

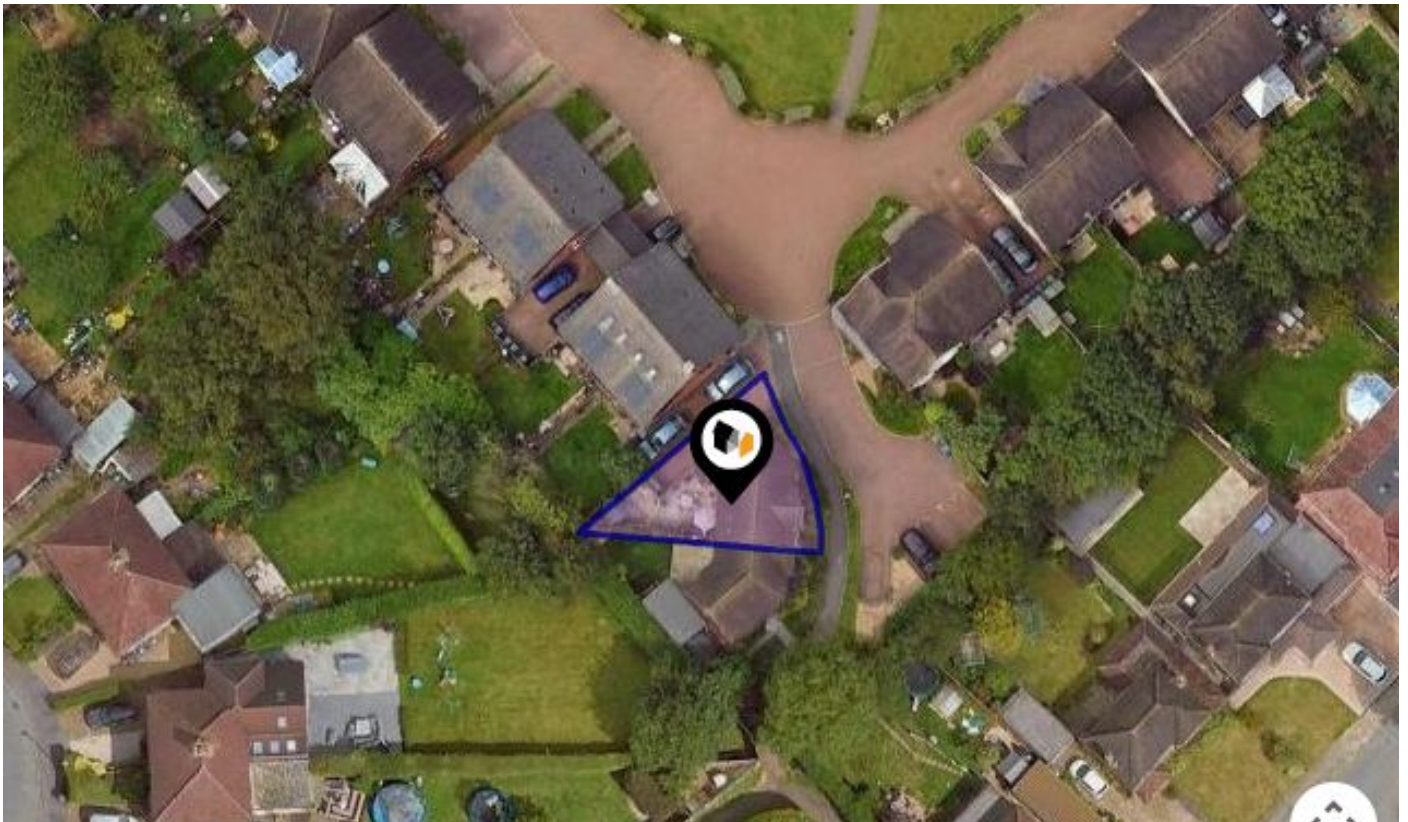


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th May 2025



MILTON PLACE, HIGH WYCOMBE, HP13

Avocado Property

07971955240

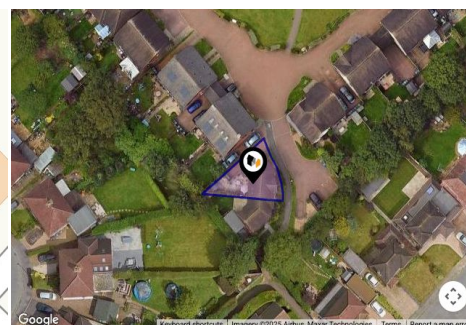
michael@avacadobucks.co.uk

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.04 acres
Year Built :	2010
Council Tax :	Band D
Annual Estimate:	£2,402
Title Number:	BM356691

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	255	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

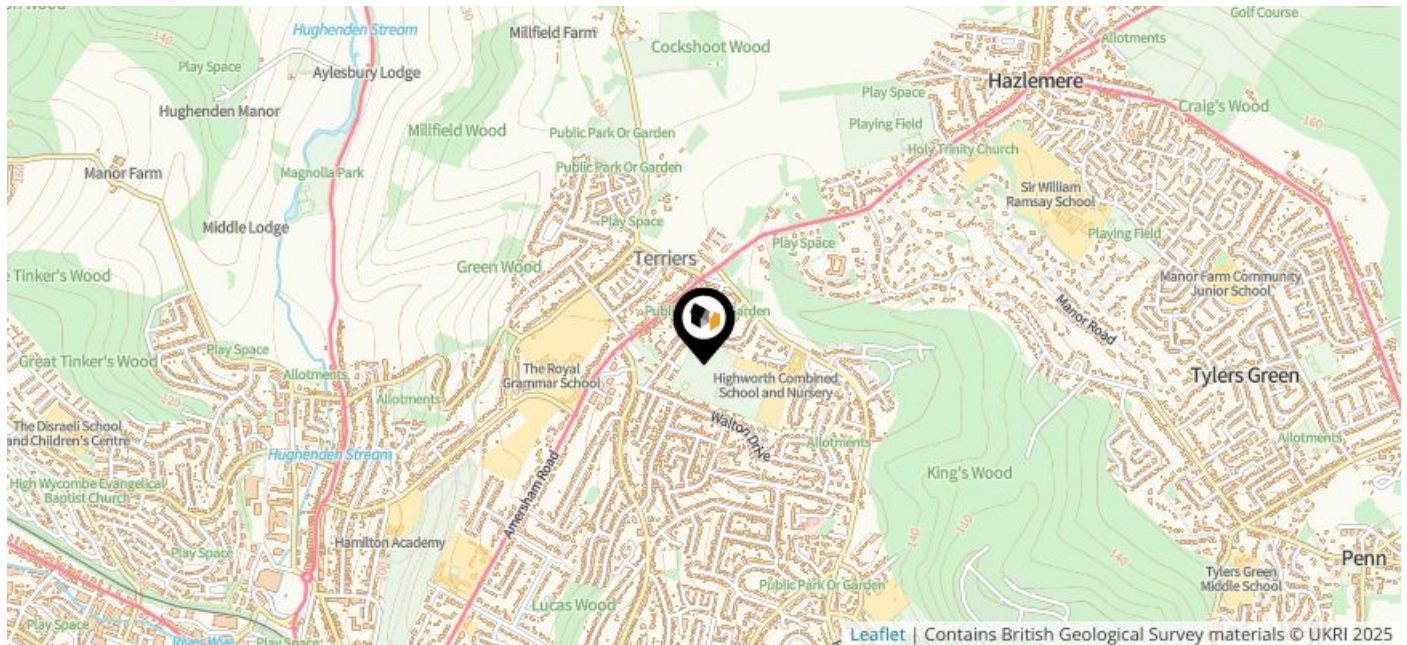


Maps

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.

