

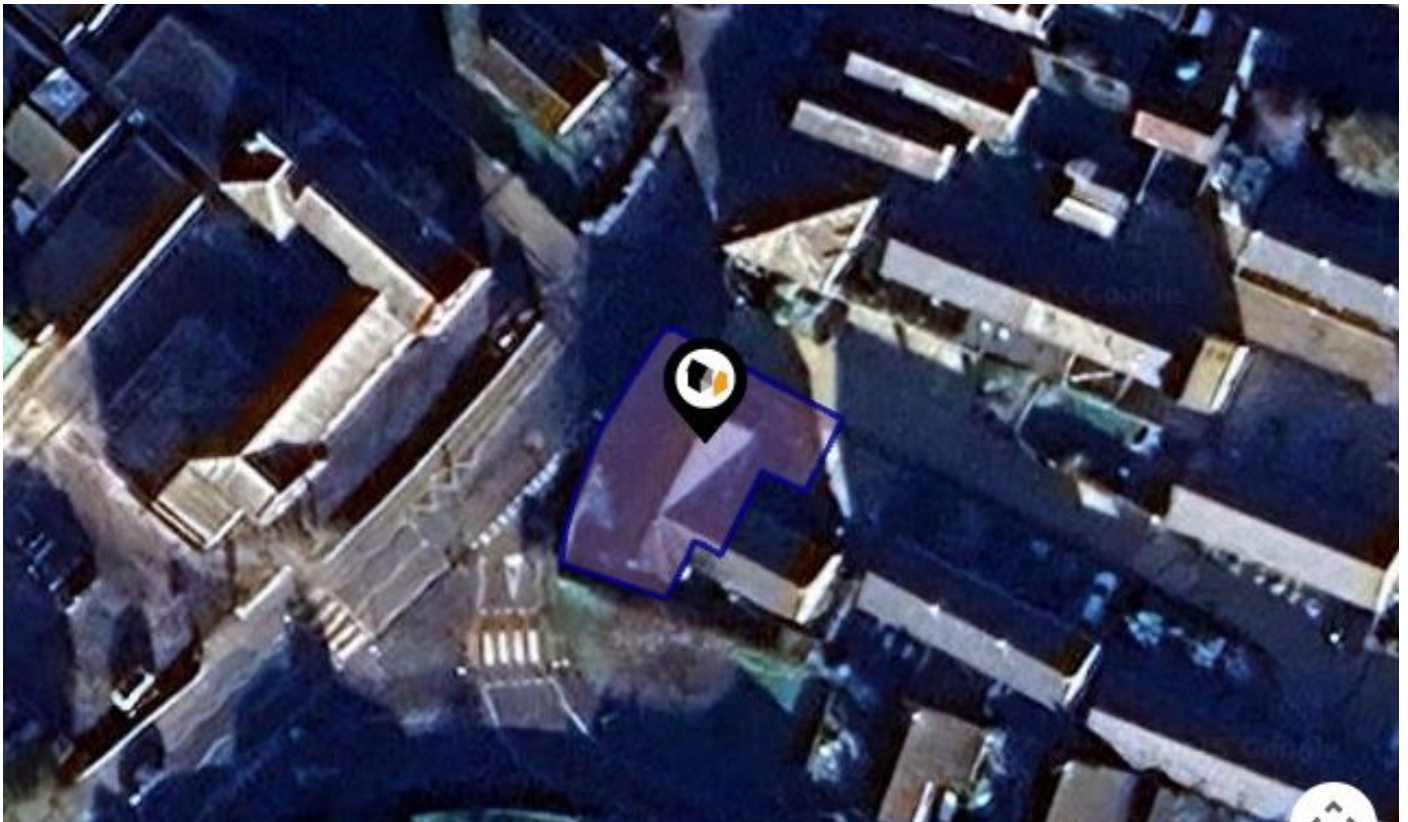


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 26th July 2025



WRIGHTS FARM LANE, BRACKLEY, NN13

Avocado Property

07894820821

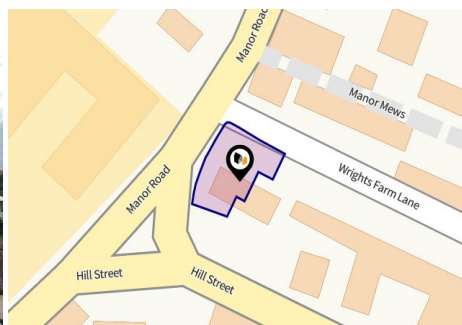
alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.07 acres
Title Number:	NN329419

Tenure: Freehold

Local Area

Local Authority:	West northamptonshire
Conservation Area:	Brackley Town Centre
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

