



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 01st April 2026



**FLAT 4, THE GRANGE, 4, BOYN HILL AVENUE,
MAIDENHEAD, SL6 4ER**

Landwood Group

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Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 215 ft² / 20 m²
Plot Area: 0.04 acres
Year Built : 1900-1929
Council Tax : Band B
Title Number: BK230786
UPRN: 100081275904
Restrictive Covenants: Yes

Last Sold Date: 12/09/2008
Last Sold Price: £124,000
Last Sold £/ft²: £575
Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s **80** mb/s **1800** mb/s
  

Mobile Coverage:
 (based on calls indoors)



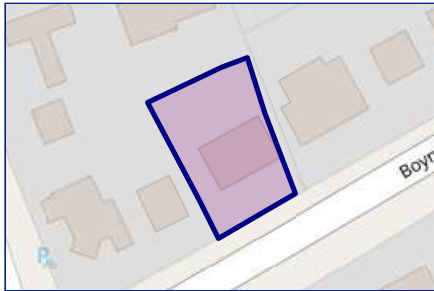
Satellite/Fibre TV Availability:



Property Multiple Title Plans

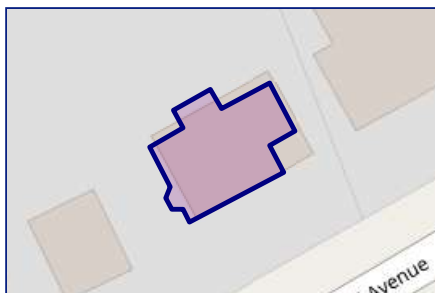
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Freehold Title Plan



BK130212

Leasehold Title Plan



BK230786

Start Date: 14/03/1985
End Date: 01/01/2084
Lease Term: 99 years from 1 January 1985
Term Remaining: 57 years



Property EPC - Certificate

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FLAT 4, THE GRANGE, 4 BOYN HILL AVENUE, SL6
4ER

Energy rating

D

Valid until 13.06.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

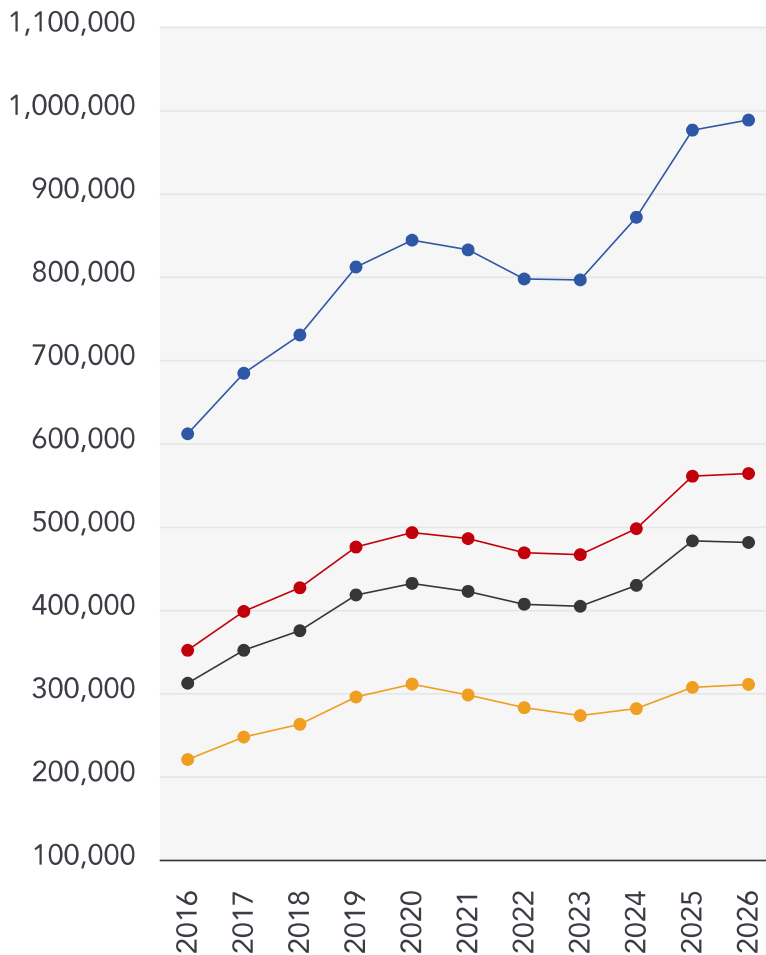
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	20 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

+40.97%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



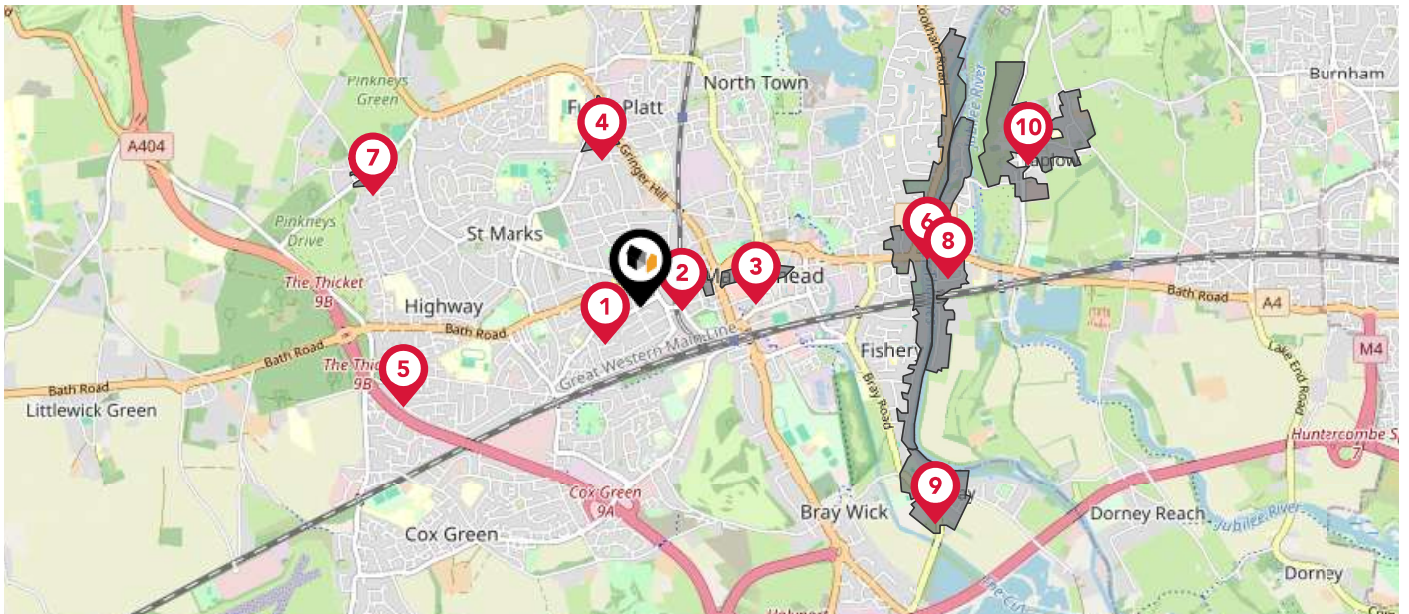
Mine Entry

- ✕ 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.

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.



