

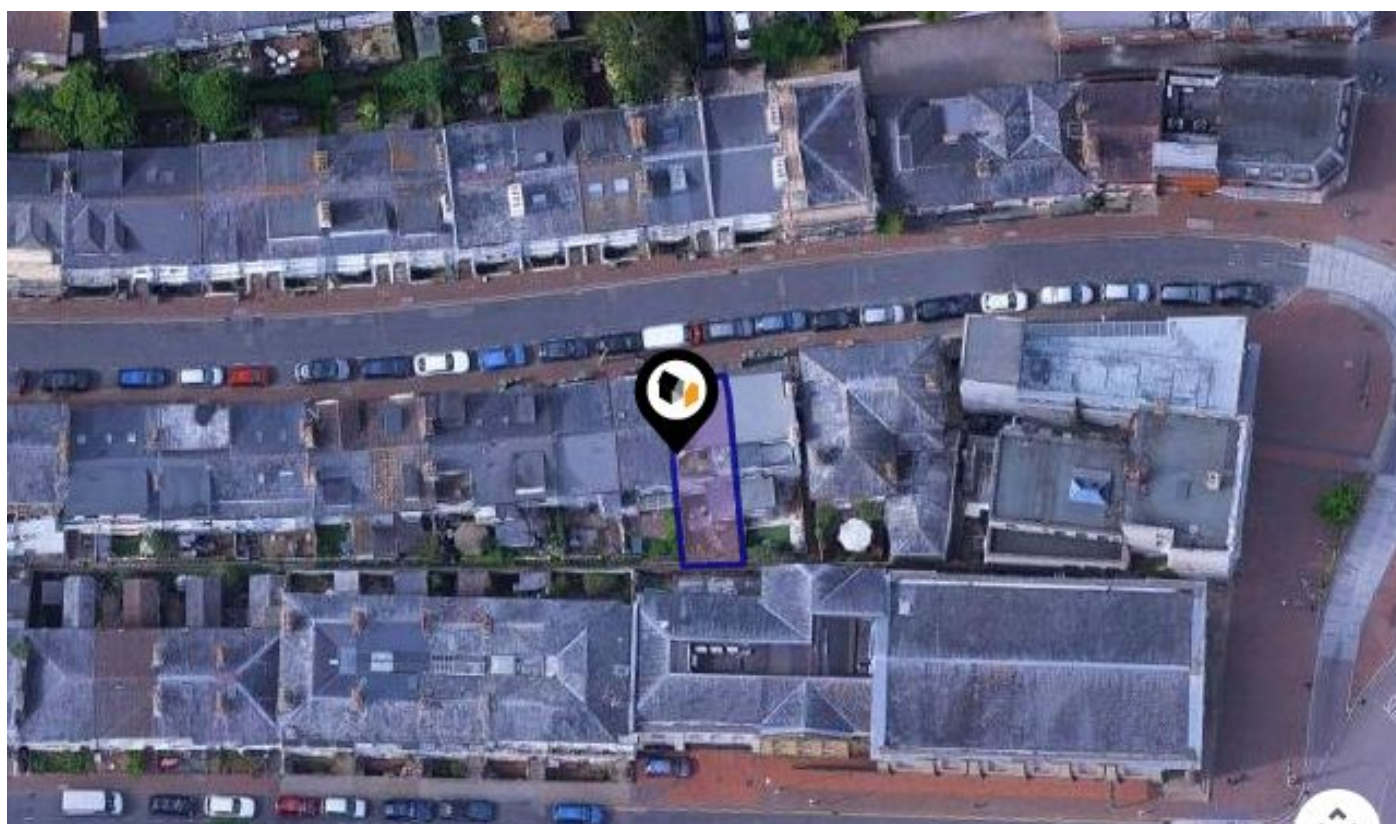


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 03<sup>rd</sup> October 2025**



## DUDLEY ROAD, TUNBRIDGE WELLS, TN1

**Guide Price :** £150,000

### Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

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www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells



**AUCTION** BEING SOLD VIA SECURE SALE ONLINE BIDDING . CLICK BROCHURE FOR TERMS & CONDITIONS WHICH APPLY STARTING BID £150,000.

### THE PROPERTY

Located on the ground floor, this period conversion offers a generous sitting room with good natural light, a fitted kitchen, and a double bedroom with attractive bay window. The layout is completed by an internal bathroom and useful storage area, making it a practical and comfortable home

### OUTSIDE SPACE

The flat enjoys direct access to a private rear garden - a rare benefit for a central Tunbridge Wells property. On-road permit parking is available for residents, adding convenience for daily living. **LOCAL AREA** Dudley Road is just moments from Royal Victoria Place, the High Street and mainline station, offering excellent shopping, dining and transport options. The location combines central convenience within this residential setting, appealing to both owner-occupiers and investors alike.

One bedroom flat

Private garden

Sitting room

Bay window bedroom

Town centre location

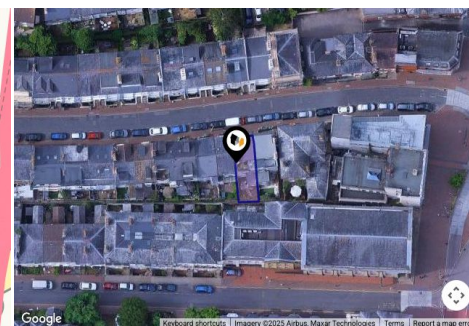
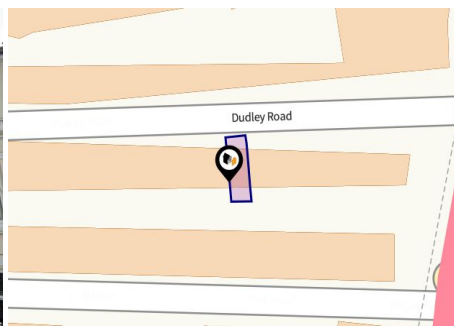
On Road Permit Parking

EPC --> D

SERVICE CHARGE £1050 PA

GR £150.00

SHARE FREEHOLD



## Property

<b>Type:</b>	Flat / Maisonette	<b>Guide Price:</b>	£150,000
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	462 ft <sup>2</sup> / 43 m <sup>2</sup>	<b>Start Date:</b>	24/07/2016
<b>Plot Area:</b>	0.02 acres	<b>End Date:</b>	25/07/2115
<b>Year Built :</b>	Before 1900	<b>Lease Term:</b>	99 years from and including 25 July 2016
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	89 years
<b>Annual Estimate:</b>	£1,565		
<b>Title Number:</b>	TT53952		

## Local Area

<b>Local Authority:</b>	Tunbridge wells
<b>Conservation Area:</b>	Tunbridge Wells Conservation Area

### Flood Risk:

• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>17</b> mb/s	<b>206</b> mb/s	<b>1800</b> mb/s

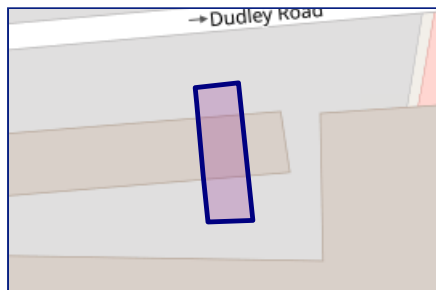
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

