KFB: Key Facts For Buyers
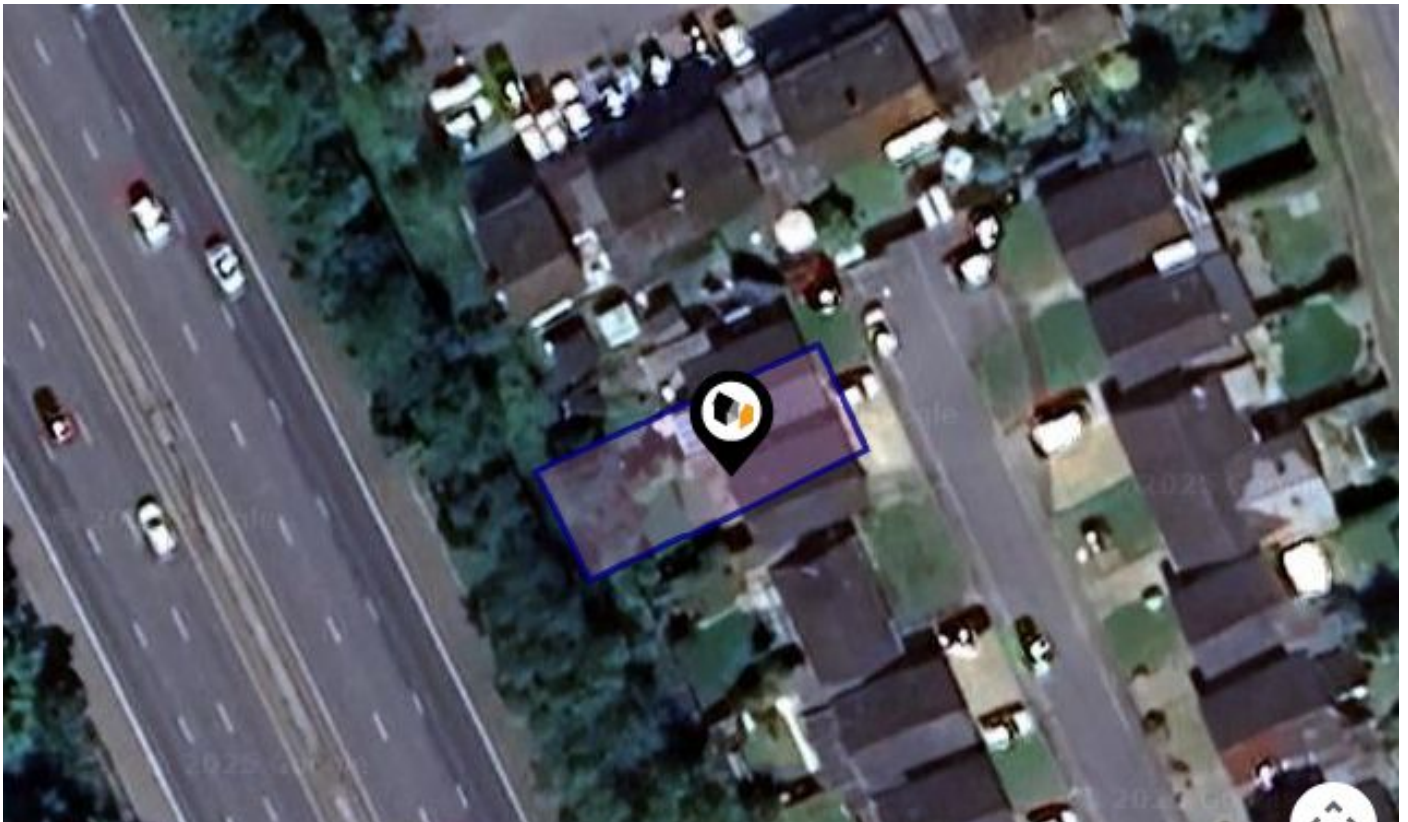
A Guide to This Property & the Local Area

Tuesday 06th May 2025

BEECH CLOSE, STOKENCHURCH, HIGH WYCOMBE, HP14

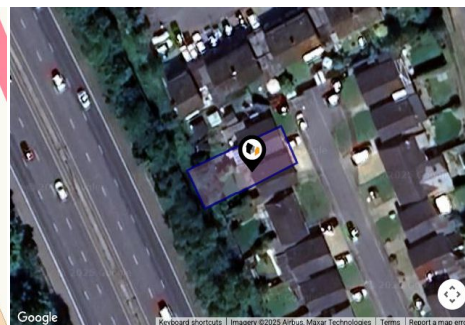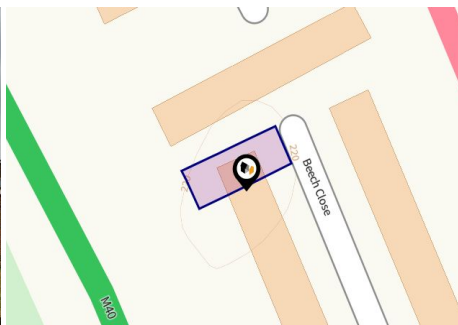arla | propertymark
PROTECTED

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	624 ft^2 / 58 m^2		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,402		
Title Number:	BM40344		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**56** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Property
EPC - Certificate

Stokenchurch, HP14

Energy rating

D

Valid until 14.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 | B
69-80	C		
55-68	D	58 | D	
39-54	E		
21-38	F		
1-20	G		
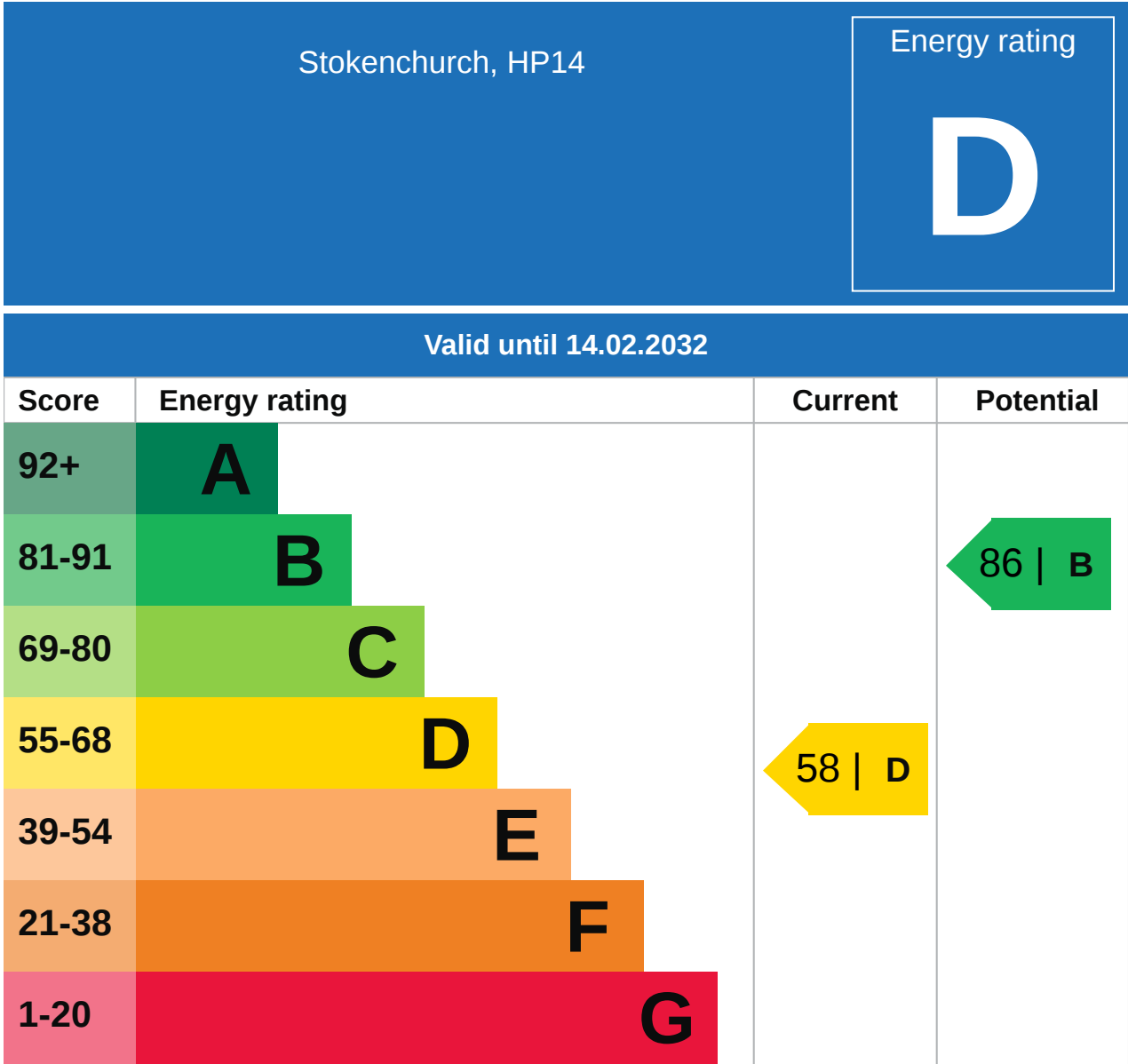
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	58 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
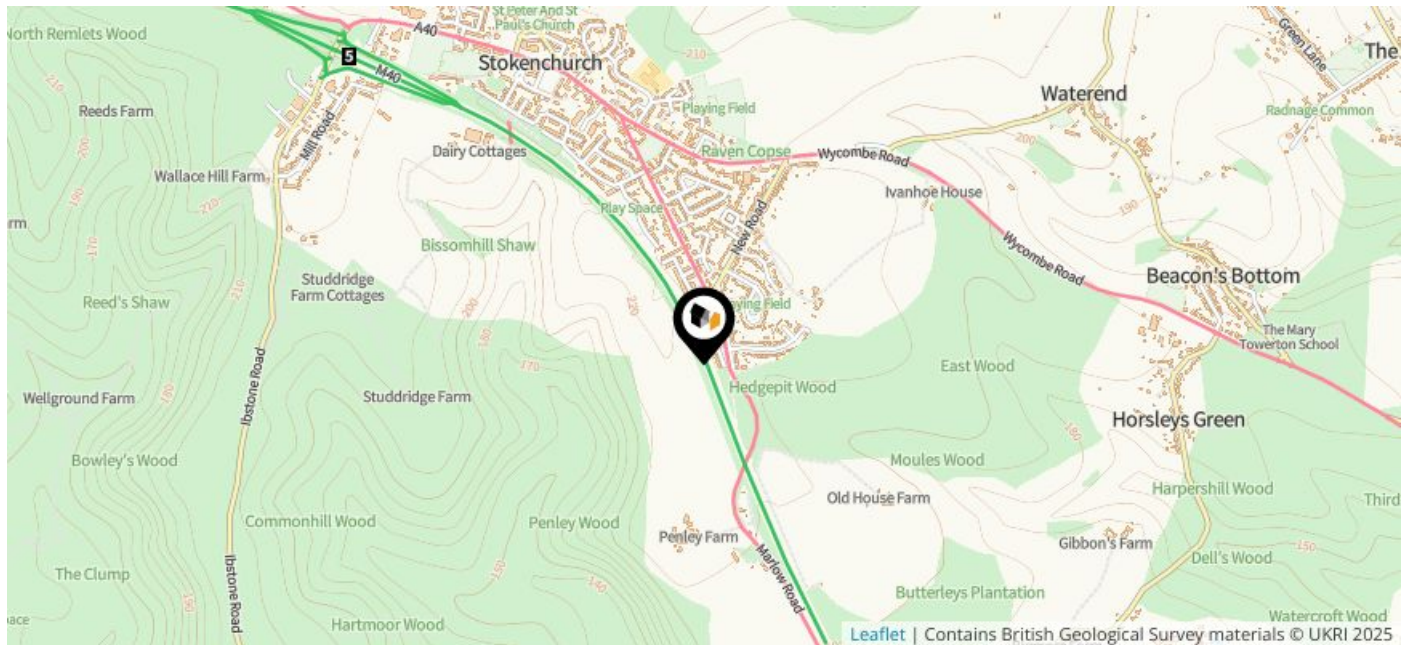
Mine Entry

