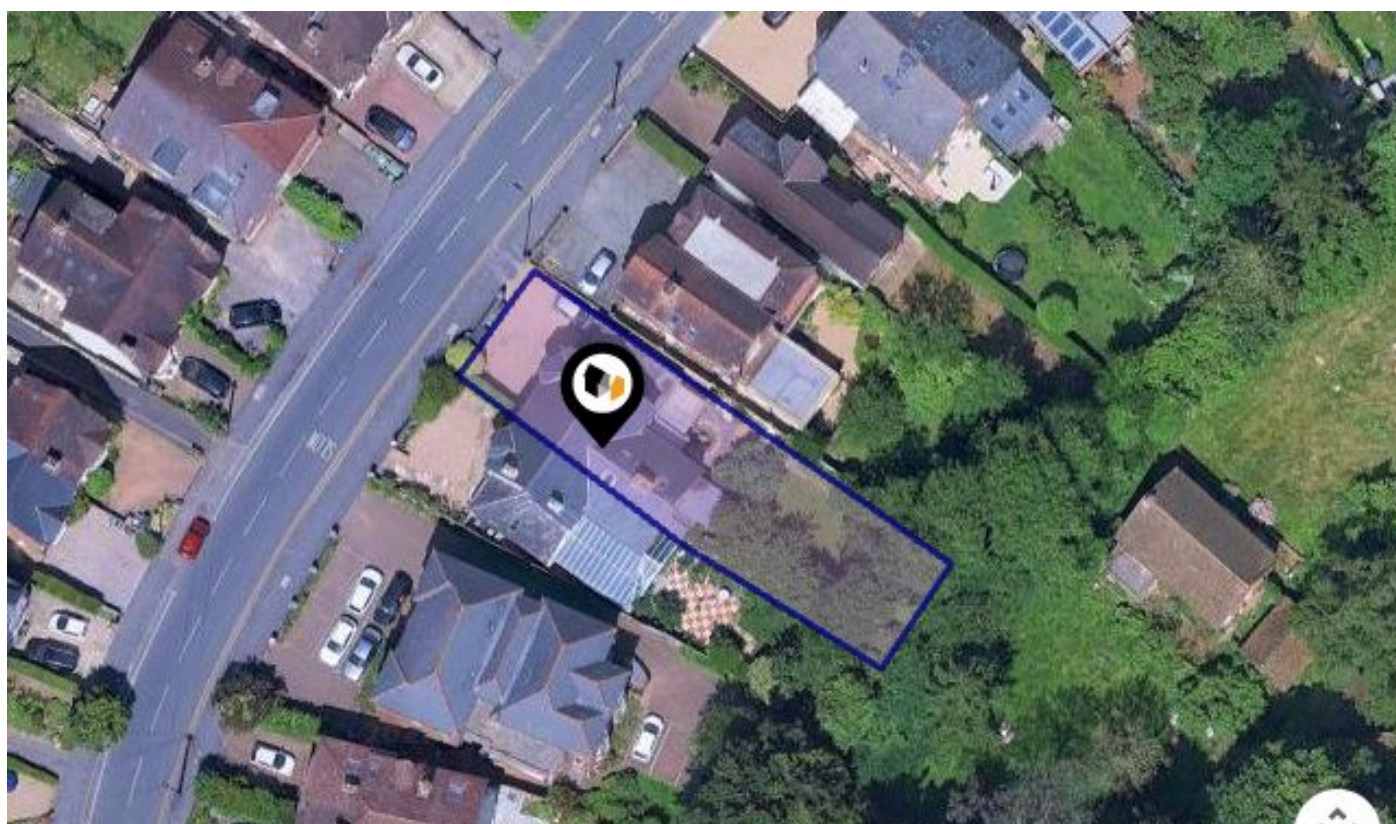# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd September 2025

UPPER GROSVENOR ROAD, TUNBRIDGE WELLS, TN1

Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells

Property

Type:	Property Shell	**Tenure:**	Freehold
Bedrooms:	1		
Floor Area:	688 ft^2 / 64 m^2		
Plot Area:	0.12 acres		
Council Tax :	Band C		
Annual Estimate:	£2,086		
Title Number:	K796247		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	**51**	**10000**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
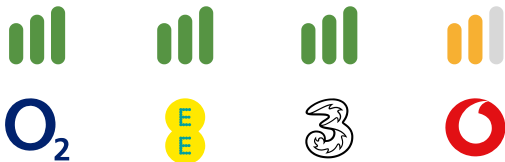
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

UPPER GROSVENOR ROAD, TUNBRIDGE WELLS, TN1

5'3" x 2'11"
1.61 x 0.90 m

Cellar main room
12'5" x 12'4"
3.80 x 3.76 m

Secondary Room
6'9" x 12'3"
2.08 x 3.74 m

14'2" x 5'9"
4.32 x 1.78 m

Ground Floor

Garage
26'11" x 13'5"
8.22 x 4.09 m

Sunroom
8'0" x 17'7"
2.44 x 5.37 m

Hallway
3'0" x 8'3"
0.92 x 2.54 m

Living Room
15'1" x 11'8"
4.62 x 3.56 m

Bedroom
12'11" x 11'7"
3.95 x 3.54 m

Dining Room
12'3" x 9'10"
3.75 x 3.02 m

Kitchen
6'11" x 12'1"
2.11 x 3.69 m

Bathroom
5'6" x 8'3"
1.69 x 2.51 m

Hallway
24'1" x 2'9"
7.35 x 0.84 m

Cellar Access
2'10" x 2'10"
0.87 x 0.87 m

WC
4'9" x 3'1"
1.47 x 0.96 m

Floor 1

Approximate total area[1]

