

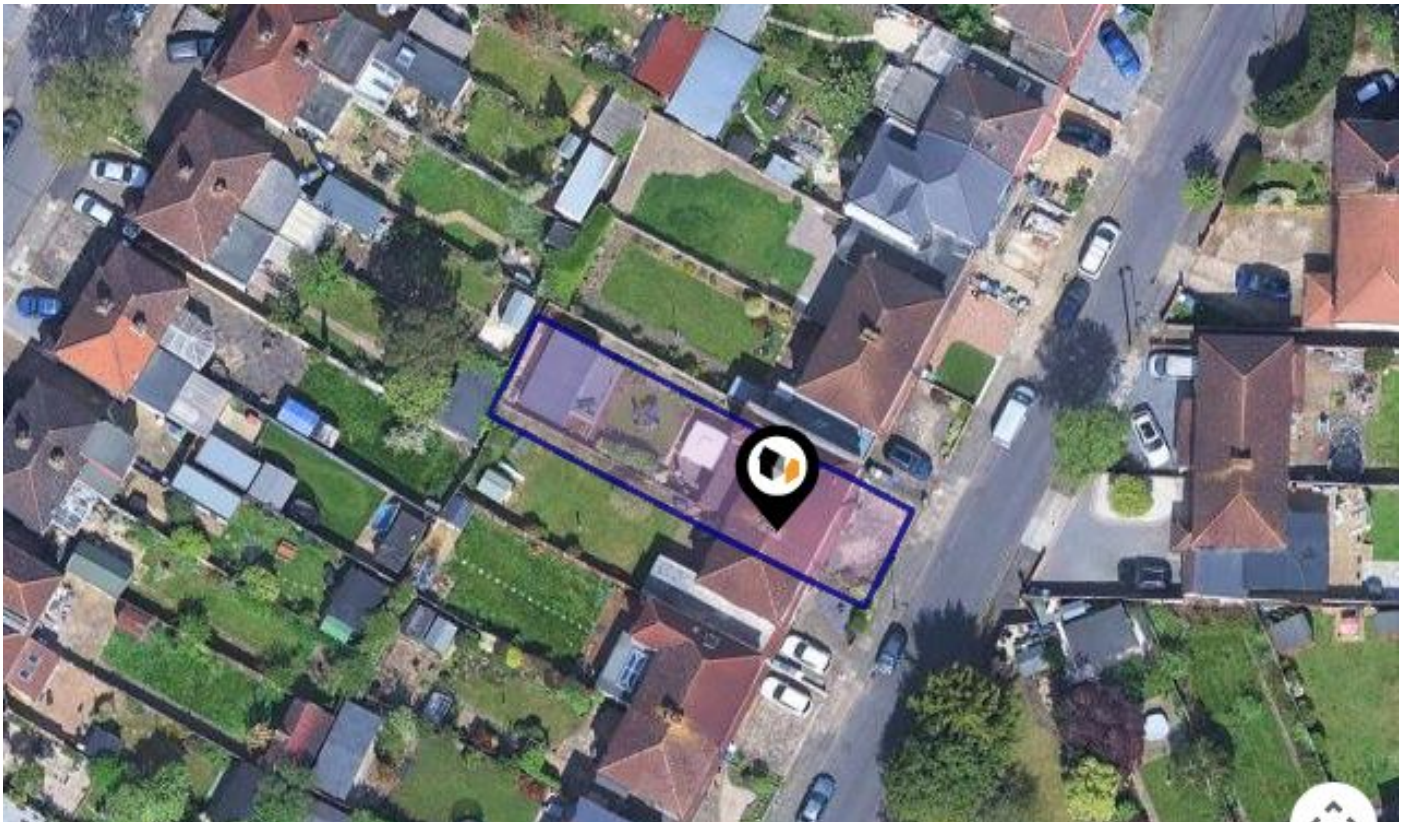


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd September 2025



LANCELOT ROAD, WELLING, DA16

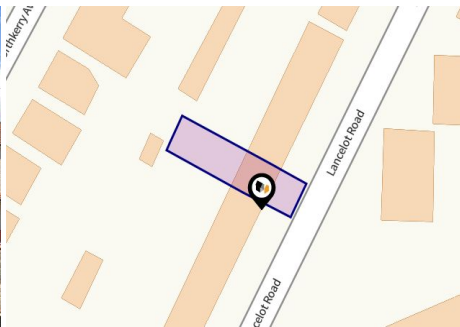
EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com



Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.08 acres
Council Tax :	Band D
Annual Estimate:	£2,258
Title Number:	K14248

Tenure:	Freehold
---------	----------

Local Area

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

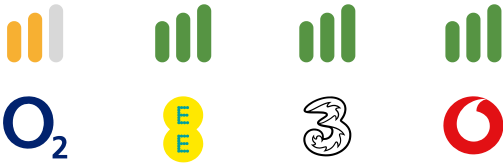
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	34	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **Lancelot Road, Welling, DA16**

Reference - 14/00635/FUL	
Decision:	Granted with Conditions
Date:	02nd April 2014
Description:	Part 1/Part 2 storey front, side and rear extension incorporating a garage and porch.

Reference - 10/01881/LDCP	
Decision:	Granted with Conditions
Date:	28th October 2010
Description:	Certificate of Lawfulness (proposed) for a single storey rear extension.

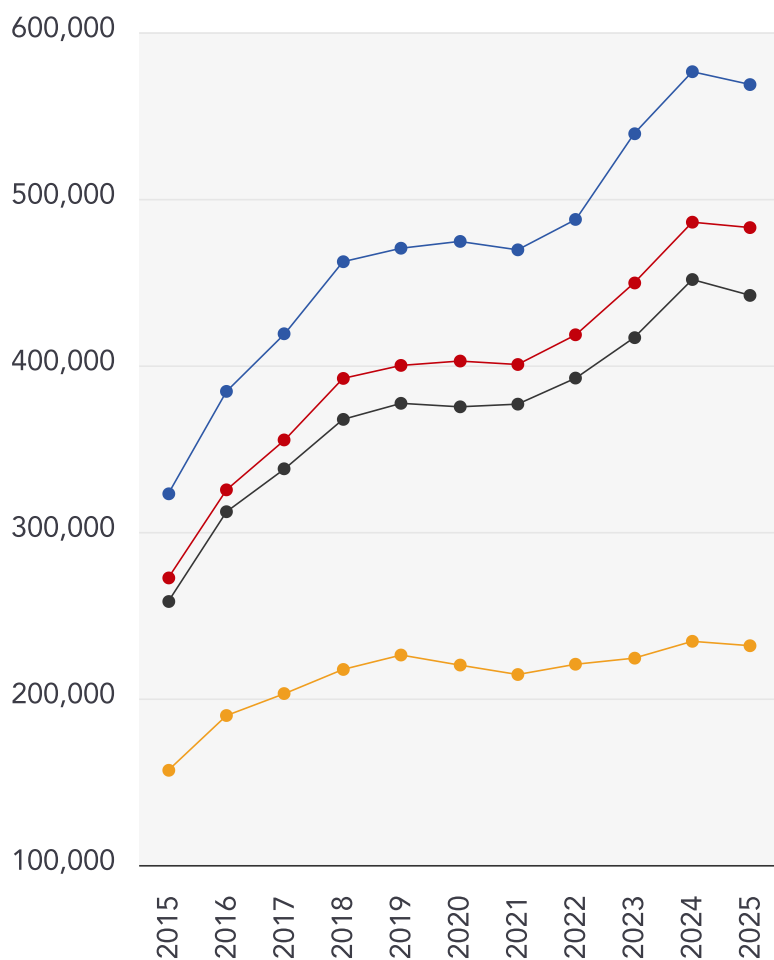
Reference - 07/17381/FUL	
Decision:	Granted with Conditions
Date:	13th December 2007
Description:	Single storey side and rear extension and formation of new roof to existing garage.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DA16



