

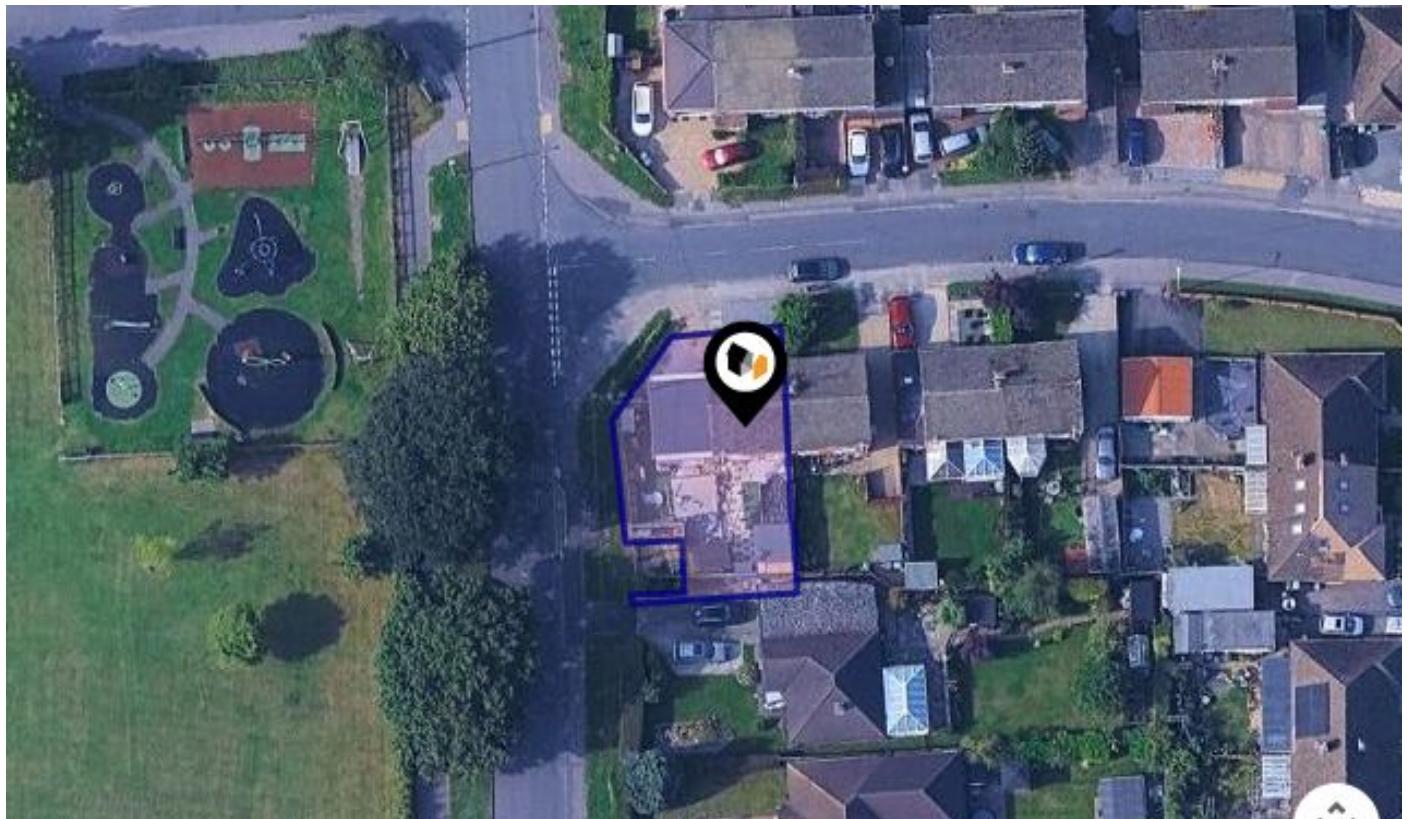


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025



WESTFIELD ROAD, THATCHAM, RG18

Avocado Property

07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.07 acres
Title Number: BK54861

Tenure: Freehold

Local Area

Local Authority: West berkshire
Conservation Area: No
Flood Risk:
• Rivers & Seas
• Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

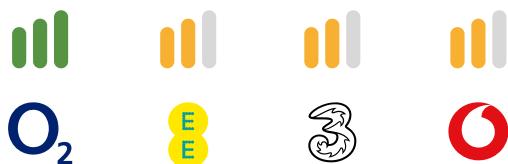
11
mb/s

54
mb/s

1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: ***Westfield Road, Thatcham, RG18***

Reference - 23/00673/HOUSE

Decision: Decided

Date: 20th March 2023

Description:

Single story side extension, using a front and rear parapet wall. and flat roof construction

Property EPC - Certificate



Westfield Road, THATCHAM, RG18

Energy rating

C

Valid until 14.08.2018

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

Property **EPC - Additional Data**



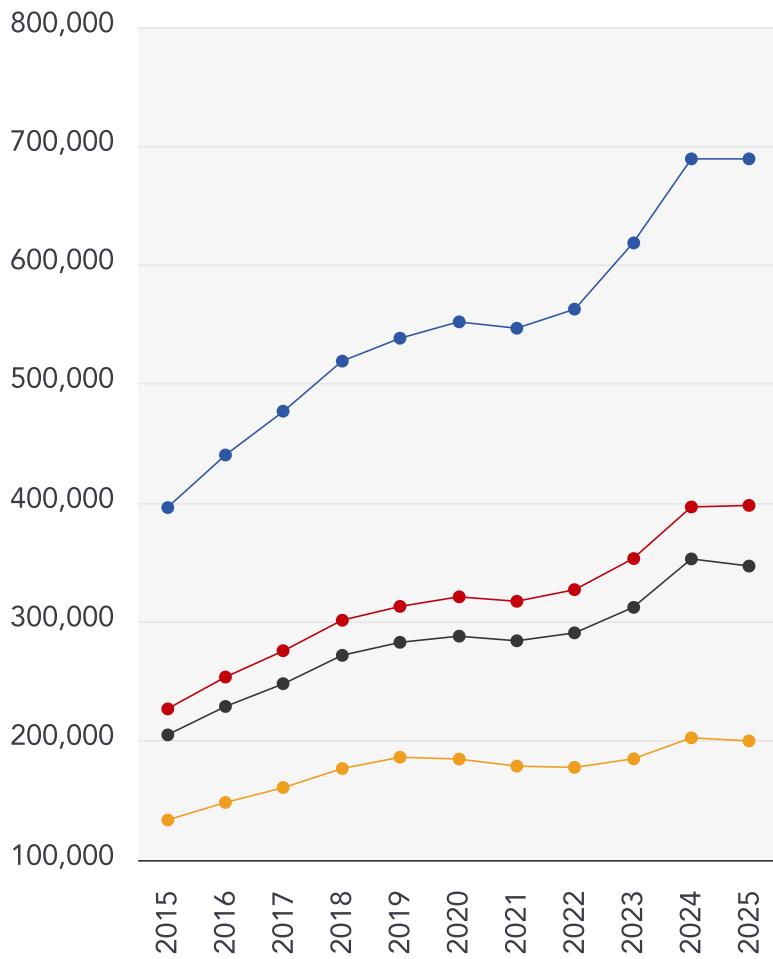
Additional EPC Data

Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric

Market House Price Statistics



10 Year History of Average House Prices by Property Type in RG18



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

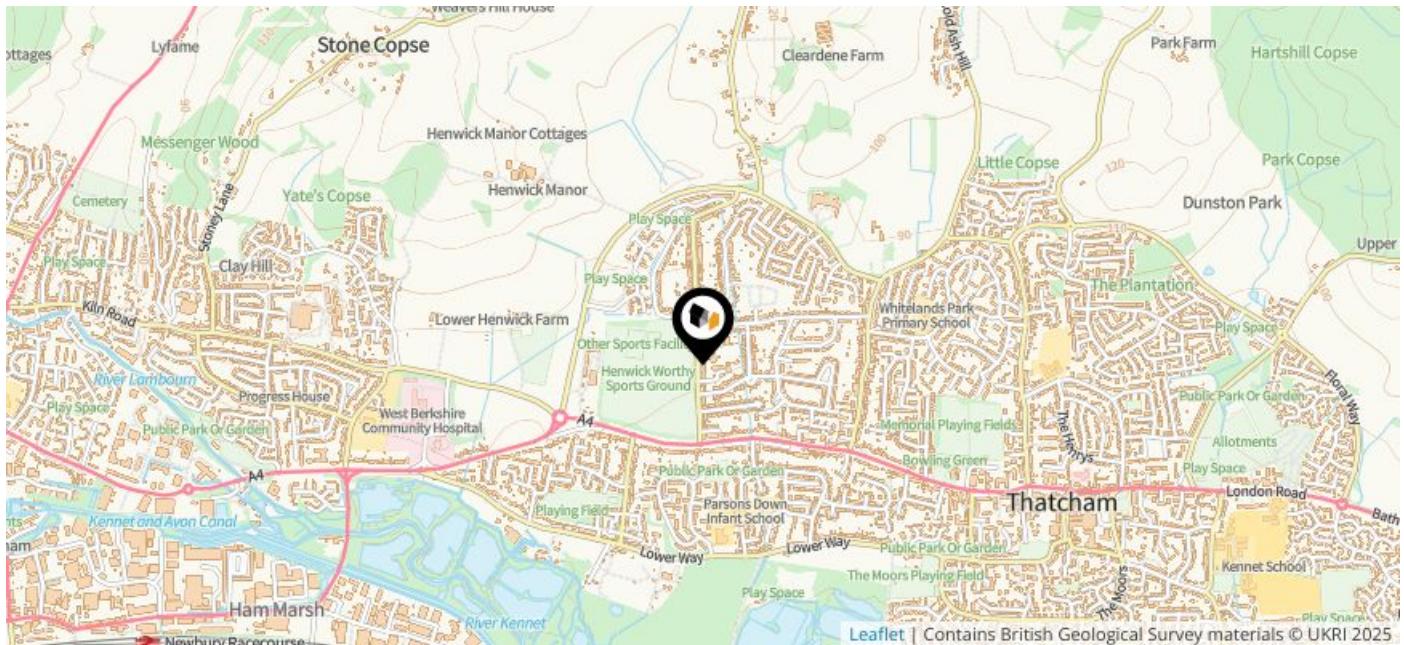
+49.74%

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.

