

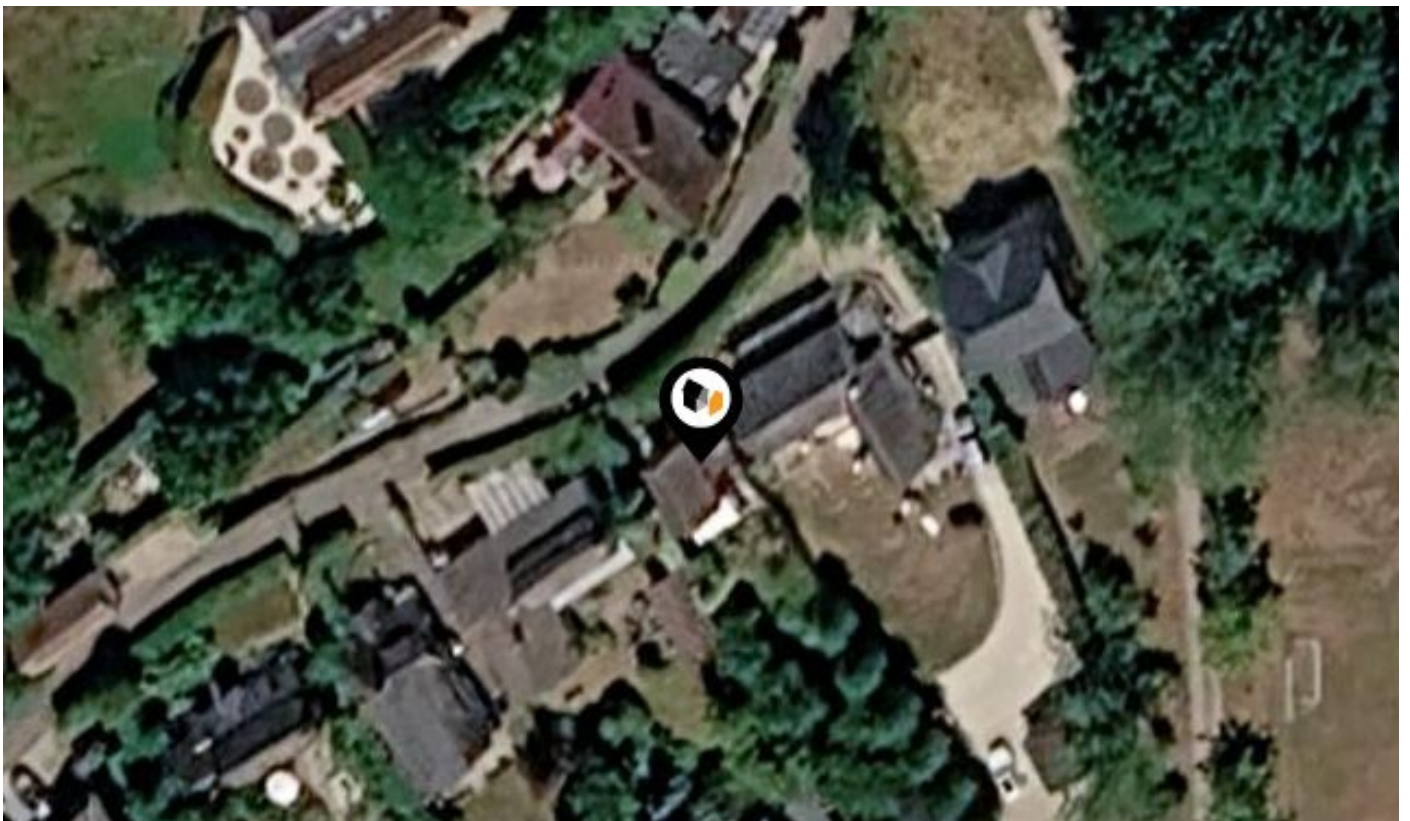


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 25th July 2026



HAUGHURST HILL, BAUGHURST, TADLEY, RG26

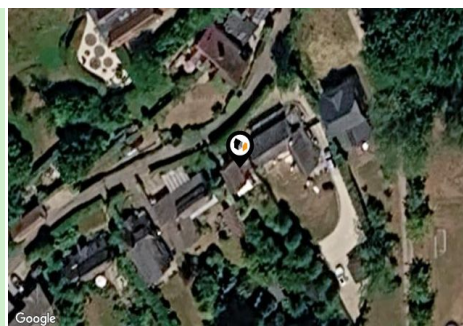
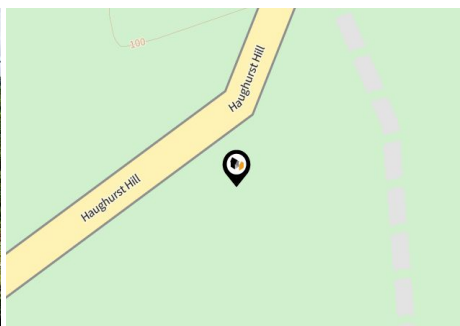
Avocado Property

07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Detached
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Council Tax :	Band D
Annual Estimate:	£2,255

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	46	-
mb/s	mb/s	mb/s
		

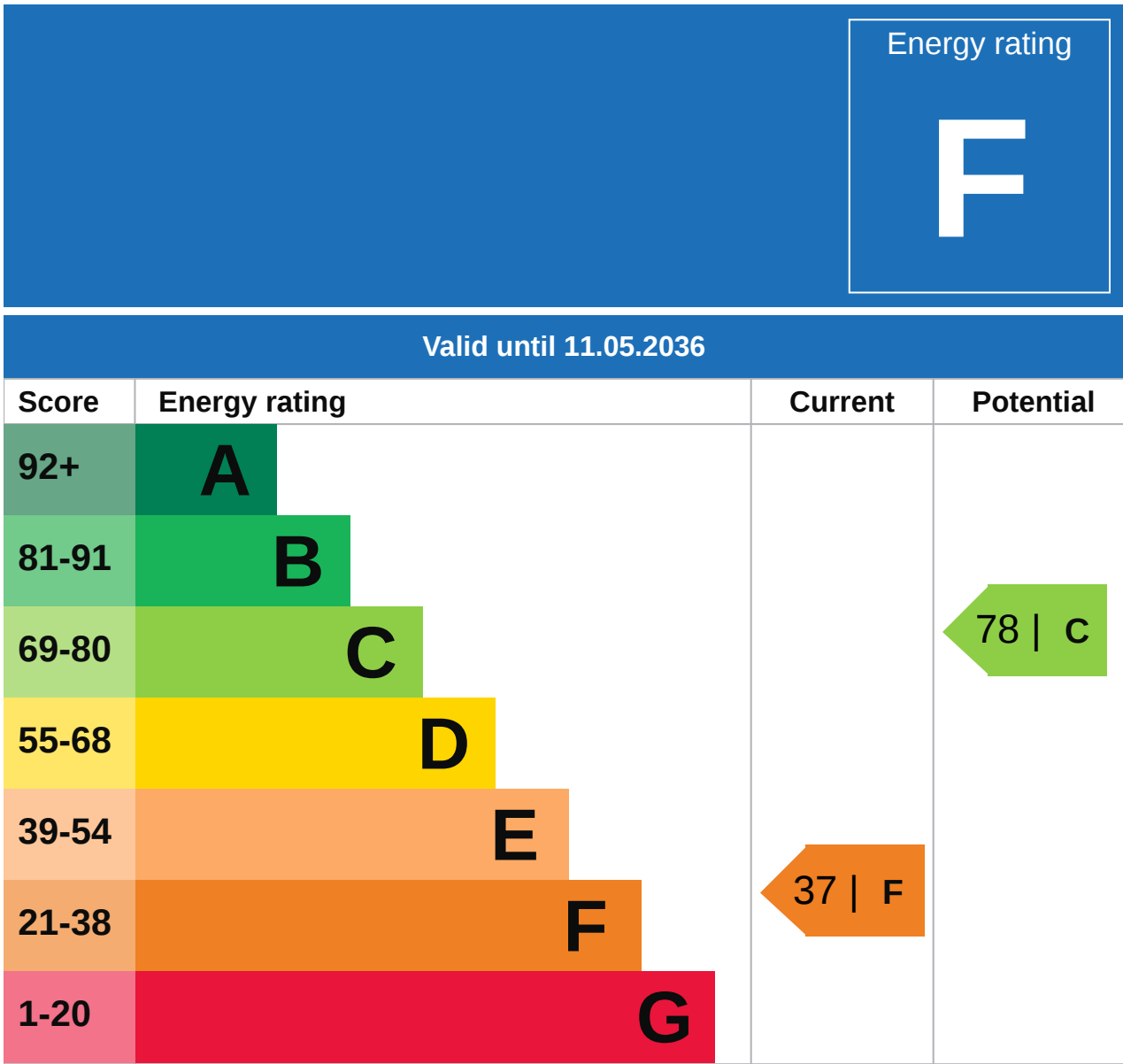
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

