

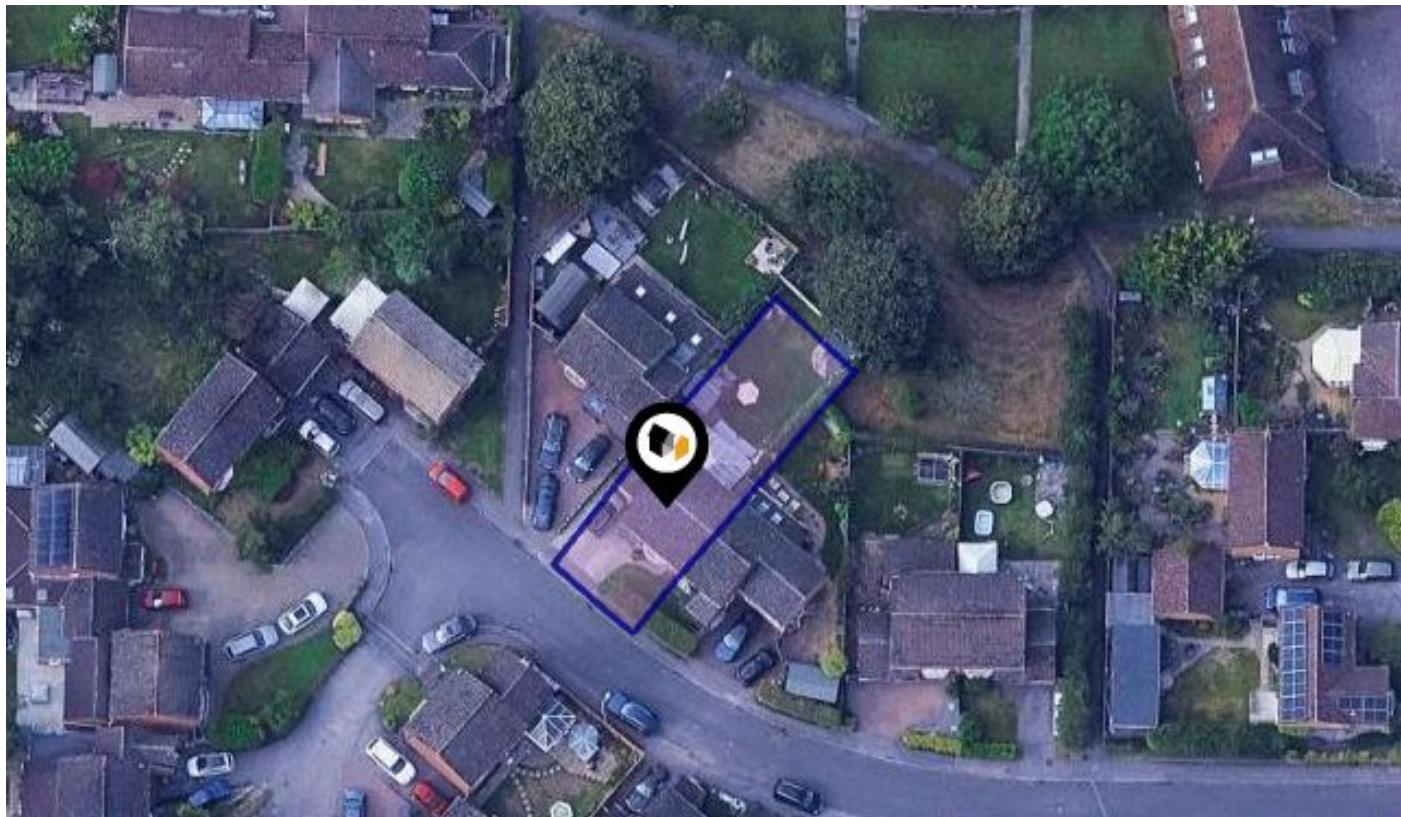


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 05<sup>th</sup> February 2026**



**WESTERDALE, THATCHAM, RG19**

**Avocado Property**

07545 349240

ollie@avocadopropertyagents.co.uk

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



Powered by  
**sprint**  
Know any property instantly

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,383
Title Number:	BK187152

Tenure: Freehold

## Local Area

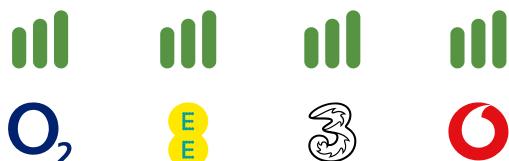
Local Authority:	West berkshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**28**  
mb/s      **80**  
mb/s      **1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: **Westerdale, Thatcham, RG19**

## Reference - 14/01903/HOUSE

**Decision:** Decided

**Date:** 23rd July 2014

**Description:**

First floor extension over existing garage and change of use of garage.

# Property EPC - Certificate



THATCHAM, RG19

Energy rating

C

Valid until 04.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



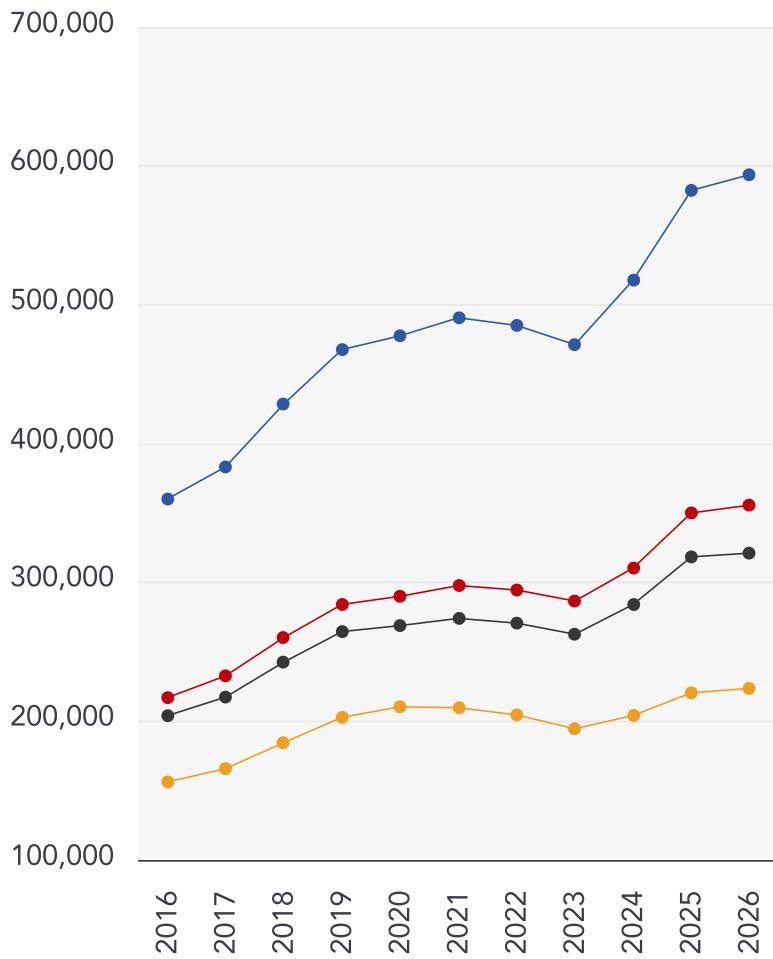
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<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, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	93 m <sup>2</sup>

# Market House Price Statistics



## 10 Year History of Average House Prices by Property Type in RG19



Detached

**+64.88%**

Semi-Detached

**+63.92%**

Terraced

**+57.43%**

Flat

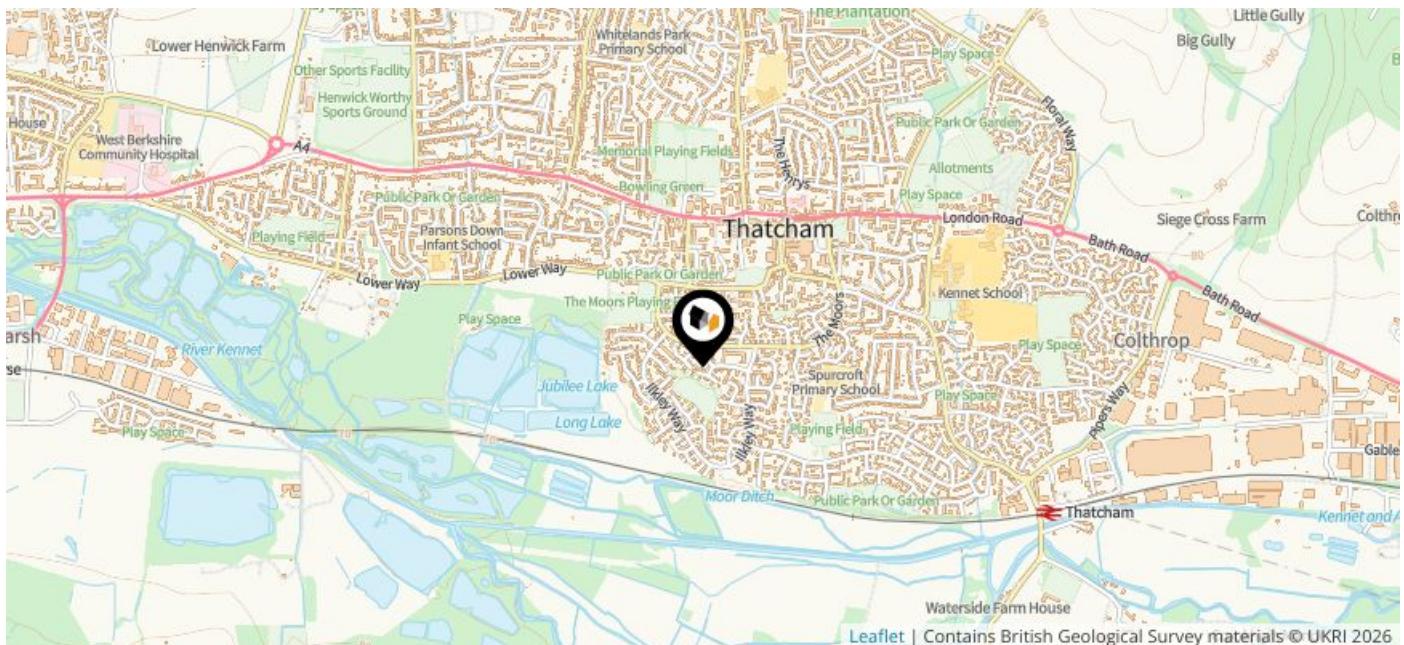
**+43.13%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- X Adit
- X Gutter Pit
- X 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.

