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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th August 2026



OAK LANE, AMBROSDEN, BICESTER, OX25

Avocado Property

07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk





Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.05 acres
Year Built :	1998
Council Tax :	Band B
Annual Estimate:	£2,009
Title Number:	ON206383

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Oak Lane, Ambrosden, Bicester, OX25*

Reference - 15/00144/F	
Decision:	Application Permitted
Date:	23rd January 2015
Description:	Two storey and single storey rear extension

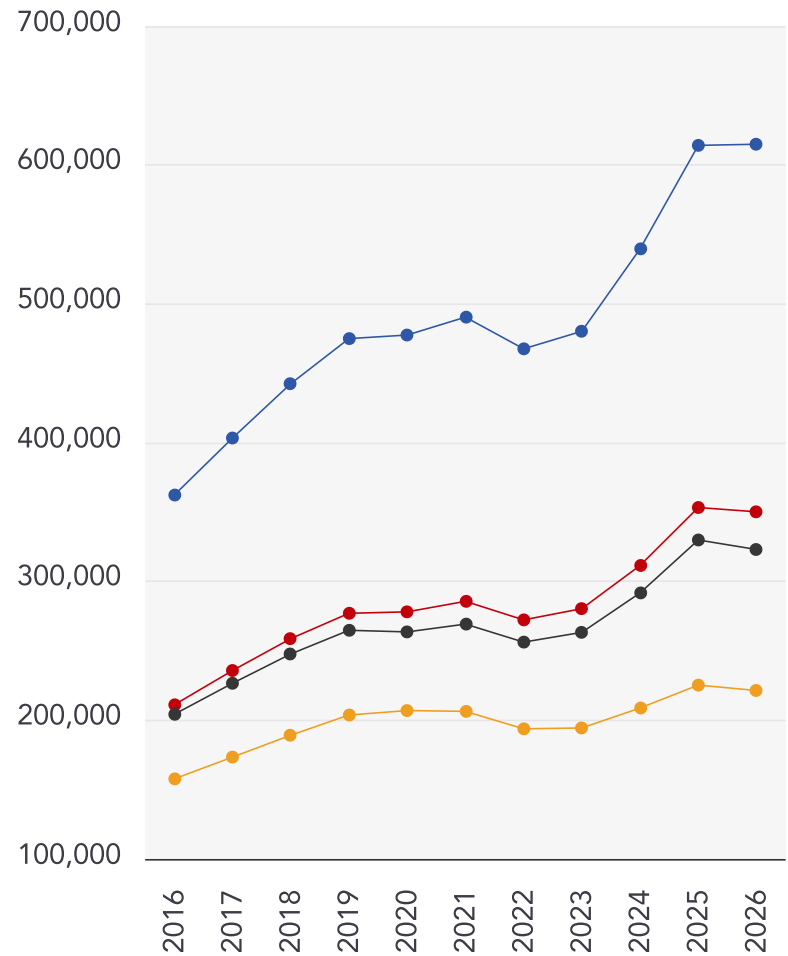


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OX25



Detached

+69.78%

Semi-Detached

+65.88%

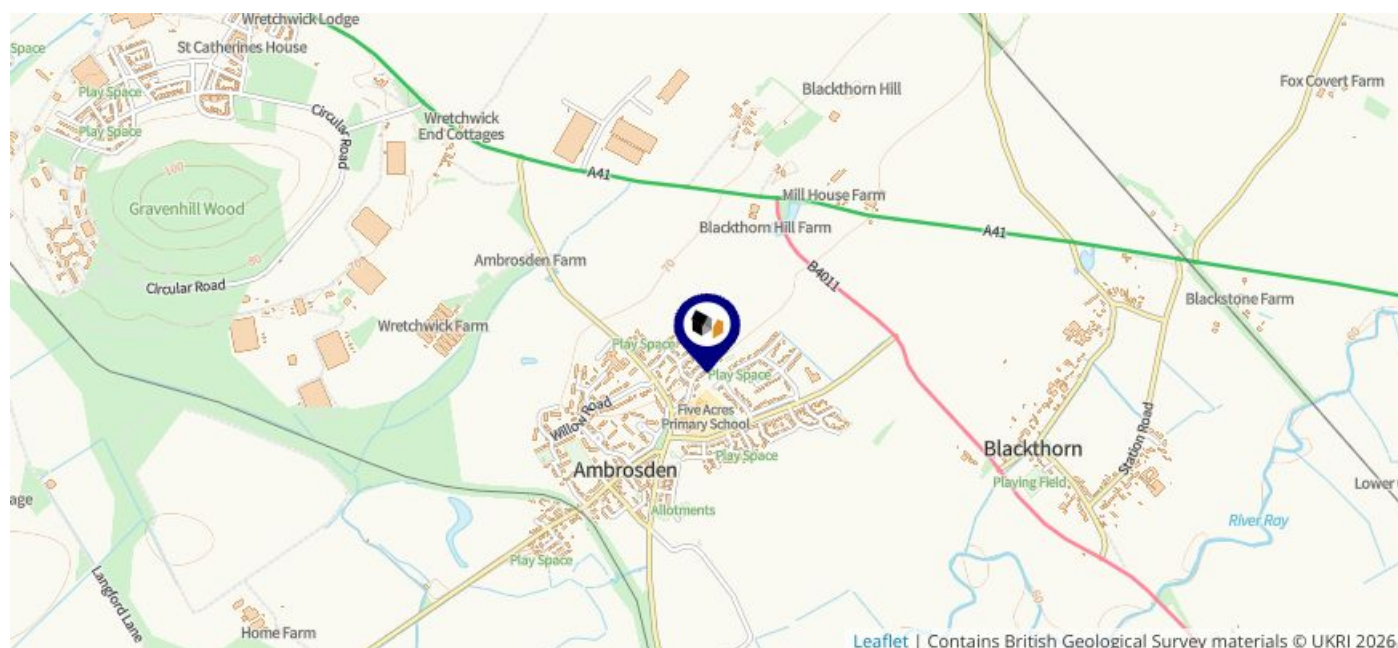
Terraced

+58.14%

Flat

+40.36%

This map displays nearby coal mine entrances and their classifications.



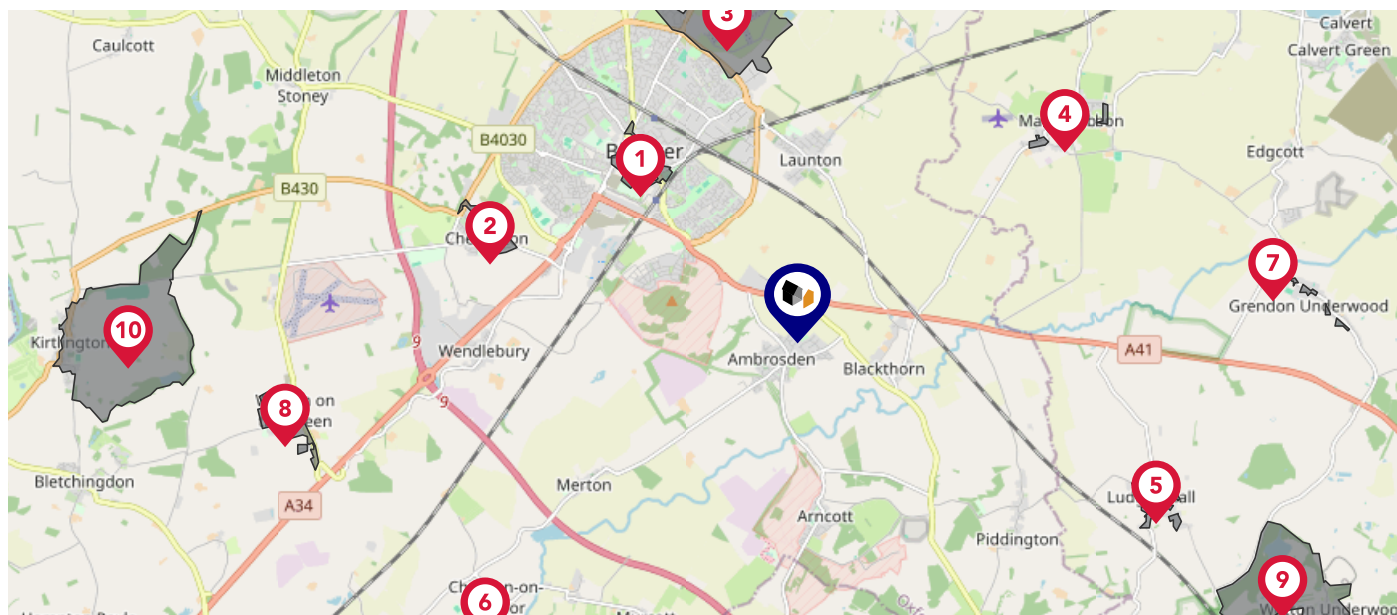
Mine Entry

- ✕ 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.

