

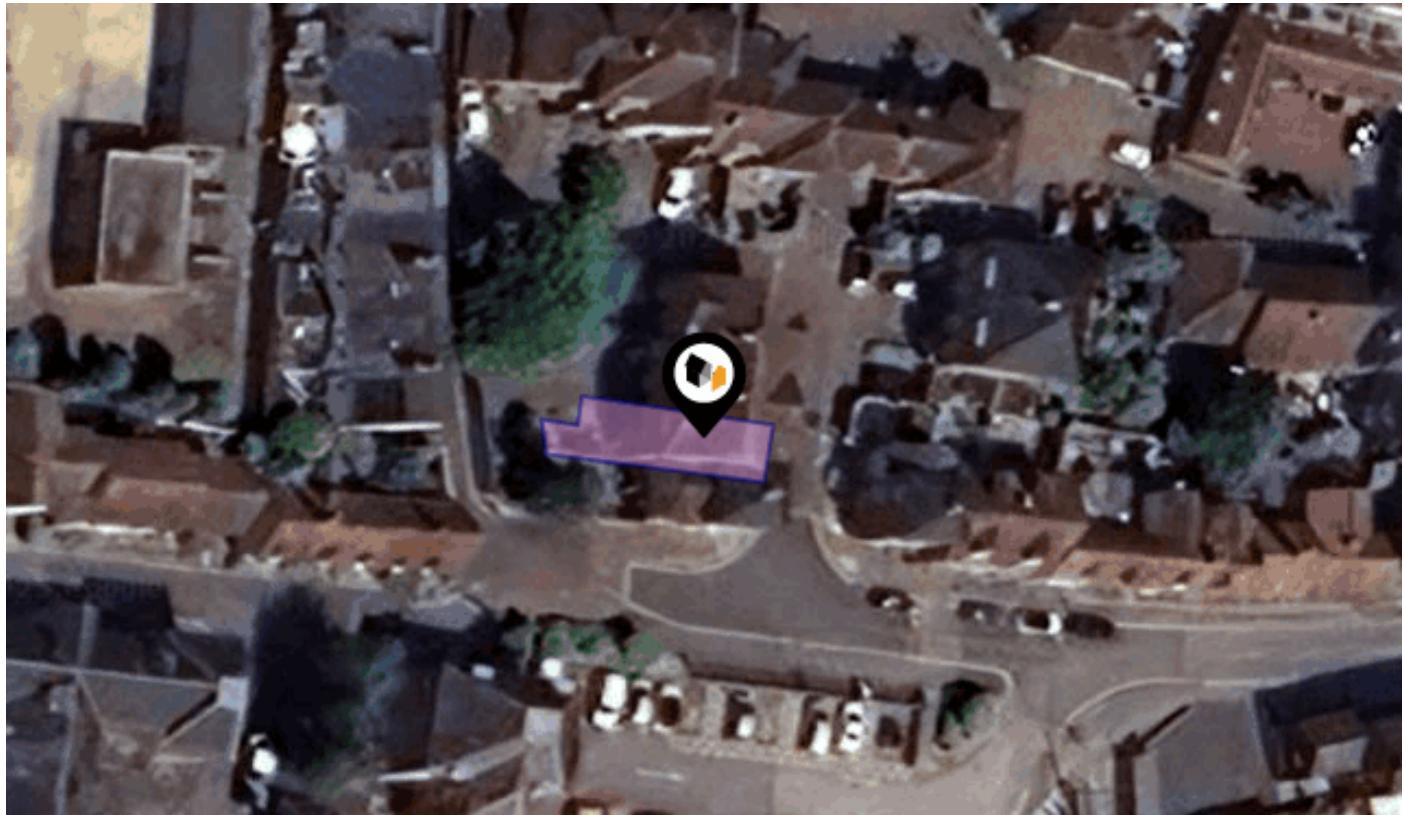


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th December 2025



NEAVE MEWS, ABINGDON, OX14

Thomas Merrifield

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Property Overview

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Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.02 acres
Year Built :	2003-2006
Council Tax :	Band E
Annual Estimate:	£3,003
Title Number:	ON254682

