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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> March 2025



## LLOYD COURT, PORTWAY, WANTAGE, OX12

### Waymark Property

Bee House 140 Eastern Avenue Didcot OX14 4SB

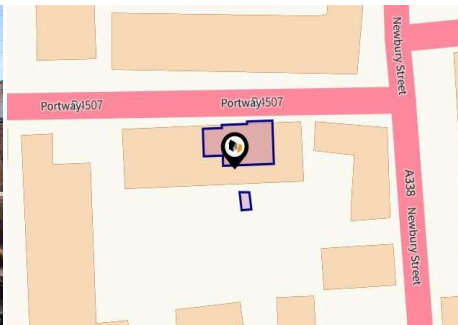
01235 633993

ys@waymarkproperty.co.uk

www.waymarkproperty.co.uk



# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	20/12/1989
<b>Floor Area:</b>	710 ft <sup>2</sup> / 66 m <sup>2</sup>	<b>End Date:</b>	01/06/2114
<b>Plot Area:</b>	0.04 acres	<b>Lease Term:</b>	125 years from 1 June 1989
<b>Year Built :</b>	1976-1982	<b>Term Remaining:</b>	89 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,081		
<b>Title Number:</b>	ON131432		

## Local Area

<b>Local Authority:</b>	Oxfordshire
<b>Conservation Area:</b>	Wantage Town Centre
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>20</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



Lloyd Court, Portway, OX12

Energy rating

**C**

Valid until 11.01.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69   c	73   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<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>	1
<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, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Controls for high heat retention storage heaters
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	66 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.

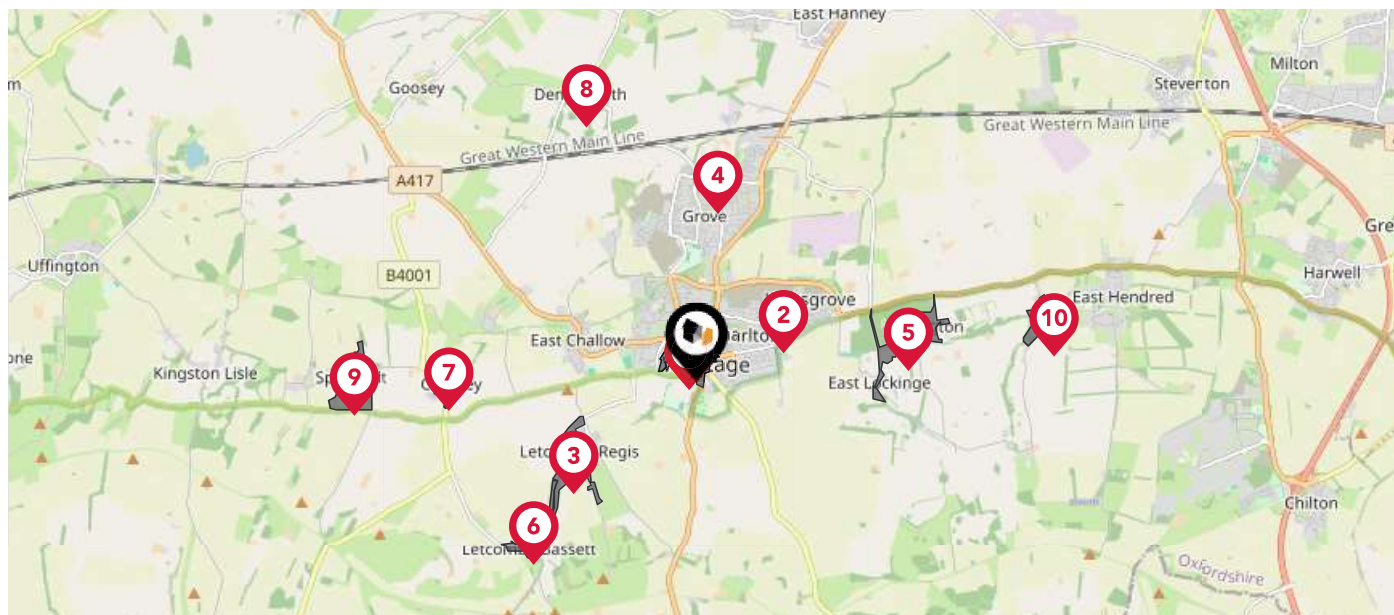
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

