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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd March 2026

HONEY BEE STREET, CALCOT, READING, RG31

Avocado Property

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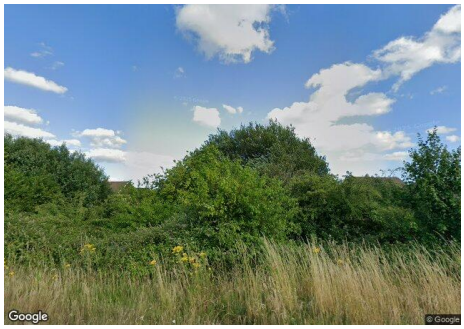
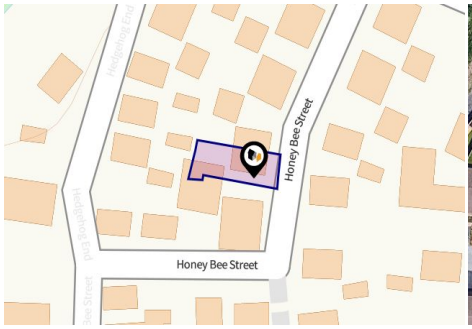
Property
Overview





Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	904 ft^2 / 84 m^2		
Plot Area:	0.05 acres		
Year Built :	2021		
Council Tax :	Band D		
Annual Estimate:	£2,383		
Title Number:	BK518891		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	83	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***Honey Bee Street, Calcot, Reading, RG31***

Reference - 24/00120/HOUSE

Decision: Decided

Date: 22nd January 2024

Description:
Retrospective construction of garden office

Reference - 23/00304/HOUSE

Decision: Decided

Date: 10th February 2023

Description:
Retrospective: Proposed construction of garden office.

Reference - 24/01348/HOUSE

Decision: Decided

Date: 27th June 2024

Description:
Reduction in height of existing garden building

Reference - 24/00838/CERTP

Decision: Awaiting decision

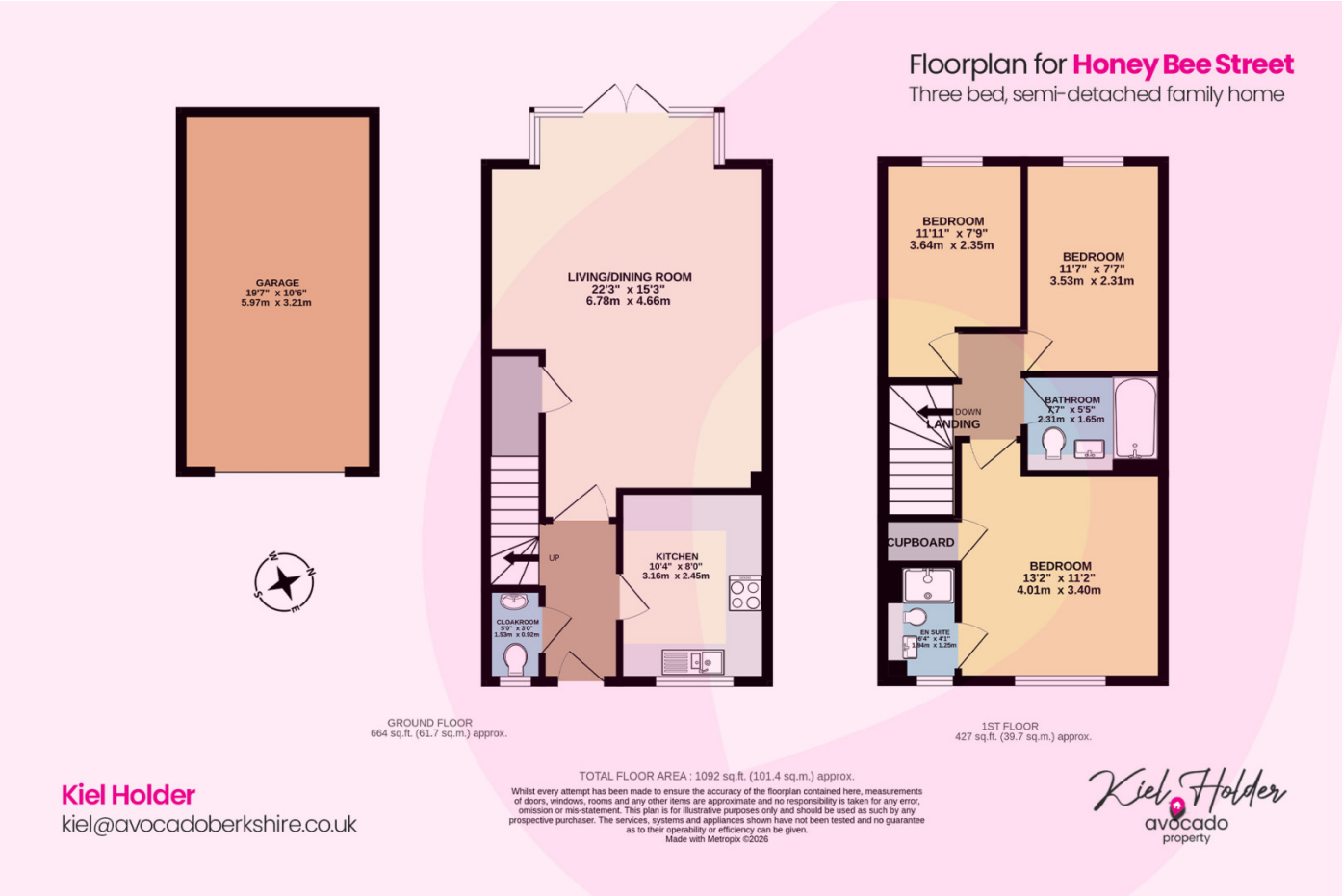
Date: 23rd April 2024

Description:
Reduction in height of existing garden building to 2.5M O/A to meet with GPDO guidelines.

Gallery
Photos

Gallery
Floorplan

HONEY BEE STREET, CALCOT, READING, RG31



Property
EPC - Certificate

Honey Bee Street, Calcot, RG31

Energy rating

B

Valid until 14.11.2031

Score	Energy rating	Current	Potential
92+	A		96 | A
81-91	B	84 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

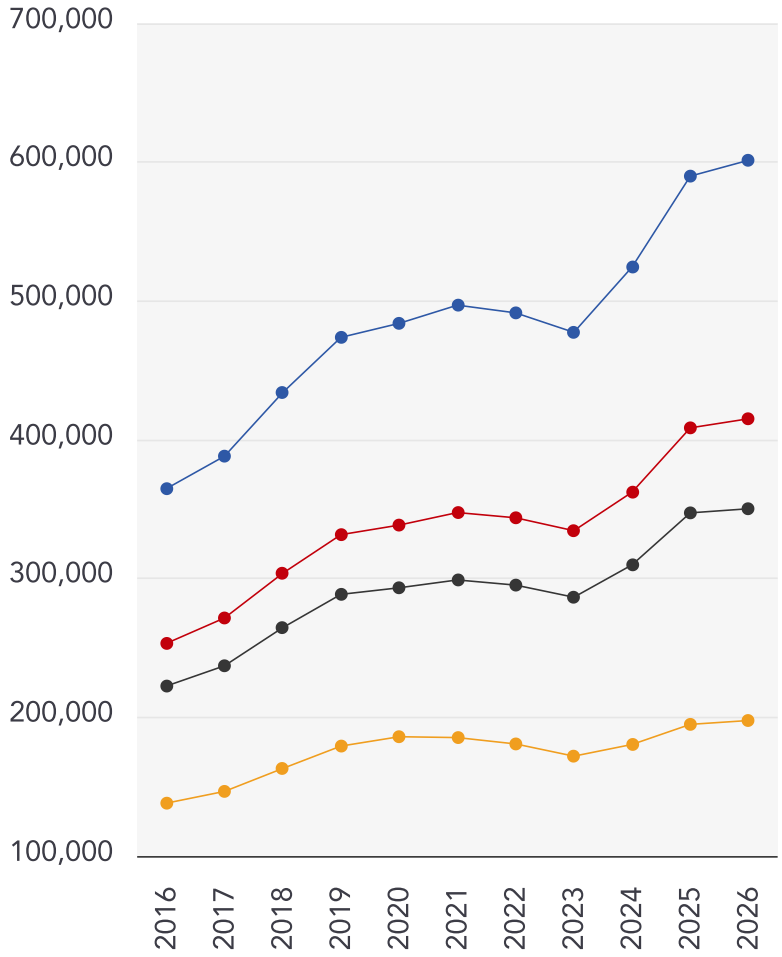
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 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 0.13 W/m-Â¦K
Total Floor Area:	84 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in RG31



