



**Phillip Arnold**  
**Auctions**

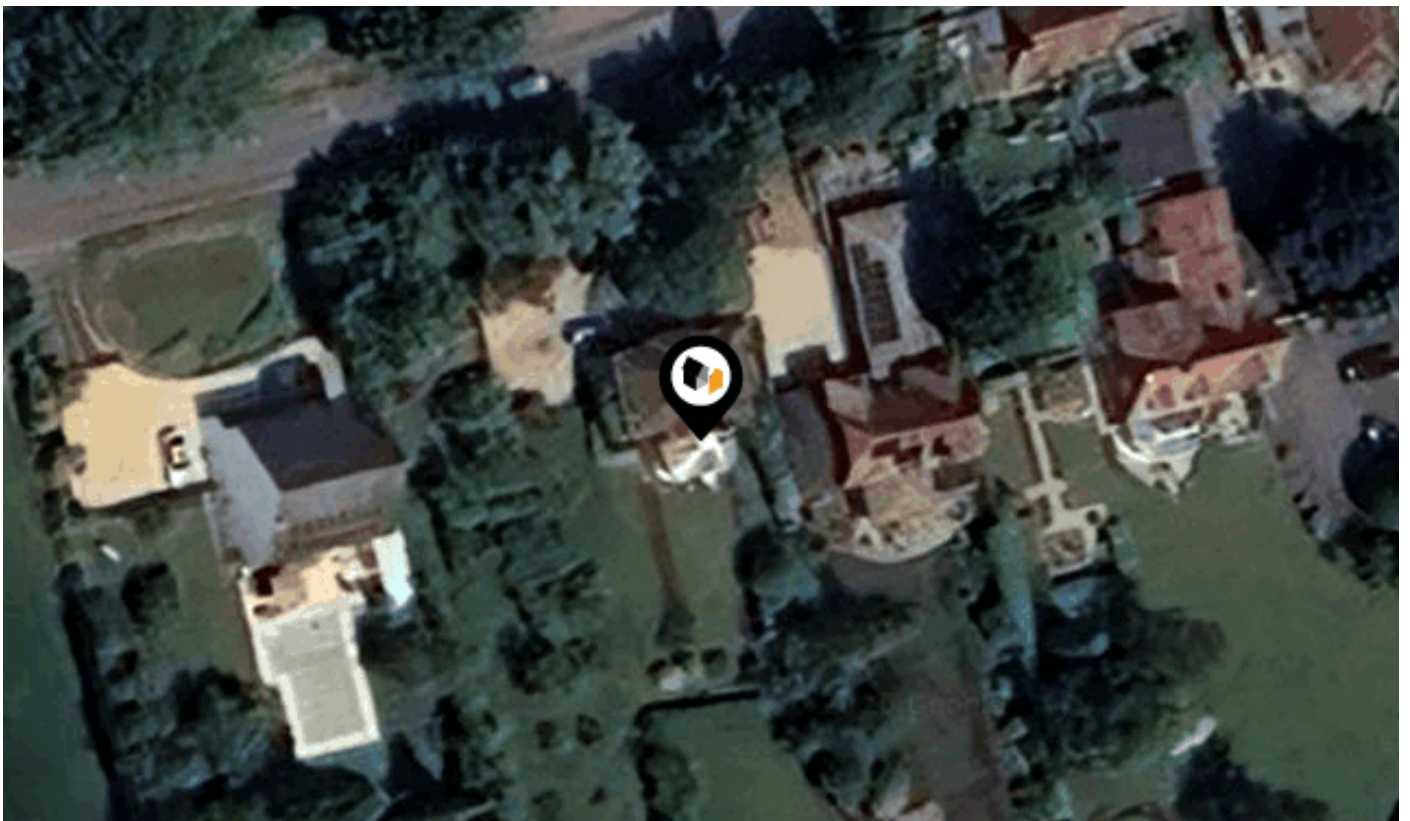
*"Passionate about property since 1979"*



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# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Monday 25th May 2026**



**7, DRAYTON ROAD, SUTTON COURTENAY, ABINGDON,  
OX14 4AJ**

## Phillip Arnold Auctions

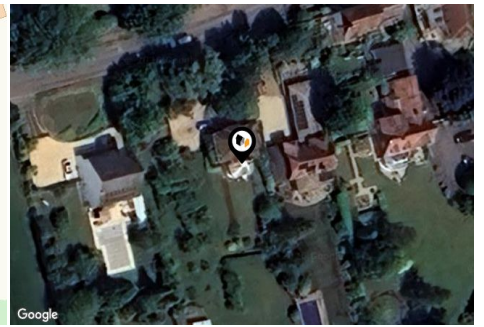
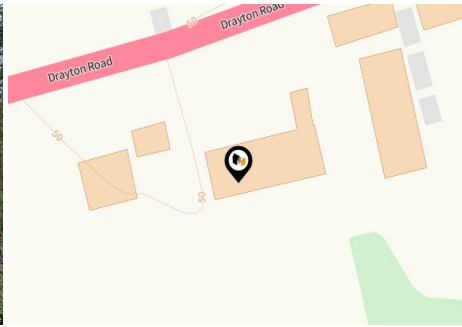
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Council Tax :</b>	Band G
<b>Annual Estimate:</b>	£4,296
<b>UPRN:</b>	100121313111
<b>Restrictive Covenants:</b>	No

## Local Area

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

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

<b>17</b> mb/s	<b>56</b> mb/s	<b>10000</b> mb/s
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### Mobile Coverage: (based on calls indoors)



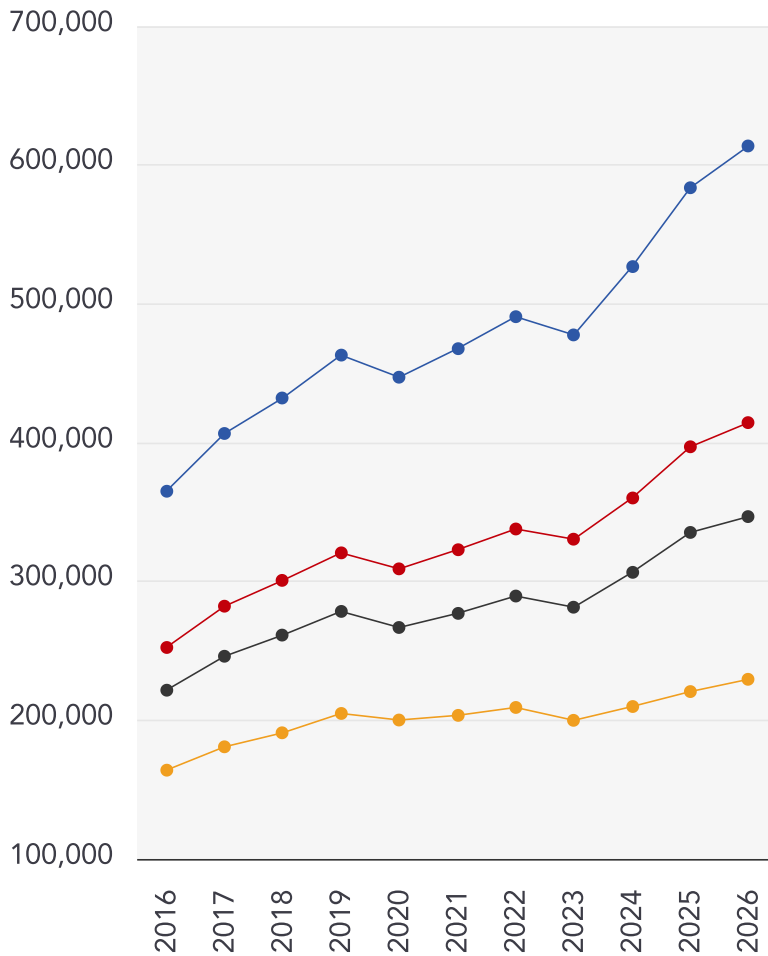
### Satellite/Fibre TV Availability:



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in OX14



Detached

**+68.17%**

Semi-Detached

**+64.19%**

Terraced

**+56.45%**

Flat

**+39.93%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

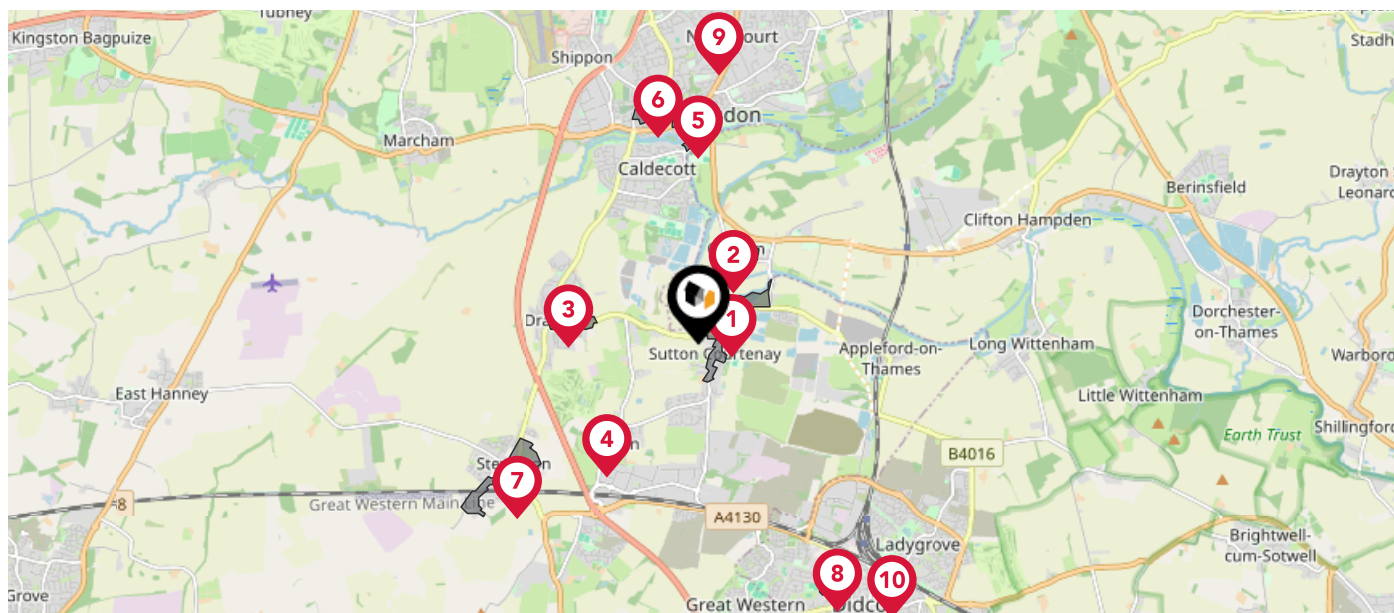
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



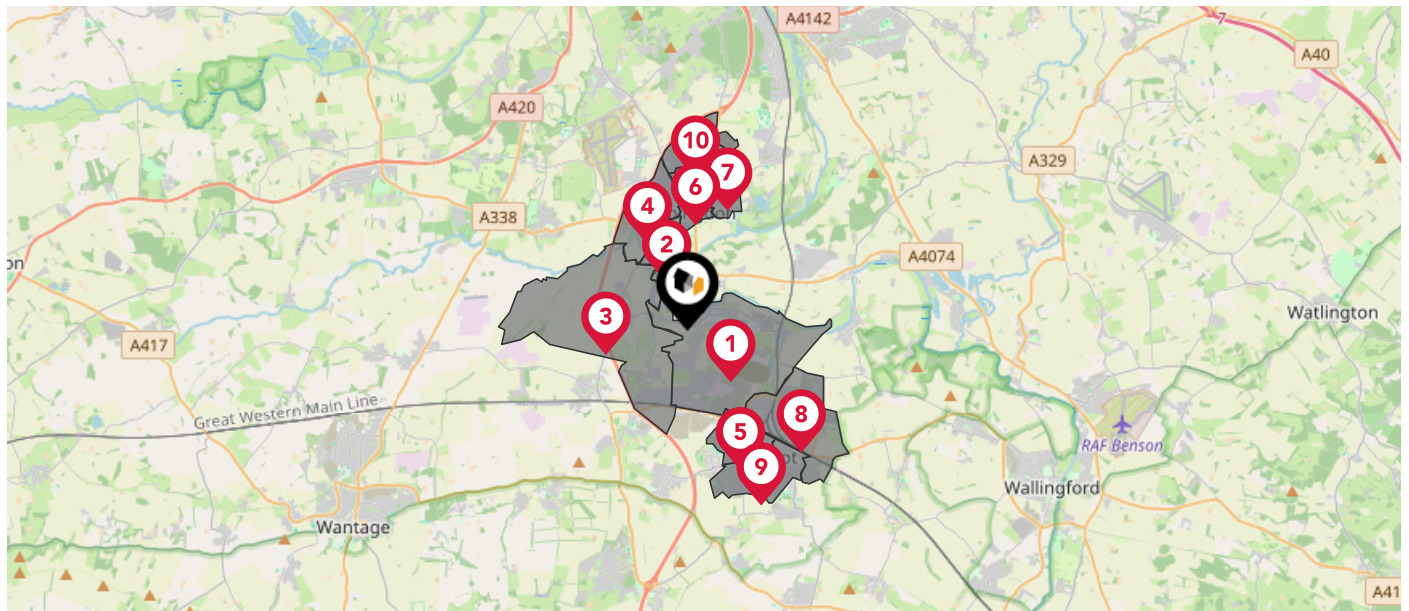
### Nearby Conservation Areas

-  Sutton Courtenay
-  Culham
-  Drayton
-  Milton
-  Abingdon Town Centre
-  Abingdon, Albert Park
-  Steventon
-  Didcot Old
-  Abingdon, Northcourt
-  Didcot Station Road











# Maps

## Council Wards

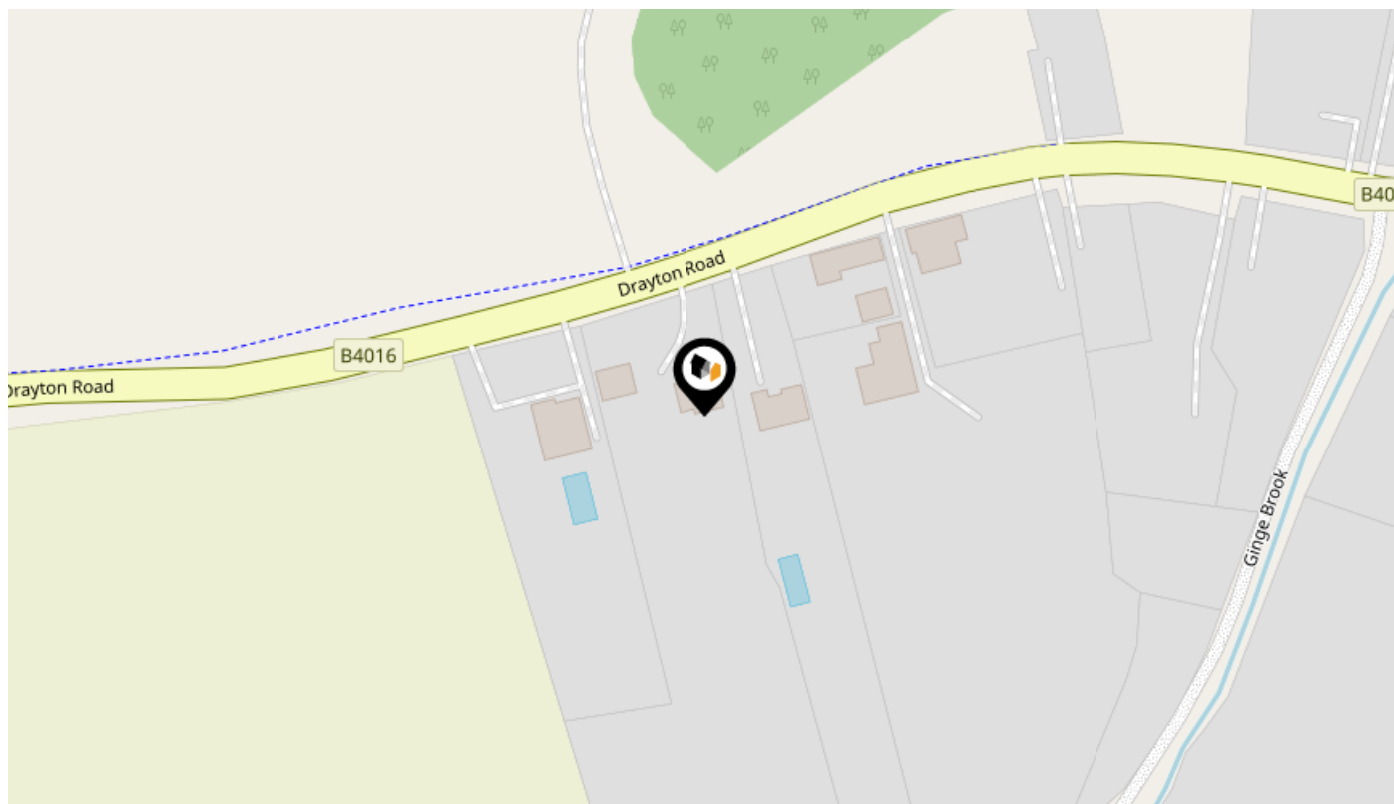
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Sutton Courtenay Ward
-  Abingdon Caldecott Ward
-  Drayton Ward
-  Abingdon Fitzharris Ward
-  Didcot West Ward
-  Abingdon Abbey Northcourt Ward
-  Abingdon Peachcroft Ward
-  Didcot North East Ward
-  Didcot South Ward
-  Abingdon Dunmore 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.

