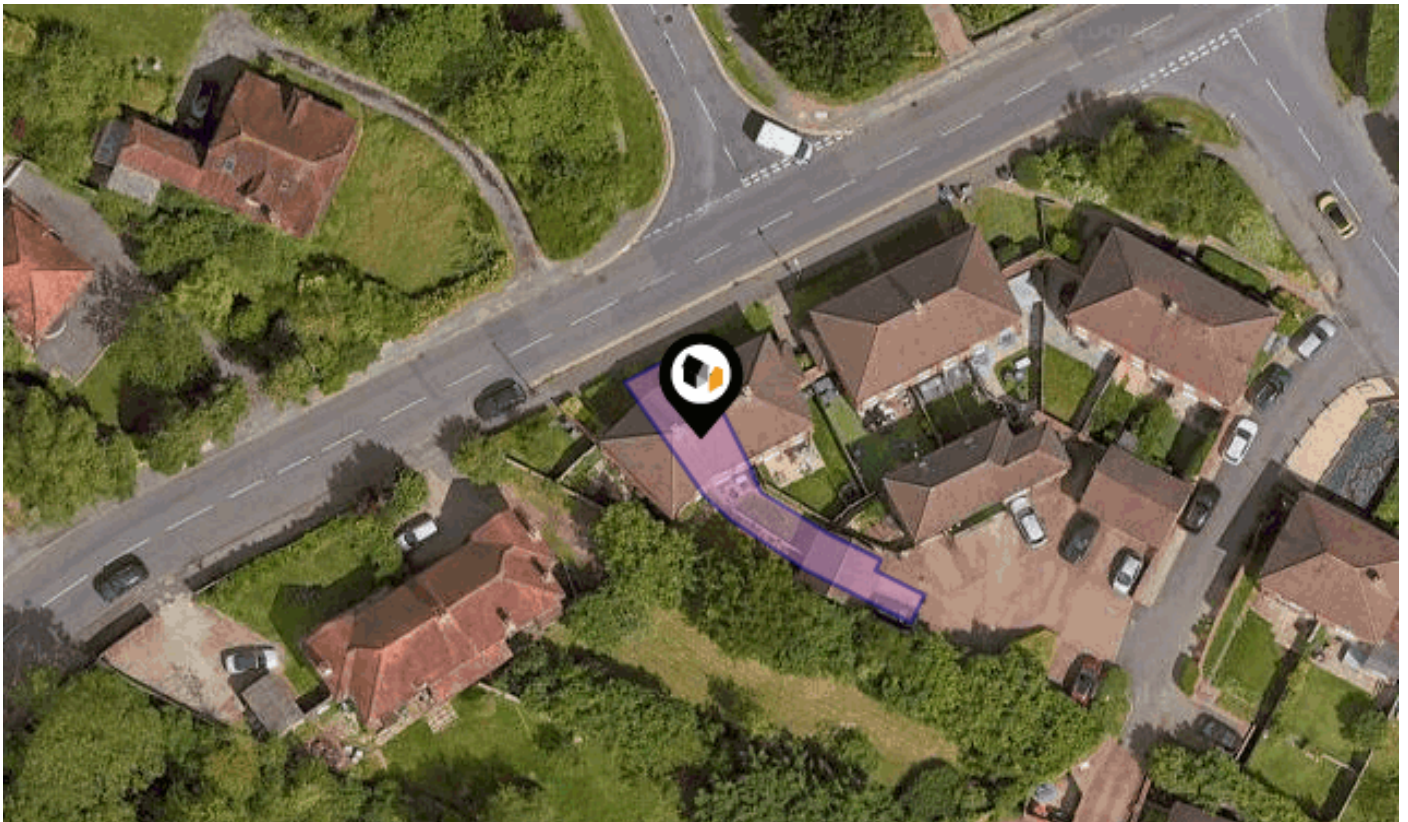# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 30<sup>th</sup> May 2025**



## PLOMER HILL, HIGH WYCOMBE, HP13

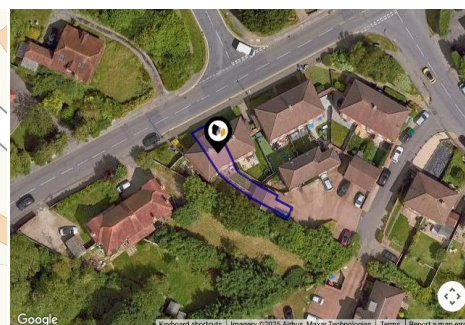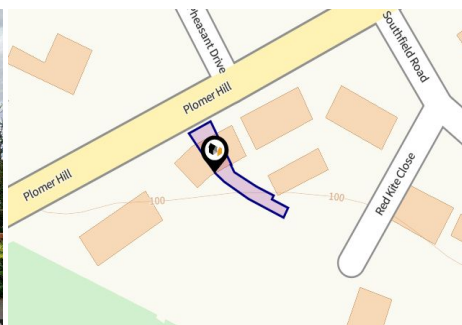**Avocado Property**

07971955240

michael@avocadobucks.co.uk

www.avocadopropertyagents.co.uk

# Property
## Overview





## Property

| | | | |
|---|---|---|---|
| **Type:** | Terraced | **Tenure:** | Freehold |
| **Bedrooms:** | 3 | | |
| **Floor Area:** | 1,140 ft$^2$ / 106 m$^2$ | | |
| **Plot Area:** | 0.03 acres | | |
| **Year Built :** | 2008 | | |
| **Council Tax :** | Band Deleted | | |
| **Title Number:** | BM342021 | | |

## Local Area

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

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

| **6** mb/s | **80** mb/s | **1000** mb/s |
|---|---|---|

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

O2  EE  3  Vodafone

**Satellite/Fibre TV Availability:**

✔ BT  ✔ sky  ✔ Virgin media

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# Property
## EPC - Certificate

HP13

**Energy rating**

**C**

**Valid until 18.07.2032**

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | 88 \| B |
| 69-80 | C | 77 \| C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
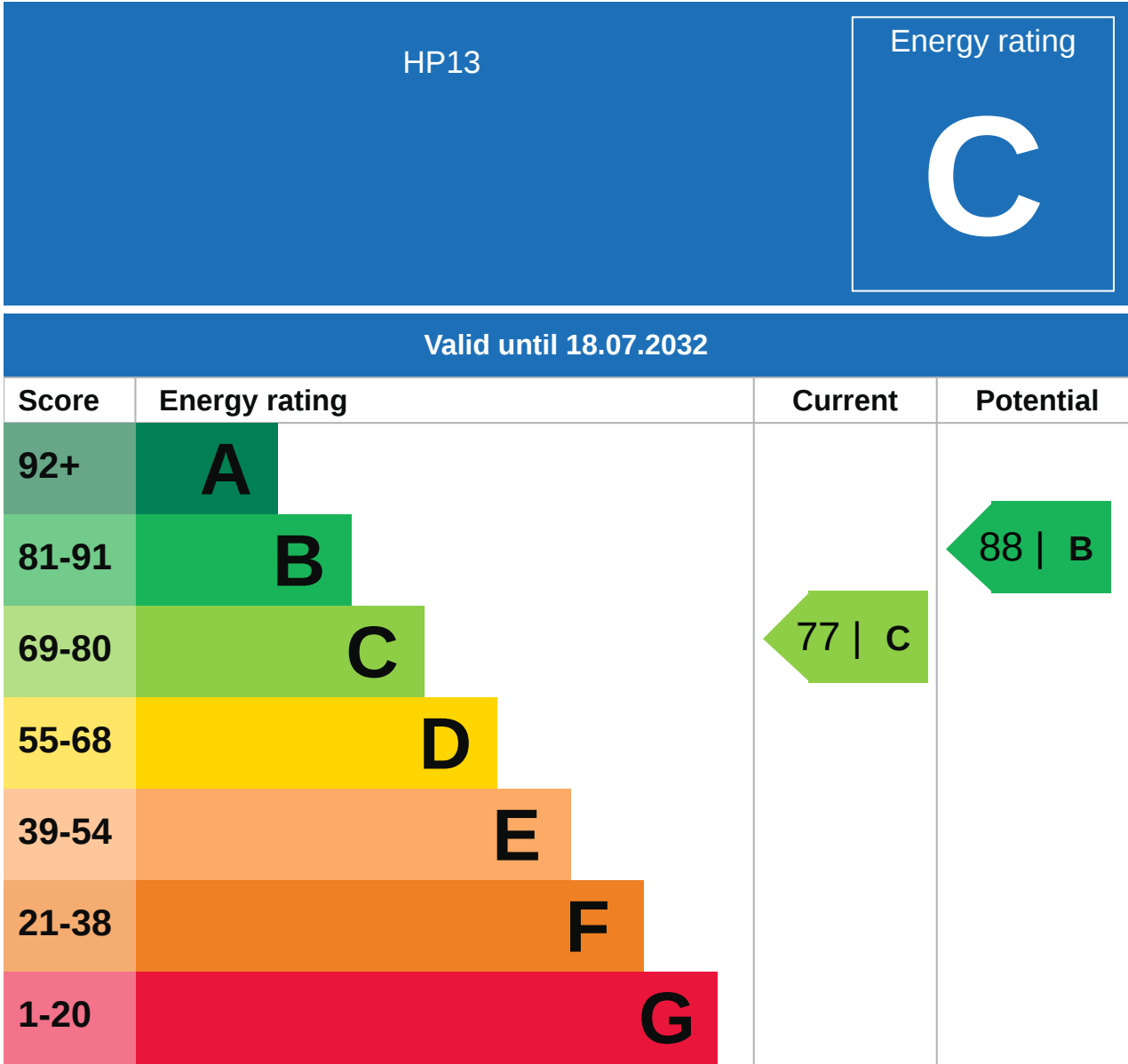
# Property
## EPC - Additional Data

