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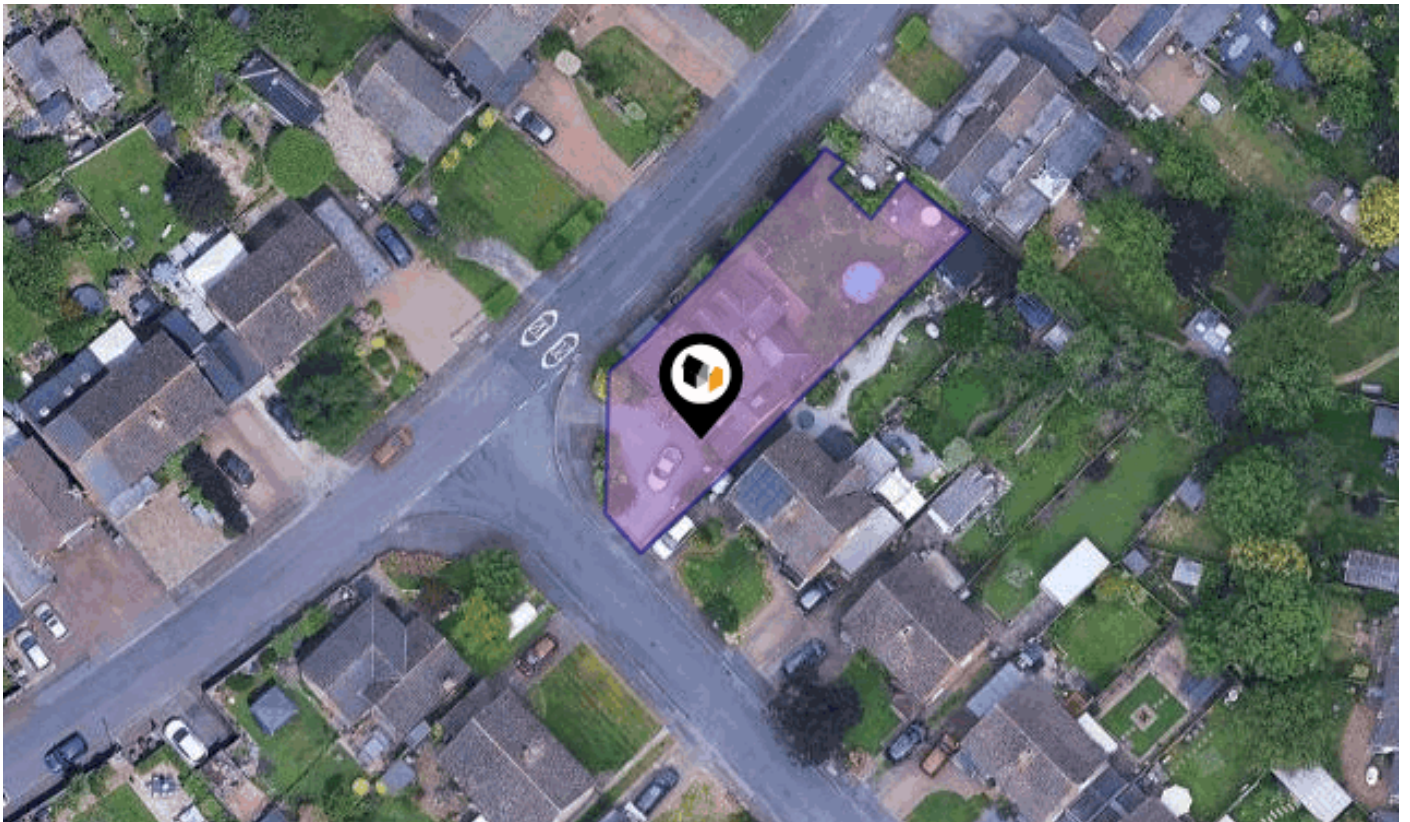


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th June 2025



NEWTON AVENUE, TONBRIDGE, TN10

NEIL JOHNSON PROPERTY AGENTS

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

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Property




Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,937 ft ² / 180 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,903		
Title Number:	K259015		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Newton Avenue, Tonbridge, TN10**

Reference - 00/01231/FL	
Decision:	Decided
Date:	03rd July 2000
Description:	Application under Section 73A to retain existing additions and porch and provision of a single storey rear addition to provide living.

Reference - 94/01361/FL	
Decision:	Unknown
Date:	21st October 1994
Description:	Single storey side extension to form conservatory, dining room and study (revised application to that approved under ref. TM/94/0336)

Reference - 00/02639/FL	
Decision:	Unknown
Date:	06th November 2000
Description:	Application under Section 73A for retrospective permission for existing extensions (2 dormer windows fronting Newton Avenue) rear extension (kitchen and living room) and porch.

Reference - 94/01360/FL	
Decision:	Unknown
Date:	21st March 1994
Description:	Single storey side extension

Planning History

This Address



Planning records for: ***Newton Avenue, Tonbridge, TN10***

Reference - 99/01807/FL	
Decision:	Decided
Date:	16th November 1999
Description:	application under S73A to extend dwelling in two phases including provision of a 2 storey rear addition to provide accommodation for disabled person

