

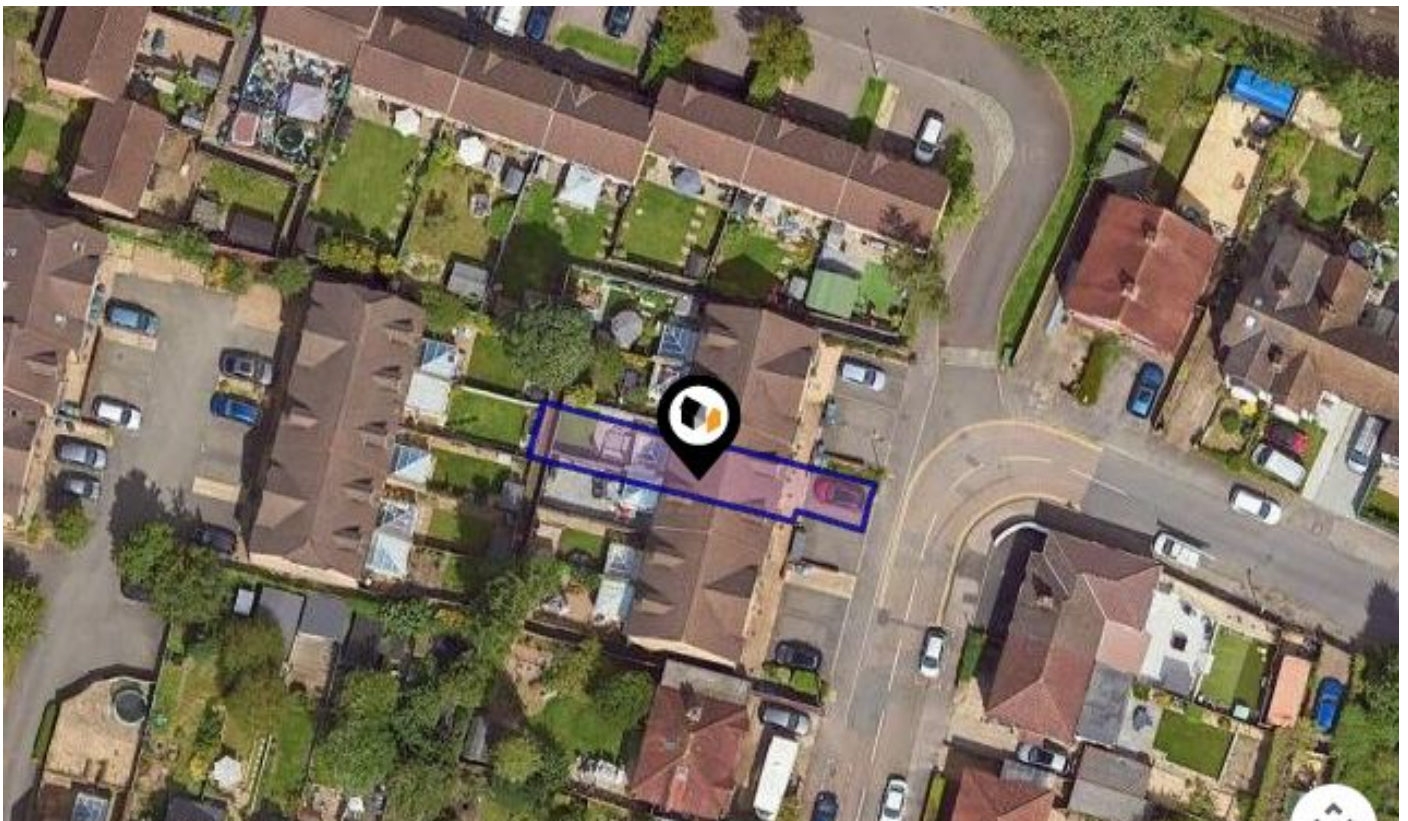


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th April 2025



ROSEBERY AVENUE, HIGH WYCOMBE, HP13

Avocado Property

07971955240

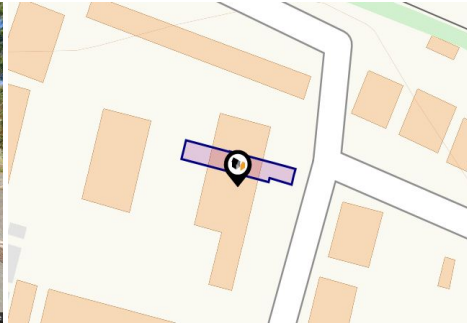
michael@avocadobucks.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



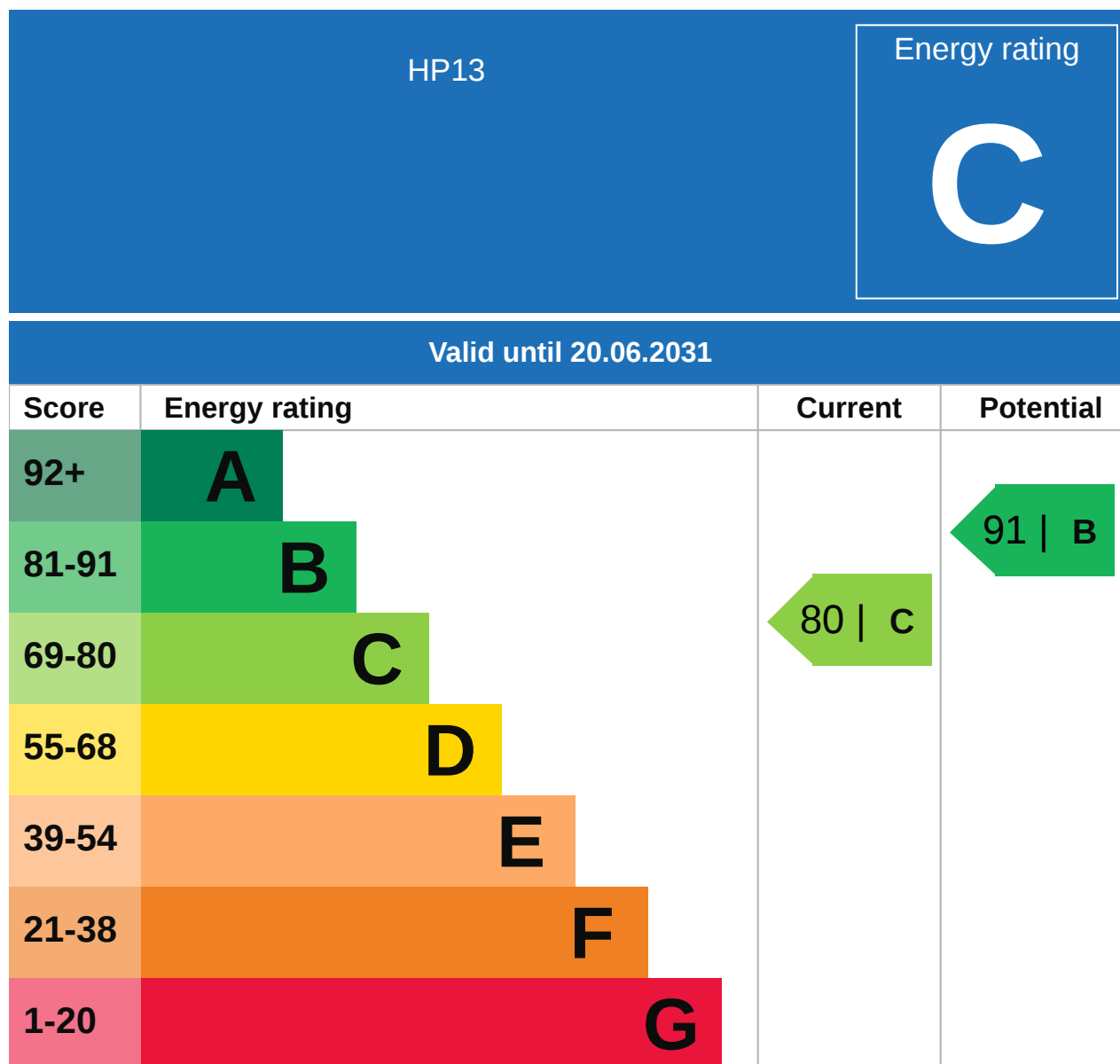
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.03 acres		
Year Built :	2010		
Council Tax :	Band D		
Annual Estimate:	£2,402		
Title Number:	BM352738		

Local Area

Local Authority:	-	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15	76	10000
• Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

