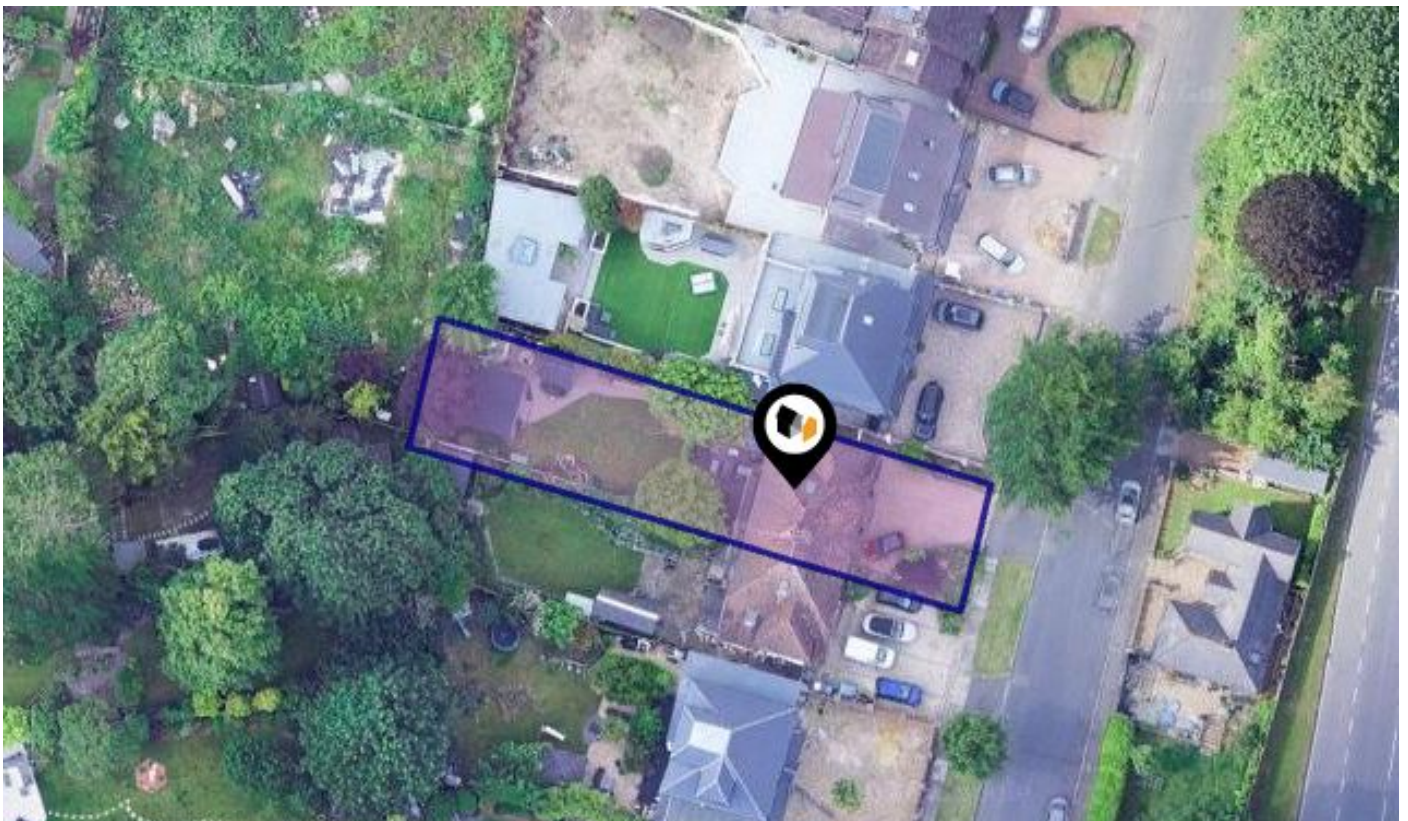




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 13th June 2026



ST. JAMES WAY, SIDCUP, DA14

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





Property

Type: Semi-Detached
Bedrooms: 4
Plot Area: 0.13 acres
Council Tax : Band F
Annual Estimate: £3,418
Title Number: SGL48545

Tenure: Freehold

Local Area

Local Authority: Bexley
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
 (based on calls indoors)



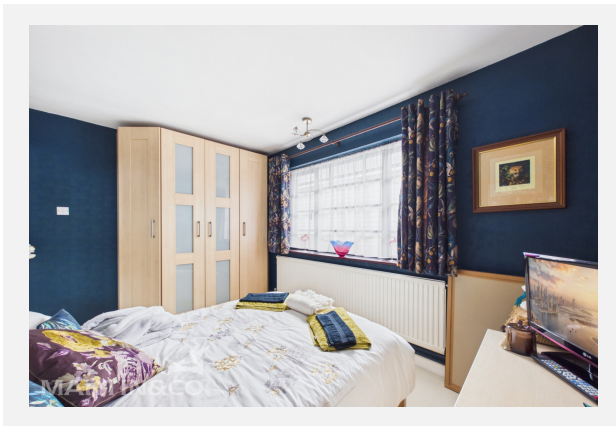
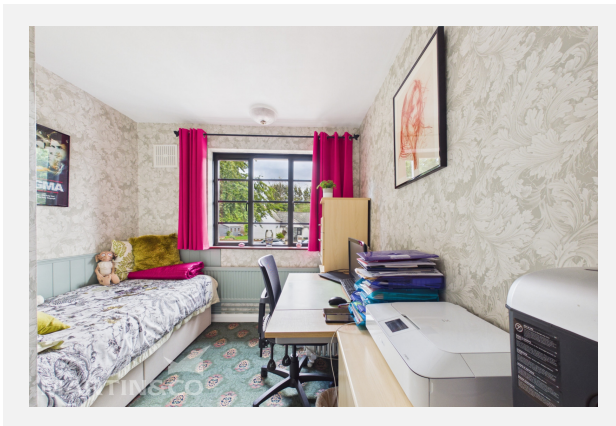
Satellite/Fibre TV Availability:



Planning records for: *St. James Way, Sidcup, DA14*

Reference - 99/02645/T	
Decision:	Granted with Conditions
Date:	01st November 1999
Description:	Prune one cedar tree (T4) protected by Tree Preservation Order 68/1246 dated 24.03.1969.



