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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10<sup>th</sup> April 2025



**HILLSIDE, CHAIN HILL, WANTAGE, OX12 8PB**

## Waymark Property

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www.waymarkproperty.co.uk



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# Property Overview



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,313 ft <sup>2</sup> / 122 m <sup>2</sup>		
Plot Area:	0.33 acres		
Council Tax :	Band F		
Annual Estimate:	£3,549		
Title Number:	ON59631		
UPRN:	100120935972		

## Local Area

Local Authority:	Vale of white horse	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	40	-
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Property  
**EPC - Certificate**



Hillside Chain Hill WANTAGE OX12 8PB		Energy rating	
		E	
Valid until 03.04.2035		Certificate number 03702714244028056881	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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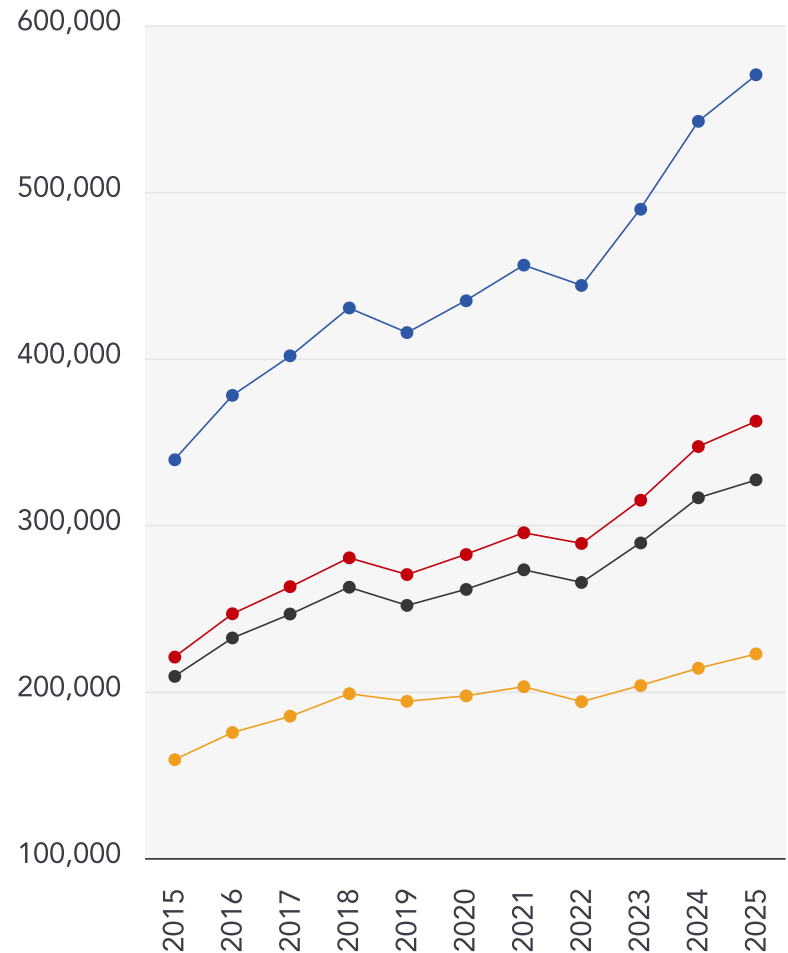
<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Low energy lighting in 65% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	122 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in OX12