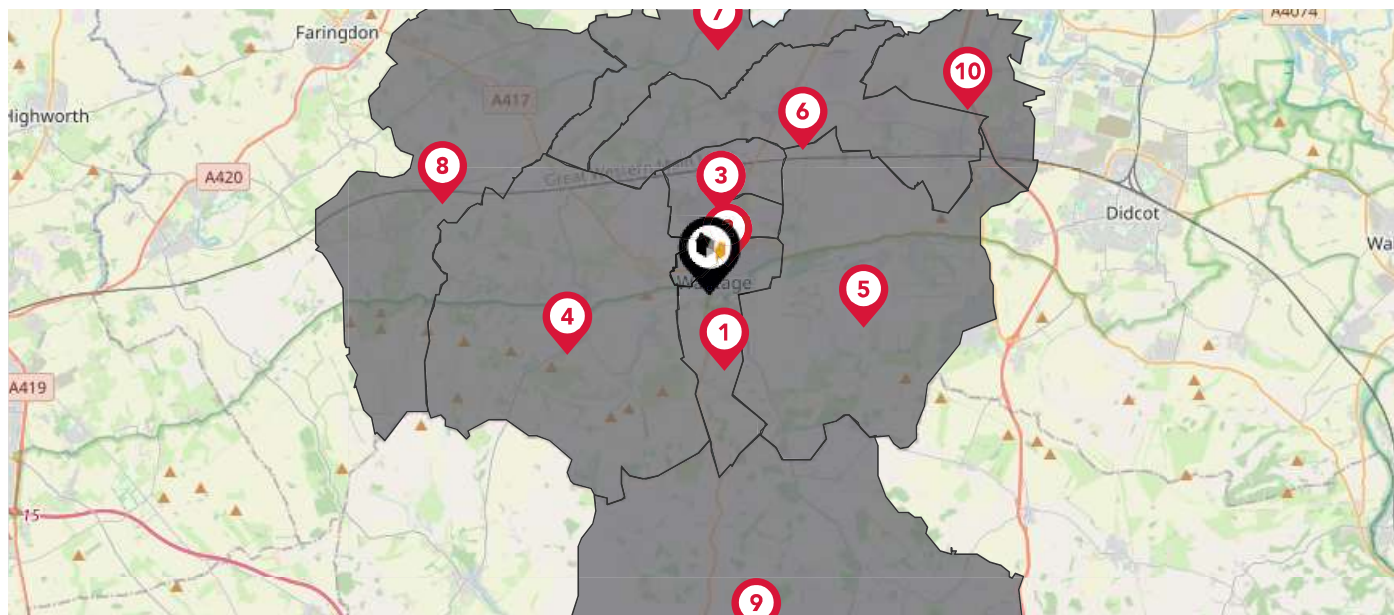
- 1 Wantage Town Centre
- 2 Wantage, Charlton
- 3 Letcombe Regis
- 4 Grove
- 5 Ardington and East Lockinge
- 6 Letcombe Bassett
- 7 Childrey
- 8 Denchworth
- 9 Sparsholt
- 10 West Hendred

# 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

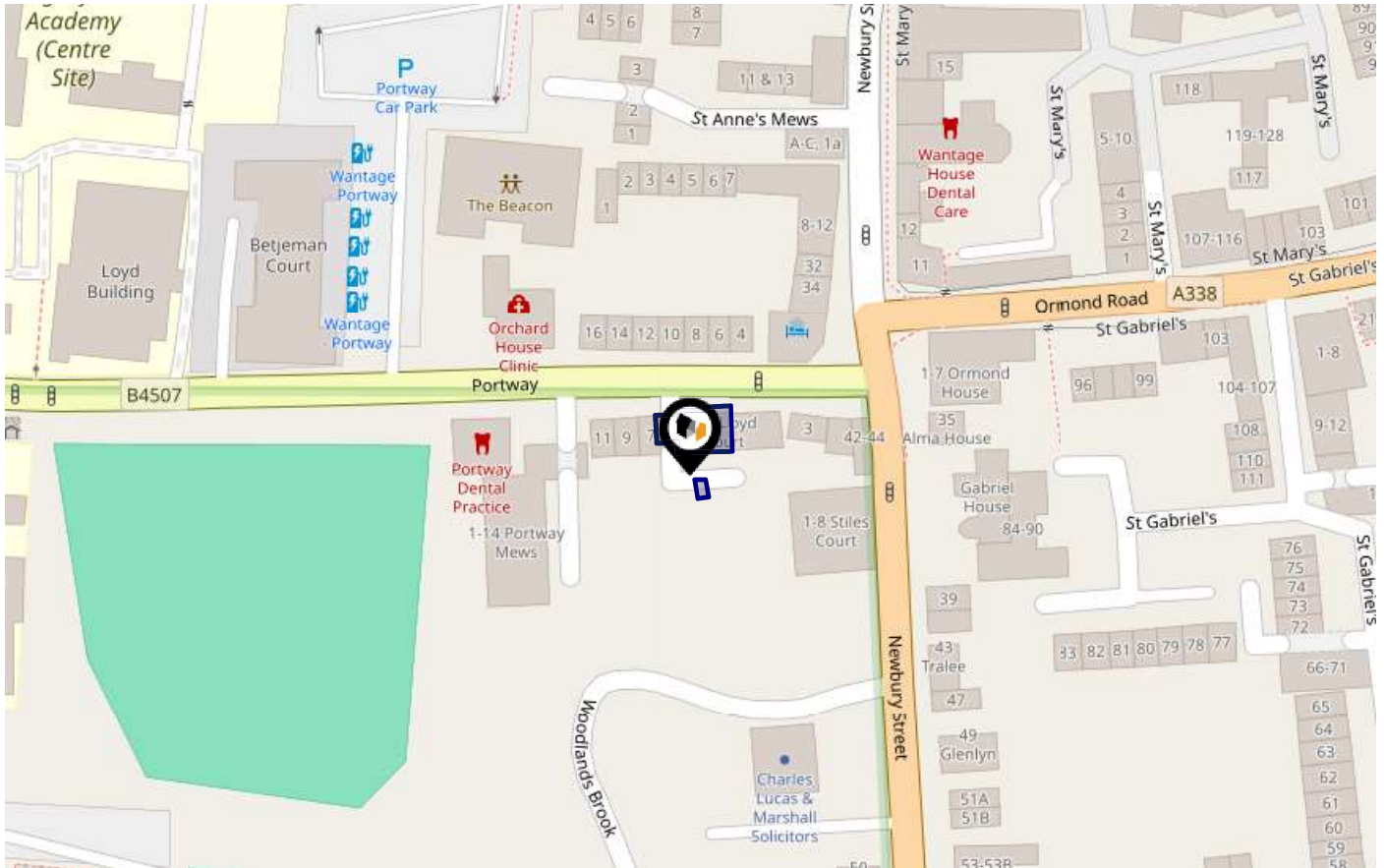
- 1 Wantage Charlton Ward
- 2 Wantage & Grove Brook Ward
- 3 Grove North Ward
- 4 Ridgeway Ward
- 5 Hendreds Ward
- 6 Steventon & the Hanneys Ward
- 7 Kingston Bagpuize Ward
- 8 Stanford Ward
- 9 Downlands Ward
- 10 Drayton Ward

