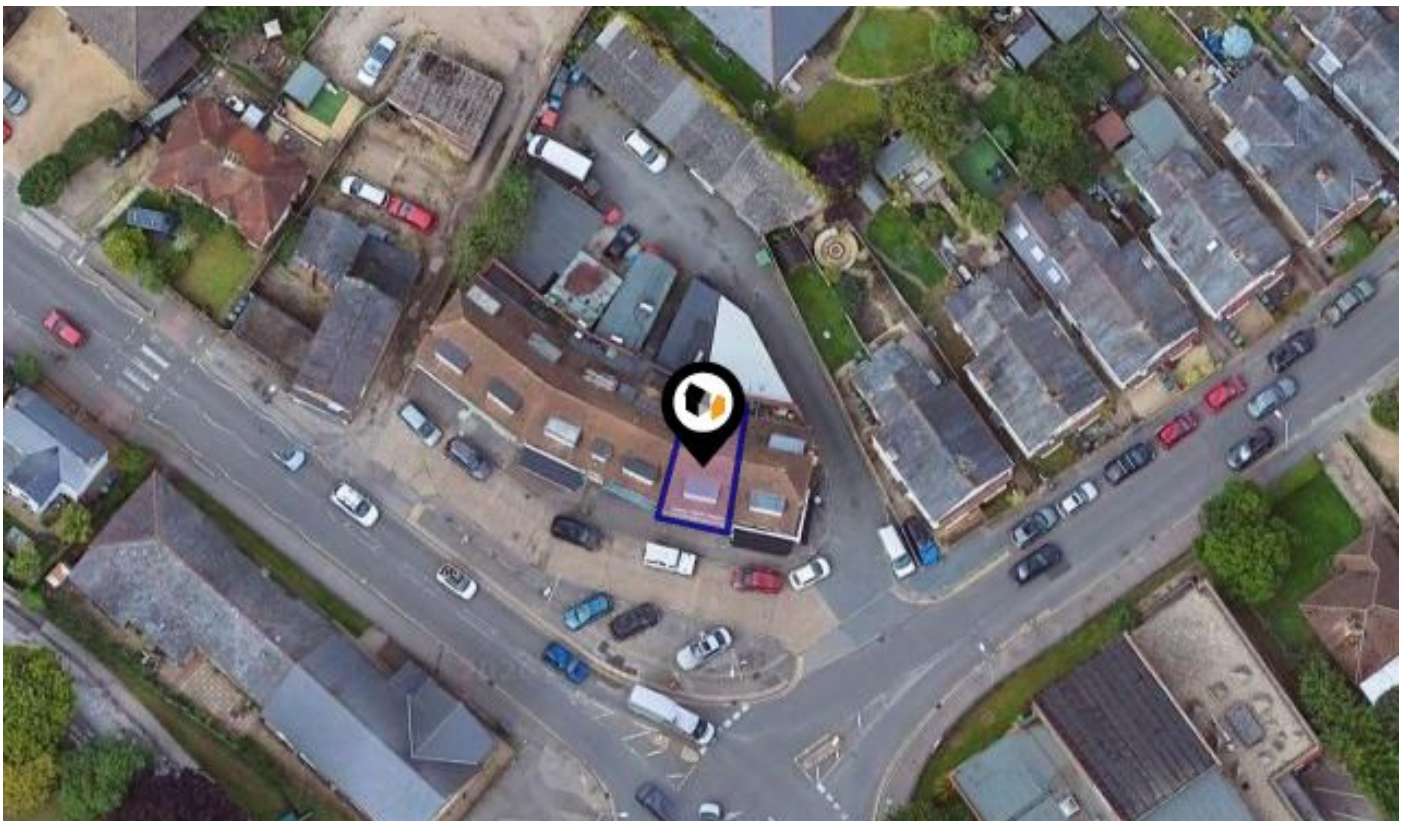




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 21st May 2026



**5A, SWAINS MARKET, FLACKWELL HEATH, HIGH
WYCOMBE, HP10 9BL**

Phillip Arnold Auctions

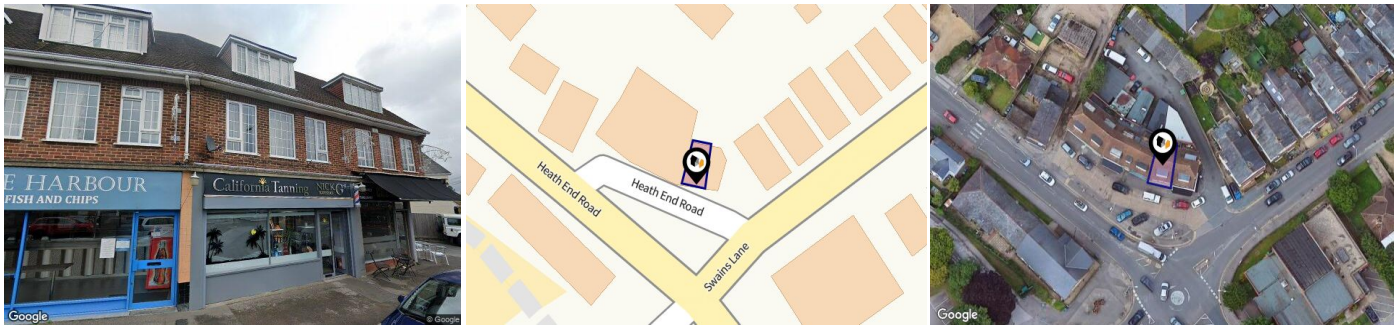
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.01 acres		
Council Tax :	Band B		
Annual Estimate:	£1,965		
Title Number:	BM155908		
UPRN:	100081167733		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

5a Swains Market, Flackwell Heath, HIGH WYCOMBE, HP10 9BL	Energy rating E
--	---

Valid until 31.05.2035	Certificate number 0380-2601-6550-2925-0005
------------------------	--

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

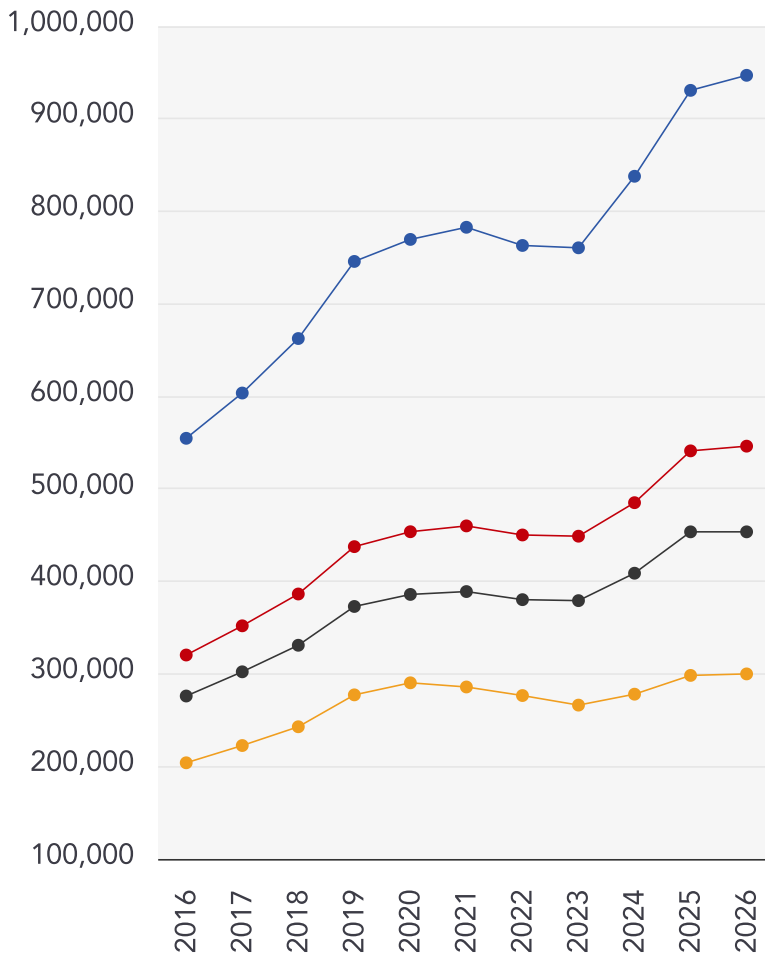
Additional EPC Data

Property Type:	Top-floor maisonette
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Very poor
Window:	Partial double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(other premises below)
Secondary Heating:	None
Total Floor Area:	70 m ²