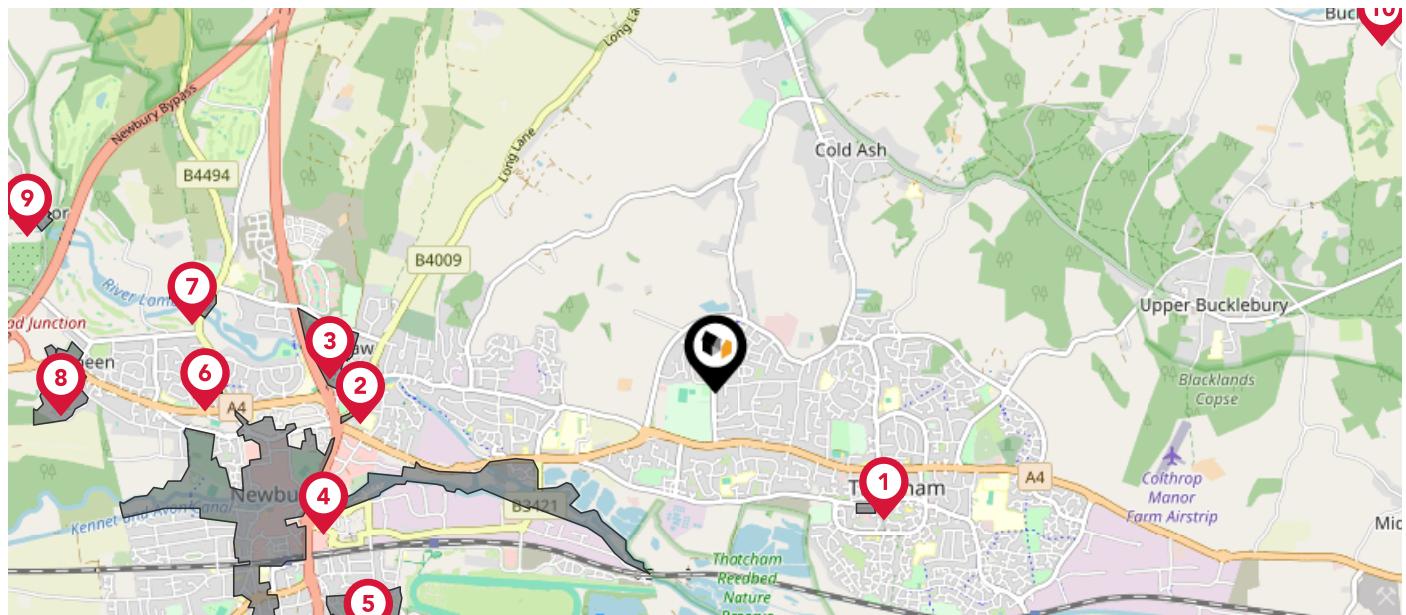
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

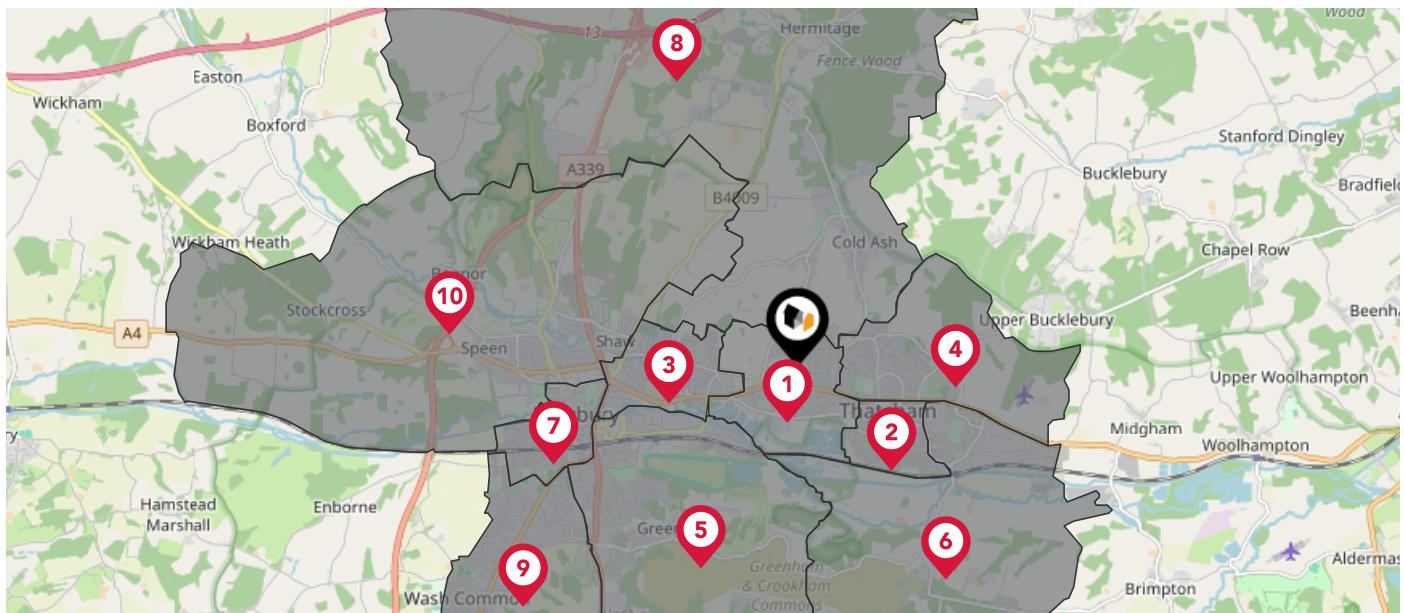
- 1 Thatcham
- 2 Shaw Road and Crescent
- 3 Shaw House and Church
- 4 Newbury Town Centre
- 5 Stroud Green
- 6 Donnington Square
- 7 Donnington Village
- 8 Speen
- 9 Bagnor
- 10 Bucklebury

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

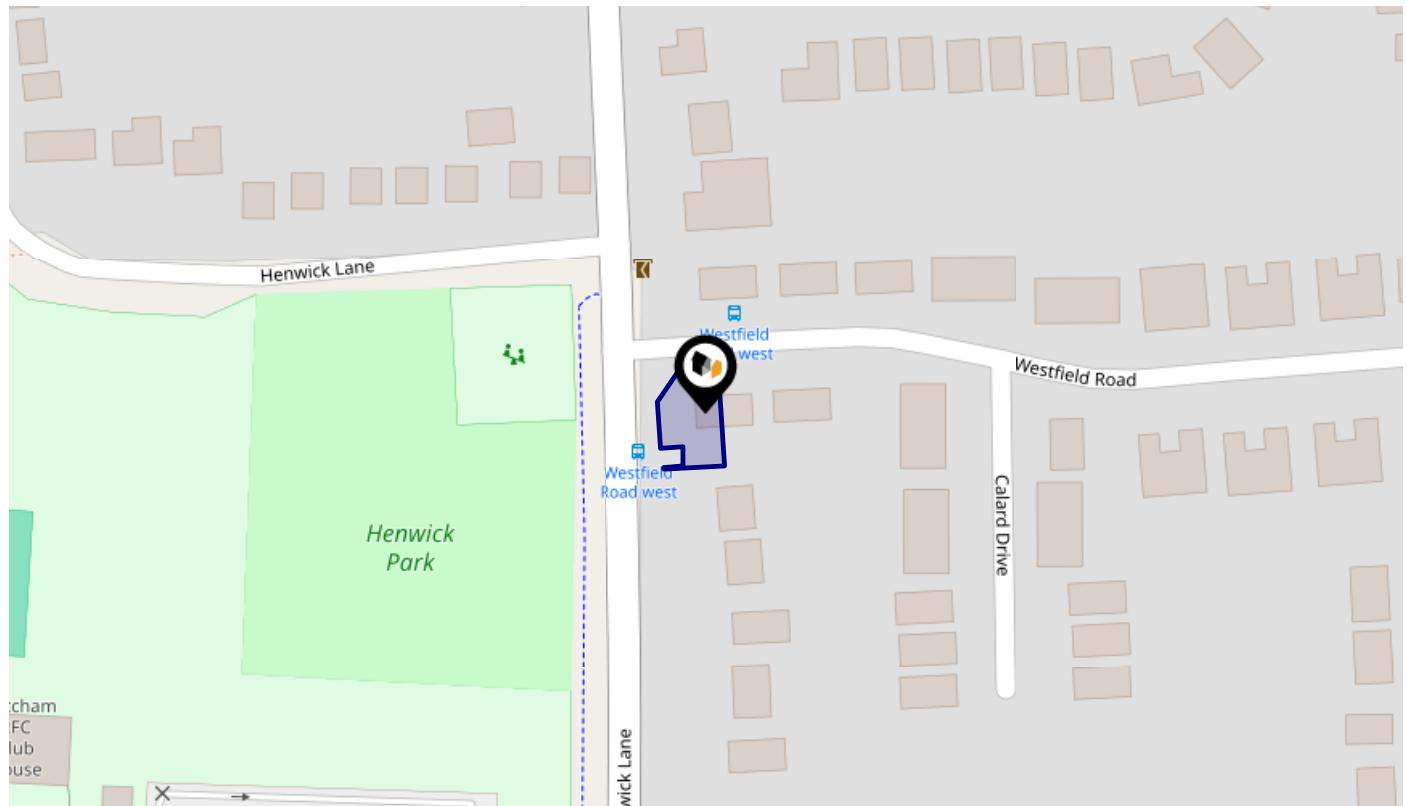
- 1 Thatcham West Ward
- 2 Thatcham Central Ward
- 3 Newbury Clay Hill Ward
- 4 Thatcham North East Ward
- 5 Newbury Greenham Ward
- 6 Thatcham Colthrop & Crookham Ward
- 7 Newbury Central Ward
- 8 Chieveley & Cold Ash Ward
- 9 Newbury Wash Common Ward
- 10 Newbury Speen Ward

