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INDEPENDENT SELLING AND
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th April 2025



MILL STREAM CLOSE, ASHURST, TUNBRIDGE WELLS, TN3

NEIL JOHNSON PROPERTY AGENTS

SUITE 112, 80 CHURCHILL SQUARE, KINGS HILL, WEST MALLING, ME19 4YU

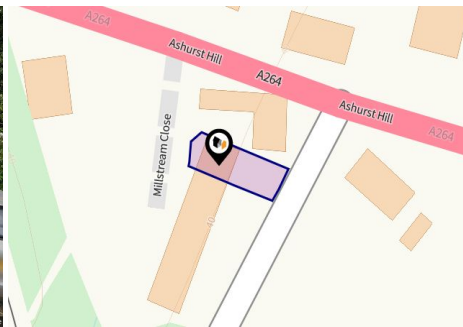
01732 752001

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,130 ft ² / 105 m ²
Plot Area:	0.05 acres
Year Built :	2003-2006
Council Tax :	Band E
Annual Estimate:	£2,869
Title Number:	K678797

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

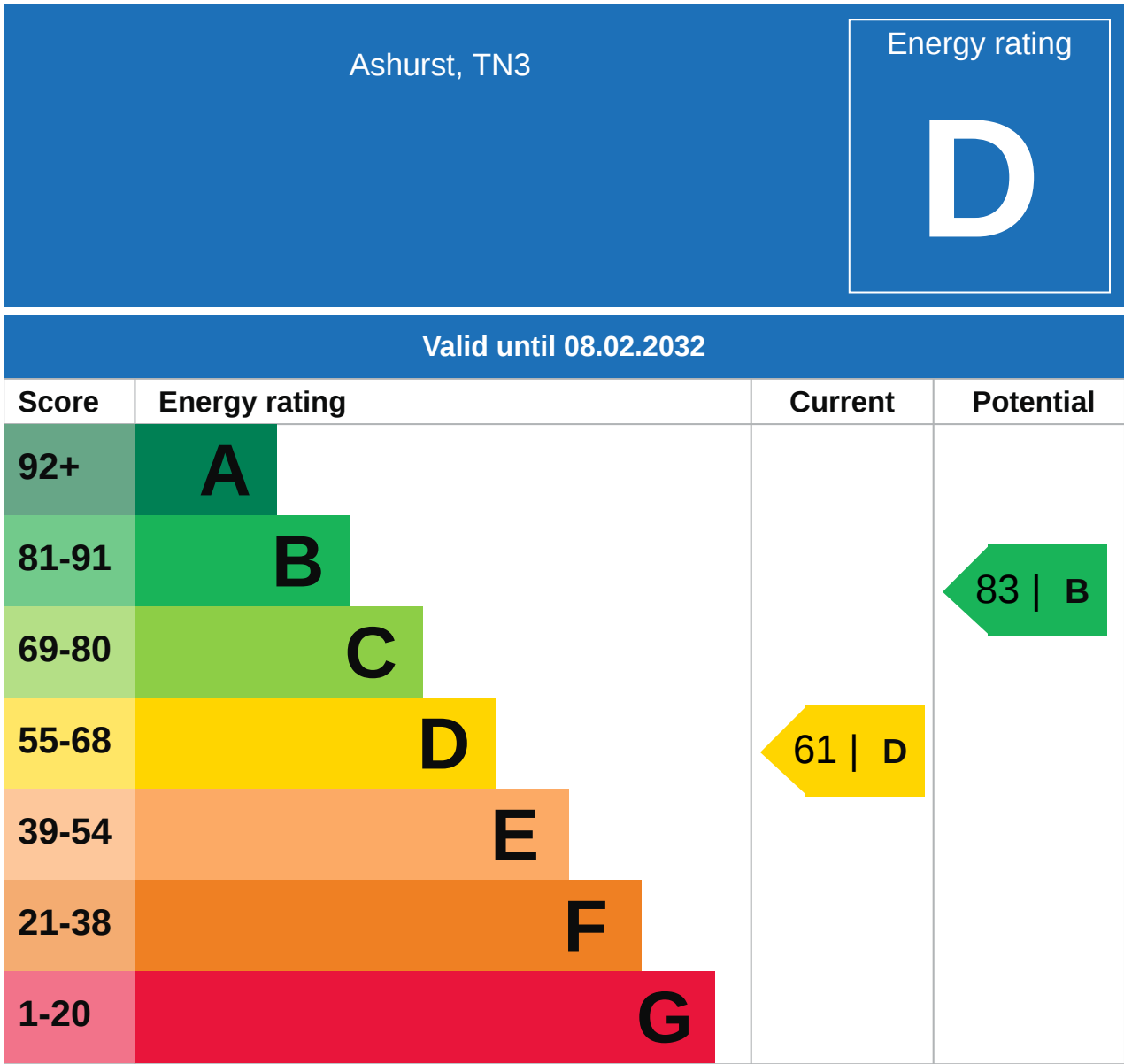
Planning records for: *Mill Stream Close, Ashurst, Tunbridge Wells, TN3*

Reference - 03/01122/FUL	
Decision:	Decided
Date:	02nd May 2003
Description:	Single storey rear extension

Reference - 98/00128/FUL	
Decision:	Decided
Date:	20th January 1998
Description:	Variation of condition 13 of TW/87/1816 - conversion of part of integral garage into playroom/study

Property

EPC - Certificate



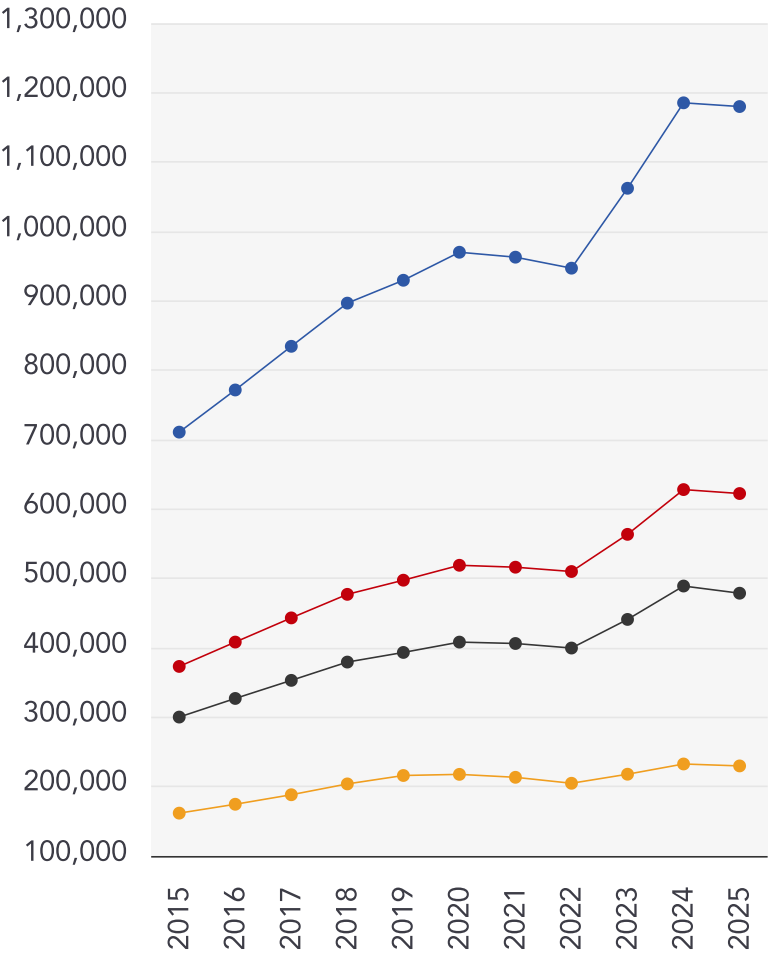
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	105 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in TN3



