KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th April 2025

CHARTWELL WAY, HIGH WYCOMBE, HP11

Avocado Property

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Property
Overview

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,334 ft^2 / 124 m^2		
Plot Area:	0.03 acres		
Year Built :	2016		
Council Tax :	Band D		
Annual Estimate:	£2,402		
Title Number:	BM411195		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s   **80** mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Property
EPC - Certificate

	Chartwell Way, HP11	Energy rating
		B

Valid until 17.10.2026

Score	Energy rating	Current	Potential
92+	A		95 | A
81-91	B	86 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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property
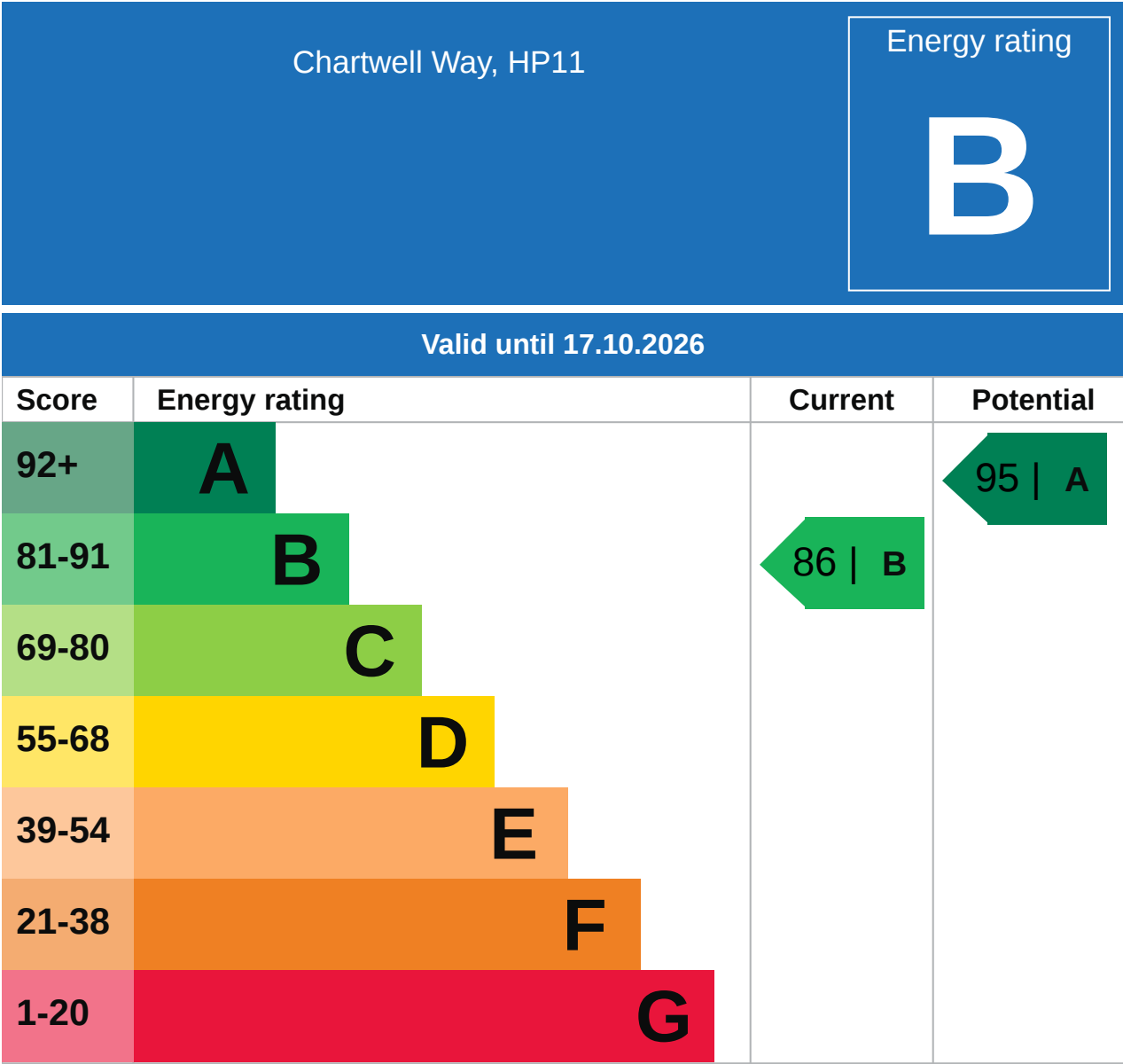
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â¦K
Total Floor Area:	124 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
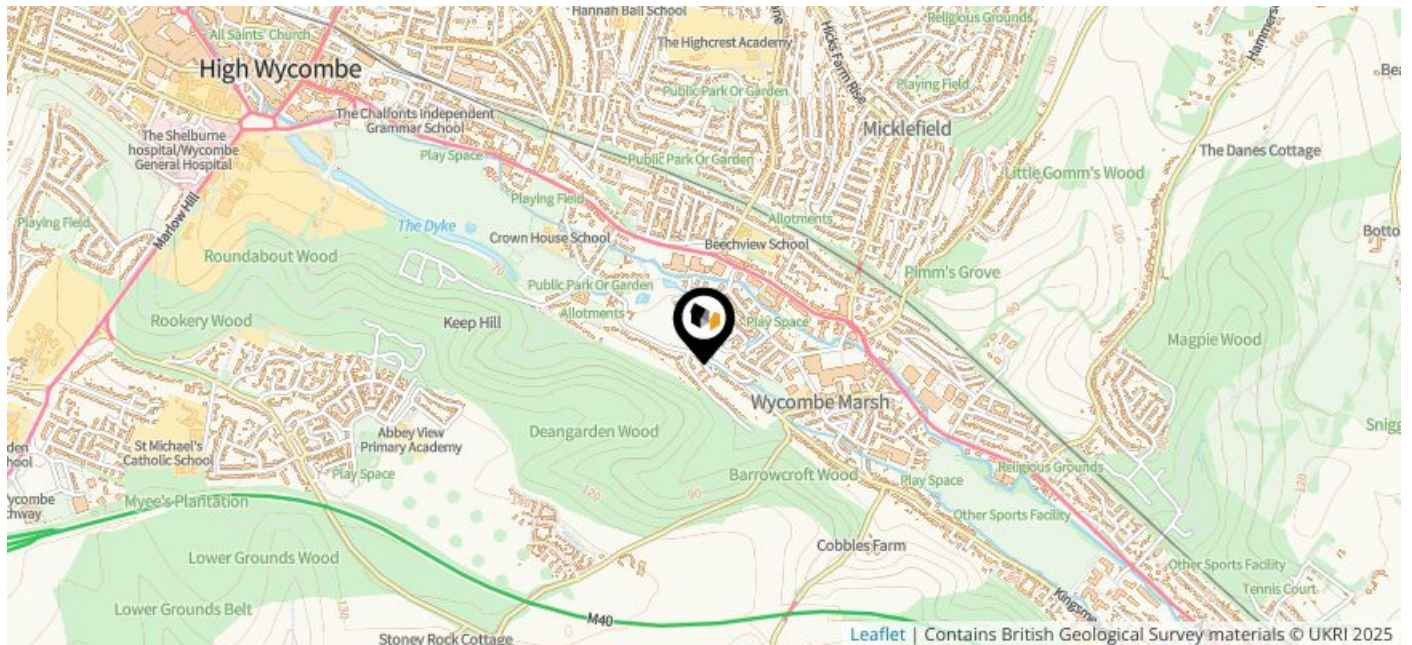
Mine Entry