✕ 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.

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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.
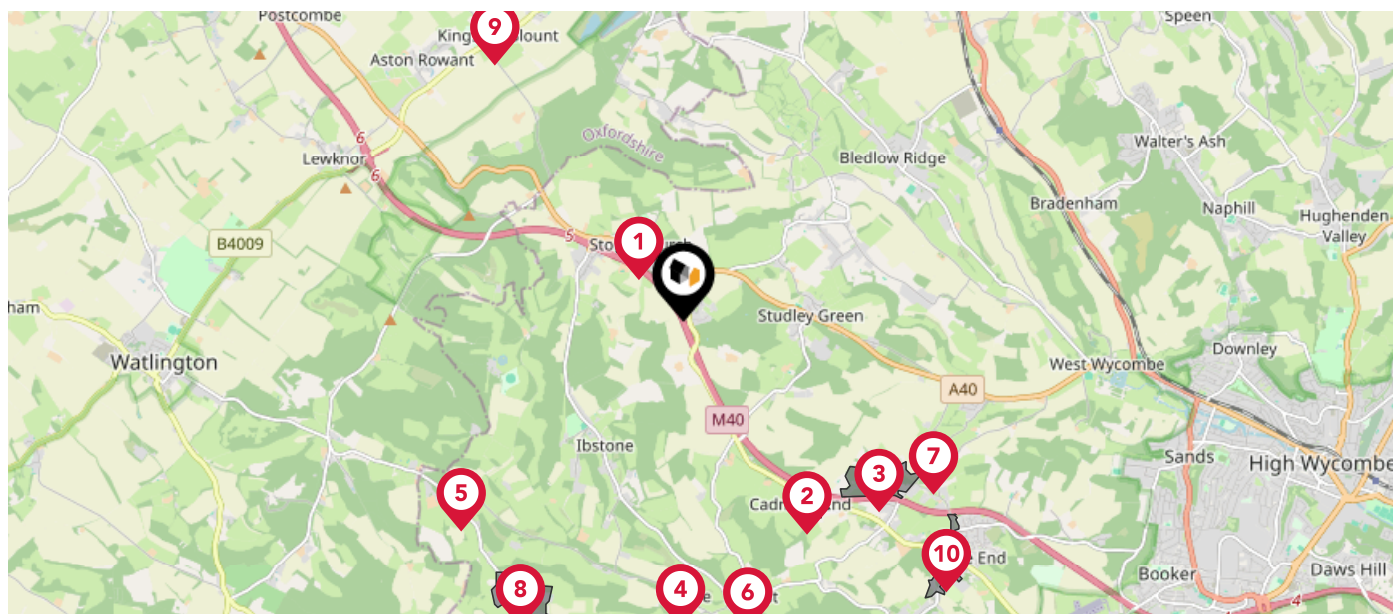

Nearby Conservation Areas
1   Stokenchurch
2   Cadmore End
3   Cadmore End Common
4   Turville
5   Northend
6   Fingest
7   Wheeler End Common
8   Turville Heath
9   Kingston Blount
10   Lane End

