



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> December 2025



## NEAVE MEWS, ABINGDON, OX14

### Thomas Merrifield

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## Property

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

## Local Area

Local Authority:	Vale of white horse	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		19	10000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

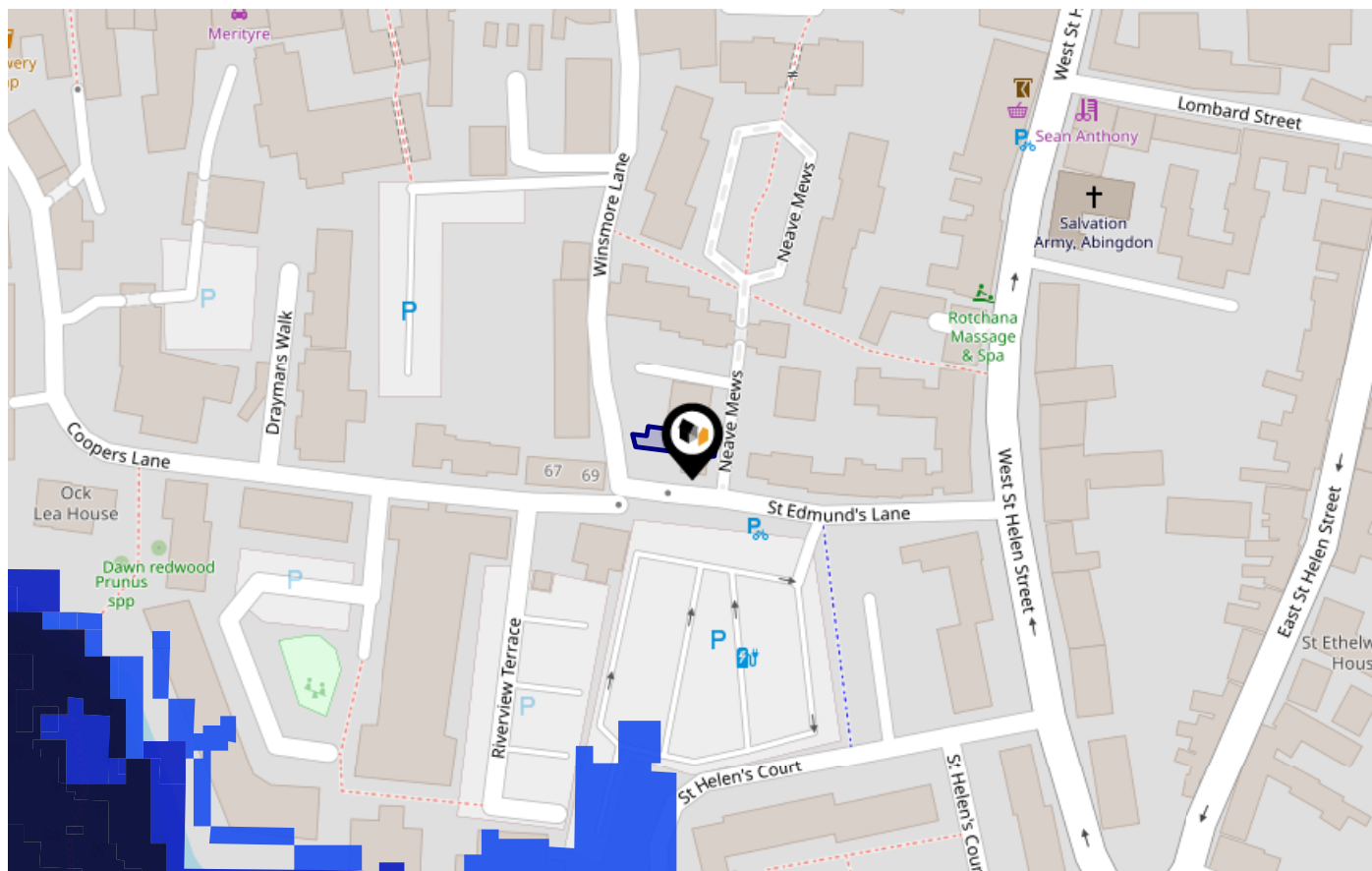
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

