

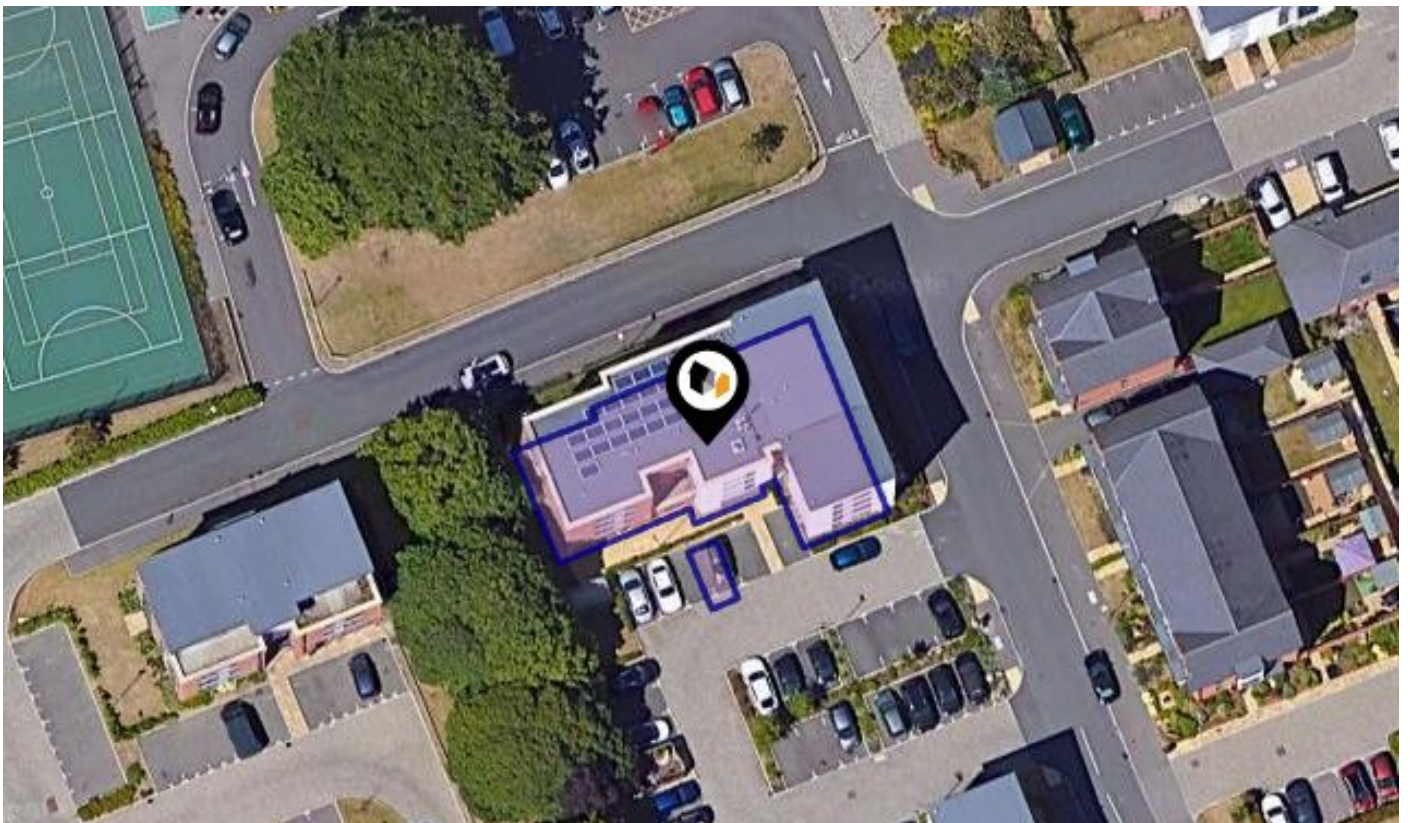


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st July 2026



3, RUHEMANN STREET, READING, RG30

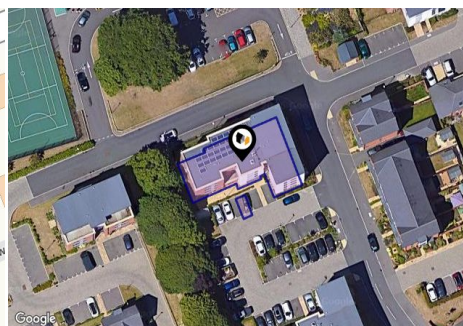
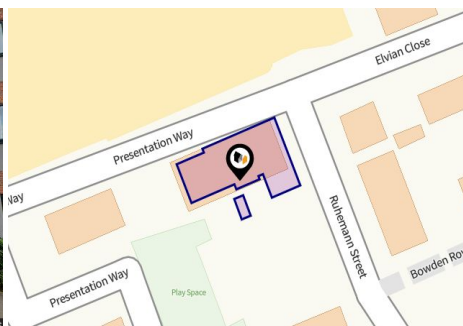
Avocado Property

07769 345086

kiel@avocadoberkshire.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.09 acres
Year Built :	2018
Council Tax :	Band C
Annual Estimate:	£2,322
Title Number:	BK493003

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	50 mb/s	5500 mb/s
		

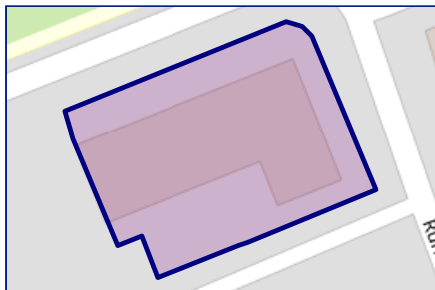
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

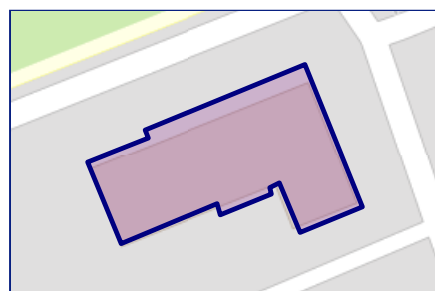


Freehold Title Plan



BK525697

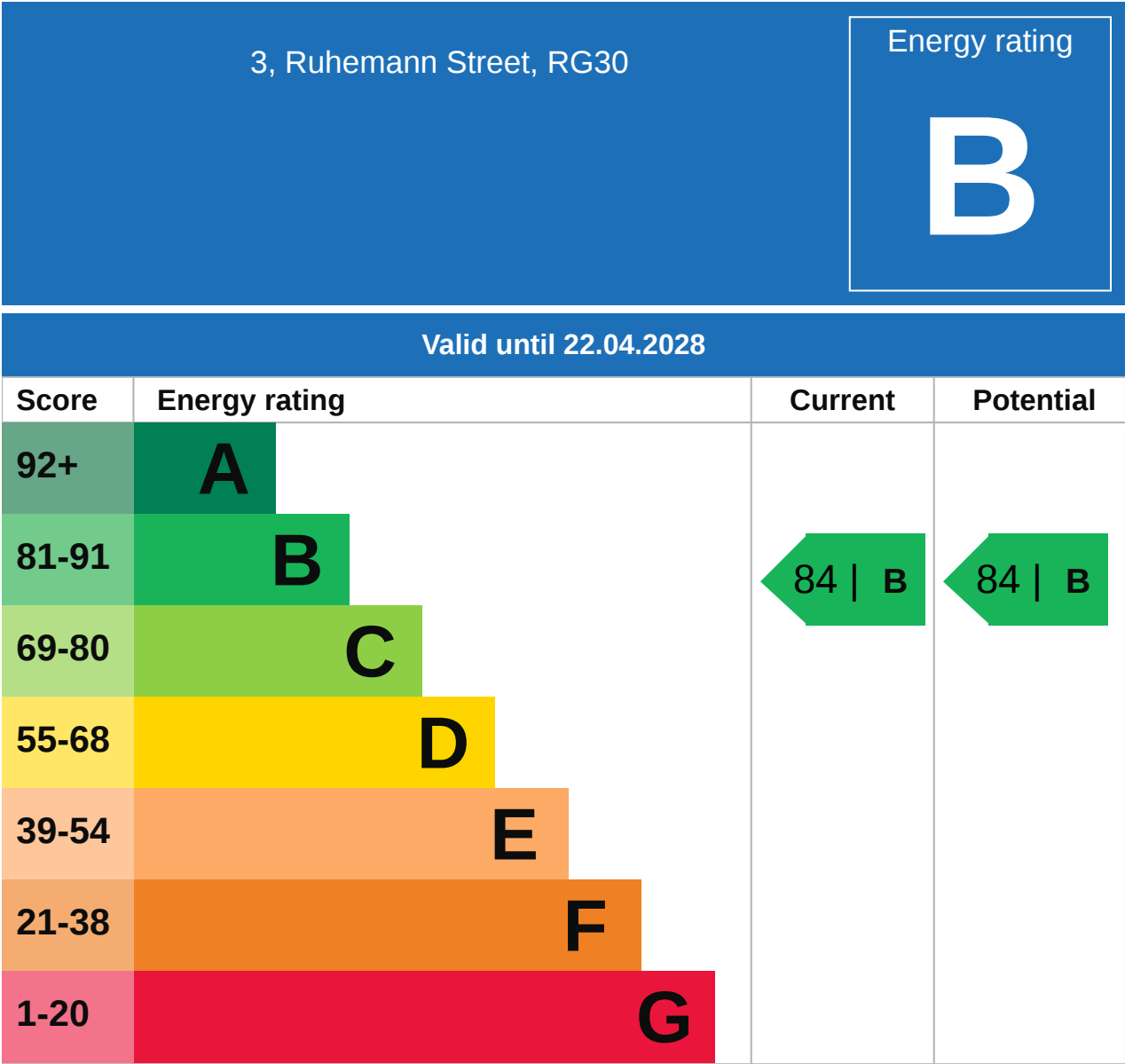
Leasehold Title Plan



BK493003

Start Date:	07/06/2018
End Date:	01/01/2142
Lease Term:	125 years commencing 1 January 2017
Term Remaining:	115 years