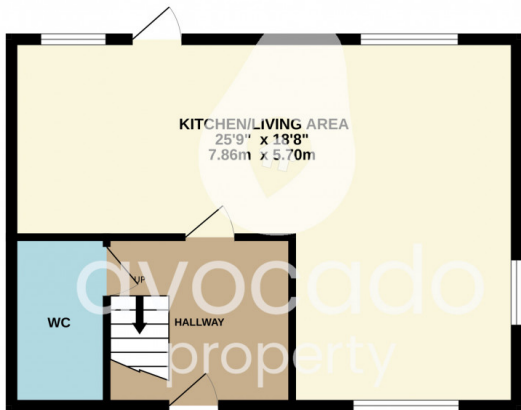




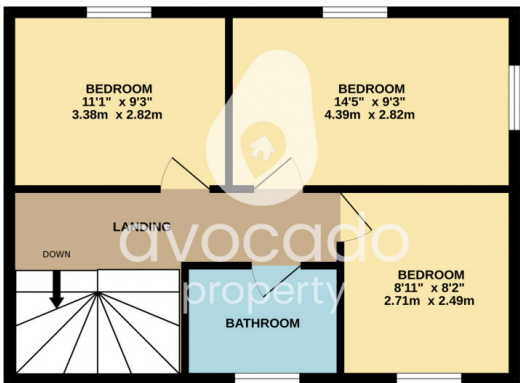


WRIGHTS FARM LANE, BRACKLEY, NN13

GROUND FLOOR

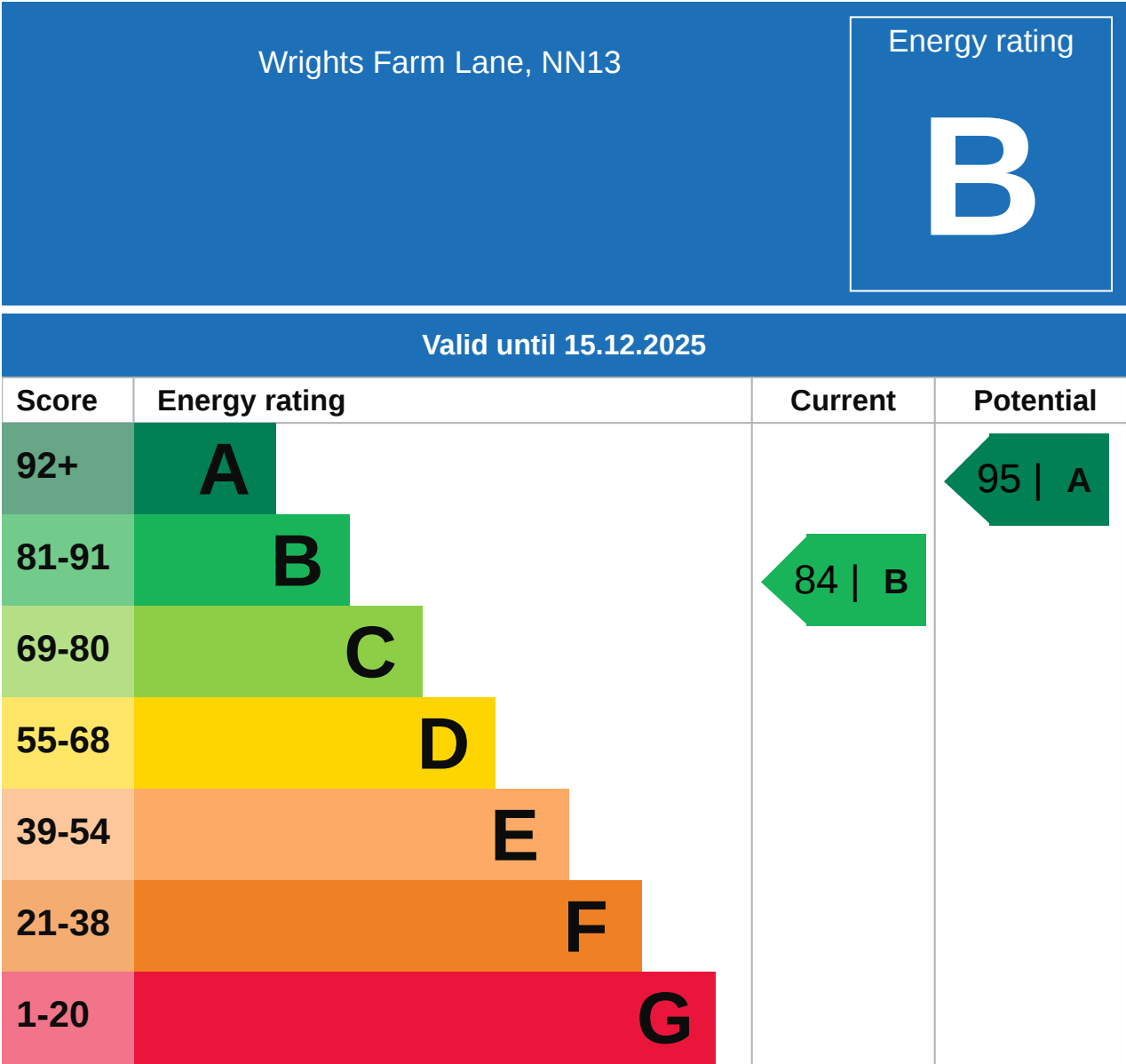


1ST FLOOR



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



Property

EPC - Additional Data



Additional EPC Data

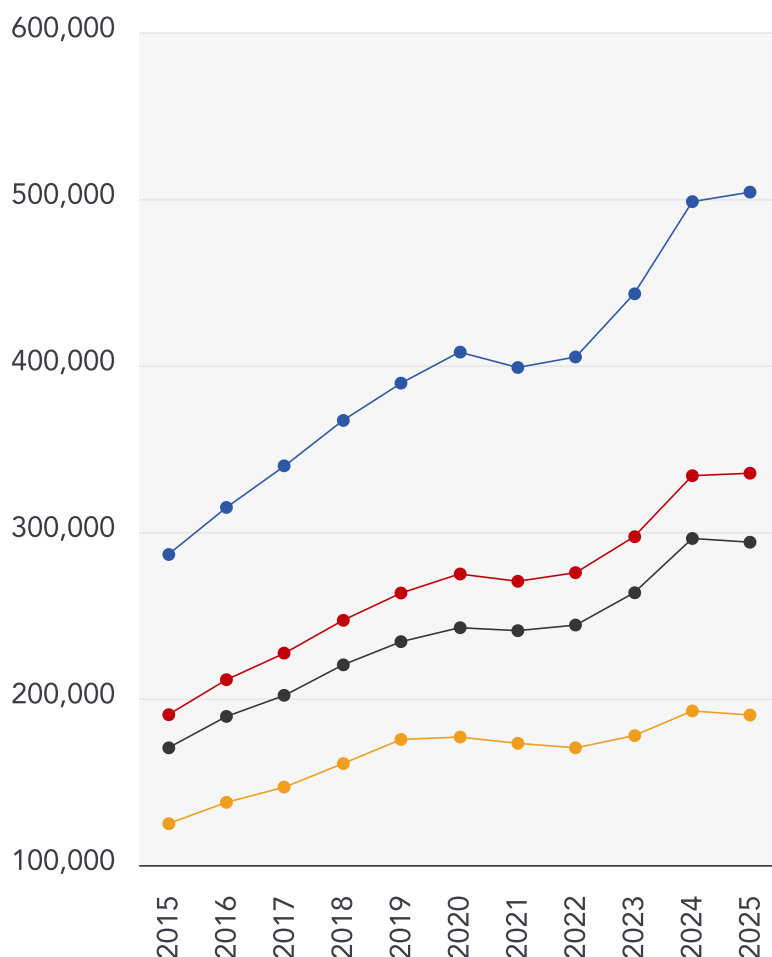
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.16 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	93 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in NN13



Detached

+75.96%

Semi-Detached

+76.2%

Terraced

+72.46%

Flat

+52.26%

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.

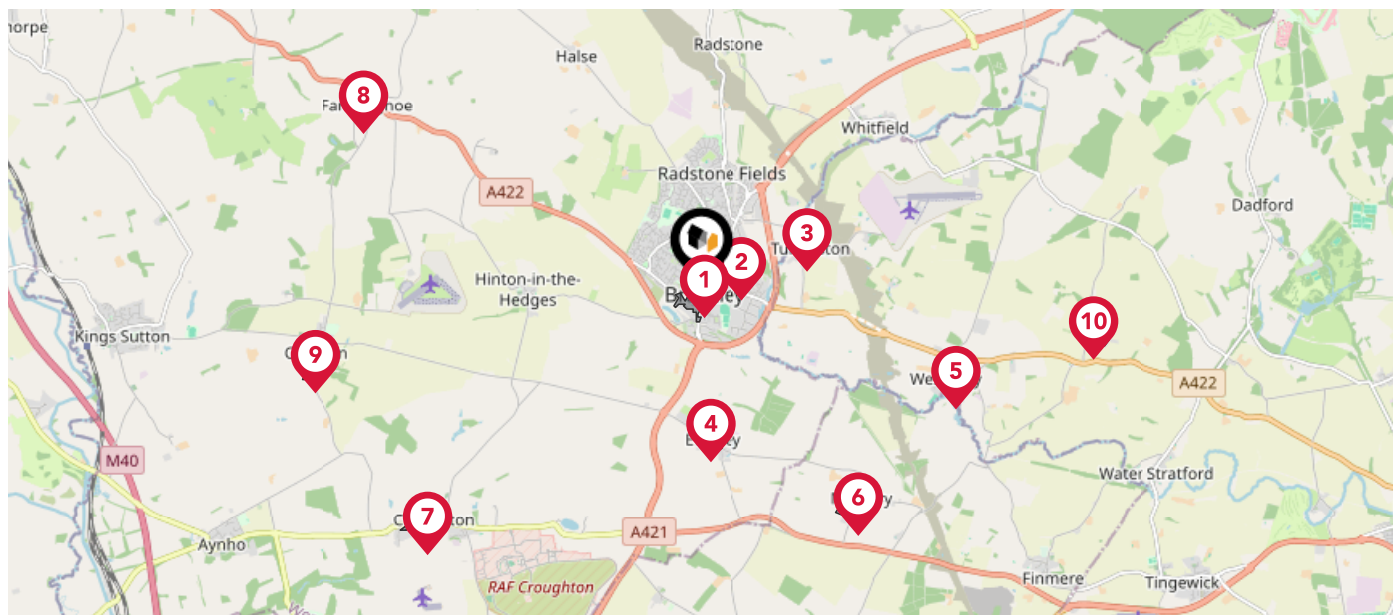
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

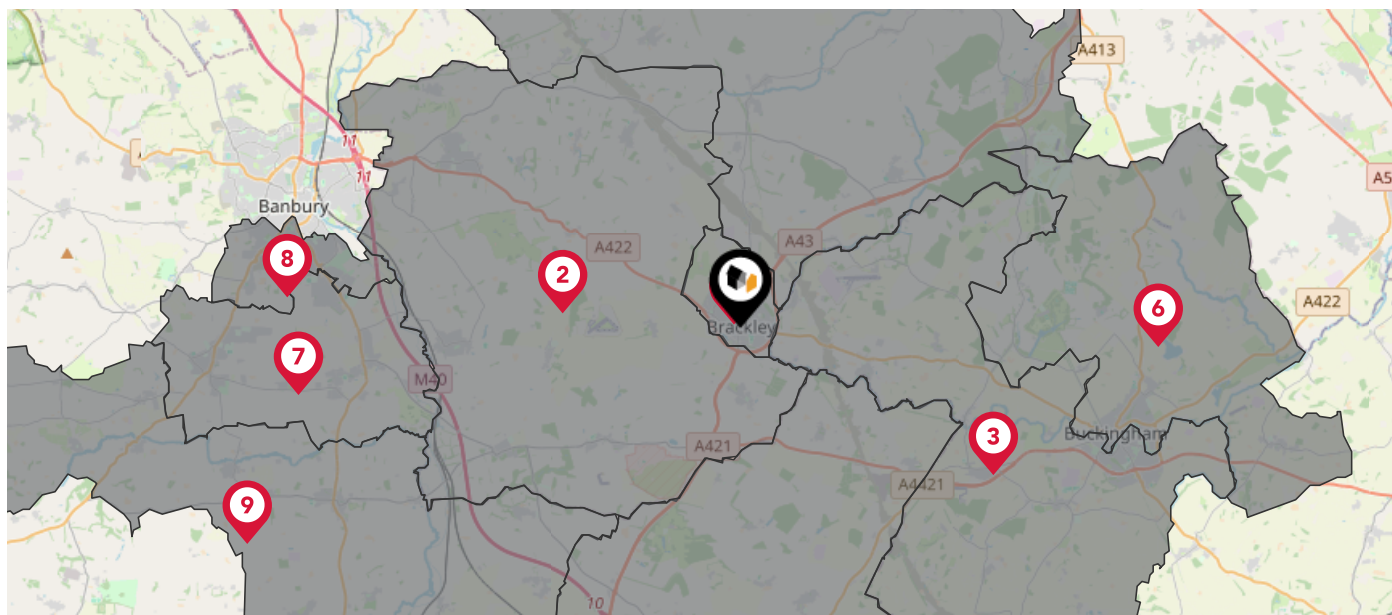
- | | |
|----|----------------------|
| 1 | Brackley Town Centre |
| 2 | Brackley Old Town |
| 3 | Turweston |
| 4 | Evenley |
| 5 | Westbury |
| 6 | Mixbury |
| 7 | Croughton |
| 8 | Farthinghoe |
| 9 | Charlton |
| 10 | Shalstone |

