



Plansearch Areaview Plus Report Neighbourhood and Local Amenity Information

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

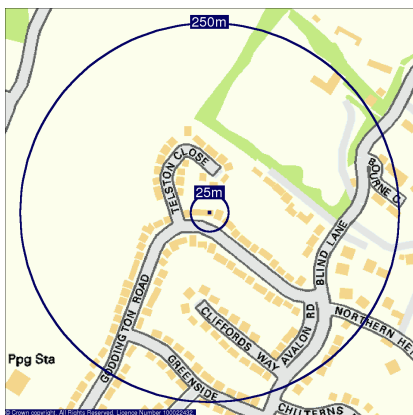
National Grid Reference (site)
489470, 188370

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Date
14 April 2012

Customer Reference
Areaview Sample

Supplied by
Mr D Smith, Landmark Po Sample Account, 5 - 7 Abbey Court, Eagle Way, Exeter, Devon, EX2 7HY



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Contents

Aerial Photo	Page 1
Mobile Phone Masts	Page 2
Rights of Way	Page 3
Housing and Neighbourhood	Page 4
Crime	Page 6
Education	Page 7
Amenities	Page 11
Useful Information	Page 15
Contacts	Page 16

If you have any questions on the contents of this Report please contact Landmark Customer Help Desk which is open from 9am-5.30pm, Monday-Friday via one of the following channels:

Telephone

0844 844 9966

Fax

0844 844 9980

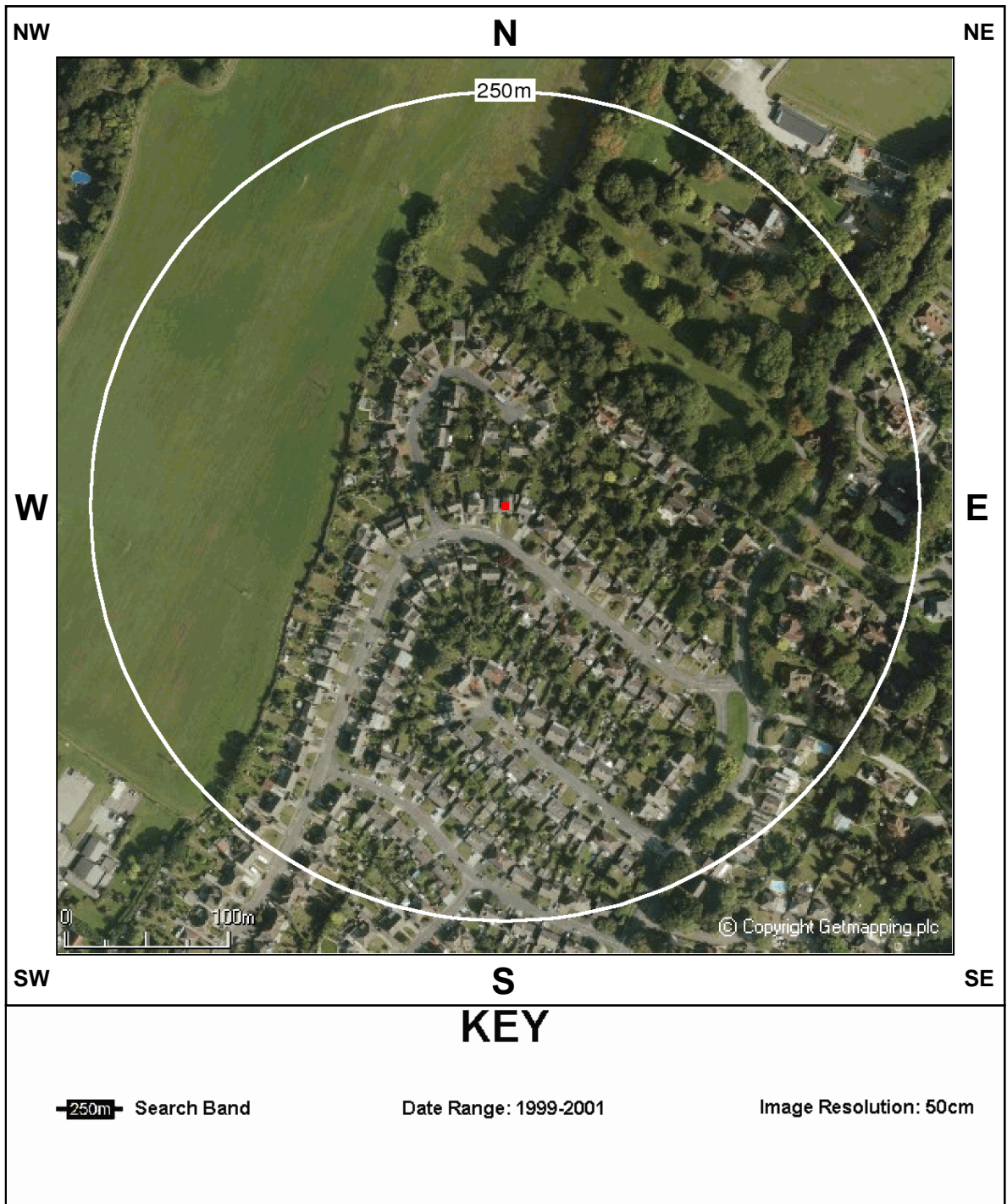
Email

info@landmarkinfo.co.uk

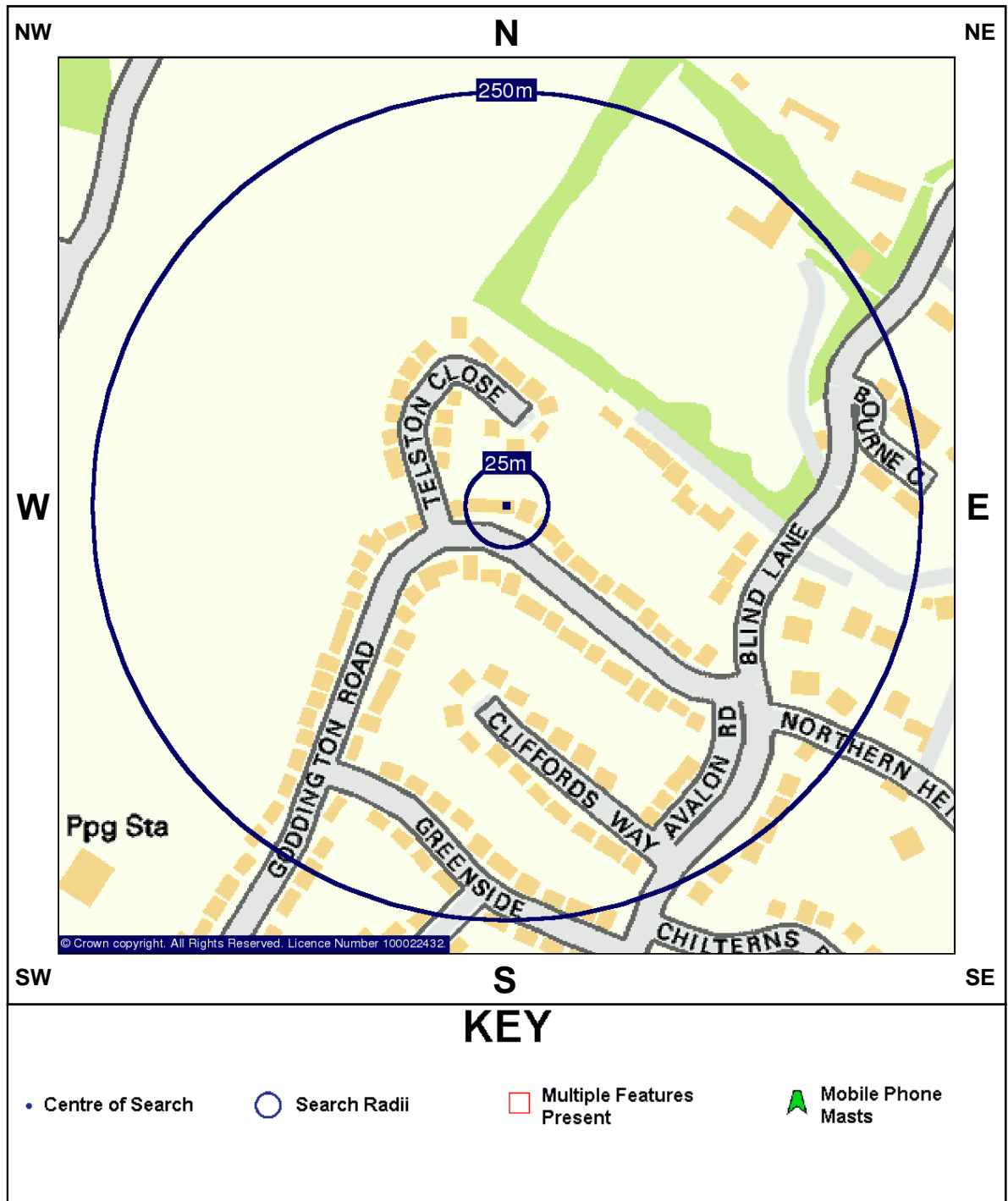
Website

www.landmarkinfo.co.uk

Aerial Photo



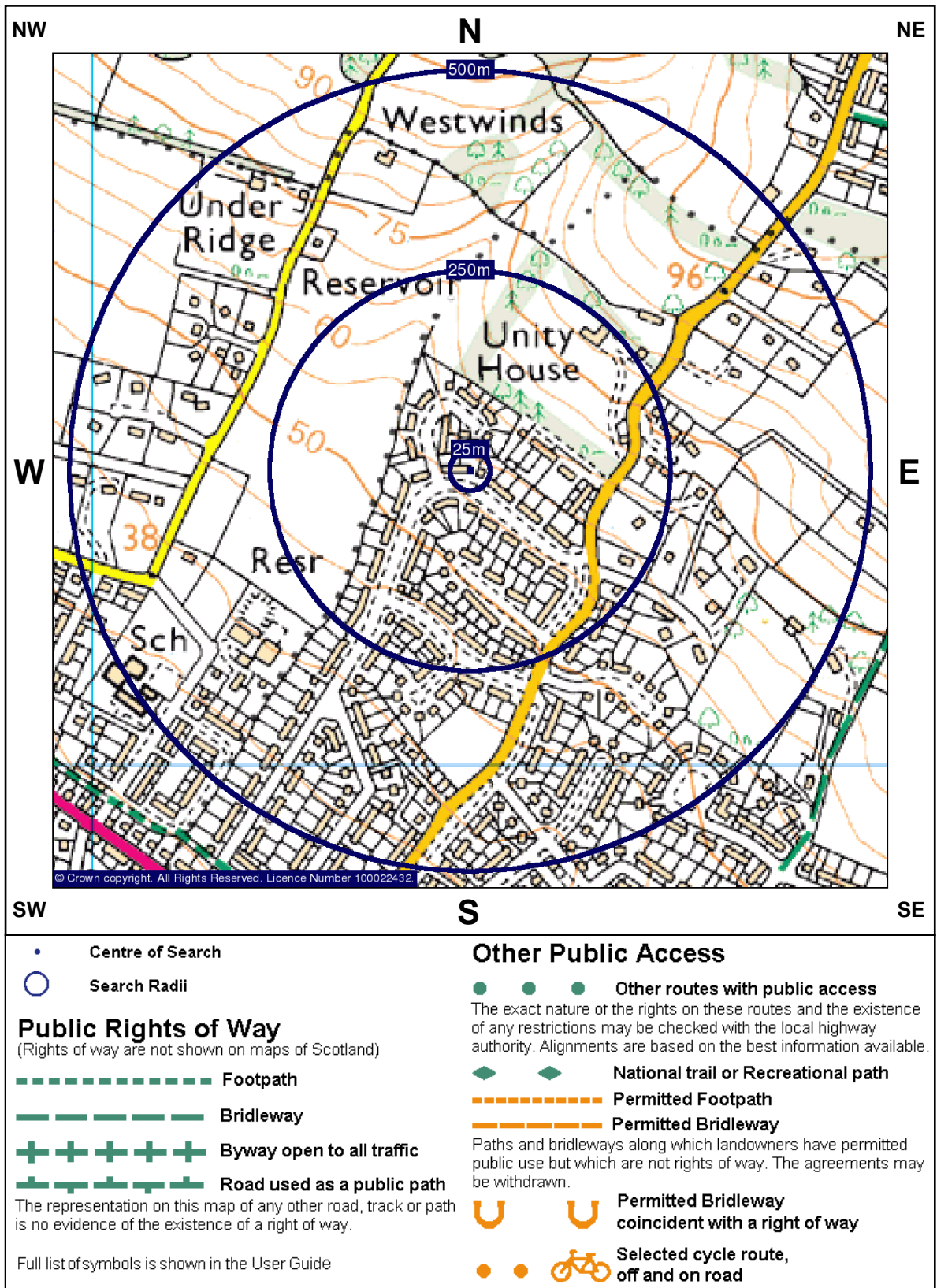
Mobile Phone Masts



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	30.07
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	£971.36	£963.59
Band B	£1133.26	£1124.18
Band C	£1295.15	£1284.78
Band D	£1457.05	£1445.38
Band E	£1780.83	£1766.58
Band F	£2104.62	£2087.77
Band G	£2428.41	£2408.97
Band H	£2914.1	£2890.77

