



**Phillip Arnold**  
**Auctions**

*"Passionate about property since 1979"*



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# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Sunday 24th May 2026**



**2, OLD WATERY LANE, WOOBURN GREEN, HIGH  
WYCOMBE, HP10 0NY**

## Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

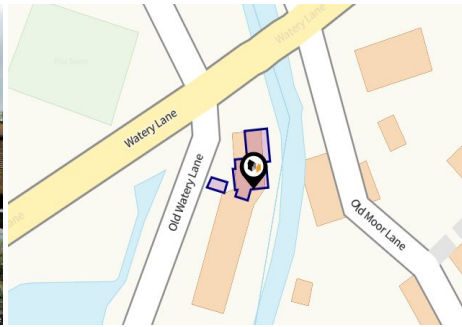
02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk



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## Property




<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	430 ft <sup>2</sup> / 40 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,246
<b>Title Number:</b>	BM116171
<b>UPRN:</b>	100080546676
<b>Restrictive Covenants:</b>	No

<b>Last Sold Date:</b>	31/08/2007
<b>Last Sold Price:</b>	£205,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£476
<b>Tenure:</b>	Leasehold

## Local Area

<b>Local Authority:</b>	Buckinghamshire
<b>Conservation Area:</b>	Watery Lane
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Very low

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

<b>5</b> mb/s	<b>71</b> mb/s	<b>900</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History

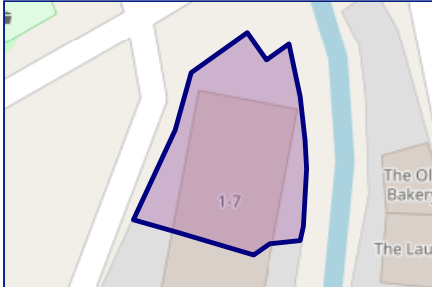
## This Address

Planning records for: *2, Old Watery Lane, Wooburn Green, High Wycombe, HP10 0NY*

Reference - 98/07672/CTREE	
<b>Decision:</b>	Unknown
<b>Date:</b>	08th December 1998
<b>Description:</b>	30-35% crown reduction & re-shaping & removal of dead dying or diseased wood to 6 Willows, 30% reduction & re-shaping to crown of 1 Hazel & removal of dead wood & 50% reduction to 2 lines of Conifers

## Freehold Title Plan

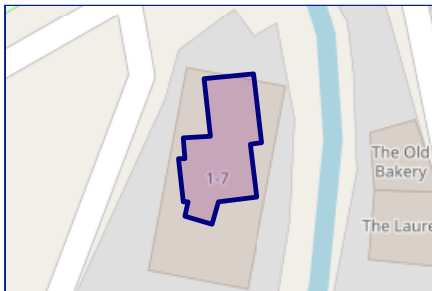
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**BM436149**

## Leasehold Title Plan

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**BM116171**

Start Date: 18/04/1988  
End Date: 01/01/2087  
Lease Term: 99 years from 1 January 1988  
Term Remaining: 60 years

# Property EPC - Certificate

1 Old Watery Lane, Wooburn Green, HP10 0NY

Energy rating

**C**

Valid until 23.04.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	77   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

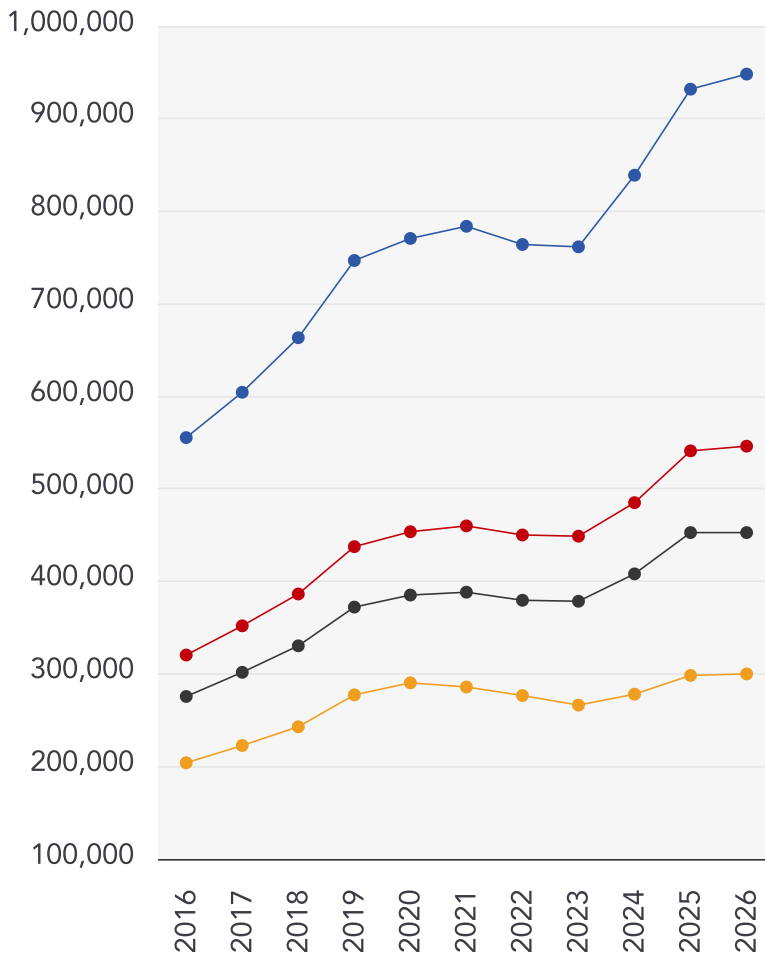
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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Controls for high heat retention storage heaters
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	40 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in HP10



