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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th August 2026



TIDMAN ROAD, READING, RG2

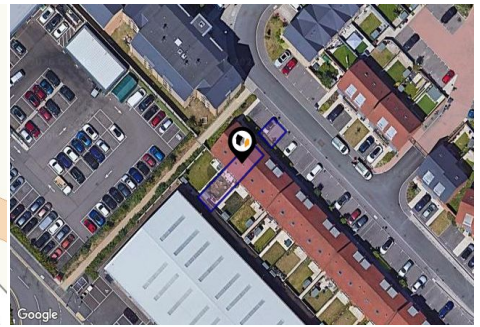
Avocado Property

07769 345086

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www.avocadopropertyagents.co.uk





Property

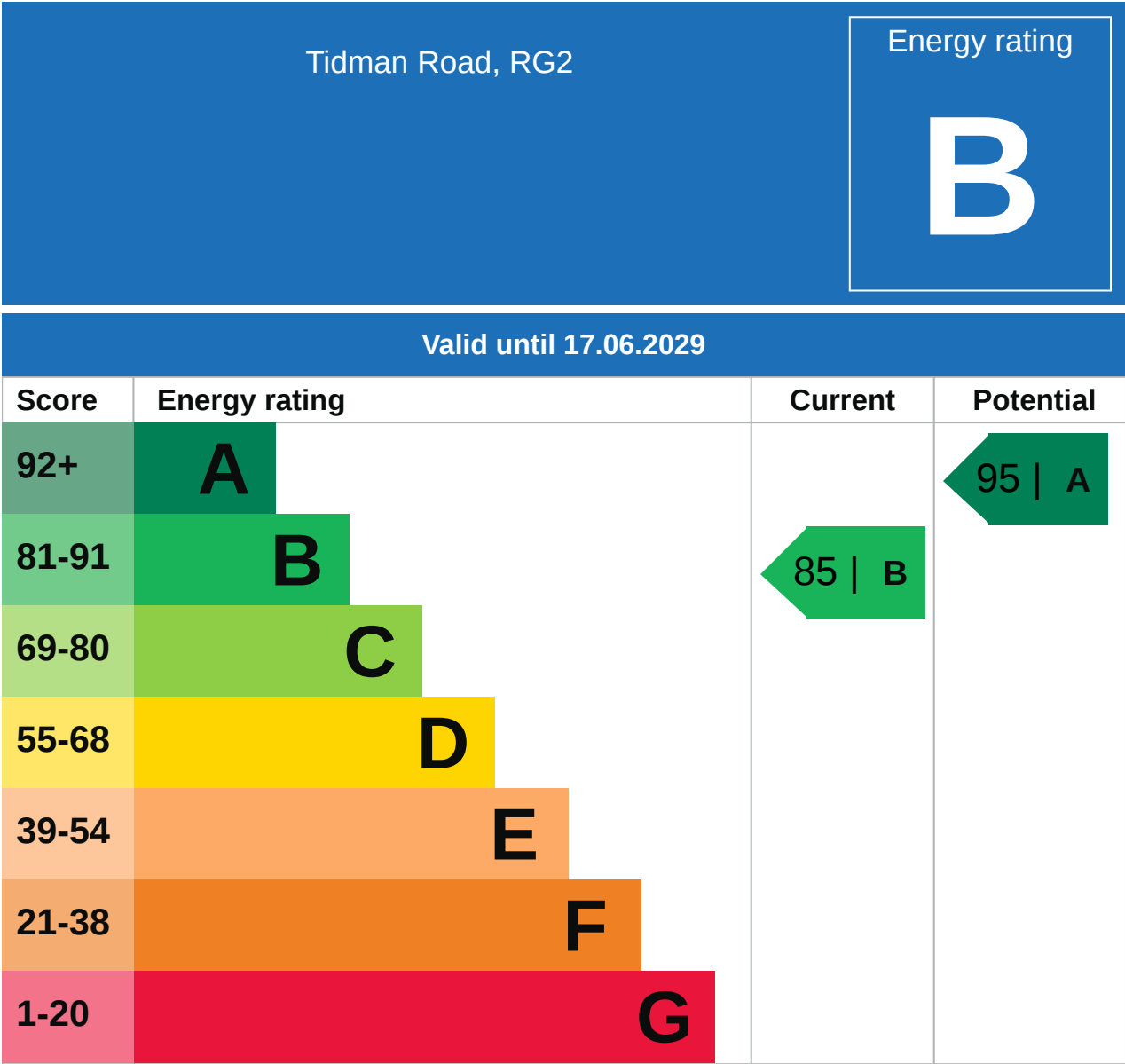
Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.03 acres		
Year Built :	2019		
Council Tax :	Band D		
Annual Estimate:	£2,613		
Title Number:	BK502735		

Local Area

Local Authority:	Reading	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	2	5500
• Surface Water	High	mb/s	mb/s
			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O2			

Property
EPC - Certificate



Additional EPC Data

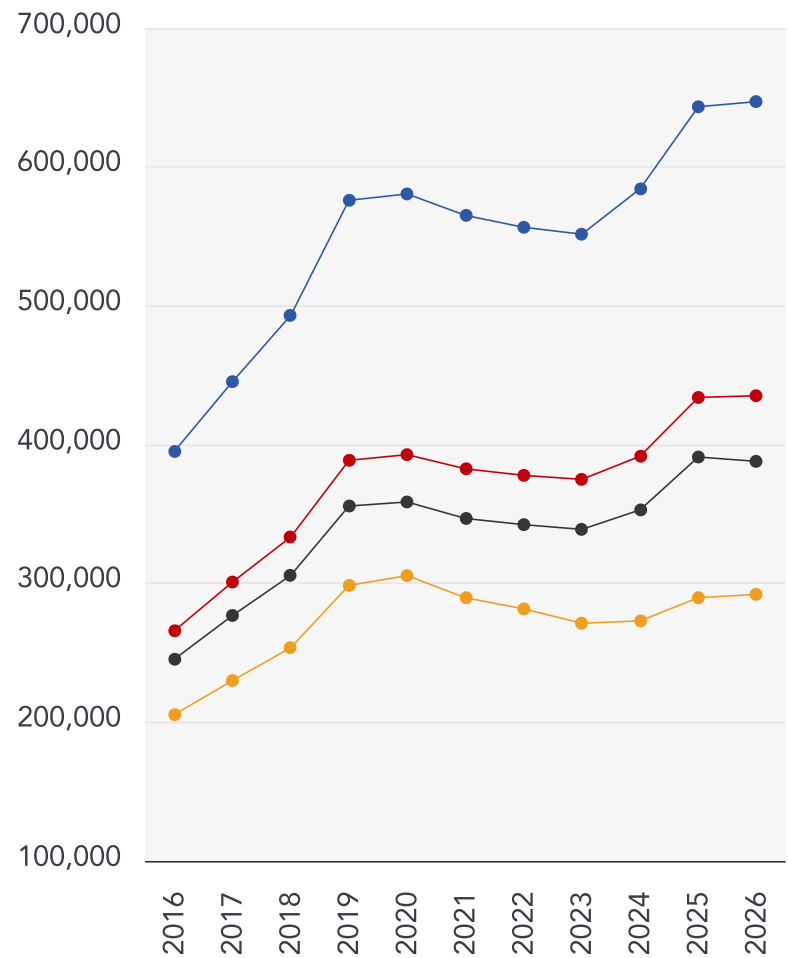
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	107 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG2