Market

House Price Statistics

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



Detached

+70.73%

Semi-Detached

+70.44%

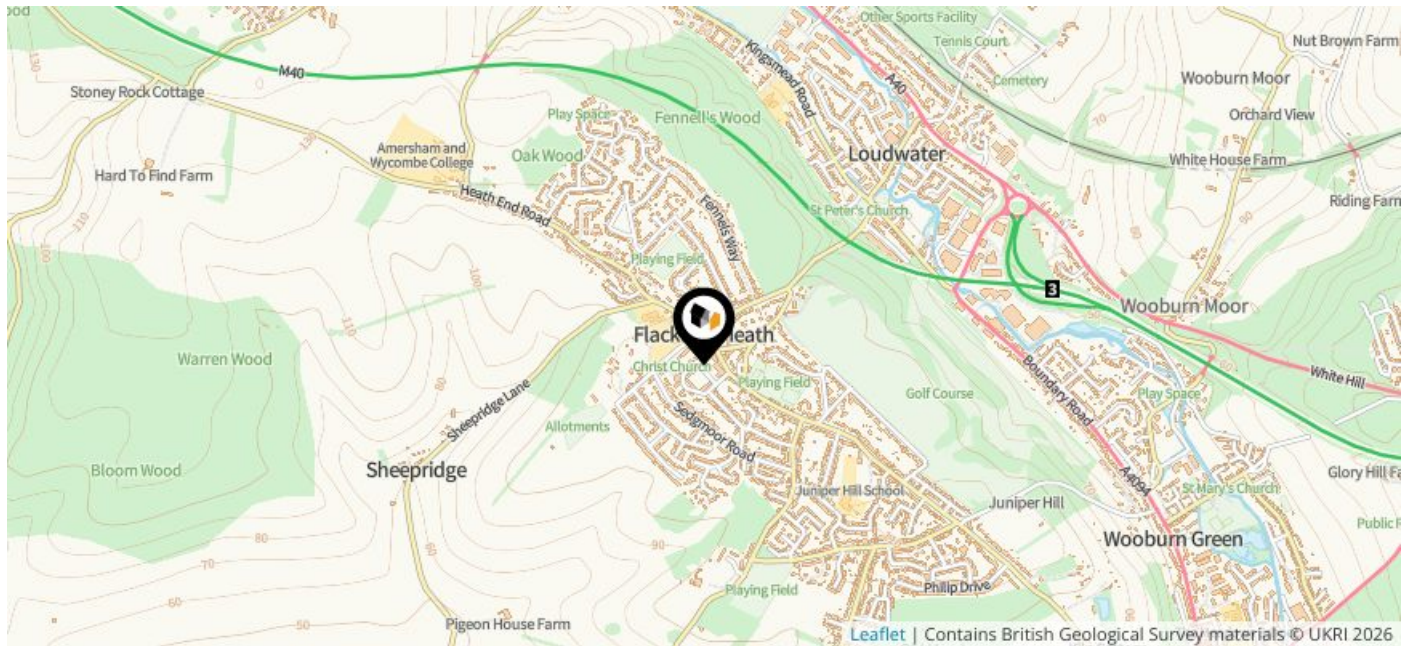
Terraced

+64.26%

Flat

+47.1%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

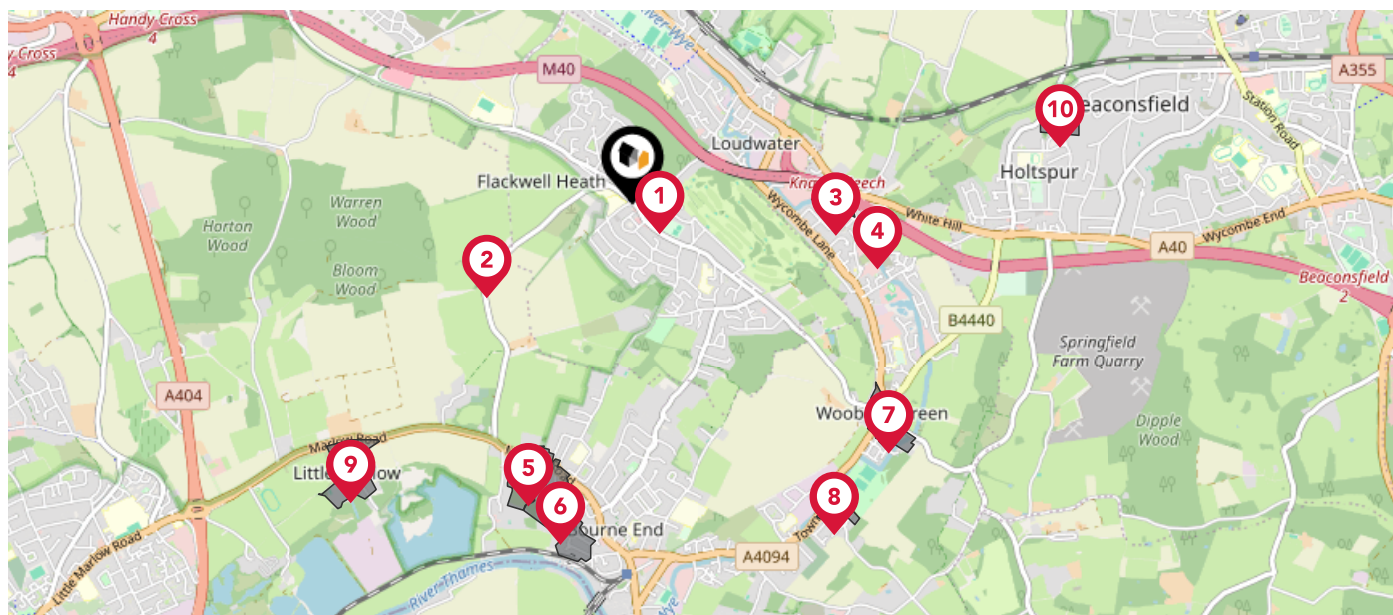
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



