# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th January 2026
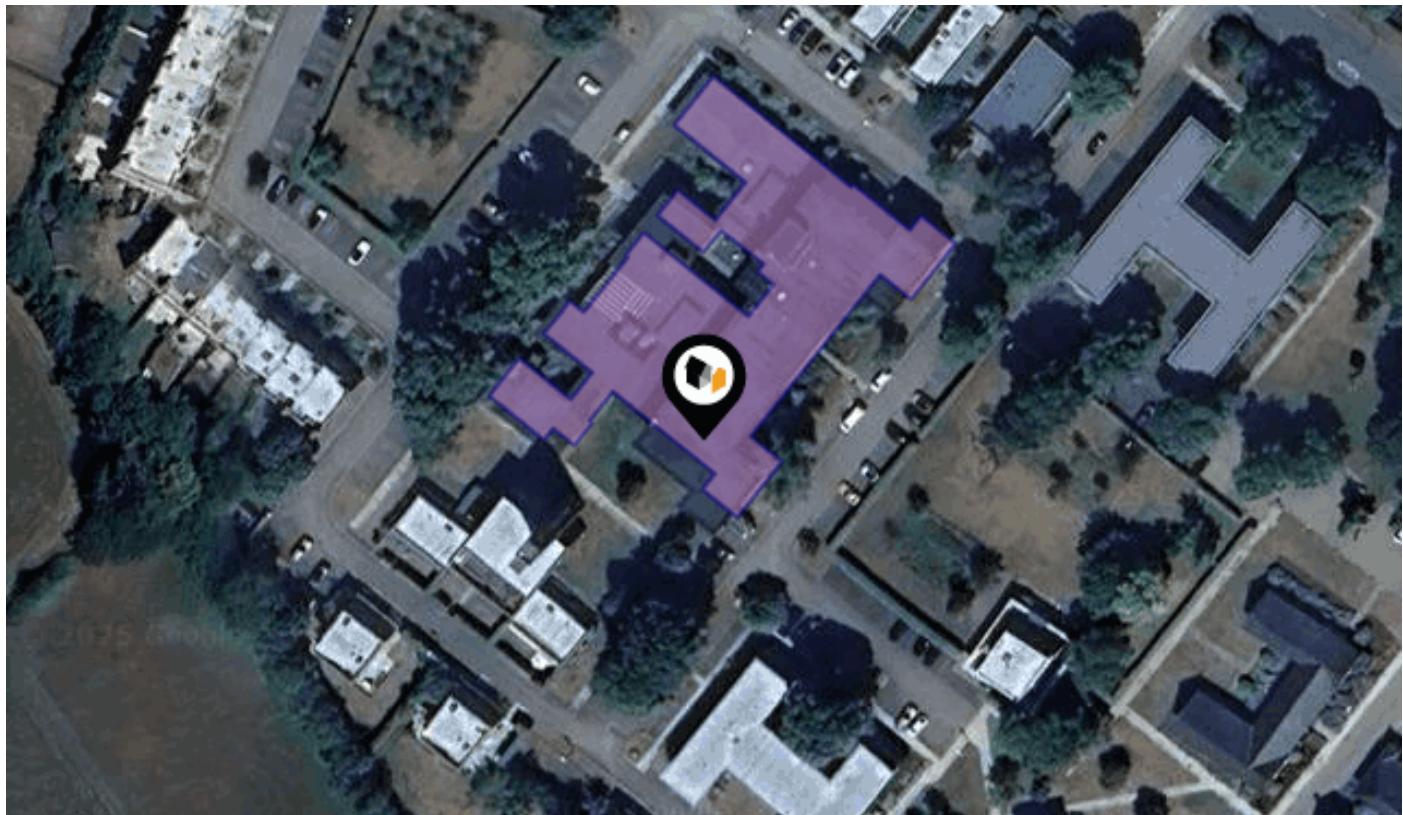
TRENCHARD LANE, CAVERSFIELD, BICESTER, OX27

Avocado Property

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Our Comments

Seller's comments...

Having moved to the Garden Quarter from one of the cramped new-build estates, we loved the sense of space and calm in the development, and the beautifully maintained gardens and park areas. The sensitive way the buildings have been renovated from their previous lives as an RAF base is fascinating, and we love walking around the site and trying to guess what they were before they became these stunning homes.
We enjoy the short walk to the Sky Wave gin bar, over the road at Bicester Heritage, for a Friday evening G&T, and a look at the exotic cars.
With friends and family in Windsor and Warwick, the easy access to the M40 and excellent train links makes catching up with them so straightforward, not to mention popping into Oxford for the museums and architecture. We're also spoiled for choice when shopping, with Bicester Village so close by.
Having the separate office space has made working from home so easy and efficient - the sound insulation is so good, one of us can be watching TV in one room, and the other doing video calls in the office, with no background noise.
The open plan living space is wonderful, we have hosted tapas and cocktail parties, Christmases and other evenings, there's so much room, you never feel cramped in a corner.
We are sad to be leaving, but starting a family means we'll need more bedrooms. We'll miss living here so much, after nearly four years, but wish the new owners as much enjoyment as we have had.

Agent's comments...

This well-presented one-bedroom ground floor apartment offers impressive ceiling heights, open-plan living, gas central heating, and is available chain free. Set within The Garden Quarter — a former RAF base — the development spans around 23 acres of beautifully maintained grounds, now transformed into an elegant collection of Art Deco–inspired homes and apartments.

The apartment opens into a welcoming entrance hall, where you'll find a guest WC, along with a generous storage cupboard ideal for coats and shoes and incorporating plumbing for a washing machine. From here, the space flows into a stylish open-plan kitchen, dining and living area, finished with oak-effect flooring, double-height ceilings, and large windows that flood the room with natural light, creating a real sense of scale and openness. The kitchen is well-equipped with integrated appliances and ample storage.

In truth, the proportions of this living space are more commonly associated with a two-bedroom apartment, making it particularly appealing.

Leading off the main living area, a lobby provides access to the bedroom suite, which comprises a spacious double bedroom with the same striking ceiling height and windows, a modern bathroom, and a walk-in dressing room.

The apartment benefits from a long lease of approximately 175 years remaining (from 2012) and includes an allocated parking space, completing what is a truly impressive home.

Property
Overview

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	1	**Start Date:**	20/08/2015
Floor Area:	785 ft^2 / 73 m^2	**End Date:**	01/07/2187
Plot Area:	0.5 acres	**Lease Term:**	175 years from 1 July 2012
Year Built :	2015	**Term Remaining:**	161 years
Council Tax :	Band C		
Annual Estimate:	£2,190		
Title Number:	ON321514		

Local Area

Local Authority: Oxfordshire
Conservation Area: RAF Bicester
Flood Risk:
- Rivers & Seas   Very low
- Surface Water   Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
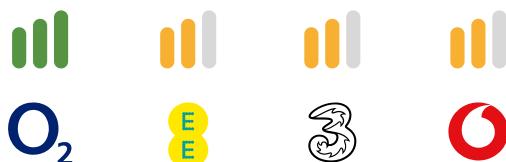
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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Property
Multiple Title Plans