Property
EPC - Certificate



Additional EPC Data

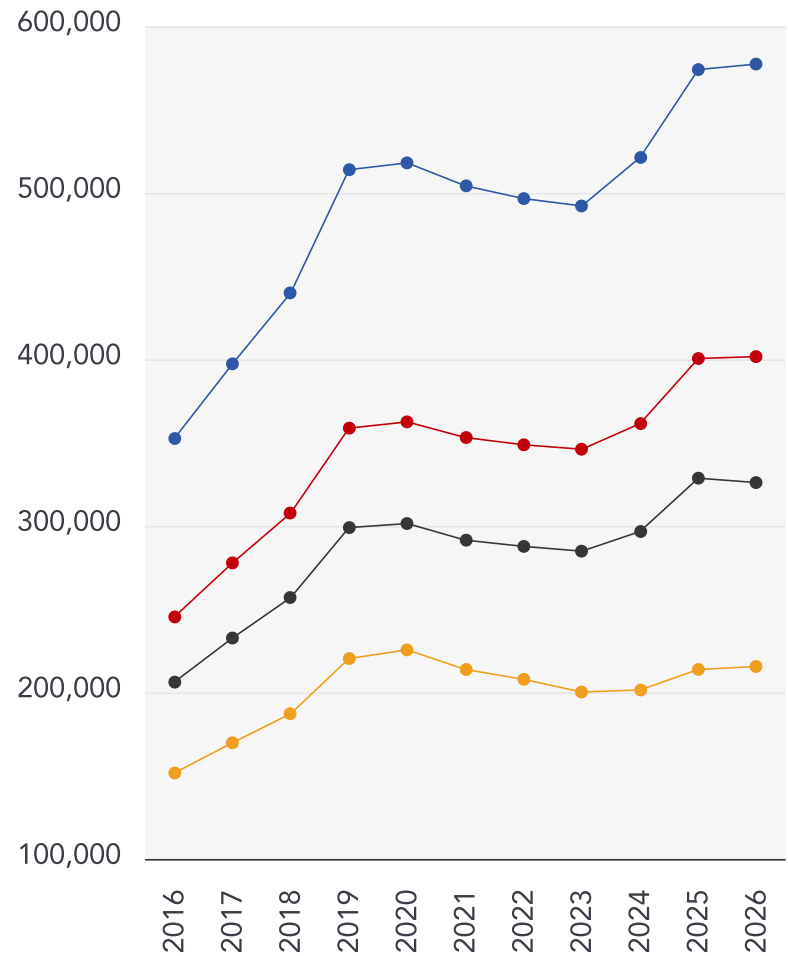
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	1
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m
Walls Energy:	Very Good
Roof:	(other premises above)
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 0.15 W/m
Total Floor Area:	76 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG30



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

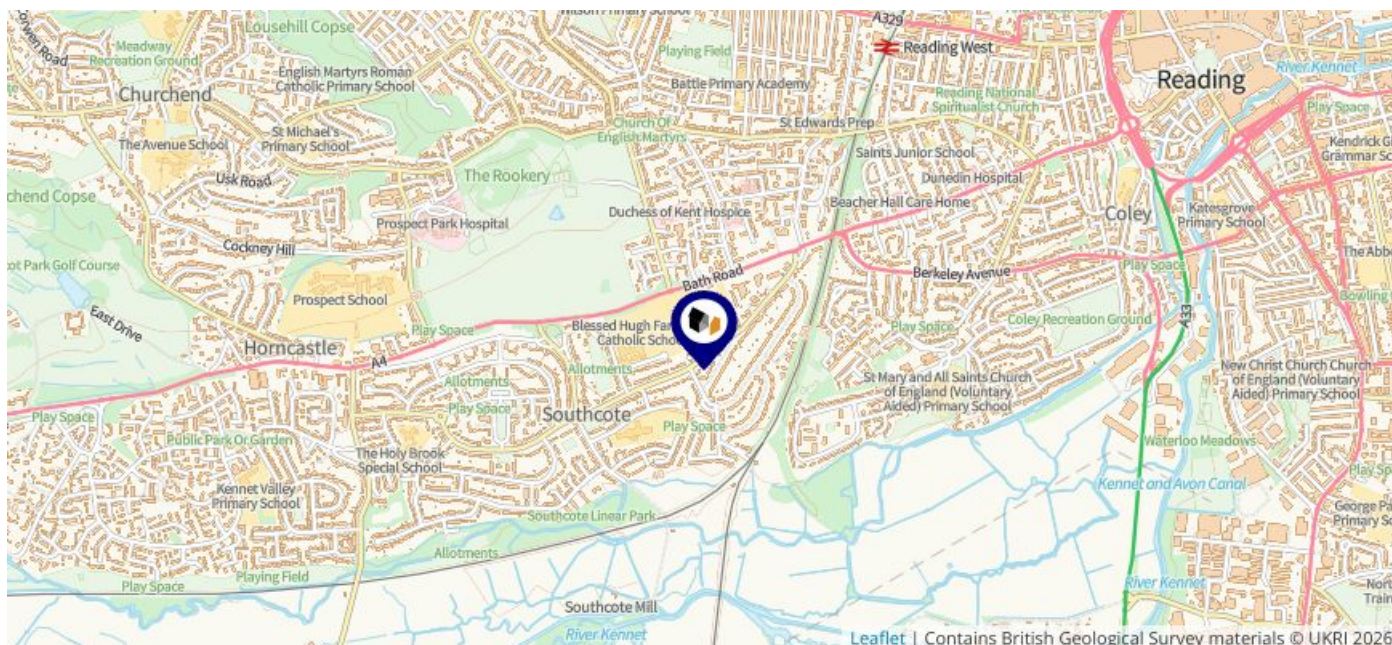
Flat

+42.18%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

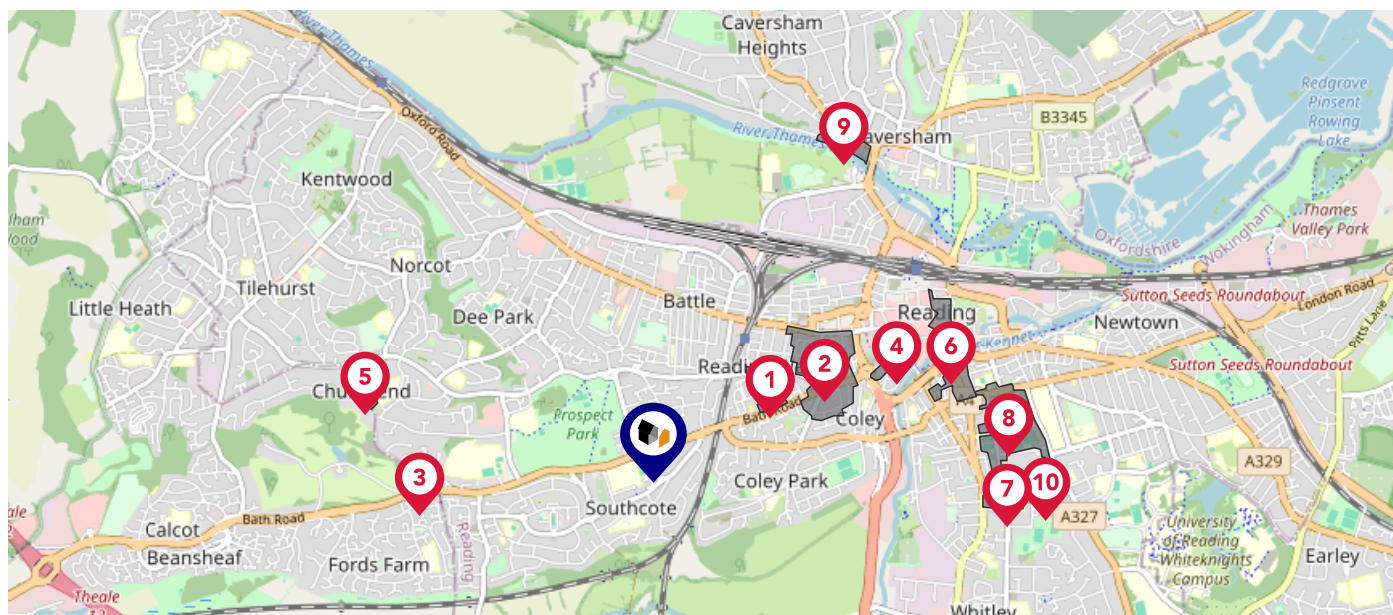
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



