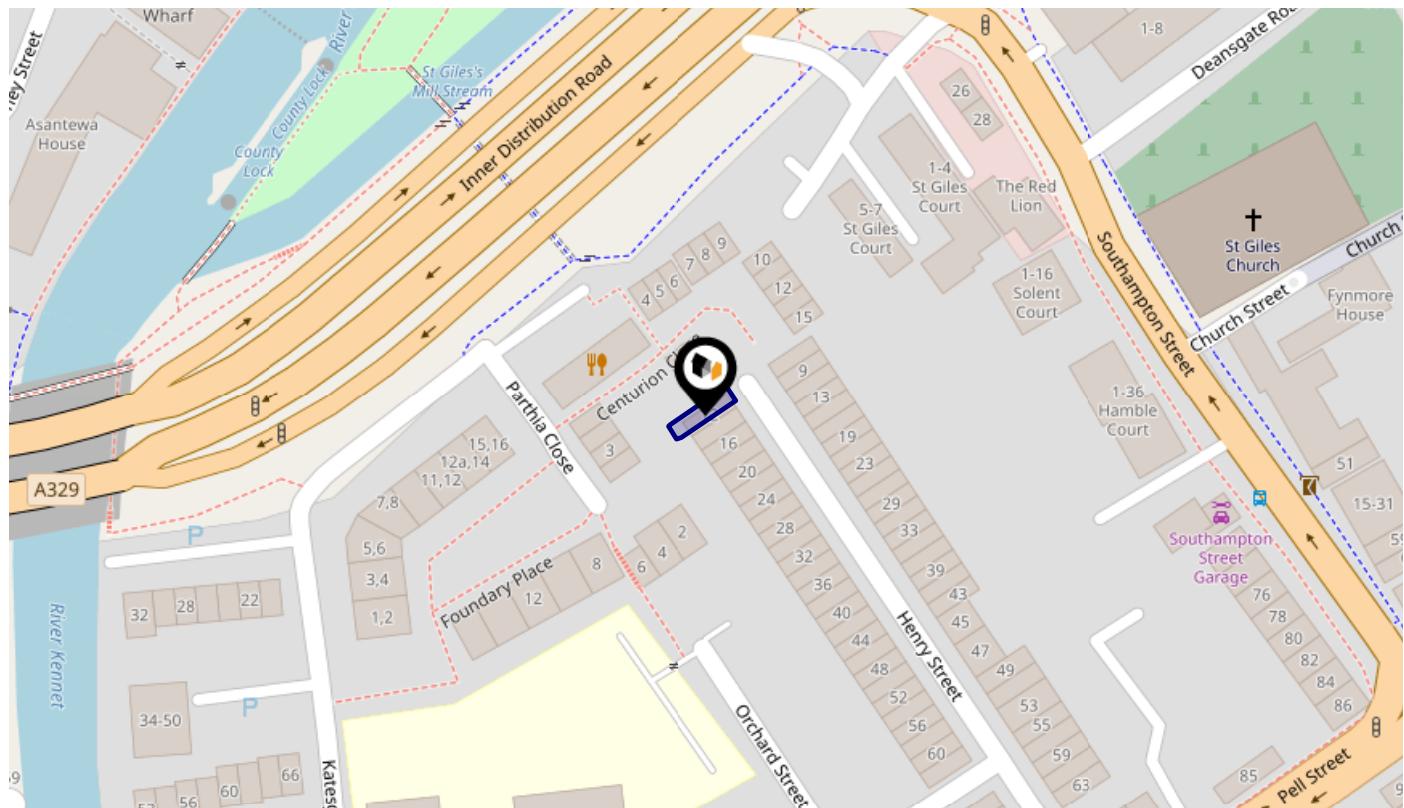
- 1 Abbey Ward
- 2 Katesgrove Ward
- 3 Thames Ward
- 4 Coley Ward
- 5 Redlands Ward
- 6 Battle Ward
- 7 Park Ward
- 8 Caversham Ward
- 9 Church Ward
- 10 Southcote Ward