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

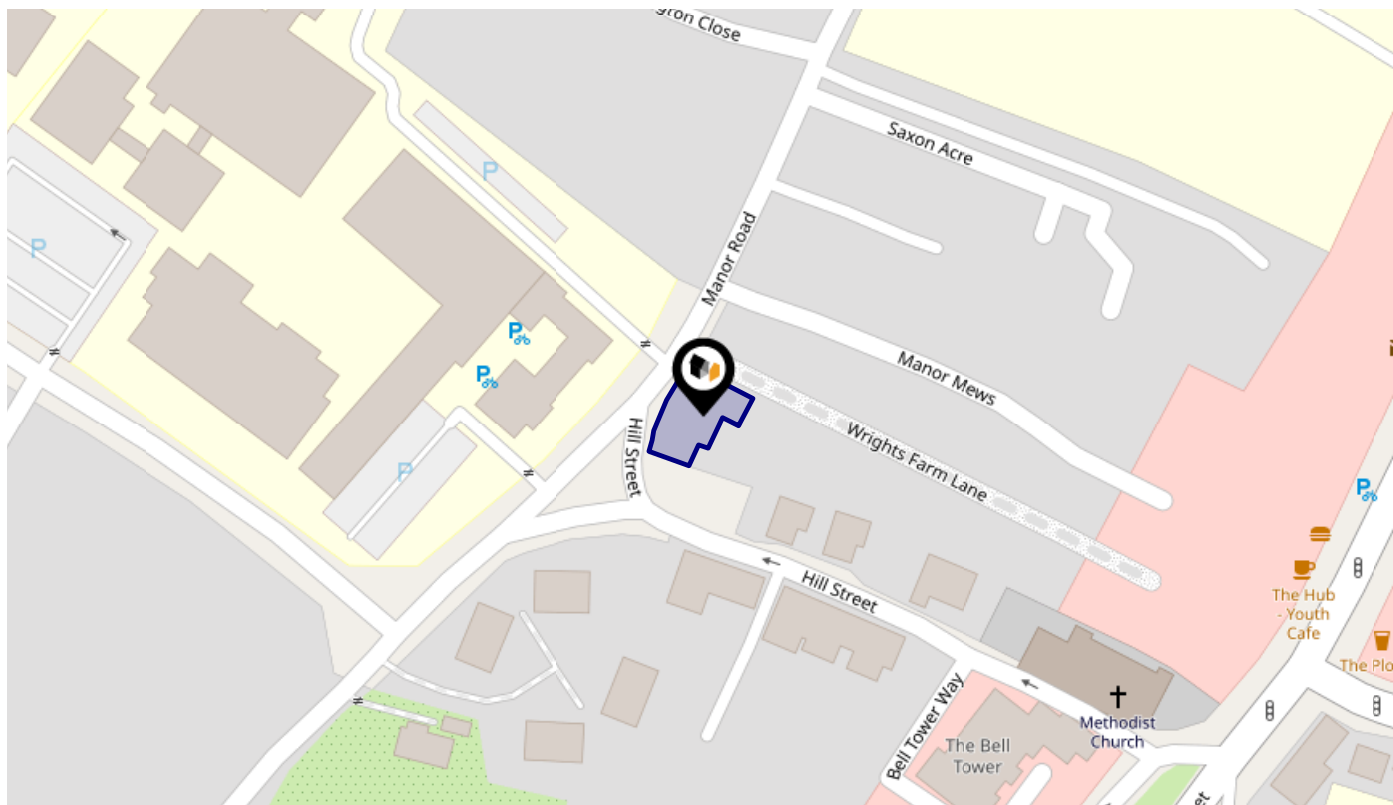
- | | |
|---|-------------------------------------|
| 1 | Brackley Ward |
| 2 | Middleton Cheney Ward |
| 3 | Buckingham West Ward |
| 4 | Fringford & Heyfords Ward |
| 5 | Silverstone Ward |
| 6 | Buckingham East Ward |
| 7 | Adderbury, Bloxham & Bodicote Ward |
| 8 | Banbury, Calthorpe & Easington Ward |
| 9 | Deddington Ward |

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

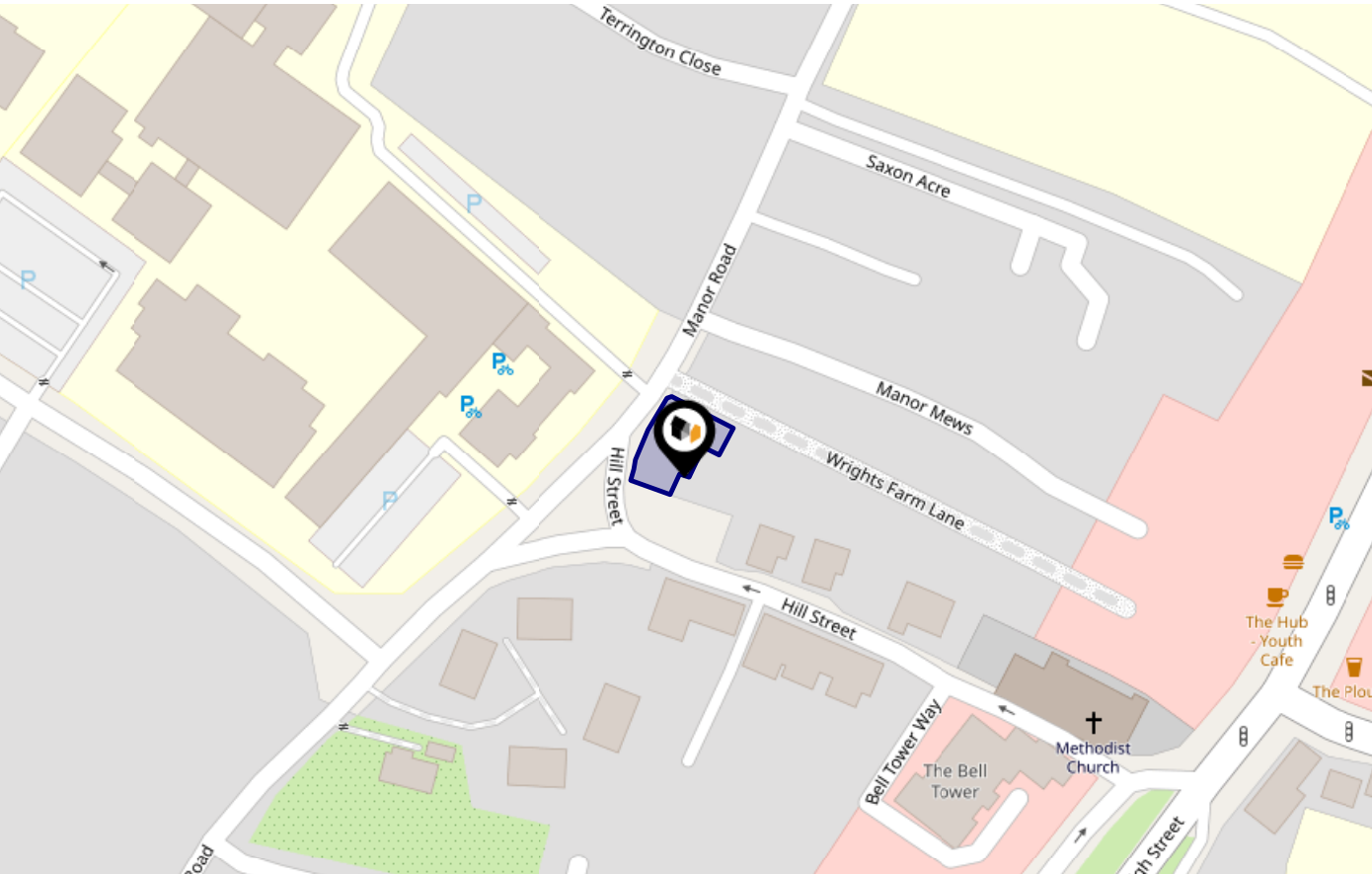
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

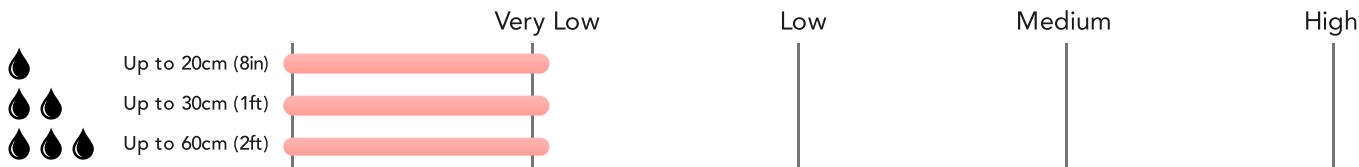


Risk Rating: Very low

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 (0.1%) 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:

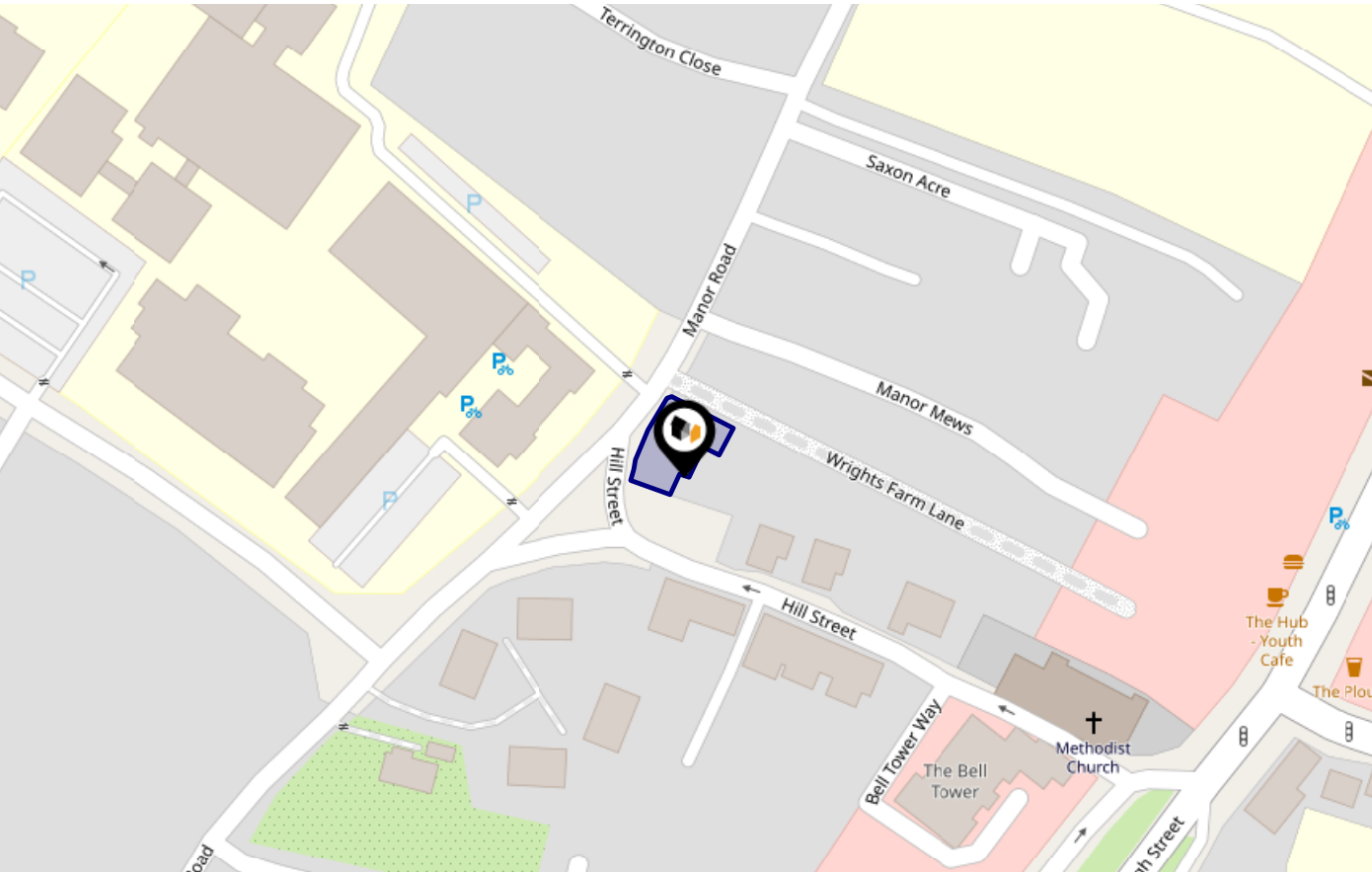


Flood Risk

Rivers & Seas - Climate Change



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.

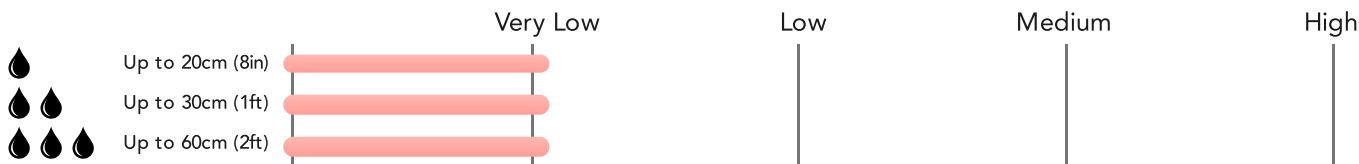


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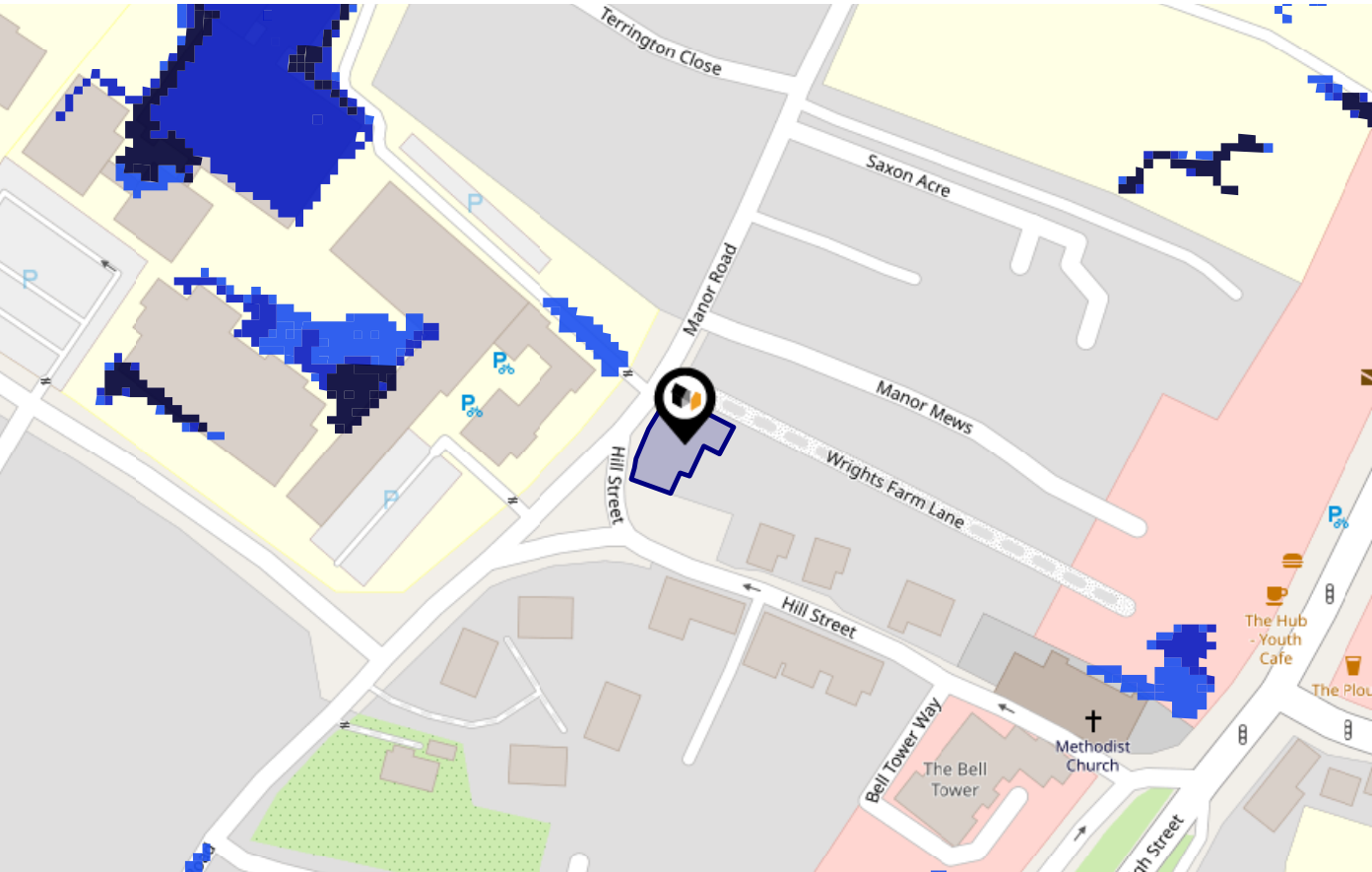


