

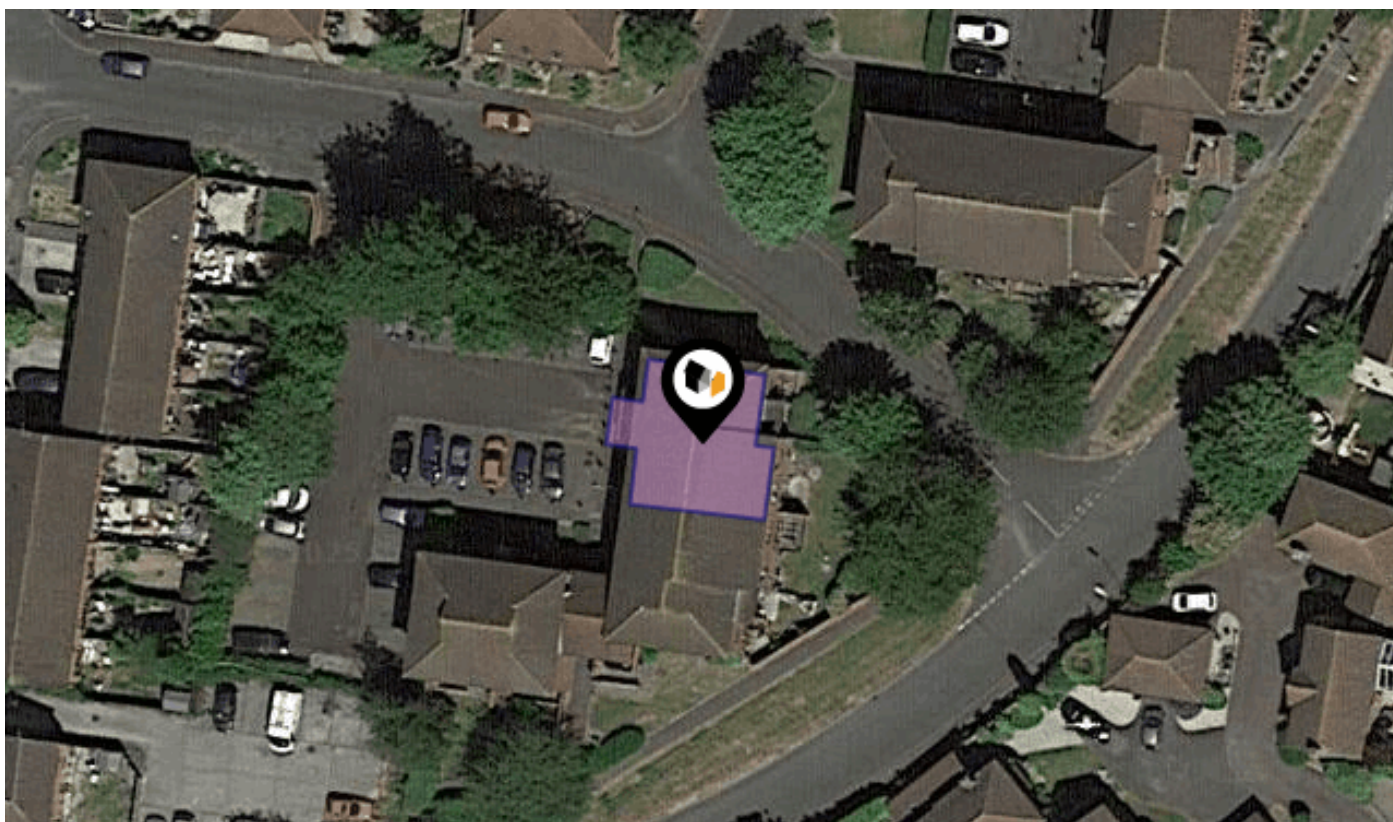


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd April 2025



BALLIOL DRIVE, DIDCOT, OX11

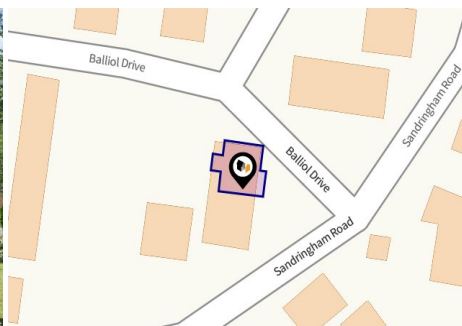
Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

