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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st May 2025



WHITELANDS WAY, BICESTER, OX26

Avocado Property

07894820821

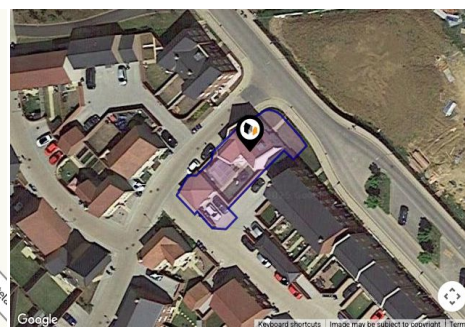
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,314 ft ² / 215 m ²		
Plot Area:	0.1 acres		
Year Built :	2018		
Council Tax :	Band G		
Annual Estimate:	£4,106		
Title Number:	ON346488		

Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9	80	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



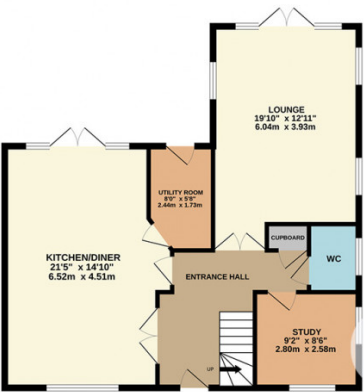






WHITELANDS WAY, BICESTER, OX26

GROUND FLOOR



1ST FLOOR



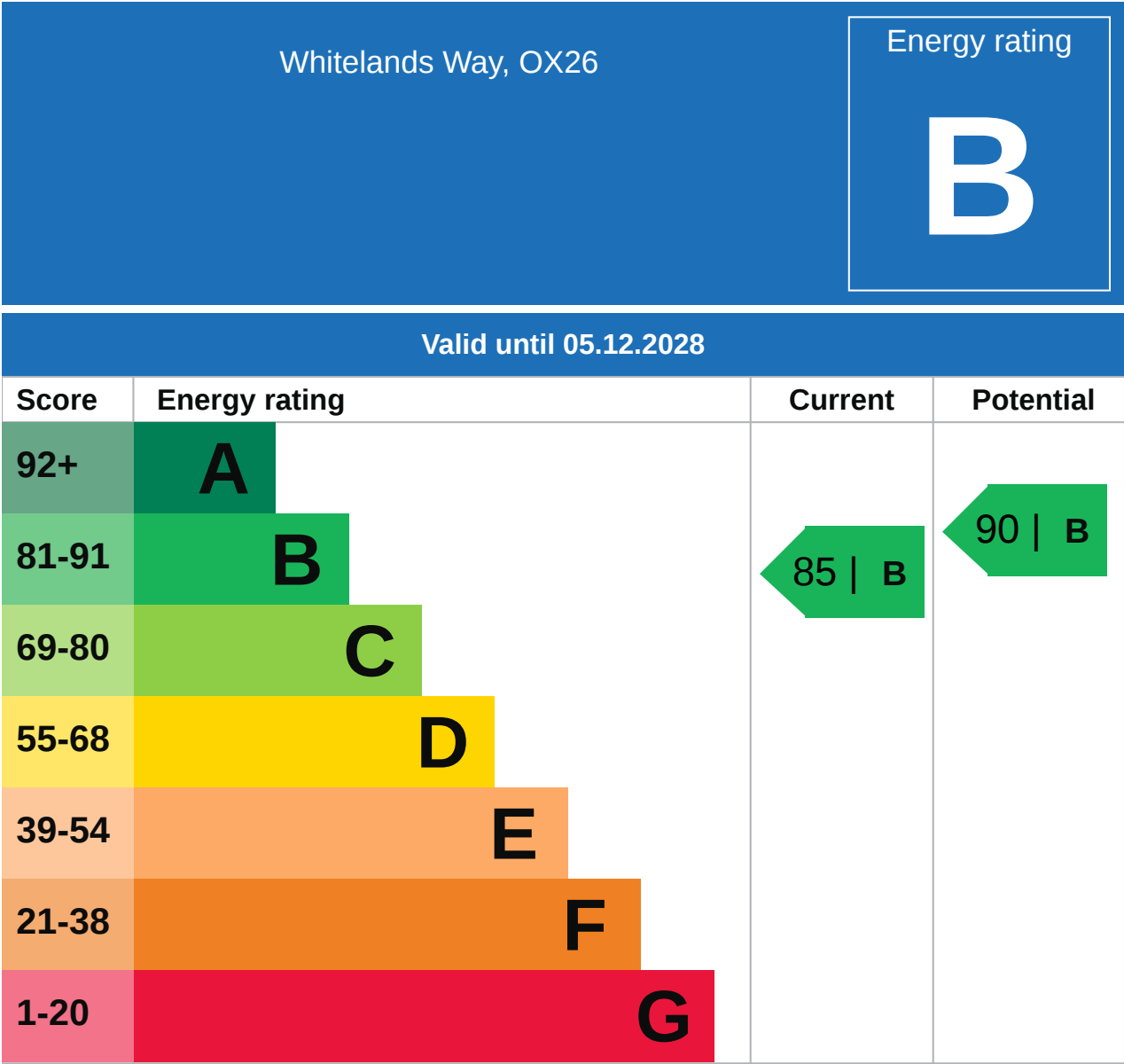
2ND FLOOR



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

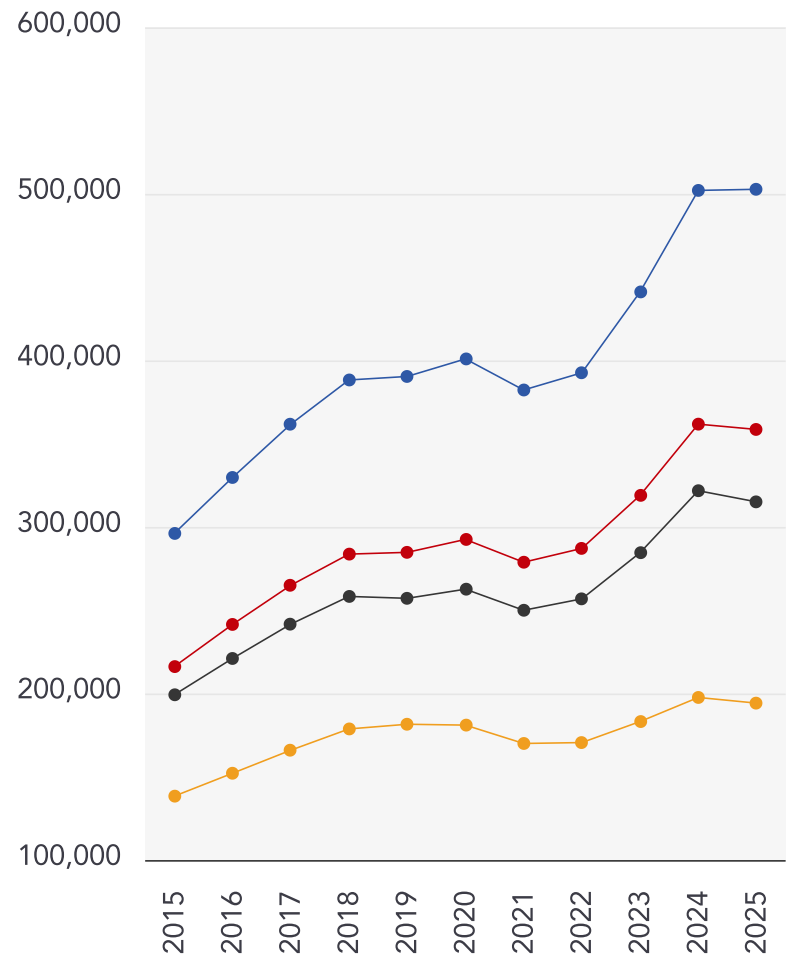
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² K
Roof Energy:	Good
Main Heating:	Boiler and radiators, 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 0.19 W/m ² K
Total Floor Area:	215 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OX26



