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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th September 2026



HONEY BEE STREET, CALCOT, READING, RG31

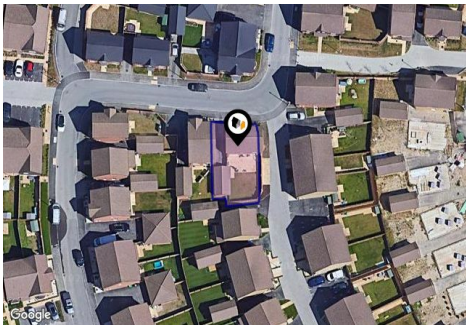
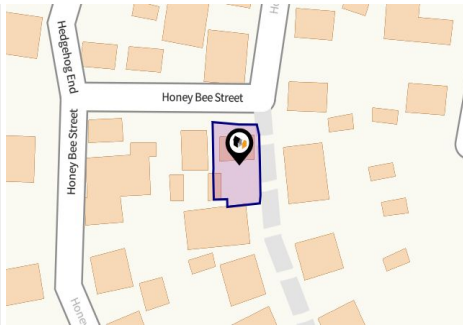
Avocado Property

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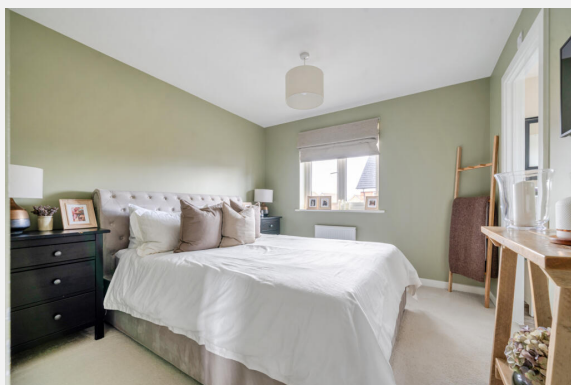
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.06 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£3,062		
Title Number:	BK519102		

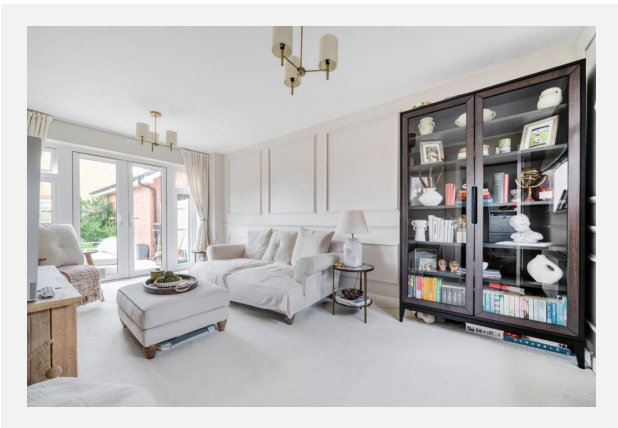
Local Area

Local Authority:	West berkshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	83	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			



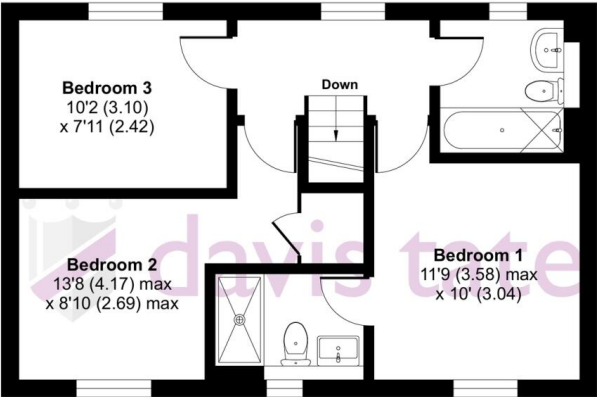
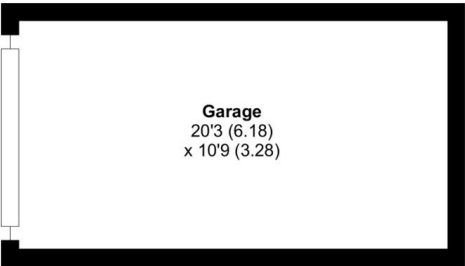




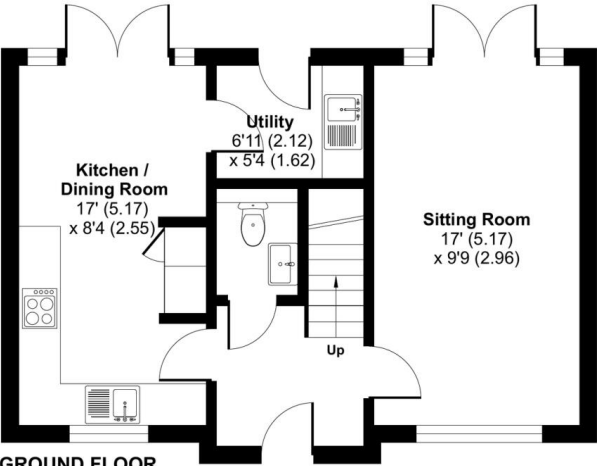
HONEY BEE STREET, CALCOT, READING, RG31



Approximate Area = 906 sq ft / 84.1 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 1124 sq ft / 104.3 sq m
For identification only - Not to scale



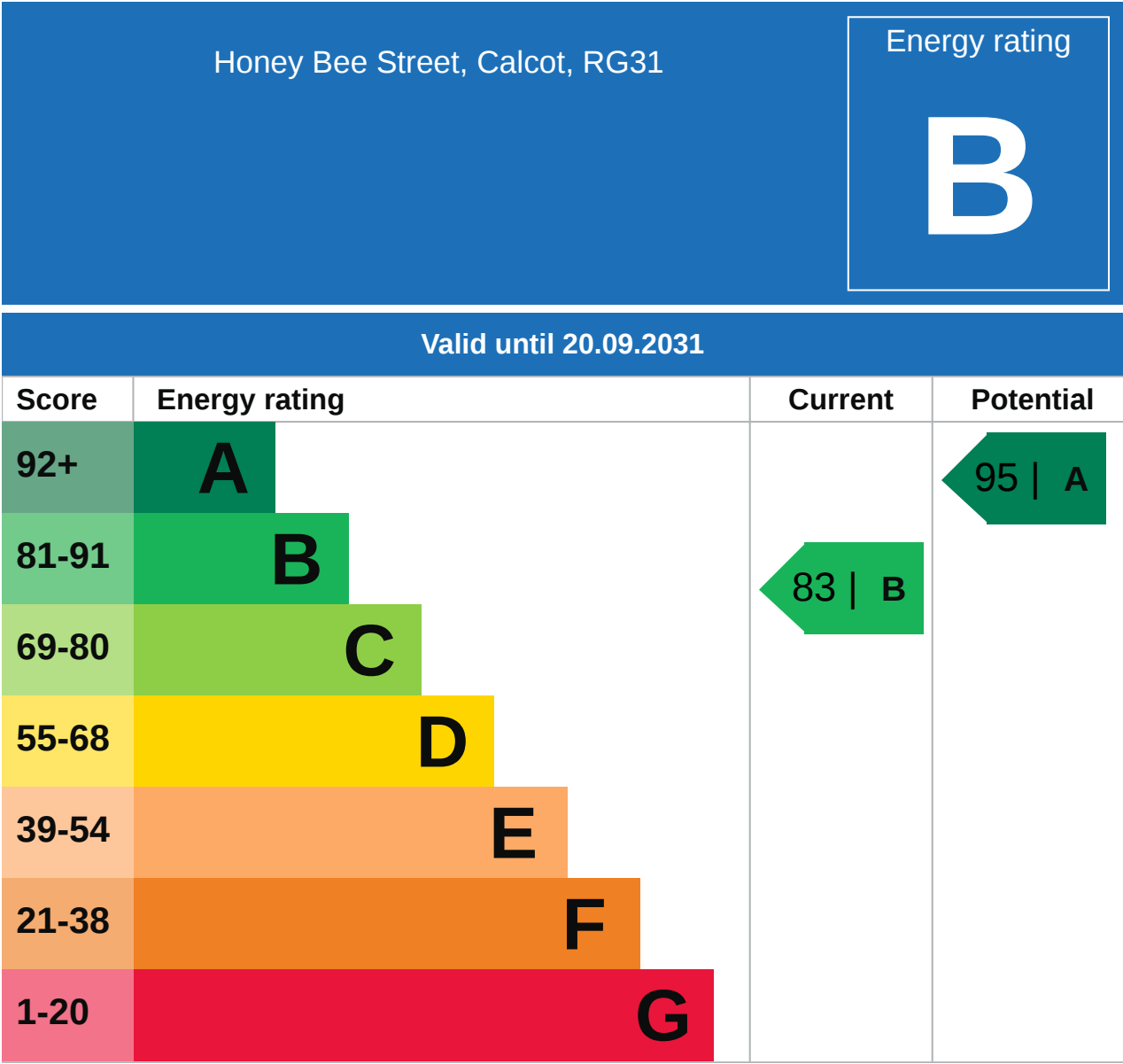
FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Davis Tate. REF: 1325376

