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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 17<sup>th</sup> June 2024**



## **PILMER ROAD, CROWBOROUGH, TN6**

### **Martin & Co Tunbridge Wells**

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	1,207 ft <sup>2</sup> / 112 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,208		
<b>Title Number:</b>	ESX319221		

## Local Area

<b>Local Authority:</b>	Wealden
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>8000</b> mb/s

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



### Satellite/Fibre TV Availability:



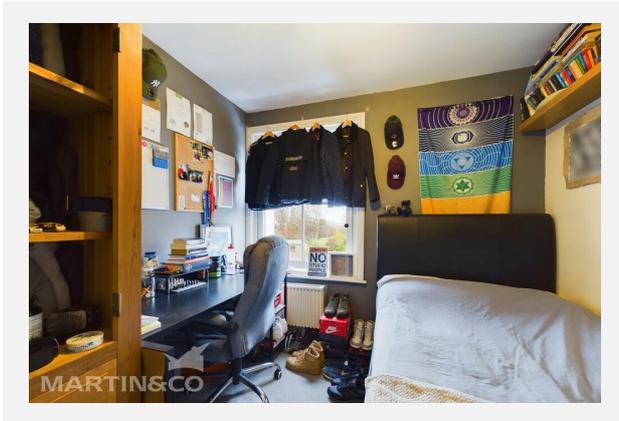
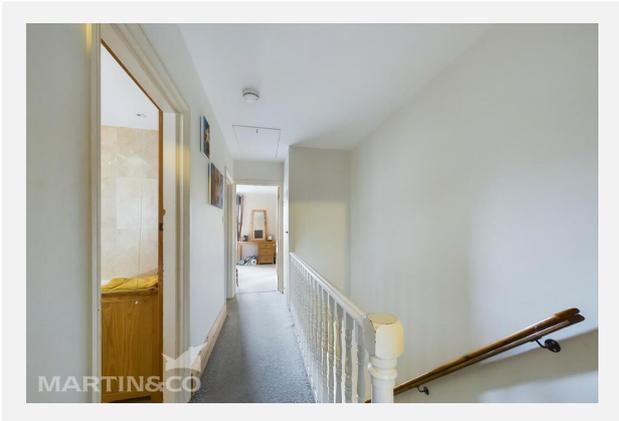
# Planning History

## This Address

Planning records for: *Pilmer Road, Crowborough, TN6*

<b>Reference - WD/2024/0525/F</b>	
<b>Decision:</b>	Decision Issued
<b>Date:</b>	29th February 2024
<b>Description:</b>	DEMOLISH EXISTING GARAGE AND REPLACE WITH NEW DOUBLE STOREY SIDE EXTENSION.







