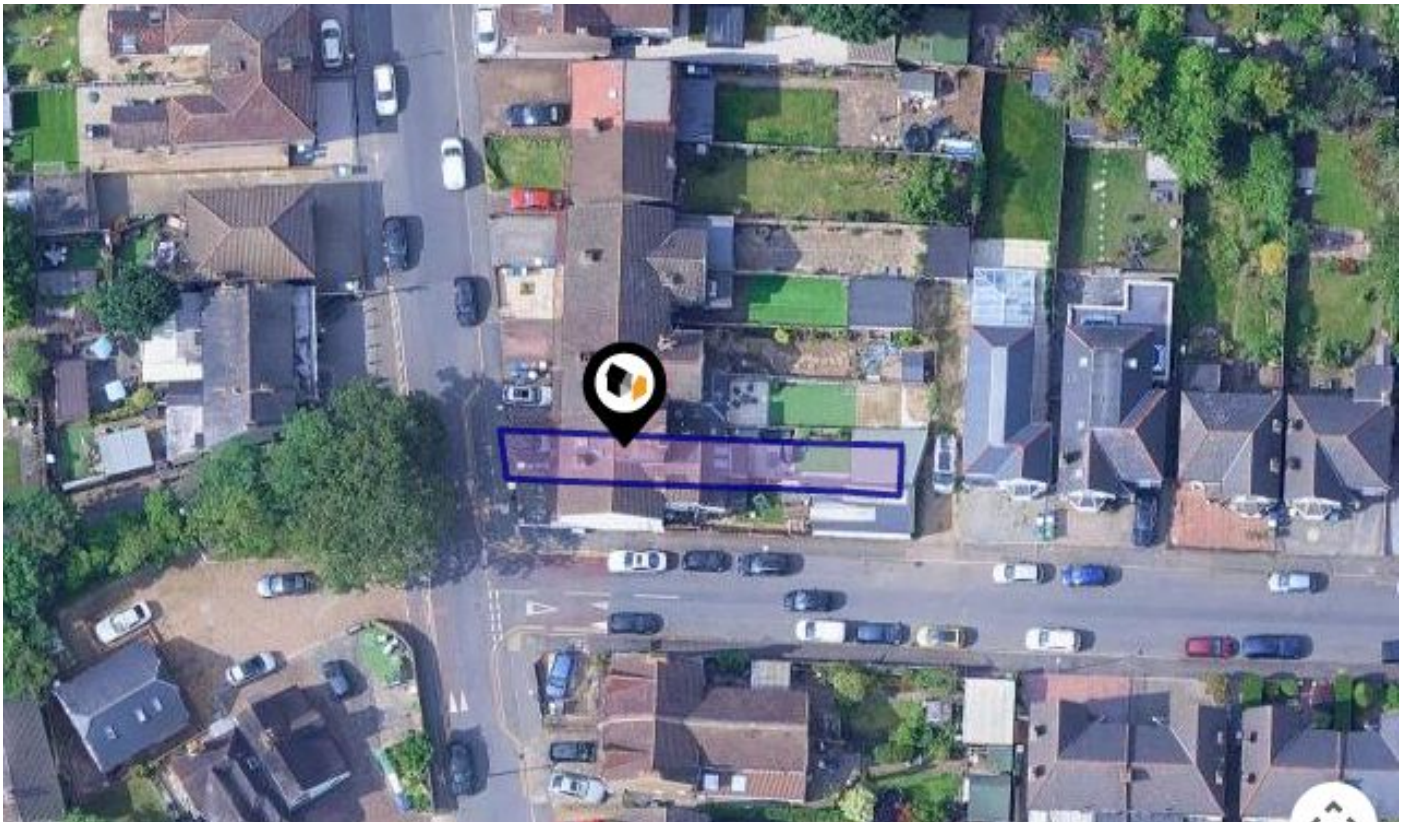# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 22nd May 2025**



## LION ROAD, BEXLEYHEATH, DA6

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Terraced | **Tenure:** | Freehold |
| **Bedrooms:** | 3 | | |
| **Floor Area:** | 1,291 ft$^2$ / 120 m$^2$ | | |
| **Plot Area:** | 0.03 acres | | |
| **Year Built :** | 1900-1929 | | |
| **Council Tax :** | Band D | | |
| **Annual Estimate:** | £2,258 | | |
| **Title Number:** | SGL32518 | | |

## Local Area

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

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

| **18** mb/s | **80** mb/s | **1800** mb/s |
|---|---|---|

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

O2    EE    3    Vodafone

**Satellite/Fibre TV Availability:**

✔ BT     ✔ sky     ✔ Virgin media

Planning records for: *Lion Road, Bexleyheath, DA6*

| Reference - 22/01136/FUL | |
|---|---|
| **Decision:** | Granted with Conditions |
| **Date:** | 03rd May 2022 |
| **Description:** | |
| Single Storey Rear Extension | |

| Reference - 12/00158/FUL | |
|---|---|
| **Decision:** | Granted with Conditions |
| **Date:** | 06th February 2012 |
| **Description:** | |
| Single storey side/rear extension. | |

**EweMove**
SALES AND LETTINGS

Lion Road, DA6

**Energy rating**

**D**

**Valid until 14.09.2027**

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | **A** | | |
| 81-91 | **B** | | |
| 69-80 | **C** | | 73 \| C |
| 55-68 | **D** | 60 \| D | |
| 39-54 | **E** | | |
| 21-38 | **F** | | |
| 1-20 | **G** | | |

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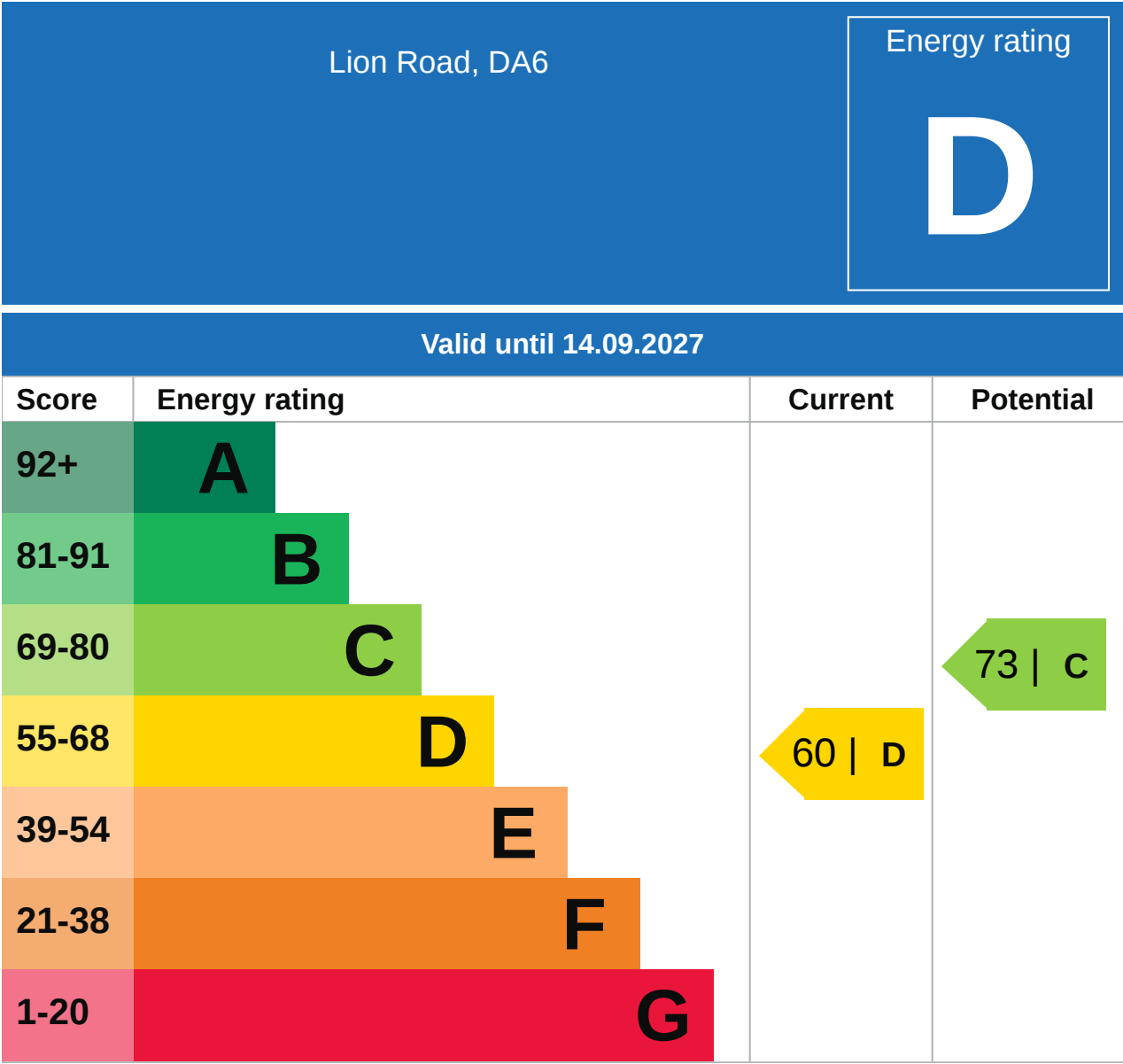
## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Mid-Terrace |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Glazing Type:** | Double glazing installed during or after 2002 |
| **Previous Extension:** | 1 |
| **Open Fireplace:** | 2 |
| **Ventilation:** | Natural |
| **Walls:** | Solid brick, as built, no insulation (assumed) |
| **Walls Energy:** | Very Poor |
| **Roof:** | Pitched, no insulation (assumed) |
| **Roof Energy:** | Very Poor |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Controls:** | Programmer, room thermostat and TRVs |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in 75% of fixed outlets |
| **Floors:** | Suspended, no insulation (assumed) |
| **Total Floor Area:** | 120 m$^2$ |

