

DEEP DIVE REPORT

A comprehensive guide to the neighbourhood considering investing your money and wellbeing into.



We acquire, integrate and present data from authoritative sources. Even such sources can contain errors, gaps and omissions which will be reflected in the data we are able to present within the report.



“Because a home is only as good as its neighbourhood.”

“Buying a home is one of life’s biggest investments—But, it's about more than just four walls. A home is only as good as its neighbourhood. Our Neighbourhood Submarine Report helps you know neighbourhoods – where they are now, and where they’re going – ensuring that the property you’re investing in has what you want on the outside as well as the inside. We provide all the critical information you need to decide whether a property and its neighbourhood are the right ones for you—all you need is the address.”

HOW TO READ YOUR REPORT

Dear Customer,

Thank you for purchasing Neighbourhood Submarine's 'Deep Dive Report' for:

INSERT ADDRESS and Exterior front image

Insert image of each room with room name.

And add layout and dimensions (for convenience) with measurements listed in the text. May need second page continuation specifically for layout and dimensions (this is just for convenience, so they have all the details in one document).

This report will provide both a standard valuation and vital information on the property's neighbourhood, including 'socio-economic status', 'culture', 'environment', 'education', and 'crime and safety', followed by an analysis combining these results to give you an overall picture that will support you in making a decision about this property.

Wishing you the very best of luck with your move.

Warm regards,

Sarah Noble

Neighbourhood Submarine Agent

YOUR PROPERTY



2 Brookside Court
Bucknell Road
Bicester
Oxfordshire
OX26 2AB



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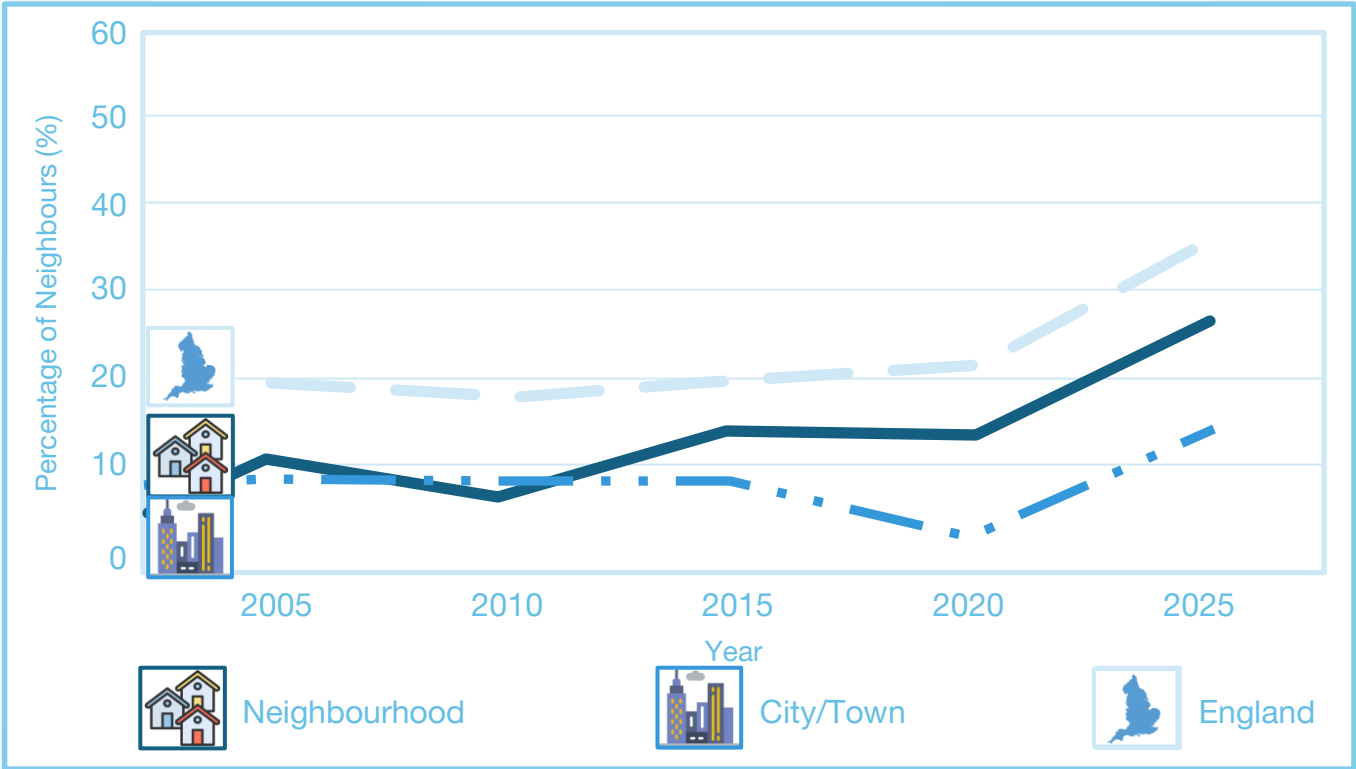
OVERVIEW

