

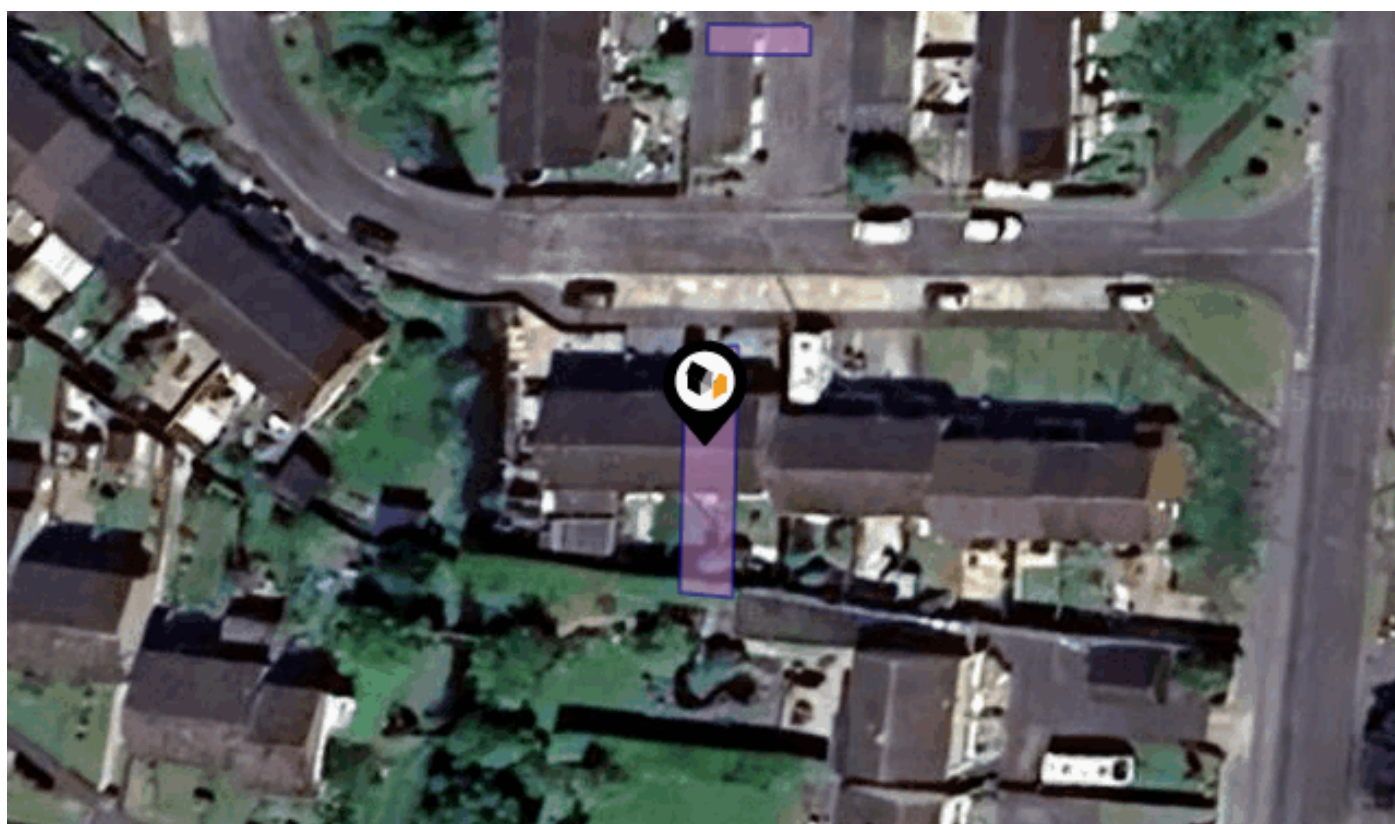


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd May 2025



KINGFISHERS, GROVE, WANTAGE, OX12

Waymark Property

Bee House 140 Eastern Avenue Didcot OX14 4SB

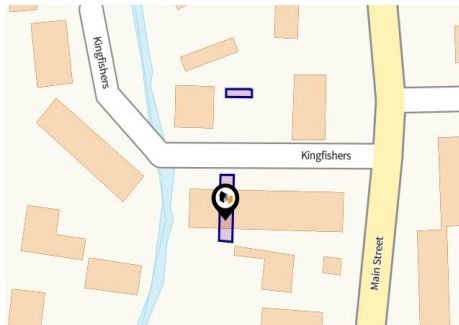
01235 633993

ys@waymarkproperty.co.uk

www.waymarkproperty.co.uk












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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.03 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,911		
Title Number:	BK79883		

Local Area

Local Authority:	Vale of white horse	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Medium	7	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				
				Virgin media

Planning History

This Address



Planning records for: *Kingfishers, Grove, Wantage, OX12*

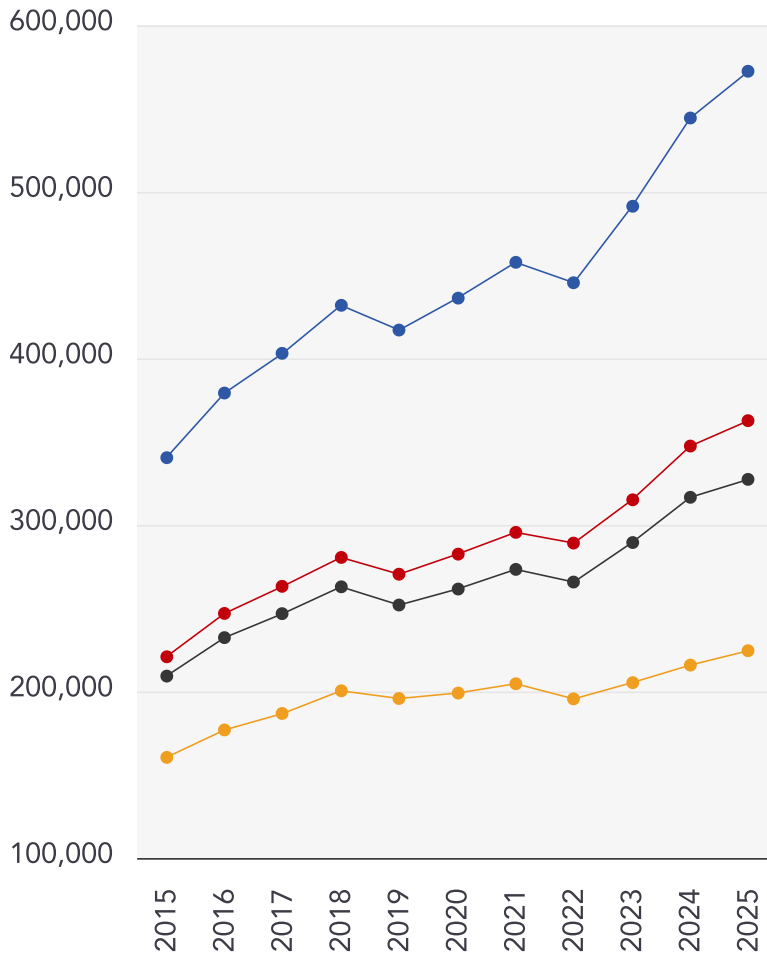
Reference - P06/V0149	
Decision:	Decided
Date:	23rd January 2006
Description:	New windows to front and rear of property

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%

A map of Grove, Suffolk, showing the location of Grove Church of England Primary School. The map includes labels for various landmarks such as Little Woodhill, Woodhill Brook, Grove House, Downsview Road, Newlands Drive, Cane Lane, Playing Field, Play Space, Allotments, Elm Brook Court, GEMS Wantage Primary Academy, Crab Hill, Lain's Row, Lain's Barn, Tulwick Farm, Neville's Farm, Andersey Farm, Pinmarsh Farm, Cooper's Field, Grove Park, and Grove Church of England Primary School. A black location pin is placed on the map near the school.

