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INDEPENDENT SELLING AND
BUYING PROPERTY AGENTS

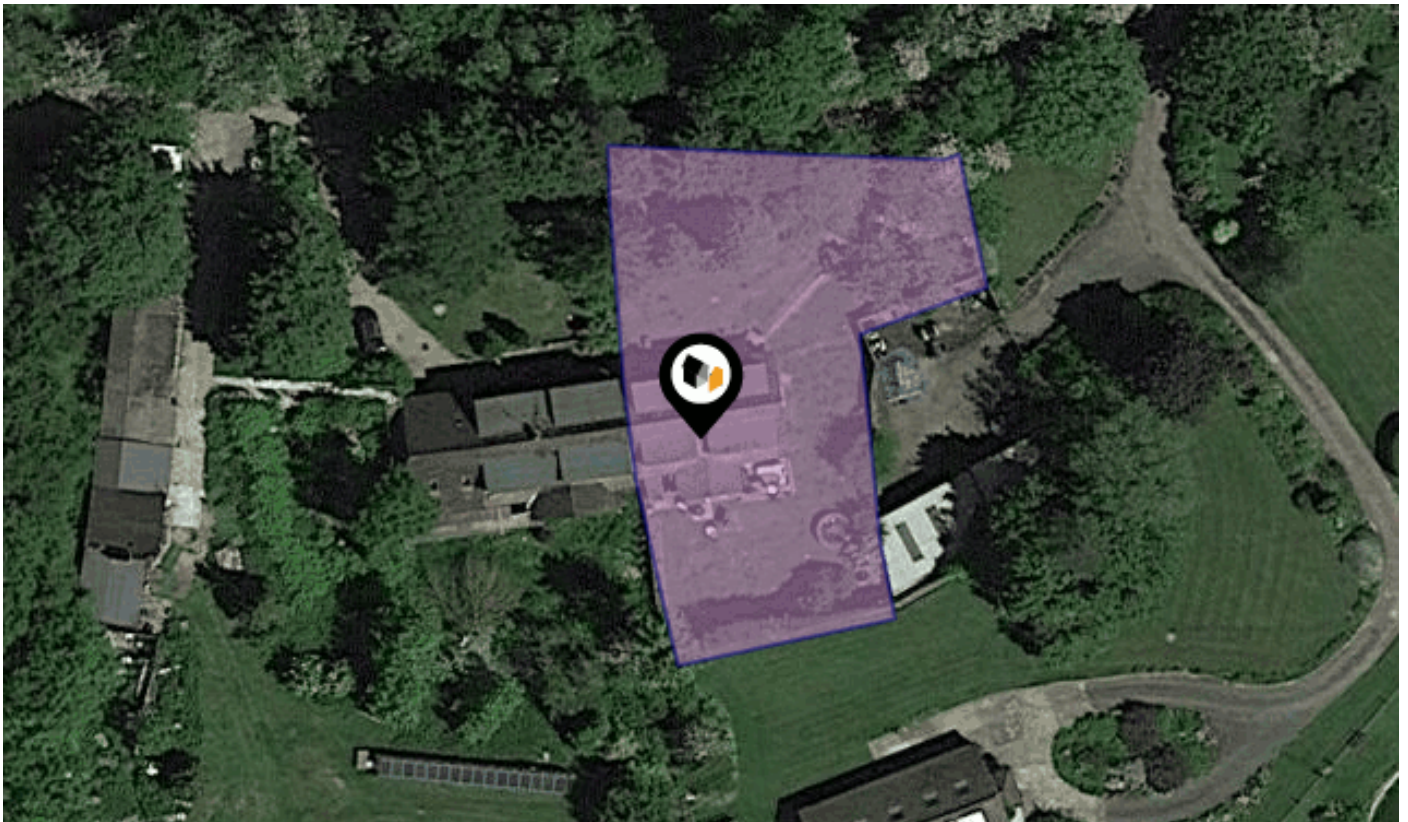


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th June 2025



WESTERHAM HILL, WESTERHAM, TN16

NEIL JOHNSON PROPERTY AGENTS

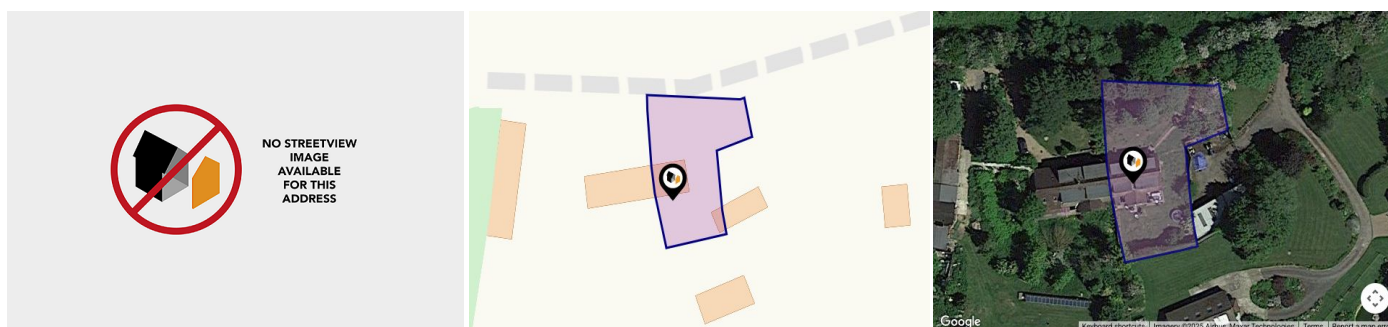
SUITE 112, 80 CHURCHILL SQUARE, KINGS HILL, WEST MALLING, ME19 4YU

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.24 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,957		
Title Number:	K451677		

Local Area

Local Authority:	Kent	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		6	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: **Westerham Hill, Westerham, TN16**

Reference - 14/01833/LDCPR	
Decision:	Refused
Date:	10th June 2014
Description:	Proposed single storey extension to south elevation and internal alterations.

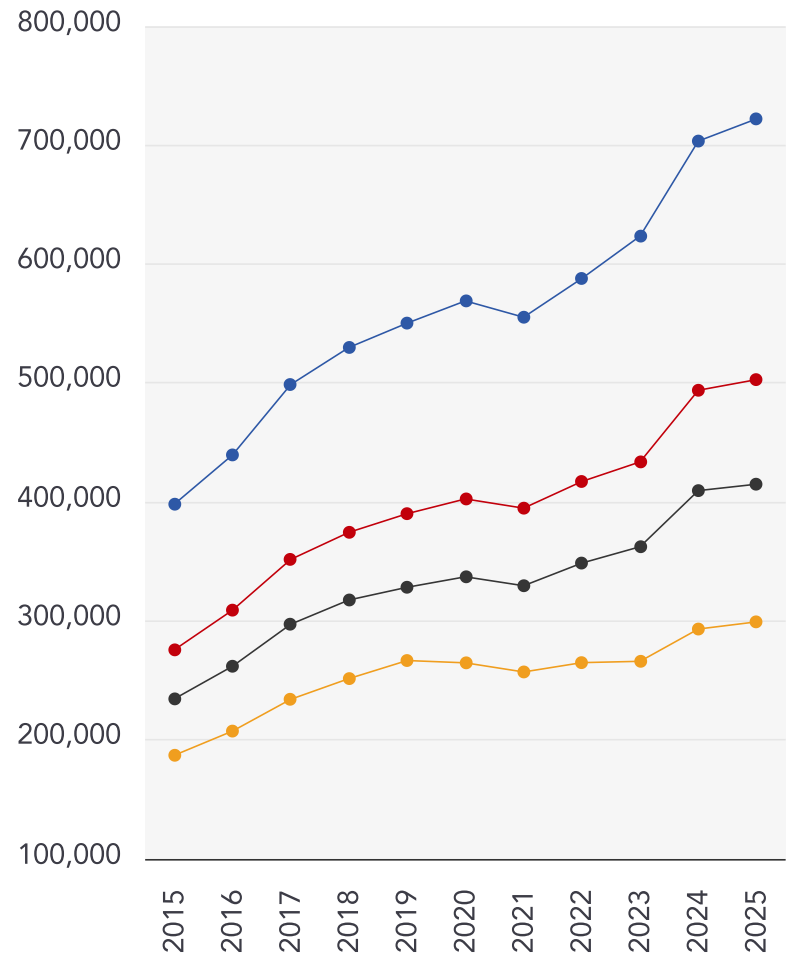
Reference - 14/03852/LDCPR	
Decision:	Granted
Date:	15th December 2014
Description:	Erection of two single storey rear extensions with the addition of a chimney stack.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TN16



