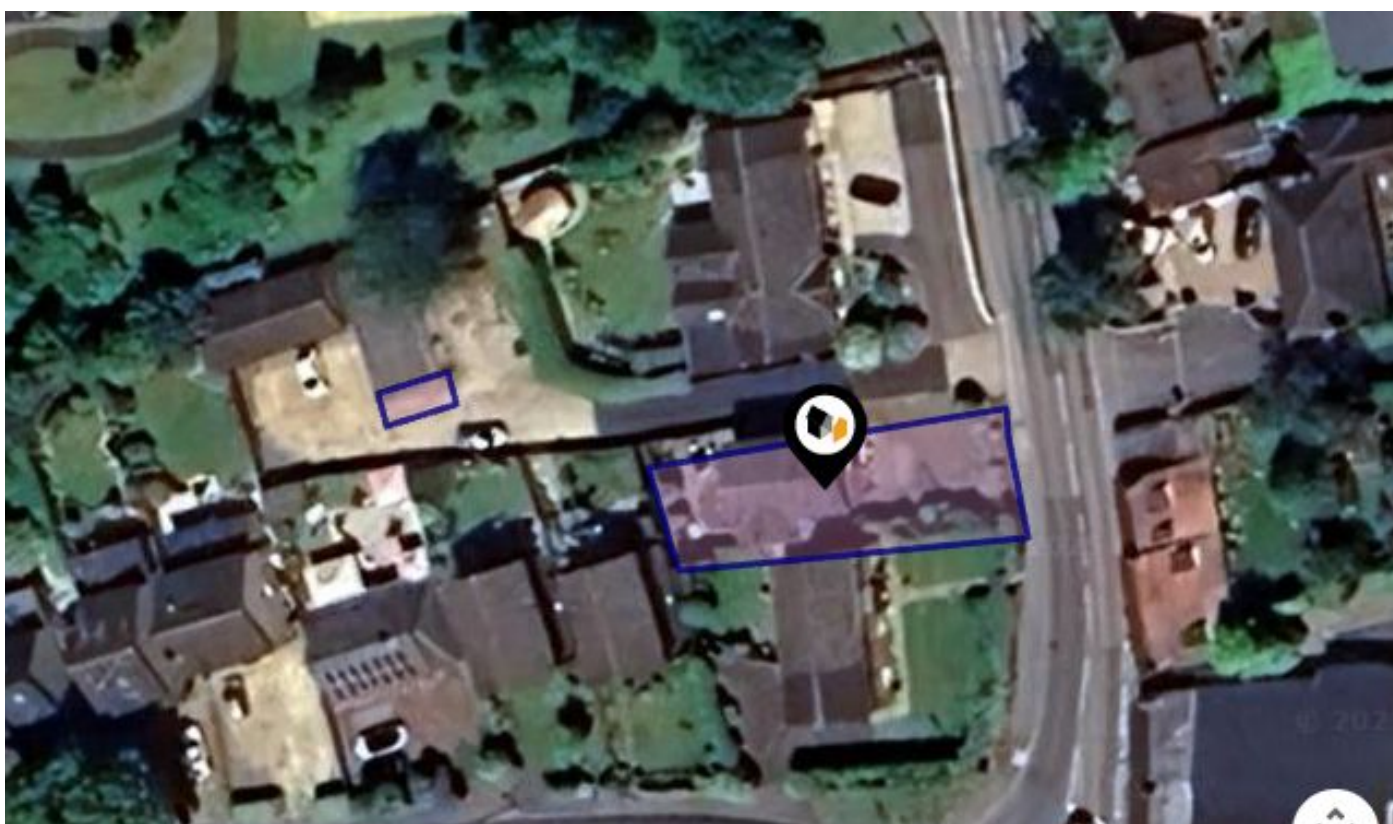# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th June 2025

WITNEY ROAD, KINGSTON BAGPUIZE, ABINGDON, OX13

Waymark Property

Bee House 140 Eastern Avenue Didcot OX14 4SB

01235 633993

ys@waymarkproperty.co.uk

www.waymarkproperty.co.uk

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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,399 ft^2 / 130 m^2		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,549		
Title Number:	BK120815		

Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2, EE, 3, Vodafone

Satellite/Fibre TV Availability:

BT ✔ sky ✔ Virgin media ✘

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
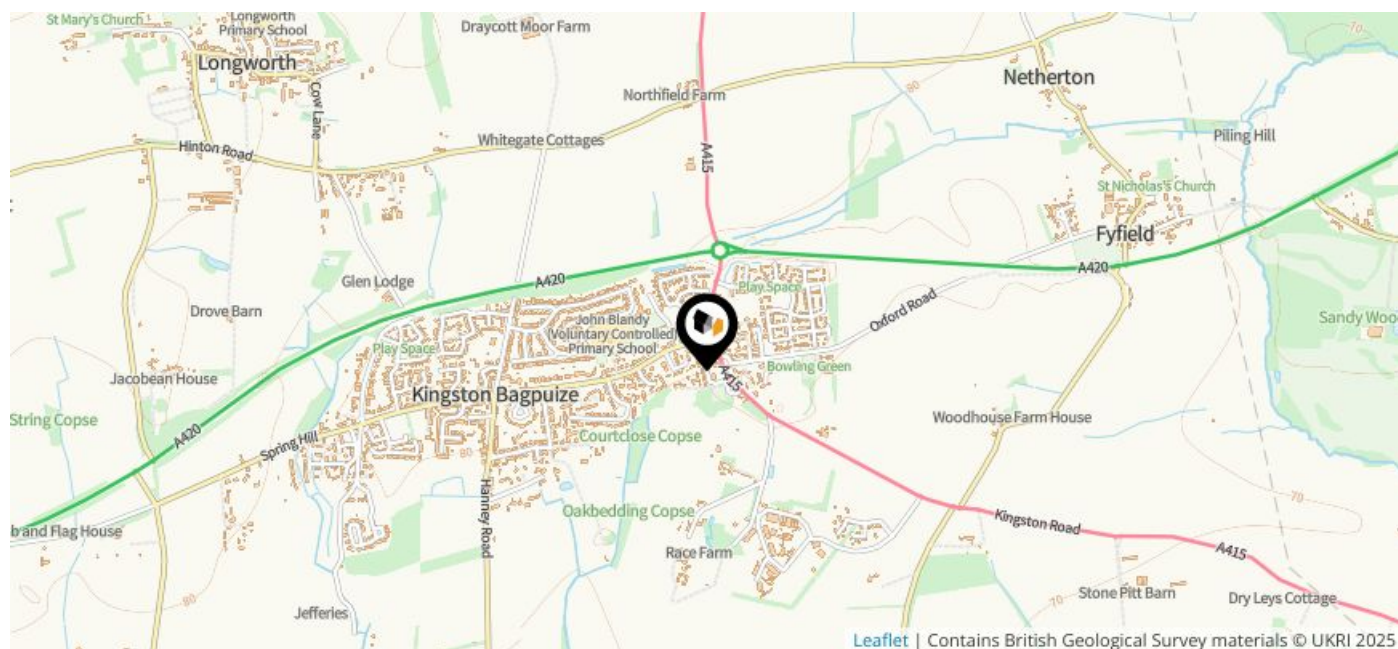
Mine Entry

