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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01<sup>st</sup> May 2025



**WATCHET LANE, HOLMER GREEN, HIGH WYCOMBE, HP15**

**Avocado Property**

07971955240

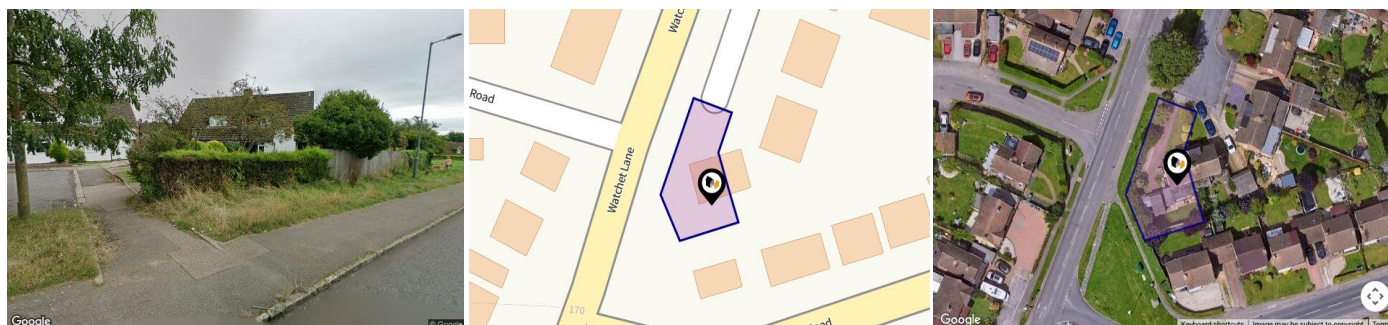
michael@avocabucks.co.uk

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# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,935		
Title Number:	BM31041		

## Local Area

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

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

9	76	1000
mb/s	mb/s	mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Watchet Lane, Holmer Green, High Wycombe, HP15*

Reference - PL/22/1633/FA	
Decision:	Decided
Date:	06th May 2022
Description:	Demolition of existing garage and erection of two storey and single storey side extensions, insertion of front rooflight



# Gallery Photos



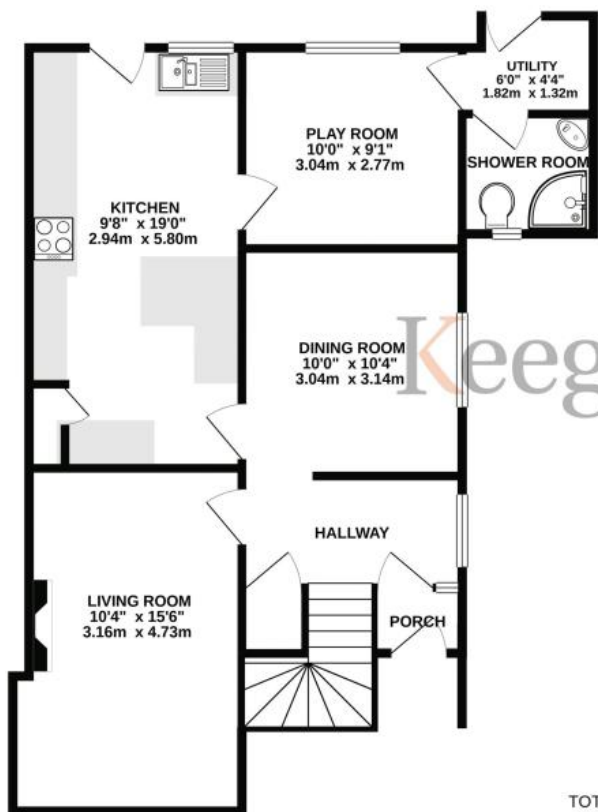




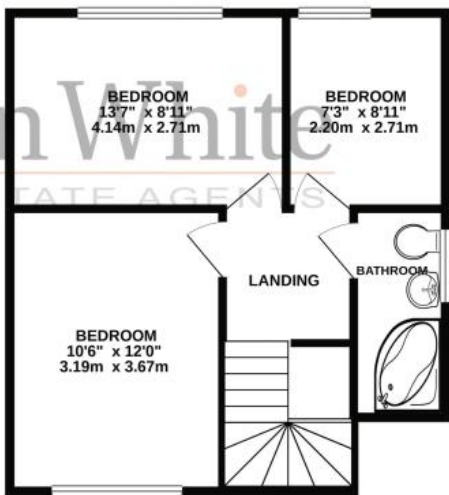


## WATCHET LANE, HOLMER GREEN, HIGH WYCOMBE, HP15

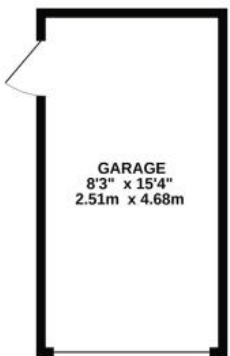
GROUND FLOOR  
688 sq. ft. (63.9 sq. m.) approx.



1ST FLOOR  
414 sq. ft. (38.4 sq. m.) approx.



GARAGE  
126 sq. ft. (11.7 sq. m.) approx.



TOTAL FLOOR AREA : 1228 sq. ft. (114.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

# Property EPC - Certificate



Watchet Lane, Holmer Green, HP15

Energy rating

D

Valid until 09.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Room thermostat only
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>