Tenure: Freehold

Local Area

Local Authority:	Vale of white horse
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19
mb/s **10000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

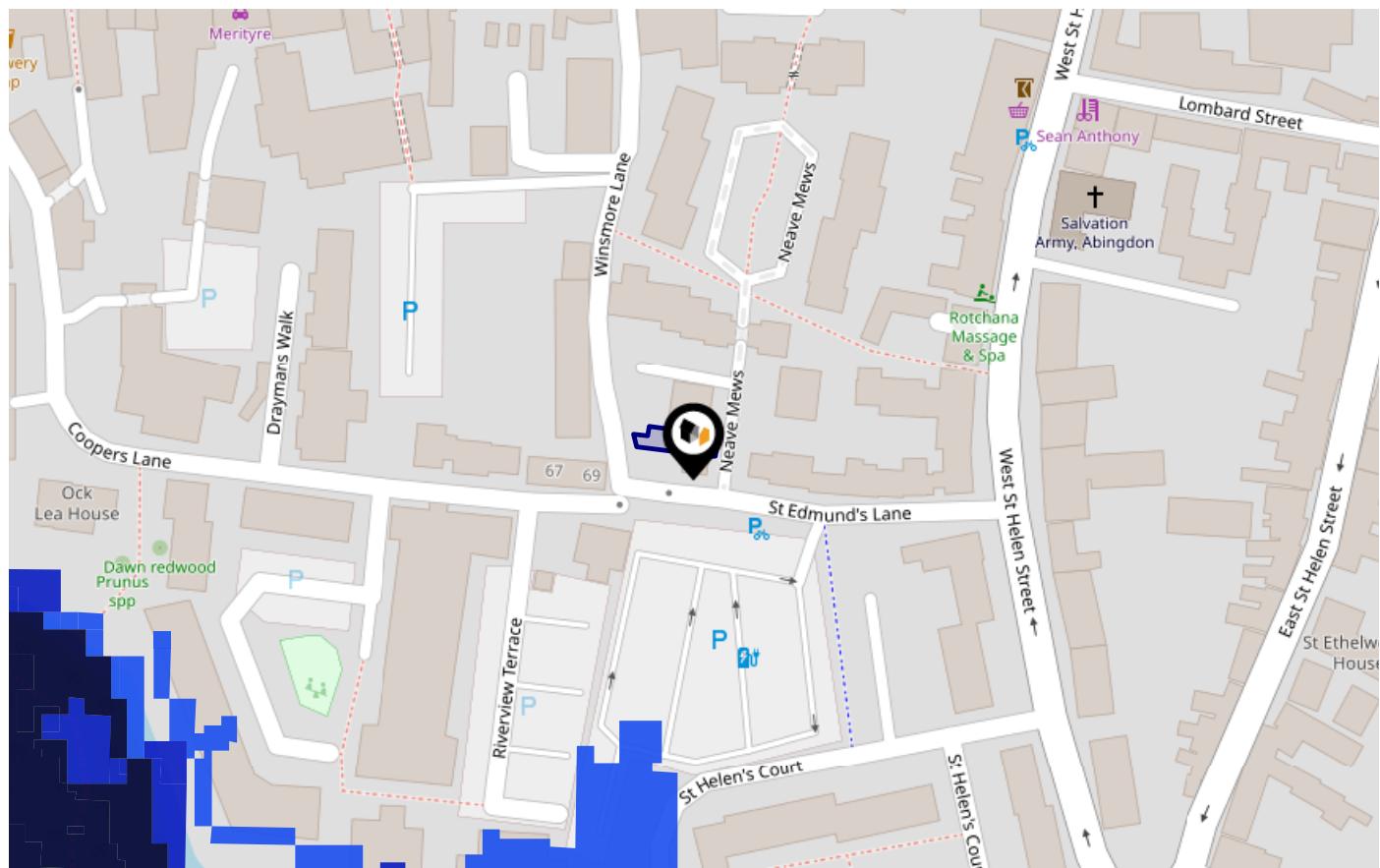


Flood Risk

Rivers & Seas - Flood Risk

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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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