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:

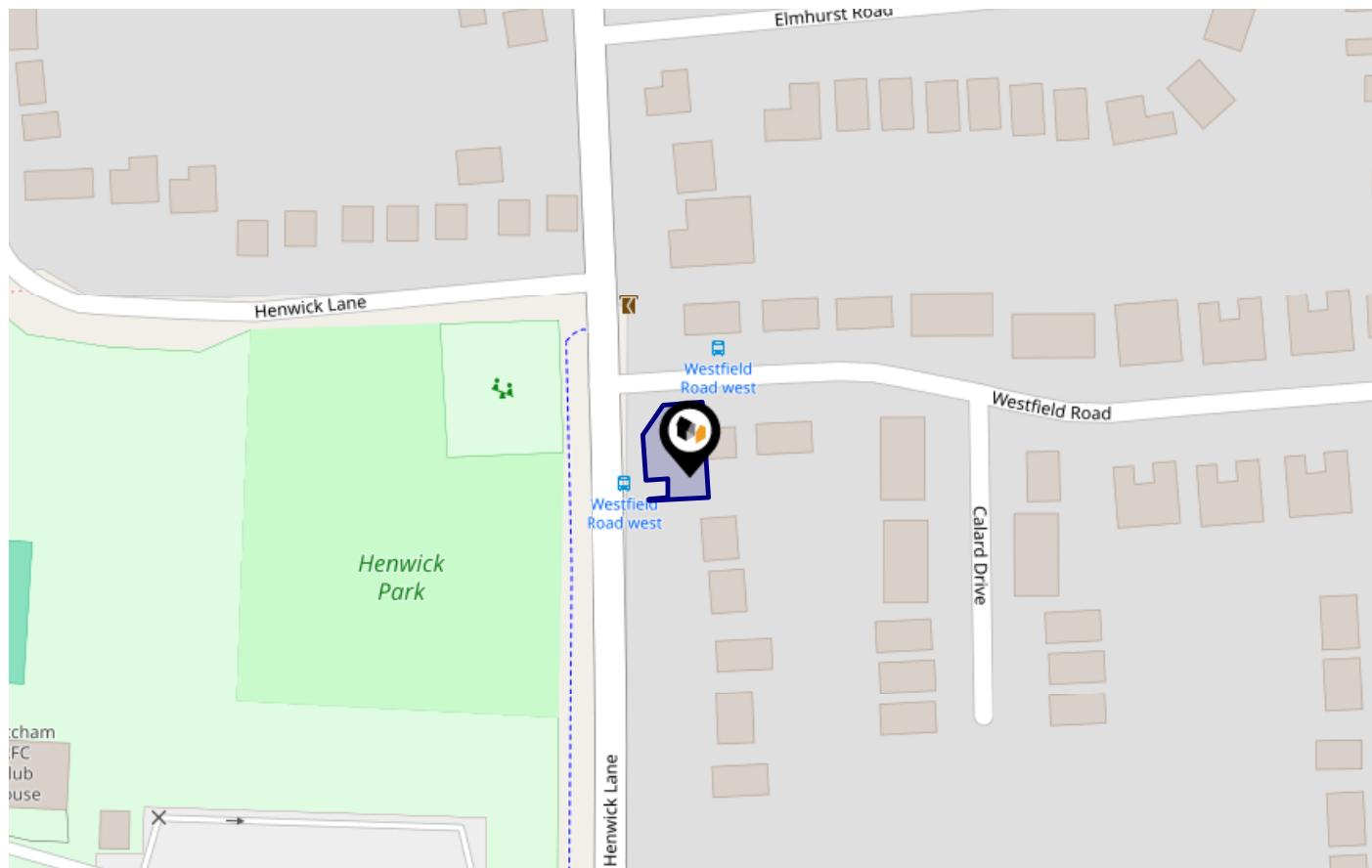


Flood Risk

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.

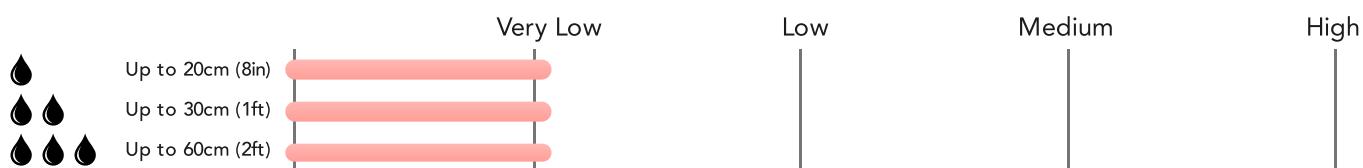


Risk Rating: Very low

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:

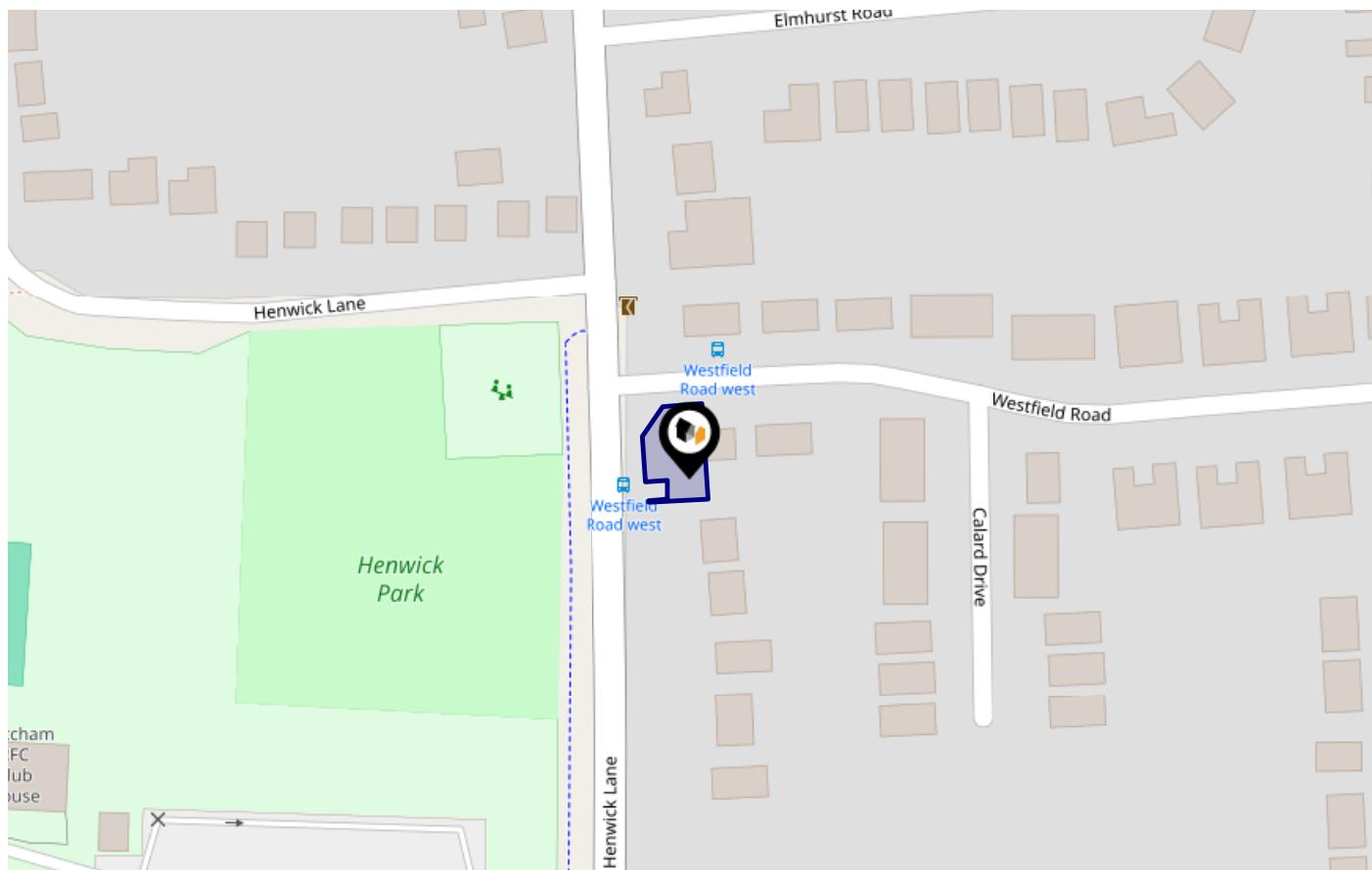


Flood Risk

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.