✕ 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.
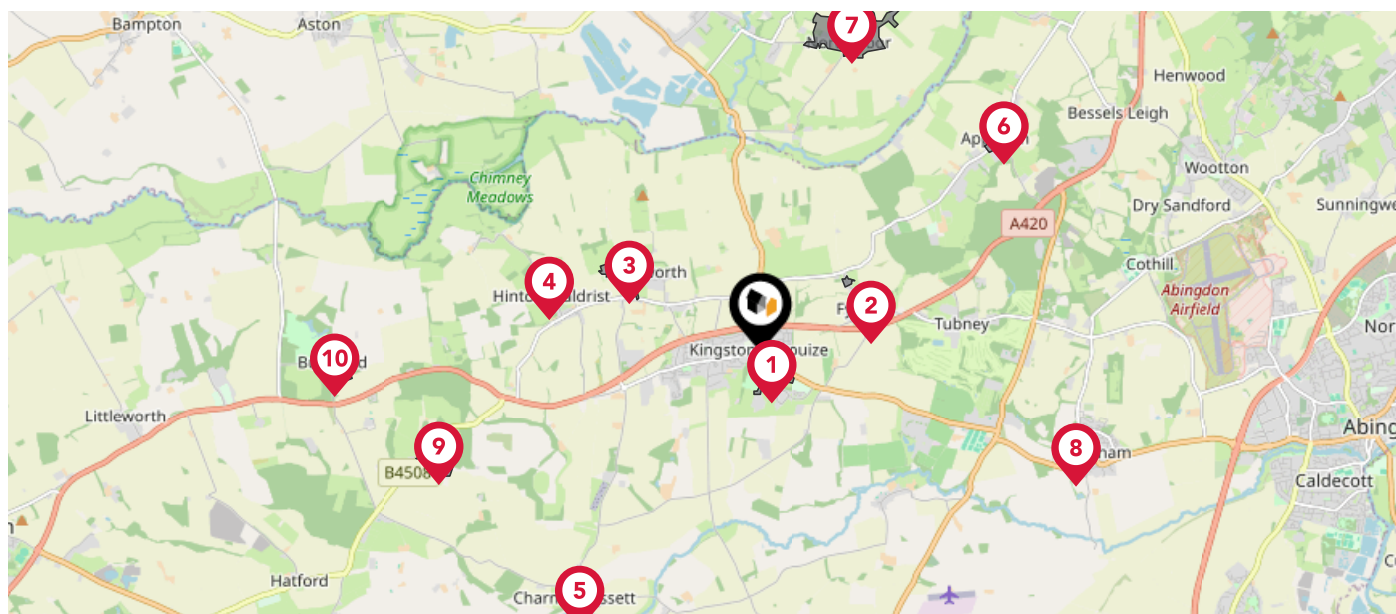

Nearby Conservation Areas	
1	Kingston Bagpuise
2	Fyfield and Netherton
3	Longworth
4	Hinton Waldrist
5	Charney Bassett
6	Appleton
7	Northmoor
8	Marcham
9	Pusey
10	Buckland

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
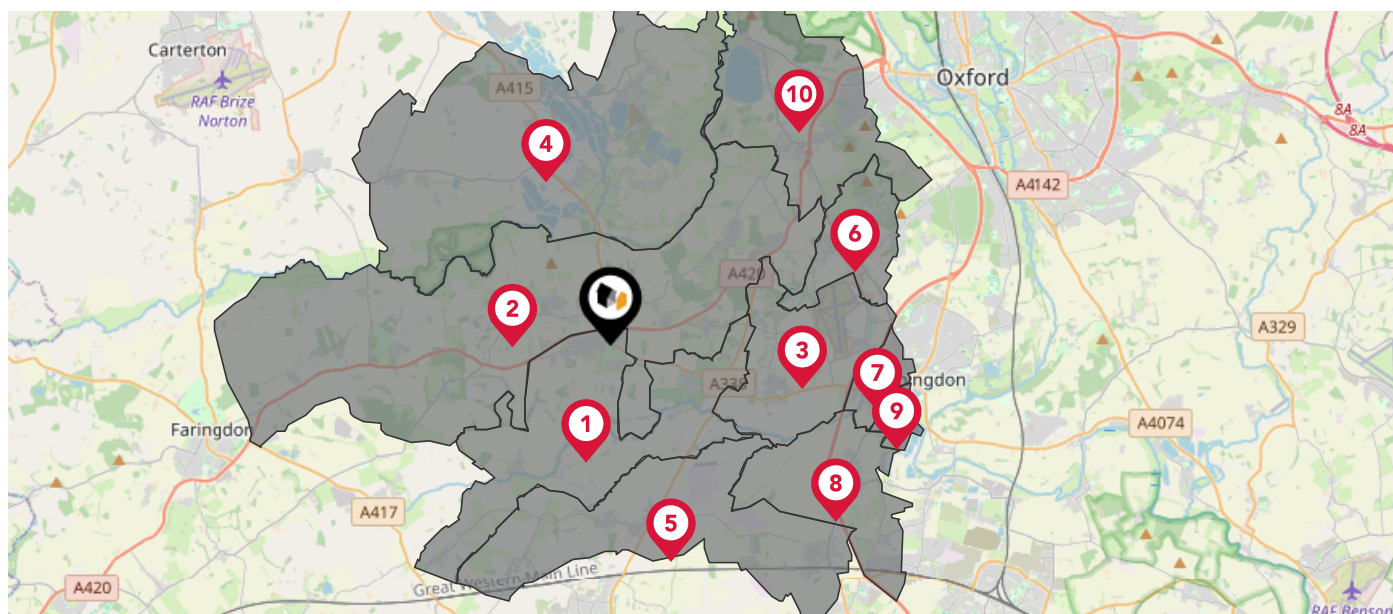
|	Nearby Council Wards
1	Kingston Bagpuize Ward
2	Thames Ward
3	Marcham Ward
4	Standlake, Aston and Stanton Harcourt Ward
5	Steventon & the Hanneys Ward
6	Wootton Ward
7	Abingdon Fitzharris Ward
8	Drayton Ward
9	Abingdon Caldecott Ward
10	Cumnor Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
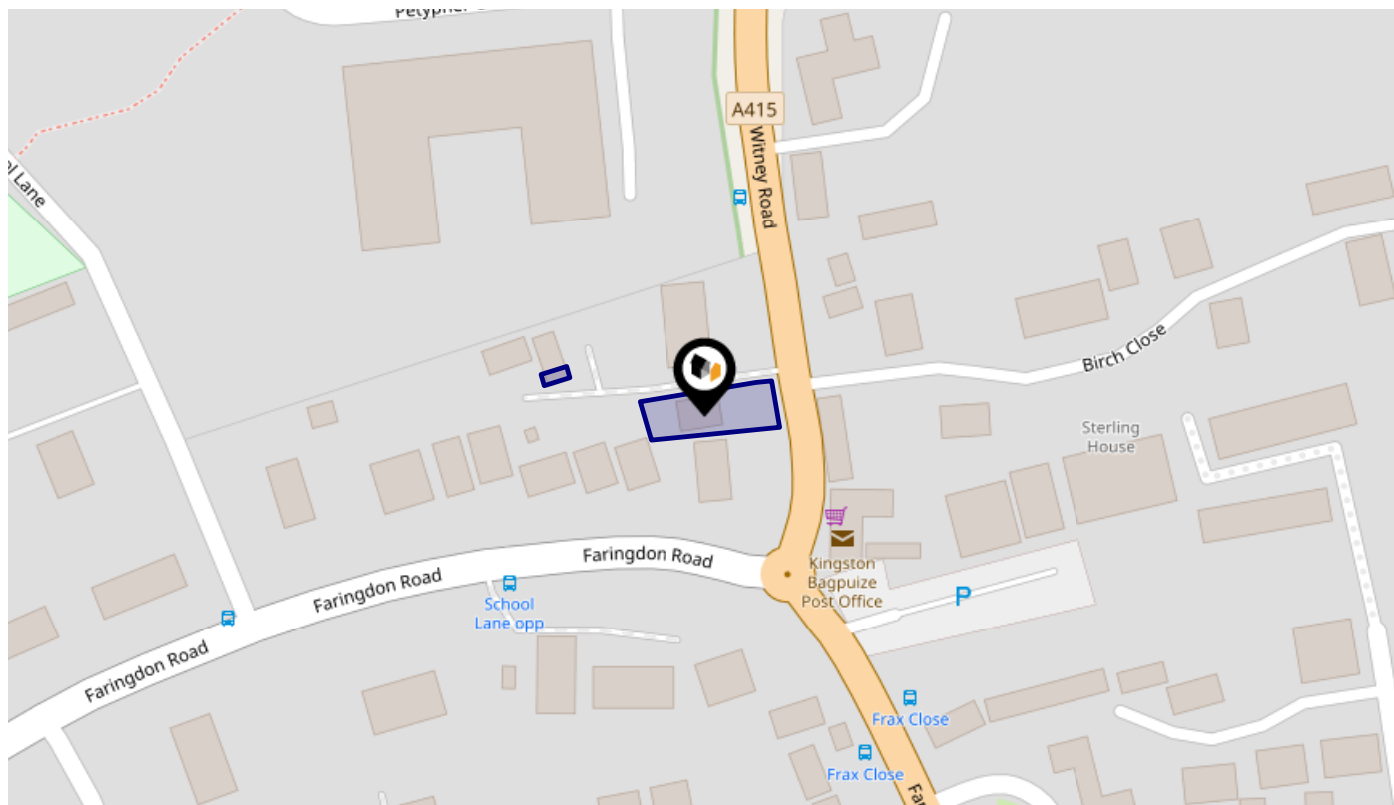
Rail Noise Data