10 Year History of Average House Prices by Property Type in TN10

Detached

+78.26%

Semi-Detached

+78.72%

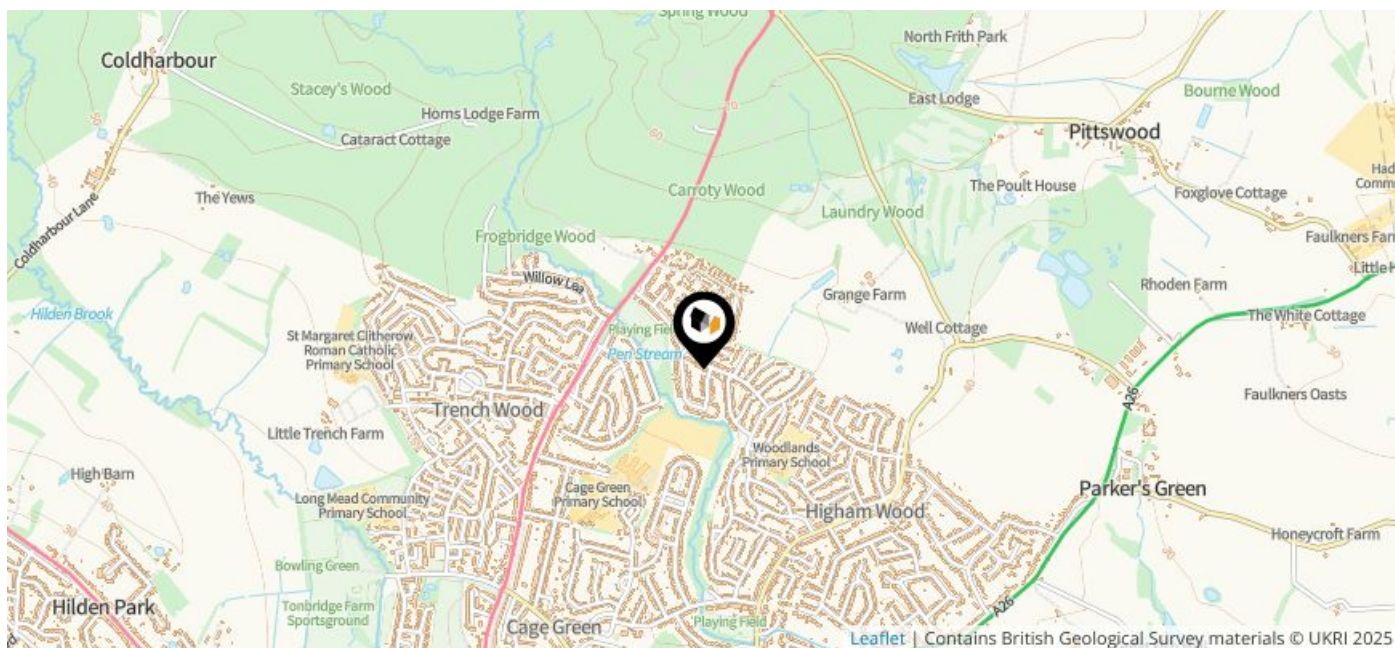
Terraced

+71.52%

Flat

+53.1%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

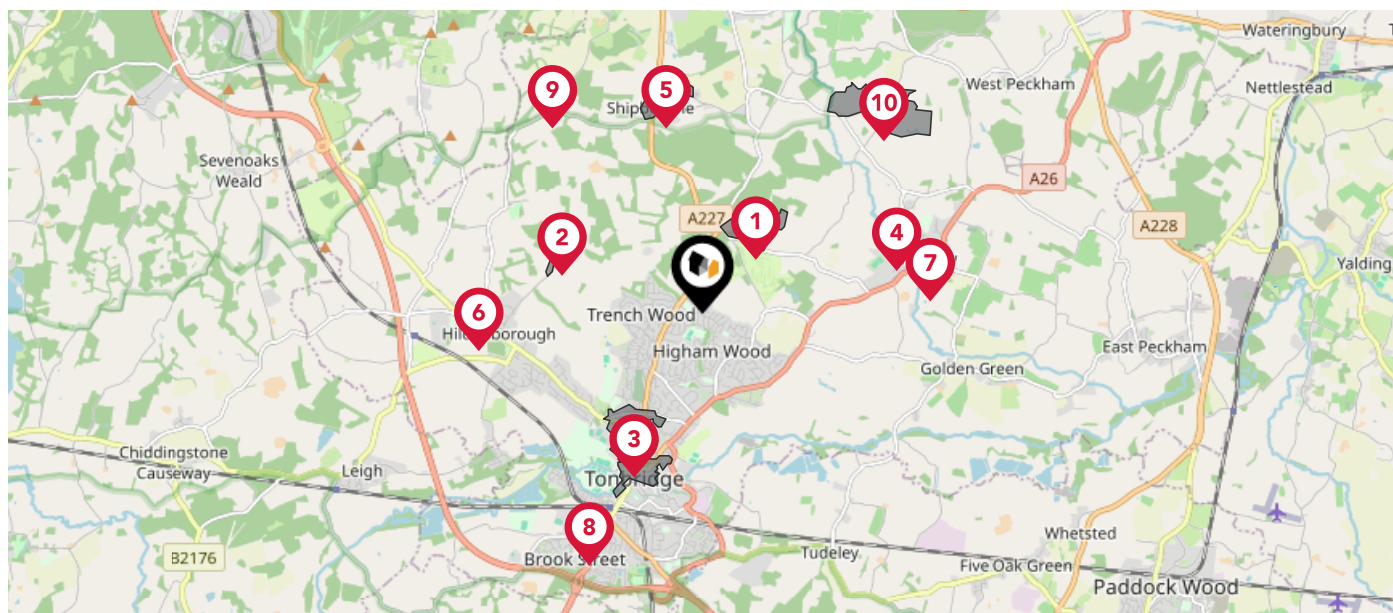
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

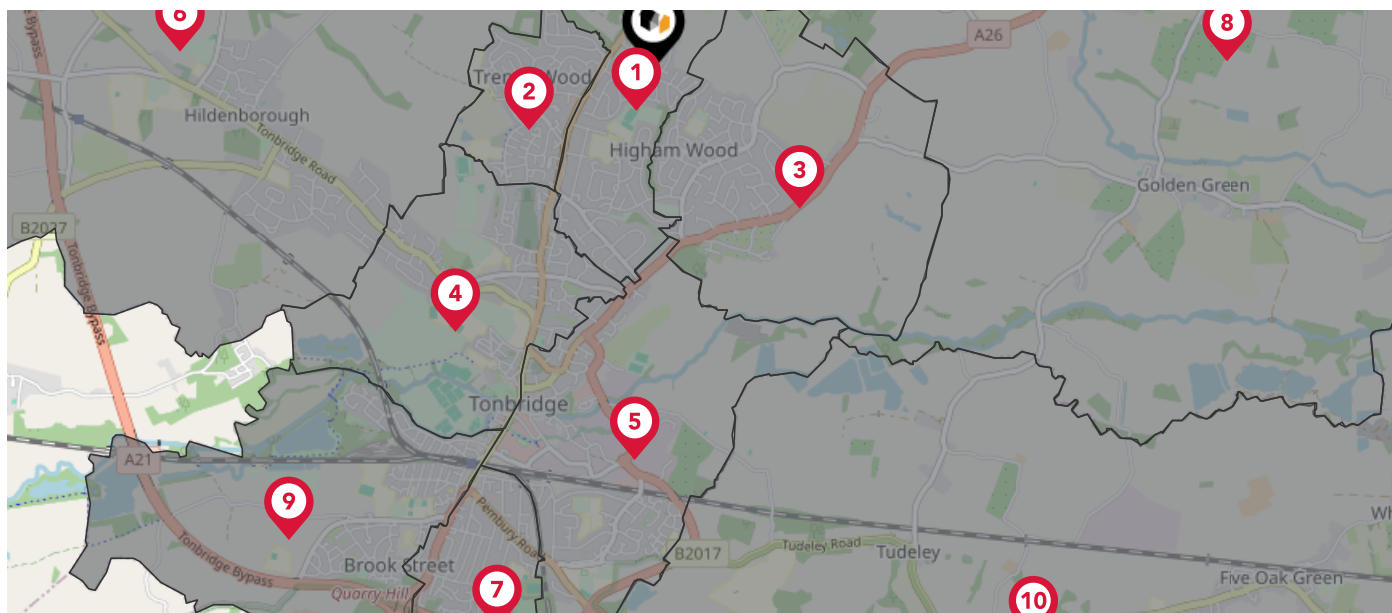
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 North Frith, Hadlow
- 2 Coldharbour, Hildenborough
- 3 Tonbridge
- 4 The Freehold, Hadlow
- 5 Shipbourne
- 6 Hildenborough
- 7 Hadlow
- 8 Quarry Hill, Tonbridge
- 9 Budd's Green, Shipbourne
- 10 Oxen Hoath and Hamptons

