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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd May 2025



NORTH ROAD, WIDMER END, HIGH WYCOMBE, HP15

Avocado Property

07971955240

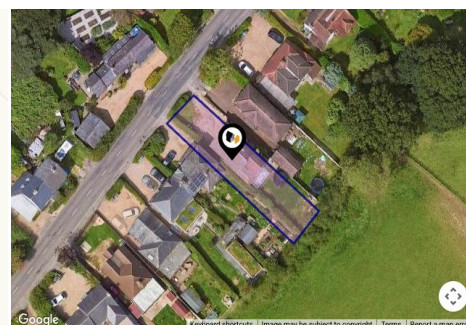
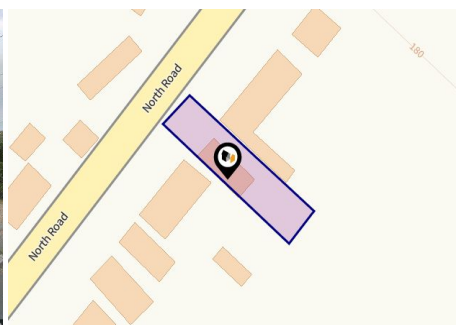
michael@avacadobucks.co.uk

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.11 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,469		
Title Number:	BM264013		

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	80	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **North Road, Widmer End, High Wycombe, HP15**

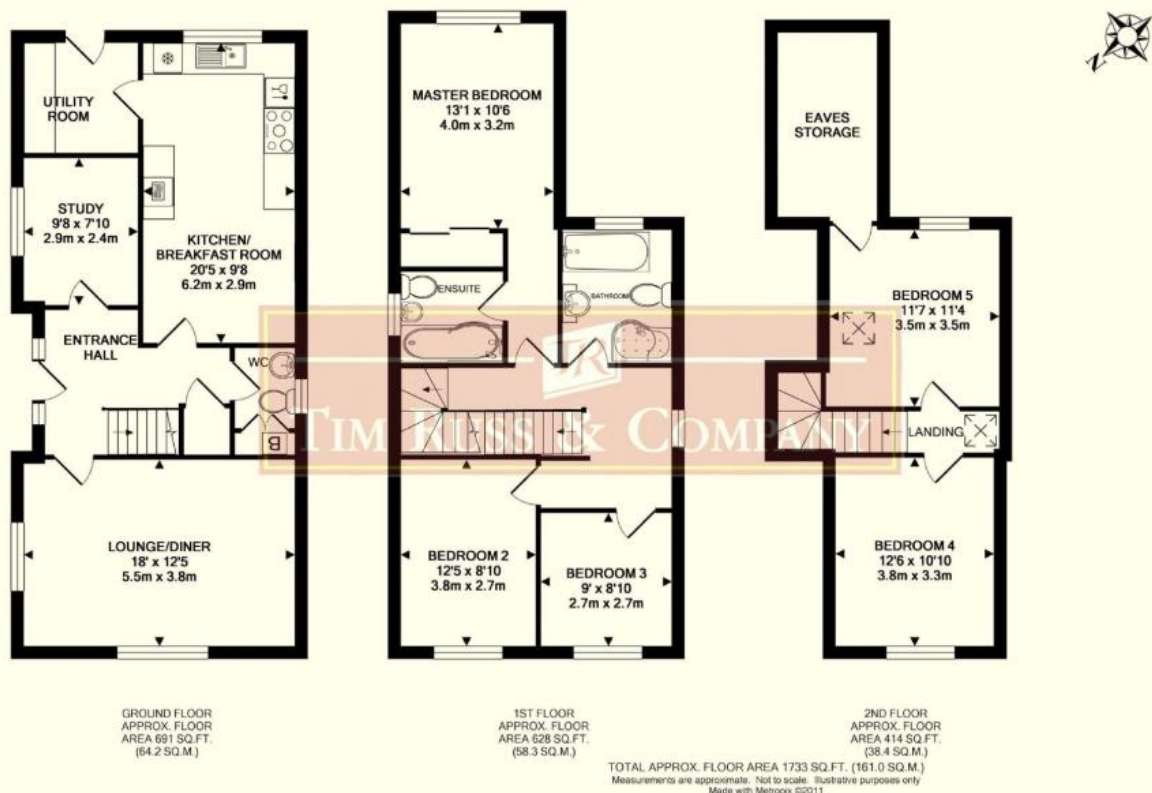
Reference - 07/07325/FUL	
Decision:	Decided
Date:	20th September 2007
Description:	Raising of roof and erection of part two storey part single storey rear extension to enlarged two storey dwelling with rooms in roof space

Reference - 08/05839/FUL	
Decision:	Decided
Date:	31st March 2008
Description:	Raising of roof and erection of part two storey part single storey rear extension to enlarged two storey dwelling with rooms in roof space (alternative scheme to p/p 07/07325/FUL to include revised fenestration in the front and rear elevations) (Retrospective)





NORTH ROAD, WIDMER END, HIGH WYCOMBE, HP15



Property EPC - Certificate



NORTH ROAD, WIDMER END, HP15

Energy rating

C

Valid until 04.04.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 6% of fixed outlets
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	126 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.

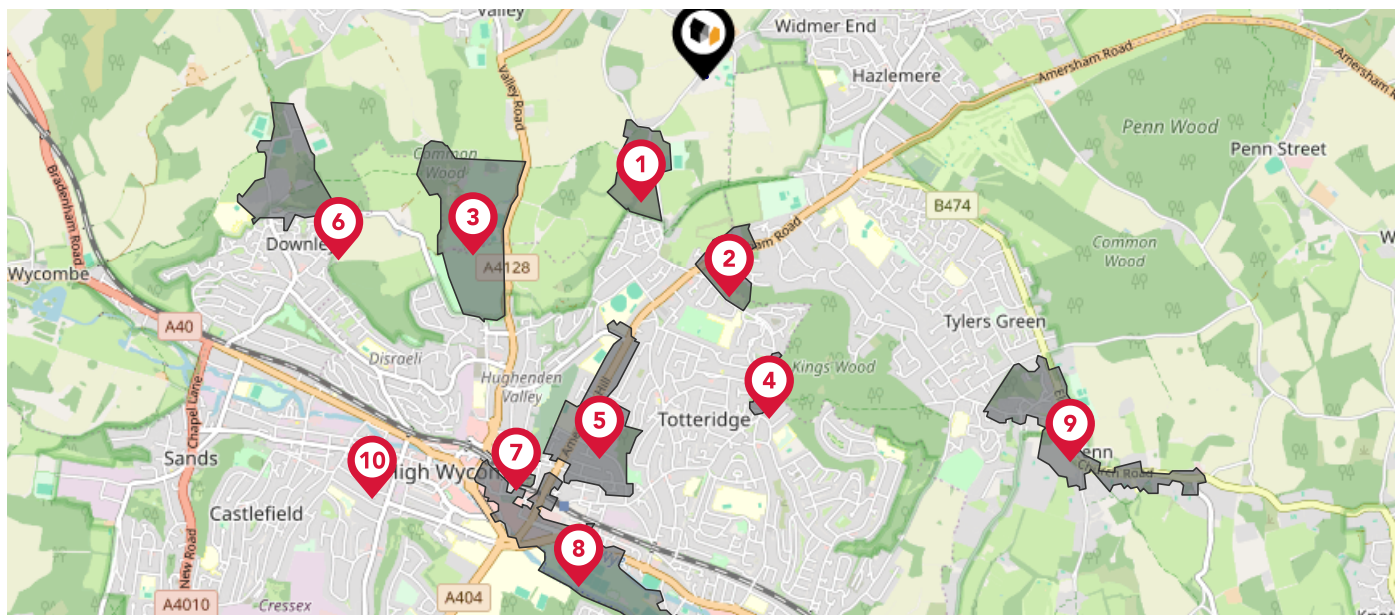
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

