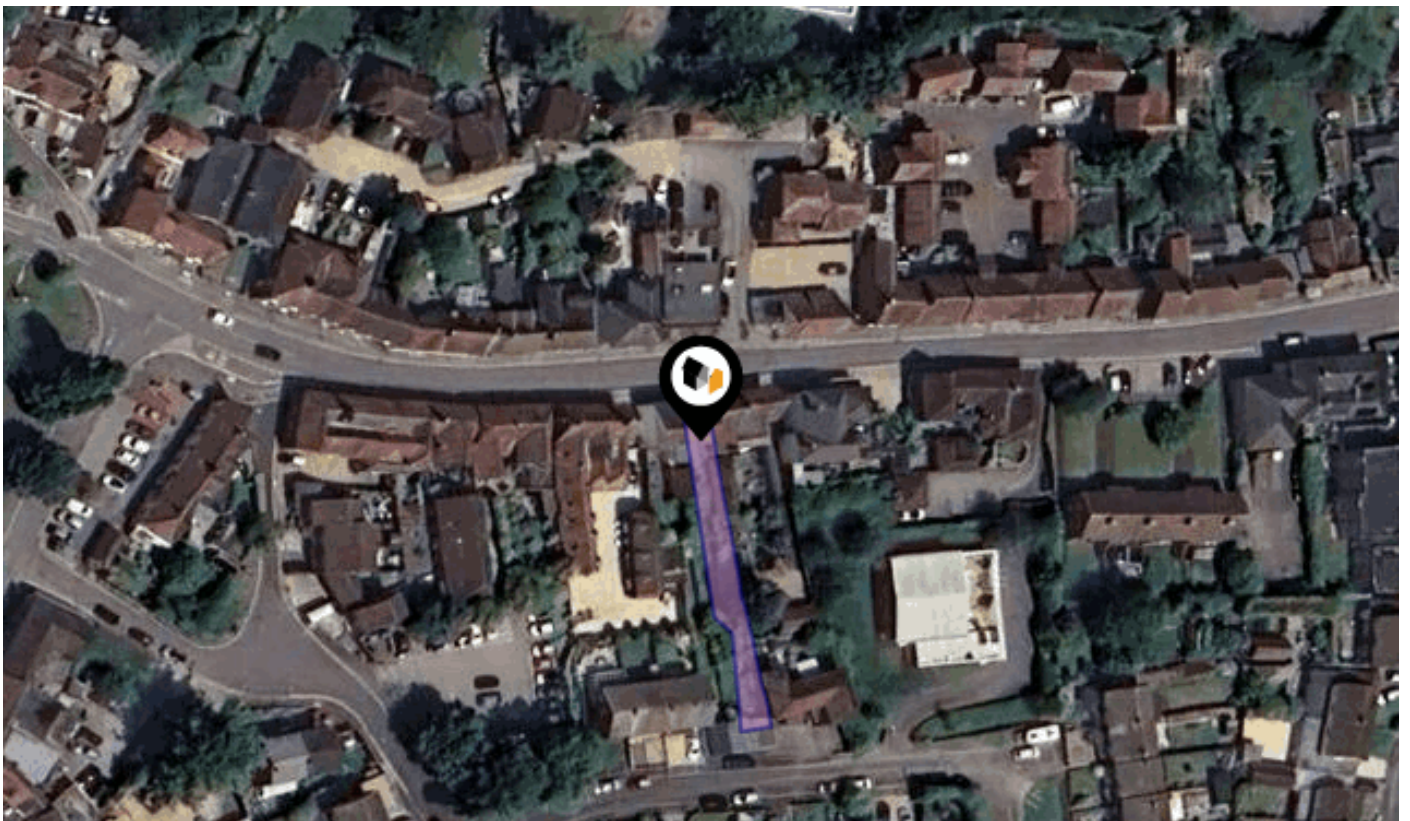




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 16th March 2026**



**GEORGE STREET, KINGSCLERE, NEWBURY, RG20**

## Avocado Property

07545 349240

[ollie@avocadopropertyagents.co.uk](mailto:ollie@avocadopropertyagents.co.uk)

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



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,909		
<b>Title Number:</b>	HP730756		

## Local Area

<b>Local Authority:</b>	Basingstoke and deane
<b>Conservation Area:</b>	Kingsclere
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>18</b> mb/s	<b>157</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *George Street, Kingsclere, Newbury, RG20*

Reference - 17/00140/LBC
<b>Decision:</b> Decided
<b>Date:</b> 13th January 2017
<b>Description:</b> Erection of single storey rear extension

Reference - 17/00139/HSE
<b>Decision:</b> Decided
<b>Date:</b> 13th January 2017
<b>Description:</b> Erection of single storey rear extension

# Property EPC - Certificate



Kingsclere, RG20

Energy rating

# D

Valid until 26.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 91% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

# 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.

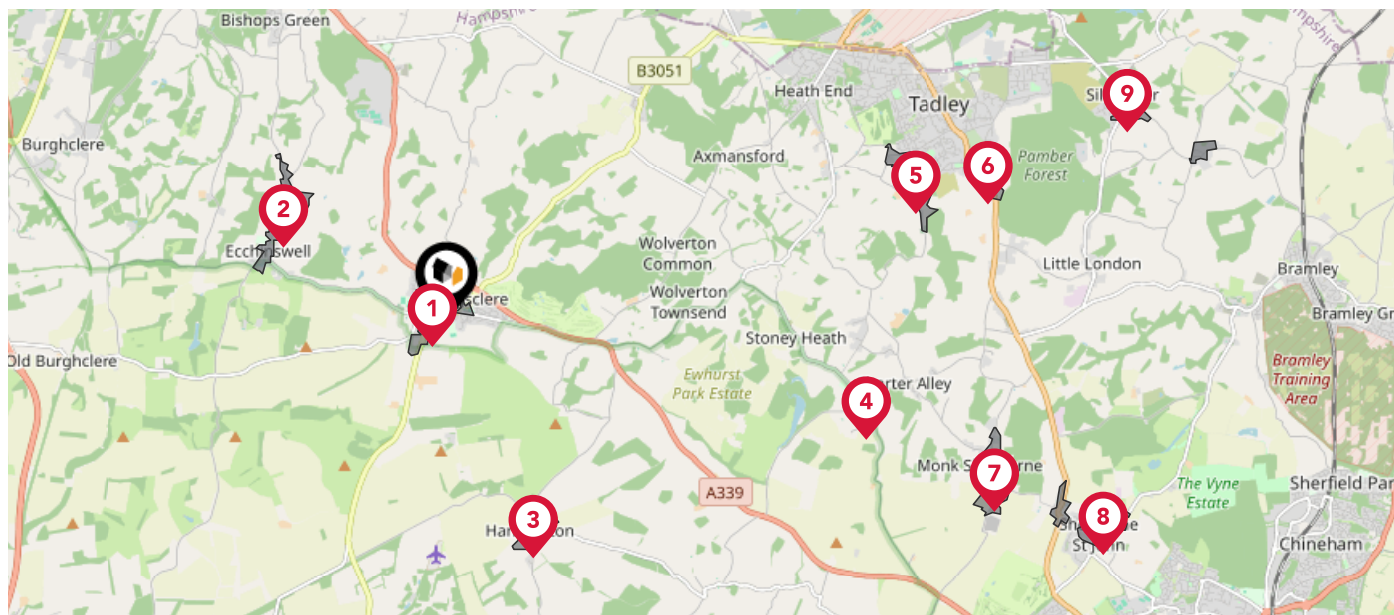
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