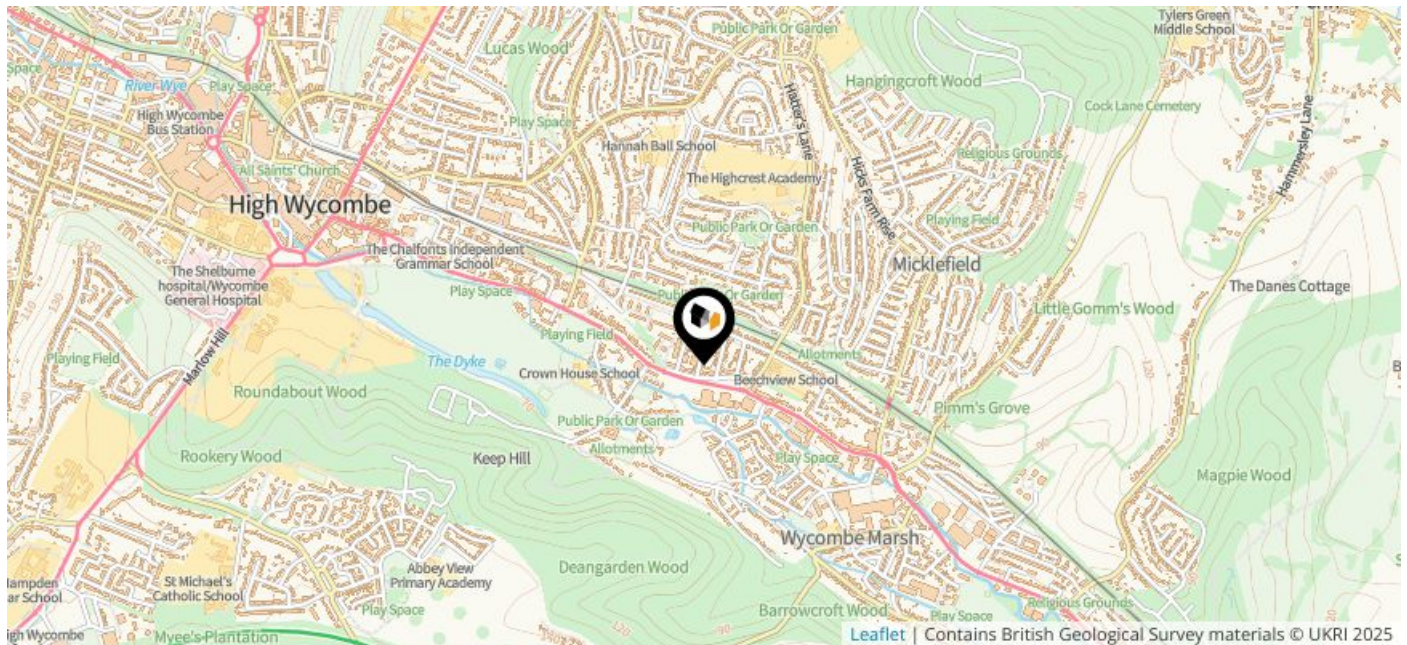
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	86 m ²

Maps

Coal Mining



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.

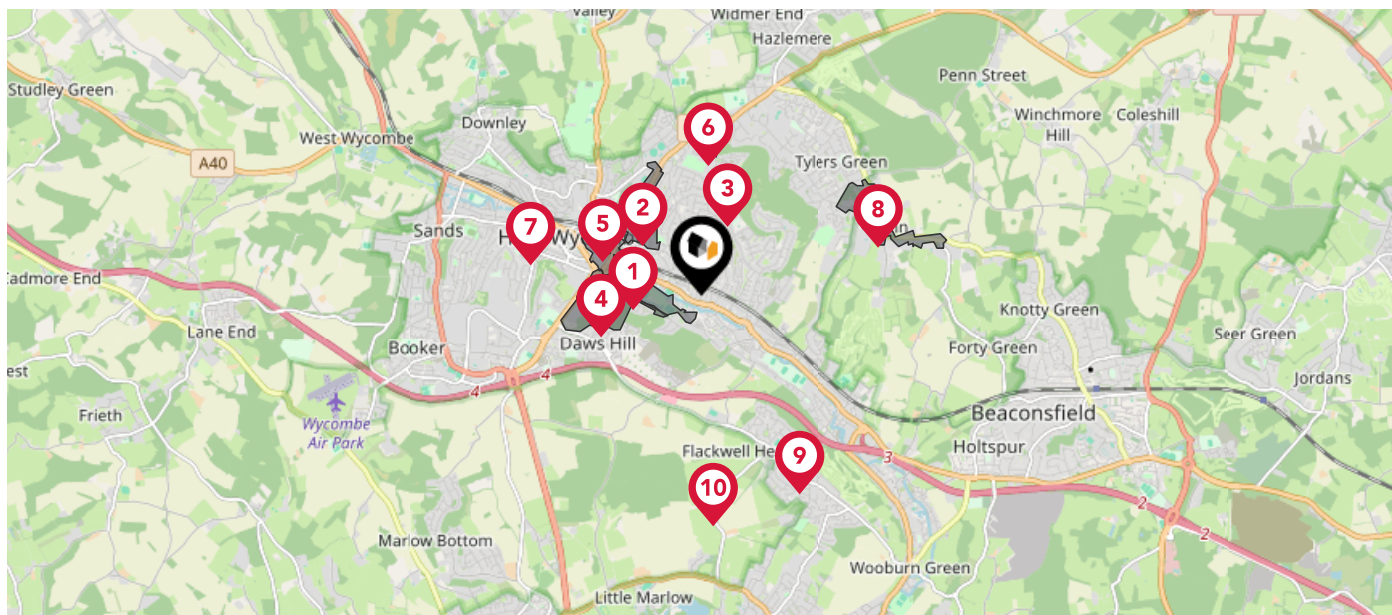
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

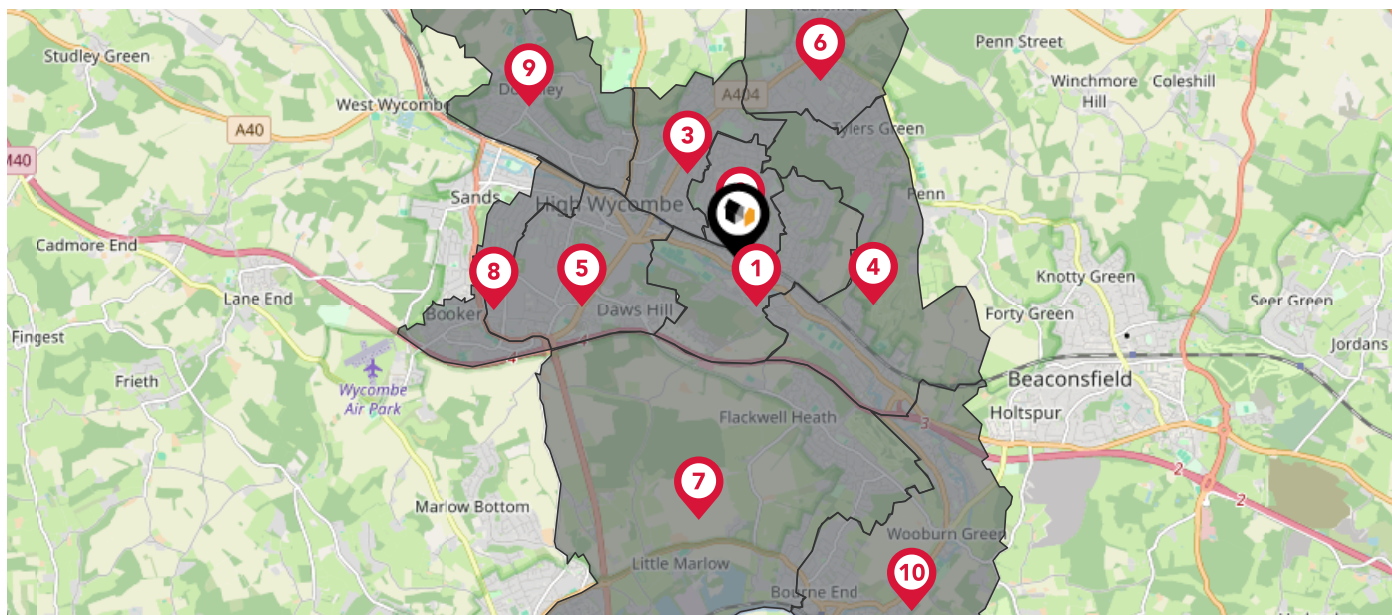
- 1 High Wycombe
- 2 Amersham Hill
- 3 Totteridge
- 4 Wycombe Abbey
- 5 Priory Avenue
- 6 Terriers
- 7 Leigh Street Furniture Heritage, High Wycombe
- 8 Penn and Tylers Green
- 9 The Common Flackwell Heath
- 10 Sheepridge