# Market
## House Price Statistics

### 10 Year History of Average House Prices by Property Type in DA6
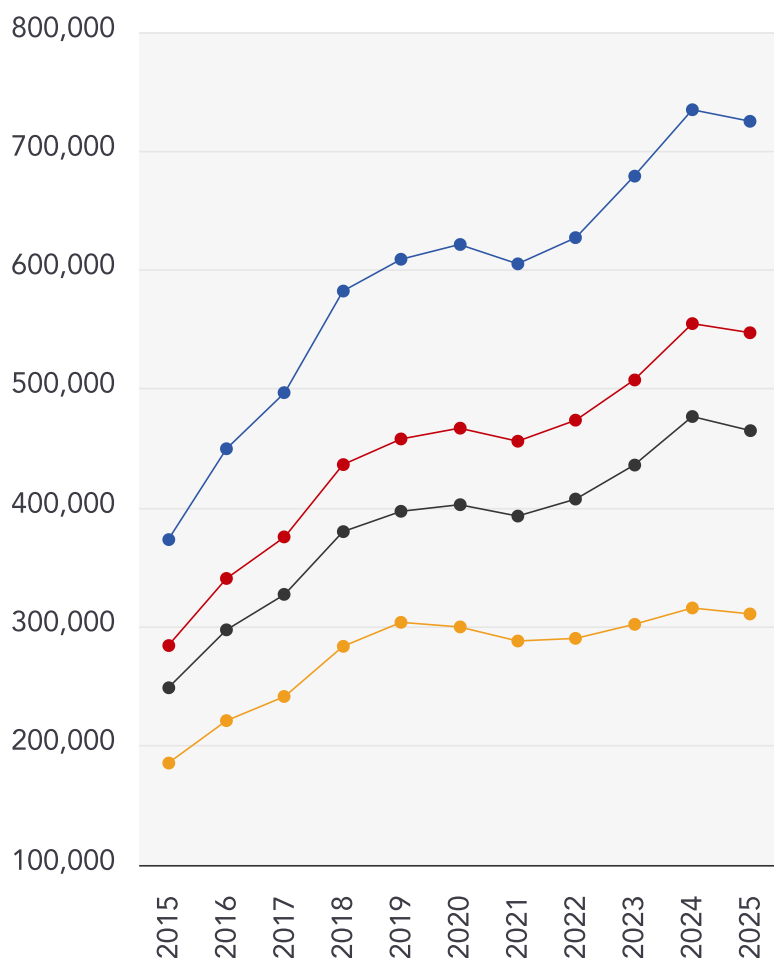


**Detached**

**+94.14%**

**Semi-Detached**

**+92.44%**

**Terraced**

**+86.82%**

**Flat**

**+67.51%**

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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.

# Maps
# Conservation Areas

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.
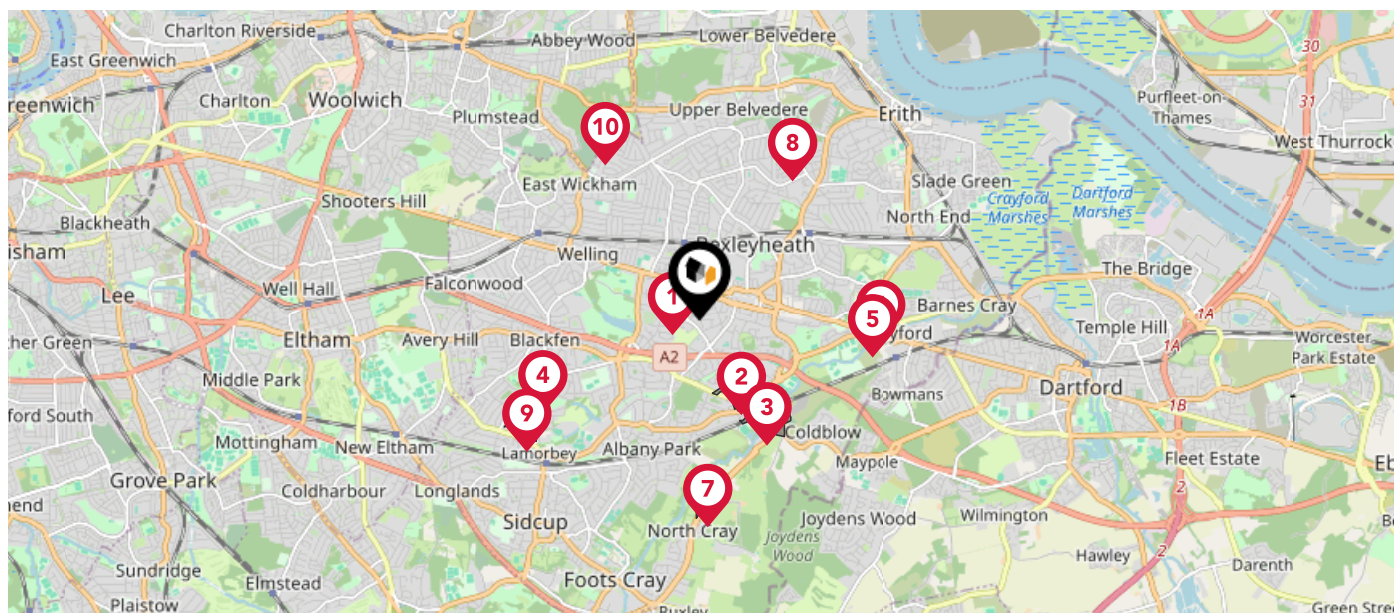


## Nearby Conservation Areas

| | |
|---|---|
| 1 | Red House Lane |
| 2 | Parkhurst |
| 3 | Old Bexley |
| 4 | The Oval |
| 5 | Star Hill |
| 6 | Iron Mill Lane |
| 7 | North Cray Village |
| 8 | Brook Street |
| 9 | The Hollies |
| 10 | GOLDIE LEIGH HOSPITAL CONSERVATION AREA |

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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
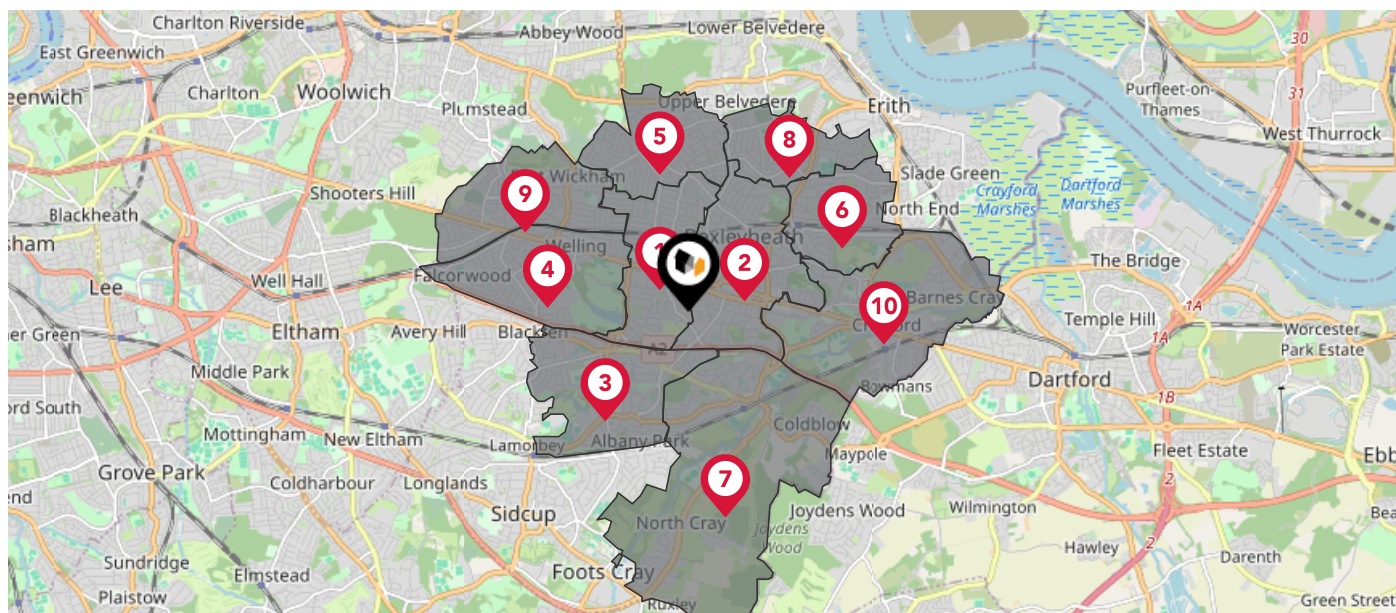