# 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.

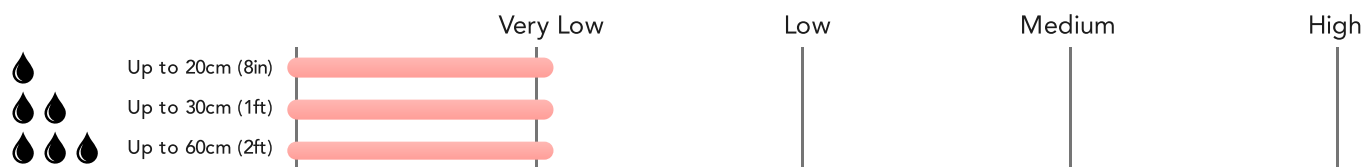


**Risk Rating:** Very low

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:

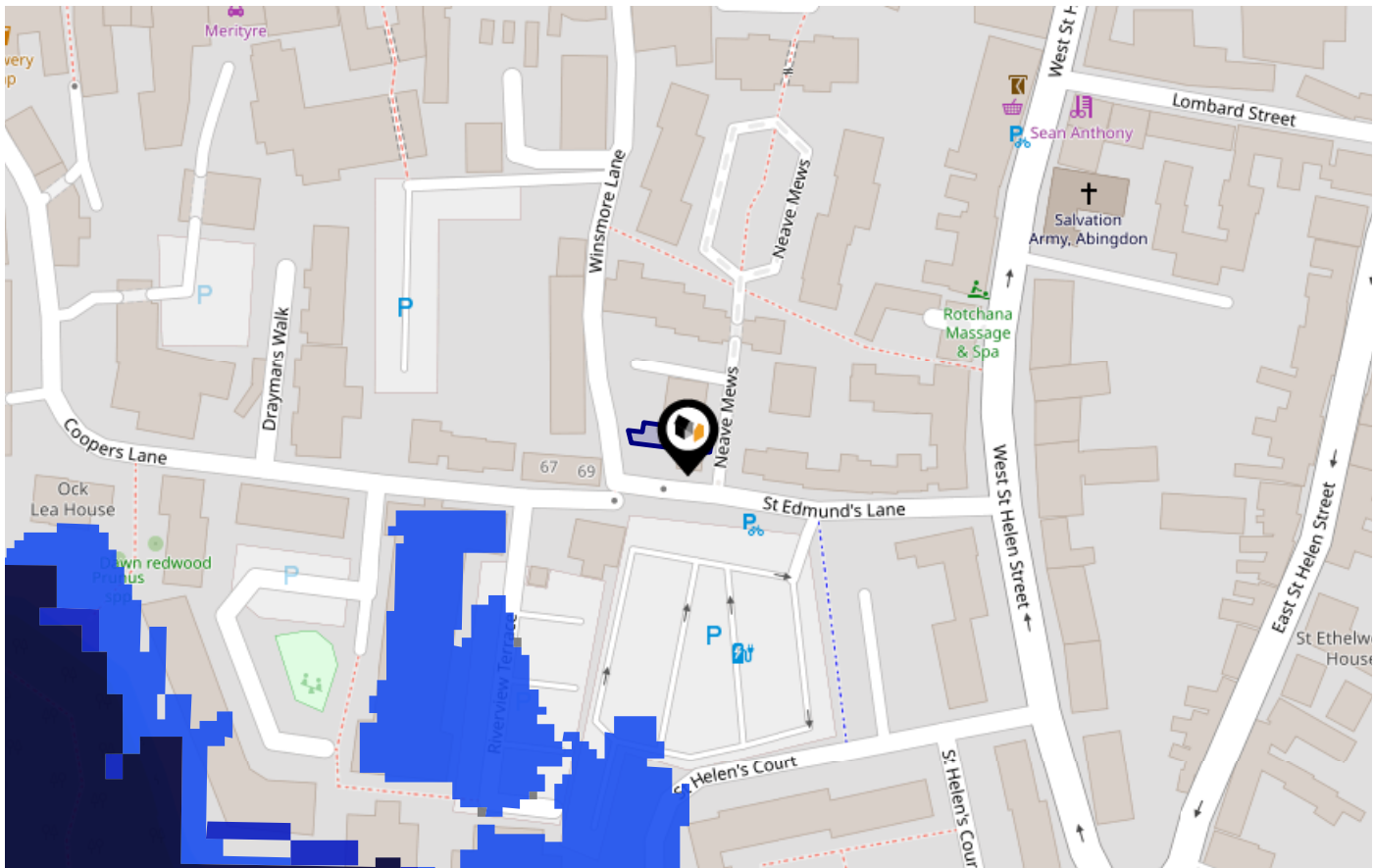