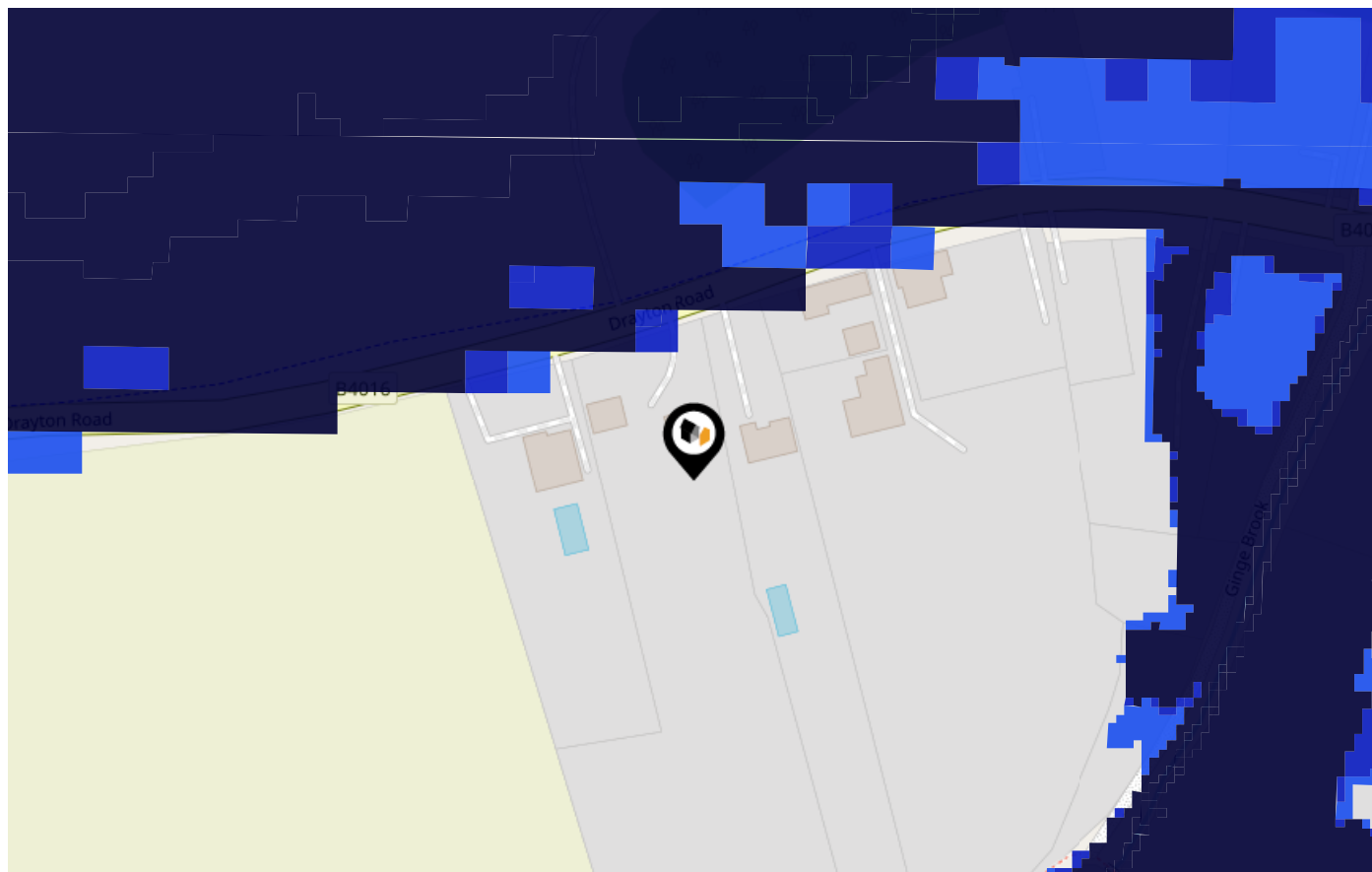
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

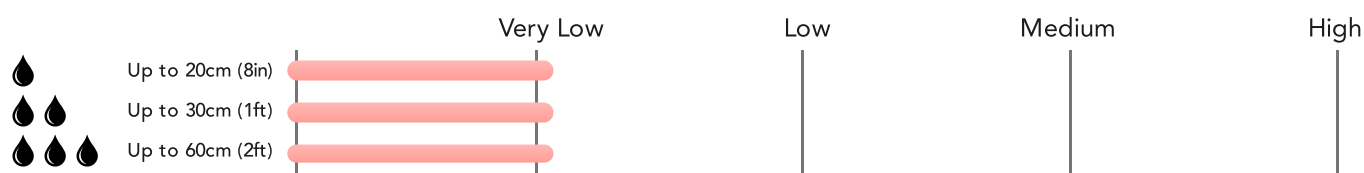


**Risk Rating: Very low**

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.

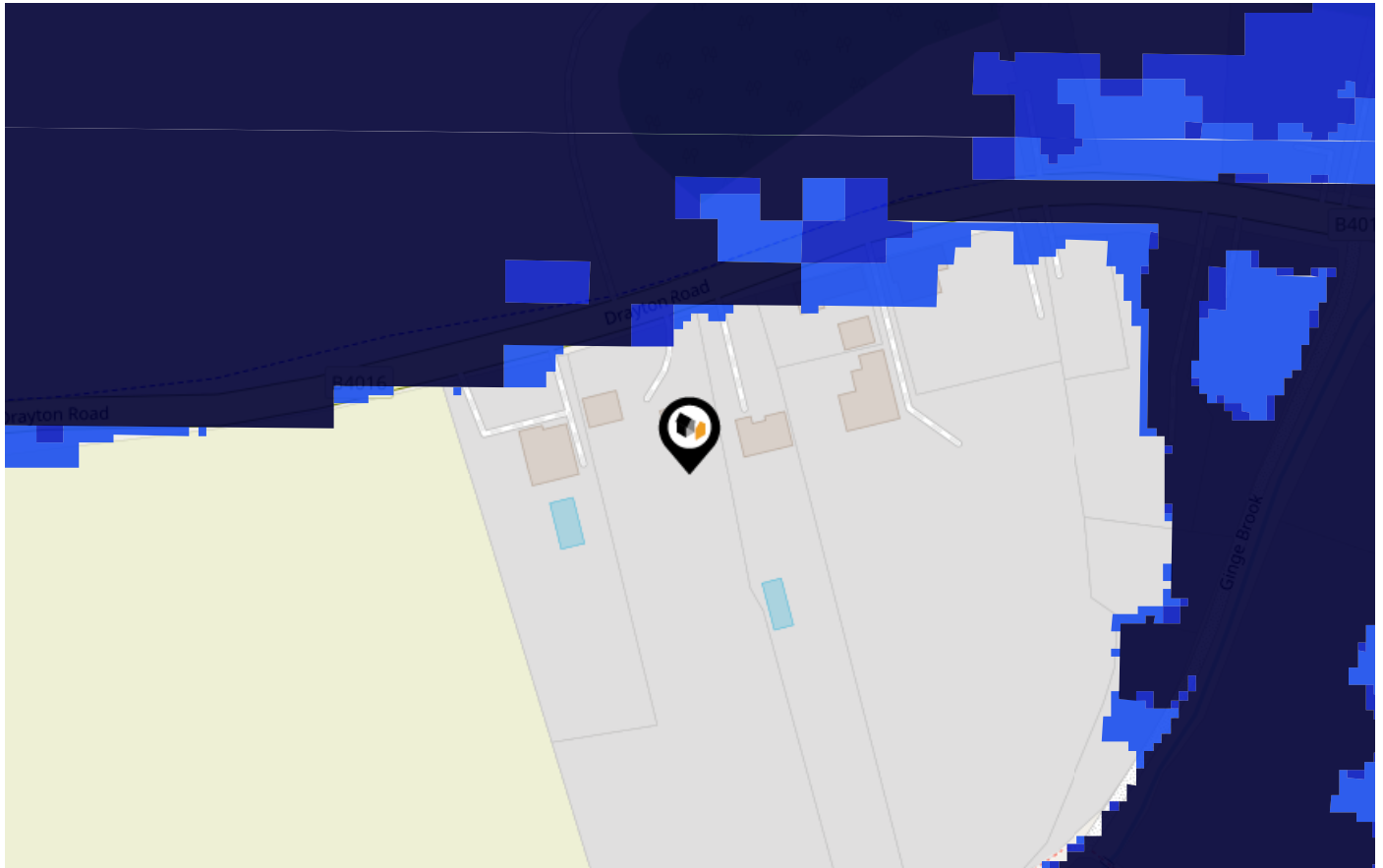
Chance of flooding to the following depths at this property:



# 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.



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.

