

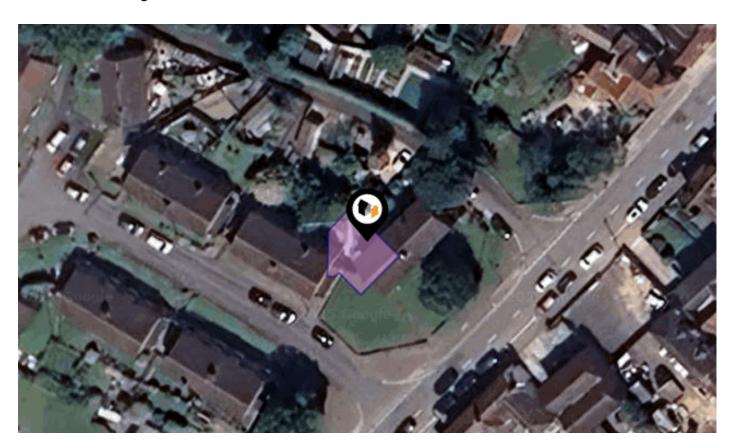


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 08th October 2025



4, WHIELDEN CLOSE, AMERSHAM, HP7 0HY

Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL 02087993880 phillip@philliparnoldauctions.co.uk philliparnoldauctions.co.uk





Property **Overview**









Property

Type: Flat / Maisonette

Bedrooms:

Floor Area: $559 \text{ ft}^2 / 52 \text{ m}^2$

Plot Area: 0.03 acres Year Built: 1950-1966 **Council Tax:** Band C

Annual Estimate: £2,135 **Title Number:** BM373618

UPRN: 100080504649

Last Sold Date: 24/03/2016

Last Sold Price: £308,000

£484 Last Sold £/ft²:

Tenure: Leasehold **Start Date:** 27/09/2012 **End Date:** 28/09/2137

Lease Term: 125 years from and including

28 September 2012

Term Remaining: 112 years

Local Area

Local Authority: Buckinghamshire

Conservation Area:

Flood Risk:

• Rivers & Seas

• Surface Water

No

Very low

Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12

80

900

mb/s

mb/s

mb/s







Mobile Coverage:

(based on calls indoors)











Satellite/Fibre TV Availability:























Property **Multiple Title Plans**

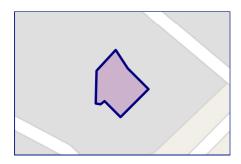


Freehold Title Plan



BM180054

Leasehold Title Plan



BM373618

Start Date: 27/09/2012 End Date: 28/09/2137

Lease Term: 125 years from and including 28 September 2012

Term Remaining: 112 years

Gallery **Photos**

















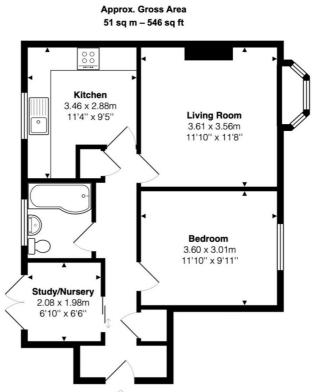






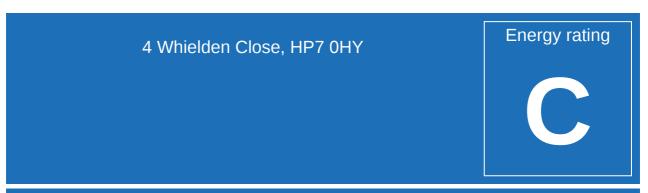
4, WHIELDEN CLOSE, AMERSHAM, HP7 0HY

4 Whielden Close, Old Amersham, Buckinghamshire, HP7 0HY



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.





Valid until 23.02.2035						
Score	Energy rating	Current	Potential			
92+	A					
81-91	В					
69-80	C	73 C	76 C			
55-68	D					
39-54	E					
21-38	F					
1-20	G					

Property **EPC - Additional Data**



Additional EPC Data

Maisonette **Property Type:**

Semi-Detached **Build Form:**

Marketed sale **Transaction Type:**

Energy Tariff: Single

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:

Open Fireplace: 0

Ventilation: Natural

Walls: Cavity wall, filled cavity

Walls Energy: Average

Roof: (another dwelling above)

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, no insulation (assumed)