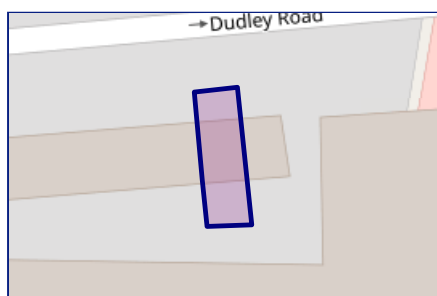


## Freehold Title Plan



**K271355**

## Leasehold Title Plan

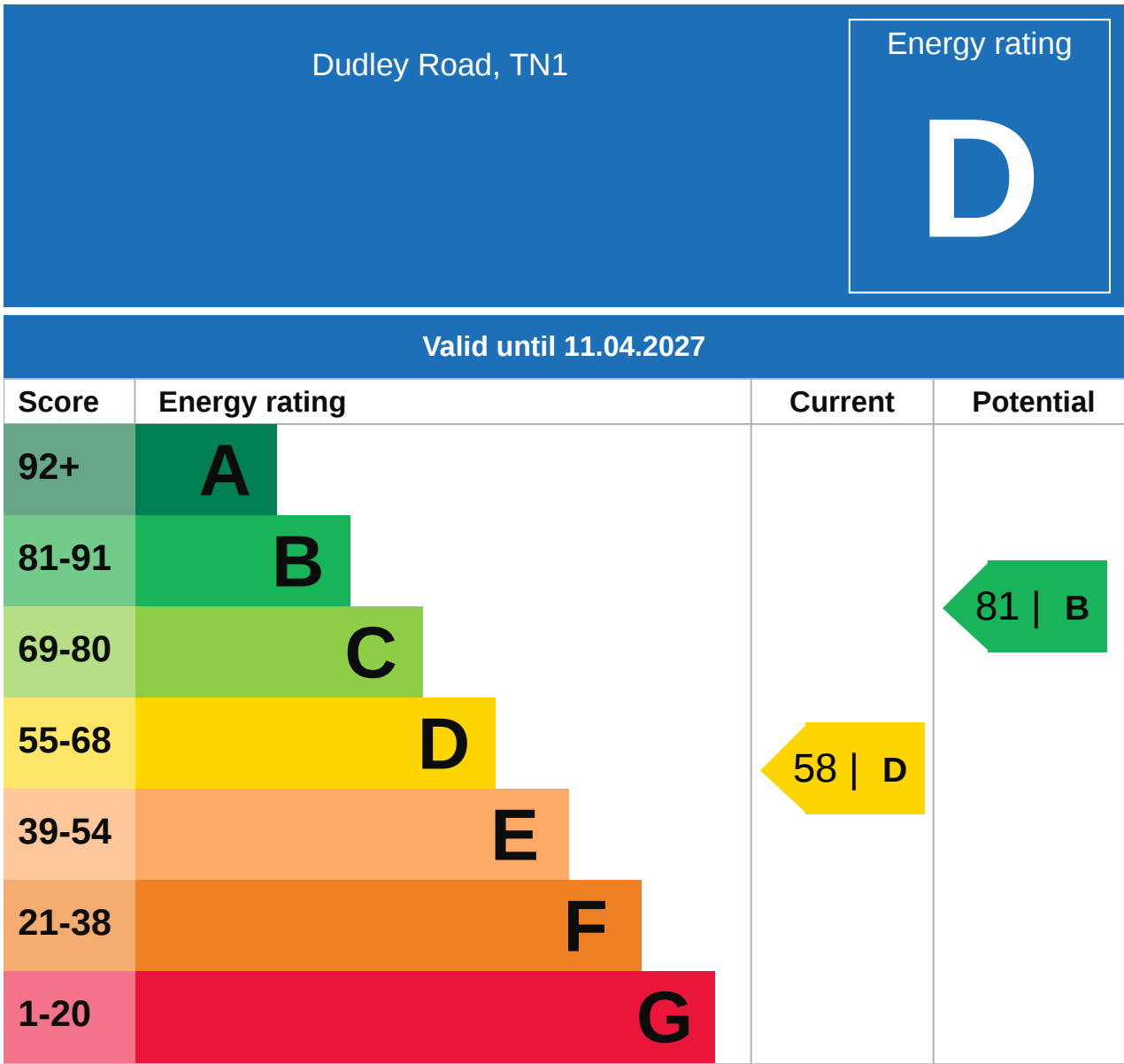


**TT53952**

Start Date: 24/07/2016  
End Date: 25/07/2115  
Lease Term: 99 years from and including 25 July 2016  
Term Remaining: 89 years





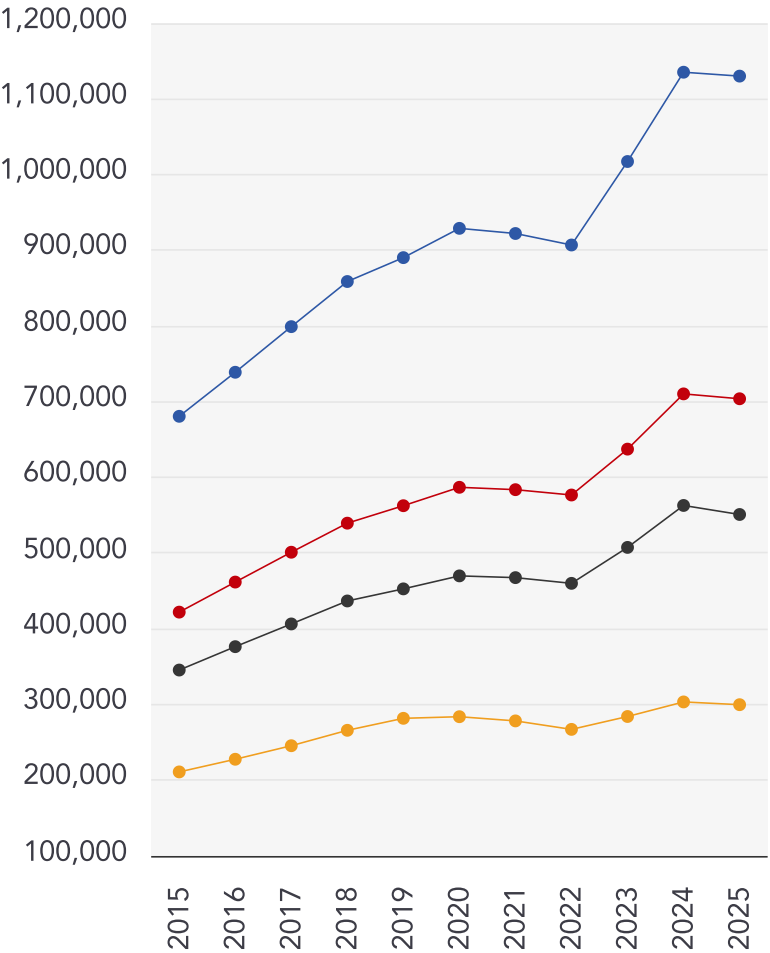


## Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 25% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	43 m <sup>2</sup>

### 10 Year History of Average House Prices by Property Type in TN1



Detached

**+66.01%**

Semi-Detached

**+66.77%**

Terraced

**+59.45%**

Flat

**+42.08%**



This map displays nearby coal mine entrances and their classifications.



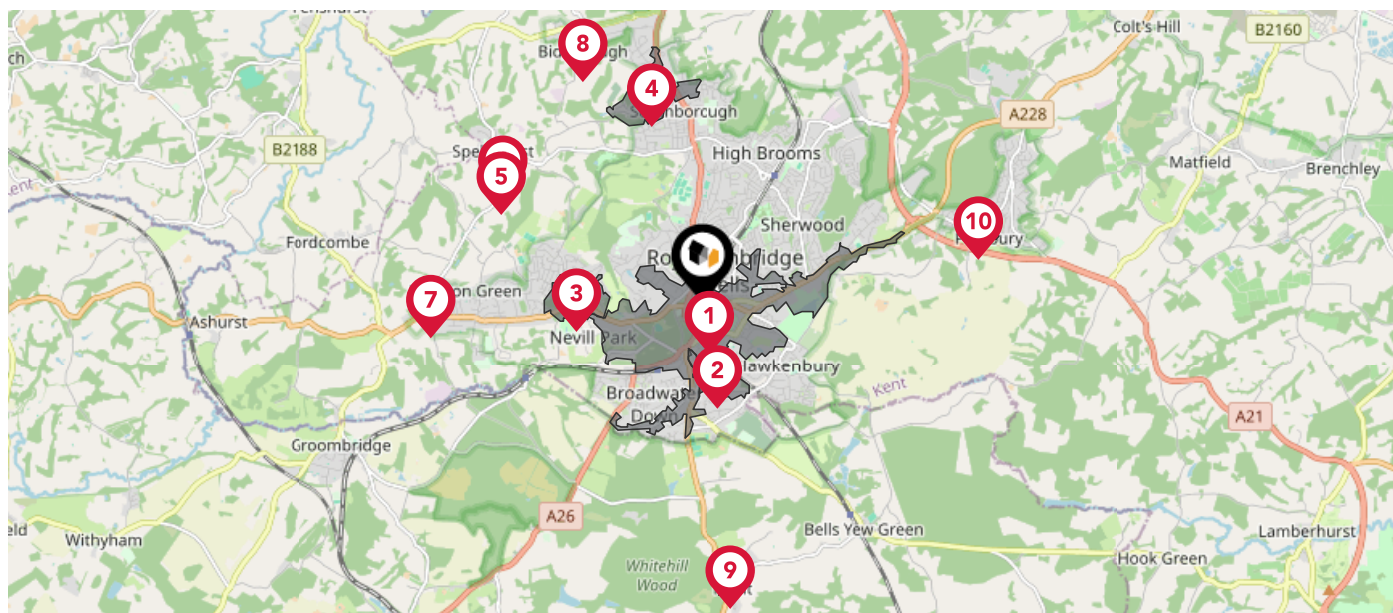
### Mine Entry

- ✕ 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.

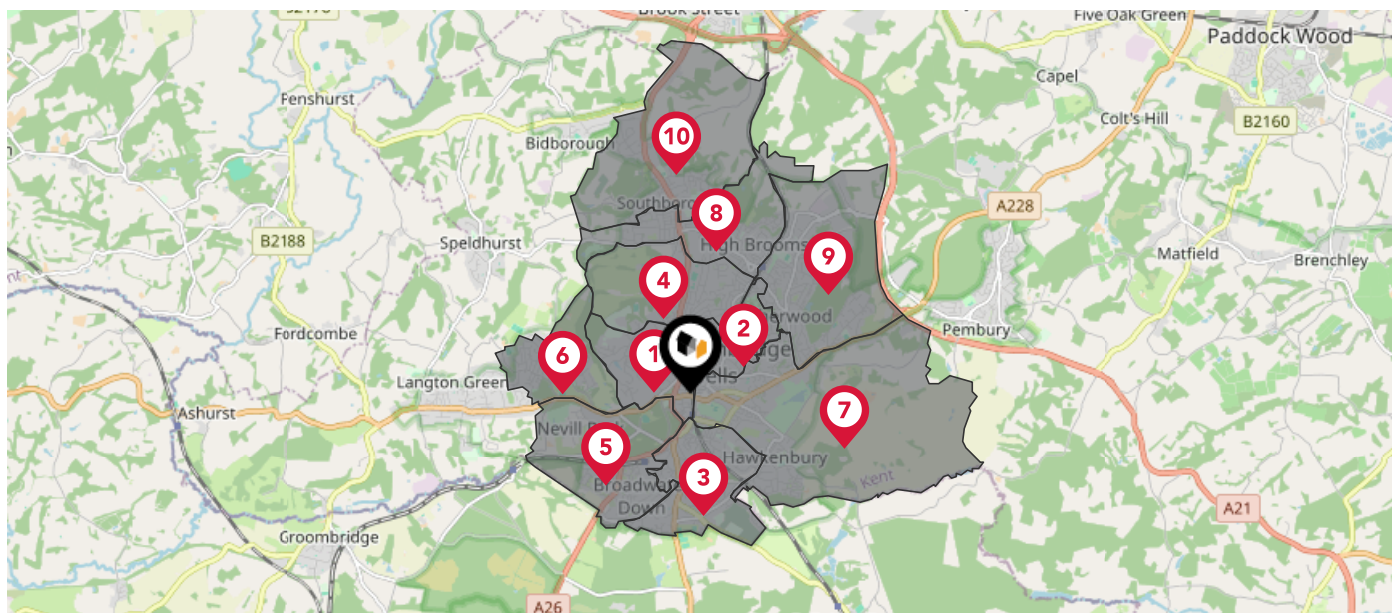
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Tunbridge Wells Conservation Area
- 2 Madeira Park & Warwick Park Conservation Area
- 3 Rusthall Conservation Area
- 4 Southborough Conservation Area
- 5 Speldhurst Conservation Area
- 6 Speldhurst Conservation Area
- 7 Langton Green Conservation Area
- 8 Bidborough Conservation Area
- 9 Frant
- 10 Pembury Conservation Area