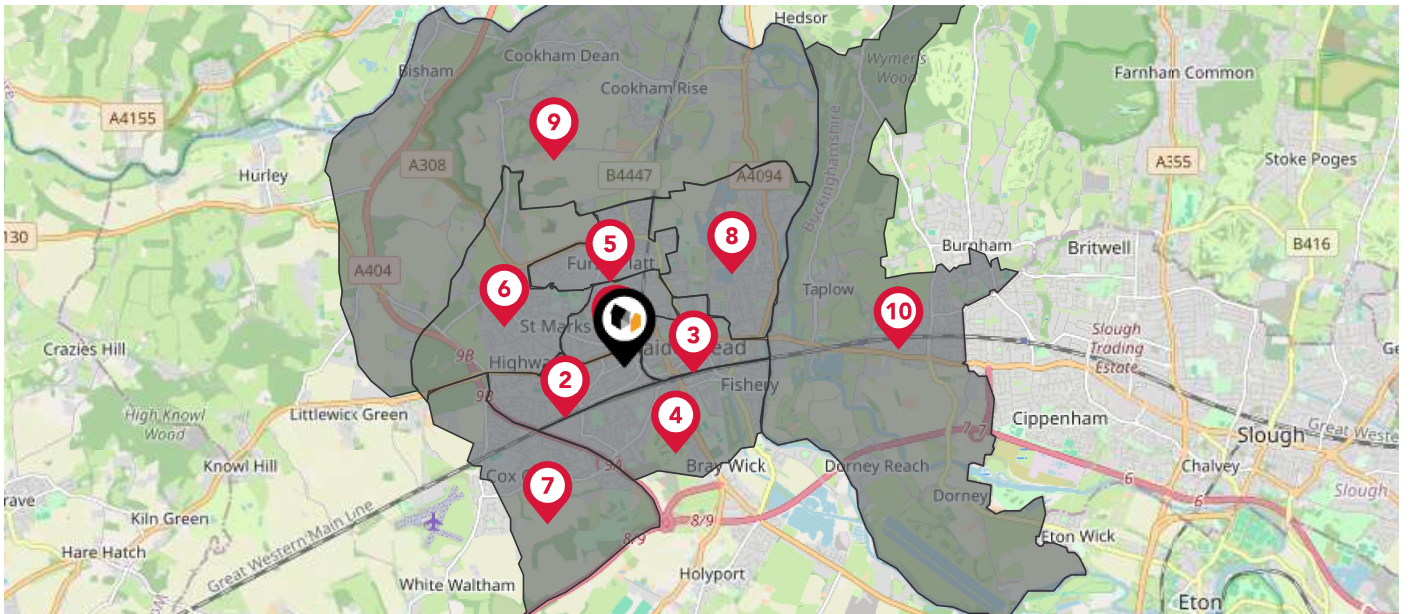
Nearby Conservation Areas

- 1 All Saints, Boyn Hill, Maidenhead
- 2 Castle Hill, Maidenhead
- 3 Maidenhead Town Centre
- 4 Furze Platt Triangel
- 5 Altwood Roadm Maidenhead
- 6 Maidenhead Riverside (inc Boulst Lock and Maidenhead Bridge)
- 7 Pinkneys green
- 8 Taplow Riverside
- 9 Bray Village
- 10 Taplow

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



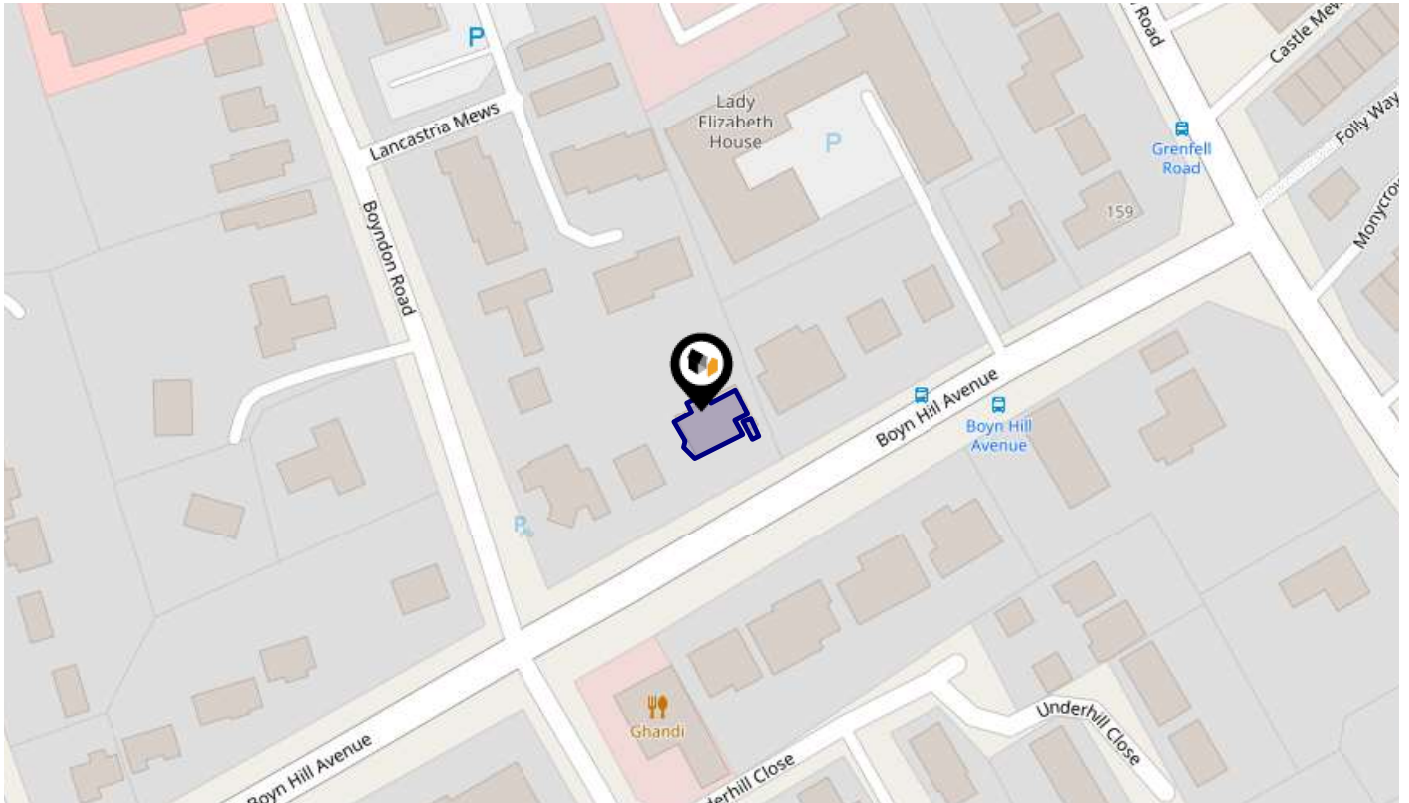
Nearby Council Wards

- 1 Belmont Ward
- 2 Boyn Hill Ward
- 3 St. Mary's Ward
- 4 Oldfield Ward
- 5 Furze Platt Ward
- 6 Pinkneys Green Ward
- 7 Cox Green Ward
- 8 Riverside Ward
- 9 Bisham & Cookham Ward
- 10 Cliveden 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.

