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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 28th February 2026



CROFT ROAD, MORTIMER COMMON, READING, RG7

Avocado Property

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band D		
Annual Estimate:	£2,383		
Title Number:	BK70929		

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)

18 mb/s	76 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Croft Road, Mortimer Common, Reading, RG7*

Reference - 14/03116/HOUSE
Decision: Decided
Date: 13th February 2015
Description: New rear extension and front porch

Reference - 14/02870/CERTP
Decision: Decided
Date: 31st October 2014
Description: New front porch and new rear extension.

Property EPC - Certificate



Mortimer Common, READING, RG7

Energy rating

D

Valid until 22.01.2034

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

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	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:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	125 m ²

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.

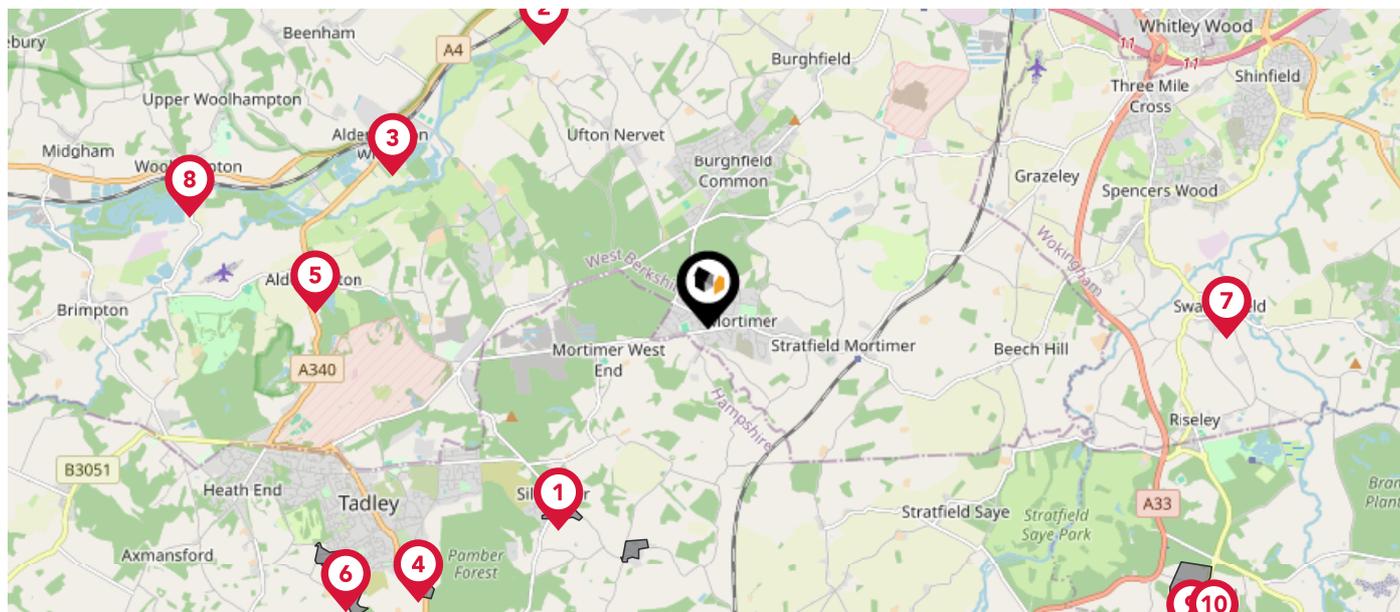
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

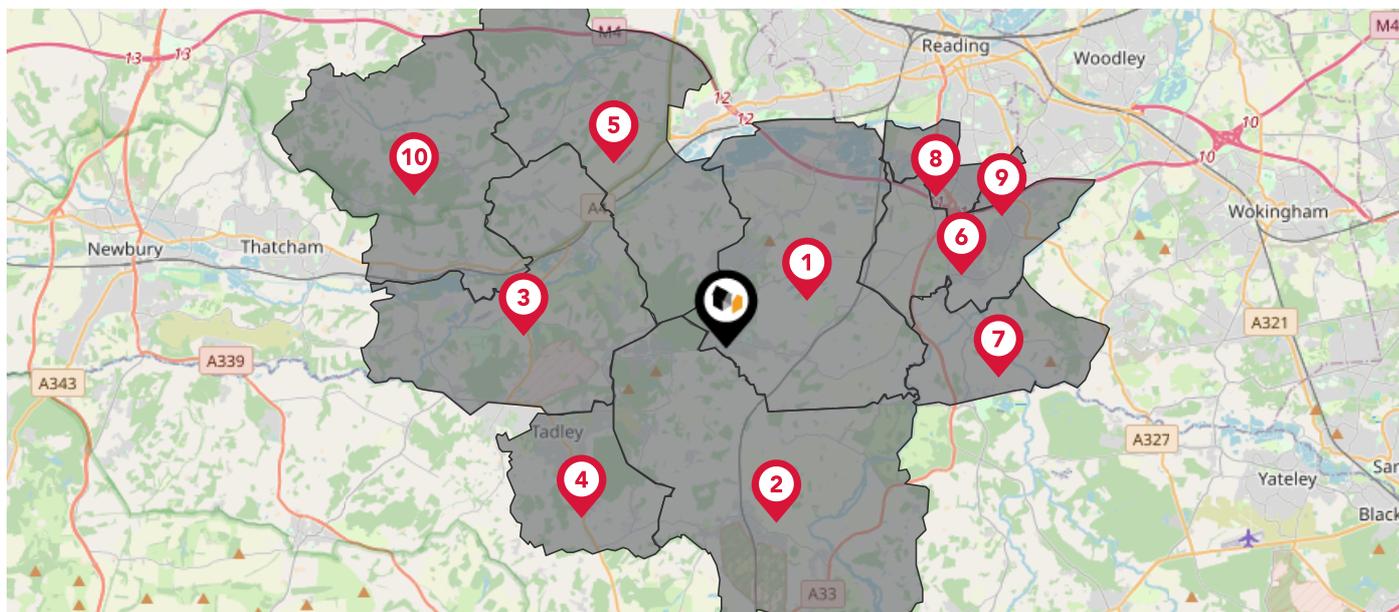
- 1 Silchester
- 2 Tyle Mill
- 3 Aldermaston Wharf
- 4 Tadley
- 5 Aldermaston
- 6 Church Road, Tadley
- 7 Swallowfield
- 8 Woolhampton
- 9 Heckfield
- 10 Heckfield (added 2002)

