

# Material Information

**58, Spruce Drive,  
Bicester, Oxfordshire,  
England, OX26 3YN**

MARKETED BY

**Breckon & Breckon**

30, Market Square, Bicester, OX26 6AG

Material Information signed off by the vendor on  
February 5, 2026, at 9:27 PM.



Part A Material Information

Property Information

Address Line 1	58 Spruce Drive	Asking Price	£ 325,000
Address Line 2	TBC	Price Type	TBC
Address Line 3	TBC	Council Tax Band	C
Town/City	Cherwell	Council tax annual charge	£ 2,190.11
Postcode	OX26 3YN	Local authority	Cherwell
UPRN	100120785363		

Tenure Information

Is your property freehold, leasehold, shared ownership or commonhold?

Freehold

Do you have to pay any additional charges relating to the property (apart from council tax, utility charges, etc.), for example, payments to a management company or other person?

No

Do you have to pay anything towards the costs of maintaining access roads or footpaths?

No

HM Land Registry data

Title number

ON161667

Tenure

Freehold

Energy Performance Certificates

58 Spruce Drive OX26 3YN BICESTER		Energy rating <div>D</div>	
Valid until 10/08/2030			
Property Type		Terraced	
Total floor area		60 square metres	

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		◀ 88 B
69-80	C		
55-68	D	◀ 63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Main fuel	mains gas (not community)	Window	Fully double glazed
Wall	Cavity wall, filled cavity	Main heating	Boiler and radiators, mains gas
Roof	Pitched, insulated (assumed)	Hot water	From main system

General Notes

TBC

## Part B Material Information

### Physical characteristics of property

Build type	House
Build form	End of terrace
Bedrooms	2
Bathrooms	1
Reception rooms	TBC
Other	TBC
Outdoor space	123 square metres
Floor area	60 square metres
Roof description	Pitched, insulated (assumed)
Windows description	Fully double glazed
Glazed area	Normal
Glazed type	double glazing, unknown install date
Walls description	Cavity wall, filled cavity
What construction type or materials have been used in the property?	Brick

### Utilities

Mains Electricity	Yes
Solar Panels	TBC
Wind turbine	TBC
Does the property have any other sources of electricity?	TBC
Mains water	Yes
Is the supply metered?	Yes
Private water supply	TBC
If private water supply, please give details:	TBC
Mains sewerage	Yes
Septic tank	TBC
Cesspool	TBC
Small sewage treatment plant	TBC
Heating	Gas
If Other, please specify	TBC
Mains Gas	Yes
Heating description	Boiler and radiators, mains gas
Hot water description	From main system
Additional information	TBC

**Broadband Type / Speeds**

Is broadband available at the property? Yes

Broadband type  
TBC

Type	Download	Upload
Standard	4 mbps	0.6 mbps
Superfast	80 mbps	20 mbps
Ultrafast	1800 mbps	220 mbps

**Mobile Signal / Coverage**

Is mobile signal available at the property? Yes

Are there any known issues or areas of restricted coverage with the mobile signal? No

**Parking**

Is off-road parking available? Yes

Please specify the type of parking available Driveway

Is a permit required for on-road parking? No

Does the property have an electric vehicle (EV) charging point? No

**General Notes**

TBC

Part C Material Information

Additional Property Information

Floors / Stories  
Year built

TBC  
TBC

Flood risk  
Conservation area

Very low  
No

Building Safety

Are you aware of any defects or hazards at the property that might lead to a fire or a structural failure?  
No

Restrictions and rights - Part 1

Is the property listed?  
No

Are there restrictive covenants?  
No

Are there tree preservation orders?  
No

Have the terms of the order been complied with?  
Not known

Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?  
Not known

Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a shared driveway, a boundary or drain?  
No

Has anyone taken steps to prevent access to the property or complained about or demanded payment for access to the property?  
No

Rights of light?  
No

Rights of support from adjoining properties?  
No

## Restrictions and rights - Part 2

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**Other people's rights to mines and minerals under the land?**

No

**Chancel repair liability?**

No

**Other people's rights to take things from the land (such as timber, hay or fish)?**

No

**Do you know if there are any other rights or arrangements affecting the property? This includes any rights of way.**

No

**Do any drains, pipes or wires serving the property cross any neighbour's property?**

Not known

**Do any drains, pipes or wires leading to any neighbour's property cross the property?**

Not known

**Is there any agreement or arrangement about drains, pipes or wires?**

Not known

## Flood and Coastal Erosion Risk

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**What is the flood risk for the area around the property?**

TBC

**Has any part of the property (buildings, surrounding garden or land) ever been flooded?**

No

**Are there any defences to prevent flooding installed at the property?**

No

**If the property is near the coast, is there any known risk of coastal erosion affecting the property?**

No

## Outstanding building work or approvals

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**Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?**

No

**Are there any planning or building control issues to resolve?**

No

## Notices and proposals

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**Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby?**

No

**Are you aware of any plans or proposals to develop property or land nearby?**

No

**Are you aware of any proposals to make alterations to or change the use of buildings nearby?**

No



## Accessibility

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(a) Step free access from the street to inside the property (e.g. ramps / lifts)

No

(b) Wet room / level access shower?

No

(c) Lateral living (entrance level living accommodation)?

No

(d) Other accessibility adaptations?

No

If yes, please give details

TBC

## Coalfield or Mining Area

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Is the property impacted by coal mining?

No

## General Notes

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TBC



## Planning Applications

### On-site Planning Applications

**No planning application found**

It appears there are no records of planning applications for this property.



Nearby Planning Applications

No planning application found

It appears there are no records of planning applications for this property.