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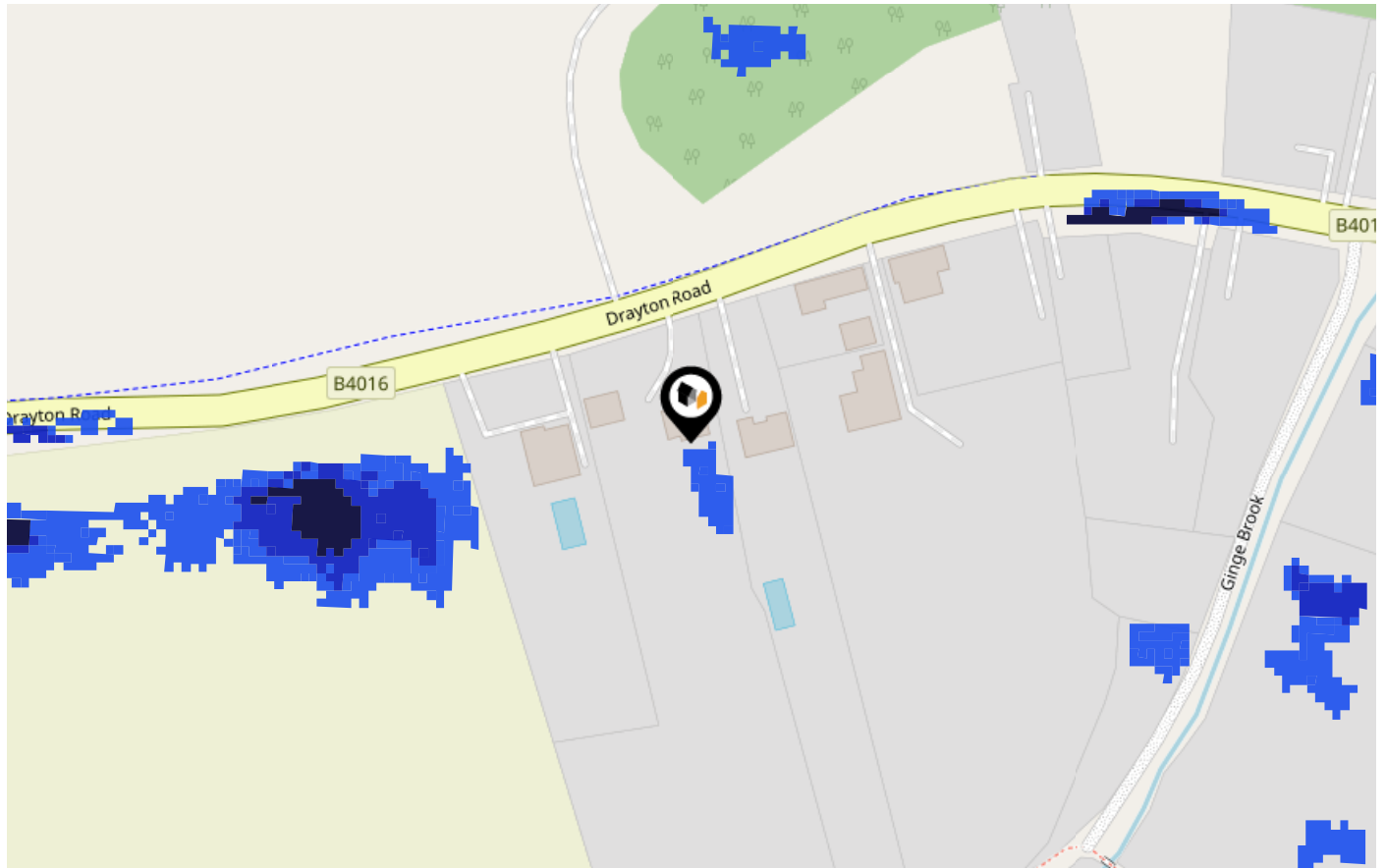
Chance of flooding to the following depths at this property:



# 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**

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.
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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

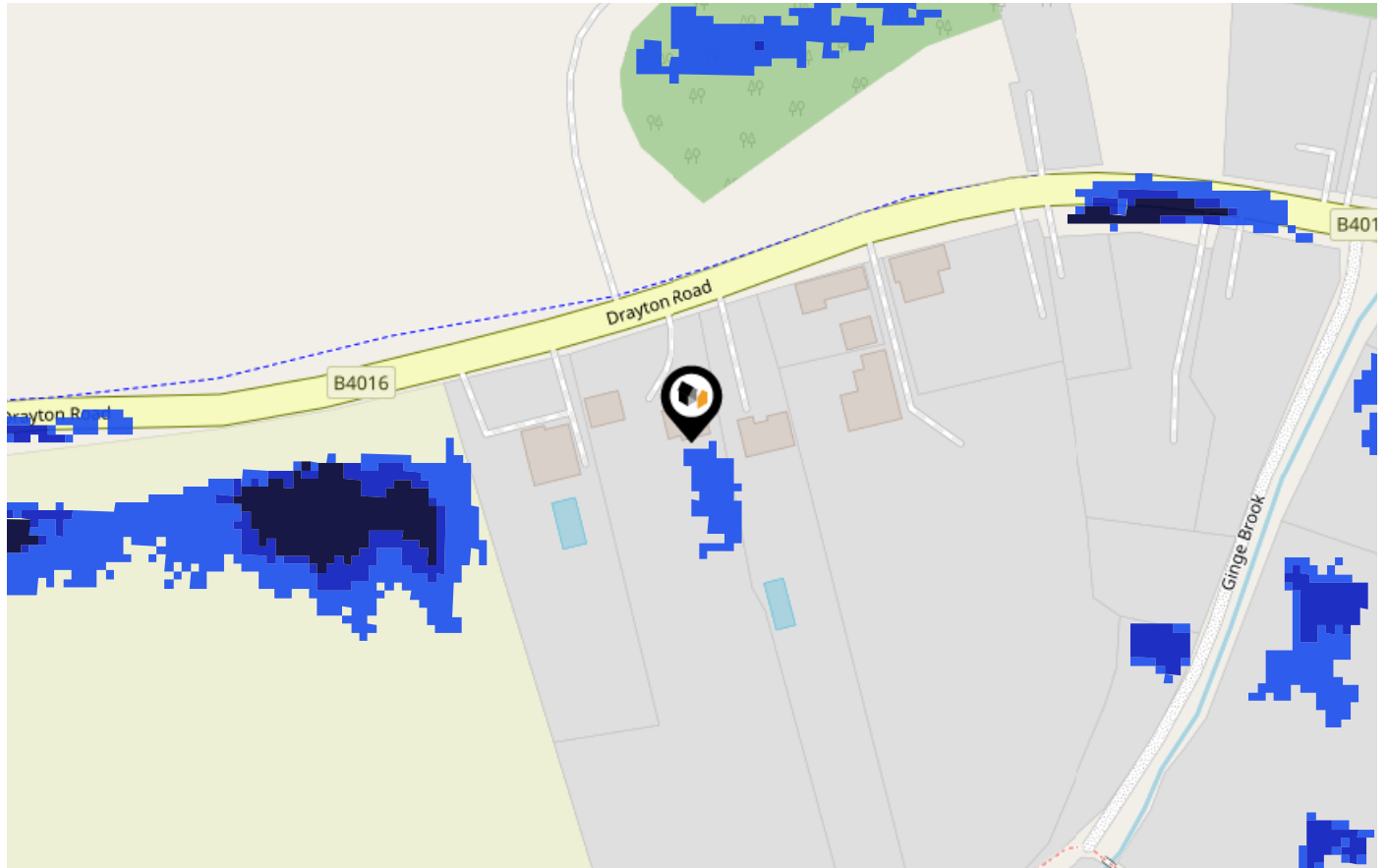
Chance of flooding to the following depths at this property:



# Flood Risk

## 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**

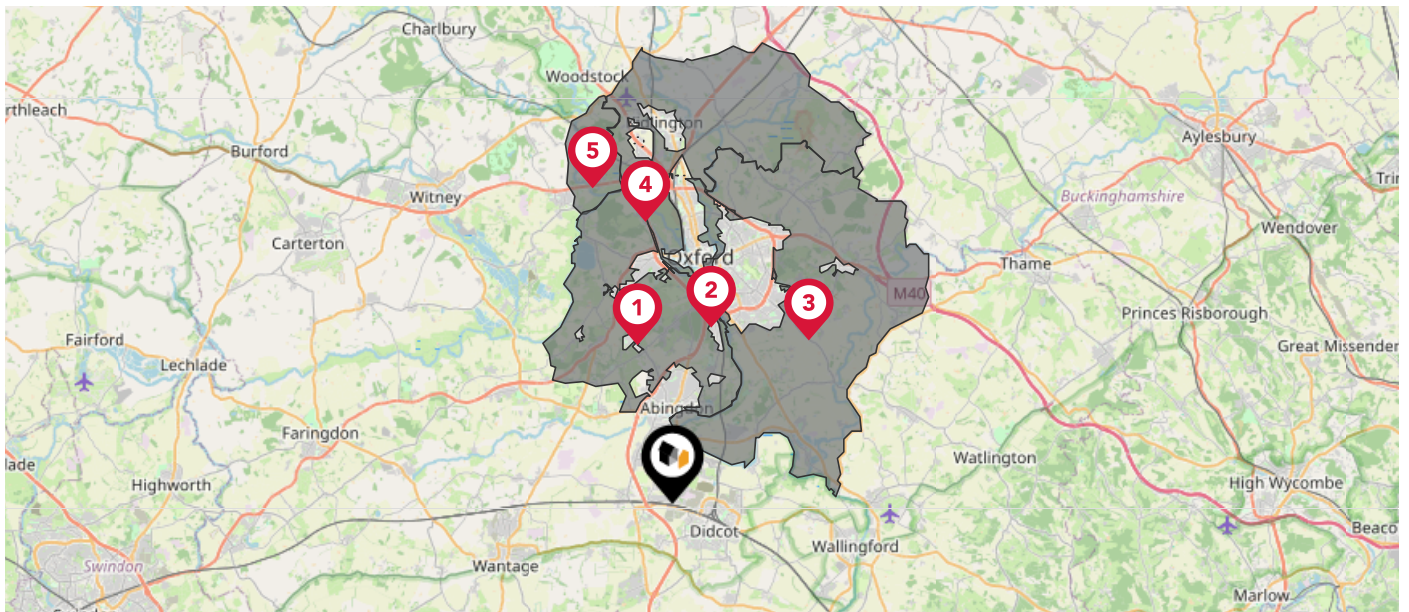
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Chance of flooding to the following depths at this property:



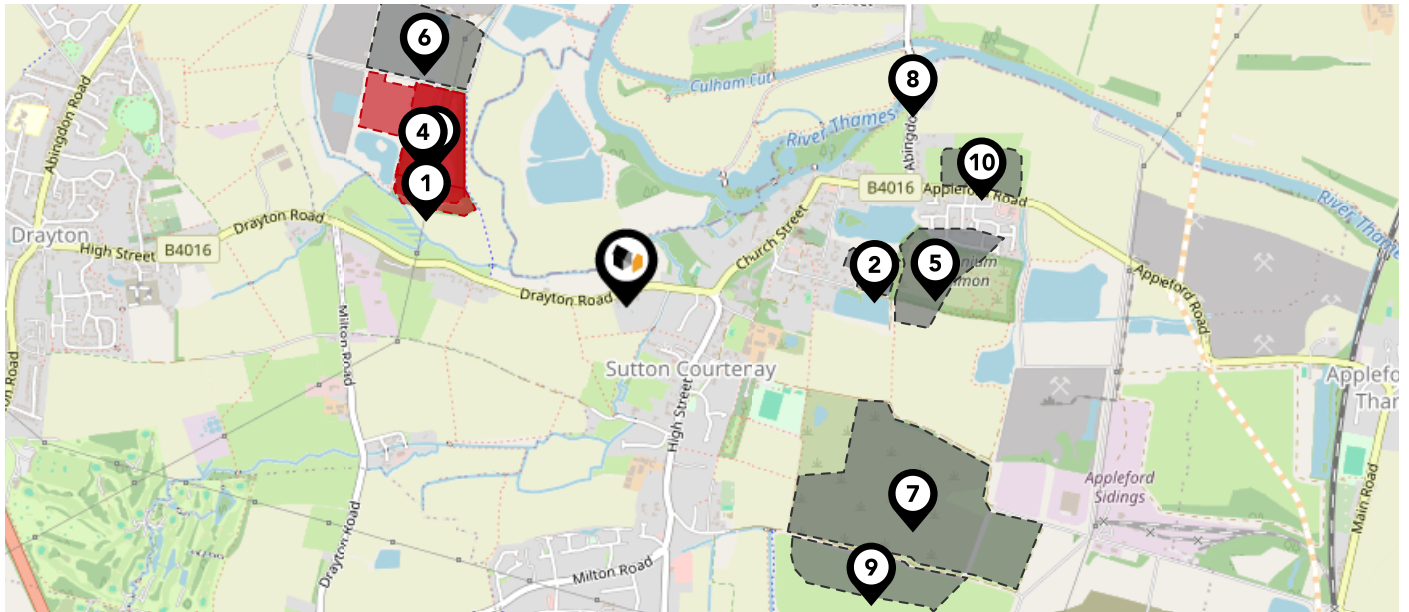
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Oxford Green Belt - Vale of White Horse
-  Oxford Green Belt - Oxford
-  Oxford Green Belt - South Oxfordshire
-  Oxford Green Belt - Cherwell
-  Oxford Green Belt - West Oxfordshire

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.



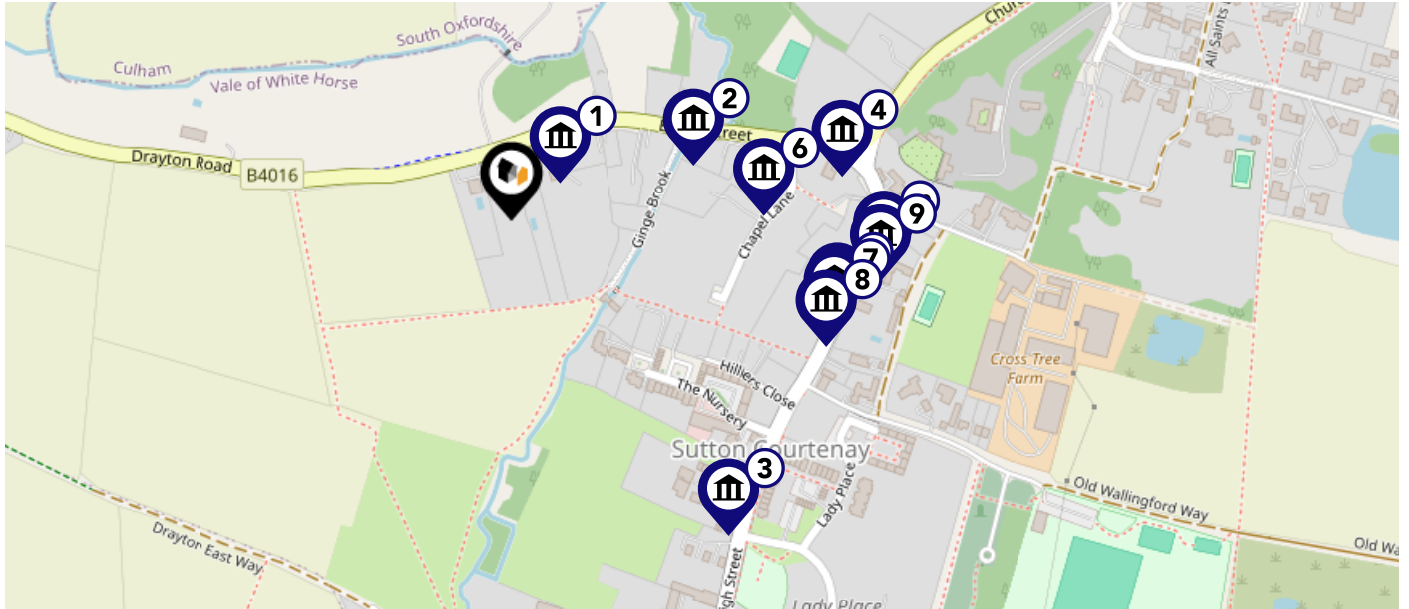
### Nearby Landfill Sites











<b>1</b>	EA/EPR/FB3106FB/V003 - J C Waste Ltd	Active Landfill 
<b>2</b>	All Saints Lane-Sutton Courtenay, Oxfordshire	Historic Landfill 
<b>3</b>	EA/EPR/FB3106GS/V003 - Hales Waste Ltd	Active Landfill 
<b>4</b>	EA/EPR/FB3106HL/V002 - Hales Waste Control Ltd	Active Landfill 
<b>5</b>	Appleford Road South-Appleford Road, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill 
<b>6</b>	Sutton Wick No.1-Sutton Wick, Oxfordshire	Historic Landfill 
<b>7</b>	Hobbyhorse Lane North-Sutton Courtenay, Oxfordshire	Historic Landfill 
<b>8</b>	River Thames At Culham-Culham, Oxfordshire	Historic Landfill 
<b>9</b>	Sutton Courtenay Waste Recycling Centre-Appleford Sidings, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill 
<b>10</b>	Appleford Road North-Appleford Road, Sutton Courtenay, Abingdon, Oxfordshire	Historic Landfill 

