

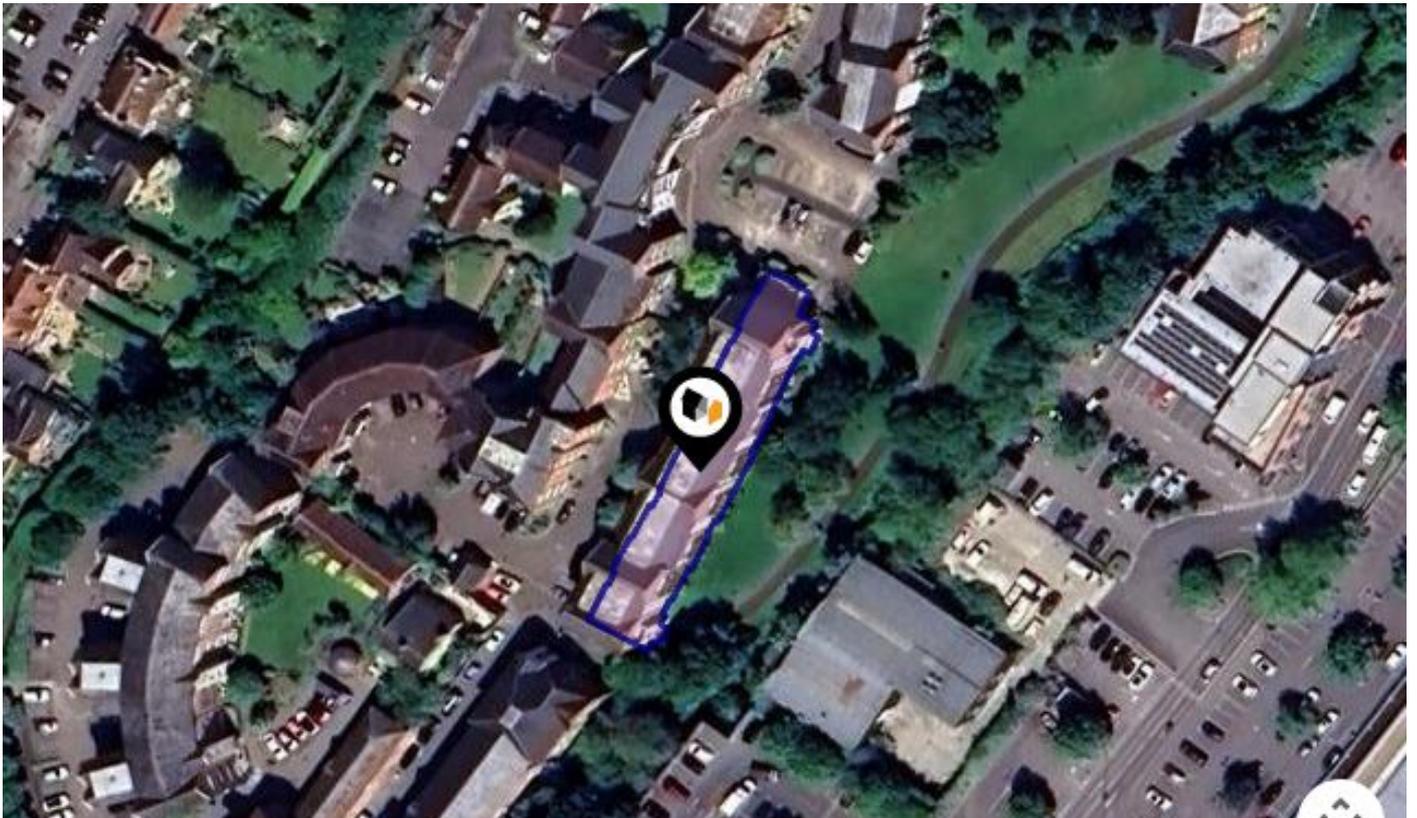


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## SMITHS WHARF, WANTAGE, OX12

