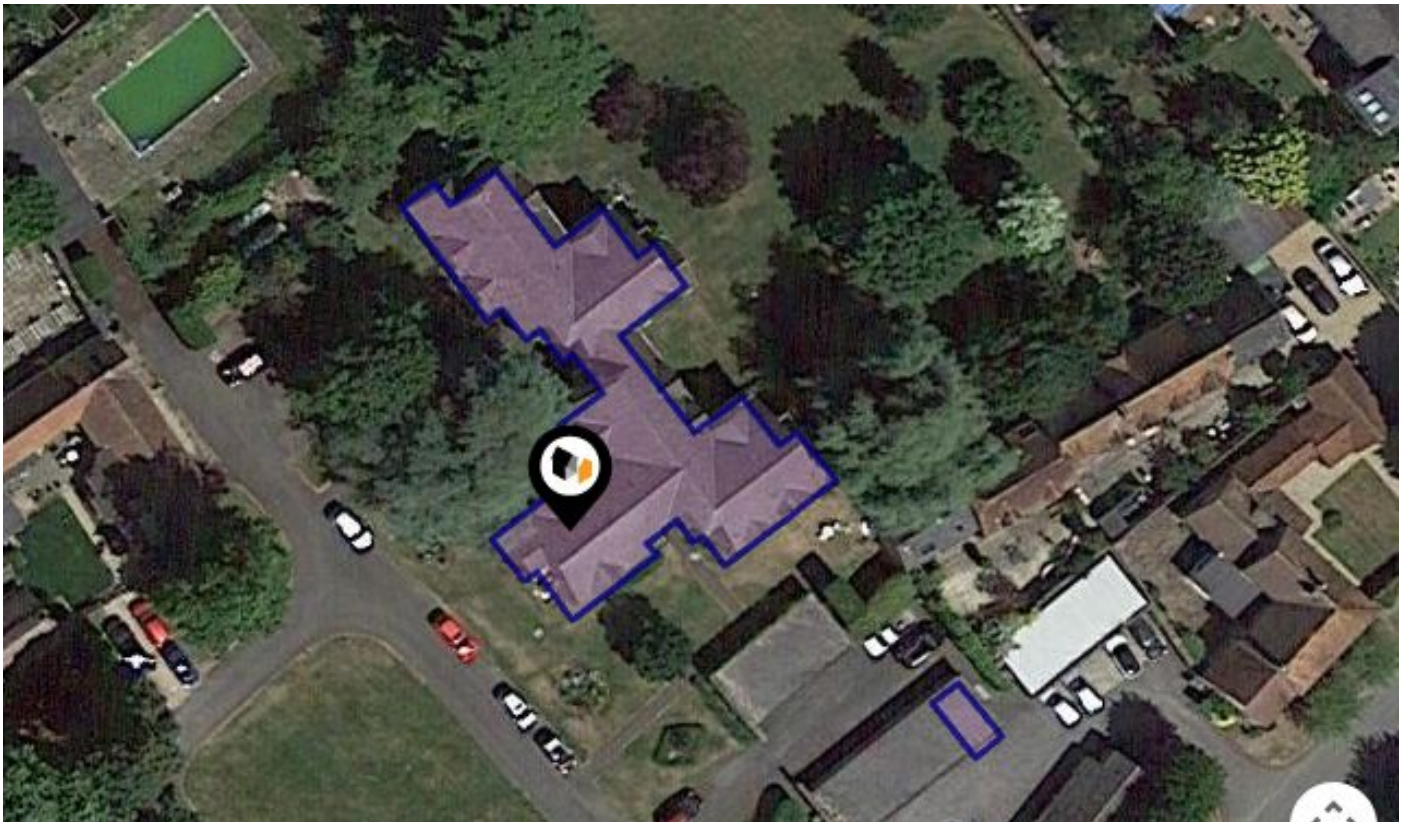# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th April 2025

MILL ROAD, STRATTON AUDLEY, BICESTER, OX27

Avocado Property
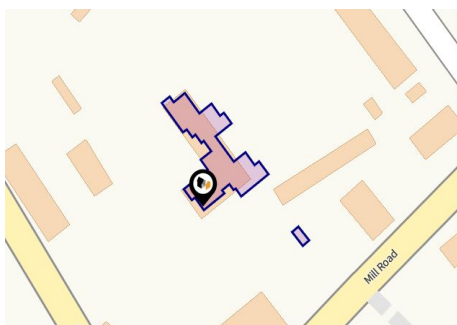
07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	27/08/2007
Floor Area:	957 ft^2 / 89 m^2	**End Date:**	31/10/3972
Plot Area:	0.12 acres	**Lease Term:**	999 years Exp. on 31 October 2973
Year Built :	1900-1929		
Council Tax :	Band D	**Term Remaining:**	1948 years
Annual Estimate:	£2,464		
Title Number:	ON274224		

Local Area

Local Authority:	Oxfordshire
Conservation Area:	Stratton Audley
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

20 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Freehold Title Plan

ON149272

Leasehold Title Plan
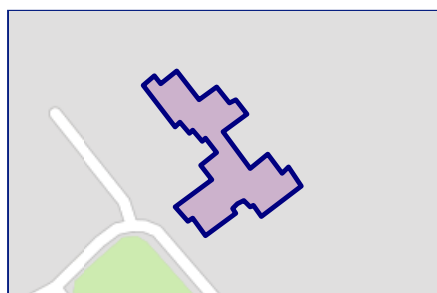
ON274224

Start Date:	27/08/2007
End Date:	31/10/3972
Lease Term:	999 years Exp. on 31 October 2973
Term Remaining:	1948 years

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MILL ROAD, STRATTON AUDLEY, BICESTER, OX27

FIRST FLOOR

BEDROOM
14'7" x 9'4"
4.45m x 2.85m

BEDROOM
11'2" x 10'8"
3.41m x 3.25m

BATHROOM

CUPBOAR

BALCONY

ENTRANCE HALL

CUPBOARD

LOUNGE
21'7" x 12'11"
6.58m x 3.94m

KITCHEN/DINER
11'10" x 10'7"
3.60m x 3.23m
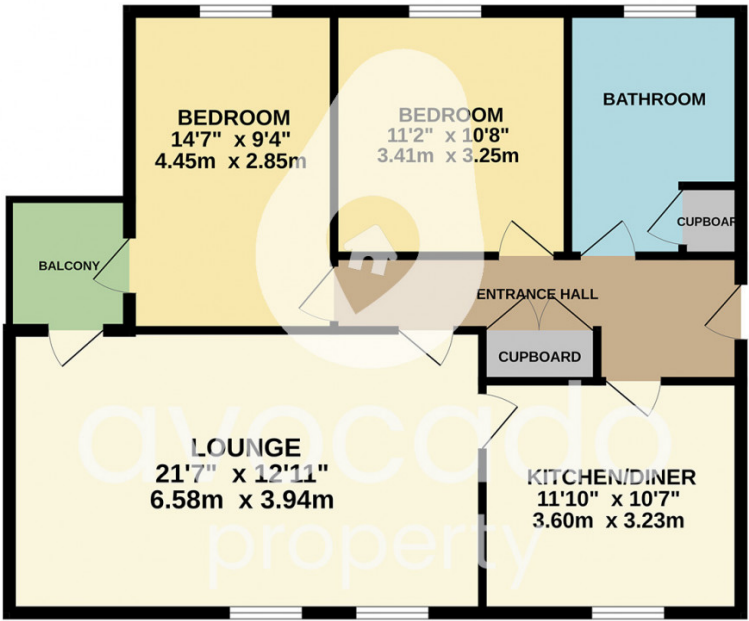
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Property
EPC - Certificate

Mill Road, Stratton Audley, BICESTER, OX27

Energy rating

C

Valid until 20.04.2035

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C		74 | C	79 | C
55-68	D			
39-54	E			
21-38	F			
1-20	G			

Additional EPC Data

Property Type:	Top-floor flat
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, LPG
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	89 m^2