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

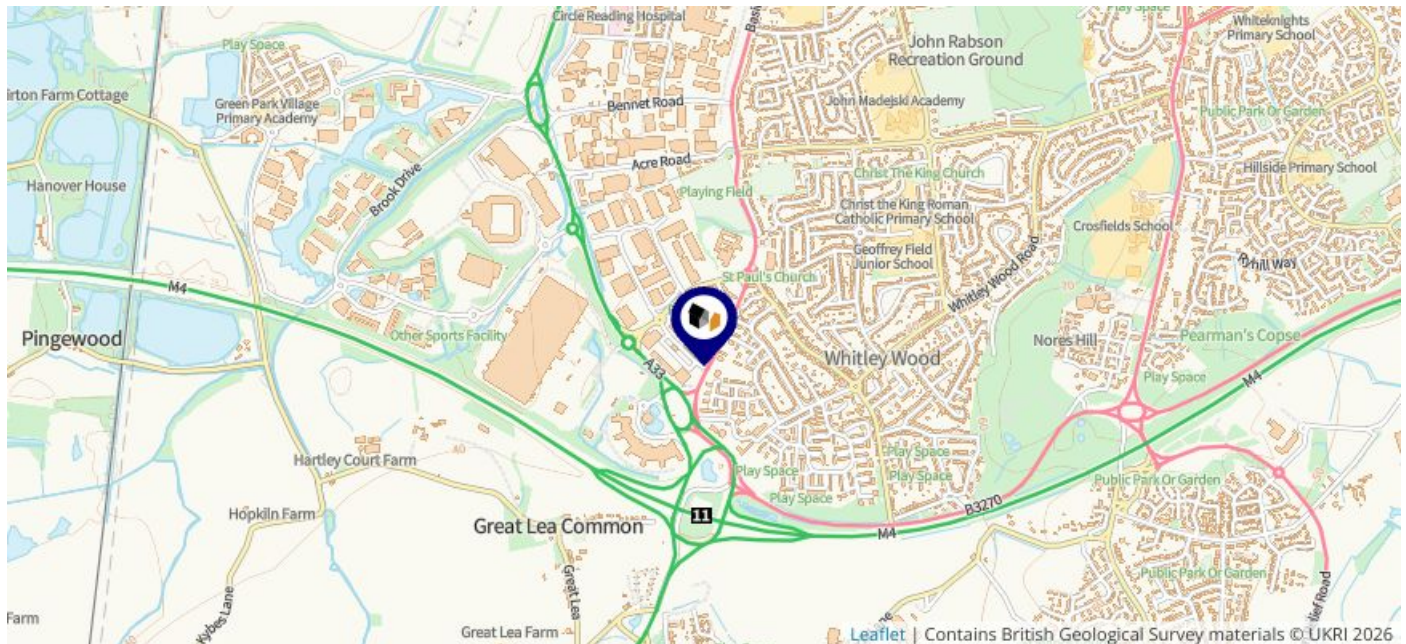
Flat

+42.18%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

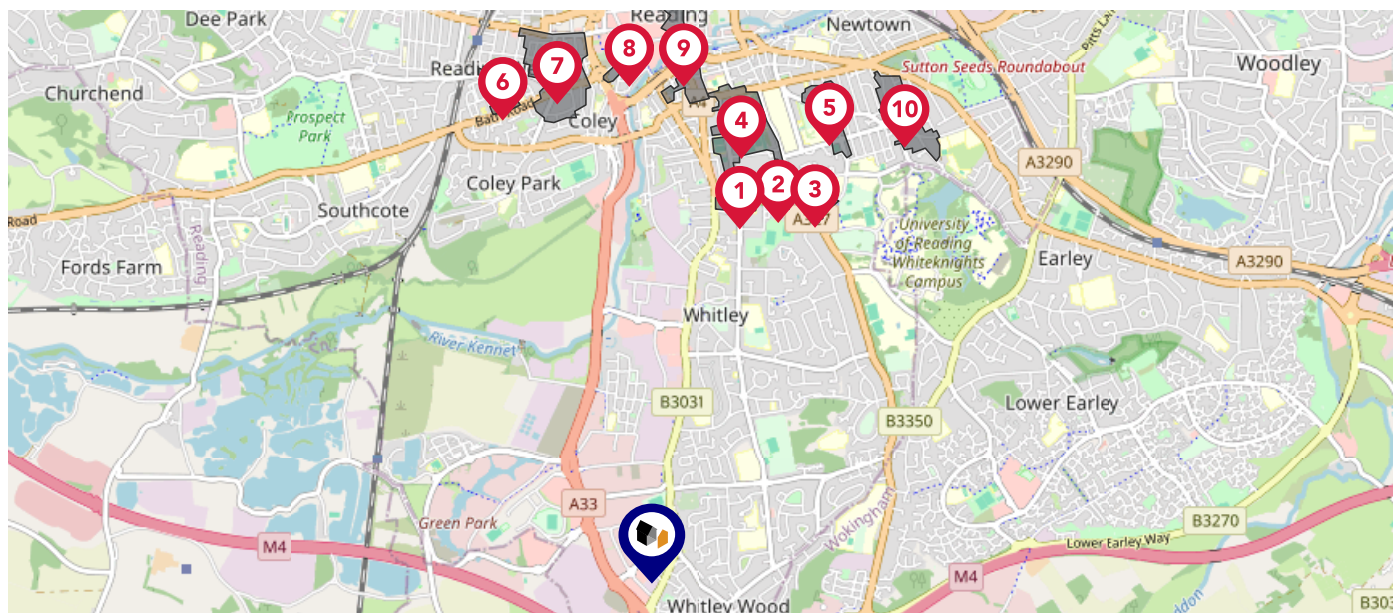
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



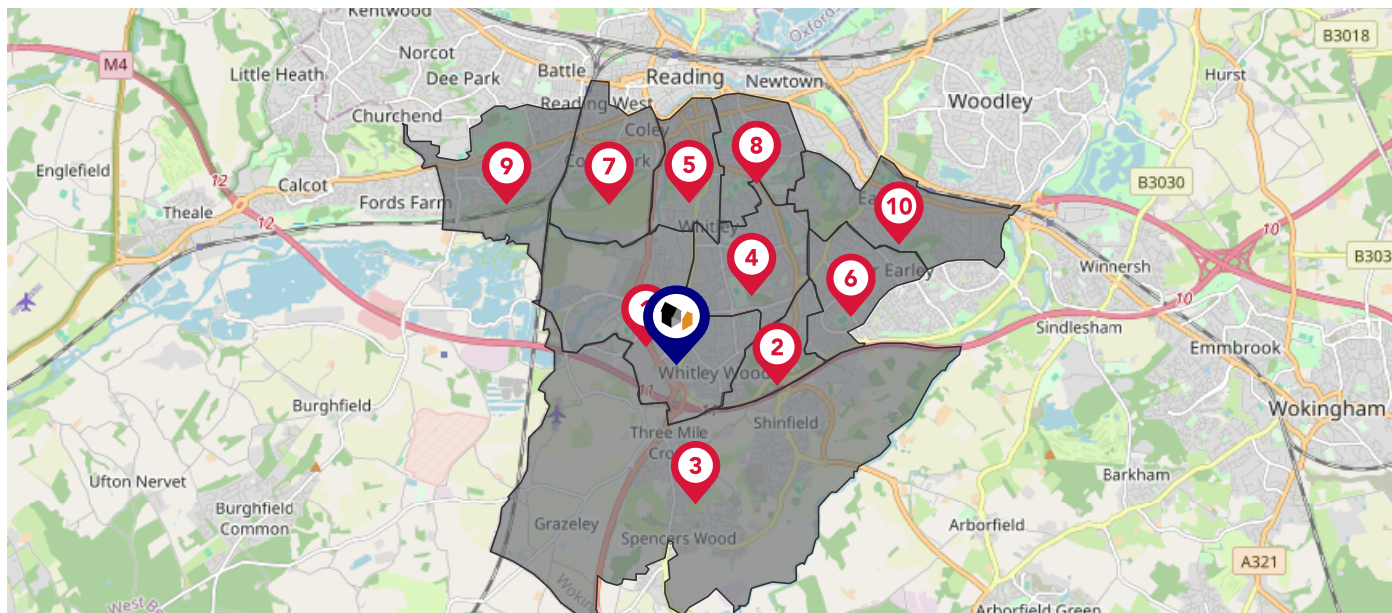
Nearby Conservation Areas

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

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

Whitley Ward

2

Shinfield North Ward

3

Shinfield South Ward

4

Church Ward

5

Katesgrove Ward

6

Hillside Ward

7

Coley Ward

8

Redlands Ward

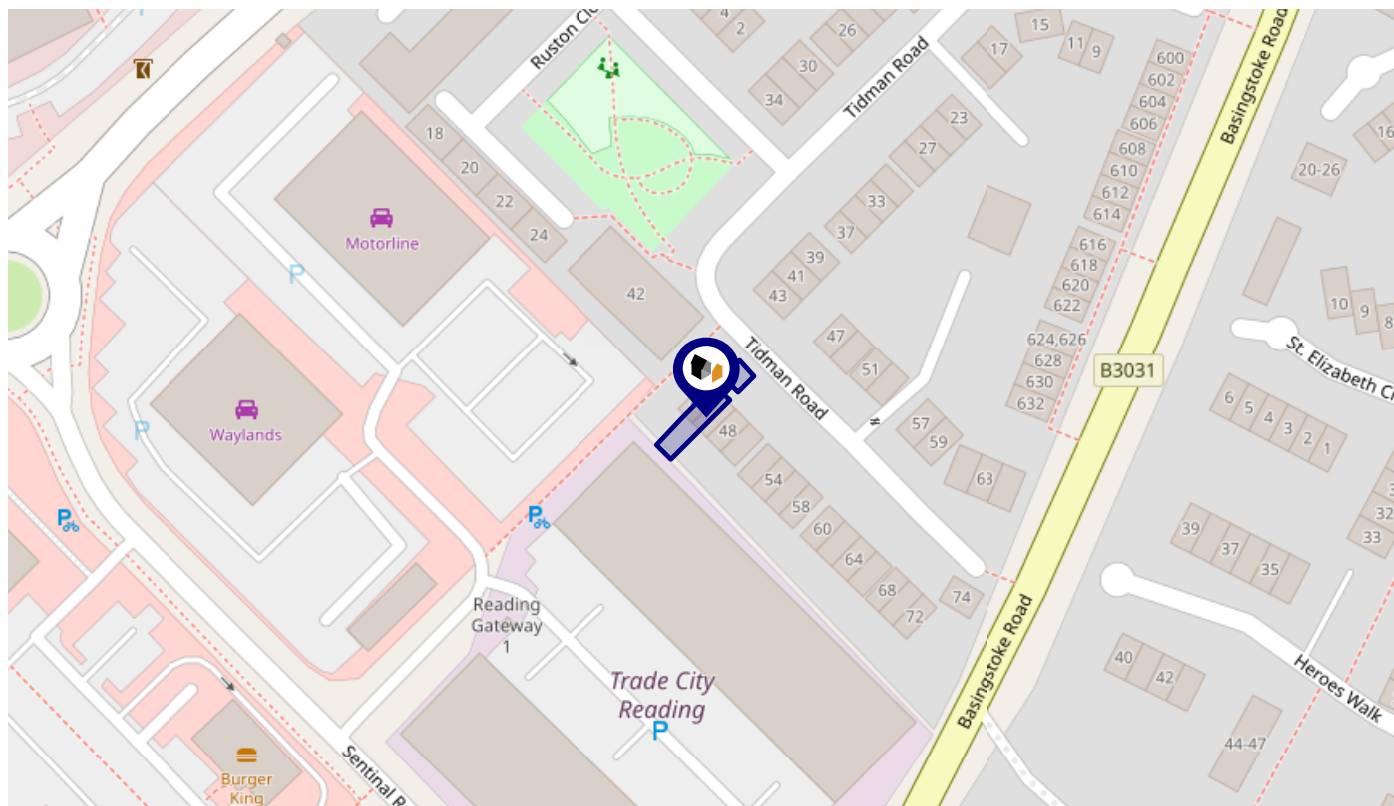
9

Southcote Ward

10

Maiden Erlegh 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.