# Maps

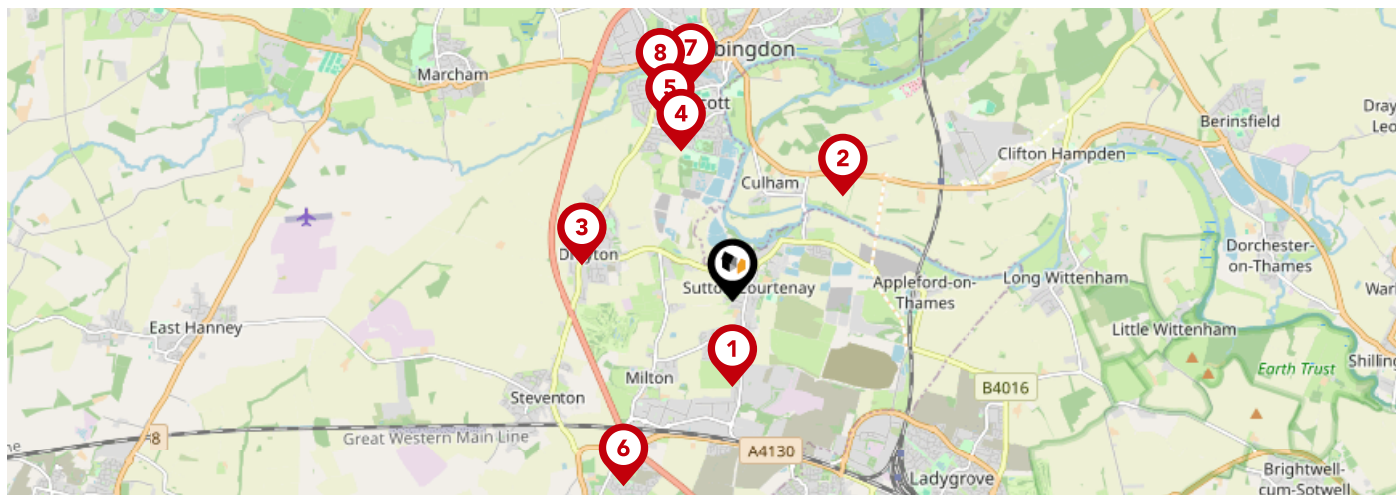
## Listed Buildings









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



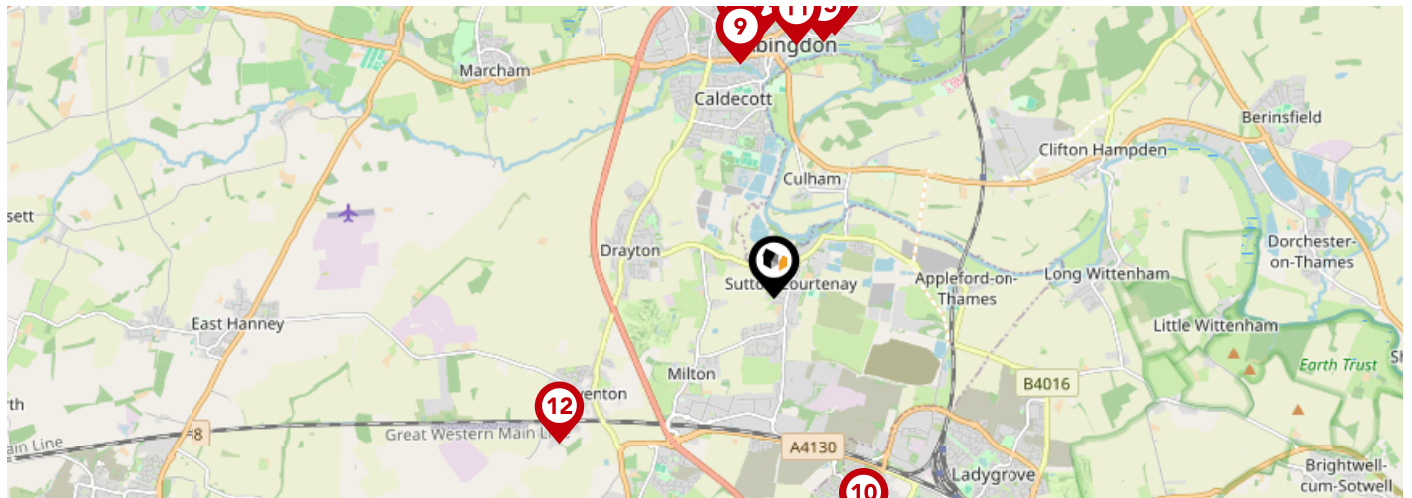
Listed Buildings in the local district		Grade	Distance
	1284573 - Number 3 Goslings	Grade II	0.0 miles
	1182182 - 4, Brook Street	Grade II	0.1 miles
	1182427 - Southfield Farmhouse	Grade II	0.2 miles
	1052699 - 1, Church Street	Grade II	0.2 miles
	1052703 - 16, High Street	Grade II	0.2 miles
	1182187 - Howes Cottage	Grade II	0.2 miles
	1052708 - 18, High Street	Grade II	0.2 miles
	1052704 - The Retreat	Grade II	0.2 miles
	1182377 - The Old School House	Grade II	0.2 miles
	1052700 - 5, High Street	Grade II	0.2 miles









# Area Schools



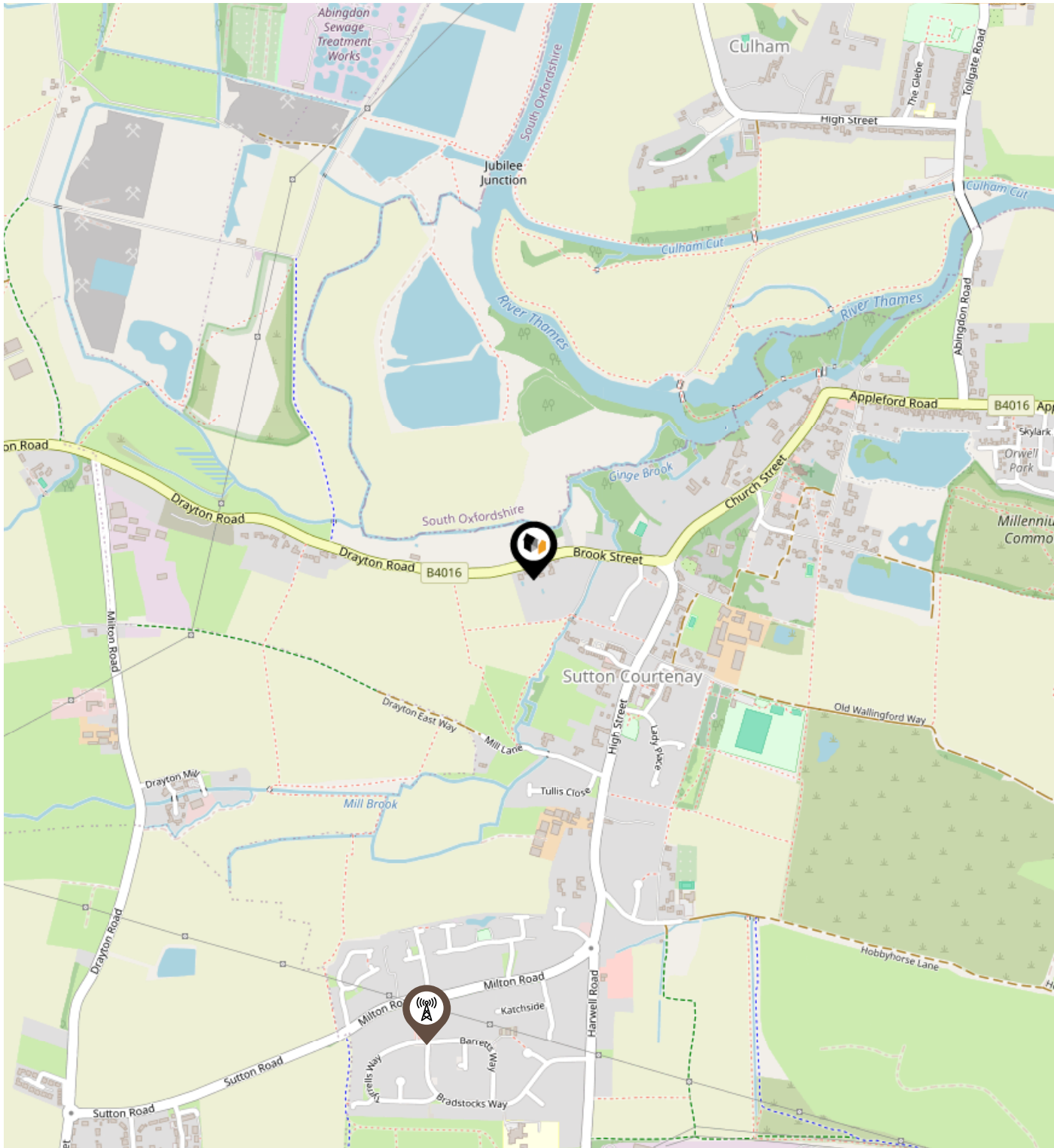
		Nursery	Primary	Secondary	College	Private
	<b>Sutton Courtenay Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 210   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Europa School UK</b> Ofsted Rating: Good   Pupils: 1072   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Drayton Community Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thameside Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caldecott Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Blaise CofE Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Carswell Community Primary School</b> Ofsted Rating: Good   Pupils: 220   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Unicorn School</b> Ofsted Rating: Not Rated   Pupils: 117   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
 <b>Abingdon School</b> Ofsted Rating: Not Rated   Pupils: 1290   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Stephen Freeman Community Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Our Lady's Abingdon</b> Ofsted Rating: Not Rated   Pupils: 387   Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Michaels CofE Primary School, Steventon Village</b> Ofsted Rating: Good   Pupils: 222   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Edmund's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Nicolas Church of England Primary School, Abingdon</b> Ofsted Rating: Good   Pupils: 416   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>John Mason School</b> Ofsted Rating: Good   Pupils: 1043   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Thomas Reade Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Local Area Masts & Pylons