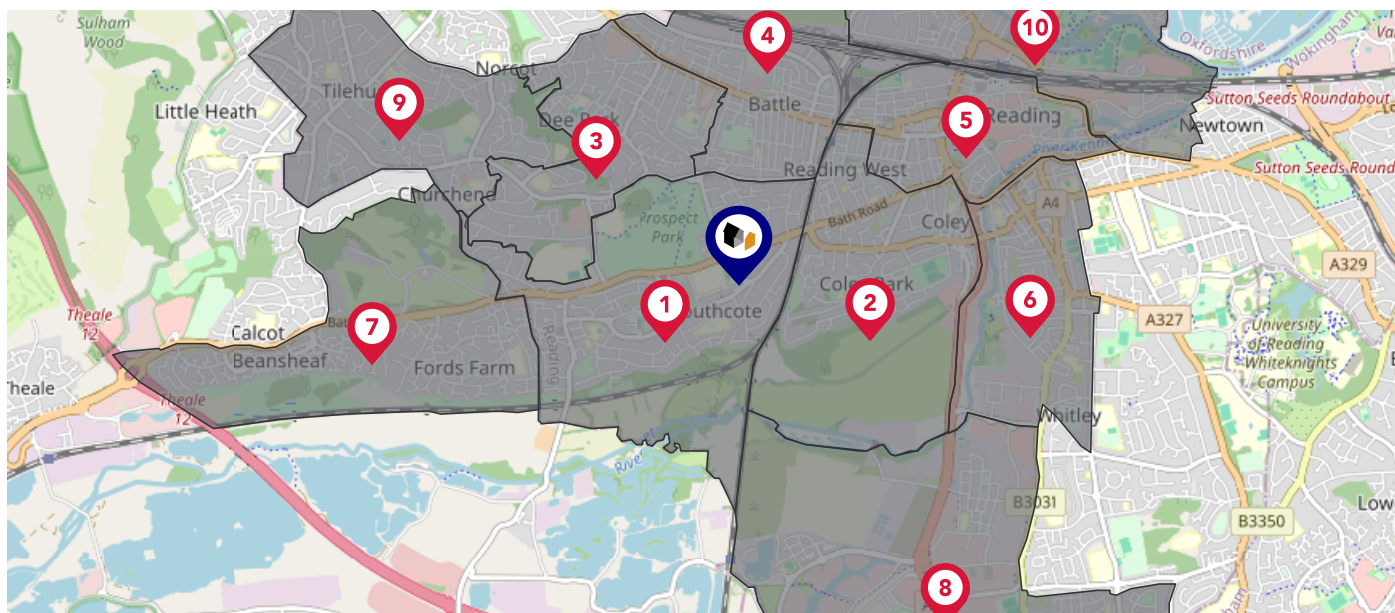
Nearby Conservation Areas

- | | |
|----|-----------------------------------|
| 1 | Downshire Square |
| 2 | Russell Street and Castle Hill |
| 3 | Horncastle |
| 4 | St Mary's Butts and Castle Street |
| 5 | Routh Lane |
| 6 | Market Place and London Street |
| 7 | Christchurch |
| 8 | Kendrick Road |
| 9 | St Peter's |
| 10 | The Mount |

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

Southcote Ward

2

Coley Ward

3

Norcot Ward

4

Battle Ward

5

Abbey Ward

6

Katesgrove Ward

7

Tilehurst South & Holybrook Ward

8

Whitley Ward

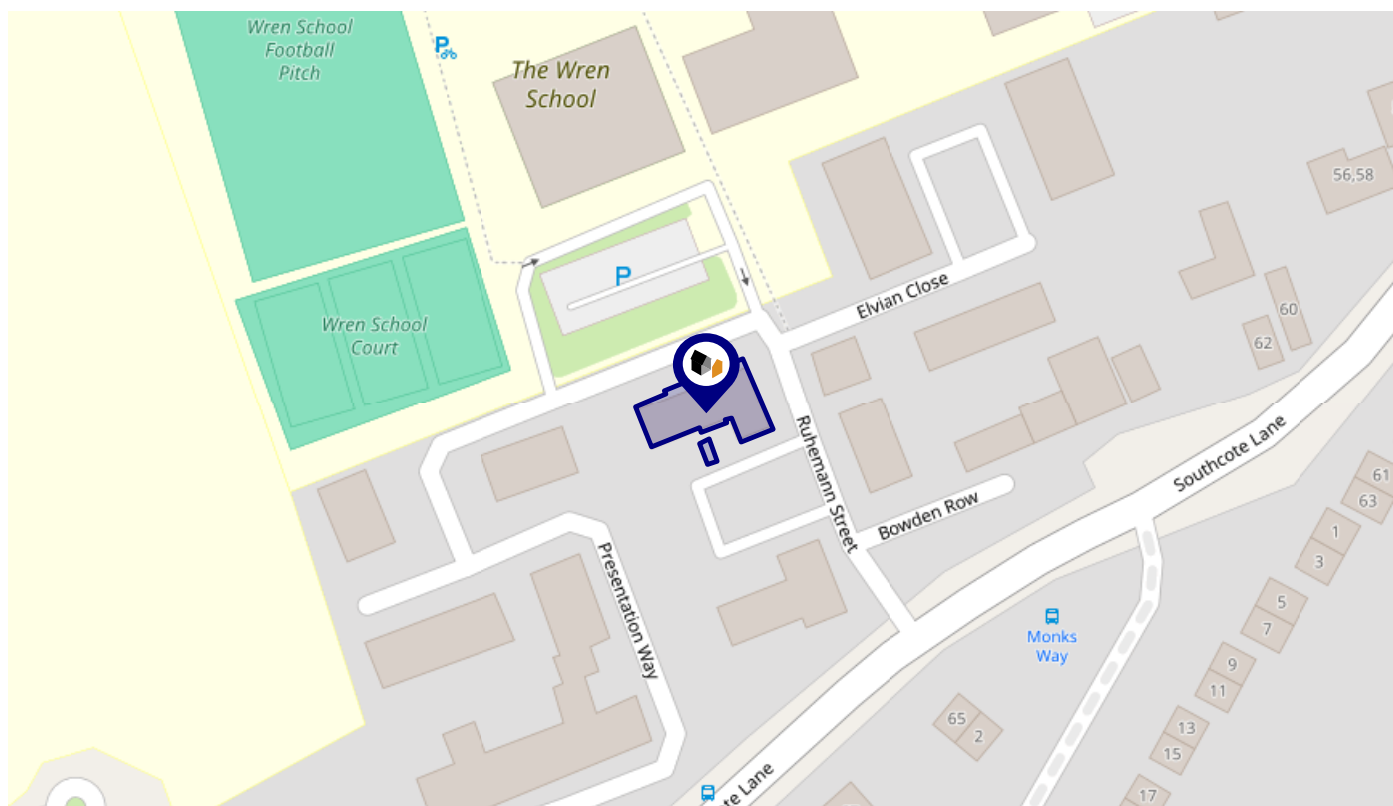
9

Tilehurst Ward

10

Thames 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:

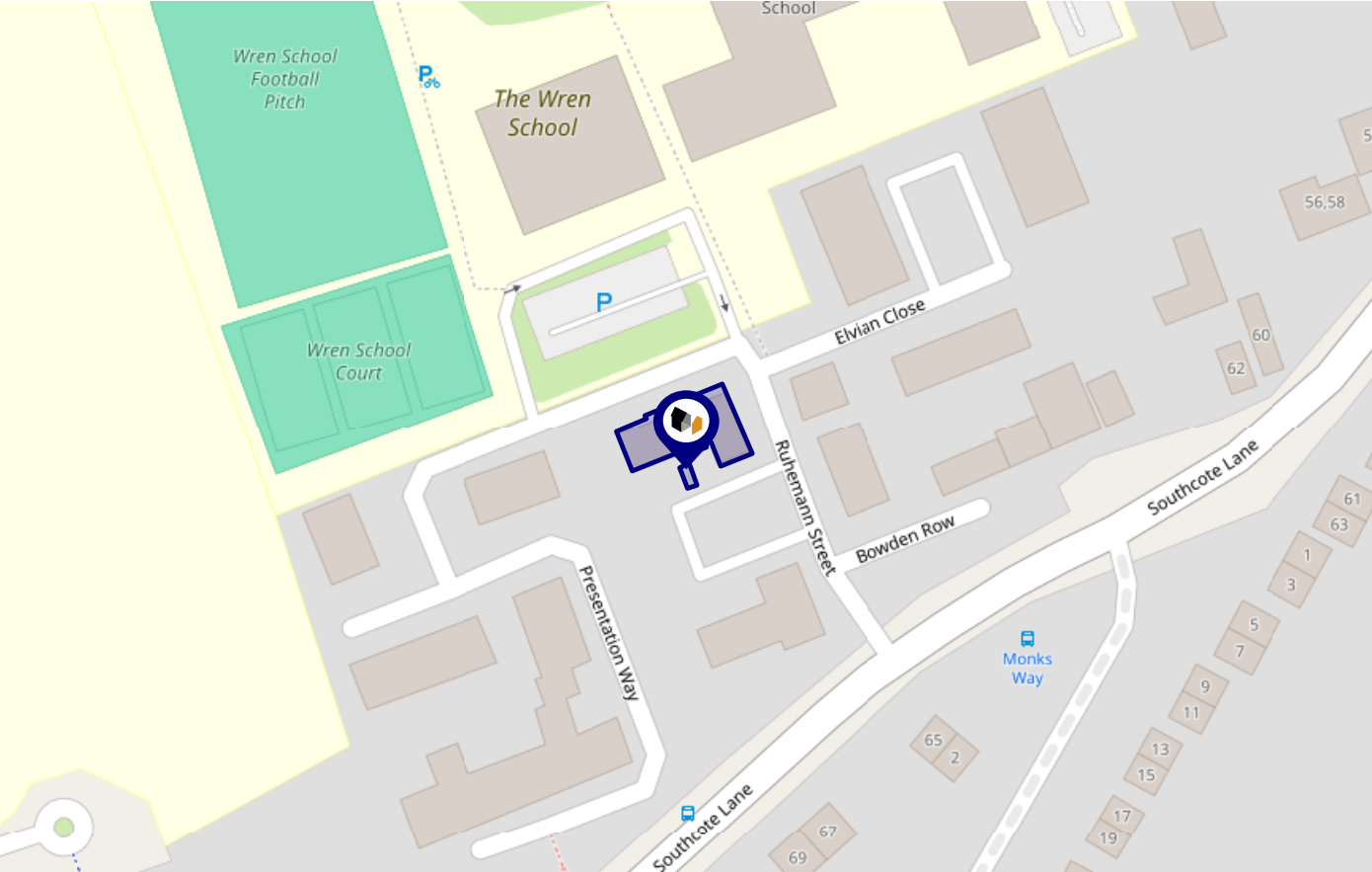
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