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



Ryemead and Micklefield Ward



Totteridge and Bowerdean Ward



Terriers and Amersham Hill Ward



Tylers Green and Loudwater Ward



Abbey Ward



Hazlemere Ward



Flackwell Heath, Little Marlow and Marlow South East Ward



Booker, Cressex and Castlefield Ward



Downley Ward



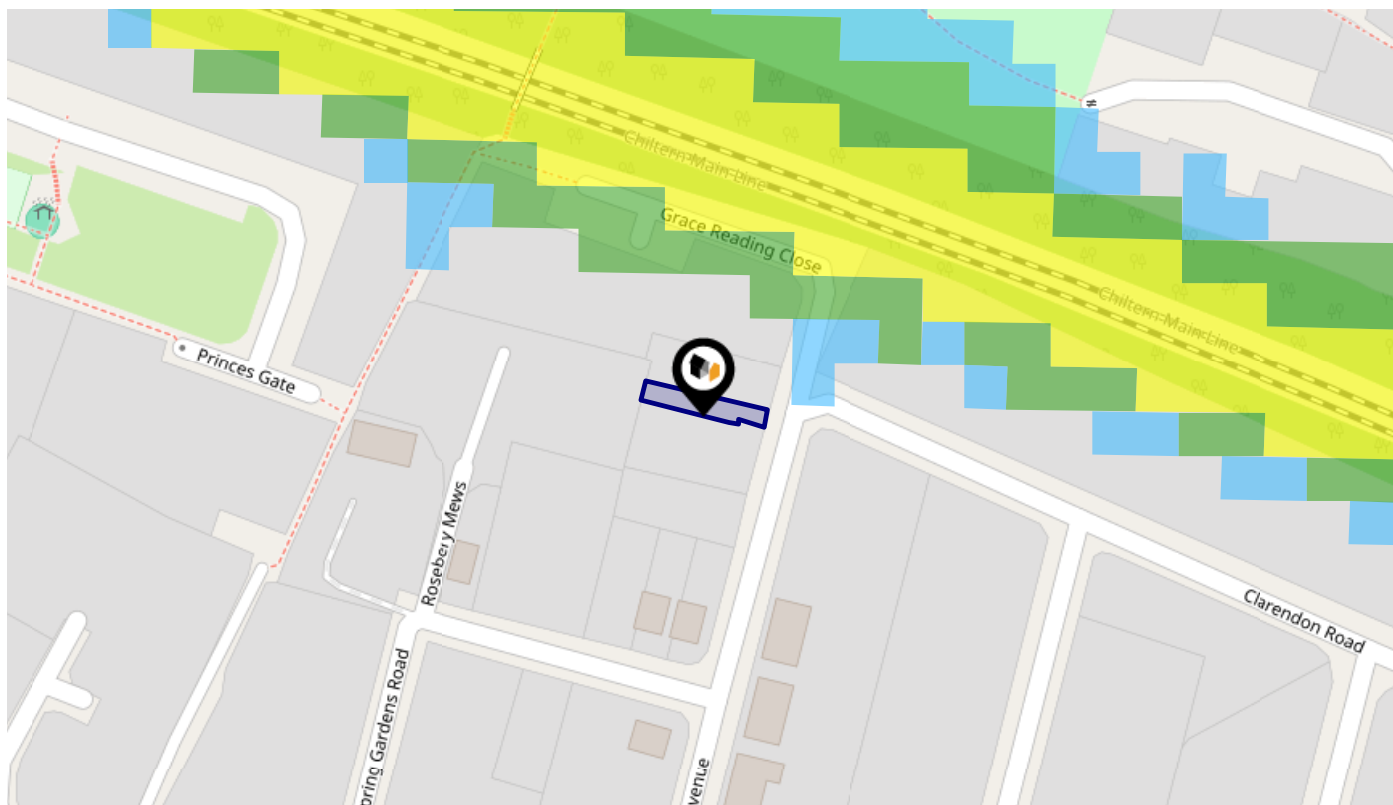
The Wooburns, Bourne End and Hedsor Ward

Maps

Rail Noise



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:

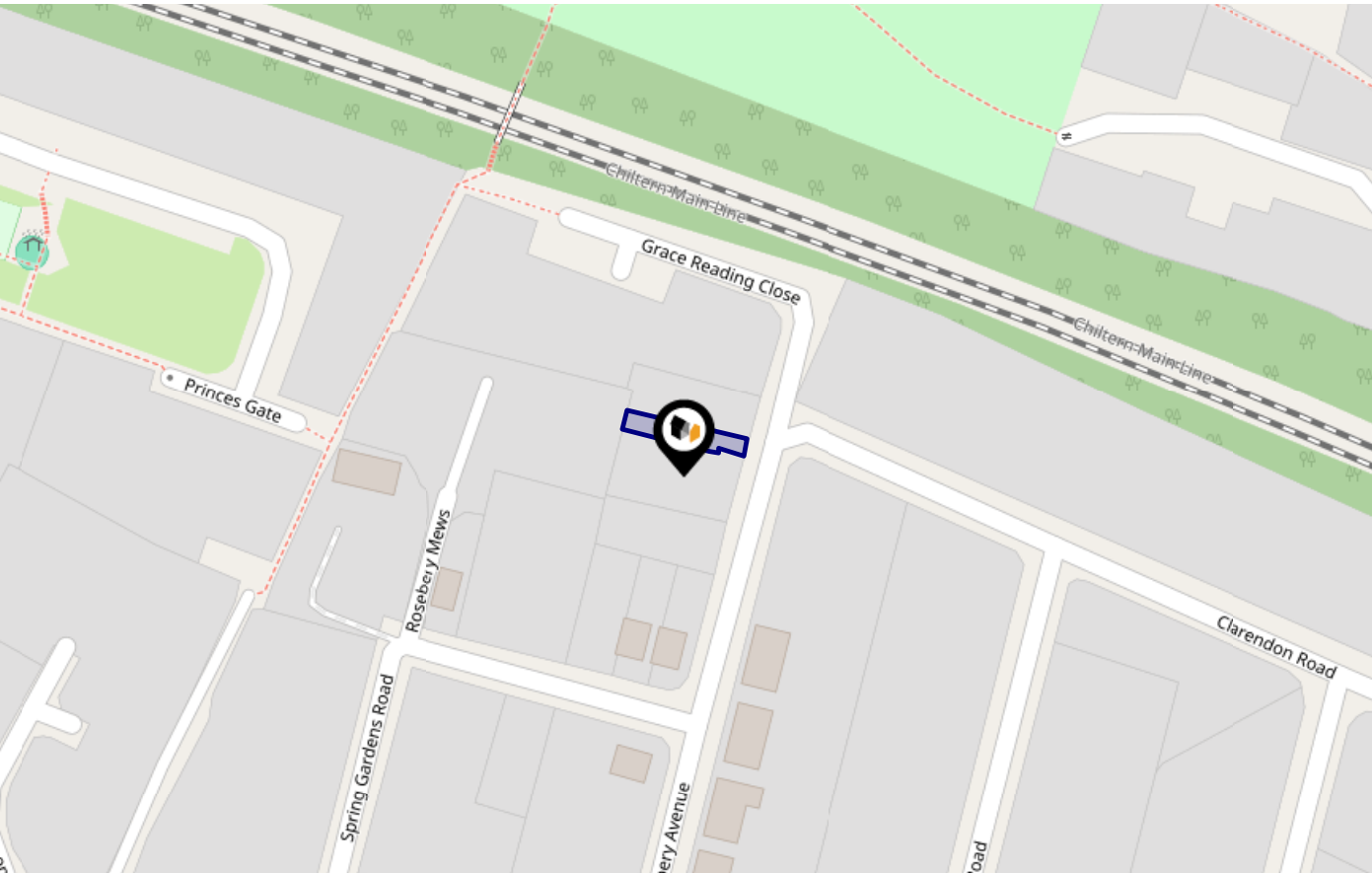
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

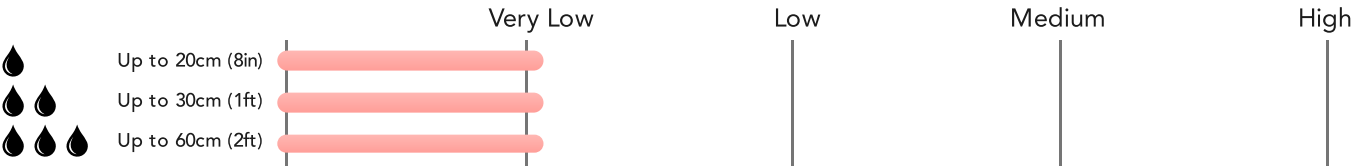


Risk Rating: Very low

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 (0.25%) 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:

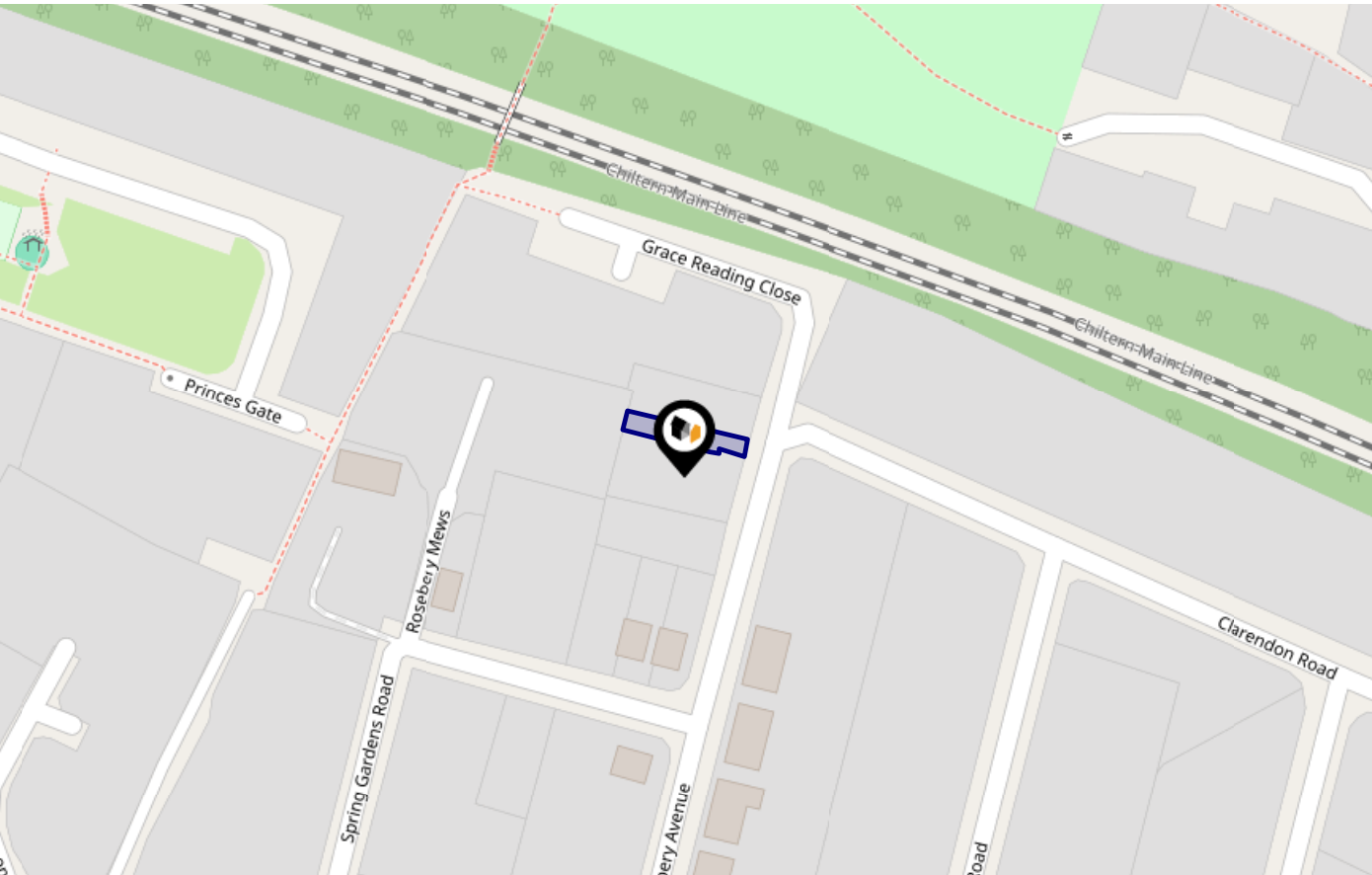


Flood Risk

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.

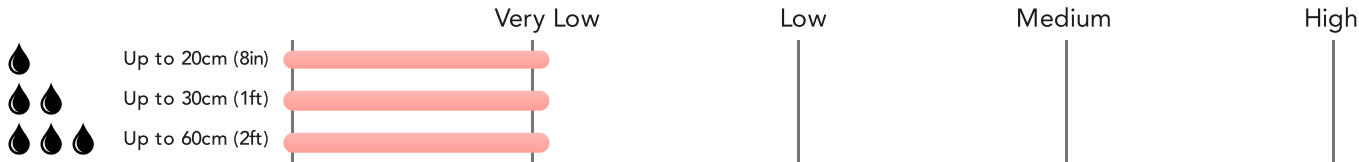


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

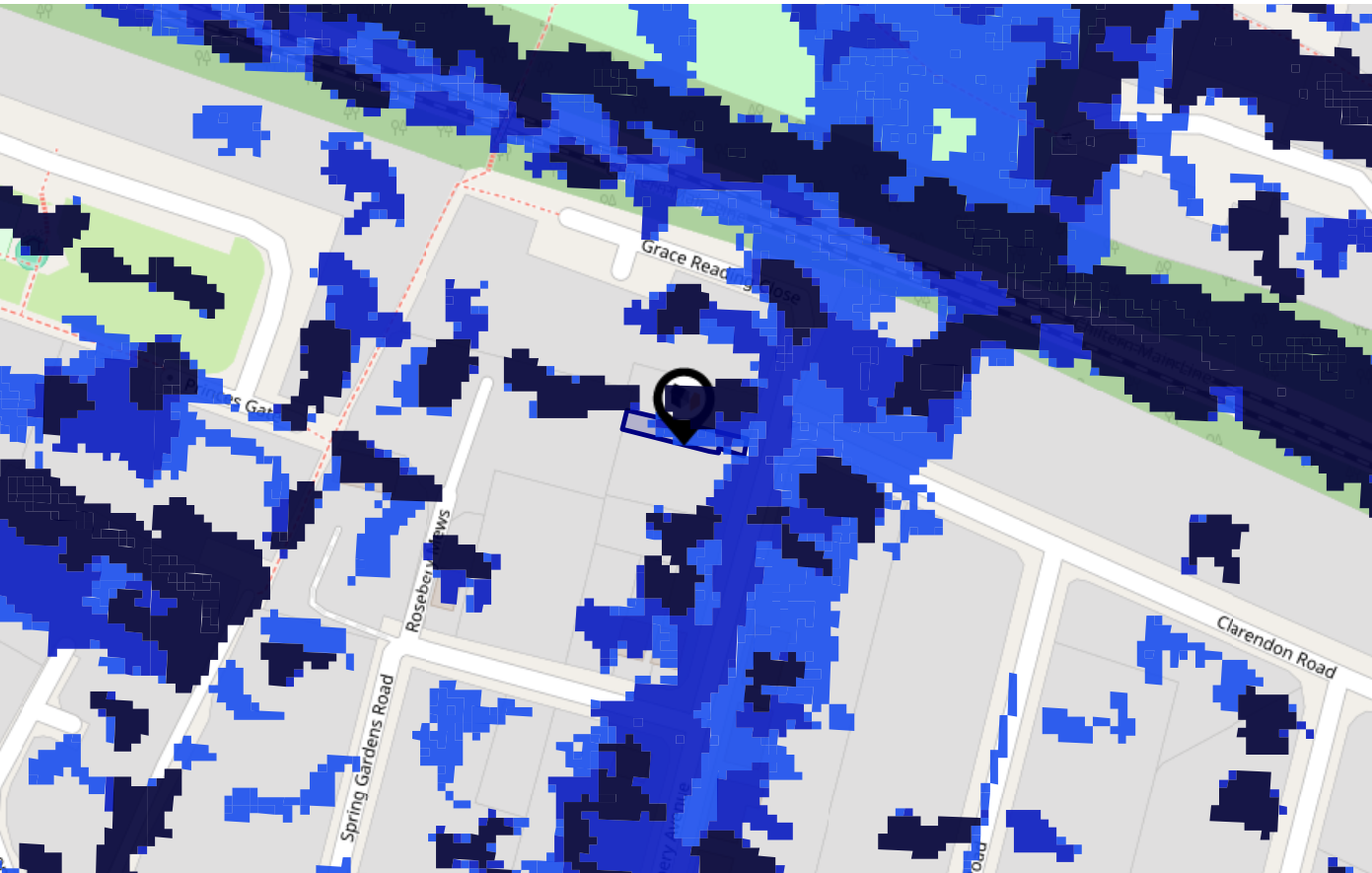


Flood Risk

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.

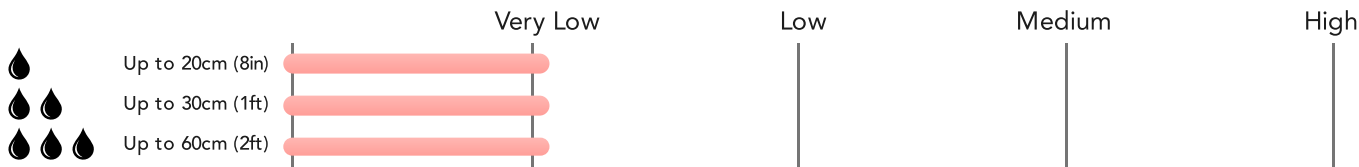


Risk Rating: Low

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 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