Detached

+76.11%

Semi-Detached

+77.24%

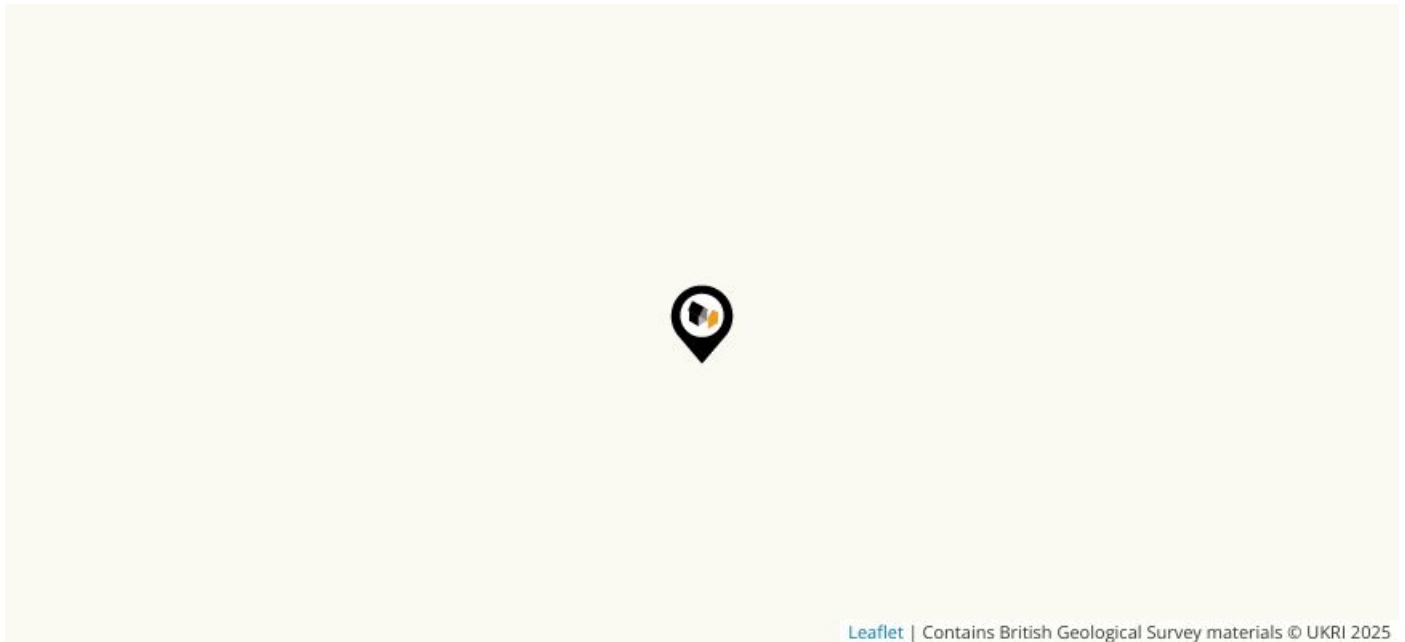
Terraced

+71.18%

Flat

+47.68%

This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2025

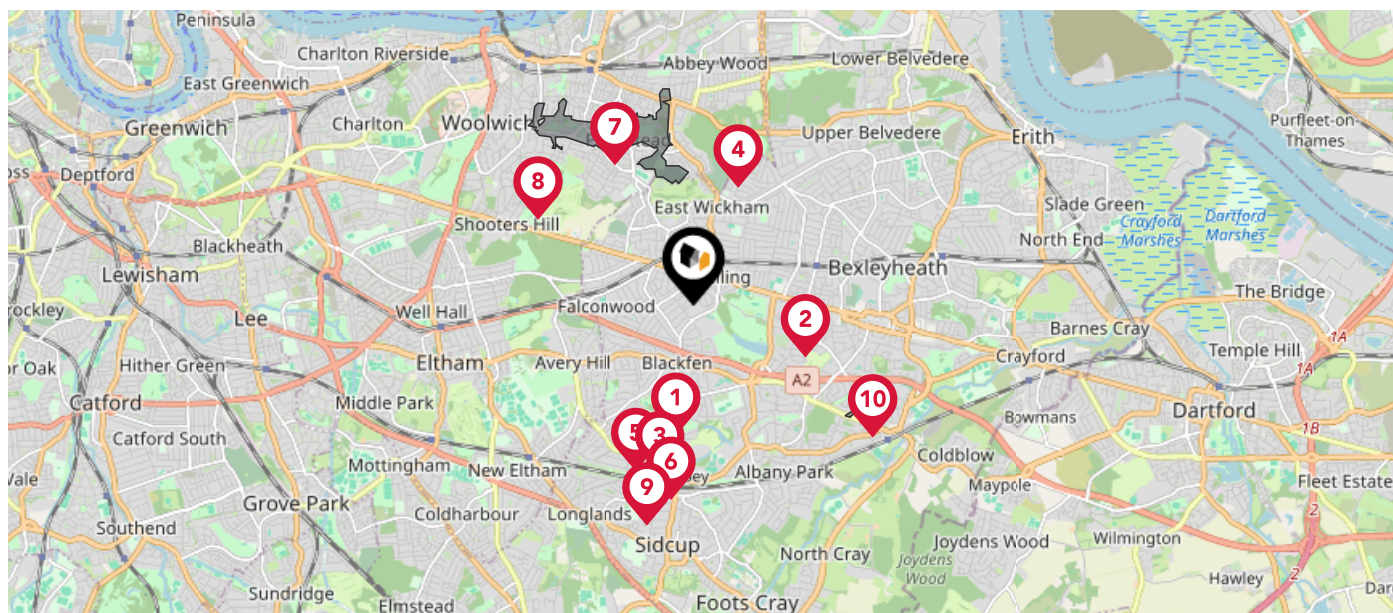
Mine Entry

- ✕ 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



The Oval



Red House Lane



The Hollies



GOLDIE LEIGH HOSPITAL CONSERVATION AREA



Willersley Avenue and Braundton Avenue



Halfway Street



PLUMSTEAD COMMON CONSERVATION AREA



SHREWSBURY PARK ESTATE CONSERVATION AREA



Longlands Road

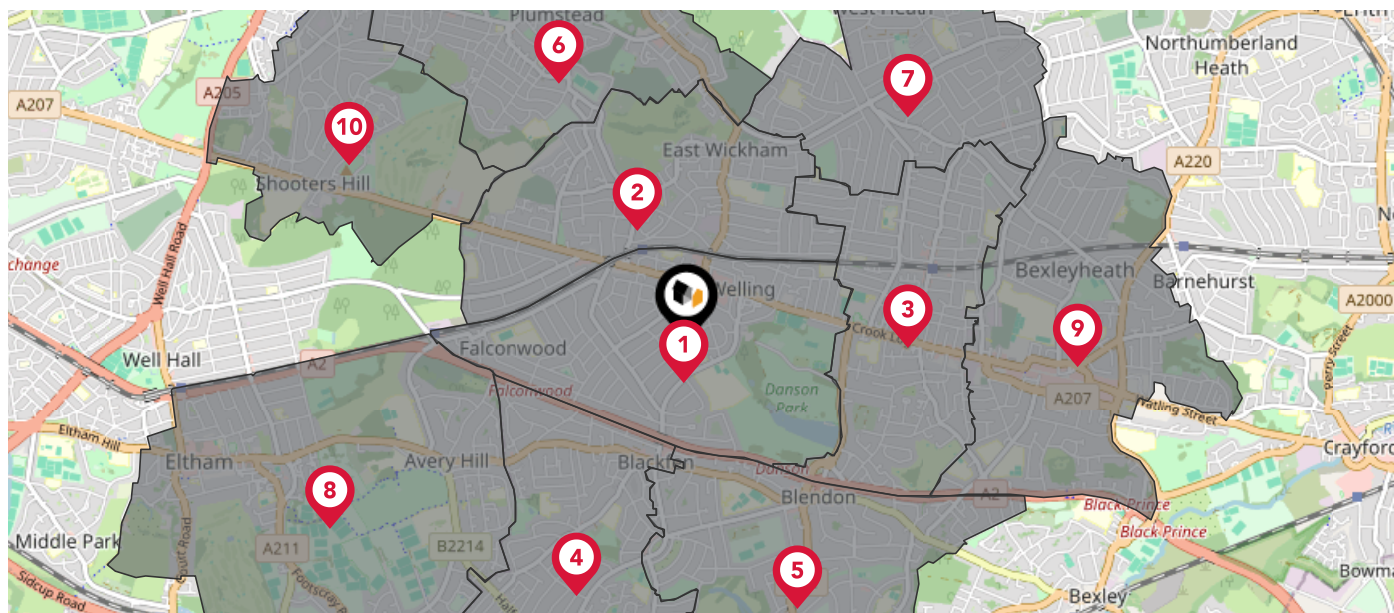


Parkhurst

Maps

Council Wards

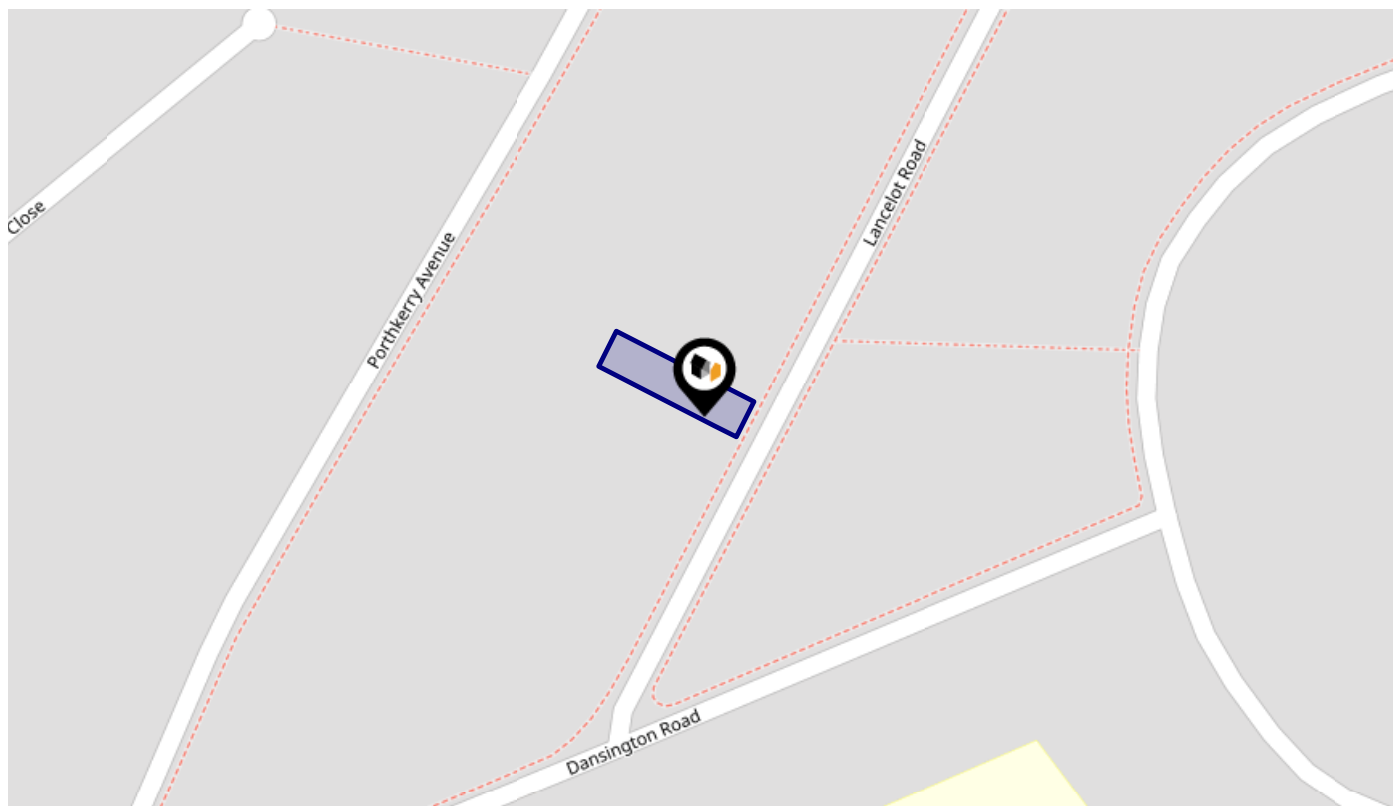
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Falconwood & Welling Ward
-  East Wickham Ward
-  Crook Log Ward
-  Blackfen & Lamorbey Ward
-  Blendon & Penhill Ward
-  Plumstead Common Ward
-  West Heath Ward
-  Eltham Town & Avery Hill Ward
-  Bexleyheath Ward
-  Shooters Hill 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.