Detached

+81.34%

Semi-Detached

+82.37%

Terraced

+76.93%

Flat

+59.92%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

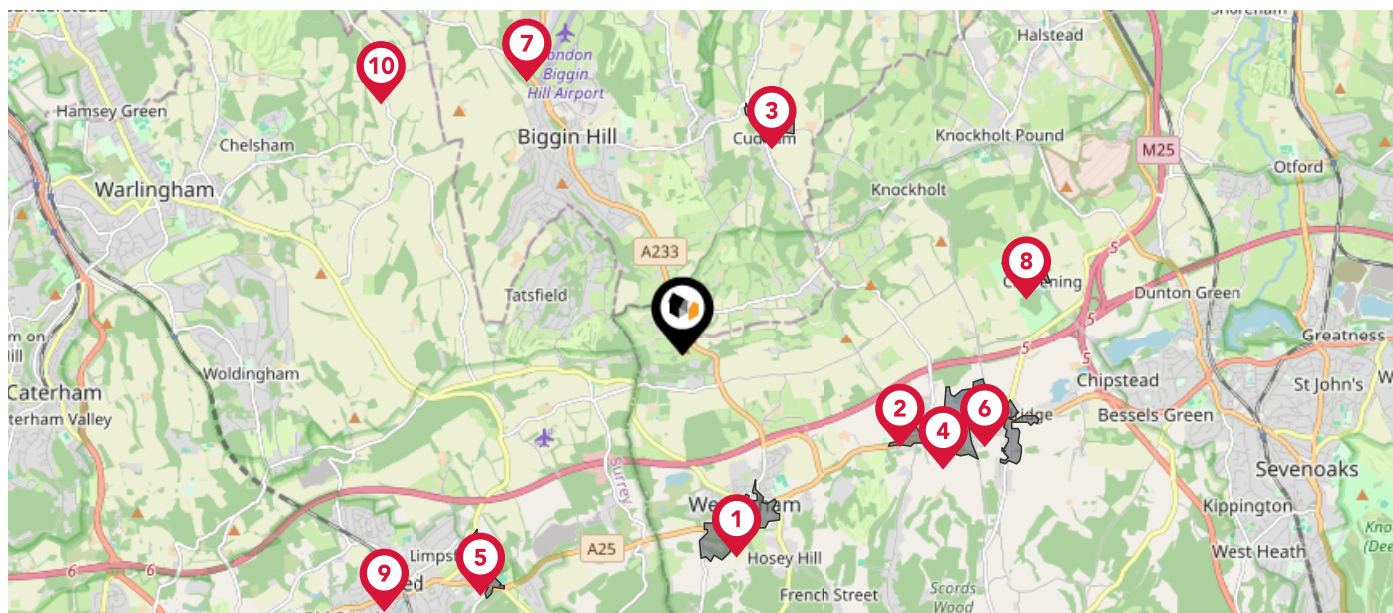
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

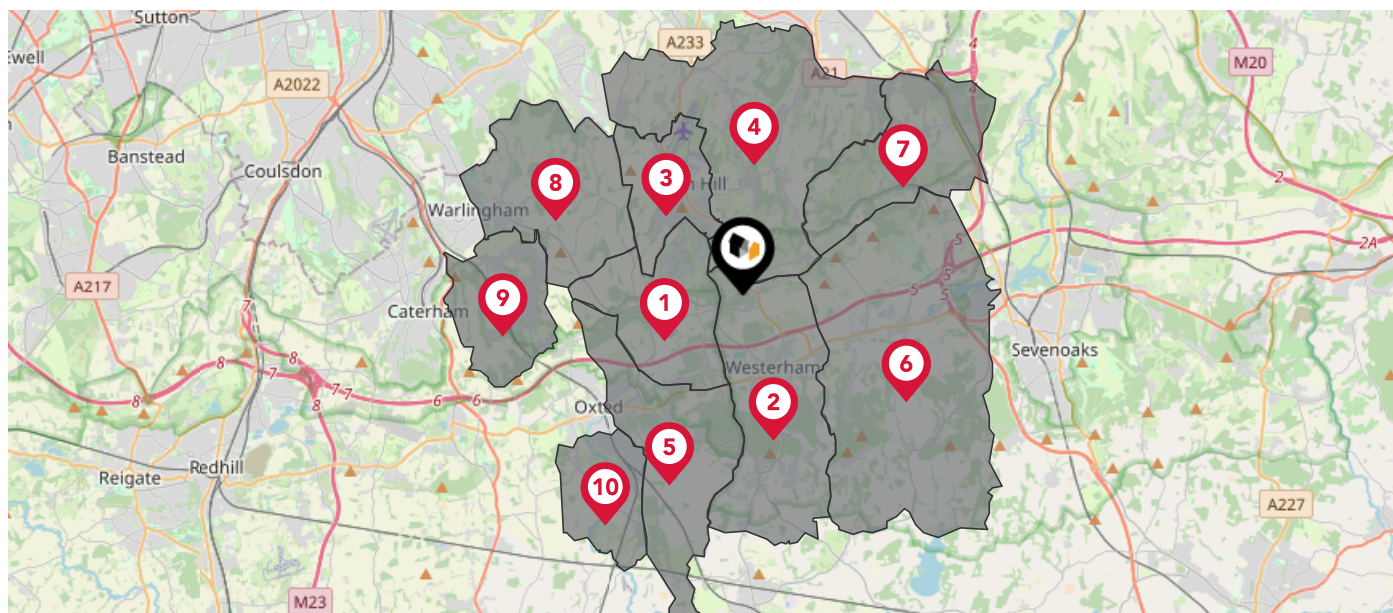
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Westerham
- 2 Brasted Church Area
- 3 Cudham Village
- 4 Brasted High Street
- 5 Limpsfield
- 6 Sundridge
- 7 Biggin Hill RAF Station
- 8 Chevening
- 9 Station Road West, Oxted
- 10 Fickleshole

