

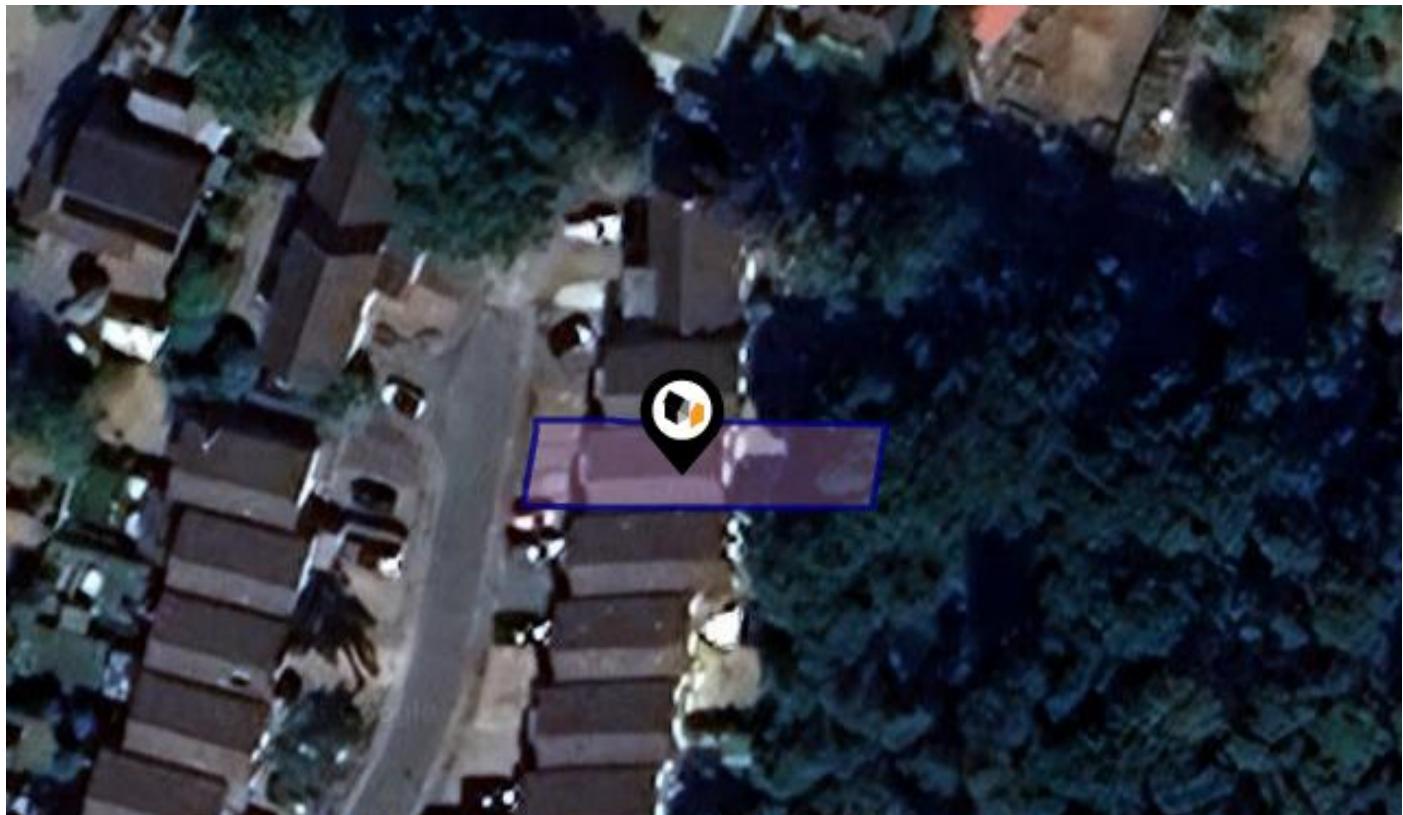


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 29<sup>th</sup> January 2026**



**ADAM CLOSE, BAUGHURST, TADLEY, RG26**

**Avocado Property**

07545 349240

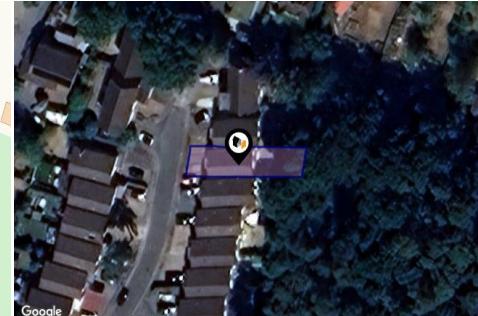
ollie@avocadopropertyagents.co.uk

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,142 ft <sup>2</sup> / 106 m <sup>2</sup>		
Plot Area:	0.05 acres		
Council Tax :	Band D		
Annual Estimate:	£2,148		
Title Number:	HP261951		

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**13**  
mb/s      **40**  
mb/s      **10000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: ***Adam Close, Baughurst, Tadley, RG26***

## Reference - BDB/75351

**Decision:** Decided

**Date:** 27th October 2011

**Description:**

T1 - Oak Tree - Reduction back to the last reduction points and the reduction of the lower growth over the garden by 30%

## Reference - BDB/42992

**Decision:** Decided

**Date:** 03rd March 1998

**Description:**

Removal of deadwood and reduction of 20% to reduce the end weight of the branches of one Oak

## Reference - BDB/68093

**Decision:** Decided

**Date:** 12th February 2008

**Description:**

T1 - Oak tree - crown reduction

# Property EPC - Certificate



Baughurst, TADLEY, RG26

Energy rating

C

Valid until 11.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69   c	76   c
39-54	E		
21-38	F		
1-20	G		

# Property **EPC - Additional Data**



## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	97 m <sup>2</sup>

# 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.

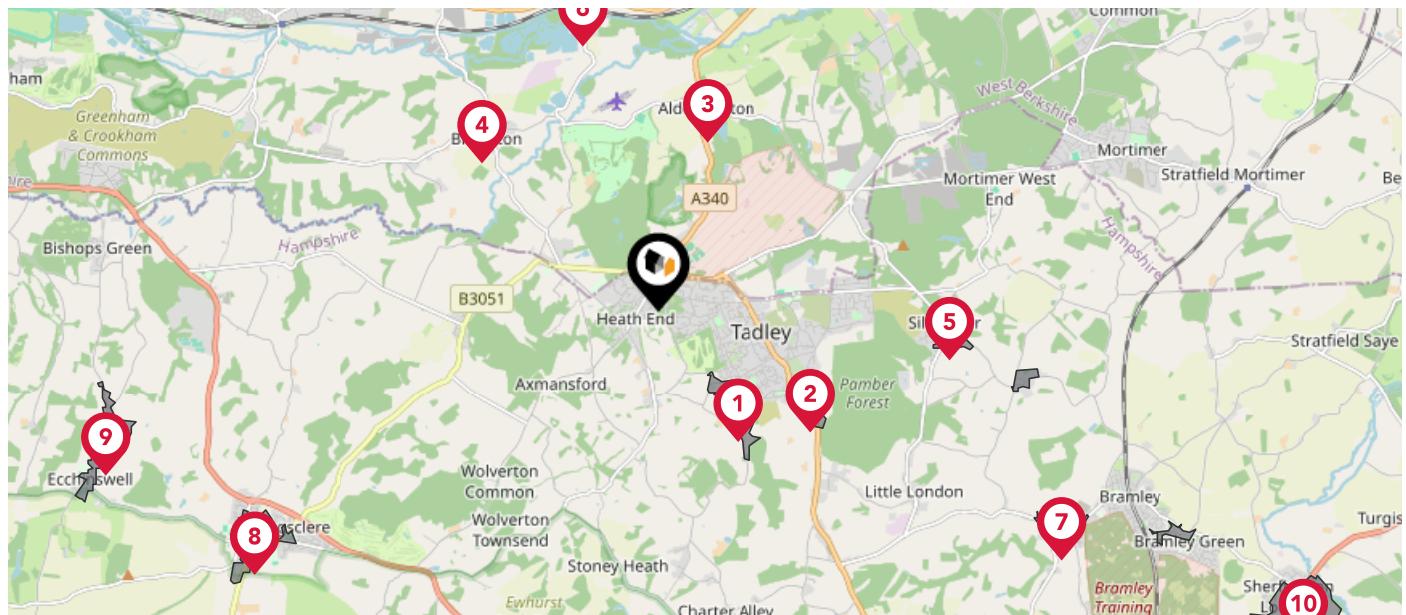
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