1/2

Estimated Value of The Property

From 2005 to 2025, average house prices in your Neighbour area increased from £218k to £430k, a 97% rise. Nationally, prices grew from £239k to £440k, an 84% increase. While both trends show long-term growth, your local area outperformed the national trend overall. Significant local growth occurred between 2012 and 2017 (up £110k) and again from 2020 to 2023 (up £67k). In contrast, national prices rose more steadily over time. The Neighbour area also experienced sharper year-to-year fluctuations, particularly in 2024, where prices dropped from £445k to £348k, while national prices dipped only slightly. Despite this volatility, your area has generally matched or exceeded national growth, suggesting strong local demand or development factors.

Graph 1. Estimated Actual & Similar Properties' price range changes (2005-2030)



Data Source: British Government (2000)

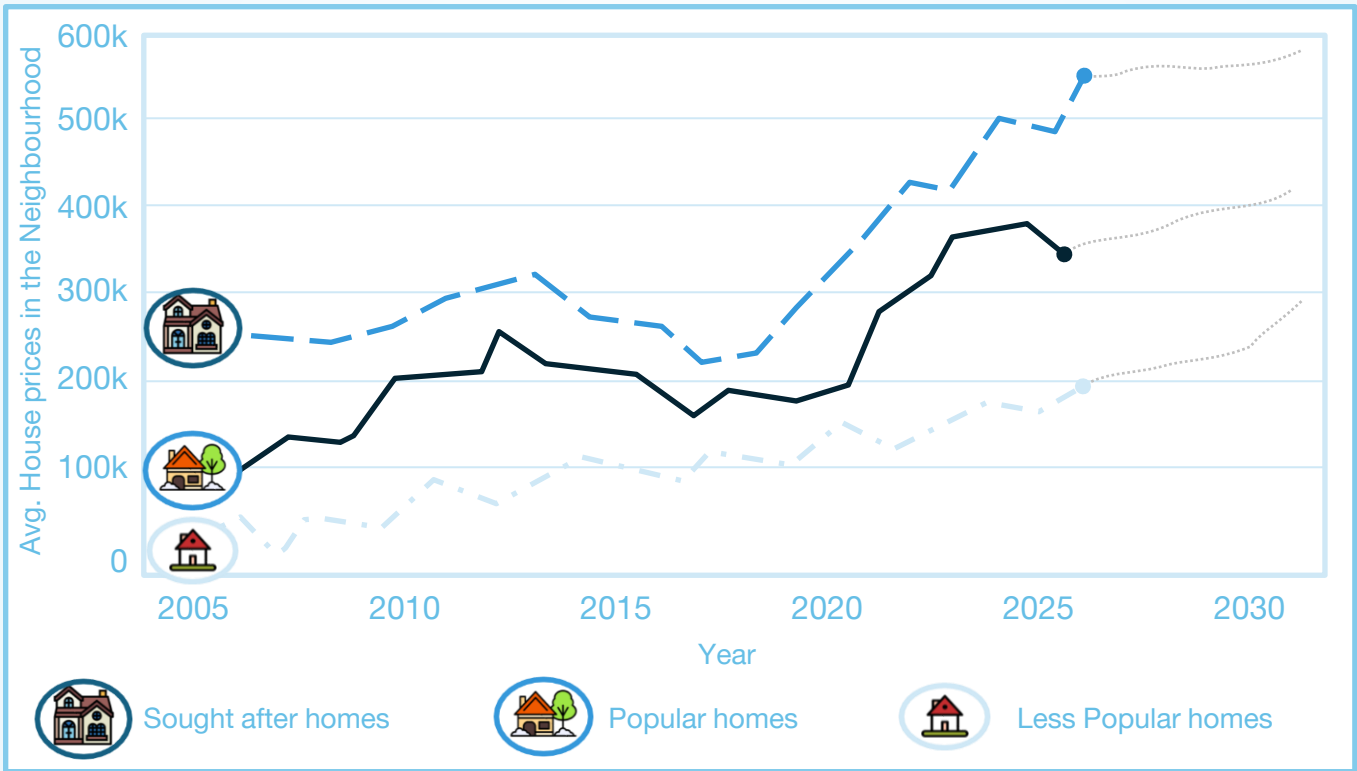
OVERVIEW

2/2

Estimated Value of The Property and Similar

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Graph 2. Estimated Actual & Similar Properties' price range changes (2005-2030)