Freehold Title Plan
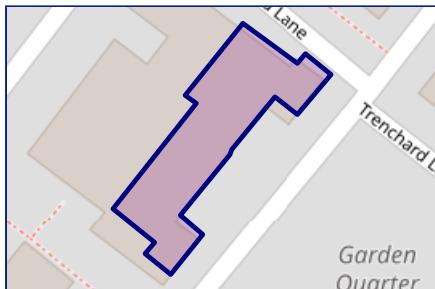
ON334925

Leasehold Title Plan
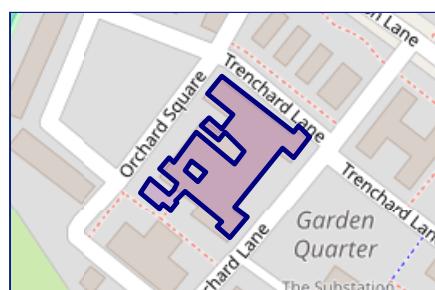
ON321514

|	
Start Date:	20/08/2015
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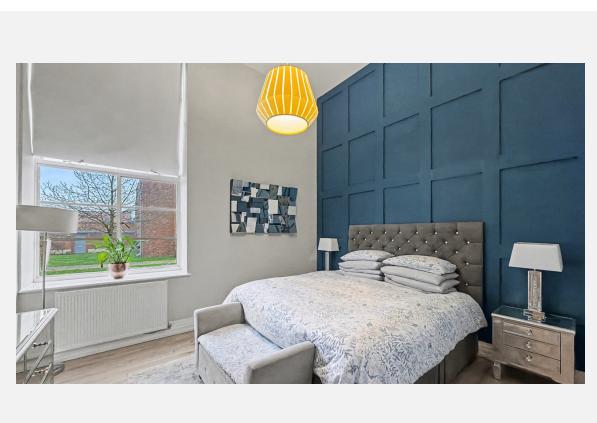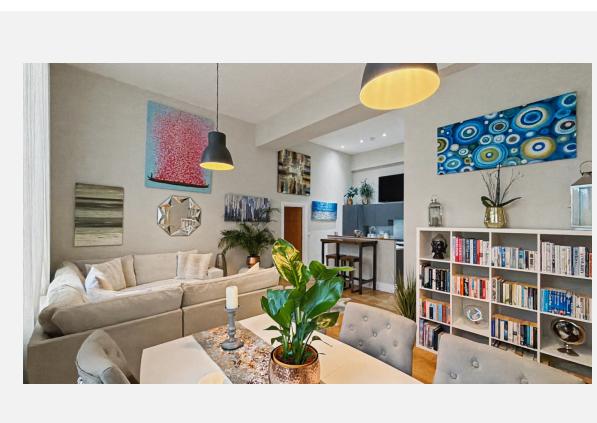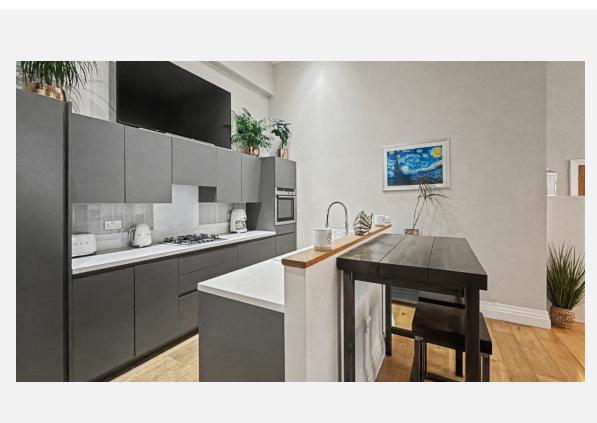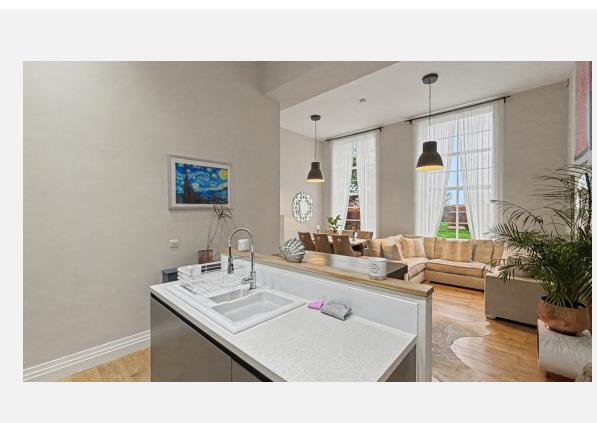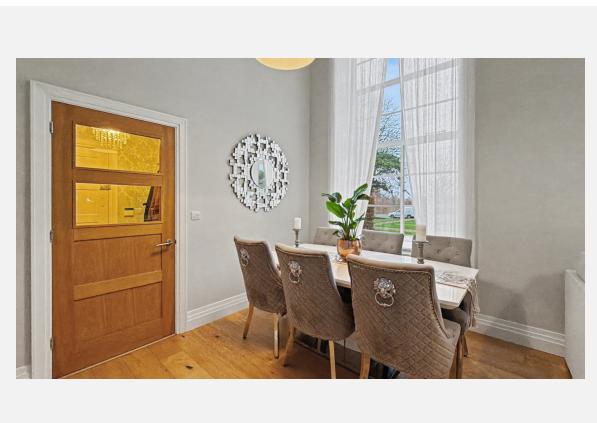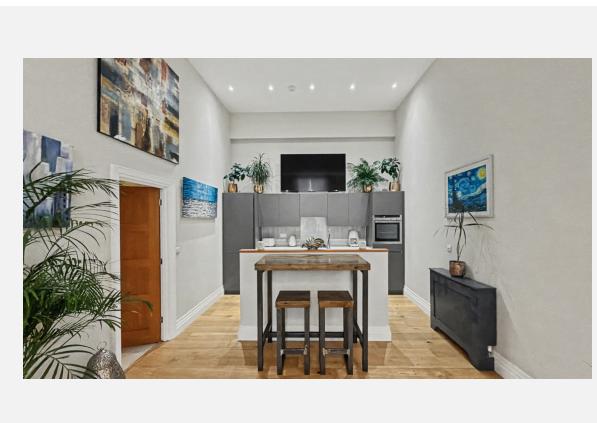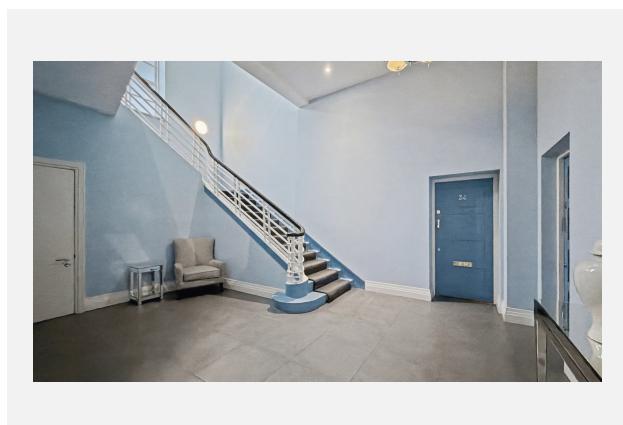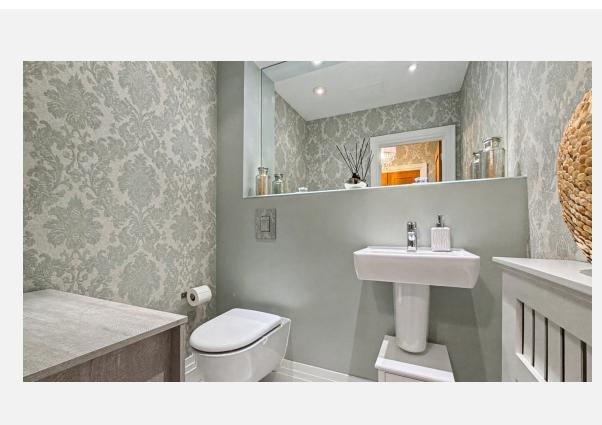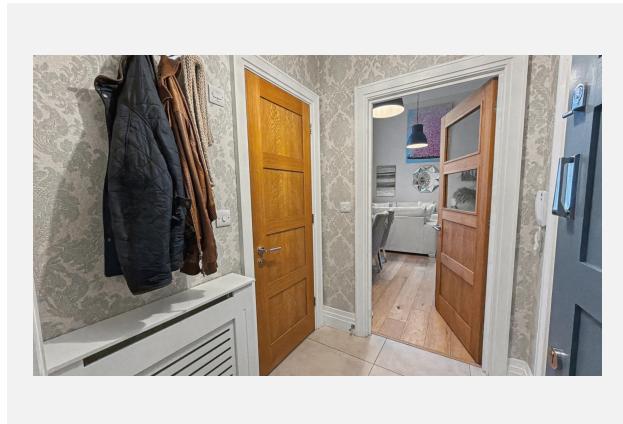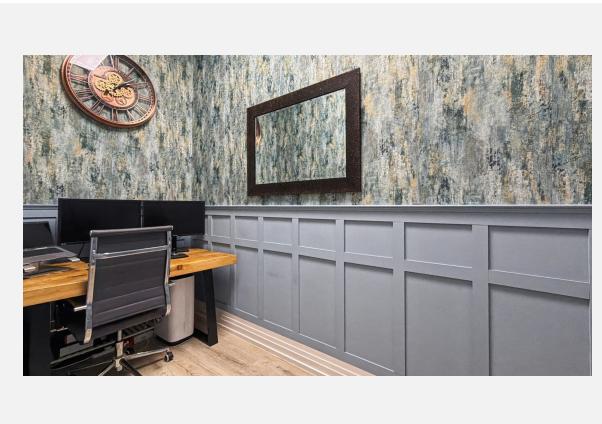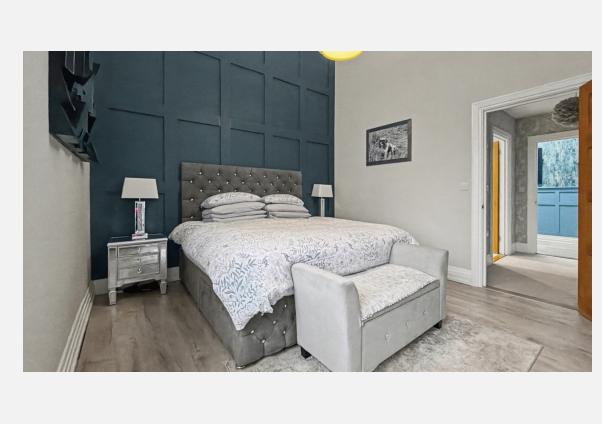
TRENCHARD LANE, CAVERSFIELD, BICESTER, OX27