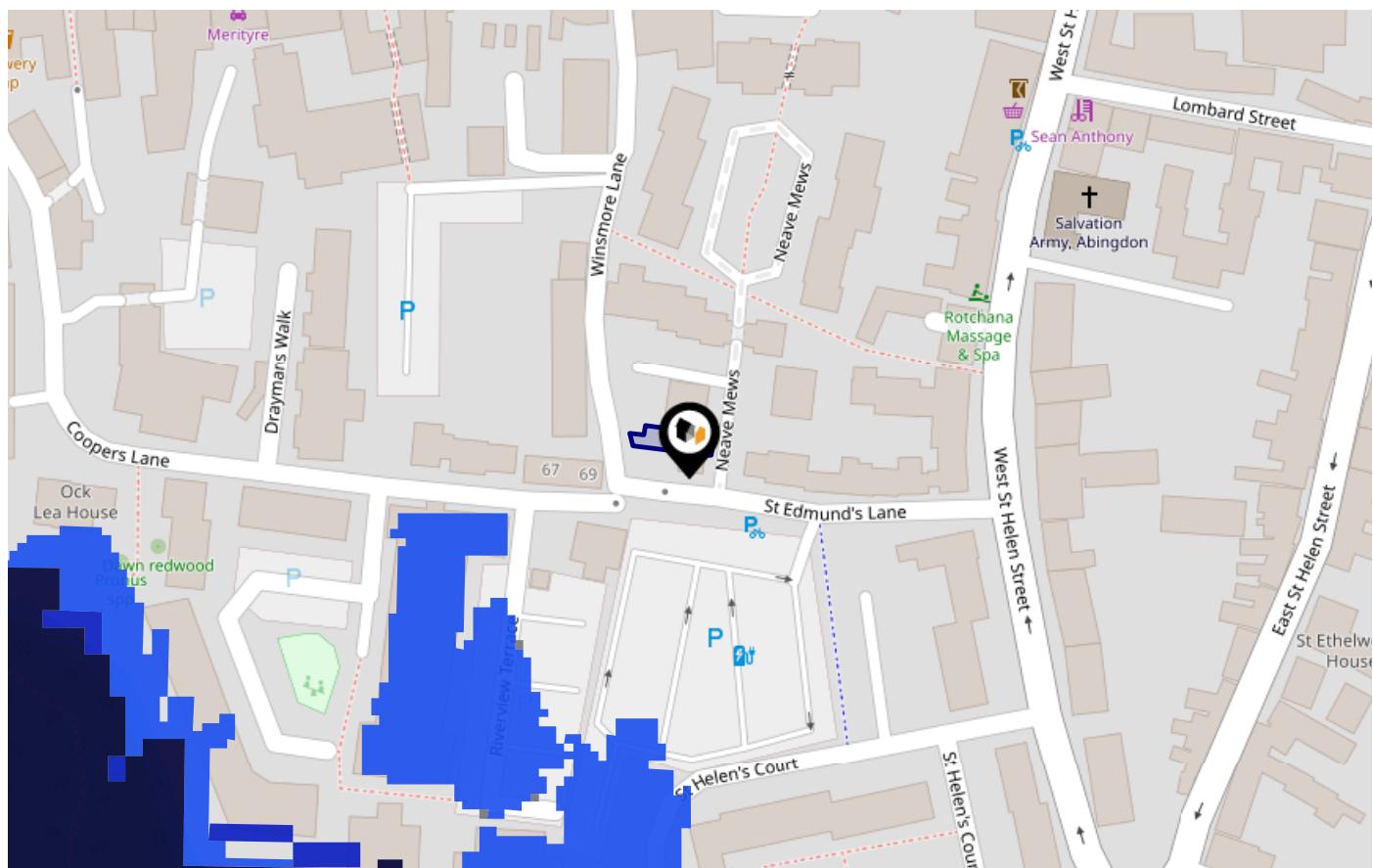
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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.

