

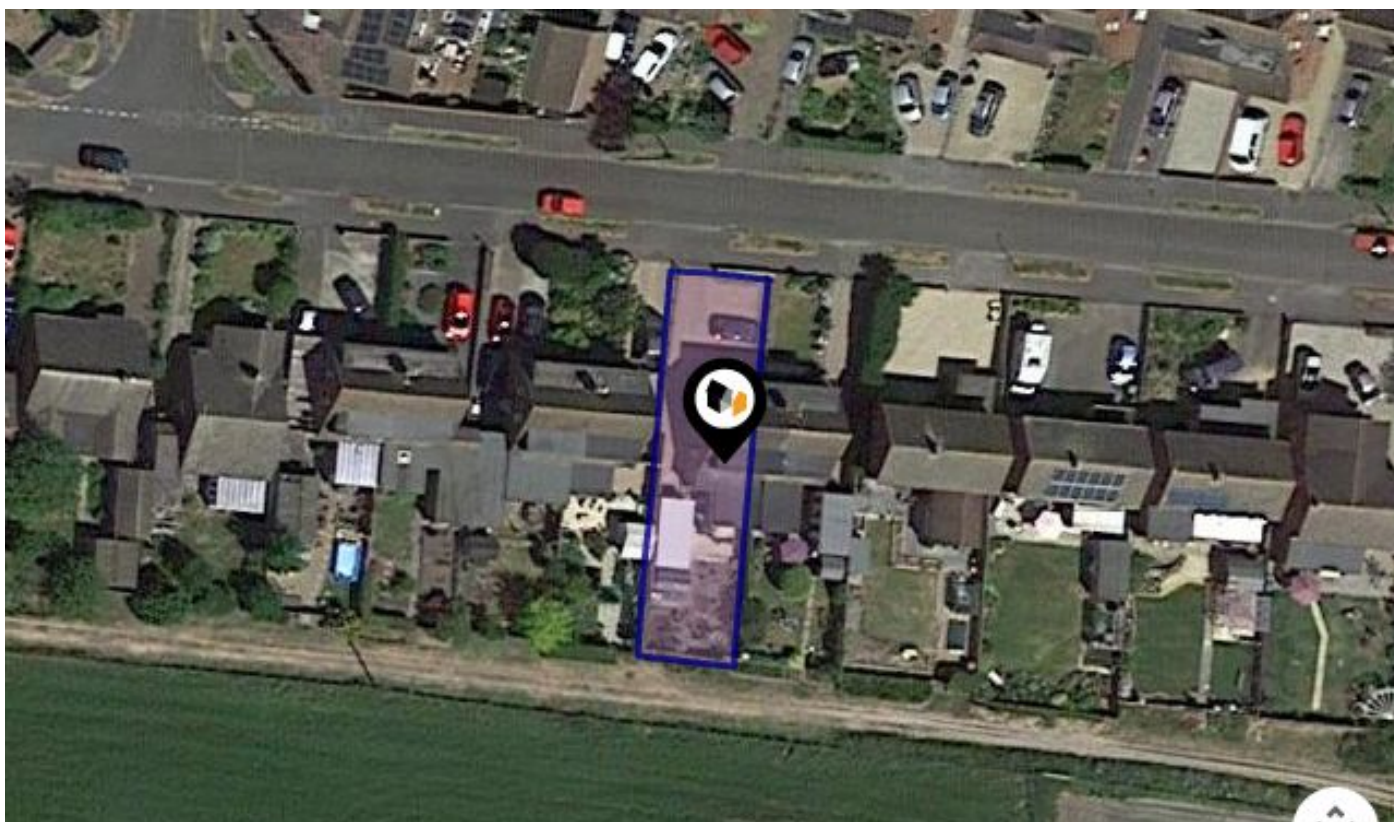


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 09<sup>th</sup> April 2025**



**LOYD ROAD, DIDCOT, OX11**

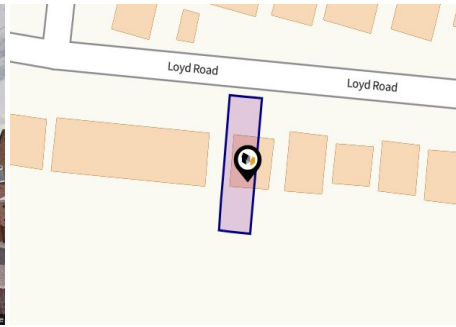
## Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