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

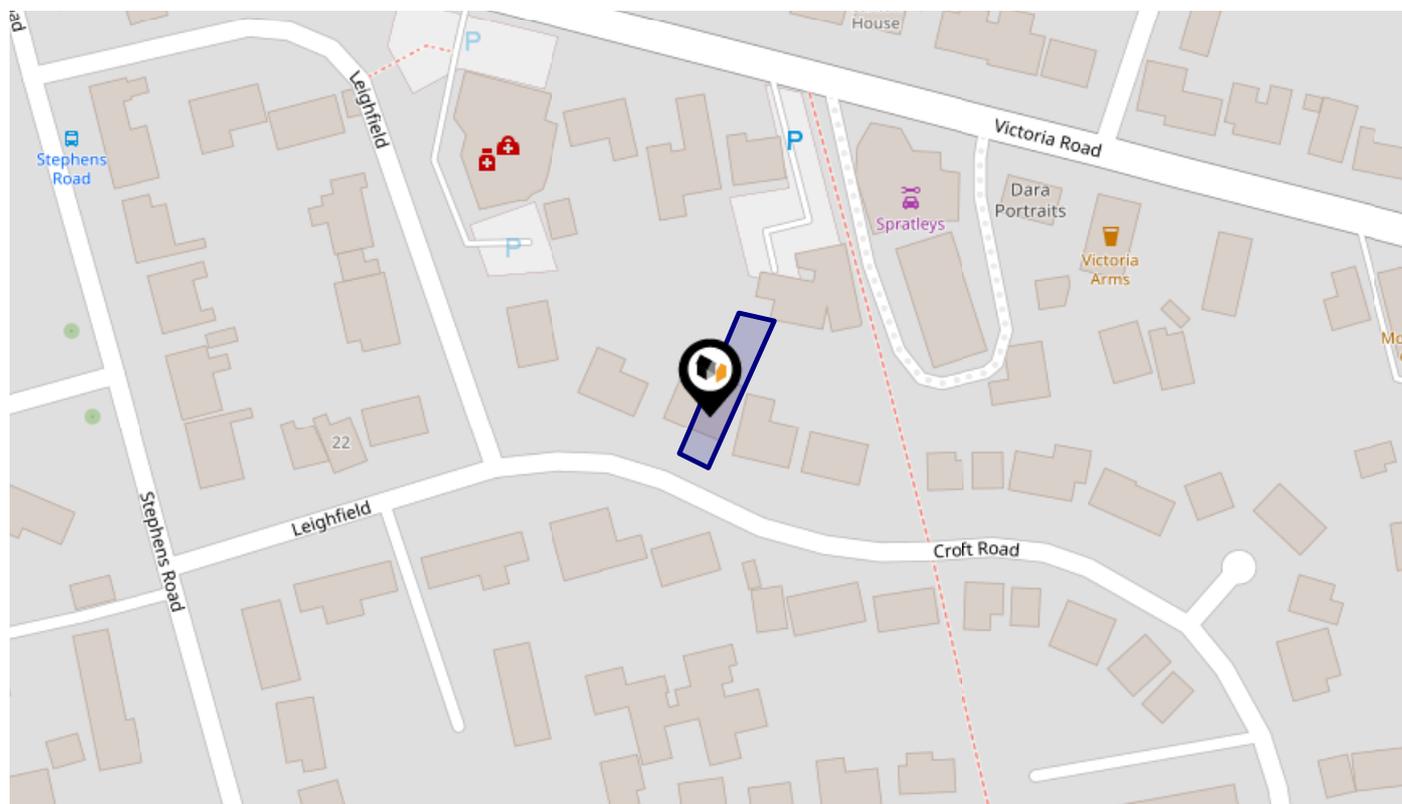
-  1 Burghfield & Mortimer Ward
-  2 Bramley Ward
-  3 Aldermaston Ward
-  4 Tadley & Pamber Ward
-  5 Bradfield Ward
-  6 Shinfield South Ward
-  7 Swallowfield Ward
-  8 Whitley Ward
-  9 Shinfield North Ward
-  10 Bucklebury Ward

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:

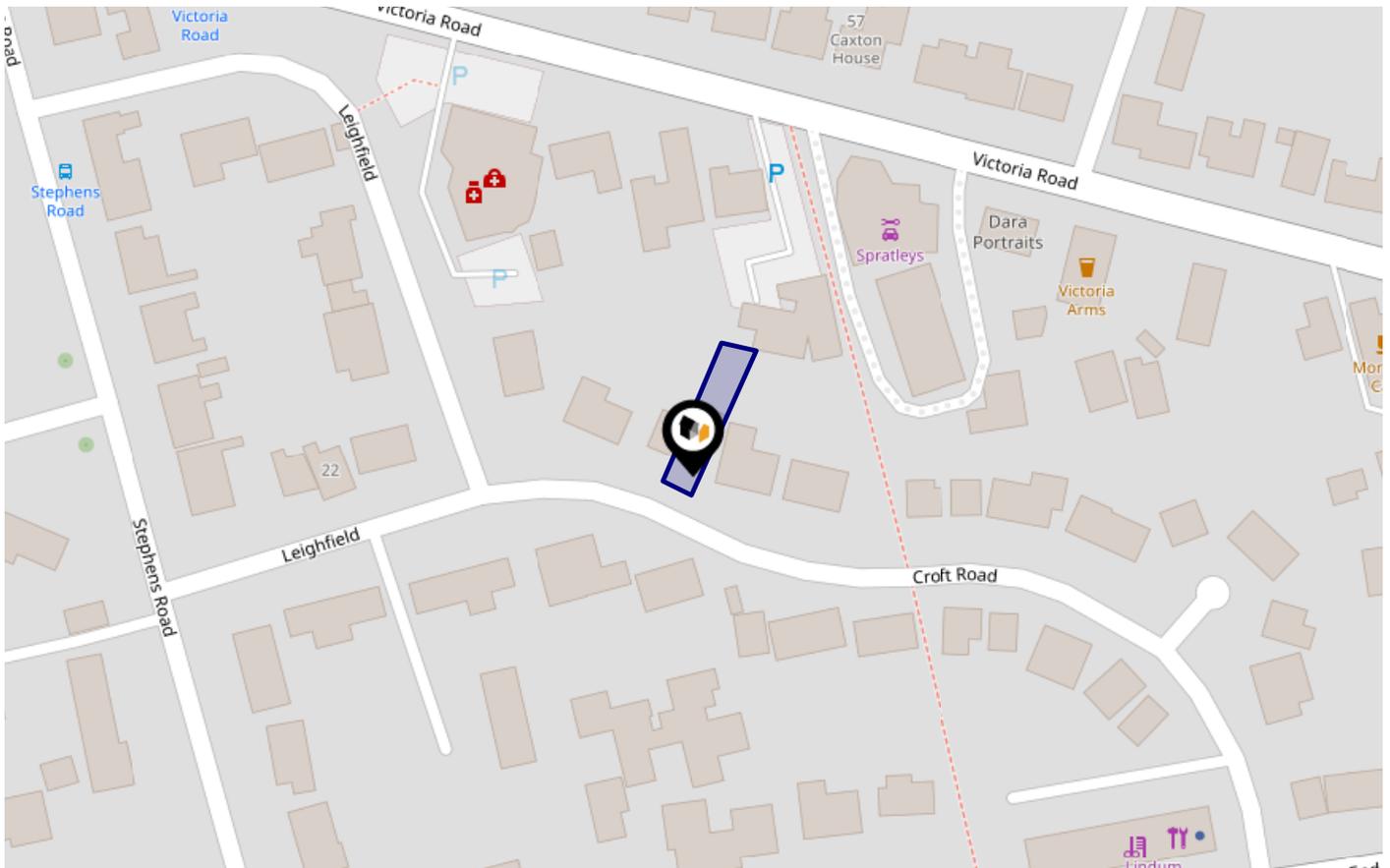
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