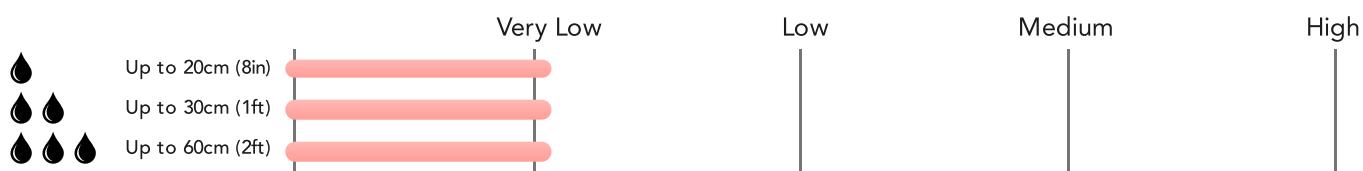


Risk Rating: Very low

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- █ **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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Chance of flooding to the following depths at this property:

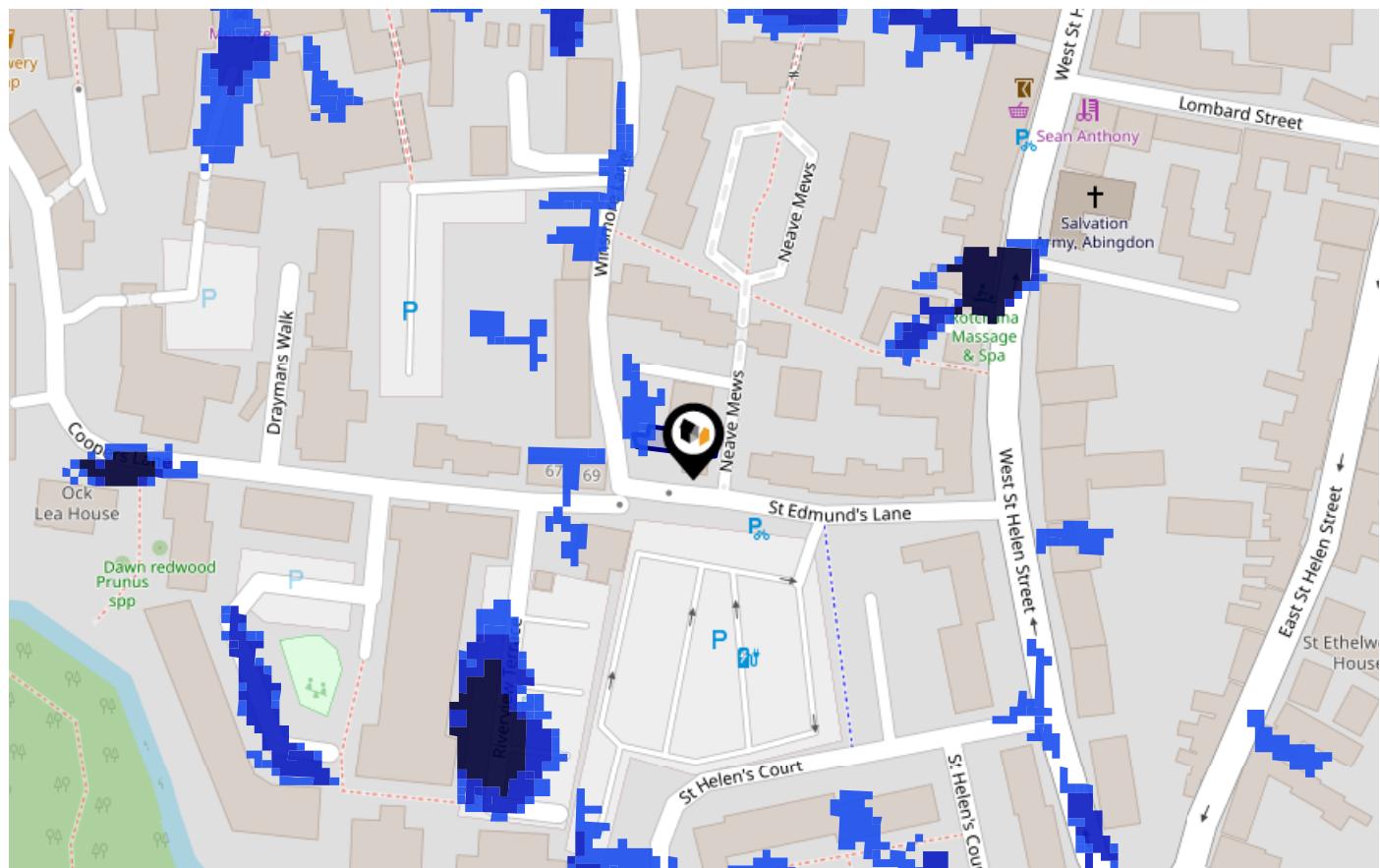