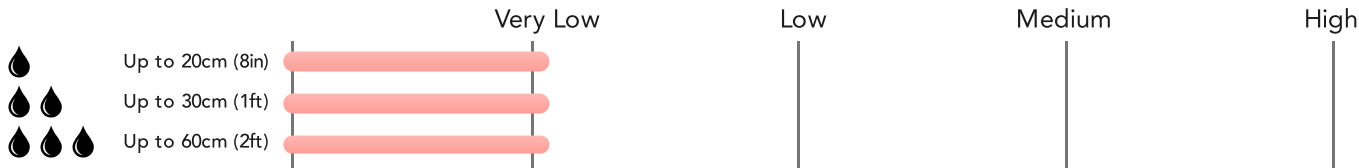


Risk Rating: Very low

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:

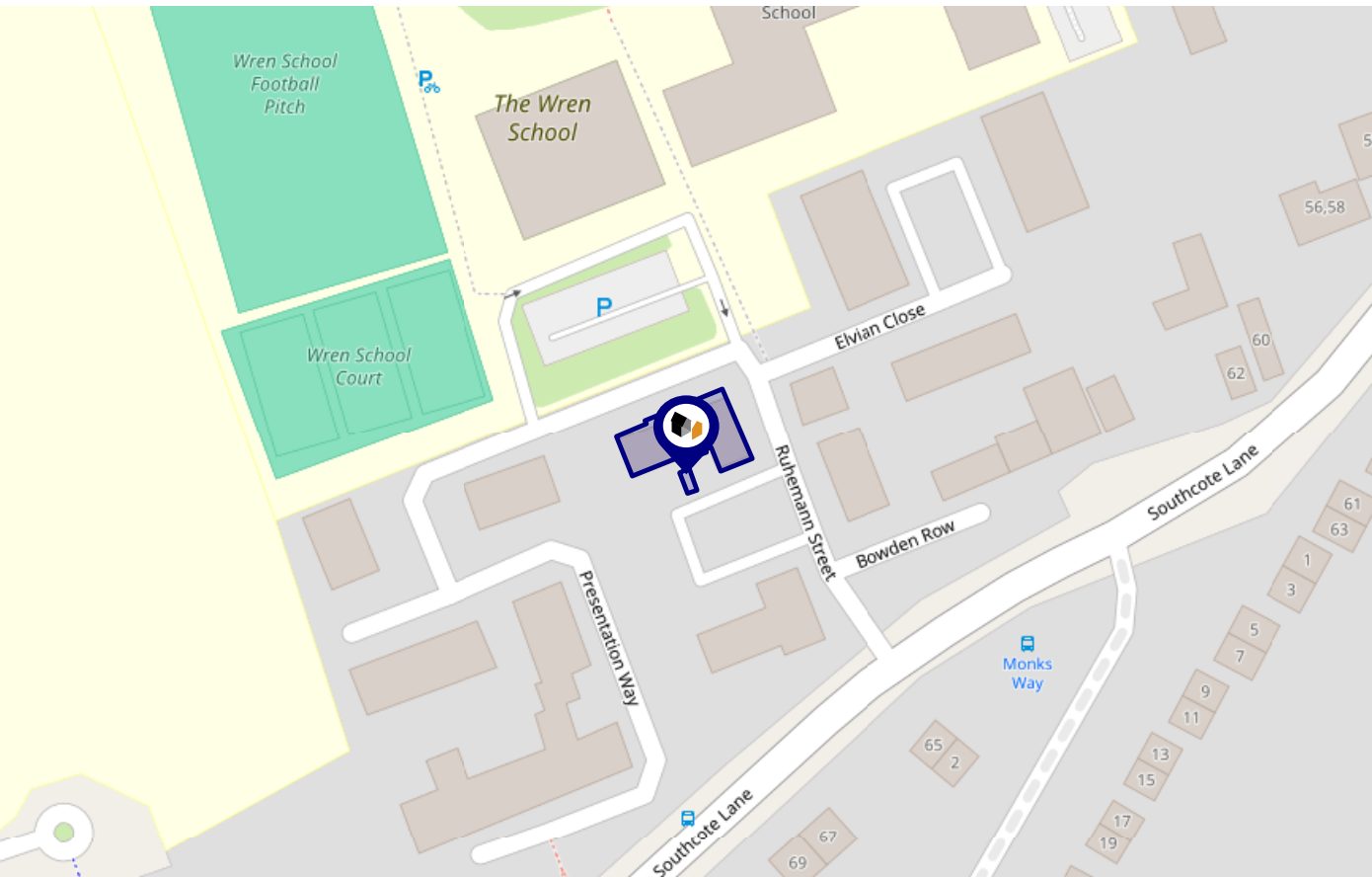


Flood Risk

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.

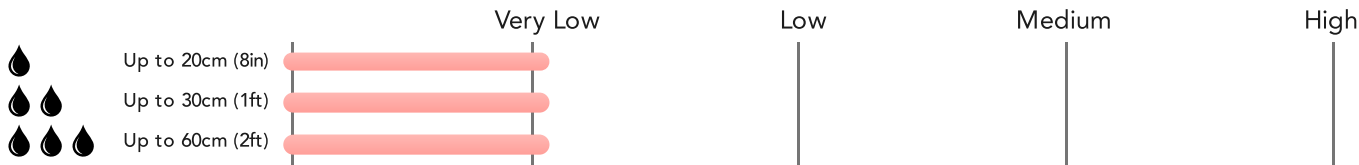


Risk Rating: Very low

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.

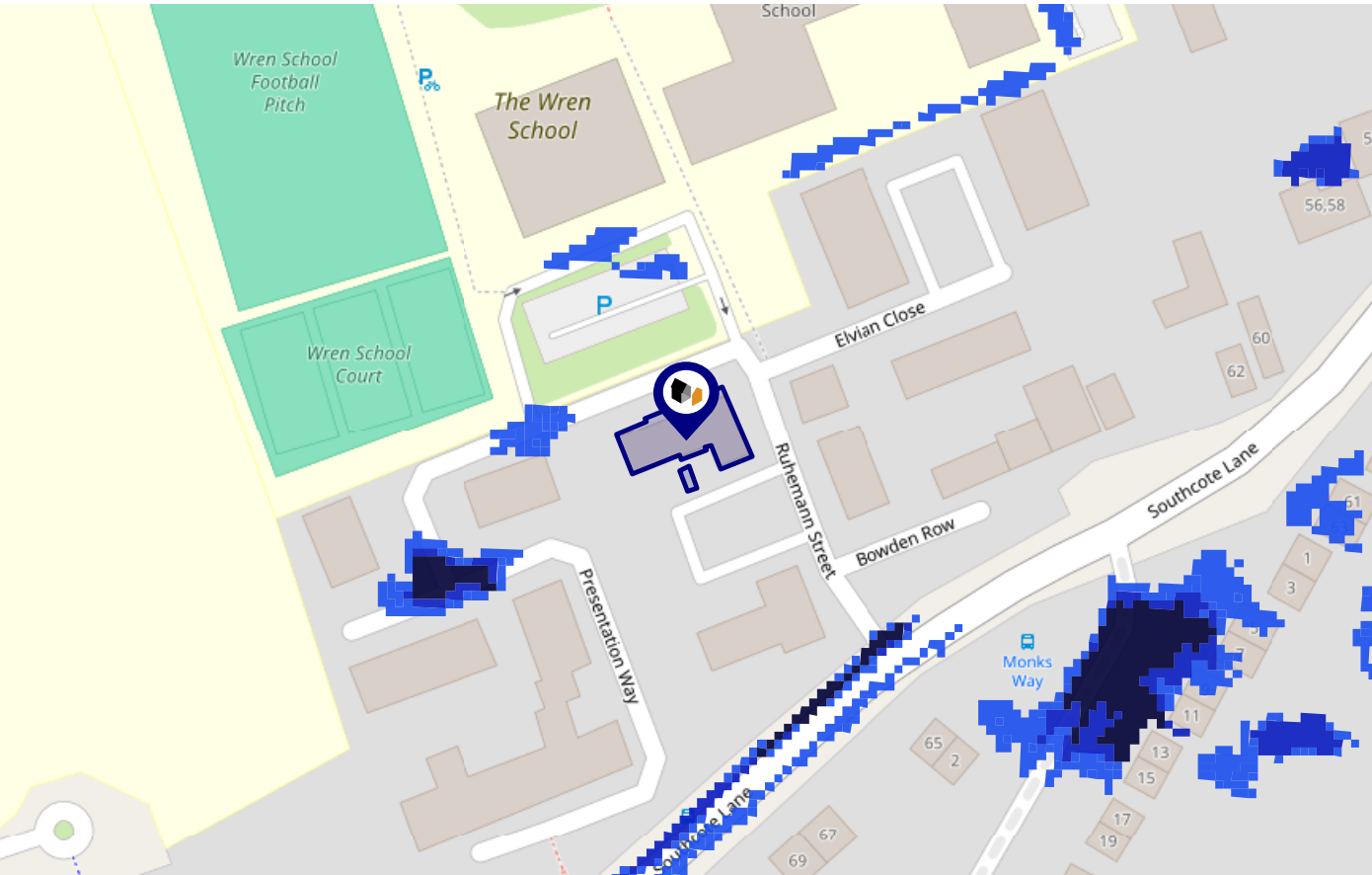
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