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

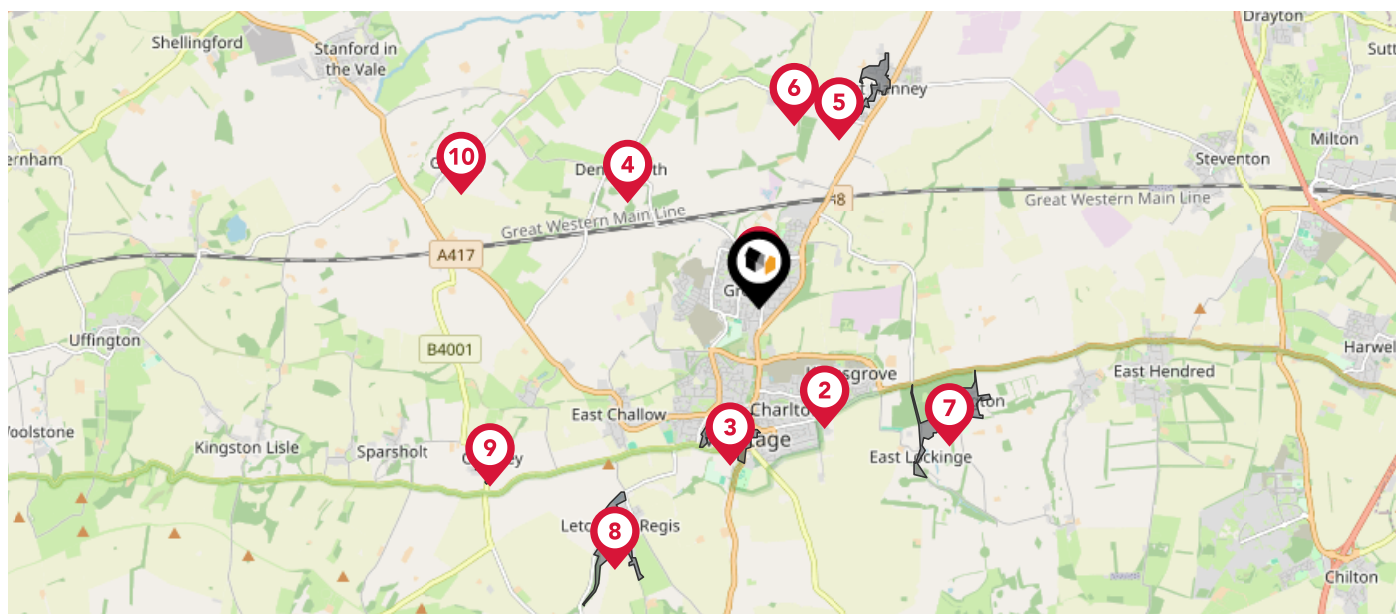
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

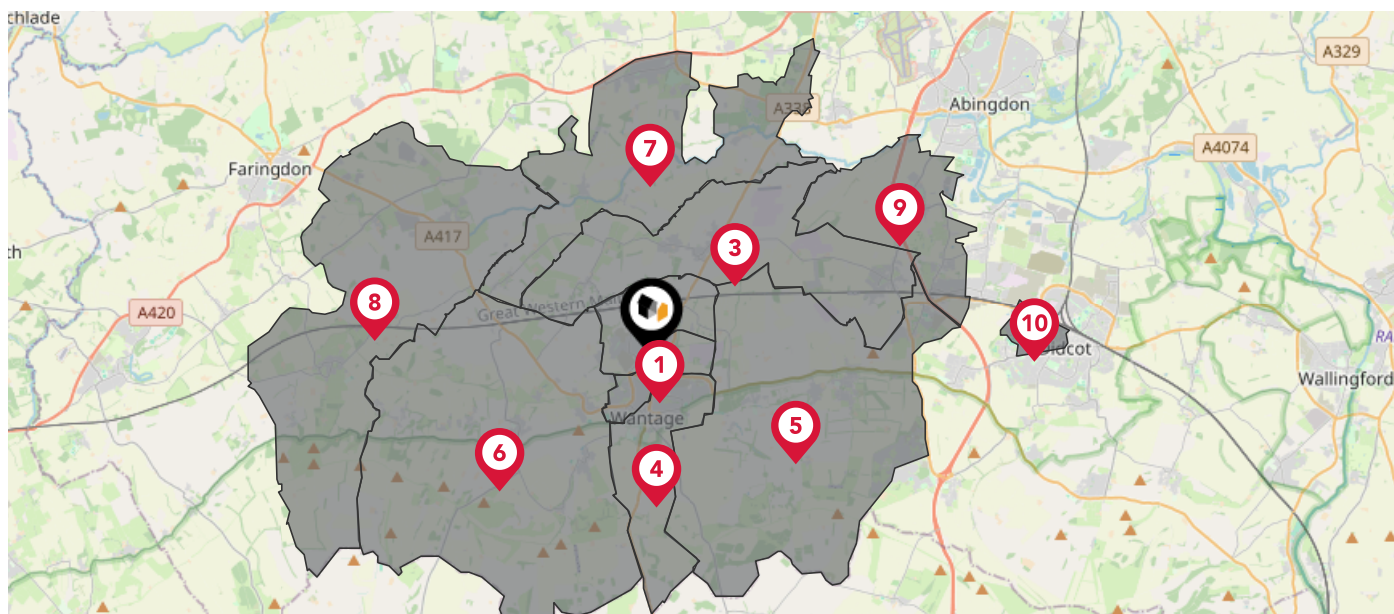
- | | |
|----|-----------------------------|
| 1 | Grove |
| 2 | Wantage, Charlton |
| 3 | Wantage Town Centre |
| 4 | Denchworth |
| 5 | East Hanney |
| 6 | West Hanney |
| 7 | Ardington and East Lockinge |
| 8 | Letcombe Regis |
| 9 | Childrey |
| 10 | Goosey |

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

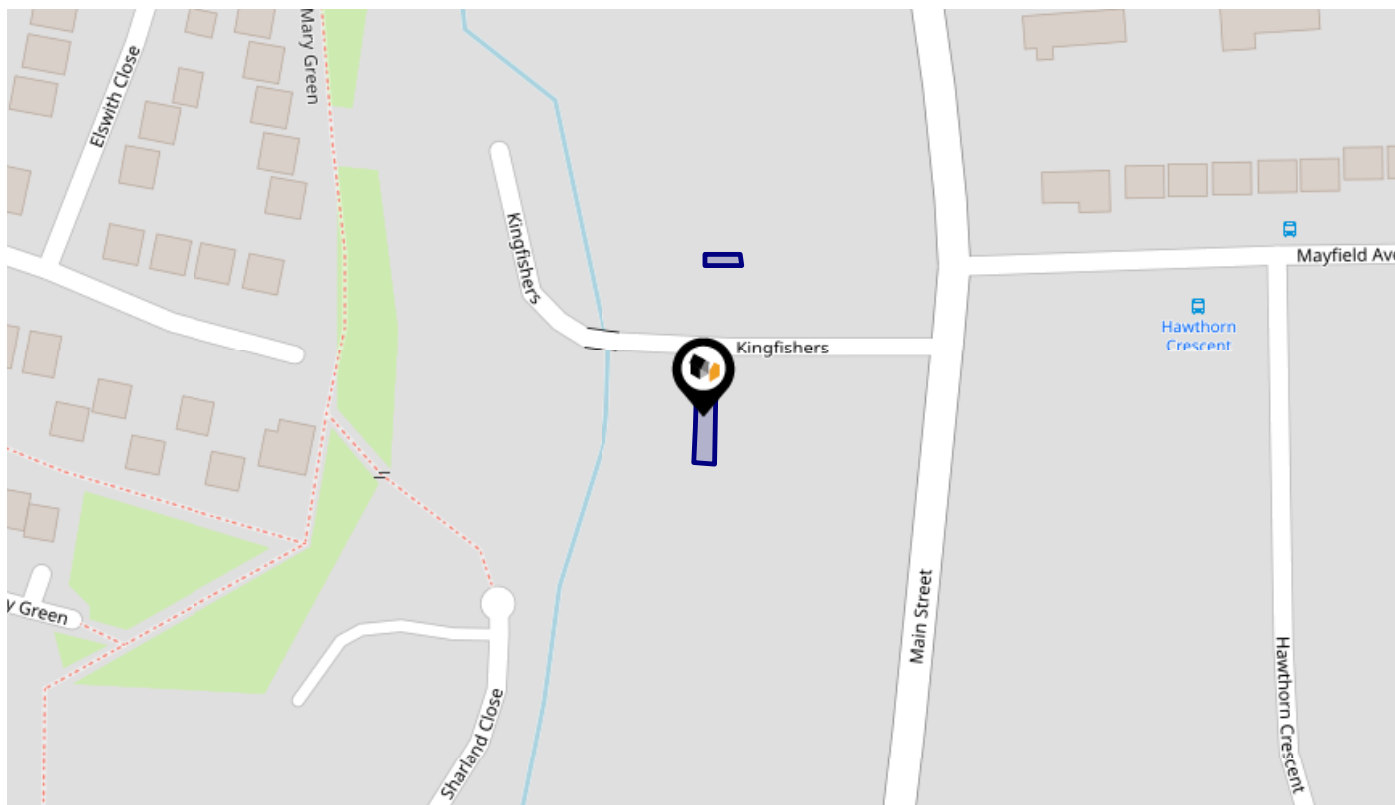
- 1 Wantage & Grove Brook Ward
- 2 Grove North Ward
- 3 Steventon & the Hanneys Ward
- 4 Wantage Charlton Ward
- 5 Hendreds Ward
- 6 Ridgeway Ward
- 7 Kingston Bagpuize Ward
- 8 Stanford Ward
- 9 Drayton Ward
- 10 Didcot West Ward

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.

