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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd June 2025



ARMSTRONG AVENUE, GROVE, WANTAGE, OX12

Waymark Property

Bee House 140 Eastern Avenue Didcot OX14 4SB

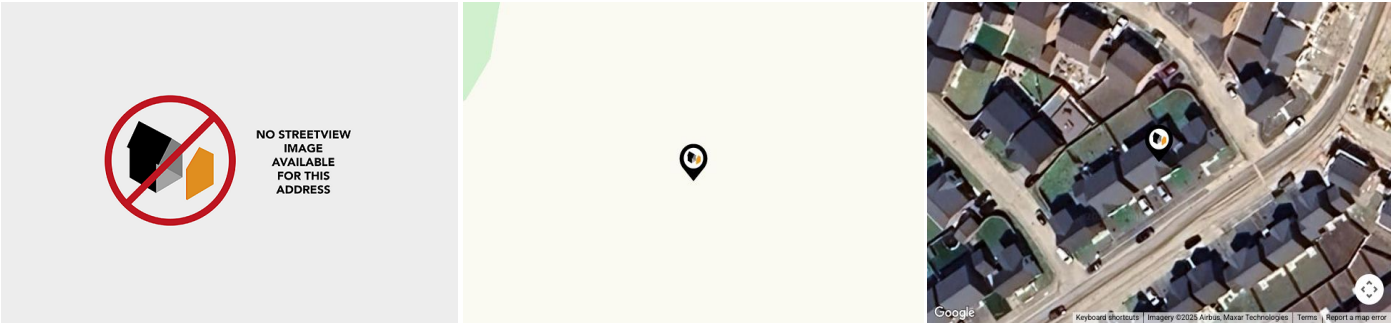
01235 633993

ys@waymarkproperty.co.uk

www.waymarkproperty.co.uk



Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,560 ft ² / 145 m ²
Council Tax :	Band F
Annual Estimate:	£3,549

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5	55	-
mb/s	mb/s	mb/s

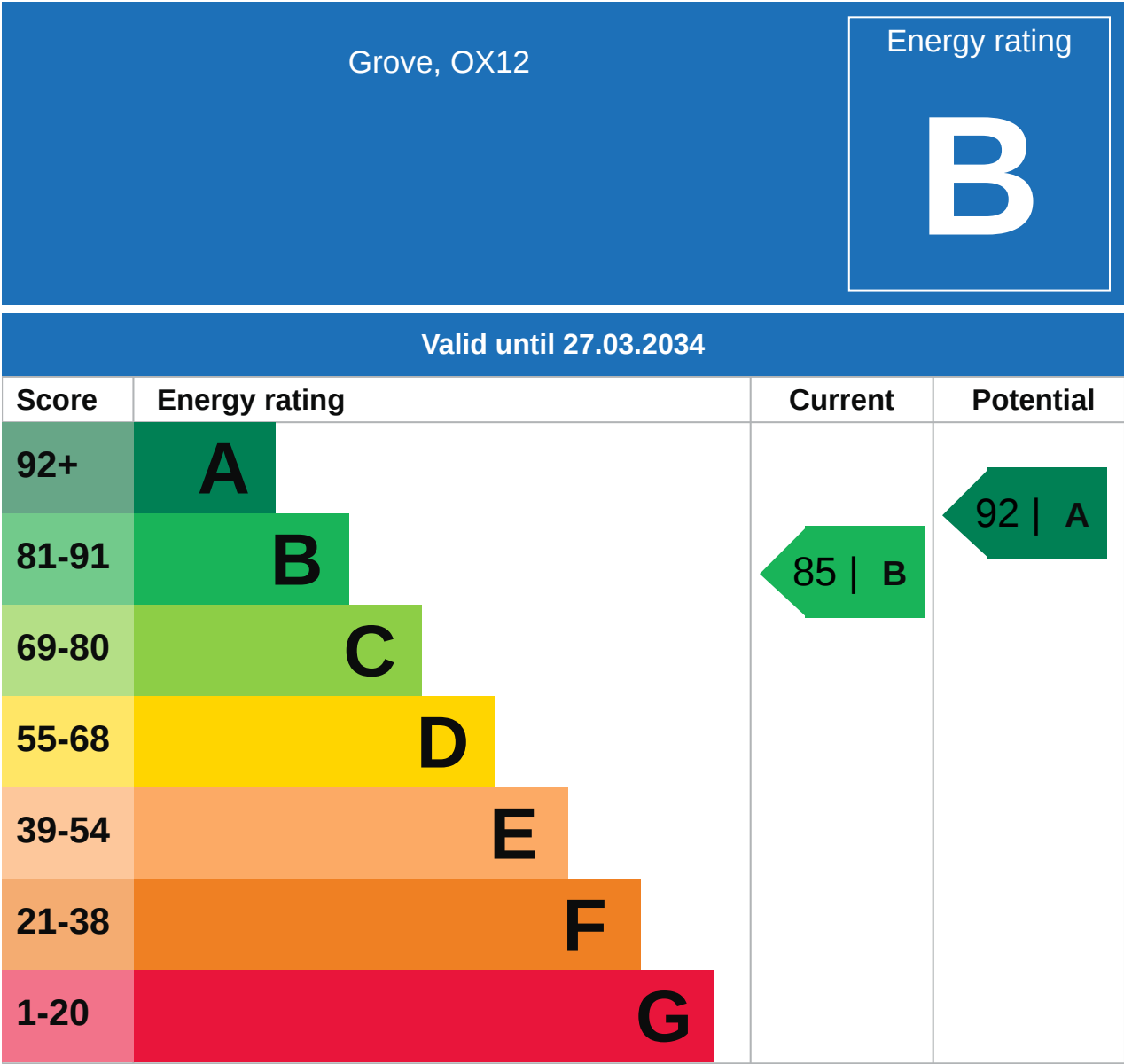
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

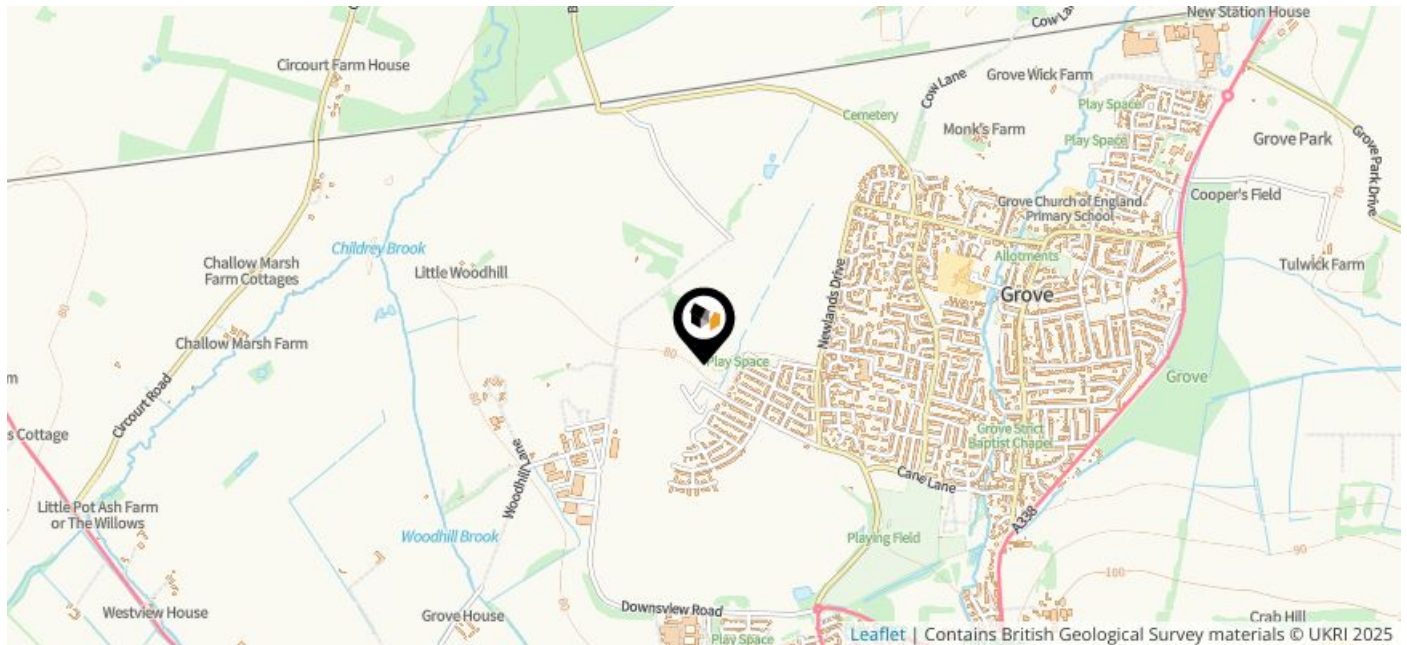
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
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 0.20 W/m-Â°K
Total Floor Area:	145 m ²