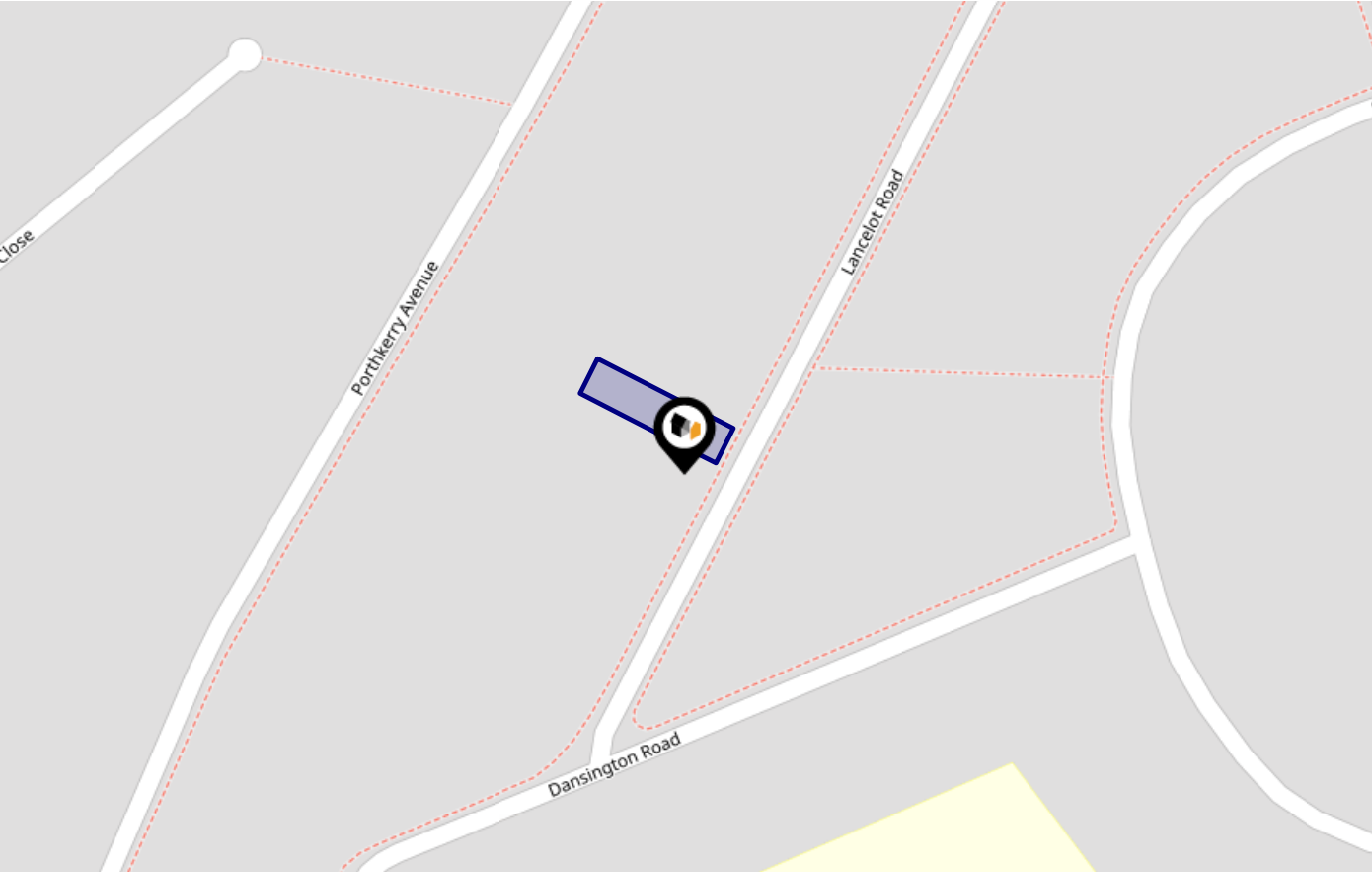
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

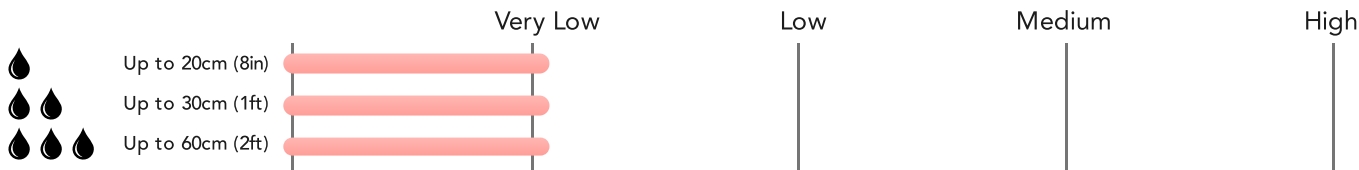


Risk Rating: Very low

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.

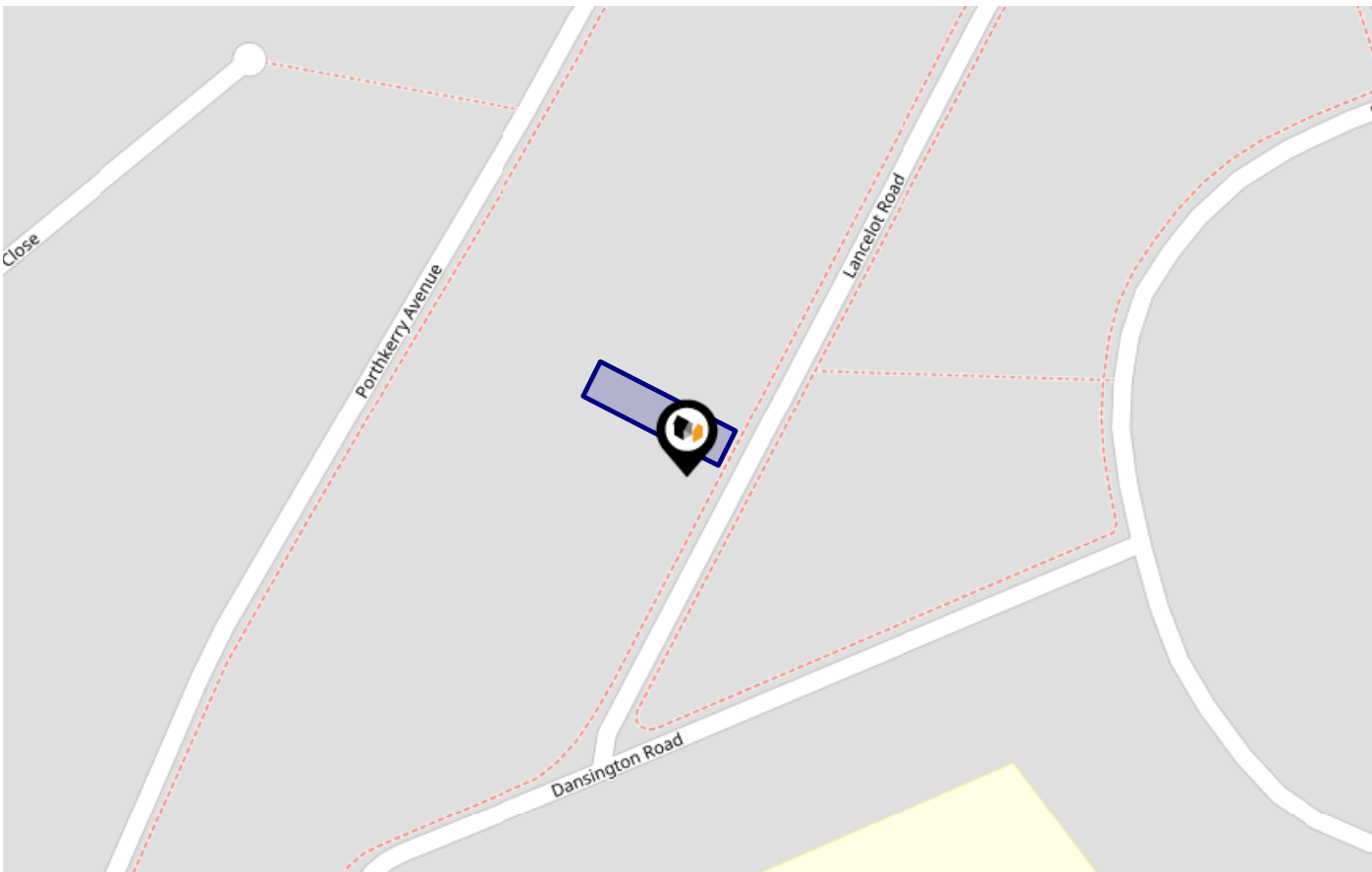
Chance of flooding to the following depths at this property:



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.