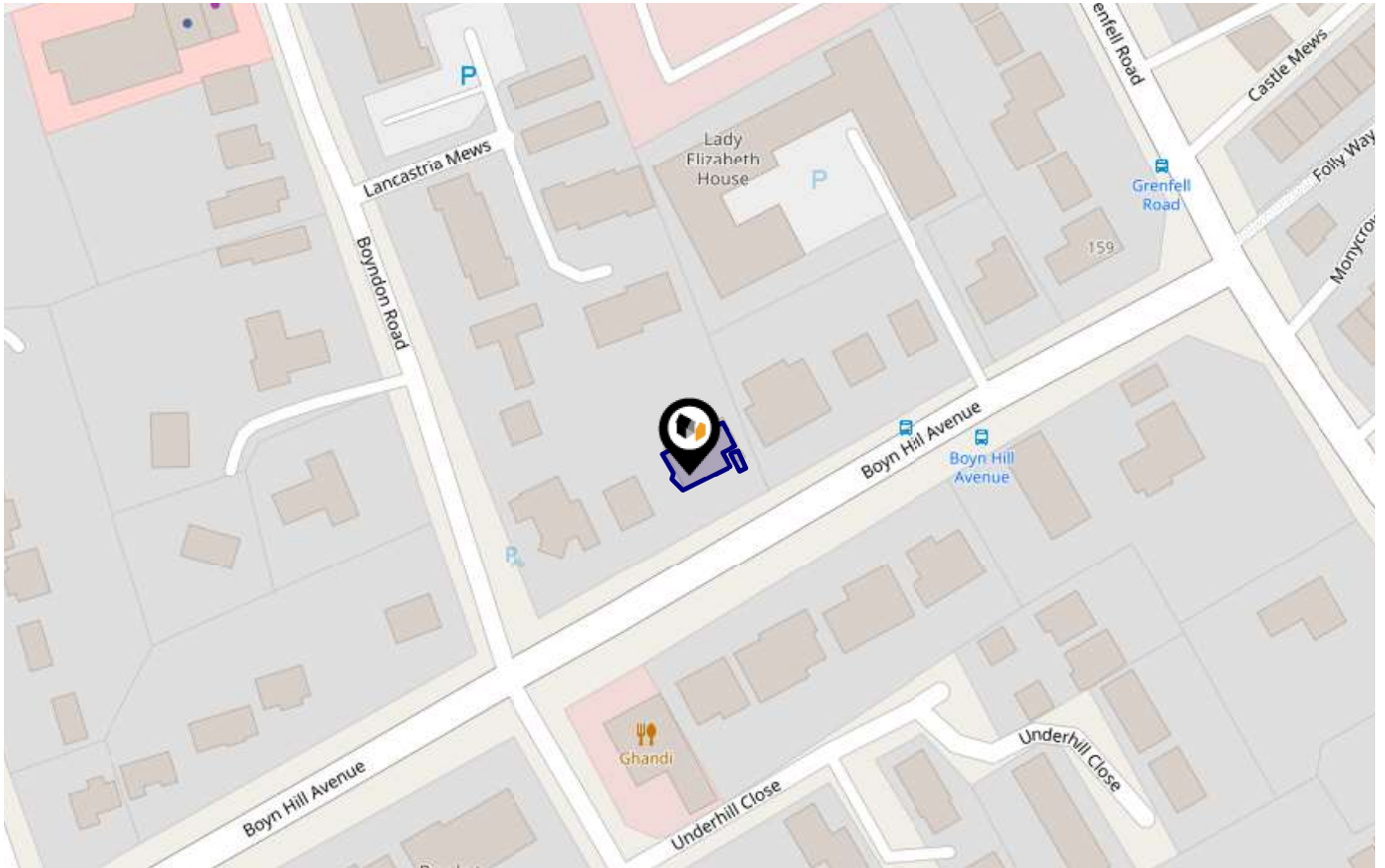
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

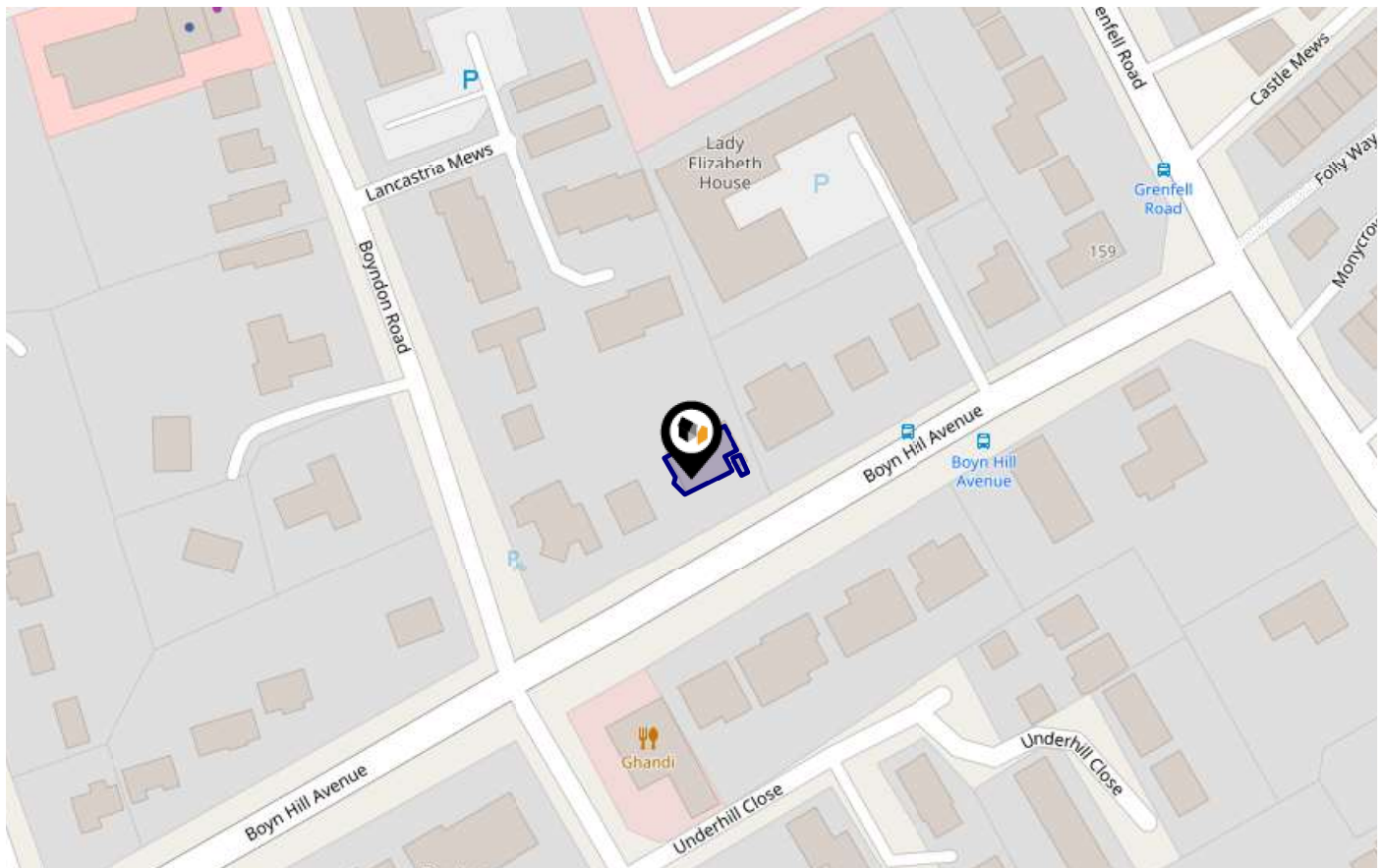
Chance of flooding to the following depths at this property:



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.



