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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12<sup>th</sup> February 2026



**LYNEHAM ROAD, BICESTER, OX26**

**Avocado Property**

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# Introduction

## Our Comments



### **Seller's comments...**

We have lived here for 12 years and really enjoyed the house and the space it offers.

We love the garden and the several seating areas we have created so you can follow the sun around the garden all day if you wish too. Ideal for entertaining. We are not overlooked either making the garden nice and private. We have really enjoyed the position of the house as

The road is a dead end so no unwanted traffic which means it's lovely and quiet. We have lovely neighbours that really do look out for your property if you're not around.

We are a 5 minute walk away from a local shop and both the primary and secondary schools are only a 10 minute walk. Bicester town centre is only a 25 minute walk away.

We love our house and the space it offers. If we could pick it up and move it we would.

### **Agent's comments...**

Situated at the end of a cul-de-sac, this four-bedroom semi-detached home offers well-balanced accommodation, a larger than average garden and off-road parking, along with a garage.

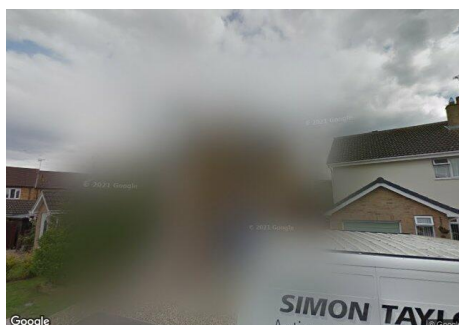
The ground floor includes a lounge with wood burner, and a kitchen/diner providing space for everyday family living and entertaining. There is also a separate garden room overlooking the rear garden, offering additional reception space suitable for a variety of uses. A downstairs shower room adds convenience, alongside a utility room providing practical laundry and storage space.

Upstairs, there are four bedrooms served by a family bathroom.

Externally, the property benefits from a larger than average rear garden, offering ample outdoor space. To the front, there is off-road parking and access to the garage.

A well-positioned home within a cul-de-sac setting, offering flexible living space both inside and out.

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	0.07 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£2,190
Title Number:	ON109916

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:







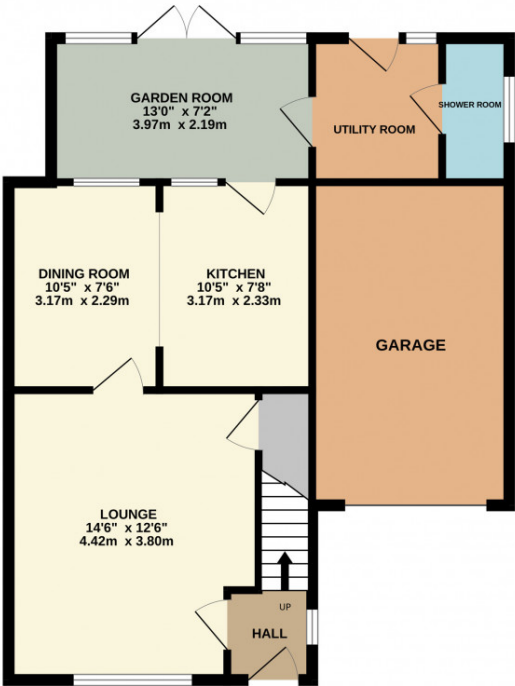




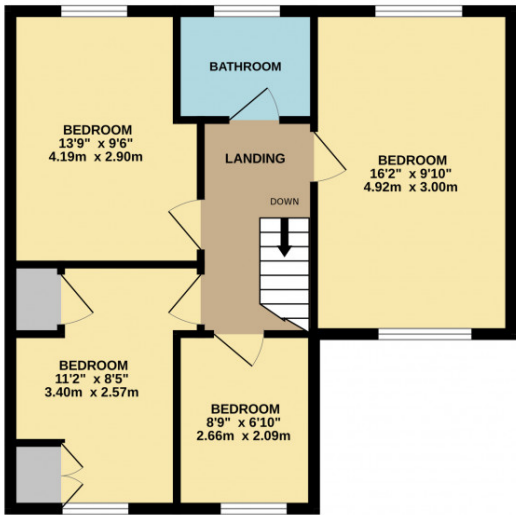


## LYNEHAM ROAD, BICESTER, OX26

GROUND FLOOR



1ST 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.  
Made with Metropix ©2026

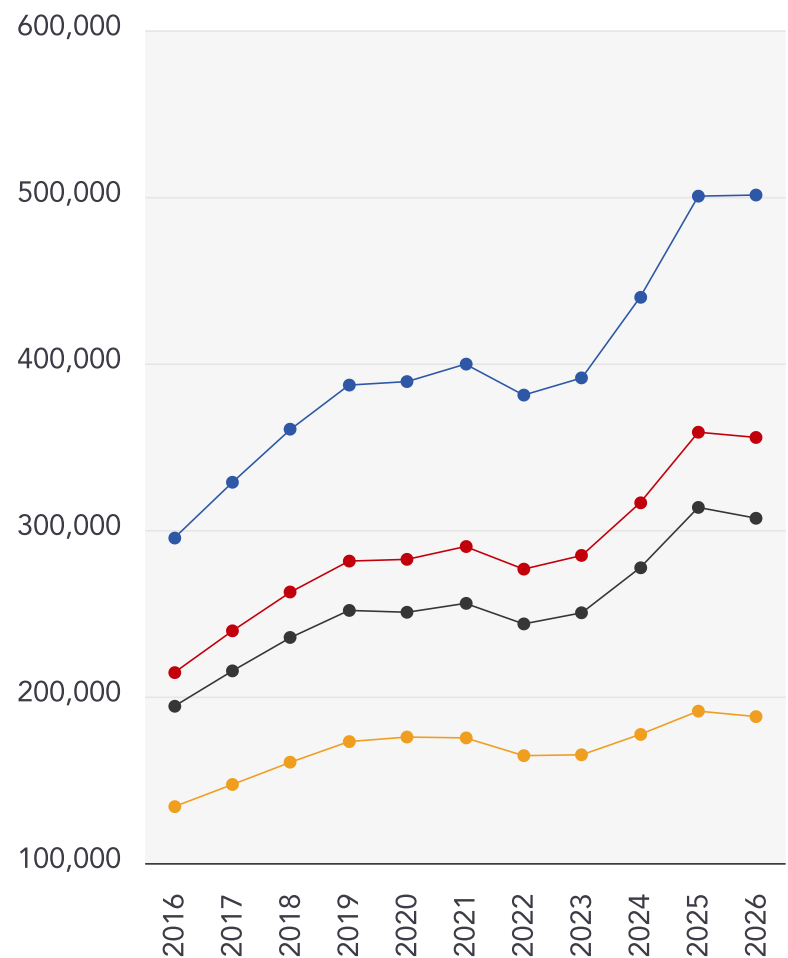


# Market

## 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

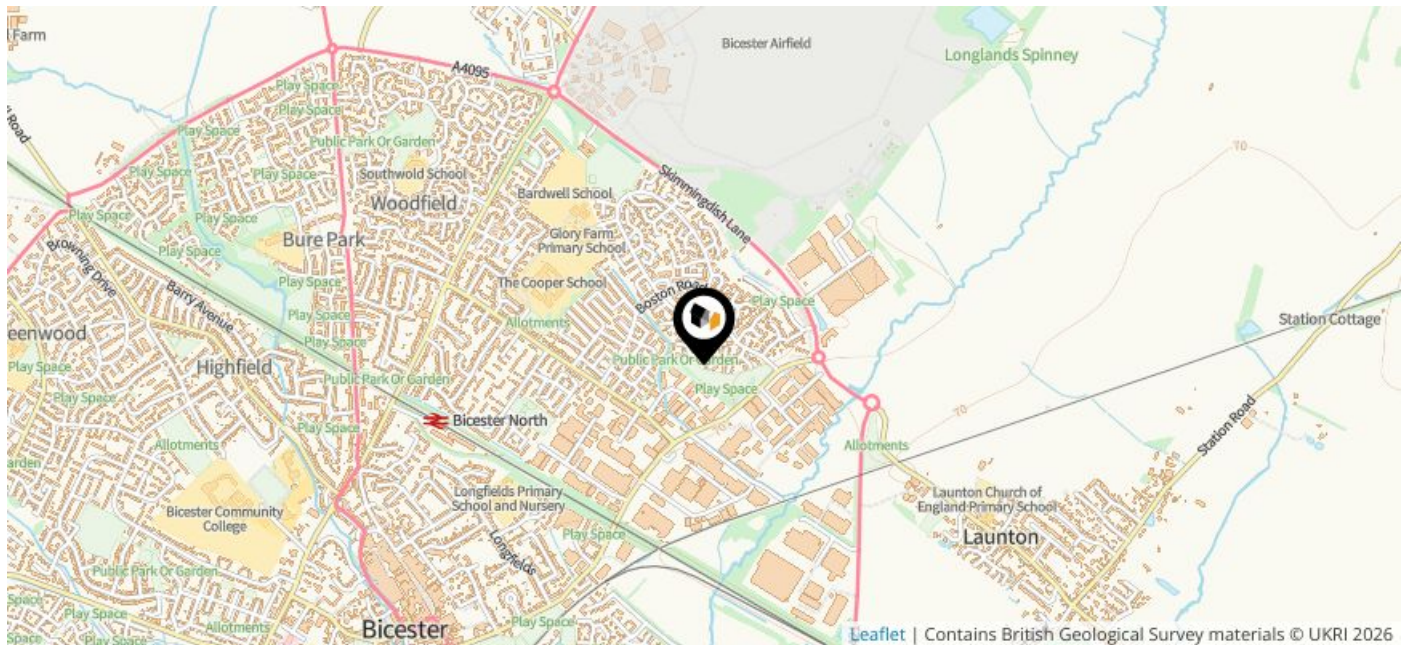
**+40.36%**

# Maps

## Coal Mining



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.