01235 511406

Leanne.Ferguson@hodsons.co.uk

www.hodsons.co.uk



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	635 ft ² / 58 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,925
Title Number:	ON319762

Tenure:	Leasehold
Start Date:	02/07/2015
End Date:	24/06/2115
Lease Term:	100 years from 24 June 2015
Term Remaining:	90 years

Local Area

Local Authority:	South oxfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	76 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



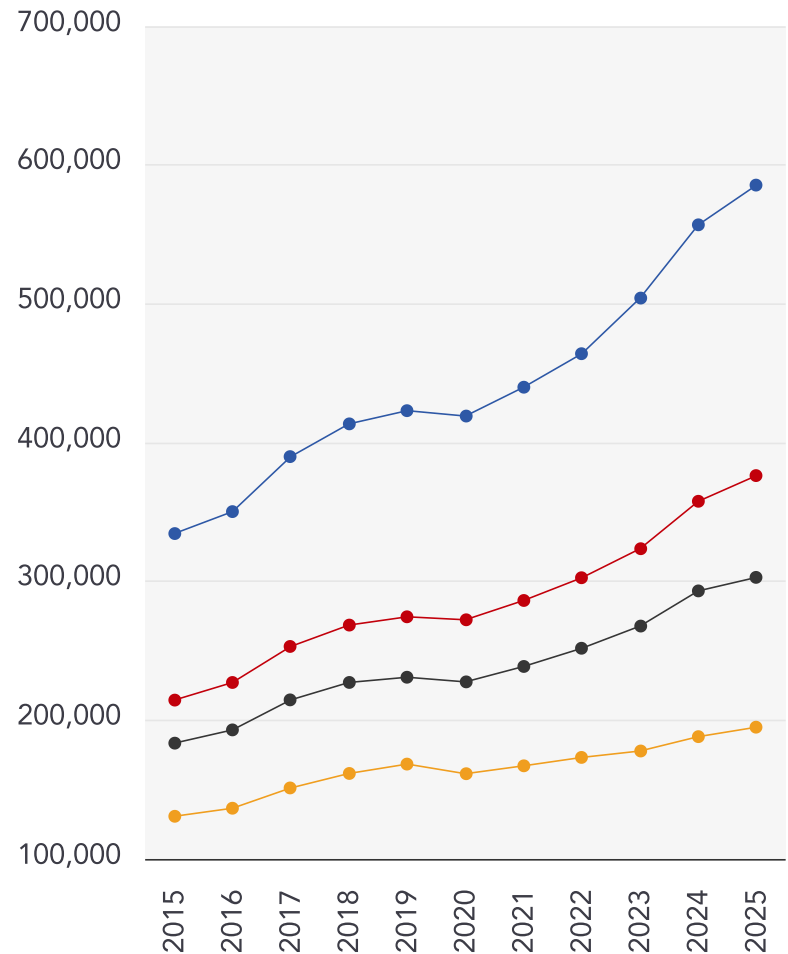
Satellite/Fibre TV Availability:



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in OX11



Detached

+75.07%

Semi-Detached

+75.42%

Terraced

+65.11%

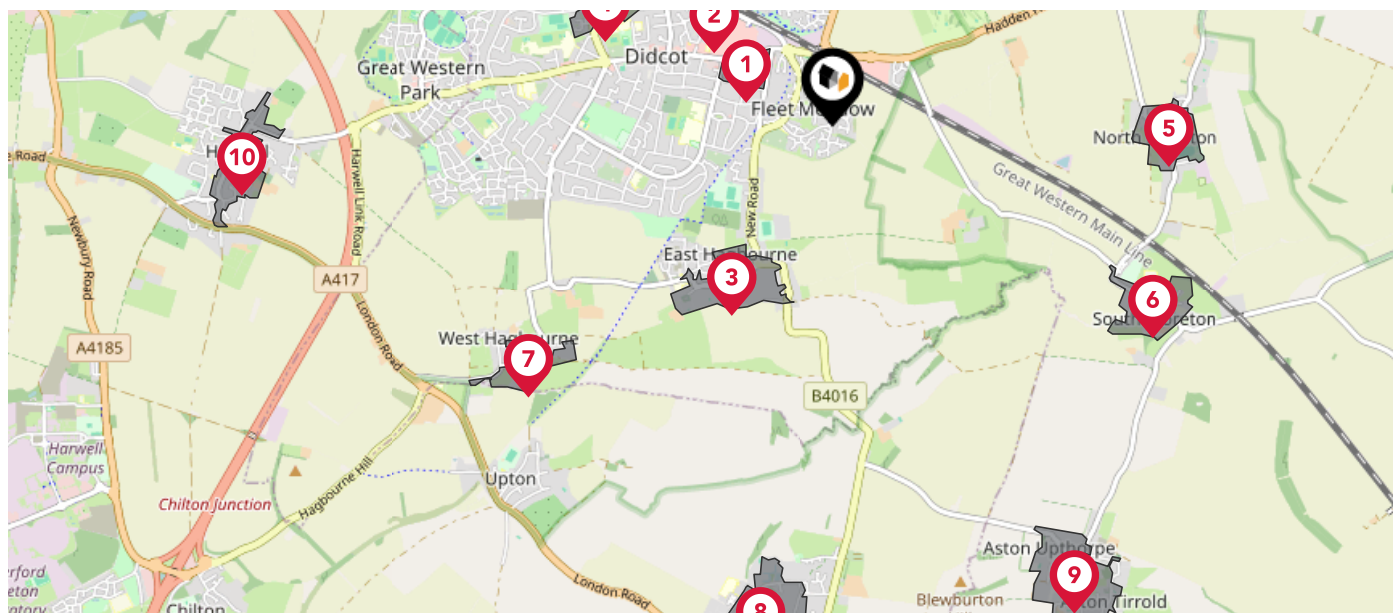
Flat

+49.1%











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.