Detached

+64.88%

Semi-Detached

+63.92%

Terraced

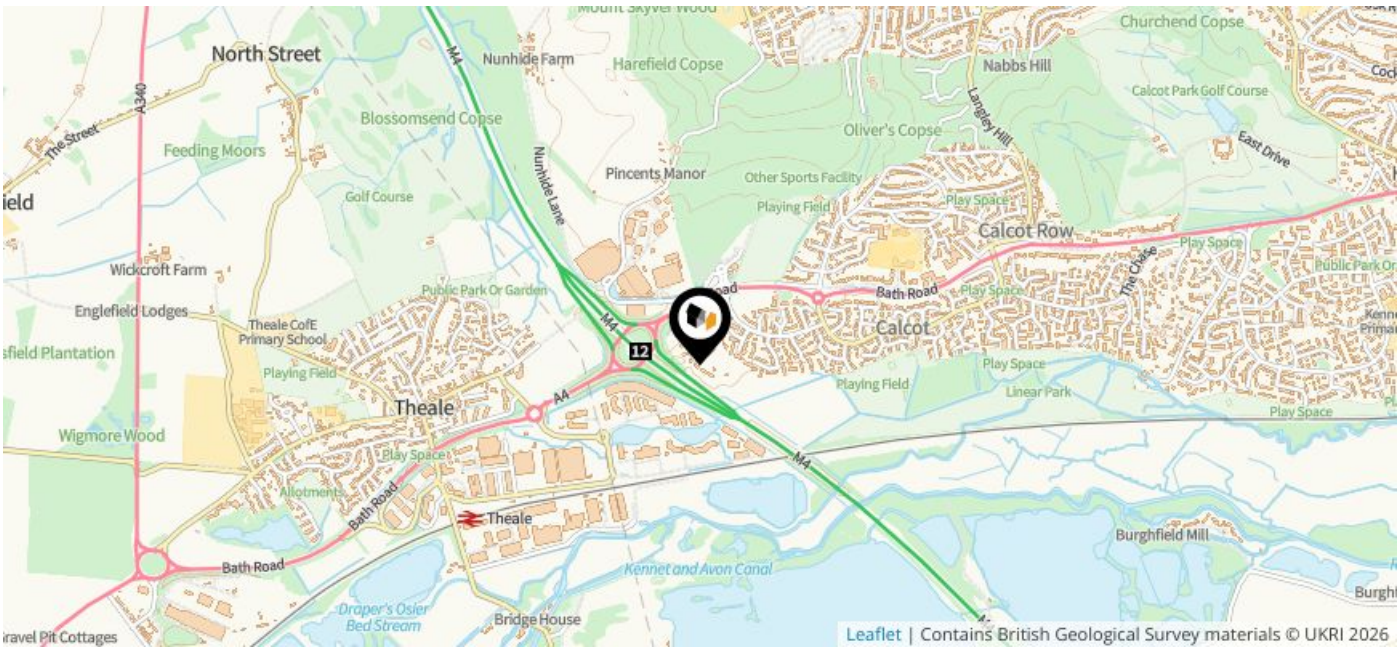
+57.43%

Flat

+43.13%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

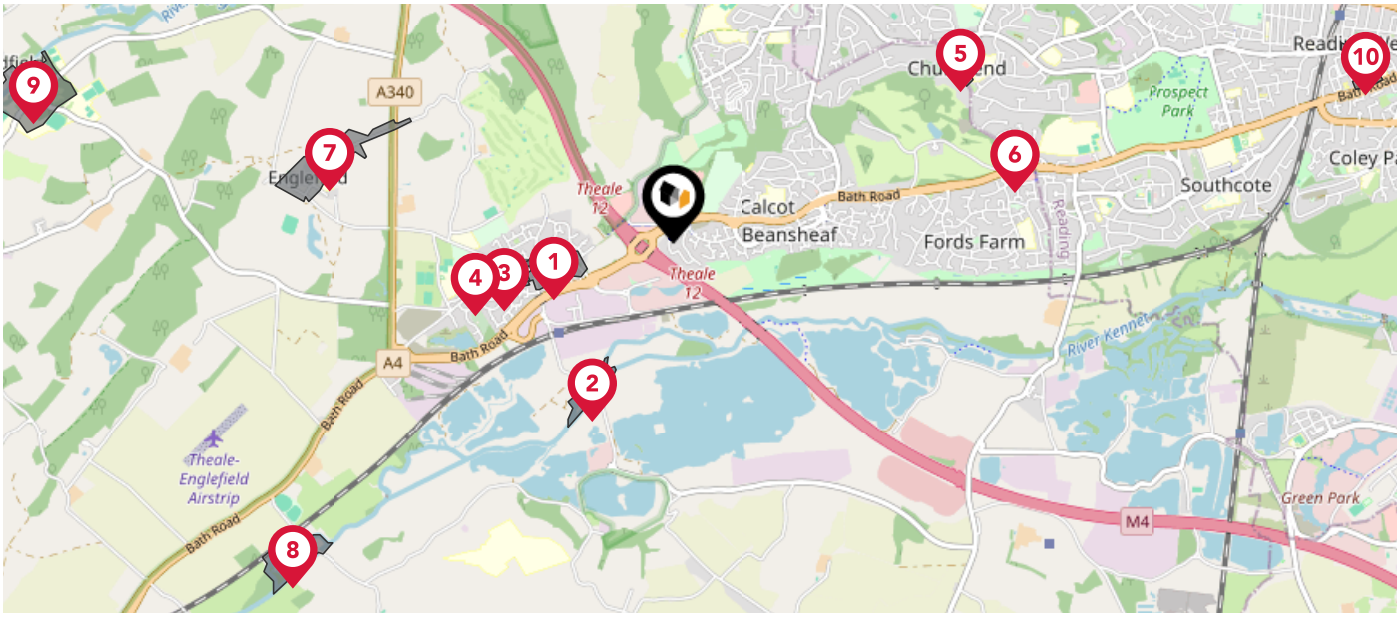
- Adit
- Gutter Pit
- Shaft

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

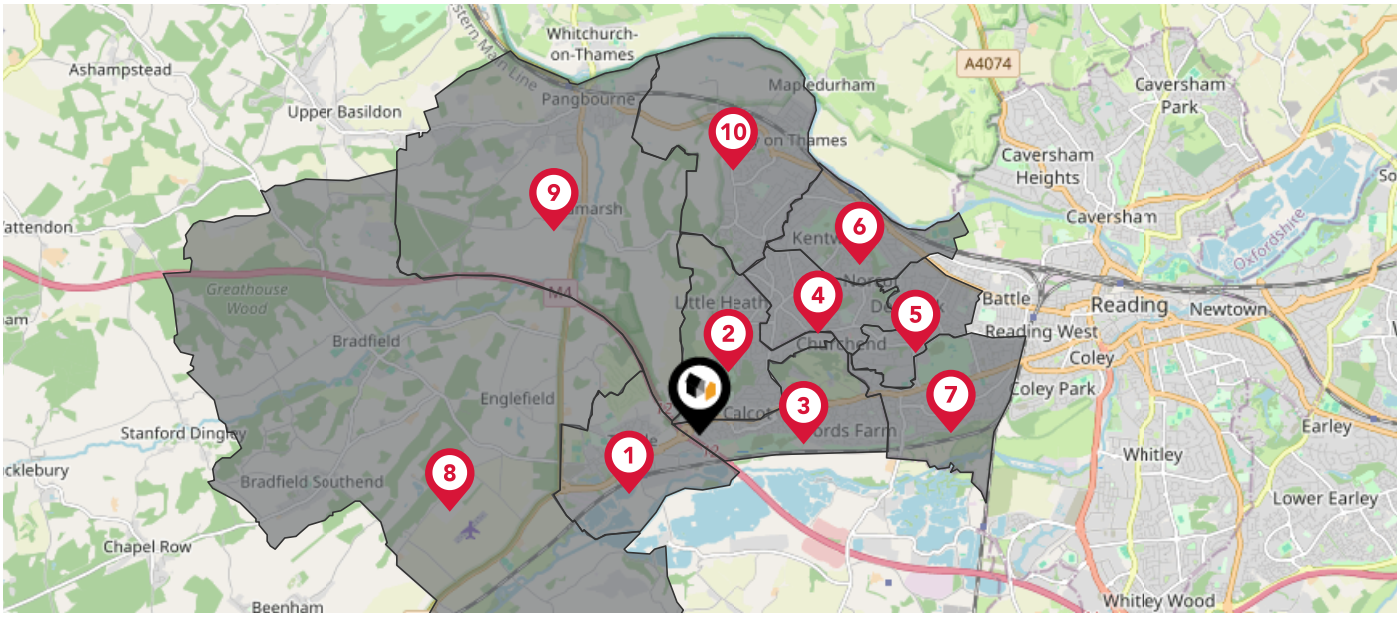
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Theale High Street / Blossom Lane
2	Sheffield Bridge
3	Holy Trinity, Theale
4	The Lamb, Theale
5	Routh Lane
6	Horncastle
7	Englefield
8	Tyle Mill
9	Bradfield
10	Downshire Square