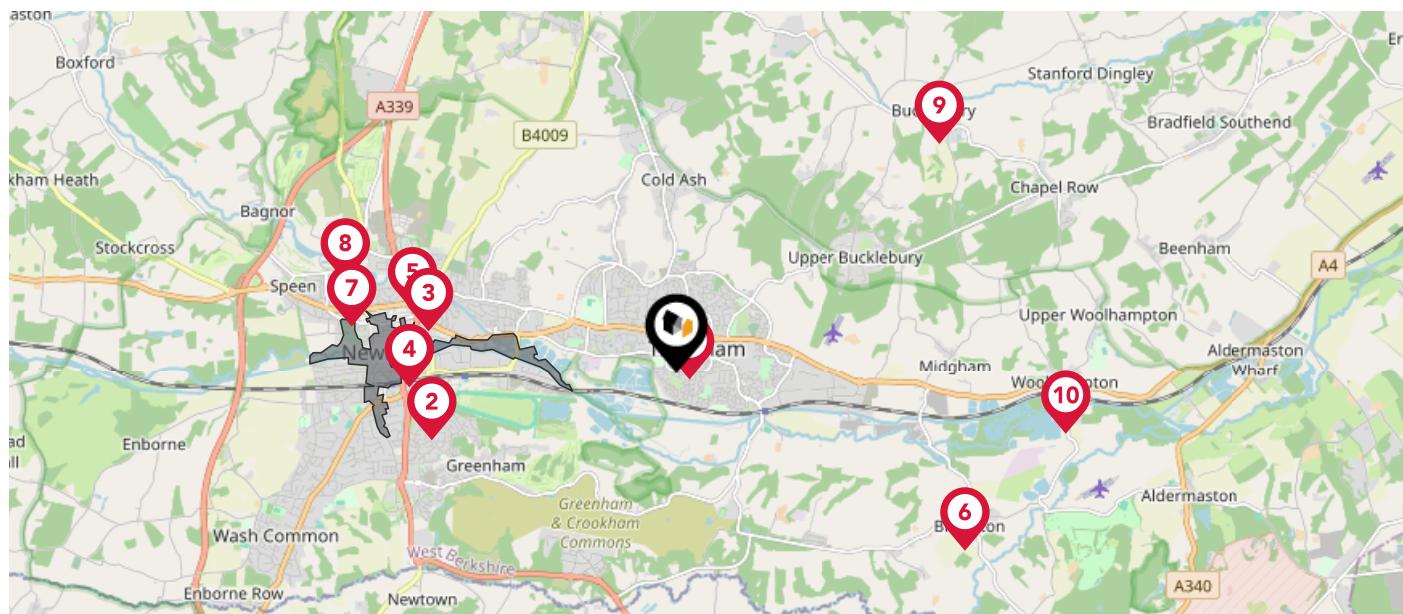
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

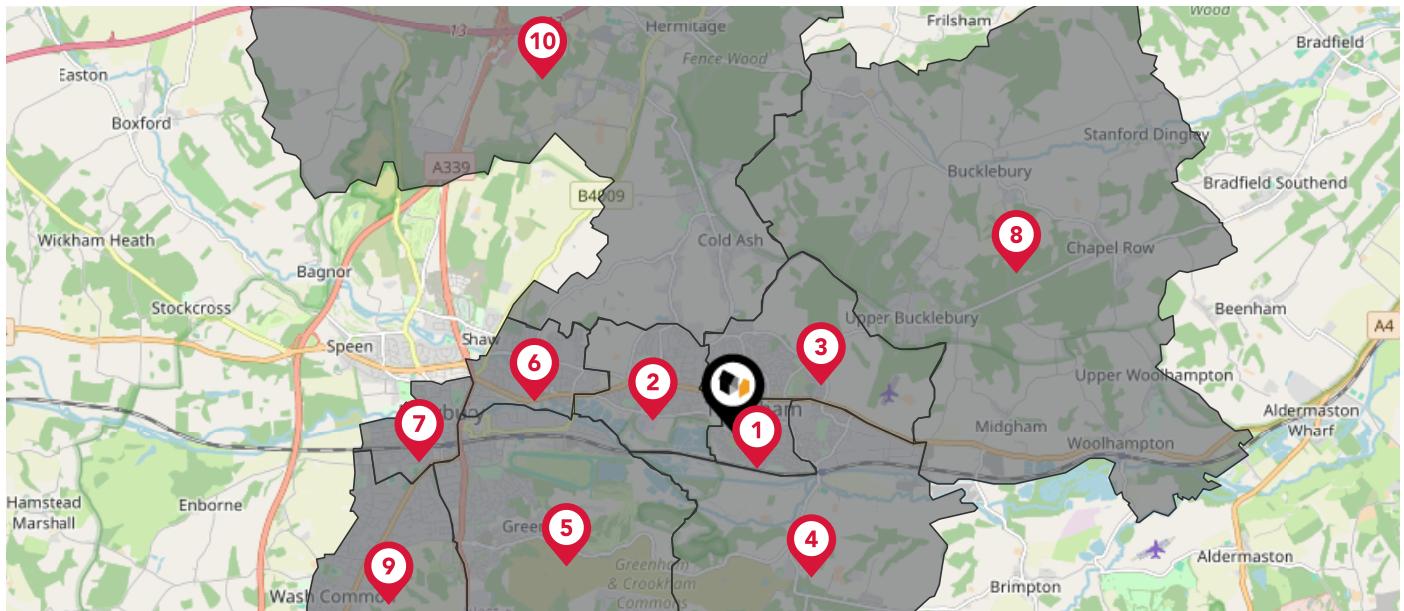
- 1 Thatcham
- 2 Stroud Green
- 3 Shaw Road and Crescent
- 4 Newbury Town Centre
- 5 Shaw House and Church
- 6 Brimpton
- 7 Donnington Square
- 8 Donnington Village
- 9 Bucklebury
- 10 Woolhampton