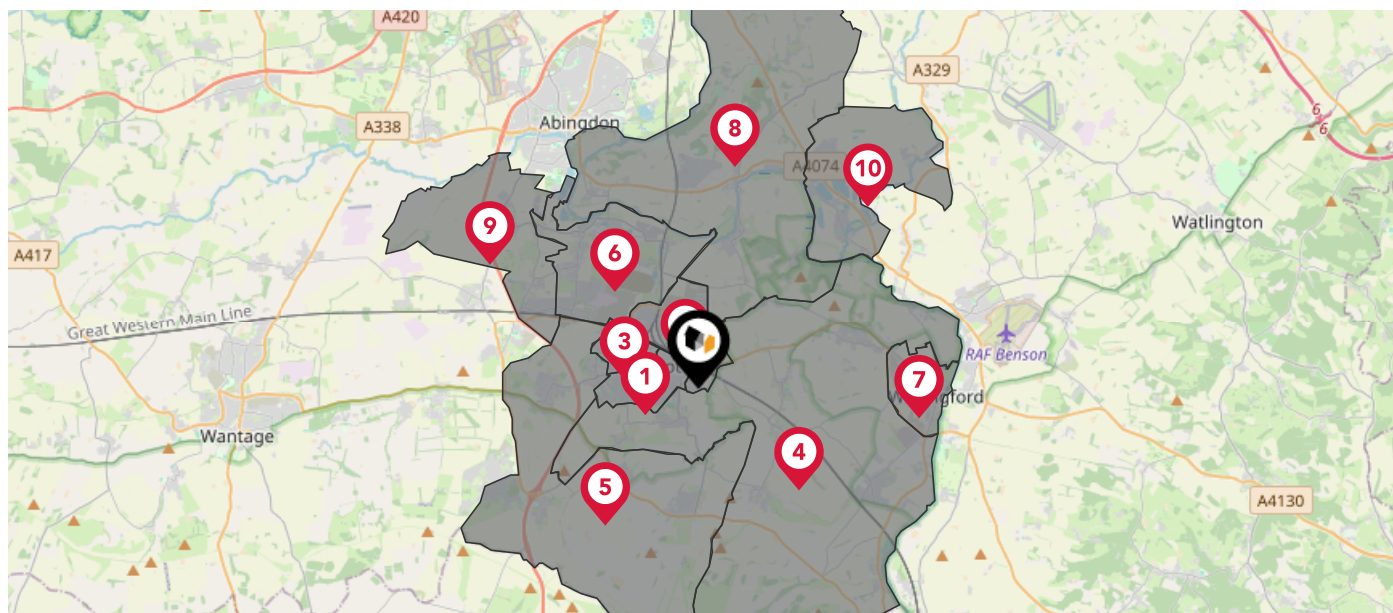
Nearby Conservation Areas

-  Didcot Northbourne
-  Didcot Station Road
-  East Hagbourne
-  Didcot Old
-  North Moreton
-  South Moreton
-  West Hagbourne
-  Blewbury
-  Aston Tirrold and Aston Upthorpe
-  Harwell