Detached

**+68.17%**

Semi-Detached

**+64.19%**

Terraced

**+56.45%**

Flat

**+39.93%**

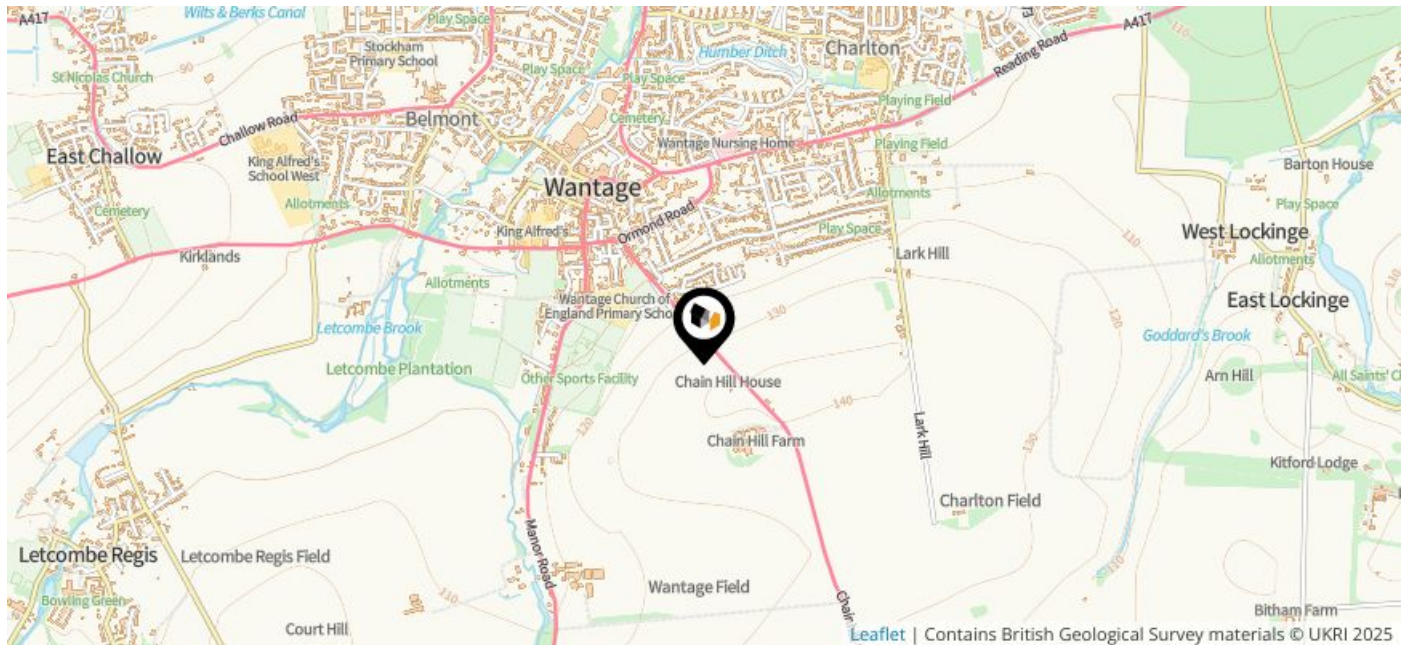


# Maps

## 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.

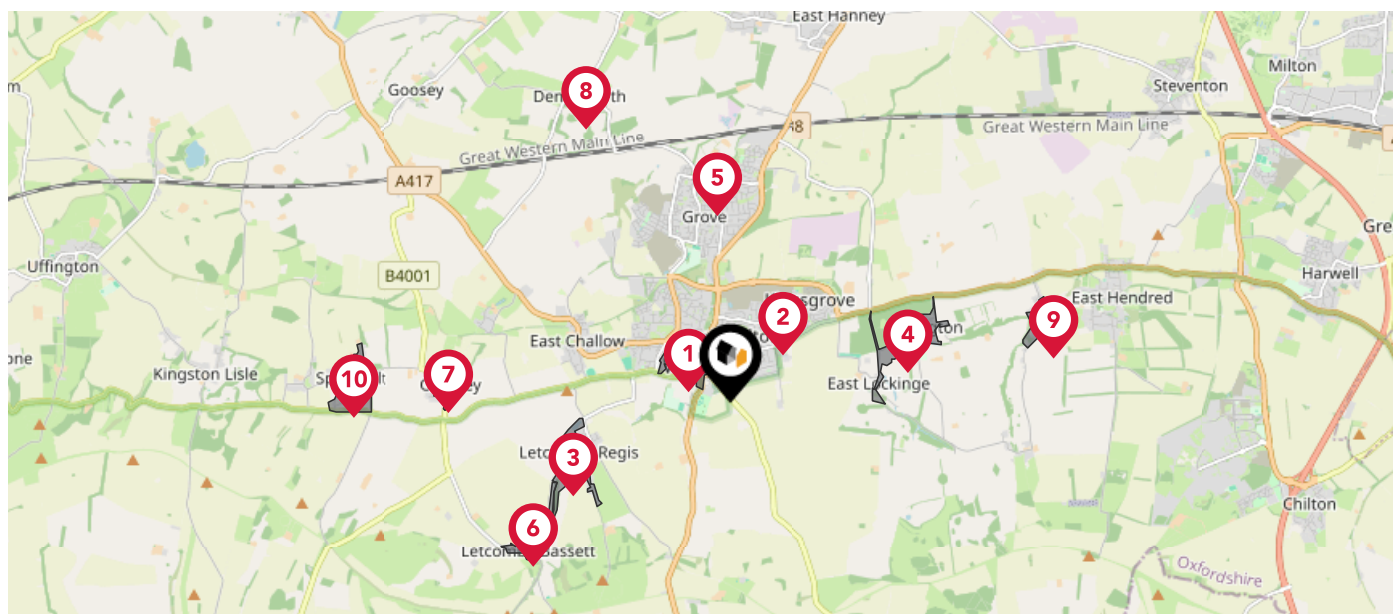
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

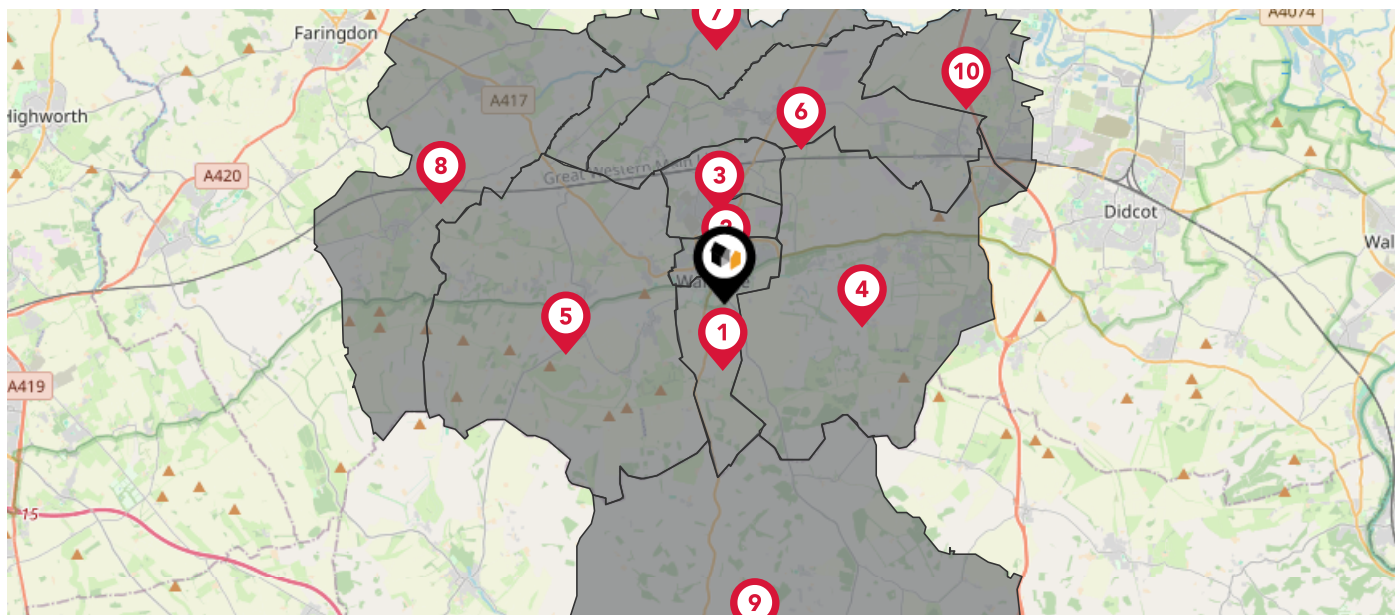
- 1 Wantage Town Centre
- 2 Wantage, Charlton
- 3 Letcombe Regis
- 4 Ardington and East Lockinge
- 5 Grove
- 6 Letcombe Bassett
- 7 Childrey
- 8 Denchworth
- 9 West Hendred
- 10 Sparsholt