01235 511406

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www.hodsons.co.uk



## Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,027 ft <sup>2</sup> / 95 m <sup>2</sup>
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,200
Title Number:	ON180834

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

<b>23</b> mb/s	<b>74</b> mb/s	<b>1000</b> mb/s
		

Mobile Coverage:  
(based on calls indoors)



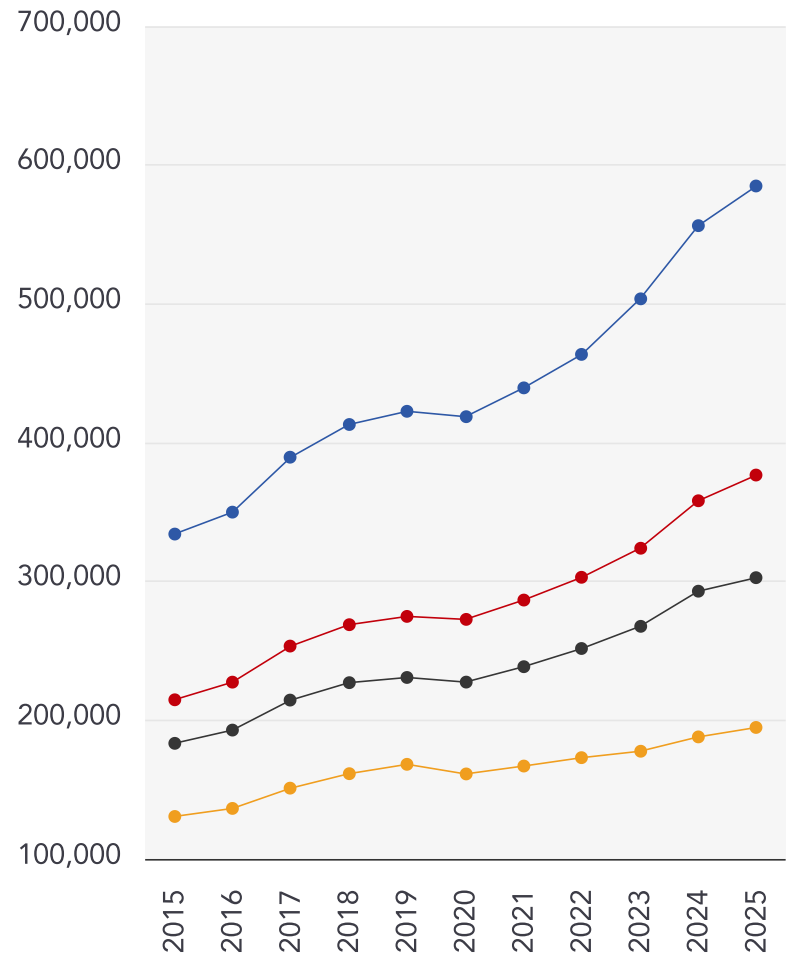
Satellite/Fibre TV Availability:



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in OX11



Detached

**+75.07%**

Semi-Detached

**+75.42%**

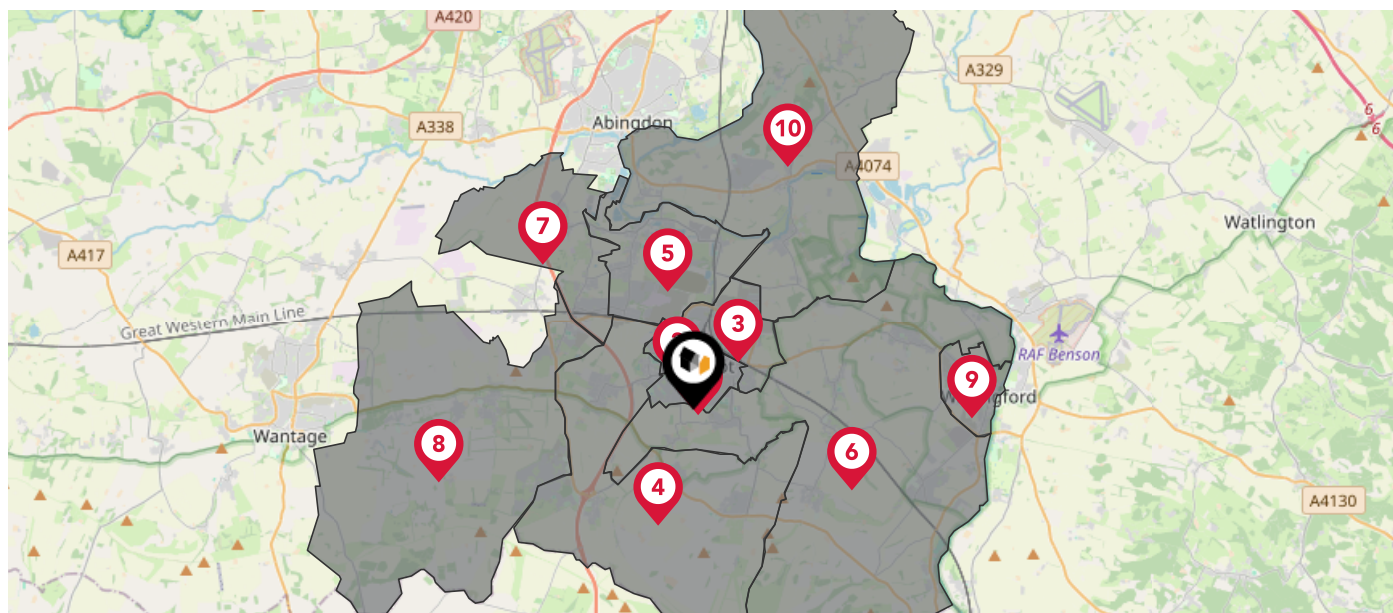
Terraced

**+65.11%**

Flat

**+49.1%**

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

Didcot South Ward

2

Didcot West Ward

3

Didcot North East Ward

4

Blewbury & Harwell Ward

5

Sutton Courtenay Ward

6

Cholsey Ward

7

Drayton Ward

8

Hendreds Ward

9

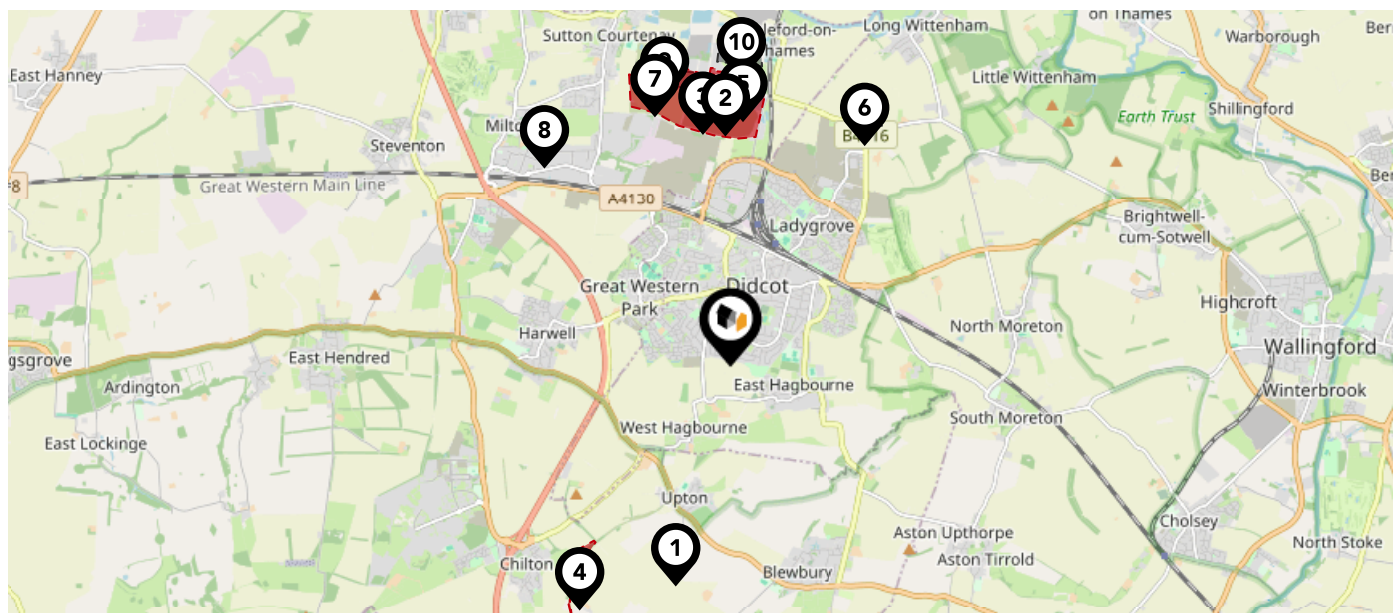
Wallingford Ward

10











Sandford & the Wittenhams Ward

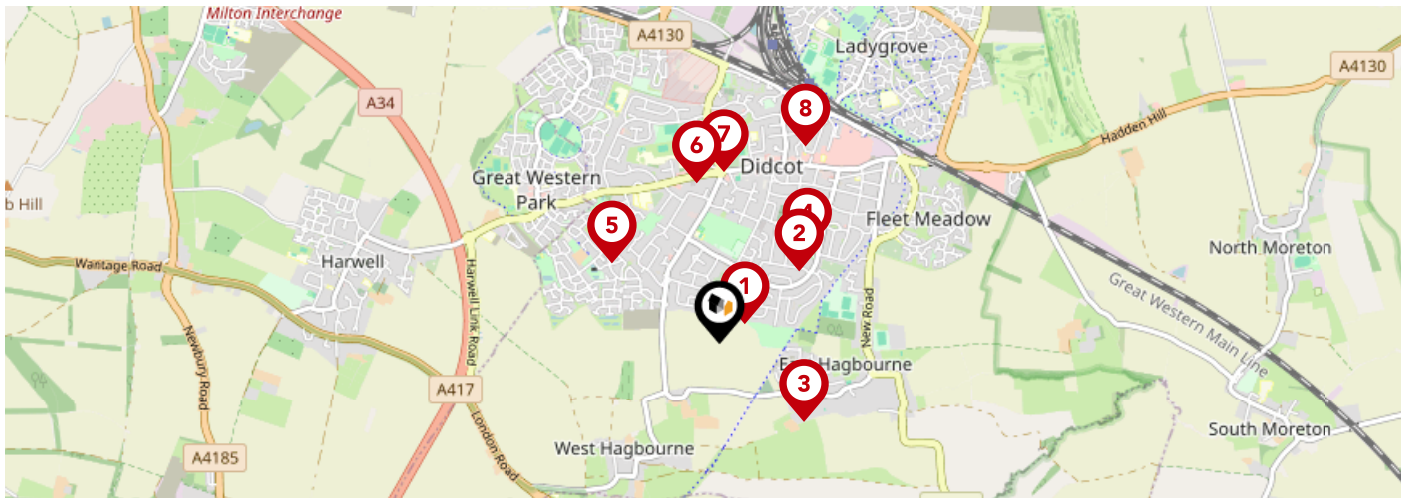


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

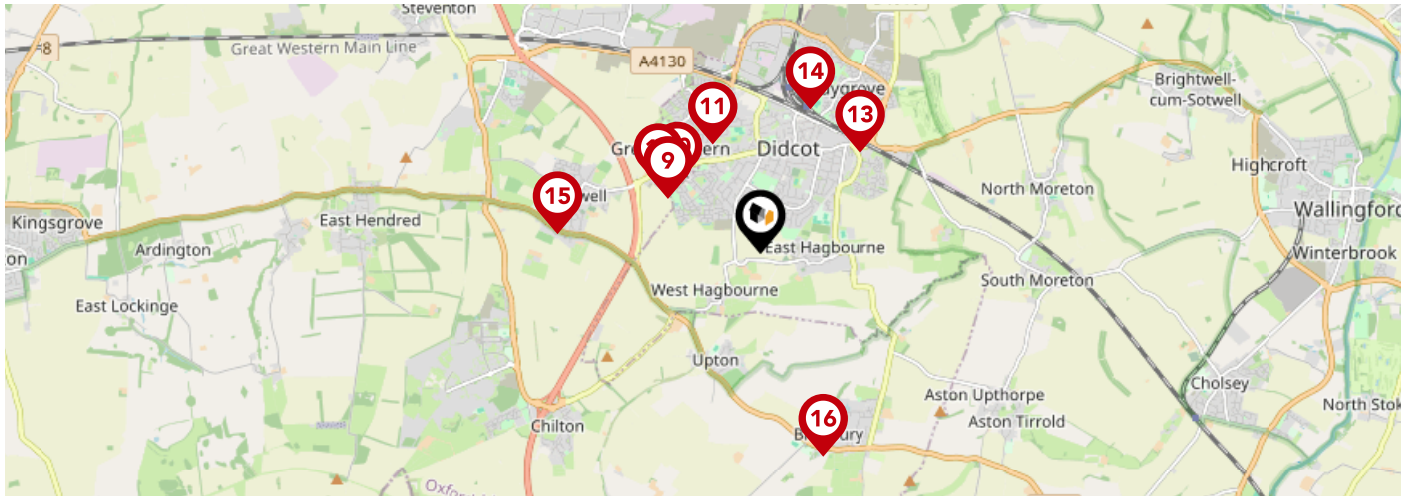










### Nearby Landfill Sites

<b>1</b>	Upton Lodge-Upton, Oxfordshire	Historic Landfill	
<b>2</b>	Sutton Courtenay 6 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	
<b>3</b>	Waste Recycling Group	Active Landfill	
<b>4</b>	EA/EPR/HB3901CX/V002	Active Landfill	
<b>5</b>	Radcot Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	
<b>6</b>	Pearith Farm-Appleford, Abingdon, Oxfordshire	Historic Landfill	