## Nearby Council Wards

| | | |
|---|---|---|
| 1 | Crook Log Ward | |
| 2 | Bexleyheath Ward | |
| 3 | Blendon & Penhill Ward | |
| 4 | Falconwood & Welling Ward | |
| 5 | West Heath Ward | |
| 6 | Barnehurst Ward | |
| 7 | St. Mary's & St. James Ward | |
| 8 | Northumberland Heath Ward | |
| 9 | East Wickham Ward | |
| 10 | Crayford Ward | |

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# Maps
## Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
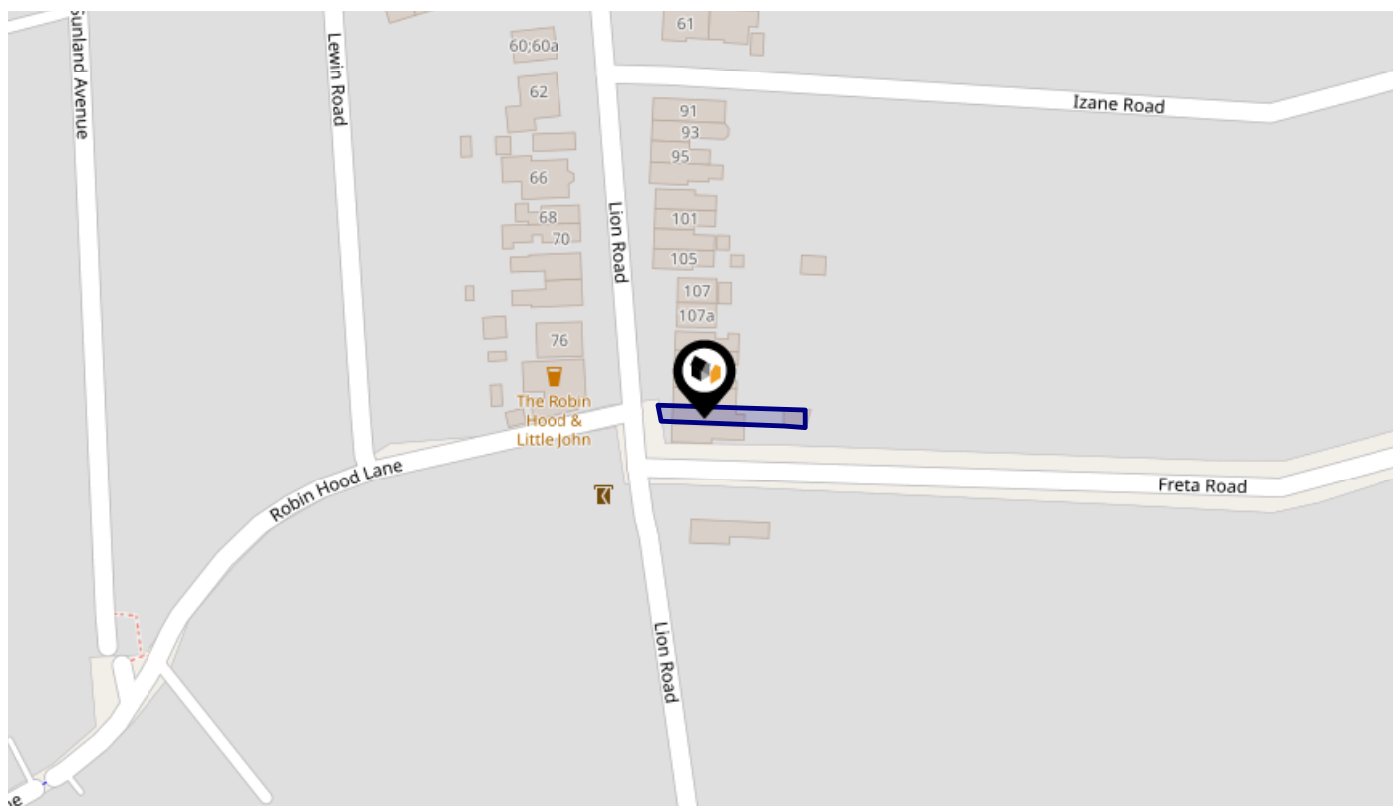


### Rail Noise Data

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 (0.25%)** in any one year.

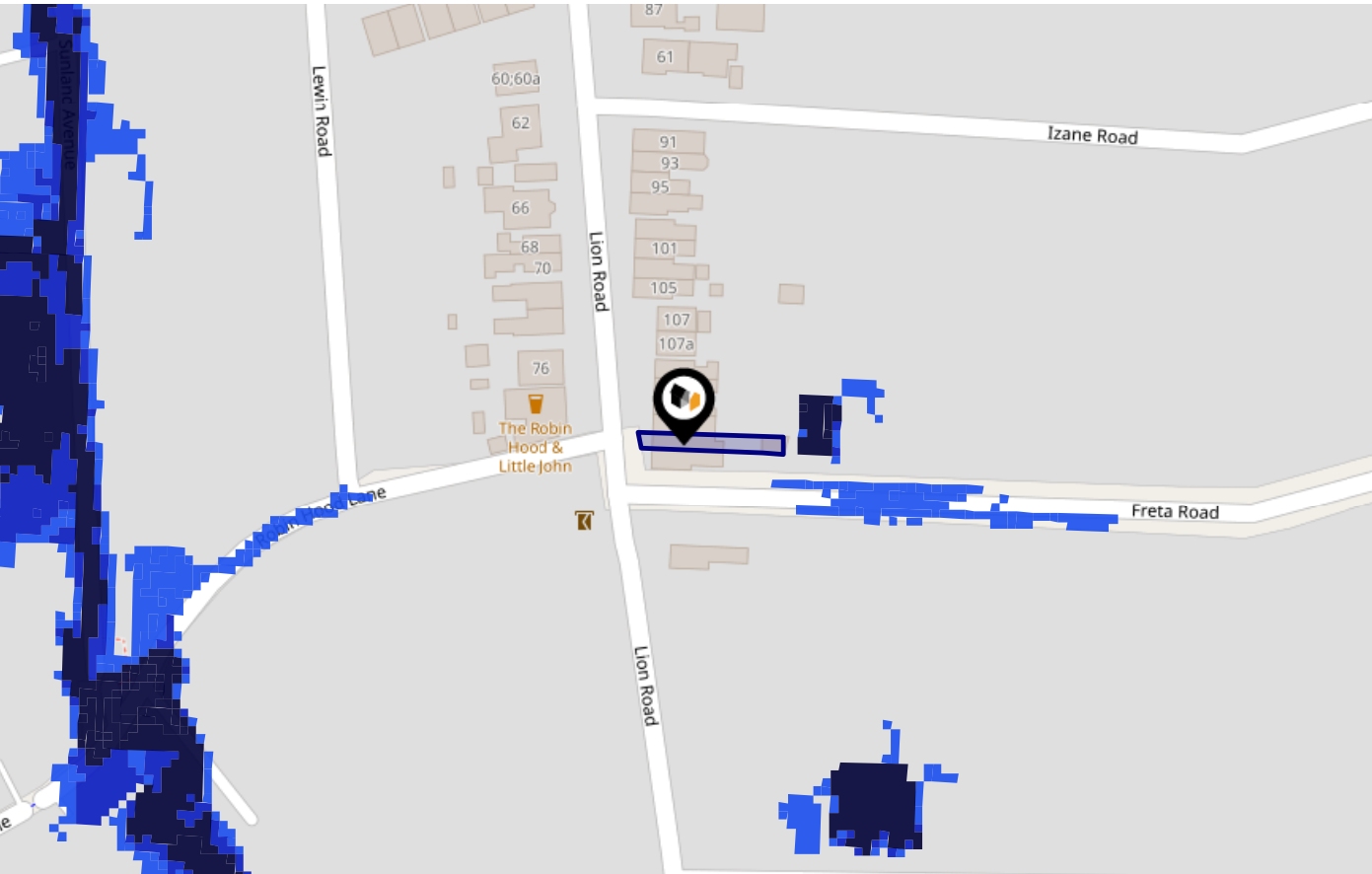■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 💧 | Up to 20cm (8in) | | | | |
| 💧💧 | Up to 30cm (1ft) | | | | |
| 💧💧💧 | Up to 60cm (2ft) | | | | |