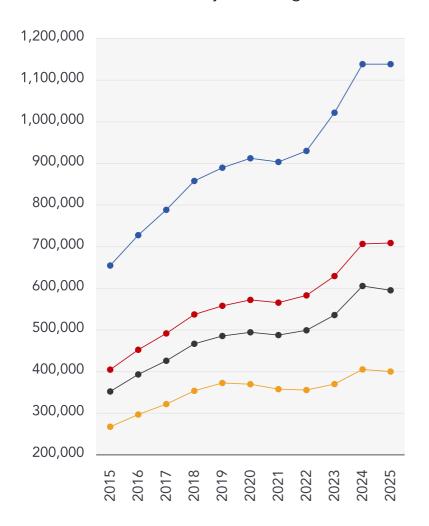
Total Floor Area: $52 \, \text{m}^2$

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in HP7



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

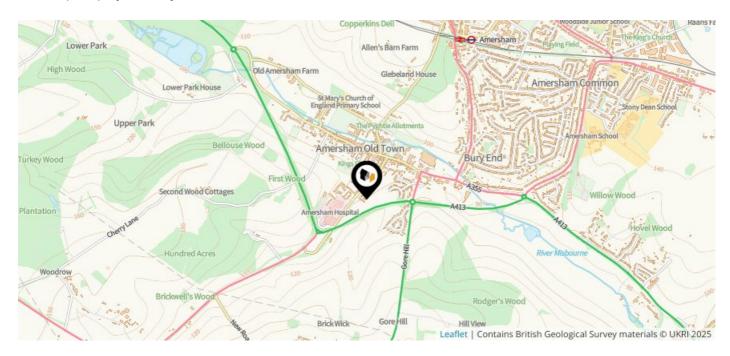
Flat

+49.74%

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- × Adit
- X 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.

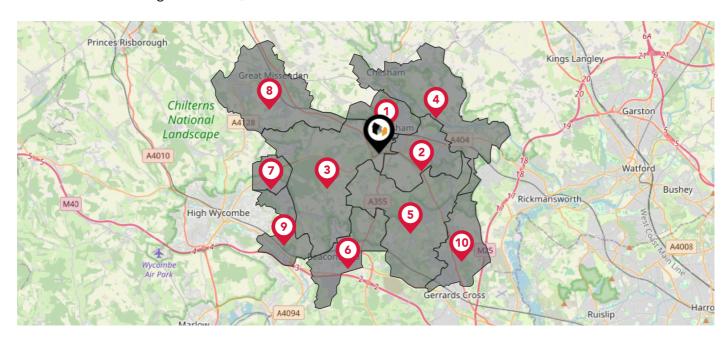


Nearby Cons	Nearby Conservation Areas				
1	Amersham				
2	Elm Close				
3	Shardeloes Park				
4	Weller Estate				
5	Coleshill Village				
6	Chesham Bois				
7	Penn Street				
8	Little Missenden				
9	Chesham				
10	Chenies and Latimer				

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

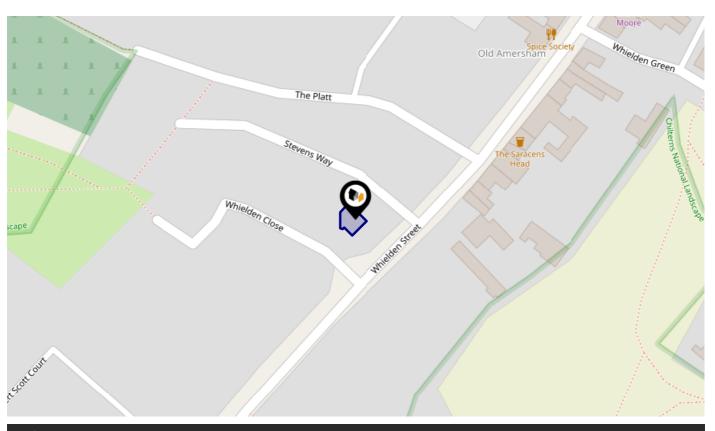


Nearby Coun	icil Wards
1	Amersham and Chesham Bois Ward
2	Little Chalfont and Amersham Common Ward
3	Penn Wood and Old Amersham Ward
4	Chess Valley Ward
5	Chalfont St. Giles Ward
6	Beaconsfield Ward
7	Hazlemere Ward
3	Great Missenden Ward
9	Tylers Green and Loudwater Ward
10	Chalfont St. Peter Ward

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.