1558 ft²

144.7 m²

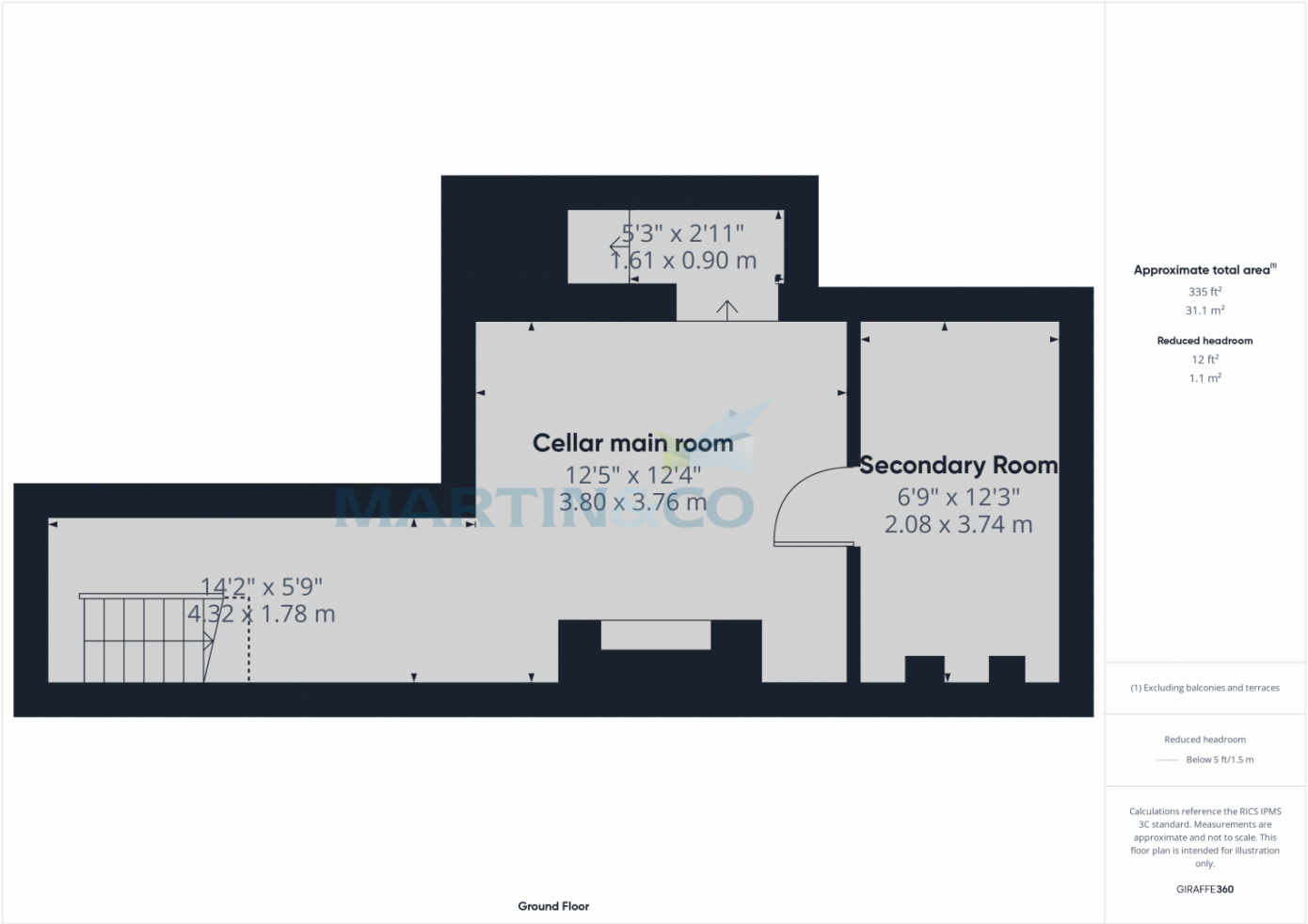**Reduced headroom**

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
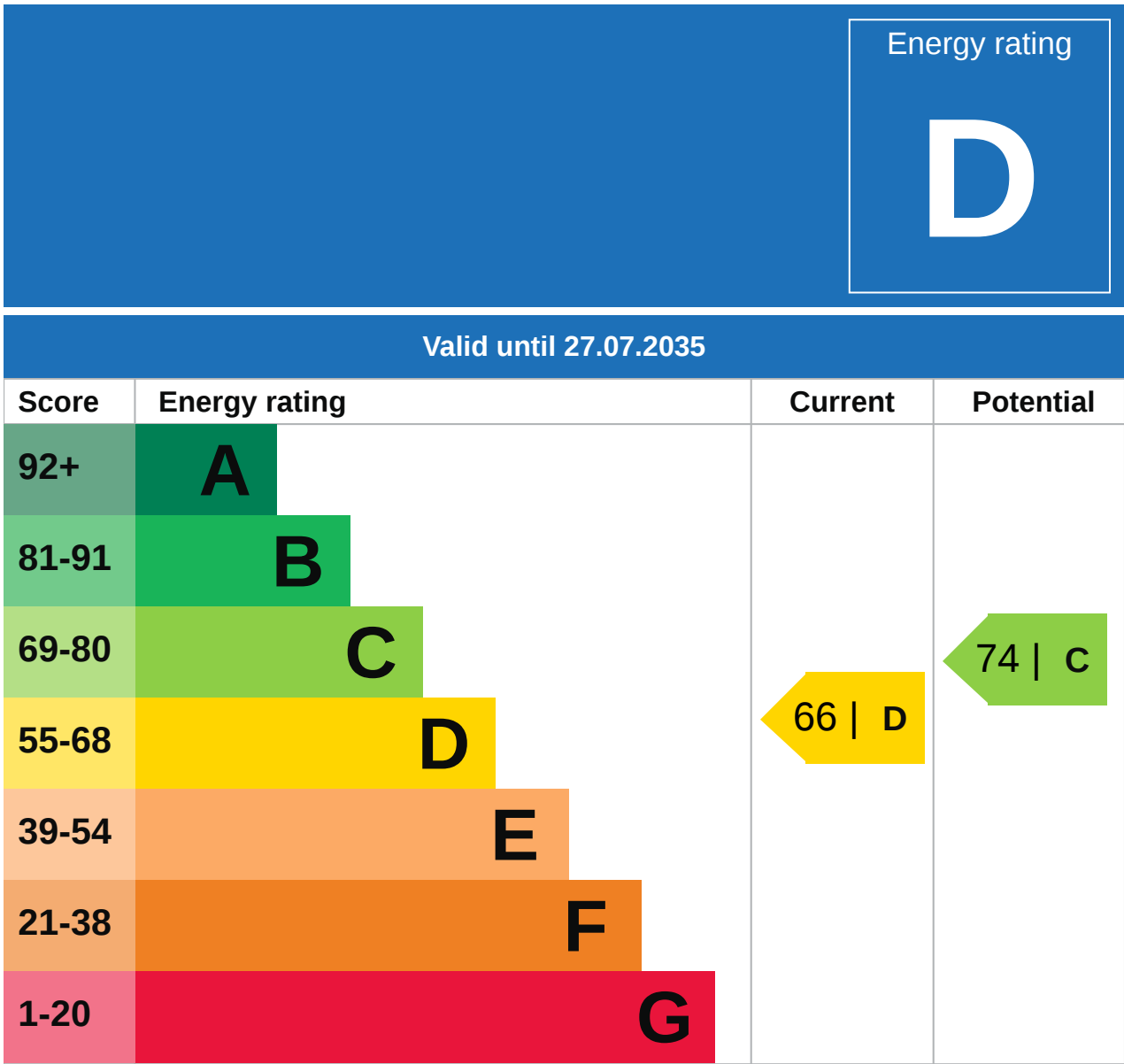
GIRAFFE360

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UPPER GROSVENOR ROAD, TUNBRIDGE WELLS, TN1

5'3" x 2'11"
1.61 x 0.90 m

Approximate total area [1]
335 ft²
31.1 m²

Reduced headroom
12 ft²
1.1 m²

Cellar main room
12'5" x 12'4"
3.80 x 3.76 m

Secondary Room
6'9" x 12'3"
2.08 x 3.74 m

14'2" x 5'9"
4.32 x 1.78 m

(1) Excluding balconies and terraces

Reduced headroom
-------- Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE**360**

Ground Floor

UPPER GROSVENOR ROAD, TUNBRIDGE WELLS, TN1

Garage
26'11" x 13'5"
8.22 x 4.09 m

Sunroom
8'0" x 17'7"
2.44 x 5.37 m

Hallway
3'0" x 8'3"
0.92 x 2.54 m

Living Room
15'1" x 11'8"
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Bedroom
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3.95 x 3.54 m

Bathroom
5'6" x 8'3"
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Dining Room
12'3" x 9'10"
3.75 x 3.02 m

Kitchen
6'11" x 12'1"
2.11 x 3.69 m

Hallway
24'1" x 2'9"
7.35 x 0.84 m

Cellar Access
2'10" x 2'10"
0.87 x 0.87 m

WC
4'9" x 3'1"
1.47 x 0.96 m

Floor 1

Approximate total area[1]
1223 ft²
113.6 m²

(1) Excluding balconies and terraces

Reduced headroom
.... Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Energy rating

D

Valid until 27.07.2035

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**		74 | C
55-68	**D**	66 | D	
39-54	**E**		
21-38	**F**		
1-20	**G**		

Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Flat, insulated
Roof Energy:	Flat, insulated
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	64 m^2

