

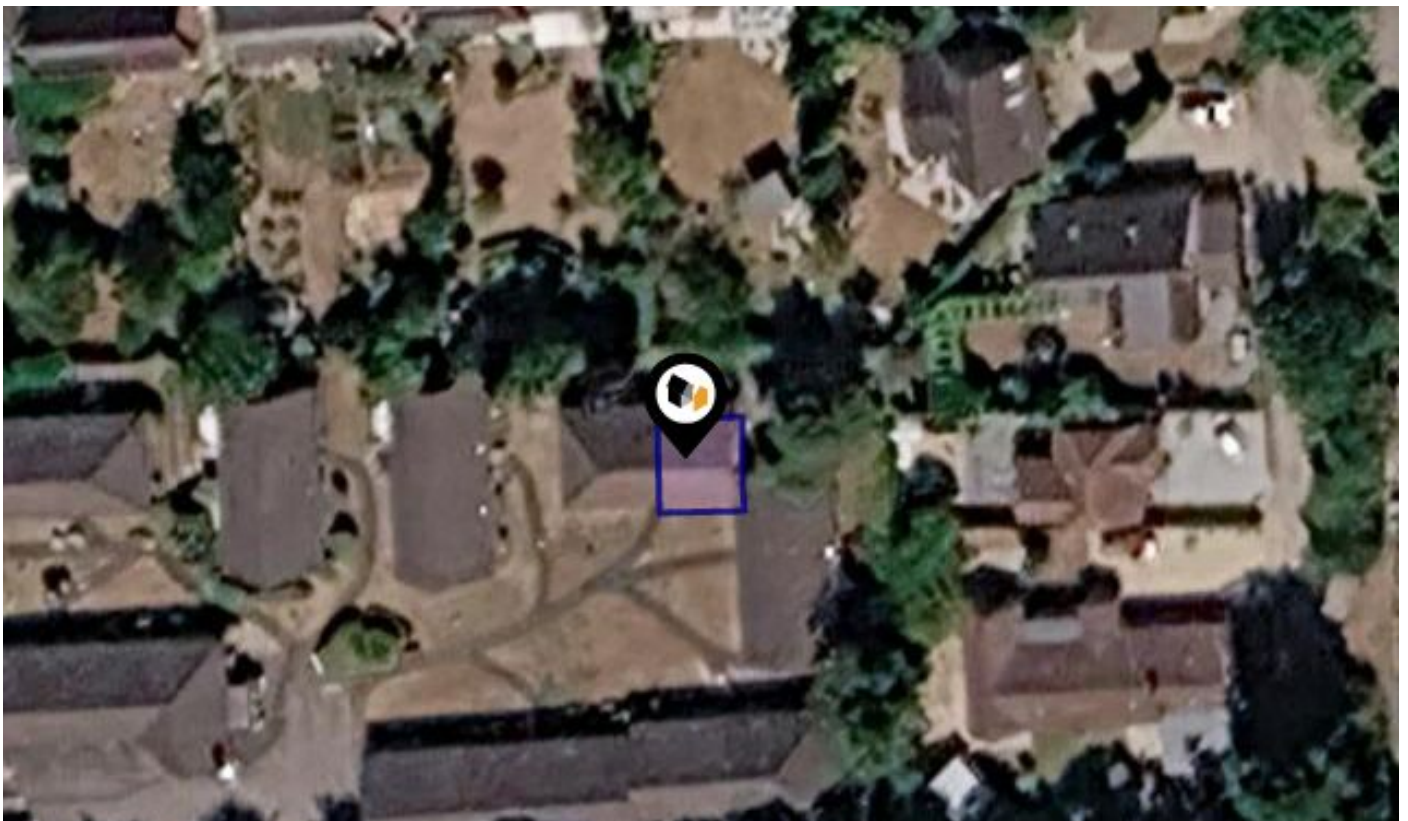


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 24th July 2026



**WAKEFORD COURT, SILCHESTER ROAD, PAMBER HEATH,
TADLEY, RG26**

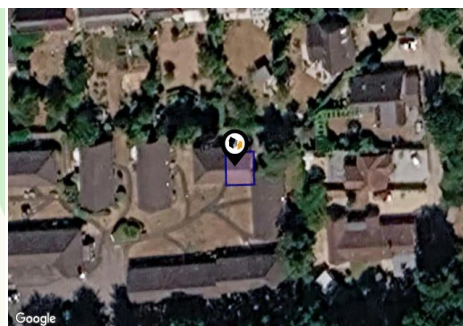
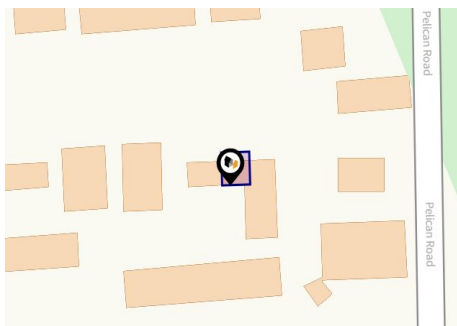
Avocado Property

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www.avocadopropertyagents.co.uk





Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.01 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,754		
Title Number:	HP656073		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

29
mb/s



-
mb/s



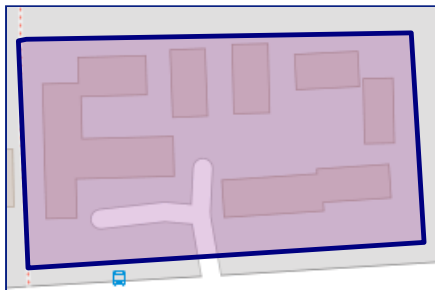
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

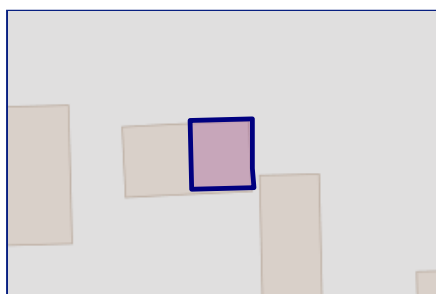


Freehold Title Plan



HP456050

Leasehold Title Plan

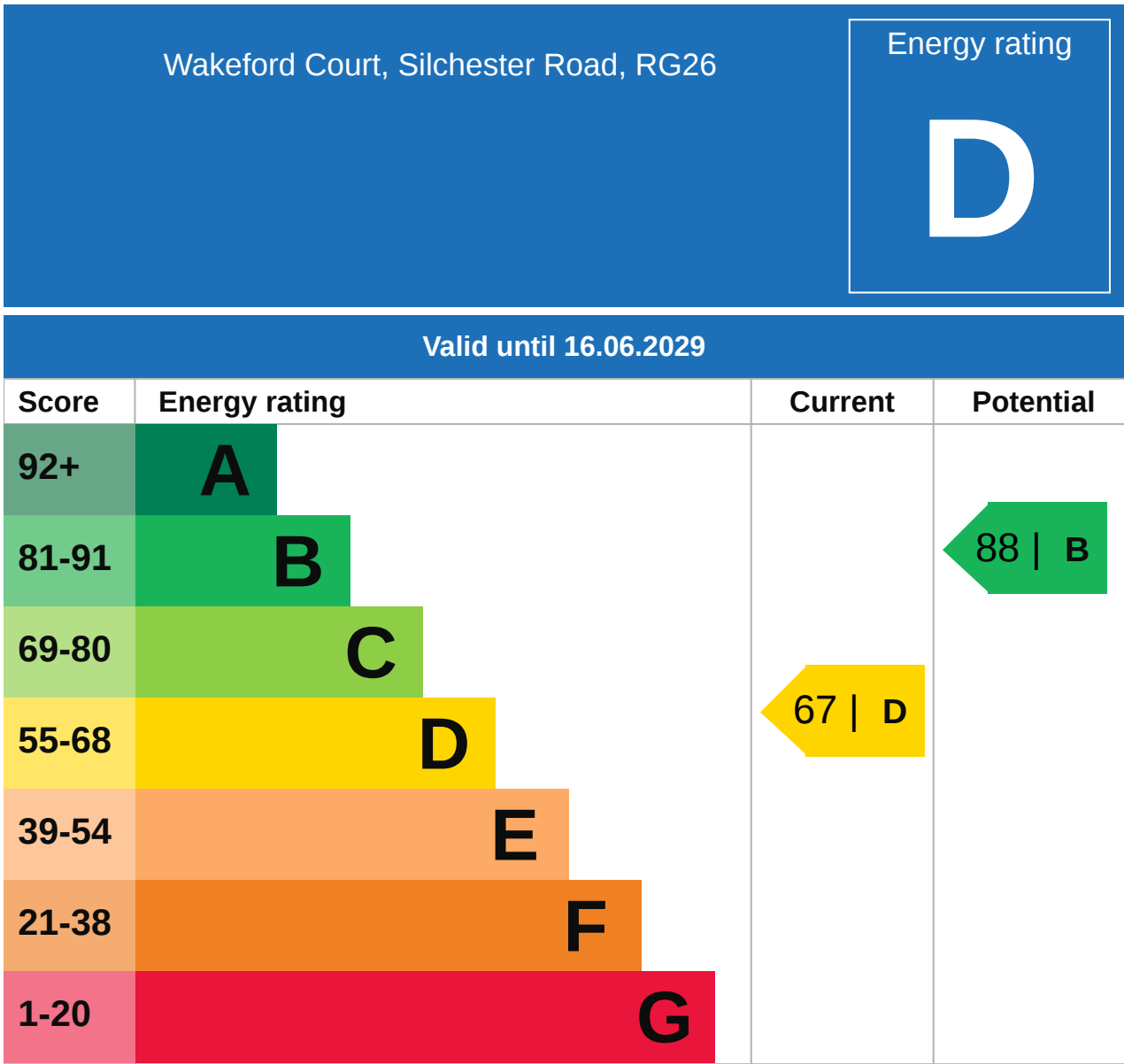


HP656073

Start Date: 27/02/2005
End Date: 01/04/2129
Lease Term: 125 years from 1 April 2004
Term Remaining: 102 years