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	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.
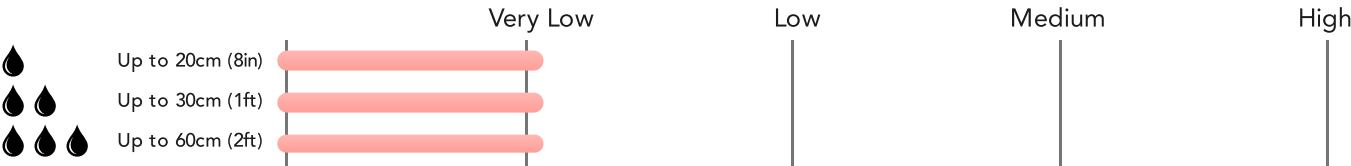

Risk Rating: Very low

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 (0.25%)** in any one year.
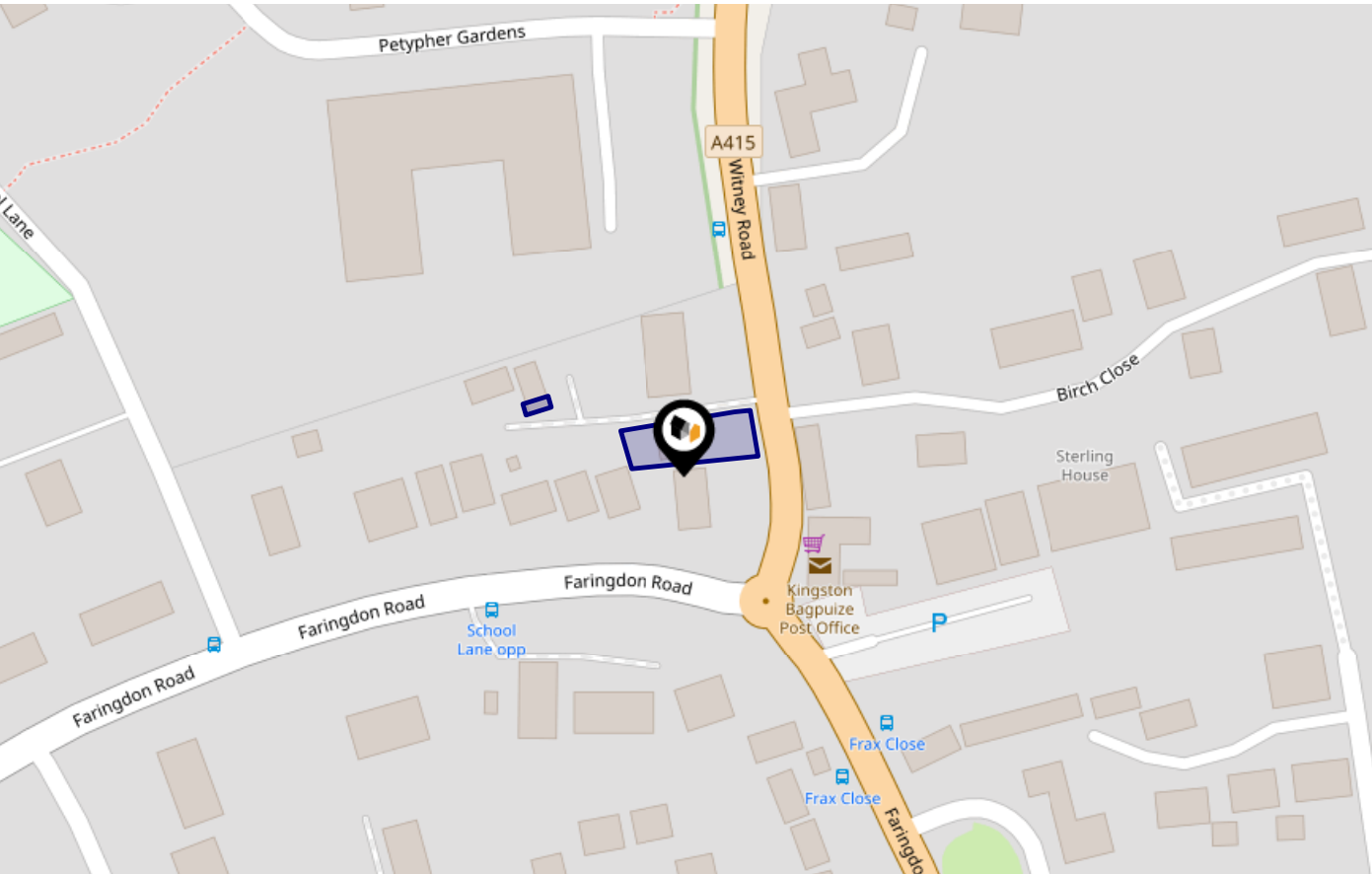- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

Waymark

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.

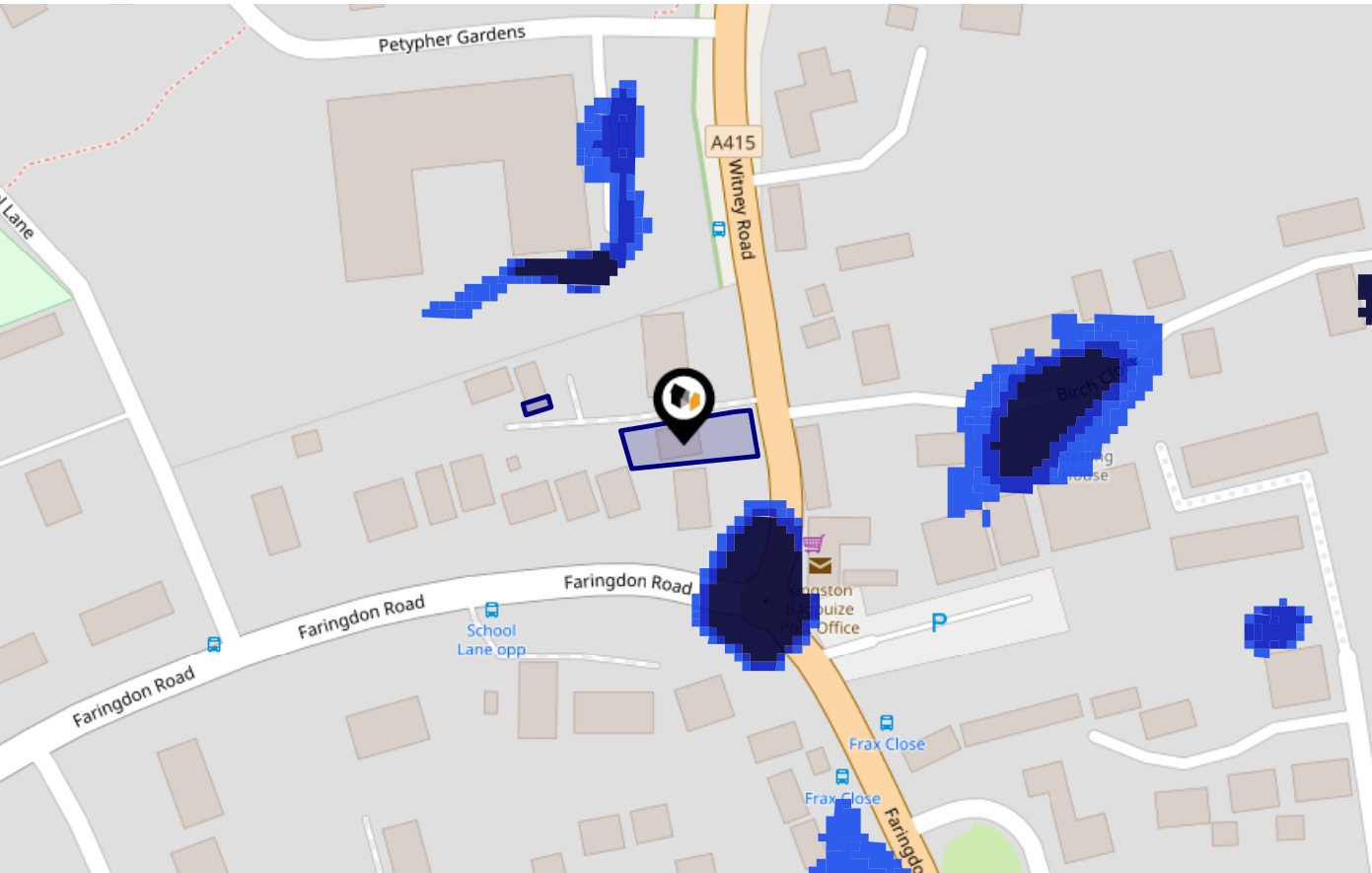- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.
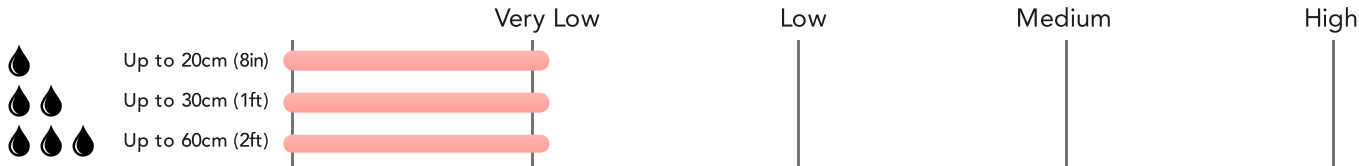