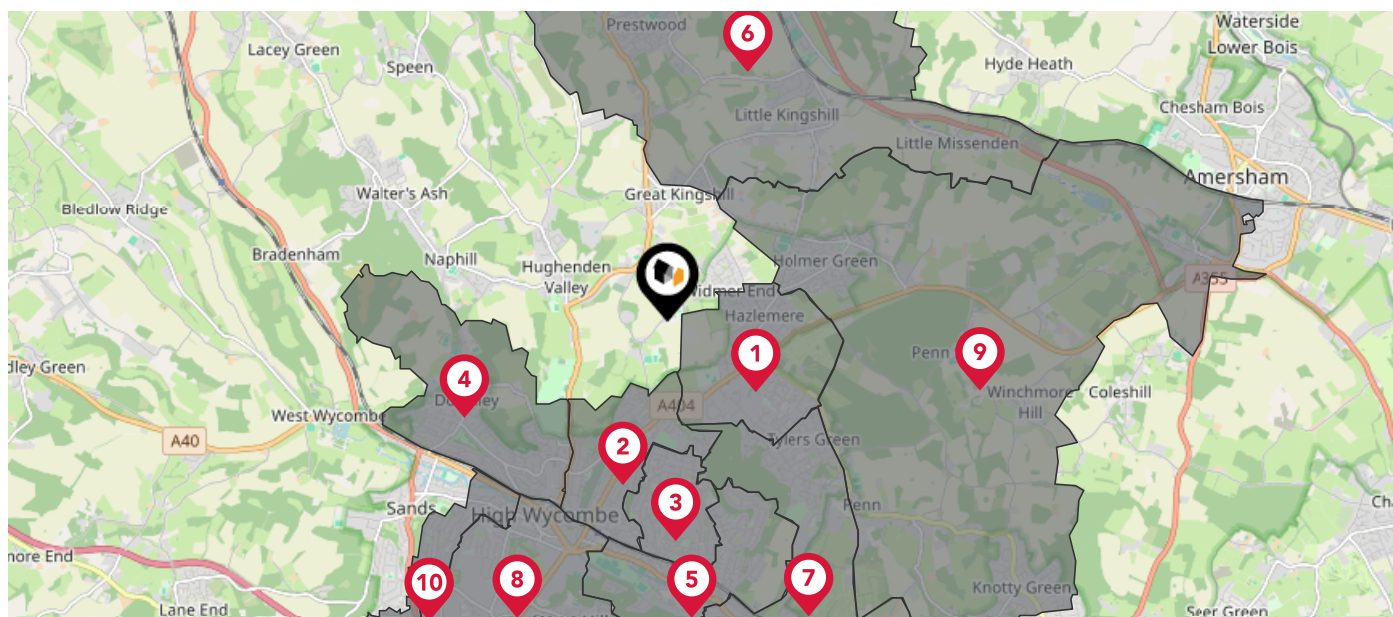
-  1 Four Ashes
-  2 Terriers
-  3 Hughendon Manor
-  4 Totteridge
-  5 Amersham Hill
-  6 Downley Common
-  7 Priory Avenue
-  8 High Wycombe
-  9 Penn and Tylers Green
-  10 Leigh Street Furniture Heritage, High Wycombe

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



Hazlemere Ward



Terriers and Amersham Hill Ward



Totteridge and Bowerdean Ward



Downley Ward



Ryemead and Micklefield Ward



Great Missenden Ward



Tylers Green and Loudwater Ward



Abbey Ward



Penn Wood and Old Amersham Ward



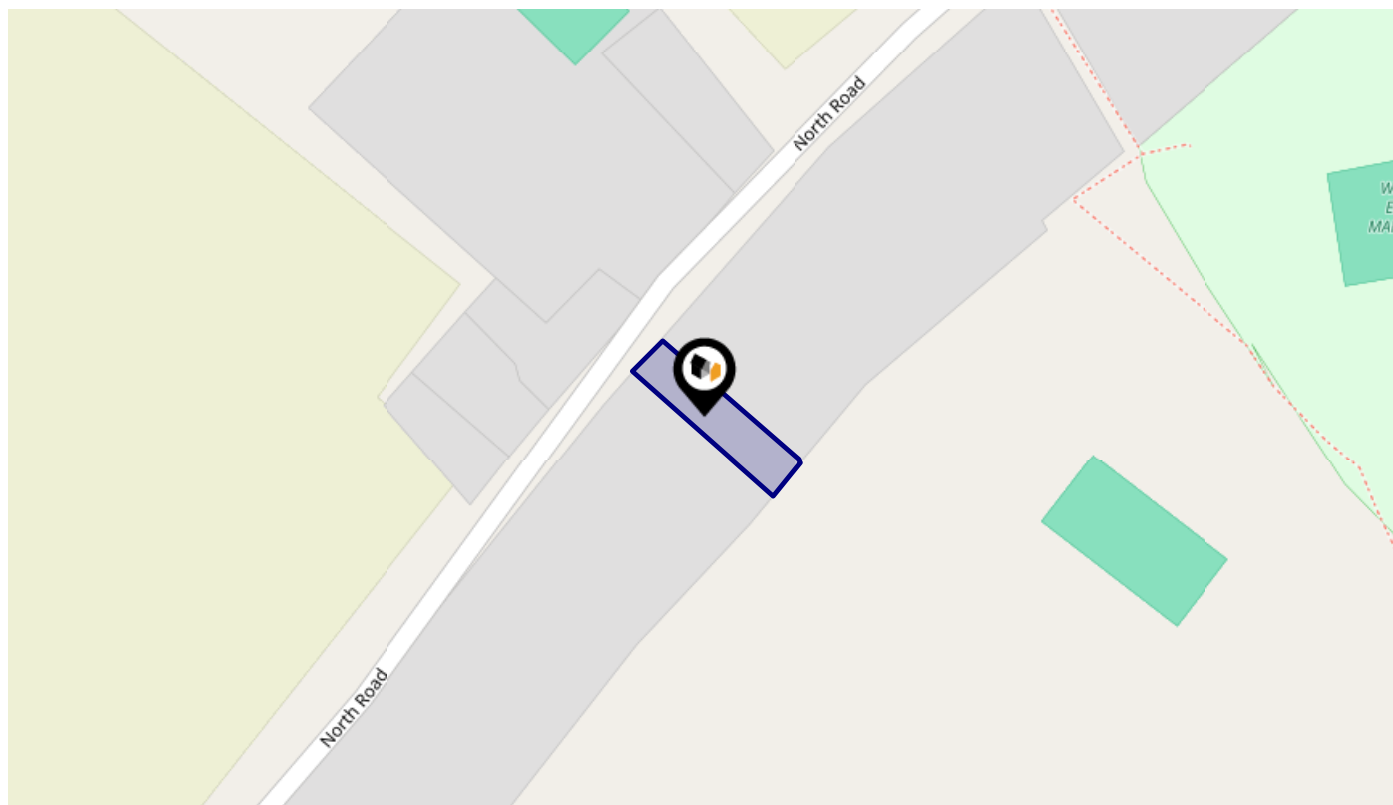
Booker, Cressex and Castlefield Ward

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:

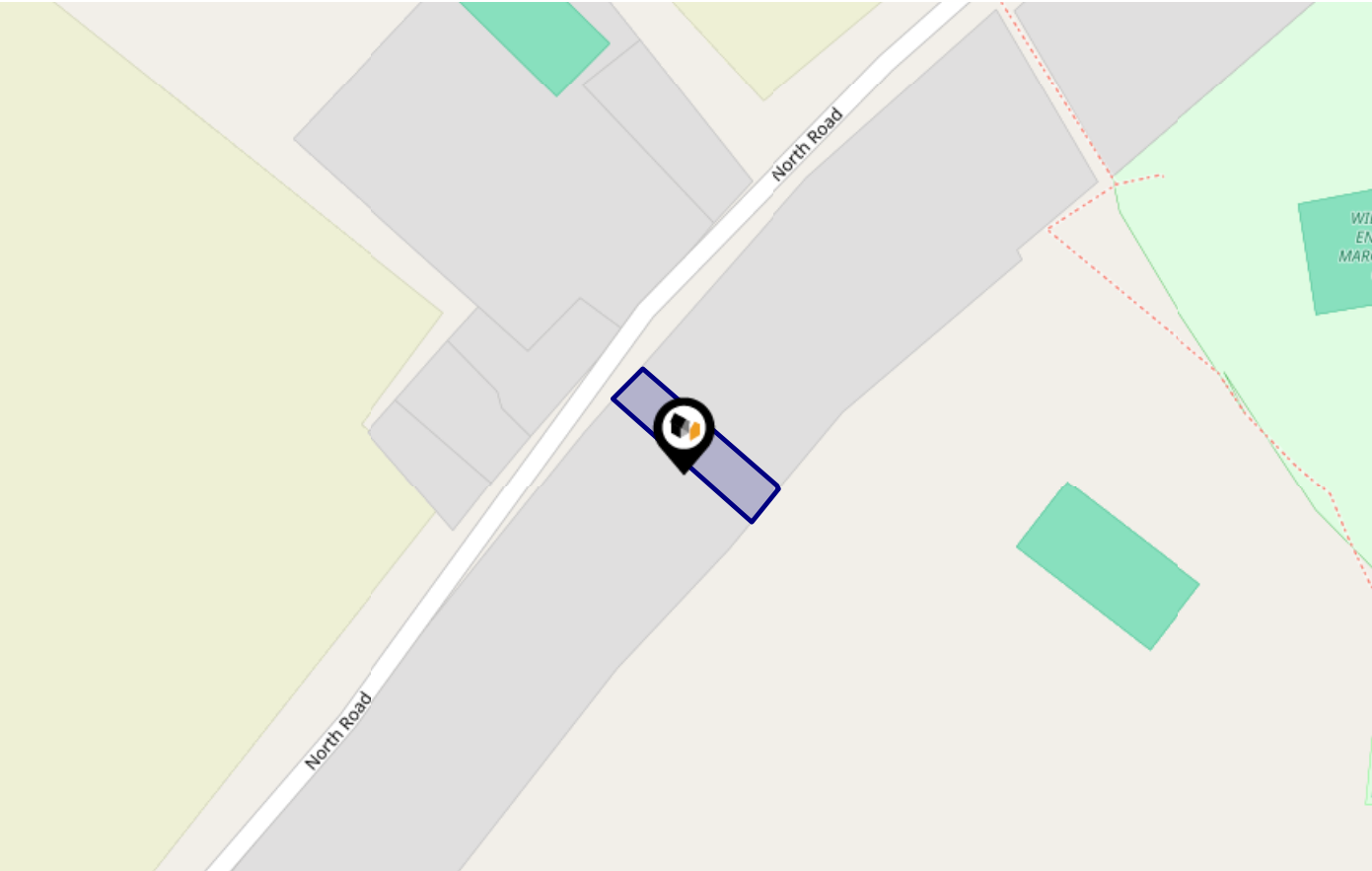
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

