



Plansearch Areaview Plus Report Neighbourhood and Local Amenity Information

28 Goddington Road, Bourne End, Buckinghamshire, SL8 5TZ

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489470, 188370

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Supplied by
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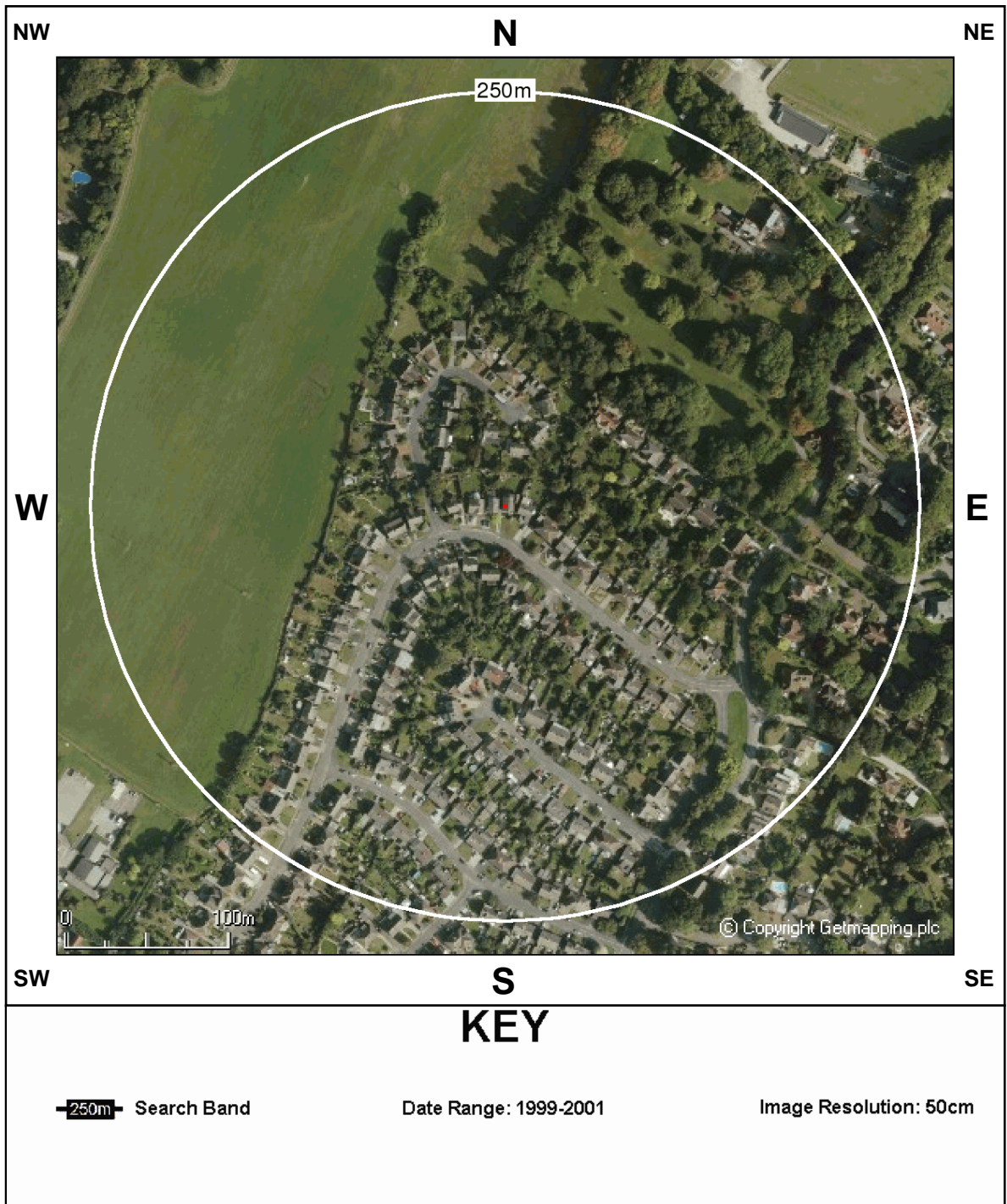
Email

