

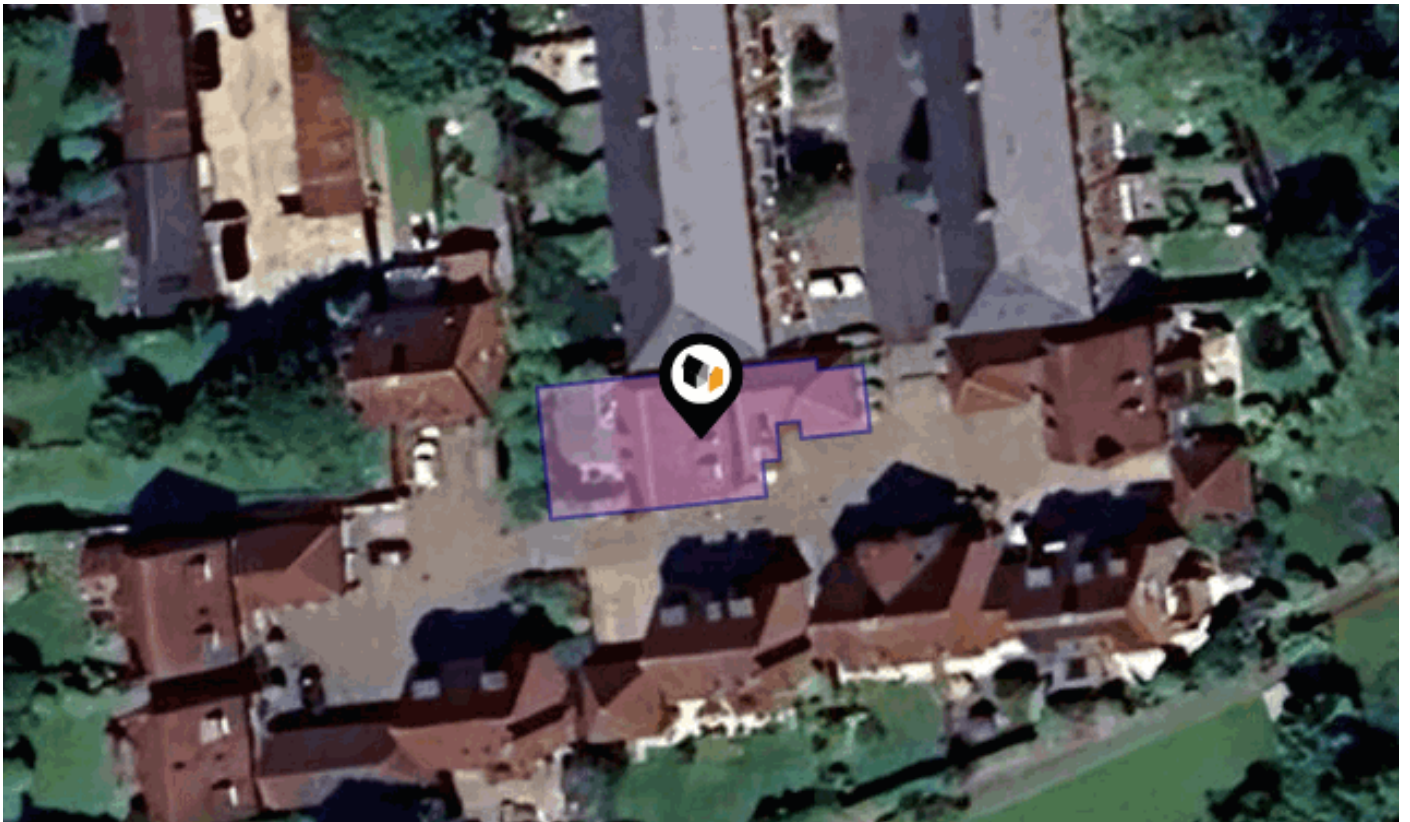


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01<sup>st</sup> April 2025



## ST. GABRIEL'S, WANTAGE, OX12

### Waymark Property

Bee House 140 Eastern Avenue Didcot OX14 4SB

01235 633993

ys@waymarkproperty.co.uk

www.waymarkproperty.co.uk



# Property Overview



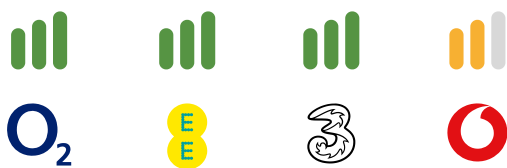
## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,497 ft <sup>2</sup> / 232 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	2012		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,549		
<b>Title Number:</b>	ON302434		

## Local Area

<b>Local Authority:</b>	Oxfordshire	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>20</b>	<b>80</b>	<b>-</b>
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *St. Gabriel's, Wantage, OX12*

Reference - P14/V0174/HH
<b>Decision:</b> Decided
<b>Date:</b> 23rd January 2014
<b>Description:</b> Installation of 2 no garage doors and 1 no personnel door into existing open fronted garage

Reference - P13/V2607/HH
<b>Decision:</b> Decided
<b>Date:</b> 04th December 2013
<b>Description:</b> Single storey rear conservatory.

Property  
**EPC - Certificate**



OX12

Energy rating

# C

Valid until 24.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	232 m <sup>2</sup>