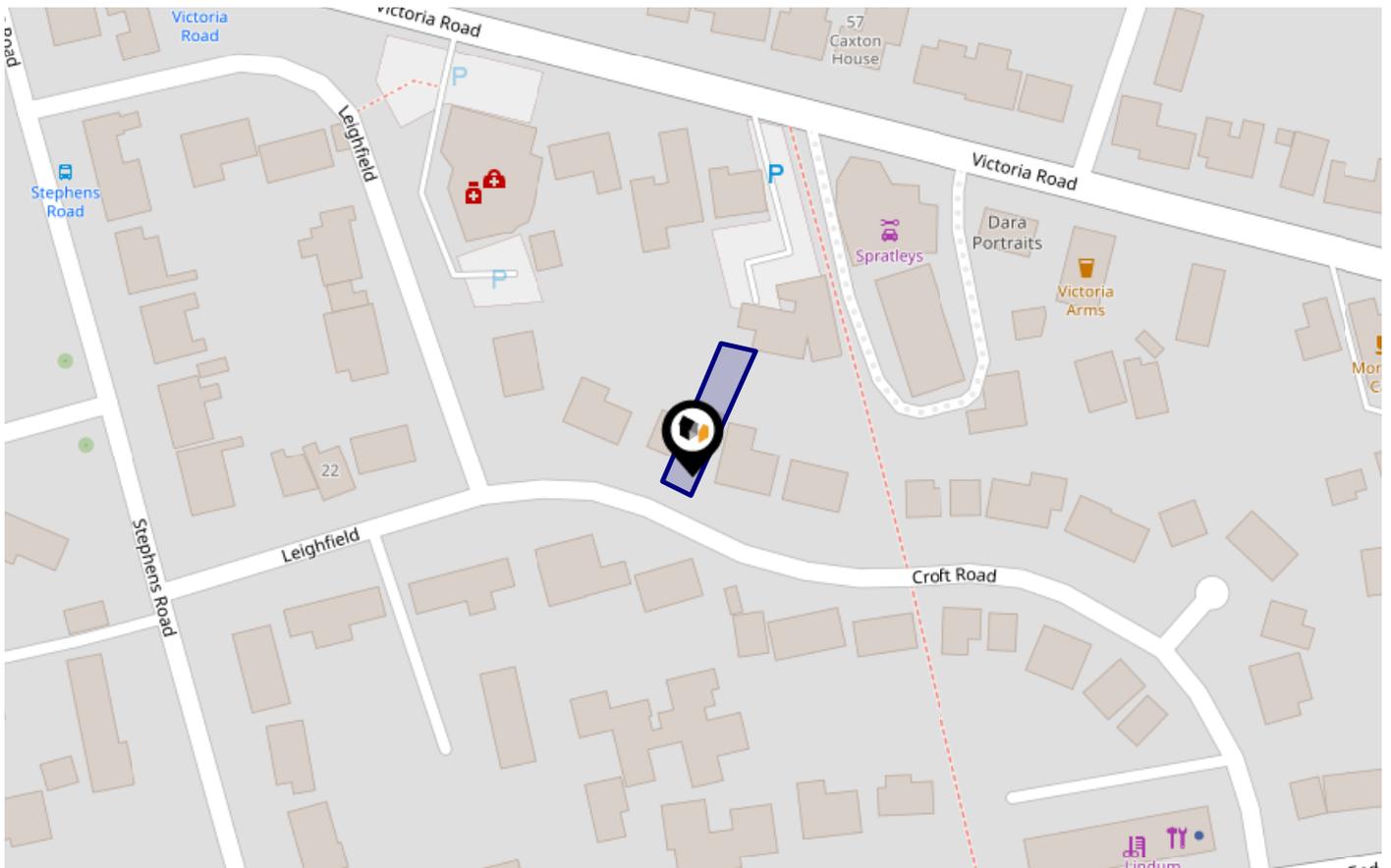


Flood Risk

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: **Very low**

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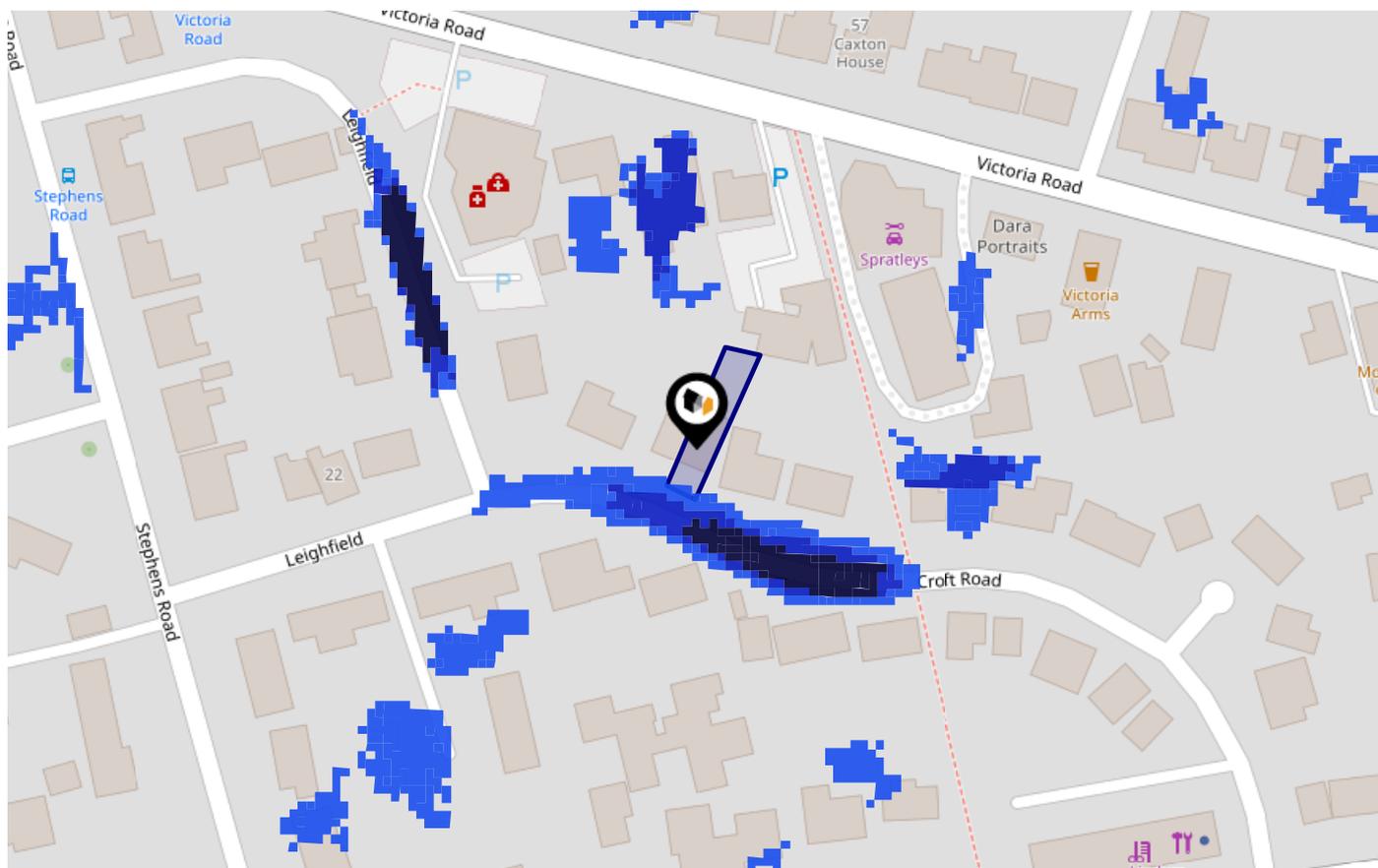


Flood Risk

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.