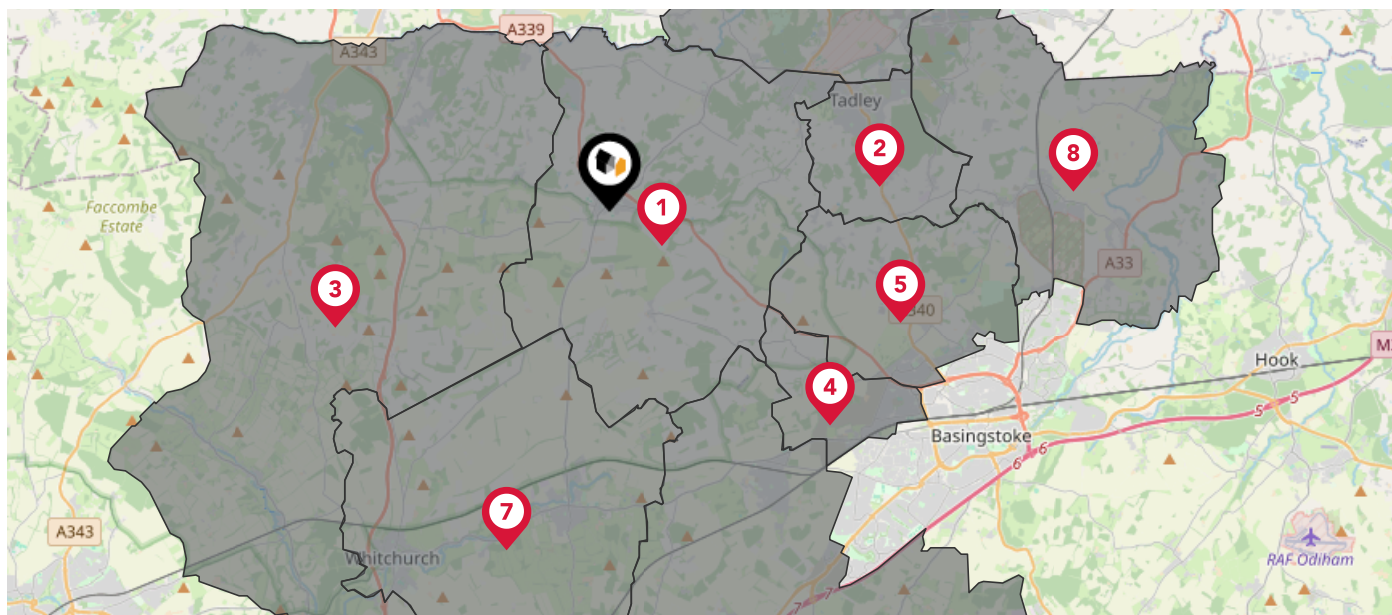
- 1 Kingsclere
- 2 Ecchinswell
- 3 Hannington
- 4 Ramsdell
- 5 Church Road, Tadley
- 6 Tadley
- 7 Monk Sherborne
- 8 Sherborne St John
- 9 Silchester

# 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

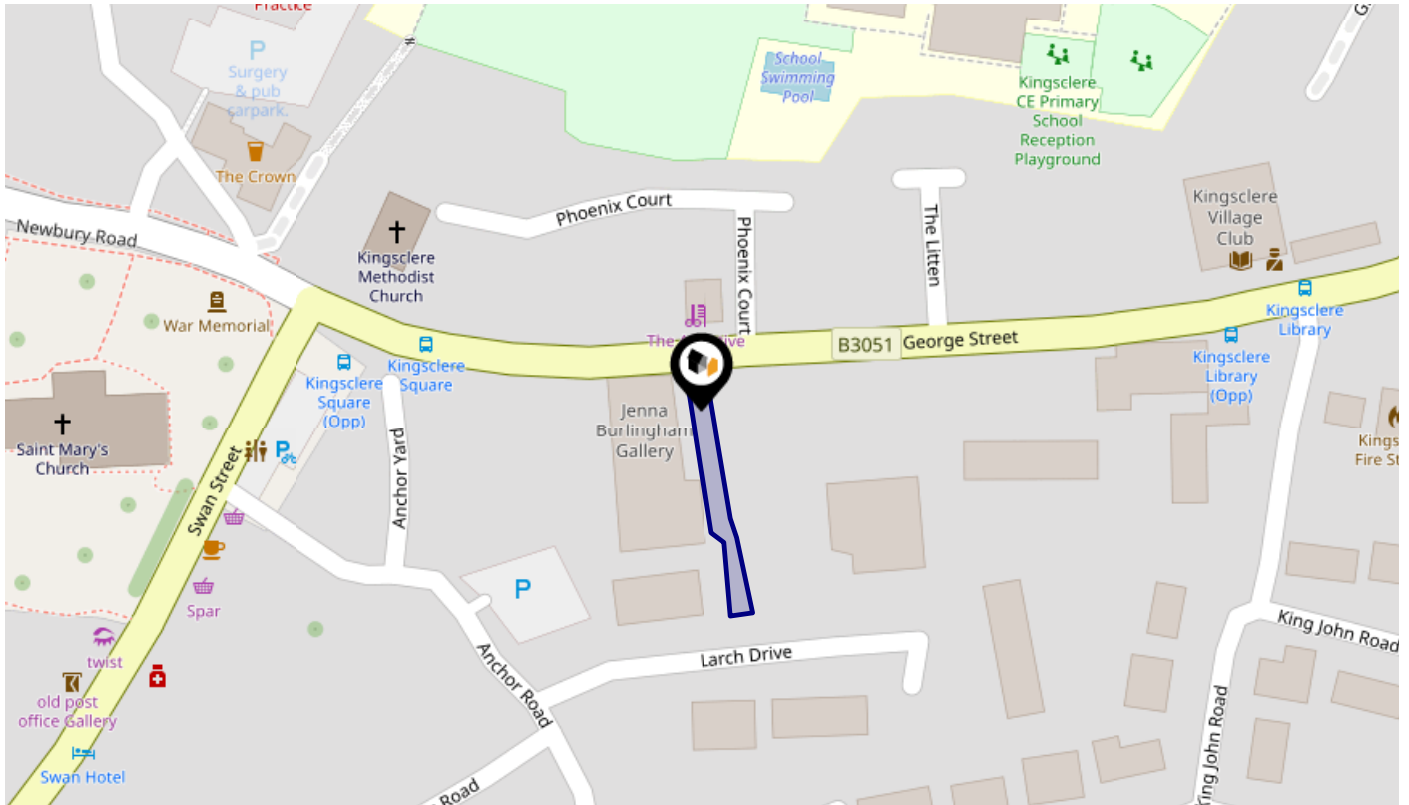
-  1 Tadley North, Kingsclere & Baughurst Ward
-  2 Tadley & Pamber Ward
-  3 Evingar Ward
-  4 Winklebury & Manydown Ward
-  5 Sherborne St. John & Rooksdown Ward
-  6 Aldermaston Ward
-  7 Whitchurch, Overton & Laverstoke Ward
-  8 Bramley Ward
-  9 Oakley & The Candovers Ward

# 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:

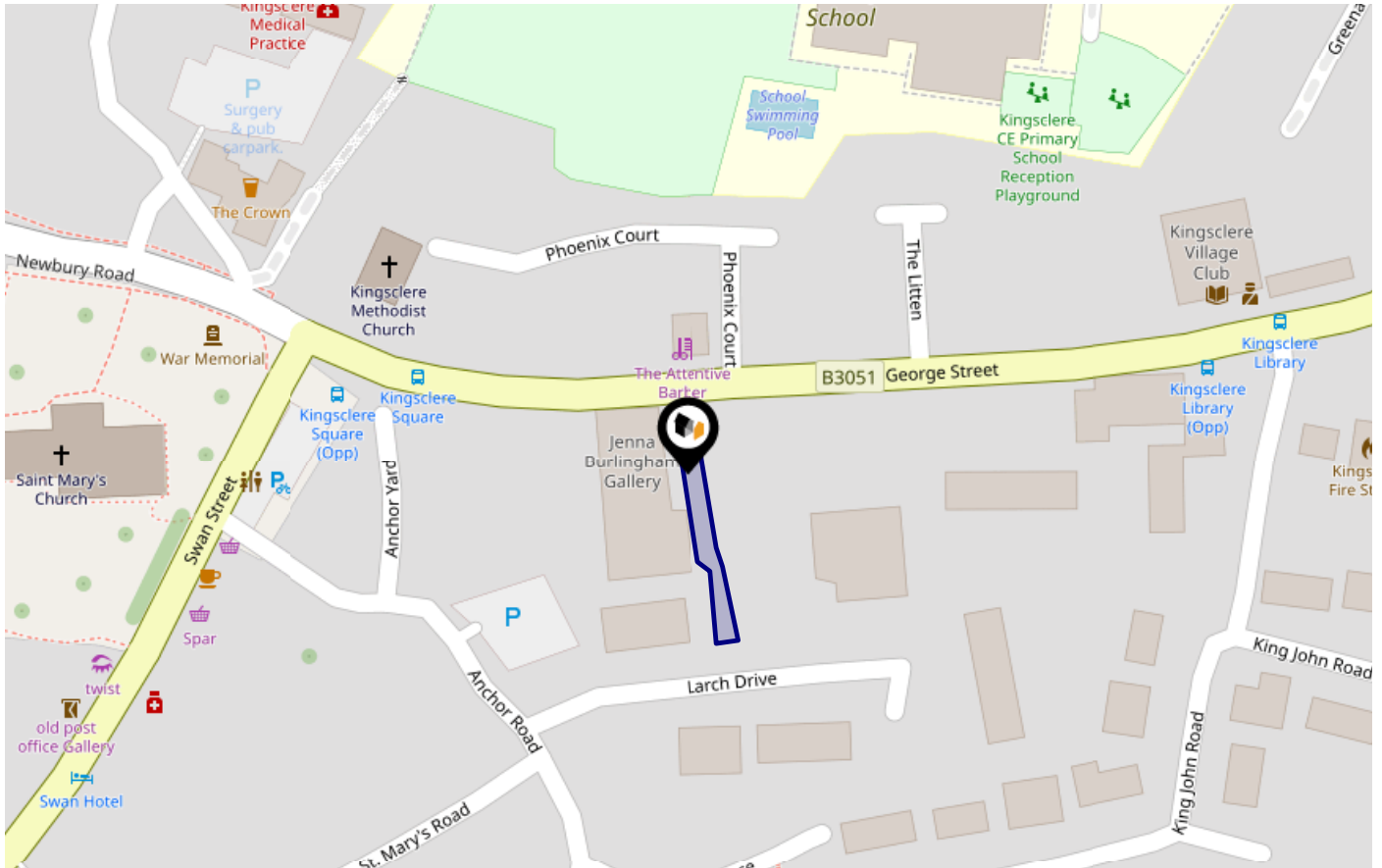
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