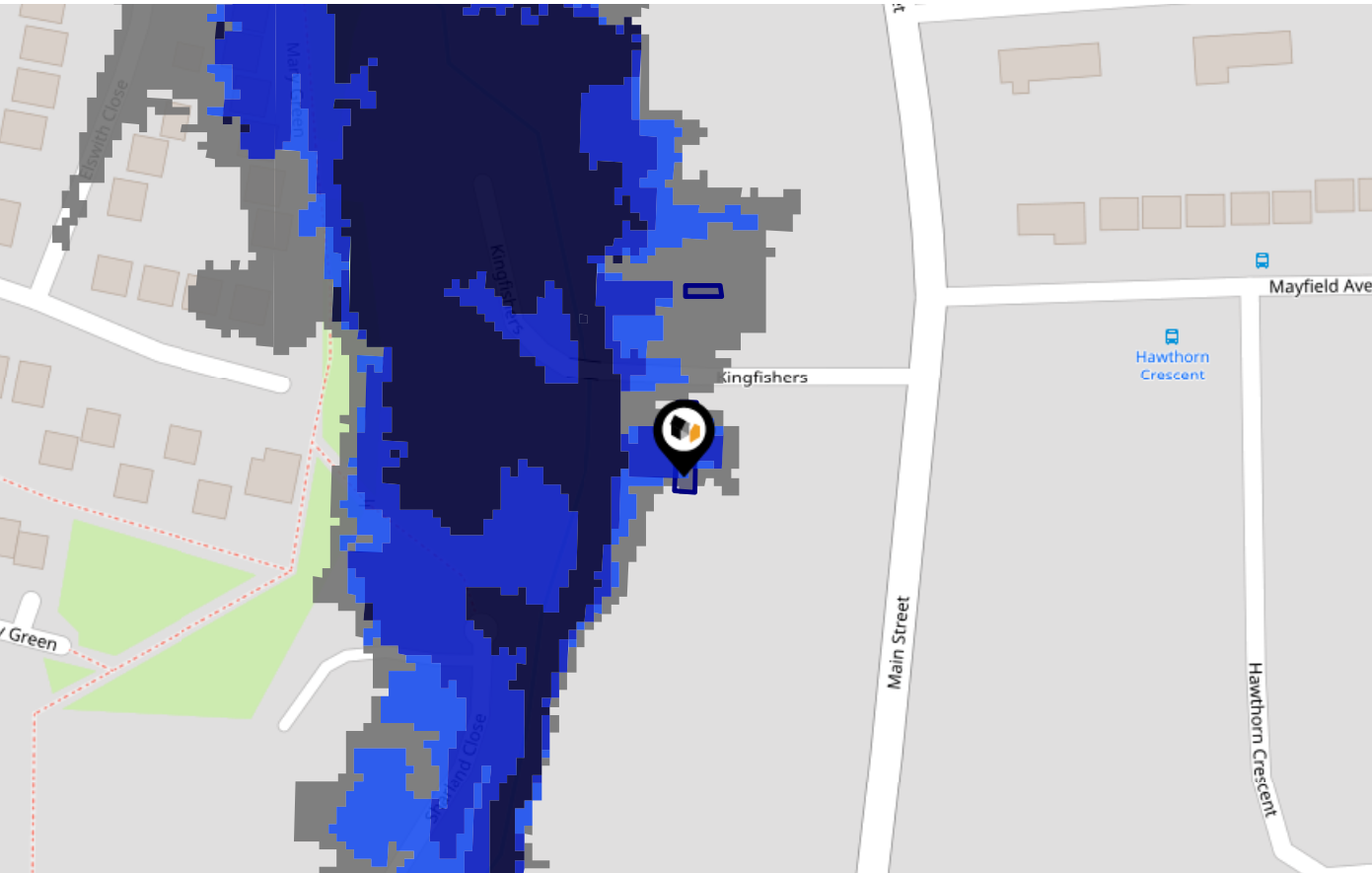
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

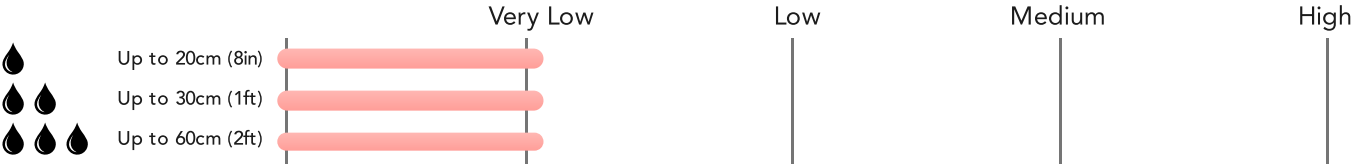


Risk Rating: Medium

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.

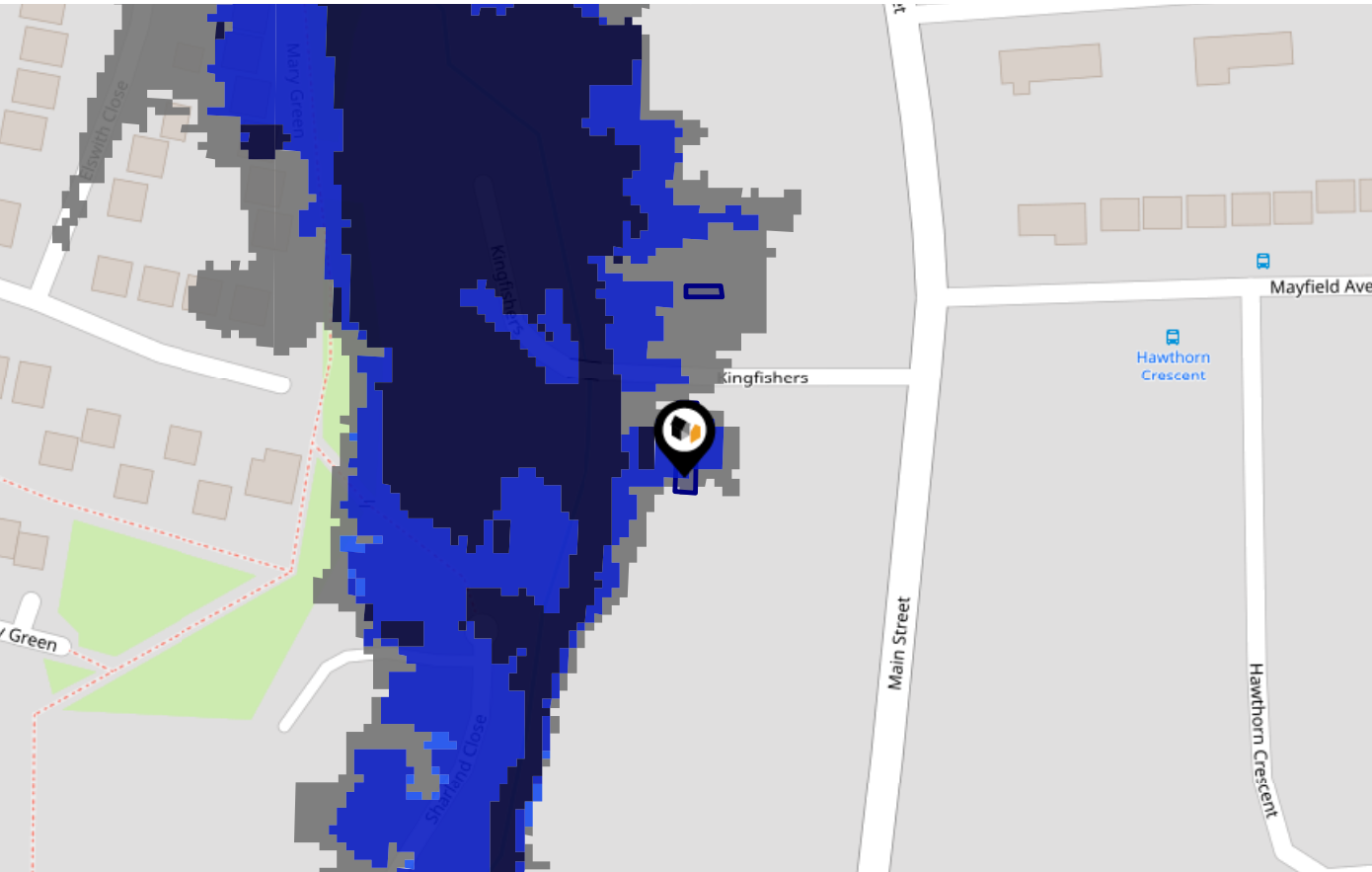
Chance of flooding to the following depths at this property:



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: High

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.