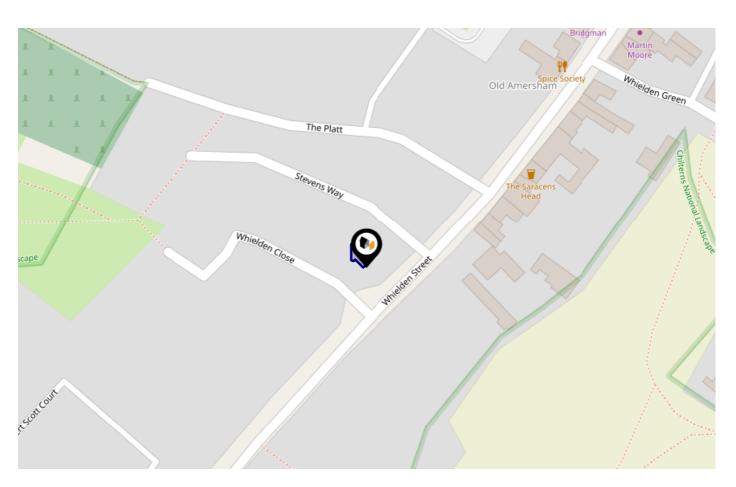
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

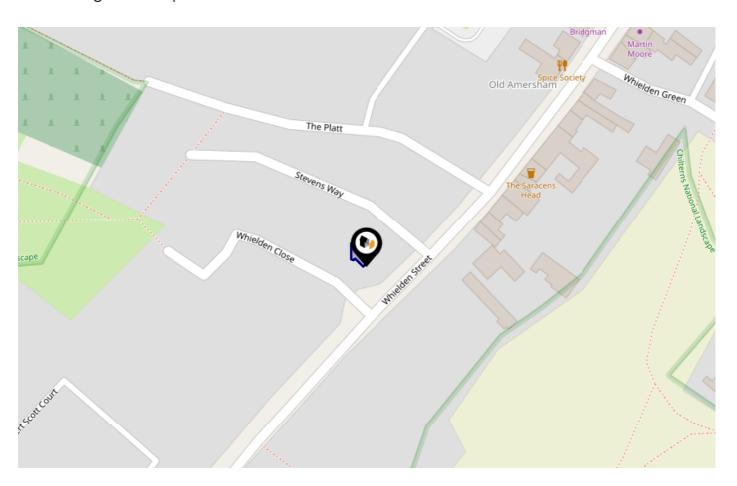


Flood Risk

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.

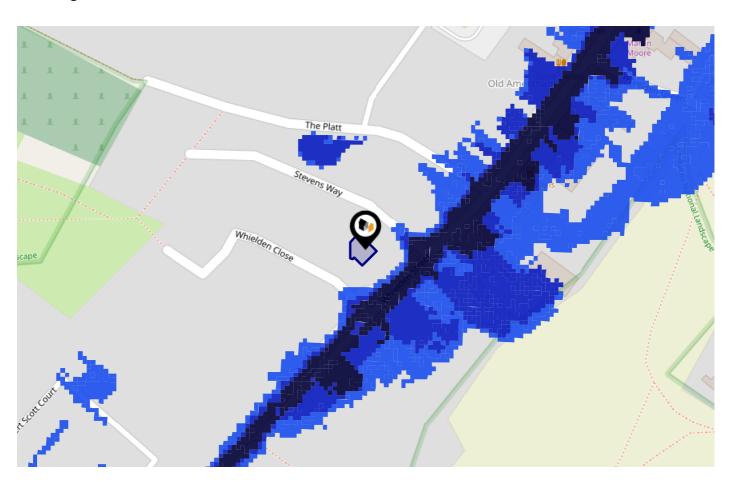
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- Very Low Risk an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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.
- **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.