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

Didcot South Ward

2

Didcot North East Ward

3

Didcot West Ward

4

Cholsey Ward

5

Blewbury & Harwell Ward

6

Sutton Courtenay Ward

7

Wallingford Ward

8

Sandford & the Wittenhams Ward

9

Drayton Ward

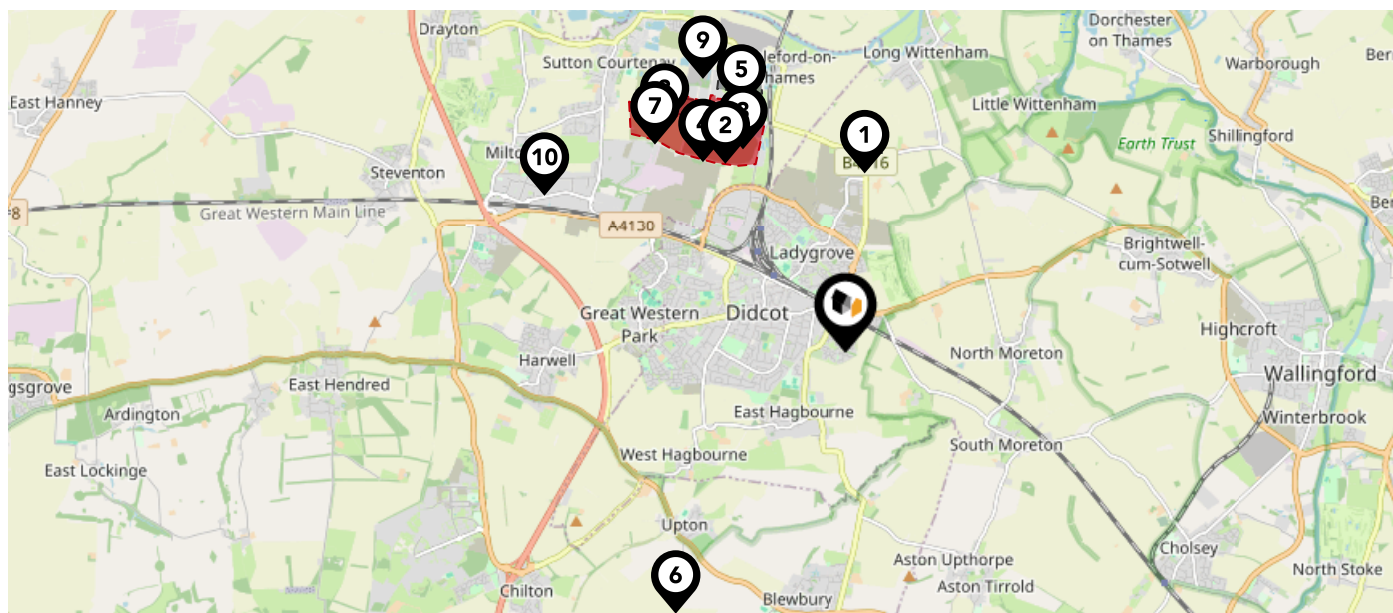
10

Berinsfield Ward

Maps

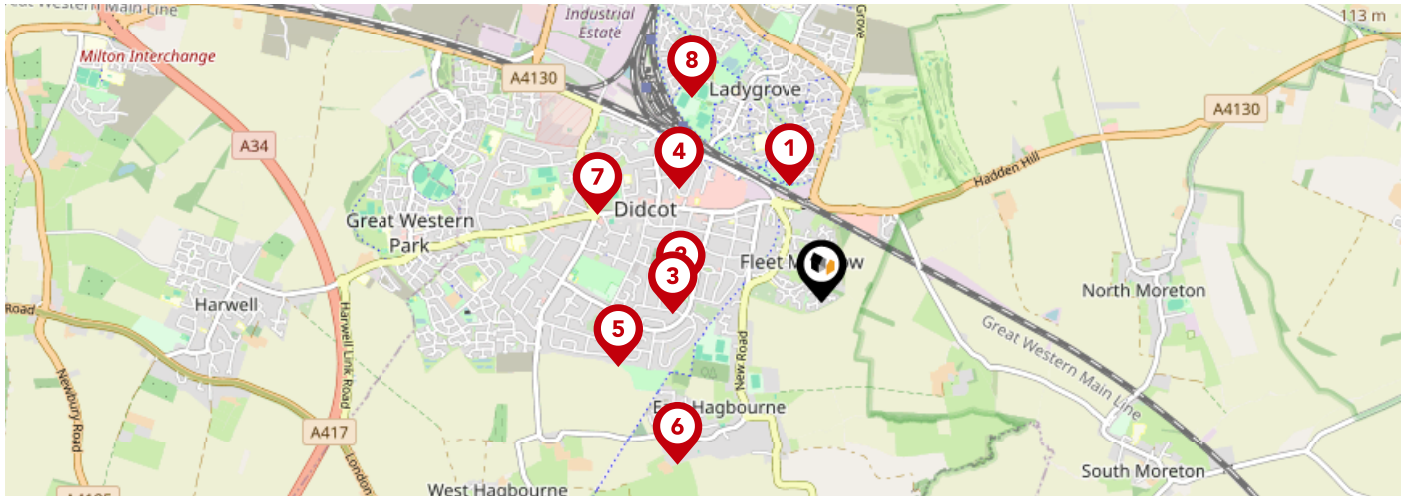
Landfill Sites

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.

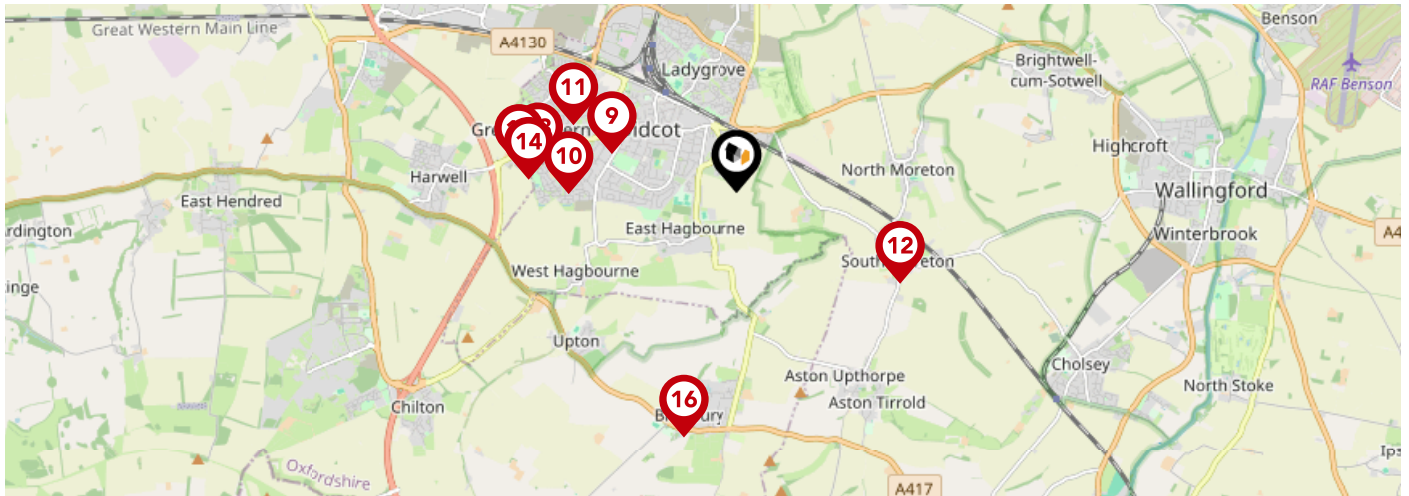










Nearby Landfill Sites

1	Pearith Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	
2	Sutton Courtenay 6 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	
3	Radcot Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	
4	Waste Recycling Group	Active Landfill	
5	Sutton Courtenay 90 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	
6	Upton Lodge-Upton, Oxfordshire	Historic Landfill	
7	Sutton Courtenay Waste Recycling Centre-Appleford Sidings, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill	
8	Hobbyhorse Lane North-Sutton Courtenay, Oxfordshire	Historic Landfill	
9	Sutton Courtnay Office	Active Landfill	
10	Manor Farm-Milton, Oxfordshire	Historic Landfill	