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



Bicester



Chesterton



RAF Bicester



Marsh Gibbon



Ludgershall



Charlton-on-Otmoor



Grendon Underwood



Weston on the Green

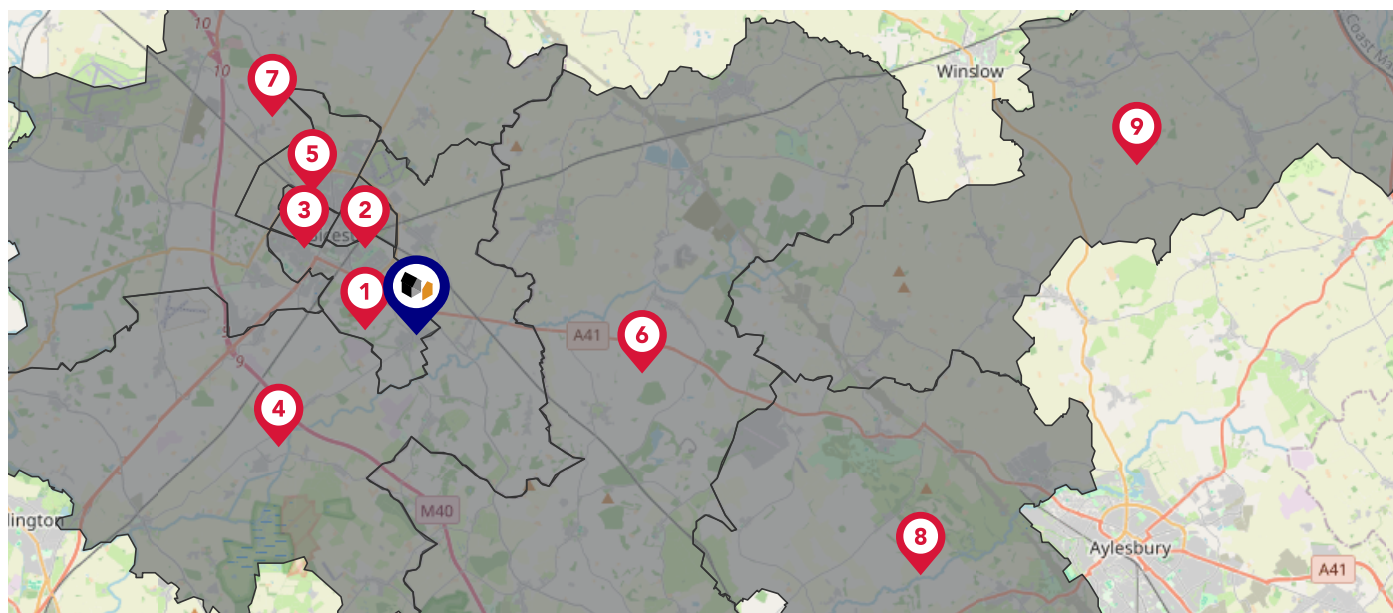


Wotton Underwood



Kirtlington

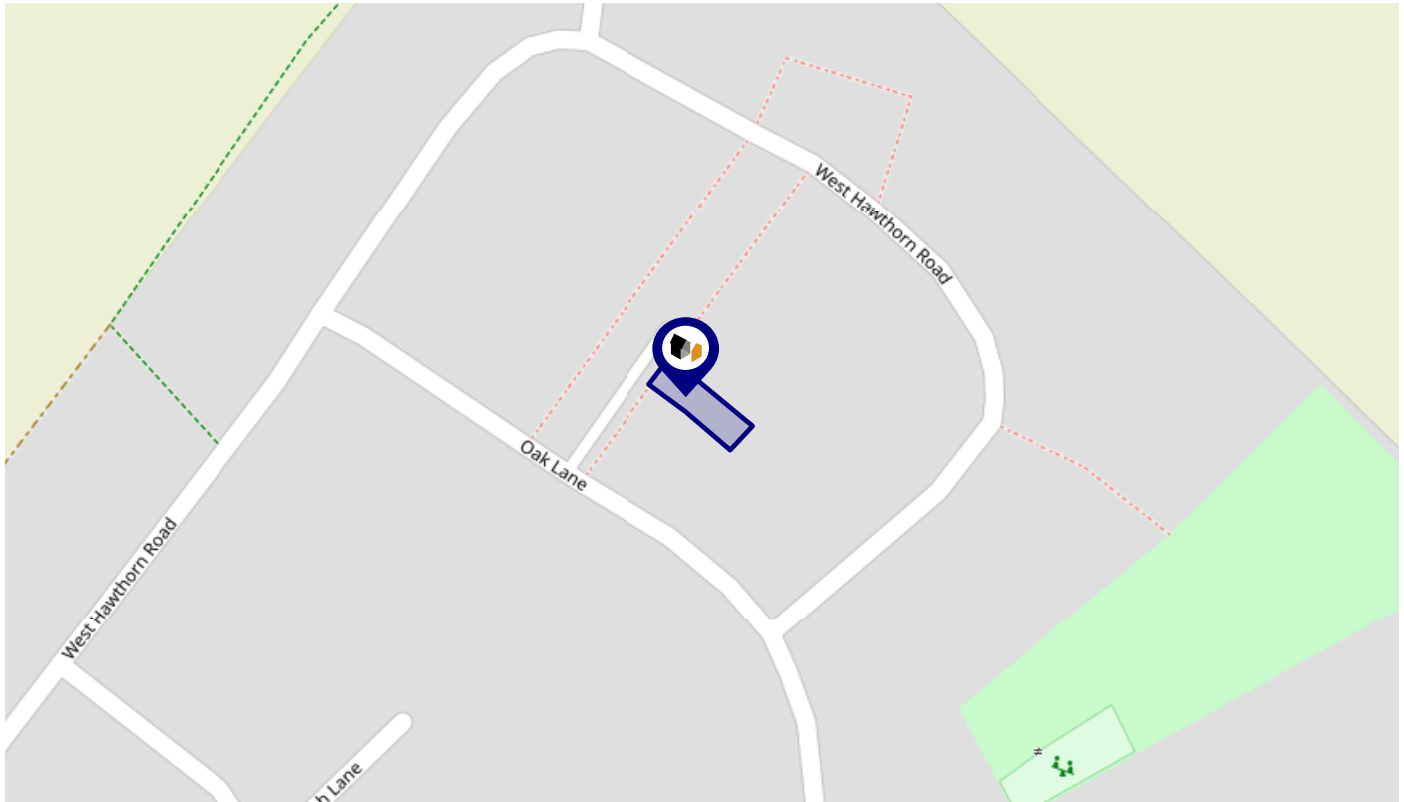
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|---|-----------------------------------|
| 1 | Bicester South & Ambrosden Ward |
| 2 | Bicester East Ward |
| 3 | Bicester West Ward |
| 4 | Launton & Otmoor Ward |
| 5 | Bicester North & Caversfield Ward |
| 6 | Grendon Underwood Ward |
| 7 | Fringford & Heyfords Ward |
| 8 | Stone and Waddesdon Ward |
| 9 | Great Brickhill Ward |

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:

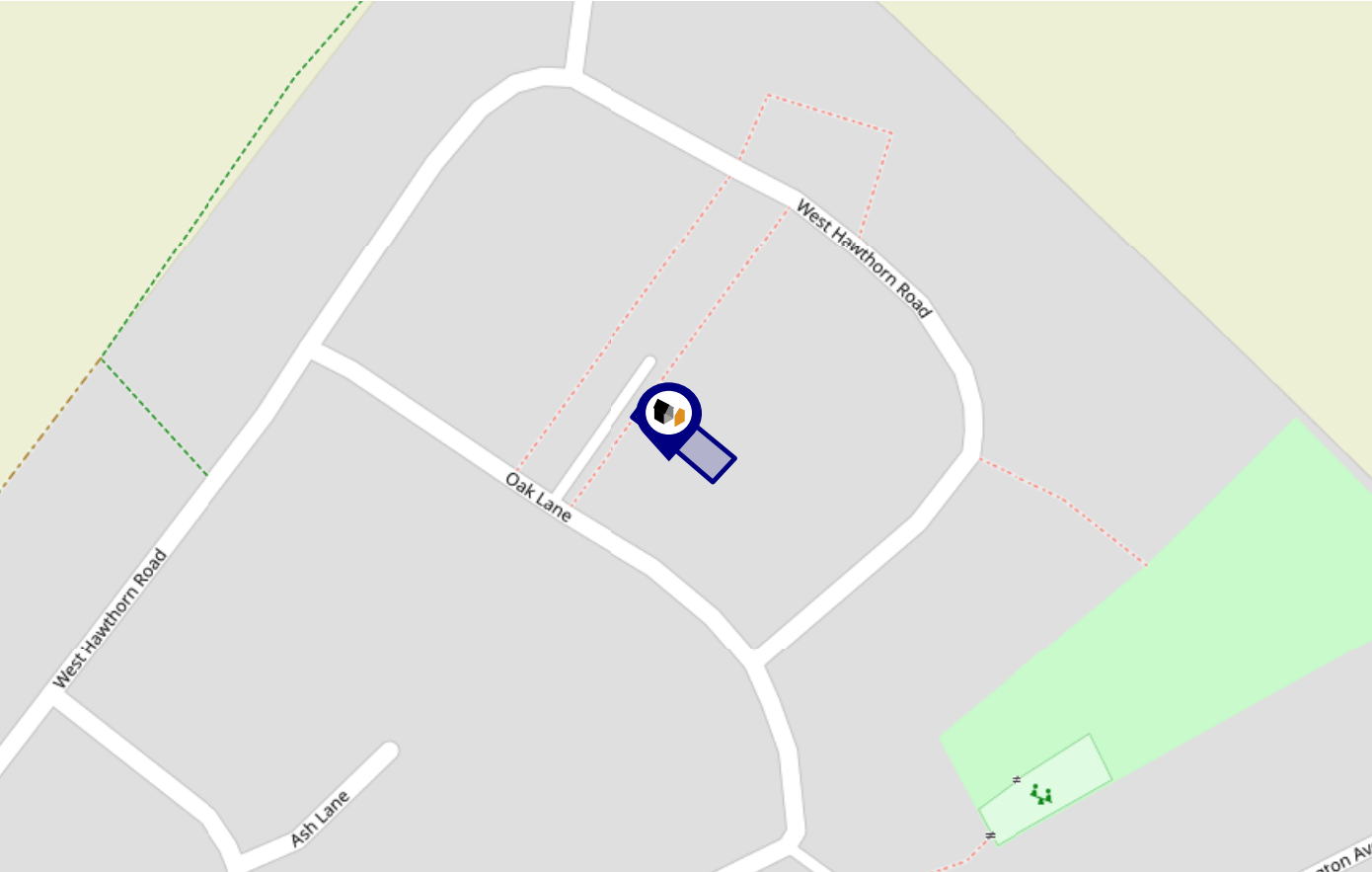
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

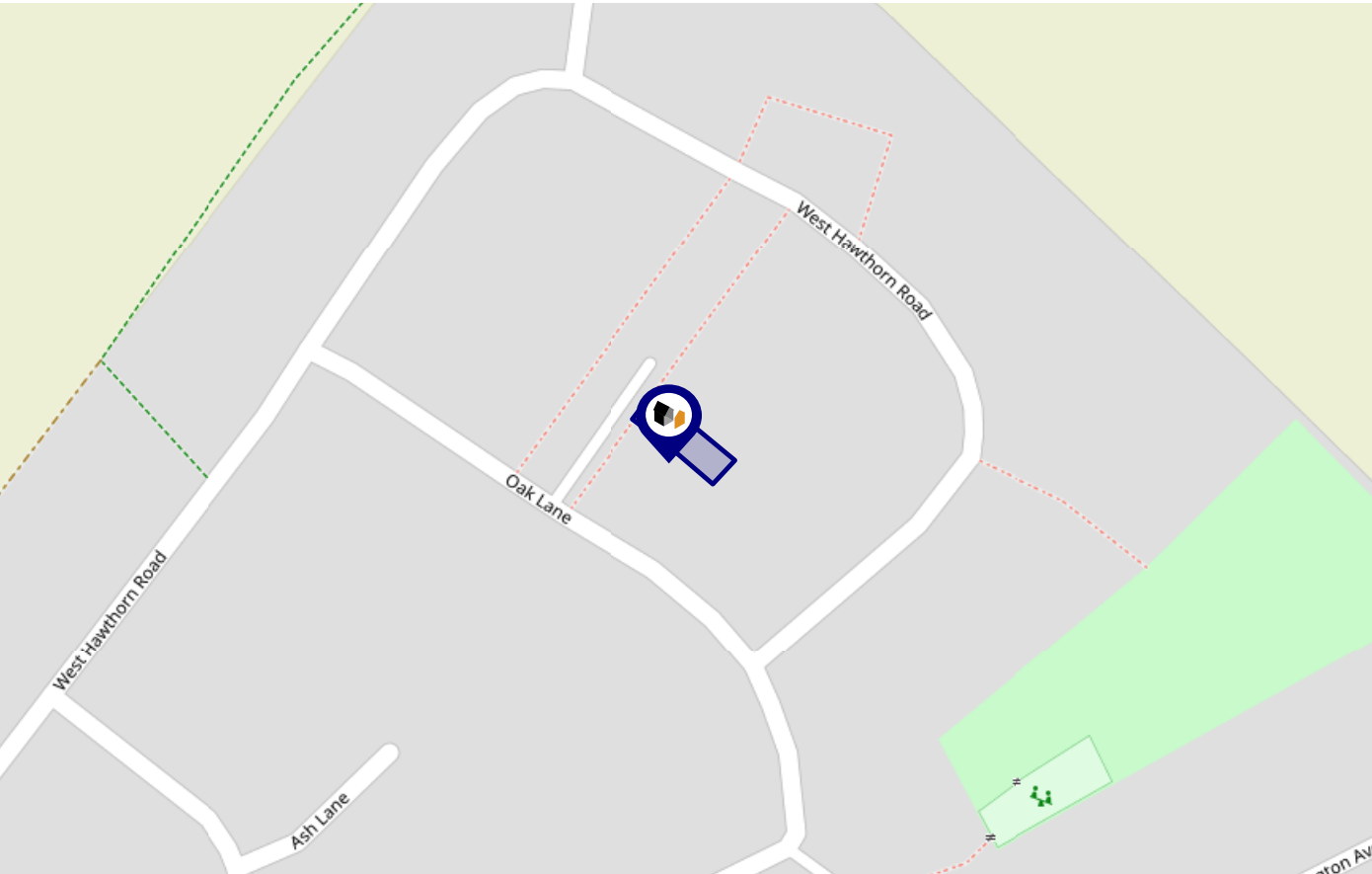


Flood Risk

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.