Flood Risk

Surface Water - Flood Risk



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

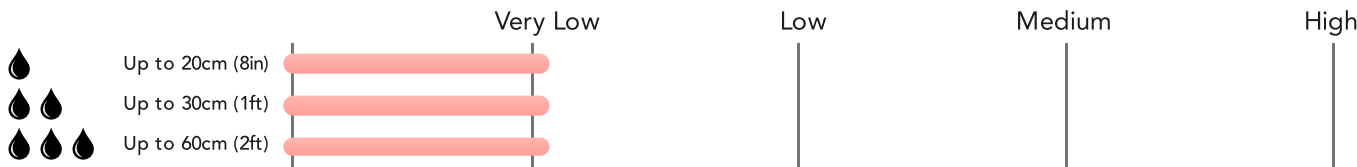


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

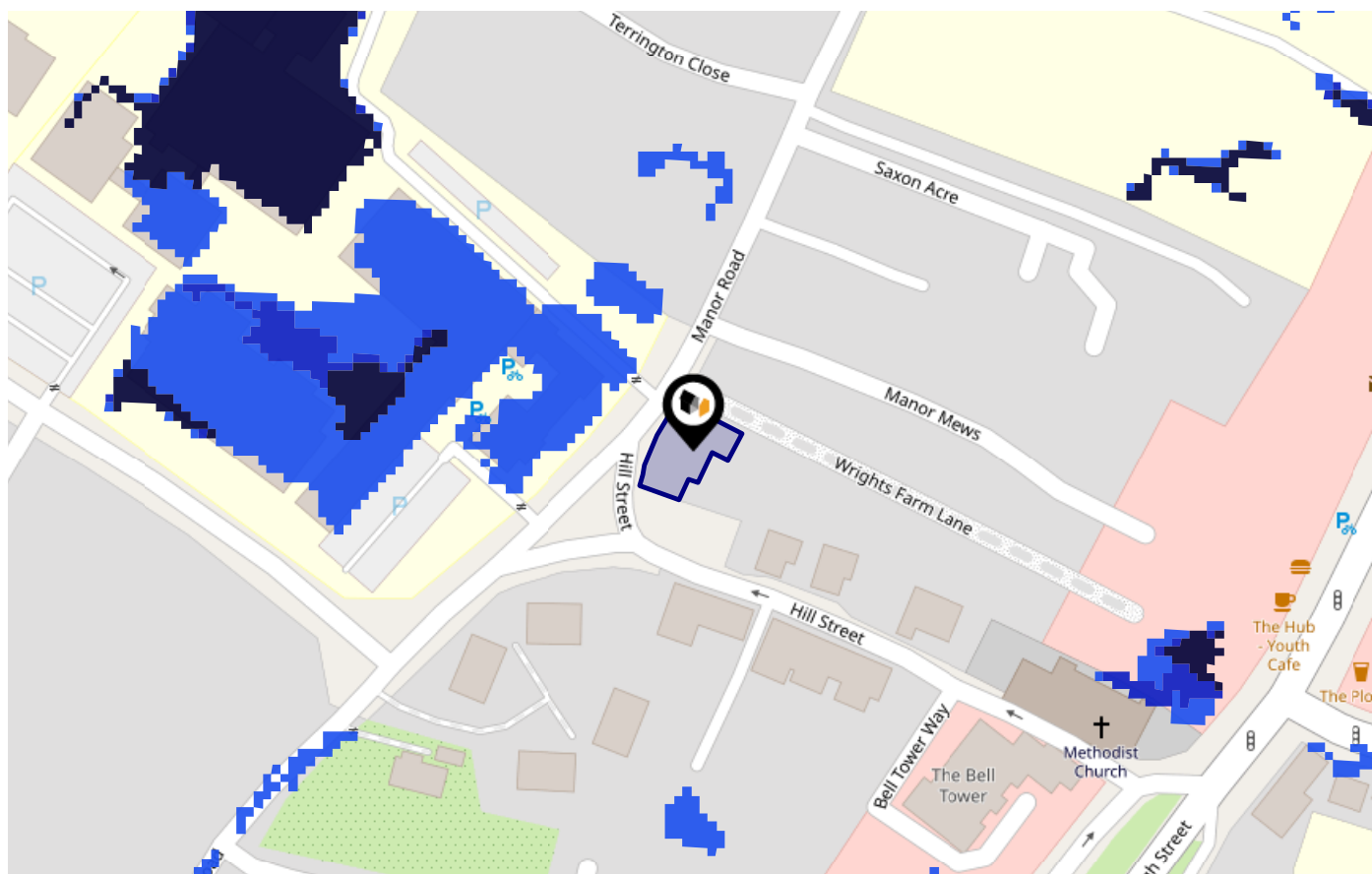


Flood Risk

Surface Water - Climate Change



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.