Property

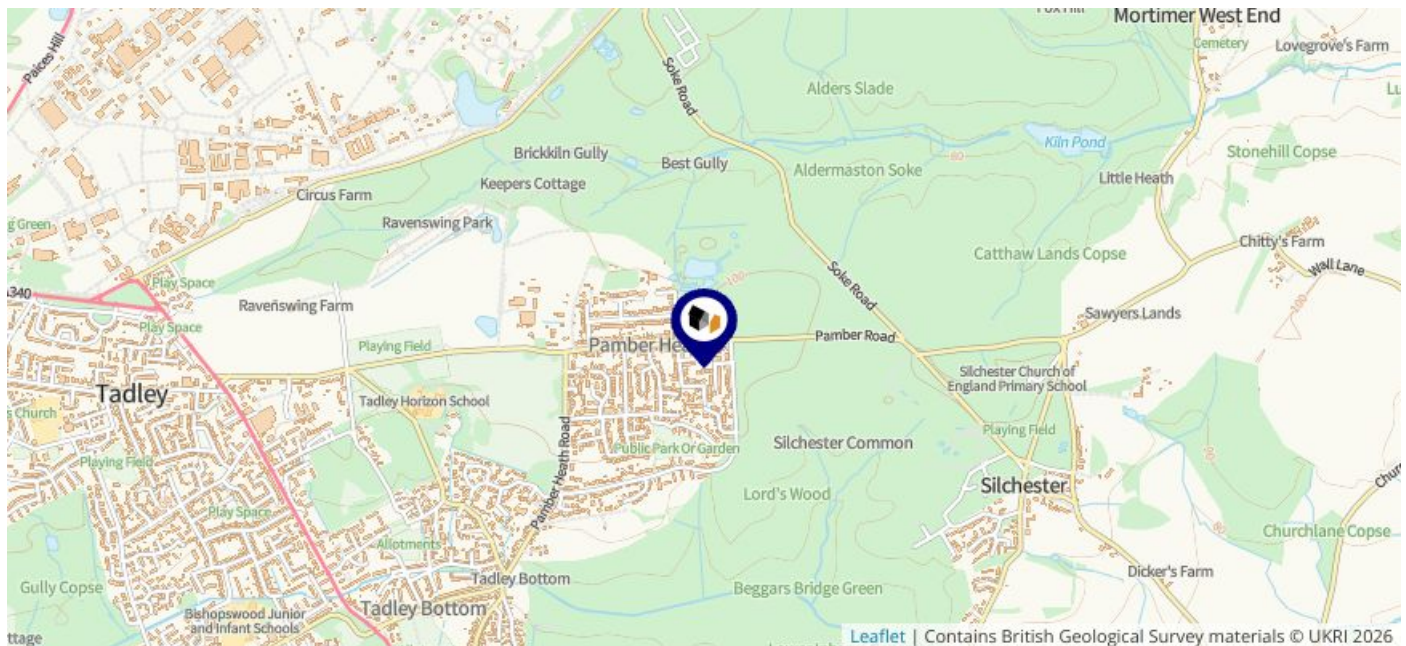
EPC - Certificate



Additional EPC Data

Property Type:	Bungalow
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

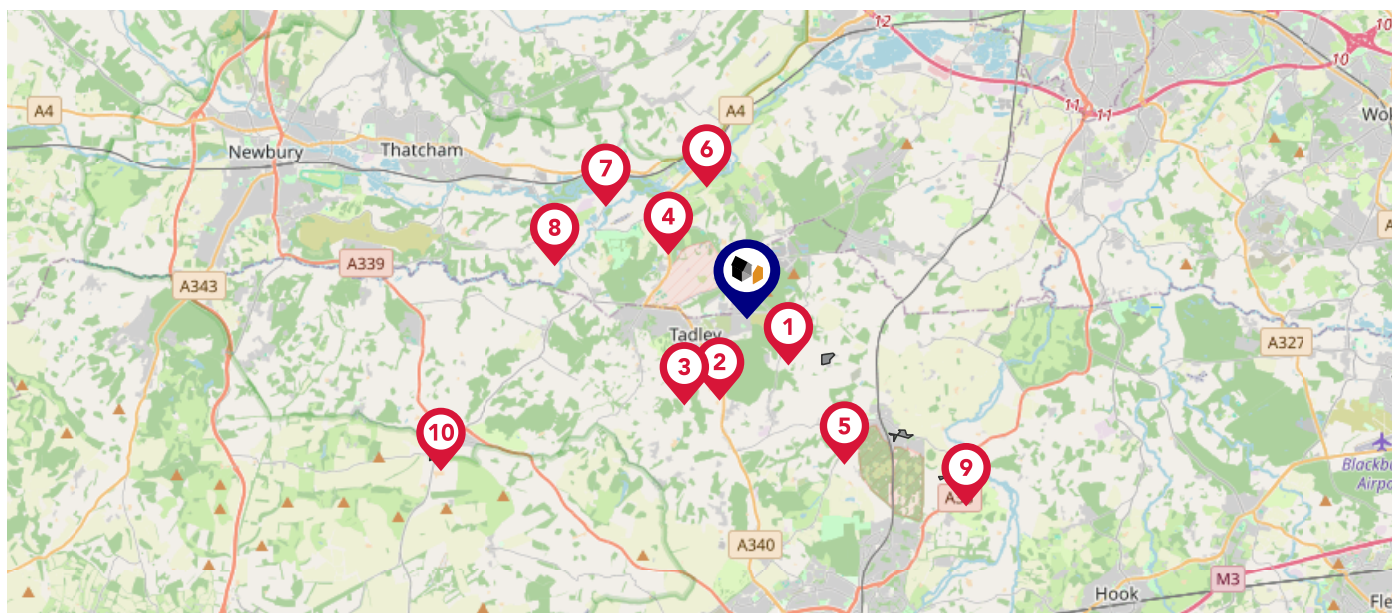
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