10 Year History of Average House Prices by Property Type in TN1
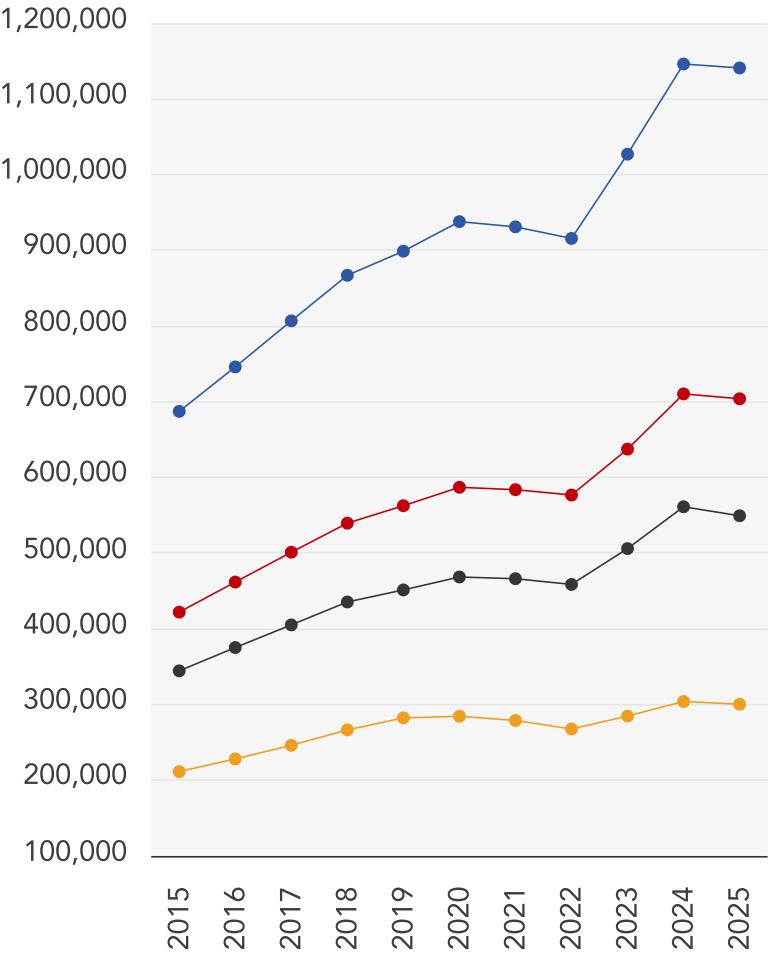
Detached

+66.01%

Semi-Detached

+66.77%

Terraced

+59.45%

Flat

+42.08%

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
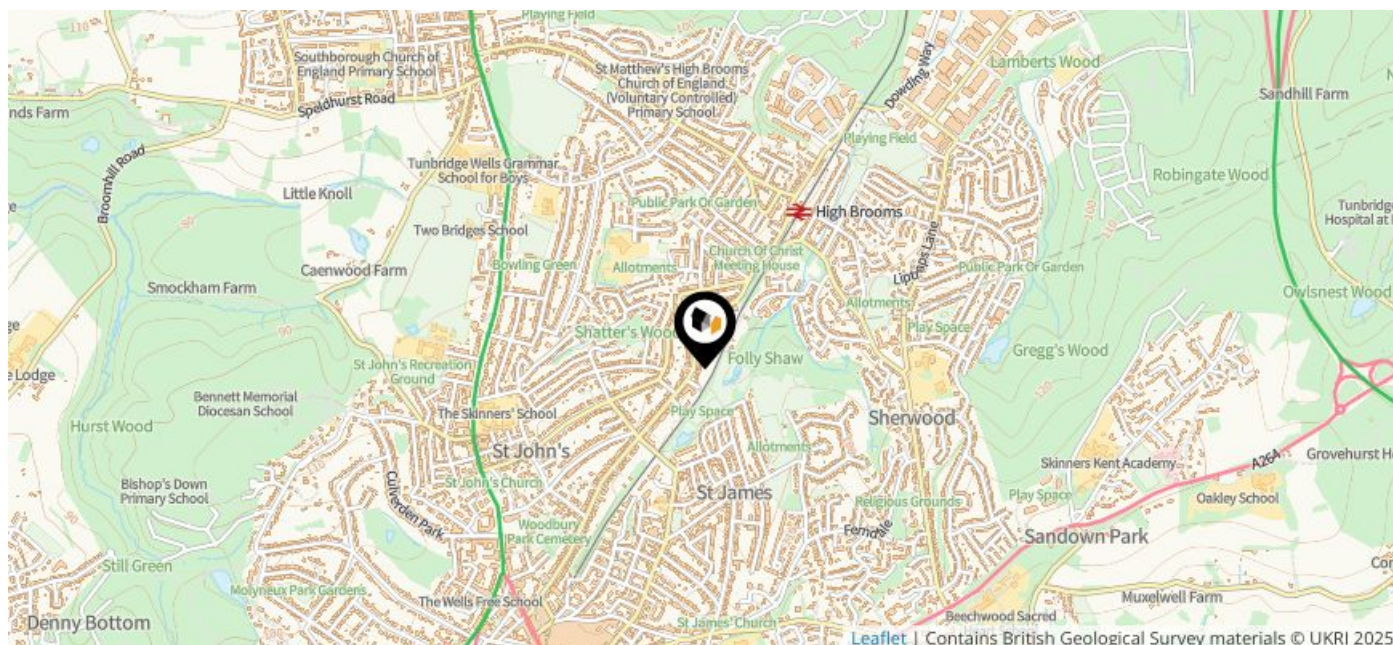
Mine Entry

✕   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.

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.
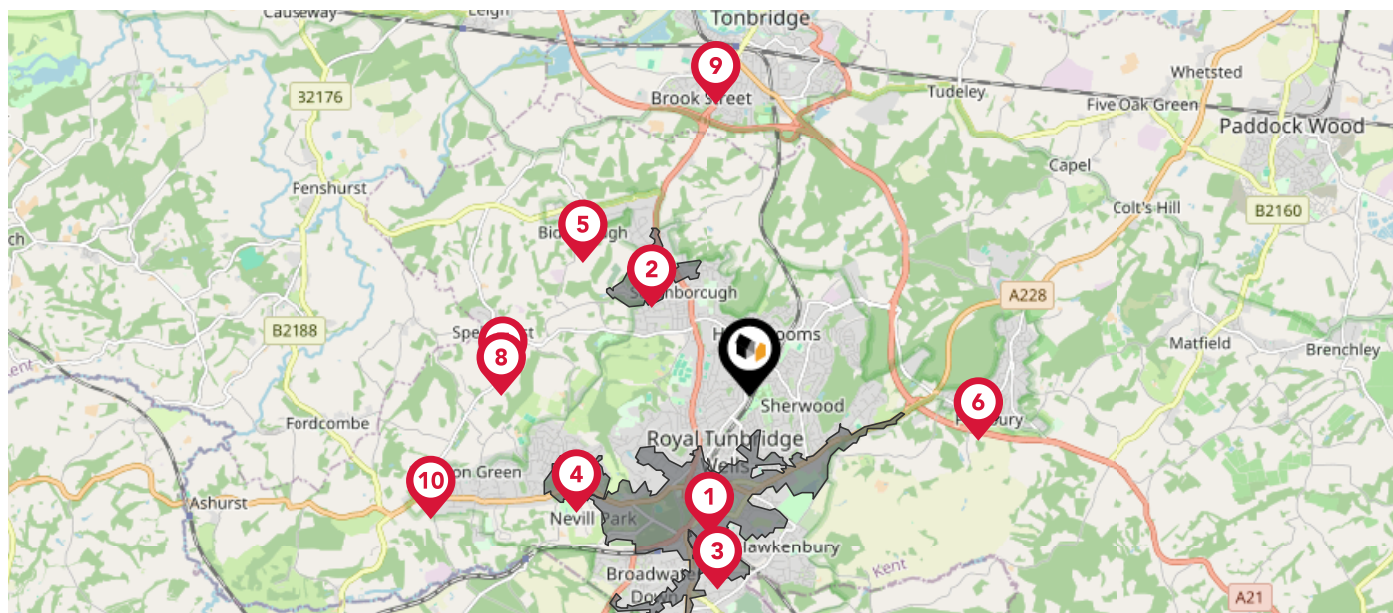
Nearby Conservation Areas

1	Tunbridge Wells Conservation Area
2	Southborough Conservation Area
3	Madeira Park & Warwick Park Conservation Area
4	Rusthall Conservation Area
5	Bidborough Conservation Area
6	Pembury Conservation Area
7	Speldhurst Conservation Area
8	Speldhurst Conservation Area
9	Quarry Hill, Tonbridge
10	Langton Green Conservation Area