# 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

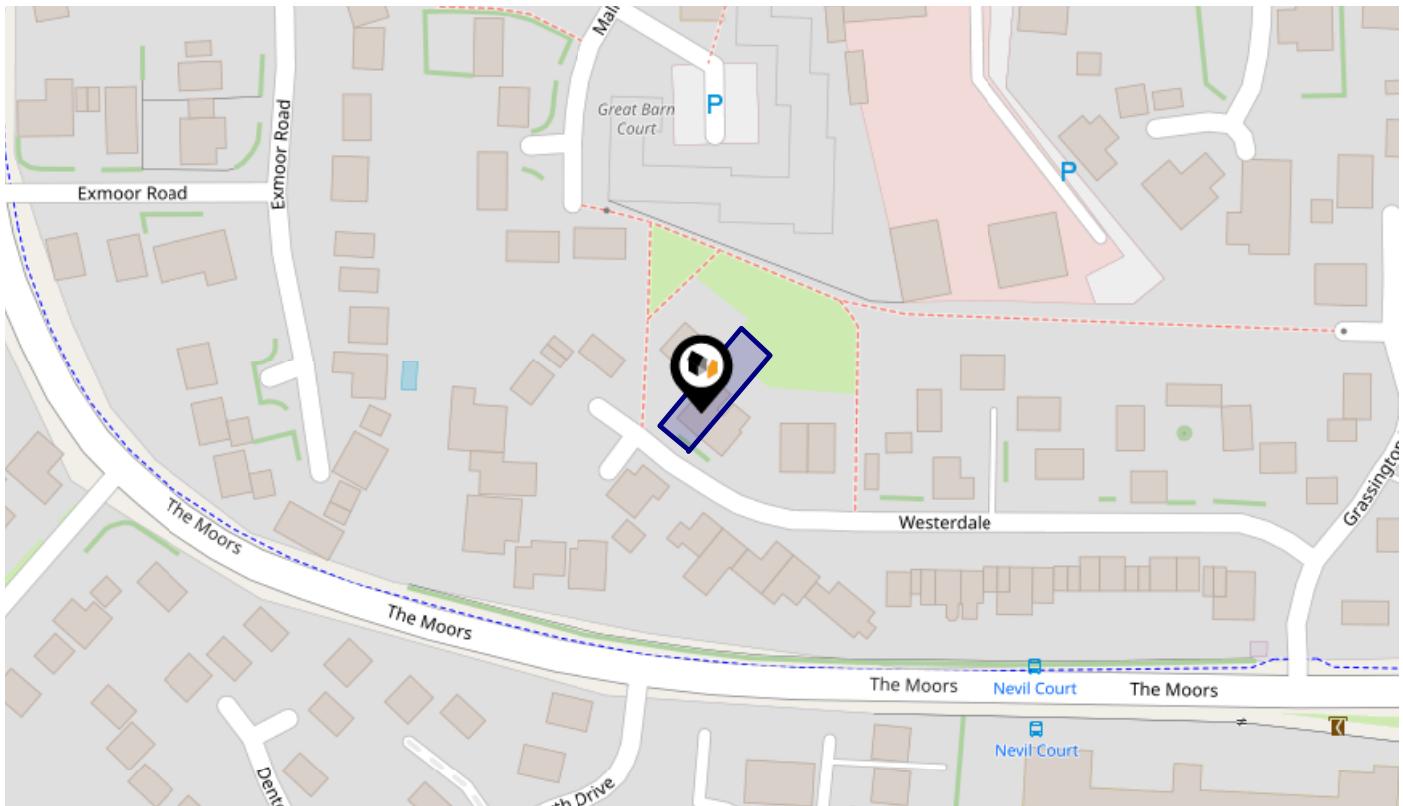
- 1 Thatcham Central Ward
- 2 Thatcham West Ward
- 3 Thatcham North East Ward
- 4 Thatcham Colthrop & Crookham Ward
- 5 Newbury Greenham Ward
- 6 Newbury Clay Hill Ward
- 7 Newbury Central Ward
- 8 Bucklebury Ward
- 9 Newbury Wash Common Ward
- 10 Chieveley & Cold Ash Ward

