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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd July 2025



DYNES ROAD, KEMSING, SEVENOAKS, TN15

NEIL JOHNSON PROPERTY AGENTS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,419		
Title Number:	K758987		

Local Area

Local Authority:	Kent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	13 mb/s	43 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				
				
				

Planning records for: *Dynes Road, Kemsing, Sevenoaks, TN15*

Reference - 17/03576/FUL
Decision: Granted
Date: 23rd November 2017
Description: Demolition of existing extension to 71 Dynes Road and the erection of a proposed two storey detached three bedroom dwelling in the garden and two additional parking spaces.

Reference - 19/01422/DETAIL
Decision: Granted
Date: 26th April 2019
Description: Details pursuant to condition 6 (Electric vehicle charging point) of 17/03576/FUL

Reference - 14/02524/HOUSE
Decision: Granted
Date: 01st August 2014
Description: Demolition of upper glazed area of existing conservatory and rebuild with windows and brickwork to match existing. Construct new tiled roof. Colour to match existing house.

Reference - 19/01420/DETAIL
Decision: Granted
Date: 26th April 2019
Description: Details pursuant to condition 4 (Tree protection plan) of 17/03576/FUL

Planning records for: *Dynes Road, Kemsing, Sevenoaks, TN15*

Reference - 17/02500/FUL
Decision: Withdrawn
Date: 21st August 2017
Description: Demolition of existing extension to 71 Dynes Road and the erection of a proposed two storey detached three bedroom dwelling in the garden and two additional parking spaces.

Reference - 19/01249/DETAIL
Decision: Granted
Date: 26th April 2019
Description: Details pursuant to condition 2 (external surfaces) of 17/03576/FUL

Reference - 19/01419/DETAIL
Decision: Granted
Date: 26th April 2019
Description: Details pursuant to condition 3 (Hard and soft landscapes) of 17/03576/FUL

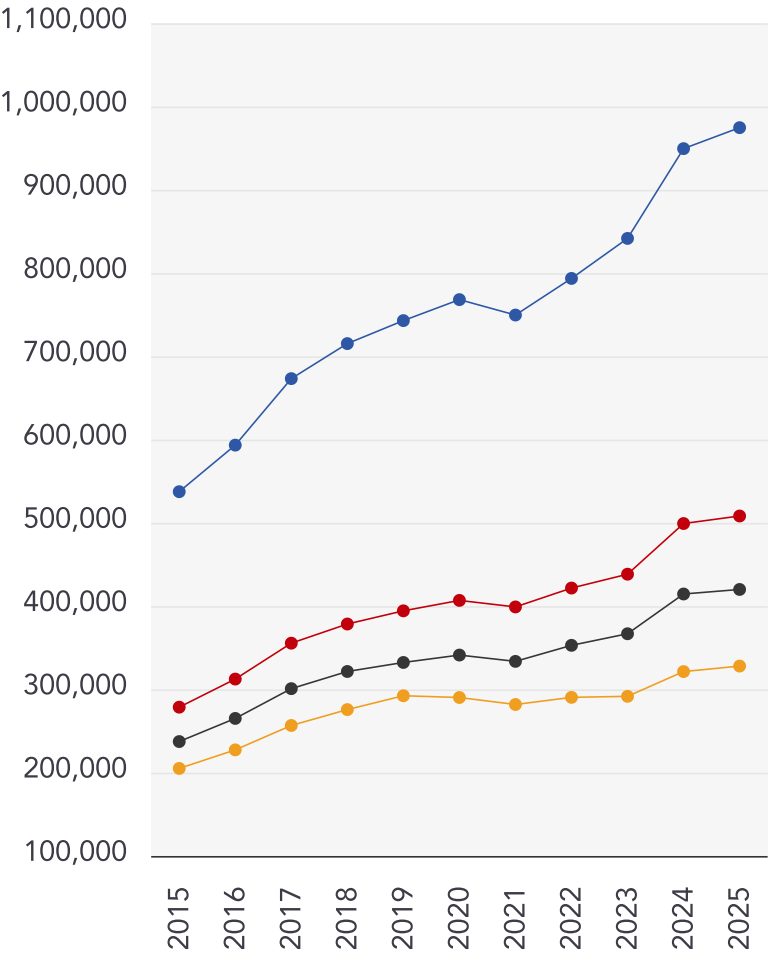
Reference - 19/01421/DETAIL
Decision: Granted
Date: 26th April 2019
Description: Details pursuant to condition 5 (Boundary treatment) of 17/03576/FUL