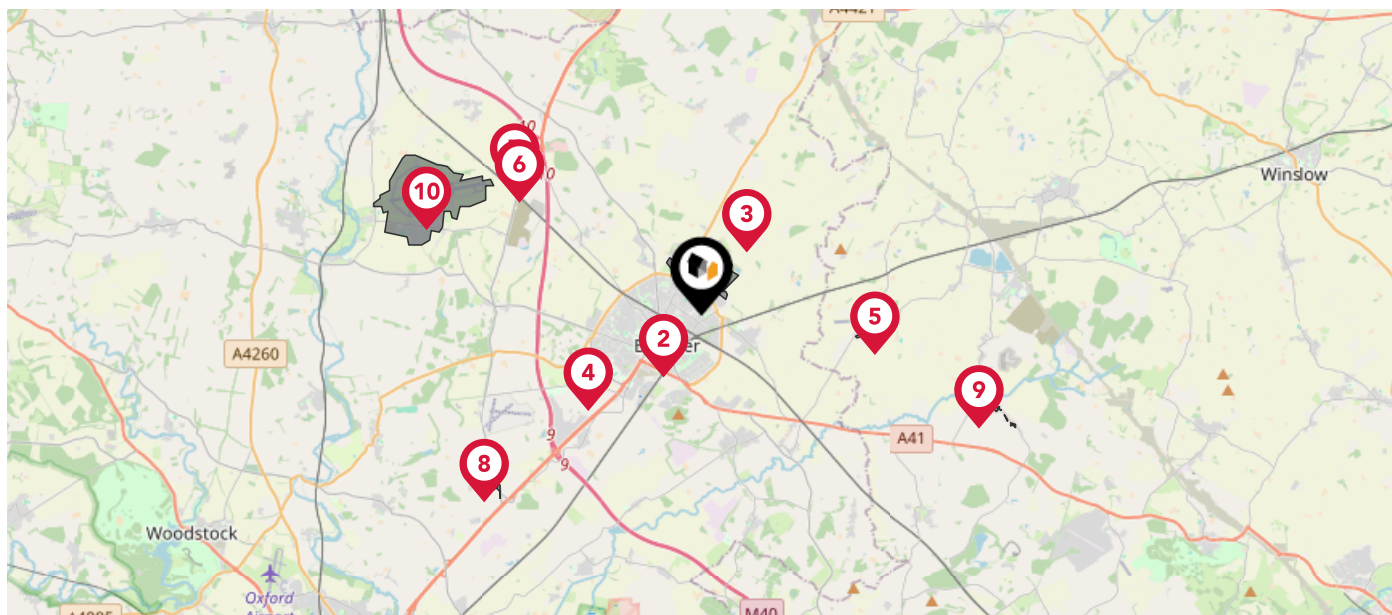
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# 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  | RAF Bicester        |
| 2  | Bicester            |
| 3  | Stratton Audley     |
| 4  | Chesterton          |
| 5  | Marsh Gibbon        |
| 6  | Ardley              |
| 7  | Fewcott             |
| 8  | Weston on the Green |
| 9  | Grendon Underwood   |
| 10 | RAF Upper Heyford   |

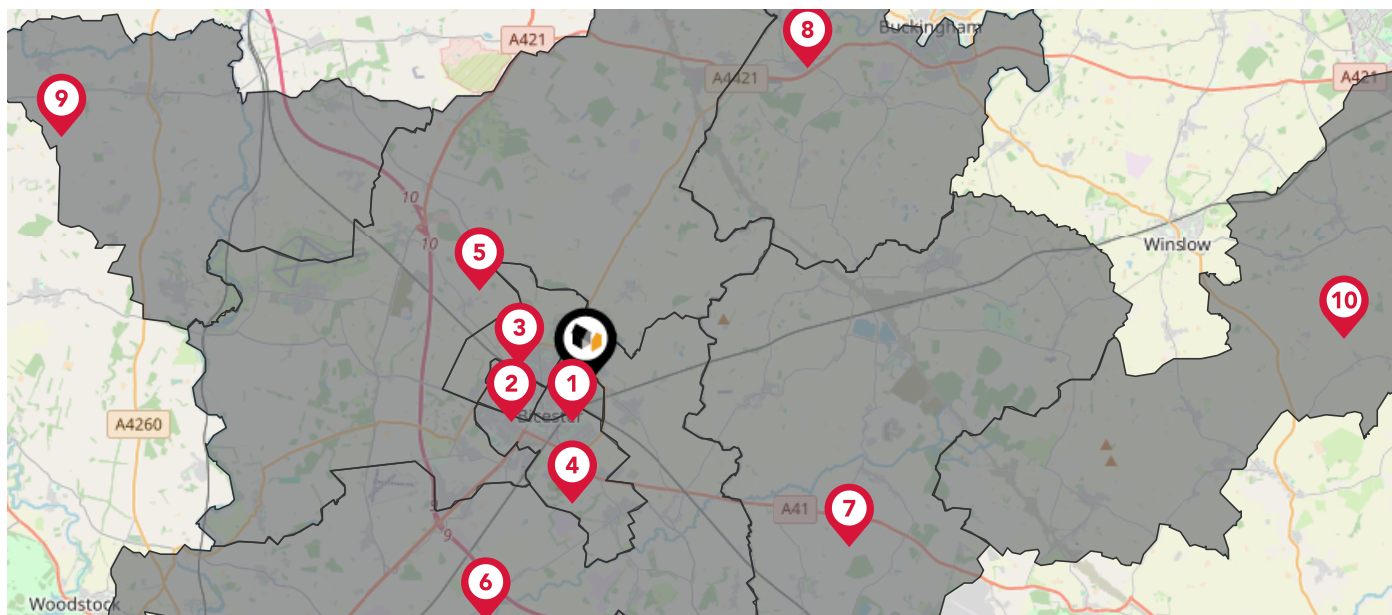


# Maps











## 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

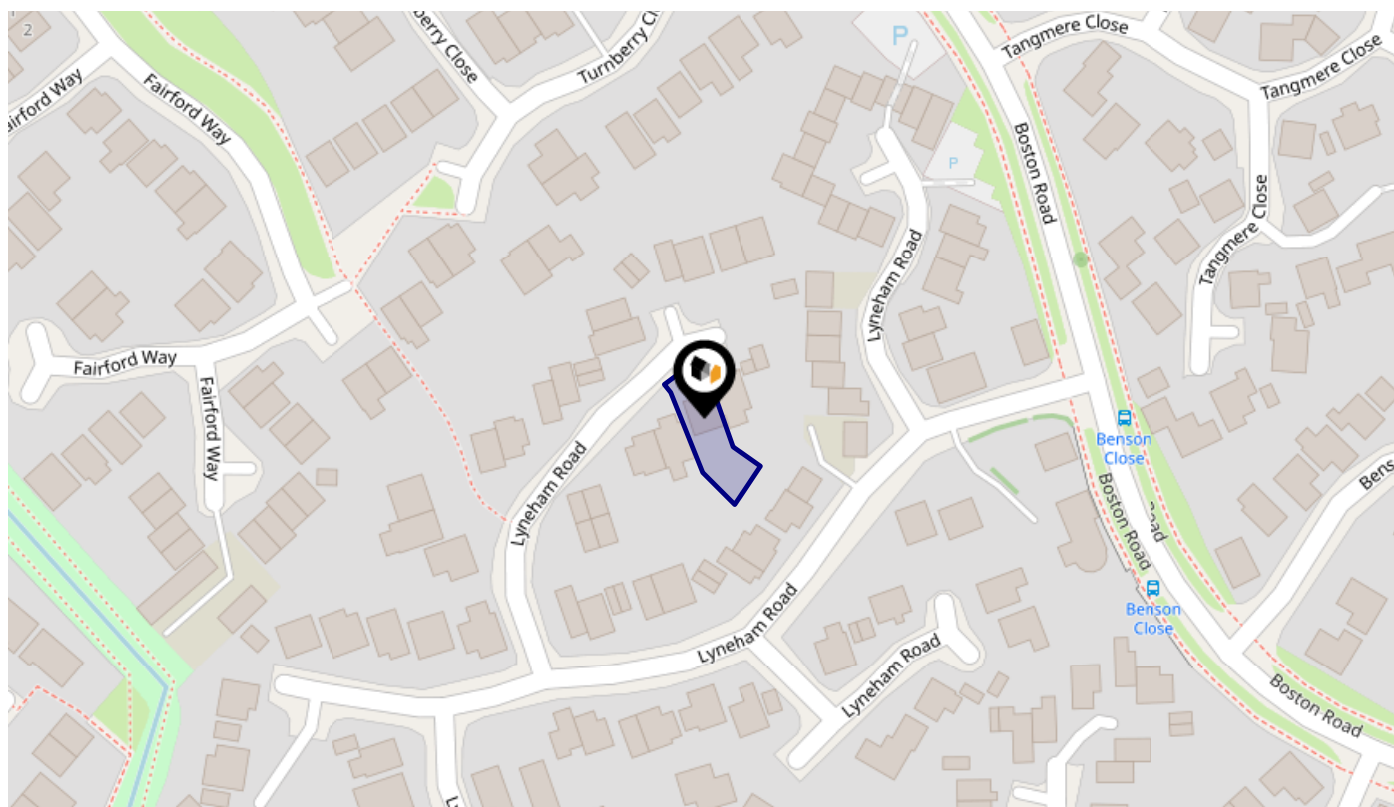
-  Bicester East Ward
-  Bicester West Ward
-  Bicester North & Caversfield Ward
-  Bicester South & Ambrosden Ward
-  Fringford & Heyfords Ward
-  Launton & Otmoor Ward
-  Grendon Underwood Ward
-  Buckingham West Ward
-  Deddington Ward
-  Great Brickhill Ward