### Hodsons

220 Broadway Didcot Oxfordshire OX11 8RS

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	29/09/2005
<b>Floor Area:</b>	763 ft <sup>2</sup> / 70 m <sup>2</sup>	<b>End Date:</b>	01/01/2158
<b>Plot Area:</b>	0.18 acres	<b>Lease Term:</b>	155 years from 1 January 2003
<b>Year Built :</b>	2005	<b>Term Remaining:</b>	132 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,184		
<b>Title Number:</b>	ON259227		

## Local Area

<b>Local Authority:</b>	Vale of white horse
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>67</b> mb/s	<b>1000</b> mb/s

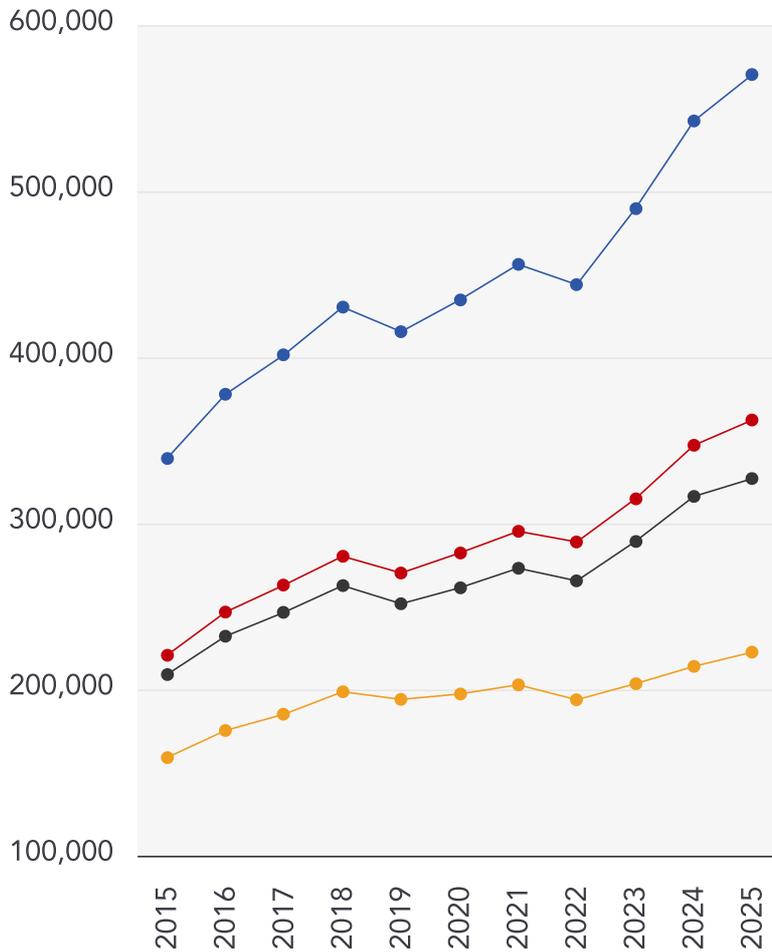
### Mobile Coverage: (based on calls indoors)