Detached

**+70.73%**

Semi-Detached

**+70.44%**

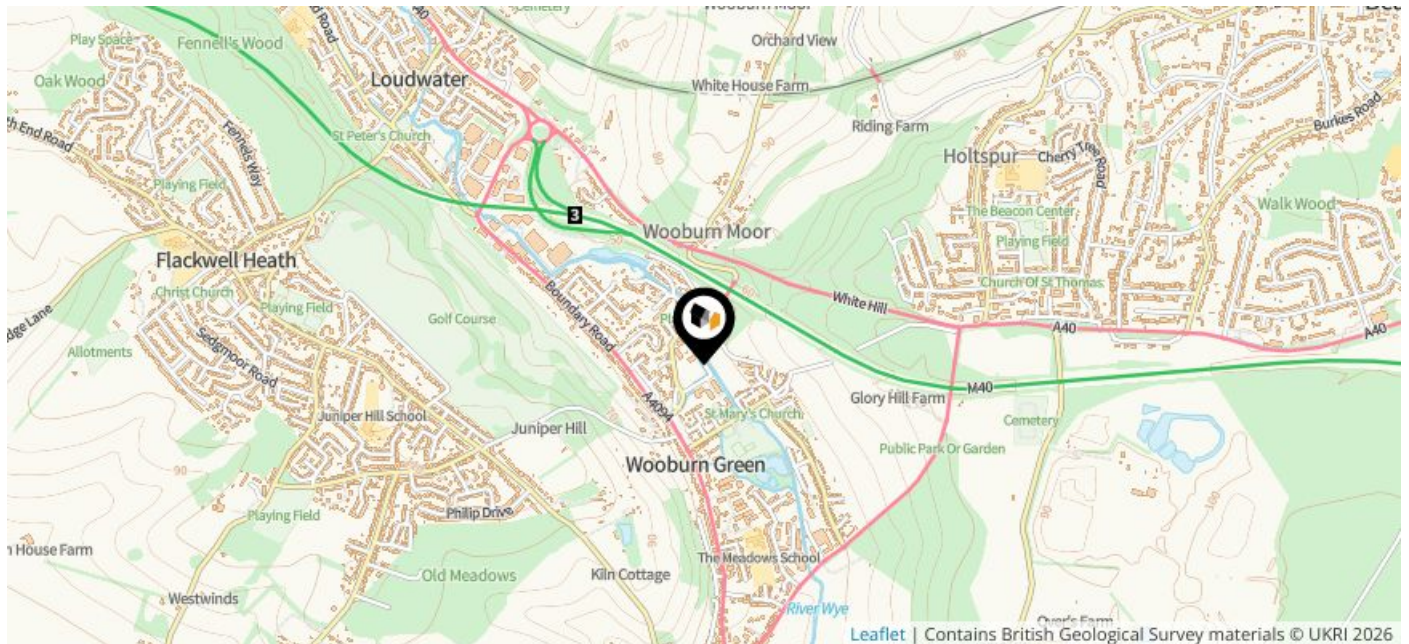
Terraced

**+64.26%**

Flat

**+47.1%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

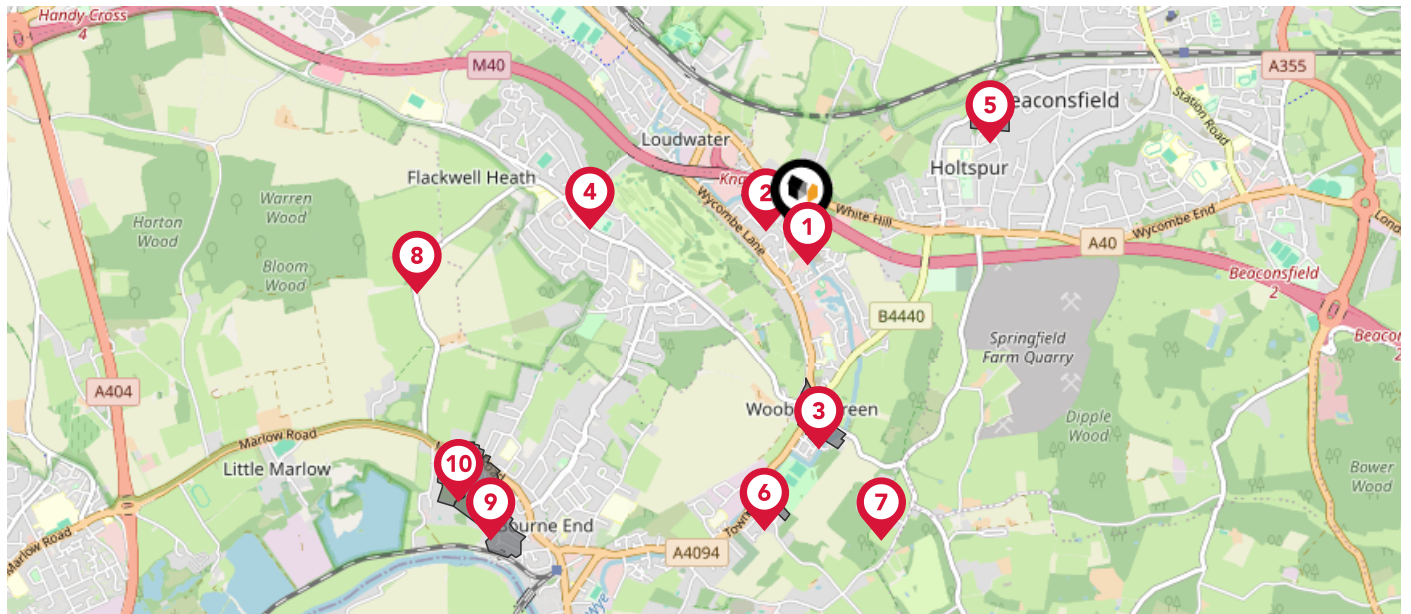
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

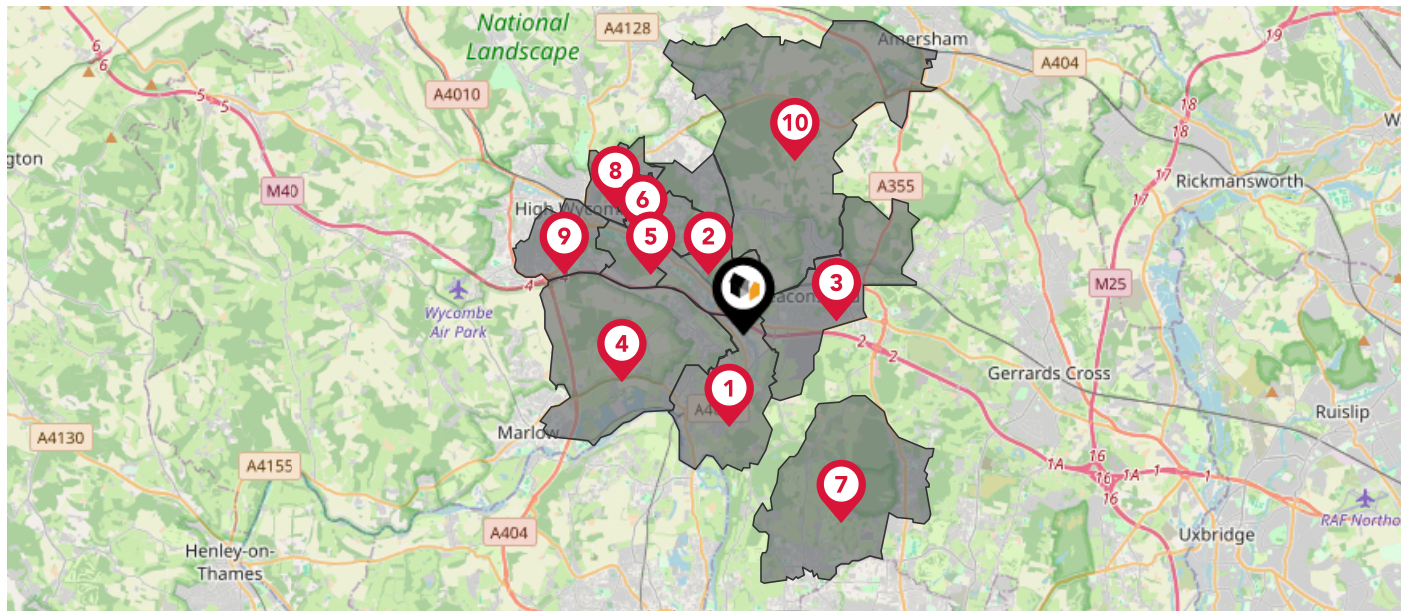
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

-  1 Watery Lane
-  2 Clapton Mill
-  3 Wooburn Green
-  4 The Common Flackwell Heath
-  5 Hampden Hill
-  6 Wooburn Town
-  7 Berghers Hill
-  8 Sheepridge
-  9 Abbotsbrook
-  10 Well End

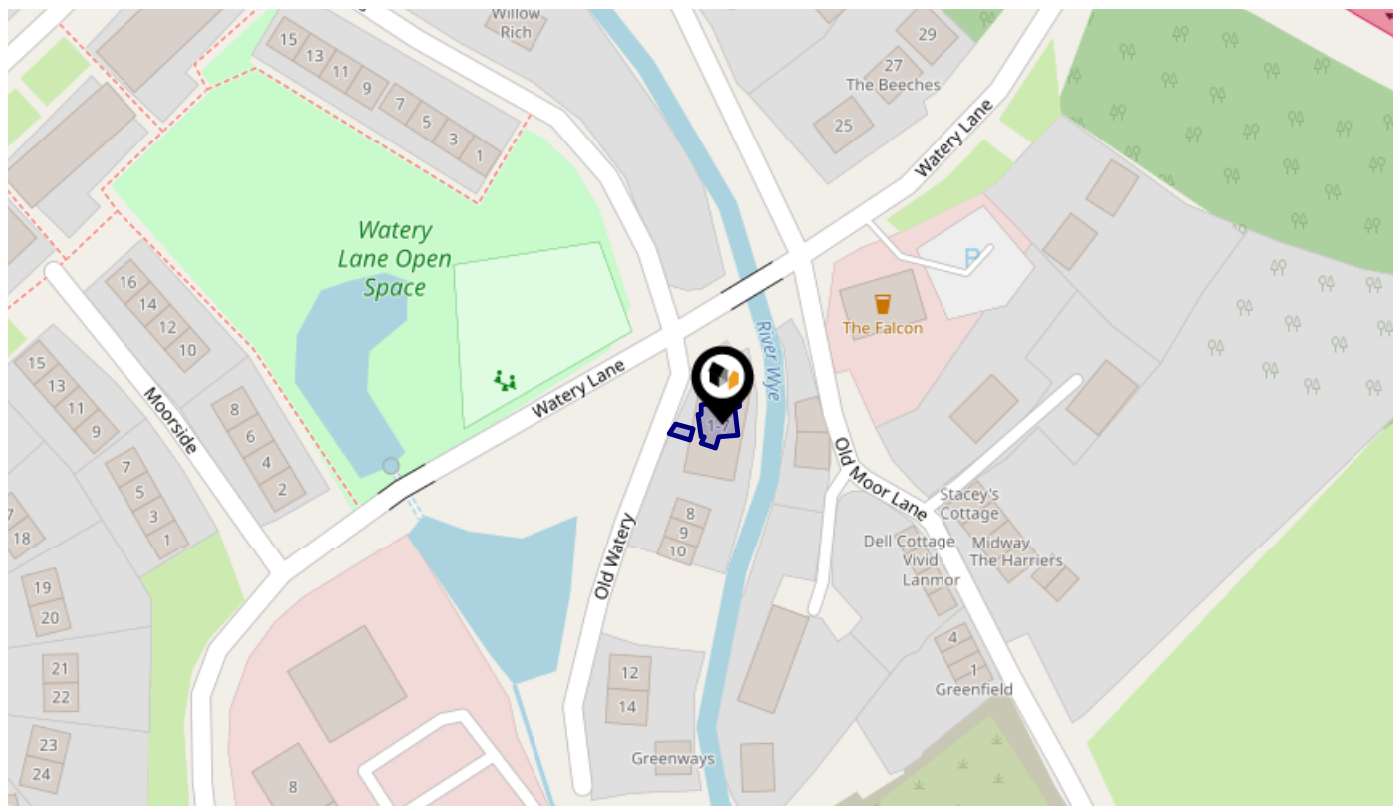
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  The Wooburns, Bourne End and Hedsor Ward
-  Tylers Green and Loudwater Ward
-  Beaconsfield Ward
-  Flackwell Heath, Little Marlow and Marlow South East Ward
-  Ryemead and Micklefield Ward
-  Totteridge and Bowerdean Ward
-  Farnham Common and Burnham Beeches Ward
-  Terriers and Amersham Hill Ward
-  Abbey Ward
-  Penn Wood and Old Amersham Ward

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.