# Flood Risk

## 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.

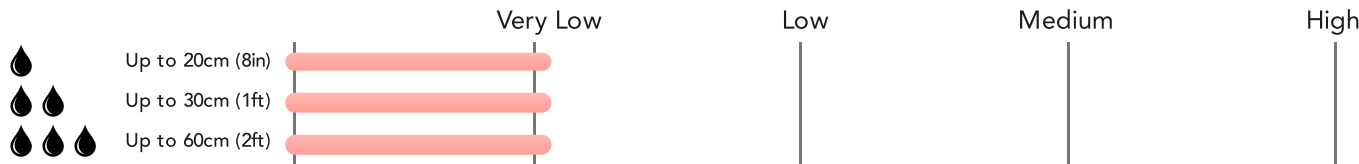


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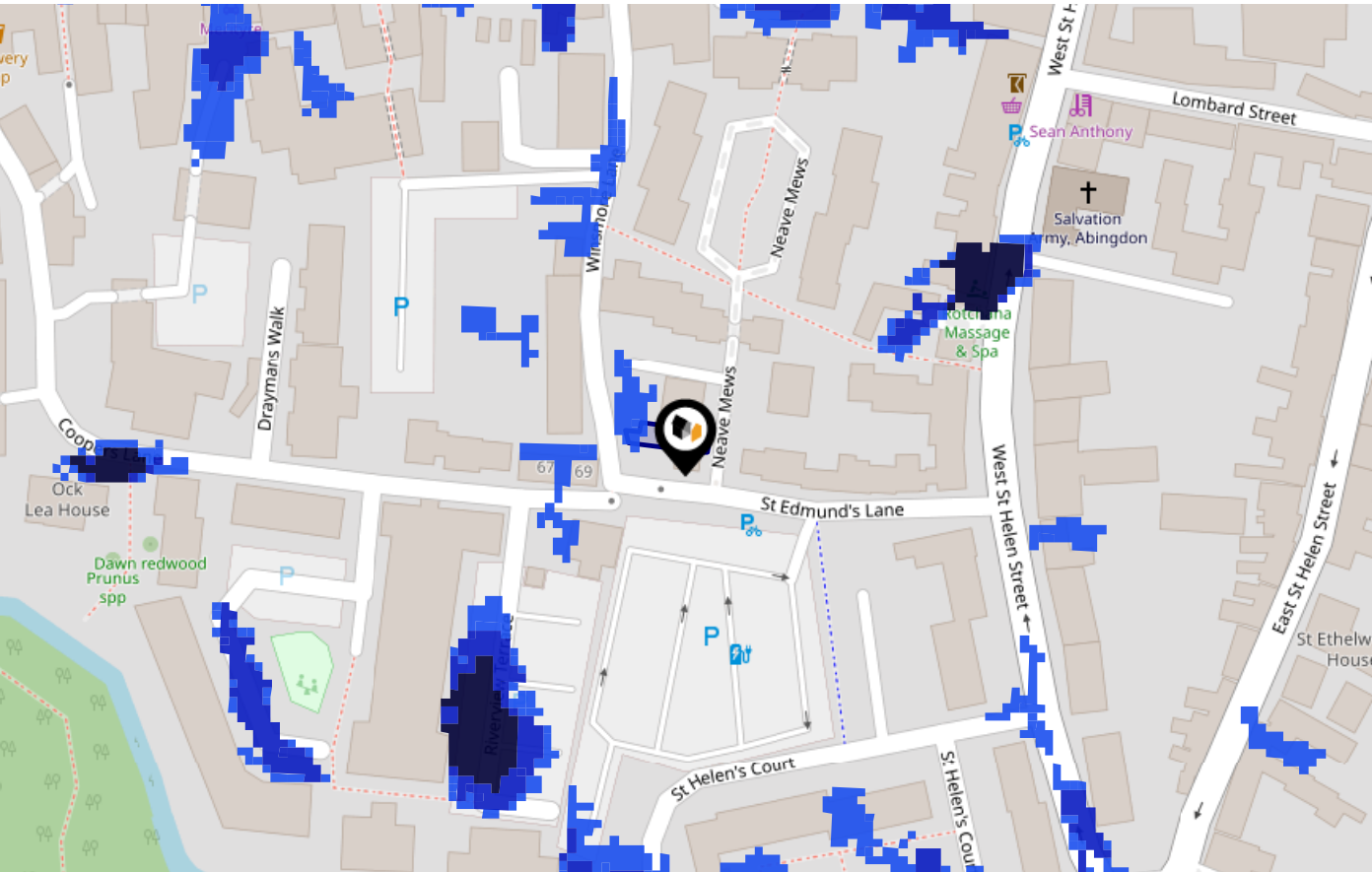