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.
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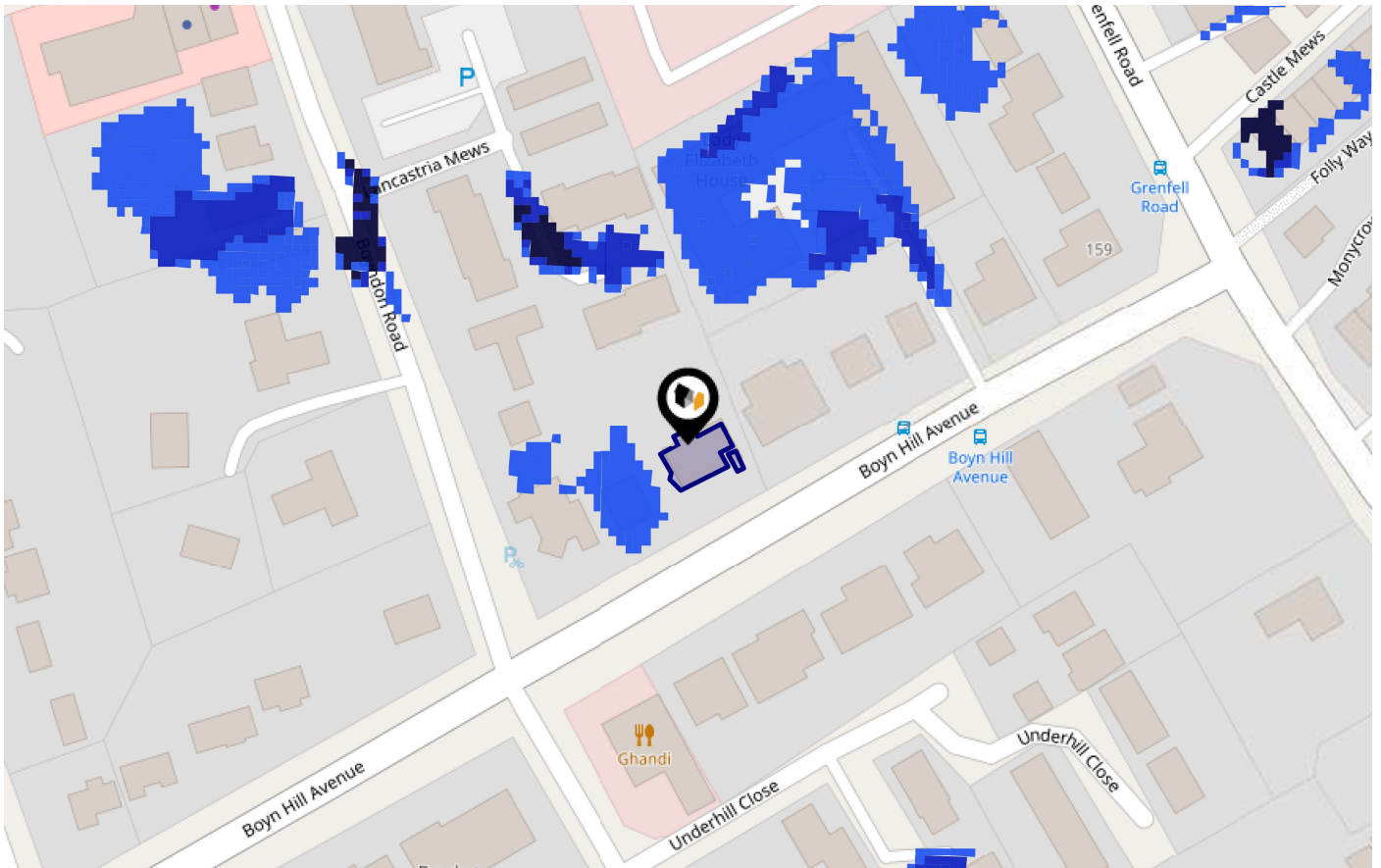
Chance of flooding to the following depths at this property:



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

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.
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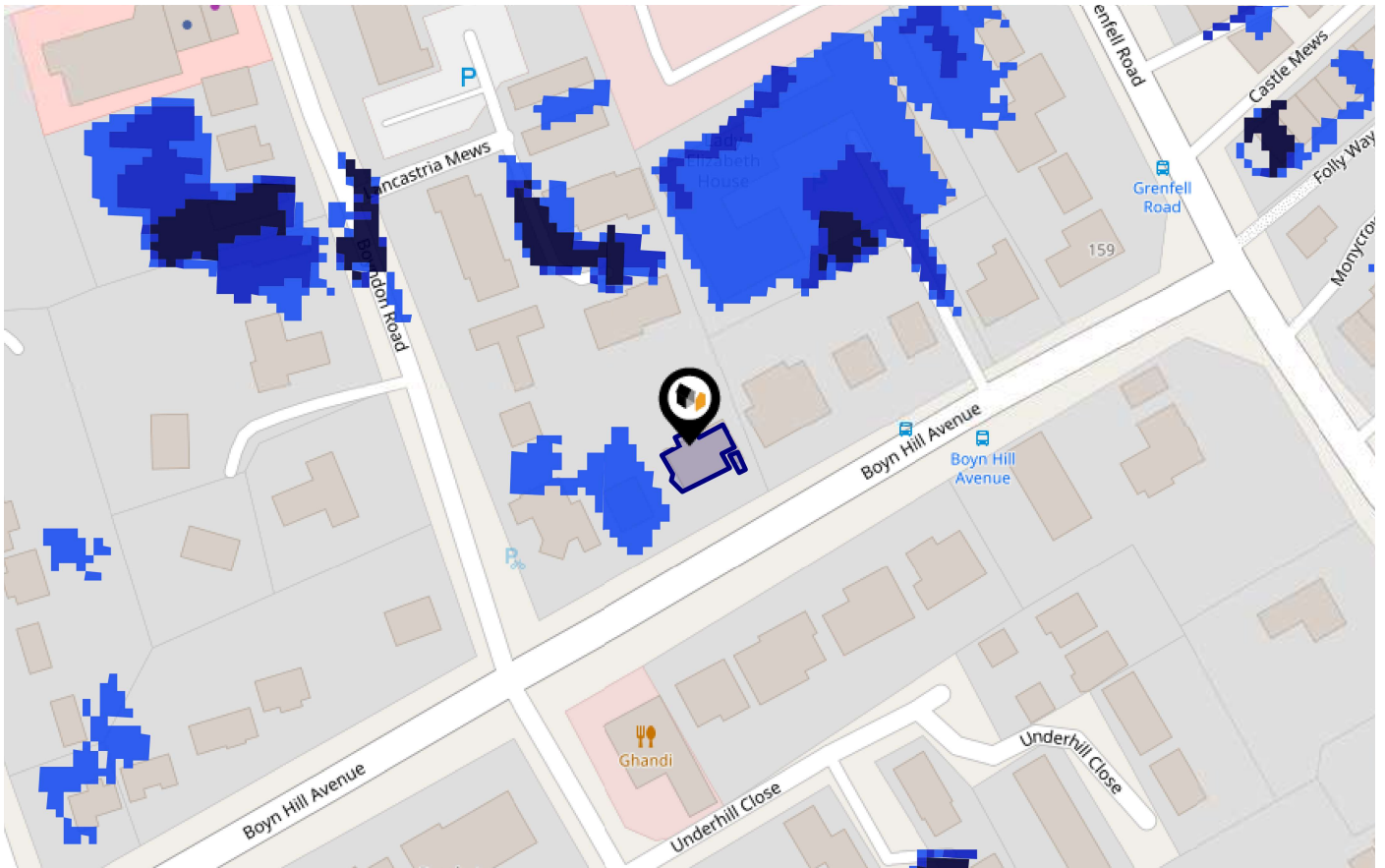
Chance of flooding to the following depths at this property:



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.