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

1

Culverden Ward

2

St. James' Ward

3

Pantiles and St. Mark's Ward

4

St. John's Ward

5

Broadwater Ward

6

Rusthall Ward

7

Park Ward

8

Southborough and High Brooms Ward

9

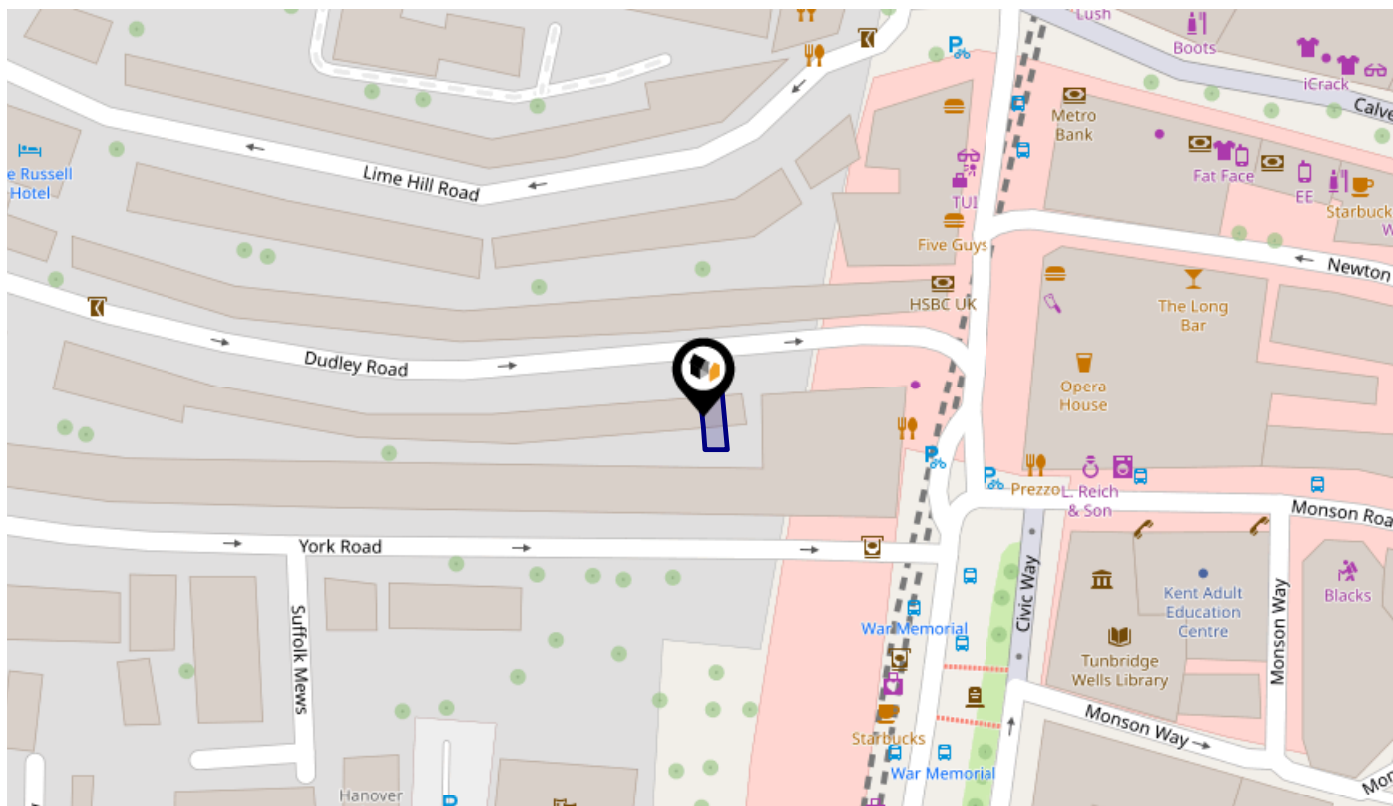
Sherwood Ward

10

Southborough North 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.

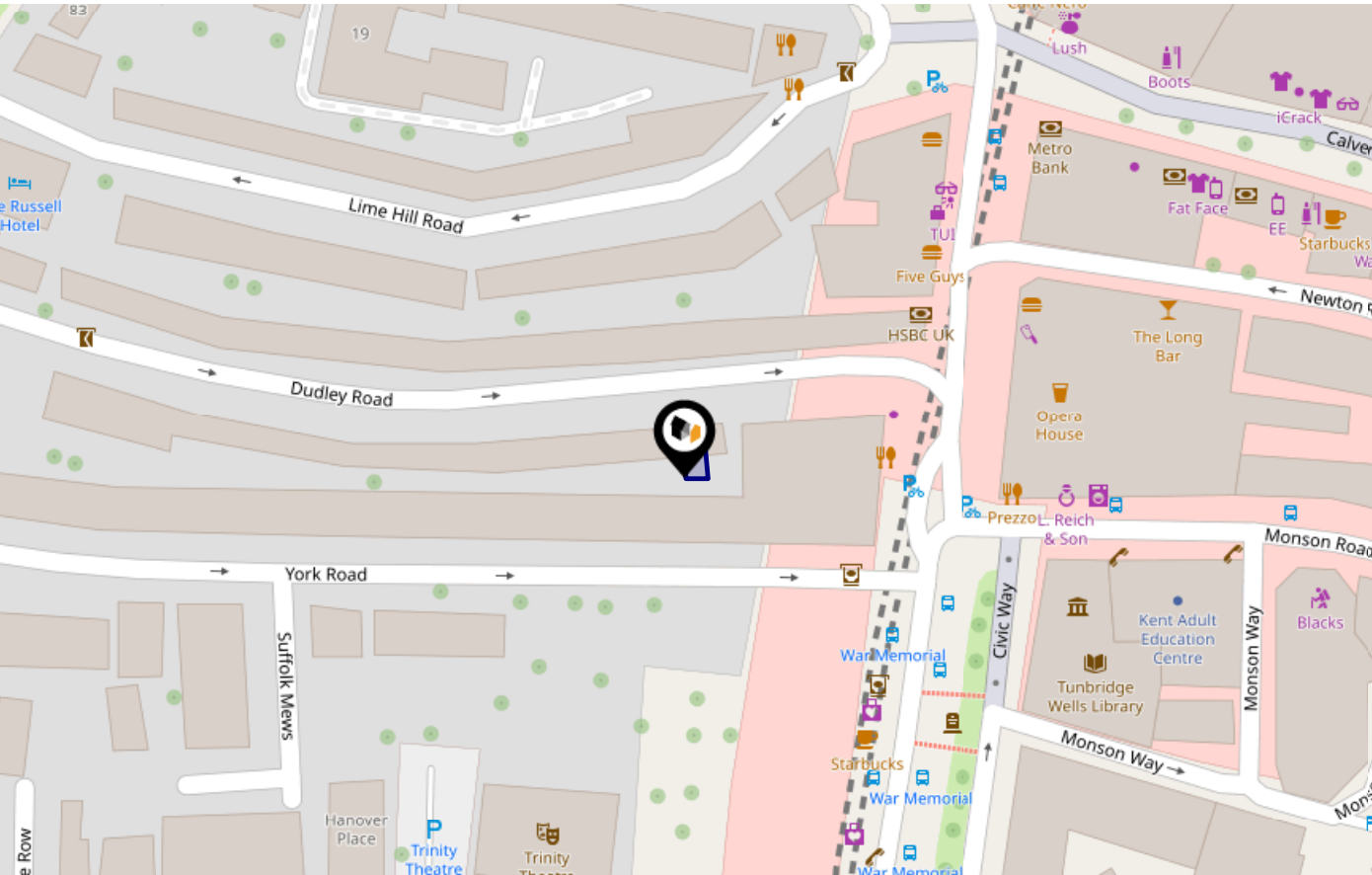
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

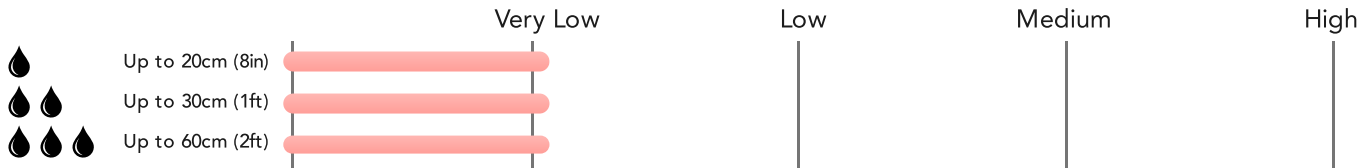


Risk Rating: Very low

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:

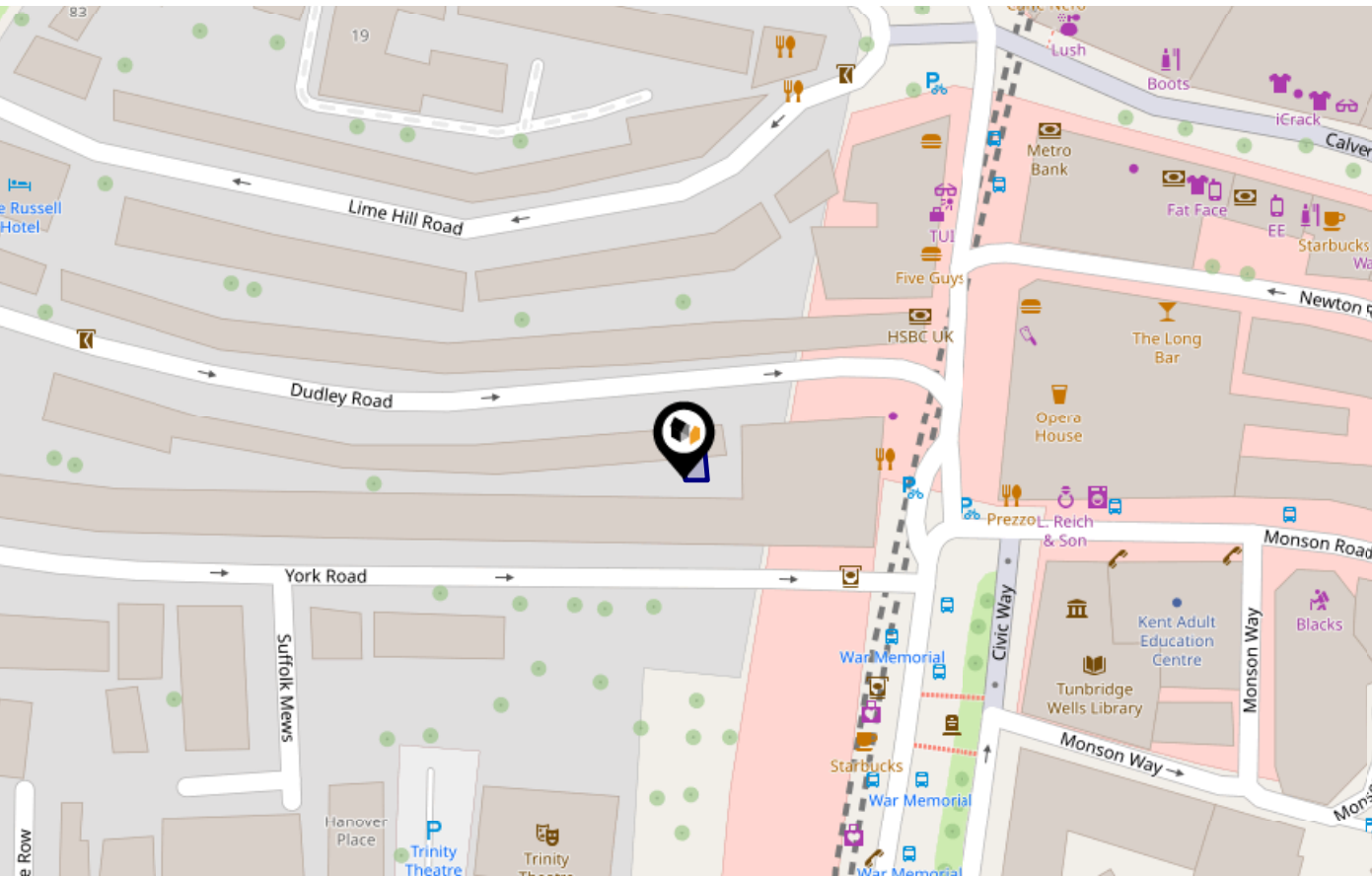




# Flood Risk

## 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.

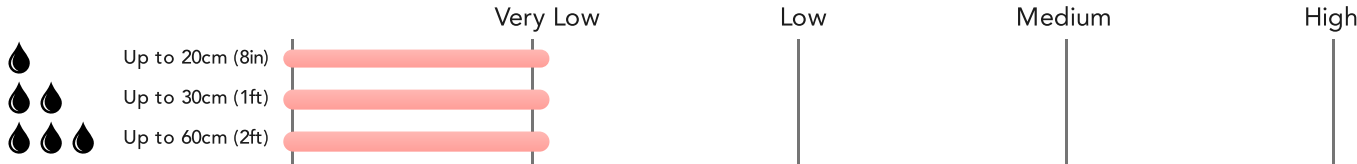


**Risk Rating:** Very low

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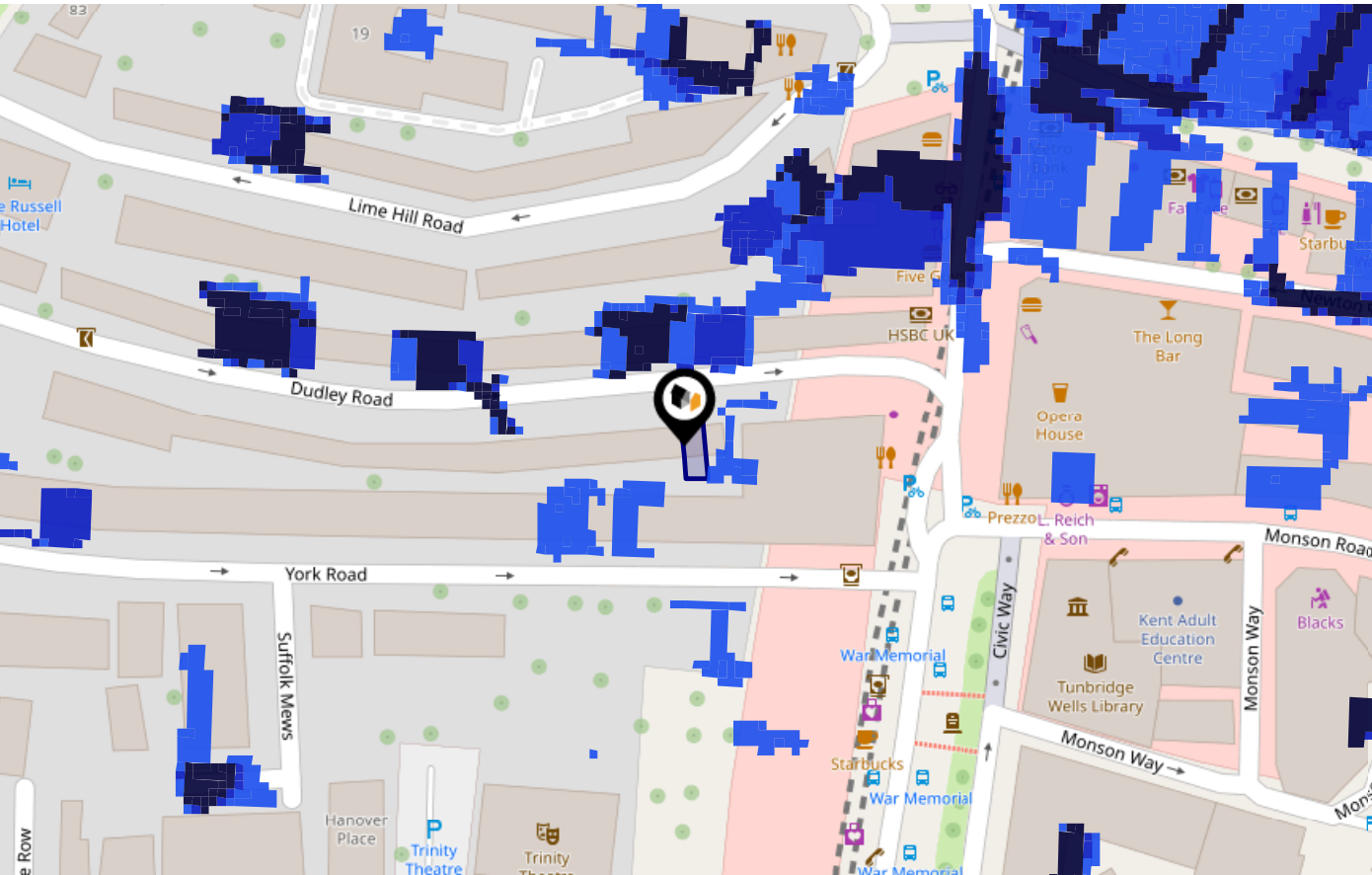
Chance of flooding to the following depths at this property:



# 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.

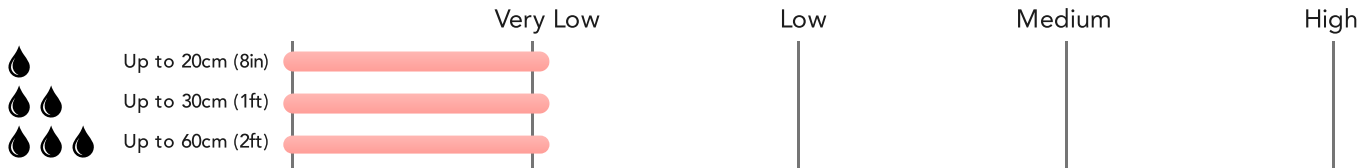


Risk Rating: Very low

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.