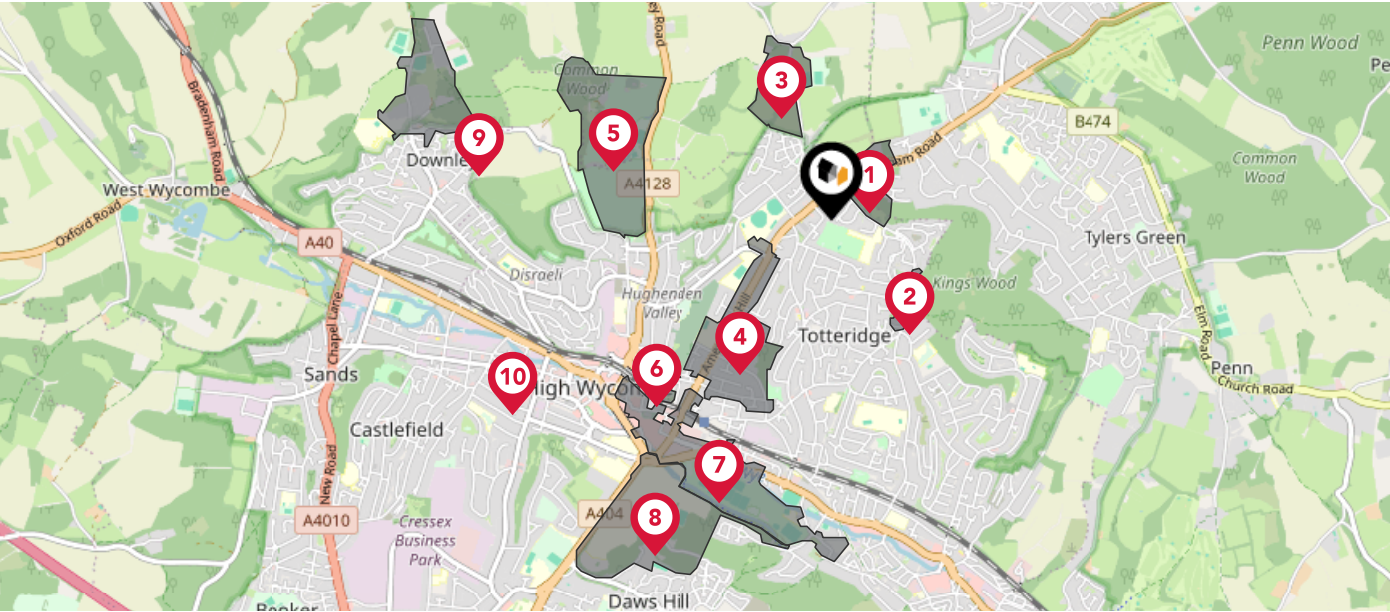
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



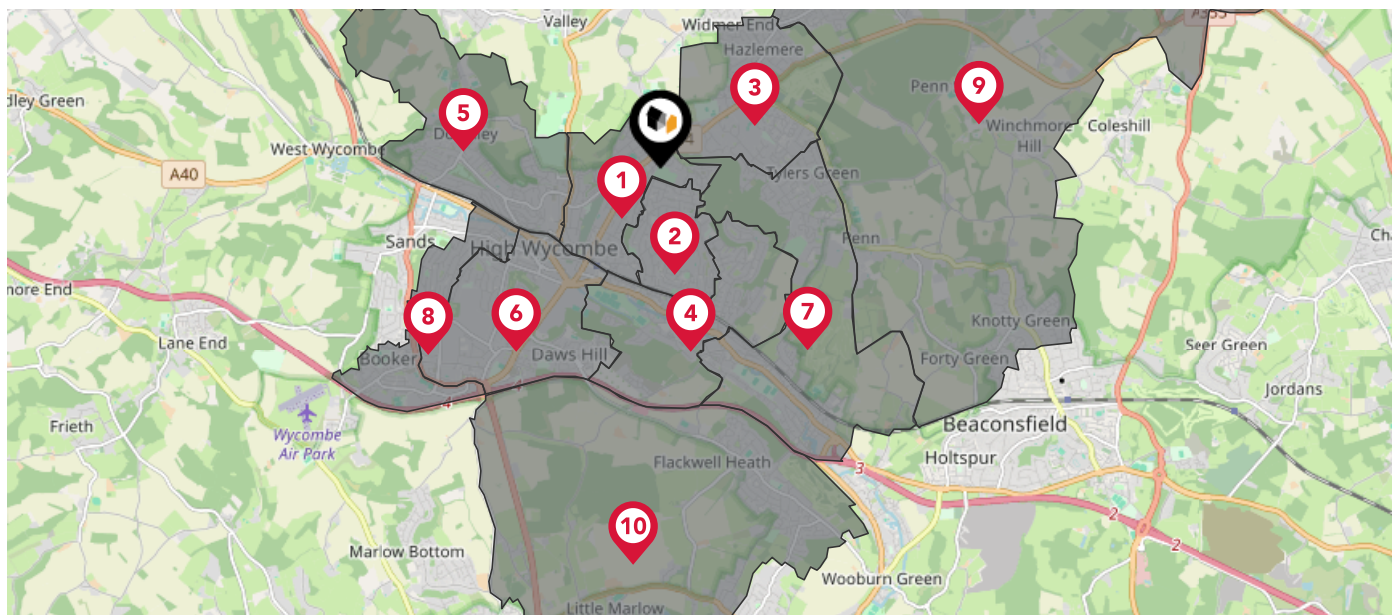
Nearby Conservation Areas	
1	Terriers
2	Totteridge
3	Four Ashes
4	Amersham Hill
5	Hughendon Manor
6	Priory Avenue
7	High Wycombe
8	Wycombe Abbey
9	Downley Common
10	Leigh Street Furniture Heritage, High Wycombe

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



Terriers and Amersham Hill Ward



Totteridge and Bowerdean Ward



Hazlemere Ward



Ryemead and Micklefield Ward



Downley Ward



Abbey Ward



Tylers Green and Loudwater Ward



Booker, Cressex and Castlefield Ward



Penn Wood and Old Amersham Ward



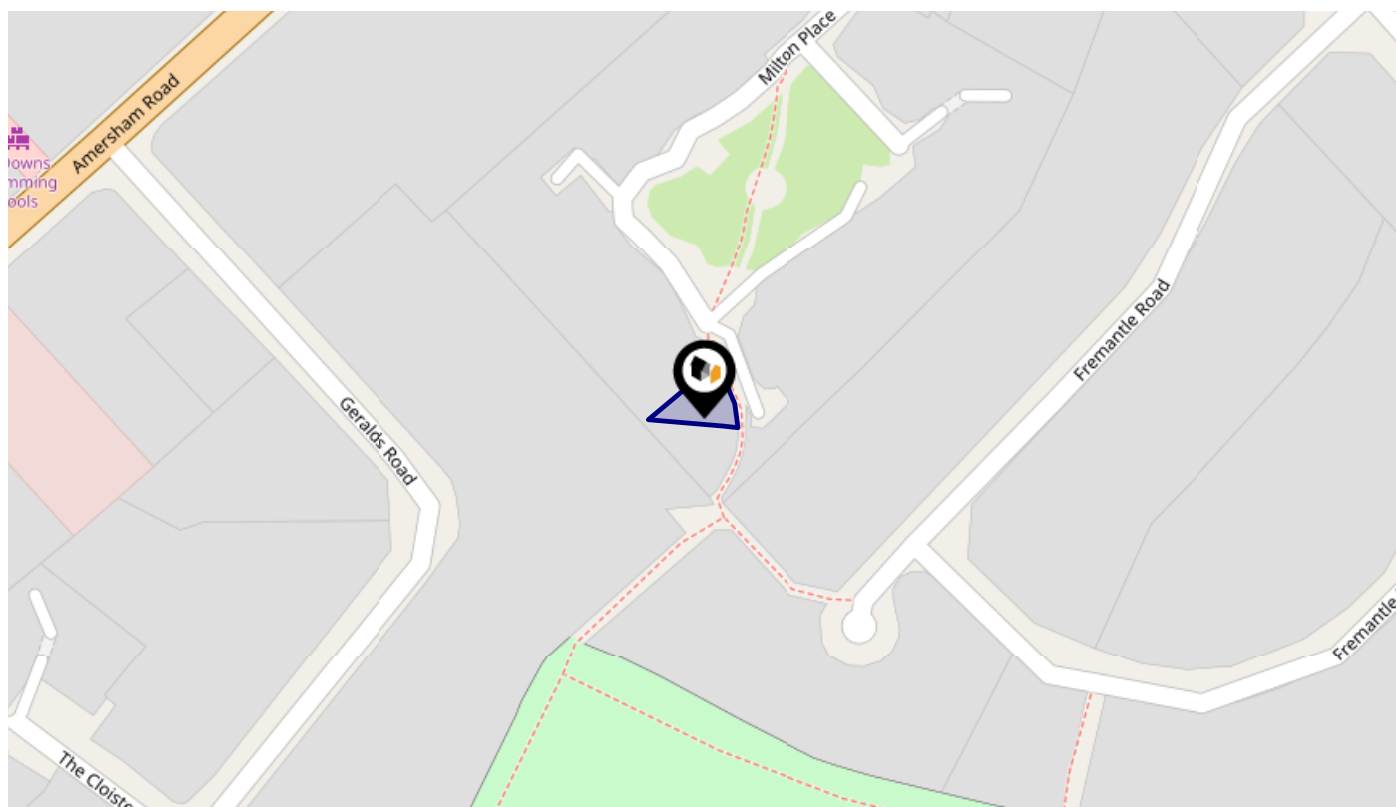
Flackwell Heath, Little Marlow and Marlow South East Ward

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:

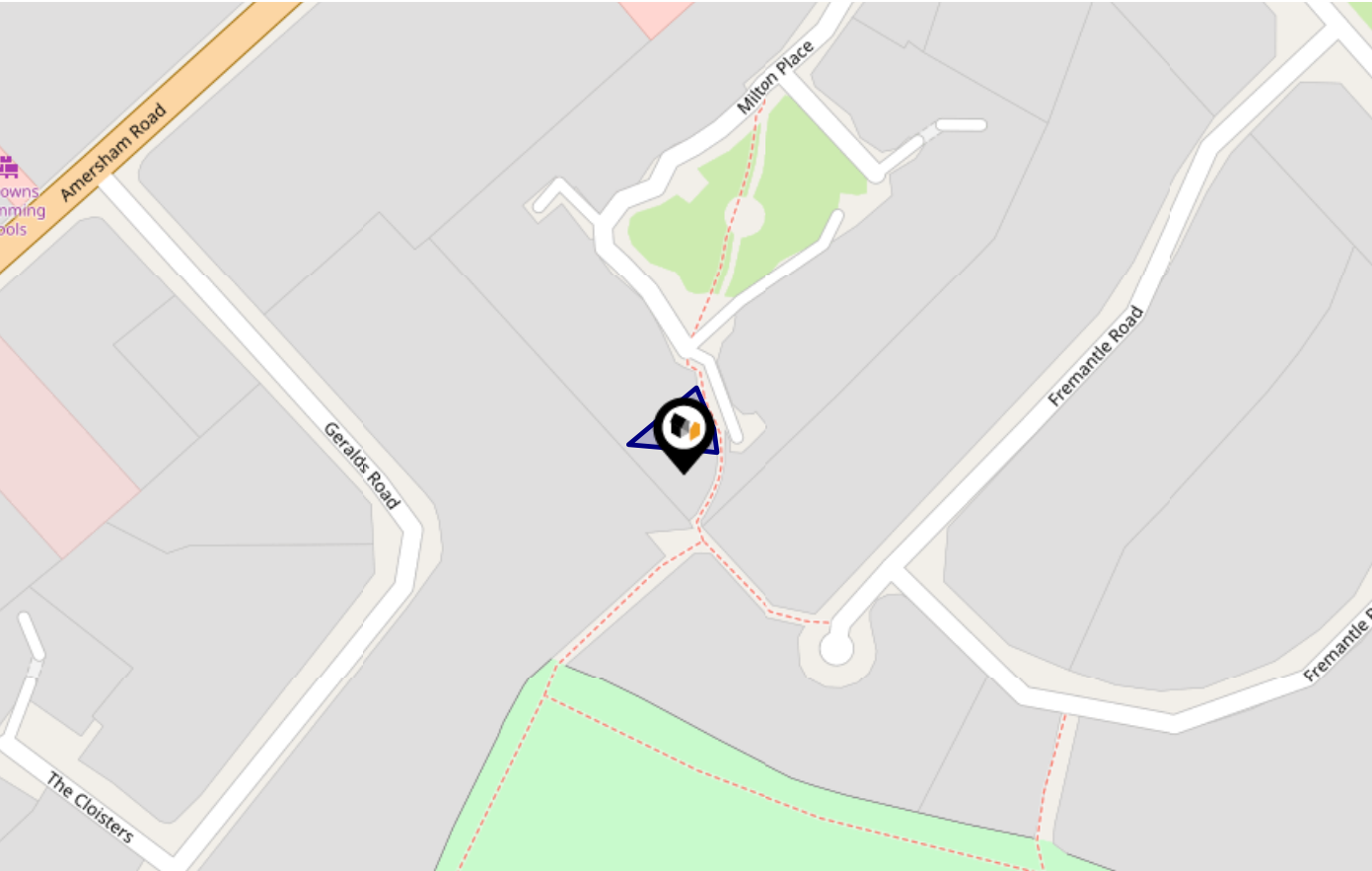
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

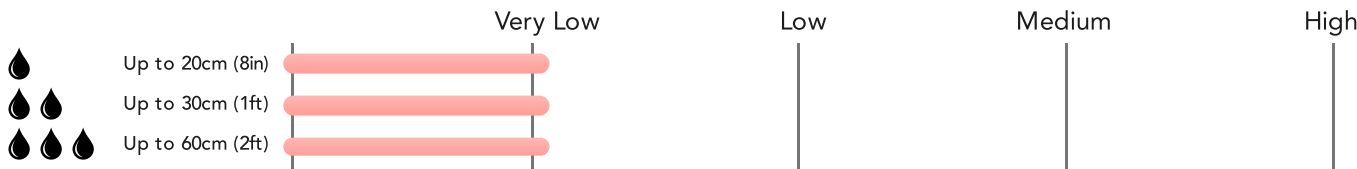


Risk Rating: Very low

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:

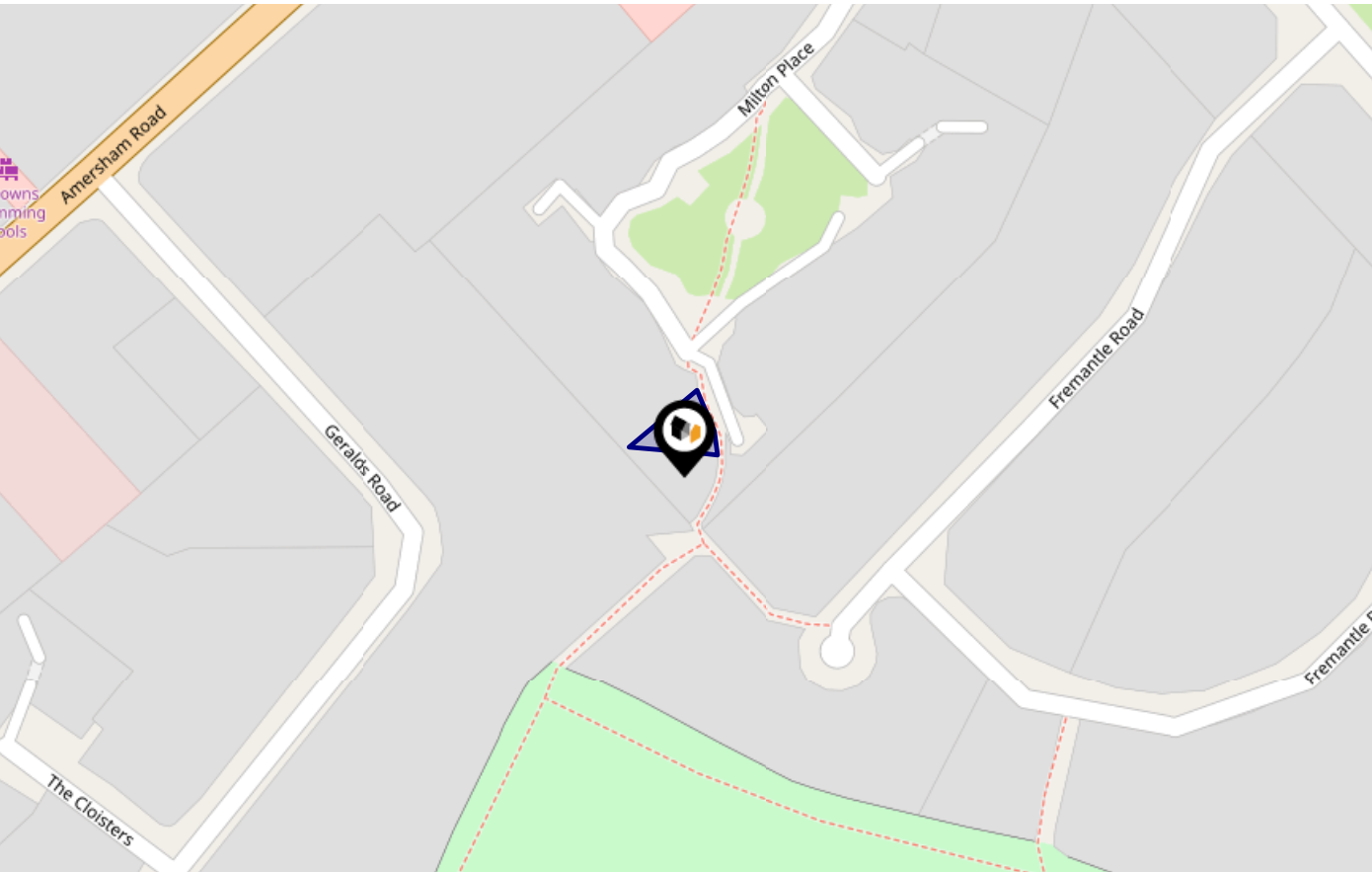


Flood Risk

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.