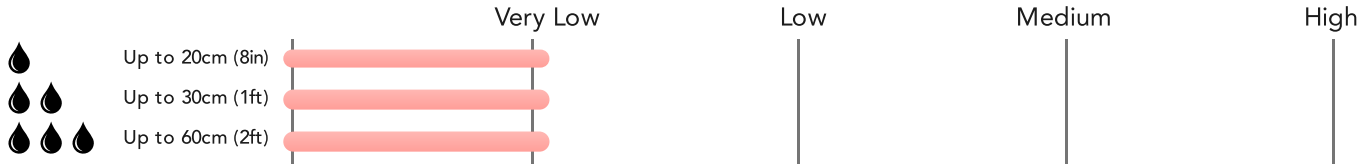


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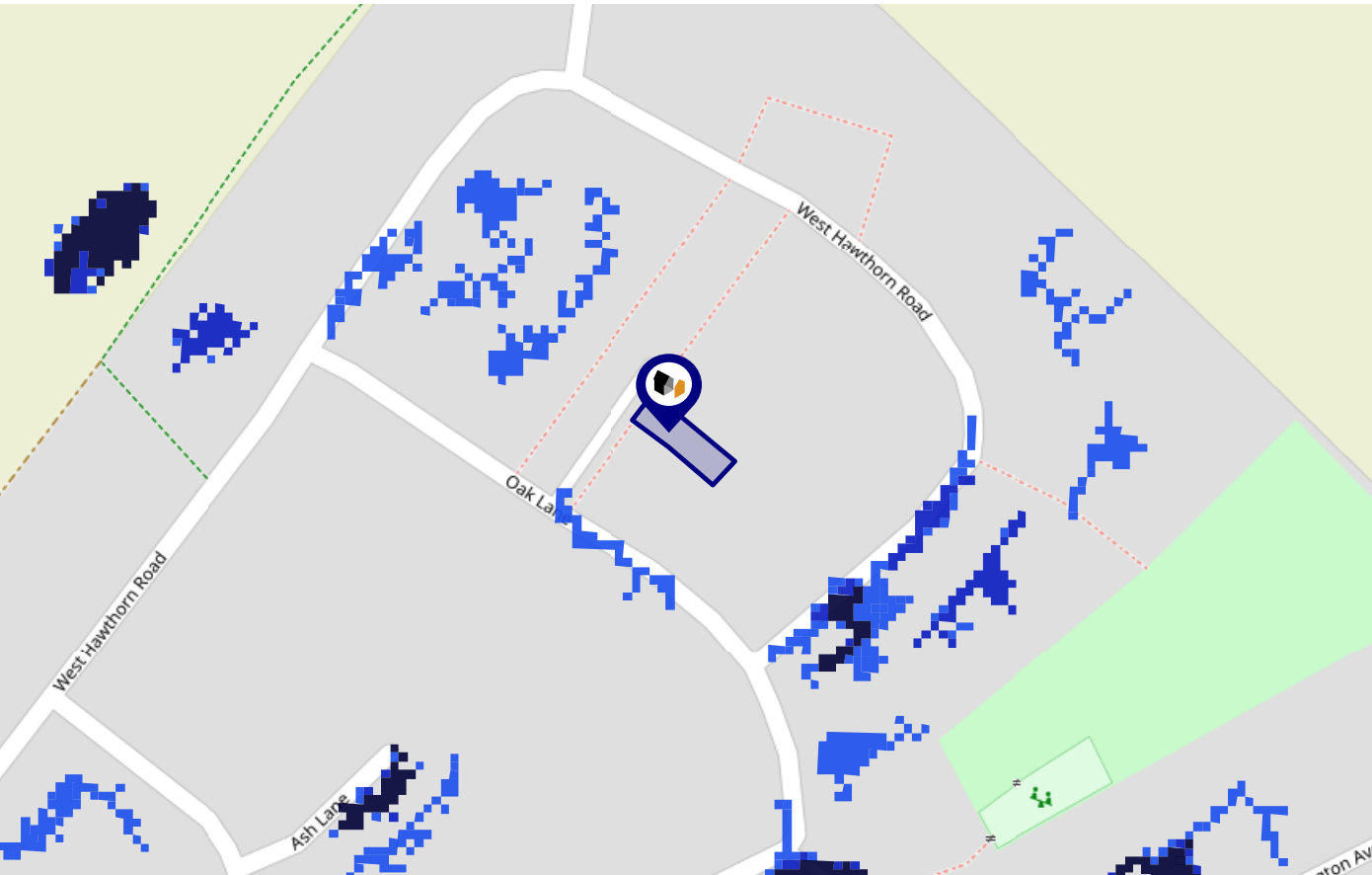
Chance of flooding to the following depths at this property:



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.

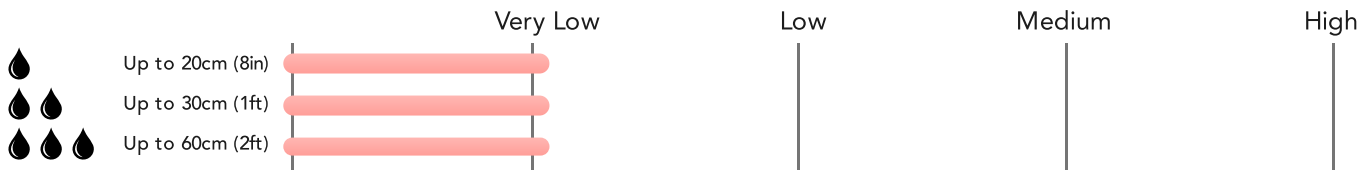


Risk Rating: Very low

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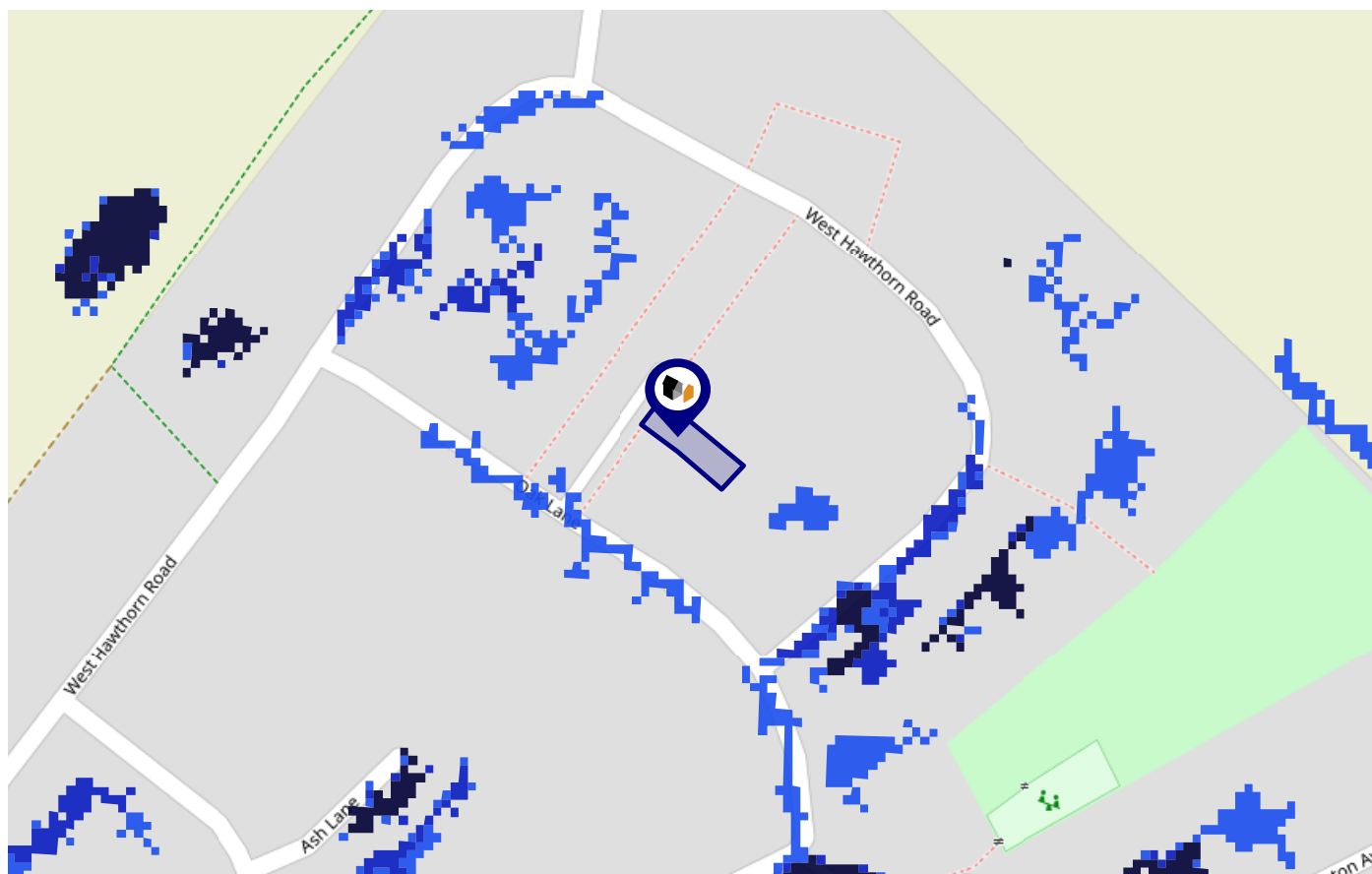
Chance of flooding to the following depths at this property:



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.

