

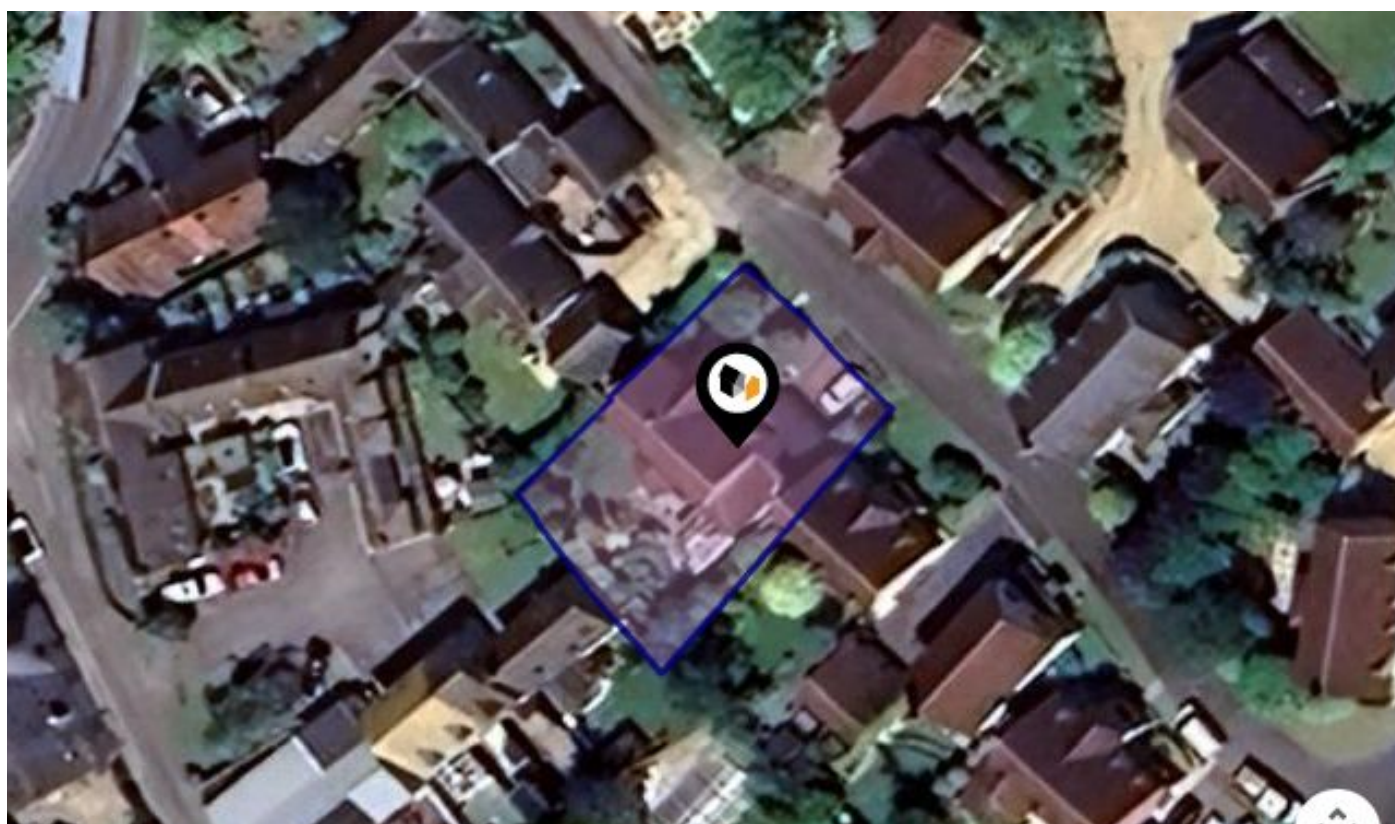


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th March 2025



**OCK MEADOW, STANFORD IN THE VALE, FARINGDON,
SN7**

Waymark Property

Bee House 140 Eastern Avenue Didcot OX14 4SB

01235 633993

hs@waymarkproperty.co.uk

www.waymarkproperty.co.uk















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	0.13 acres		
Council Tax :	Band G		
Annual Estimate:	£3,903		
Title Number:	ON202580		

Local Area

Local Authority:	Oxfordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	19 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

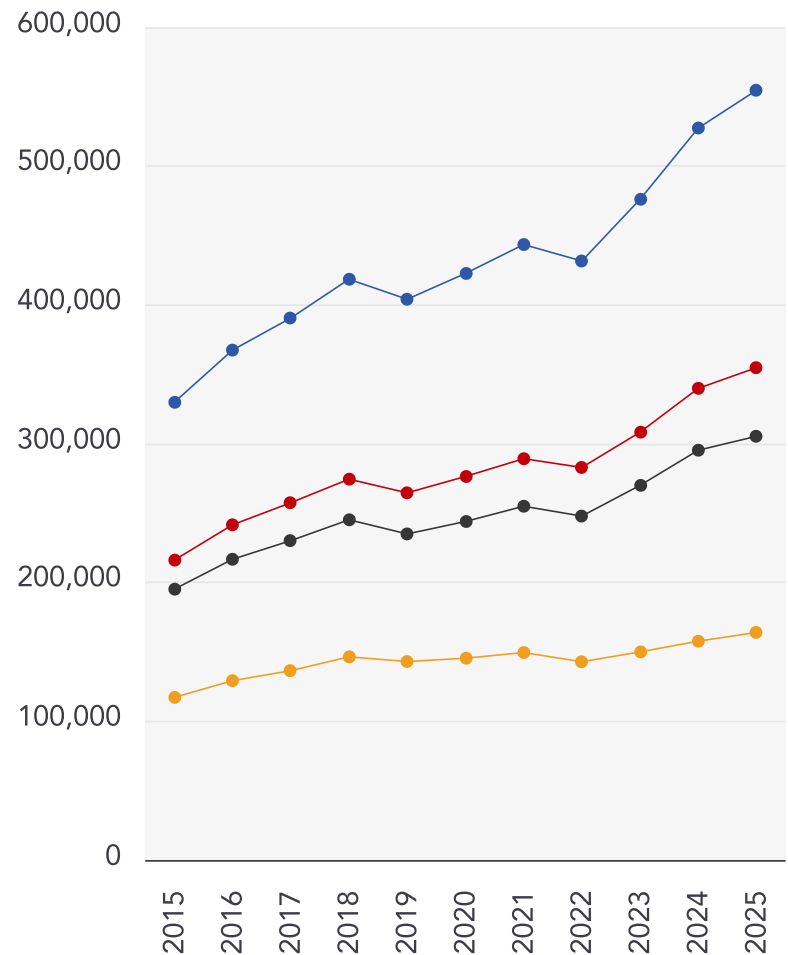
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		
 O ₂	 EE	 3	
 Orange			

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SN7



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.

