



# Property Report

6 Leopold Walk, Reading, RG1 3HQ

25th March 2026

Data you can rely on:



## Key Property Information

Number of bedrooms **3 bedrooms**  
Number of bathrooms **1 bathroom**  
Property type **Terraced**  
Year built **1976-1982**

Floor area **1,055ft<sup>2</sup>**  
Plot size **0.03 acres**  
Title number **BK257027**

 **Tenure**  
Lease type **Freehold**

 **EPC** Valid to 05/03/2034

Efficiency rating (current) **71 C**  
Efficiency rating (potential) **88 B**  
Enviro impact (current) **68 D**  
Enviro impact (potential) **86 B**

 **Council tax**  
Tax band **Band C**  
Estimated cost **£2,211 per year**  
Local authority **Reading**

 **Utilities**  
Mains gas **Yes**  
Wind turbines **N/A**  
Solar panels **N/A**  
Mains fuel type **Mains Gas**  
Water **Thames Water**

## Build

Floor type **Solid**  
Roof type **Pitched**  
Wall type **Brick**  
Window type **Double Glazed**

## Key Property Information

### 📶 Mobile coverage

 EE coverage	 <b>Outstanding</b>
 O2 coverage	 <b>Outstanding</b>
 Three coverage	 <b>Outstanding</b>
 Vodafone coverage	 <b>Outstanding</b>

### 📶 Broadband coverage

Basic broadband	 <b>14mb</b>
Superfast broadband	 <b>55mb</b>
Ultrafast broadband	 <b>1000mb</b>
Overall broadband	 <b>1000mb</b>

### 🏡 Outdoor space

Garden direction (est) **Northeast**

### ✈️ Air traffic noise

No registered disturbance from air traffic noise

### 🌳 Tree preservation orders

No registered tree preservation orders on this property.

### 🏠 Flood risk

Rivers and sea flood risk **Very low**  
Surface water flood risk **Very low**

### 🚗 Parking

Off road parking **Yes (AI predicted)**

### ☠️ Radon gas

#### Low to Moderate risk (1-3%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

## Rights and restrictions

### Restrictive covenants

Found

#### This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

#### Why it's important

##### Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

##### Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

##### Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

### Rights of way

#### There has been no rights of way found on the plot of this property

##### 0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

##### 0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

##### 0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

##### 0 found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry 

## Rights and restrictions

### National park

No restrictions found

#### This property is **not** within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

#### Why it's important

##### Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

##### Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

##### Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

### Conservation area

No restrictions found

#### This property is **not** within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

#### Why it's important

##### Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

##### Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

##### Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## Rights and restrictions