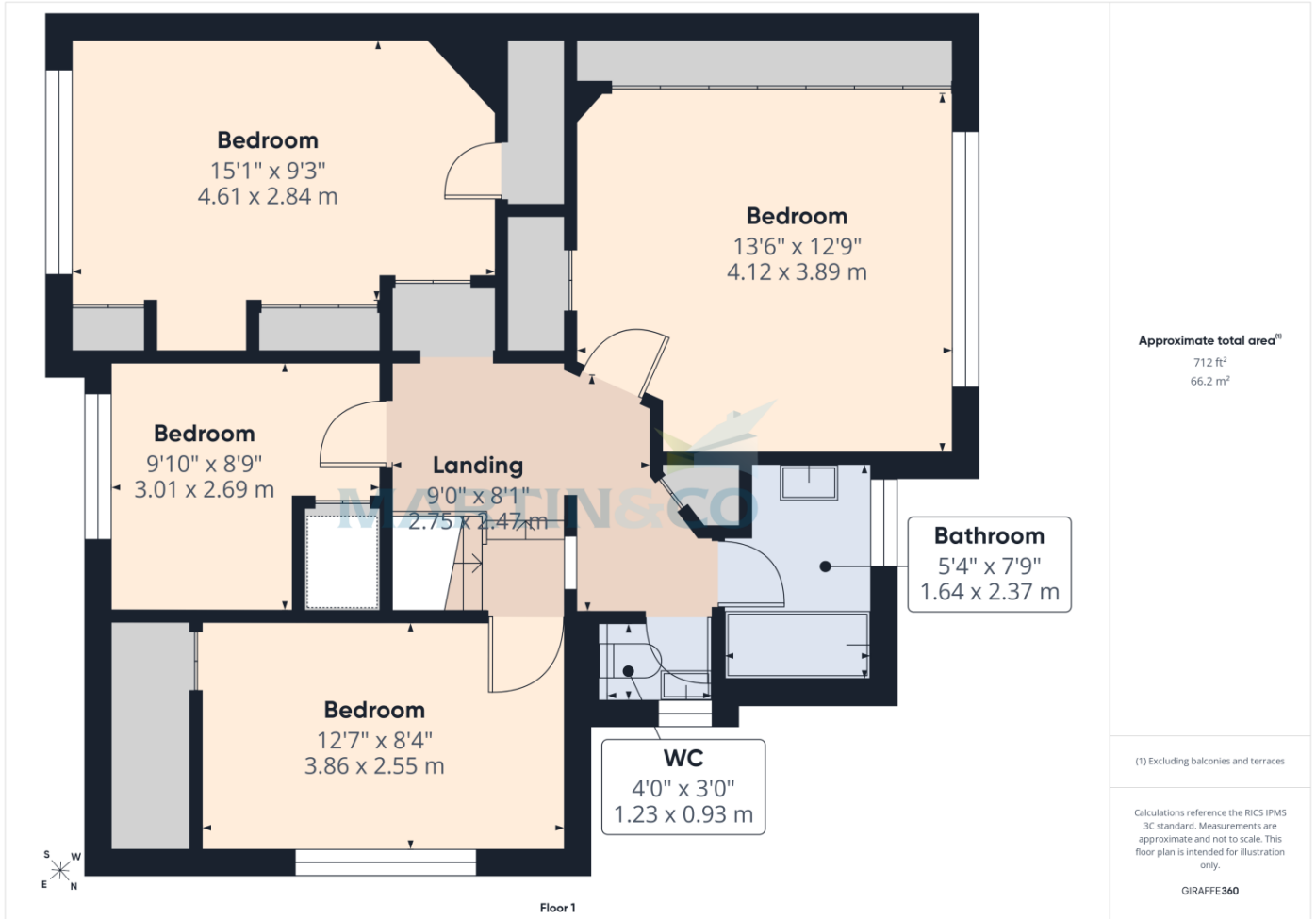




ST. JAMES WAY, SIDCUP, DA14



ST. JAMES WAY, SIDCUP, DA14



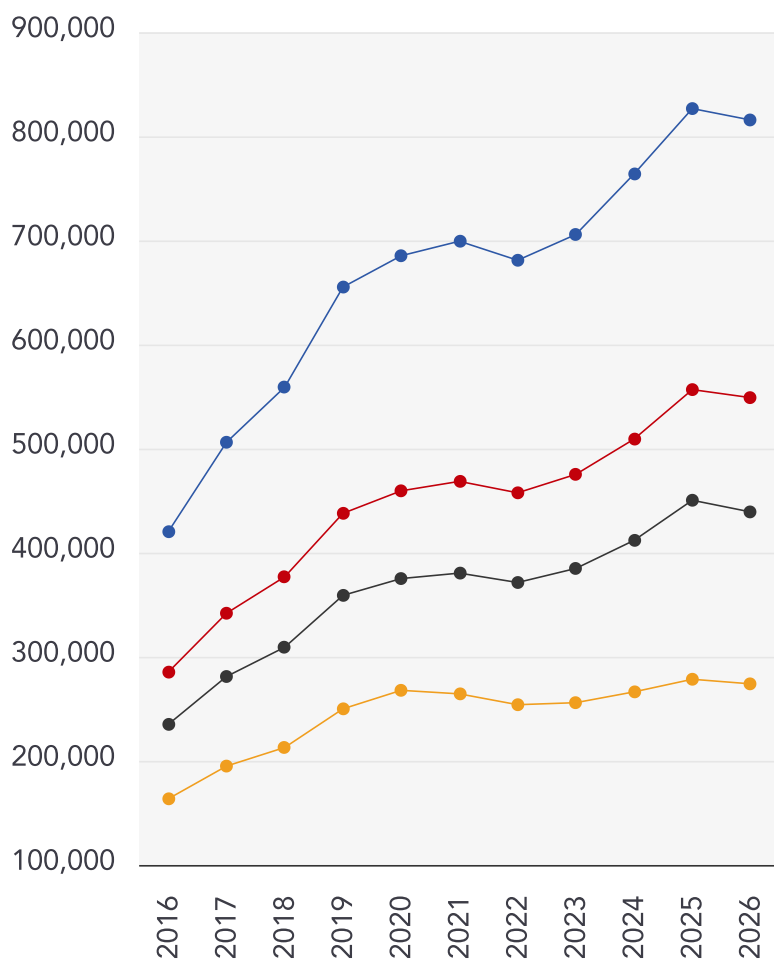
ST. JAMES WAY, SIDCUP, DA14



ST. JAMES WAY, SIDCUP, DA14



10 Year History of Average House Prices by Property Type in DA14



Detached

+94.14%

Semi-Detached

+92.44%

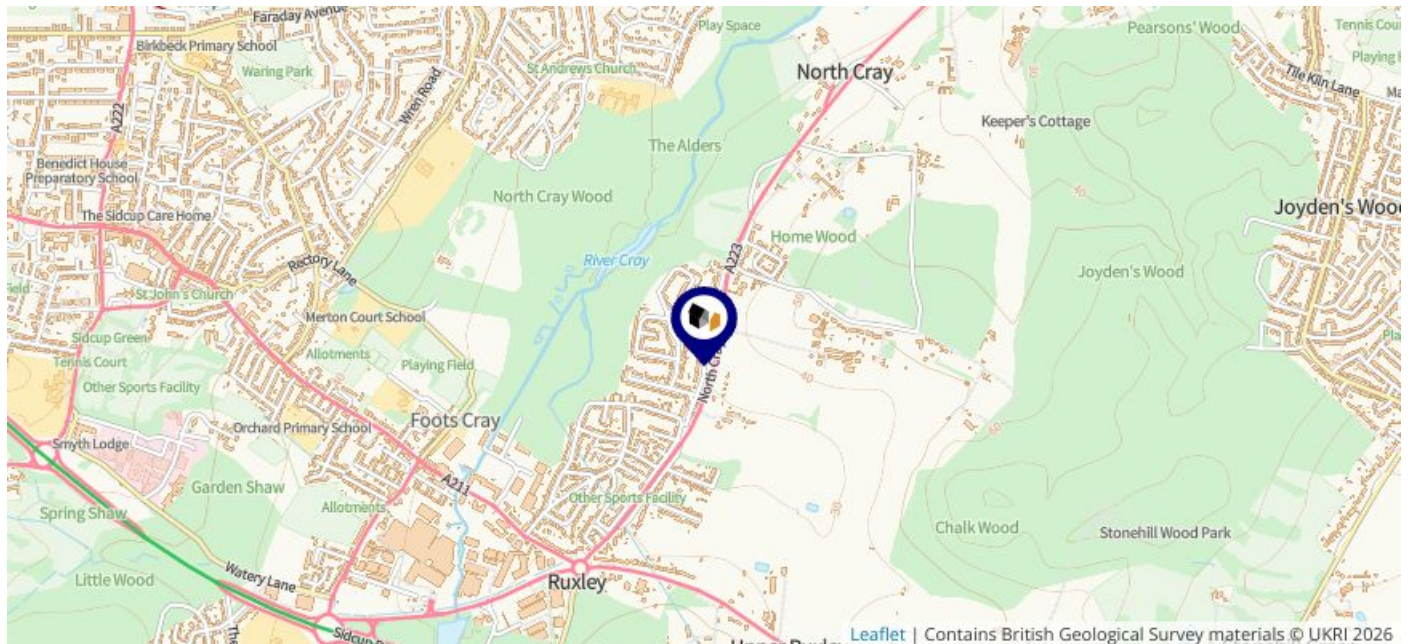
Terraced

+86.82%

Flat

+67.51%

This map displays nearby coal mine entrances and their classifications.



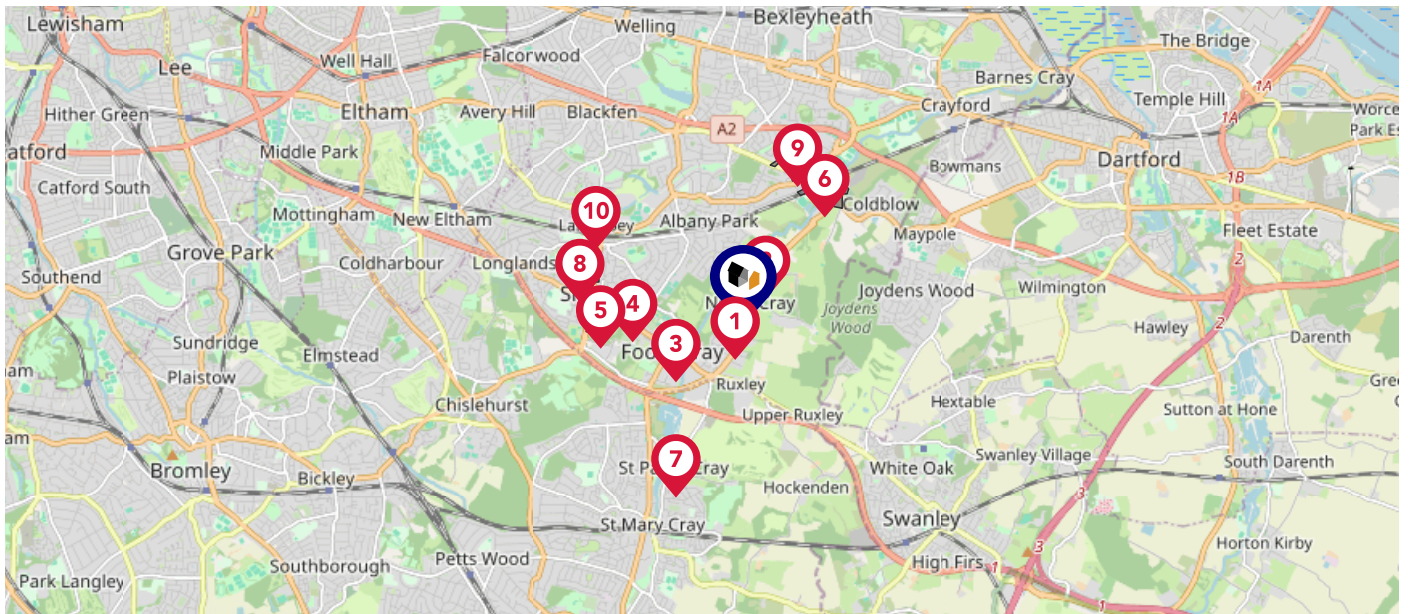
Mine Entry

- ✕ 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.