Maps
Council Wards

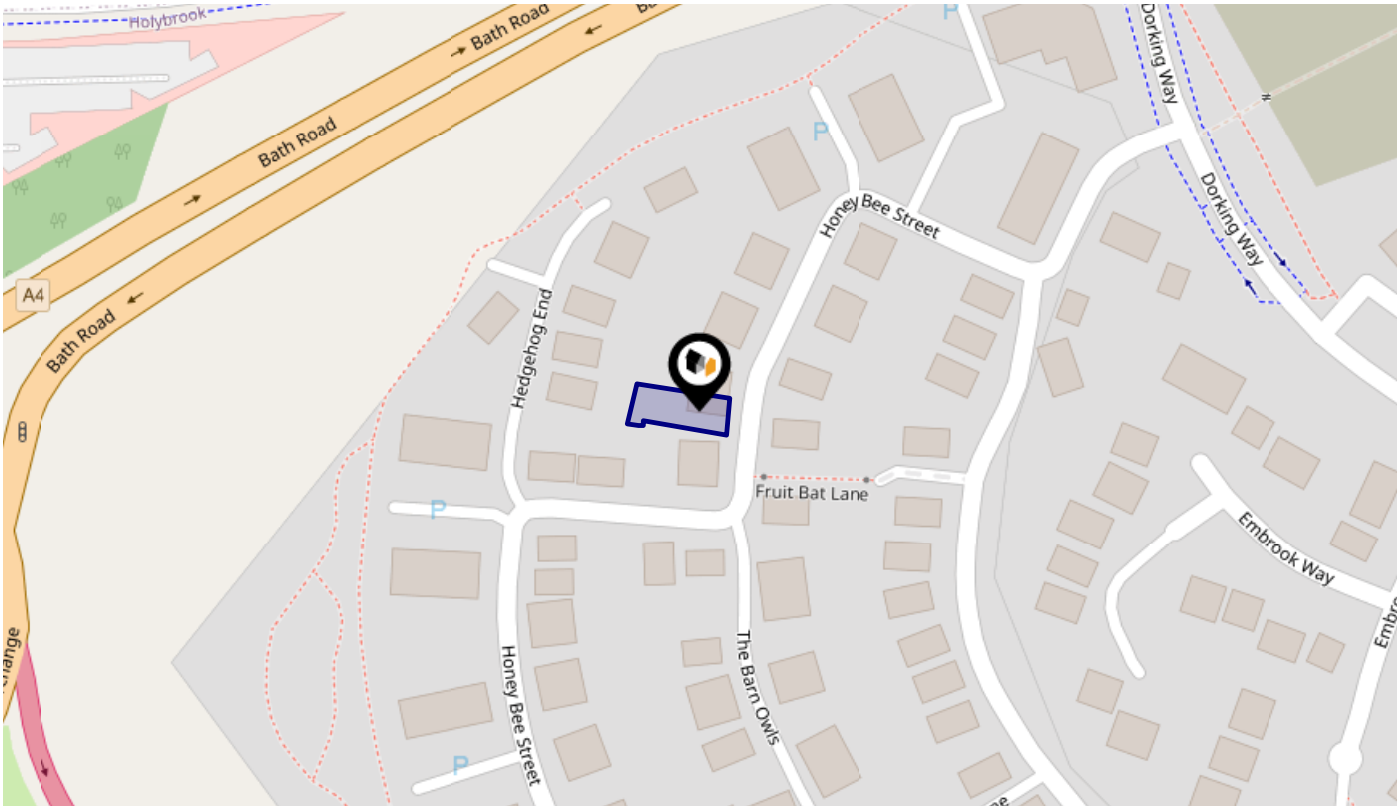
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Theale Ward
2	Tilehurst Birch Copse Ward
3	Tilehurst South & Holybrook Ward
4	Tilehurst Ward
5	Norcot Ward
6	Kentwood Ward
7	Southcote Ward
8	Bradfield Ward
9	Pangbourne Ward
10	Tilehurst & Purley 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.

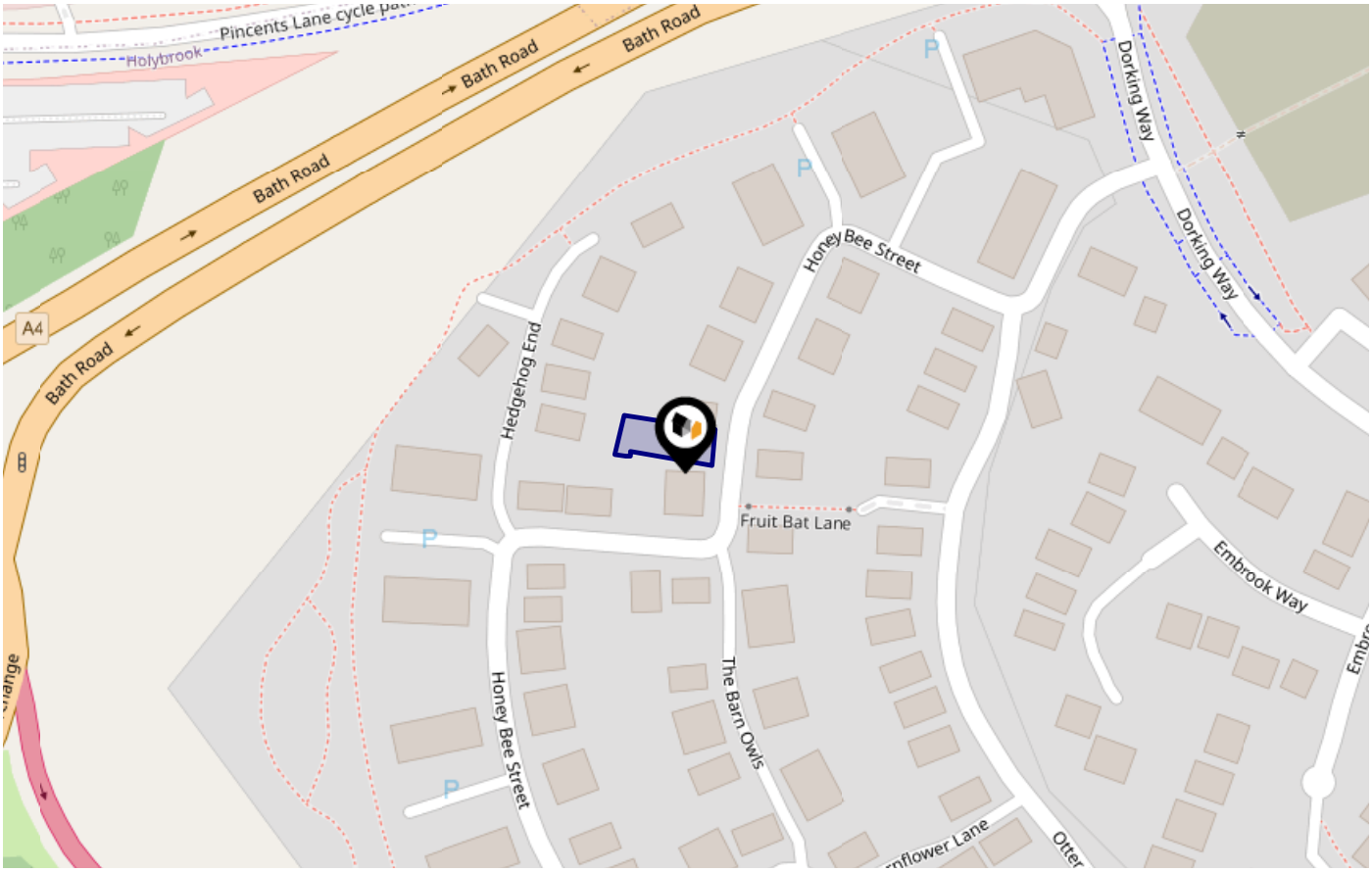
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

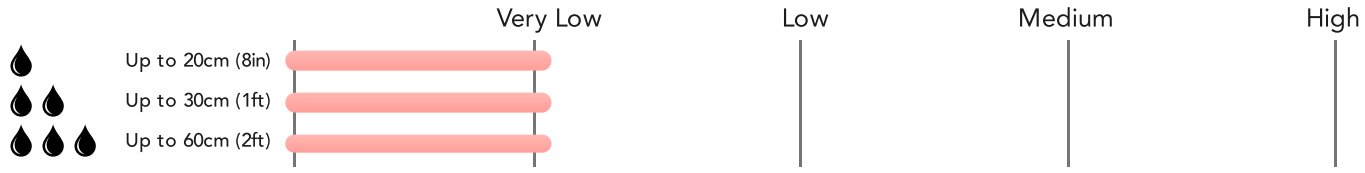


Risk Rating: Very low

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.