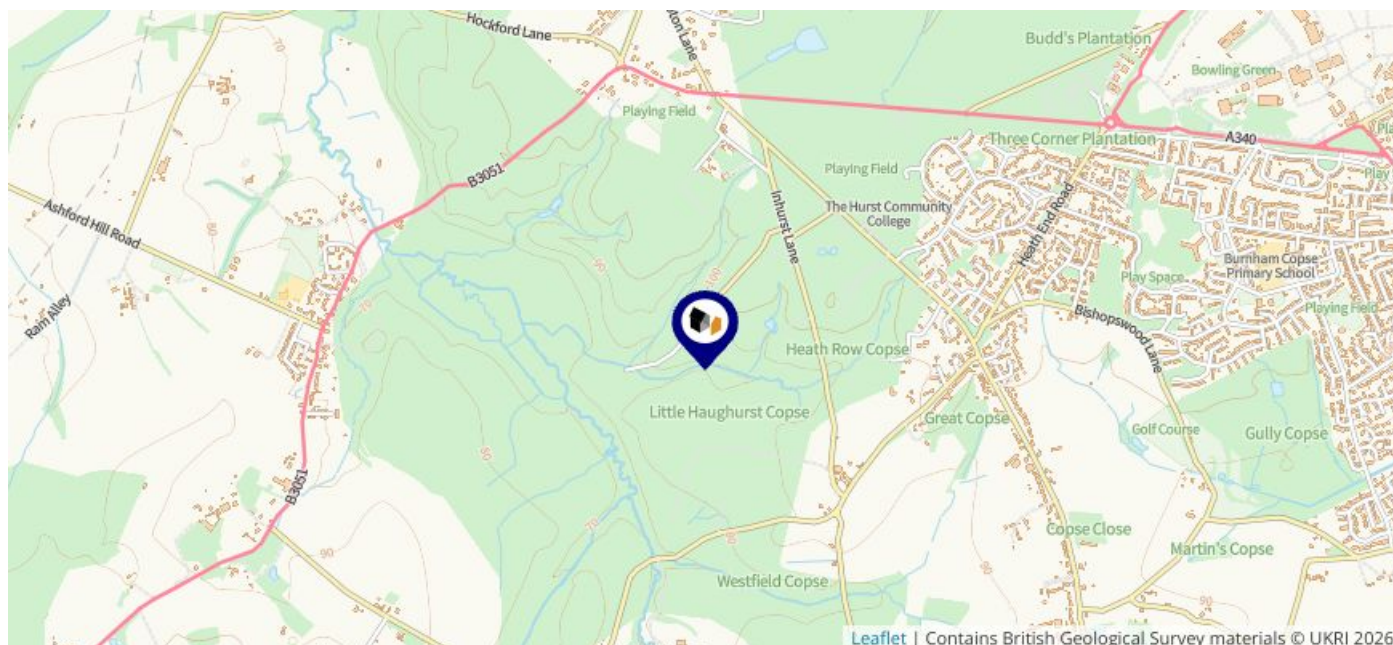




Additional EPC Data

Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Electric immersion, off-peak
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	49 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

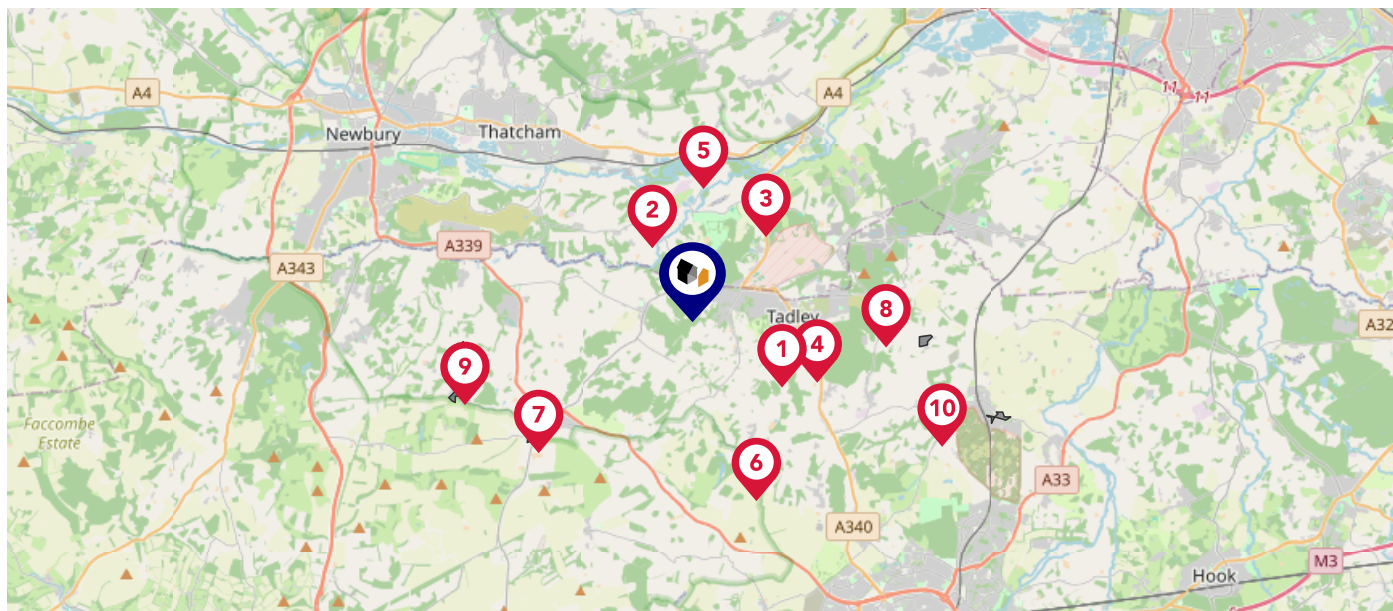
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



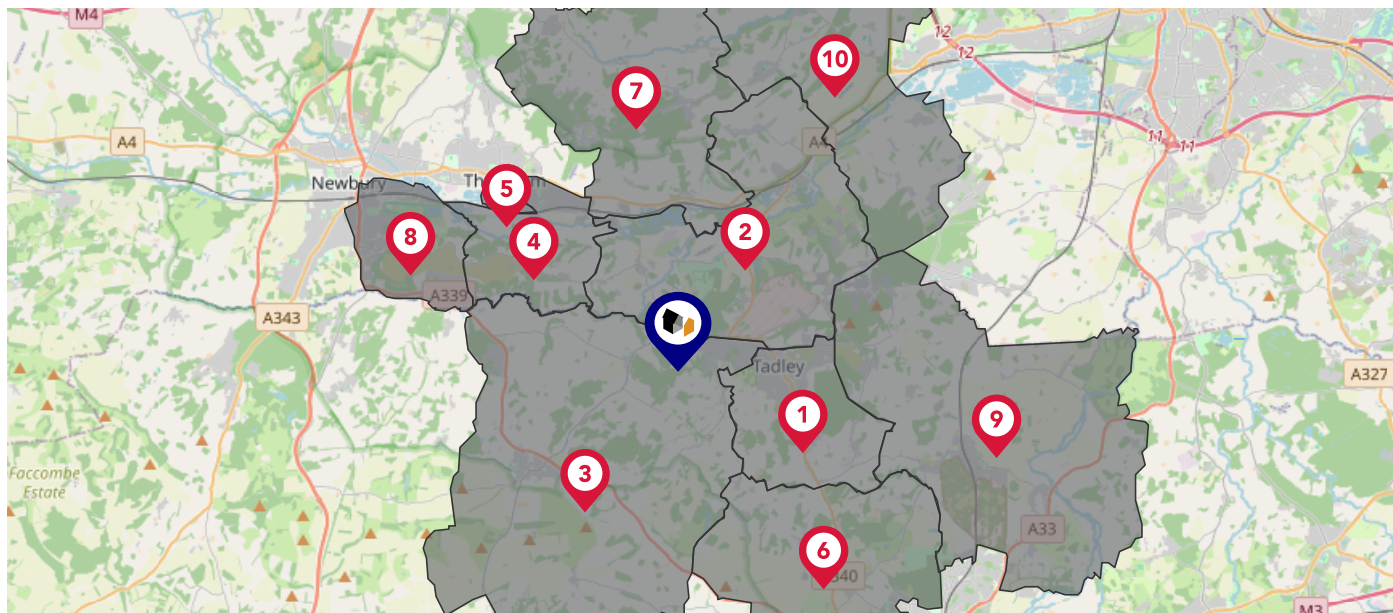
Nearby Conservation Areas

- | | |
|----|---------------------------|
| 1 | Church Road, Tadley |
| 2 | Brimpton |
| 3 | Aldermaston |
| 4 | Tadley |
| 5 | Woolhampton |
| 6 | Ramsdell |
| 7 | Kingsclere |
| 8 | Silchester |
| 9 | Ecchinswell |
| 10 | Bramley and Bramley Green |