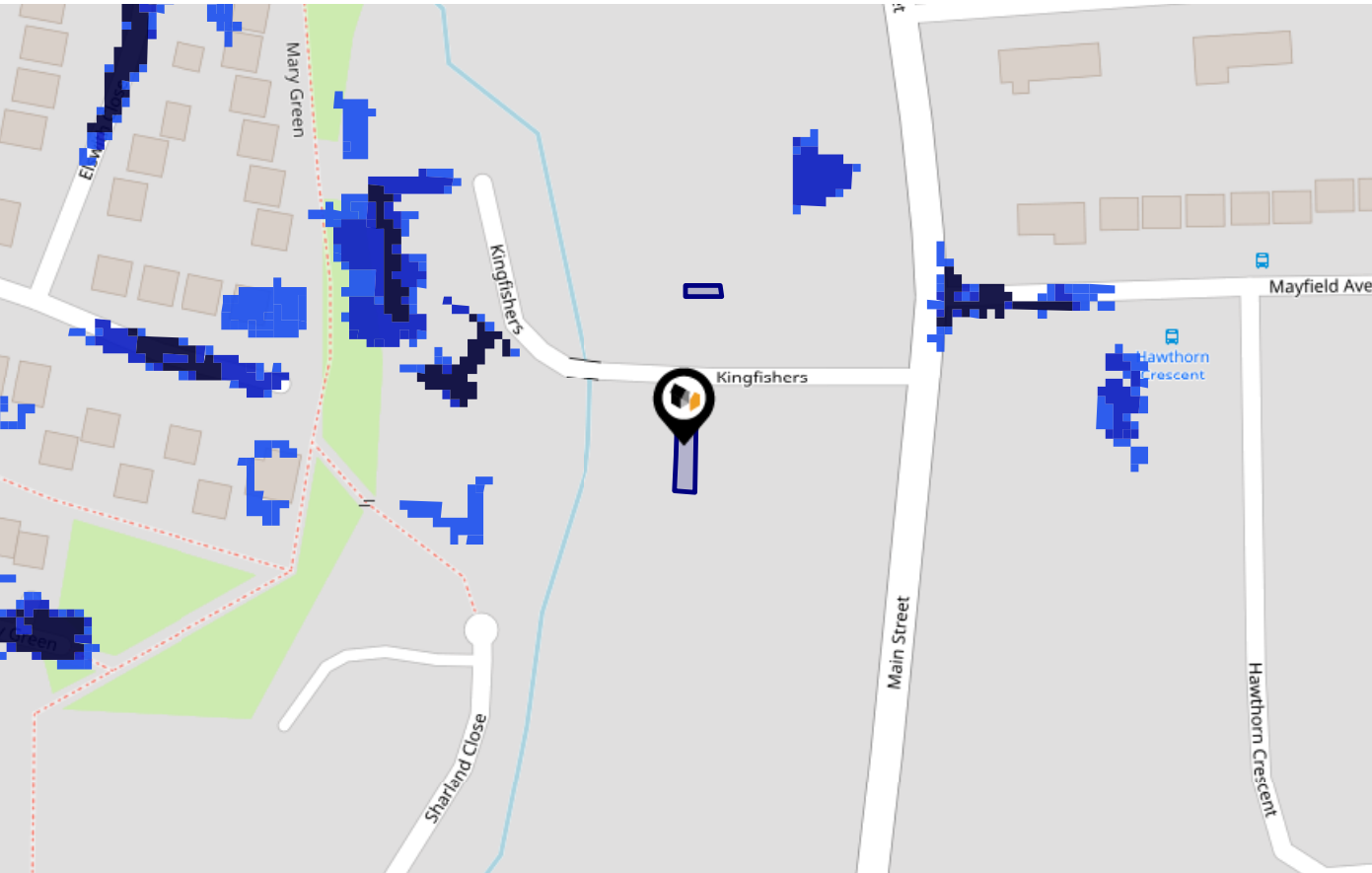
Chance of flooding to the following depths at this property:



Flood Risk

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.

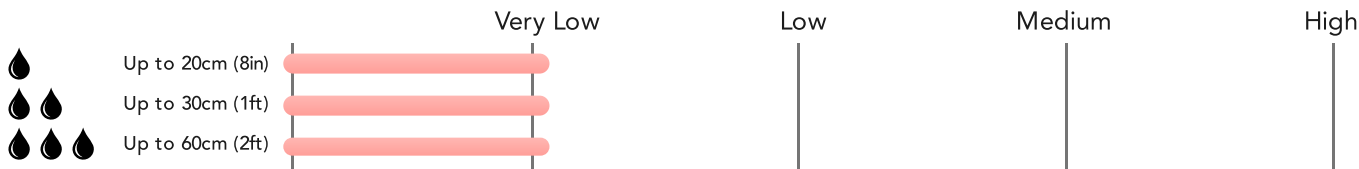


Risk Rating: Very low

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.

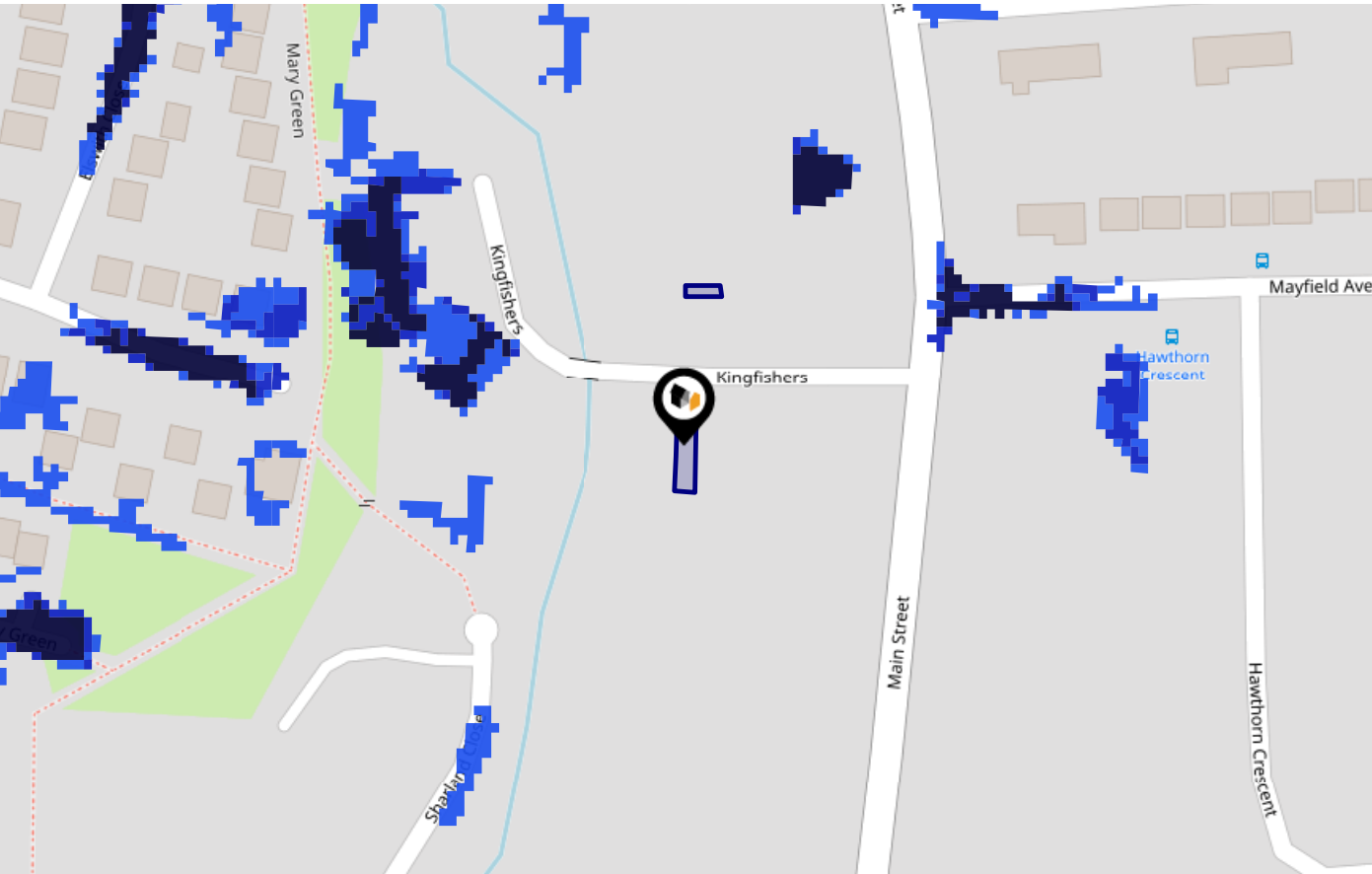
Chance of flooding to the following depths at this property:



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.
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-  **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:

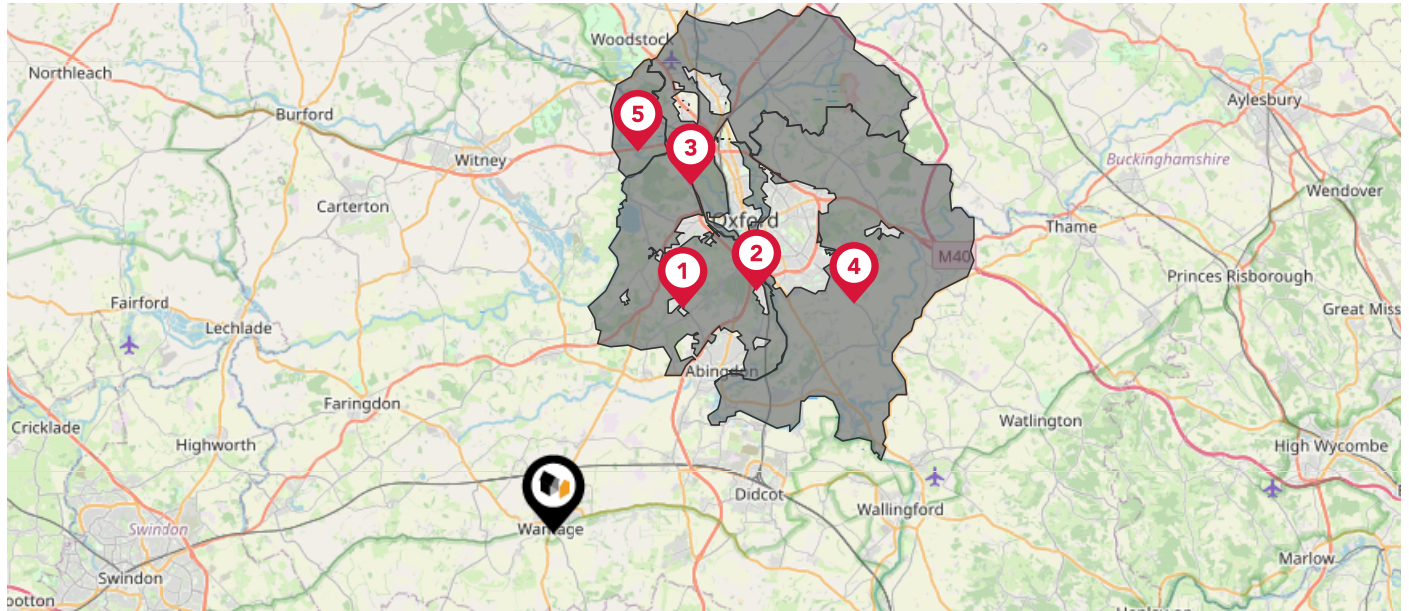


Maps

Green Belt



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



Nearby Green Belt Land

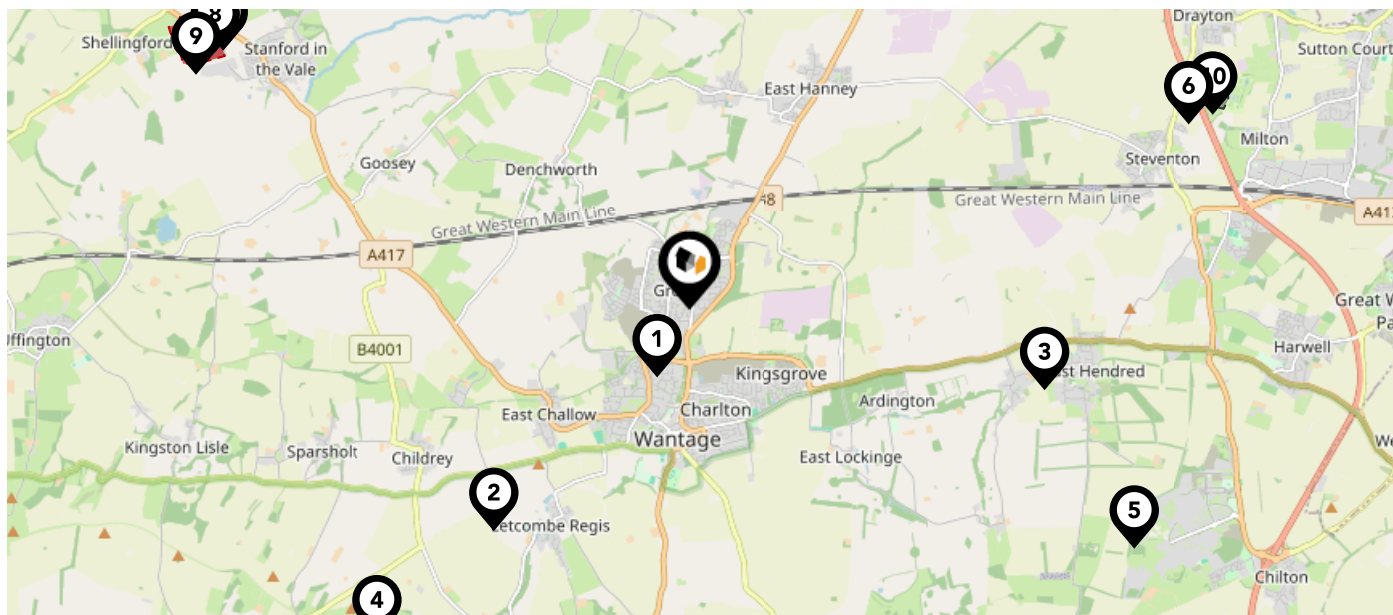
-  1 Oxford Green Belt - Vale of White Horse
-  2 Oxford Green Belt - Oxford
-  3 Oxford Green Belt - Cherwell
-  4 Oxford Green Belt - South Oxfordshire
-  5 Oxford Green Belt - West Oxfordshire

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

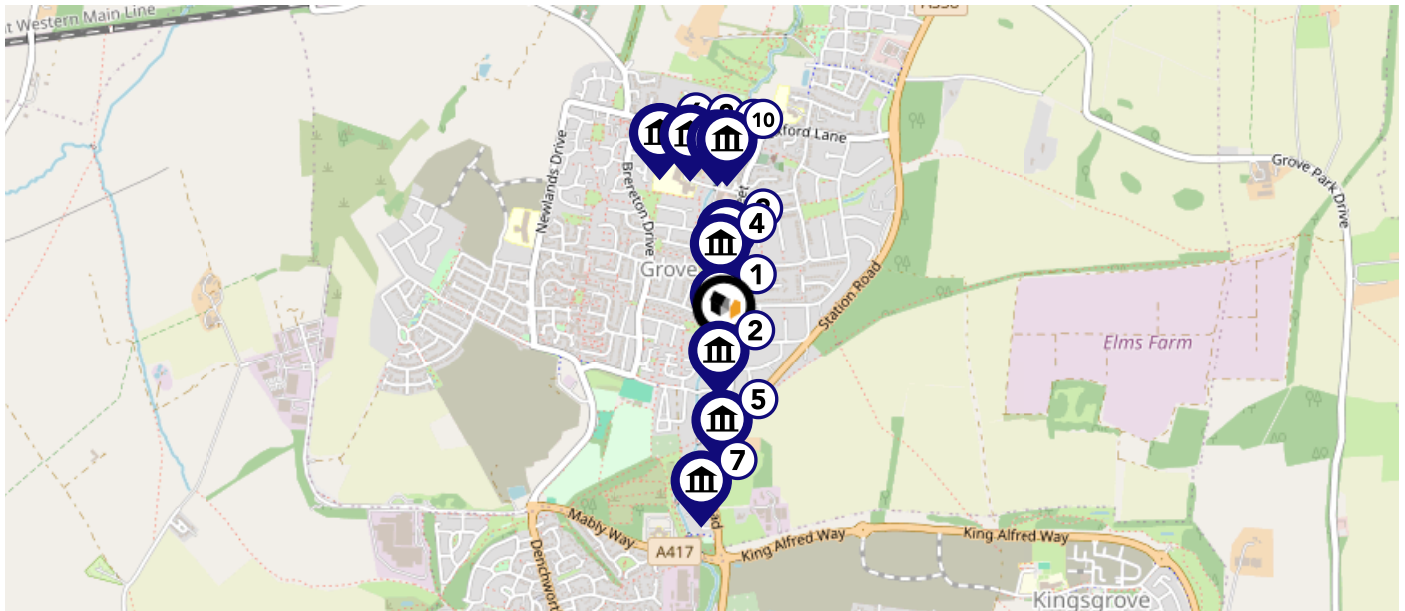
1	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill	
2	EA/EPR/EP3699EM/V006 - Mr D Lewis	Active Landfill	
3	East Hendred-Off Mill Lane, East Hendred, Oxfordshire	Historic Landfill	
4	Hackpen Hill-South of B4001 Letcombe Bassett, Wantage, Oxfordshire	Historic Landfill	
5	EA/EPR/CB3607XM/V002 - UKAEA	Active Landfill	
6	South Of A34 at Drayton-Drayton, Oxfordshire	Historic Landfill	
7	Faringdon Road-Stanford In The Vale, Berkshire	Historic Landfill	
8	Stanford-In-The-Vale-A417, Stanford-in-the-Vale, Oxfordshire	Historic Landfill	
9	EA/EPR/BP3095EU/V002	Active Landfill	
10	Drayton Golf Course-Drayton, Oxfordshire	Historic Landfill	