GROUND FLOOR

WC

HALL

UTILITY CUPBOARD

LOUNGE/DINER
19'5" Max x 17'5" Max
5.91m Max x 5.31m Max

BEDROOM
12'8" x 11'6"
3.87m x 3.51m

LOBBY

BATHROOM

WARDROBE

DRESSING ROOM
10'5" x 4'10"
3.19m x 1.46m

KITCHEN
12'4" x 7'6"
3.75m x 2.29m
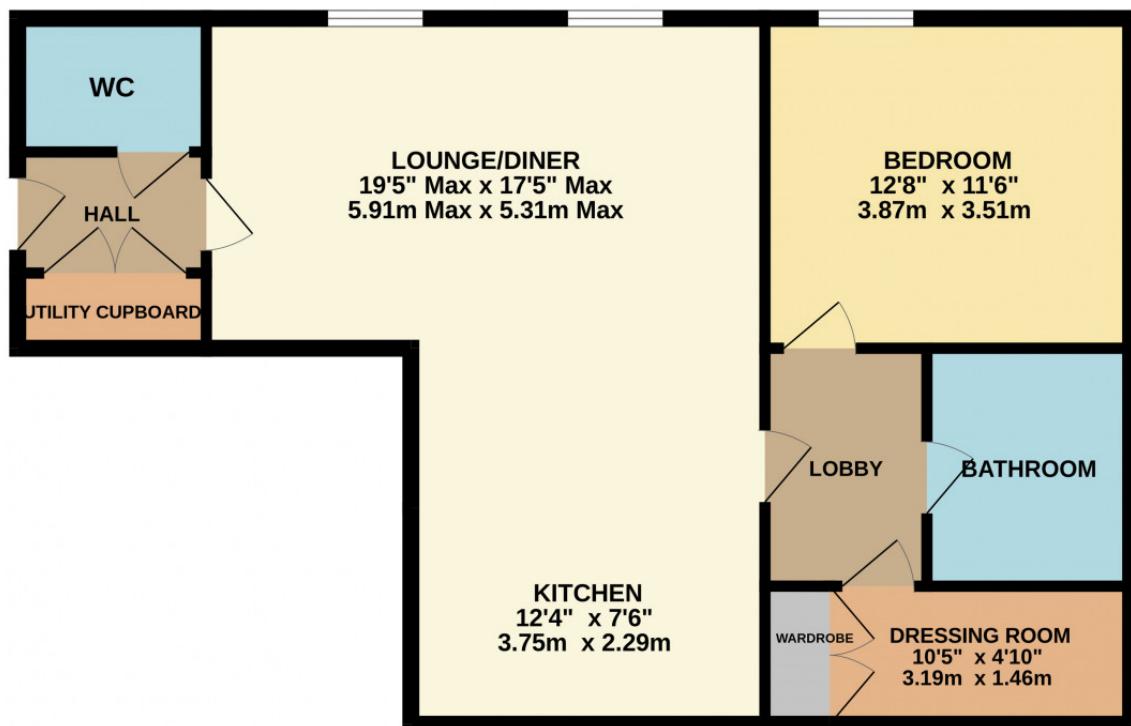
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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TRENCHARD LANE, CAVERSFIELD, OX27

Energy rating

D

Valid until 07.04.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 | D	66 | D
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Average thermal transmittance 0.40 W/m²K
Walls Energy:	Good
Roof:	(other premises above)
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.49 W/m²K
Floors Energy:	Poor
Secondary Heating:	None
Total Floor Area:	73 m²

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

700,000	
600,000	
500,000	
400,000	
300,000	
200,000	
100,000	

2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026
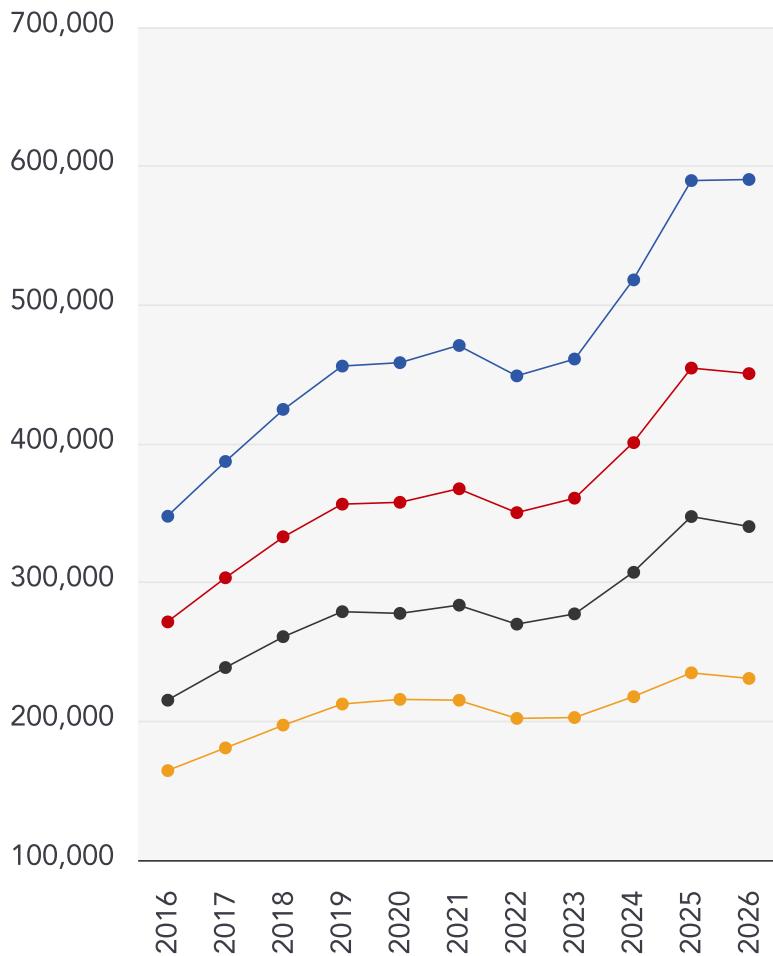
Detached