Maps

Council Wards

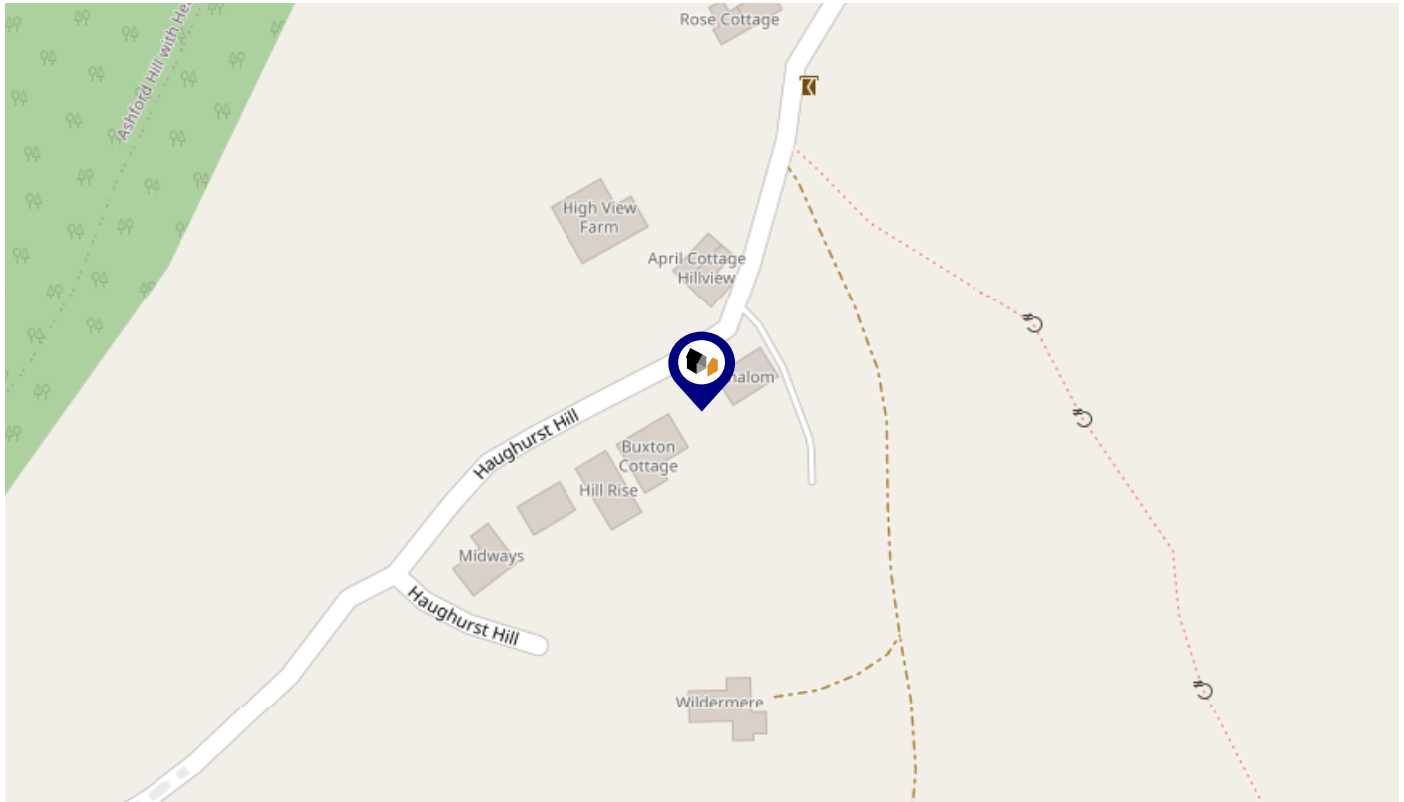
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|---|
| 1 | Tadley & Pamber Ward |
| 2 | Aldermaston Ward |
| 3 | Tadley North, Kingsclere & Baughurst Ward |
| 4 | Thatcham Colthrop & Crookham Ward |
| 5 | Thatcham Central Ward |
| 6 | Sherborne St. John & Rooksdown Ward |
| 7 | Bucklebury Ward |
| 8 | Newbury Greenham Ward |
| 9 | Bramley Ward |
| 10 | Bradfield 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.

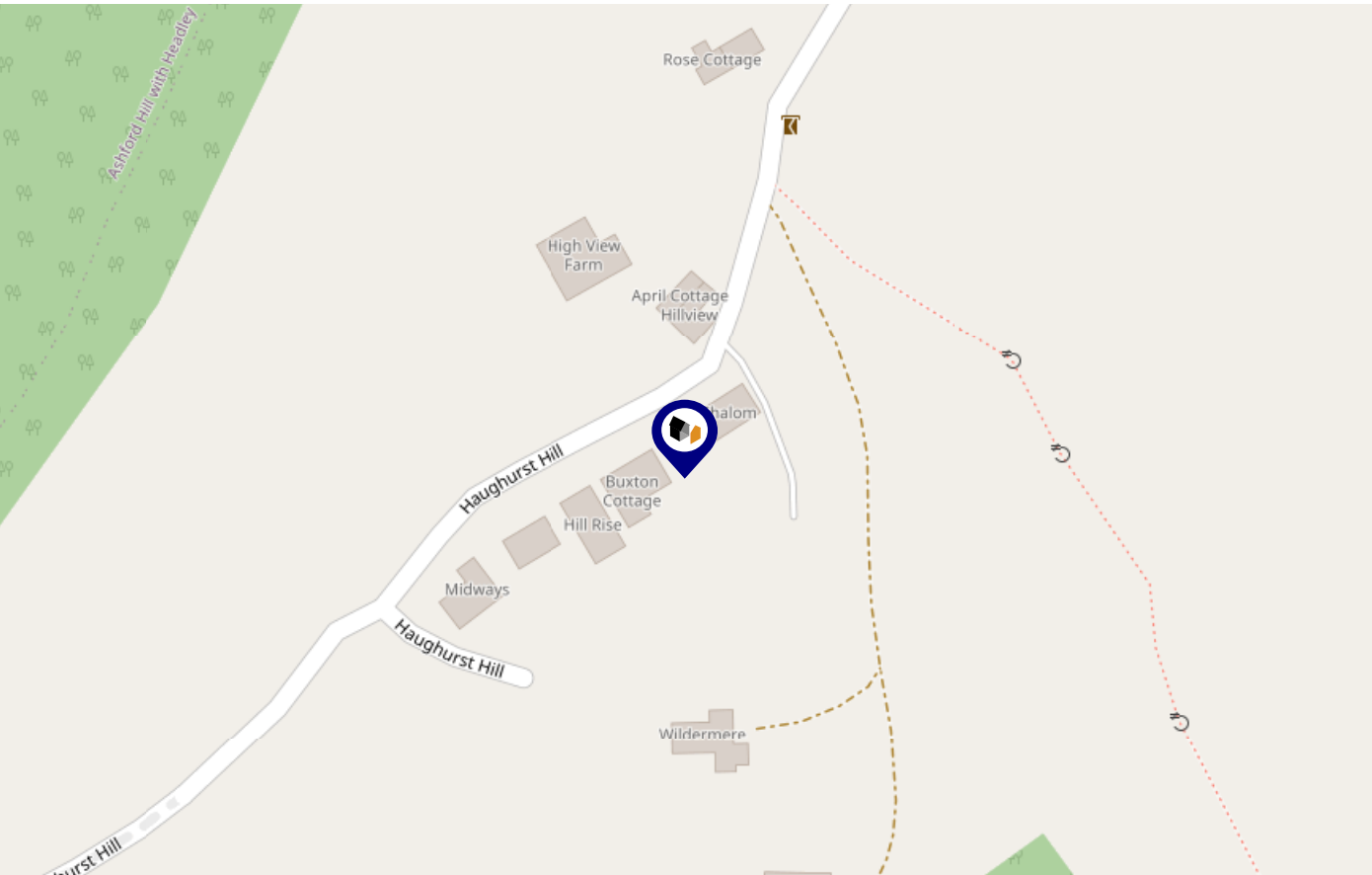
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

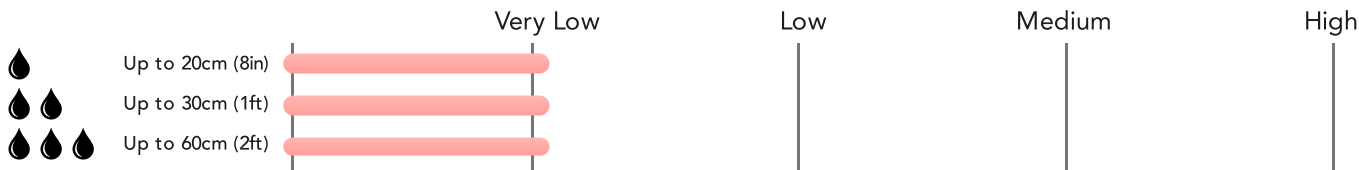


Risk Rating: Very low

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:

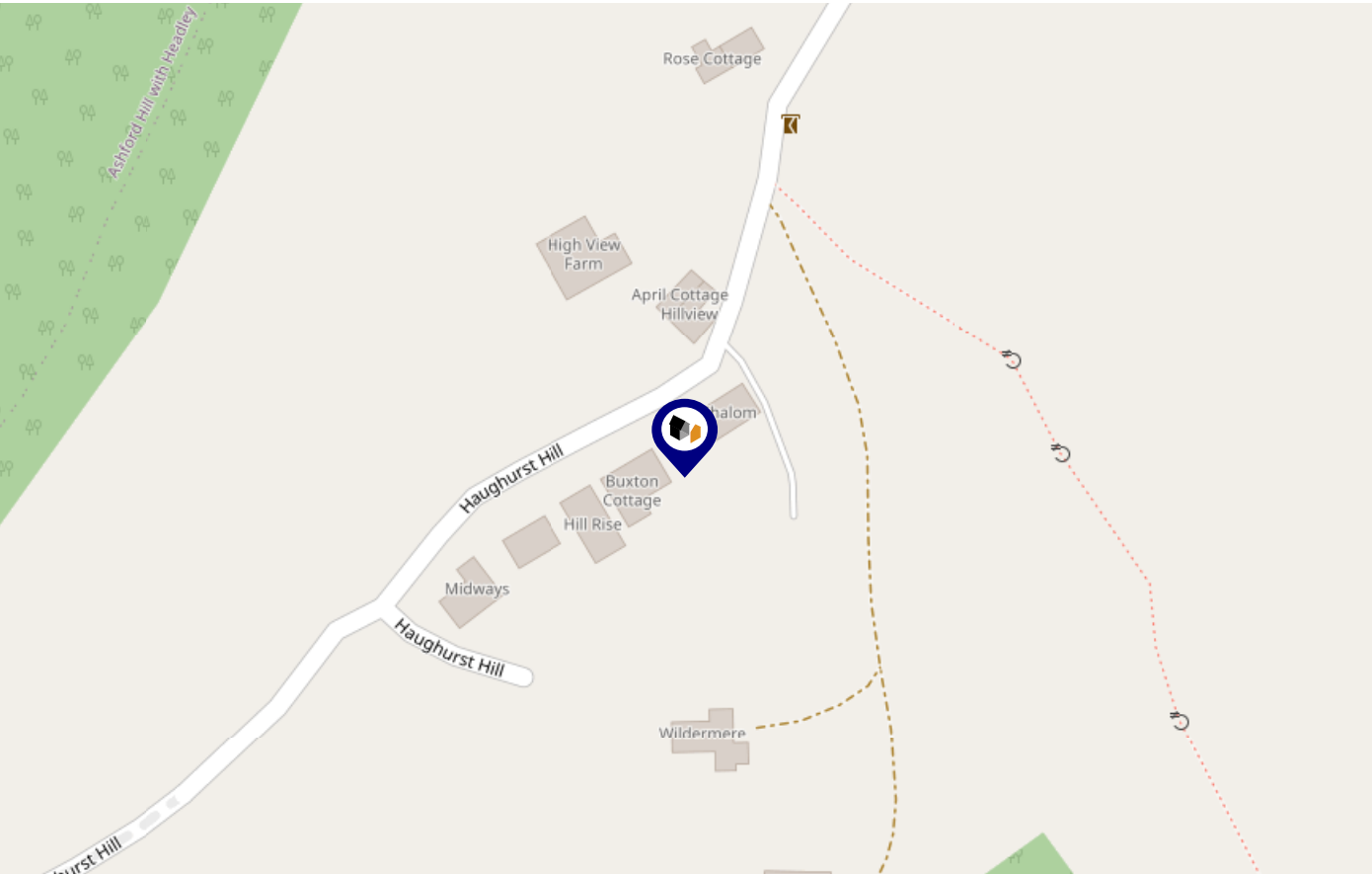


Flood Risk

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.

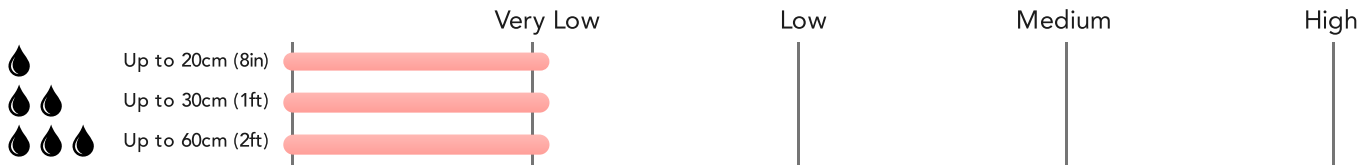


Risk Rating: Very low

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:

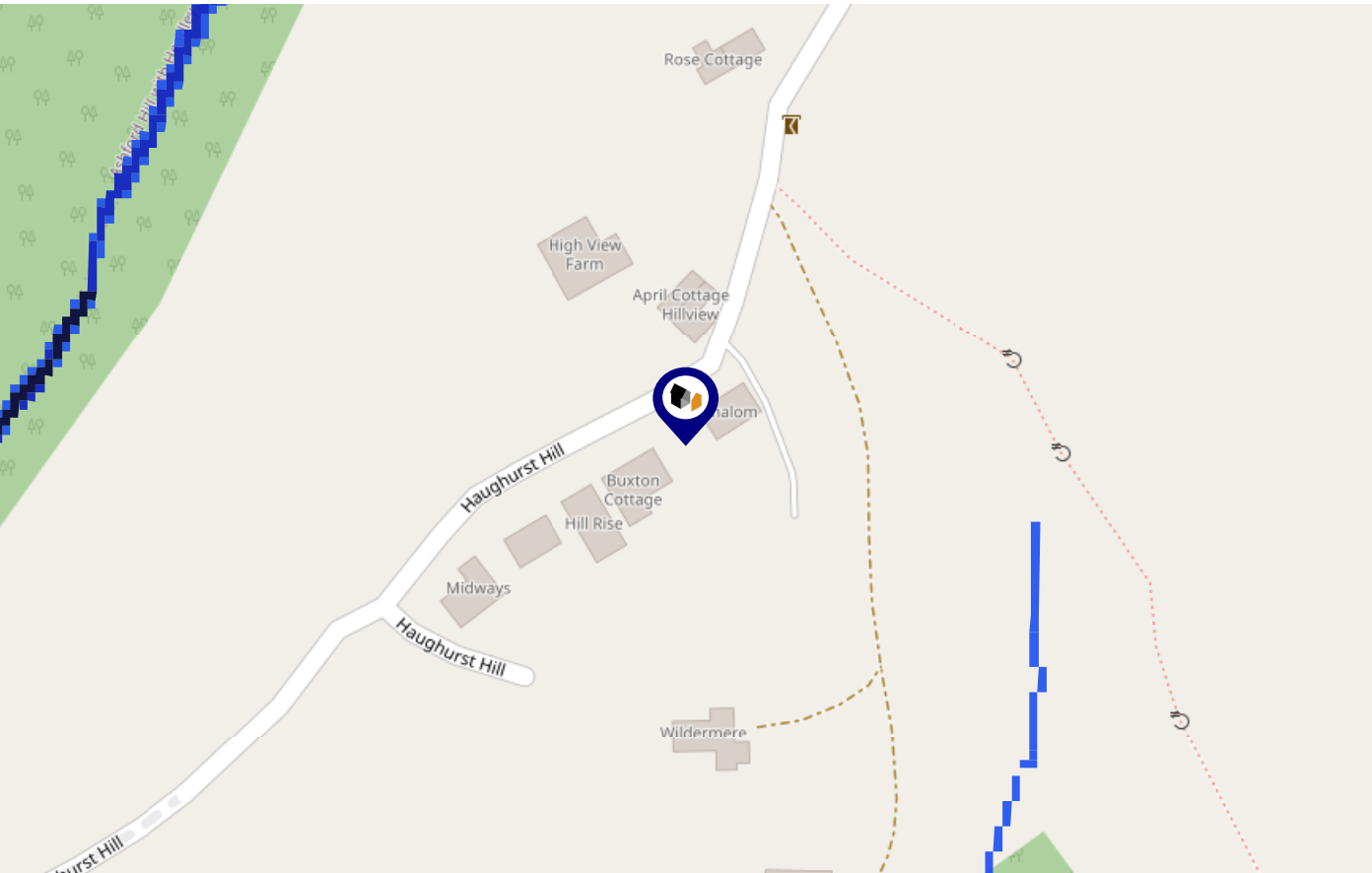


Flood Risk

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.