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

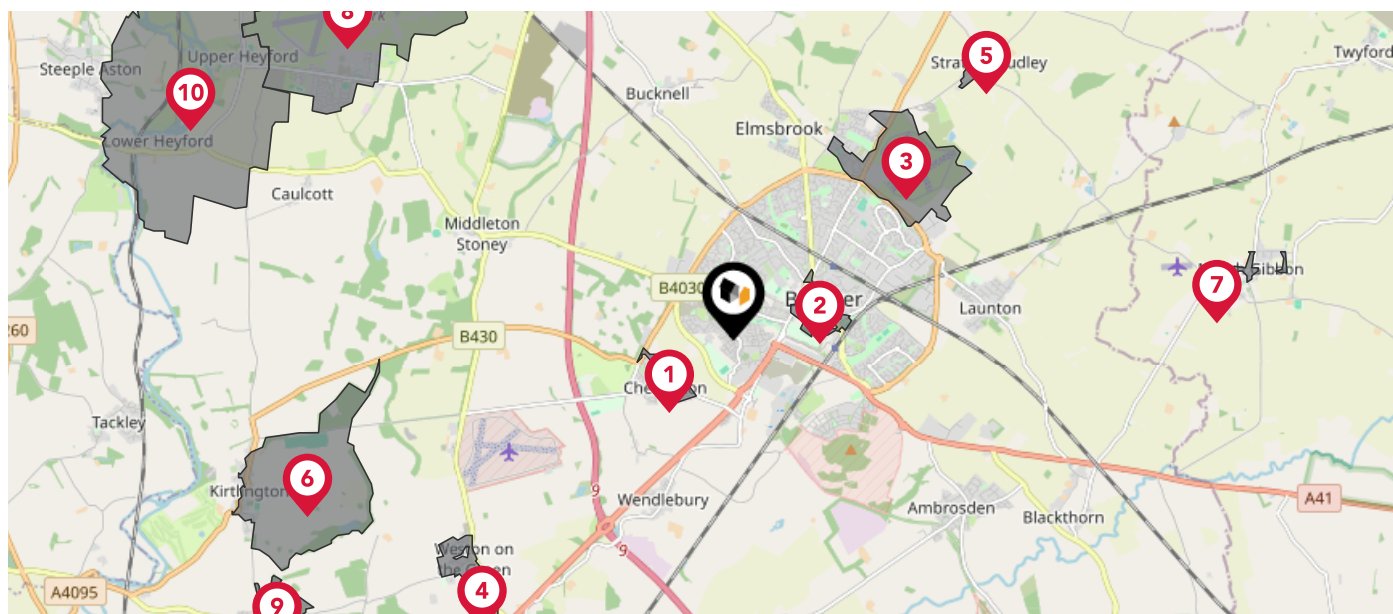
+40.36%

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

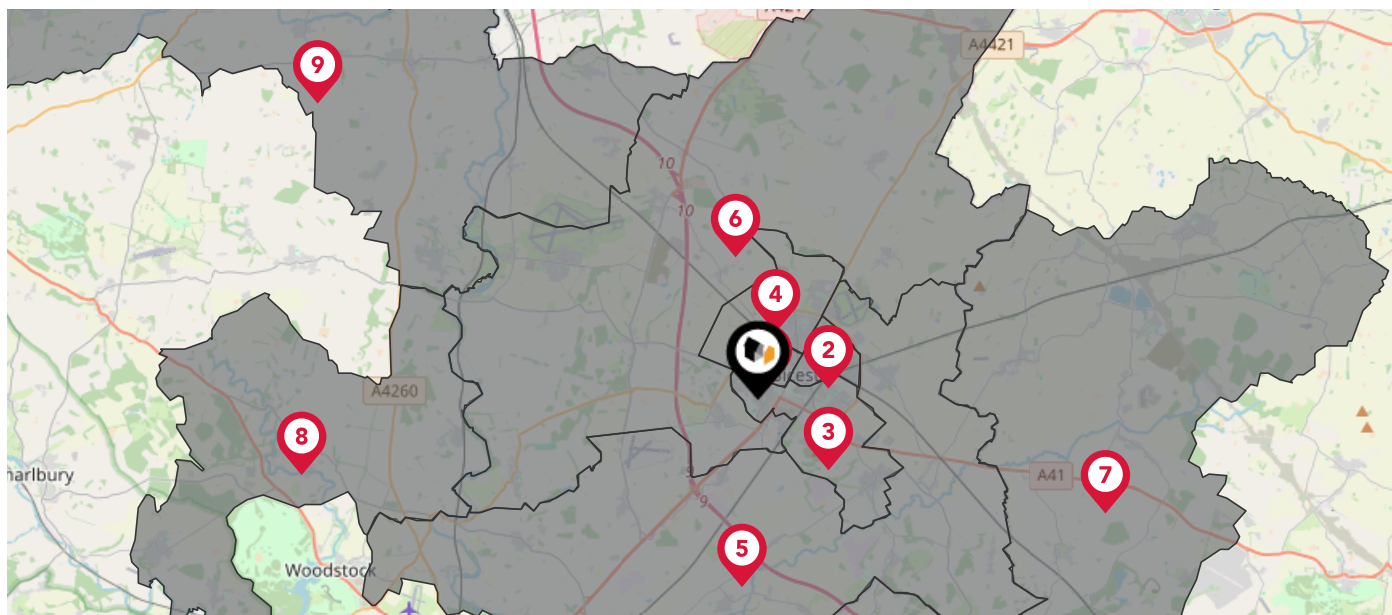
- 1 Chesterton
- 2 Bicester
- 3 RAF Bicester
- 4 Weston on the Green
- 5 Stratton Audley
- 6 Kirtlington
- 7 Marsh Gibbon
- 8 RAF Upper Heyford
- 9 Bletchington
- 10 Rousham