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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:

£520,726 - £576,153

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: 65.4 (thousand)
Population: 163.6 (thousand)
Police Force Information: Thames Valley

Offence	Total Locally	Per 1000 Population	
		Locally	Nationally
Robbery	185	1.13	.92
Theft of a Motor Vehicle	206	1.25	1.67
Theft from a Motor Vehicle	1038	6.34	4.93
Sexual Offences	166	1.01	.92
Violence against the person	2558	15.63	13.61

Offence	Total Locally	Per 1000 Households	
		Locally	Nationally
Burglary	821	12.55	8.97

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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: Medium Risk

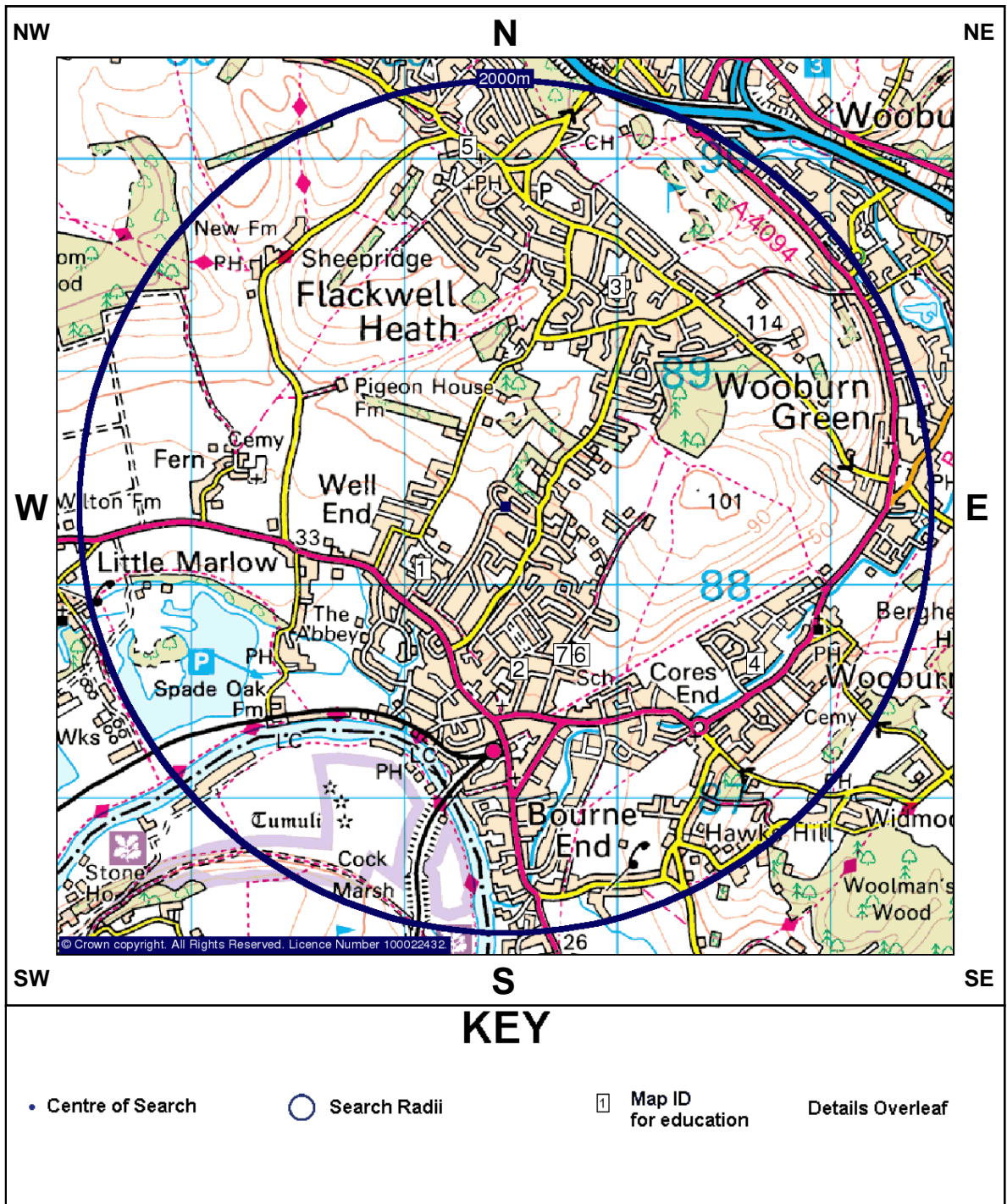
Footnote:

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 %	Science %
1	Claytons Primary School, Wendover Road, Bourne End, SL8 5NS	Community school	3-11	331	86	88	-
2	Westfield School, Highfield Road, Bourne End, SL8 5BE	Community special school	4-11	29	-	-	-
3	Juniper Hill School, Churchill Close, Flackwell Heath, High Wycombe, HP10 9LA	Community school	4-11	420	78	81	-
4	St Paul's Church of England Combined School, Wooburn, Stratford Drive, Wooburn Green, High Wycombe, HP10 0QH	Voluntary aided school	3-11	267	91	94	-
5	Carrington Junior School, 4 Chapel Road, Flackwell Heath, High Wycombe, HP10 9AA	Community school	7-11	224	77	80	-

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	814	64	90	295.1

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	53	581.6	193.9

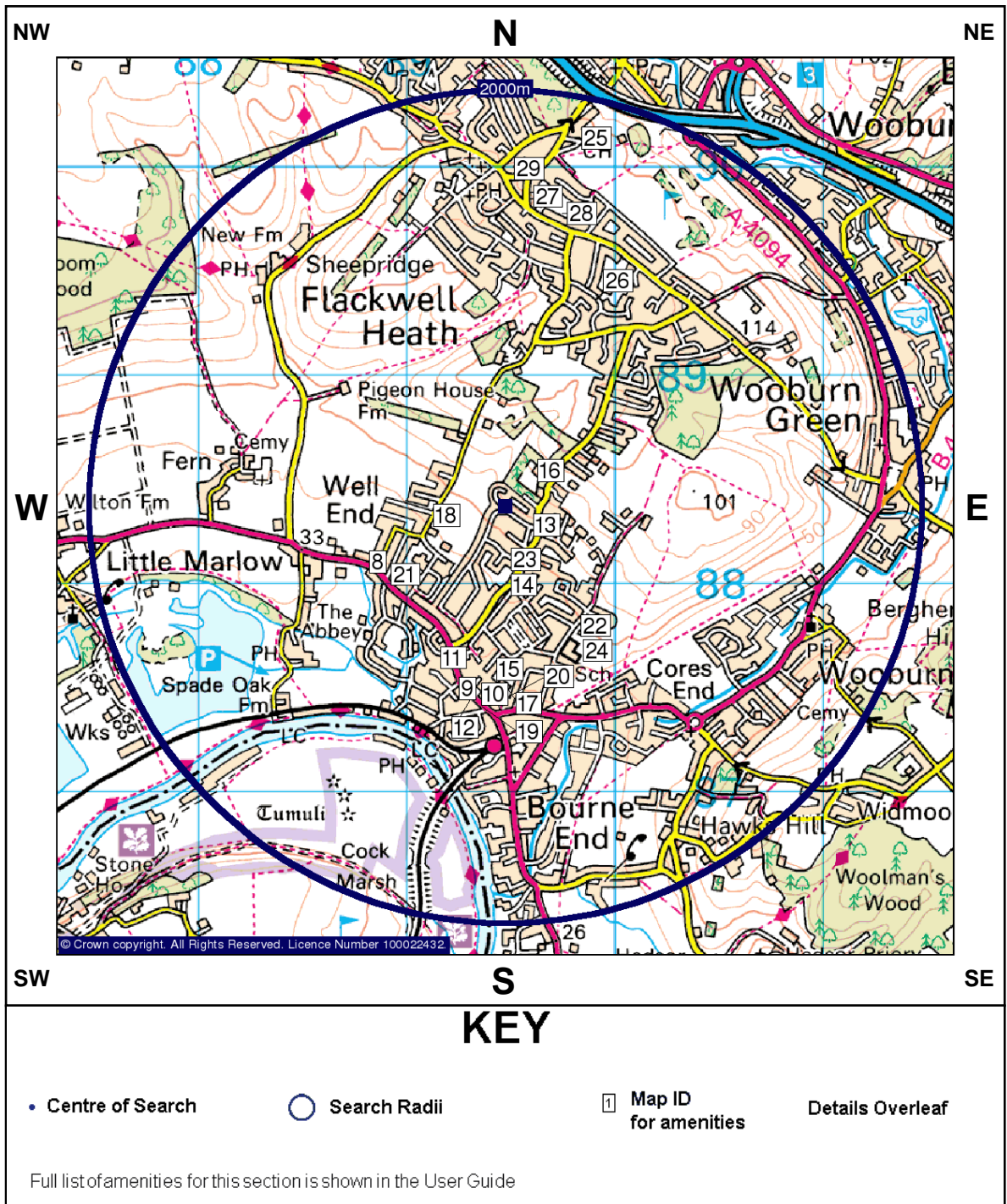
Sixth Forms

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	Black Lion	Marlow Road, Bourne End, SL8 5PL	700m W
	Restaurants	Last Viceroy	74-84, The Parade, Bourne End, SL8 5SS	869m S
	Restaurants	The Sapori	8, The Parade, Bourne End, SL8 5SY	960m S

Cafes & Snack Bars

9	Cafes, Snack Bars and Tea Rooms	Costa Coffee	67, The Parade, Bourne End, SL8 5SB	891m S
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Fast Food

10	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
11	Convenience and General Stores	Select	Marlow Road, Bourne End, Buckinghamshire, SL8 5SE	787m S
	Convenience and General Stores	Park & Shop	The Parade, Wakeman Road, Bourne End, Buckinghamshire, SL8 5SB	909m S
	Convenience and General Stores	Martin's	29-31, The Parade, Bourne End, SL8 5SB	943m S

Grocers, Bakeries & Health Food

9	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
	Bakeries	Three Cooks	1-3, The Parade, Bourne End, SL8 5SA	969m S

Newsagents, Confectioners & Off Licences

10	Alcoholic Drinks Including Off Licences and Wholesalers	Wine Rack	38, The Parade, Bourne End, SL8 5SS	907m S
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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	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

Map ID	Amenity	Name	Address	Location
9	Cash Machines	Cash Machine (HSBC Bank plc)	The Parade, Bourne End, Buckinghamshire, SL8 5SS	871m S
	Cash Machines	Cash Machine (National Westminster Bank/NatWest)	40-42, The Parade, Bourne End, SL8 5SU	898m 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	Ramakrishna Vedanta Centre	Blind Lane, Bourne End, SL8 5LF	238m NE