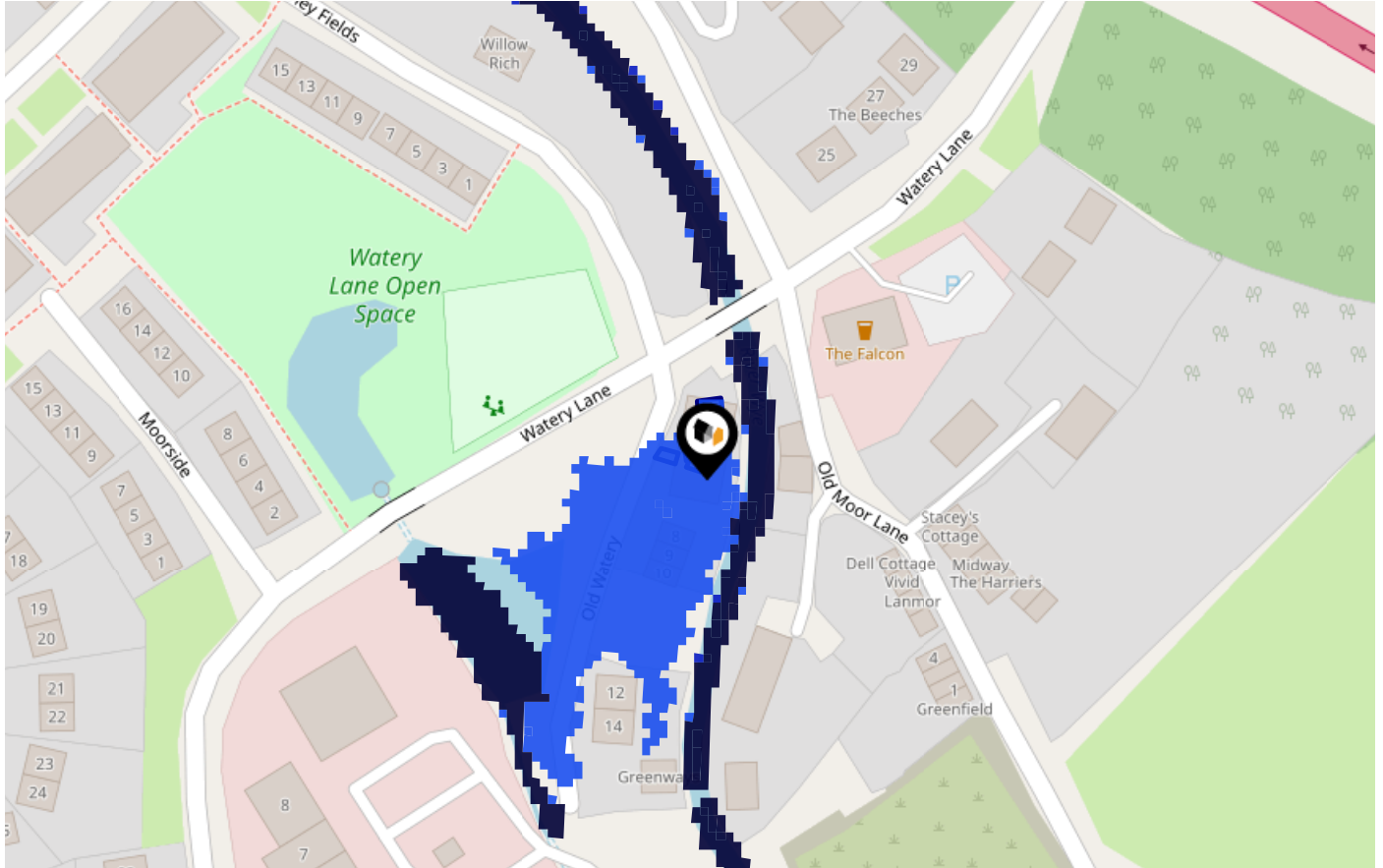
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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: 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.

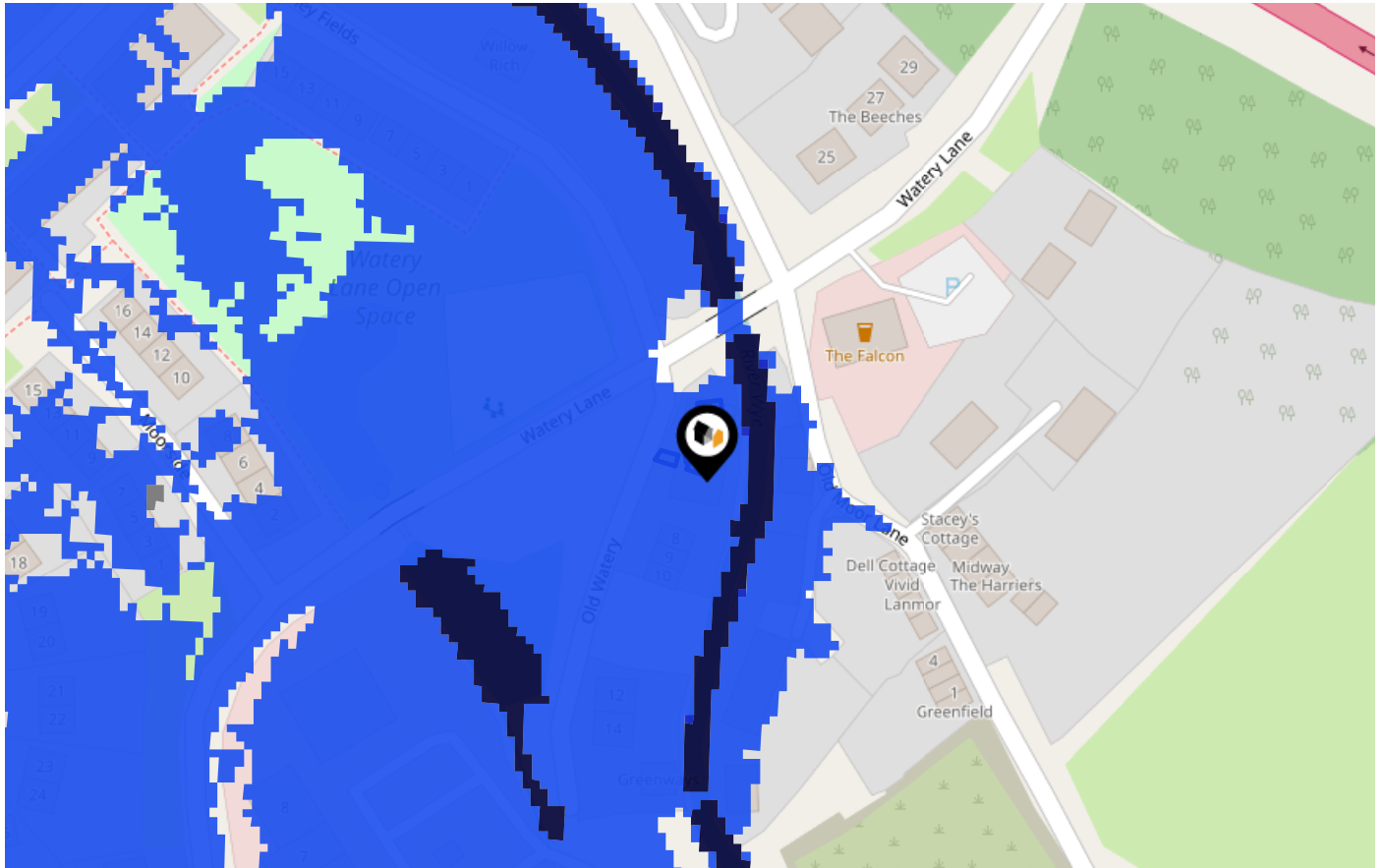
Chance of flooding to the following depths at this property:



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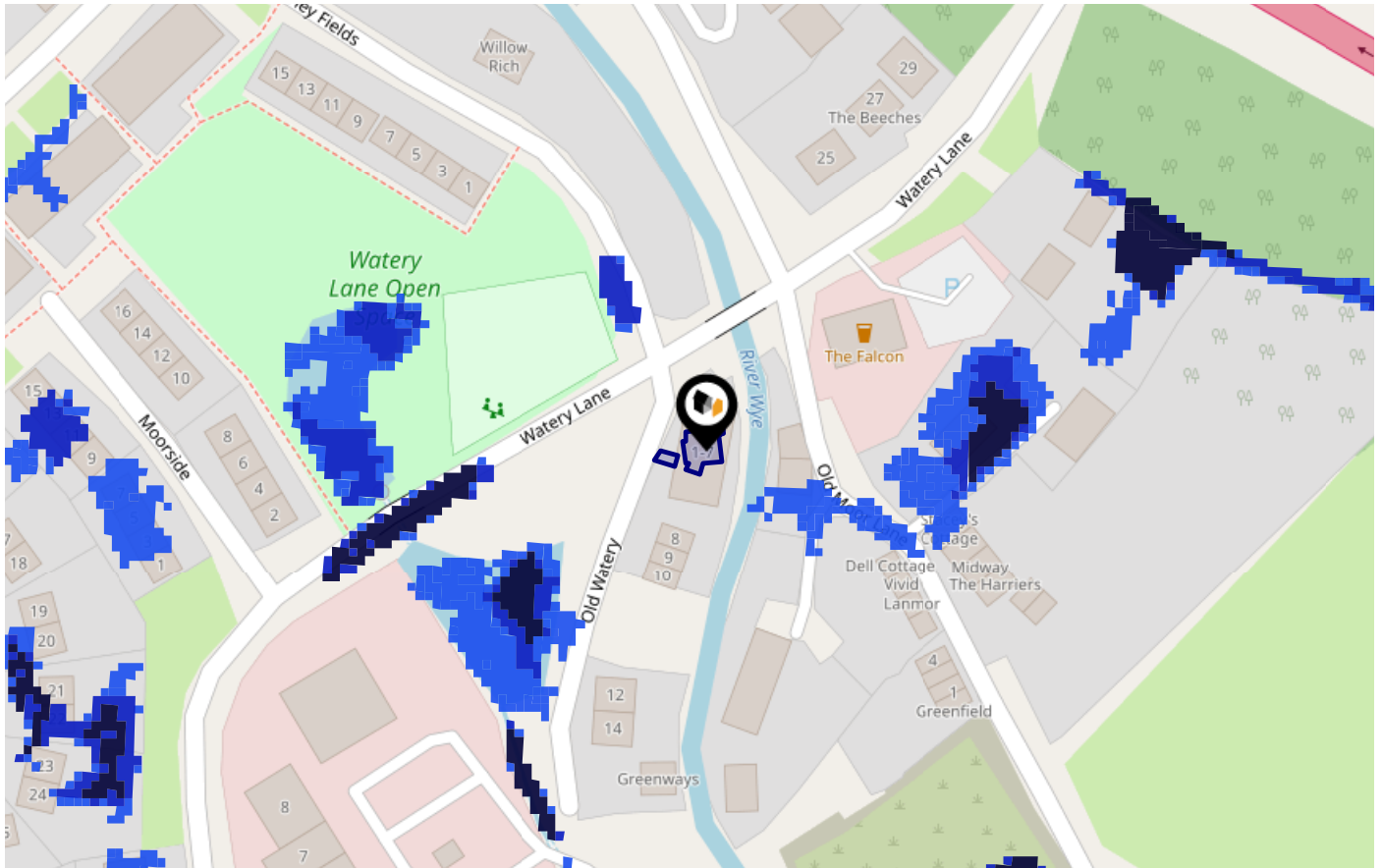
Chance of flooding to the following depths at this property:



# 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.
- 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.

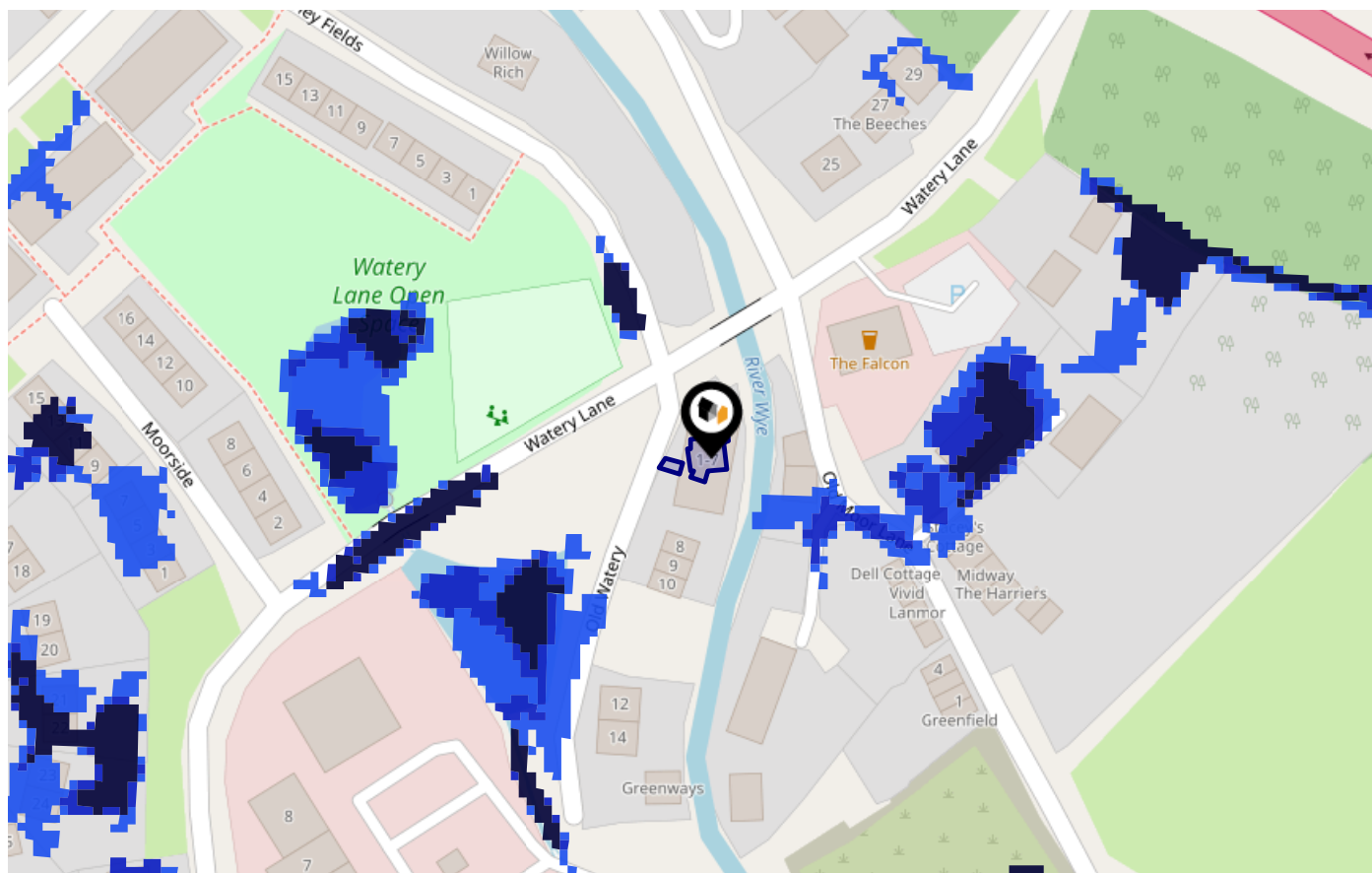
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

