

FULL PROPERTY REPORT

8 Busby Close

Buckingham · Buckinghamshire · MK18 1YW

LATEST VALUATION

£417,000

PROPERTY TYPE

Detached · 3 bed

ENERGY RATING

EPC B (84)

COUNCIL TAX

Band D

Overview & at a glance

8 Busby Close is a detached three-bedroom house on a quiet close in Buckingham (MK18 1YW), valued at **£417,000**. Originally a modest 1970s home, it has been progressively extended and upgraded, and now presents as an energy-efficient, well-improved family property.

£417,000
LATEST VALUATION

Detached
BUILT FORM

3 / 1
BEDS / BATHS

101 m²
FLOOR AREA

The property sits within a settled residential pocket on the north-west side of Buckingham, close to Stratford Road. It is a genuinely detached dwelling in council tax **Band D**, with mains gas heating and an owner-occupied tenure recorded on its latest energy certificate.

What stands out is the trajectory of the home. The floor area on record has grown from 94 m² in 2012 to **101 m²** by 2023, reflecting a series of approved extensions (single-storey rear, first-floor side, and earlier garage/roof works). Alongside the physical growth, the energy rating has jumped from **D to B**, an unusually strong improvement for a home of this age band.

KEY FACTS	
Address	8 Busby Close, Buckingham MK18 1YW
Type	Detached house
Bedrooms / bathrooms	3 / 1
Floor area	101 m ² (6 habitable rooms)
Construction age	c.1967–1975
Council tax band	D
Main fuel	Mains gas
Current EPC	B (84)
Latest valuation	£417,000

WHAT STANDS OUT

A 1970s detached home that has been extended and modernised into an **EPC B** property, well above what its age band would typically deliver. The improvement story, rather than the raw specification, is the headline here.

Valuation & comparables

The current modelled valuation is **£417,000**. That sits above the MK18 district median of £385,998, consistent with a detached, extended, EPC B home in a district where the median blends flats, terraces and semis.

£417,000

CURRENT
VALUATION

£385,998

MK18 MEDIAN
(12M)

£325,000

LAST SALE (2017)

+28%

EST. VS 2017 SALE

The last recorded sale was **£325,000 in January 2017**. The current £417,000 estimate implies roughly **28% growth** over that period, though part of that uplift reflects the 2018 first-floor side extension and 2022 rear extension completed after the purchase, not pure market movement. In other words, the property has grown in both size and quality since it last changed hands.

Against the local market, the estimate sits about **8% above the district median** sale price of the last 12 months. For a detached home with an EPC B rating, that is a modest and defensible premium: detached stock typically trades above the all-types median, and the energy efficiency reduces running-cost drag on value.

Valuation vs its own sale history & local median



VALUATION READ

The £417,000 figure is well supported: it reflects a detached home that has been physically enlarged and rated EPC B since its 2017 purchase, and prices at a sensible premium to the district median.

How to read this. The valuation is a current modelled estimate with no fixed date, not a recorded sale. District median and sale prices are Land Registry data. Treat the estimate as a guide, not a formal valuation.

Sales history

Four recorded Land Registry sales span nearly three decades, from **£65,000 in 1996** to **£325,000 in 2017**, a five-fold increase that tracks both the wider market and the home's own improvement.

Recorded sales (HM Land Registry)

- 2017-01-06
Sold — **£325,000**
- 2013-01-04
Sold — **£242,000**
- 2002-09-25
Sold — **£172,000**
- 1996-05-17
Sold — **£65,000**

Recorded sales reflect Land Registry Price Paid data only. Any current valuation is a separate modelled estimate, not a sale, and is not shown here.

The clearest jump is 2013 to 2017: **£242,000 to £325,000**, a 34% gain in four years. That period coincides with the strong post-2013 recovery in Buckinghamshire values and, likely, some of the earlier improvement works. The 1996–2002 leg (£65,000 to £172,000) reflects the broad national house-price surge of that era.

Since the 2017 purchase there has been no recorded resale, so the property has been held for around nine years. Over that time the owners added the 2018 first-floor side extension and the 2022 rear extension, meaning the next sale price will reflect a materially larger and better-rated home than the one bought in 2017.

OWNERSHIP PATTERN

Held since 2017 with significant investment (two extensions and an EPC jump from D to B). This is an improved-and-held property, not a quick flip, which usually signals a well-maintained home.

Energy Performance

2 certificates on record — the full certificates follow

The property holds a current **EPC B (84)**, a strong result that improved dramatically from **D (65)** in 2012. Very little headroom remains: the potential rating is B (88), meaning the home is already close to optimised.

The 2012 certificate rated the home D (65) with a potential of only C (80). By the April 2023 assessment it had reached B (84) with a potential of B (88), an improvement of 19 efficiency points that lifted it two full bands. This kind of gain, on a 1970s detached house, points to meaningful fabric and systems upgrades, and it now outperforms most homes of comparable age.