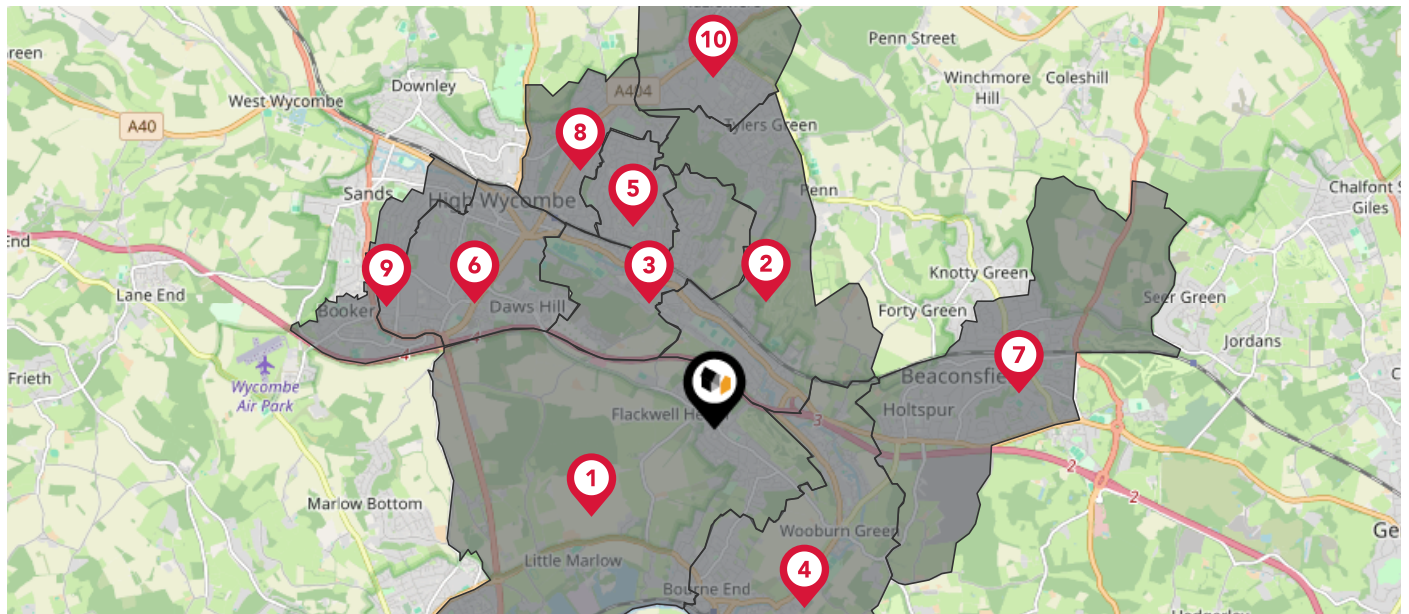
Nearby Conservation Areas

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











Maps

Council Wards

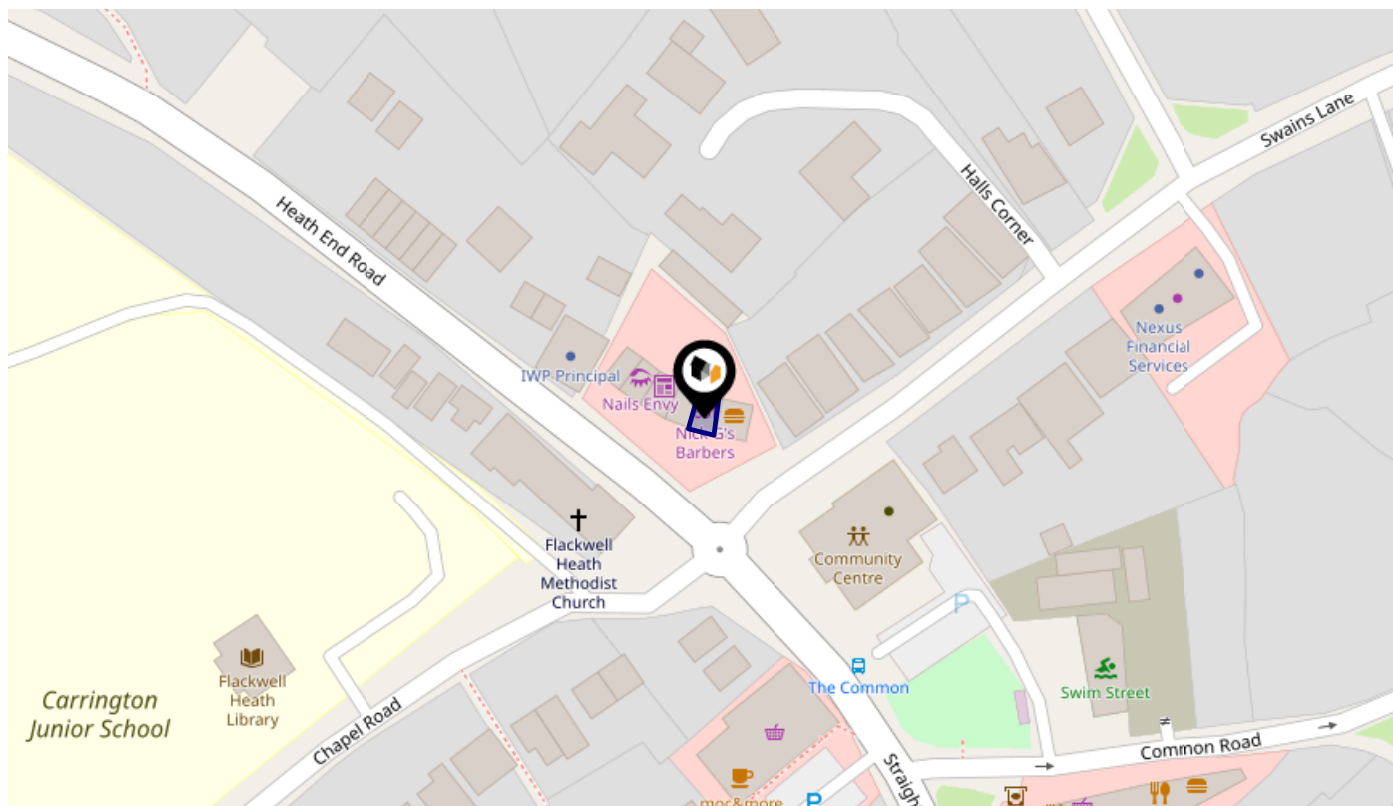
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Flackwell Heath, Little Marlow and Marlow South East Ward
-  Tylers Green and Loudwater Ward
-  Ryemead and Micklefield Ward
-  The Wooburns, Bourne End and Hedsor Ward
-  Totteridge and Bowerdean Ward
-  Abbey Ward
-  Beaconsfield Ward
-  Terriers and Amersham Hill Ward
-  Booker, Cressex and Castlefield Ward
-  Hazlemere 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.

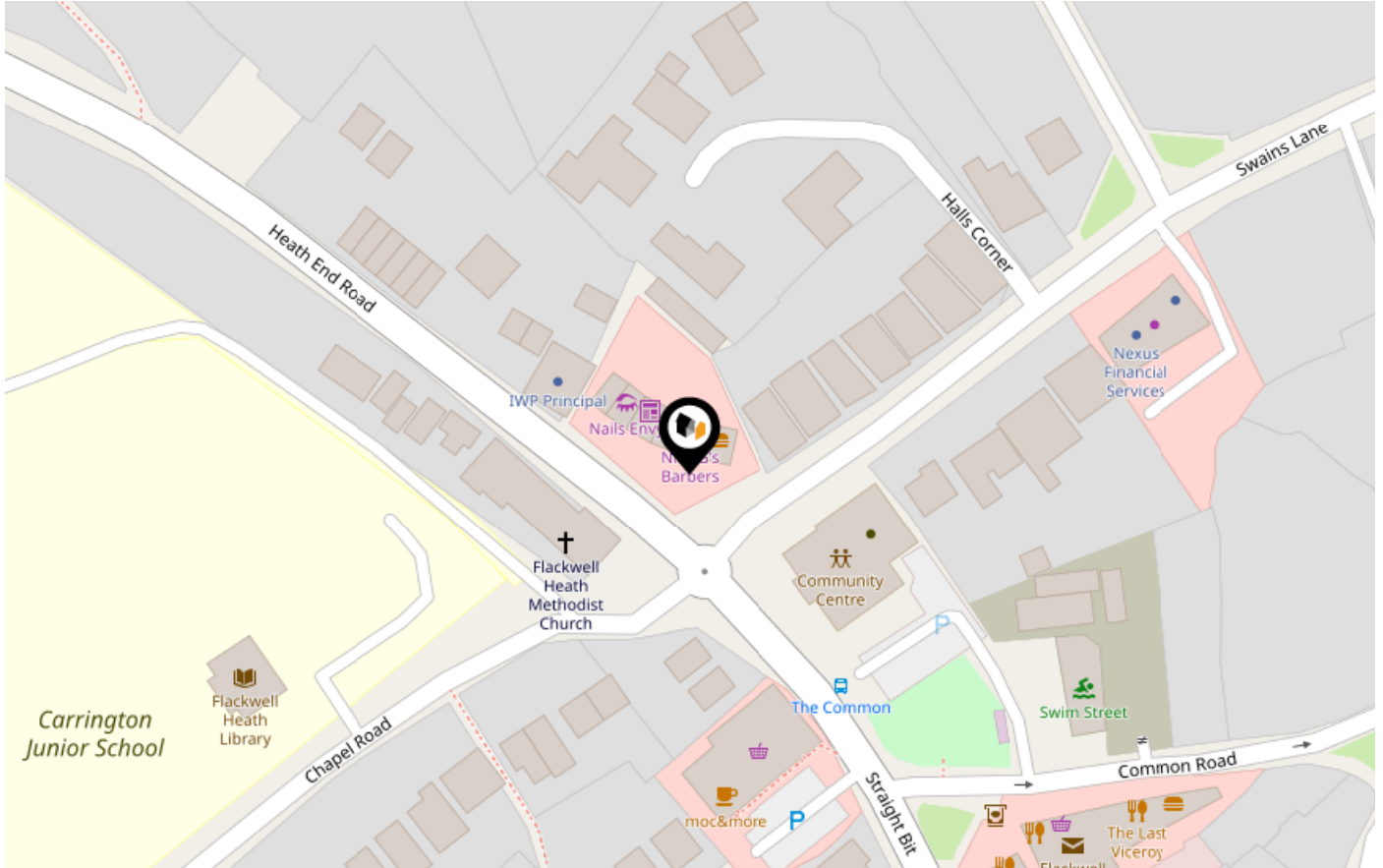
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
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.