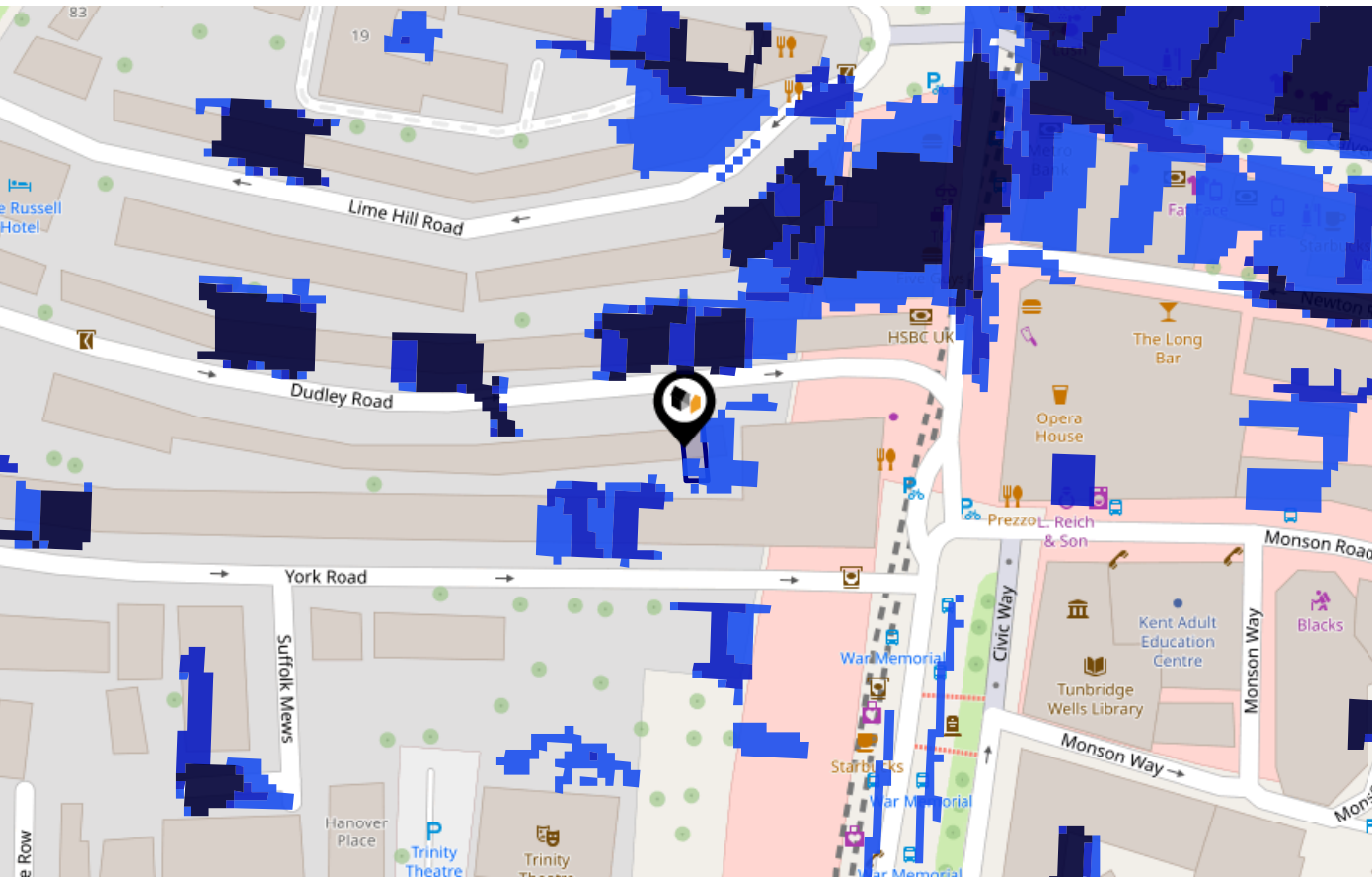
Chance of flooding to the following depths at this property:



# 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.

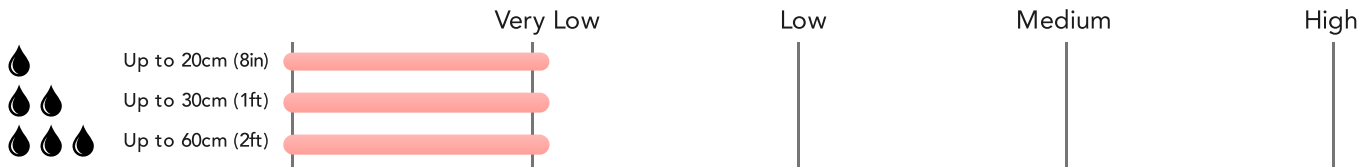


Risk Rating: Very low

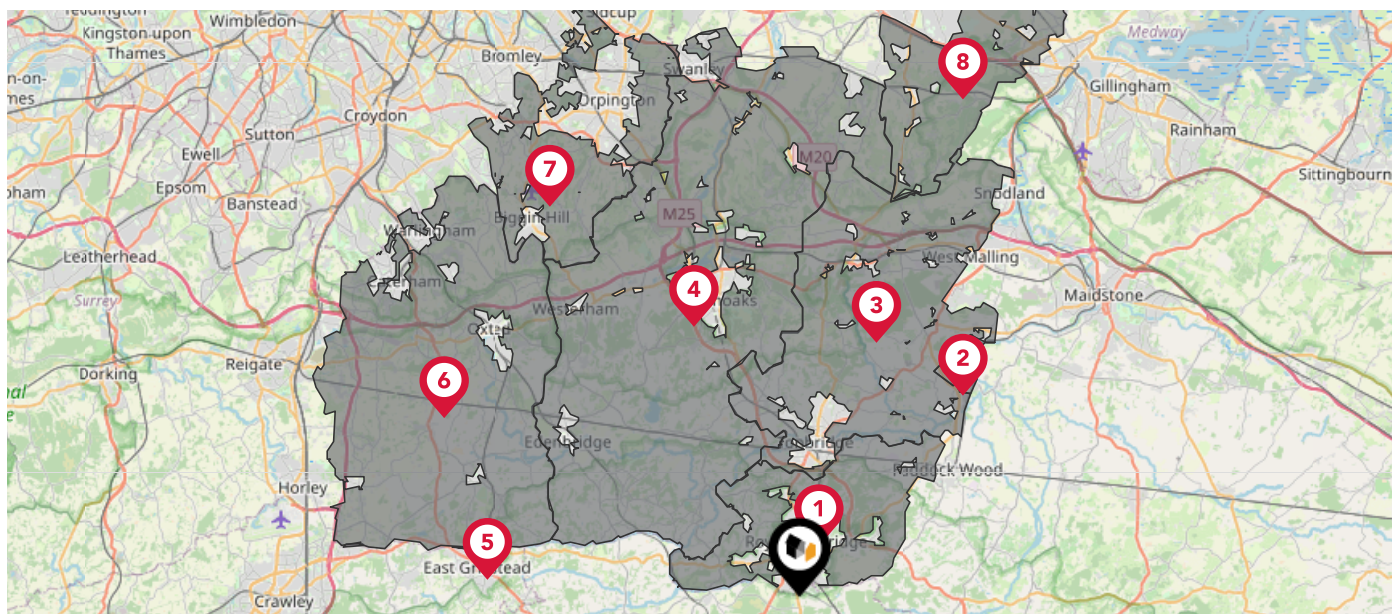
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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 - Tunbridge Wells



London Green Belt - Maidstone



London Green Belt - Tonbridge and Malling



London Green Belt - Sevenoaks



London Green Belt - Mid Sussex



London Green Belt - Tandridge



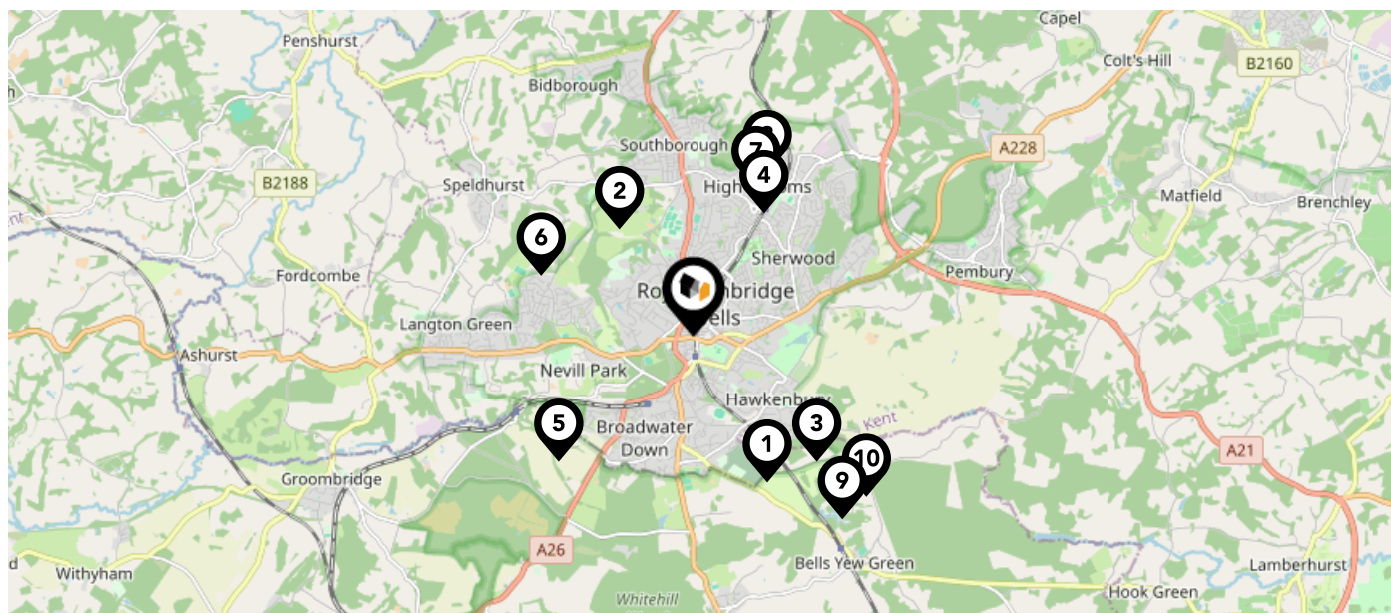
London Green Belt - Bromley



London Green Belt - Gravesham



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.