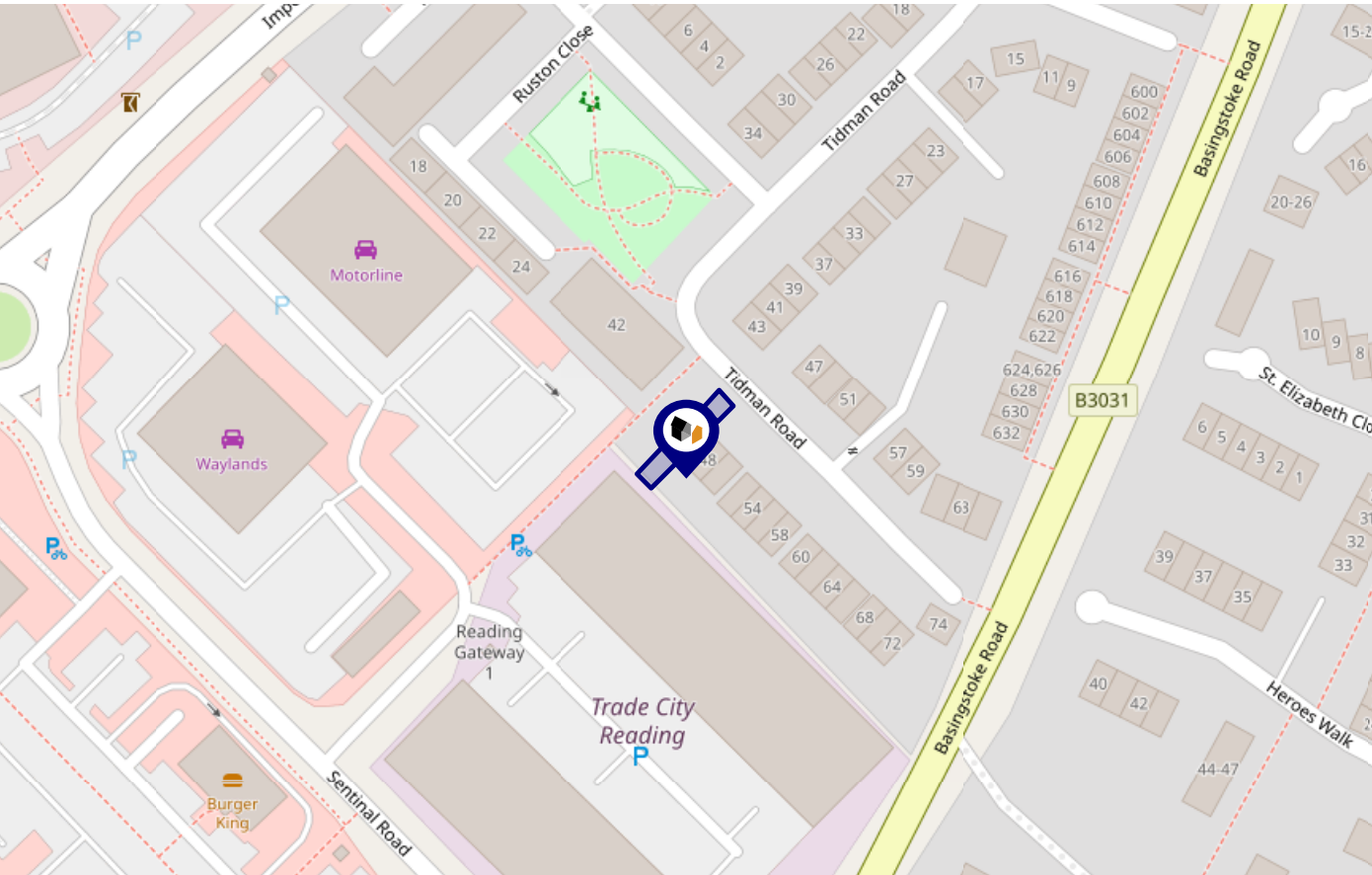
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

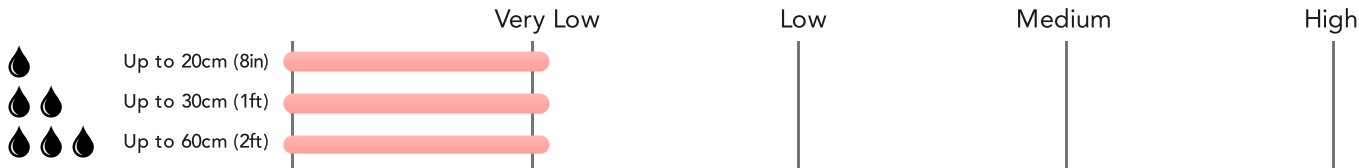


Risk Rating: Very low

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.

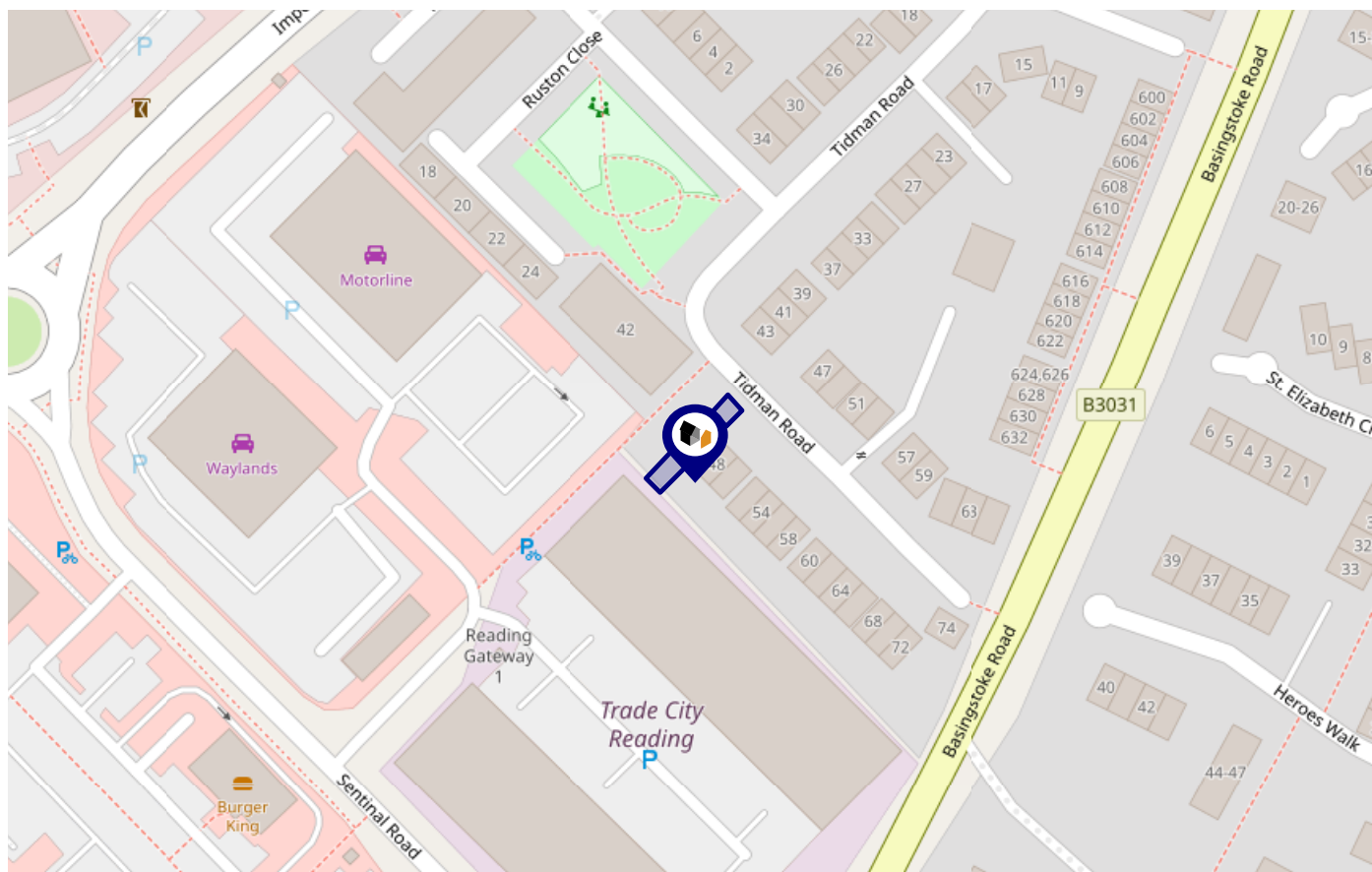
Chance of flooding to the following depths at this property:



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.