Market

House Price Statistics



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



Detached

+81.34%

Semi-Detached

+82.37%

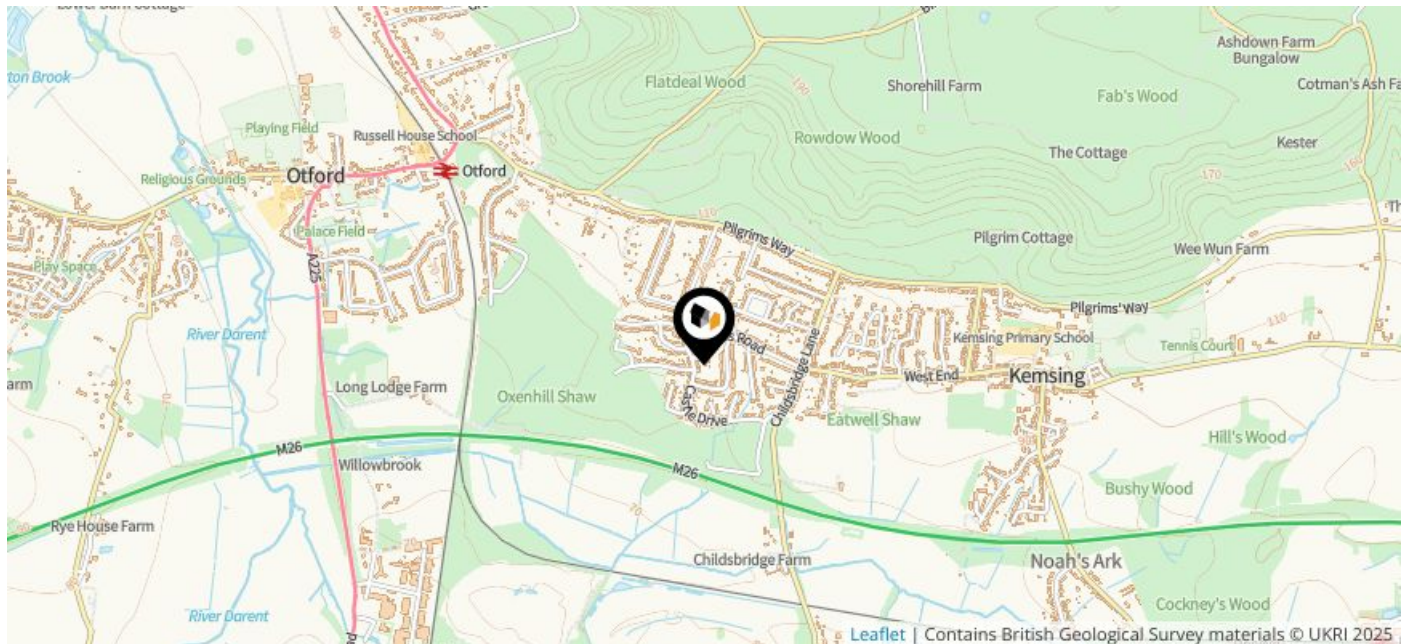
Terraced

+76.93%

Flat

+59.92%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

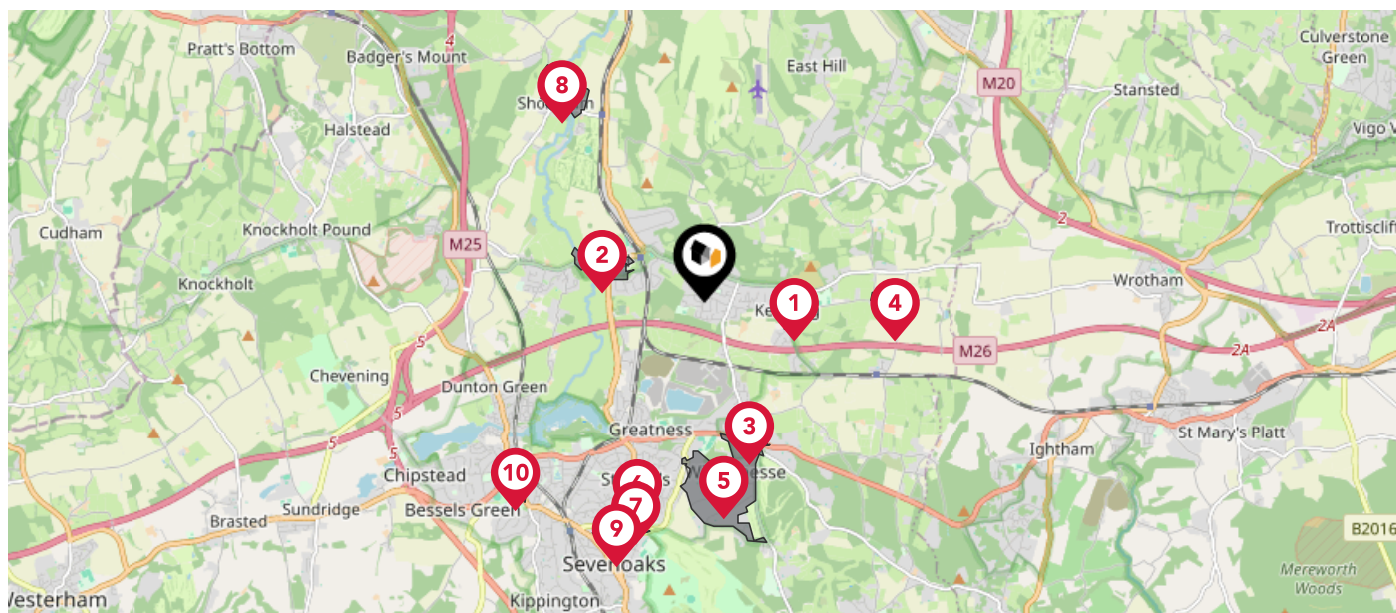
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

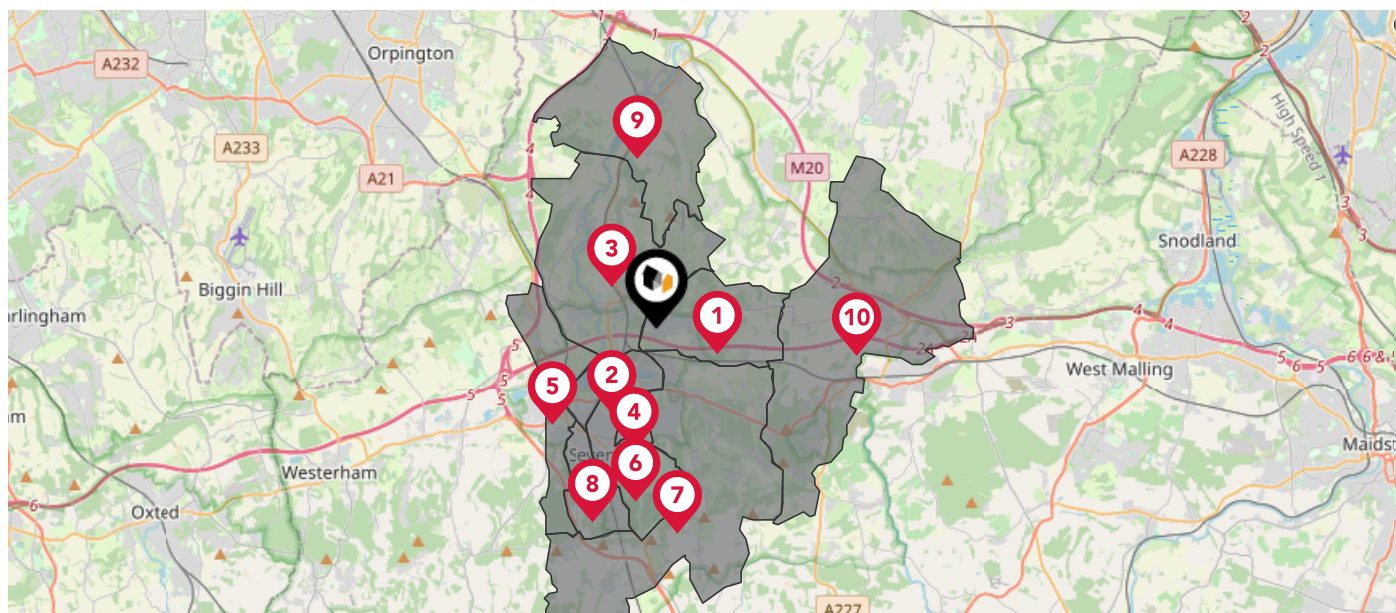
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|------------------------|
| 1 | Kemsing |
| 2 | Otford |
| 3 | Seal |
| 4 | Heaverham |
| 5 | Wildernesse |
| 6 | Sevenoaks - Hartslands |
| 7 | Sevenoaks - Vine Court |
| 8 | Shoreham (Sevenoaks) |
| 9 | Sevenoaks - The Vine |
| 10 | Riverhead |

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



Kemsing Ward



Sevenoaks Northern Ward



Otford and Shoreham Ward



Sevenoaks Eastern Ward



Dunton Green and Riverhead Ward



Sevenoaks Town and St. John's Ward



Seal & Weald Ward



Sevenoaks Kippington Ward

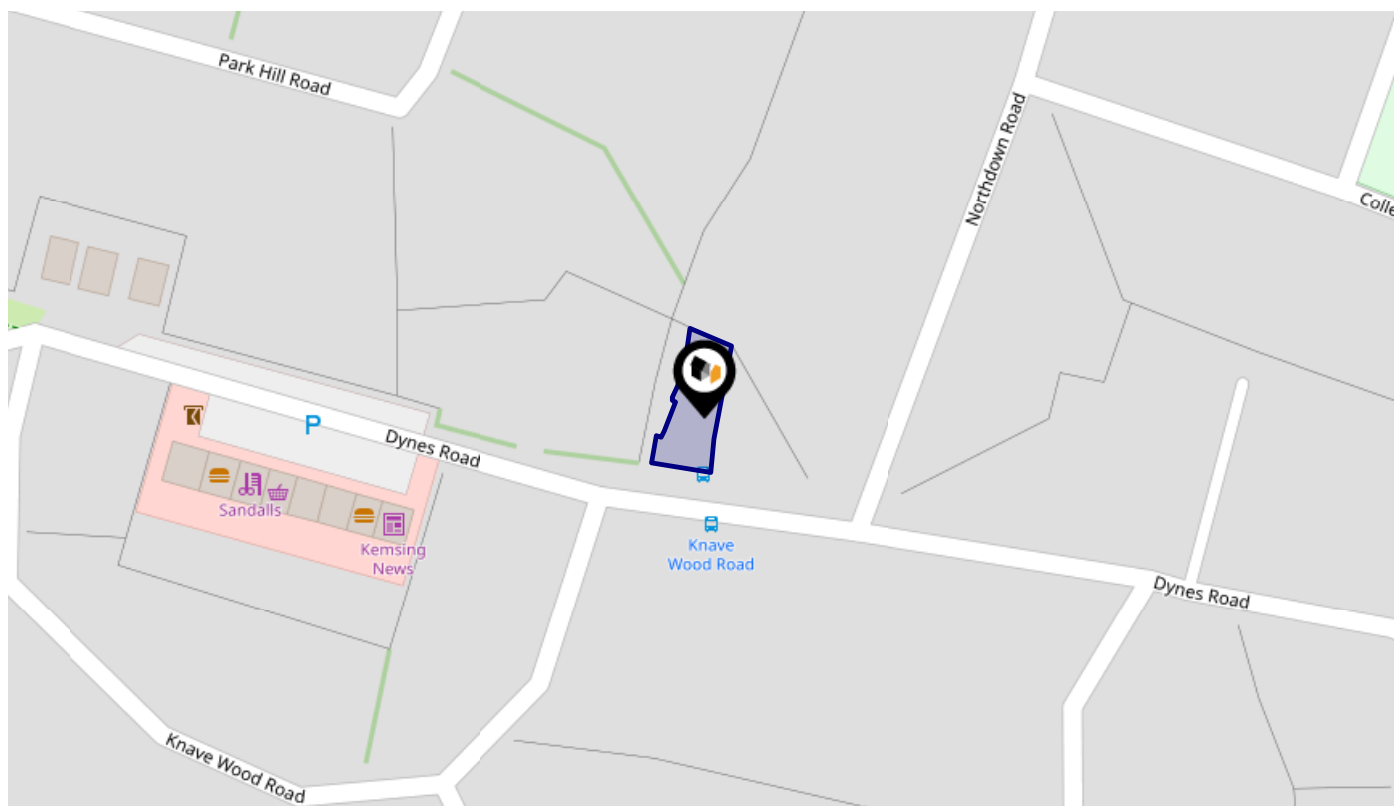


Eynsford Ward



Wrotham, Ightham and Stansted 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.