# 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:

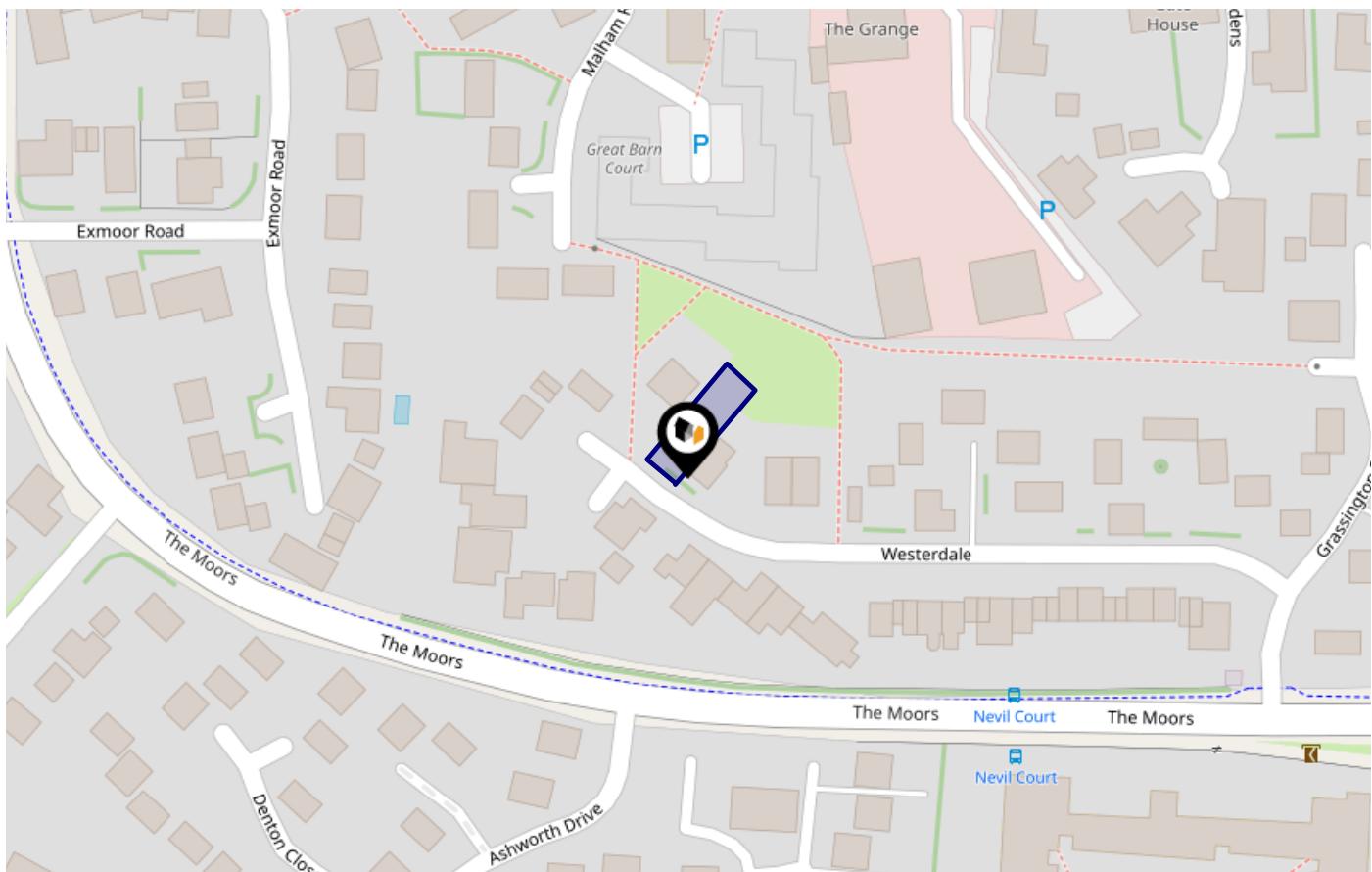


# Flood Risk

## 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:

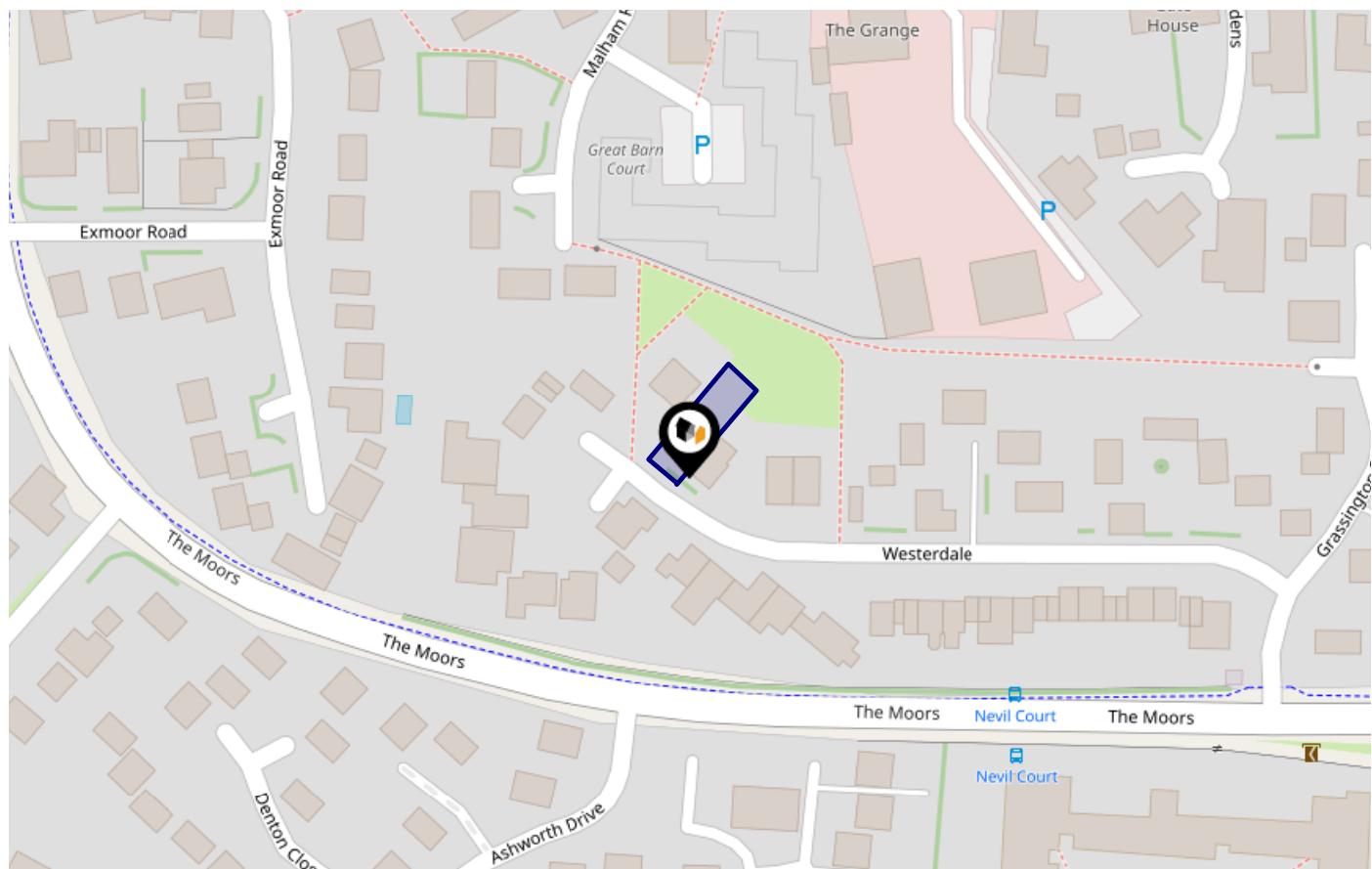


# Flood Risk

## 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.

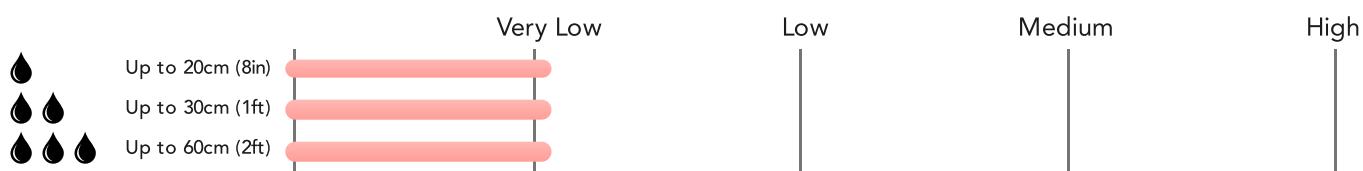


**Risk Rating: Very low**

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:

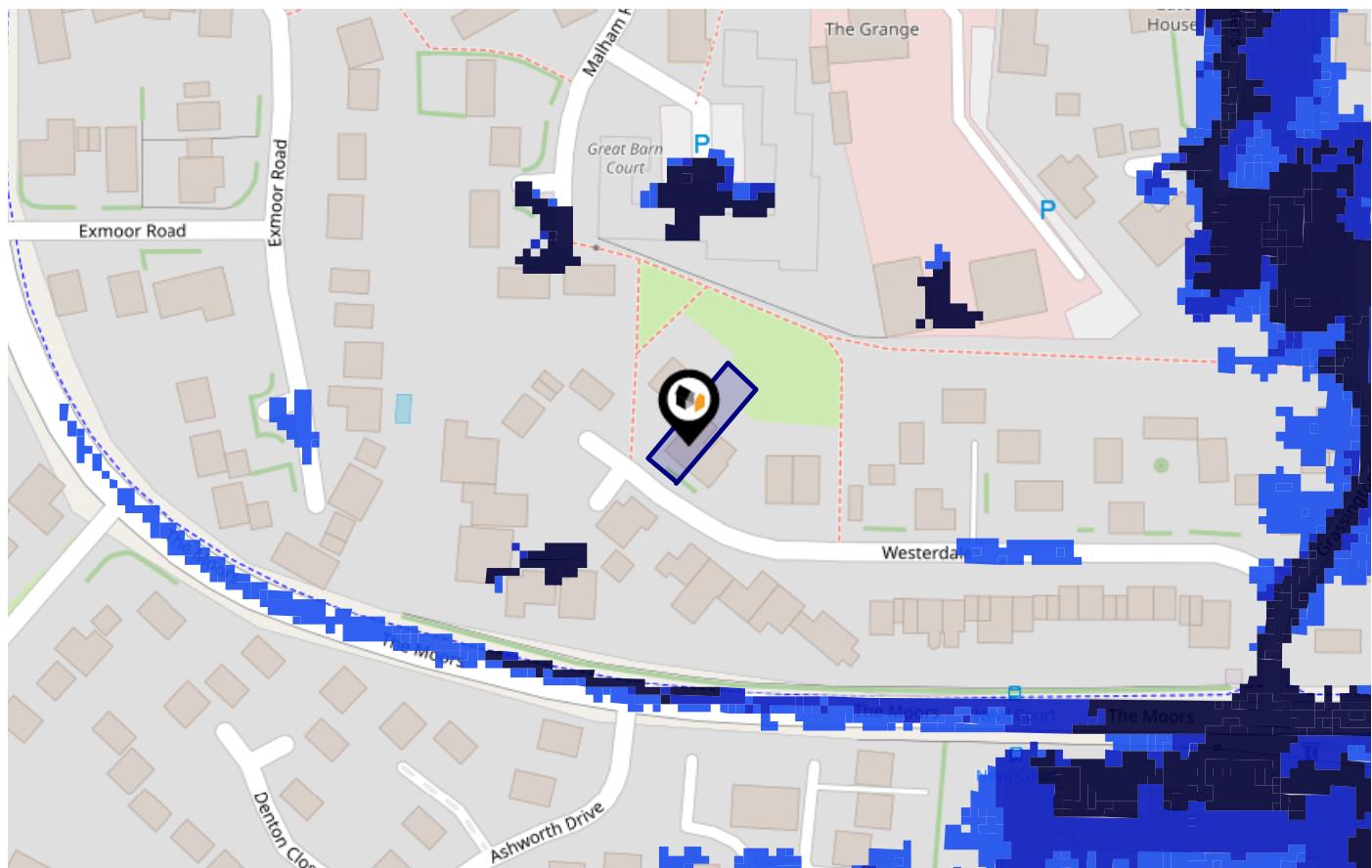


# Flood Risk

## 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:

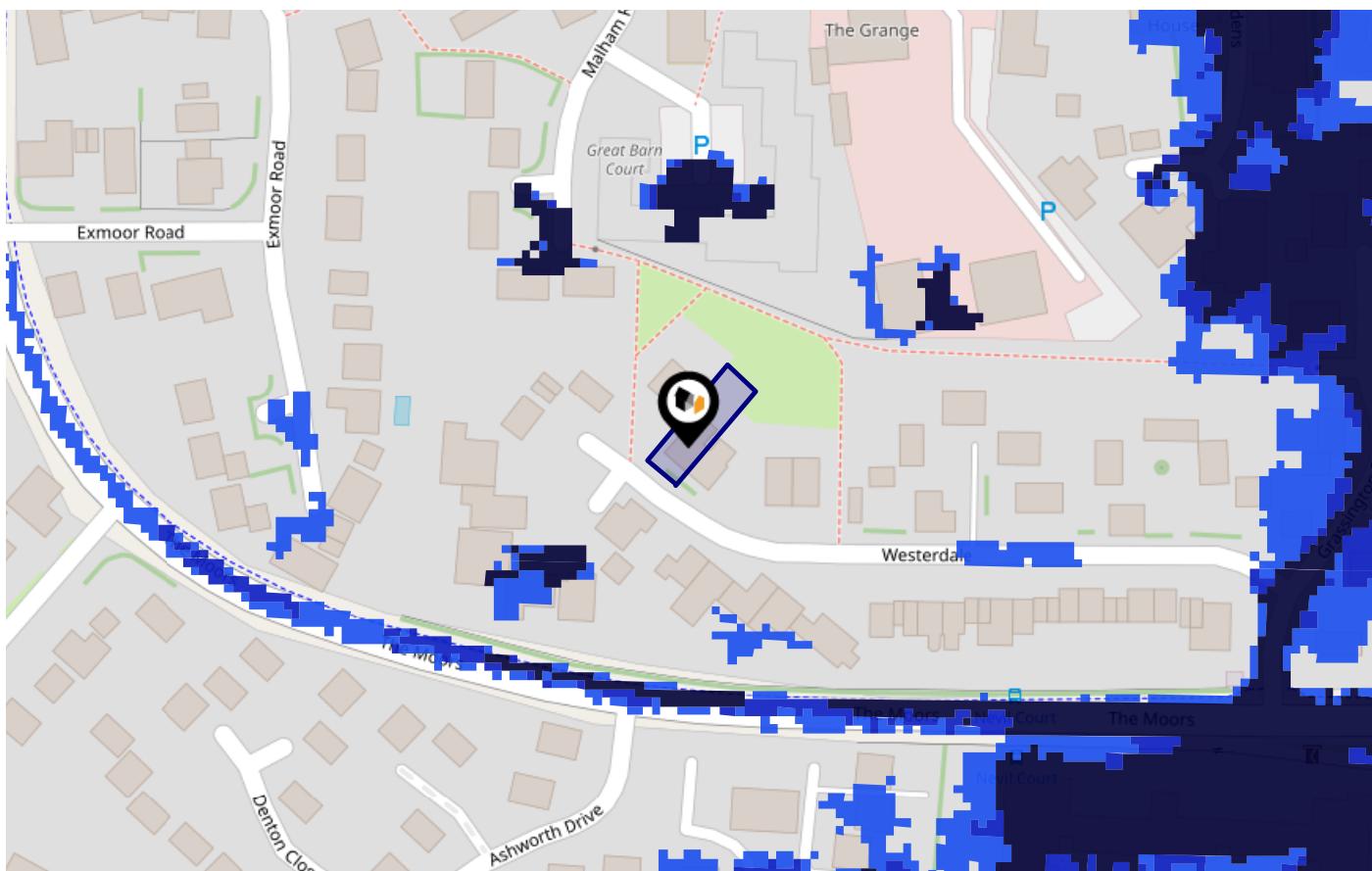


# Flood Risk

## 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.

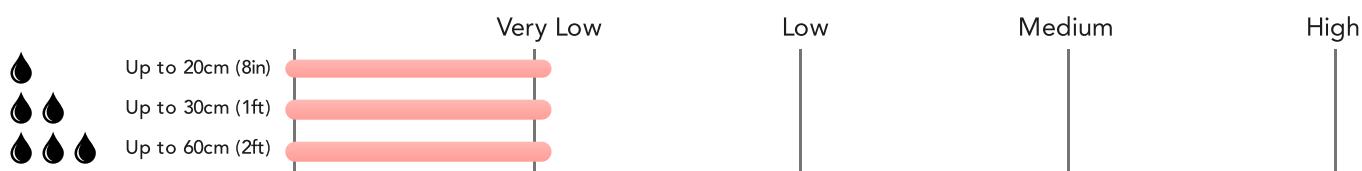


**Risk Rating: Very low**

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:

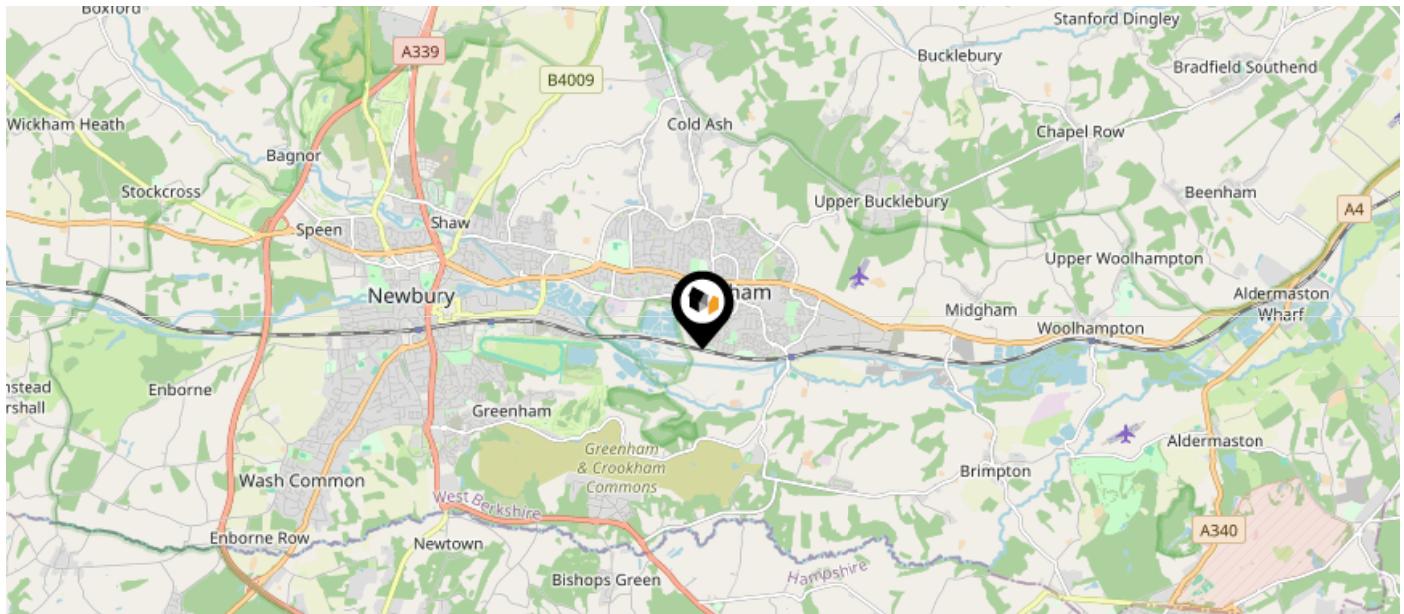


# Maps

## Green Belt



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



### Nearby Green Belt Land

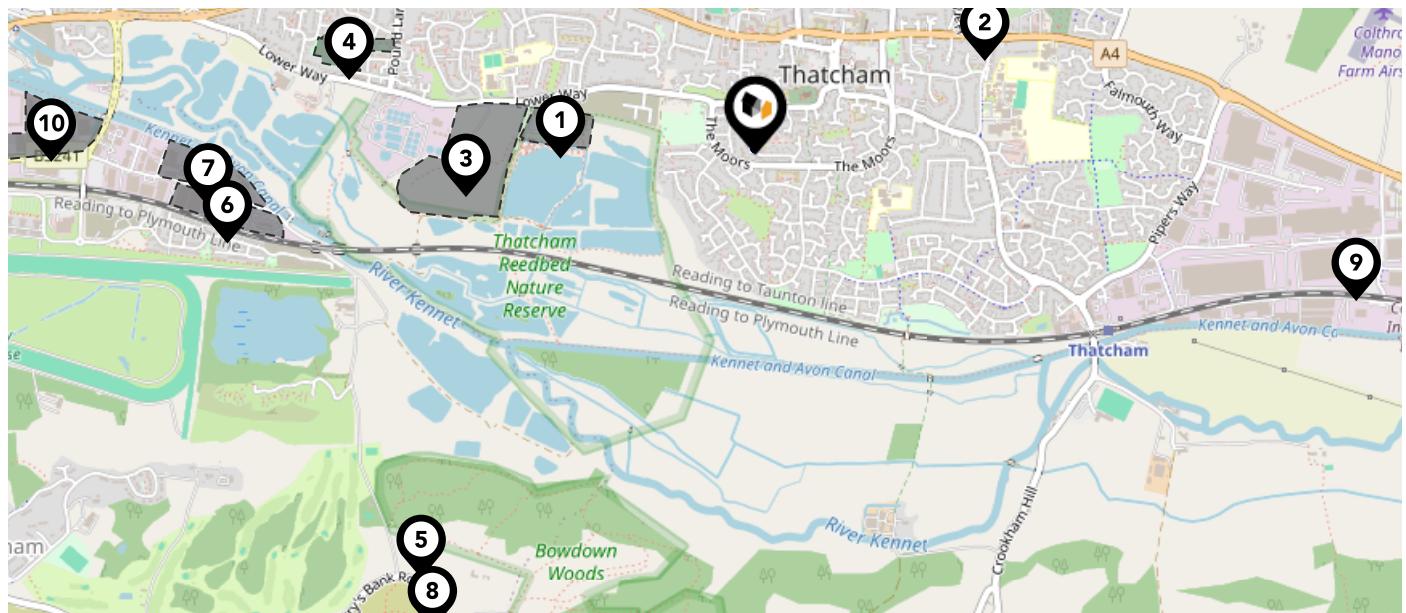
No data available.

# 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

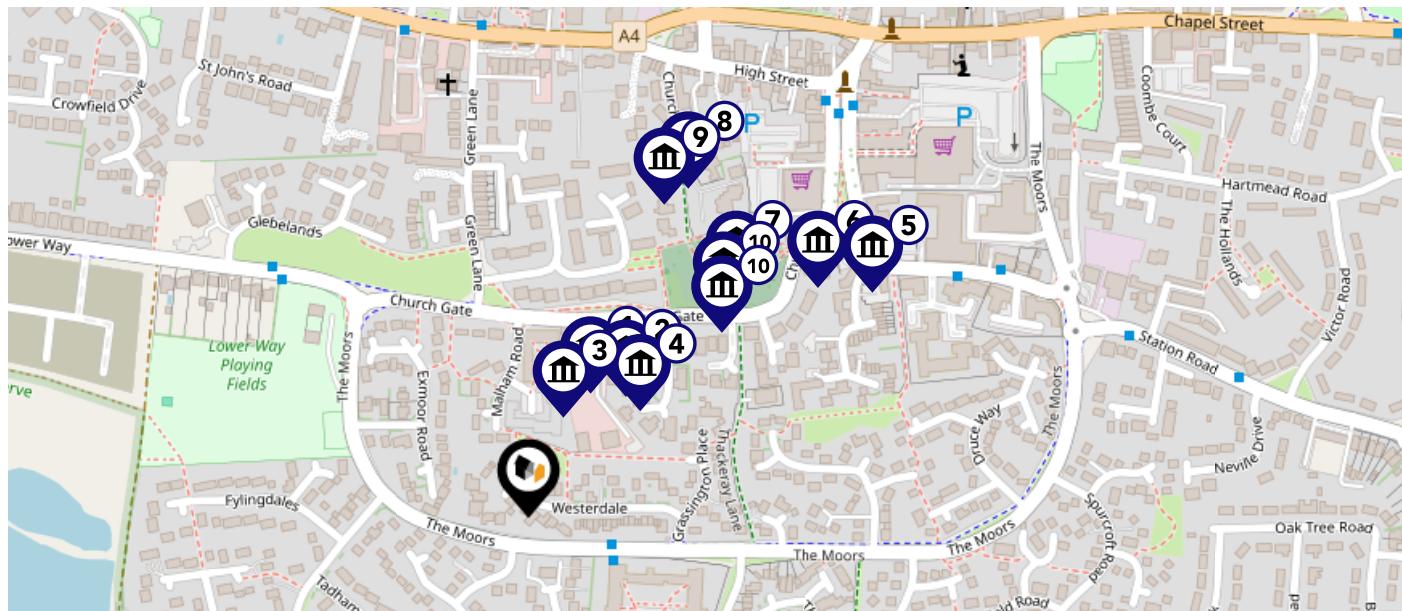
1	Fishing Club-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
2	Dunstan Green-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
3	Lower Way-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
4	Pound Lane Depot-Thatcham, Berkshire	Historic Landfill	<input type="checkbox"/>
5	Bowdown House-Greenham, Berkshire	Historic Landfill	<input type="checkbox"/>
6	Hambridge Lane 2 (South)-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
7	Vokins Hambridge Lane 1-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>
8	Burys Bank-Greenham, Berkshire	Historic Landfill	<input type="checkbox"/>
9	Colthrop Mills-Thatcham	Historic Landfill	<input type="checkbox"/>
10	Hambridge Road-Newbury, Berkshire	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