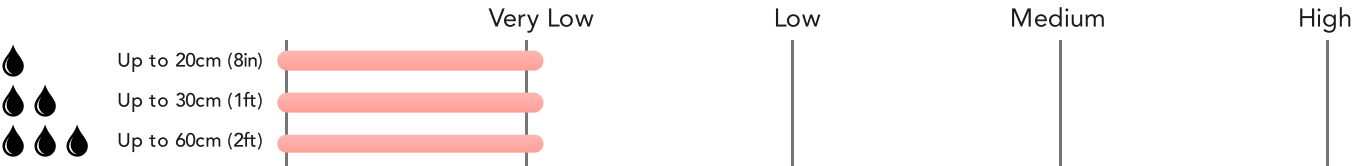


Risk Rating: Very low

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:

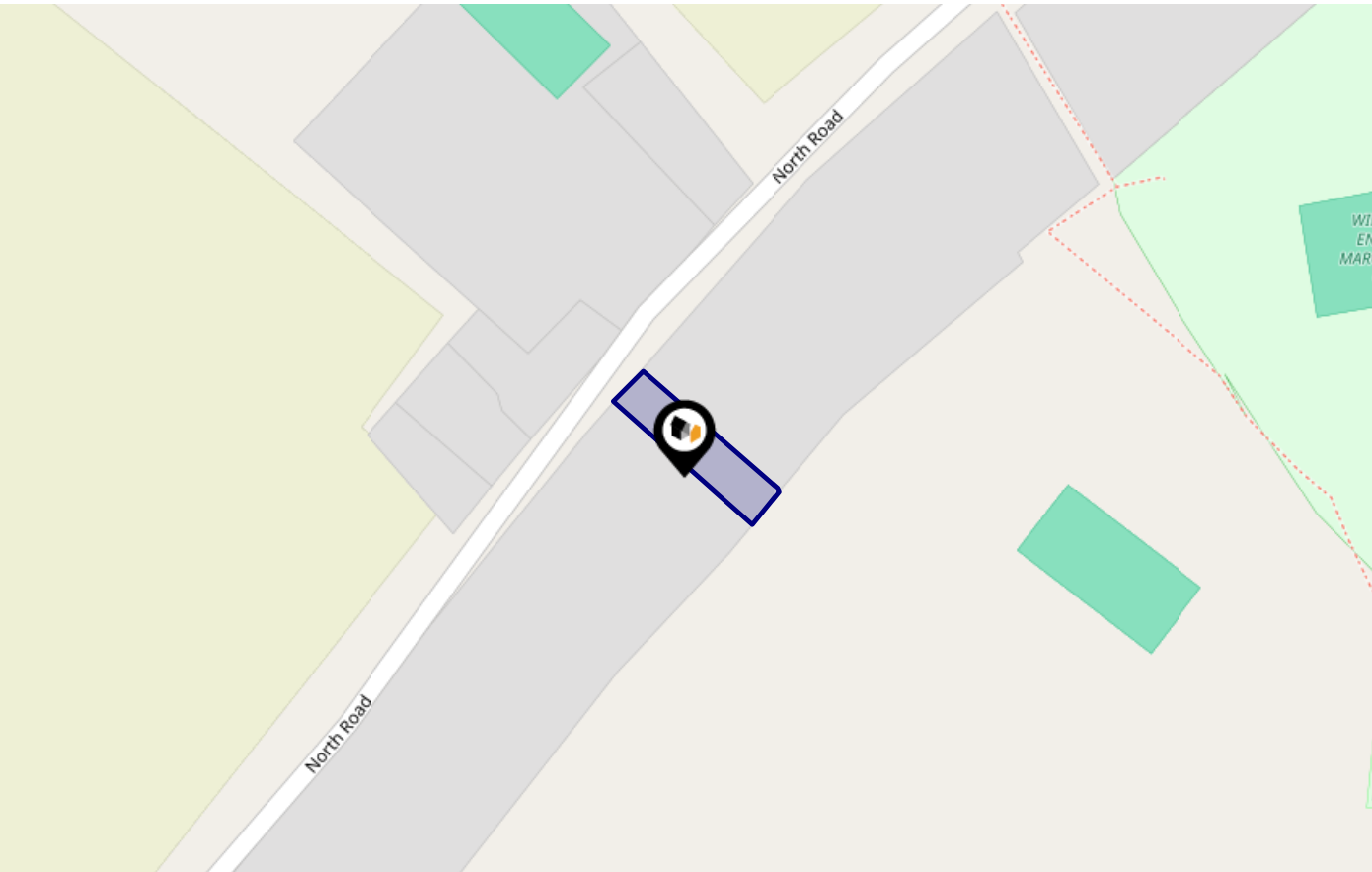


Flood Risk

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.