# 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:



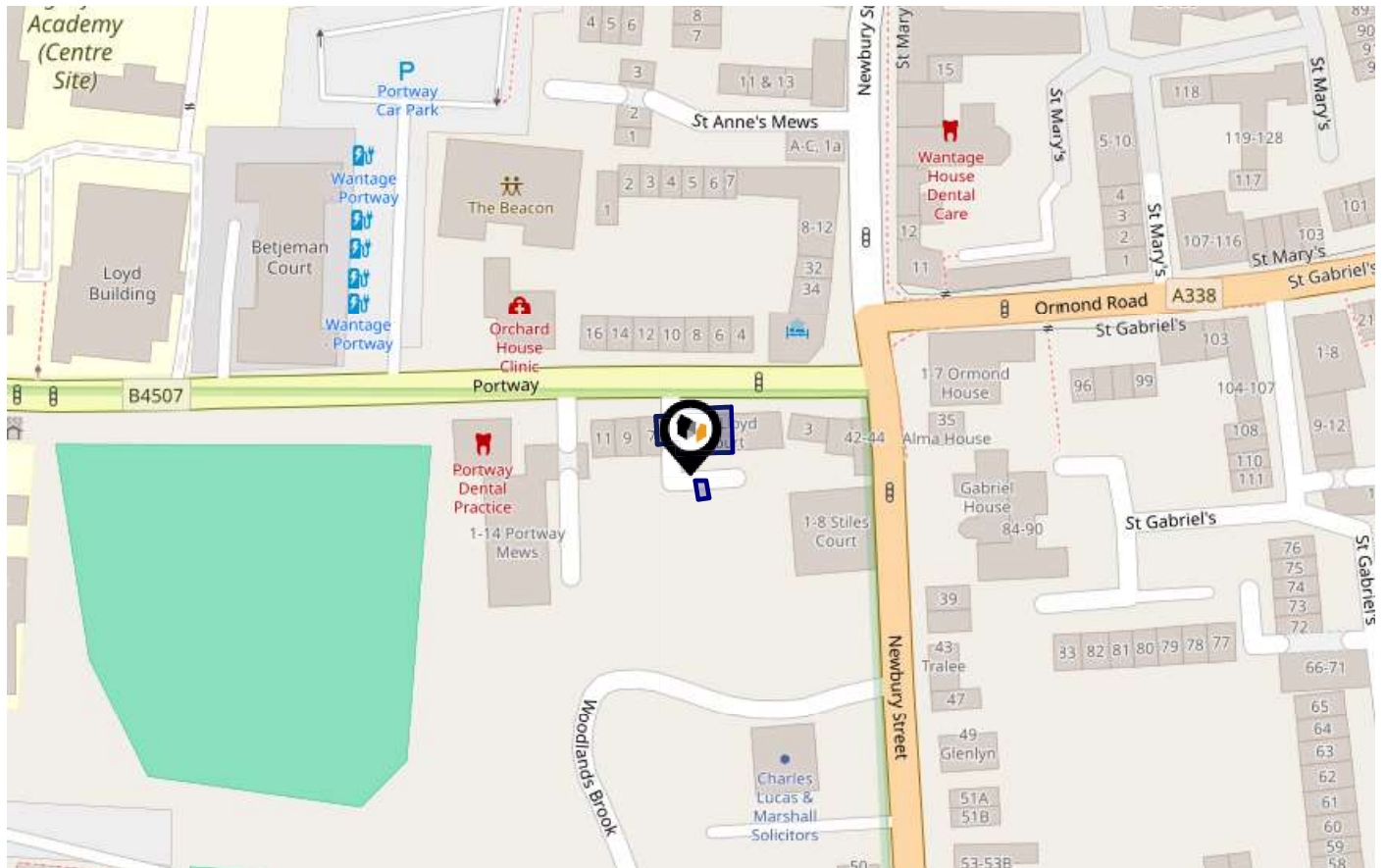


# Flood Risk

## 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:

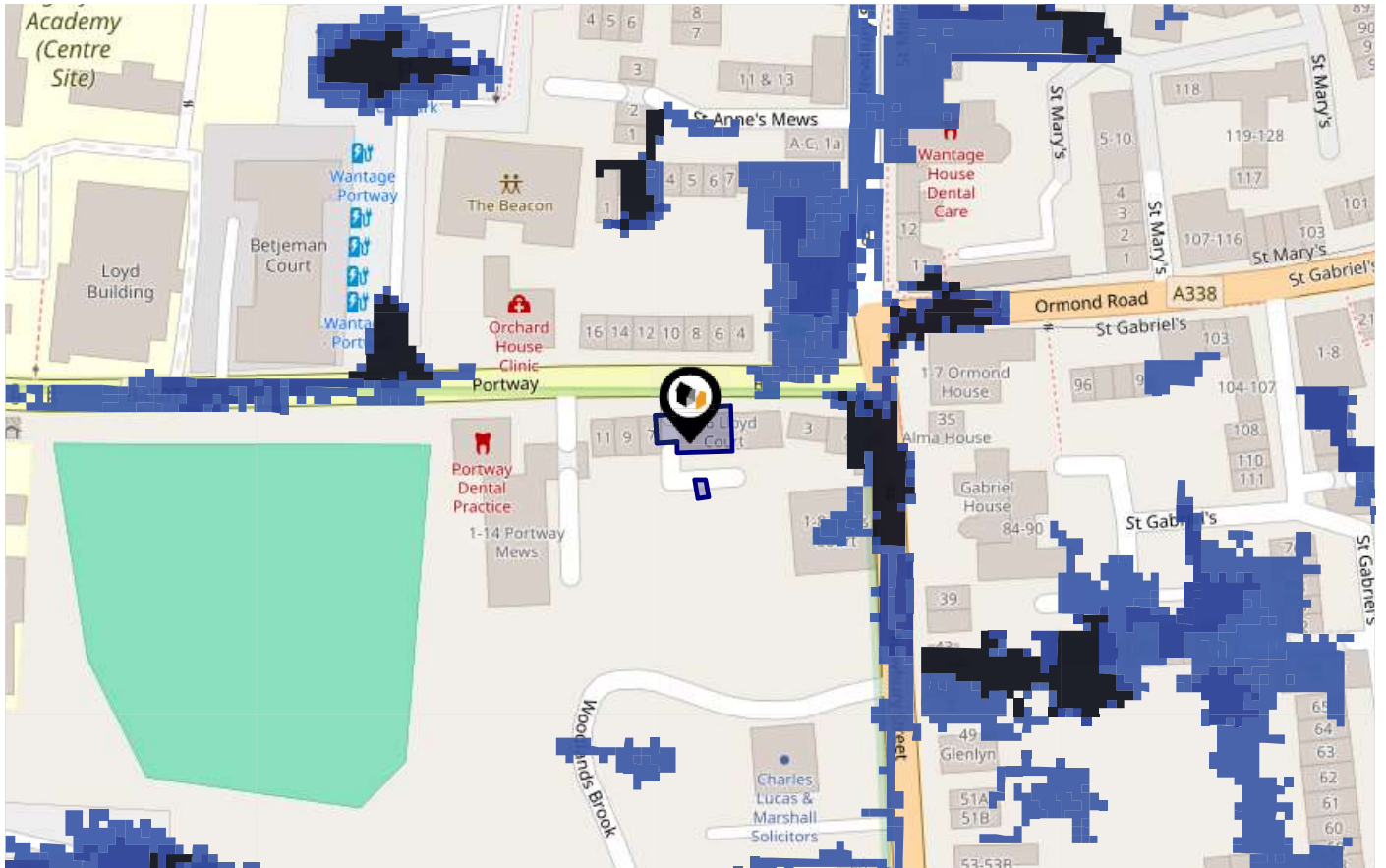