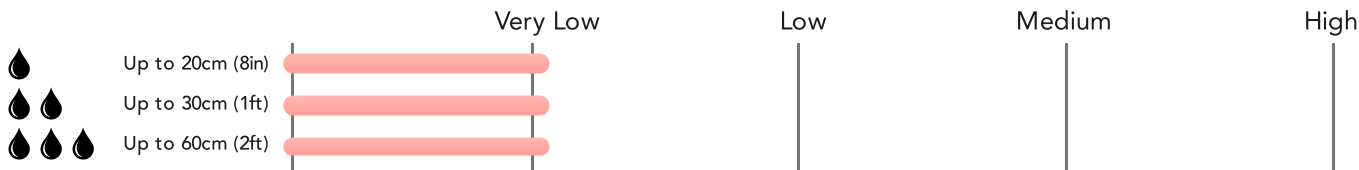


Risk Rating: Very low

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:

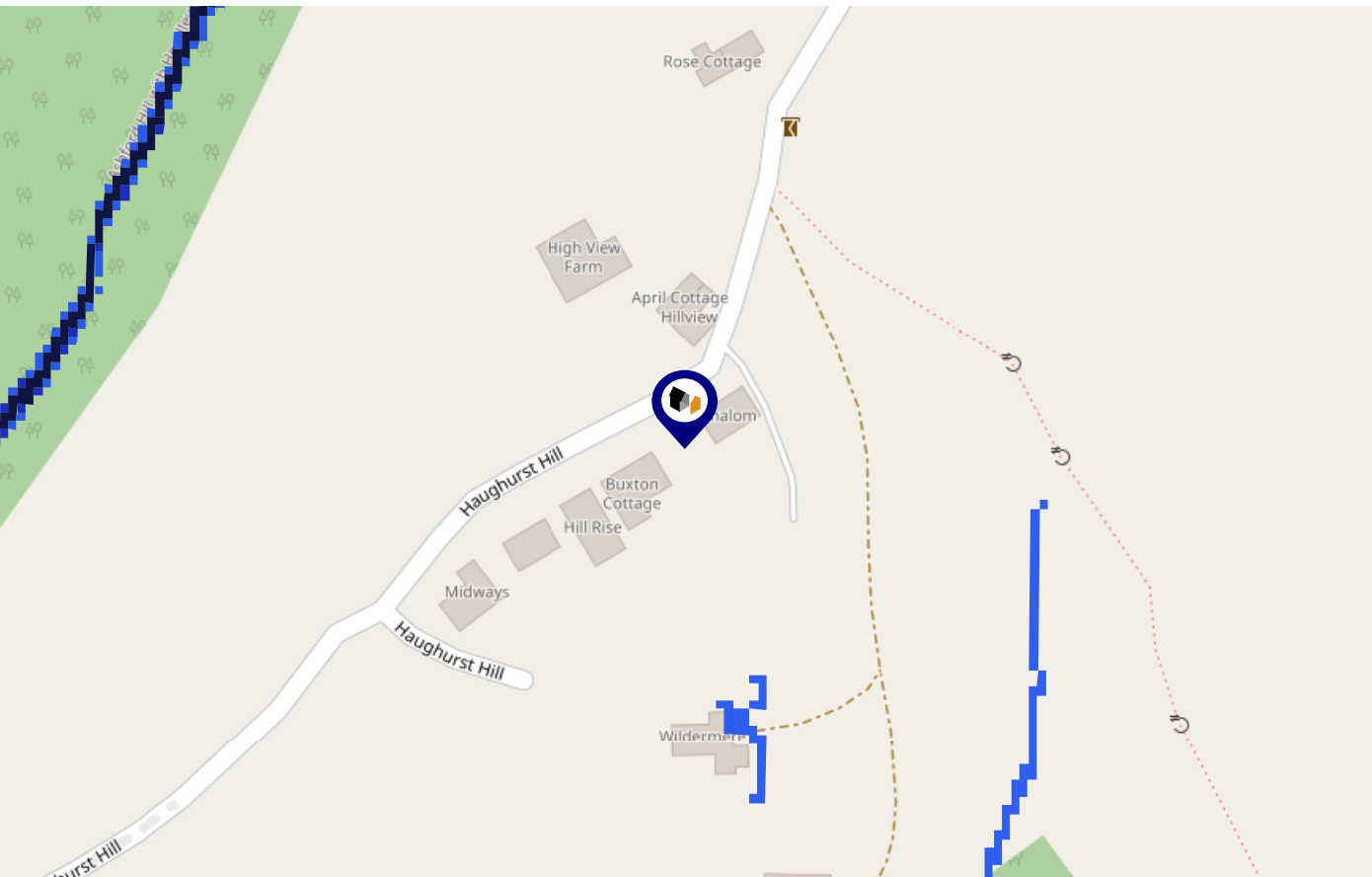


Flood Risk

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.

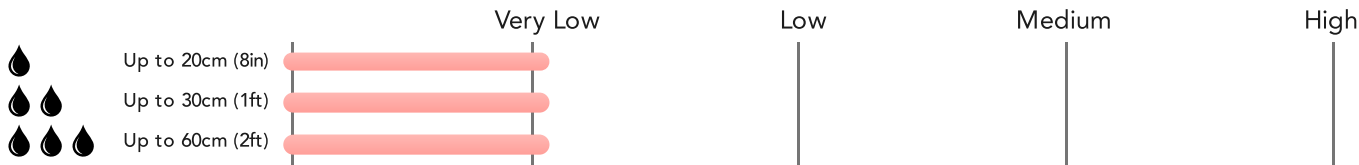


Risk Rating: Very low

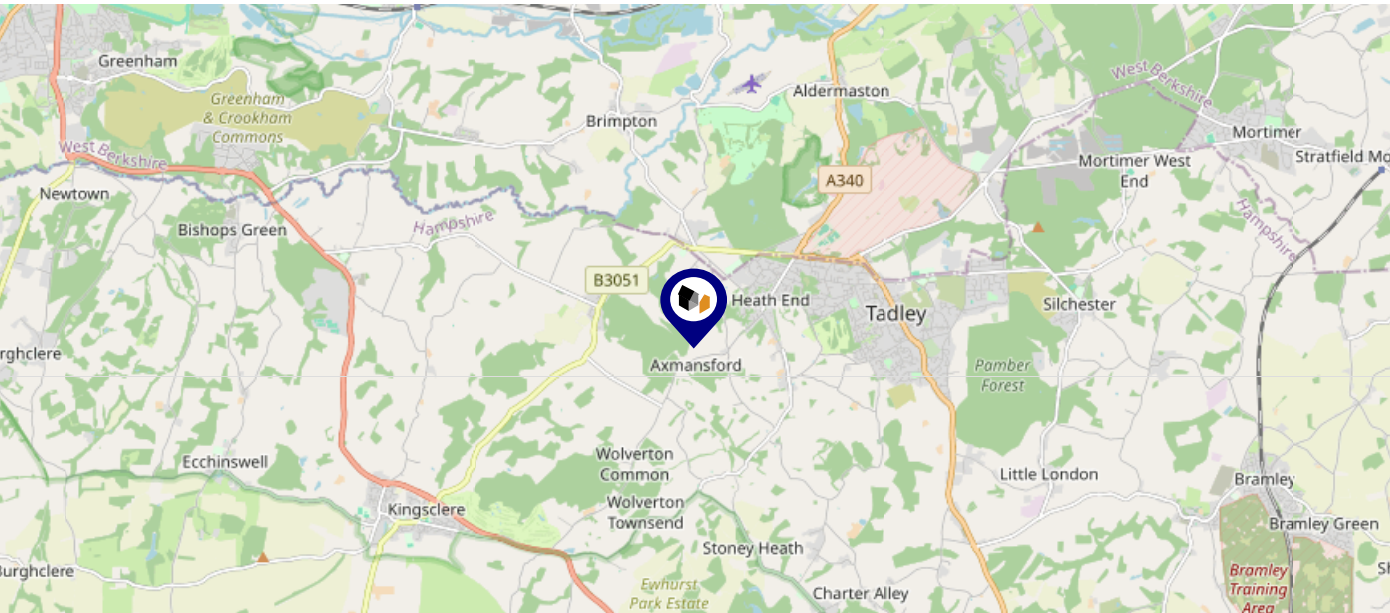
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



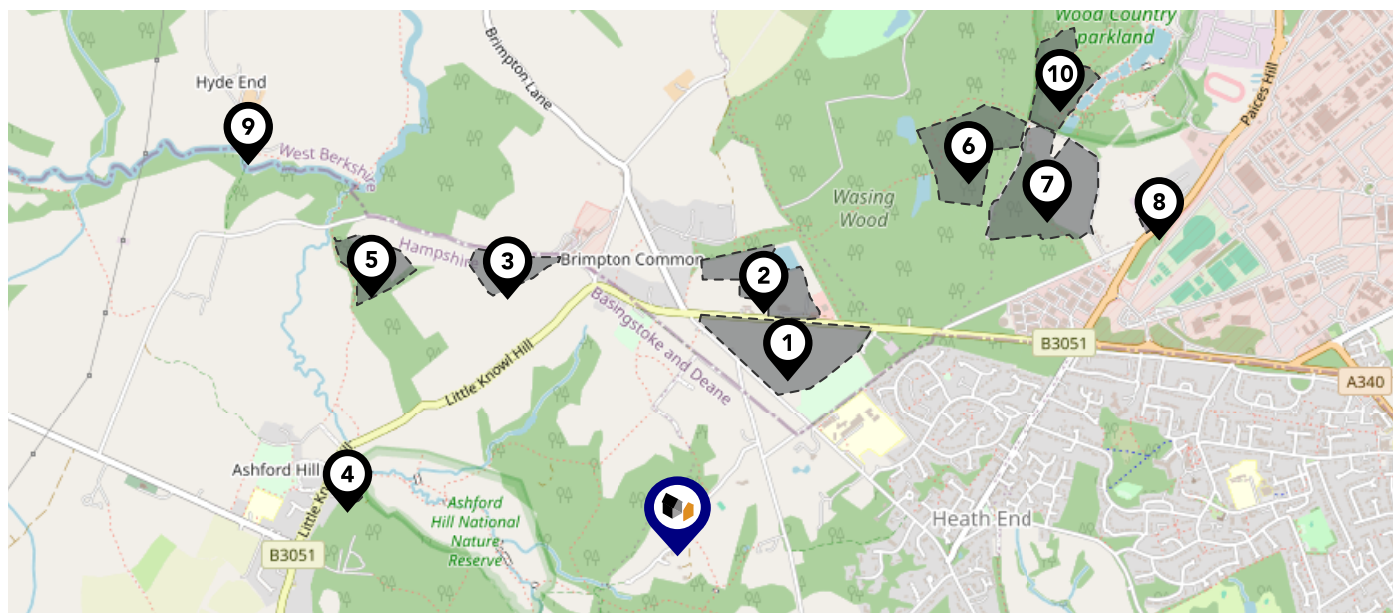
Nearby Green Belt Land

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.