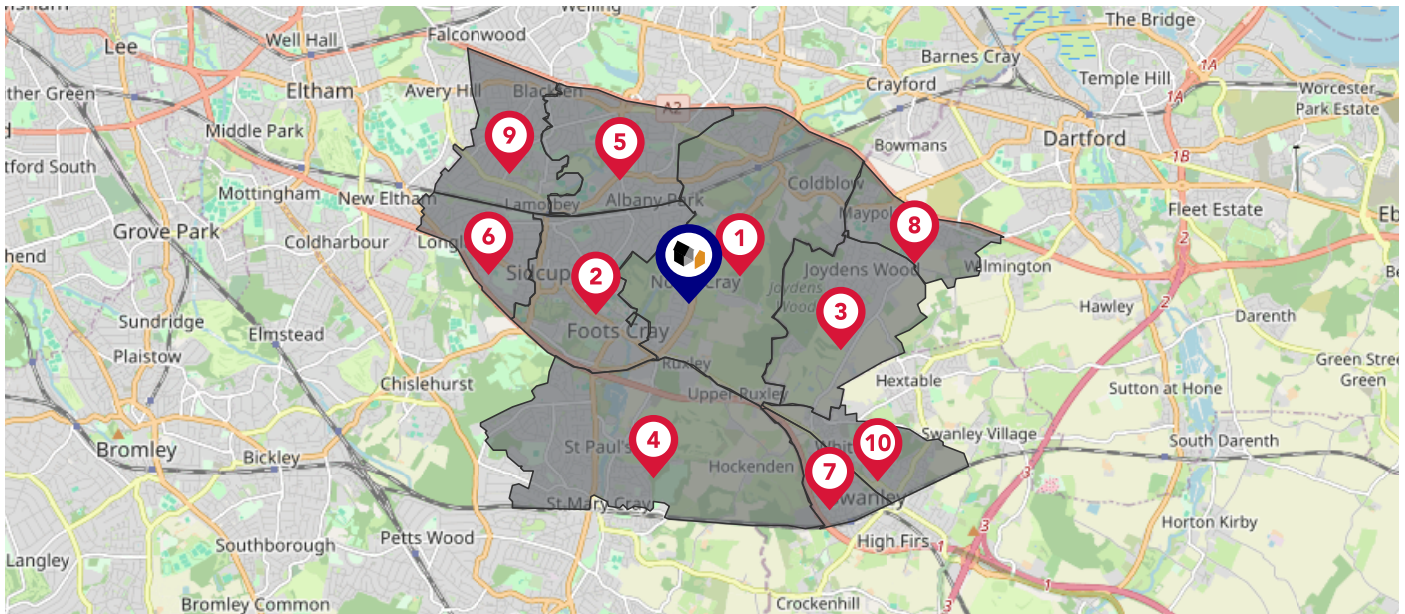
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 High Beeches
- 2 North Cray Village
- 3 Foots Cray
- 4 Old Forge Way
- 5 The Green
- 6 Old Bexley
- 7 St Paul's Cray
- 8 Christ Church
- 9 Parkhurst
- 10 Halfway Street

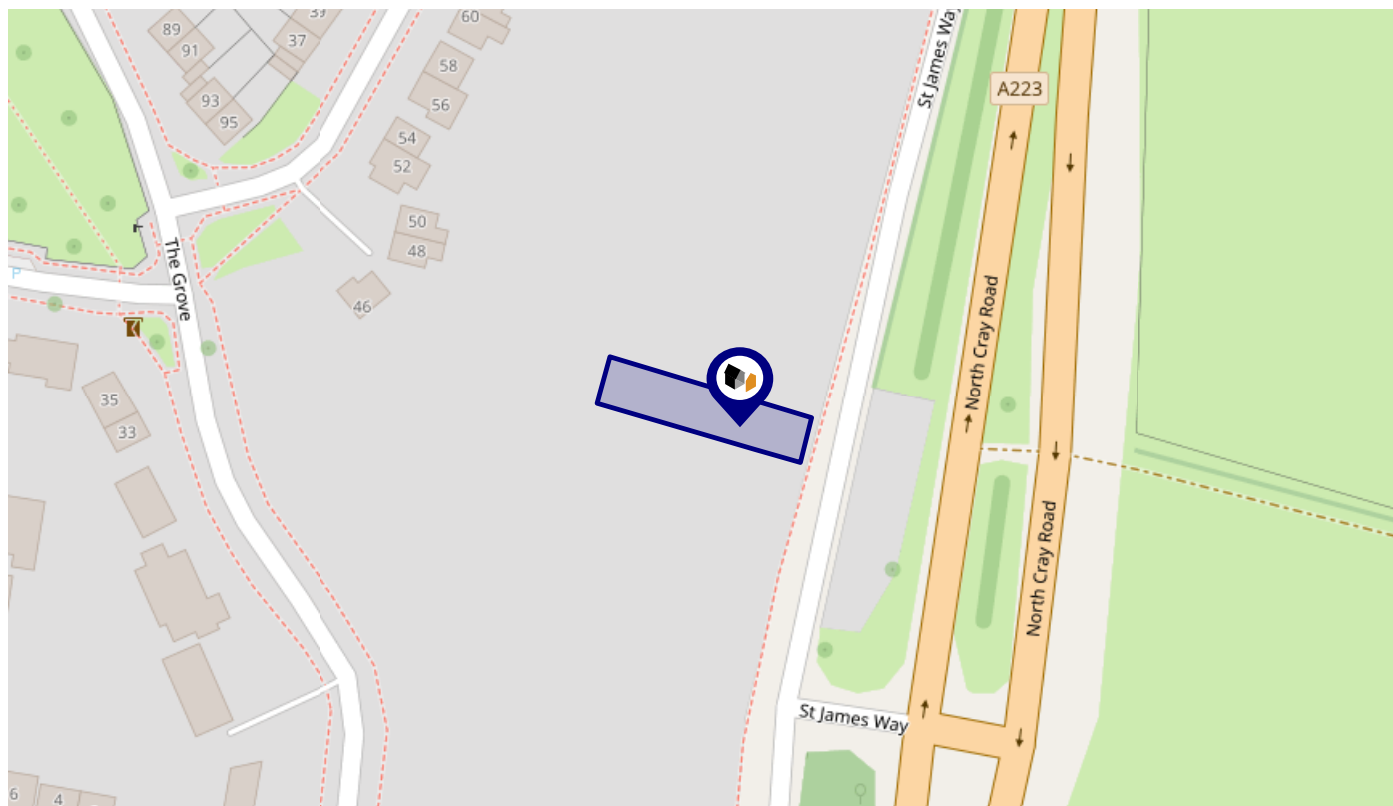
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  St. Mary's & St. James Ward
-  Sidcup Ward
-  Joyden's Wood Ward
-  St. Paul's Cray Ward
-  Blendon & Penhill Ward
-  Longlands Ward
-  Swanley St. Mary's Ward
-  Maypole & Leyton Cross Ward
-  Blackfen & Lamorbey Ward
-  Swanley White Oak 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.

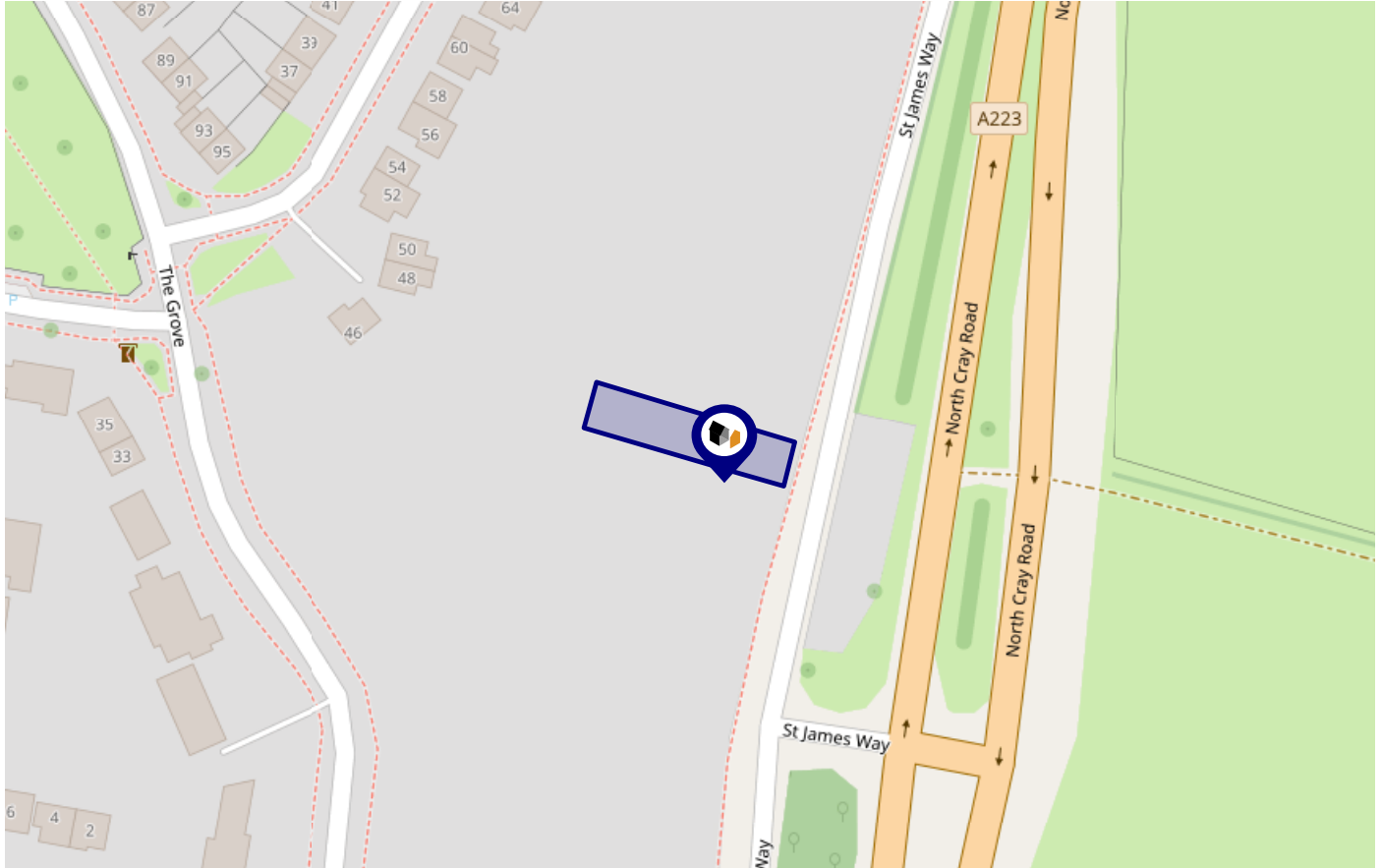
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