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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
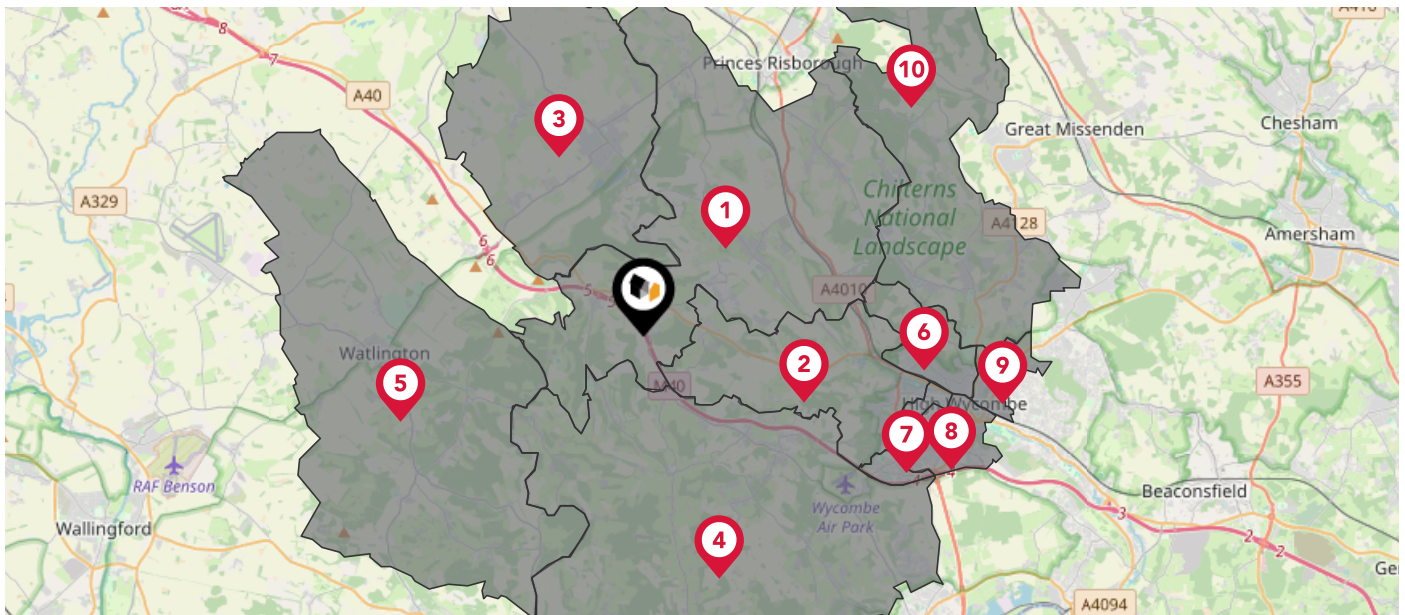
Nearby Council Wards	
1	Ridgeway West Ward
2	West Wycombe Ward
3	Chinnor Ward
4	Chiltern Villages Ward
5	Watlington Ward
6	Downley Ward
7	Booker, Cressex and Castlefield Ward
8	Abbey Ward
9	Terriers and Amersham Hill Ward
10	Ridgeway East Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
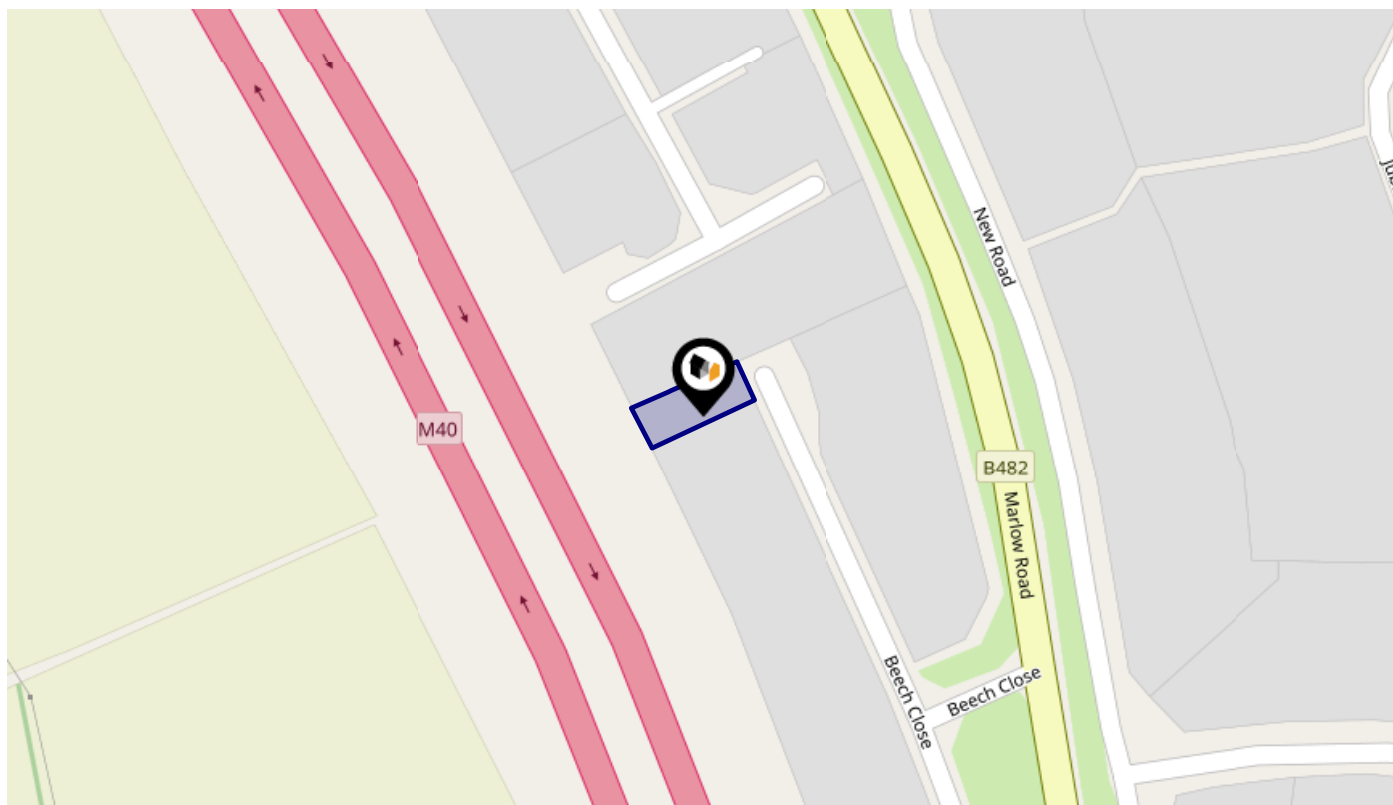
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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:
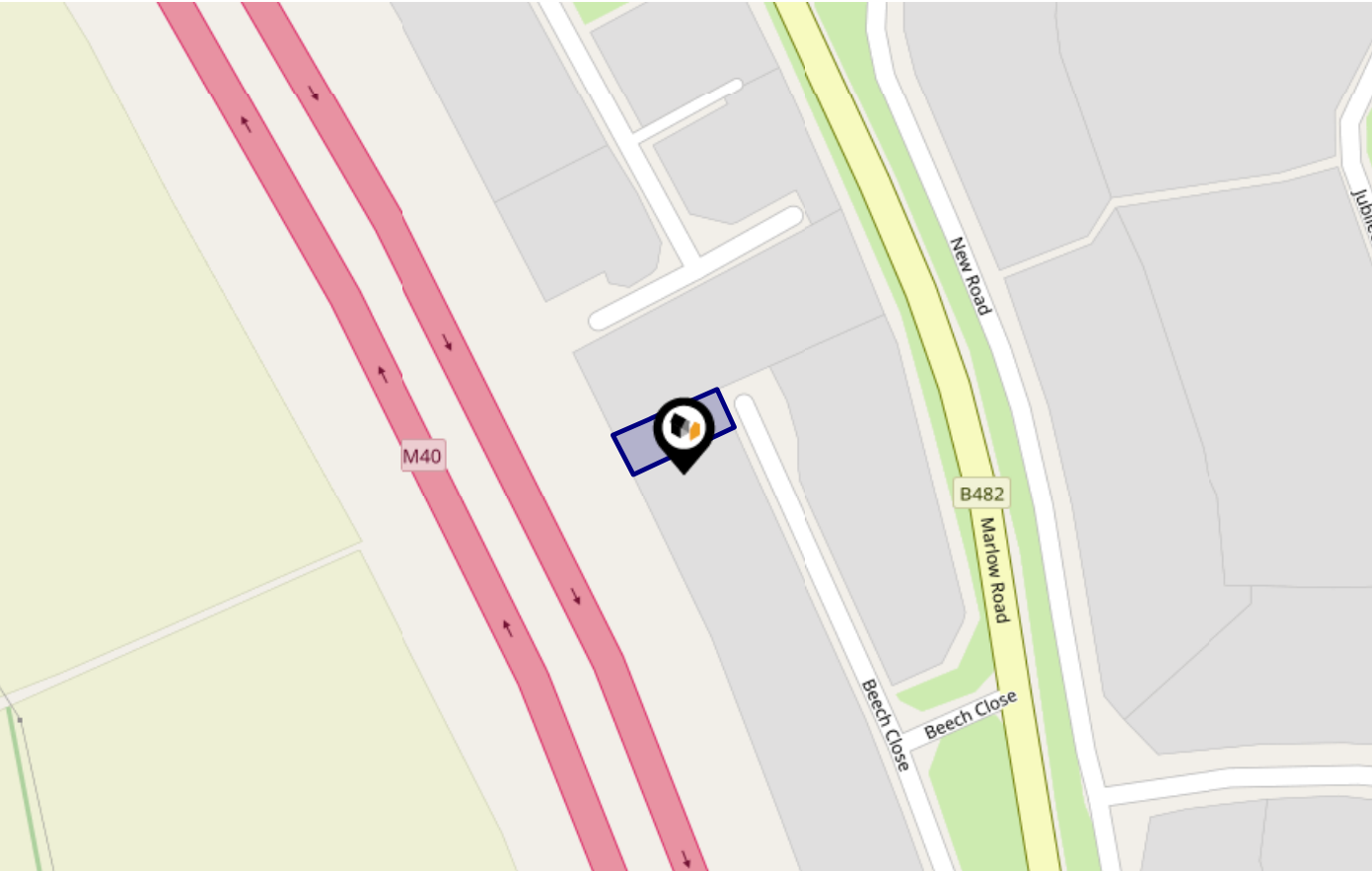
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.
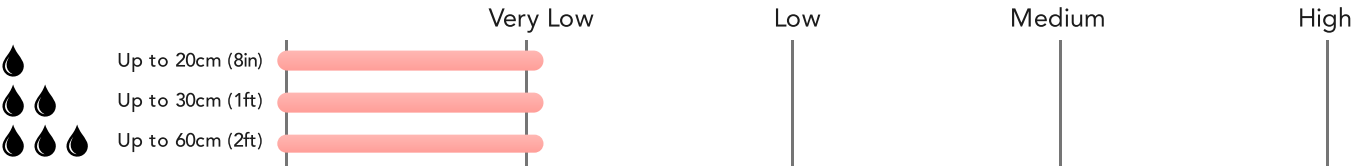

Risk Rating: Very low

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)				