### Satellite/Fibre TV Availability:


# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in OX12



Detached

**+68.17%**

Semi-Detached

**+64.19%**

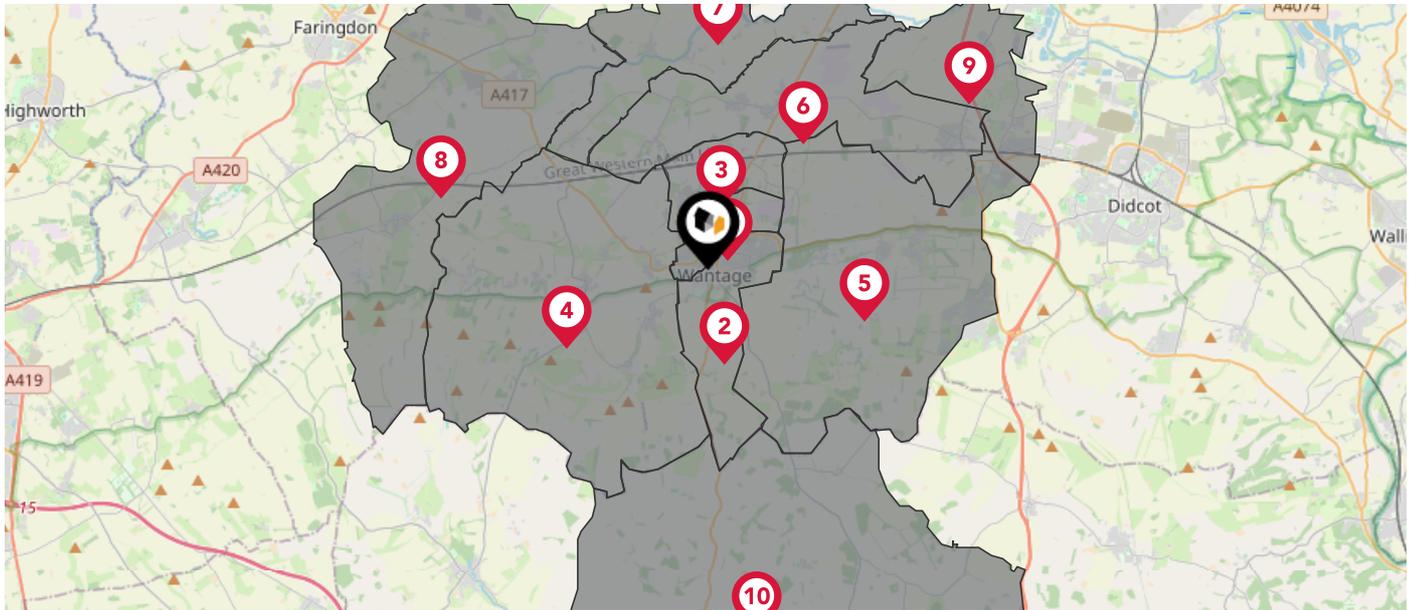
Terraced

**+56.45%**

Flat

**+39.93%**

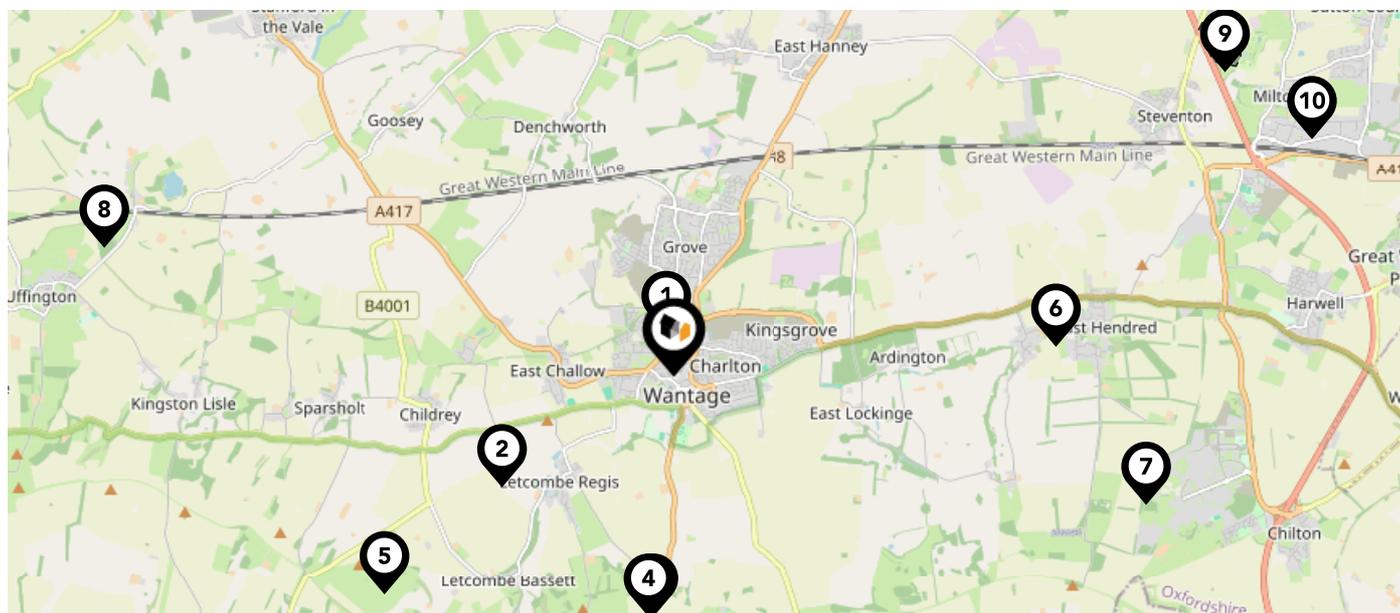
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Wantage & Grove Brook Ward
- 2 Wantage Charlton Ward
- 3 Grove North Ward
- 4 Ridgeway Ward
- 5 Hendreds Ward
- 6 Steventon & the Hanneys Ward
- 7 Kingston Bagpuize Ward
- 8 Stanford Ward
- 9 Drayton Ward
- 10 Downlands 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.