Detached

+66.01%

Semi-Detached

+66.77%

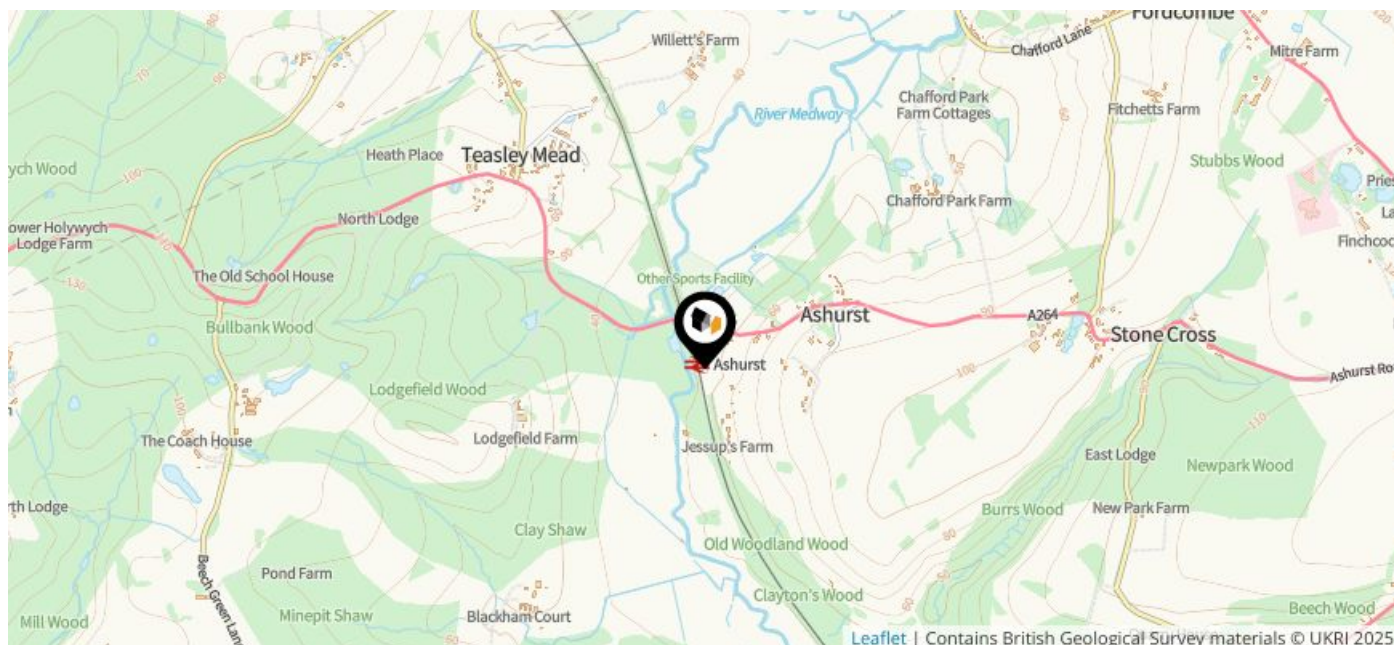
Terraced

+59.45%

Flat

+42.08%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

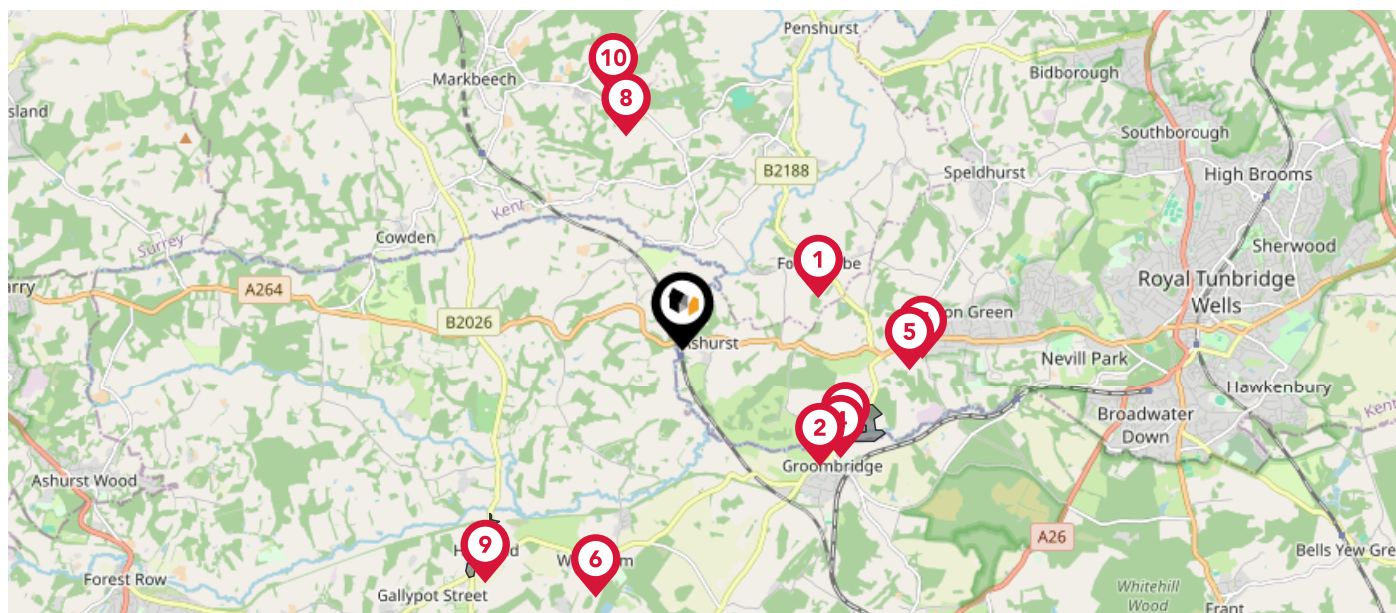
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

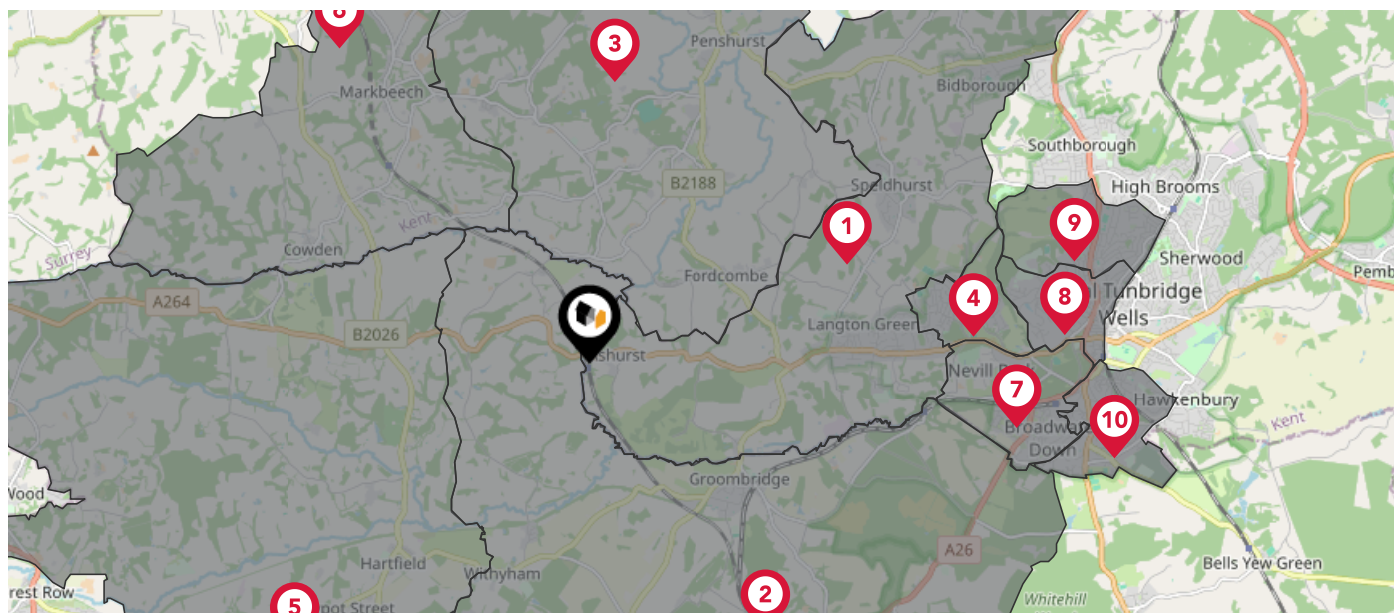
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|---------------------------------|
| 1 | Fordcombe |
| 2 | Groombridge Conservation Area |
| 3 | Groombridge Conservation Area |
| 4 | Groombridge Conservation Area |
| 5 | Langton Green Conservation Area |
| 6 | Withyham |
| 7 | Langton Green Conservation Area |
| 8 | Chiddingstone Hoath |
| 9 | Hartfield |
| 10 | Hoath Corner |