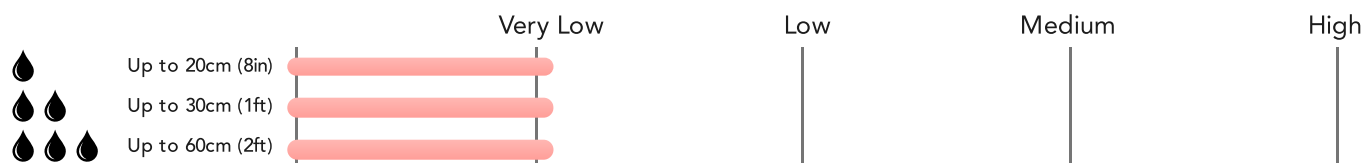


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

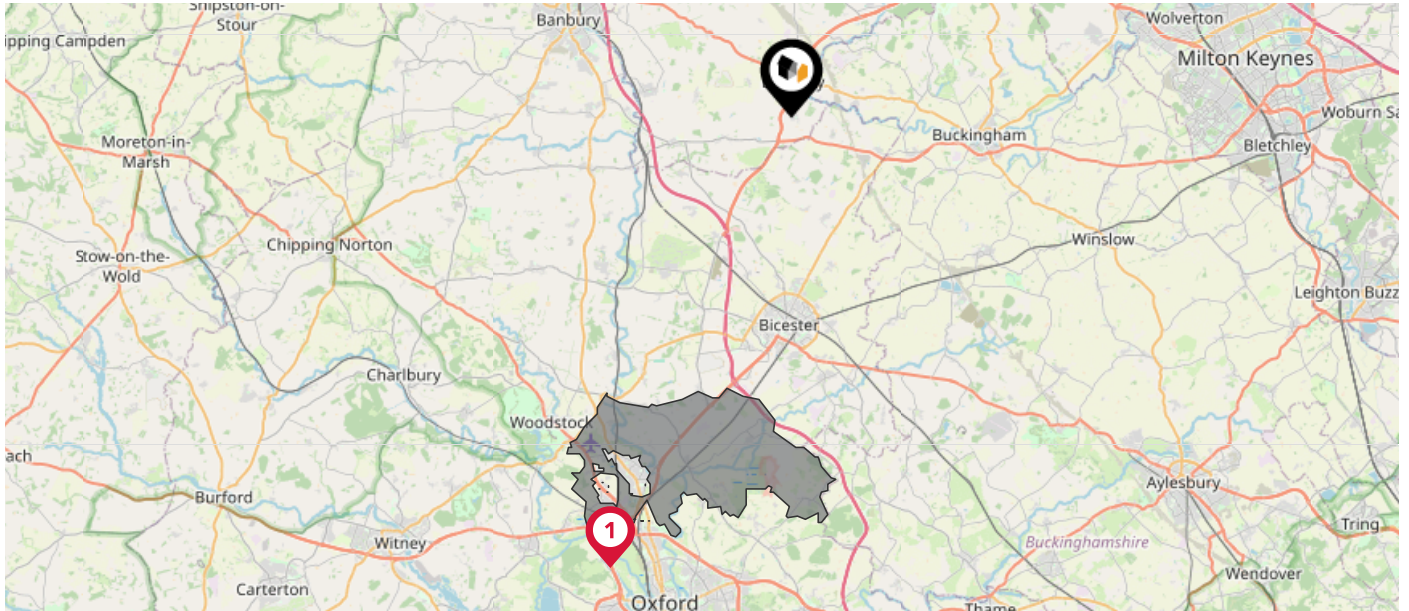


Maps

Green Belt



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



Nearby Green Belt Land



Oxford Green Belt - Cherwell

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

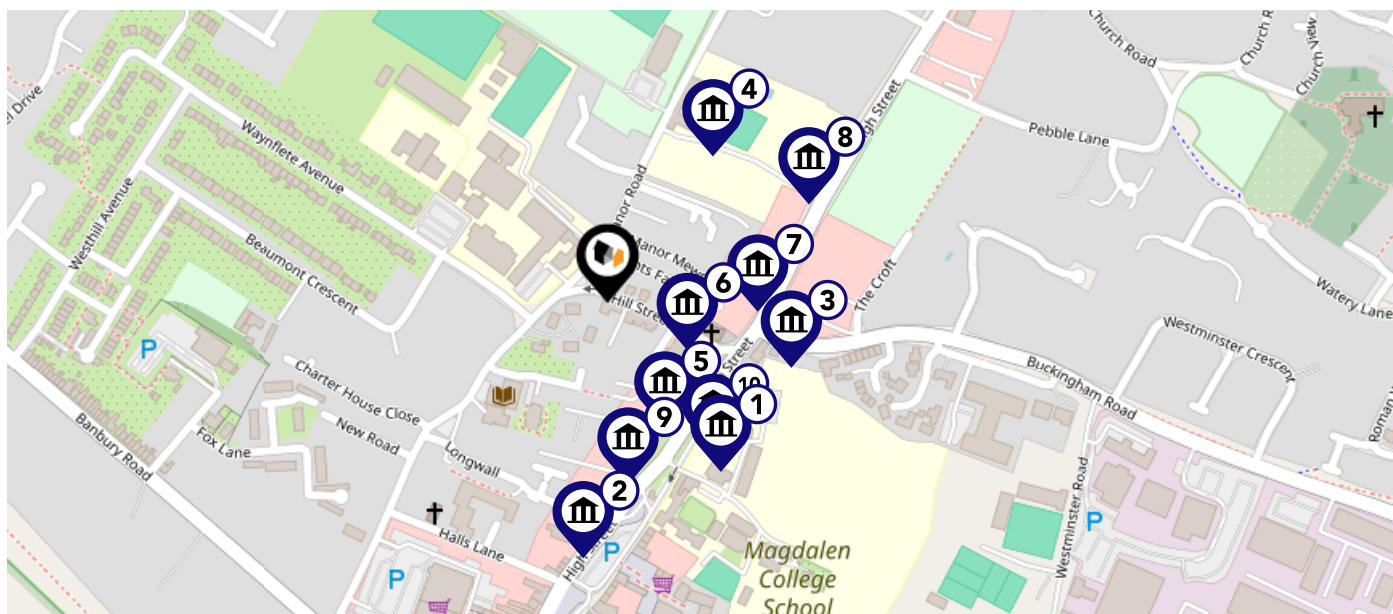
1	South Brackley Bypass-Brackley, Northamptonshire	Historic Landfill	
2	Borrow Pit-South of Hinton Road, Brackley, Northamptonshire	Historic Landfill	
3	Agnews Spinney-Brackley, Northamptonshire	Historic Landfill	
4	Railway Cutting adjoining Sawmills-Brackley, Northamptonshire	Historic Landfill	
5	Railway Cutting No.2-Brackley, Northamptonshire	Historic Landfill	
6	Railway Cutting-Brackley, Northamptonshire	Historic Landfill	
7	RAILWAY CUTTING 2,BRACKLEY-	Historic Landfill	
8	Railway Cutting-Brackley, Northamptonshire	Historic Landfill	
9	RAILWAY CUTTING,BRACKLEY-	Historic Landfill	
10	Railway Cutting-Brackley, Northamptonshire	Historic Landfill	

Maps

Listed Buildings

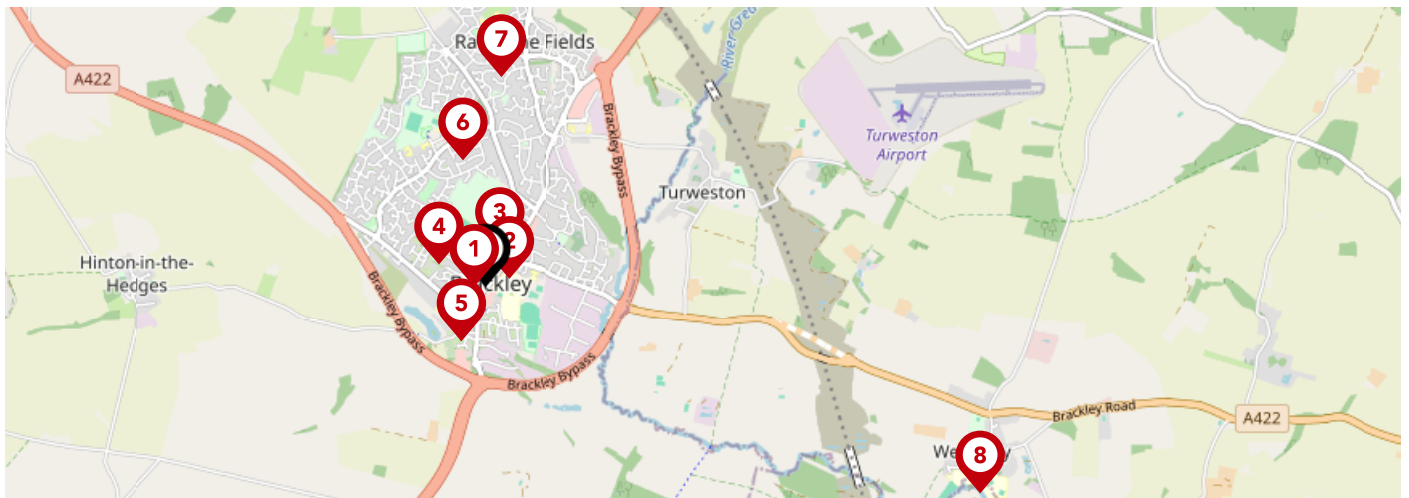


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



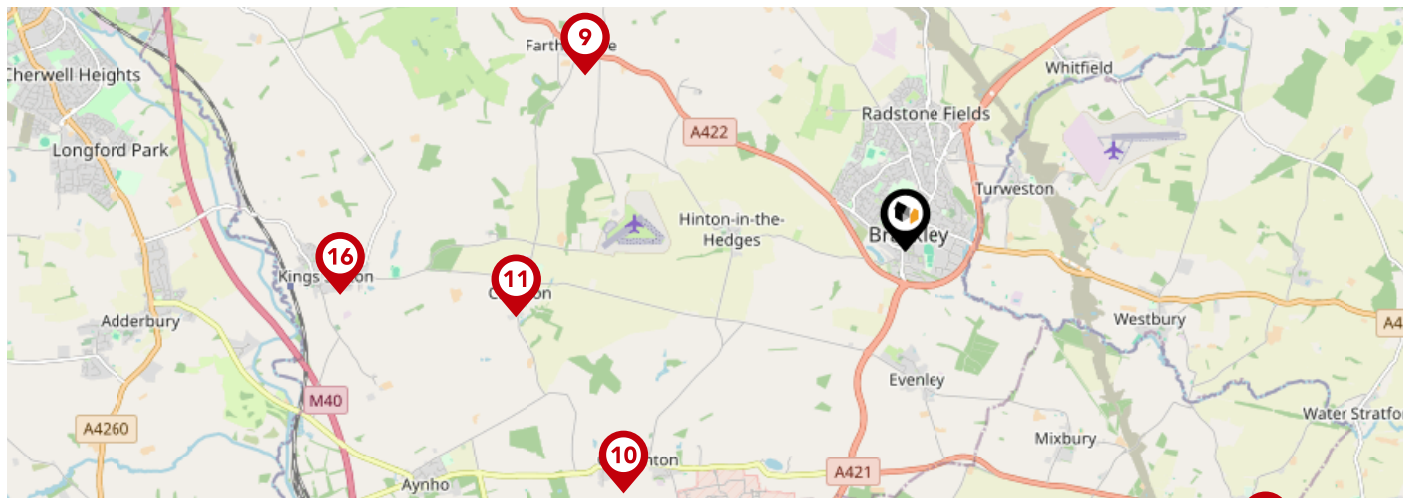
Listed Buildings in the local district	Grade	Distance
 1040573 - Magdalen College Chapel Of Saints John And James	Grade II	0.1 miles
 1293937 - 38, Market Place	Grade II	0.1 miles
 1189825 - The Plough Inn	Grade II	0.1 miles
 1189966 - Former Stables, Manor House (winchester House School)	Grade II	0.1 miles
 1371782 - 8 And 10, High Street	Grade II	0.1 miles
 1371783 - Barn Adjacent To No 16, High Street, On West	Grade II	0.1 miles
 1294045 - 28, High Street	Grade II	0.1 miles
 1371784 - Manor House (winchester House School)	Grade II	0.1 miles
 1040579 - 4, High Street	Grade II	0.1 miles
 1294105 - 5, High Street	Grade II	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Magdalen College School Ofsted Rating: Good Pupils: 1404 Distance:0.05	☐	☐	☒	☐	☐
2	Winchester House School Ofsted Rating: Not Rated Pupils: 319 Distance:0.12	☐	☐	☒	☐	☐
3	Brackley Church of England Junior School Ofsted Rating: Good Pupils: 184 Distance:0.18	☐	☒	☐	☐	☐
4	Waynflete Infants' School Ofsted Rating: Requires improvement Pupils: 150 Distance:0.24	☐	☒	☐	☐	☐
5	Southfield Primary School Ofsted Rating: Requires improvement Pupils: 84 Distance:0.27	☐	☒	☐	☐	☐
6	Bracken Leas Primary School Ofsted Rating: Good Pupils: 417 Distance:0.58	☐	☒	☐	☐	☐
7	The Radstone Primary School Ofsted Rating: Good Pupils: 382 Distance:0.96	☐	☒	☐	☐	☐
8	Beachborough School Ofsted Rating: Not Rated Pupils: 392 Distance:2.45	☐	☐	☒	☐	☐