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



Bicester West Ward



Bicester East Ward



Bicester South & Ambrosden Ward



Bicester North & Caversfield Ward



Launton & Otmoor Ward



Fringford & Heyfords Ward



Grendon Underwood Ward



Stonesfield and Tackley Ward



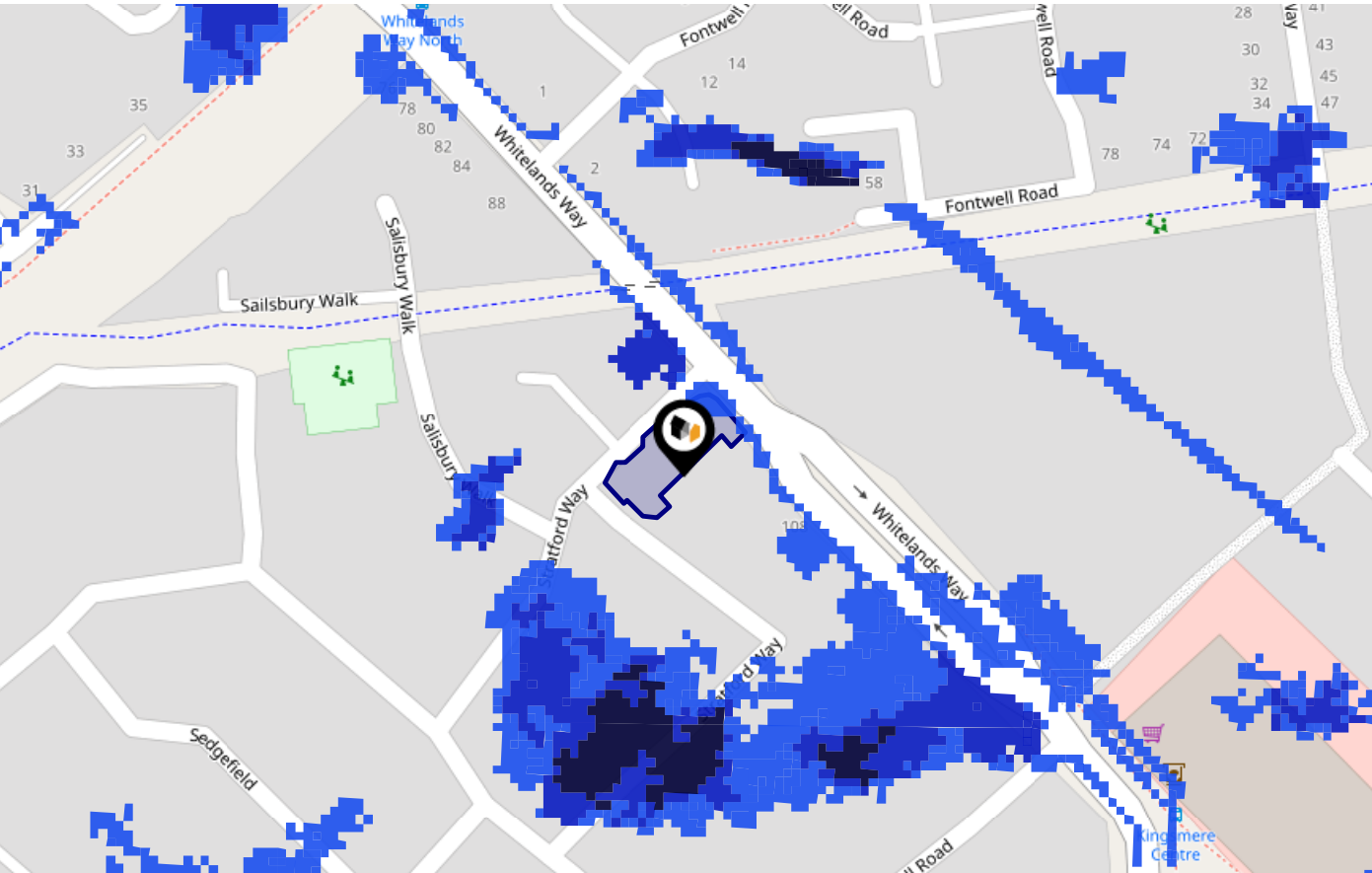
Deddington Ward

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.