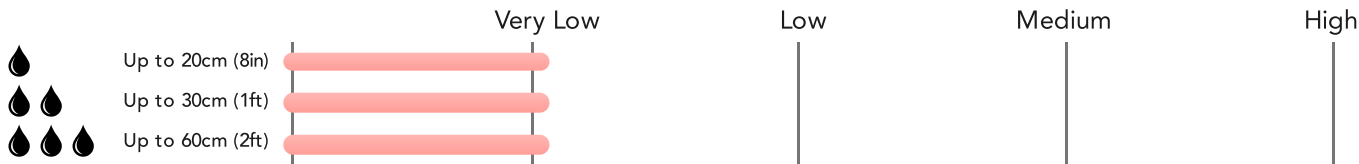


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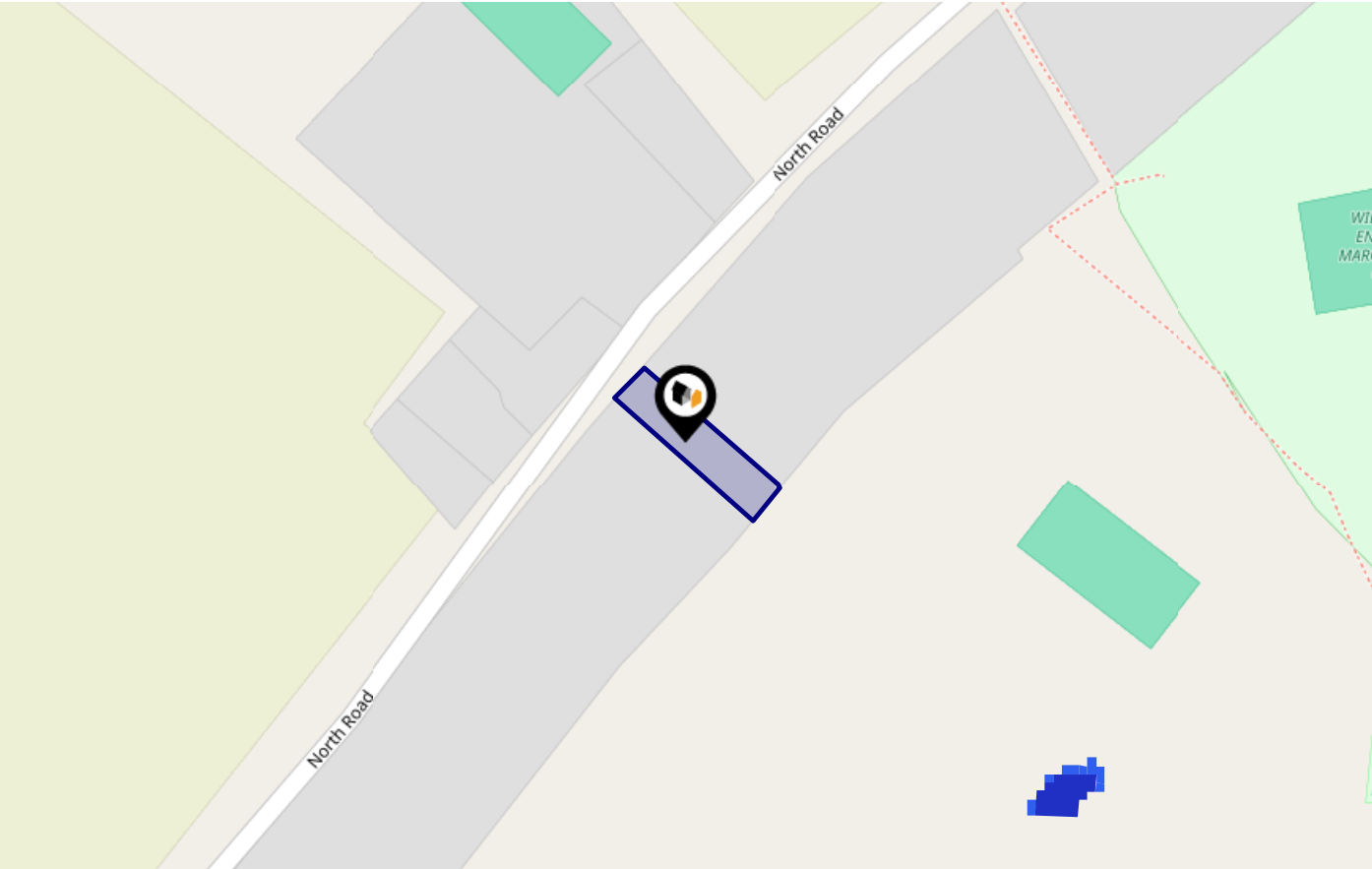


Flood Risk

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.

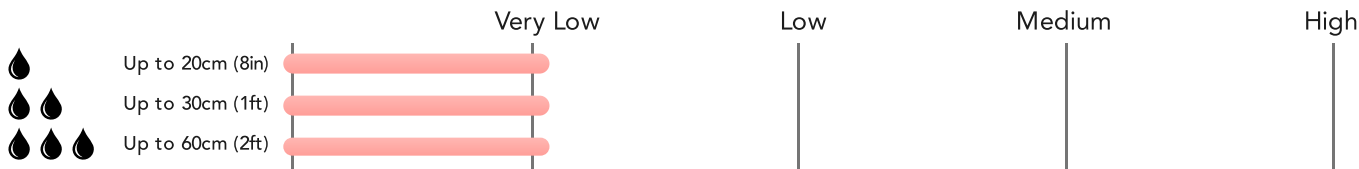


Risk Rating: Very low

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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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Chance of flooding to the following depths at this property:

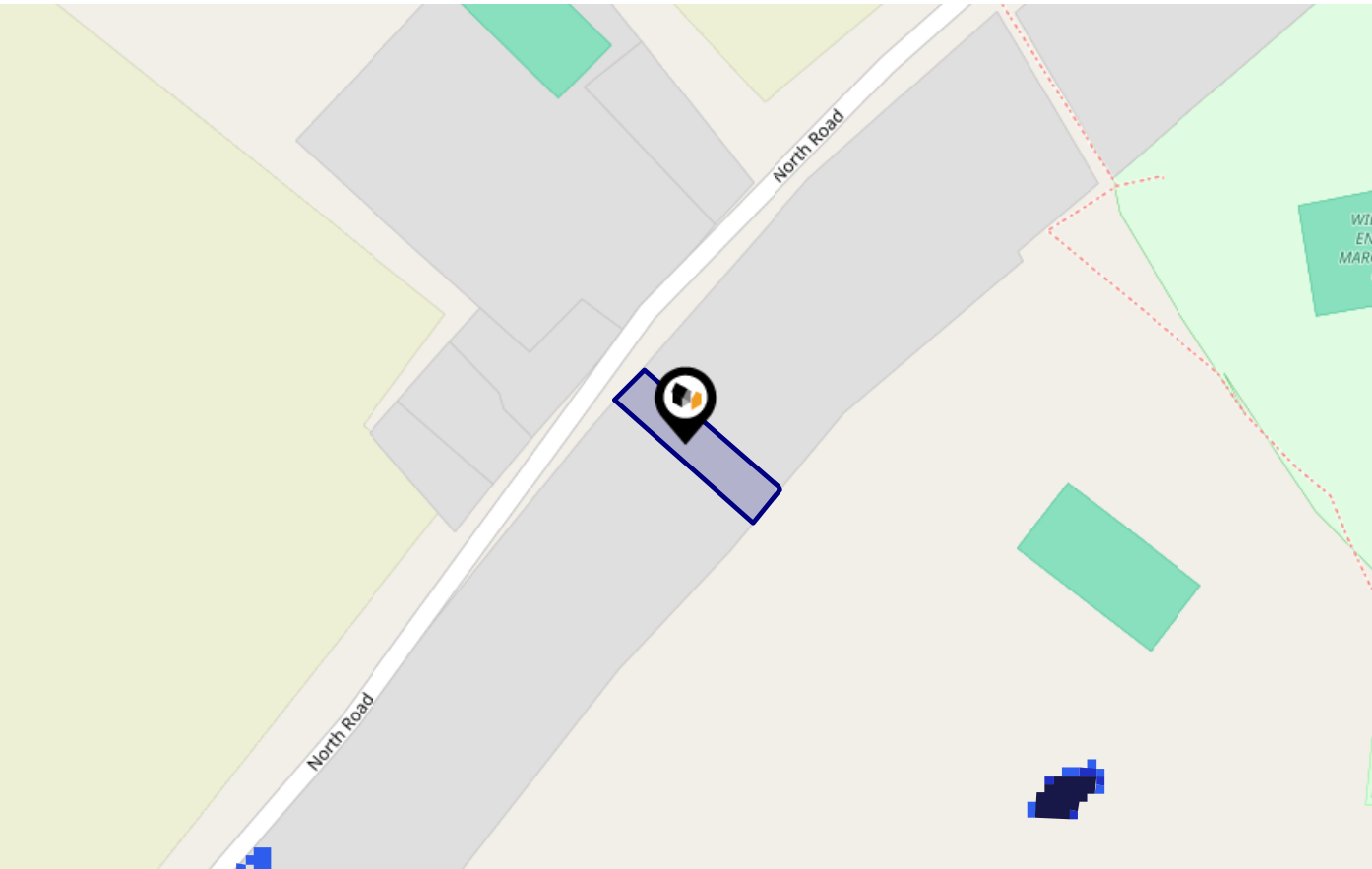


Flood Risk

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.

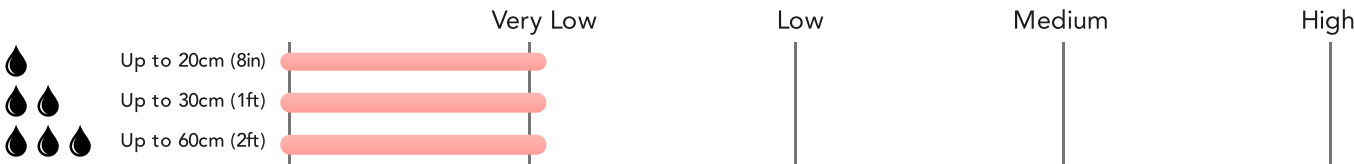


Risk Rating: Very low

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.