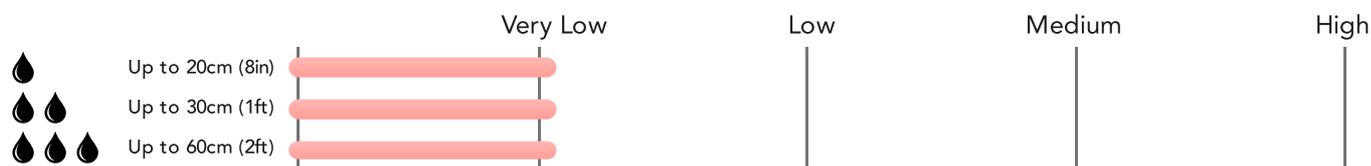


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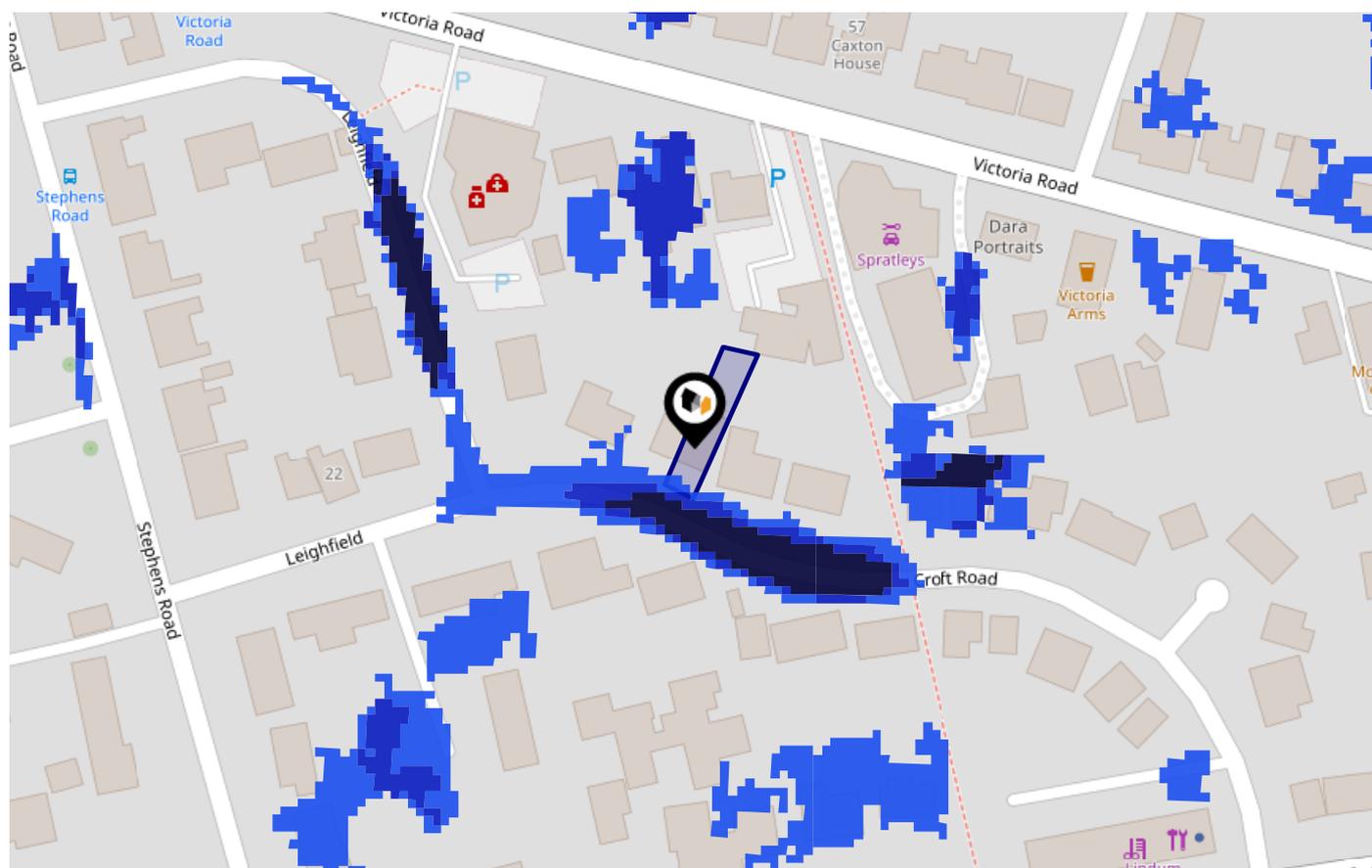


Flood Risk

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.

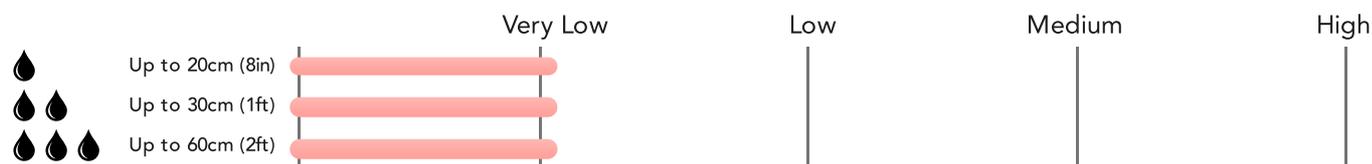


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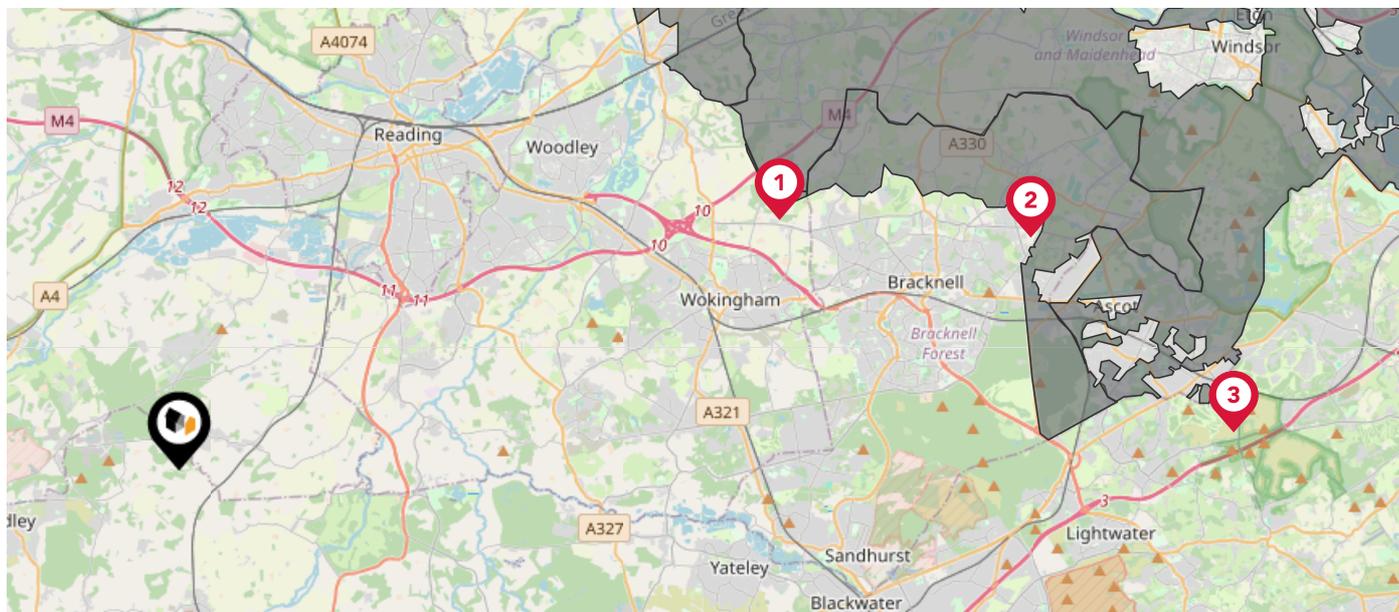