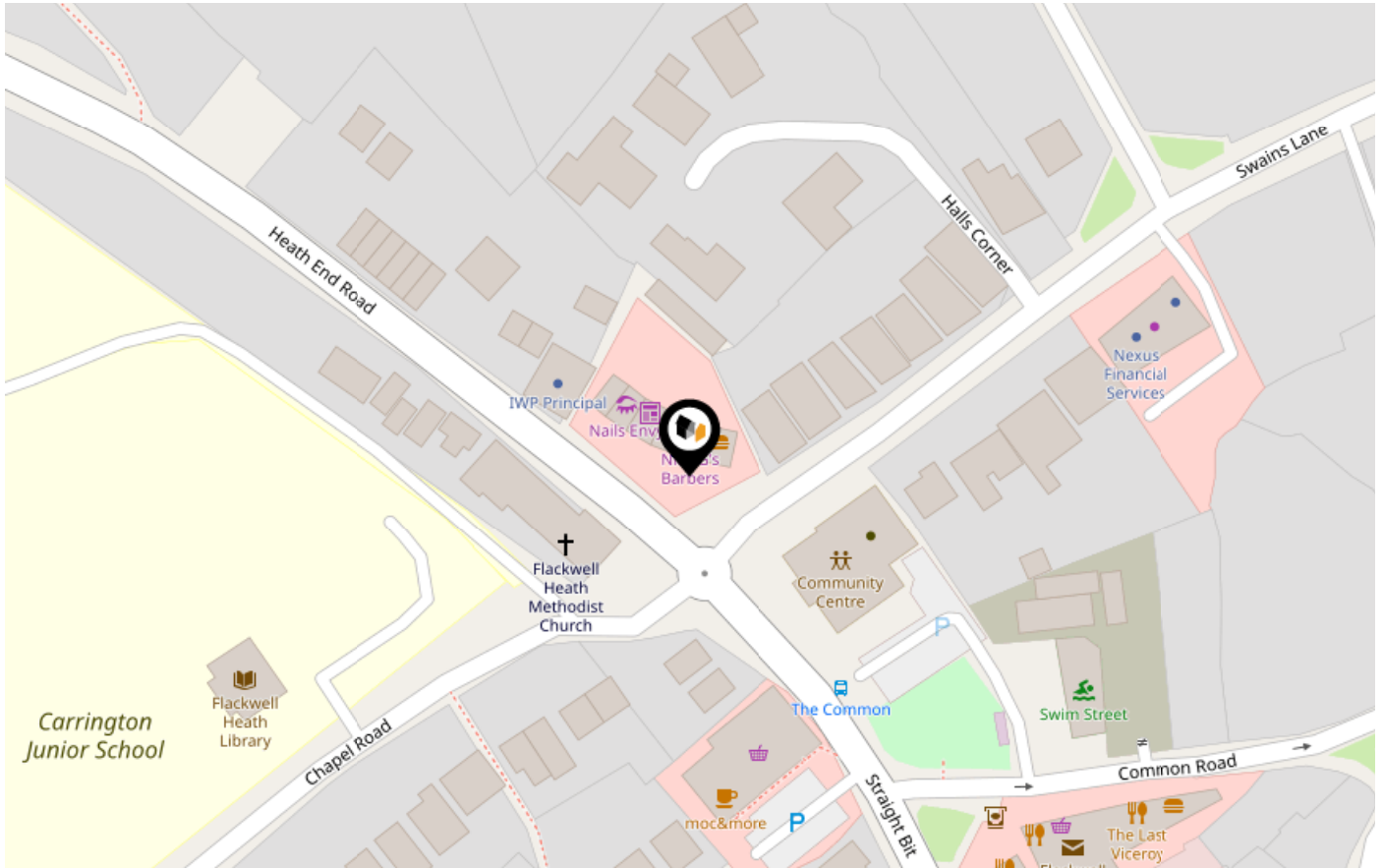
Chance of flooding to the following depths at this property:



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.

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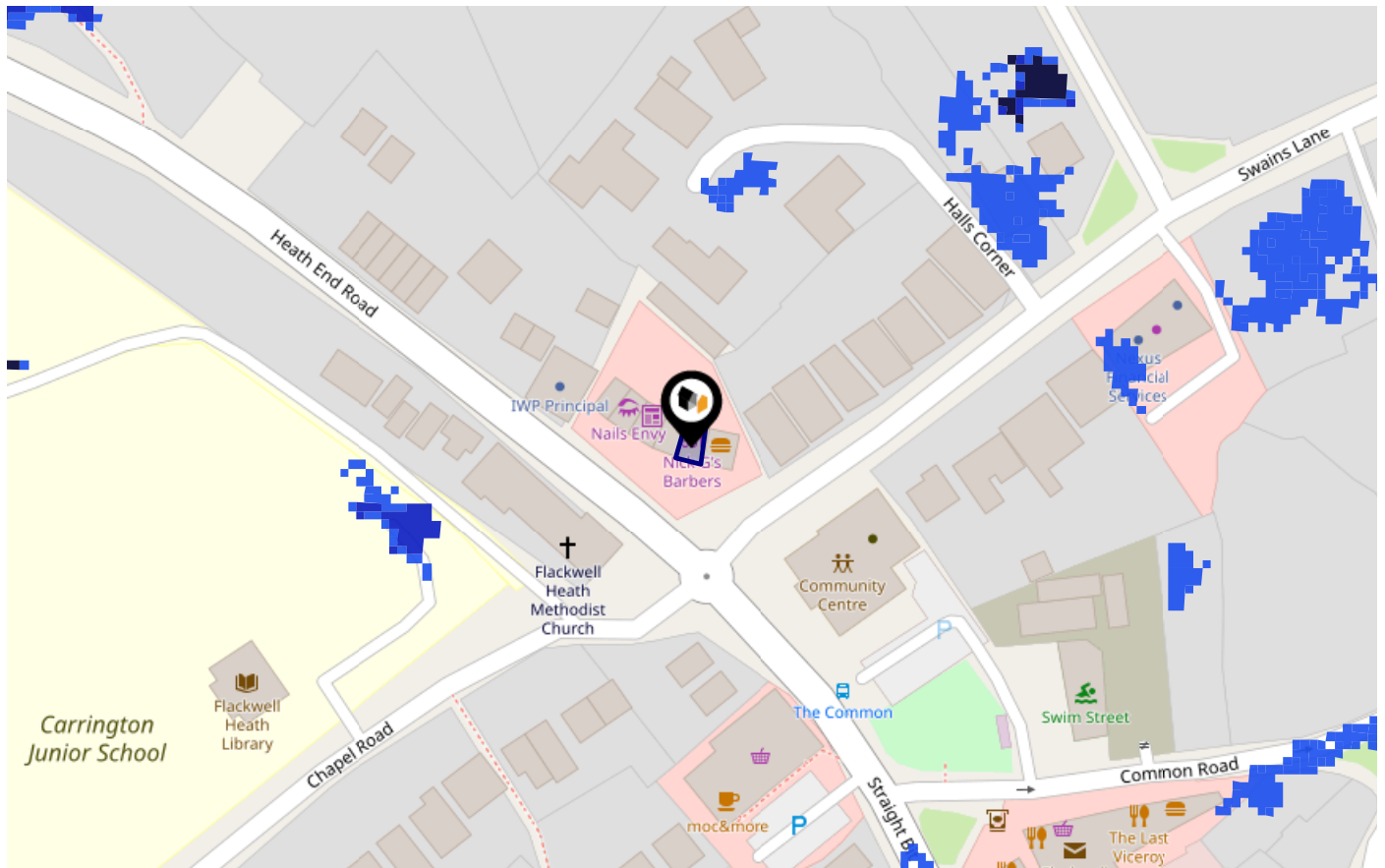
Chance of flooding to the following depths at this property:



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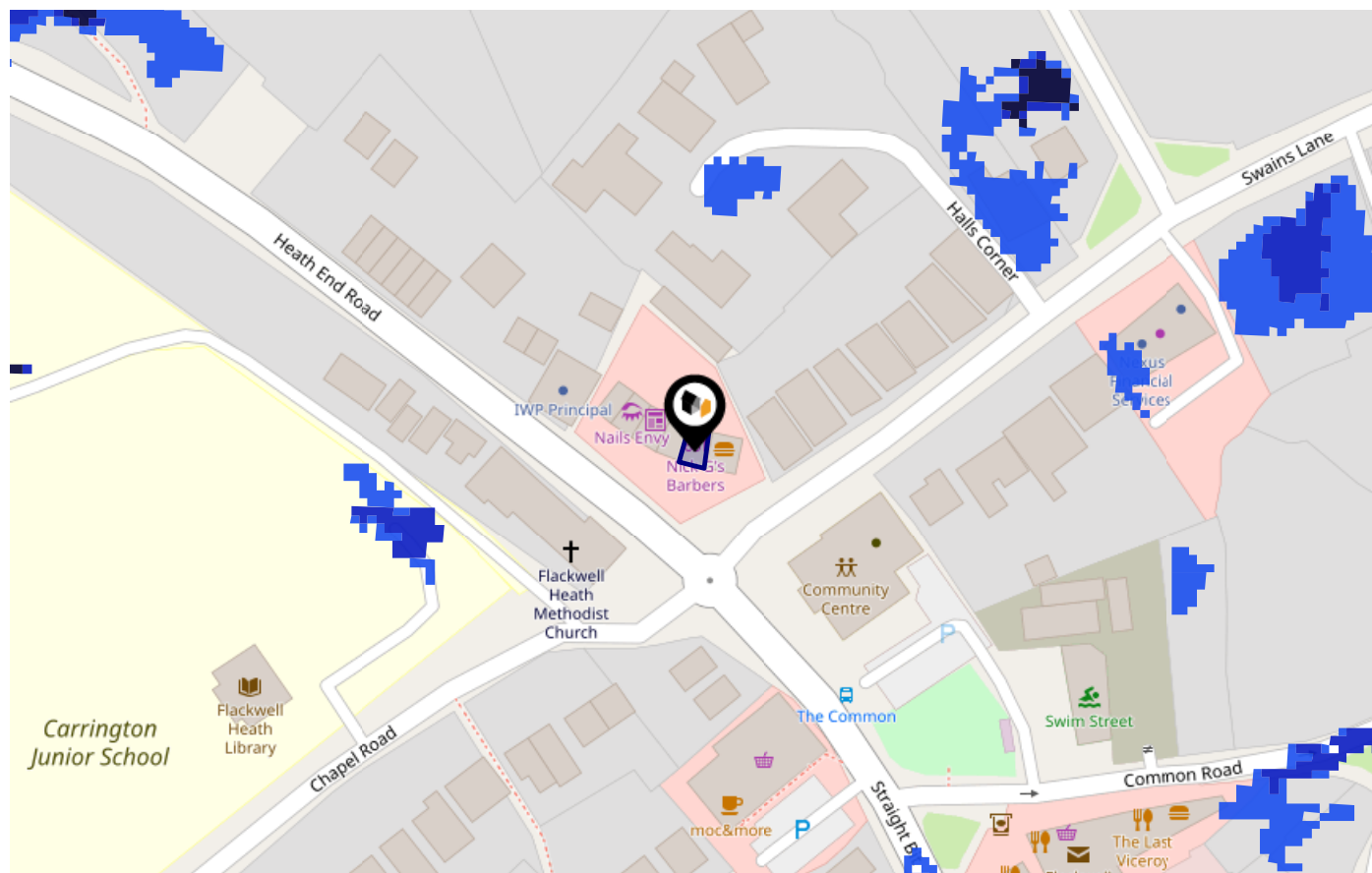
Chance of flooding to the following depths at this property:



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.