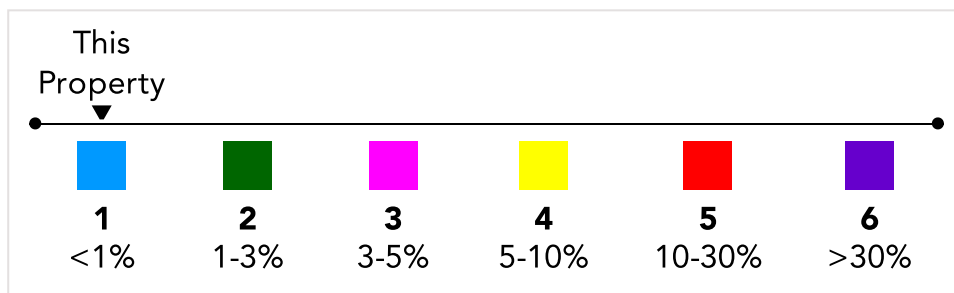
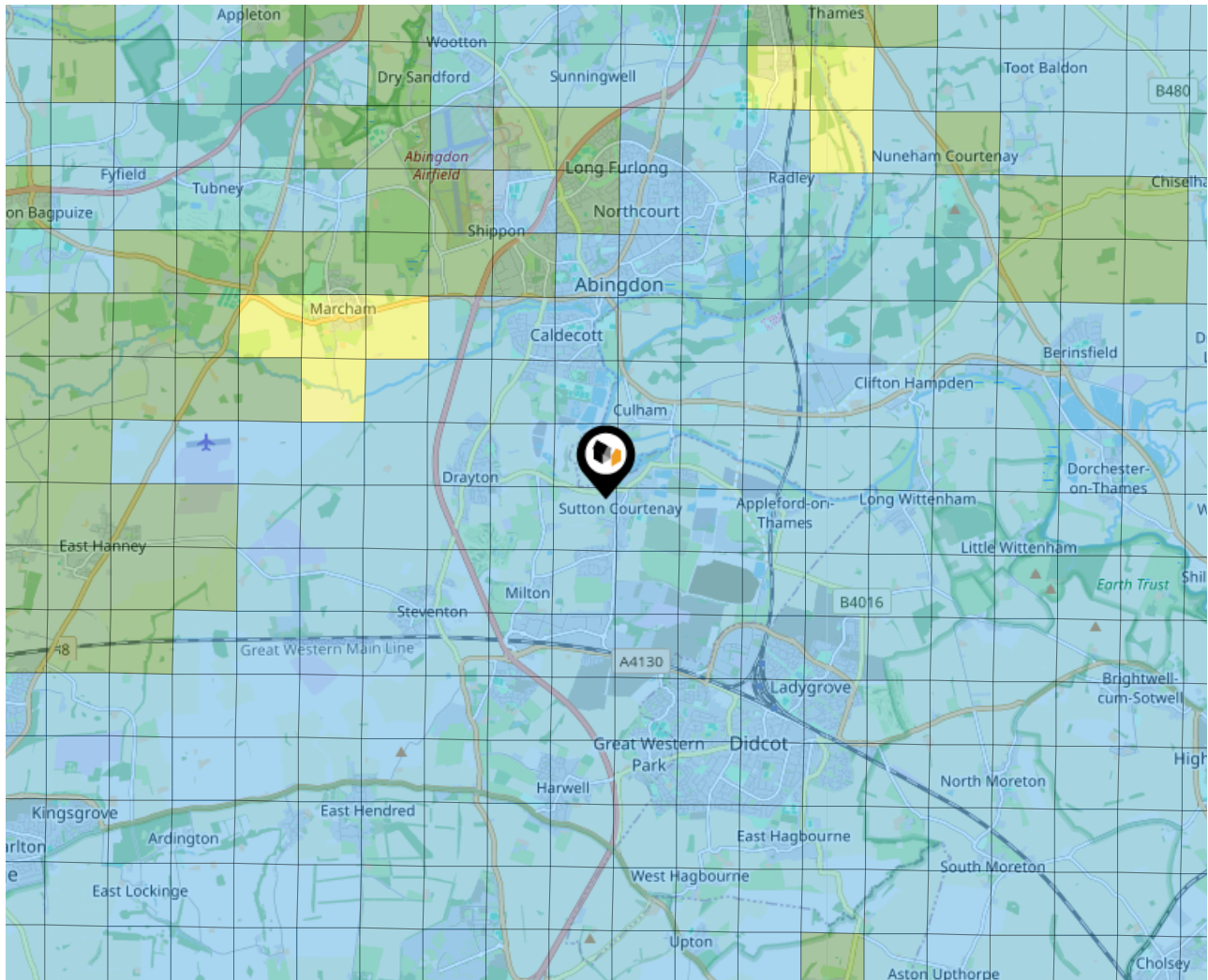