info@landmarkinfo.co.uk

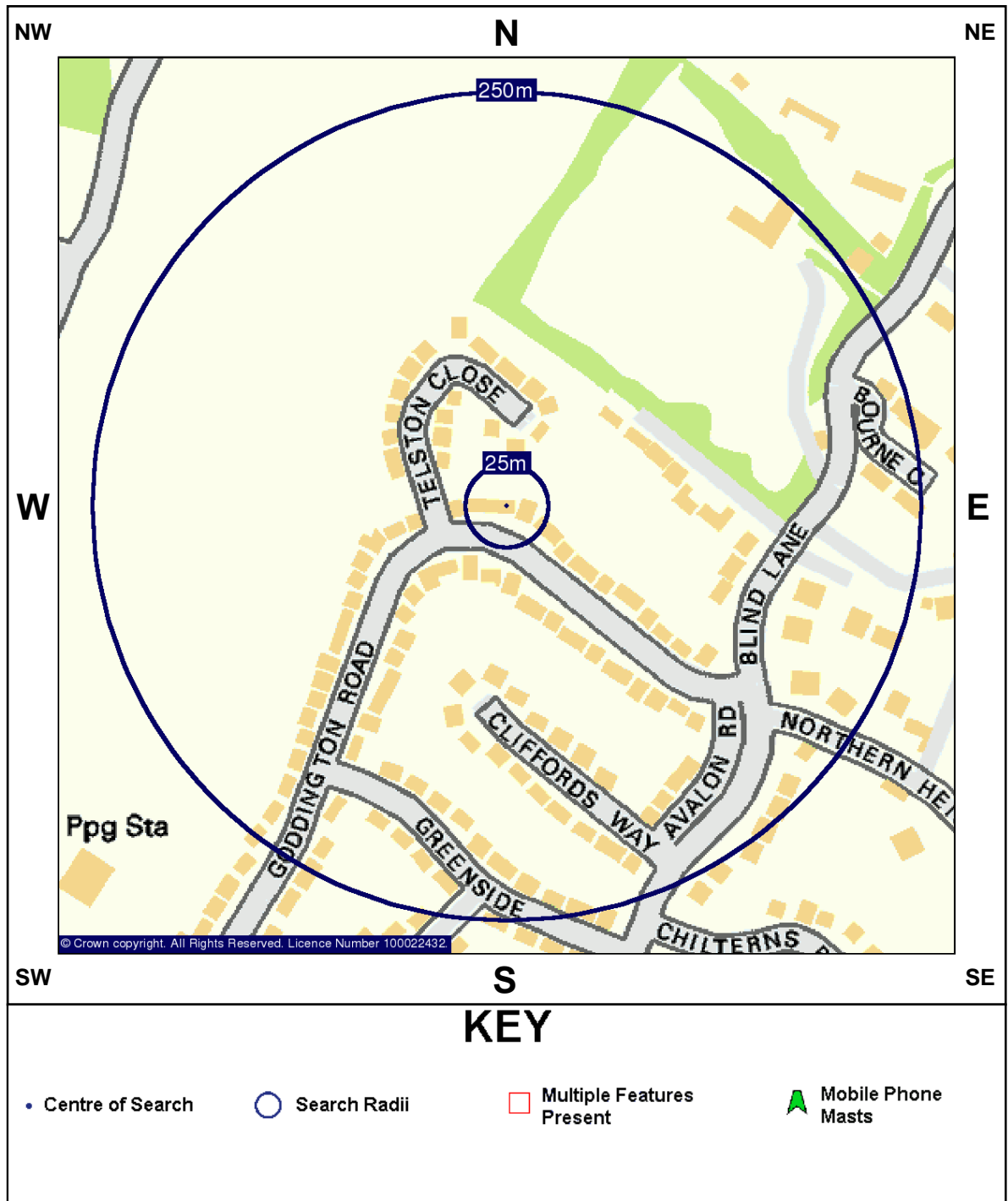
Website

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Aerial Photo



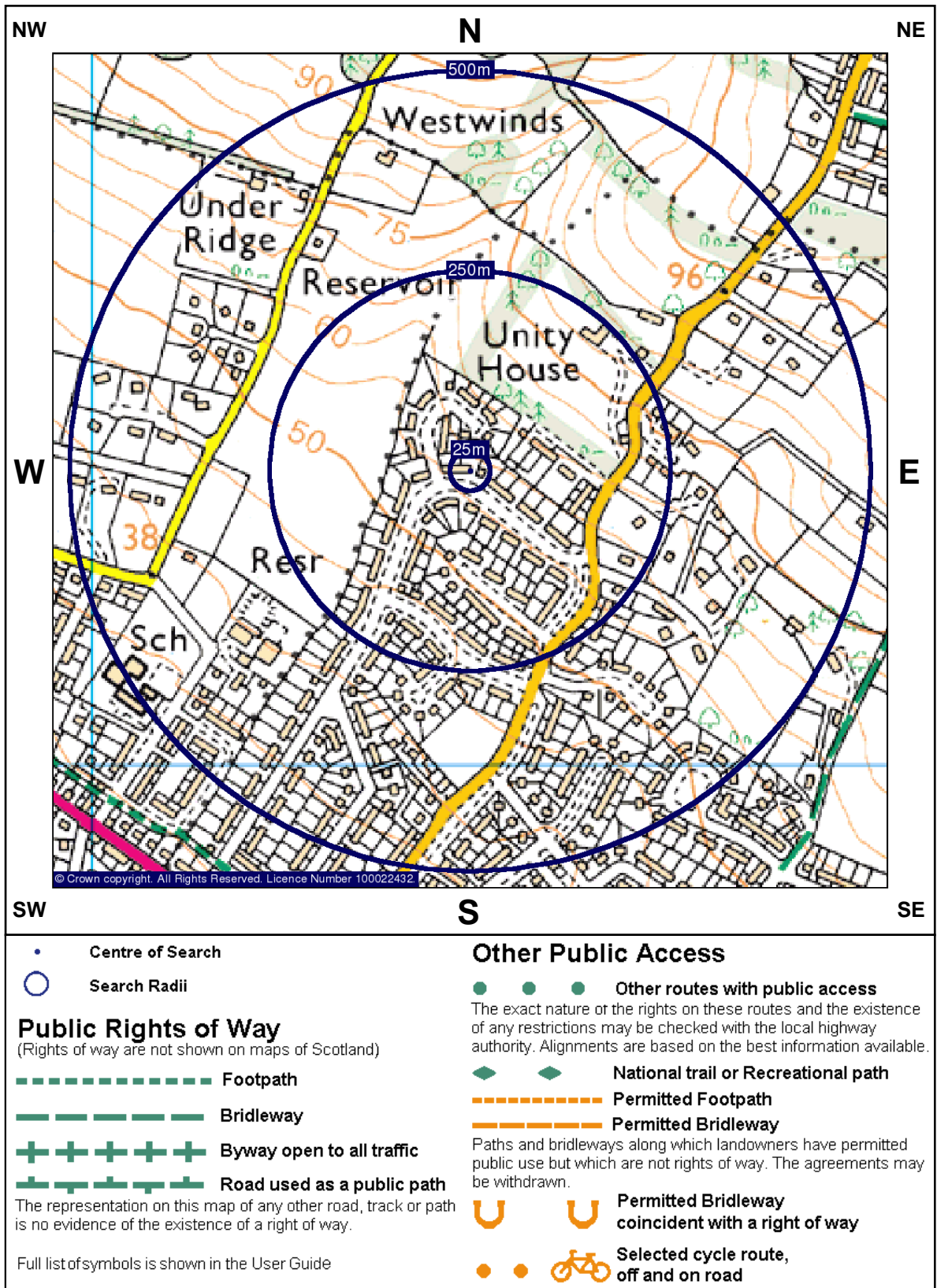
Mobile Phone Masts



No mobile phone masts have been identified within 250m of the search location.

Data © OFCOM December 2006.

Rights of Way



Housing and Neighbourhood

Housing Market

The following information is based on households in the postcode sector for SL8 5TZ

Home Ownership	Typically %	National Average %
Owned Outright	44	30.06
Mortgaged	46.71	39.39
Rented (Private)	4.18	9.09
Rented (Council)	1.73	12.16
Rented (Housing Trust)	1.28	5.59
Other Tenure	2.09	3.67

Housing Type	Typical Composition %
Detached	69.01
Semi-Detached	19.13
Terraced	7.13
Flats	4.32
Other	.4