2 Tadley

3 Aldermaston

4 Brimpton

5 Silchester

6 Woolhampton

7 Bramley and Bramley Green

8 Kingsclere

9 Ecchinswell

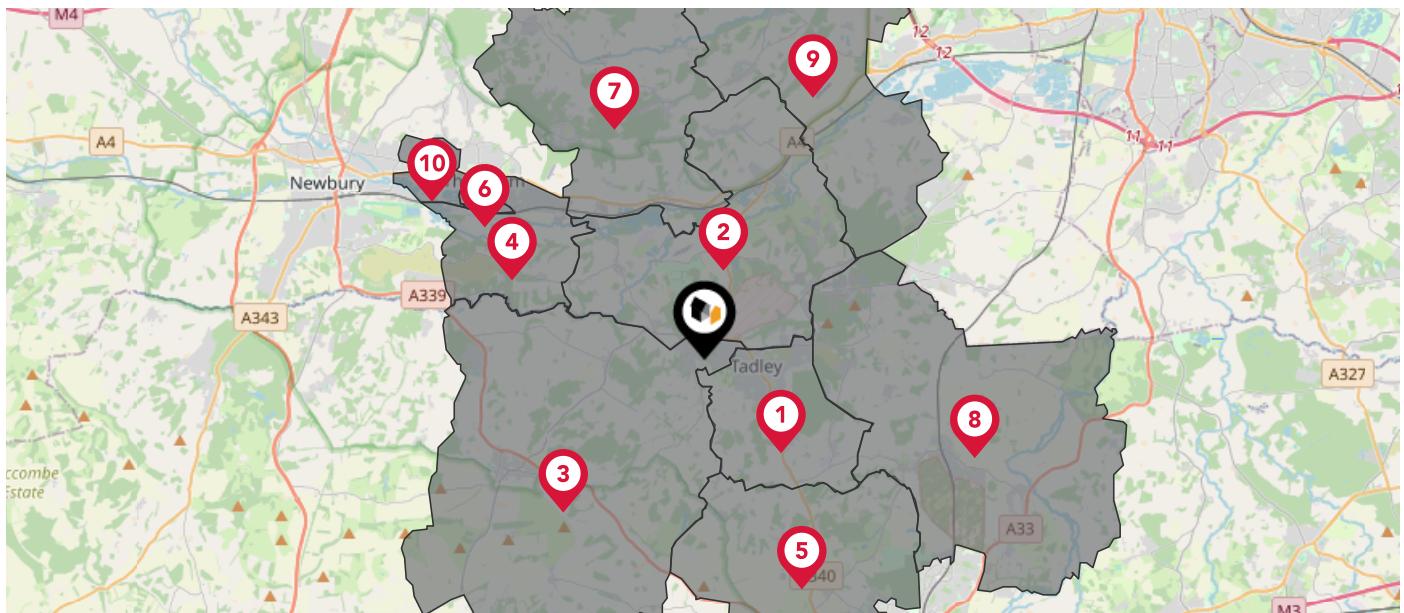
10 Sherfield on Loddon

# 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

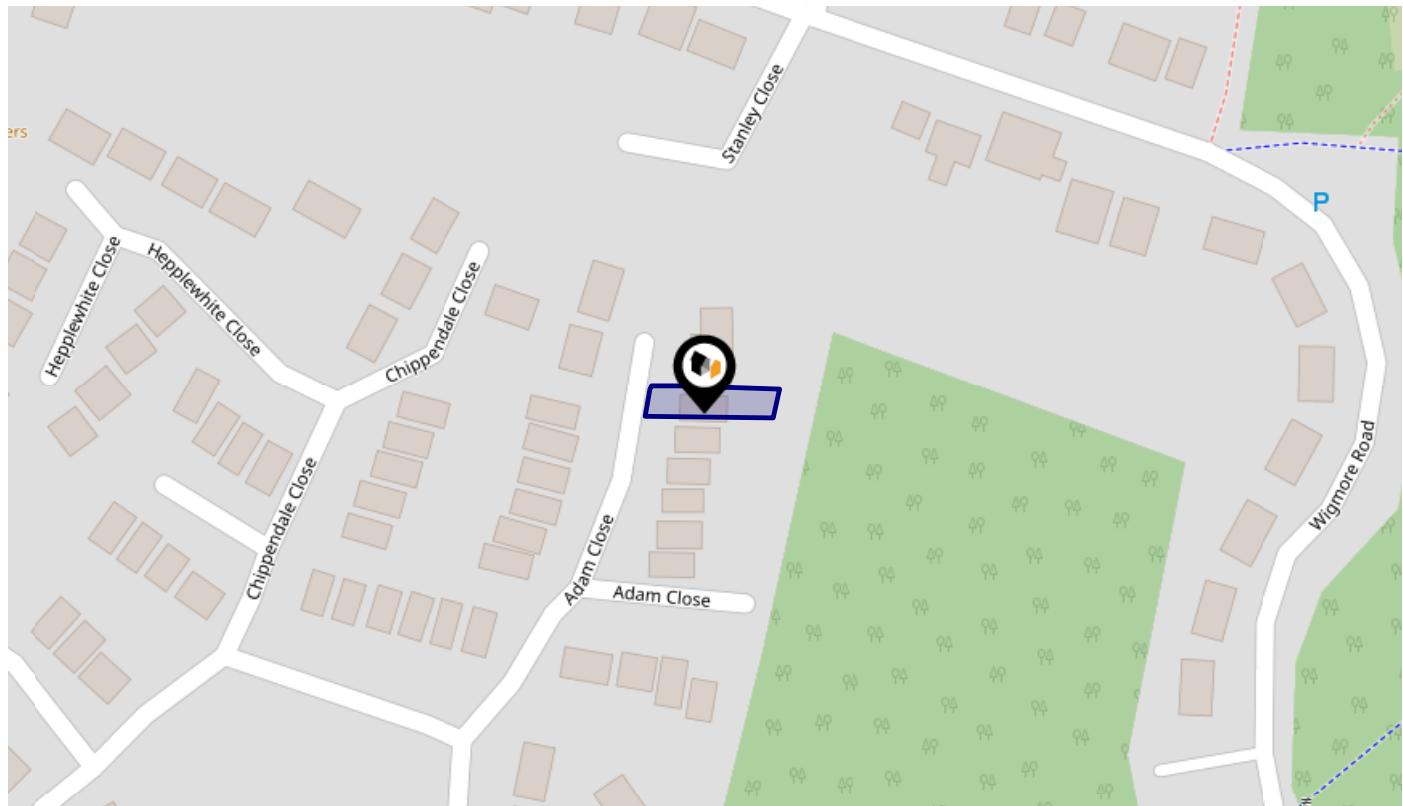
- 1 Tadley & Pamber Ward
- 2 Aldermaston Ward
- 3 Tadley North, Kingsclere & Baughurst Ward
- 4 Thatcham Colthrop & Crookham Ward
- 5 Sherborne St. John & Rooksdown Ward
- 6 Thatcham Central Ward
- 7 Bucklebury Ward
- 8 Bramley Ward
- 9 Bradfield Ward
- 10 Thatcham West Ward