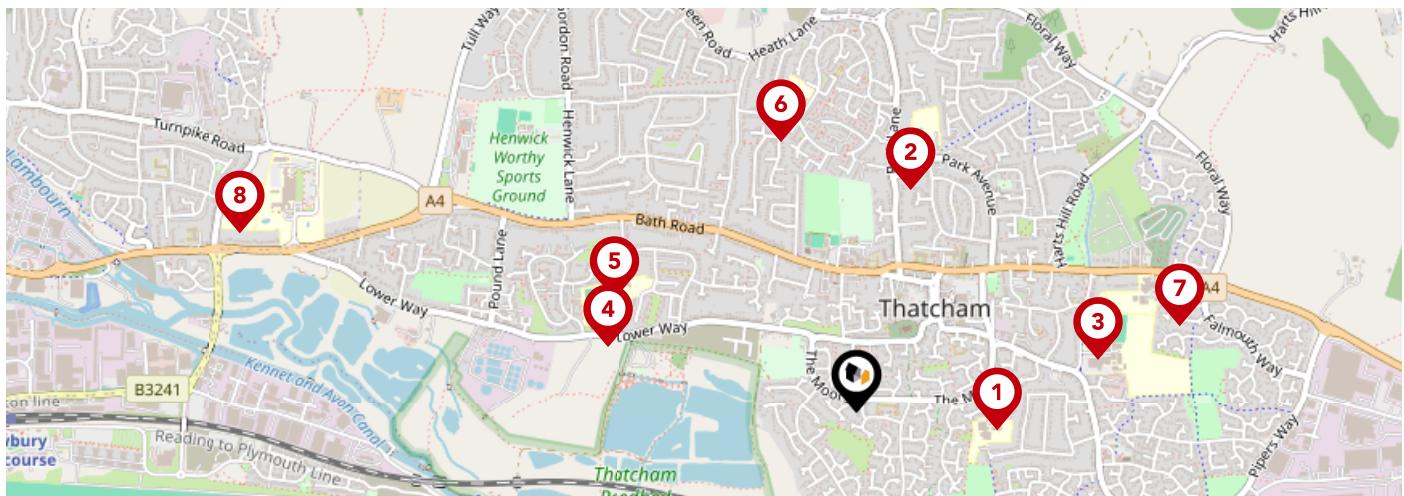


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1319522 - Granary Approximately 20 Metres To North East Of The Grange	Grade II	0.1 miles
	1303182 - St Mary's Cottage	Grade II	0.1 miles
	1117288 - The Grange	Grade II	0.1 miles
	1117287 - Church Gate House And Quadrant Wing Wall To Right	Grade II	0.1 miles
	1117279 - The Old Chequers Public House	Grade II	0.2 miles
	1155705 - 31, The Broadway	Grade II	0.2 miles
	1117286 - Dibbin Tomb Approximately 8 Metres To North Of Vestry Of St Mary	Grade II	0.2 miles
	1117289 - United Reformed Church	Grade II	0.2 miles
	1303149 - Monks Chambers	Grade II	0.2 miles
	1155799 - Church Of St. Mary	Grade II	0.2 miles
	1155812 - Mathews Tomb Approximately 8 Metres To South Of South Aisle Of Church Of St Mary	Grade II	0.2 miles