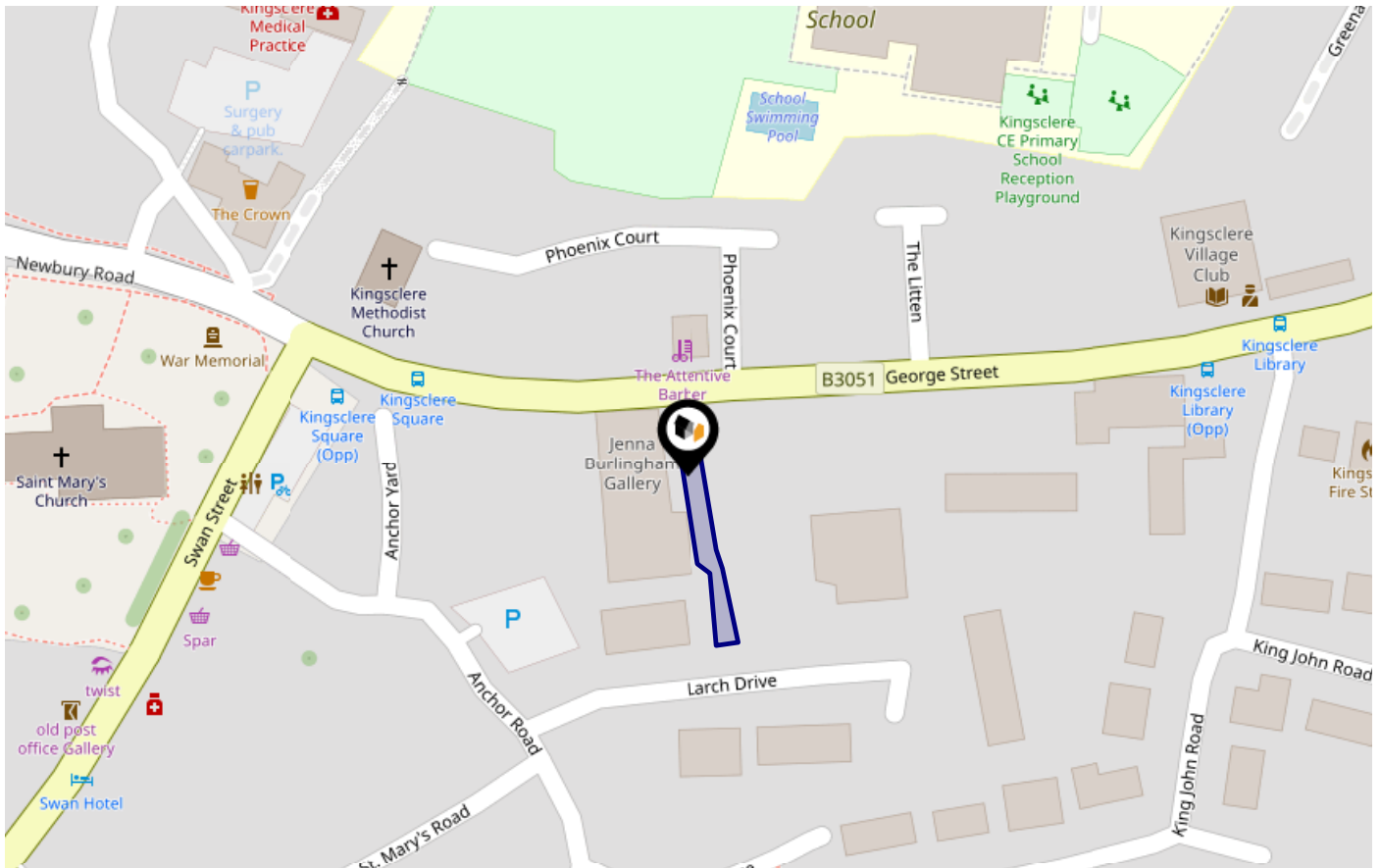


# Flood Risk

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

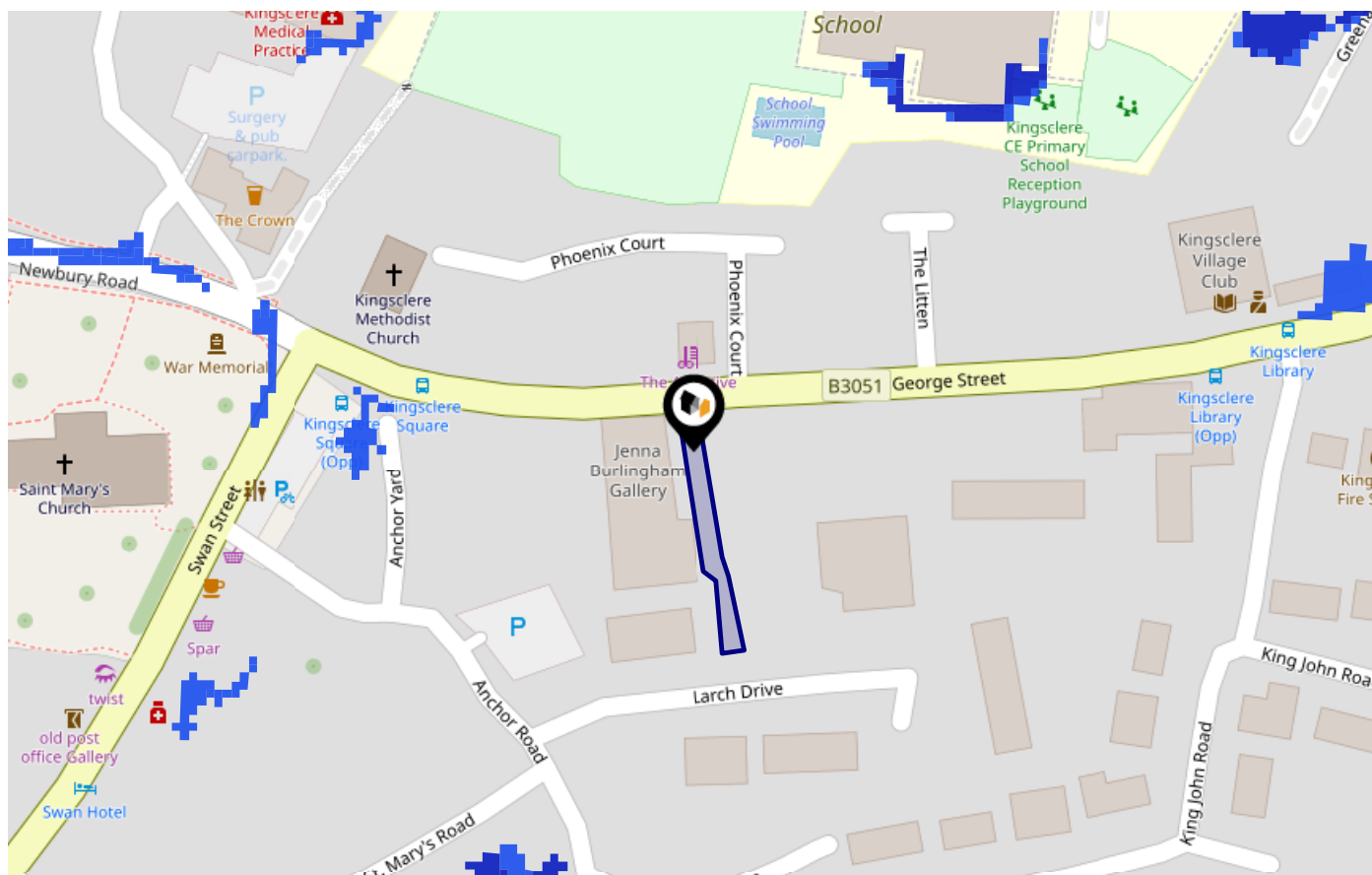


# Flood Risk

## 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.

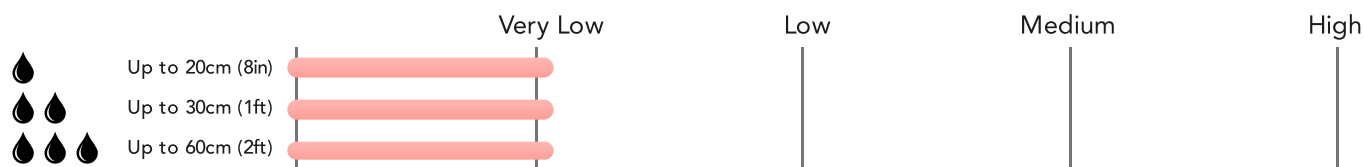


Risk Rating: Very low

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

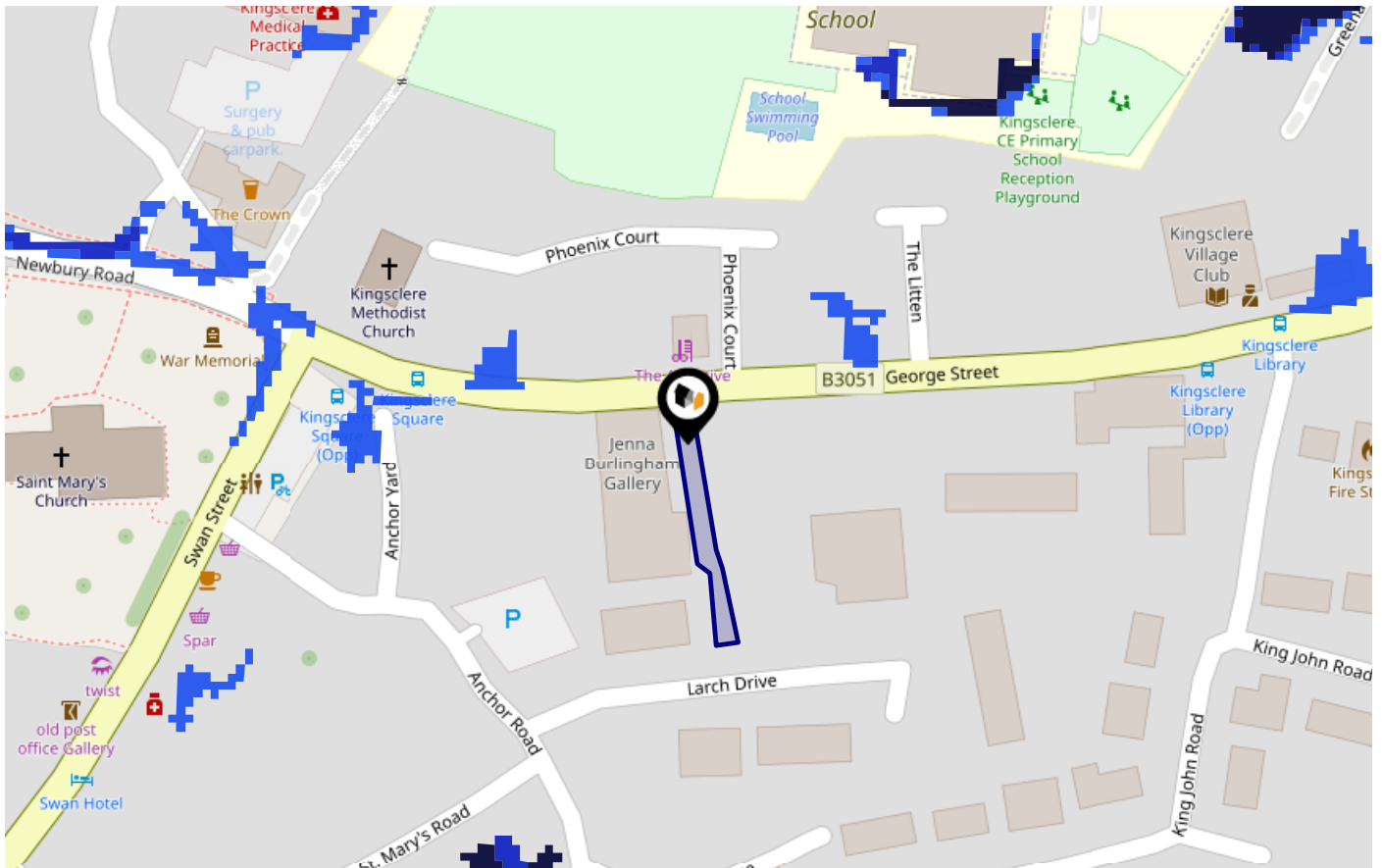


# Flood Risk

## 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.
- 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:

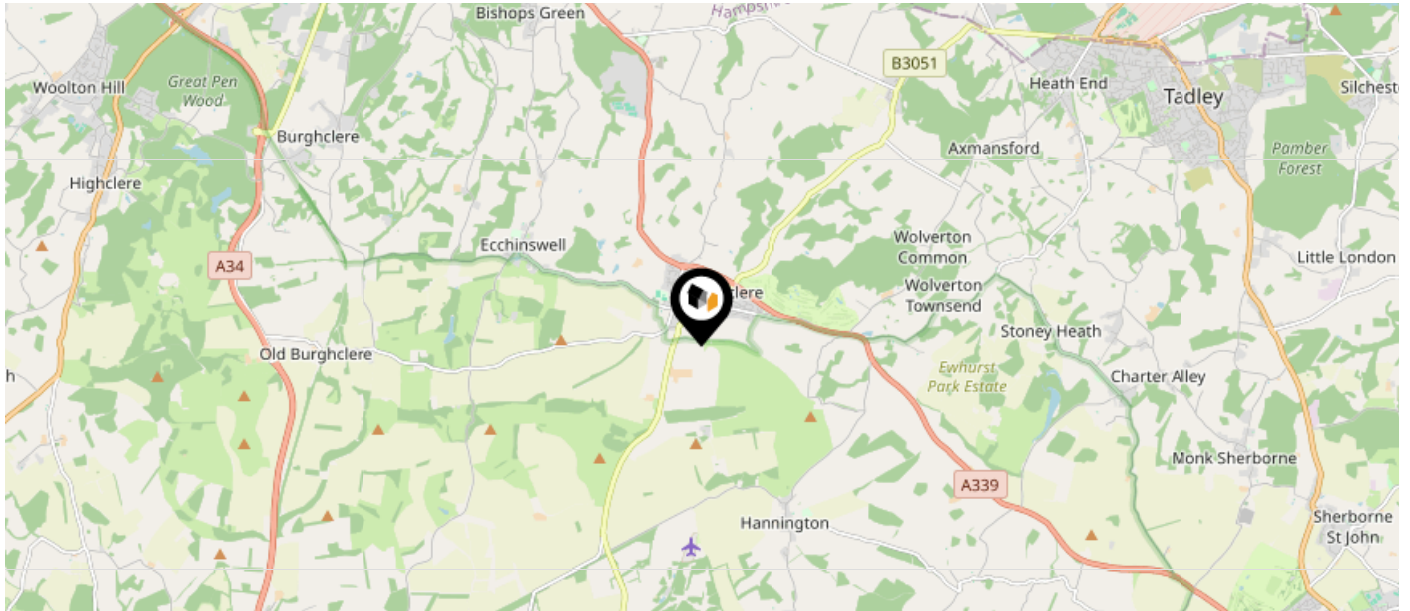