# 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:

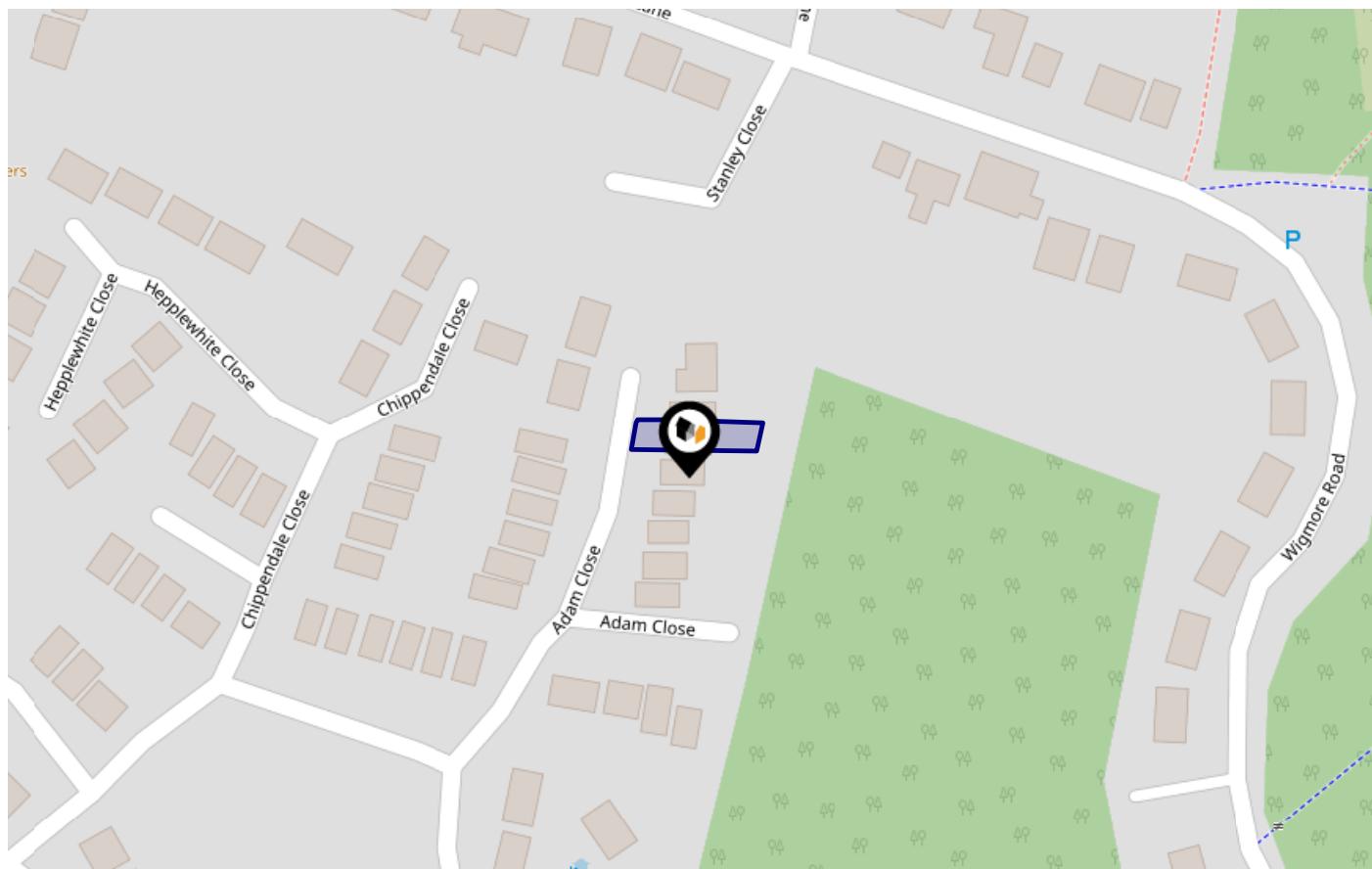


# Flood Risk

## 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.

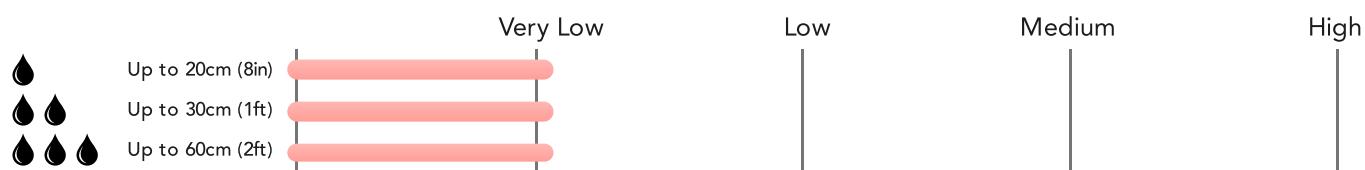


**Risk Rating: Very low**

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:

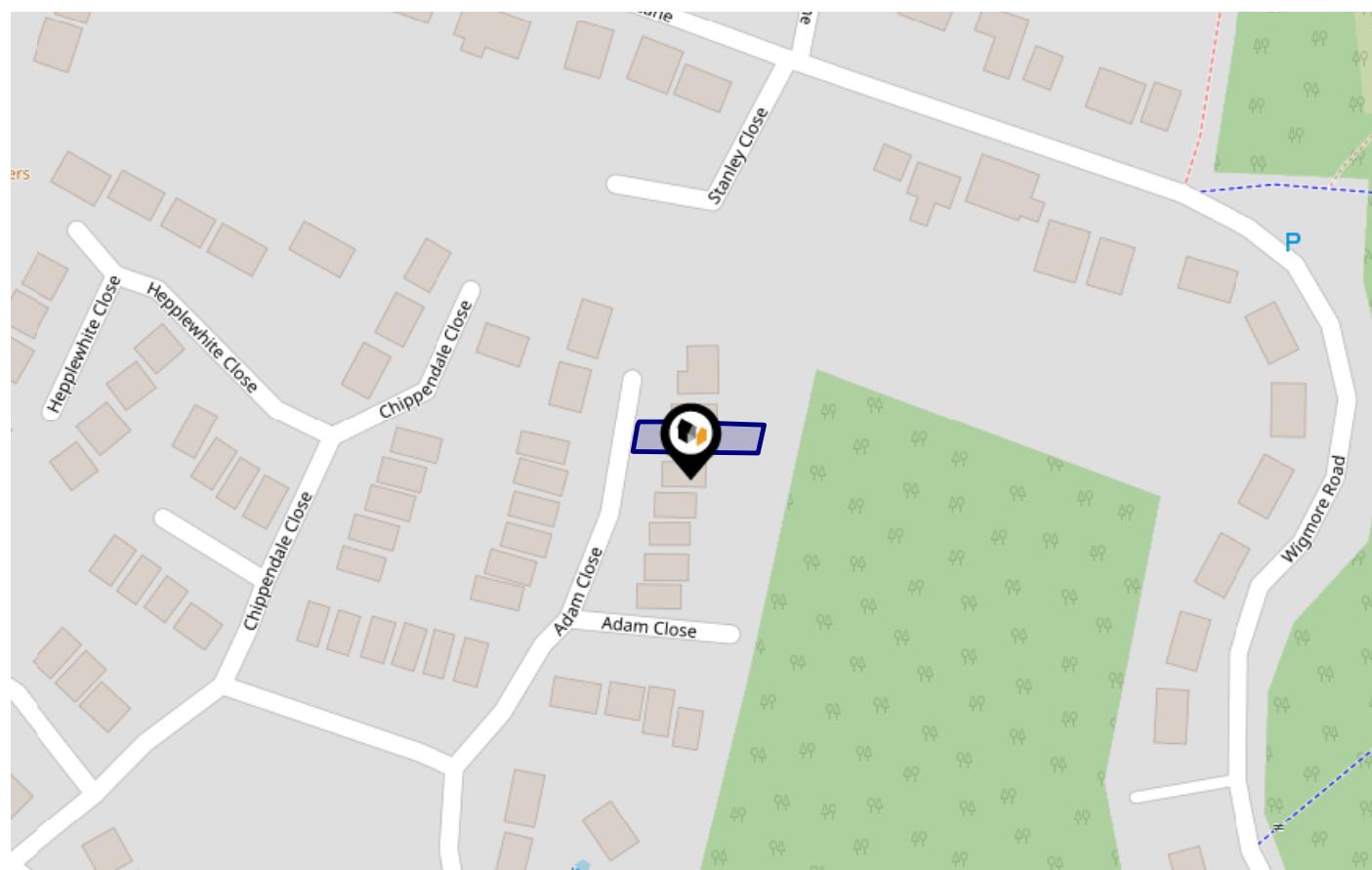


# Flood Risk

## 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.

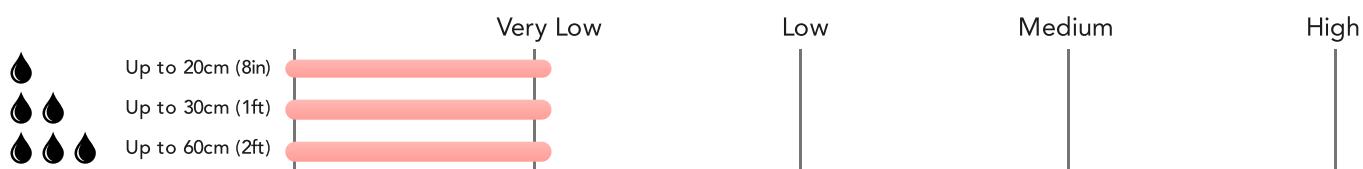


**Risk Rating: Very low**

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- █ **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:

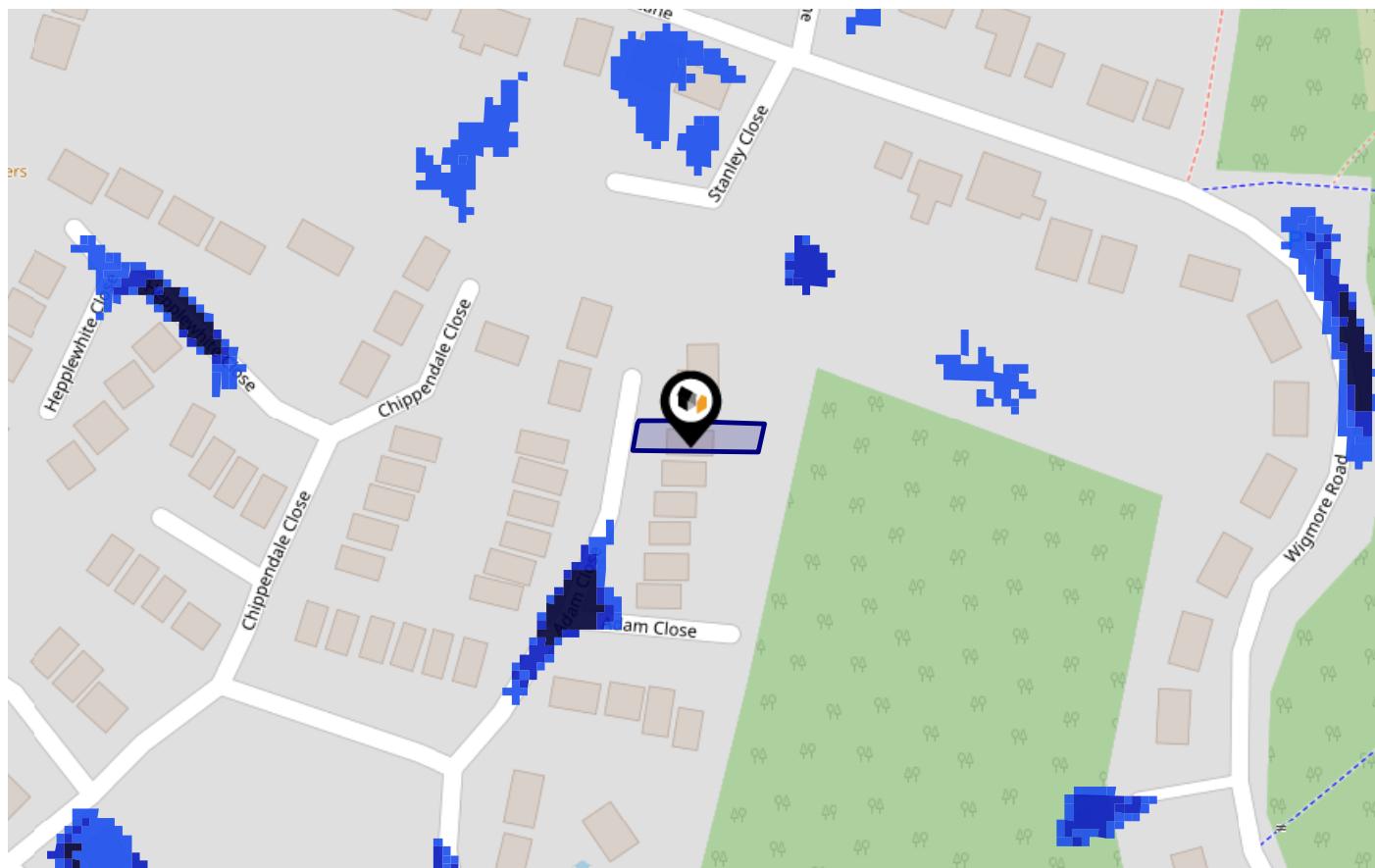


# Flood Risk

## 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.

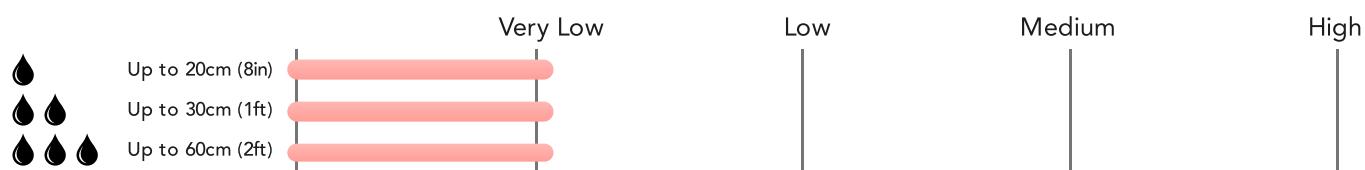


Risk Rating: Very low

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:

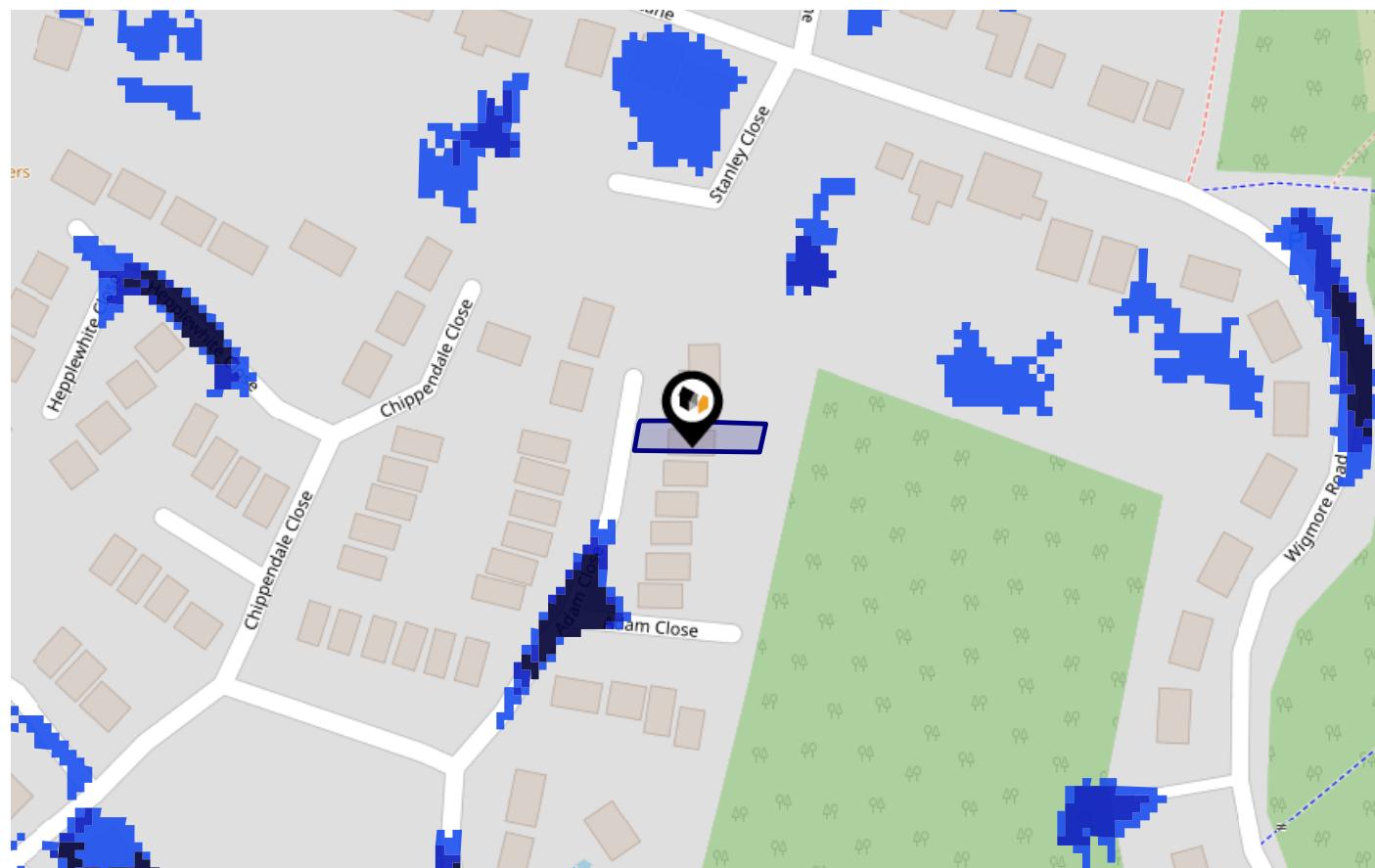


# Flood Risk

## 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.

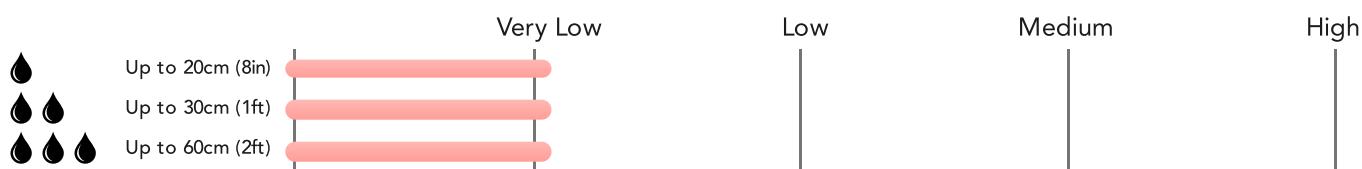


**Risk Rating:** Very low

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:

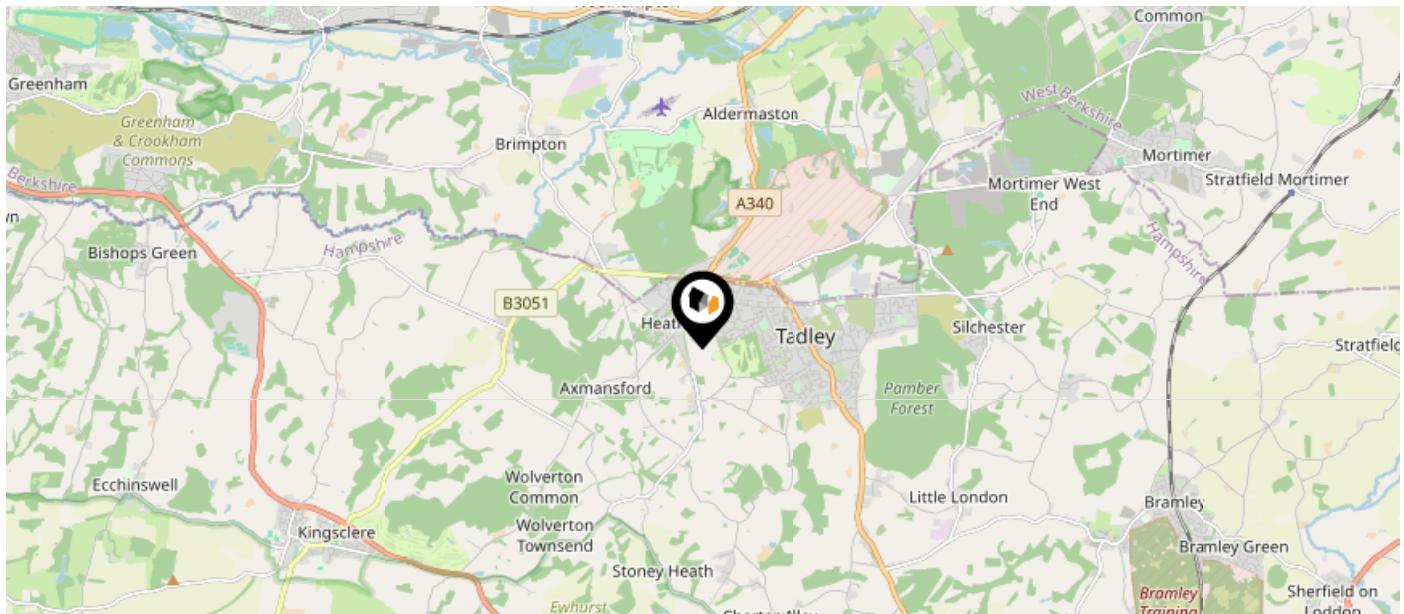


# Maps

## Green Belt



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



### Nearby Green Belt Land

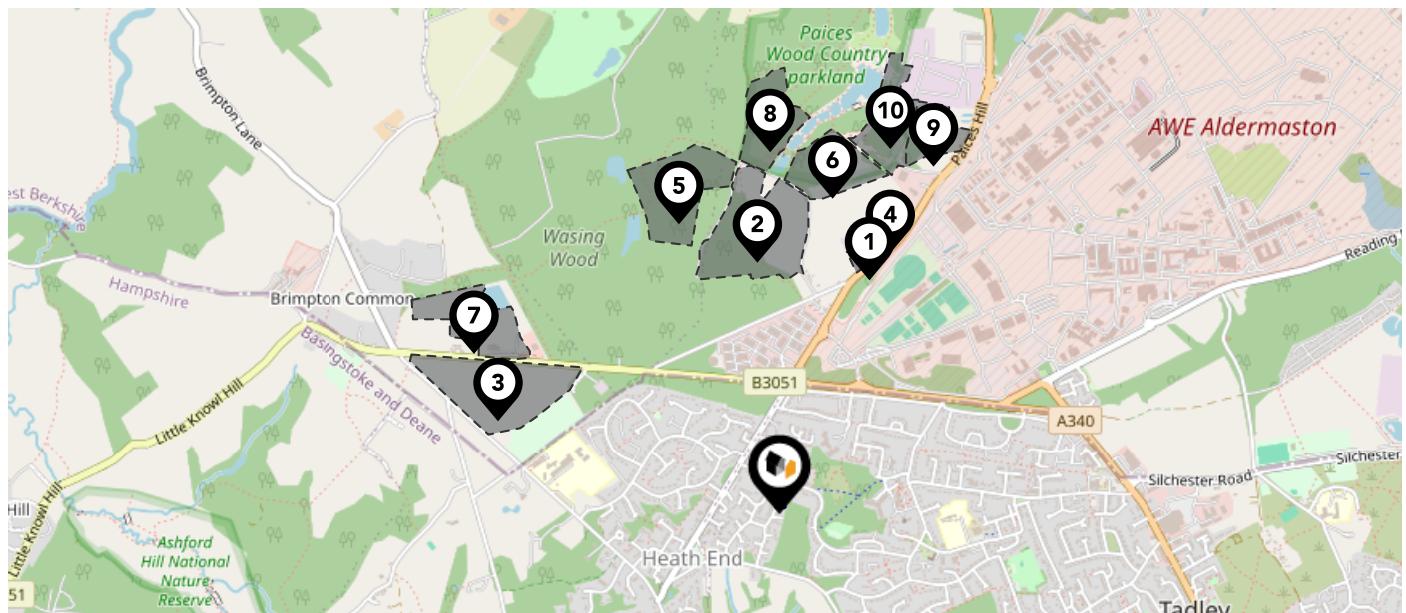
No data available.

# 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

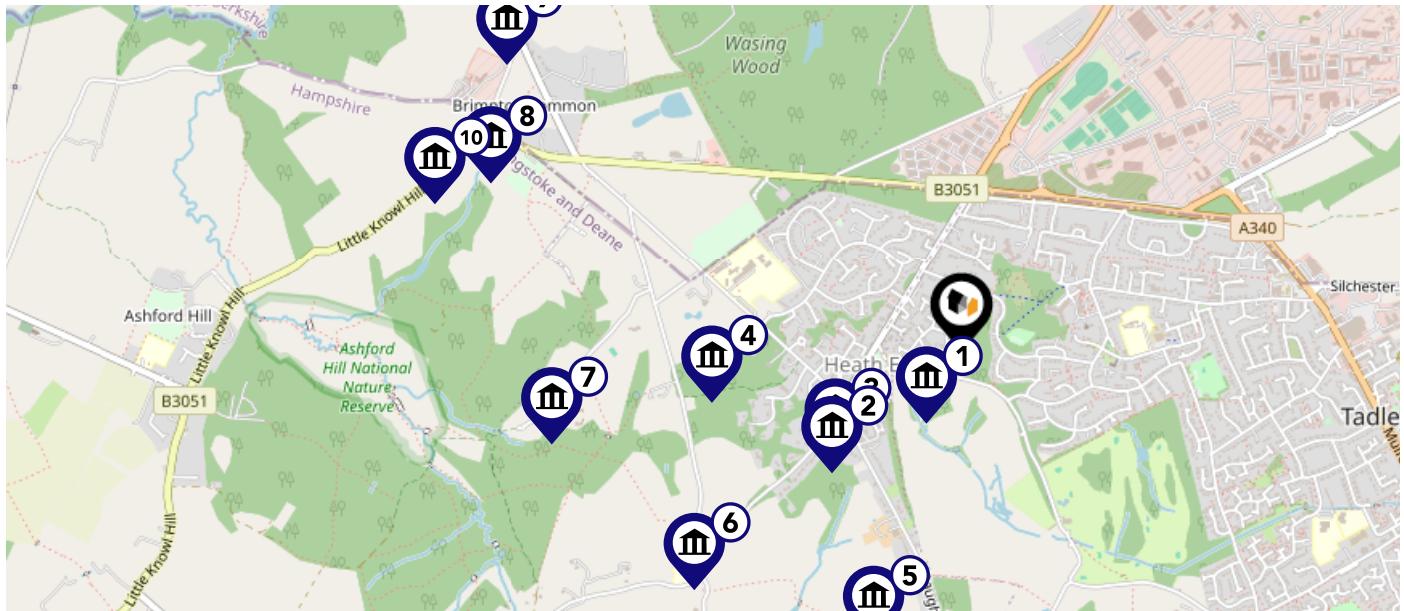
1	Paices Hill-Aldermaston, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Budds Plantation No.1-Heath End, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Larkwhistle Farm South-Larkwhistle Farm South, Brimpton, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Cross Lane Gully-Aldermaston, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Budds Plantation No.2-Heath End, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Youngs Landfill No.3-Paices Hill, Aldermaston, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Lakeside Farm-Brimpton Common, Reading, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Youngs Landfill No.1-Paices Hill, Aldermaston, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Blacks Pit-Paices Hill, Aldermaston, Berkshire	Historic Landfill	<input type="checkbox"/>
10	Youngs Landfill 2-Paices Hill, Aldermaston, Berkshire	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