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AFFLUENCY

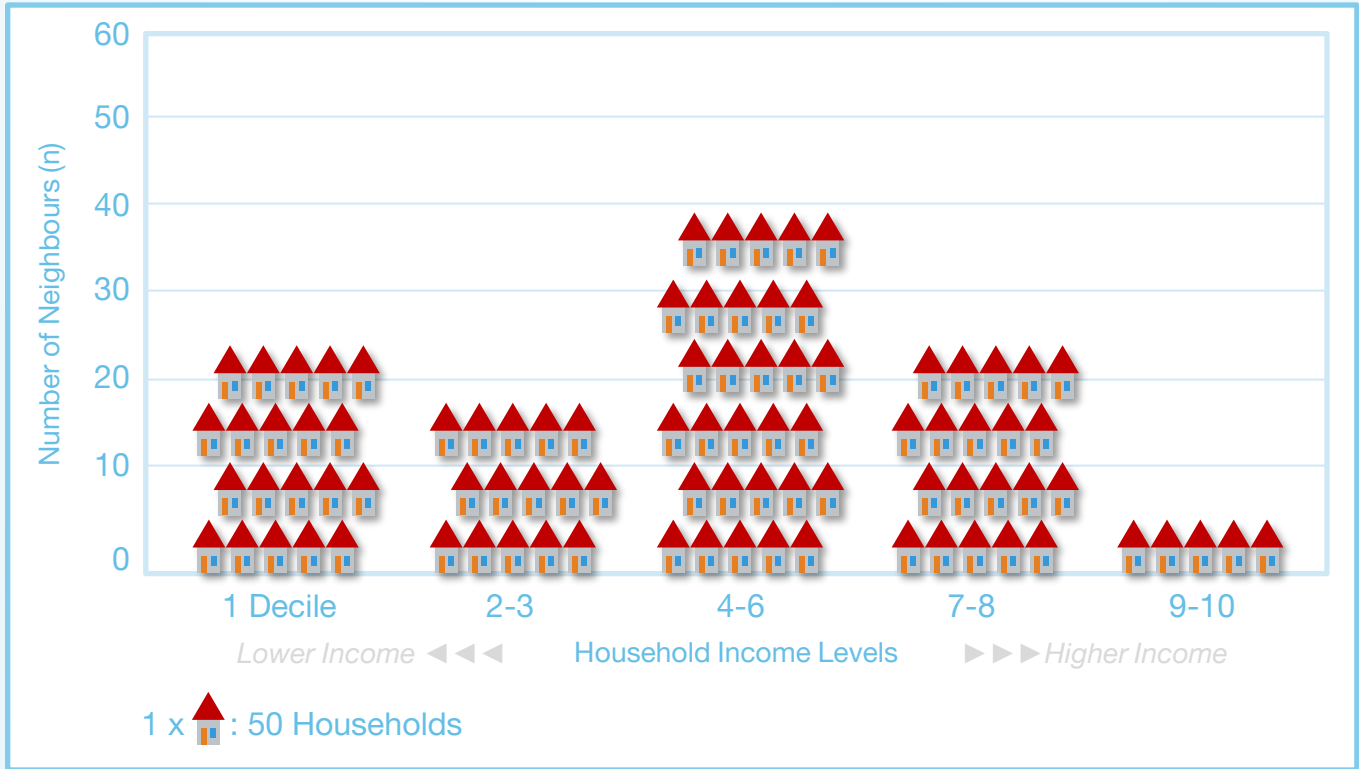
Matching Score: **87** /100

Summary

This is an affluent area, with income above the national average. The local area also has high income, and there is clear division between socio-economic groups, so similar income households are grouped together.