✕ 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.
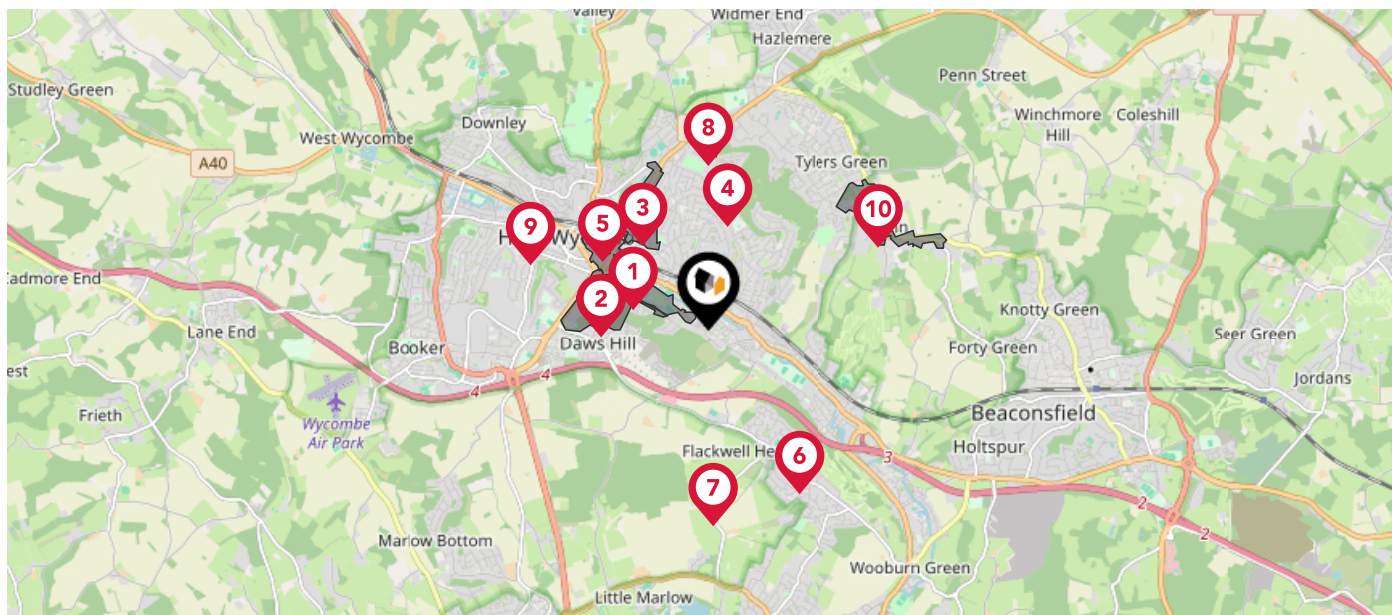
Nearby Conservation Areas

1	High Wycombe
2	Wycombe Abbey
3	Amersham Hill
4	Totteridge
5	Priory Avenue
6	The Common Flackwell Heath
7	Sheepridge
8	Terriers
9	Leigh Street Furniture Heritage, High Wycombe
10	Penn and Tylers Green

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
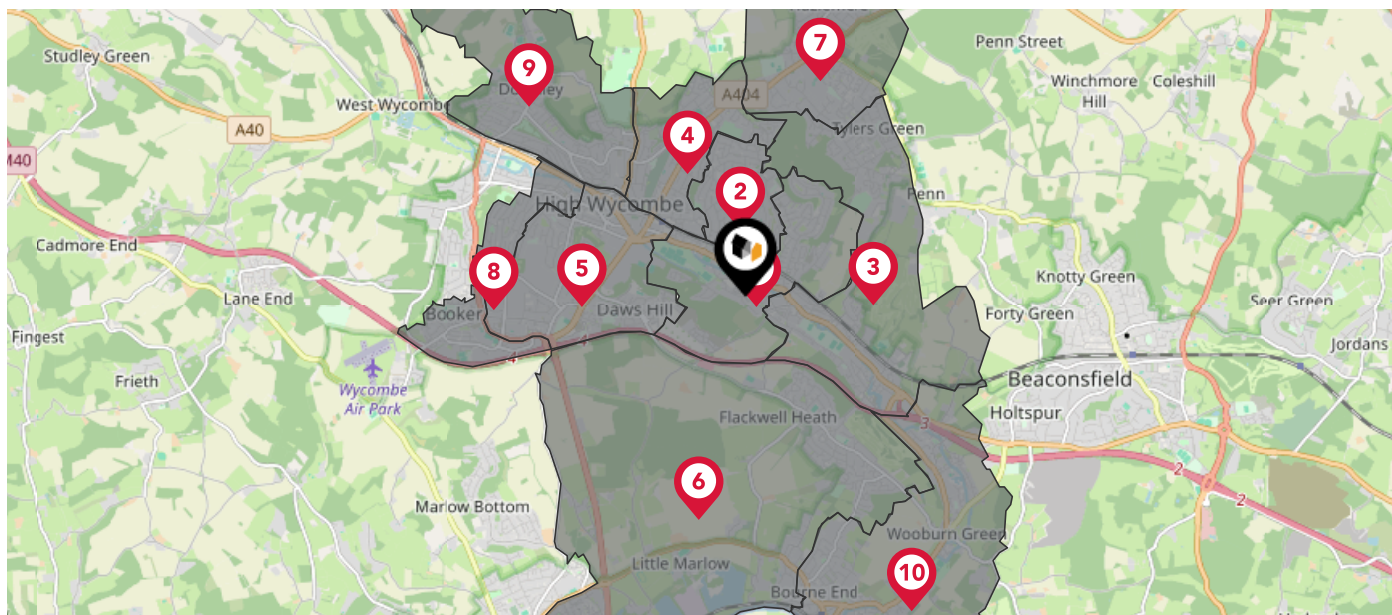
Nearby Council Wards

1	Ryemead and Micklefield Ward
2	Totteridge and Bowerdean Ward
3	Tylers Green and Loudwater Ward
4	Terriers and Amersham Hill Ward
5	Abbey Ward
6	Flackwell Heath, Little Marlow and Marlow South East Ward
7	Hazlemere Ward
8	Booker, Cressex and Castlefield Ward
9	Downley Ward
10	The Wooburns, Bourne End and Hedsor Ward

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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.
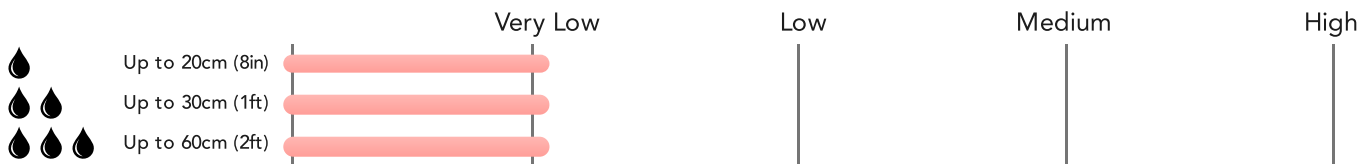

Risk Rating: Very low

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 (0.25%)** in any one year.