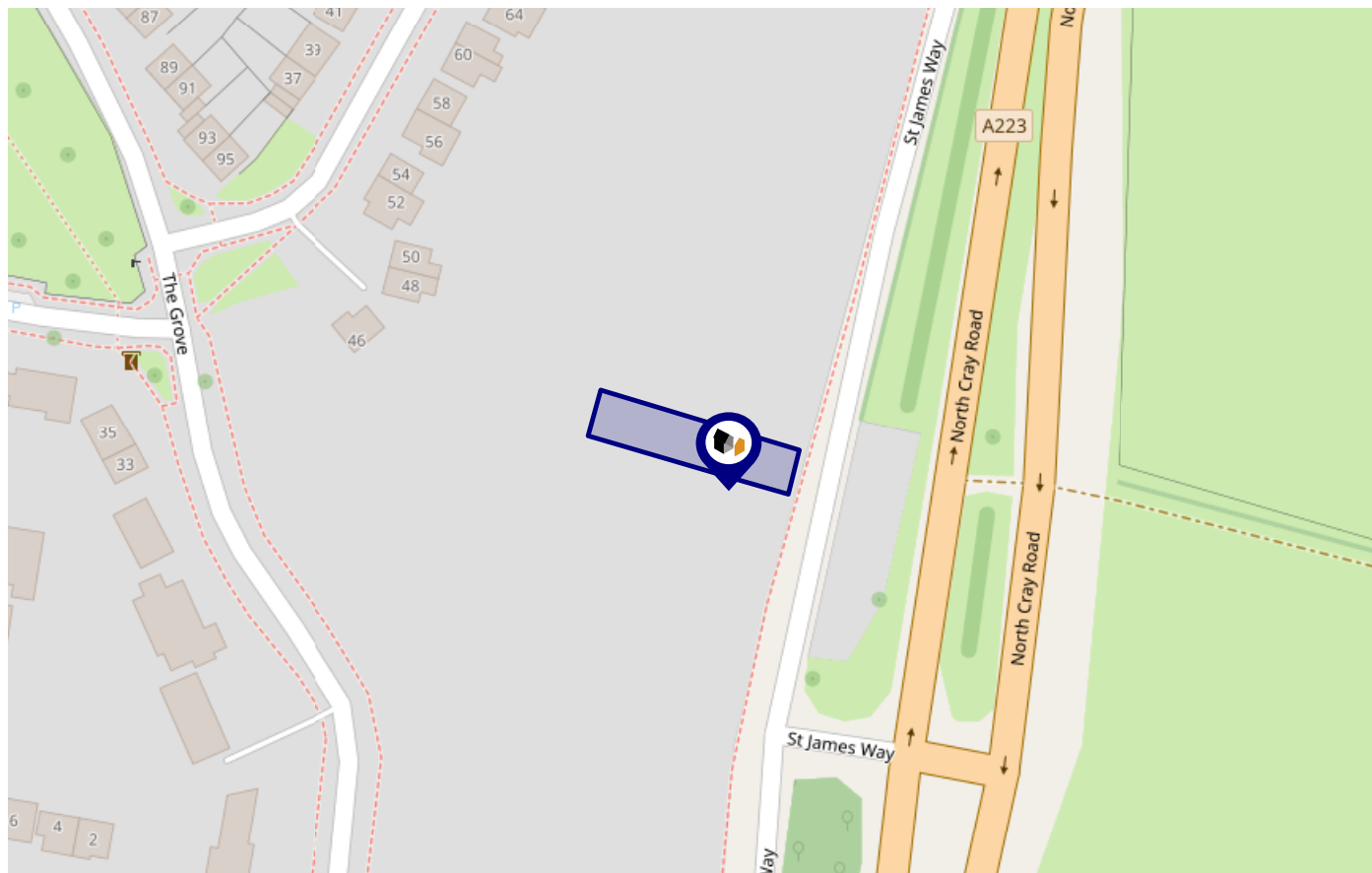
Chance of flooding to the following depths at this property:



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.

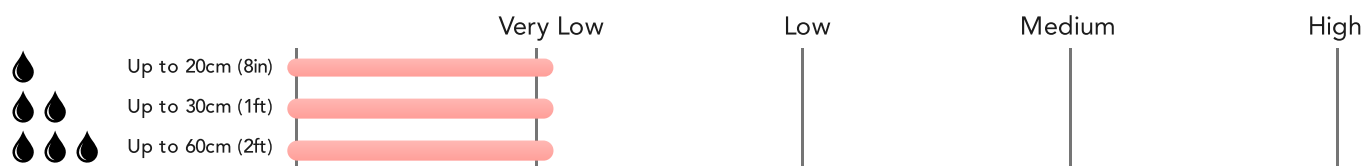


Risk Rating: **Very low**

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

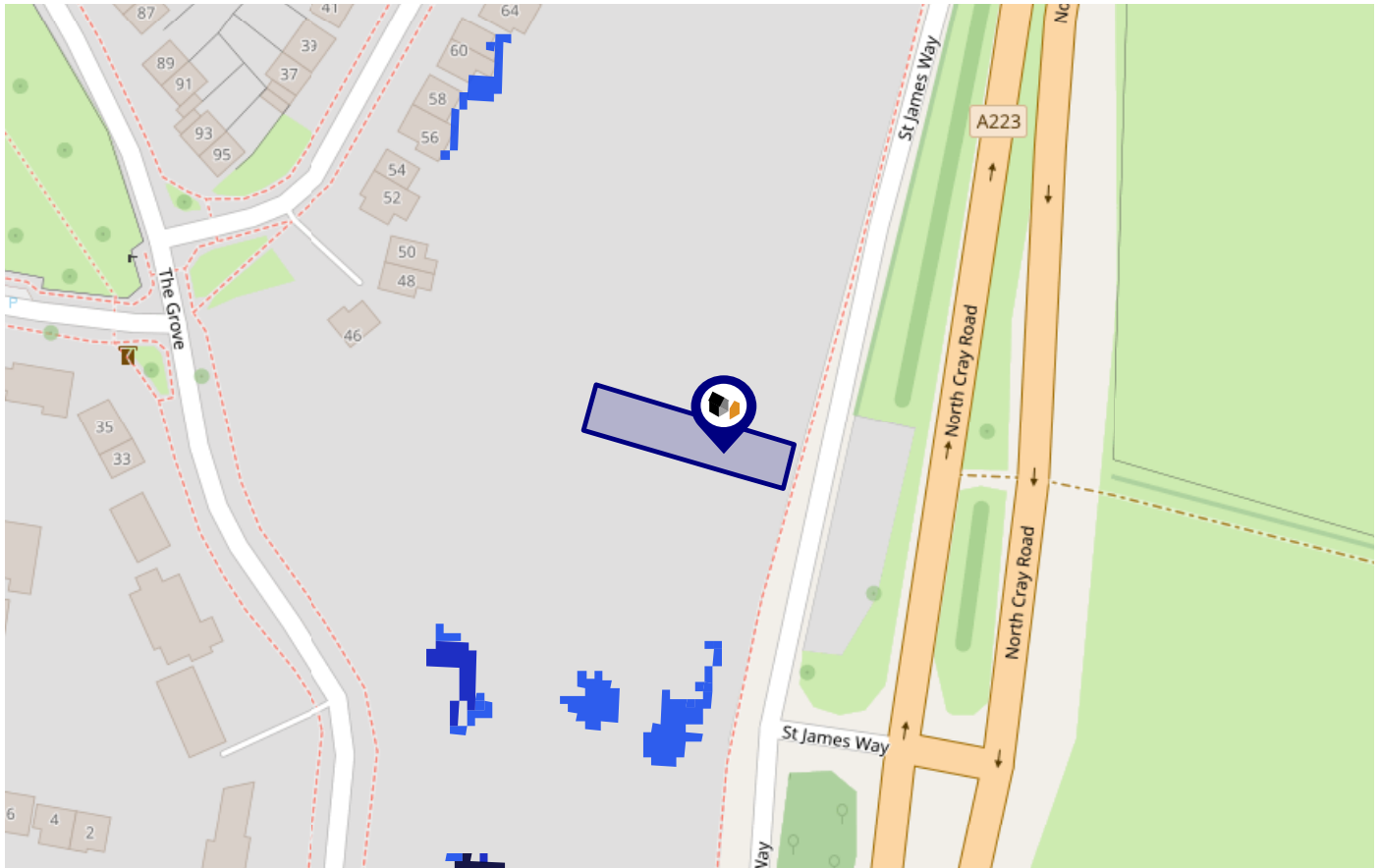
Chance of flooding to the following depths at this property:



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.