# 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.

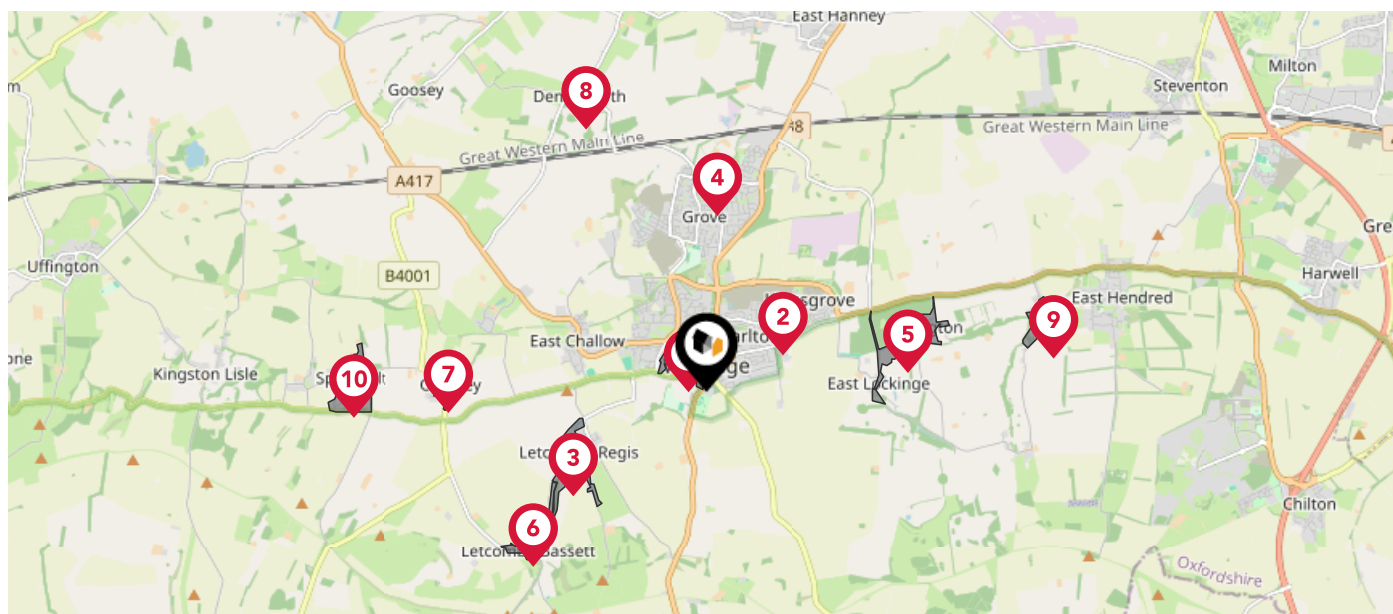


# Maps

## 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

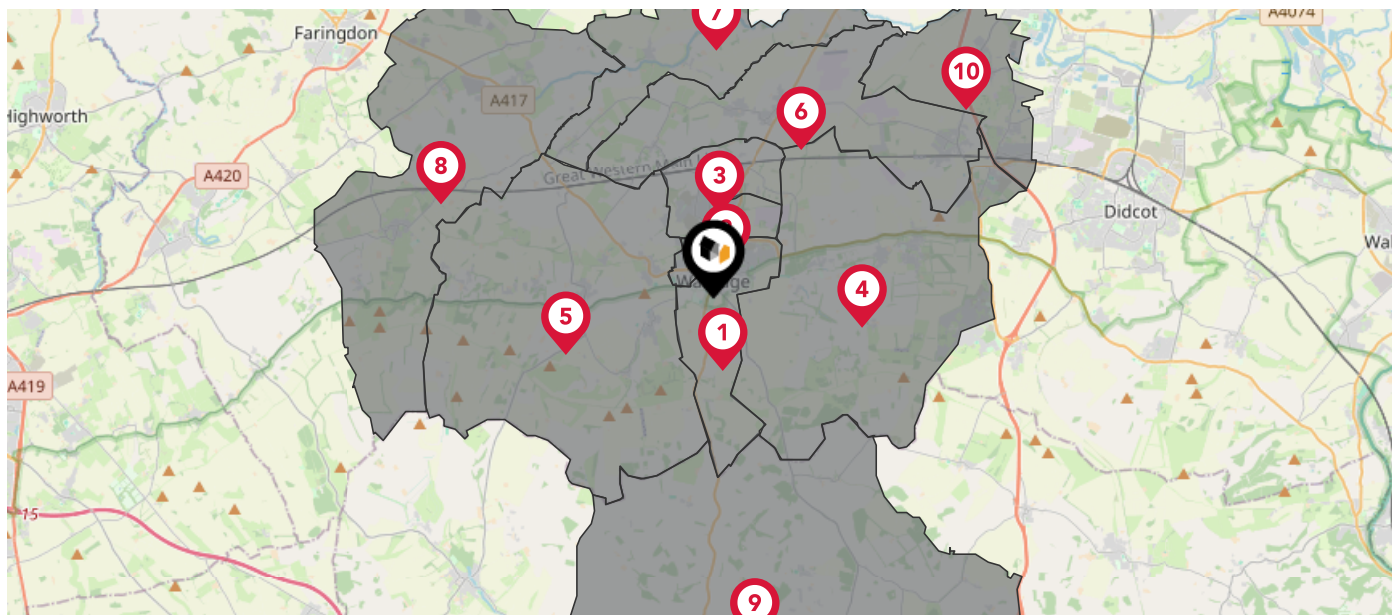
- 1 Wantage Town Centre
- 2 Wantage, Charlton
- 3 Letcombe Regis
- 4 Grove
- 5 Ardington and East Lockinge
- 6 Letcombe Bassett
- 7 Childrey
- 8 Denchworth
- 9 West Hendred
- 10 Sparsholt