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

Tatsfield and Titsey Ward

2

Westerham and Crockham Hill Ward

3

Biggin Hill Ward

4

Darwin Ward

5

Limpsfield Ward

6

Brasted, Chevening & Sundridge Ward

7

Halstead, Knockholt and Badgers Mount Ward

8

Warlingham East and Chelsham and Farleigh Ward

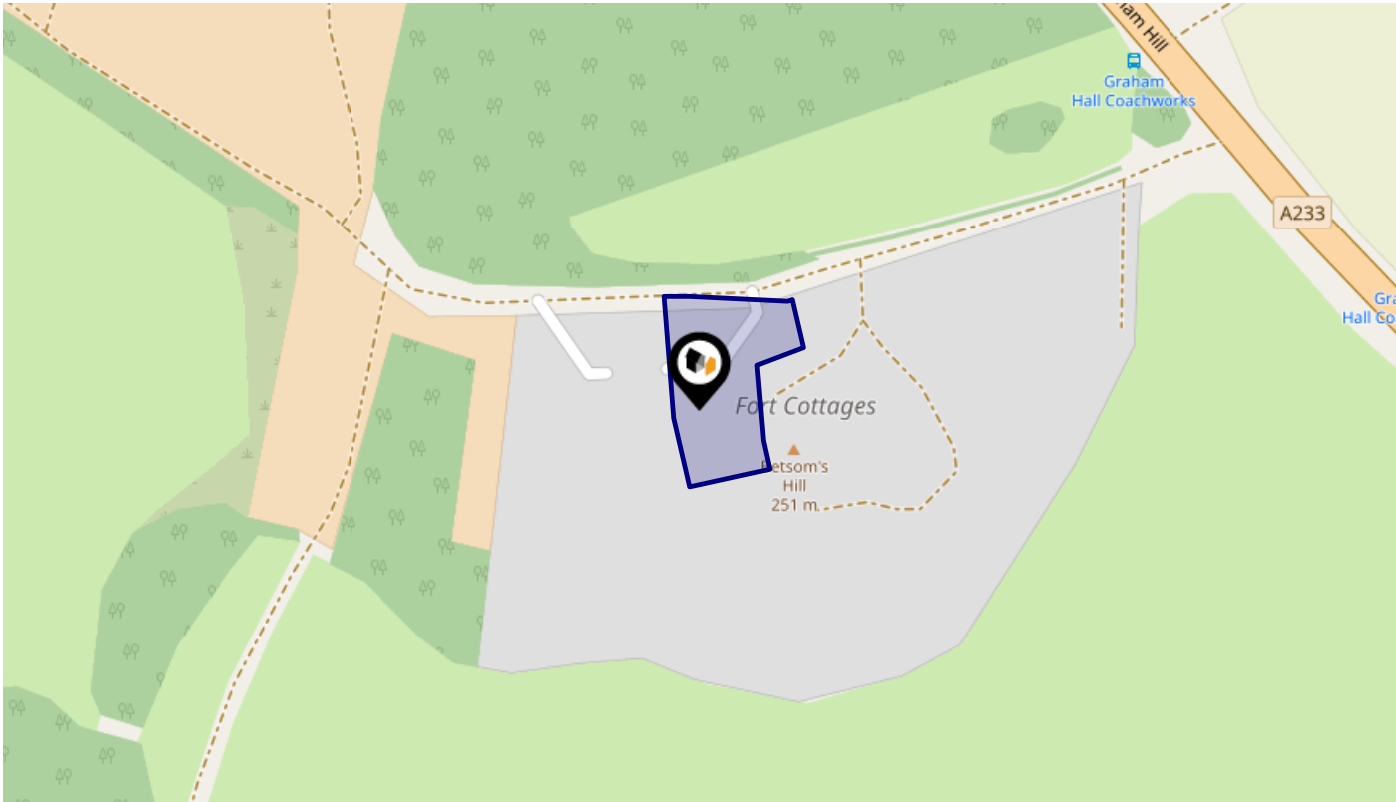
9

Woldingham Ward

10

Oxted South 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.

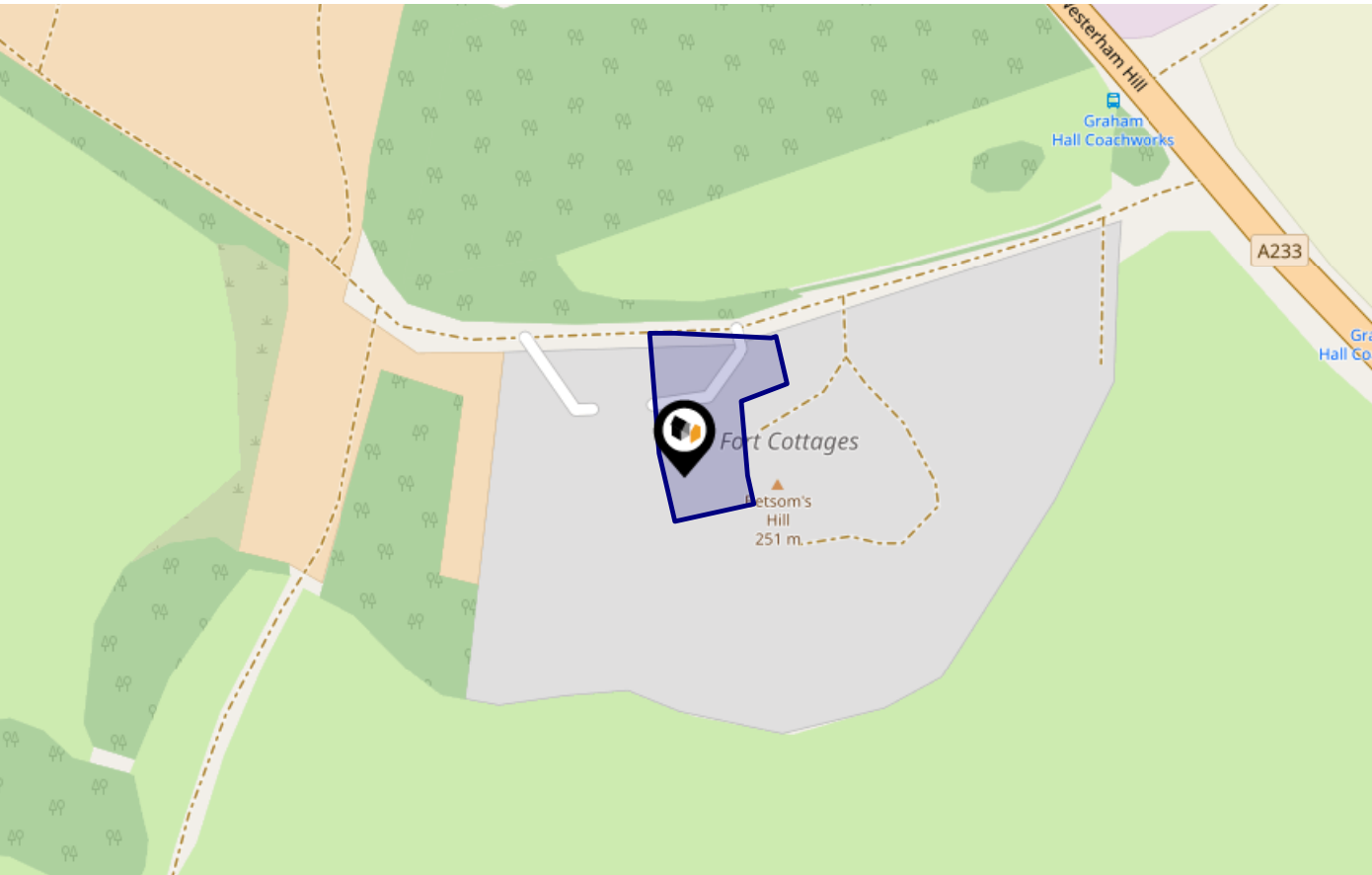
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