### Greenbelt land

No restrictions found

#### This property is not on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

#### Why it's important

##### Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

##### Environmental Appeal

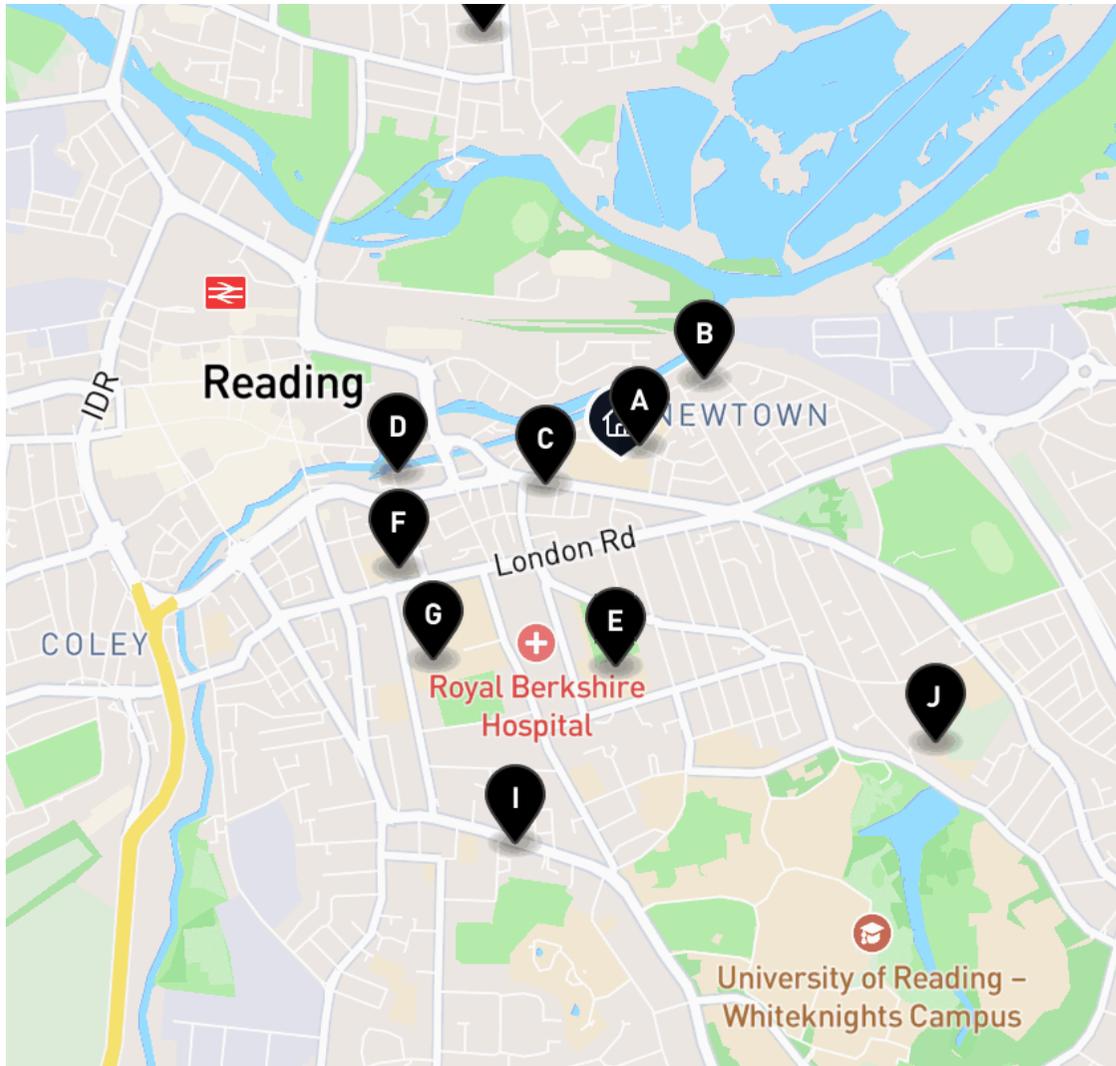
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

##### Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

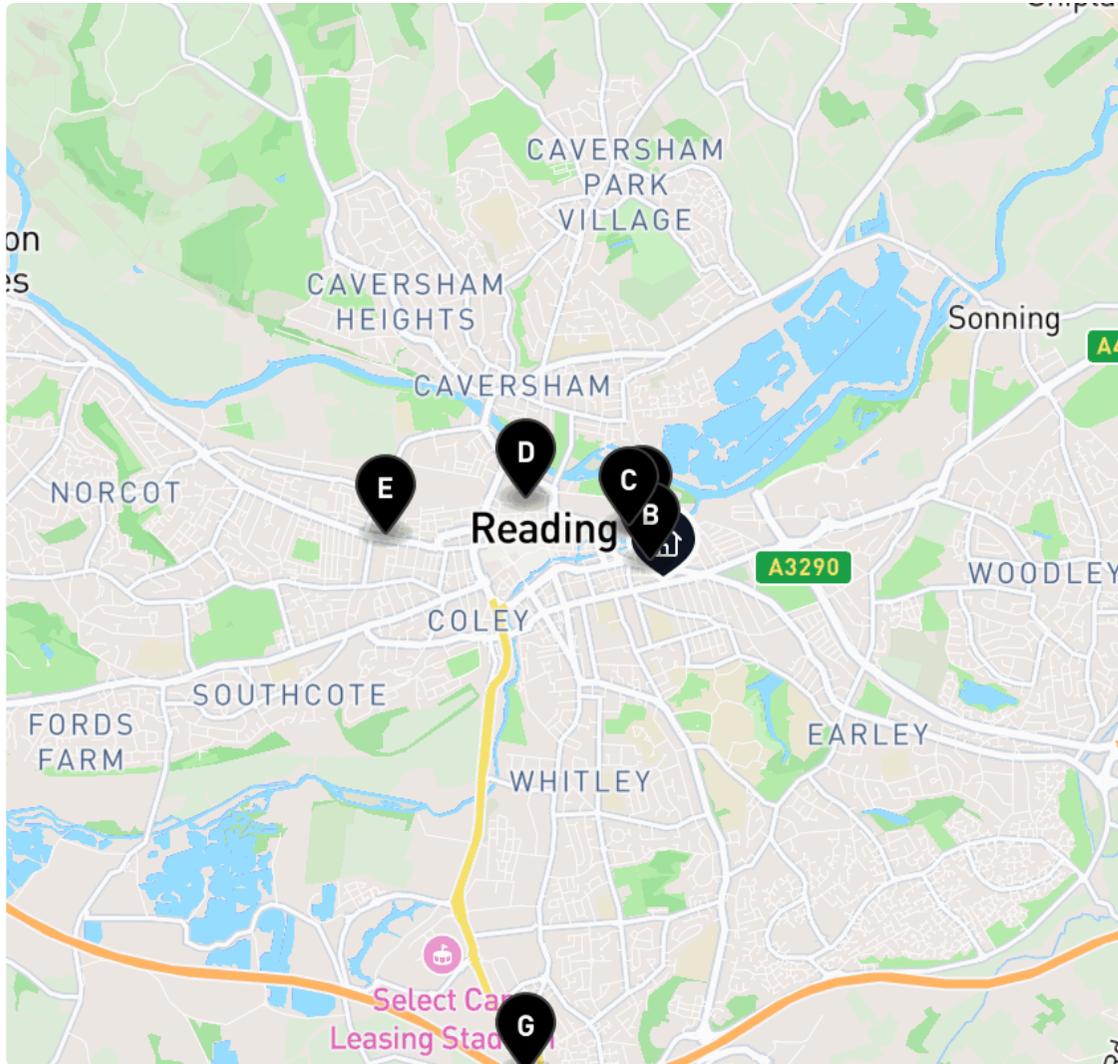
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## Local Education



<b>A</b>	St John's Church Of England Primary School 0.07mi • Nursery	Good
<b>B</b>	New Town Primary School 0.18mi • Nursery	Good
<b>C</b>	Red Balloon Learner Centre Reading 0.20mi • Secondary	Not rated
<b>D</b>	The Deenway Montessori School 0.45mi • Nursery	Good
<b>E</b>	Reading School 0.49mi • Secondary	Outstanding
<b>F</b>	Kendrick School 0.53mi • Secondary	Outstanding
<b>G</b>	The Abbey School Reading 0.61mi • Independent	Not rated
<b>H</b>	New Bridge Nursery School 0.80mi • Special	Outstanding
<b>I</b>	Groveside School 0.87mi • Special	Not rated
<b>J</b>	Hamilton School 0.89mi • Special	Good

## Local Transport



- A** Kenavon Drive  
0.13 mi • Bus stop or station

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- B** Reading College, Kings Road  
0.16 mi • Bus stop or station

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- C** The Meridian, Kenavon Drive  
0.20 mi • Bus stop or station

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- D** Reading Rail Station  
0.80 mi • Train station

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- E** Reading West Rail Station  
1.55 mi • Train station