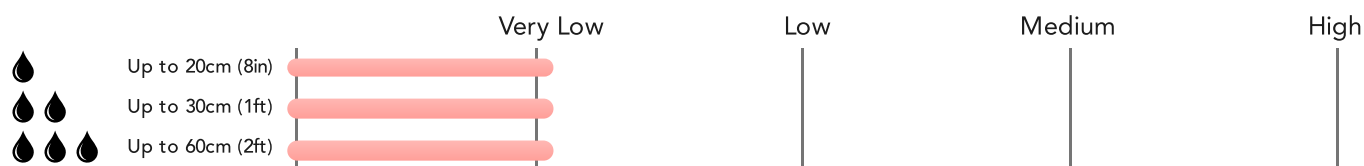


Risk Rating: Very low

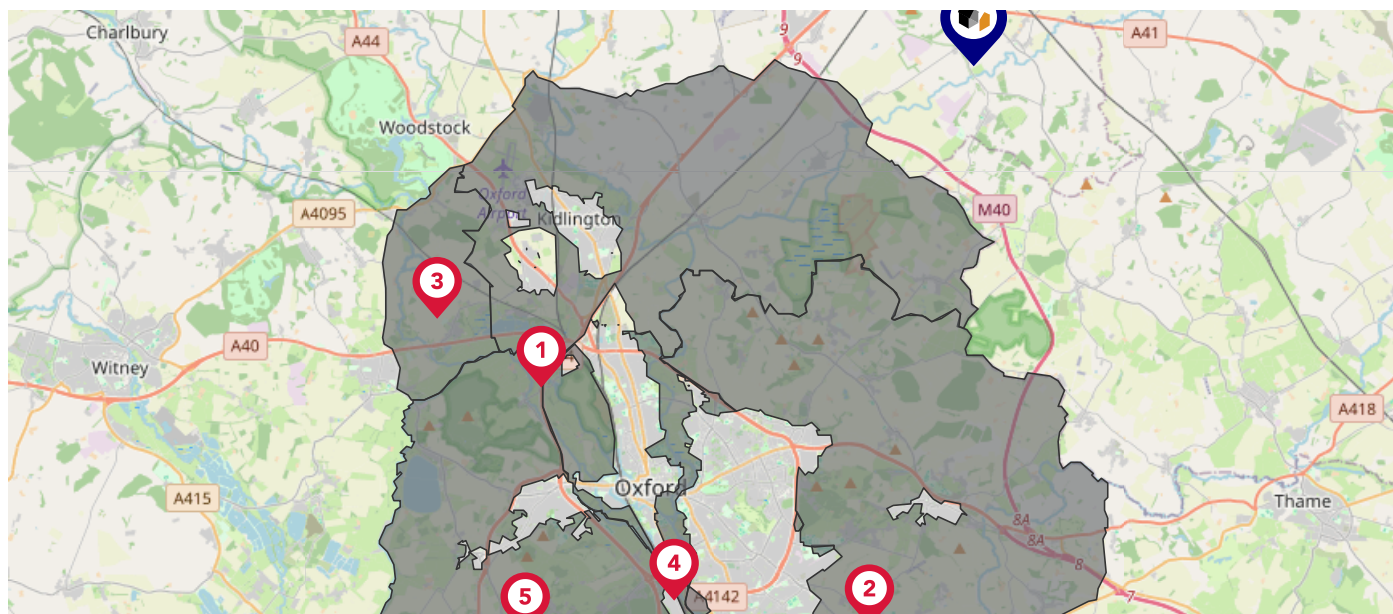
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Oxford Green Belt - Cherwell



Oxford Green Belt - South Oxfordshire



Oxford Green Belt - West Oxfordshire



Oxford Green Belt - Oxford

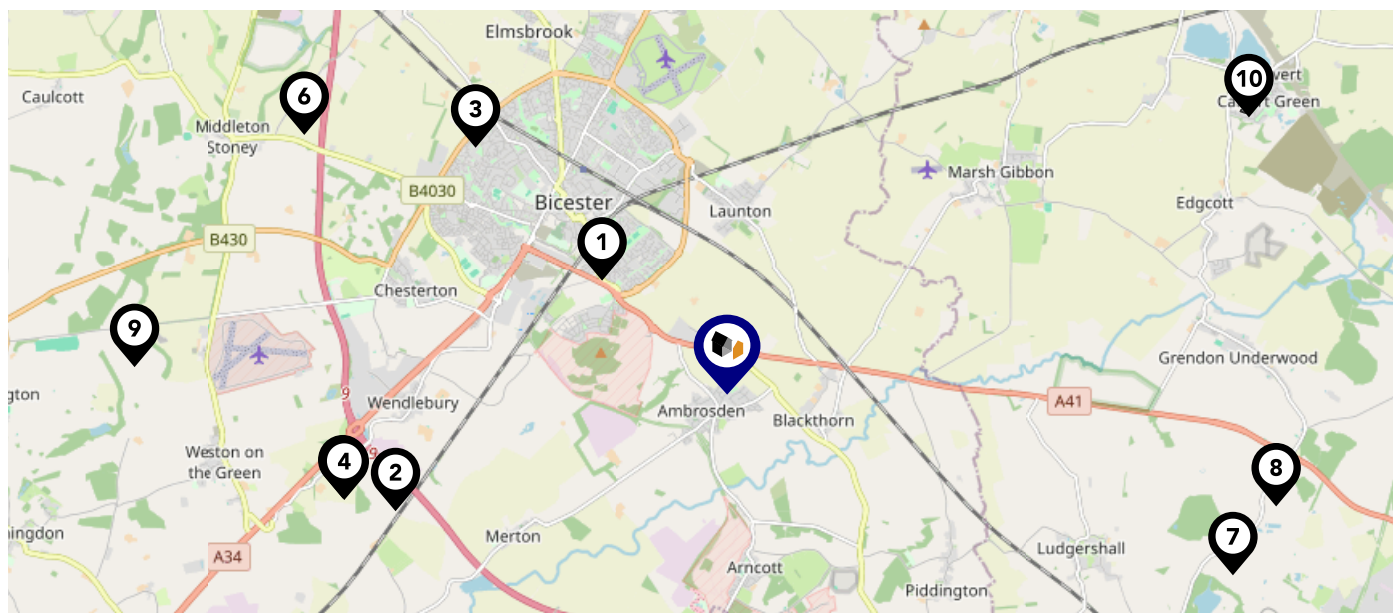


Oxford Green Belt - Vale of White Horse

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.



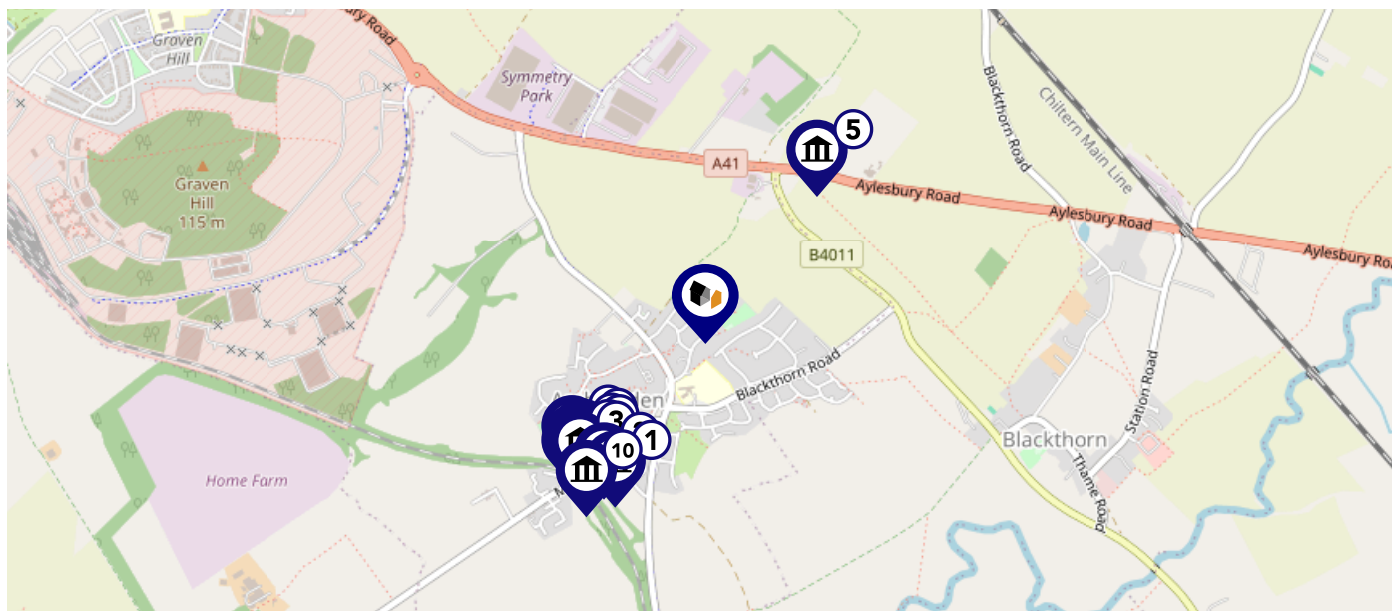
Nearby Landfill Sites

1	London Road-Bicester, Oxfordshire	Historic Landfill	
2	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
3	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
4	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	
5	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	
6	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
7	Kingswood Lane-Wotton Underwood, Buckinghamshire	Historic Landfill	
8	Kingswood-Kingswood Lane, Kingswood, Buckinghamshire	Historic Landfill	
9	Park Farm-Lazarus Bottoms, Kirtlington	Historic Landfill	
10	Calvert Pit No.1-Calvert	Historic Landfill	