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Neighbourhood Information

Local Authority: Wycombe District Council

Tax Band	Local Cost	National Average
Band A	£974	£975.98
Band B	£1136.33	£1138.64
Band C	£1298.66	£1301.3
Band D	£1461	£1463.96
Band E	£1785.66	£1789.29
Band F	£2110.33	£2114.61
Band G	£2435	£2439.94
Band H	£2922	£2927.93

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Housing and Neighbourhood

People

The predominant family type for this area is:

Wealthy Older Families in Spacious Suburban and Rural Detached and Semis

This is one of the wealthiest groups of consumers in the UK. Their affluence is reflected in their properties, which are in the main very large and highly priced. Housing stock primarily consists of detached and semi-detached properties which are either mortgaged or owned outright. Because of the spacious nature of these properties and their associated land, population densities are extremely low. Comprising of couples and families these outlying neighbourhoods are home to an assortment of ages ranging from thirty to seventy-four. Children are all of school age. Located in outer suburban and rural areas these leafy neighbourhoods are home to a highly qualified populace where in many cases both parents work. Employment varies from professional occupations to highly paid white collar and managerial positions. Others are self-employed and nearly 2.5 times the UK average are Directors. Very few are unemployed. Levels of car ownership are very high with multiple cars per household. This provides their main mode of transport to work, but there is a notable proportion that work from home. Newspaper readership varies between the mid-market, quality and regional press. This is a very credit worthy group, with very few, if any, incidences of County Court Judgements.



NB: Where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.
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Average Property Price

The average property price in this postcode is from:

£526,809 - £588,903

The average price bands are calculated by EuroDirect using the latest available data from Her Majesty's Land Registry. They represent a snapshot in time as at the most recent date.

NB: Where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.
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Crime

Local Authority Crime Statistics

Crime Reporting Area: Wycombe District Council
Number of Households: 65.3 (thousand)
Population: 164.8 (thousand)
Police Force Information: Thames Valley

Offence	Total Locally	Per 1000 Population	
		Locally	Nationally
Robbery	177	1.07	.9
Theft of a Motor Vehicle	170	1.03	1.42
Theft from a Motor Vehicle	1025	6.21	4.71
Sexual Offences	136	.82	.89
Violence against the person	1869	11.34	12.66

Offence	Total Locally	Per 1000 Households	
		Locally	Nationally
Burglary	699	10.7	8.59

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Theft Insurance Claim Rating

An insurance claims rating has been generated for theft. This rating is derived from the number of insurance claims in your postcode sector since 2000.