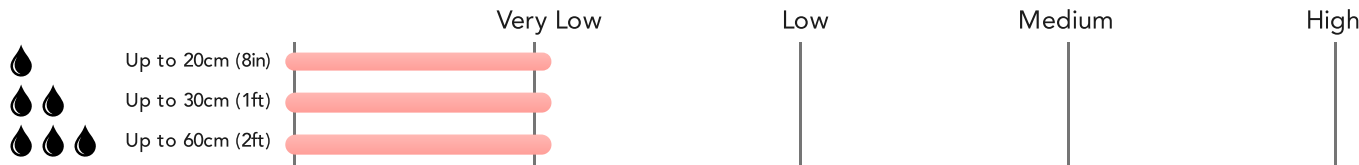


Risk Rating: Very low

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.
- 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.

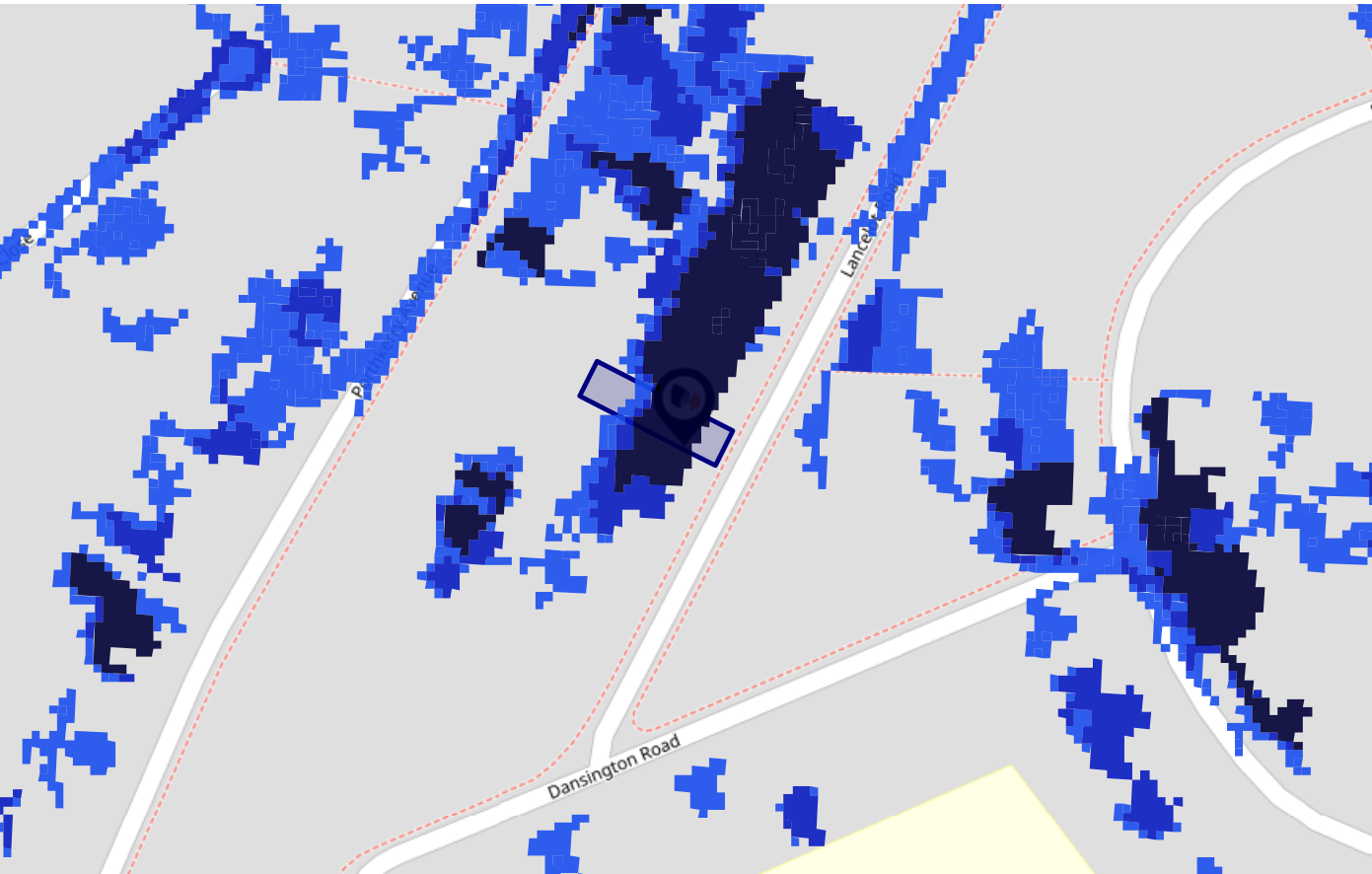
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

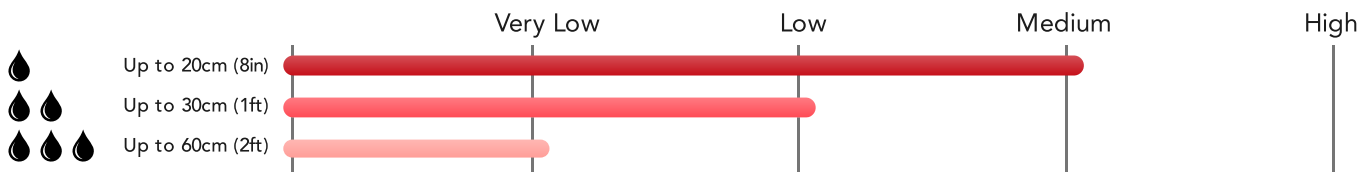


Risk Rating: High

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.

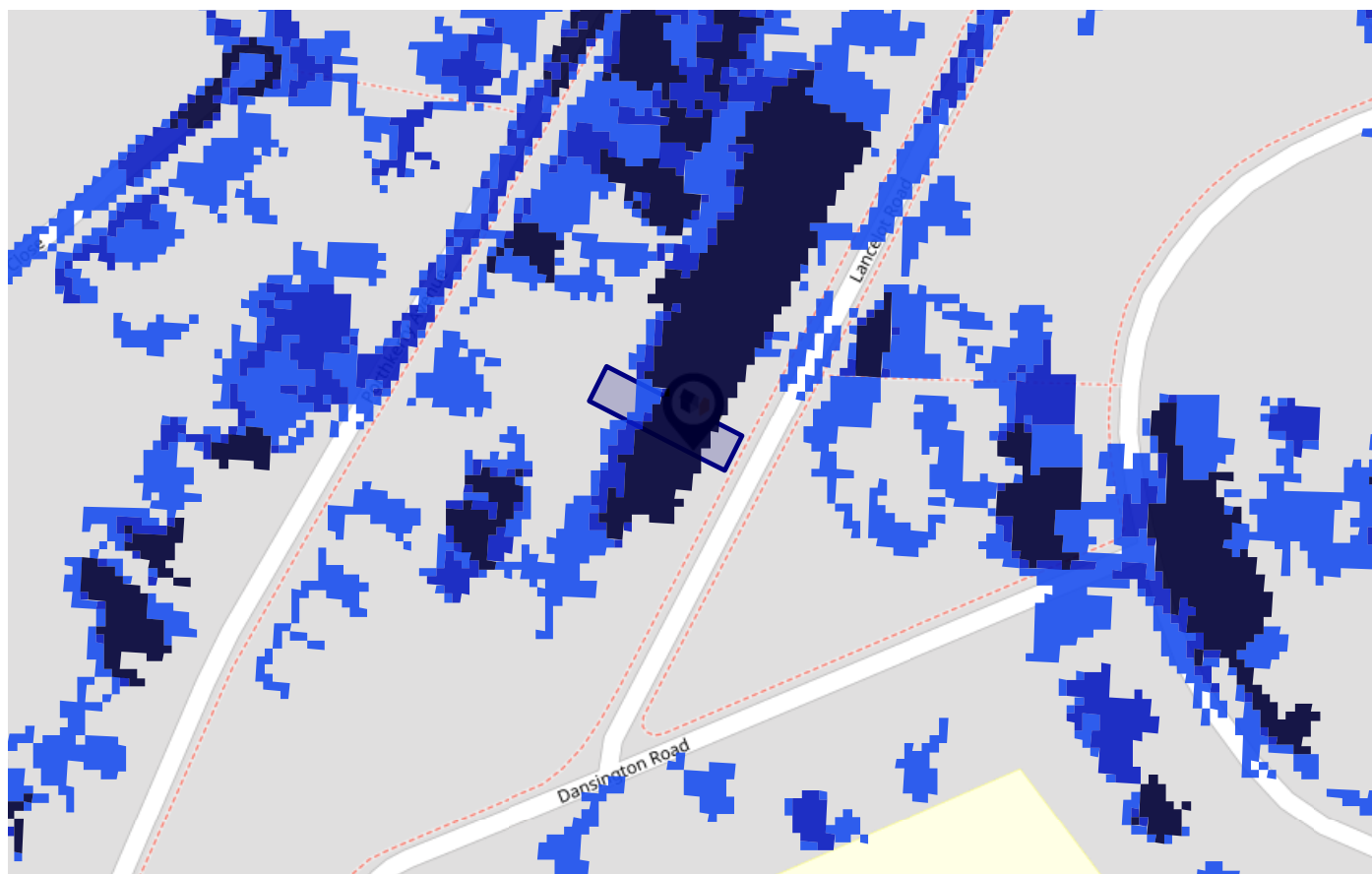
Chance of flooding to the following depths at this property:



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.