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

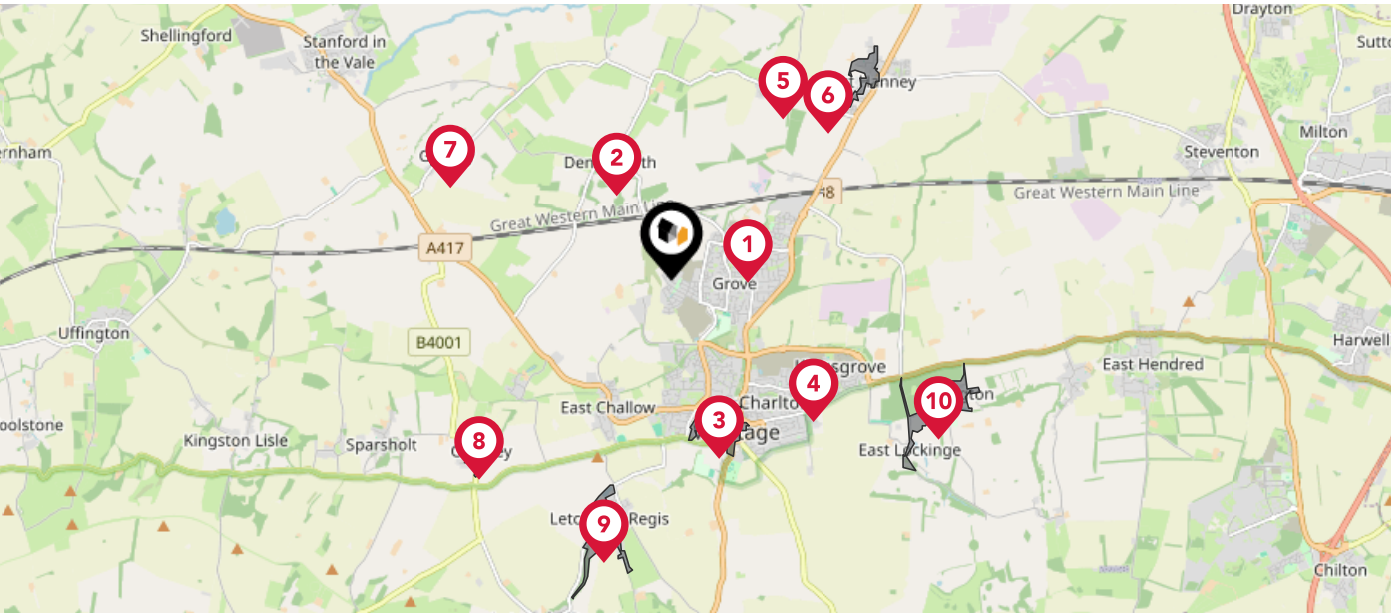
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.











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.



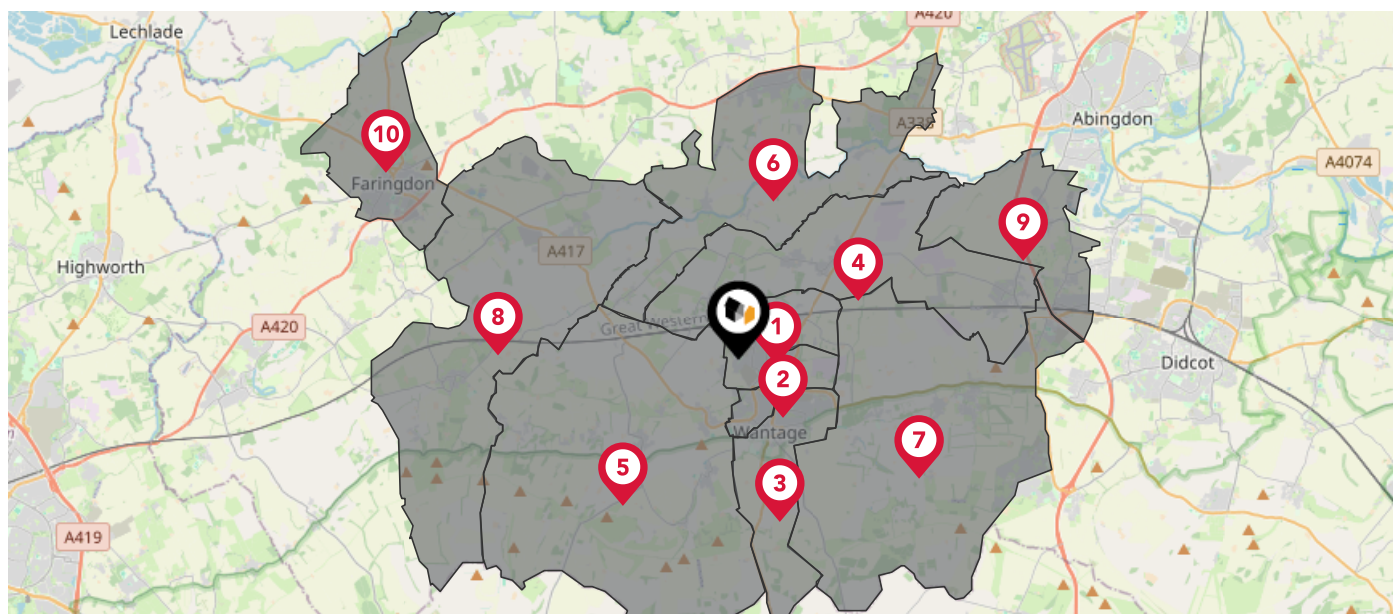
Nearby Conservation Areas	
	Grove
	Denchworth
	Wantage Town Centre
	Wantage, Charlton
	West Hanney
	East Hanney
	Goosey
	Childrey
	Letcombe Regis
	Ardington and East Lockinge

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

Grove North Ward

2

Wantage & Grove Brook Ward

3

Wantage Charlton Ward

4

Steventon & the Hanneys Ward

5

Ridgeway Ward

6

Kingston Bagpuize Ward

7

Hendreds Ward

8

Stanford Ward

9

Drayton Ward

10

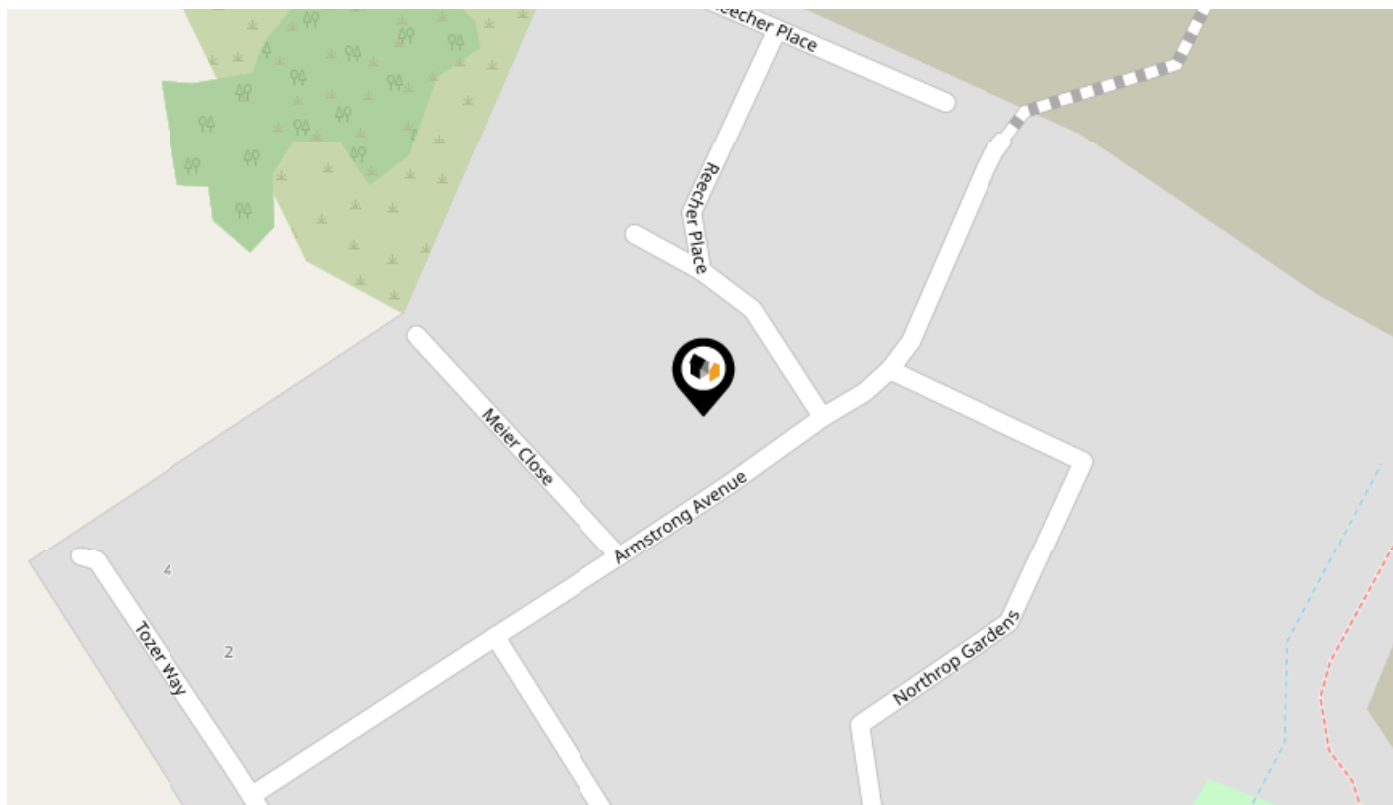
Faringdon Ward

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.