# Area Schools



Nursery Primary Secondary College Private



## Spurcroft Primary School

Ofsted Rating: Good | Pupils: 410 | Distance:0.33



## Thatcham Park CofE Primary

Ofsted Rating: Good | Pupils: 399 | Distance:0.53



## Kennet School

Ofsted Rating: Outstanding | Pupils: 1855 | Distance:0.57



## Parsons Down Junior School

Ofsted Rating: Good | Pupils: 184 | Distance:0.59



## Parsons Down Infant School

Ofsted Rating: Good | Pupils: 90 | Distance:0.62



## Whitelands Park Primary School

Ofsted Rating: Good | Pupils: 390 | Distance:0.65



## Francis Baily Primary School

Ofsted Rating: Requires improvement | Pupils: 534 | Distance:0.78

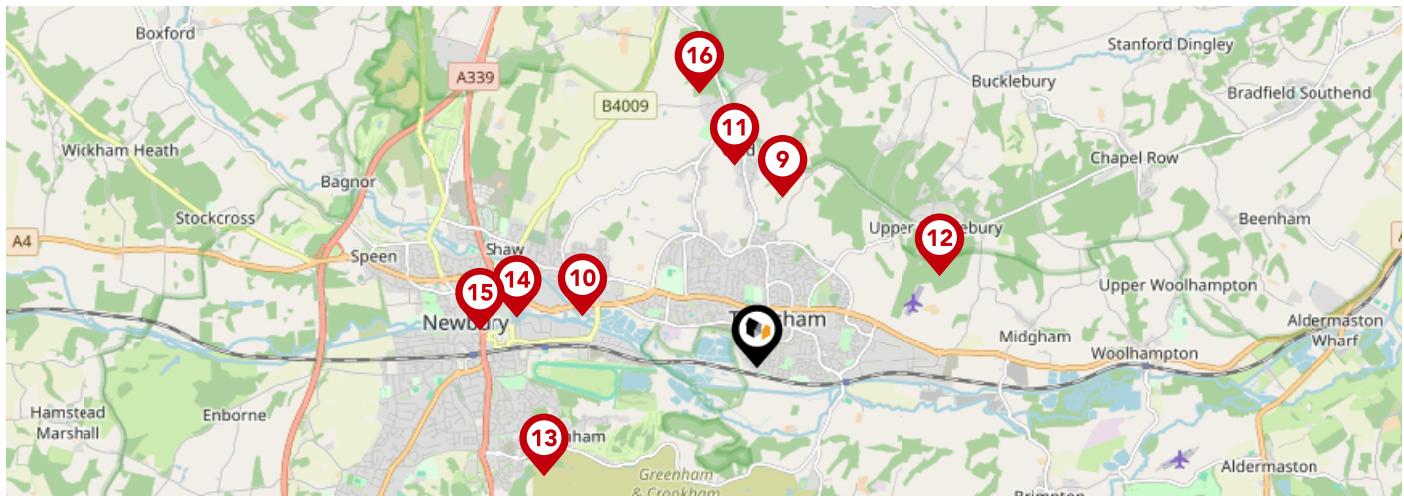


## Fir Tree Primary School and Nursery

Ofsted Rating: Good | Pupils: 238 | Distance:1.48



# Area Schools



Nursery Primary Secondary College Private



## St Finian's Catholic Primary School

Ofsted Rating: Good | Pupils: 200 | Distance: 1.6



## Engaging Potential

Ofsted Rating: Good | Pupils: 14 | Distance: 1.69



## Cold Ash St Mark's CE Primary School

Ofsted Rating: Good | Pupils: 196 | Distance: 1.89



## Bucklebury C.E. Primary School

Ofsted Rating: Good | Pupils: 106 | Distance: 1.9



## The Willows Primary School

Ofsted Rating: Good | Pupils: 393 | Distance: 2.21



## St Joseph's Catholic Primary School

Ofsted Rating: Good | Pupils: 232 | Distance: 2.27



## Victoria Park Nursery School & Family Hub

Ofsted Rating: Outstanding | Pupils: 125 | Distance: 2.59

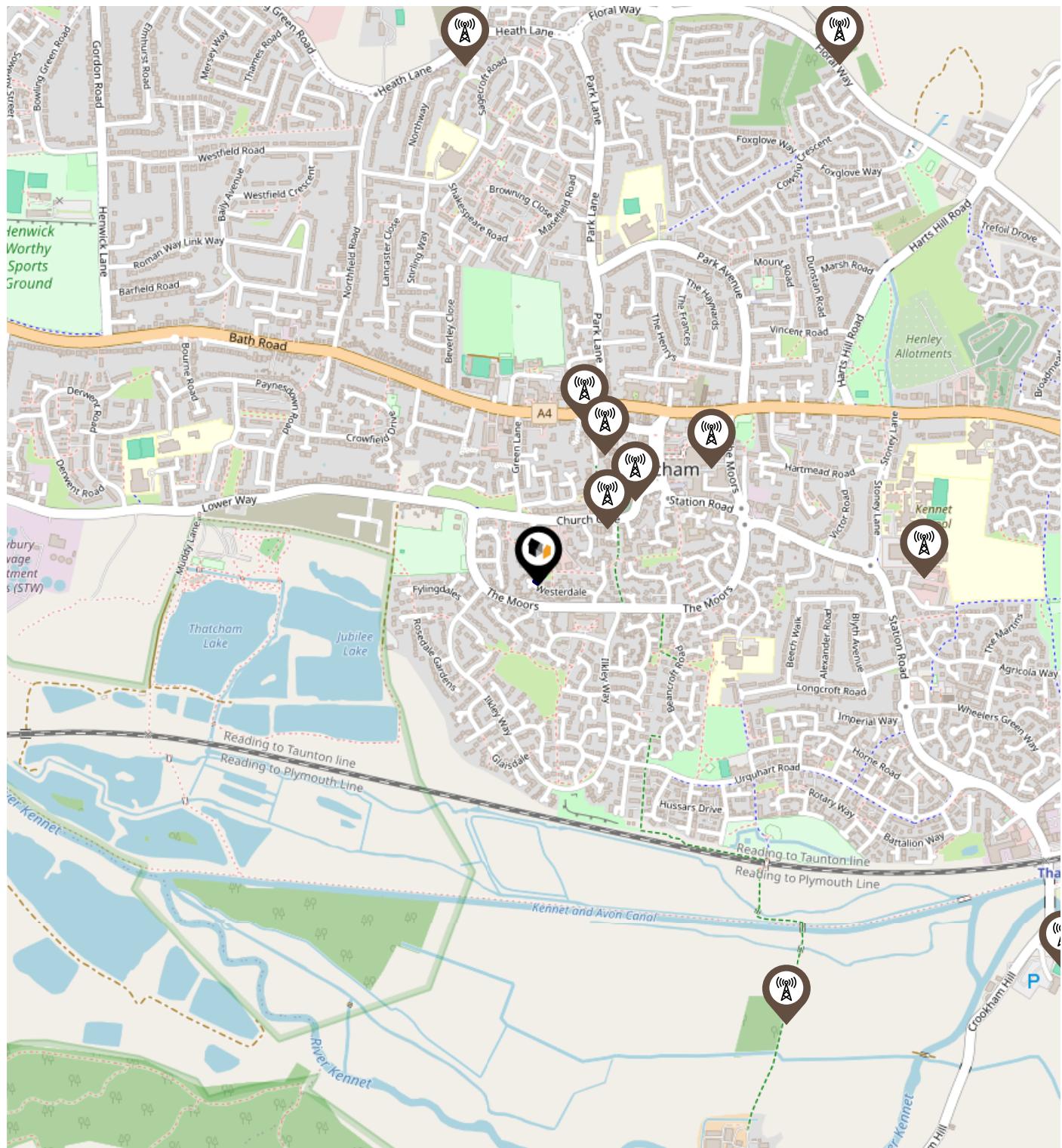


## Downe House

Ofsted Rating: Not Rated | Pupils: 556 | Distance: 2.6



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

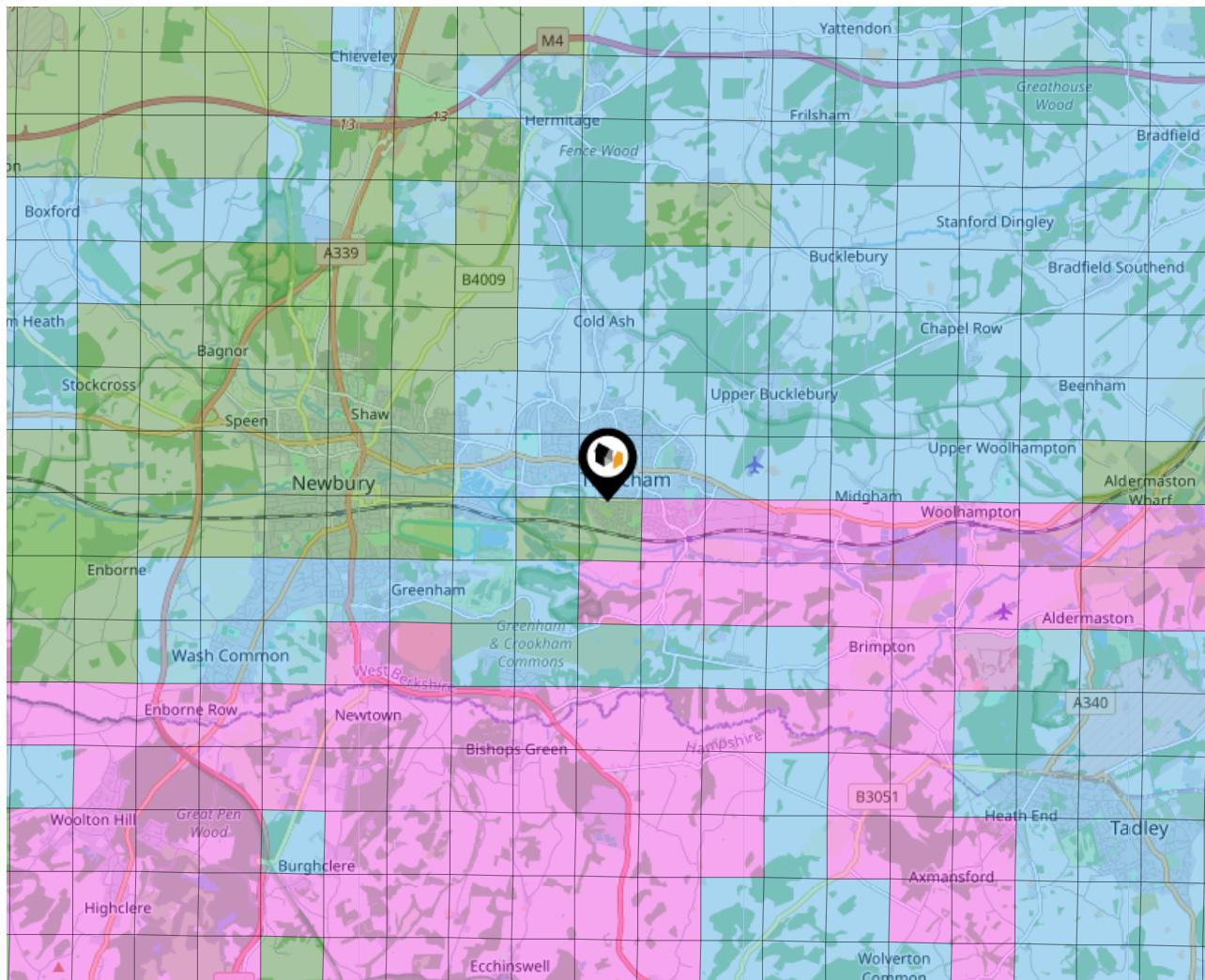
# Environment

## 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>).



This  