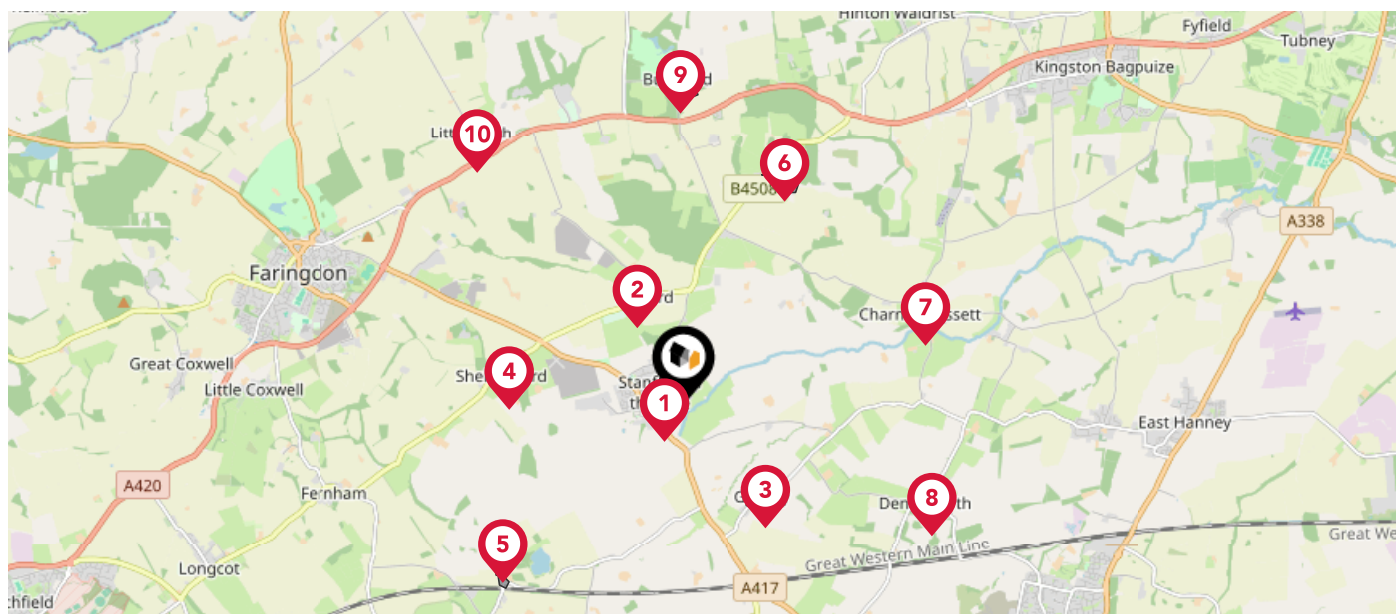
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

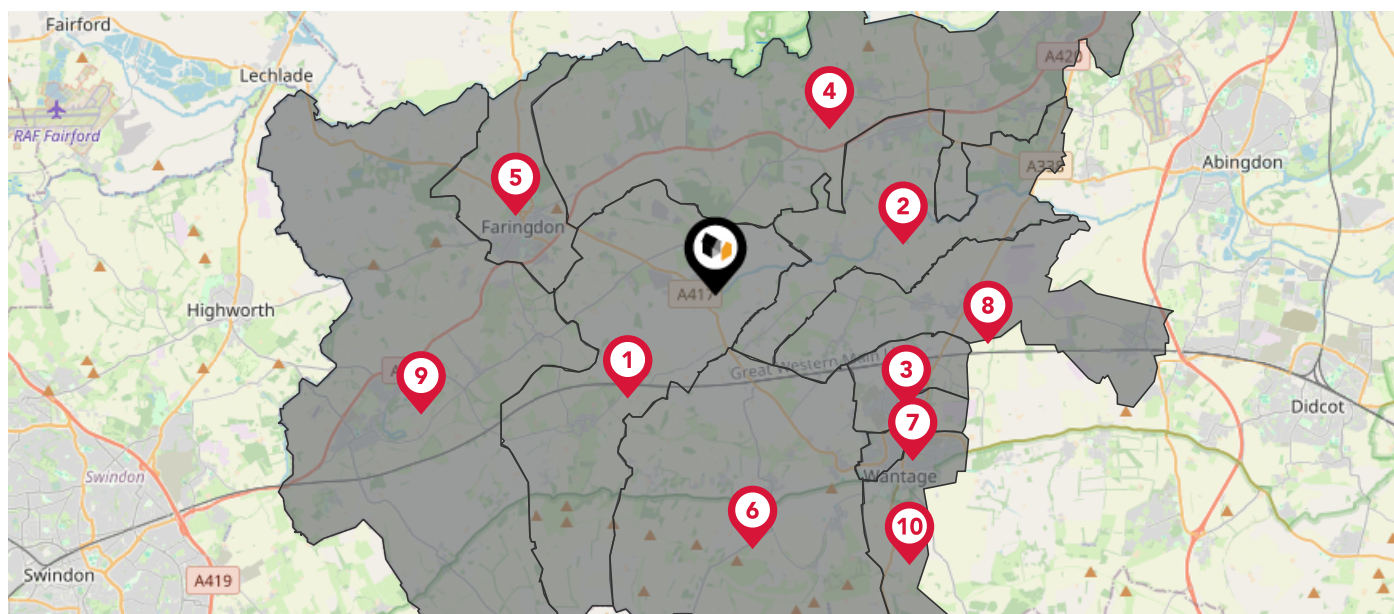
- | | |
|----|----------------------|
| 1 | Stanford in the Vale |
| 2 | Hatford |
| 3 | Goosey |
| 4 | Shellingford |
| 5 | Baulking |
| 6 | Pusey |
| 7 | Charney Bassett |
| 8 | Denchworth |
| 9 | Buckland |
| 10 | Littleworth |

