

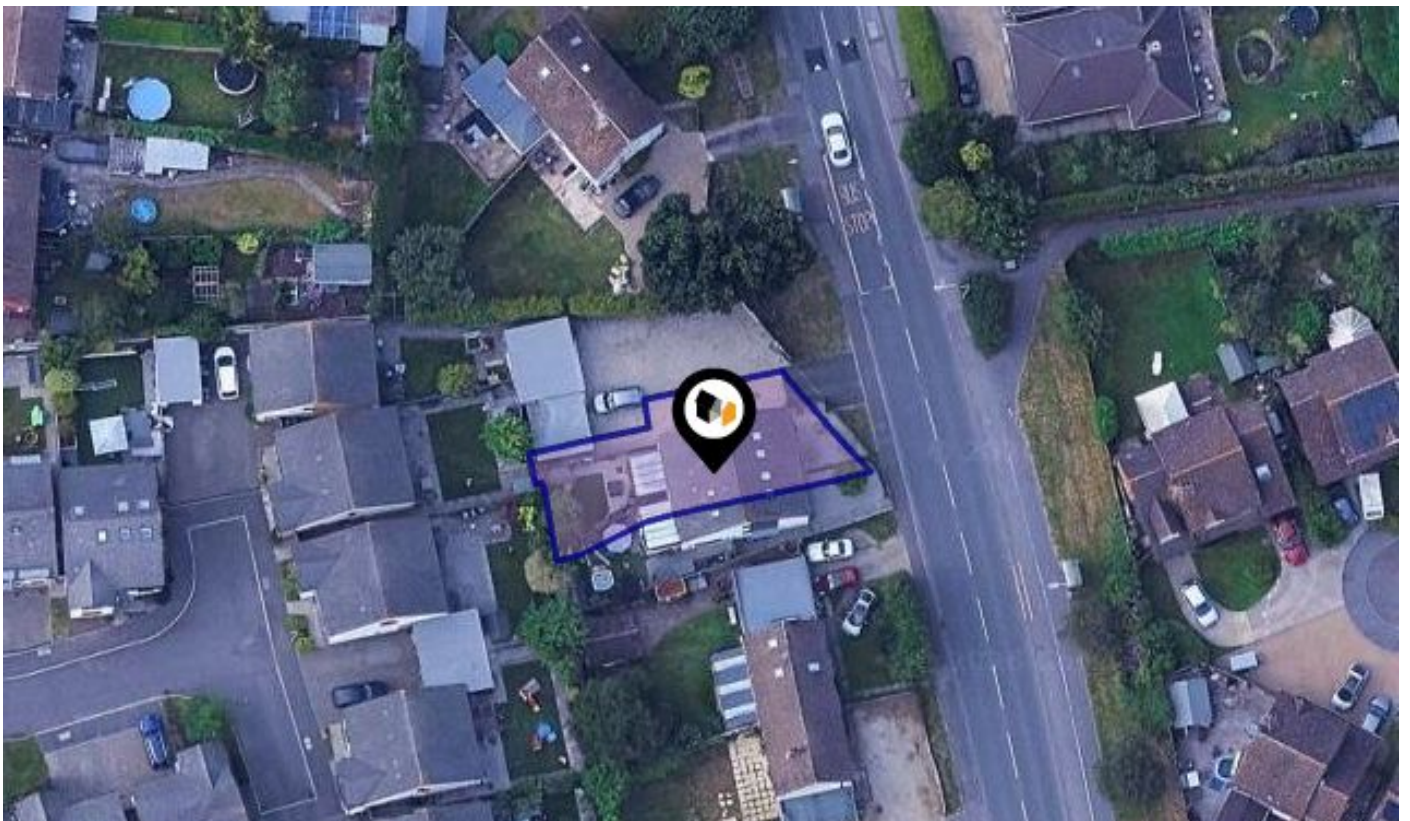


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th July 2026



STATION ROAD, THATCHAM, RG19

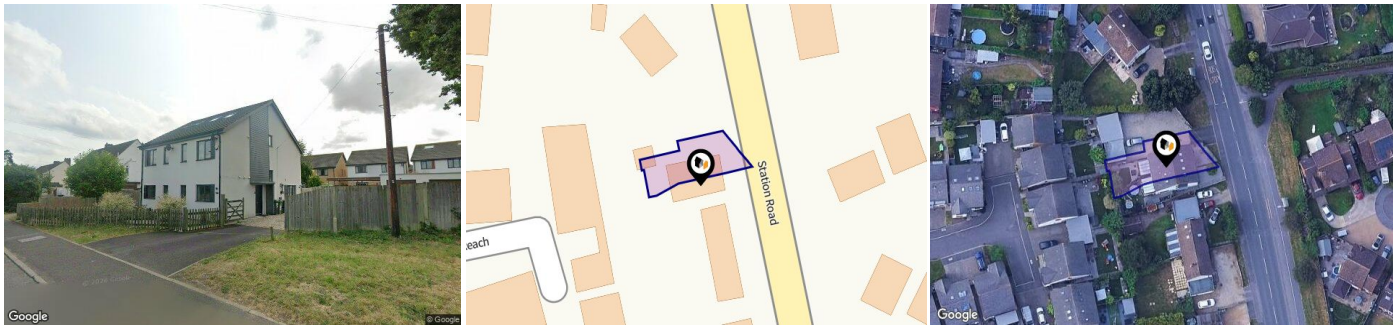
Avocado Property

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,205 ft ² / 112 m ²
Plot Area:	0.06 acres
Council Tax :	Band E
Annual Estimate:	£3,062
Title Number:	BK463661

Tenure: Freehold

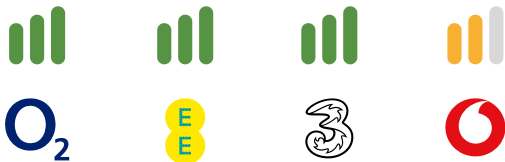
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)

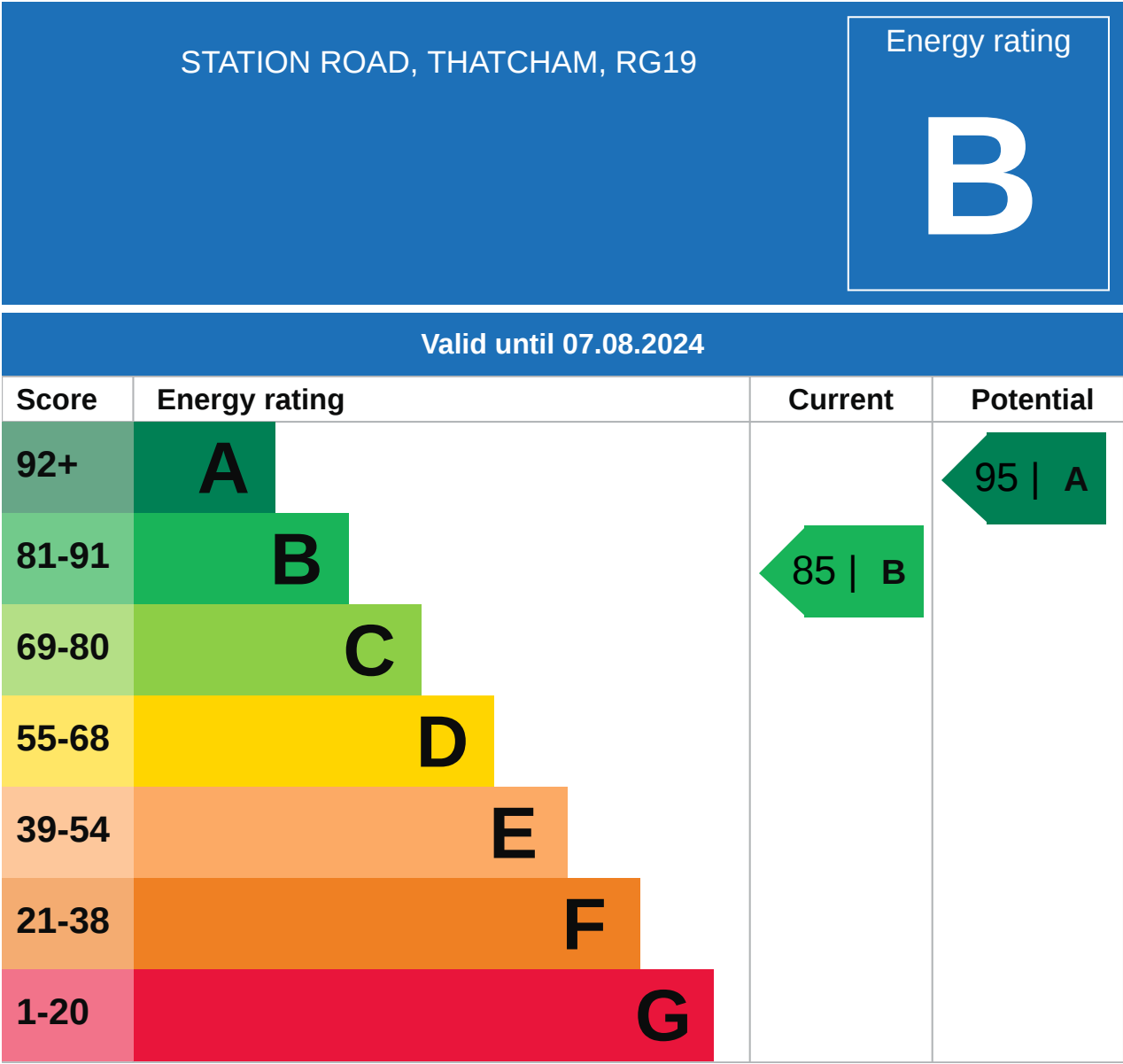


Satellite/Fibre TV Availability:



Property

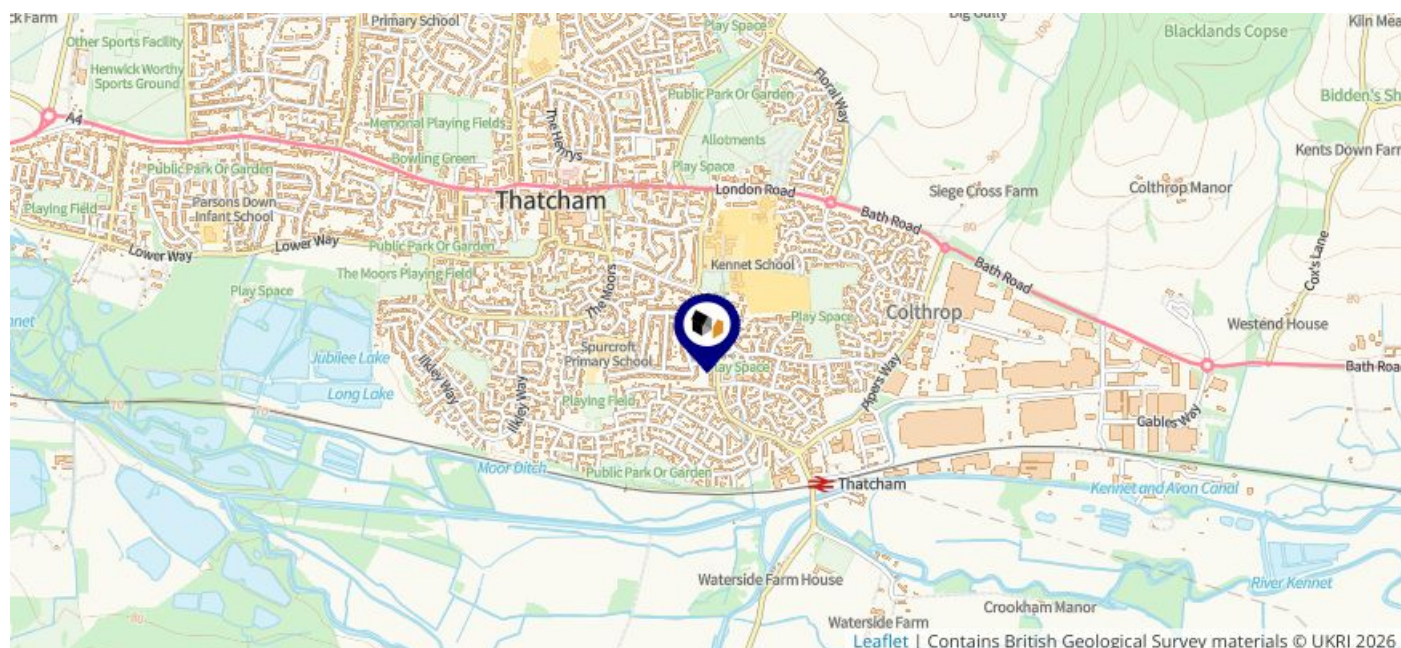
EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.14 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.14 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 4.0 m ³ /h.m ² (as tested)
Air Tightness Energy:	Good
Total Floor Area:	112 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

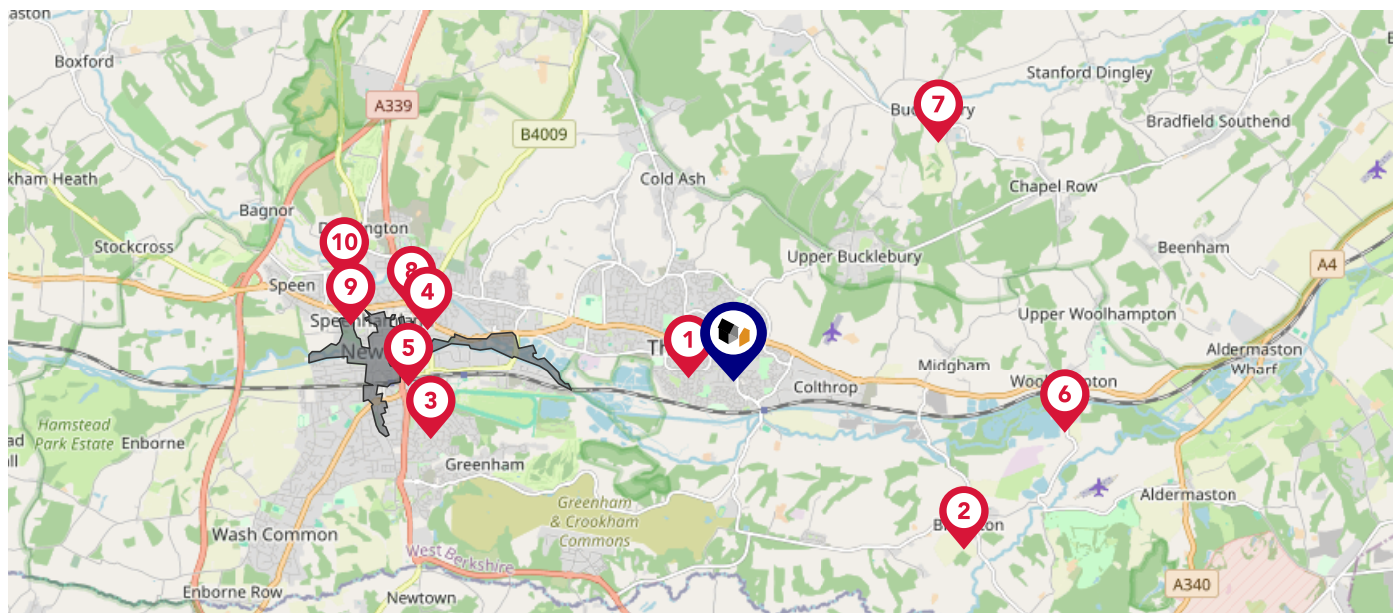
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Thatcham