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Graph 3. Household Income Level Around OX26 2AB

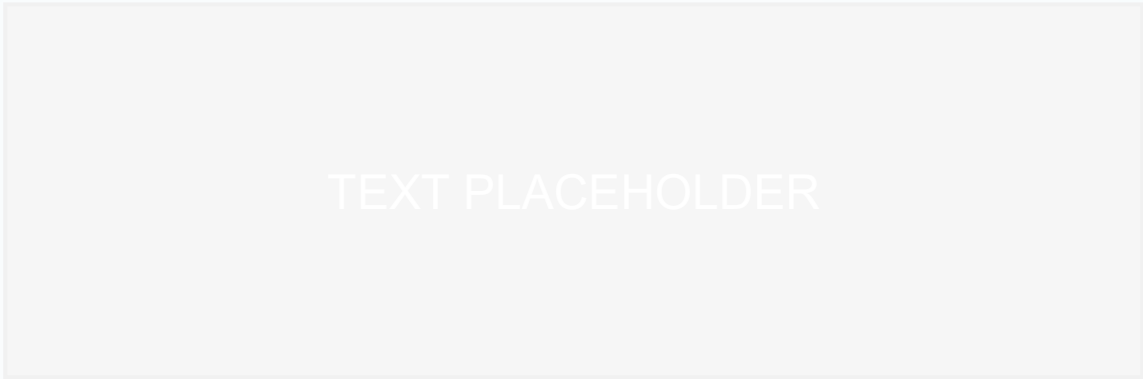


* **LSOA:** An LSOA (Lower Super Output Area) is a small UK statistical geography, designed for consistent data reporting. Each LSOA typically includes 400–1,200 households. They provide stable, comparable areas for census and statistics, unlike political wards which change boundaries.