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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
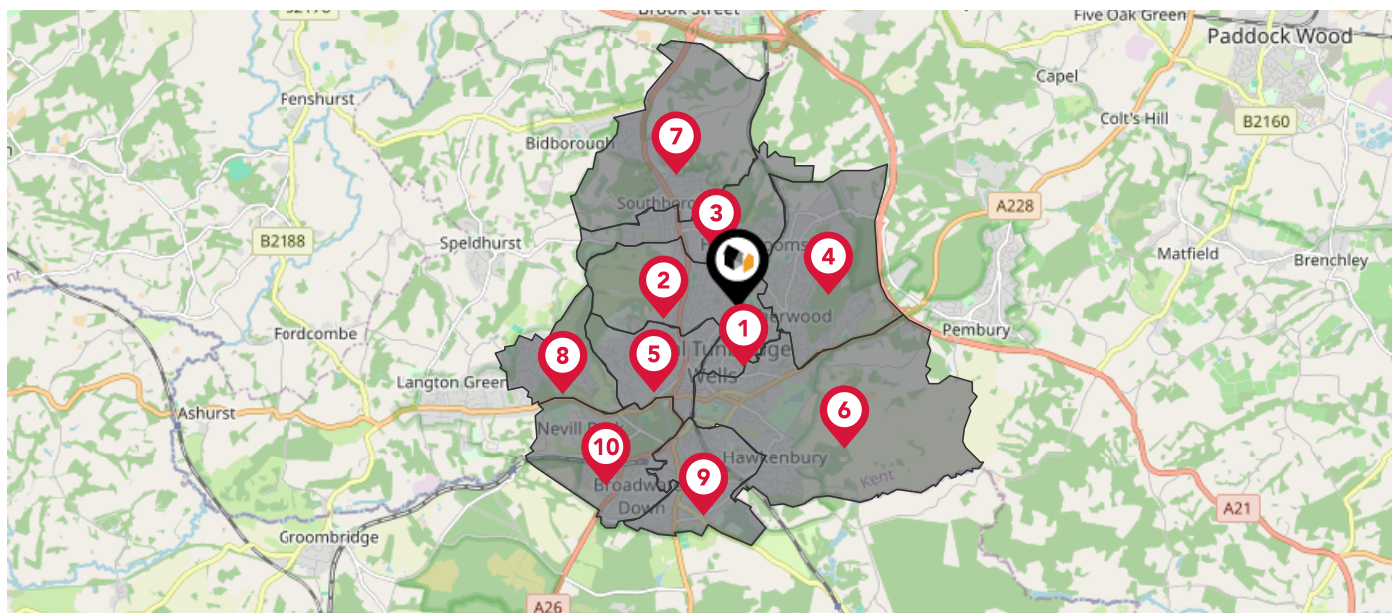
Nearby Council Wards	
1	St. James' Ward
2	St. John's Ward
3	Southborough and High Brooms Ward
4	Sherwood Ward
5	Culverden Ward
6	Park Ward
7	Southborough North Ward
8	Rusthall Ward
9	Pantiles and St. Mark's Ward
10	Broadwater Ward

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
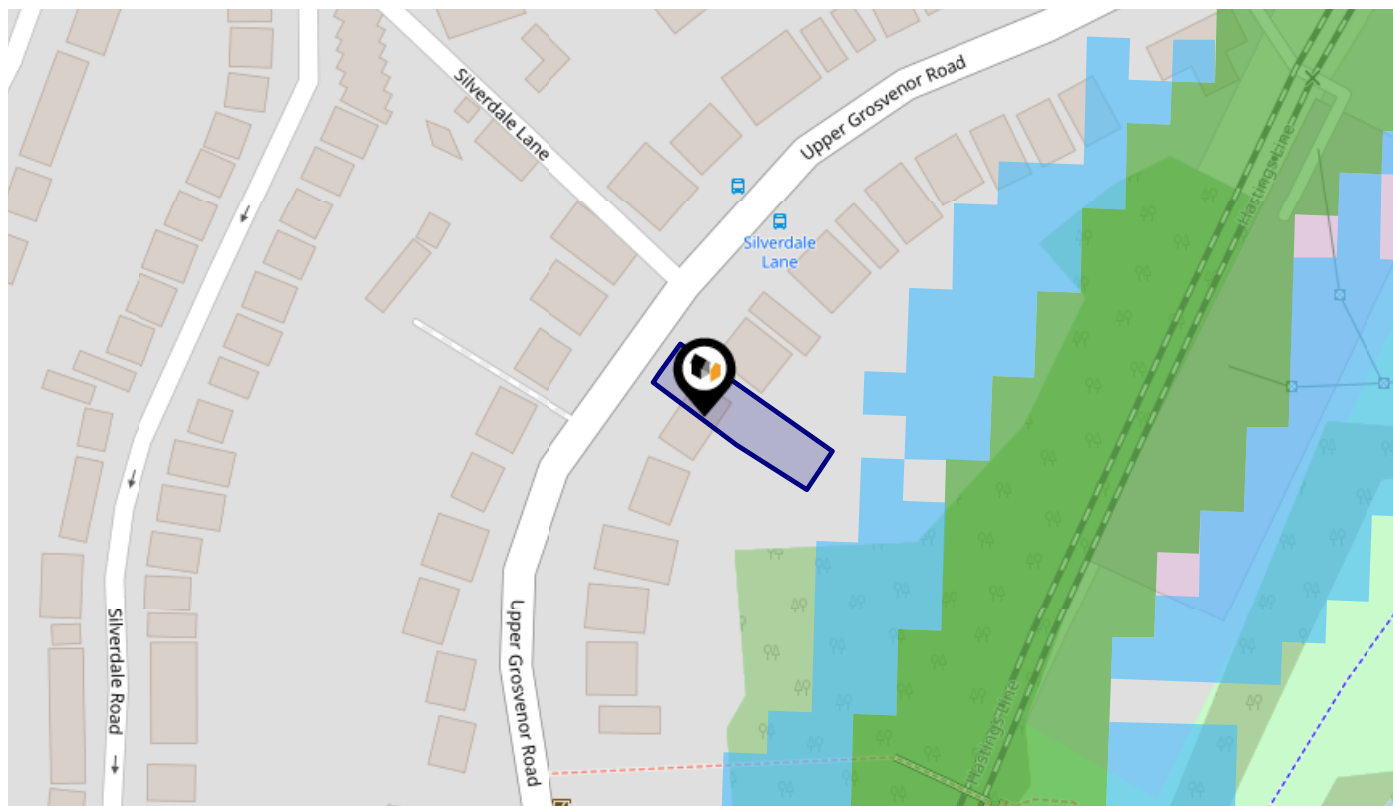
Rail Noise Data

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	🟦

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
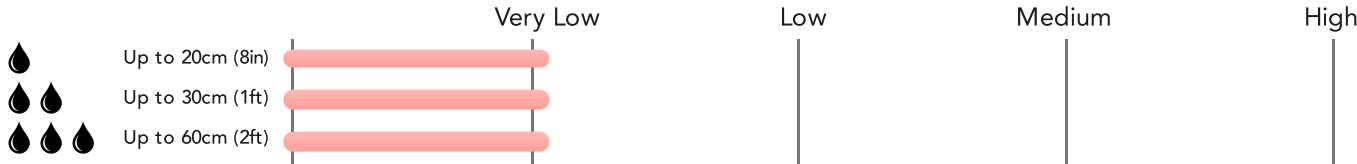