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



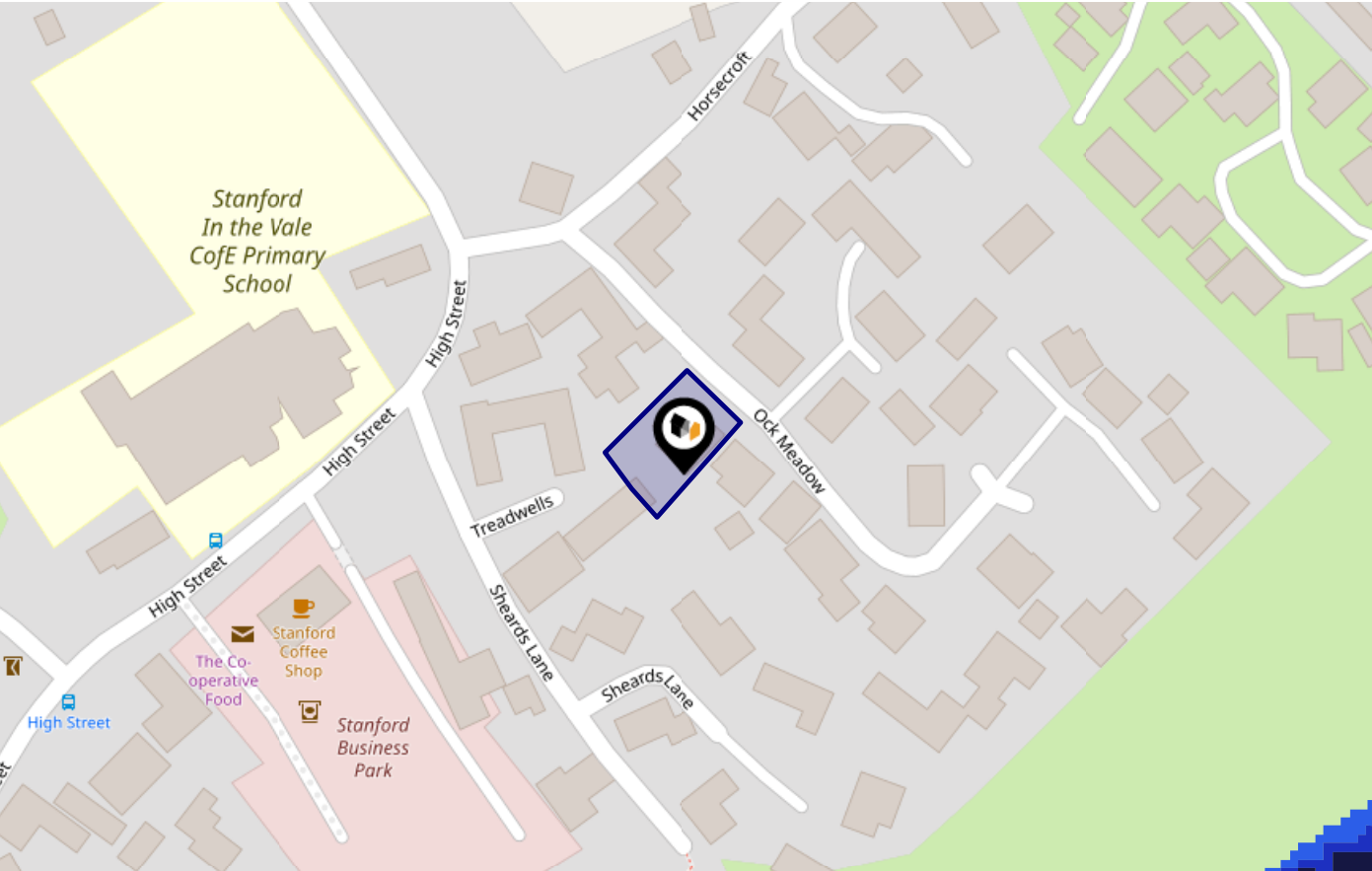
Nearby Council Wards

-  Stanford Ward
-  Kingston Bagpuize Ward
-  Grove North Ward
-  Thames Ward
-  Faringdon Ward
-  Ridgeway Ward
-  Wantage & Grove Brook Ward
-  Steventon & the Hanneys Ward
-  Watchfield & Shrivenham Ward
-  Wantage Charlton 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.

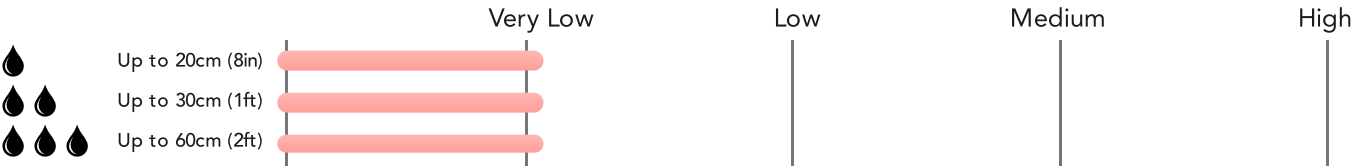


Risk Rating: Very low

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.