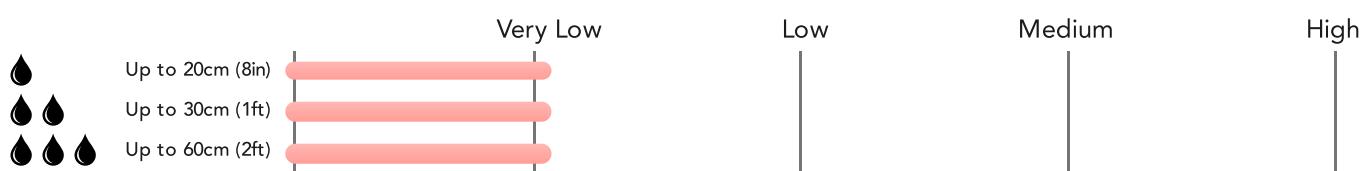


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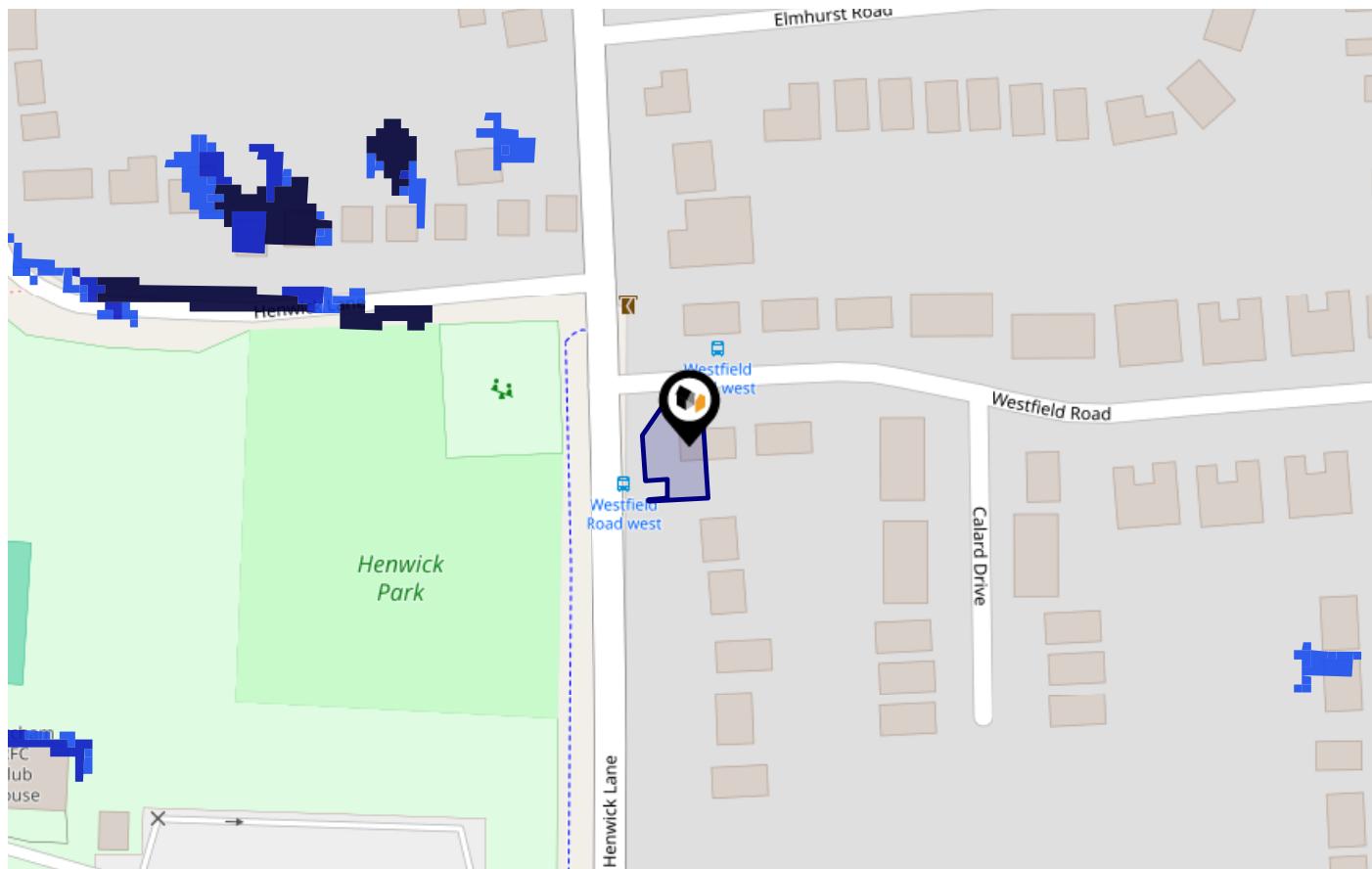


Flood Risk

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.

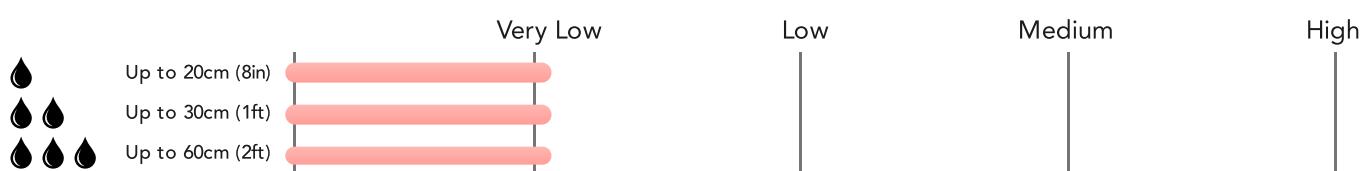


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Chance of flooding to the following depths at this property:

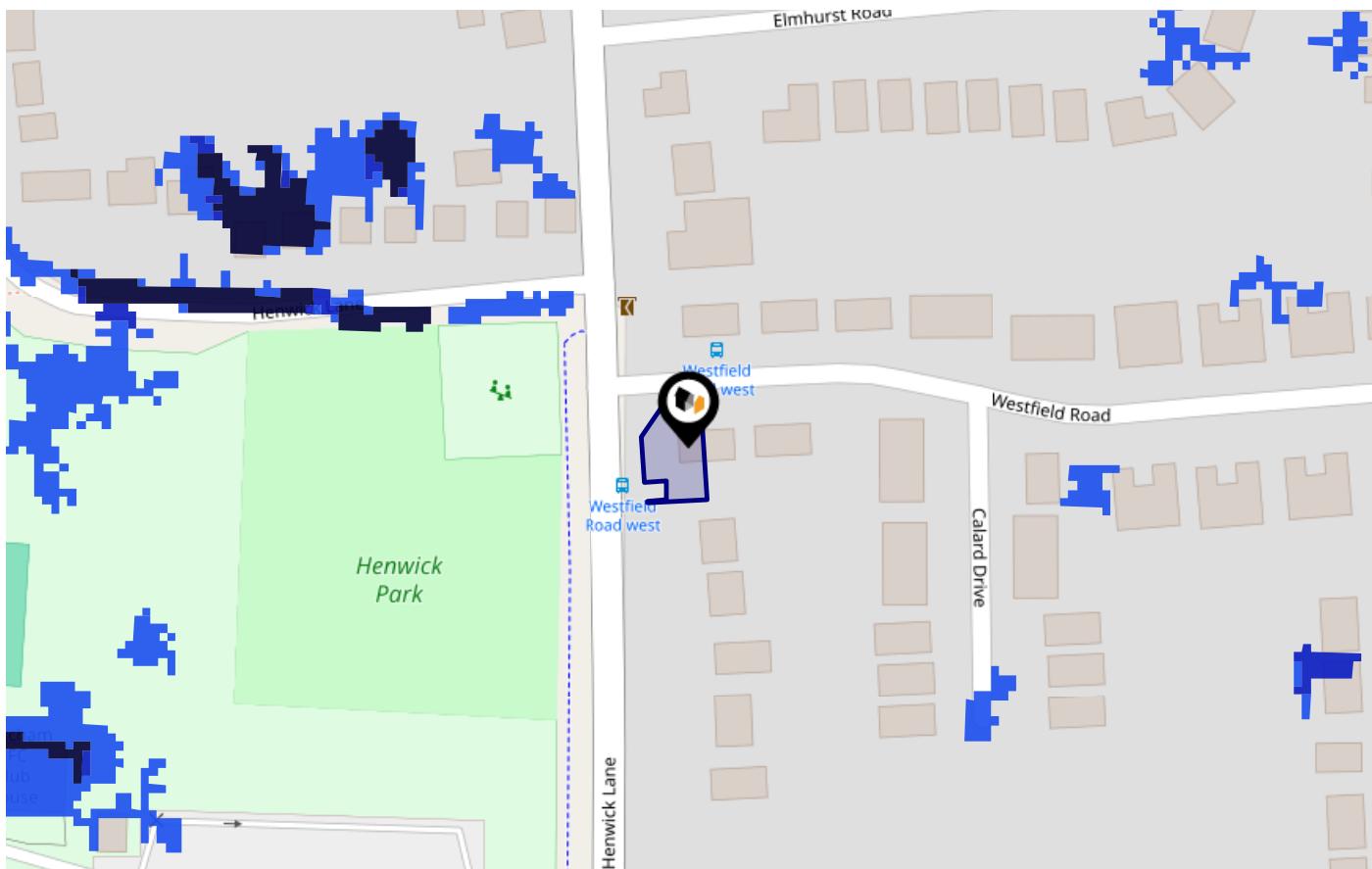


Flood Risk

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.