	Places of Worship	St Dunstan's R C Church	Cores End Road, Bourne End, Buckinghamshire, SL8 5AR	943m S

Halls, Day & Community Centres

17	Halls and Community Centres	Bourne End Community Association	Wakeman Road, Bourne End, SL8 5SX	863m S
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Allotments

18	Allotments	Allotment Gardens	SL8	342m W
	Allotments	Allotment Gardens	SL8	888m S

Healthcare Facilities

Doctors

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

Clinics & Health Centres

11	Clinics and Health Centres	Monrowe Sports Massage	3 Russell House, Cressington Place, Bourne End, SL8 5SH	788m S
	Clinics and Health Centres	Hawthornden Surgery	Wharf Lane, Bourne End, SL8 5RX	976m S

Chemists

19	Chemists and Pharmacies	Lloyds Pharmacy	1, The Parade, Bourne End, SL8 5SA	969m S
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Optometrists and Opticians

20	Optometrists and Opticians	Scrivens Ltd	16, The Parade, Bourne End, SL8 5SY	956m S
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Chiropodists

21	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
22	Sports Clubs and Associations	Bourne End Junior Sports Club	New Road, Bourne End, SL8 5BS	683m SE

Sports & Leisure Centres

Map ID	Amenity	Name	Address	Location
23	Sports Grounds, Stadia and Pitches	Recreation Ground	SL8	327m S
	Sports Grounds, Stadia and Pitches	Recreation Ground	SL8	335m S
	Sports Grounds, Stadia and Pitches	Recreation Ground	SL8	381m S
	Sports Grounds, Stadia and Pitches	Playing Field	SL8	952m SE

Tennis & Squash Courts

24	Tennis Facilities	Tennis Courts	SL8	762m SE
	Tennis Facilities	Tennis Court	HP10	771m N

Golf Courses & Ranges

25	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

26	Swimming Pools	Swimming Pool	HP10	1185m NE
	Swimming Pools	Swimming Pool	HP10	1330m SE

Leisure & Recreation

Picnic Areas & Playgrounds

Map ID	Amenity	Name	Address	Location
27	Playgrounds	Playground	HP10	1494m N

Bingo, Bowling & Snooker Halls

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

29	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



IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- 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

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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
The Smith Centre
Fairmile
Henley-On-Thames
RG9 6AB

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/432>