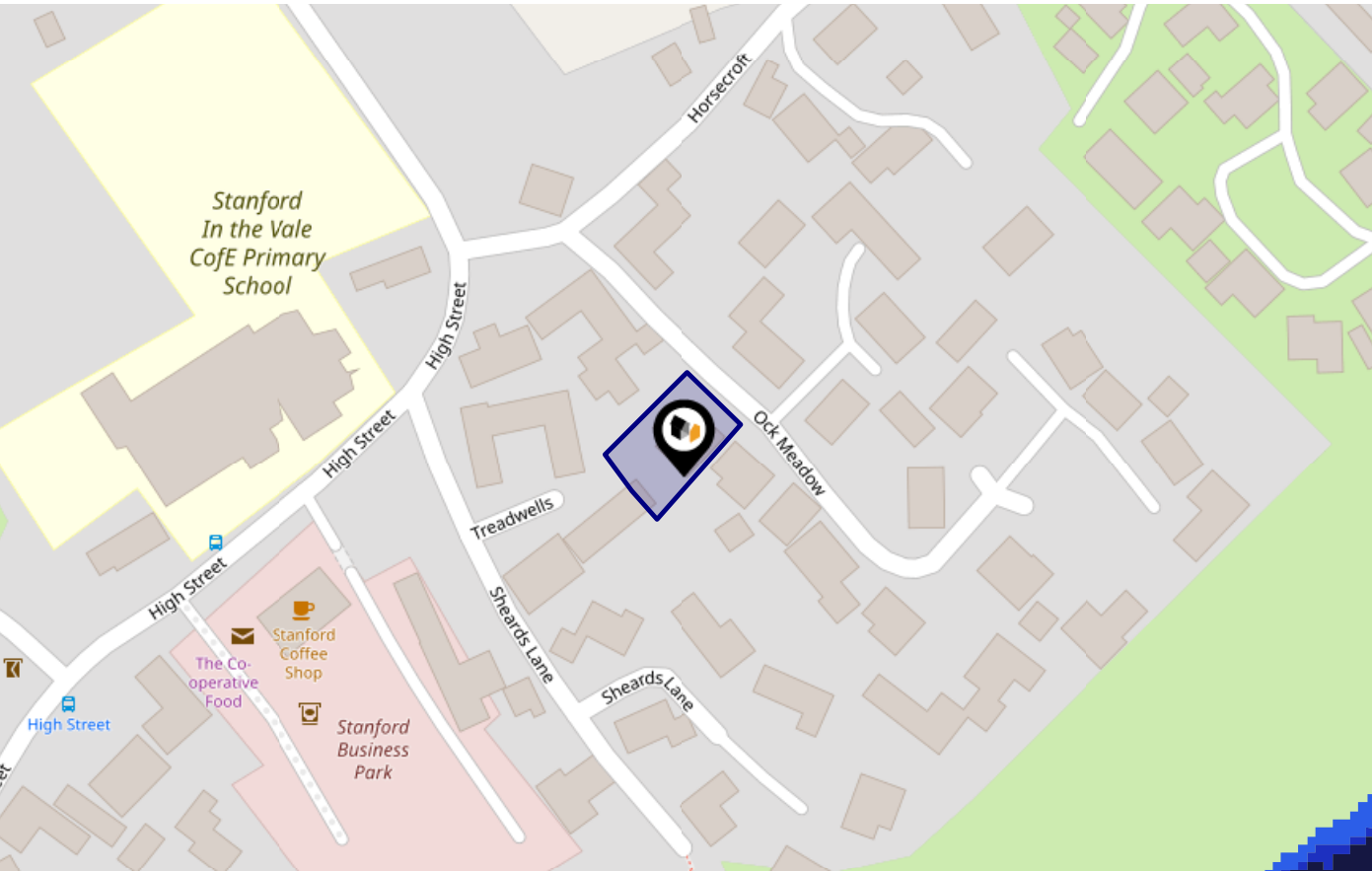
Chance of flooding to the following depths at this property:



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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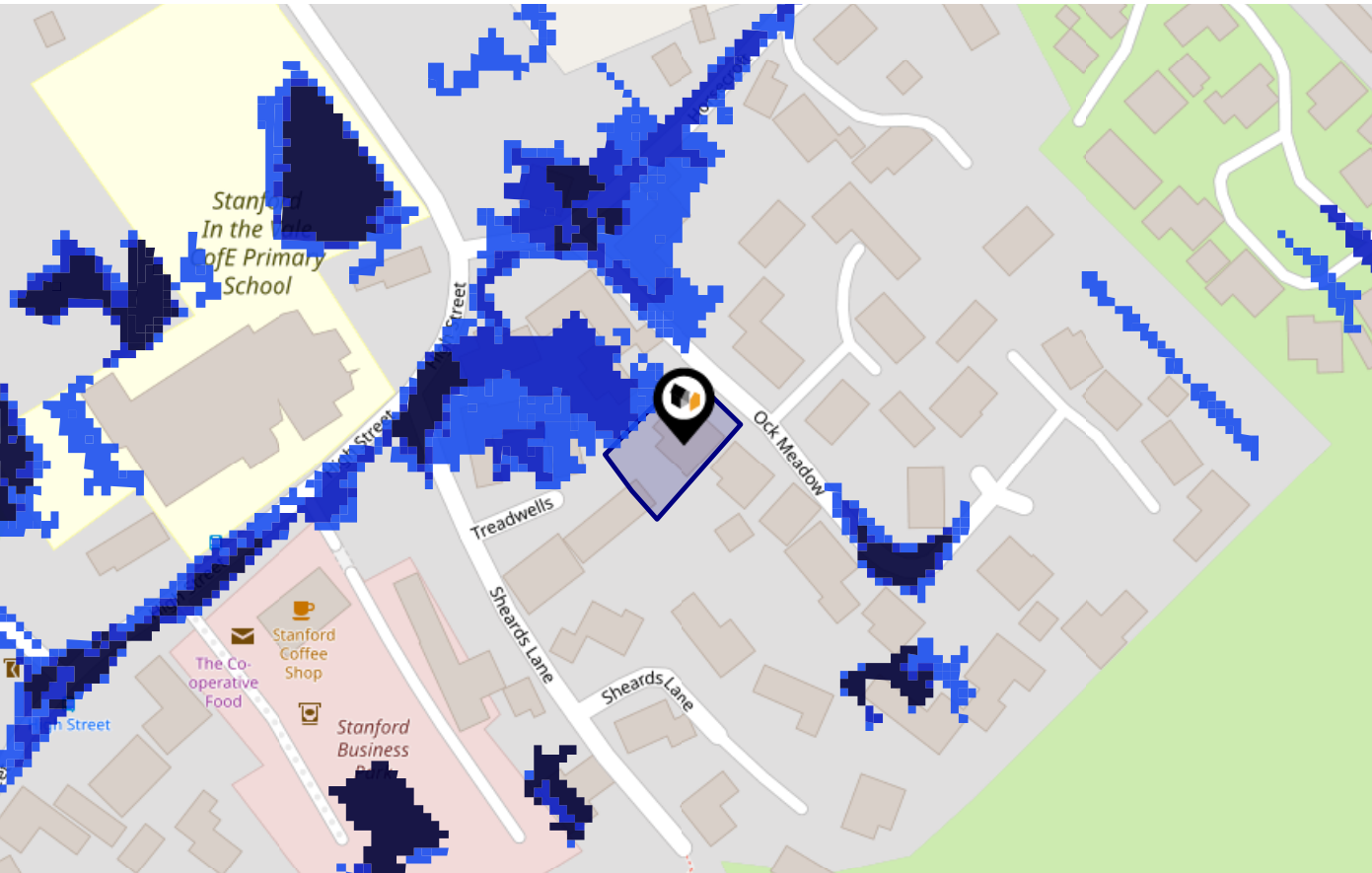
Chance of flooding to the following depths at this property:



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.