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

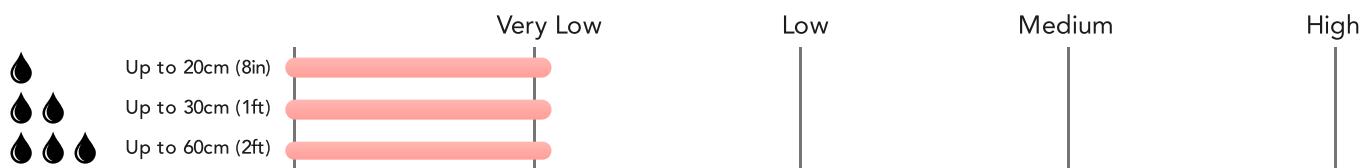


Risk Rating: Very low

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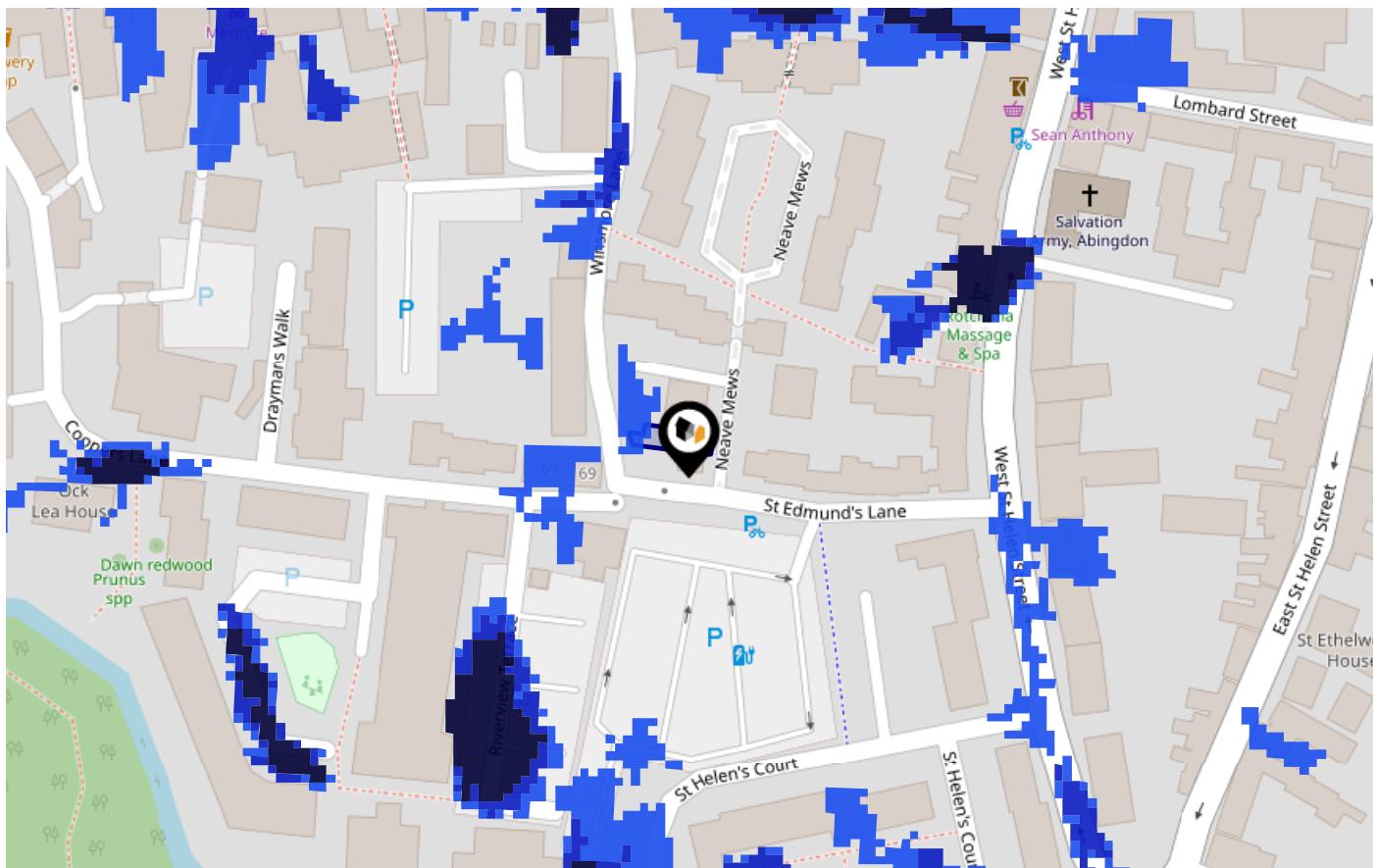
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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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:

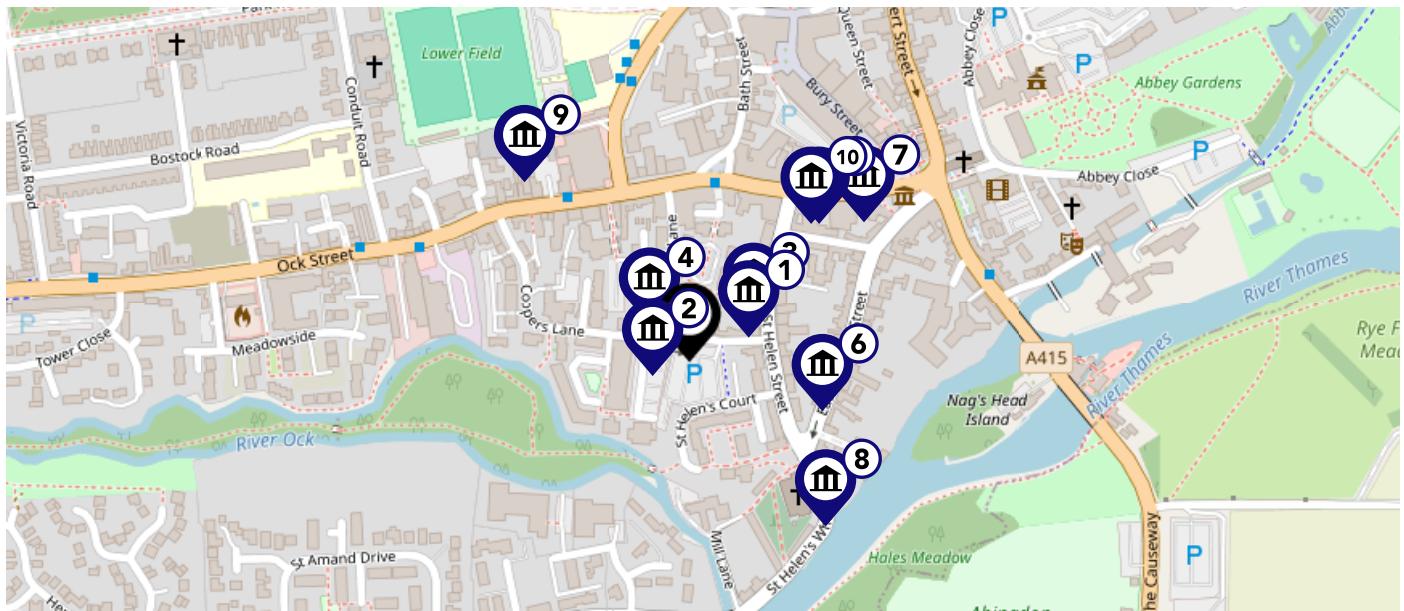


Maps

Listed Buildings

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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
1250036 - 23, West St Helen Street	Grade II	0.0 miles
1048815 - Malthouse Cottages	Grade II	0.0 miles
1048810 - 19 And 21, West St Helen Street	Grade II	0.0 miles
1048814 - 7, Windsmore Lane	Grade II	0.0 miles
1048871 - 13, High Street	Grade II	0.1 miles
1048900 - 47 And 49, East St Helen Street	Grade II	0.1 miles
1048867 - 1, High Street	Grade II	0.1 miles
1048911 - 58 And 60, East St Helen Street	Grade II	0.1 miles
1048854 - Baptist Chapel	Grade II	0.1 miles
1048872 - Former Lion Public House	Grade II	0.1 miles