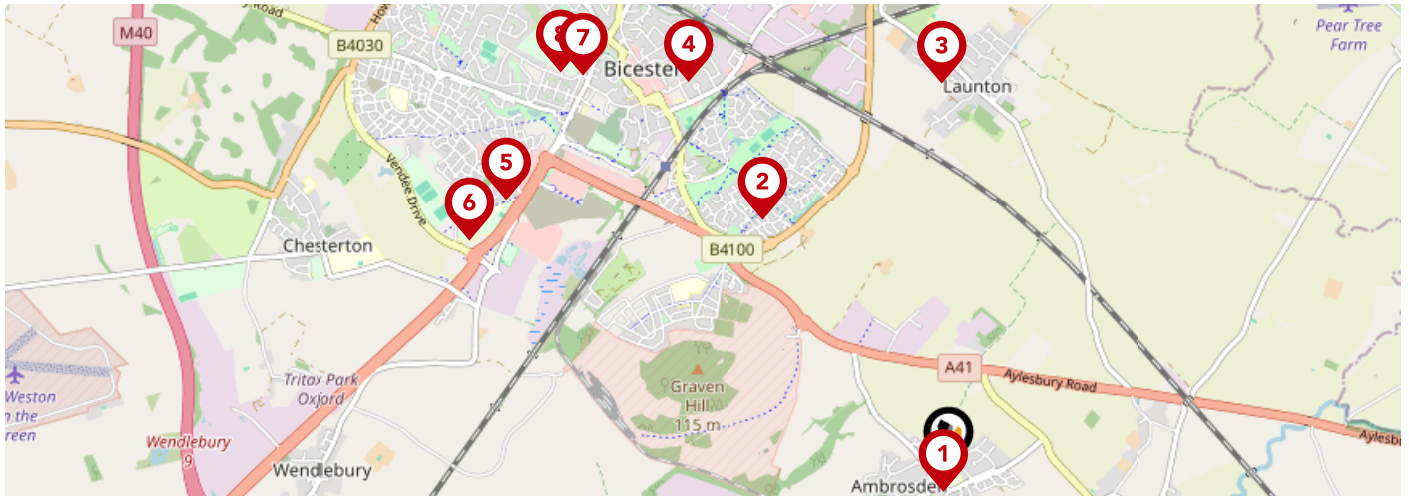
Maps

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
	1046528 - 12, Old Arncott Road	Grade II	0.4 miles
	1200142 - 9, Old Arncott Road	Grade II	0.4 miles
	1200129 - Dryden House Kennet House	Grade II	0.4 miles
	1200126 - King Memorial Approximately 10 Metres North Of Church Of St Mary	Grade II	0.4 miles
	1300884 - Blackthorn Hill Windmill	Grade II	0.4 miles
	1046524 - Gatepiers, Gates And Attached Walled Garden To East Of Church Of St Mary	Grade II	0.4 miles
	1369740 - Churchyard Cross Approximately 8 Metres South East Of Chancel Of Church Of St Mary	Grade II	0.4 miles
	1046525 - Church Of St Mary The Virgin	Grade II	0.4 miles
	1046526 - Headstone Approximately 10 Metres South Of Tower Of Church Of St Mary	Grade II	0.4 miles
	1200138 - Park Farmhouse	Grade II	0.5 miles



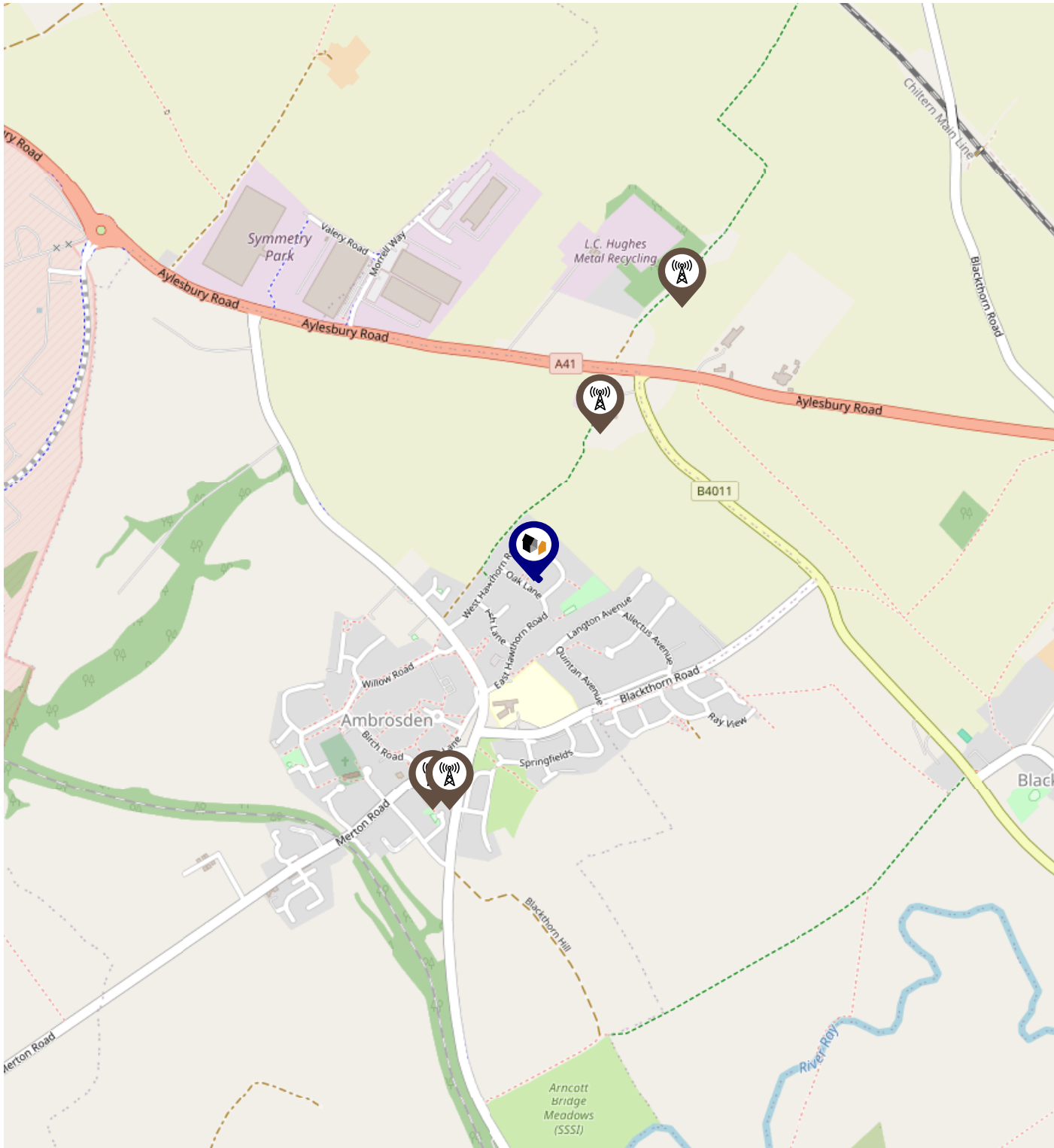
		Nursery	Primary	Secondary	College	Private
1	Five Acres Primary School Ofsted Rating: Good Pupils: 352 Distance:0.11	☐	☒	☐	☐	☐
2	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:1.42	☐	☒	☐	☐	☐
3	Launton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:1.76	☐	☒	☐	☐	☐
4	Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:2.13	☐	☒	☐	☐	☐
5	St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:2.37	☐	☒	☐	☐	☐
6	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:2.43	☐	☐	☒	☐	☐
7	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:2.46	☐	☒	☐	☐	☐
8	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:2.54	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:2.56	☐	☒	☐	☐	☐
	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:2.58	☐	☐	☒	☐	☐
	Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance:2.63	☐	☒	☐	☐	☐
	Bardwell School Ofsted Rating: Good Pupils: 113 Distance:2.69	☐	☐	☒	☐	☐
	Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:2.88	☐	☐	☒	☐	☐
	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.96	☐	☒	☐	☐	☐
	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:2.96	☐	☒	☐	☐	☐
	King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:3.12	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