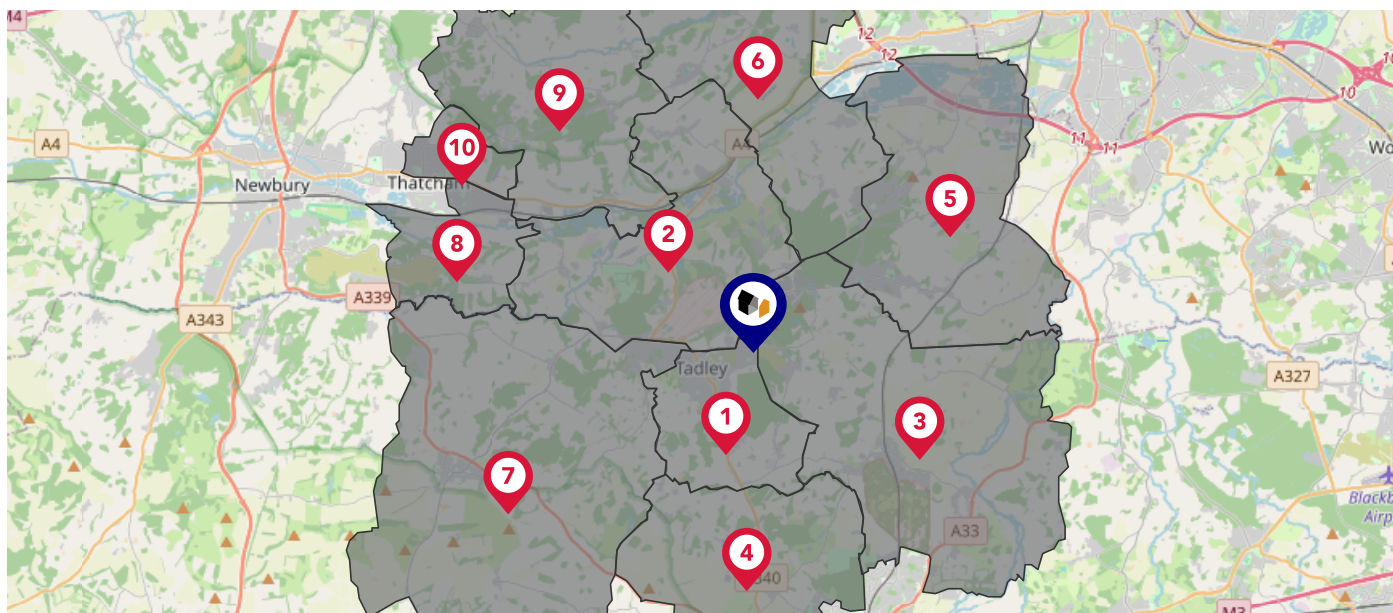
Nearby Conservation Areas

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

Maps

Council Wards

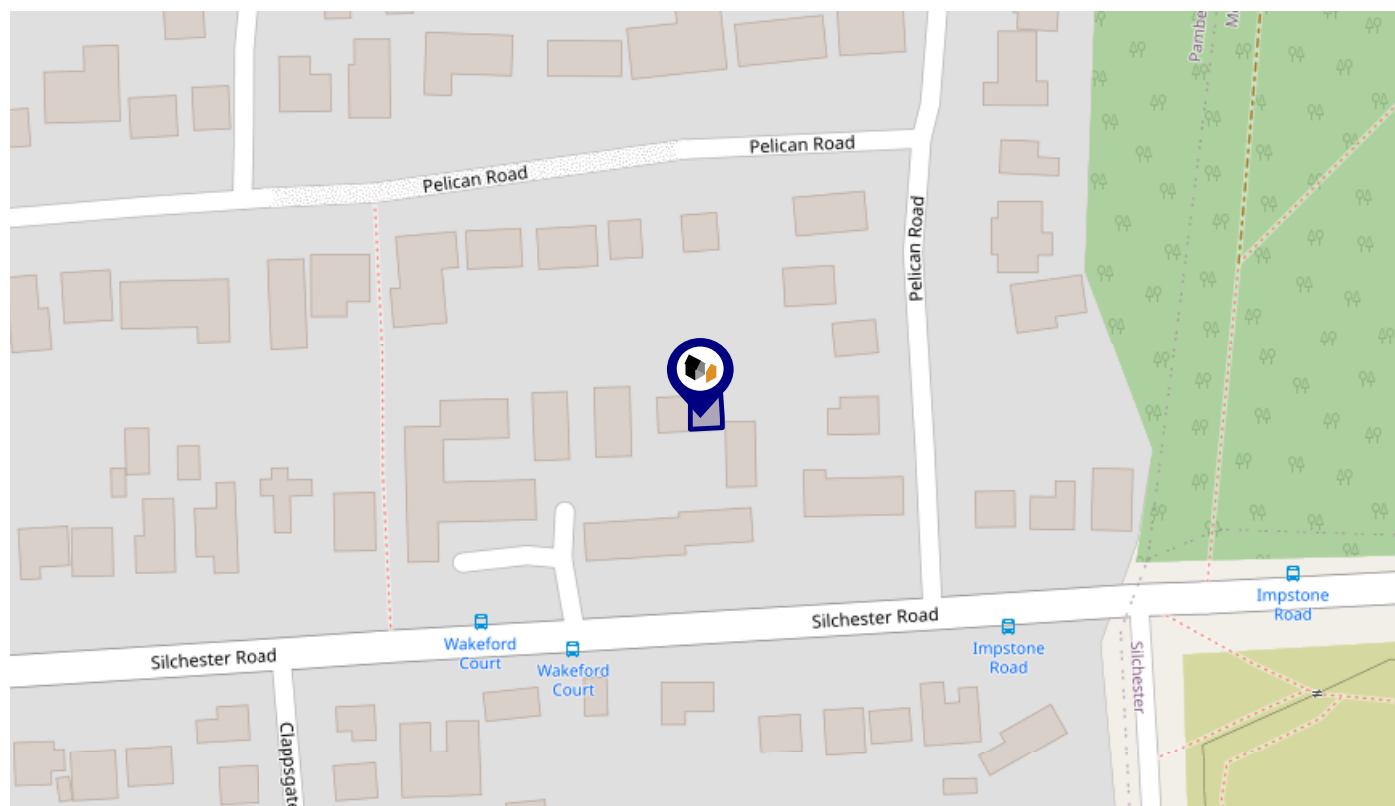
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Tadley & Pamber Ward
-  Aldermaston Ward
-  Bramley Ward
-  Sherborne St. John & Rooksdown Ward
-  Burghfield & Mortimer Ward
-  Bradfield Ward
-  Tadley North, Kingsclere & Baughurst Ward
-  Thatcham Colthrop & Crookham Ward
-  Bucklebury Ward
-  Thatcham North East 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.

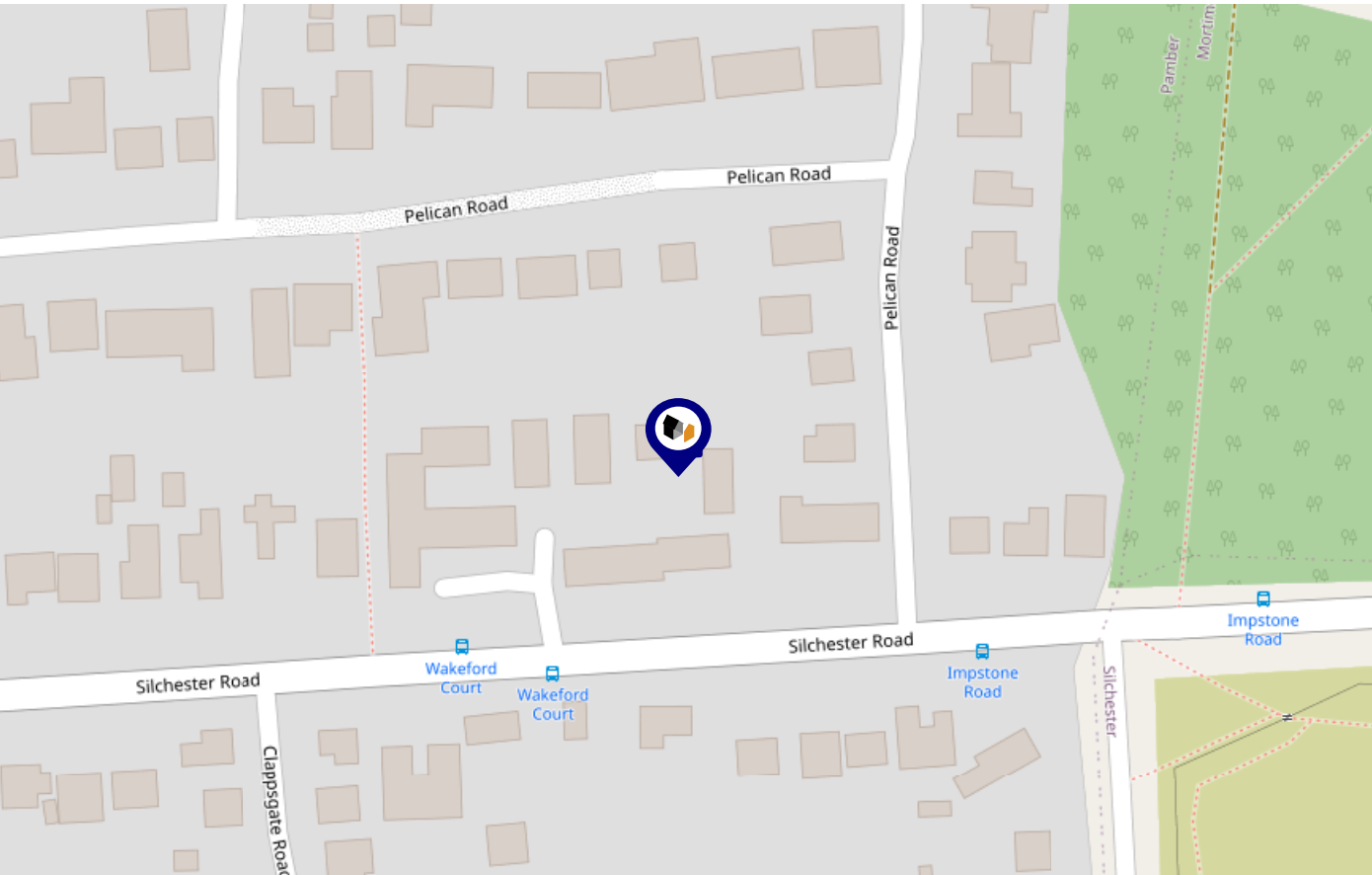
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

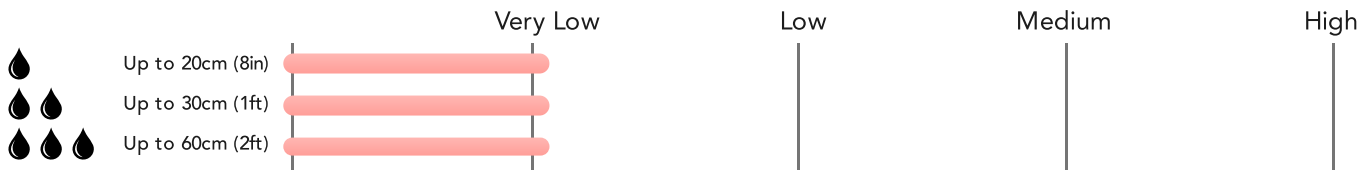


Risk Rating: **Very low**

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.

