KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 04th May 2025

ST. MARYS ROAD, WROTHAM, SEVENOAKS, TN15

The Property Ombudsman

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	2,149 ft^2 / 199 m^2		
Plot Area:	0.17 acres		
Council Tax :	Band D		
Annual Estimate:	£2,375		
Title Number:	K792333		

Local Area

Local Authority:	Kent
Conservation Area:	Wrotham
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	71 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: *St. Marys Road, Wrotham, Sevenoaks, TN15*

Reference - 11/01683/RD

Decision:	Decided
Date:	23rd June 2011

Description:

Details of materials to be used externally pursuant to condition 2 of TM/10/01420/FL (Demolition of existing single storey flat roofed kitchen and construction of new part two storey and part single storey extension onto side and rear of original cottage to accommodate re-positioned staircase, new kitchen, cloakroom, study, utility room, family room and first floor master bedroom with en-suite (resubmission of planning permission TM/09/00866/FL)

Reference - 11/03285/NMA

Decision:	Decided
Date:	28th November 2011

Description:

Non Material Amendment: Addition of shutters at first floor to match existing front elevation (Approved extension TM/10/01420/FL)

Reference - 09/00866/FL

Decision:	Decided
Date:	15th April 2009

Description:

Two storey extension onto side and rear of original cottage to accommodate re-positioned staircase, new kitchen, cloakroom, study, family room and first floor master bedroom with ensuite

Reference - 11/02190/NMA

Decision:	Decided
Date:	19th August 2011

Description:

Non material amendment being second storey (north) elevation (rear) - change ragstone detail to extension brickwork to match existing rear elevations and same to side elevation (west). Amend east side elevation to change/replace ragstone to brickwork to line through with the existing building brickwork. Ragstone still to be used where ragstone is detailed on the existing building. Replace one french door (left hand as viewd from outside) with window

Planning records for: *St. Marys Road, Wrotham, Sevenoaks, TN15*

Reference - 09/00888/TNCA

Decision:	Decided
Date:	17th April 2009

Description:

Reduce crown of Yew tree to allow more light to property

Reference - 10/01420/FL

Decision:	Decided
Date:	01st June 2010

Description:

Demolition of existing single storey flat roofed kitchen and construction of new part two storey and part single storey extension onto side and rear of original cottage to accommodate re-positioned staircase, new kitchen, cloakroom, study, utility room, family room and first floor master bedroom with en-suite (resubmission of planning permission TM/09/00866/FL)

Reference - 22/02524/TNCA

Decision:	4-Appeal decided
Date:	16th November 2022

Description:

Fell a dying crab apple tree (Malus sylvestris) situated in the applicant's back garden (identified as T5 on Tree Location Plan drawn by Connick Tree Care)

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in TN15
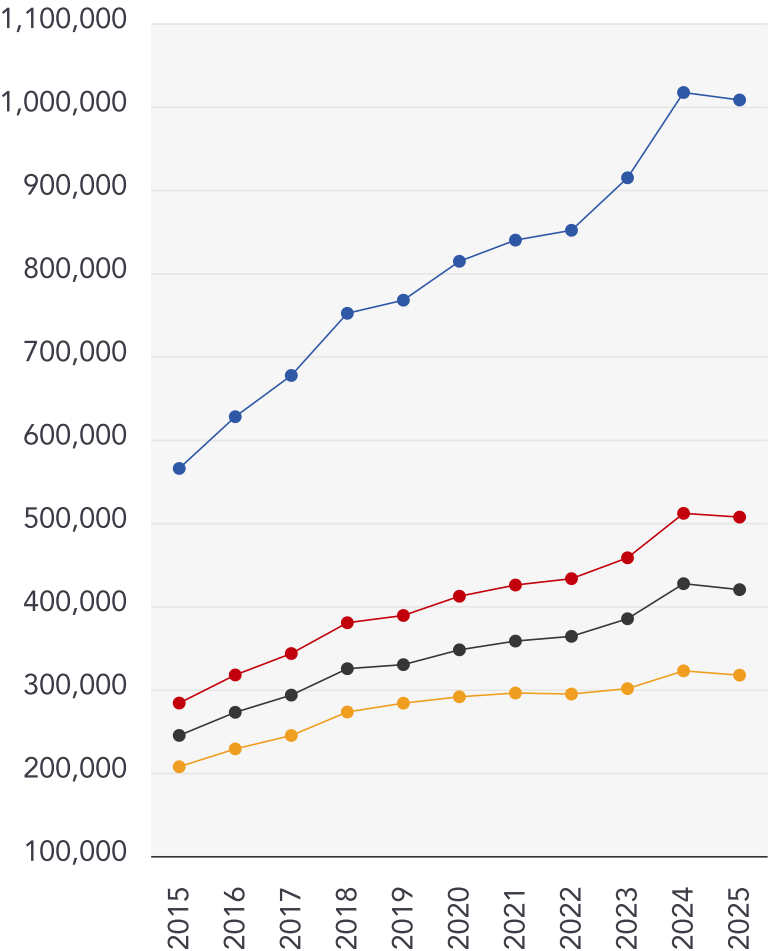
Detached

+78.26%

Semi-Detached

+78.72%

Terraced

+71.52%

Flat

+53.1%

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
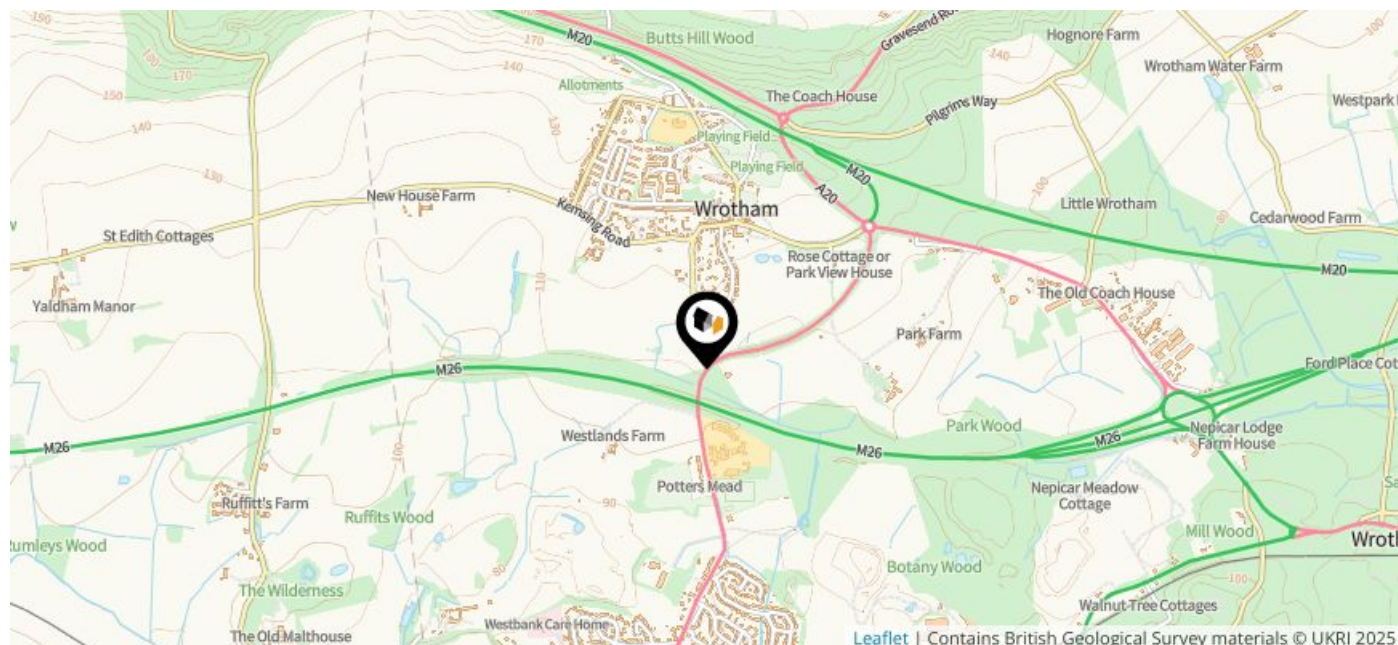
Mine Entry

✕   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.