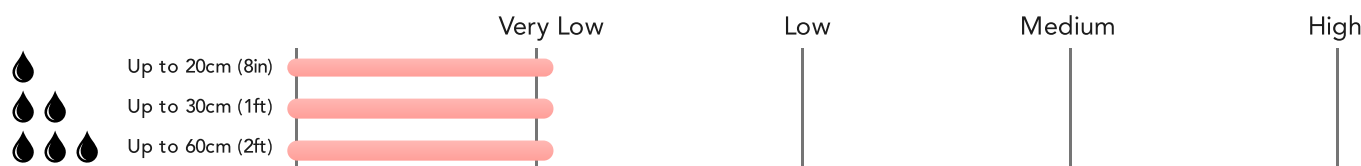


Risk Rating: Very low

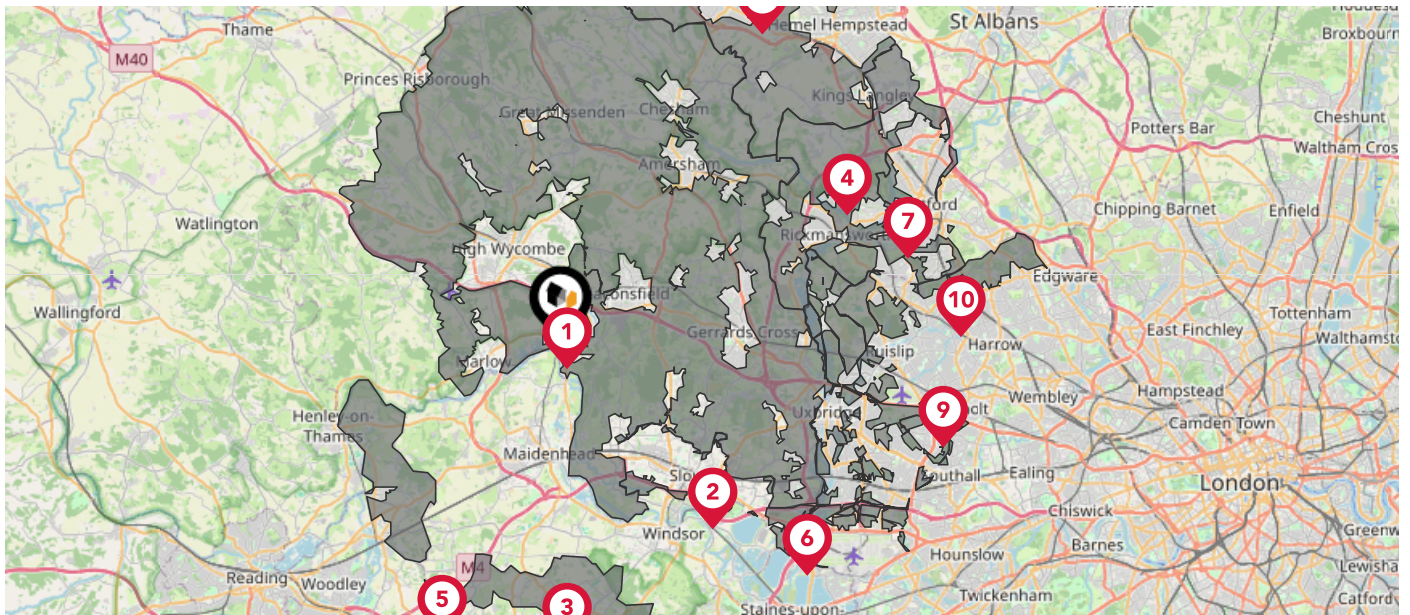
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.
- **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:



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 - Bracknell Forest
-  London Green Belt - Three Rivers
-  London Green Belt - Wokingham
-  London Green Belt - Hillingdon
-  London Green Belt - Watford
-  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.



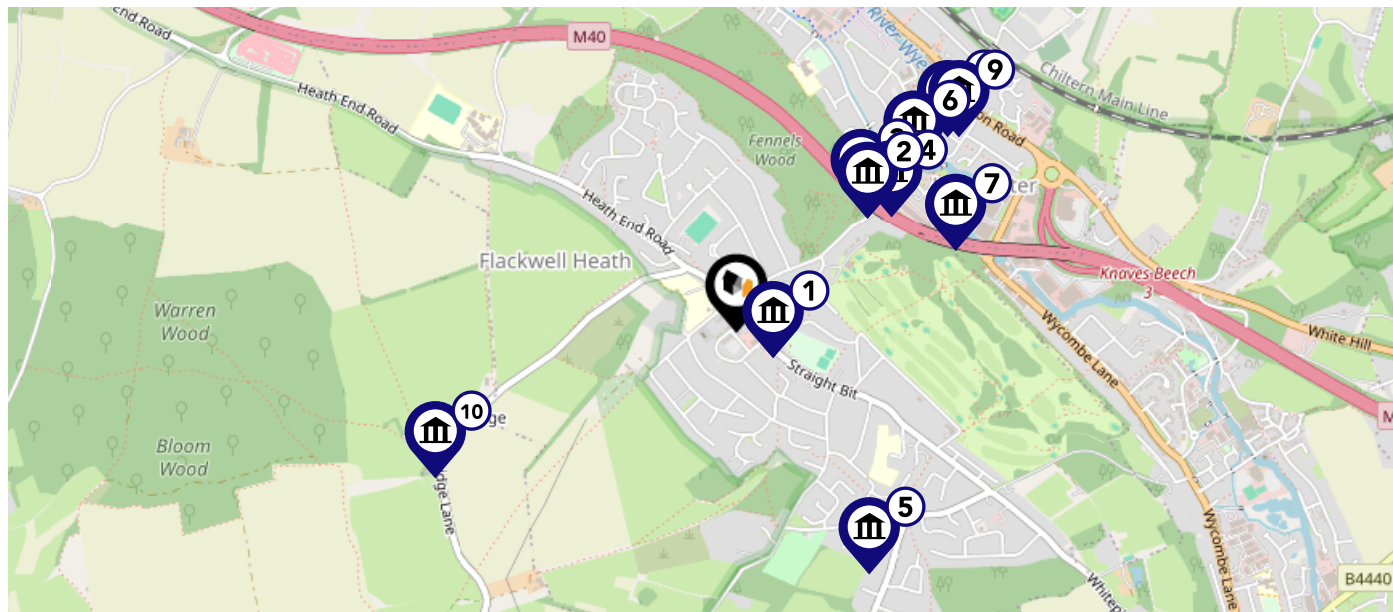
Nearby Landfill Sites











1	Old Kiln Road-Flackwell Heath, Buckinghamshire	Historic Landfill
2	Highlea Avenue-Flackwell Heath, Buckinghamshire	Historic Landfill
3	Paper Mill-Flackwell Heath	Historic Landfill
4	The Fairway-Juniper Lane	Historic Landfill
5	Heath End Farm-Flackwell Heath, Buckinghamshire	Historic Landfill
6	Juniper Lane-Flackwell Heath, Buckinghamshire	Historic Landfill
7	Knaves Beech-Wycombe	Historic Landfill
8	Southside Farm-Woodburn Moor	Historic Landfill
9	Kingsmead Road-High Wycombe, Buckinghamshire	Historic Landfill
10	Old Railway Cutting-Dean Garden Rise, High Wycombe	Historic Landfill