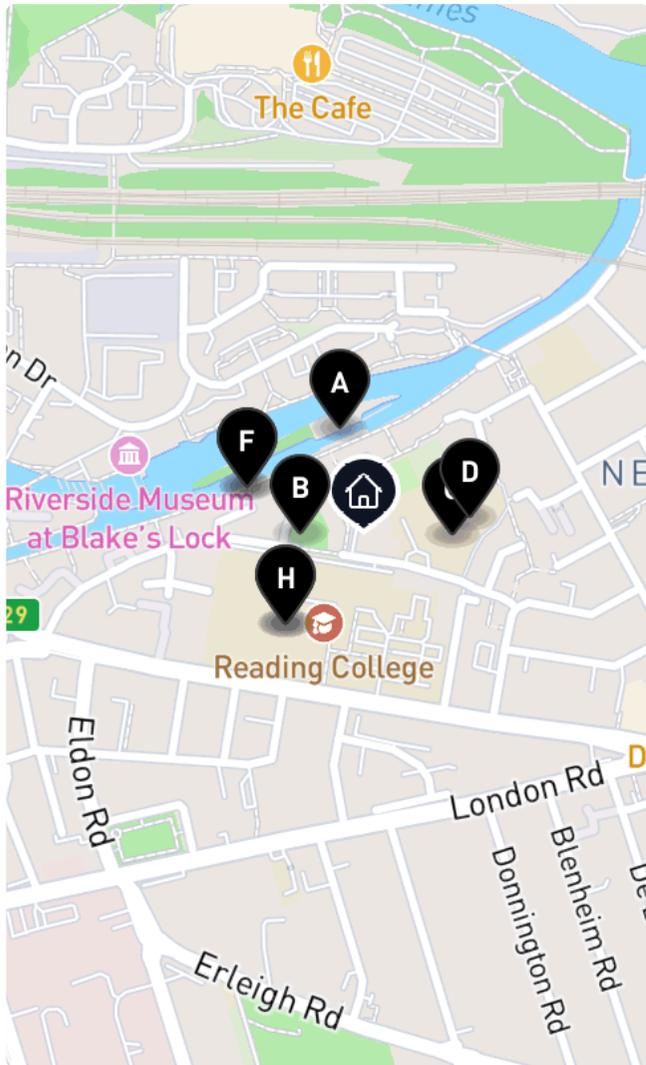
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- F** London Heathrow Airport  
22 mi • Airport

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- G** M4  
3.07 mi • Motorway

## Nearby Planning



**A** Blakes Lock Kennet Side Reading 233ft

Demolition of existing WC & shed and construction of new relief lock keepers welfare facility.

Approved Ref no. 200544 20-04-2020

**B** Land Adjacent Canal Way Reading RG1 3HJ 292ft

New play area with equipment, bins and seats

Approved Ref no. 191395 29-08-2019

**C** St Johns and St Stephens Parish Church, 121-147 Orts Road, Reading, RG1 3JN 371ft

Installation of air heat source pump to partly replace the gas boiler heating for part of the building.

Validated Ref no. PL/25/0367 11-03-2025

**D** St Johns Primary School 121-147 Orts Road Reading RG1 3JN 407ft

Extension of the height of the existing sports rebound fence by 3m (3 metres increasing to 6 metres)

Approved Ref no. 191825 15-11-2019

**E** The Fishermans Cottage Ph Kennet Side Reading RG1 430ft 3DW

Partial demolition of rear projection and roof, and erection of a new 2 storey extension to form 6 ancillary guest accommodation rooms, reconfigured...

Approved Ref no. 180625 02-05-2018

**F** The Fishermans Cottage Ph Kennet Side Reading RG1 430ft 3DW

Internal and external alterations associated with partial demolition of rear projection and roof, and erection of a new 2 storey extension to form 6...