**Key:**

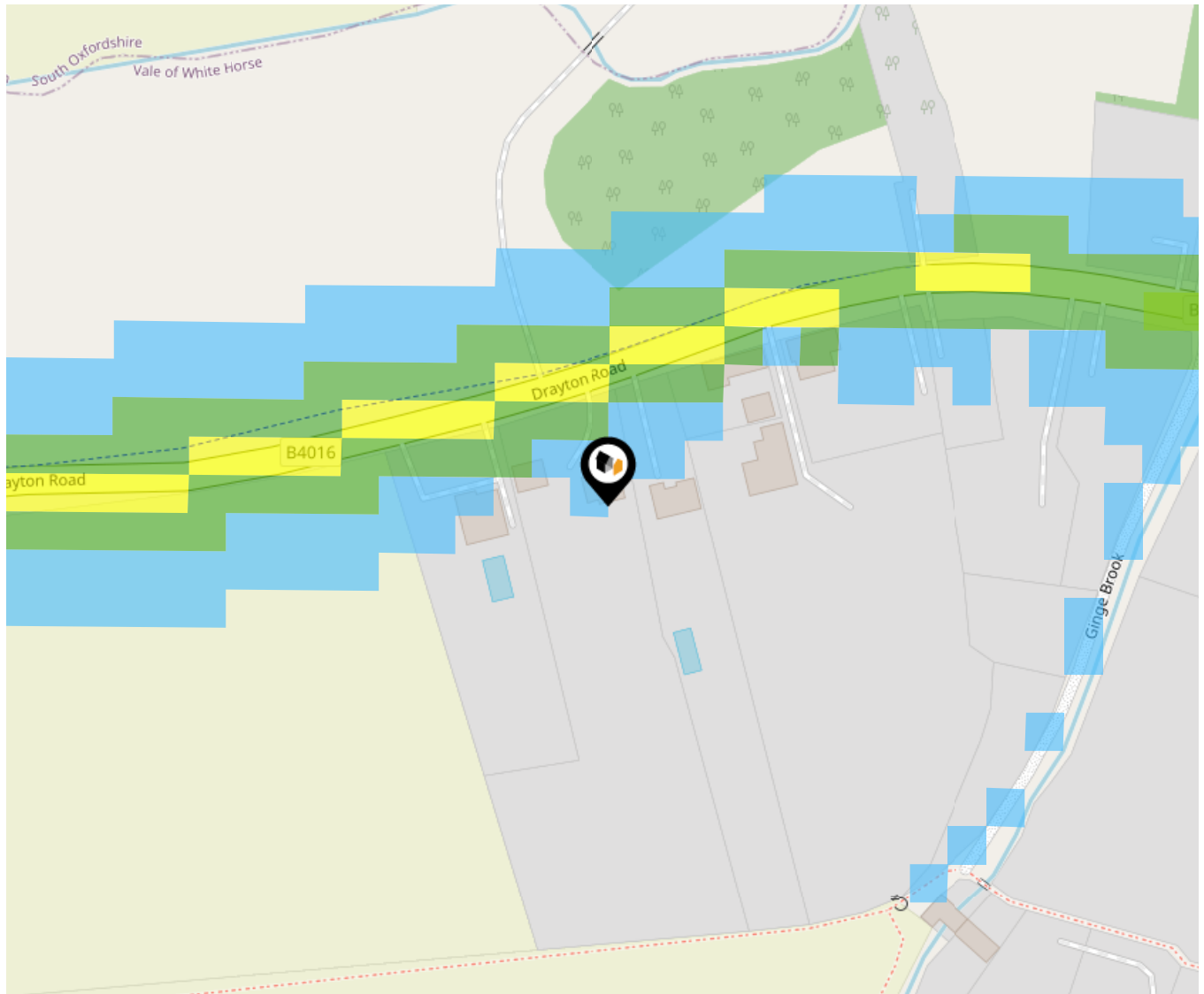
-  Power Pylons
-  Communication Masts

### 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

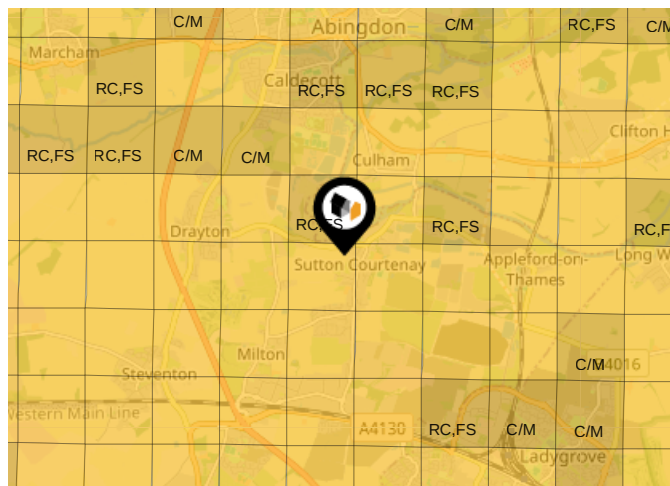


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	VARIABLE(HIGH)	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

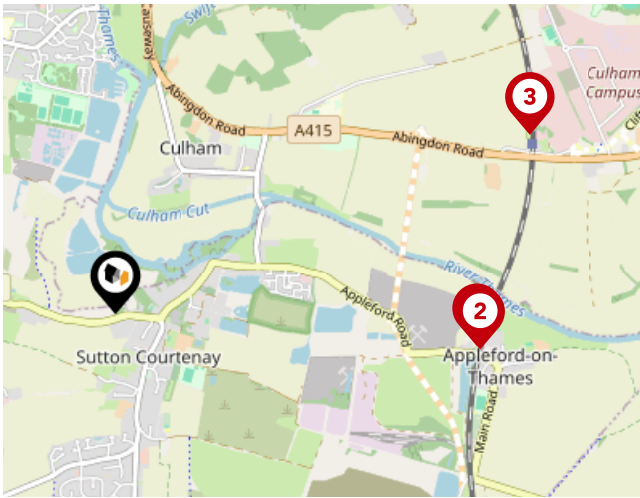


## Primary Classifications (Most Common Clay Types)

<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

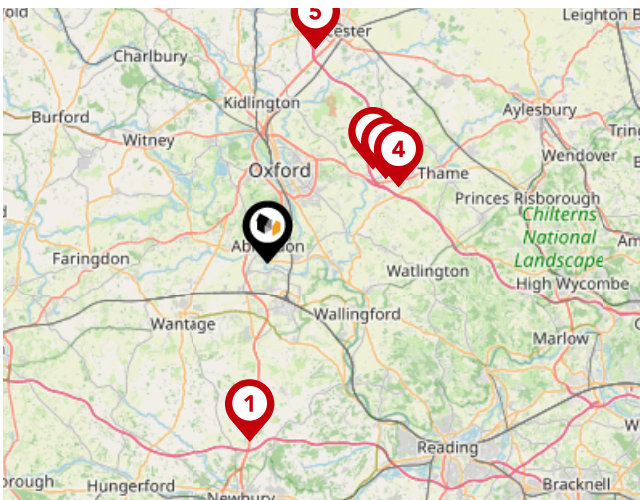
# Area

## Transport (National)



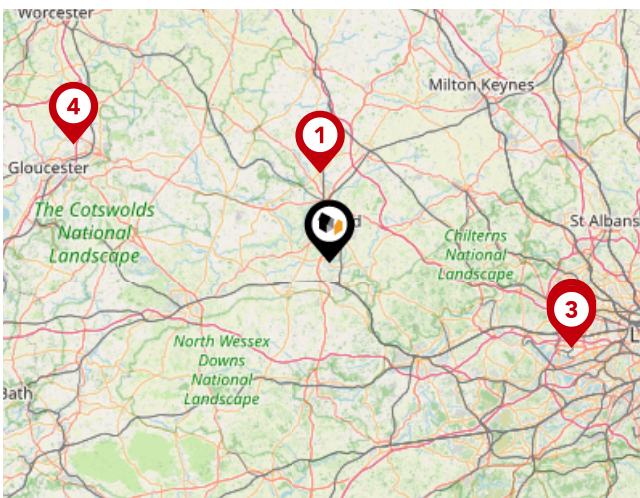
### National Rail Stations

Pin	Name	Distance
1	Appleford Rail Station	1.67 miles
2	Appleford Rail Station	1.69 miles
3	Culham Rail Station	2.08 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J13	13.15 miles
2	M40 J8A	10.48 miles
3	M40 J8	10.78 miles
4	M40 J7	11.21 miles
5	M40 J9	16.1 miles

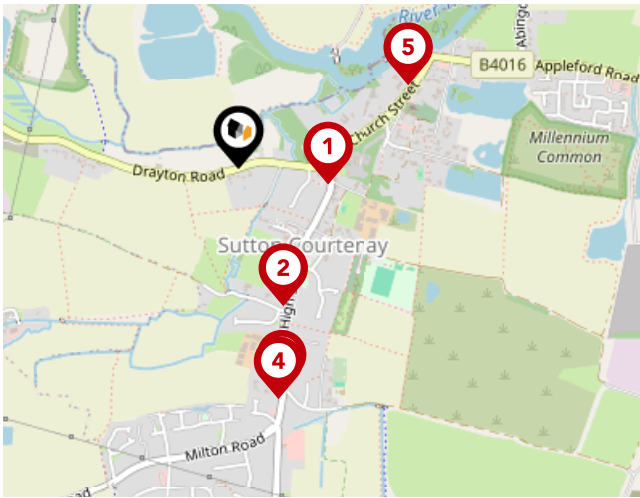


### Airports/HELIPADS






Pin	Name	Distance
1	Kidlington	13.27 miles
2	Heathrow Airport	37.46 miles
3	Heathrow Airport Terminal 4	37.99 miles
4	Staverton	41.34 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Triangle	0.21 miles
	The Plough	0.33 miles
	High Street Garage	0.52 miles
	High Street Garage	0.54 miles
	The George PH	0.43 miles



### Phillip Arnold Auctions

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Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



### Phillip Arnold

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frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

# Phillip Arnold Auctions

## 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.



### Contains public sector information licensed under the Open Government License v3.0

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#### Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road,  
Ealing, London W5 5SL  
02087993880  
phillip@philliparnoldauctions.co.uk  
philliparnoldauctions.co.uk