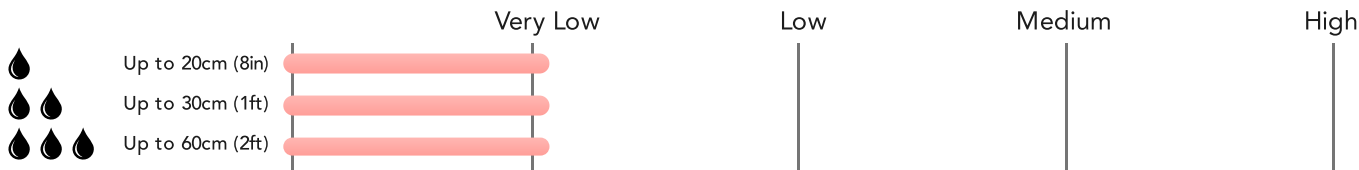


Risk Rating: **Very low**

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:

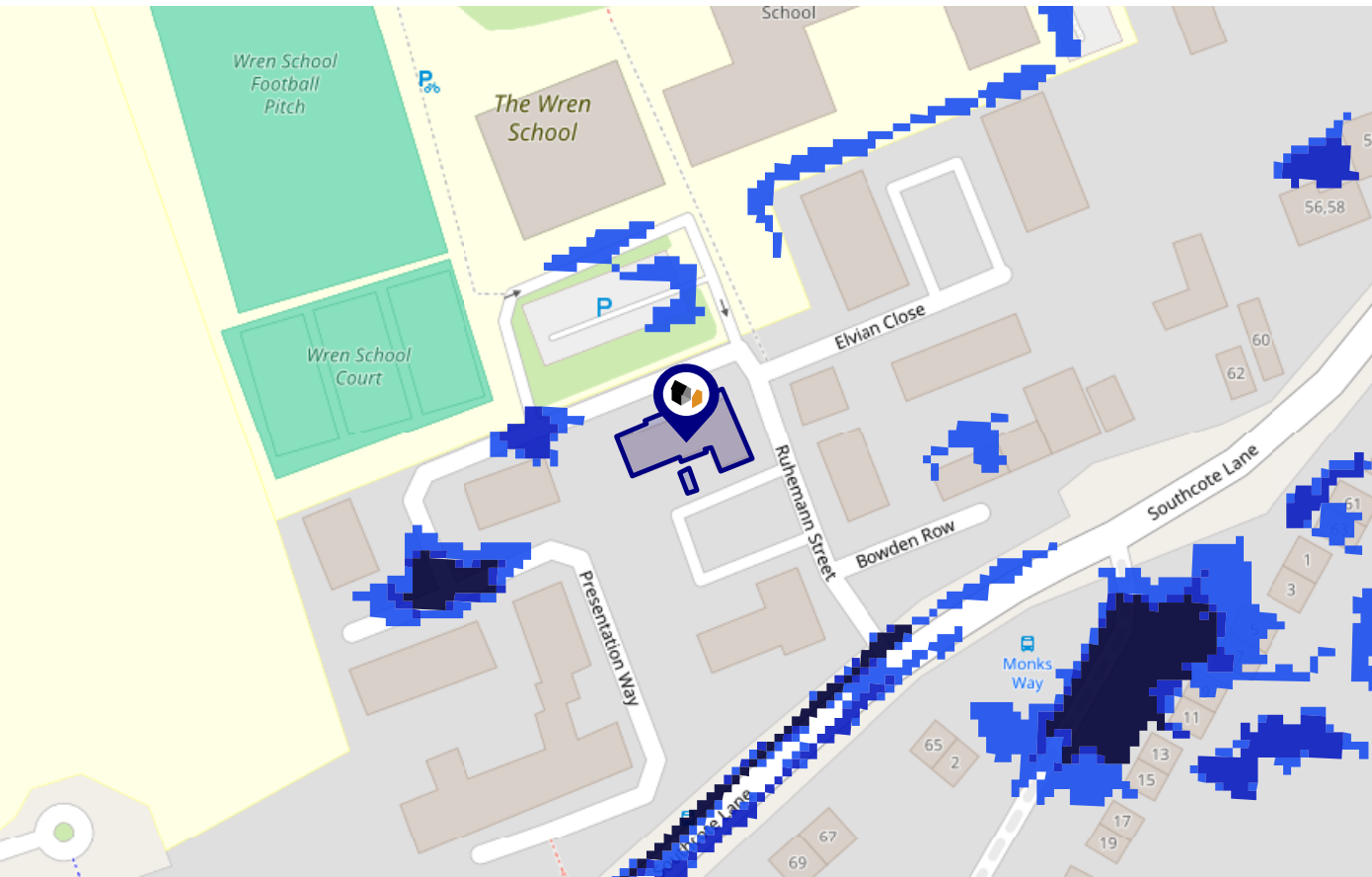


Flood Risk

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.

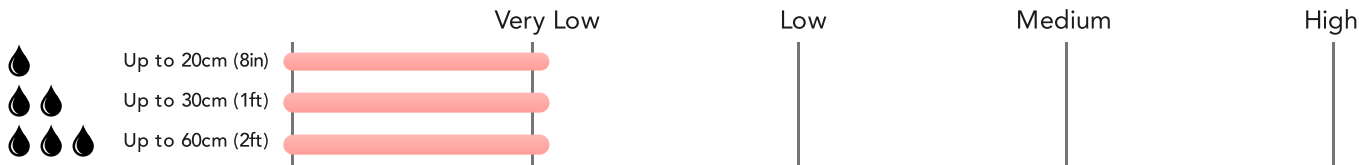


Risk Rating: **Very low**

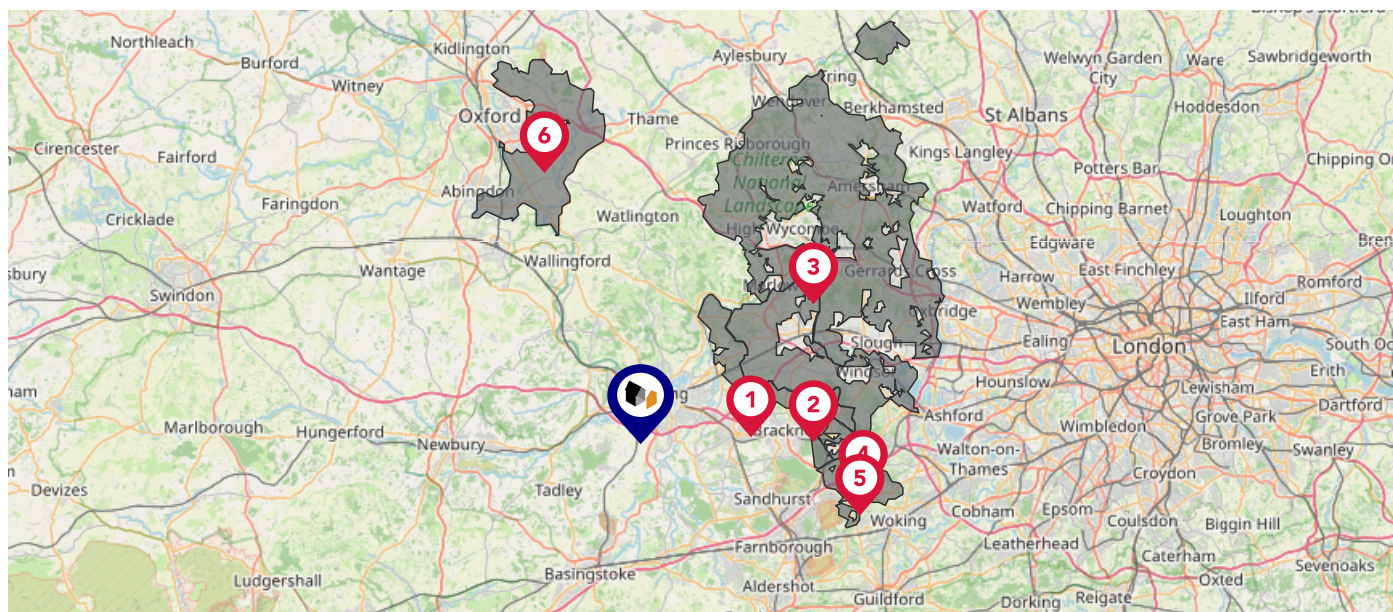
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