Risk Rating: Very low

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 (0.25%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.
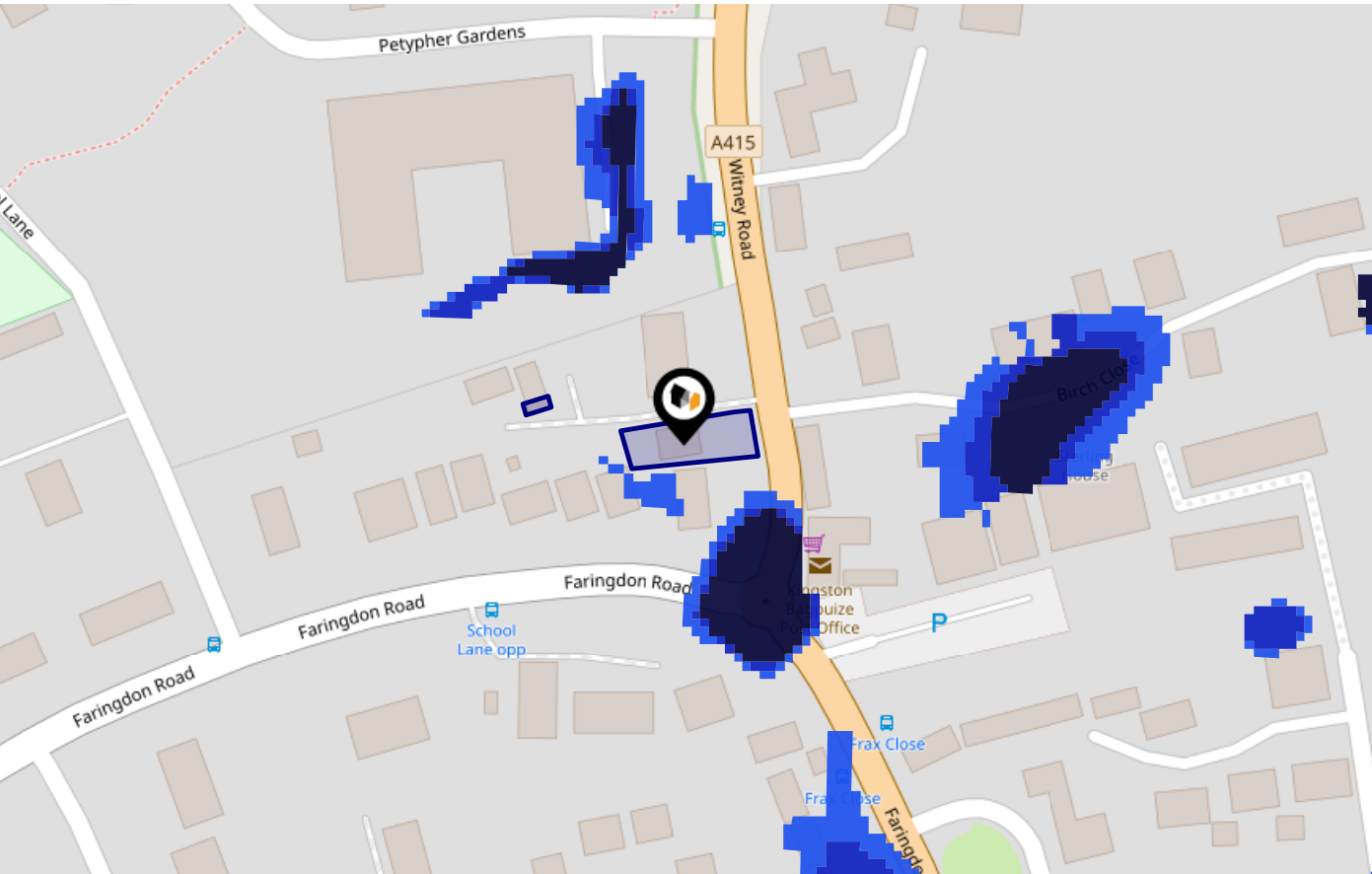
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🜄 Up to 20cm (8in)					
🜄🜄 Up to 30cm (1ft)					
🜄🜄🜄 Up to 60cm (2ft)					

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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.

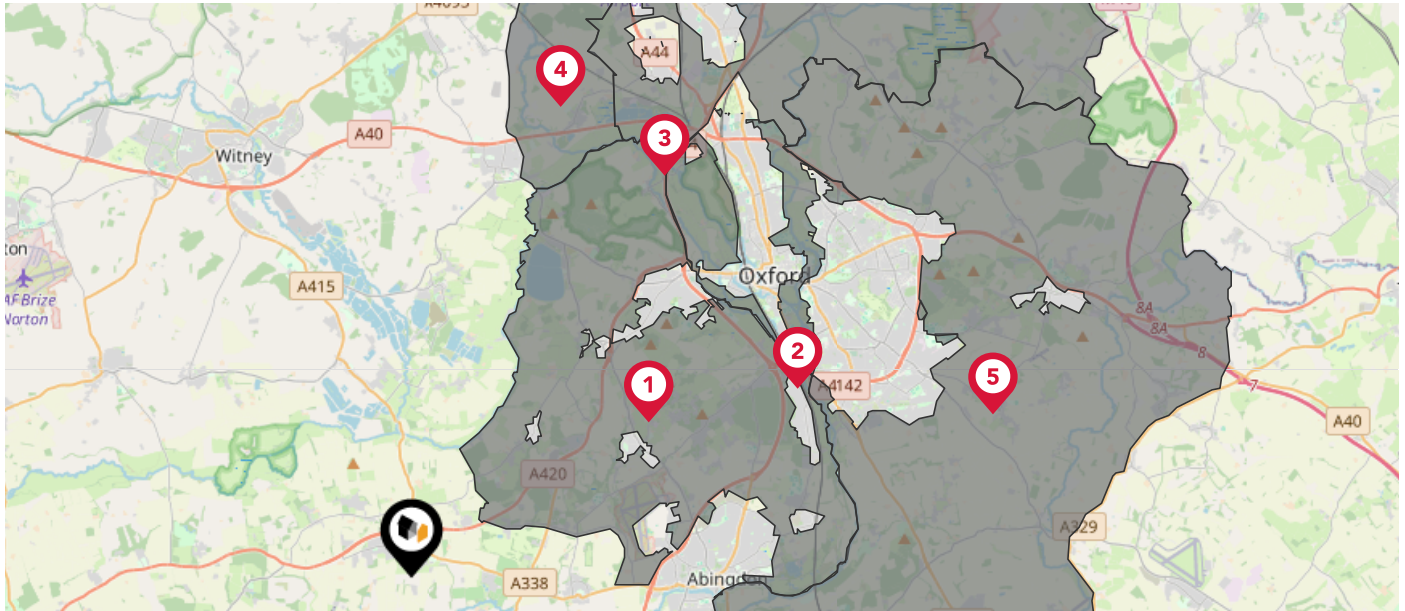Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