# 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

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

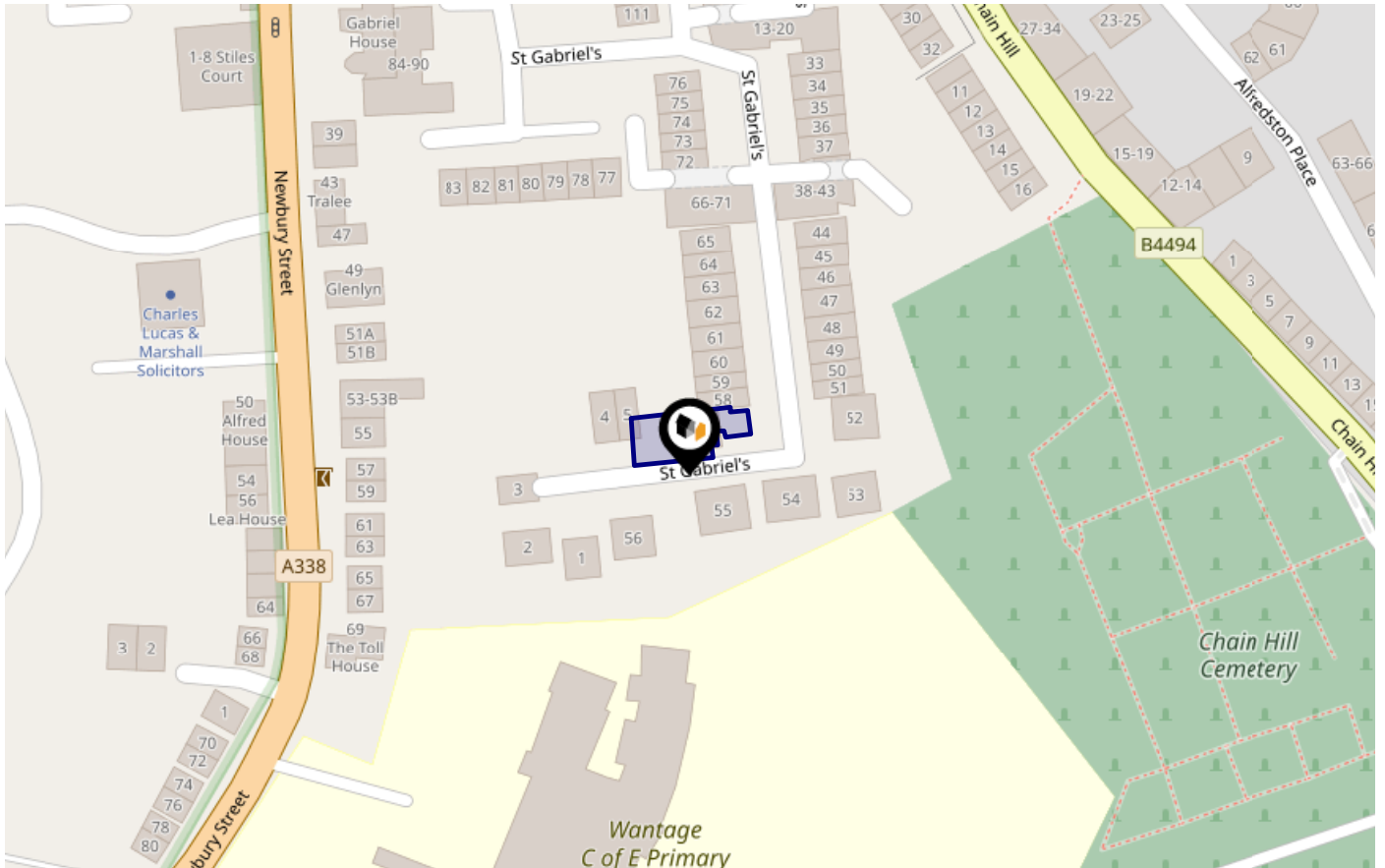


# Flood Risk

## 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:

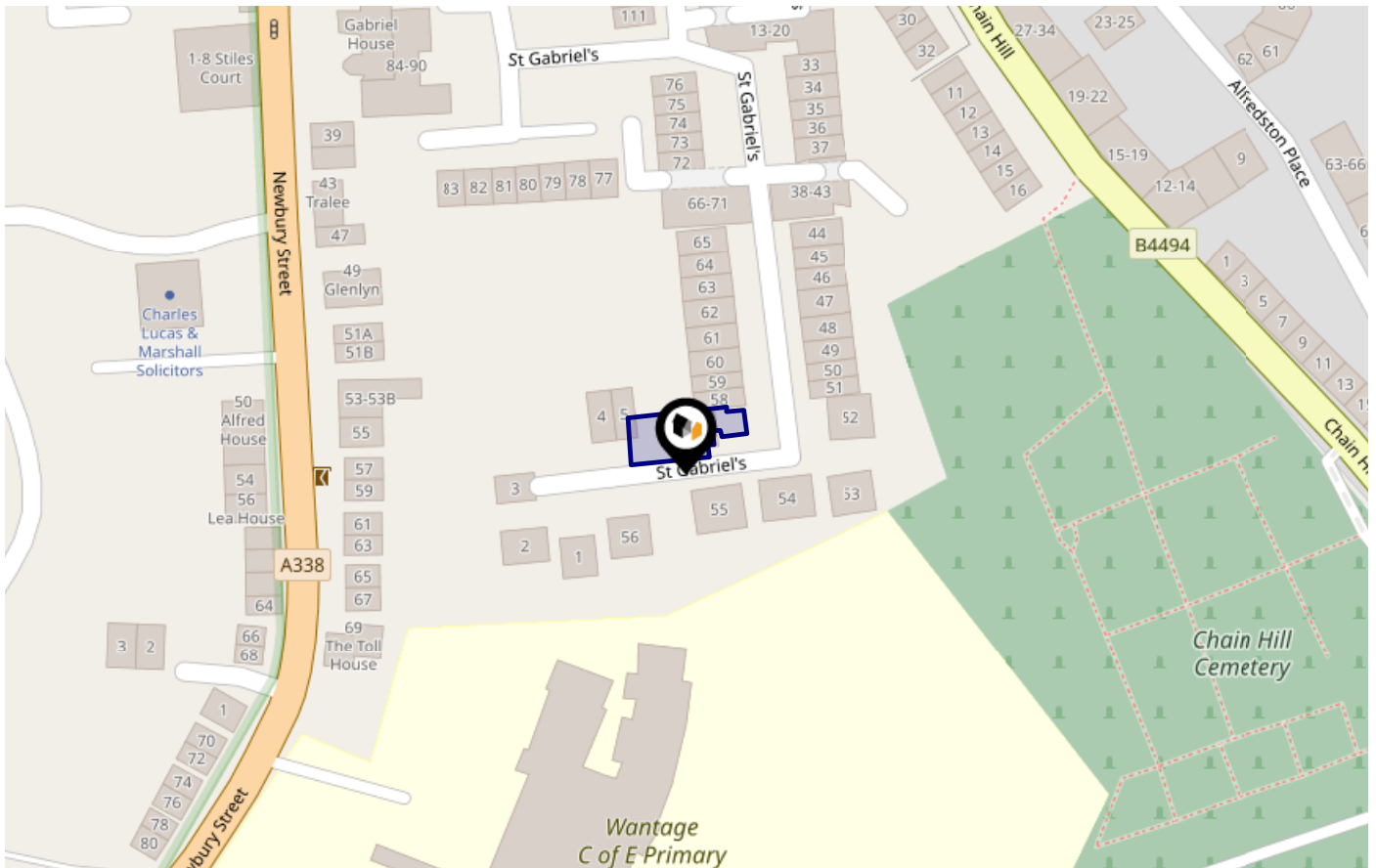


# Flood Risk

## 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

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:

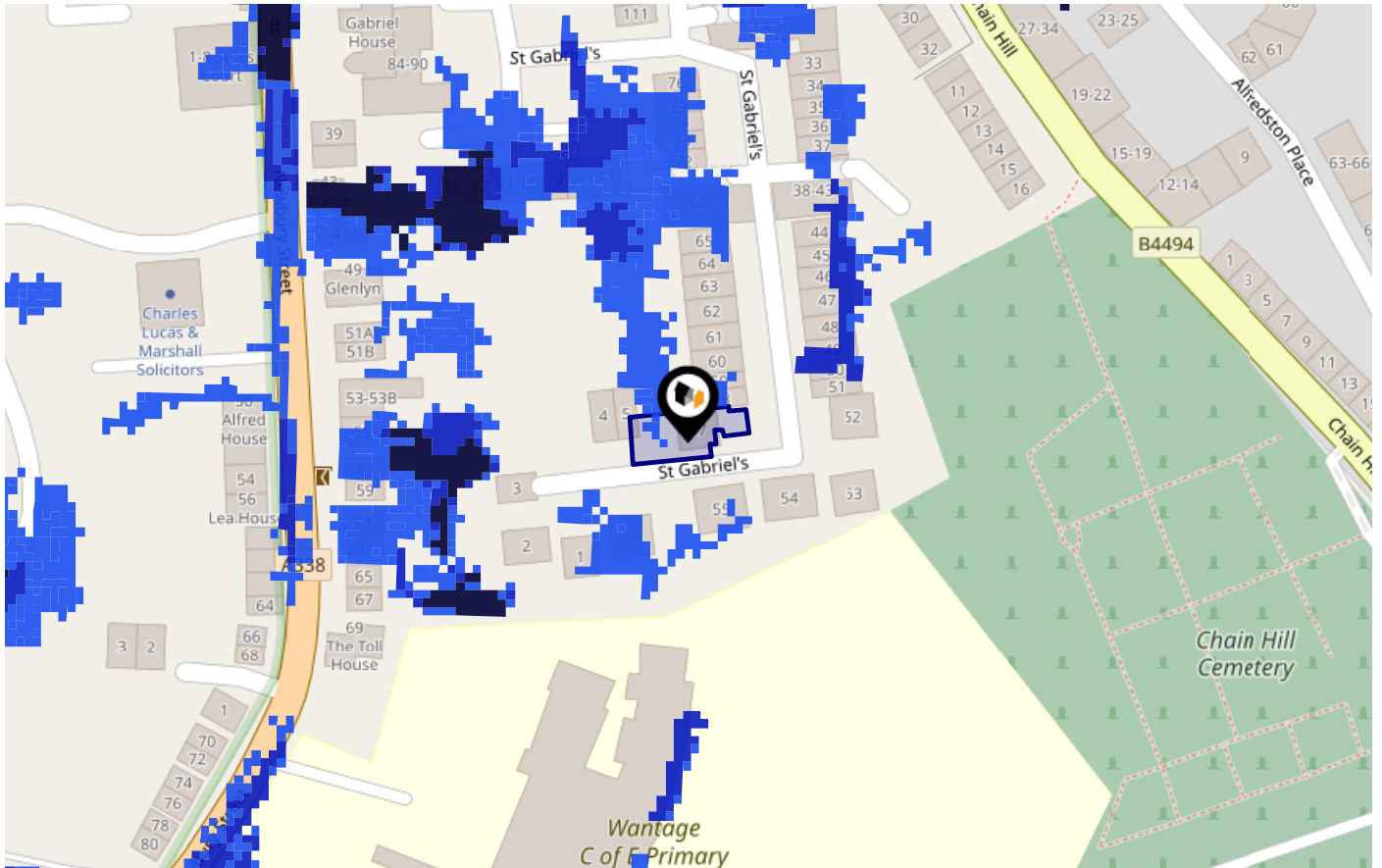


# Flood Risk

## Surface Water - 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

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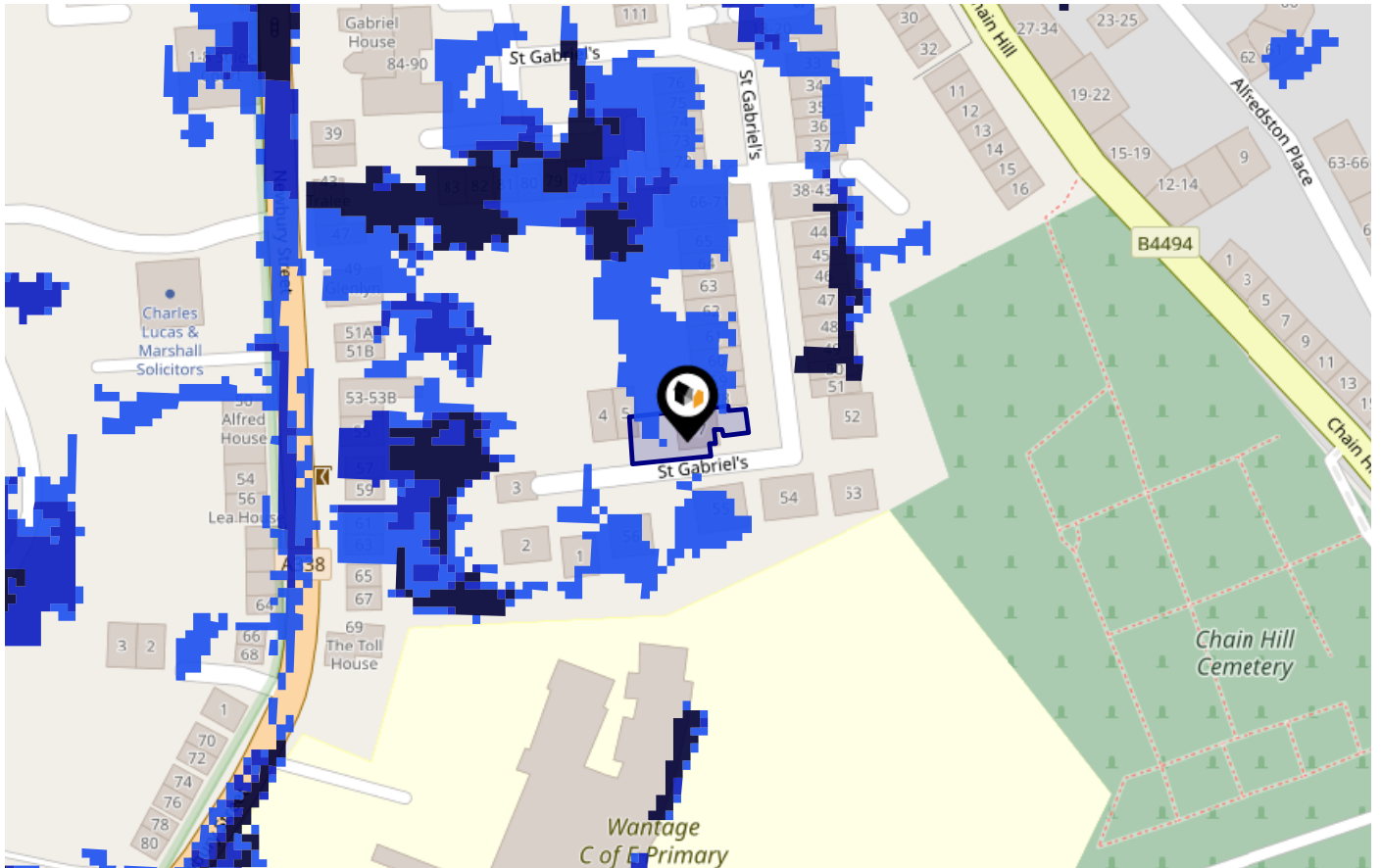


# Flood Risk

## 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.

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Chance of flooding to the following depths at this property:



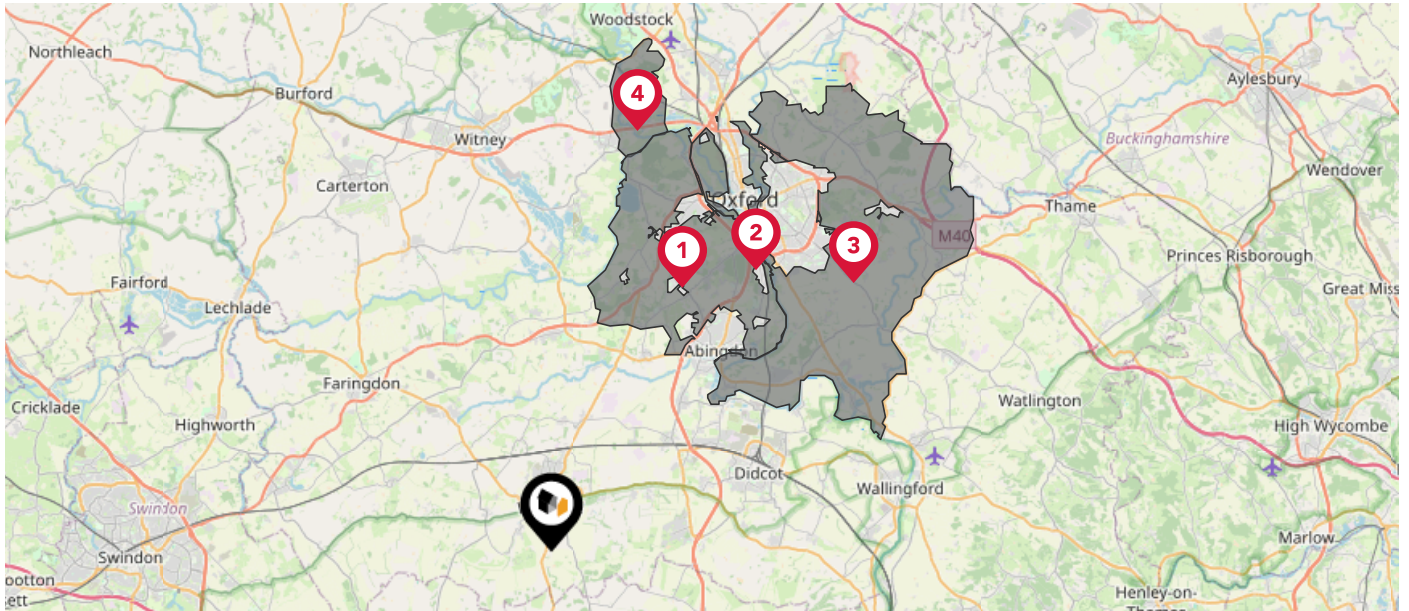


# Maps

## 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

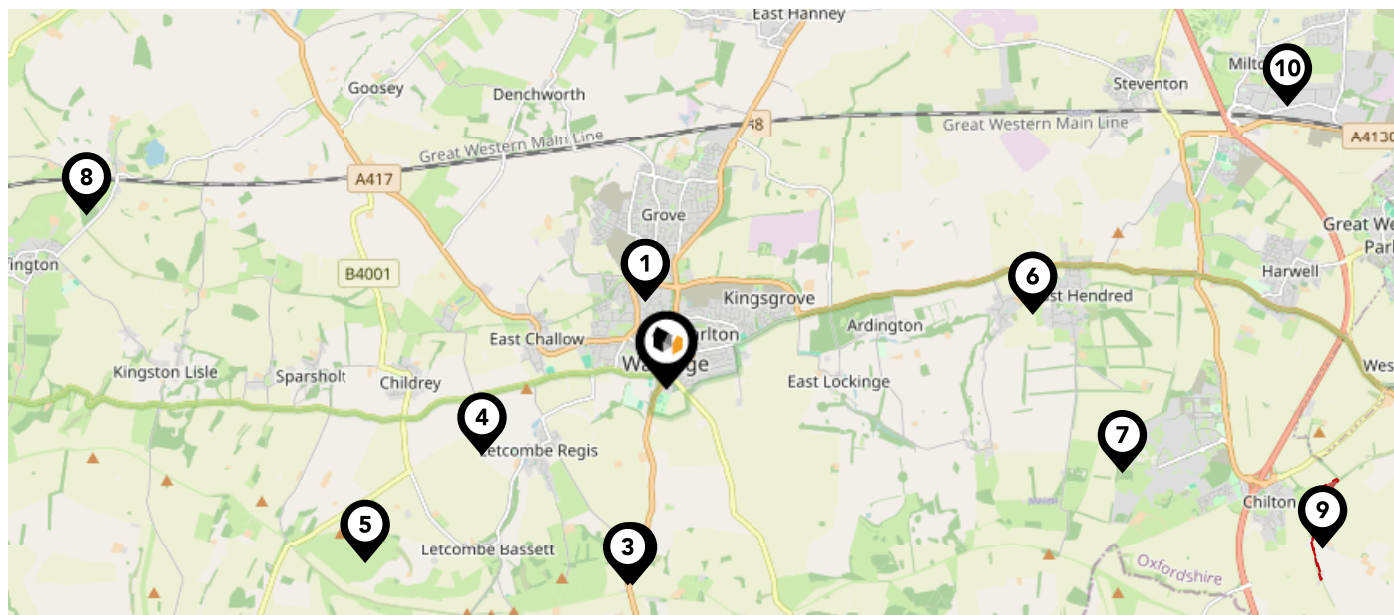


# Maps

## 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
<b>10</b>	Manor Farm-Milton, 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...



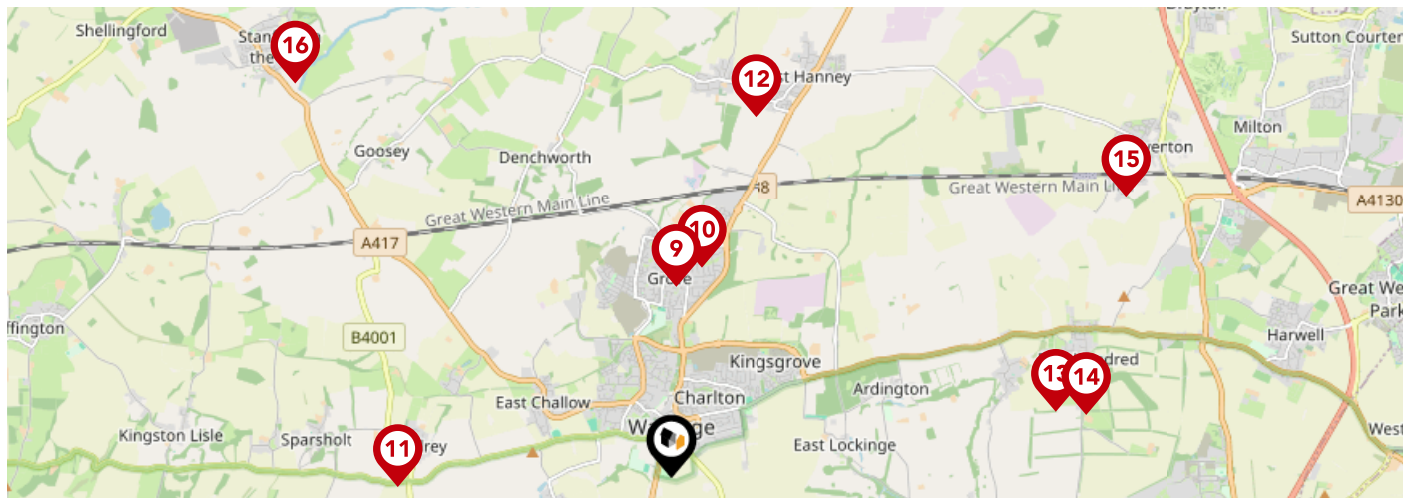
Listed Buildings in the local district	Grade	Distance
 1048523 - 1, Portway (see Details For Further Address Information)	Grade II	0.1 miles
 1283702 - Numbers 1 To 8 Stiles Court	Grade II	0.1 miles
 1368487 - St Anne's House	Grade II	0.1 miles
 1198664 - Sister Superior's House, St Mary's School	Grade II	0.1 miles
 1198641 - St Mary's School	Grade II	0.1 miles
 1198768 - Orchard House	Grade II	0.1 miles
 1048518 - Chapel Adjoining South Side Of St Mary's School	Grade II	0.1 miles
 1048522 - Library Approximately 20 Metres North West Of King Alfred's School	Grade II	0.2 miles
 1052765 - Two K6 Telephone Kiosks Outside The Post Office Vaults	Grade II	0.2 miles
 1199001 - Number 18a And Attached Barn	Grade II	0.2 miles
 1198408 - 1 And 2, Market Place (see Details For Further Address Information)	Grade II	0.2 miles
 <b>KFB</b> - Key Facts For Buyers 1052754 - 34, Wallingford Street	Grade II	0.2 miles