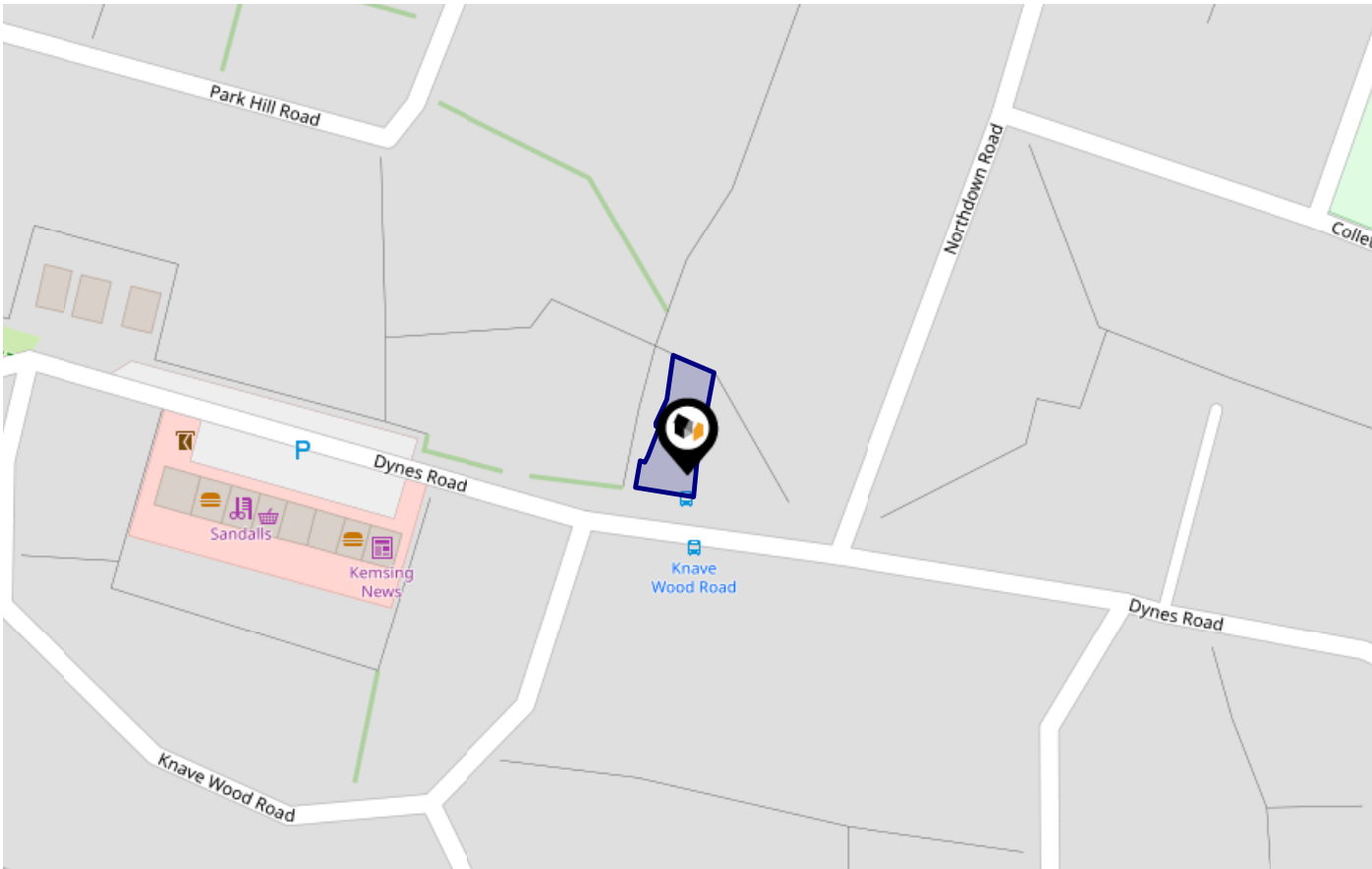
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

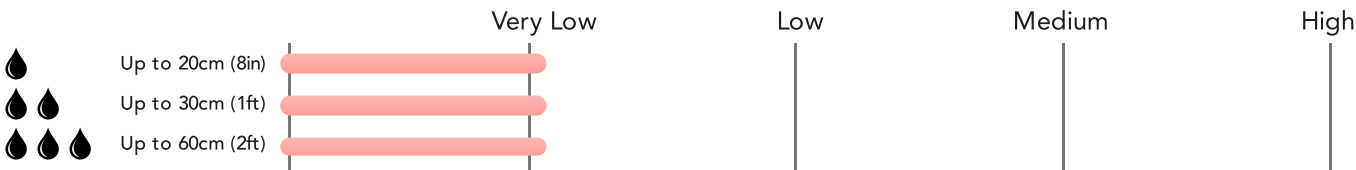


Risk Rating: Very low

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.

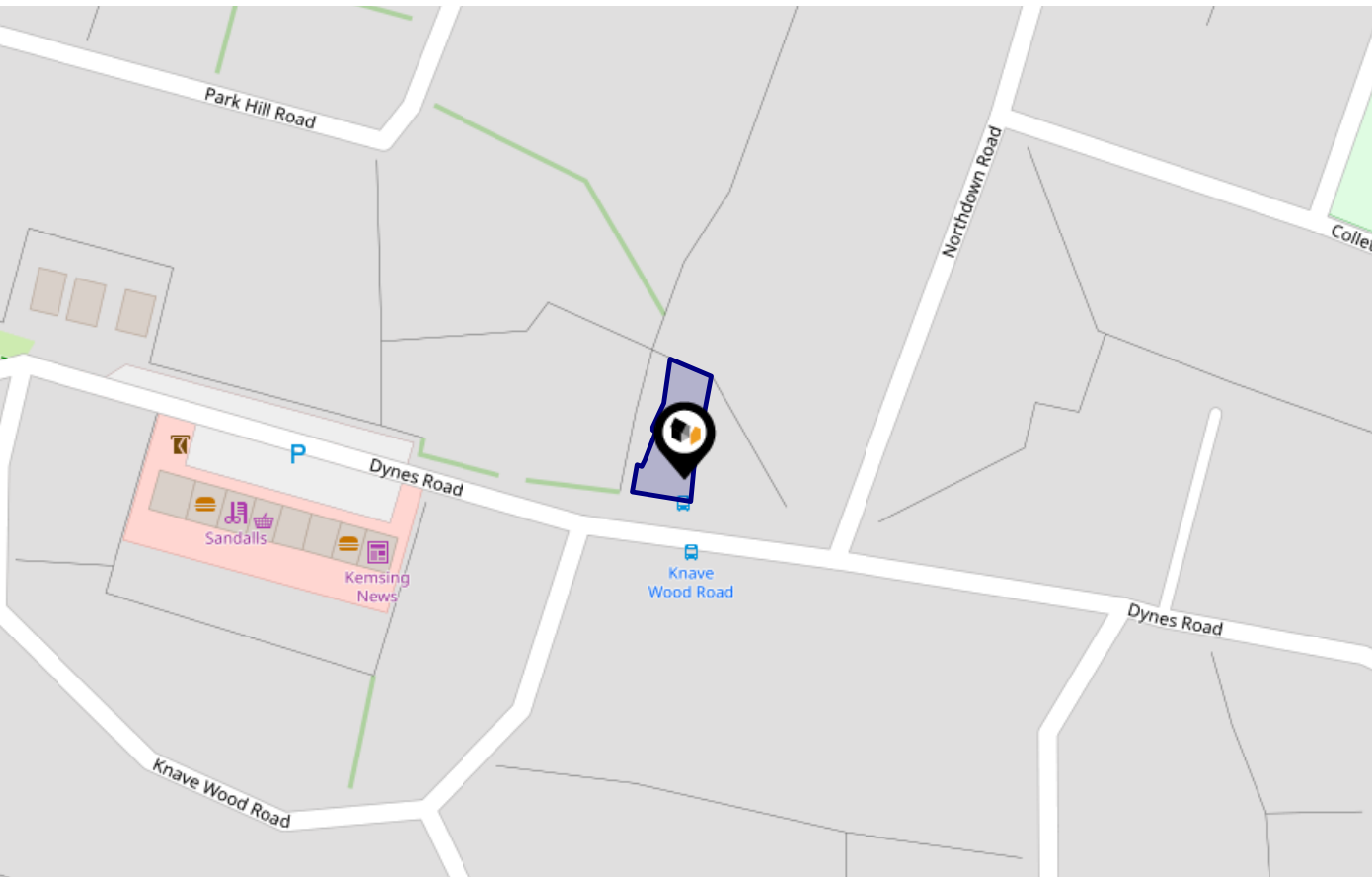
Chance of flooding to the following depths at this property:



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.