Running costs on the current certificate are modest: heating £1,508, hot water £406 and lighting £151 a year. Current CO₂ emissions are 2.4 tonnes a year, down from 3.6 in 2012. The main fuel is mains gas, and the home has 6 habitable rooms across 101 m².

ENERGY READ

EPC B is a genuine asset here: it is rare for this age band, keeps running costs low, and leaves almost no cheap improvement work outstanding for a buyer to fund.

Energy efficiency over time



Energy Performance Certificate

Lodged 2023-04-15 · current rating B (84)

B (84)

CURRENT RATING

B (88)

POTENTIAL RATING

2.4 t

CO₂ PER YEAR

101 m²

FLOOR AREA

PROPERTY DETAILS	
Built form	Detached
Construction age	England and Wales: 1967 - 1975
Tenure	Owner - occupied
Main fuel	mains gas (not community)
Glazing	double glazing, unknown install date
Habitable rooms	6

Energy performance by element

ELEMENT	DESCRIPTION	EFFICIENCY
Walls	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Heating controls	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very Good
Secondary heating	Room heaters, dual fuel (mineral and wood)	—

Estimated annual running costs

ITEM	CURRENT	POTENTIAL
Heating	£1,508	£1,421
Hot water	£406	£212
Lighting	£151	£151

Energy Performance Certificate

Lodged 2012-10-19 · current rating D (65)

D (65)

CURRENT RATING

C (80)

POTENTIAL RATING

3.6 t

CO₂ PER YEAR

94 m²

FLOOR AREA

PROPERTY DETAILS	
Built form	Detached
Construction age	England and Wales: 1976 - 1982
Tenure	owner - occupied
Main fuel	mains gas (not community)
Glazing	double glazing installed before 2002
Habitable rooms	5

Energy performance by element

ELEMENT	DESCRIPTION	EFFICIENCY
Walls	Cavity wall, filled cavity	Good
Roof	Pitched, 150 mm loft insulation	Good
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Heating controls	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 40% of fixed outlets	Average
Secondary heating	Room heaters, mains gas	—

Estimated annual running costs

ITEM	CURRENT	POTENTIAL
Heating	£554	£516
Hot water	£143	£78
Lighting	£80	£50

Planning history

Four planning records sit against the property, all approved. Together they tell the story of a home that has been steadily and lawfully extended over 16 years: a garage roof and rear works (2007), a first-floor side extension (2018), and a single-storey rear extension (2022, amended 2023).

The consistent pattern of **approvals** is reassuring: there are no refusals, no enforcement flags and no unresolved applications. The 2023 record is a non-material amendment to the 2022 rear extension consent (ref 21/04369/APP), which is a routine tidying-up of an already-approved scheme rather than a fresh proposal.

For a buyer, the key due-diligence step is confirming that the completed works match their approvals and hold the necessary building regulations sign-off. The extensions explain the floor-area growth from 94 m² (2012) to 101 m² (2023) and the improved energy rating.

Planning applications on this property

- 2023-08-22**
Non-material amendments - approved — Amendment
Proposed non-material amendment to planning permission 21/04369/APP (Householder application for single storey rear extension)
- 2022-02-10**
Householder Approval — extension
Householder application for single storey rear extension
- 2018-11-27**
Householder Approval — extension
First Floor side extension
- 2007-01-18**
Approved — Full
New pitched roof over garage and rear extension.

PLANNING READ

A clean, all-approved record of incremental extension. The works are consistent with the recorded floor-area growth; a buyer should simply verify building-regs completion certificates.

Local property market

The MK18 district median sale price over the last 12 months is **£385,998**, down about **2%** on the prior year (£394,000), across **210 sales**. A mild, broadly flat market rather than a falling one.

£385,998

MEDIAN (LAST 12M)

-2%

VS PRIOR YEAR

210

SALES (12M)

District-level median sale price from HM Land Registry Price Paid data, over a rolling 12-month window.

A 2% year-on-year dip on 210 transactions reflects the wider cooling seen across much of the country as higher interest rates weighed on buyer budgets. It is a modest correction, not a slump, and 210 sales indicates a district that is still trading actively.

Against this backdrop, 8 Busby Close's £417,000 estimate sits around 8% above the median. That is exactly where a detached, extended, energy-efficient home should price relative to a median that also captures smaller flats and terraces. The property's EPC B status is a quiet advantage in a higher-rate market, where buyers are increasingly sensitive to running costs.

MARKET READ

Buckingham (MK18) is broadly stable, off 2% year on year. A well-improved detached home with low running costs is well positioned to hold value in a price-sensitive market.