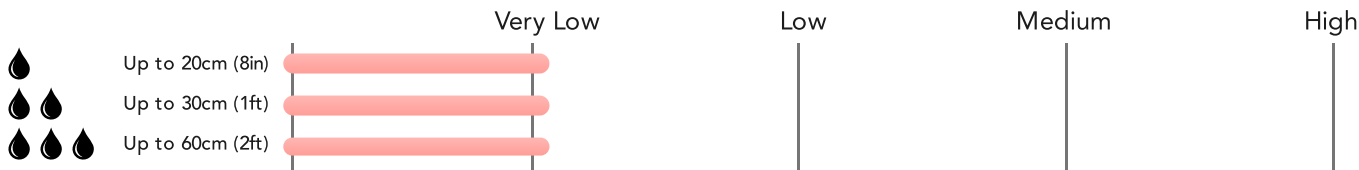


Risk Rating: Very low

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

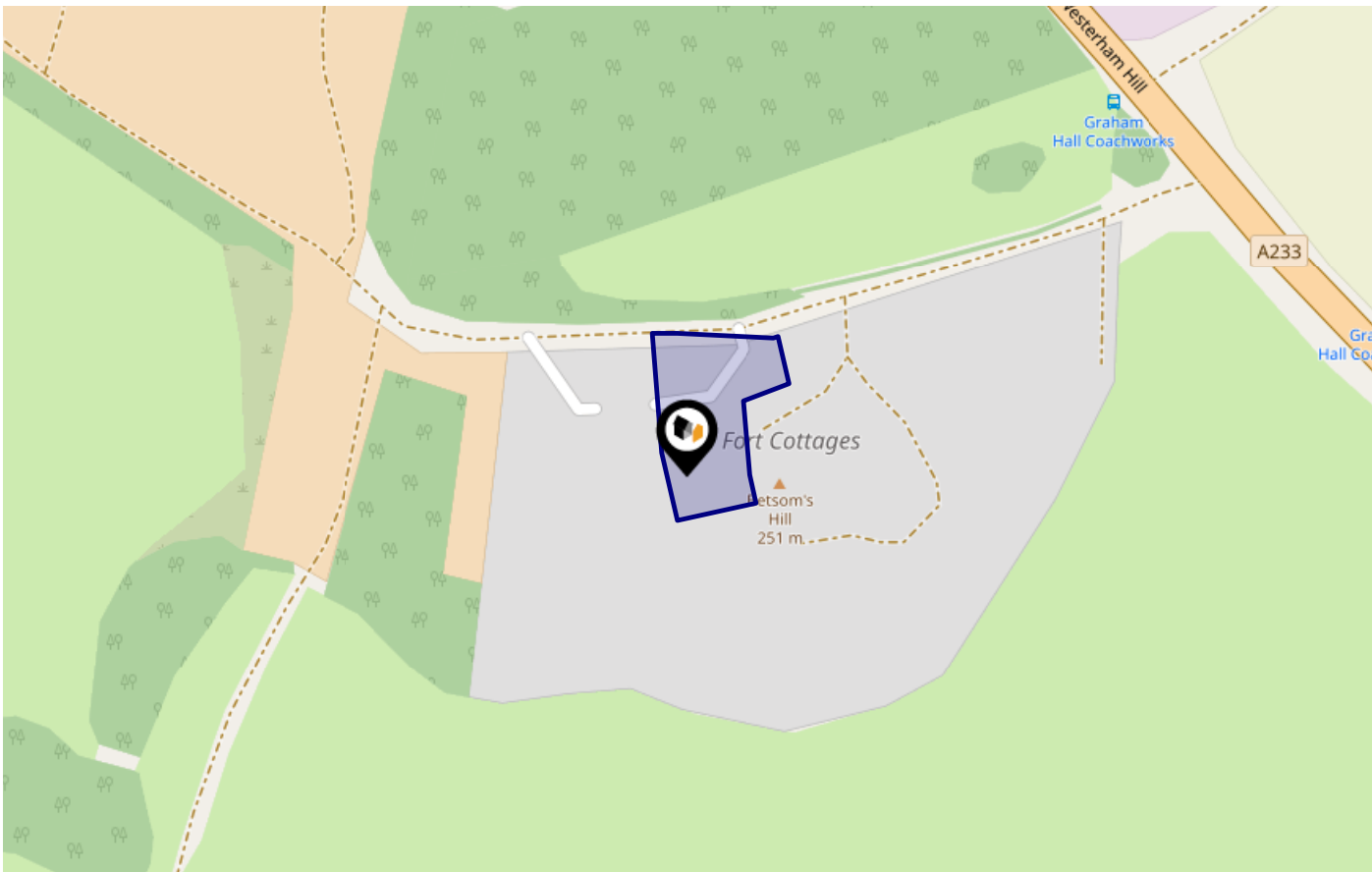
Chance of flooding to the following depths at this property:



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.

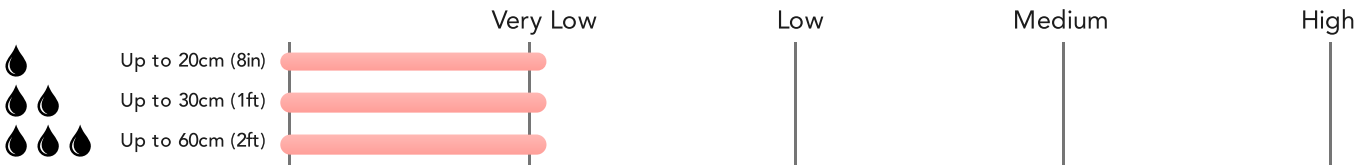


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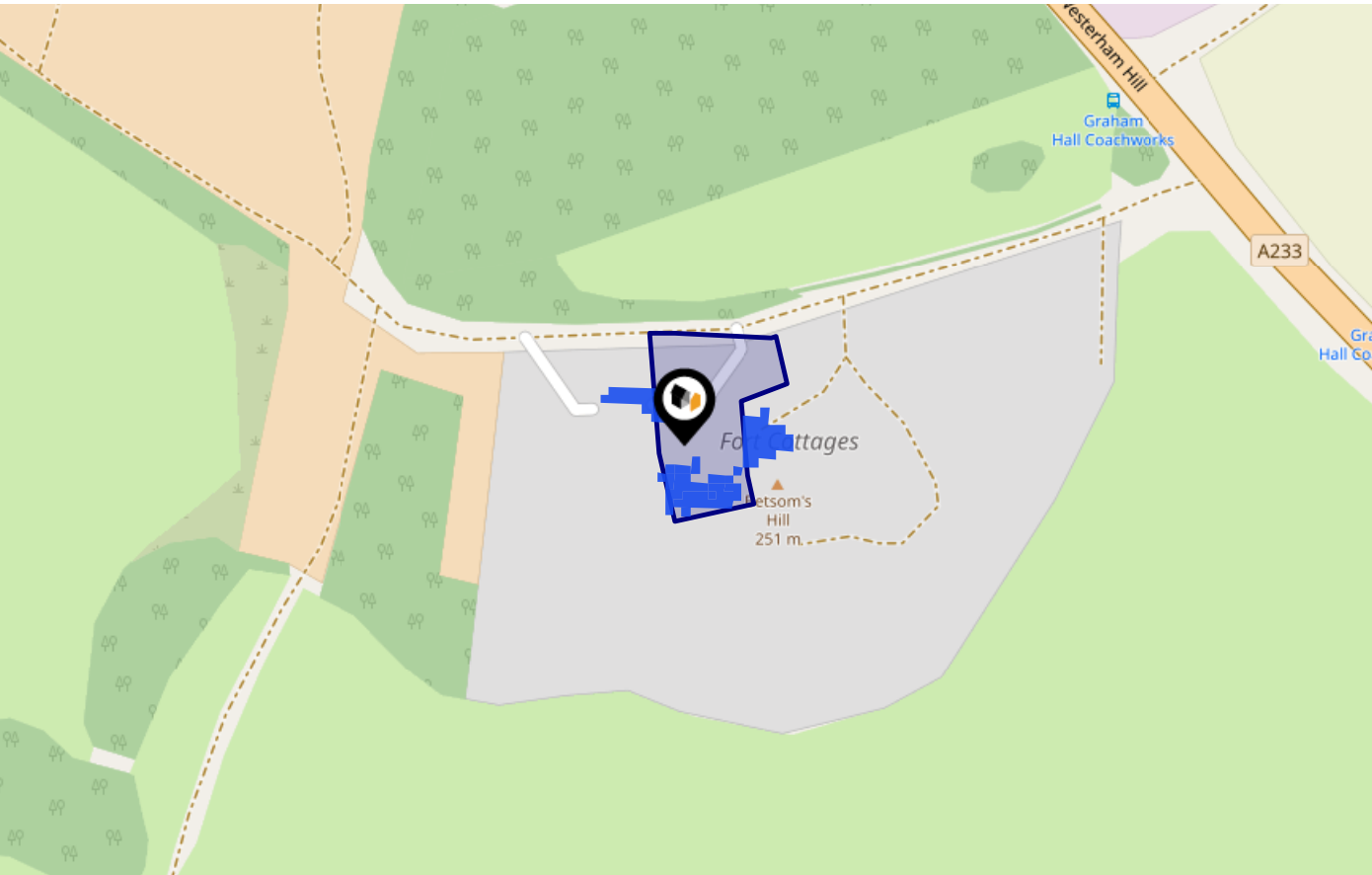
Chance of flooding to the following depths at this property:



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.