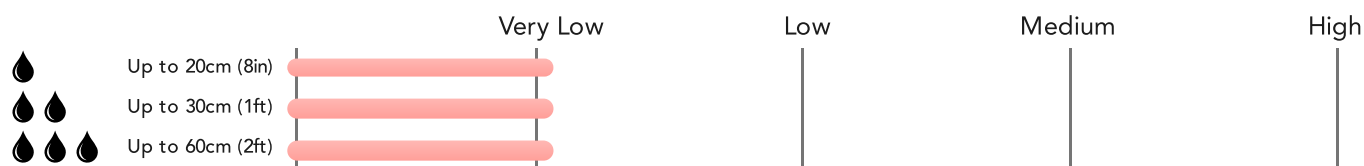


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Chance of flooding to the following depths at this property:

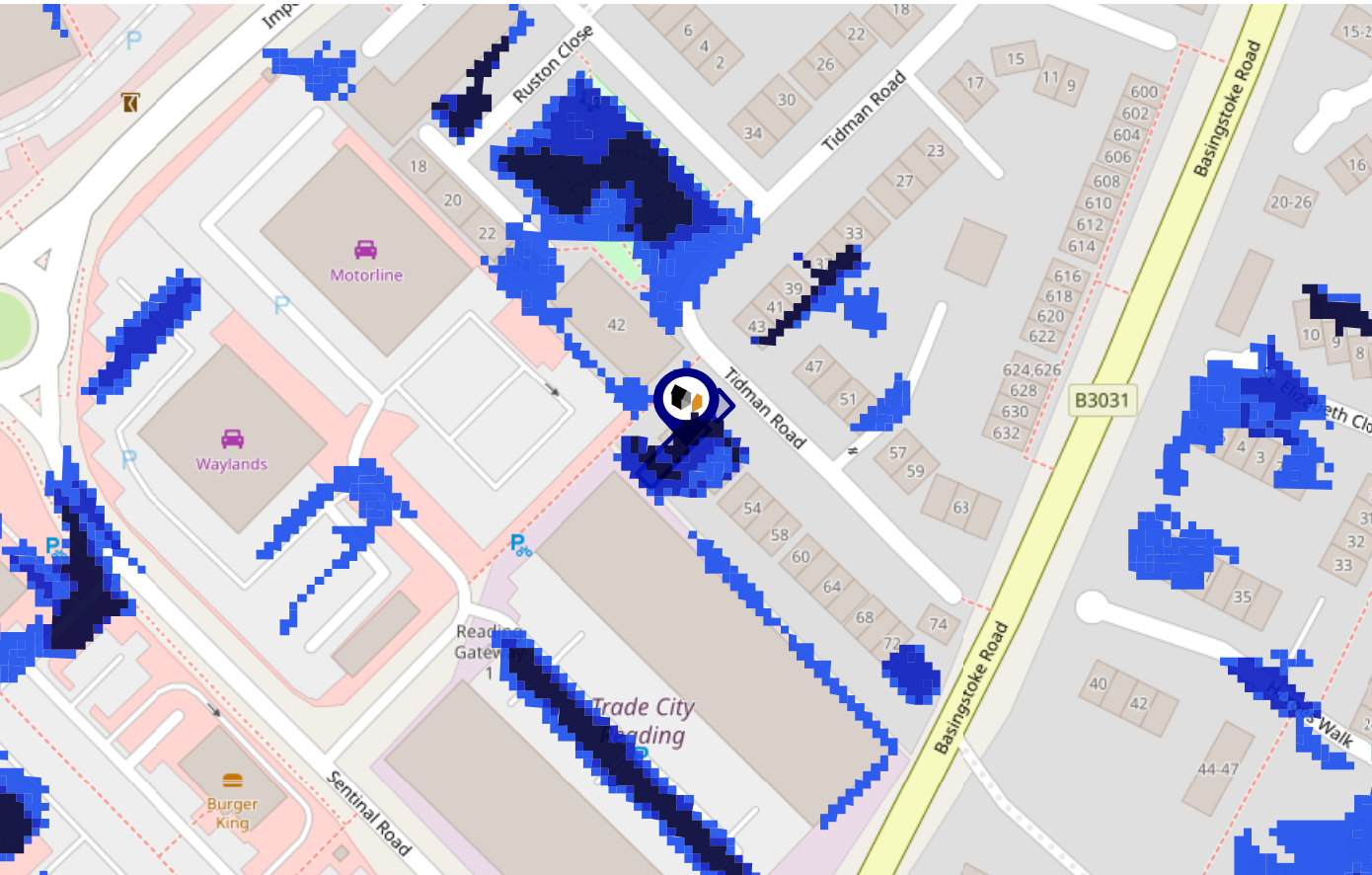


Flood Risk

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.

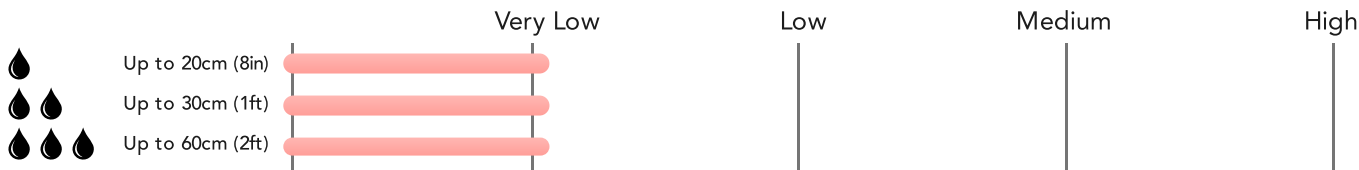


Risk Rating: High

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.

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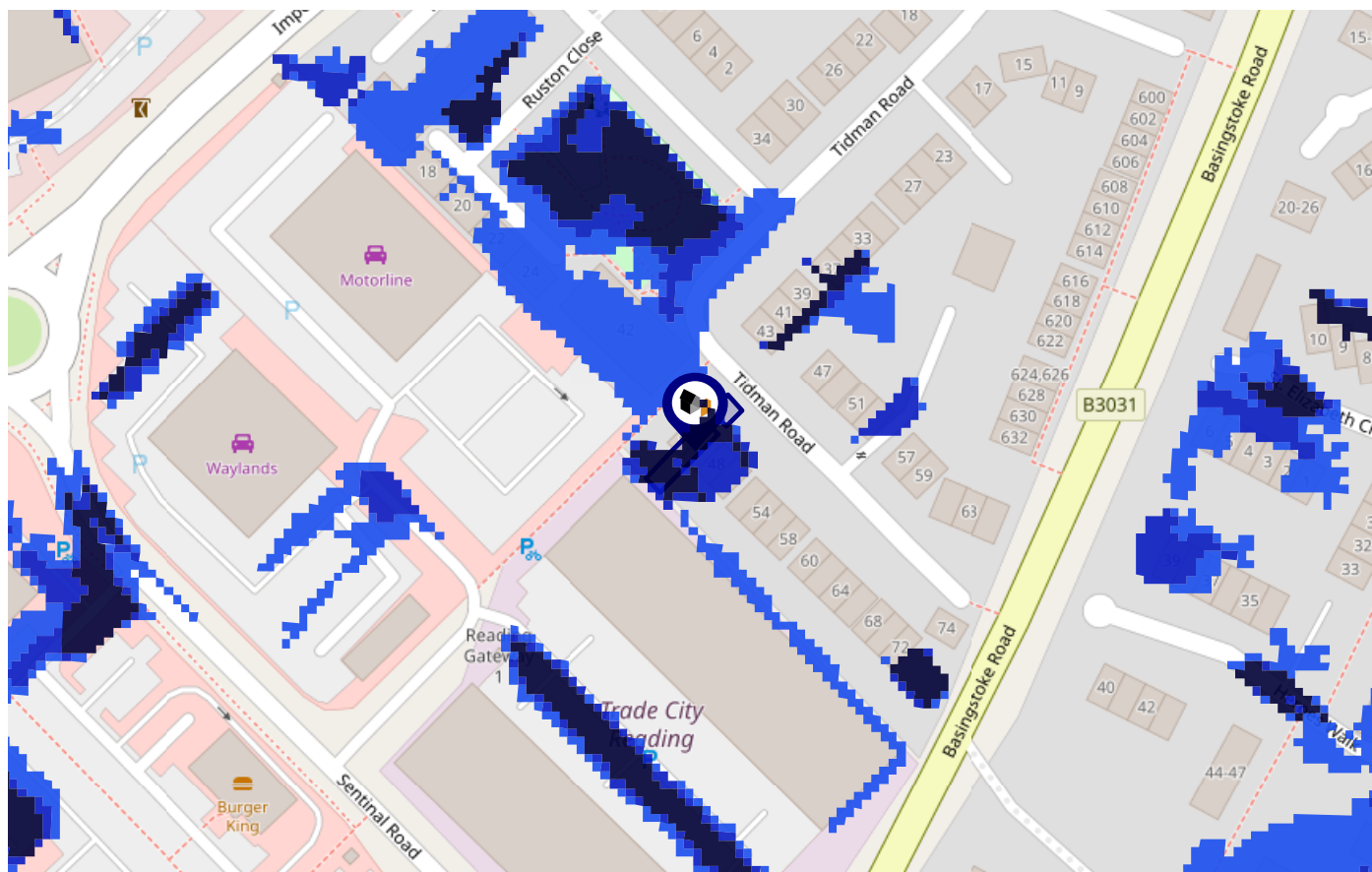
Chance of flooding to the following depths at this property:



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.