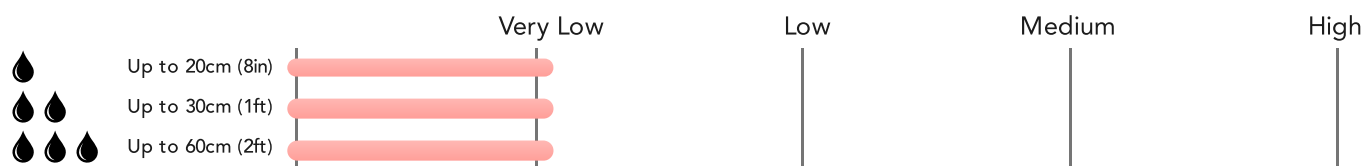


Risk Rating: Very low

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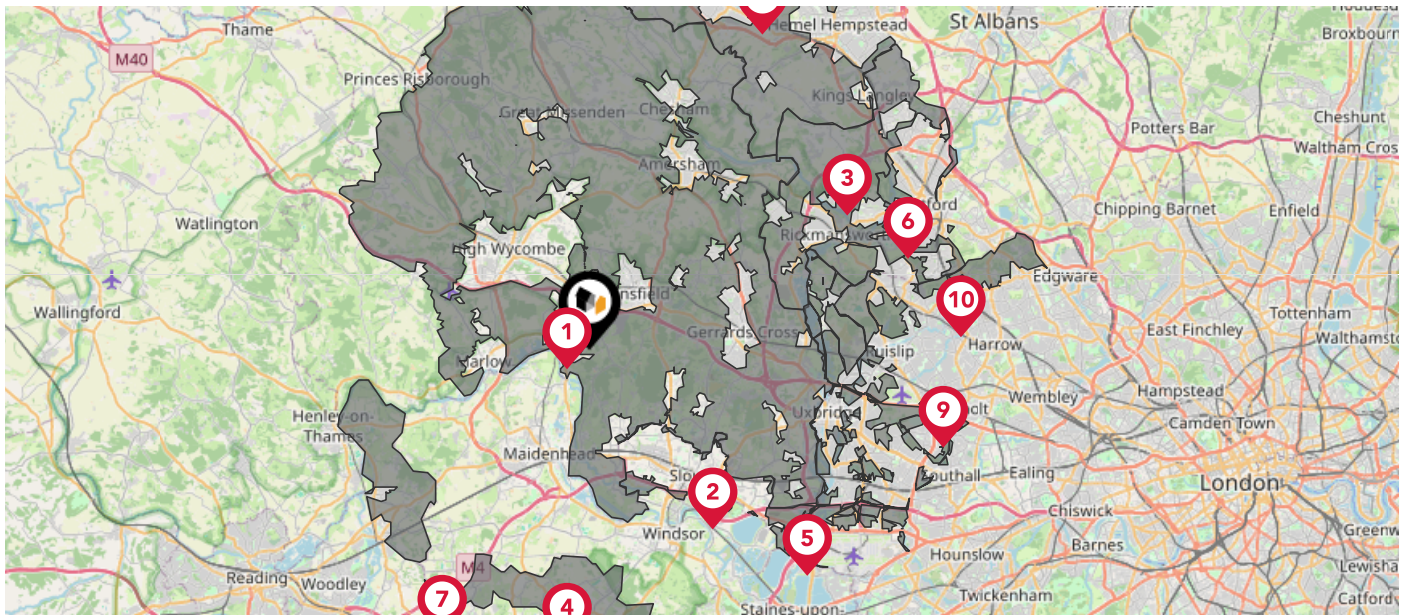
Chance of flooding to the following depths at this property:













# Maps

## Green Belt

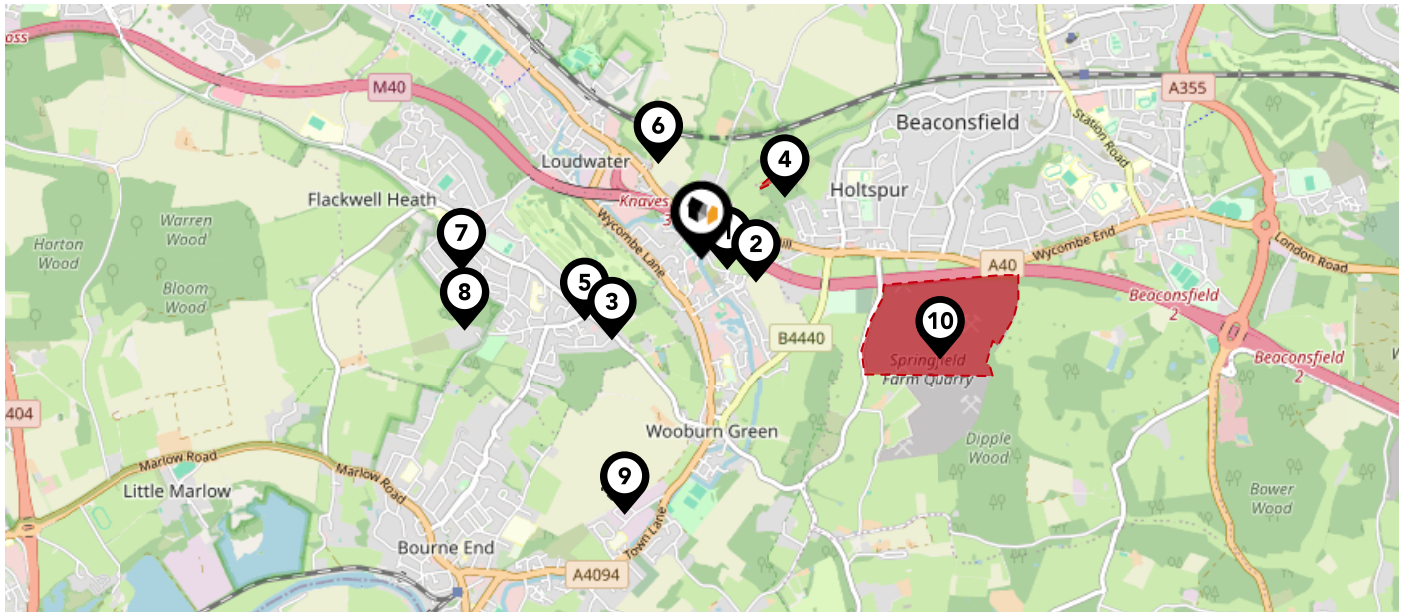
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

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

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.



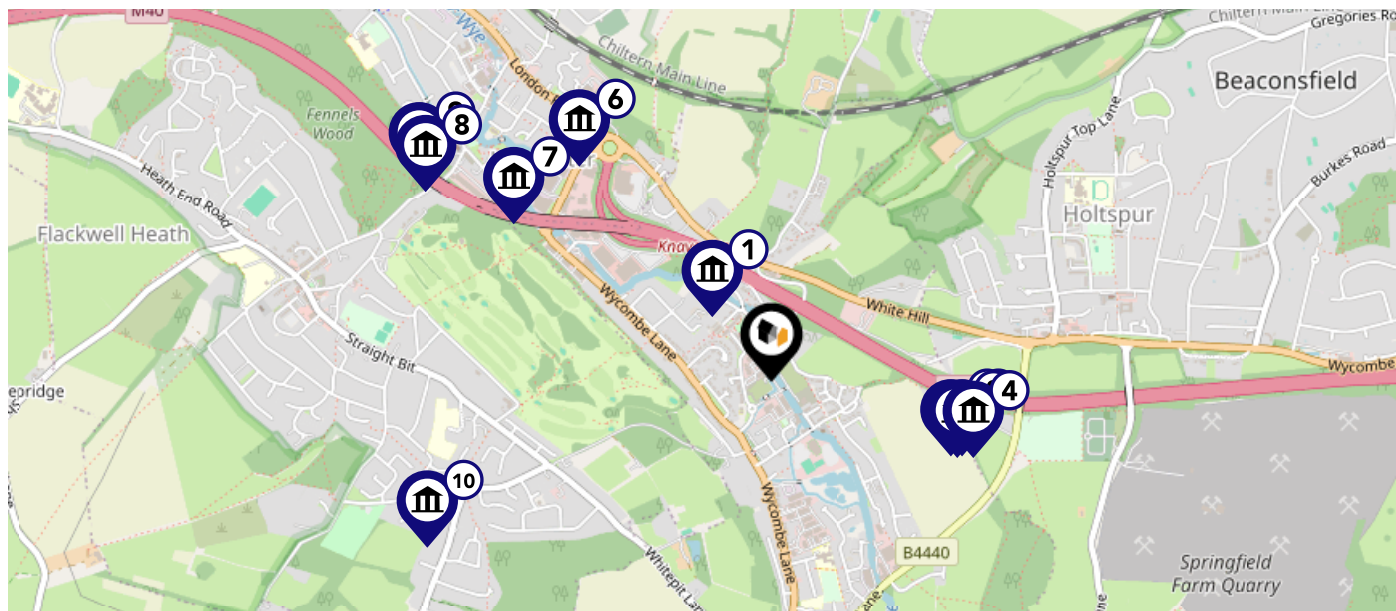
### Nearby Landfill Sites











<b>1</b>	Southside Farm-Woodburn Moor	Historic Landfill
<b>2</b>	South Side Farm-White Hill, Woodburn Moor	Historic Landfill
<b>3</b>	Juniper Lane-Flackwell Heath, Buckinghamshire	Historic Landfill
<b>4</b>	EA/EPR/TP3899EQ/V003 - Mr L Mason	Active Landfill
<b>5</b>	The Fairway-Juniper Lane	Historic Landfill
<b>6</b>	Knaves Beech-Wycombe	Historic Landfill
<b>7</b>	Old Kiln Road-Flackwell Heath, Buckinghamshire	Historic Landfill
<b>8</b>	Paper Mill-Flackwell Heath	Historic Landfill
<b>9</b>	Manor Farm-Wooburn	Historic Landfill
<b>10</b>	No name provided by source	Active Landfill

