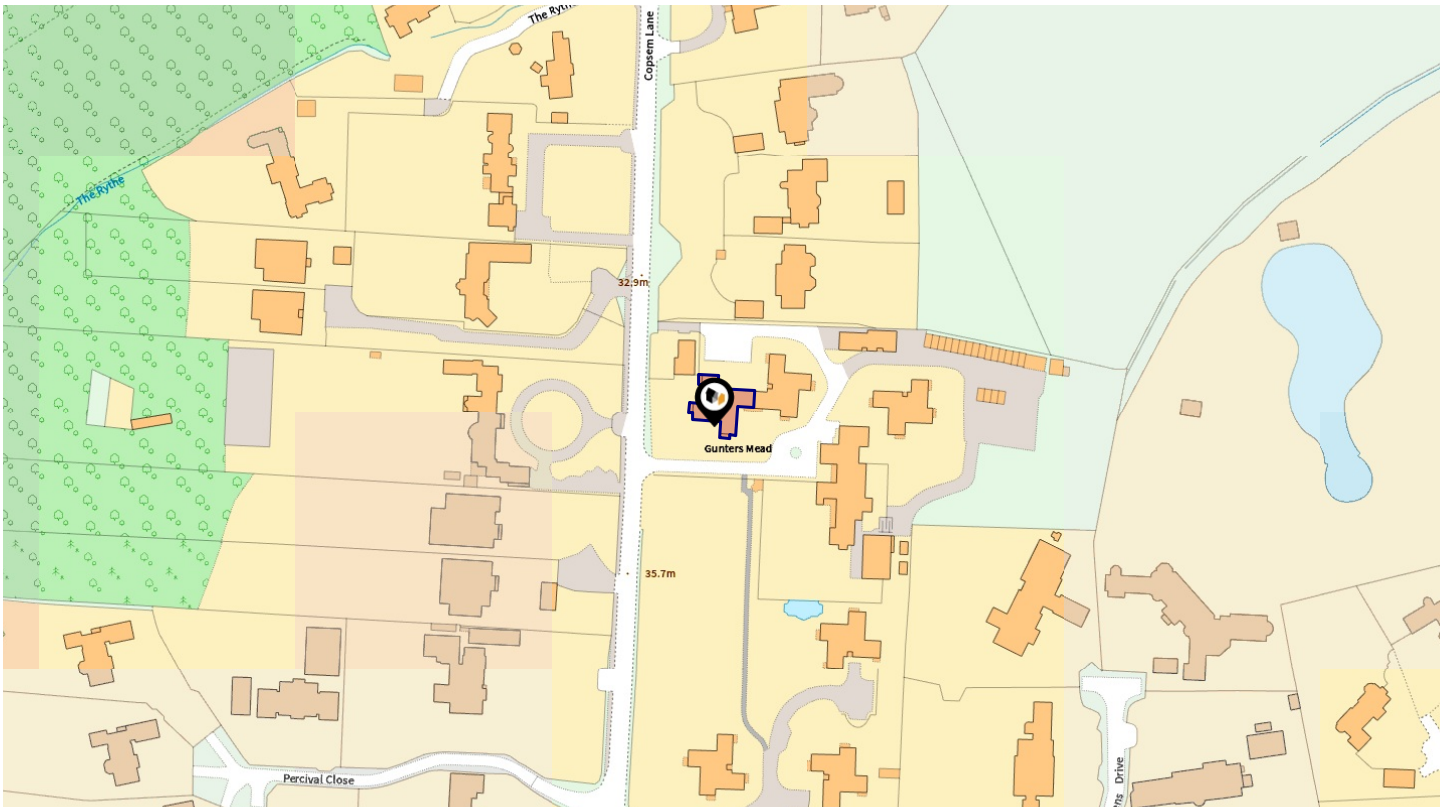


KEY FACTS FOR BUYERS

Copsem Lane, Esher, KT10

October 2021



A guide to this property and the local area

James Neave

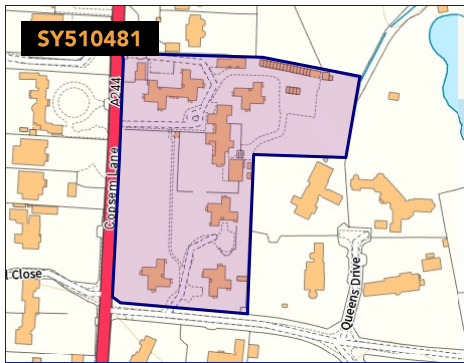
38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk



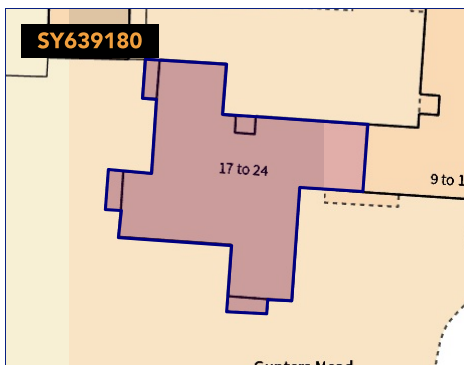
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
19 Dec 1989	19 Dec 2114	125 years	93 years

James Neave

38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk

PROPERTY OVERVIEW

COPSEM LANE, ESHER, KT10










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette	
Floor Area:	484.38 ft ² 45.00 m ²
Plot Size:	0.07 acres
Council Tax Band:	C
Annual Cost:	£1,836.40
Land Registry Title Number:	SY639180
Tenure:	Leasehold
Lease Start Date:	19 Dec 1989
Lease End Date:	19 Dec 2114
Lease Term:	125 years from 19 December 1989
Term Remaining:	93 years

AREA KEY FACTS

Local Authority:	ELMBRIDGE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	15 Mbps
Superfast:	80 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