# 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



Wantage Charlton Ward



Wantage & Grove Brook Ward



Grove North Ward



Hendreds Ward



Ridgeway Ward



Steventon & the Hanneys Ward



Kingston Bagpuize Ward



Stanford Ward



Downlands Ward



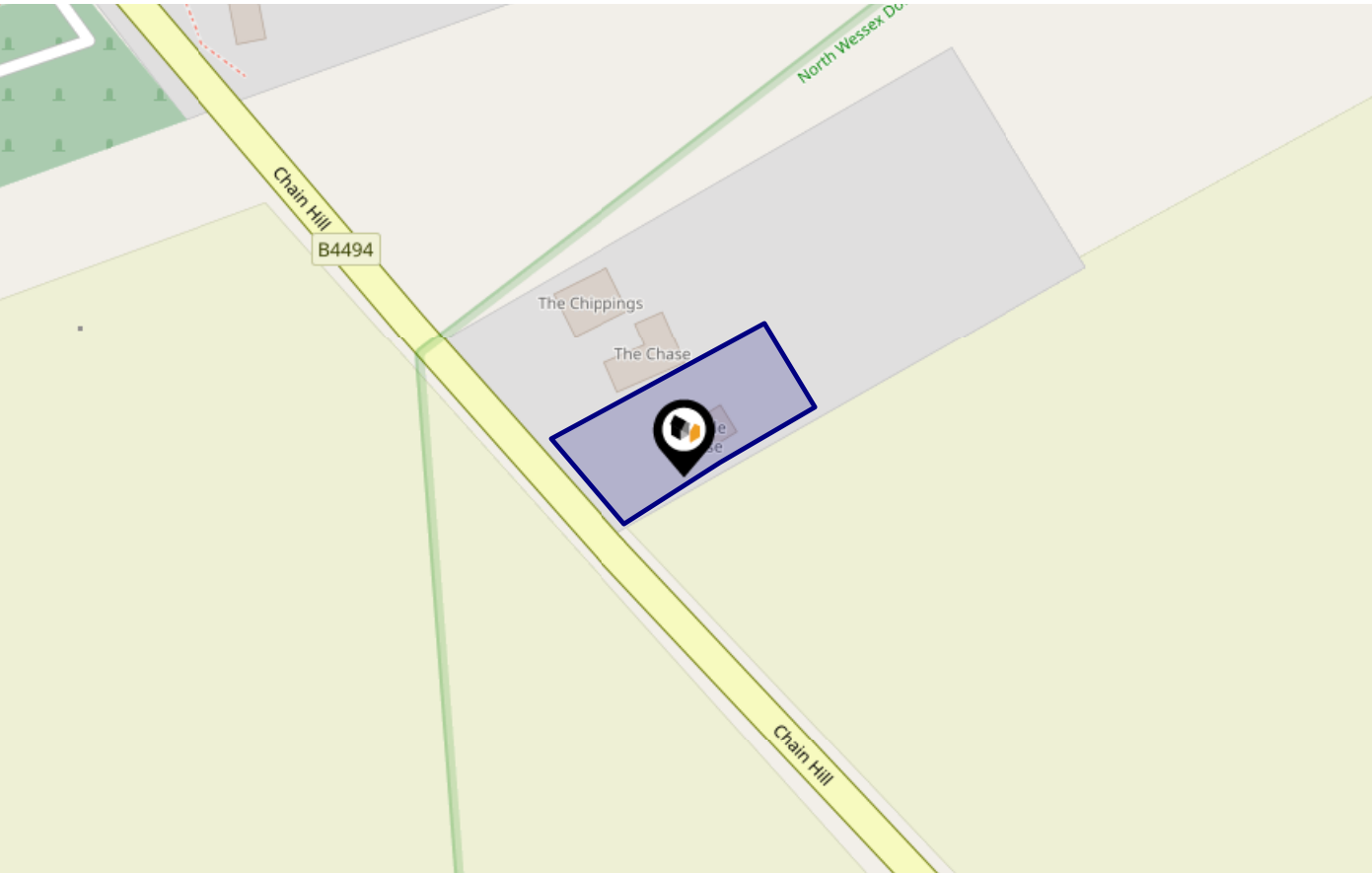
Drayton Ward



# 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.

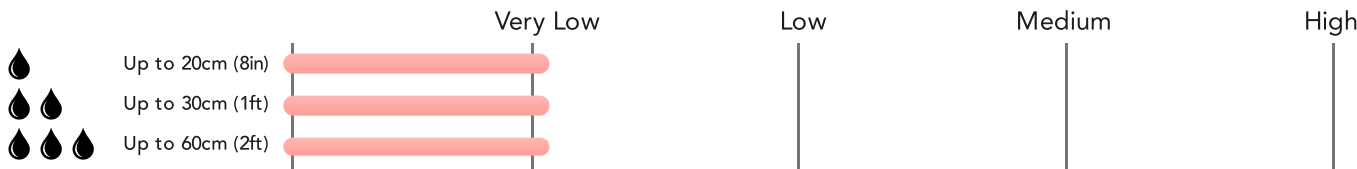


Risk Rating: Very low

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.

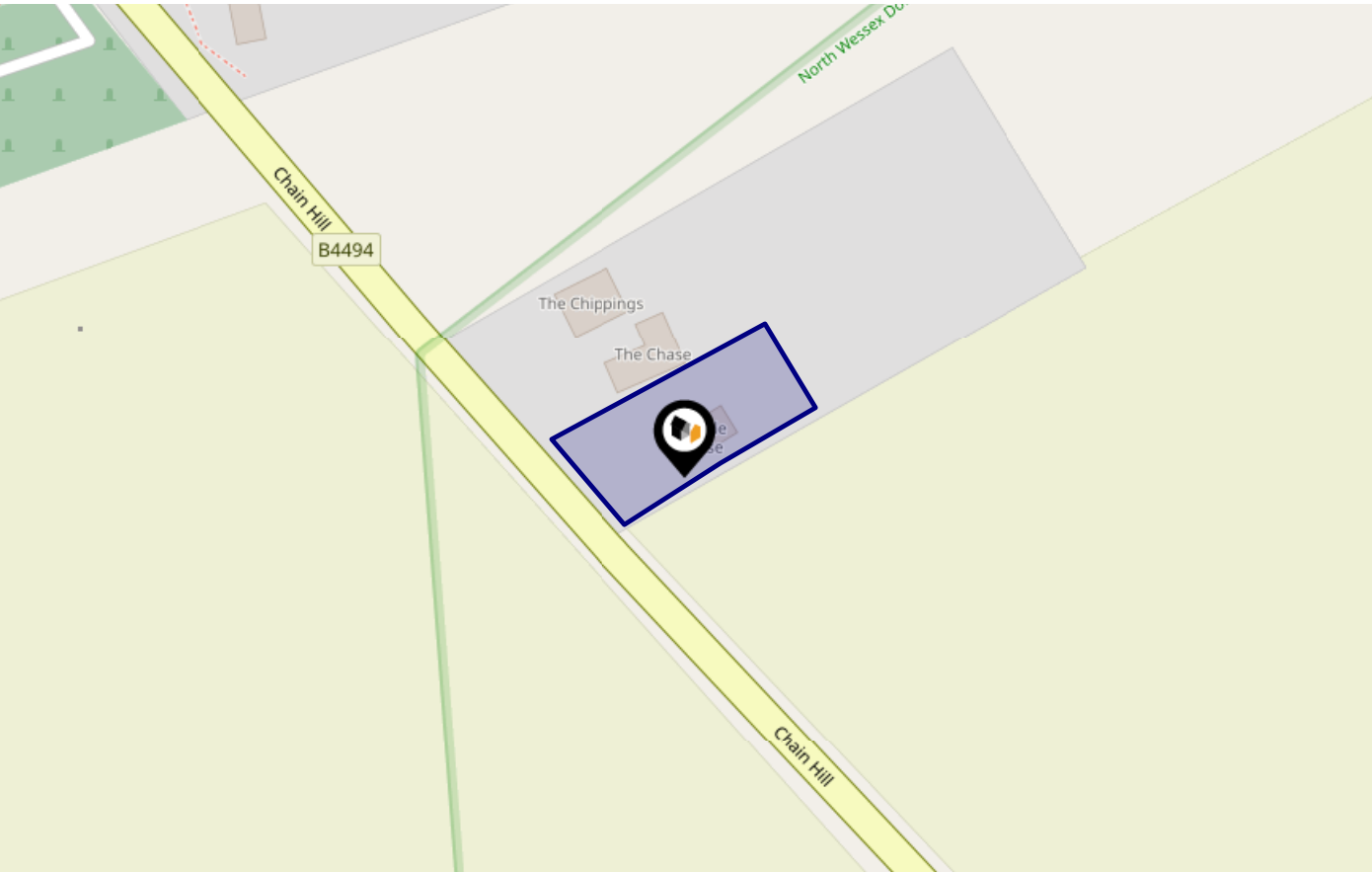
Chance of flooding to the following depths at this property:



# 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.

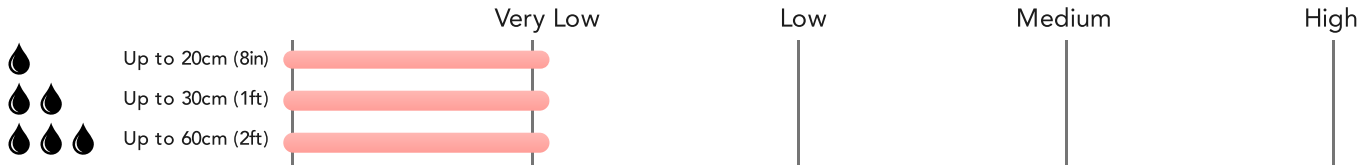


Risk Rating: Very low

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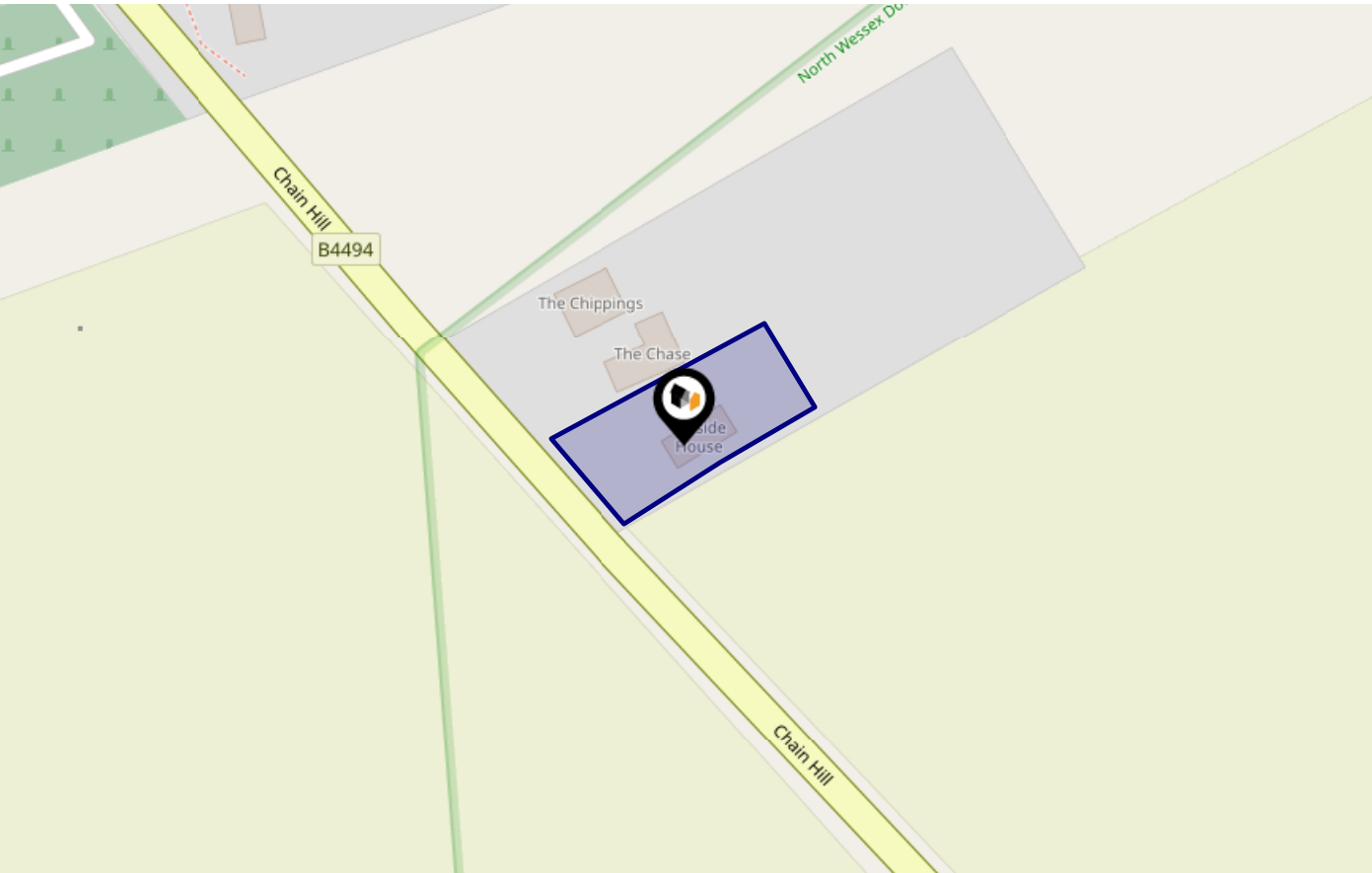
Chance of flooding to the following depths at this property:



# 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.

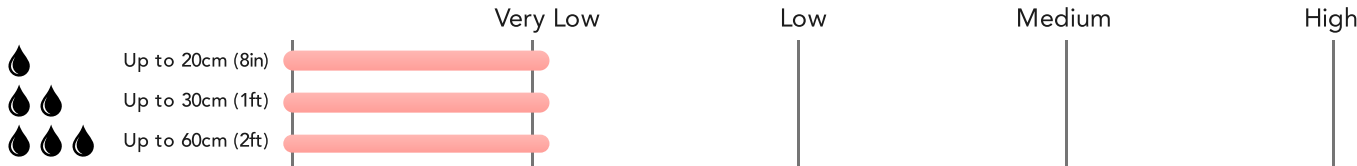


Risk Rating: Very low

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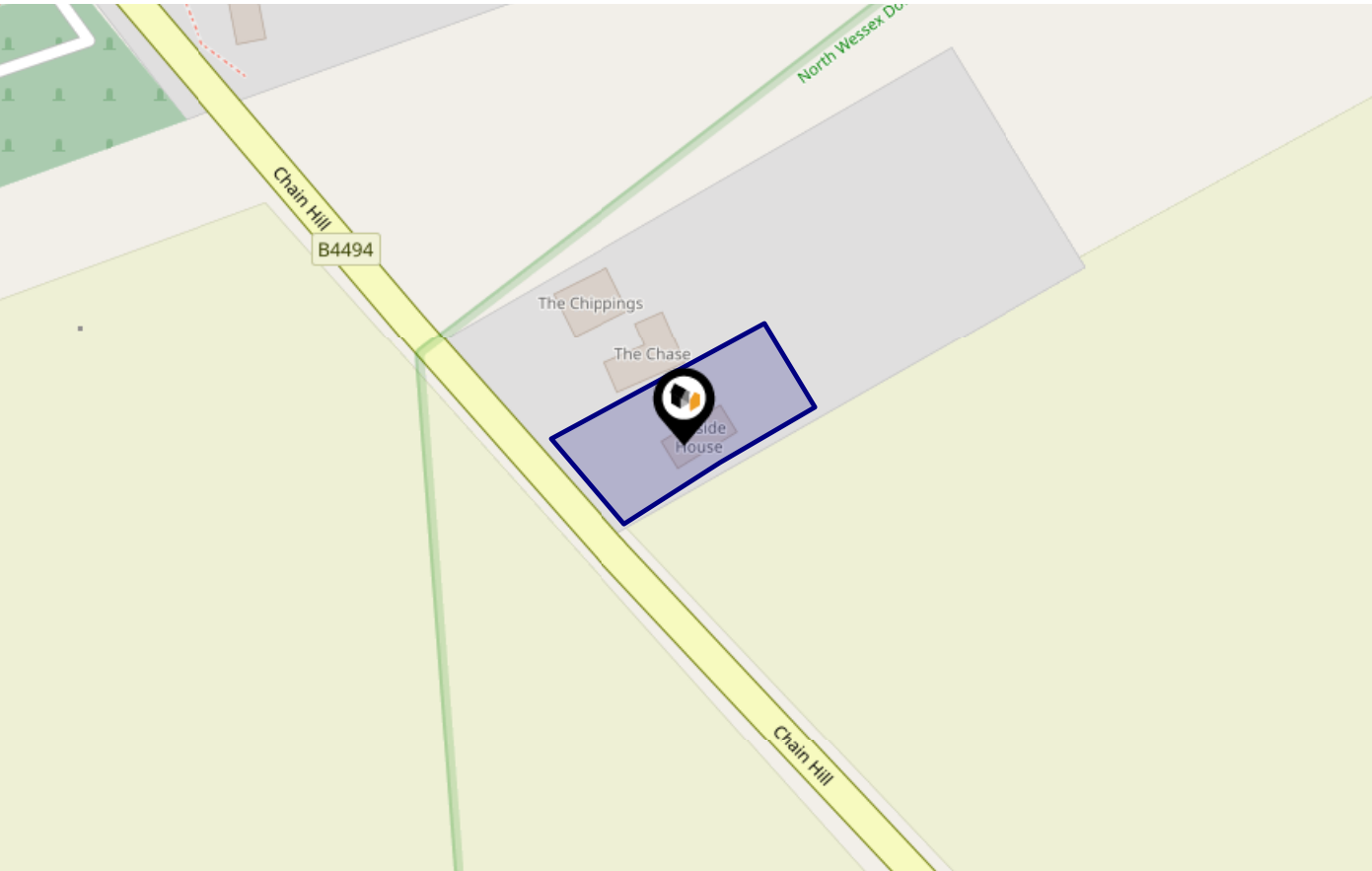
Chance of flooding to the following depths at this property:



# 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.

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Chance of flooding to the following depths at this property:

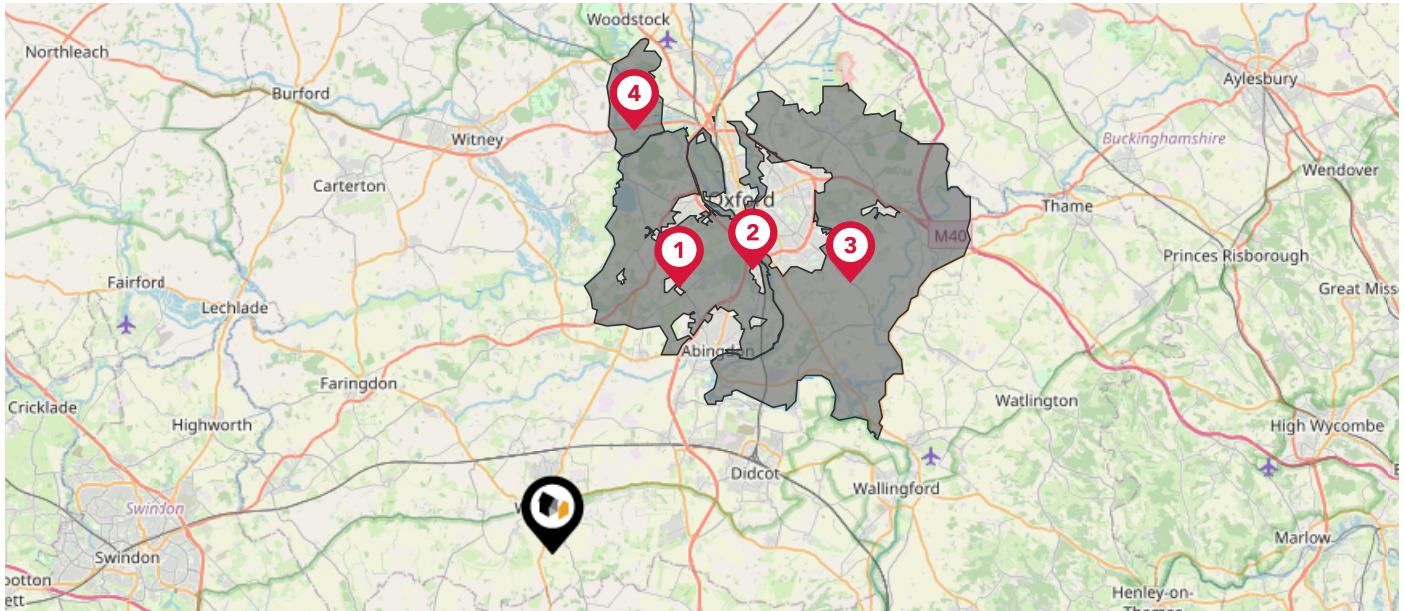


# Maps

## 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 - South Oxfordshire



Oxford Green Belt - West Oxfordshire

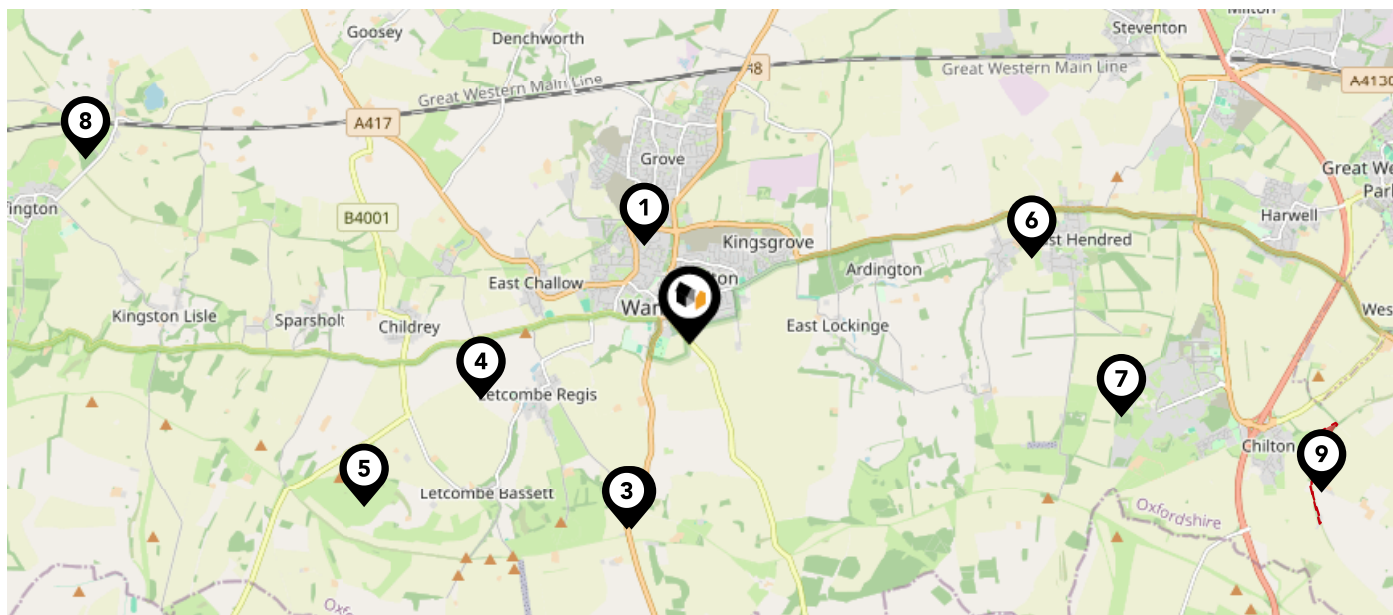


# Maps

## 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

<b>1</b>	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill	
<b>2</b>	Furzewick Down-Near Wantage, Oxfordshire	Historic Landfill	
<b>3</b>	Red House Hill-Wantage, Oxfordshire	Historic Landfill	
<b>4</b>	EA/EPR/EP3699EM/V006 - Mr D Lewis	Active Landfill	
<b>5</b>	Hackpen Hill-South of B4001 Letcombe Bassett, Wantage, Oxfordshire	Historic Landfill	
<b>6</b>	East Hendred-Off Mill Lane, East Hendred, Oxfordshire	Historic Landfill	
<b>7</b>	EA/EPR/CB3607XM/V002 - UKAEA	Active Landfill	
<b>8</b>	Uffington Clay Pits-Uffington, Oxfordshire	Historic Landfill	
<b>9</b>	EA/EPR/HB3901CX/V002	Active 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...