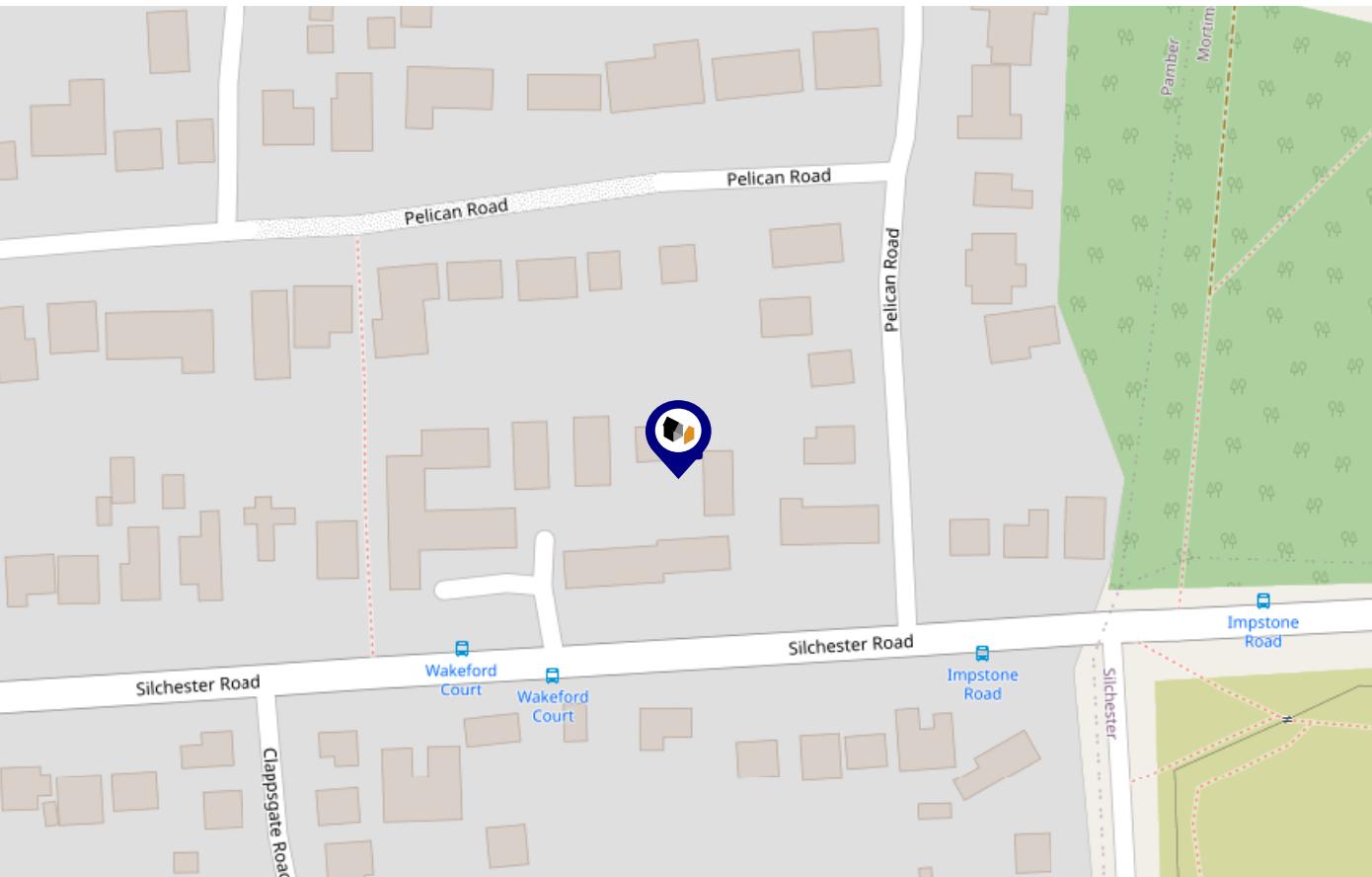
Chance of flooding to the following depths at this property:



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.

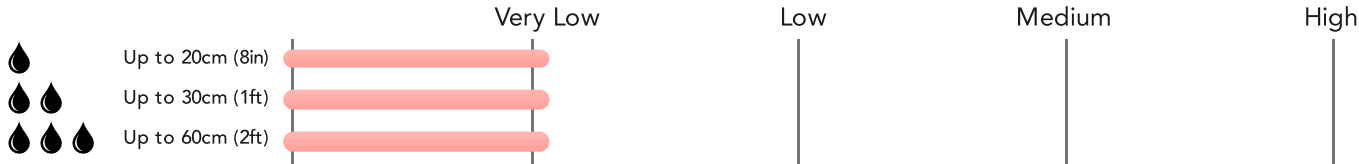


Risk Rating: Very low

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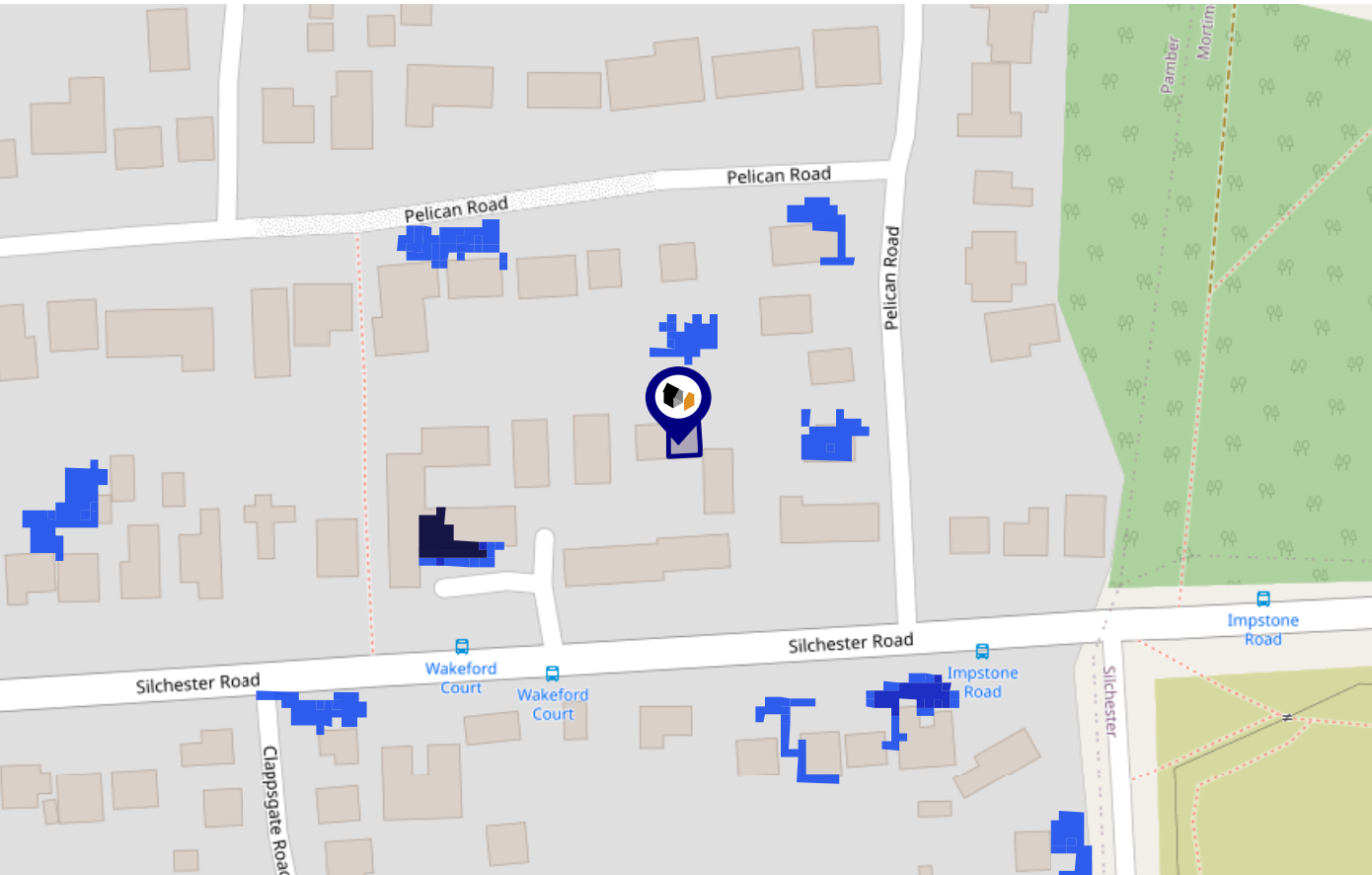
Chance of flooding to the following depths at this property:



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.