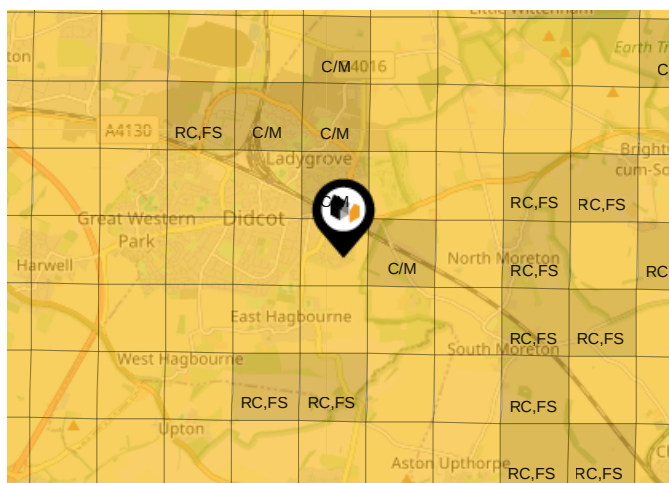
		Nursery	Primary	Secondary	College	Private
1	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 427 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Willowcroft Community School Ofsted Rating: Good Pupils: 499 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Birinus School Ofsted Rating: Good Pupils: 1166 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lydalls Nursery School Ofsted Rating: Good Pupils: 75 Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Northbourne Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hagbourne Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Primary School Ofsted Rating: Good Pupils: 330 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ladygrove Park Primary School Ofsted Rating: Good Pupils: 426 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Didcot Girls' School Ofsted Rating: Outstanding Pupils: 1616 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aureus Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stephen Freeman Community Primary School Ofsted Rating: Good Pupils: 450 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	South Moreton Primary School Ofsted Rating: Good Pupils: 120 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Didcot Primary Academy Ofsted Rating: Outstanding Pupils: 451 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Oxfordshire Ofsted Rating: Good Pupils: 288 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aureus School Ofsted Rating: Requires improvement Pupils: 545 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blewbury Church of England Primary School Ofsted Rating: Good Pupils: 116 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

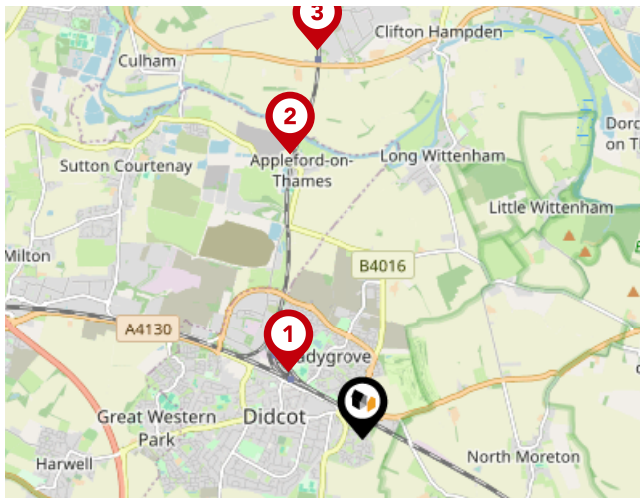


Primary Classifications (Most Common Clay Types)