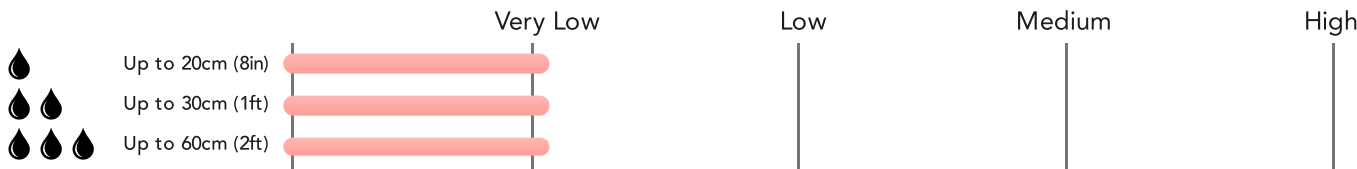


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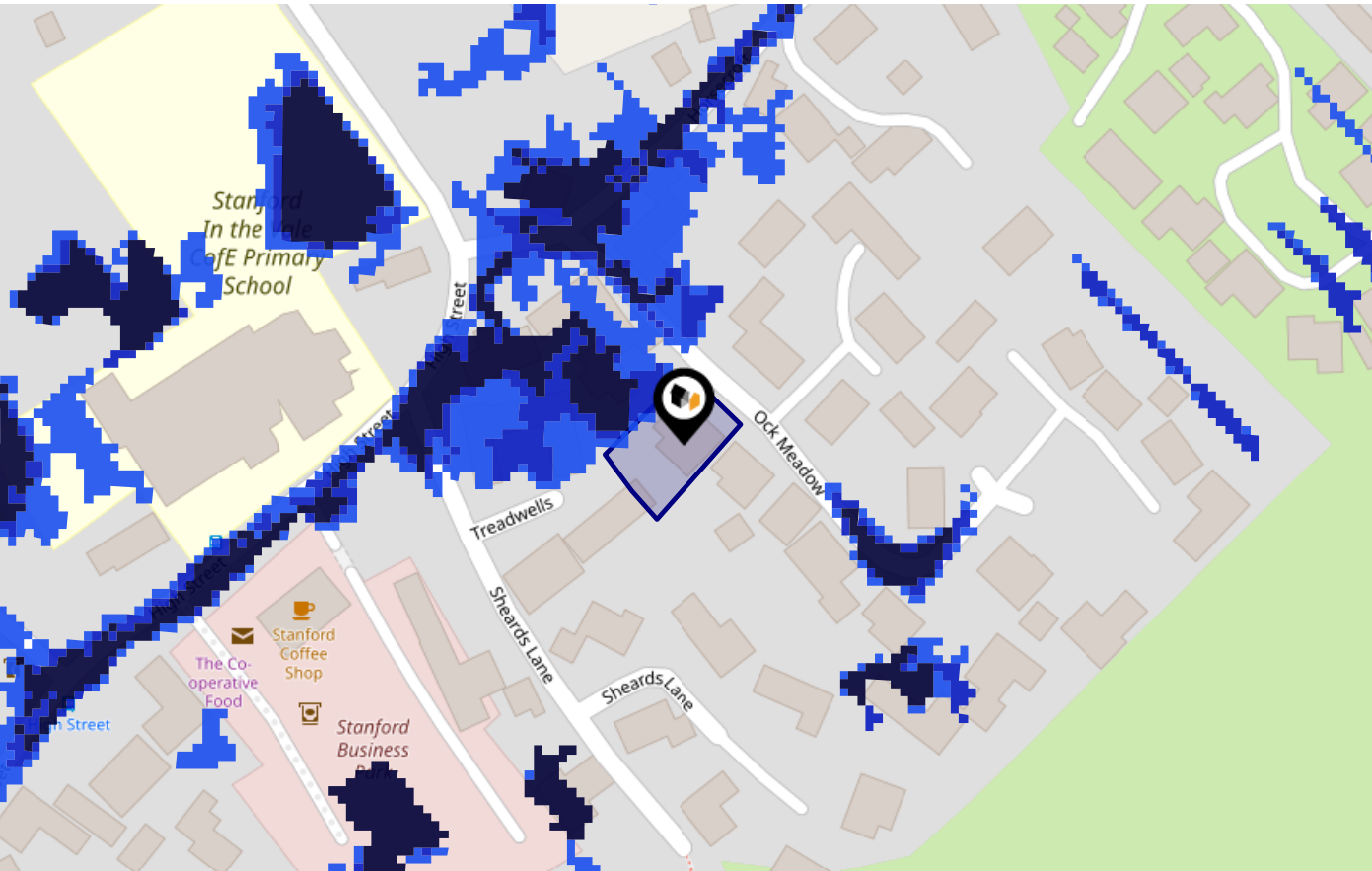
Chance of flooding to the following depths at this property:



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.
-  **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

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.