Risk Rating: Very low

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.
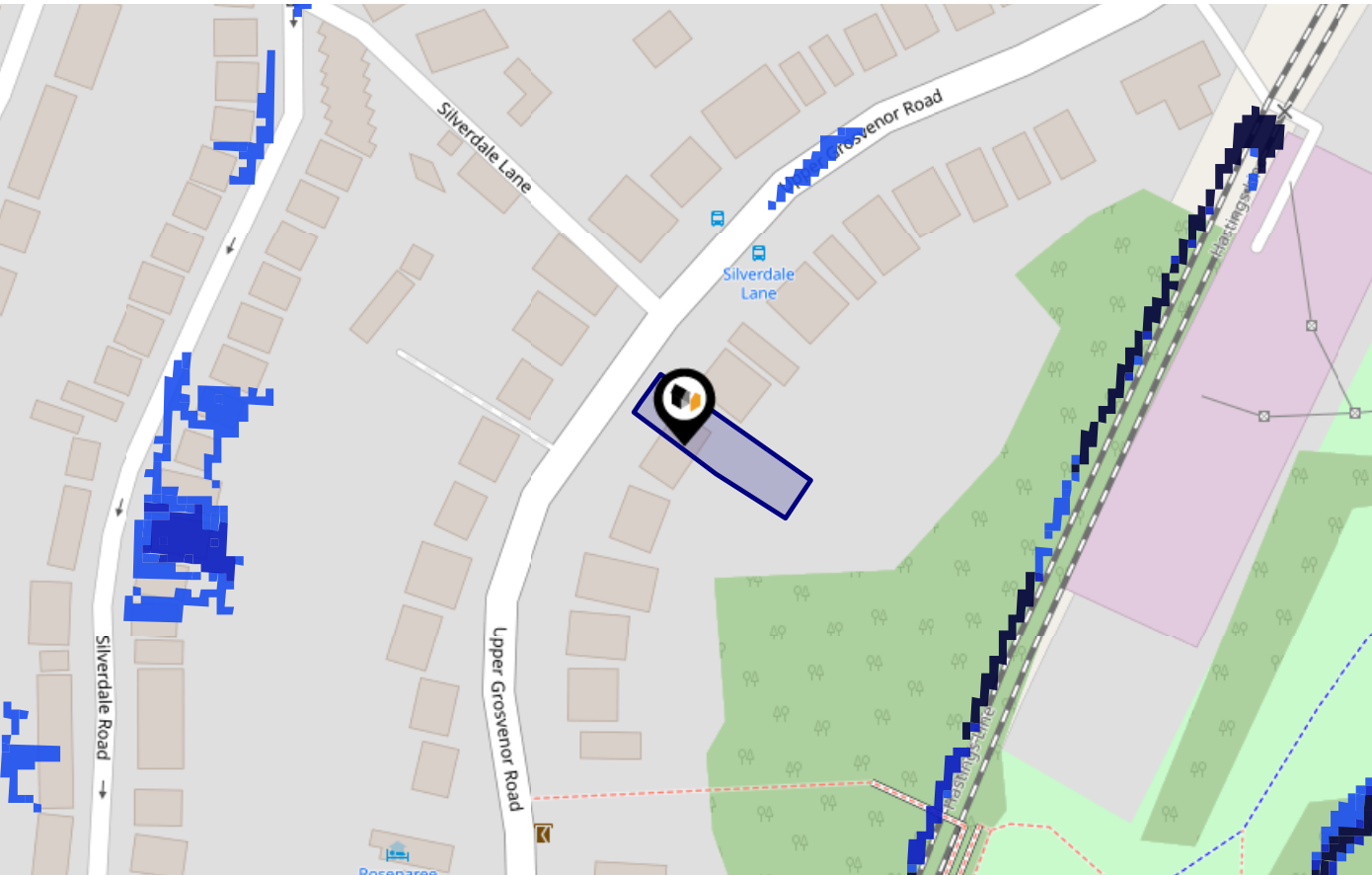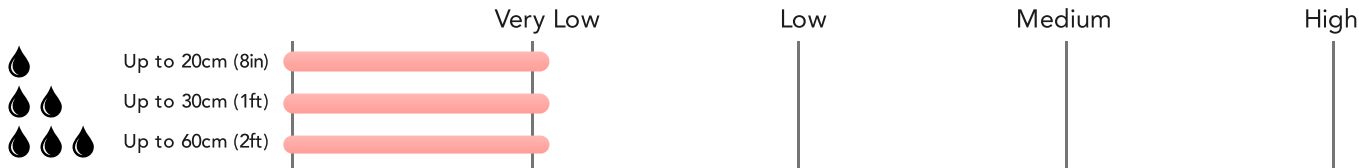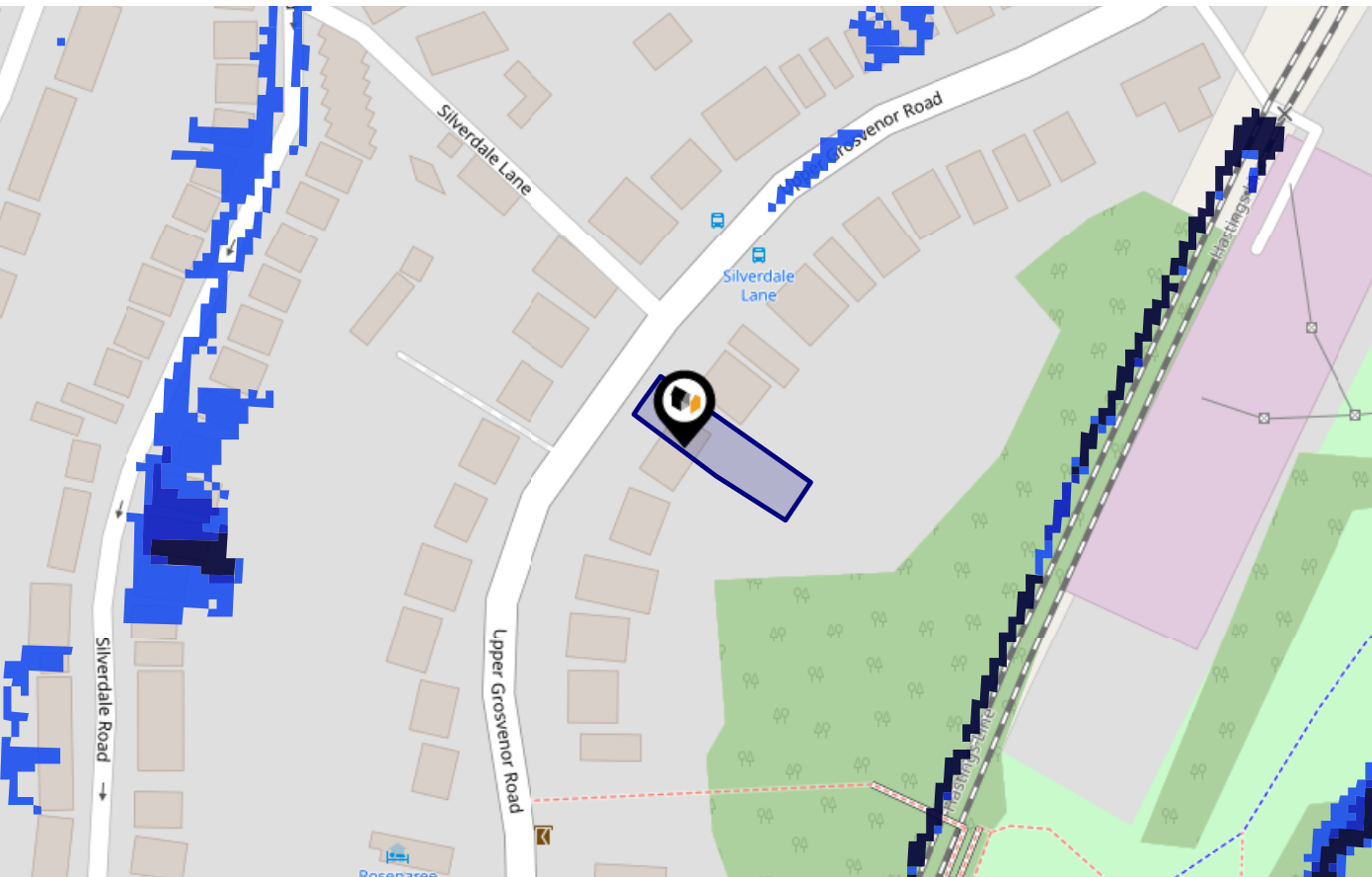
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Flood Risk
Rivers & Seas - Climate Change