Nursery Primary Secondary College Private



Carswell Community Primary School

Ofsted Rating: Good | Pupils: 220 | Distance: 0.28



Abingdon School

Ofsted Rating: Not Rated | Pupils: 1290 | Distance: 0.33



Caldecott Primary School

Ofsted Rating: Good | Pupils: 397 | Distance: 0.51



The Unicorn School

Ofsted Rating: Not Rated | Pupils: 117 | Distance: 0.53



St Nicolas Church of England Primary School, Abingdon

Ofsted Rating: Good | Pupils: 416 | Distance: 0.53



John Mason School

Ofsted Rating: Good | Pupils: 1043 | Distance: 0.56



Our Lady's Abingdon

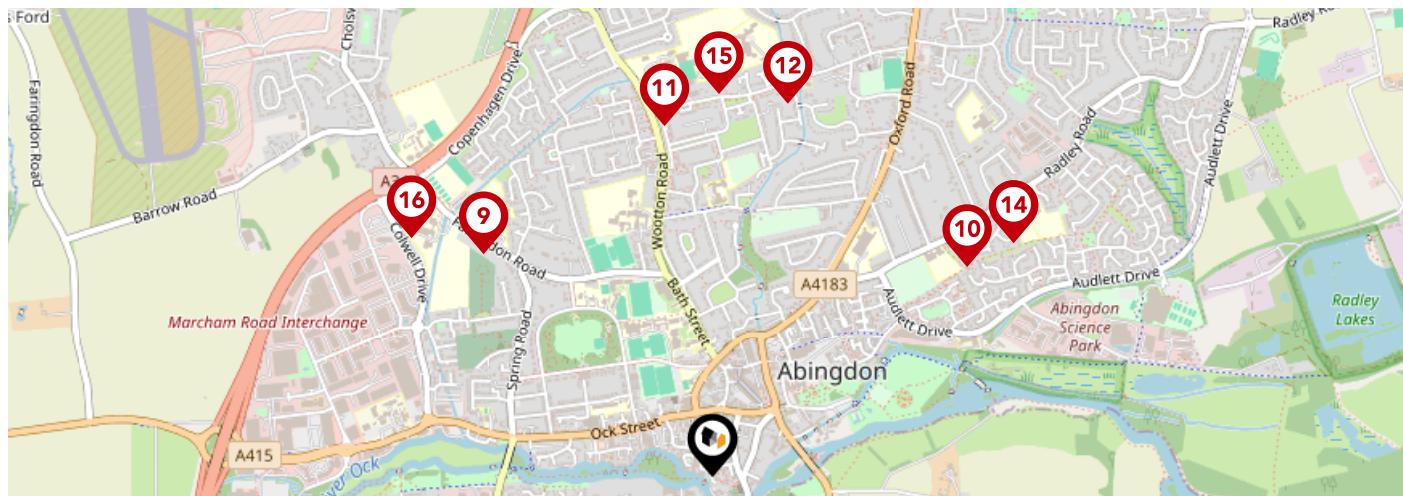
Ofsted Rating: Not Rated | Pupils: 387 | Distance: 0.56