## 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:** | 1 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 200 mm loft insulation |
| **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:** | Solid, insulated (assumed) |
| **Total Floor Area:** | 106 m$^2$ |

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# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.
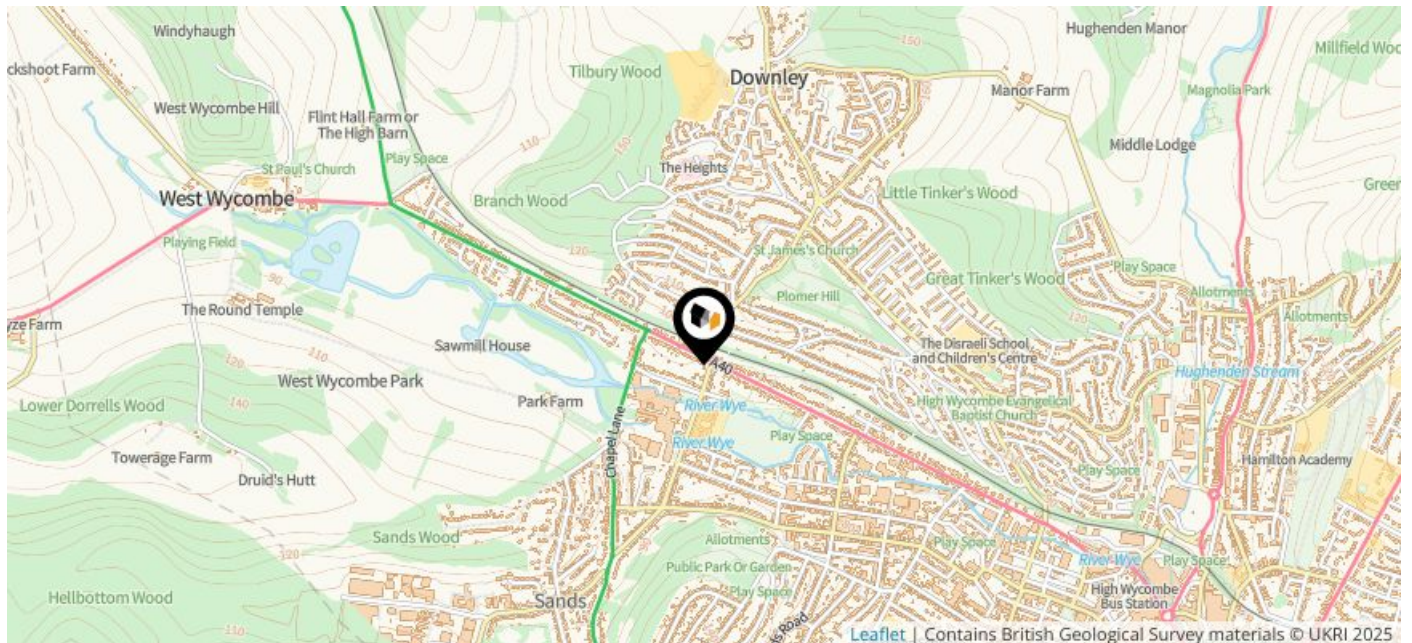


### Mine Entry

- ✕ 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.
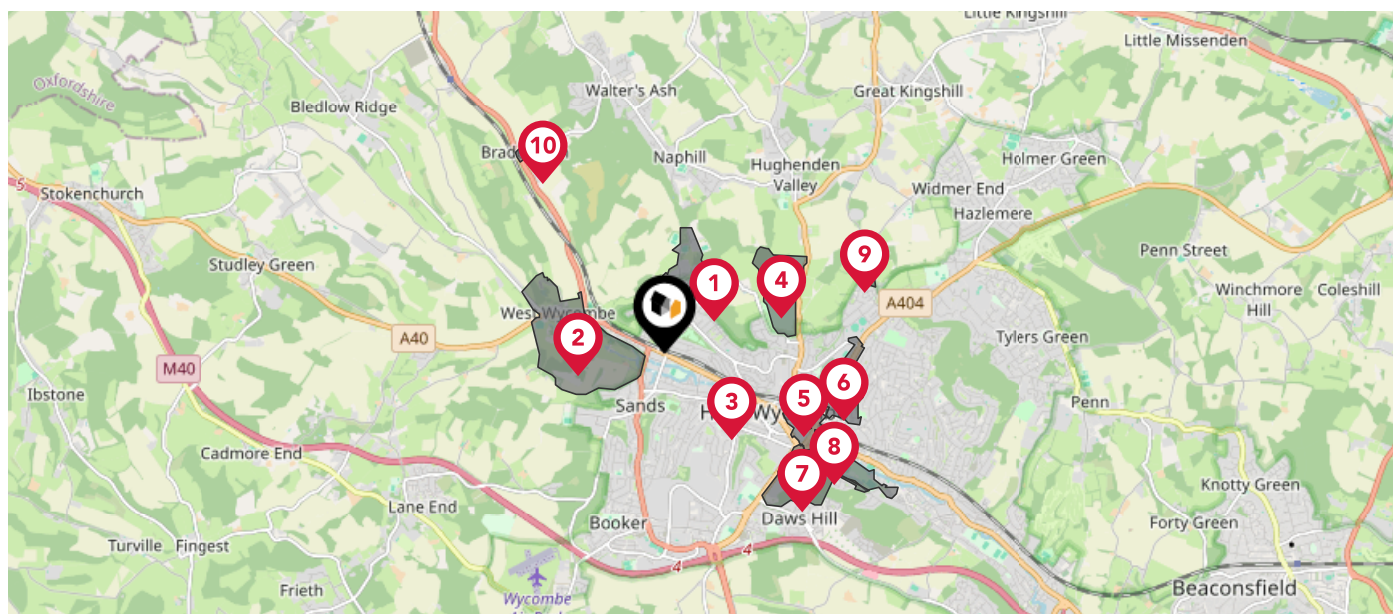


| Nearby Conservation Areas | |
|---|---|
| 1 | Downley Common |
| 2 | West Wycombe |
| 3 | Leigh Street Furniture Heritage, High Wycombe |
| 4 | Hughendon Manor |
| 5 | Priory Avenue |
| 6 | Amersham Hill |
| 7 | Wycombe Abbey |
| 8 | High Wycombe |
| 9 | Four Ashes |
| 10 | Bradenham |

# 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
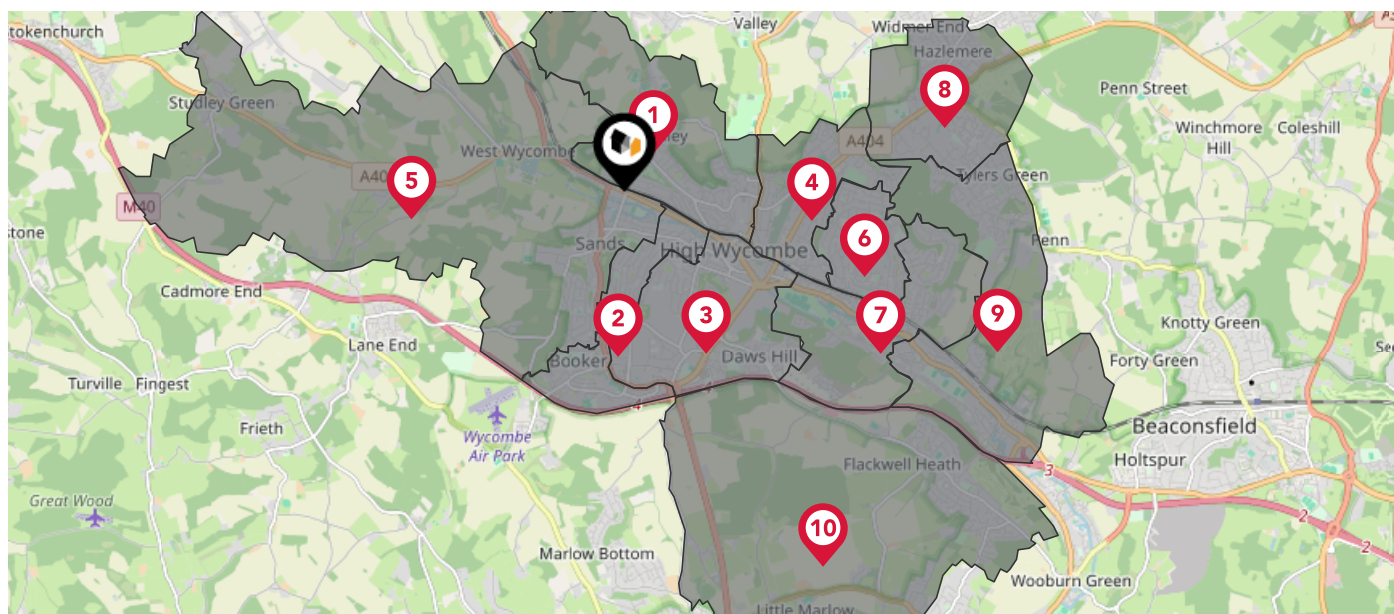


## Nearby Council Wards

| | |
|---|---|
| 1 | Downley Ward |
| 2 | Booker, Cressex and Castlefield Ward |
| 3 | Abbey Ward |
| 4 | Terriers and Amersham Hill Ward |
| 5 | West Wycombe Ward |
| 6 | Totteridge and Bowerdean Ward |
| 7 | Ryemead and Micklefield Ward |
| 8 | Hazlemere Ward |
| 9 | Tylers Green and Loudwater Ward |
| 10 | Flackwell Heath, Little Marlow and Marlow South East Ward |