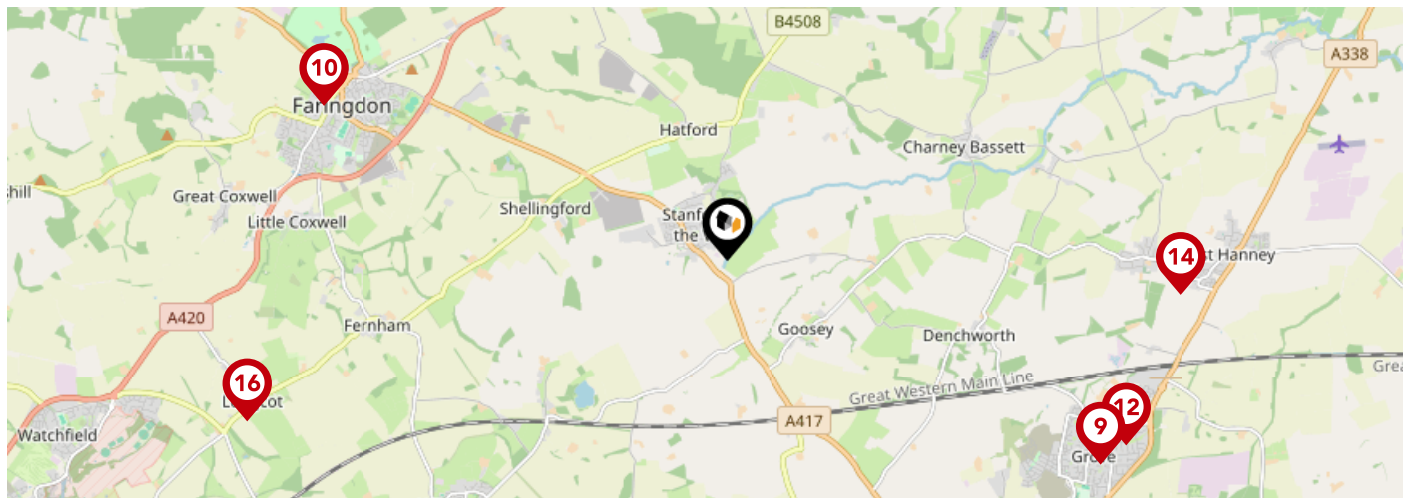










Nearby Landfill Sites

1	Faringdon Road-Stanford In The Vale, Berkshire	Historic Landfill	
2	Stanford-In-The-Vale-A417, Stanford-in-the-Vale, Oxfordshire	Historic Landfill	
3	EA/EPR/BP3095EU/V002	Active Landfill	
4	Gainfield-By B4508, Gainfield, Oxfordshire	Historic Landfill	
5	EA/EPR/KB3009XM/A001	Active Landfill	
6	Bowling Green Farm-Stanford Road, Faringdon, Oxfordshire	Historic Landfill	
7	Uffington Clay Pits-Uffington, Oxfordshire	Historic Landfill	
8	Kingston Bagpuize-Prior's Lane, Hinton Waldrist, Oxfordshire	Historic Landfill	
9	Whitecross Metals-Faringdon, Oxfordshire	Historic Landfill	
10	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill	



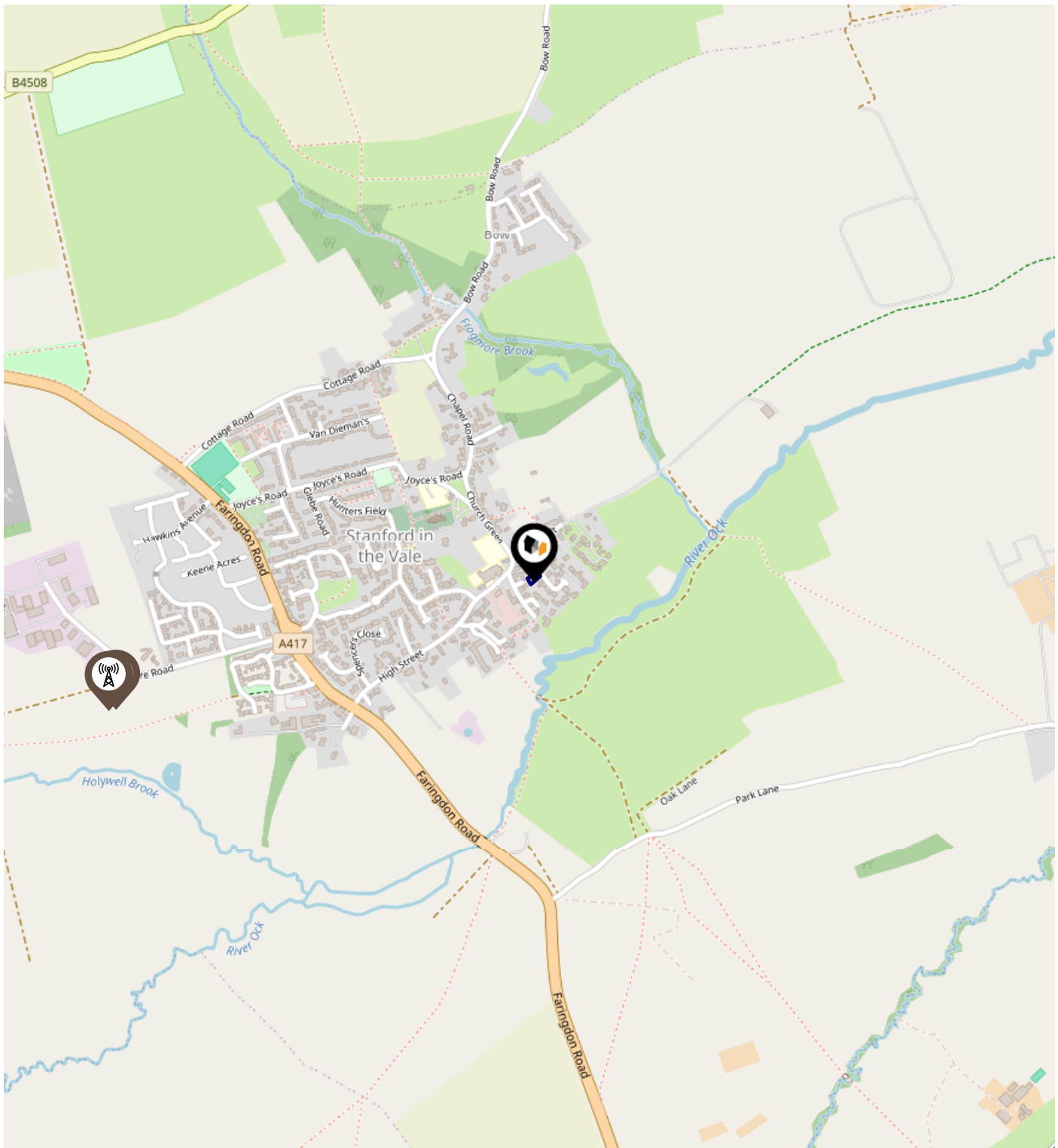
		Nursery	Primary	Secondary	College	Private
1	Stanford In the Vale CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shellingford Church of England (Voluntary Aided) School Ofsted Rating: Good Pupils: 87 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Buckland Church of England Primary School Ofsted Rating: Outstanding Pupils: 115 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Hugh's School Ofsted Rating: Not Rated Pupils: 338 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Uffington Church of England Primary School Ofsted Rating: Good Pupils: 97 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Faringdon Community College Ofsted Rating: Good Pupils: 1412 Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Ridgeway Church of England (C) Primary School Ofsted Rating: Good Pupils: 92 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Elms Primary School Ofsted Rating: Good Pupils: 373 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Millbrook Primary School Ofsted Rating: Good Pupils: 482 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Folly View Primary Ofsted Rating: Good Pupils: 272 Distance:3.98	<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:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grove Church of England School Ofsted Rating: Good Pupils: 192 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fitzwaryn School Ofsted Rating: Outstanding Pupils: 122 Distance:4.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James Church of England Primary School, Hanney Ofsted Rating: Good Pupils: 207 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stockham Primary School Ofsted Rating: Outstanding Pupils: 213 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longcot and Fernham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 133 Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