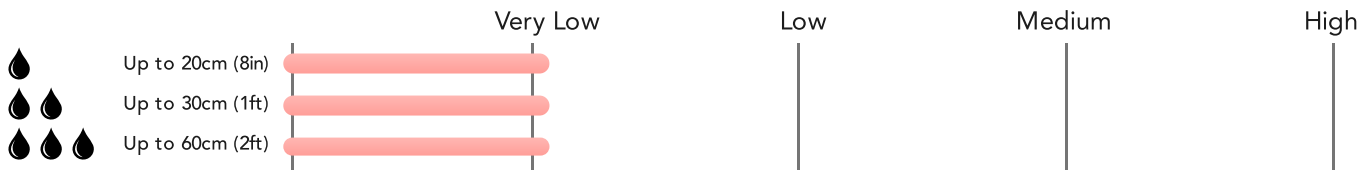


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

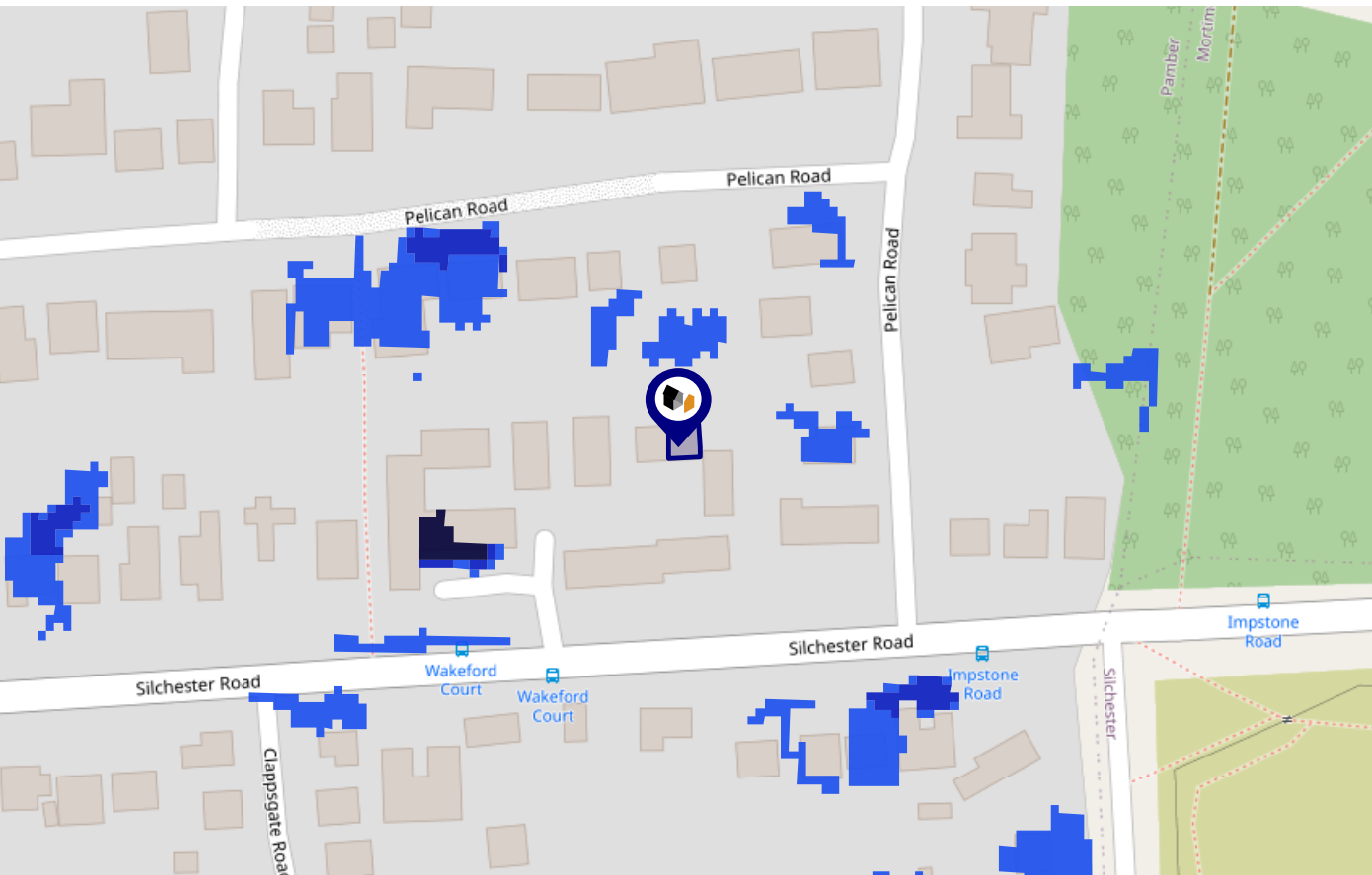


Flood Risk

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.

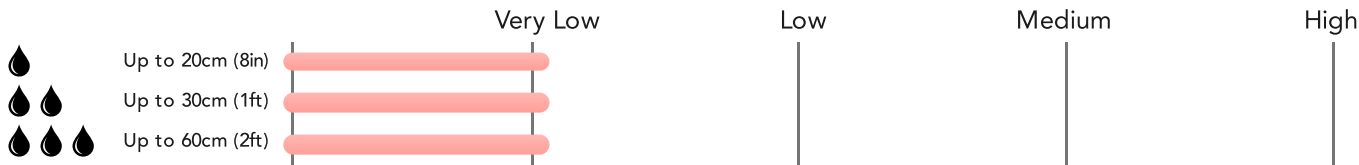


Risk Rating: **Very low**

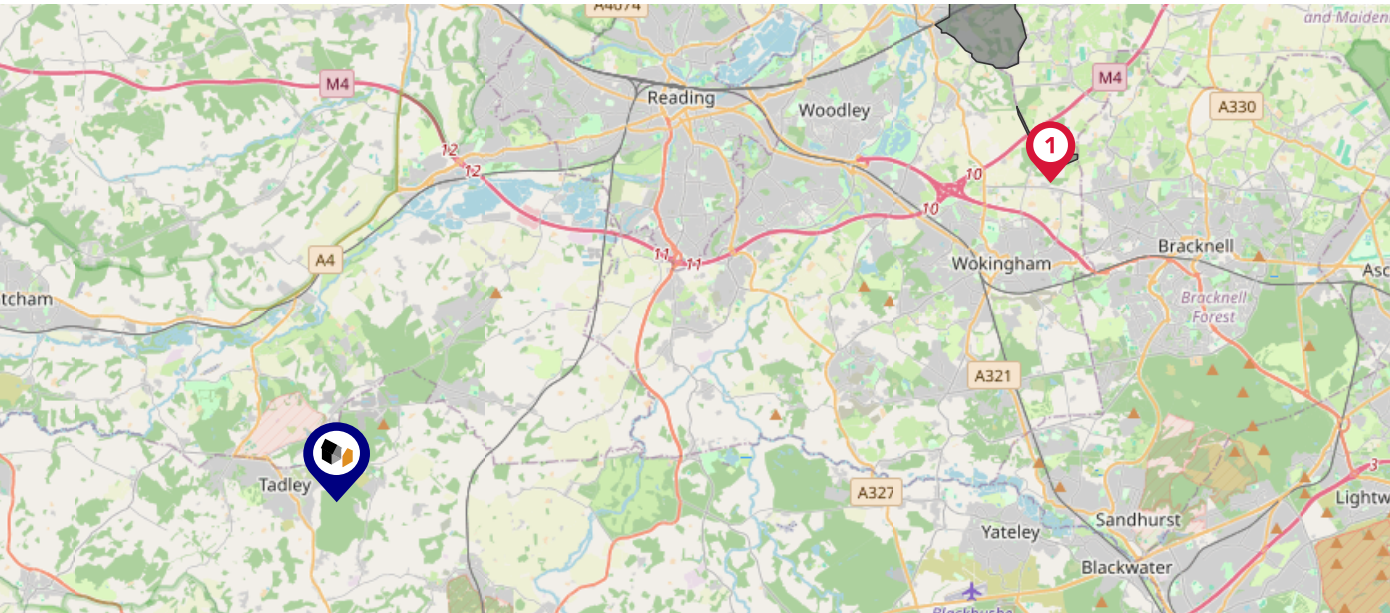
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

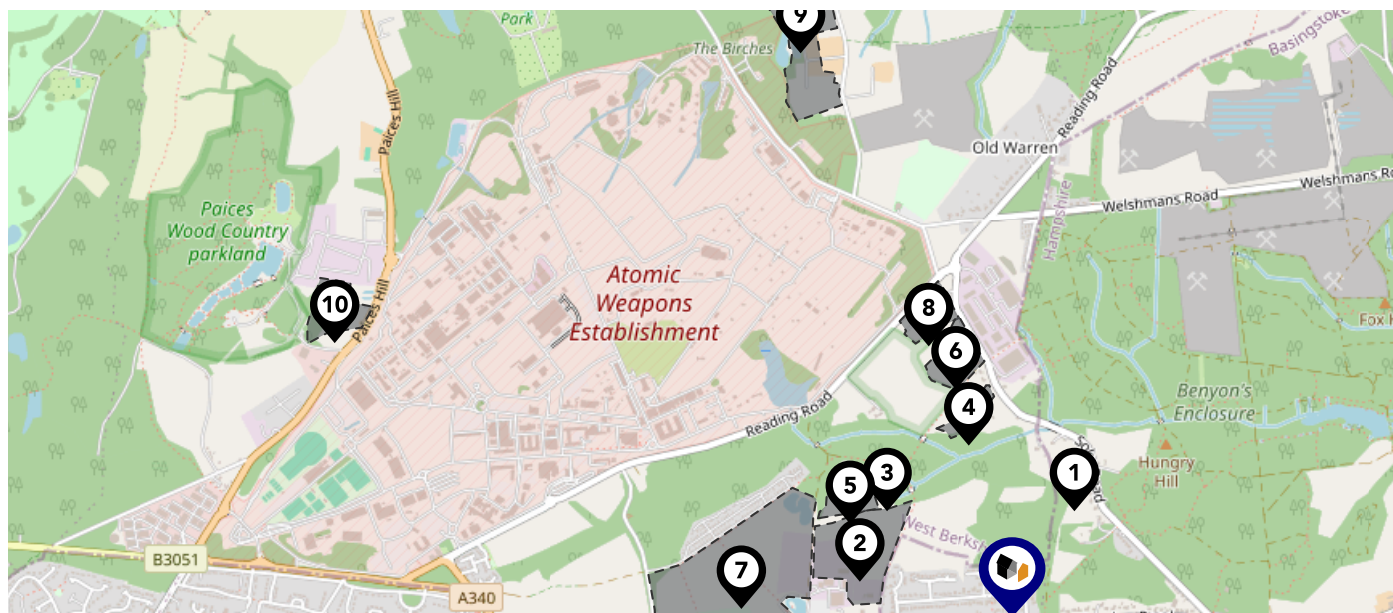


London Green Belt - Wokingham

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.