# Flood Risk

## 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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- 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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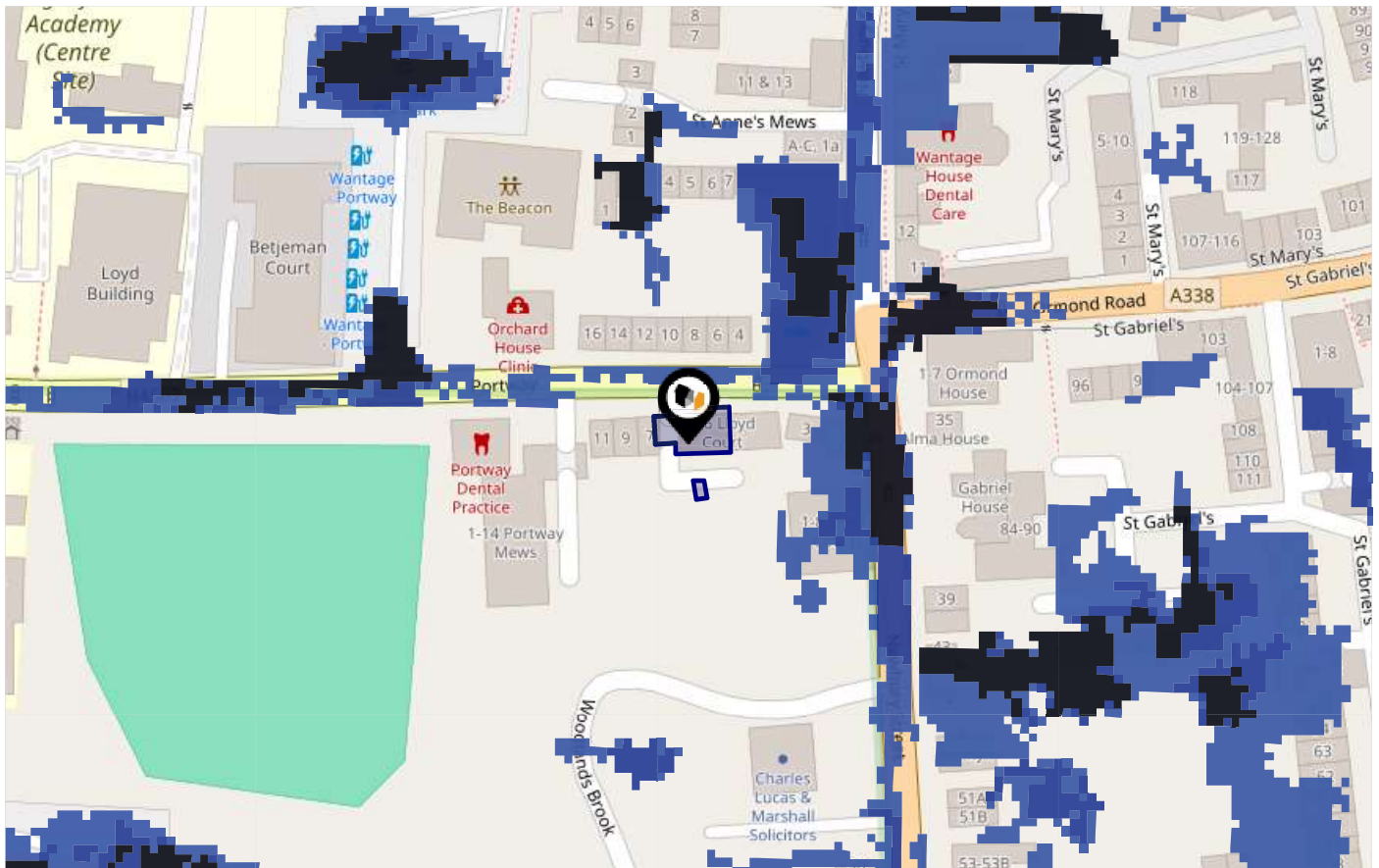


# Flood Risk

## 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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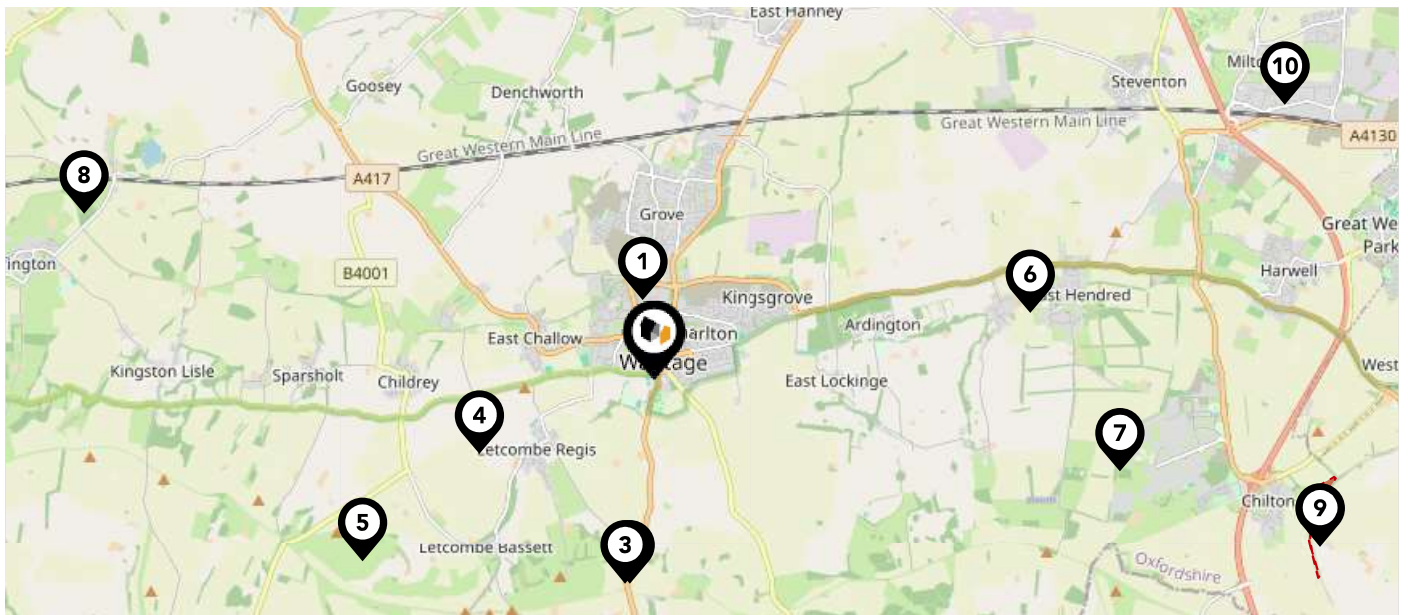