Maps

Green Belt



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



Nearby Green Belt Land

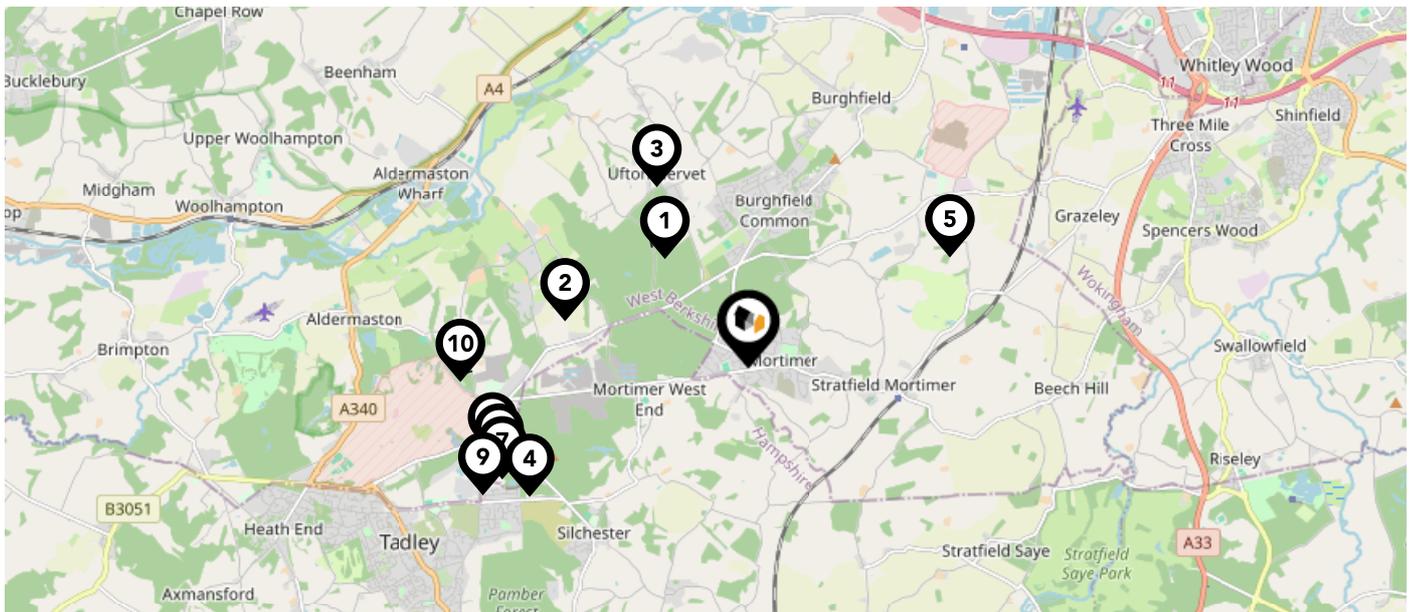
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Windsor and Maidenhead

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

	Poors Allotment-Camp Road, Reading, Ufton Nervet, Berkshire	Historic Landfill
	Silver Lane-Padworth, Berkshire	Historic Landfill
	Sulhamstead Road-Ufton Nervet, Berkshire	Historic Landfill
	West Of Soke Road-Soke Road, Aldermaston Soke, Buckinghamshire	Historic Landfill
	Pitchkettle Farm-Grazeley, Berkshire	Historic Landfill
	Decoy Plantation-Soke Road, Reading, Aldermaston, Berks	Historic Landfill
	Soke Road-South Aldermaston, Berkshire	Historic Landfill
	Soke Road-Aldermaston, Reading, Berkshire	Historic Landfill
	Roundwood Cottage-Tadley, Berkshire	Historic Landfill
	Court Farm-Padworth, Berkshire	Historic Landfill