James Neave

38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk

PROPERTY OVERVIEW

PHOTO GALLERY



James Neave

38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk

PROPERTY OVERVIEW

PHOTO GALLERY



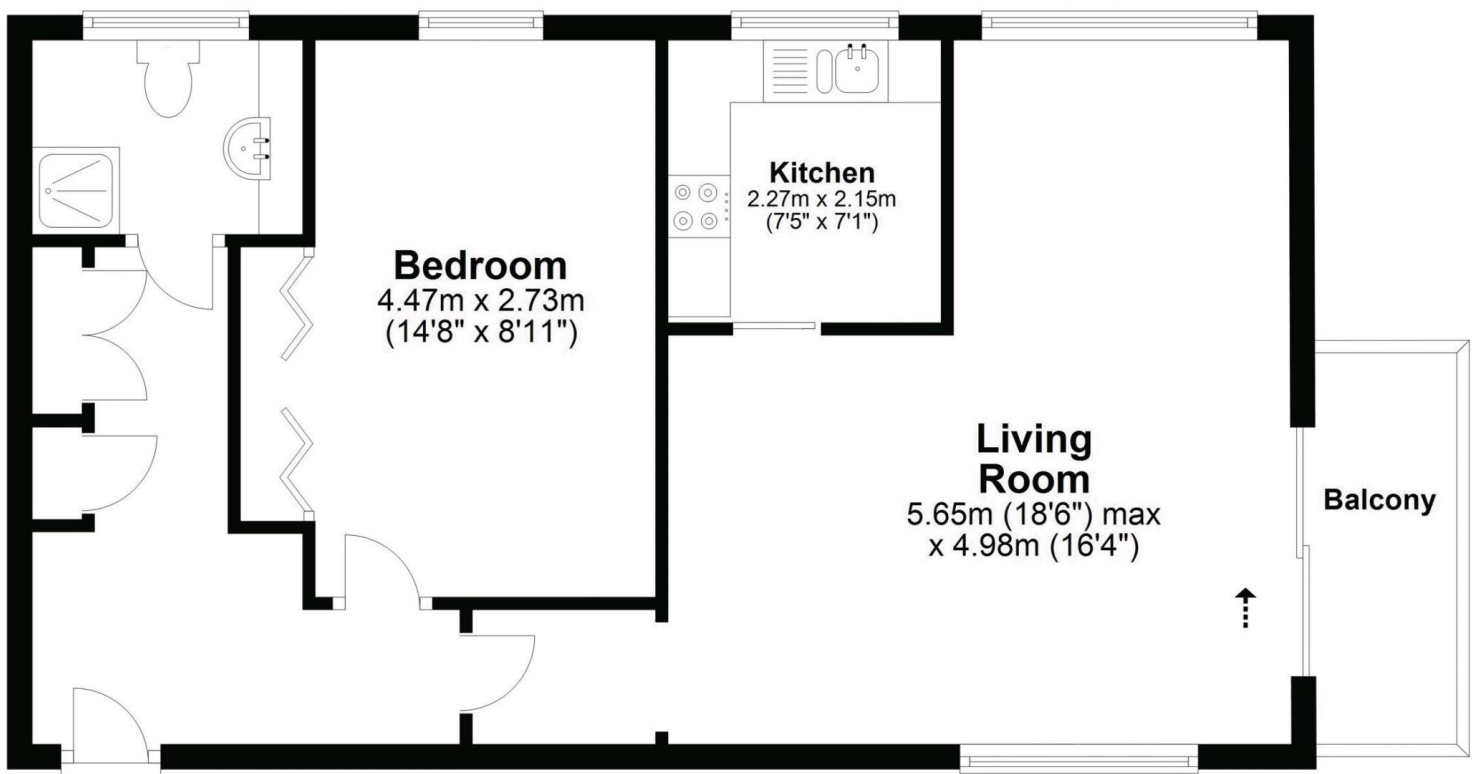
James Neave

38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk

PROPERTY OVERVIEW

FLOORPLANS

Approximate gross internal floor area 57 Sq M 613.5 Sq Ft



First floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

James Neave

38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk

PROPERTY OVERVIEW

EPC

Copsem Lane, ESHER, KT10

Energy rating

D

Valid until 15.02.2025

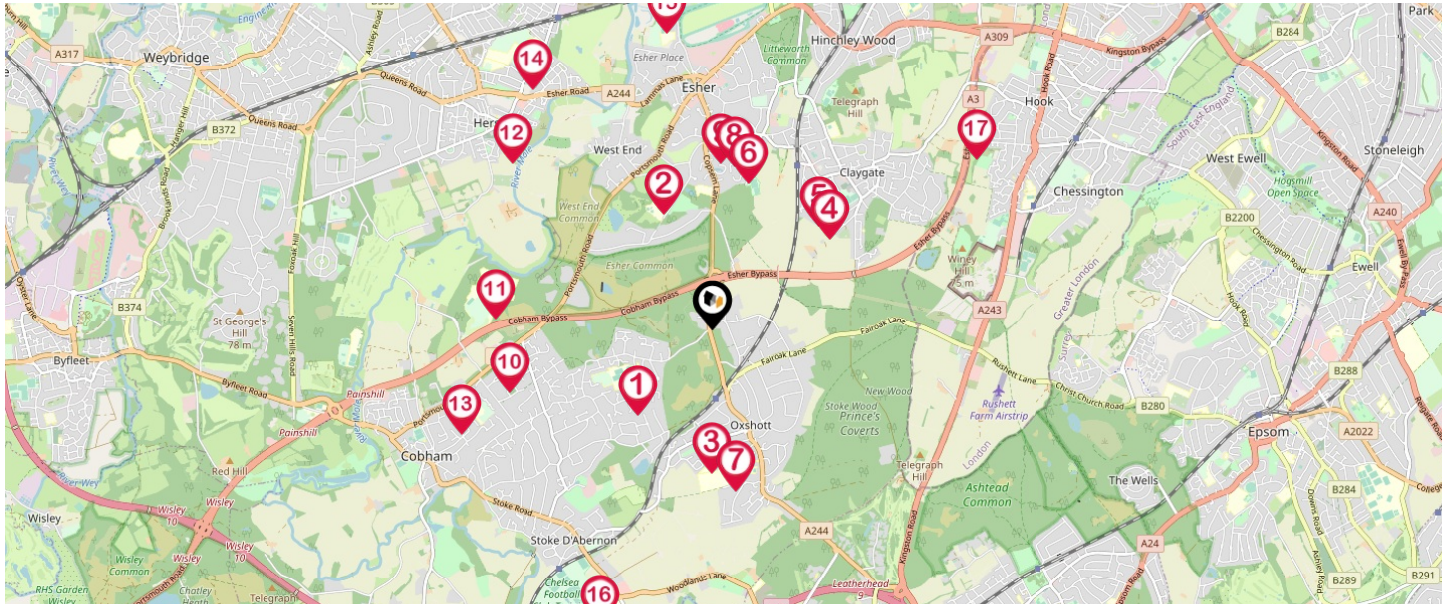
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