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wantage Church of England Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.05	<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:0.23	<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:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stockham Primary School</b> Ofsted Rating: Outstanding   Pupils: 213   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Charlton Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.79	<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:0.88	<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:1.17	<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:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

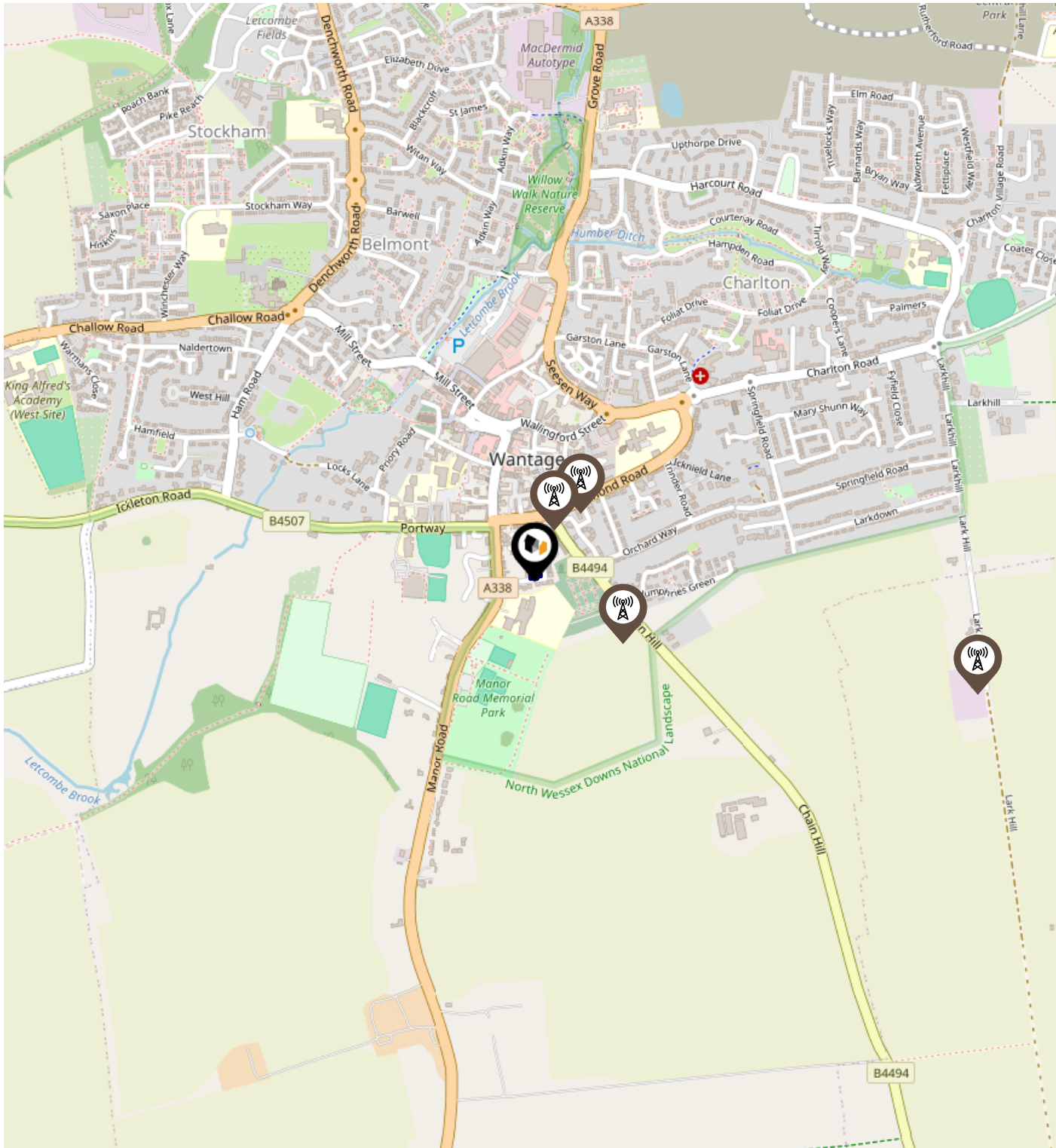


	Nursery	Primary	Secondary	College	Private
 <b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 482   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grove Church of England School</b> Ofsted Rating: Good   Pupils: 192   Distance:1.94	<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:2.54	<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:3.4	<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:3.58	<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:3.85	<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:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stanford In the Vale CofE Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:5.02	<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