<b>7</b>	Sutton Courtenay Waste Recycling Centre-Appleford Sidings, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill	
<b>8</b>	Manor Farm-Milton, Oxfordshire	Historic Landfill	
<b>9</b>	Hobbyhorse Lane North-Sutton Courtenay, Oxfordshire	Historic Landfill	
<b>10</b>	Sutton Courtenay 90 Acre Site-Sutton Courtenay, Oxfordshire	Historic Landfill	



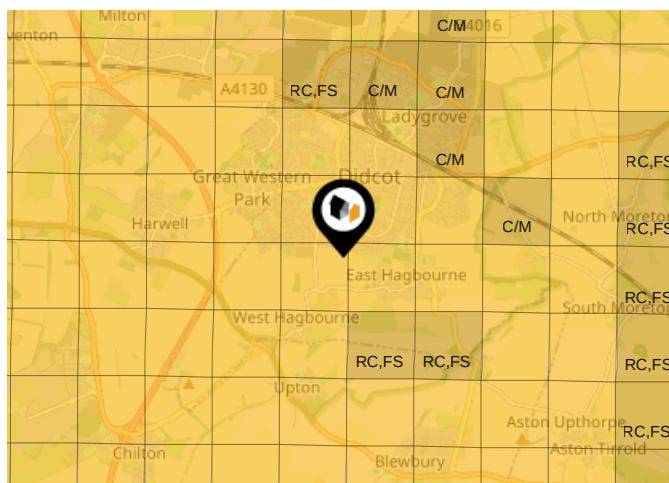
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Northbourne Church of England Primary School</b> Ofsted Rating: Good   Pupils: 342   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Birinus School</b> Ofsted Rating: Good   Pupils: 1166   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hagbourne Church of England Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Willowcroft Community School</b> Ofsted Rating: Good   Pupils: 499   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Aureus Primary School</b> Ofsted Rating: Outstanding   Pupils: 424   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Didcot Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1616   