# 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.
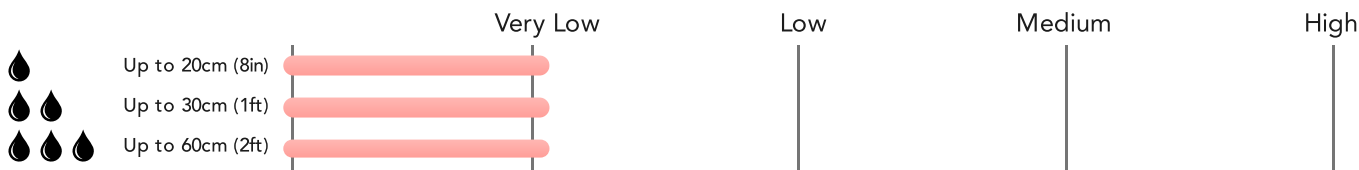


Risk Rating:   Very low

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.

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**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.
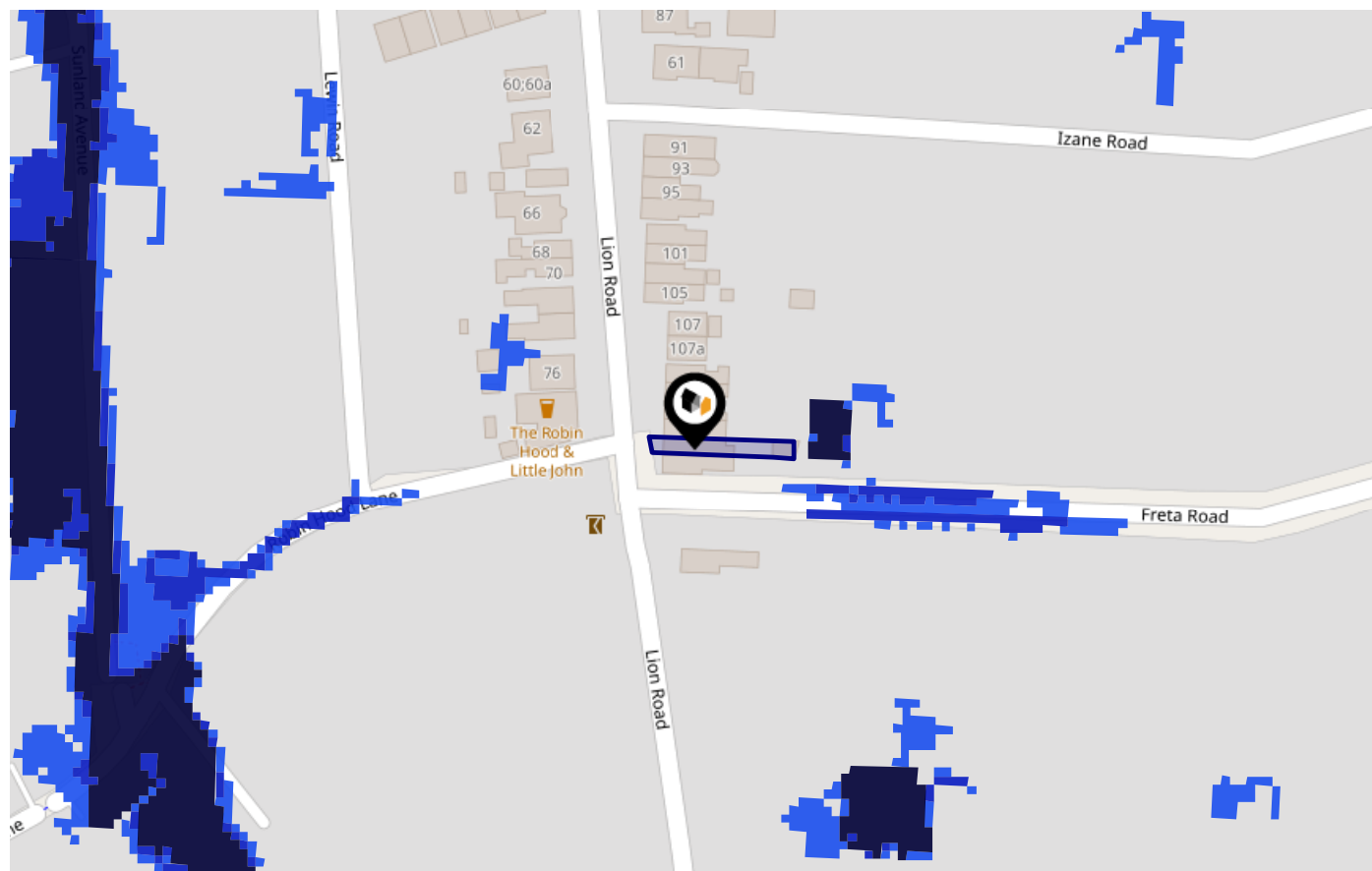
Chance of flooding to the following depths at this property:

|  |  | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 🖤 | Up to 20cm (8in) | | | | |
| 🖤🖤 | Up to 30cm (1ft) | | | | |
| 🖤🖤🖤 | Up to 60cm (2ft) | | | | |

# 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 (0.25%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

|  |  | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 💧 | Up to 20cm (8in) |  |  |  |  |
| 💧💧 | Up to 30cm (1ft) |  |  |  |  |
| 💧💧💧 | Up to 60cm (2ft) |  |  |  |  |

# 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.
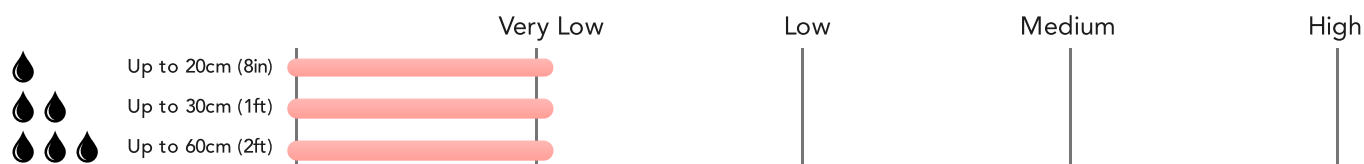


**Risk Rating:   Very low**

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:

| | | Very Low | Low | Medium | High |
|---|---|---|---|---|---|
| 🌢 | Up to 20cm (8in) | | | | |
| 🌢🌢 | Up to 30cm (1ft) | | | | |
| 🌢🌢🌢 | Up to 60cm (2ft) | | | | |

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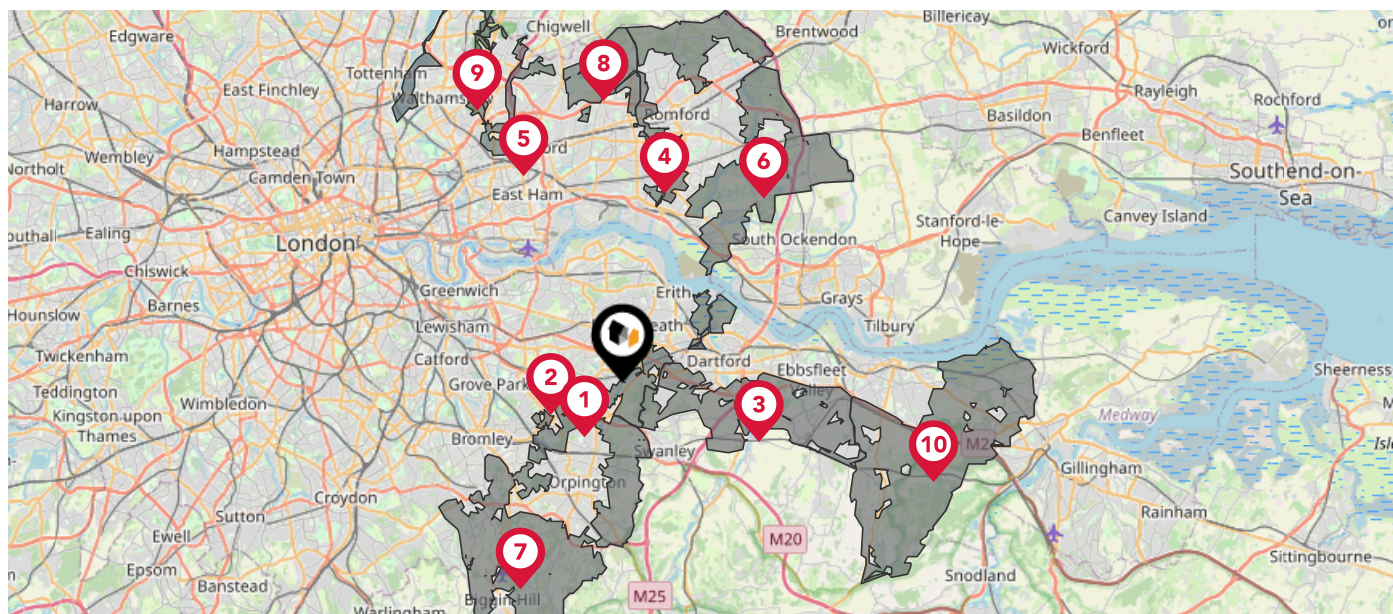