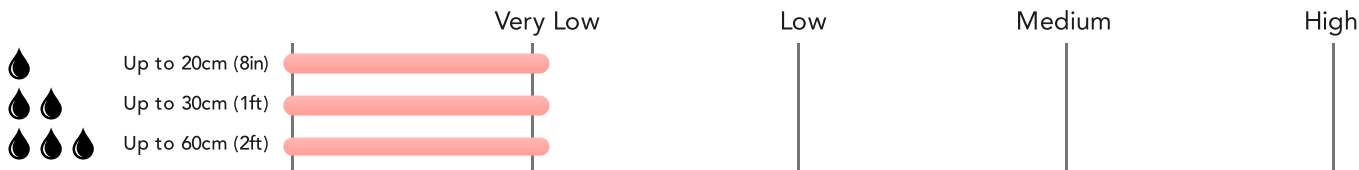


Risk Rating: Very low

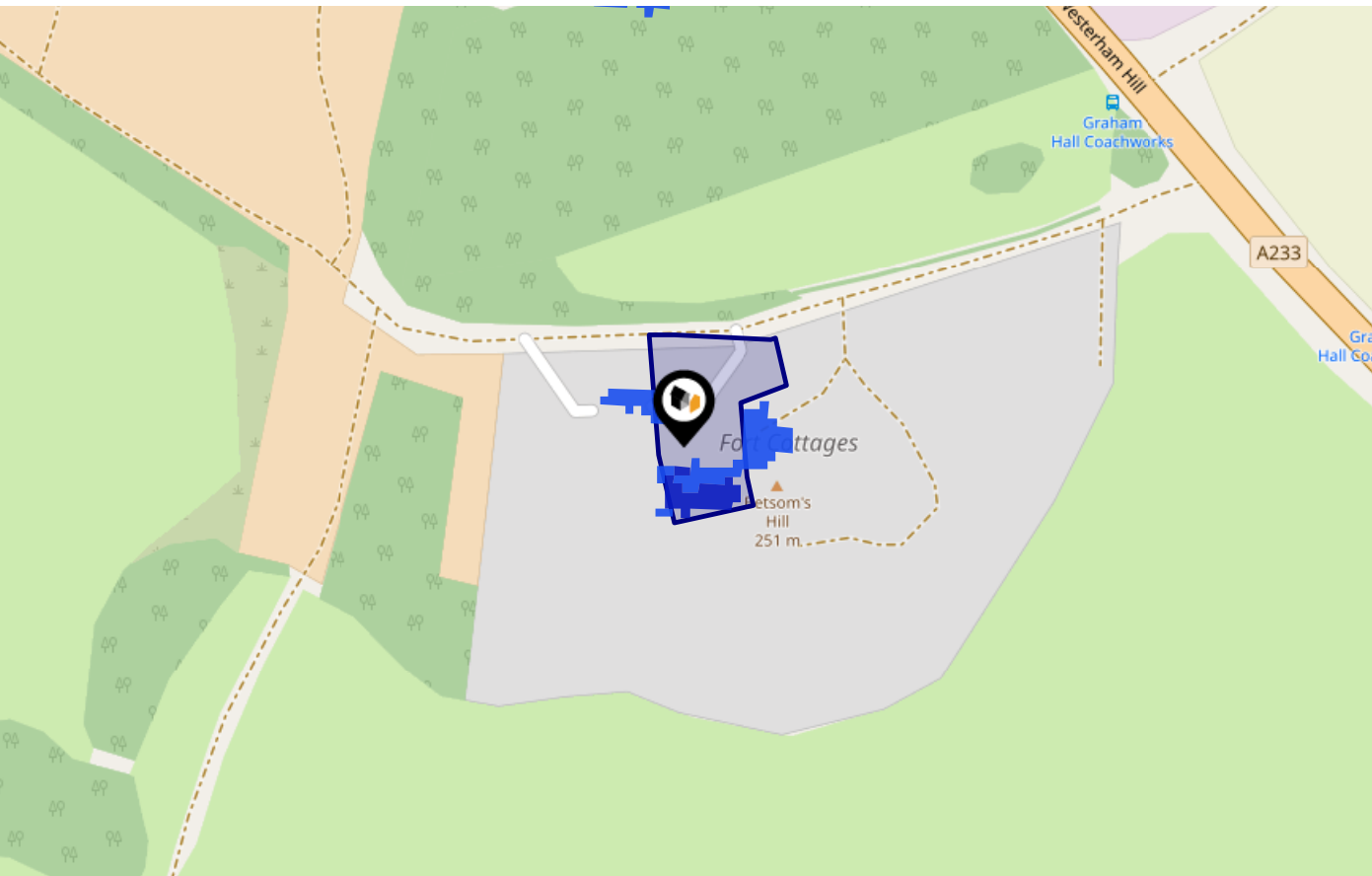
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

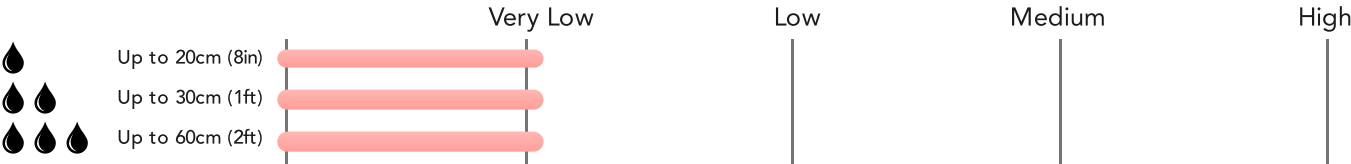


Risk Rating: Very low

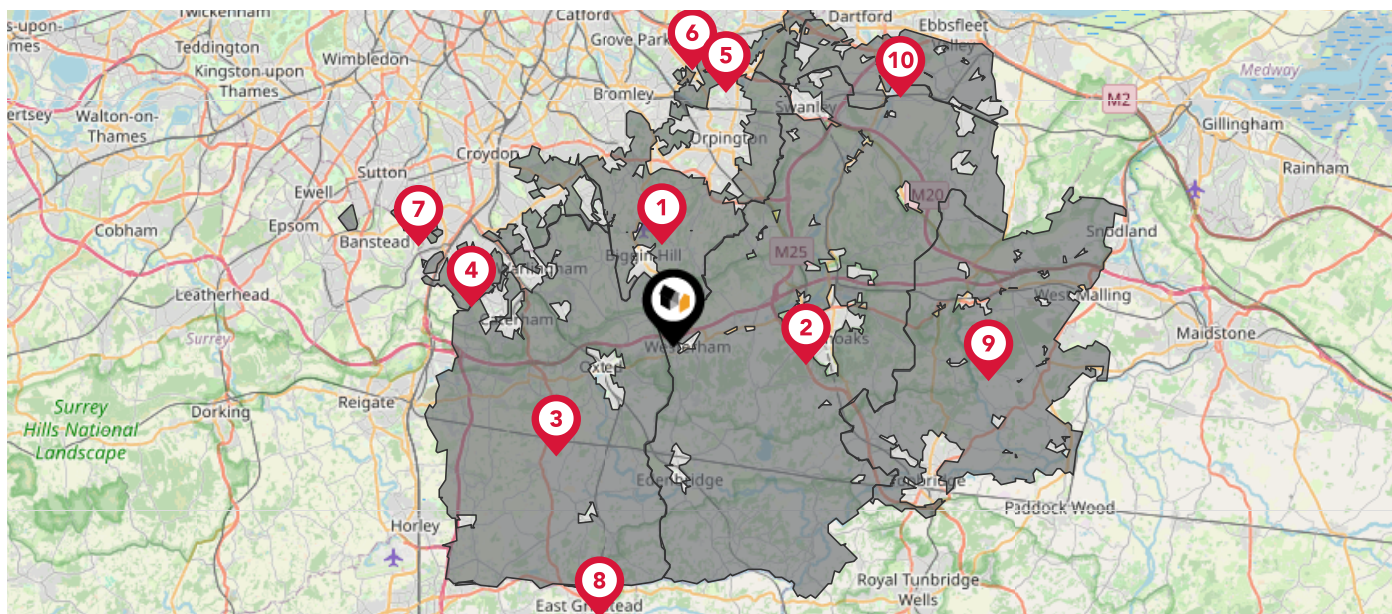
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Chance of flooding to the following depths at this property:



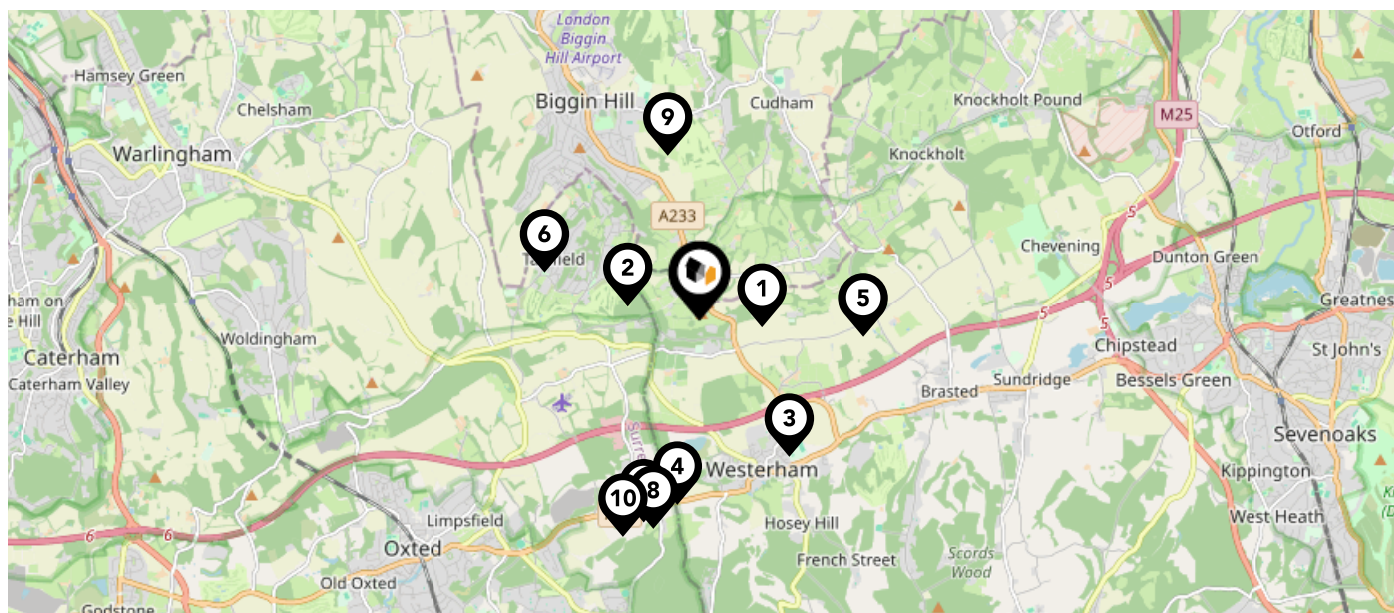
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Bromley
- 2 London Green Belt - Sevenoaks
- 3 London Green Belt - Tandridge
- 4 London Green Belt - Croydon
- 5 London Green Belt - Bexley
- 6 London Green Belt - Greenwich
- 7 London Green Belt - Sutton
- 8 London Green Belt - Mid Sussex
- 9 London Green Belt - Tonbridge and Malling
- 10 London Green Belt - Dartford

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.



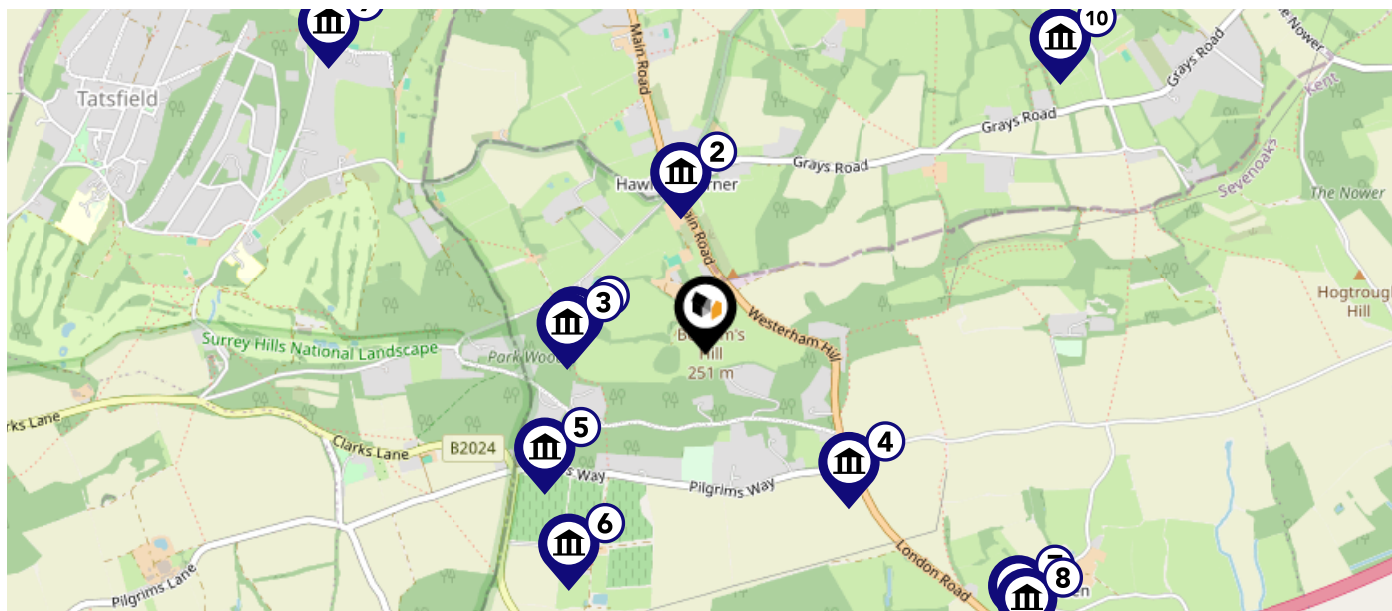
Nearby Landfill Sites

1	Grays Farm-Westerham, Kent	Historic Landfill	
2	Rag Hill Road-Tatsfield, Surrey	Historic Landfill	
3	Sandy Lane-Sevenoaks, Kent	Historic Landfill	
4	Squerries Sand Pit-Sevenoaks, Kent	Historic Landfill	
5	Hogtrough Hill-Hogtrough Hill, Kent	Historic Landfill	
6	Land Adjacent To Rose Cottage-Goatsfield Road, Tatsfield, Westerham	Historic Landfill	
7	Grasshopper Pit-Grasshopper Pit, Clacketts Lane	Historic Landfill	
8	EA/EPR/SP3194HB/V002	Active Landfill	
9	Golden Acres-Golden Acres, Jail Lane, Biggin Hill	Historic Landfill	
10	Land At Thrift Wood-Thrift Wood, Limpsfield, Kent	Historic Landfill	