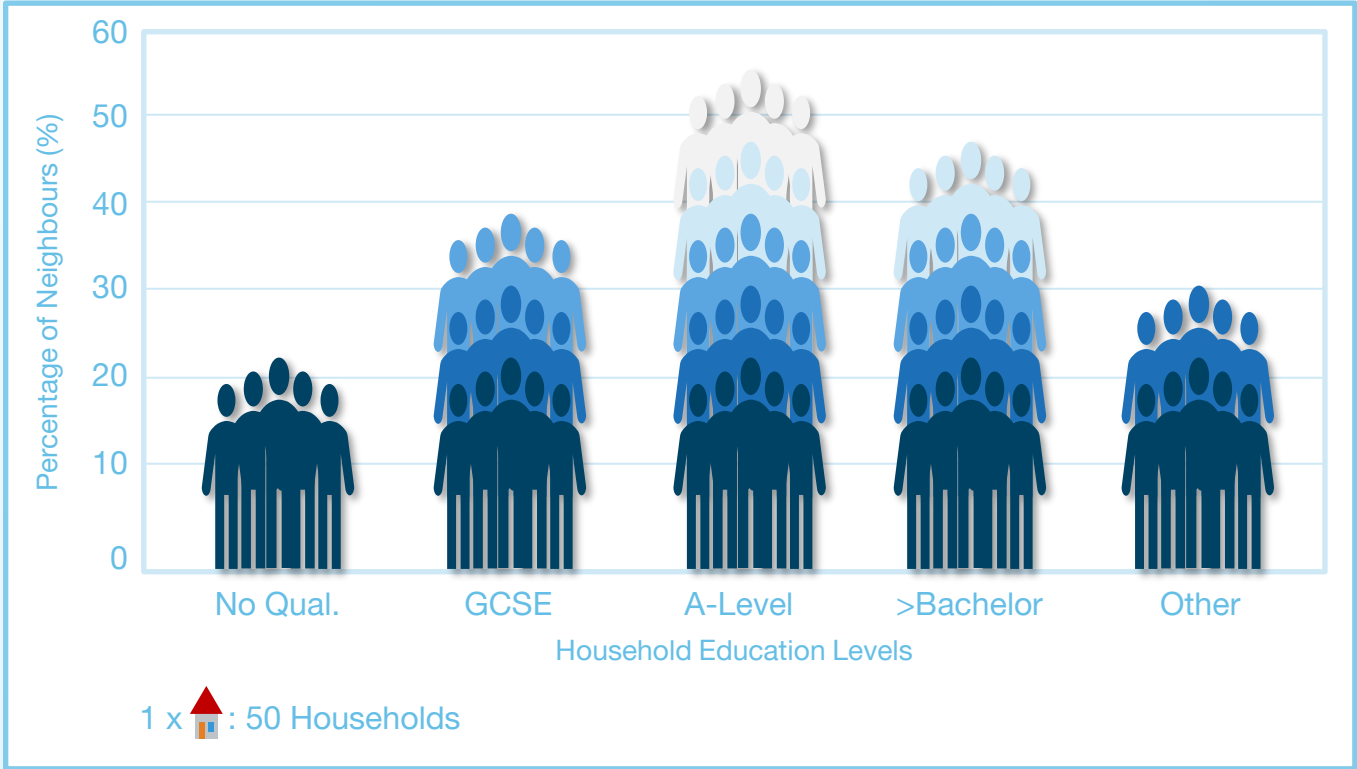
AFFLUENCY

Matching Score:
 87
/100

Affluency Impact on Property Value Score



Graph 4. Household Highest Education Level Around OX26 2AB



Data Source: British Government (2000)

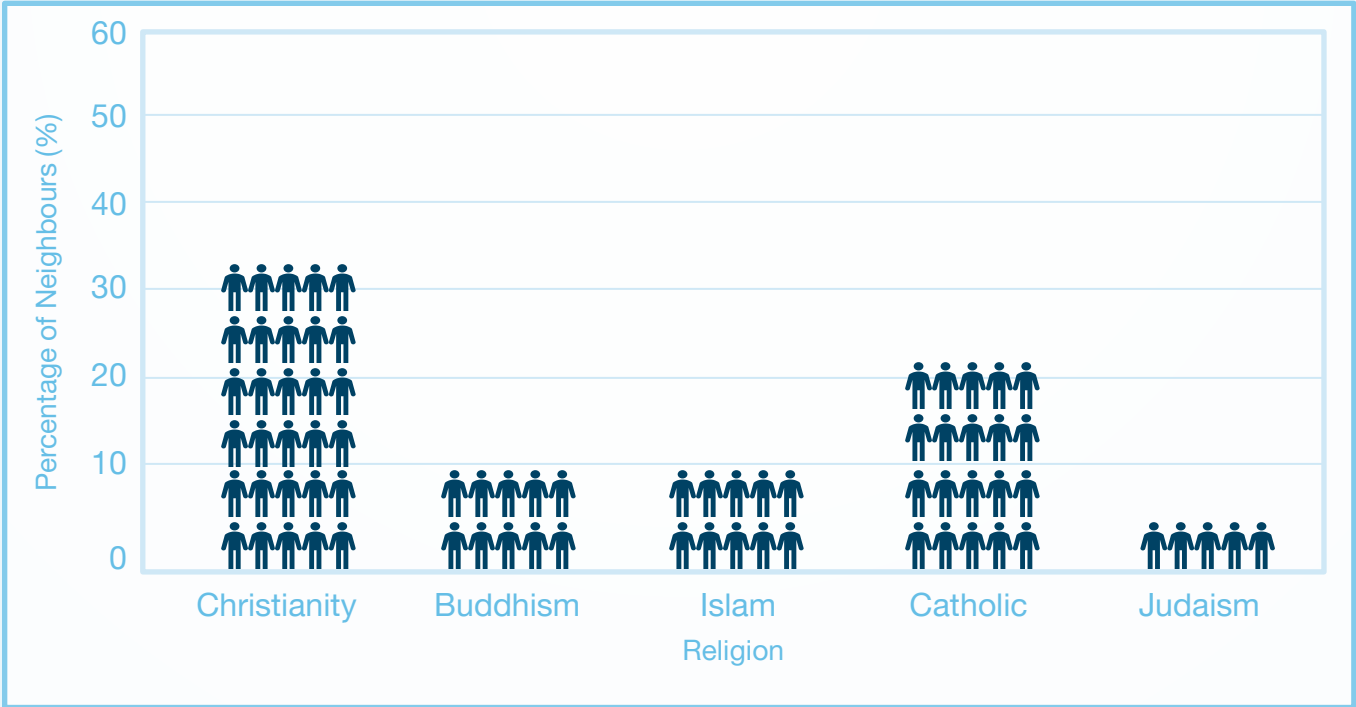
CULTURE

Matching Score: **87** /100

Race/Ethnicity

Interpretation: Multicultural but predominantly British/European culture. Very high tolerance environment.