Property
EPC - Certificate



Additional EPC Data

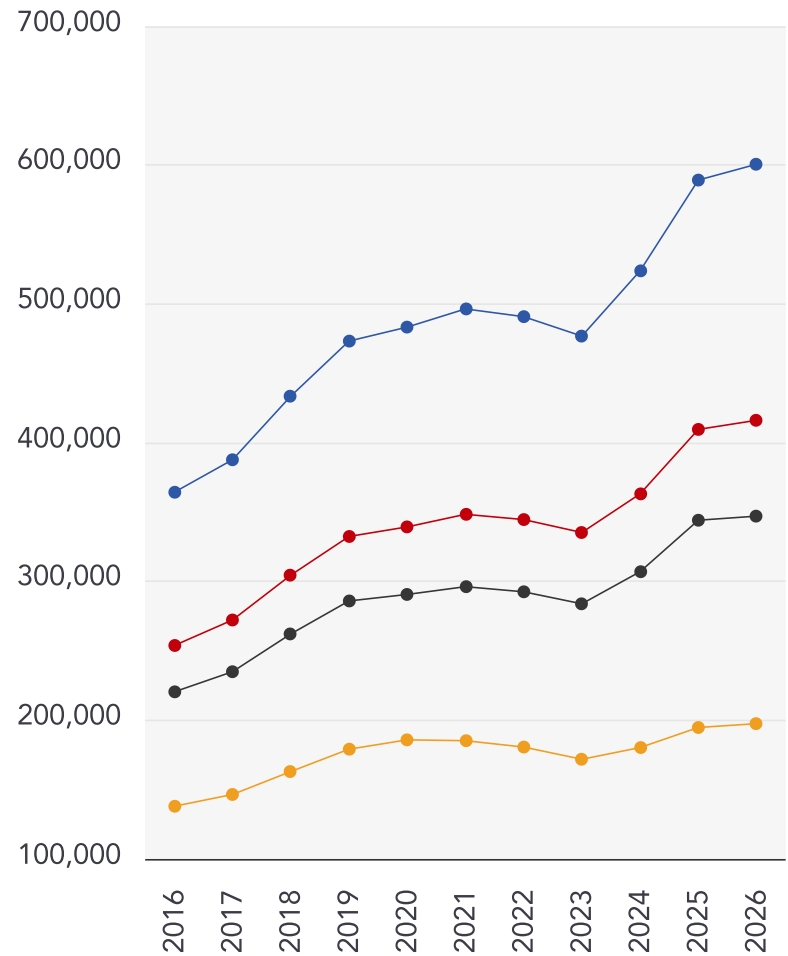
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 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:	87 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%

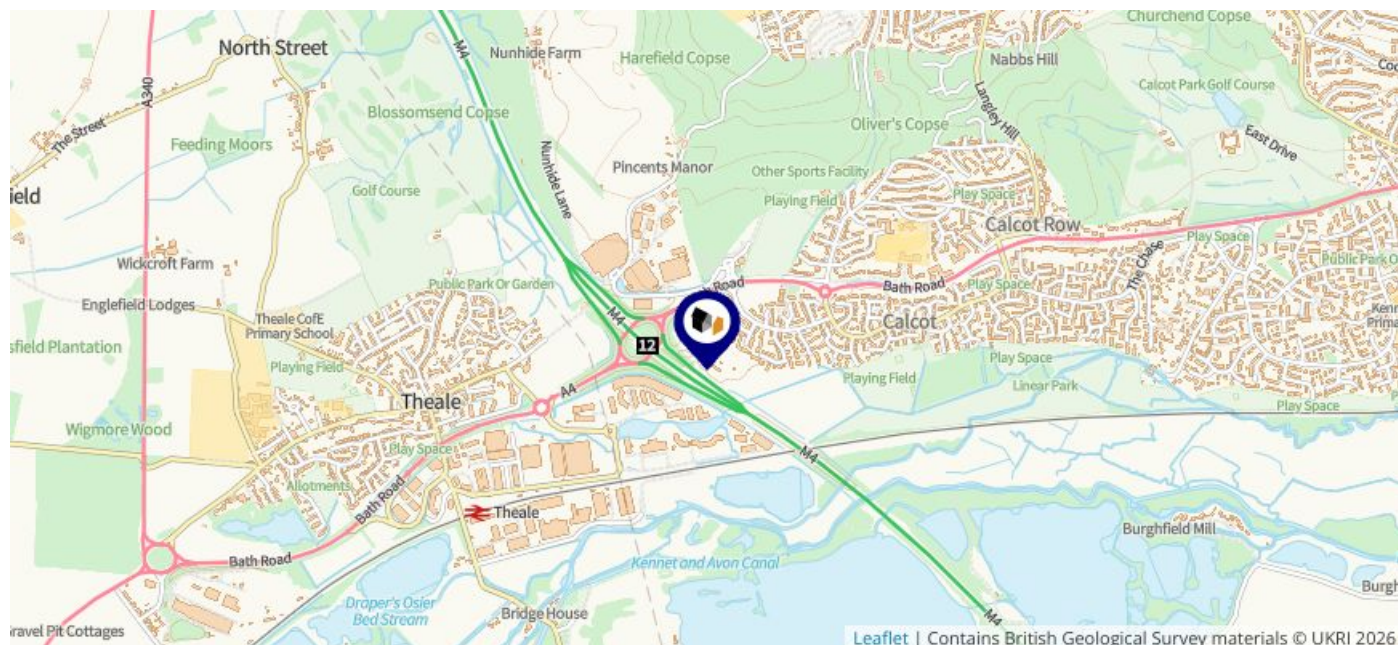
Flat

+43.13%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

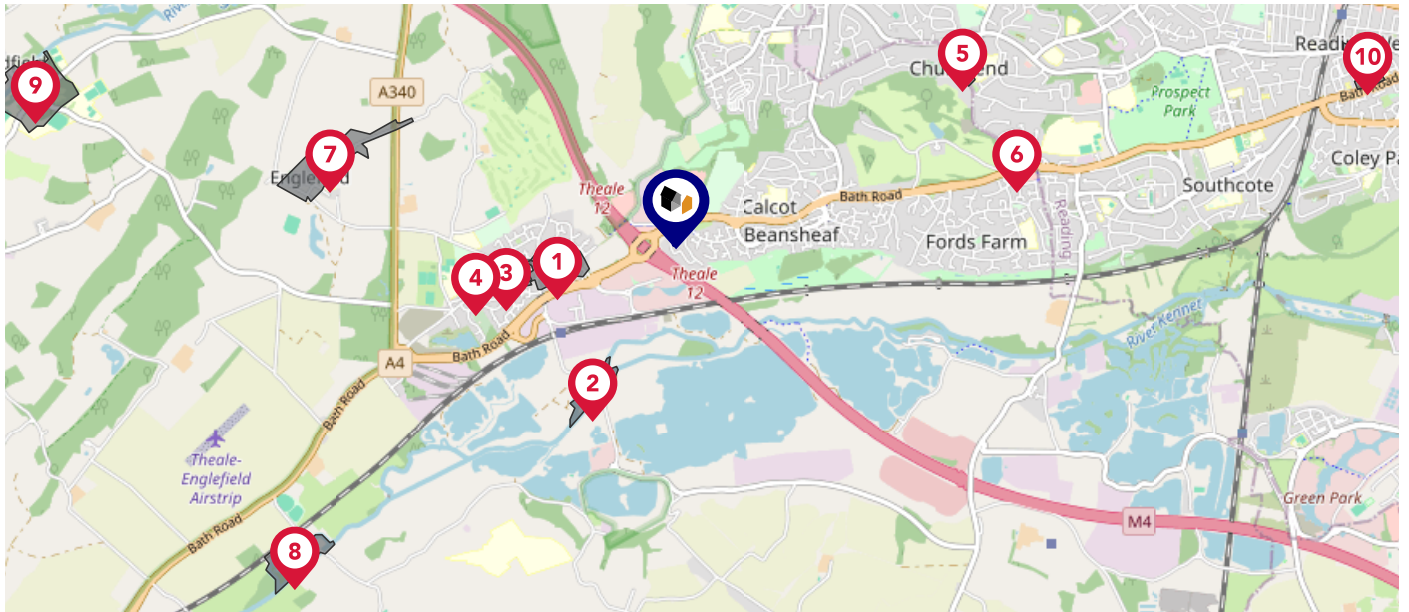
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



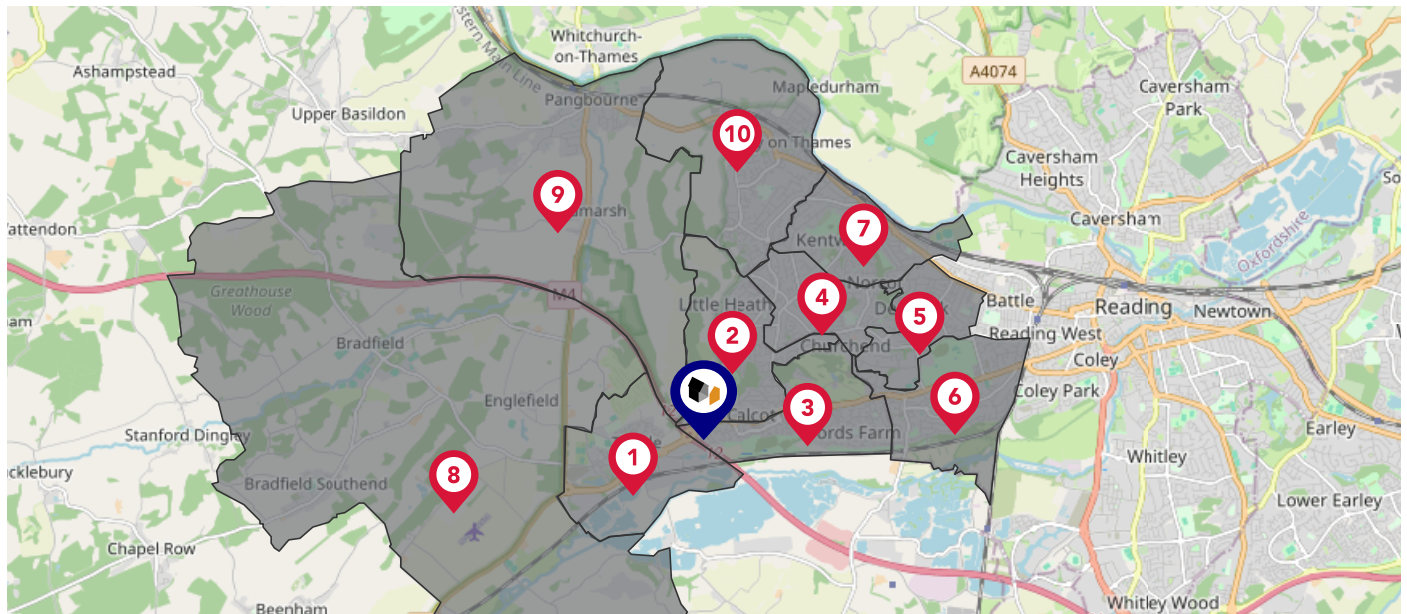
Nearby Conservation Areas

- | | |
|----|-----------------------------------|
| 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