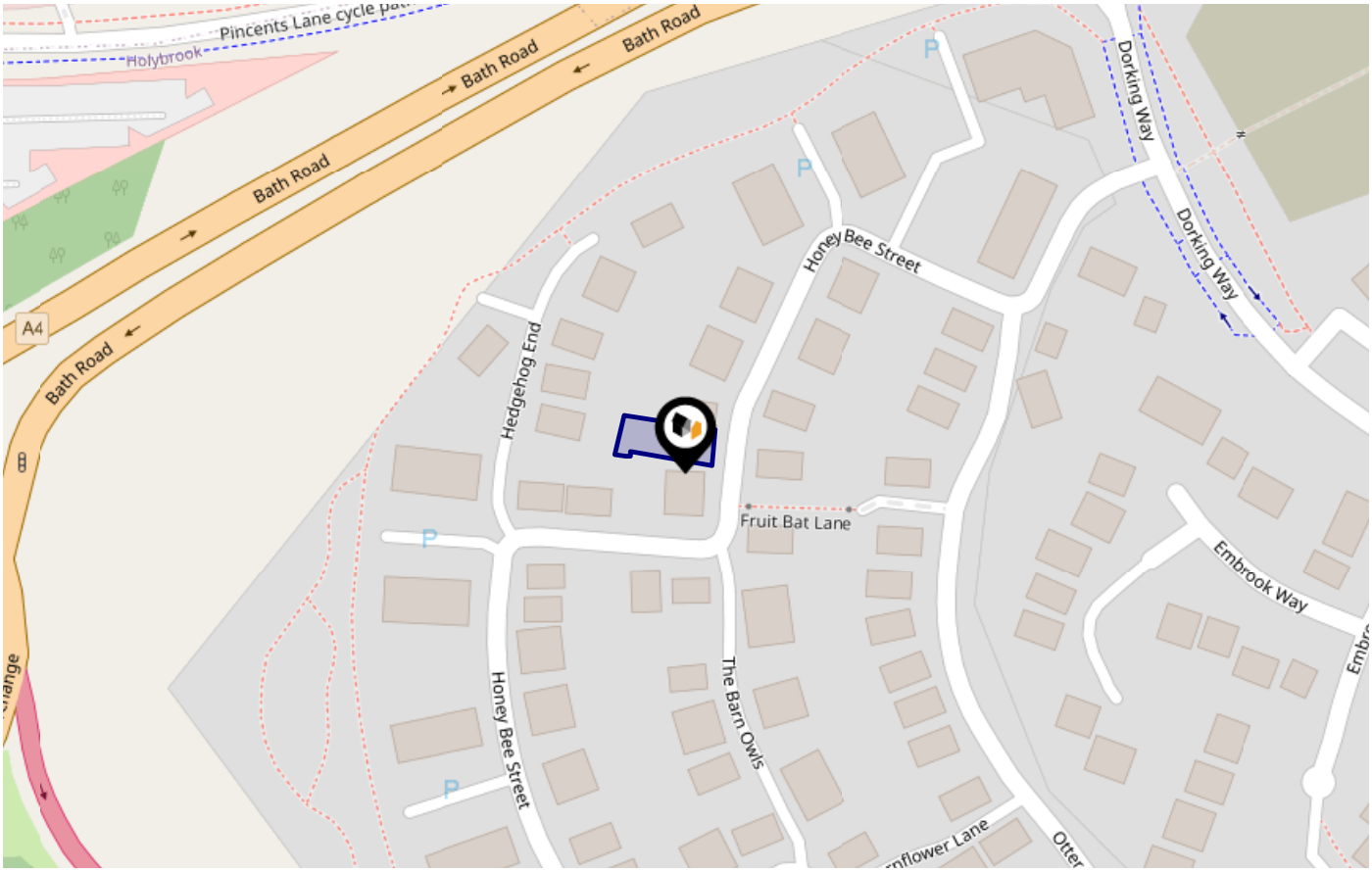
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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.



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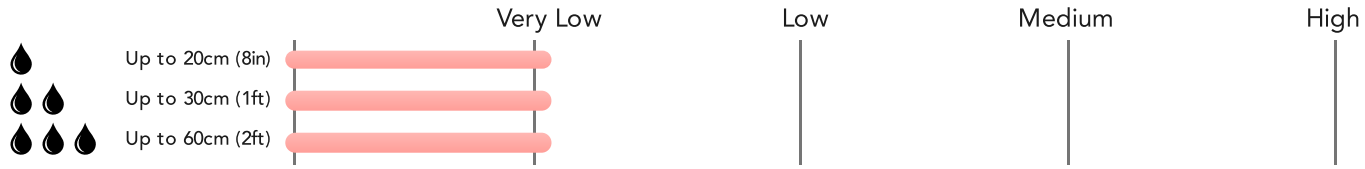
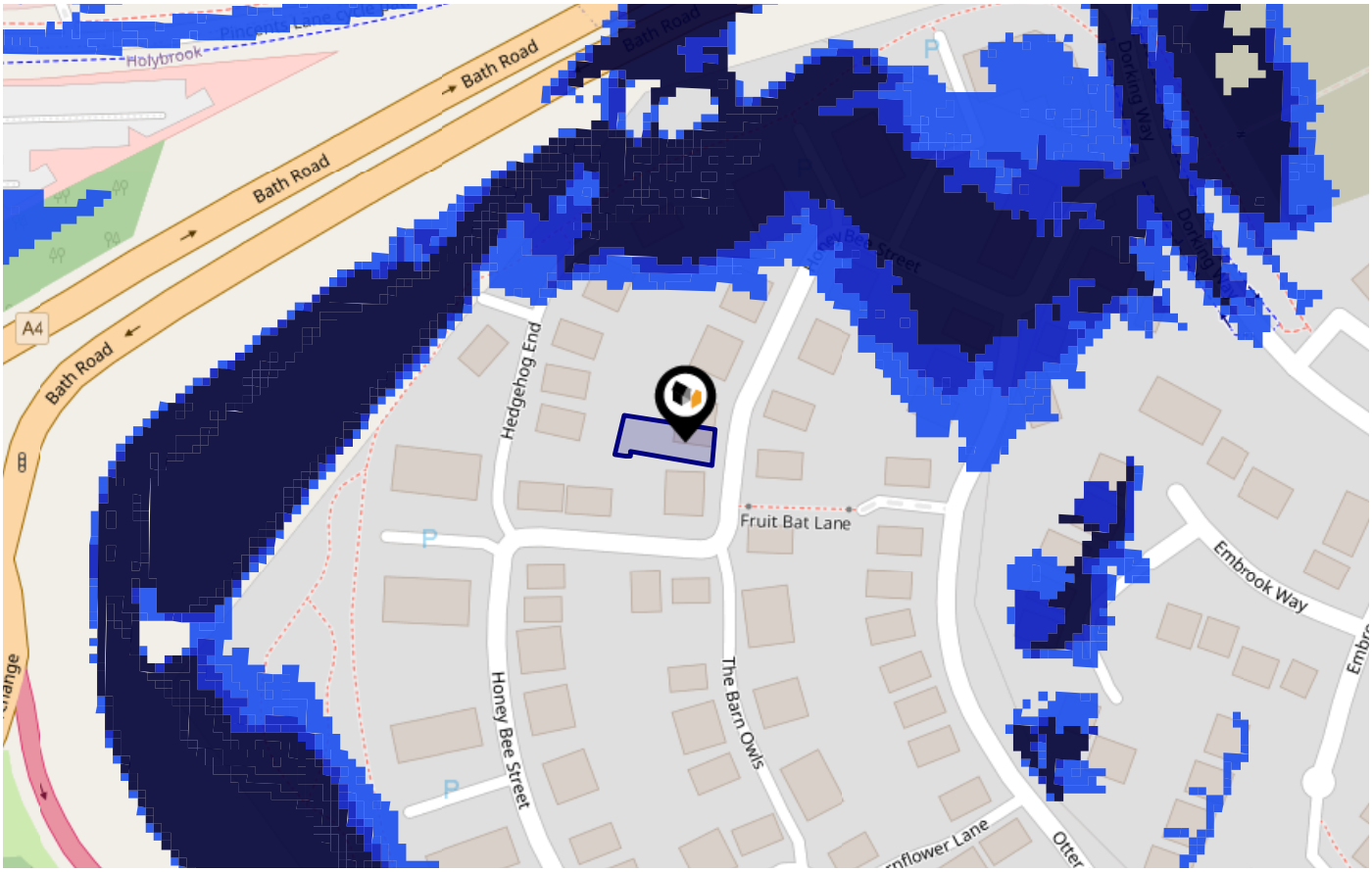


Flood Risk
Surface Water - Flood Risk

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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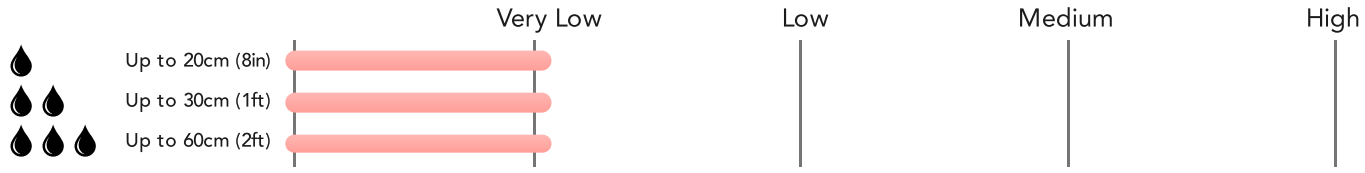
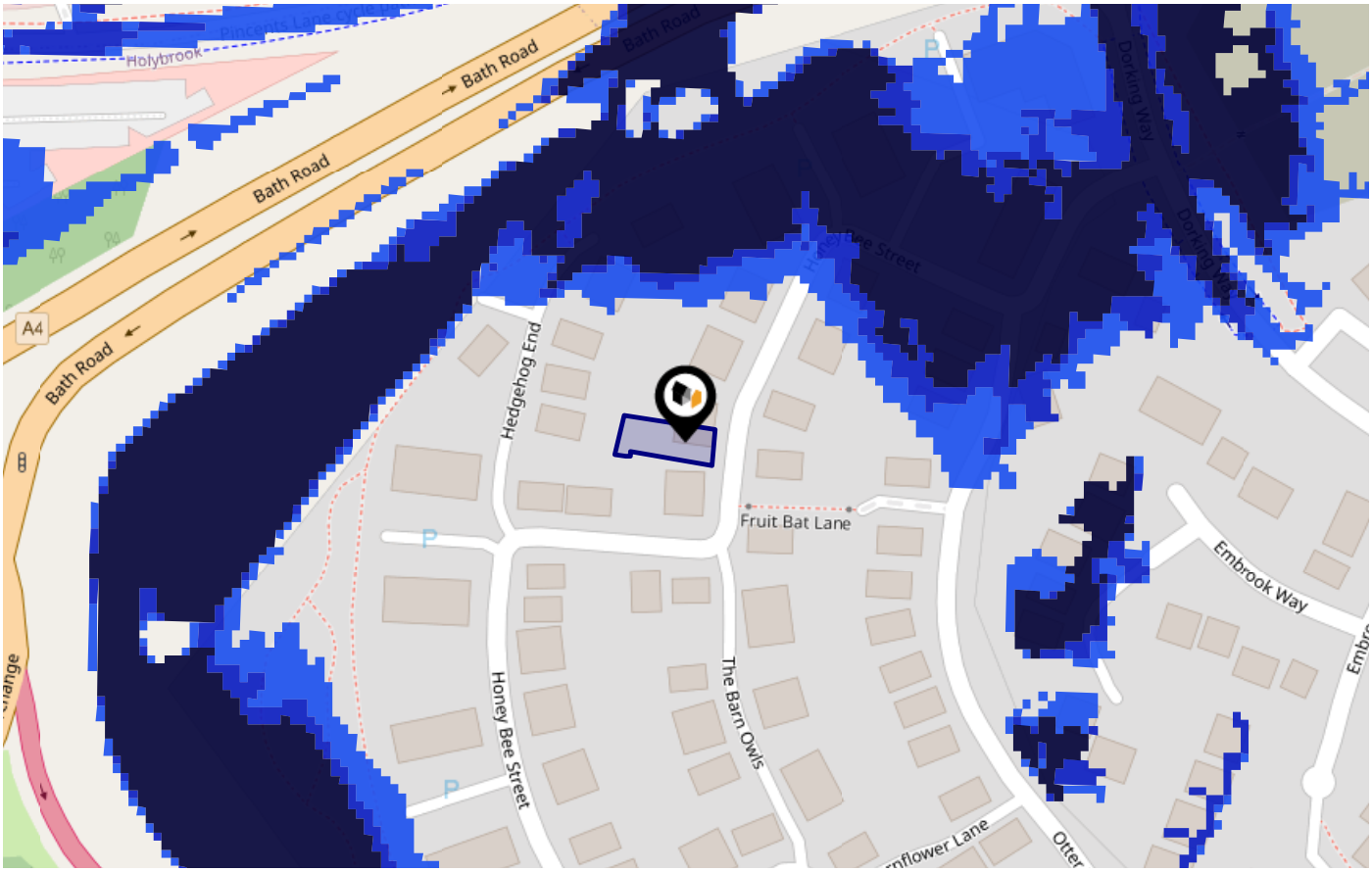