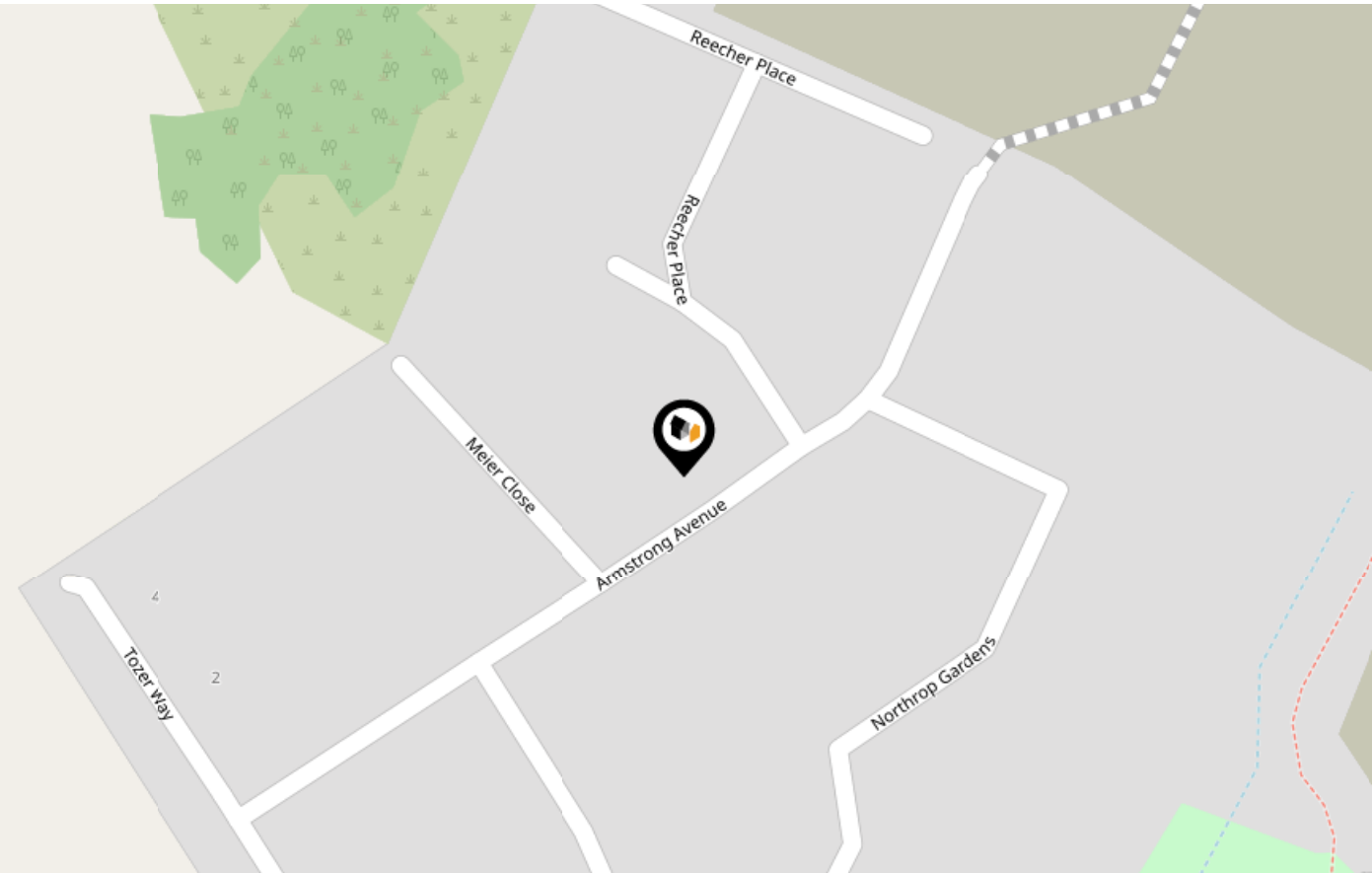
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
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.

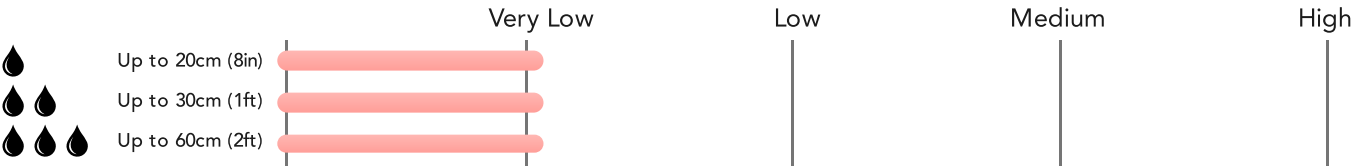


Risk Rating: Very low

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

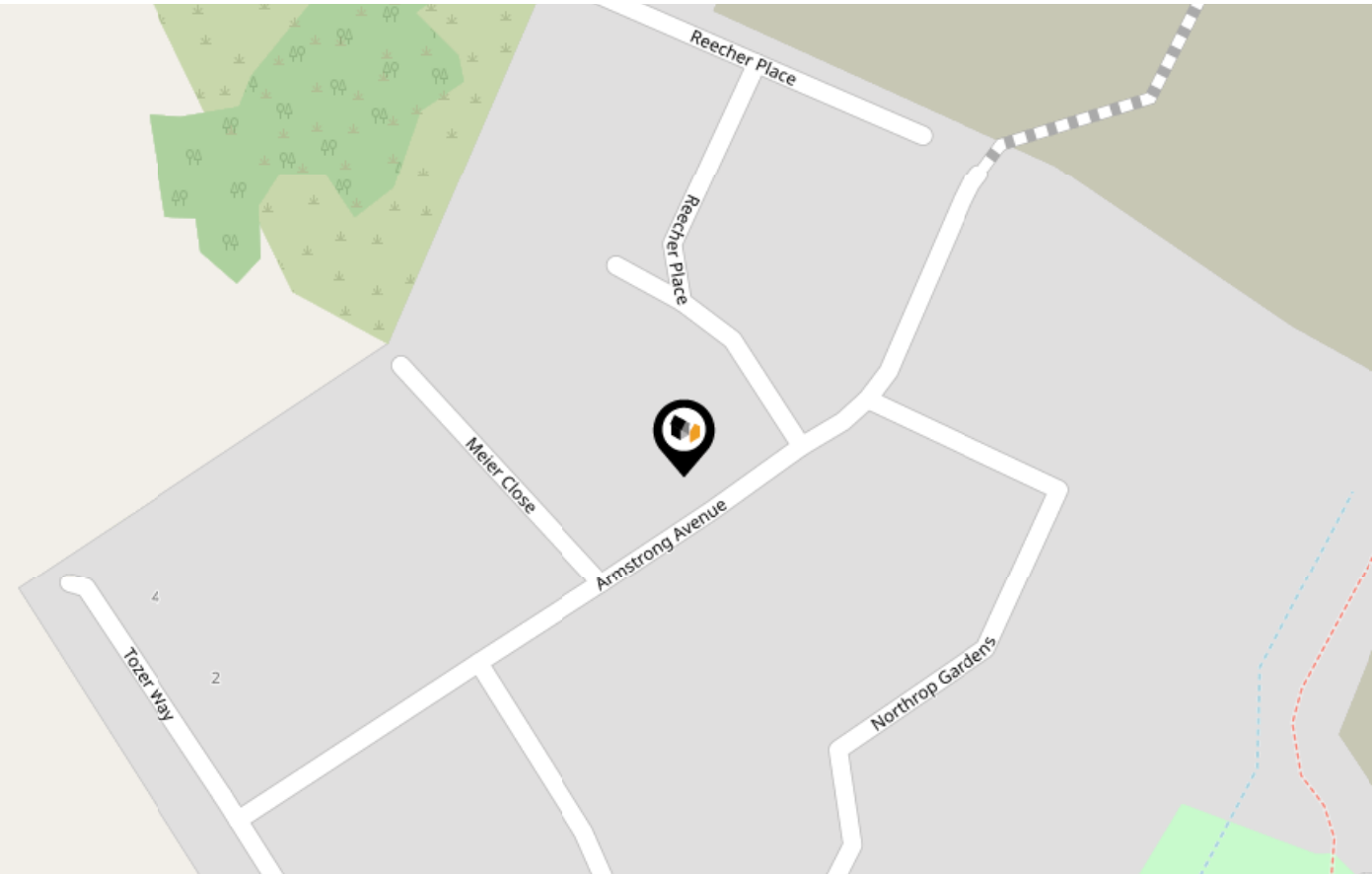
Chance of flooding to the following depths at this property:



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.