# 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:

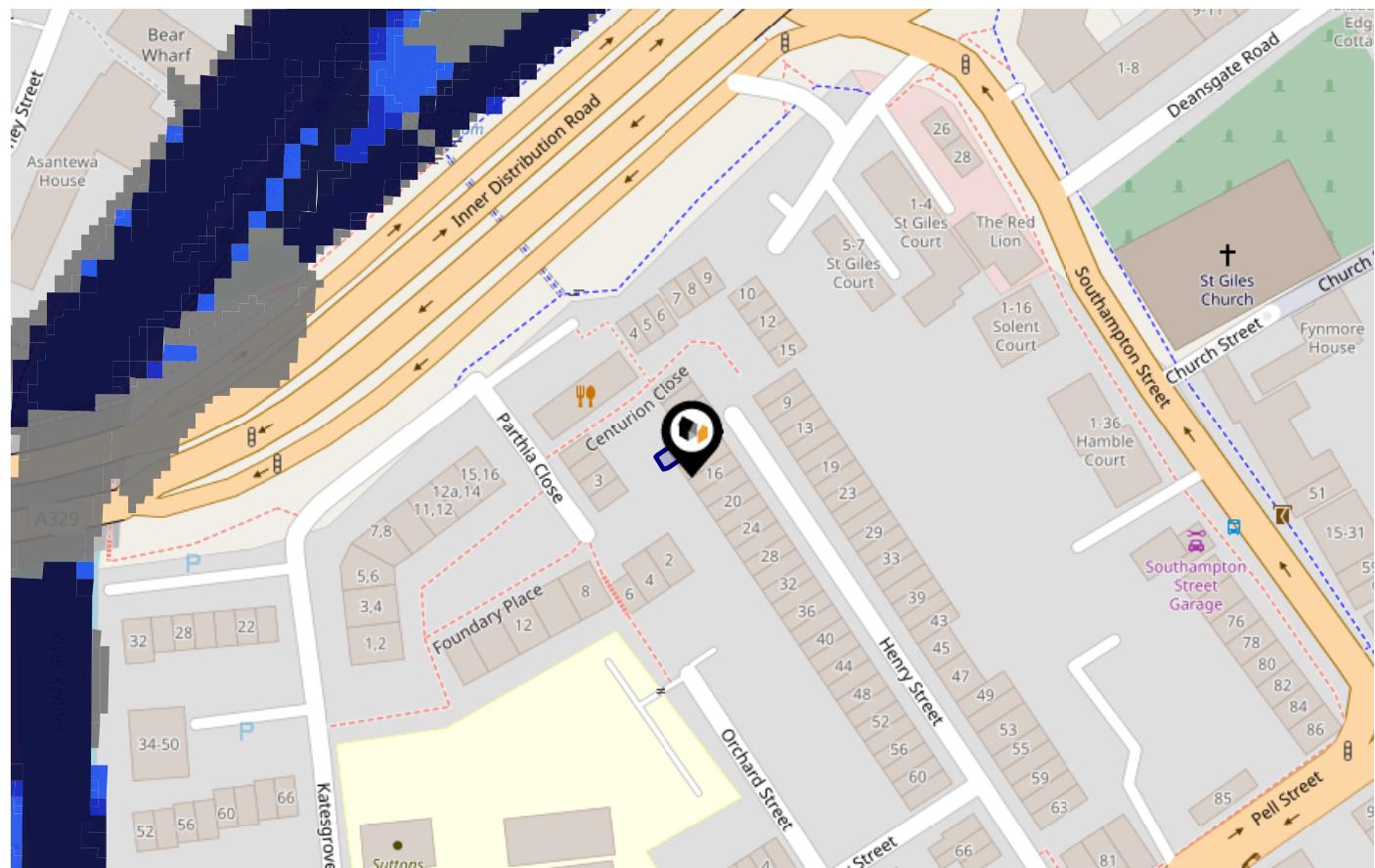


# Flood Risk

## 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.

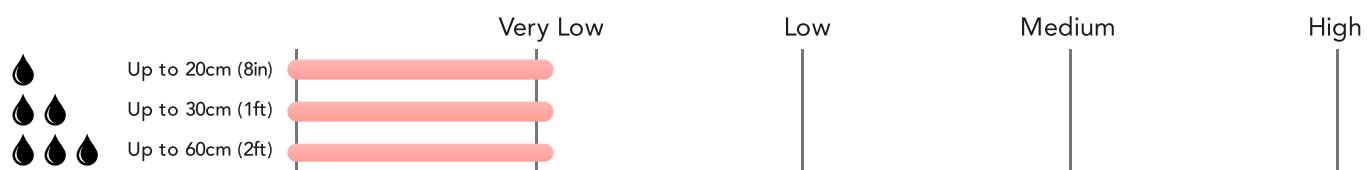


Risk Rating: Very low

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.

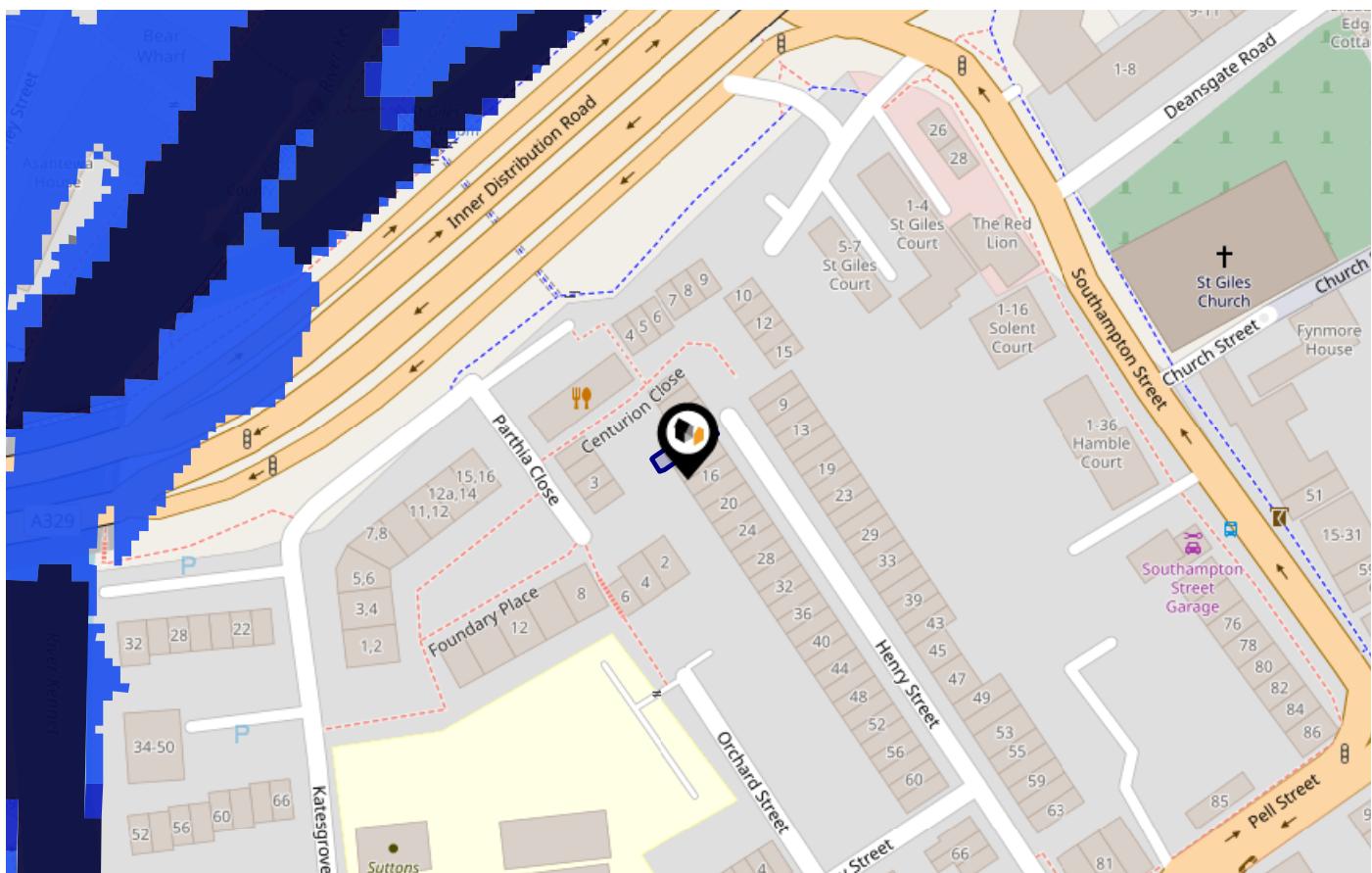
Chance of flooding to the following depths at this property:



# 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.

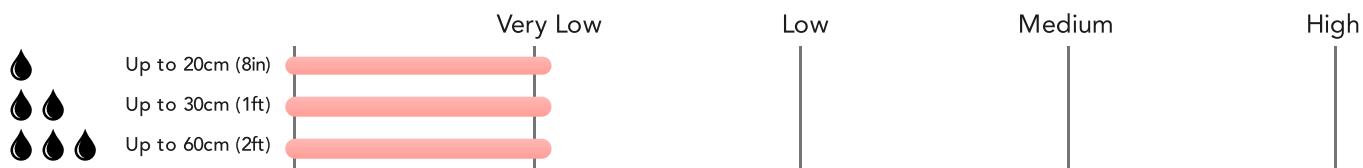


**Risk Rating: Very low**

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 - 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.