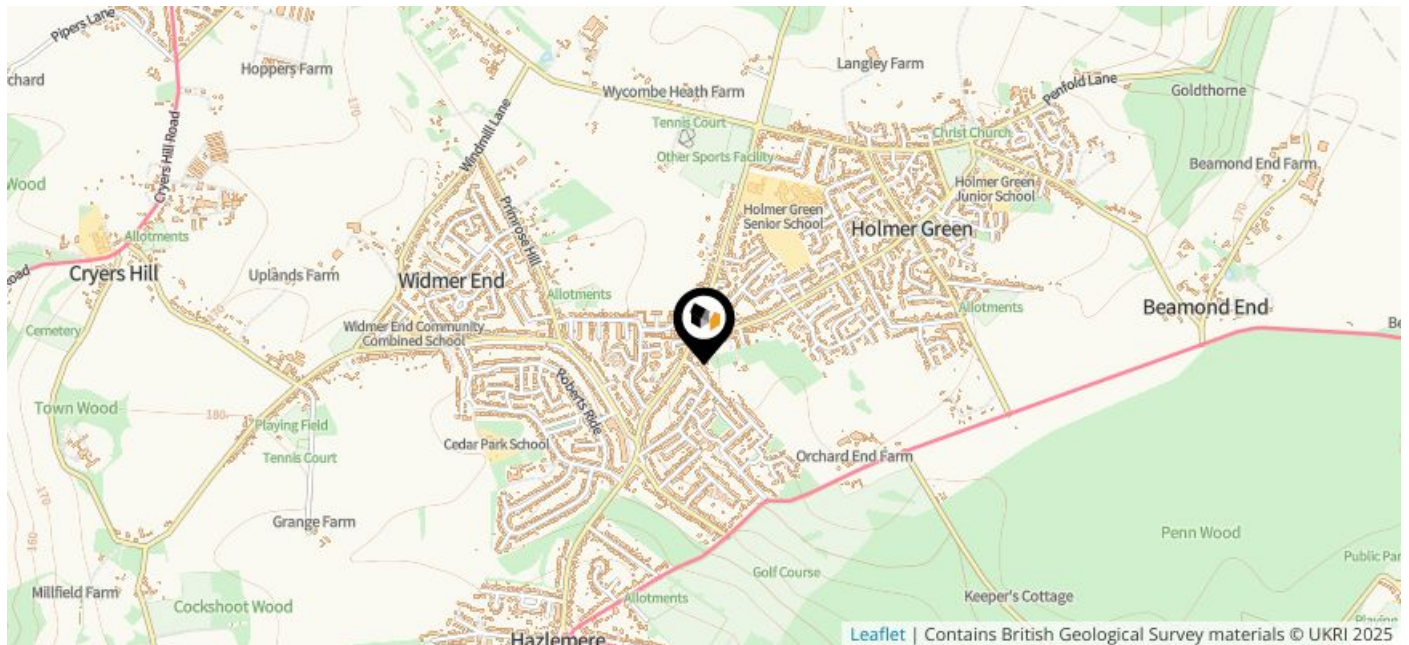


# Maps

## 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.

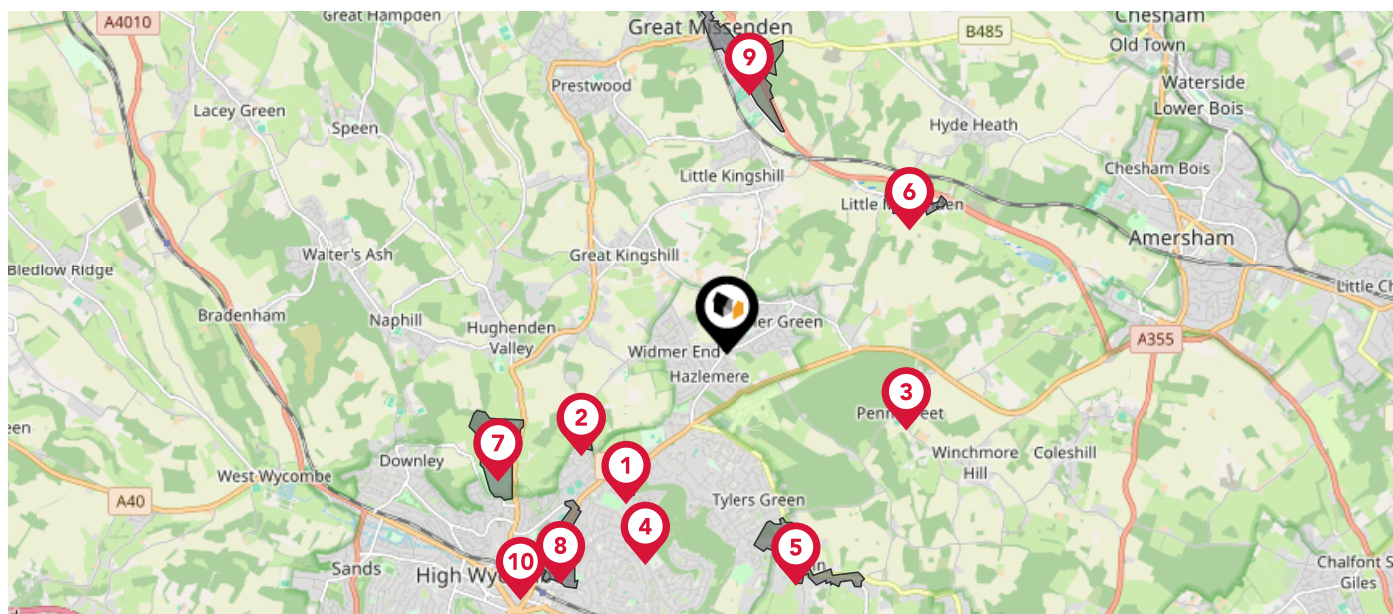
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Terriers