Maps

Listed Buildings

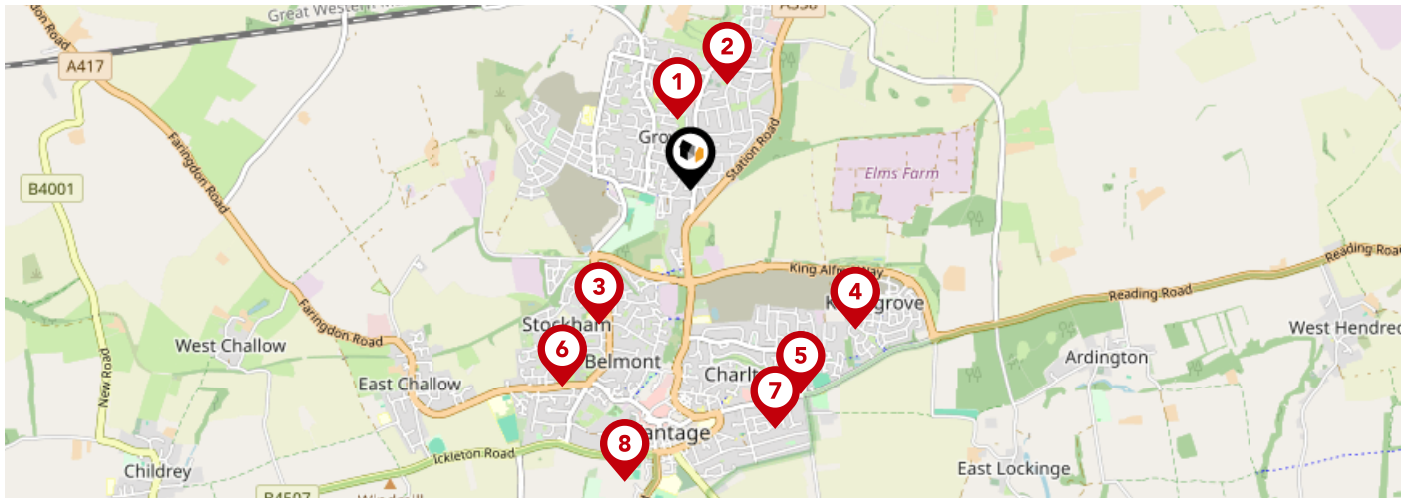


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

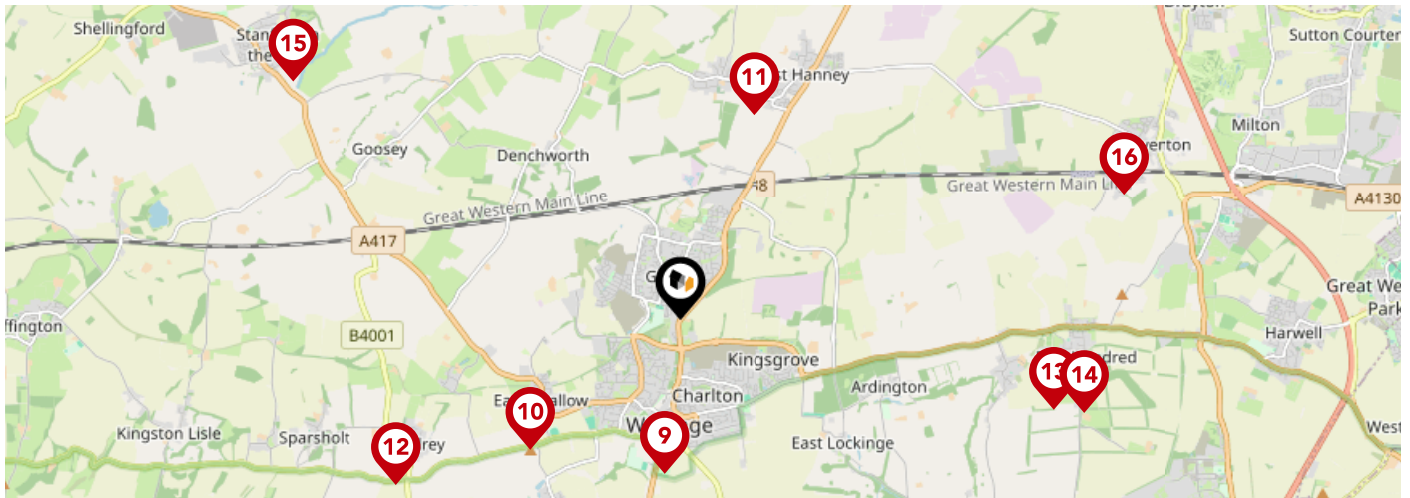










Listed Buildings in the local district	Grade	Distance
 1200164 - The Manor	Grade II	0.0 miles
 1048155 - Willow Cottage	Grade II	0.1 miles
 1300887 - Bonds Cottage	Grade II	0.2 miles
 1368654 - Ivy Cottage	Grade II	0.2 miles
 1048156 - Milestone At Su 4012 8943	Grade II	0.3 miles
 1200147 - Poplars Farmhouse	Grade II	0.4 miles
 1048154 - Elm Farmhouse	Grade II	0.4 miles
 1048153 - Barn Adjacent To Wickgreen Farmhouse	Grade II	0.4 miles
 1048152 - Brookside Cottage	Grade II	0.4 miles
 1200128 - The Old Post Office	Grade II	0.4 miles