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

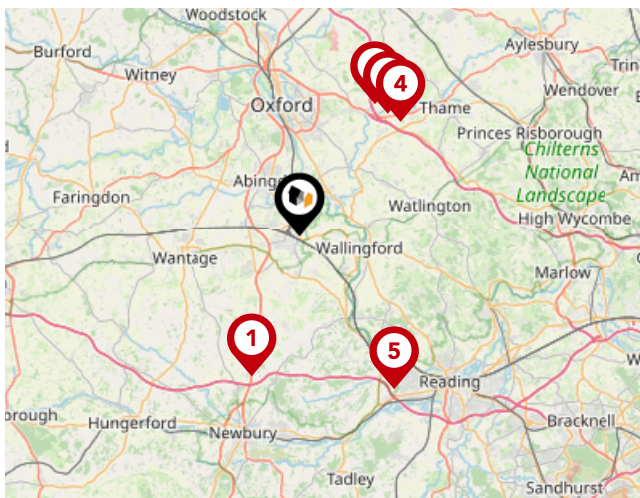
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	0.92 miles
2	Appleford Rail Station	2.7 miles
3	Culham Rail Station	3.61 miles

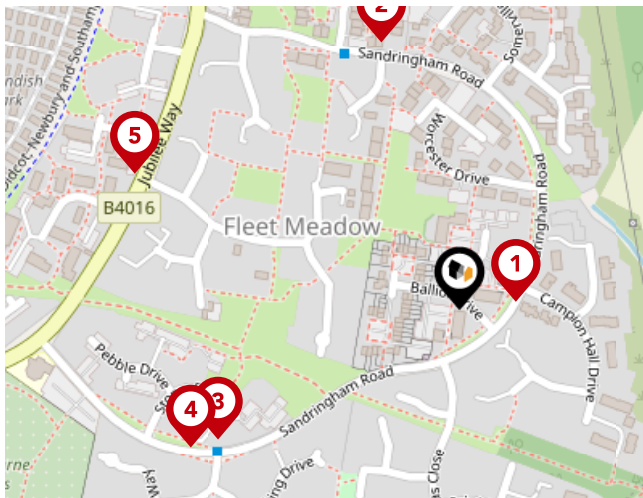


Trunk Roads/Motorways






Pin	Name	Distance
1	M4 J13	10.94 miles
2	M40 J8A	11.15 miles
3	M40 J8	11.08 miles
4	M40 J7	11.18 miles
5	M4 J12	13.26 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Campion Hall Drive	0.03 miles
	Regent Gardens	0.16 miles
	Saxons Way	0.16 miles
	Saxons Way	0.17 miles
	Jubilee Way	0.2 miles



Hodsons

...your move, our passion

Hodsons Estate Agents is an independent and established family-run Estate Agency. As local agents we provide an exemplary property service throughout Didcot, Wallingford and all the surrounding villages.

We are dedicated to understanding your needs and putting your interests first, guiding you through your property journey, giving honest, professional advice until completion. Yes, we are genuinely interested! The outcome does matter to us! We will go above and beyond to get you moving. Backed by the Law Society, extra peace of mind is assured. If you are considering moving, or would simply like some advice, talk to us today.

Testimonial 1



The Team at Hodsons, Didcot, have done a great job for us. They gave us a professional, efficient and friendly service right from the valuation at the start, through the excellent photographs for the sales details, handling all the visits, to the successful conclusion. The Team were all excellent throughout but special thanks to Leeanne for going the extra mile with an out-of-hours visit. We can thoroughly recommend their Team. Our thanks to Anita, Leeanne

Testimonial 2



The staff are just amazing. They helped us to buy our first home in Didcot, lots of ups and downs but the staff were with us to go through the journey. Thank you so much to Anita, Patrick and everyone in Hodsons!

Testimonial 3



Excellent services from Hodsons team in Didcot. We had a long journey for our house haunting and thanks to Alen for helping us to ensure that we know the details about the properties. Also I need to highlight the spectacular service that we received from Patrick who managed the process for us.

Testimonial 4



Myself and my husband found a house that we loved and leanne from hodsons Didcot showed us around it and a few others. She managed to fit us in really last minute (2 hours notice if that) and was so warm and lovely during these viewings . We have had lots of contact with leanne since and she is always keeping us in the loop and always responds to us the same day. She had been so understanding and helpful.



/hodsonsestateagents



/hodsonsproperty



/hodsons_estate_agents

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Hodsons or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Hodsons and therefore no warranties can be given as to their good working order.

Hodsons

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Hodsons

220 Broadway Didcot Oxfordshire OX11
8RS

01235 511406

Leanne.Ferguson@hodsons.co.uk

www.hodsons.co.uk