Four Ashes



Penn Street



Totteridge



Penn and Tylers Green



Little Missenden



Hughendon Manor



Amersham Hill



Great Missenden



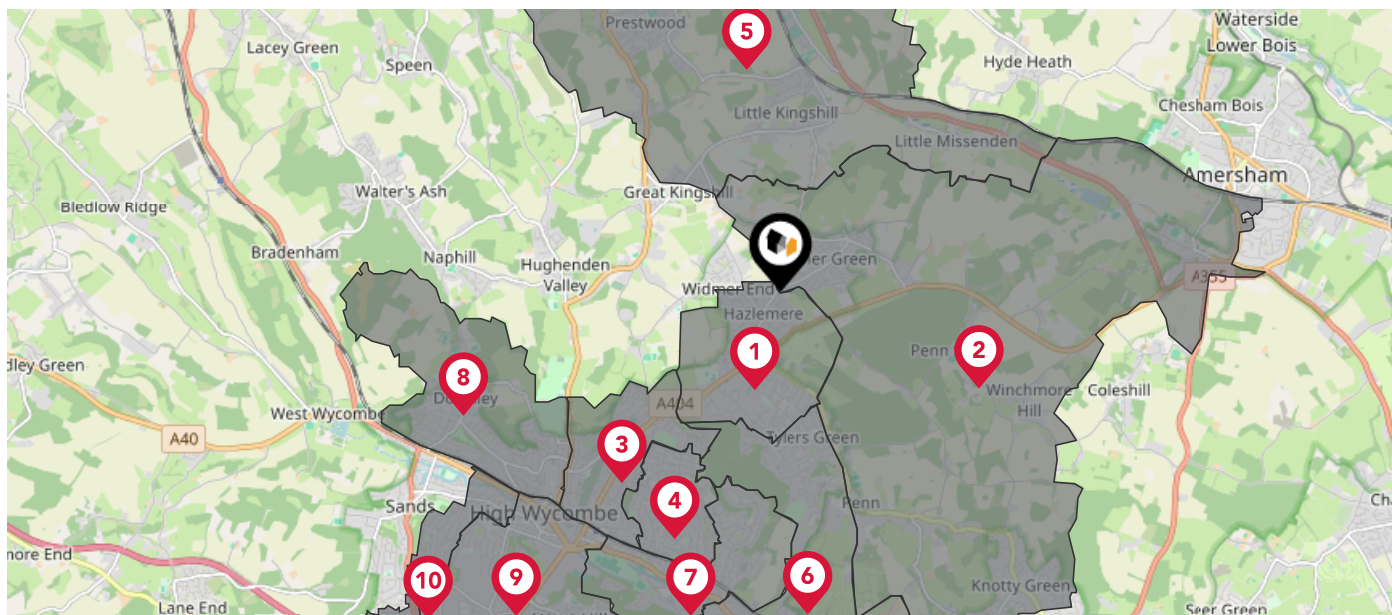
Priory Avenue

# 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



Hazlemere Ward



Penn Wood and Old Amersham Ward



Terriers and Amersham Hill Ward



Totteridge and Bowerdean Ward



Great Missenden Ward



Tylers Green and Loudwater Ward



Ryemead and Micklefield Ward



Downley Ward



Abbey Ward



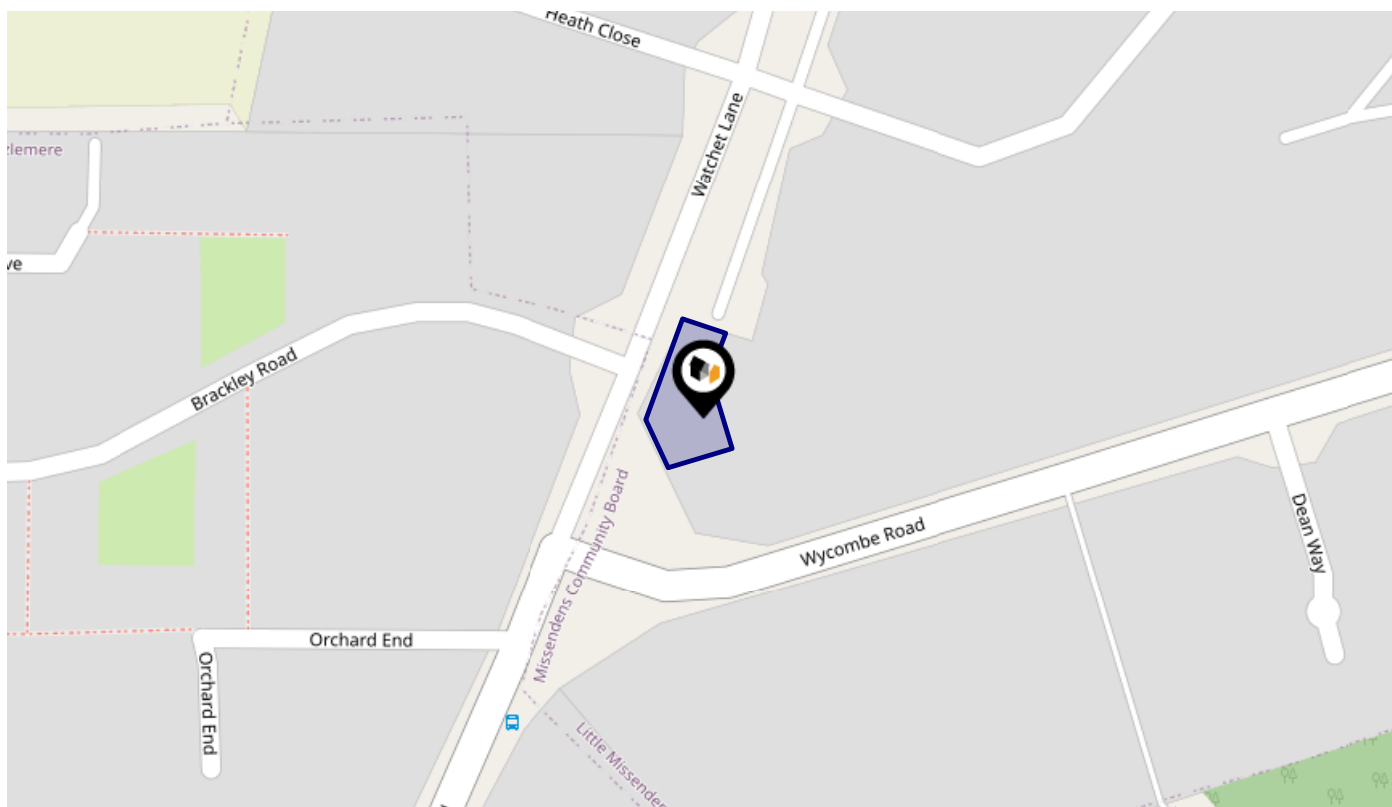
Booker, Cressex and Castlefield Ward

# 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	

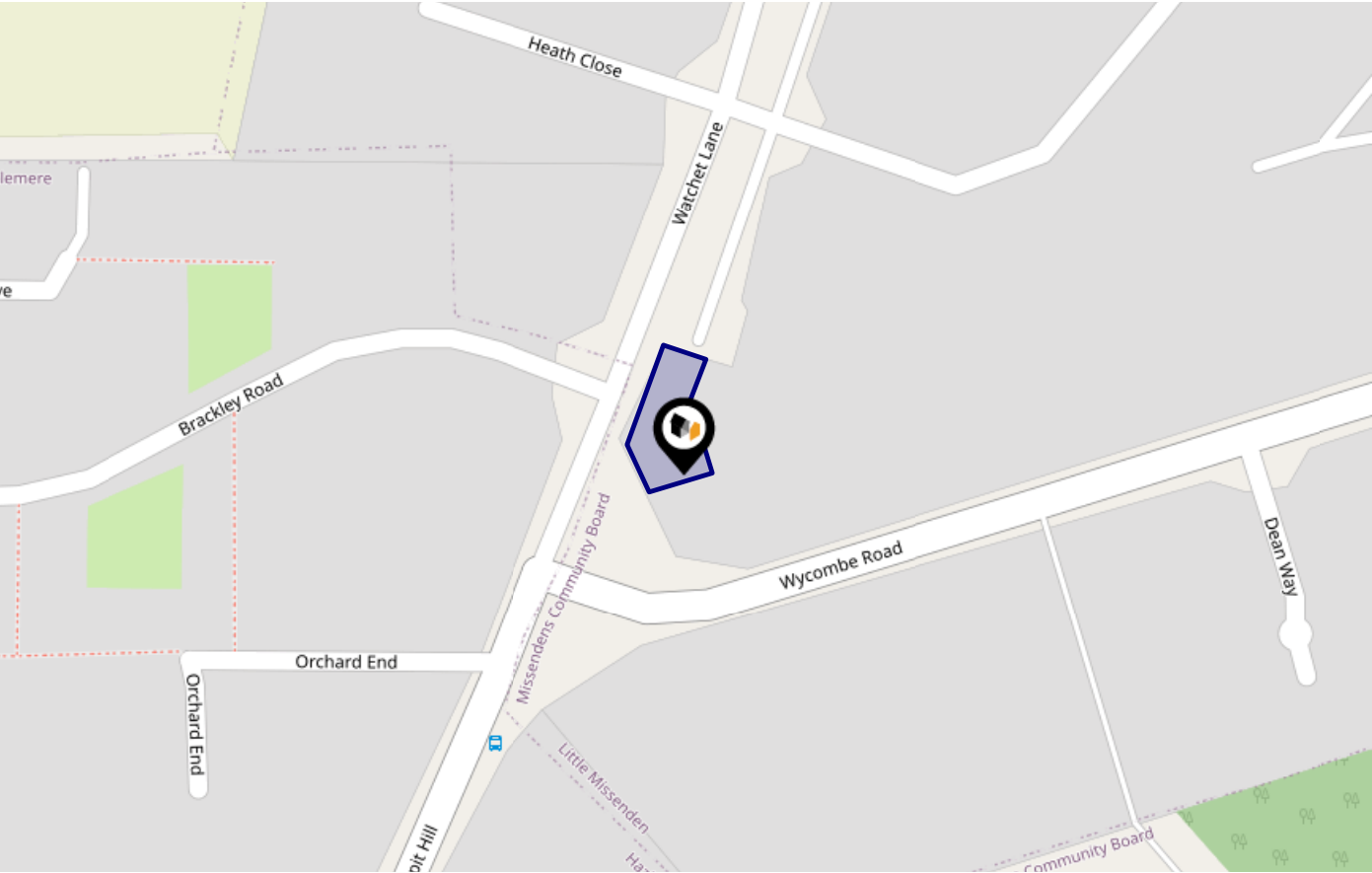


# Flood Risk

## 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.

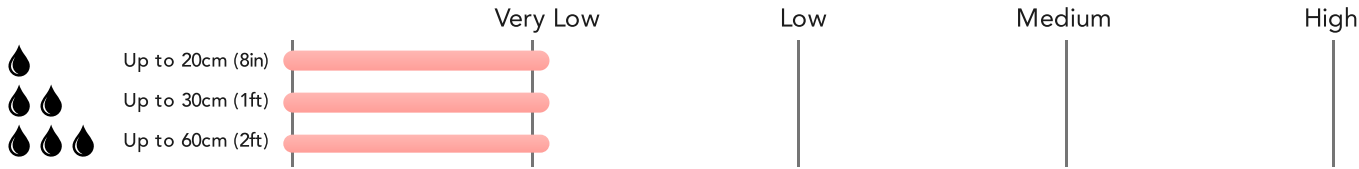


**Risk Rating: Very low**

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:

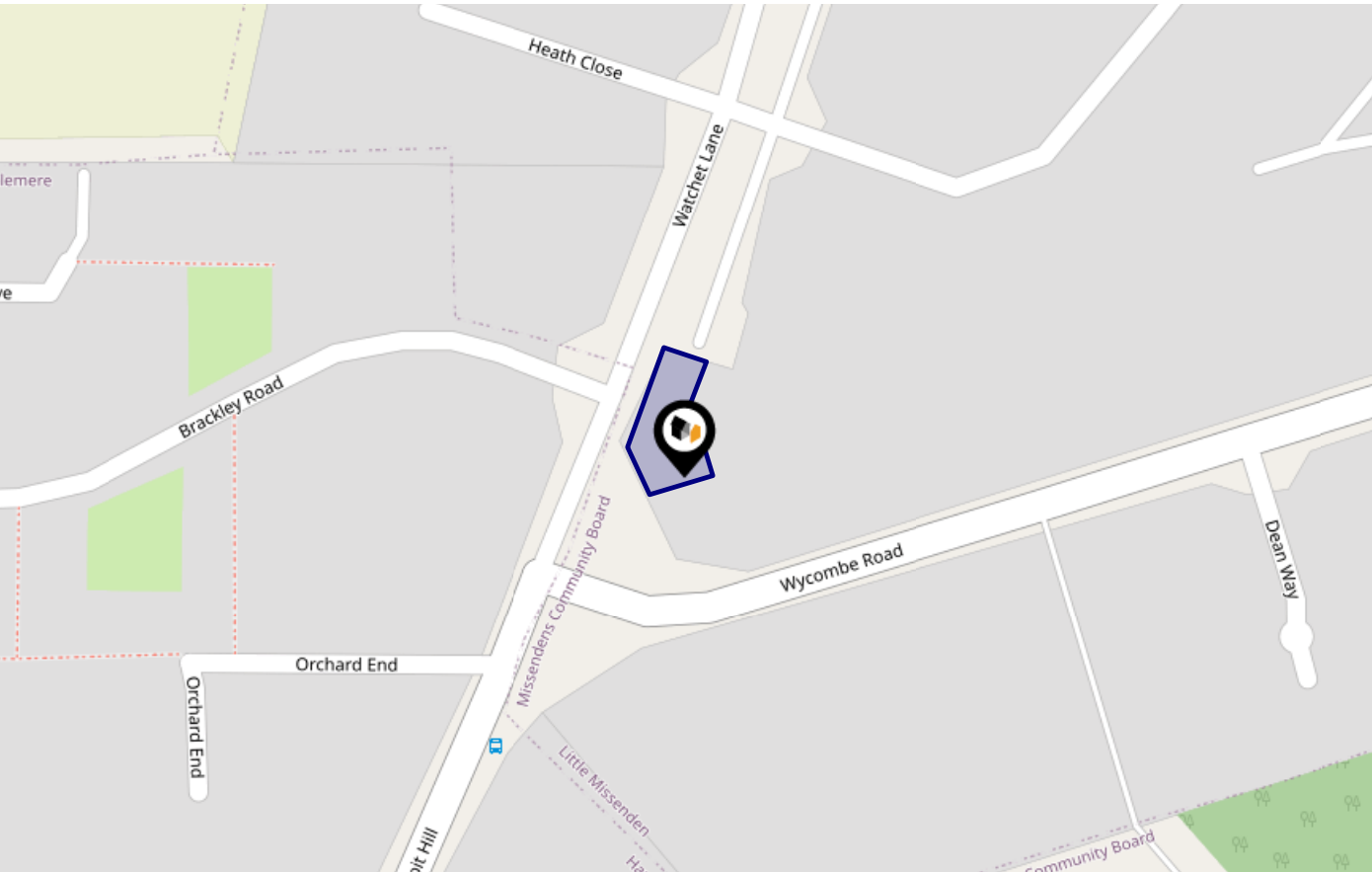


# Flood Risk

## 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.

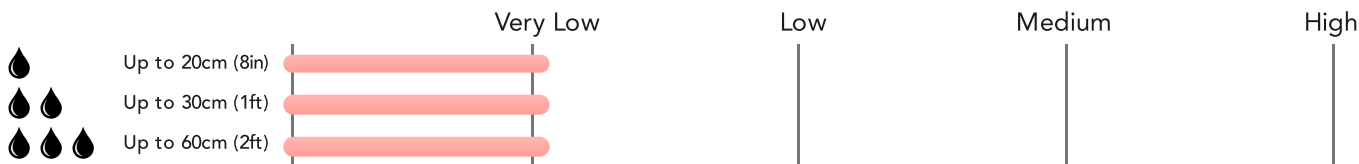


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Chance of flooding to the following depths at this property:

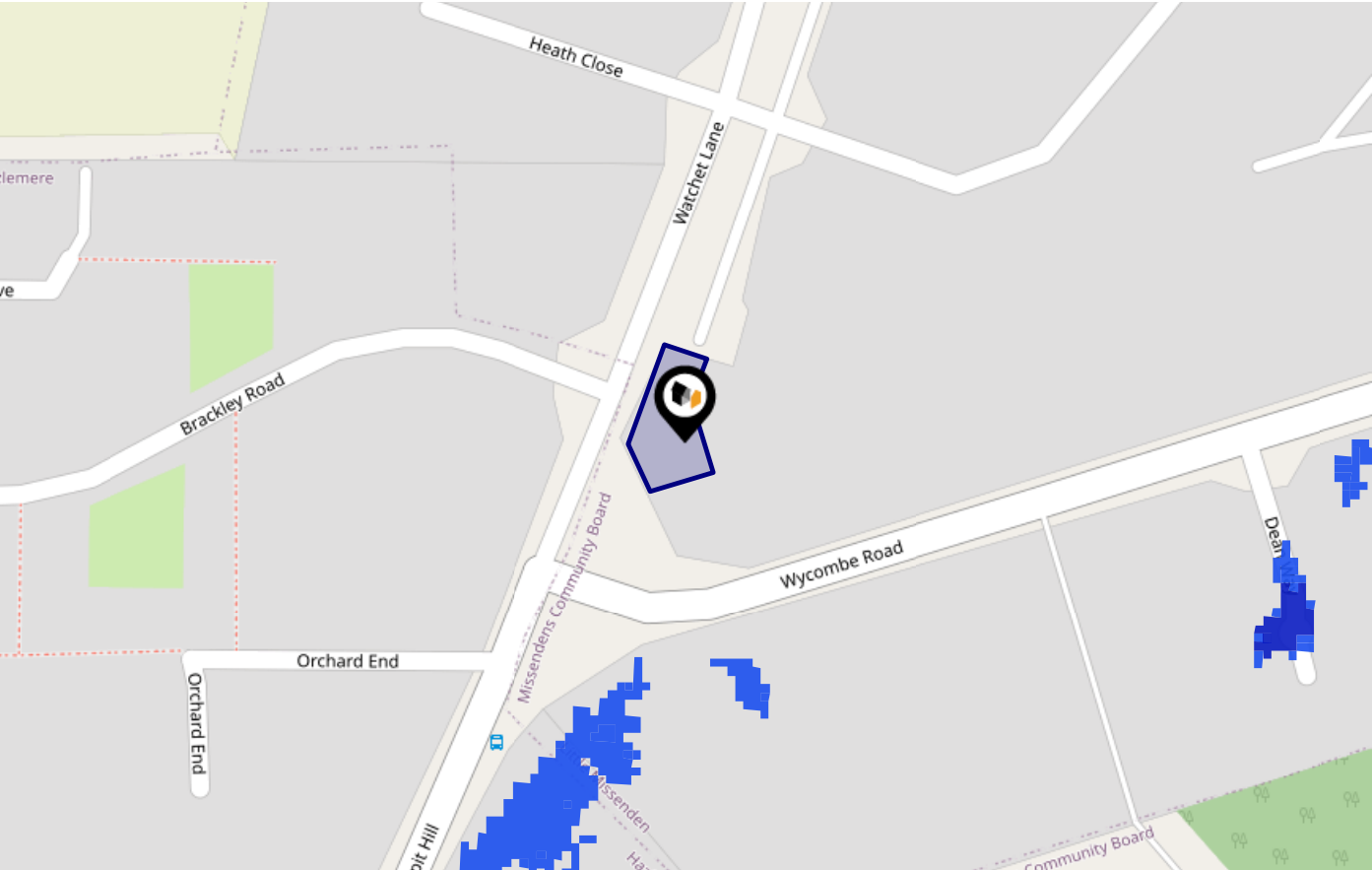


# Flood Risk

## 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.

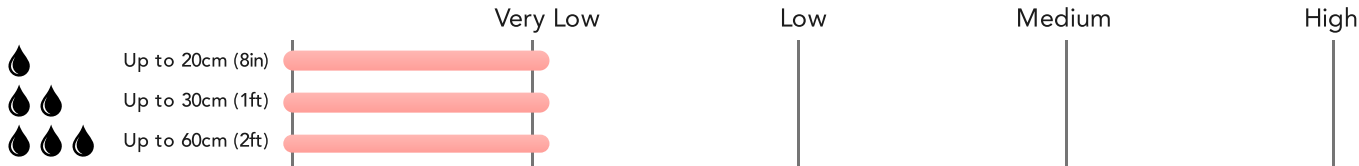


Risk Rating: Very low

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- 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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- 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:

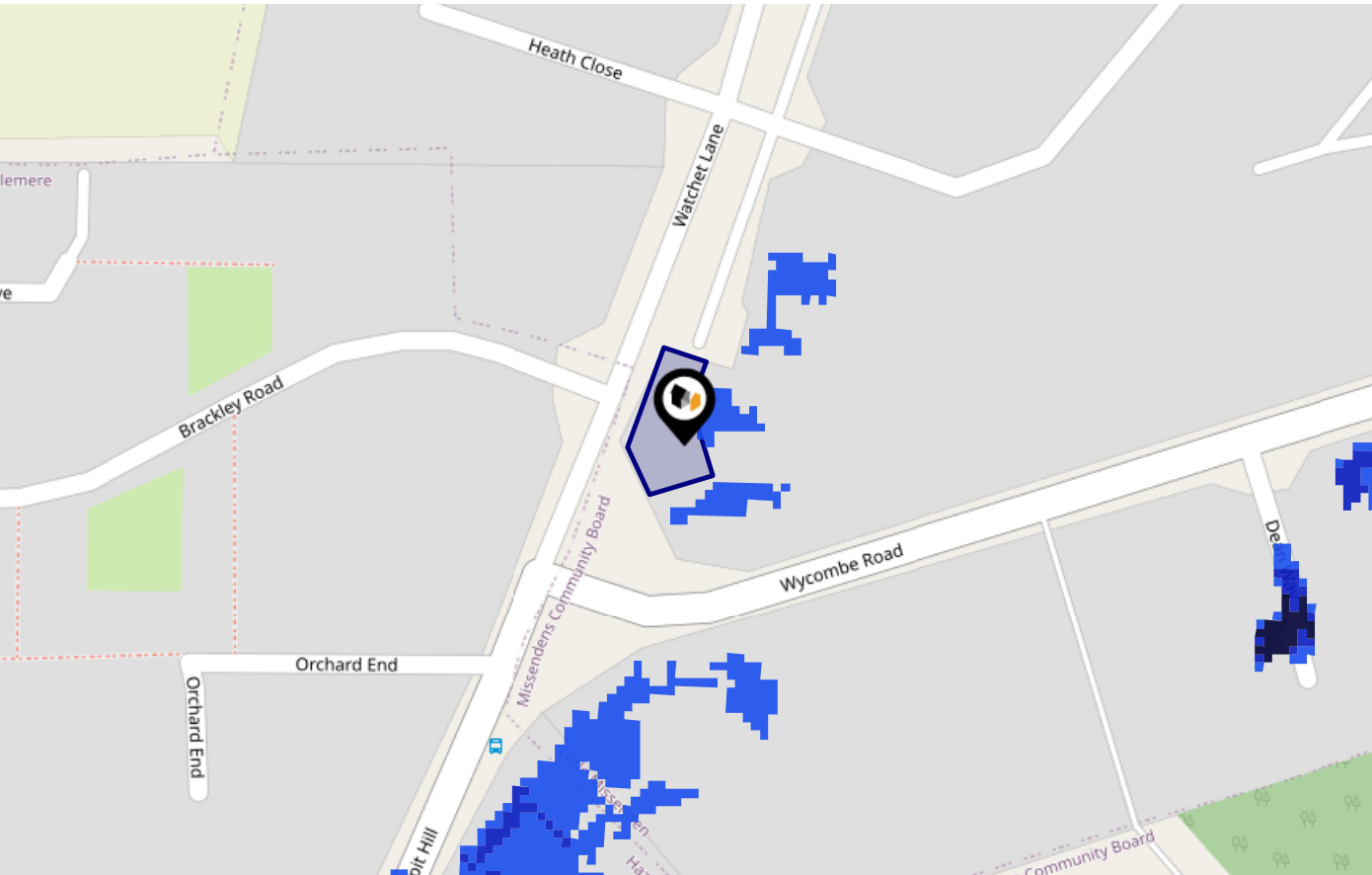


# Flood Risk

## 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.

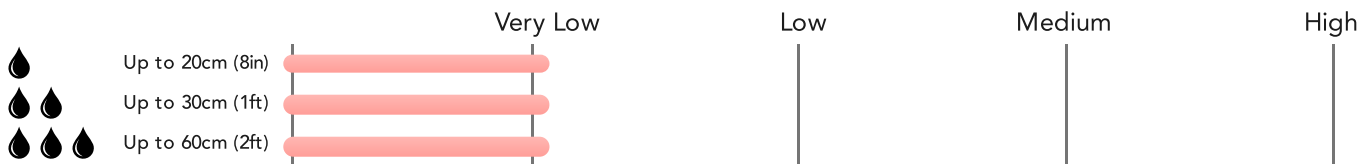


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



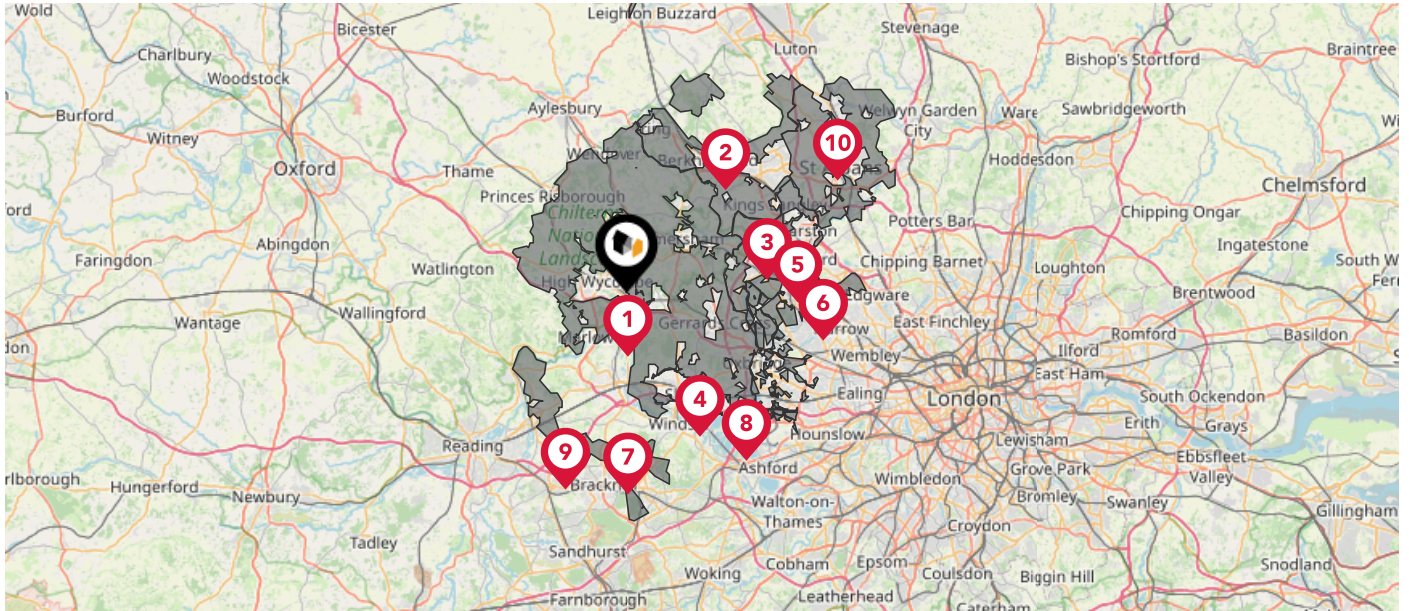


# Maps











## Green Belt



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



### Nearby Green Belt Land

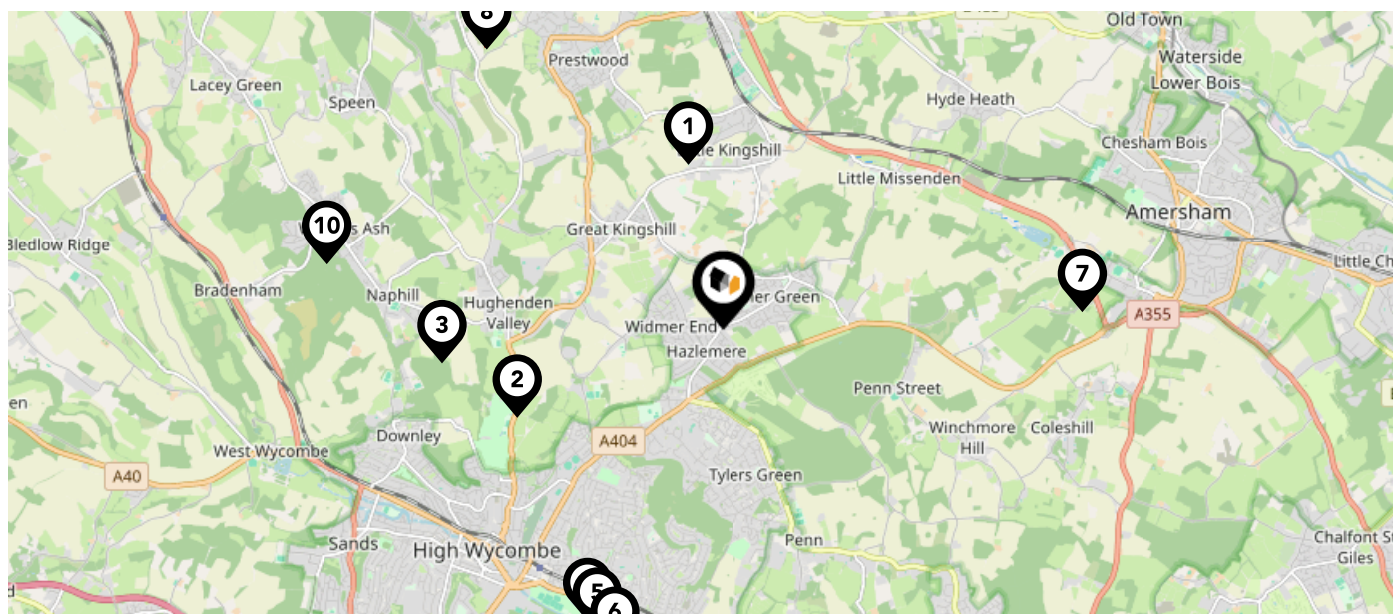
-  London Green Belt - Buckinghamshire
-  London Green Belt - Dacorum
-  London Green Belt - Three Rivers
-  London Green Belt - Slough
-  London Green Belt - Watford
-  London Green Belt - Harrow
-  London Green Belt - Bracknell Forest
-  London Green Belt - Hillingdon
-  London Green Belt - Wokingham
-  London Green Belt - St Albans

# 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

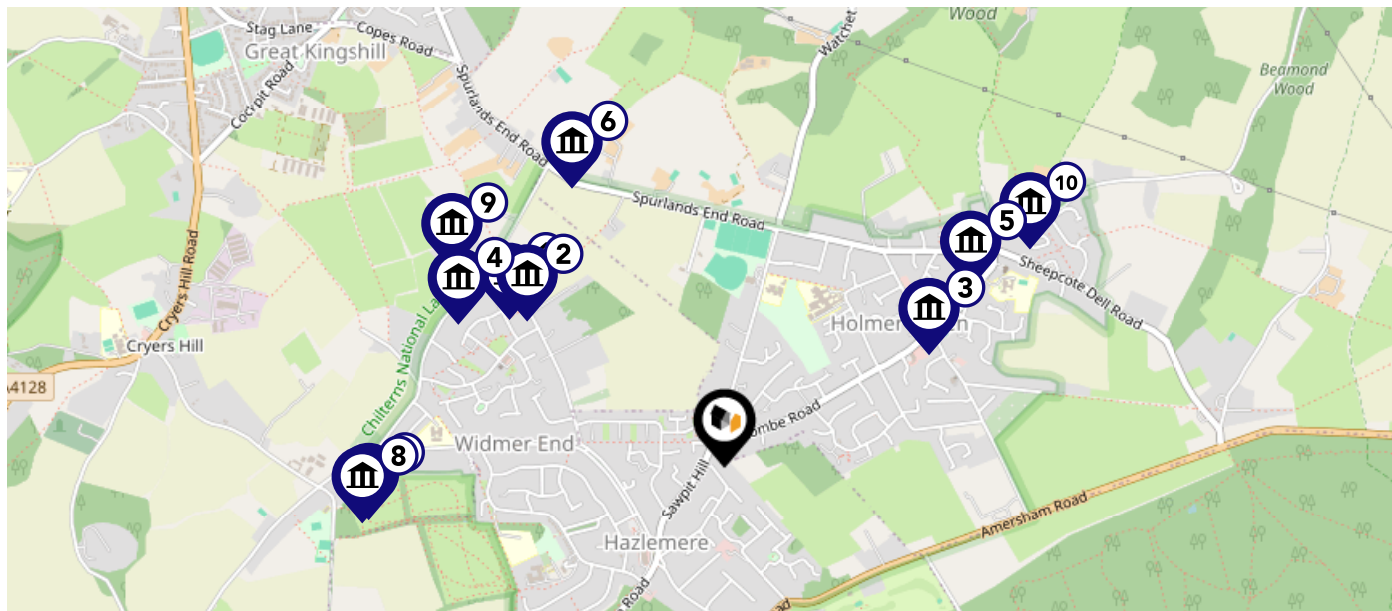
1	Sandwich Wood-Little Kingshill	Historic Landfill
2	Hughenden Valley-High Wycombe, Buckinghamshire	Historic Landfill
3	Naphill Farm-Hunts Hill Lane, Wycombe, Buckinghamshire	Historic Landfill
4	Adkins-High Wycombe, Buckinghamshire	Historic Landfill
5	Spring Gardens-High Wycombe, Buckinghamshire	Historic Landfill
6	Sainsbury Homebase-High Wycombe, Buckinghamshire	Historic Landfill
7	Round Dell Wood-Chequer's Hill, On A4, Corsham	Historic Landfill
8	EA/EPR/ZP3796NX/V002 - Howards Brickworks	Active Landfill
9	EA/EPR/XP3397NJ/A001 - Howards Brickworks	Active Landfill
10	Walters Ash Minerals Workings South-Buckinghamshire	Historic Landfill