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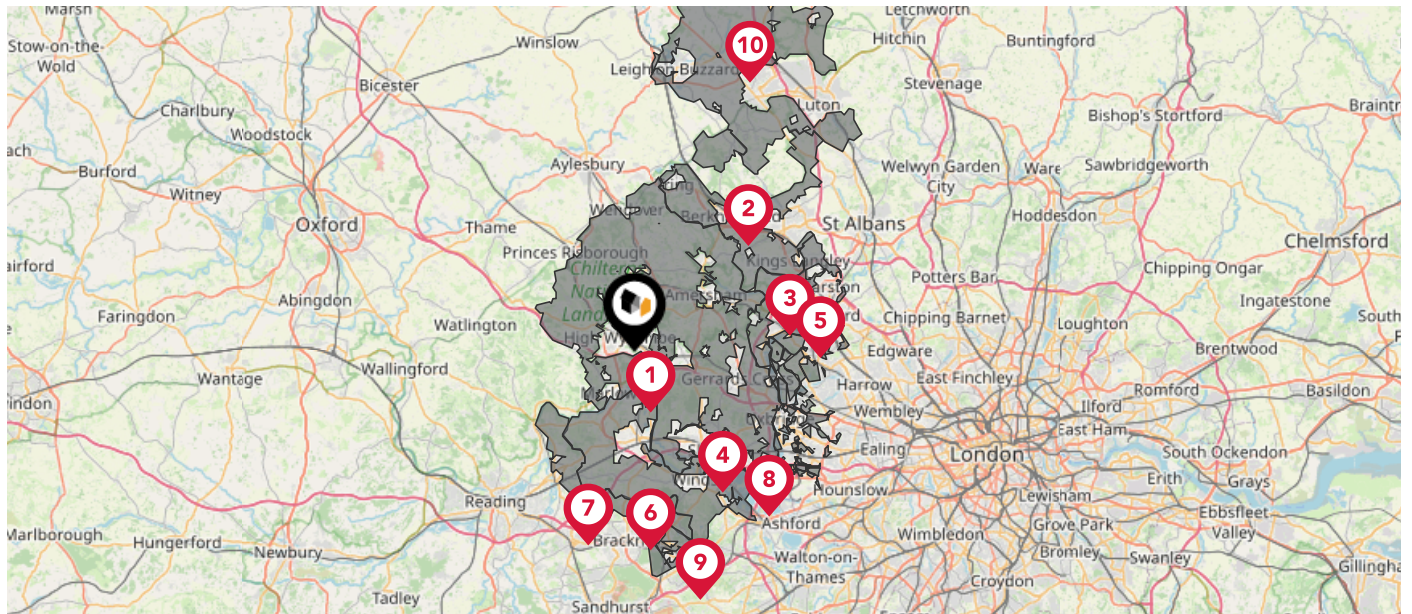


Maps











Green Belt



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



Nearby Green Belt Land

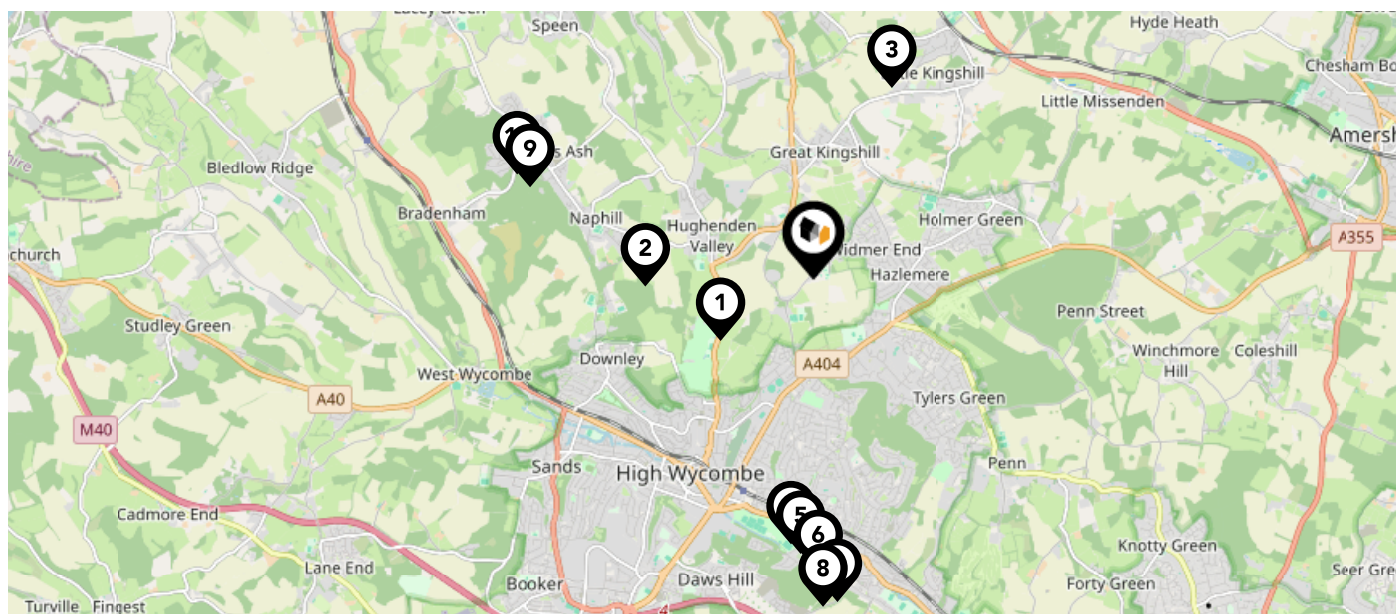
-  1 London Green Belt - Buckinghamshire
-  2 London Green Belt - Dacorum
-  3 London Green Belt - Three Rivers
-  4 London Green Belt - Slough
-  5 London Green Belt - Watford
-  6 London Green Belt - Bracknell Forest
-  7 London Green Belt - Wokingham
-  8 London Green Belt - Hillingdon
-  9 London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

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

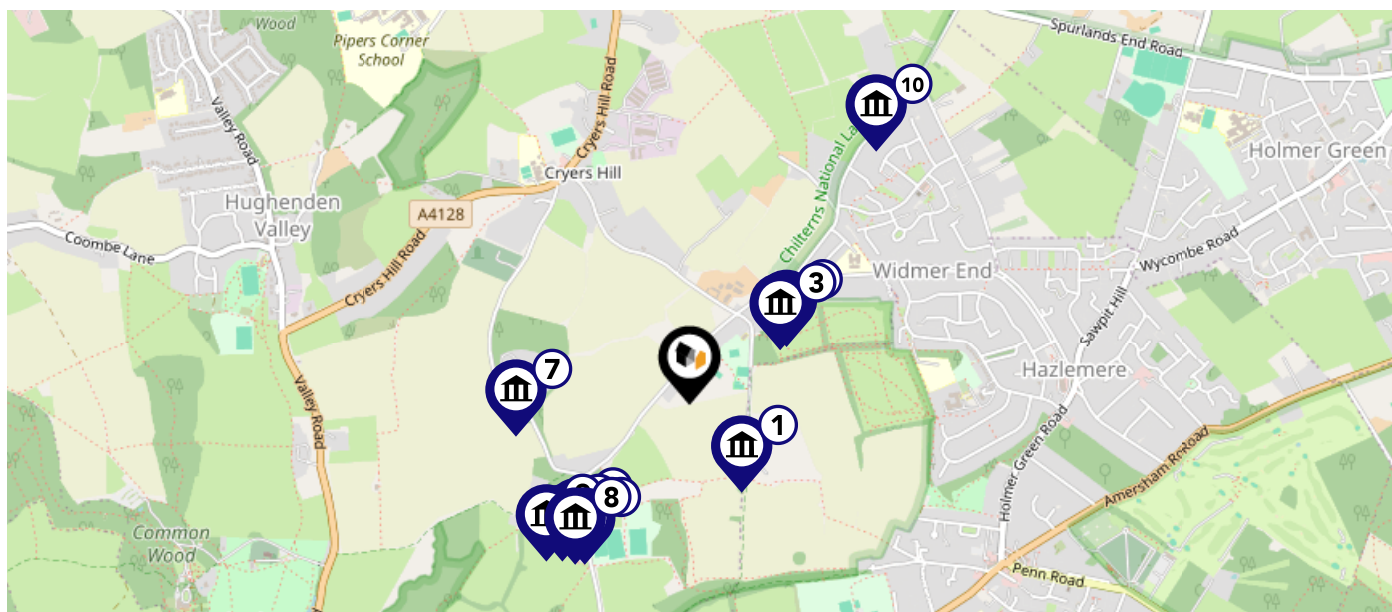
	Hughenden Valley-High Wycombe, Buckinghamshire	Historic Landfill	
	Naphill Farm-Hunts Hill Lane, Wycombe, Buckinghamshire	Historic Landfill	
	Sandwich Wood-Little Kingshill	Historic Landfill	
	Adkins-High Wycombe, Buckinghamshire	Historic Landfill	
	Spring Gardens-High Wycombe, Buckinghamshire	Historic 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	
	Walters Ash Minerals Workings South-Buckinghamshire	Historic Landfill	
	Walters Ash Mineral Workings North-Wycombe, Buckinghamshire	Historic Landfill	