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



Cage Green Ward



Trench Ward



Higham Ward



Castle Ward



Medway Ward



Hildenborough Ward



Vauxhall Ward



Hadlow and East Peckham Ward

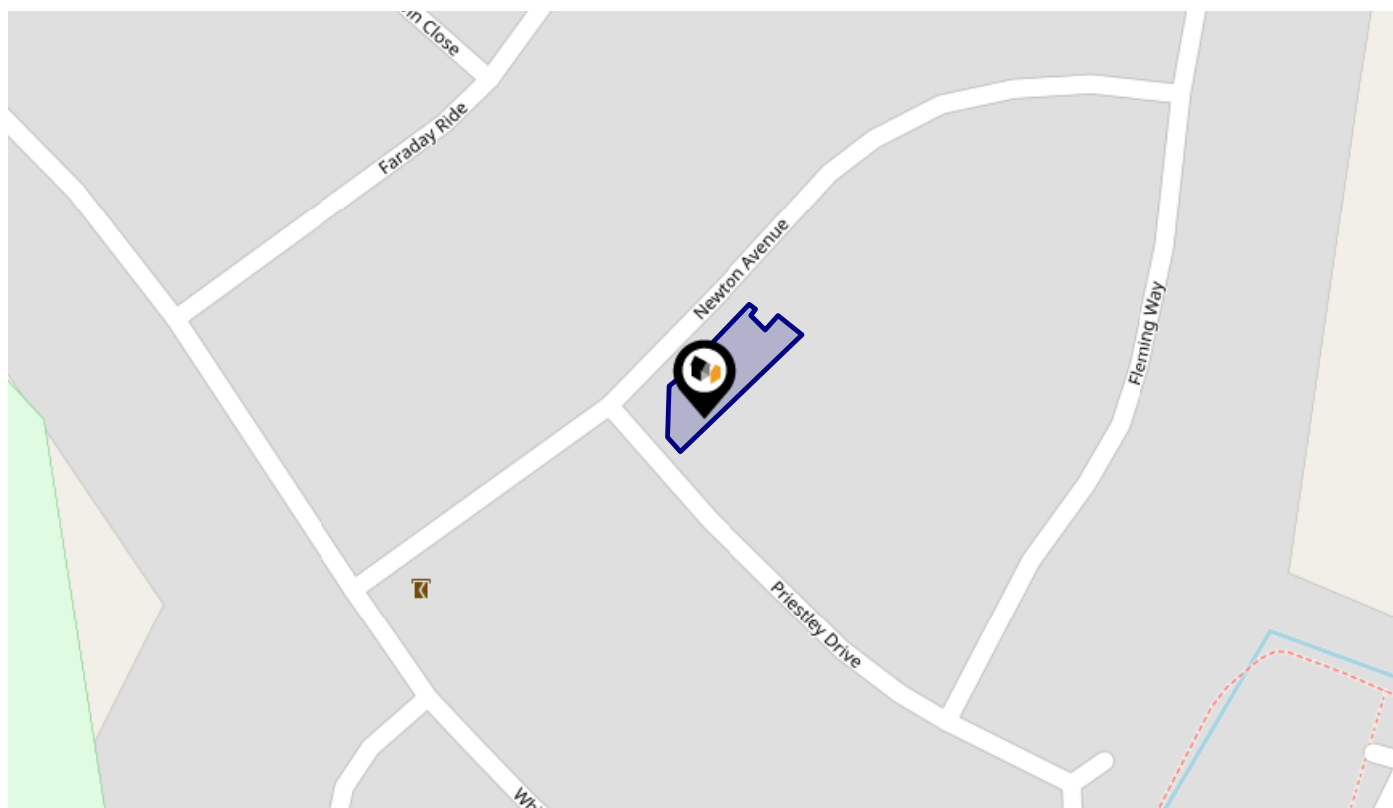


Judd Ward



Capel 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.

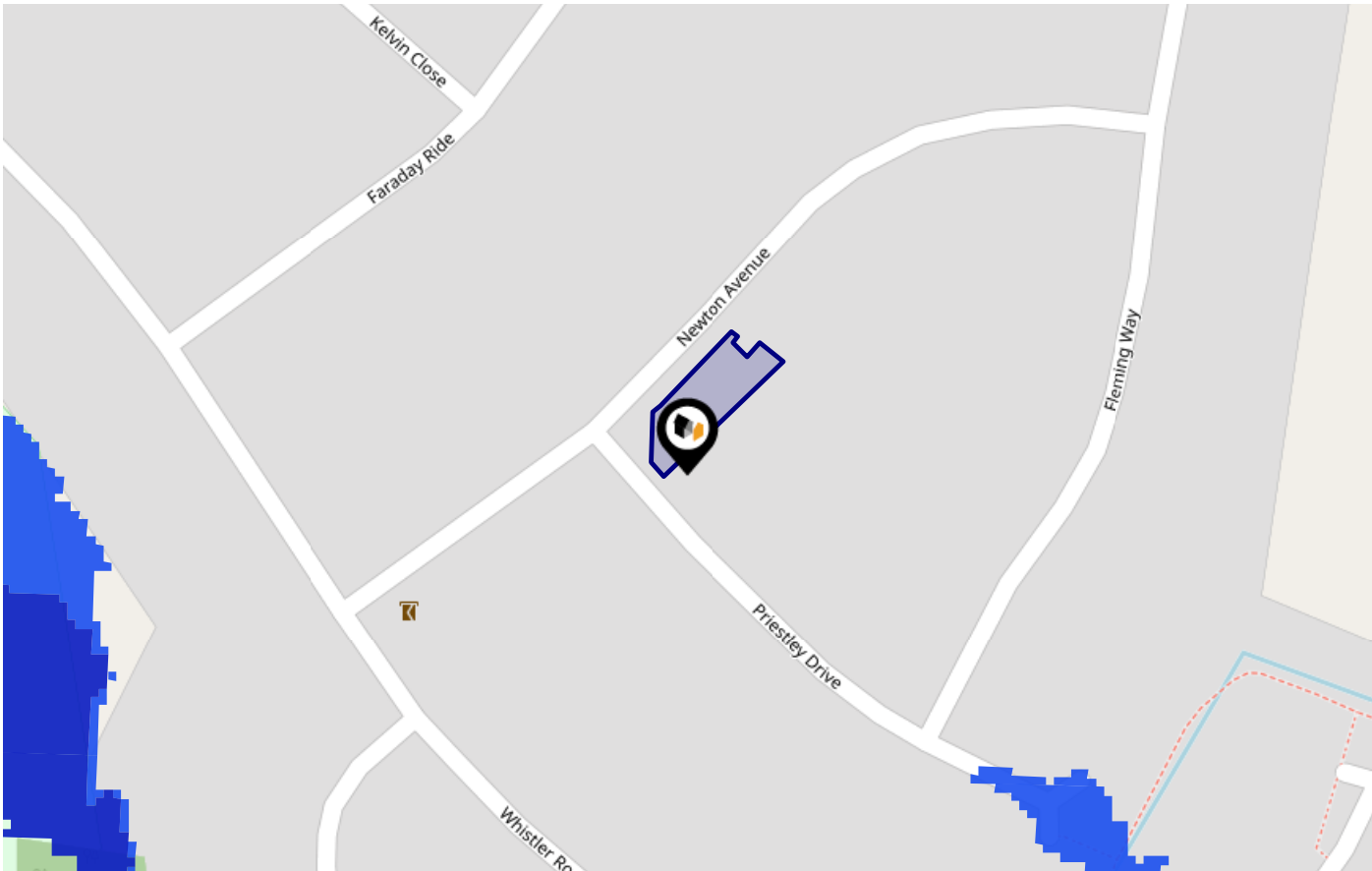
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

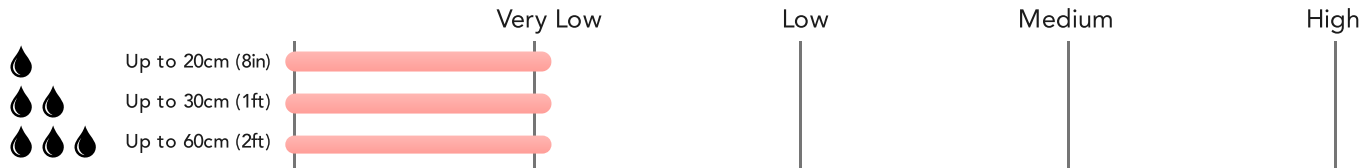


Risk Rating: Very low

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.