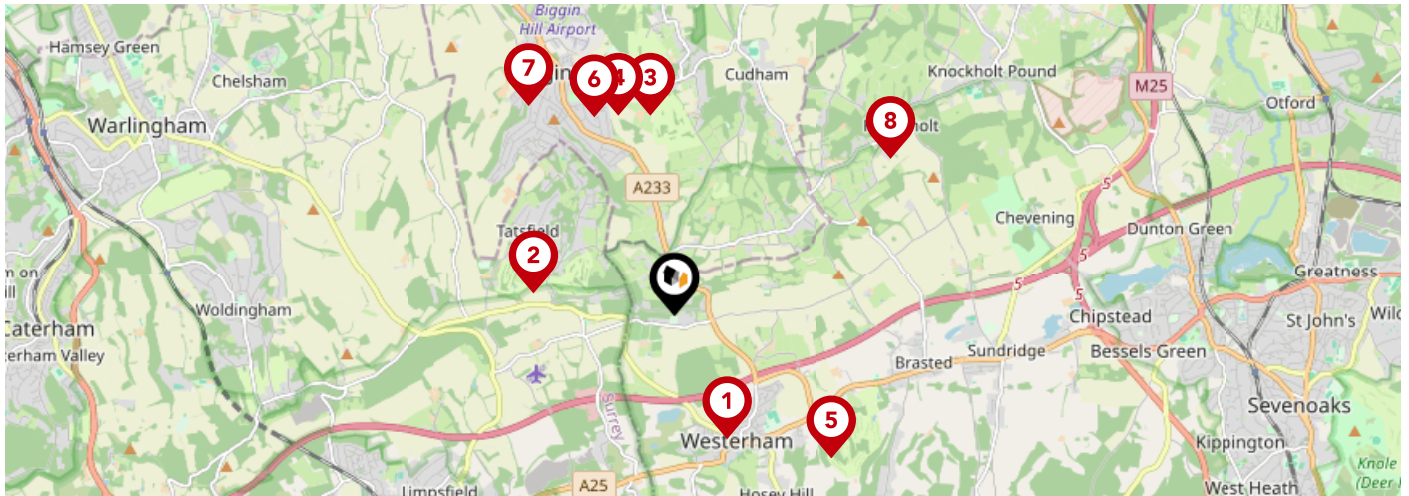
Maps

Listed Buildings

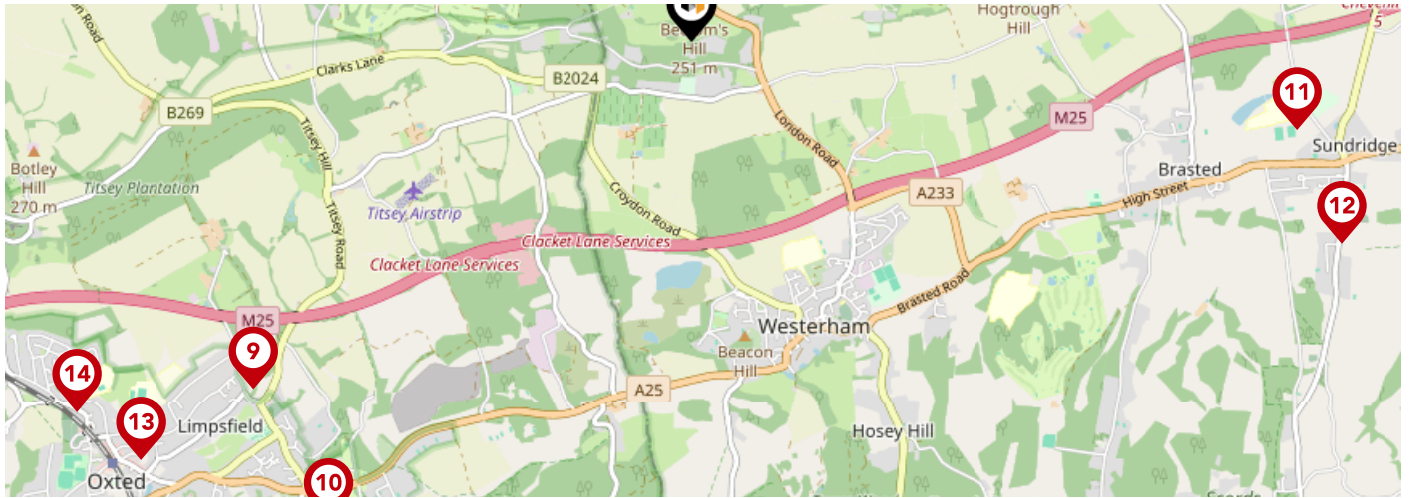
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



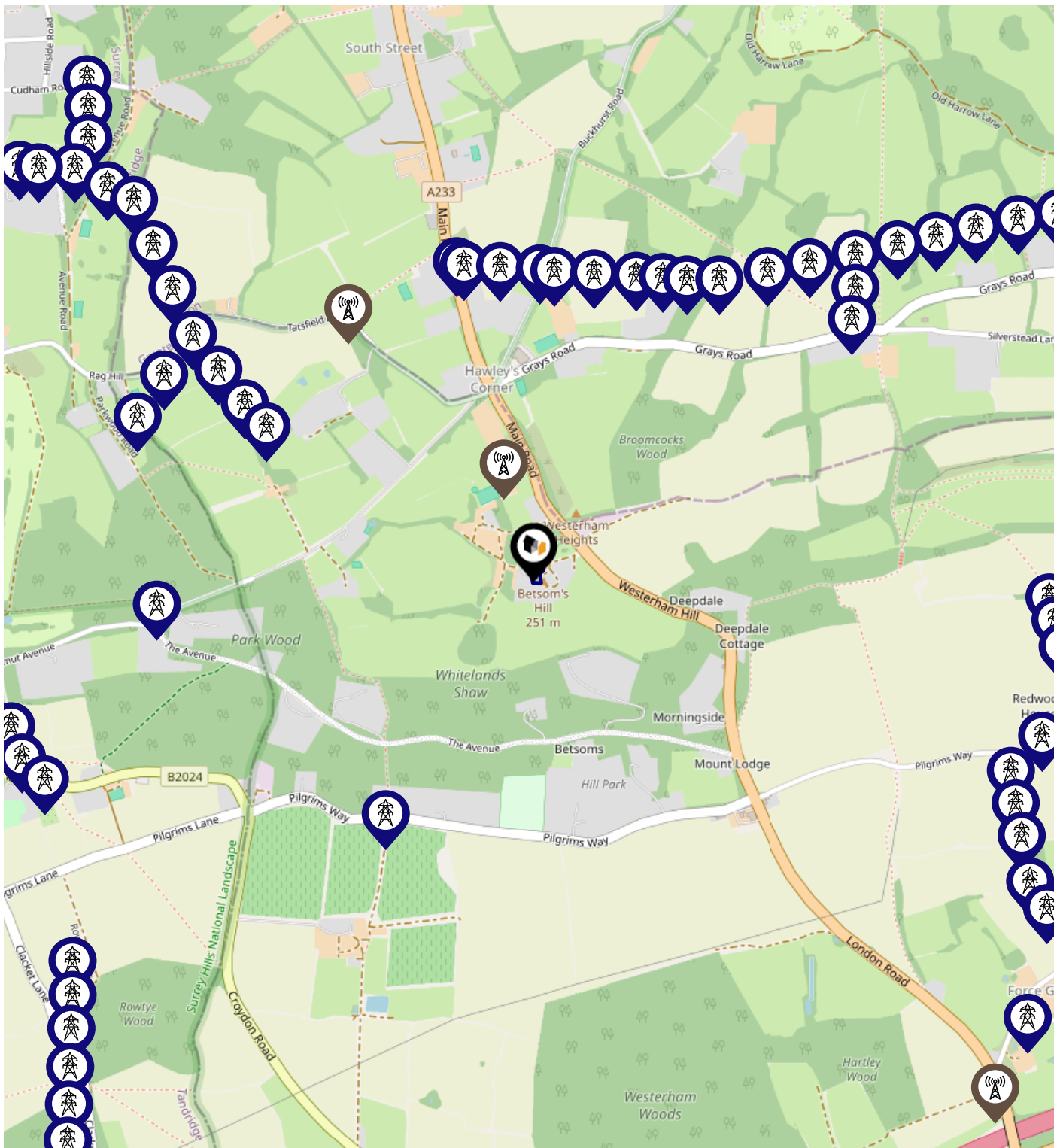
Listed Buildings in the local district	Grade	Distance
 1243983 - Little Bettsoms Hill Farmhouse	Grade II	0.3 miles
 1064359 - Cottage Orne Attached To Spinning Wheel Restaurant	Grade II	0.3 miles
 1243932 - Former Threshing Barn To South West Of Little Bettsoms Hill Farmhouse	Grade II	0.3 miles
 1243933 - Betsoms Hill Farmhouse	Grade II	0.5 miles
 1375719 - Rysted With Attached Garage, Fuel Stores, Pergola, Terrace Walling, Gatepiers And Gates	Grade II	0.5 miles
 1272582 - Gaysham Farmhouse	Grade II	0.6 miles
 1243934 - Force Green Farm Cottage	Grade II	1.0 miles
 1243984 - Force Green Farmhouse	Grade II	1.0 miles
 1029721 - The Manor House	Grade II	1.1 miles
 1064312 - Bombers Farmhouse	Grade II	1.1 miles