Risk Rating: High Risk

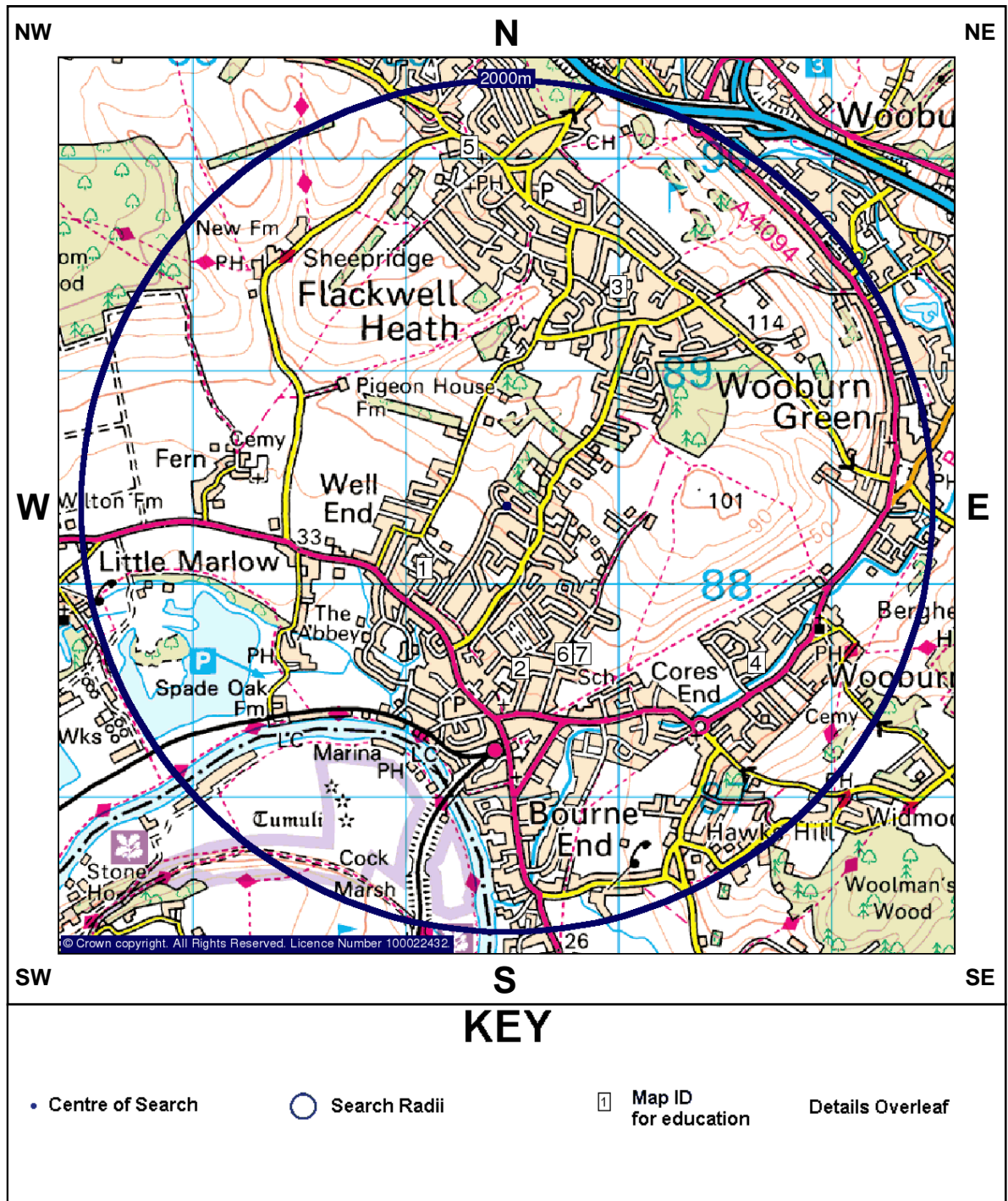
Footnote:

As a guide an indication of the risk rating would be as follows:-

- "High Risk" is a sector with more than 6 claims per 1000 households
- "Medium Risk" is a sector with between 3 and 6 claims per 1000 households
- "Low Risk" reflects few claims with less than 3 claims per 1000 households
- "Very Low Risk" indicates no claims records

The figures may be the result of one event or cumulatively over time and are indicative only. A sector may appear to have a higher risk due to repeated claims on a single property or group of properties.

Education



Education

Academic Results

Primary Education (State)

Map ID	School	Type	Age Range	No. of Pupils	Academic Results		
					Maths %	English Reading %	English Grammar %
1	Claytons Primary School, Wendover Road, Bourne End, SL8 5NS	Community school	3-11	342	88	100	84
2	Westfield School, Highfield Road, Bourne End, SL8 5BE	Community special school	4-11	34	33	33	11
3	Juniper Hill School, Churchill Close, Flackwell Heath, High Wycombe, HP10 9LA	Community school	4-11	422	97	98	95
4	St Paul's Church of England Combined School, Wooburn, Stratford Drive, Wooburn Green, High Wycombe, HP10 0QH	Voluntary aided school	3-11	268	97	97	88
5	Carrington Junior School, 4 Chapel Road, Flackwell Heath, High Wycombe, HP10 9AA	Community school	7-11	231	87	83	69

Primary Education

Academic Results show the percentage of eligible pupils who achieved Level 4 or above in English, Maths and Science tests. (Level 4 is the standard expected of most 11 year olds)

'-' may appear in the results section because:

- * There were 10 or fewer eligible pupils on the school roll; OR
- * The school has 10 or fewer day pupils of compulsory school age enrolled. OR
- * No results for reasons beyond the school's control

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Education

Academic Results

Secondary Education

Map ID	School	Type	Age Range	No. of Pupils	Academic Results		
					5+ A* -C GCSEs %	5+ A* -G GCSEs %	Average points per pupil
6	The Wye Valley School, New Road, Bourne End, SL8 5BW	Community school	11-18	787	70	96	317.6

Secondary Education

Average Points

Each student's best eight GCSE/GNVQ results are used to give their GCSE/GNVQ point score. From these figures, the average score for all eligible students is given

'-' may appear in the results section because:

- * Schools (except special schools) with at least one 15 year old pupil but no GCSE/GNVQ entries for these. OR
- * Special schools with at least one 15 year old pupil but no GCSE/GNVQ entries for these. OR
- * No information available.