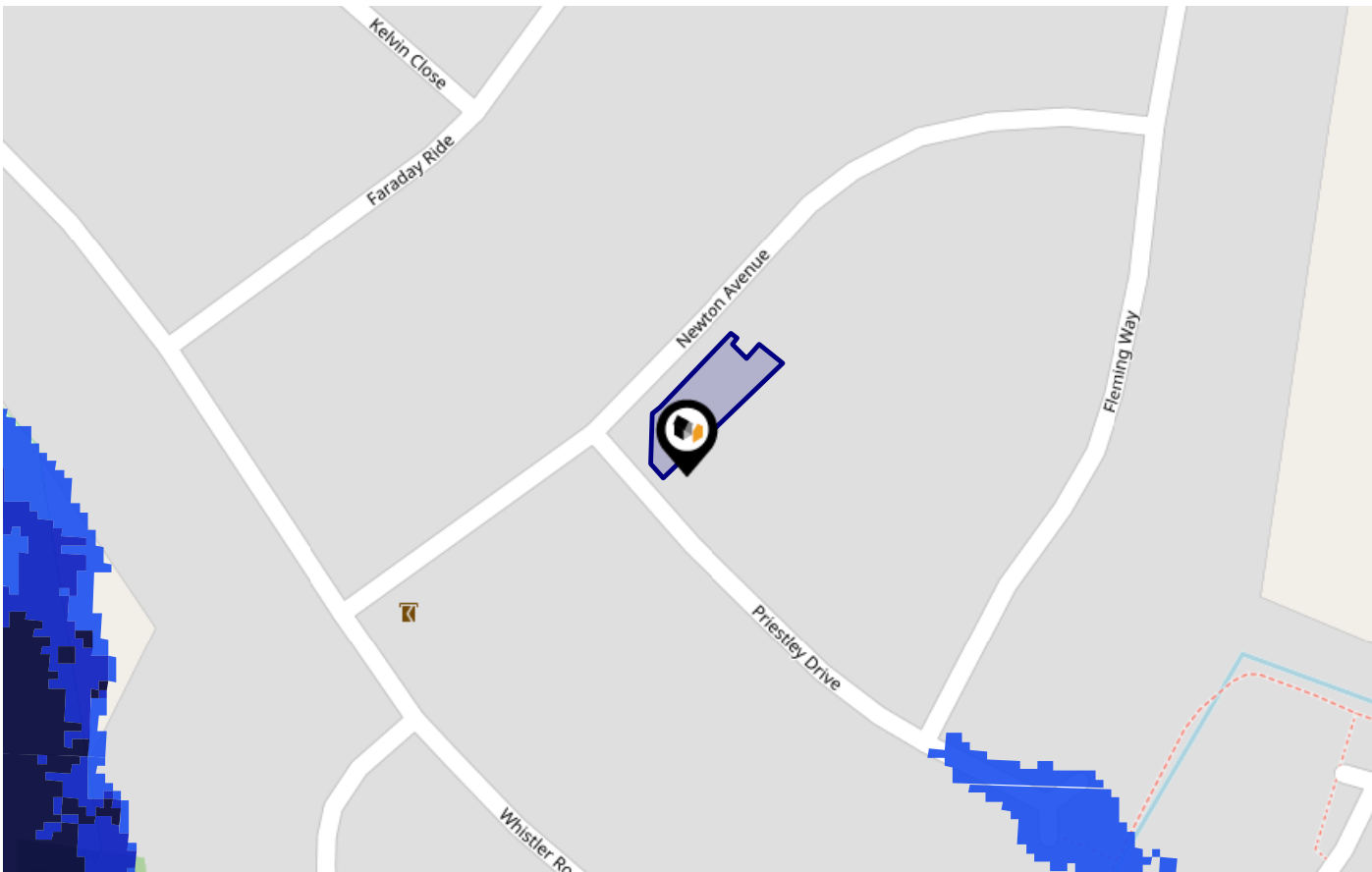
Chance of flooding to the following depths at this property:



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.

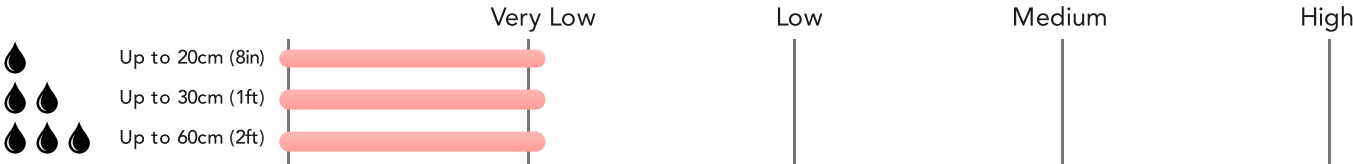


Risk Rating: Very low

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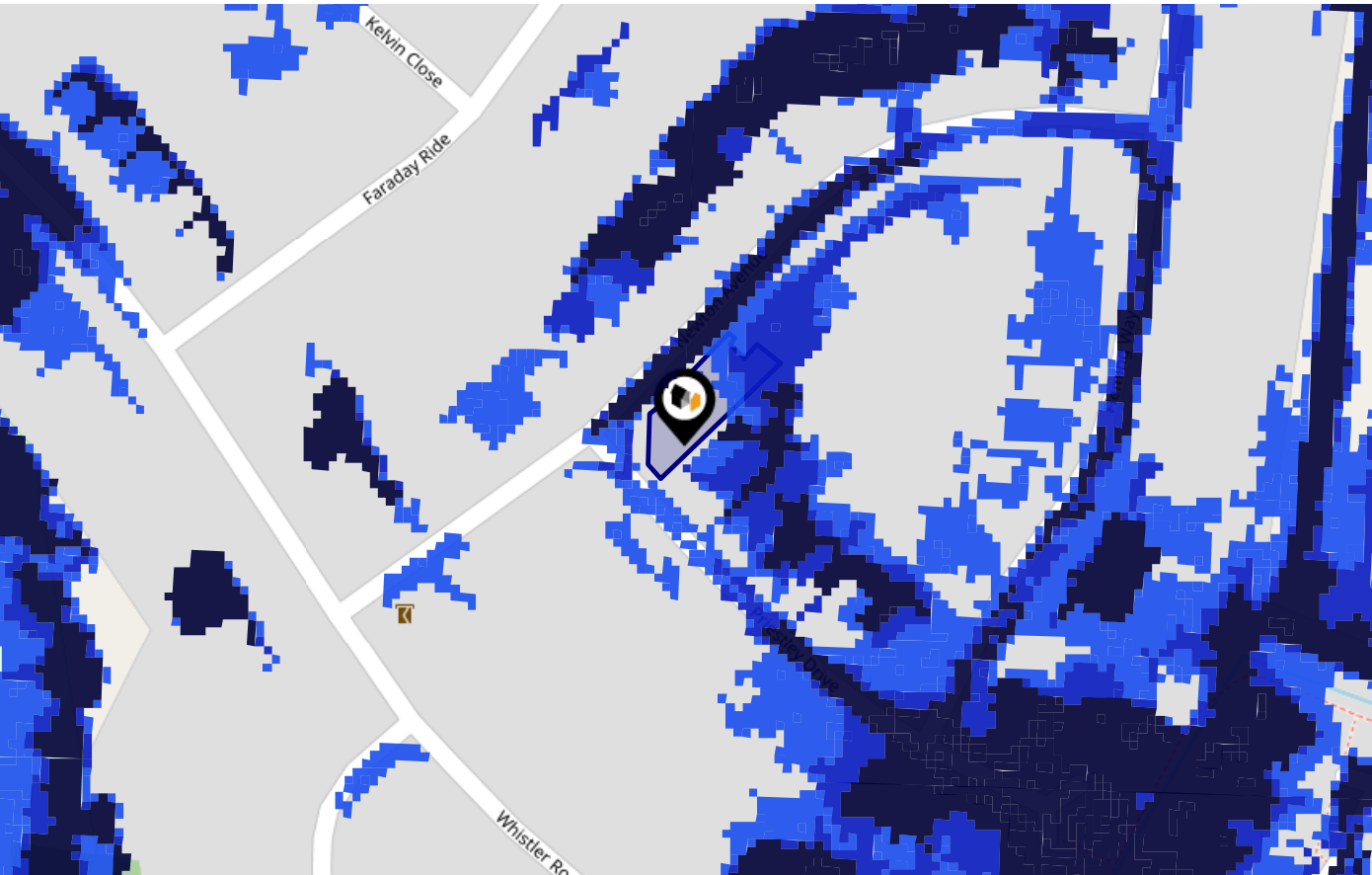
Chance of flooding to the following depths at this property:



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

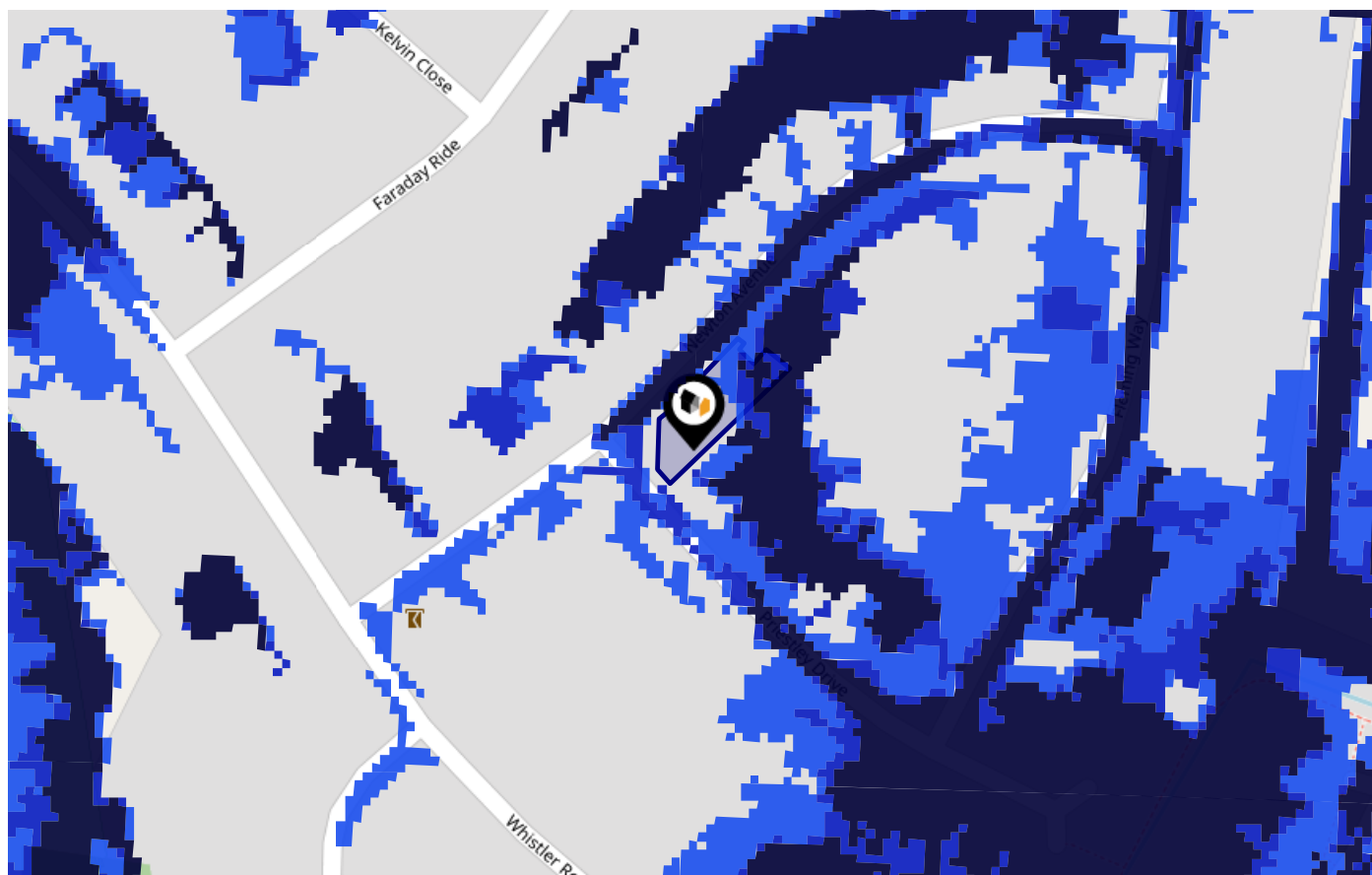
Chance of flooding to the following depths at this property:



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: Very low

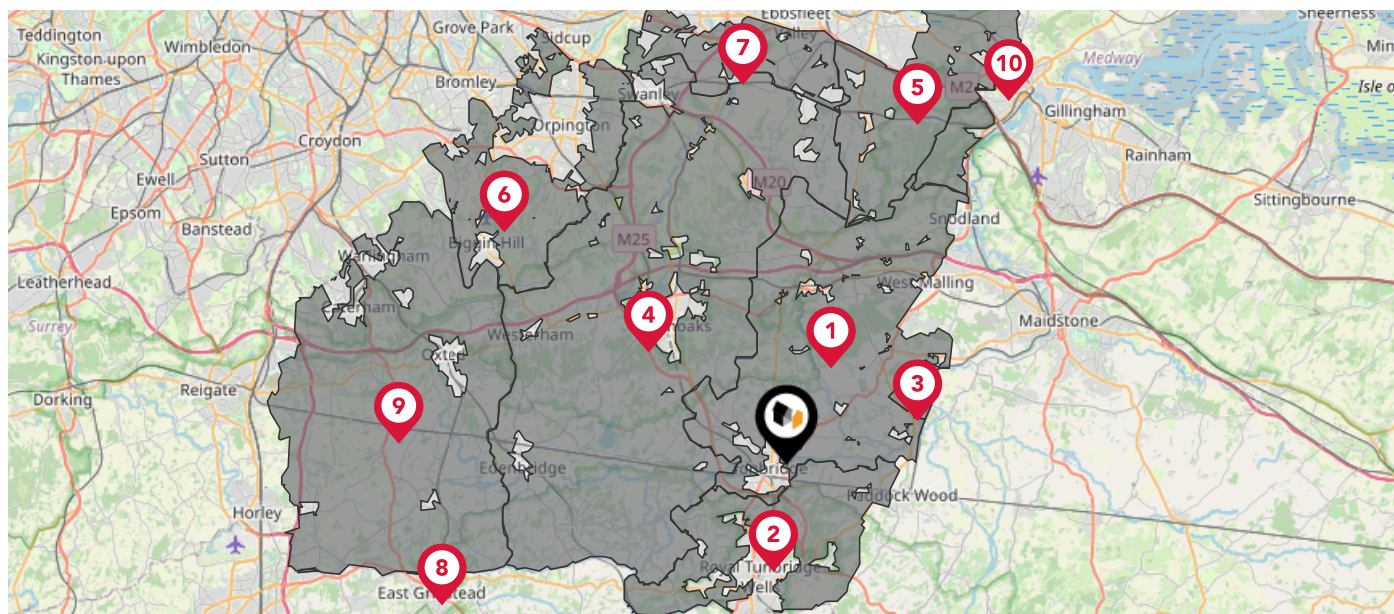
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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