# Maps

## 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

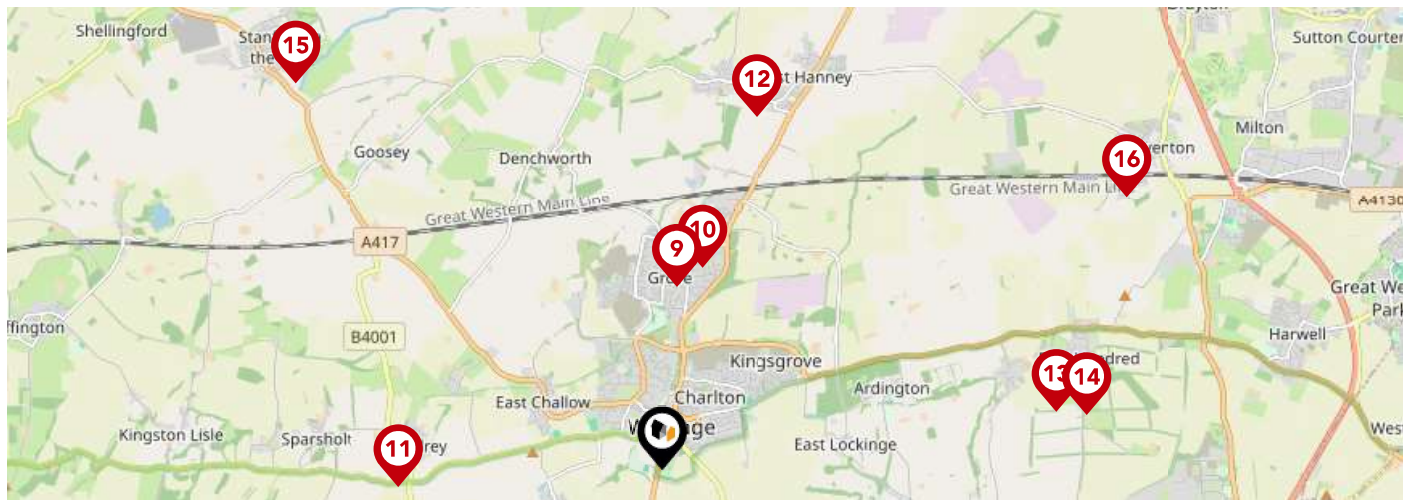
<b>1</b>	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill
<b>2</b>	Furzewick Down-Near Wantage, Oxfordshire	Historic Landfill
<b>3</b>	Red House Hill-Wantage, Oxfordshire	Historic Landfill
<b>4</b>	EA/EPR/EP3699EM/V006 - Mr D Lewis	Active Landfill
<b>5</b>	Hackpen Hill-South of B4001 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

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Wantage Church of England Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.07	<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:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Stockham Primary School</b> Ofsted Rating: Outstanding   Pupils: 213   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Huckleberry Therapeutic School</b> Ofsted Rating: Good   Pupils: 6   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Fitzwaryn School</b> Ofsted Rating: Outstanding   Pupils: 122   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Charlton Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Wantage Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.2	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