# Maps

## Rail Noise



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:

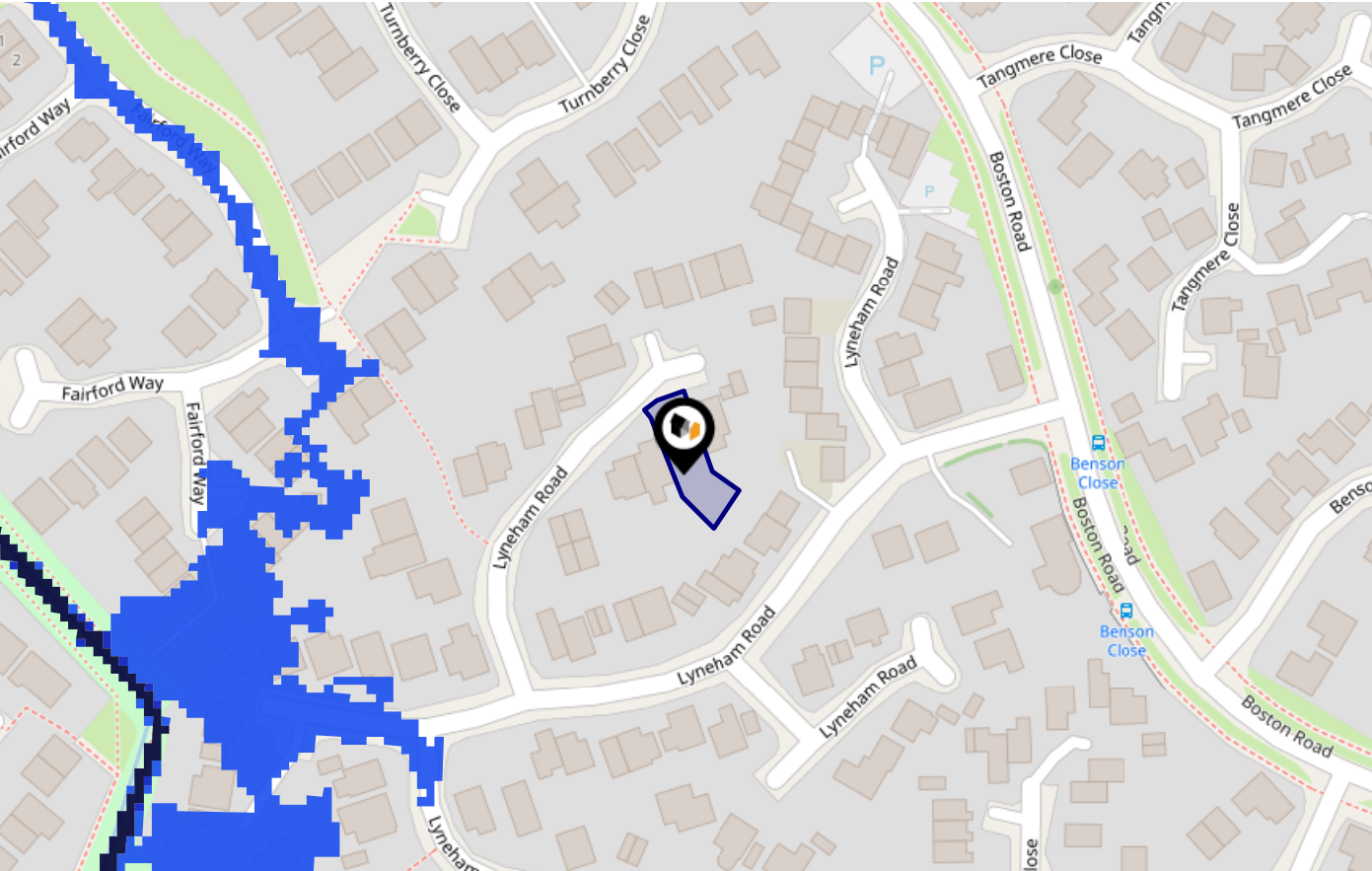
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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.

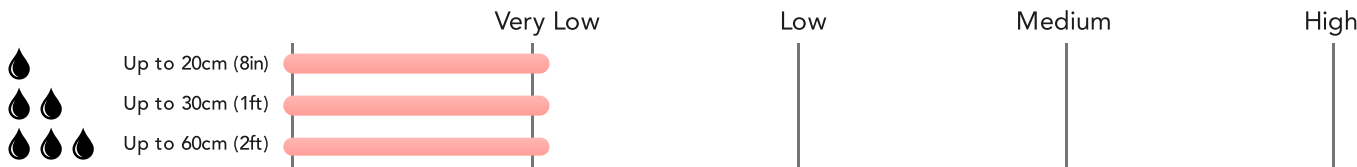


Risk Rating: Very low

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:



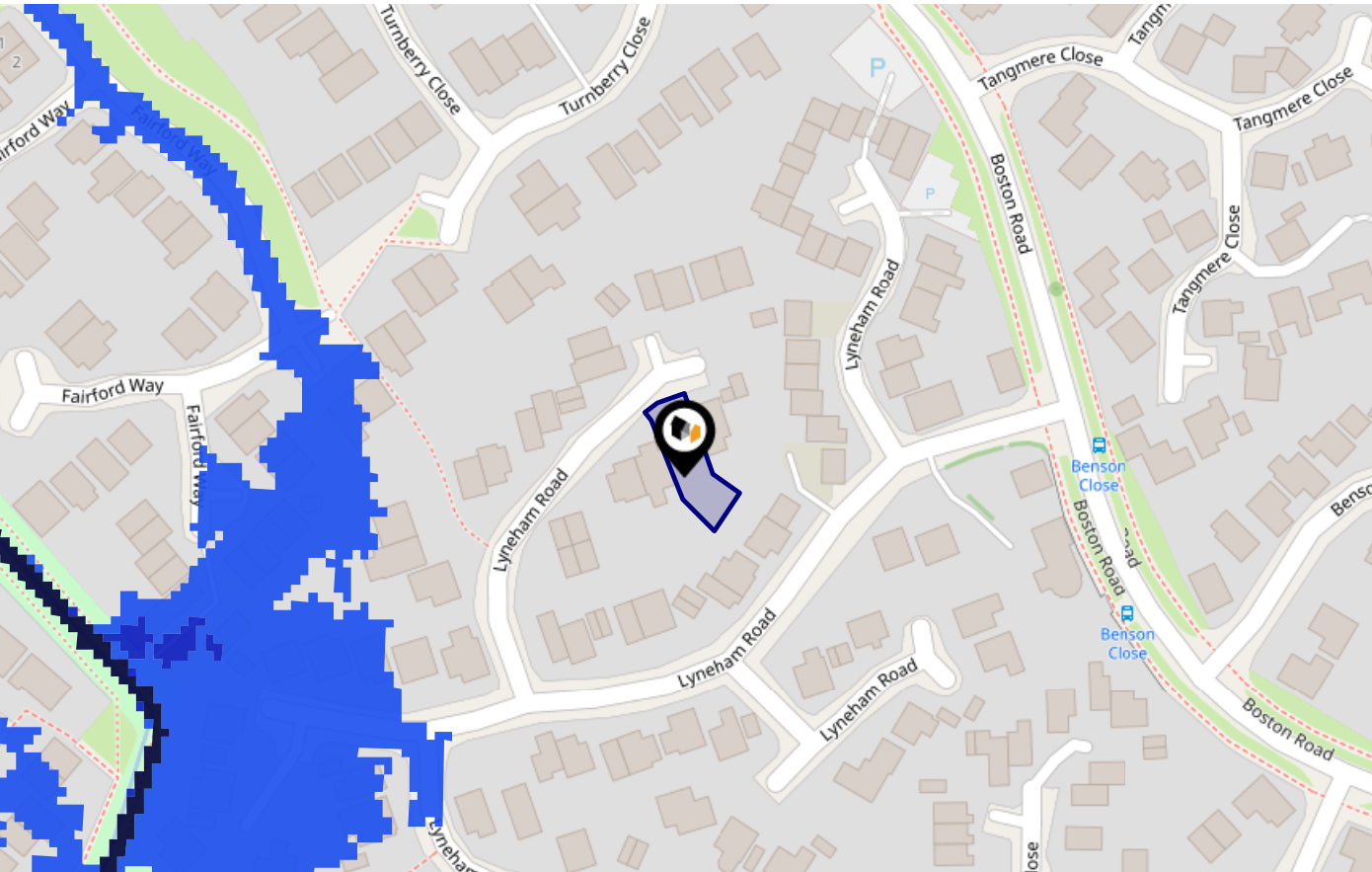


# Flood Risk

## 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.

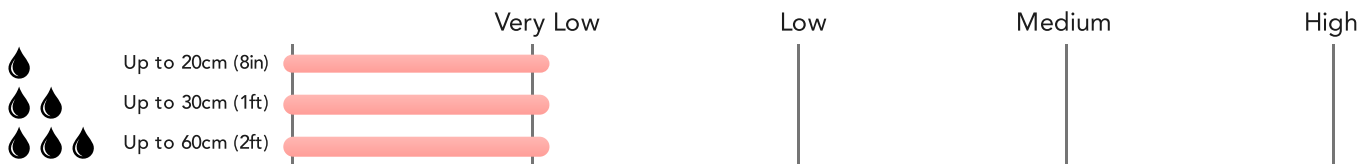


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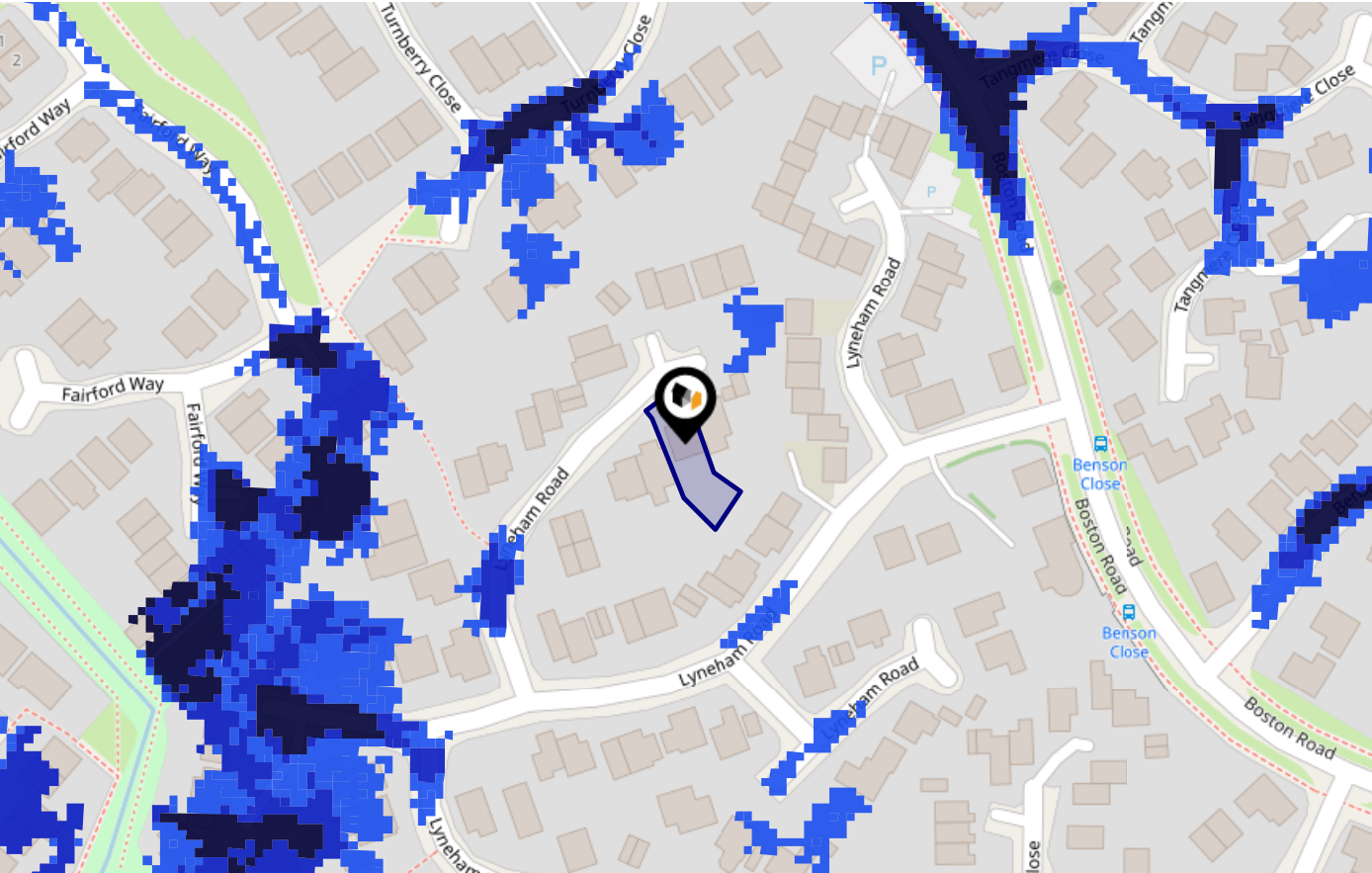