Maps

Listed Buildings

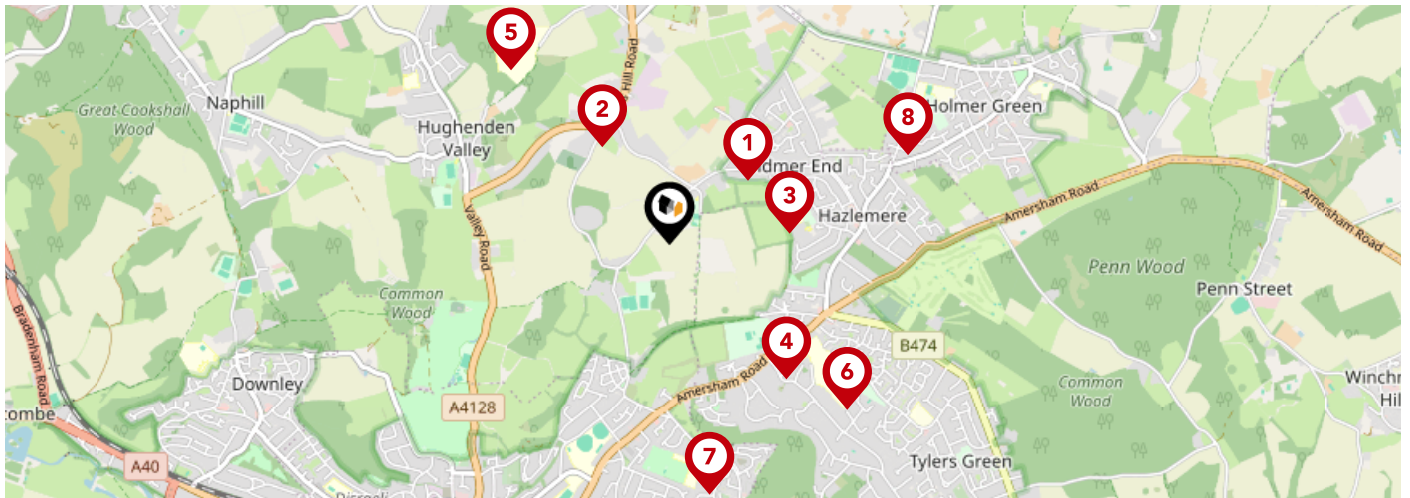


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



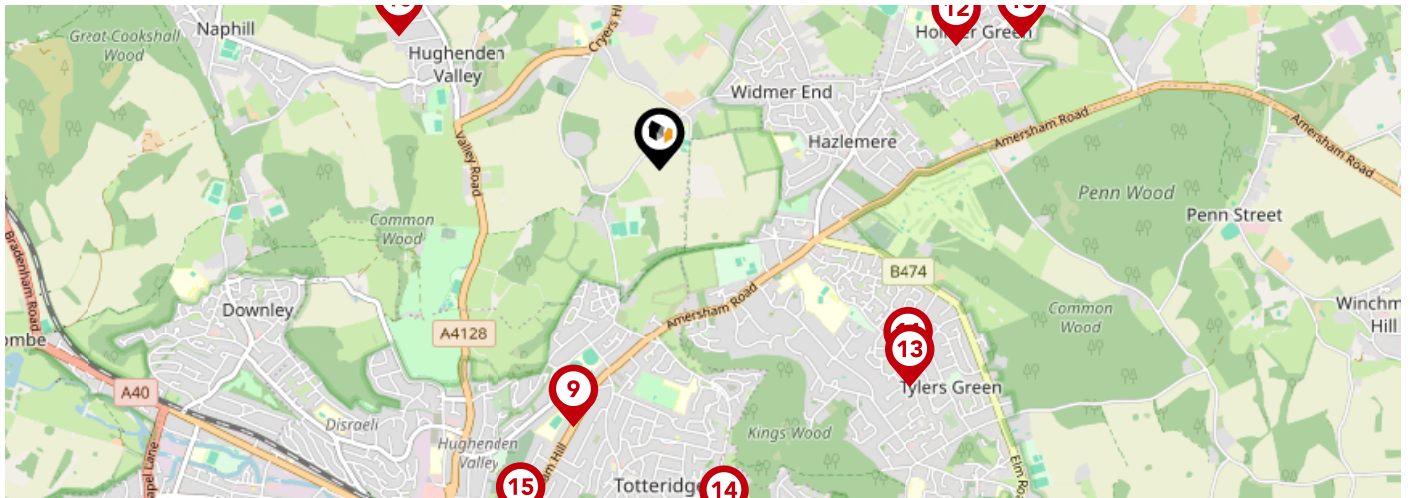
Listed Buildings in the local district	Grade	Distance
 1160251 - Grange Farmhouse	Grade II	0.2 miles
 1125752 - Widmer Farmhouse	Grade II	0.3 miles
 1125753 - Bramble Barn Piranor Barn	Grade II	0.3 miles
 1332074 - Wall Along North And East Sides Of Garden To East Of Brands House	Grade II	0.4 miles
 1332075 - Barn Lodge Paddock Barn	Grade II	0.4 miles
 1125747 - Rockhalls Farmhouse	Grade II	0.4 miles
 1417919 - Uplands Conference Centre	Grade II	0.4 miles
 1160416 - Granary Barn Moat Barn	Grade II	0.4 miles
 1125746 - Brands House	Grade II	0.5 miles
 1332078 - The Inglenooks	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Widmer End Community Combined School Ofsted Rating: Good Pupils: 202 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Great Kingshill Church of England Combined School Ofsted Rating: Good Pupils: 411 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cedar Park School & Nursery Ofsted Rating: Good Pupils: 217 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hazlemere Church of England Combined School Ofsted Rating: Good Pupils: 201 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pipers Corner School Ofsted Rating: Not Rated Pupils: 618 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sir William Ramsay School Ofsted Rating: Not Rated Pupils:0 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highworth Combined School and Nursery Ofsted Rating: Good Pupils: 461 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holmer Green First School and Pre-School Ofsted Rating: Good Pupils: 175 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