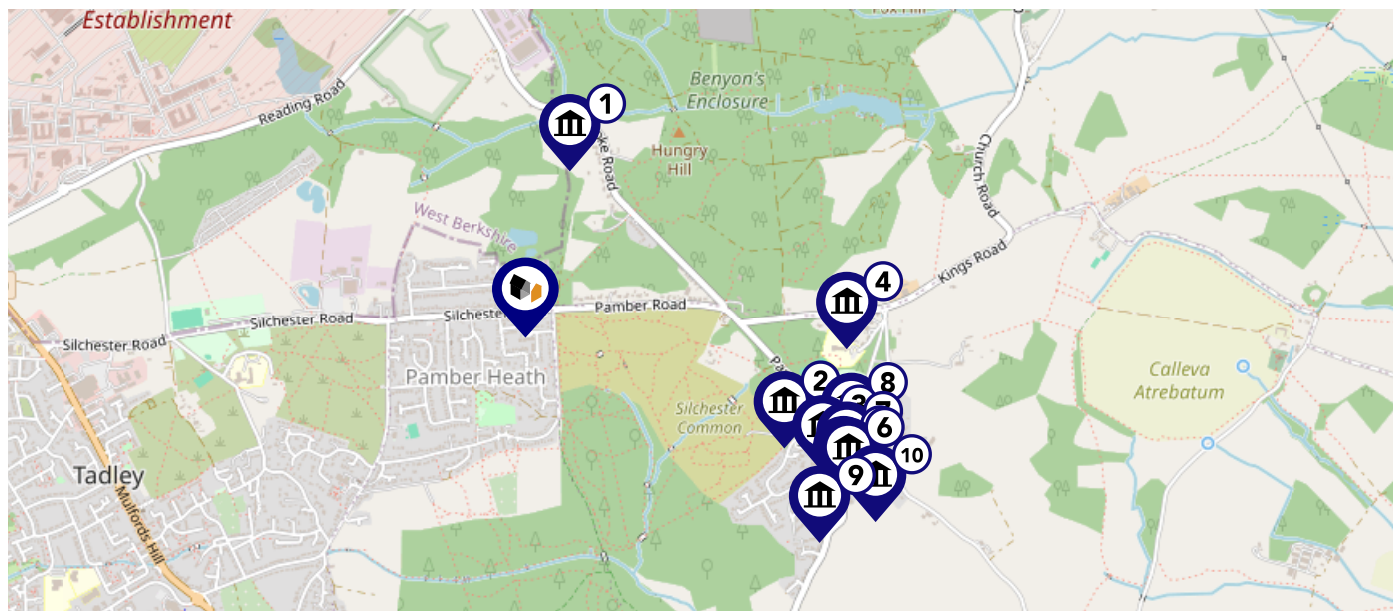
Nearby Landfill Sites

	West Of Soke Road-Soke Road, Aldermaston Soke, Buckinghamshire	Historic Landfill	
	Moors Plantation-Tadley, Berkshire	Historic Landfill	
	Roundwood Cottage-Tadley, Berkshire	Historic Landfill	
	Soke Road-South Aldermaston, Berkshire	Historic Landfill	
	Roundwood Gully-Aldermaston, Reading, Berkshire	Historic Landfill	
	Decoy Plantation-Soke Road, Reading, Aldermaston, Berks	Historic Landfill	
	Barlows Plantation Landfill-Off Silchester Road, Aldermaston, Berkshire	Historic Landfill	
	Soke Road-Aldermaston, Reading, Berkshire	Historic Landfill	
	Court Farm-Padworth, Berkshire	Historic Landfill	
	Blacks Pit-Paices Hill, Aldermaston, Berkshire	Historic Landfill	

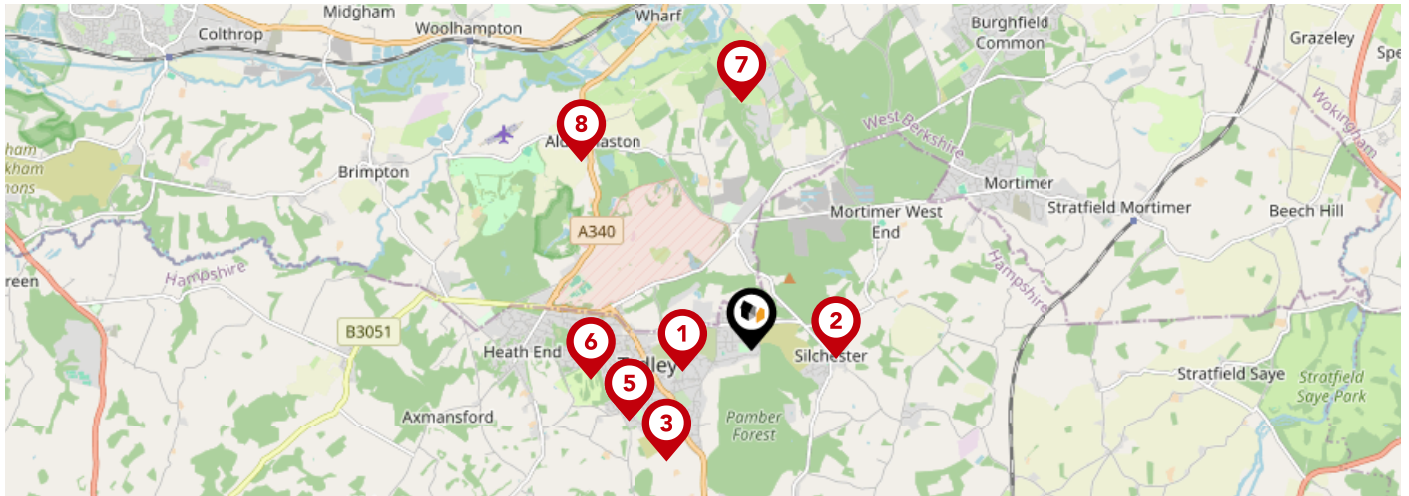
Maps

Listed Buildings

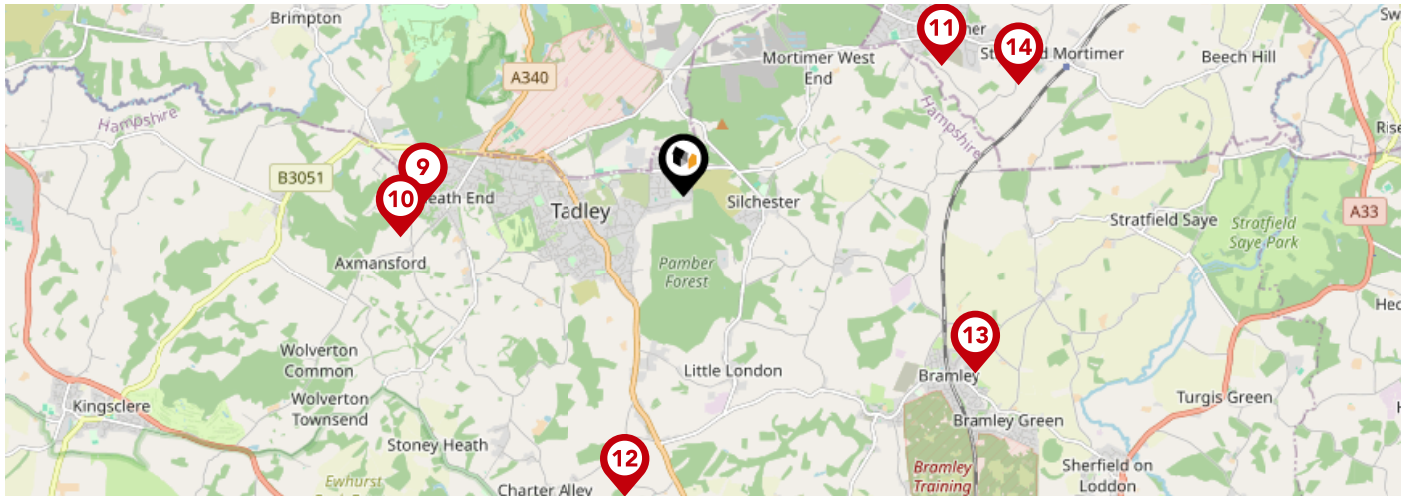
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1092919 - West Soke Farmhouse	Grade II	0.4 miles
	1296841 - Yew Tree Cottage	Grade II	0.7 miles
	1092807 - Vine Cottage	Grade II	0.8 miles
	1092917 - Whynot	Grade II	0.8 miles
	1092804 - Dial Cottage	Grade II	0.8 miles
	1092805 - Holly Tree Cottage	Grade II	0.8 miles
	1245797 - The Stores	Grade II	0.8 miles
	1454424 - Silchester War Memorial	Grade II	0.8 miles
	1296837 - Culhams Farmhouse	Grade II	0.8 miles
	1092806 - Silchester House	Grade II	0.9 miles