# Flood Risk

## 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.

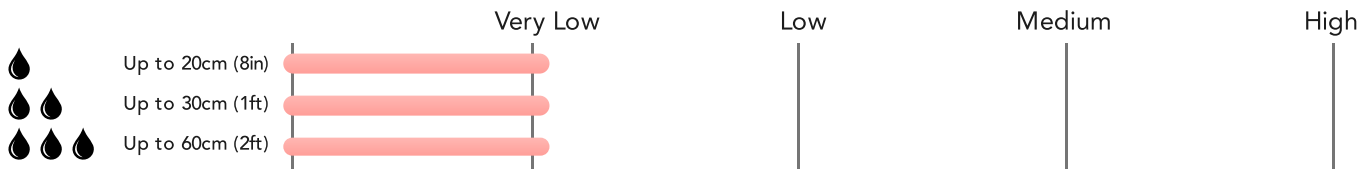


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

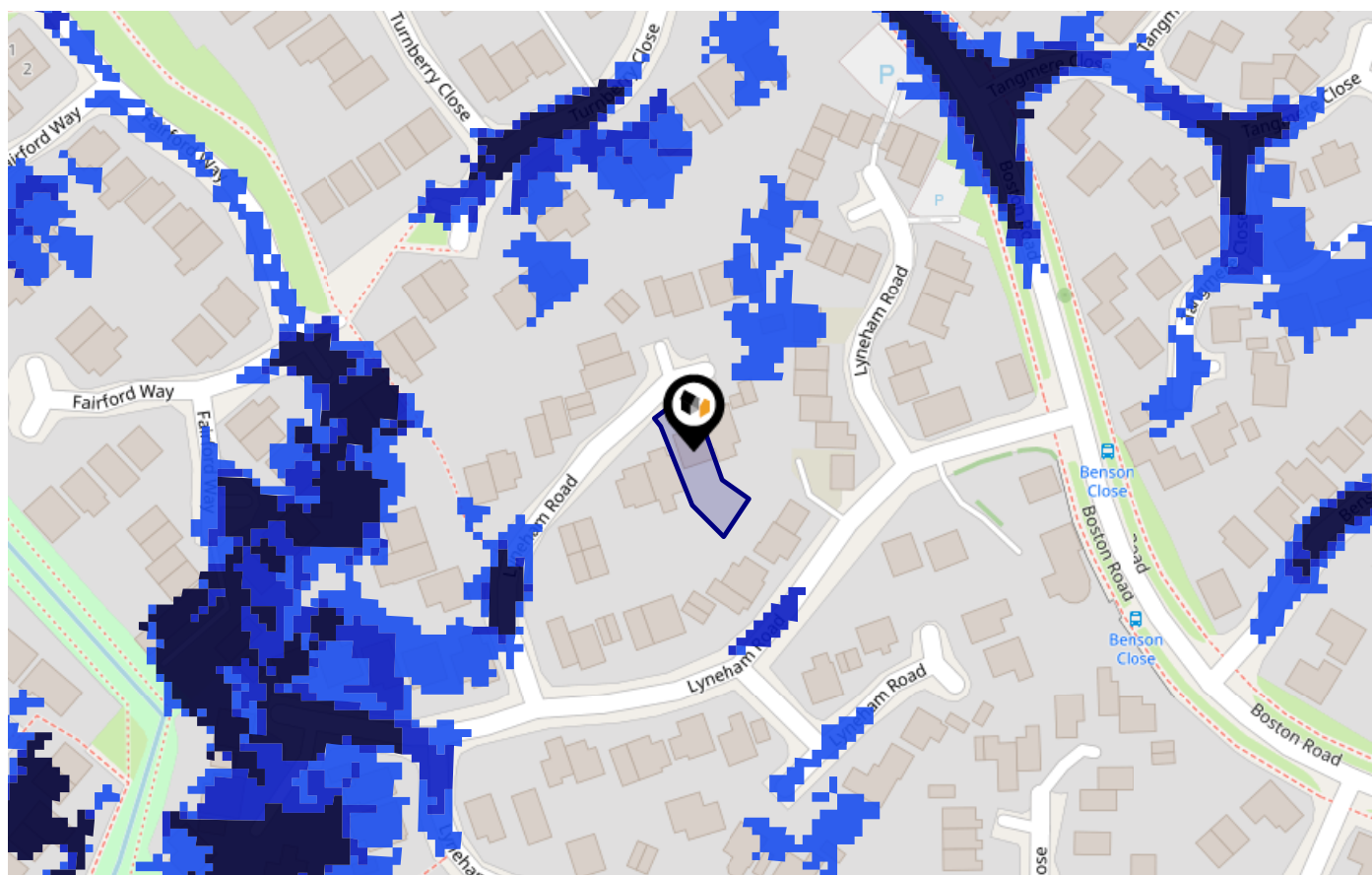


# Flood Risk

## 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.

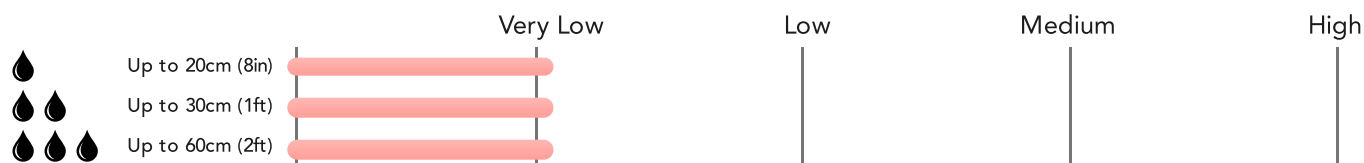


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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