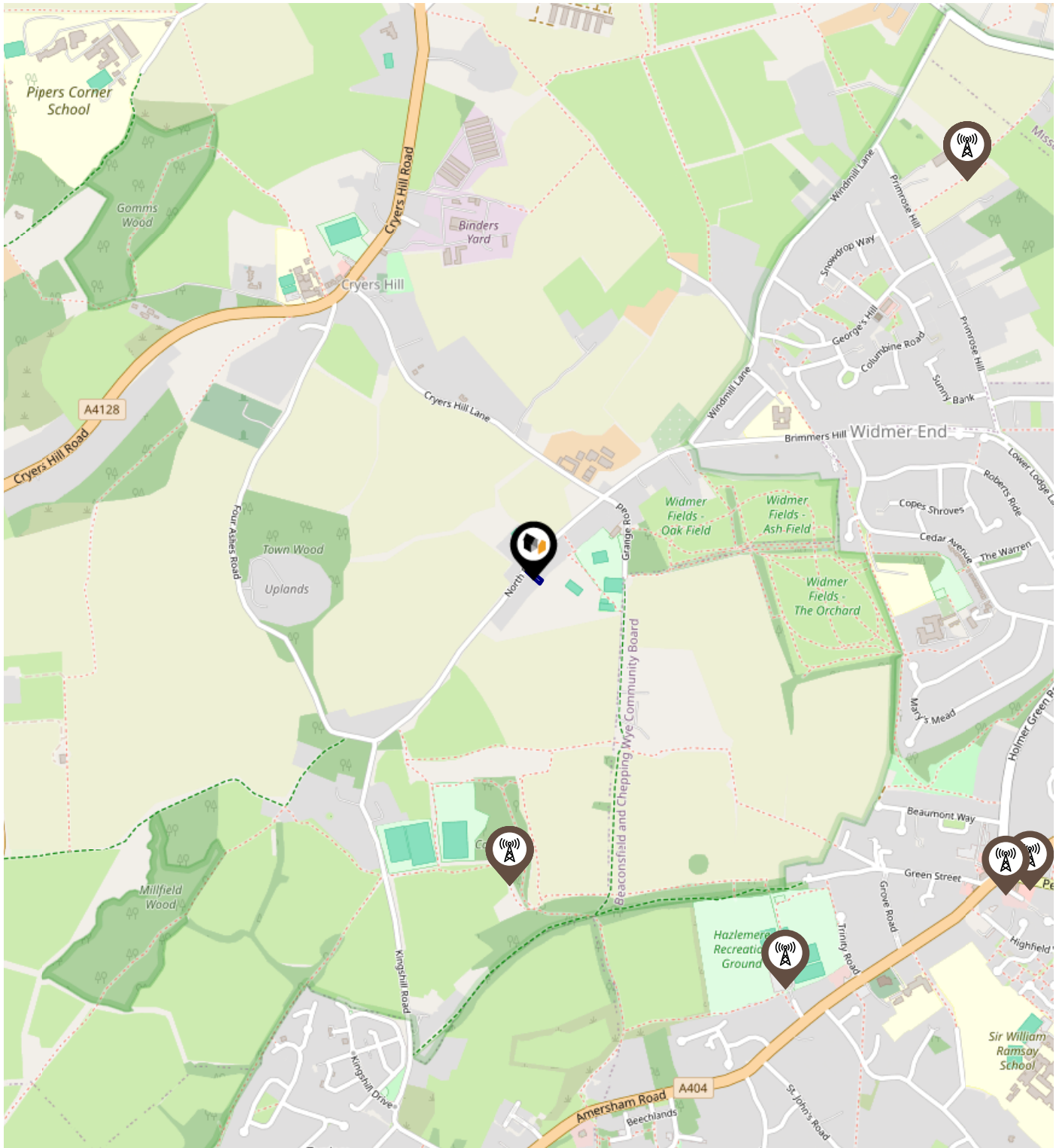
Area Schools





		Nursery	Primary	Secondary	College	Private
9	The Royal Grammar School, High Wycombe Ofsted Rating: Good Pupils: 1418 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hughenden Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Manor Farm Junior School Ofsted Rating: Not Rated Pupils: 227 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Holmer Green Senior School Ofsted Rating: Good Pupils: 1218 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Manor Farm Community Infant School Ofsted Rating: Good Pupils: 160 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Kings Wood School and Nursery Ofsted Rating: Good Pupils: 455 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Godstowe Preparatory School Ofsted Rating: Not Rated Pupils: 395 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Holmer Green Junior School Ofsted Rating: Good Pupils: 239 Distance:1.77	<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

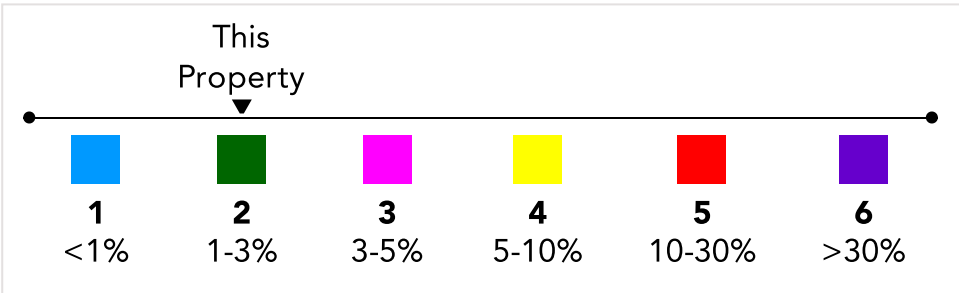
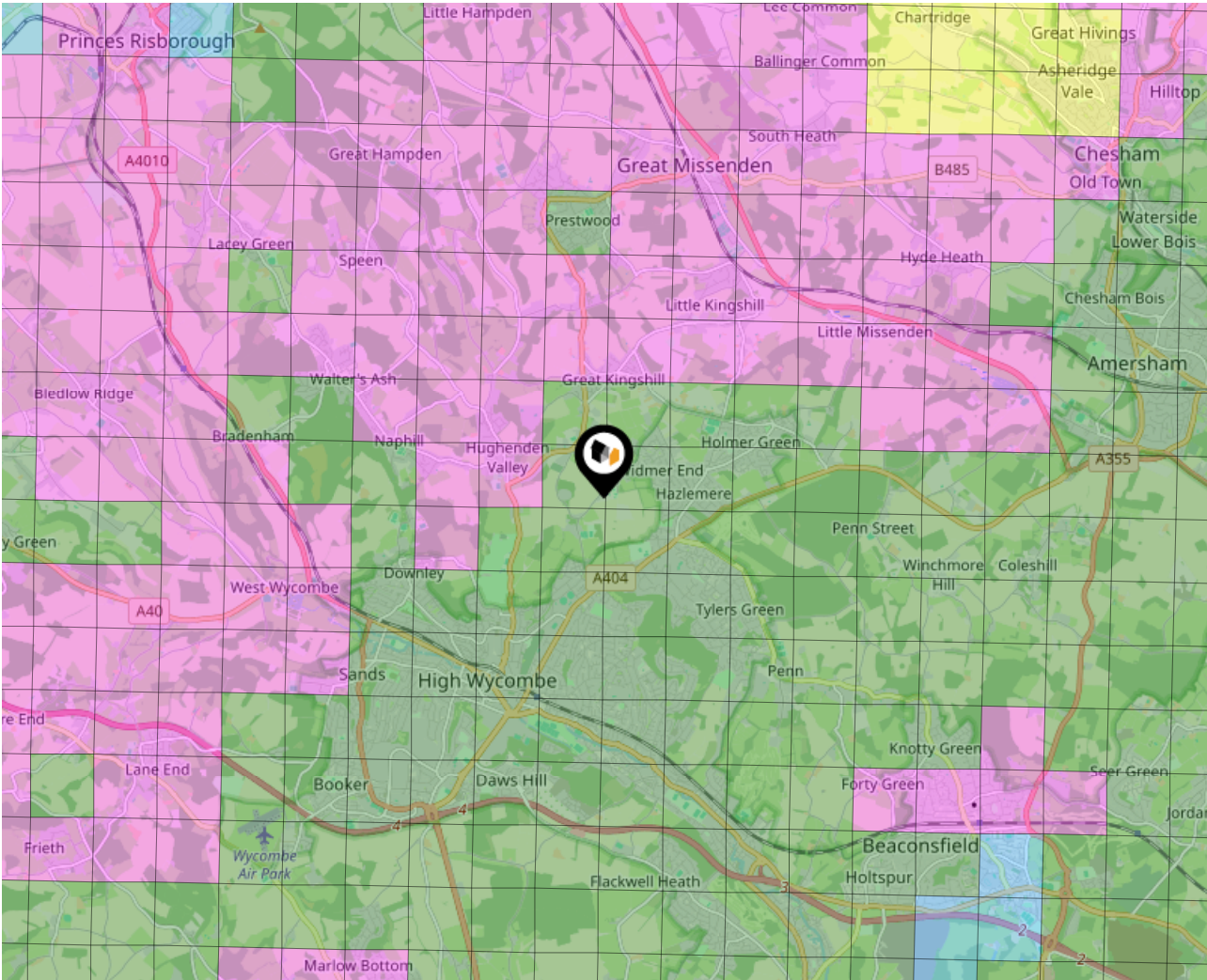
Environment