# Maps

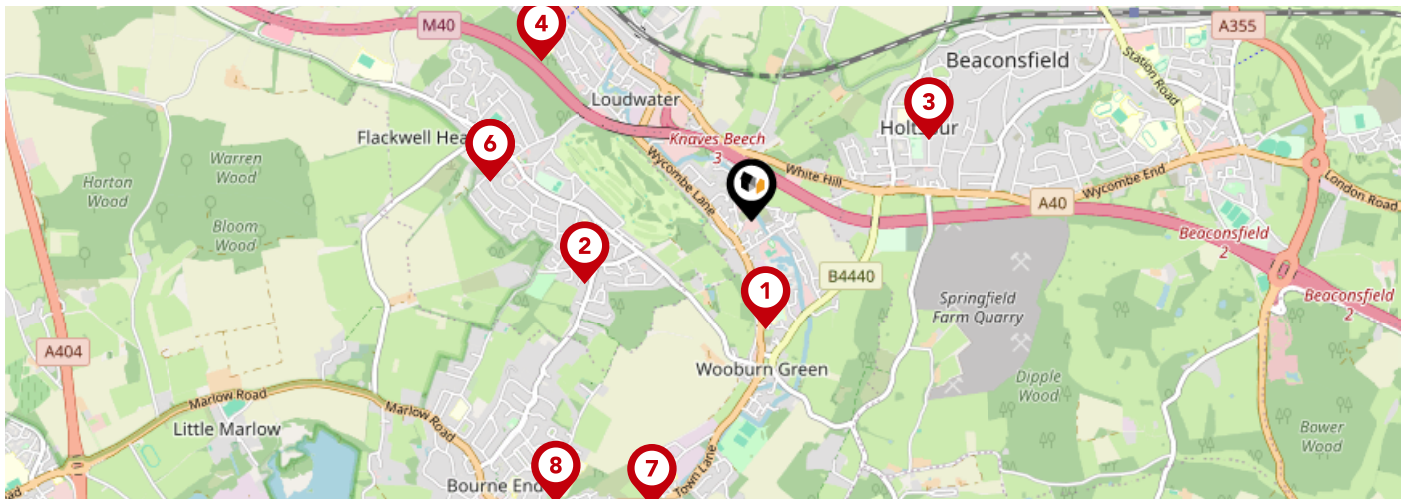
## Listed Buildings

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



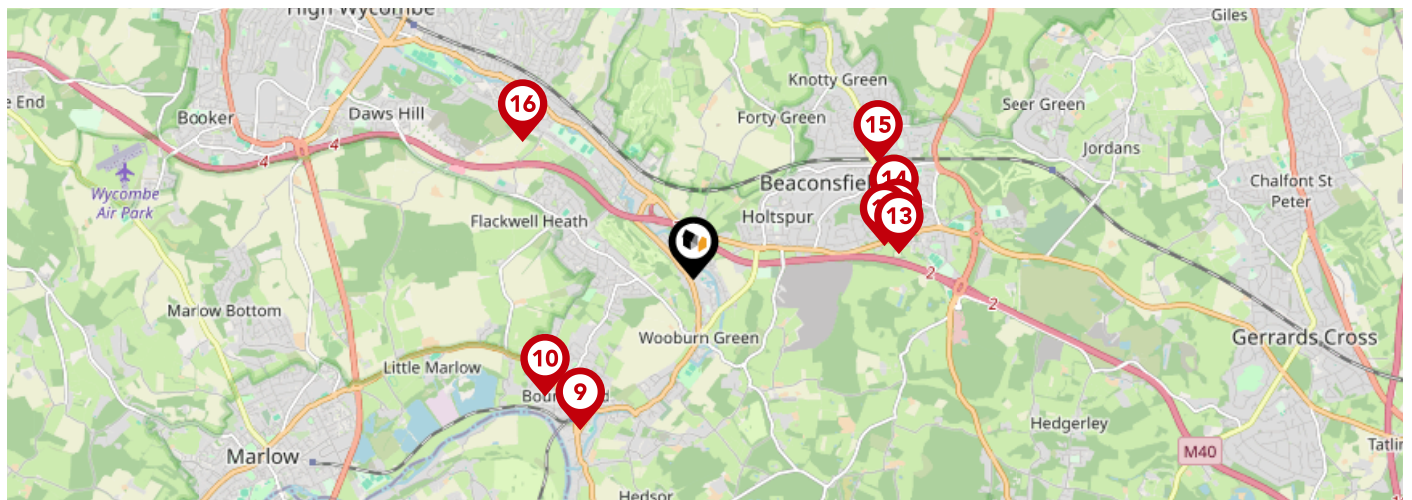
Listed Buildings in the local district	Grade	Distance
 1125541 - Clapton Revel	Grade II	0.2 miles
 1332432 - Glory Hill Farmhouse	Grade II	0.5 miles
 1125036 - Small Barn Approximately 25 Yards West Of Glory Hill Farmhouse	Grade II	0.5 miles
 1277509 - Large Barn, Stable And Further Barn Range Approximately 50 Yards East North East Of Glory Hill Farmhouse	Grade II	0.5 miles
 1125035 - Well House And Granary Approximately North East Of Glory Hill Farmhouse	Grade II	0.5 miles
 1125631 - Milestone At Os Su 905905	Grade II	0.7 miles
 1125622 - Mill House, Snakeley Mill	Grade II	0.7 miles
 1332130 - Fennels Lodge	Grade II	0.9 miles
 1158852 - Beechwood Hall	Grade II	0.9 miles
 1125623 - Northern Woods Farmhouse	Grade II	0.9 miles









# Area Schools



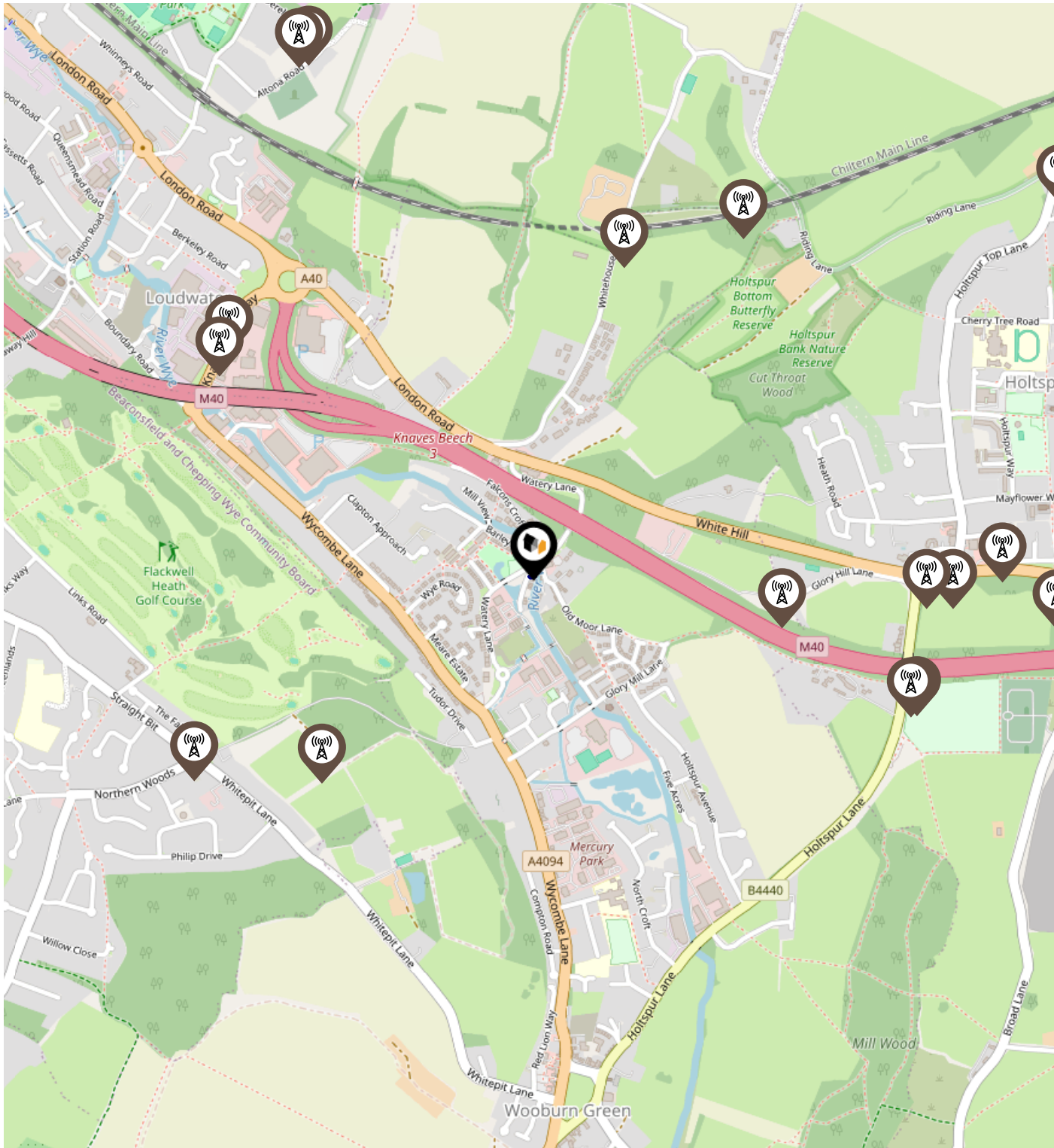
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Wooburn Green Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Juniper Hill School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Holtspur School &amp; Pre-School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Loudwater Combined School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Carrington Junior School</b> Ofsted Rating: Requires improvement   Pupils: 236   Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Carrington Infant School</b> Ofsted Rating: Good   Pupils: 169   Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Paul's Church of England Combined School, Wooburn</b> Ofsted Rating: Good   Pupils: 227   Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>E-Act Bourne End Academy</b> Ofsted Rating: Good   Pupils: 843   Distance:1.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Westfield School</b> Ofsted Rating: Good   Pupils: 76   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claytons Primary School</b> Ofsted Rating: Good   Pupils: 300   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaconsfield High School</b> Ofsted Rating: Outstanding   Pupils: 1249   Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Butlers Court School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Beaconsfield School</b> Ofsted Rating: Good   Pupils: 835   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Davenies School</b> Ofsted Rating: Not Rated   Pupils: 348   Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High March School</b> Ofsted Rating: Not Rated   Pupils: 297   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Marsh School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