+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 2026
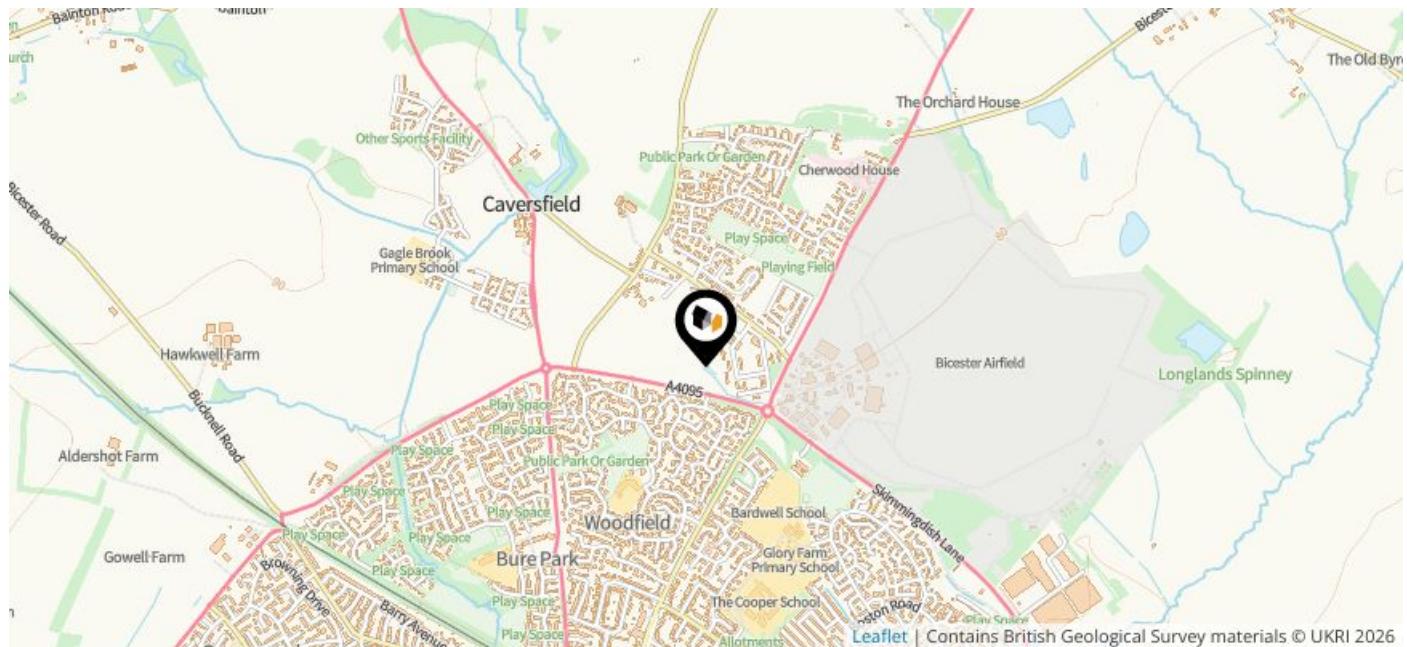
Mine Entry

✕ 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.

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	RAF Bicester
2	Bicester
3	Stratton Audley
4	Chesterton
5	Ardley
6	Fewcott
7	Marsh Gibbon
8	RAF Upper Heyford
9	Fritwell
10	Kirtlington

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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
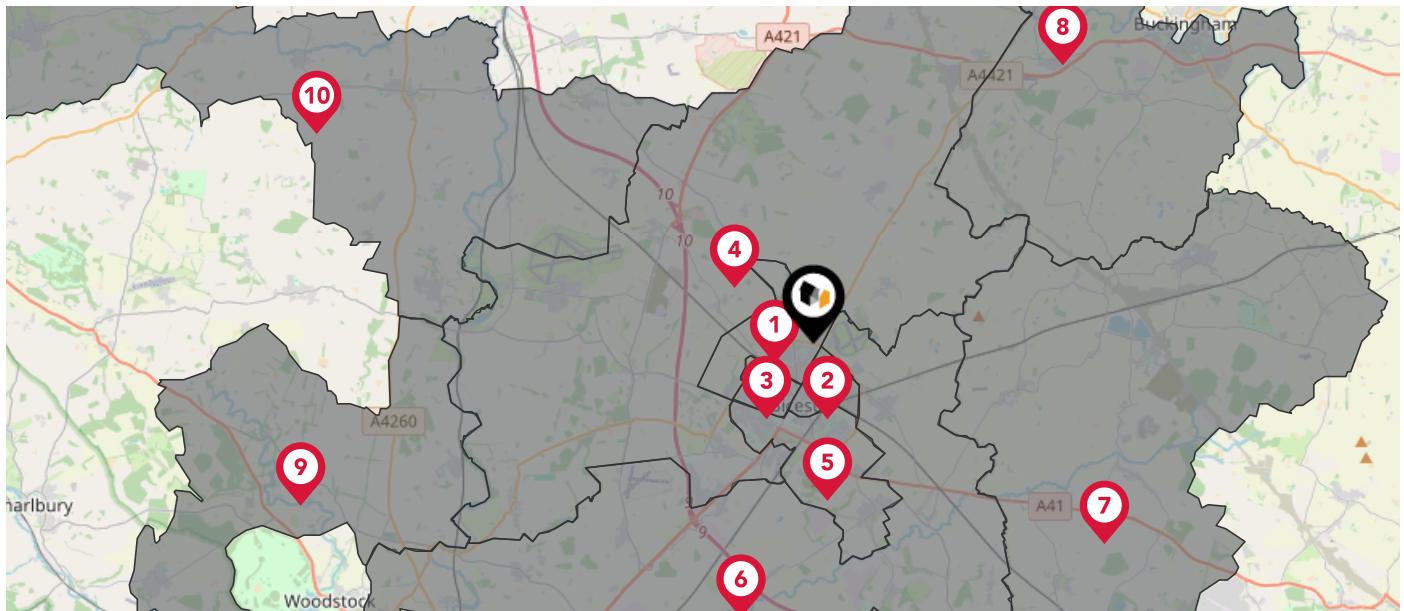