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# Maps
## Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
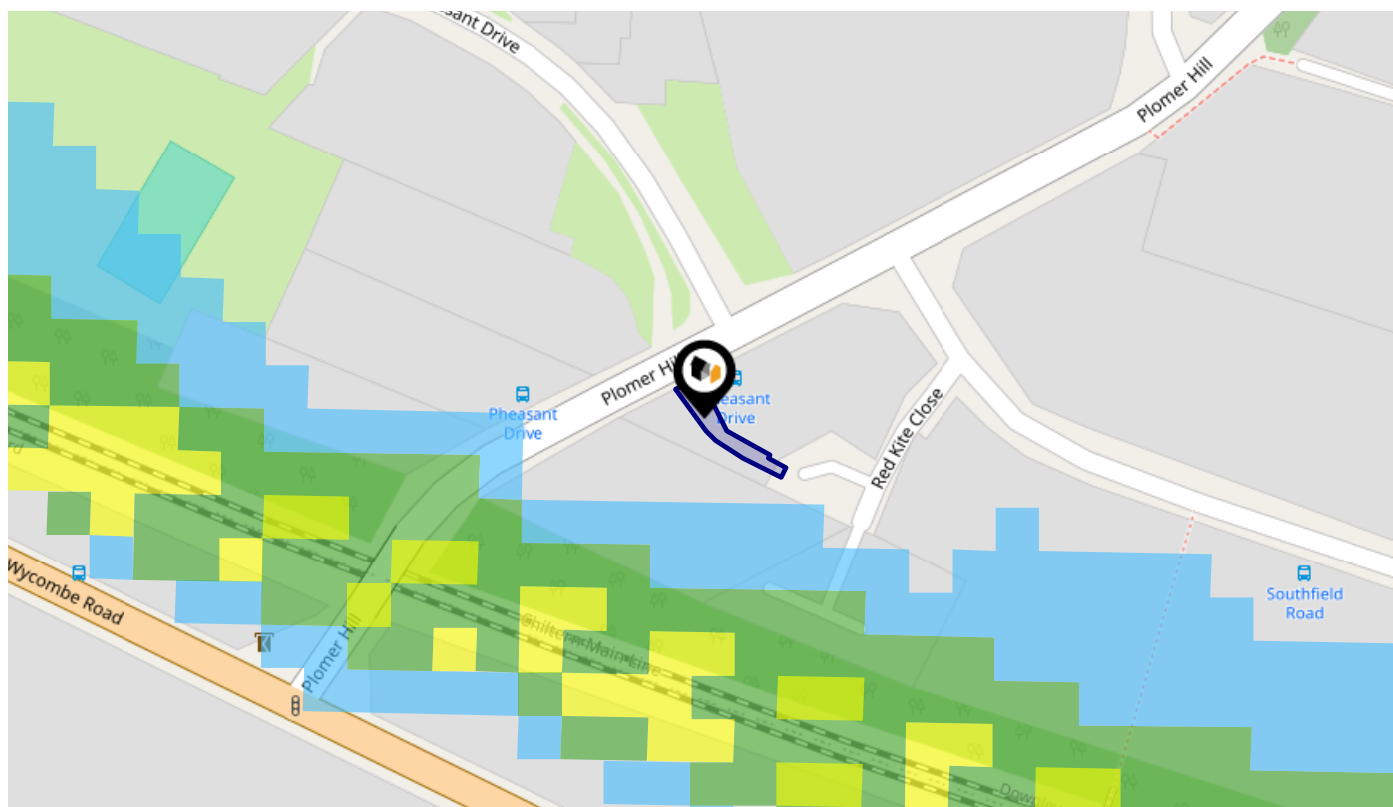


### Rail Noise Data

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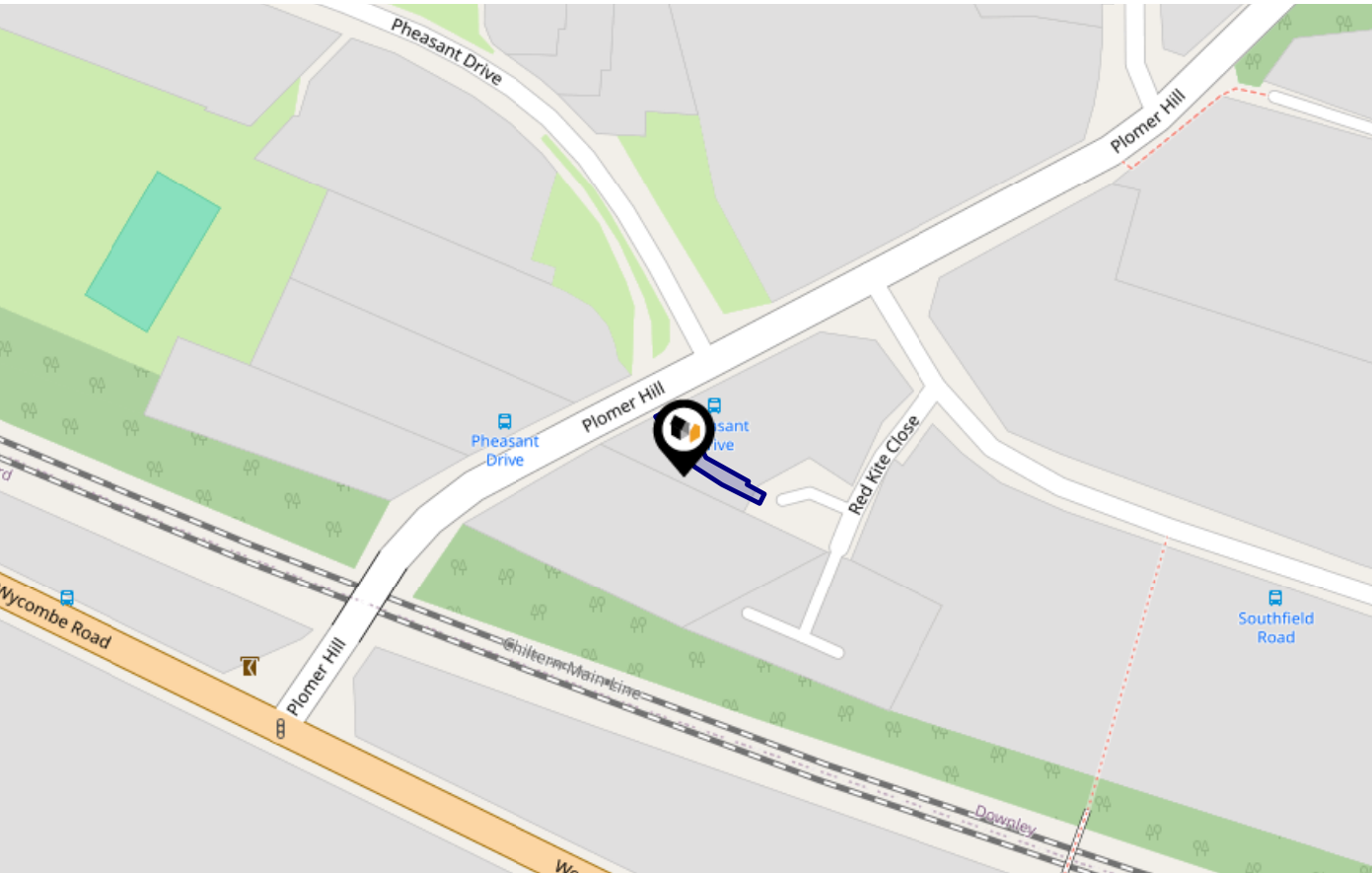
| 5 | 75.0+ dB | 🟥 |
| 4 | 70.0-74.9 dB | 🟧 |
| 3 | 65.0-69.9 dB | 🟨 |
| 2 | 60.0-64.9 dB | 🟩 |
| 1 | 55.0-59.9 dB | 🟦 |

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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.
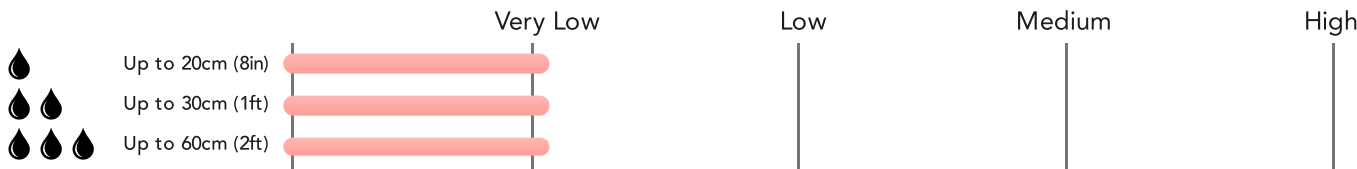


## Risk Rating:   Very low

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.