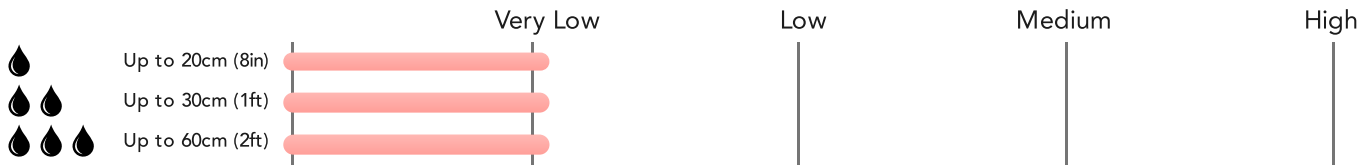


Risk Rating: Very low

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.

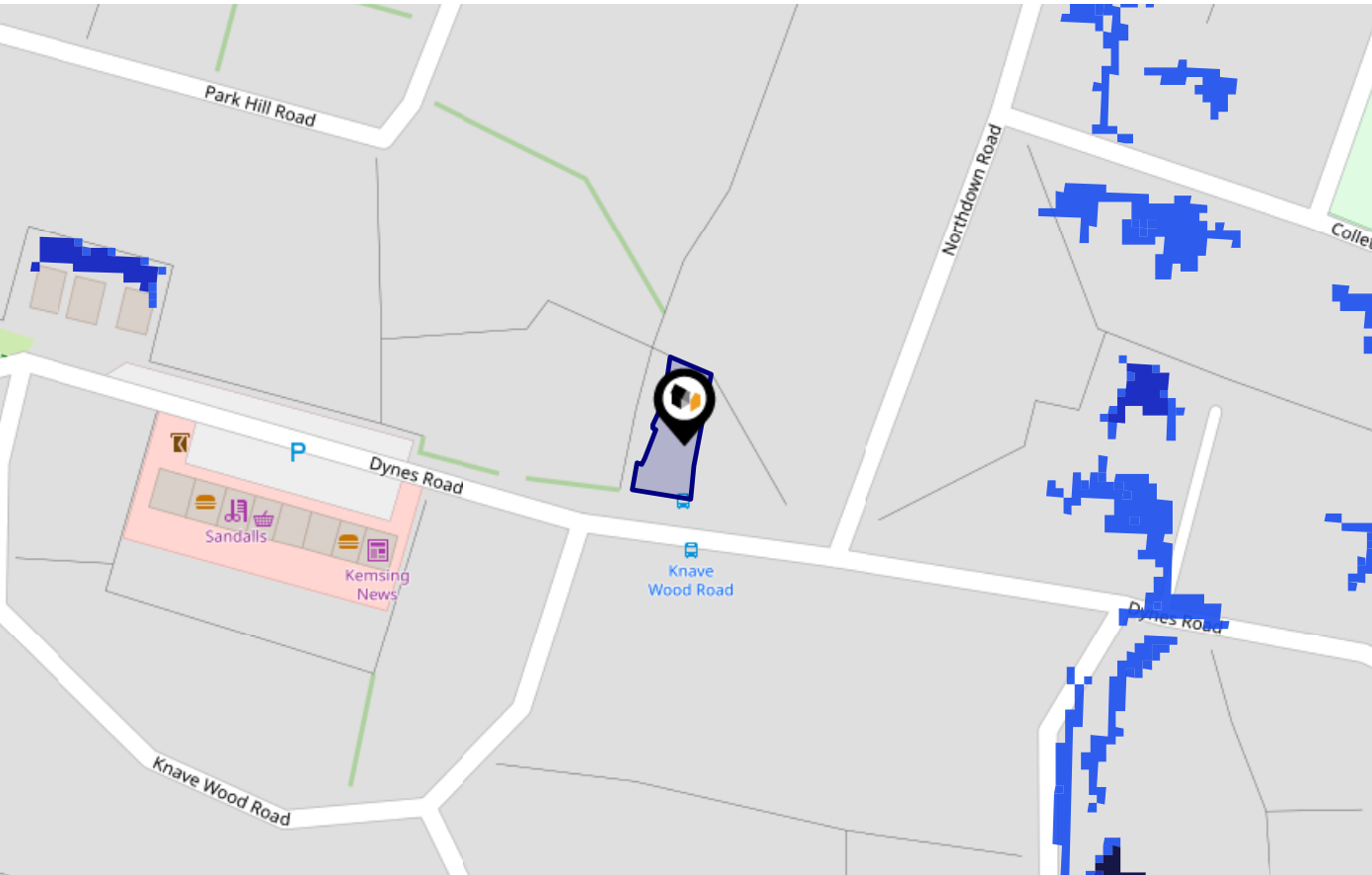
Chance of flooding to the following depths at this property:



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.