Southcote Ward

7

Kentwood Ward

8

Bradfield Ward

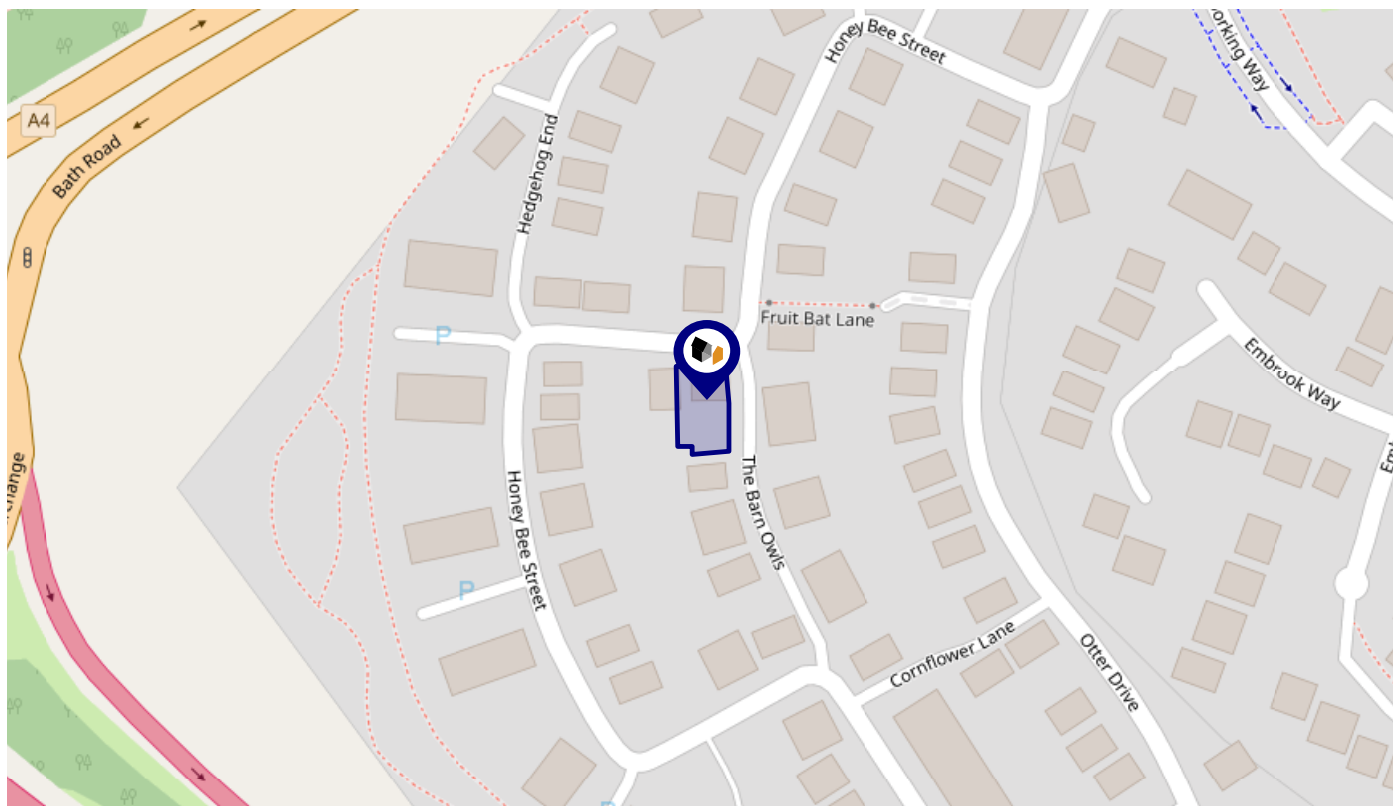
9

Pangbourne Ward

10

Tilehurst & Purley 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.

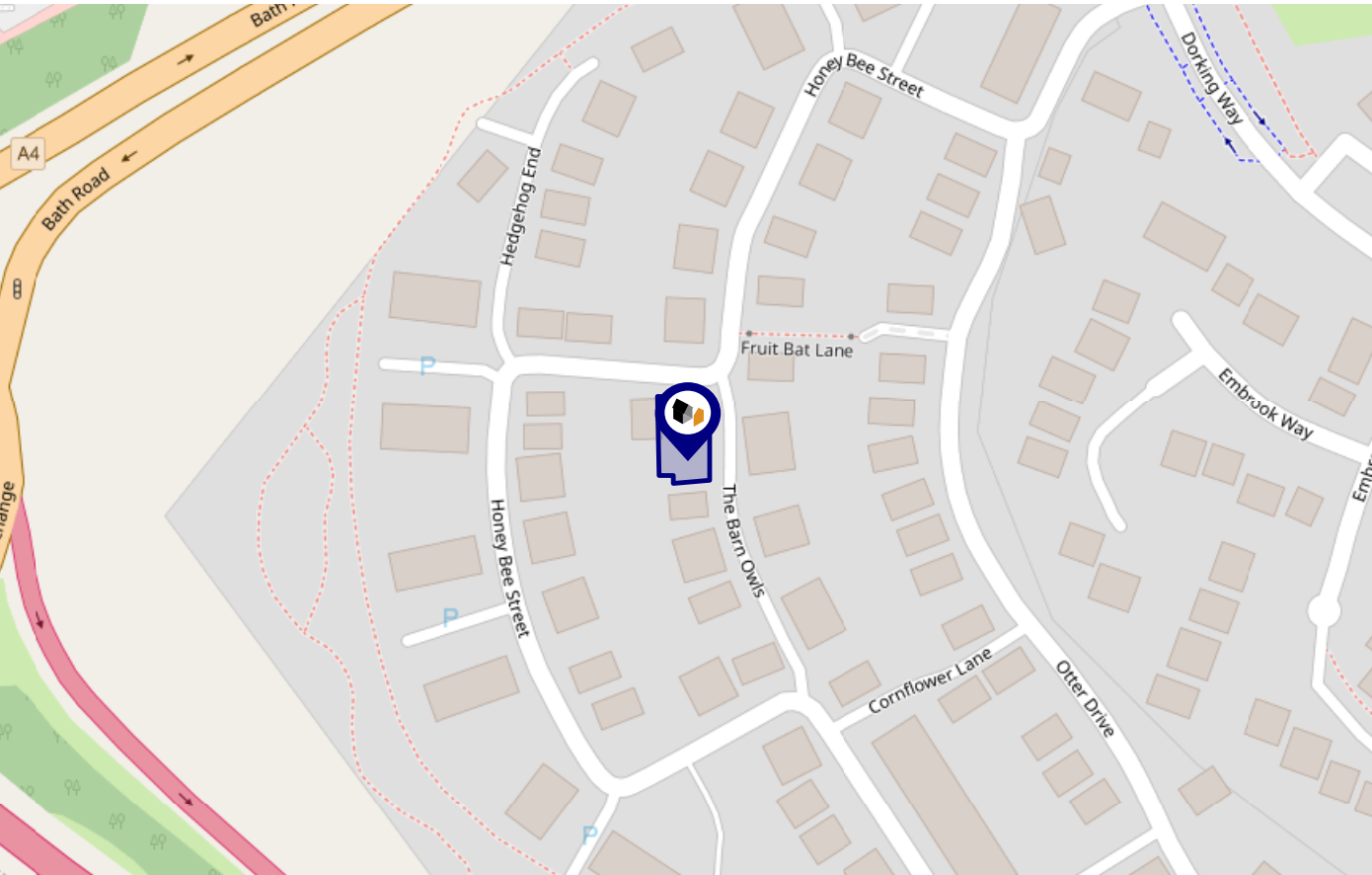
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

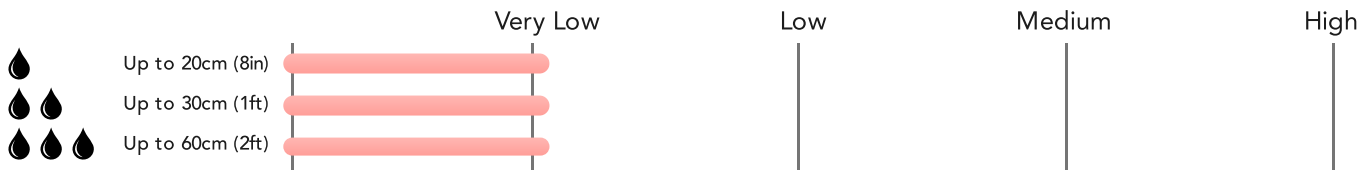


Risk Rating: Very low

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.