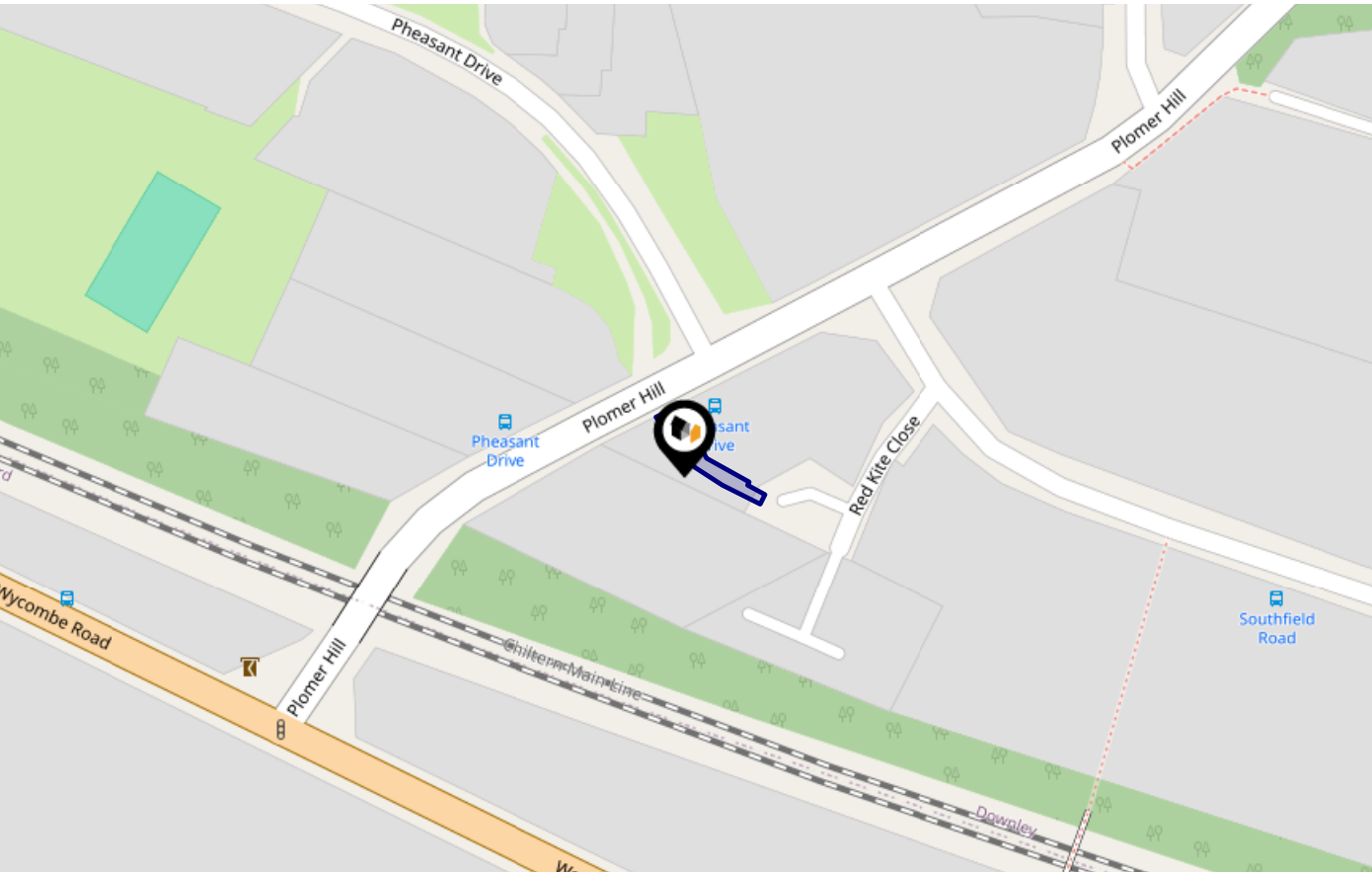Chance of flooding to the following depths at this property:



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

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# Flood Risk
## Rivers & Seas - Climate Change

avocado property

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

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.

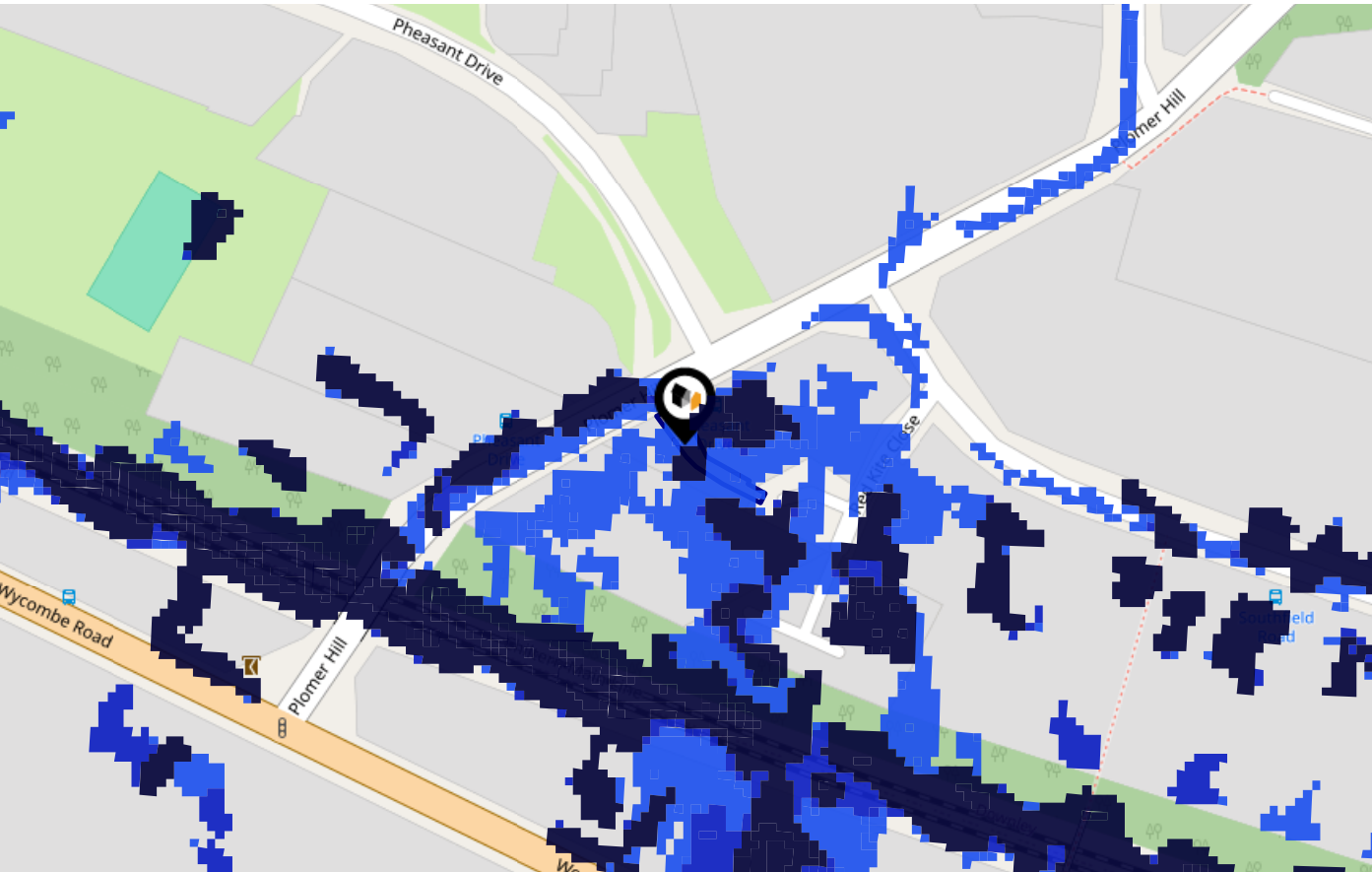Chance of flooding to the following depths at this property:
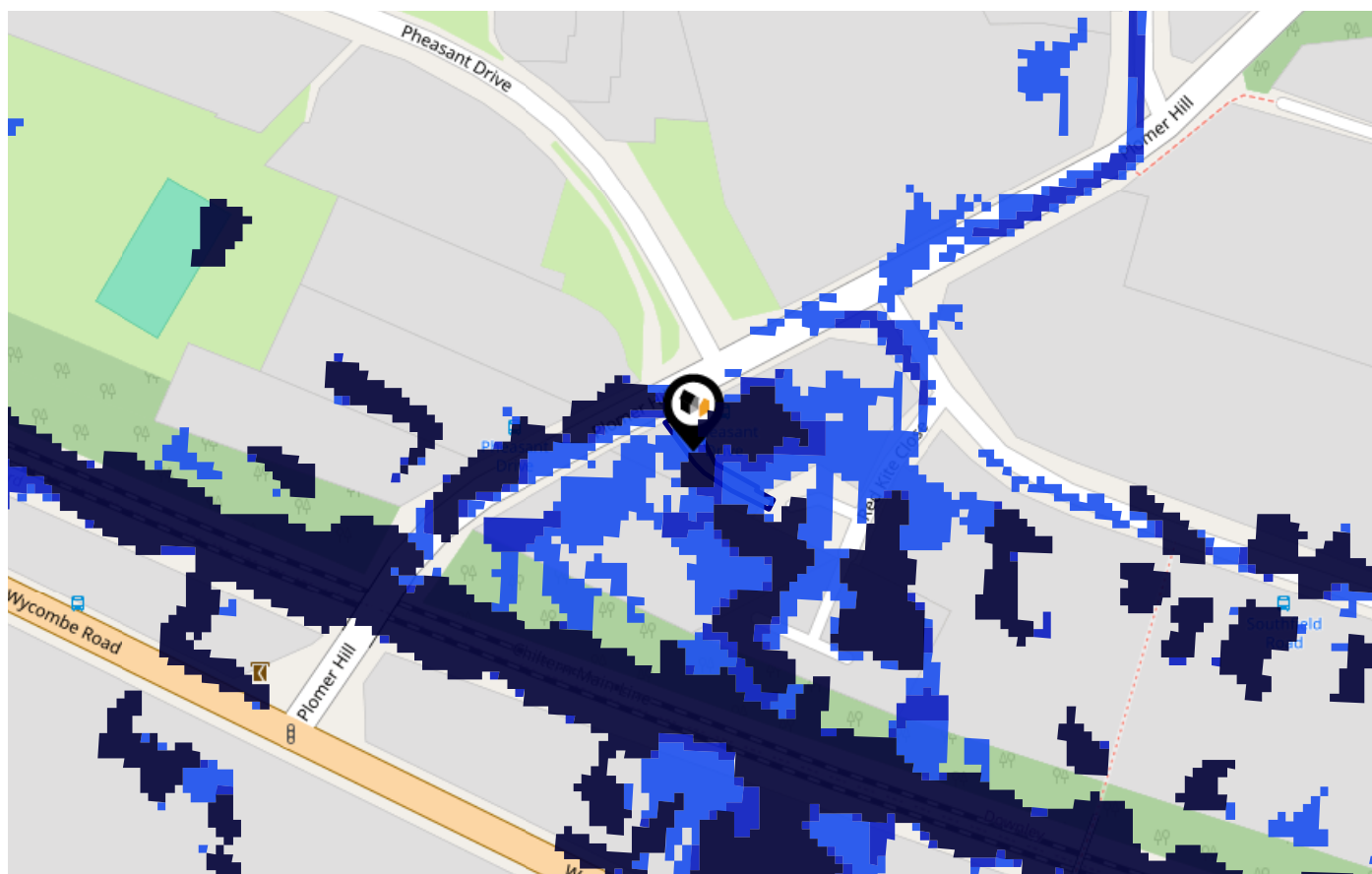
| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| Up to 20cm (8in) | | | | | |
| Up to 30cm (1ft) | | | | | |
| Up to 60cm (2ft) | | | | | |