2

Brimpton

3

Stroud Green

4

Shaw Road and Crescent

5

Newbury Town Centre

6

Woolhampton

7

Bucklebury

8

Shaw House and Church

9

Donnington Square

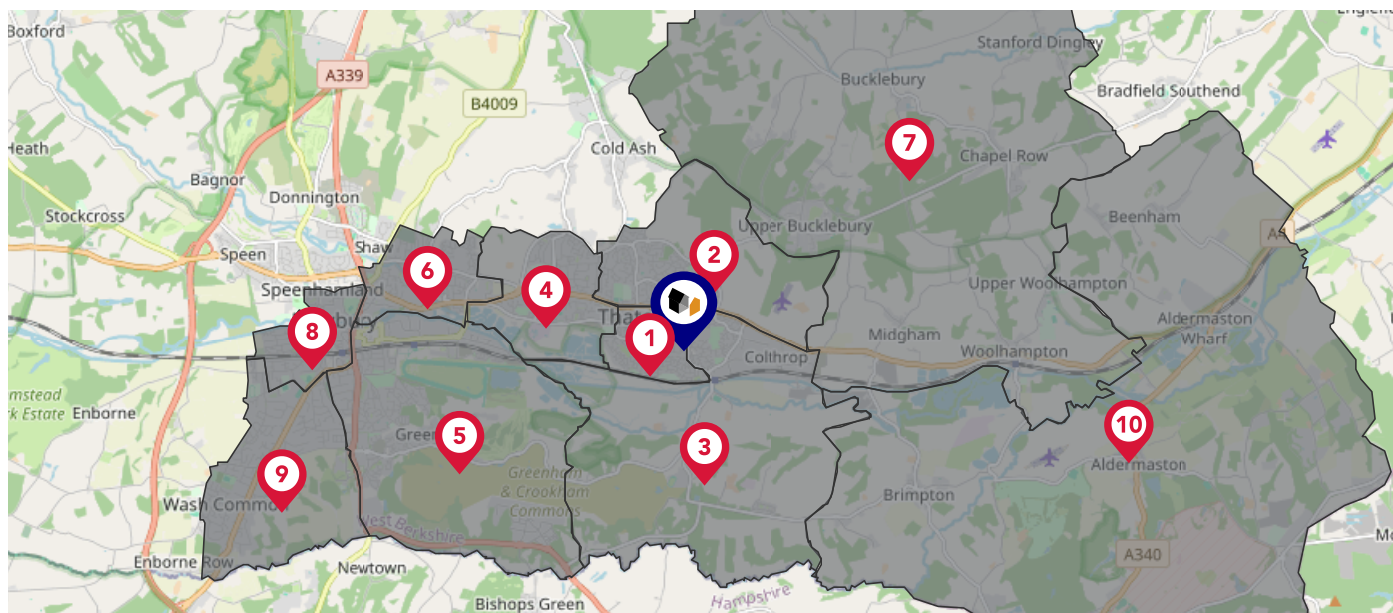
10

Donnington Village

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 Central Ward

2

Thatcham North East Ward

3

Thatcham Colthrop & Crookham Ward

4

Thatcham West Ward

5

Newbury Greenham Ward

6

Newbury Clay Hill Ward

7

Bucklebury Ward

8

Newbury Central Ward

9

Newbury Wash Common Ward

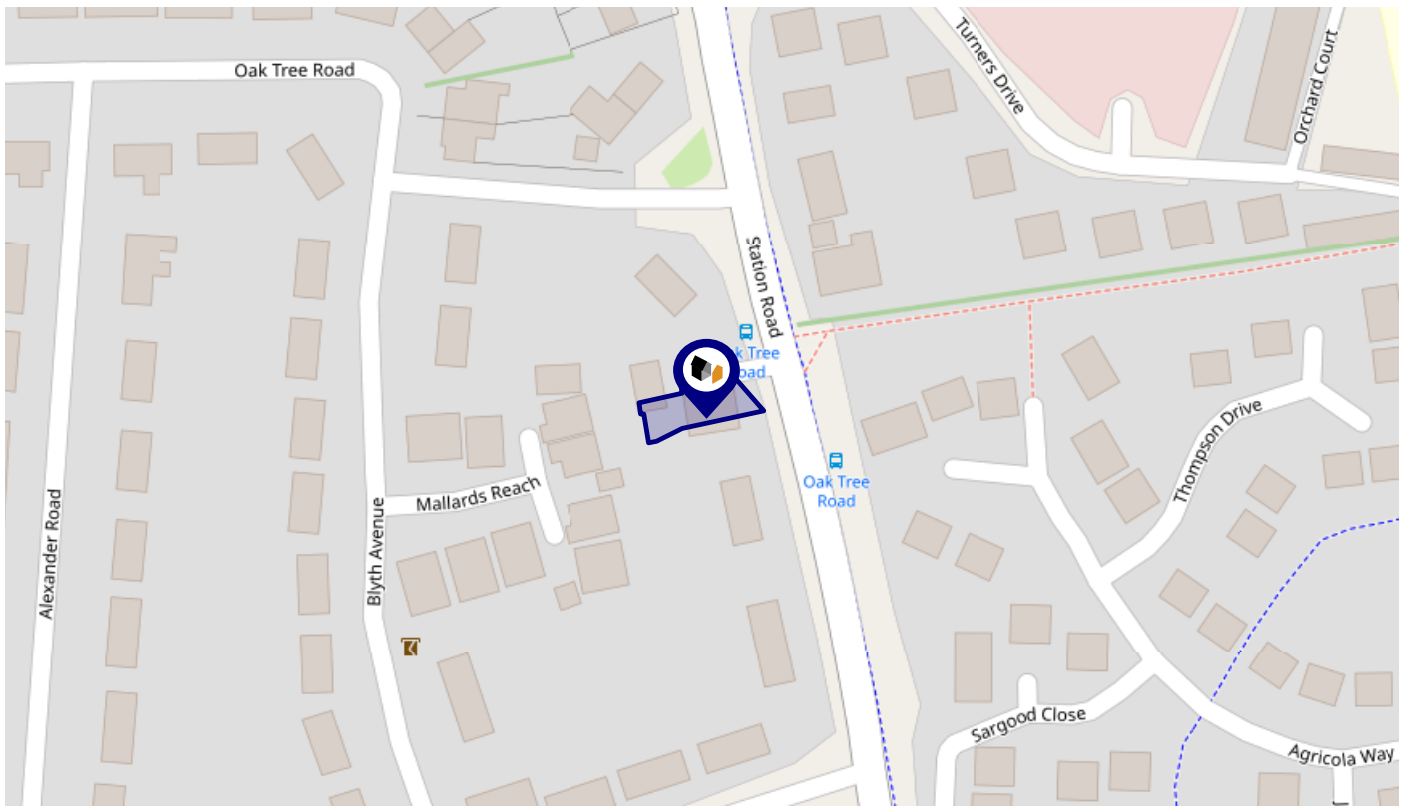
10

Aldermaston 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.

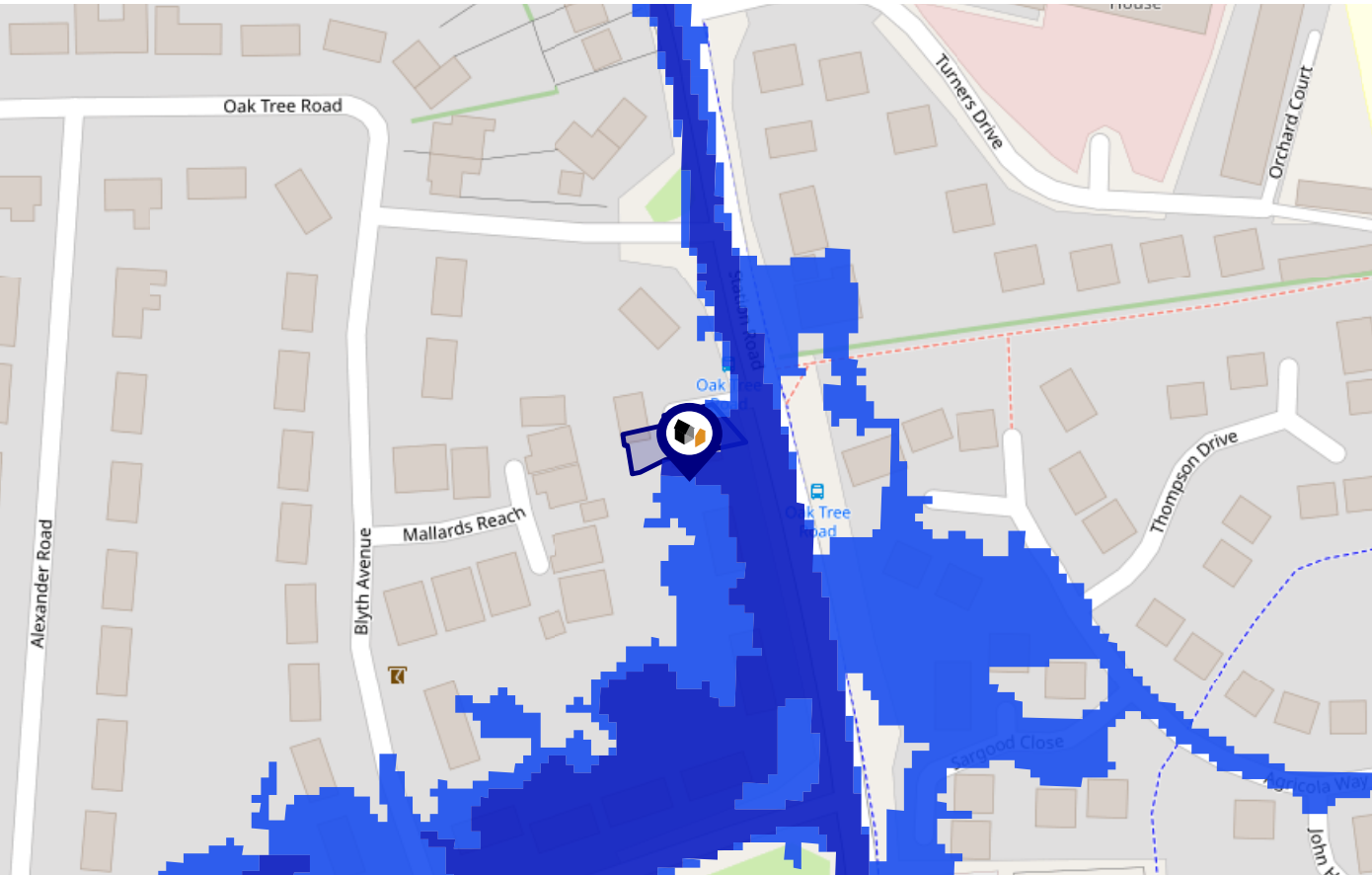
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

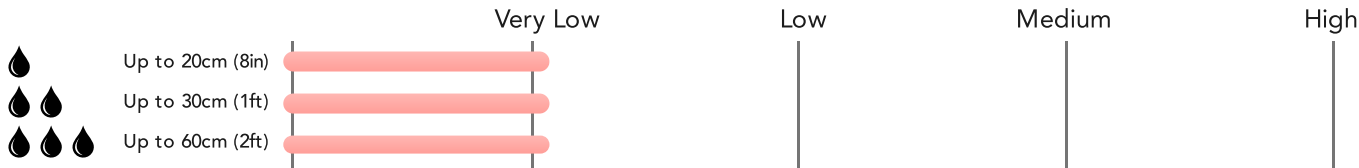


Risk Rating: Very low

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.