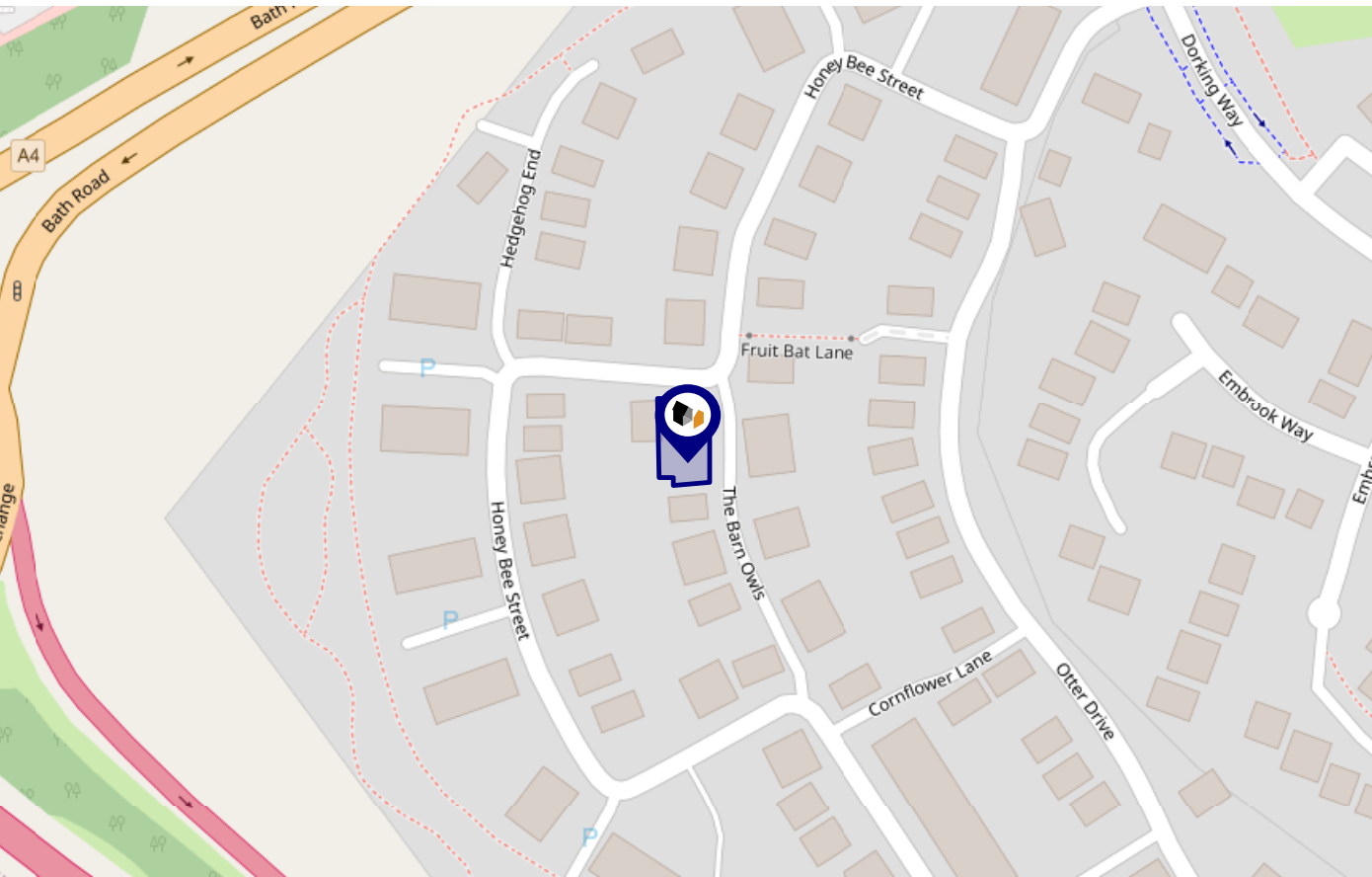
Chance of flooding to the following depths at this property:



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.

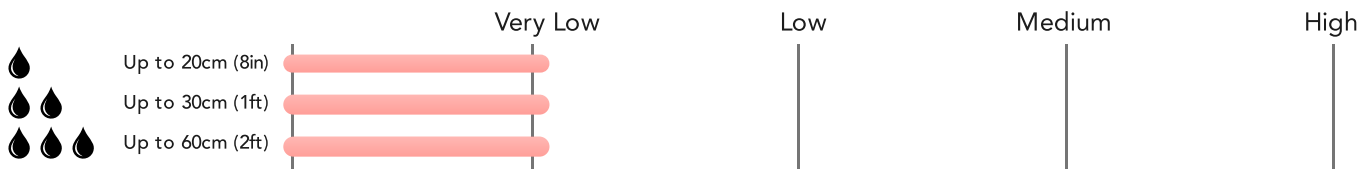


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

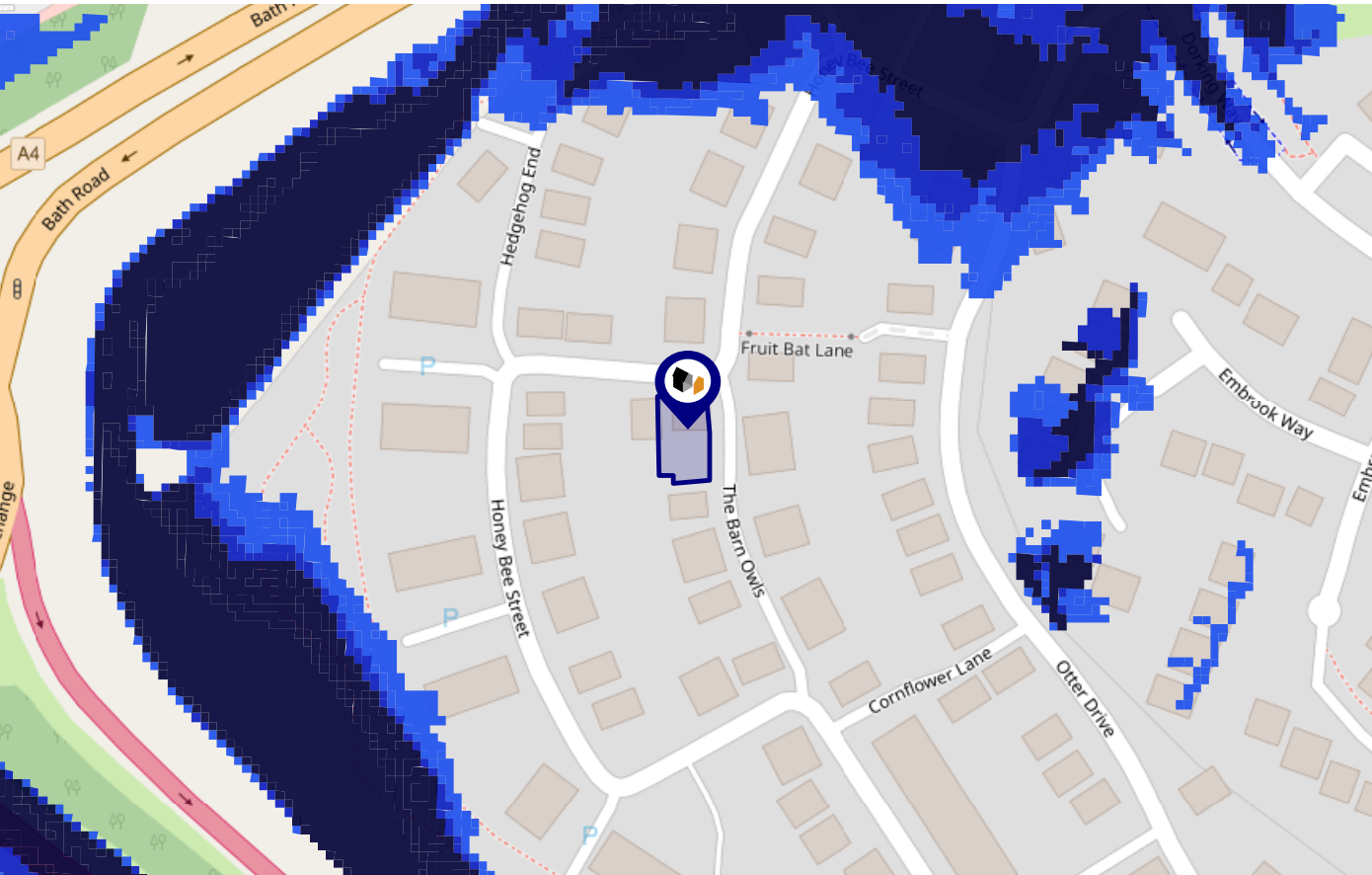


Flood Risk

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.