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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.
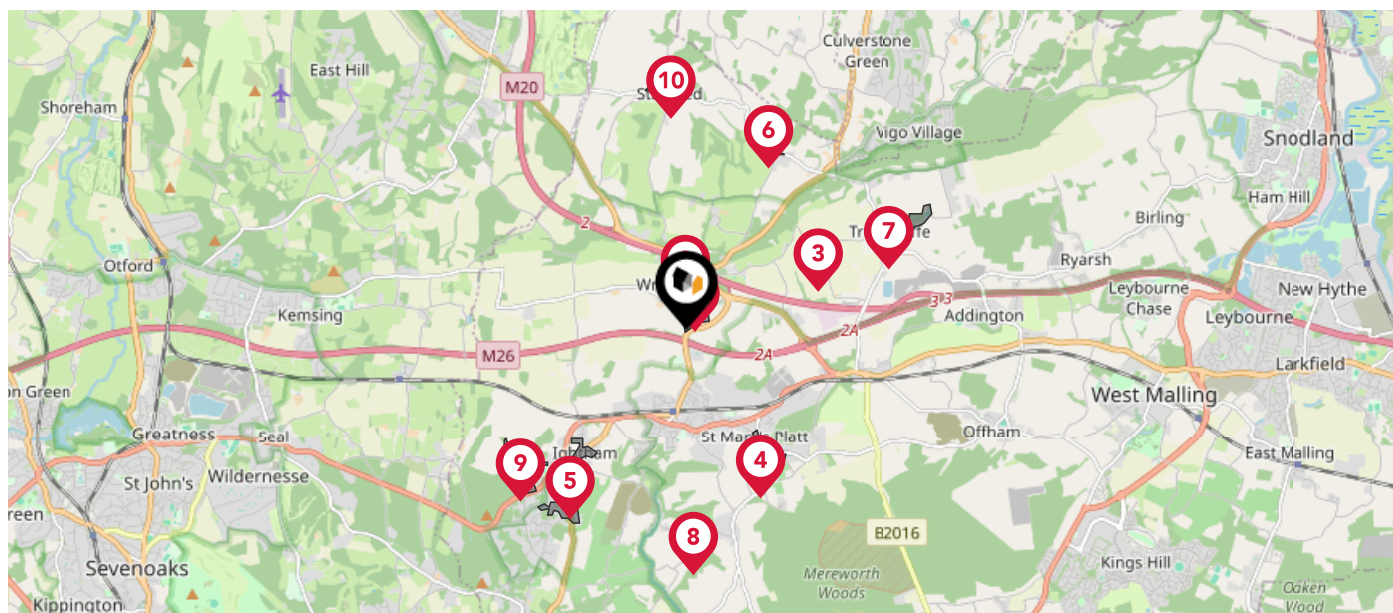
Nearby Conservation Areas	
1	Wrotham
2	Butts Hill, Wrotham
3	Wrotham Water
4	Platt
5	Ightham
6	Fairseat
7	Trottiscliffe
8	Claygate Cross, Plaxtol
9	Oldbury
10	Stansted

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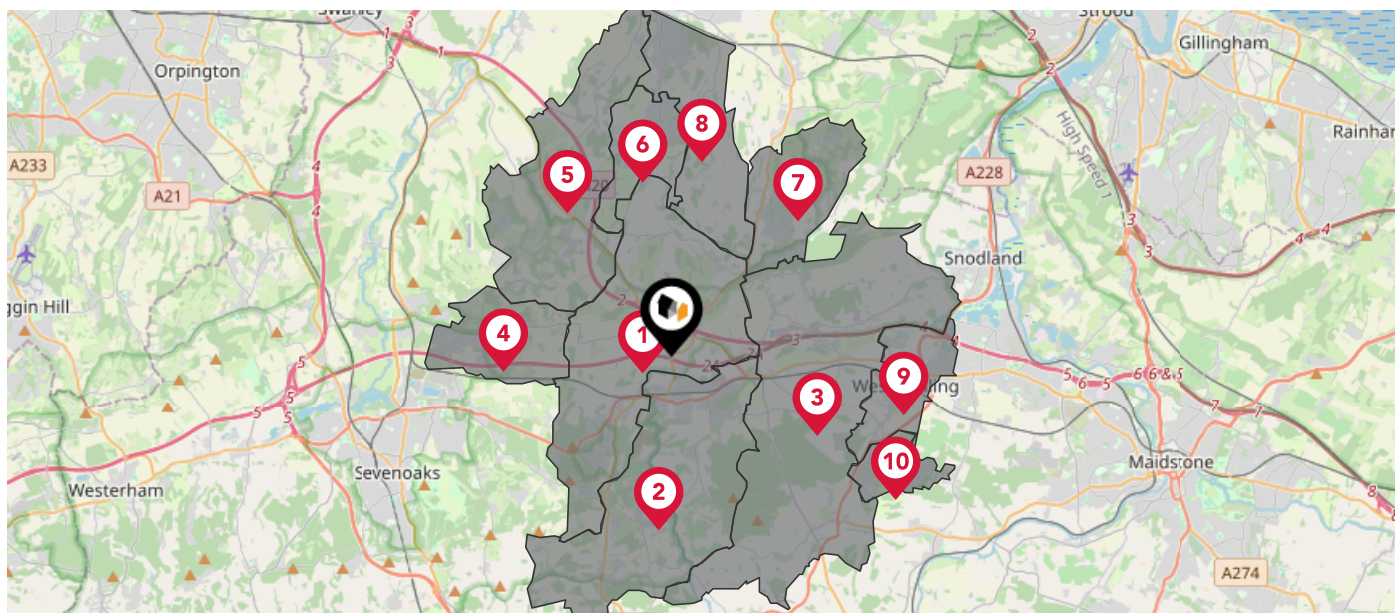
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

Nearby Council Wards	
1	Wrotham, Ightham and Stansted Ward
2	Borough Green and Long Mill Ward
3	Downs and Mereworth Ward
4	Kemsing Ward
5	Fawkham and West Kingsdown Ward
6	Ash and New Ash Green Ward
7	Meopham South and Vigo Ward
8	Hartley and Hodsoll Street Ward
9	West Malling and Leybourne Ward
10	Kings Hill Ward

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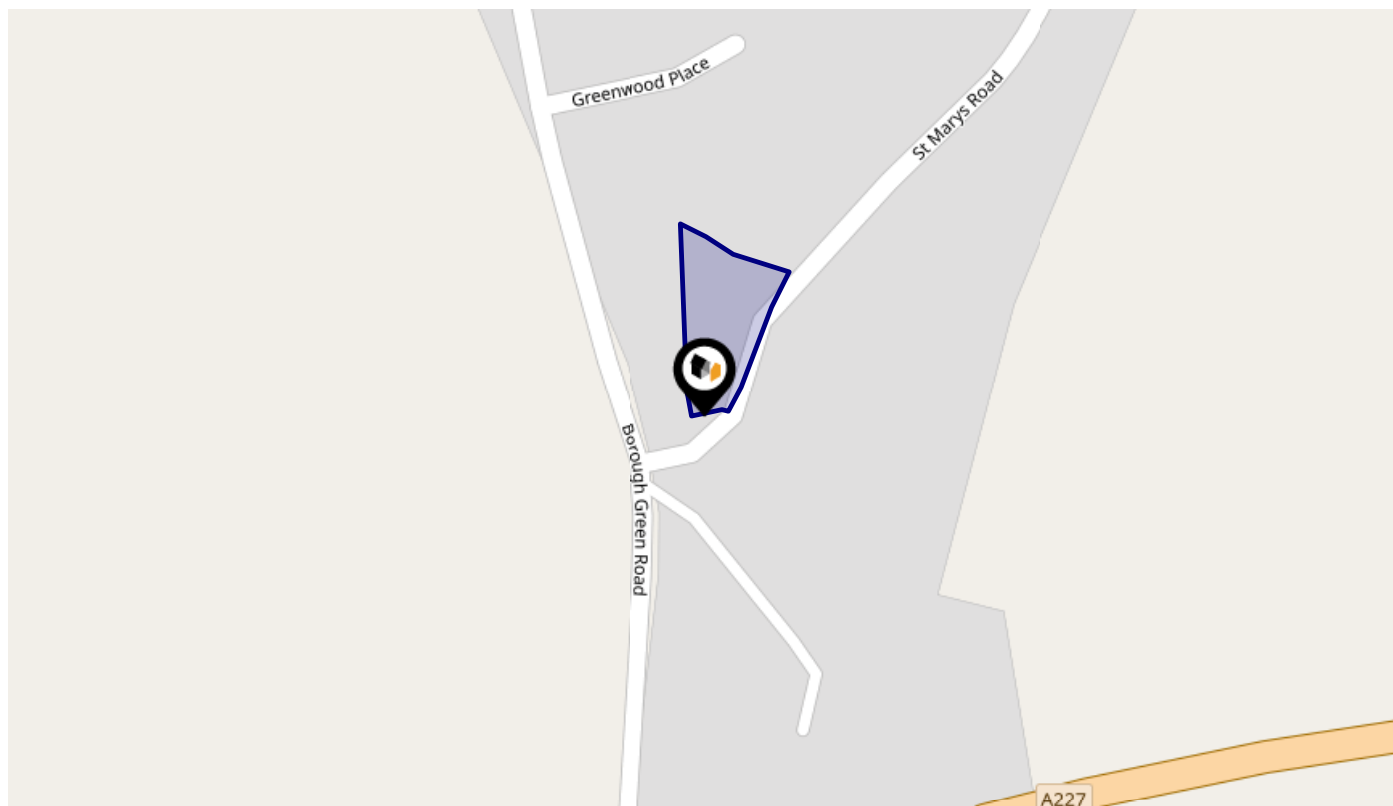
Rail Noise Data