Maps

Listed Buildings

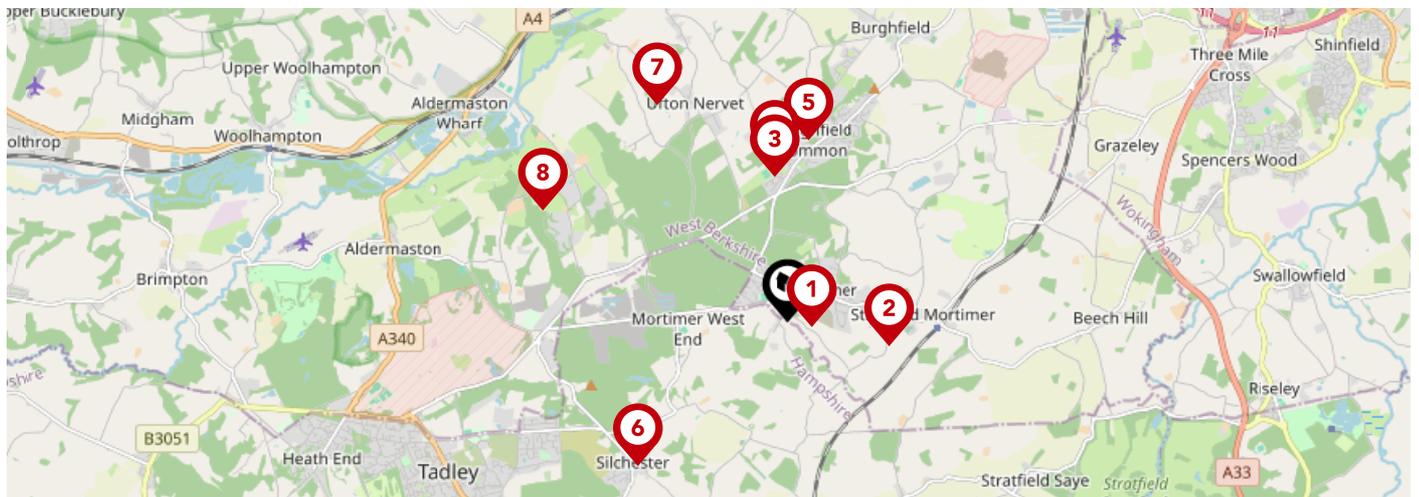


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



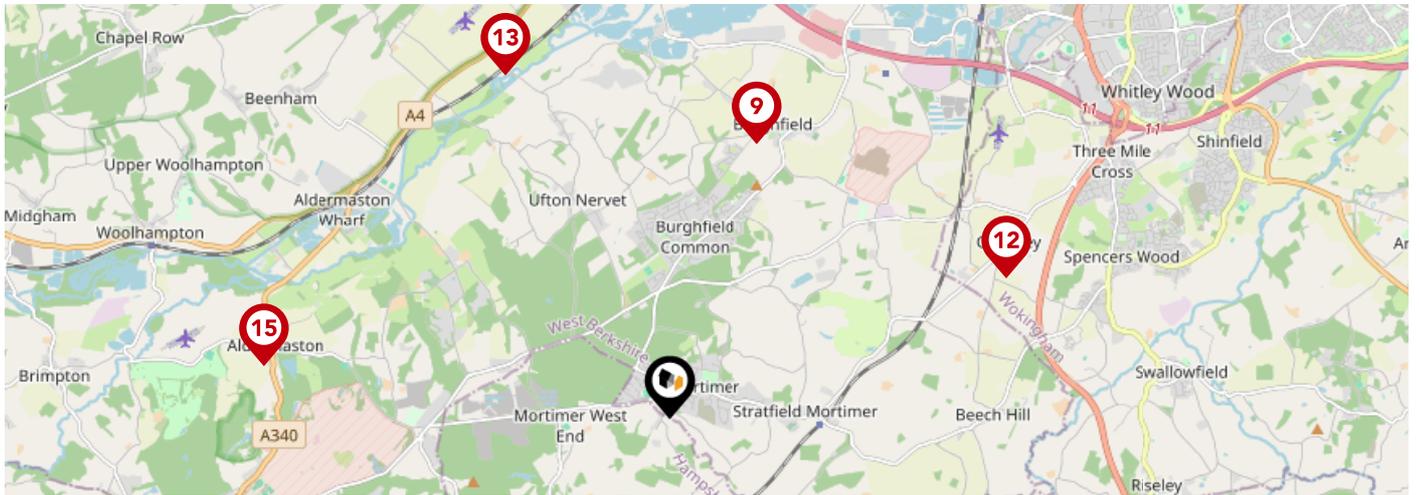
Listed Buildings in the local district	Grade	Distance
 1092918 - Windabout	Grade II	0.4 miles
 1247771 - Mortimer Hill	Grade II	0.6 miles
 1092922 - Barn (2) To North East Of West End Farmhouse	Grade II	0.8 miles
 1179397 - Granary (1) To North Of Barn (2)	Grade II	0.8 miles
 1263957 - Abbeycroft	Grade II	0.8 miles
 1179409 - Granary (2) South-west Of West End Farmhouse	Grade II	0.9 miles
 1092923 - Outbuildings, Attached To Granary (1)	Grade II	0.9 miles
 1339539 - Barn (1) To West Of West End Farmhouse	Grade II	0.9 miles
 1092921 - West End Farmhouse	Grade II	0.9 miles
 1135795 - Church Of St. Mary	Grade II	1.2 miles

Area Schools



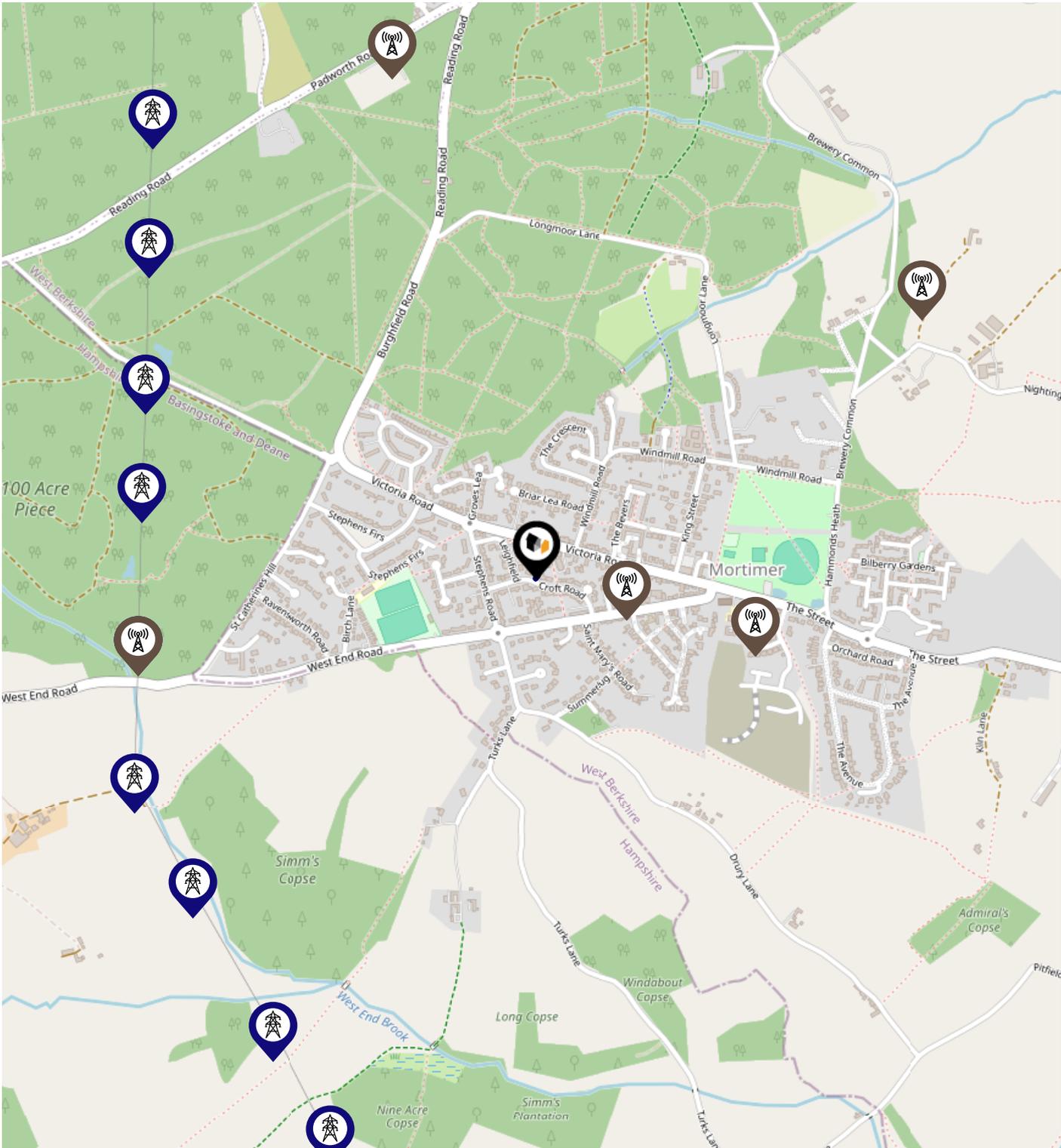
	Nursery	Primary	Secondary	College	Private
1 Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Mortimer St Mary's C.E. Junior School Ofsted Rating: Good Pupils: 242 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 The Willink School Ofsted Rating: Good Pupils: 1255 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Mrs Bland's Infant School Ofsted Rating: Good Pupils: 201 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Garland Junior School Ofsted Rating: Good Pupils: 219 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Silchester Church of England Primary School Ofsted Rating: Good Pupils: 178 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Sulhamstead and Ufton Nervet School Ofsted Rating: Good Pupils: 100 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
9 Burghfield St Mary's C.E. Primary School Ofsted Rating: Good Pupils: 196 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Bramley Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Tadley Court School Ofsted Rating: Good Pupils: 68 Distance:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Grazeley Parochial Church of England Aided Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 The Mile House Therapeutic School Ofsted Rating: Requires improvement Pupils: 28 Distance:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Tadley Community Primary School Ofsted Rating: Good Pupils: 240 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Aldermaston C.E. Primary School Ofsted Rating: Good Pupils: 106 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Bishopswood Junior School Ofsted Rating: Good Pupils: 246 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