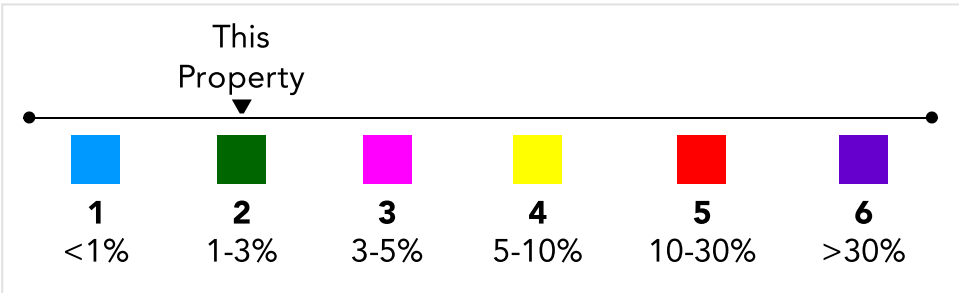
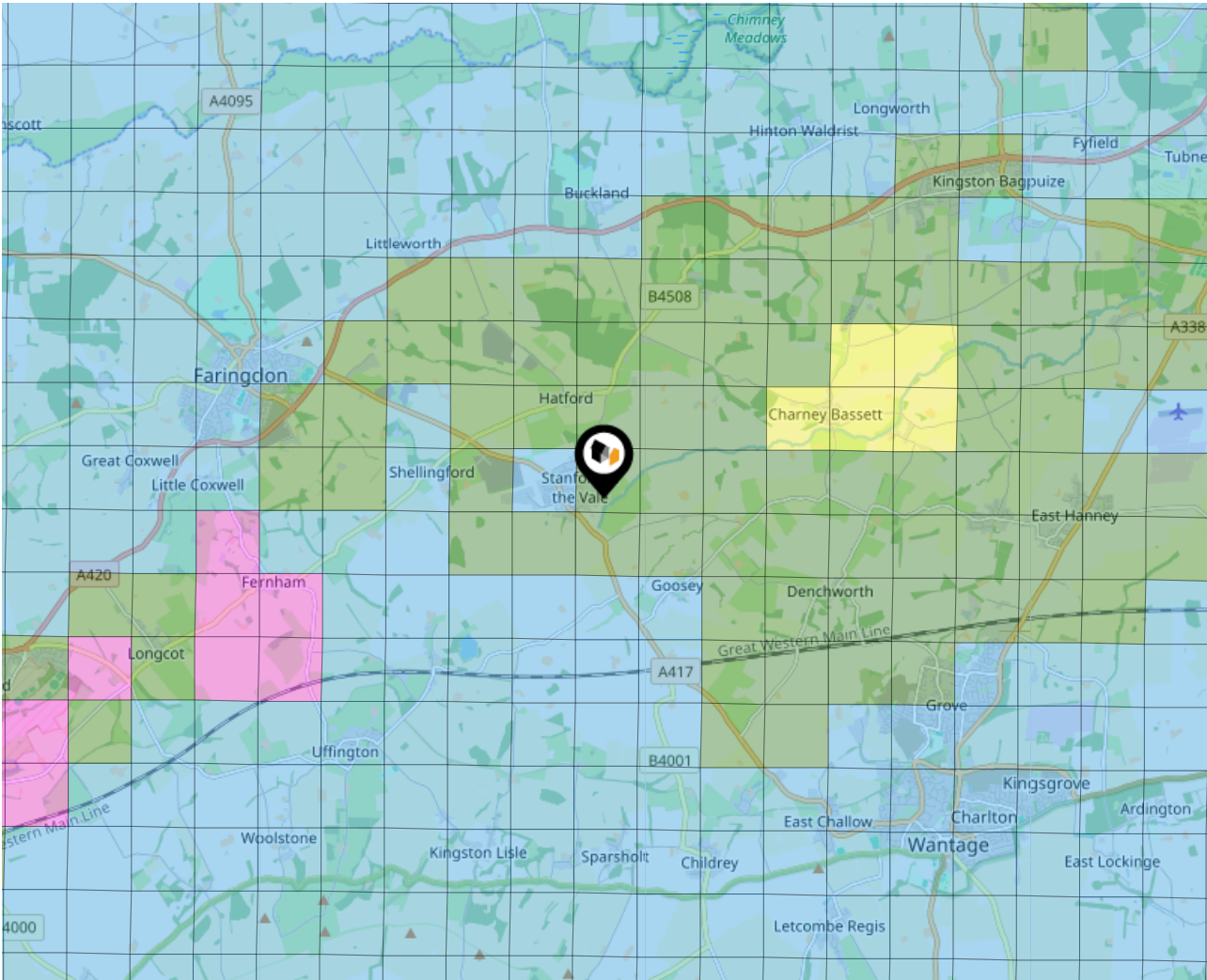