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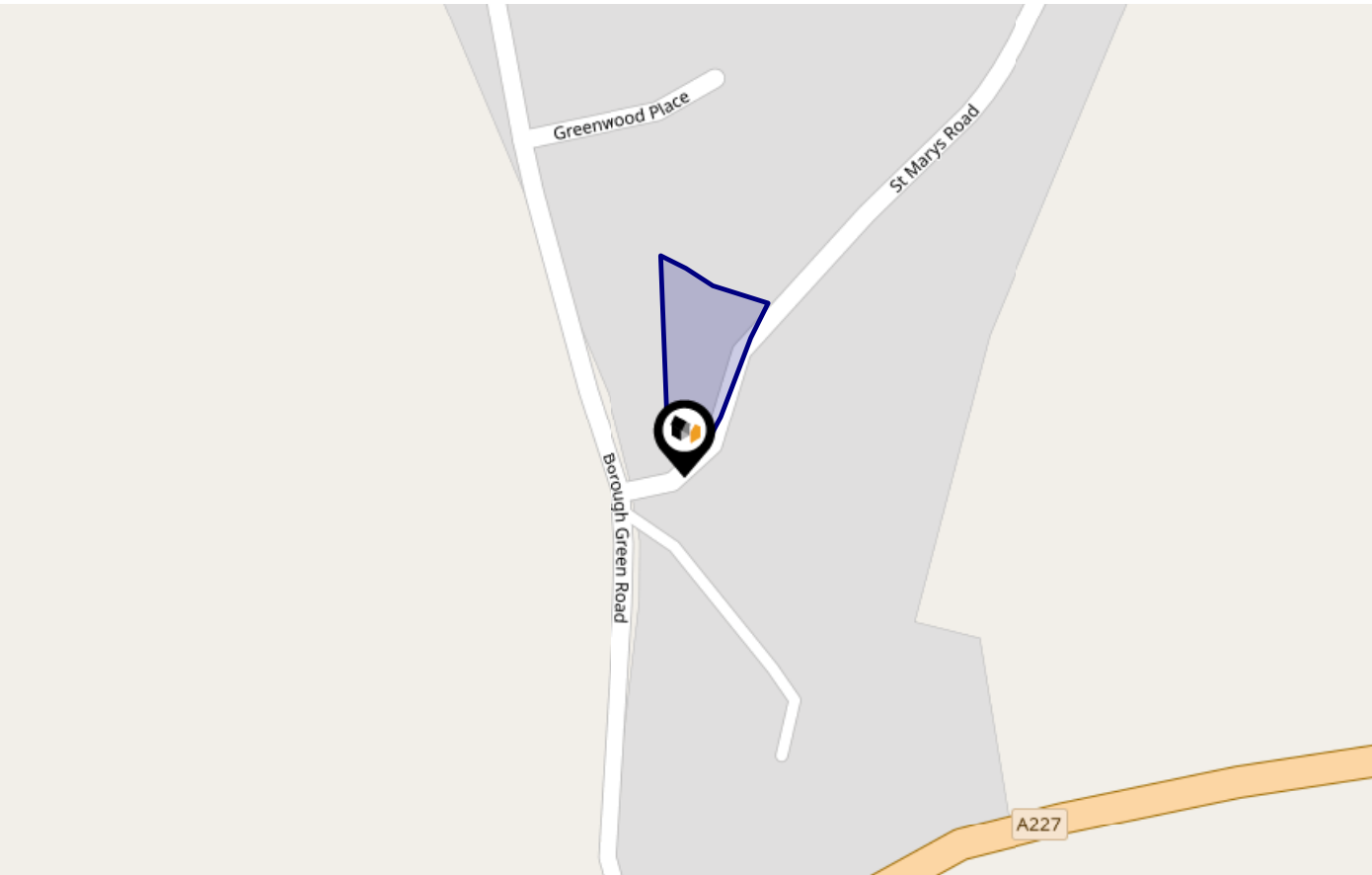
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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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.
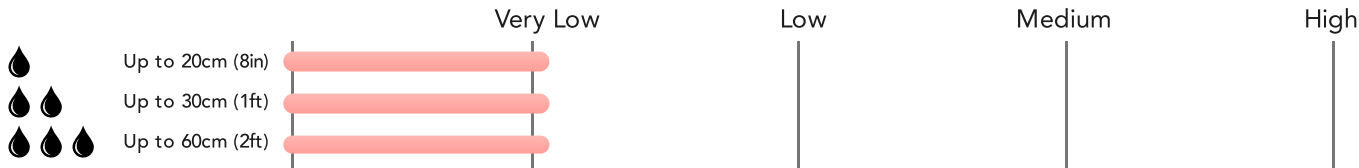

Risk Rating: Very low

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.

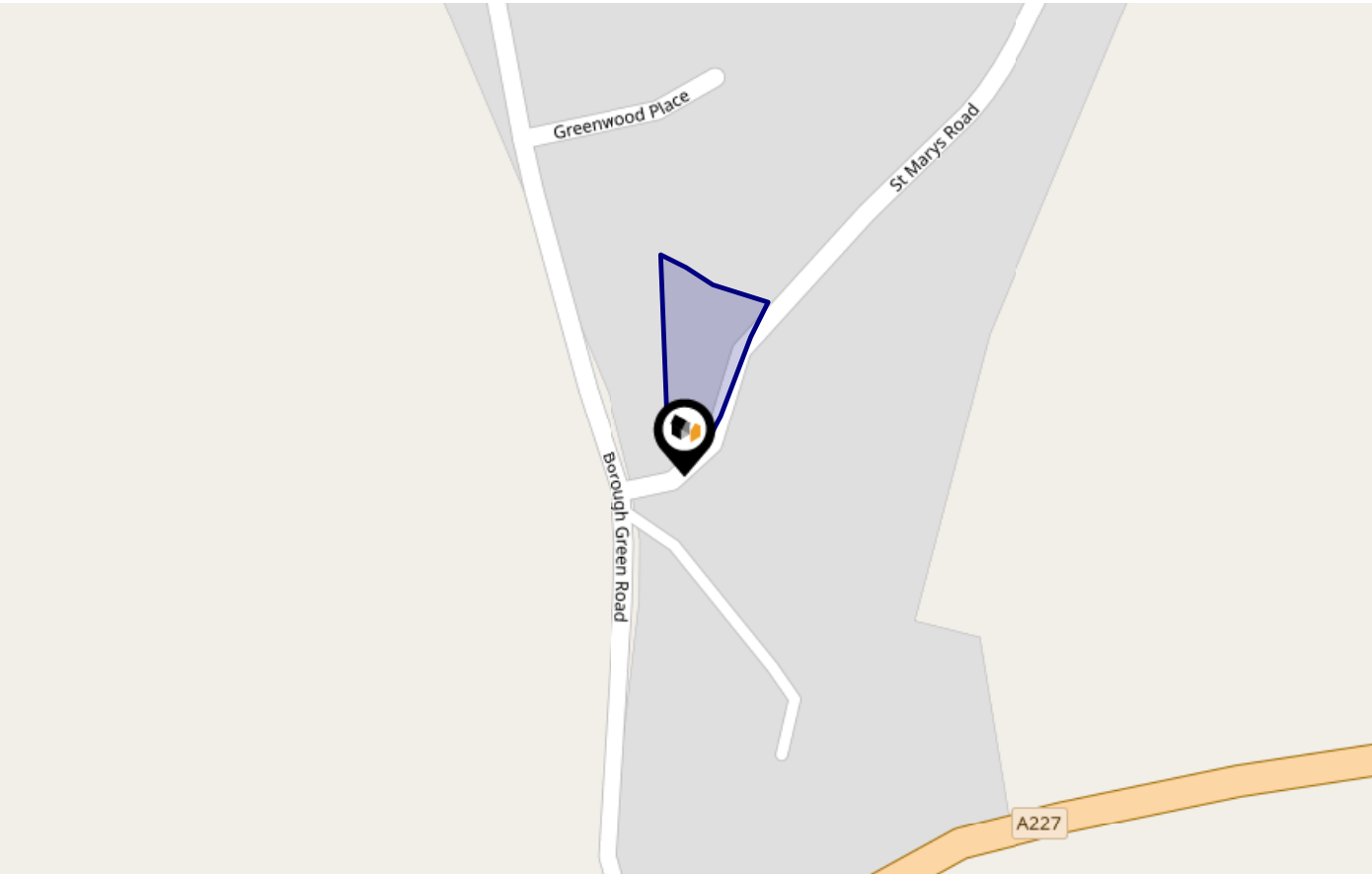■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