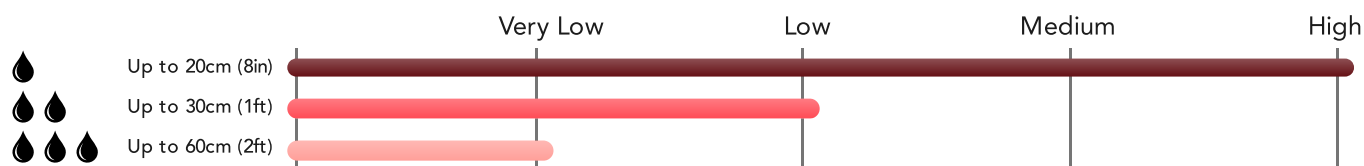


Risk Rating: High

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.

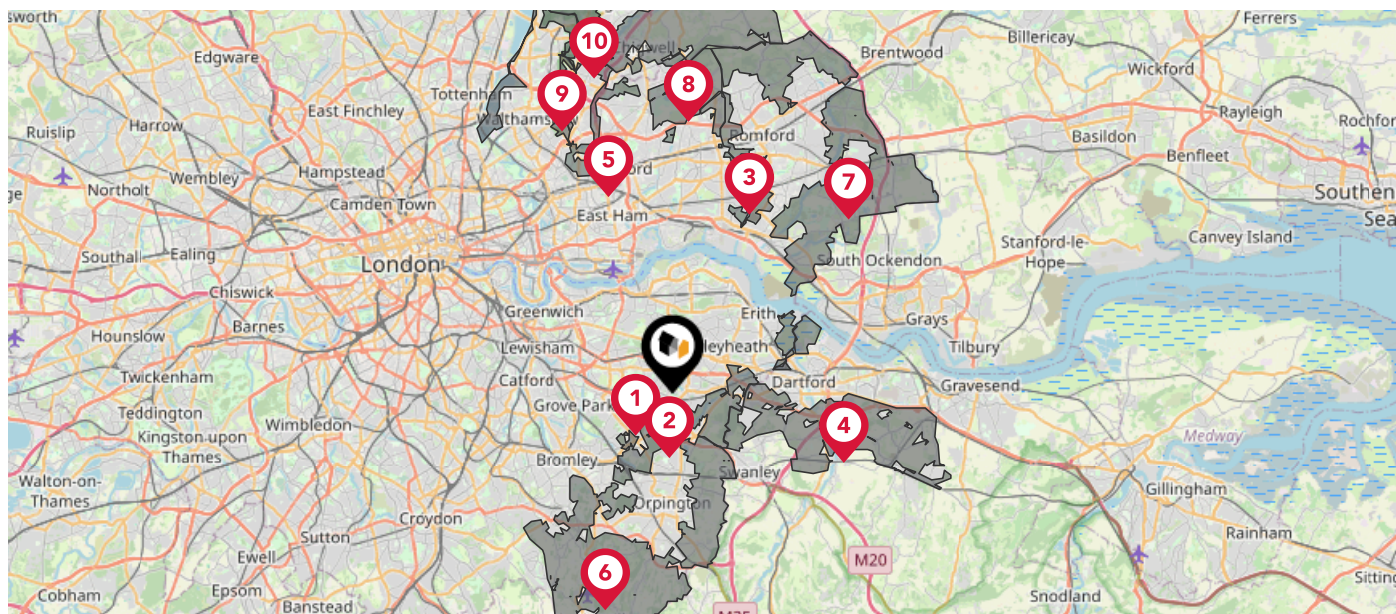
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



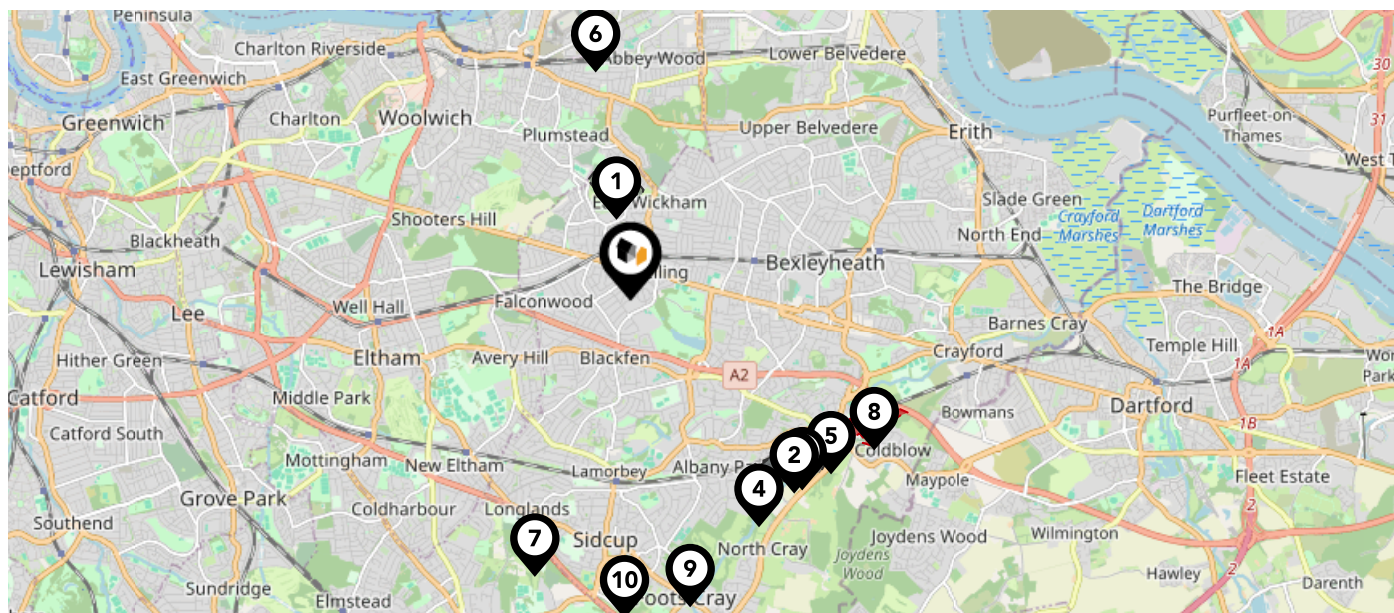
Nearby Green Belt Land

-  London Green Belt - Greenwich
-  London Green Belt - Bexley
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Dartford
-  London Green Belt - Newham
-  London Green Belt - Bromley
-  London Green Belt - Havering
-  London Green Belt - Redbridge
-  London Green Belt - Waltham Forest
-  London Green Belt - Epping Forest

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.



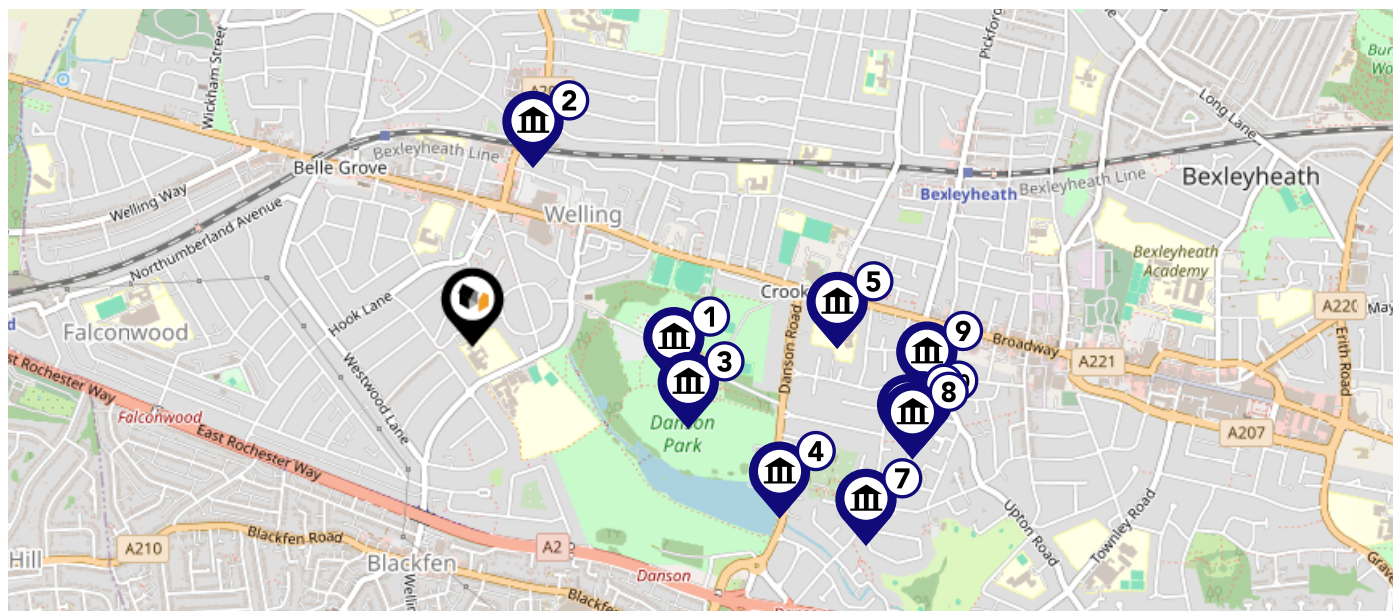
Nearby Landfill Sites

	East Wickham Open Space-East Wickham	Historic Landfill	
	Upper College Farm-Bexley, Kent	Historic Landfill	
	Mill Meadows-North Cray Road, Bexley, London	Historic Landfill	
	Riverside Road-Riverside Road, North Cray	Historic Landfill	
	Bexley Backlands-Bexley, Kent	Historic Landfill	
	White Hart Road-White Hart Road, Chalvey	Historic Landfill	
	Kemnal Manor-Sidcup Bypass	Historic Landfill	
	EA/EPR/BP3694HA/A001	Active Landfill	
	Rectory Lane - Baugh Road-Sidcup, Kent	Historic Landfill	
	Frognal Place-Frognal Place, Sidcup, Kent	Historic Landfill	