Nearby Council Wards

1	Bicester North & Caversfield Ward
2	Bicester East Ward
3	Bicester West Ward
4	Fringford & Heyfords Ward
5	Bicester South & Ambrosden Ward
6	Launton & Otmoor Ward
7	Grendon Underwood Ward
8	Buckingham West Ward
9	Stonesfield and Tackley Ward
10	Deddington Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
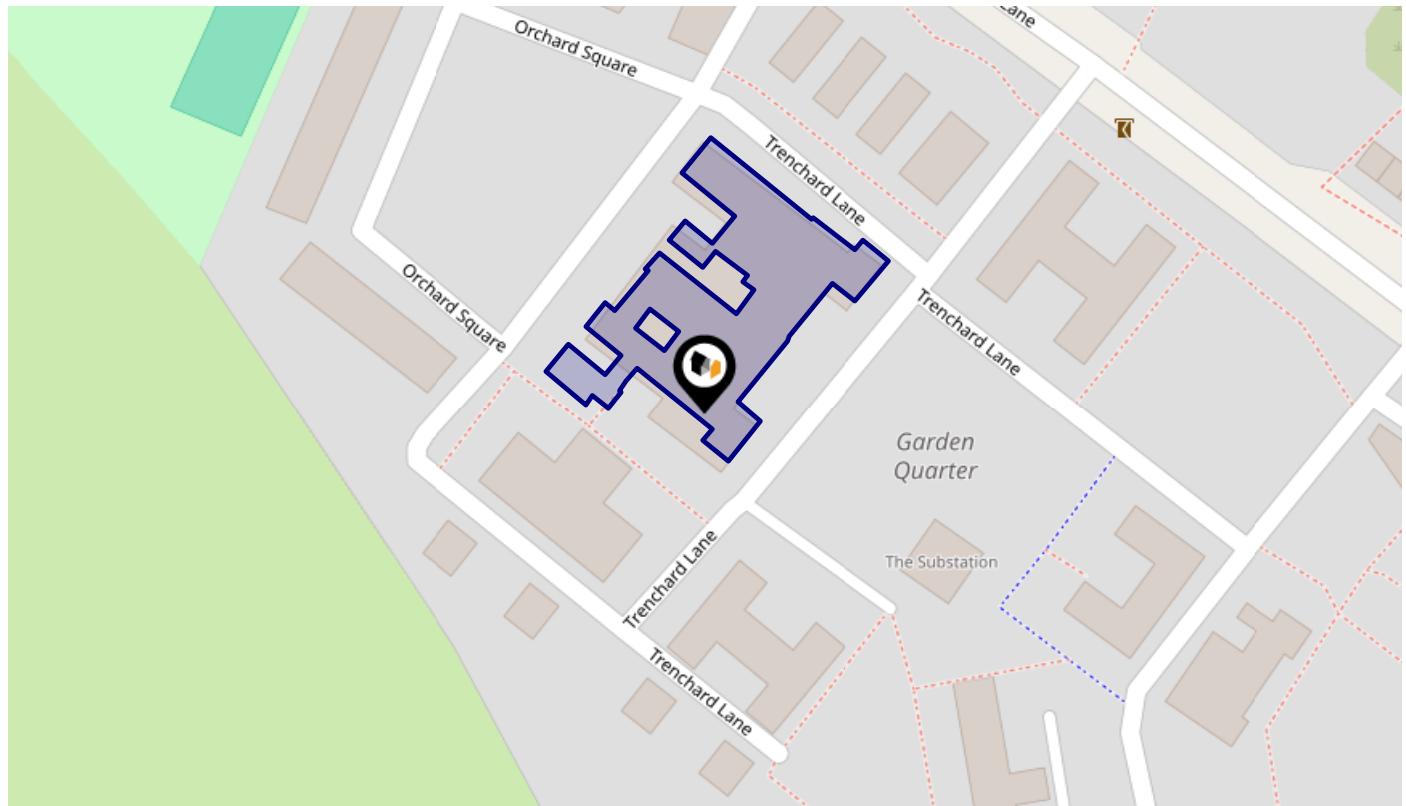
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	🟦

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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:

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

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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.

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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 (0.1%)** in any one year.

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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 - 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.
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- **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

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This map displays nearby areas that have been designated as Green Belt...
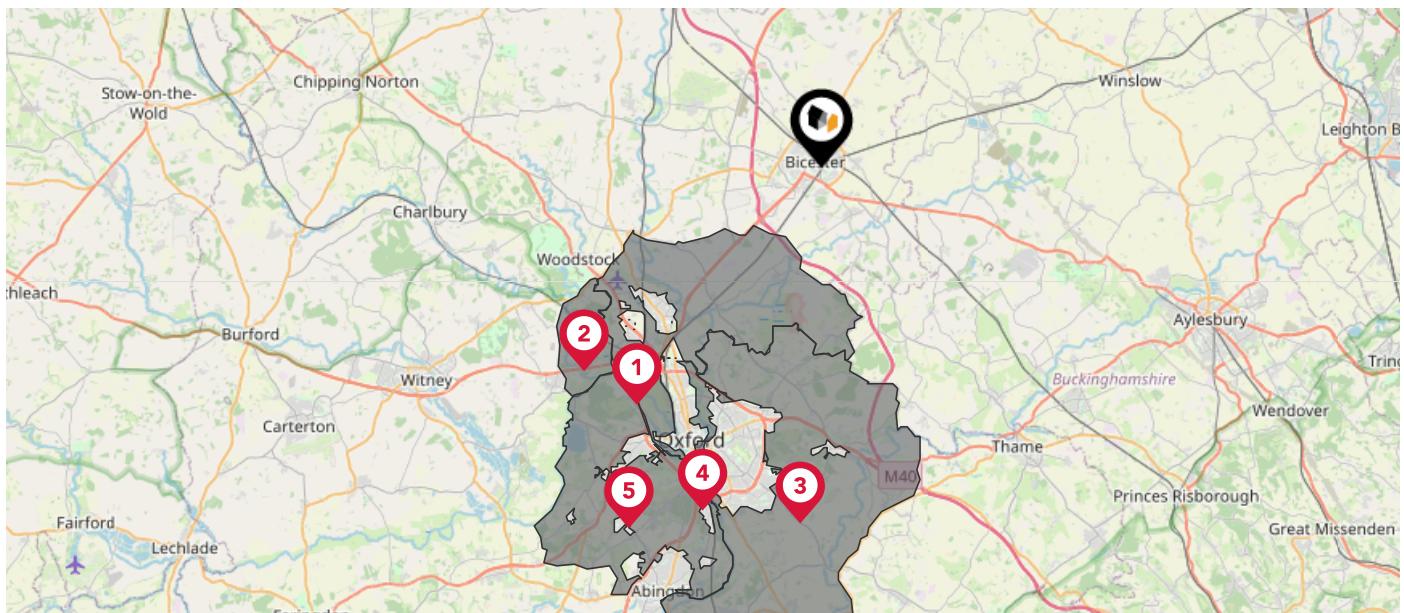
Nearby Green Belt Land	
1	Oxford Green Belt - Cherwell
2	Oxford Green Belt - West Oxfordshire
3	Oxford Green Belt - South Oxfordshire
4	Oxford Green Belt - Oxford
5	Oxford Green Belt - Vale of White Horse

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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	Gowell Farm-Bicester, Oxfordshire	Historic Landfill
3	EA/EPR/VP3999EL/V003 - Mr T Williams	Active Landfill
4	London Road-Bicester, Oxfordshire	Historic Landfill
5	Fringford-A421 Fringford	Historic Landfill
6	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill
7	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill
8	No name provided by source	Active Landfill
9	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill
10	Ardley Wood-Ardley, Oxfordshire	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 1391629 - Building No 20 (dining Room And Institute)	Grade II	0.0 miles
② 1391630 - Building No 22 (central Heating Plant)	Grade II	0.0 miles
③ 1391631 - Building No 32 (airmen's Institute)	Grade II	0.1 miles
④ 1391628 - Building No 16 (officers' Mess And Quarters)	Grade II	0.1 miles
⑤ 1393030 - Building No 23 And 25 (type H Barracks Block)	Grade II	0.1 miles
⑥ 1391626 - Building Number 31 (sergeants Mess)	Grade II	0.1 miles
⑦ 1393031 - Buildings Nos 29, 42, 35 And 36 (type 'e' Barracks Blocks)	Grade II	0.1 miles
⑧ 1392759 - Building 33 (barrack Block)	Grade II	0.2 miles
⑨ 1393032 - Building Nos 43 And 46 (station Sick Quarters And Decontamination Centre)	Grade II	0.2 miles
⑩ 1393028 - Building No 47 (ration And Adjutant Stores)	Grade II	0.2 miles