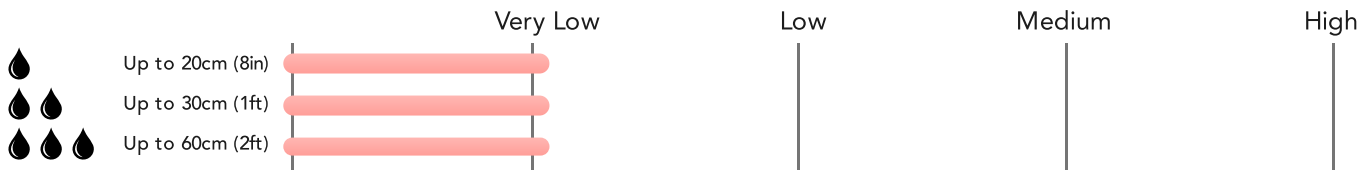


Risk Rating: Very low

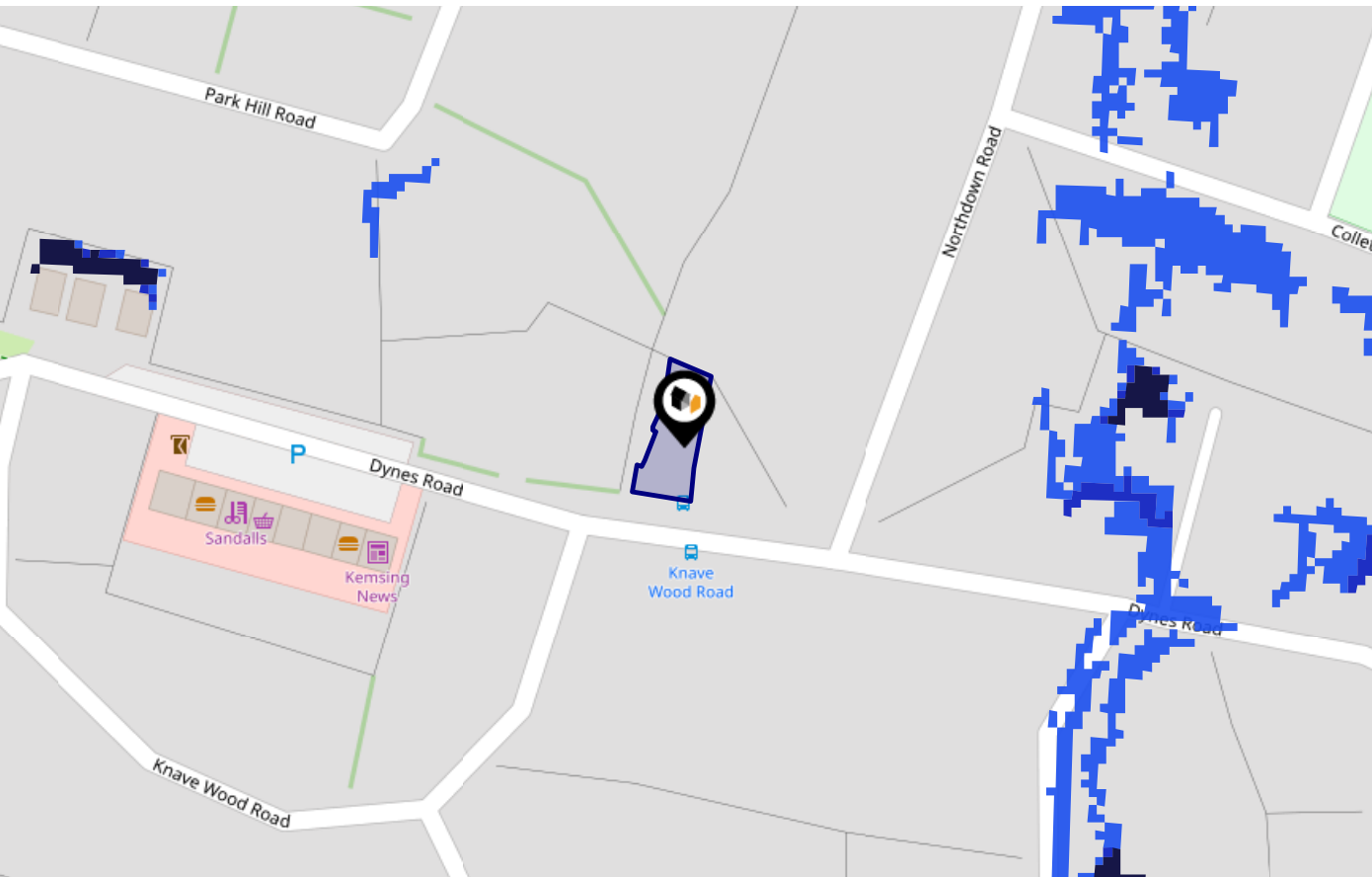
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

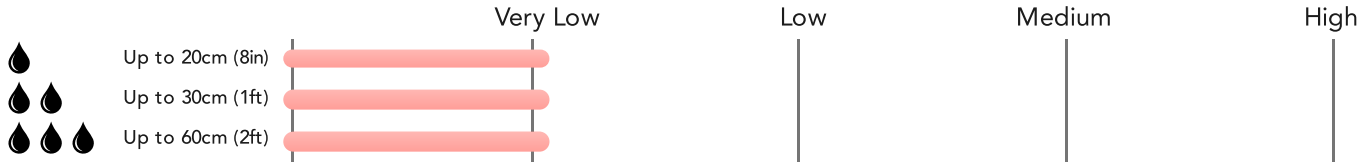


Risk Rating: Very low

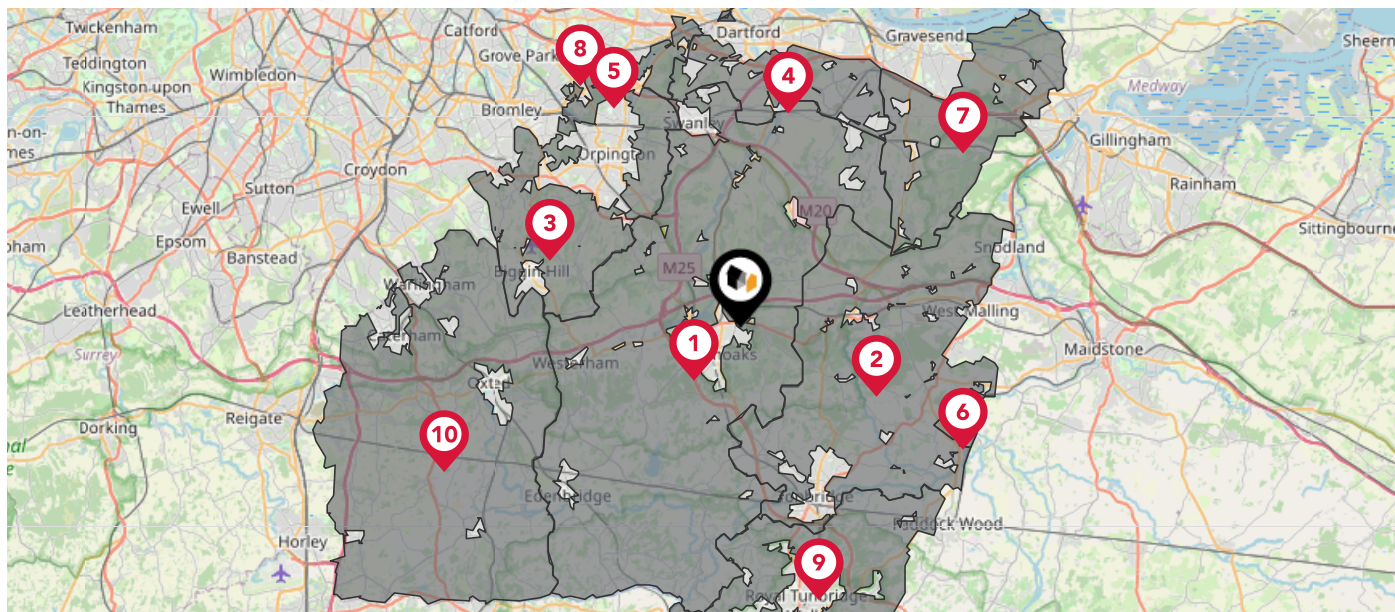
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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



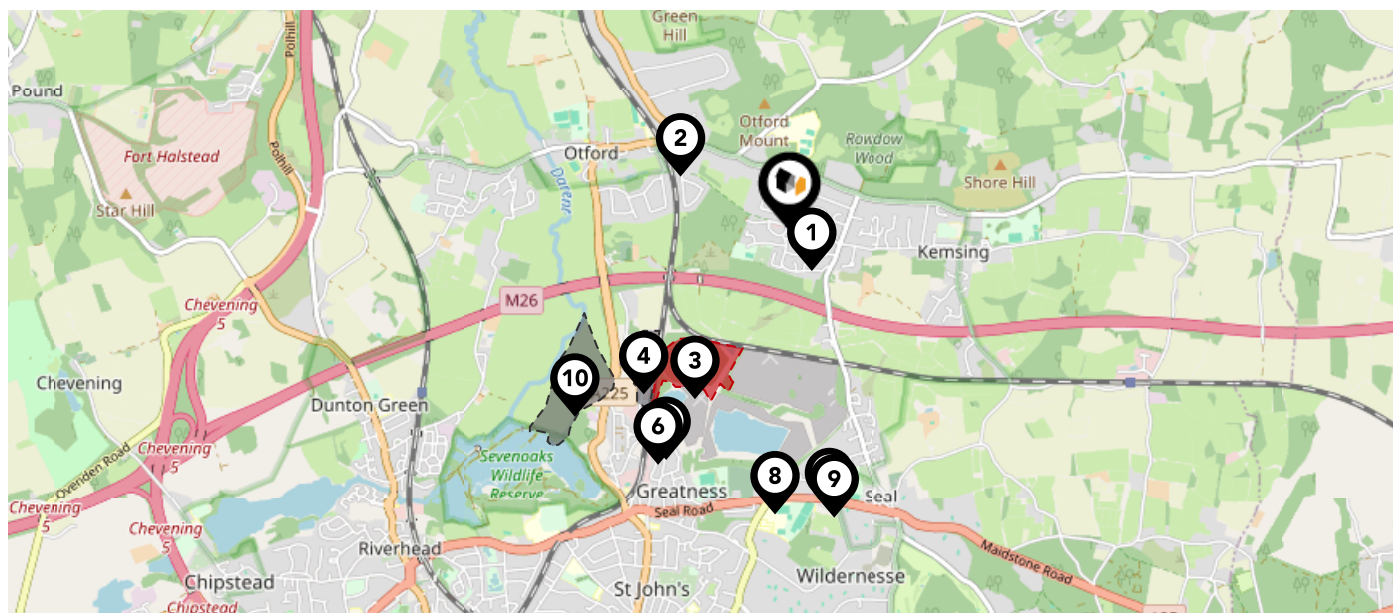
Nearby Green Belt Land

- 1 London Green Belt - Sevenoaks
- 2 London Green Belt - Tonbridge and Malling
- 3 London Green Belt - Bromley
- 4 London Green Belt - Dartford
- 5 London Green Belt - Bexley
- 6 London Green Belt - Maidstone
- 7 London Green Belt - Gravesham
- 8 London Green Belt - Greenwich
- 9 London Green Belt - Tunbridge Wells
- 10 London Green Belt - Tandridge