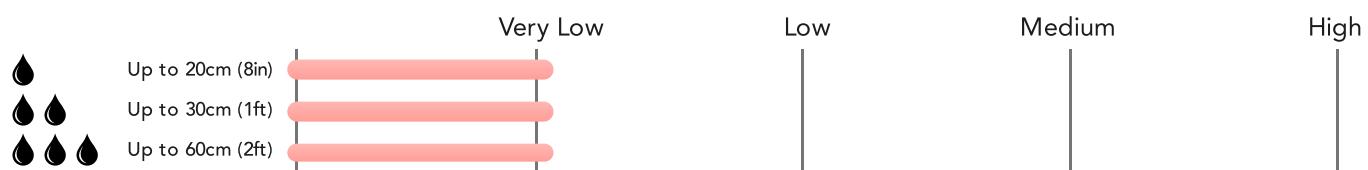


Risk Rating: Very low

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:

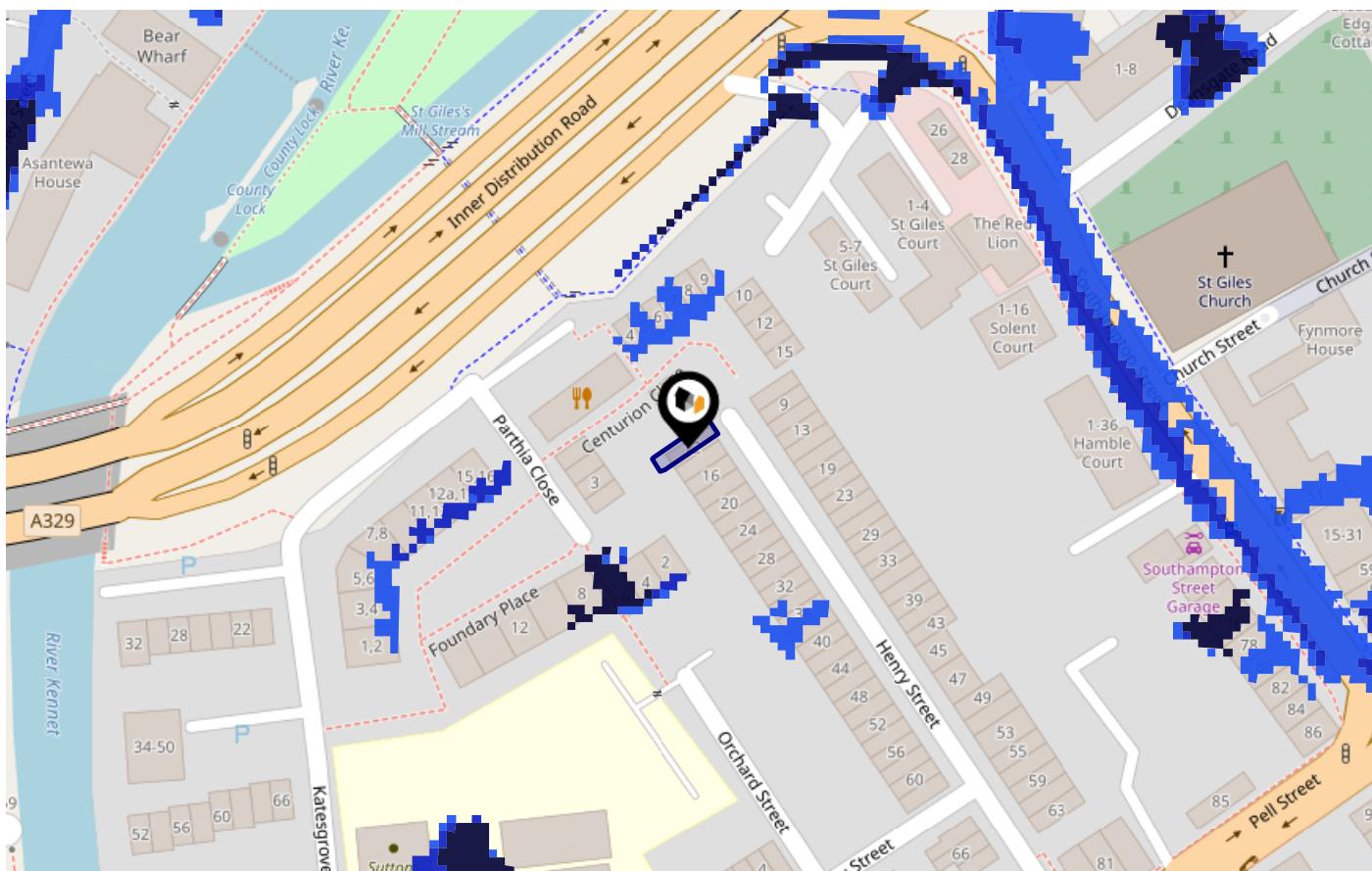


# Flood Risk

## 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.

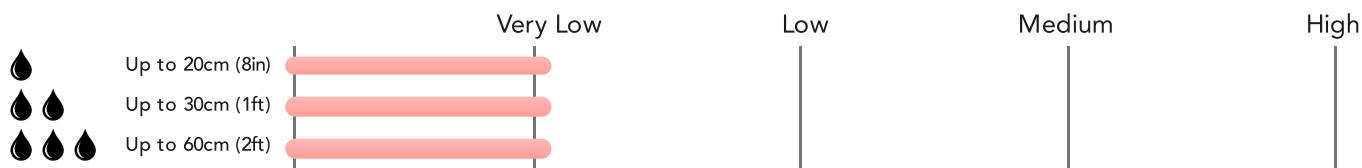


Risk Rating: Very low

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.
- 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:

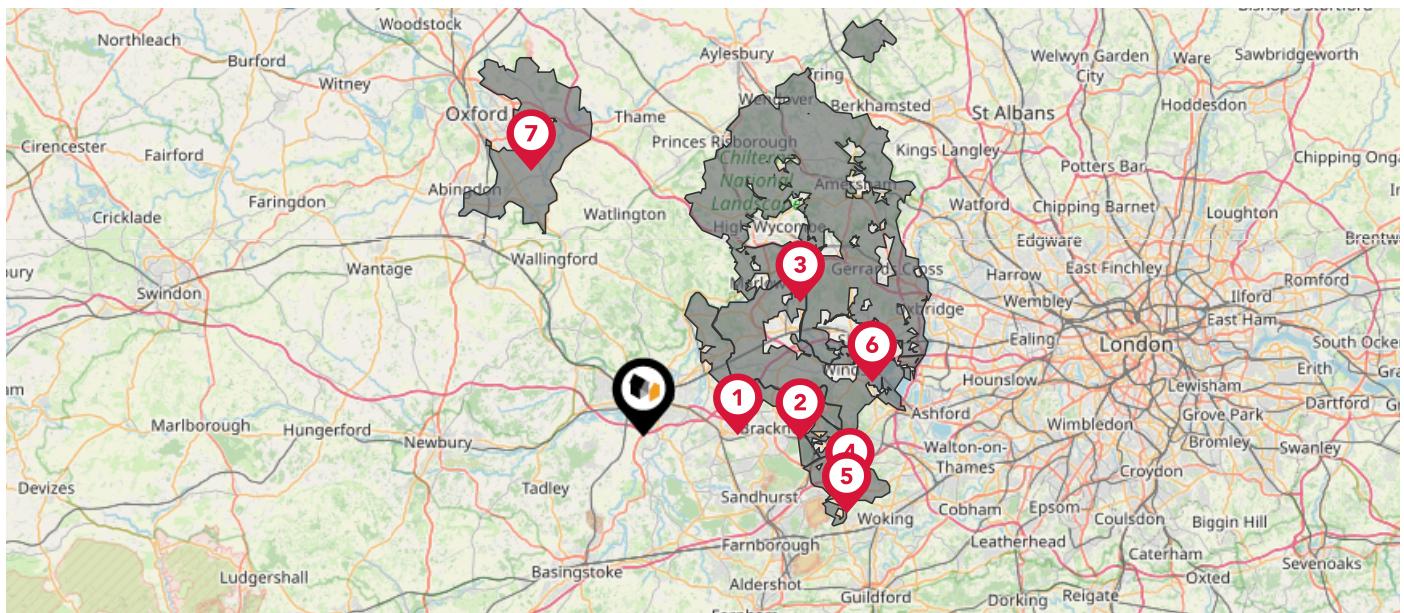


# Maps

## Green Belt



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



### Nearby Green Belt Land

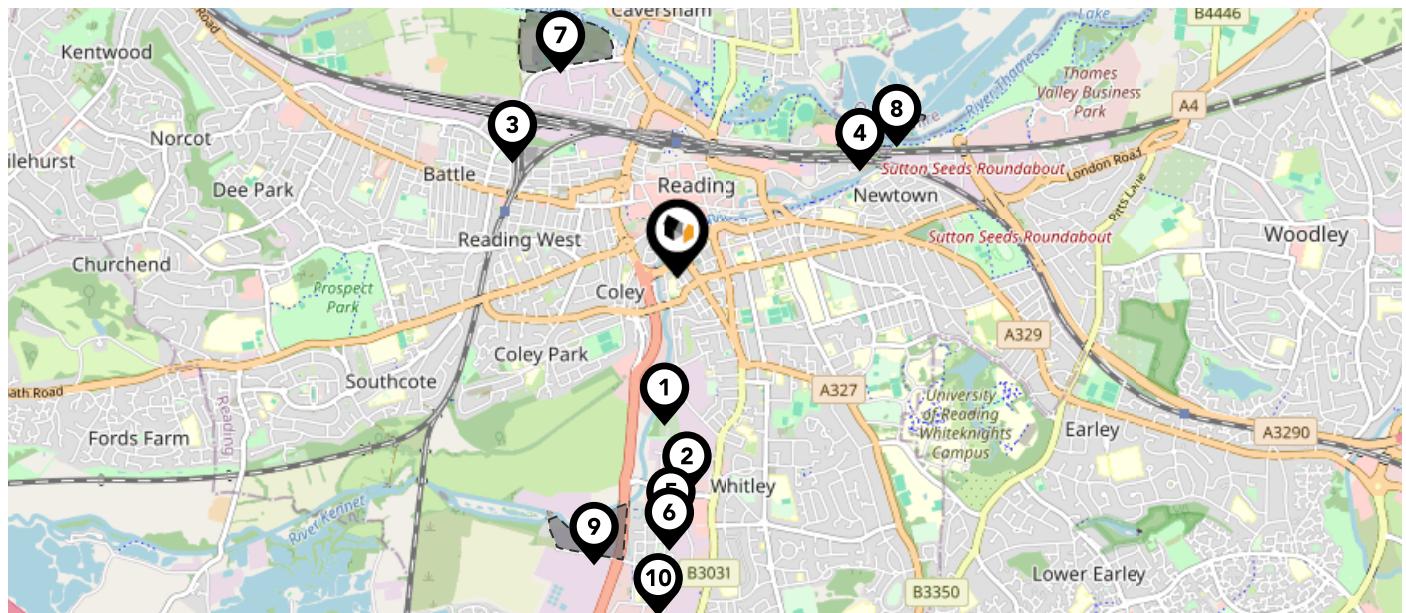
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Buckinghamshire
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Surrey Heath
- 6 London Green Belt - Slough
- 7 Oxford Green Belt - South Oxfordshire