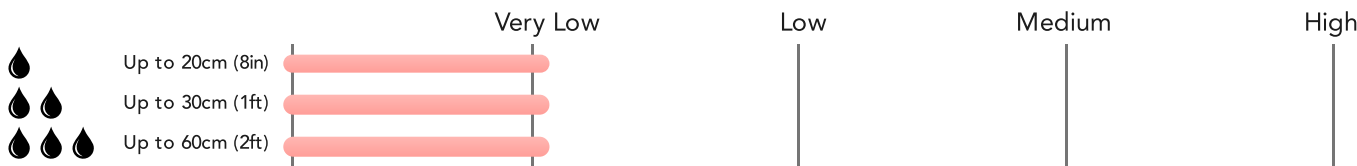


Risk Rating: Very low

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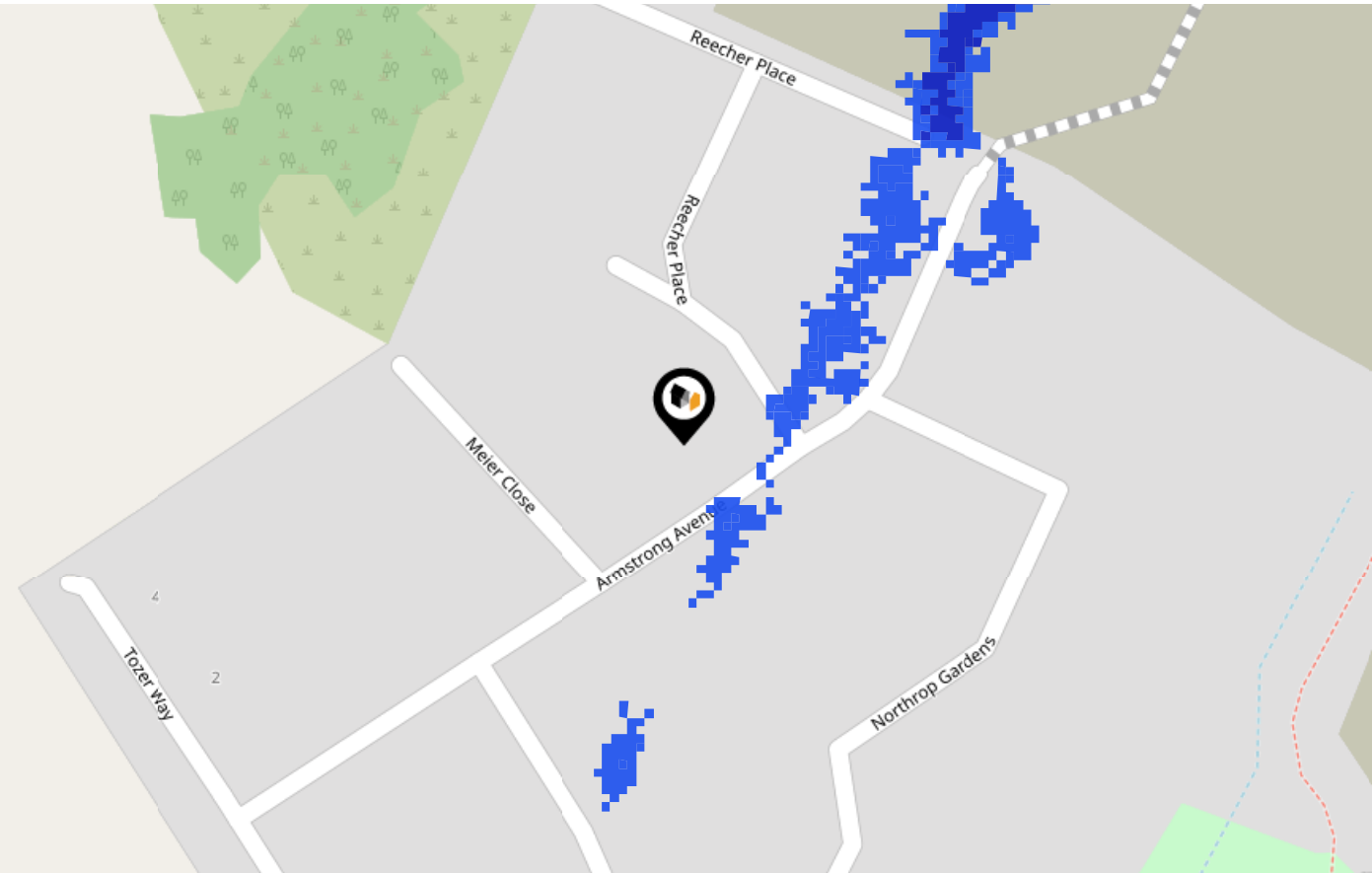
Chance of flooding to the following depths at this property:



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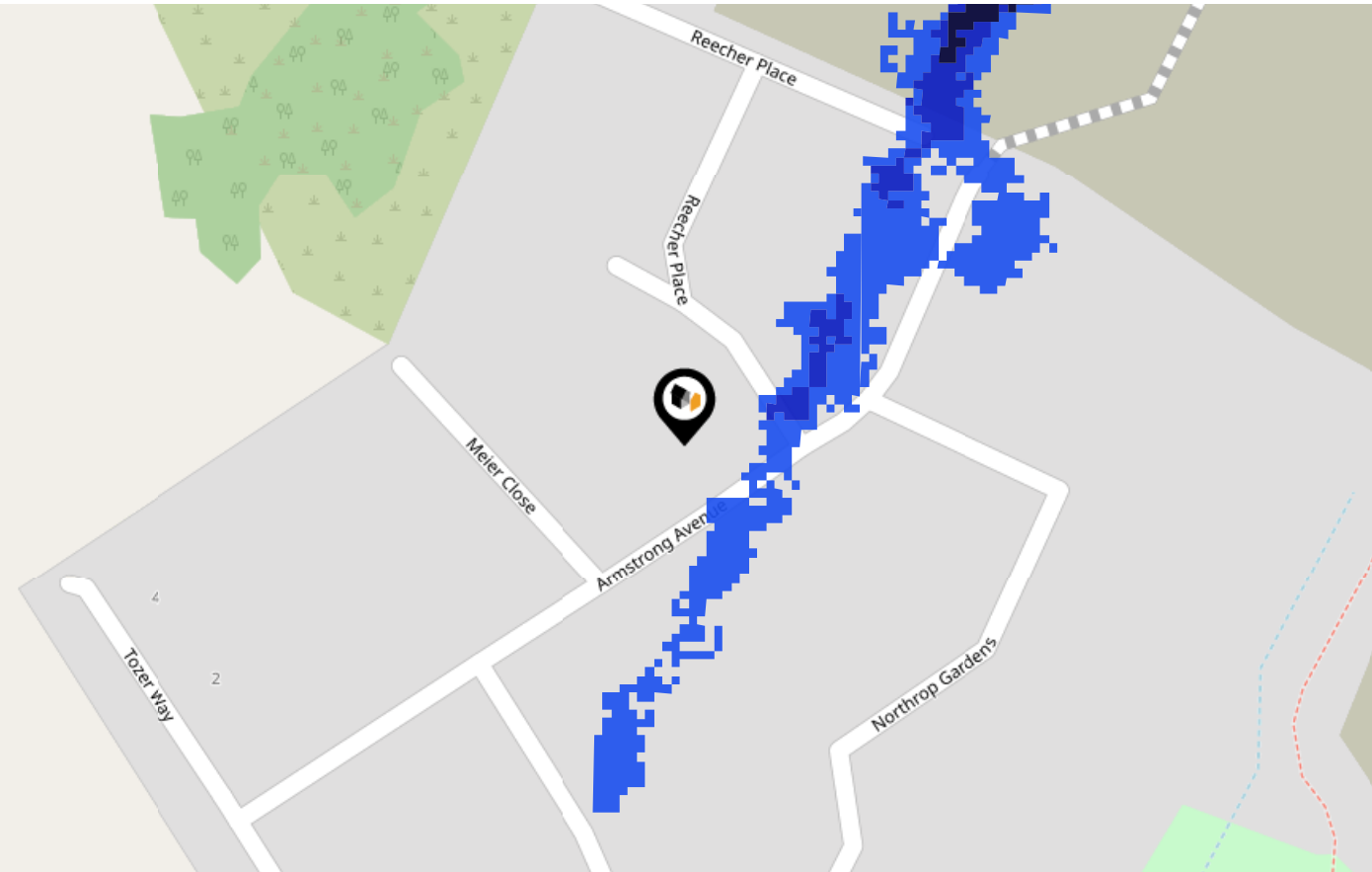
Chance of flooding to the following depths at this property:



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

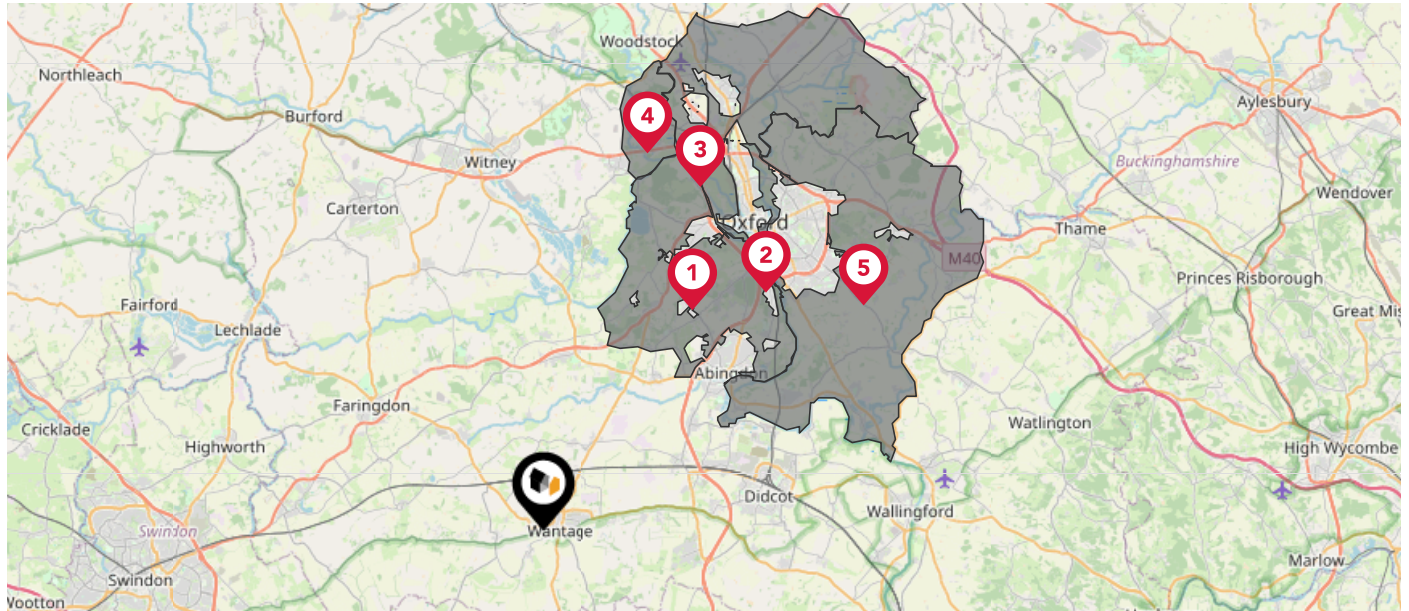


Maps

Green Belt



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



Nearby Green Belt Land



Oxford Green Belt - Vale of White Horse



Oxford Green Belt - Oxford



Oxford Green Belt - Cherwell



Oxford Green Belt - West Oxfordshire



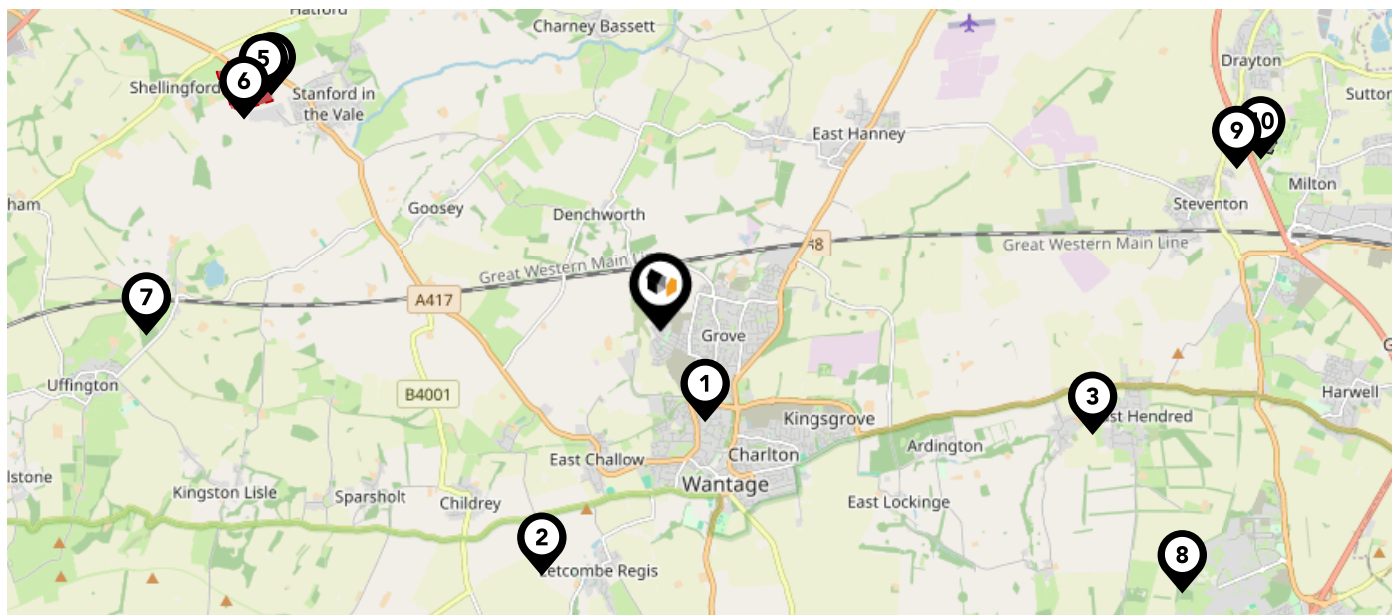
Oxford Green Belt - South Oxfordshire

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

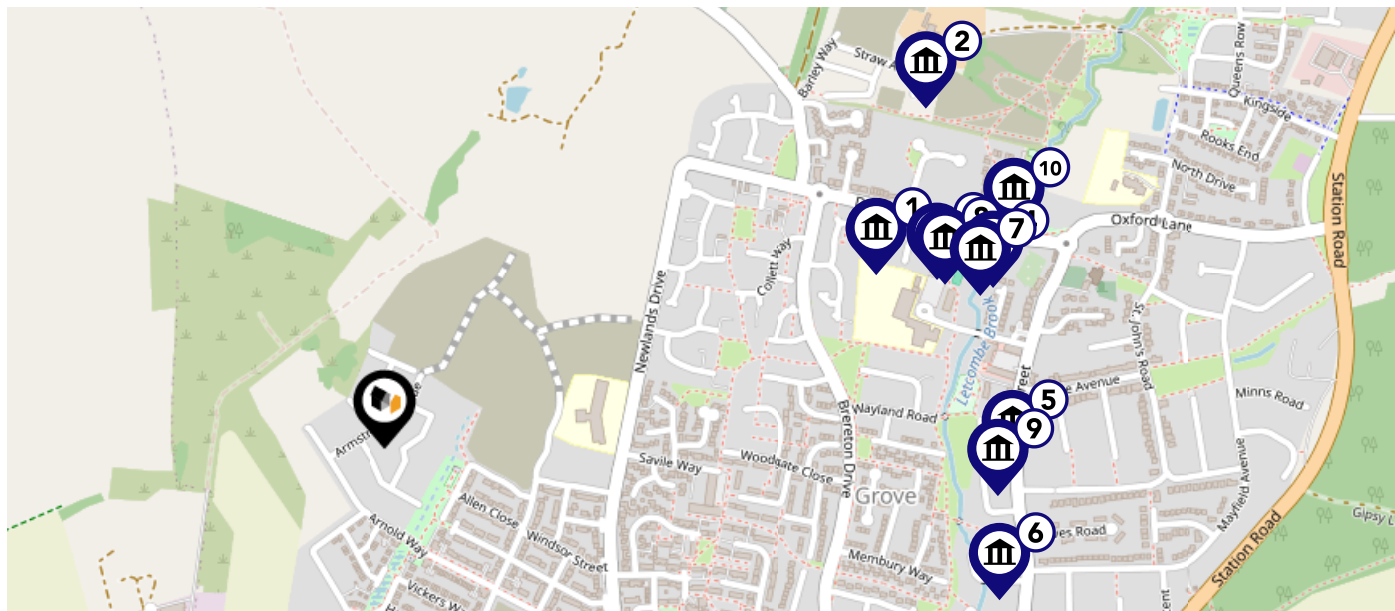
1	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill
2	EA/EPR/EP3699EM/V006 - Mr D Lewis	Active Landfill
3	East Hendred-Off Mill Lane, East Hendred, Oxfordshire	Historic Landfill
4	Faringdon Road-Stanford In The Vale, Berkshire	Historic Landfill
5	Stanford-In-The-Vale-A417, Stanford-in-the-Vale, Oxfordshire	Historic Landfill
6	EA/EPR/BP3095EU/V002	Active Landfill
7	Uffington Clay Pits-Uffington, Oxfordshire	Historic Landfill
8	EA/EPR/CB3607XM/V002 - UKAEA	Active Landfill
9	South Of A34 at Drayton-Drayton, Oxfordshire	Historic Landfill
10	Drayton Golf Course-Drayton, Oxfordshire	Historic Landfill