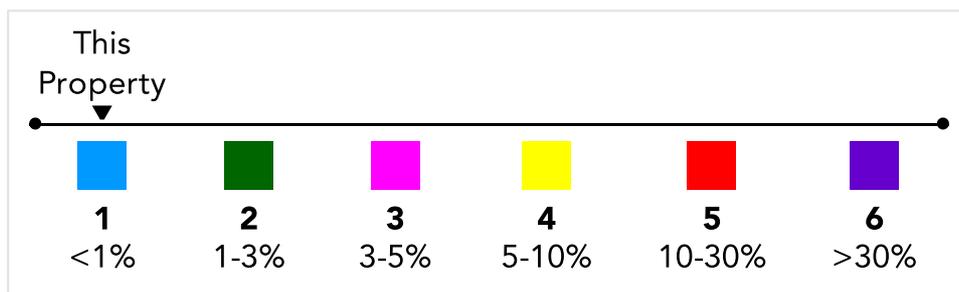
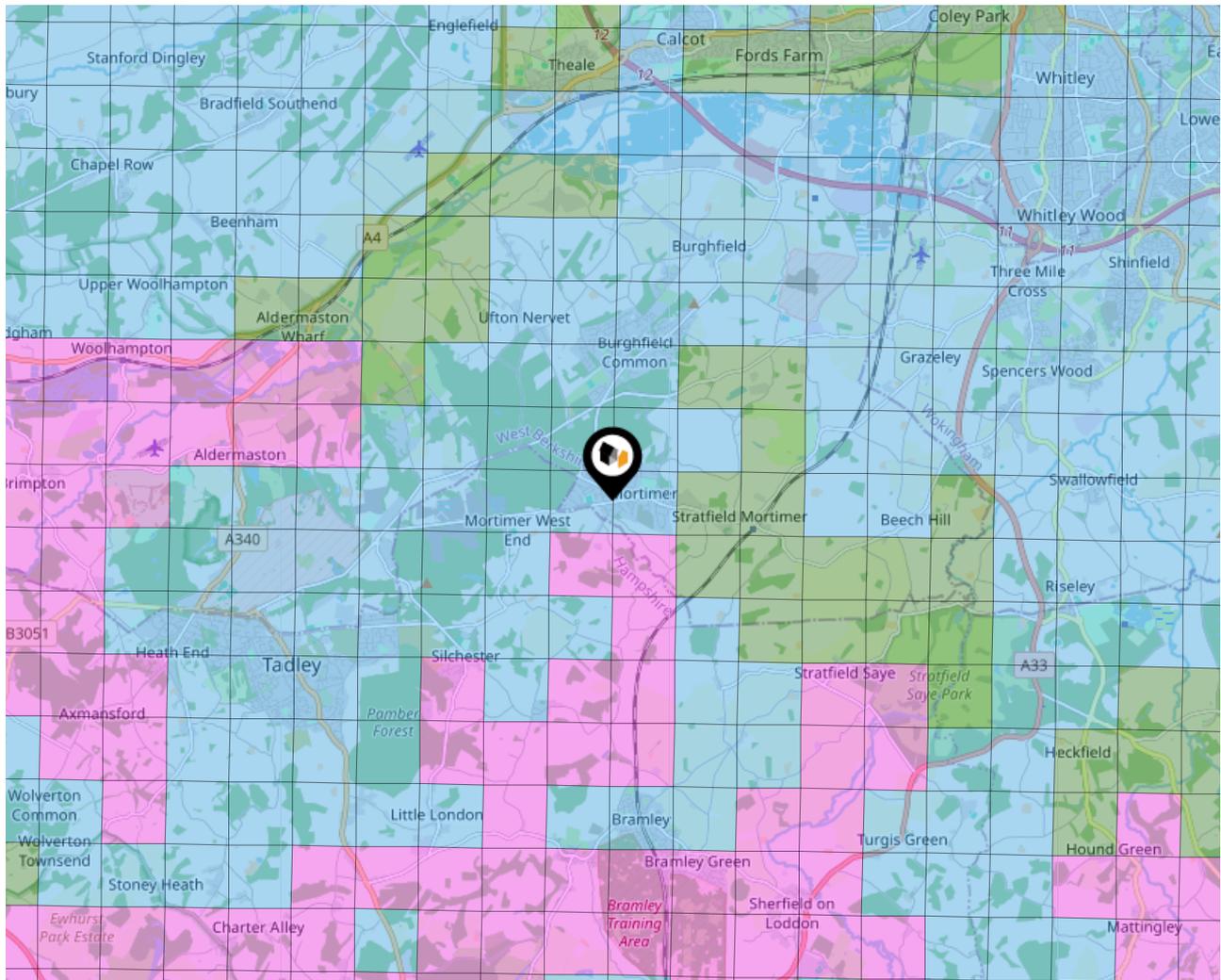
Environment