Radon Gas



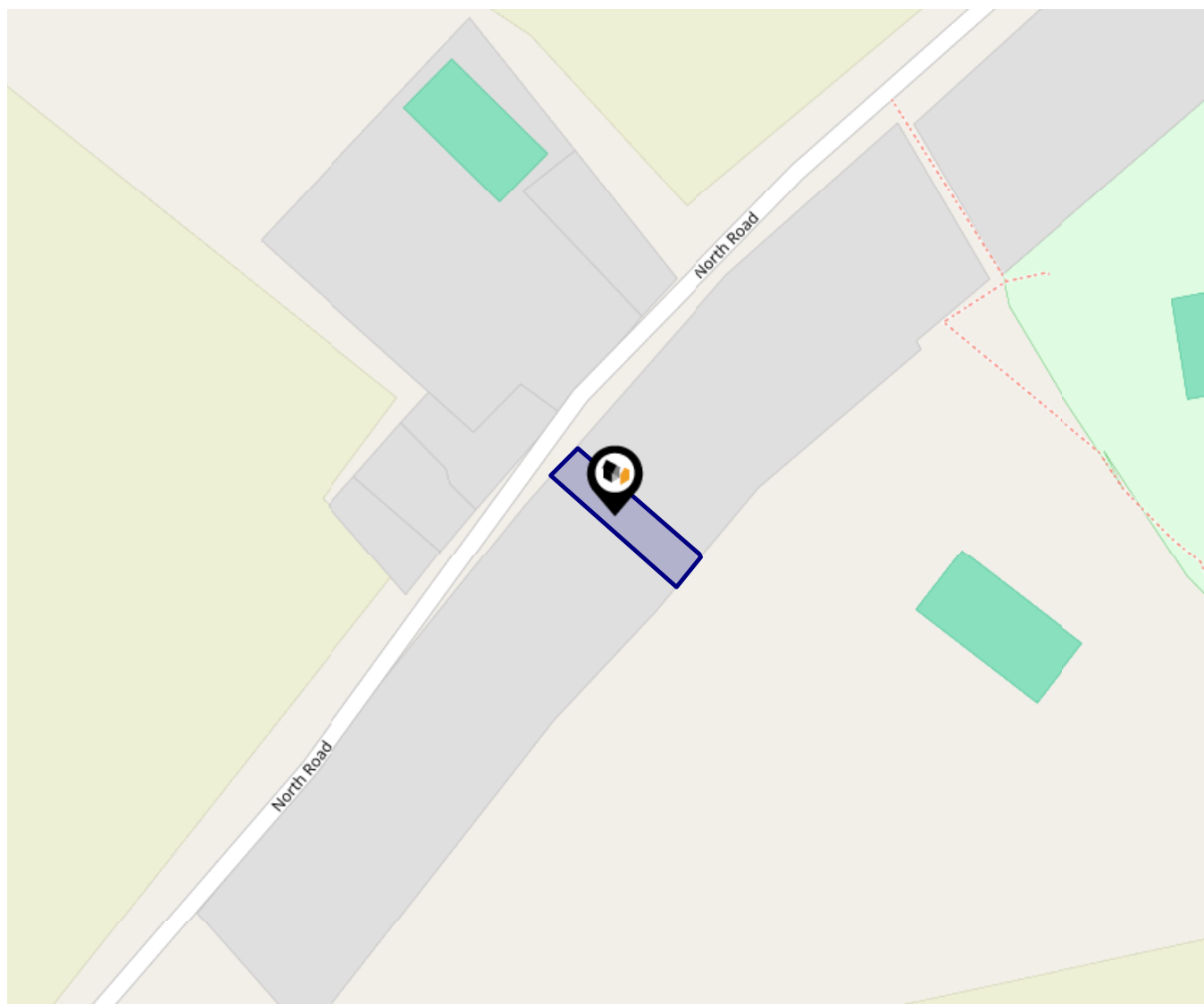
What is Radon?

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/m³).



Local Area

Road Noise



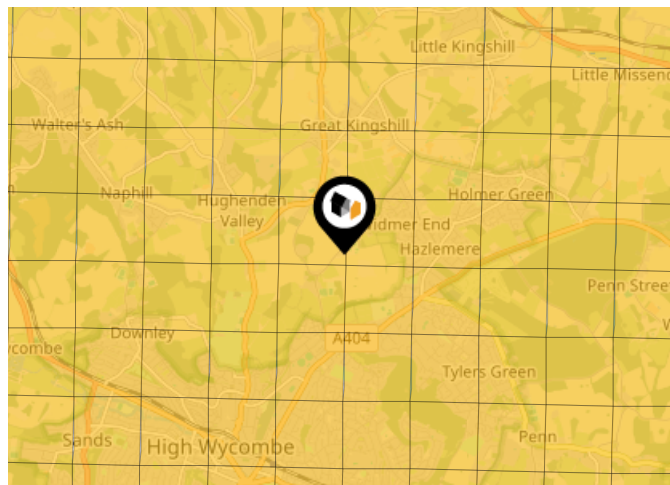
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

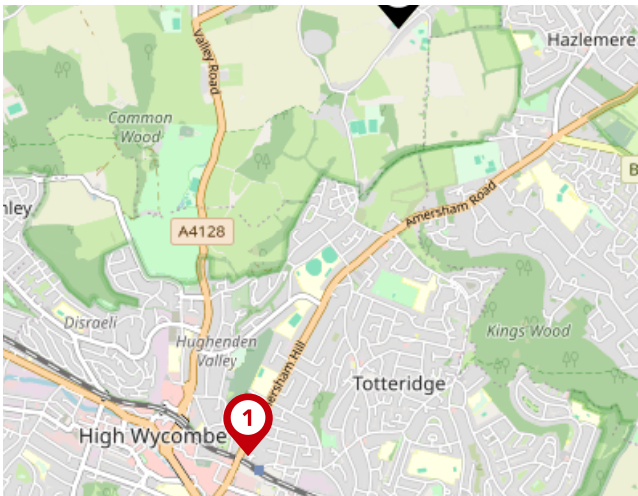


Primary Classifications (Most Common Clay Types)

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

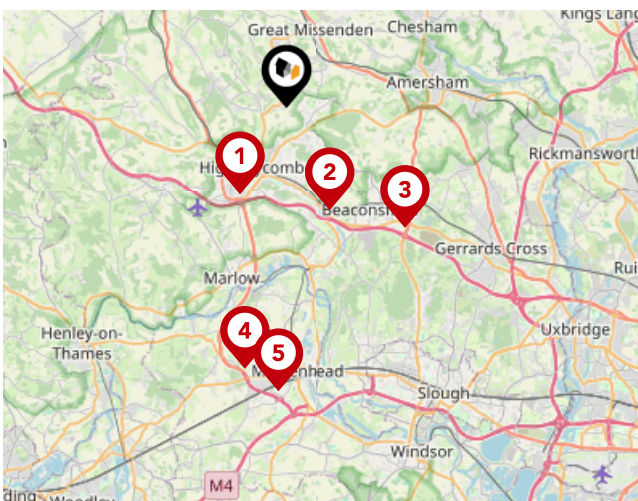
Area

Transport (National)



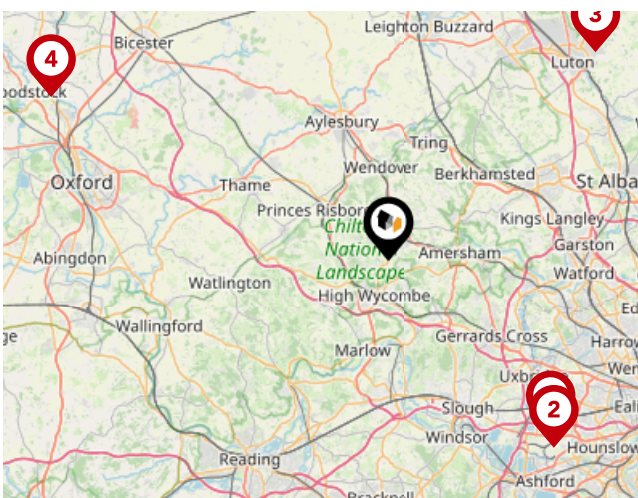
National Rail Stations

Pin	Name	Distance
1	High Wycombe Rail Station	2.09 miles
2	Great Missenden Rail Station	3.26 miles
3	Saunderton Rail Station	4.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J4	3.61 miles
2	M40 J3	4.14 miles
3	M40 J2	6.24 miles
4	A404(M) J9	9.76 miles
5	A404(M) J9A	10.44 miles

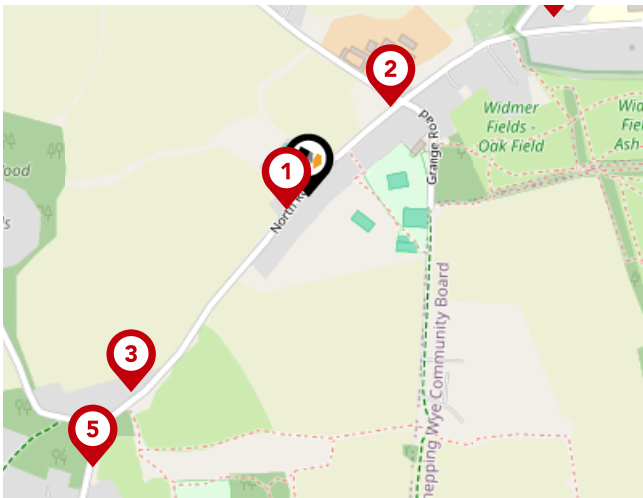


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	17.41 miles
2	Heathrow Airport Terminal 4	18.3 miles
3	Luton Airport	21.54 miles
4	Kidlington	27.61 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	North Road	0.03 miles
2	The Royal Standard PH	0.14 miles
3	Four Ashes Road	0.3 miles
4	Brimmers Hill	0.35 miles
5	Four Ashes Road	0.4 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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