- **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.
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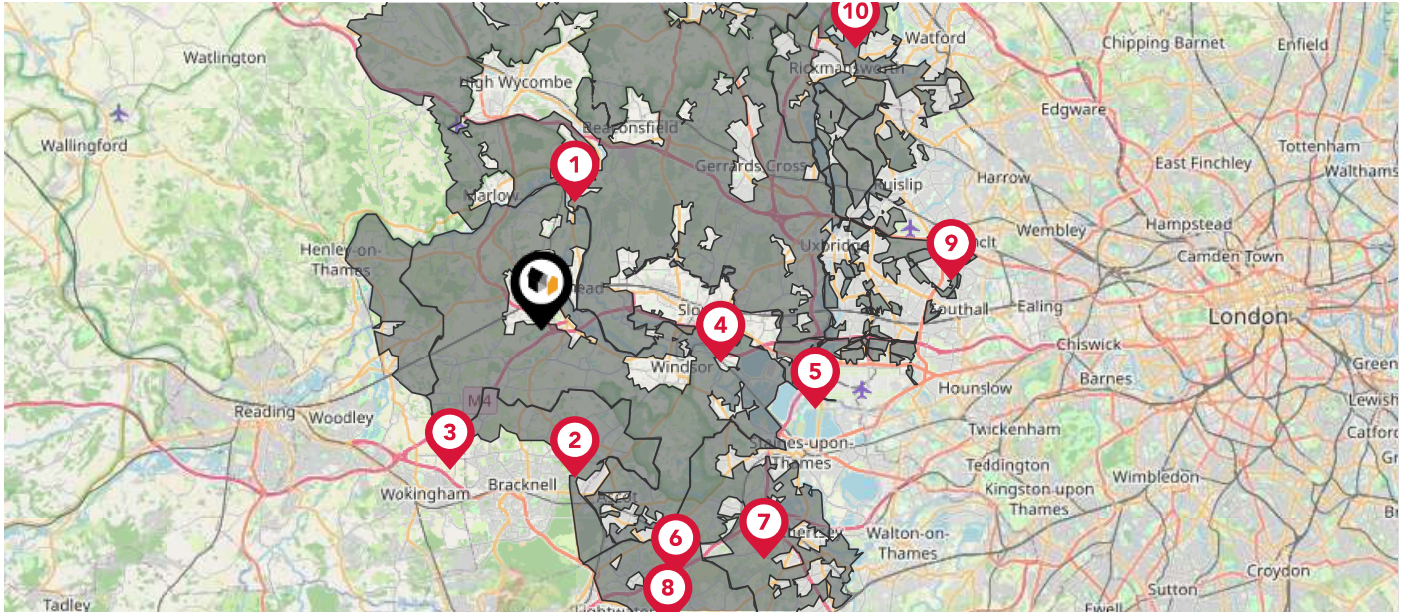
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



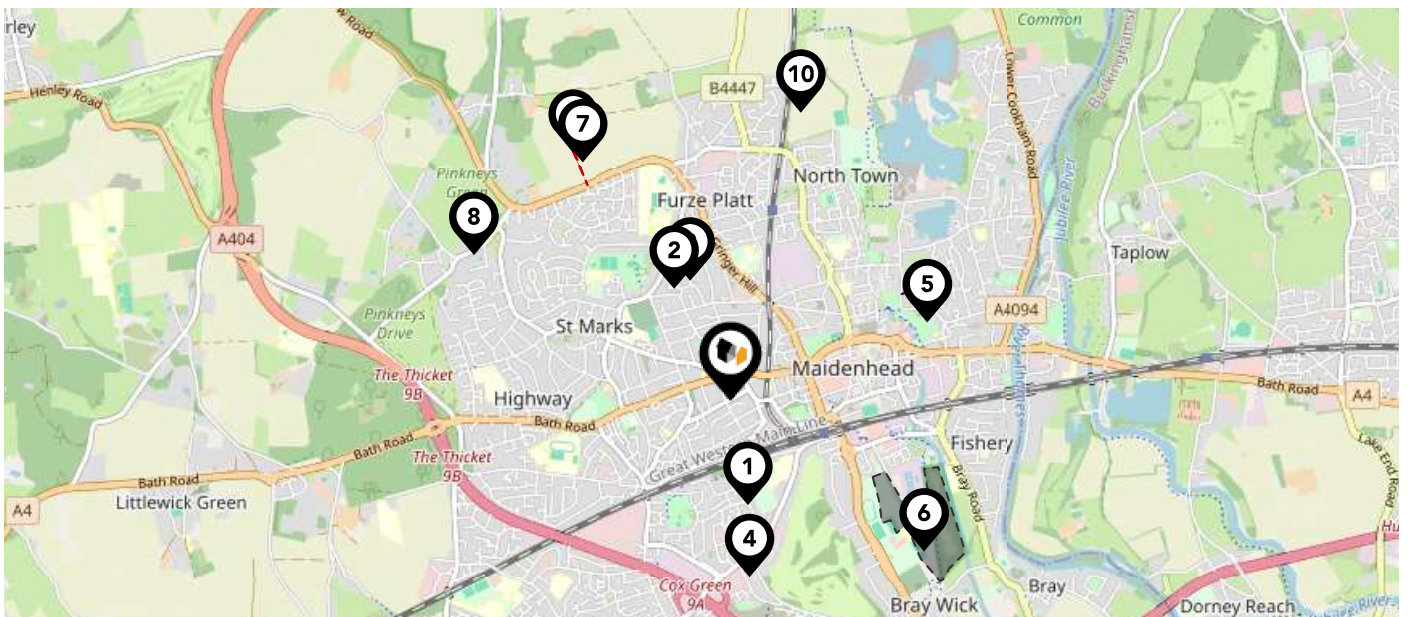
Nearby Green Belt Land

- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Wokingham
- 4 London Green Belt - Slough
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
- 9 London Green Belt - Ealing
- 10 London Green Belt - Three Rivers

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.