		Nursery	Primary	Secondary	College	Private
	Churchill Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 207 Distance:1.25	☐	☒	☐	☐	☐
	Tatsfield Primary School Ofsted Rating: Good Pupils: 203 Distance:1.32	☐	☒	☐	☐	☐
	Cudham Church of England Primary School Ofsted Rating: Good Pupils: 53 Distance:1.86	☐	☒	☐	☐	☐
	Charles Darwin School Ofsted Rating: Good Pupils: 1314 Distance:1.92	☐	☐	☒	☐	☐
	Valence School Ofsted Rating: Good Pupils: 123 Distance:1.96	☐	☐	☒	☐	☐
	Biggin Hill Primary School Ofsted Rating: Good Pupils: 467 Distance:1.98	☐	☒	☐	☐	☐
	Oaklands Primary Academy Ofsted Rating: Requires improvement Pupils: 502 Distance:2.36	☐	☒	☐	☐	☐
	St Katharine's Knockholt Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 176 Distance:2.47	☐	☒	☐	☐	☐

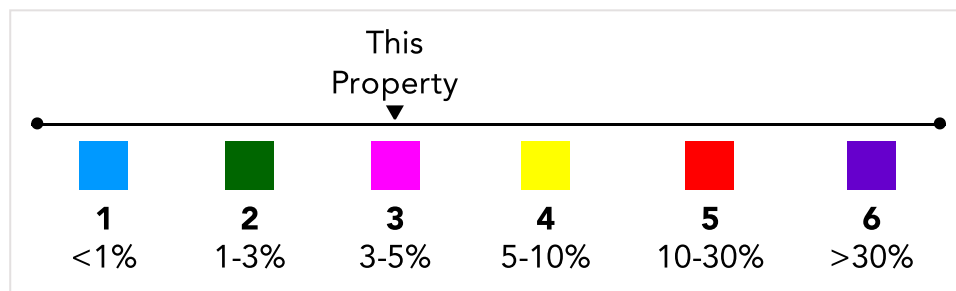


		Nursery	Primary	Secondary	College	Private
9	Limpsfield Grange School Ofsted Rating: Outstanding Pupils: 94 Distance:2.59	☐	☐	☒	☐	☐
10	Limpsfield CofE Infant School Ofsted Rating: Outstanding Pupils: 168 Distance:2.79	☐	☒	☐	☐	☐
11	Radnor House Sevenoaks Ofsted Rating: Not Rated Pupils: 549 Distance:2.84	☐	☐	☒	☐	☐
12	Sundridge and Brasted Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 70 Distance:3.15	☐	☒	☐	☐	☐
13	Oxted School Ofsted Rating: Good Pupils: 1708 Distance:3.21	☐	☐	☒	☐	☐
14	St Mary's CofE Primary School Ofsted Rating: Good Pupils: 622 Distance:3.33	☐	☒	☐	☐	☐
15	Downe Primary School Ofsted Rating: Good Pupils: 62 Distance:3.39	☐	☒	☐	☐	☐
16	Hazelwood School Ofsted Rating: Not Rated Pupils: 579 Distance:3.41	☐	☐	☒	☐	☐



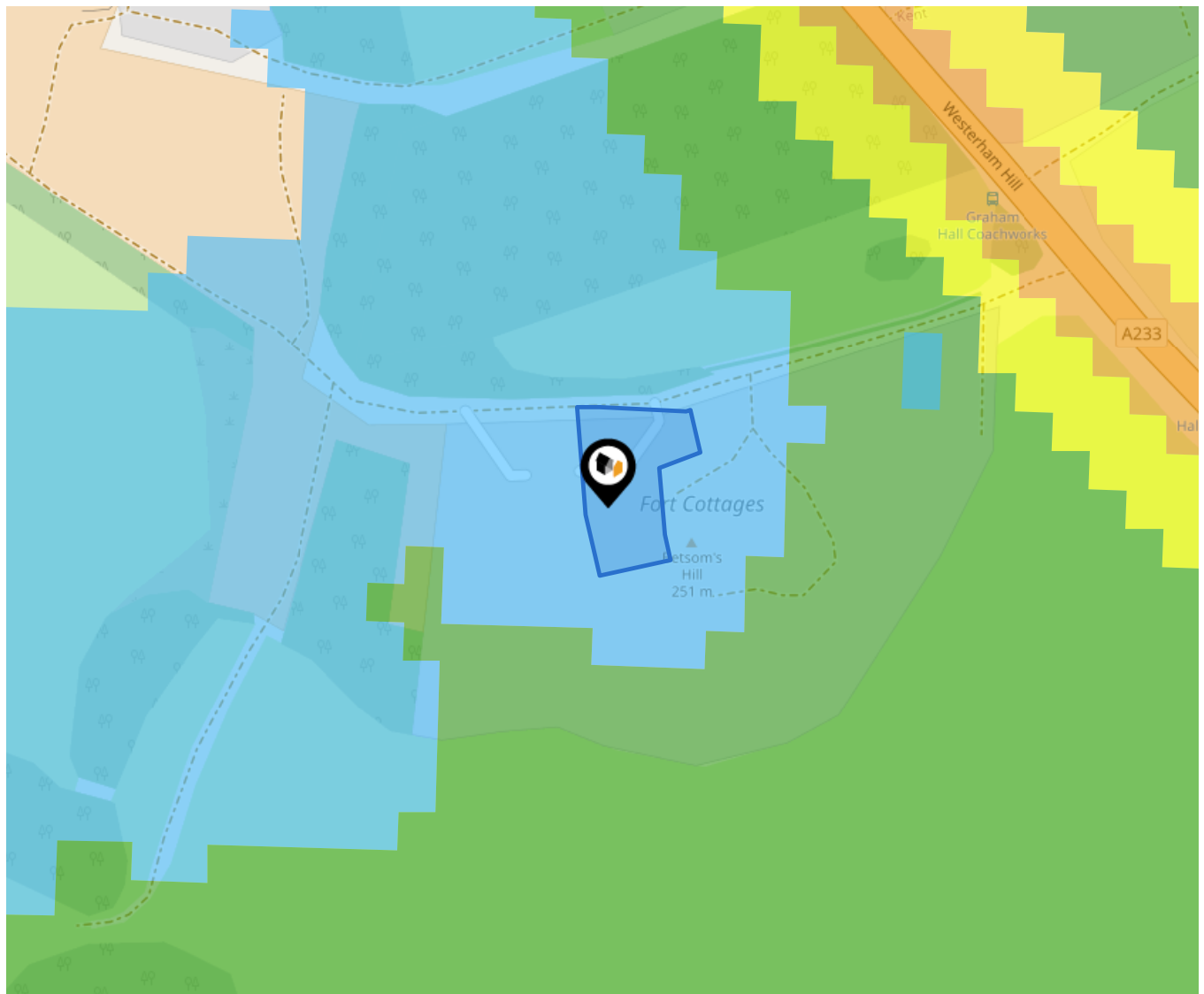
Key:

-  Power Pylons
-  Communication Masts



Local Area

Road Noise



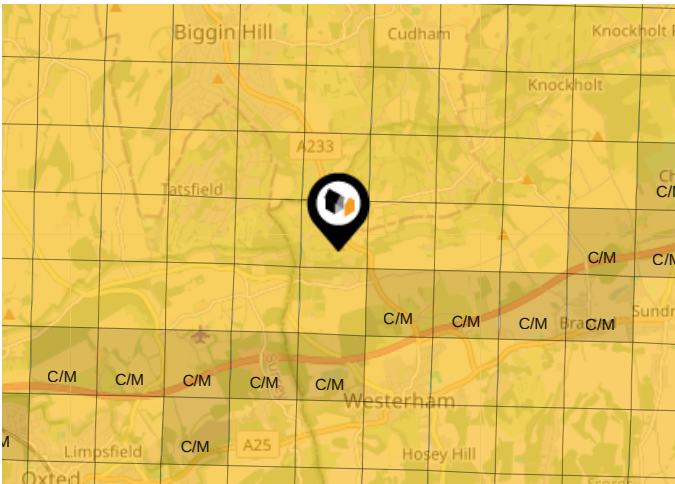
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



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.

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.

NEIL JOHNSON PROPERTY AGENTS

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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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.



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