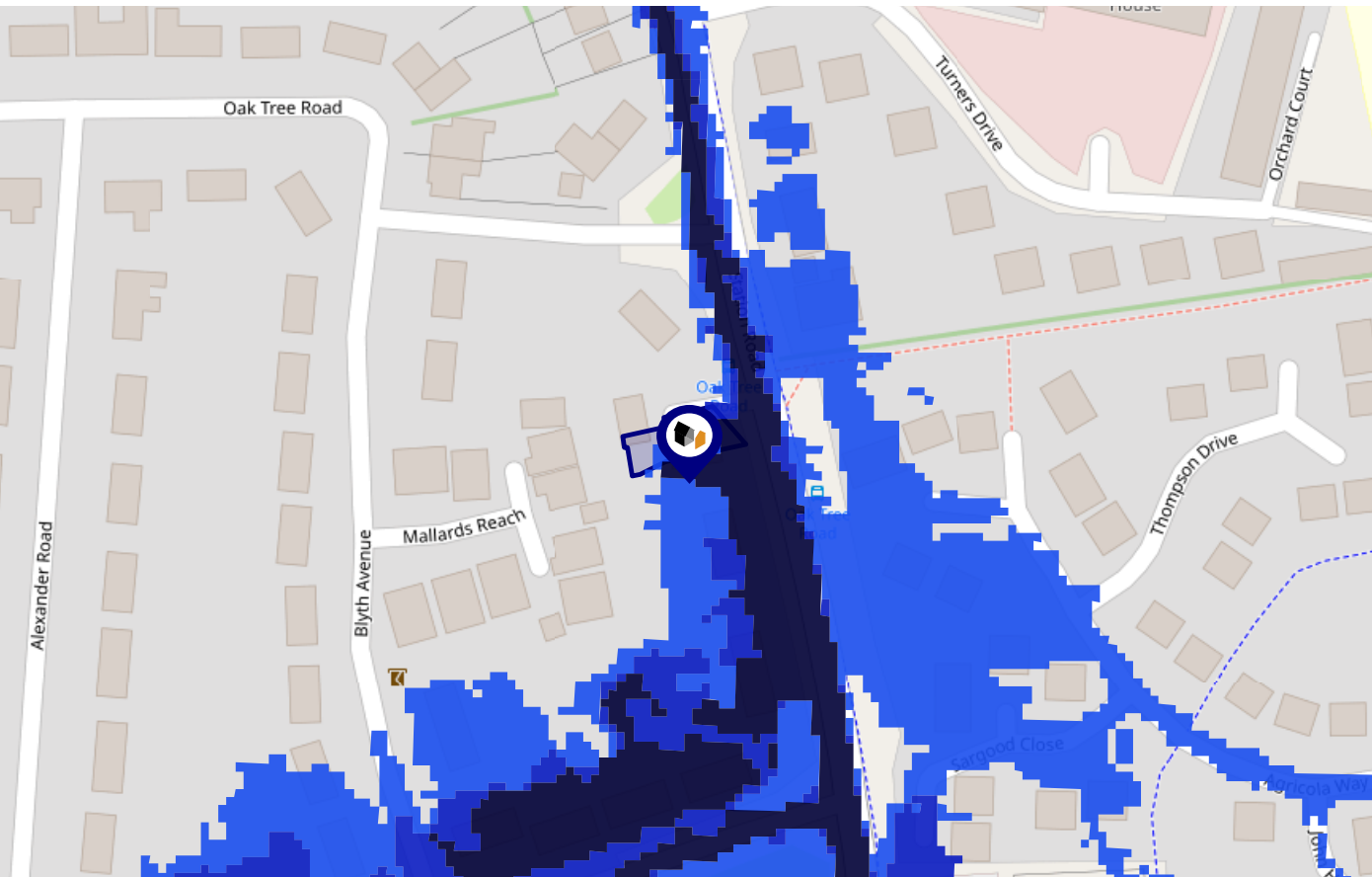
Chance of flooding to the following depths at this property:



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.

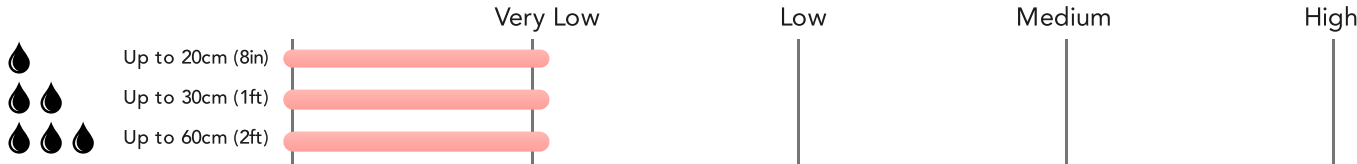


Risk Rating: Low

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.
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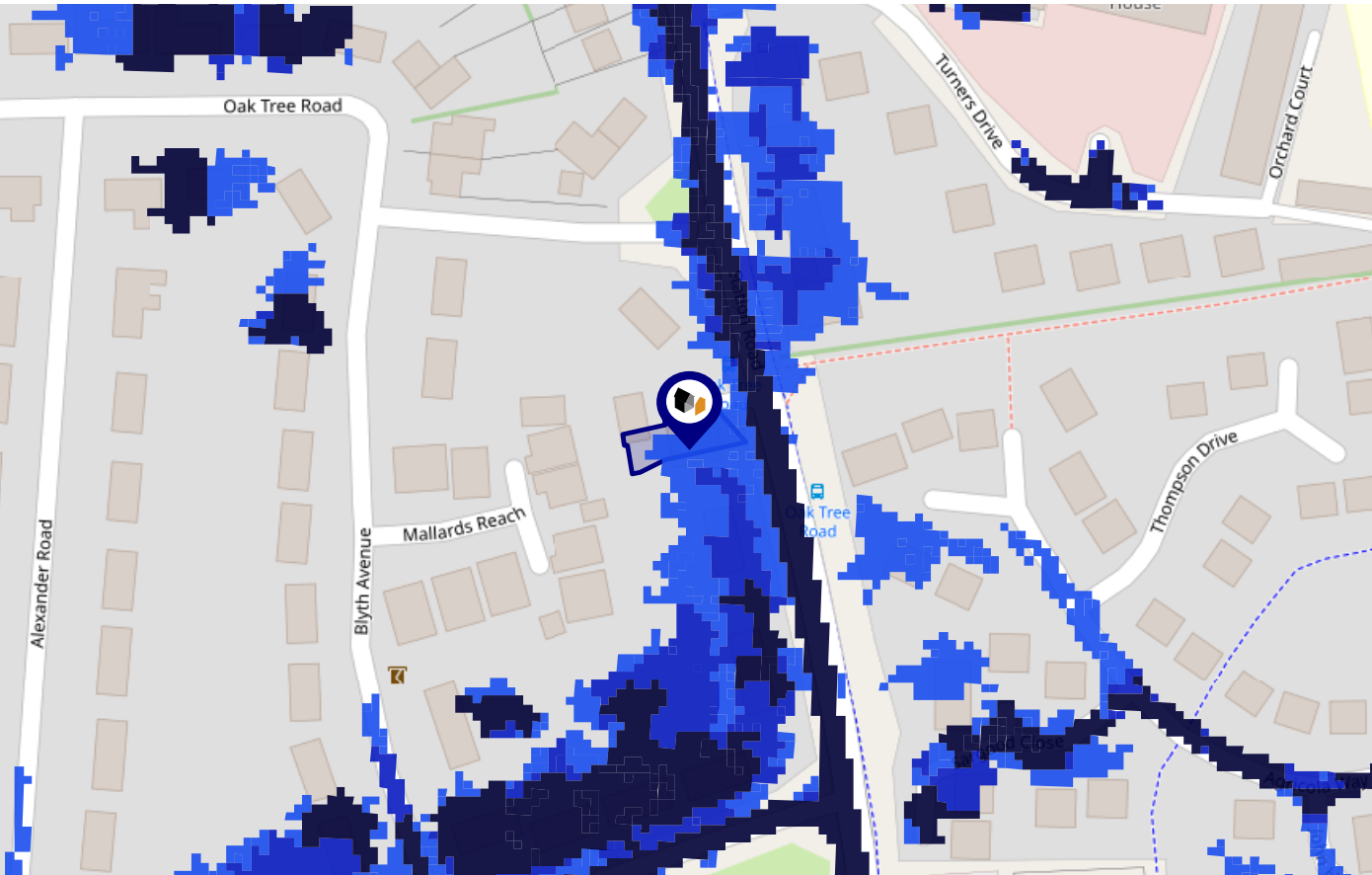
Chance of flooding to the following depths at this property:



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: 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.
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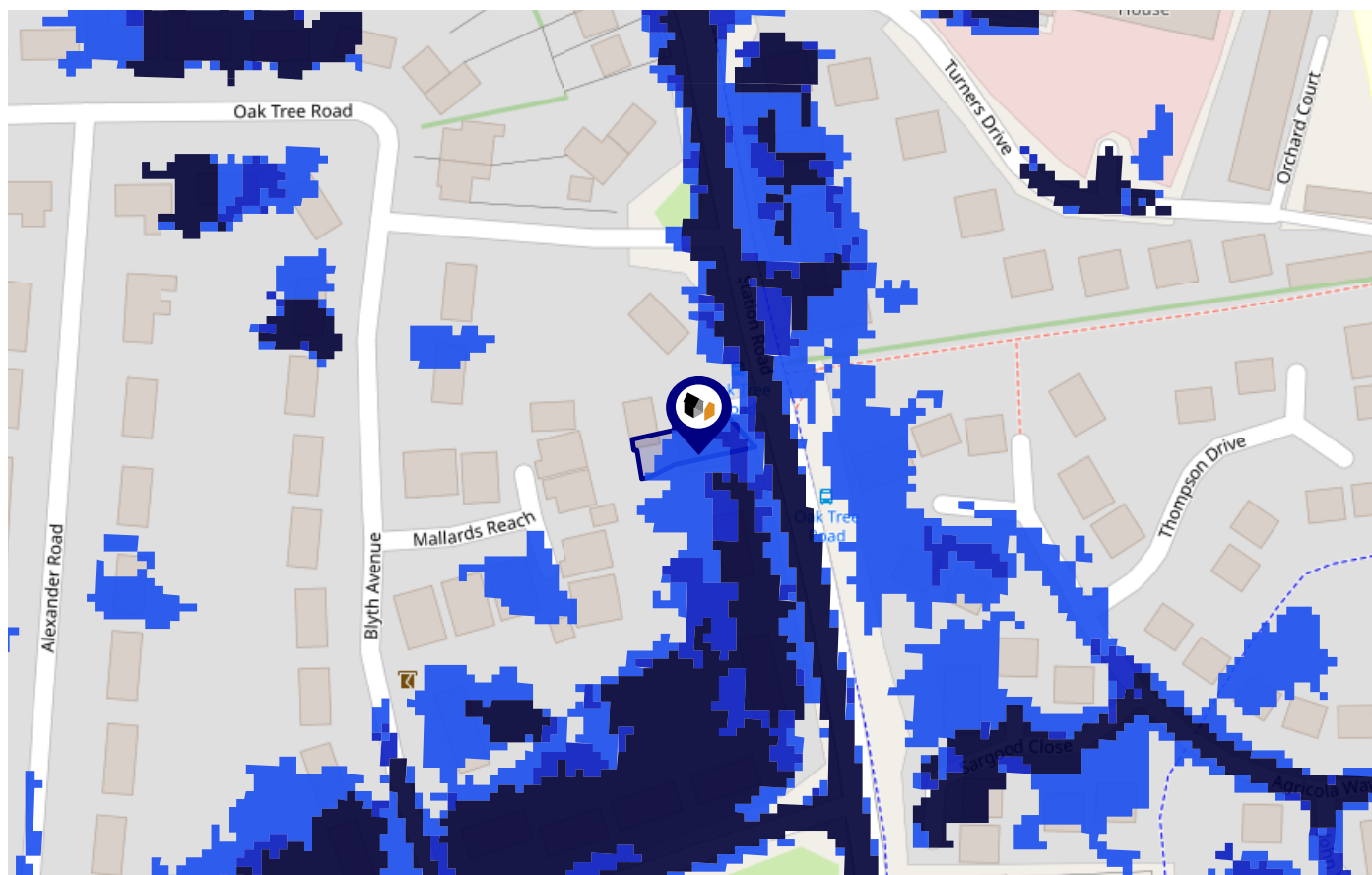
Chance of flooding to the following depths at this property:



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.

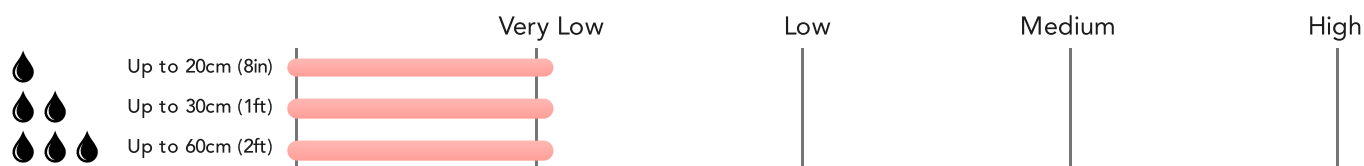


Risk Rating: Low

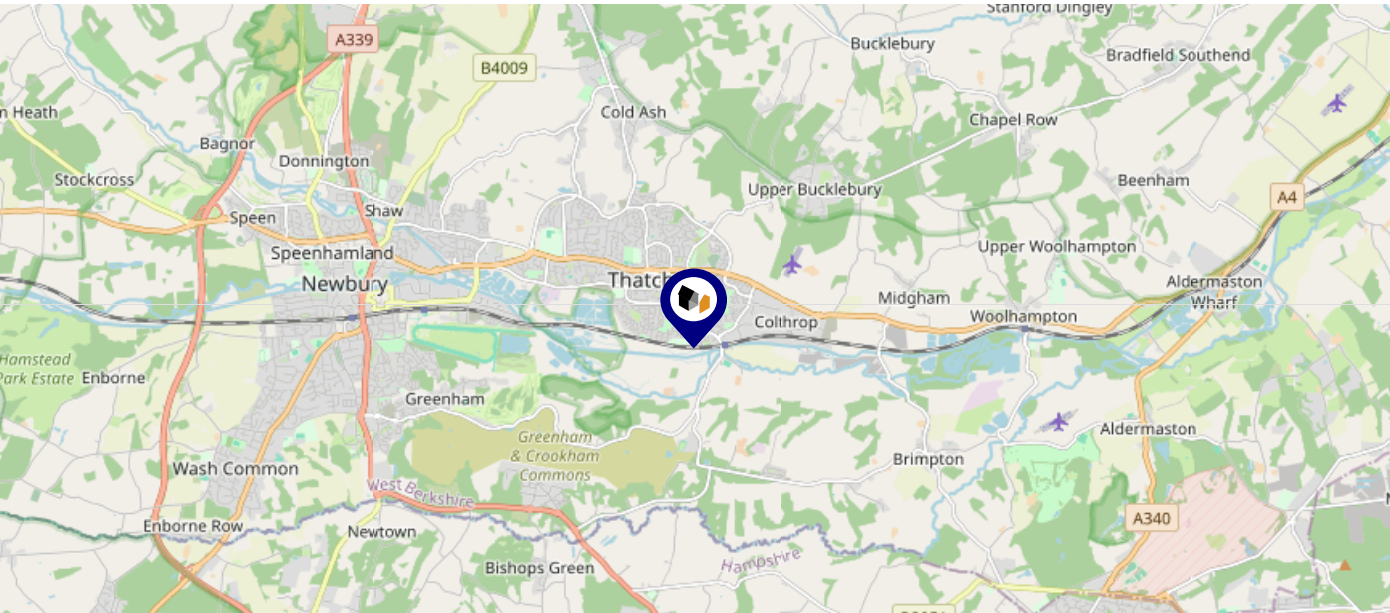
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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



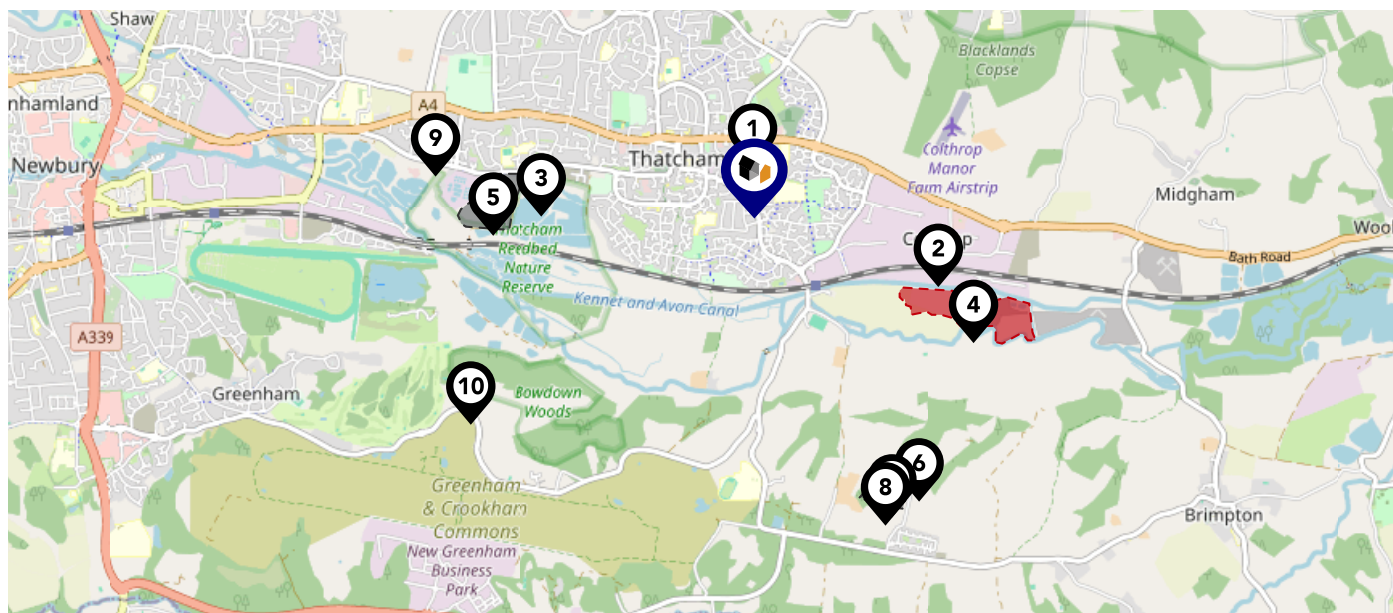
Nearby Green Belt Land

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.