James Neave

38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk

LOCAL AREA

NEARBY SCHOOLS & RATINGS



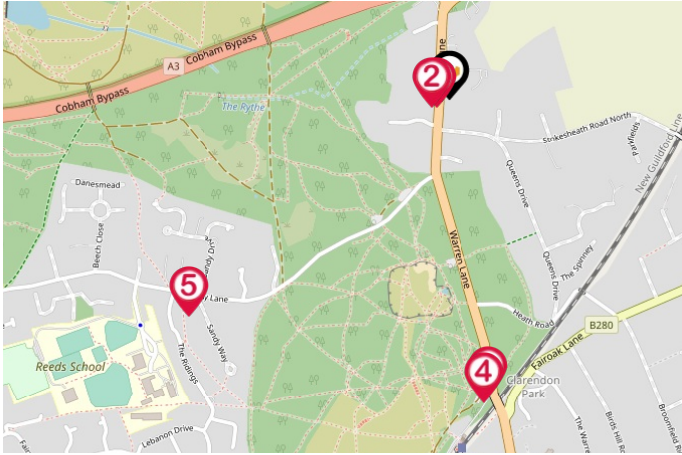
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Reeds School	-	738	0.82 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Claremont Fan Court School	-	890	0.92 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	The Royal Kent CofE Primary School	Good	215	1.06 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rowan Preparatory School	-	313	1.13 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Claygate Primary School	Requires improvement	414	1.13 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Milbourne Lodge Senior School	-	283	1.13 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Danes Hill School	-	846	1.21 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Shrewsbury House Pre Preparatory School	-	84	1.23 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Esher Church School	Good	375	1.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cobham Free School	Good	566	1.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	ACS Cobham International School	-	1272	1.58 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12	Burhill Primary School	Good	634	1.9 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Andrew's CofE Primary School	Good	384	1.98 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	North East Surrey Secondary Short Stay School	Good	31	2.21 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Esher Church of England High School	Good	1154	2.22 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Parkside School	-	266	2.33 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Lovelace Primary School	Good	612	2.35 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