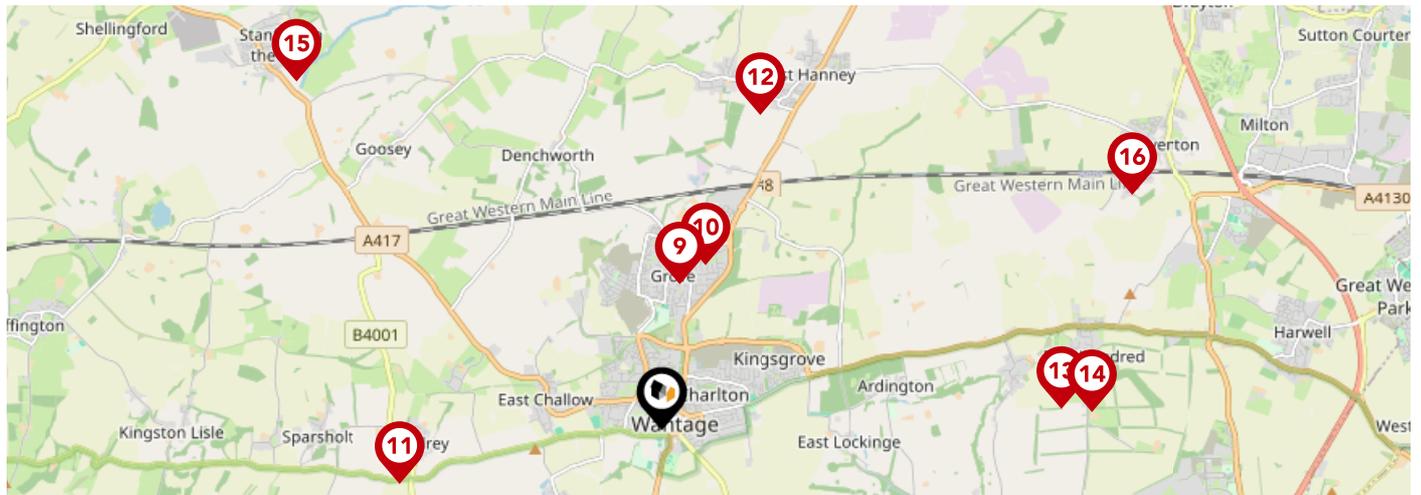
### Nearby Landfill Sites

<b>1</b>	Wantage Canals-Mably Way, Wantage, Oxfordshire	Historic Landfill
<b>2</b>	EA/EPR/EP3699EM/V006 - Mr D Lewis	Active Landfill
<b>3</b>	Furzewick Down-Near Wantage, Oxfordshire	Historic Landfill
<b>4</b>	Red House Hill-Wantage, Oxfordshire	Historic Landfill
<b>5</b>	Hackpen Hill-South of B4001 Letcombe Bassett, Wantage, Oxfordshire	Historic Landfill
<b>6</b>	East Hendred-Off Mill Lane, East Hendred, Oxfordshire	Historic Landfill
<b>7</b>	EA/EPR/CB3607XM/V002 - UKAEA	Active Landfill
<b>8</b>	Uffington Clay Pits-Uffington, Oxfordshire	Historic Landfill
<b>9</b>	Drayton Golf Course-Drayton, Oxfordshire	Historic Landfill
<b>10</b>	Manor Farm-Milton, Oxfordshire	Historic Landfill