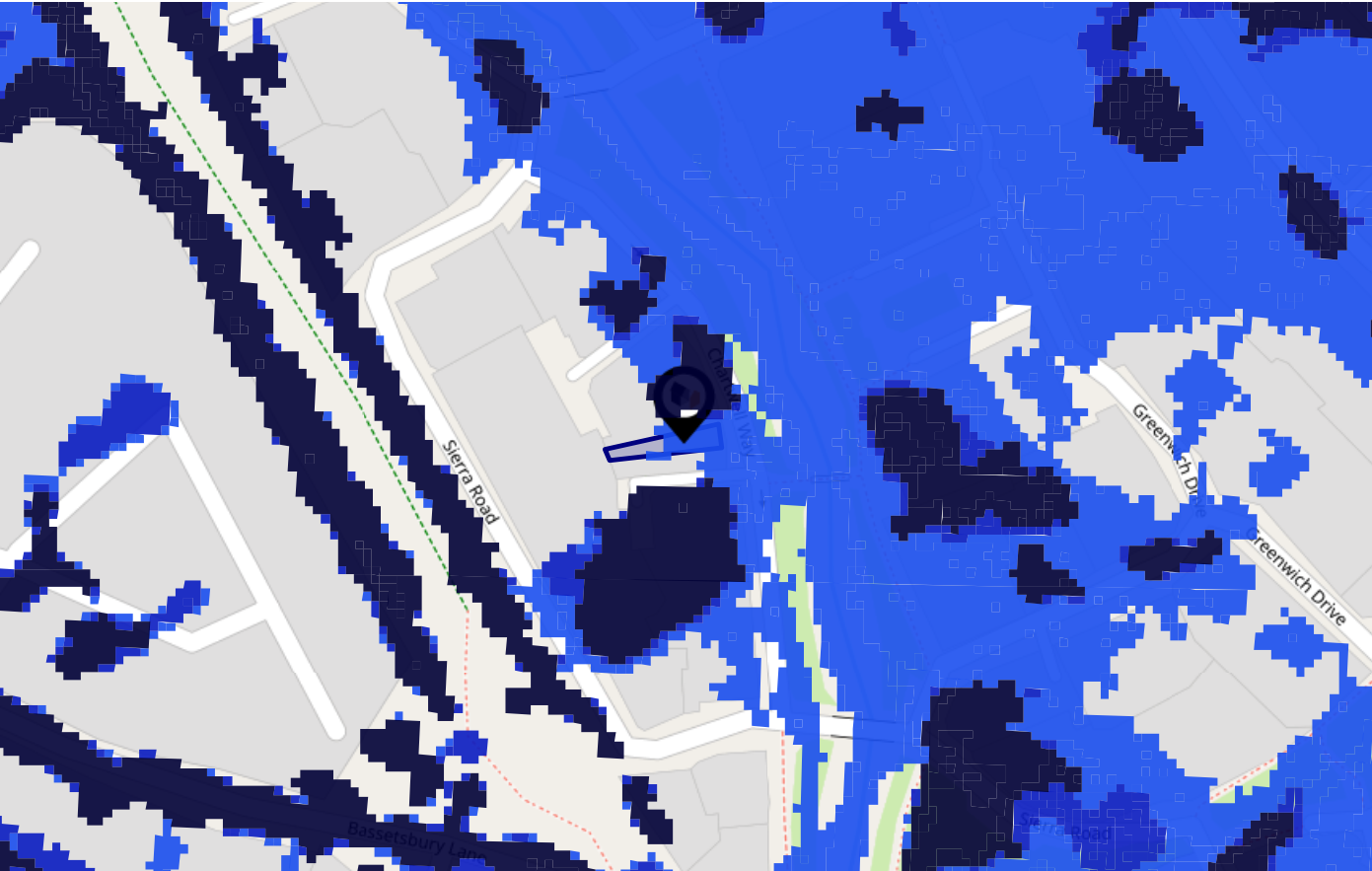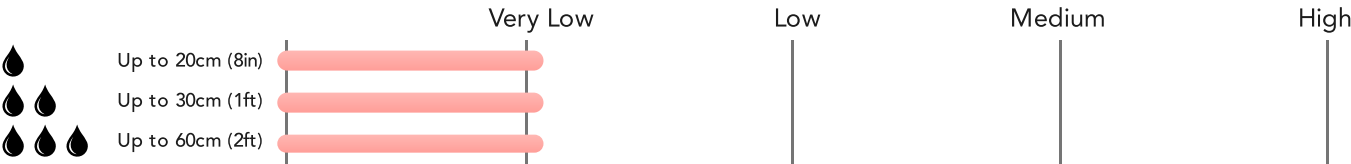- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

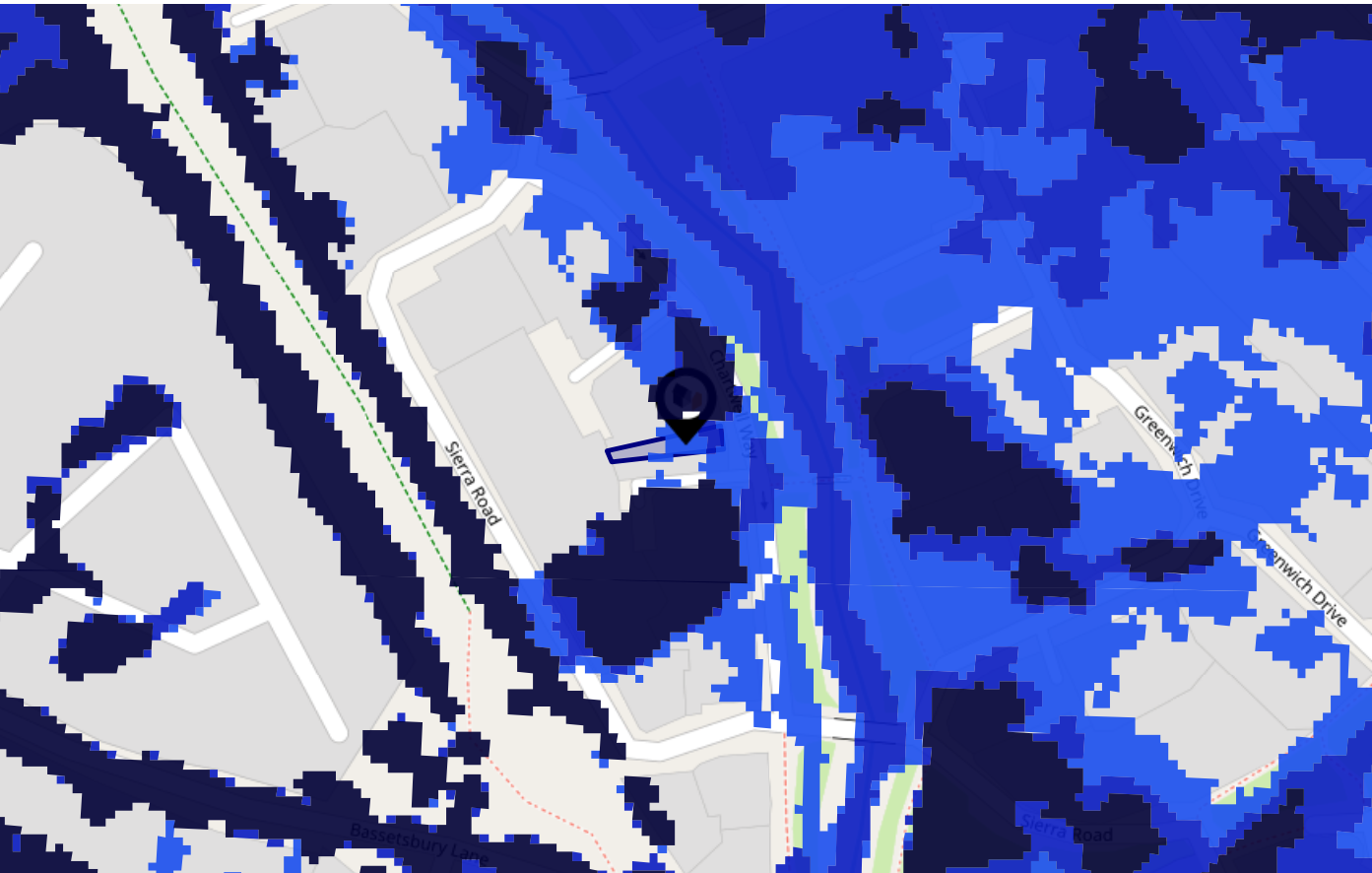Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
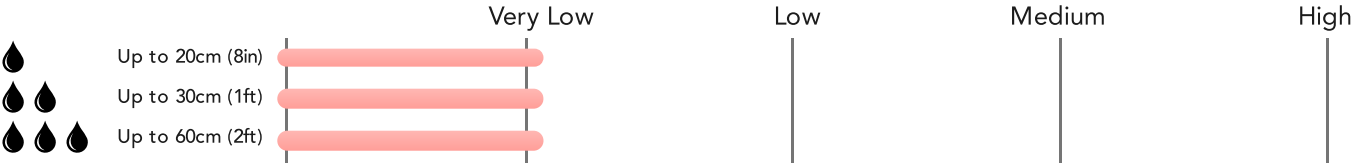