10 Year History of Average House Prices by Property Type in OX27
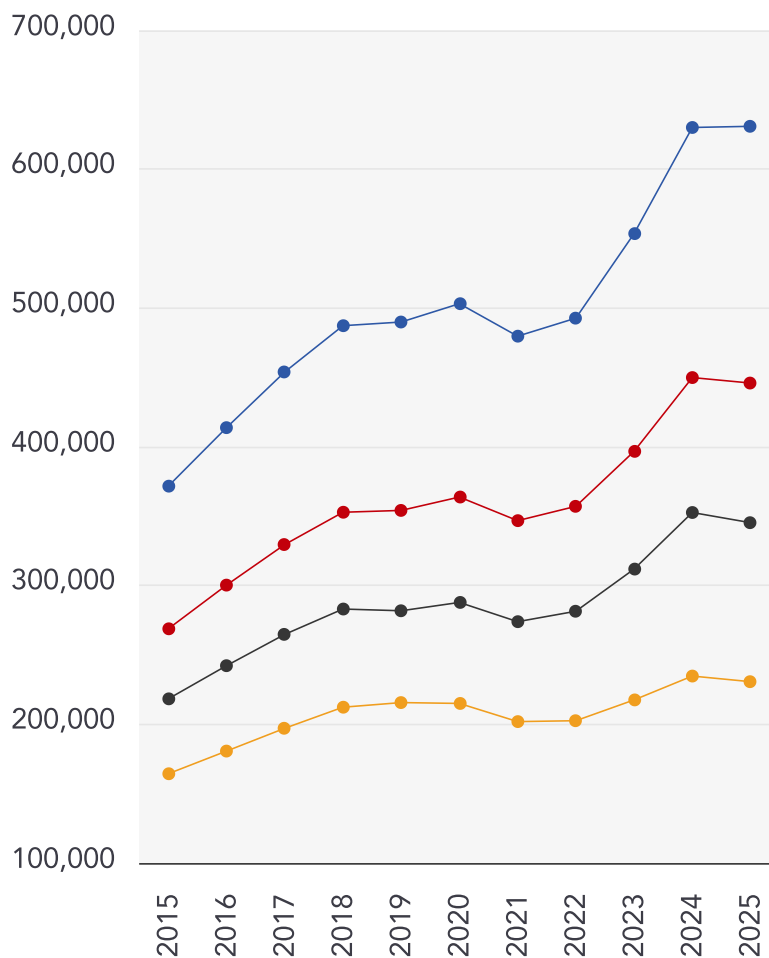
Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

+40.36%

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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

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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.
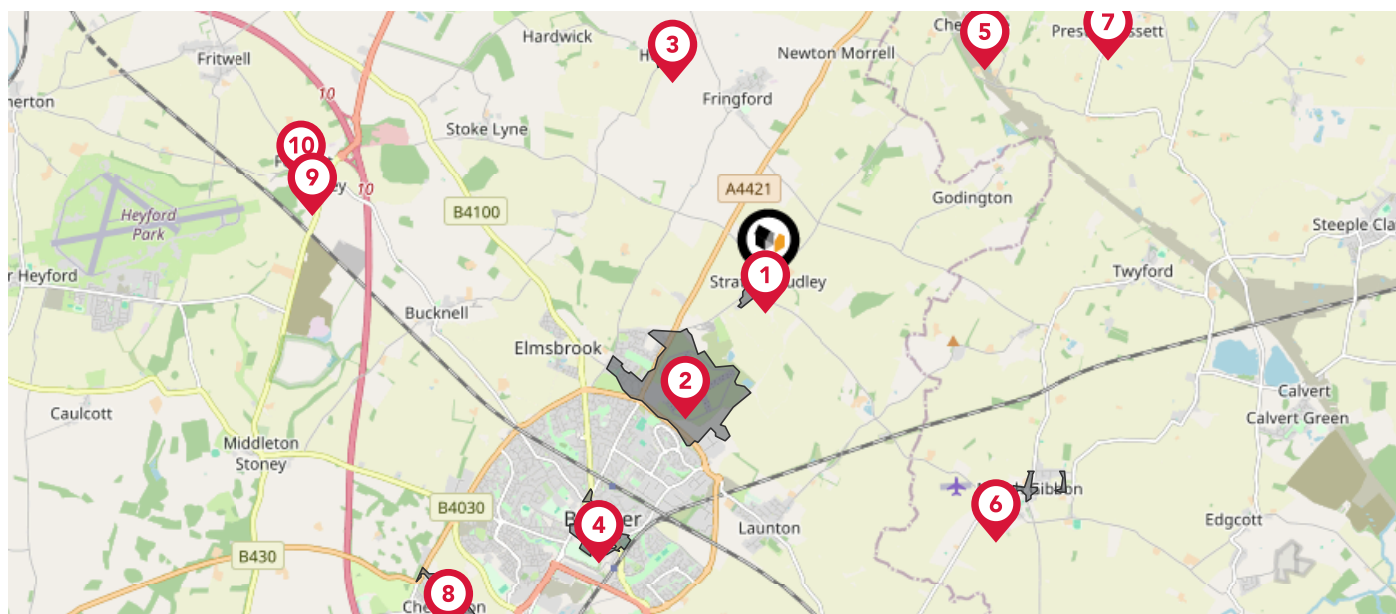

Nearby Conservation Areas	
1	Stratton Audley
2	RAF Bicester
3	Hethe
4	Bicester
5	Chetwode
6	Marsh Gibbon
7	Preston Bissett
8	Chesterton
9	Ardley
10	Fewcott

KFB - Key Facts For Buyers

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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
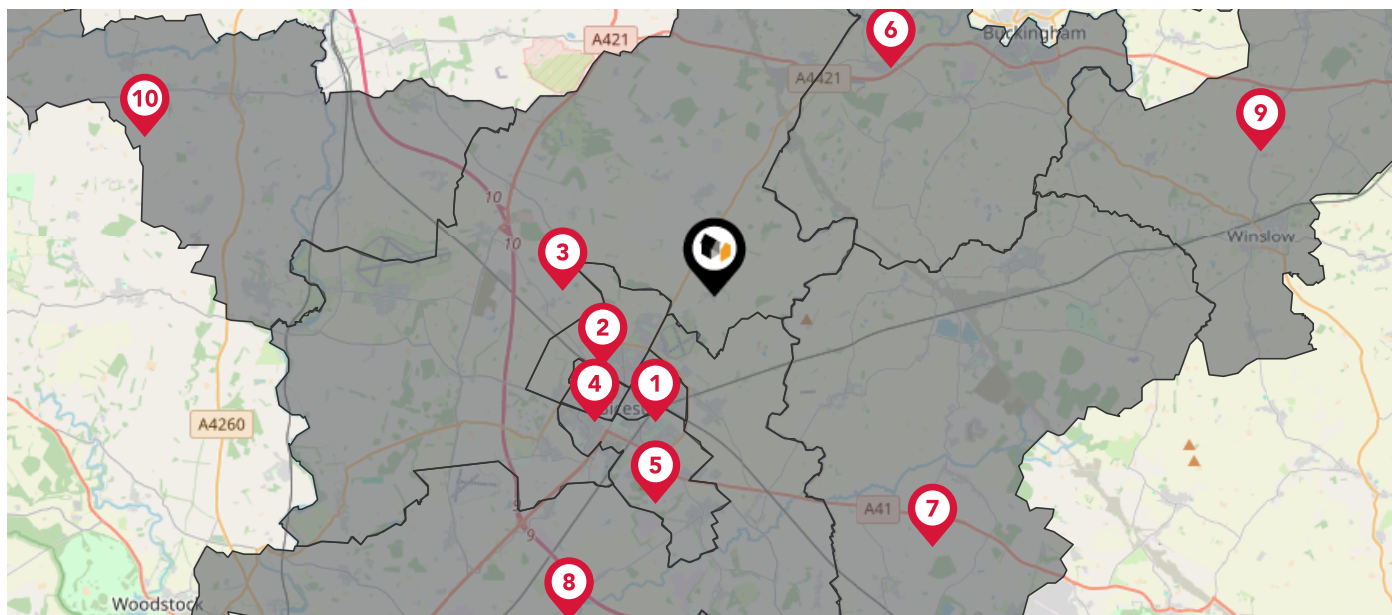
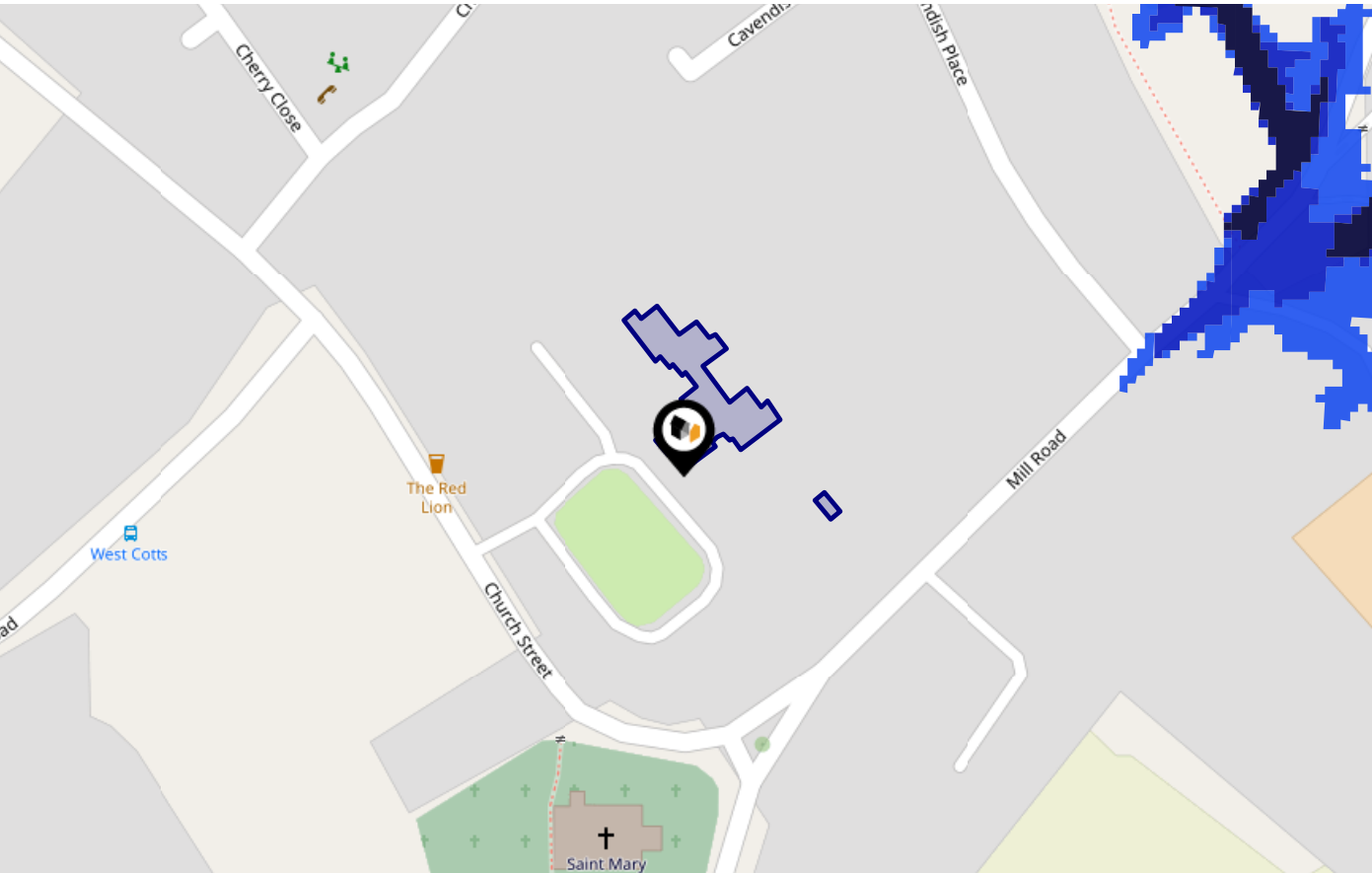| Nearby Council Wards	
1	Bicester East Ward
2	Bicester North & Caversfield Ward
3	Fringford & Heyfords Ward
4	Bicester West Ward
5	Bicester South & Ambrosden Ward
6	Buckingham West Ward
7	Grendon Underwood Ward
8	Launton & Otmoor Ward
9	Winslow Ward
10	Deddington Ward