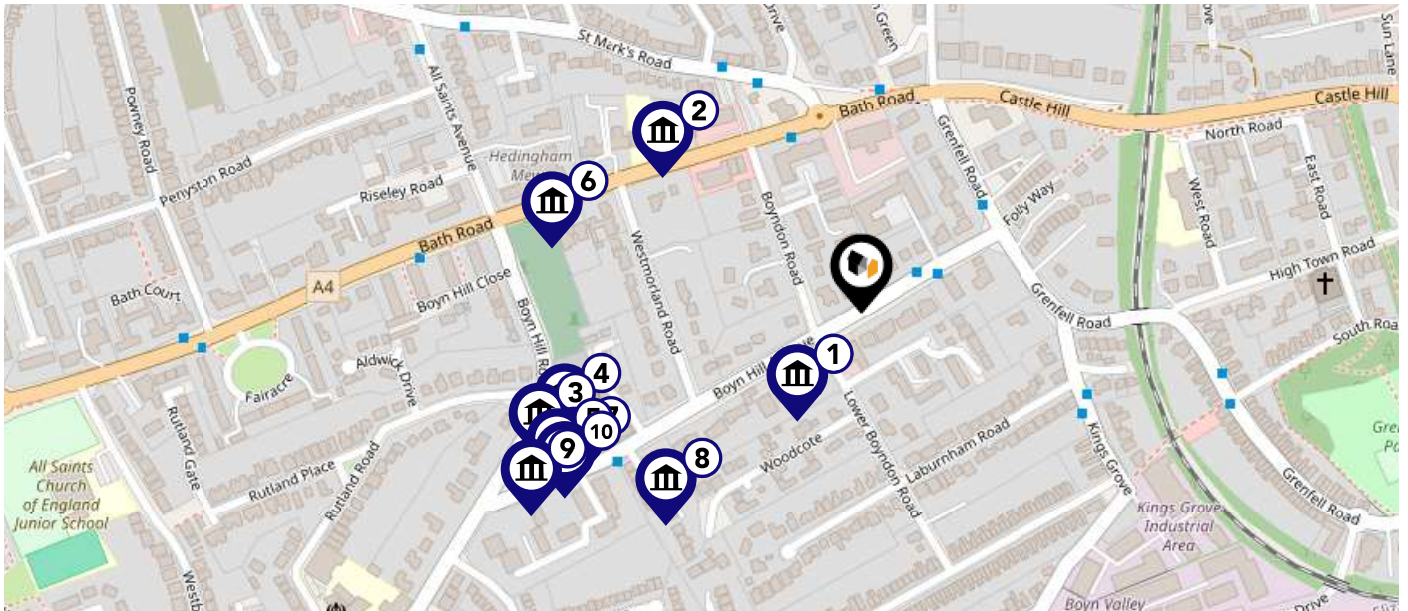
Nearby Landfill Sites

1	Ludlow Road-Maidenhead	Historic Landfill
2	Langton Close-Maidenhead	Historic Landfill
3	Linden Avenue-Maidenhead	Historic Landfill
4	Curls Lane-Cox Green	Historic Landfill
5	Badnalls Pit-Maidenhead	Historic Landfill
6	Braywick Road-Maidenhead	Historic Landfill
7	EA/EPR/CB3908LP/A001	Active Landfill
8	Cricket Pavillion-Pinkneys Green	Historic Landfill
9	Hindhay Lane Pinkneys Green-Furze Platt, Maidenhead	Historic Landfill
10	Spencers Farm-North Town	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



1392401 - Brocket

Grade II

0.1 miles



1117611 - Cromwell Cottage Hill Cottage

Grade II

0.1 miles



1136045 - Entrance Gateway And Wall To Quadrangle

Grade II

0.2 miles



1117616 - Church Of All Saints

Grade I

0.2 miles



1312975 - All Saints Parish Centre (former All Saints School)

Grade II

0.2 miles



1117612 - Milestone Opposite Number 34

Grade II

0.2 miles



1117615 - All Saints Cottage

Grade II

0.2 miles



1389620 - 27, Boyn Hill Avenue

Grade II

0.2 miles



1117618 - 5, Boyn Hill Road

Grade II

0.2 miles



1117614 - Girls School

Grade II

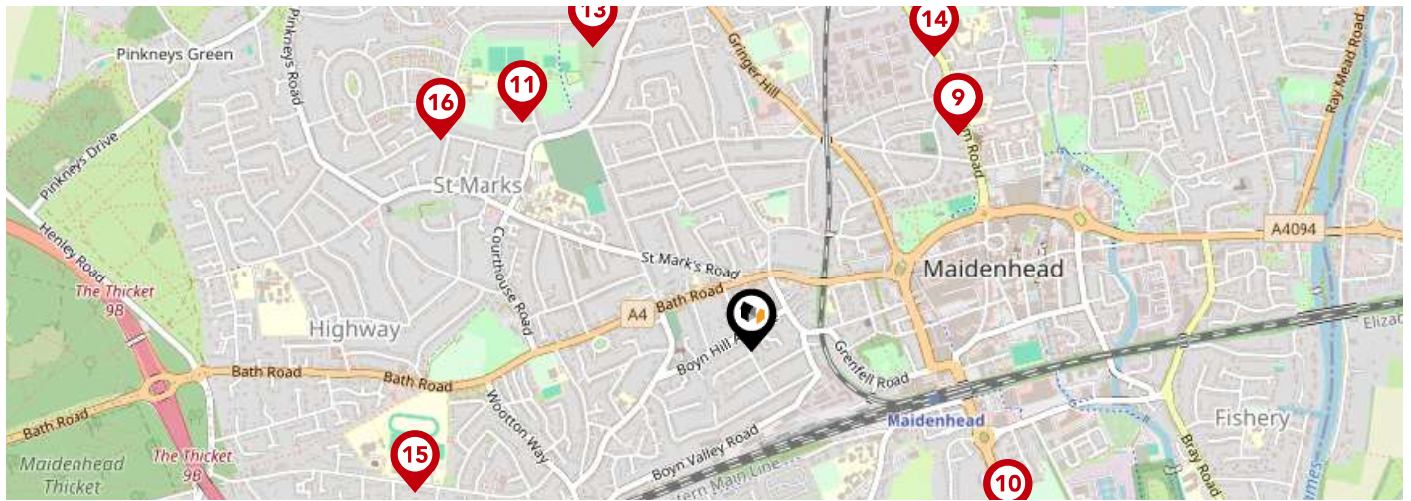
0.2 miles









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:0.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Claire's Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:0.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Desborough College Ofsted Rating: Good Pupils: 728 Distance:0.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 All Saints Church of England Junior School Ofsted Rating: Not Rated Pupils: 224 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Piran's School Ofsted Rating: Not Rated Pupils: 450 Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Larchfield Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Mary's Catholic Primary School, Maidenhead Ofsted Rating: Requires improvement Pupils: 304 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