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Education

Academic Results

Sixth Form Education

Map ID	School	Type	Academic Results		
			Number of entries	AGNVQ Average points per student	AGNVQ Average points per exam entry
7	The Wye Valley School, New Road, Bourne End, SL8 5BW	Community school	48	518.1	170.9

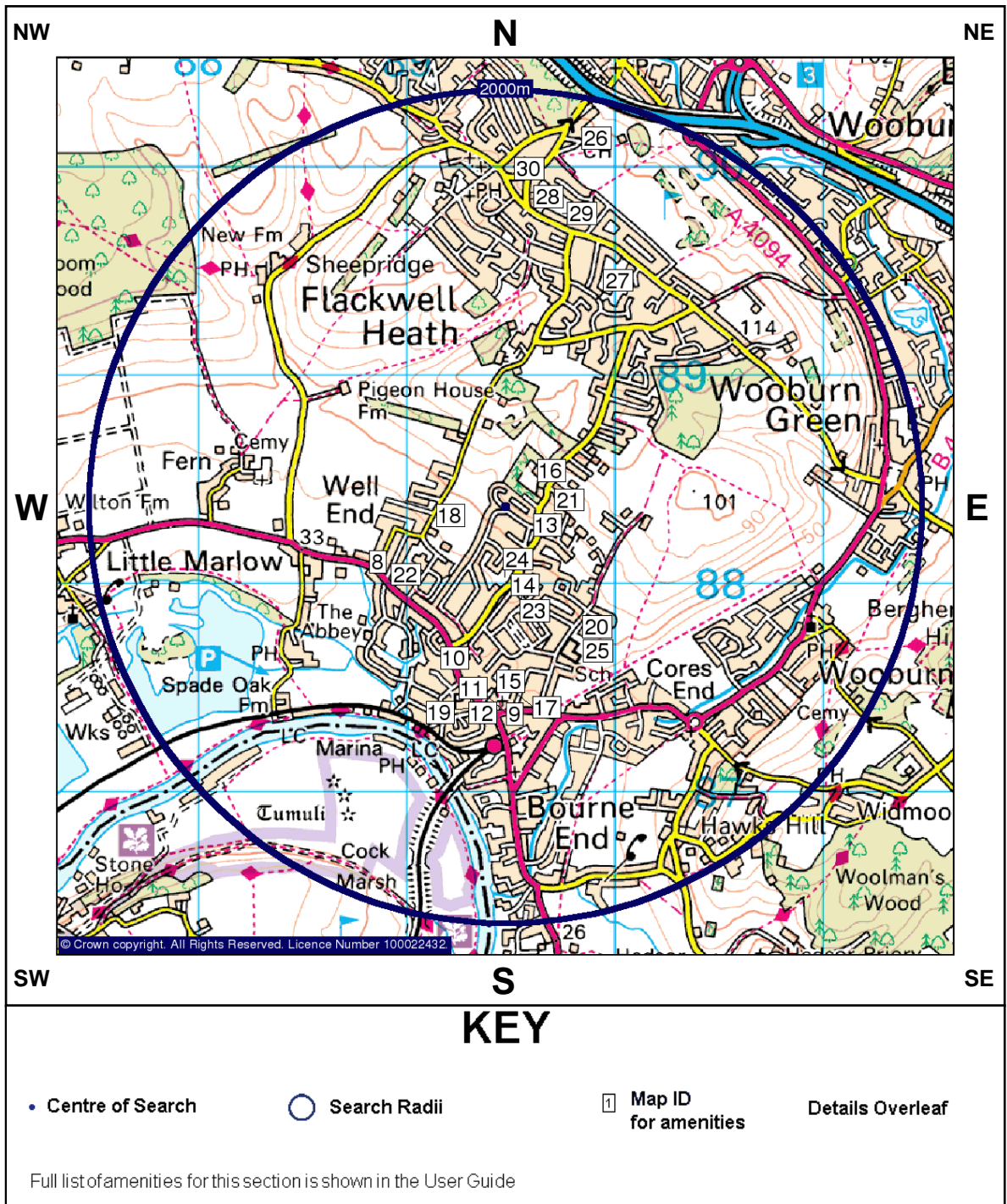
Sixth Forms

Please use the following link for details of Sixth Form Performance Tables from the Department of Education and Skills website:

http://www.dfes.gov.uk/performance/tables/16to18_06/d3.shtml

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Amenities



Amenities

Eating and Drinking

Restaurants

Map ID	Amenity	Name	Address	Location
8	Restaurants	The Black Lion	Marlow Road, Bourne End, SL8 5PL	700m W
	Restaurants	Last Viceroy	74-84, The Parade, Bourne End, SL8 5SS	869m S
	Restaurants	Darlings Restaurant	8, The Parade, Bourne End, SL8 5SY	960m S

Fast Food

9	Fish and Chip Shops	Miles Fish & Chip Shop	46, The Parade, Bourne End, SL8 5SS	900m S
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Retail Outlets

Markets & Convenience Stores

Map ID	Amenity	Name	Address	Location
10	Convenience and General Stores	Shell Cress	Marlow Road, Bourne End, SL8 5SE	787m S
	Convenience and General Stores	McColl's	31, The Parade, Bourne End, SL8 5SB	941m S

Grocers, Bakeries & Health Food

11	Bakeries	Lee's Bakery	55, The Parade, Bourne End, SL8 5SB	898m S
	Grocers, Farm Shops and Pick Your Own	The Fruit Market	50, The Parade, Bourne End, SL8 5SS	899m S

Local Services

Post Offices

Map ID	Amenity	Name	Address	Location
12	Post Offices	Post Office (The Parade)	29-31, The Parade, Bourne End, SL8 5SB	943m S

Letter Boxes

13	Letter Boxes	Letter Box	Blind Lane, SL8	168m SE
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Public Telephones

14	Public Telephones	Public Telephone	Junction Of Blind Lane & Wabourne Road Blind Lane, Bourne End, SL8 5JY	378m S
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Cash Machines

9	Cash Machines	Cash Machine (National Westminster Bank/NatWest)	40-42, The Parade, Bourne End, SL8 5SU	898m S
	Cash Machines	Cash Machine (Bank Machine Limited)	29-31, The Parade, Bourne End, SL8 5SB	943m S

Libraries

15	Libraries	Bourne End Library	Bourne End Library, Wakeman Road, Bourne End, SL8 5SX	841m S
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Places of Worship

16	Places of Worship	Vedanta Centre UK	Blind Lane, SL8	238m NE
	Places of Worship	St Dunstan's R C Church	Cores End Road, SL8	943m S

Halls, Day & Community Centres

Map ID	Amenity	Name	Address	Location
17	Halls and Community Centres	Bourne End Bucks Community Association	Wakeman Road, Bourne End, SL8 5SX	863m S

Allotments

18	Allotments	Allotment Gardens	Chapman Lane, SL8	325m W
	Allotments	Allotment Gardens	Cores End Road, SL8	938m S

Healthcare Facilities

Doctors

Map ID	Amenity	Name	Address	Location
19	Doctors Surgeries	Hawthornden Surgery	Wharf Lane, Bourne End, SL8 5RX	976m S

Clinics & Health Centres

10	Clinics and Health Centres	Monrowe Sports Massage	3 Russell House, Cressington Place, Bourne End, SL8 5SH	788m S
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Chemists

19	Chemists and Pharmacies	Lloyds Pharmacy	1-3, The Parade, Bourne End, SL8 5SA	969m S
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Physical Therapy

20	Physical Therapy	The Sport Massage Clinic	Co Bejsc The Sports Hall, New Road, Bourne End, SL8 5BW	689m SE
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Optometrists and Opticians

19	Optometrists and Opticians	Scrivens Ltd	20-24, The Parade, Bourne End, SL8 5SY	953m S
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Alternative, Natural and Complementary

21	Alternative, Natural and Complementary	Nuria George	4, Bourne Close, Bourne End, SL8 5NG	242m E
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Chiropodists

22	Foot Related Services	Alison Taylor	2, Abbey Road, Bourne End, SL8 5NZ	635m SW
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Sports Facilities

Sports Clubs & Associations

Map ID	Amenity	Name	Address	Location
23	Sports Clubs and Associations	Slough Sub-aqua Club	1, Waborne Road, Bourne End, SL8 5LH	415m S
	Sports Clubs and Associations	Bourne End Junior Sports Club	New Road, Bourne End, SL8 5BS	683m SE