**KFB -** Key Facts For Buyers

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# Flood Risk
## Surface Water - Flood Risk

avocado
property

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.

**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) | | | | |

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# Flood Risk
## Surface Water - Climate Change

avocado
property

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:**   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 (0.1%)** 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:

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

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# Maps
## Green Belt

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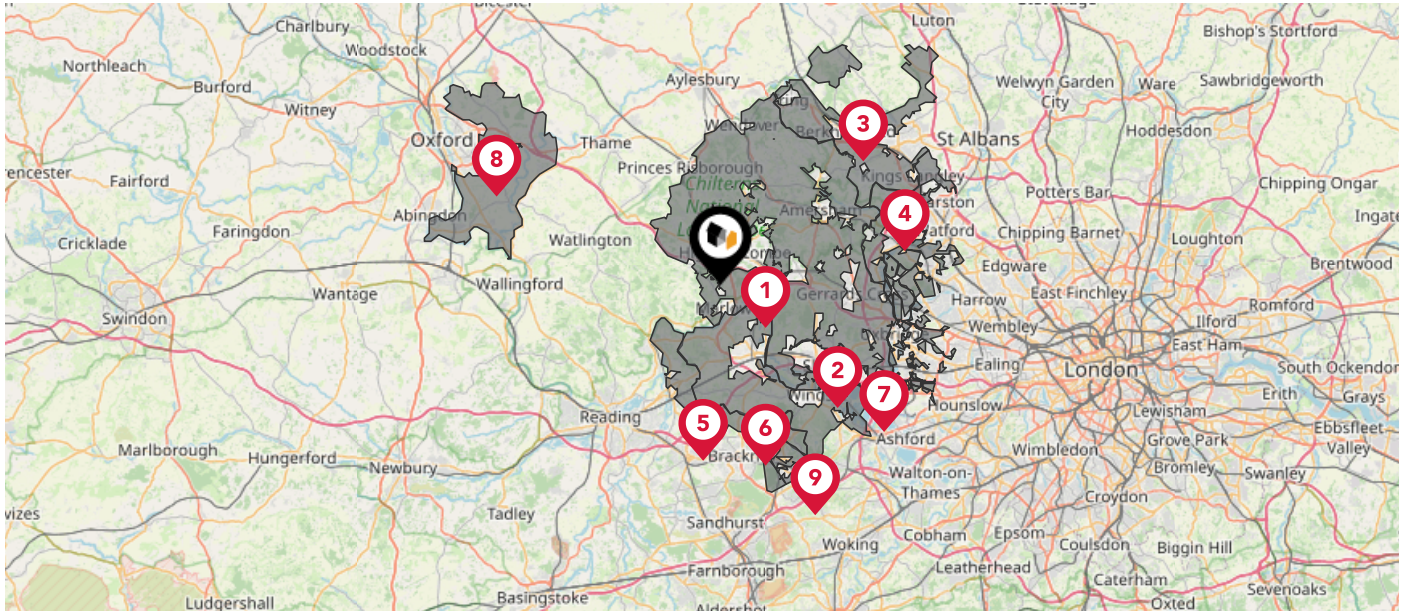


| Nearby Green Belt Land |
|---|
| 1    London Green Belt - Buckinghamshire |
| 2    London Green Belt - Slough |
| 3    London Green Belt - Dacorum |
| 4    London Green Belt - Three Rivers |
| 5    London Green Belt - Wokingham |
| 6    London Green Belt - Bracknell Forest |
| 7    London Green Belt - Hillingdon |
| 8    Oxford Green Belt - South Oxfordshire |
| 9    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.
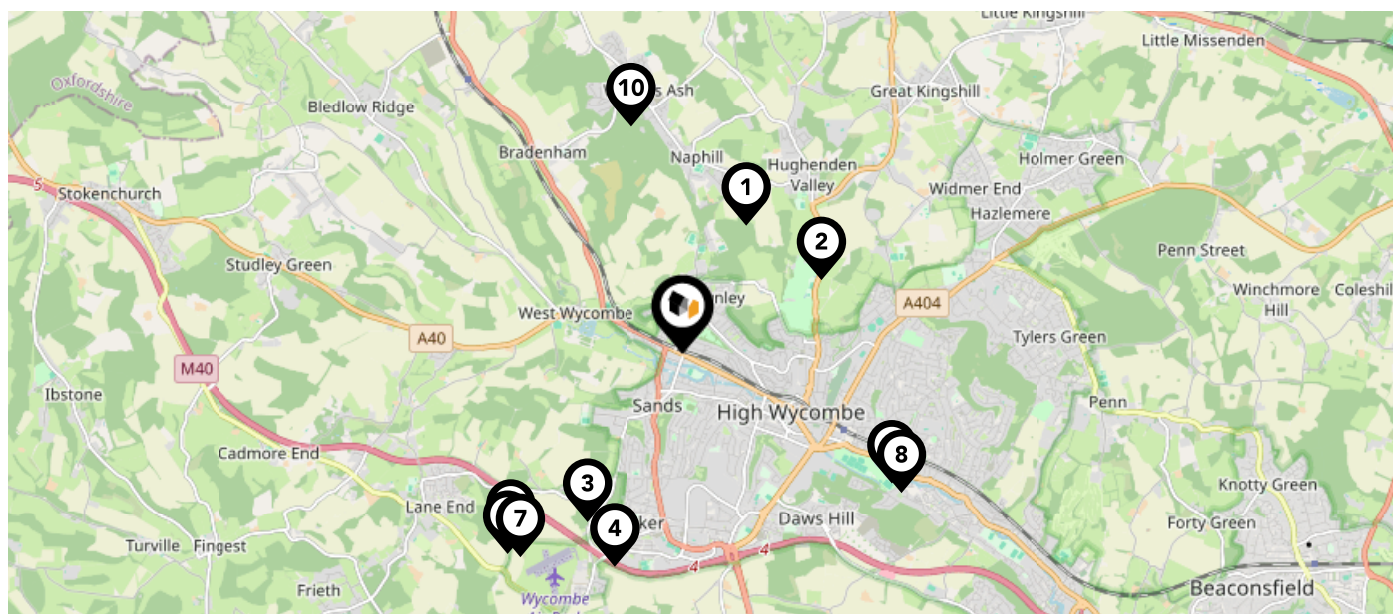


| Nearby Landfill Sites | | |
|---|---|---|
| **1** Naphill Farm-Hunts Hill Lane, Wycombe, Buckinghamshire | Historic Landfill | |
| **2** Hughenden Valley-High Wycombe, Buckinghamshire | Historic Landfill | |
| **3** Newmer Common-Newmer Common, Wycombe, Buckinghamshire | Historic Landfill | |
| **4** Booker Brickpit-Gibson Road - Newmer Road | Historic Landfill | |
| **5** Adkins-High Wycombe, Buckinghamshire | Historic Landfill | |
| **6** Widdenton Park Wood No.1-Lane End, Buckinghamshire | Historic Landfill | |
| **7** EA/EPR/TP3499EE/V003 - J M Osborne & Co | Active Landfill | |
| **8** Spring Gardens-High Wycombe, Buckinghamshire | Historic Landfill | |
| **9** Widdenton Park Wood 2-Lane End, Buckinghamshire | Historic Landfill | |
| **10** Walters Ash Minerals Workings South-Buckinghamshire | Historic Landfill | |