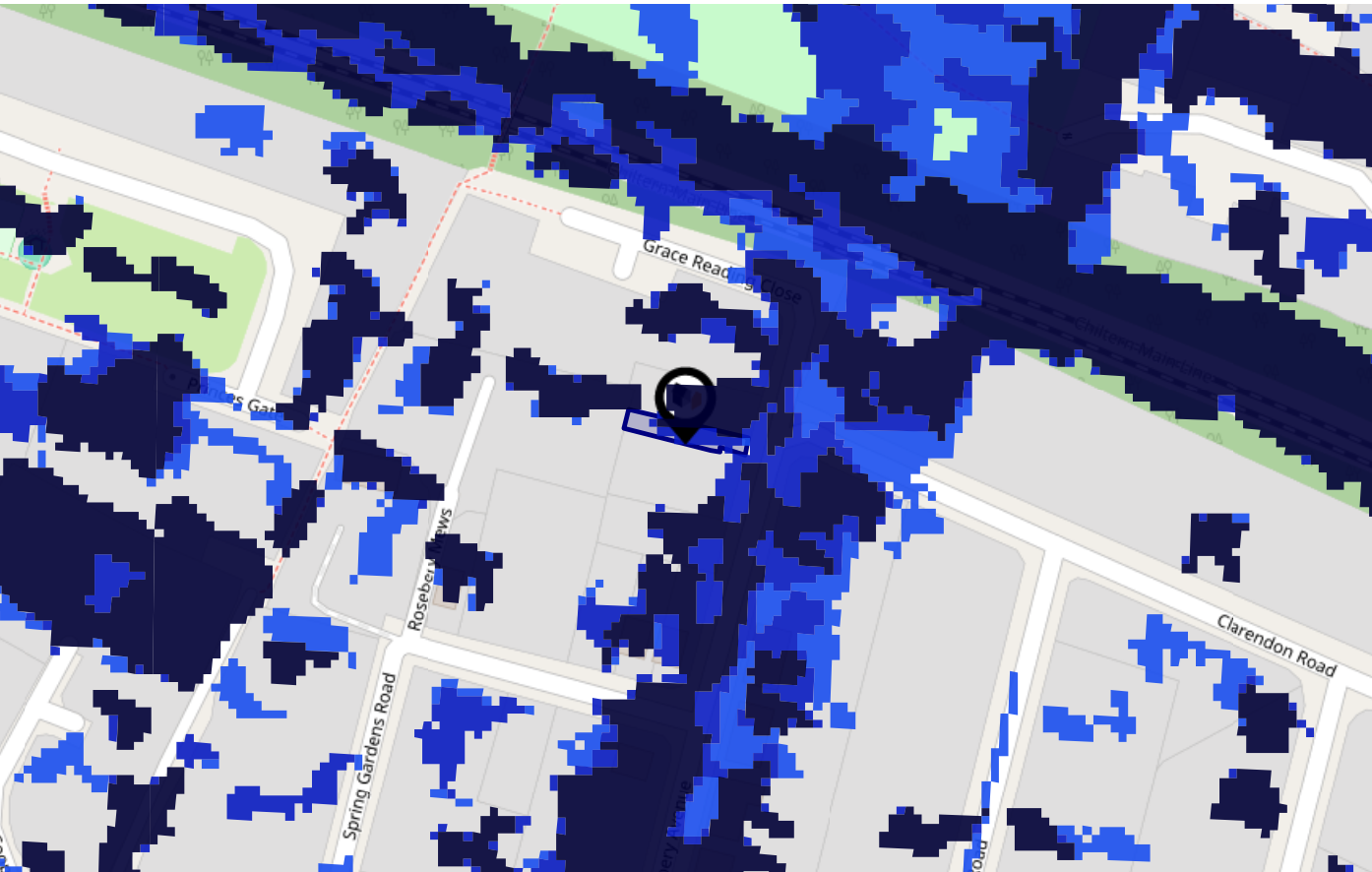


Flood Risk

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.

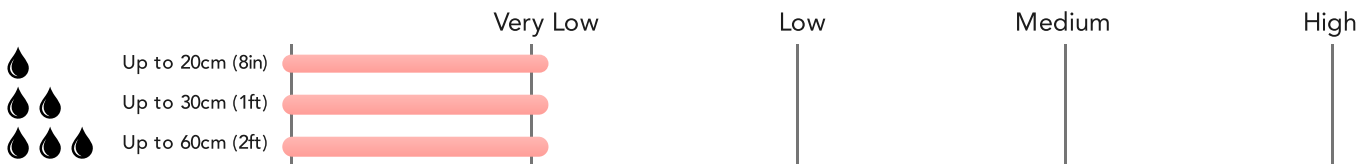


Risk Rating: Medium

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:

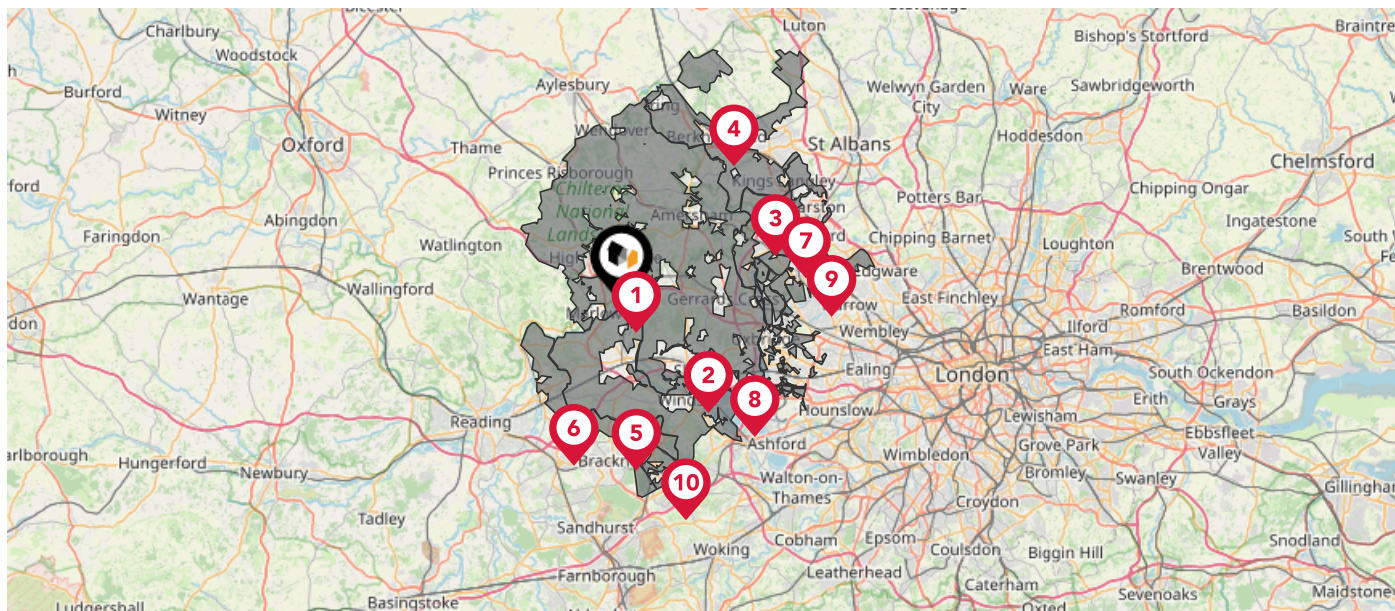


Maps











Green Belt



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



Nearby Green Belt Land

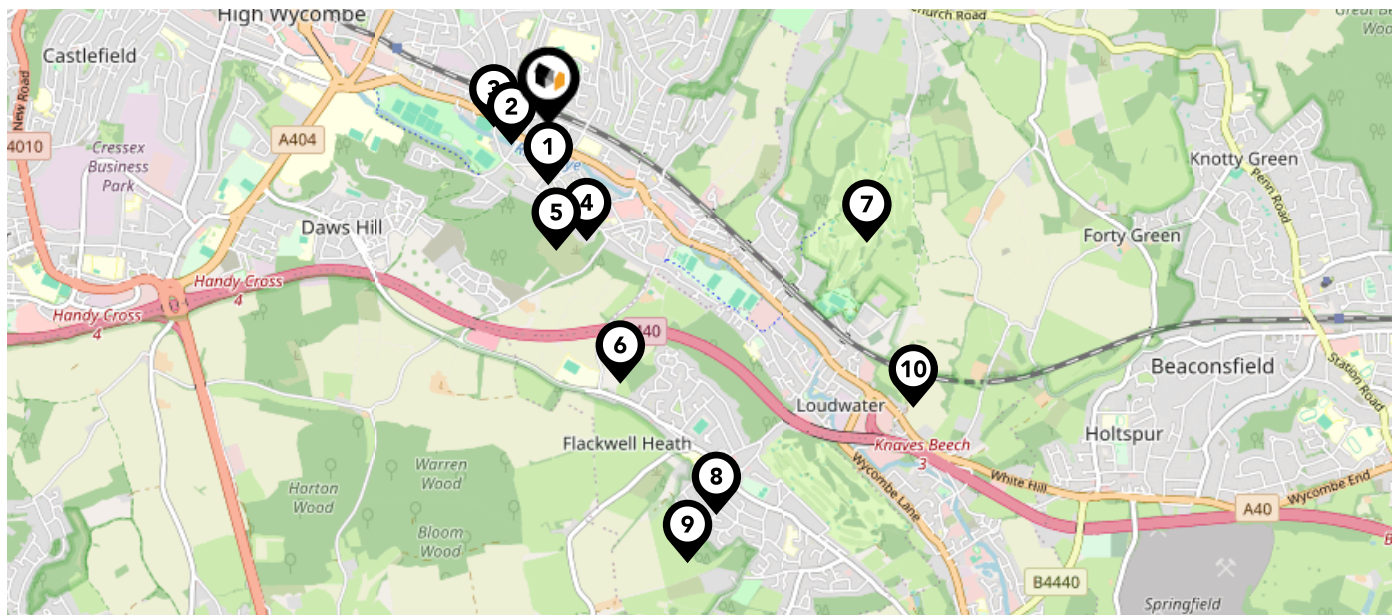
-  London Green Belt - Buckinghamshire
-  London Green Belt - Slough
-  London Green Belt - Three Rivers
-  London Green Belt - Dacorum
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Watford
-  London Green Belt - Hillingdon
-  London Green Belt - Harrow
-  London Green Belt - Windsor and Maidenhead