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.
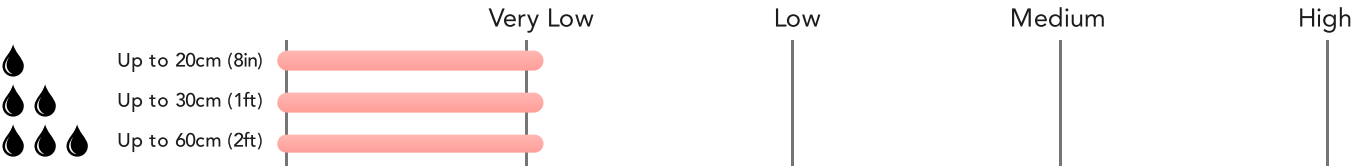

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

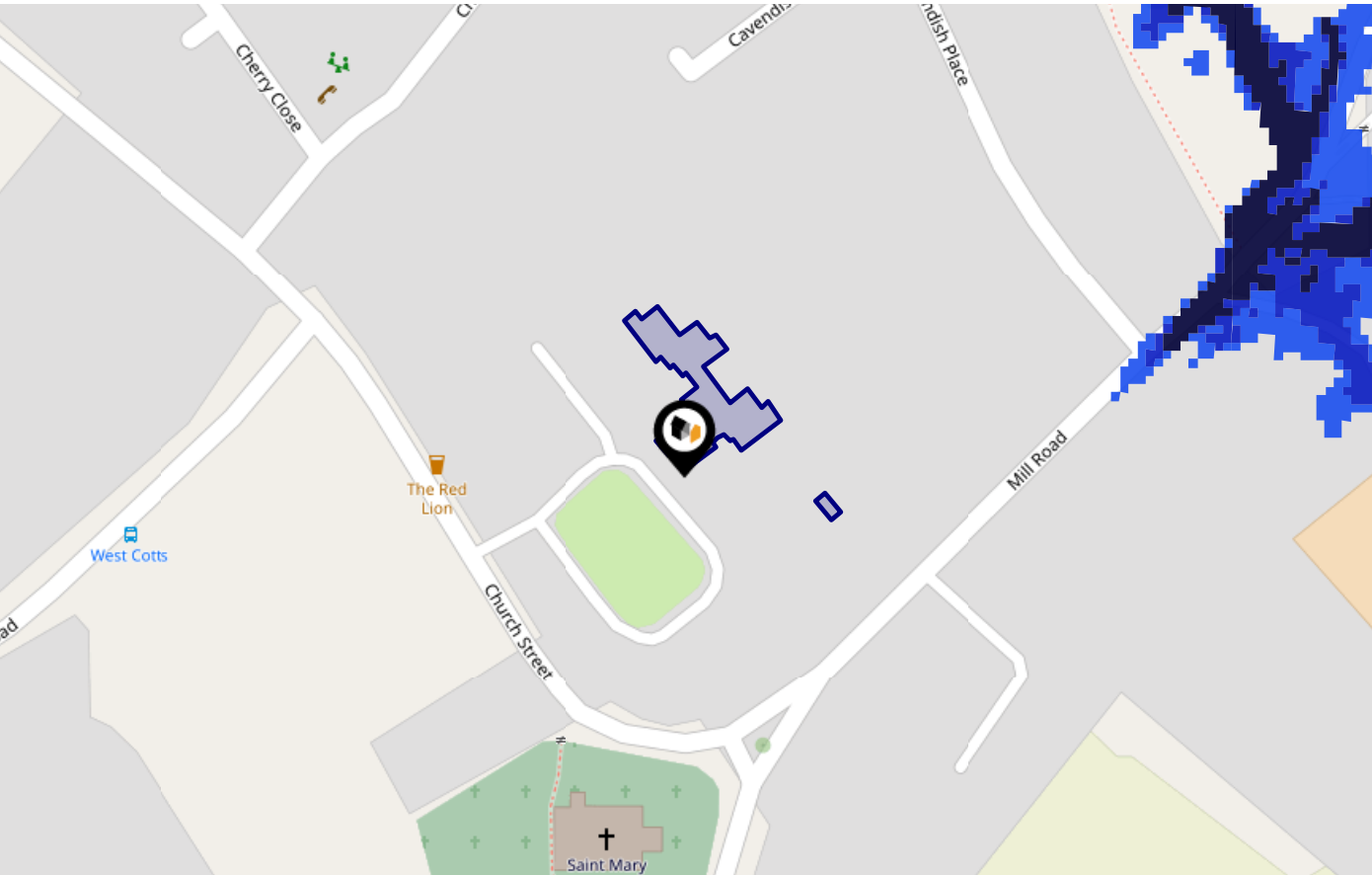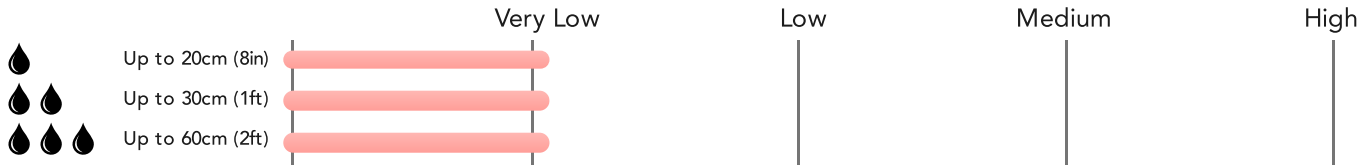Powered by
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Flood Risk
Rivers & Seas - Climate Change

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.
- **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:

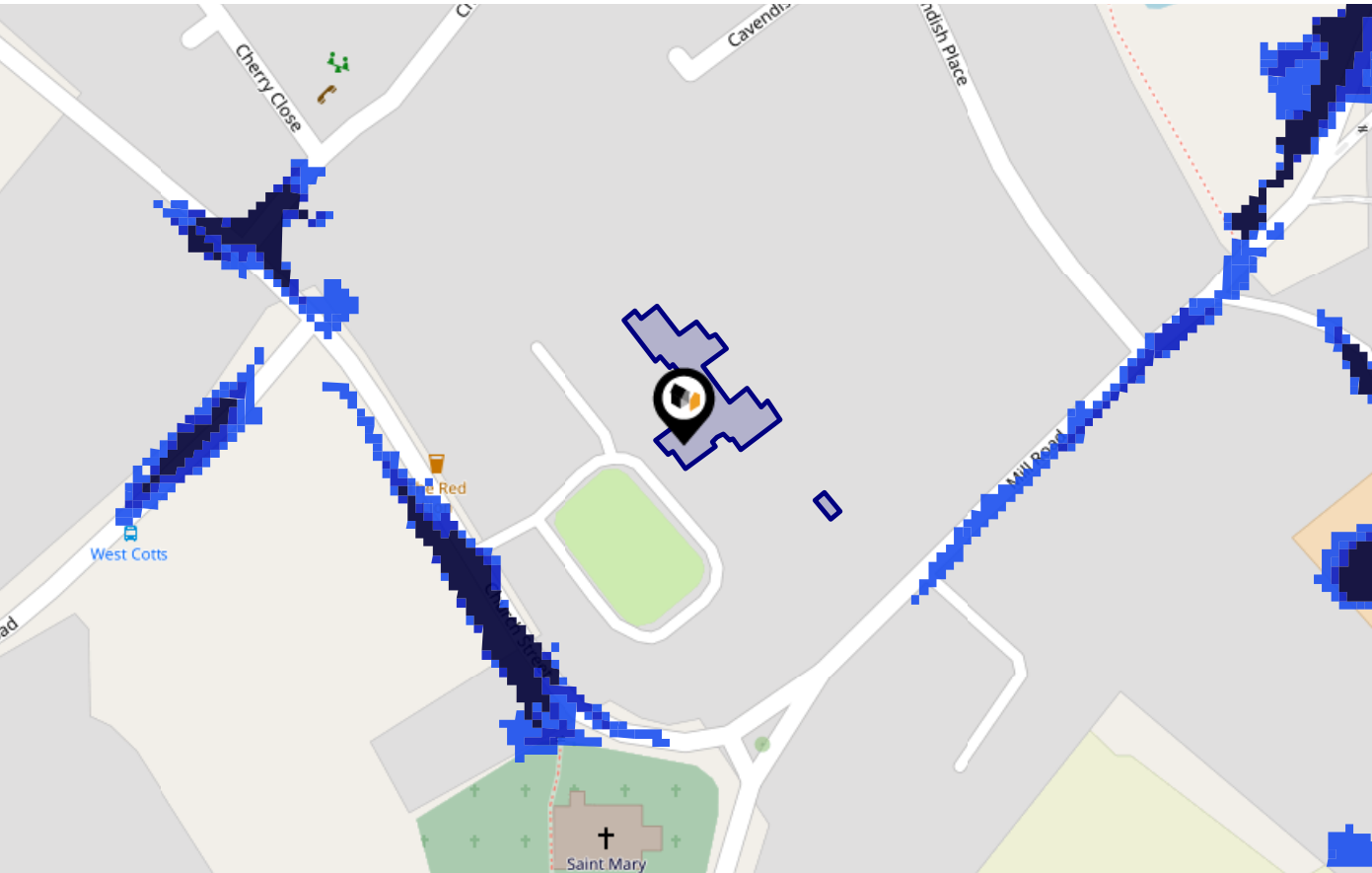|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.
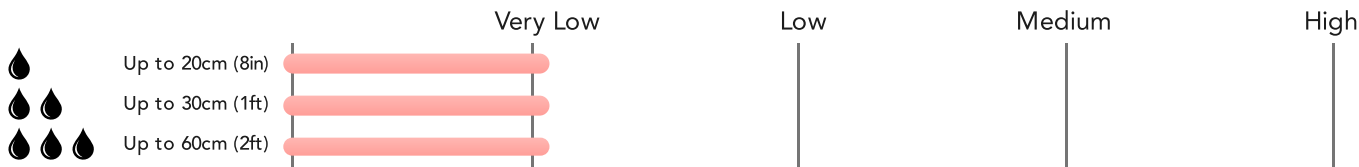

Risk Rating: Very low

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:

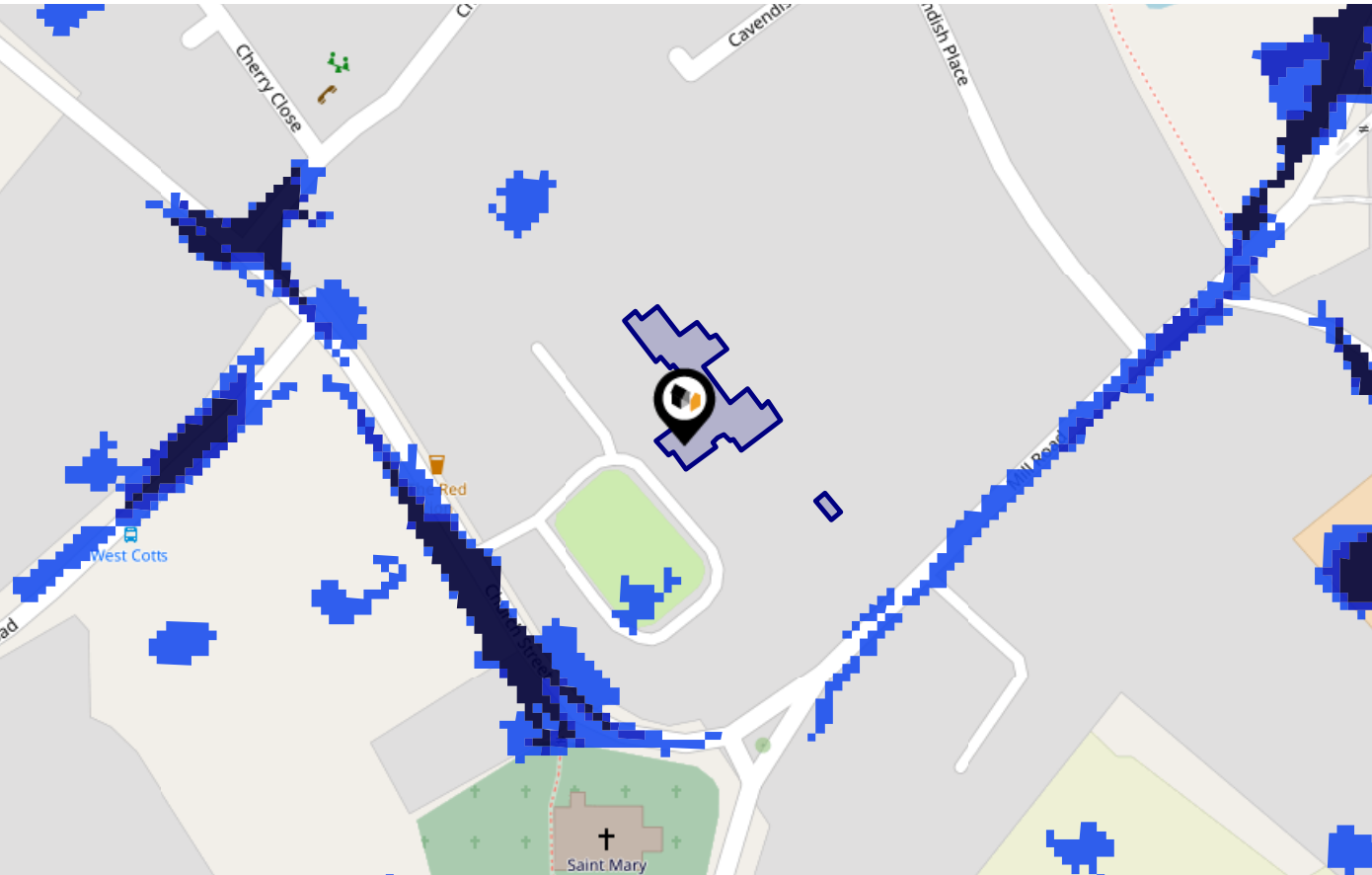|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
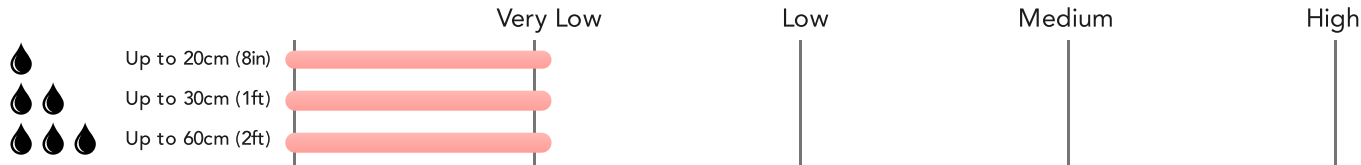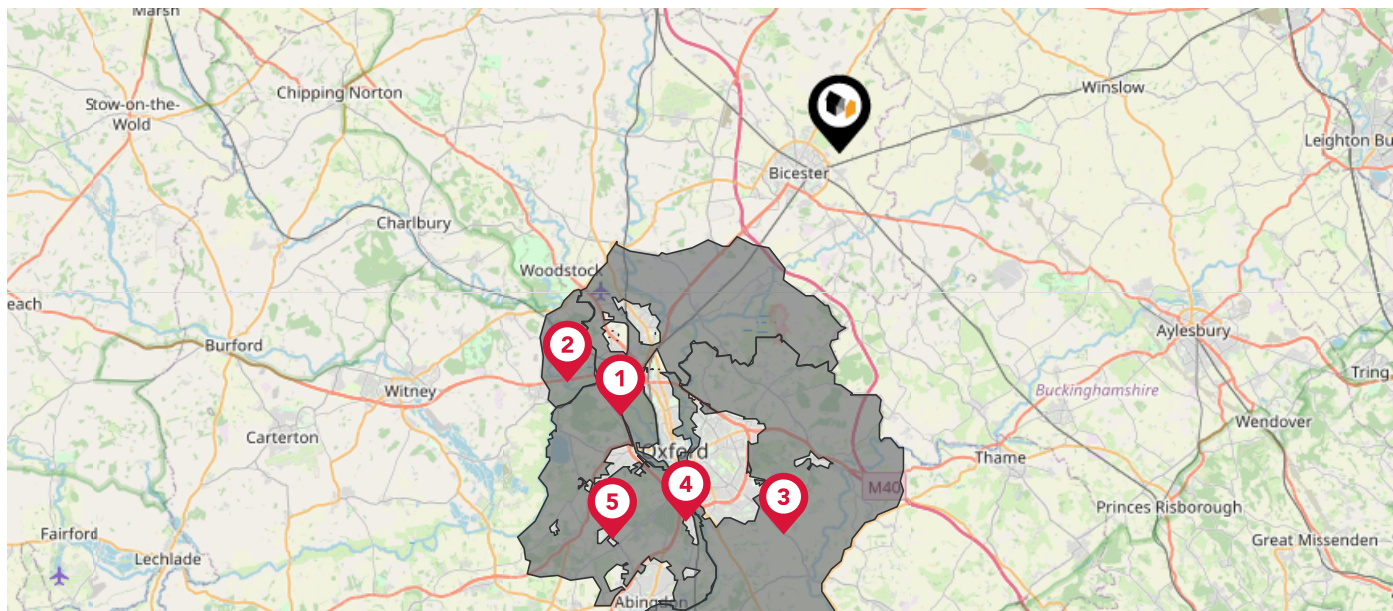