KFB - Key Facts For Buyers

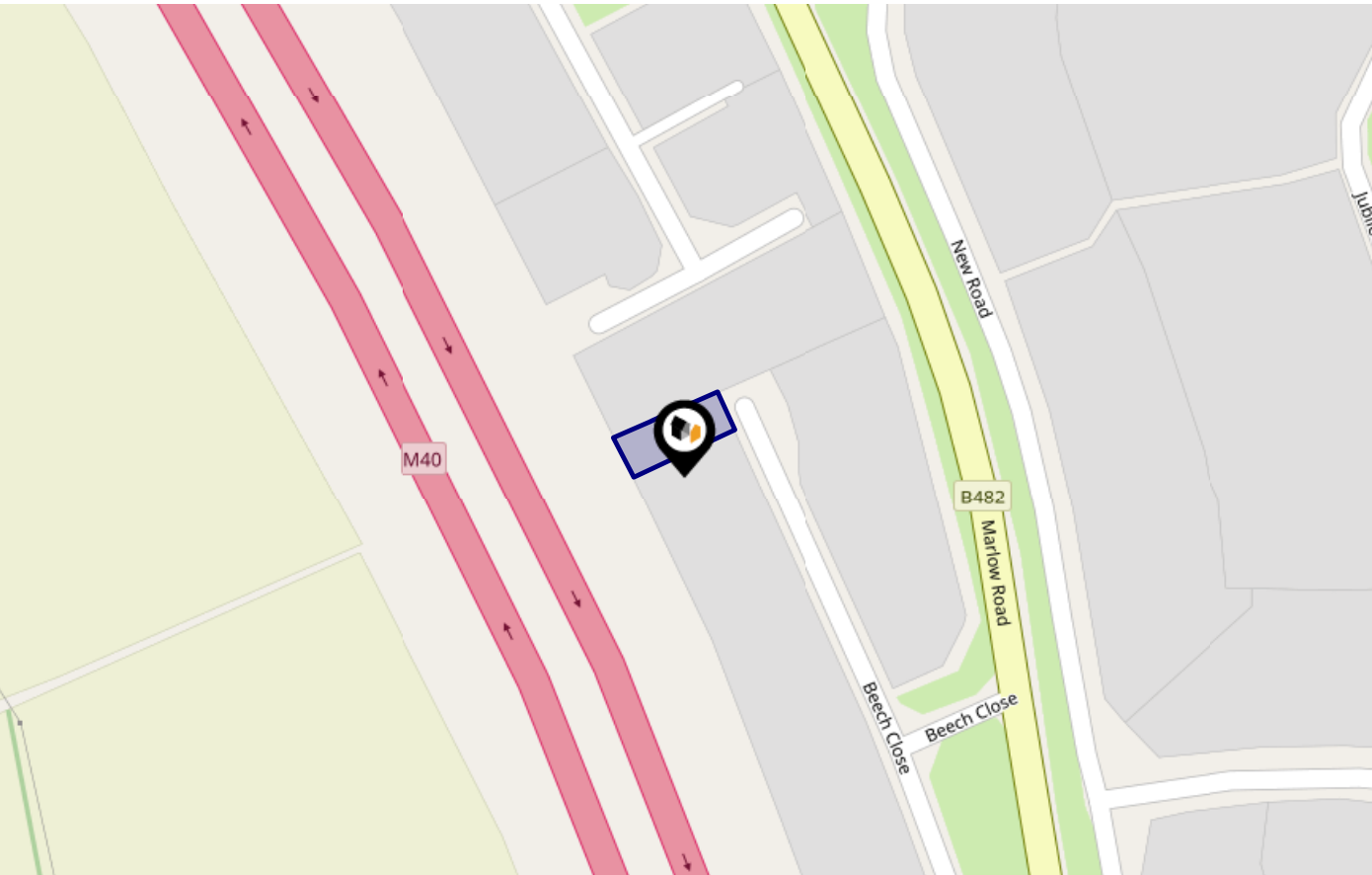Powered by
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Flood Risk
Rivers & Seas - Climate Change

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.
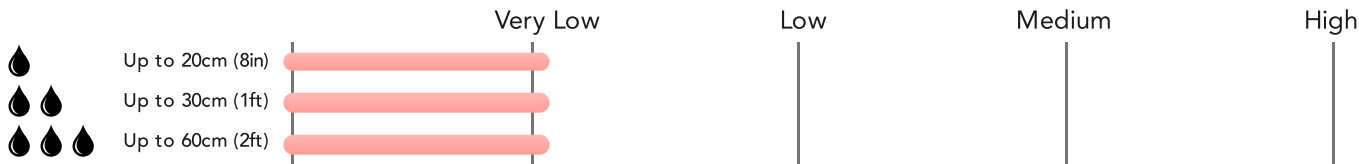

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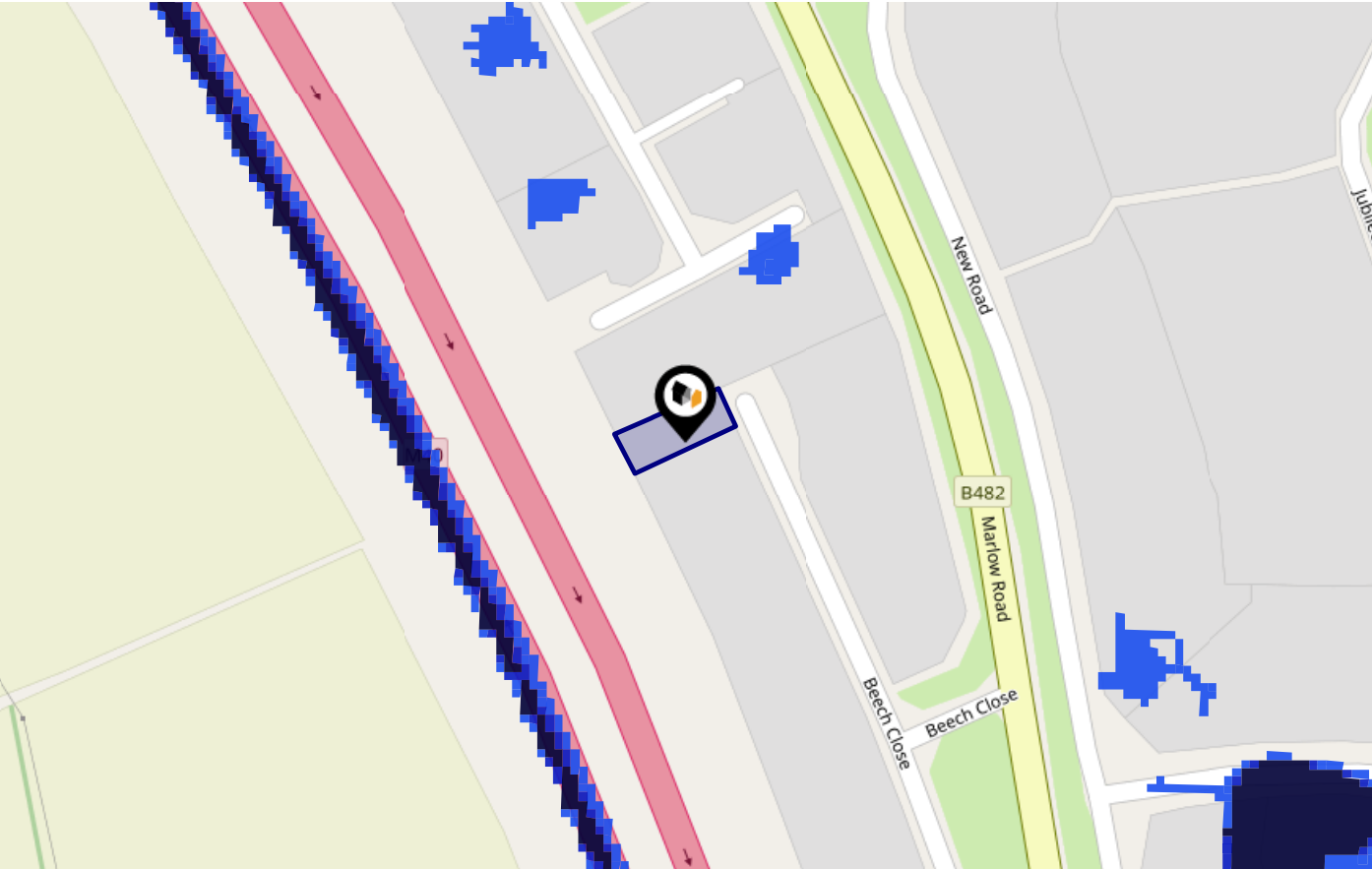|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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.
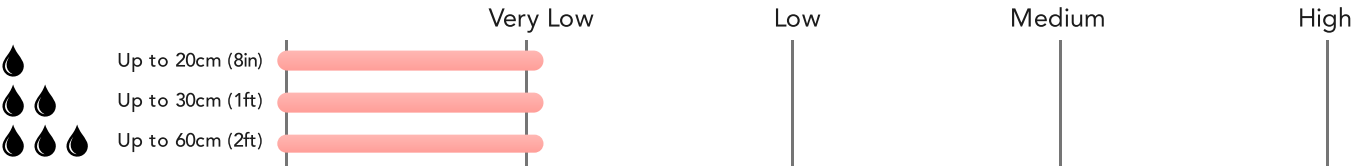