Area Schools



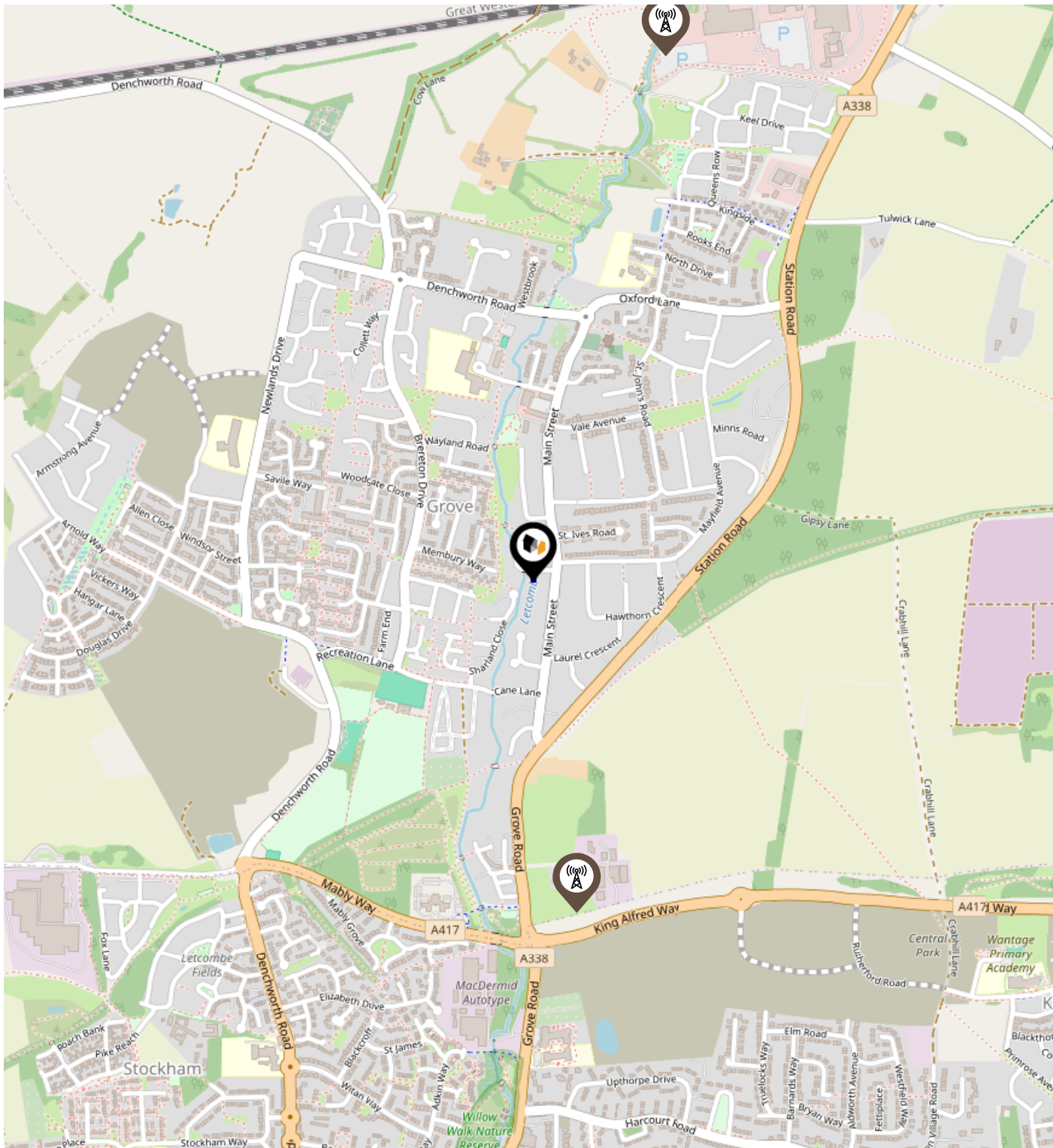
		Nursery	Primary	Secondary	College	Private
1	Millbrook Primary School Ofsted Rating: Good Pupils: 482 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grove Church of England School Ofsted Rating: Good Pupils: 192 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fitzwaryn School Ofsted Rating: Outstanding Pupils: 122 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wantage Primary Academy Ofsted Rating: Outstanding Pupils: 233 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Charlton Primary School Ofsted Rating: Good Pupils: 449 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stockham Primary School Ofsted Rating: Outstanding Pupils: 213 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Huckleberry Therapeutic School Ofsted Rating: Good Pupils: 6 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King Alfred's Ofsted Rating: Good Pupils: 1682 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Wantage Church of England Primary School Ofsted Rating: Good Pupils: 426 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 125 Distance:1.84	<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	<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:3.05	<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:3.53	<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:3.81	<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:4.19	<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:4.25	<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

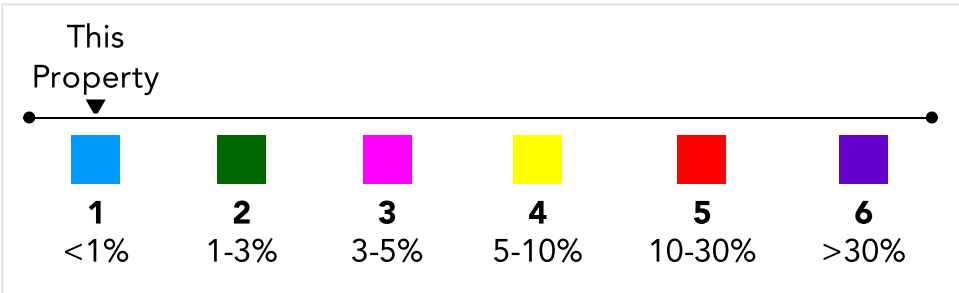
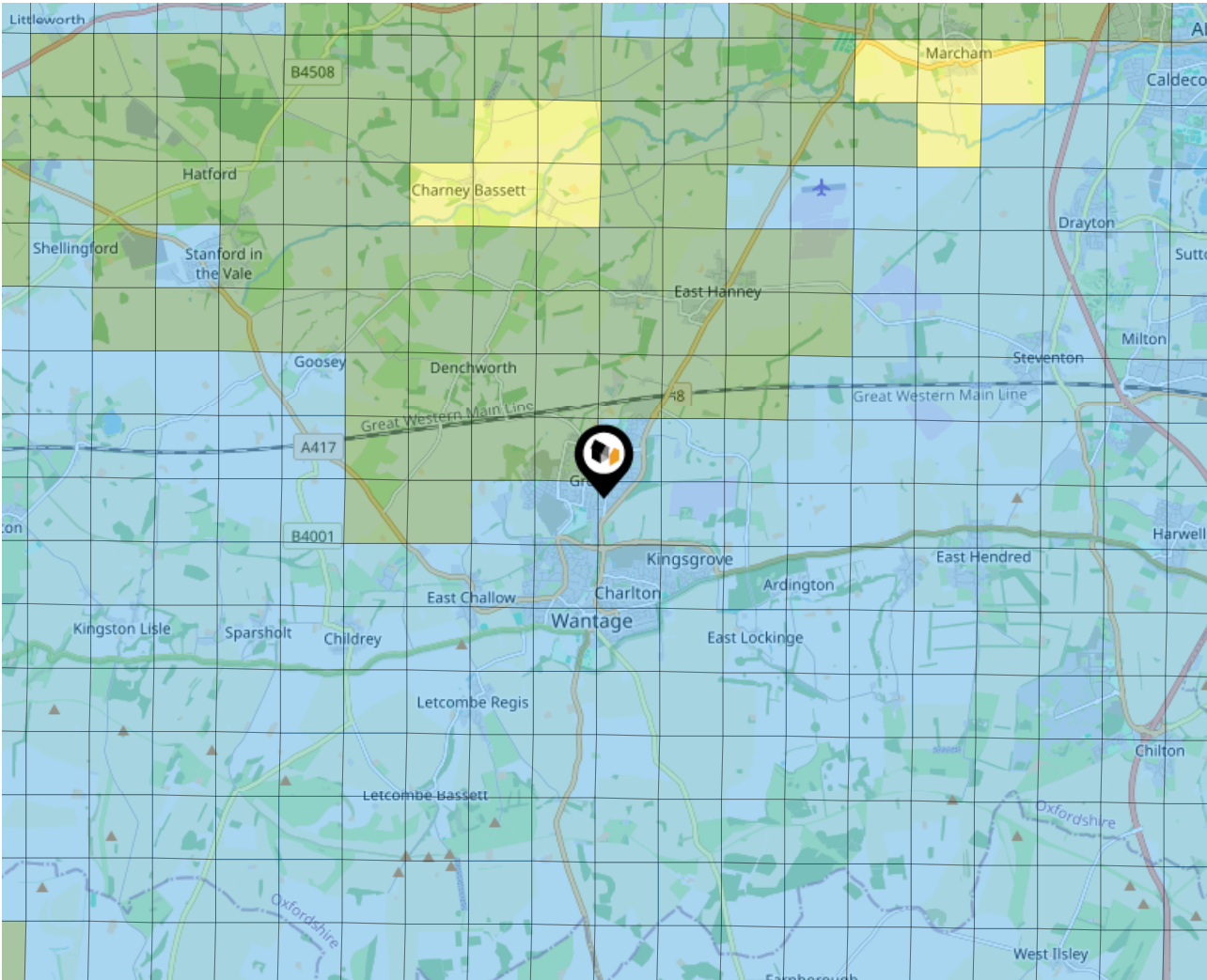
Environment