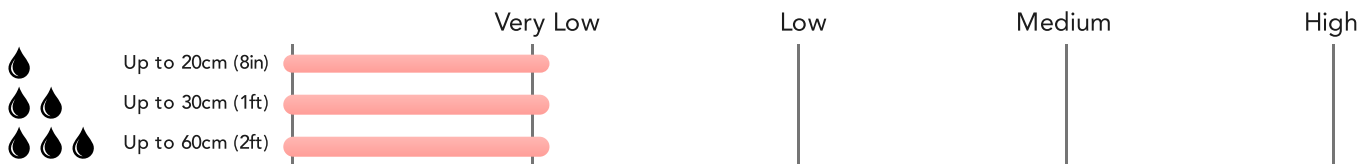


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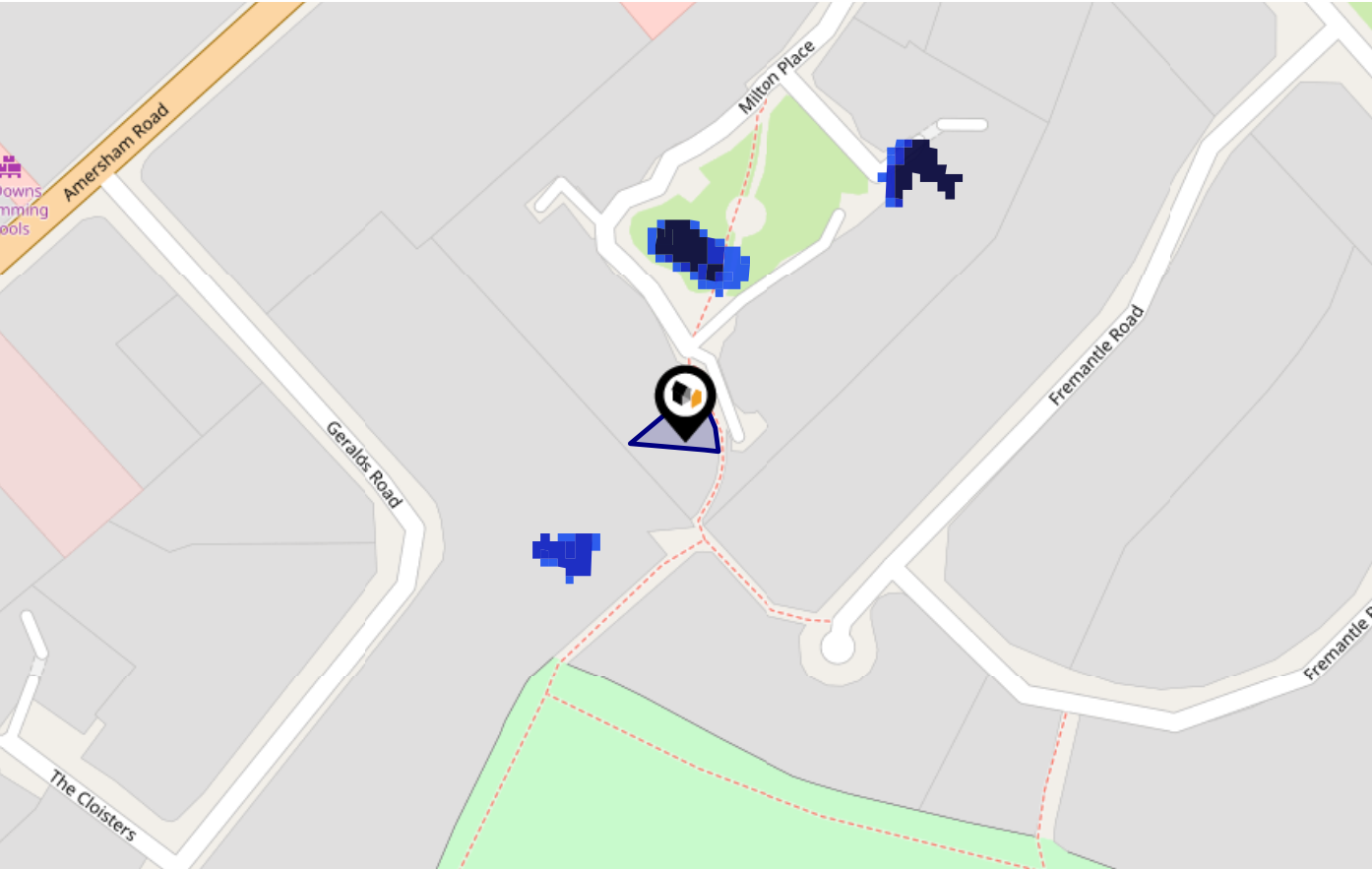


Flood Risk

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.

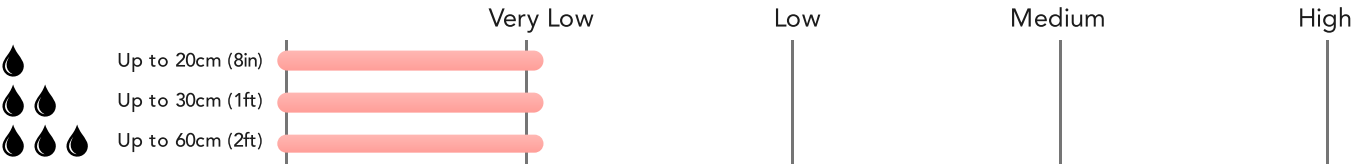


Risk Rating: Very low

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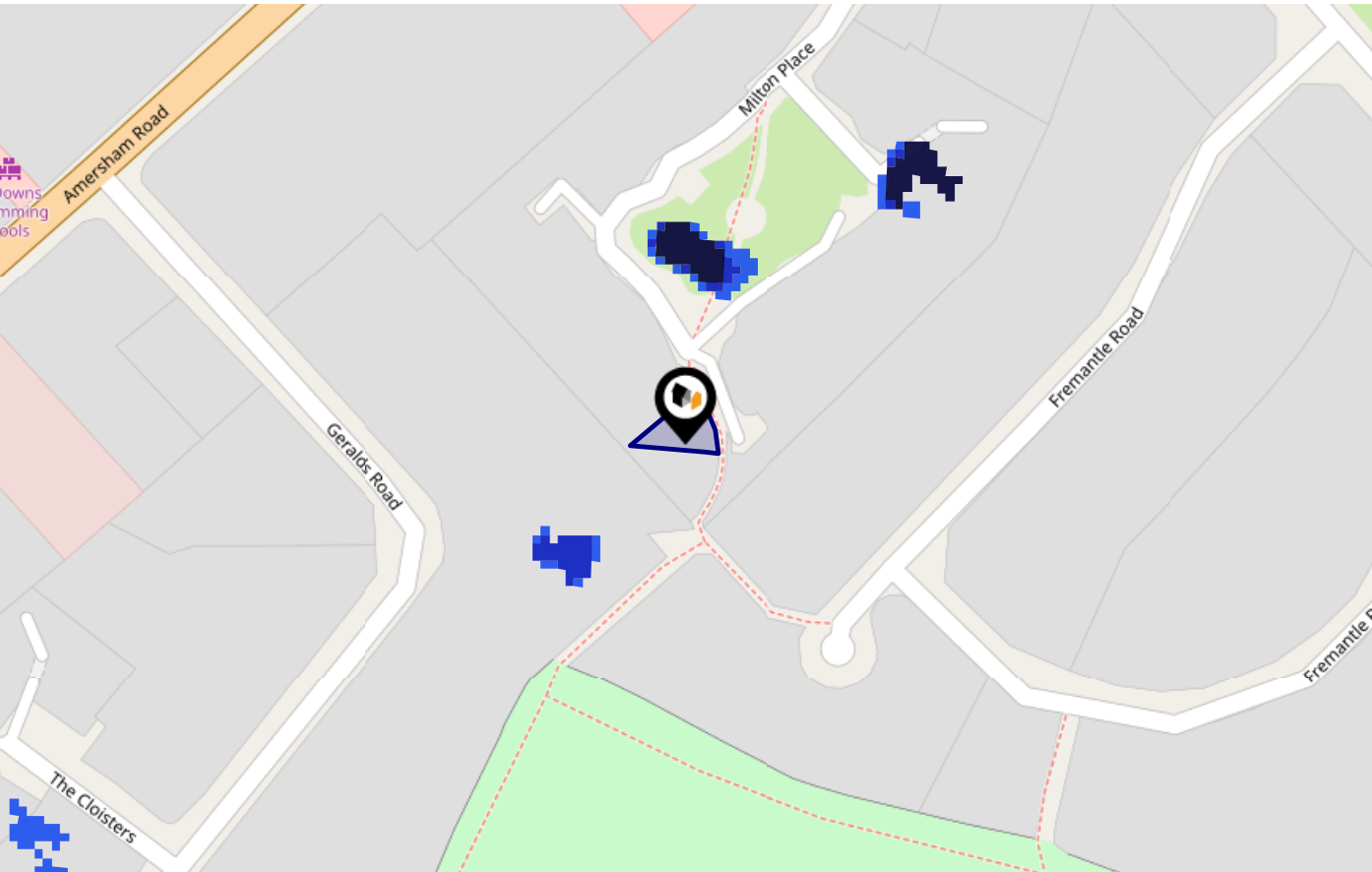


Flood Risk

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.