Maps

Landfill Sites

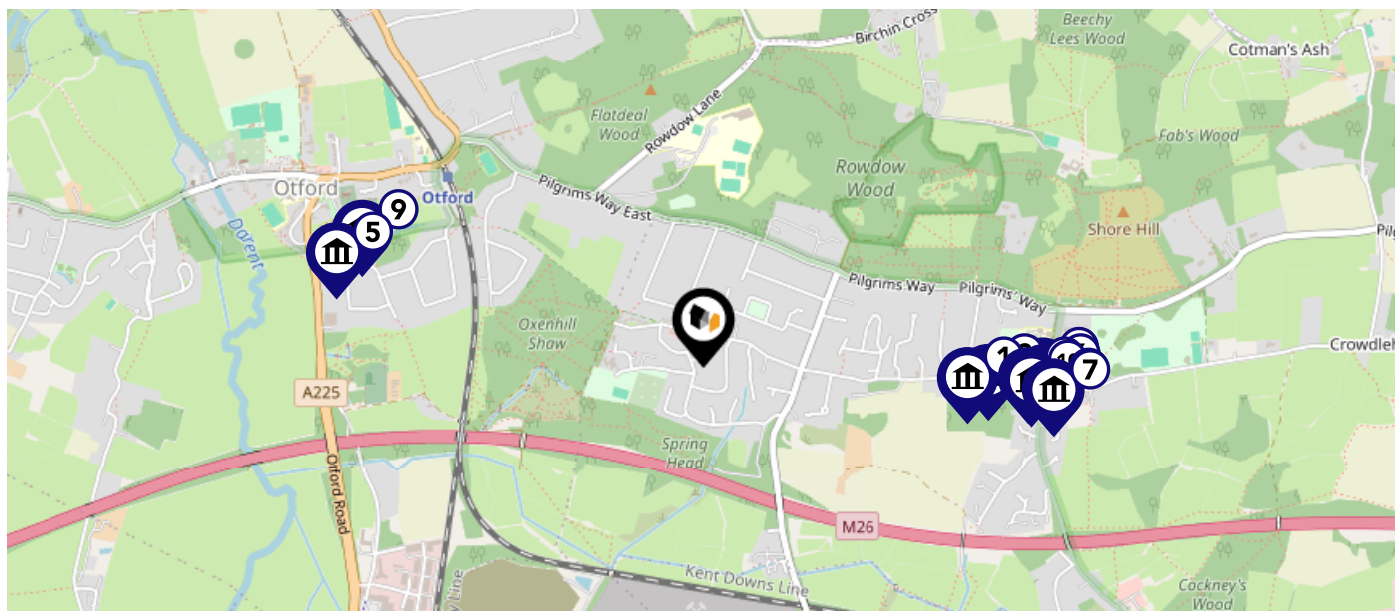
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



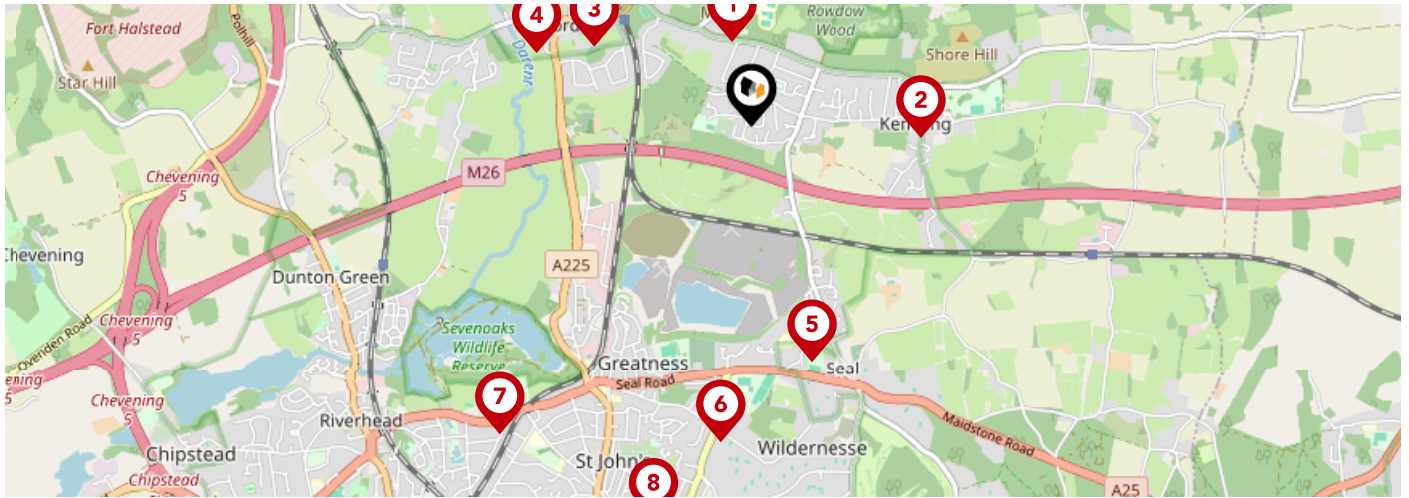
Nearby Landfill Sites

1	Dynes Road Cress Beds-Dynes Road, Kemsing, Sevenoaks, Kent	Historic Landfill	
2	Tudor Drive-Otford, Sevenoaks, Kent	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Vestry Estate-Greatness, Sevenoaks, Kent	Historic Landfill	
5	Greatness-Sevenoaks, Kent	Historic Landfill	
6	Greatness-Sevenoaks, Kent	Historic Landfill	
7	Skevington Bros Limited-Seal Road, Seal, Sevenoaks, Kent	Historic Landfill	
8	Filmer Way-Sevenoaks, Kent	Historic Landfill	
9	High Street-Seal, Kent	Historic Landfill	
10	Otford Road-Sevenoaks, Kent	Historic Landfill	

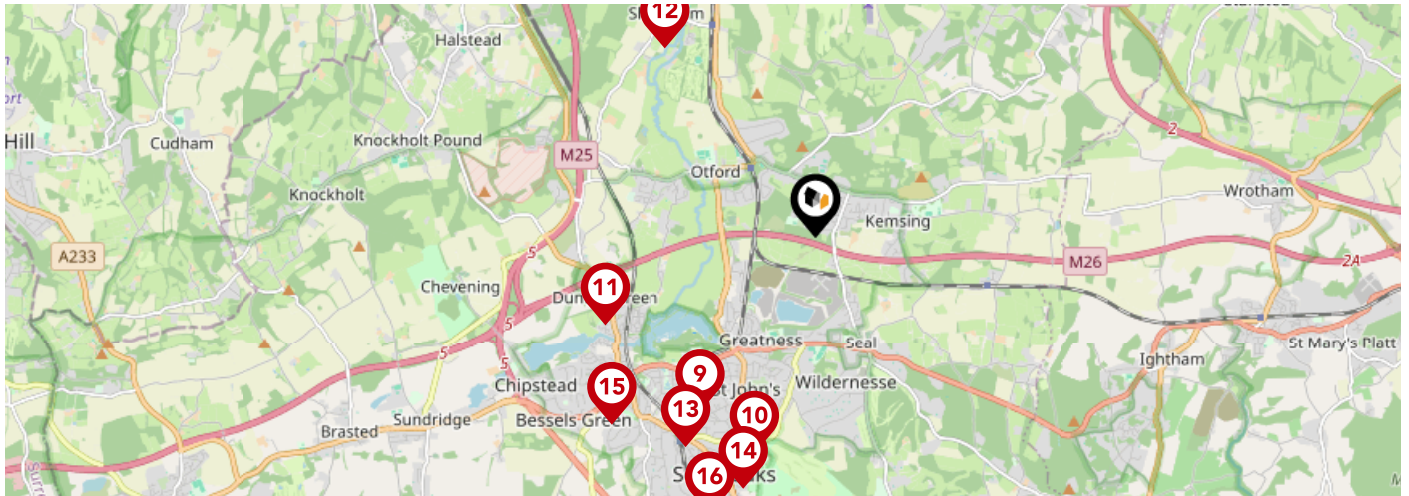
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1273378 - 47 And 49, West End	Grade II	0.6 miles
	1273377 - Ivy Farm Cottage Ivy Farmhouse	Grade II	0.7 miles
	1273375 - The Box House	Grade II	0.8 miles
	1258552 - Stones Stores, Foster House	Grade II	0.8 miles
	1273169 - Remains Of Walls Of Archbishop's Palace In Front Gardens Of Nos 5-11 (odd)	Grade II	0.8 miles
	1258357 - Rose Cottage The Well Cottage	Grade II	0.8 miles
	1258359 - Yew Tree House	Grade II	0.8 miles
	1273472 - The Keep	Grade II	0.8 miles
	1259004 - Castle House	Grade II	0.8 miles
	1258360 - Wall In Front Of The Box House	Grade II	0.8 miles