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

| Nearby Green Belt Land	
1	Oxford Green Belt - Vale of White Horse
2	Oxford Green Belt - Oxford
3	Oxford Green Belt - Cherwell
4	Oxford Green Belt - West Oxfordshire
5	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.
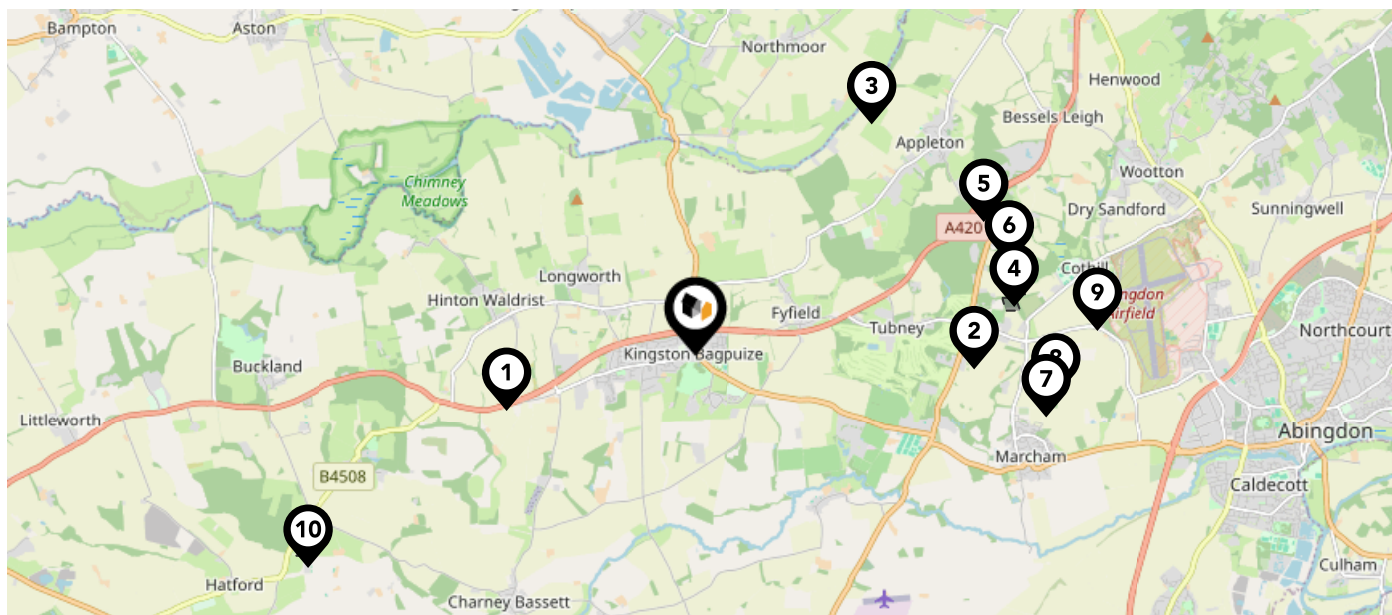
Nearby Landfill Sites

1	Kingston Bagpuize-Prior's Lane, Hinton Waldrist, Oxfordshire	Historic Landfill	
2	Frilford Heath-By A338, Marcham, Oxfordshire	Historic Landfill	
3	Northmoor Lock-Northmoor, Oxfordshire	Historic Landfill	
4	Amey's Gravel Pits-Cothill, Oxfordshire	Historic Landfill	
5	EA/EPR/DP3199VH/V005	Active Landfill	
6	EA/EPR/AB3402KQ/V004	Active Landfill	
7	Folly Quarry-Marcham, Oxfordshire	Historic Landfill	
8	Folly Quarry-Faringdon Road, Abingdon, Berkshire	Historic Landfill	
9	Blackhorse Lane-Cothill, Oxfordshire	Historic Landfill	
10	Gainfield-By B4508, Gainfield, Oxfordshire	Historic Landfill	

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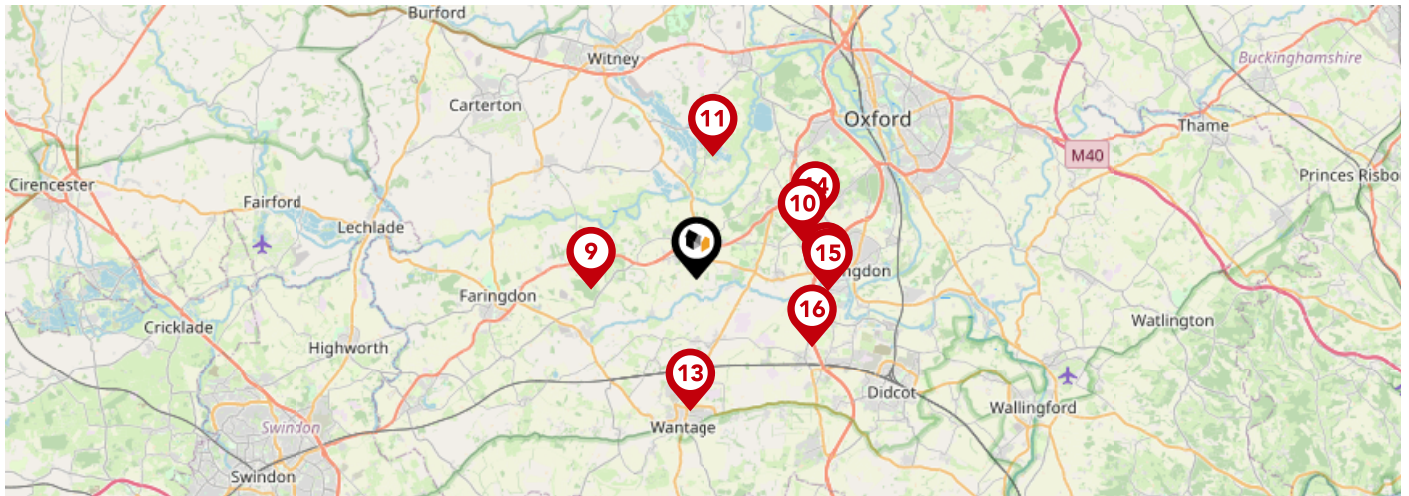
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
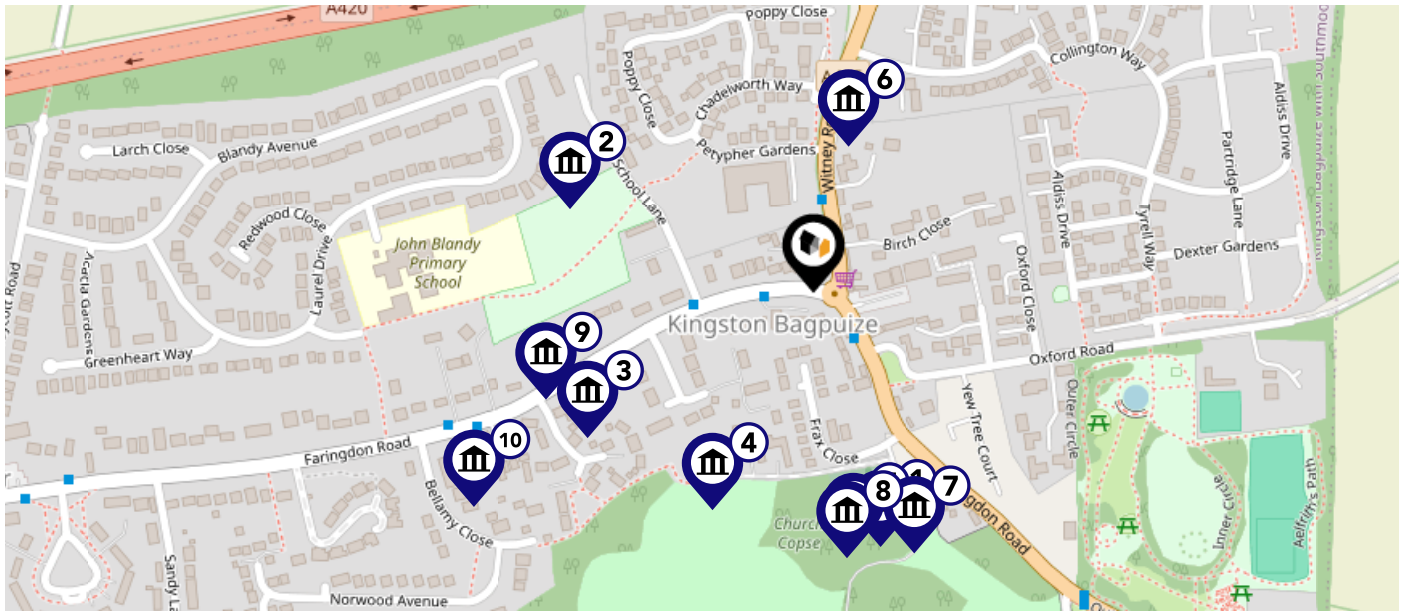
Listed Buildings in the local district		Grade	Distance
1	1283686 - Gatepiers And Gate Approximately 20 Metres East Of Church Of St John The Baptist	Grade II	0.1 miles
2	1199060 - Martins	Grade II	0.1 miles
3	1198884 - The Stone House	Grade II	0.1 miles
4	1198755 - Rime's House	Grade II	0.1 miles
5	1368533 - Church Of St John The Baptist	Grade II	0.1 miles
6	1368557 - Appleby Cottage	Grade II	0.1 miles
7	1048375 - Gates, Gatepiers, Screens And Attached Lodge Approximately 230 Metres North North West Of Kingston House, Kingstone Bagpuize Park	Grade II	0.2 miles
8	1048376 - Headstone Approximately 1 Metres South Of Nave Of Church Of St John The Baptist	Grade II	0.2 miles
9	1198832 - The Forge	Grade II	0.2 miles
10	1048377 - Four Gates Cottage	Grade II	0.2 miles