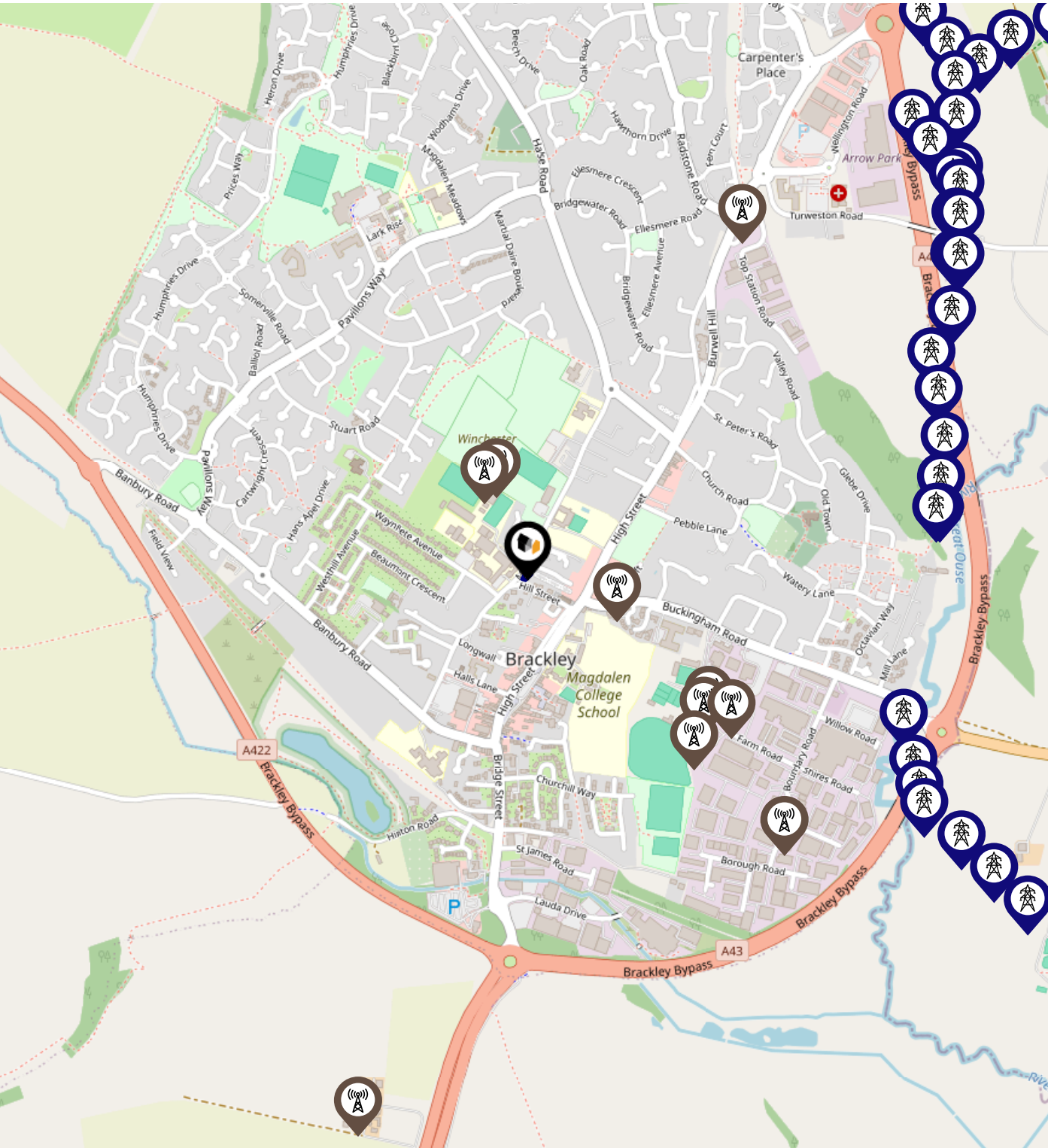
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Farthinghoe Primary School Ofsted Rating: Outstanding Pupils: 49 Distance:3.33	☐	☒	☐	☐	☐
10	Croughton All Saints CofE Primary School Ofsted Rating: Good Pupils: 119 Distance:3.4	☐	☒	☐	☐	☐
11	Newbottle and Charlton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 99 Distance:3.61	☐	☒	☐	☐	☐
12	Syresham St James CofE Primary School and Nursery Ofsted Rating: Good Pupils: 112 Distance:3.85	☐	☒	☐	☐	☐
13	Greatworth Primary School Ofsted Rating: Good Pupils: 64 Distance:3.93	☐	☒	☐	☐	☐
14	Helmdon Primary School Ofsted Rating: Good Pupils: 107 Distance:4.02	☐	☒	☐	☐	☐
15	Finmere Church of England Primary School Ofsted Rating: Good Pupils: 44 Distance:4.29	☐	☒	☐	☐	☐
16	Kings Sutton Primary Academy Ofsted Rating: Good Pupils: 102 Distance:5.18	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

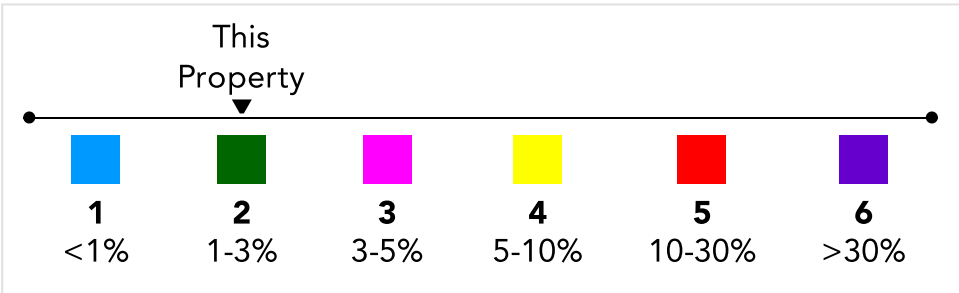
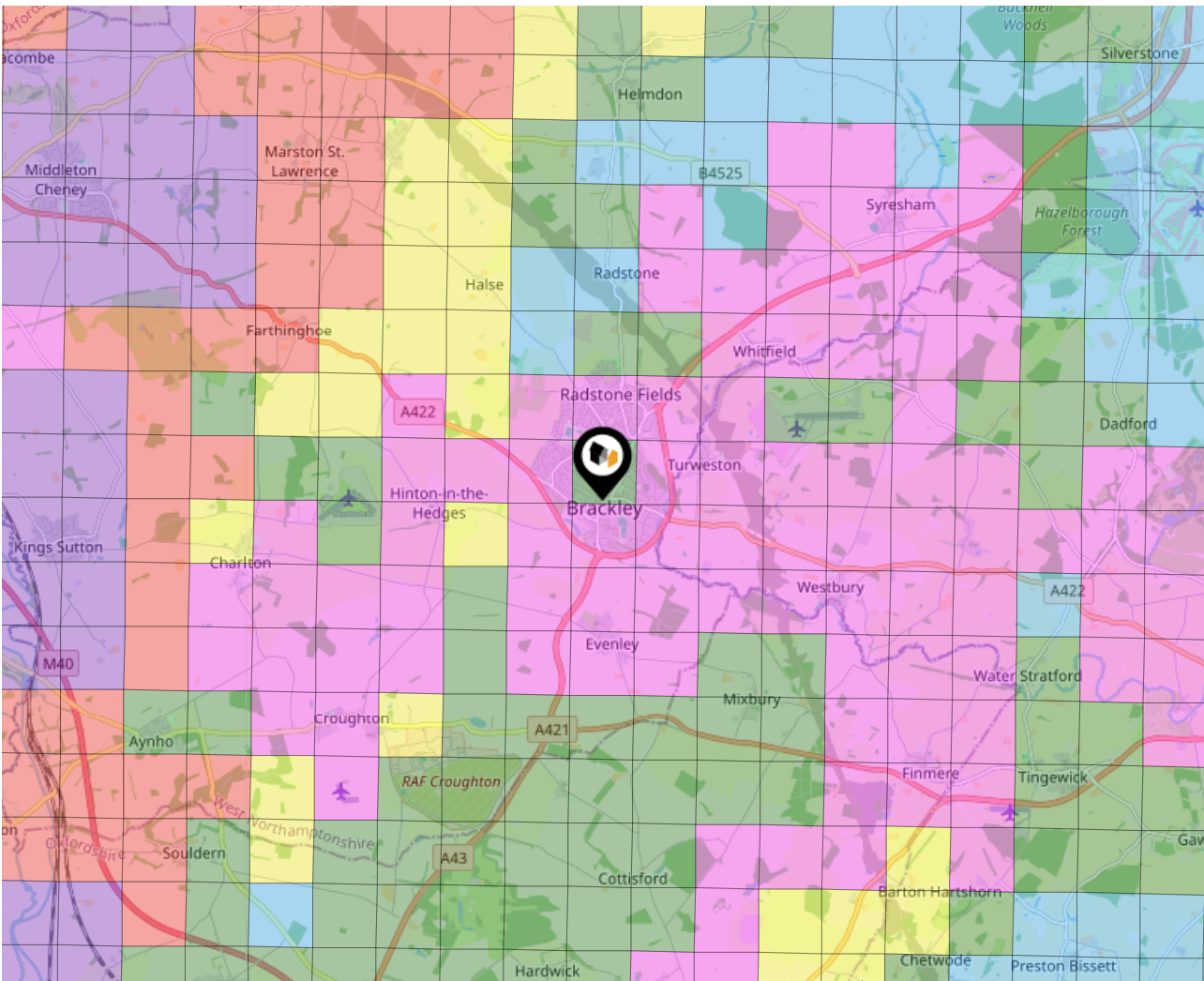
Environment