Approved Ref no. 180626 02-05-2018

**G** Thames Valley University Kings Road Reading RG1 4HJ581ft

Spec, Report, Photos & Plan

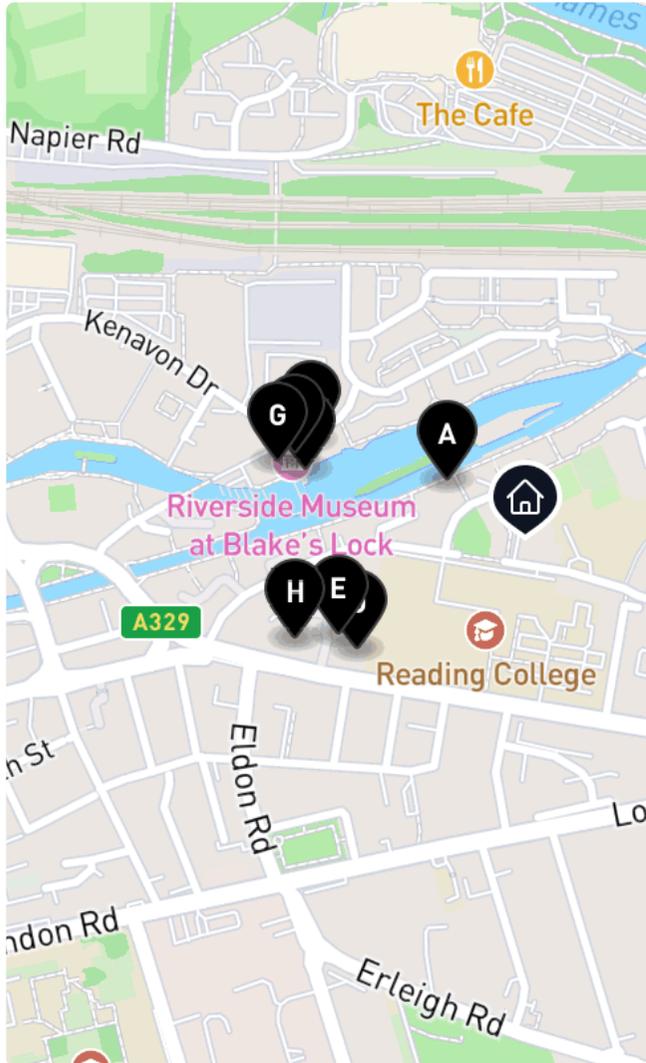
Approved Ref no. 200633 07-05-2020

**H** THAMES VALLEY UNIVERSITY, KINGS ROAD, READING, RG1 4HJ 581ft

Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the...

Approved Ref no. PL/26/0032 13-01-2026

## Nearby Listed Buildings



<b>A</b>	<p>Grade II - Listed building  <b>FISHERMAN'S COTTAGE INN</b>            14/12/78</p>	<p>295ft </p> <p>List entry no: 1113496</p>	<b>E</b>	<p>Grade II - Listed building  <b>185, KINGS ROAD</b>            24/10/74</p>	<p>860ft </p> <p>List entry no: 1113499</p>
<b>B</b>	<p>Grade II - Listed building  <b>47-48, KENAVON DRIVE</b>            10/06/85</p>	<p>814ft </p> <p>List entry no: 1248695</p>	<b>F</b>	<p>Grade II - Listed building  <b>THE SCREENS HOUSE</b>            10/06/85</p>	<p>863ft </p> <p>List entry no: 1113618</p>
<b>C</b>	<p>Grade II - Listed building  <b>THE PUMP AND TURBINE HOUSE</b>            10/06/85</p>	<p>817ft </p> <p>List entry no: 1321867</p>	<b>G</b>	<p>Grade II - Listed building  <b>THE ENGINE HOUSE</b>            10/06/85</p>	<p>922ft </p> <p>List entry no: 1248683</p>
<b>D</b>	<p>Grade II - Listed building  <b>187 AND 189, KINGS ROAD</b>            24/10/74</p>	<p>840ft </p> <p>List entry no: 1321921</p>	<b>H</b>	<p>Grade II* - Listed building  <b>173-183, KINGS ROAD</b>            22/03/57</p>	<p>1001ft </p> <p>List entry no: 1155954</p>



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