Crime & safety

The district recorded **1,612 crimes** over 12 months, a rate of **52.7 per 1,000** people. It sits in the **21st percentile** nationally, meaning it is a relatively low-crime area, with lower recorded crime than roughly four-fifths of districts.

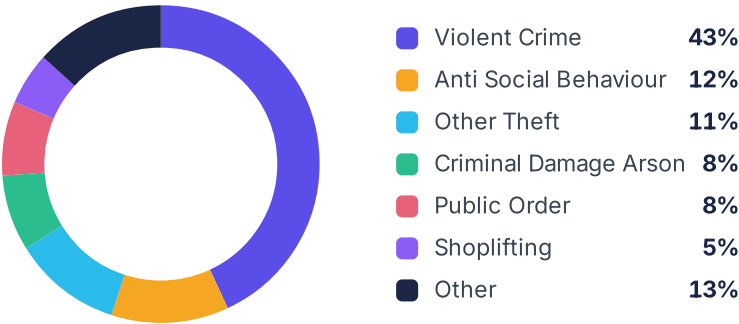
1,612
CRIMES (12 MONTHS)

52.7
PER 1,000 PEOPLE

21th
NATIONAL PERCENTILE

Violent Crime
TOP CATEGORY

Crime by category (last 12 months)



Figures are district-level over the last 12 months, from Police.uk street-level crime data.

Violent crime is the largest single category at 43% (693 incidents), which is typical of how modern crime statistics are coded rather than a sign of an unsafe area, the low national percentile is the more meaningful headline. Anti-social behaviour (12%), other theft (11%) and criminal damage/arson (8%) make up most of the remainder.

For a residential close like Busby Close, these figures point to a settled, low-risk environment. The district-level nature of the data means it captures Buckingham's town centre and retail areas too, so a quiet residential street will typically experience less than the district average implies.

SAFETY READ
A low-crime district in national terms (21st percentile). Reassuring for a family home; the profile is dominated by categories common to almost every area.

How to read this. Crime figures are district-wide (Police.uk, last 12 months), not street-level. They give useful context but do not describe the specific street.

Schools

The property is exceptionally well served for schooling: **four primary schools within ~1.2 km** and three secondaries within ~1.4 km, including Buckingham's well-regarded **Royal Latin School**.

Nearest schools

SCHOOL	PHASE	TYPE	PUPILS	DISTANCE
Buckingham Primary School	Primary	Community	358	0.5 km
Bourton Meadow Academy	Primary	Academy converter	602	0.8 km
Maids Moreton CofE School	Primary	Voluntary aided	101	0.8 km
George Grenville Academy	Primary	Academy sponsor led	232	1.2 km
Buckingham School	Secondary	Community	1,073	1.2 km
Royal Latin School	Secondary	Academy converter	1,322	1.4 km
Lace Hill Academy	Primary	Academy sponsor led	235	1.8 km

For families this is a strong location. The nearest primary (Buckingham Primary) is around 500 m away, an easy walk, and both main secondaries sit within a mile and a half. The Royal Latin School is a long-established and popular option that draws families to the town.

The cluster of choice across both phases is a genuine value driver: proximity to sought-after schools tends to support demand and resilience in resale.

SCHOOLS READ

A rare density of primary and secondary options within walking or short-drive distance. A clear plus for family buyers and for long-term demand.

Note. Ofsted ratings were not available in the dataset for these schools. Check current inspection reports and, crucially, catchment/admission criteria directly, distance does not guarantee a place.

Transport & connectivity

Local bus provision is close and convenient, with the nearest stop (**Stratford Road**) around 175 m away. Rail, however, requires a drive: the nearest stations are at Milton Keynes and Wolverton, roughly **13–14 km** away.

Nearest transport

STOP	TYPE	DISTANCE
Stratford Road	Bus stop	0.18 km
Hilltop Avenue	Bus stop	0.25 km
Linden Village	Bus stop	0.45 km
Middle School	Bus stop	0.52 km
Bourton Meadow School	Bus stop	0.69 km
Wolverton Rail Station	Railway station	13.5 km
Milton Keynes Central	Railway station	14.0 km

Buckingham has no railway station of its own, so mainline rail journeys (including fast West Coast Main Line services from Milton Keynes Central into London Euston) depend on a drive or bus to Milton Keynes. This is a normal feature of the town rather than a specific drawback of this property, and it is priced into the local market. For day-to-day life, several bus stops within walking distance and easy road access make the location practical. Commuters reliant on rail should factor in the ~14 km hop to Milton Keynes Central.

CONNECTIVITY READ

Good local bus access and road links, but rail means a drive to Milton Keynes. Best suited to car-based or hybrid commuters rather than daily rail commuters.

Environment: flood, noise & air

The environmental profile is favourable across the board: **no rivers-and-sea flood risk**, low road noise, and clean air with a European AQI of about **19** (good).