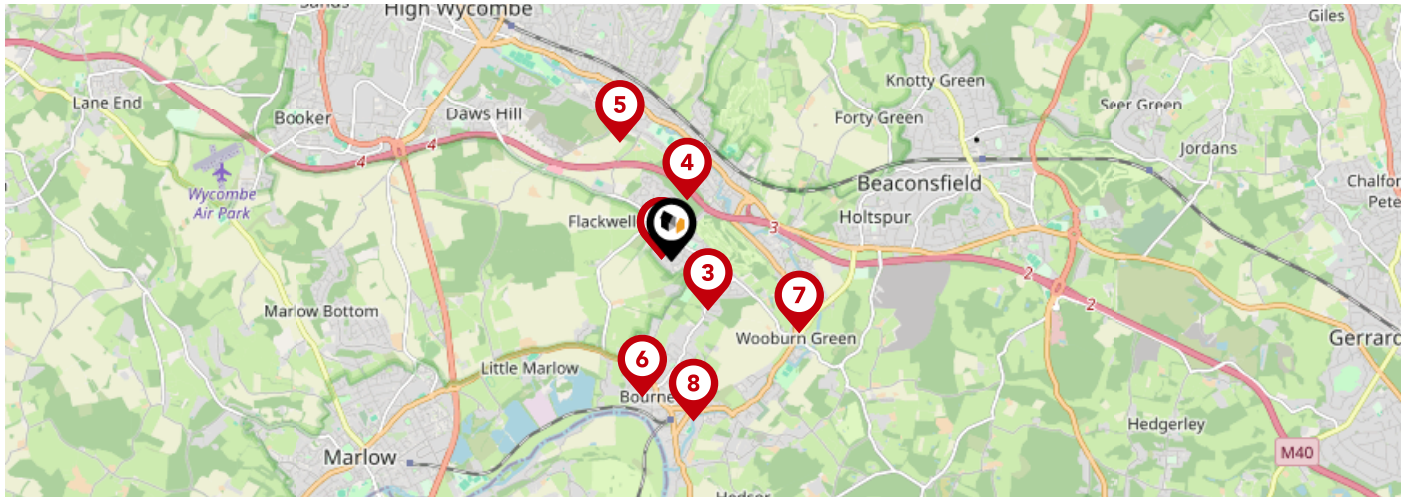
Maps









Listed Buildings

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

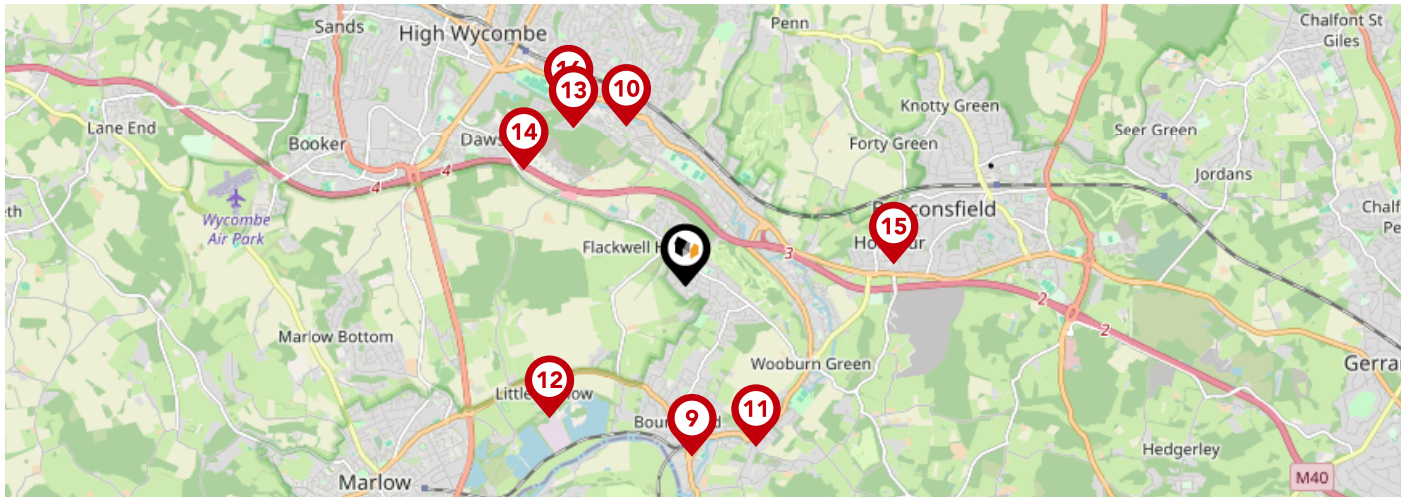










Listed Buildings in the local district		Grade	Distance
	1425593 - Flackwell Heath War Memorial	Grade II	0.1 miles
	1332130 - Fennels Lodge	Grade II	0.4 miles
	1158852 - Beechwood Hall	Grade II	0.4 miles
	1332132 - Church Of St Peter	Grade II	0.5 miles
	1125623 - Northern Woods Farmhouse	Grade II	0.6 miles
	1427740 - Loudwater War Memorial	Grade II	0.6 miles
	1125622 - Mill House, Snakeley Mill	Grade II	0.6 miles
	1158961 - Crown House Keridor Cottage	Grade II	0.7 miles
	1125630 - Loudwater House	Grade II	0.7 miles
	1158979 - The Crooked Billet	Grade II	0.7 miles



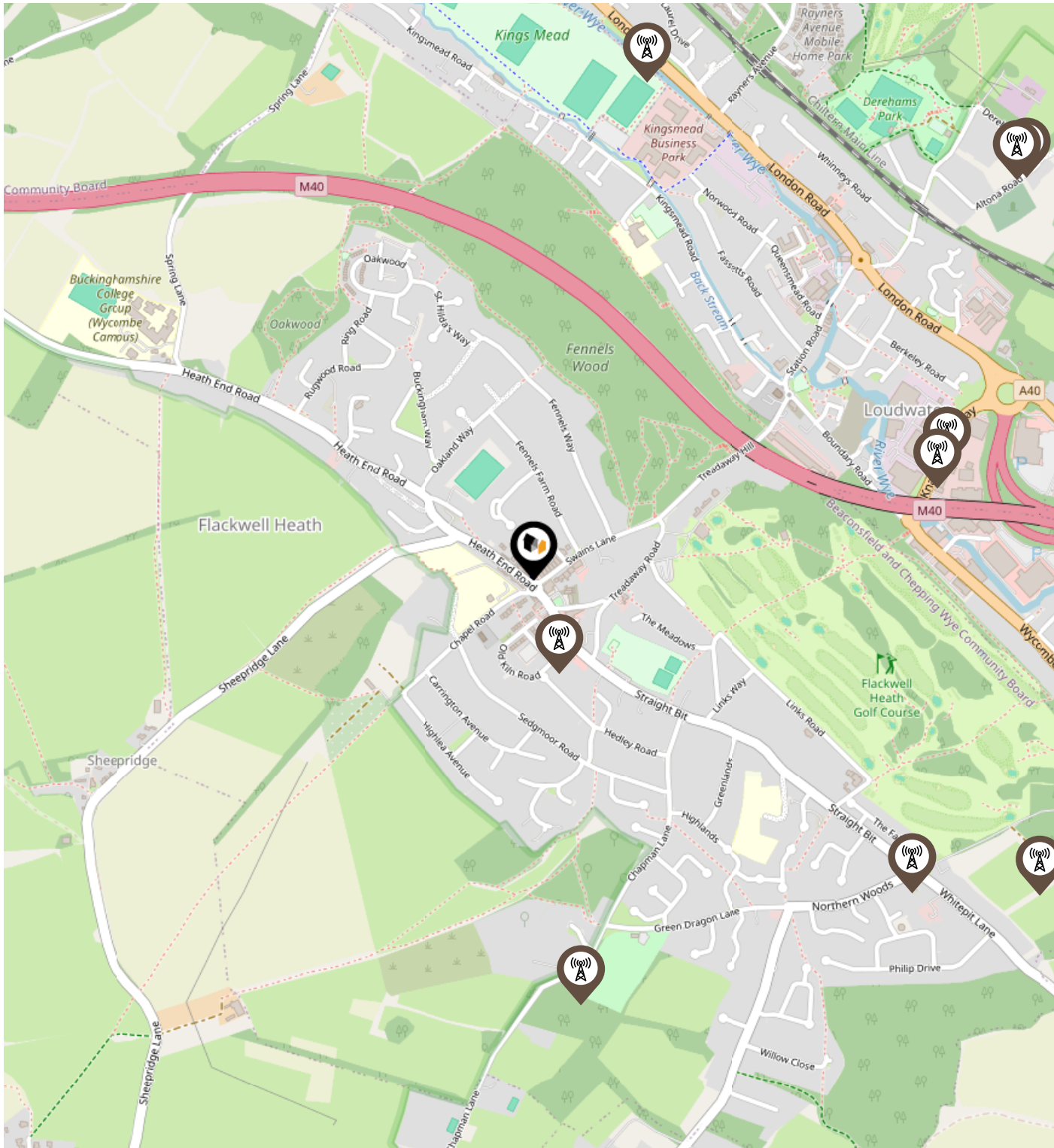
		Nursery	Primary	Secondary	College	Private
	Carrington Junior School Ofsted Rating: Requires improvement Pupils: 236 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carrington Infant School Ofsted Rating: Good Pupils: 169 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Juniper Hill School Ofsted Rating: Good Pupils: 421 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loudwater Combined School Ofsted Rating: Good Pupils: 211 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marsh School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claytons Primary School Ofsted Rating: Good Pupils: 300 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wooburn Green Primary School Ofsted Rating: Good Pupils: 146 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	E-Act Bourne End Academy Ofsted Rating: Good Pupils: 843 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Westfield School Ofsted Rating: Good Pupils: 76 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechview Academy Ofsted Rating: Requires improvement Pupils: 163 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Church of England Combined School, Wooburn Ofsted Rating: Good Pupils: 227 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Marlow CofE School Ofsted Rating: Good Pupils: 40 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crown House School Ofsted Rating: Not Rated Pupils: 126 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey View Primary Academy Ofsted Rating: Good Pupils: 214 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holtspur School & Pre-School Ofsted Rating: Good Pupils: 201 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowerdean Nursery School Ofsted Rating: Outstanding Pupils: 165 Distance:1.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