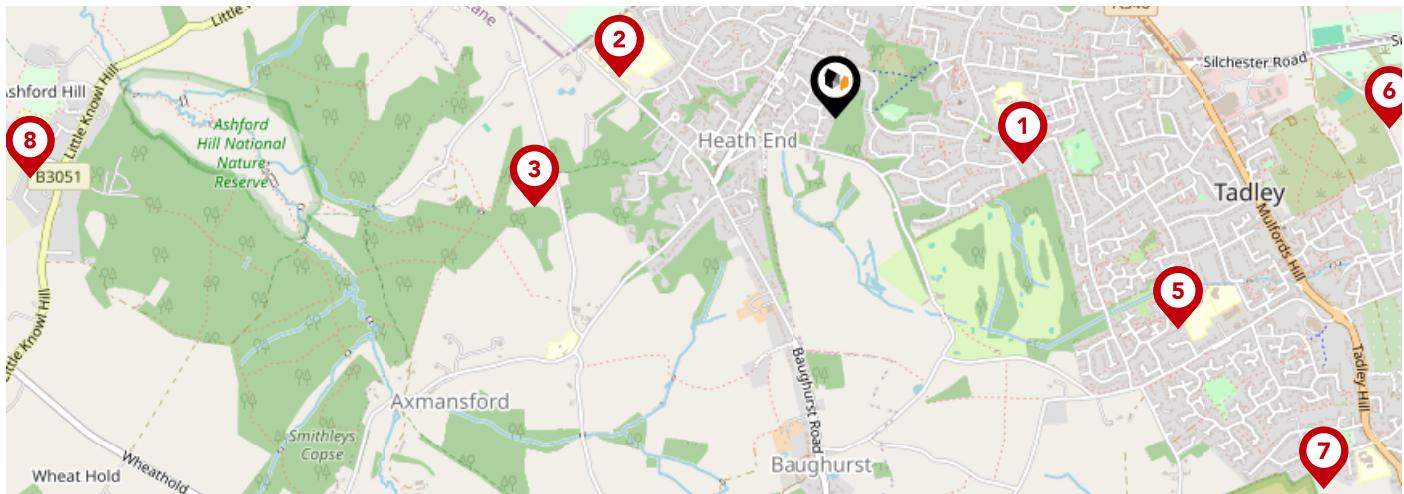


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1092435 - St Johns	Grade II	0.2 miles
 1092594 - Corner Cottage	Grade II	0.4 miles
 1391452 - War Memorial	Grade II	0.4 miles
 1092599 - Newbies And West Newbies	Grade II	0.6 miles
 1092595 - Curtis Cottage	Grade II	0.7 miles
 1179745 - Inhurst Farmhouse	Grade II	0.8 miles
 1031545 - Midways	Grade II	1.0 miles
 1166681 - Pineapple Public House	Grade II	1.1 miles
 1155326 - Lane End Cottage	Grade II	1.2 miles
 1092495 - Ashford Hill Farmhouse	Grade II	1.3 miles