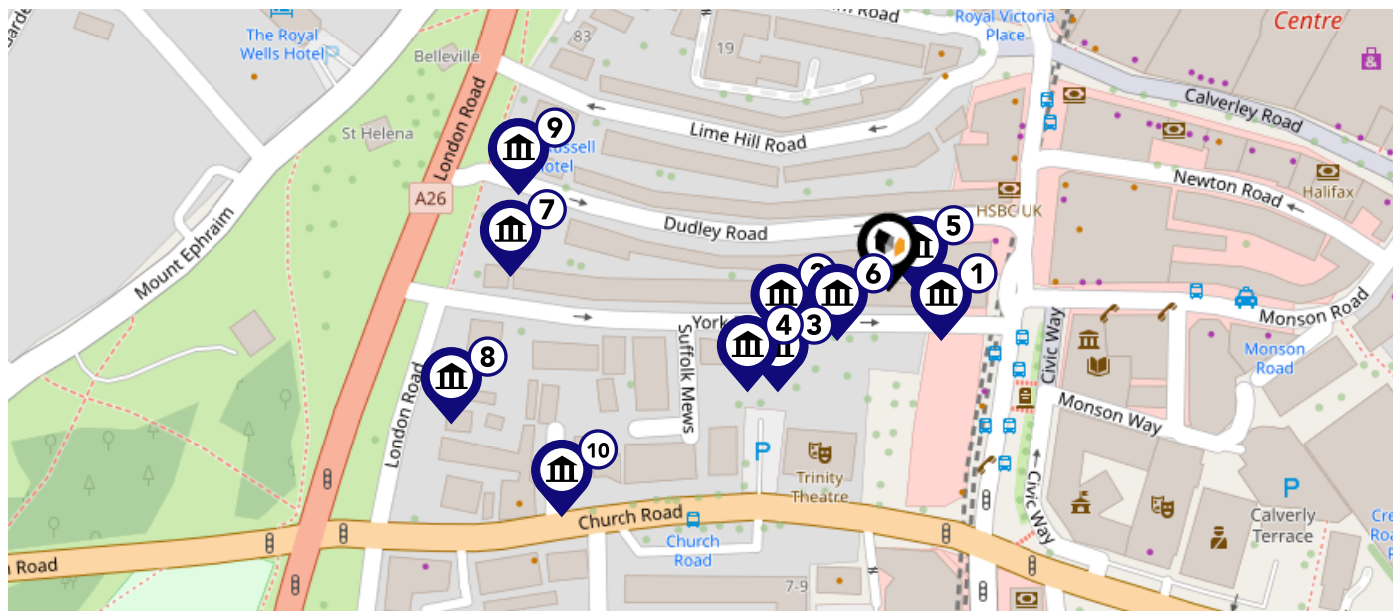












### Nearby Landfill Sites

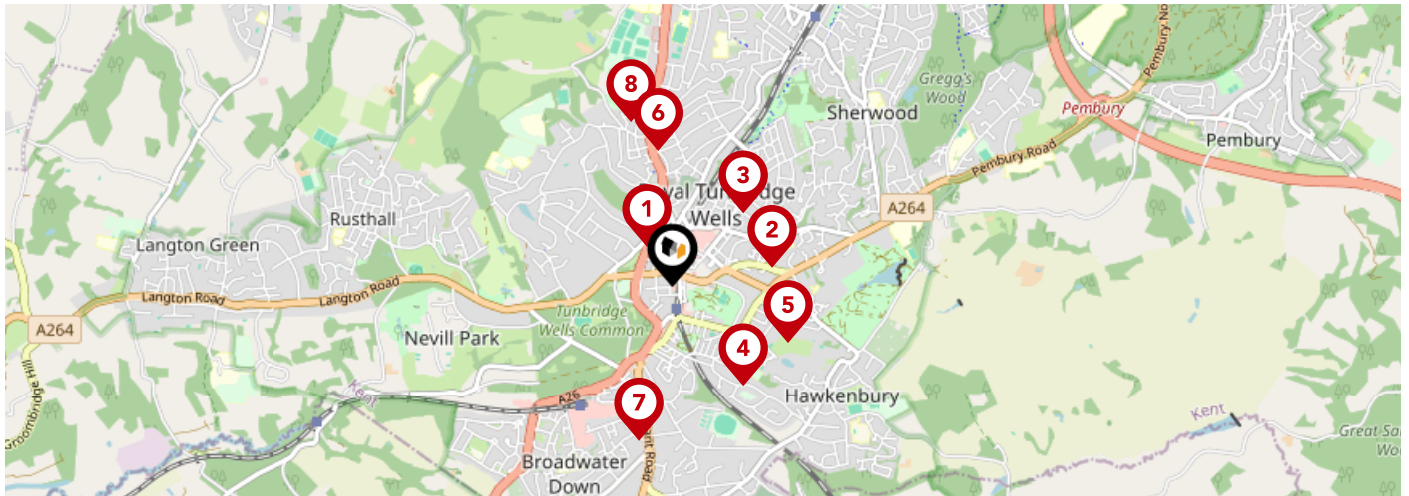
1	Little Mount Farm-Benhall Mill Road, Frant	Historic Landfill	
2	Southborough-Broomhill Road, Southborough, Tunbridge Wells, Kent	Historic Landfill	
3	Tutty's Hawkenbury-Hawkenbury Road, Hawkenbury, Kent	Historic Landfill	
4	Chapmans Quarry-Chapman Way, High Brooms Industrial Park, Tunbridge Wells, Kent	Historic Landfill	
5	Spratsbrook Farm-Ramslye, East Sussex	Historic Landfill	
6	Harwarton Farm-Off Lower Green Road, Rusthall, Tunbridge Wells, Kent	Historic Landfill	
7	Highbrooms-Powder Mill Lane, Southborough, Tunbridge Wells, Kent	Historic Landfill	
8	Barnetts-Off Powder Mill Lane, High Brooms, Tunbridge Wells, Kent	Historic Landfill	
9	Court Lodge Down-Tunbridge Wells, Kent	Historic Landfill	
10	Browns Wood-Coker's Down, Kent	Historic Landfill	



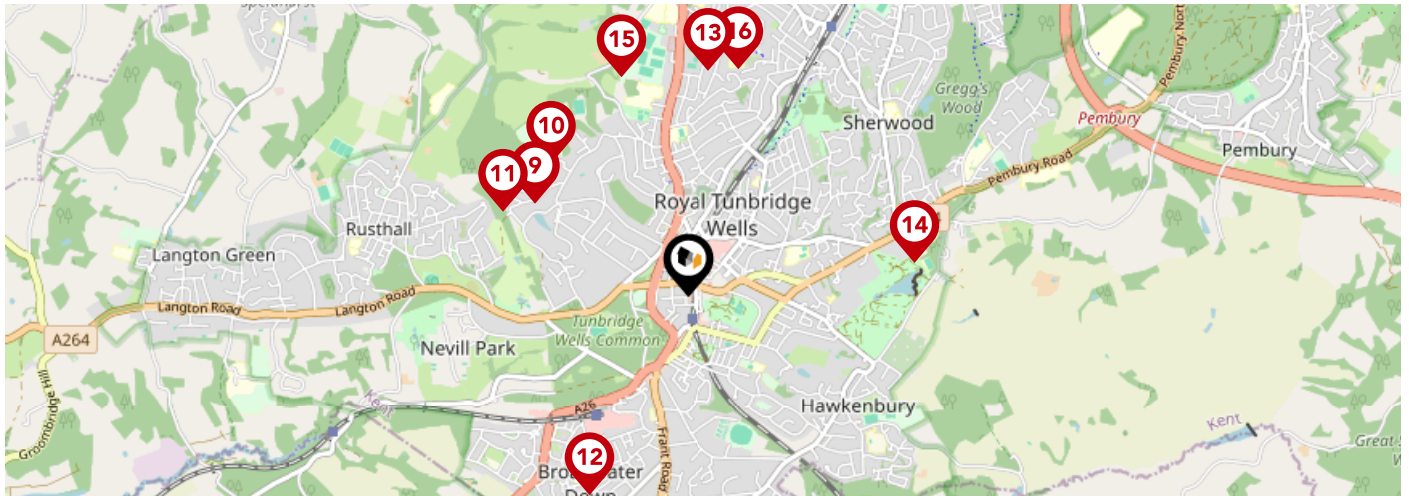
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1084464 - Lecture Hall Mount Pleasant Congregational Church	Grade II	0.0 miles
 1084416 - 16-22, York Road	Grade II	0.0 miles
 1084414 - Vicarage	Grade II	0.0 miles
 1084415 - Holy Trinity Church Hall	Grade II	0.0 miles
 1224186 - Holst House	Grade II	0.0 miles
 1226158 - 6-14, York Road	Grade II	0.0 miles
 1225334 - 77, London Road	Grade II	0.1 miles
 1338814 - 73, London Road	Grade II	0.1 miles
 1084486 - Rock View	Grade II	0.1 miles
 1223643 - 20 And 22, Church Road	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Wells Free School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 629   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Barnabas CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Claremont Primary School</b> Ofsted Rating: Good   Pupils: 436   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Peter's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Skinners' School</b> Ofsted Rating: Good   Pupils: 1118   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Mead School</b> Ofsted Rating: Not Rated   Pupils: 237   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Tunbridge Wells Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1042   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