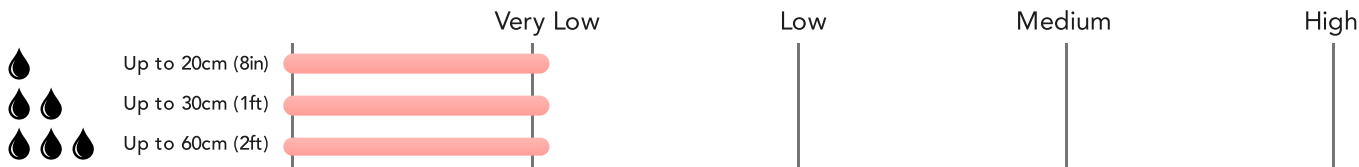


Risk Rating: Very low

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:

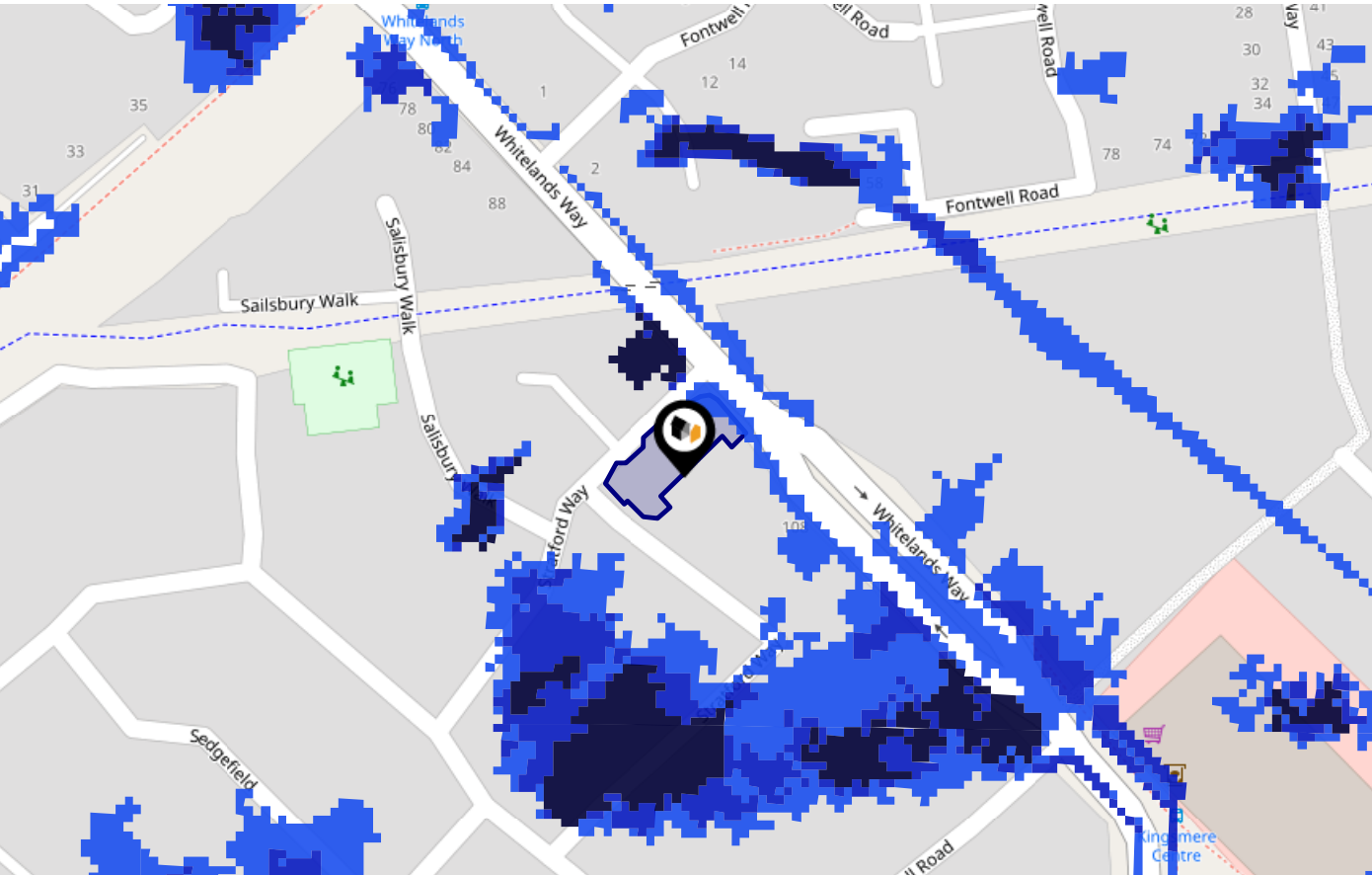


Flood Risk

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.

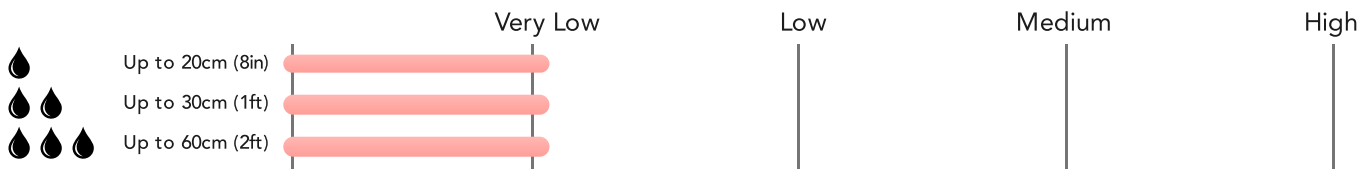


Risk Rating: Very low

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- 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:

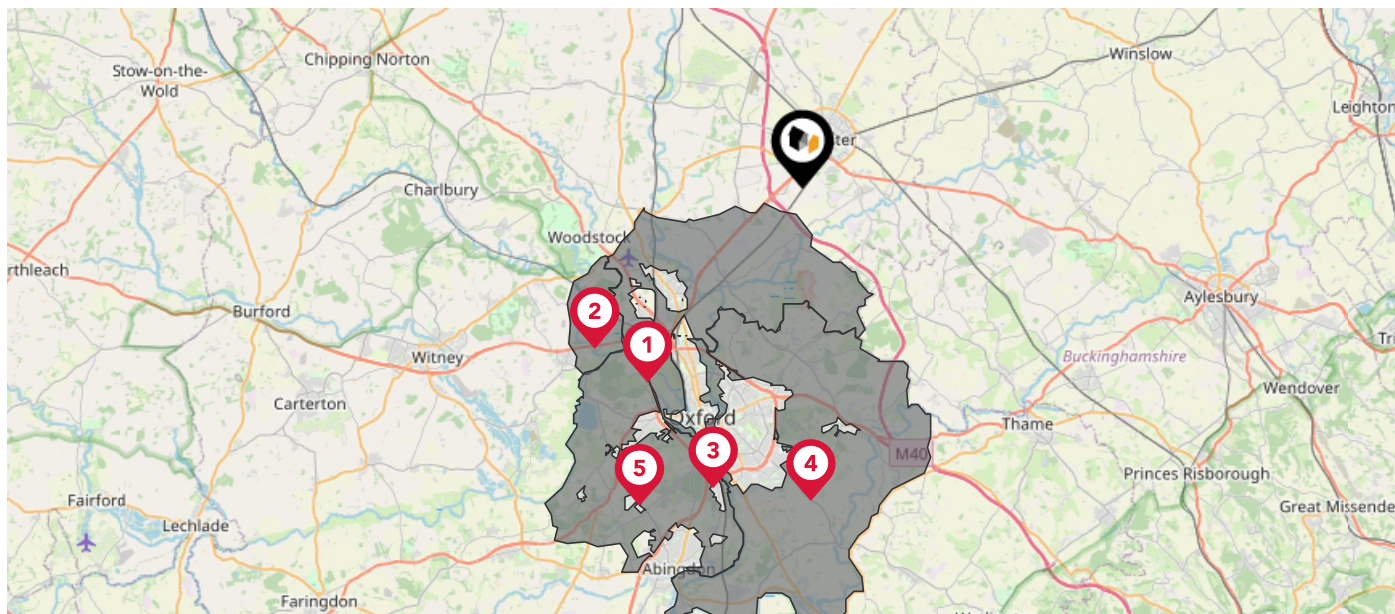


Maps

Green Belt



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



Nearby Green Belt Land



Oxford Green Belt - Cherwell



Oxford Green Belt - West Oxfordshire



Oxford Green Belt - Oxford

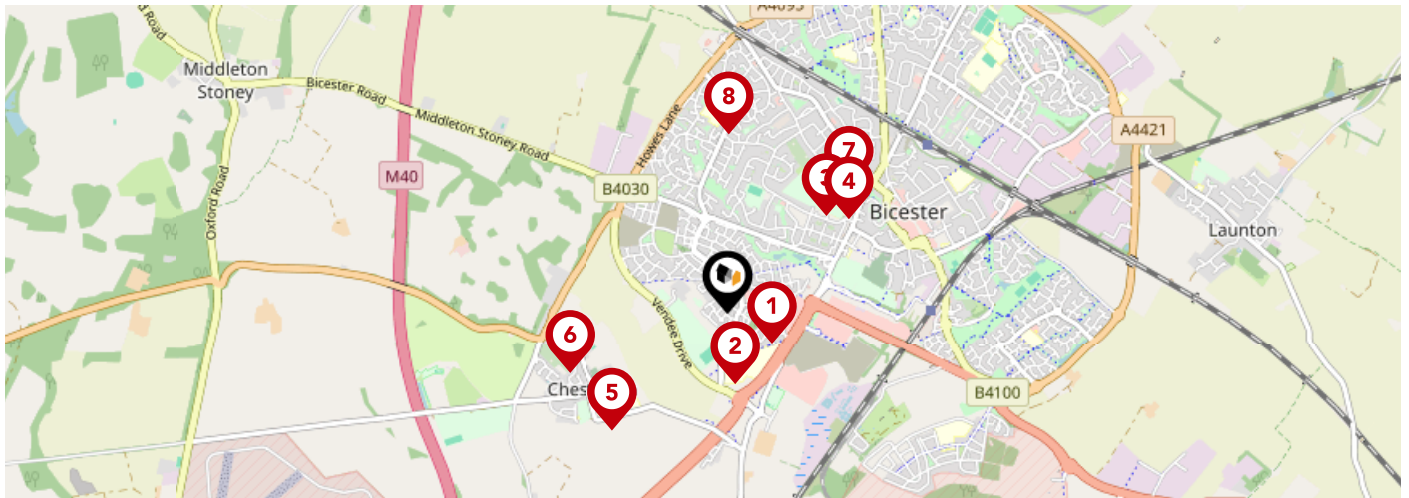


Oxford Green Belt - South Oxfordshire



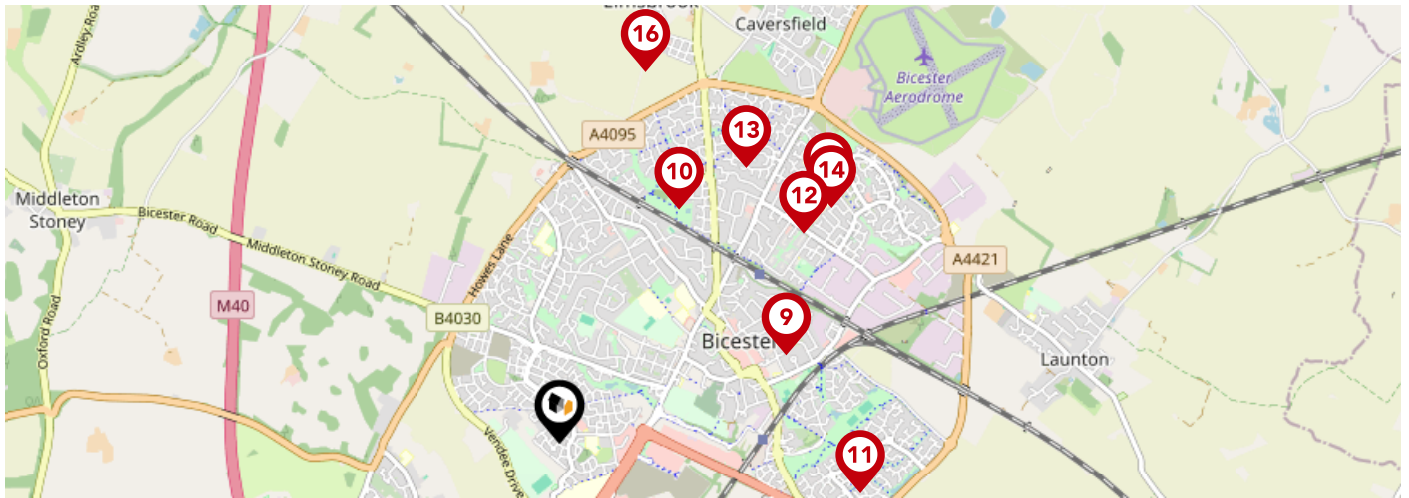
Oxford Green Belt - Vale of White Horse

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

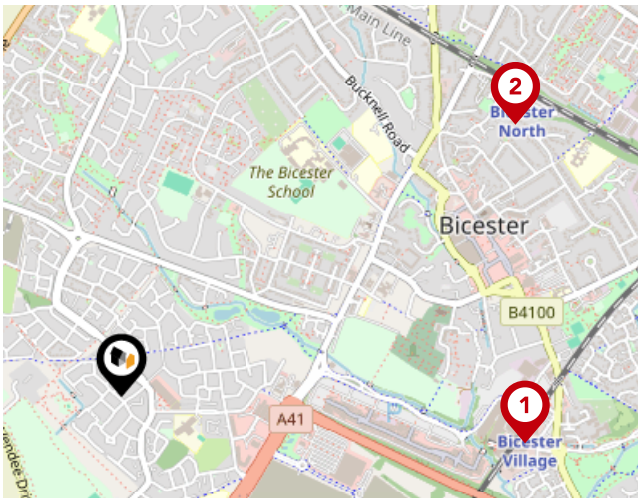