London Green Belt - Surrey Heath

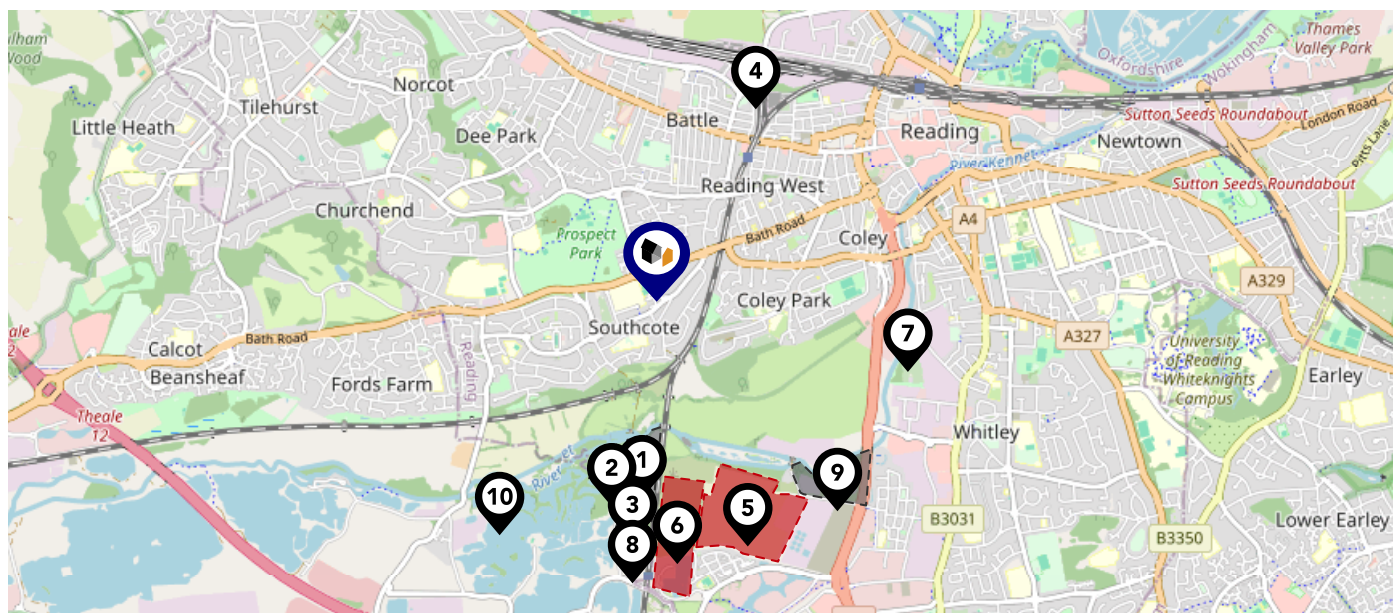


Oxford Green Belt - South Oxfordshire

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.



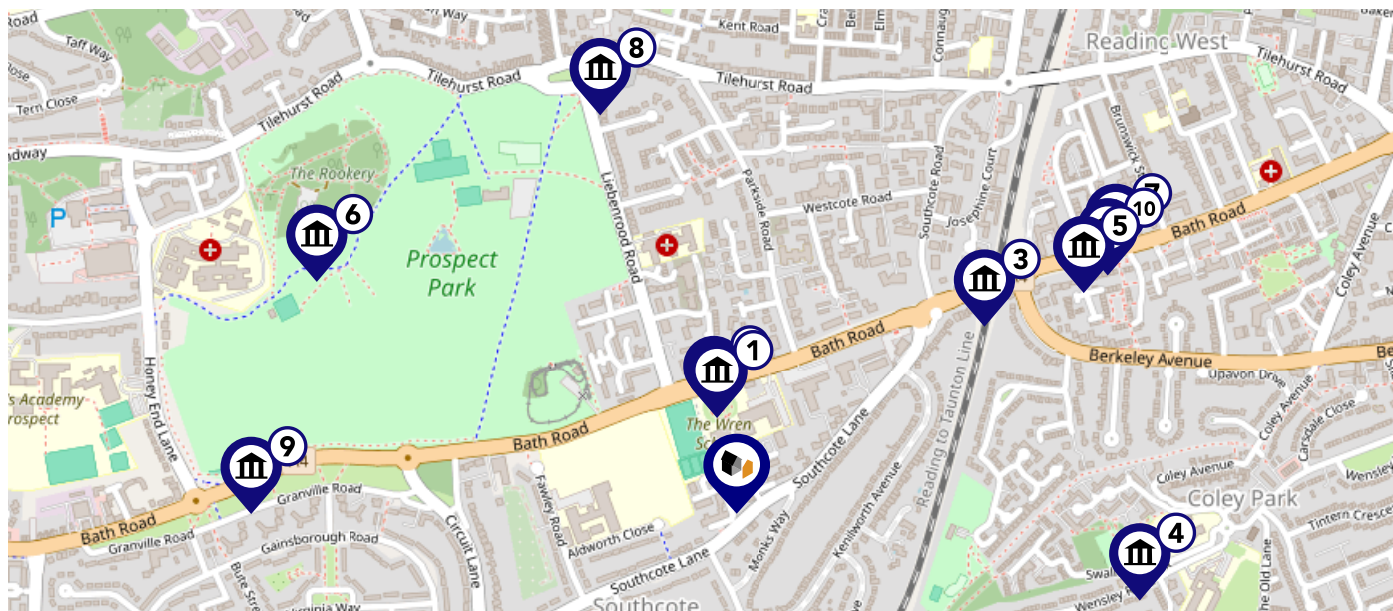
Nearby Landfill Sites

1	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
2	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
3	Anslow Cottages-Pingewood, Berkshire	Historic Landfill	
4	Cow Lane-Reading, Berkshire	Historic Landfill	
5	EA/EPR/FB3105XW/V002 - RMC Aggregates (Southern) Ltd	Active Landfill	
6	No name provided by source	Active Landfill	
7	Waterloo Meadows-Reading, Berkshire	Historic Landfill	
8	Cottage Lane No.2-Pingewood, Berkshire	Historic Landfill	
9	Island Road-Reading, Berkshire	Historic Landfill	
10	Weirside-Burghfield, Reading, Berkshire	Historic Landfill	