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



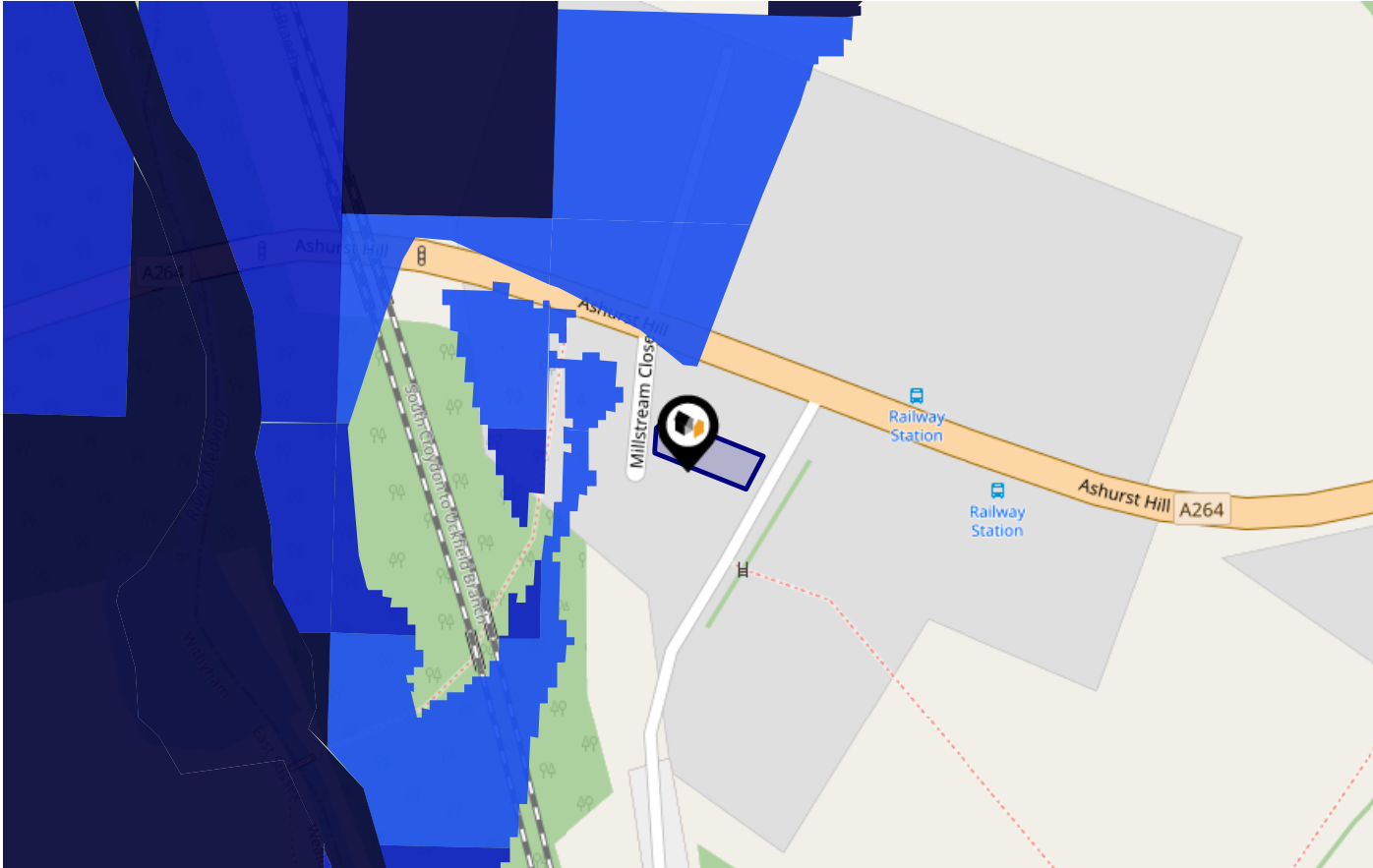
Nearby Council Wards

- 1 Speldhurst and Bidborough Ward
- 2 Withyham Ward
- 3 Penshurst, Fordcombe and Chiddingstone Ward
- 4 Rusthall Ward
- 5 Hartfield Ward
- 6 Cowden and Hever Ward
- 7 Broadwater Ward
- 8 Culverden Ward
- 9 St. John's Ward
- 10 Pantiles and St. Mark's Ward

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.

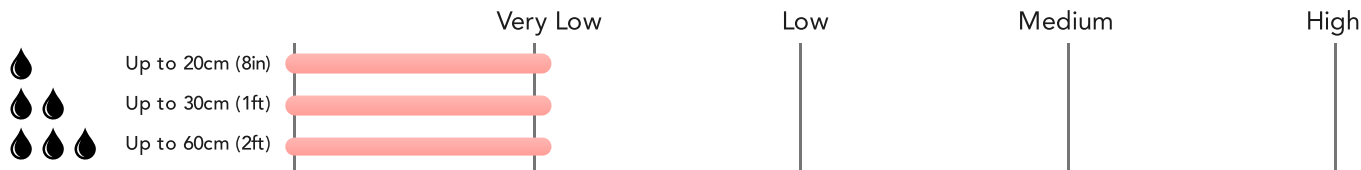


Risk Rating: Very low

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.

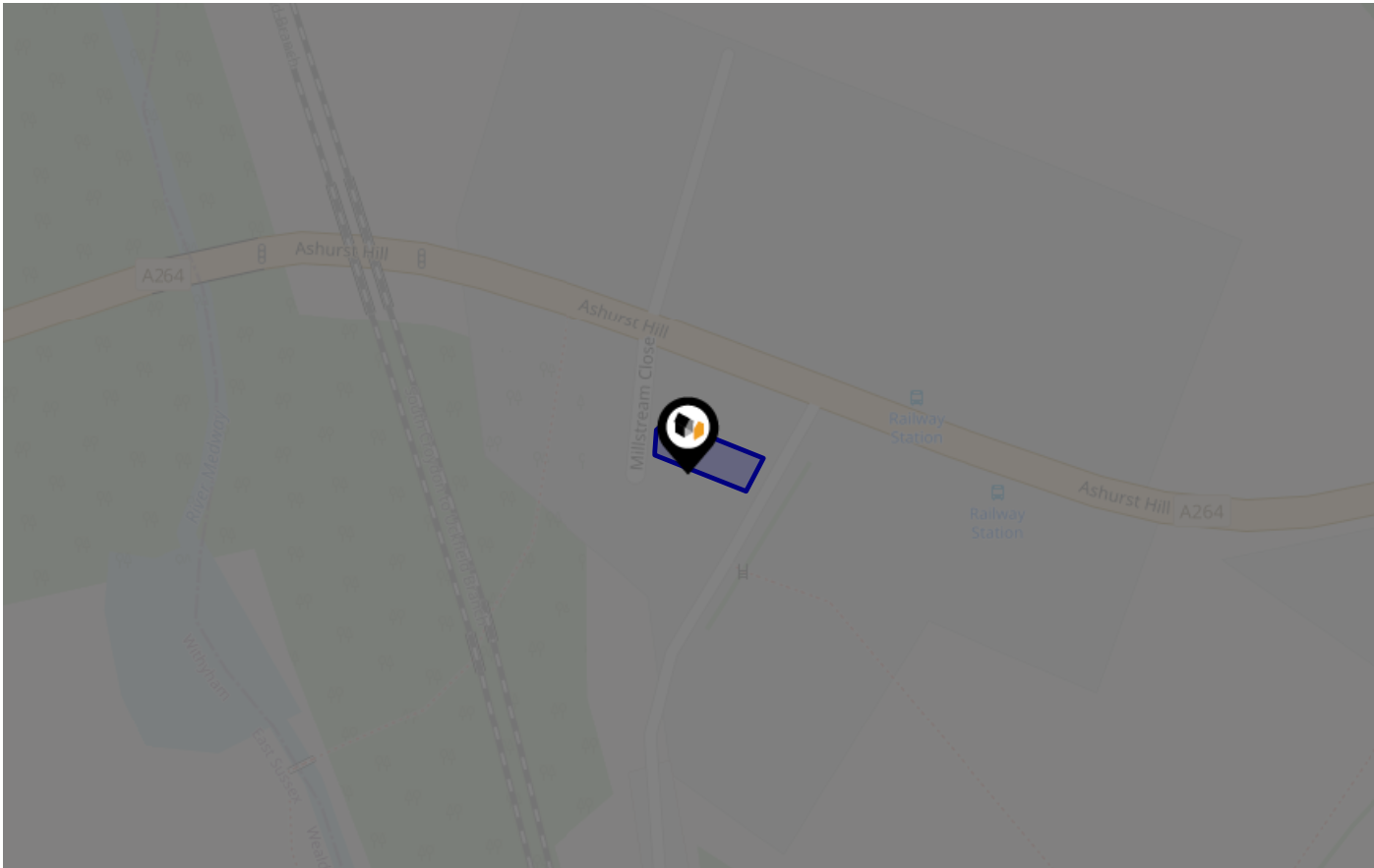
Chance of flooding to the following depths at this property:



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

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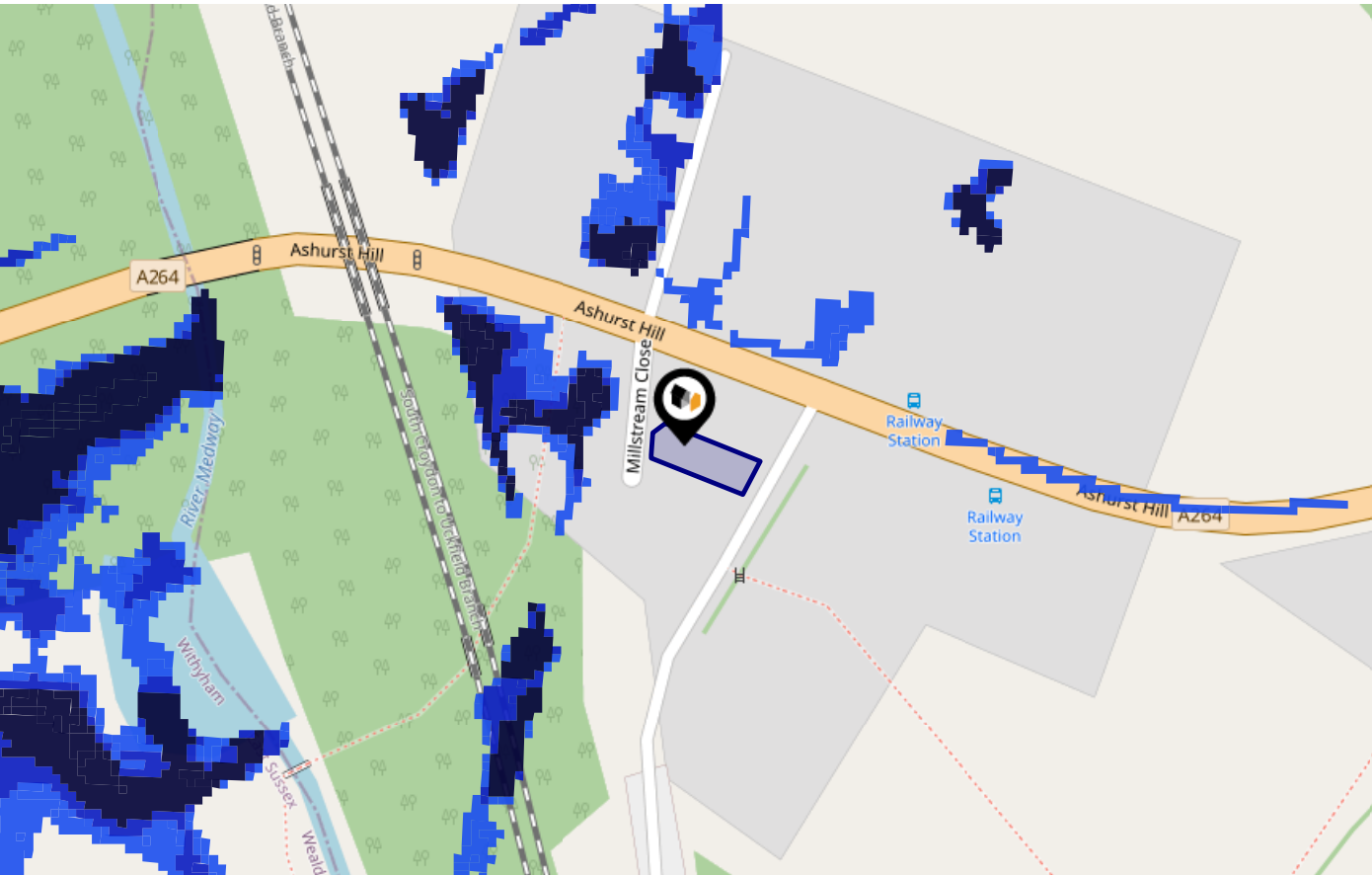
Chance of flooding to the following depths at this property:



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

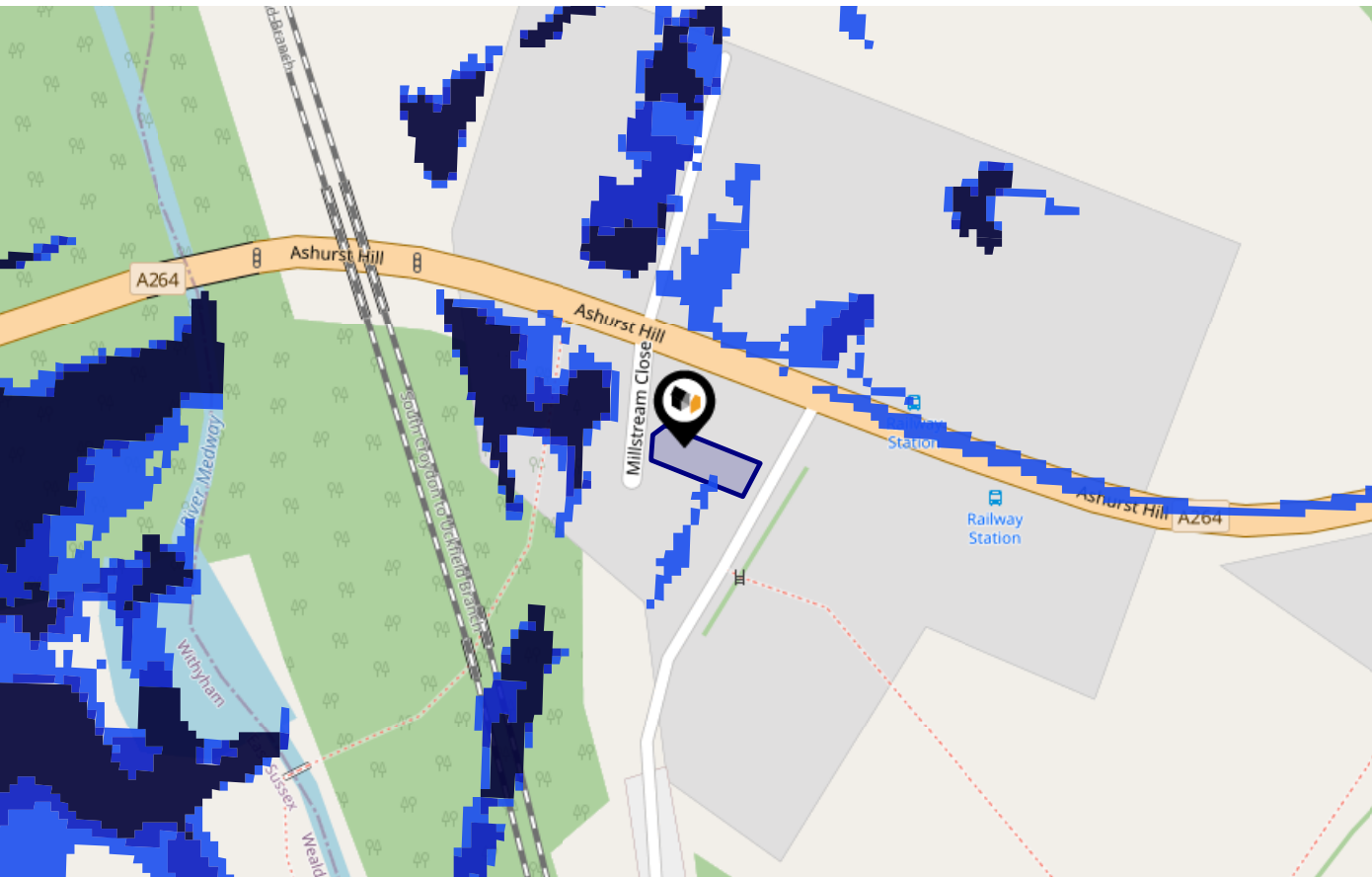
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.25%) 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:



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.

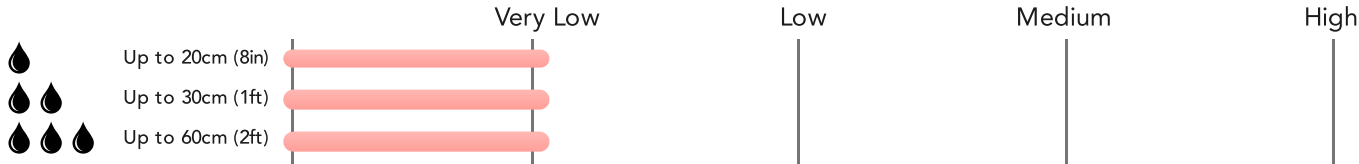


Risk Rating: Very low

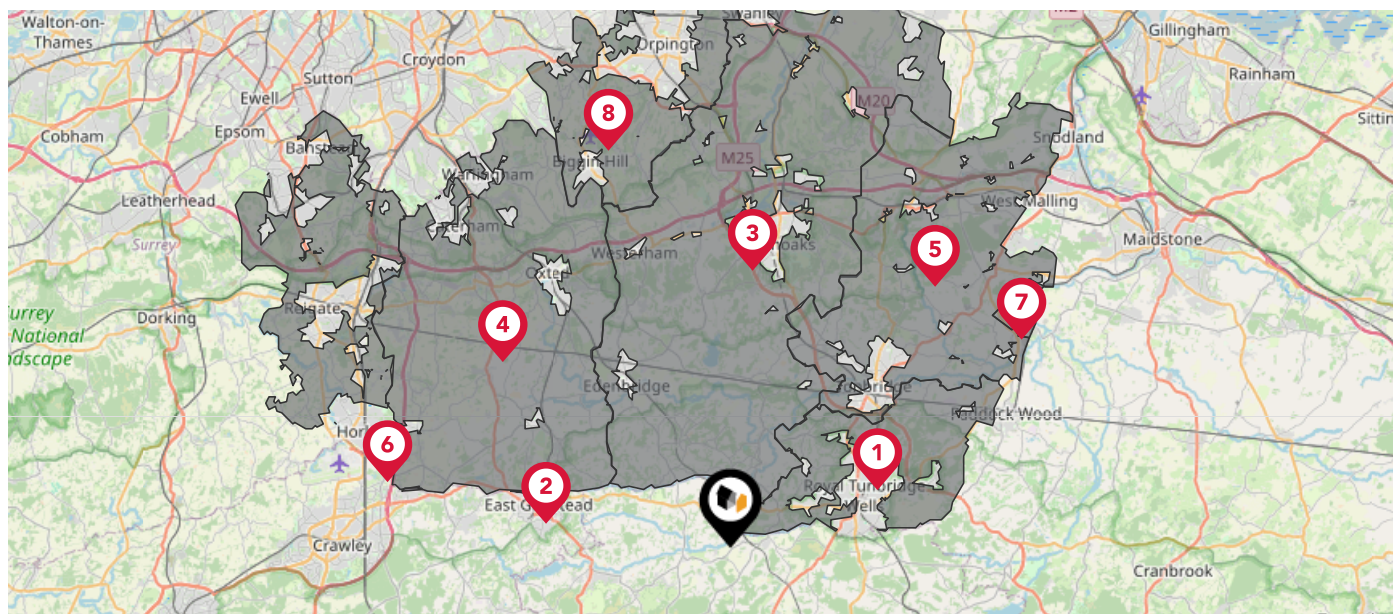
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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.
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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:



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



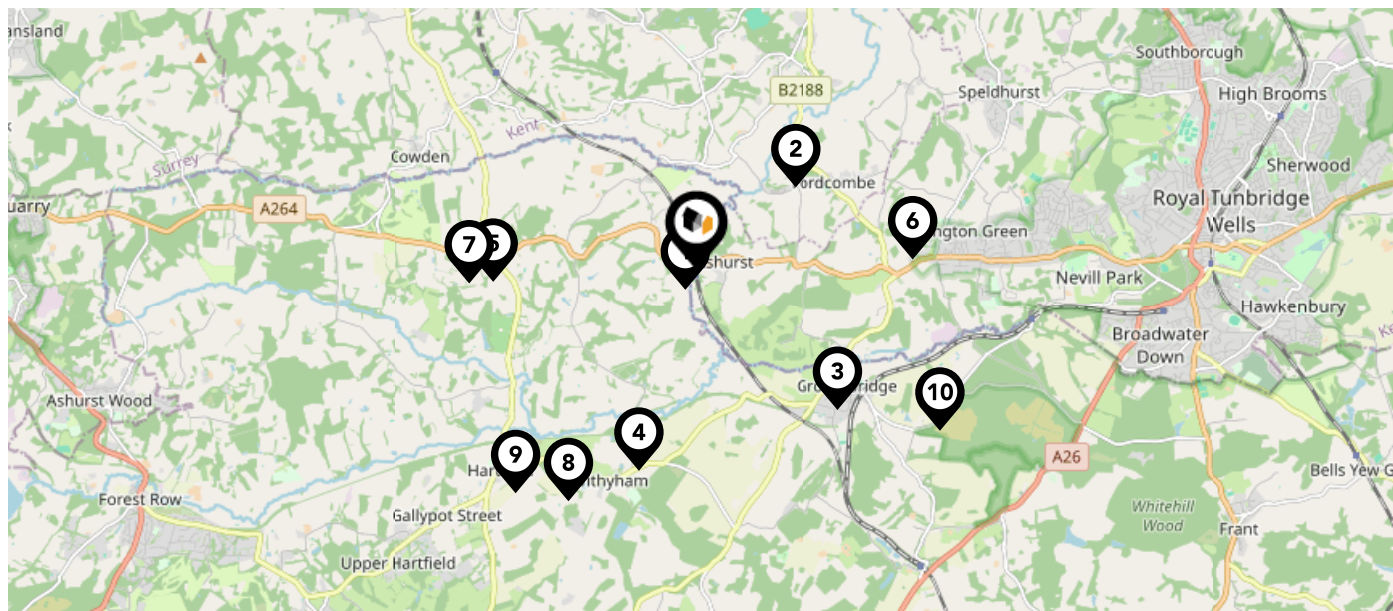
Nearby Green Belt Land

- 1 London Green Belt - Tunbridge Wells
- 2 London Green Belt - Mid Sussex
- 3 London Green Belt - Sevenoaks
- 4 London Green Belt - Tandridge
- 5 London Green Belt - Tonbridge and Malling
- 6 London Green Belt - Reigate and Banstead
- 7 London Green Belt - Maidstone
- 8 London Green Belt - Bromley