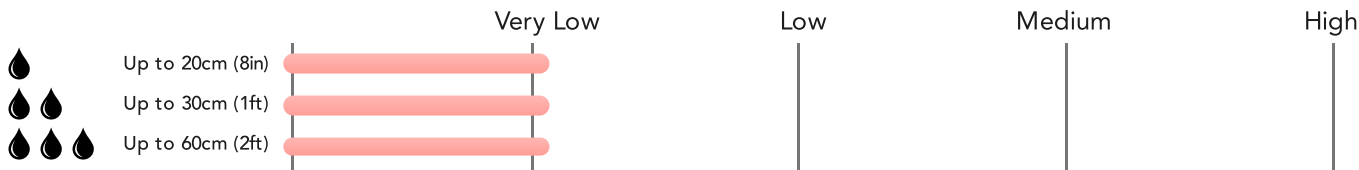


Risk Rating: Very low

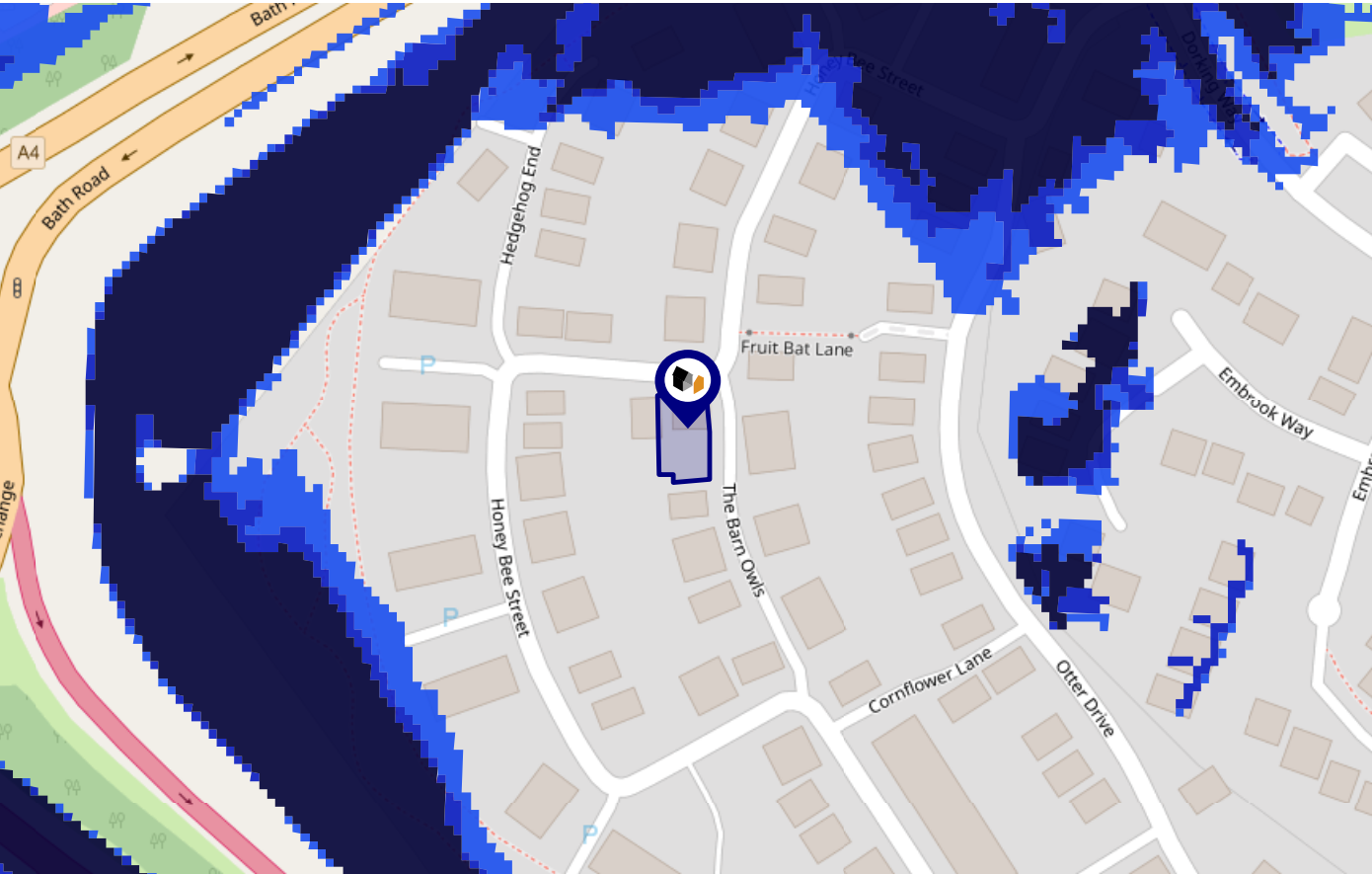
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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.

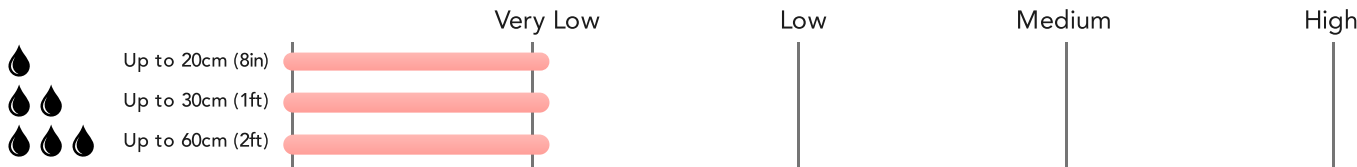


Risk Rating: Very low

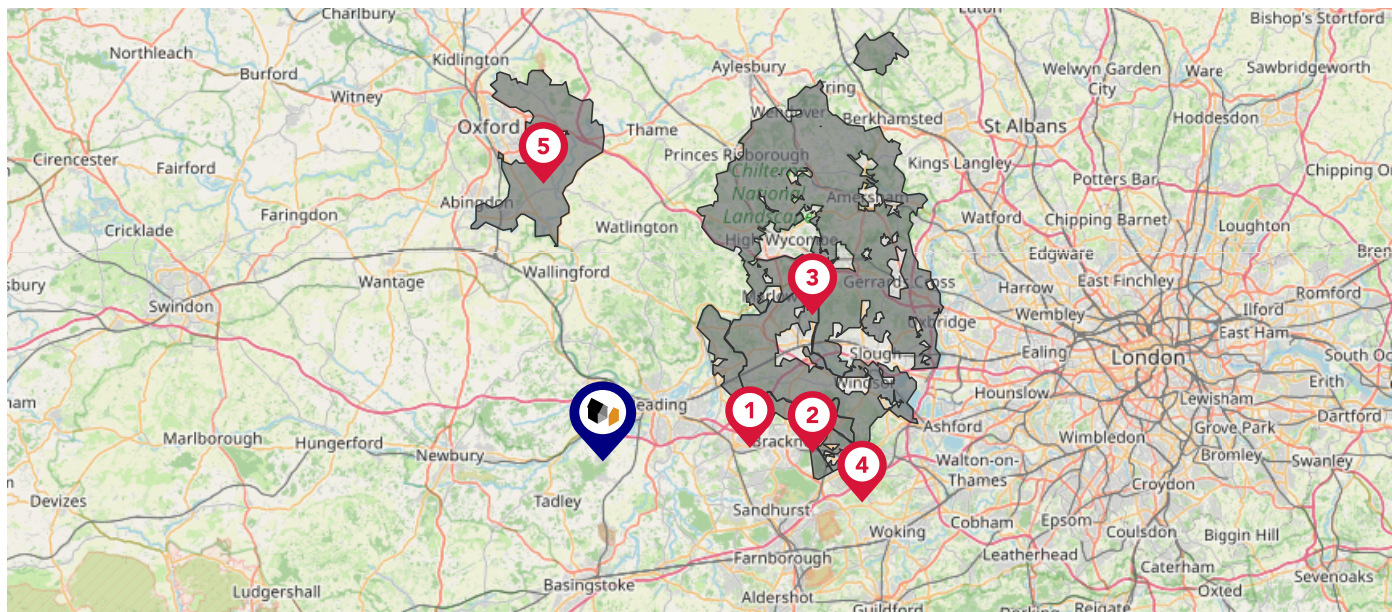
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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



London Green Belt - Wokingham



London Green Belt - Bracknell Forest



London Green Belt - Buckinghamshire



London Green Belt - Windsor and Maidenhead

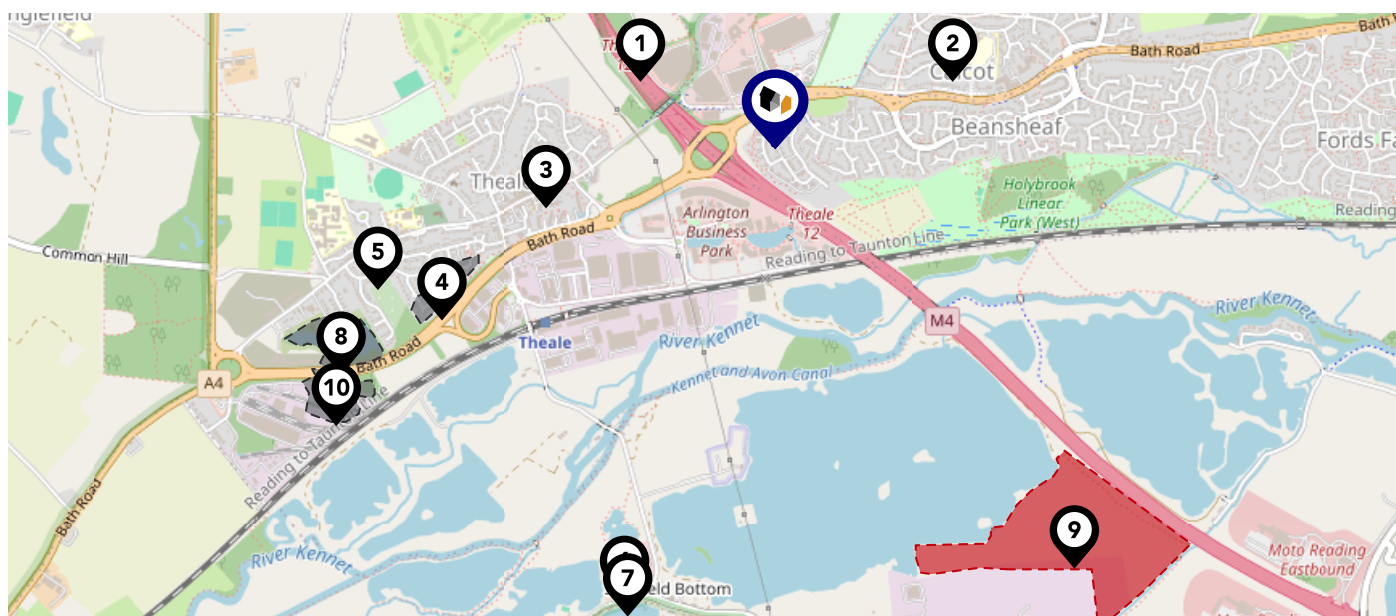


Oxford Green Belt - South Oxfordshire

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.