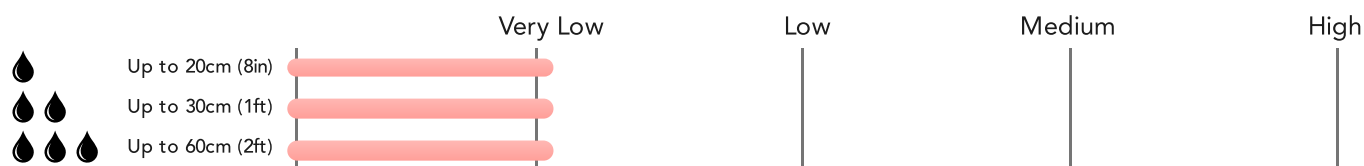


Risk Rating: High

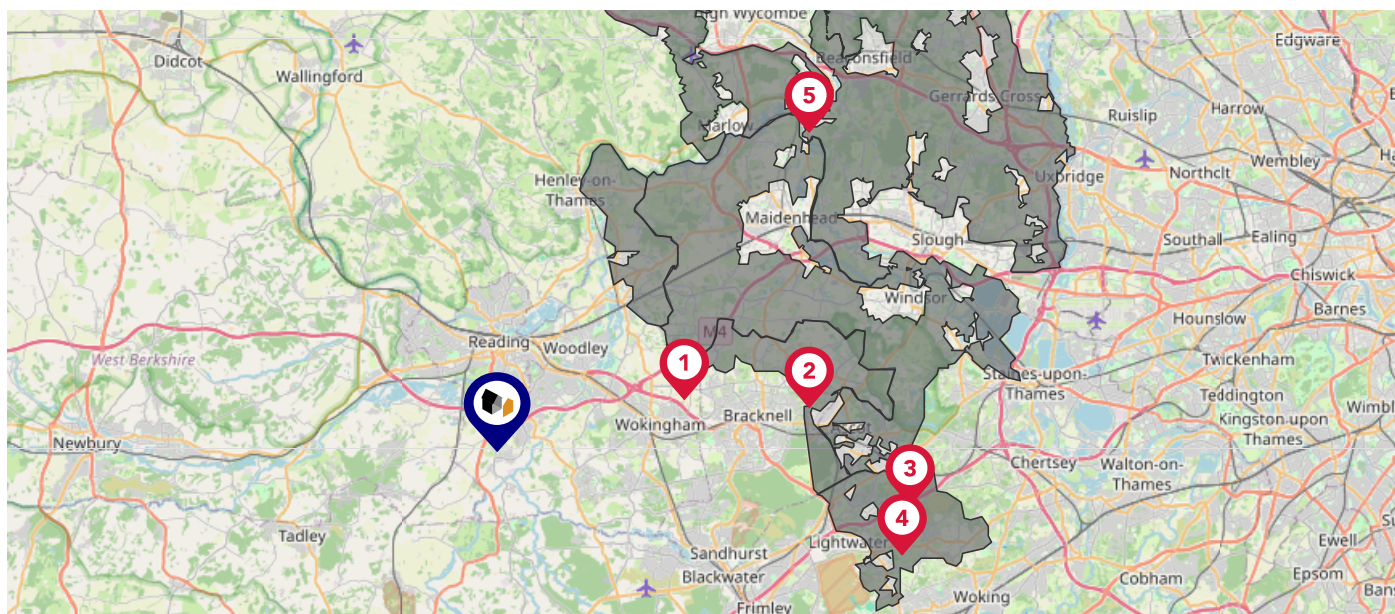
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Chance of flooding to the following depths at this property:



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



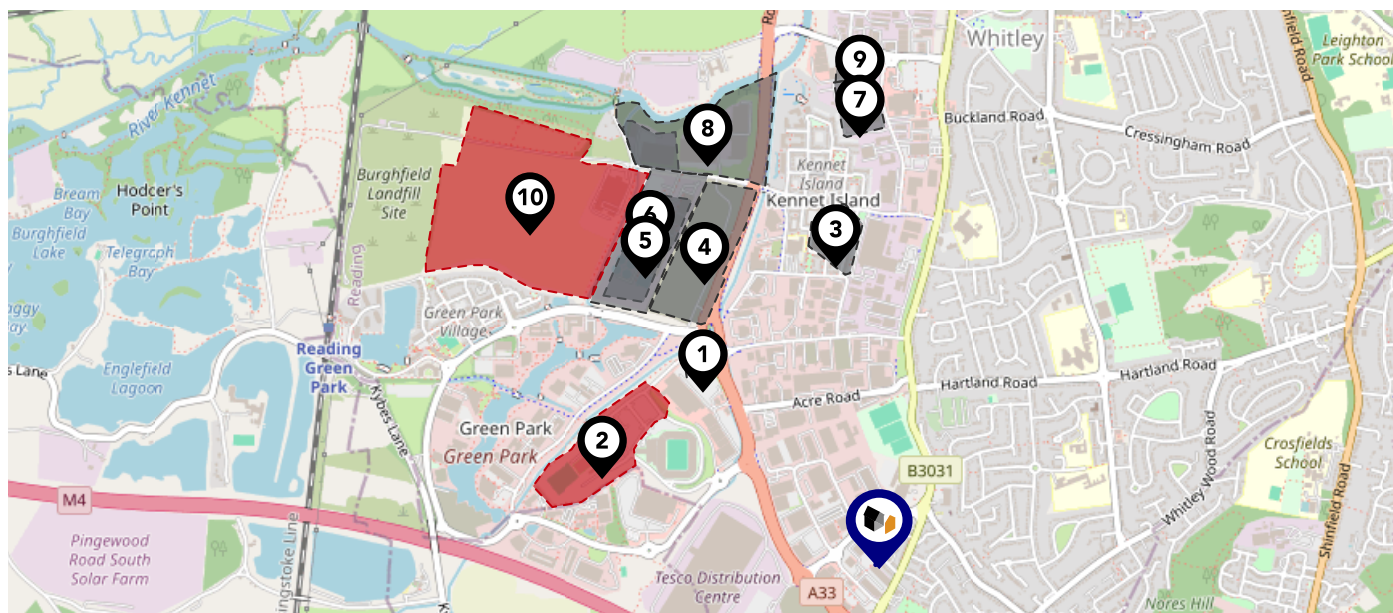
Nearby Green Belt Land

-  London Green Belt - Wokingham
-  London Green Belt - Bracknell Forest
-  London Green Belt - Windsor and Maidenhead
-  London Green Belt - Surrey Heath
-  London Green Belt - Buckinghamshire

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.



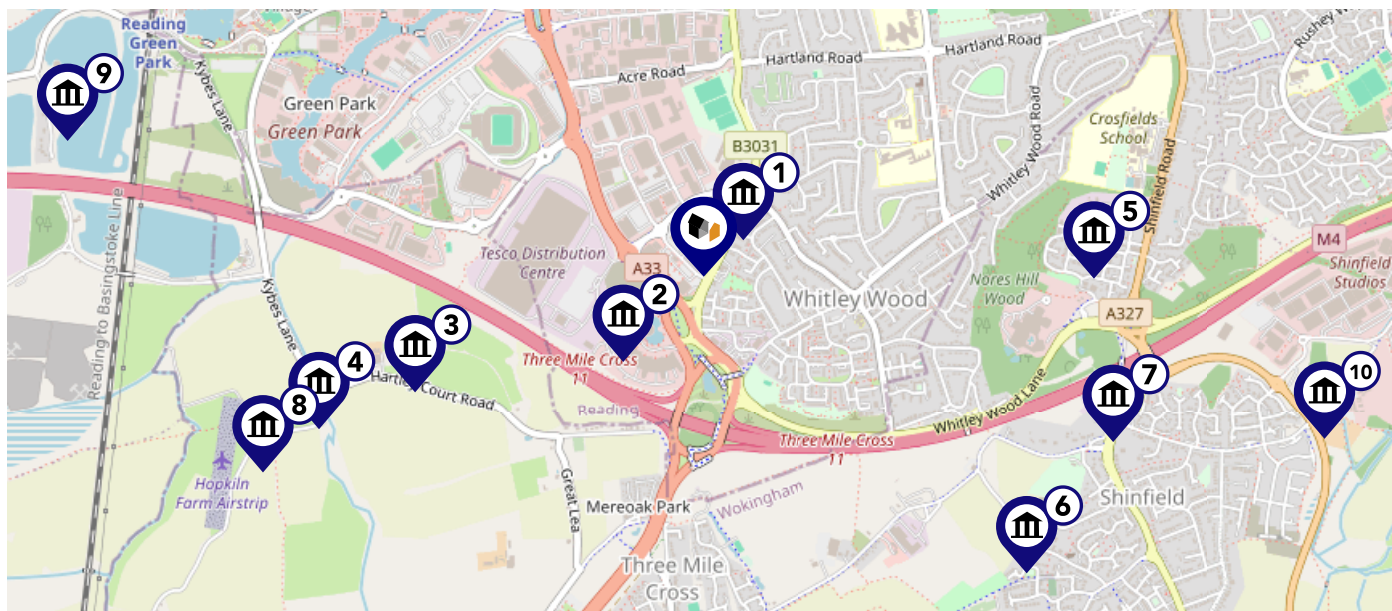
Nearby Landfill Sites

1	Smallmead Tip-Smallmead Road, Reading, Berkshire	Historic Landfill	
2	EA/EPR/XP3199EZ/A001 - Reading Football Club	Active Landfill	
3	Manor Farm-Reading, Berkshire	Historic Landfill	
4	Smallmead Stadium-Reading, Berkshire	Historic Landfill	
5	Sludge Beds-Reading, Berkshire	Historic Landfill	
6	Island Road Tip-Island Road, Reading, Berkshire	Historic Landfill	
7	Gillette Warehouse-Reading, Berkshire	Historic Landfill	
8	Island Road-Reading, Berkshire	Historic Landfill	
9	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	
10	EA/EPR/FB3105XW/V002 - RMC Aggregates (Southern) Ltd	Active Landfill	