Graph 5. Ethnicity in the neighbourhood



Data Source: British Government (2000)

* Similar town/cities to this area include: West Suffolk, Bournemouth, Christchurch and Poole, Eastbourne

Data Source: Office for National Statistics (2021)

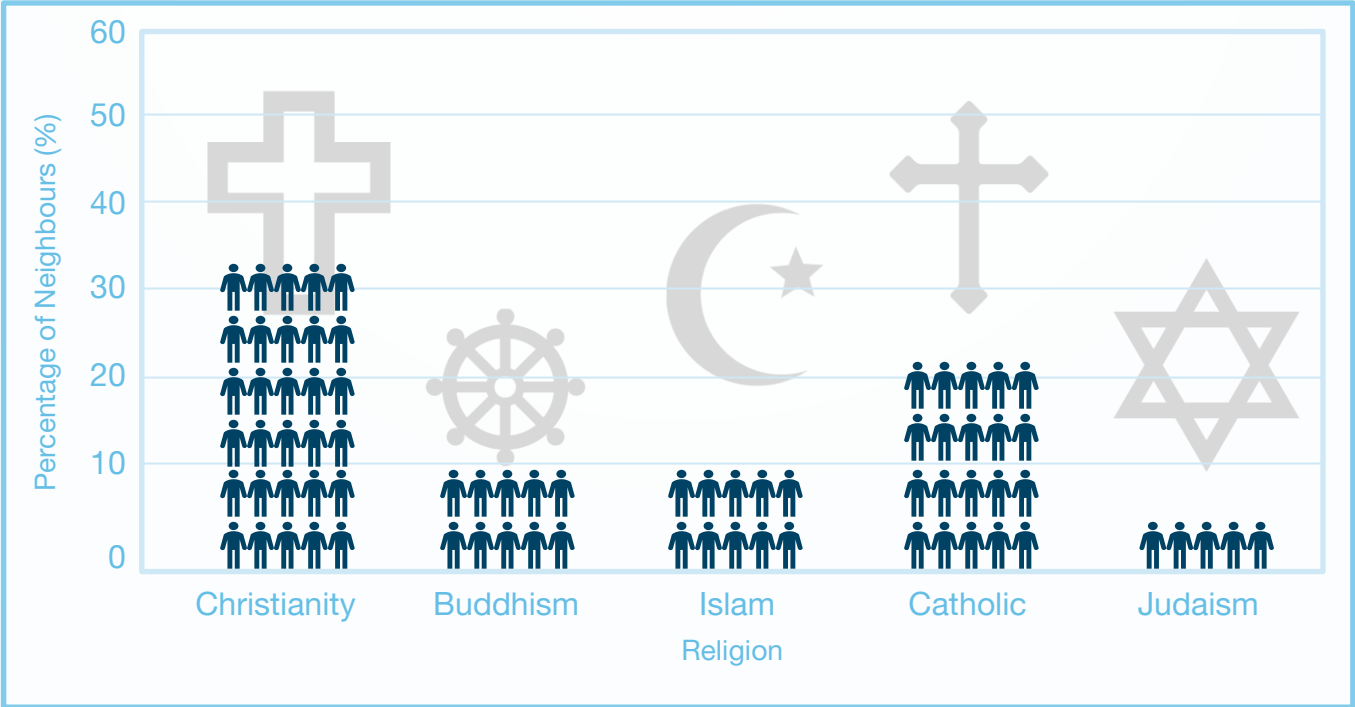
CULTURE

Matching Score: **87** /100

Religion

Interpretation: Multicultural but predominantly British/European culture. Very high tolerance environment.

Graph 6. Household Religion Around OX26 2AB



Data Source: British Government (2000)