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🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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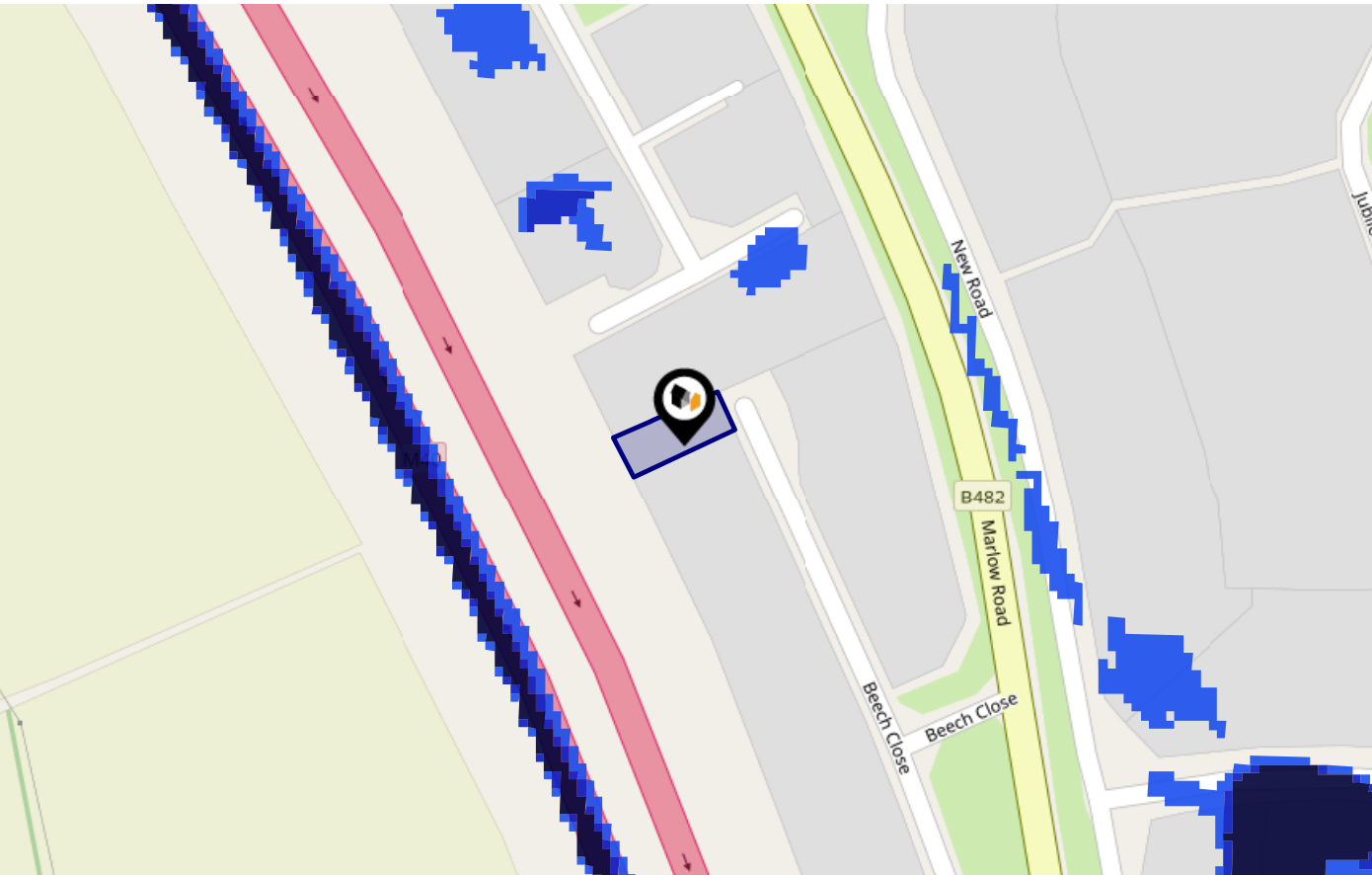Know any property instantly

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.
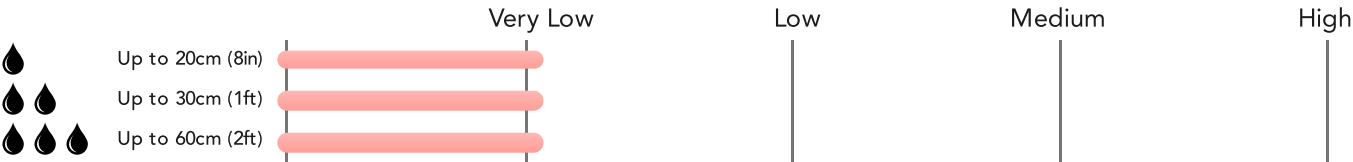

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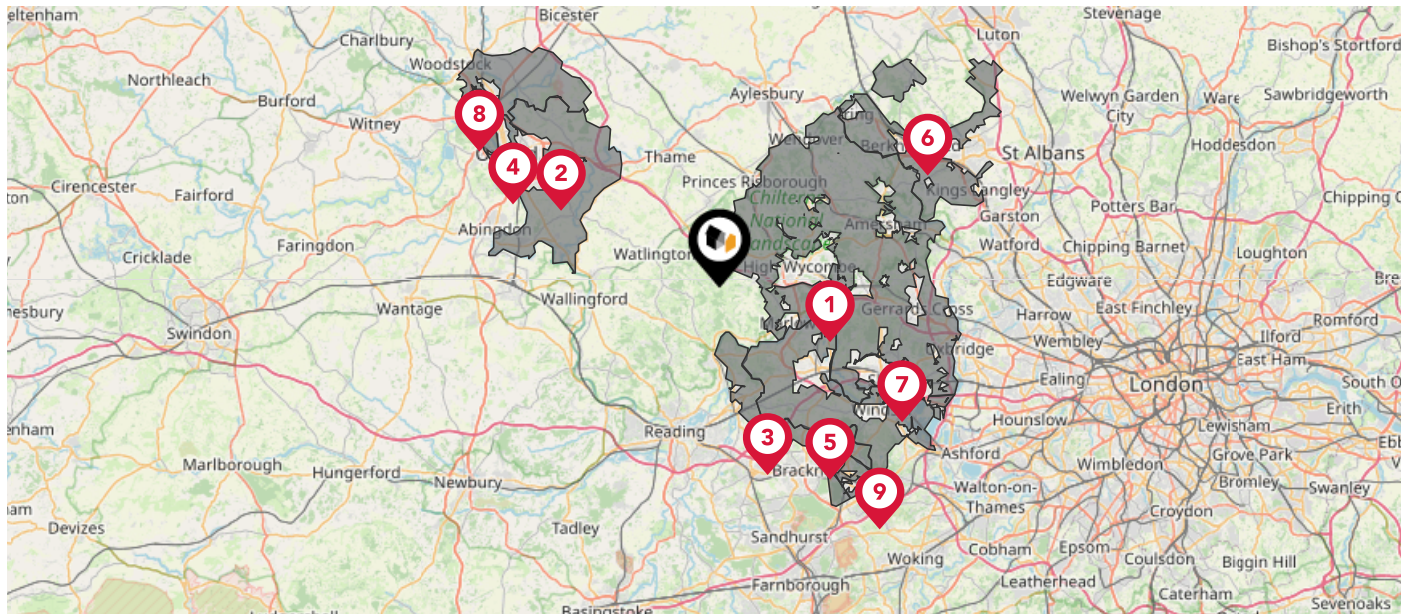Chance of flooding to the following depths at this property:

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

KFB - Key Facts For Buyers

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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	Oxford Green Belt - South Oxfordshire
3	London Green Belt - Wokingham
4	Oxford Green Belt - Oxford
5	London Green Belt - Bracknell Forest
6	London Green Belt - Dacorum
7	London Green Belt - Slough
8	Oxford Green Belt - Cherwell
9	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.
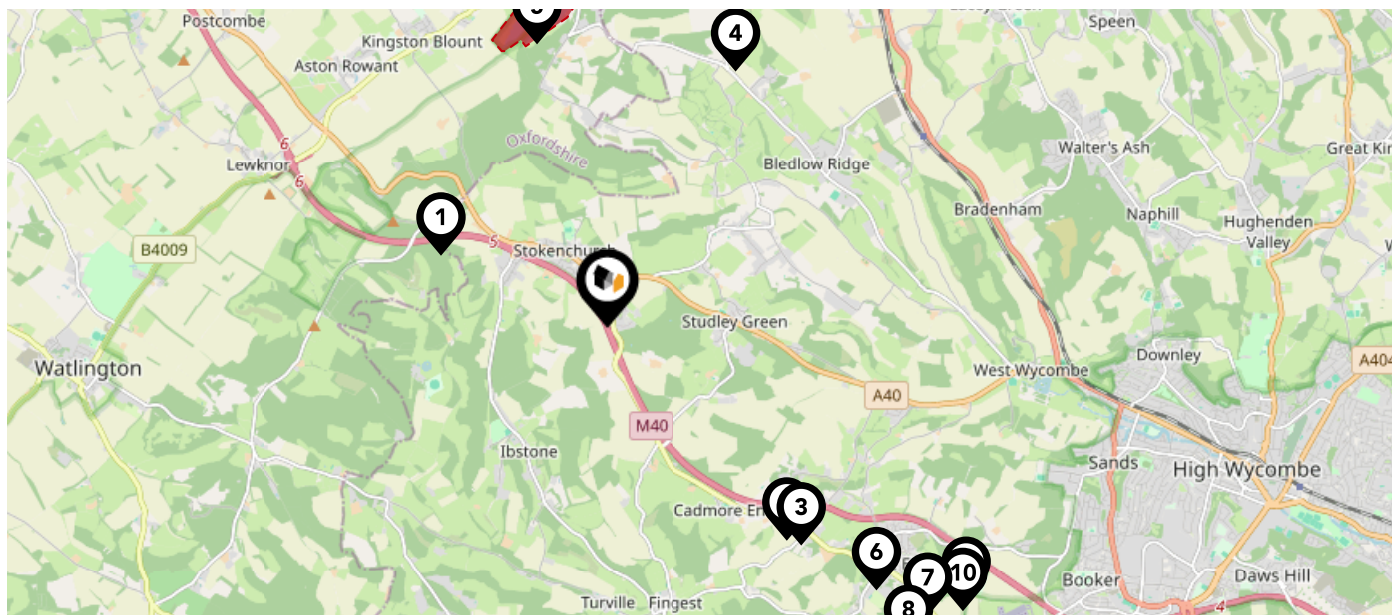