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.
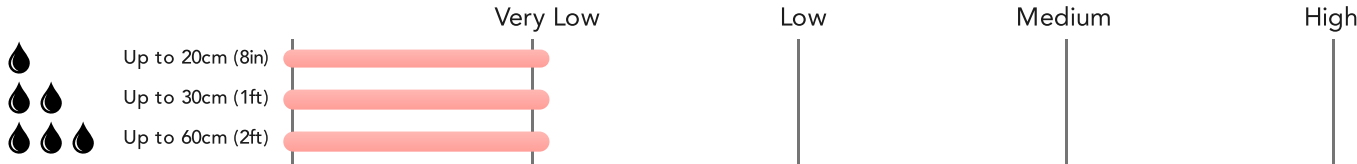

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■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
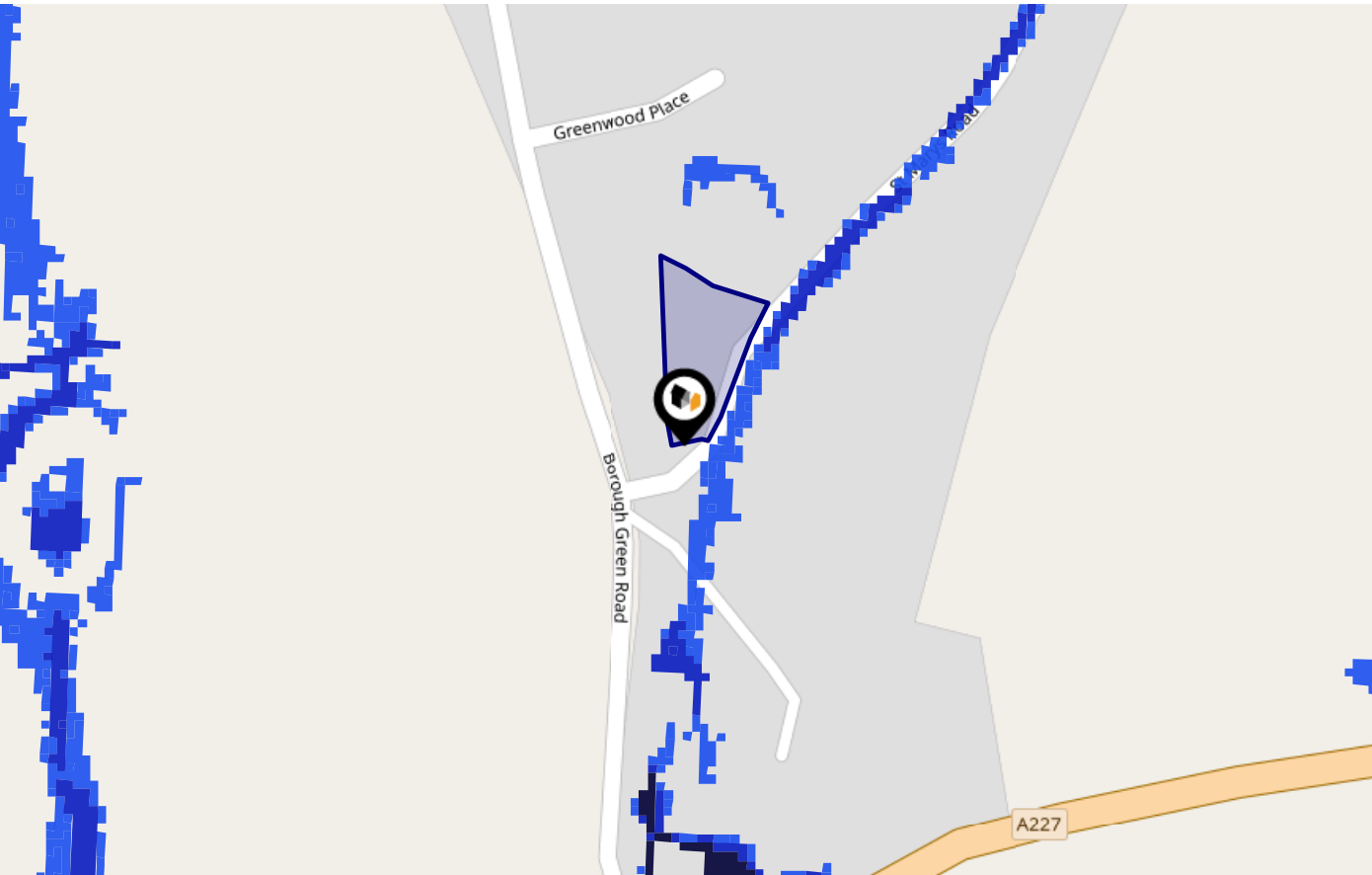
Chance of flooding to the following depths at this property:

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

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
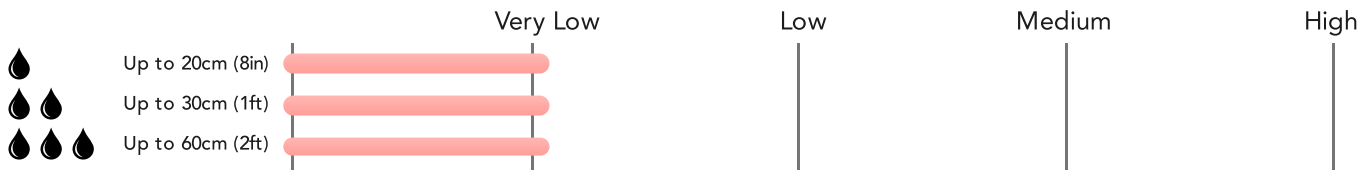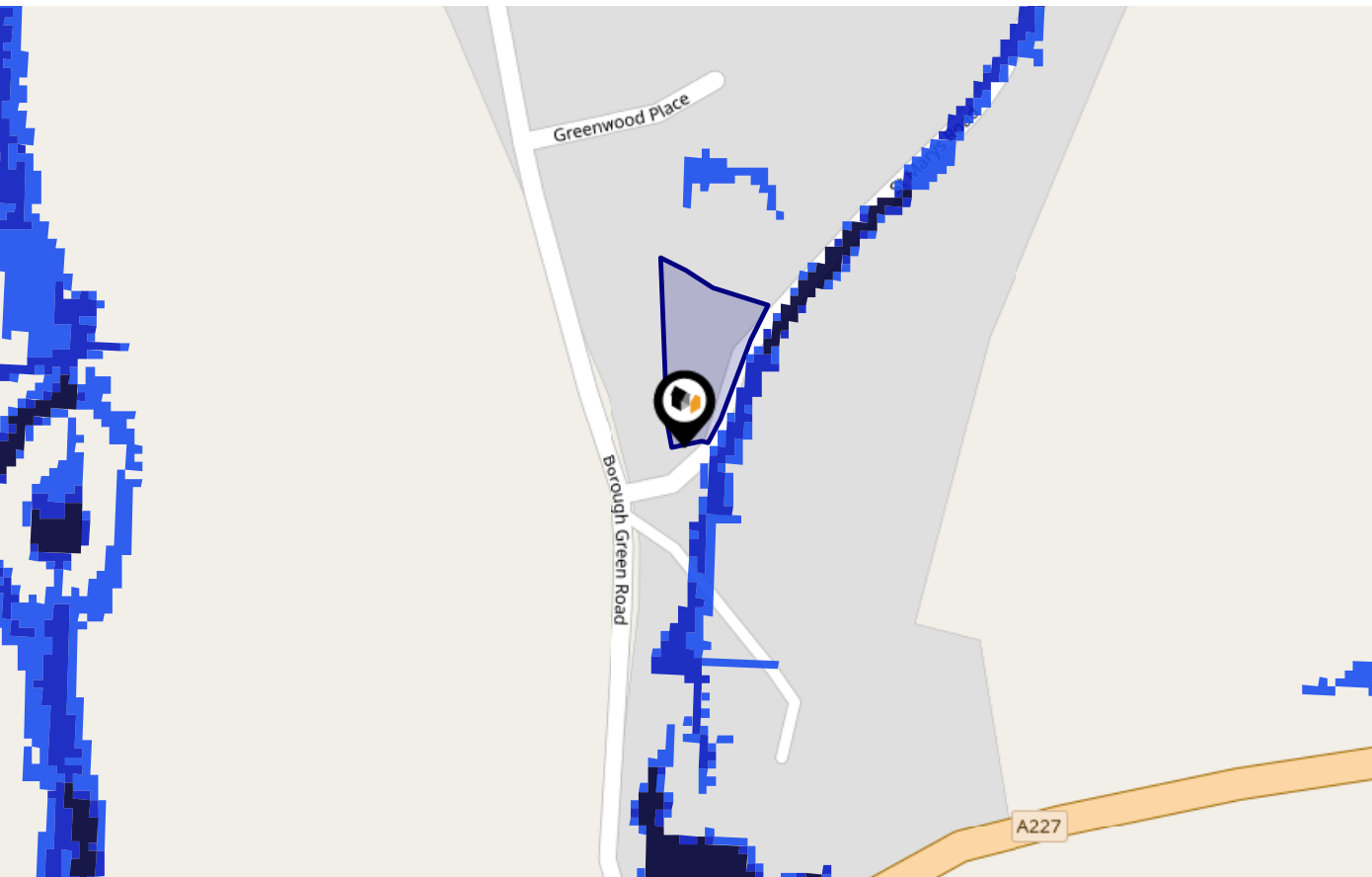