Waymark
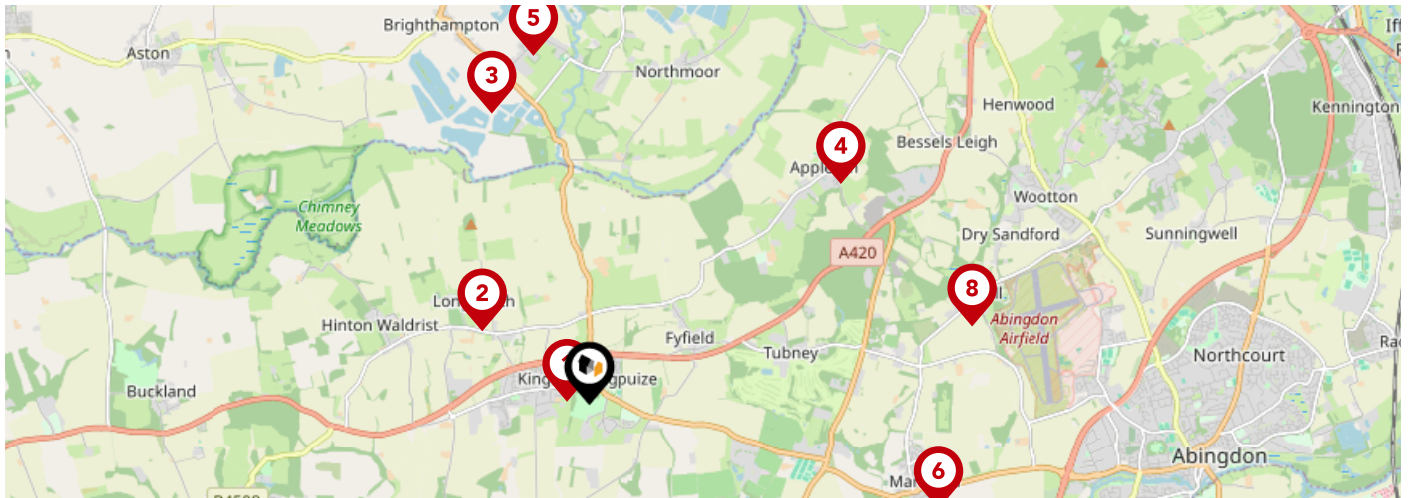
	Nursery	Primary	Secondary	College	Private
1 John Blandy Primary School Ofsted Rating: Good	Pupils: 275	Distance:0.22	☐	☑	☐	☐	☐
2 Longworth Primary School Ofsted Rating: Outstanding	Pupils: 73	Distance:1.2	☐	☑	☐	☐	☐
3 Mulberry Bush School Ofsted Rating: Outstanding	Pupils: 21	Distance:2.82	☐	☐	☑	☐	☐
4 Appleton Church of England (A) Primary School Ofsted Rating: Good	Pupils: 184	Distance:3.07	☐	☑	☐	☐	☐
5 Standlake Church of England Primary School Ofsted Rating: Good	Pupils: 139	Distance:3.25	☐	☑	☐	☐	☐
6 Marcham Church of England (Voluntary Controlled) Primary School Ofsted Rating: Good	Pupils: 190	Distance:3.34	☐	☑	☐	☐	☐
7 St James Church of England Primary School, Hanney Ofsted Rating: Good	Pupils: 207	Distance:3.42	☐	☑	☐	☐	☐
8 Cothill House Ofsted Rating: Not Rated	Pupils: 159	Distance:3.58	☐	☐	☑	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Buckland Church of England Primary School** Ofsted Rating: Outstanding	Pupils: 115	Distance:3.91	☐	☑	☐	☐	☐
10	**Dry Sandford Primary School** Ofsted Rating: Good	Pupils: 89	Distance:4.17	☐	☑	☐	☐	☐
11	**Stanton Harcourt CofE Primary School** Ofsted Rating: Good	Pupils: 104	Distance:4.61	☐	☑	☐	☐	☐
12	**The Manor Preparatory School** Ofsted Rating: Not Rated	Pupils: 381	Distance:4.76	☐	☑	☐	☐	☐
13	**Grove Church of England School** Ofsted Rating: Good	Pupils: 192	Distance:4.8	☐	☑	☐	☐	☐
14	**Wootton St Peter's Church of England Primary School** Ofsted Rating: Good	Pupils: 100	Distance:4.82	☐	☑	☐	☐	☐
15	**Larkmead School** Ofsted Rating: Good	Pupils: 917	Distance:4.84	☐	☐	☑	☐	☐
16	**Drayton Community Primary School** Ofsted Rating: Good	Pupils: 207	Distance:4.92	☐	☑	☐	☐	☐

Waymark
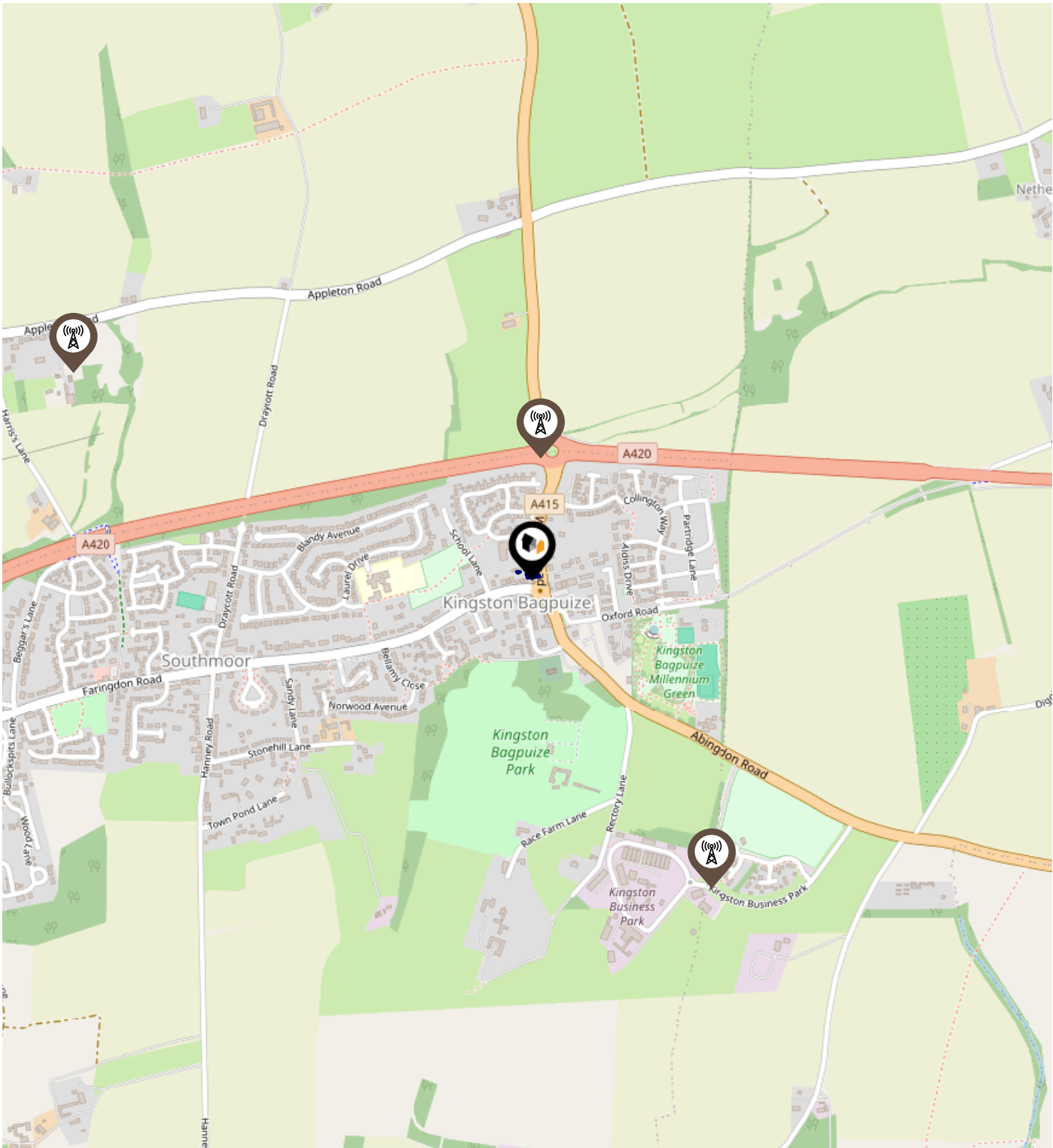
Key:

Power Pylons

Communication Masts

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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/m3).
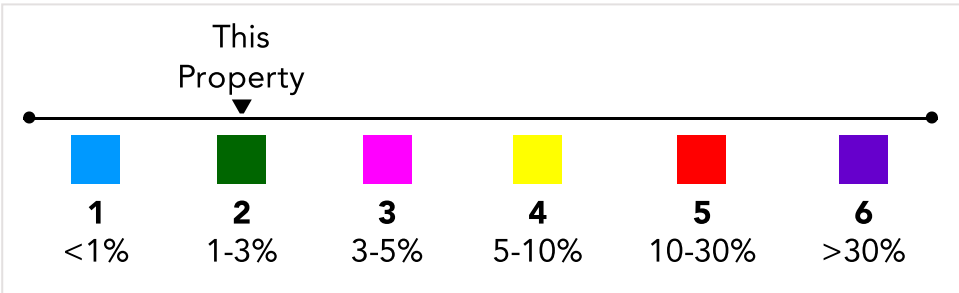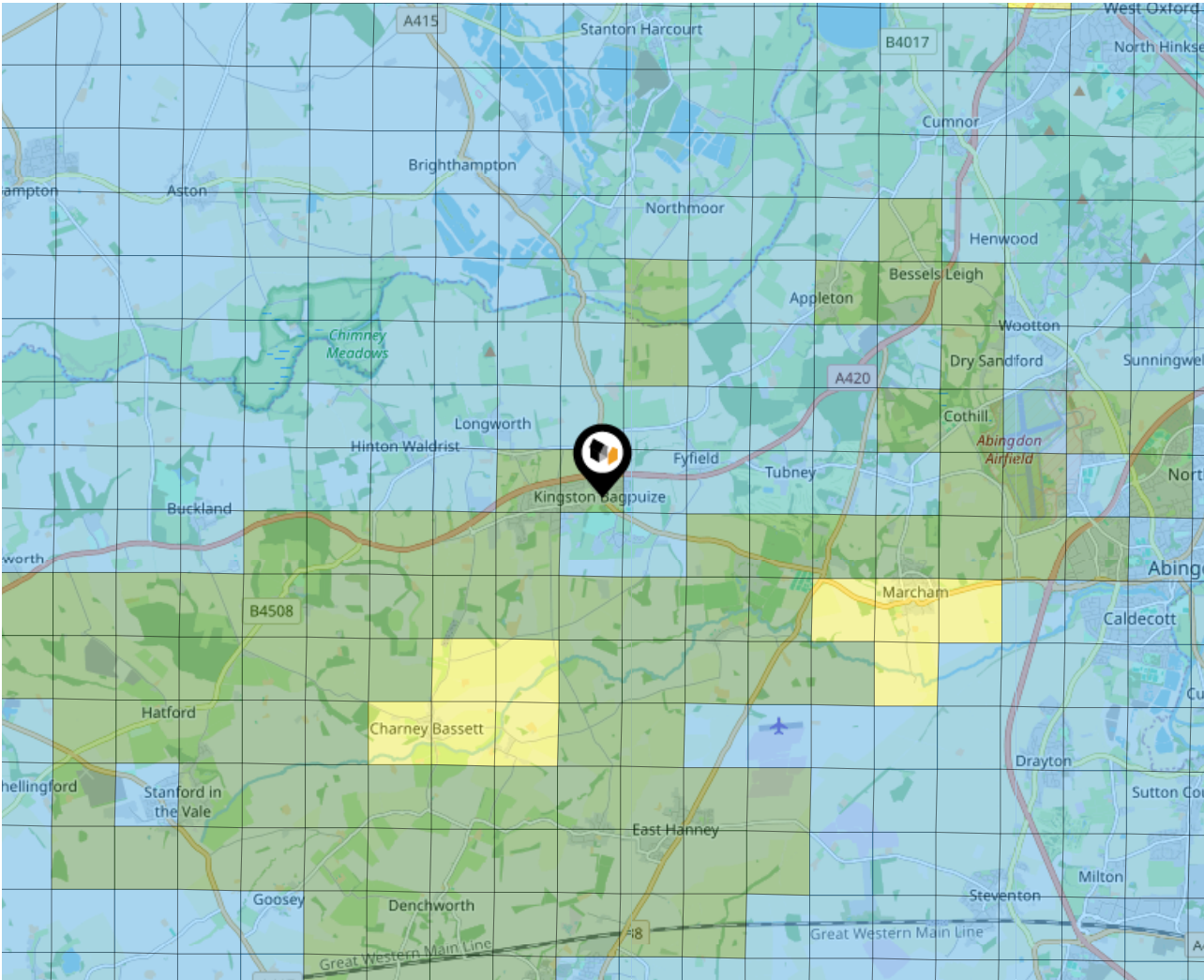
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
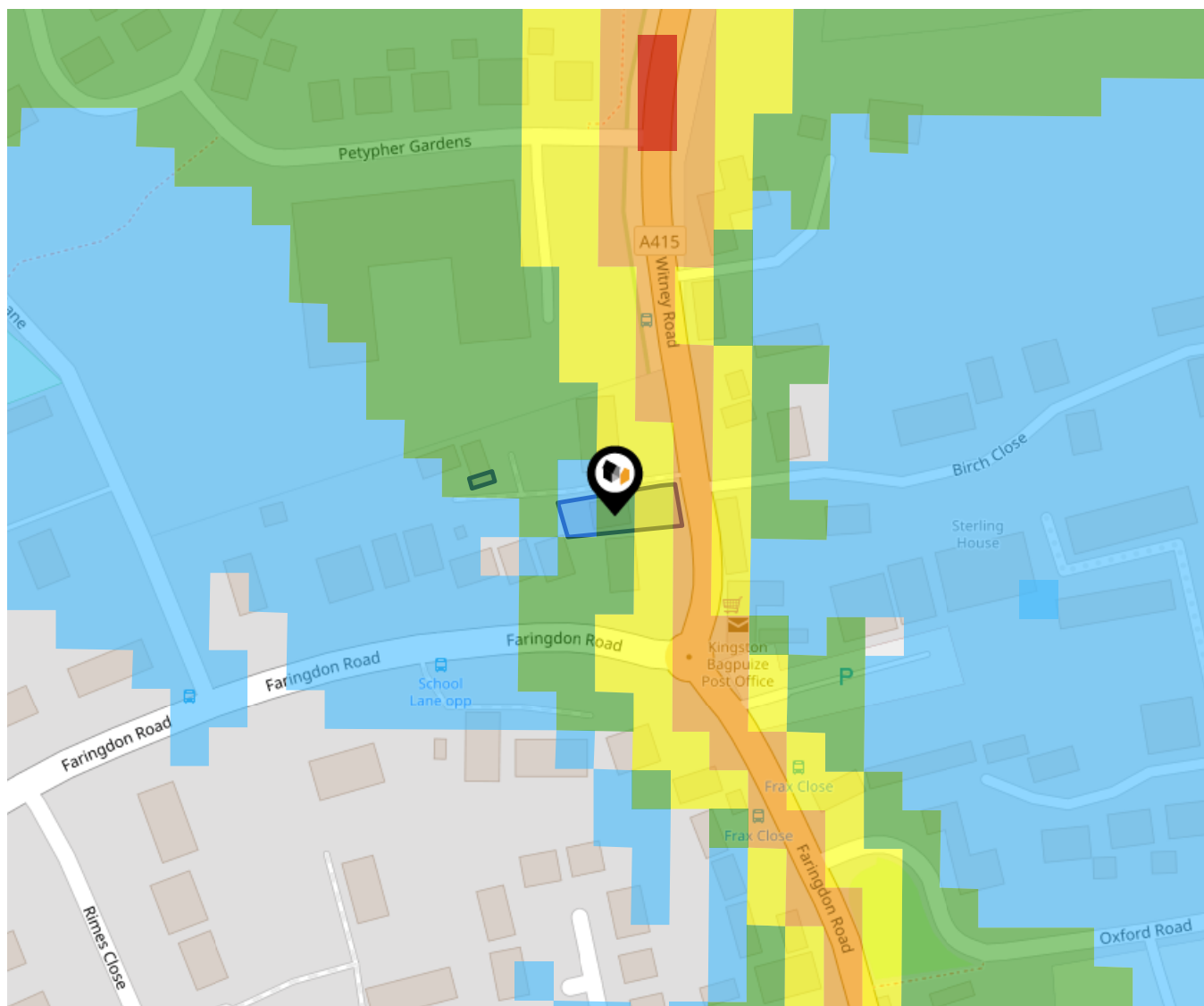
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	HIGH	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
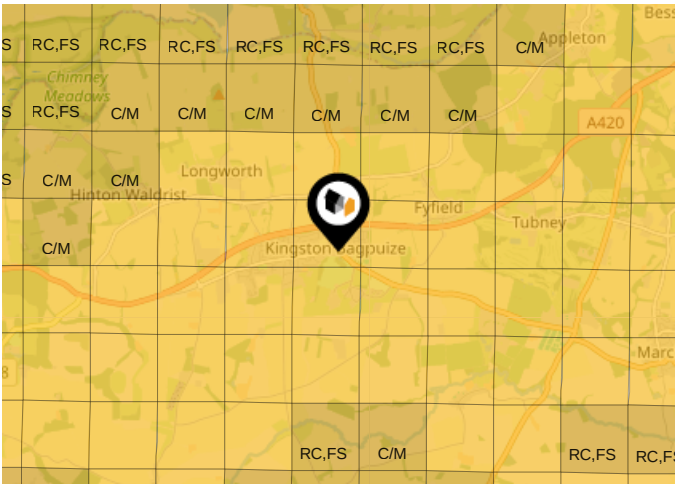
Primary Classifications (Most Common Clay Types)