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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.
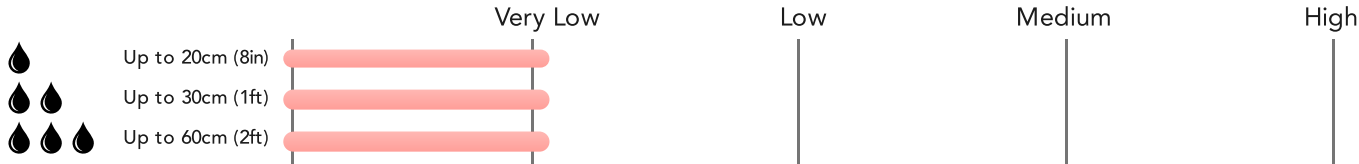

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Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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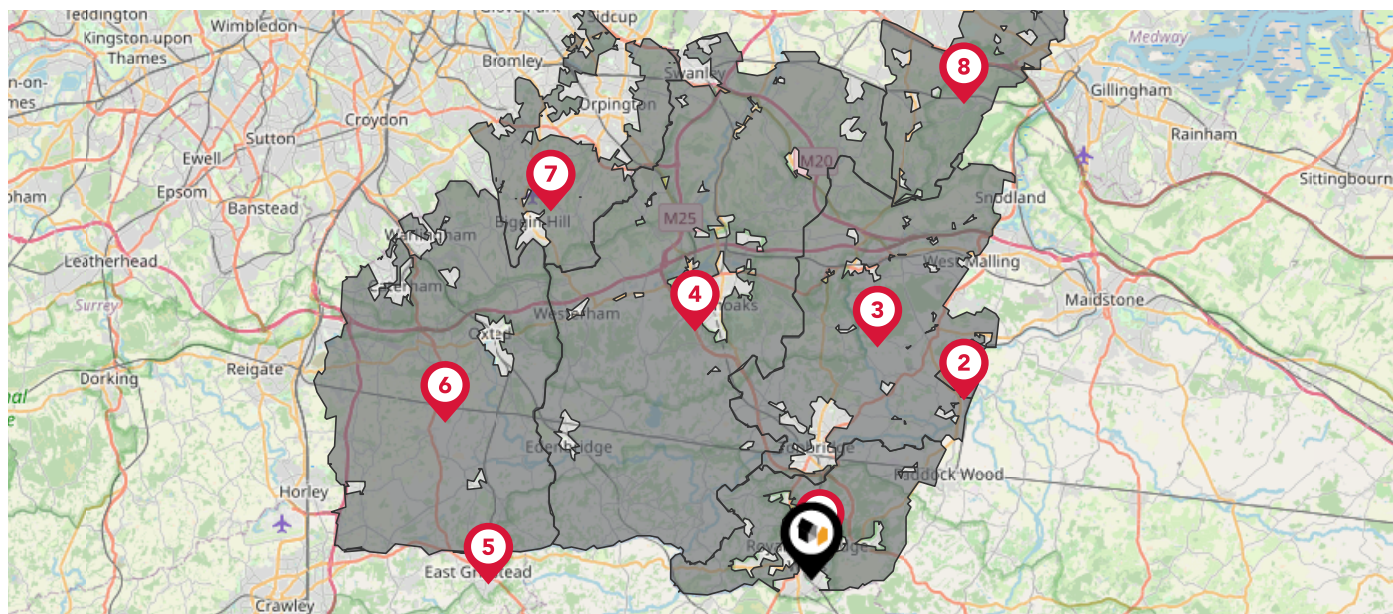
Nearby Green Belt Land

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

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.
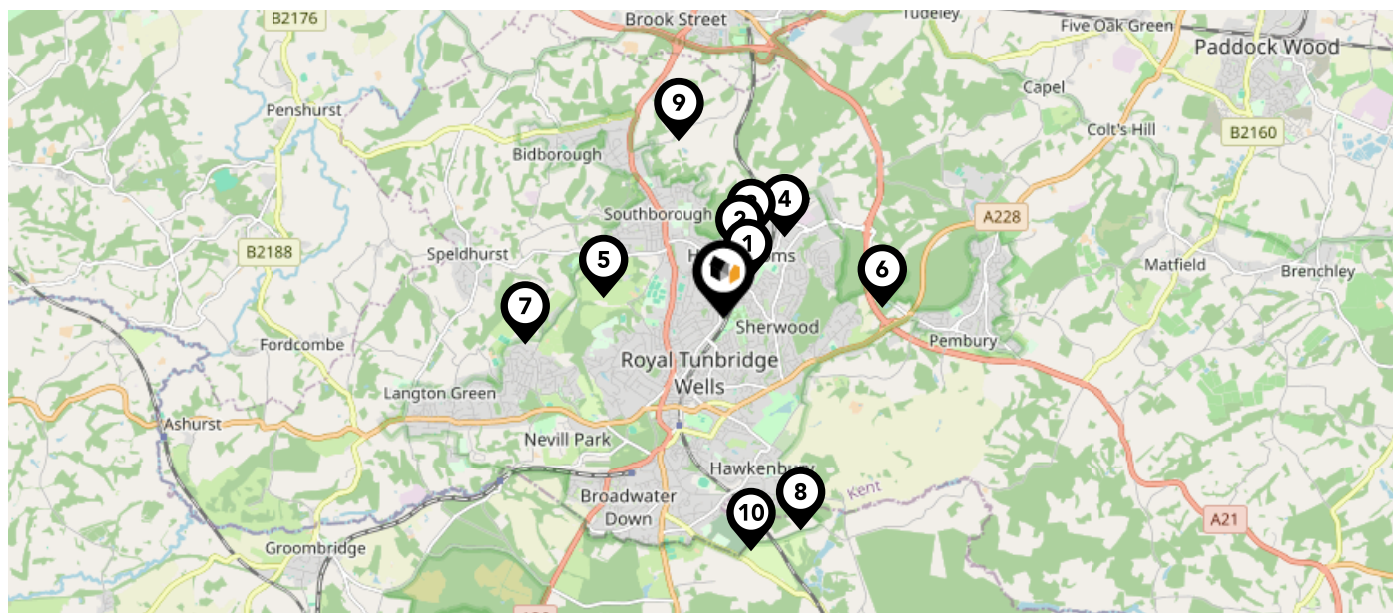
Nearby Landfill Sites

1	Chapmans Quarry-Chapman Way, High Brooms Industrial Park, Tunbridge Wells, Kent	Historic Landfill
2	Highbrooms-Powder Mill Lane, Southborough, Tunbridge Wells, Kent	Historic Landfill
3	Barnetts-Off Powder Mill Lane, High Brooms, Tunbridge Wells, Kent	Historic Landfill
4	North Farm-North Farm Lane, High Brooms, Tunbridge Wells, Kent	Historic Landfill
5	Southborough-Broomhill Road, Southborough, Tunbridge Wells, Kent	Historic Landfill
6	Sandhill Quarry-Pembury, Tunbridge Wells, Kent	Historic Landfill
7	Harwarton Farm-Off Lower Green Road, Rusthall, Tunbridge Wells, Kent	Historic Landfill
8	Tutty's Hawkenbury-Hawkenbury Road, Hawkenbury, Kent	Historic Landfill
9	Nightingale Farm-Tunbridge Wells, Kent	Historic Landfill
10	Little Mount Farm-Benhall Mill Road, Frant	Historic Landfill