Sports & Leisure Centres

24	Sports Grounds, Stadia and Pitches	Recreation Ground	Blind Lane, SL8	341m S
	Sports Grounds, Stadia and Pitches	Playing Field	Trees Road, SL8	910m SE

Tennis & Squash Courts

25	Tennis Facilities	Tennis Courts	New Road, SL8	762m SE
	Tennis Facilities	Tennis Court	Nr Parkview, HP10	771m N

Golf Courses & Ranges

26	Golf Ranges, Courses, Clubs and Professionals	Flackwell Heath Golf Club	Treadaway Road, Flackwell Heath, High Wycombe, HP10 9PE	1809m N
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Swimming Pools

Map ID	Amenity	Name	Address	Location
27	Swimming Pools	Swimming Pool	Greenlands, HP10	1185m NE
	Swimming Pools	Swimming Pool	Stratford Drive, HP10	1330m SE

Leisure & Recreation

Picnic Areas & Playgrounds

Map ID	Amenity	Name	Address	Location
28	Playgrounds	Playground	The Common, HP10	1494m N

Bingo, Bowling & Snooker Halls

29	Bowling Facilities	Bowling Green	Flackwell Heath, High Wycombe, HP10	1434m N
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Nightclubs & Social Clubs

30	Social Clubs	The Royal British Legion	Hall, Common Road, Flackwell Heath, High Wycombe, HP10 9NS	1625m N
	Social Clubs	Hedsor Social Club	Hedsor Road, Bourne End, SL8 5ES	1874m S
	Social Clubs	Wooburn Working Men's Club	16, The Green, Wooburn Green, High Wycombe, HP10 0EF	1930m E

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Useful Information

The information in this Plansearch report must be read in conjunction with the User Guide, which can be found on the Landmark website (website details on Contents page).

If after reading the report you require further information, please contact the relevant organisation, listed in Contacts section. Please note, however, that the contacts are not in a position to advise how the details may affect the value of the property. You should discuss the findings of this report with your professional advisor.

Mobile Phone Masts

This section identifies mobile phone masts from the website www.sitefinder.ofcom.org.uk as recorded at December 2006

Rights of Way

This section shows Ordnance Survey mapping with footpaths, bridleways and other rights of ways indicated.

Neighbourhood Information

Housing and Population

This gives a breakdown of home ownership in the area (privately owned, mortgaged and rented, council or housing trust rented) and the type of housing in the area (detached, semi detached, terrace maisonette, flat). Also shown is the average property price for the area and a summary of the socio-demographic profile of the local populace - These data are provided by Eurodirect. Also within this section, the relevant local authority is provided, along with details of council tax bands and how they compare nationally - HMSO Crown Copyright Data.

Education

The nearby state and private primary schools, secondary schools, further and higher education establishments are listed. In England, examination performances are also reported where provided by the relevant authority. These data are HMSO Crown Copyright.

Crime

This section gives the relevant police force for the area, along with some selected crime statistics compared to national averages - HMSO Crown Copyright. Additionally a theft insurance claims rating is provided, this data is provided by Eurodirect.

Amenities

Local Amenities

The nearest shops, restaurants, hospitals and other essential amenities are highlighted.

Contacts

Local Council Contacts

Development Control
Wycombe District Council
District Council Offices
Queen Victoria Road
High Wycombe
Buckinghamshire
HP11 1BB
Telephone 01494 461000, Fax 01494 421108
Website www.wycombe.gov.uk

County Council Contacts

Buckinghamshire County Council
County Hall
Aylesbury
Buckinghamshire
HP20 1UA
Telephone 01296 395900, Fax 01296 88887
Website www.buckscc.gov.uk

Other Contacts

Planning
South East Regional Assembly
1st Floor
Berkeley House
Guildford
Surrey
GU1 1UN
Telephone 01483 555200, Fax 01483 555250
Email secretariat@southeast-ra.gov.uk
Website <http://www.southeast-ra.gov.uk/>

Other Contacts

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The Landmark Website contains links to many of our data suppliers, which may be of use.

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Search Code



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The Search Code:

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- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

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If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman Scheme
Mildford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

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Search Code



COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>