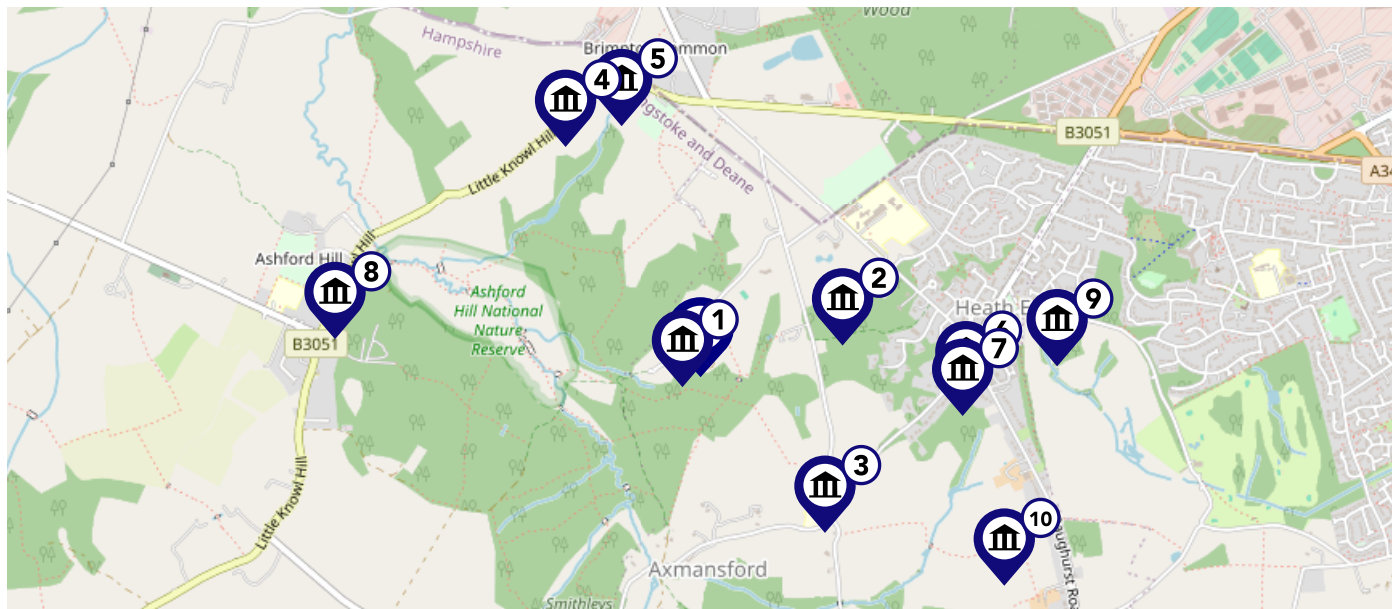
Nearby Landfill Sites

1	Larkwhistle Farm South-Larkwhistle Farm South, Brimpton, Berkshire	Historic Landfill	☐
2	Lakeside Farm-Brimpton Common, Reading, Berkshire	Historic Landfill	☐
3	Hockford Lane-Ashford Hill, Newbury, Oxfordshire	Historic Landfill	☐
4	Plot 7317 adjacent to Holt End House-Holt End House, Ashford Hill, Hampshire	Historic Landfill	☐
5	Hines Copse-Hockford Lane, Ashford Hill, Heath End, Hampshire	Historic Landfill	☐
6	Budds Plantation No.2-Heath End, Berkshire	Historic Landfill	☐
7	Budds Plantation No.1-Heath End, Berkshire	Historic Landfill	☐
8	Paices Hill-Aldermaston, Reading, Berkshire	Historic Landfill	☐
9	Hyde End Farm-Hyde End, Berkshire	Historic Landfill	☐
10	Youngs Landfill No.1-Paices Hill, Aldermaston, Berkshire	Historic Landfill	☐

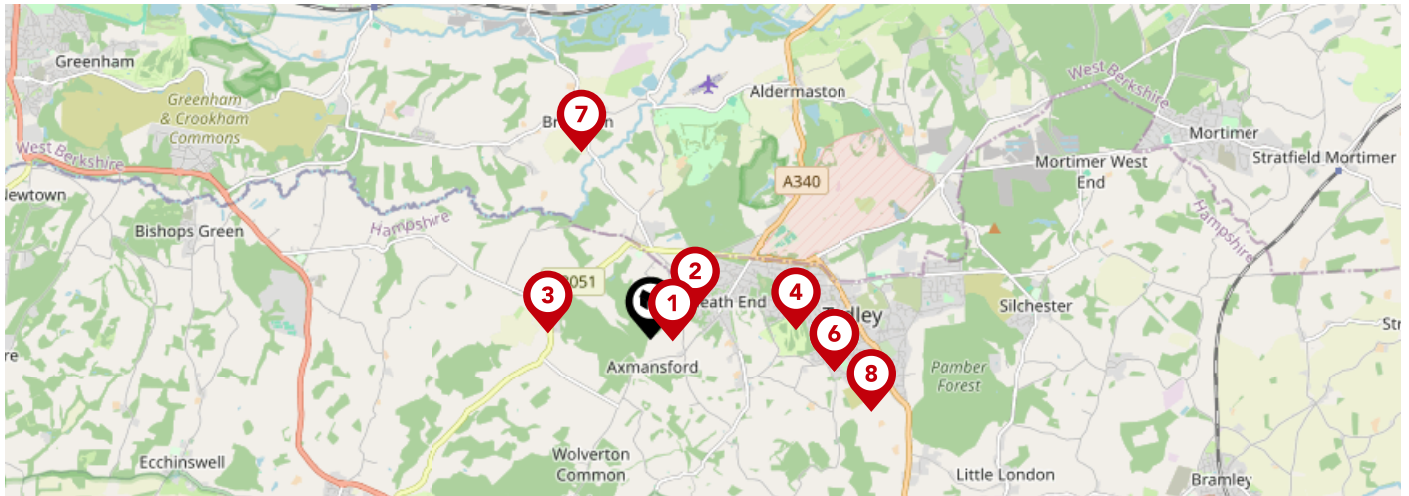
Maps

Listed Buildings

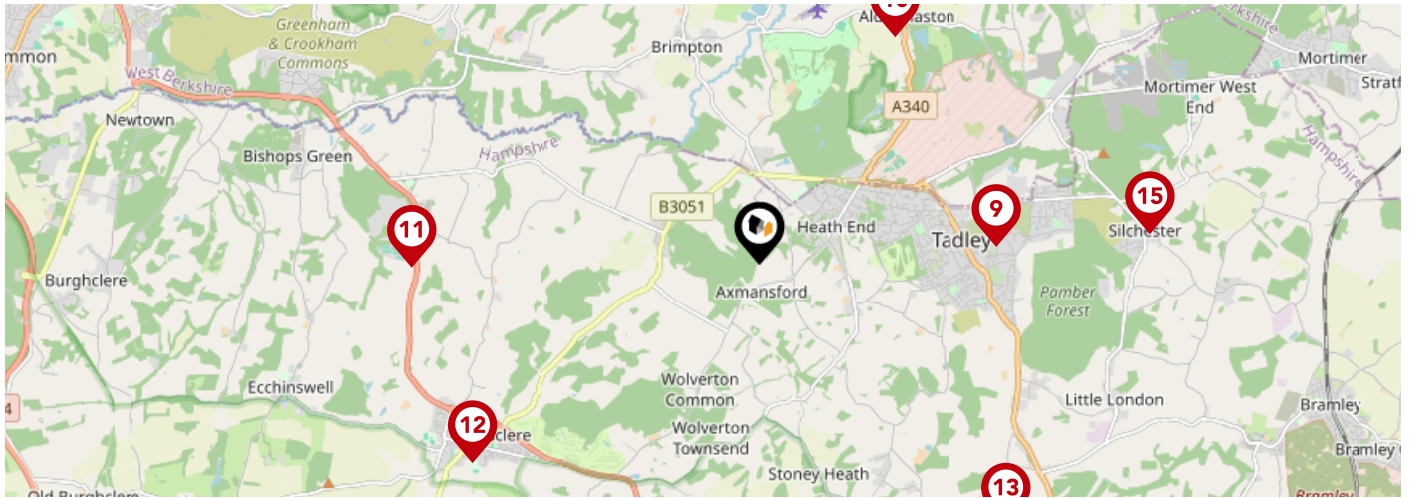
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1031545 - Midways	Grade II	0.0 miles
 1092599 - Newbies And West Newbies	Grade II	0.4 miles
 1179745 - Inhurst Farmhouse	Grade II	0.5 miles
 1092495 - Ashford Hill Farmhouse	Grade II	0.6 miles
 1166681 - Pineapple Public House	Grade II	0.6 miles
 1391452 - War Memorial	Grade II	0.6 miles
 1092594 - Corner Cottage	Grade II	0.6 miles
 1092494 - The Holt	Grade II	0.8 miles
 1092435 - St Johns	Grade II	0.8 miles
 1092595 - Curtis Cottage	Grade II	0.9 miles