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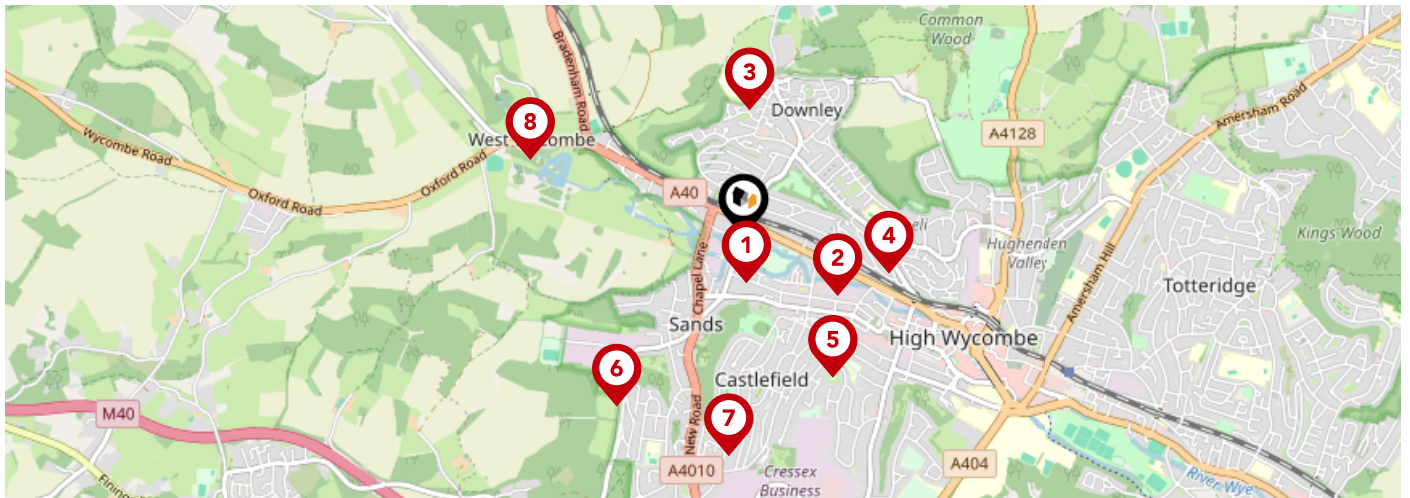
# Maps
## Listed Buildings

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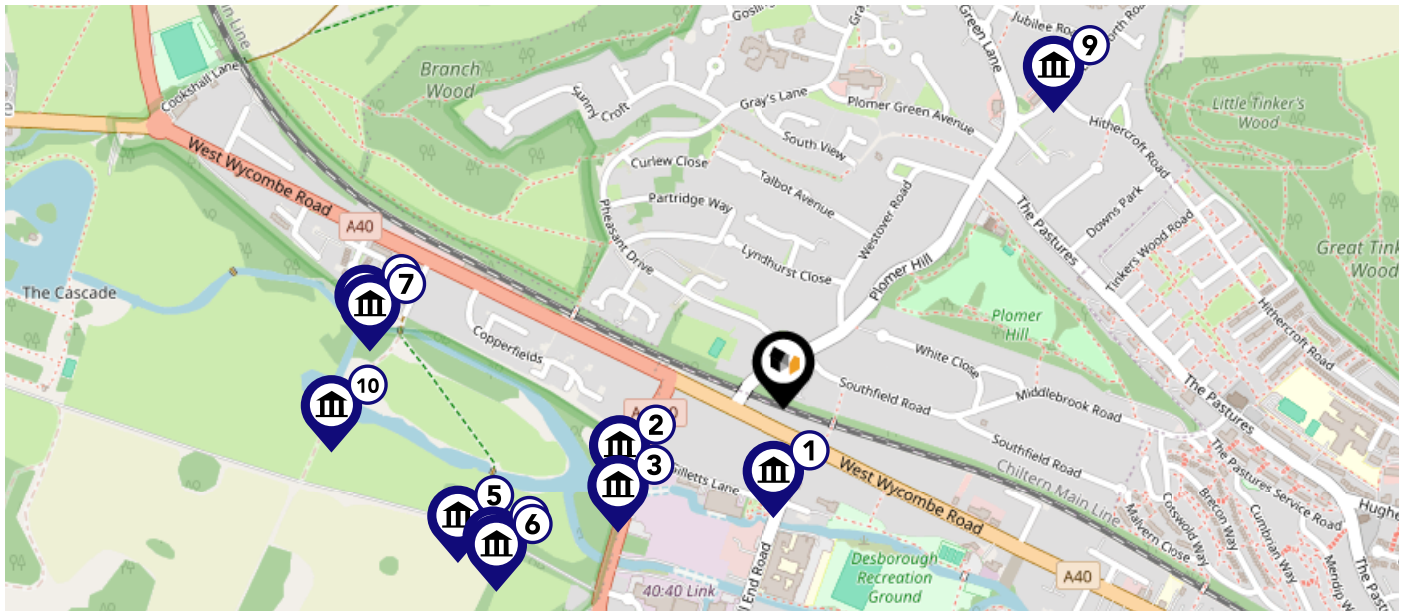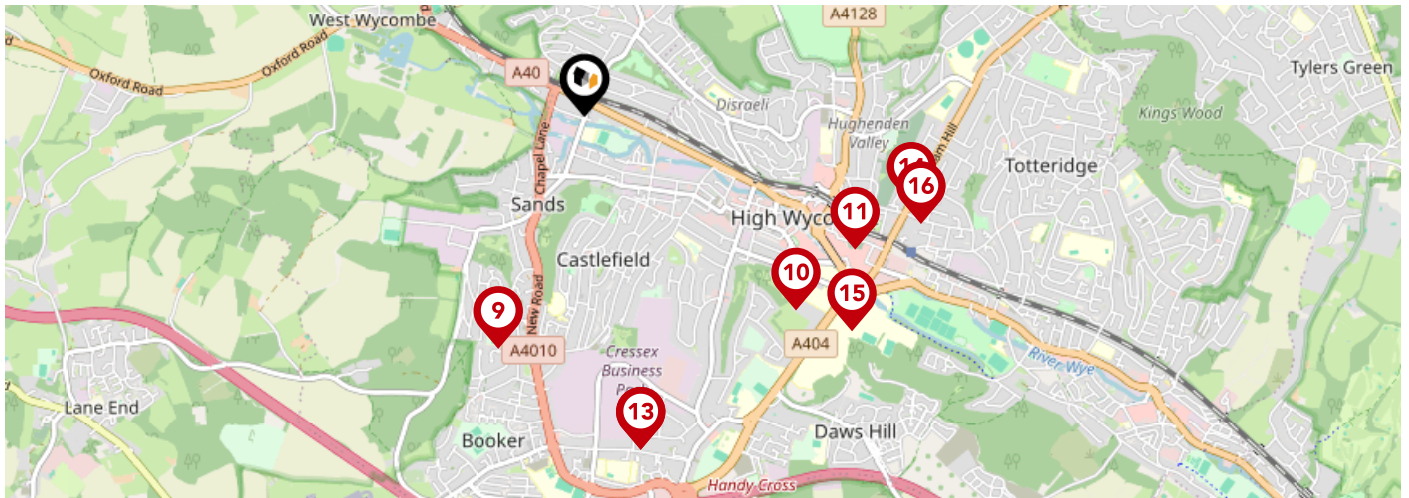


| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1   1332386 - Mill End House | Grade II | 0.1 miles |
| 2   1125215 - Chapel House And Group Of Cottages To South | Grade II | 0.2 miles |
| 3   1159697 - Pepper Boxes And Bridge Over River Wye | Grade II | 0.2 miles |
| 4   1160508 - Gatepiers To Park Farm Adjoining Round House | Grade II | 0.4 miles |
| 5   1310540 - Farm Buildings At Park Farm | Grade II | 0.4 miles |
| 6   1332395 - Round House | Grade II | 0.4 miles |
| 7   1125121 - Floras Temple | Grade II | 0.5 miles |
| 8   1125122 - Garden Wall To Floras Temple | Grade II | 0.5 miles |
| 9   1125652 - Plomer Green Cottages | Grade II | 0.5 miles |
| 10   1332394 - Sawmill House | Grade II | 0.5 miles |

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1 Millbrook Combined School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 694  \| Distance:0.21 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **2 Unity College**<br>Ofsted Rating: Good   \|  Pupils: 11   \| Distance:0.51 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **3 The Downley School**<br>Ofsted Rating: Not Rated   \|  Pupils: 388  \| Distance:0.58 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **4 The Disraeli School**<br>Ofsted Rating: Good   \|  Pupils: 716  \| Distance:0.69 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5 Oakridge School**<br>Ofsted Rating: Good   \|  Pupils: 476  \| Distance:0.76 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **6 Progress Schools - Buckinghamshire**<br>Ofsted Rating: Good   \|  Pupils: 4  \| Distance:0.97 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **7 Castlefield School**<br>Ofsted Rating: Good   \|  Pupils: 469  \| Distance:1.01 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8 West Wycombe School**<br>Ofsted Rating: Requires improvement  \|  Pupils: 165  \| Distance:1.05 | ☐ | ☑ | ☐ | ☐ | ☐ |

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# Area
## Schools

|  | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** **Booker Hill School**<br>Ofsted Rating: Good  |  Pupils: 251  | Distance:1.14 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** **High Wycombe Church of England Combined School**<br>Ofsted Rating: Good  |  Pupils: 208  | Distance:1.32 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** **Hamilton Academy**<br>Ofsted Rating: Good  |  Pupils: 668  | Distance:1.39 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** **Chiltern Wood School**<br>Ofsted Rating: Good  |  Pupils: 204  | Distance:1.55 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **13** **Kite Ridge School**<br>Ofsted Rating: Good  |  Pupils: 9  | Distance:1.55 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **14** **Godstowe Preparatory School**<br>Ofsted Rating: Not Rated  |  Pupils: 395  | Distance:1.55 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **15** **Wycombe Abbey**<br>Ofsted Rating: Not Rated  |  Pupils: 645  | Distance:1.57 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **16** **Aspire**<br>Ofsted Rating: Outstanding  |  Pupils: 77  | Distance:1.62 | ☐ | ☐ | ☑ | ☐ | ☐ |