Risk Rating: Very low

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.

◼ **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:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

KFB - Key Facts For Buyers

This map displays nearby areas that have been designated as Green Belt...

| Nearby Green Belt Land	
1	Oxford Green Belt - Cherwell
2	Oxford Green Belt - West Oxfordshire
3	Oxford Green Belt - South Oxfordshire
4	Oxford Green Belt - Oxford
5	Oxford Green Belt - Vale of White Horse

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.
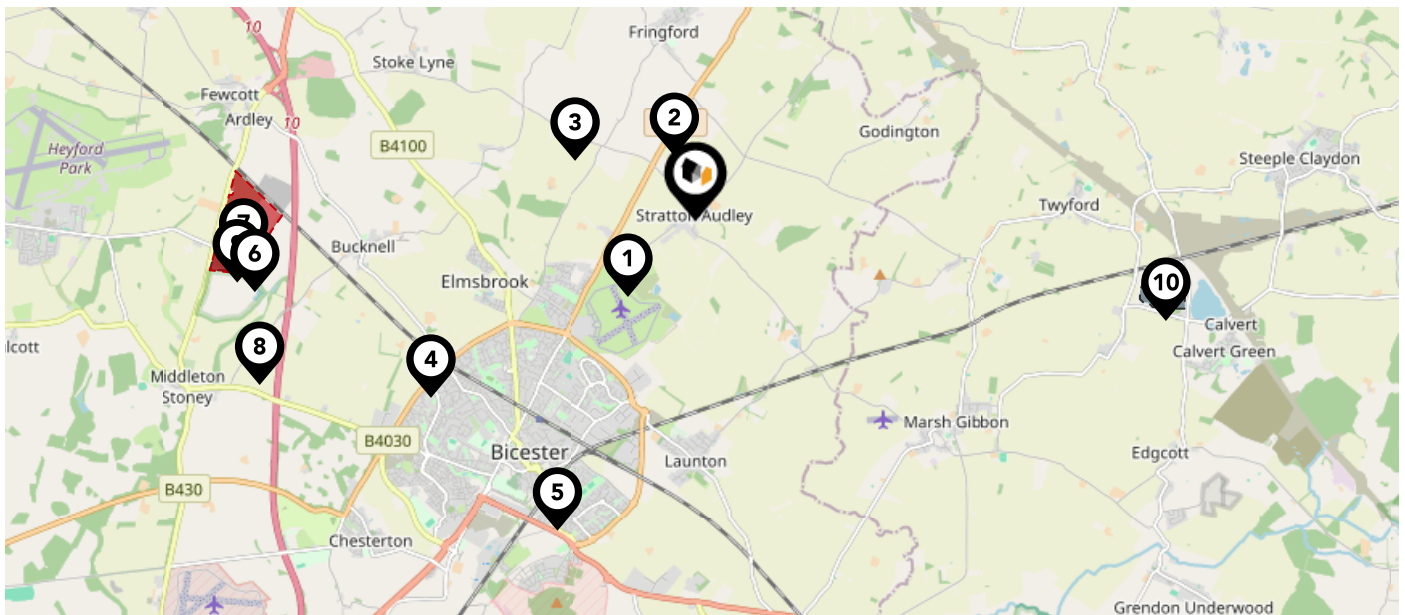
| Nearby Landfill Sites		
1 Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill	
2 Fringford-A421 Fringford	Historic Landfill	
3 EA/EPR/VP3999EL/V003 - Mr T Williams	Active Landfill	
4 Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
5 London Road-Bicester, Oxfordshire	Historic Landfill	
6 Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	
7 No name provided by source	Active Landfill	
8 Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
9 Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	
10 Aylesbury Borough Refuse Tip-Brill Road, Twyford, Buckinghamshire	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...
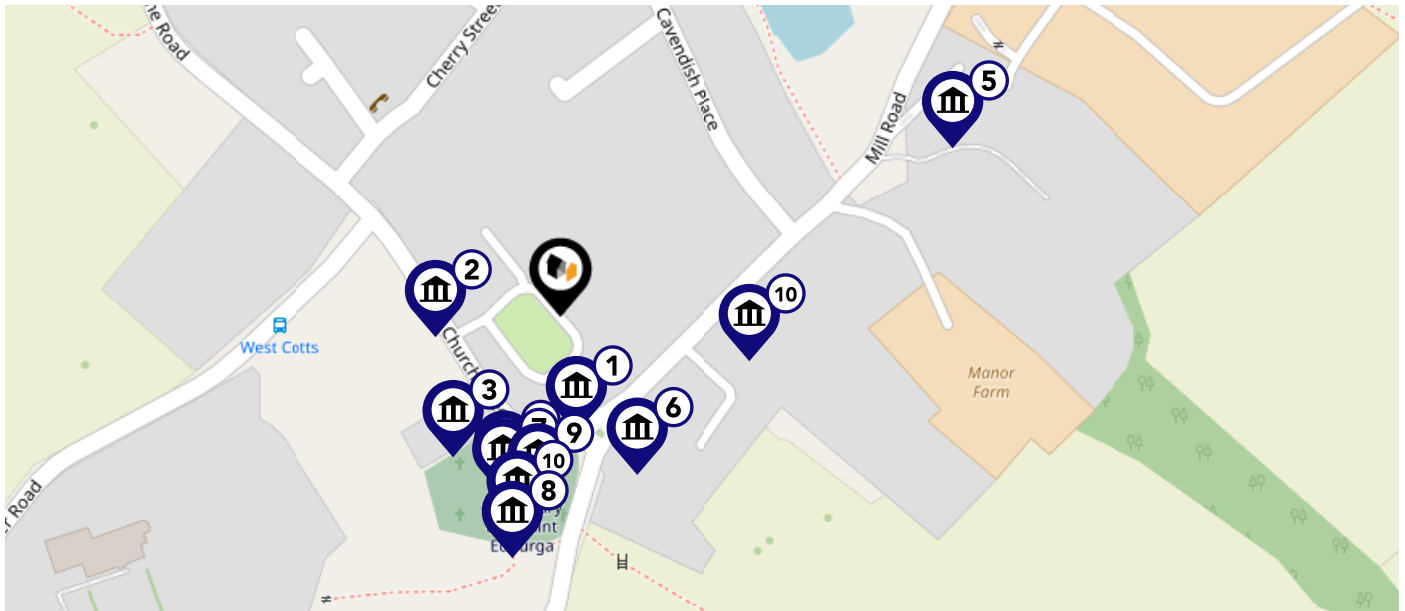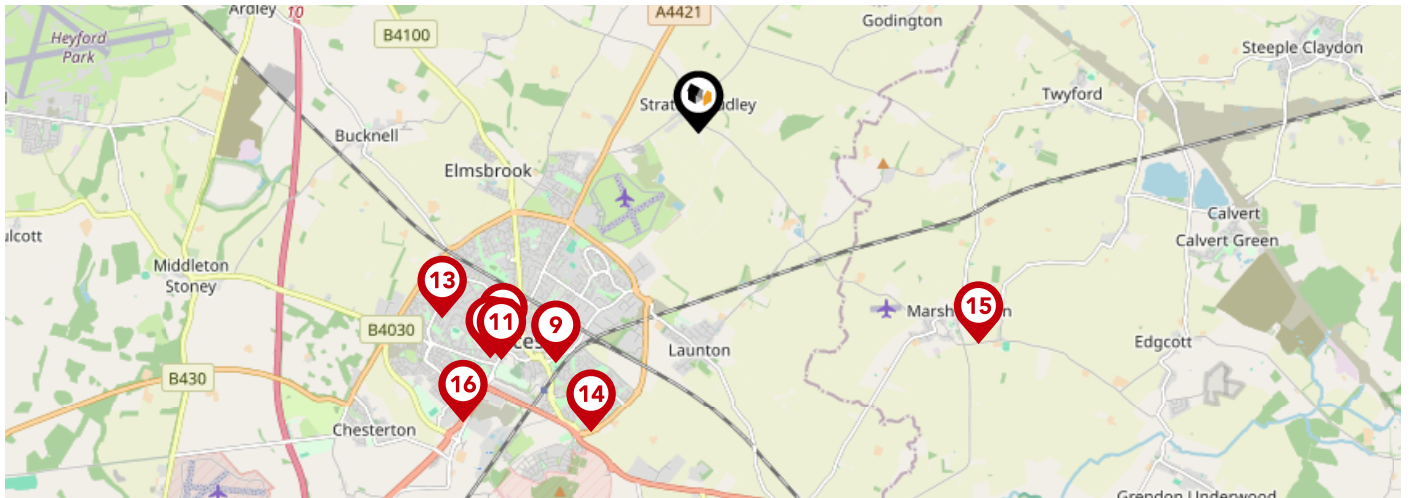