Maps

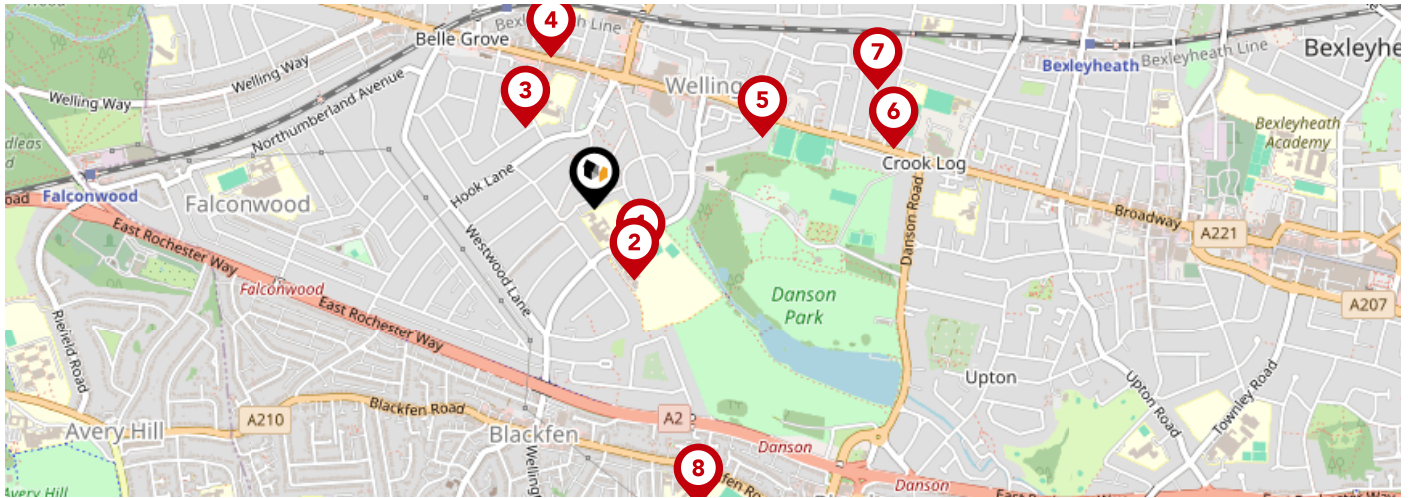
Listed Buildings

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



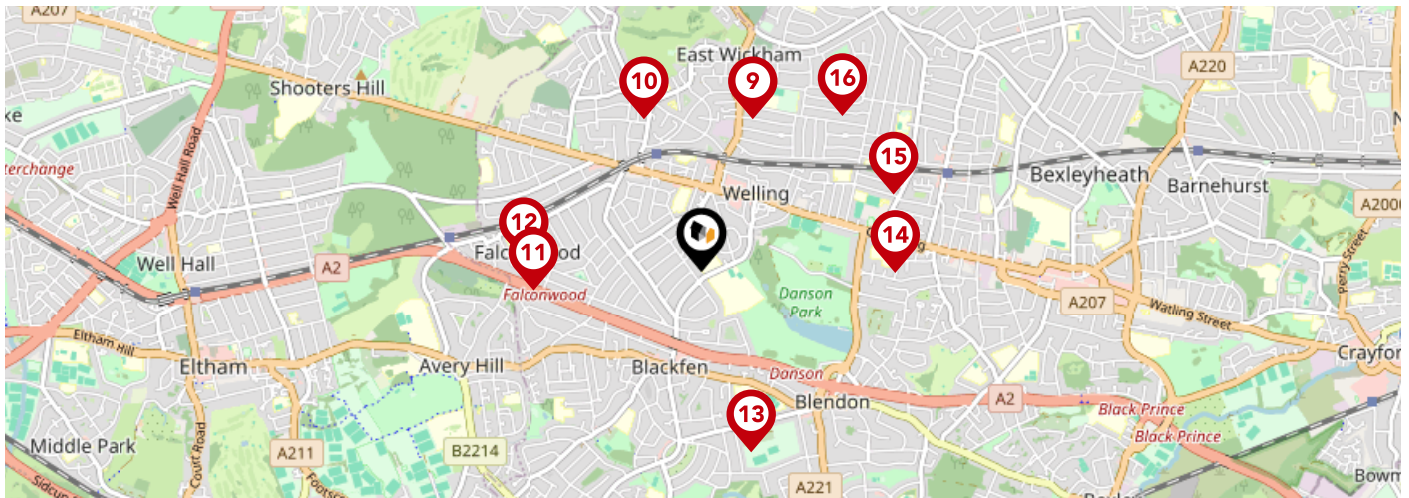
Listed Buildings in the local district		Grade	Distance
	1359409 - Stables To Danson Park	Grade II	0.5 miles
	1031526 - Former Fosters Primary School	Grade II	0.5 miles
	1064225 - Danson Park Mansion	Grade I	0.5 miles
	1390524 - 71, Danson Road	Grade II	0.8 miles
	1359408 - The Crook Log Public House	Grade II	0.9 miles
	1294702 - Street Wall And Gateway To North Of Red House	Grade II	1.0 miles
	1064234 - The Royal Oak Public House	Grade II	1.0 miles
	1359397 - Well Head To South East Of Red House	Grade I	1.1 miles
	1064205 - 8, Upton Road	Grade II	1.1 miles
	1064204 - Outhouse To North East Of Red House	Grade II	1.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
	Danson Primary School Ofsted Rating: Good Pupils: 628 Distance:0.16	☐	☒	☐	☐	☐
	Bexley Grammar School Ofsted Rating: Outstanding Pupils: 1478 Distance:0.19	☐	☐	☒	☐	☐
	Hook Lane Primary School Ofsted Rating: Good Pupils: 453 Distance:0.25	☐	☒	☐	☐	☐
	St Stephen's Catholic Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.36	☐	☒	☐	☐	☐
	Park View Academy Ofsted Rating: Good Pupils: 40 Distance:0.42	☐	☐	☒	☐	☐
	Aspire Academy Ofsted Rating: Good Pupils: 55 Distance:0.7	☐	☒	☐	☐	☐
	Foster's Primary School Ofsted Rating: Good Pupils: 452 Distance:0.71	☐	☒	☐	☐	☐
	Blackfen School for Girls Ofsted Rating: Good Pupils: 1483 Distance:0.73	☐	☐	☒	☐	☐