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

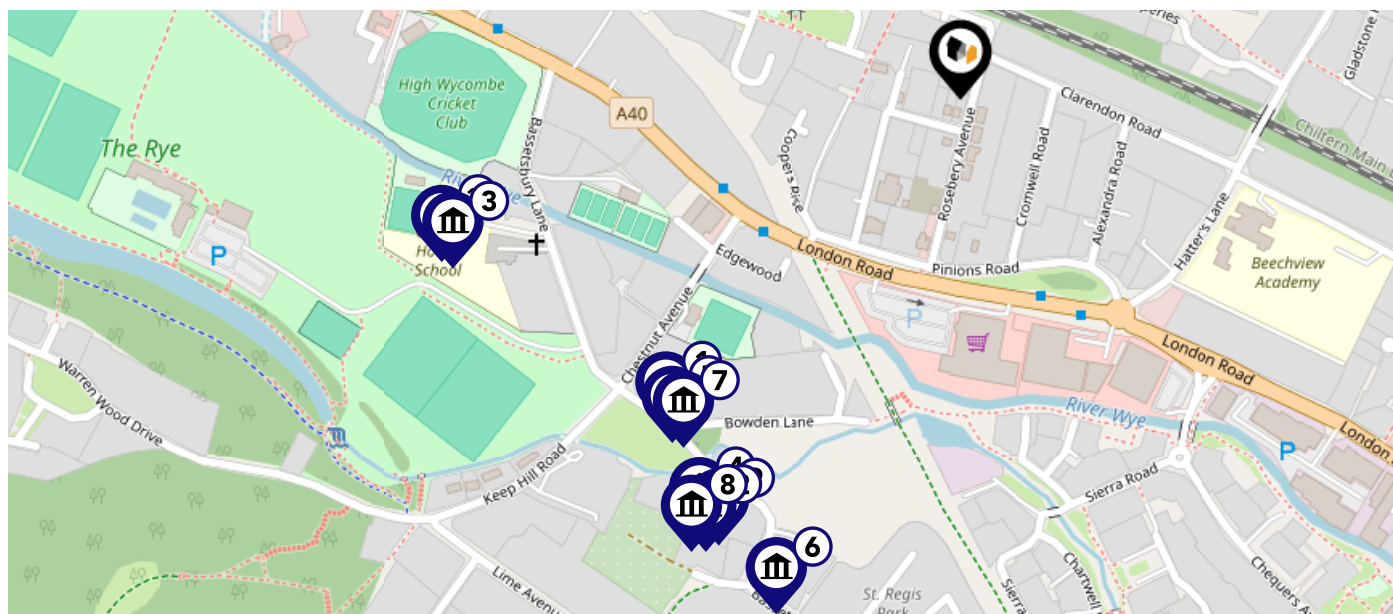
1	Sainsbury Homebase-High Wycombe, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
2	Spring Gardens-High Wycombe, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
3	Adkins-High Wycombe, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
4	Kingsmead Road-High Wycombe, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
5	Old Railway Cutting-Dean Garden Rise, High Wycombe	Historic Landfill	<input type="checkbox"/>
6	Heath End Farm-Flackwell Heath, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
7	Town Farm-Wycombe	Historic Landfill	<input type="checkbox"/>
8	Old Kiln Road-Flackwell Heath, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
9	Highlea Avenue-Flackwell Heath, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
10	Knaves Beech-Wycombe	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

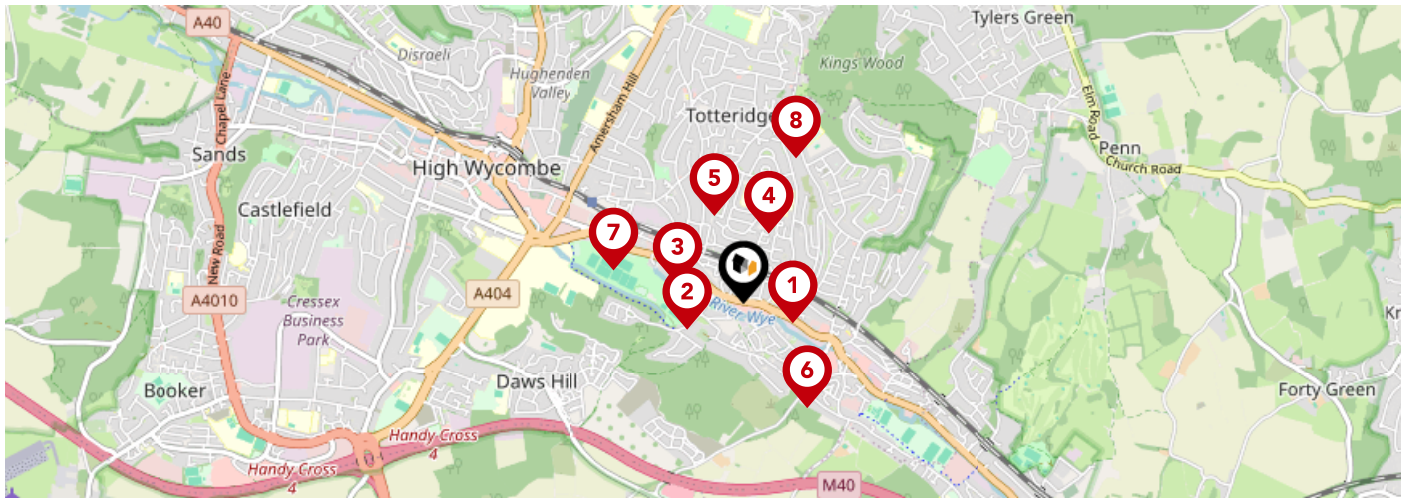


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



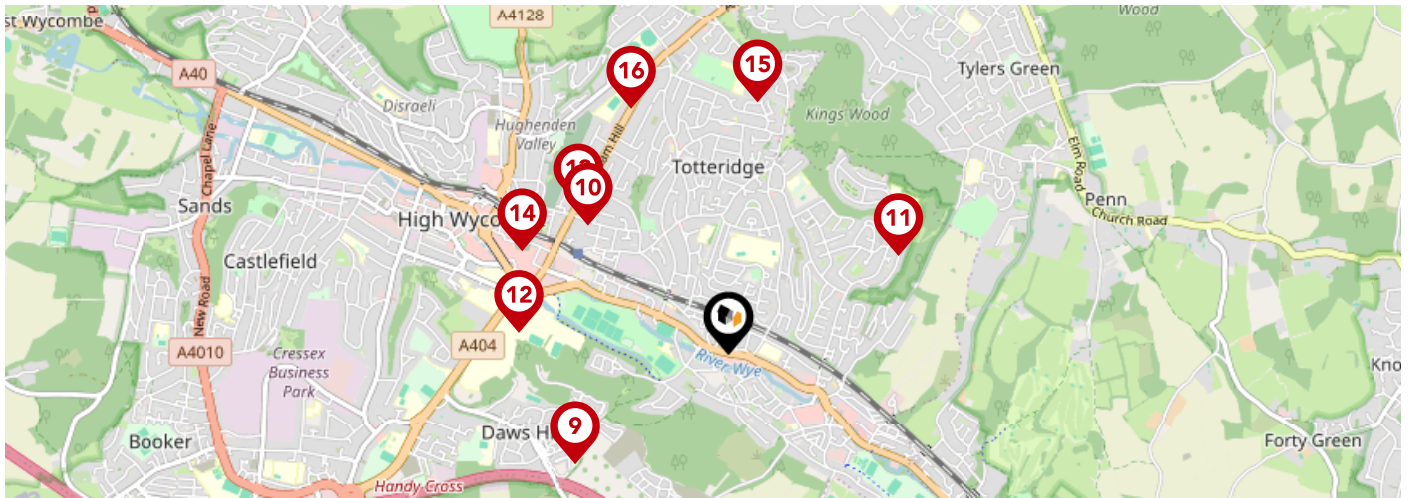
Listed Buildings in the local district		Grade	Distance
	1159669 - Marsh Green House	Grade II	0.2 miles
	1160348 - Cobbles	Grade II	0.3 miles
	1125209 - Stables At Bassetsbury Manor	Grade II	0.3 miles
	1125107 - Marsh Green Mill	Grade II	0.3 miles
	1125210 - Rosedale	Grade II	0.3 miles
	1125148 - Funges Farmhouse	Grade II	0.3 miles
	1310920 - Box Tree House	Grade II	0.3 miles
	1125149 - Mill Barn	Grade II	0.3 miles
	1125106 - Old Mill Cottage	Grade II	0.3 miles
	1310947 - Bassetsbury Manor	Grade II	0.3 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Beechview Academy Ofsted Rating: Requires improvement Pupils: 163 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Crown House School Ofsted Rating: Not Rated Pupils: 126 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bowerdean Nursery School Ofsted Rating: Outstanding Pupils: 165 Distance:0.32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Highcrest Academy Ofsted Rating: Good Pupils: 1068 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hannah Ball Academy Ofsted Rating: Requires improvement Pupils:0 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Marsh School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Chalfonts Independent Grammar School Ofsted Rating: Not Rated Pupils: 150 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kings Wood School and Nursery Ofsted Rating: Good Pupils: 455 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