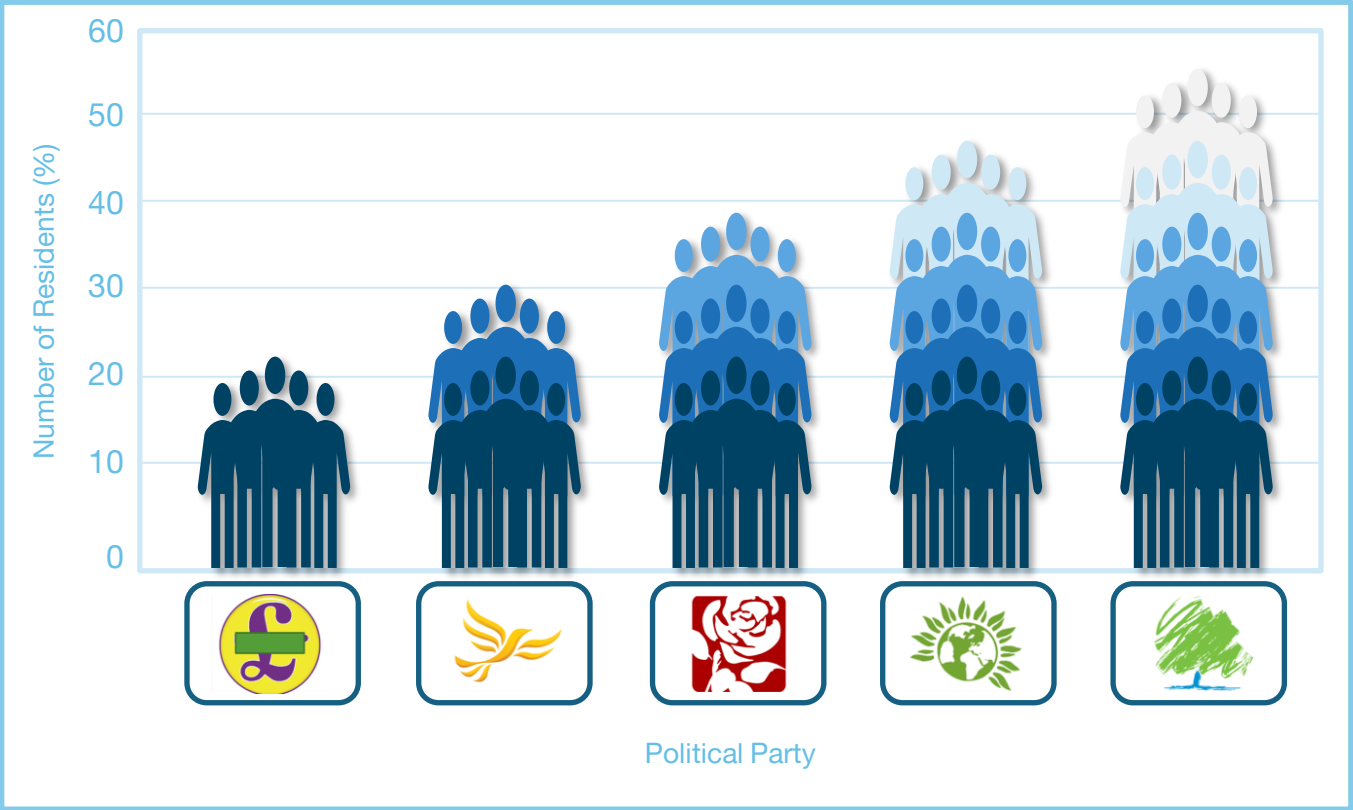
CULTURE

Matching Score: **87** /100

Political Trend



Graph 2. Area Political Supporters



Data Source: British Government (2000)

ENVIRONMENT

Matching Score: **87** /100

Summary

Very quiet residential road, minimal through traffic. Highly family- and pet-friendly environment.

Question	Answer
Contaminated land	
Flood risk	
Ground instability	
Energy and infrastructure	
Noise pollution	
Traffic volumne	

EDUCATION

Matching Score: **55** /100

Top 3 Nearest Primary Schools Performance Score

- **Brookside:** Most recent inspection (March 2025) judged the **quality of education, behaviour & attitudes, personal development and leadership** as *Good*. This is the most recent formal view on school effectiveness and indicates stable, well-led practice.
 - **St Mary's:** Listed as an academy (conversion paperwork Jan 2025); historic inspection material and school reporting show a strong ethos and consistently high attainment. As an academy in a Catholic multi-academy trust it benefits from trust oversight and shared policies.
 - **Bure Park:** Last full inspection 29 Nov 2022 — judged **Good** across areas. Ofsted report and school materials emphasise an “ambitious curriculum” and pastoral focus.
-
- **Brookside:** School-published 2024 KS2 figures show **68%** of pupils reached the expected standard in reading, writing & maths combined (national ~61%); phonics and subject-level figures published on the school site are similarly at/above national averages. This suggests solid attainment for the local context.
 - **St Mary's:** Independent summaries report **~78%** of pupils meeting the combined expected KS2 standard in 2024 (well above local and national averages — LA ~60%, England ~61%). GoodSchoolsGuide and school data back up that St Mary's performs strongly in attainment.

EDUCATION

Matching Score: **55**/100

- **Bure Park:** DfE/Performance-table data (and Good Schools Guide snapshots) show ~**55%** meeting expected standard in 2024 (below both Oxfordshire and national averages). Some other local summary sources show higher historical peaks, but the most recent official tables put Bure Park below average in combined attainment.