# 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

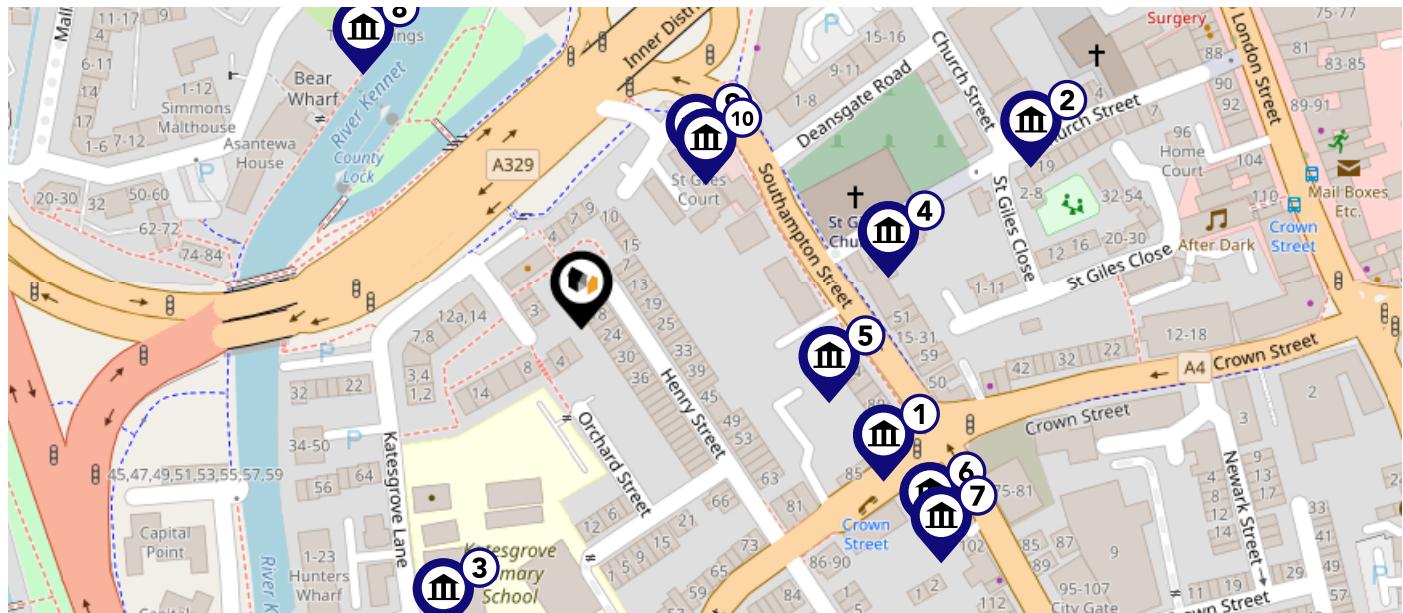
1	Waterloo Meadows-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Craddock Road-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Cow Lane-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Napier Road-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Gilette Warehouse-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Richfield Avenue-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Deans Farm-Redlands Pit, Reading, Caversham, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Island Road-Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
10	Manor Farm-Reading, Berkshire	Historic Landfill	<input 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
	1321888 - 86, Southampton Street	Grade II	0.1 miles
	1113454 - 6c, Church Street	Grade II	0.1 miles
	1393842 - The Henry Building At Katesgrove Primary School Including Boundary Wall And Former Caretaker's Cottage	Grade II	0.1 miles
	1113451 - St Giles Vicarage St Giles's Vicarage	Grade II	0.1 miles
	1302587 - 72-76, Southampton Street	Grade II	0.1 miles
	1113585 - 92-96, Southampton Street	Grade II	0.1 miles
	1321889 - Rose Cottage	Grade II	0.1 miles
	1113473 - Building Now Part Of Courage's Brewery	Grade II	0.1 miles
	1113582 - 26, Southampton Street	Grade II	0.1 miles
	1113583 - 28, Southampton Street	Grade II	0.1 miles