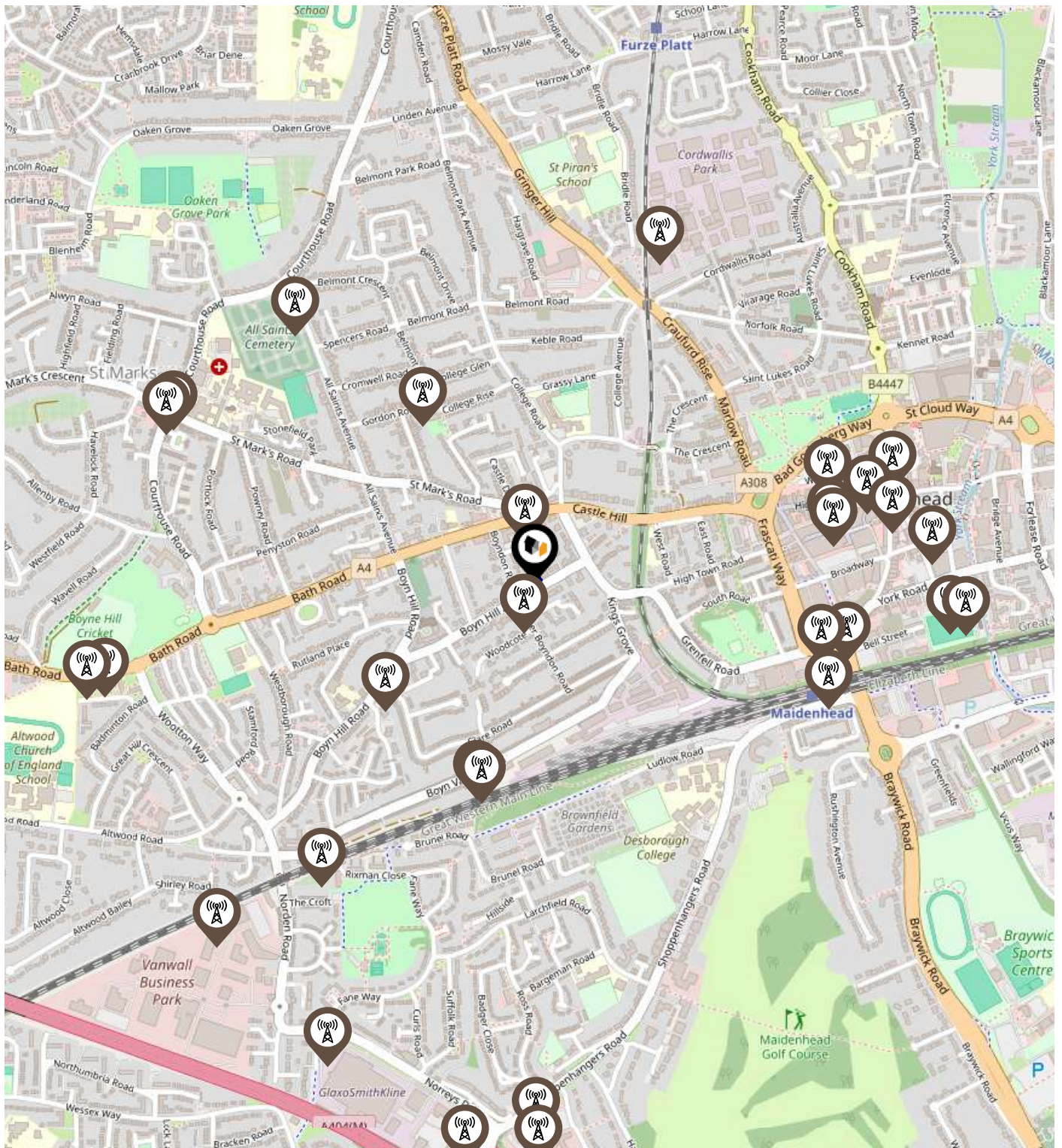
Area Schools





		Nursery	Primary	Secondary	College	Private
	St Luke's CofE Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alwyn Infant School Ofsted Rating: Good Pupils: 244 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Furze Platt Junior School Ofsted Rating: Outstanding Pupils: 365 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Furze Platt Infant School Ofsted Rating: Good Pupils: 270 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverside Primary School and Nursery Ofsted Rating: Good Pupils: 389 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Altwood Church of England School Ofsted Rating: Good Pupils: 740 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Courthouse Junior School Ofsted Rating: Good Pupils: 358 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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Key:

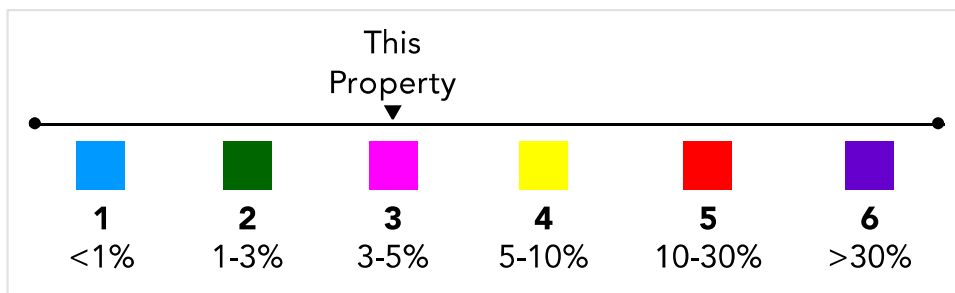
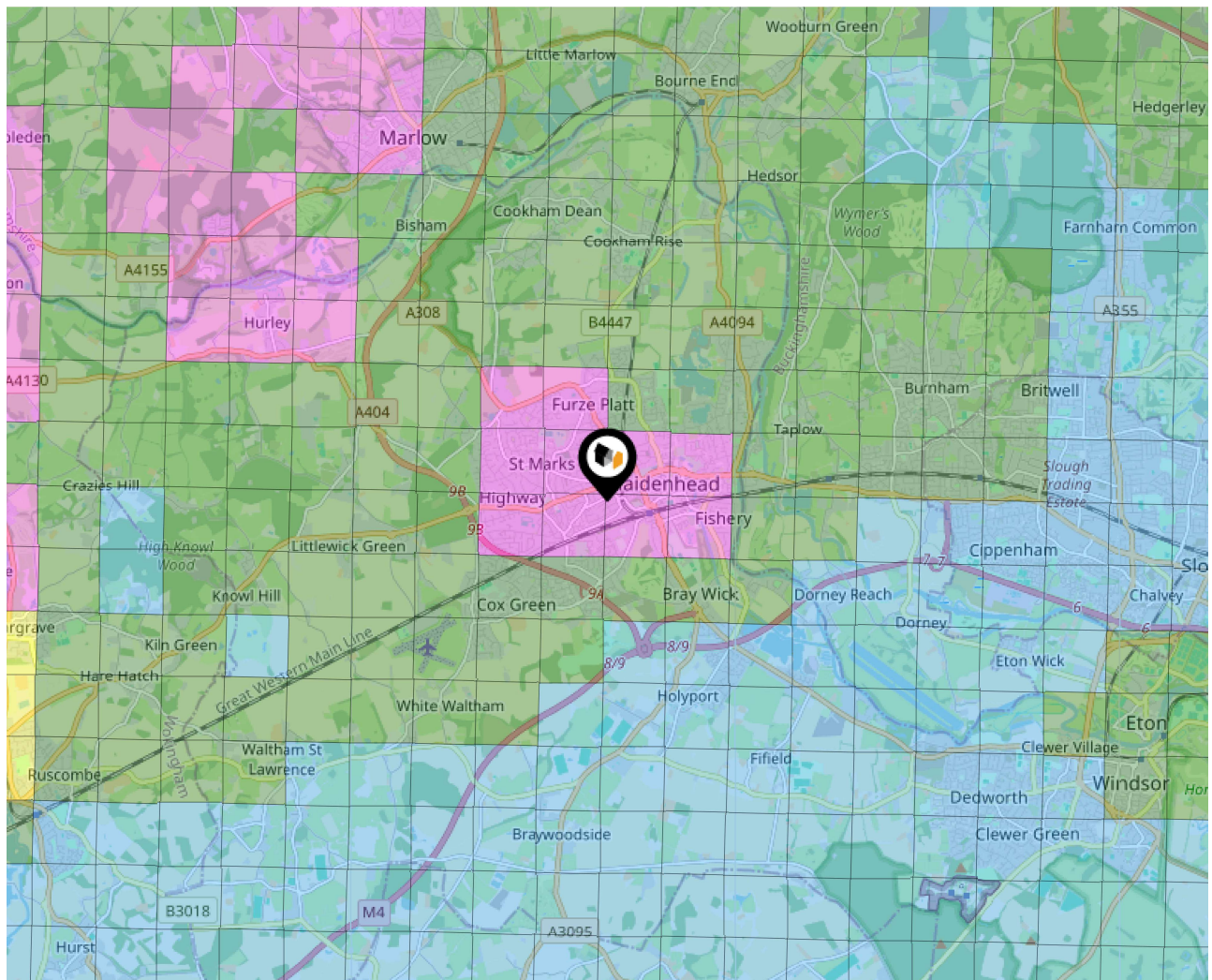
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