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)

Waymark
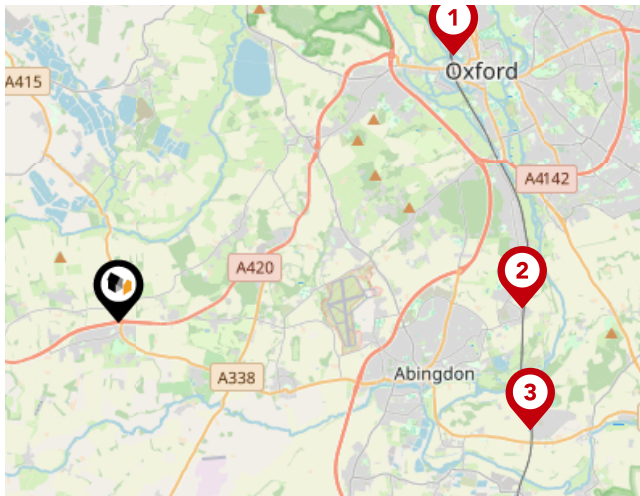
National Rail Stations

Pin	Name	Distance
1	Oxford Rail Station	7.87 miles
2	Radley Rail Station	7.41 miles
3	Culham Rail Station	7.81 miles
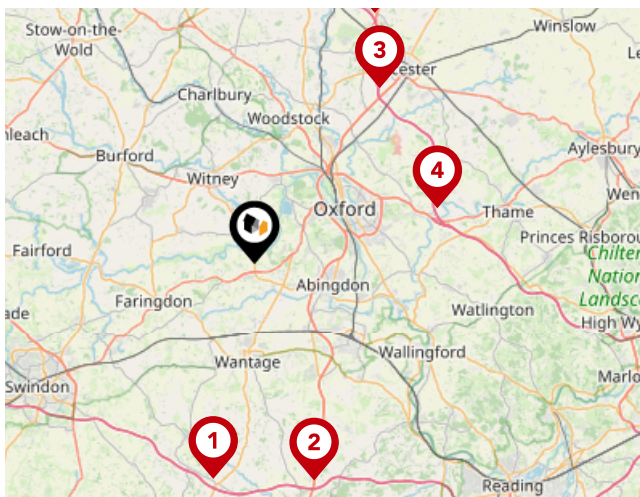
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	16.14 miles
2	M4 J13	16.49 miles
3	M40 J9	15.84 miles
4	M40 J8A	14.14 miles
5	M40 J10	20.44 miles
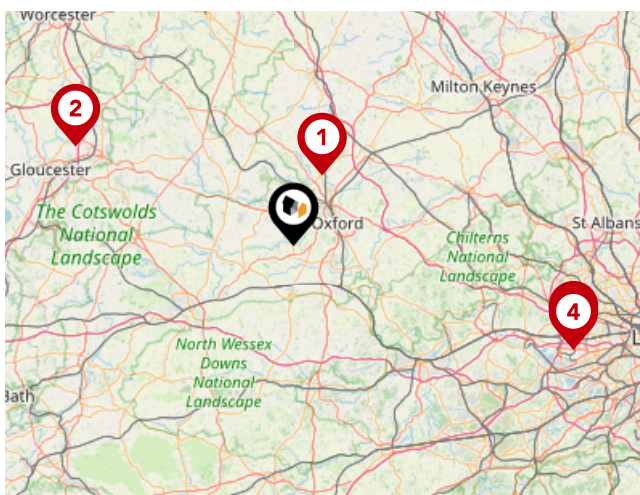
Airports/Helipads

Pin	Name	Distance
1	Kidlington	11.27 miles
2	Staverton	35.03 miles
3	Heathrow Airport	43.7 miles
4	Heathrow Airport Terminal 4	44.25 miles

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Area
Transcript (Local)
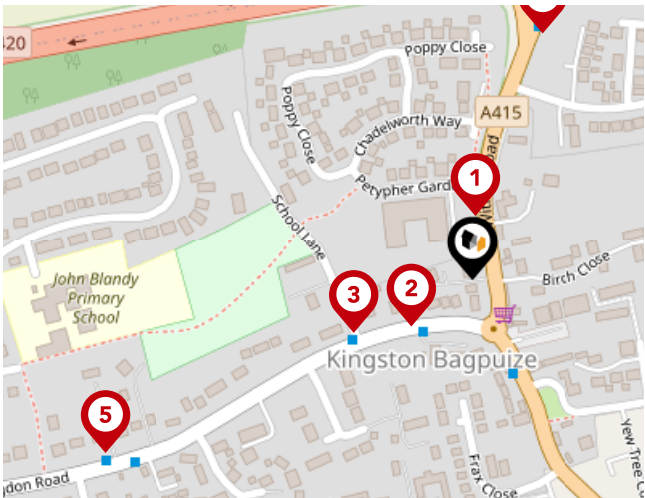
Waymark

Bus Stops/Stations

Pin	Name	Distance
1	Petypher Gardens	0.04 miles
2	School Lane	0.04 miles
3	School Lane	0.07 miles
4	Petypher Gardens	0.15 miles
5	Post Office	0.23 miles

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Waymark Property

We are Estate Agents, Chartered Surveyors and Commercial Property Consultants with offices in Faringdon, Wantage and Didcot.

Our Residential Sales and Lettings team specialise in the South West Oxfordshire, North Wiltshire and South Cotswold regions including the towns of Wantage, Faringdon, Didcot, Abingdon, Highworth, Lechlade and the surrounding villages.

Waymark Property
Testimonials

Testimonial 1 ⭐⭐⭐⭐⭐

Waymark property provided us with an excellent service and were very accommodating for a second viewing at the house we have just purchased. Throughout the whole process, all Waymark staff helped us genuinely and courteously with every question we had. This made the whole process so much less stressful and even managed to get us in the house just before Christmas, bonus!

Testimonial 2 ⭐⭐⭐⭐⭐

We would like to say that right from the initial valuation the team at Waymark remained professional and friendly. They keep in constant contact giving instant feedback after viewings which were all accompanied and arranged without any inconvenience to us. Their persistance in chasing the solicitors in the chain ensured we were confident that everything was being done to move to exchange as quickly as possible. Thank you Waymark!

Testimonial 3 ⭐⭐⭐⭐⭐

We would like to thank all at Waymark for your prompt and professional service regarding the sale of our property in Uffington. We would have no reservation in recommending your services.

Agent
Disclaimer

Waymark

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 Waymark 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 Waymark Property and therefore no warranties can be given as to their good working order.

Waymark 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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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.

Waymark Property

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KFB - Key Facts For Buyers