# Maps

## Listed Buildings



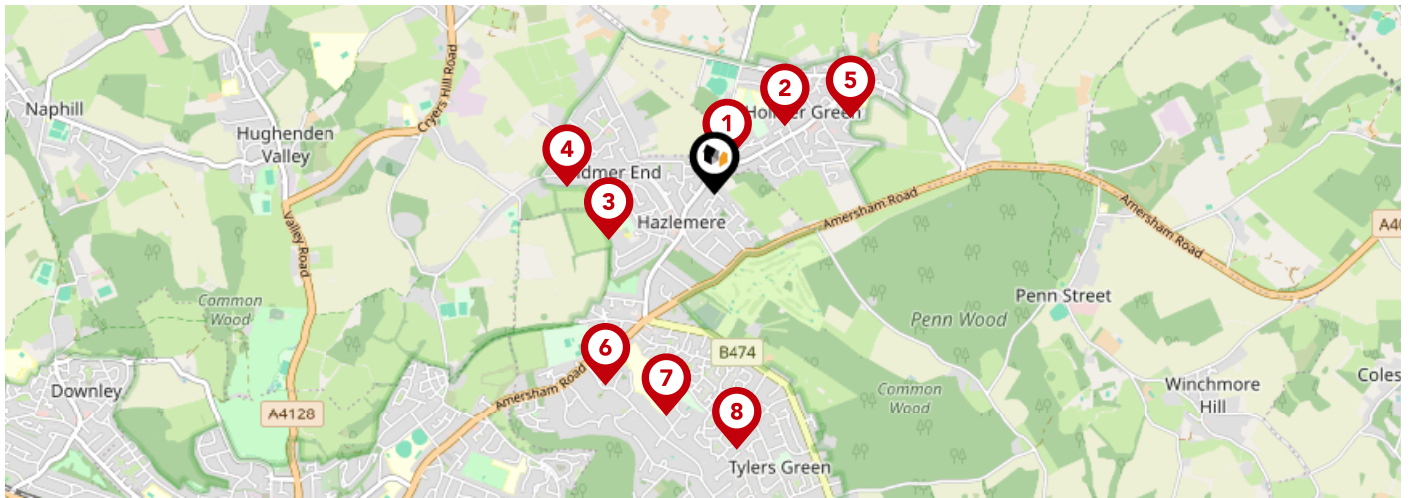
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1125755 - Stables To North Of Primrose Farmhouse	Grade II	0.6 miles
	1160490 - Primrose Farmhouse	Grade II	0.6 miles
	1332457 - Pear Tree Cottage	Grade II	0.6 miles
	1332078 - The Inglenooks	Grade II	0.7 miles
	1435088 - Holmer Green War Memorial	Grade II	0.7 miles
	1161995 - Nortons Farmhouse	Grade II	0.7 miles
	1125752 - Widmer Farmhouse	Grade II	0.8 miles
	1125753 - Bramble Barn Piranor Barn	Grade II	0.8 miles
	1310525 - Hawbushes Farmhouse	Grade II	0.8 miles
	1309852 - Holmer Green Farmhouse	Grade II	0.9 miles



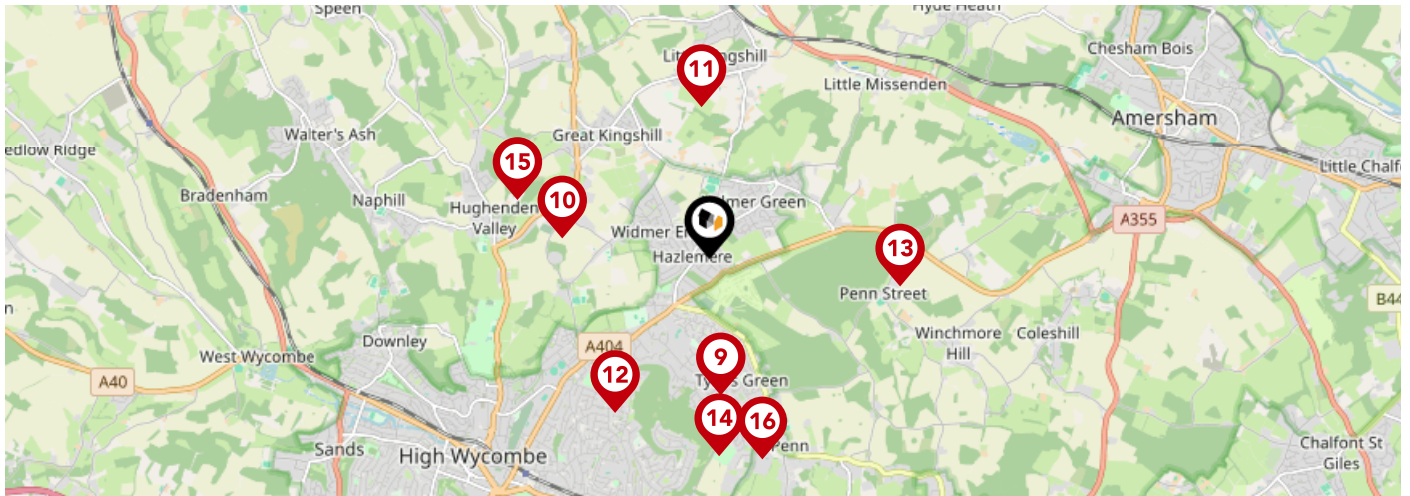
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Holmer Green First School and Pre-School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holmer Green Senior School</b> Ofsted Rating: Good   Pupils: 1218   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cedar Park School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 217   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Widmer End Community Combined School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holmer Green Junior School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hazlemere Church of England Combined School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sir William Ramsay School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Farm Junior School</b> Ofsted Rating: Not Rated   Pupils: 227   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



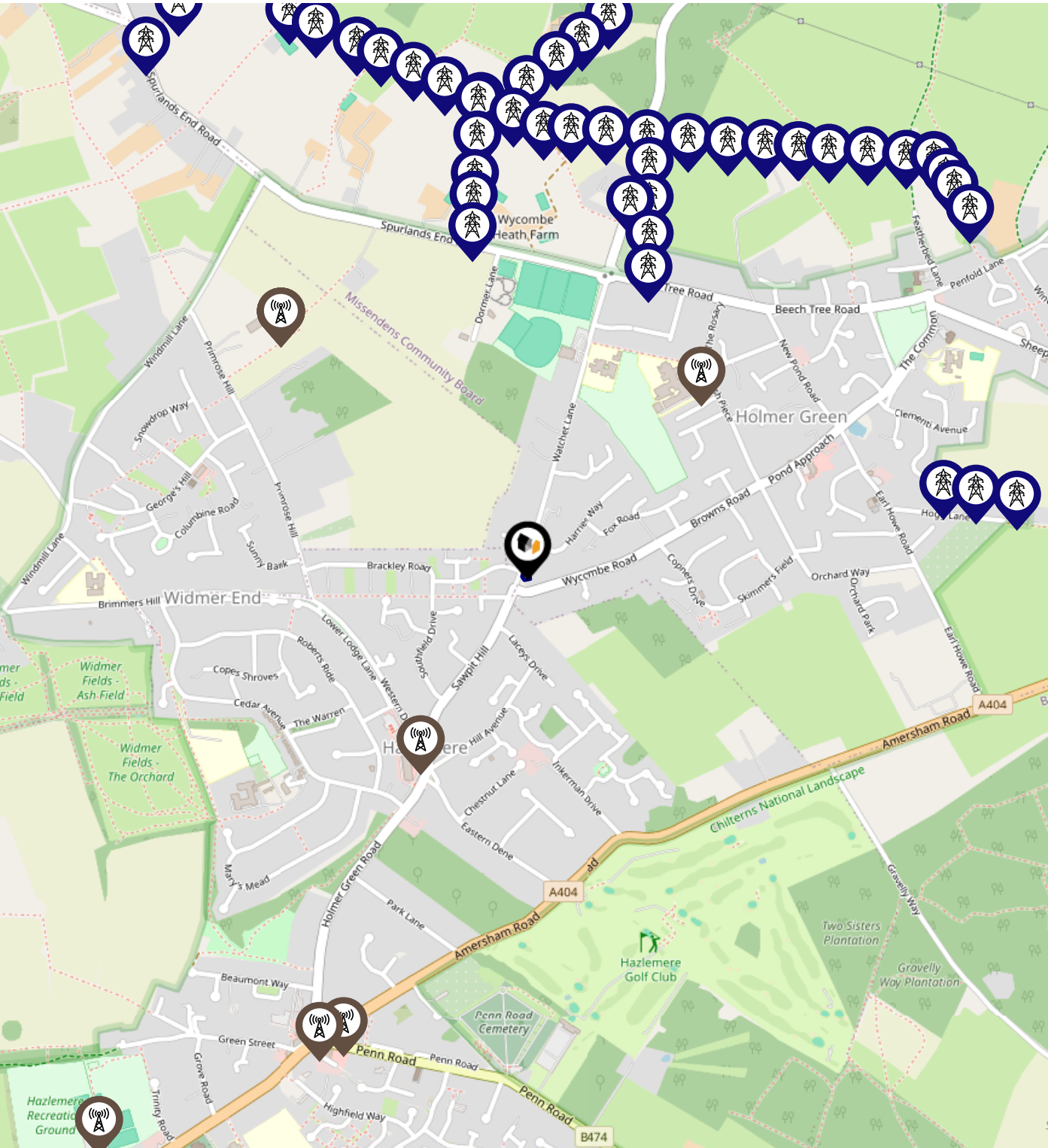
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Manor Farm Community Infant School</b> Ofsted Rating: Good   Pupils: 160   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Kingshill Church of England Combined School</b> Ofsted Rating: Good   Pupils: 411   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Little Kingshill Combined School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highworth Combined School and Nursery</b> Ofsted Rating: Good   Pupils: 461   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Curzon Church of England Combined School</b> Ofsted Rating: Good   Pupils: 160   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tylers Green Middle School</b> Ofsted Rating: Good   Pupils: 255   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pipers Corner School</b> Ofsted Rating: Not Rated   Pupils: 618   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tylers Green First School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.91	<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