Risk Rating: Very low

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.

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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Flood Risk
Surface Water - Flood Risk

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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: 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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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: 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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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

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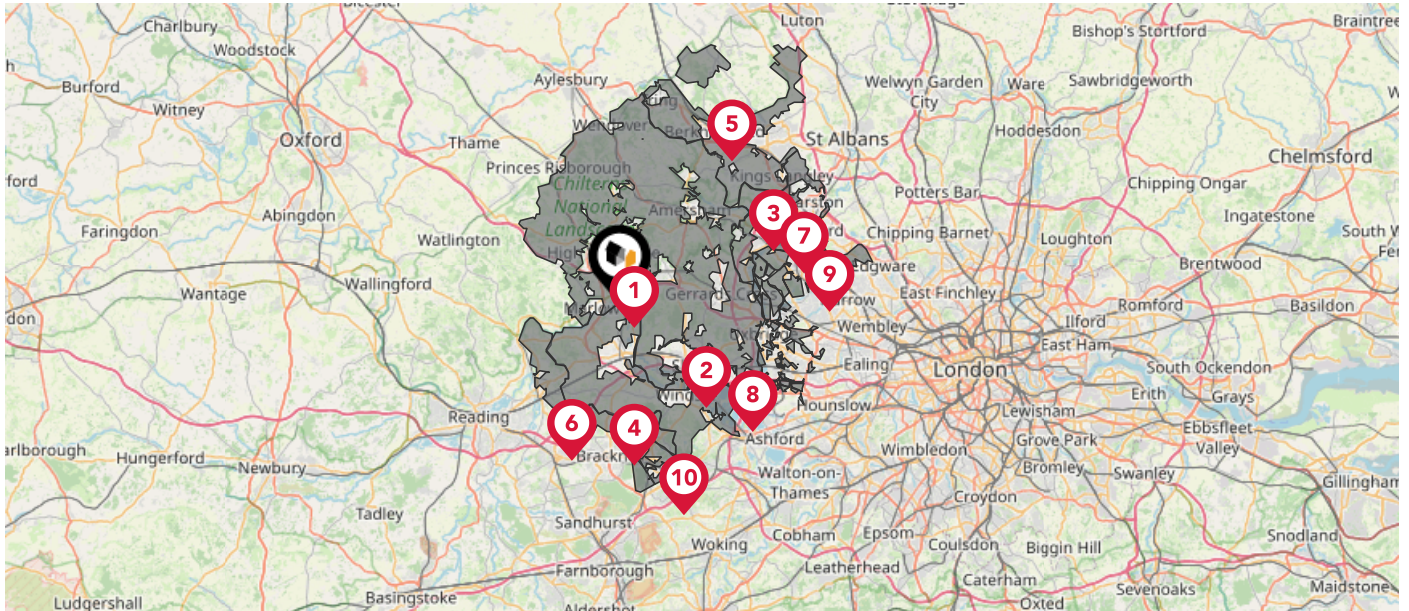
Nearby Green Belt Land

#	
1	London Green Belt - Buckinghamshire
2	London Green Belt - Slough
3	London Green Belt - Three Rivers
4	London Green Belt - Bracknell Forest
5	London Green Belt - Dacorum
6	London Green Belt - Wokingham
7	London Green Belt - Watford
8	London Green Belt - Hillingdon
9	London Green Belt - Harrow
10	London Green Belt - Windsor and Maidenhead

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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.
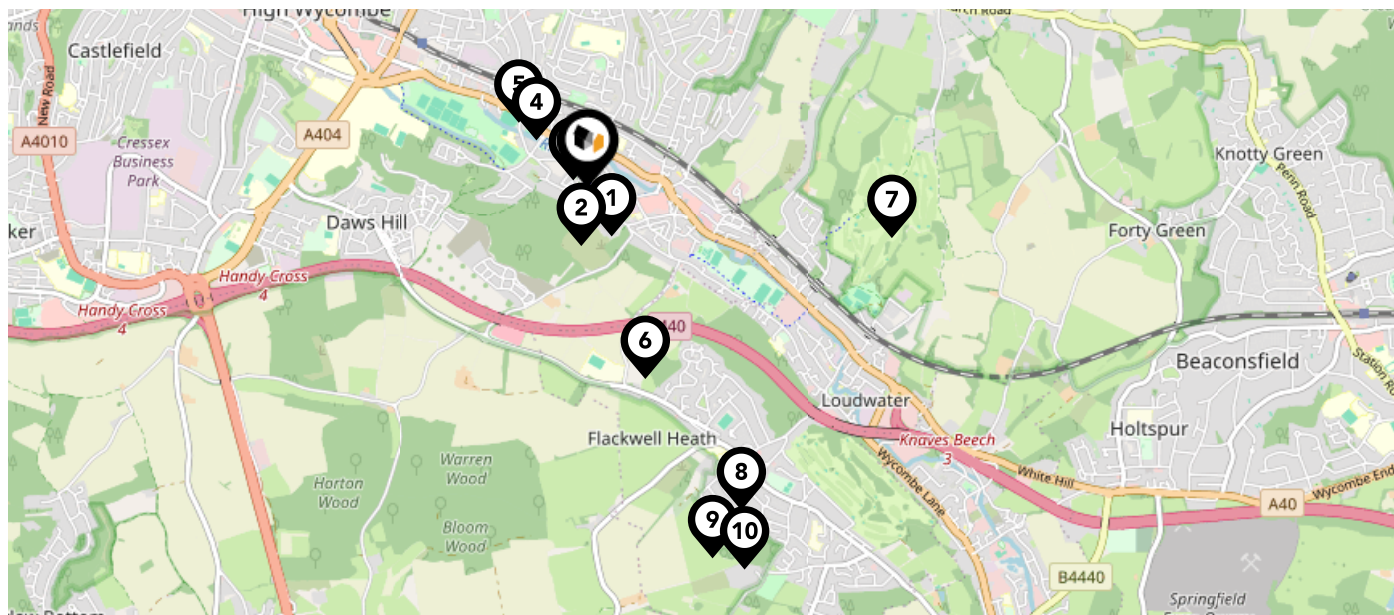
| Nearby Landfill Sites		
1	Kingsmead Road-High Wycombe, Buckinghamshire	Historic Landfill
2	Old Railway Cutting-Dean Garden Rise, High Wycombe	Historic Landfill
3	Sainsbury Homebase-High Wycombe, Buckinghamshire	Historic Landfill
4	Spring Gardens-High Wycombe, Buckinghamshire	Historic Landfill
5	Adkins-High Wycombe, Buckinghamshire	Historic Landfill
6	Heath End Farm-Flackwell Heath, Buckinghamshire	Historic Landfill
7	Town Farm-Wycombe	Historic Landfill
8	Old Kiln Road-Flackwell Heath, Buckinghamshire	Historic Landfill
9	Highlea Avenue-Flackwell Heath, Buckinghamshire	Historic Landfill
10	Paper Mill-Flackwell Heath	Historic Landfill