Listed Buildings in the local district	Grade	Distance
1 1392248 - The Manor House	Grade II	0.0 miles
2 1193291 - The Red Lion Public House	Grade II	0.0 miles
3 1392247 - 1 And 2, Church Lane	Grade II	0.0 miles
4 1392246 - Base Of Churchyard Cross Approximately 8 Metres North Of Porch Church Of St Mary And Edburga	Grade II	0.0 miles
5 1369801 - Elm Farmhouse And Abutting Dairy/stable Range	Grade II	0.1 miles
6 1193317 - The Plough House	Grade II	0.1 miles
7 1392245 - 1914-1918 War Memorial Approximately 6 Metres North Of North Porch Church Of St Mary And Edburga	Grade II	0.1 miles
8 1193304 - Headstone Approximately 8 Metres South Of South Aisle, Church Of St Mary And Edburga	Grade II	0.1 miles
9 1392244 - Headstone Approximately 3 Metres North East Of North Aisle Church Of St Mary And Edburga	Grade II	0.1 miles
10 1046404 - Church Of St Mary And St Edburga	Grade I	0.1 miles
10 1046405 - Bay Tree House	Grade II	0.1 miles

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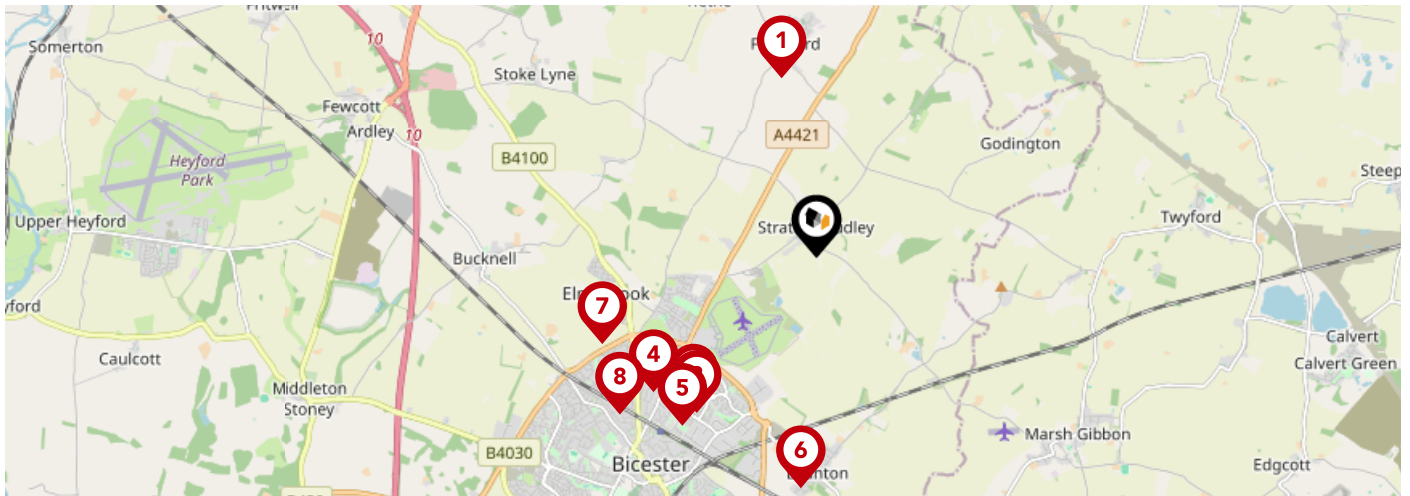
		Nursery	Primary	Secondary	College	Private
1	**Fringford Church of England Primary School** Ofsted Rating: Good	Pupils: 91	Distance:1.67	☐	☑	☐	☐	☐
2	**Bardwell School** Ofsted Rating: Good	Pupils: 113	Distance:1.77	☐	☐	☑	☐	☐
3	**Glory Farm Primary School** Ofsted Rating: Good	Pupils: 344	Distance:1.81	☐	☑	☐	☐	☐
4	**Southwold Primary School** Ofsted Rating: Good	Pupils: 350	Distance:1.95	☐	☑	☐	☐	☐
5	**The Cooper School** Ofsted Rating: Requires improvement	Pupils: 1272	Distance:1.98	☐	☐	☑	☐	☐
6	**Launton Church of England Primary School** Ofsted Rating: Requires improvement	Pupils: 150	Distance:2.11	☐	☑	☐	☐	☐
7	**Gagle Brook Primary School** Ofsted Rating: Good	Pupils: 164	Distance:2.12	☐	☑	☐	☐	☐
8	**Bure Park Primary School** Ofsted Rating: Good	Pupils: 415	Distance:2.31	☐	☑	☐	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**Longfields Primary and Nursery School** Ofsted Rating: Good | Pupils: 388 | Distance:2.48	☐	☑	☐	☐	☐
10	**Brookside Primary School** Ofsted Rating: Good | Pupils: 320 | Distance:2.64	☐	☑	☐	☐	☐
11	**St Mary's Catholic Primary School, Bicester** Ofsted Rating: Good | Pupils: 229 | Distance:2.74	☐	☑	☐	☐	☐
12	**The Bicester School** Ofsted Rating: Good | Pupils: 1239 | Distance:2.8	☐	☐	☑	☐	☐
13	**King's Meadow Primary School** Ofsted Rating: Good | Pupils: 445 | Distance:2.89	☐	☑	☐	☐	☐
14	**Langford Village Community Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:2.9	☐	☑	☐	☐	☐
15	**Marsh Gibbon CofE Primary School** Ofsted Rating: Good | Pupils: 148 | Distance:3.2	☐	☑	☐	☐	☐
16	**St Edburg's Church of England (VA) School** Ofsted Rating: Good | Pupils: 489 | Distance:3.41	☐	☑	☐	☐	☐