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
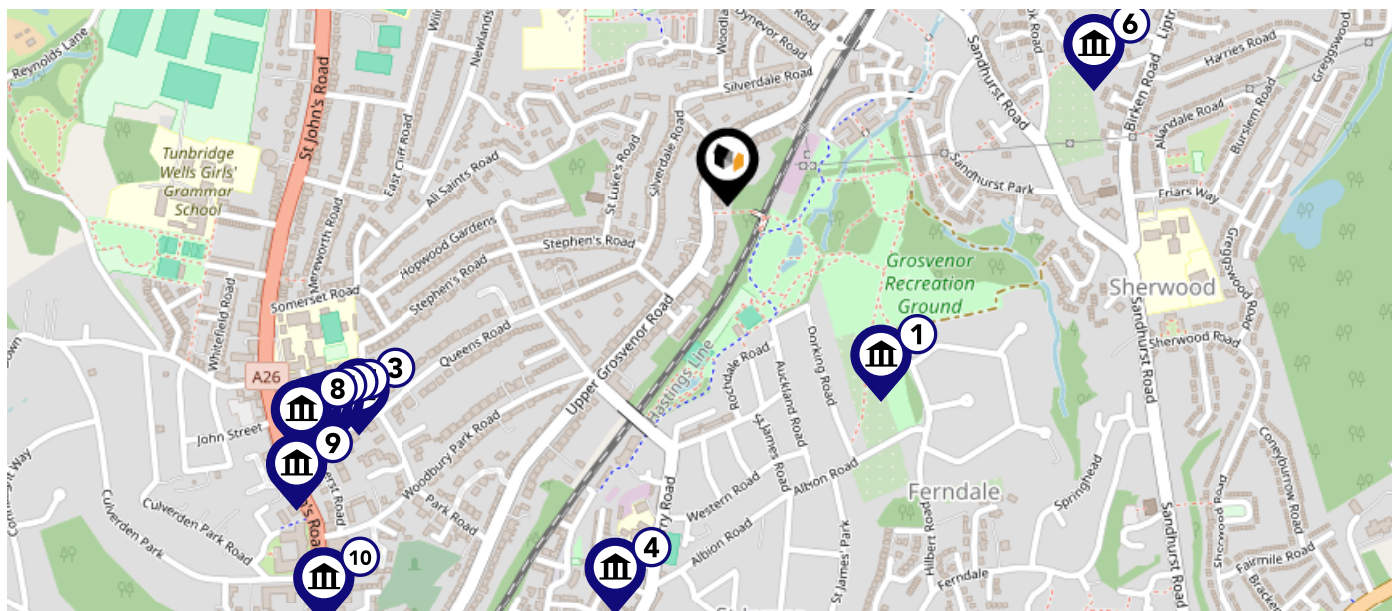
Listed Buildings in the local district	Grade	Distance
1 1338822 - Packs In The Wood	Grade II	0.3 miles
2 1431337 - Nos. 14 And 16 Newcomen Road	Grade II	0.5 miles
3 1431344 - Nos. 26 And 28 Newcomen Road	Grade II	0.5 miles
4 1338860 - Parish Church Of St Barnabas	Grade II	0.5 miles
5 1431339 - Nos. 18 And 20 Newcomen Road	Grade II	0.5 miles
6 1061387 - Liptraps House	Grade II	0.5 miles
7 1431333 - Nos. 10 And 12 Newcomen Road	Grade II	0.6 miles
8 1431309 - Nos. 6 And 8 Newcomen Road	Grade II	0.6 miles
9 1065904 - Church Of St John	Grade II	0.6 miles
10 1338859 - 32 And 34, St John's Road	Grade II	0.7 miles
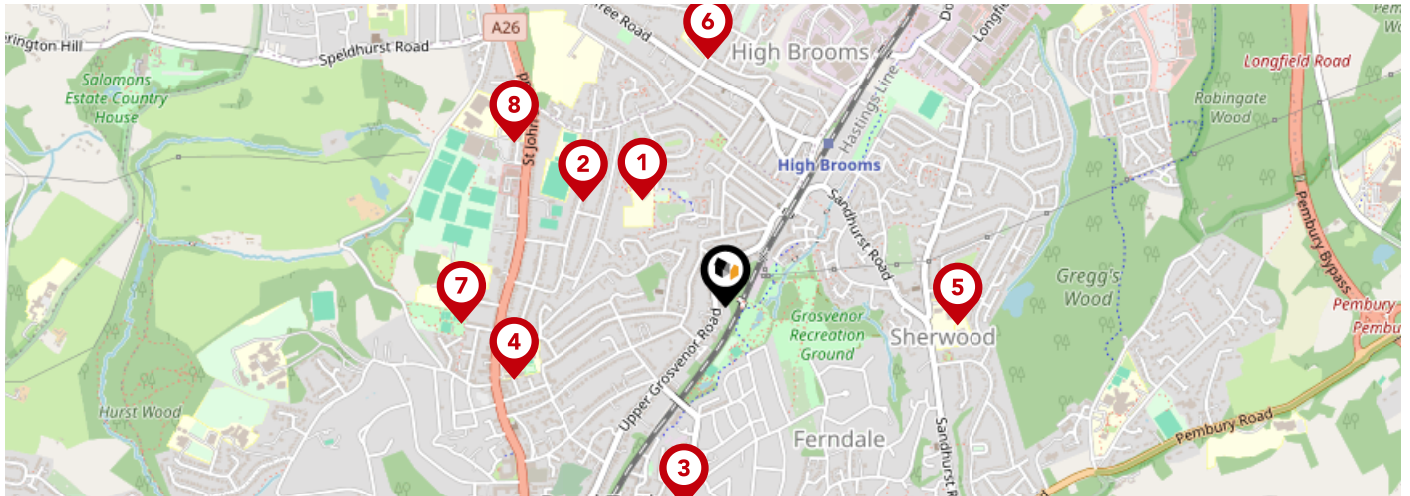
		Nursery	Primary	Secondary	College	Private
1	**St John's Church of England Primary School** Ofsted Rating: Good | Pupils: 630 | Distance:0.32	☐	☑	☐	☐	☐
2	**St Augustine's Catholic Primary School** Ofsted Rating: Good | Pupils: 273 | Distance:0.41	☐	☑	☐	☐	☐
3	**St Barnabas CofE VA Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:0.47	☐	☑	☐	☐	☐
4	**The Skinners' School** Ofsted Rating: Good | Pupils: 1118 | Distance:0.52	☐	☐	☑	☐	☐
5	**Temple Grove Academy** Ofsted Rating: Good | Pupils: 197 | Distance:0.54	☐	☑	☐	☐	☐
6	**St Matthew's High Brooms Church of England Voluntary Controlled Primary School** Ofsted Rating: Requires improvement | Pupils: 358 | Distance:0.58	☐	☑	☐	☐	☐
7	**Tunbridge Wells Girls' Grammar School** Ofsted Rating: Outstanding | Pupils: 1042 | Distance:0.62	☐	☐	☑	☐	☐
8	**Tunbridge Wells Grammar School for Boys** Ofsted Rating: Good | Pupils: 1730 | Distance:0.62	☐	☐	☑	☐	☐