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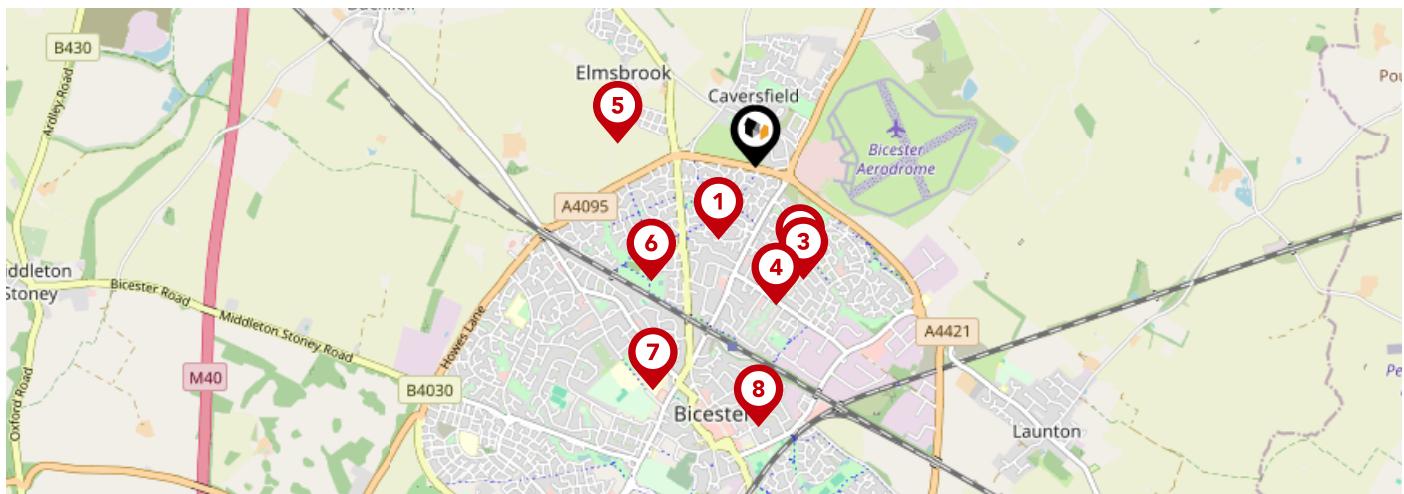
	Nursery	Primary	Secondary	College	Private
1 Southwold Primary School Ofsted Rating: Good | Pupils: 350 | Distance:0.37	☐	☑	☐	☐	☐
2 Bardwell School Ofsted Rating: Good | Pupils: 113 | Distance:0.5	☐	☐	☑	☐	☐
3 Glory Farm Primary School Ofsted Rating: Good | Pupils: 344 | Distance:0.56	☐	☑	☐	☐	☐
4 The Cooper School Ofsted Rating: Requires improvement | Pupils: 1272 | Distance:0.64	☐	☐	☑	☐	☐
5 Gagle Brook Primary School Ofsted Rating: Good | Pupils: 164 | Distance:0.64	☐	☑	☐	☐	☐
6 Bure Park Primary School Ofsted Rating: Good | Pupils: 415 | Distance:0.71	☐	☑	☐	☐	☐
7 Brookside Primary School Ofsted Rating: Good | Pupils: 320 | Distance:1.12	☐	☑	☐	☐	☐
8 Longfields Primary and Nursery School Ofsted Rating: Good | Pupils: 388 | Distance:1.19	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**St Mary's Catholic Primary School, Bicester** Ofsted Rating: Good | Pupils: 229 | Distance:1.25	☐	☑	☐	☐	☐
10	**King's Meadow Primary School** Ofsted Rating: Good | Pupils: 445 | Distance:1.28	☐	☑	☐	☐	☐
11	**The Bicester School** Ofsted Rating: Good | Pupils: 1239 | Distance:1.28	☐	☐	☑	☐	☐
12	**Launton Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 150 | Distance:1.67	☐	☑	☐	☐	☐
13	**Langford Village Community Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:1.85	☐	☑	☐	☐	☐
14	**St Edburg's Church of England (VA) School** Ofsted Rating: Good | Pupils: 489 | Distance:1.91	☐	☑	☐	☐	☐
15	**Whitelands Academy** Ofsted Rating: Good | Pupils: 467 | Distance:2.15	☐	☐	☑	☐	☐
16	**Chesterton Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 195 | Distance:2.56	☐	☑	☐	☐	☐

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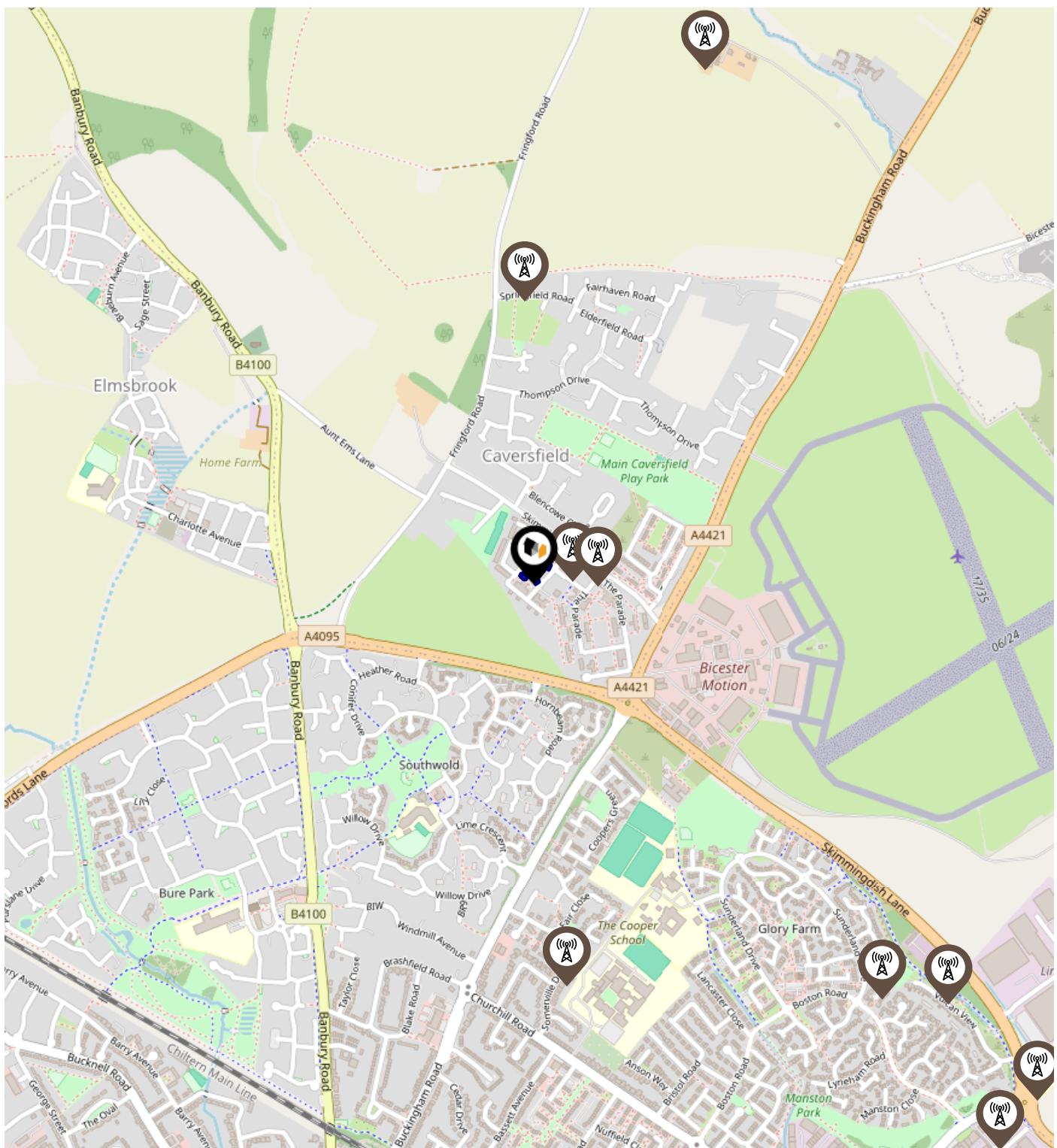
Key:

Power Pylons

Communication Masts

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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).
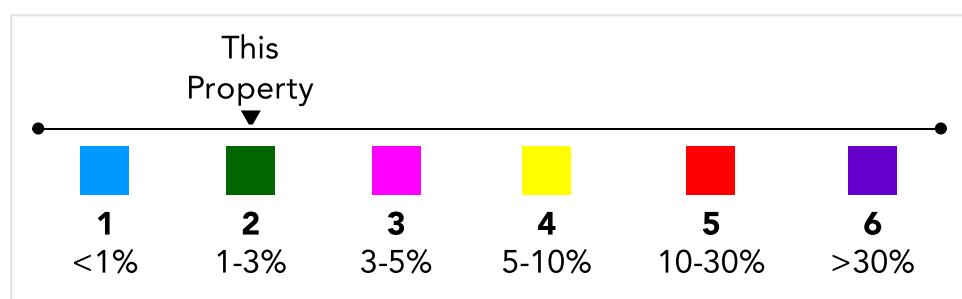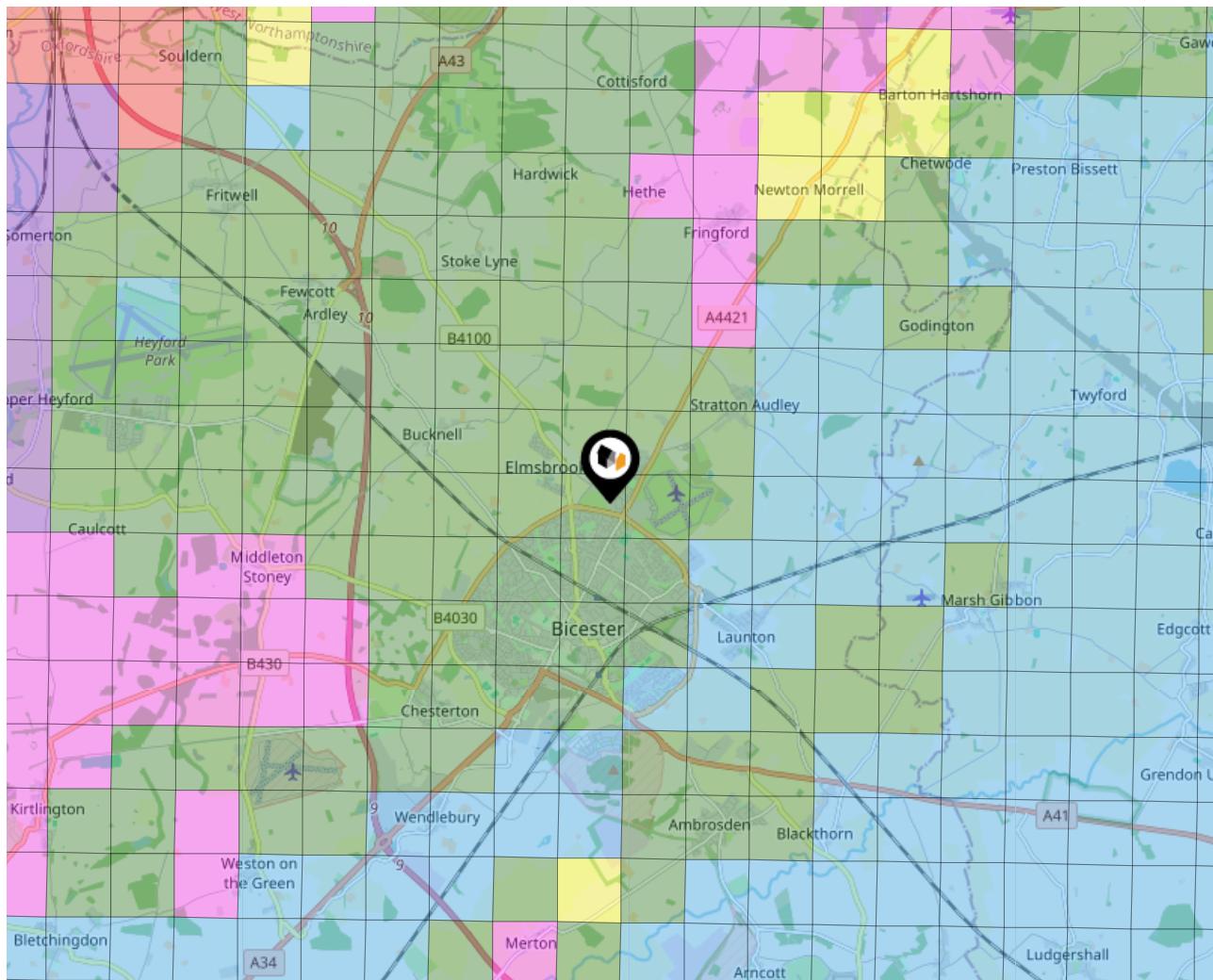
This Property