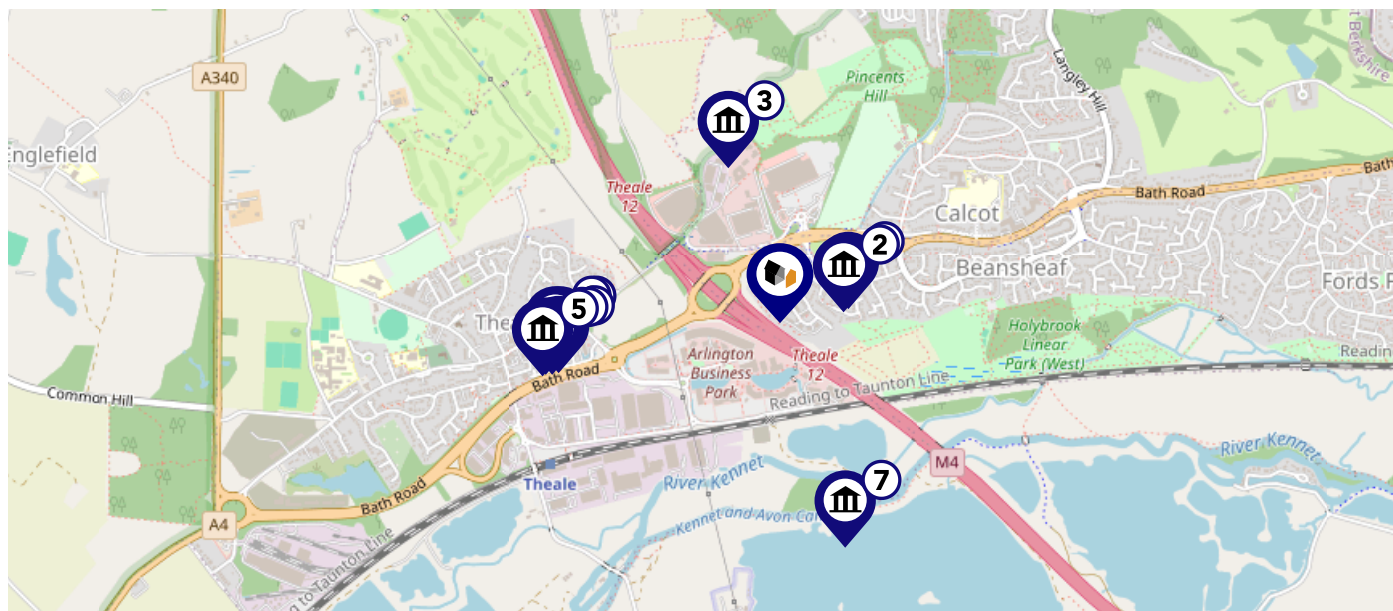
Nearby Landfill Sites

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	

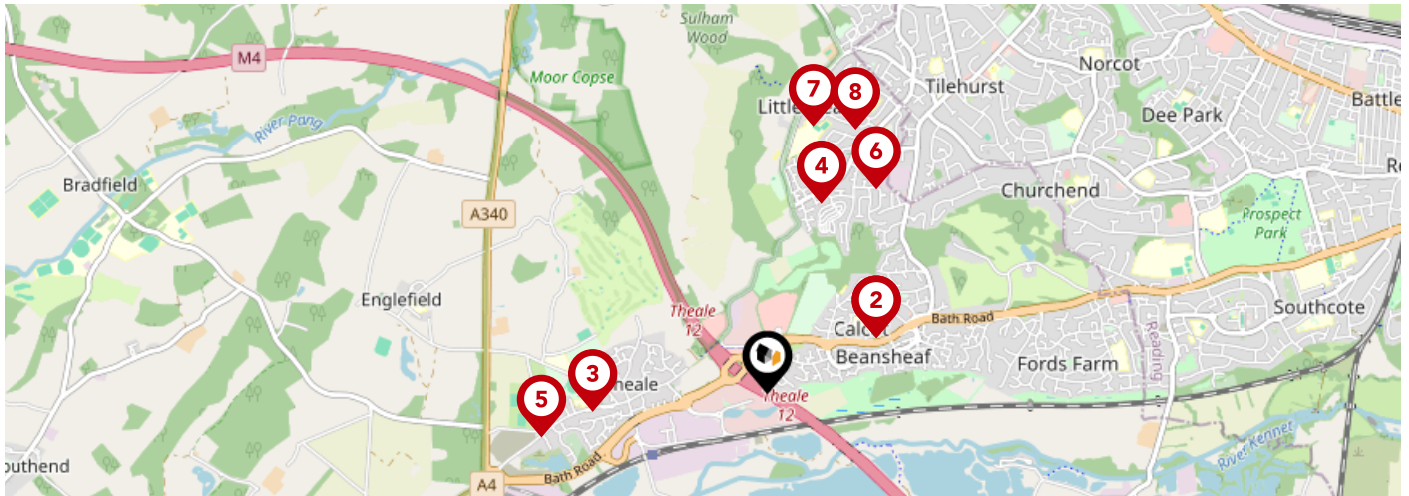
Maps

Listed Buildings

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

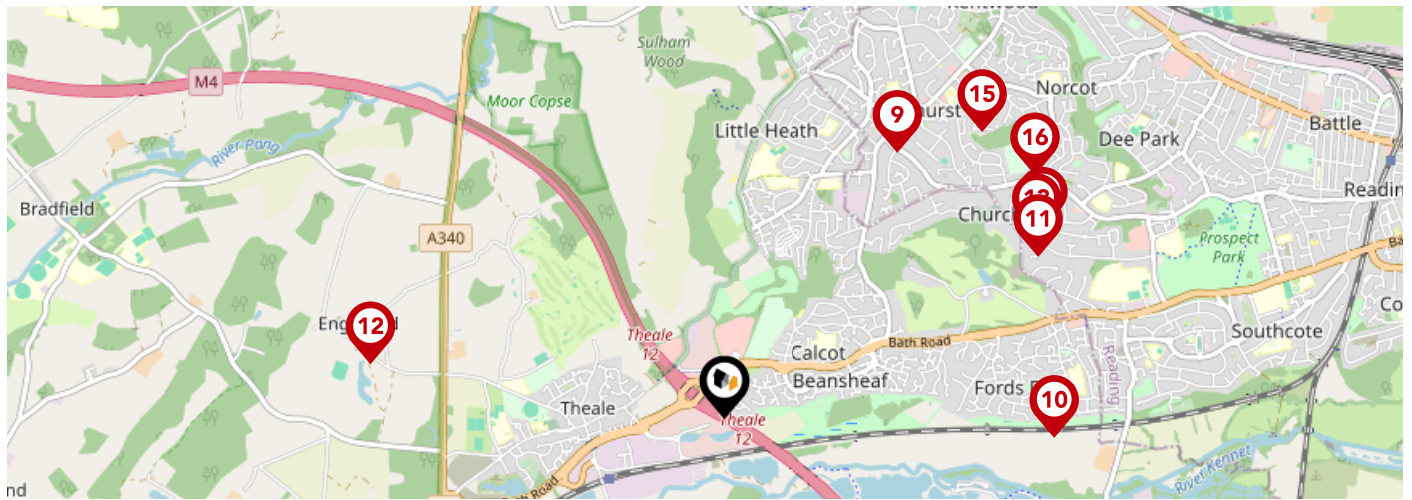


Listed Buildings in the local district		Grade	Distance
	1214865 - Beansheaf Farmhouse	Grade II	0.2 miles
	1214867 - Granary Approximately 10 Metres To South West Of Beansheaf Farmhouse	Grade II	0.2 miles
	1215985 - Pincents Farmhouse	Grade II	0.4 miles
	1215214 - 50, High Street	Grade II	0.5 miles
	1288048 - 48, High Street	Grade II	0.5 miles
	1215213 - 49, High Street	Grade II	0.5 miles
	1135986 - Pillbox At North West Corner Of Garston Lock, At Su 656708	Grade II	0.5 miles
	1215215 - 58, 58a, And 58b, High Street	Grade II	0.5 miles
	1288072 - Lukers	Grade II	0.5 miles
	1215216 - The Chestnuts	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Calcot Infant School and Nursery Ofsted Rating: Good Pupils: 227 Distance:0.57	☐	☒	☐	☐	☐
2	Calcot Junior School Ofsted Rating: Good Pupils: 271 Distance:0.57	☐	☒	☐	☐	☐
3	Theale C.E. Primary School Ofsted Rating: Outstanding Pupils: 329 Distance:0.81	☐	☒	☐	☐	☐
4	Springfield Primary School Ofsted Rating: Good Pupils: 336 Distance:0.92	☐	☒	☐	☐	☐
5	Theale Green School Ofsted Rating: Good Pupils: 762 Distance:1.06	☐	☐	☒	☐	☐
6	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 296 Distance:1.07	☐	☒	☐	☐	☐
7	Little Heath School Ofsted Rating: Good Pupils: 1667 Distance:1.26	☐	☐	☒	☐	☐
8	Birch Copse Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:1.29	☐	☒	☐	☐	☐