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Chance of flooding to the following depths at this property:

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

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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.
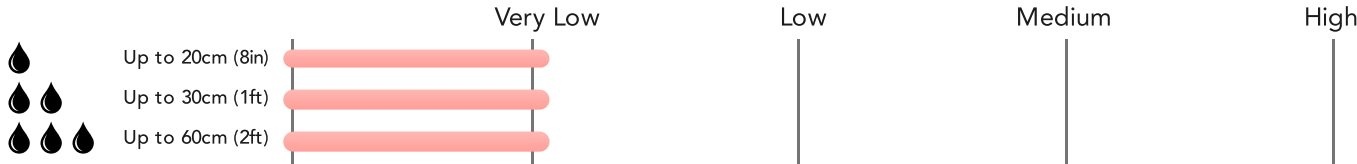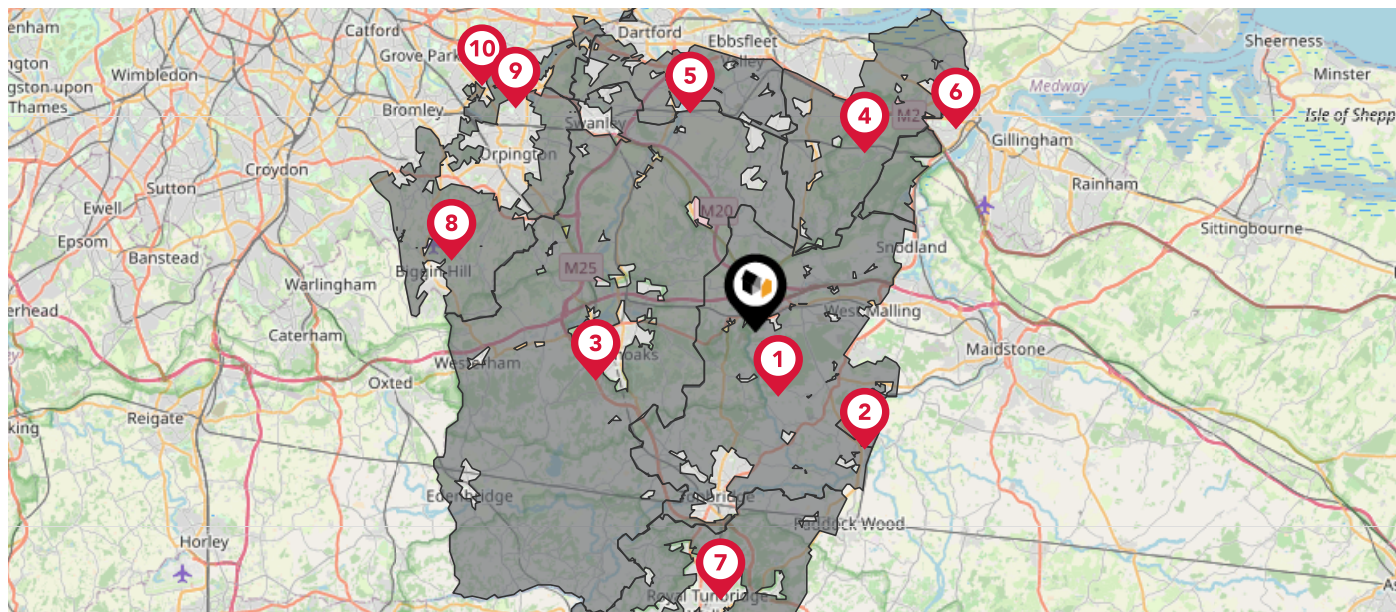

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Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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Maps
Green Belt

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



Nearby Green Belt Land

1. London Green Belt - Tonbridge and Malling

2. London Green Belt - Maidstone

3. London Green Belt - Sevenoaks

4. London Green Belt - Gravesham

5. London Green Belt - Dartford

6. London Green Belt - Medway

7. London Green Belt - Tunbridge Wells

8. London Green Belt - Bromley

9. London Green Belt - Bexley

10. London Green Belt - Greenwich

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.
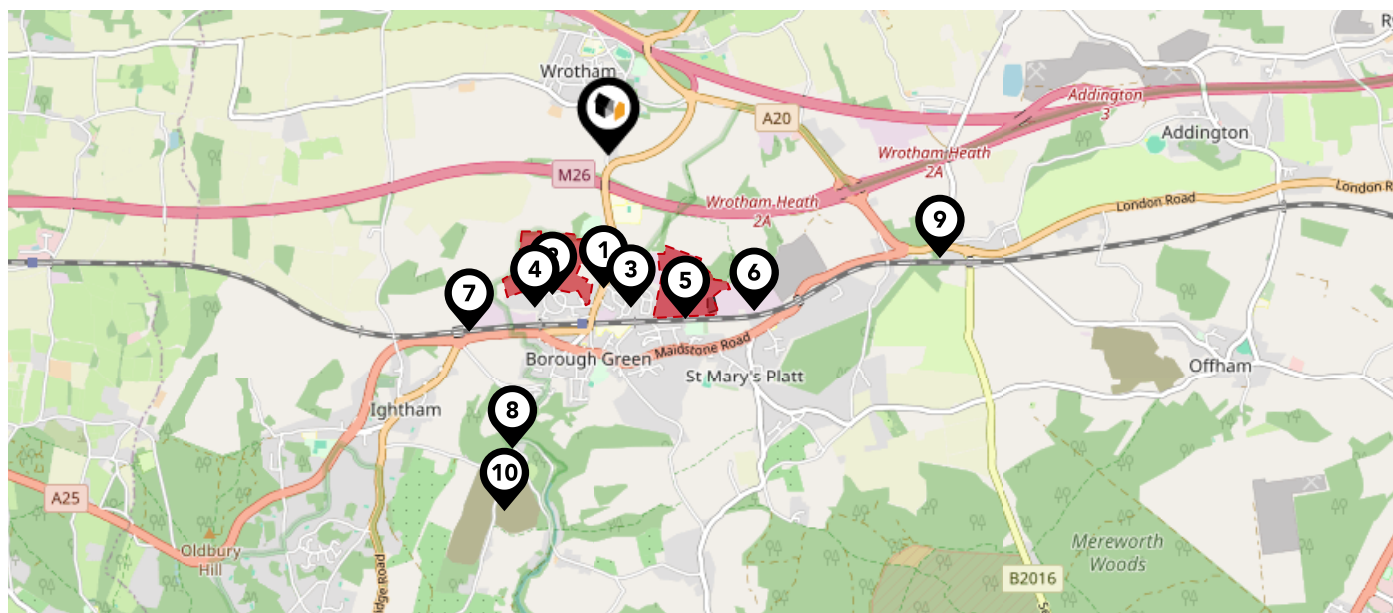
Nearby Landfill Sites		
1	Field-Wrotham Road, Sevenoaks, Kent	Historic Landfill
2	EA/EPR/LB3631AU/V003	Active Landfill
3	Joco Pit-Borough Green, Kent	Historic Landfill
4	Field-Wrotham Road, Sevenoaks, Kent	Historic Landfill
5	EA/EPR/LP3194VK/V006	Active Landfill
6	Platt Industrial-Platt, Borough Green, Kent	Historic Landfill
7	Ightham Sandpit-Borough Green, Kent	Historic Landfill
8	Borough Green Quarry-Borough Green	Historic Landfill
9	Gatehouse Wood-Gatehouse Wood, Kent	Historic Landfill
10	EA/EPR/DP3698HM/V003	Active Landfill