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Maps
Listed Buildings

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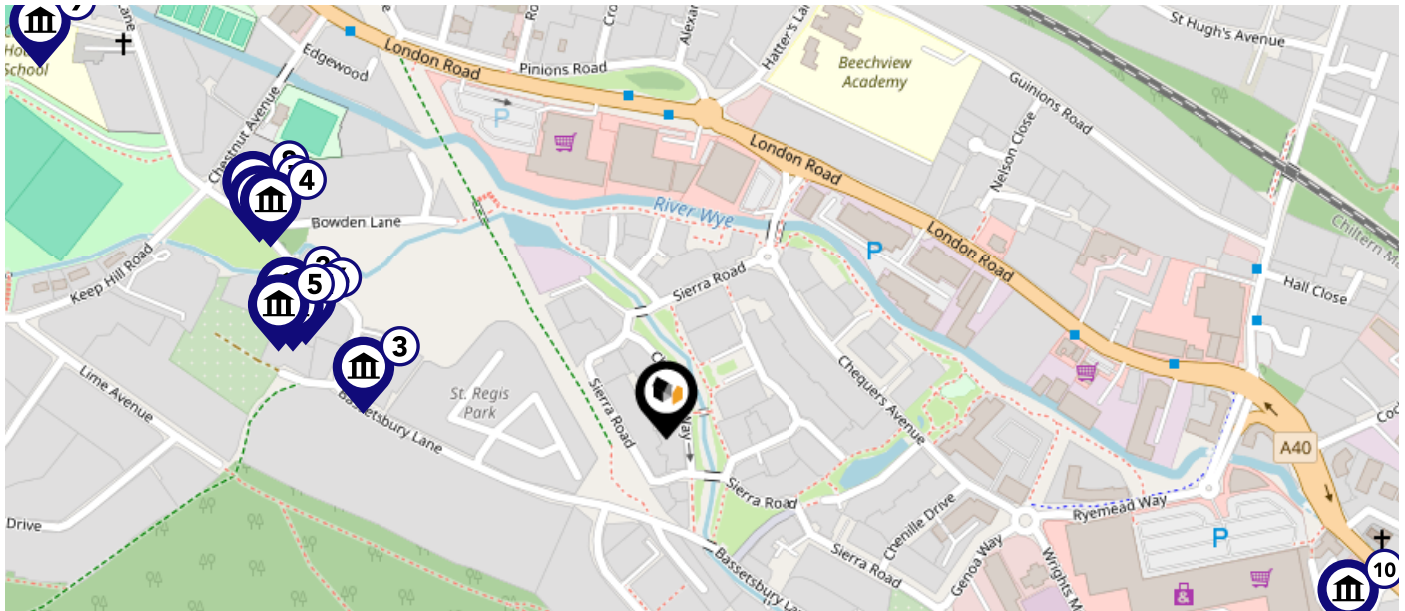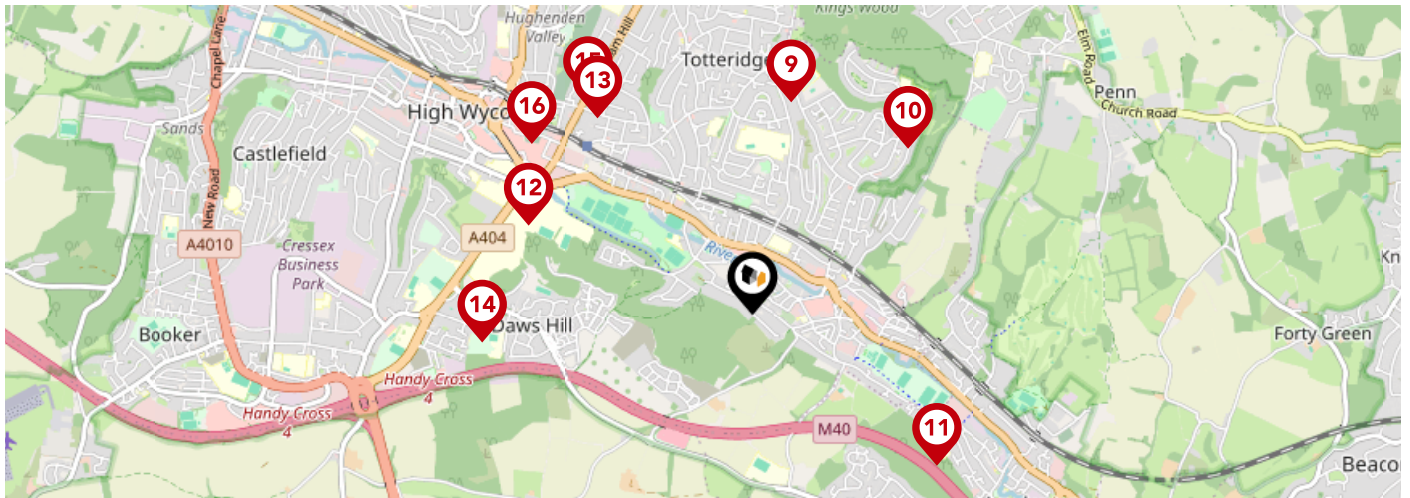