Radon Gas

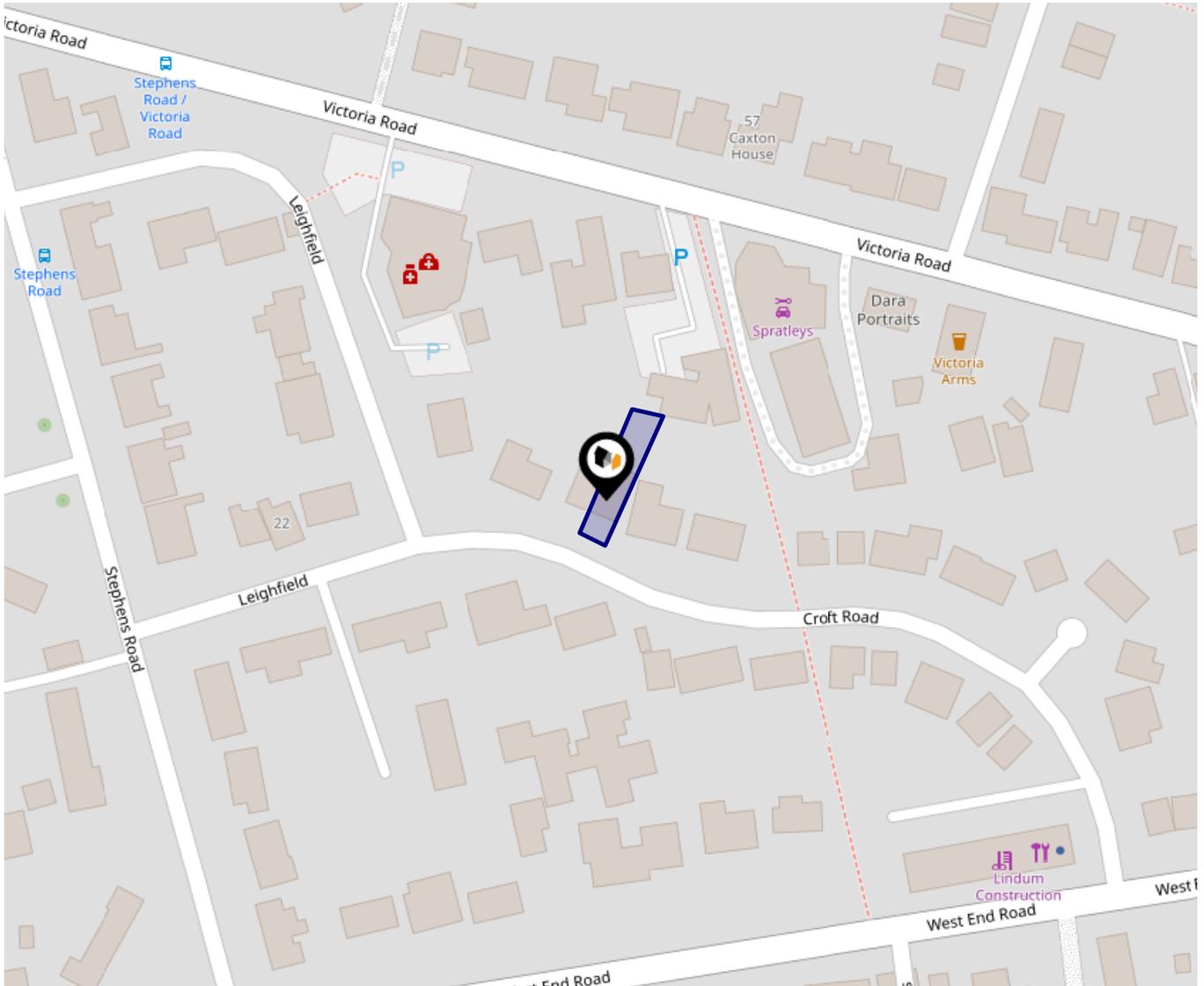


What is Radon?

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



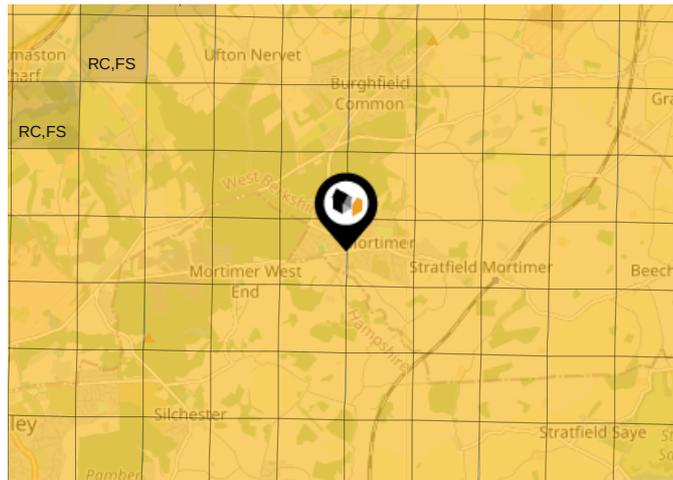
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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		

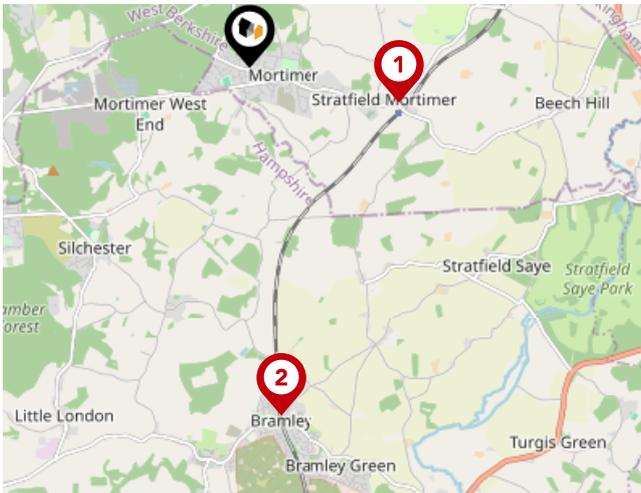


Primary Classifications (Most Common Clay Types)

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

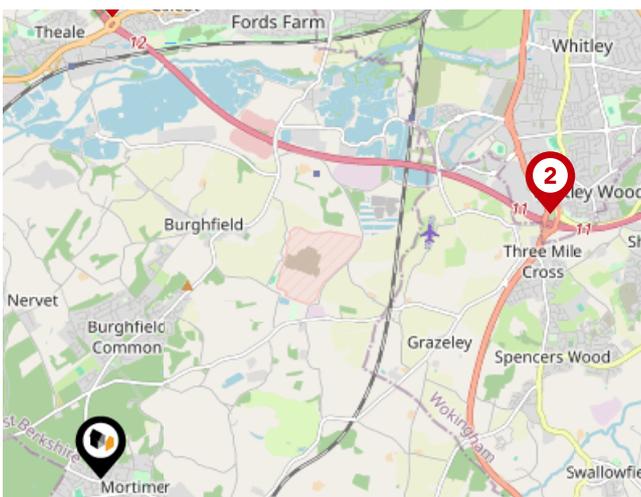
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Mortimer Rail Station	1.43 miles
2	Bramley (Hants) Rail Station	3.26 miles
3	Aldermaston Rail Station	3.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	4.29 miles
2	M4 J11	4.81 miles
3	M3 J6	8.12 miles
4	M3 J5	8.67 miles
5	M3 J7	11.62 miles

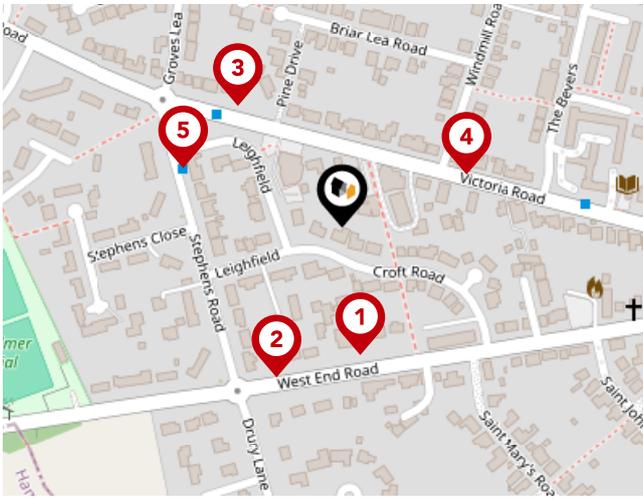


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	32.12 miles
2	Southampton Airport	32.12 miles
3	Heathrow Airport	27.37 miles
4	Heathrow Airport Terminal 4	27.36 miles

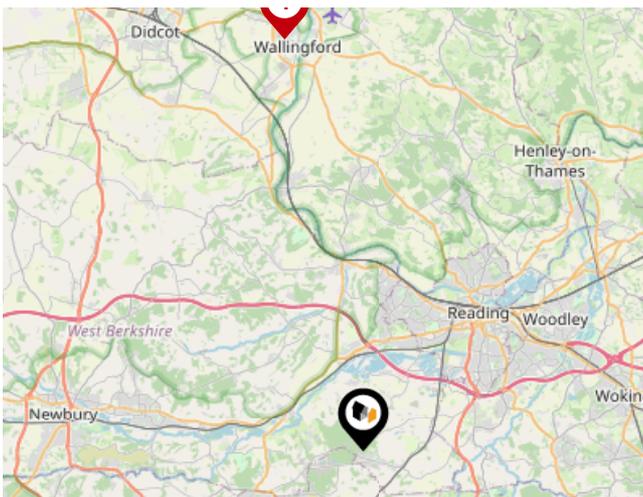
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Glenapp Grange	0.07 miles
2	Glenapp Grange	0.09 miles
3	Stephens Road	0.09 miles
4	The Bevers	0.08 miles
5	Stephens Close	0.1 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	15.56 miles

Avocado Property

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Avocado Property

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We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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Avocado Property

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