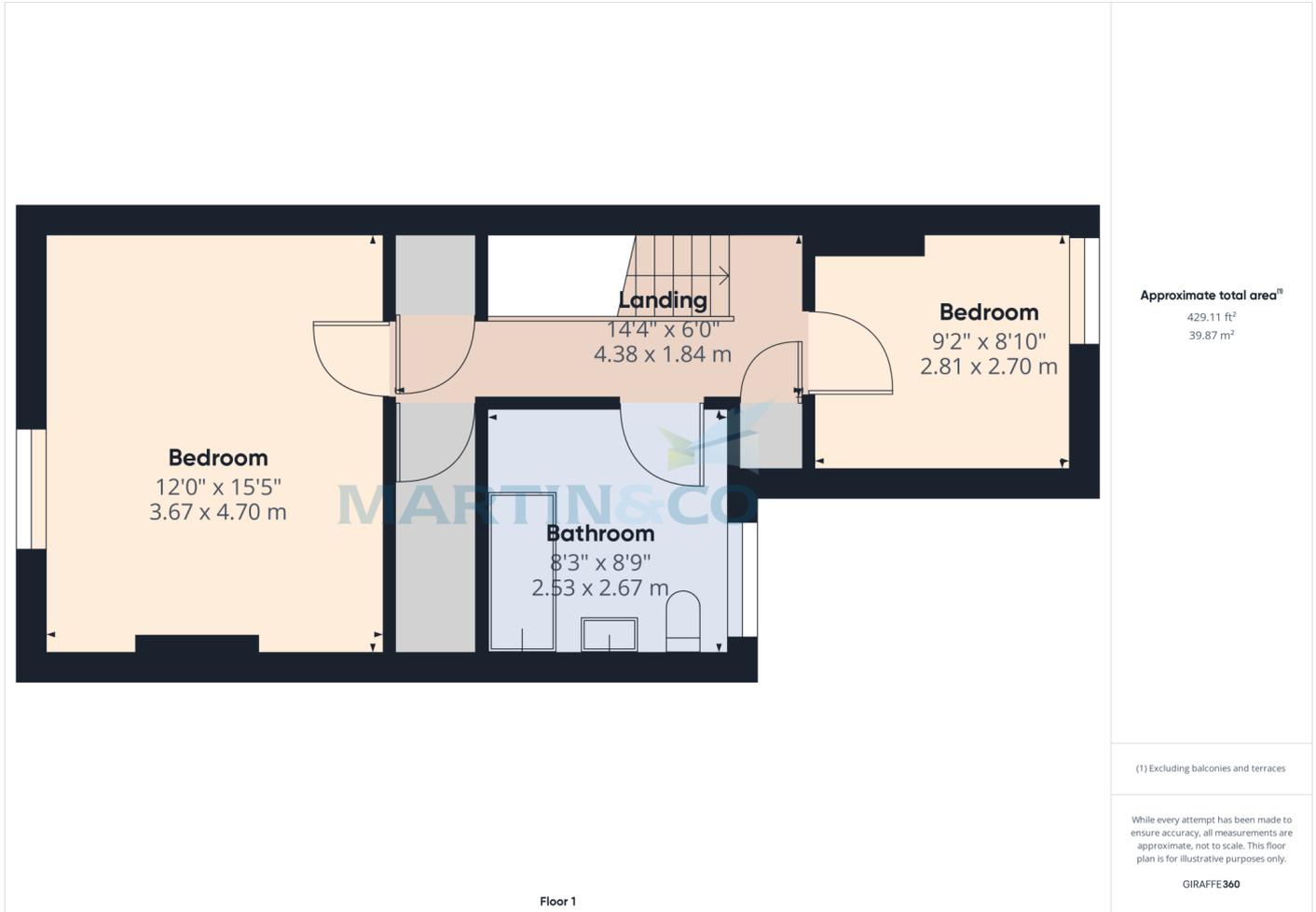
## PILMER ROAD, CROWBOROUGH, TN6



PILMER ROAD, CROWBOROUGH, TN6



PILMER ROAD, CROWBOROUGH, TN6



Energy rating

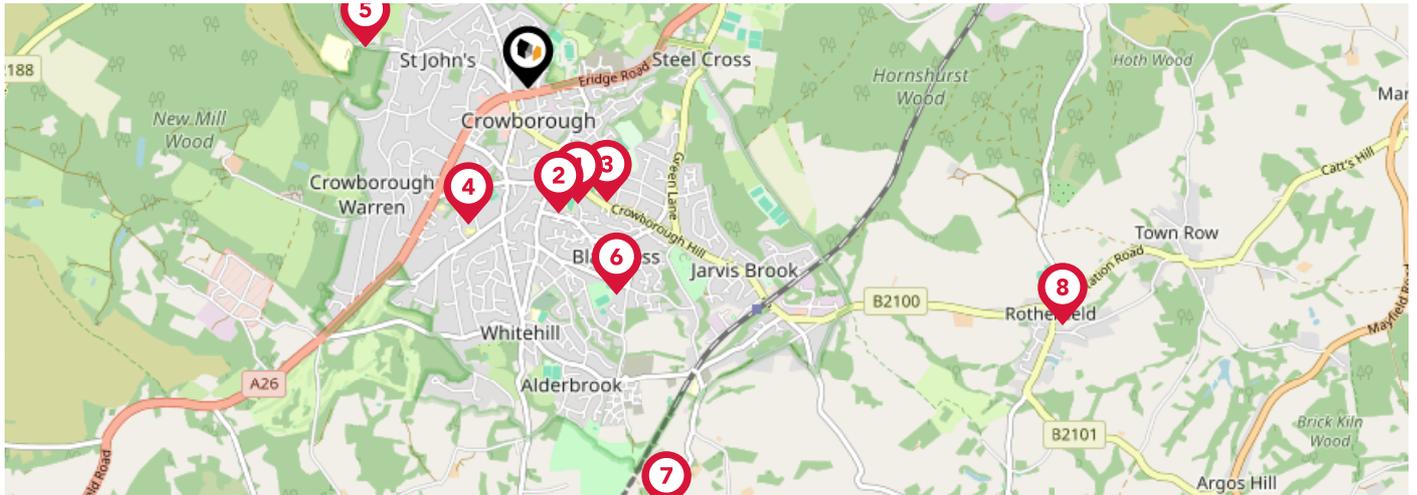
D

Valid until 01.03.2034

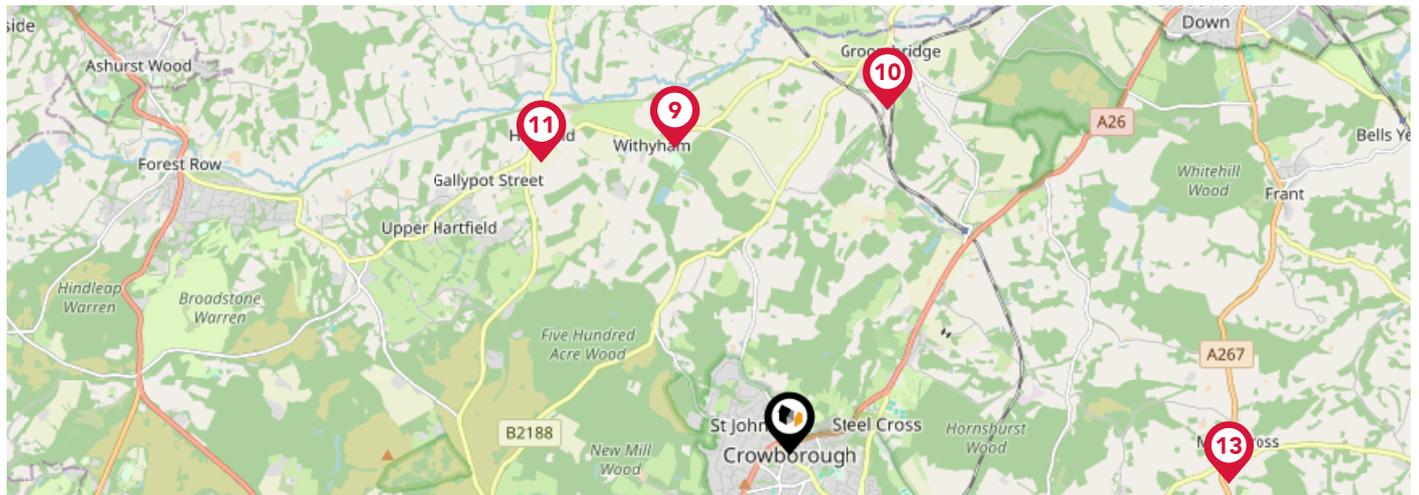
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #4f941d; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">83   B</span> </div>
69-80	C		
55-68	D	<div style="background-color: #ffc000; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">67   D</span> </div>	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>Sir Henry Fermor Church of England Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Marys Catholic Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Beacon Academy</b> Ofsted Rating: Good   Pupils: 1381   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Grove Park School</b> Ofsted Rating: Good   Pupils: 118   Distance:0.69	<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: 210   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Ashdown Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Jarvis Brook Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Rotherfield Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