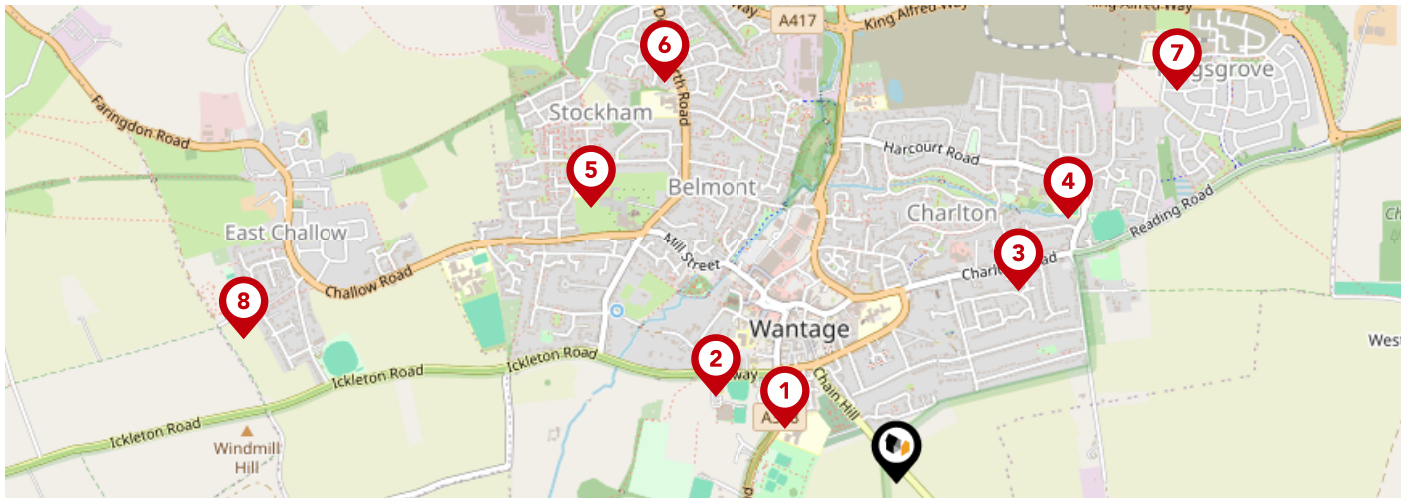


Listed Buildings in the local district		Grade	Distance
	1048523 - 1, Portway (see Details For Further Address Information)	Grade II	0.3 miles
	1283702 - Numbers 1 To 8 Stiles Court	Grade II	0.3 miles
	1198664 - Sister Superior's House, St Mary's School	Grade II	0.3 miles
	1368078 - Rockwell House	Grade II	0.3 miles
	1368469 - Barn Approximately 30 Metres North Of Chainhill Farmhouse (not Included)	Grade II	0.3 miles
	1368489 - Well Head Approximately 10 Metres South Of Eagles Close Almshouses	Grade II	0.3 miles
	1048518 - Chapel Adjoining South Side Of St Mary's School	Grade II	0.3 miles
	1283687 - Eagles Close Almshouses	Grade II	0.3 miles
	1198408 - 1 And 2, Market Place (see Details For Further Address Information)	Grade II	0.4 miles
	1199001 - Number 18a And Attached Barn	Grade II	0.4 miles
	1368460 - 3, Market Place	Grade II	0.4 miles
	1052754 - 34, Wallingford Street	Grade II	0.4 miles

KFB -

Key Facts For Buyers









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wantage Church of England Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King Alfred's</b> Ofsted Rating: Good   Pupils: 1682   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Huckleberry Therapeutic School</b> Ofsted Rating: Good   Pupils: 6   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Charlton Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stockham Primary School</b> Ofsted Rating: Outstanding   Pupils: 213   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Fitzwaryn School</b> Ofsted Rating: Outstanding   Pupils: 122   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wantage Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

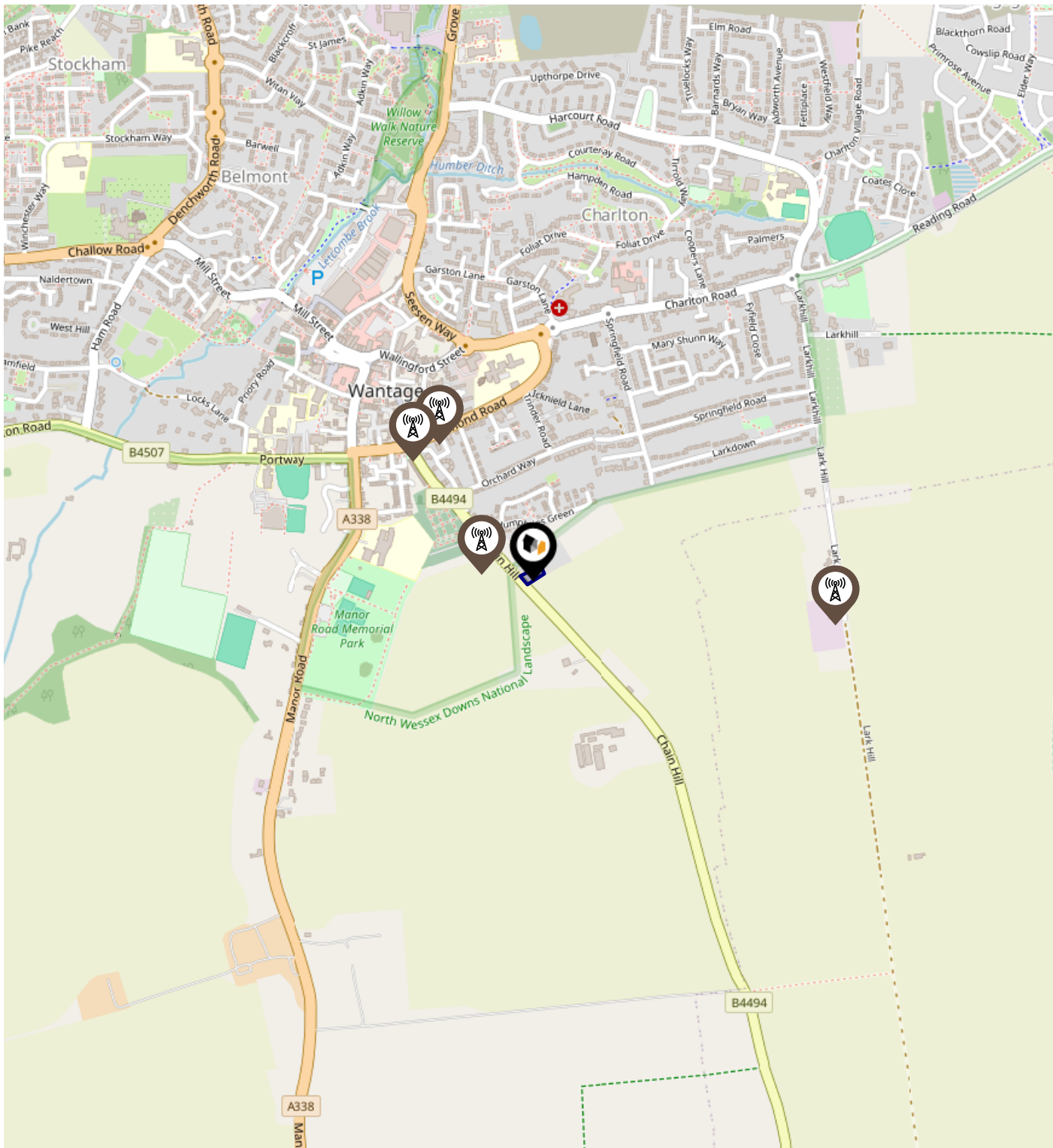


		Nursery	Primary	Secondary	College	Private
	<b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 482   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grove Church of England School</b> Ofsted Rating: Good   Pupils: 192   Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridgeway Church of England (C) Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Hendreds Church of England School</b> Ofsted Rating: Good   Pupils: 139   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James Church of England Primary School, Hanney</b> Ofsted Rating: Good   Pupils: 207   Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Amand's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 113   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michaels CofE Primary School, Steventon Village</b> Ofsted Rating: Good   Pupils: 222   Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chilton County Primary School</b> Ofsted Rating: Good   Pupils: 311   Distance:5.12	<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