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Manor Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lydalls Nursery School</b> Ofsted Rating: Good   Pupils: 75   Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>UTC Oxfordshire</b> Ofsted Rating: Good   Pupils: 288   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Didcot Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 451   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stephen Freeman Community Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aureus School</b> Ofsted Rating: Requires improvement   Pupils: 545   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 427   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ladygrove Park Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harwell Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blewbury Church of England Primary School</b> Ofsted Rating: Good   Pupils: 116   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



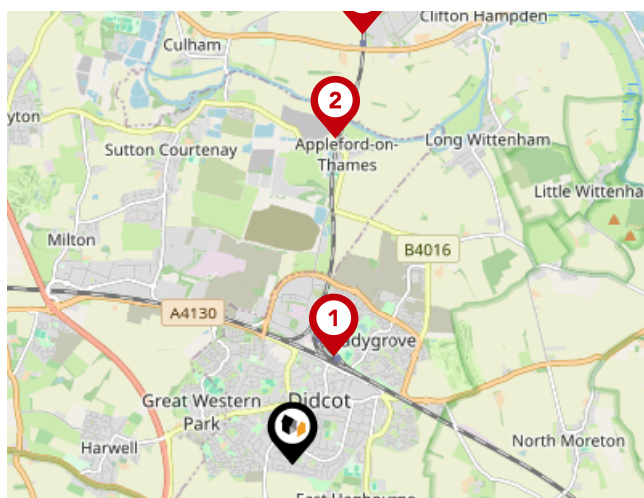
## Primary Classifications (Most Common Clay Types)