# Flood Risk

## 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.

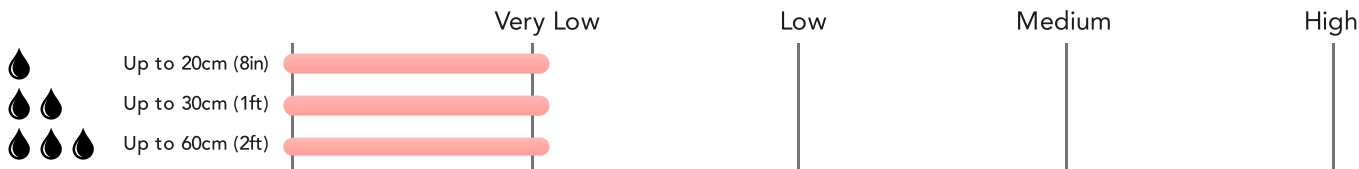


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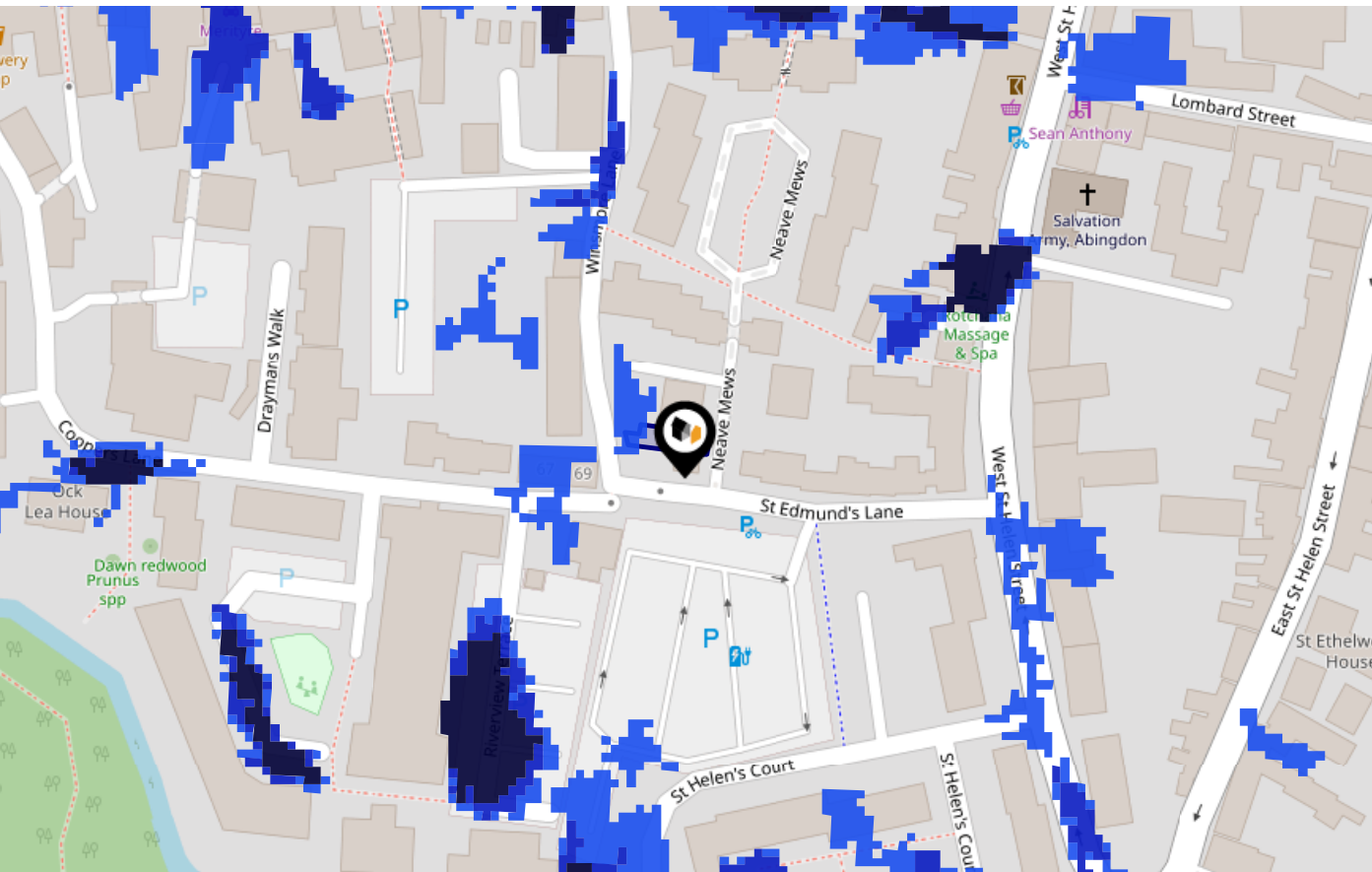