Radon Gas



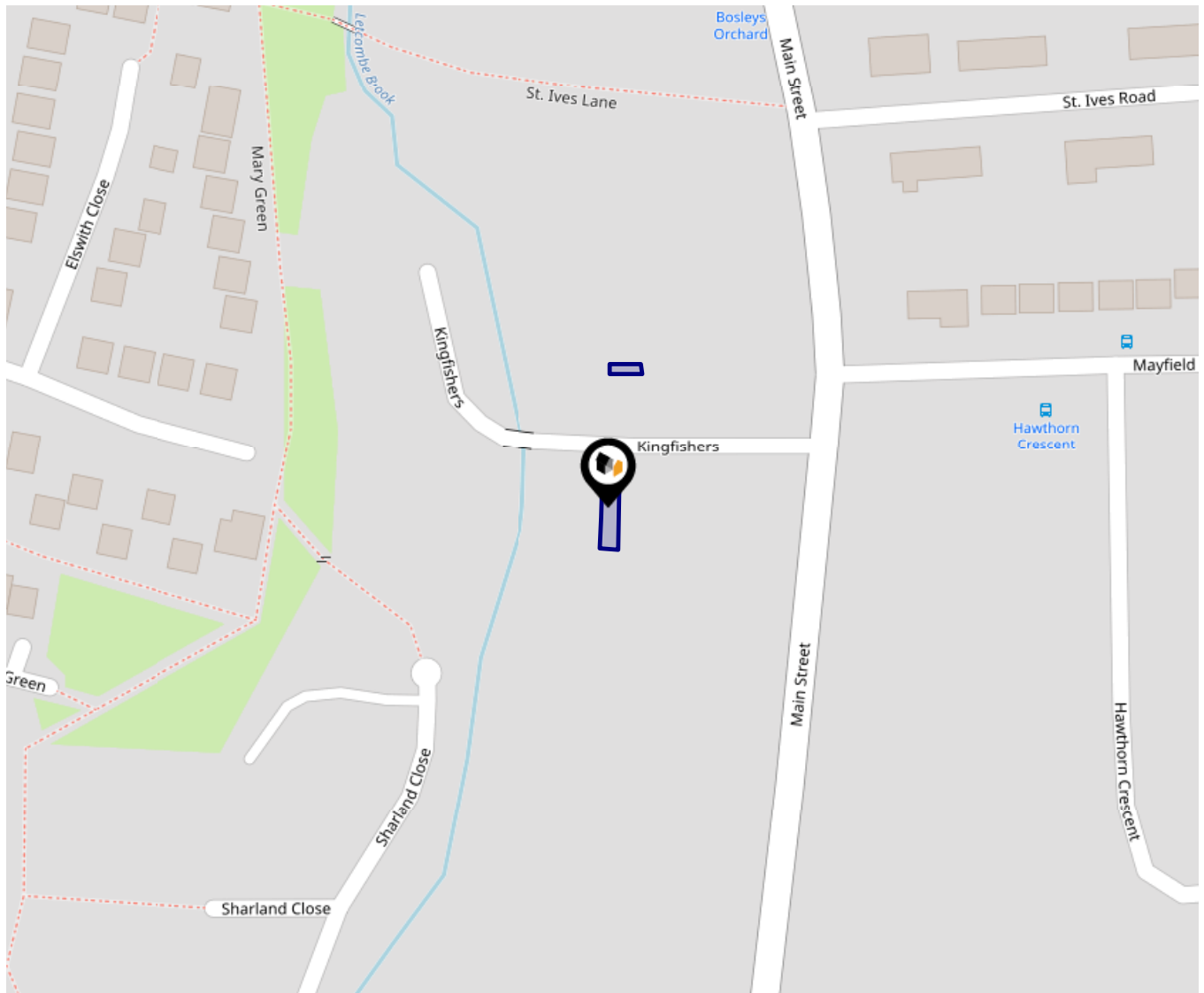
What is Radon?

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/m3).



Local Area

Road Noise



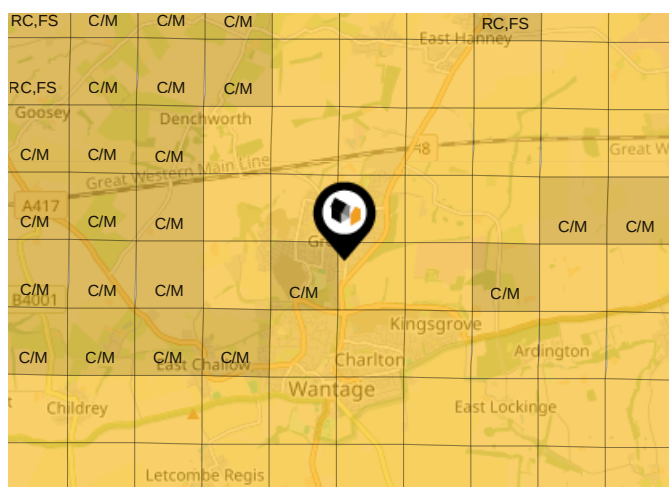
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE(HIGH)	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

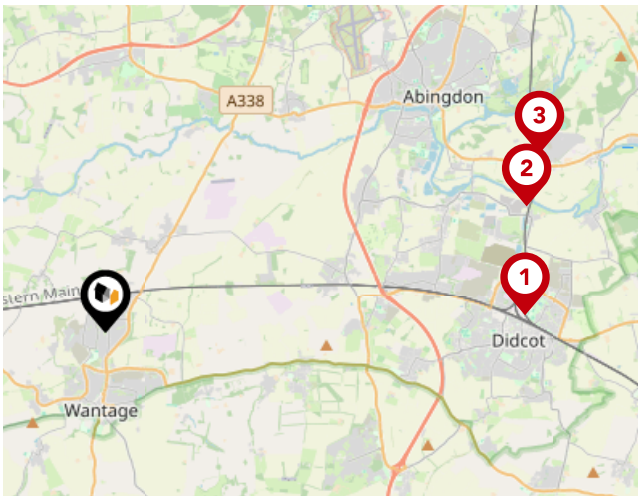


Primary Classifications (Most Common Clay Types)

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

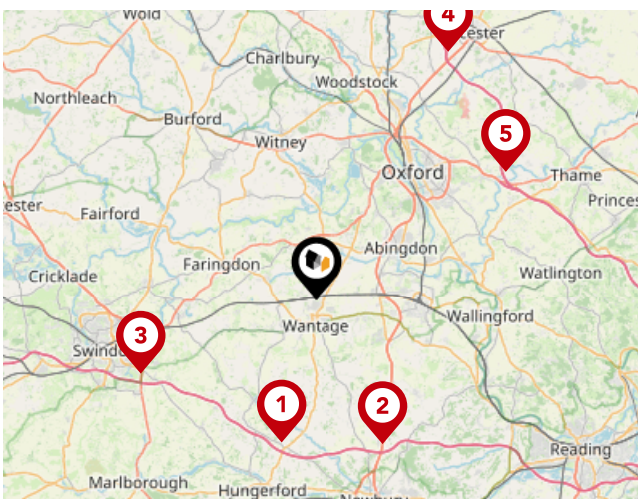
Area

Transport (National)



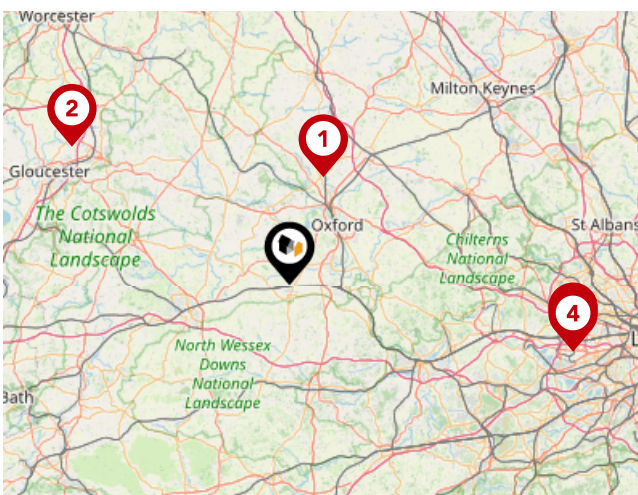
National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	7.71 miles
2	Appleford Rail Station	8.07 miles
3	Culham Rail Station	8.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	10.89 miles
2	M4 J13	11.64 miles
3	M4 J15	14.13 miles
4	M40 J9	20.57 miles
5	M40 J8A	16.81 miles

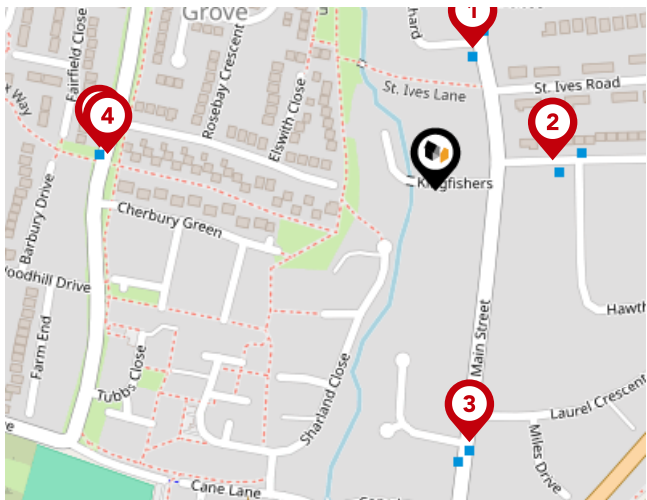


Airports/Helipads

Pin	Name	Distance
1	Kidlington	16.36 miles
2	Staverton	37.86 miles
3	Heathrow Airport	42.69 miles
4	Heathrow Airport Terminal 4	43.13 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bosleys Orchard	0.08 miles
2	Hawthorn Crescent	0.07 miles
3	Mandhill Close	0.15 miles
4	Wessex Way	0.19 miles
5	Wessex Way	0.2 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.

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.



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