Maps

Landfill Sites

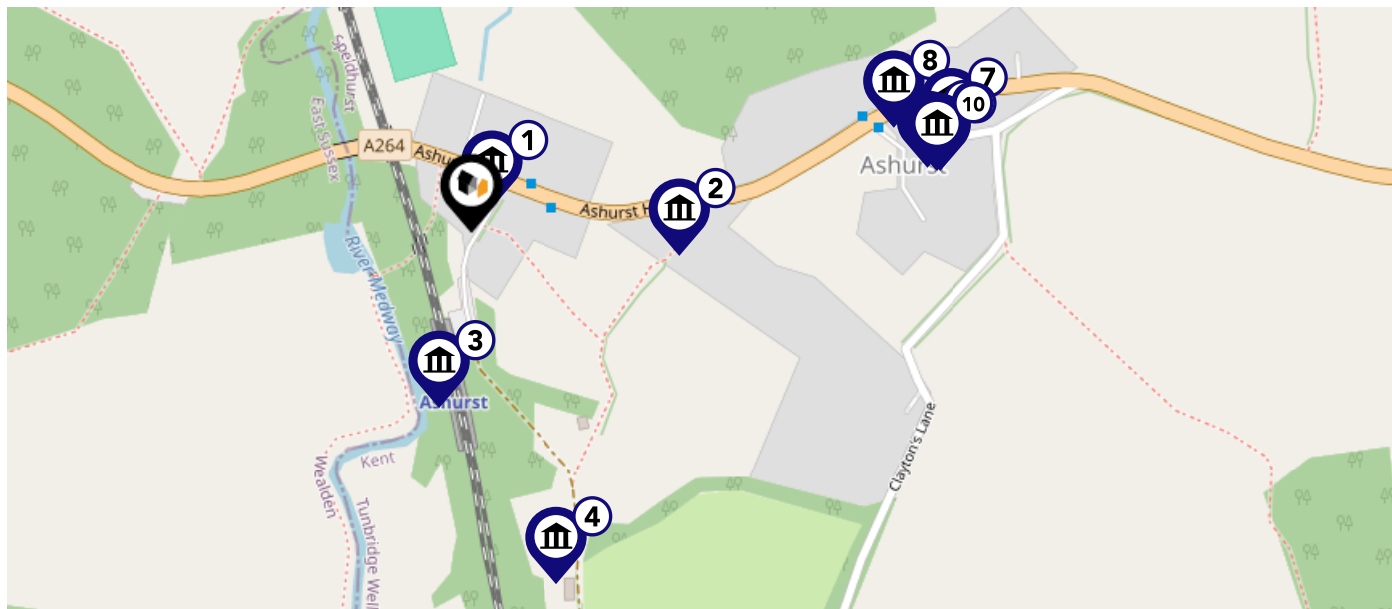
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













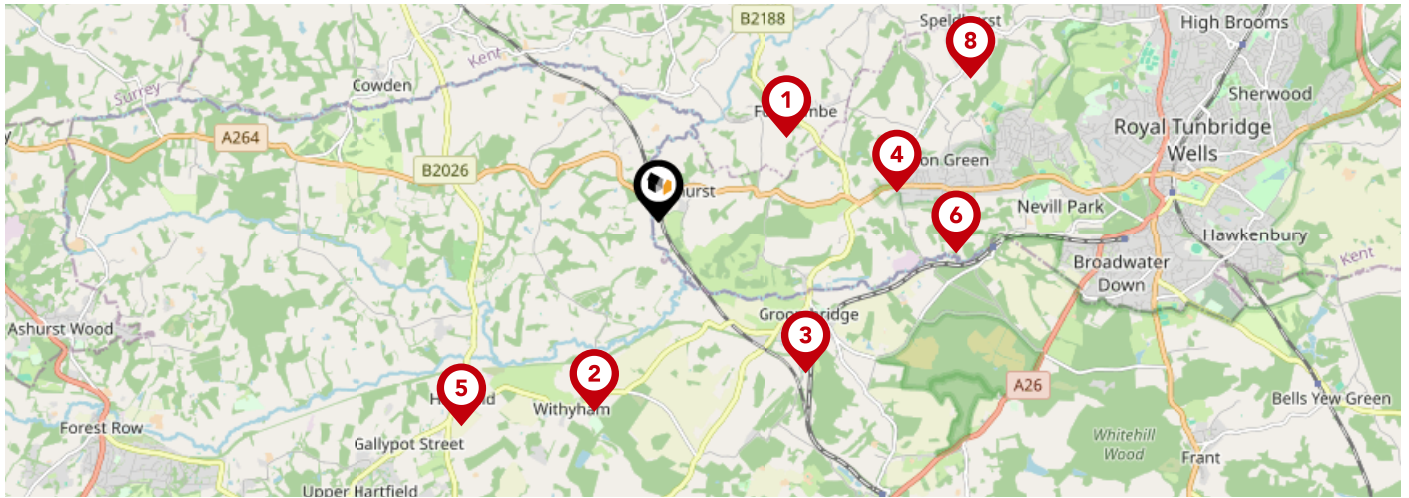
Nearby Landfill Sites

1	Ashurst Bridge-Ashurst, Tunbridge Wells, Kent	Historic Landfill	
2	Land off Sprilng Hill-Fordcombe, Kent	Historic Landfill	
3	Florence Farm-Groombridge	Historic Landfill	
4	Balls Green Estate-Ball's Green, Withyham, East Sussex	Historic Landfill	
5	Colestock-Cullinghurst Wood, East Sussex	Historic Landfill	
6	Ashurst Place-Speldhurst, Royal Tunbridge Wells, Kent	Historic Landfill	
7	Whitepost Wood-Herstmonceux, Hailsham, Kent	Historic Landfill	
8	14 Acre Pit-B2110, Hartfield	Historic Landfill	
9	Motte Field Estate-Hartfield	Historic Landfill	
10	Little Quarry Farm-Birchden, Groombridge, East Sussex	Historic Landfill	

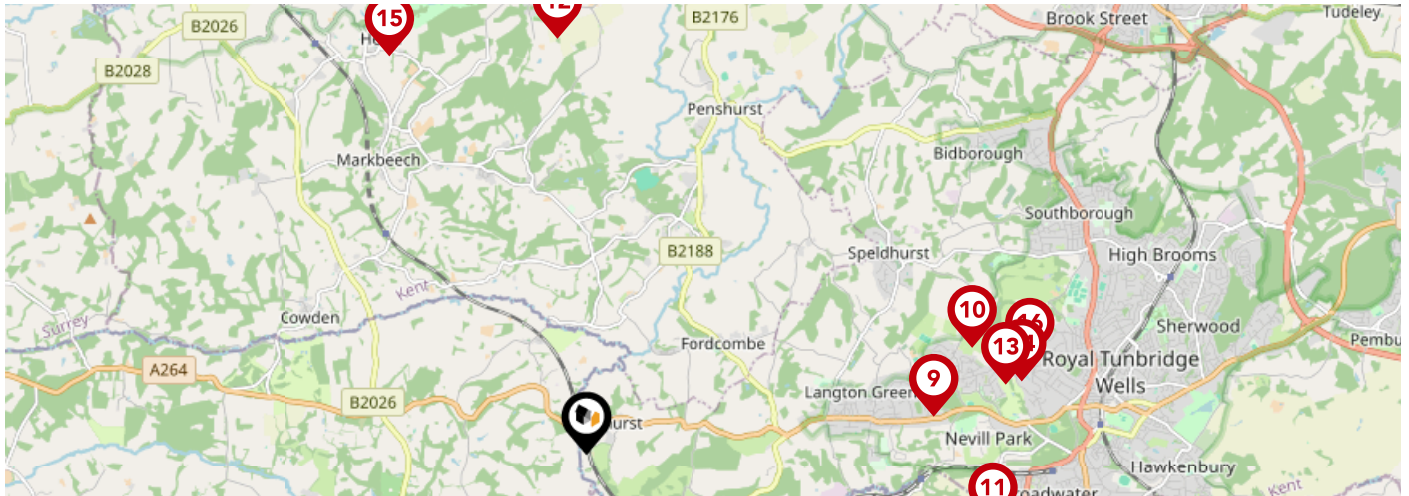
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