Flood Risk
Surface Water - Climate Change

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.



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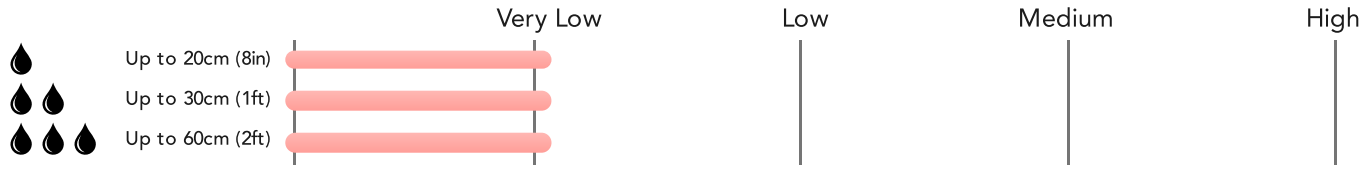
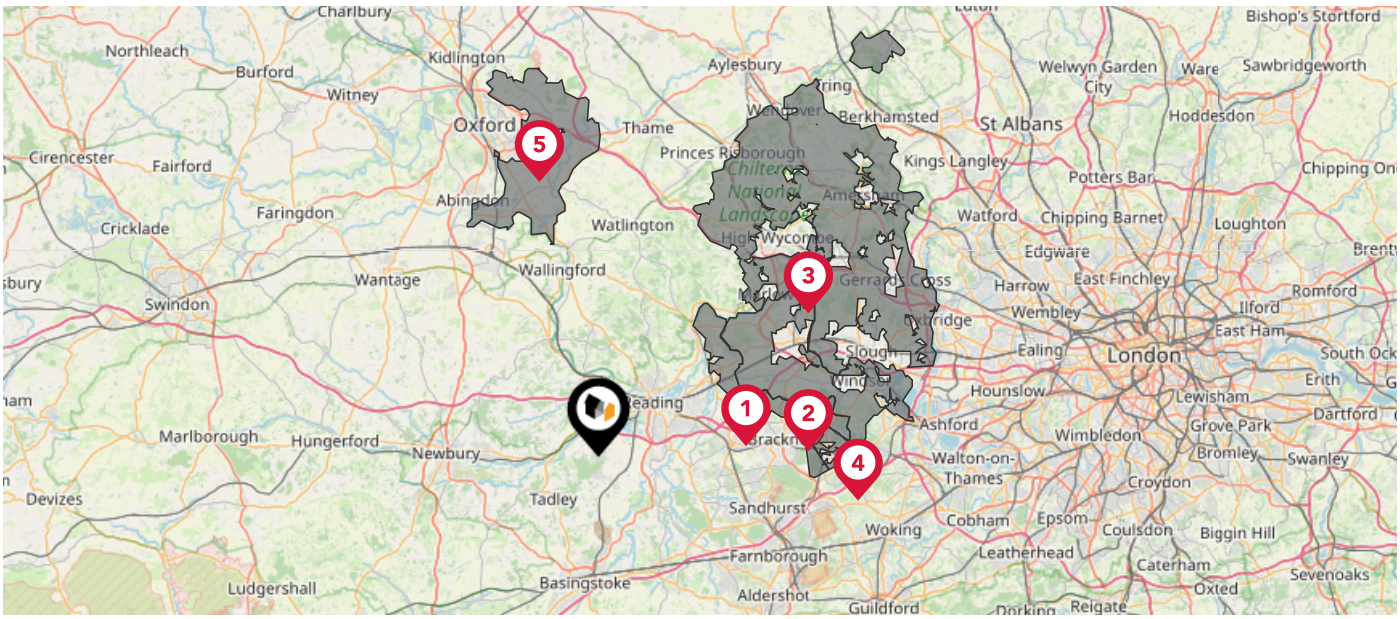


Maps
Green Belt

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	Oxford Green Belt - South Oxfordshire

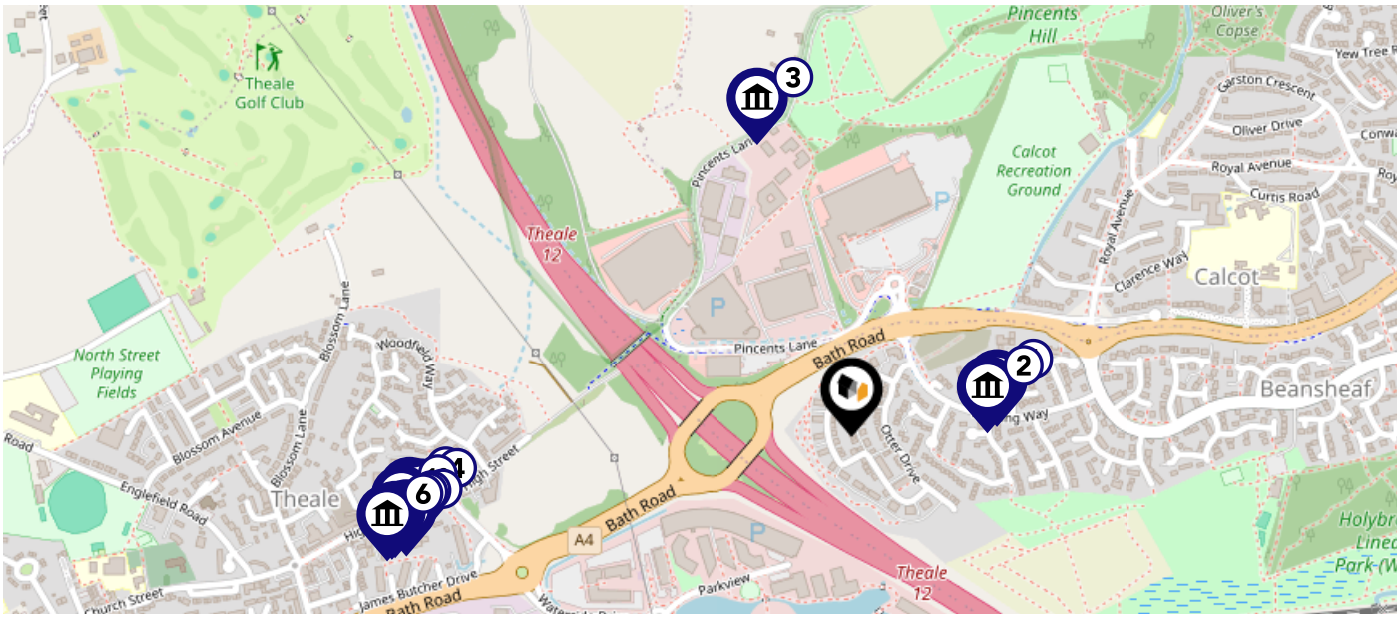
Maps
Landfill Sites

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	Nunhide Lane, Calcot-Sulham, Reading, Berkshire	Historic Landfill
2	Clarence Way-Calcot, Reading, Berkshire	Historic Landfill
3	Behind the High Street-Theale, Berkshire	Historic Landfill
4	Mulberry Way-Theale, Berkshire	Historic Landfill
5	Volunteer Inn-Theale, Berkshire	Historic Landfill
6	The Hanger Station Road-Theale, Berkshire	Historic Landfill
7	The Hanger Station Road-Theale, Berkshire	Historic Landfill
8	Ex British Rail Site No.1-Theale, Berkshire	Historic Landfill
9	EA/EPR/BP3092LX/V008 - Alan Hadley Ltd__	Active Landfill
10	Ex British Rail Site No.2-Theale, Berkshire	Historic Landfill