<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



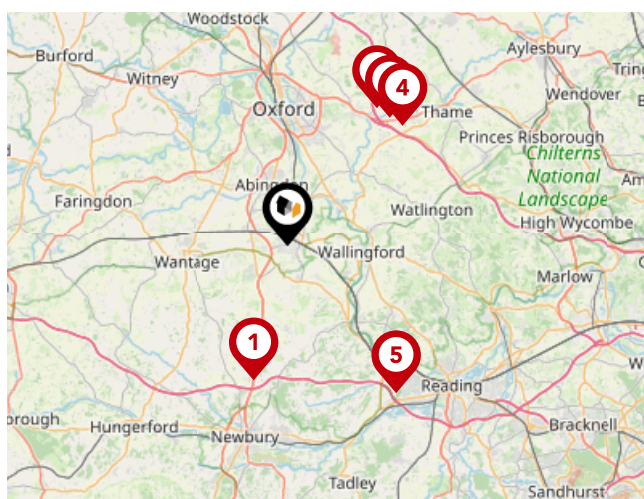
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Didcot Parkway Rail Station	1.06 miles
2	Appleford Rail Station	3.02 miles
3	Culham Rail Station	4.02 miles

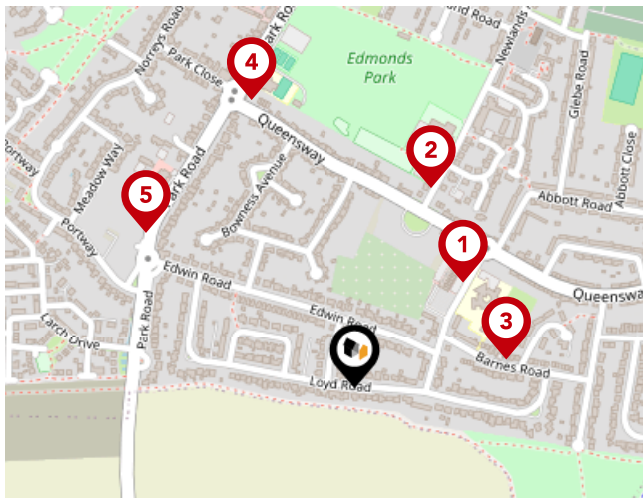


### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	10.27 miles
2	M40 J8A	12.03 miles
3	M40 J8	12.03 miles
4	M40 J7	12.18 miles
5	M4 J12	13.54 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Cockcroft Road Shops	0.18 miles
	Didcot Wave	0.25 miles
	Barnes Road	0.18 miles
	Nursery Court	0.35 miles
	Edwin Road	0.3 miles



## Hodsons

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...your move, our passion

Hodsons Estate Agents is an independent and established family-run Estate Agency. As local agents we provide an exemplary property service throughout Didcot, Wallingford and all the surrounding villages.

We are dedicated to understanding your needs and putting your interests first, guiding you through your property journey, giving honest, professional advice until completion. Yes, we are genuinely interested! The outcome does matter to us! We will go above and beyond to get you moving. Backed by the Law Society, extra peace of mind is assured. If you are considering moving, or would simply like some advice, talk to us today.

### Testimonial 1



The Team at Hodsons, Didcot, have done a great job for us. They gave us a professional, efficient and friendly service right from the valuation at the start, through the excellent photographs for the sales details, handling all the visits, to the successful conclusion. The Team were all excellent throughout but special thanks to Leeanne for going the extra mile with an out-of-hours visit. We can thoroughly recommend their Team. Our thanks to Anita, Leeanne

### Testimonial 2



The staff are just amazing. They helped us to buy our first home in Didcot, lots of ups and downs but the staff were with us to go through the journey. Thank you so much to Anita, Patrick and everyone in Hodsons!

### Testimonial 3



Excellent services from Hodsons team in Didcot. We had a long journey for our house haunting and thanks to Alen for helping us to ensure that we know the details about the properties. Also I need to highlight the spectacular service that we received from Patrick who managed the process for us.

### Testimonial 4



Myself and my husband found a house that we loved and leanne from hodsons Didcot showed us around it and a few others. She managed to fit us in really last minute ( 2 hours notice if that ) and was so warm and lovely during these viewings . We have had lots of contact with leanne since and she is always keeping us in the loop and always responds to us the same day. She had been so understanding and helpful.



/hodsonsestateagents



/hodsonsproperty



/hodsons\_estate\_agents

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## Important - Please Read

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Please note that all appliances and heating systems are not tested by Hodsons and therefore no warranties can be given as to their good working order.



# Hodsons

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