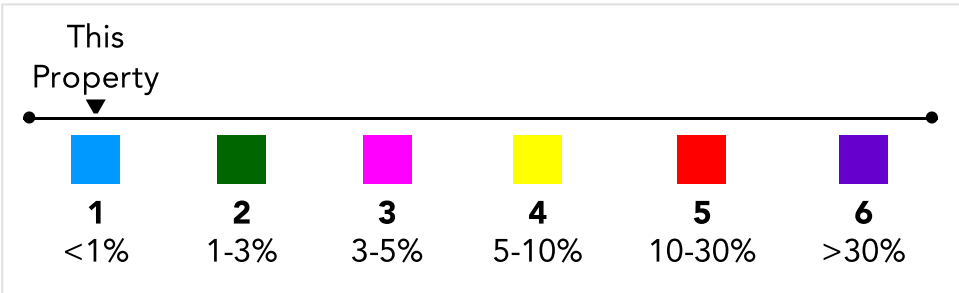
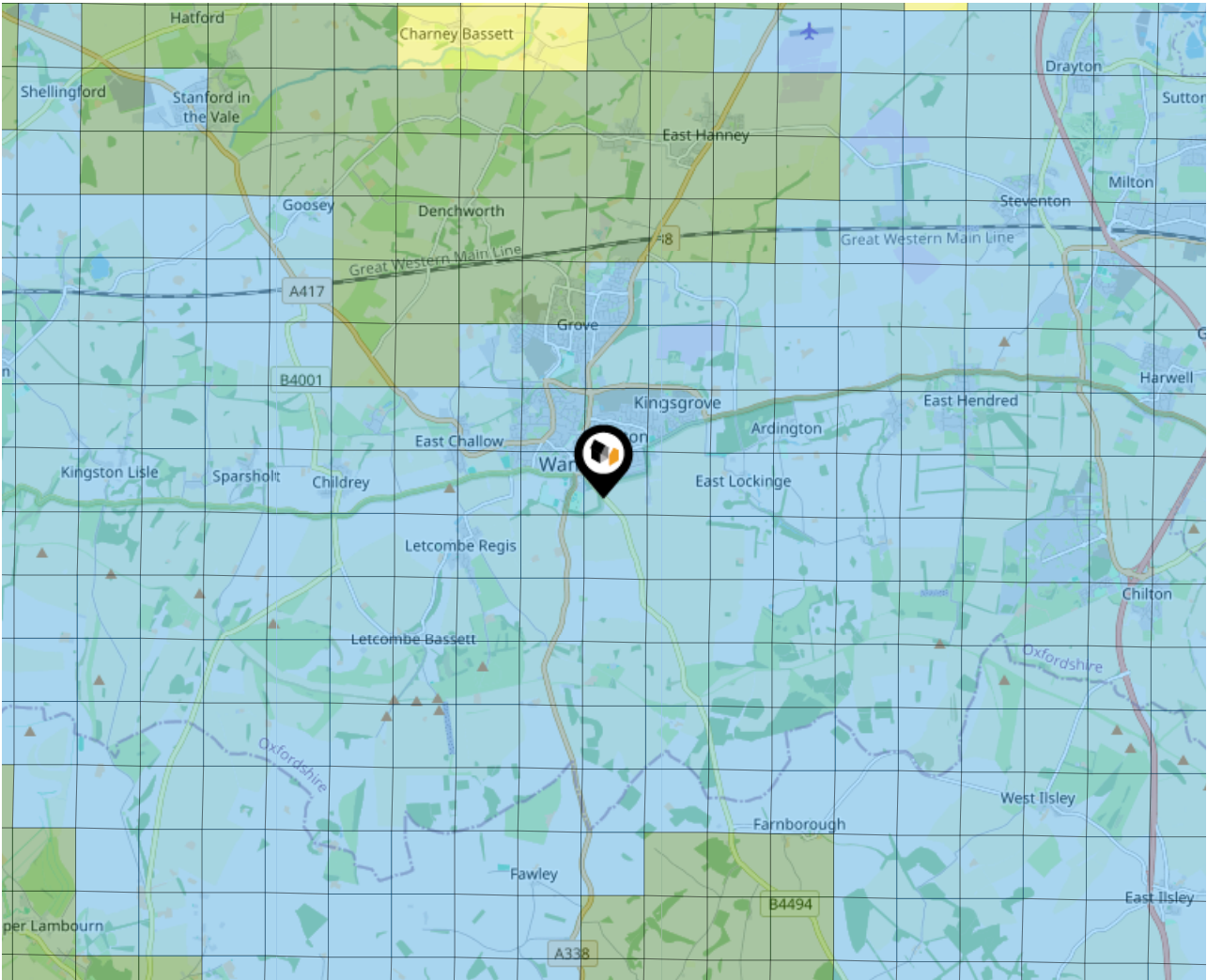
# Environment

## Radon Gas



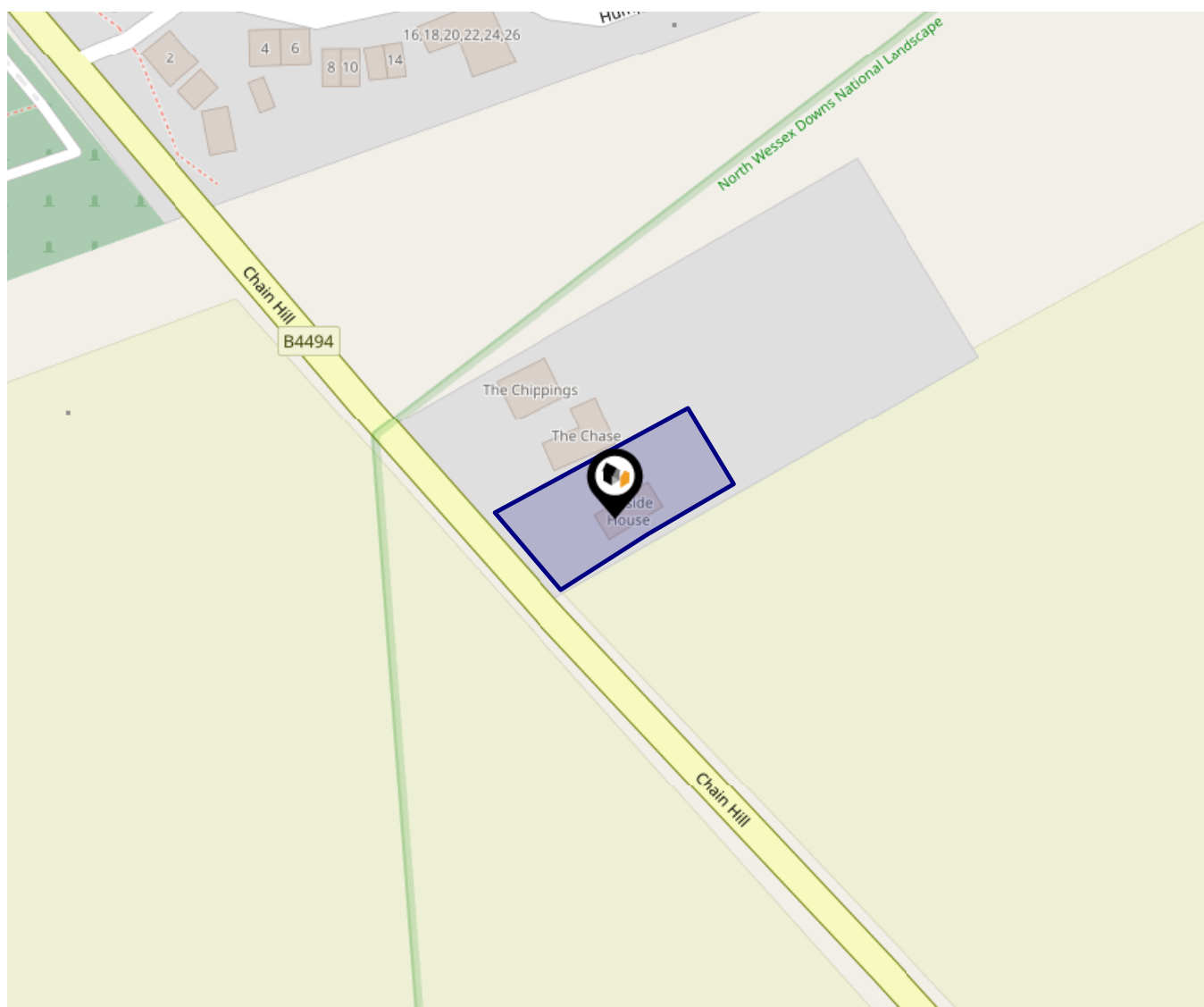
### What is Radon?