# Flood Risk

## 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.

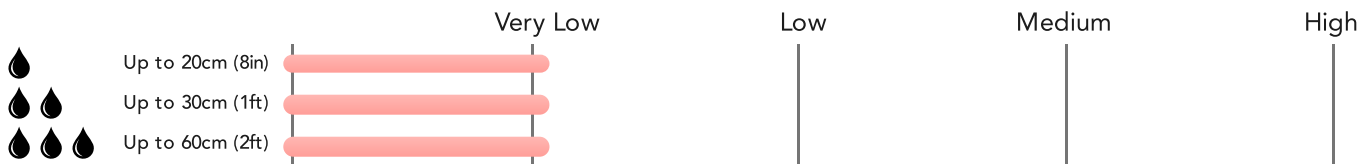


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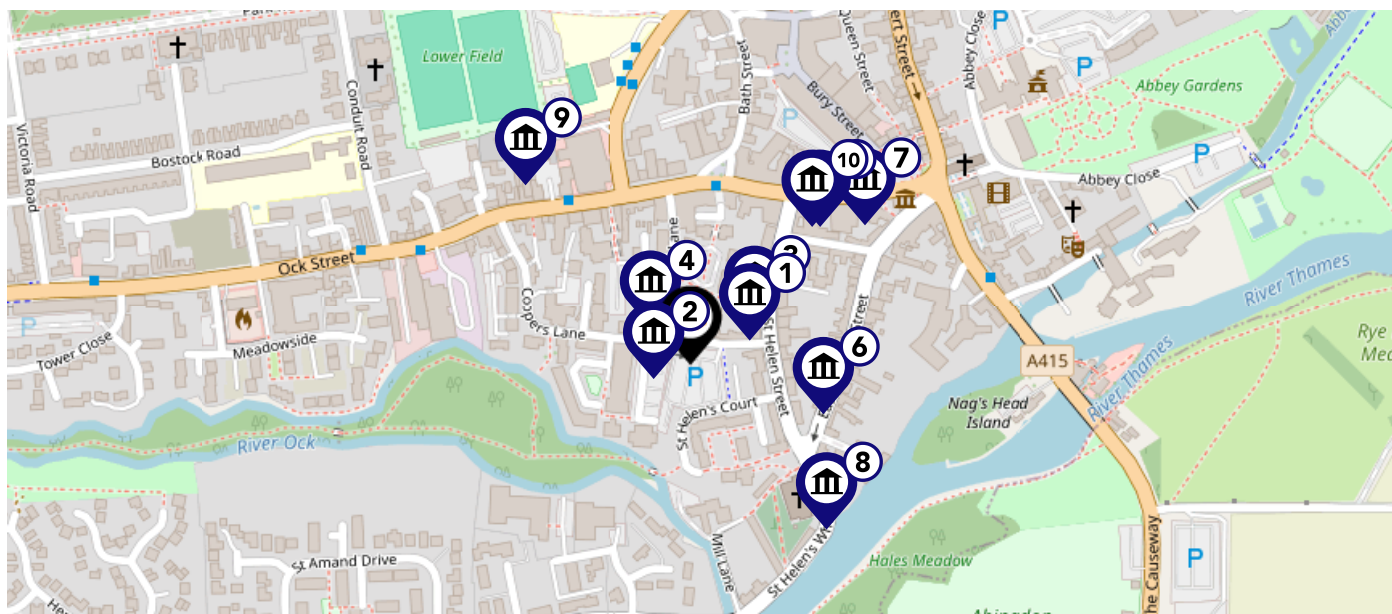