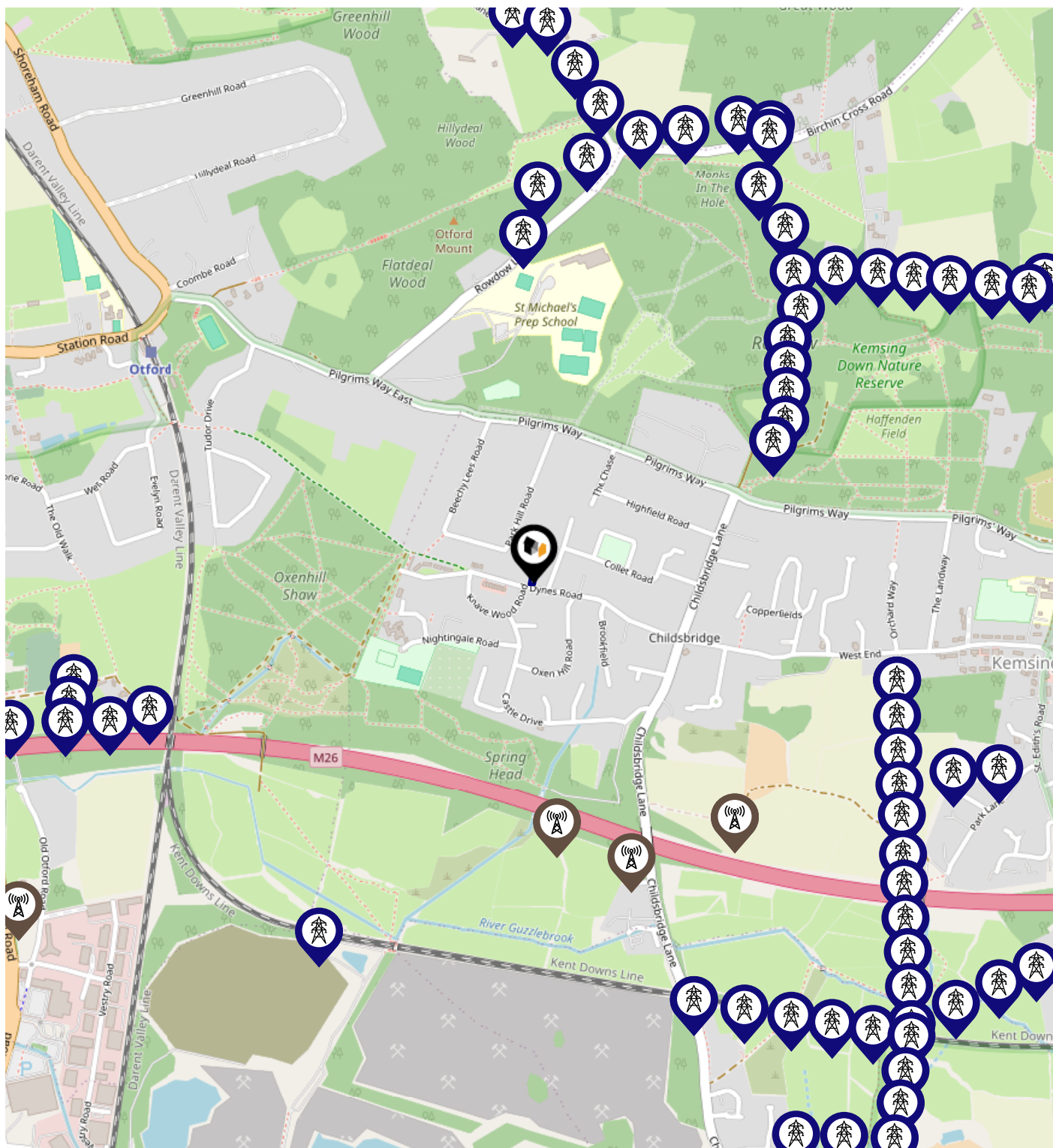
		Nursery	Primary	Secondary	College	Private
1	St Michael's Prep School Ofsted Rating: Not Rated Pupils: 484 Distance:0.41	☐	☐	☒	☐	☐
2	Kemsing Primary School Ofsted Rating: Good Pupils: 183 Distance:0.78	☐	☒	☐	☐	☐
3	Russell House School Ofsted Rating: Not Rated Pupils: 174 Distance:0.82	☐	☒	☐	☐	☐
4	Otford Primary School Ofsted Rating: Good Pupils: 307 Distance:1.05	☐	☒	☐	☐	☐
5	Seal Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 405 Distance:1.13	☐	☒	☐	☐	☐
6	Trinity School Ofsted Rating: Good Pupils: 1149 Distance:1.47	☐	☐	☒	☐	☐
7	Knole Academy Ofsted Rating: Good Pupils: 1364 Distance:1.84	☐	☐	☒	☐	☐
8	St John's Church of England Primary School, Sevenoaks Ofsted Rating: Good Pupils: 194 Distance:1.89	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Sevenoaks Primary School Ofsted Rating: Good Pupils: 599 Distance: 1.94	☐	☒	☐	☐	☐
	Walthamstow Hall Ofsted Rating: Not Rated Pupils: 557 Distance: 2.08	☐	☐	☒	☐	☐
	Dunton Green Primary School Ofsted Rating: Good Pupils: 163 Distance: 2.12	☐	☒	☐	☐	☐
	Shoreham Village School Ofsted Rating: Good Pupils: 79 Distance: 2.24	☐	☒	☐	☐	☐
	The Granville School Ofsted Rating: Not Rated Pupils: 171 Distance: 2.29	☐	☒	☐	☐	☐
	Lady Boswell's Church of England Voluntary Aided Primary School, Sevenoaks Ofsted Rating: Outstanding Pupils: 435 Distance: 2.43	☐	☒	☐	☐	☐
	Riverhead Infants' School Ofsted Rating: Good Pupils: 270 Distance: 2.57	☐	☒	☐	☐	☐
	St Thomas' Catholic Primary School, Sevenoaks Ofsted Rating: Outstanding Pupils: 232 Distance: 2.75	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