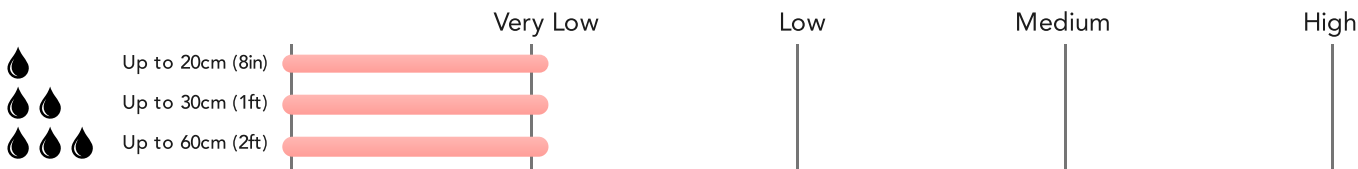


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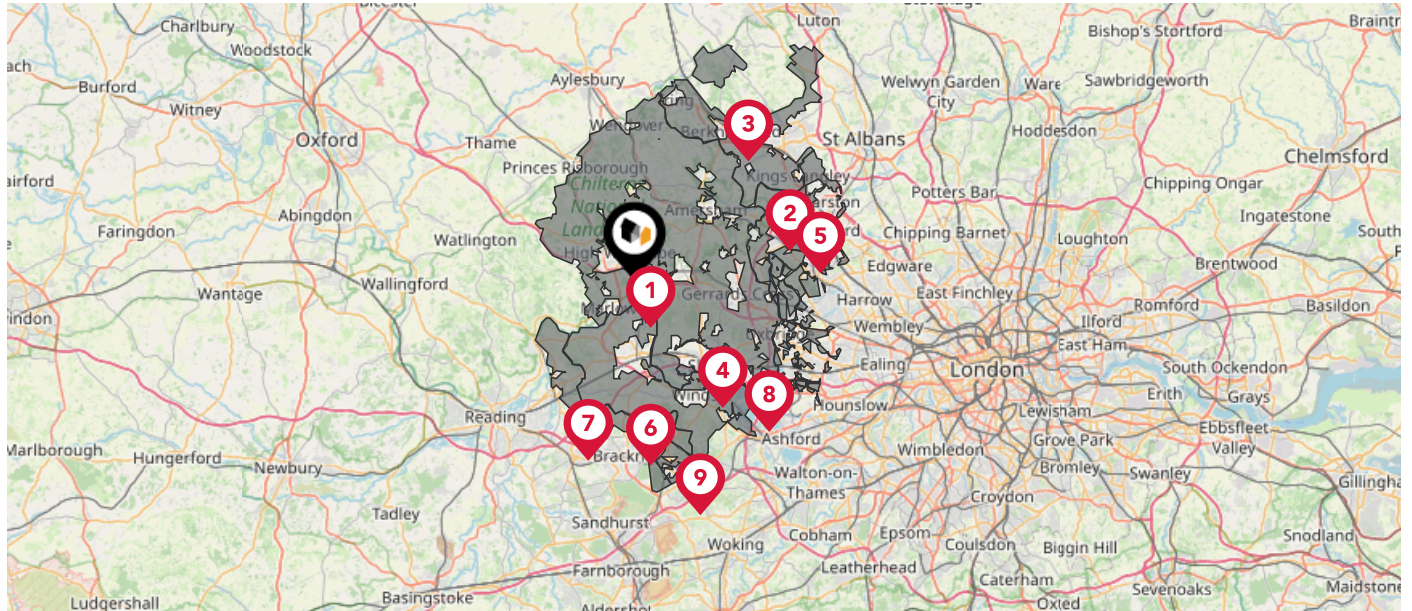


Maps

Green Belt



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



Nearby Green Belt Land

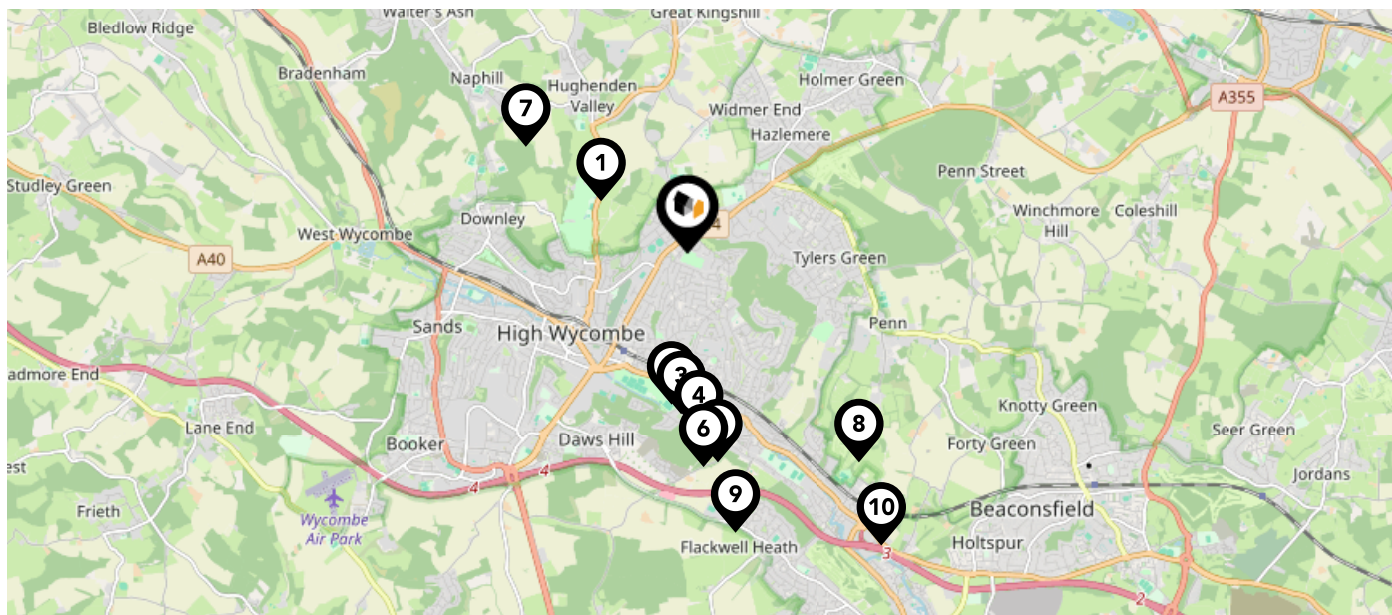
-  London Green Belt - Buckinghamshire
-  London Green Belt - Three Rivers
-  London Green Belt - Dacorum
-  London Green Belt - Slough
-  London Green Belt - Watford
-  London Green Belt - Bracknell Forest
-  London Green Belt - Wokingham
-  London Green Belt - Hillingdon
-  London Green Belt - Windsor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

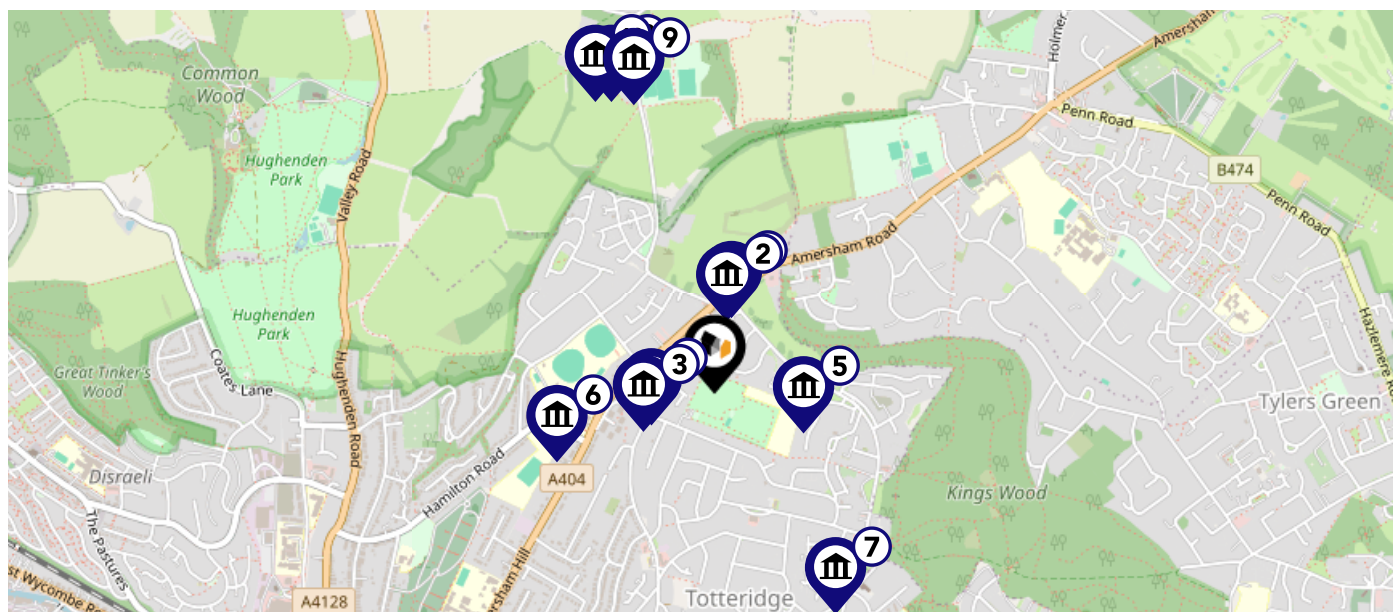
	Hughenden Valley-High Wycombe, Buckinghamshire	Historic Landfill
	Adkins-High Wycombe, Buckinghamshire	Historic Landfill
	Spring Gardens-High Wycombe, Buckinghamshire	Historic Landfill
	Sainsbury Homebase-High Wycombe, Buckinghamshire	Historic Landfill
	Kingsmead Road-High Wycombe, Buckinghamshire	Historic Landfill
	Old Railway Cutting-Dean Garden Rise, High Wycombe	Historic Landfill
	Naphill Farm-Hunts Hill Lane, Wycombe, Buckinghamshire	Historic Landfill
	Town Farm-Wycombe	Historic Landfill
	Heath End Farm-Flackwell Heath, Buckinghamshire	Historic Landfill
	Knave's Beech-Wycombe	Historic Landfill