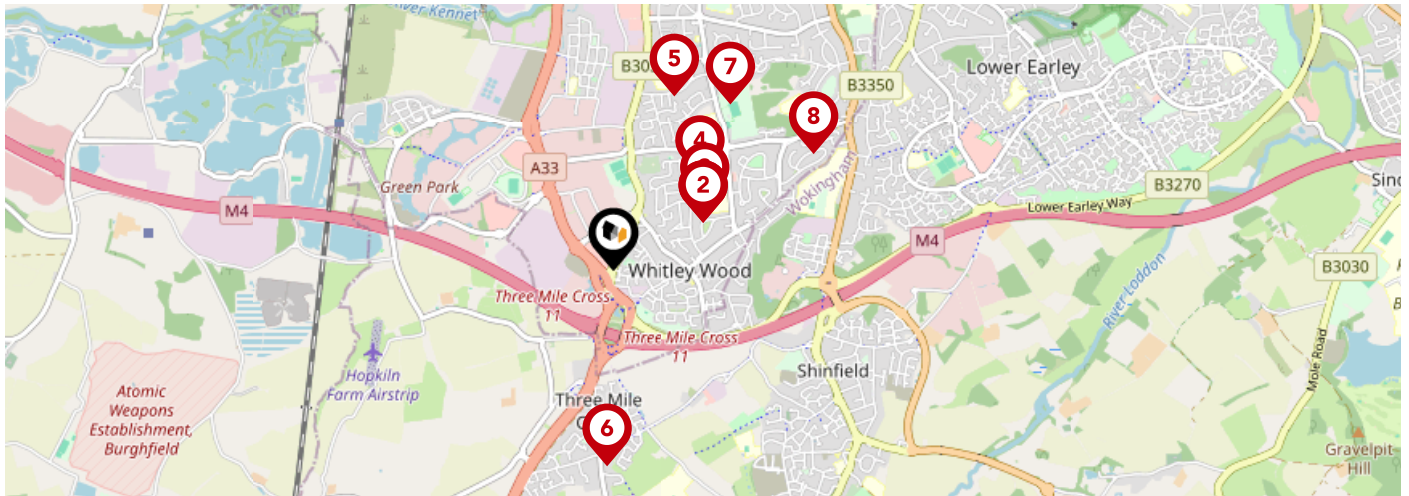
Maps

Listed Buildings

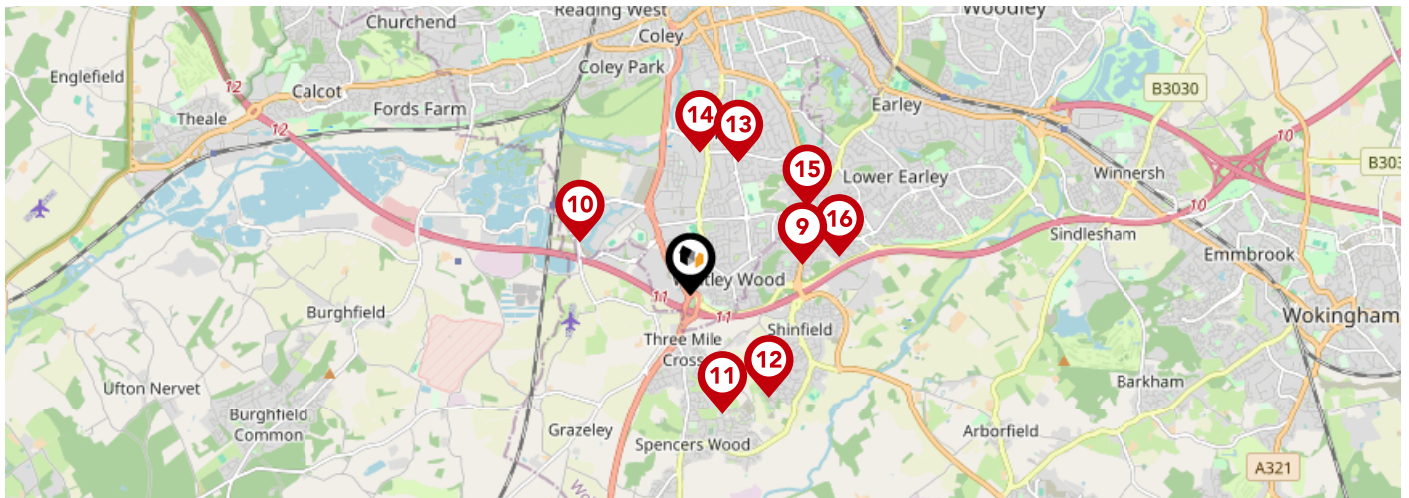
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1321985 - St Paul's Church Hall	Grade II	0.1 miles
	1303791 - Little Lea Cottage	Grade II	0.3 miles
	1319124 - Hartley Court	Grade II	0.7 miles
	1136142 - The Old Farmhouse	Grade II	0.9 miles
	1319127 - Lodge To Meteorological Office	Grade II	0.9 miles
	1312966 - Milton Sandford Restaurant	Grade II	1.0 miles
	1136186 - Lane End Farmhouse	Grade II	1.0 miles
	1136161 - Hopkiln Farmhouse	Grade II	1.1 miles
	1135770 - Kirtons Farmhouse	Grade II	1.5 miles
	1136129 - Barn Adjoining Cutbush	Grade II	1.5 miles