Listed Buildings in the local district	Grade	Distance
1160348 - Cobbles	Grade II	0.2 miles
1125107 - Marsh Green Mill	Grade II	0.2 miles
1125148 - Funges Farmhouse	Grade II	0.2 miles
1310920 - Box Tree House	Grade II	0.2 miles
1125149 - Mill Barn	Grade II	0.2 miles
1125106 - Old Mill Cottage	Grade II	0.2 miles
1125210 - Rosedale	Grade II	0.3 miles
1159669 - Marsh Green House	Grade II	0.3 miles
1125209 - Stables At Bassetsbury Manor	Grade II	0.4 miles
1125204 - 2 And 4, Abbey Barn Road	Grade II	0.4 miles
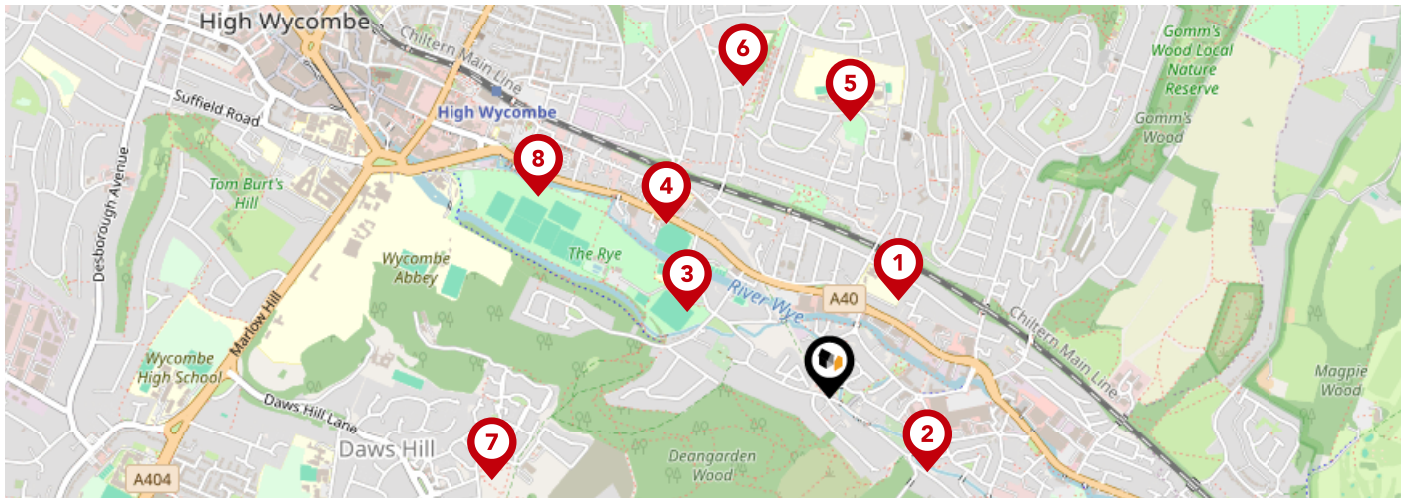
	Nursery	Primary	Secondary	College	Private
1 Beechview Academy Ofsted Rating: Requires improvement	Pupils: 163	Distance:0.27	☐	☑	☐	☐	☐
2 Marsh School Ofsted Rating: Requires improvement	Pupils: 167	Distance:0.28	☐	☑	☐	☐	☐
3 Crown House School Ofsted Rating: Not Rated	Pupils: 126	Distance:0.38	☐	☑	☐	☐	☐
4 Bowerdean Nursery School Ofsted Rating: Outstanding	Pupils: 165	Distance:0.55	☑	☐	☐	☐	☐
5 The Highcrest Academy Ofsted Rating: Good	Pupils: 1068	Distance:0.64	☐	☐	☑	☐	☐
6 Hannah Ball Academy Ofsted Rating: Requires improvement	Pupils:0	Distance:0.74	☐	☑	☐	☐	☐
7 Abbey View Primary Academy Ofsted Rating: Good	Pupils: 214	Distance:0.8	☐	☑	☐	☐	☐
8 The Chalfonts Independent Grammar School Ofsted Rating: Not Rated	Pupils: 150	Distance:0.81	☐	☐	☑	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Kings Wood School and Nursery** Ofsted Rating: Good | Pupils: 455 | Distance:1	☐	☑	☐	☐	☐
10	**Ash Hill Primary School** Ofsted Rating: Requires improvement | Pupils: 232 | Distance:1.05	☐	☑	☐	☐	☐
11	**Loudwater Combined School** Ofsted Rating: Good | Pupils: 211 | Distance:1.09	☐	☑	☐	☐	☐
12	**Wycombe Abbey** Ofsted Rating: Not Rated | Pupils: 645 | Distance:1.12	☐	☐	☑	☐	☐
13	**Aspire** Ofsted Rating: Outstanding | Pupils: 77 | Distance:1.16	☐	☐	☑	☐	☐
14	**St Michael's Catholic School** Ofsted Rating: Good | Pupils: 2201 | Distance:1.26	☐	☑	☑	☐	☐
15	**Godstowe Preparatory School** Ofsted Rating: Not Rated | Pupils: 395 | Distance:1.26	☐	☐	☑	☐	☐
16	**Hamilton Academy** Ofsted Rating: Good | Pupils: 668 | Distance:1.29	☐	☑	☐	☐	☐
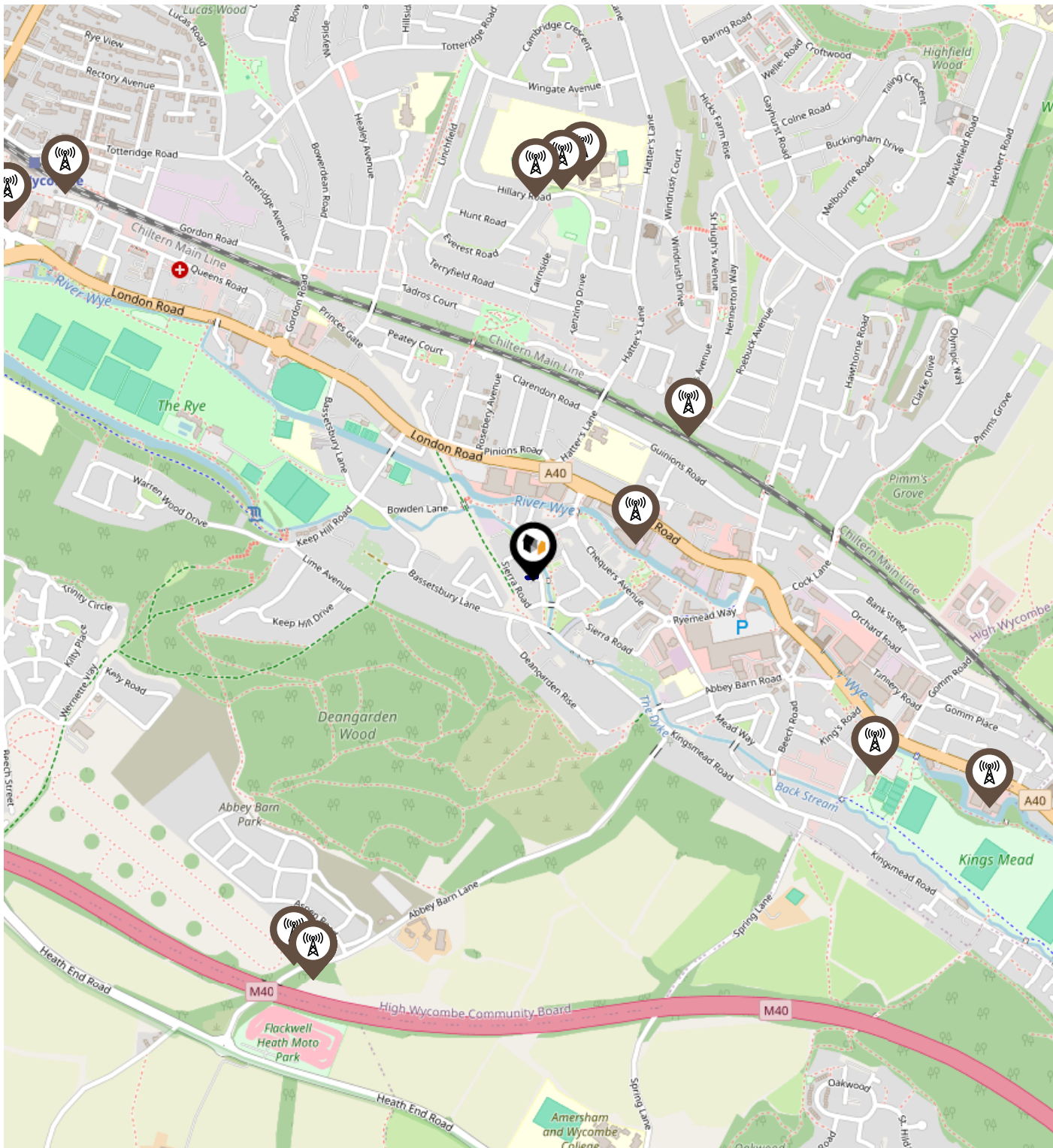
Key:

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/m3).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
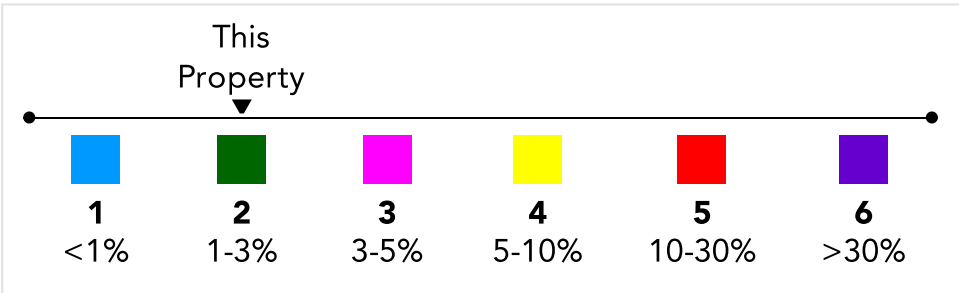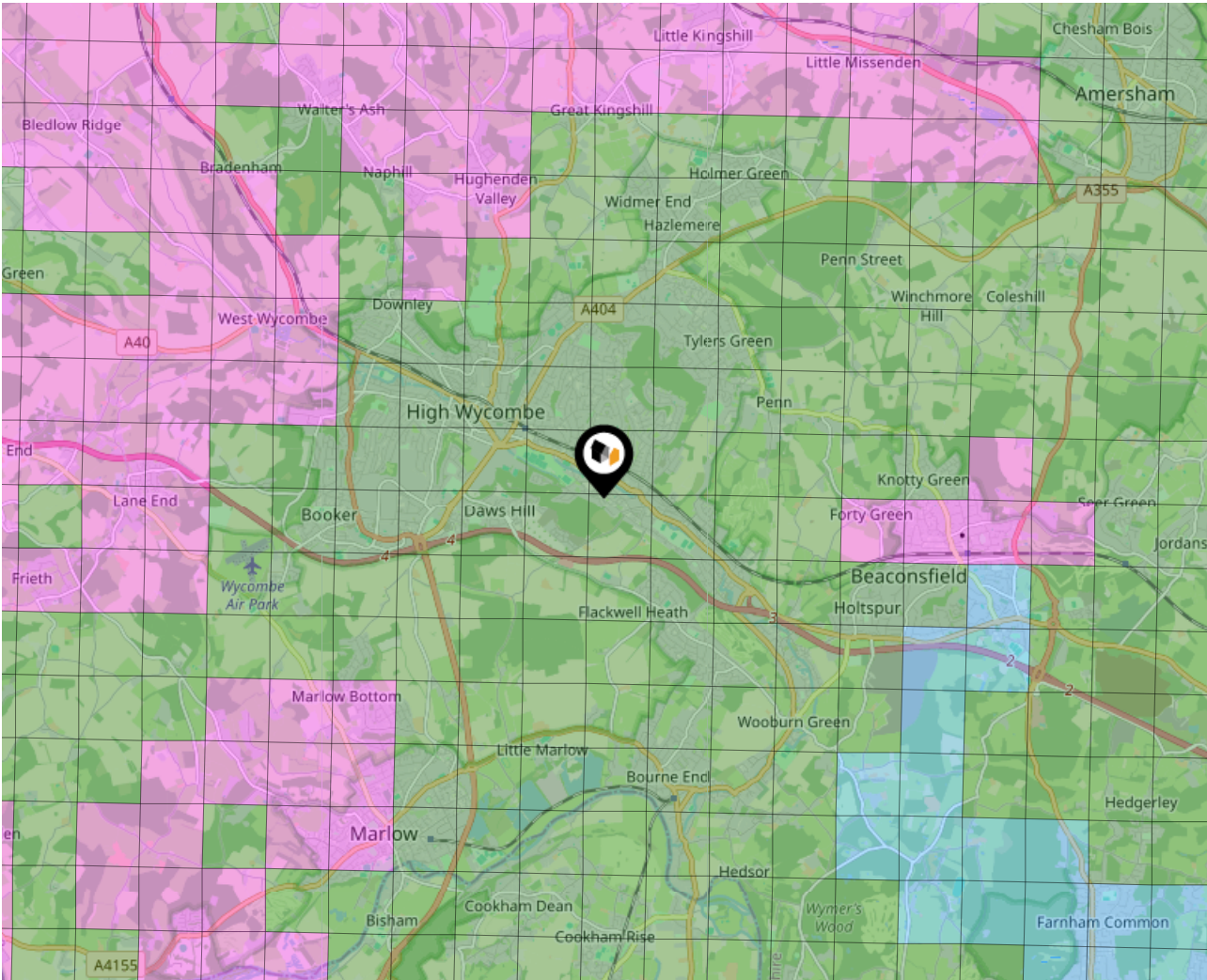
Local Area
Road Noise
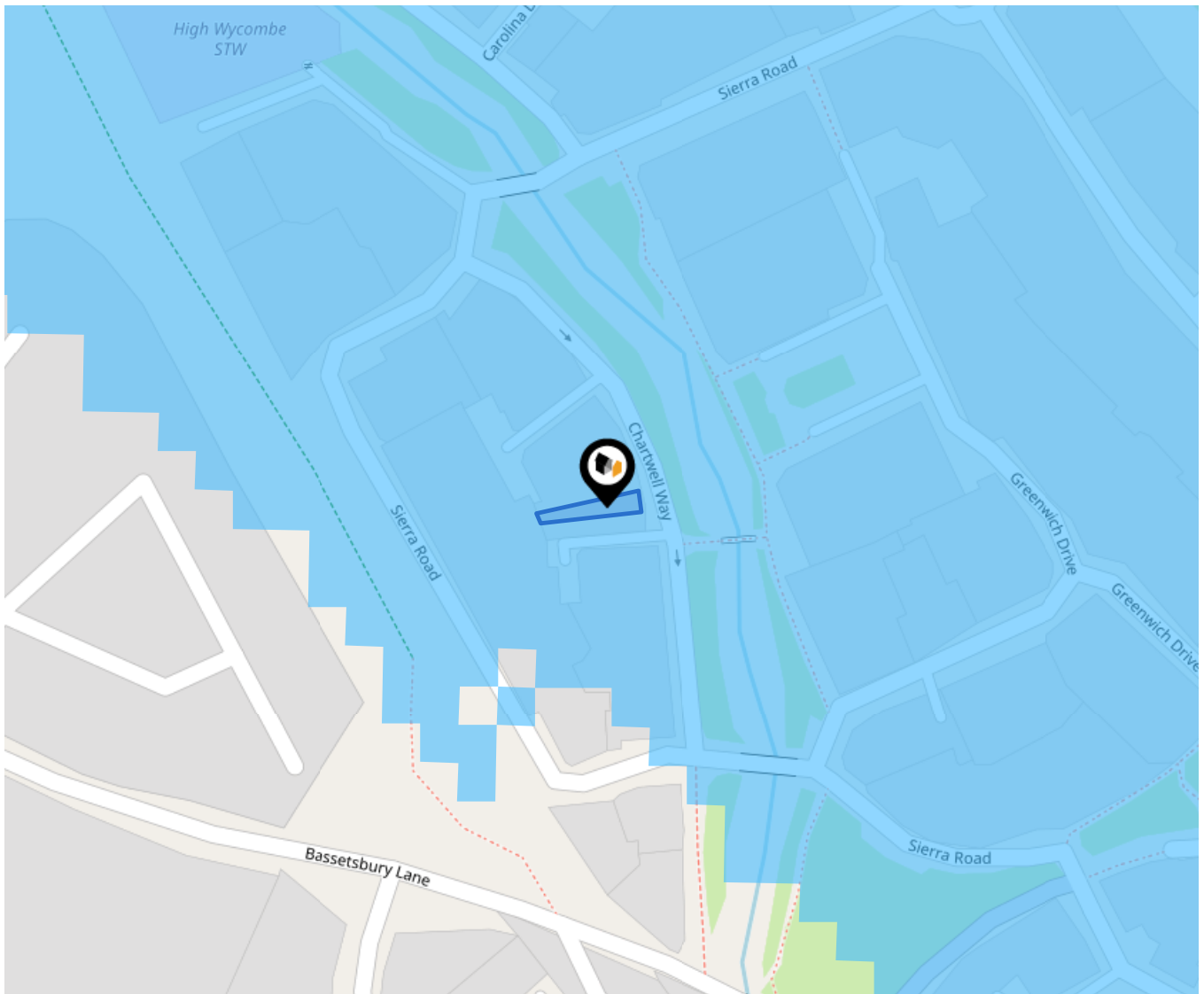
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