# Area Schools



Nursery Primary Secondary College Private

## 1 Burnham Copse Primary School

Ofsted Rating: Good | Pupils: 310 | Distance: 0.44



## 2 The Hurst School

Ofsted Rating: Good | Pupils: 1014 | Distance: 0.51



## 3 Grantham Farm Montessori School

Ofsted Rating: Good | Pupils: 37 | Distance: 0.73



## 4 Bishopswood Junior School

Ofsted Rating: Good | Pupils: 246 | Distance: 0.93



## 5 Bishopswood Infant School

Ofsted Rating: Good | Pupils: 175 | Distance: 0.93



## 6 Tadley Court School

Ofsted Rating: Good | Pupils: 68 | Distance: 1.28



## 7 Tadley Community Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 1.42

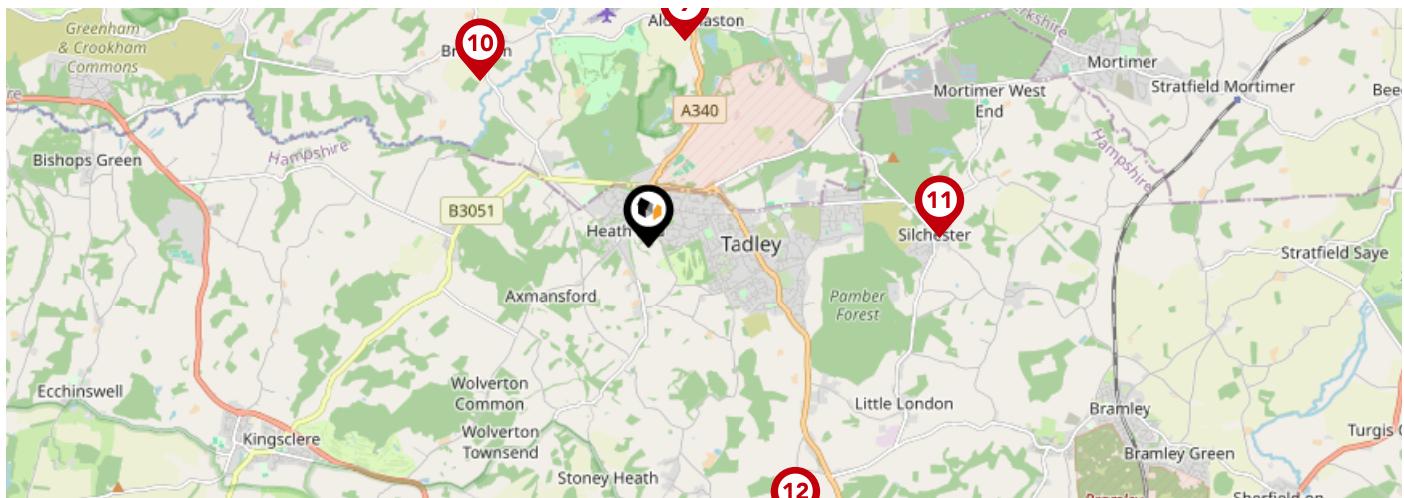


## 8 Ashford Hill Primary School

Ofsted Rating: Not Rated | Pupils: 112 | Distance: 1.87



# Area Schools



Nursery Primary Secondary College Private



## Aldermaston C.E. Primary School

Ofsted Rating: Good | Pupils: 106 | Distance: 1.94



## Brimpton C.E. Primary School

Ofsted Rating: Good | Pupils: 52 | Distance: 2.18



## Silchester Church of England Primary School

Ofsted Rating: Good | Pupils: 178 | Distance: 2.71



## The Priory Primary School

Ofsted Rating: Good | Pupils: 188 | Distance: 2.95



## Padworth College

Ofsted Rating: Not Rated | Pupils: 92 | Distance: 3.07



## Elstree School

Ofsted Rating: Not Rated | Pupils: 306 | Distance: 3.32



## Woolhampton C.E. Primary School

Ofsted Rating: Good | Pupils: 102 | Distance: 3.44

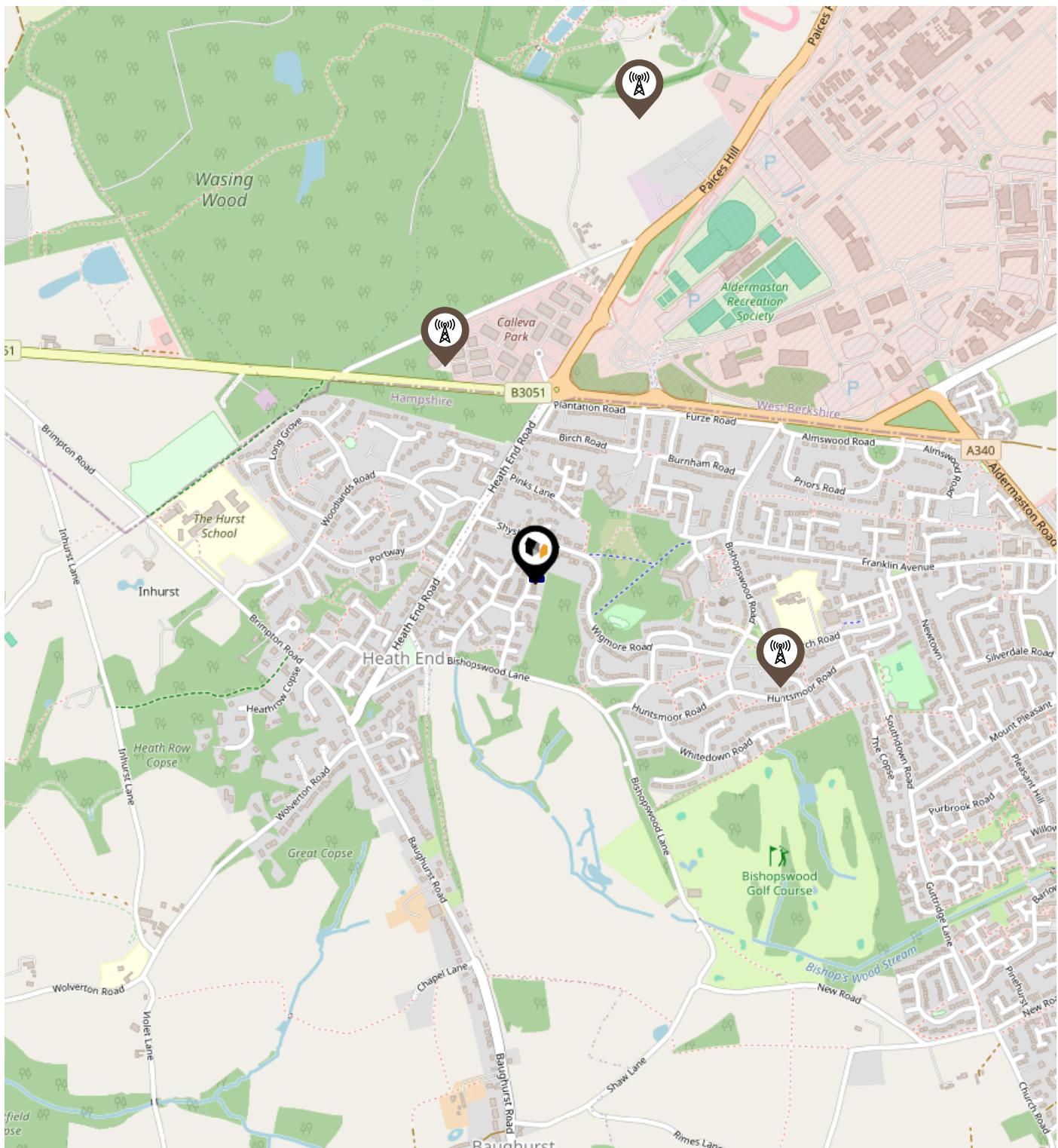


## Beenham Primary School

Ofsted Rating: Good | Pupils: 57 | Distance: 4.06



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

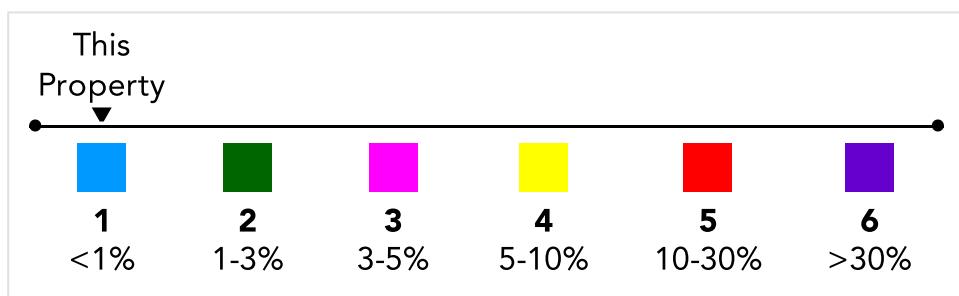
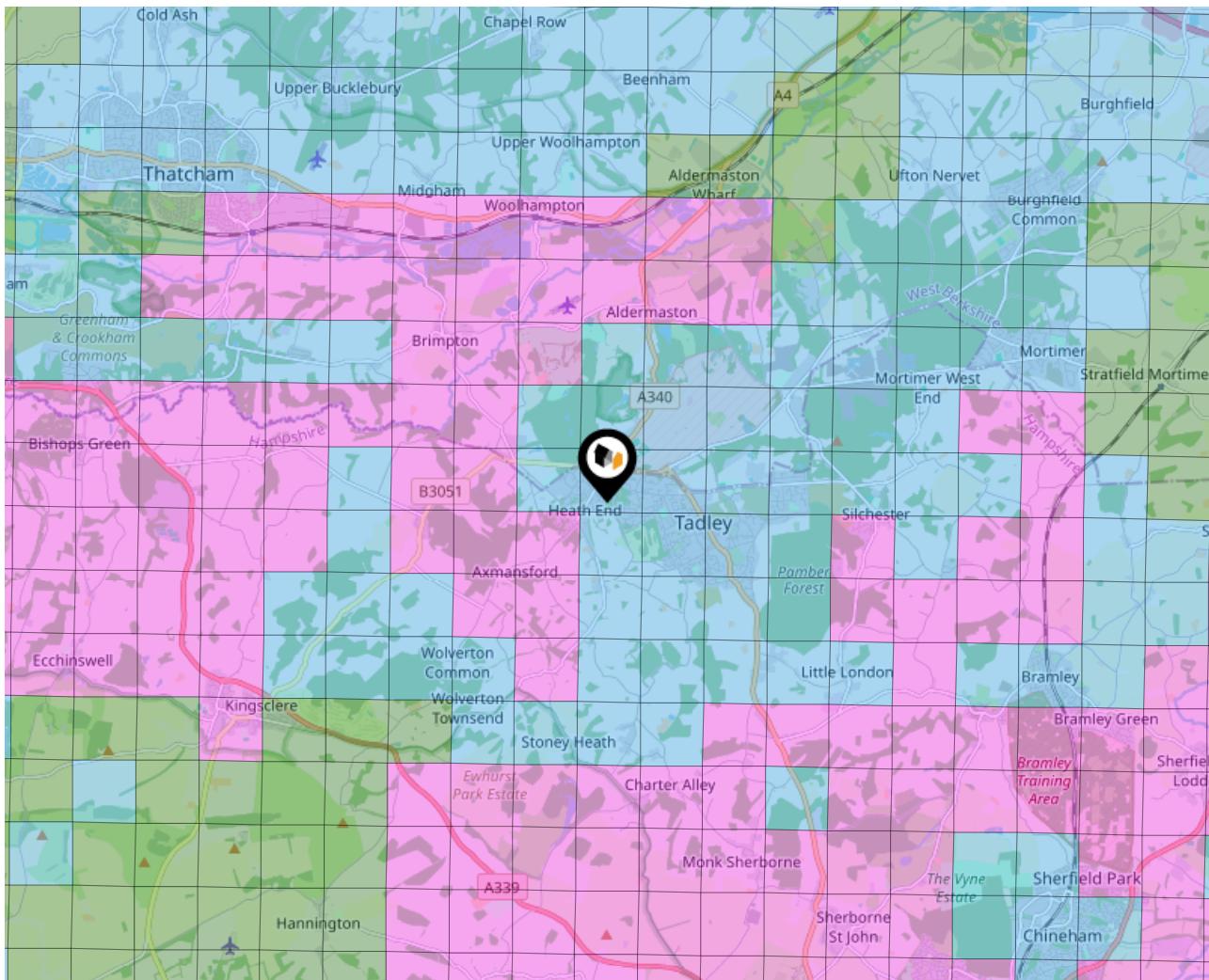
# Environment

## Radon Gas

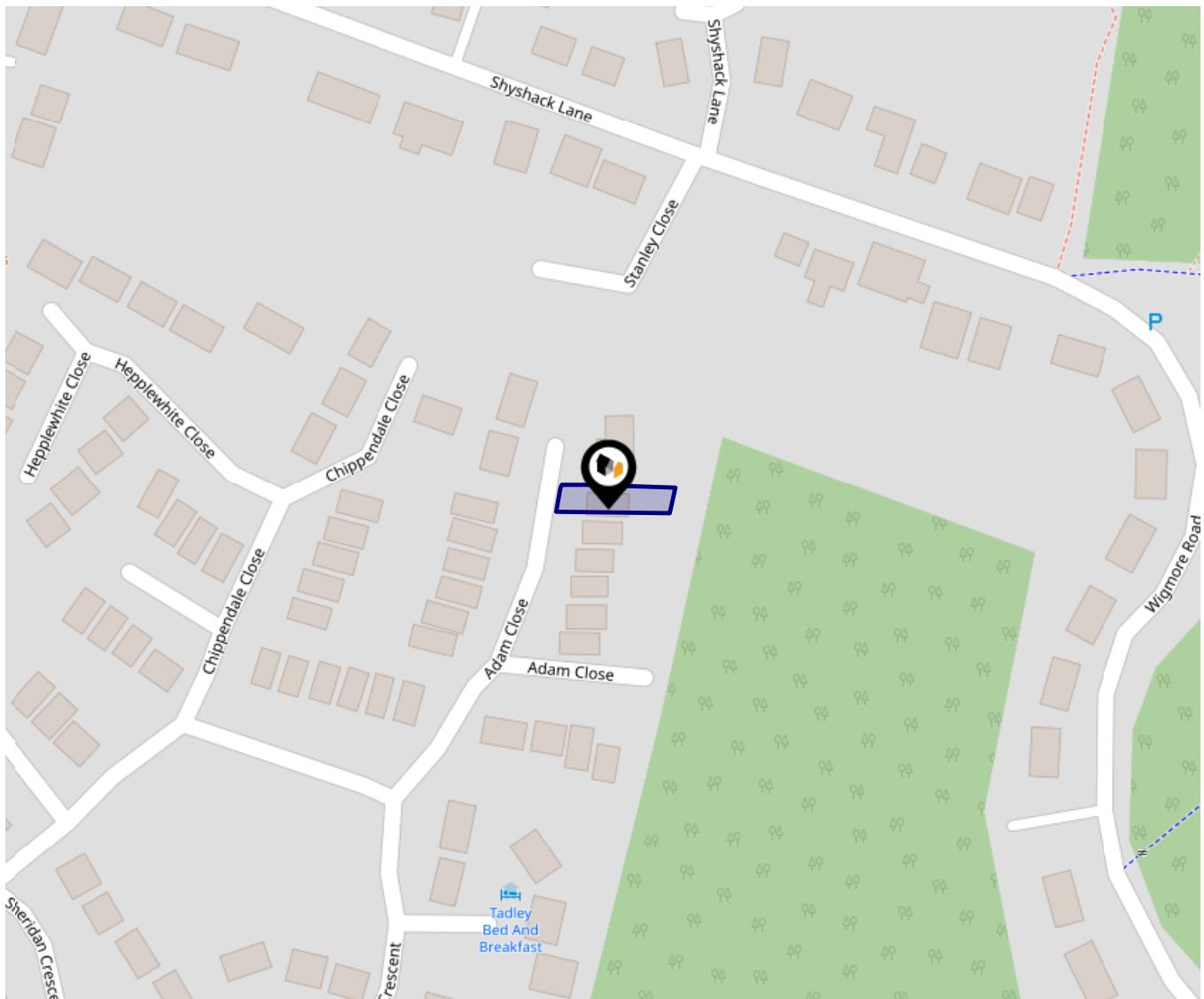


### What is Radon?

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/m<sup>3</sup>).