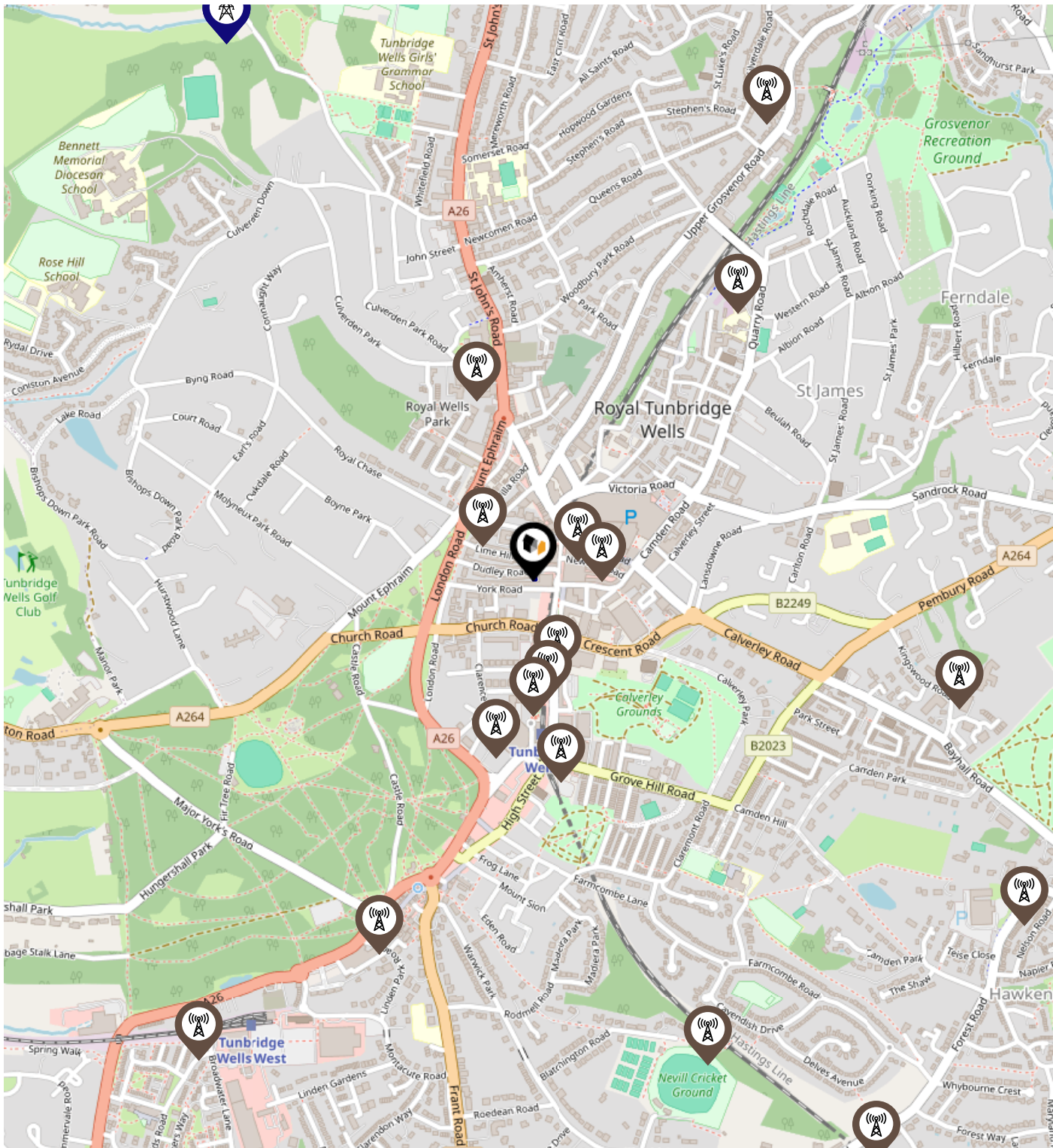


		Nursery	Primary	Secondary	College	Private
	<b>Rose Hill School</b> Ofsted Rating: Not Rated   Pupils: 242   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bennett Memorial Diocesan School</b> Ofsted Rating: Outstanding   Pupils: 1897   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishops Down Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broadwater Down Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 273   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechwood School</b> Ofsted Rating: Not Rated   Pupils: 354   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1313   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 630   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

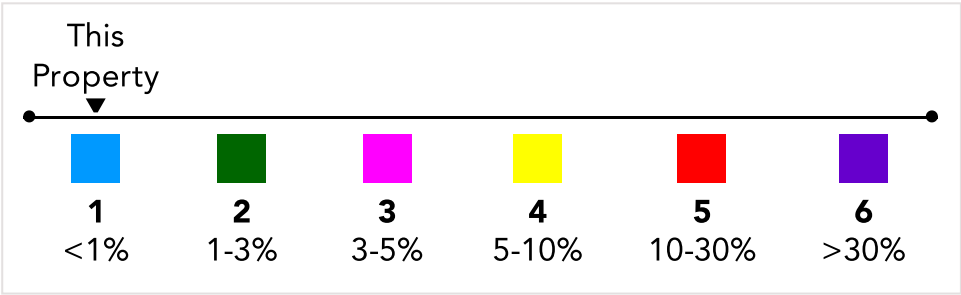
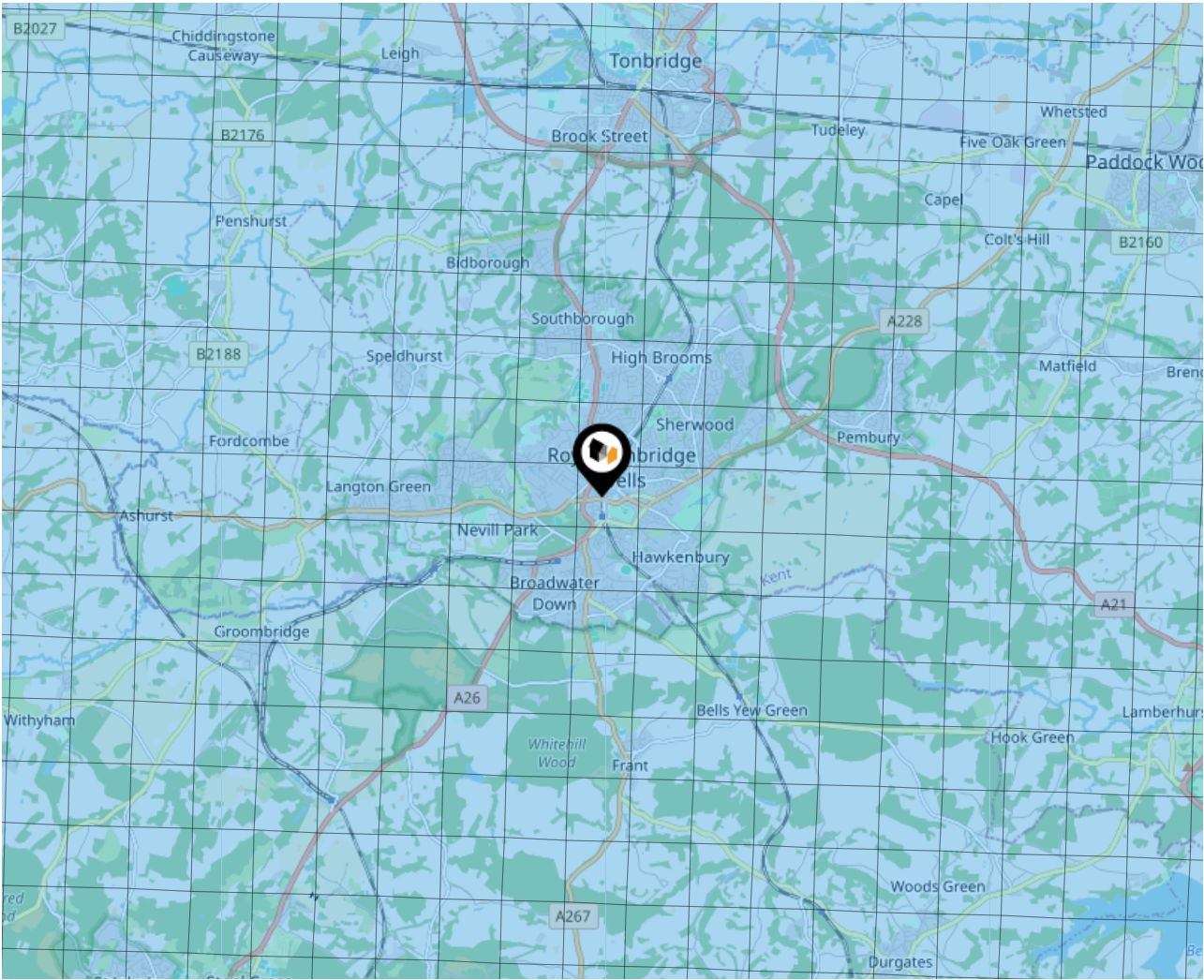