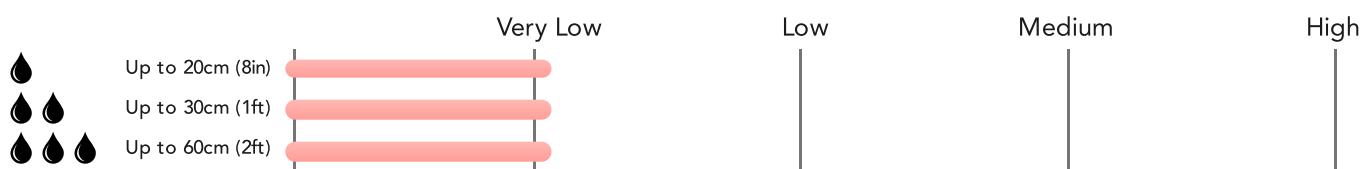


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

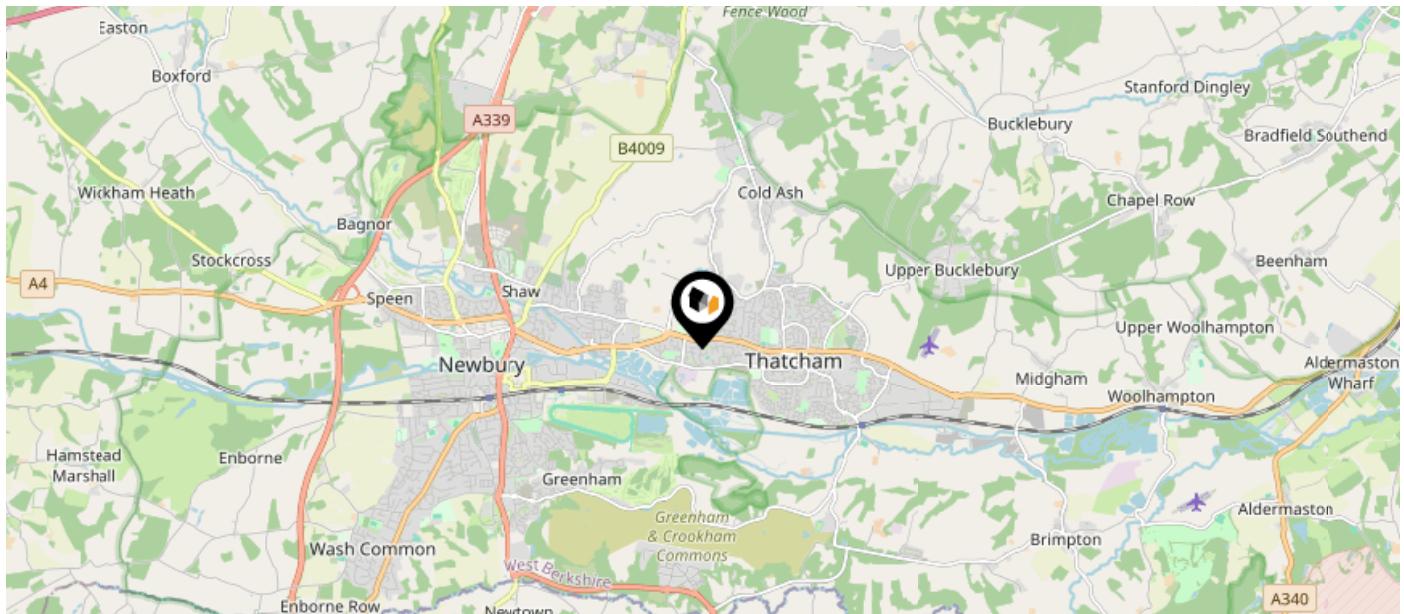


Maps

Green Belt



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



Nearby Green Belt Land

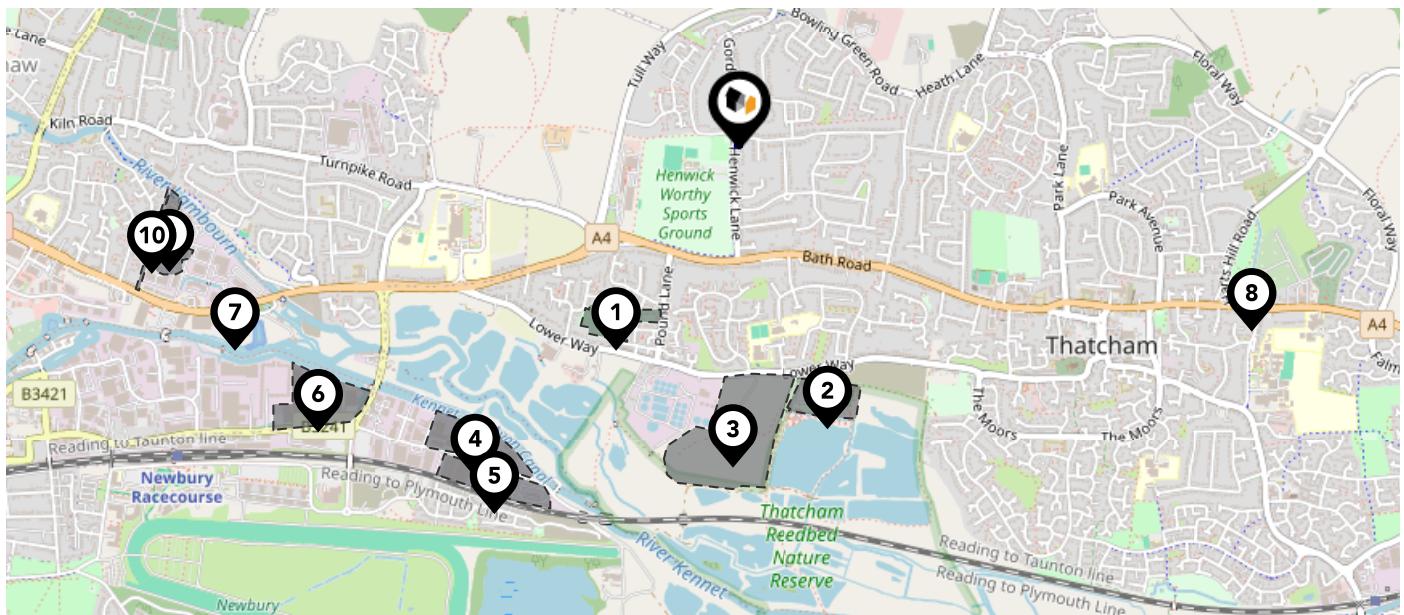
No data available.

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

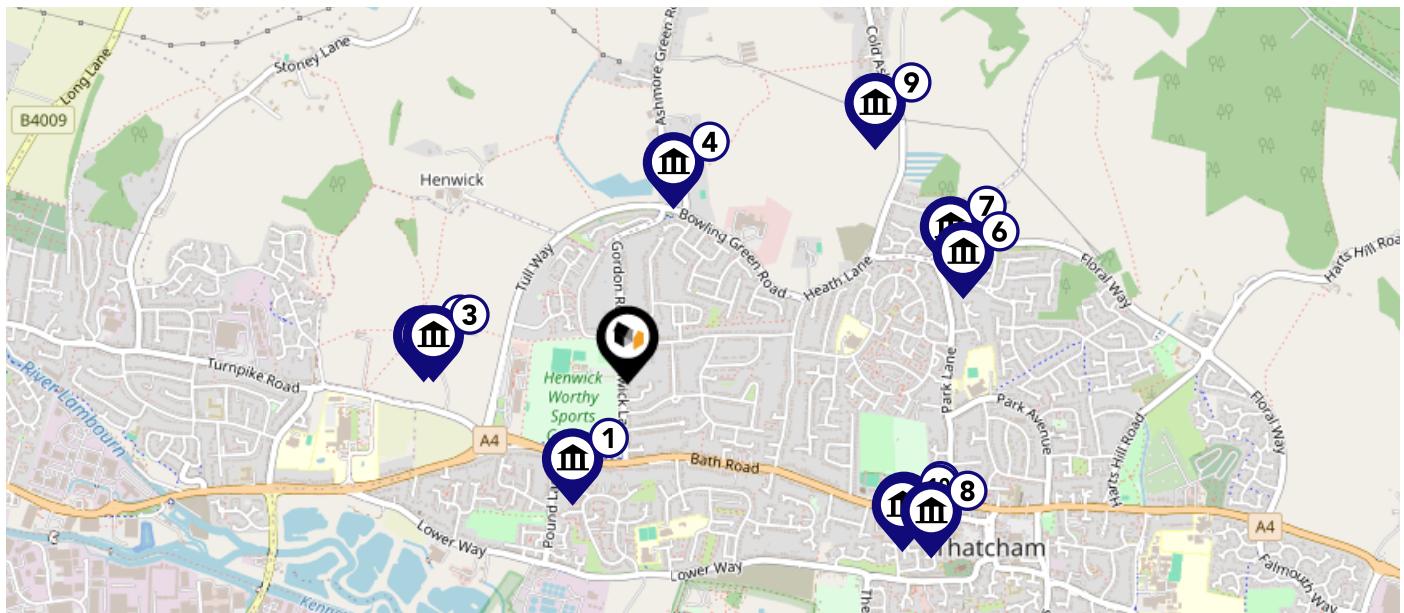
1	Pound Lane Depot-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Fishing Club-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Lower Way-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Vokins Hambridge Lane 1-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Hambridge Lane 2 (South)-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Hambridge Road-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Plenty London Road-London Road, Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Dunstan Green-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Castle Industrial Park-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
10	Old Railway-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