Maps

Listed Buildings

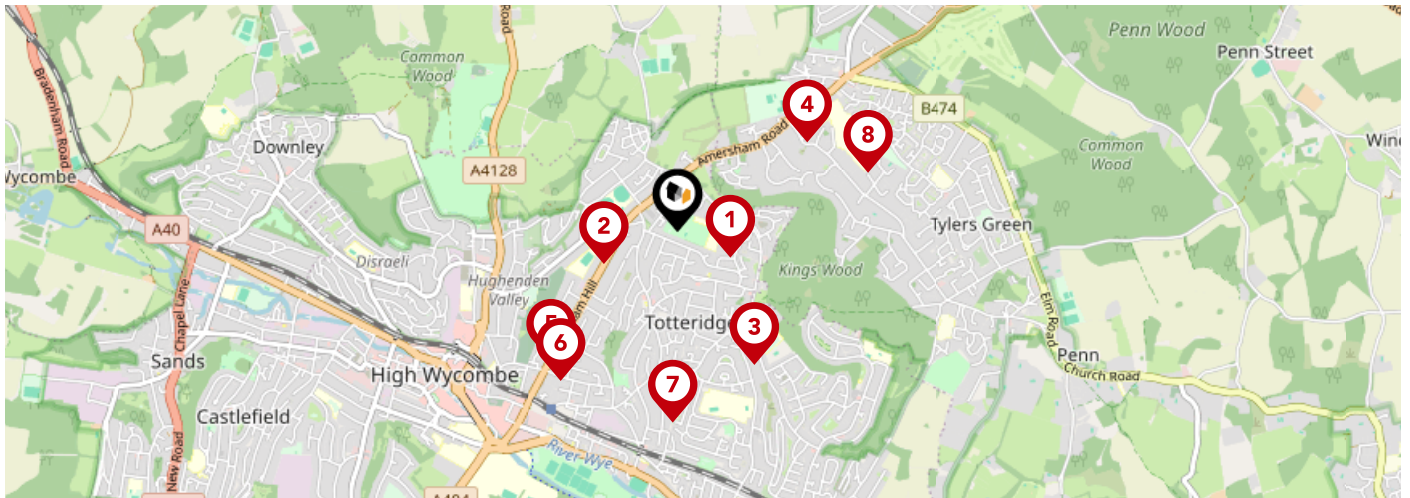


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



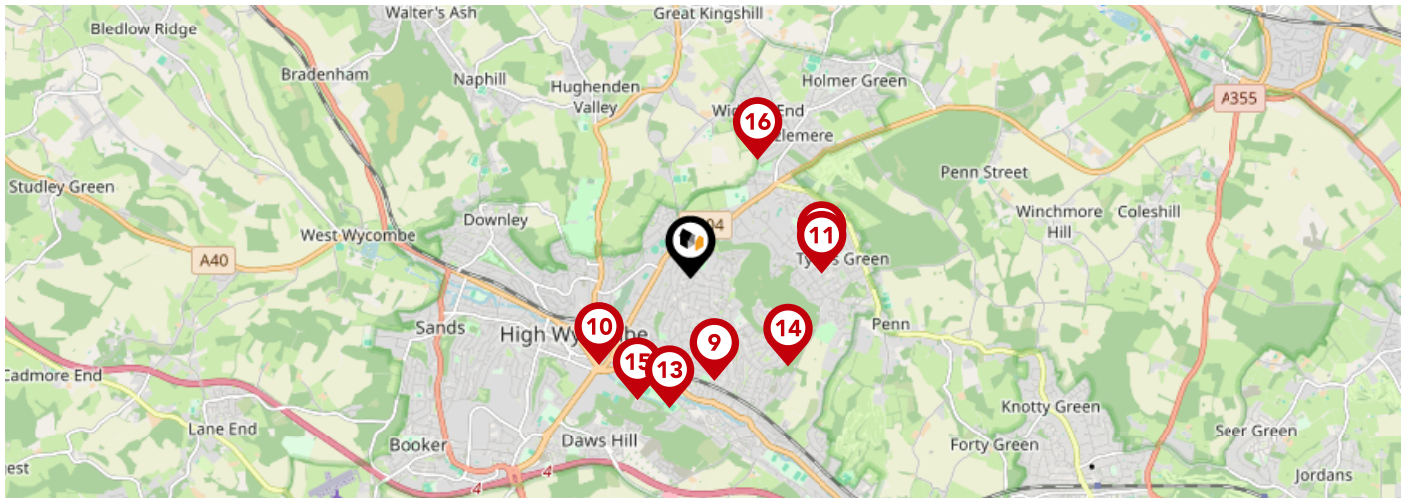
Listed Buildings in the local district	Grade	Distance
 1125114 - Church Of Saint Francis	Grade II	0.1 miles
 1125207 - Terriers House	Grade II	0.2 miles
 1469094 - St Francis Vicarage	Grade II	0.2 miles
 1310582 - Terriers Lodge	Grade II	0.2 miles
 1310583 - Old Beams	Grade II	0.2 miles
 1332319 - Grammar School	Grade II	0.4 miles
 1332391 - Totteridge House Cottage	Grade II	0.6 miles
 1332074 - Wall Along North And East Sides Of Garden To East Of Brands House	Grade II	0.7 miles
 1332075 - Barn Lodge Paddock Barn	Grade II	0.7 miles
 1125746 - Brands House	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Highworth Combined School and Nursery Ofsted Rating: Good Pupils: 461 Distance:0.27	☐	☒	☐	☐	☐
2	The Royal Grammar School, High Wycombe Ofsted Rating: Good Pupils: 1418 Distance:0.37	☐	☐	☒	☐	☐
3	Kings Wood School and Nursery Ofsted Rating: Good Pupils: 455 Distance:0.7	☐	☒	☐	☐	☐
4	Hazlemere Church of England Combined School Ofsted Rating: Good Pupils: 201 Distance:0.72	☐	☒	☐	☐	☐
5	Godstowe Preparatory School Ofsted Rating: Not Rated Pupils: 395 Distance:0.83	☐	☐	☒	☐	☐
6	Aspire Ofsted Rating: Outstanding Pupils: 77 Distance:0.87	☐	☐	☒	☐	☐
7	Hannah Ball Academy Ofsted Rating: Requires improvement Pupils:0 Distance:0.88	☐	☒	☐	☐	☐
8	Sir William Ramsay School Ofsted Rating: Not Rated Pupils:0 Distance:0.92	☐	☐	☒	☐	☐