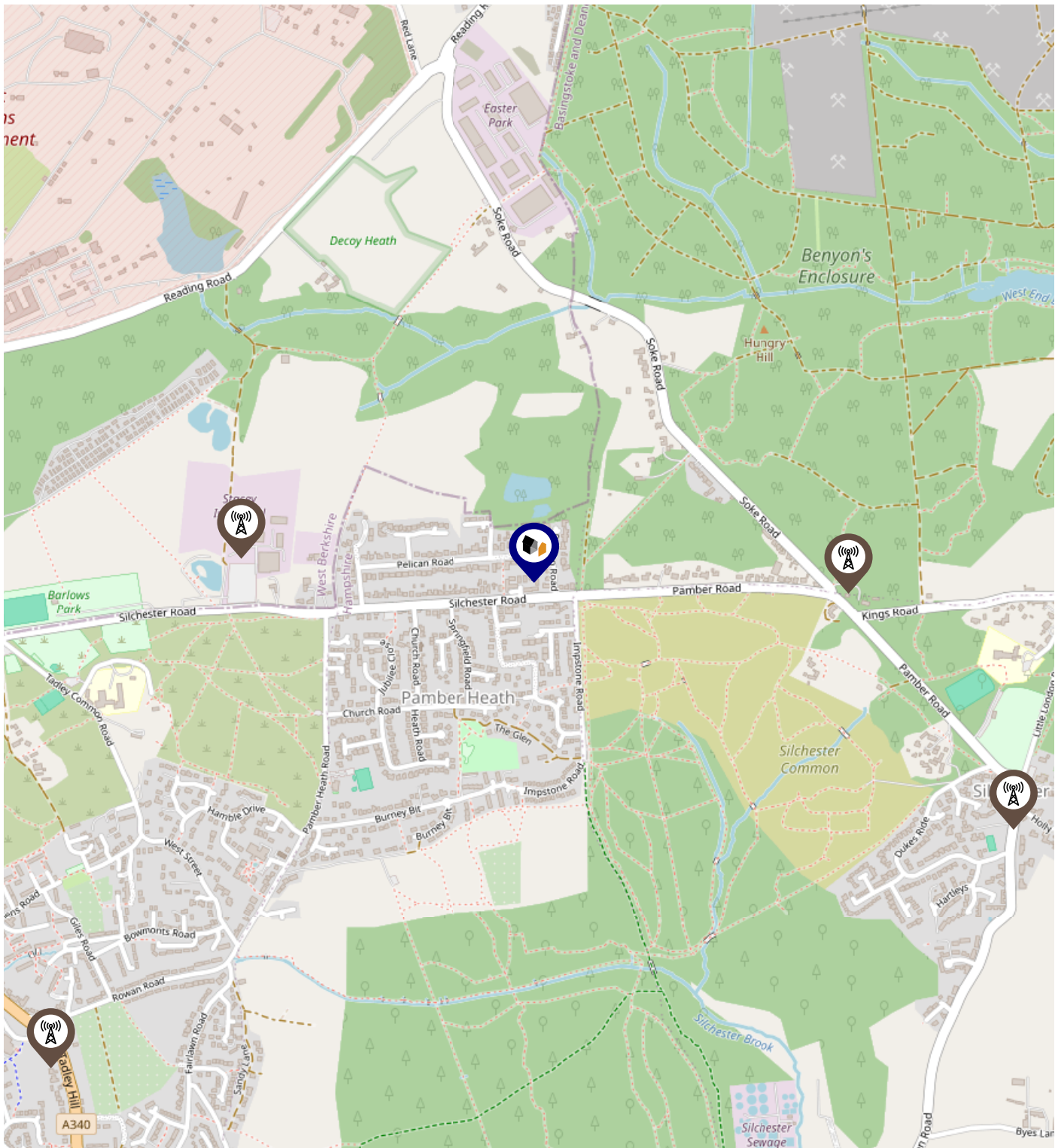
		Nursery	Primary	Secondary	College	Private
	Tadley Court School Ofsted Rating: Good Pupils: 68 Distance:0.67	☐	☐	☒	☐	☐
	Silchester Church of England Primary School Ofsted Rating: Good Pupils: 178 Distance:0.79	☐	☒	☐	☐	☐
	Tadley Community Primary School Ofsted Rating: Good Pupils: 240 Distance:1.3	☐	☒	☐	☐	☐
	Bishopswood Junior School Ofsted Rating: Good Pupils: 246 Distance:1.31	☐	☒	☐	☐	☐
	Bishopswood Infant School Ofsted Rating: Good Pupils: 175 Distance:1.31	☐	☒	☐	☐	☐
	Burnham Copse Primary School Ofsted Rating: Good Pupils: 310 Distance:1.52	☐	☒	☐	☐	☐
	Padworth College Ofsted Rating: Not Rated Pupils: 92 Distance:2.3	☐	☐	☒	☐	☐
	Aldermaston C.E. Primary School Ofsted Rating: Good Pupils: 106 Distance:2.35	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Hurst School Ofsted Rating: Good Pupils: 1014 Distance:2.43	☐	☐	☒	☐	☐
	Grantham Farm Montessori School Ofsted Rating: Good Pupils: 37 Distance:2.65	☐	☒	☐	☐	☐
	Mortimer St. John's C.E. Infant School Ofsted Rating: Good Pupils: 173 Distance:2.67	☐	☒	☐	☐	☐
	The Priory Primary School Ofsted Rating: Good Pupils: 188 Distance:2.83	☐	☒	☐	☐	☐
	Bramley Church of England Primary School Ofsted Rating: Good Pupils: 452 Distance:3.16	☐	☒	☐	☐	☐
	Mortimer St Mary's C.E. Junior School Ofsted Rating: Good Pupils: 242 Distance:3.26	☐	☒	☐	☐	☐
	The Willink School Ofsted Rating: Good Pupils: 1255 Distance:3.31	☐	☐	☒	☐	☐
	Sulhamstead and Ufton Nerve School Ofsted Rating: Good Pupils: 100 Distance:3.4	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

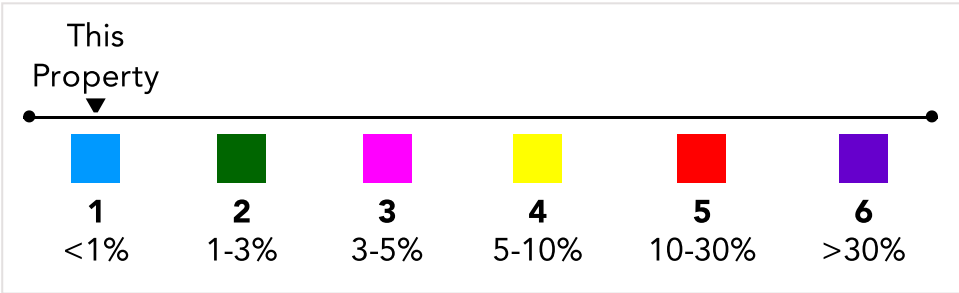
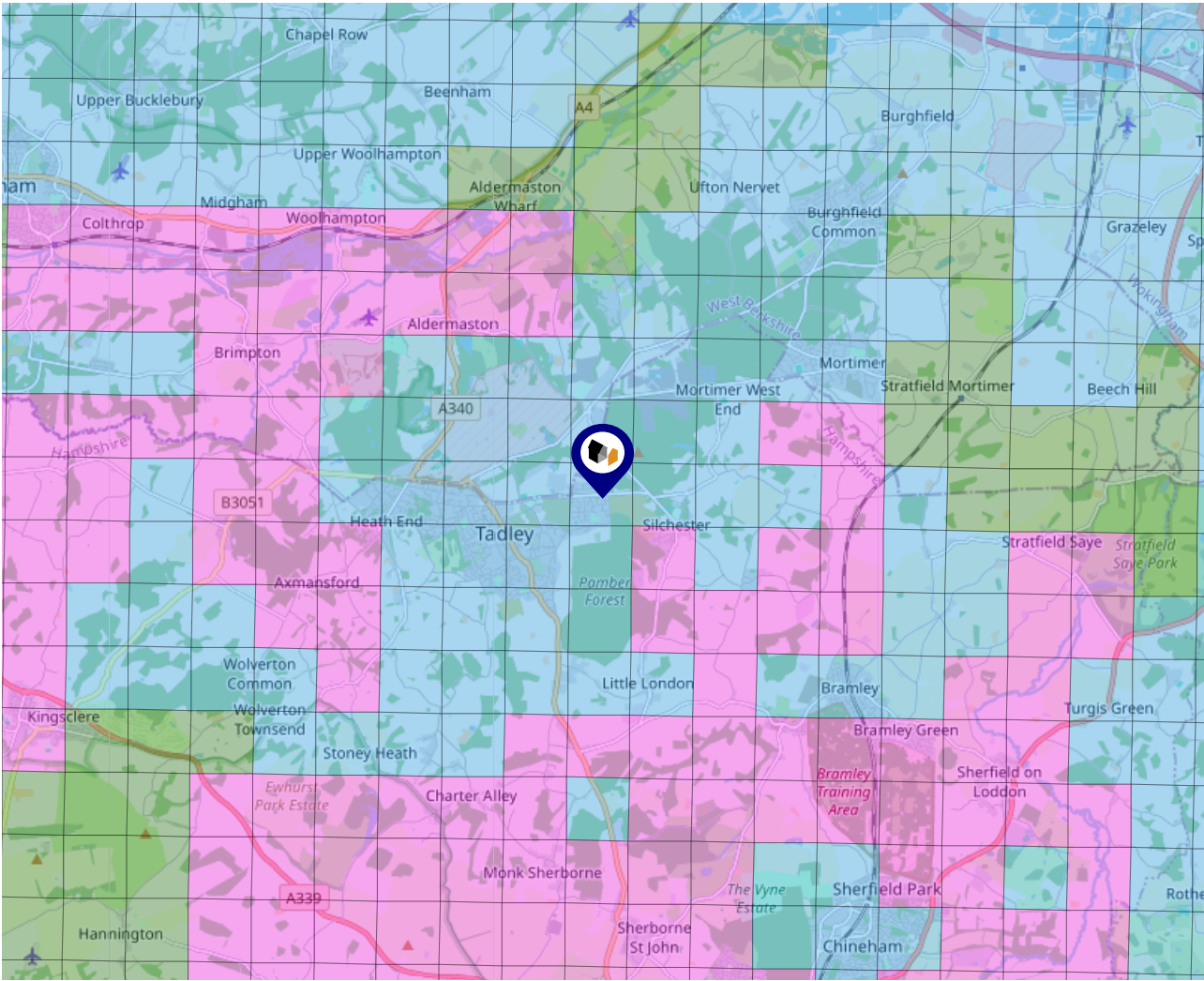


Key:

-  Power Pylons
-  Communication Masts

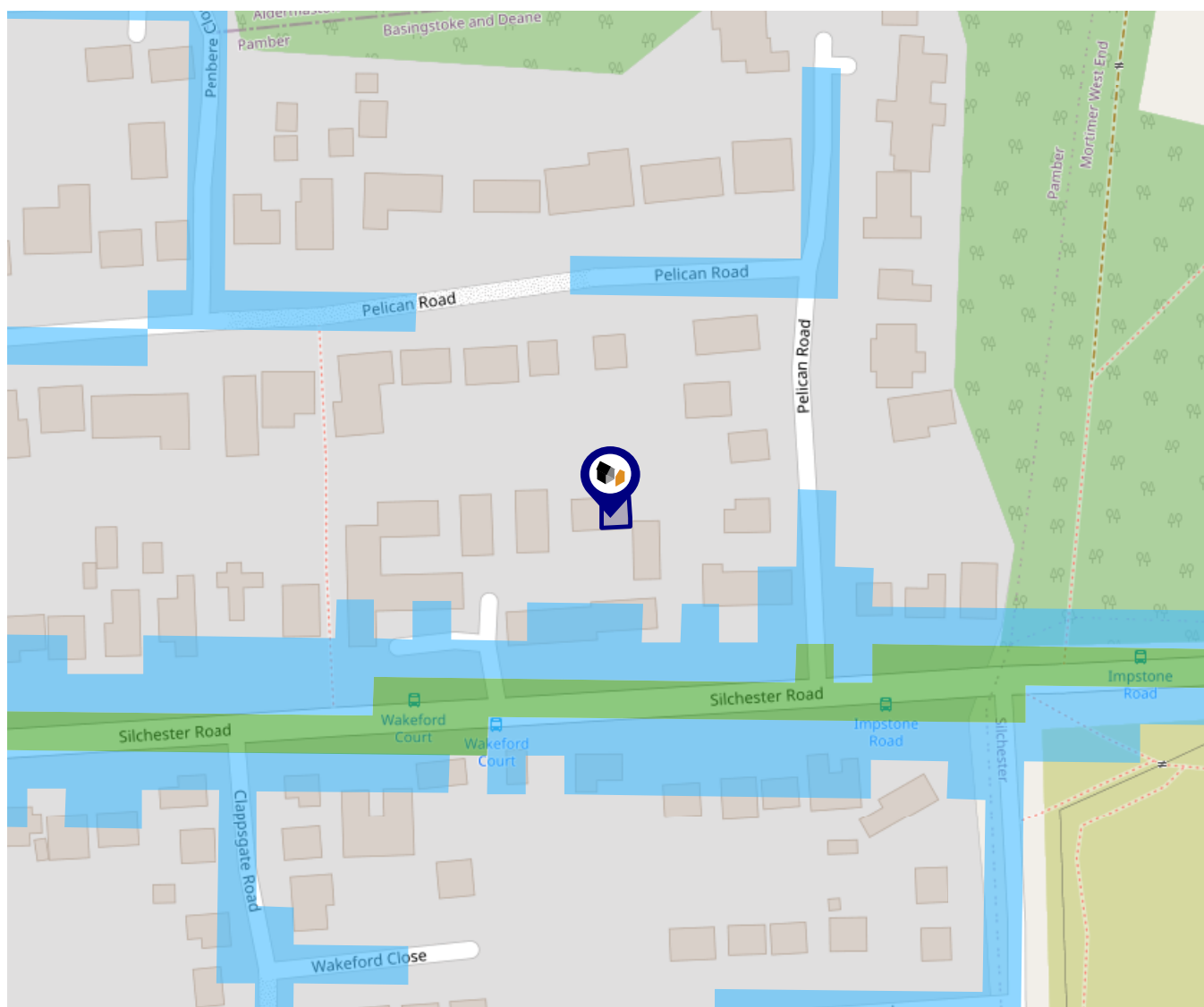
What is Radon?

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

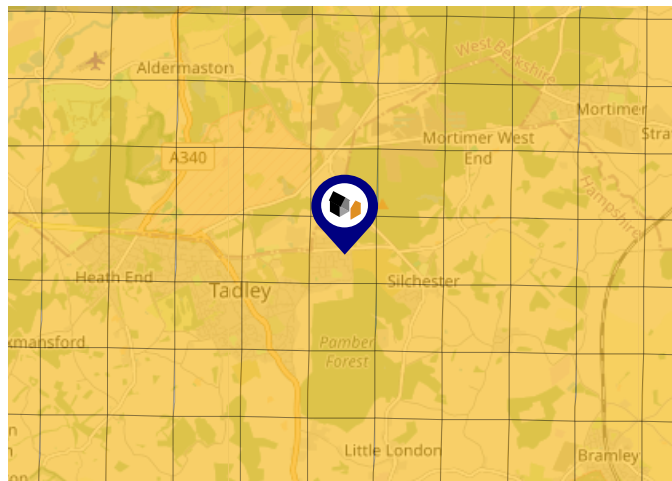


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

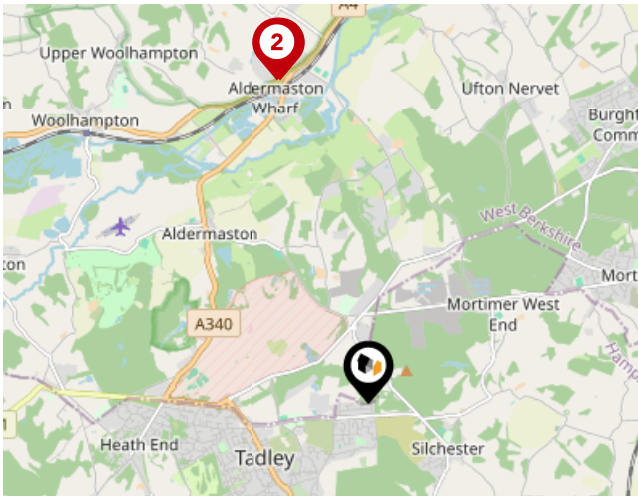


Primary Classifications (Most Common Clay Types)

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

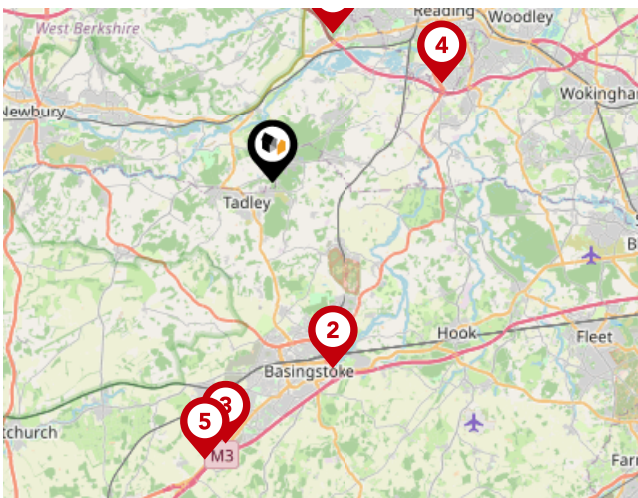
Area

Transport (National)



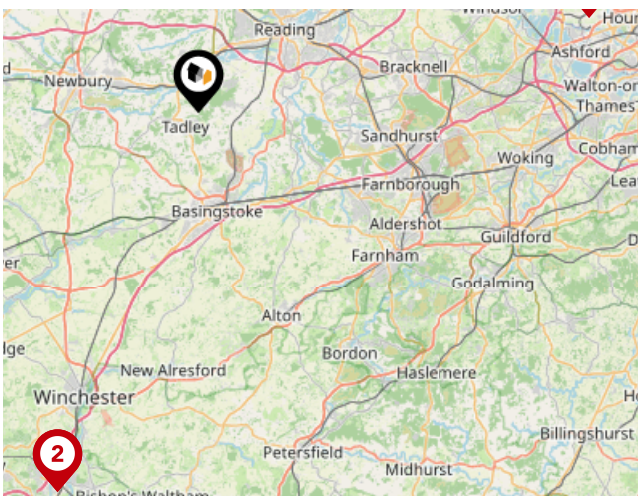
National Rail Stations

Pin	Name	Distance
1	Aldermaston Rail Station	3.11 miles
2	Aldermaston Rail Station	3.11 miles
3	Bramley (Hants) Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J12	5.99 miles
2	M3 J6	7.22 miles
3	M3 J7	9.84 miles
4	M4 J11	7.31 miles
5	M3 J8	10.58 miles

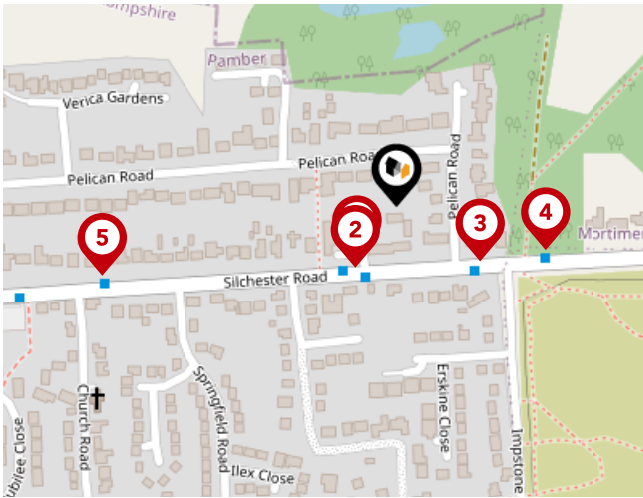


Airports/Helipads

Pin	Name	Distance
1	North Stoneham	30.15 miles
2	Southampton Airport	30.15 miles
3	Heathrow Airport	29.78 miles
4	Heathrow Airport Terminal 4	29.74 miles

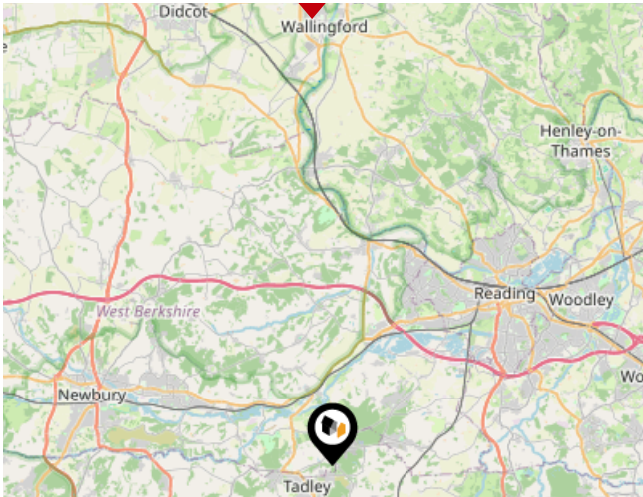
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wakeford Court	0.04 miles
2	Wakeford Court	0.04 miles
3	Impstone Road	0.06 miles
4	Impstone Road	0.09 miles
5	The Pelican	0.18 miles



Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	16.56 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.



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