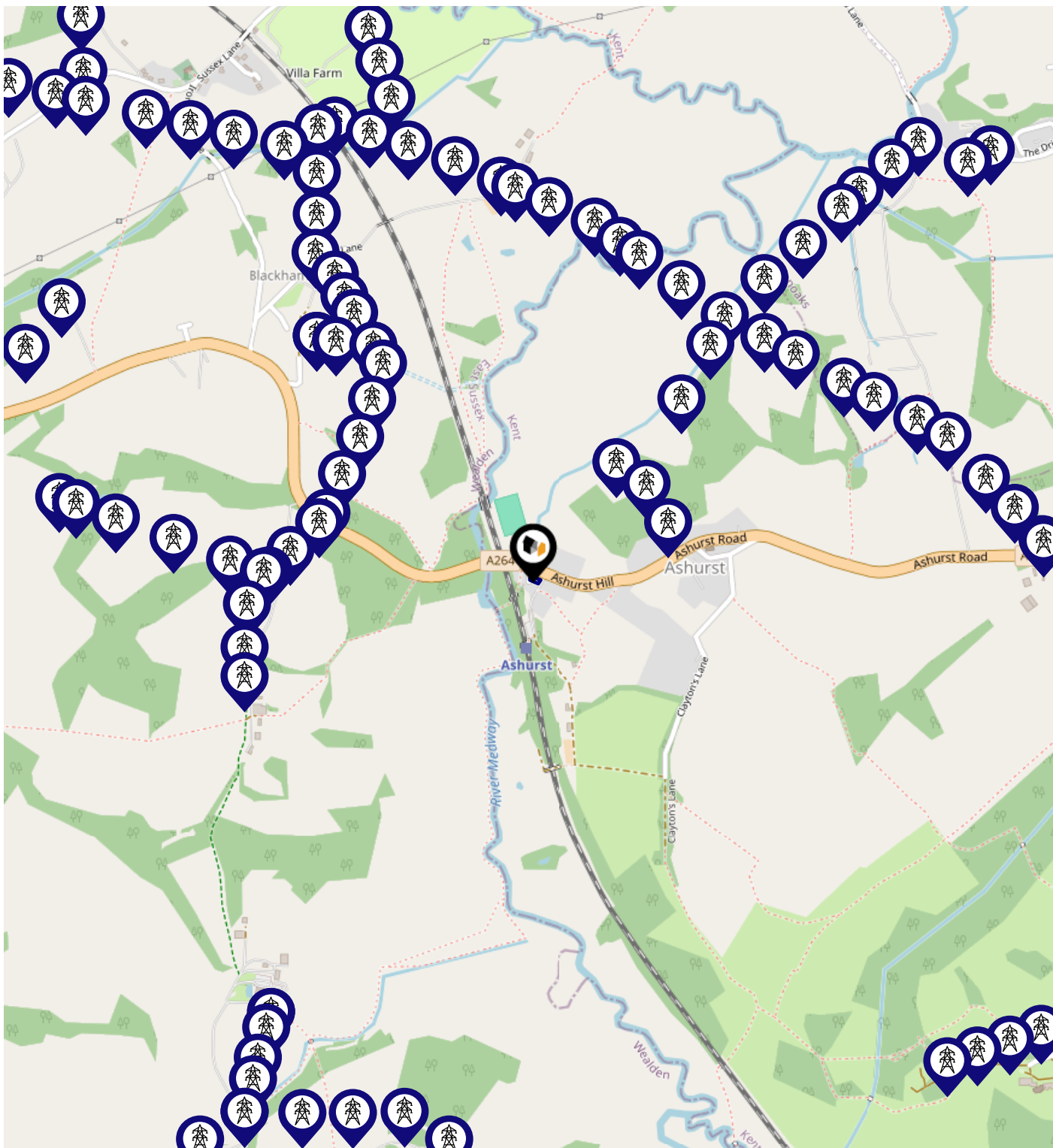
Listed Buildings in the local district		Grade	Distance
	1067582 - Orchard Cottages	Grade II	0.0 miles
	1356639 - Ashurst Post Office	Grade II	0.1 miles
	1241634 - Footbridge At Ashurst Station	Grade II	0.1 miles
	1260430 - Linkhorns Farmhouse	Grade II	0.2 miles
	1067562 - Row Of 6 Woodhams Headstones Approximately 6 Metres South Of The Nave Of The Church Of St Martin	Grade II	0.3 miles
	1067593 - Everest Headstone Approximately 9 Metres South Of The Chancel Of The Church Of St Martin	Grade II	0.3 miles
	1360988 - Towner Jones Chest Tomb Approximately 12 Metres North East Of The Chancel Of The Church Of St Martin	Grade II	0.3 miles
	1067585 - St Martin	Grade II	0.3 miles
	1360987 - Pair Of Salmon Headstones Approximately 10 Metres South Of The Chancel Of The Church Of St Martin	Grade II	0.3 miles
	1074897 - Simson Headstone Approximately 10 Metres South Of The Porch Of The Church Of St Martin	Grade II	0.3 miles





		Nursery	Primary	Secondary	College	Private
1	Fordcombe Church of England Primary School Ofsted Rating: Good Pupils: 58 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Michael's Primary School Ofsted Rating: Requires improvement Pupils: 76 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Groombridge St Thomas' Church of England Primary School Ofsted Rating: Good Pupils: 146 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Langton Green Primary School Ofsted Rating: Good Pupils: 415 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary the Virgin Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holmewood House School Ofsted Rating: Not Rated Pupils: 470 Distance:2.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penshurst Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 80 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Speldhurst Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Rusthall St Paul's CofE VA Primary School Ofsted Rating: Requires improvement Pupils: 118 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Broomhill Bank School Ofsted Rating: Good Pupils: 363 Distance:3.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 363 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Chiddingstone Church of England School Ofsted Rating: Outstanding Pupils: 209 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bishops Down Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 224 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Rose Hill School Ofsted Rating: Not Rated Pupils: 242 Distance:4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hever Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 159 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1897 Distance:4.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