# Maps

## Green Belt



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



Nearby Green Belt Land

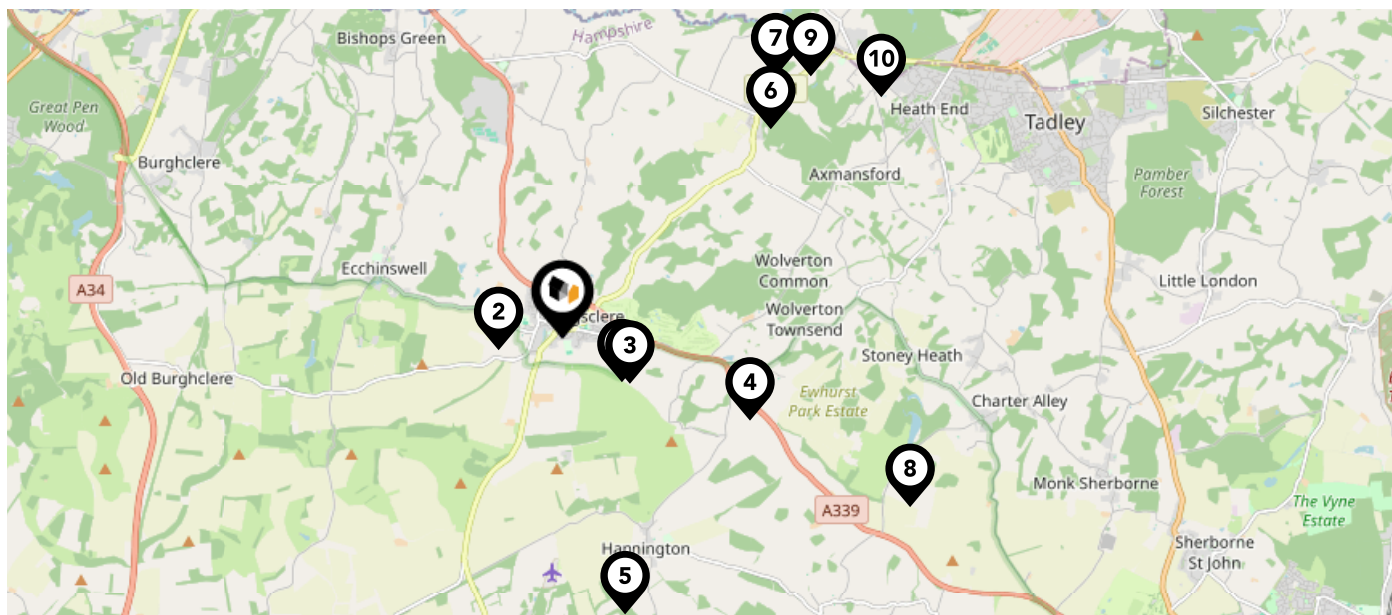
No data available.

# 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

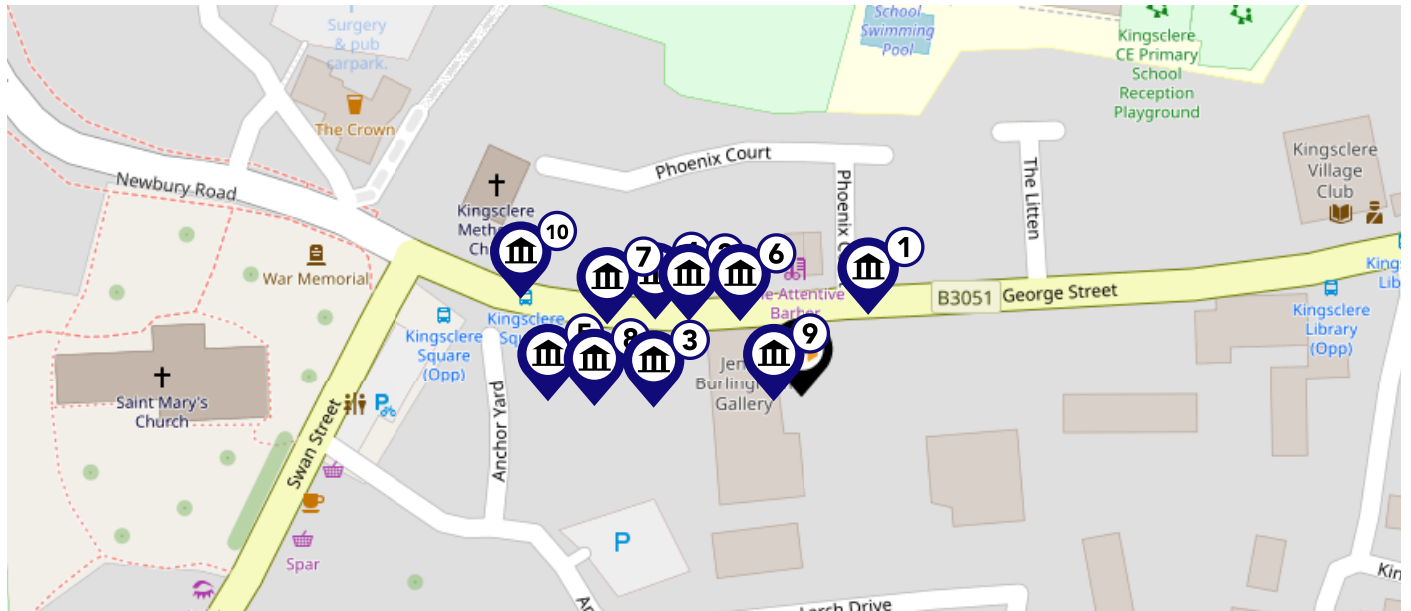
<b>1</b>	Old Chalk Pits-Yew Tree Farm, Kingsclere, Berkshire	Historic Landfill
<b>2</b>	Bishops Hill Landfill-Bishops Hill, Ecchinswell Road, Kingsclere, Buckinghamshire	Historic Landfill
<b>3</b>	Yew Tree Farm-Kingsclere, Buckinghamshire	Historic Landfill
<b>4</b>	Wolverton Chalk Pit-Near Basingstoke	Historic Landfill
<b>5</b>	Hannington Farm-Hannington	Historic Landfill
<b>6</b>	Plot 7317 adjacent to Holt End House-Holt End House, Ashford Hill, Hampshire	Historic Landfill
<b>7</b>	Hines Copse-Hockford Lane, Ashford Hill, Heath End, Hampshire	Historic Landfill
<b>8</b>	Syker's Wood Pit-Disused Chalk Pit, Ramsdell, Buckinghamshire	Historic Landfill
<b>9</b>	Hockford Lane-Ashford Hill, Newbury, Oxfordshire	Historic Landfill
<b>10</b>	Larkwhistle Farm South-Larkwhistle Farm South, Brimpton, Berkshire	Historic Landfill