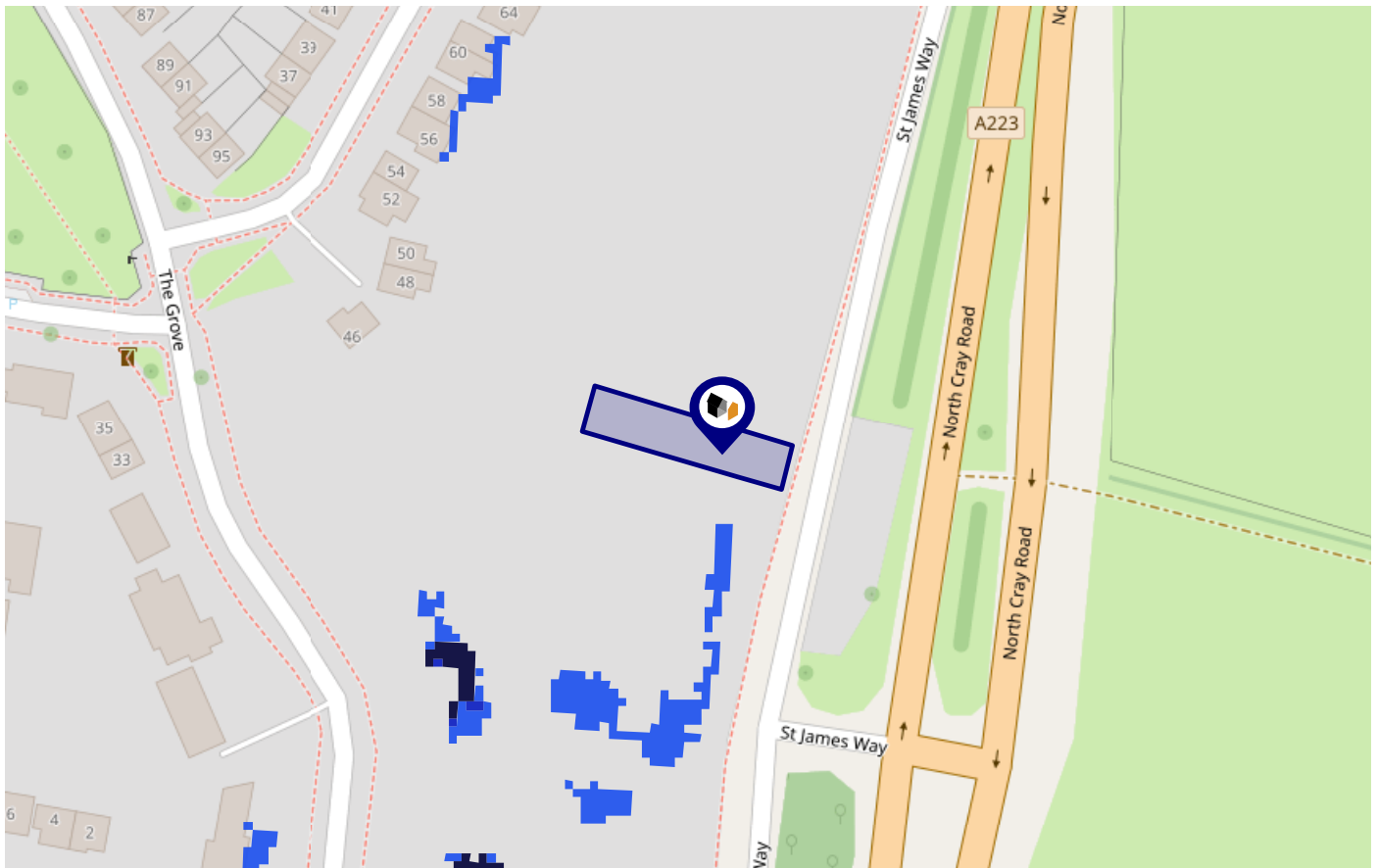
Chance of flooding to the following depths at this property:



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

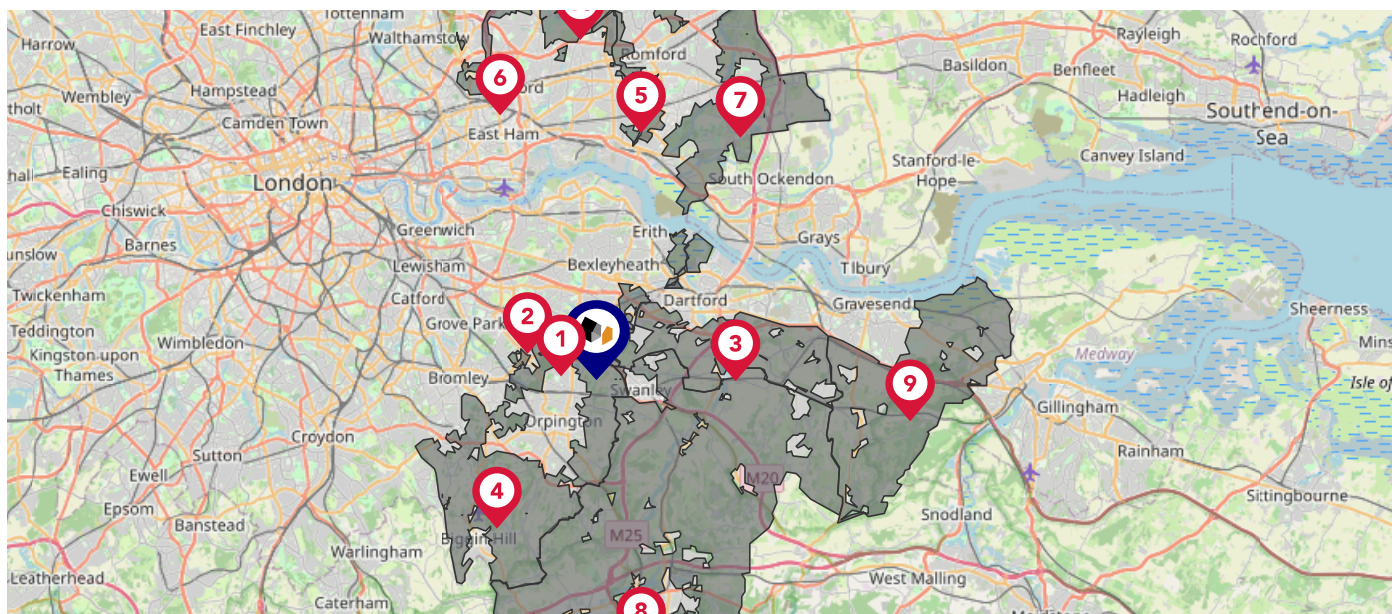
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



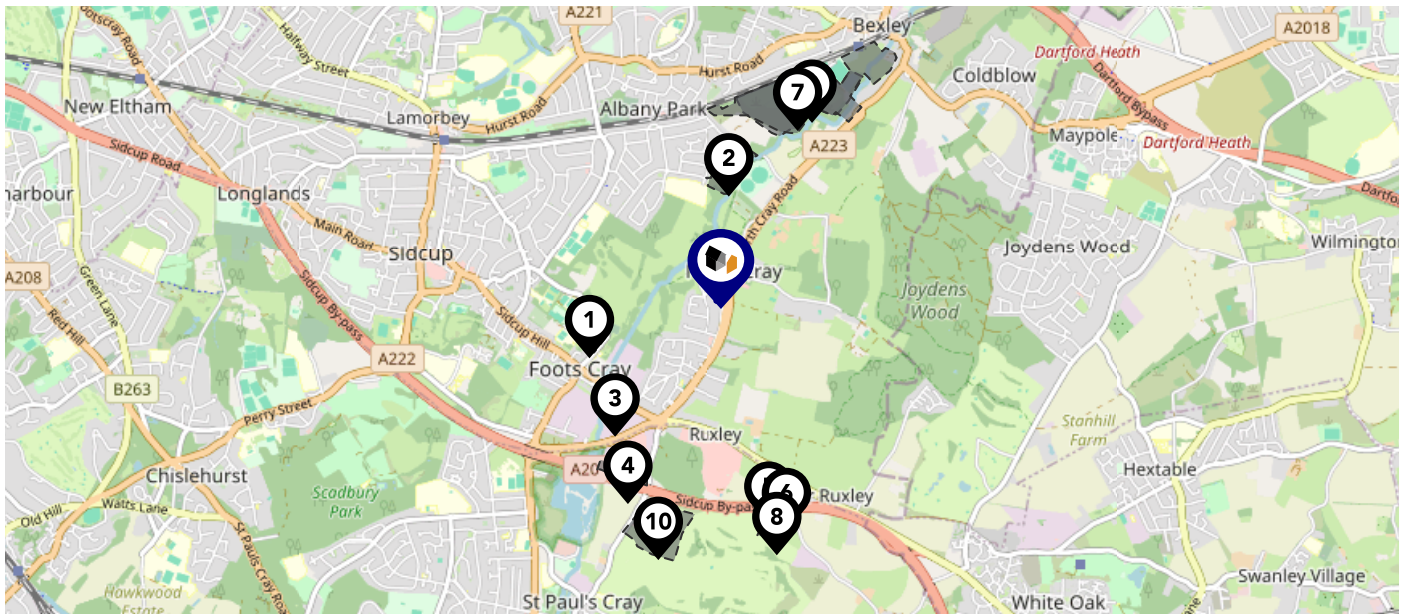
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Bexley
-  London Green Belt - Greenwich
-  London Green Belt - Dartford
-  London Green Belt - Bromley
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Newham
-  London Green Belt - Havering
-  London Green Belt - Sevenoaks
-  London Green Belt - Gravesham
-  London Green Belt - Redbridge