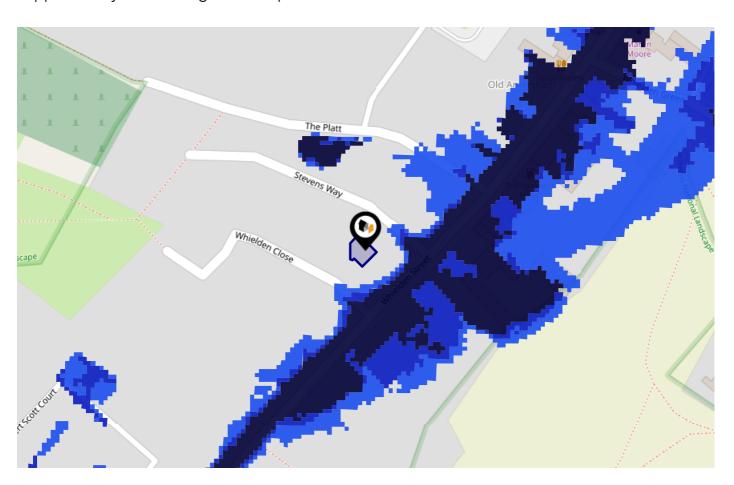


Flood Risk

Surface Water - Climate Change



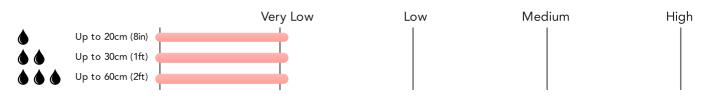
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during 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.

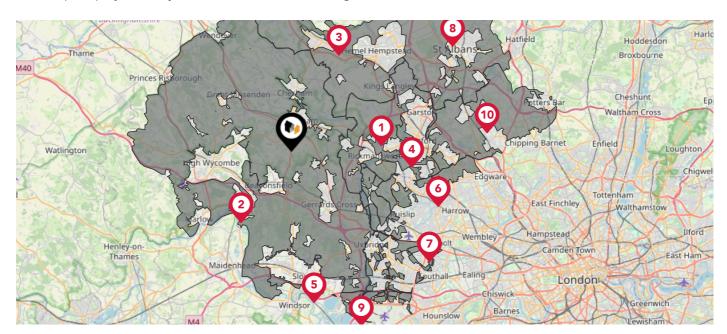
- **High Risk** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



Maps **Green Belt**



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



Nearby Gree	n Belt Land
1	London Green Belt - Three Rivers
2	London Green Belt - Buckinghamshire
3	London Green Belt - Dacorum
4	London Green Belt - Watford
5	London Green Belt - Slough
6	London Green Belt - Harrow
7	London Green Belt - Ealing
3	London Green Belt - St Albans
9	London Green Belt - Hillingdon
10	London Green Belt - Hertsmere

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.



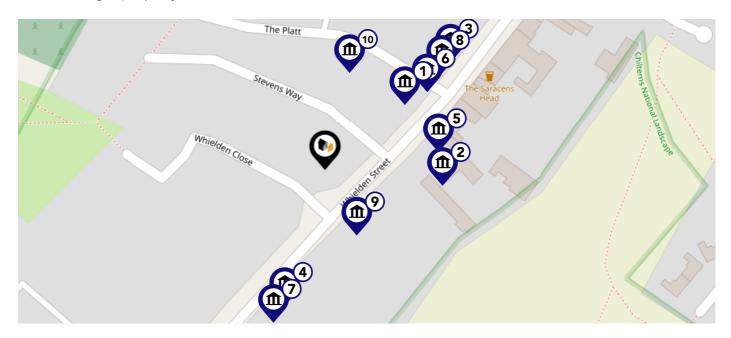
Nearby Landfill Sites				
1	Round Dell Wood-Chequer's Hill, On A4, Corsham	Historic Landfill		
2	London Road Landfill-London Road, Amersham	Historic Landfill		
3	Bois Moor Quarry-Bois Moor Road, Chesham, Buckinghamshire	Historic Landfill		
4	Chesham Moor-Waterside, Lower Bois, Buckinghamshire	Historic Landfill		
5	Froghall Brickworks Landfill-Froghall	Historic Landfill		
6	Cowcroft Brickworks-Ley Hill, Chesham, Buckinghamshire	Historic Landfill		
7	Dunton's Brickworks-Ley Hill, Chesham, Buckinghamshire	Historic Landfill		
8	No name provided by source	Active Landfill		
9	Meadhams Farm No.1-Brickworks, Ley Hill, Chesham, Buckinghamshire	Historic Landfill		
10	Home Farm-Latimer, Chesham, 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 B	uildings in the local district	Grade	Distance
m ¹	1274228 - Little Summeries And Attached Outbuildings To Number 45 (Little Summeries)	Grade II	0.0 miles
m ²	1274265 - Crown Farmhouse	Grade II	0.0 miles
m ³	1238335 - 35, Whielden Street	Grade II	0.0 miles
(m)4	1238252 - 60 62, Whielden Street	Grade II	0.0 miles
m ⁵	1238250 - 48 50, Whielden Street	Grade II	0.0 miles
m 6	1238337 - 43, Whielden Street	Grade II	0.0 miles
(m)7)	1238253 - Moreland	Grade II	0.0 miles
m ⁸	1274227 - 37 39, Whielden Street	Grade II	0.0 miles
(m)9	1238251 - 54 56, Whielden Street	Grade II	0.0 miles
(n)	1274405 - Rose Cottage	Grade II	0.0 miles