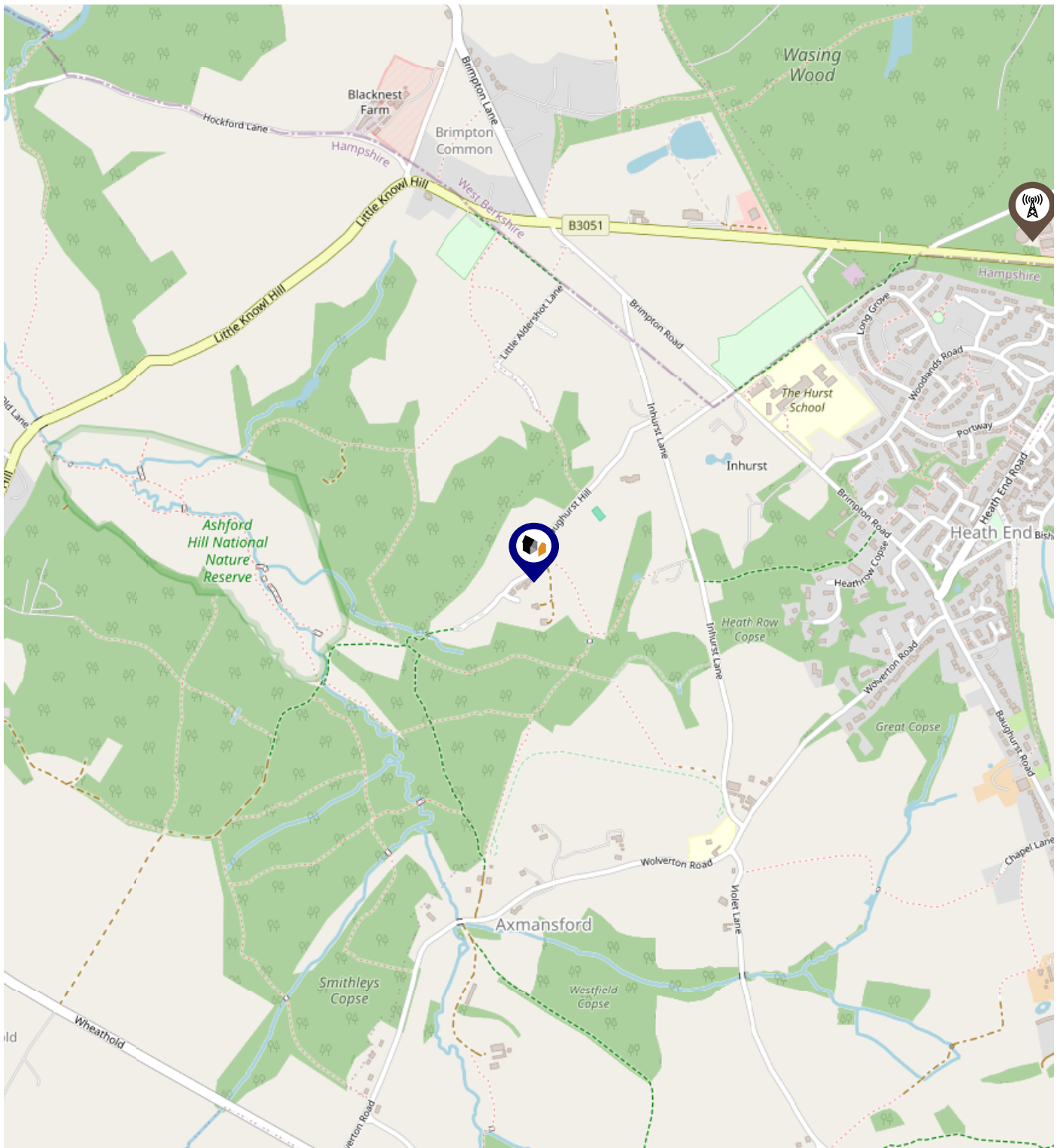
		Nursery	Primary	Secondary	College	Private
1	Grantham Farm Montessori School Ofsted Rating: Good Pupils: 37 Distance:0.21	☐	☒	☐	☐	☐
2	The Hurst School Ofsted Rating: Good Pupils: 1014 Distance:0.5	☐	☐	☒	☐	☐
3	Ashford Hill Primary School Ofsted Rating: Not Rated Pupils: 112 Distance:0.96	☐	☒	☐	☐	☐
4	Burnham Copse Primary School Ofsted Rating: Good Pupils: 310 Distance:1.34	☐	☒	☐	☐	☐
5	Bishopswood Junior School Ofsted Rating: Good Pupils: 246 Distance:1.73	☐	☒	☐	☐	☐
6	Bishopswood Infant School Ofsted Rating: Good Pupils: 175 Distance:1.73	☐	☒	☐	☐	☐
7	Brimpton C.E. Primary School Ofsted Rating: Good Pupils: 52 Distance:1.85	☐	☒	☐	☐	☐
8	Tadley Community Primary School Ofsted Rating: Good Pupils: 240 Distance:2.14	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Tadley Court School Ofsted Rating: Good Pupils: 68 Distance:2.2	☐	☐	☒	☐	☐
	Aldermaston C.E. Primary School Ofsted Rating: Good Pupils: 106 Distance:2.45	☐	☒	☐	☐	☐
	Cheam School Ofsted Rating: Not Rated Pupils: 380 Distance:3.22	☐	☐	☒	☐	☐
	Kingsclere Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:3.24	☐	☒	☐	☐	☐
	The Priory Primary School Ofsted Rating: Good Pupils: 188 Distance:3.33	☐	☒	☐	☐	☐
	Elstree School Ofsted Rating: Not Rated Pupils: 306 Distance:3.52	☐	☐	☒	☐	☐
	Silchester Church of England Primary School Ofsted Rating: Good Pupils: 178 Distance:3.63	☐	☒	☐	☐	☐
	Woolhampton C.E. Primary School Ofsted Rating: Good Pupils: 102 Distance:3.65	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

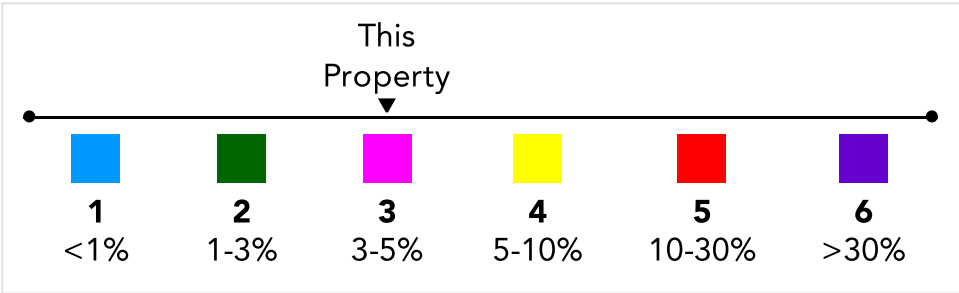
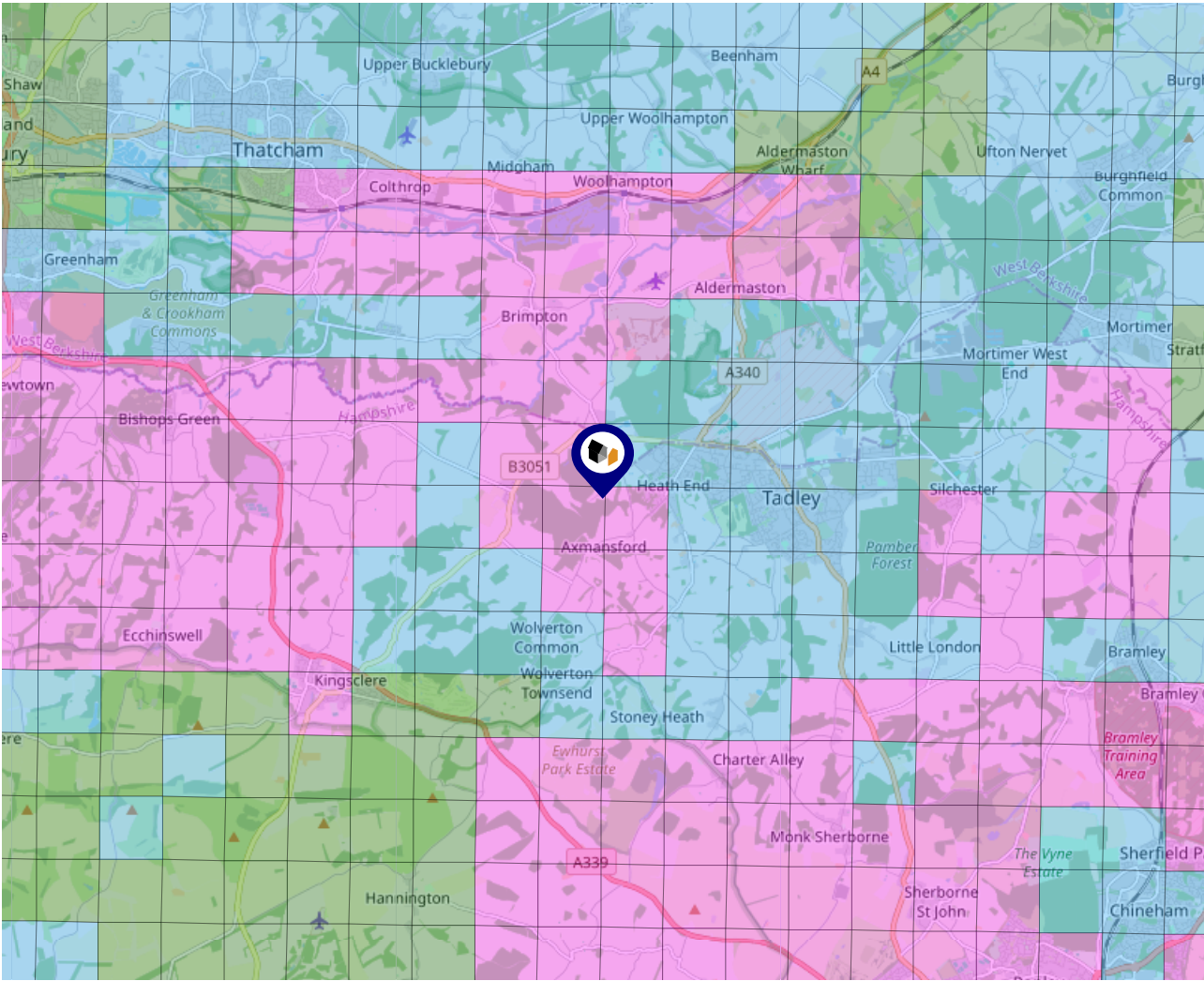