Maps

Listed Buildings

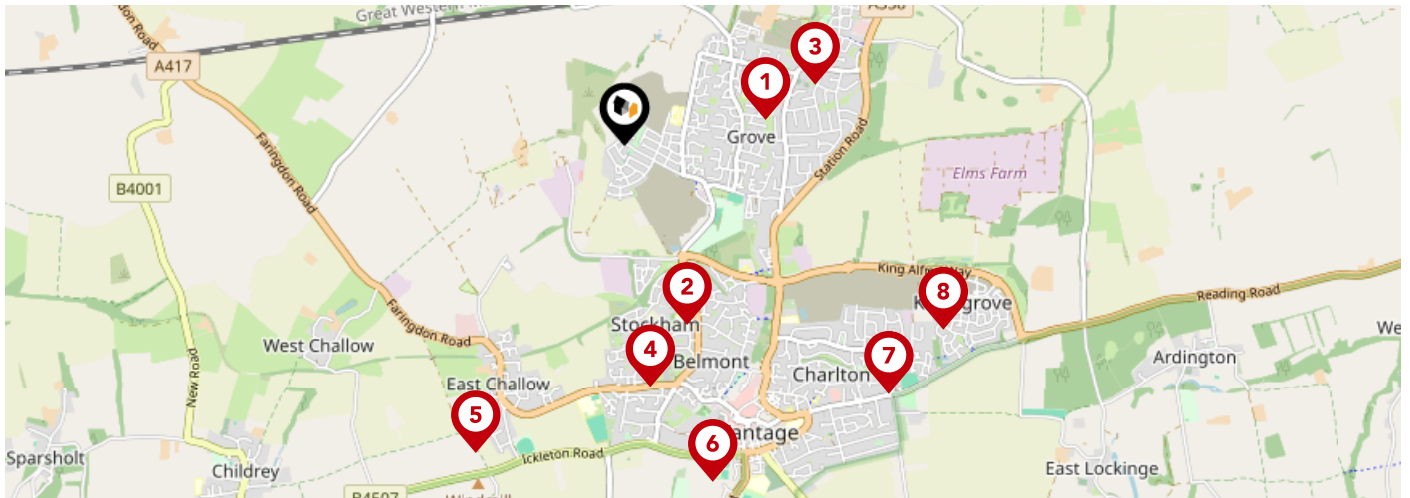


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

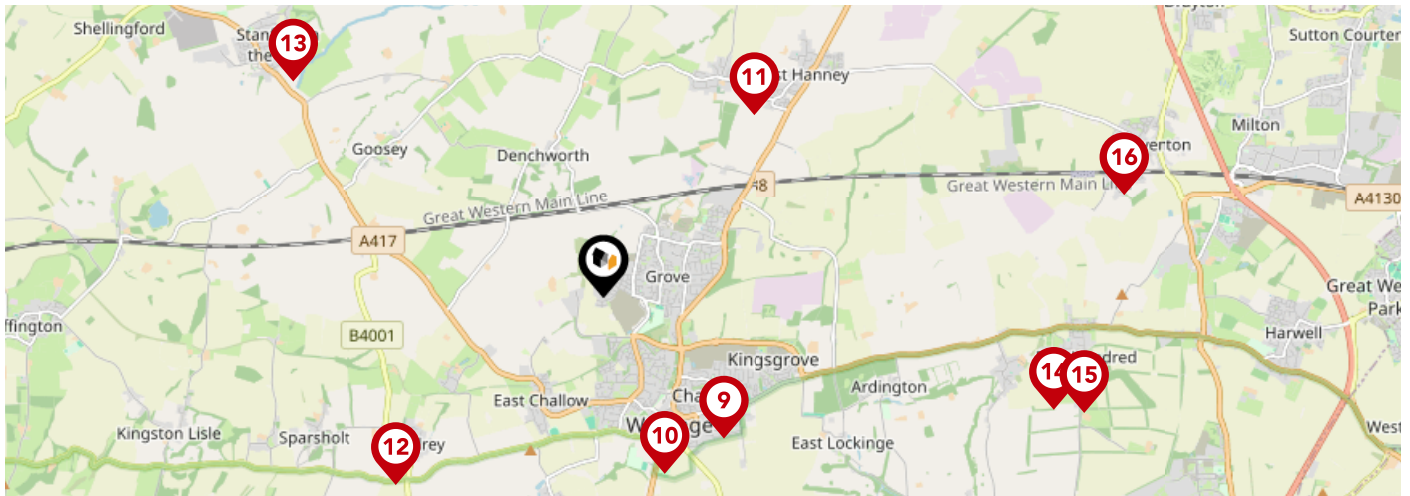










Listed Buildings in the local district		Grade	Distance
	1200147 - Poplars Farmhouse	Grade II	0.6 miles
	1048151 - Steptoe's House	Grade II	0.7 miles
	1048153 - Barn Adjacent To Wickgreen Farmhouse	Grade II	0.7 miles
	1048152 - Brookside Cottage	Grade II	0.7 miles
	1300887 - Bonds Cottage	Grade II	0.7 miles
	1200164 - The Manor	Grade II	0.7 miles
	1368653 - Orchard Cottage	Grade II	0.7 miles
	1300914 - Wickgreen Farmhouse	Grade II	0.7 miles
	1368654 - Ivy Cottage	Grade II	0.7 miles
	1300895 - Brook House	Grade II	0.8 miles