## Nearby Green Belt Land

| | |
|---|---|
| **1** | London Green Belt - Bexley |
| **2** | London Green Belt - Greenwich |
| **3** | London Green Belt - Dartford |
| **4** | London Green Belt - Barking and Dagenham |
| **5** | London Green Belt - Newham |
| **6** | London Green Belt - Havering |
| **7** | London Green Belt - Bromley |
| **8** | London Green Belt - Redbridge |
| **9** | London Green Belt - Waltham Forest |
| **10** | London Green Belt - Gravesham |

# Maps
# Landfill Sites



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.
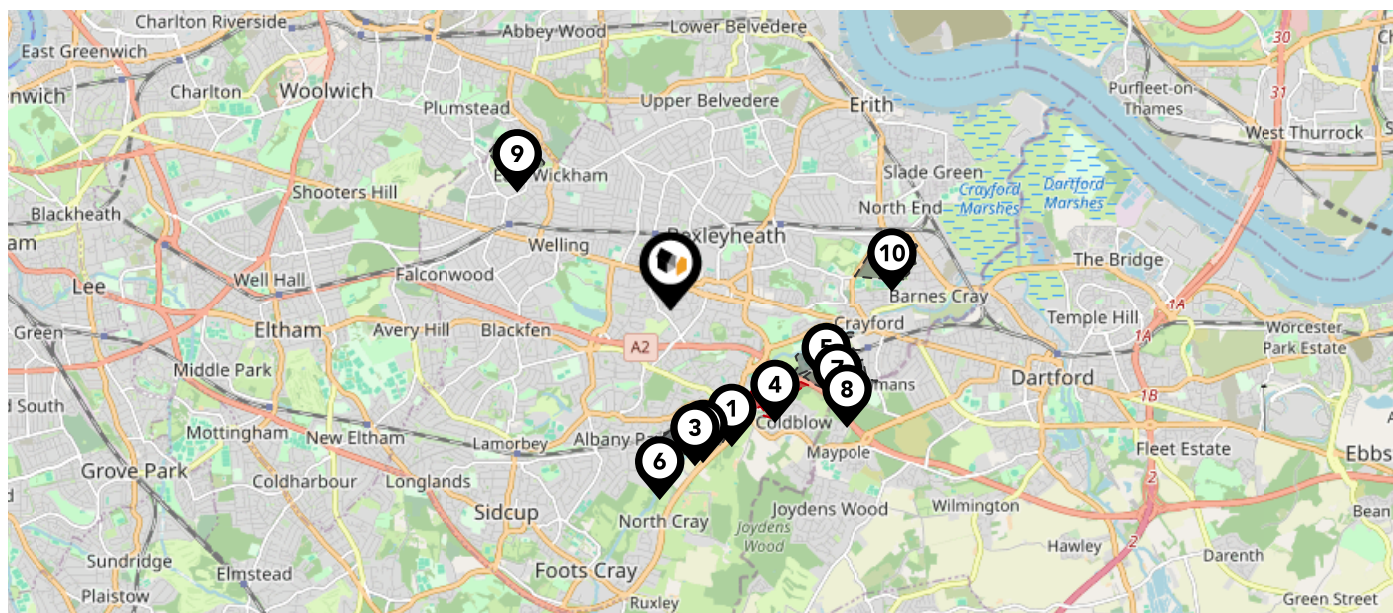


| | Nearby Landfill Sites | | |
|---|---|---|---|
| 1 | Bexley Backlands-Bexley, Kent | Historic Landfill | |
| 2 | Mill Meadows-North Cray Road, Bexley, London | Historic Landfill | |
| 3 | Upper College Farm-Bexley, Kent | Historic Landfill | |
| 4 | EA/EPR/BP3694HA/A001 | Active Landfill | |
| 5 | Maxim Road-Maxim Road, Crayford, Kent | Historic Landfill | |
| 6 | Riverside Road-Riverside Road, North Cray | Historic Landfill | |
| 7 | Dougal Gun Club Site-Crayford, Kent | Historic Landfill | |
| 8 | Old Rochester Way-Dartford, Kent | Historic Landfill | |
| 9 | East Wickham Open Space-East Wickham | Historic Landfill | |
| 10 | Gascoyne Drive-Dartford | Historic Landfill | |

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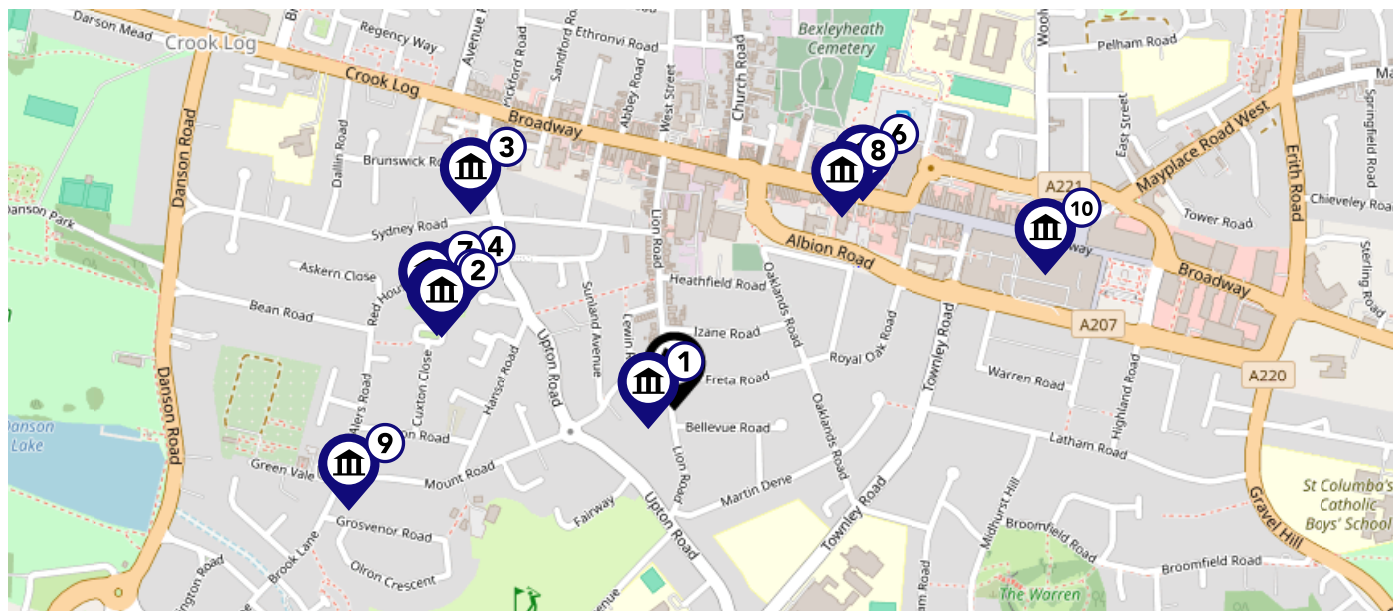


| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1  1064231 - Wye Lodge | Grade II | 0.0 miles |
| 2  1359397 - Well Head To South East Of Red House | Grade I | 0.3 miles |
| 3  1064205 - 8, Upton Road | Grade II | 0.3 miles |
| 4  1064204 - Outhouse To North East Of Red House | Grade II | 0.3 miles |
| 5  1064203 - Red House | Grade I | 0.3 miles |
| 6  1064219 - Christ Church Vicarage | Grade II | 0.3 miles |
| 7  1294702 - Street Wall And Gateway To North Of Red House | Grade II | 0.3 miles |
| 8  1359404 - Christ Church Parish Church | Grade II | 0.3 miles |
| 9  1064234 - The Royal Oak Public House | Grade II | 0.4 miles |
| 10  1064220 - Clock Tower At West Angle Of Market Place | Grade II | 0.5 miles |