# 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:

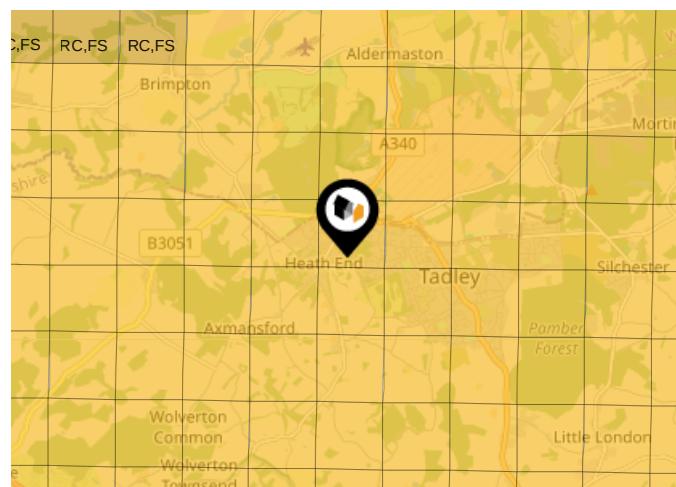
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment Soils & Clay



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

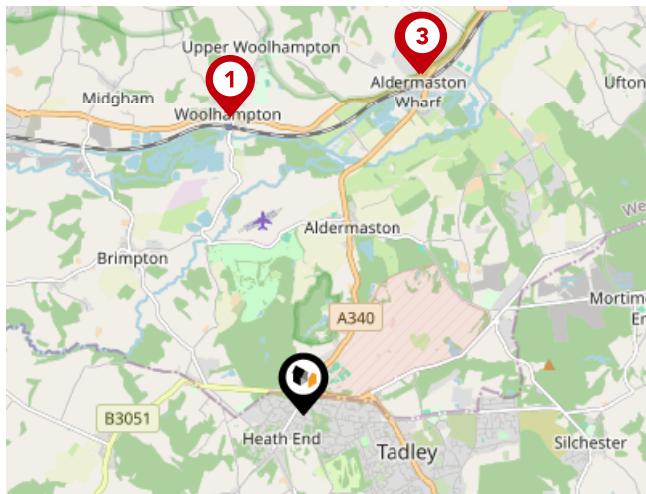
**Carbon Content:** NONE      **Soil Texture:** SAND TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** DEEP  
**Soil Group:** RUDACEOUS  
LIGHT(SANDY) TO  
MEDIUM(SANDY)



## Primary Classifications (Most Common Clay Types)

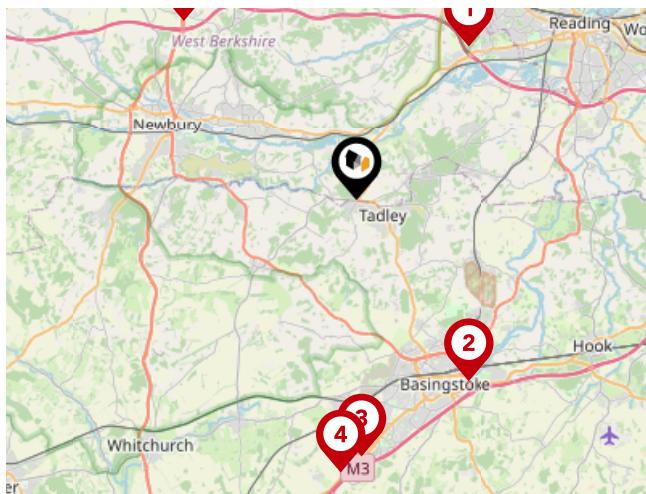
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



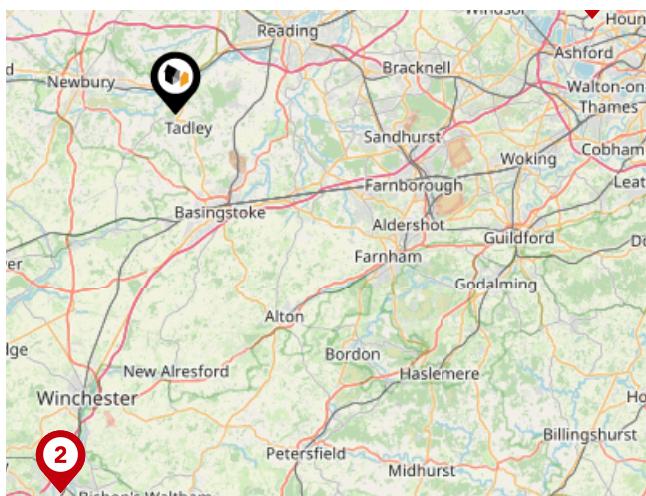
## National Rail Stations

Pin	Name	Distance
1	Midgham Rail Station	2.84 miles
2	Aldermaston Rail Station	3.34 miles
3	Aldermaston Rail Station	3.35 miles



## Trunk Roads/Motorways

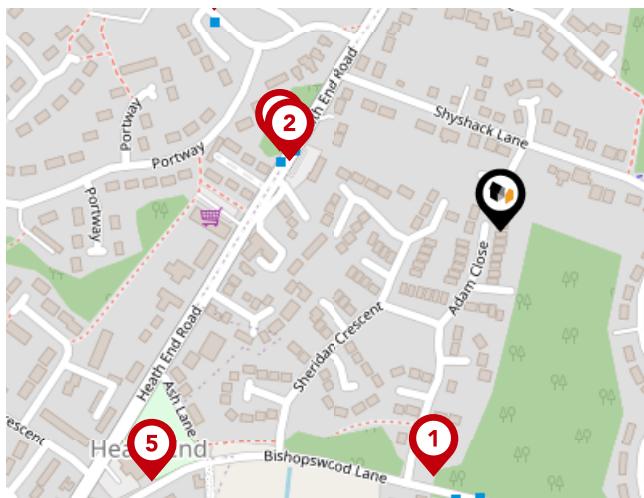
Pin	Name	Distance
1	M4 J12	7.08 miles
2	M3 J6	7.89 miles
3	M3 J7	9.51 miles
4	M3 J8	10.12 miles
5	M4 J13	9.24 miles



## Airports/Helpads

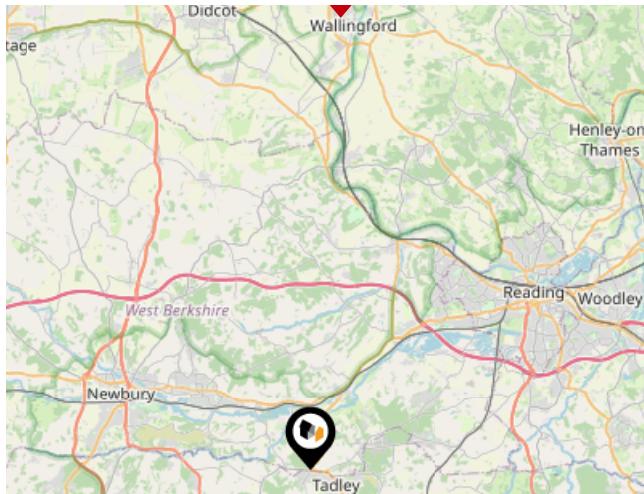
Pin	Name	Distance
1	North Stoneham	29.37 miles
2	Southampton Airport	29.37 miles
3	Heathrow Airport	31.68 miles
4	Heathrow Airport Terminal 4	31.65 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Sheridan Crescent	0.15 miles
2	Heathlands	0.13 miles
3	Heathlands	0.14 miles
4	Portway	0.21 miles
5	Badgers Wood	0.25 miles



## Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	16.76 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.

# Agent **Disclaimer**



## Important - Please Read

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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.

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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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## Avocado Property

07545 349240

ollie@avocadopropertyagents.co.uk  
www.avocadopropertyagents.co.uk