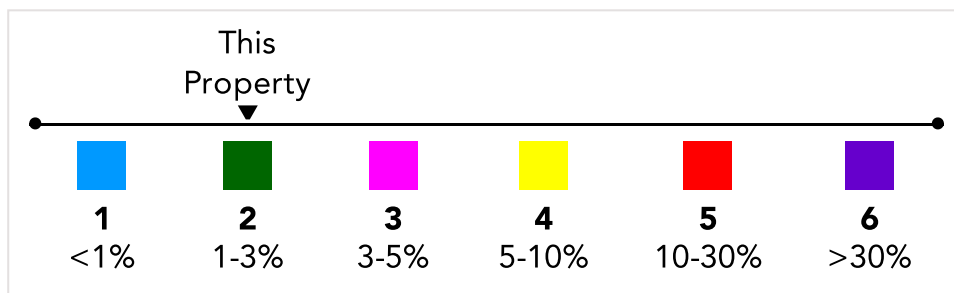
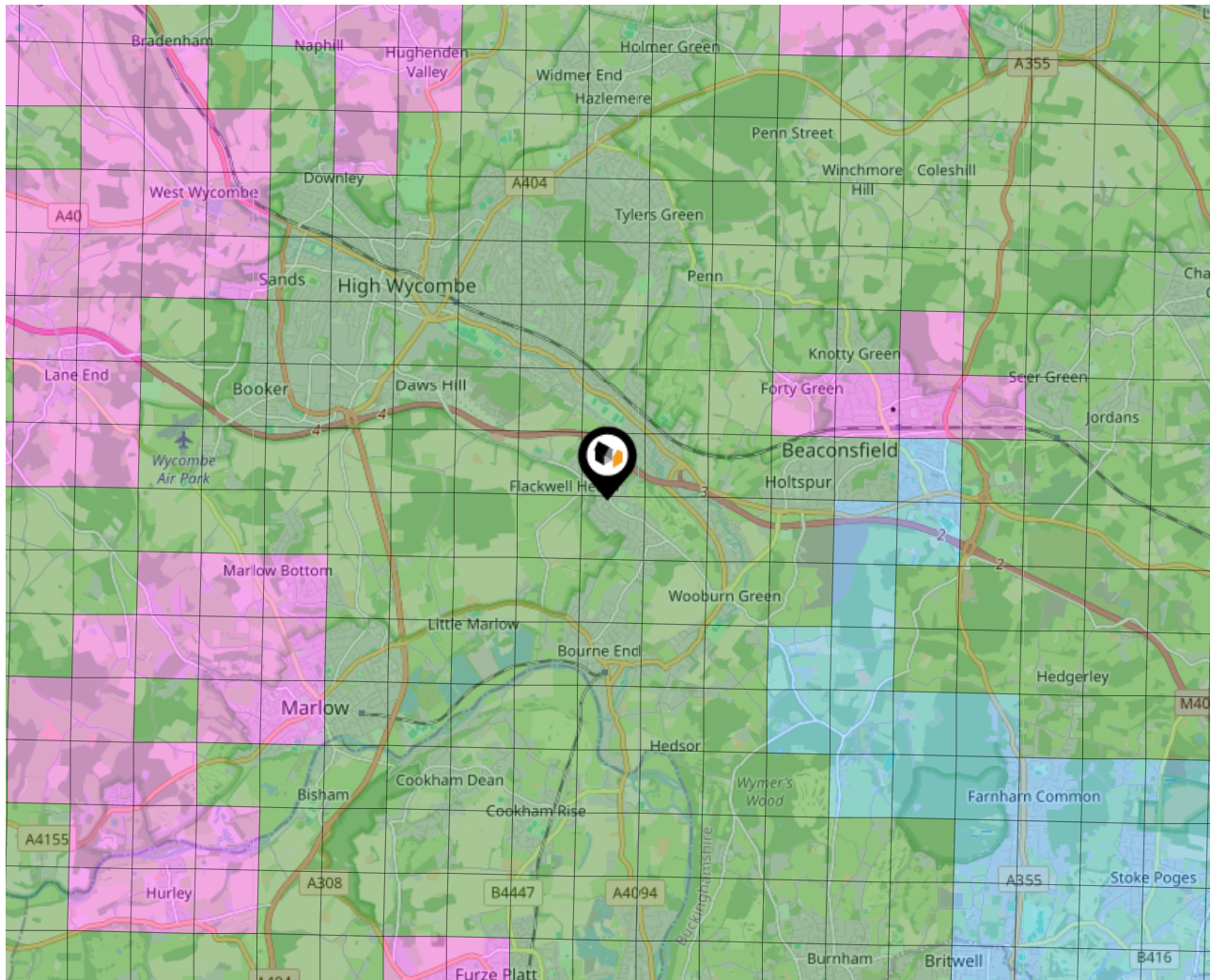


Key:

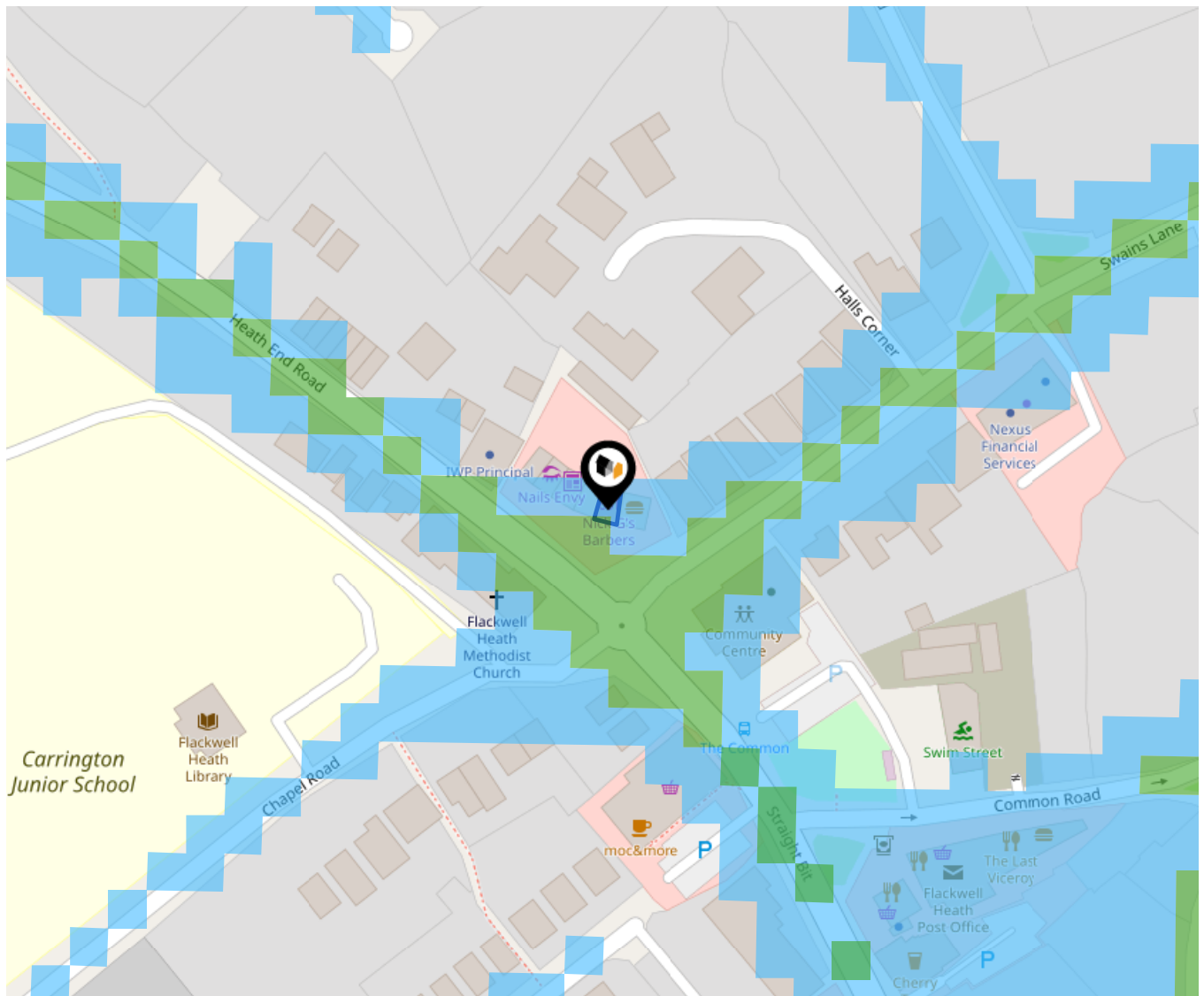
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