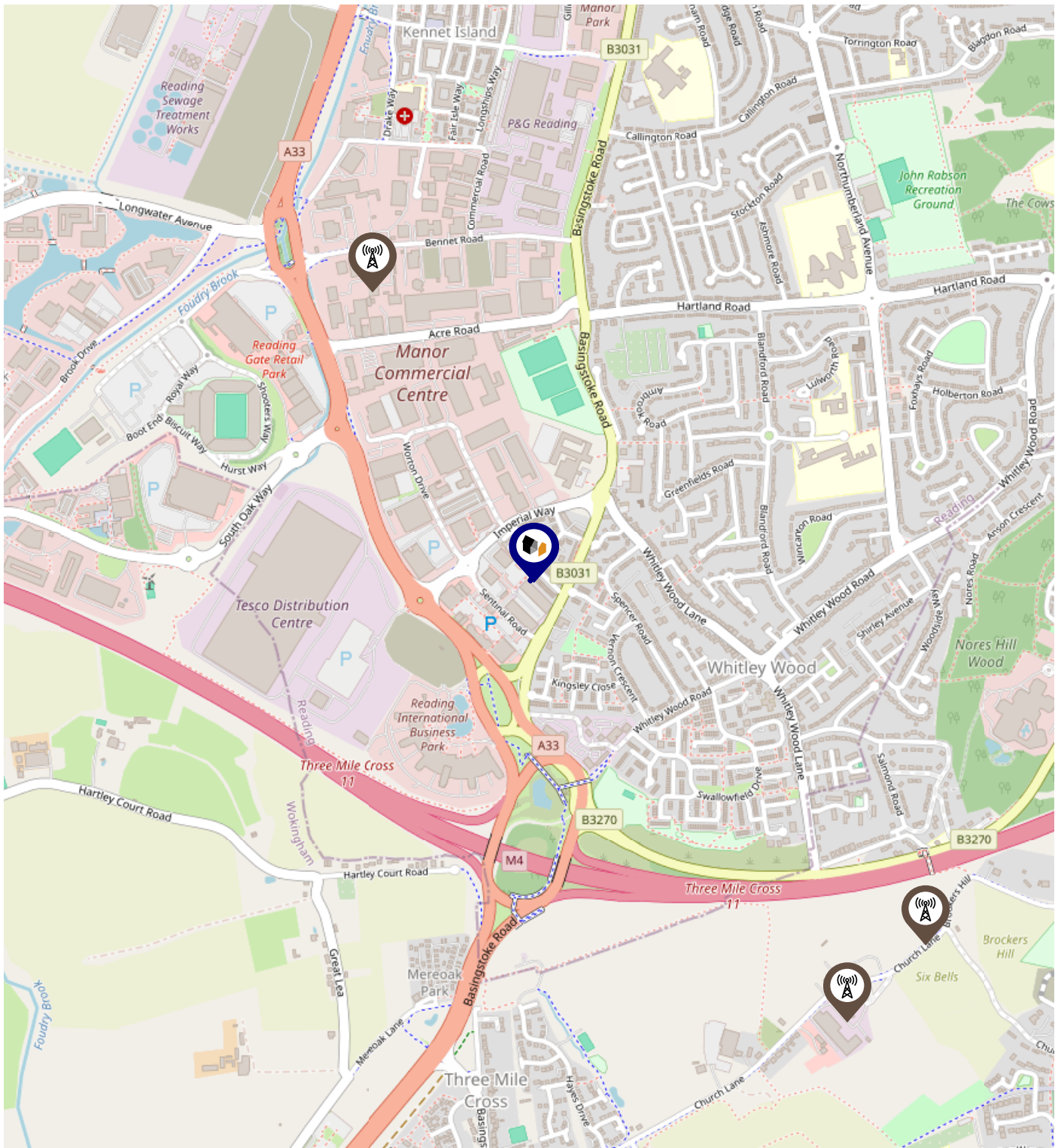
		Nursery	Primary	Secondary	College	Private
1	Geoffrey Field Infant School Ofsted Rating: Outstanding Pupils: 313 Distance:0.47	☐	☒	☐	☐	☐
2	Geoffrey Field Junior School Ofsted Rating: Good Pupils: 354 Distance:0.47	☐	☒	☐	☐	☐
3	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 327 Distance:0.52	☐	☒	☐	☐	☐
4	John Madejski Academy Ofsted Rating: Serious Weaknesses Pupils: 871 Distance:0.59	☐	☐	☒	☐	☐
5	Whitley Park Primary and Nursery School Ofsted Rating: Good Pupils: 571 Distance:0.86	☐	☒	☐	☐	☐
6	The Vine Christian School Ofsted Rating: Good Pupils: 28 Distance:0.9	☐	☐	☒	☐	☐
7	Blagdon Nursery School Ofsted Rating: Outstanding Pupils: 152 Distance:0.94	☒	☐	☐	☐	☐
8	The Ridgeway Primary School Ofsted Rating: Good Pupils: 410 Distance:1.07	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.07	☐	☐	☒	☐	☐
	Green Park Village Primary Academy Ofsted Rating: Good Pupils: 155 Distance:1.13	☐	☒	☐	☐	☐
	Oakbank Ofsted Rating: Requires improvement Pupils: 522 Distance:1.14	☐	☐	☒	☐	☐
	Alder Grove Church of England Primary School Ofsted Rating: Good Pupils: 290 Distance:1.19	☐	☒	☐	☐	☐
	Reading Girls' School Ofsted Rating: Good Pupils: 873 Distance:1.29	☐	☐	☒	☐	☐
	OneSchool Global Reading Senior Campus Ofsted Rating: Not Rated Pupils: 95 Distance:1.31	☐	☐	☒	☐	☐
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.35	☐	☐	☒	☐	☐
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.42	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

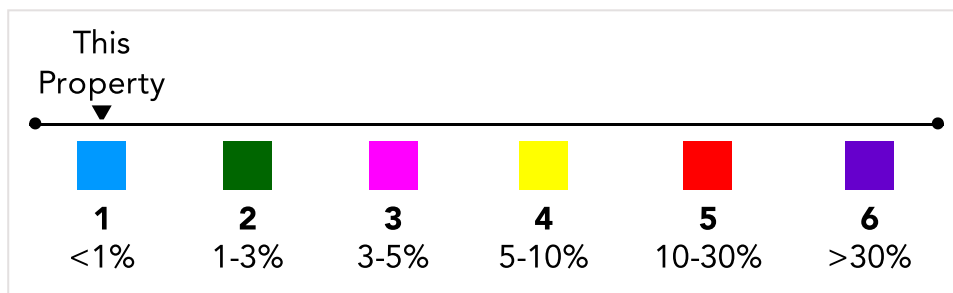
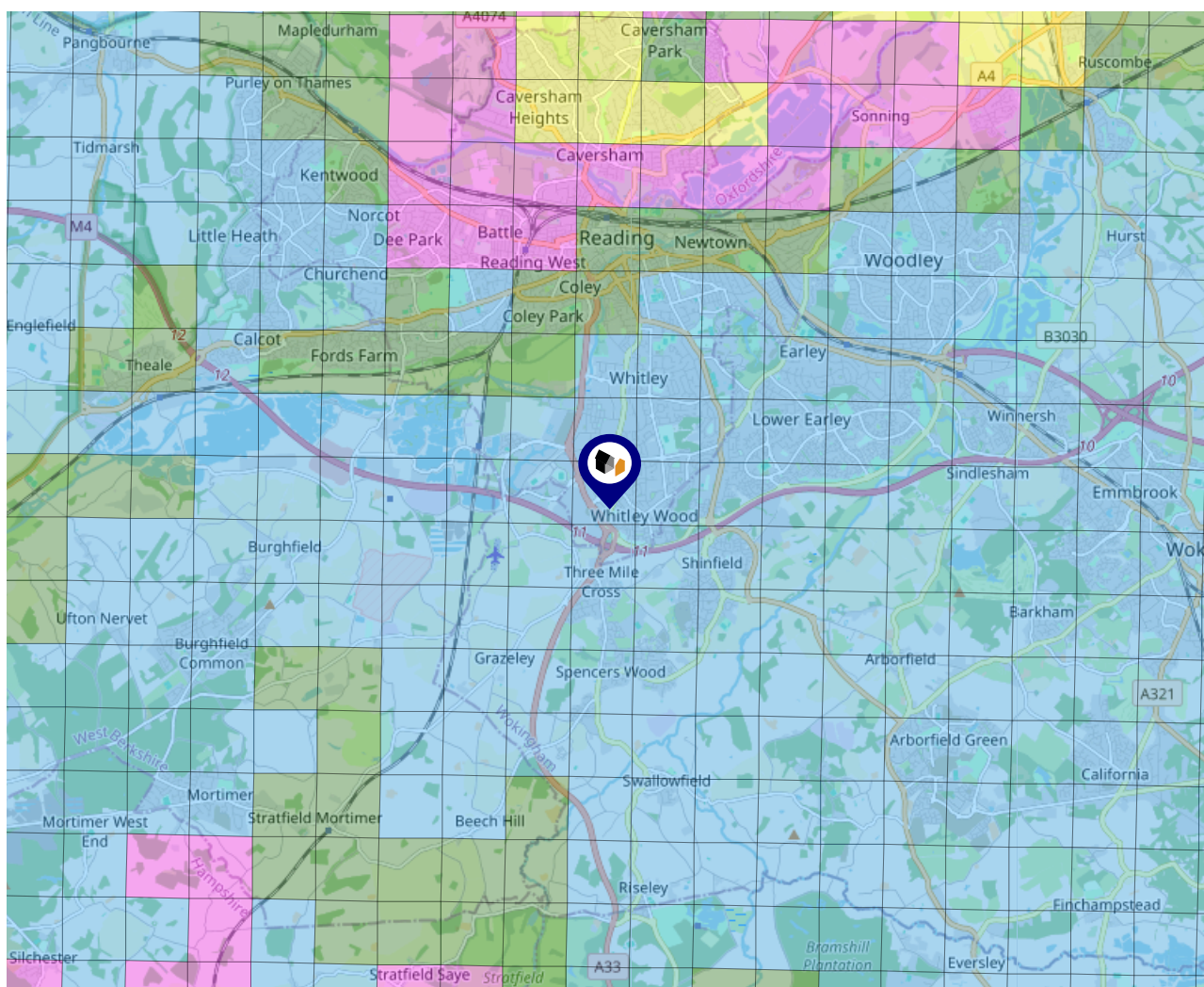


Key:

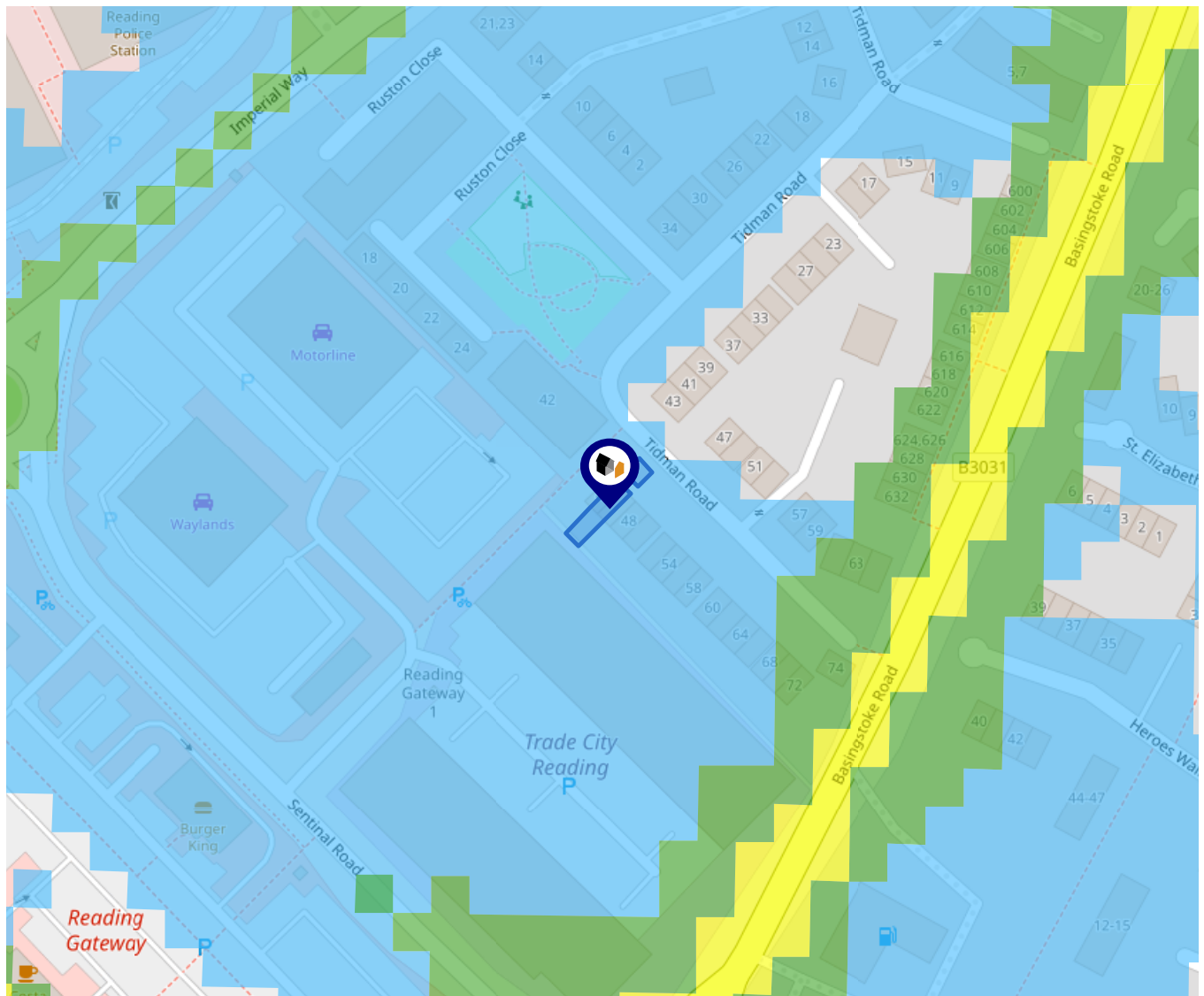
-  Power Pylons
-  Communication Masts

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

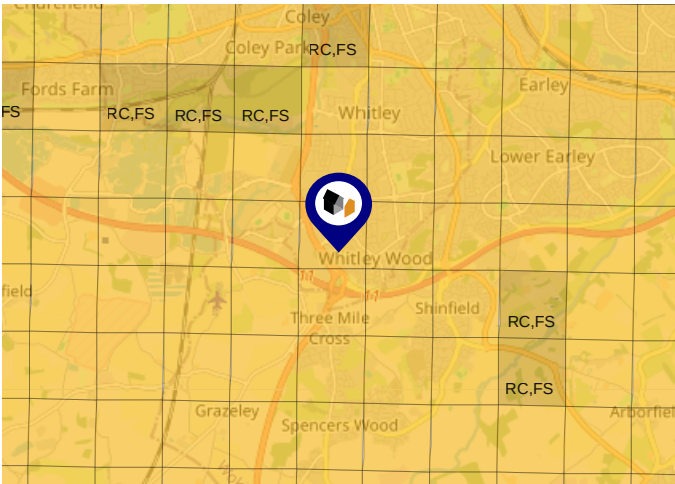


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

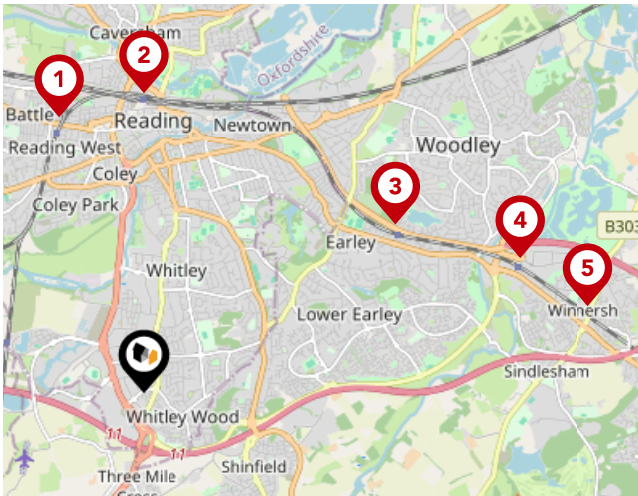


Primary Classifications (Most Common Clay Types)

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

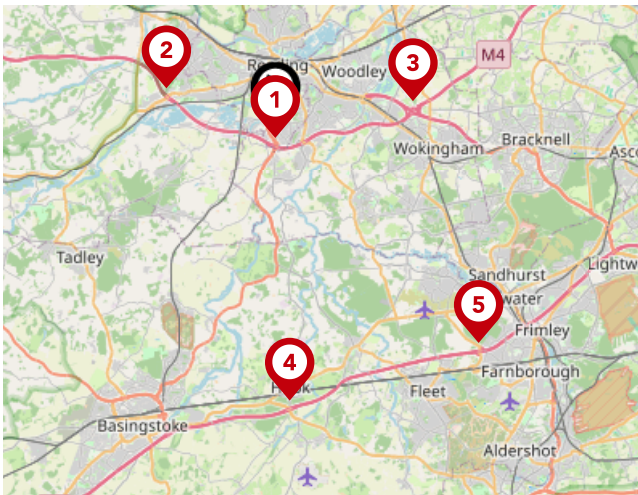
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Reading West Rail Station	2.65 miles
2	Reading Rail Station	2.76 miles
3	Earley Rail Station	2.78 miles
4	Winnersh Triangle Rail Station	3.68 miles
5	Winnersh Rail Station	4.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J11	0.43 miles
2	M4 J12	4.25 miles
3	M4 J10	5.13 miles
4	M3 J5	10.2 miles
5	M3 J4A	11 miles

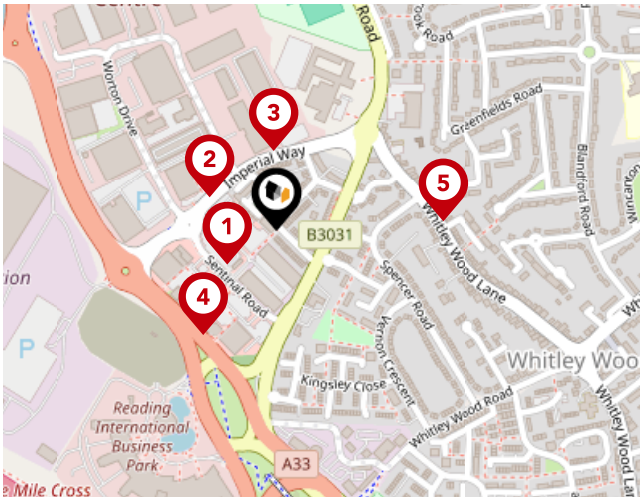


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	22.67 miles

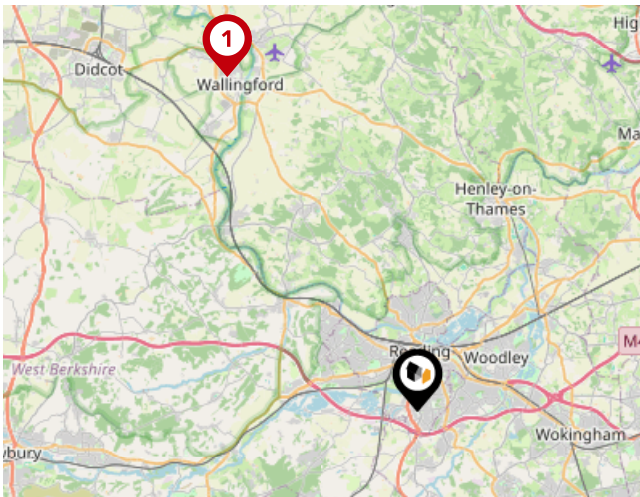
Area

Transport (Local)



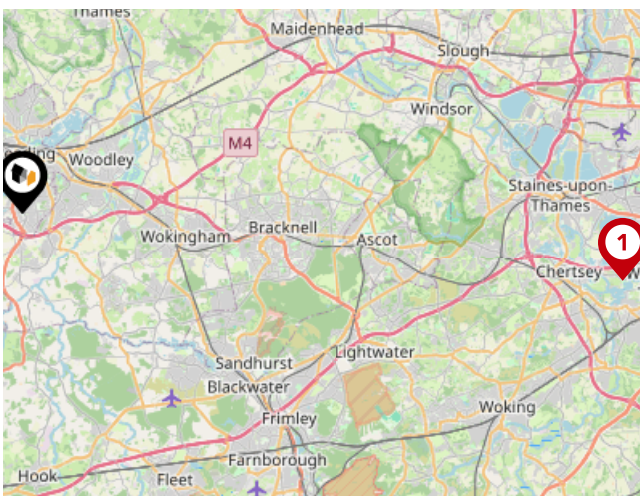
Bus Stops/Stations

Pin	Name	Distance
1	Perkins Way	0.06 miles
2	Imperial Way	0.08 miles
3	Worton Grange	0.09 miles
4	Little Lea	0.14 miles
5	Spencer Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.23 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	22.32 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.



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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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