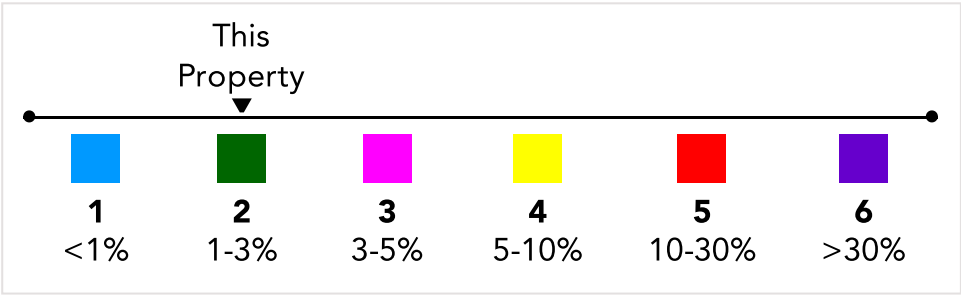
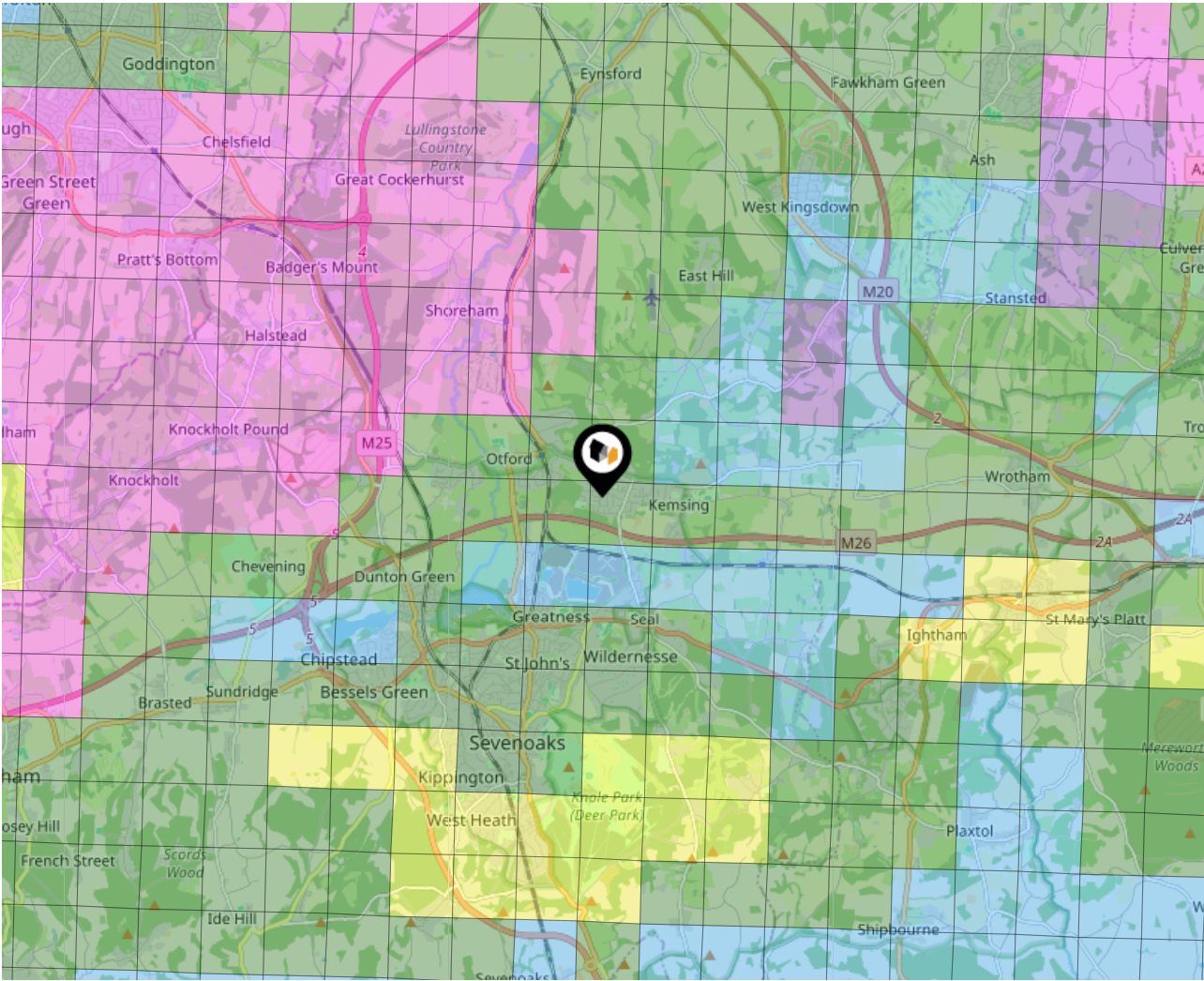


Key:

-  Power Pylons
-  Communication Masts

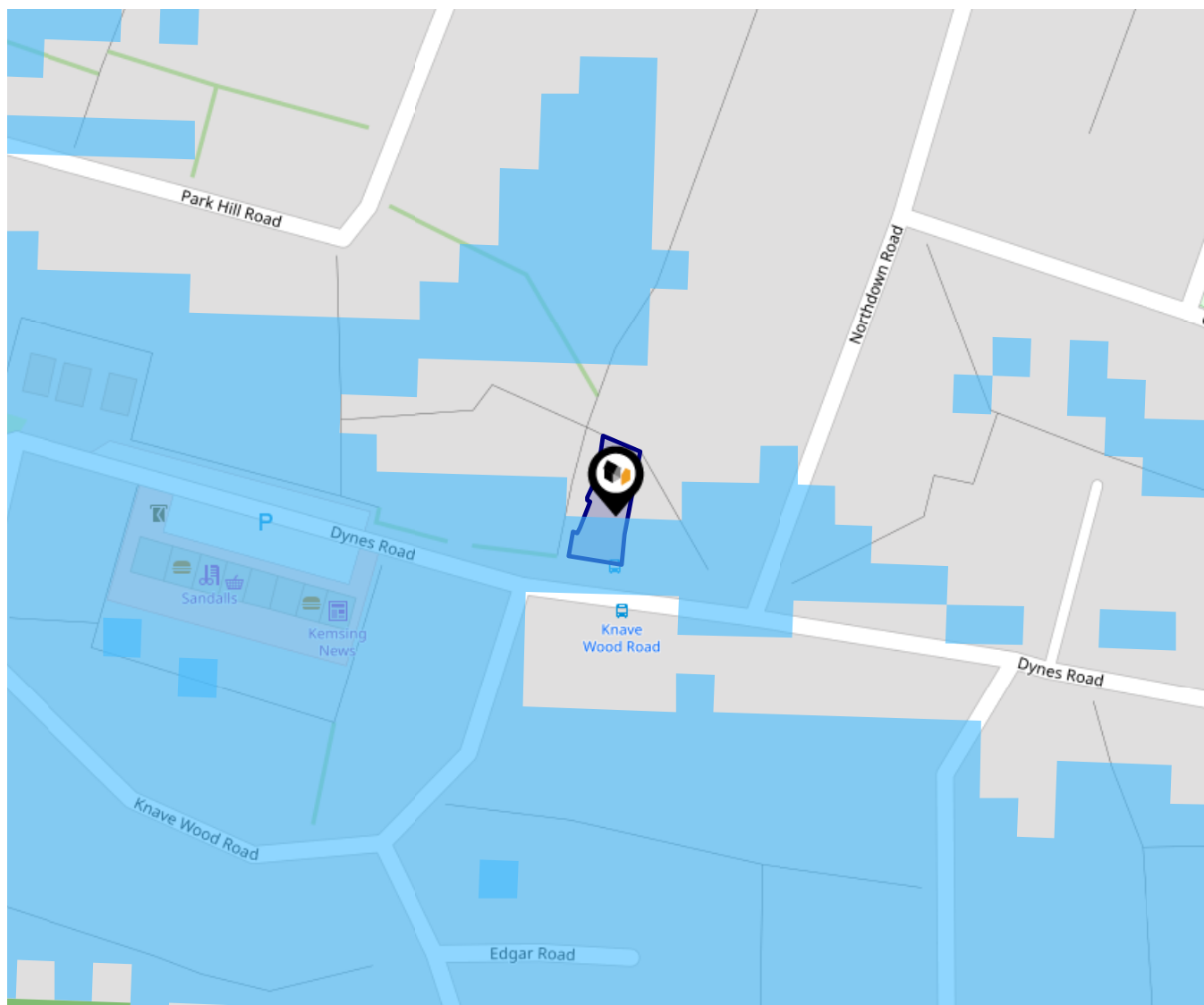
What is Radon?

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).



Local Area

Road Noise



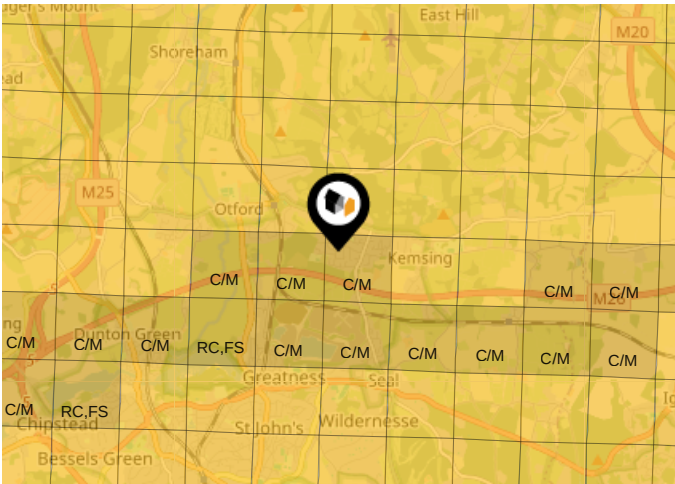
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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NEIL JOHNSON PROPERTY AGENTS

Data Quality

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