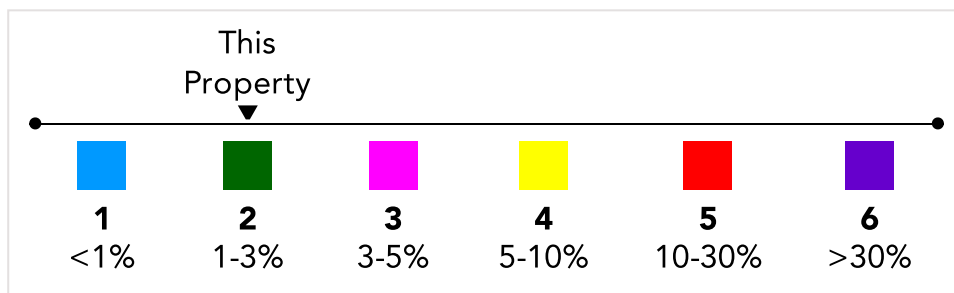
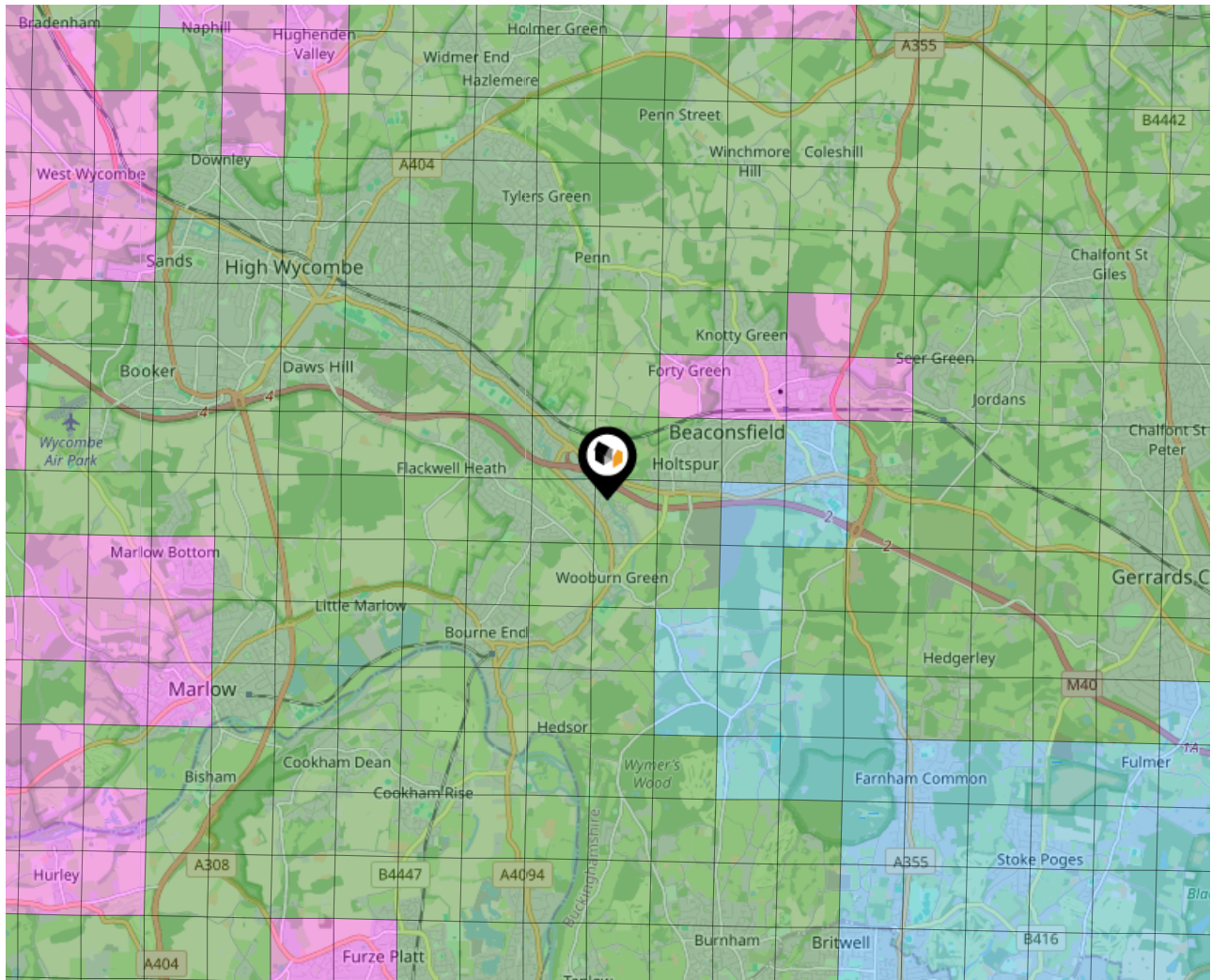


**Key:**

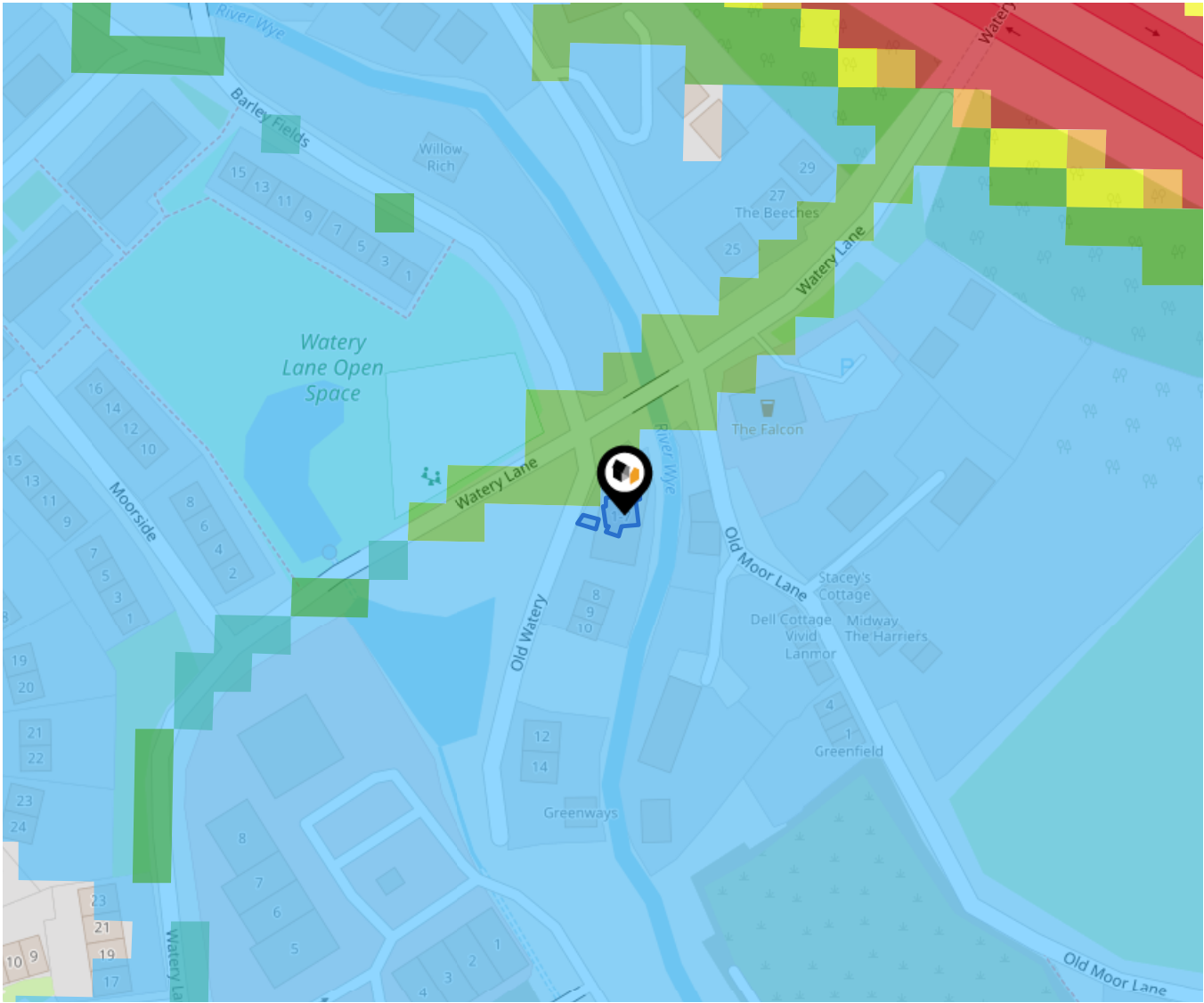
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