- **Brookside:** ~**309 pupils** (capacity ~315). School materials and Ofsted note a typical mix for a town primary; the school reports standard phonics and progress monitoring processes.

- **St Mary's:** ~**231 pupils**. Published pupil-premium strategy shows ~**11%** eligible for pupil premium (disadvantaged funding) and official data indicate relatively high **EAL** (English as an additional language) — compare pages list ~**37.6% EAL** and SEN support ~**17.5%** (these percentages reflect the school's diverse intake). That cultural and linguistic mix helps explain strong focus on language support and pastoral provision.

- **Bure Park:** ~**402 pupils** (larger than average). The school reports ~**23%** of pupils with SEN or disabilities (above national average) and notes a below-average proportion eligible for pupil premium historically; however, 2024 attainment suggests targeted interventions are needed to close gaps.

CRIME & SAFTEY

Matching Score: **82** /100

Is the area safe?

Bucknell Road in Bicester, Oxfordshire, is a residential area characterised by a relatively low crime rate. Between September 2023 and August 2024, the annual crime rate for the OX26 2HD postcode was 28.8 per 1,000 residents, which is considered low compared to other areas in England and Wales.

Graph 0. Neighbourhood Crime Rate compared to the County & England



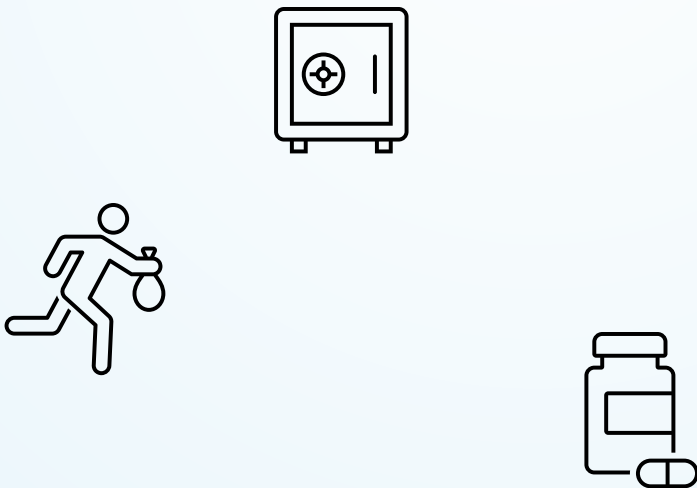
CRIME & SAFTEY

Matching Score: **82** /100

Detailed Crime Trend

Over the past decade, Bucknell Road has consistently exhibited lower crime rates compared to the broader Bicester area and Oxfordshire as a whole. In 2023, Bicester recorded an overall crime rate of 113 crimes per 1,000 people, significantly higher than the 28.8 per 1,000 reported in the OX26 2HD section of Bucknell Road. The predominant offences in Bicester were violence and sexual offences, with 1,172 incidents, and shoplifting, with 51 reported cases in April 2023 alone. In contrast, Bucknell Road reported lower instances of these crimes, indicating a more secure local environment.

Graph 0. Education in area compared to County & England



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PUBLIC TRANSPORTATION

Access to Town/City

Living at Brookside Court means excellent transport choice:

- Rail access: two stations, both offering regular services and good connectivity to London, Oxford, Birmingham
- Bus network: frequent local and inter-urban routes right on the doorstep

Overall, it's a highly accessible and well-connected location—great for commuters, families, and those seeking flexible travel options.

Train

Station / Line	Distance	Services & Frequency
Bicester North (Chiltern Railways)	~0.3 mi / 450 m	2 tph to London Marylebone; 2 tph to Birmingham and Aylesbury.
Bicester Village (Oxford–Bicester Line)	~0.65 mi / 1 km	2 tph to Oxford and 1–2 tph to London Marylebone via Oxford Parkway. Expect increased service when East–West Rail fully launches (~2025).

Bus

The postcode is served by 10+ bus stops within ~200 m—key ones include:

- Brookside School (Bucknell Road): ~78 m
- Bicester Community College / Queens Avenue: ~200–250 m
- Bicester North Station stop: ~160–300 m
- Key Bus Routes: X5, S5, E1, 500

HOW DO WE DO IT?

Neighbourhood Submarine are committed to comprehensive property data being made available up-front to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Kimera Systems - the professional information blender.

Data Partners:



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