**Key:**

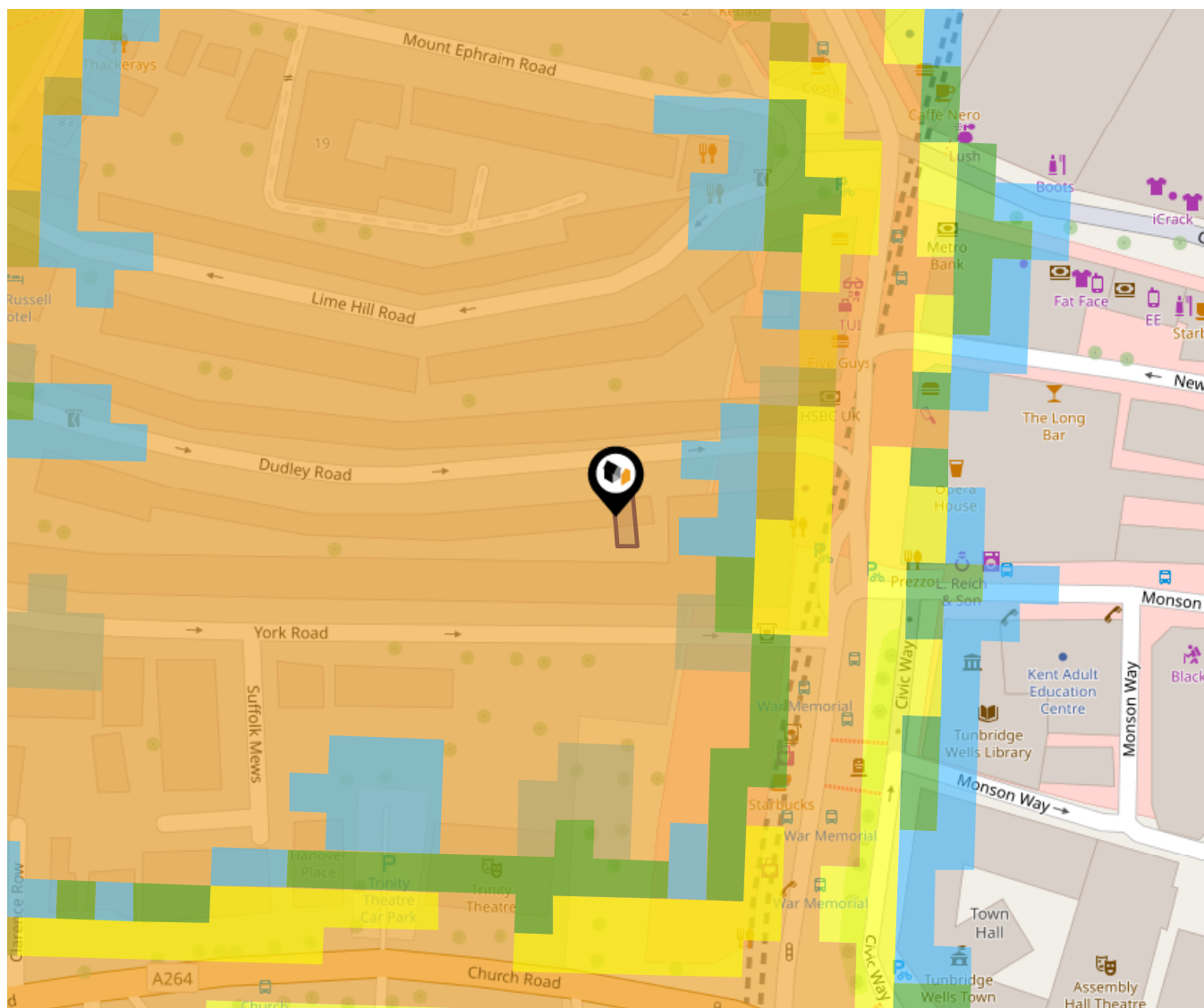
-  Power Pylons
-  Communication Masts

### 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>).







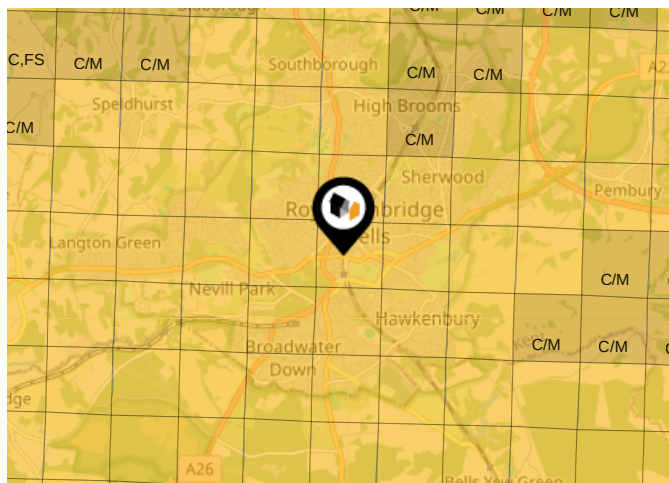
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

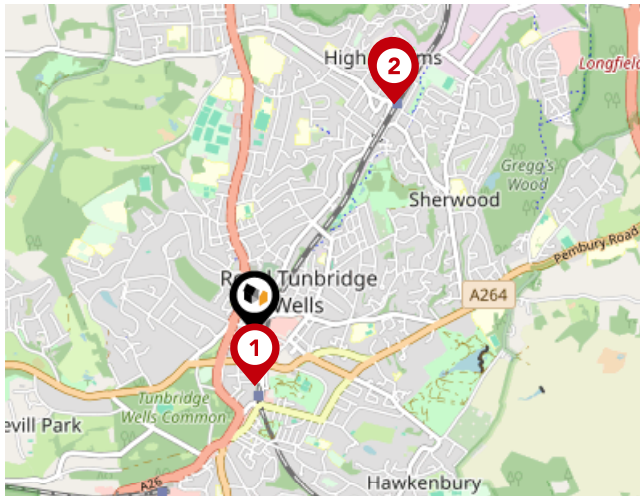
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



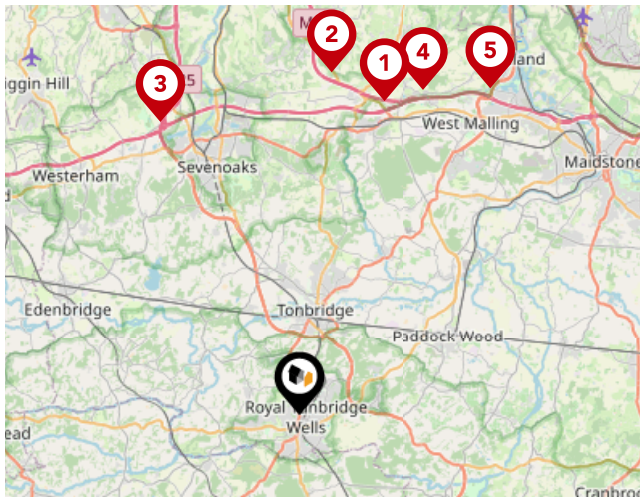
## Primary Classifications (Most Common Clay Types)

<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



### National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.24 miles
2	High Brooms Rail Station	1.25 miles
3	High Brooms Rail Station	1.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	12.07 miles
2	M20 J2	12.77 miles
3	M25 J5	12.08 miles
4	M20 J3	12.94 miles
5	M20 J4	14.03 miles

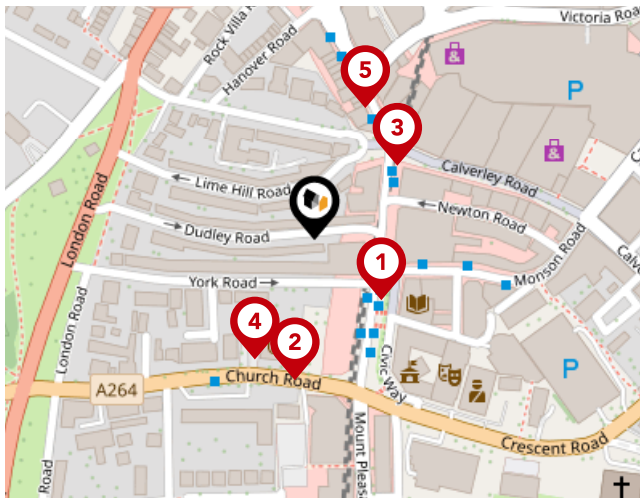


### Airports/Helipads

Pin	Name	Distance
1	Leaves Green	16.98 miles
2	Silvertown	27.18 miles
3	Gatwick Airport	18.58 miles
4	Lydd Airport	31.72 miles

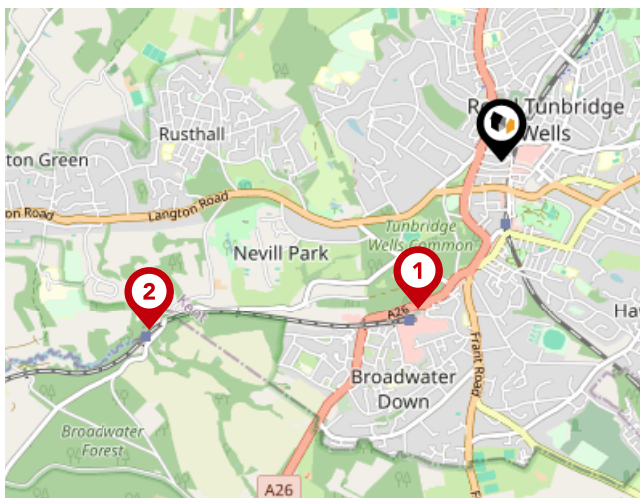
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.05 miles
2	Trinity Theatre	0.08 miles
3	Royal Victoria Place	0.06 miles
4	Trinity Theatre	0.08 miles
5	Royal Victoria Place	0.08 miles



### Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	0.78 miles
2	High Rocks (Spa Valley Railway)	1.82 miles



### Ferry Terminals

Pin	Name	Distance
1	West Street Pier	22.03 miles
2	Newhaven Harbour Ferry Terminal	25.42 miles
3	Woolwich Arsenal Pier	26.35 miles





### Martin & Co Tunbridge Wells

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Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).



### Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

### Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

### Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac\_tunbridge\_w

# Martin & Co Tunbridge Wells

## 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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