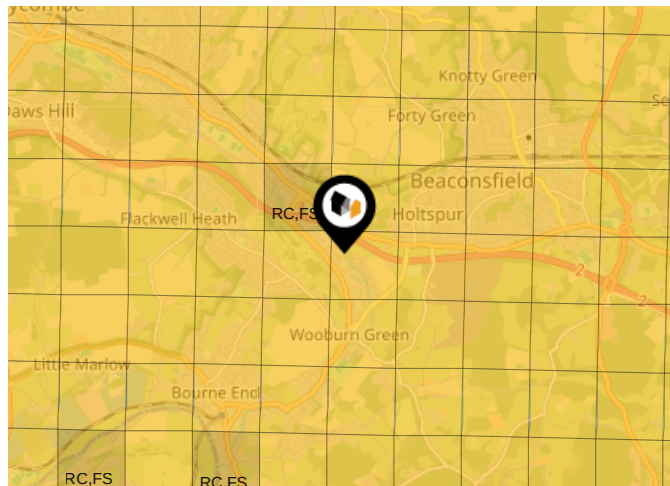


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY)		

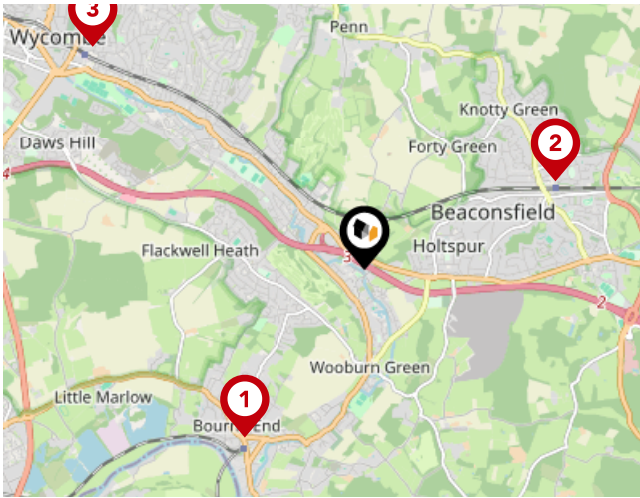


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

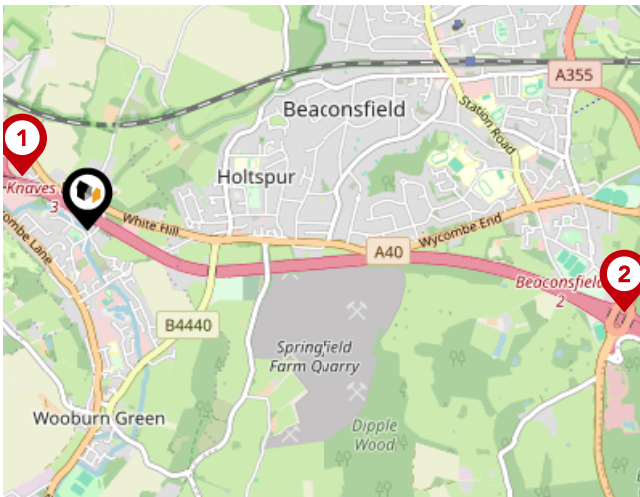
# Area

## Transport (National)



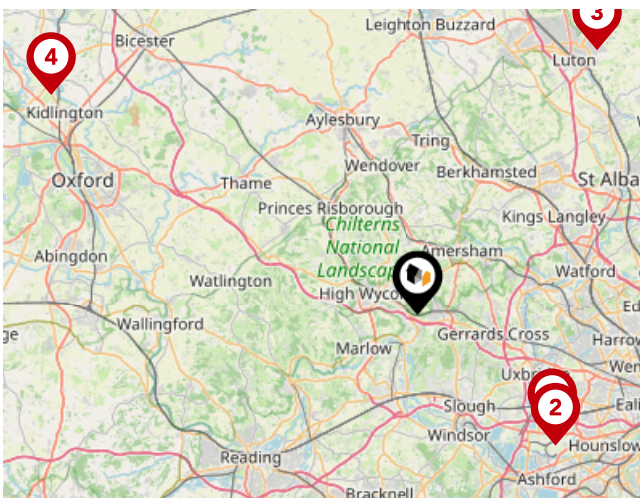
### National Rail Stations

Pin	Name	Distance
1	Bourne End Rail Station	1.91 miles
2	Beaconsfield Rail Station	1.93 miles
3	High Wycombe Rail Station	3.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	0.39 miles
2	M40 J2	2.5 miles
3	M40 J4	3.74 miles
4	M4 J7	5.92 miles
5	M4 J8	7.04 miles

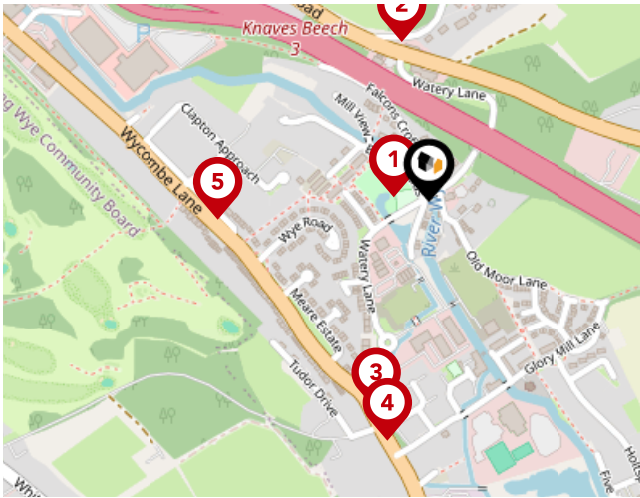


### Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	13.2 miles
2	Heathrow Airport Terminal 4	14.04 miles
3	Luton Airport	23.42 miles
4	Kidlington	31.37 miles

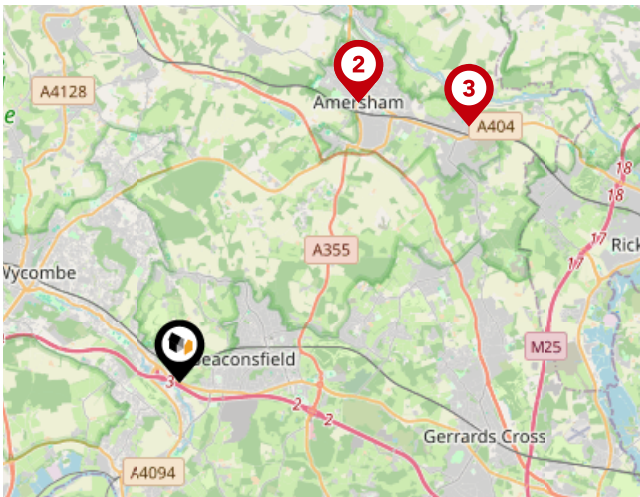
# Area

## Transport (Local)



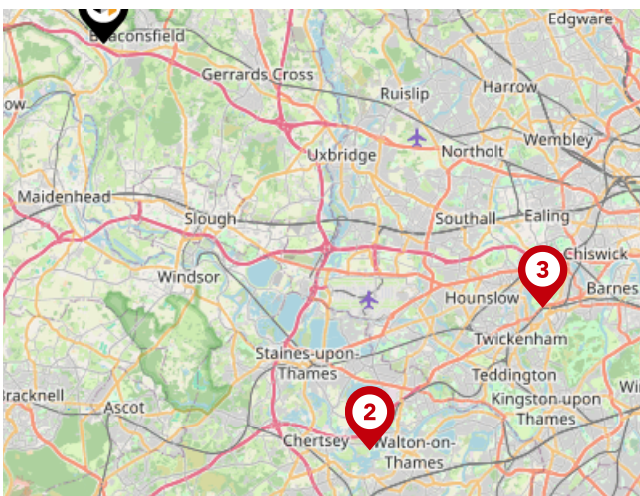
### Bus Stops/Stations

Pin	Name	Distance
1	Moorside	0.04 miles
2	Whitehouse Lane	0.19 miles
3	Glory Mill Lane	0.25 miles
4	Glory Mill Lane	0.28 miles
5	Boundary Place	0.24 miles



### Local Connections

Pin	Name	Distance
1	Amersham Underground Station	6.13 miles
2	Amersham Underground Station	6.14 miles
3	Chalfont & Latimer Underground Station	7.12 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	17.92 miles
2	Weybridge Ferry Landing	17.98 miles
3	Richmond St. Helena Pier	18.9 miles



### Phillip Arnold Auctions

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Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



### Phillip Arnold

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frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

# 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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