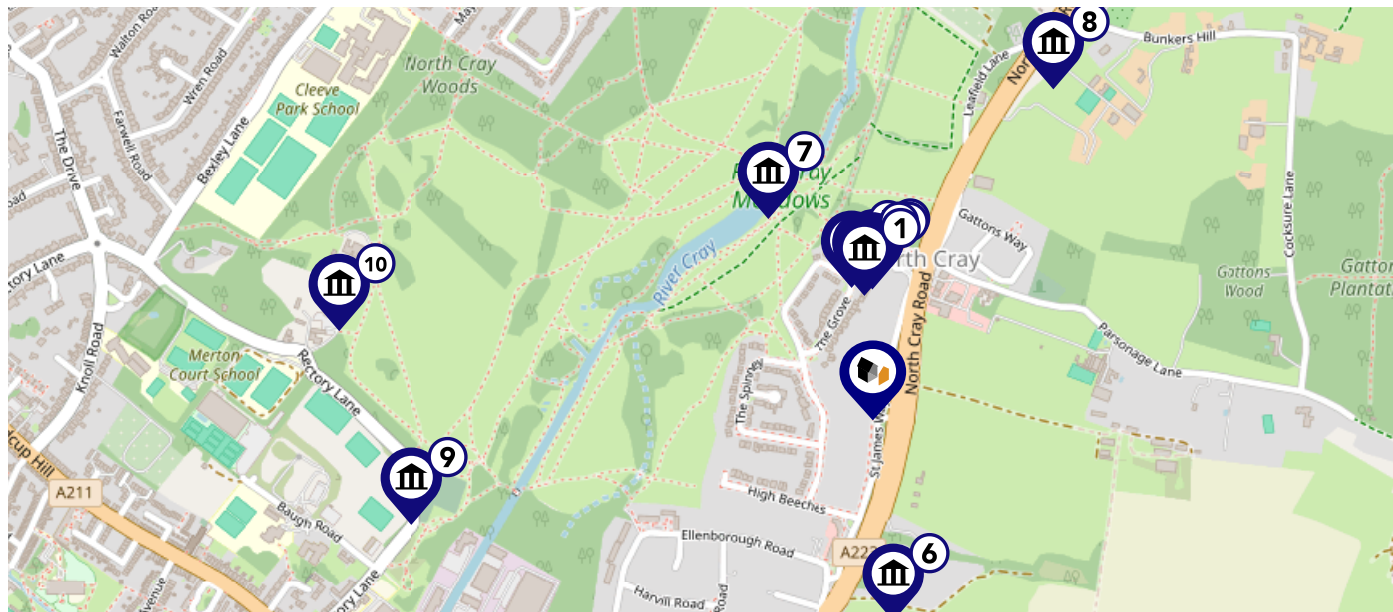
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



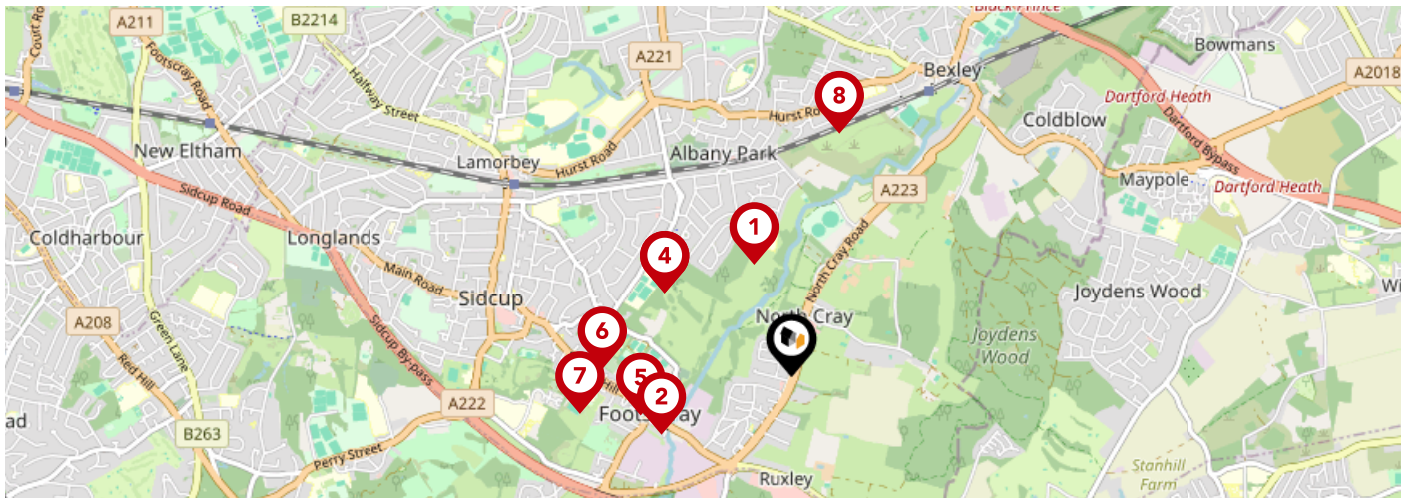
Nearby Landfill Sites

1	Rectory Lane - Baugh Road-Sidcup, Kent	Historic Landfill
2	Riverside Road-Riverside Road, North Cray	Historic Landfill
3	Depot-Depot, Sidcup, Kent	Historic Landfill
4	Richard Klinger Limited-Edgington Way, Sidcup	Historic Landfill
5	Old Maidstone Road-Old Maidstone Road/ A20 Improvement, St Paul's Cray	Historic Landfill
6	Chalk Pit-D B Metals Chalk Pit, Old Maidstone Road	Historic Landfill
7	Upper College Farm-Bexley, Kent	Historic Landfill
8	Cookham Road-Land Between Cookham Road and A20, Cookham Road, Swanley	Historic Landfill
9	Mill Meadows-North Cray Road, Bexley, London	Historic Landfill
10	Profiles Site-Sandy Lane, St Mary Cray	Historic Landfill

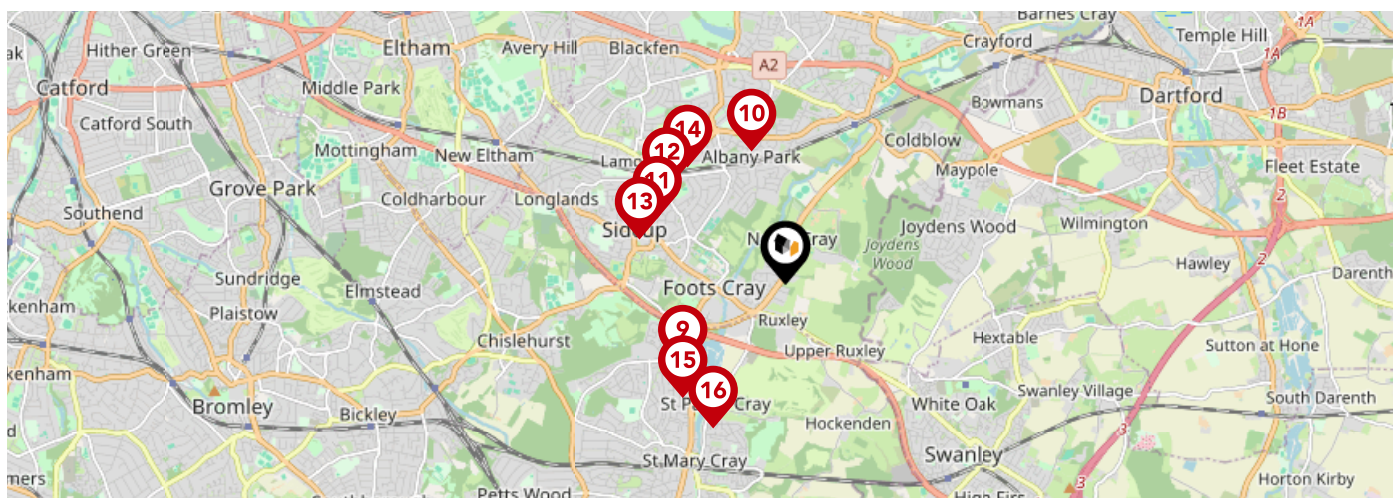
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1064239 - Tomb Of Frances Madocks To South Side Of Parish Church Of St James	Grade II	0.1 miles
	1188479 - Two Chest Tombs To East Side Of Parish Church Of St James	Grade II	0.2 miles
	1064238 - Parish Church Of St James	Grade II	0.2 miles
	1444904 - North Cray War Memorial	Grade II	0.2 miles
	1359414 - Walls Surrounding And To West And South West Of Parish Church Of St James And Gatepiers And Gates To West Of Church	Grade II	0.2 miles
	1064240 - Cray Hall	Grade II	0.2 miles
	1188471 - Five Arch Bridge	Grade II	0.3 miles
	1294717 - Dower House	Grade II	0.4 miles
	1064202 - Parish Church Of All Saints	Grade II	0.5 miles
	1064201 - Walls, Gate Piers And Gates To South Of Stable Block At Former Foots Cray Place	Grade II	0.6 miles