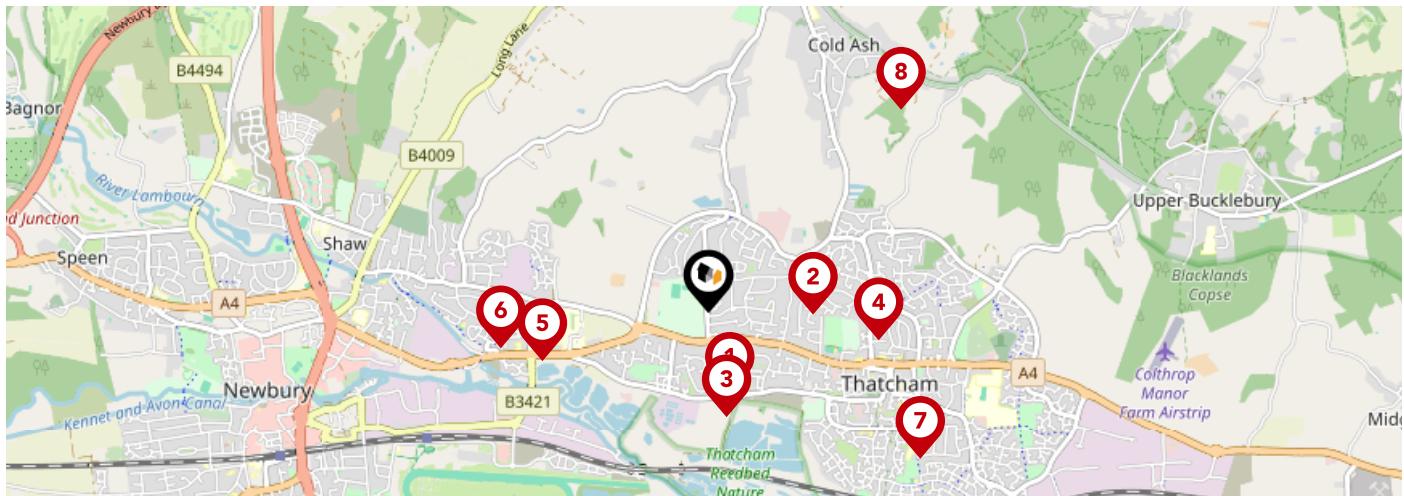


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1 1117273 - Milestone At Su 50230 67601	Grade II	0.3 miles
 2 1117252 - Lower Henwick Farmhouse	Grade II	0.4 miles
 3 1117253 - 2 Barns Approximately 20 Metres To East Of Lower Henwick Farmhouse	Grade II	0.4 miles
 4 1291105 - Old Henwick Cottage	Grade II	0.4 miles
 5 1319516 - The Poplars	Grade II	0.8 miles
 6 1117292 - Four Winds	Grade II	0.8 miles
 7 1117293 - Cooper's Farmhouse	Grade II	0.8 miles
 8 1155875 - Crown House	Grade II	0.8 miles
 9 1220199 - Barn At Hatchgate Farm	Grade II	0.8 miles
 10 1117275 - Low Wall And Railings Approximately 20 Metres To South Of No 3 And 3a Bath Road	Grade II	0.8 miles