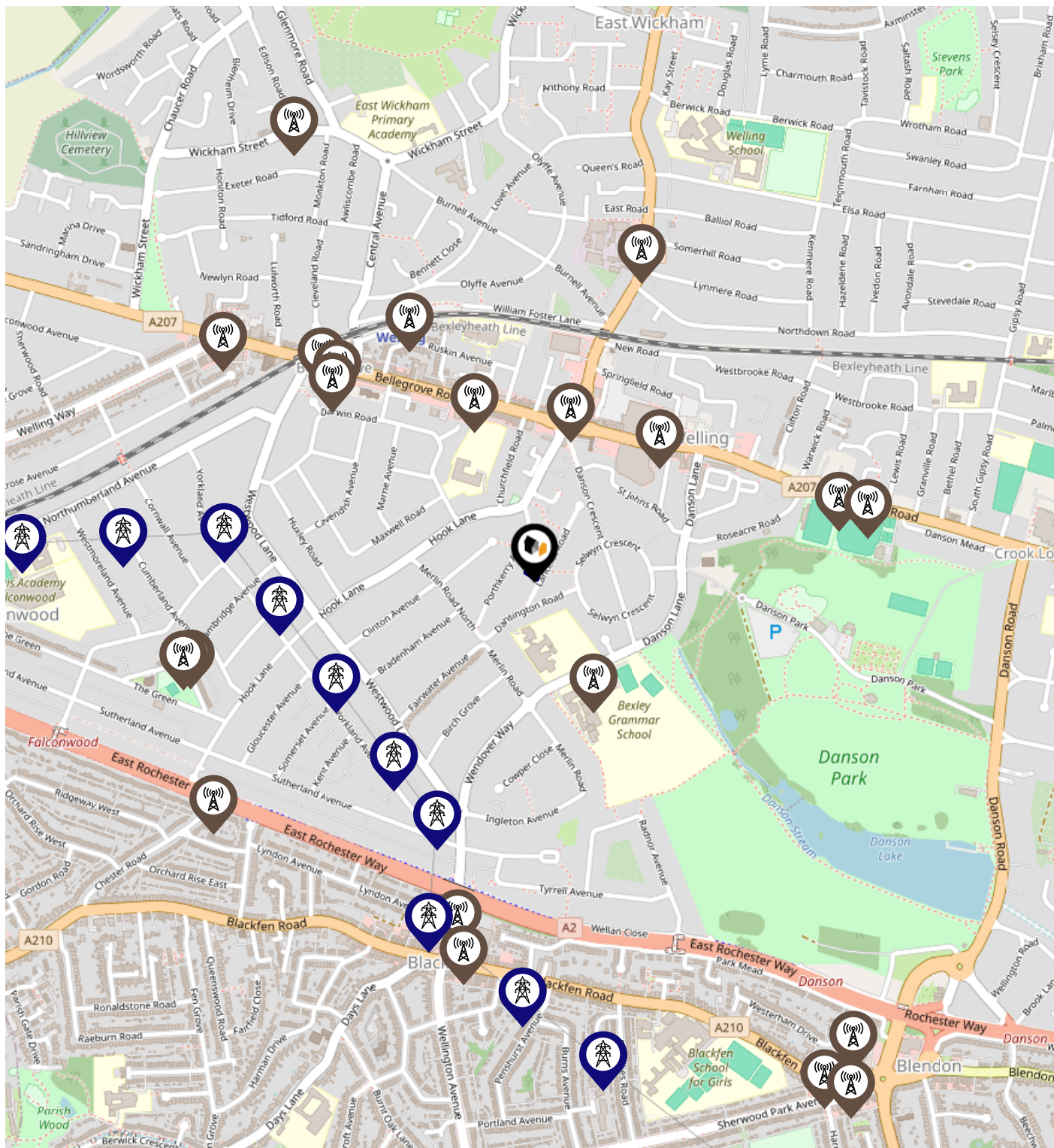
Area Schools



		Nursery	Primary	Secondary	College	Private
	Welling School Ofsted Rating: Requires improvement Pupils: 1145 Distance:0.74	☐	☐	☒	☐	☐
	East Wickham Primary Academy Ofsted Rating: Good Pupils: 603 Distance:0.75	☐	☒	☐	☐	☐
	Harris Academy Falconwood Ofsted Rating: Good Pupils: 1301 Distance:0.78	☐	☐	☒	☐	☐
	Bishop Ridley Church of England VA Primary School Ofsted Rating: Good Pupils: 399 Distance:0.82	☐	☒	☐	☐	☐
	Sherwood Park Primary School Ofsted Rating: Good Pupils: 306 Distance:0.87	☐	☒	☐	☐	☐
	Crook Log Primary School Ofsted Rating: Good Pupils: 428 Distance:0.9	☐	☒	☐	☐	☐
	Barrington Primary School Ofsted Rating: Good Pupils: 214 Distance:0.96	☐	☒	☐	☐	☐
	St Michael's East Wickham Church of England Primary School Ofsted Rating: Good Pupils: 187 Distance:0.96	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

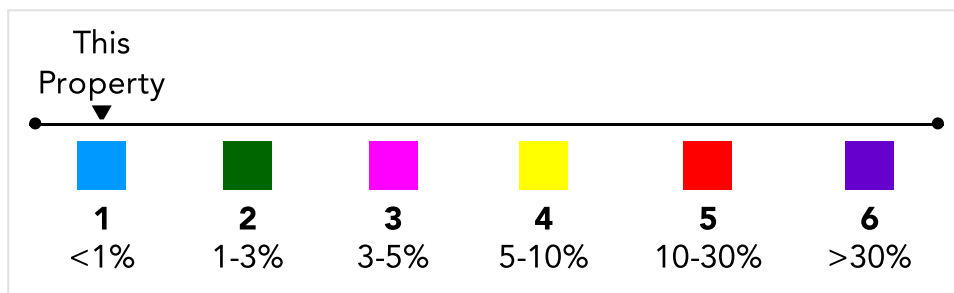
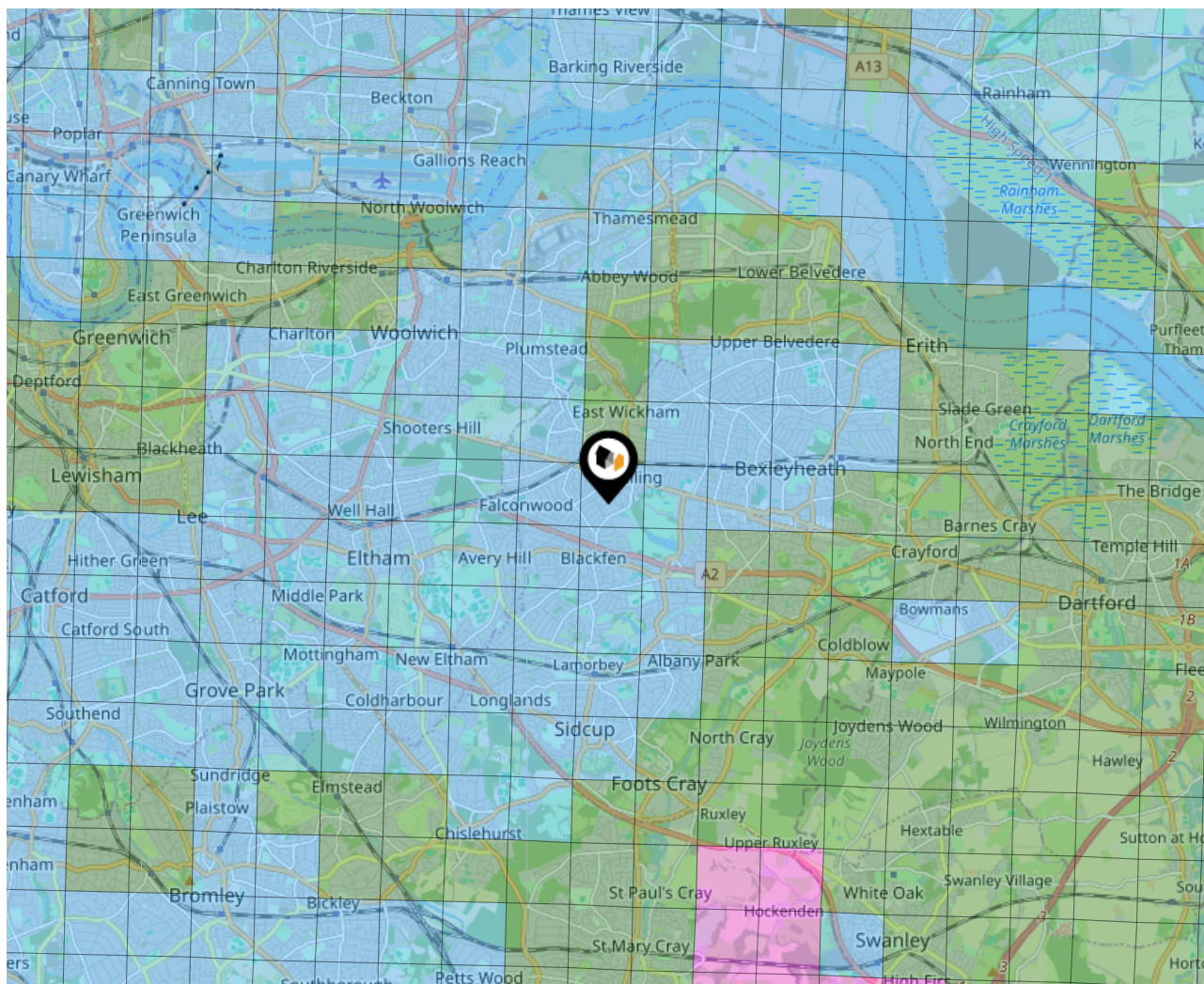


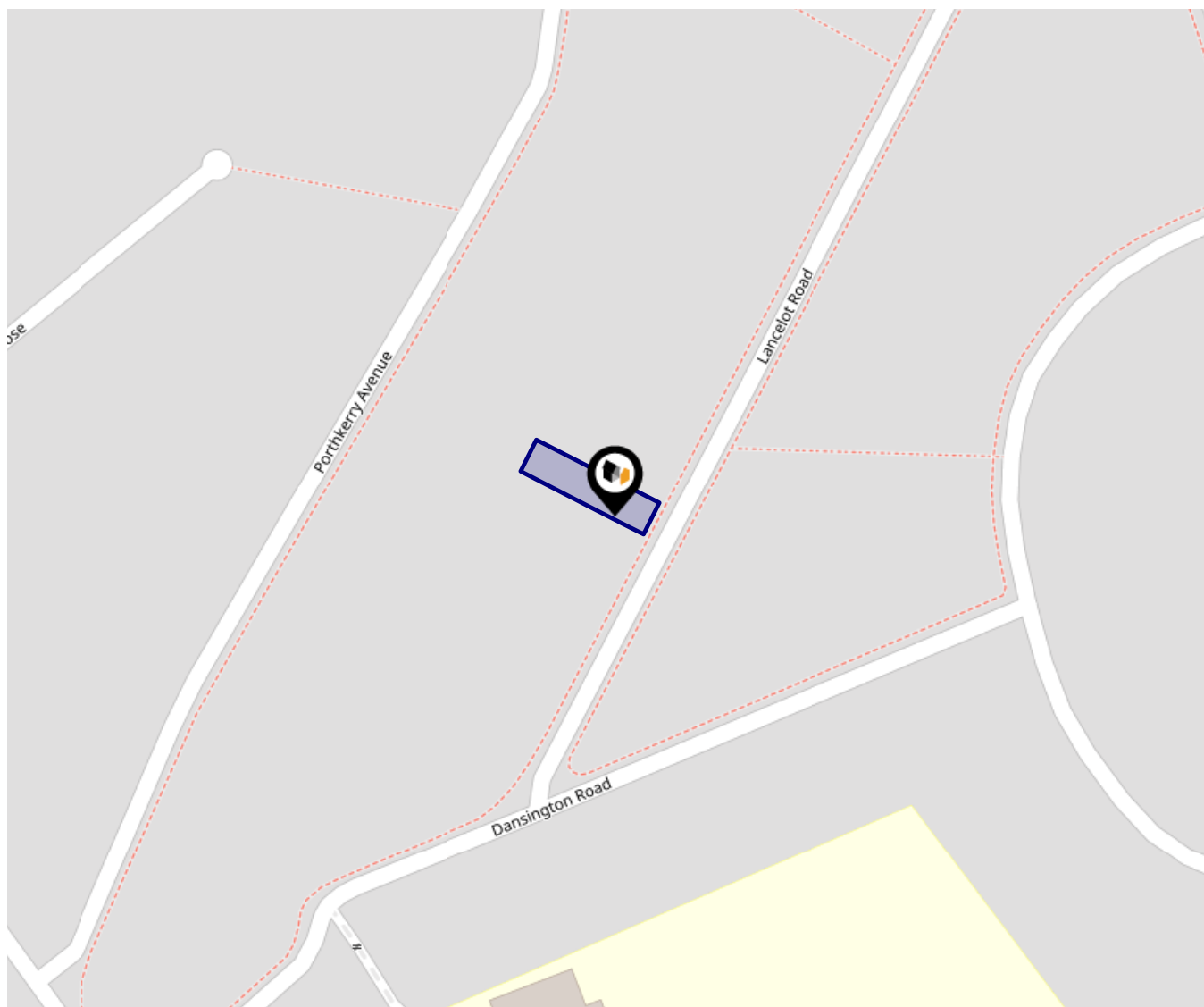
Key:

-  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).