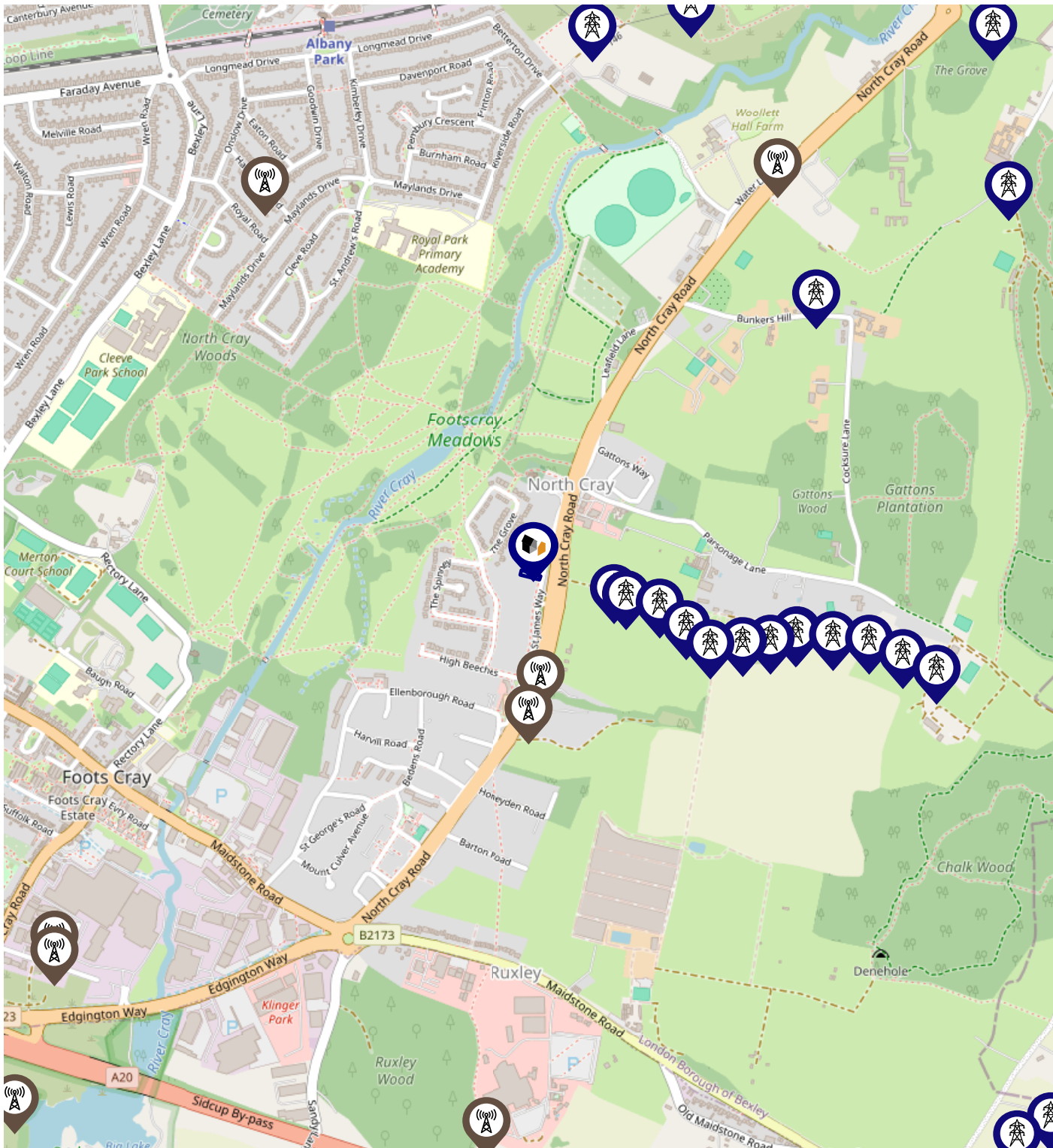


		Nursery	Primary	Secondary	College	Private
	Royal Park Primary Academy Ofsted Rating: Good Pupils: 354 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Community School Ofsted Rating: Good Pupils: 108 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleeve Meadow School Ofsted Rating: Good Pupils: 133 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cleeve Park School Ofsted Rating: Good Pupils: 1009 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter Chanel Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merton Court School Ofsted Rating: Not Rated Pupils: 313 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Primary School Ofsted Rating: Good Pupils: 222 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Bexley Church of England School Ofsted Rating: Good Pupils: 719 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
Kemnal Technology College Ofsted Rating: Requires improvement Pupils: 556 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hurst Primary School Ofsted Rating: Good Pupils: 666 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Birkbeck Primary School Ofsted Rating: Good Pupils: 590 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chislehurst and Sidcup Grammar School Ofsted Rating: Good Pupils: 1457 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West Lodge School Ofsted Rating: Not Rated Pupils: 172 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hurstmere School Ofsted Rating: Requires improvement Pupils: 1019 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gray's Farm Primary Academy Ofsted Rating: Good Pupils: 427 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riverside School Ofsted Rating: Outstanding Pupils: 348 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

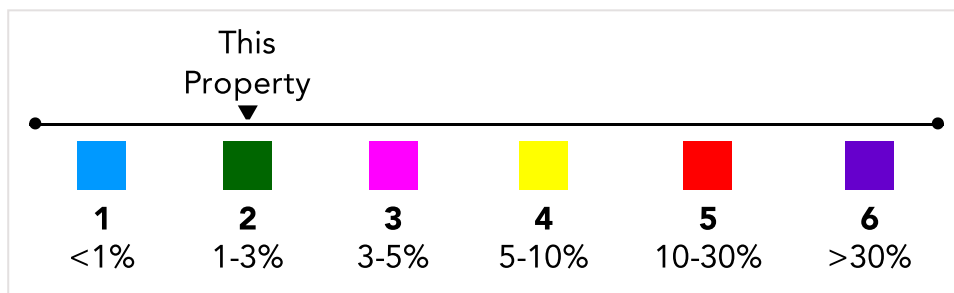
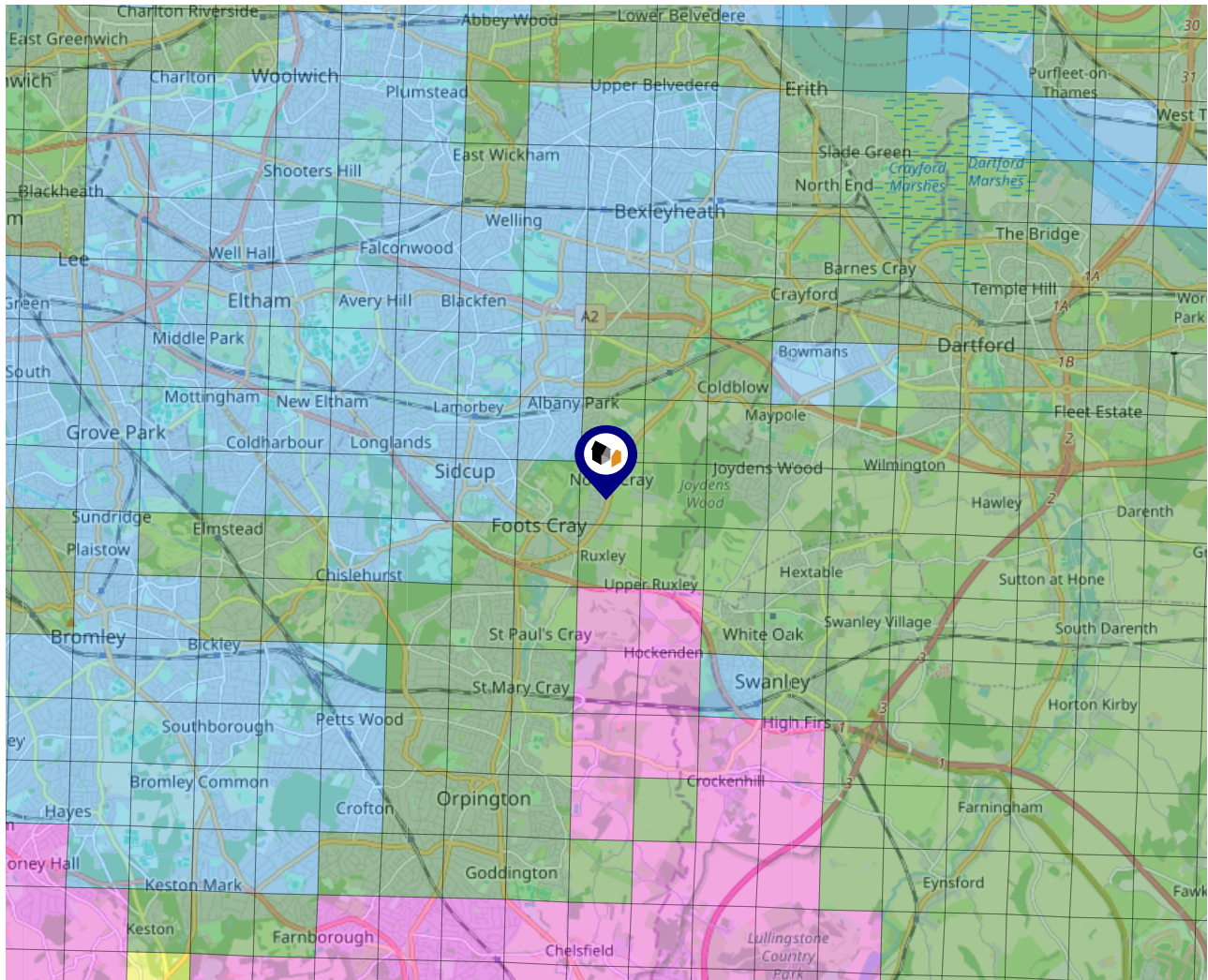


Key:

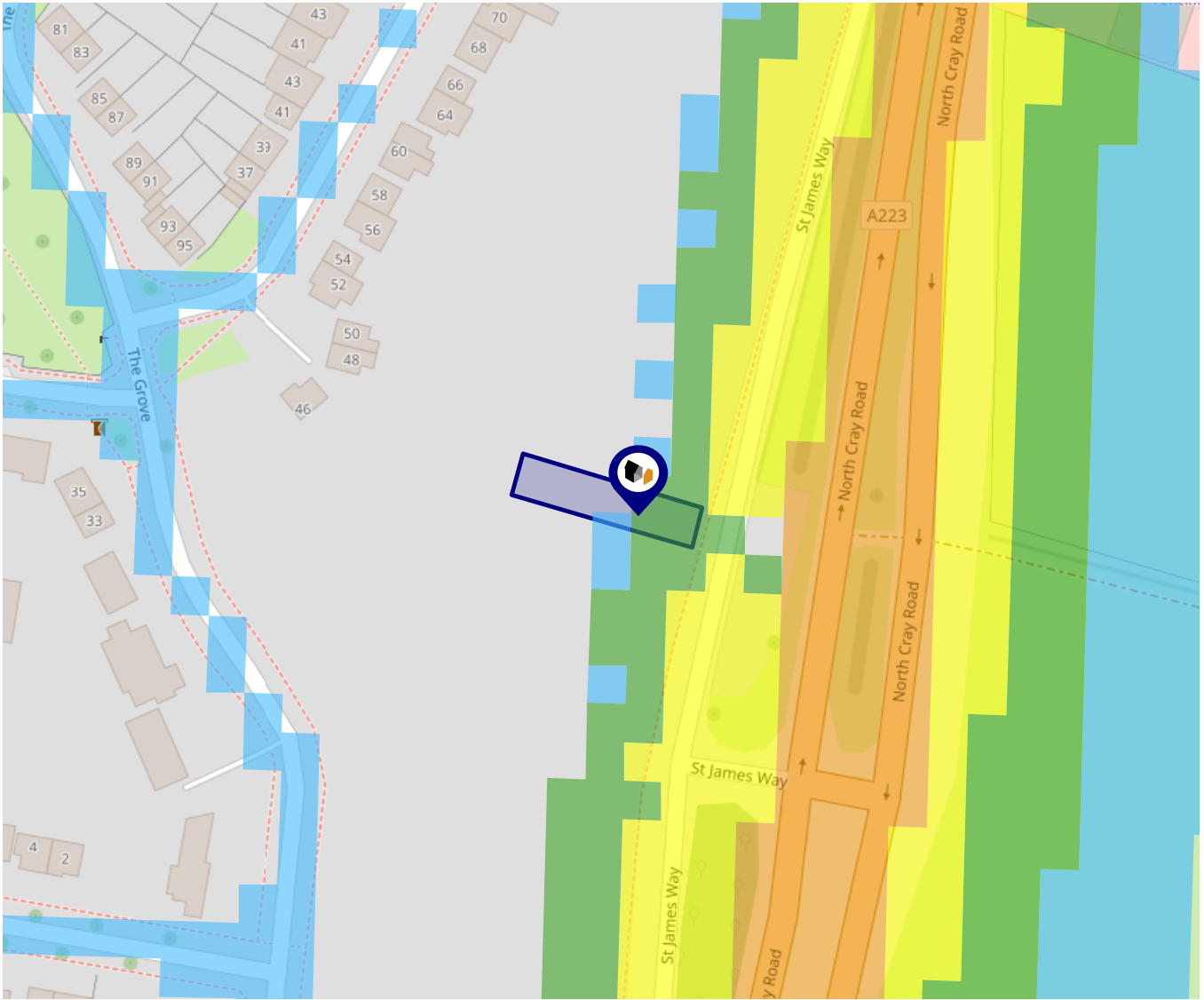
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

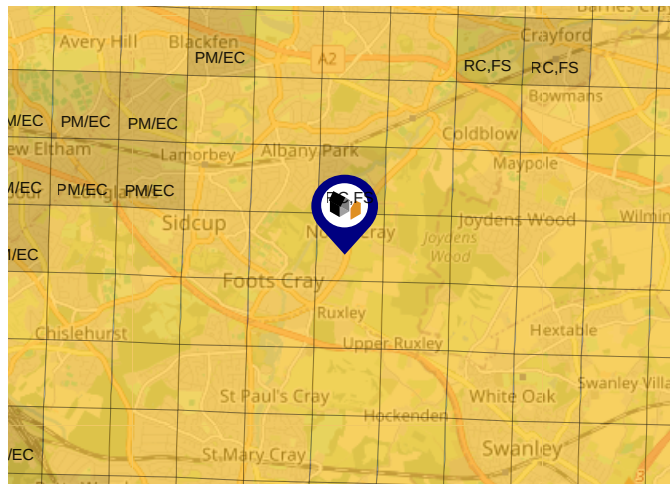


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

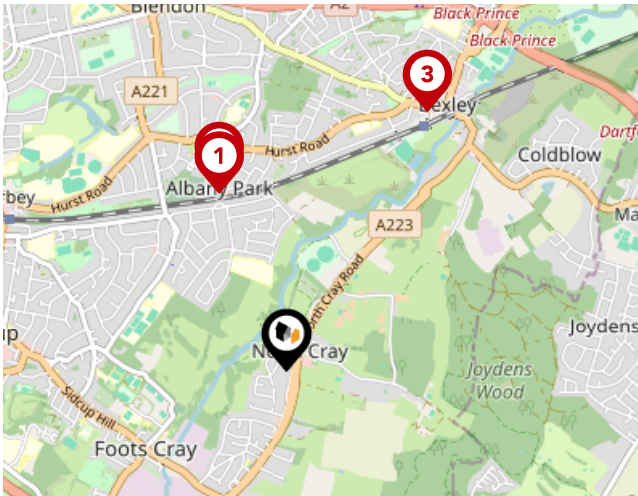


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

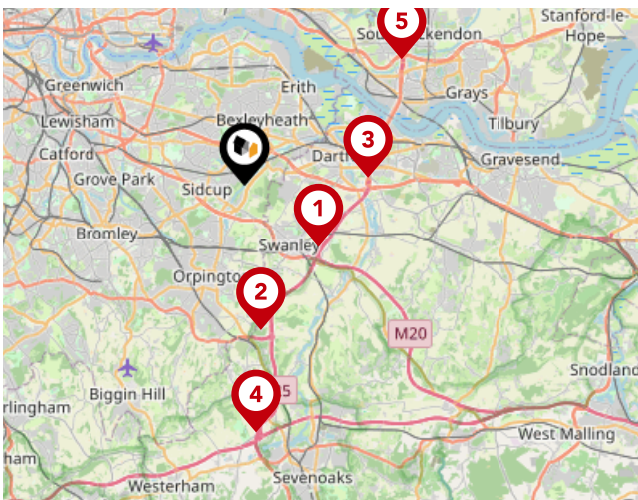
Area

Transport (National)



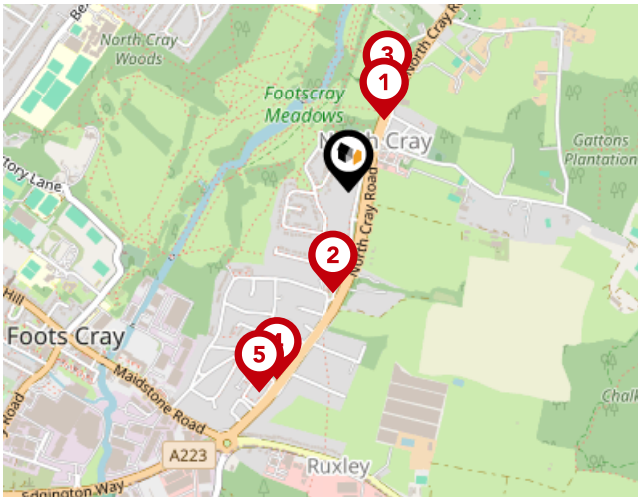
National Rail Stations

Pin	Name	Distance
1	Albany Park Station	0.88 miles
2	Albany Park Station	0.92 miles
3	Bexley	1.37 miles



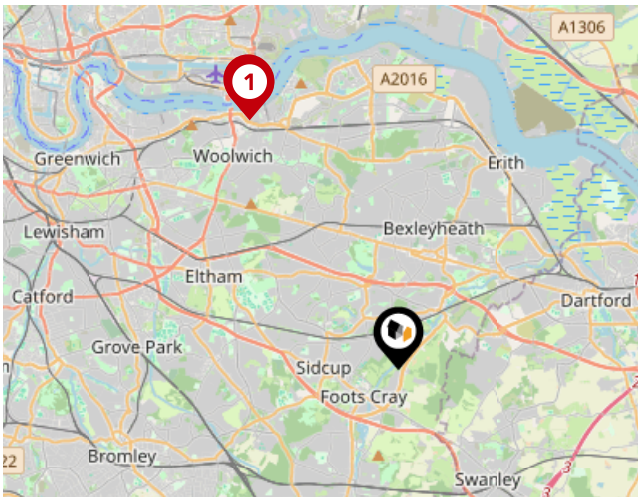
Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	3.56 miles
2	M25 J4	5.38 miles
3	M25 J2	4.56 miles
4	M25 J5	9.13 miles
5	M25 J31	7.44 miles



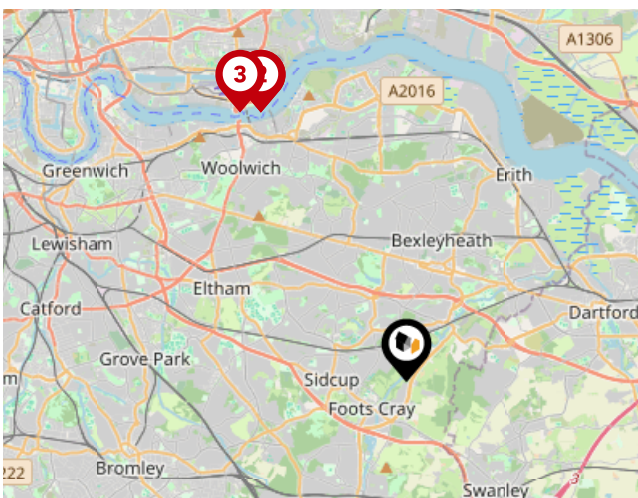
Bus Stops/Stations

Pin	Name	Distance
1	Parsonage Lane/ North Cray Church	0.18 miles
2	Ellenborough Road	0.24 miles
3	Parsonage Lane/ North Cray Church	0.25 miles
4	Barton Road	0.46 miles
5	Barton Road	0.51 miles



Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	5.39 miles
2	Woolwich Arsenal DLR	5.4 miles
3	Woolwich Arsenal DLR	5.45 miles



Ferry Terminals

Pin	Name	Distance
1	Woolwich Arsenal Pier	5.67 miles
2	Woolwich Royal Arsenal Pier	5.67 miles
3	Woolwich Ferry South Pier	5.85 miles



Martin & Co Tunbridge Wells

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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