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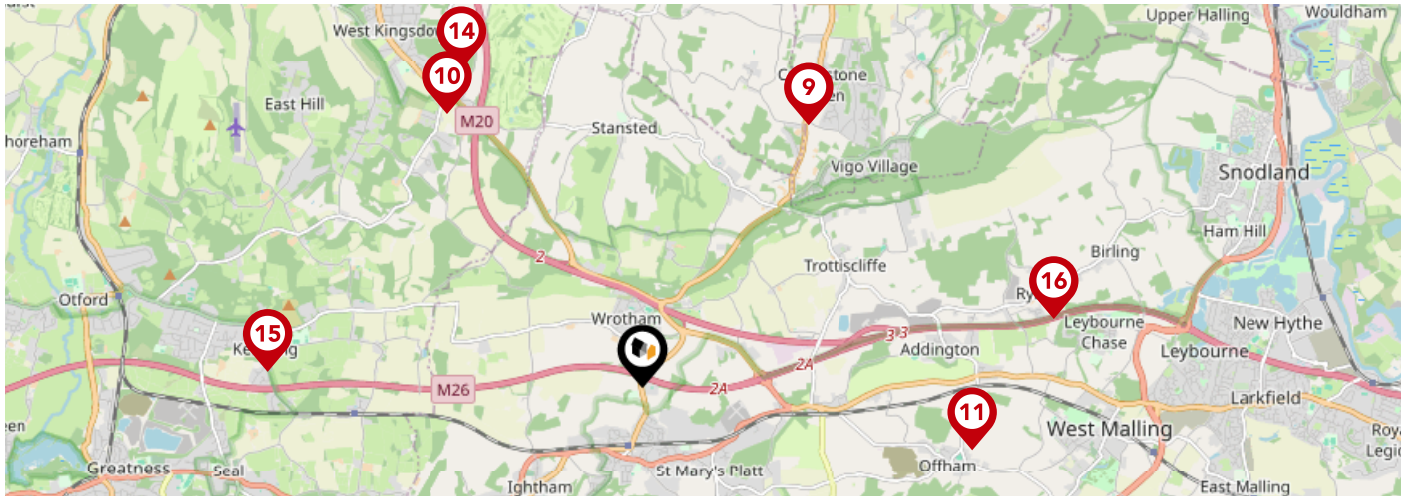
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
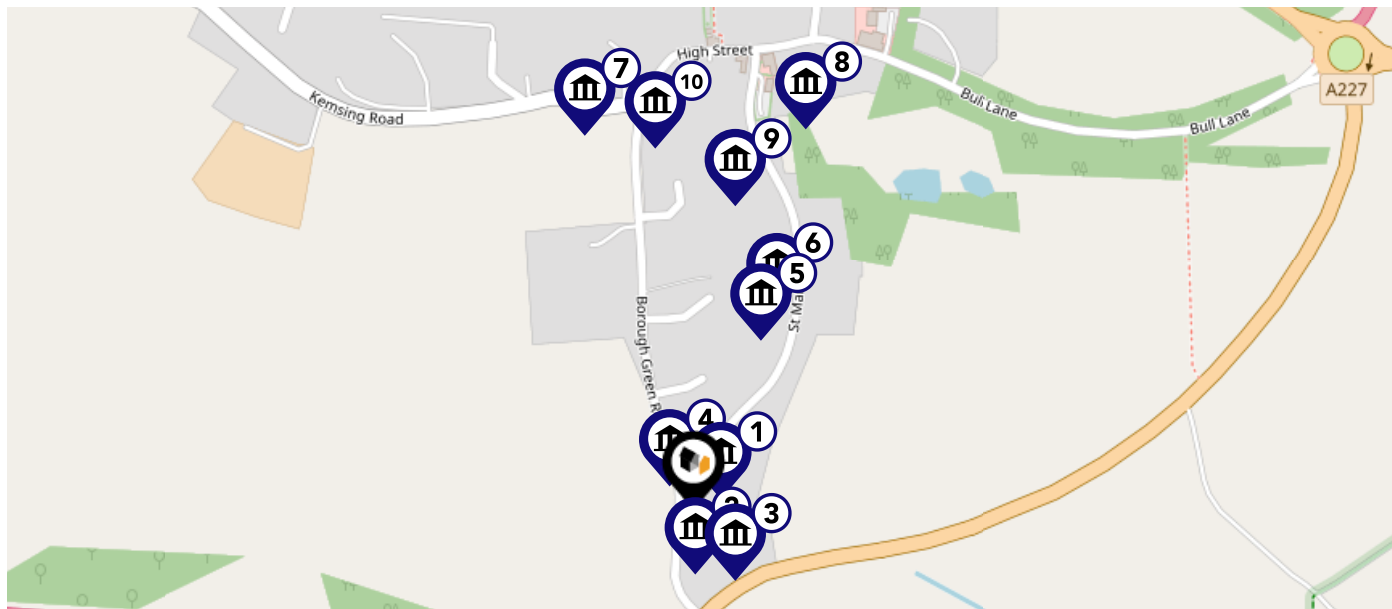
Listed Buildings in the local district	Grade	Distance
1 1264539 - Cedar House	Grade II	0.0 miles
2 1236558 - Ivy Hall Farmhouse	Grade II	0.0 miles
3 1236559 - Sycamore Barn	Grade II	0.0 miles
4 1236288 - The Hollies	Grade II	0.0 miles
5 1236554 - The Old Farmhouse	Grade II	0.1 miles
6 1236552 - Normey Cottage	Grade II	0.1 miles
7 1236684 - Town House And East Lodge	Grade II	0.2 miles
8 1264591 - Wrotham Place	Grade II	0.2 miles
9 1245946 - Oak Cottage	Grade II	0.2 miles
10 1236298 - The Old Vicarage	Grade II	0.2 miles

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Area
Schools
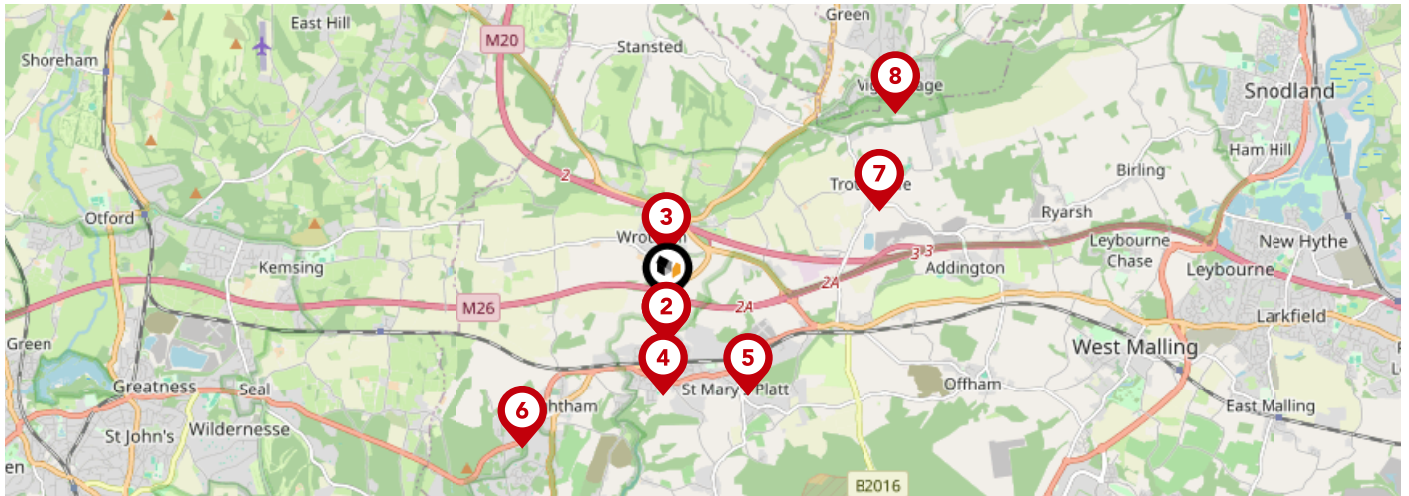
		Nursery	Primary	Secondary	College	Private
1	**Grange Park School** Ofsted Rating: Good | Pupils: 185 | Distance:0.35	☐	☐	☑	☐	☐
2	**Wrotham School** Ofsted Rating: Good | Pupils: 1060 | Distance:0.35	☐	☐	☑	☐	☐
3	**St George's Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 202 | Distance:0.48	☐	☑	☐	☐	☐
4	**Borough Green Primary School** Ofsted Rating: Good | Pupils: 261 | Distance:0.84	☐	☑	☐	☐	☐
5	**Platt Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 182 | Distance:1.11	☐	☑	☐	☐	☐
6	**Ightham Primary School** Ofsted Rating: Outstanding | Pupils: 208 | Distance:1.89	☐	☑	☐	☐	☐
7	**Trottiscliffe Church of England Primary School** Ofsted Rating: Good | Pupils: 78 | Distance:2.15	☐	☑	☐	☐	☐
8	**Vigo Village School** Ofsted Rating: Good | Pupils: 122 | Distance:2.77	☐	☑	☐	☐	☐