# Area Schools



Nursery Primary Secondary College Private



## Katesgrove Primary School

Ofsted Rating: Good | Pupils: 692 | Distance:0.08



## Coley Primary School

Ofsted Rating: Good | Pupils: 254 | Distance:0.23



## Kendrick School

Ofsted Rating: Outstanding | Pupils: 903 | Distance:0.34



## The Deenway Montessori School

Ofsted Rating: Requires improvement | Pupils: 58 | Distance:0.41



## The Abbey School Reading

Ofsted Rating: Not Rated | Pupils: 993 | Distance:0.45



## New Christ Church Church of England Primary School

Ofsted Rating: Good | Pupils: 193 | Distance:0.52



## Trinity Christian School

Ofsted Rating: Not Rated | Pupils: 21 | Distance:0.62

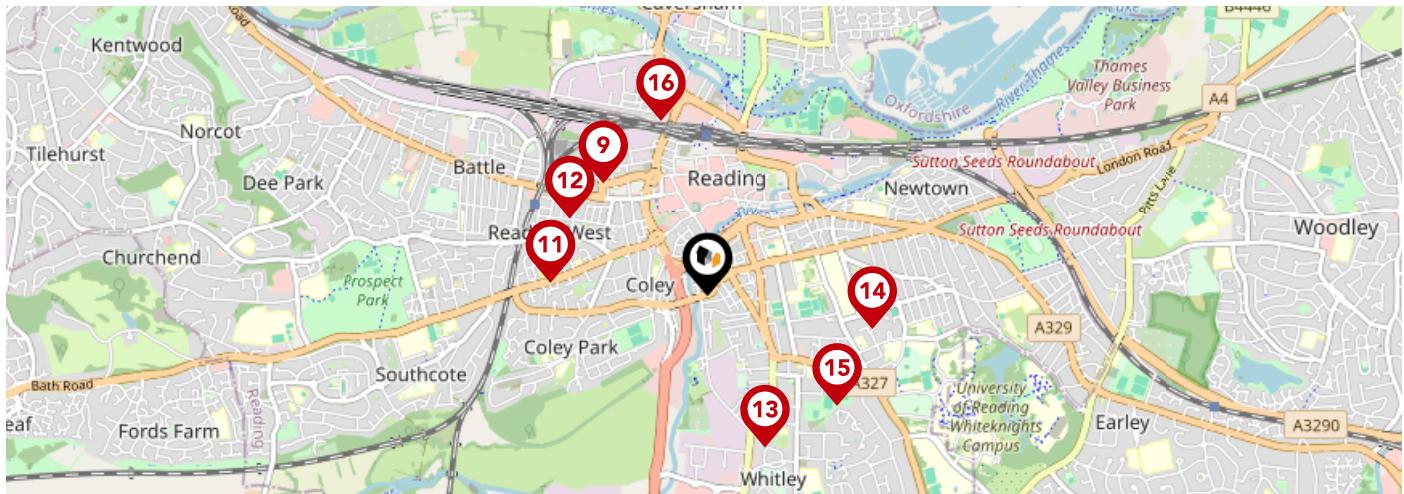


## Red Balloon Learner Centre Reading

Ofsted Rating: Not Rated | Pupils: 23 | Distance:0.66



# Area Schools



Nursery Primary Secondary College Private