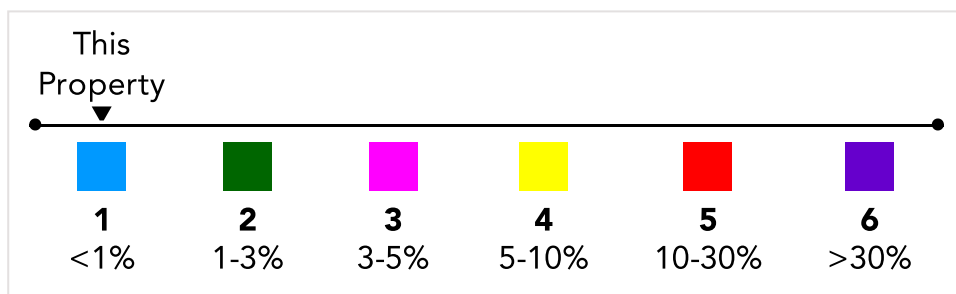
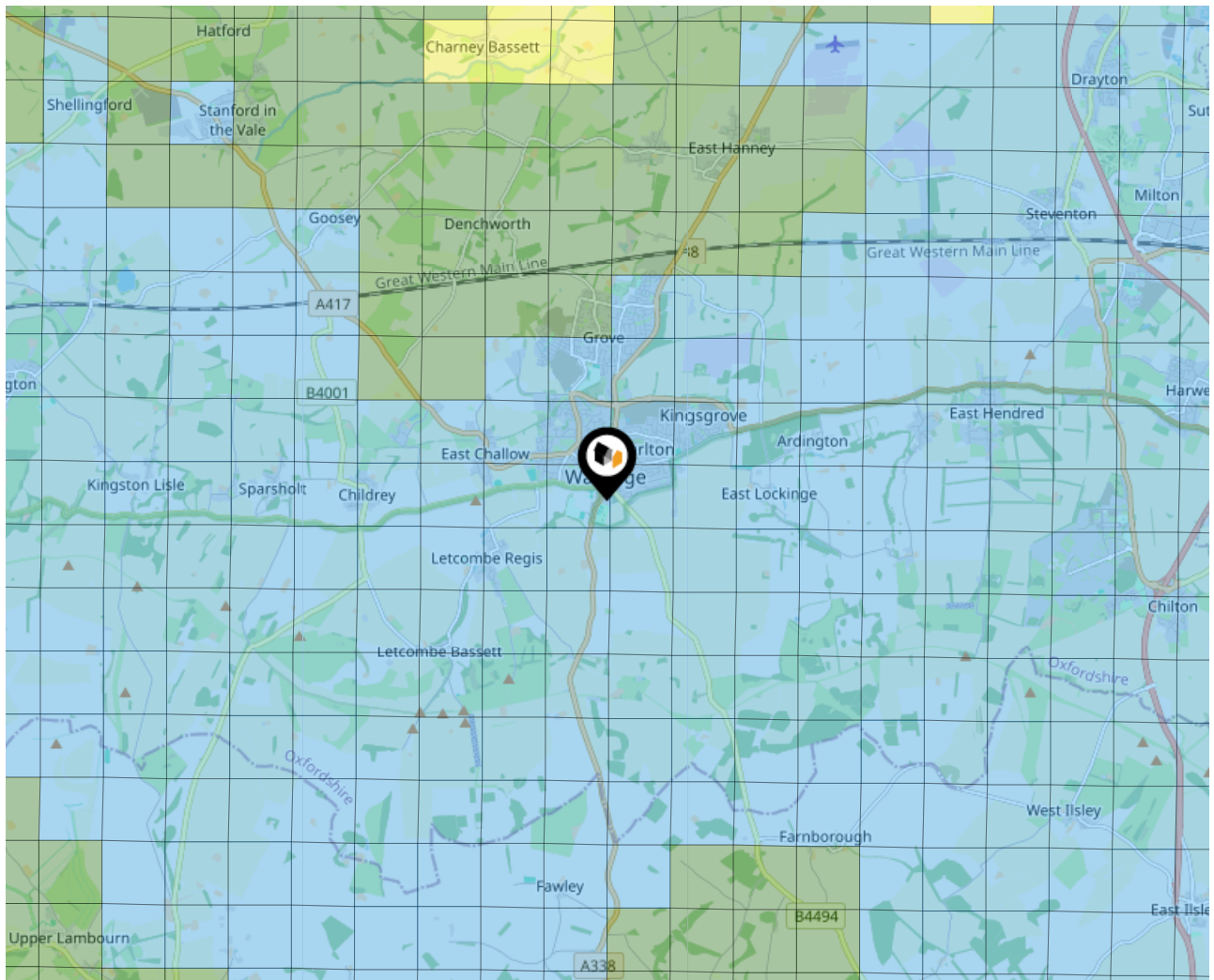
# Environment

## Radon Gas



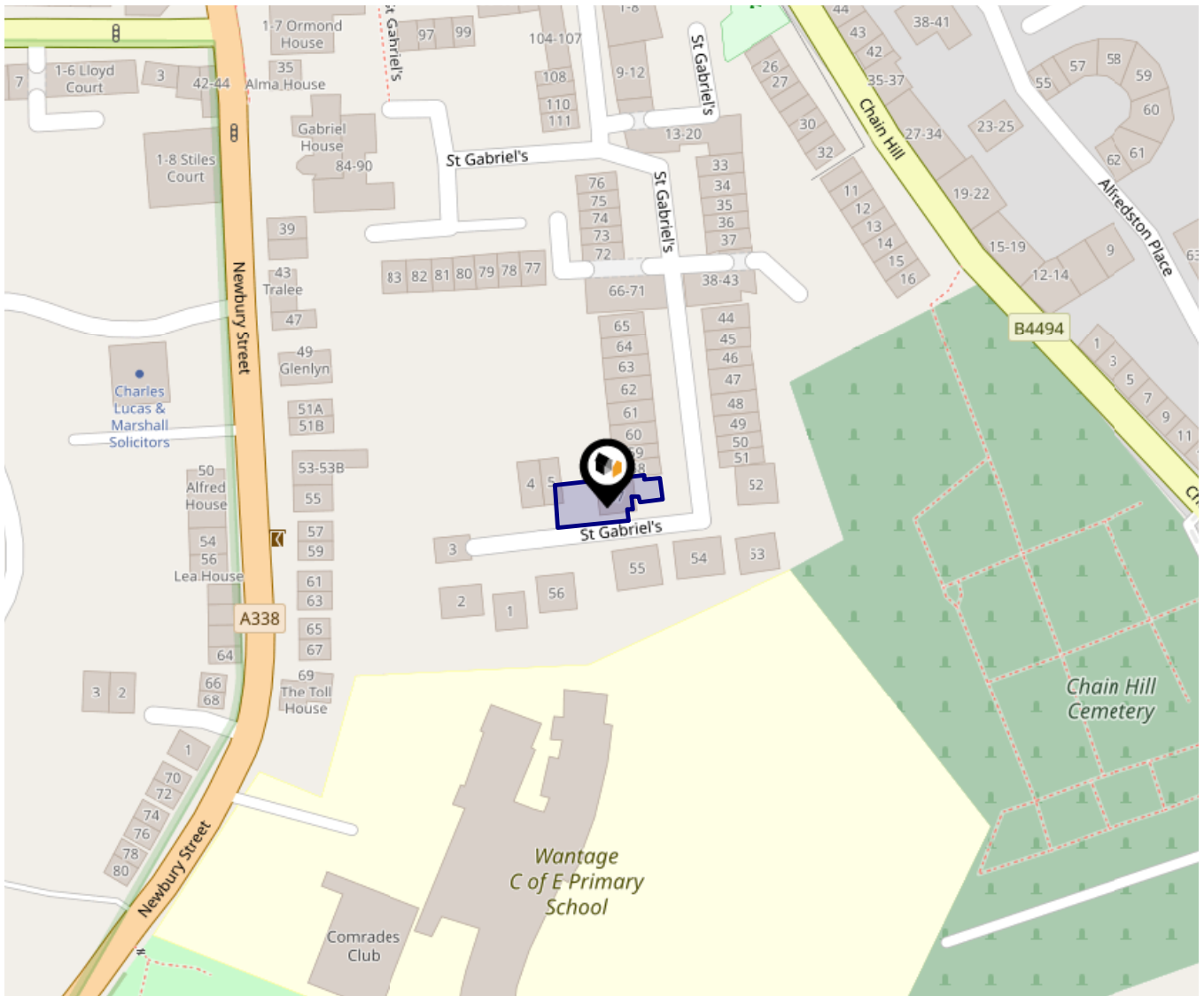
### What is Radon?