None

FLOOD RISK

50 dB

ROAD NOISE (DAY)

42 dBROAD NOISE
(NIGHT)**19 AQI**AIR QUALITY
(GOOD)

The rivers-and-sea flood risk band is **none**, which is a clean result and helpful for both insurance and peace of mind. Modelled road noise is low, 50.3 dB by day and 42.4 dB at night, consistent with a quiet residential close set back from major roads.

Air quality is good, with a European AQI around 19 and low pollutant readings (nitrogen dioxide ~11, sulphur dioxide <1). Together these point to a healthy, quiet residential setting with no obvious environmental red flags.

ENVIRONMENT READ

No flood risk, low noise and good air quality: an unambiguously positive environmental picture for a family home.

Note. Flood risk here covers rivers and sea only; it does not model surface-water (pluvial) flooding. A buyer may still wish to check a surface-water flood map for completeness.

Area planning activity

The MK18 district shows a healthy planning environment: **12,420 applications** on record with an **84.5% approval rate**. Extensions dominate the activity, exactly the kind of incremental improvement seen at this property.

12,420APPLICATIONS ON
RECORD**84.5%**

APPROVAL RATE

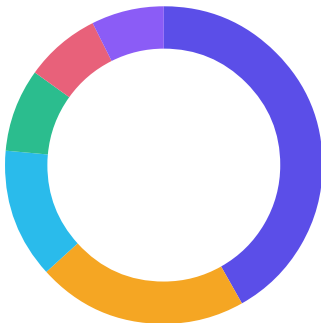
6,529

GRANTED

1,201

REFUSED

Most common development types



Extension	42%
Mixed	21%
Renovation	13%
Outbuilding	8%
New Build	8%
Conversion	8%

District-level planning activity across all years on record.

Of the decisions recorded, 6,529 were granted against 1,201 refused and 664 withdrawn, giving an approval rate of 84.5%. That is a supportive backdrop for homeowners wanting to extend or improve. Extensions (2,843) are by far the most common development type, followed by mixed schemes, renovations and outbuildings.

Recent activity in the district skews toward tree works, conditions discharges and small residential proposals, typical of a settled market town with a conservation-conscious core rather than large-scale development churn. For a buyer at 8 Busby Close, the takeaway is that further sympathetic extension or improvement would sit comfortably within local approval norms.

PLANNING READ

A homeowner-friendly district: a high 84.5% approval rate and extension-led activity suggest scope for future improvement, subject to the usual design and neighbour considerations.

Area & surroundings

The property sits within easy reach of historic Buckingham and the surrounding countryside, with the town's heritage landmarks and the River Great Ouse all around a kilometre away.

Notable places nearby

PLACE	DISTANCE
Buckingham Old Gaol	0.96 km
Buckingham Chantry Chapel	1.08 km
Villiers Hotel	1.13 km
The Wheatsheaf	1.18 km
River Great Ouse	1.23 km
Foxcote Reservoir	2.09 km

Buckingham is a characterful market town: the Old Gaol and the medieval Chantry Chapel anchor a walkable historic centre with independent shops, pubs and eateries, all within about a mile of Busby Close. The River Great Ouse threads through the town, and Foxcote Reservoir a little further out offers open water and walking within a couple of kilometres.

The combination of a quiet residential close, a heritage town centre a short walk away, and quick access to open countryside is a strong lifestyle proposition, and part of what sustains demand in the area.

LIFESTYLE READ

Quiet close, historic town centre within walking distance, countryside and water on the doorstep. A well - rounded setting for family and lifestyle buyers alike.

Methodology & data sources

This report combines property-specific records with district-level area data. Figures are drawn from public and modelled sources as set out below.

DATA SOURCES	
Property record & valuation	UK Property Looker (modelled estimate)
Sales history	HM Land Registry Price Paid
Energy performance	EPC register (2012 & 2023 certificates)
Planning (property & district)	Local planning authority records
Crime	Police.uk (last 12 months, district)
Market	HM Land Registry (district median)
Schools / transport	Local reference datasets
Environment	Flood, road-noise & air-quality models

The valuation is a current modelled estimate, not a formal RICS valuation or a recorded sale, and carries no fixed date. Crime, market and planning figures are **district-level** (MK18) and provide context for the wider area rather than a description of the specific street. Where a dataset returned no value (for example Ofsted ratings, and estate type on the sale records), that gap is noted in the relevant section.

This document is intended as a research and due-diligence aid. It does not constitute financial, legal or valuation advice. Buyers should verify building-regulations sign-off for the extensions, confirm school catchment/admission criteria, and commission a professional survey and valuation before committing.

Important. All figures were accurate at the time of generation. Property and area data change over time; always confirm current details with the relevant authority or a qualified professional before making decisions.