Thameside Primary School

Ofsted Rating: Good | Pupils: 193 | Distance: 0.59





Nursery Primary Secondary College Private



St Helen and St Katharine

Ofsted Rating: Not Rated | Pupils: 716 | Distance: 0.74



St Edmund's Catholic Primary School

Ofsted Rating: Good | Pupils: 213 | Distance: 0.76



Abingdon and Witney College

Ofsted Rating: Good | Pupils: 0 | Distance: 0.81



Dunmore Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 0.87



Thomas Reade Primary School

Ofsted Rating: Good | Pupils: 221 | Distance: 0.87



Kingfisher School

Ofsted Rating: Good | Pupils: 111 | Distance: 0.87



Fitzharrys School

Ofsted Rating: Good | Pupils: 767 | Distance: 0.88



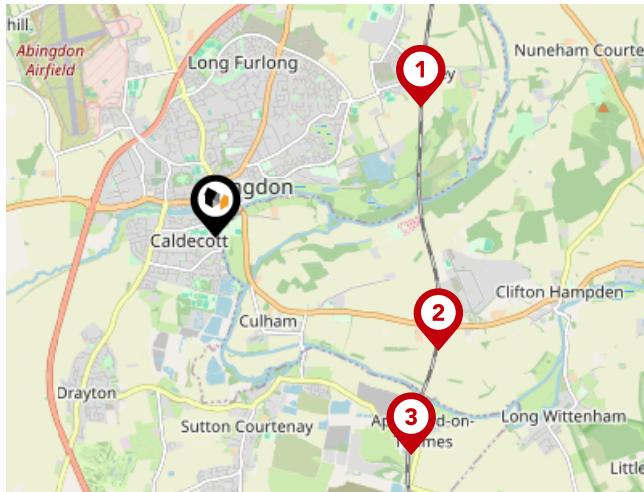
Larkmead School

Ofsted Rating: Good | Pupils: 917 | Distance: 0.88



Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Radley Rail Station	2.23 miles
2	Culham Rail Station	2.29 miles
3	Appleford Rail Station	2.7 miles

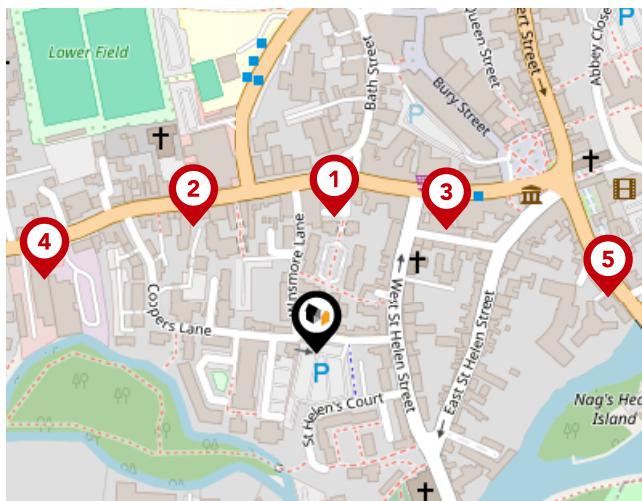


Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J8A	9.46 miles
2	M40 J8	9.94 miles
3	M40 J9	14.32 miles
4	M4 J13	15 miles
5	M40 J7	10.51 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.08 miles
2	Coxeters	0.1 miles
3	High Street	0.1 miles
4	Conduit Road	0.16 miles
5	Bridge Street	0.17 miles

Thomas Merrifield

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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