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Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Culverstone Green Primary School Ofsted Rating: Good	Pupils: 210	Distance:2.89	☐	☑	☐	☐	☐
10 St. Edmund's Church of England Primary School Ofsted Rating: Good	Pupils: 170	Distance:3.11	☐	☑	☐	☐	☐
11 Offham Primary School Ofsted Rating: Outstanding	Pupils: 204	Distance:3.12	☐	☑	☐	☐	☐
12 Plaxtol Primary School Ofsted Rating: Good	Pupils: 84	Distance:3.31	☐	☑	☐	☐	☐
13 St Lawrence Church of England Primary School Ofsted Rating: Good	Pupils: 88	Distance:3.32	☐	☑	☐	☐	☐
14 Birtley House Independent School Ofsted Rating: Good	Pupils: 38	Distance:3.4	☐	☑	☐	☐	☐
15 Kemsing Primary School Ofsted Rating: Good	Pupils: 183	Distance:3.47	☐	☑	☐	☐	☐
16 Ryarsh Primary School Ofsted Rating: Good	Pupils: 210	Distance:3.87	☐	☑	☐	☐	☐

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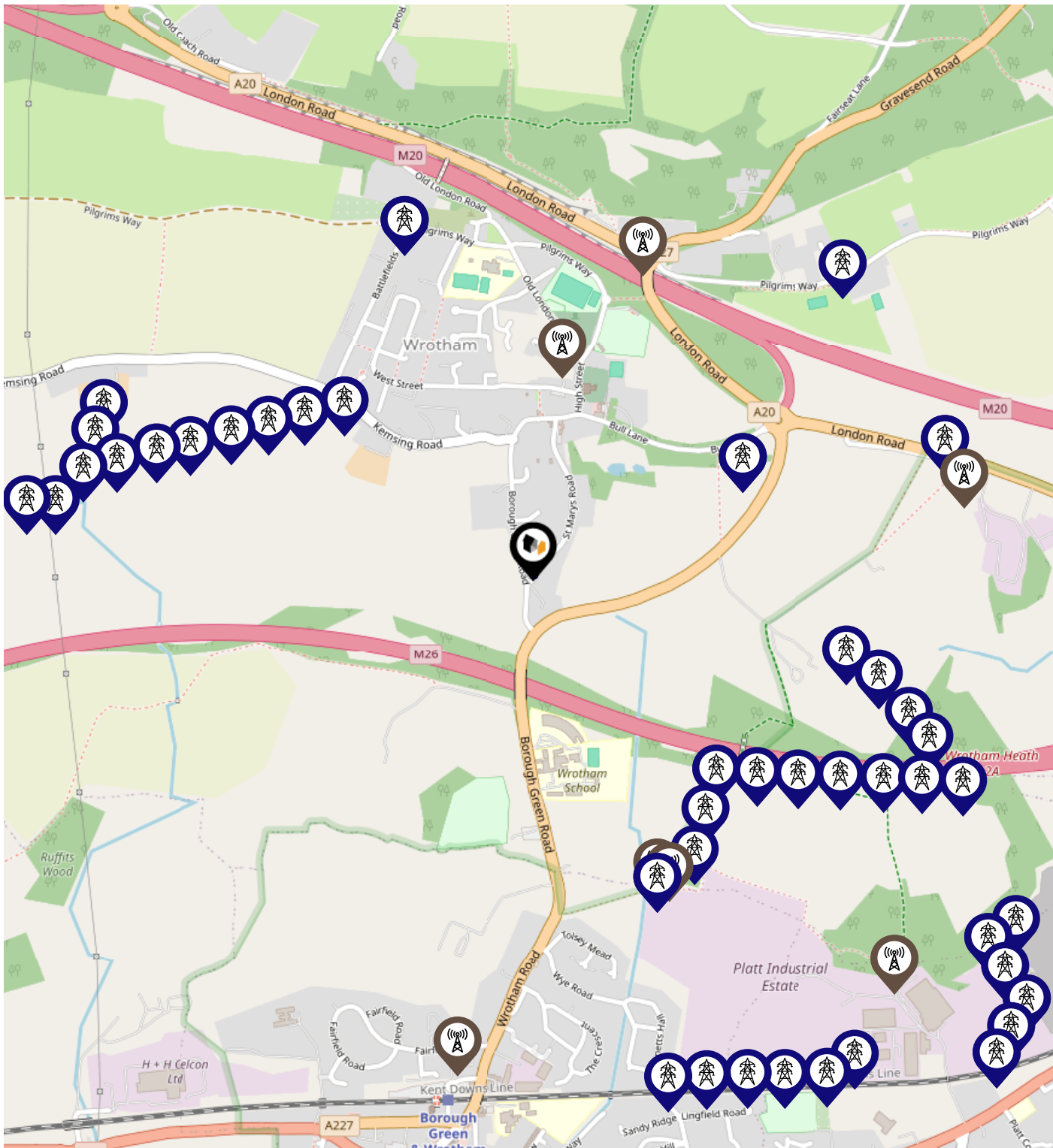
Key:

Power Pylons

Communication Masts

KFB - Key Facts For Buyers

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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%