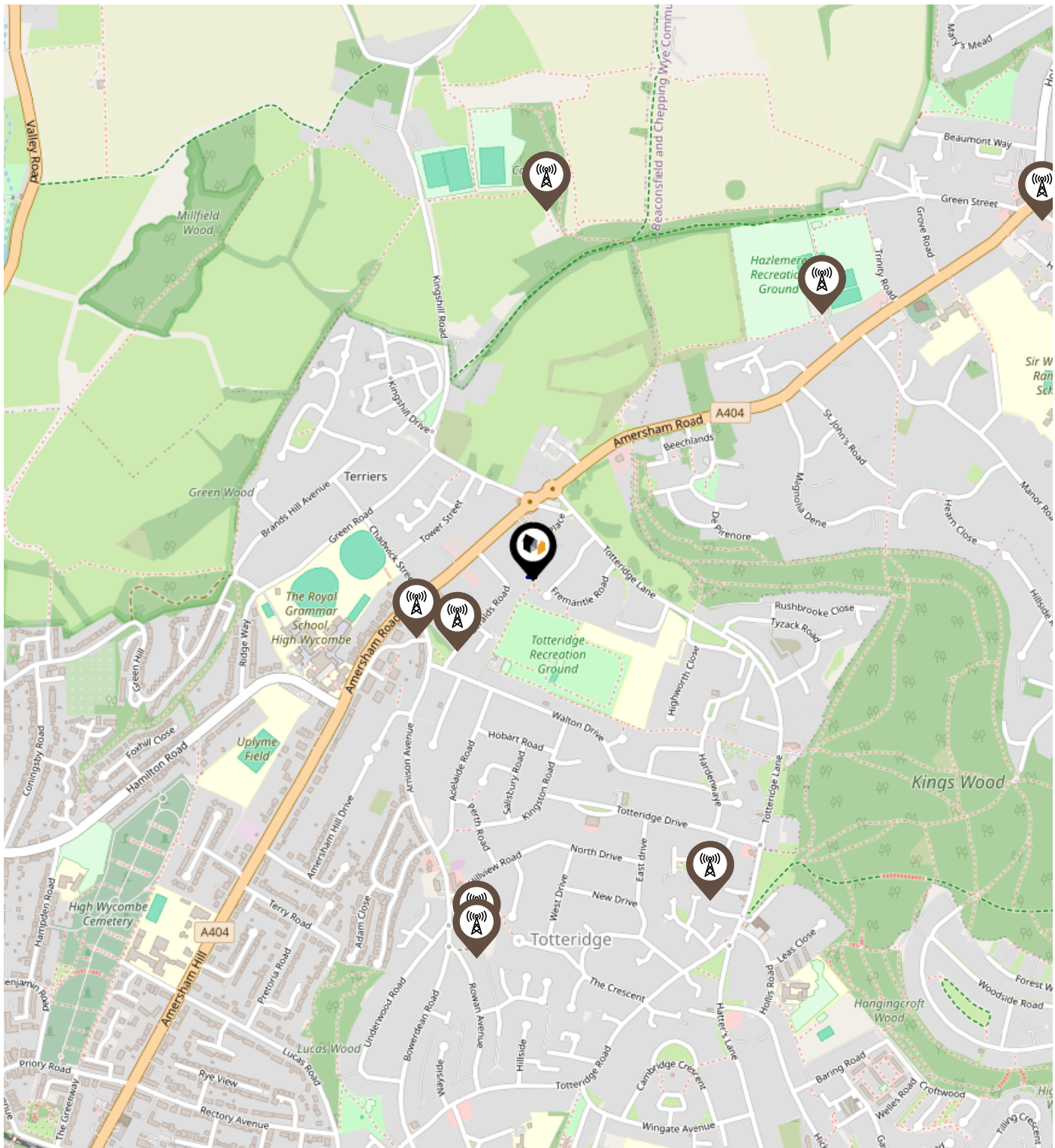
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Highcrest Academy Ofsted Rating: Good Pupils: 1068 Distance:0.98	☐	☐	☒	☐	☐
	Hamilton Academy Ofsted Rating: Good Pupils: 668 Distance:1.16	☐	☒	☐	☐	☐
	Manor Farm Community Infant School Ofsted Rating: Good Pupils: 160 Distance:1.2	☐	☒	☐	☐	☐
	Manor Farm Junior School Ofsted Rating: Not Rated Pupils: 227 Distance:1.21	☐	☒	☐	☐	☐
	Bowerdean Nursery School Ofsted Rating: Outstanding Pupils: 165 Distance:1.21	☒	☐	☐	☐	☐
	Ash Hill Primary School Ofsted Rating: Requires improvement Pupils: 232 Distance:1.21	☐	☒	☐	☐	☐
	The Chalfonts Independent Grammar School Ofsted Rating: Not Rated Pupils: 150 Distance:1.23	☐	☐	☒	☐	☐
	Cedar Park School & Nursery Ofsted Rating: Good Pupils: 217 Distance:1.25	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

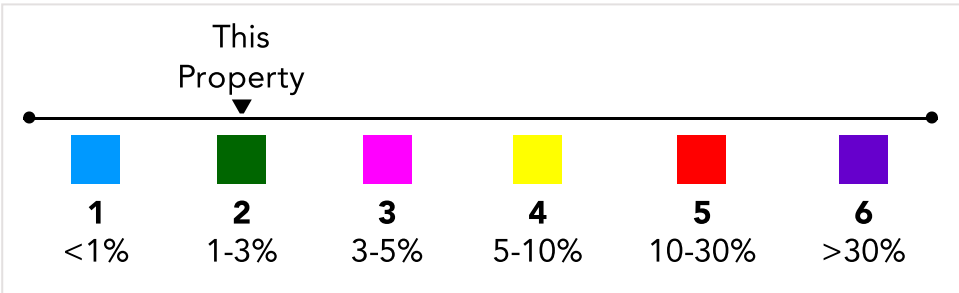
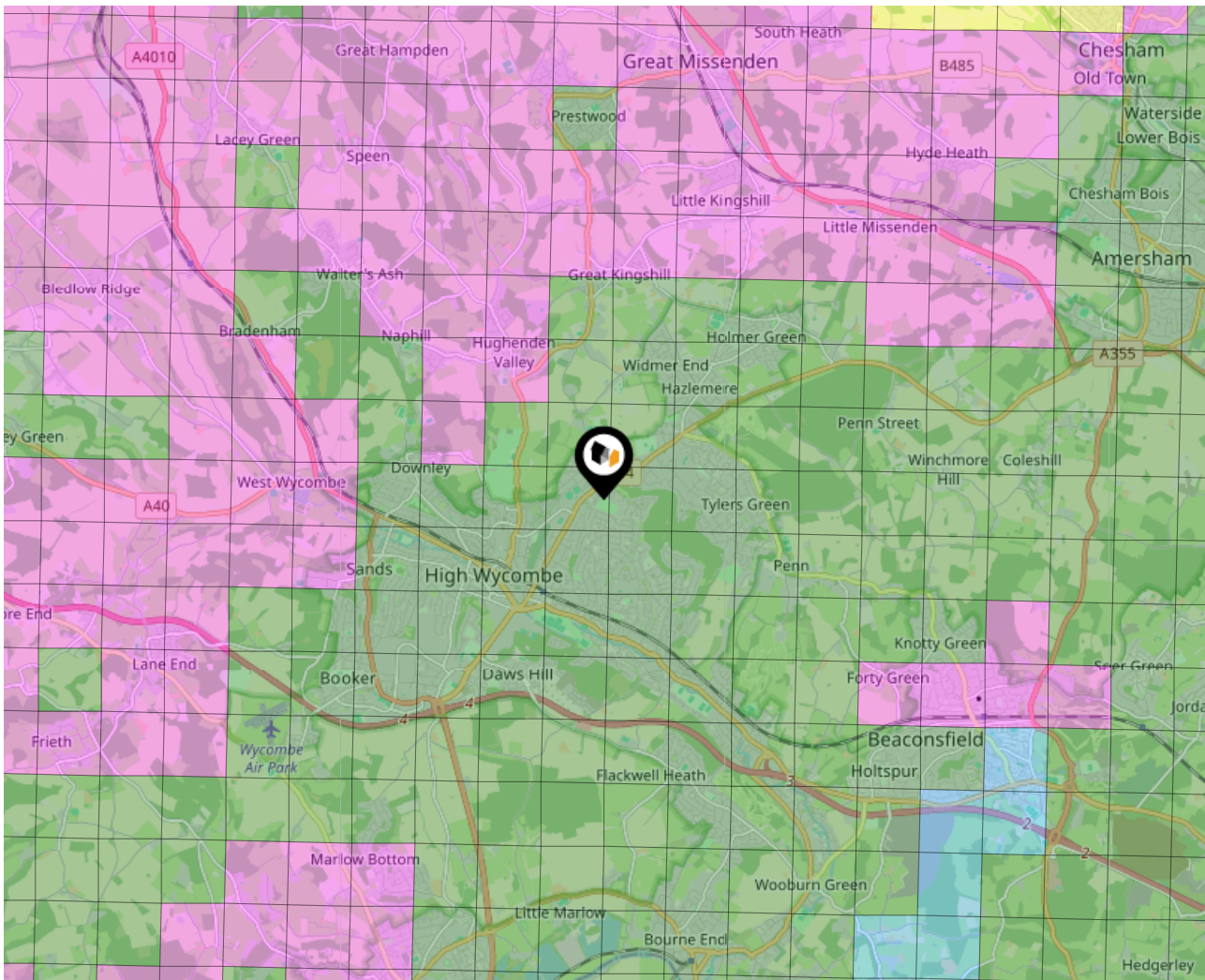
Environment