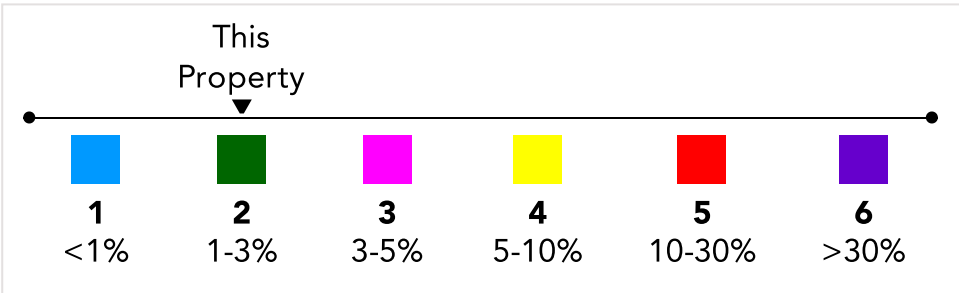
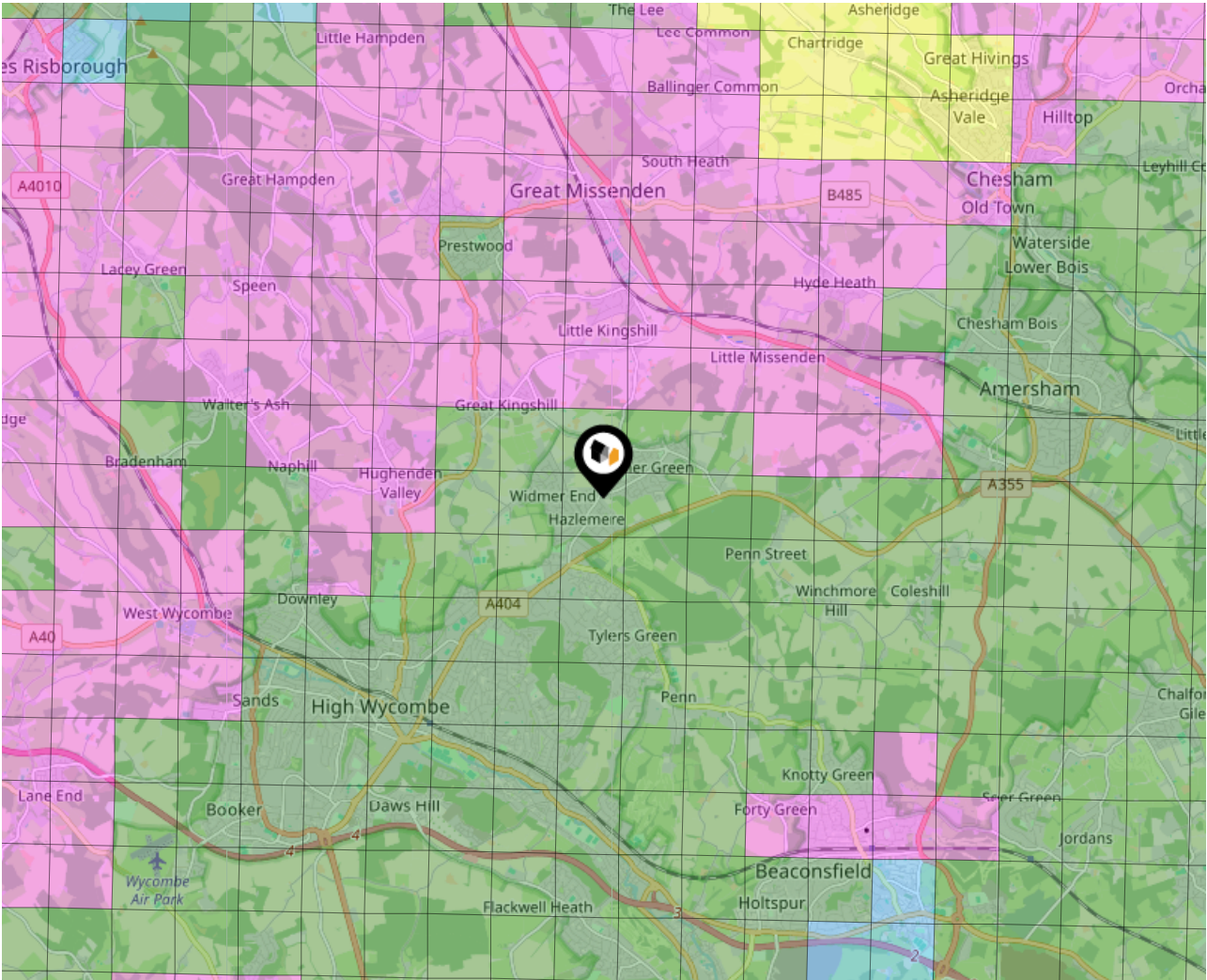
# Environment

## Radon Gas



### What is Radon?

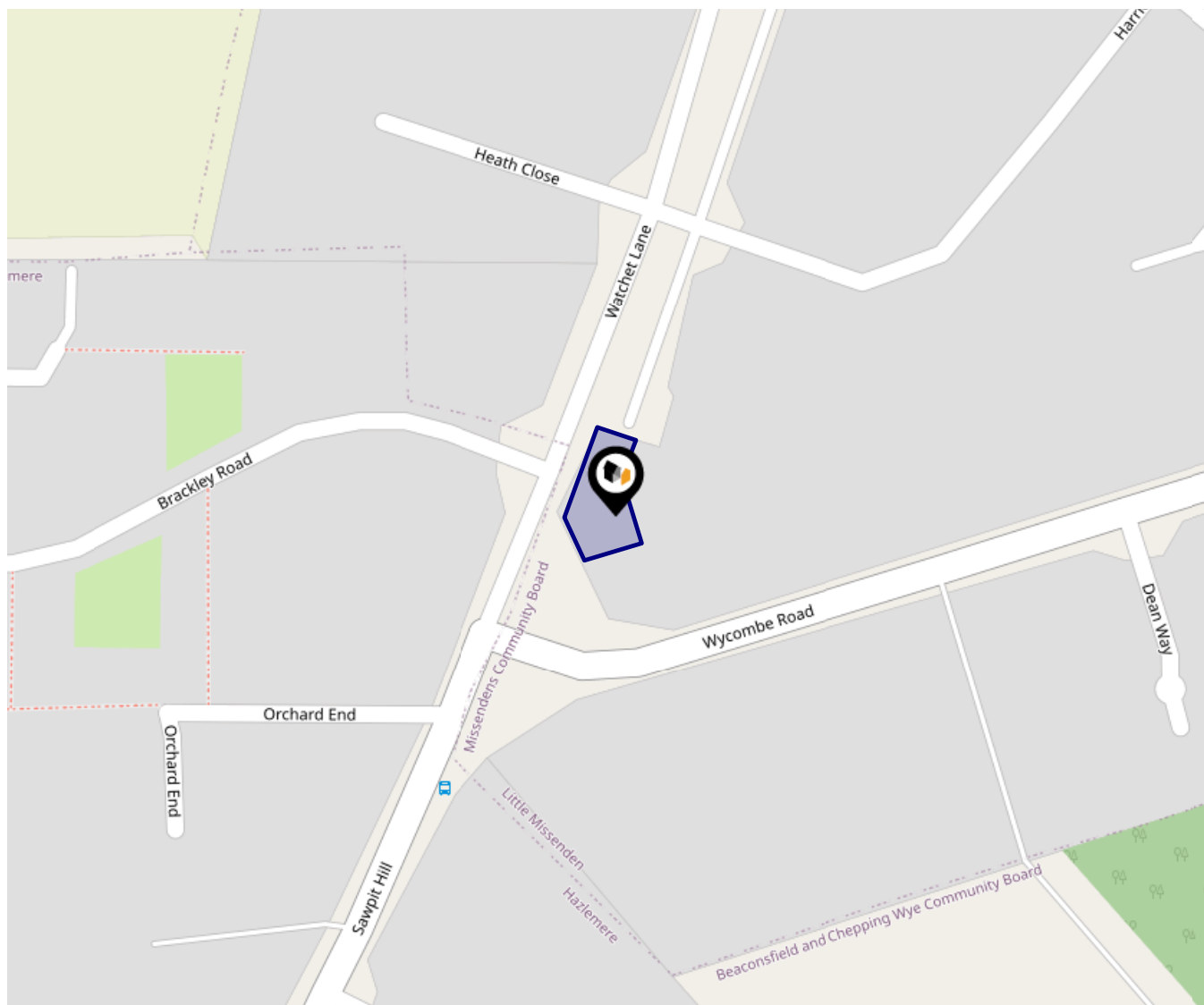
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# 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.