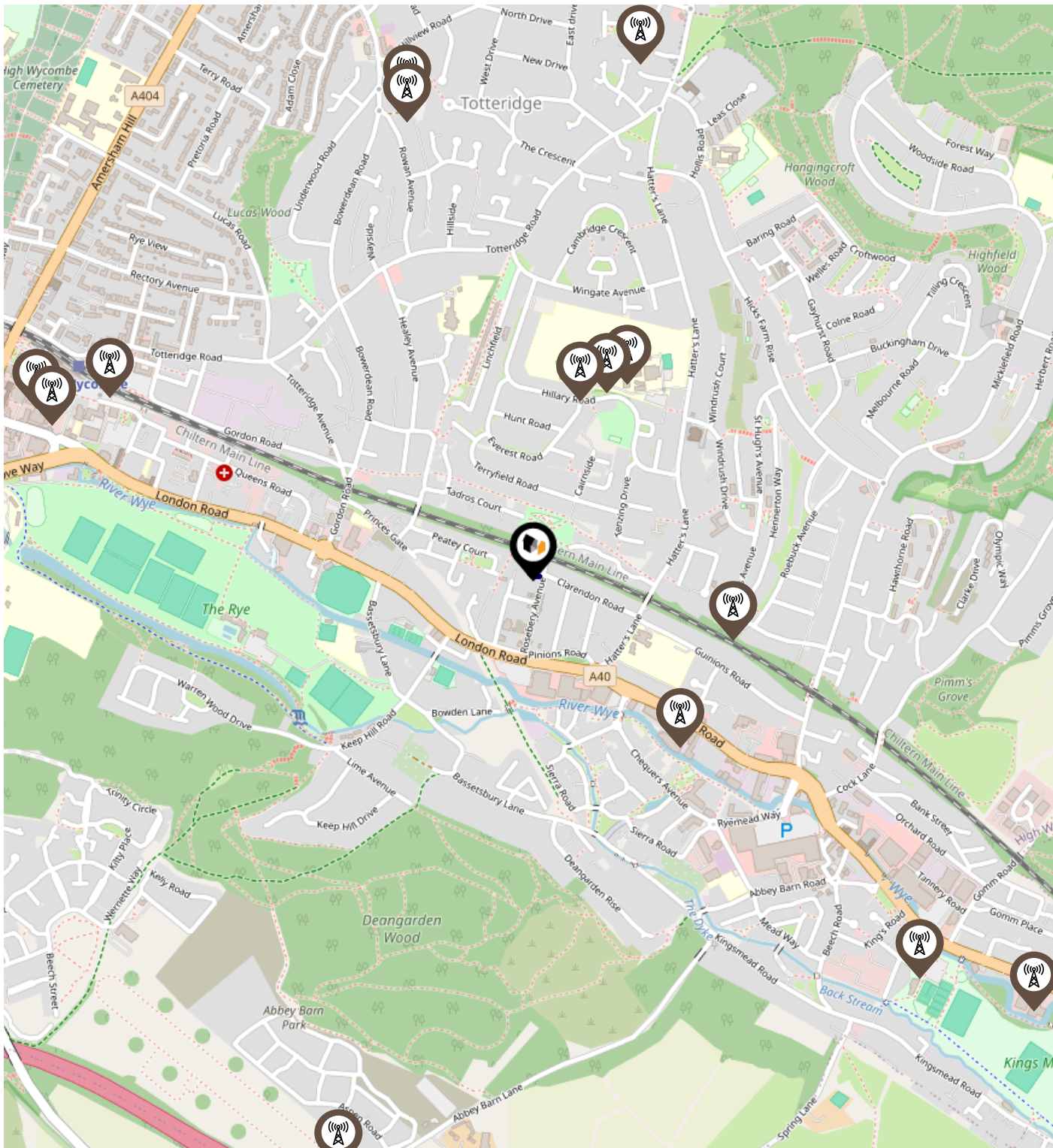
Area Schools



		Nursery	Primary	Secondary	College	Private
	Abbey View Primary Academy Ofsted Rating: Good Pupils: 214 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aspire Ofsted Rating: Outstanding Pupils: 77 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ash Hill Primary School Ofsted Rating: Requires improvement Pupils: 232 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wycombe Abbey Ofsted Rating: Not Rated Pupils: 645 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Godstowe Preparatory School Ofsted Rating: Not Rated Pupils: 395 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hamilton Academy Ofsted Rating: Good Pupils: 668 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highworth Combined School and Nursery Ofsted Rating: Good Pupils: 461 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Royal Grammar School, High Wycombe Ofsted Rating: Good Pupils: 1418 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

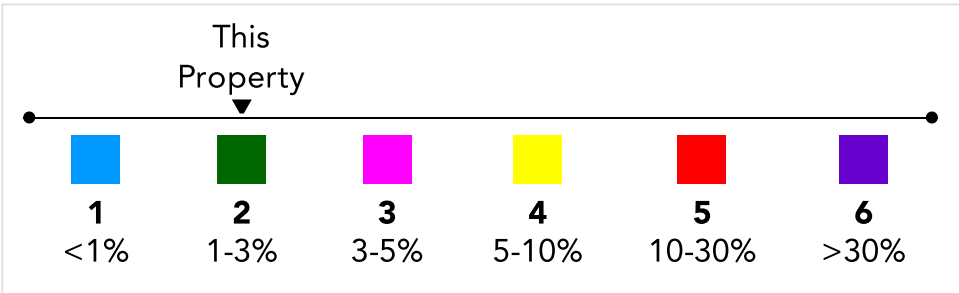
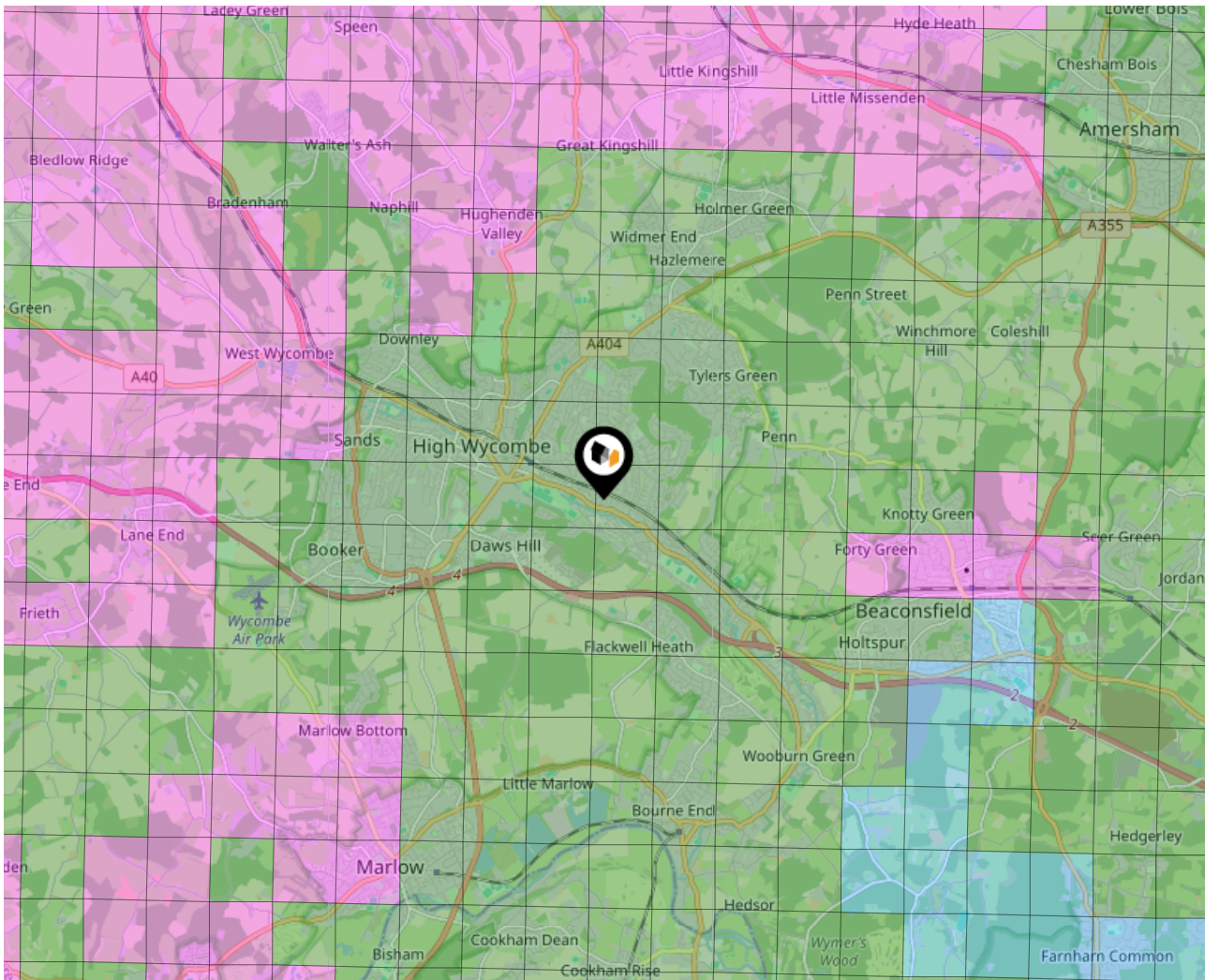


Key:

- Power Pylons
- Communication Masts

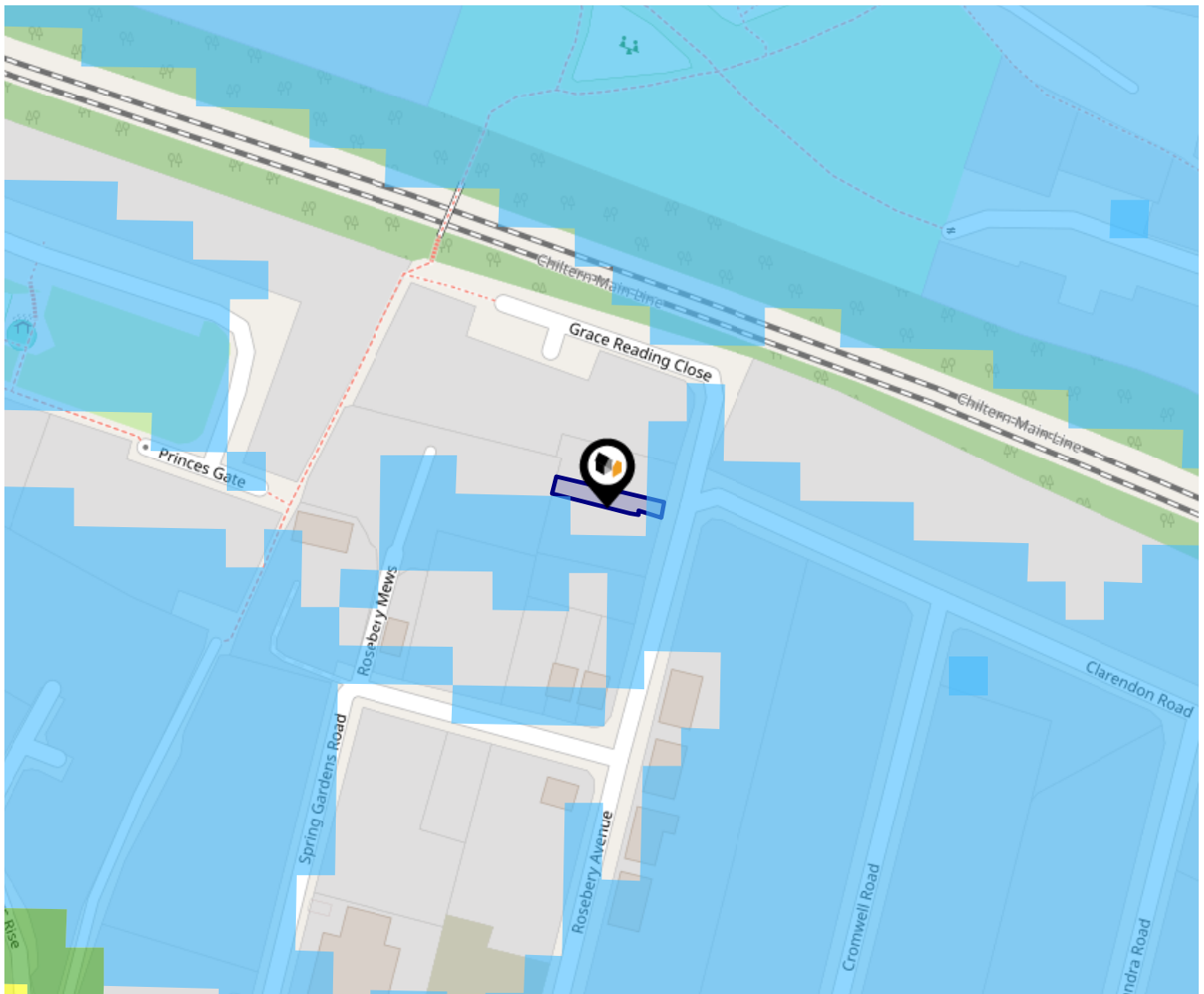
What is Radon?

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/m³).



Local Area

Road Noise



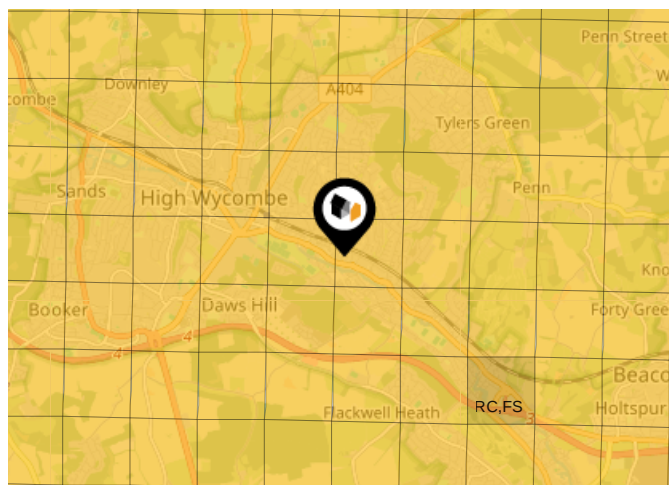
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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)		

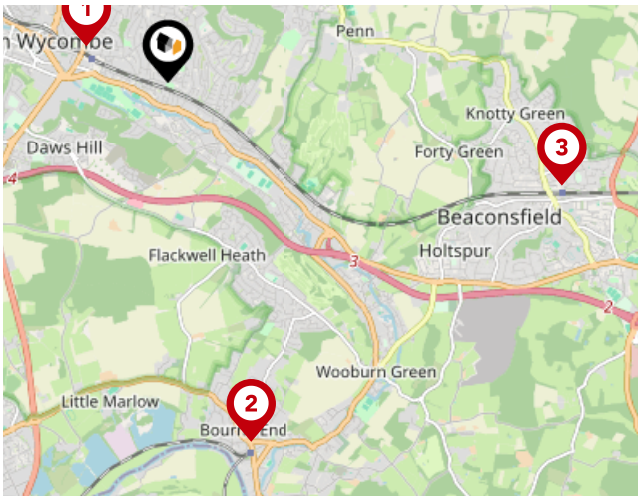


Primary Classifications (Most Common Clay Types)

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

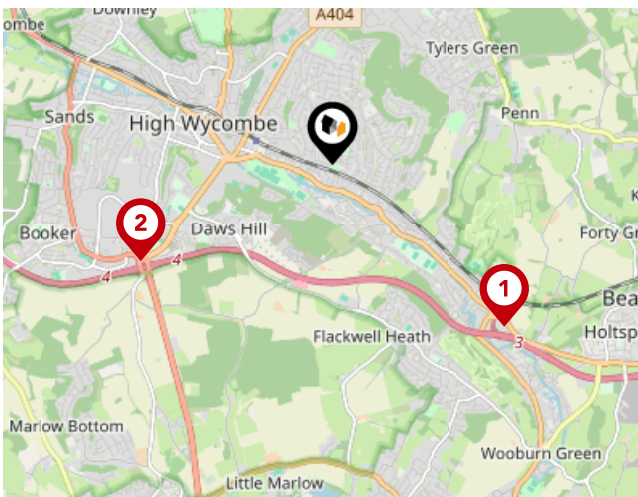
Area

Transport (National)



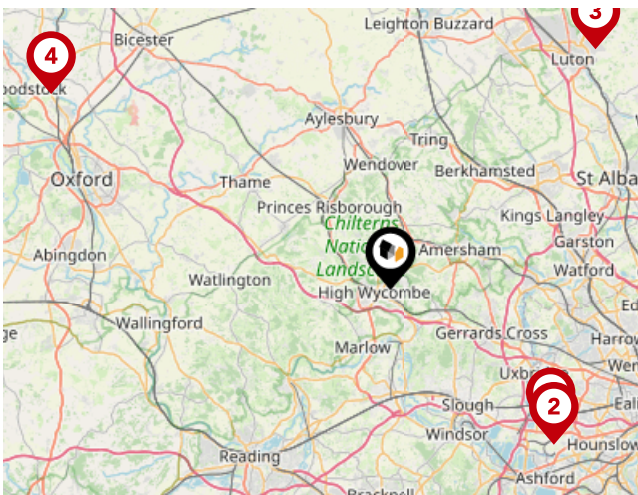
National Rail Stations

Pin	Name	Distance
1	High Wycombe Rail Station	0.82 miles
2	Bourne End Rail Station	3.38 miles
3	Beaconsfield Rail Station	3.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	2.17 miles
2	M40 J4	1.96 miles
3	M40 J2	4.84 miles
4	A404(M) J9	7.49 miles
5	A404(M) J9A	8.13 miles

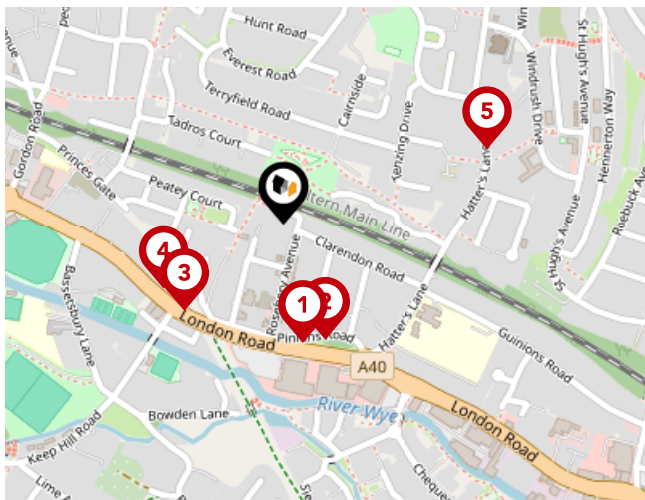


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	15.76 miles
2	Heathrow Airport Terminal 4	16.6 miles
3	Luton Airport	23.22 miles
4	Kidlington	28.75 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	London Road Lidl	0.14 miles
2	London Road Lidl	0.14 miles
3	Chestnut Avenue	0.15 miles
4	Chestnut Avenue	0.16 miles
5	Hillary Road	0.25 miles

Avocado Property

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.



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07971955240

michael@avocadobucks.co.uk

www.avocadopropertyagents.co.uk