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



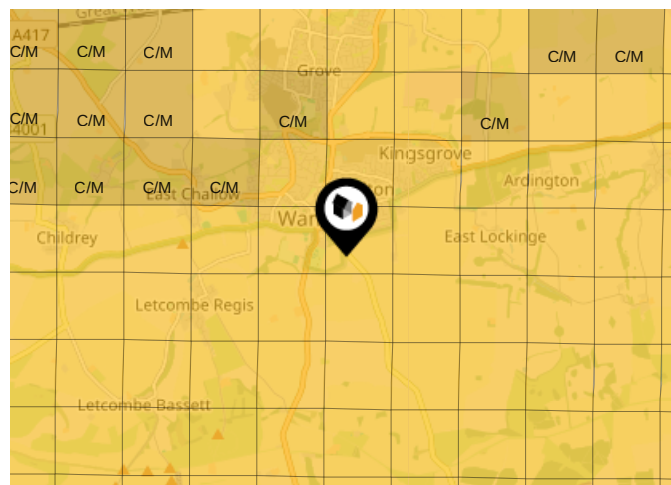
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	SANDY LOAM TO LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



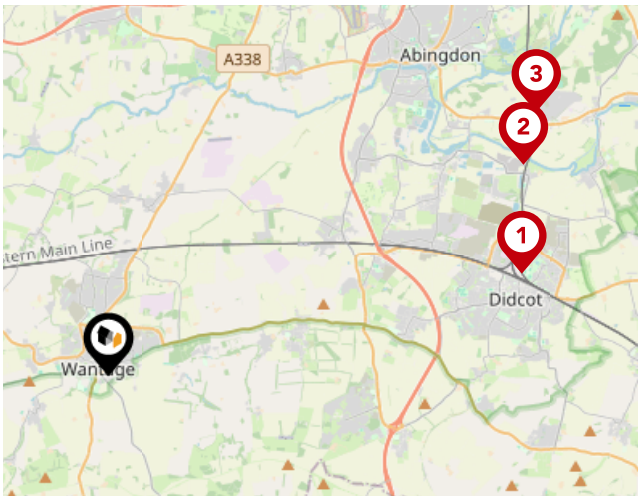
### Primary Classifications (Most Common Clay Types)

<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



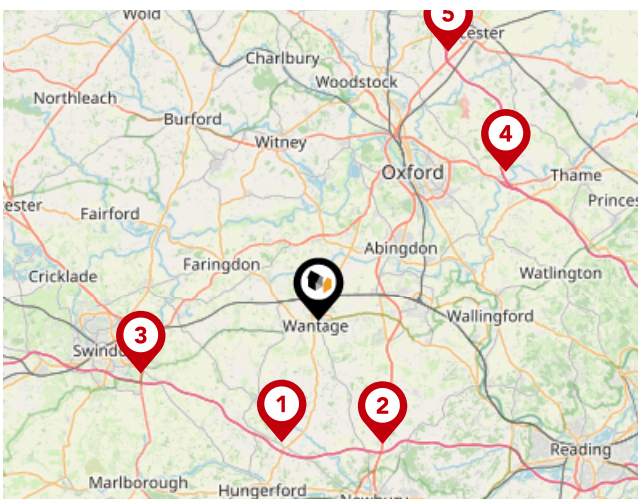
# Area

## Transport (National)



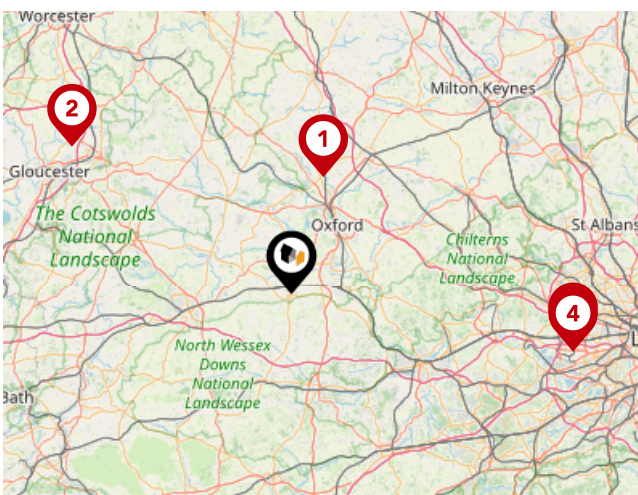
### National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	7.82 miles
2	Appleford Rail Station	8.55 miles
3	Culham Rail Station	9.24 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	9.43 miles
2	M4 J13	10.21 miles
3	M4 J15	13.73 miles
4	M40 J8A	17.63 miles
5	M40 J9	21.9 miles



### Airports/Helipads

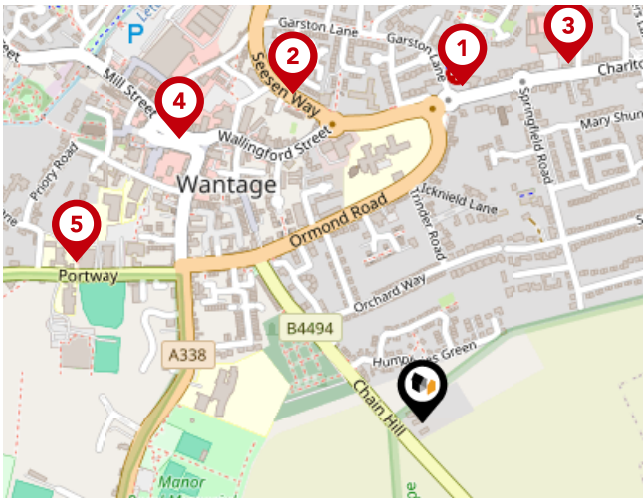
Pin	Name	Distance
1	Kidlington	17.8 miles
2	Staverton	38.8 miles
3	Heathrow Airport	42.28 miles
4	Heathrow Airport Terminal 4	42.7 miles





# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Community Hospital	0.39 miles
2	Seesen Way	0.41 miles
3	Charlton Park	0.45 miles
4	Market Place	0.43 miles
5	King Alfreds School	0.44 miles



### Waymark Property

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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.

# 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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