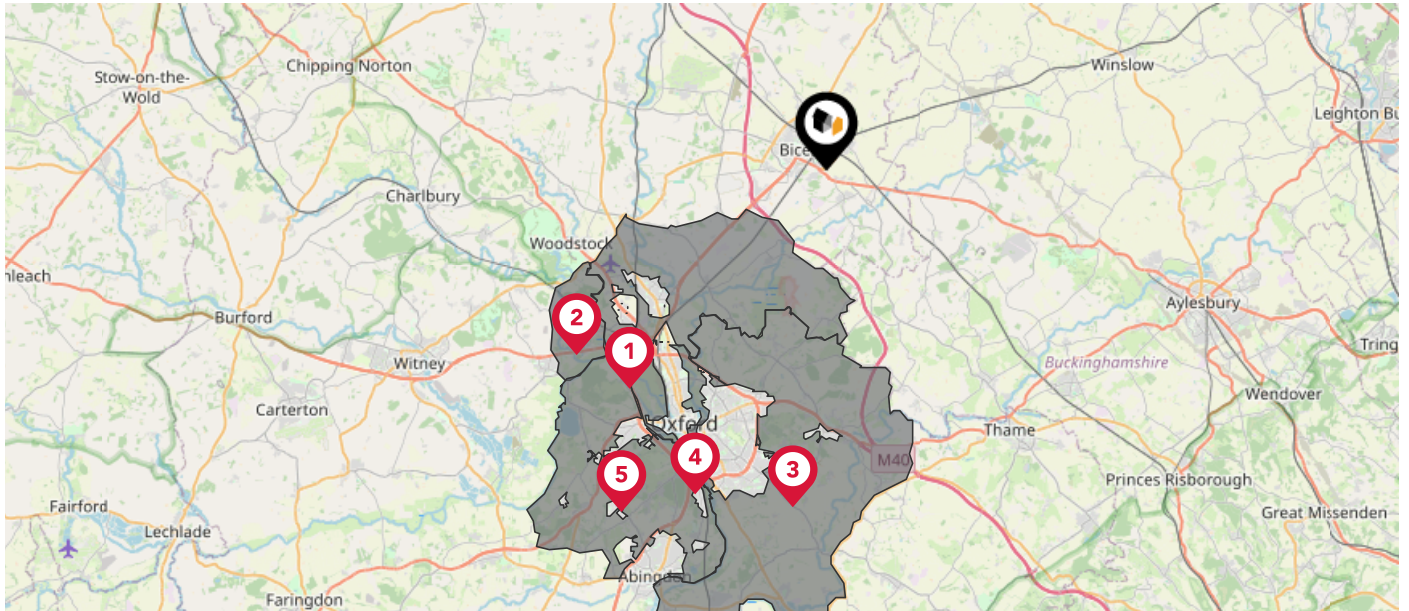


# Maps

## 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 - South Oxfordshire



Oxford Green Belt - Oxford



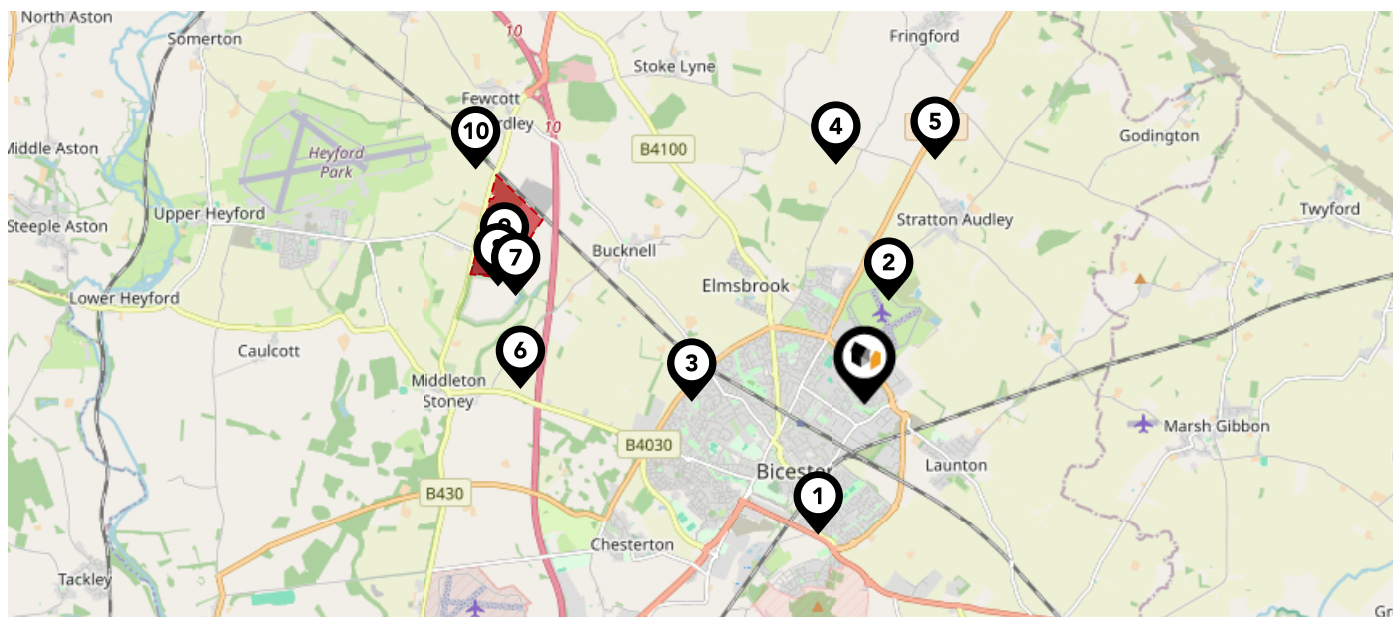
Oxford Green Belt - Vale of White Horse

# 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

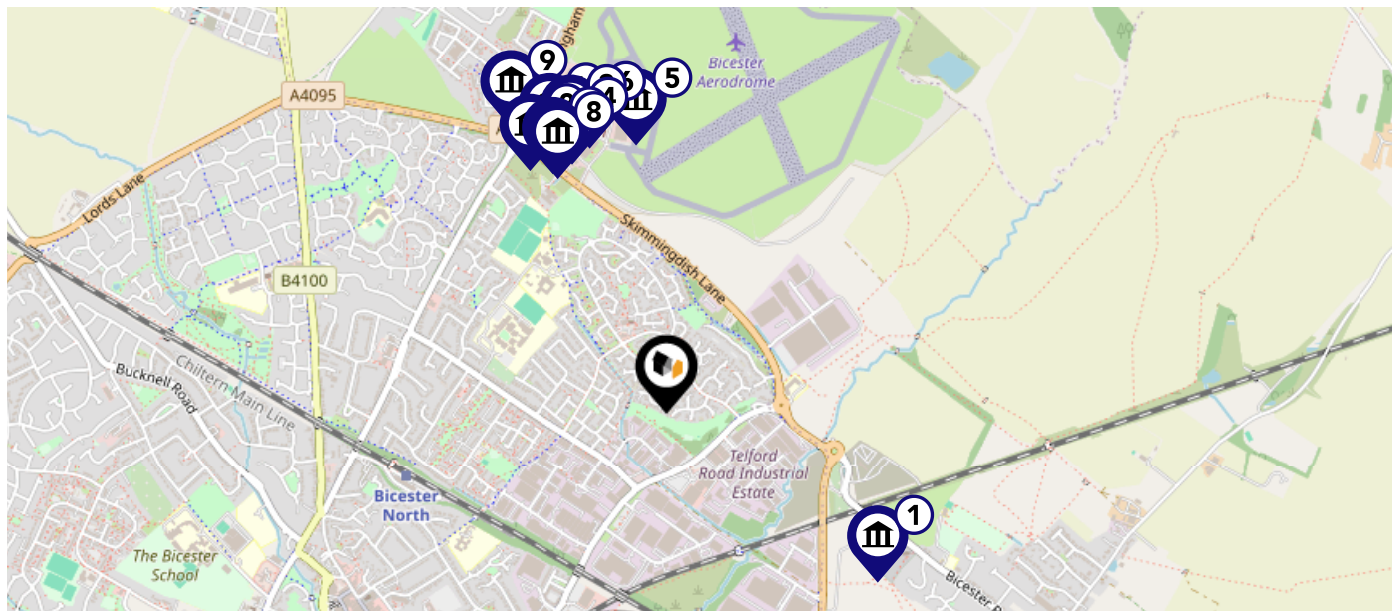
1	London Road-Bicester, Oxfordshire	Historic Landfill	
2	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill	
3	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	
4	EA/EPR/VP3999EL/V003 - Mr T Williams	Active Landfill	
5	Fringford-A421 Fringford	Historic Landfill	
6	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	
7	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	
8	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Ardley Wood-Ardley, Oxfordshire	Historic Landfill	











# Maps

## Listed Buildings



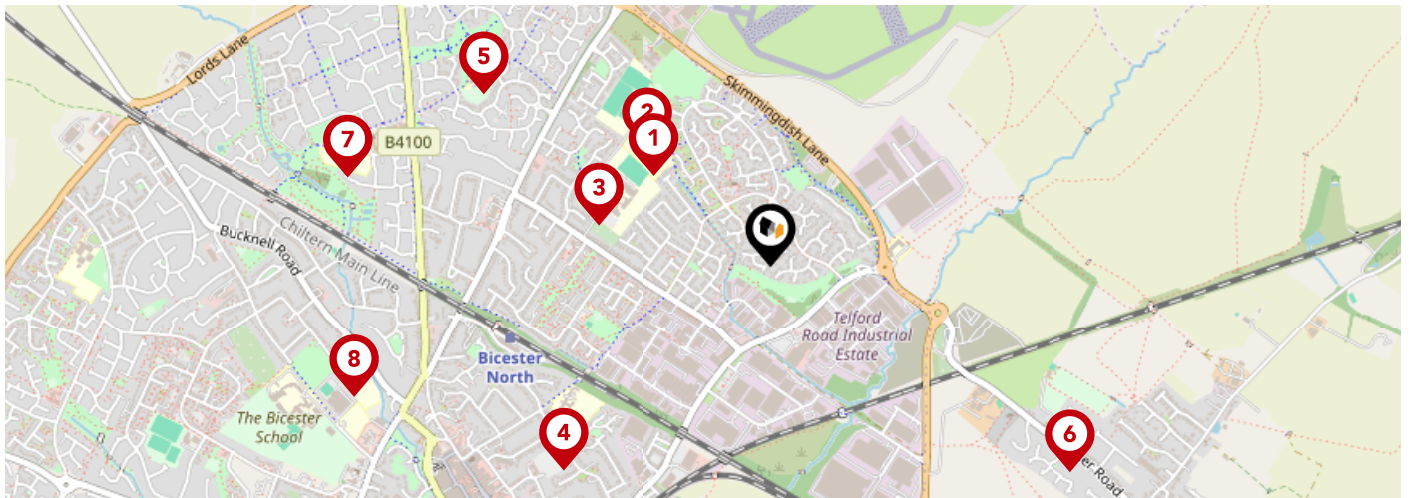
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1232878 - Manor Farmhouse	Grade II	0.6 miles
 1393034 - Building Nos 146 And 147 (station Offices And Operation Block)	Grade II	0.6 miles
 1393041 - Building No 99 (main Workshops)	Grade II	0.6 miles
 1393043 - Building No 123 (lecture Rooms And Armoury)	Grade II	0.6 miles
 1393042 - Building No 109 (watch Tower And Office)	Grade II	0.6 miles
 1392761 - Building 103 (link Trainer)	Grade II	0.6 miles
 1393044 - Building Nos 129, 130 And 131 (motor Transport Sheds)	Grade II	0.6 miles
 1393049 - Building No 135	Grade II	0.6 miles
 1392759 - Building 33 (barrack Block)	Grade II	0.7 miles
 1393038 - Building No 90 (main Stores)	Grade II	0.7 miles

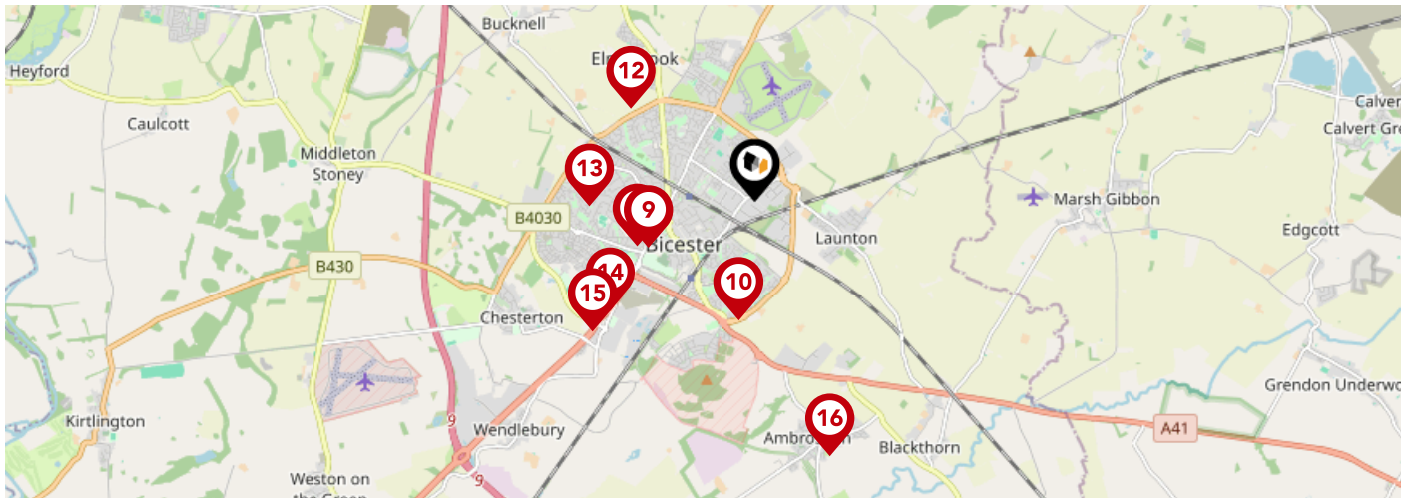










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Glory Farm Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bardwell School</b> Ofsted Rating: Good   Pupils: 113   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Cooper School</b> Ofsted Rating: Requires improvement   Pupils: 1272   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Longfields Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 388   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Southwold Primary School</b> Ofsted Rating: Good   Pupils: 350   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Launton Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bure Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Brookside Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