London Green Belt - Tonbridge and Malling



London Green Belt - Tunbridge Wells



London Green Belt - Maidstone



London Green Belt - Sevenoaks



London Green Belt - Gravesham



London Green Belt - Bromley



London Green Belt - Dartford



London Green Belt - Mid Sussex



London Green Belt - Tandridge

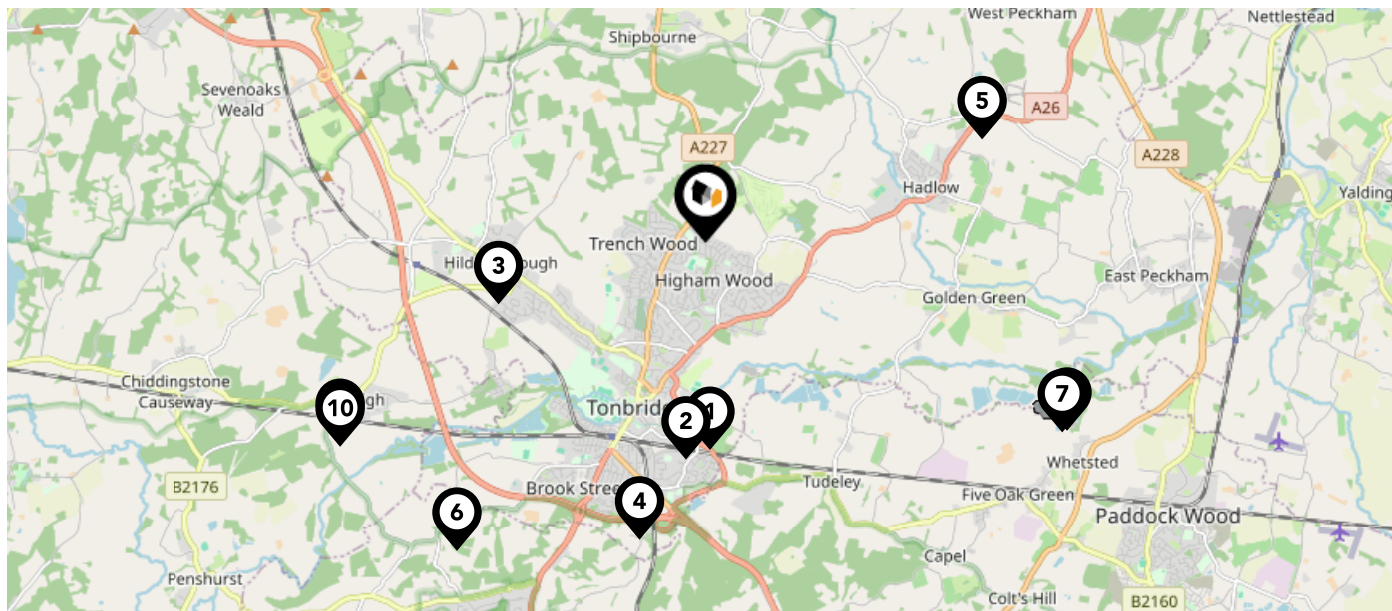


London Green Belt - Medway

Maps

Landfill Sites

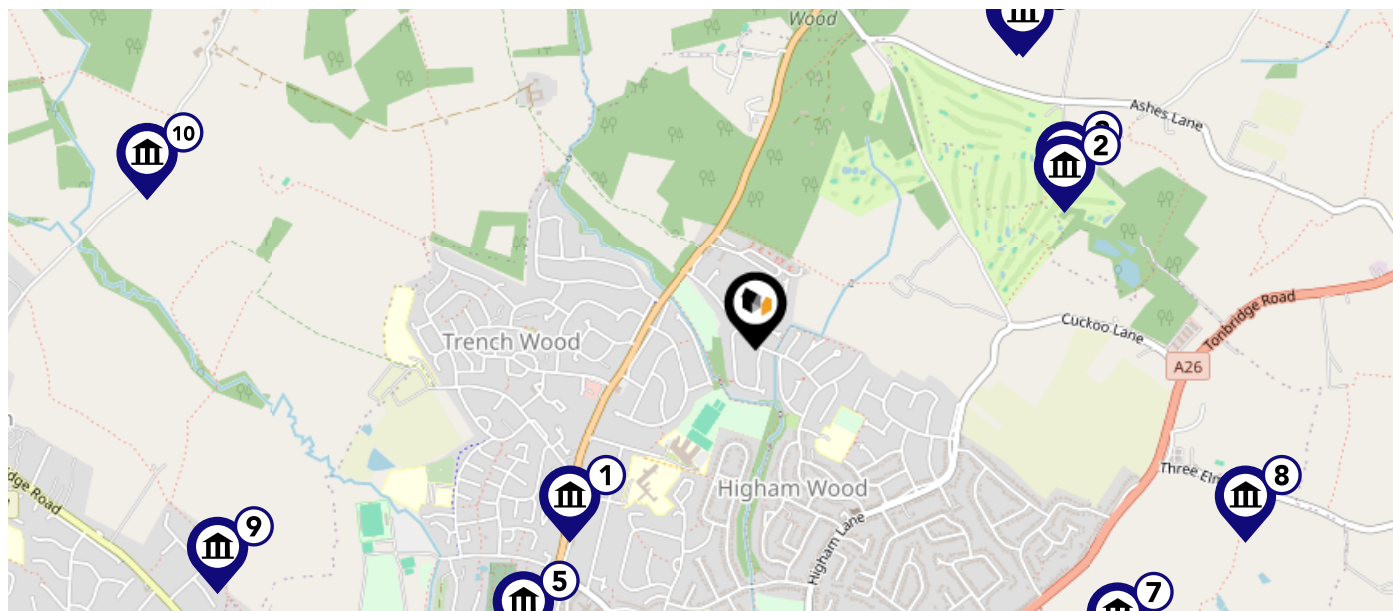
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



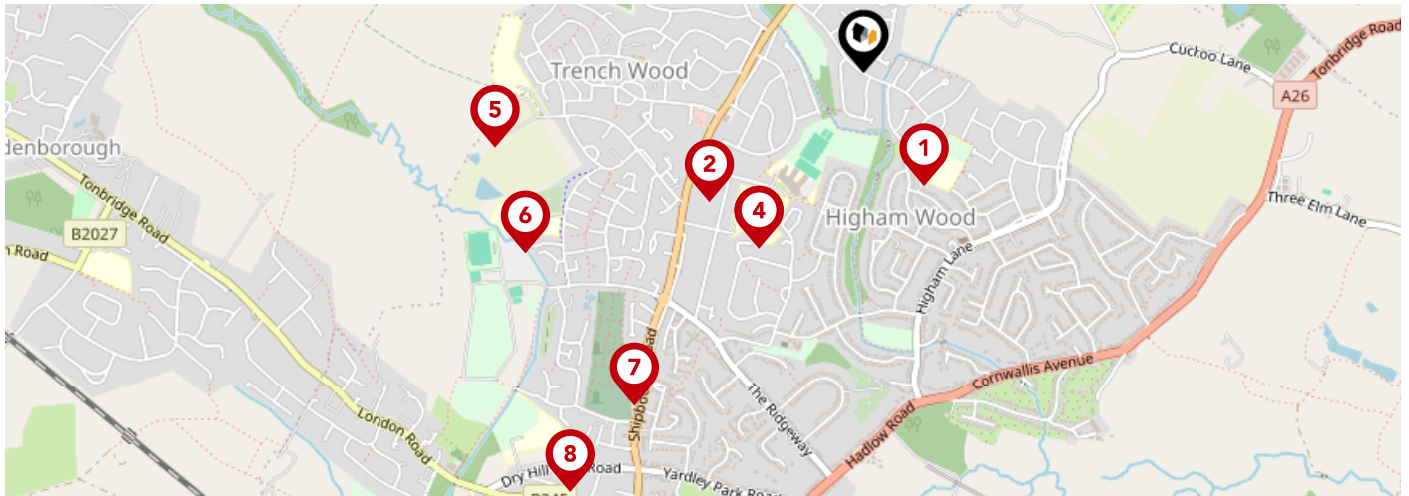
Nearby Landfill Sites









1	Vale Road-Tonbridge, Kent	Historic Landfill	📍
2	2-8 Morley Road-Tonbridge, Kent	Historic Landfill	📍
3	West Wood-Hildenborough, Tonbridge, Kent	Historic Landfill	📍
4	Ditton Court Quarry-Priory Wood, Kent	Historic Landfill	📍
5	Goose Green-Hadlow, Kent	Historic Landfill	📍
6	Fosters Farm-Upper Hayesden, Kent	Historic Landfill	📍
7	Stonecastle Farm-Little Mays, Tunbridge Wells, Kent	Historic Landfill	📍
8	EA/EPR/JP3398HM/A001	Active Landfill	🔴
9	Lower Green-Lower Green, Leigh, Sevenoaks	Historic Landfill	📍
10	Lower Green-Leigh, Kent	Historic Landfill	📍

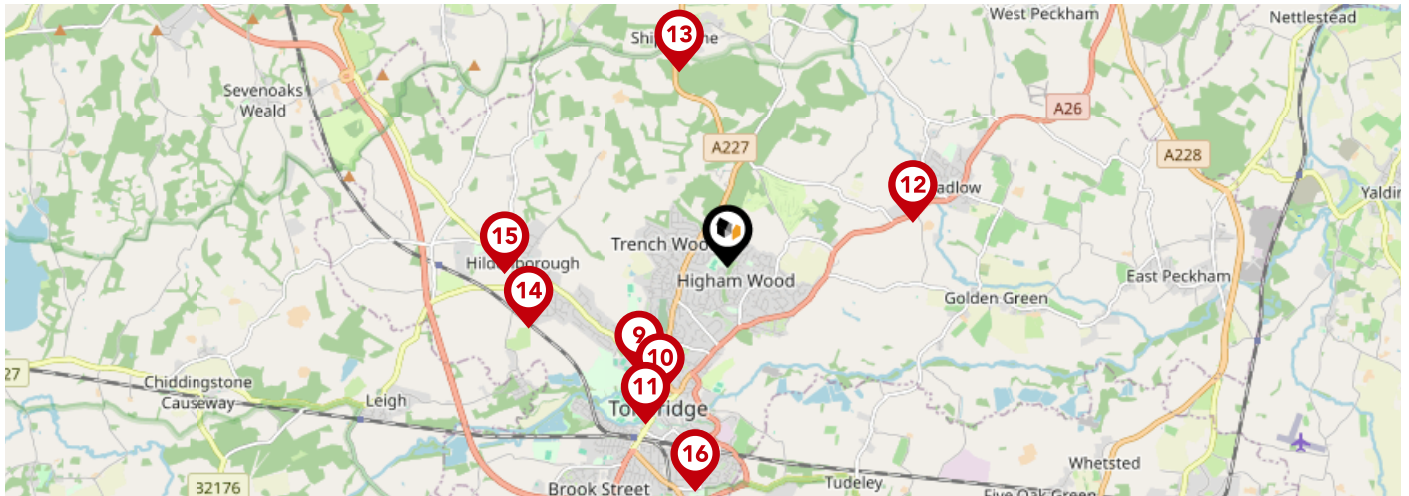
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1119777 - 313-315, Shipbourne Road	Grade II	0.6 miles
 1363144 - The Poult House	Grade II	0.8 miles
 1070462 - Barn Approximately 30 Metres North Of The Poult House	Grade II	0.8 miles
 1268480 - North Frith House, Ladies Bathing Box	Grade II	0.9 miles
 1069954 - Cage Green Farm House	Grade II	0.9 miles
 1268479 - North Frith House, Gentlemens Bathing Box	Grade II	0.9 miles
 1069968 - Little Fish Hall	Grade II	1.1 miles
 1363387 - Rose Cottage	Grade II	1.2 miles
 1070425 - Barn Immediately West Of Latters Farmhouse	Grade II	1.3 miles
 1363163 - Trench Farmhouse	Grade II	1.4 miles