Key:

- Power Pylons
- Communication Masts

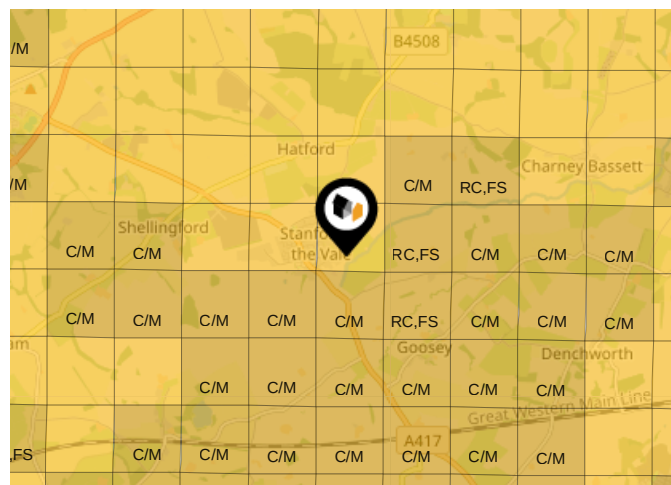
What is Radon?

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).



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

Carbon Content:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

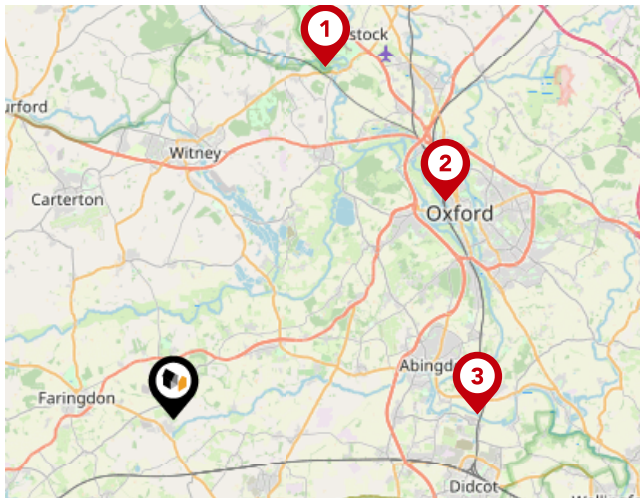


Primary Classifications (Most Common Clay Types)

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

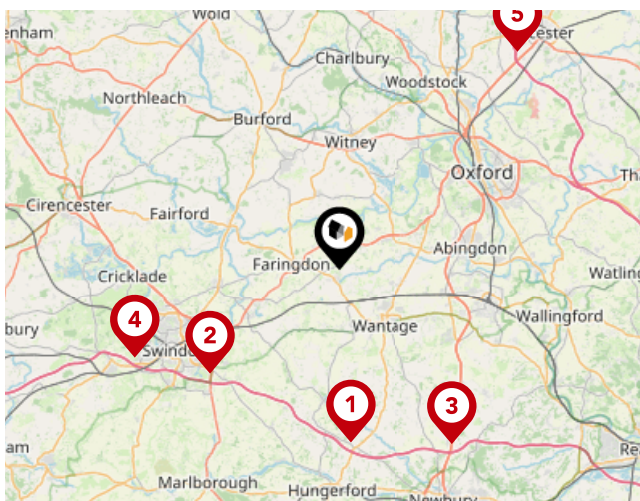
Area

Transport (National)



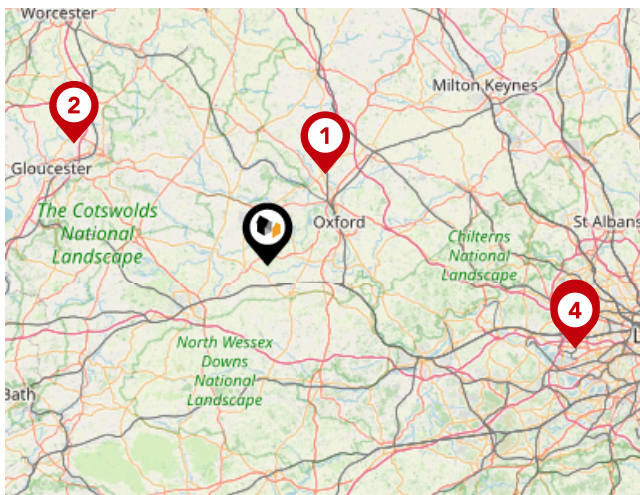
National Rail Stations

Pin	Name	Distance
	Hanborough Rail Station	14.11 miles
	Oxford Rail Station	12.84 miles
	Abingdon Rail Station	11.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J14	12.79 miles
	M4 J15	12.23 miles
	M4 J13	15.26 miles
	M4 J16	16.33 miles
	M40 J9	20.66 miles

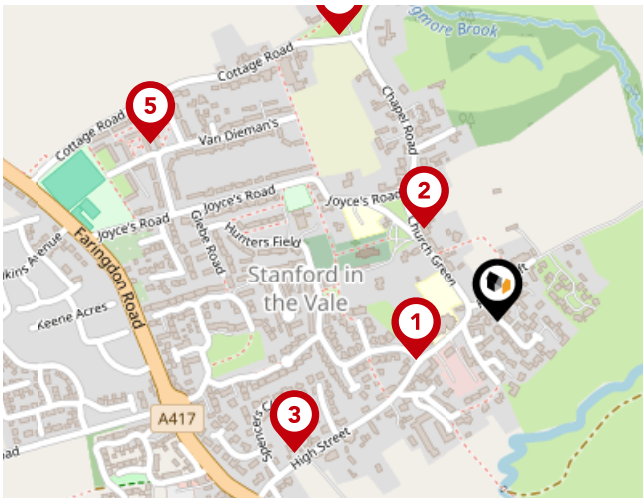


Airports/Helipads

Pin	Name	Distance
	Kidlington	15.79 miles
	Staverton	33.73 miles
	Heathrow Airport	46.58 miles
	Heathrow Airport Terminal 4	47.05 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.1 miles
2	Church Green	0.14 miles
3	Spencers Close	0.28 miles
4	Upper Green Corner	0.38 miles
5	Perrys Road Bus Shelter	0.45 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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