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

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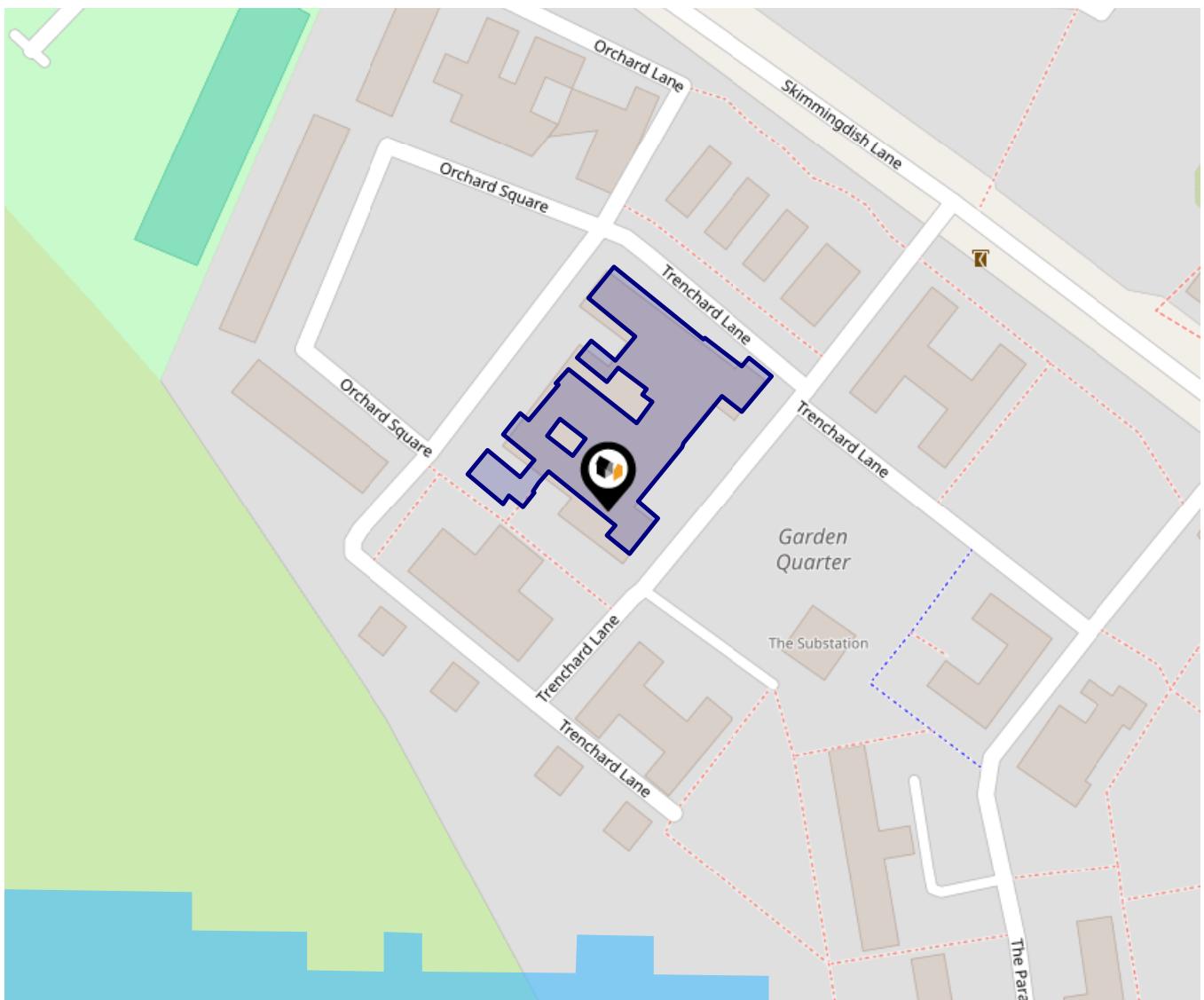
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content:	VARIABLE(HIGH)	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
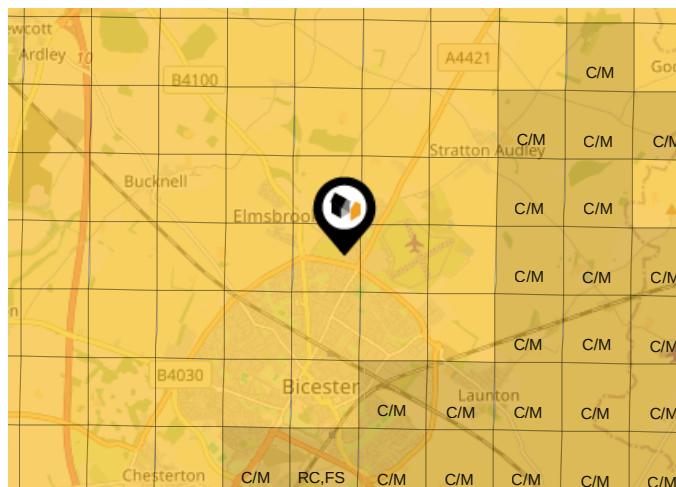
Primary Classifications (Most Common Clay Types)

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	0.92 miles
2	Bicester North Rail Station	0.97 miles
3	Bicester Village Rail Station	1.68 miles
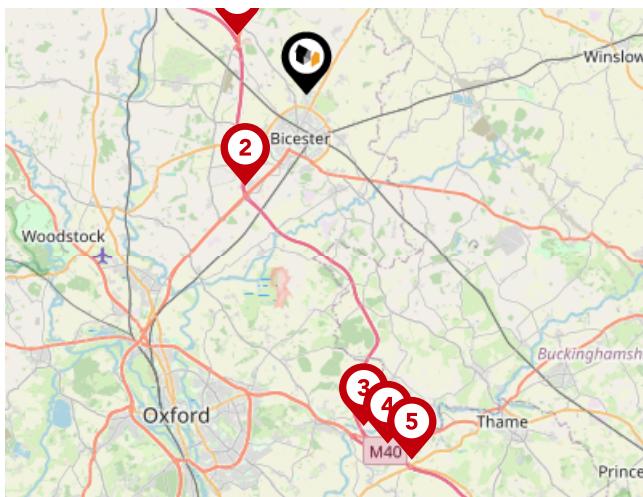
Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J10	3.3 miles
2	M40 J9	3.99 miles
3	M40 J8A	12.32 miles
4	M40 J8	13.15 miles
5	M40 J7	13.92 miles
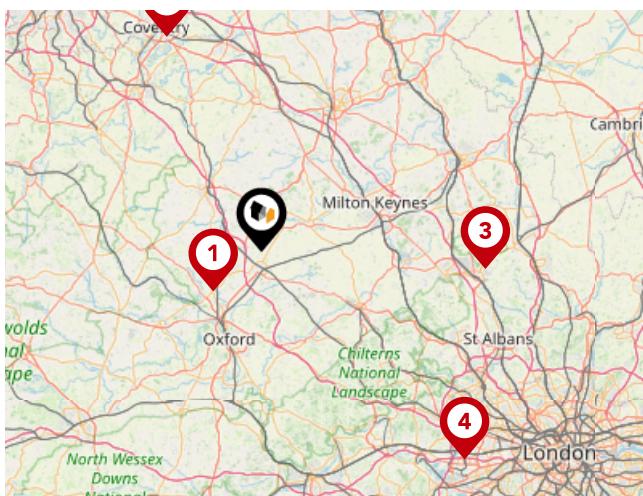
Airports/Helipads

Pin	Name	Distance
1	Kidlington	9.15 miles
2	Baginton	34.14 miles
3	Luton Airport	32.97 miles
4	Heathrow Airport	42.71 miles
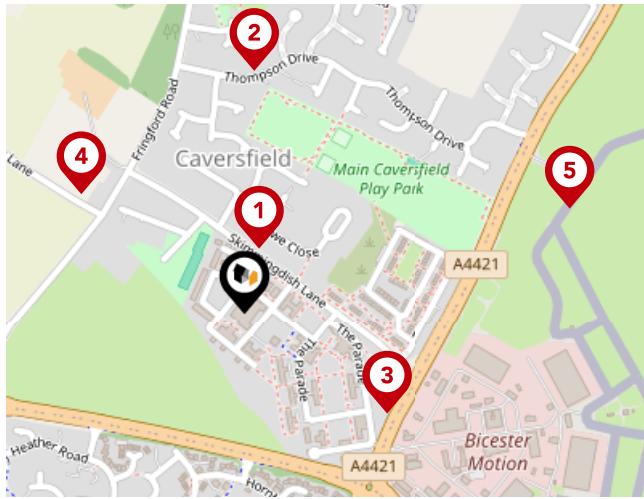
Bus Stops/Stations

Pin	Name	Distance
1	Skimmingdish Lane HAR	0.08 miles
2	Wilson Way	0.28 miles
3	Caversfield Turn	0.2 miles
4	Old Vicarage	0.23 miles
5	Bicester Airfield Park and Ride	0.39 miles

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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
Testimonials

Testimonial 1

★★★★★

I was on the market with a local agent for nearly 10 weeks, I was recommended Alistair by a work colleague, He sold my property close to the asking price in less then 2 weeks. If you want a personal professional service, Alistair is definitely the guy to call, would highly recommended - Christine Corcoran

Testimonial 2

★★★★★

We decided to sell our property and chose to use Alistair and Avocado as they offered a different type of approach to selling. Alistair provided a far more personal and hands on service than we had experienced with high street agents previously. He steered us through a difficult chain and gave us sound advice on a daily basis, with real time facts. We would highly recommend him for his commitment throughout the journey - Maggi Wells

Testimonial 3

★★★★★

We moved our house sale from a high street estate agent to Alistair after he was highly recommended. We decided to move agent as we felt our house was not being seen as much as had hoped for. Alistair was great through the whole process. We couldn't recommend him any more, he made what could be a very stressful time very easy. Thank you - Emily Parker

Testimonial 4

★★★★★

We have recently bought a property through Alistair. His service was a breath of fresh air in comparison to many of the high street brands that we had bought and sold properties through in the past. He was efficient, reliable and trustworthy. We would recommend him without hesitation. - Holly

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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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