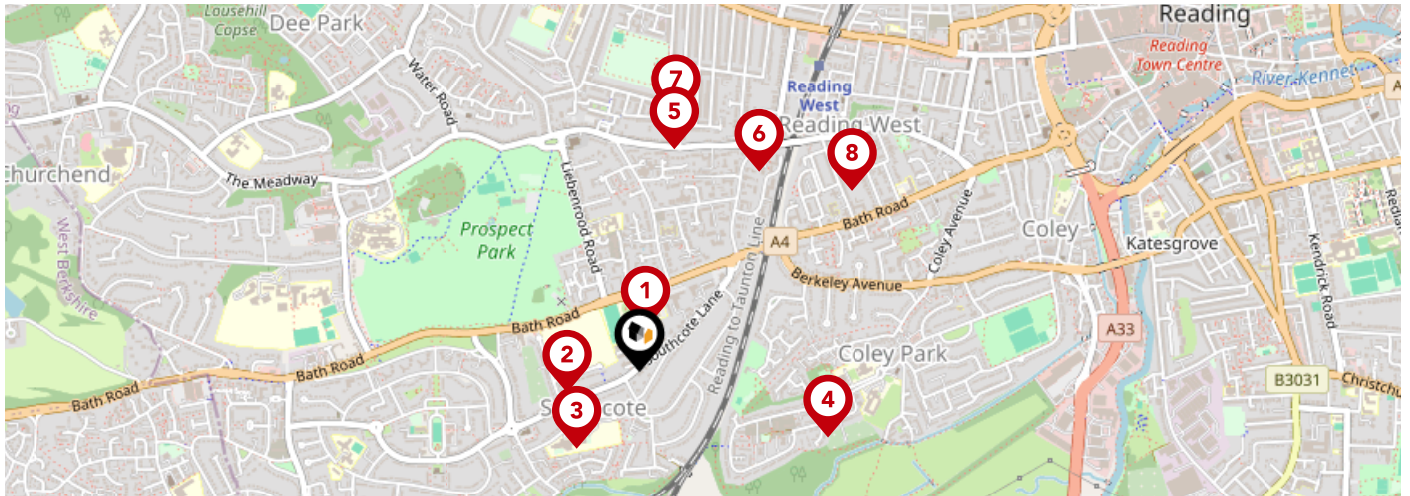
Maps

Listed Buildings

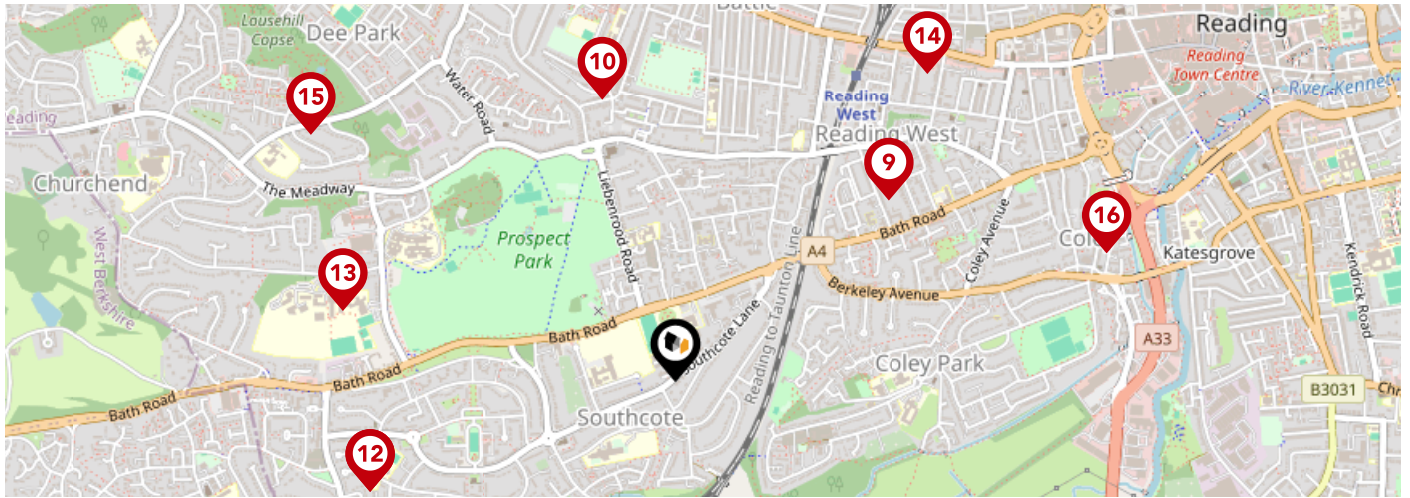
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1303794 - Boundary Stone Near No 76	Grade II	0.1 miles
	1321987 - 76, Bath Road	Grade II	0.1 miles
	1409263 - Bath Road Bridge (bke3729)	Grade II	0.4 miles
	1113457 - Coley Park House Coley Park House Coley Park Lodge	Grade II	0.5 miles
	1366003 - Mile Post Approximately 50 Metres South West Of Water Tower	Grade II	0.5 miles
	1113398 - Mansion House	Grade II	0.5 miles
	1321986 - 42, Bath Road	Grade II	0.5 miles
	1456862 - Church Of The English Martyrs, Tilehurst, Reading	Grade II	0.5 miles
	1321988 - Milepost	Grade II	0.5 miles
	1113397 - Water Tower	Grade II	0.5 miles



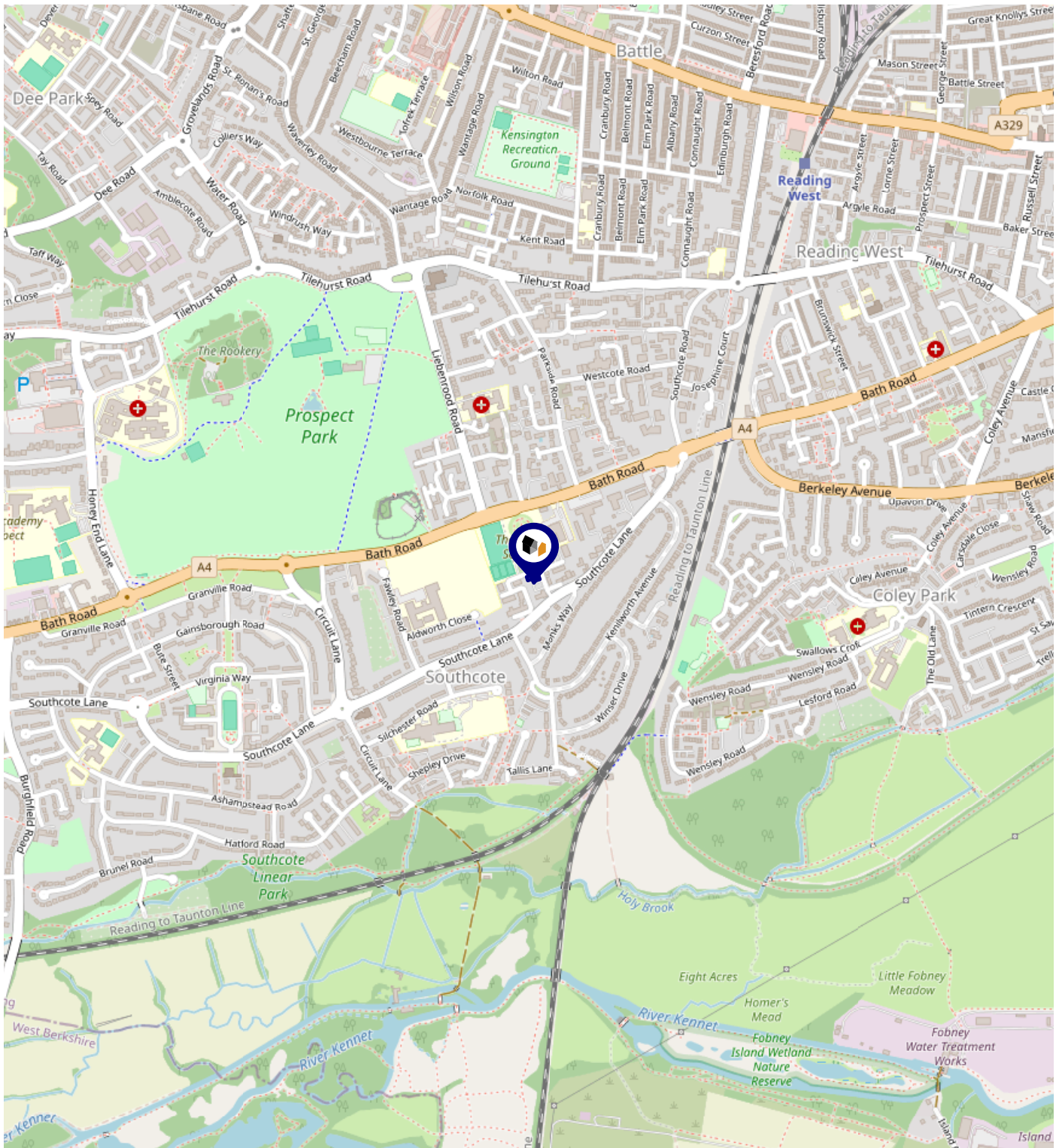
		Nursery	Primary	Secondary	College	Private
1	The WREN School Ofsted Rating: Requires improvement Pupils: 1003 Distance:0.1	☐	☐	☒	☐	☐
2	Blessed Hugh Faringdon Catholic School Ofsted Rating: Good Pupils: 1022 Distance:0.17	☐	☐	☒	☐	☐
3	Southcote Primary School Ofsted Rating: Good Pupils: 558 Distance:0.23	☐	☒	☐	☐	☐
4	St Mary & All Saints Church of England Primary School Ofsted Rating: Requires improvement Pupils: 336 Distance:0.46	☐	☒	☐	☐	☐
5	Cranbury College Ofsted Rating: Good Pupils: 54 Distance:0.52	☐	☐	☒	☐	☐
6	St Edward's Prep Ofsted Rating: Not Rated Pupils: 121 Distance:0.54	☐	☒	☐	☐	☐
7	Battle Primary Academy Ofsted Rating: Good Pupils: 458 Distance:0.6	☐	☒	☐	☐	☐
8	All Saints Junior School Ofsted Rating: Outstanding Pupils: 96 Distance:0.64	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	All Saints Church of England Aided Infant School Ofsted Rating: Good Pupils: 59 Distance:0.64	☐	☒	☐	☐	☐
	Wilson Primary School Ofsted Rating: Good Pupils: 454 Distance:0.67	☐	☒	☐	☐	☐
	Manor Primary School Ofsted Rating: Good Pupils: 321 Distance:0.75	☐	☒	☐	☐	☐
	The Holy Brook School Ofsted Rating: Good Pupils: 31 Distance:0.75	☐	☒	☐	☐	☐
	King's Academy Prospect Ofsted Rating: Good Pupils: 1217 Distance:0.78	☐	☐	☒	☐	☐
	Oxford Road Community School Ofsted Rating: Good Pupils: 249 Distance:0.92	☐	☒	☐	☐	☐
	English Martyrs' Catholic Primary School Ofsted Rating: Good Pupils: 433 Distance:1.02	☐	☒	☐	☐	☐
	Coley Primary School Ofsted Rating: Good Pupils: 254 Distance:1.04	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