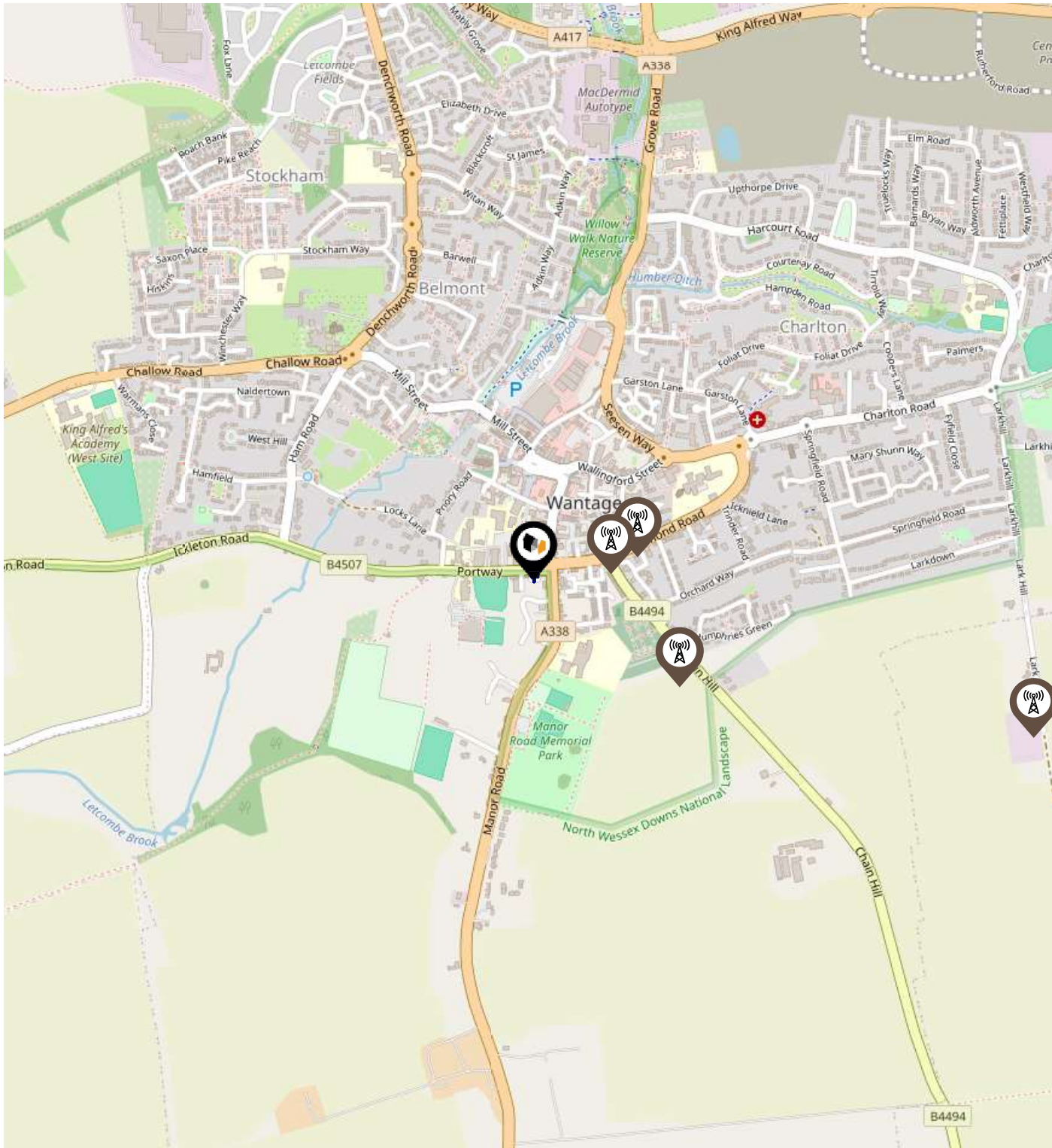
# Area Schools





	Nursery	Primary	Secondary	College	Private
<b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 482   Distance:1.69	<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:1.89	<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:2.45	<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:3.36	<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:3.66	<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:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stanford In the Vale CoE Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Michaels CoE Primary School, Steventon Village</b> Ofsted Rating: Good   Pupils: 222   Distance:4.96	<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

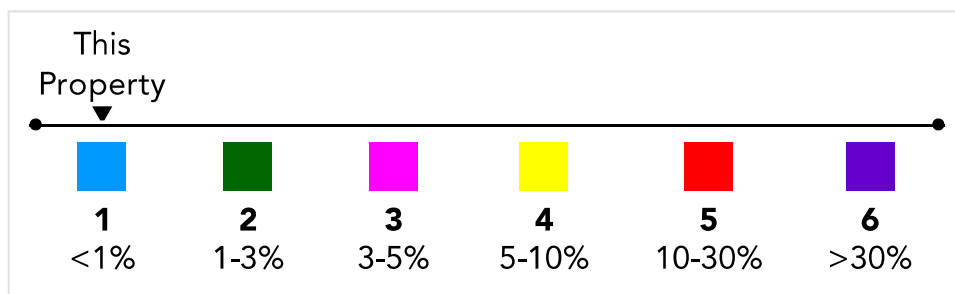
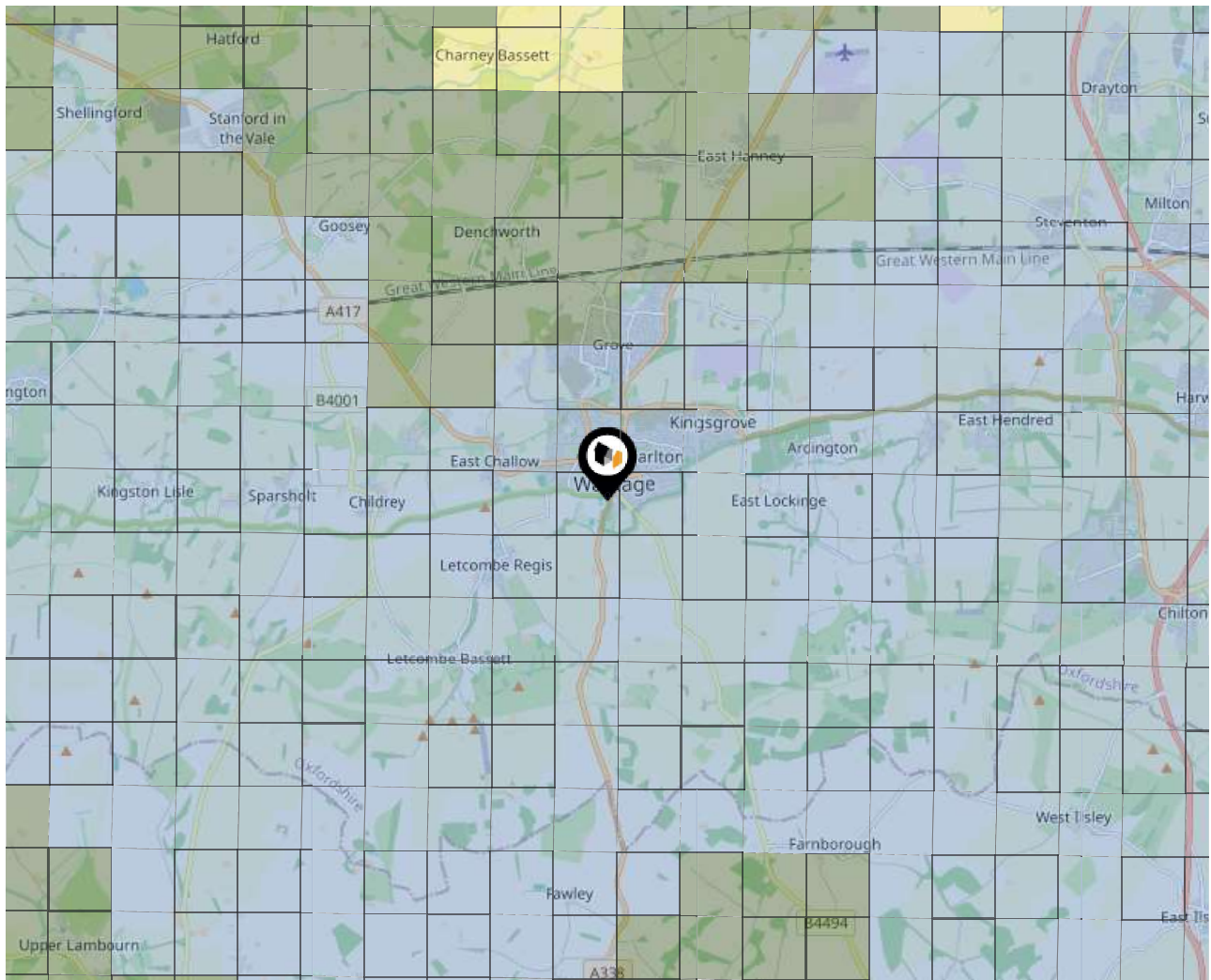
# Environment