# Maps

## Listed Buildings

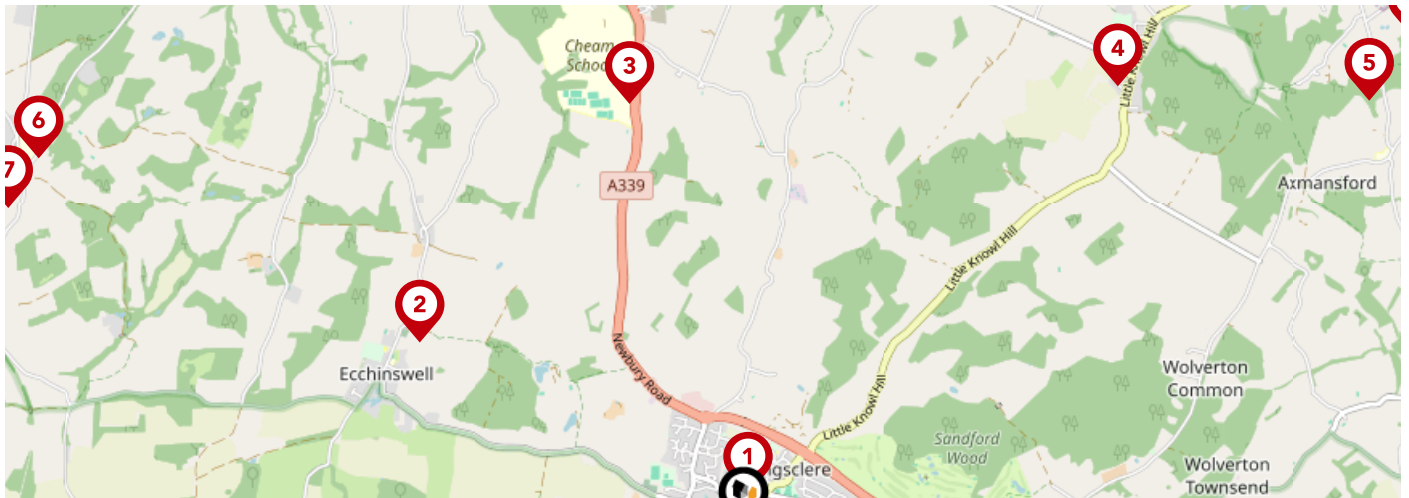


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



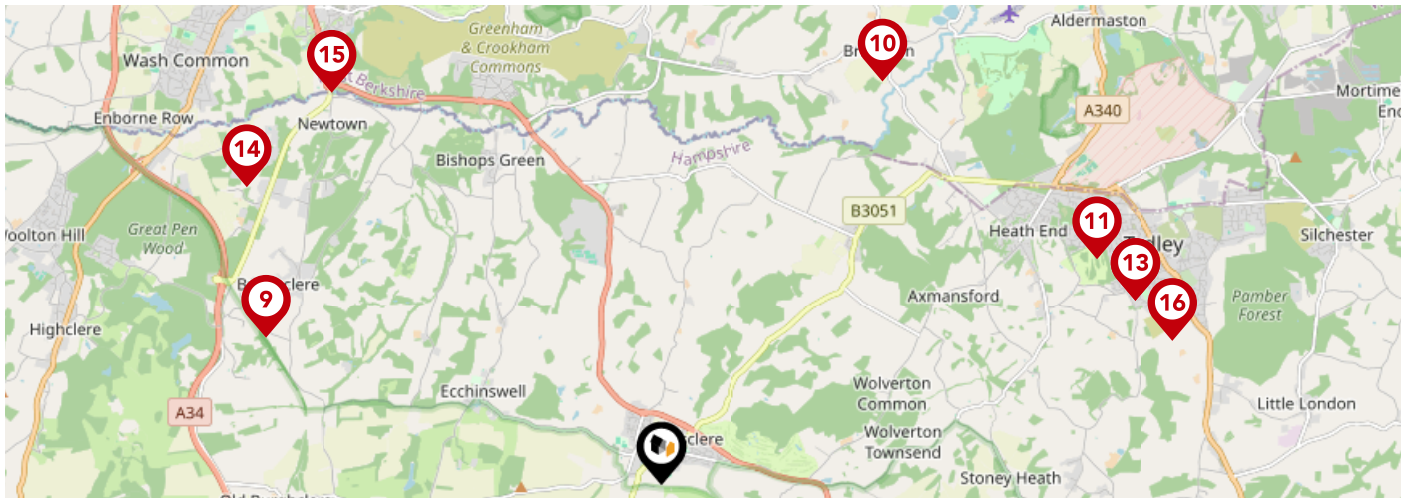
Listed Buildings in the local district	Grade	Distance
 1092503 - 19, George Street	Grade II	0.0 miles
 1092502 - 13, George Street	Grade II	0.0 miles
 1092507 - The Olde Forge	Grade II	0.0 miles
 1301169 - 11, George Street	Grade II	0.0 miles
 1092506 - 2, George Street	Grade II	0.0 miles
 1166909 - 15, George Street	Grade II	0.0 miles
 1092501 - 7 And 9, George Street	Grade II	0.0 miles
 1301118 - 4 And 6, George Street	Grade II	0.0 miles
 1092508 - 14 And 16, George Street	Grade II	0.0 miles
 1166859 - Jb Arts Phoenix House	Grade II	0.0 miles









# Area Schools



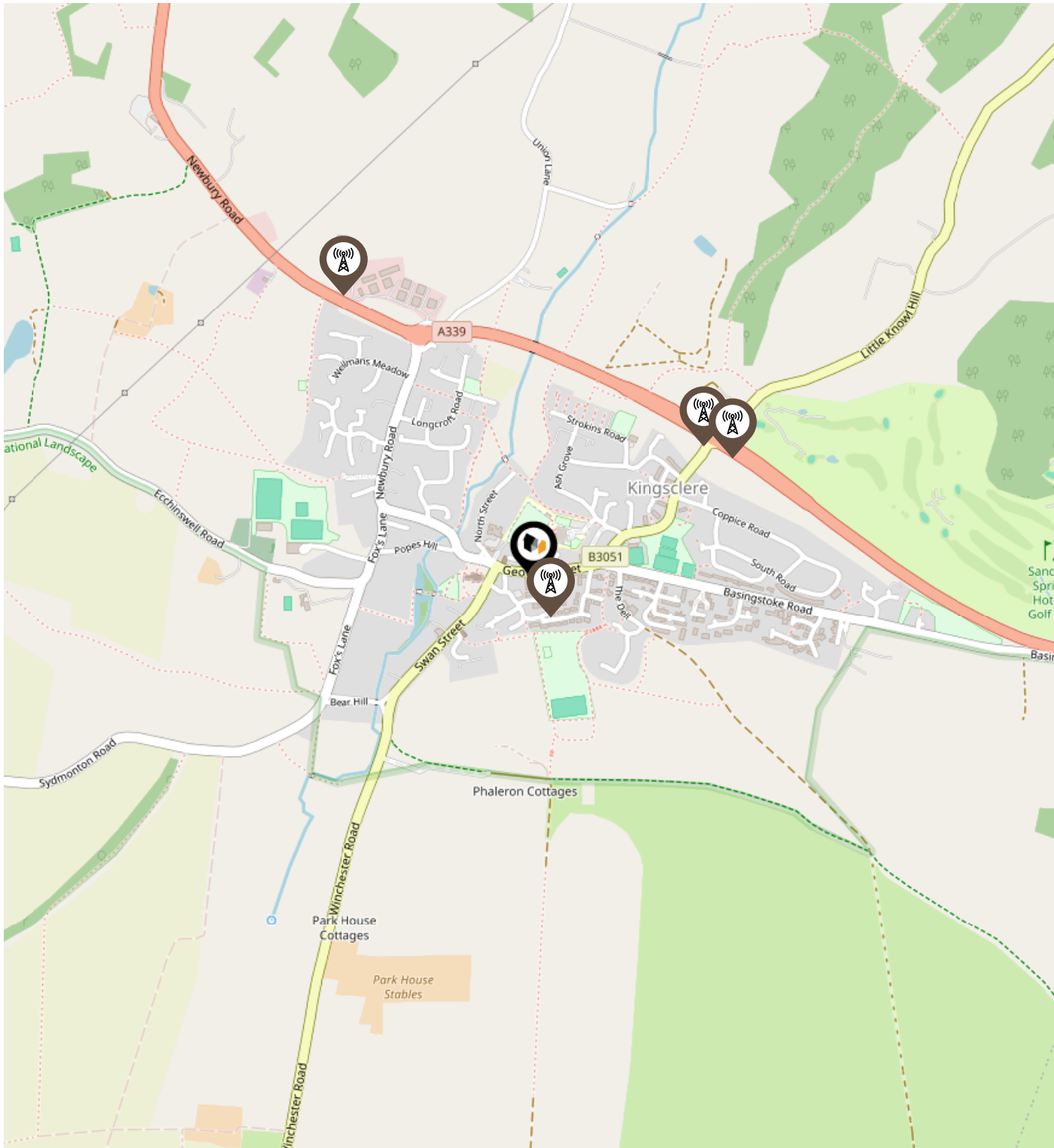
	Nursery	Primary	Secondary	College	Private
<b>1 Kingsclere Church of England Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Ecchinswell and Sydmonton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 46   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Cheam School</b> Ofsted Rating: Not Rated   Pupils: 380   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Ashford Hill Primary School</b> Ofsted Rating: Not Rated   Pupils: 112   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Grantham Farm Montessori School</b> Ofsted Rating: Good   Pupils: 37   Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 The Clere School</b> Ofsted Rating: Good   Pupils: 492   Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Burghclere Primary School</b> Ofsted Rating: Requires improvement   Pupils: 100   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 The Hurst School</b> Ofsted Rating: Good   Pupils: 1014   Distance:3.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
 <b>St Michael's School</b> Ofsted Rating: Good   Pupils: 74   Distance:3.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Brimpton C.E. Primary School</b> Ofsted Rating: Good   Pupils: 52   Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Burnham Copse Primary School</b> Ofsted Rating: Good   Pupils: 310   Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Bishopswood Junior School</b> Ofsted Rating: Good   Pupils: 246   Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Bishopswood Infant School</b> Ofsted Rating: Good   Pupils: 175   Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Horris Hill School</b> Ofsted Rating: Not Rated   Pupils: 117   Distance:4.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Gabriel's School</b> Ofsted Rating: Not Rated   Pupils: 494   Distance:4.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Tadley Community Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:4.91	<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