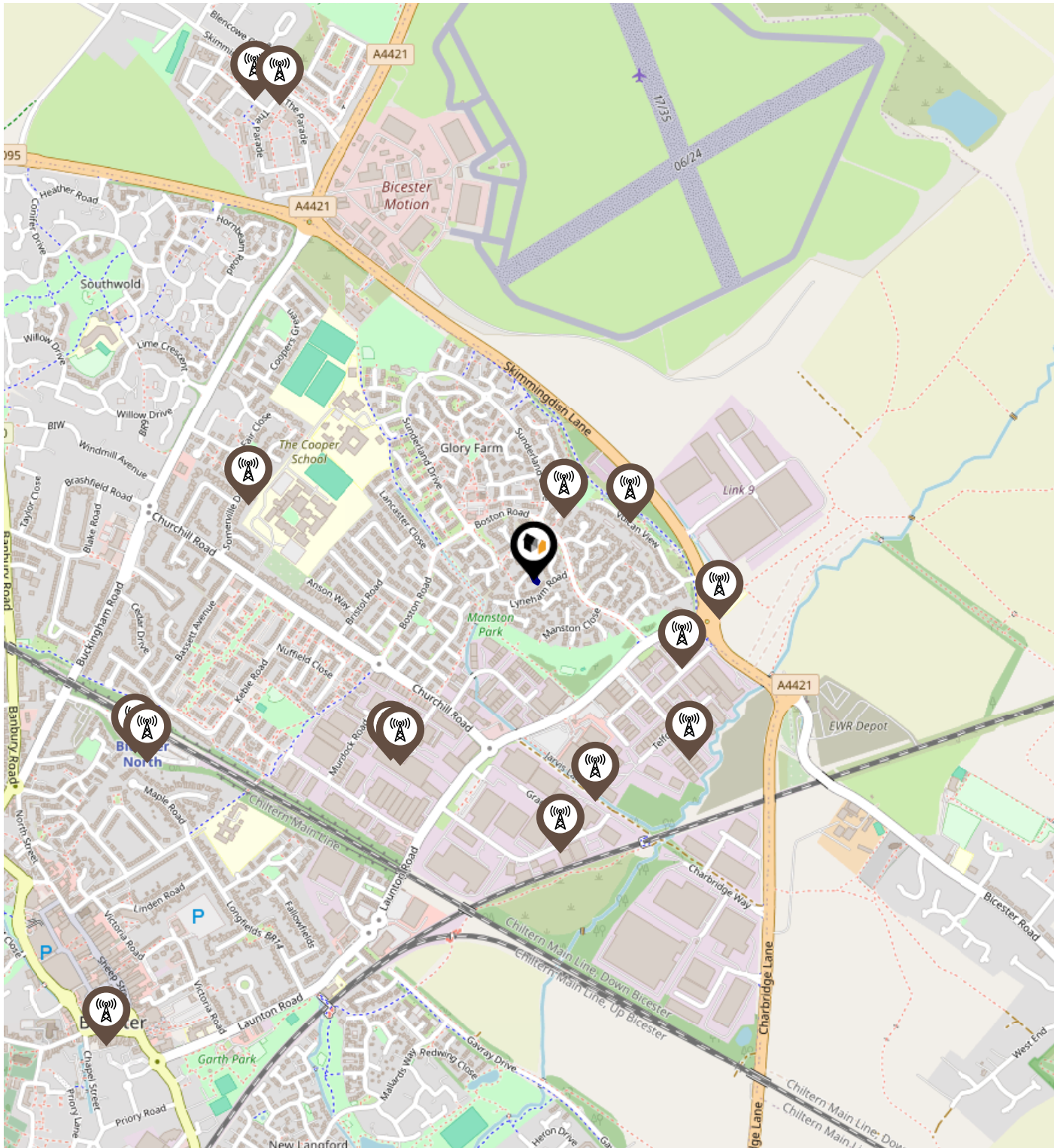
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Mary's Catholic Primary School, Bicester</b> Ofsted Rating: Good   Pupils: 229   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Langford Village Community Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bicester School</b> Ofsted Rating: Good   Pupils: 1239   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gagle Brook Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Meadow Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edburg's Church of England (VA) School</b> Ofsted Rating: Good   Pupils: 489   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitelands Academy</b> Ofsted Rating: Good   Pupils: 467   Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Five Acres Primary School</b> Ofsted Rating: Good   Pupils: 352   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts



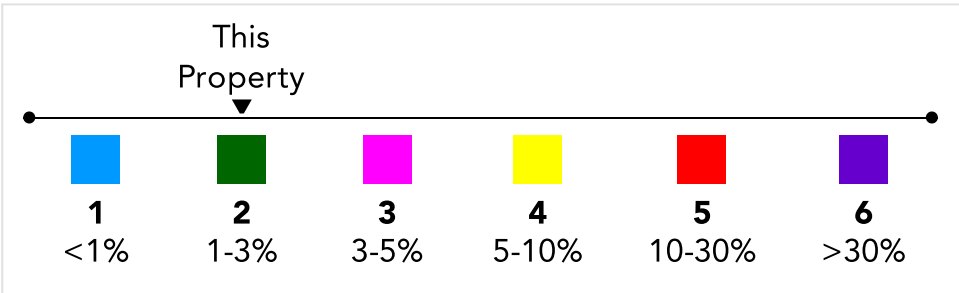
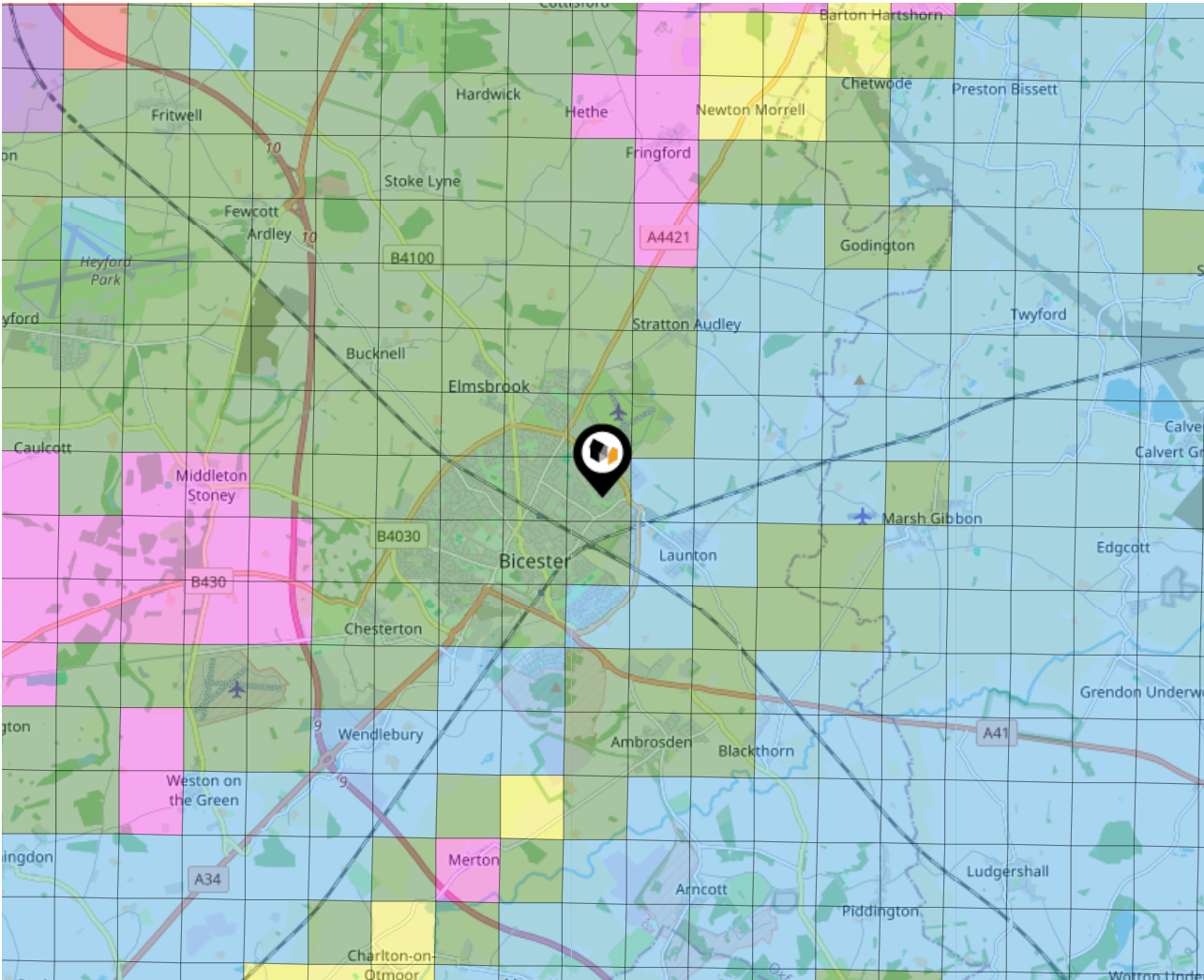
# Environment