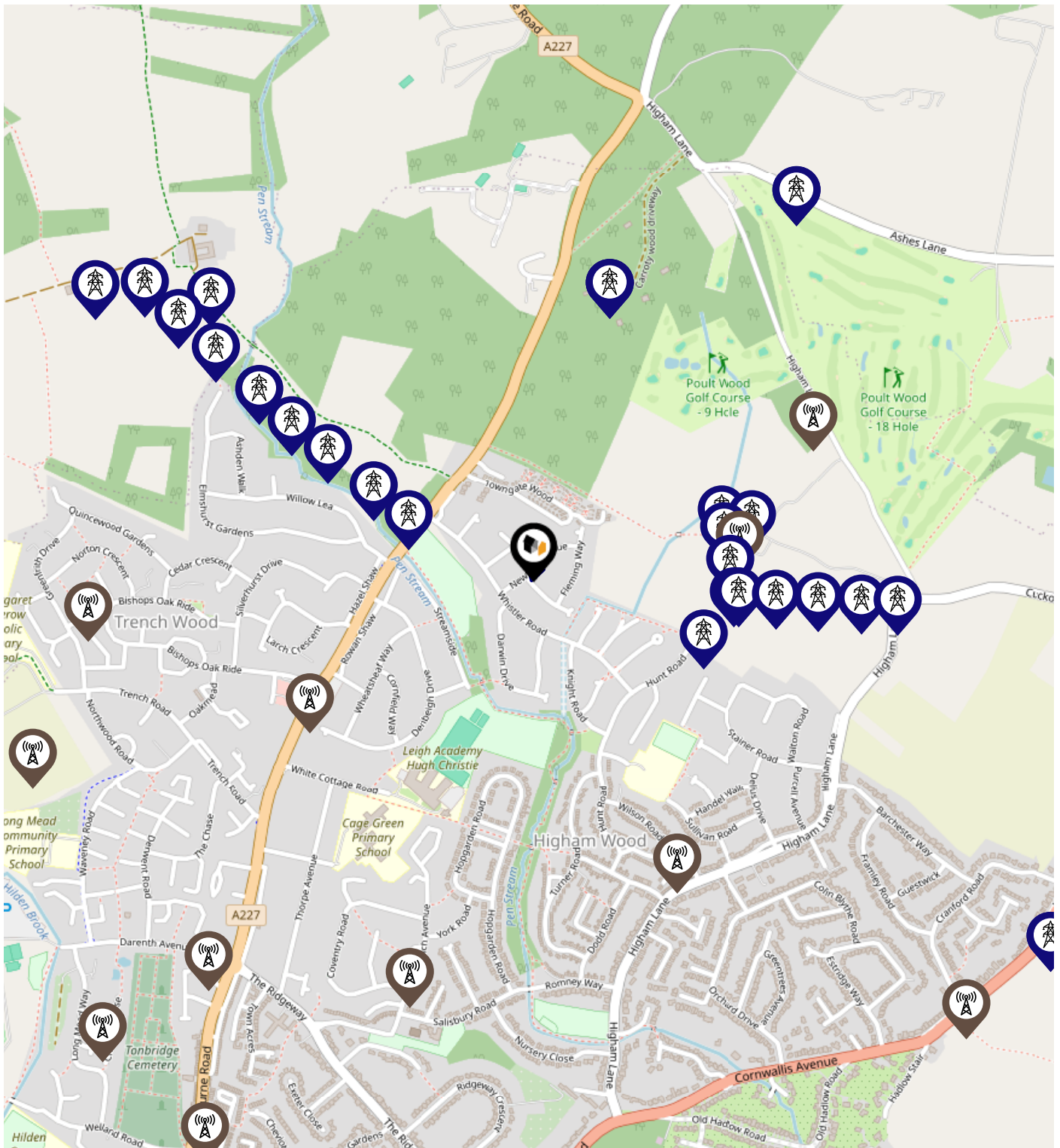
		Nursery	Primary	Secondary	College	Private
	Woodlands Primary School Ofsted Rating: Good Pupils: 597 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigh Academy Hugh Christie Ofsted Rating: Requires improvement Pupils:0 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cage Green Primary School Ofsted Rating: Good Pupils: 204 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skills for Independence and Employability Ltd Ofsted Rating: Outstanding Pupils:0 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Margaret Clitherow Catholic Primary School Ofsted Rating: Good Pupils: 381 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Mead Community Primary School Ofsted Rating: Good Pupils: 120 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	YMCA West Kent Ofsted Rating: Not Rated Pupils:0 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hilden Oaks Preparatory School and Nursery Ofsted Rating: Not Rated Pupils: 166 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Hilden Grange School Ofsted Rating: Not Rated Pupils: 297 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tonbridge School Ofsted Rating: Not Rated Pupils: 801 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Slade Primary School and Attached Unit for Children with Hearing Impairment Ofsted Rating: Good Pupils: 420 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hadlow Rural Community School Ofsted Rating: Good Pupils: 386 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shipbourne School Ofsted Rating: Good Pupils: 55 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stocks Green Primary School Ofsted Rating: Good Pupils: 215 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hildenborough Church of England Primary School Ofsted Rating: Good Pupils: 197 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillview School for Girls Ofsted Rating: Good Pupils: 1532 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