Area Schools



Nursery Primary Secondary College Private



1 Parsons Down Infant School

Ofsted Rating: Good | Pupils: 90 | Distance:0.39



2 Whitelands Park Primary School

Ofsted Rating: Good | Pupils: 390 | Distance:0.48



3 Parsons Down Junior School

Ofsted Rating: Good | Pupils: 184 | Distance:0.49



4 Thatcham Park CofE Primary

Ofsted Rating: Good | Pupils: 399 | Distance:0.79



5 Fir Tree Primary School and Nursery

Ofsted Rating: Good | Pupils: 238 | Distance:0.8



6 Engaging Potential

Ofsted Rating: Good | Pupils: 14 | Distance:0.98



7 Spurcroft Primary School

Ofsted Rating: Good | Pupils: 410 | Distance:1.19

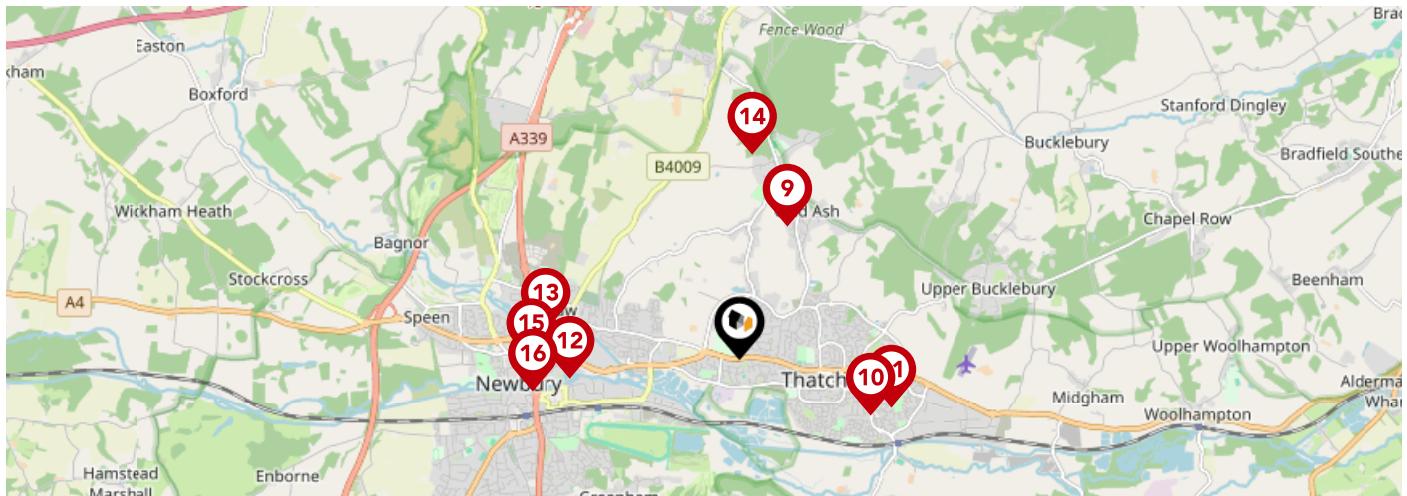


8 St Finian's Catholic Primary School

Ofsted Rating: Good | Pupils: 200 | Distance:1.29



Area Schools



Nursery Primary Secondary College Private



Cold Ash St Mark's CE Primary School

Ofsted Rating: Good | Pupils: 196 | Distance: 1.32



Kennet School

Ofsted Rating: Outstanding | Pupils: 1855 | Distance: 1.32



Francis Baily Primary School

Ofsted Rating: Requires improvement | Pupils: 534 | Distance: 1.47



St Joseph's Catholic Primary School

Ofsted Rating: Good | Pupils: 232 | Distance: 1.58



Trinity School

Ofsted Rating: Good | Pupils: 1300 | Distance: 1.82



Downe House

Ofsted Rating: Not Rated | Pupils: 556 | Distance: 1.91



The Winchcombe School

Ofsted Rating: Good | Pupils: 446 | Distance: 1.93

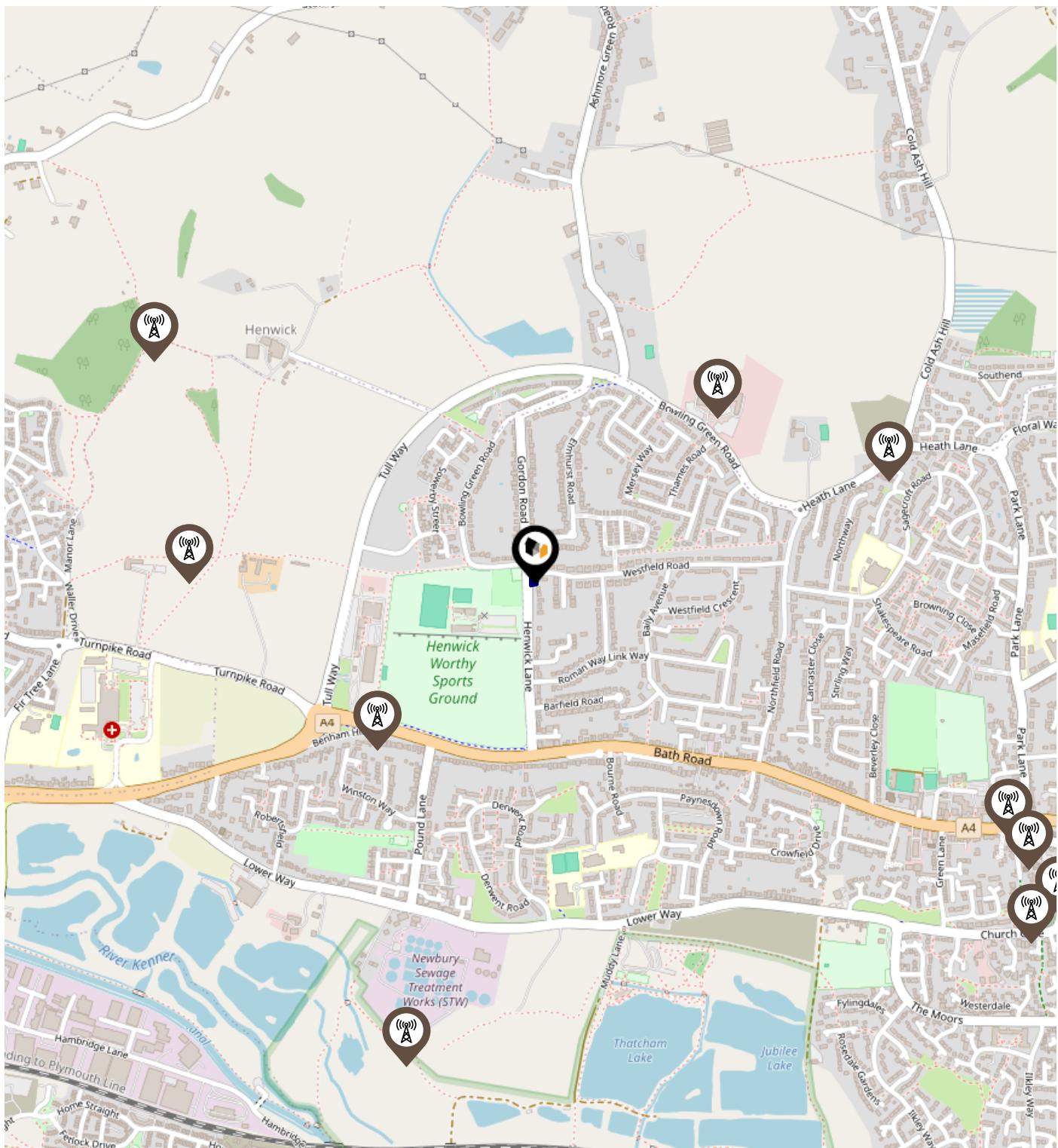


Victoria Park Nursery School & Family Hub

Ofsted Rating: Outstanding | Pupils: 125 | Distance: 1.94



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

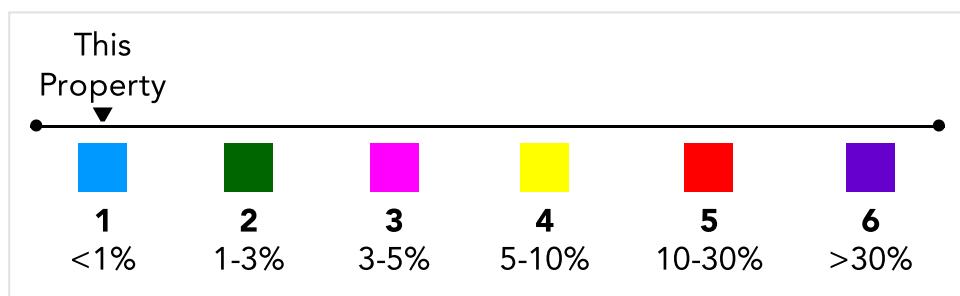
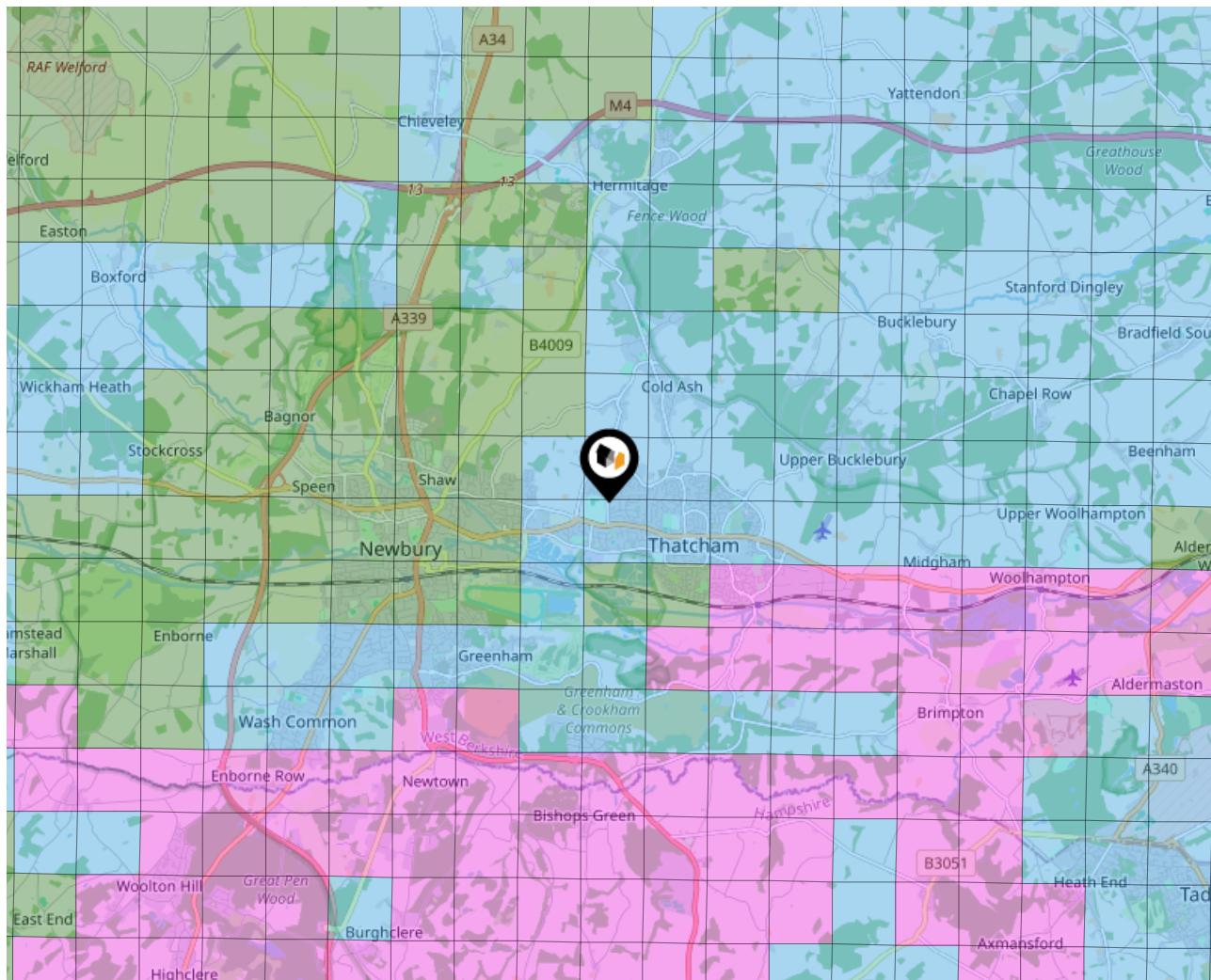
Environment