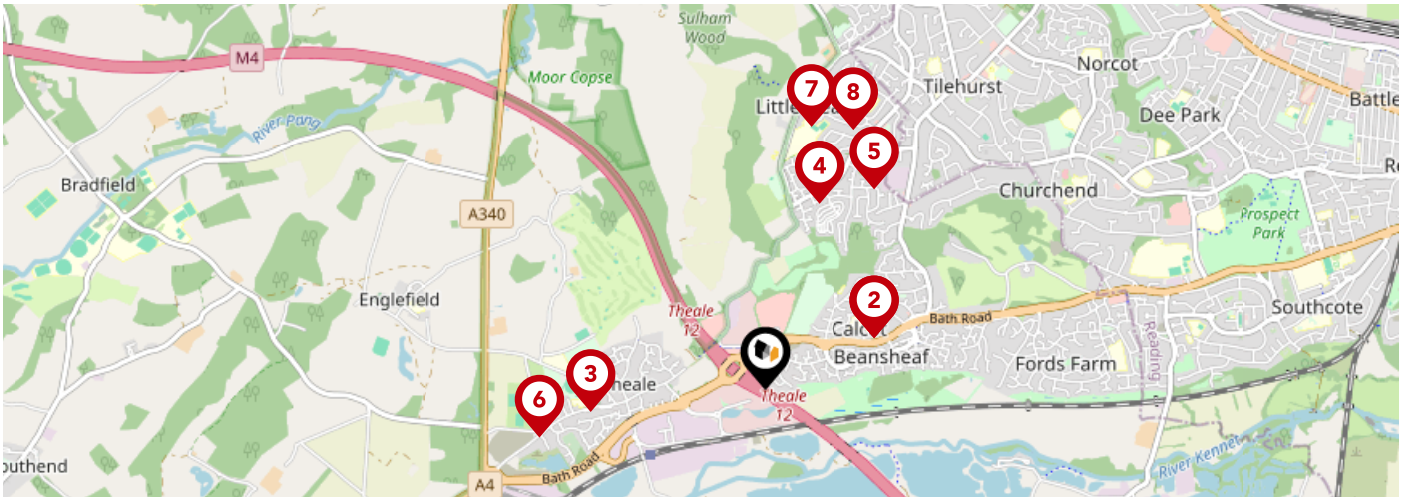
Maps
Listed Buildings

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



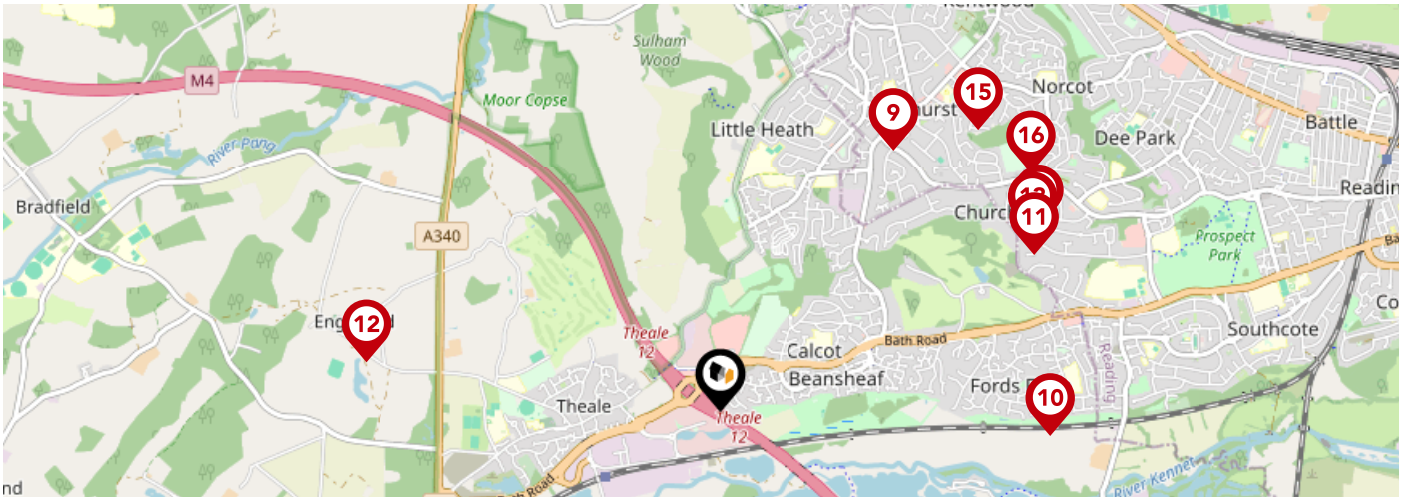
Listed Buildings in the local district	Grade	Distance
1 1214865 - Beansheaf Farmhouse	Grade II	0.2 miles
2 1214867 - Granary Approximately 10 Metres To South West Of Beansheaf Farmhouse	Grade II	0.2 miles
3 1215985 - Pincents Farmhouse	Grade II	0.4 miles
4 1215213 - 49, High Street	Grade II	0.5 miles
5 1215214 - 50, High Street	Grade II	0.5 miles
6 1288048 - 48, High Street	Grade II	0.5 miles
7 1288072 - Lukers	Grade II	0.5 miles
8 1215215 - 58, 58a, And 58b, High Street	Grade II	0.5 miles
9 1215581 - Melrose Cottage	Grade II	0.5 miles
10 1215212 - 43 And 45, High Street	Grade II	0.5 miles

Area
Schools



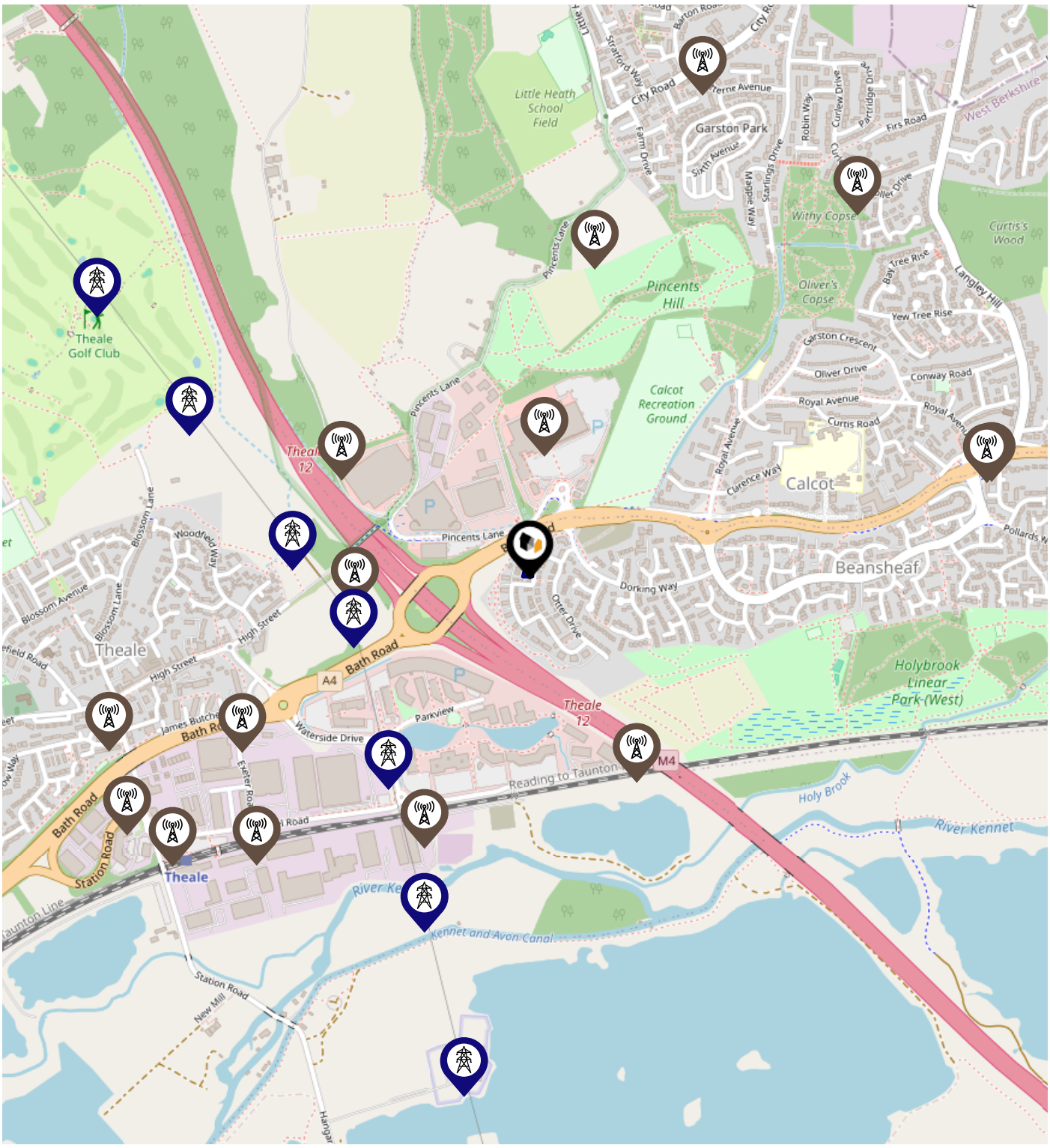
	Nursery	Primary	Secondary	College	Private
1 **Calcot Infant School and Nursery** Ofsted Rating: Good | Pupils: 227 | Distance:0.56	☐	☑	☐	☐	☐
2 **Calcot Junior School** Ofsted Rating: Good | Pupils: 271 | Distance:0.56	☐	☑	☐	☐	☐
3 **Theale C.E. Primary School** Ofsted Rating: Outstanding | Pupils: 329 | Distance:0.81	☐	☑	☐	☐	☐
4 **Springfield Primary School** Ofsted Rating: Good | Pupils: 336 | Distance:0.9	☐	☑	☐	☐	☐
5 **St Paul's Catholic Primary School** Ofsted Rating: Good | Pupils: 296 | Distance:1.05	☐	☑	☐	☐	☐
6 **Theale Green School** Ofsted Rating: Good | Pupils: 762 | Distance:1.07	☐	☐	☑	☐	☐
7 **Little Heath School** Ofsted Rating: Good | Pupils: 1667 | Distance:1.24	☐	☐	☑	☐	☐
8 **Birch Copse Primary School** Ofsted Rating: Outstanding | Pupils: 418 | Distance:1.27	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Park Lane Primary School** Ofsted Rating: Good | Pupils: 402 | Distance:1.45	☐	☑	☐	☐	☐
10	**Kennet Valley Primary School** Ofsted Rating: Good | Pupils: 193 | Distance:1.53	☐	☑	☐	☐	☐
11	**Churchend Primary Academy** Ofsted Rating: Good | Pupils: 450 | Distance:1.62	☐	☑	☐	☐	☐
12	**Englefield C.E. Primary School** Ofsted Rating: Good | Pupils: 107 | Distance:1.65	☐	☑	☐	☐	☐
13	**Thames Valley School** Ofsted Rating: Good | Pupils: 55 | Distance:1.66	☐	☐	☑	☐	☐
14	**The Avenue Special School** Ofsted Rating: Good | Pupils: 233 | Distance:1.7	☐	☐	☑	☐	☐
15	**Blagrave Nursery School** Ofsted Rating: Good | Pupils: 48 | Distance:1.77	☑	☐	☐	☐	☐
16	**Moorlands Primary School** Ofsted Rating: Good | Pupils: 331 | Distance:1.81	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