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



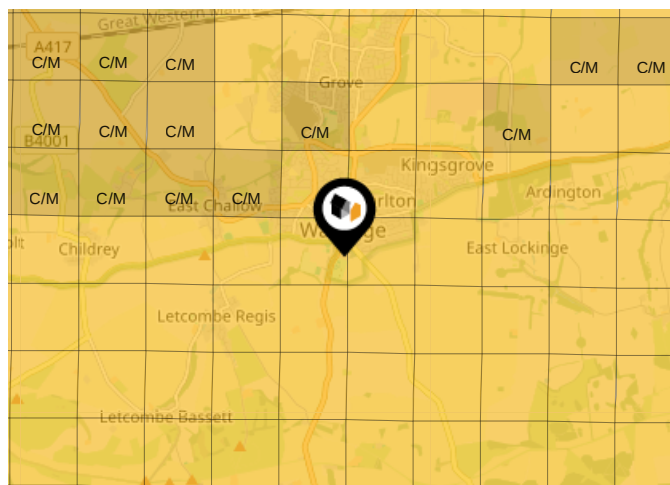
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



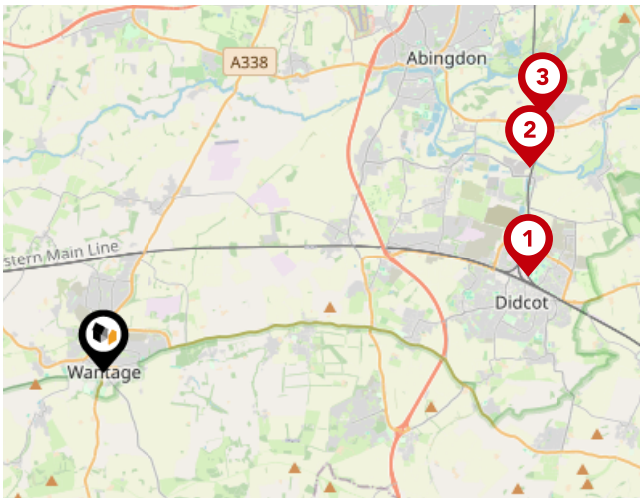
### Primary Classifications (Most Common Clay Types)

<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



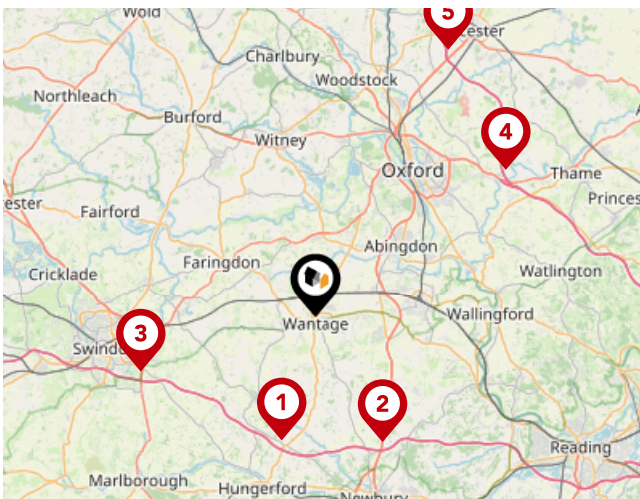
# Area

## Transport (National)



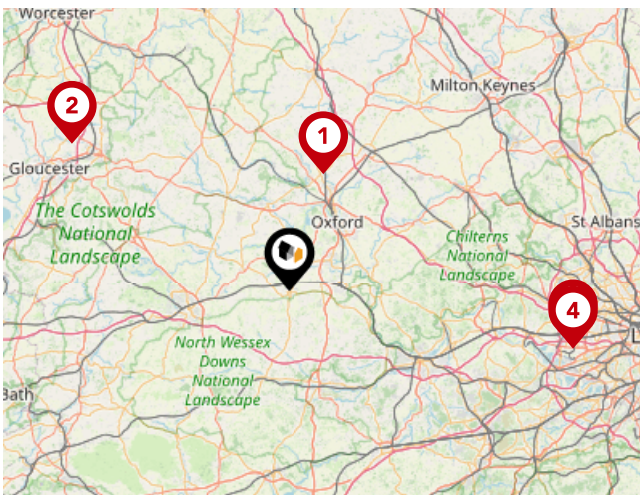
### National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	8.01 miles
2	Appleford Rail Station	8.69 miles
3	Culham Rail Station	9.36 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	9.48 miles
2	M4 J13	10.4 miles
3	M4 J15	13.55 miles
4	M40 J8A	17.73 miles
5	M40 J9	21.89 miles



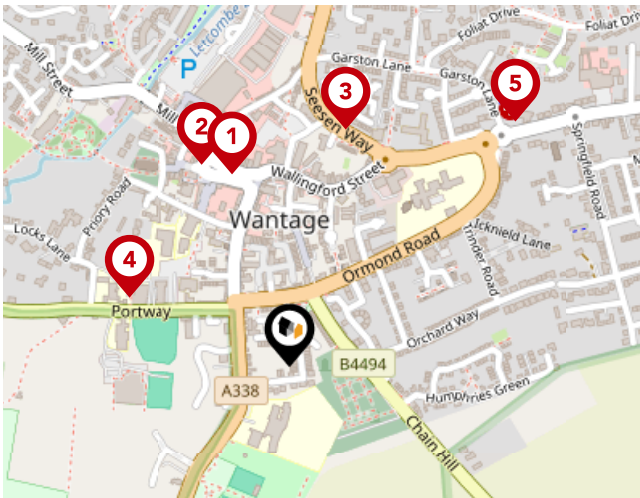
### Airports/Helipads

Pin	Name	Distance
1	Kidlington	17.76 miles
2	Staverton	38.56 miles
3	Heathrow Airport	42.51 miles
4	Heathrow Airport Terminal 4	42.92 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Market Place	0.23 miles
2	Market Place	0.25 miles
3	Seesen Way	0.28 miles
4	King Alfreds School	0.2 miles
5	Community Hospital	0.38 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.

# Agent Disclaimer



## Important - Please Read

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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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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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