Property

1

<1%

2

1-3%

3

3-5%

4

5-10%

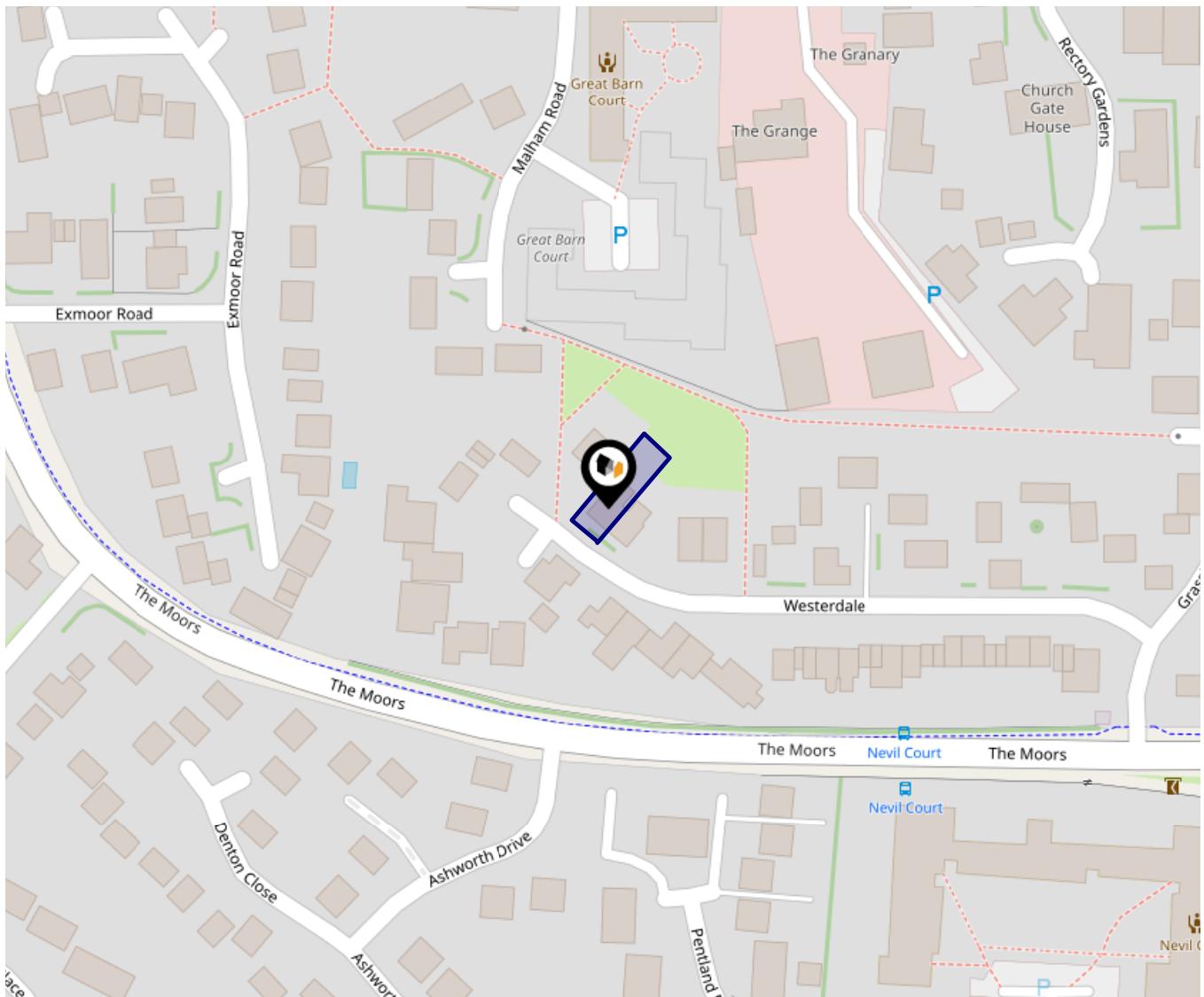
5

10-30%

6

>30%

# 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:

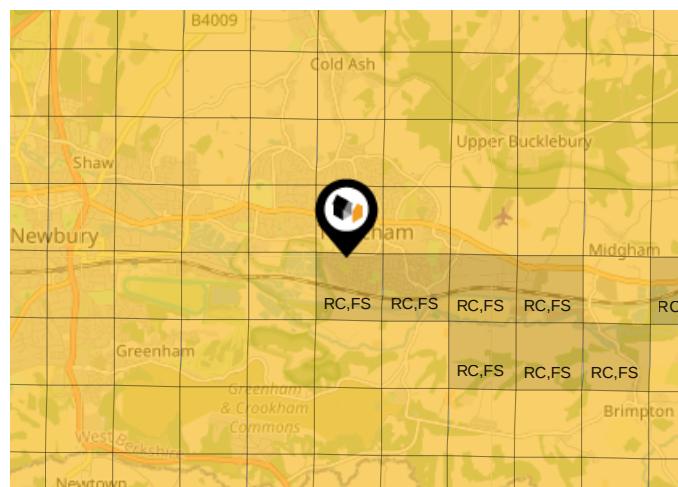
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment Soils & Clay



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

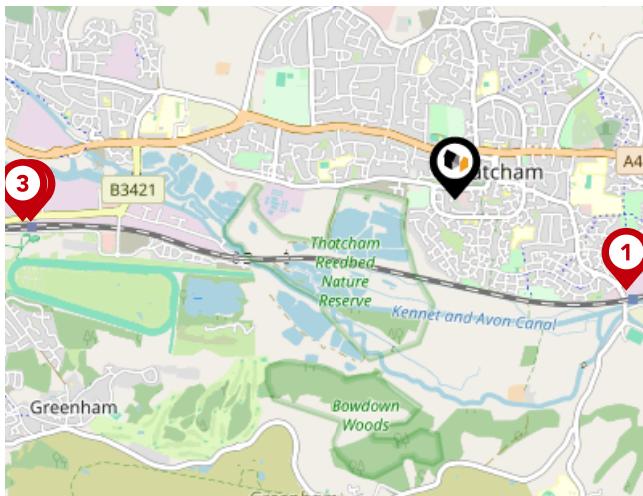
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SILT  
**Parent Material Grain:** ARGILLACEOUS      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO LIGHT(SILTY)  
TO HEAVY



## Primary Classifications (Most Common Clay Types)

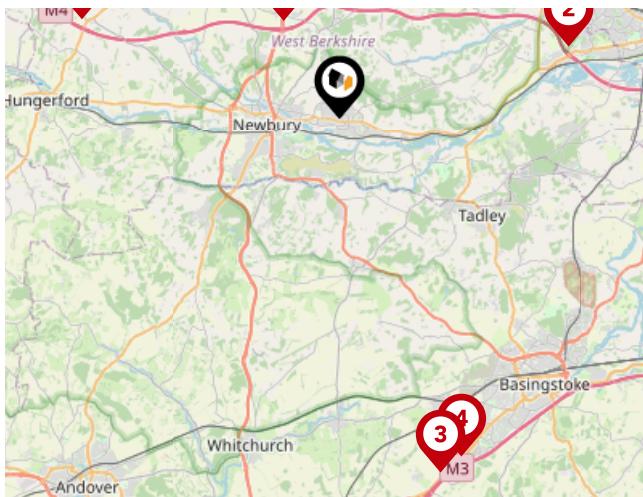
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



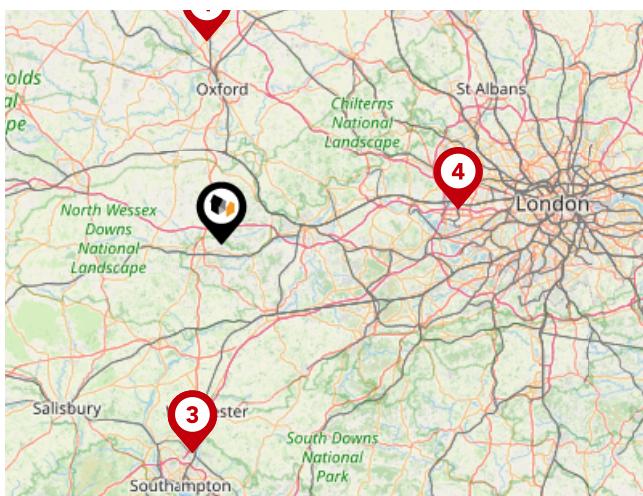
## National Rail Stations

Pin	Name	Distance
1	Thatcham Rail Station	0.9 miles
2	Newbury Racecourse Rail Station	1.97 miles
3	Newbury Racecourse Rail Station	2 miles



## Trunk Roads/Motorways

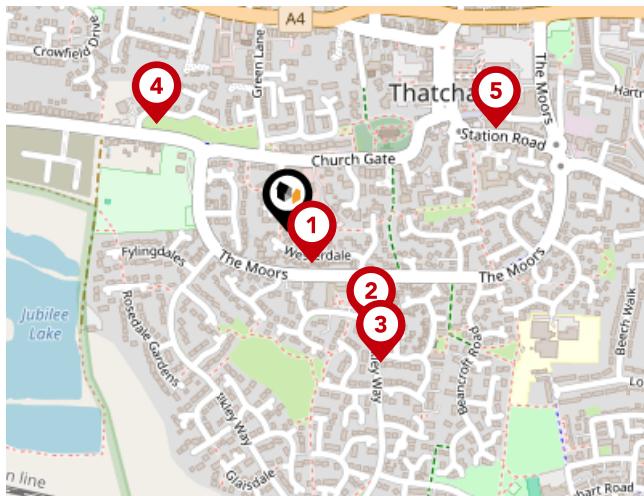
Pin	Name	Distance
1	M4 J13	4.21 miles
2	M4 J12	8.89 miles
3	M3 J8	13.63 miles
4	M3 J7	13.3 miles
5	M4 J14	10.24 miles



## Airports/Helipads

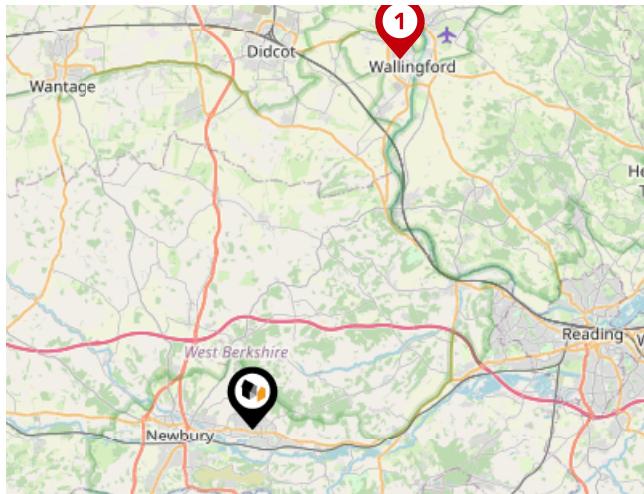
Pin	Name	Distance
1	Kidlington	30.02 miles
2	North Stoneham	31.4 miles
3	Southampton Airport	31.4 miles
4	Heathrow Airport	35.25 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Nevil Court	0.05 miles
2	Wenlock Way	0.15 miles
3	Wenlock Way	0.19 miles
4	Glebelands	0.19 miles
5	Ferndale Court	0.27 miles



## Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	14.74 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

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.

Powered by



## 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

07545 349240

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