Area Schools



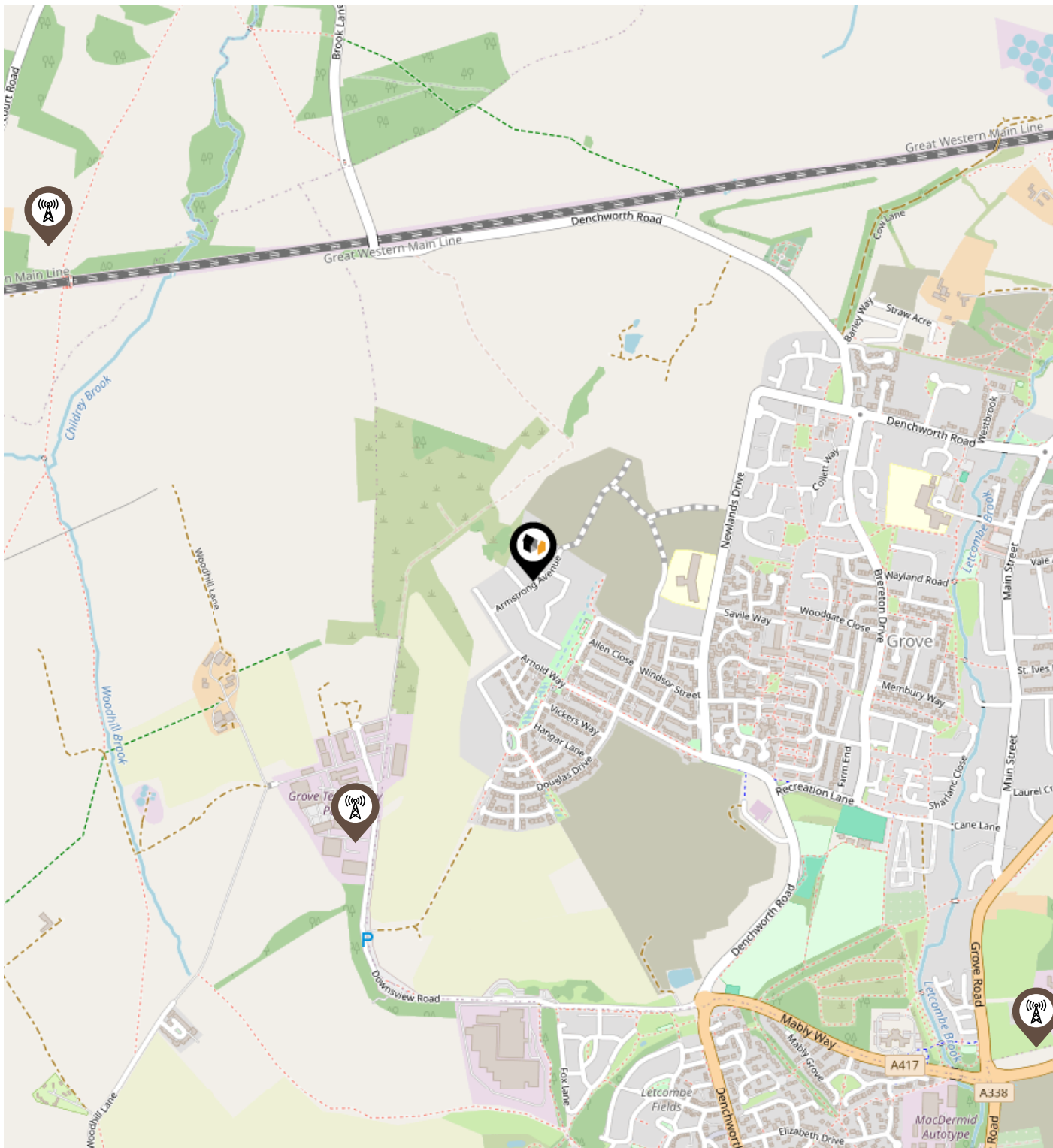
		Nursery	Primary	Secondary	College	Private
1	Millbrook Primary School Ofsted Rating: Good Pupils: 482 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fitzwaryn School Ofsted Rating: Outstanding Pupils: 122 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grove Church of England School Ofsted Rating: Good Pupils: 192 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stockham Primary School Ofsted Rating: Outstanding Pupils: 213 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 125 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King Alfred's Ofsted Rating: Good Pupils: 1682 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Charlton Primary School Ofsted Rating: Good Pupils: 449 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wantage Primary Academy Ofsted Rating: Outstanding Pupils: 233 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Huckleberry Therapeutic School Ofsted Rating: Good Pupils: 6 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wantage Church of England Primary School Ofsted Rating: Good Pupils: 426 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James Church of England Primary School, Hanney Ofsted Rating: Good Pupils: 207 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ridgeway Church of England (C) Primary School Ofsted Rating: Good Pupils: 92 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanford In the Vale CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hendreds Church of England School Ofsted Rating: Good Pupils: 139 Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Amand's Catholic Primary School Ofsted Rating: Good Pupils: 113 Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michaels CofE Primary School, Steventon Village Ofsted Rating: Good Pupils: 222 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

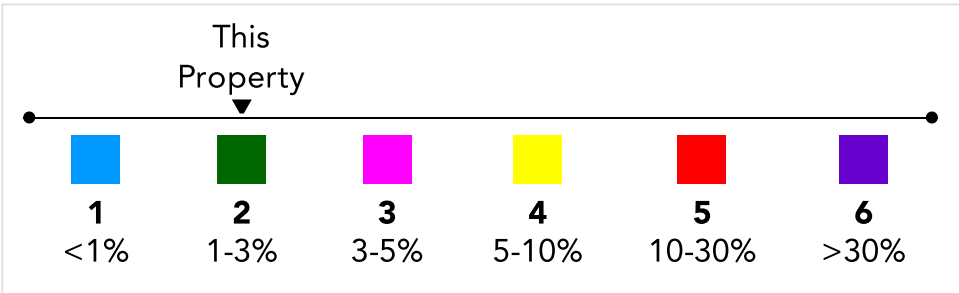
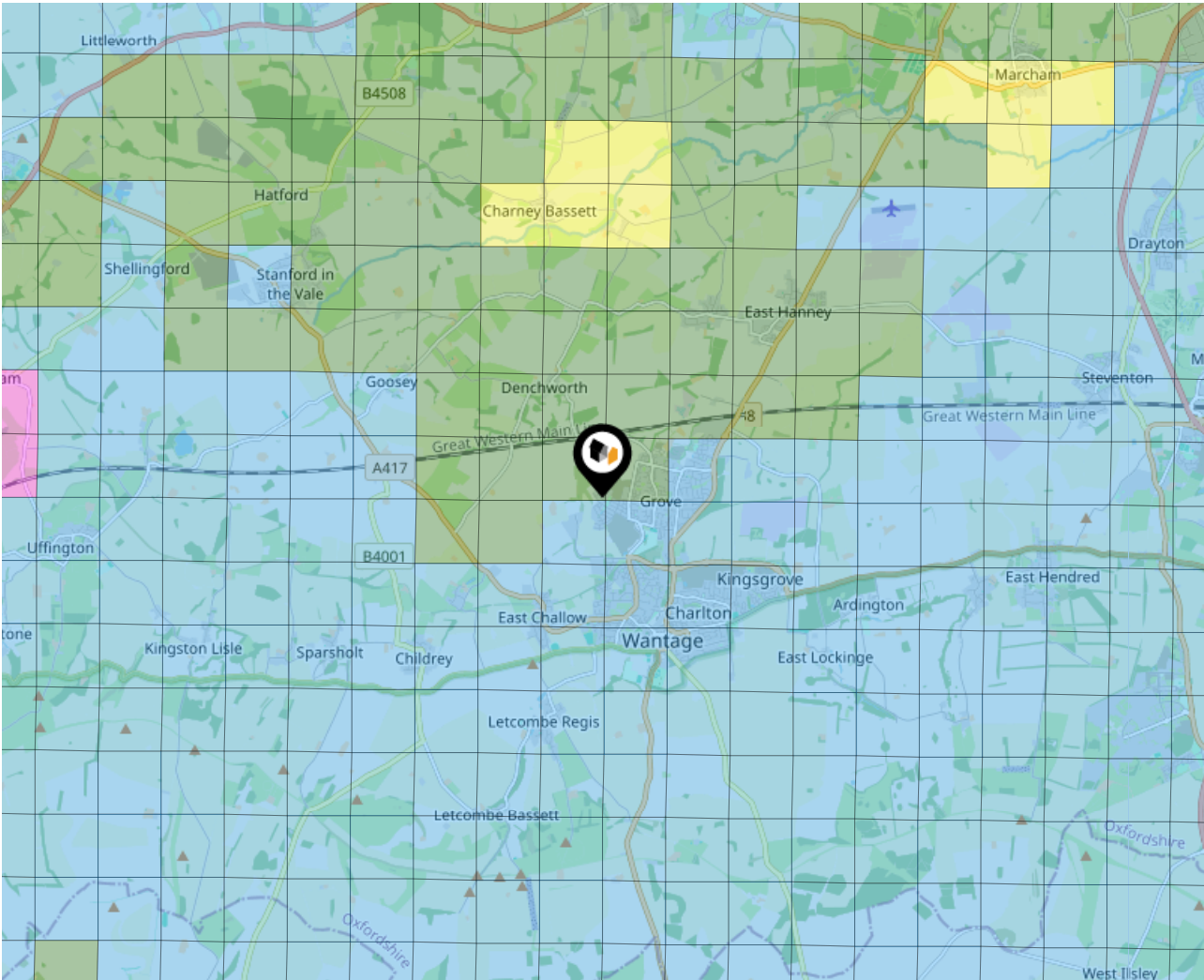


Key:

- Power Pylons
- Communication Masts

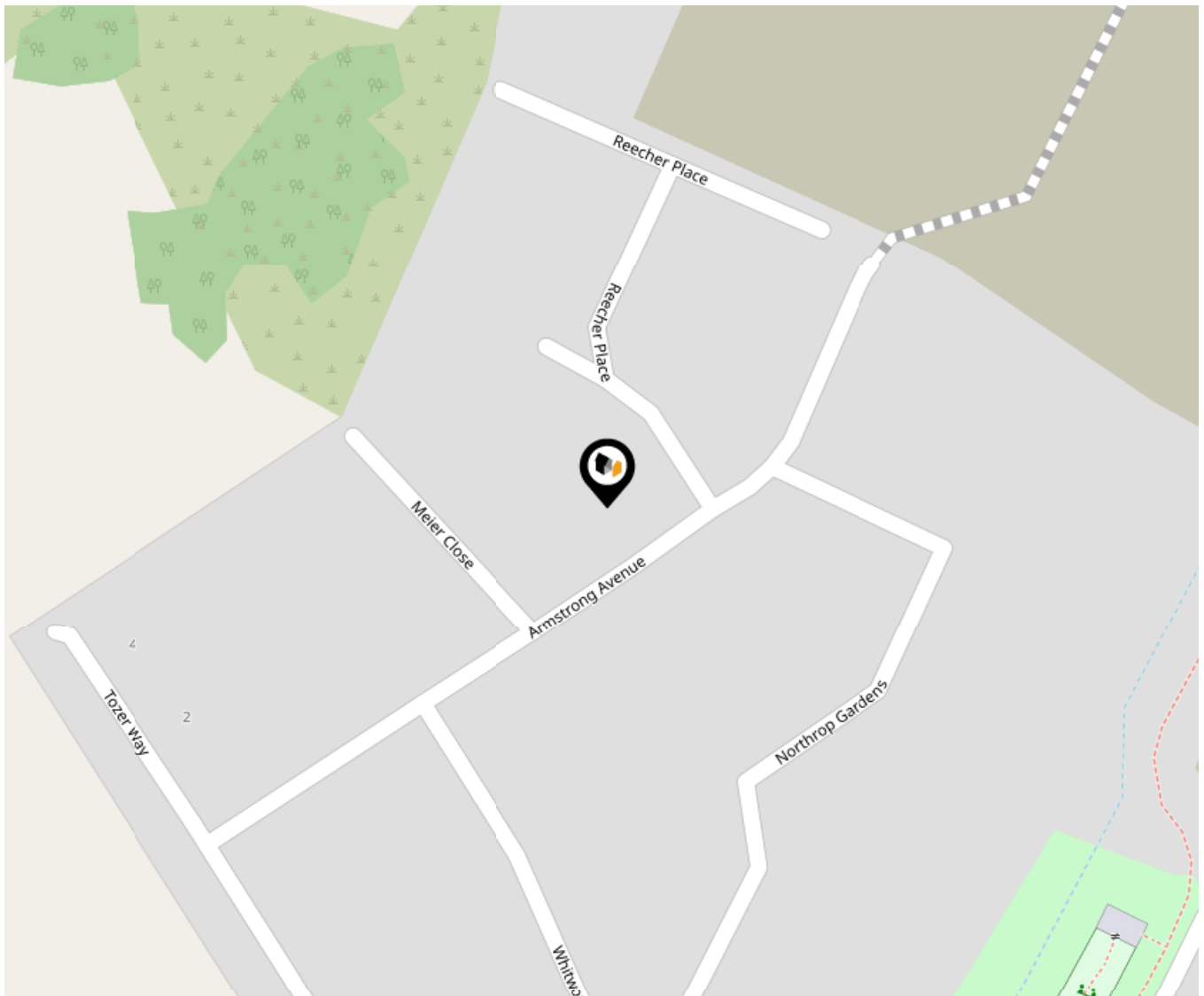
What is Radon?

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



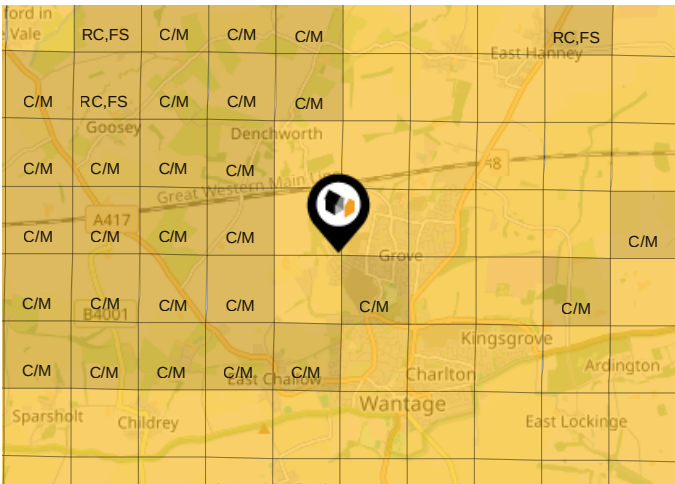
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	NONE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

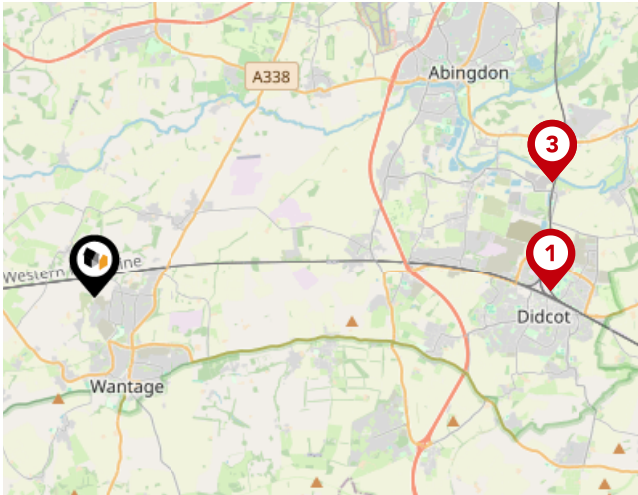


Primary Classifications (Most Common Clay Types)

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

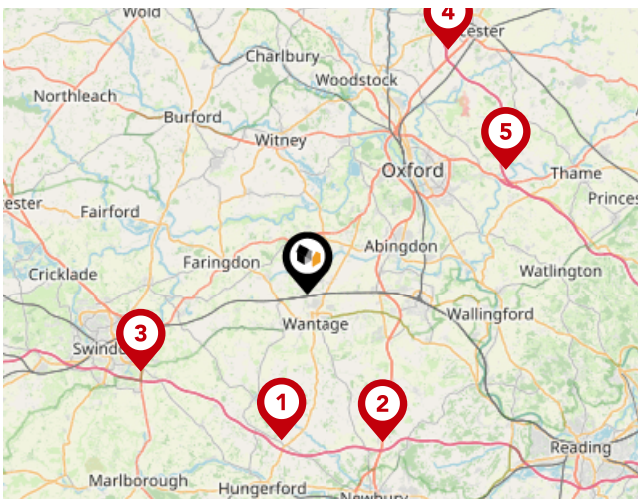
Area

Transport (National)



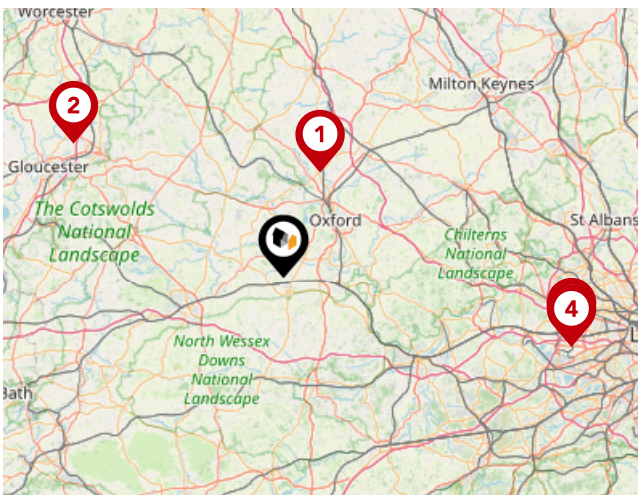
National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	8.41 miles
2	Appleford Rail Station	8.7 miles
3	Appleford Rail Station	8.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	10.94 miles
2	M4 J13	12.13 miles
3	M4 J15	13.57 miles
4	M40 J9	20.73 miles
5	M40 J8A	17.29 miles

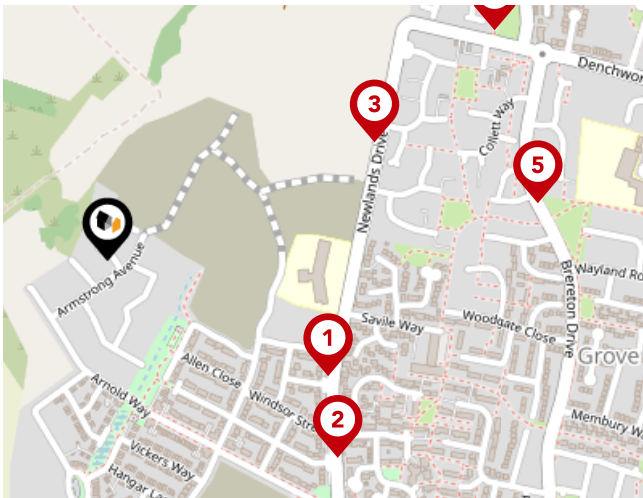


Airports/Helipads

Pin	Name	Distance
1	Kidlington	16.41 miles
2	Staverton	36.52 miles
3	Heathrow Airport	43.42 miles
4	Heathrow Airport Terminal 4	43.87 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Whitley Close	0.29 miles
2	Whitley Close	0.35 miles
3	Mallard Way	0.34 miles
4	Shepherds Close	0.52 miles
5	Evenlode Close	0.5 miles



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.



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 persistence 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.

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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