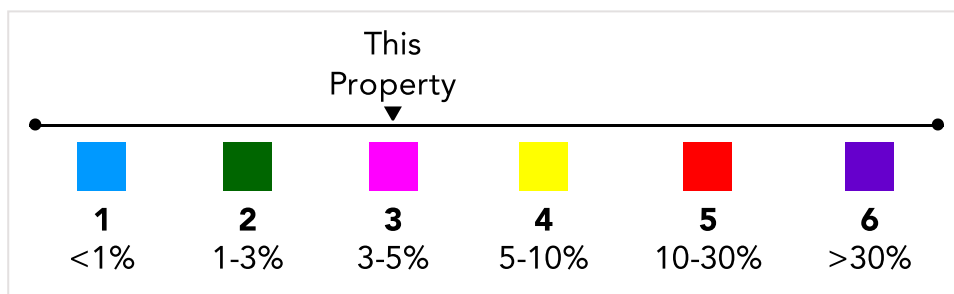
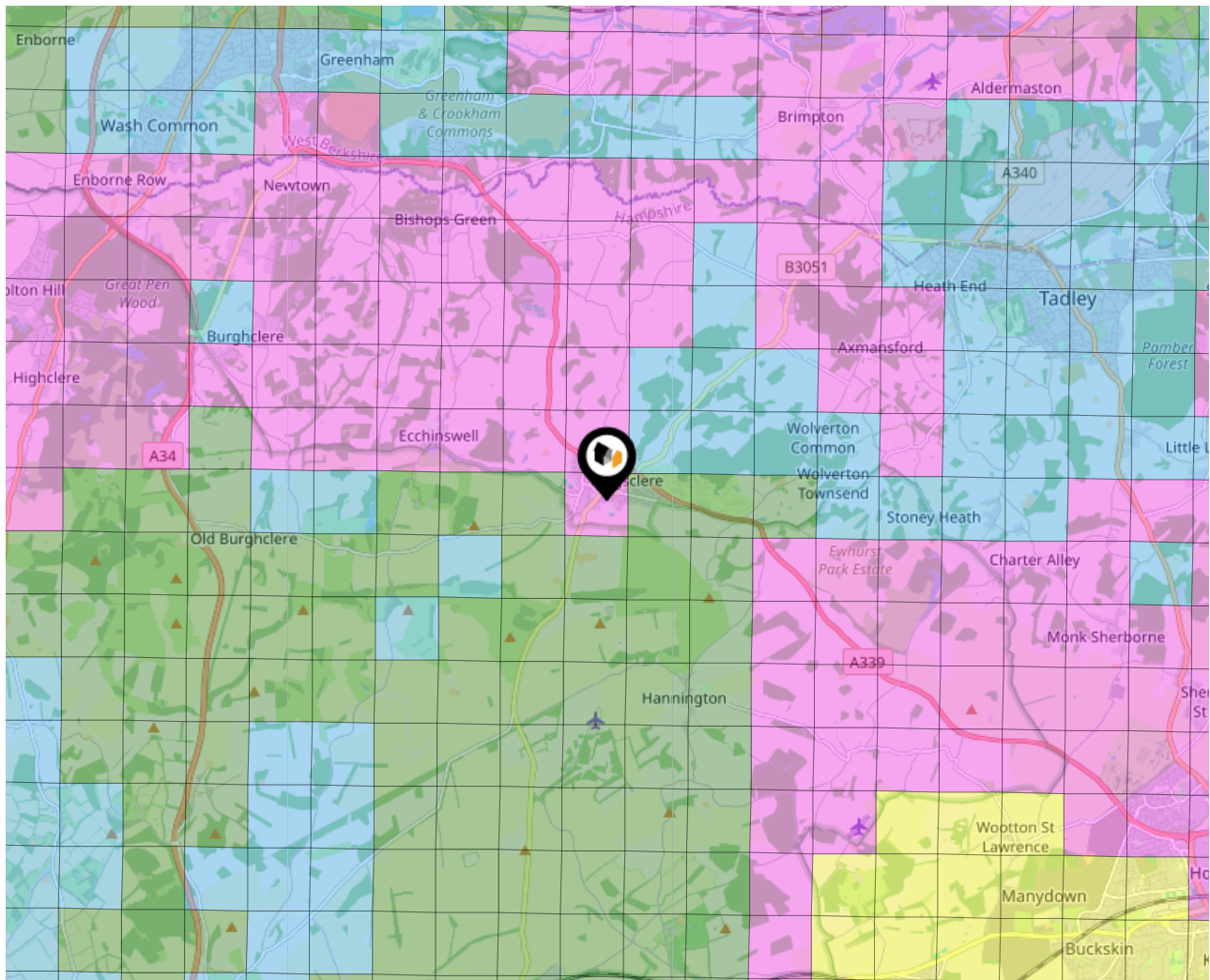
# Environment