Key:

-  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

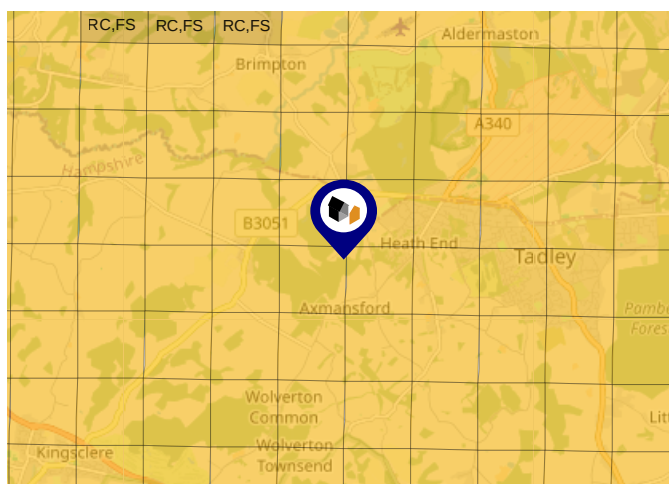


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT TO MEDIUM		

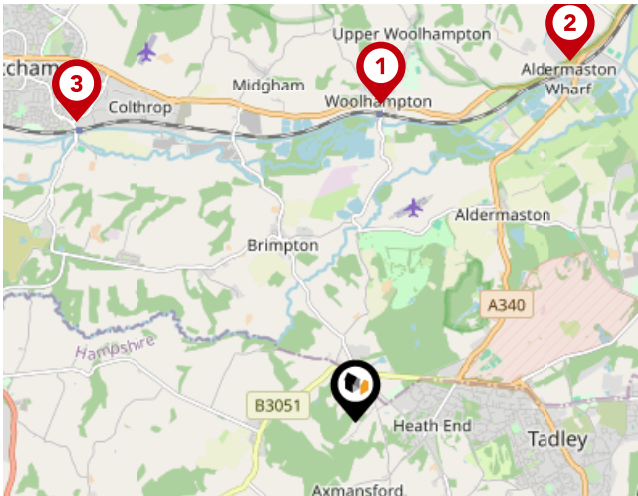


Primary Classifications (Most Common Clay Types)

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

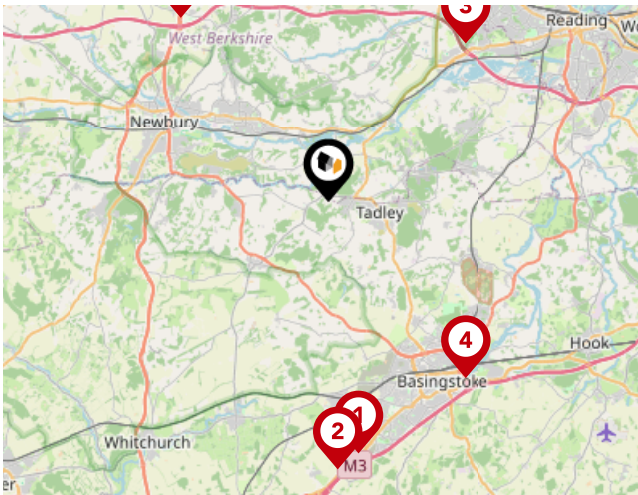
Area

Transport (National)



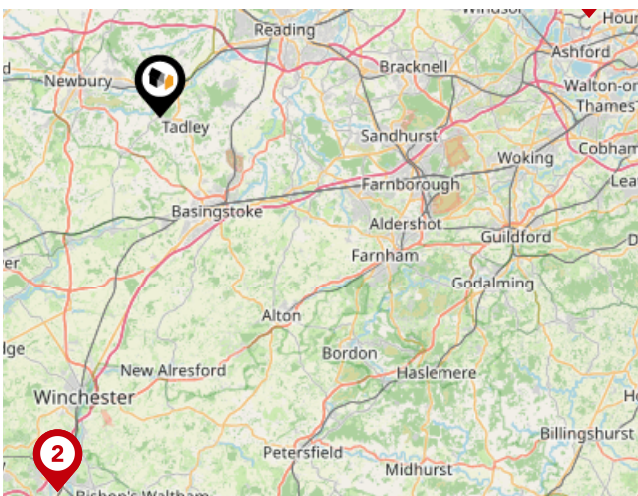
National Rail Stations

Pin	Name	Distance
1	Midgham Rail Station	2.95 miles
2	Aldermaston Rail Station	3.89 miles
3	Thatcham Rail Station	3.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J7	9.38 miles
2	M3 J8	9.92 miles
3	M4 J12	7.8 miles
4	M3 J6	8.25 miles
5	M4 J13	8.78 miles

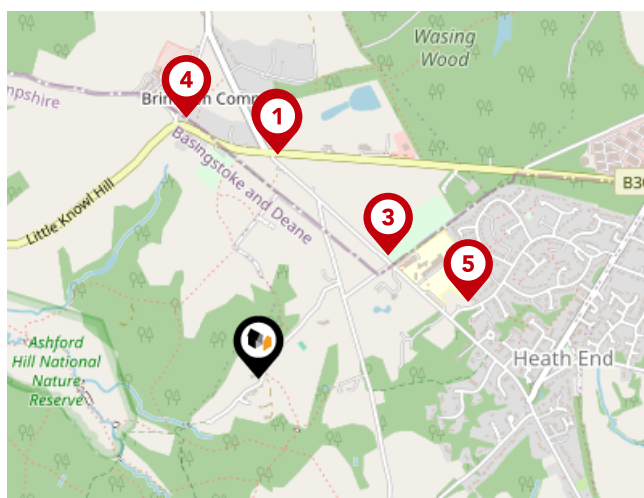


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	28.93 miles
2	Southampton Airport	28.93 miles
3	Heathrow Airport	32.6 miles
4	Heathrow Airport Terminal 4	32.58 miles

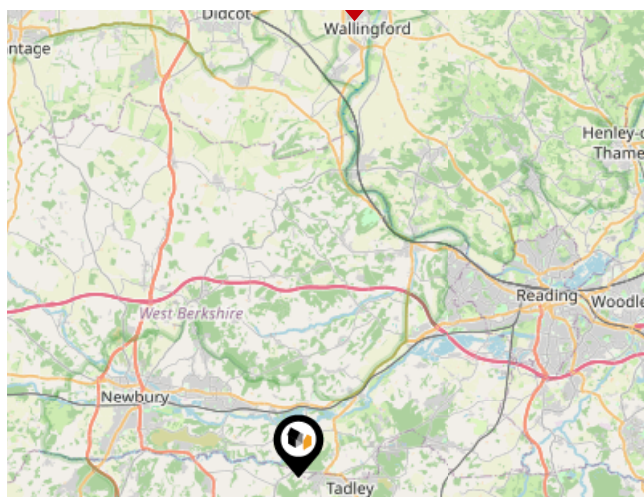
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Little Aldershot Lane	0.52 miles
2	Little Aldershot Lane	0.53 miles
3	The Hurst Community College	0.41 miles
4	The Pineapple Inn	0.63 miles
5	Brimpton Road	0.52 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	17.03 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Avocado Property

07545 349240

ollie@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