Area **Schools**





		Nursery	Primary	Secondary	College	Private
1	St Mary's CofE Primary School, Amersham Ofsted Rating: Good Pupils: 321 Distance:0.32		\checkmark			
2	Dr Challoner's Grammar School Ofsted Rating: Outstanding Pupils: 1370 Distance:0.85			\checkmark		
3	Amersham School Ofsted Rating: Good Pupils: 1051 Distance:0.95			\checkmark		
4	Coleshill Church of England Infant School Ofsted Rating: Good Pupils: 43 Distance:1.16		\checkmark			
5	Heatherton School Ofsted Rating: Not Rated Pupils: 165 Distance:1.21		\checkmark			
6	St George's Church of England Infant School Ofsted Rating: Good Pupils: 172 Distance:1.3		\checkmark			
7	Henry Allen Nursery School Ofsted Rating: Outstanding Pupils: 69 Distance:1.31	\checkmark				
8	Woodside Junior School Ofsted Rating: Good Pupils: 240 Distance:1.31		✓			

Area **Schools**

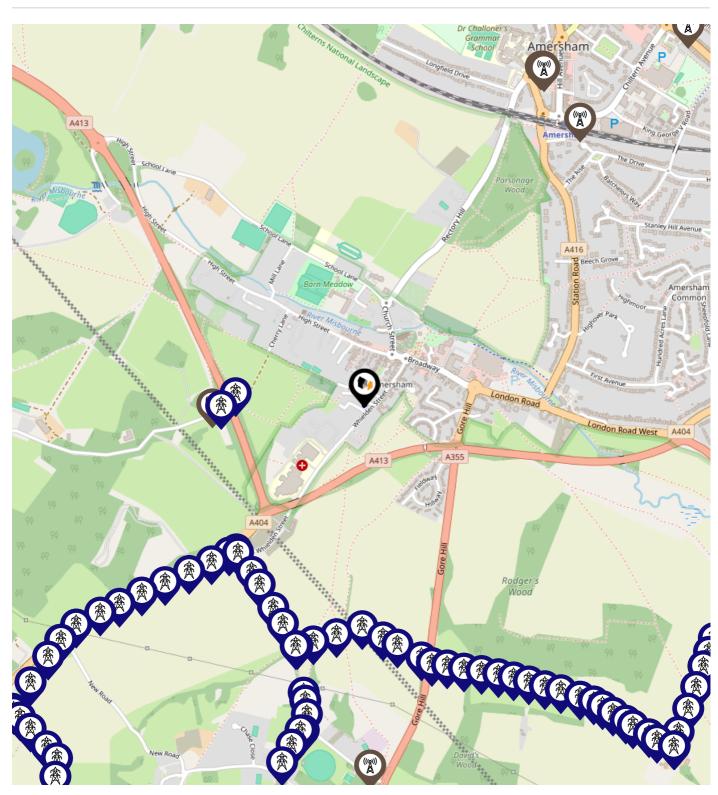




		Nursery	Primary	Secondary	College	Private
9	Stony Dean School Ofsted Rating: Outstanding Pupils: 213 Distance:1.32			\checkmark		
10	Chestnut Lane School Ofsted Rating: Outstanding Pupils: 208 Distance: 1.48		▽			
11)	The Beacon School Ofsted Rating: Not Rated Pupils: 510 Distance:1.55			\checkmark		
12	Elangeni School Ofsted Rating: Good Pupils: 240 Distance:1.55		✓			
13	Our Lady's Catholic Primary School Ofsted Rating: Good Pupils: 212 Distance: 1.77		⊘			
14)	Chesham Bois Church of England School Ofsted Rating: Good Pupils: 220 Distance:1.9		\checkmark			
15)	Chalfont Valley E-ACT Primary Academy Ofsted Rating: Good Pupils: 169 Distance: 2.02		V			
16)	Curzon Church of England Combined School Ofsted Rating: Good Pupils: 160 Distance: 2.03		\checkmark			

Local Area Masts & Pylons





Key:

Power Pylons

Communication Masts

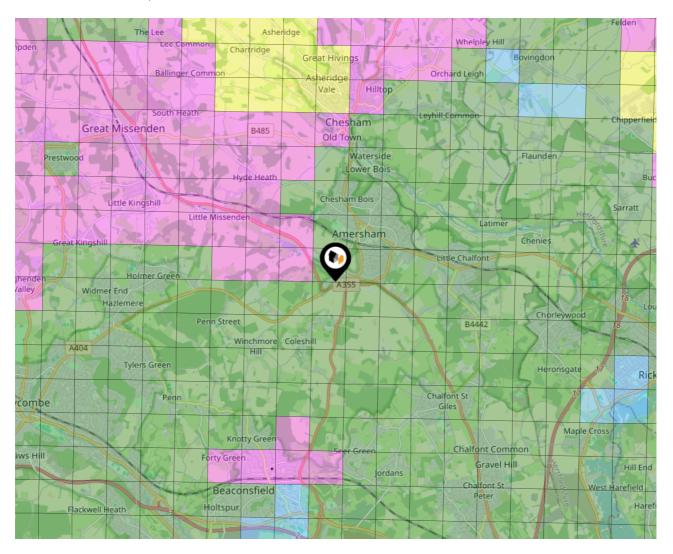


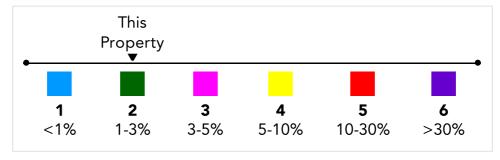
Environment Radon Gas



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).

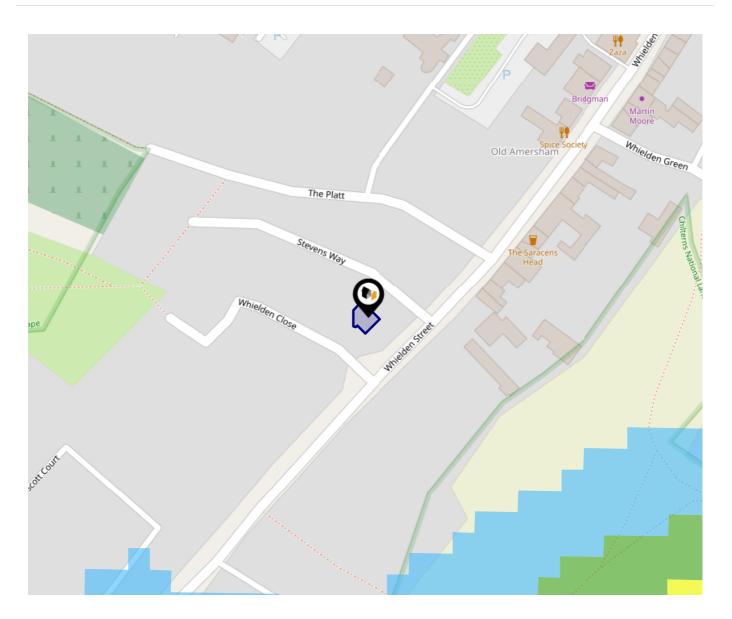






Local Area Road Noise





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

Environment **Soils & Clay**



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

Carbon Content: HIGH Soil Texture: CHALKY CLAY TO CHALKY

Parent Material Grain: ARGILLIC - LOAM

ARENACEOUS Soil Depth: INTERMEDIATE-SHALLOW

Soil Group: MEDIUM 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	Amersham Rail Station	0.8 miles
2	Seer Green Rail Station	3.82 miles
3	Chalfont & Latimer Rail Station	2.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J2	4.9 miles
2	M40 J3	5.3 miles
3	M25 J17	5.01 miles
4	M25 J18	5.34 miles
5	M40 J1A	8 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.96 miles
2	Heathrow Airport Terminal 4	15.95 miles
3	Luton Airport	18.09 miles
4	Silvertown	30.81 miles



Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Whielden Street	0.08 miles
2	Gilbert Scott Court	0.11 miles
3	Whielden Street	0.11 miles
4	Broadway	0.23 miles
5	Gore Hill	0.24 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	0.78 miles
2	Amersham Underground Station	0.8 miles
3	Chalfont & Latimer Underground Station	2.47 miles



Ferry Terminals

Pin	Name	Distance
1	Richmond St. Helena Pier	19.51 miles
2	Richmond Landing Stage	19.65 miles
3	Kew Pier	18.84 miles



Phillip Arnold Auctions **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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