|  | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| **1** | **Townley Grammar School**<br>Ofsted Rating: Outstanding   \|   Pupils: 1602   \| Distance:0.31 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **2** | **Upton Primary School**<br>Ofsted Rating: Outstanding   \|   Pupils: 458   \| Distance:0.34 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **3** | **Crook Log Primary School**<br>Ofsted Rating: Good   \|   Pupils: 428   \| Distance:0.52 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **4** | **Upland Primary School**<br>Ofsted Rating: Good   \|   Pupils: 475   \| Distance:0.52 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5** | **Bexleyheath Academy**<br>Ofsted Rating: Good   \|   Pupils: 1394   \| Distance:0.53 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **6** | **Pelham Primary School**<br>Ofsted Rating: Good   \|   Pupils: 427   \| Distance:0.64 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7** | **Gravel Hill Primary School**<br>Ofsted Rating: Good   \|   Pupils: 432   \| Distance:0.77 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8** | **St Catherine's Catholic School**<br>Ofsted Rating: Good   \|   Pupils: 1039   \| Distance:0.77 | ☐ | ☐ | ☑ | ☐ | ☐ |

# Area
## Schools

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** **Aspire Academy** <br> Ofsted Rating: Good  \| Pupils: 55  \| Distance:0.77 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** **Barrington Primary School** <br> Ofsted Rating: Good  \| Pupils: 214  \| Distance:0.8 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** **Beths Grammar School** <br> Ofsted Rating: Good  \| Pupils: 1672  \| Distance:0.81 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **12** **St Columba's Catholic Boys' School** <br> Ofsted Rating: Good  \| Pupils: 838  \| Distance:0.81 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **13** **St Thomas More Catholic Primary School** <br> Ofsted Rating: Outstanding  \| Pupils: 425  \| Distance:0.88 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** **Foster's Primary School** <br> Ofsted Rating: Good  \| Pupils: 452  \| Distance:0.89 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** **Brampton Primary Academy** <br> Ofsted Rating: Good  \| Pupils: 397  \| Distance:0.93 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** **Hurst Primary School** <br> Ofsted Rating: Good  \| Pupils: 666  \| Distance:1.02 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Local Area
# Masts & Pylons
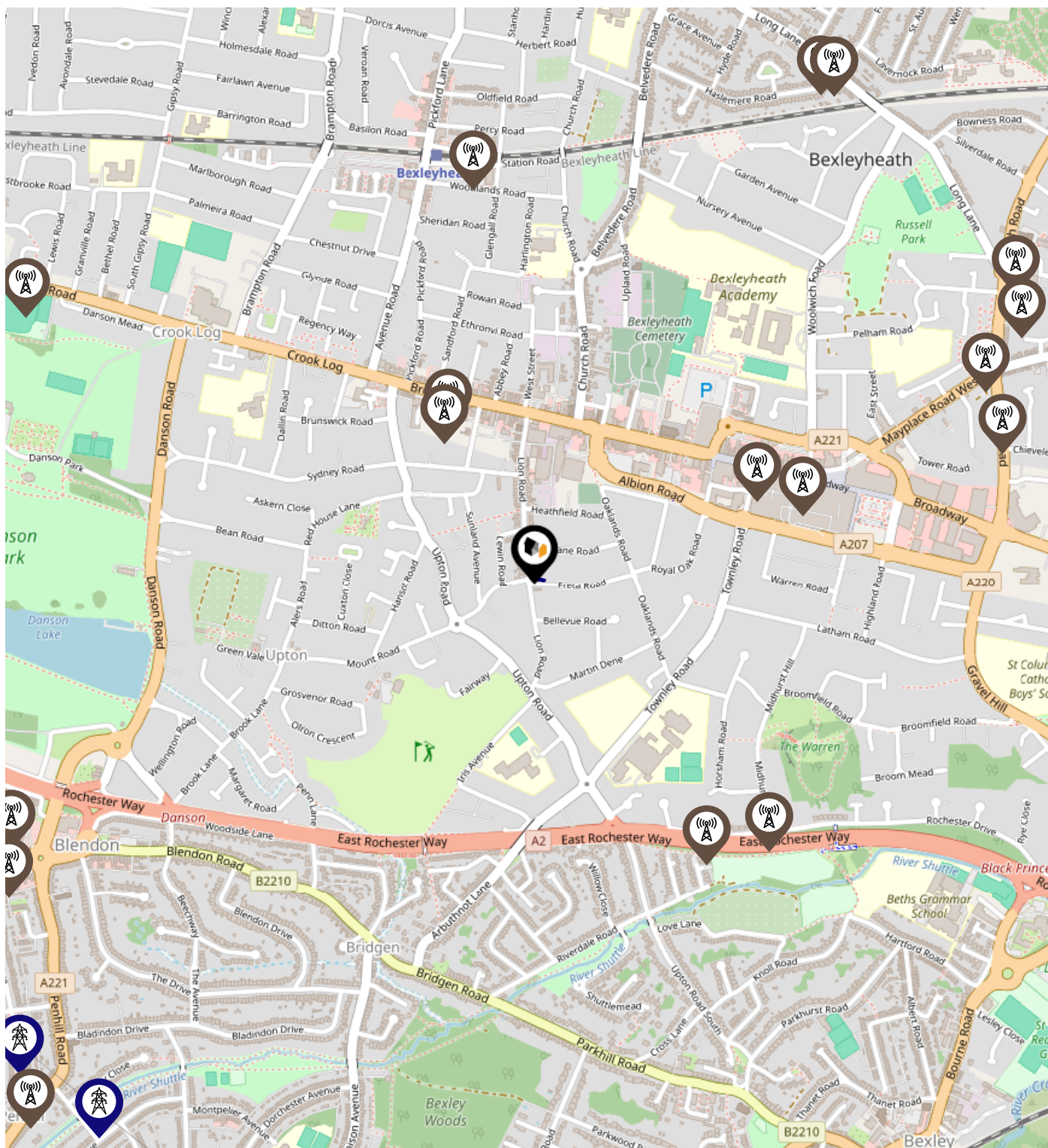