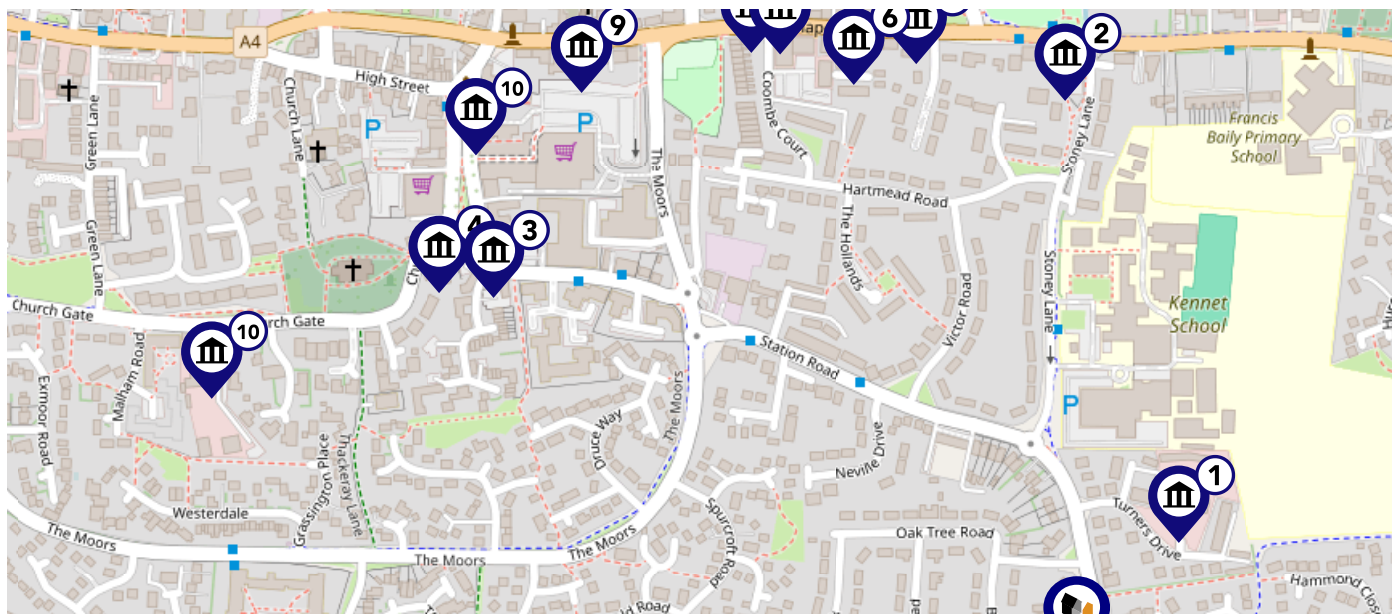
Nearby Landfill Sites

1	Dunstan Green-Thatcham, Berkshire	Historic Landfill	
2	Colthrop Mills-Thatcham	Historic Landfill	
3	Fishing Club-Thatcham, Berkshire	Historic Landfill	
4	EA/EPR/UP3499EV/T003 - Colthrop Board Mill Ltd	Active Landfill	
5	Lower Way-Thatcham, Berkshire	Historic Landfill	
6	Bonds Gully-Crookham, Berkshire	Historic Landfill	
7	Limbercast Farm-Thatcham, Newbury, Berkshire	Historic Landfill	
8	Limberlost Farm-Crookham, Newbury, Berkshire	Historic Landfill	
9	Pound Lane Depot-Thatcham, Berkshire	Historic Landfill	
10	Bowdown House-Greenham, Berkshire	Historic Landfill	

Maps

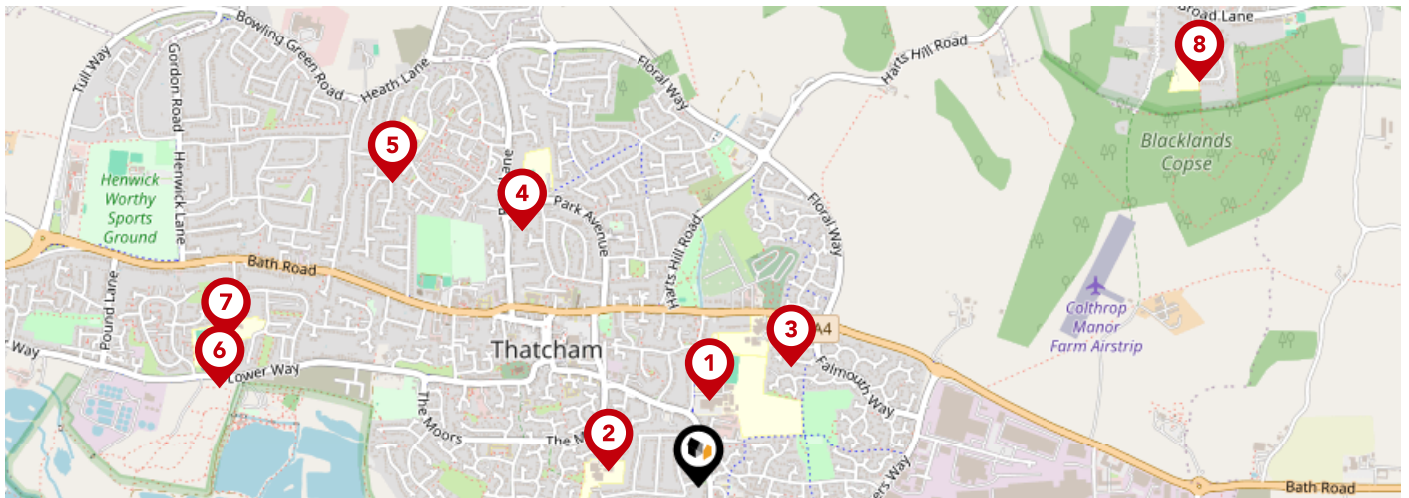
Listed Buildings

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

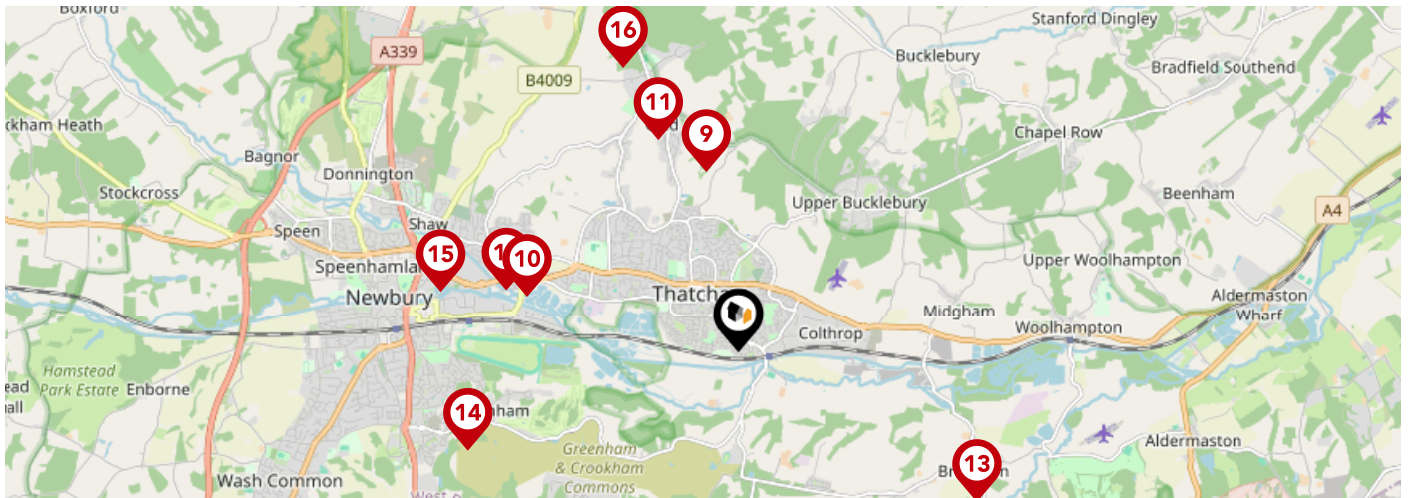


Listed Buildings in the local district		Grade	Distance
	1303140 - Thatcham House	Grade II	0.1 miles
	1117285 - The Plough Public House	Grade II	0.3 miles
	1117279 - The Old Chequers Public House	Grade II	0.4 miles
	1155705 - 31, The Broadway	Grade II	0.4 miles
	1156340 - 78a, Chapel Street	Grade II	0.4 miles
	1155782 - The Prancing Horse Public House	Grade II	0.4 miles
	1117283 - 66, 68, 70 And 72, Chapel Street	Grade II	0.4 miles
	1303195 - The Old Bluecoat School	Grade I	0.4 miles
	1117284 - 17, Chapel Street	Grade II	0.4 miles
	1117280 - 56, The Broadway	Grade II	0.4 miles
	1319522 - Granary Approximately 20 Metres To North East Of The Grange	Grade II	0.5 miles