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Bardwell School Ofsted Rating: Good Pupils: 113 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



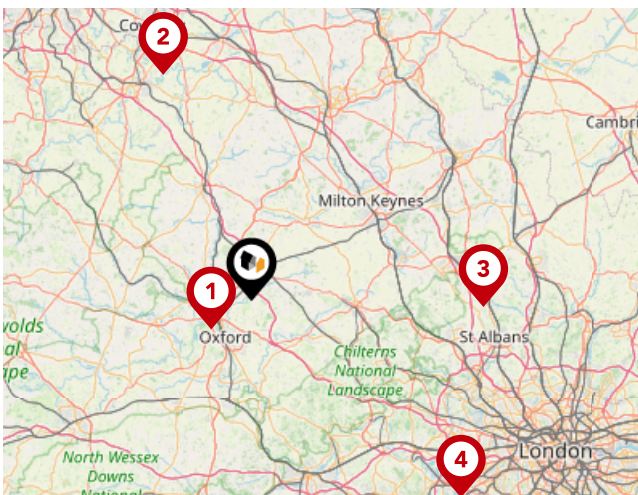
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	0.93 miles
2	Bicester North Rail Station	1.1 miles
3	Tackley Rail Station	5.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	2.1 miles
2	M40 J10	4.03 miles
3	M40 J8A	11.01 miles
4	M40 J8	11.93 miles
5	M40 J7	12.77 miles