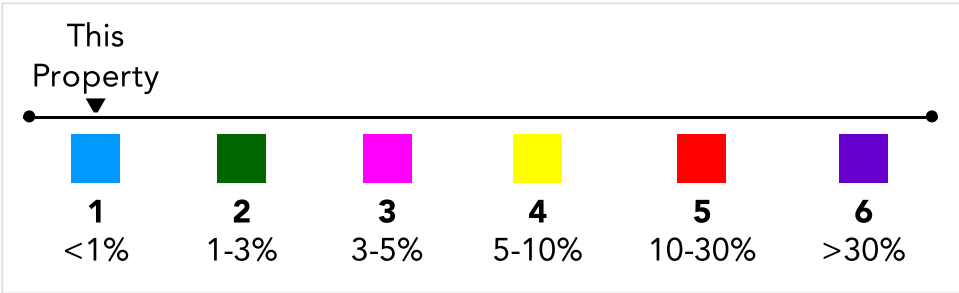
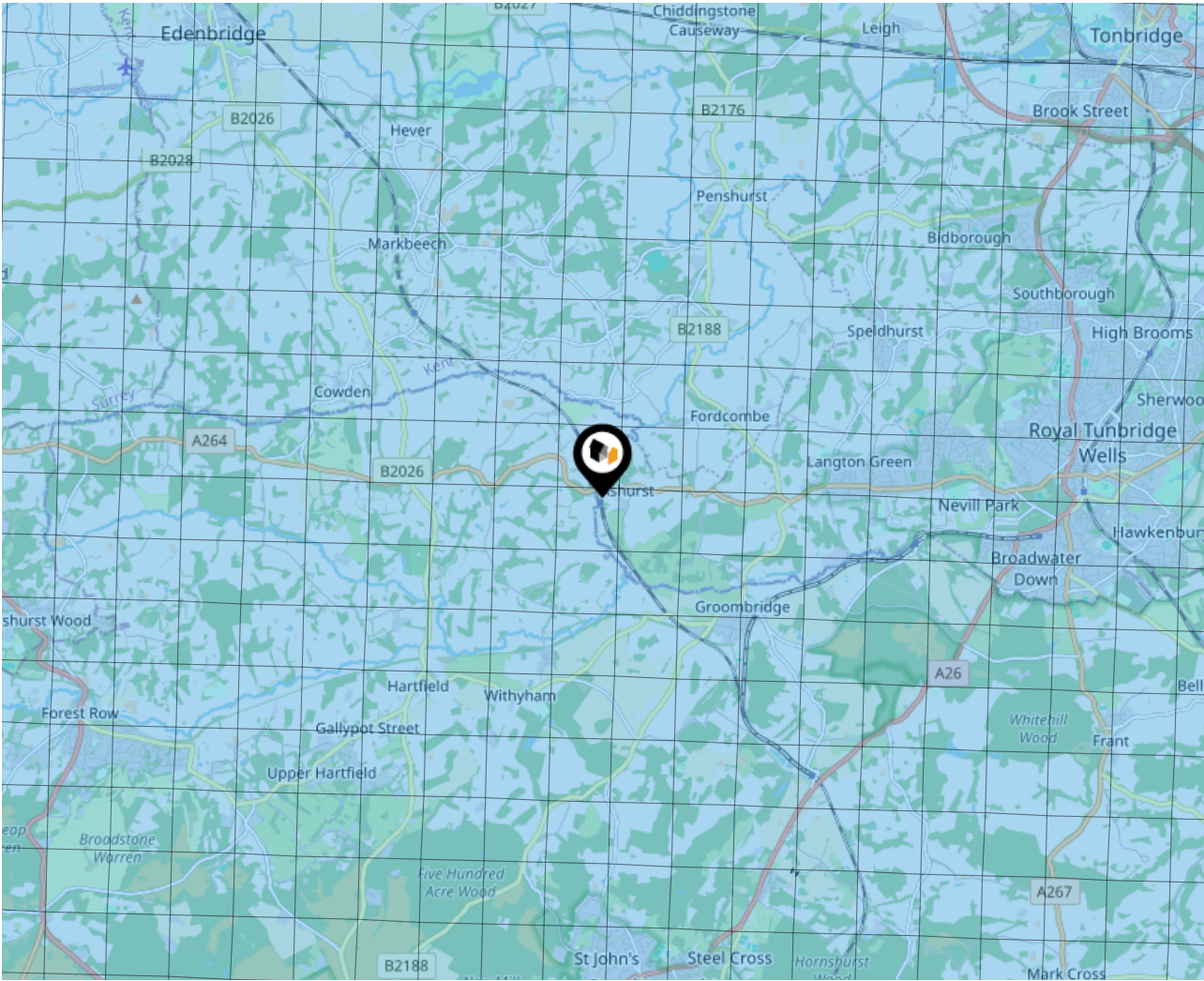


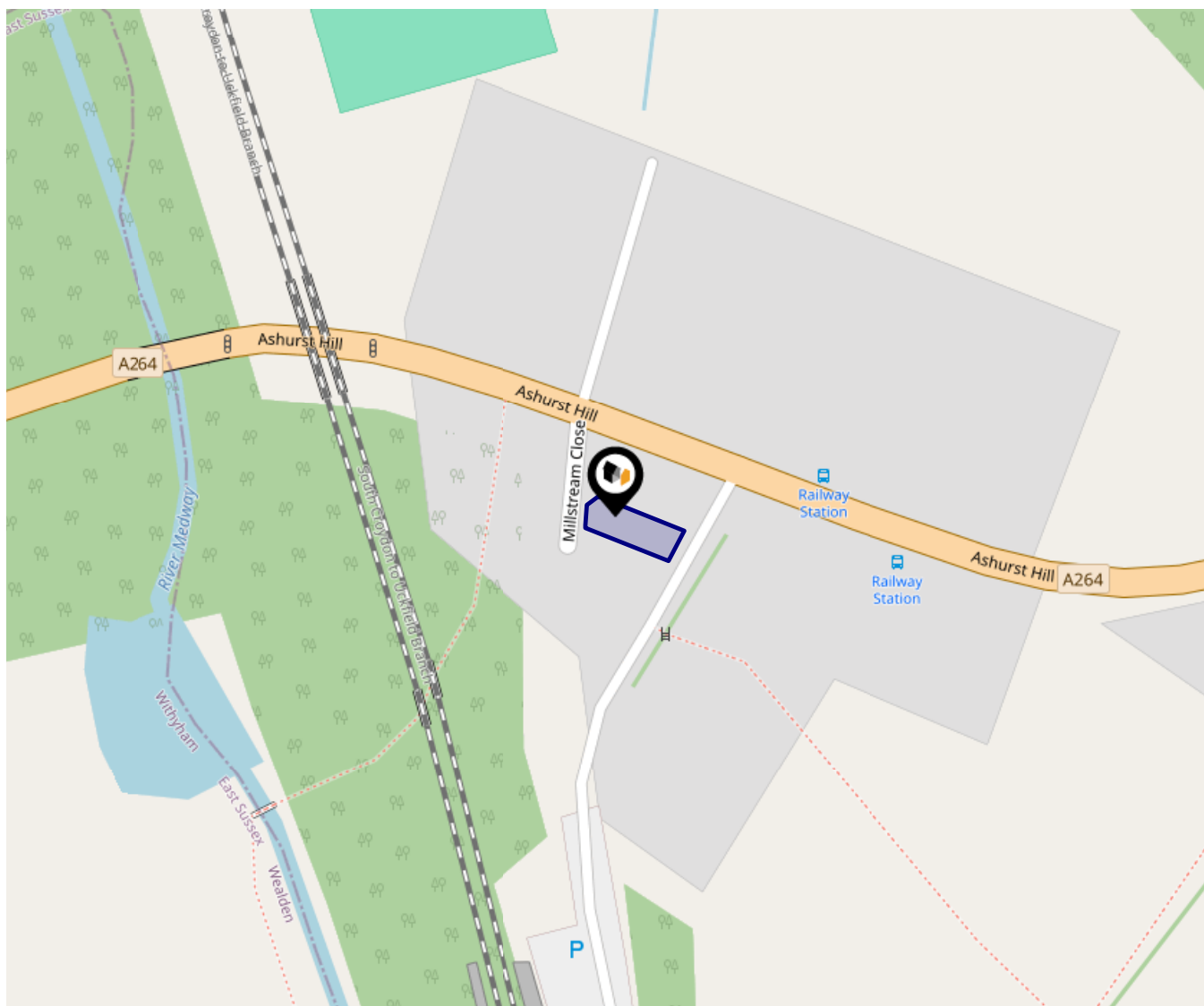
Key:

-  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).





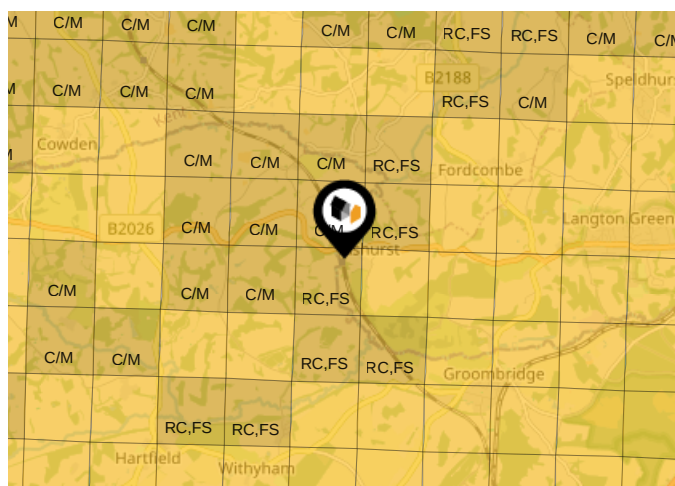
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



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



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.

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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.

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NEIL JOHNSON PROPERTY AGENTS

Data Quality

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