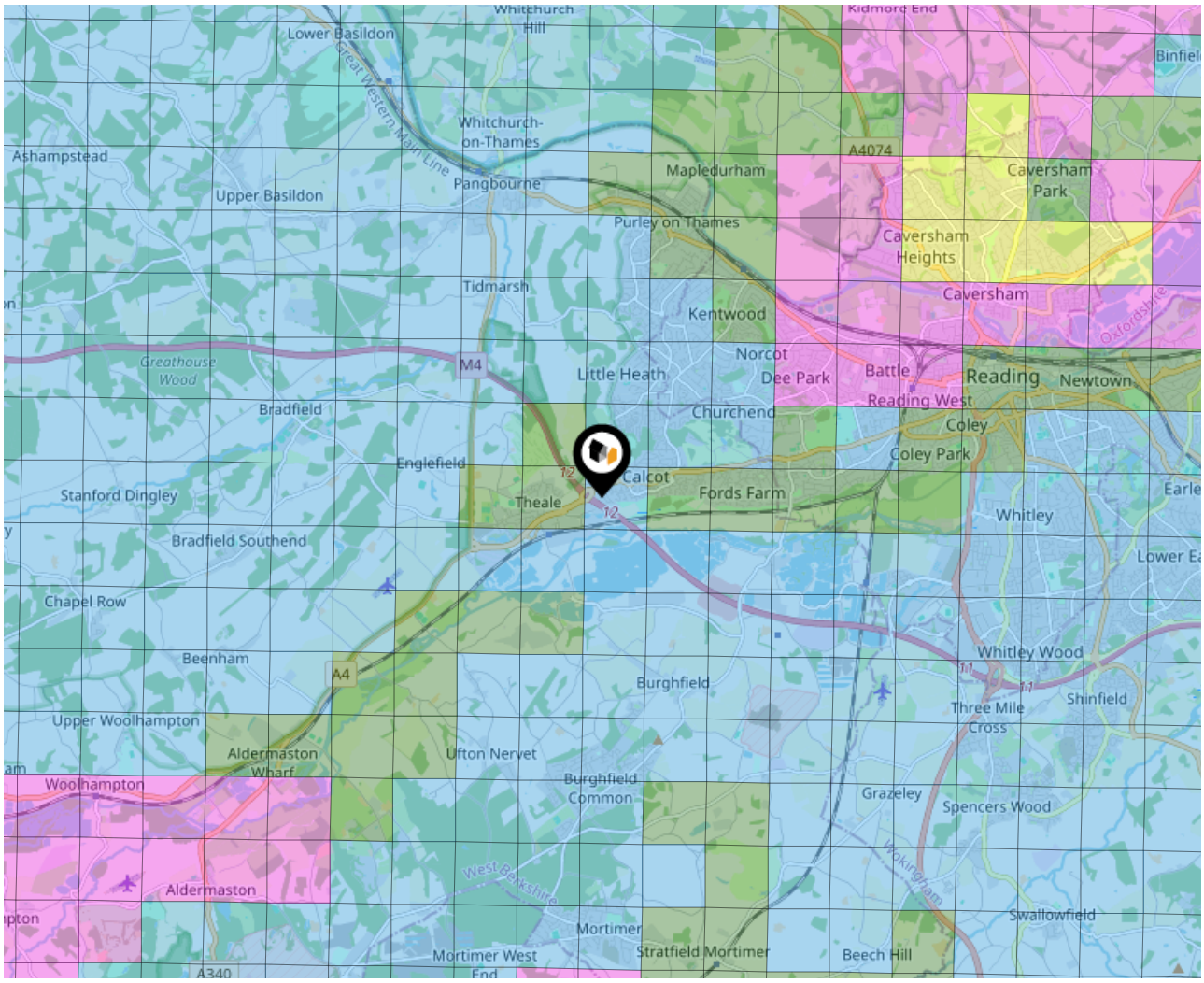
Key:

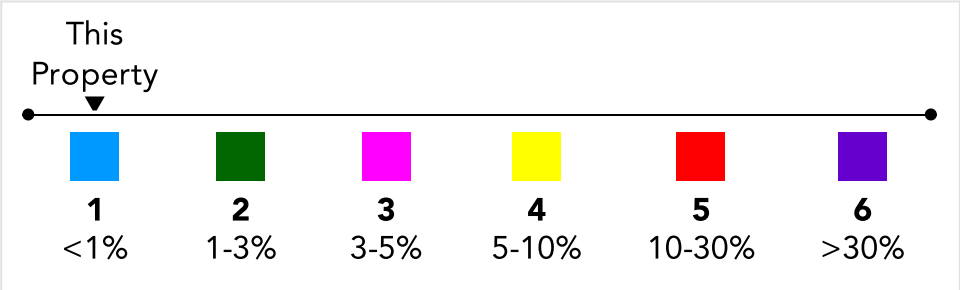
- Power Pylons
- Communication Masts

Environment
Radon Gas

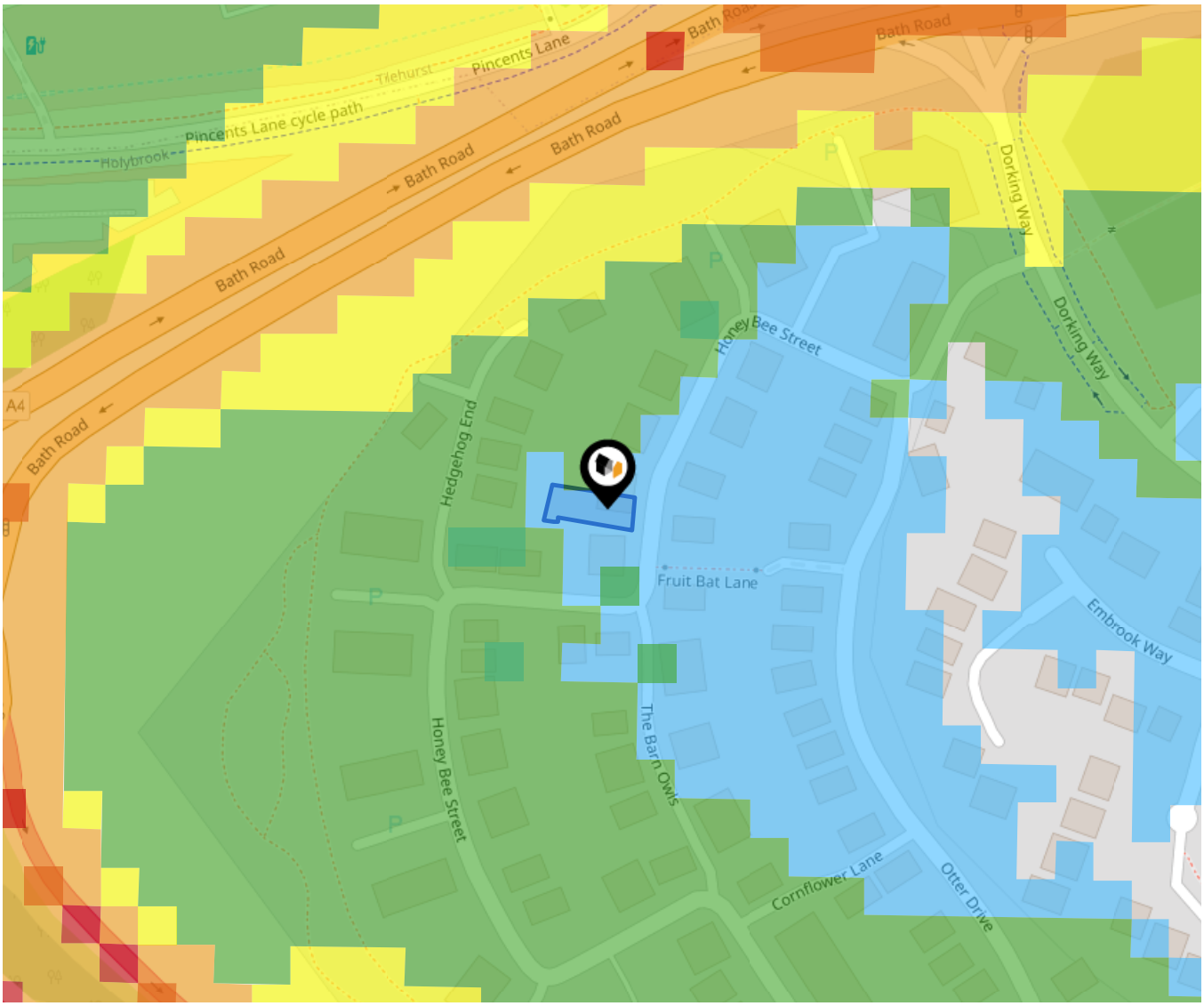
What is Radon?

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



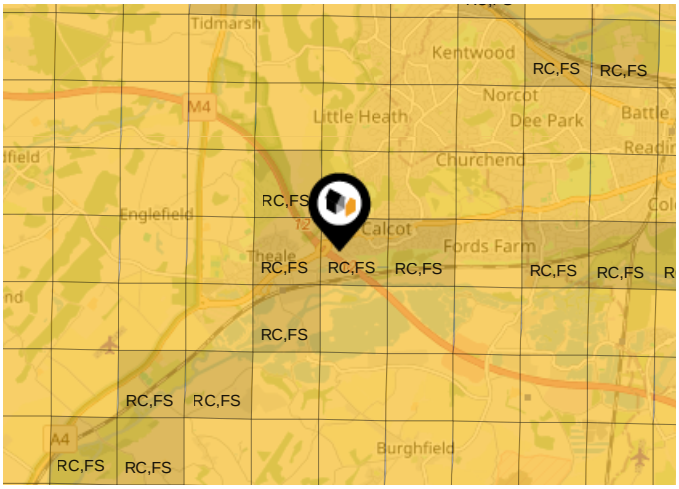
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

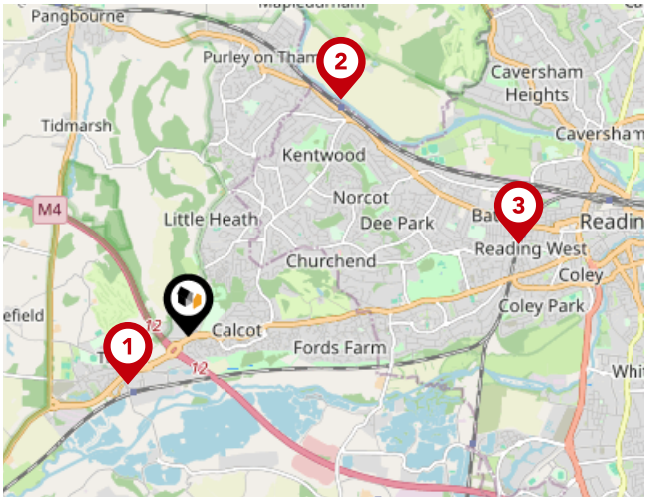
Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

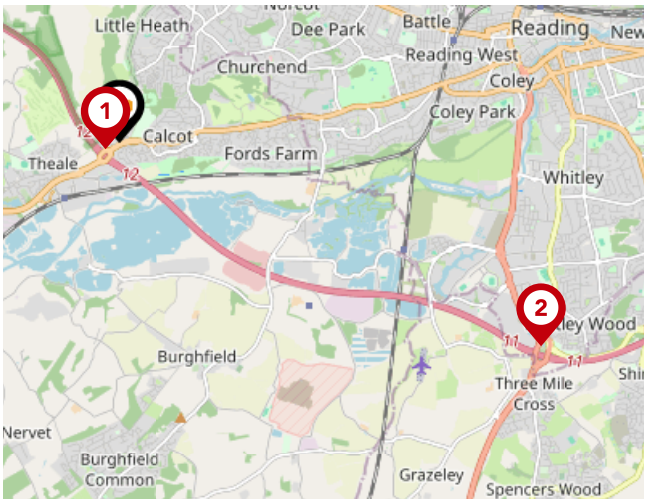
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



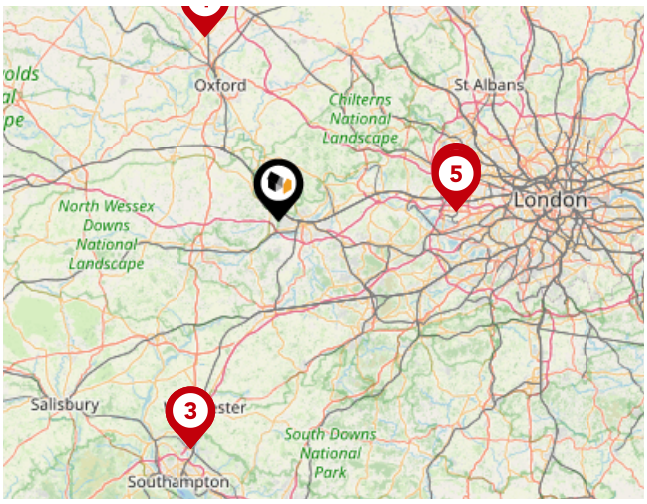
National Rail Stations

Pin	Name	Distance
1	Theale Rail Station	0.72 miles
2	Tilehurst Rail Station	2.6 miles
3	Reading West Rail Station	3.16 miles



Trunk Roads/Motorways

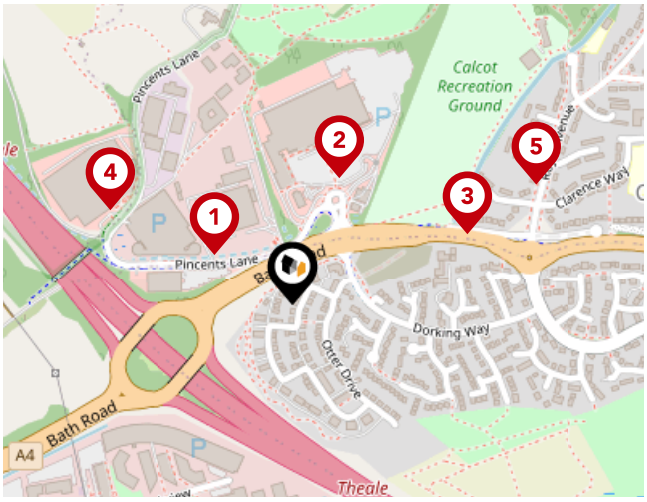
Pin	Name	Distance
1	M4 J12	0.15 miles
2	M4 J11	4.32 miles
3	M3 J6	12.47 miles
4	M3 J5	12.46 miles
5	M4 J10	8.98 miles



Airports/Helipads

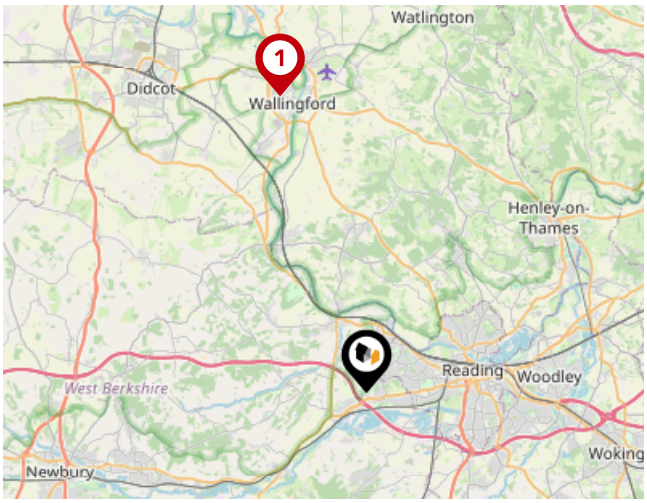
Pin	Name	Distance
1	Kidlington	29.24 miles
2	North Stoneham	36.24 miles
3	Southampton Airport	36.24 miles
4	Heathrow Airport	26.37 miles
5	Heathrow Airport Terminal 4	26.52 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dunelm	0.11 miles
2	Calcot Sainsbury's	0.16 miles
3	Mayfield Avenue	0.22 miles
4	IKEA	0.24 miles
5	Calcot Post Office	0.31 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.39 miles

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