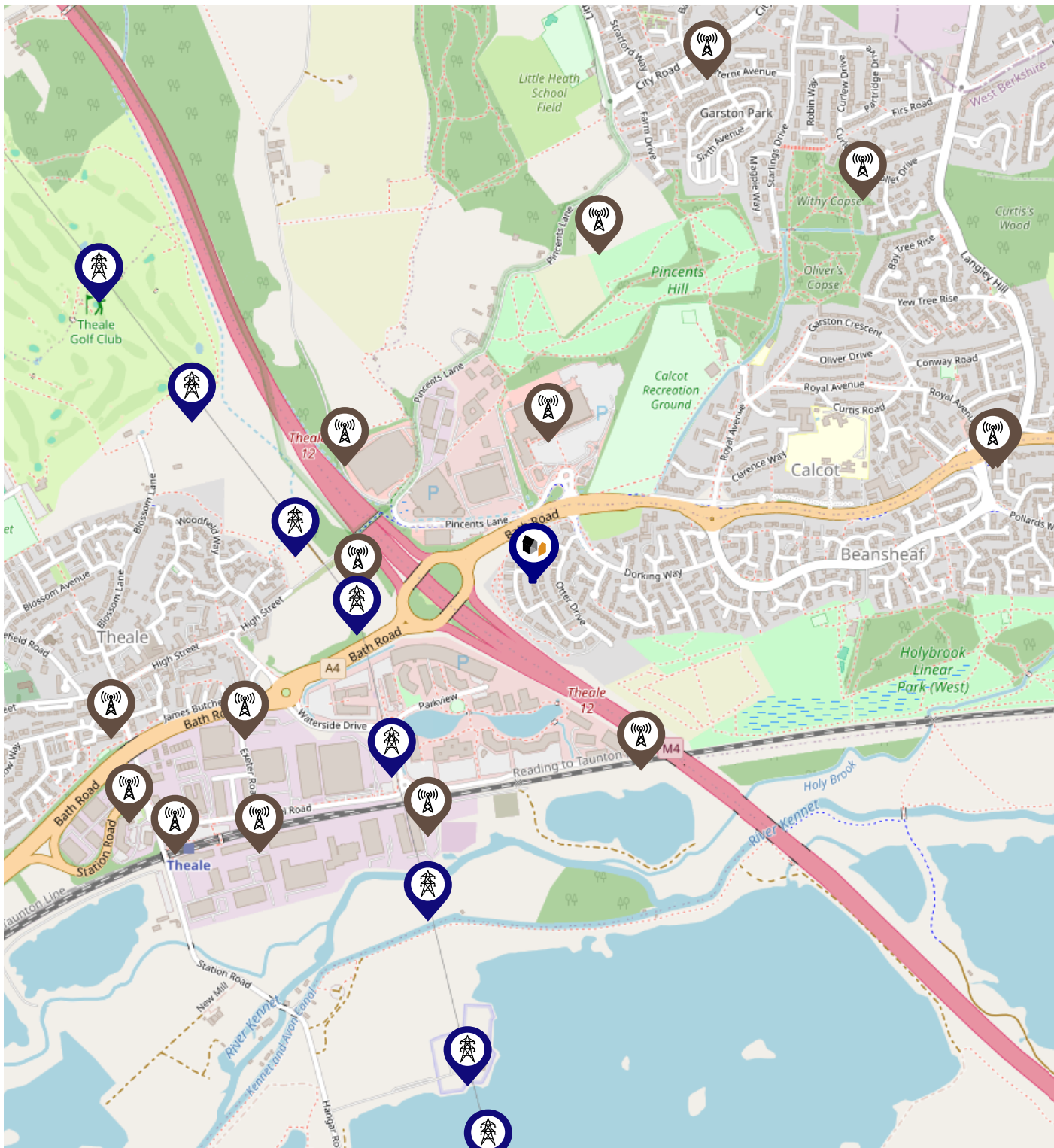
Area Schools



		Nursery	Primary	Secondary	College	Private
	Park Lane Primary School Ofsted Rating: Good Pupils: 402 Distance: 1.47	☐	☒	☐	☐	☐
	Kennet Valley Primary School Ofsted Rating: Good Pupils: 193 Distance: 1.52	☐	☒	☐	☐	☐
	Churchend Primary Academy Ofsted Rating: Good Pupils: 450 Distance: 1.64	☐	☒	☐	☐	☐
	Englefield C.E. Primary School Ofsted Rating: Good Pupils: 107 Distance: 1.65	☐	☒	☐	☐	☐
	Thames Valley School Ofsted Rating: Good Pupils: 55 Distance: 1.68	☐	☐	☒	☐	☐
	The Avenue Special School Ofsted Rating: Good Pupils: 233 Distance: 1.71	☐	☐	☒	☐	☐
	Blagrove Nursery School Ofsted Rating: Good Pupils: 48 Distance: 1.79	☒	☐	☐	☐	☐
	Moorlands Primary School Ofsted Rating: Good Pupils: 331 Distance: 1.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

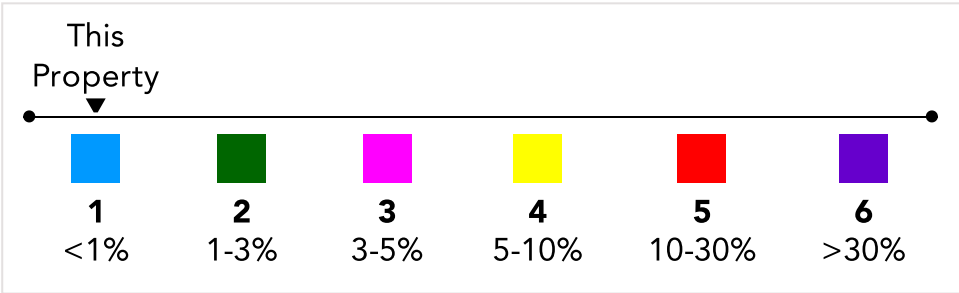
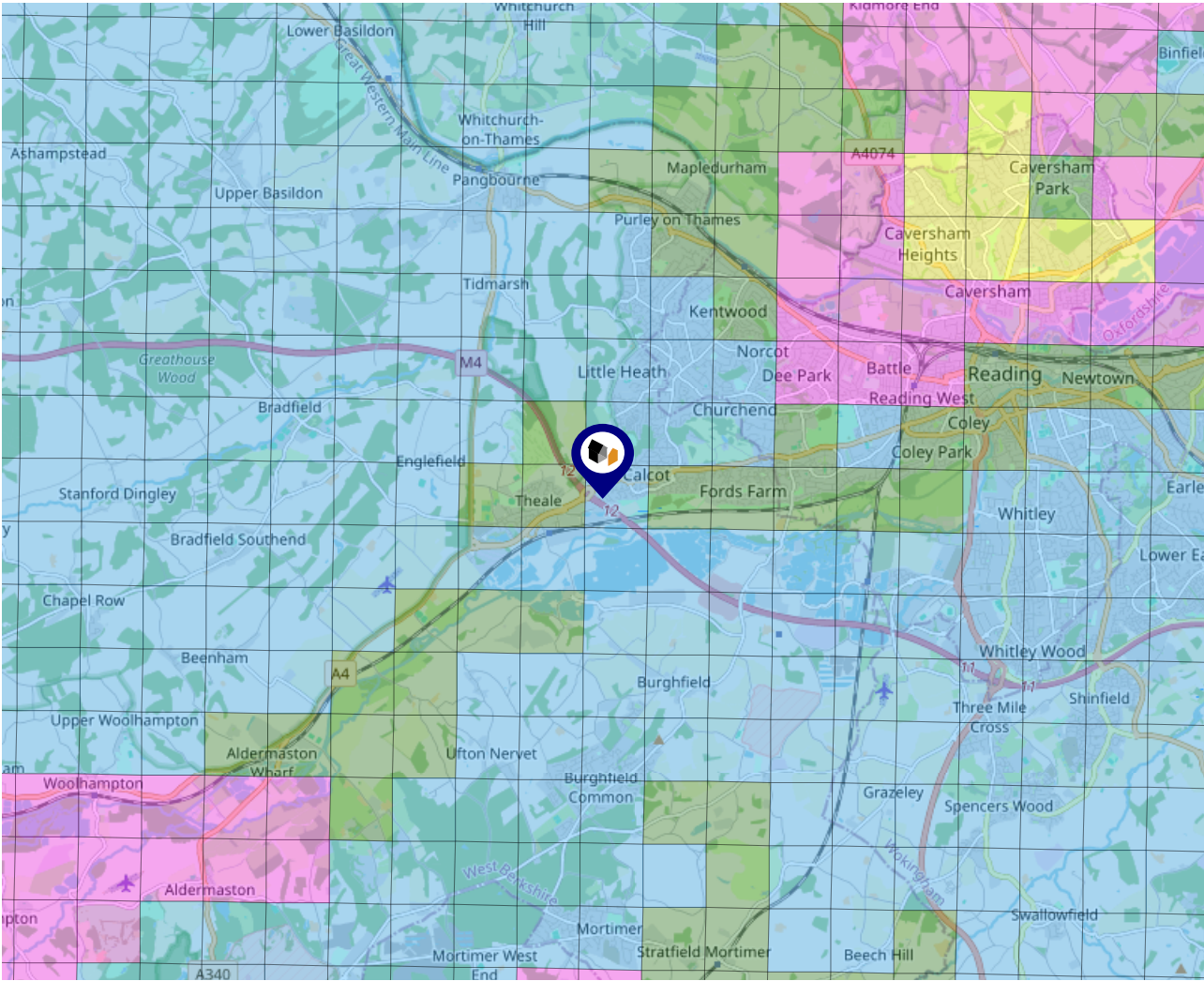


Key:

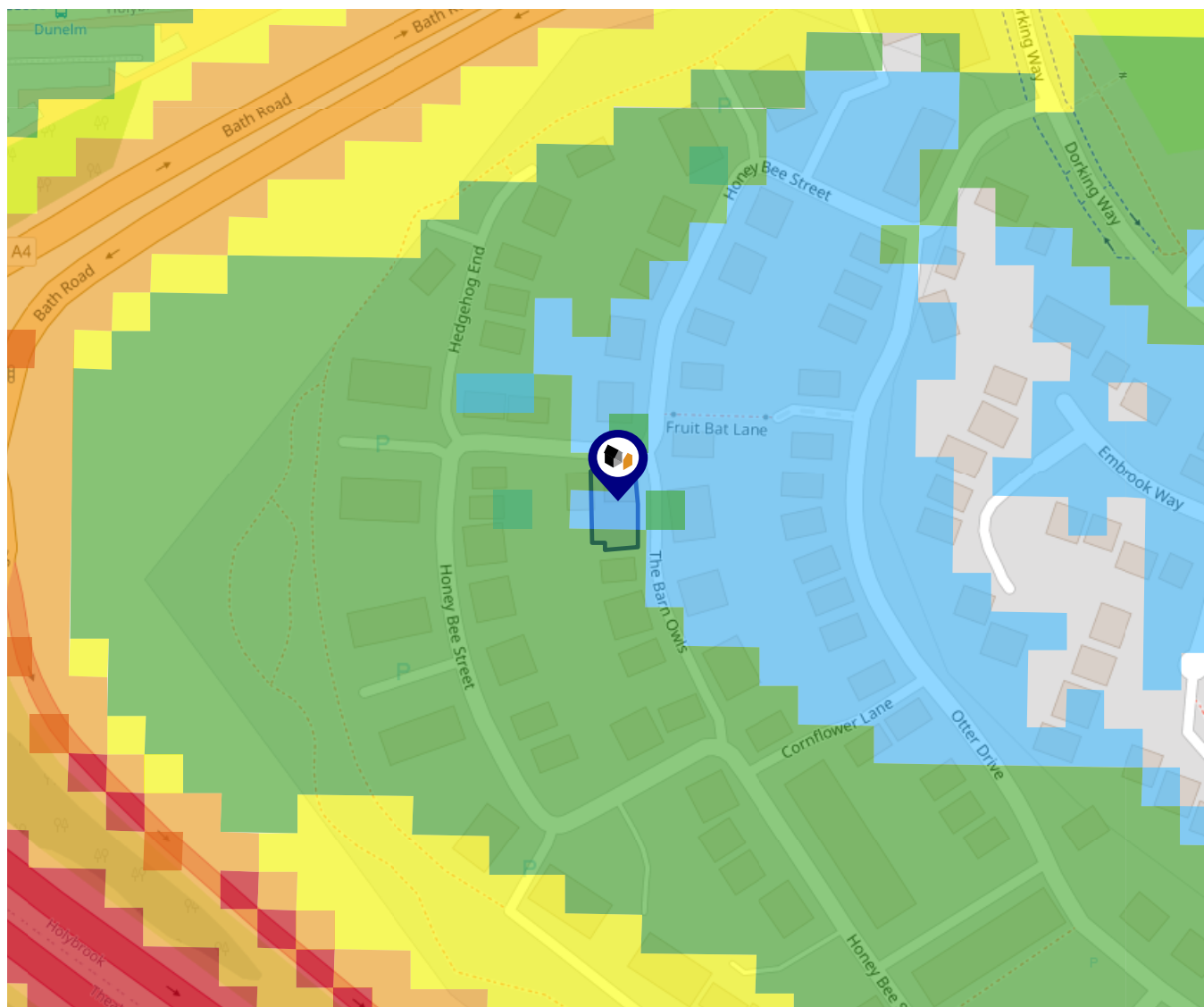
-  Power Pylons
-  Communication Masts

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

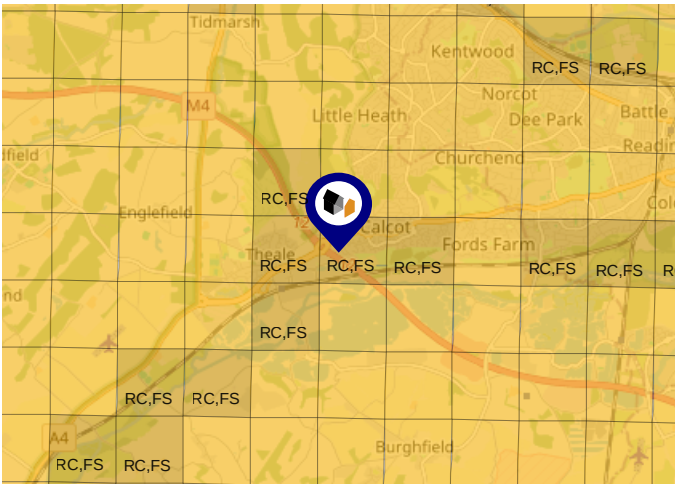


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

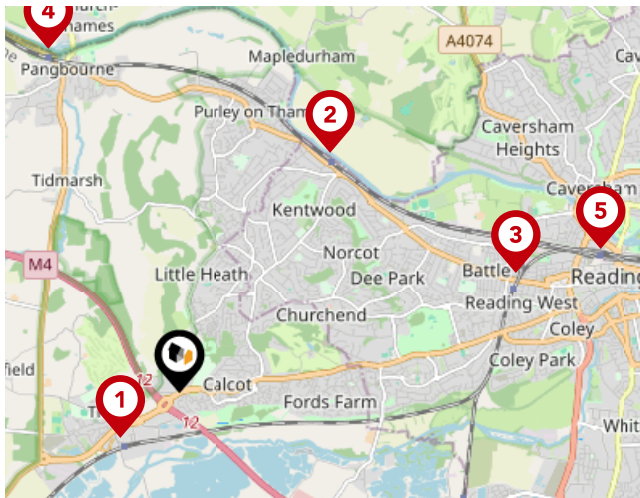


Primary Classifications (Most Common Clay Types)

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

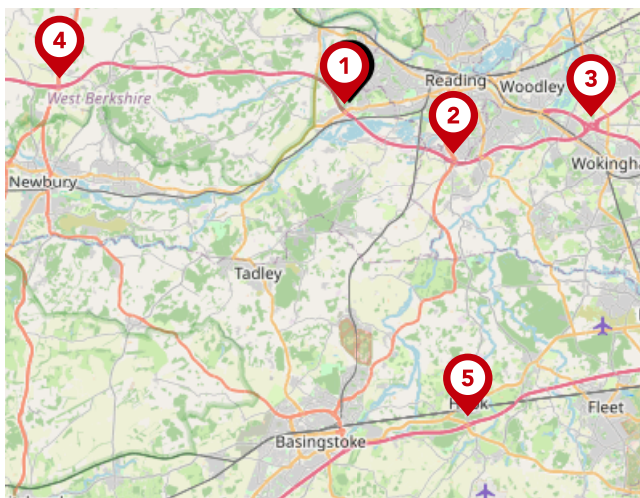
Area

Transport (National)



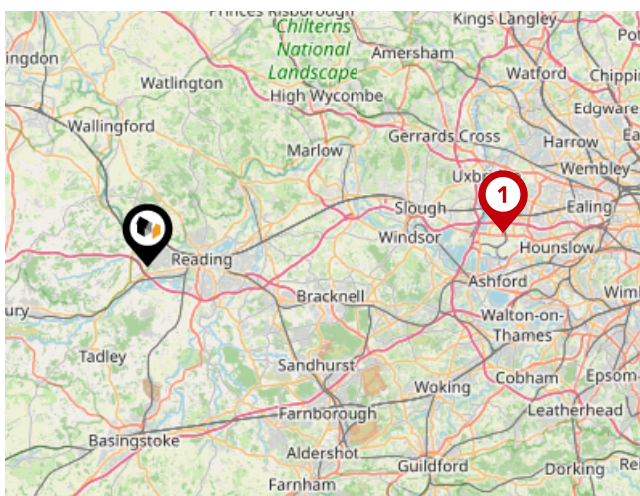
National Rail Stations

Pin	Name	Distance
1	Theale Rail Station	0.69 miles
2	Tilehurst Rail Station	2.61 miles
3	Reading West Rail Station	3.29 miles
4	Pangbourne Rail Station	3.4 miles
5	Reading Rail Station	4.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	0.14 miles
2	M4 J11	4.3 miles
3	M4 J10	8.96 miles
4	M4 J13	10.73 miles
5	M3 J5	12.42 miles

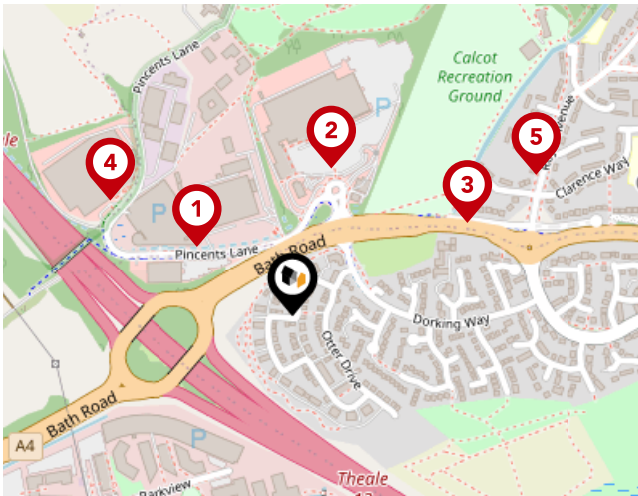


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	26.33 miles

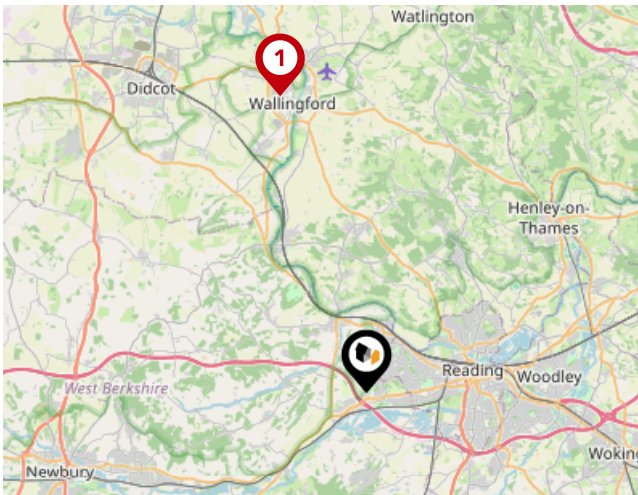
Area

Transport (Local)



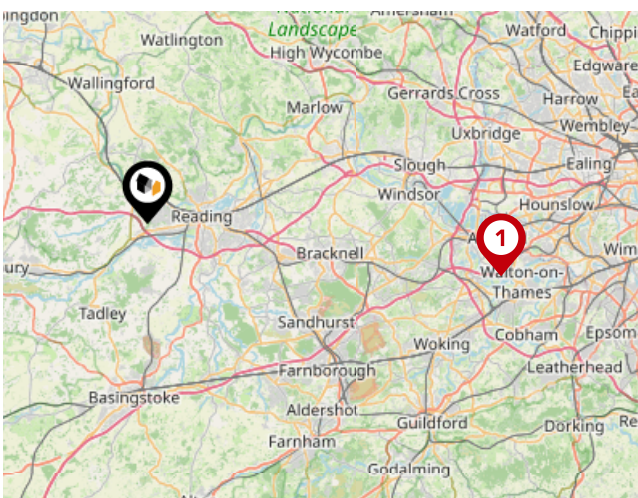
Bus Stops/Stations

Pin	Name	Distance
1	Dunelm	0.13 miles
2	Calcot Sainsbury's	0.17 miles
3	Mayfield Avenue	0.22 miles
4	IKEA	0.24 miles
5	Calcot Post Office	0.32 miles



Local Connections

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



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	26.36 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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