	Nearby Landfill Sites	
1	Hailey Wood-Stokenchurch	Historic Landfill
2	Marlow Road-Cadmore End, High Wycombe, Buckinghamshire	Historic Landfill
3	Bolters End Lane-Lane End, Buckinghamshire	Historic Landfill
4	Bledlow Ridge-High Wycombe, Buckinghamshire	Historic Landfill
5	EA/EPR/VP3599ER/A001 - Rugby Cement	Active Landfill
6	Handleton Common-Lane End, Buckinghamshire	Historic Landfill
7	Cutlers Farm-Lane End Road, Lane End, Buckinghamshire	Historic Landfill
8	Moor Wood-Lane End	Historic Landfill
9	Widdenton Park Wood No.1-Lane End, Buckinghamshire	Historic Landfill
10	Widdenton Park Wood 2-Lane End, 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...
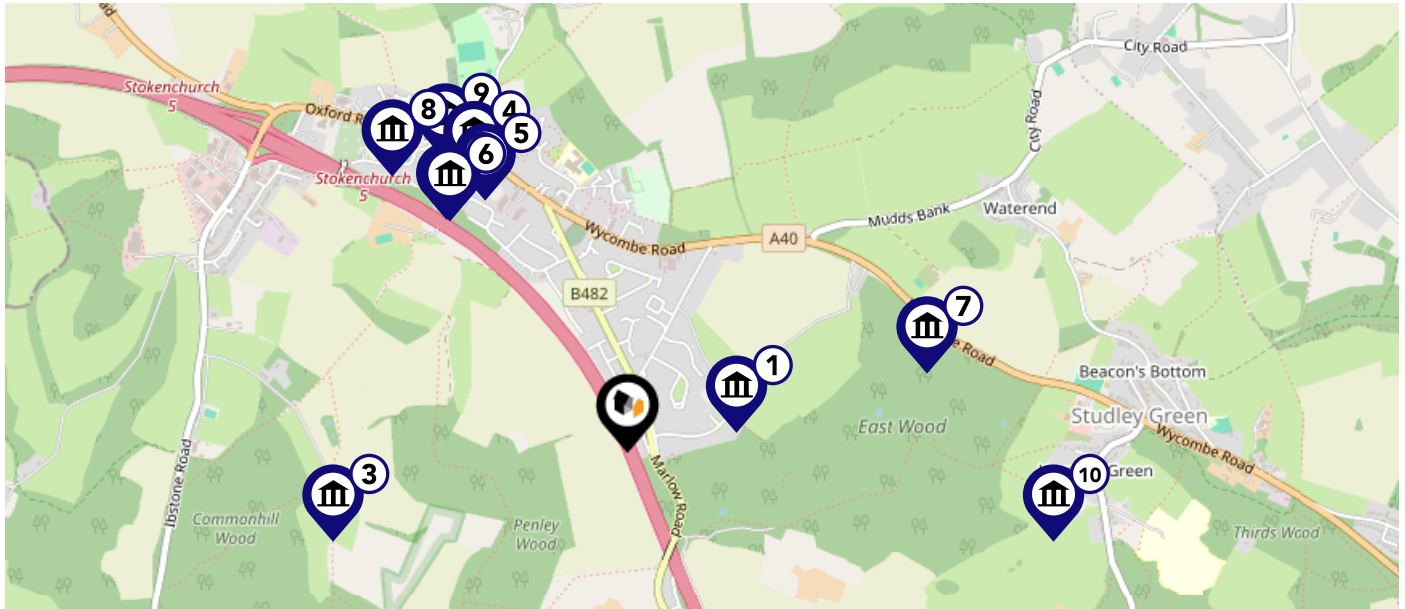
Listed Buildings in the local district	Grade	Distance
1 1160711 - Barn Adjacent To North East Of Eastwood Farmhouse	Grade II	0.3 miles
2 1160673 - Cassoria Fairview The Cottage	Grade II	0.7 miles
3 1125726 - Barn At Studdridge Farm	Grade II	0.7 miles
4 1332064 - Tippings	Grade II	0.7 miles
5 1448300 - Stokenchurch War Memorial	Grade II	0.7 miles
6 1125725 - The Barley Mow	Grade II	0.7 miles
7 1310419 - Milestone At Os Su 778956	Grade II	0.7 miles
8 1125728 - The Old White Hart	Grade II	0.8 miles
9 1125724 - The Cott	Grade II	0.8 miles
10 1160698 - Horsleys Green Manor	Grade II	1.0 miles

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Area
Schools
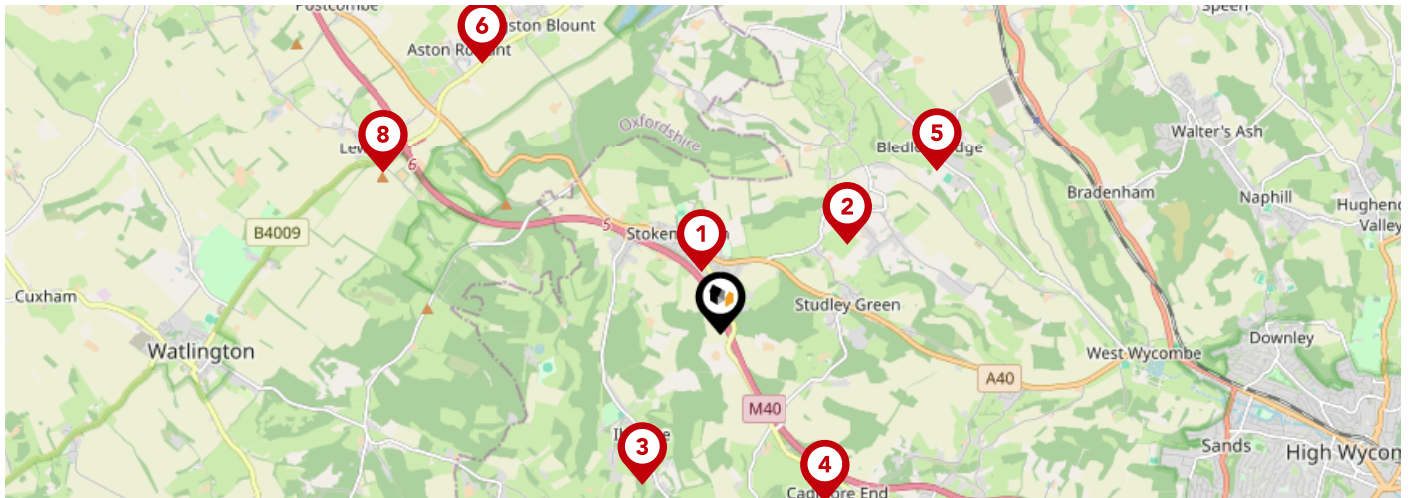
	Nursery	Primary	Secondary	College	Private
1 Stokenchurch Primary School Ofsted Rating: Outstanding	Pupils: 435	Distance:0.6	☐	☑	☐	☐	☐
2 Radnage Church of England Primary School Ofsted Rating: Good	Pupils: 78	Distance:1.44	☐	☑	☐	☐	☐
3 Ibstone CofE Primary School Ofsted Rating: Good	Pupils: 84	Distance:1.55	☐	☑	☐	☐	☐
4 Cadmore End CofE School Ofsted Rating: Good	Pupils: 76	Distance:1.82	☐	☑	☐	☐	☐
5 Bledlow Ridge School Ofsted Rating: Good	Pupils: 177	Distance:2.5	☐	☑	☐	☐	☐
6 Aston Rowant Church of England Primary School Ofsted Rating: Good	Pupils: 94	Distance:3.32	☐	☑	☐	☐	☐
7 Lane End Primary School Ofsted Rating: Good	Pupils: 129	Distance:3.39	☐	☑	☐	☐	☐
8 Lewknor Church of England Primary School Ofsted Rating: Good	Pupils: 83	Distance:3.45	☐	☑	☐	☐	☐