# Area Schools



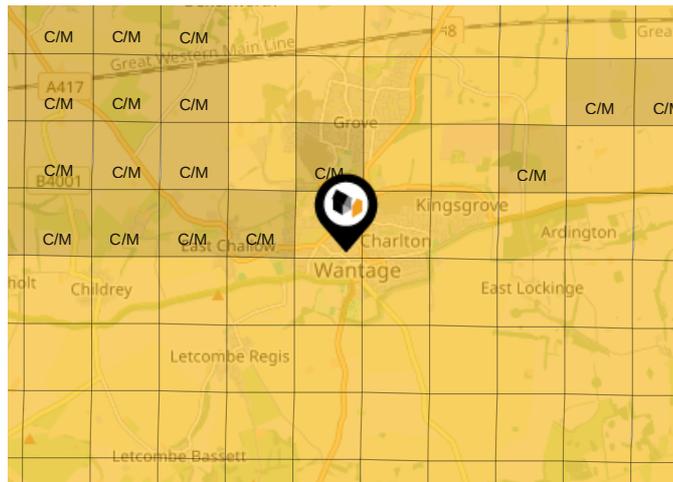
		Nursery	Primary	Secondary	College	Private
	<b>King Alfred's</b> Ofsted Rating: Good   Pupils: 1682   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockham Primary School</b> Ofsted Rating: Outstanding   Pupils: 213   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wantage Church of England Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fitzwaryn School</b> Ofsted Rating: Outstanding   Pupils: 122   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Huckleberry Therapeutic School</b> Ofsted Rating: Good   Pupils: 6   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charlton Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wantage Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Millbrook Primary School</b> Ofsted Rating: Good   Pupils: 482   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grove Church of England School</b> Ofsted Rating: Good   Pupils: 192   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Ridgeway Church of England (C) Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James Church of England Primary School, Hanney</b> Ofsted Rating: Good   Pupils: 207   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Hendreds Church of England School</b> Ofsted Rating: Good   Pupils: 139   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Amand's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 113   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanford In the Vale CofE Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michaels CofE Primary School, Steventon Village</b> Ofsted Rating: Good   Pupils: 222   Distance:4.82	<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>	VARIABLE	<b>Soil Texture:</b>	SANDY LOAM TO LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	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	8.04 miles
2	Appleford Rail Station	8.63 miles
3	Culham Rail Station	9.27 miles

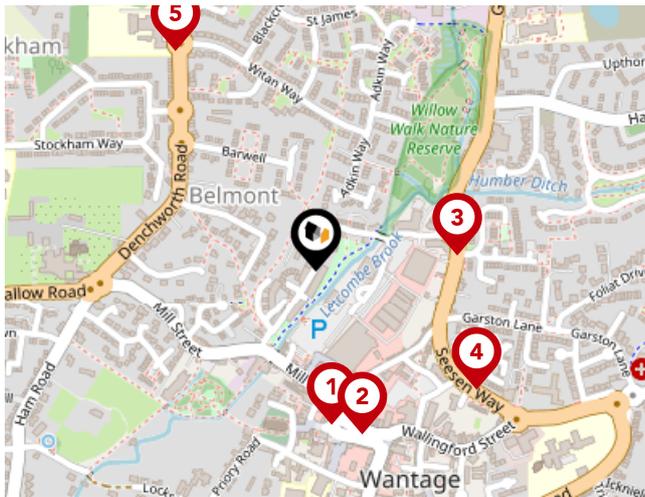


### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J14	9.84 miles
2	M4 J13	10.82 miles
3	M4 J15	13.56 miles
4	M40 J9	21.58 miles
5	M40 J8A	17.58 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Market Place	0.18 miles
2	Market Place	0.19 miles
3	Humber Close	0.16 miles
4	Seesen Way	0.23 miles
5	Fitzwaryn School	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.



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# Hodsons

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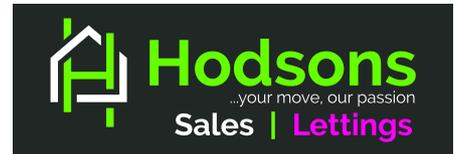


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