**Key:**

⚡ 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).
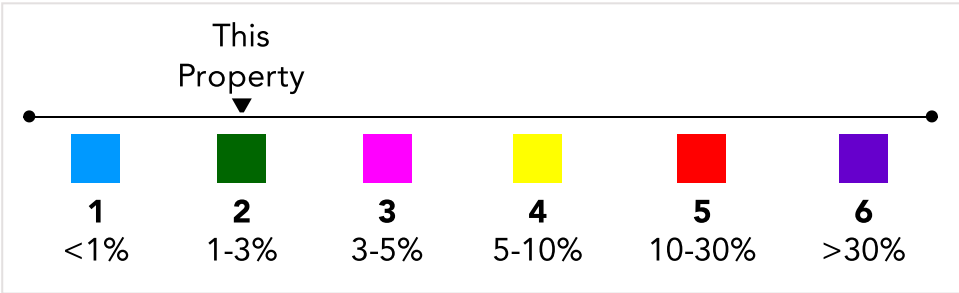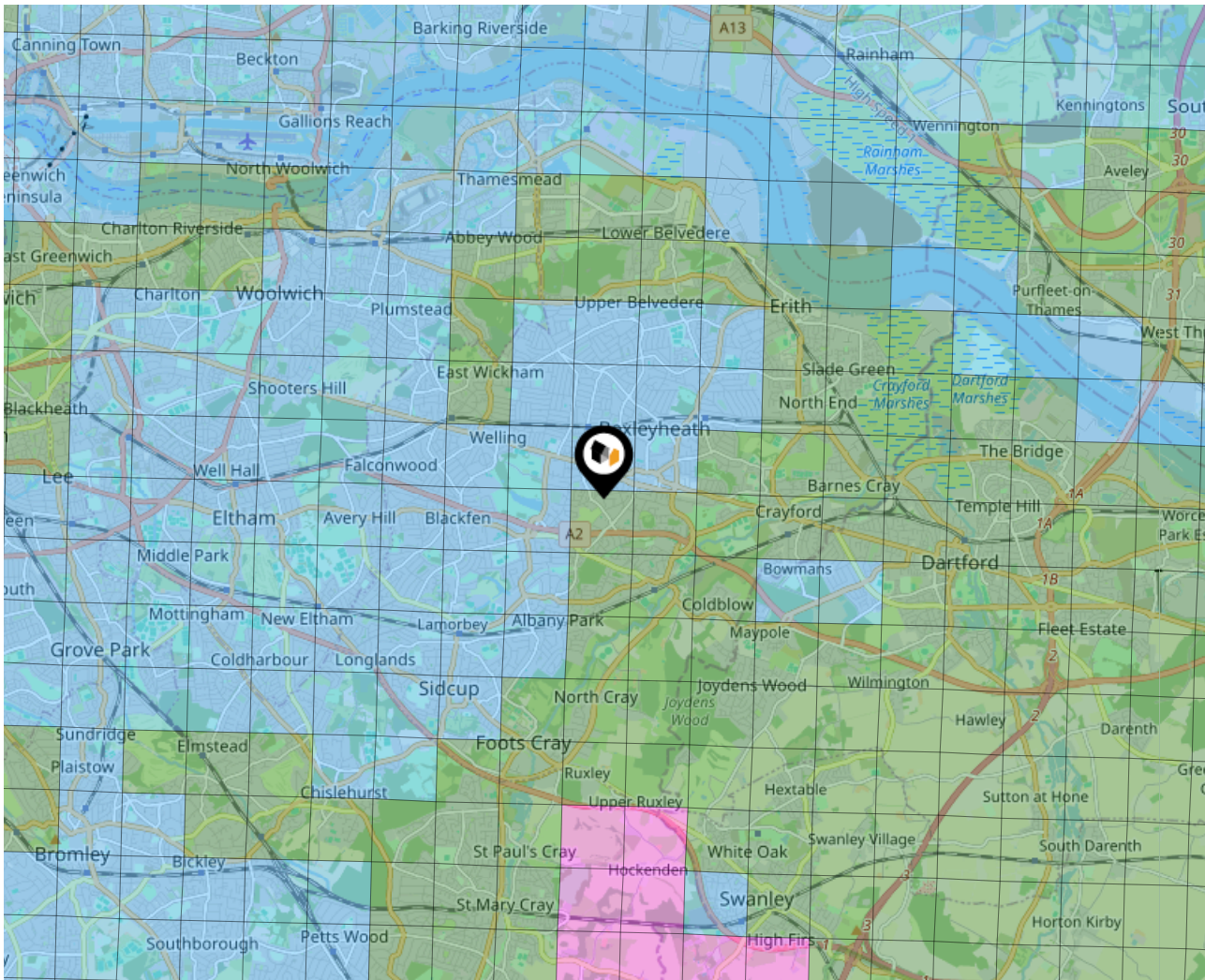


|  | This Property ▼ |  |  |  |  |
|---|---|---|---|---|---|
| 🟦 | 🟩 | 🟪 | 🟨 | 🟥 | 🟪 |
| **1** | **2** | **3** | **4** | **5** | **6** |
| <1% | 1-3% | 3-5% | 5-10% | 10-30% | >30% |
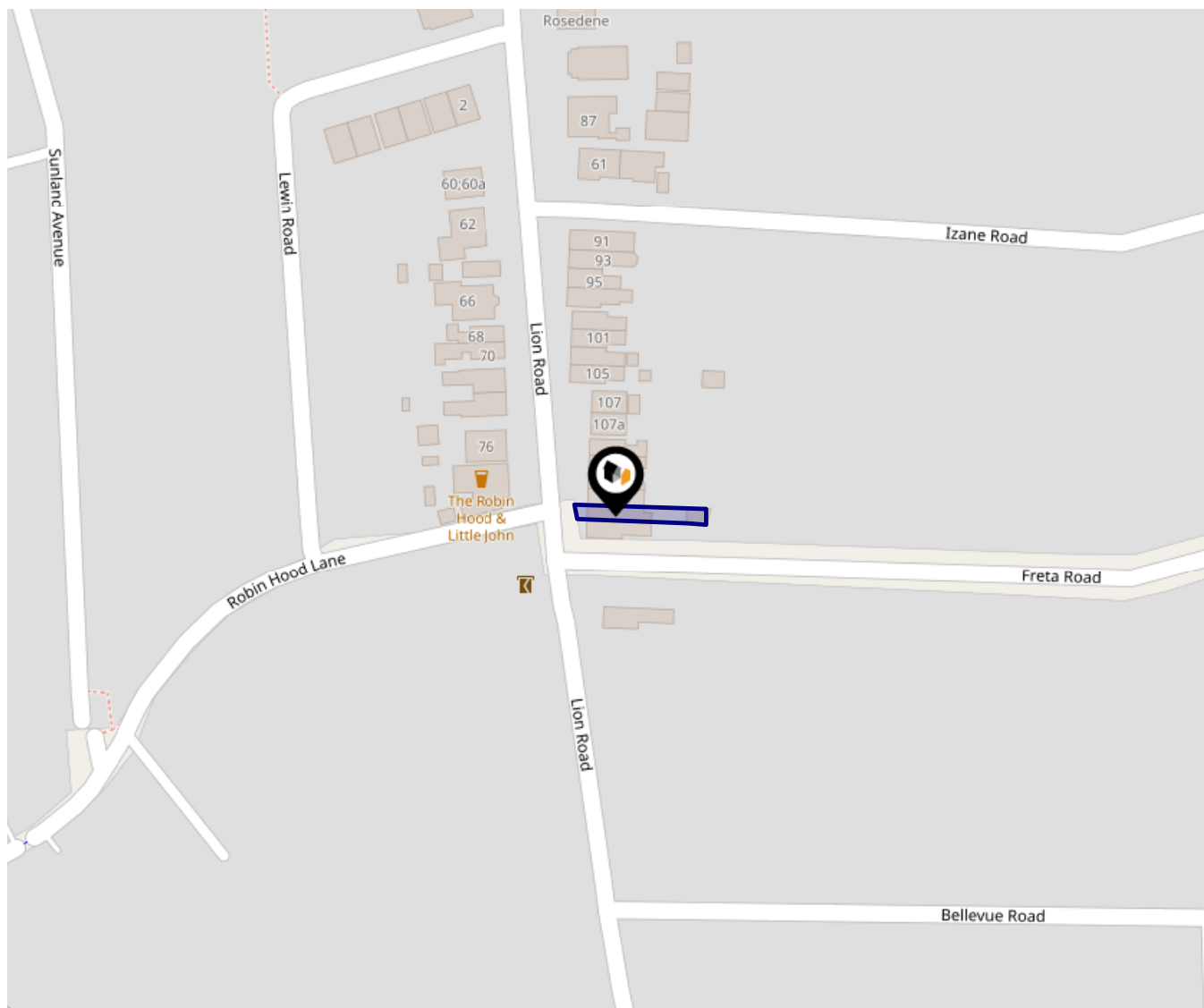
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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## 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) | | |
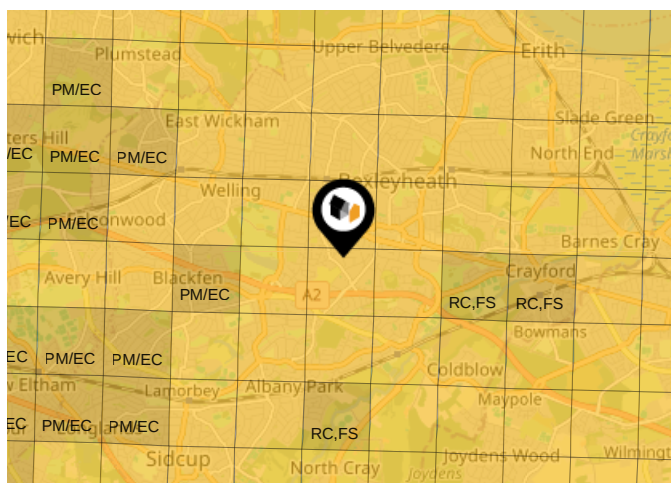


## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |
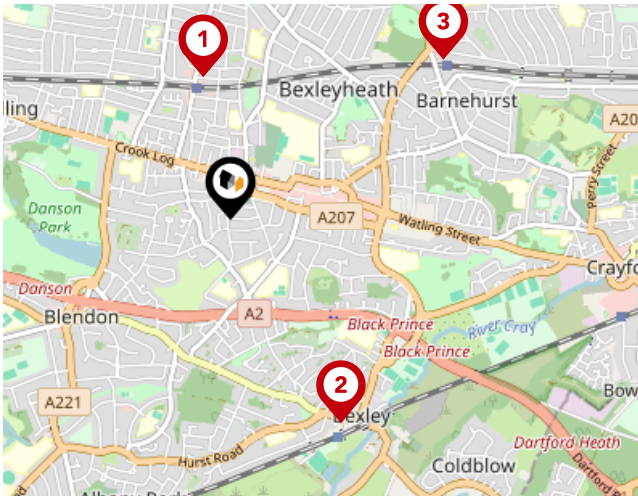
## National Rail Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Bexleyheath Rail Station | 0.67 miles |
| 2 | Bexley Rail Station | 1.07 miles |
| 3 | Barnehurst Rail Station | 1.23 miles |
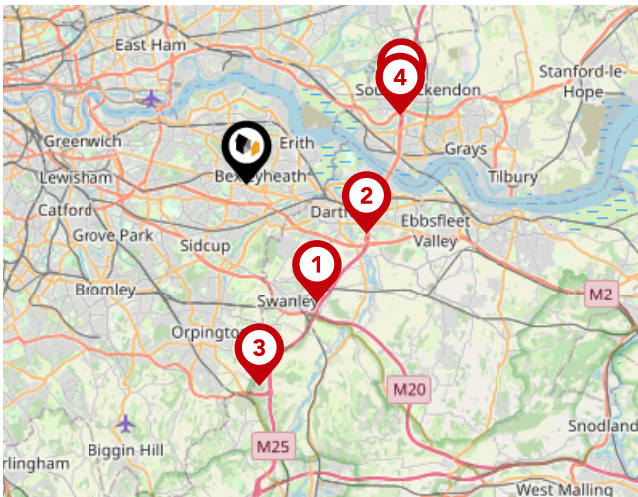


## Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------|----------|
| 1 | M25 J3 | 5.13 miles |
| 2 | M25 J2 | 4.79 miles |
| 3 | M25 J4 | 7.51 miles |
| 4 | M25 J31 | 6.19 miles |
| 5 | M25 J30 | 6.47 miles |
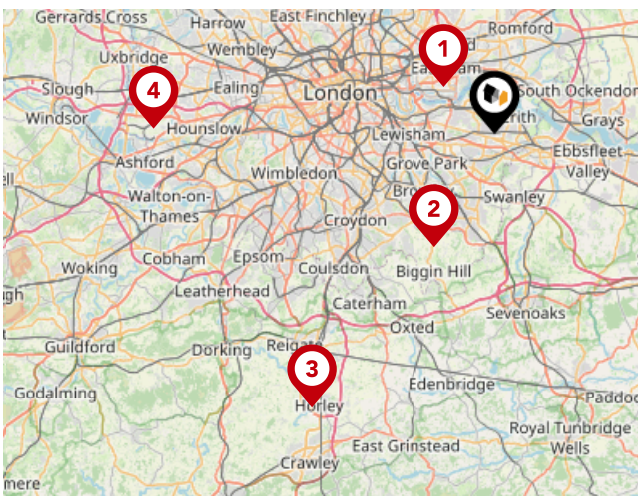


## Airports/Helipads

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Silvertown | 5.04 miles |
| 2 | Leaves Green | 9.51 miles |
| 3 | Gatwick Airport | 24.42 miles |
| 4 | Heathrow Airport Terminal 4 | 25.18 miles |
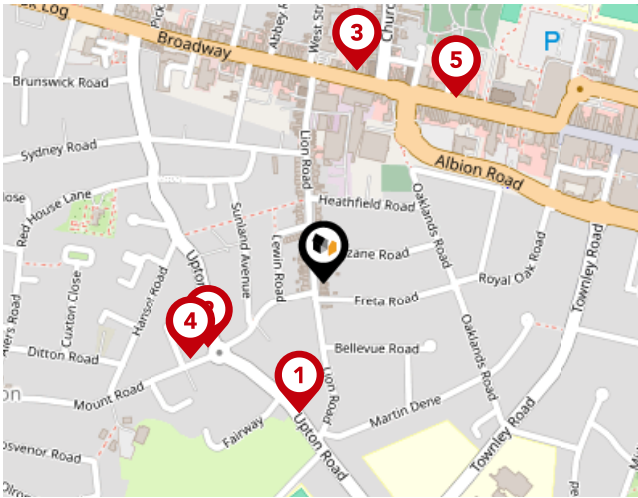
## Bus Stops/Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Iris Avenue | 0.15 miles |
| 2 | Sibley Close | 0.15 miles |
| 3 | Bexleyheath Lion Road | 0.25 miles |
| 4 | Sibley Close | 0.18 miles |
| 5 | Trinity Place | 0.26 miles |
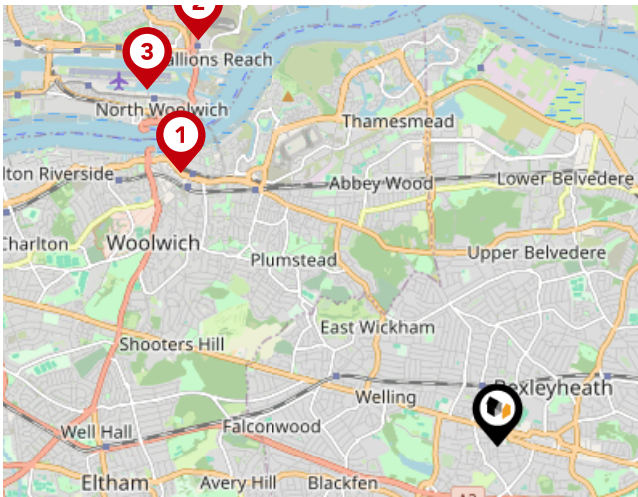


## Local Connections

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Woolwich Arsenal DLR Station | 3.88 miles |
| 2 | Gallions Reach DLR Station | 4.67 miles |
| 3 | King George V DLR Station | 4.63 miles |
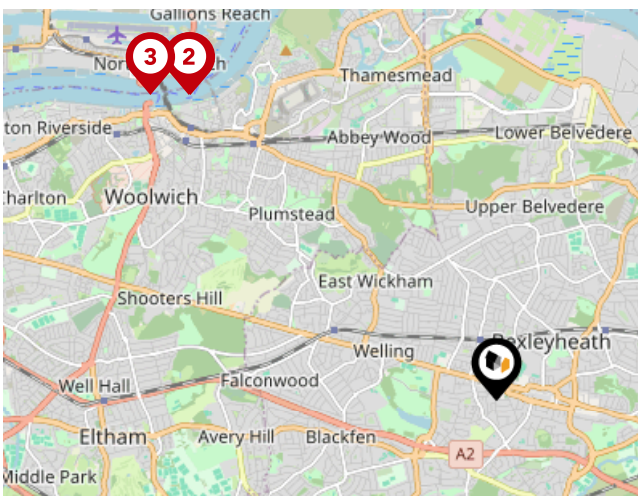


## Ferry Terminals

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Woolwich Arsenal Pier | 4.01 miles |
| 2 | Woolwich Royal Arsenal Pier | 4.01 miles |
| 3 | Woolwich Ferry South Pier | 4.28 miles |

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## EweMove

If you're interested in putting your property on the market with us, you won't be alone.

Thousands of homeowners have trusted us to sell their properties – you'll see their reviews dotted around the site – and based upon independent seller reviews, we've also got the coveted title of "The UK's Most Trusted Estate Agent".

If you're thinking of selling, we'd be delighted to provide you with a FREE no-obligation valuation of your home so you can start to see how much you could get for your property.

As your local expert Estate Agent in Bexleyheath, we will provide you with an in-depth valuation as well as answer any questions.

## Financial Services

No matter what type of mortgage you are looking for The Mortgage Genie team offer free specialist advice 7 days a week. In under 20 minutes, they'll be able to tell you how much you can borrow and with access to over 90 lenders and exclusive rates, they'll make sure you get the most competitive rate available. It's quick and simple and they can also advise about insurance packages.

# EweMove
## Testimonials

**Testimonial 1**  ★★★★★

I contacted EweMove with a view to selling my late mother's property and could not have been happier with the meeting I had. Clinton was great, very friendly, very knowledgeable and totally sympathetic to my situation. I did not feel under any pressure at all. EweMove's ethos is definitely customer first and I would recommend anyone contemplating selling a property to contact them.

**Testimonial 2**  ★★★★★

I have just purchased my first house via EweMove and Nicoleta who was the agent has been brilliant from showing us around the property to supporting with the buying process. Even when we went to collect the keys and she wasn't around her colleague was very friendly. Would highly recommend my overall experience with EweMove Bexley

**Testimonial 3**  ★★★★★

I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

**Testimonial 4**  ★★★★★

Both Nicoleta and Clint were fantastic throughout the whole process. Kept me in the loop at all times and were always on hand to offer me advice. Really happy with the service and the outcome. It also helps that they are both really lovely people!

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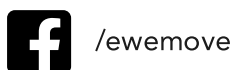
# EweMove
## Data Quality

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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