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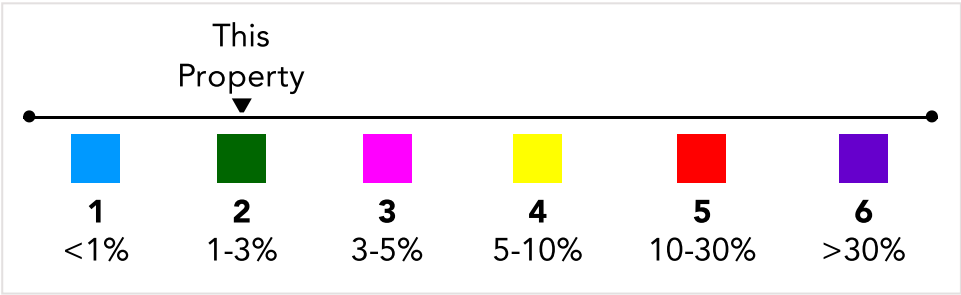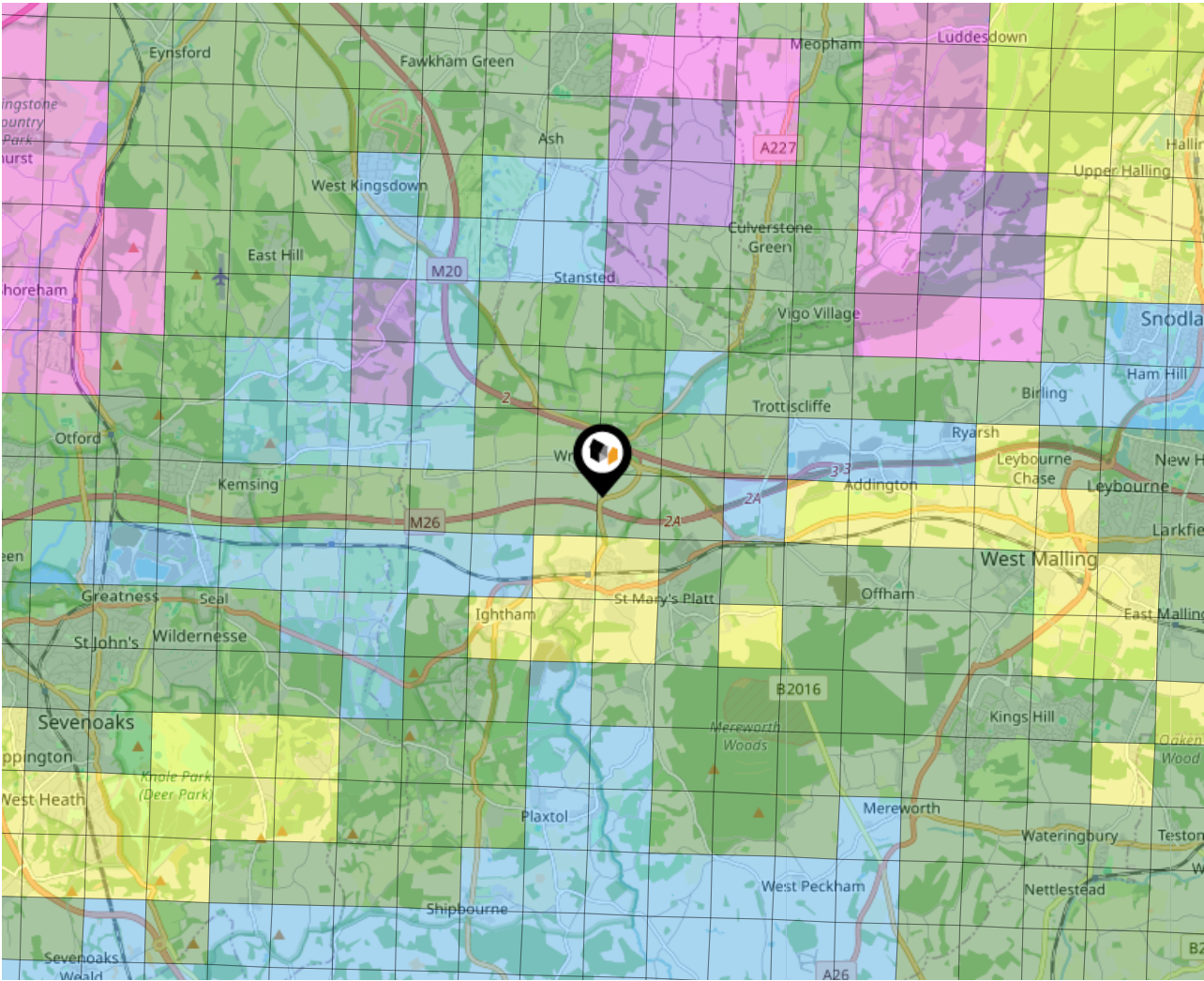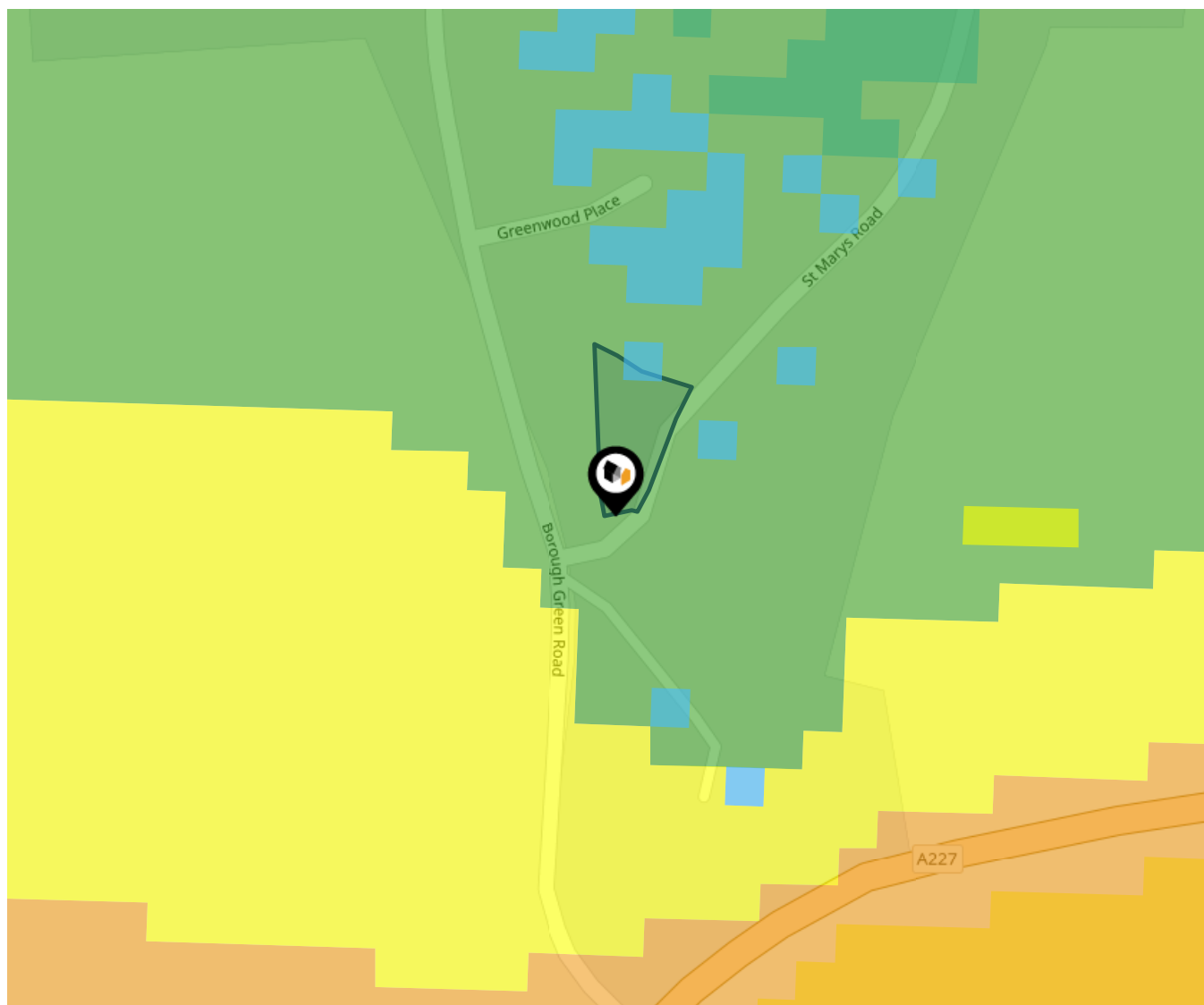
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		
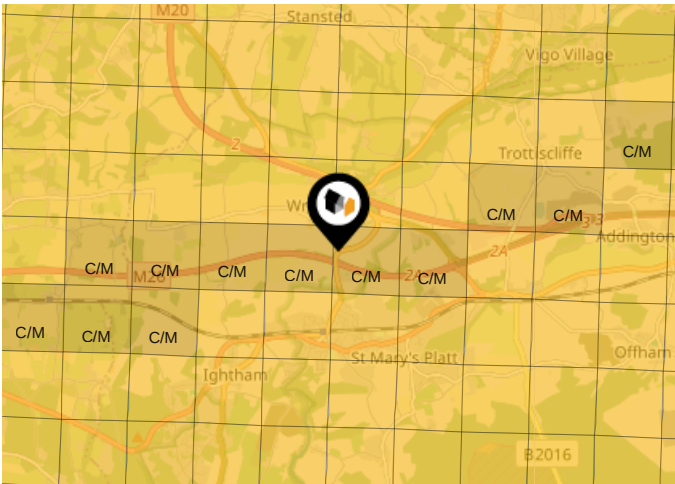
Primary Classifications (Most Common Clay Types)

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

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NEIL JOHNSON PROPERTY AGENTS

Neil Johnson Property Agents is a distinguished independent firm dedicated to providing personalised and expert property services. With a rich background in the property industry dating back to 2001, I have assisted hundreds, if not thousands, of individuals in moving to their ideal homes. Drawing upon years of experience and in-depth knowledge of the market, I have established my own company with a steadfast commitment to easing the often-daunting process of moving.

Testimonial 1

★★★★★

Neil has been an absolute star - he takes the time to explain his services and what you may need to do to your home prior to putting it on the market, in order to maximise the sale price. He is trustworthy, hugely experienced and an excellent communicator. I wouldn't hesitate to recommend him to family and friends.

Testimonial 2

★★★★★

Neil acted for me on the potential sale of my house. I found him professional, informative and very supportive. Excellent communication and works hard to achieve your requirements. Would not hesitate to use him again or recommend him to potential sellers.

Testimonial 3

★★★★★

I found Neil very professional, keeping in contact with me updating me on progress and willing to go the extra mile. Nothing was too much trouble. Highly recommend him.

Testimonial 4

★★★★★

A well deserved 5 stars. Neil helped with the purchase of our new house. We were kept well informed thought out, he even chased the estate agents selling our house to give me the much needed updates i was not getting and was the main person pushing the chain through. I wish we used him to sell our house. We have recommended Neil to two others, who are now selling their properties through him. Definitely would recommended.

Agent
Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of NEIL JOHNSON PROPERTY AGENTS or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by NEIL JOHNSON PROPERTY AGENTS and therefore no warranties can be given as to their good working order.

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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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KFB - Key Facts For Buyers