James Neave

38 High Street Walton on Thames Surrey KT12 1DE
 01932 221 331
 hannah@jamesneave.co.uk
 www.jamesneave.co.uk

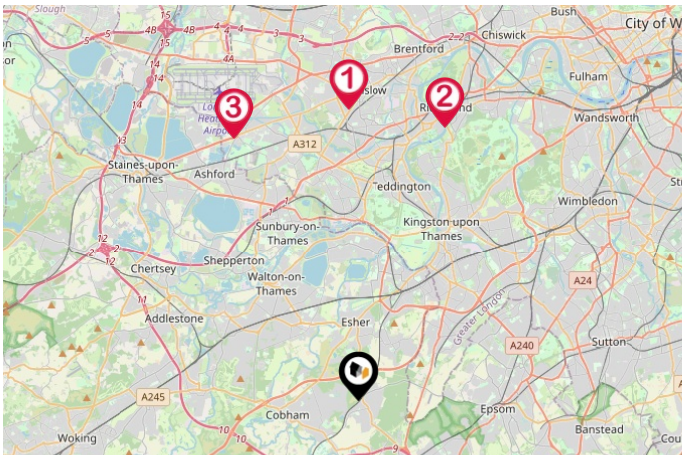
LOCAL AREA

NEAREST TRANSPORT LINKS



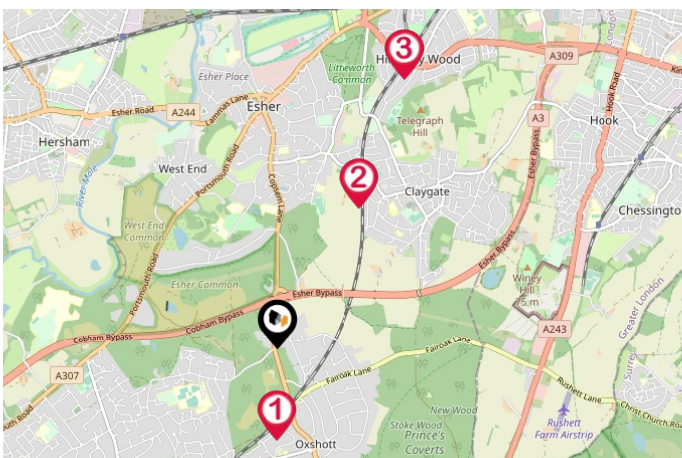
BUS STOPS/STATIONS

- 1 - Gunters Mead | 0.02 miles
- 2 - Gunters Mead | 0.03 miles
- 3 - Railway Station | 0.55 miles
- 4 - Railway Station | 0.56 miles
- 5 - Sandy Lane | 0.62 miles



LOCAL CONNECTIONS

- 1 - Hounslow Central Underground Station | 8.66 miles
- 2 - Richmond Underground Station | 8.53 miles
- 3 - Heathrow Terminal 4 Underground Station | 8.56 miles



NATIONAL RAIL STATIONS

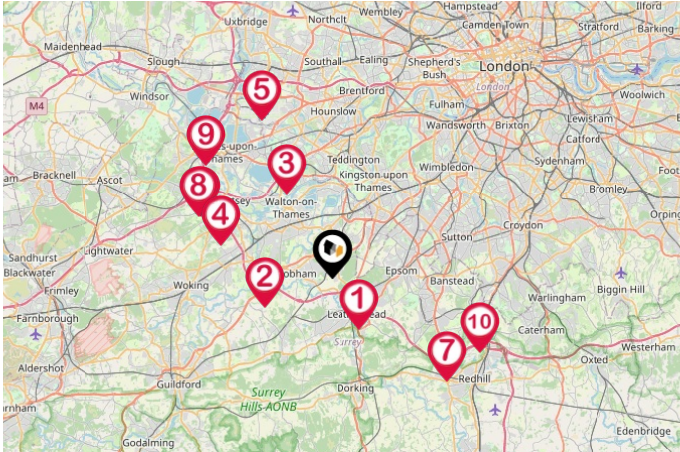
- 1 - Oxshott Rail Station | 0.67 miles
- 2 - Claygate Rail Station | 1.23 miles
- 3 - Hinchley Wood Rail Station | 2.22 miles

James Neave

38 High Street Walton on Thames Surrey KT12 1DE
 01932 221 331
 hannah@jamesneave.co.uk
 www.jamesneave.co.uk

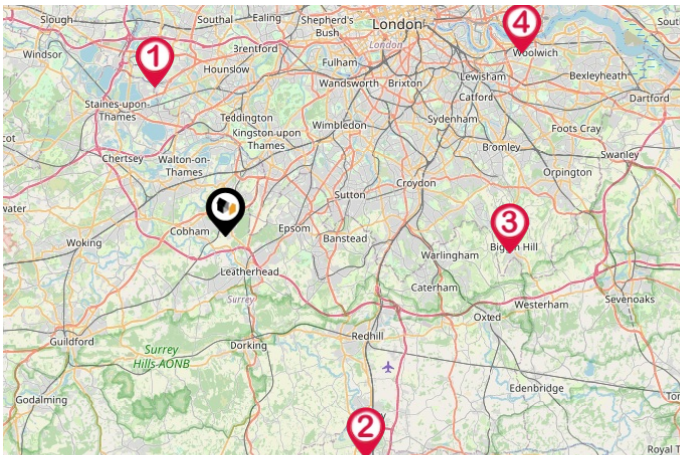
LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M25 J9 | 3.52 miles
- 2 - M25 J10 | 4.1 miles
- 3 - M3 J1 | 5.61 miles
- 4 - M25 J11 | 6.64 miles
- 5 - M4 J4A | 10.17 miles
- 6 - M25 J12 | 8.41 miles
- 7 - M25 J8 | 9.29 miles
- 8 - M3 J2 | 8.51 miles
- 9 - M25 J13 | 9.87 miles
- 10 - M23 J7 | 10 miles



AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 9.69 miles
- 2 - London Gatwick Airport | 15.71 miles
- 3 - Biggin Hill Airport | 17.15 miles
- 4 - London City Airport | 20.88 miles

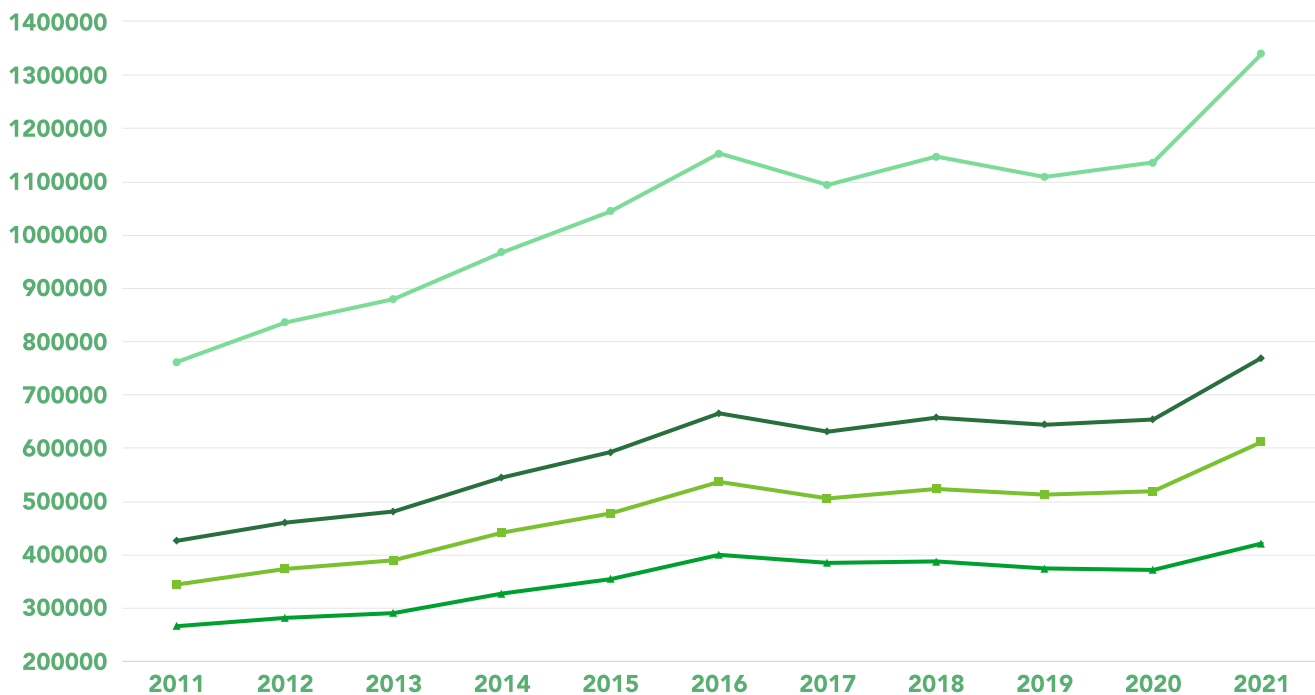
James Neave

38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk

LOCAL MARKET

HOUSE PRICE STATISTICS FOR KT10

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 58.56%



TERRACED
+ 77.98%



SEMI-DETACHED
+ 80.79%



DETACHED
+ 76%

James Neave

38 High Street Walton on Thames Surrey KT12 1DE
01932 221 331
hannah@jamesneave.co.uk
www.jamesneave.co.uk

DATA QUALITY

James Neave is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. 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.

Information produced by HM Land Registry. Crown copyright and database rights 2021