# Local Area
## Masts & Pylons



avocado property
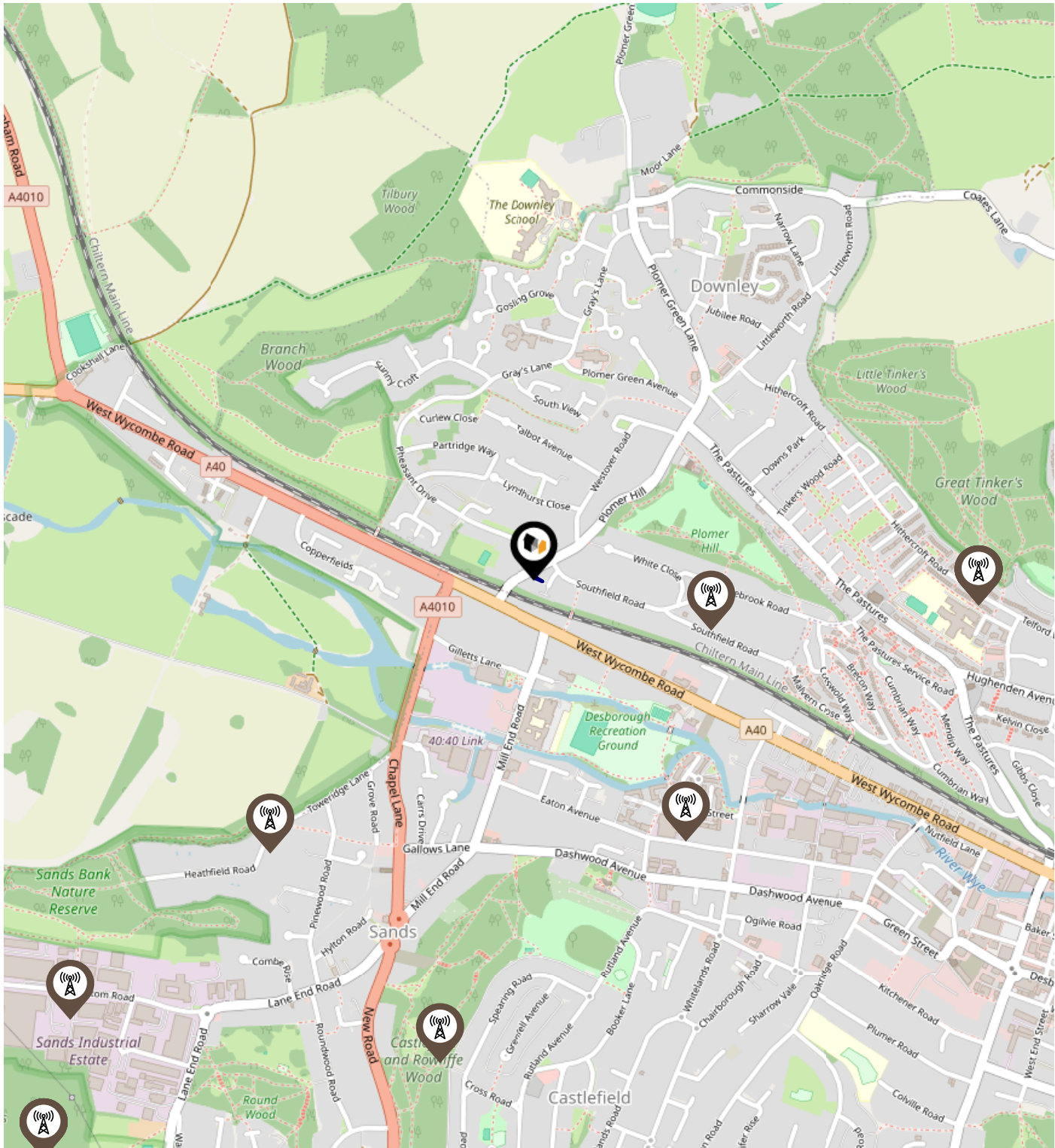
**Key:**

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).



This
Property

| 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|
| <1% | 1-3% | 3-5% | 5-10% | 10-30% | >30% |
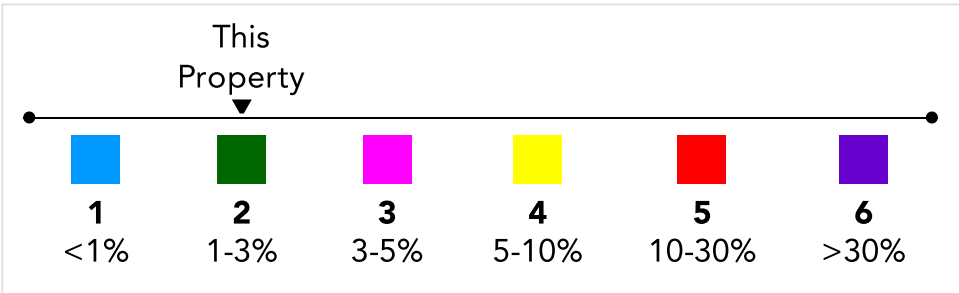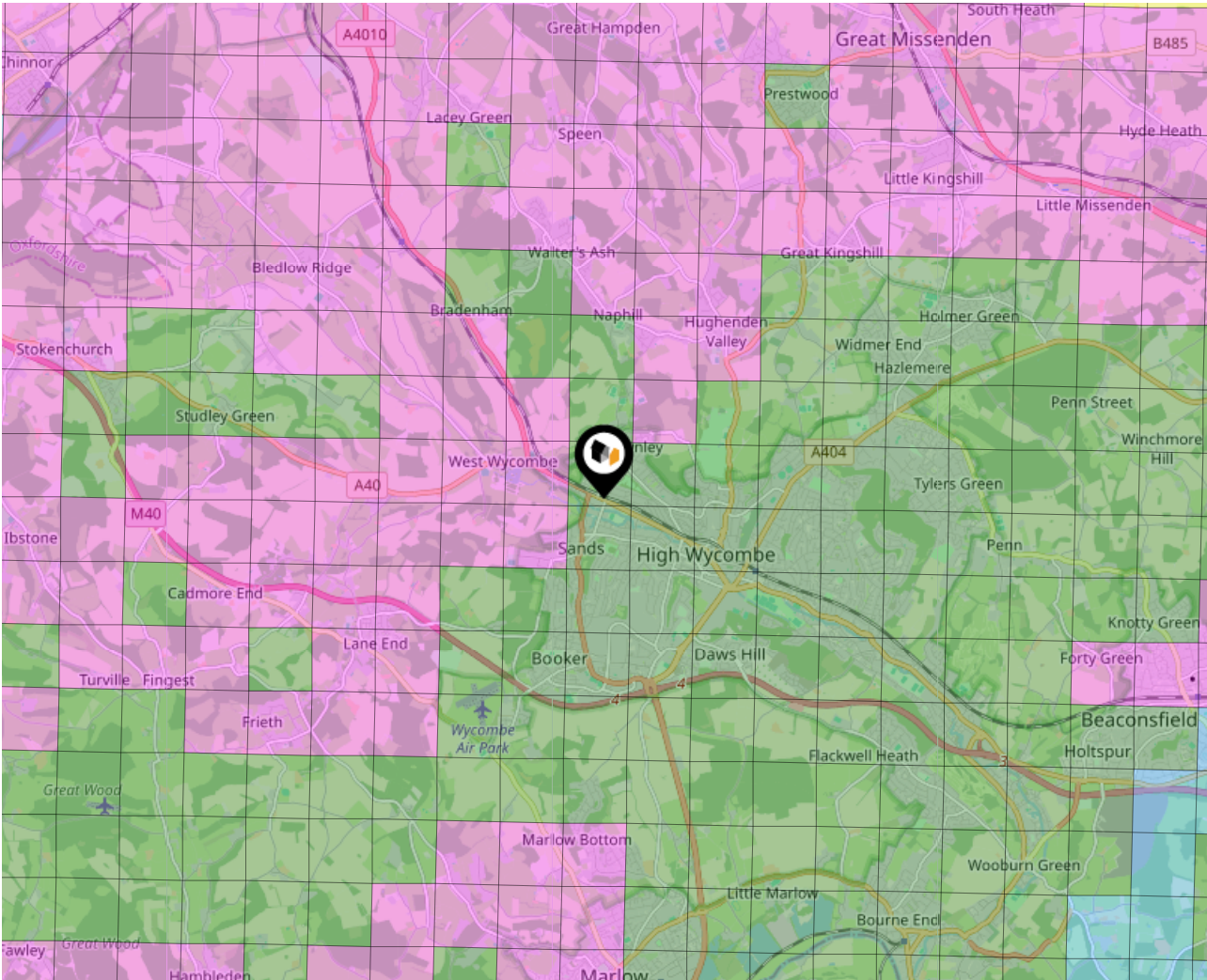
# Local Area
## Road Noise
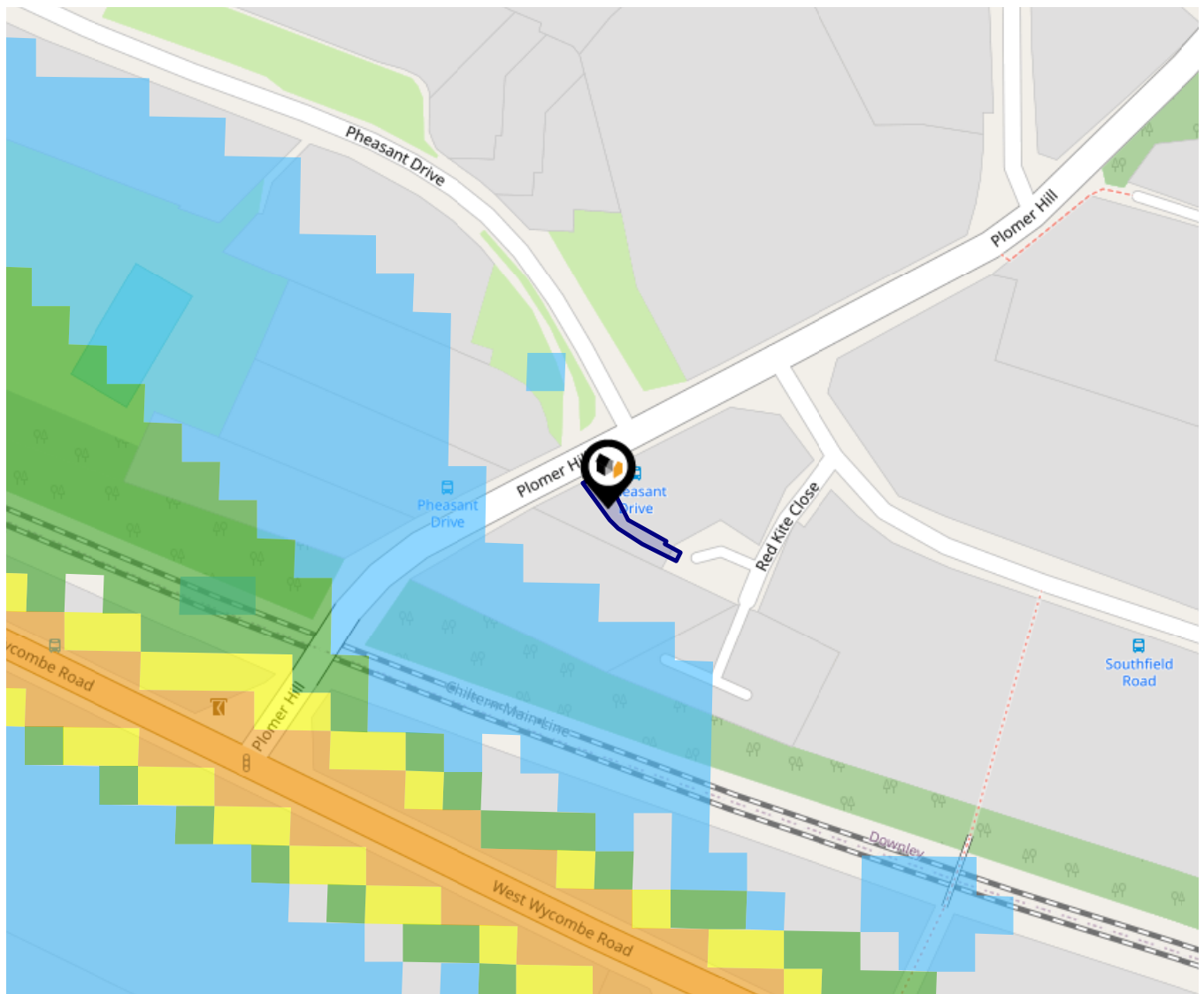
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