## Radon Gas



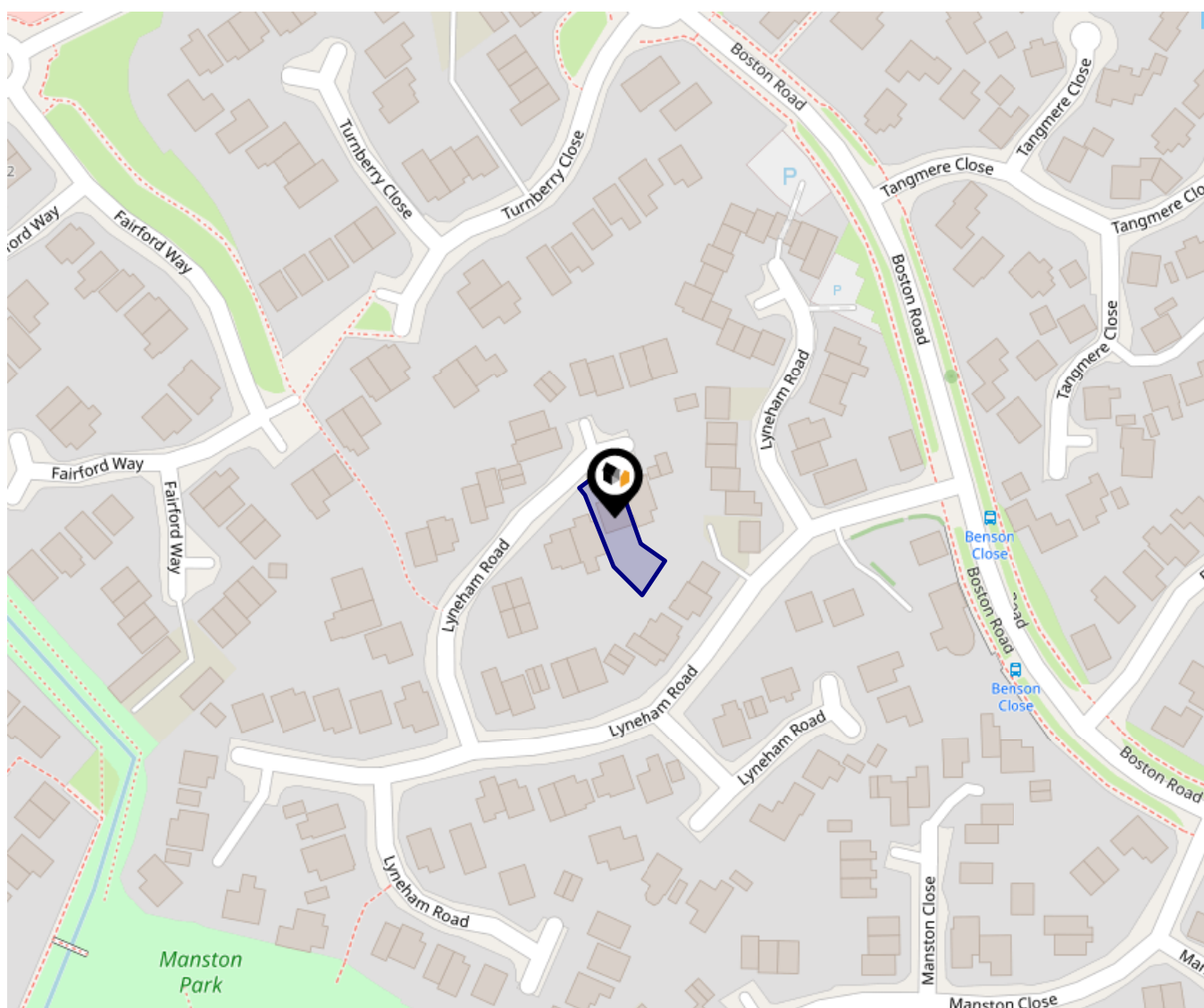
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise



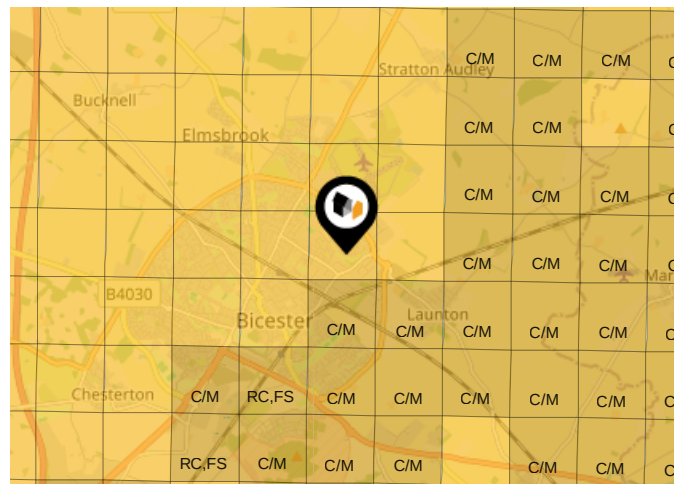
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM		



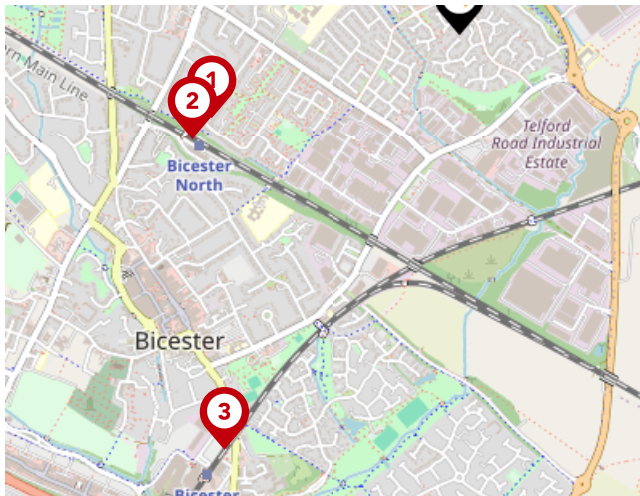
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



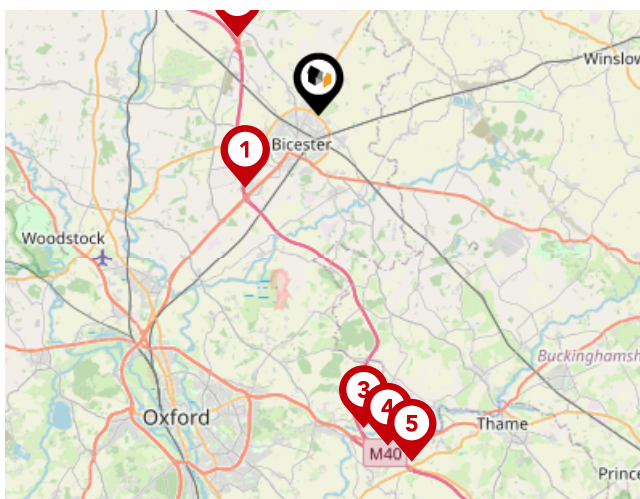
# Area

## Transport (National)



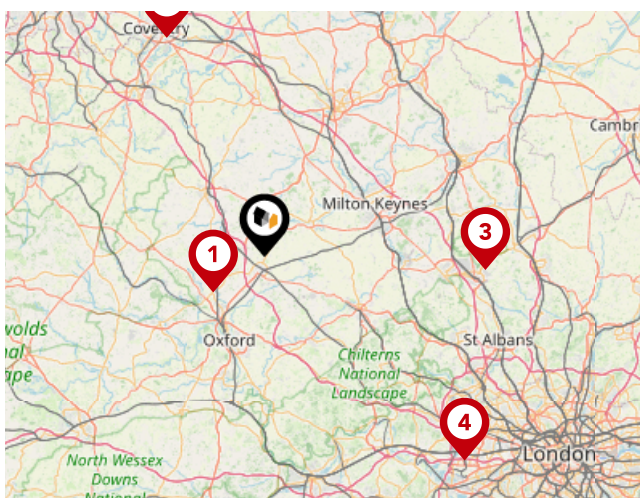
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Bicester North Rail Station	0.6 miles
<b>2</b>	Bicester North Rail Station	0.65 miles
<b>3</b>	Bicester Village Rail Station	1.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M40 J9	3.74 miles
<b>2</b>	M40 J10	4.15 miles
<b>3</b>	M40 J8A	11.53 miles
<b>4</b>	M40 J8	12.34 miles
<b>5</b>	M40 J7	13.09 miles

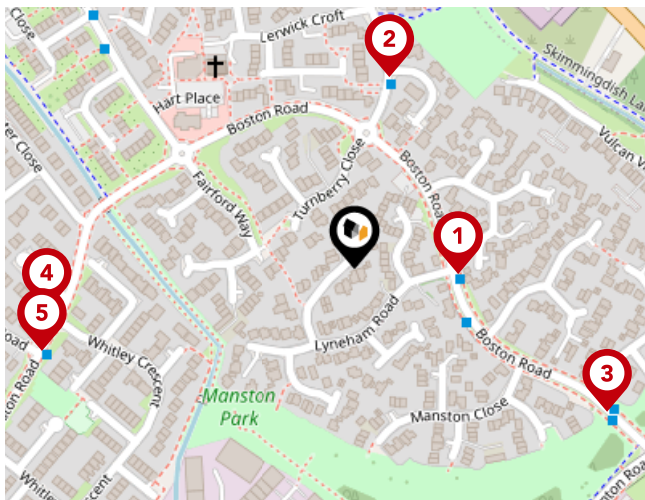


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Kidlington	9.11 miles
<b>2</b>	Baginton	35 miles
<b>3</b>	Luton Airport	32.44 miles
<b>4</b>	Heathrow Airport	41.85 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Benson Close	0.06 miles
2	Fulmar Court	0.11 miles
3	Scampton Close	0.17 miles
4	Whitley Crescent	0.18 miles
5	Whitley Crescent	0.18 miles

# Avocado Property

## About Us



### Avocado Property

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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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## 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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