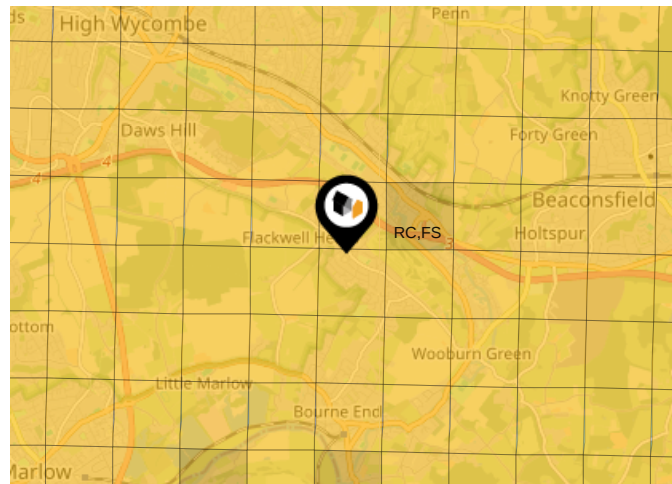


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

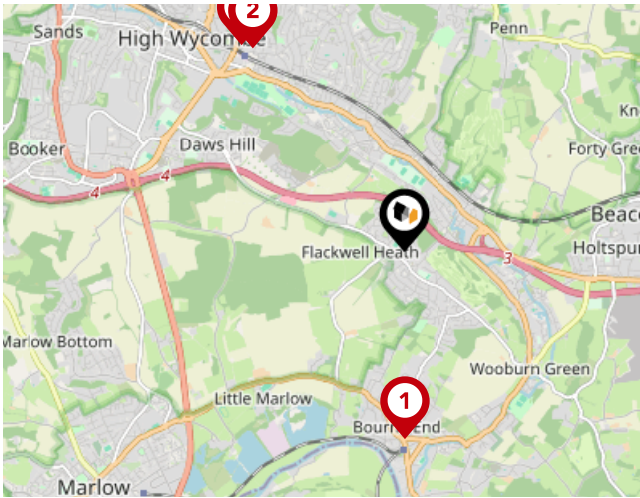


Primary Classifications (Most Common Clay Types)

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

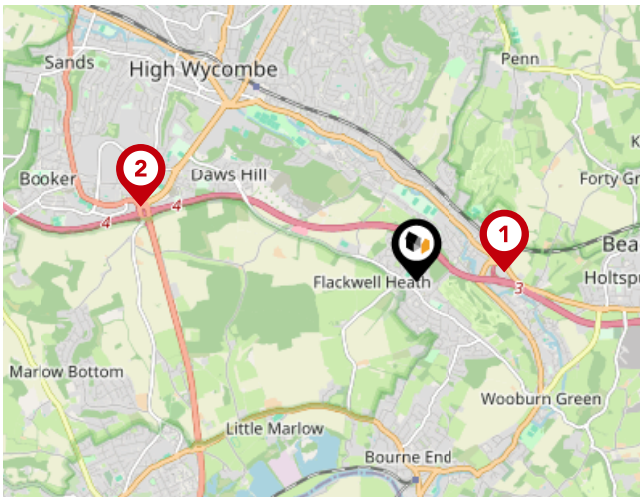
Area

Transport (National)



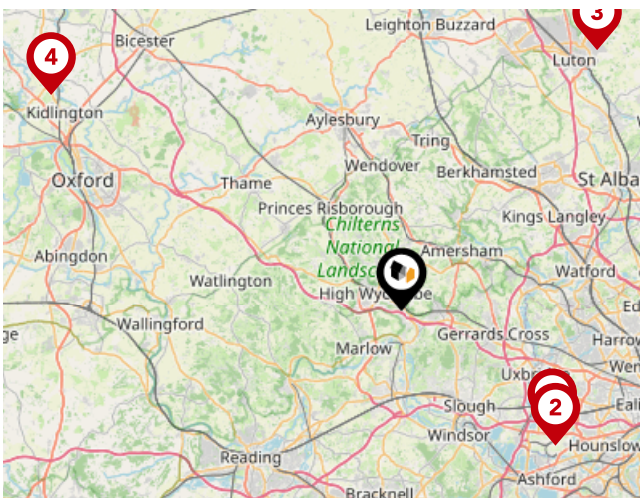
National Rail Stations

Pin	Name	Distance
1	Bourne End Rail Station	1.72 miles
2	High Wycombe Rail Station	2.34 miles
3	High Wycombe Rail Station	2.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J3	0.81 miles
2	M40 J4	2.63 miles
3	M40 J2	3.62 miles
4	A404(M) J9A	6.64 miles
5	A404(M) J9	6.21 miles

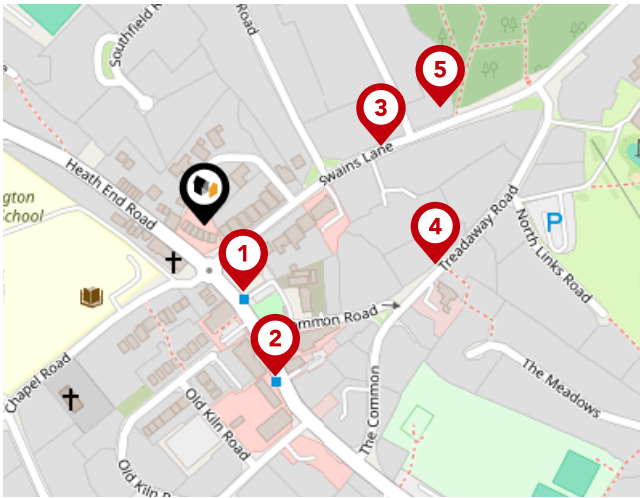


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	14.16 miles
2	Heathrow Airport Terminal 4	14.97 miles
3	Luton Airport	23.92 miles
4	Kidlington	30.35 miles

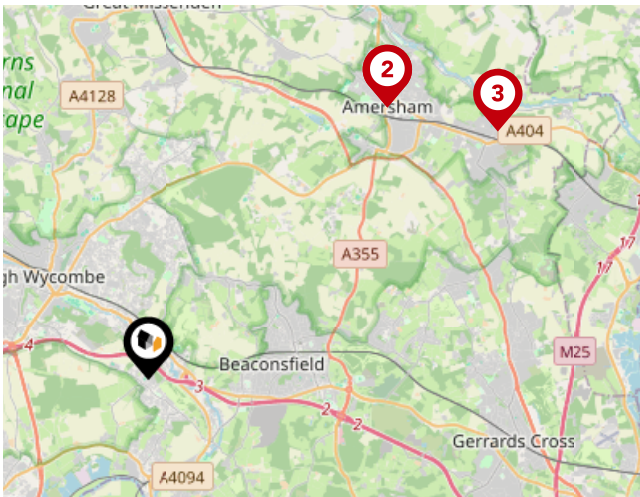
Area

Transport (Local)



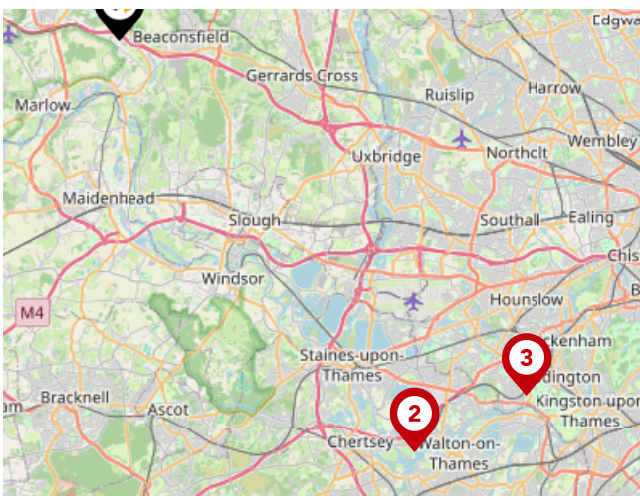
Bus Stops/Stations

Pin	Name	Distance
1	The Common	0.04 miles
2	The Common	0.1 miles
3	Swains Lane	0.11 miles
4	The Three Horseshoes	0.13 miles
5	Swains Lane	0.15 miles



Local Connections

Pin	Name	Distance
1	Amersham Underground Station	6.65 miles
2	Amersham Underground Station	6.67 miles
3	Chalfont & Latimer Underground Station	7.88 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	18.68 miles
2	Weybridge Ferry Landing	18.74 miles
3	Hampton Ferry Landing	19.92 miles



Phillip Arnold Auctions

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

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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