avocado
property
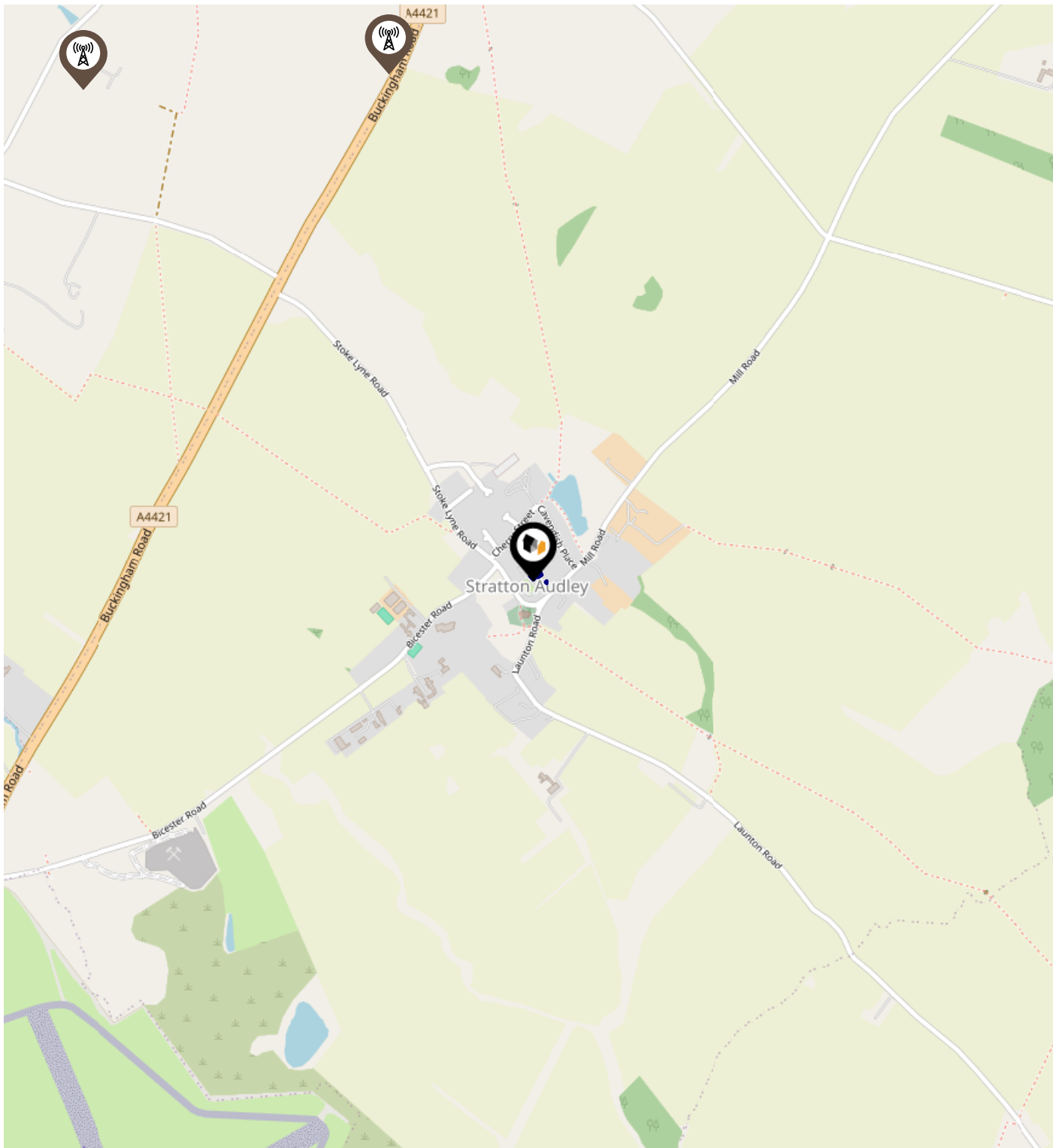
Key:

Power Pylons

Communication Masts

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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/m3).

	This Property				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

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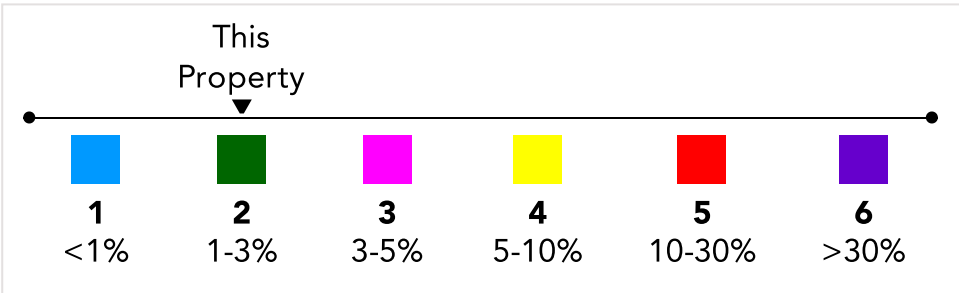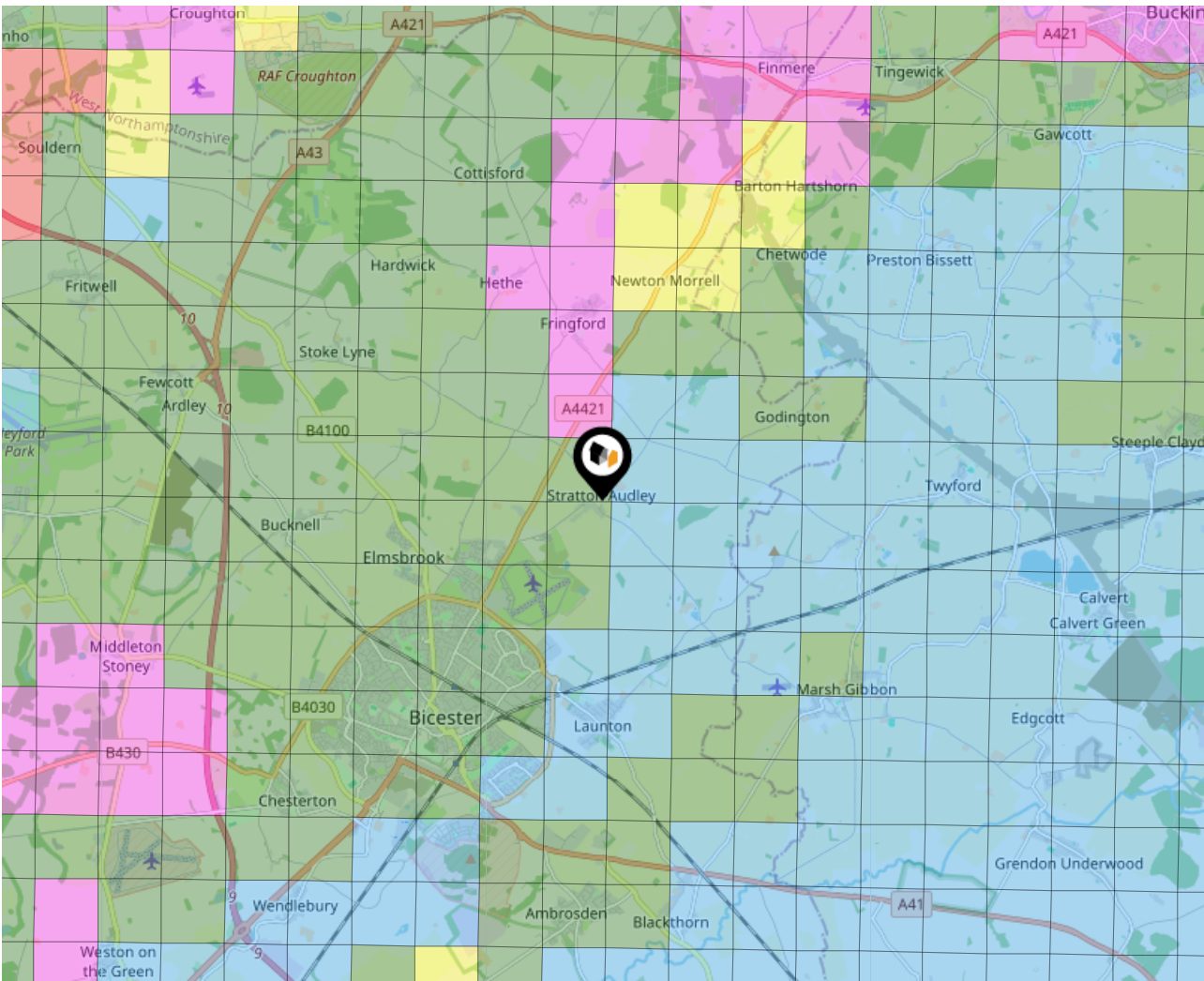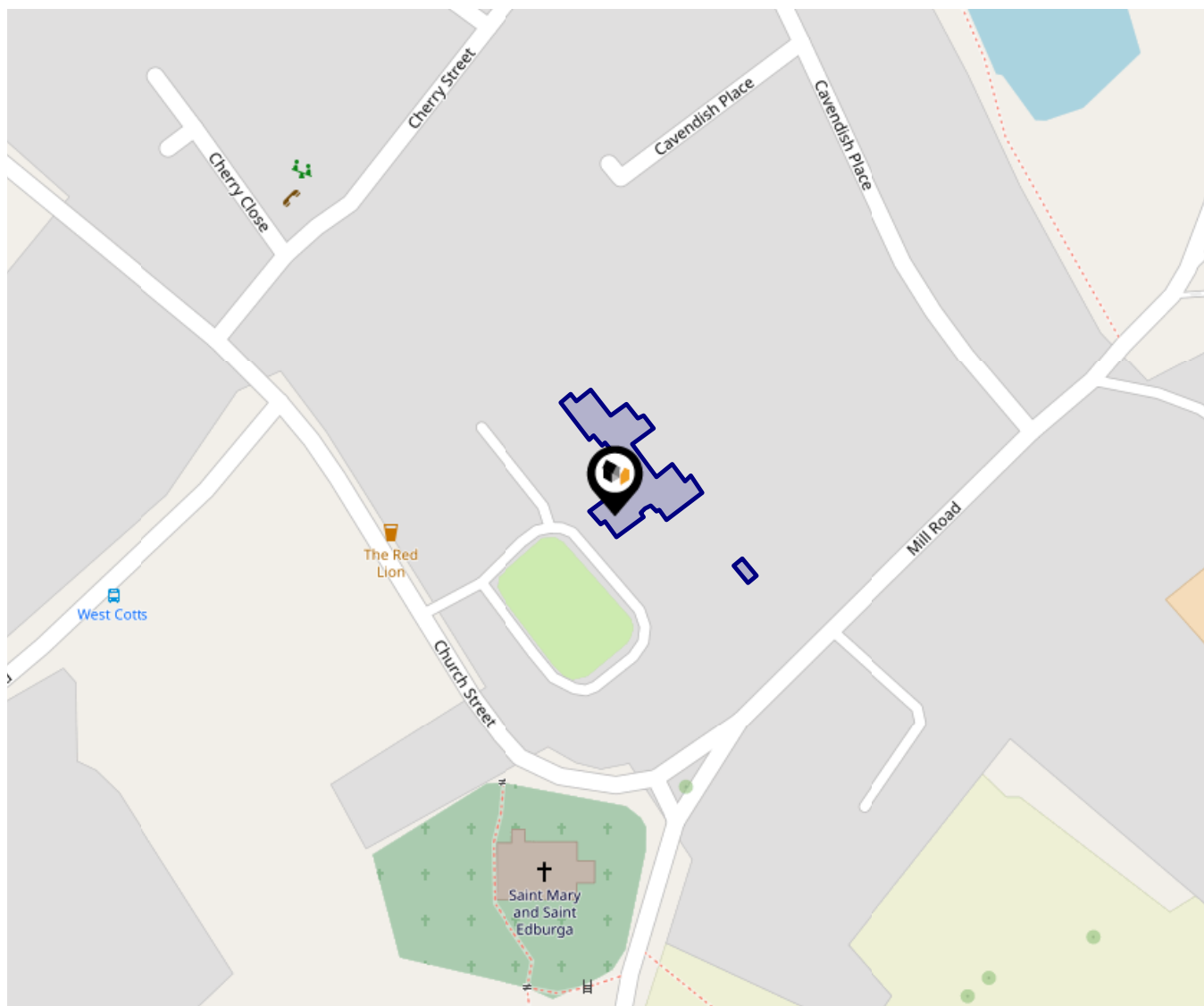
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Environment
Soils & Clay