Area Schools



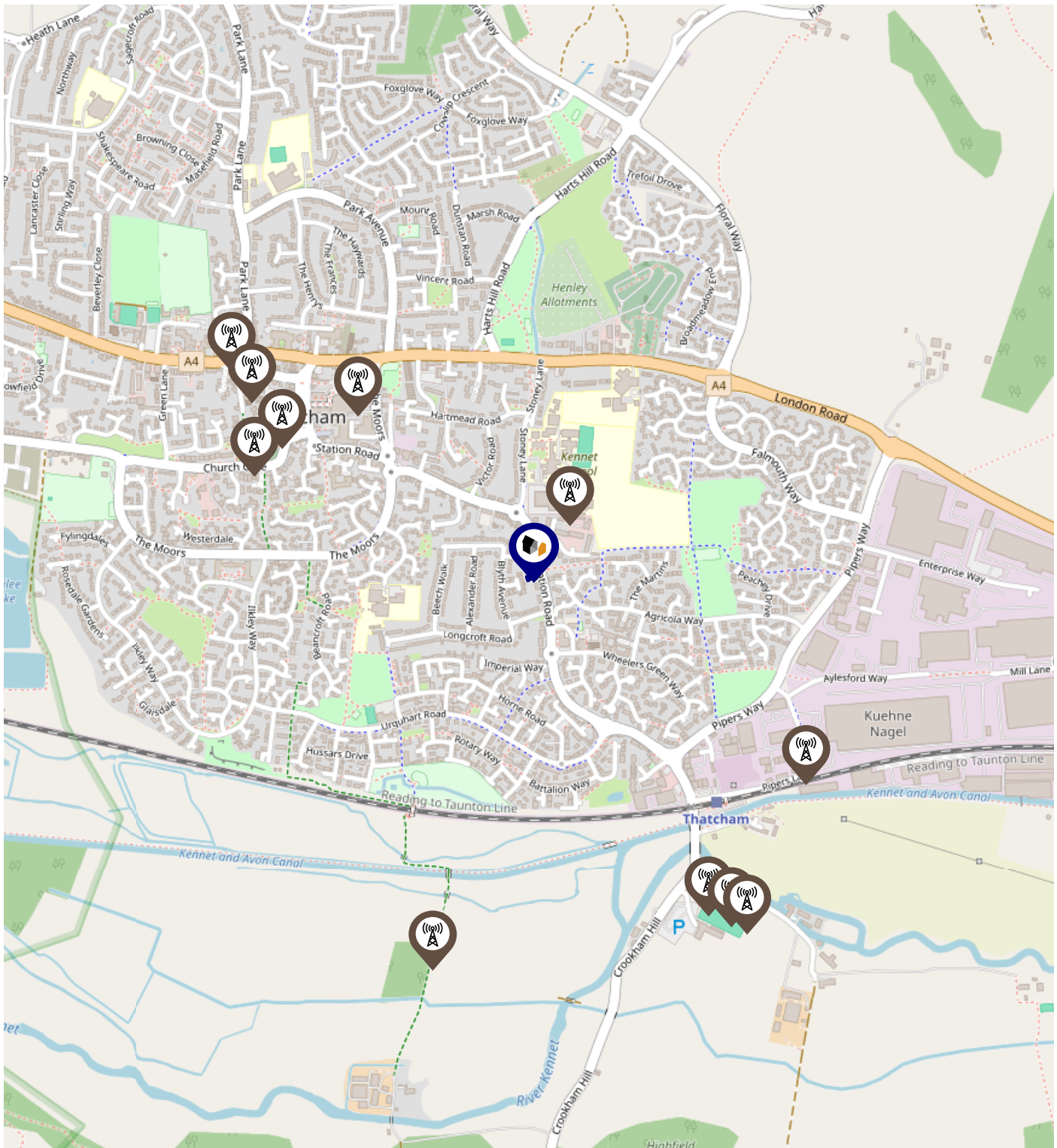
		Nursery	Primary	Secondary	College	Private
1	Kennet School Ofsted Rating: Outstanding Pupils: 1855 Distance:0.2	☐	☐	☒	☐	☐
2	Spurcroft Primary School Ofsted Rating: Good Pupils: 410 Distance:0.21	☐	☒	☐	☐	☐
3	Francis Baily Primary School Ofsted Rating: Requires improvement Pupils: 534 Distance:0.35	☐	☒	☐	☐	☐
4	Thatcham Park CofE Primary Ofsted Rating: Good Pupils: 399 Distance:0.72	☐	☒	☐	☐	☐
5	Whitelands Park Primary School Ofsted Rating: Good Pupils: 390 Distance:1	☐	☒	☐	☐	☐
6	Parsons Down Junior School Ofsted Rating: Good Pupils: 184 Distance:1.13	☐	☒	☐	☐	☐
7	Parsons Down Infant School Ofsted Rating: Good Pupils: 90 Distance:1.14	☐	☒	☐	☐	☐
8	Bucklebury C.E. Primary School Ofsted Rating: Good Pupils: 106 Distance:1.49	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Finian's Catholic Primary School Ofsted Rating: Good Pupils: 200 Distance: 1.68	☐	☒	☐	☐	☐
	Fir Tree Primary School and Nursery Ofsted Rating: Good Pupils: 238 Distance: 2.02	☐	☒	☐	☐	☐
	Cold Ash St Mark's CE Primary School Ofsted Rating: Good Pupils: 196 Distance: 2.1	☐	☒	☐	☐	☐
	Engaging Potential Ofsted Rating: Good Pupils: 14 Distance: 2.23	☐	☐	☒	☐	☐
	Brimpton C.E. Primary School Ofsted Rating: Good Pupils: 52 Distance: 2.61	☐	☒	☐	☐	☐
	The Willows Primary School Ofsted Rating: Good Pupils: 393 Distance: 2.68	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 232 Distance: 2.81	☐	☒	☐	☐	☐
	Downe House Ofsted Rating: Not Rated Pupils: 556 Distance: 2.83	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

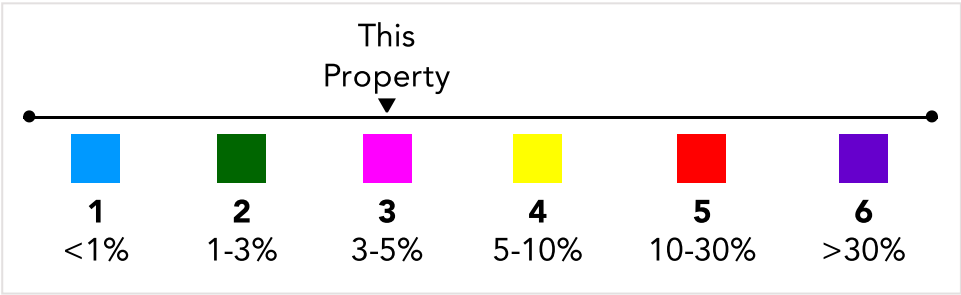
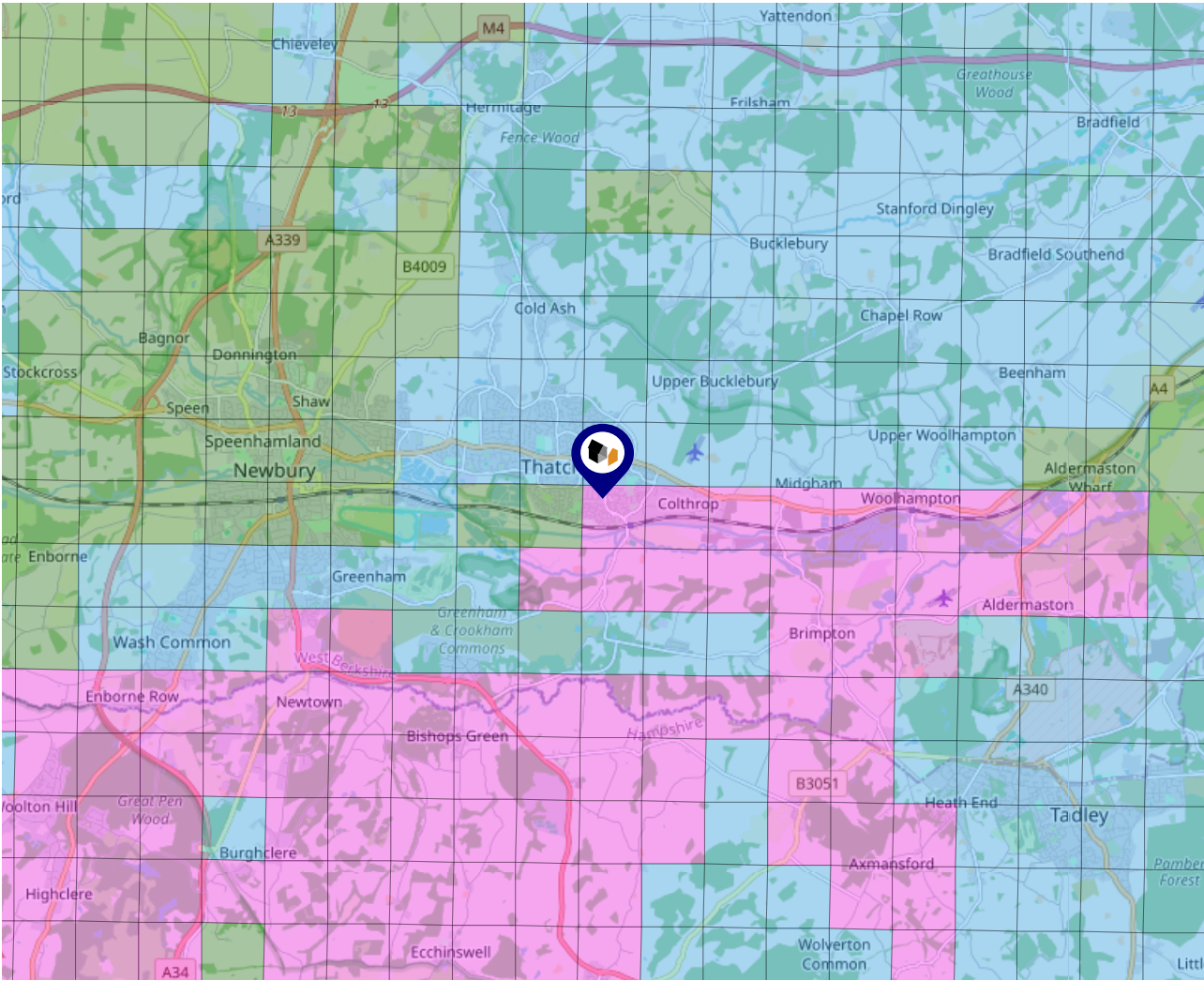


Key:

-  Power Pylons
-  Communication Masts

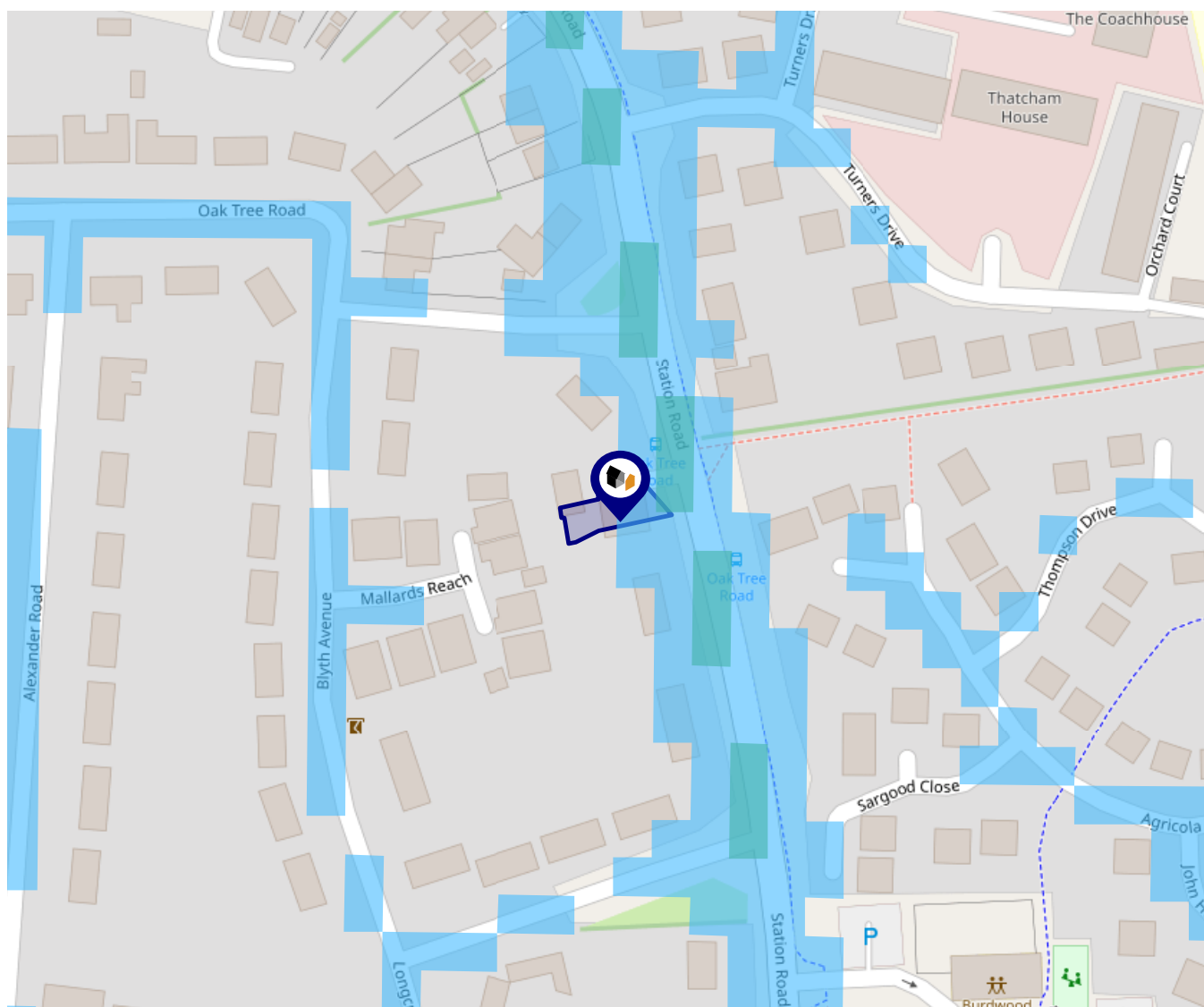
What is Radon?

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

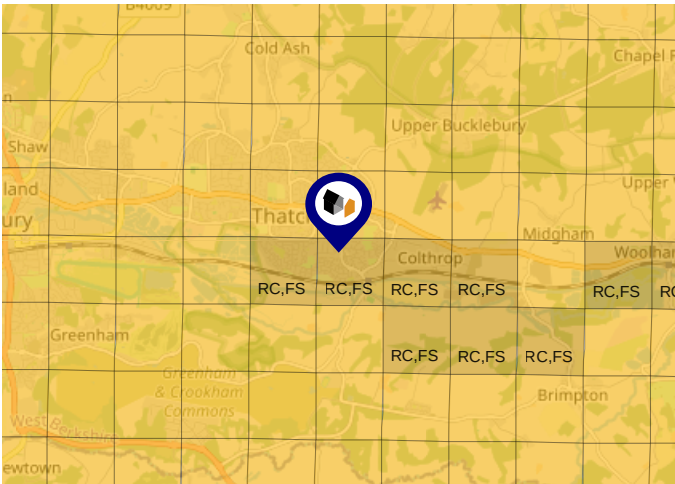


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

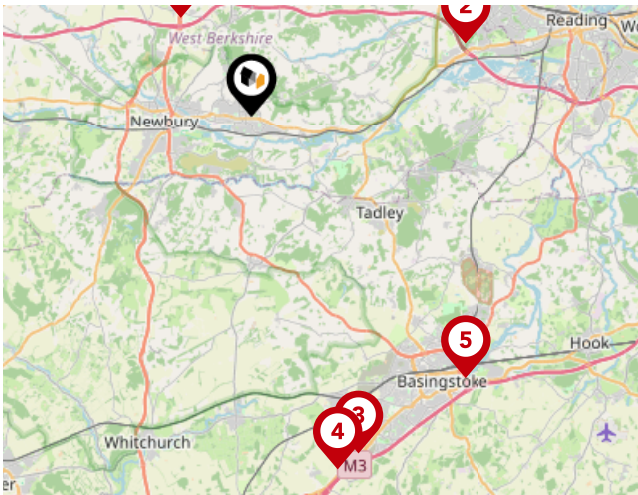
Area

Transport (National)



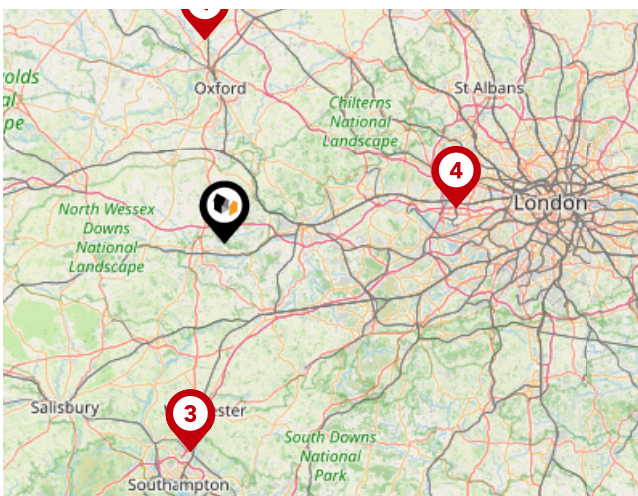
National Rail Stations

Pin	Name	Distance
1	Thatcham Rail Station	0.43 miles
2	Newbury Racecourse Rail Station	2.5 miles
3	Newbury Racecourse Rail Station	2.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	4.57 miles
2	M4 J12	8.4 miles
3	M3 J7	13.06 miles
4	M3 J8	13.42 miles
5	M3 J6	12.48 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	30.14 miles
2	North Stoneham	31.4 miles
3	Southampton Airport	31.4 miles
4	Heathrow Airport	34.73 miles

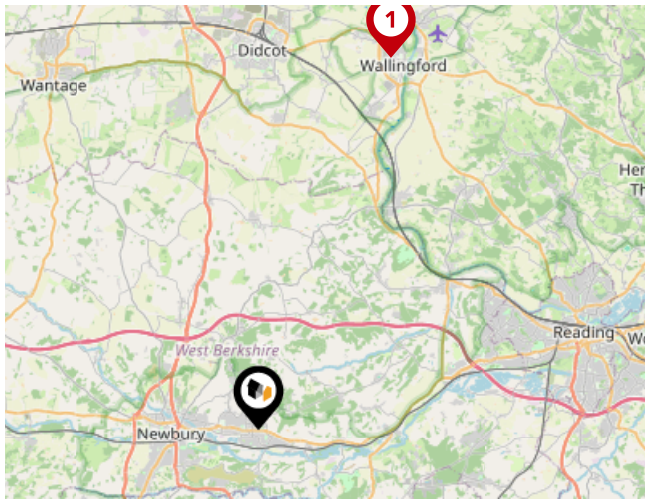
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oak Tree Road	0.01 miles
2	Kennet School	0.16 miles
3	Quarrington Close	0.15 miles
4	Betteridge Road	0.18 miles
5	Betteridge Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.62 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



From start to Finish, working with Ollie has been a real pleasure. When looking for an estate agent we of course went to all the 'regular high street names' and the sales pitch felt rehearsed and scripted. Ollie came in with a real personal approach and a passion for the task and we knew straight away he was the right fit for us.

Ignore the 'big estate agents', Ollie will blow them out the water.

Testimonial 2



After a disappointing experience with a high street estate agent we chose to go with Ollie and did not regret it. We appreciated his candid advice on pricing and styling, recommendations for a house dresser and solicitor all of which resulted in several offers well over the asking price. I am convinced most other agents would have just let things plod along at a slow pace. I would 100% recommend Ollie at avocado.

Testimonial 3



I cannot rate Ollie enough, he is incredibly talented at what he does, he is not just an estate agent, he is amazing at marketing and knows how to get your property seen far and wide using social media. The videos and picture he does, even using the drone make a massive difference.

Honestly, he is an all-round top guy and will always be the estate agent I would recommend to everyone.



/avocadoproperty



/avocado_property

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

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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