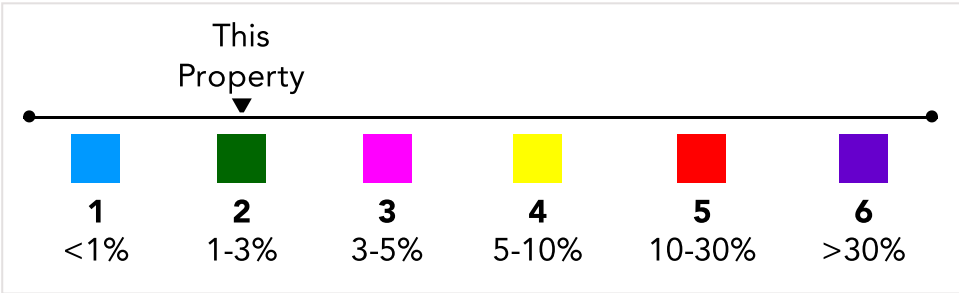
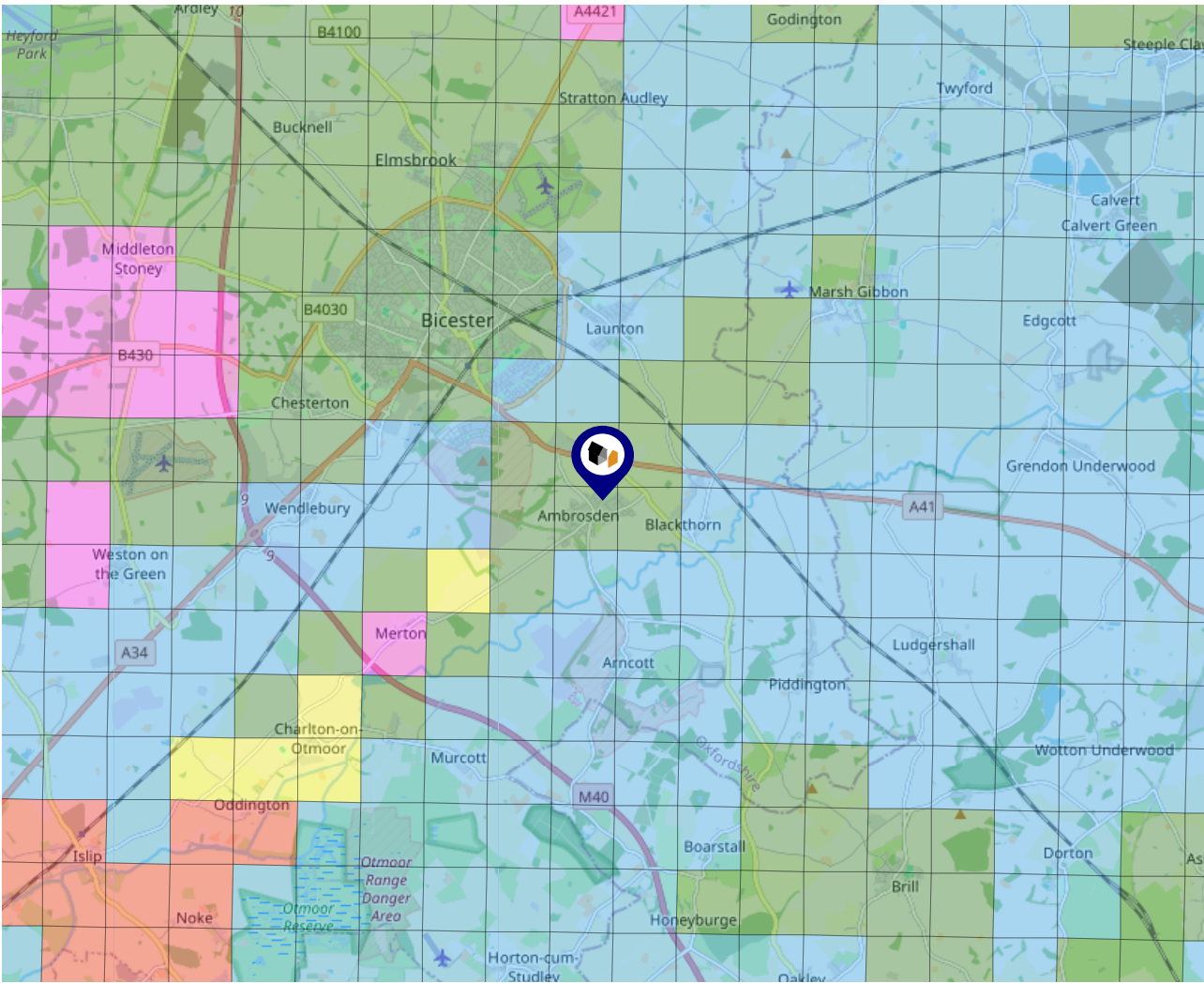


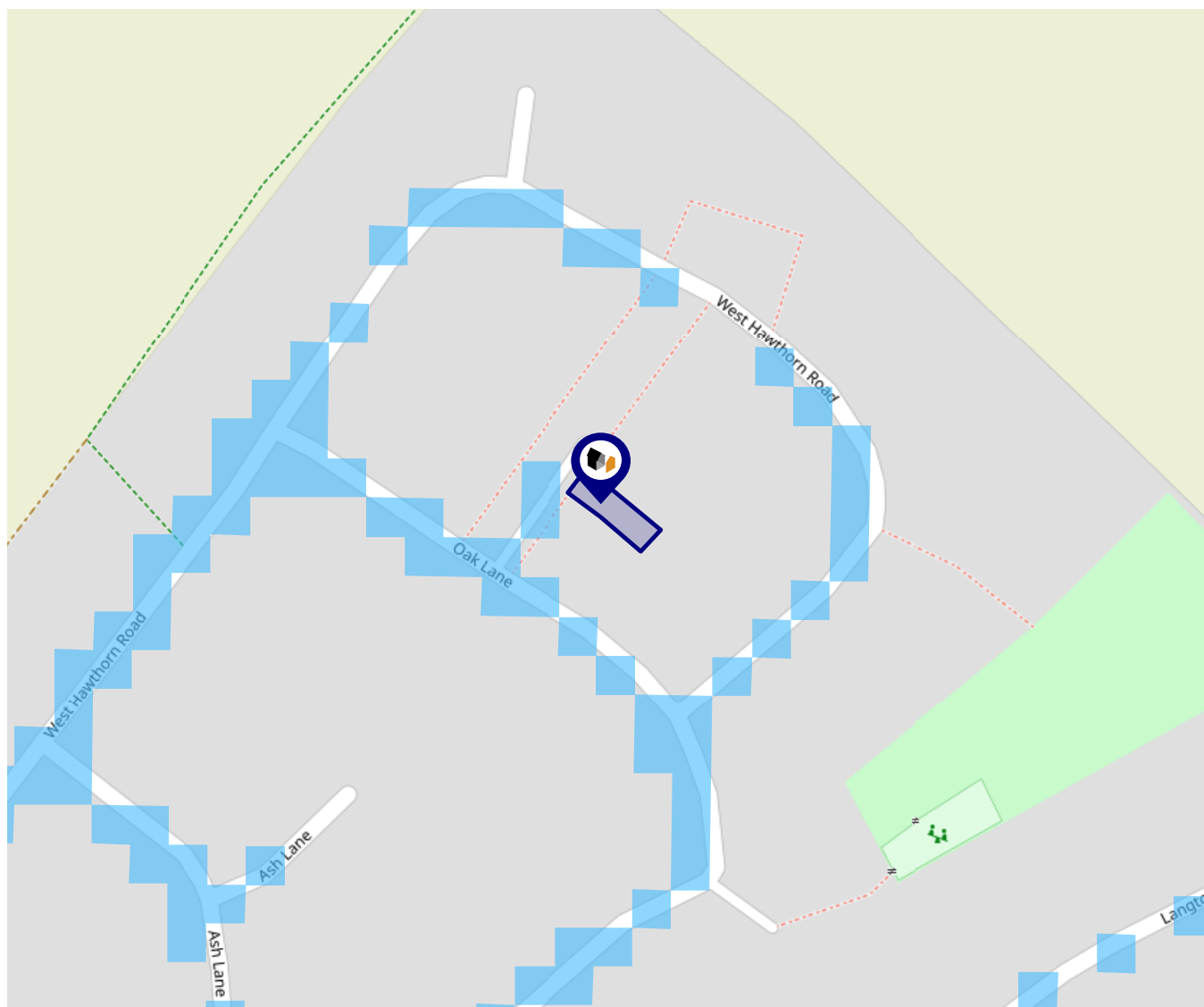
Key:

-  Power Pylons
-  Communication Masts

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).



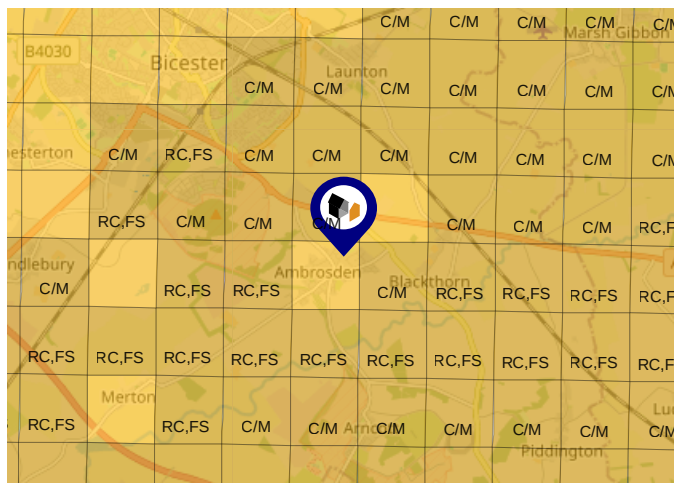


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

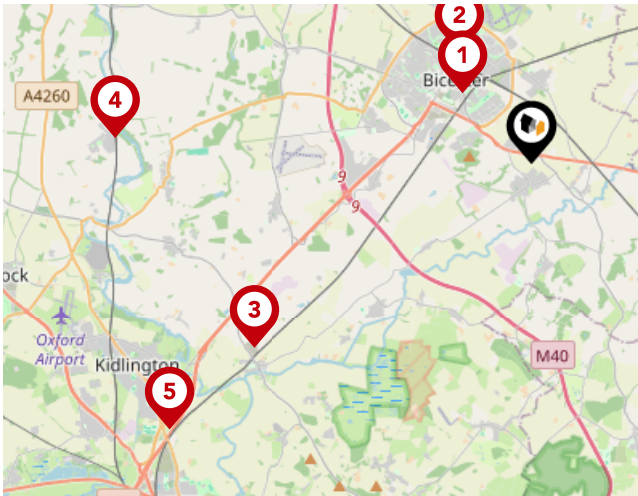


Primary Classifications (Most Common Clay Types)

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

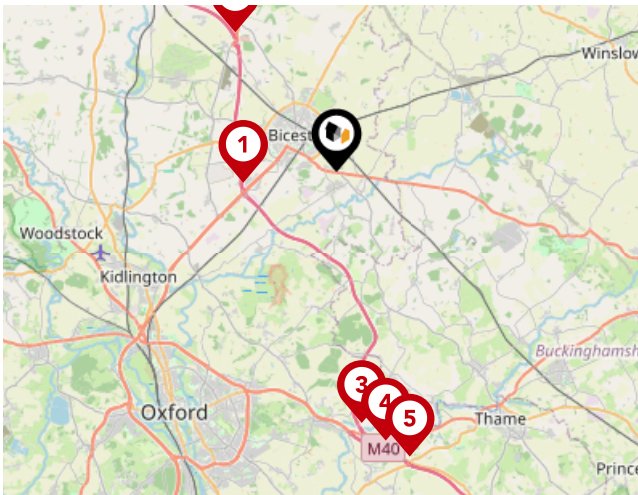
Area

Transport (National)



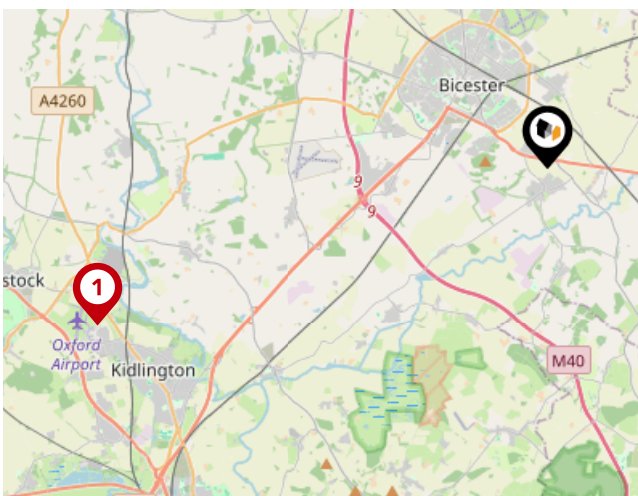
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	1.8 miles
2	Bicester North Rail Station	2.41 miles
3	Islip Rail Station	6.09 miles
4	Tackley Rail Station	7.62 miles
5	Oxford Parkway Rail Station	8.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.42 miles
2	M40 J10	6.3 miles
3	M40 J8A	9.21 miles
4	M40 J8	9.99 miles
5	M40 J7	10.73 miles

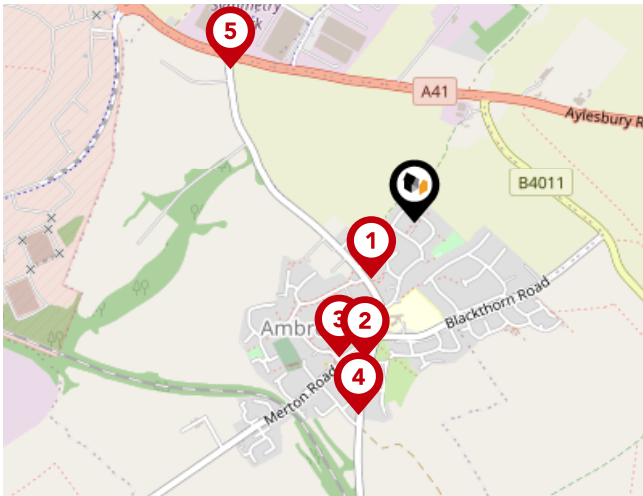


Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	8.73 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Willow Road	0.16 miles
2	Ploughley Road Garage	0.33 miles
3	Birch Road	0.35 miles
4	Old Arncott Road DEL	0.45 miles
5	Symmetry Park	0.54 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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.

Testimonial 1



I recently worked with Alistair on my big move from Bicester to Bournemouth, and I honestly couldn't have asked for a better experience. From start to finish, he was incredibly professional, reliable and genuinely supportive. Communication was absolutely key during such a major move, and Alistair nailed it, always keeping me updated, answering questions quickly, and making everything feel straightforward and manageable.

Testimonial 2



I recently sold my property with Alistair and had an excellent experience from start to finish. He was professional, proactive, and kept me well informed throughout the entire process. His market knowledge and clear, honest advice made the sale feel smooth and well managed. Alistair went above and beyond to keep everything on track through to completion, and I wouldn't hesitate to recommend him to anyone looking to sell their home.

Testimonial 3



I cannot recommend Alistair enough! His expert knowledge, guidance and just passion about what he does is a breath of fresh air. I worked with some of the 'big' agents before meeting Alistair which was a mistake, I would always recommend using his services for anyone looking for an estate agent.



/avocadoproperty



/avocado_property

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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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Avocado Property

07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