# Maps

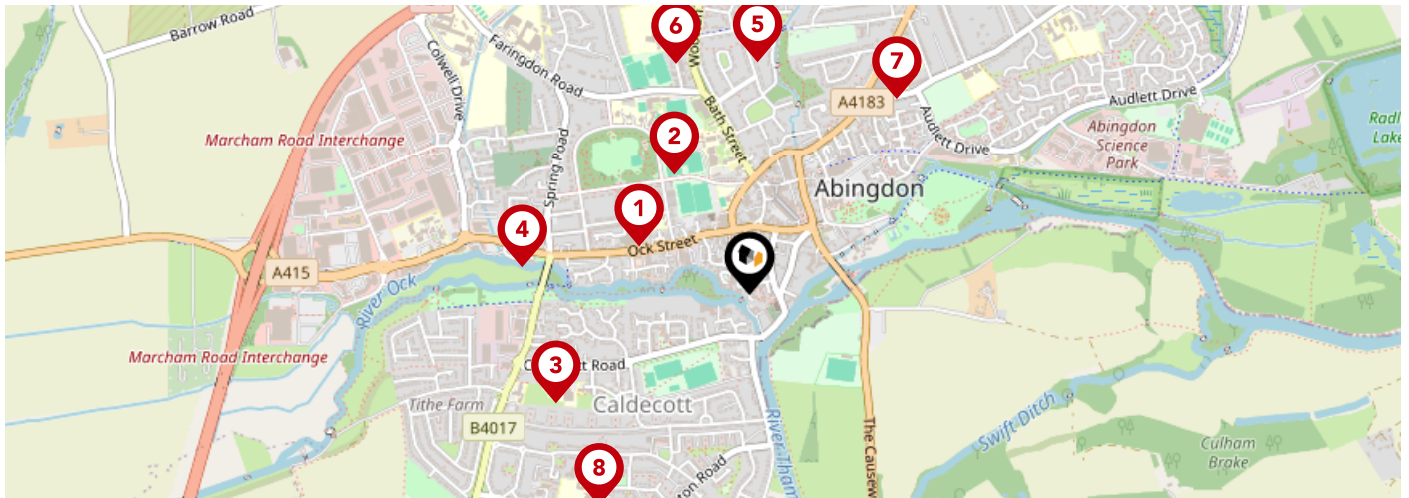
## Listed Buildings

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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...

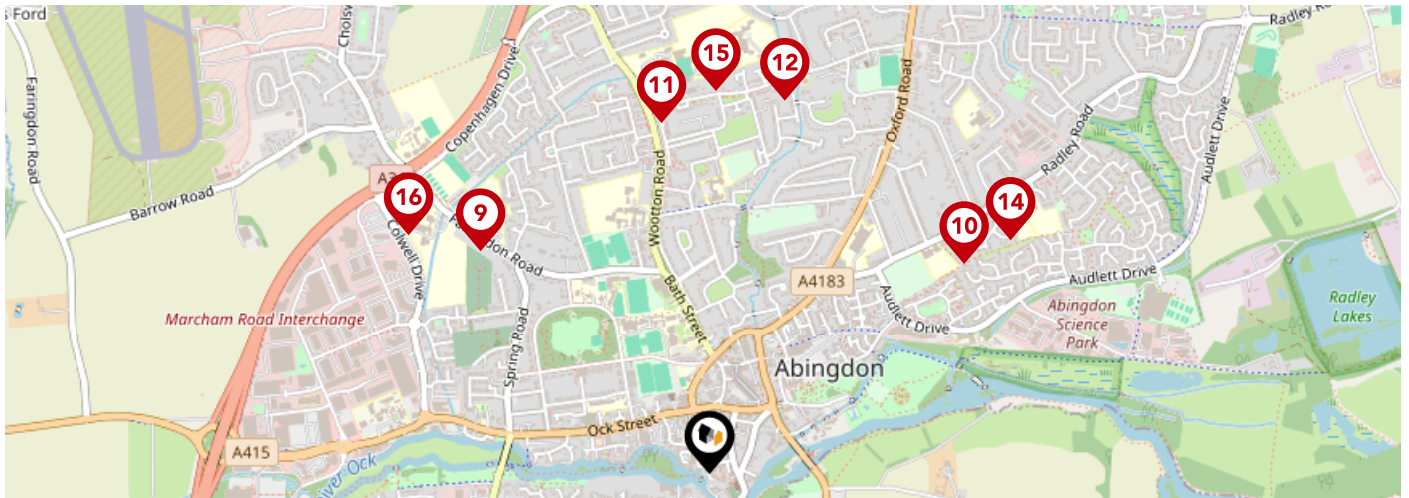










Listed Buildings in the local district	Grade	Distance
 1250036 - 23, West St Helen Street	Grade II	0.0 miles
 1048815 - Malthouse Cottages	Grade II	0.0 miles
 1048810 - 19 And 21, West St Helen Street	Grade II	0.0 miles
 1048814 - 7, Windsmore Lane	Grade II	0.0 miles
 1048871 - 13, High Street	Grade 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
<b>1</b>	<b>Carswell Community Primary School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Abingdon School</b> Ofsted Rating: Not Rated   Pupils: 1290   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Caldecott Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Unicorn School</b> Ofsted Rating: Not Rated   Pupils: 117   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Nicolas Church of England Primary School, Abingdon</b> Ofsted Rating: Good   Pupils: 416   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>John Mason School</b> Ofsted Rating: Good   Pupils: 1043   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Our Lady's Abingdon</b> Ofsted Rating: Not Rated   Pupils: 387   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Thameside Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