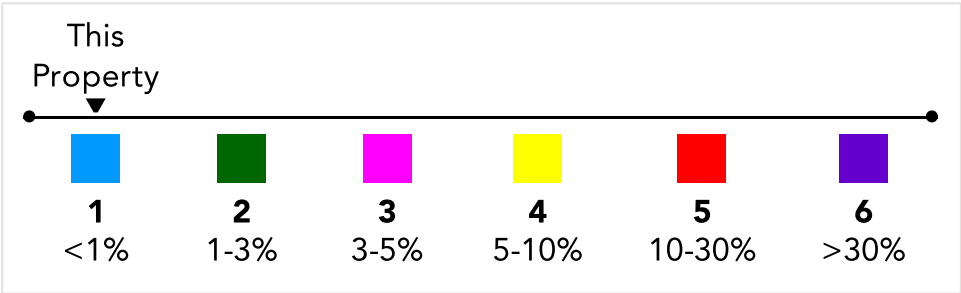
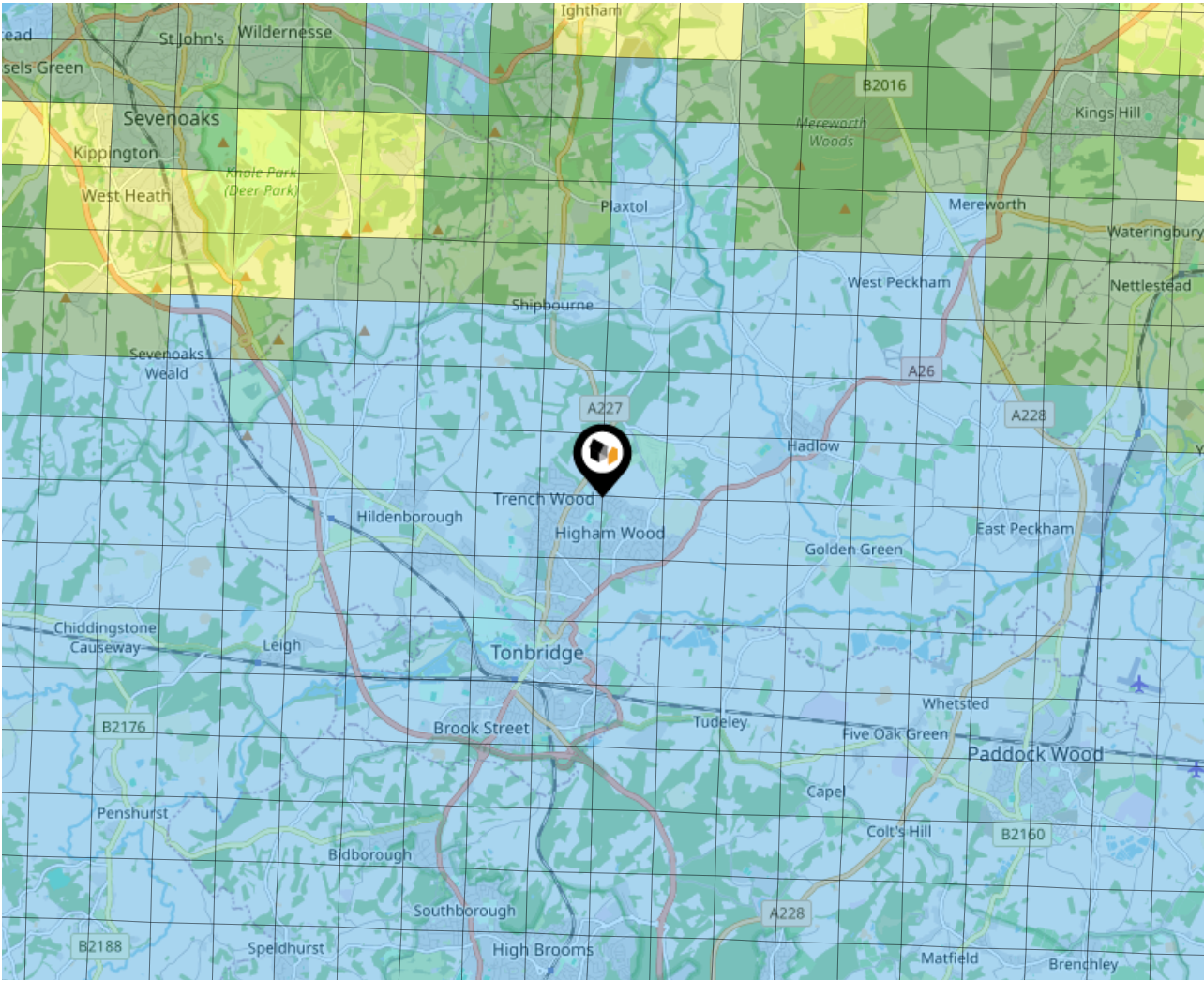


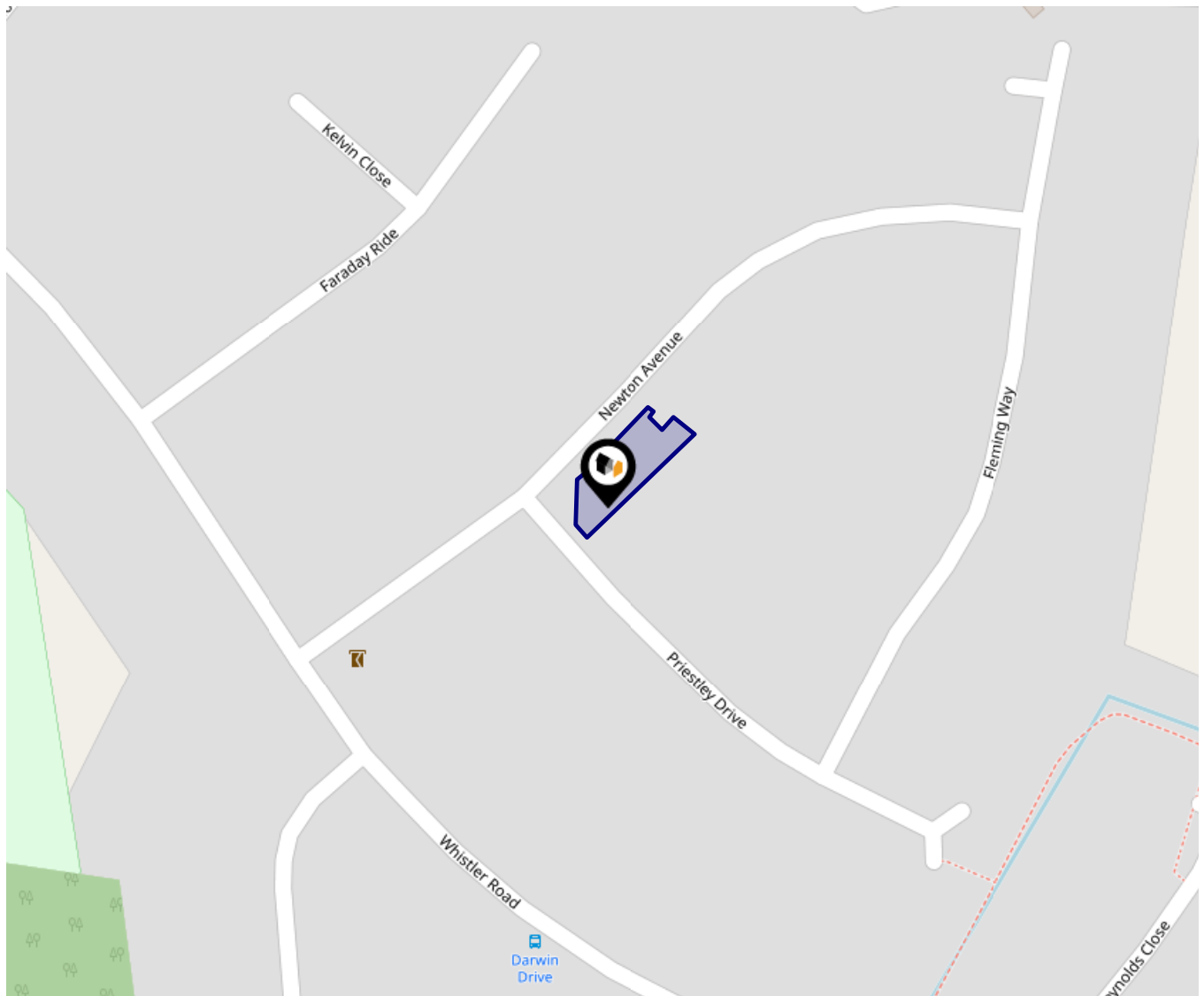
Key:

-  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).





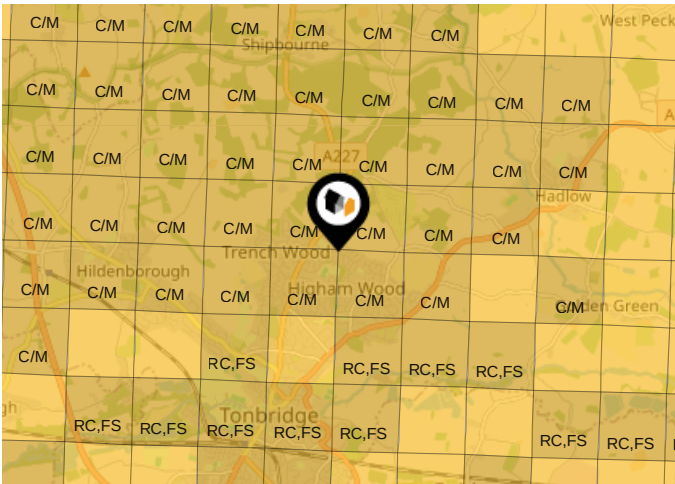
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



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

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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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