## Radon Gas

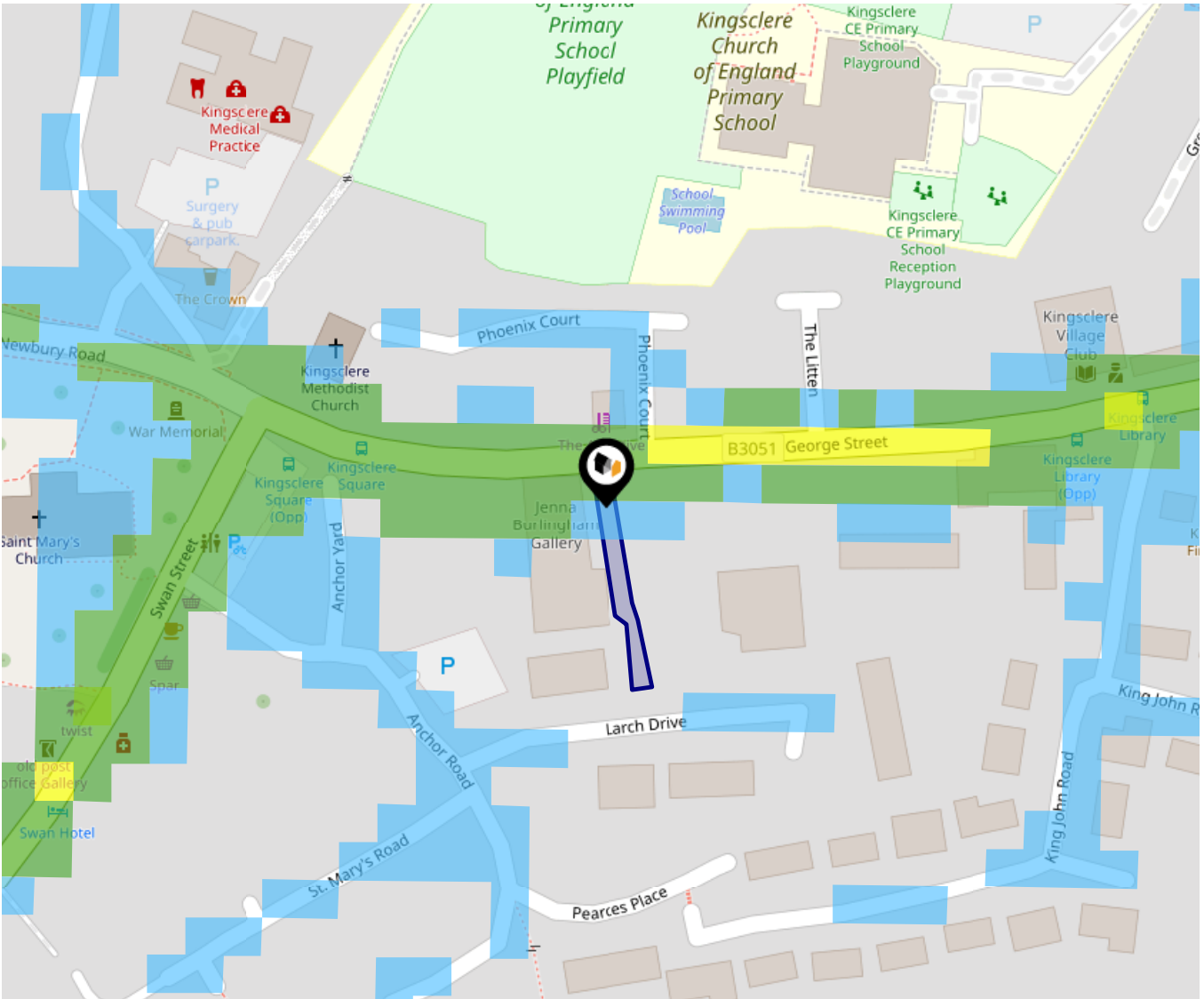


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

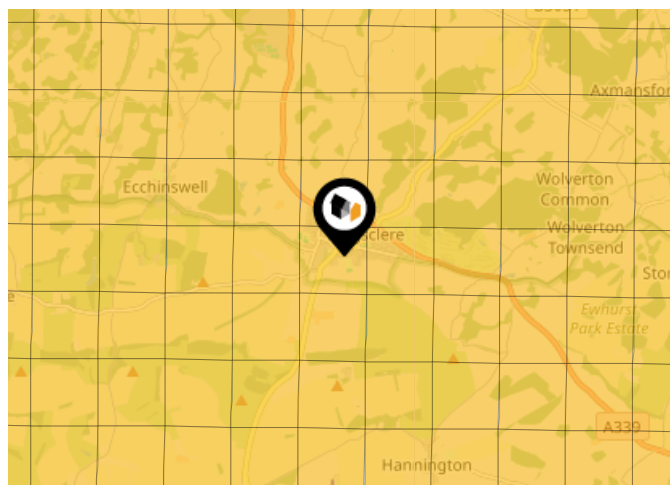


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

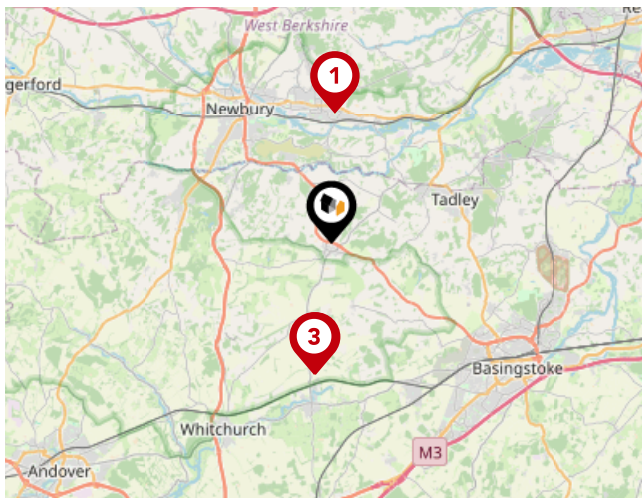


### Primary Classifications (Most Common Clay Types)

<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

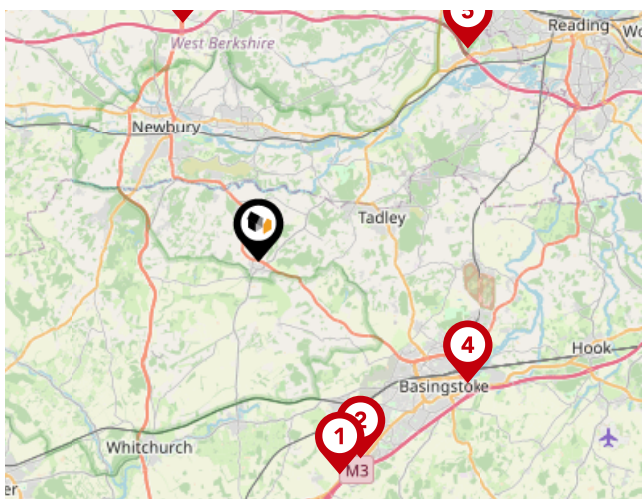
# Area

## Transport (National)



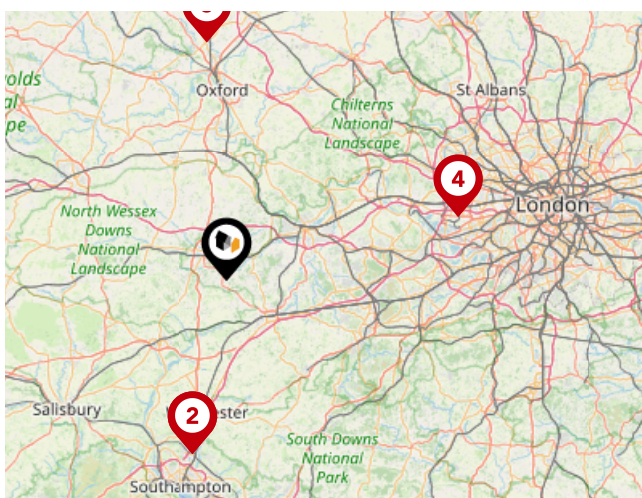
### National Rail Stations

Pin	Name	Distance
1	Thatcham Rail Station	4.79 miles
2	Overton Rail Station	4.9 miles
3	Overton Rail Station	4.92 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J8	8.47 miles
2	M3 J7	8.24 miles
3	M4 J13	9.29 miles
4	M3 J6	8.98 miles
5	M4 J12	11.09 miles

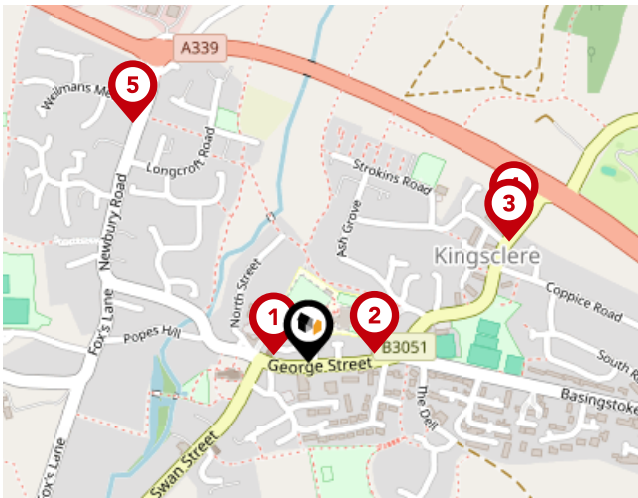


### Airports/Helipads

Pin	Name	Distance
1	North Stoneham	26.37 miles
2	Southampton Airport	26.37 miles
3	Kidlington	35.27 miles
4	Heathrow Airport Terminal 4	35.68 miles

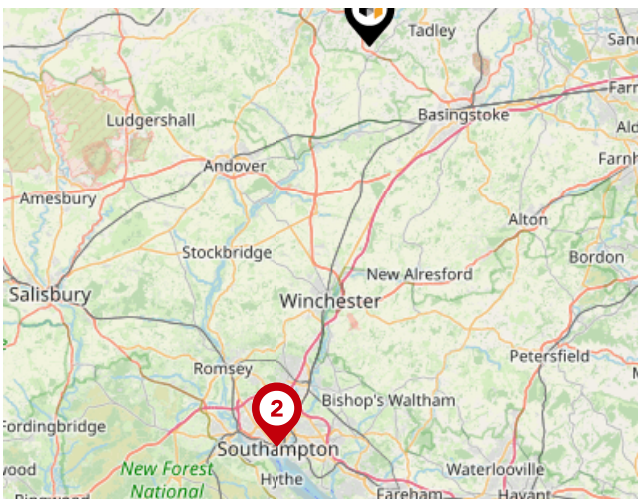
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Church	0.04 miles
2	Library	0.08 miles
3	Fawconer Road	0.27 miles
4	Fawconer Road	0.29 miles
5	Wellmans Meadow	0.34 miles



### Ferry Terminals

Pin	Name	Distance
1	Southampton Vehicle Ferry Terminal	30.48 miles
2	Southampton Passenger Ferry Terminal	30.56 miles

# Avocado Property

## About Us



### Avocado Property

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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

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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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#### Avocado Property

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