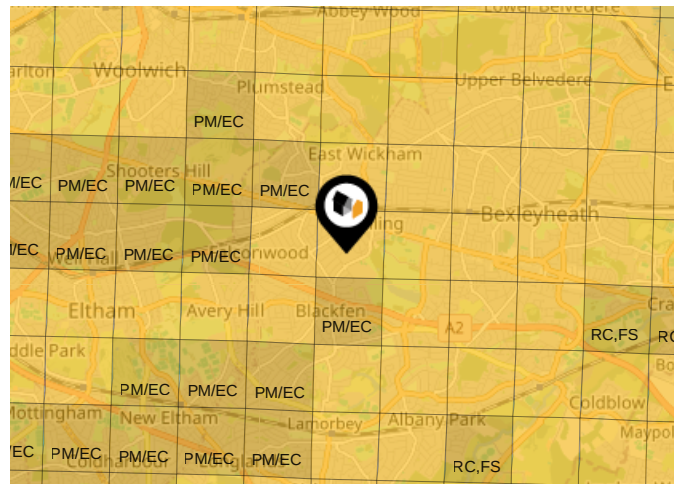
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

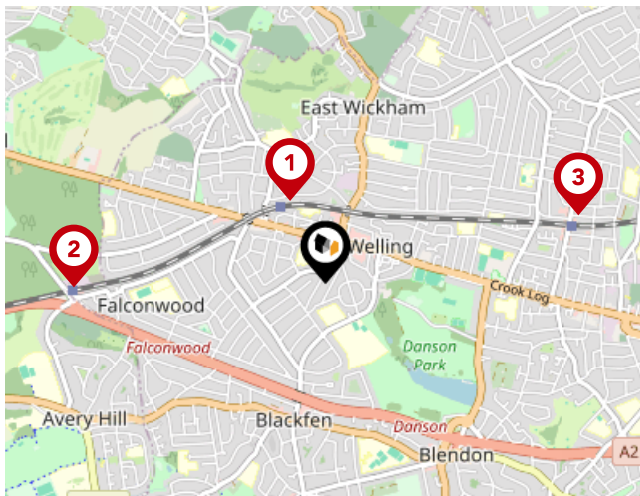


Primary Classifications (Most Common Clay Types)

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

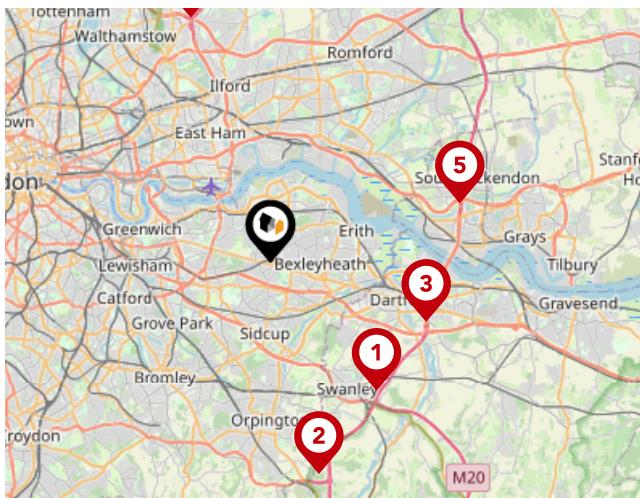
Area

Transport (National)



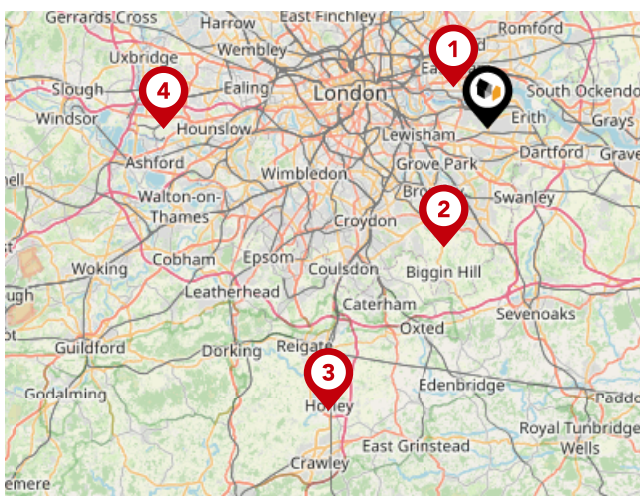
National Rail Stations

Pin	Name	Distance
	Welling Station	0.42 miles
	Falconwood Station	1.16 miles
	Bexleyheath Station	1.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M25 J3	6.15 miles
	M25 J4	8.03 miles
	M25 J2	6.12 miles
	M11 J4	9.52 miles
	M25 J31	7.28 miles

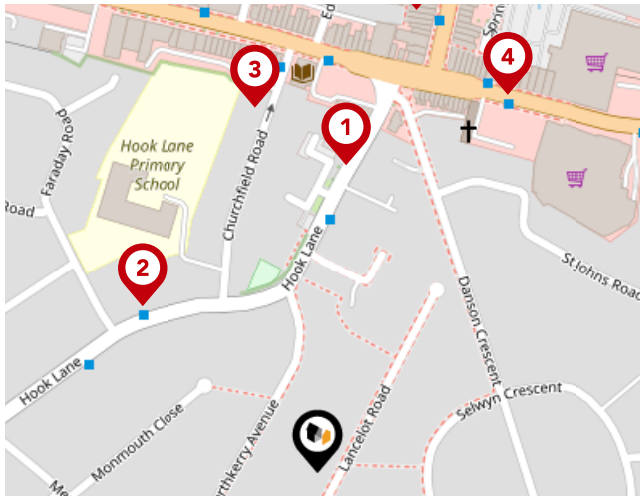


Airports/Helipads

Pin	Name	Distance
	Silvertown	3.91 miles
	Leaves Green	9.29 miles
	Gatwick Airport	23.99 miles
	Heathrow Airport Terminal 4	23.88 miles

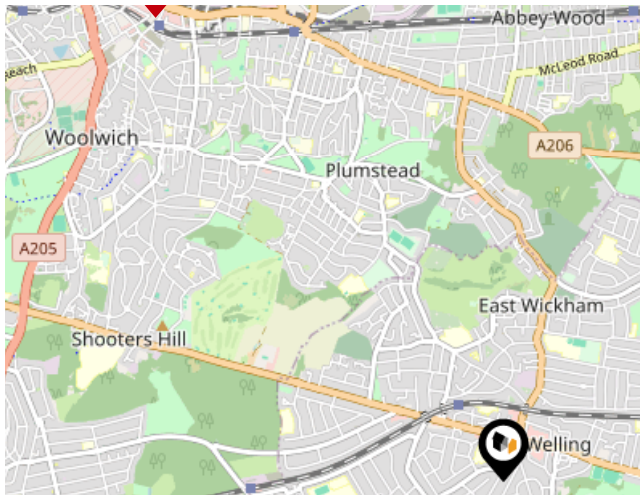
Area

Transport (Local)



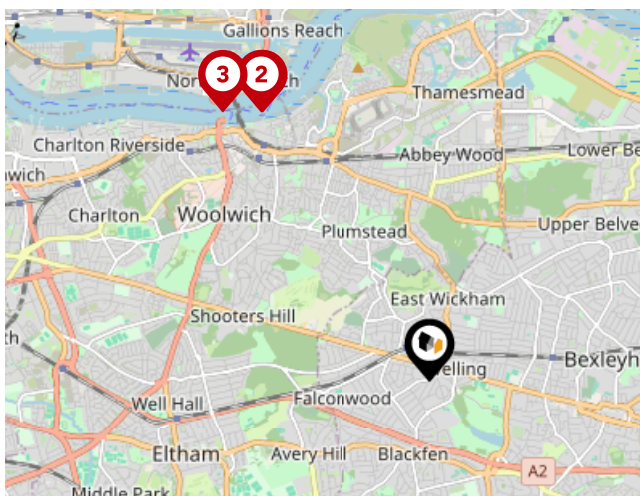
Bus Stops/Stations

Pin	Name	Distance
1	Hook Lane / St Leonards Close	0.18 miles
2	Faraday Road (DA16)	0.14 miles
3	Welling Library	0.21 miles
4	Welling High St/UpperWickhamLn	0.24 miles
5	Upper Wickham Lane /Coton Road	0.27 miles



Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	2.67 miles
2	Woolwich Arsenal DLR	2.69 miles
3	Woolwich Arsenal DLR	2.73 miles



Ferry Terminals

Pin	Name	Distance
1	Woolwich Arsenal Pier	2.93 miles
2	Woolwich Royal Arsenal Pier	2.94 miles
3	Woolwich Ferry South Pier	3.14 miles



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.

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

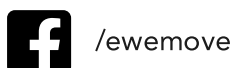


I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

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!



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com