# 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 | | |
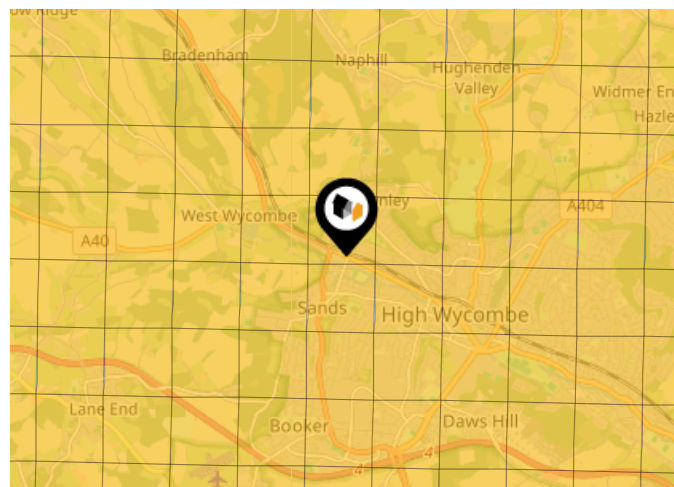


### Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |

# Area
# Transport (National)
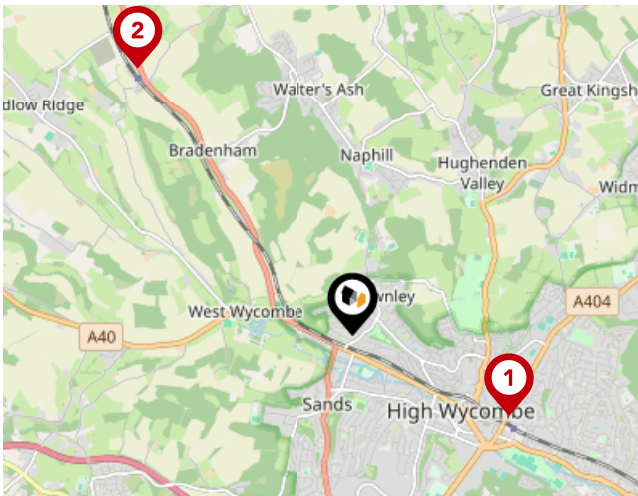


## National Rail Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | High Wycombe Rail Station | 1.63 miles |
| 2 | Saunderton Rail Station | 3.14 miles |
| 3 | Marlow Rail Station | 4.85 miles |
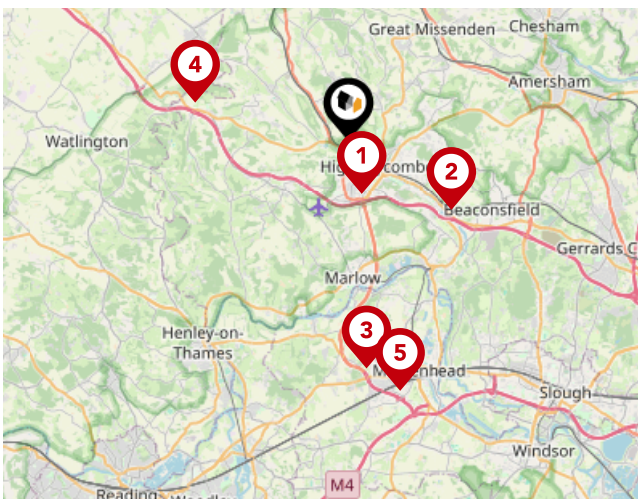


## Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------|----------|
| 1 | M40 J4 | 2.01 miles |
| 2 | M40 J3 | 4.57 miles |
| 3 | A404(M) J9 | 8.44 miles |
| 4 | M40 J5 | 5.85 miles |
| 5 | A404(M) J9A | 9.4 miles |
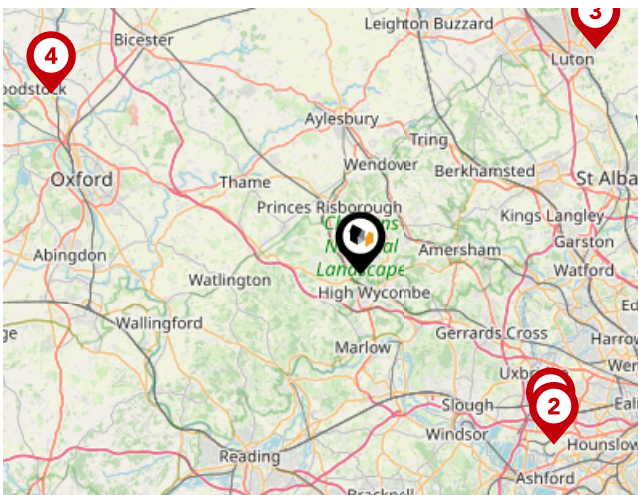


## Airports/Helipads

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Heathrow Airport | 18.14 miles |
| 2 | Heathrow Airport Terminal 4 | 18.96 miles |
| 3 | Luton Airport | 23.93 miles |
| 4 | Kidlington | 26.3 miles |

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# Area
**Transport (Local)**
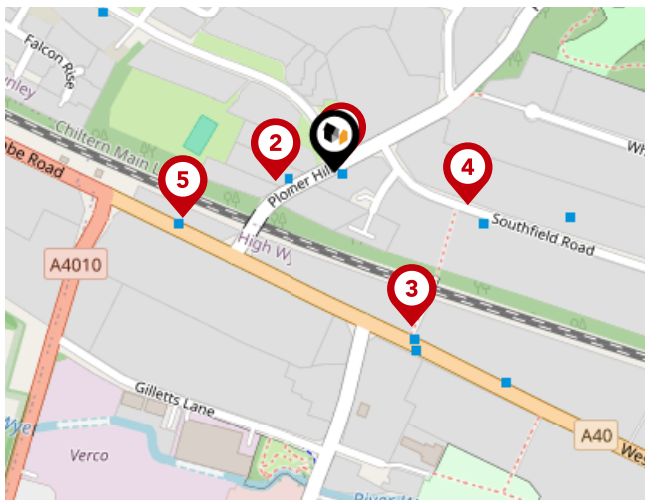
## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Pheasant Drive | 0.01 miles |
| 2 | Pheasant Drive | 0.03 miles |
| 3 | Mill End Road | 0.1 miles |
| 4 | Southfield Road | 0.08 miles |
| 5 | Downley Turn | 0.09 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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