Radon Gas

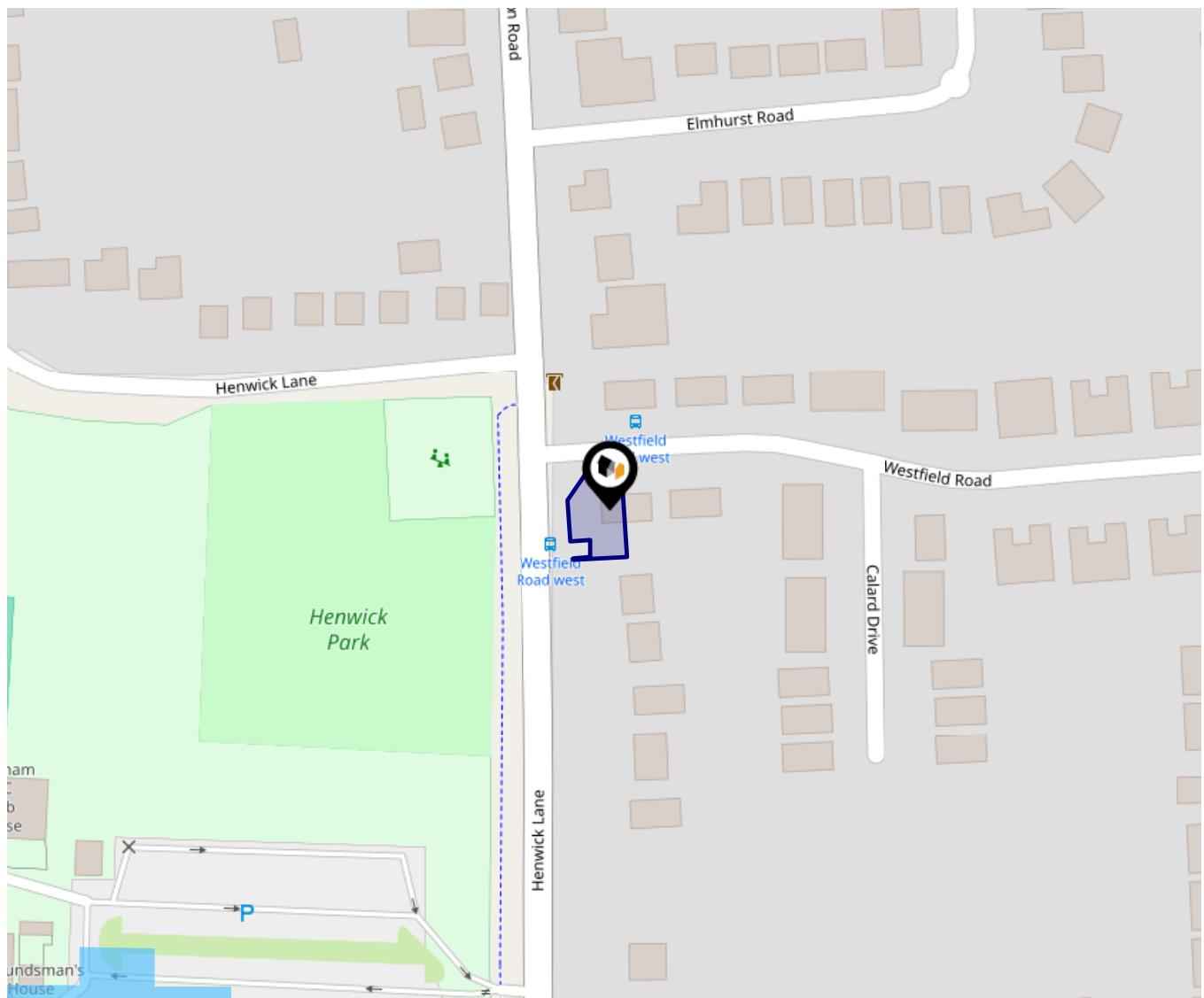


What is Radon?

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/m³).



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

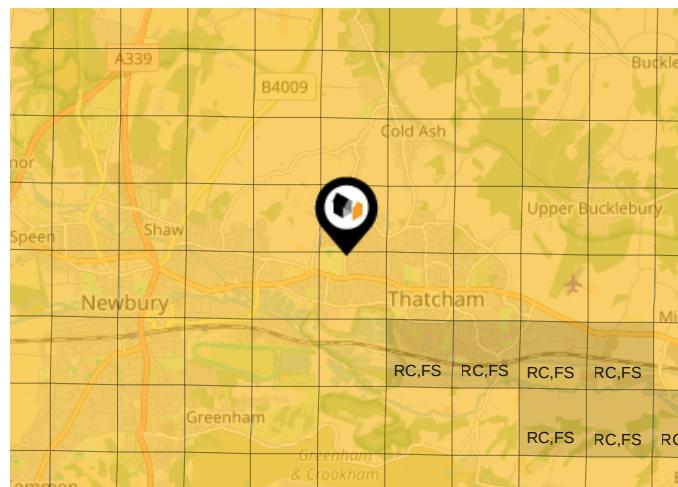
Environment

Soils & Clay



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

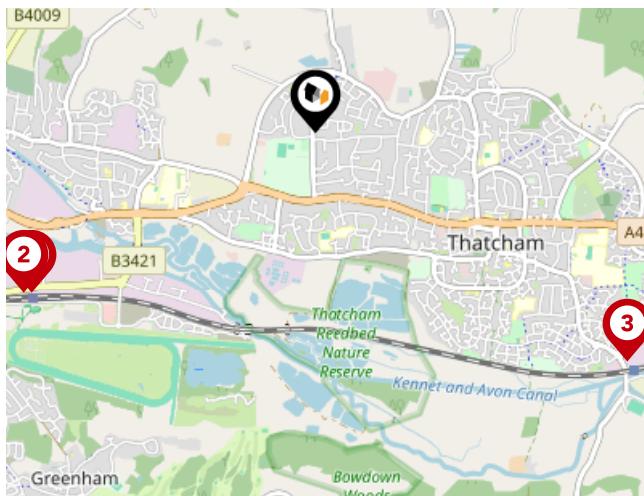
Carbon Content: NONE **Soil Texture:** CLAY TO SILT
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: MEDIUM TO LIGHT(SILTY)
TO HEAVY



Primary Classifications (Most Common Clay Types)

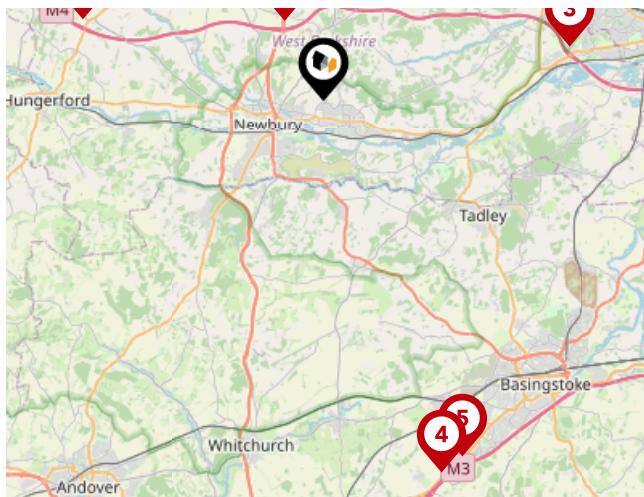
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



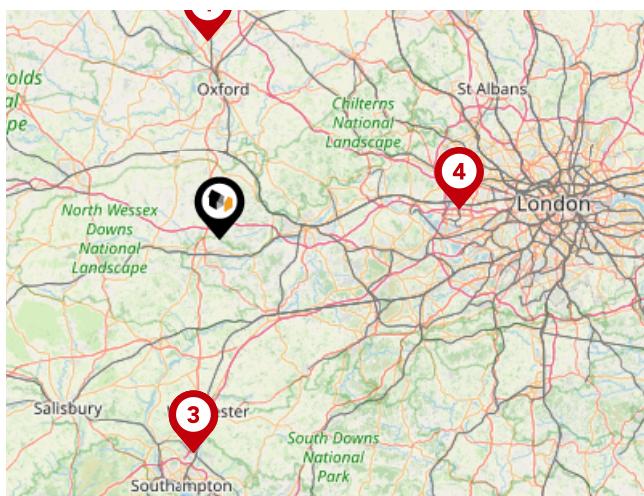
National Rail Stations

Pin	Name	Distance
1	Newbury Racecourse Rail Station	1.51 miles
2	Newbury Racecourse Rail Station	1.54 miles
3	Thatcham Rail Station	1.79 miles



Trunk Roads/Motorways

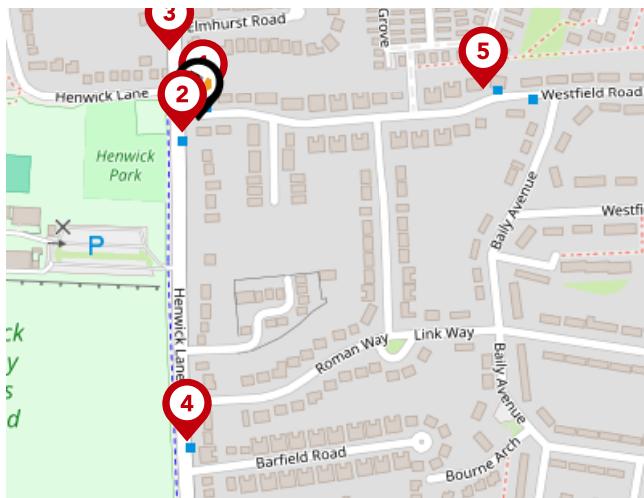
Pin	Name	Distance
1	M4 J13	3.34 miles
2	M4 J14	9.41 miles
3	M4 J12	9.35 miles
4	M3 J8	14.43 miles
5	M3 J7	14.13 miles



Airports/Helpads

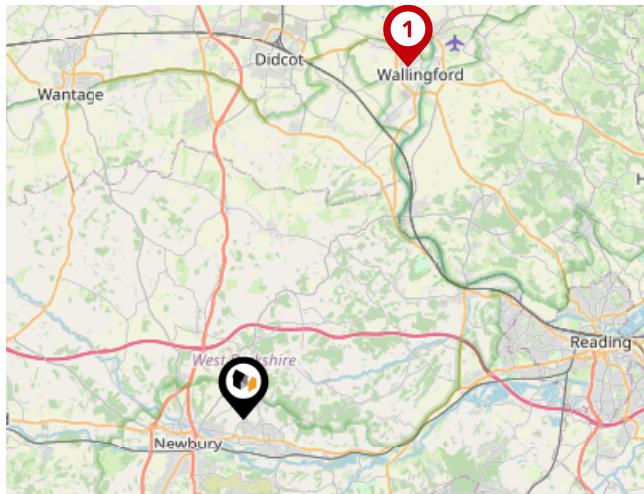
Pin	Name	Distance
1	Kidlington	29.35 miles
2	North Stoneham	31.95 miles
3	Southampton Airport	31.95 miles
4	Heathrow Airport	35.81 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westfield Road west	0.01 miles
2	Westfield Road west	0.01 miles
3	Westfield Road west	0.04 miles
4	Barfield Road	0.19 miles
5	Baily Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.41 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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