Radon Gas



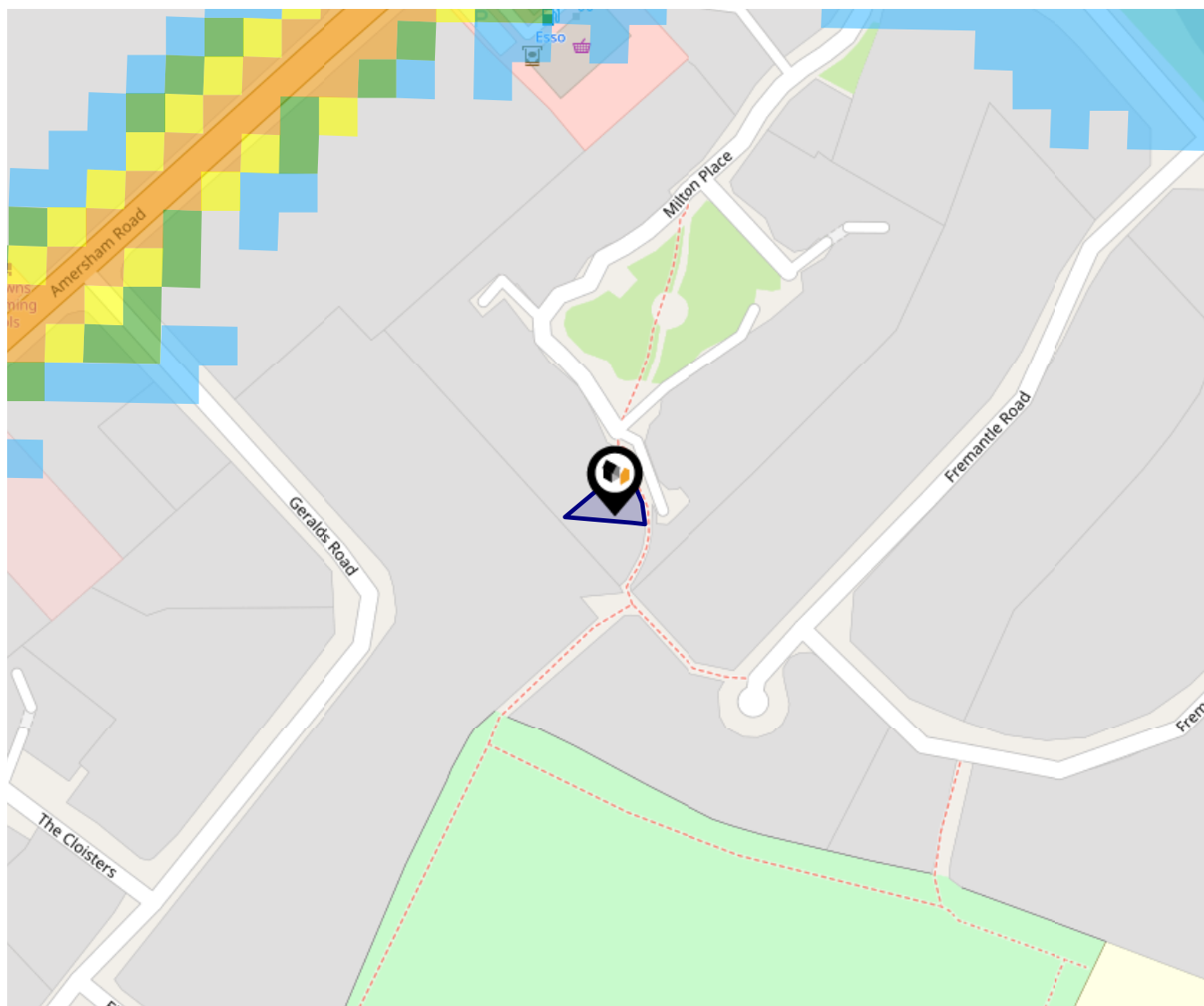
What is Radon?

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/m³).



Local Area

Road Noise



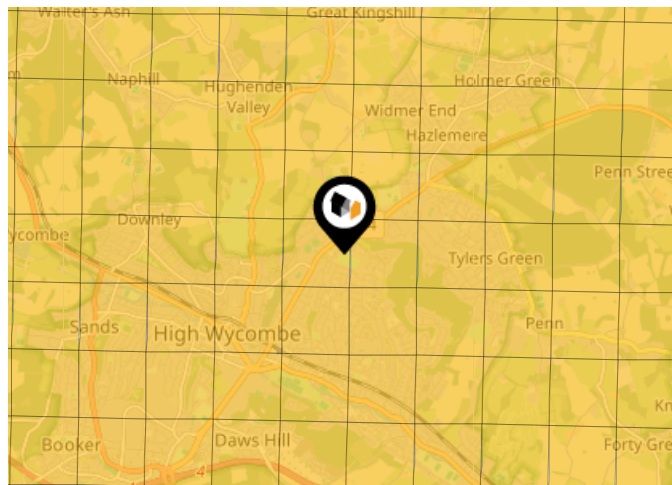
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	LOW	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	RUDACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

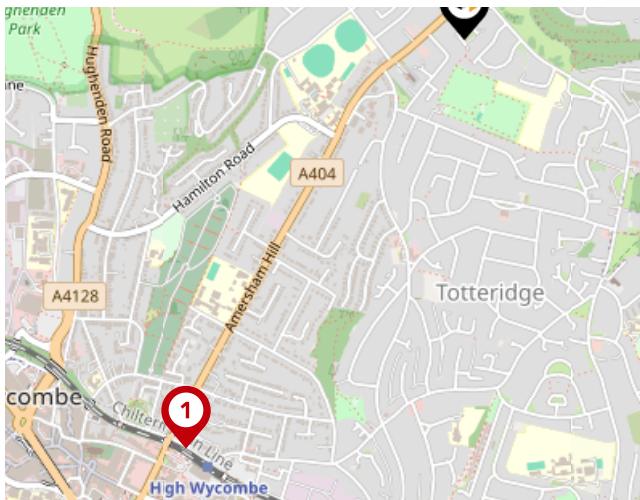


Primary Classifications (Most Common Clay Types)

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

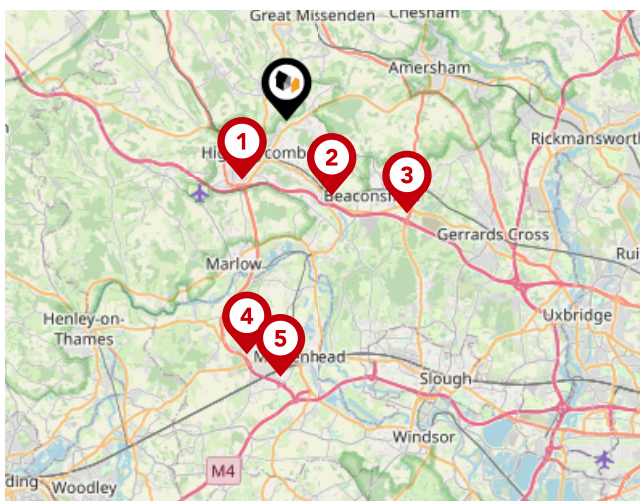
Area

Transport (National)



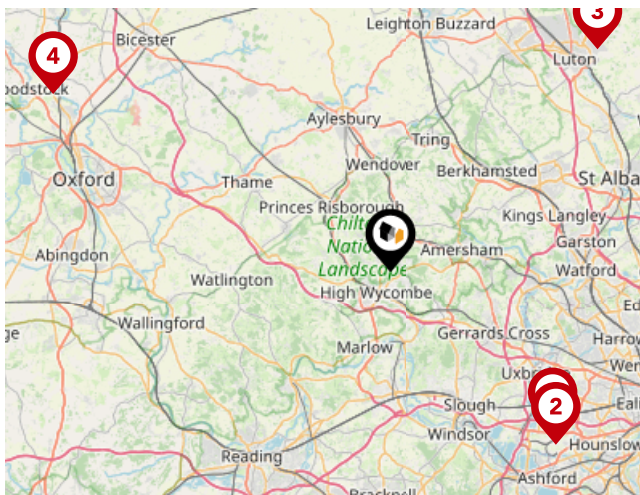
National Rail Stations

Pin	Name	Distance
1	High Wycombe Rail Station	1.13 miles
2	Great Missenden Rail Station	4.27 miles
3	Beaconsfield Rail Station	4.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J4	2.71 miles
2	M40 J3	3.24 miles
3	M40 J2	5.6 miles
4	A404(M) J9	8.73 miles
5	A404(M) J9A	9.4 miles

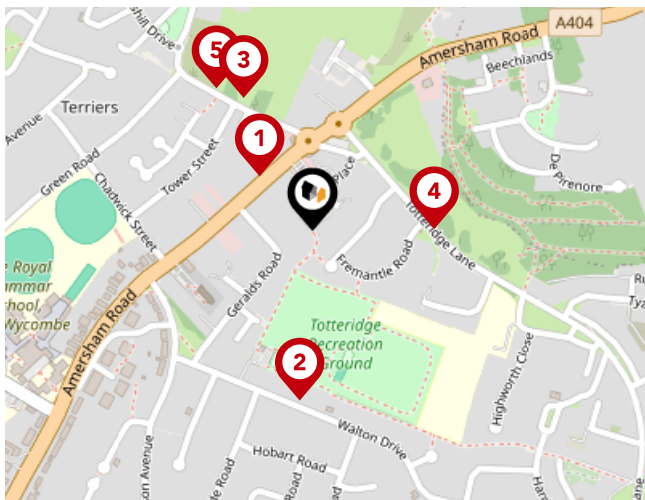


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	16.71 miles
2	Heathrow Airport Terminal 4	17.58 miles
3	Luton Airport	22.33 miles
4	Kidlington	28.03 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Crossroads	0.09 miles
2	Walton Drive	0.2 miles
3	Kingshill Road	0.17 miles
4	Fremantle Road	0.14 miles
5	Kingshill Road	0.2 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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