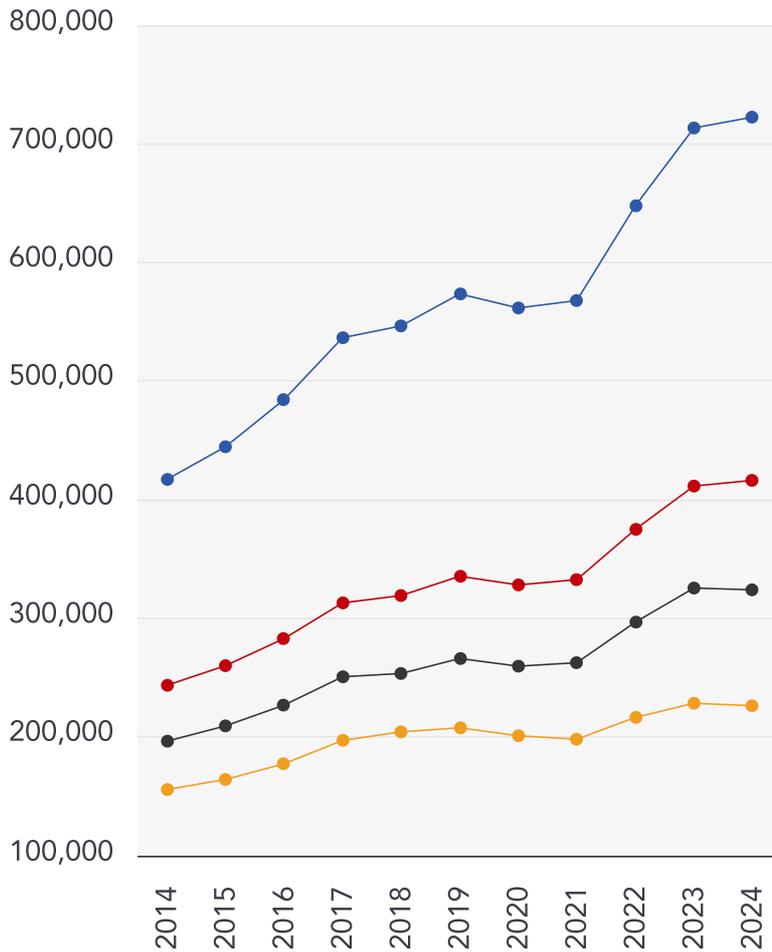


	Nursery	Primary	Secondary	College	Private
<b>St Michael's Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Groombridge St Thomas' Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 203   Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary the Virgin Church of England Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>High Hurstwood Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Cross Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Skippers Hill Manor Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 196   Distance:4.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mark's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Five Ashes CofE Primary School</b> Ofsted Rating: Good   Pupils: 63   Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in TN6



Detached

**+73.2%**

Semi-Detached

**+70.89%**

Terraced

**+64.93%**

Flat

**+45.33%**



### 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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1BS

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david.rogers@martinco.com

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