Environment
Soils & Clay

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

Carbon Content:	HIGH	**Soil Texture:**	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		
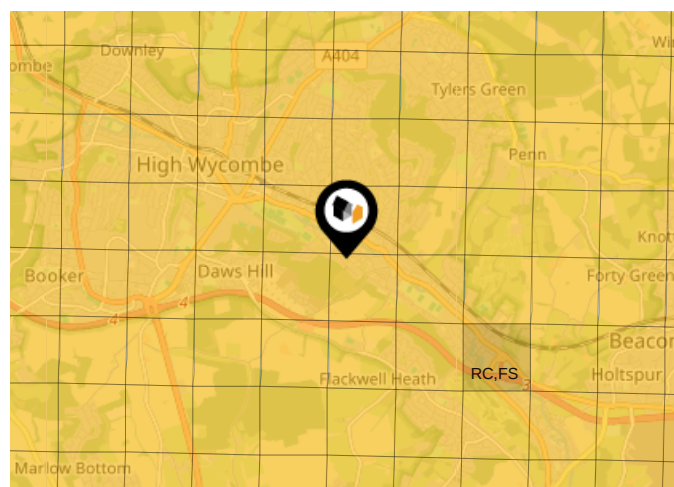
Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)
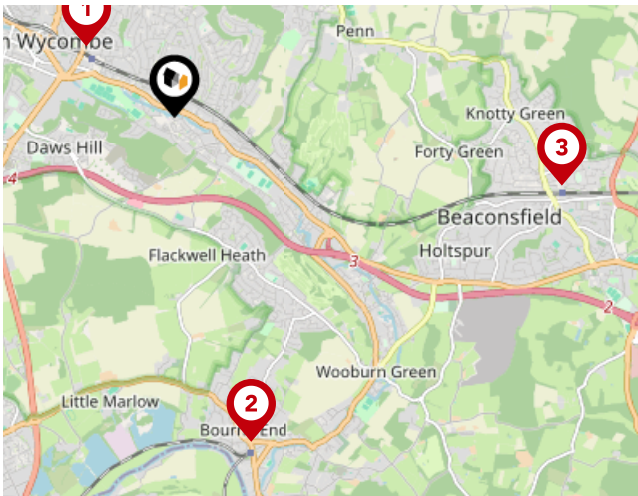
National Rail Stations

Pin	Name	Distance
1	High Wycombe Rail Station	1.05 miles
2	Bourne End Rail Station	3.06 miles
3	Beaconsfield Rail Station	3.61 miles
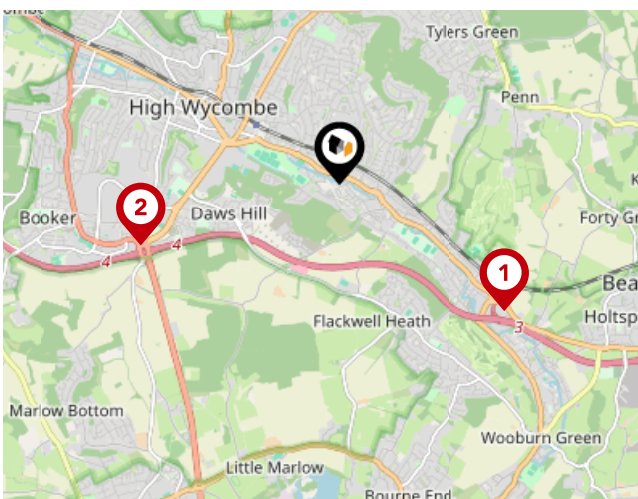
Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	1.92 miles
2	M40 J4	1.91 miles
3	M40 J2	4.65 miles
4	A404(M) J9	7.2 miles
5	A404(M) J9A	7.82 miles
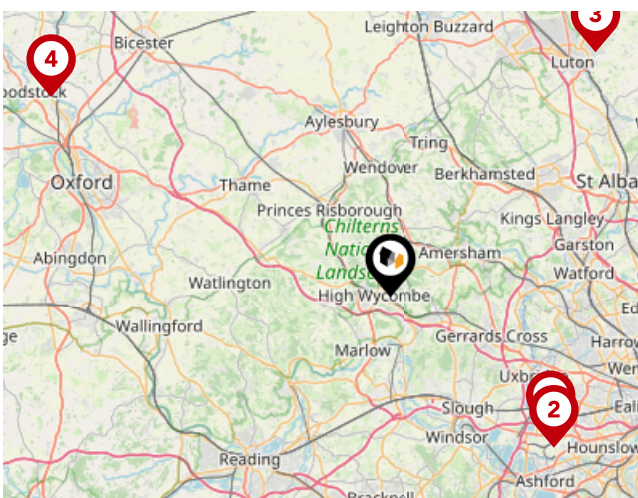
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	15.51 miles
2	Heathrow Airport Terminal 4	16.34 miles
3	Luton Airport	23.41 miles
4	Kidlington	28.97 miles

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Area
Transport (Local)
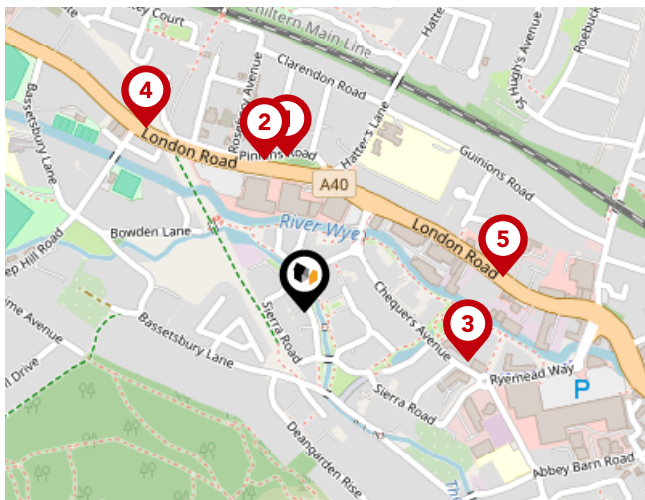
Bus Stops/Stations

Pin	Name	Distance
1	London Road Lidl	0.18 miles
2	London Road Lidl	0.18 miles
3	Chequers Avenue	0.2 miles
4	Chestnut Avenue	0.28 miles
5	Post Office	0.23 miles

Avocado Property
Data Quality

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