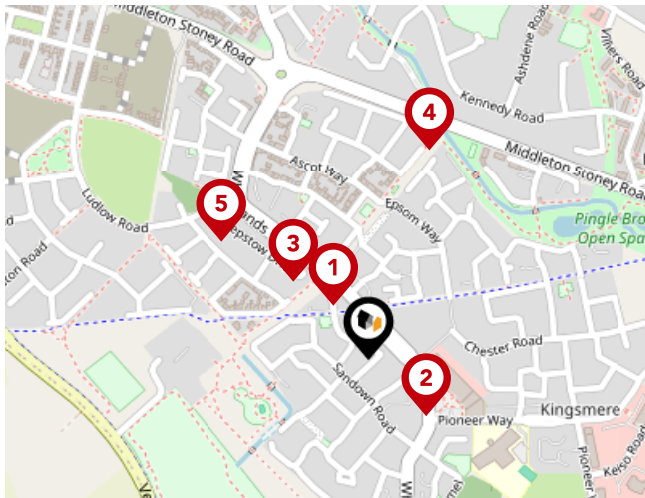


Airports/Helipads

Pin	Name	Distance
1	Kidlington	7.33 miles
2	Baginton	35.21 miles
3	Luton Airport	33.97 miles
4	Heathrow Airport	42.33 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Whitlands Way North	0.08 miles
2	Kingsmere Centre	0.09 miles
3	Whitlands Way North	0.12 miles
4	Kingsmere	0.25 miles
5	Chepstow Drive	0.22 miles

Avocado Property

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Avocado Property

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