## Radon Gas



### What is Radon?

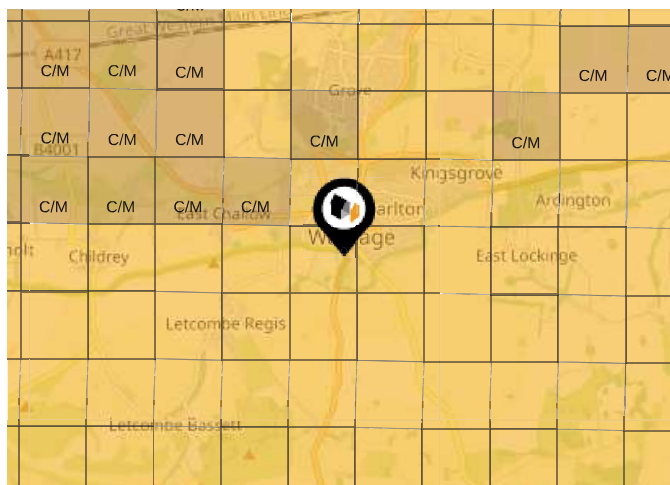
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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		

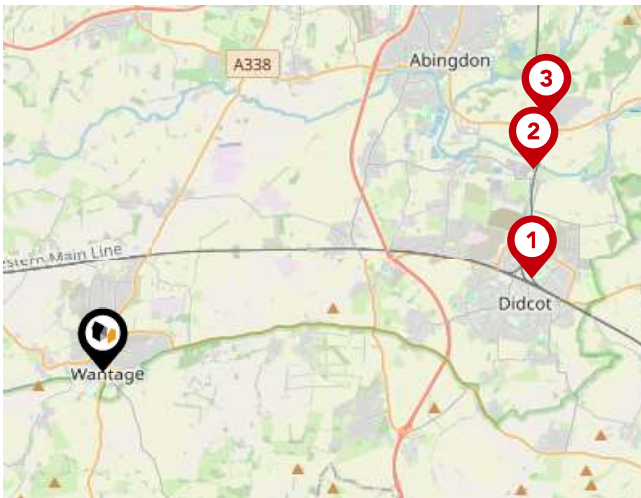


### Primary Classifications (Most Common Clay Types)

<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	8.08 miles
2	Appleford Rail Station	8.74 miles
3	Culham Rail Station	9.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	9.52 miles
2	M4 J13	10.5 miles
3	M4 J15	13.49 miles
4	M40 J9	21.87 miles
5	M40 J8A	17.76 miles



### Airports/Helipads

Pin	Name	Distance
1	Kidlington	17.72 miles
2	Staverton	38.45 miles
3	Heathrow Airport	42.61 miles
4	Heathrow Airport Terminal 4	43.03 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	King Alfreds School	0.1 miles
2	Market Place	0.16 miles
3	Market Place	0.16 miles
4	Seesen Way	0.26 miles
5	Humber Close	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.



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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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