## Civitas Academy

Ofsted Rating: Good | Pupils: 405 | Distance: 0.7



## All Saints Junior School

Ofsted Rating: Outstanding | Pupils: 96 | Distance: 0.73



## All Saints Church of England Aided Infant School

Ofsted Rating: Good | Pupils: 59 | Distance: 0.73



## Oxford Road Community School

Ofsted Rating: Good | Pupils: 249 | Distance: 0.73



## The Palmer Primary Academy

Ofsted Rating: Good | Pupils: 454 | Distance: 0.75



## Reading School

Ofsted Rating: Outstanding | Pupils: 1138 | Distance: 0.78



## Hamilton School

Ofsted Rating: Good | Pupils: 60 | Distance: 0.79

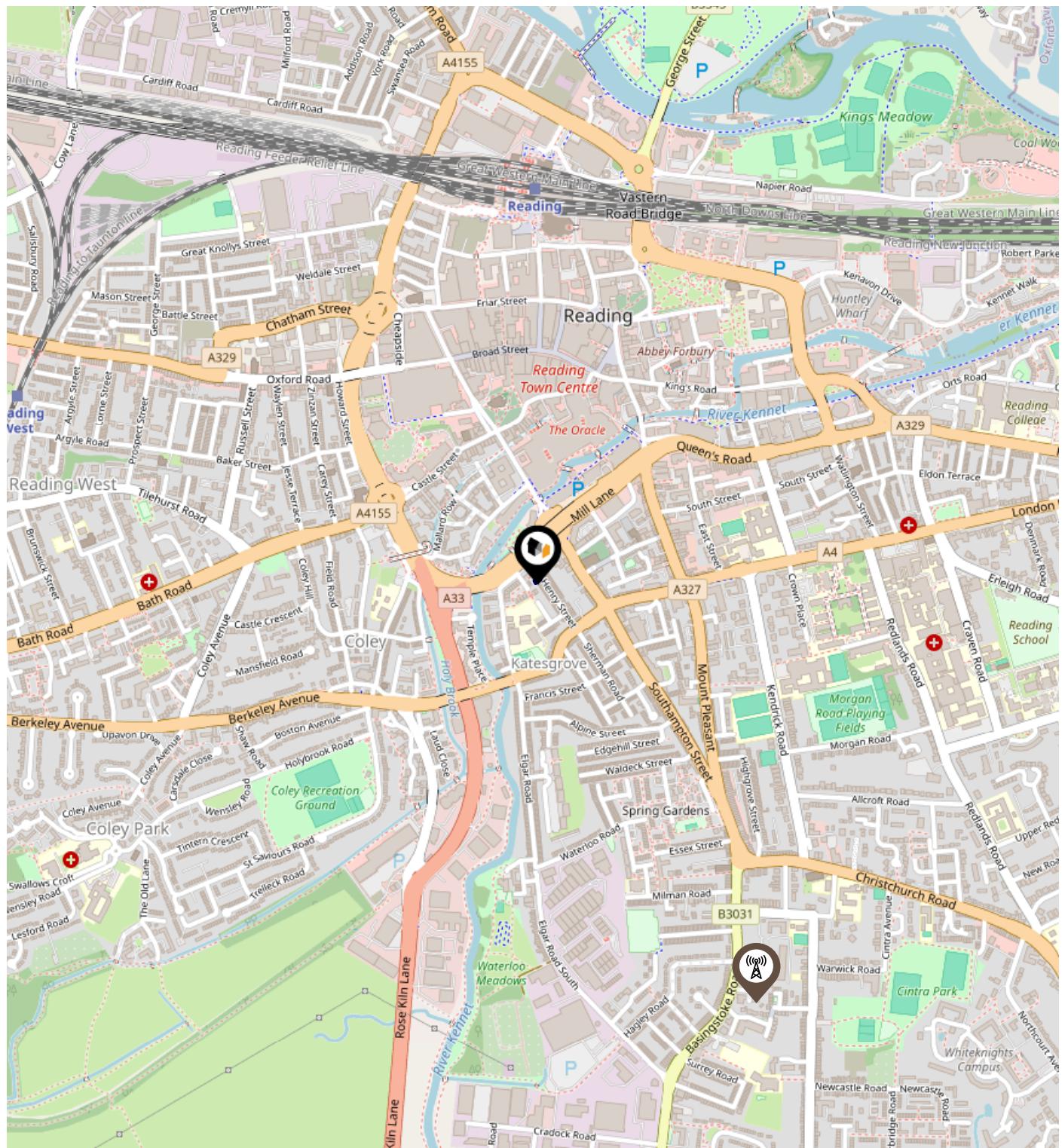


## E P Collier Primary School

Ofsted Rating: Good | Pupils: 405 | Distance: 0.84



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

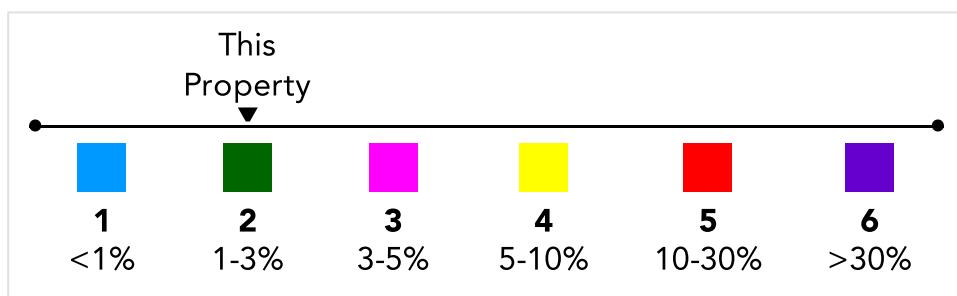
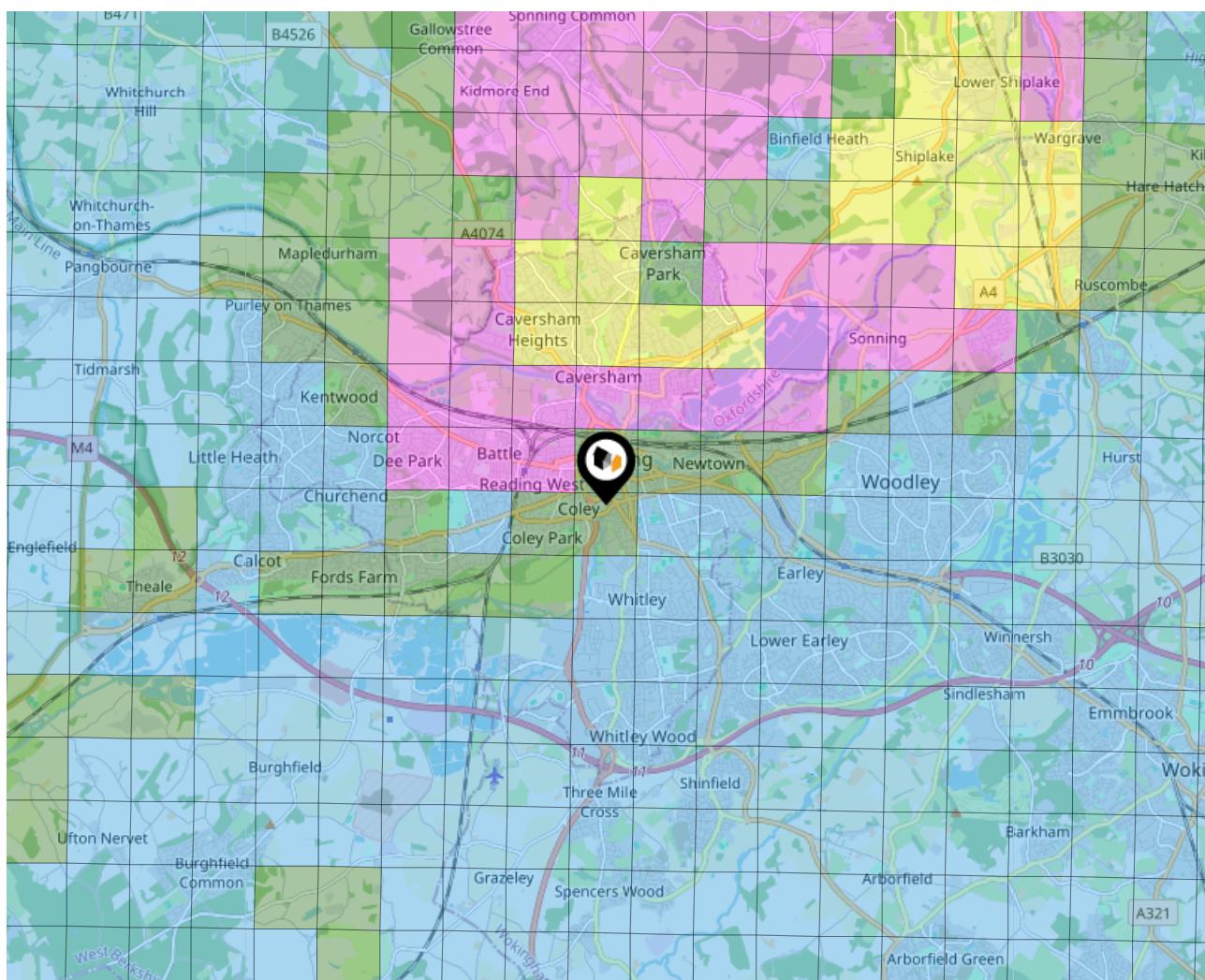
# Environment