Radon Gas



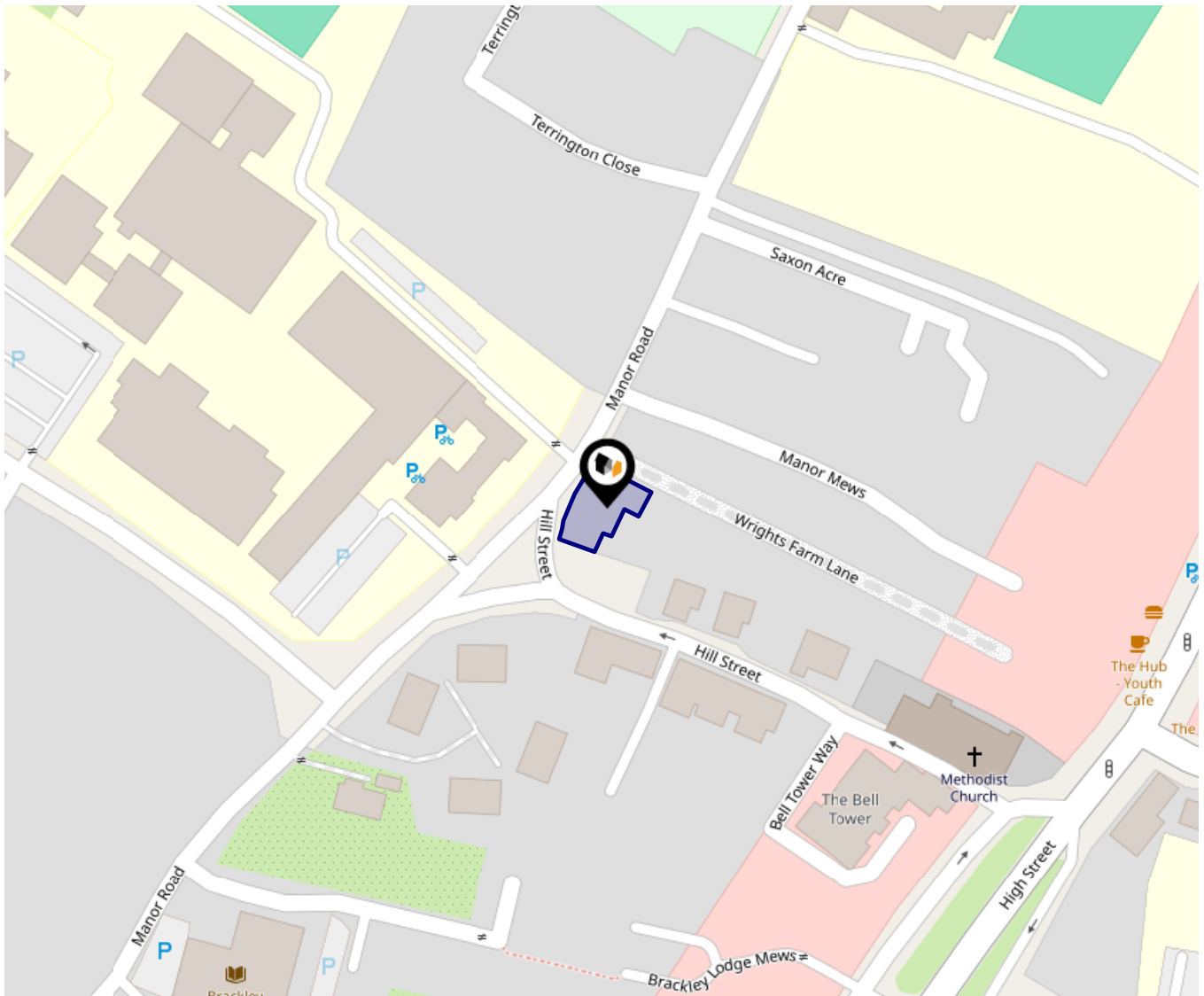
What is Radon?

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/m3).



Local Area

Road Noise



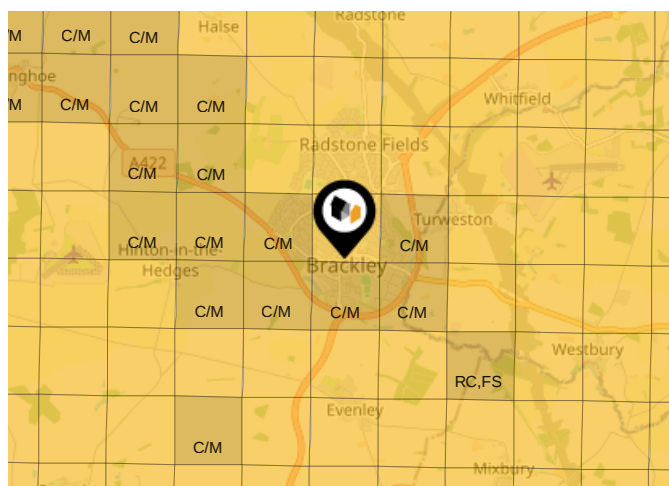
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		

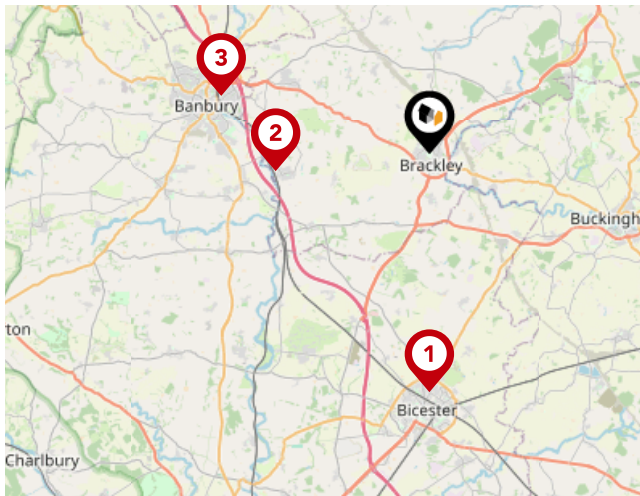


Primary Classifications (Most Common Clay Types)

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

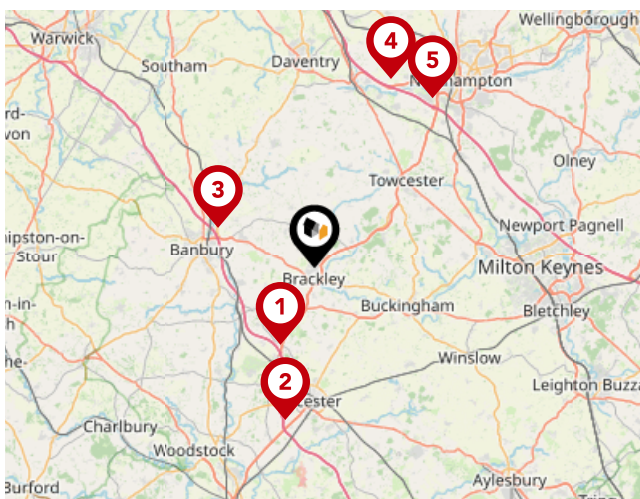
Area

Transport (National)



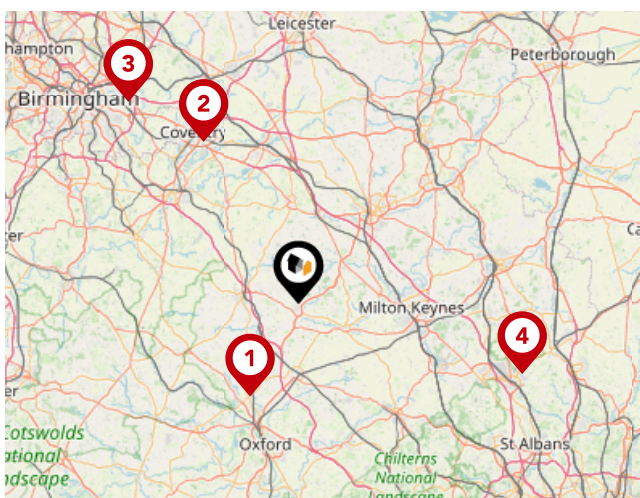
National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	8.7 miles
2	Kings Sutton Rail Station	5.64 miles
3	Banbury Rail Station	7.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J10	6.1 miles
2	M40 J9	11.31 miles
3	M40 J11	7.59 miles
4	M1 J16	14.98 miles
5	M1 J15A	15.18 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	15.3 miles
2	Baginton	27.17 miles
3	Birmingham Airport	38.29 miles
4	Luton Airport	34.5 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Library	0.09 miles
2	Demand Responsive Area	0.13 miles
3	Waynflete College	0.11 miles
4	Winchester House	0.15 miles
5	Church Road	0.23 miles

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

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.

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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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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