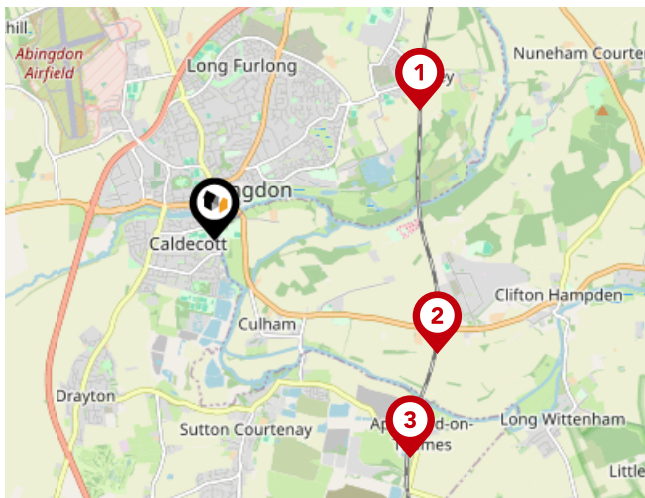


		Nursery	Primary	Secondary	College	Private
	<b>St Helen and St Katharine</b> Ofsted Rating: Not Rated   Pupils: 716   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edmund's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abingdon and Witney College</b> Ofsted Rating: Good   Pupils:0   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dunmore Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thomas Reade Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingfisher School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fitzharrys School</b> Ofsted Rating: Good   Pupils: 767   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Larkmead School</b> Ofsted Rating: Good   Pupils: 917   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

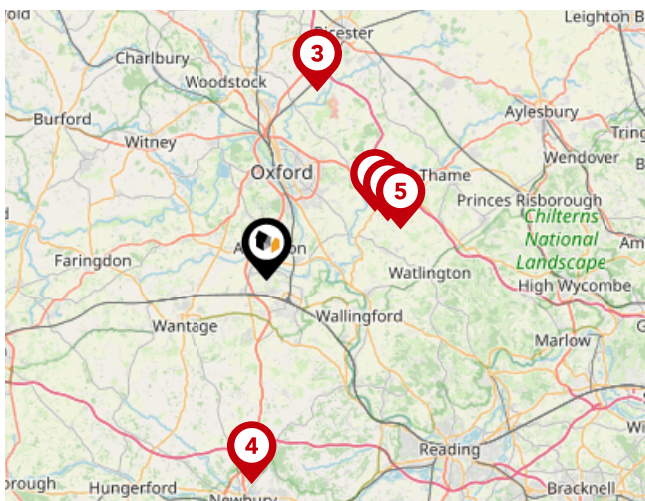
## Transport (National)

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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

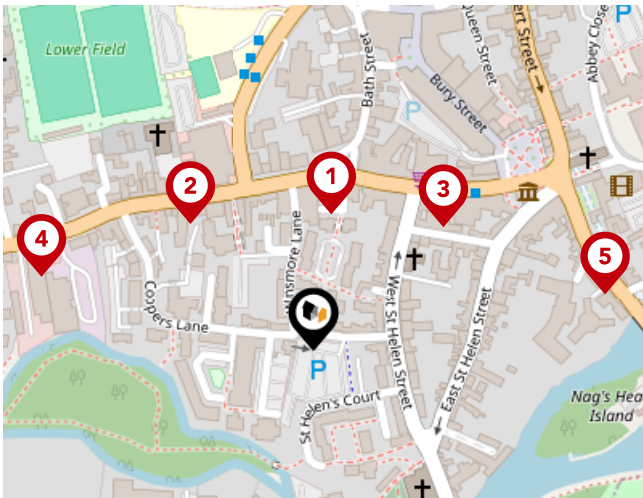


### Trunk Roads/Motorways

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)



### 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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