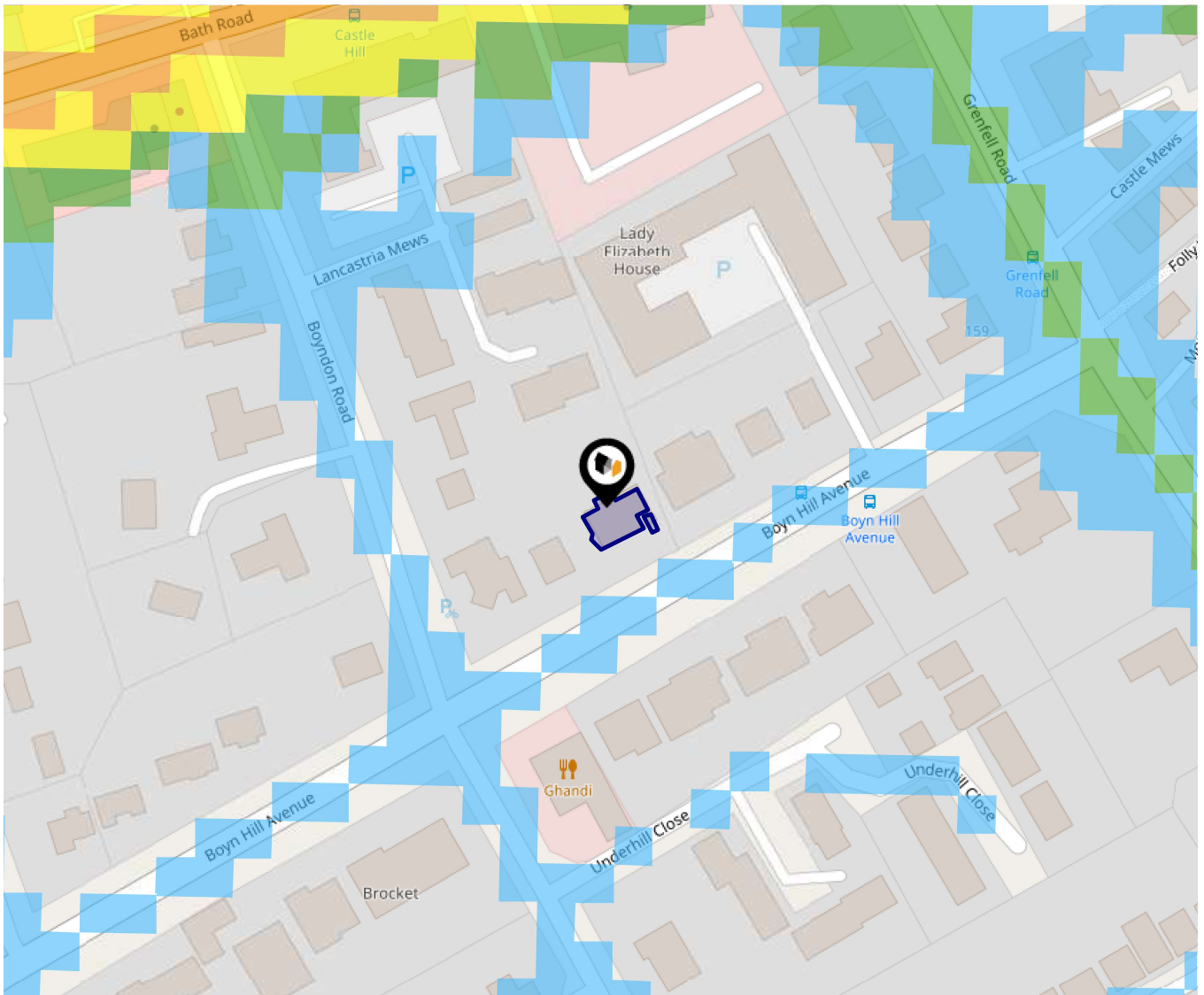
What is Radon?

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

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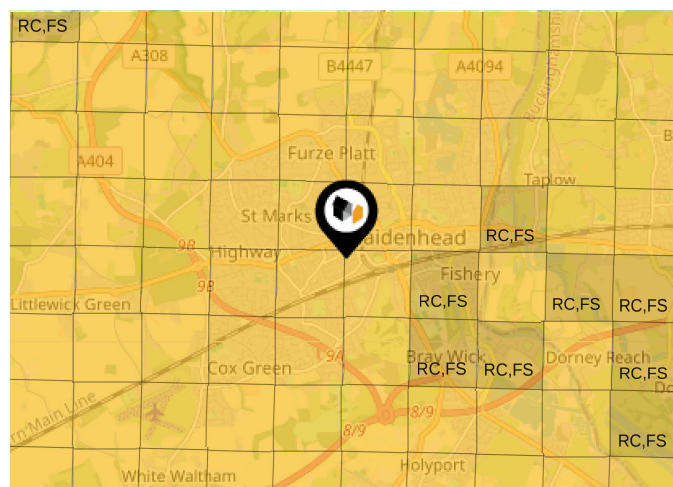


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY)		

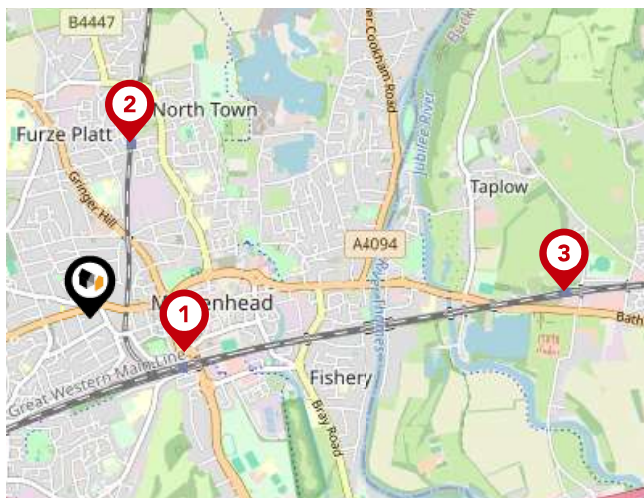


Primary Classifications (Most Common Clay Types)

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	Maidenhead Rail Station	0.46 miles
2	Furze Platt Rail Station	0.84 miles
3	Taplow Rail Station	2.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	0.95 miles
2	M4 J8	1.69 miles
3	A404(M) J9	1.37 miles
4	M4 J7	3.38 miles
5	M40 J3	5.96 miles

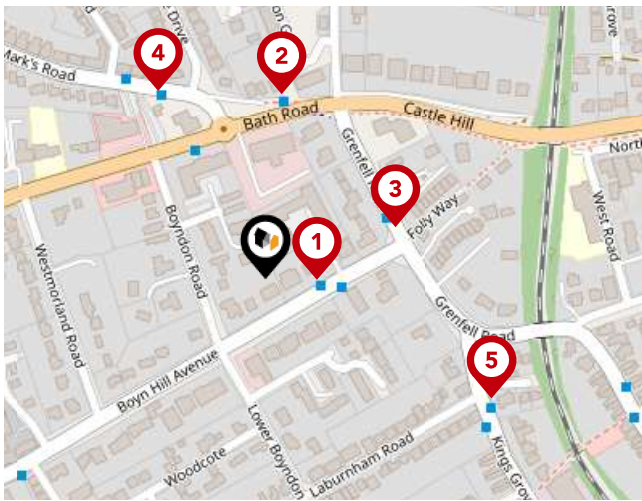


Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	12.47 miles
2	Heathrow Airport Terminal 4	12.98 miles
3	Luton Airport	29.11 miles
4	Kidlington	32.92 miles

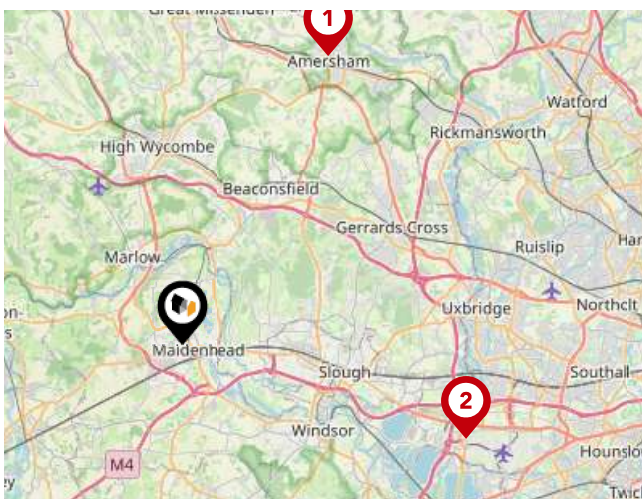
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Boyn Hill Avenue	0.03 miles
2	Windsor Castle PH	0.11 miles
3	Grenfell Road	0.08 miles
4	Windsor Castle PH	0.12 miles
5	Kings Grove	0.15 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	11.88 miles
2	Heathrow Terminal 5 Underground Station	11.01 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.25 miles
2	Weybridge Ferry Landing	15.31 miles
3	Moulsey - Hurst Park Ferry Landing	17.64 miles

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Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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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