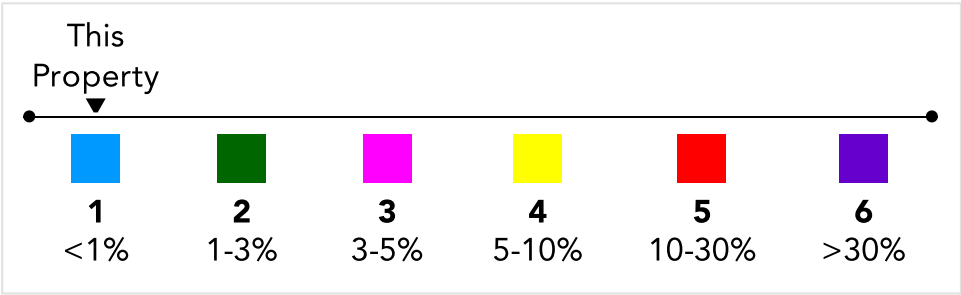
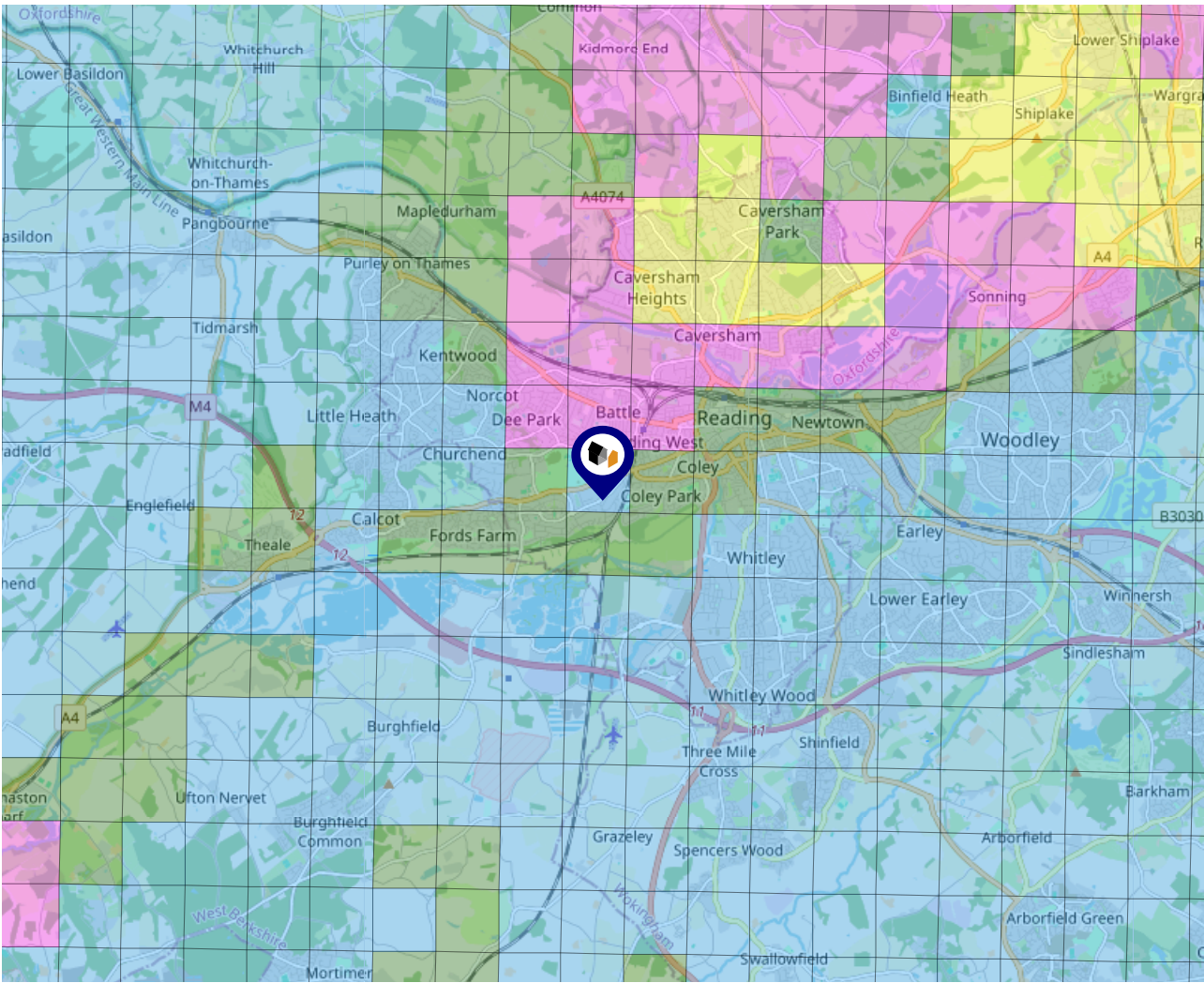


Key:

-  Power Pylons
-  Communication Masts

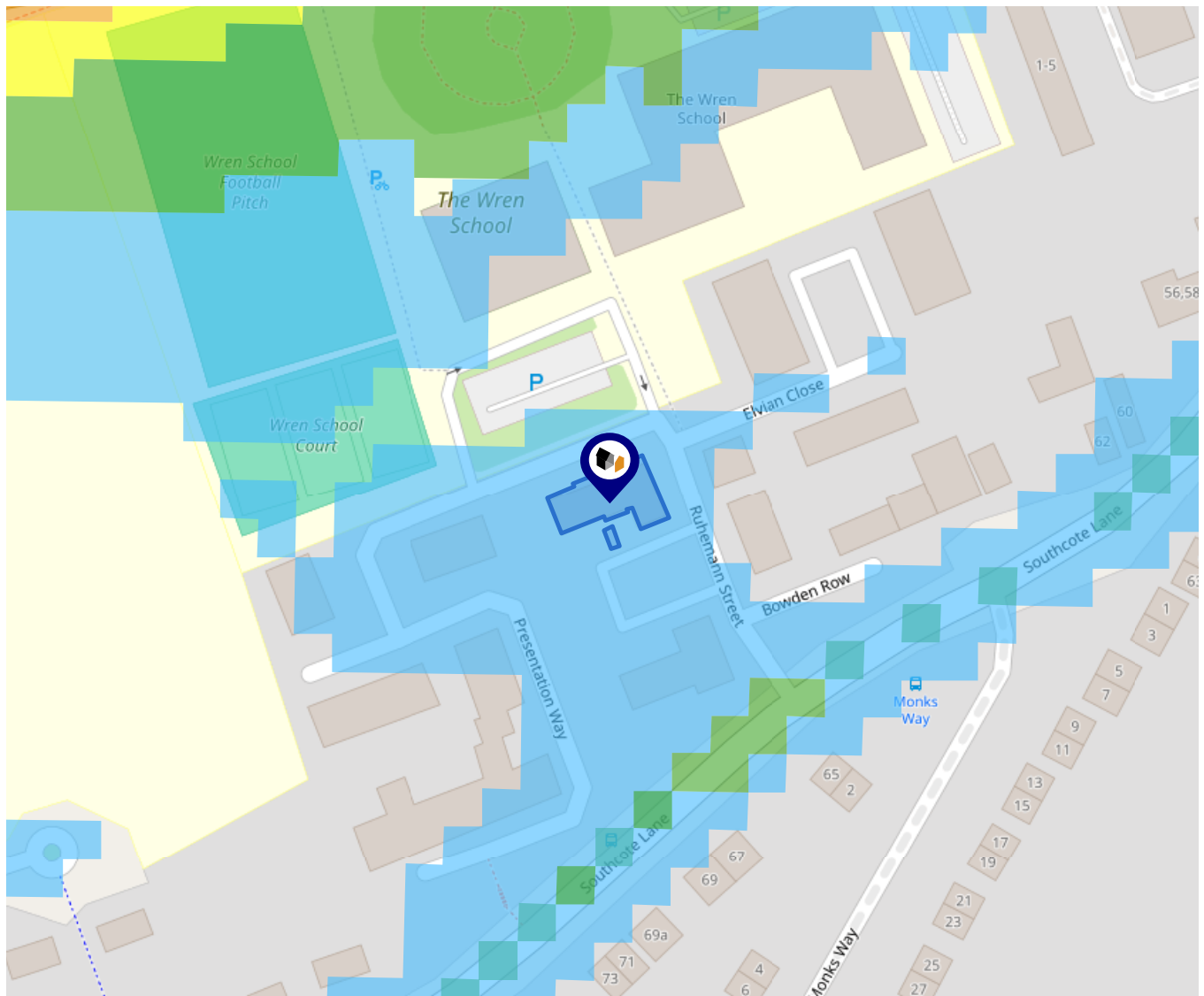
What is Radon?

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

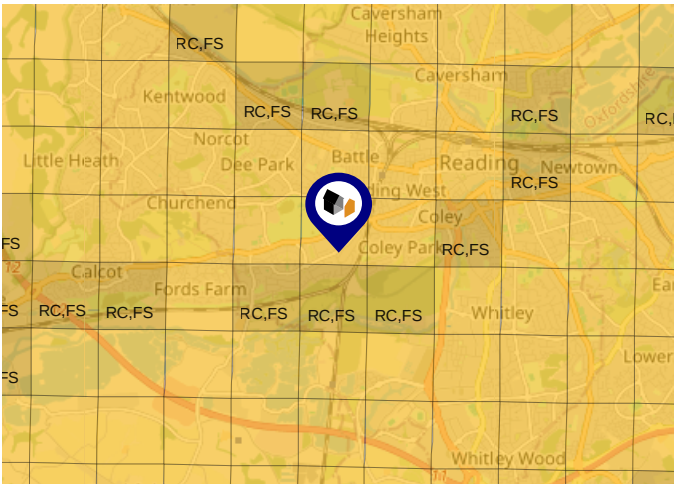


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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



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.



/avocadopropertyberkshire



/avocadopropertyberkshire



/avocadoproperty

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Avocado Property

07769 345086

kiel@avacadoberkshire.co.uk

www.avacadopropertyagents.co.uk