Area
Schools
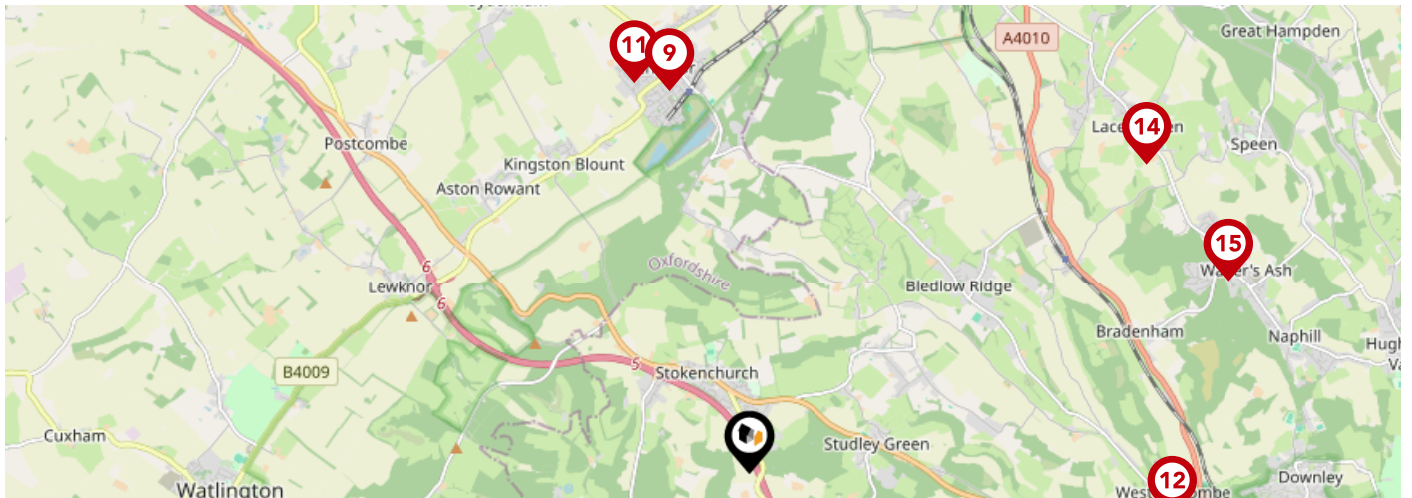
		Nursery	Primary	Secondary	College	Private
9	**St Andrew's Church of England Primary School, Chinnor** Ofsted Rating: Outstanding | Pupils: 410 | Distance:3.6	☐	☑	☐	☐	☐
10	**Frieth Church of England Combined School** Ofsted Rating: Good | Pupils: 143 | Distance:3.67	☐	☑	☐	☐	☐
11	**Mill Lane Community Primary School** Ofsted Rating: Good | Pupils: 236 | Distance:3.75	☐	☑	☐	☐	☐
12	**West Wycombe School** Ofsted Rating: Requires improvement | Pupils: 165 | Distance:3.91	☐	☑	☐	☐	☐
13	**Progress Schools - Buckinghamshire** Ofsted Rating: Good | Pupils: 4 | Distance:4.56	☐	☐	☑	☐	☐
14	**St John's Church of England Primary School, Lacey Green** Ofsted Rating: Good | Pupils: 198 | Distance:4.63	☐	☑	☐	☐	☐
15	**Naphill and Walters Ash School** Ofsted Rating: Good | Pupils: 297 | Distance:4.75	☐	☑	☐	☐	☐
16	**Booker Hill School** Ofsted Rating: Good | Pupils: 251 | Distance:4.83	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons
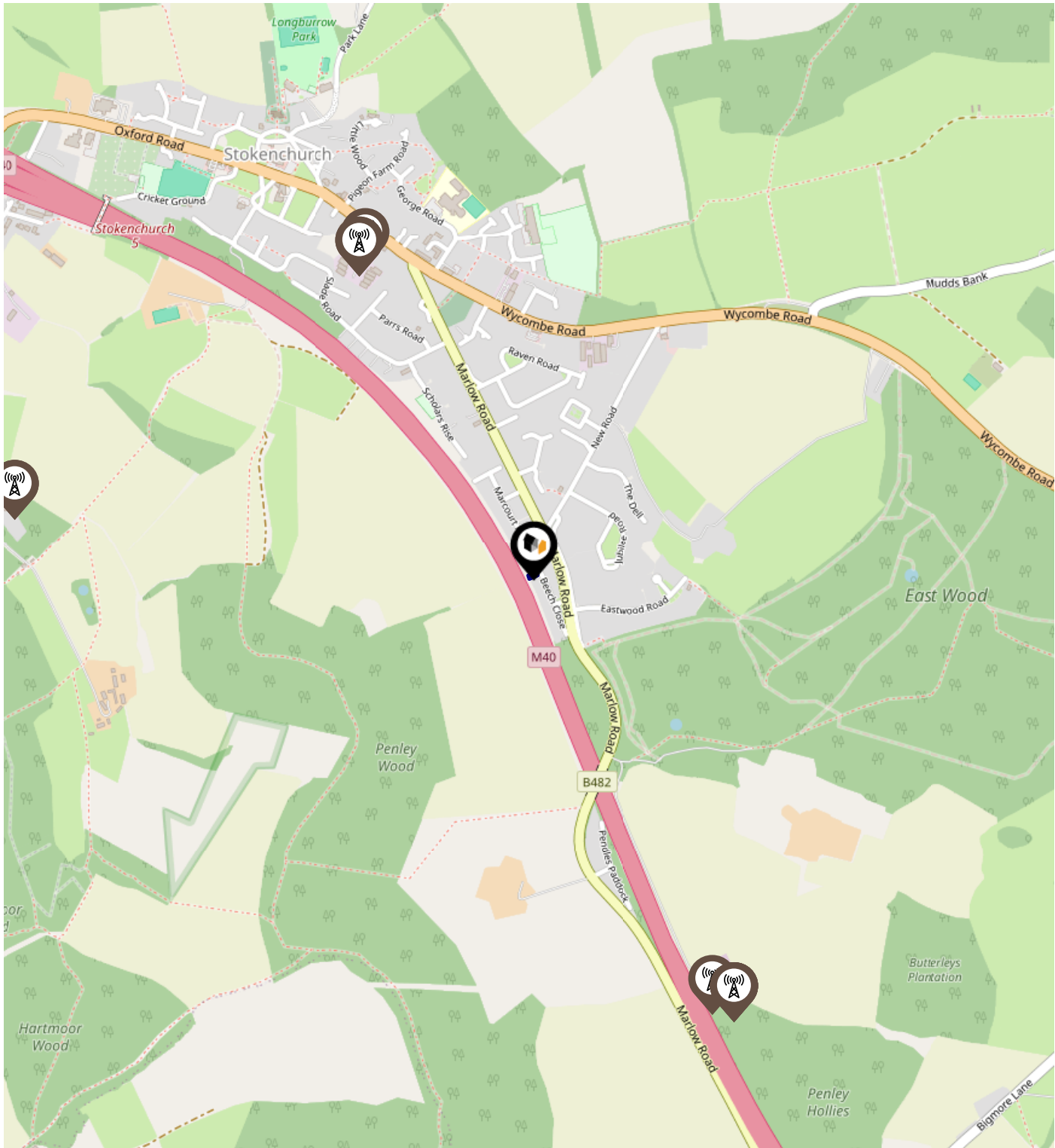
Key:

🔺 Power Pylons

📡 Communication Masts

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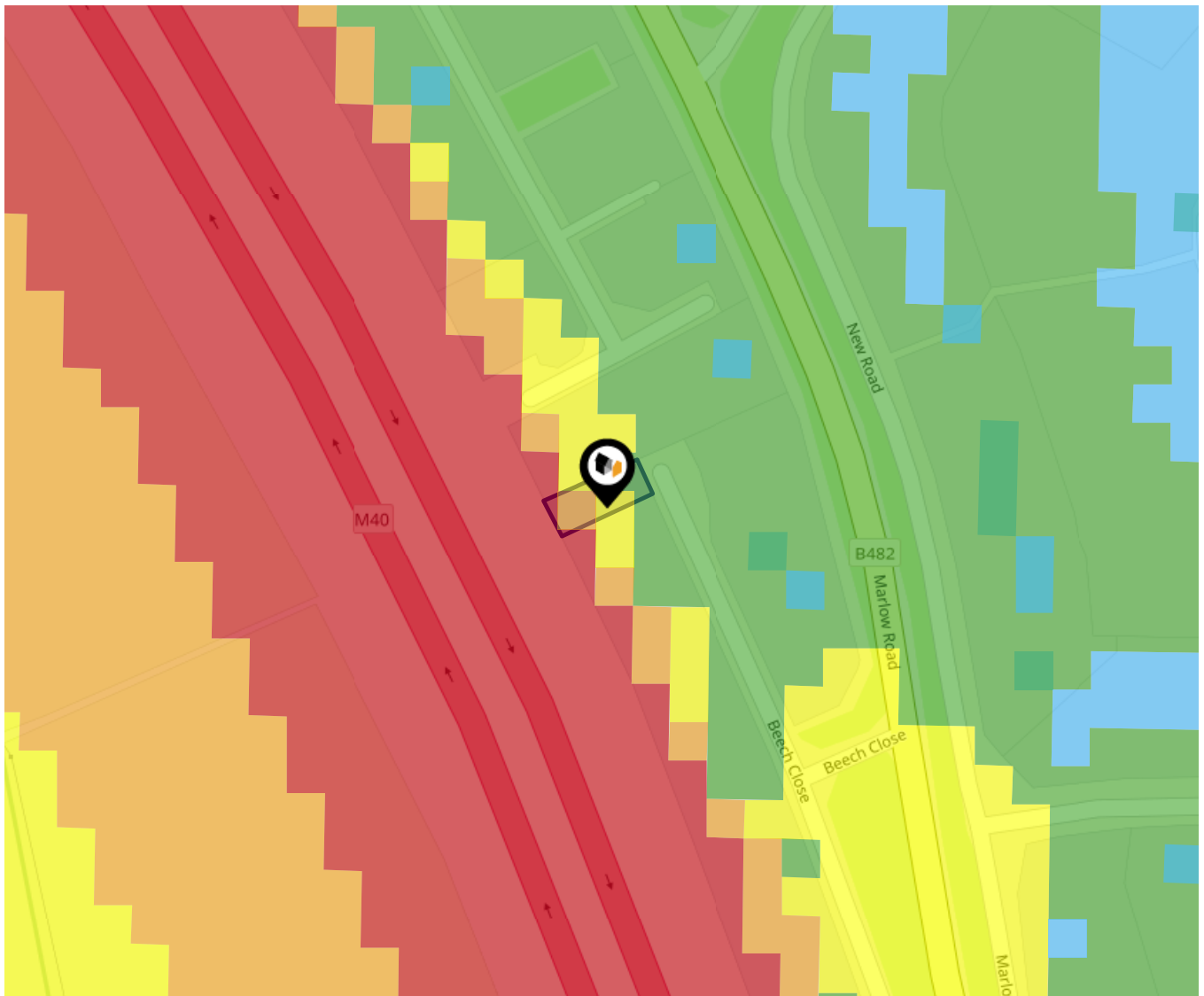
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content:	LOW	**Soil Texture:**	CLAYEY LOAM
Parent Material Grain:	RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		
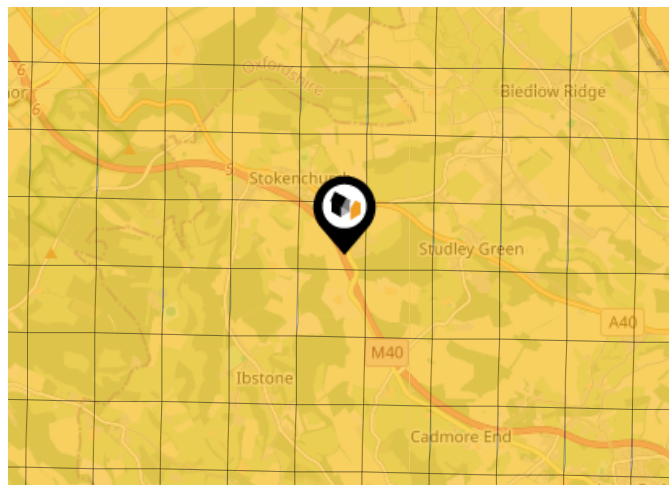
Primary Classifications (Most Common Clay Types)

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

National Rail Stations

Pin	Name	Distance
1	Saunderton Rail Station	3.36 miles
2	Princes Risborough Rail Station	5.06 miles
3	Monks Risborough Rail Station	6.42 miles
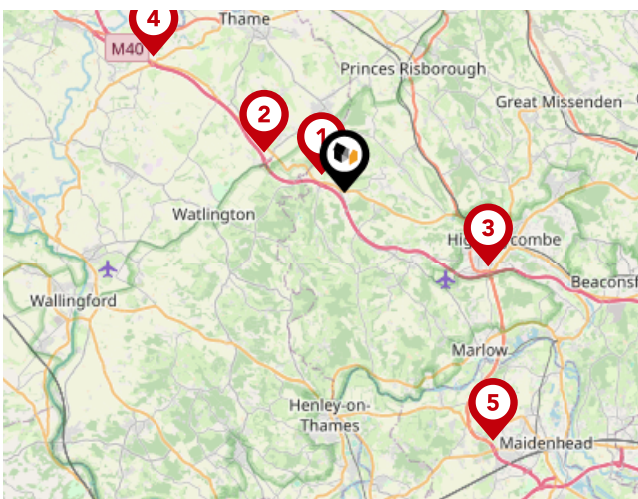
Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J5	1.02 miles
2	M40 J6	3.24 miles
3	M40 J4	5.97 miles
4	M40 J7	8.6 miles
5	A404(M) J9	10.71 miles
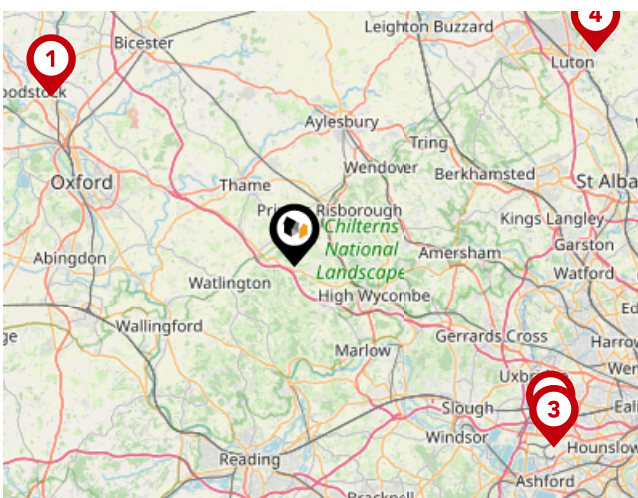
Airports/Helipads

Pin	Name	Distance
1	Kidlington	21.79 miles
2	Heathrow Airport	22.54 miles
3	Heathrow Airport Terminal 4	23.28 miles
4	Luton Airport	27.2 miles
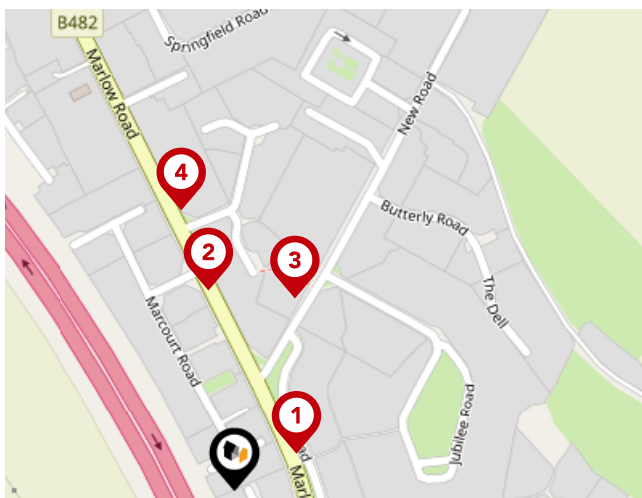
Bus Stops/Stations

Pin	Name	Distance
1	Beech Close	0.04 miles
2	Marcourt Road	0.12 miles
3	Jubilee Road	0.11 miles
4	Marcourt Road	0.16 miles
5	New Road	0.31 miles
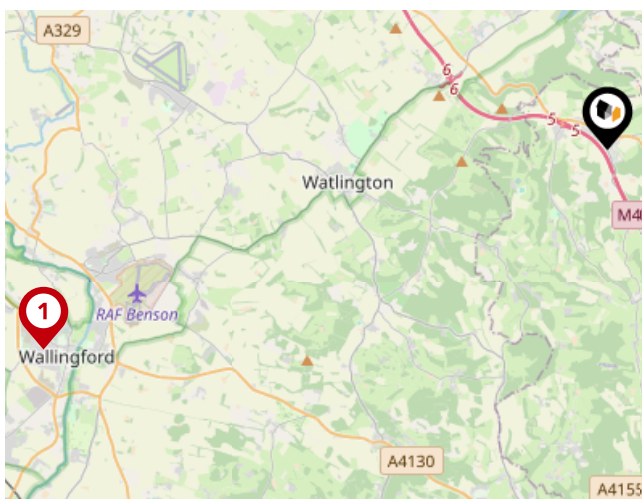
Local Connections

Pin	Name	Distance
1	Wallingford (Cholsey & Wallingford Railway)	11.03 miles

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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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Avocado Property

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michael@avocadobucks.co.uk

www.avocadopropertyagents.co.uk

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