## Radon Gas

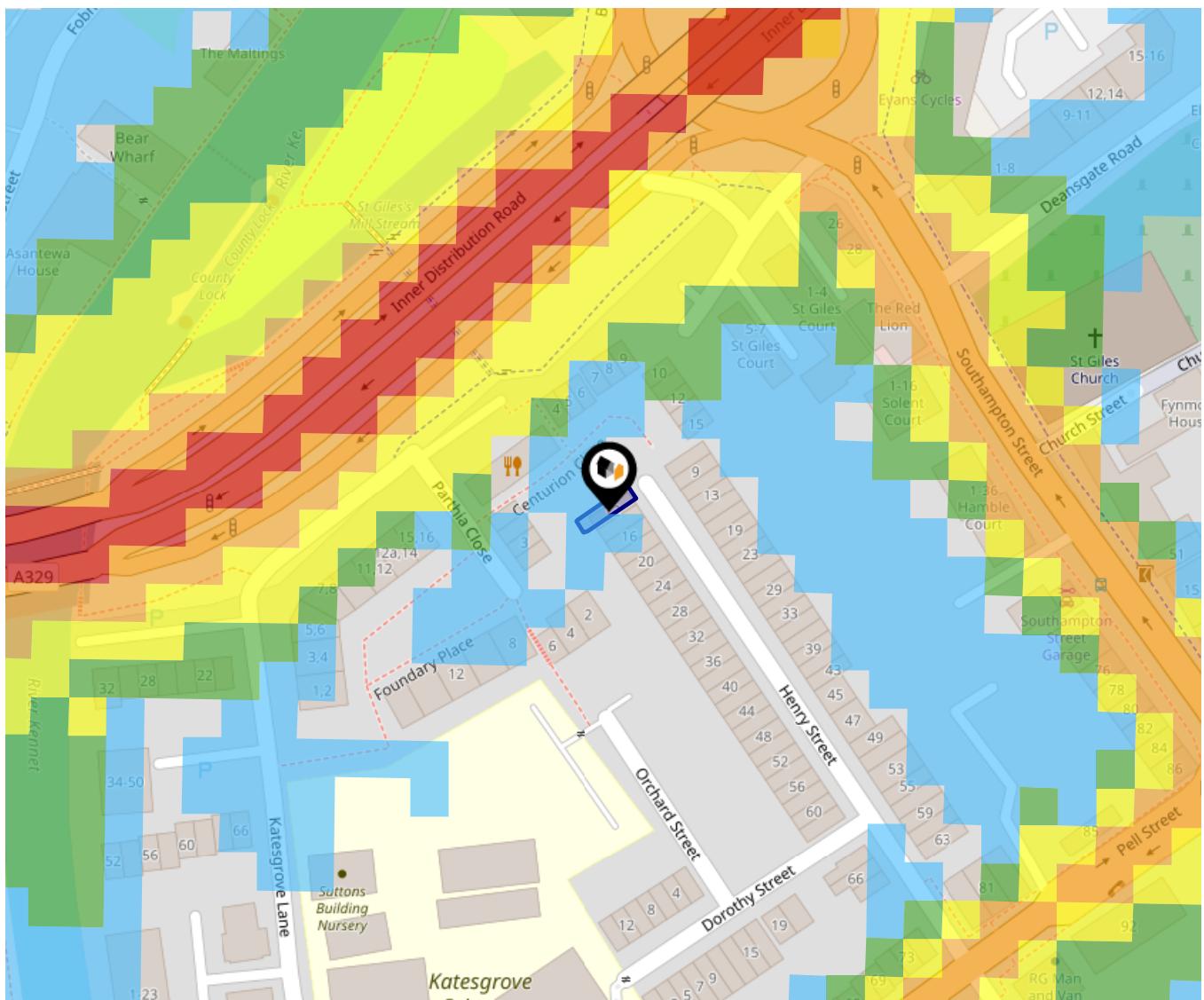


### What is Radon?

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

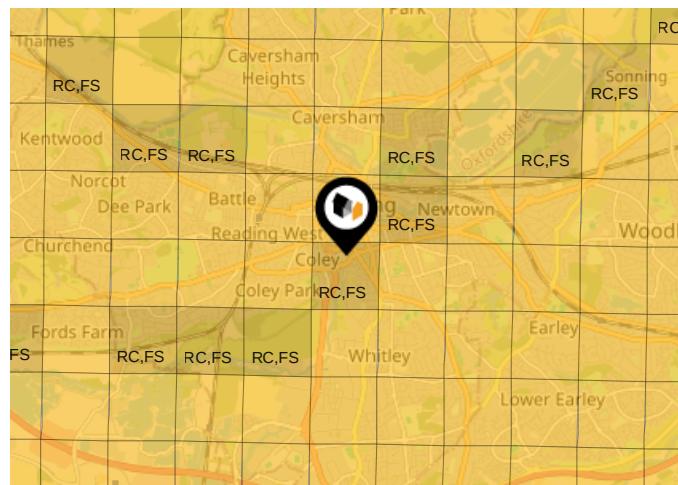
# Environment

## Soils & Clay



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

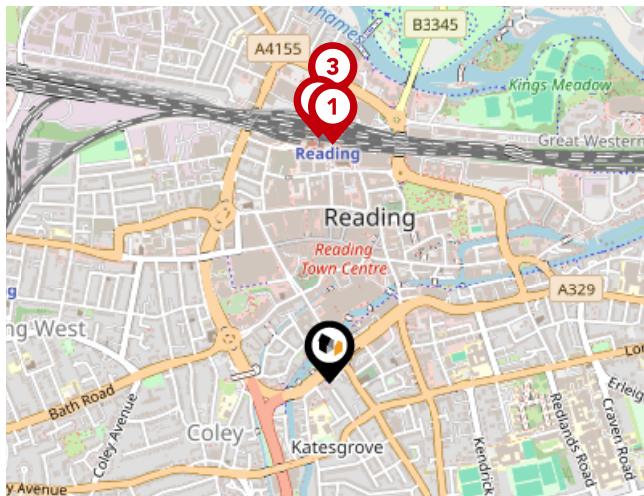
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SILT  
**Parent Material Grain:** ARGILLACEOUS      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO LIGHT(SILTY)  
TO HEAVY



### Primary Classifications (Most Common Clay Types)

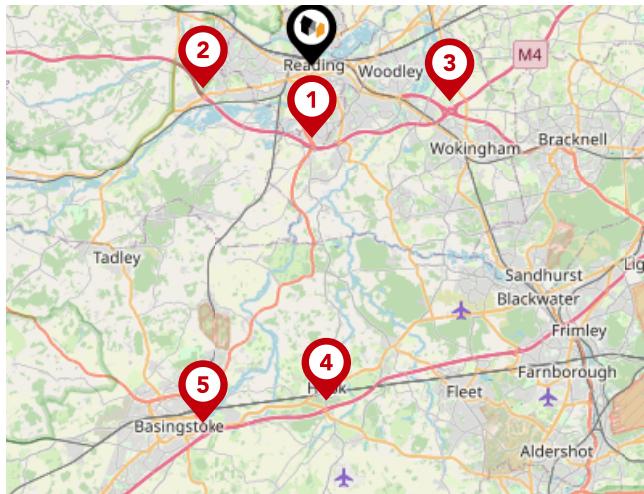
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



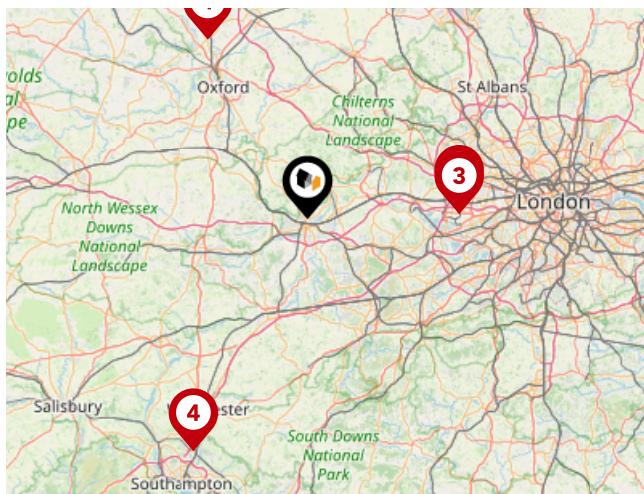
## National Rail Stations

Pin	Name	Distance
1	Reading Rail Station	0.55 miles
2	Reading Rail Station	0.57 miles
3	Reading Rail Station	0.64 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	2.64 miles
2	M4 J12	4.09 miles
3	M4 J10	5.25 miles
4	M3 J5	12.42 miles
5	M3 J6	13.82 miles



## Airports/Helpipads

Pin	Name	Distance
1	Kidlington	30.21 miles
2	Heathrow Airport	22.44 miles
3	Heathrow Airport Terminal 4	22.61 miles
4	North Stoneham	38.47 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Katesgrove Lane	0.14 miles
2	Pell Street	0.1 miles
3	Bridge Street	0.18 miles
4	Katesgrove Lane	0.2 miles
5	West Hill	0.2 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.

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