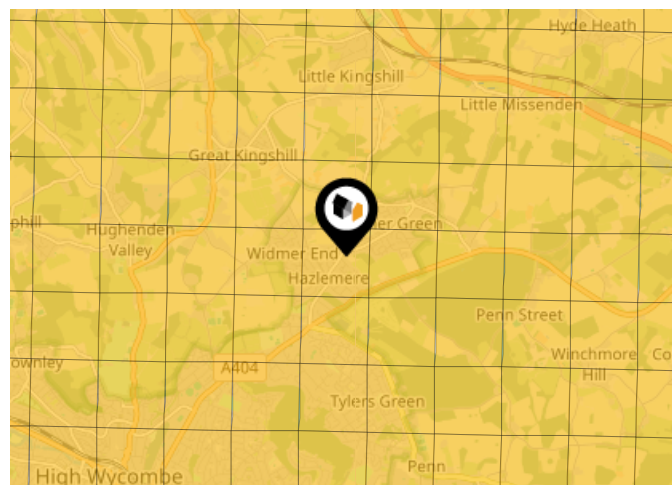
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	LOW	<b>Soil Texture:</b>	CLAYEY LOAM
<b>Parent Material Grain:</b>	RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

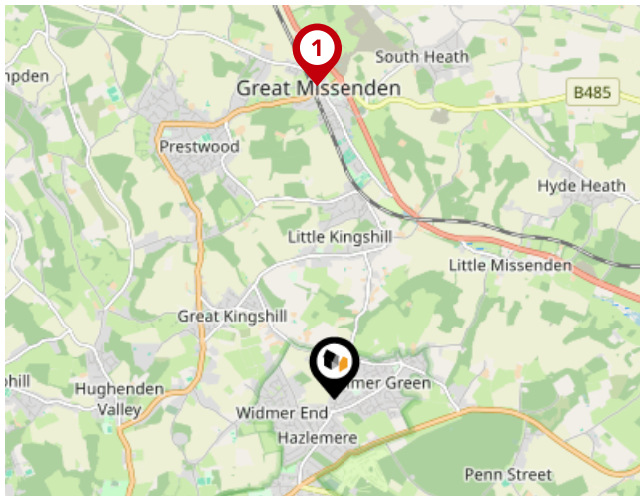


### Primary Classifications (Most Common Clay Types)

<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

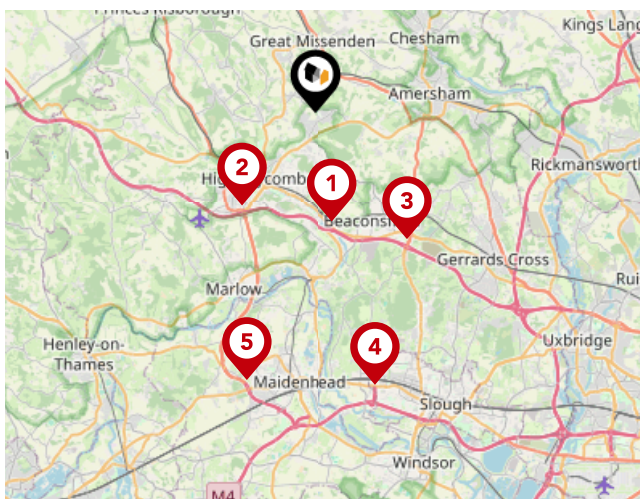
# Area

## Transport (National)



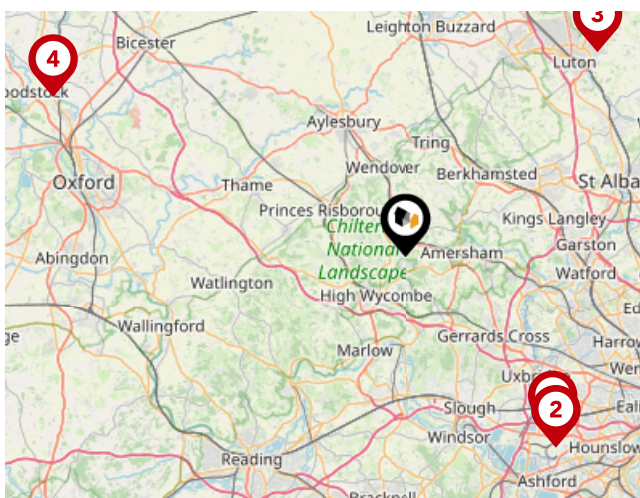
### National Rail Stations

Pin	Name	Distance
1	Great Missenden Rail Station	2.89 miles
2	High Wycombe Rail Station	2.82 miles
3	Amersham Rail Station	4.29 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	4.1 miles
2	M40 J4	4.4 miles
3	M40 J2	5.76 miles
4	M4 J7	10.32 miles
5	A404(M) J9	10.22 miles

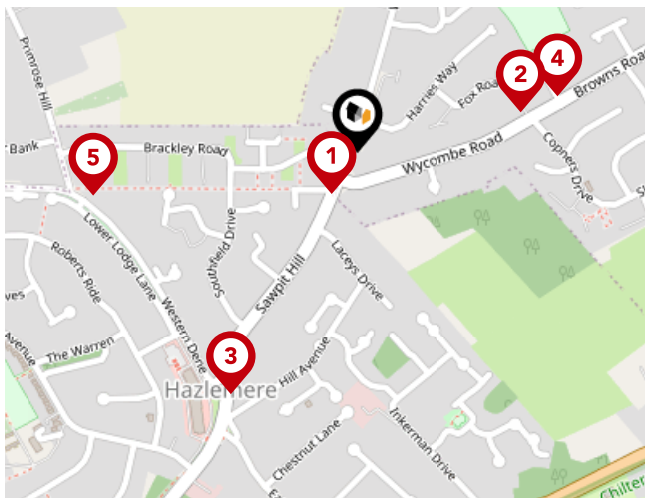


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	16.91 miles
2	Heathrow Airport Terminal 4	17.82 miles
3	Luton Airport	20.64 miles
4	Kidlington	28.45 miles

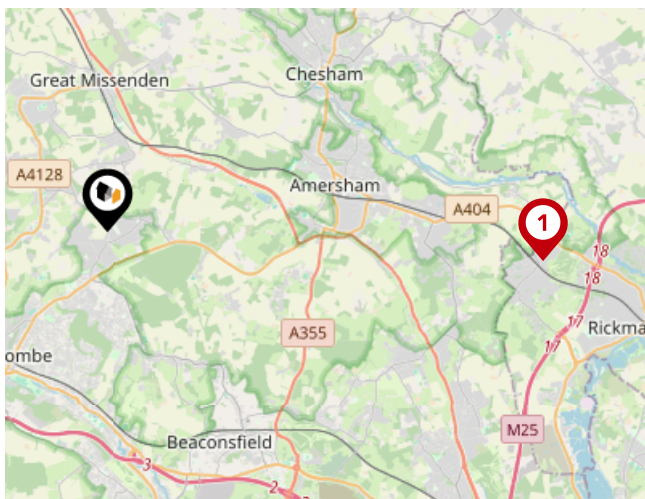
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sawpit Hill	0.06 miles
2	Copners Drive	0.19 miles
3	Park Parade	0.31 miles
4	Copners Drive	0.24 miles
5	Western Dene	0.31 miles



### Local Connections

Pin	Name	Distance
1	Chorleywood Underground Station	8.04 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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