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

Carbon Content:	HIGH	**Soil Texture:**	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		
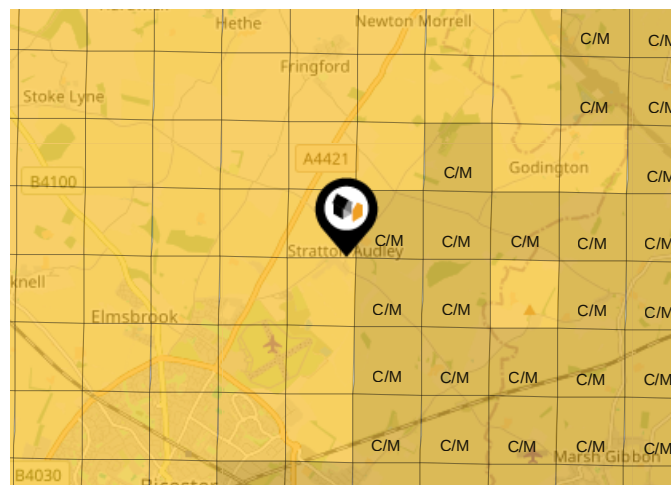
Primary Classifications (Most Common Clay Types)

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

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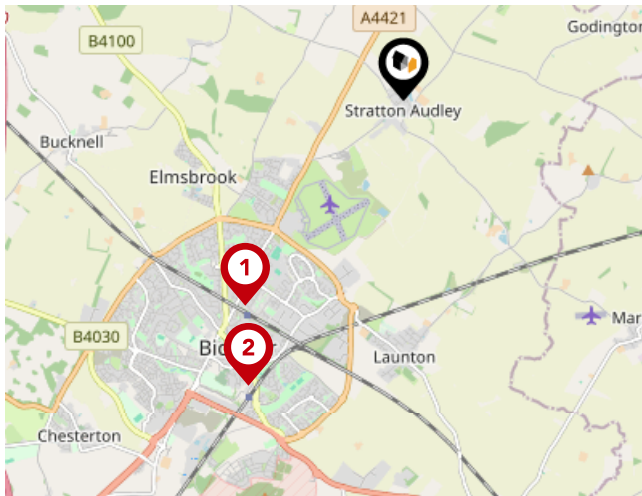
National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	2.37 miles
2	Bicester Village Rail Station	2.97 miles
3	Heyford Rail Station	7.87 miles
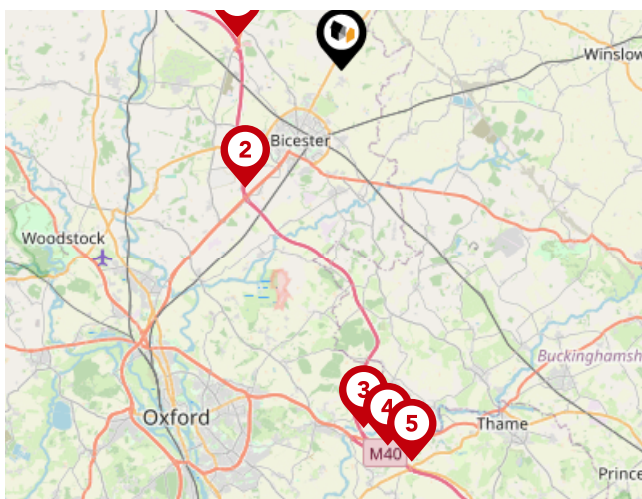
Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J10	4.01 miles
2	M40 J9	5.52 miles
3	M40 J8A	13.07 miles
4	M40 J8	13.82 miles
5	M40 J7	14.51 miles
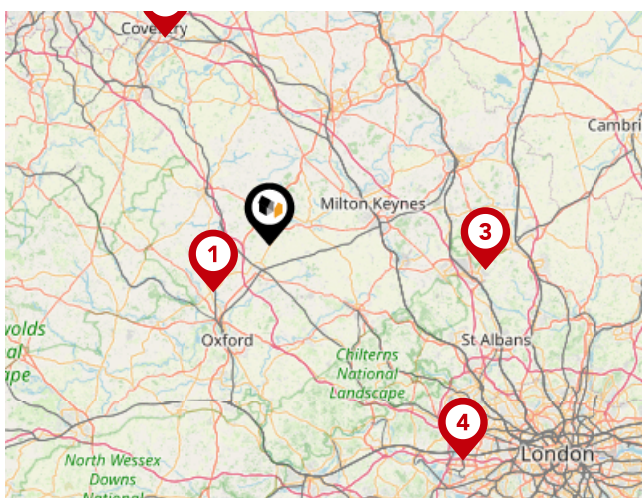
Airports/Helipads

Pin	Name	Distance
1	Kidlington	10.72 miles
2	Baginton	33.88 miles
3	Luton Airport	31.78 miles
4	Heathrow Airport	42.46 miles

Bus Stops/Stations

Pin	Name	Distance
1	West Cottages	0.08 miles
2	Glen Close	0.16 miles
3	Wise Crescent	1.57 miles
4	Bicester Airfield Park and Ride	1.24 miles
5	Fairhaven Road	1.26 miles

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Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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Avocado 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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