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|		Nursery	Primary	Secondary	College	Private
9	**St James' Church of England Voluntary Aided Primary School** Ofsted Rating: Good	Pupils: 629	Distance:0.71	☐	☑	☐	☐	☐
10	**St Gregory's Catholic School** Ofsted Rating: Outstanding	Pupils: 1313	Distance:0.77	☐	☐	☑	☐	☐
11	**The Wells Free School** Ofsted Rating: Good	Pupils: 210	Distance:0.83	☐	☑	☐	☐	☐
12	**Two Bridges School** Ofsted Rating: Special Measures	Pupils: 1	Distance:0.86	☐	☐	☑	☐	☐
13	**Beechwood School** Ofsted Rating: Not Rated	Pupils: 354	Distance:0.9	☐	☐	☑	☐	☐
14	**Skinners' Kent Academy** Ofsted Rating: Good	Pupils: 1036	Distance:0.94	☐	☐	☑	☐	☐
15	**St Peter's Church of England Primary School** Ofsted Rating: Outstanding	Pupils: 210	Distance:1.07	☐	☑	☐	☐	☐
16	**Skinners' Kent Primary School** Ofsted Rating: Good	Pupils: 210	Distance:1.08	☐	☑	☐	☐	☐
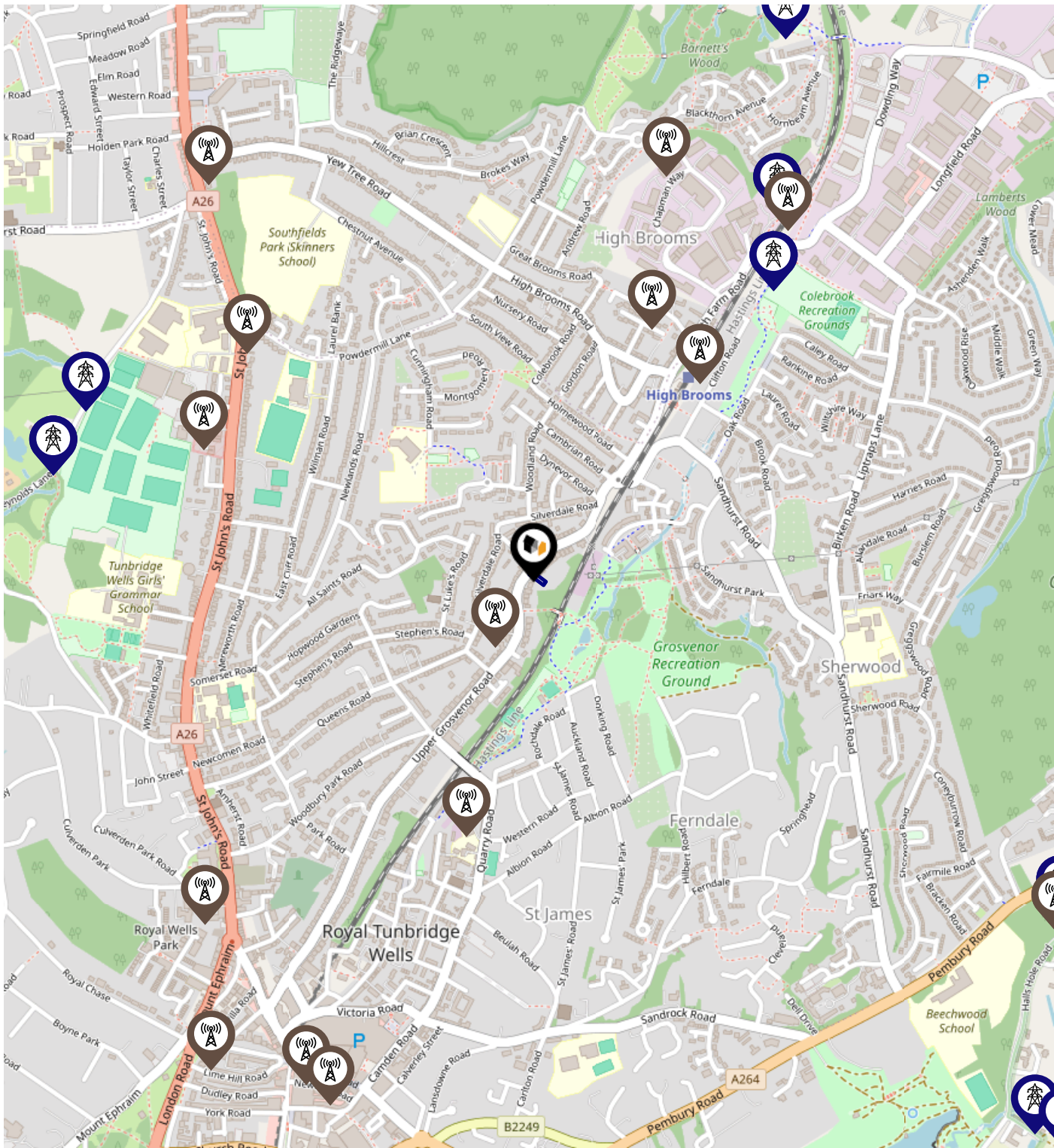
Key:

Power Pylons

Communication Masts

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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 Property ▼				
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
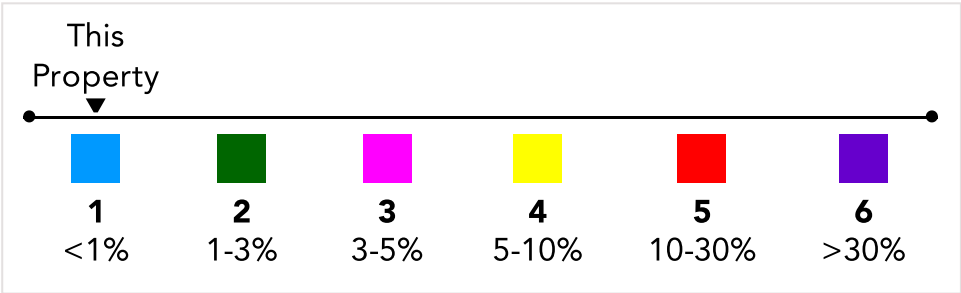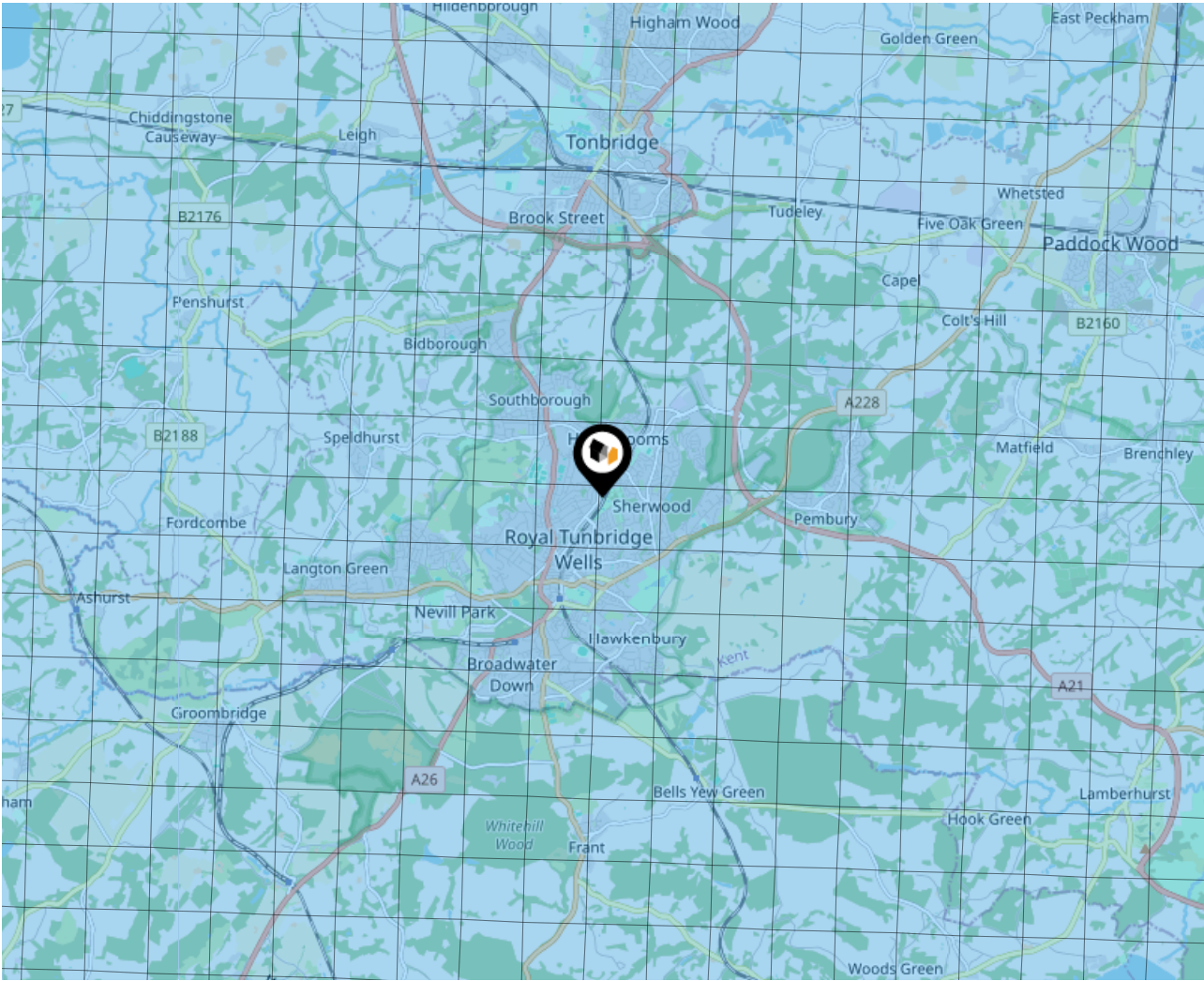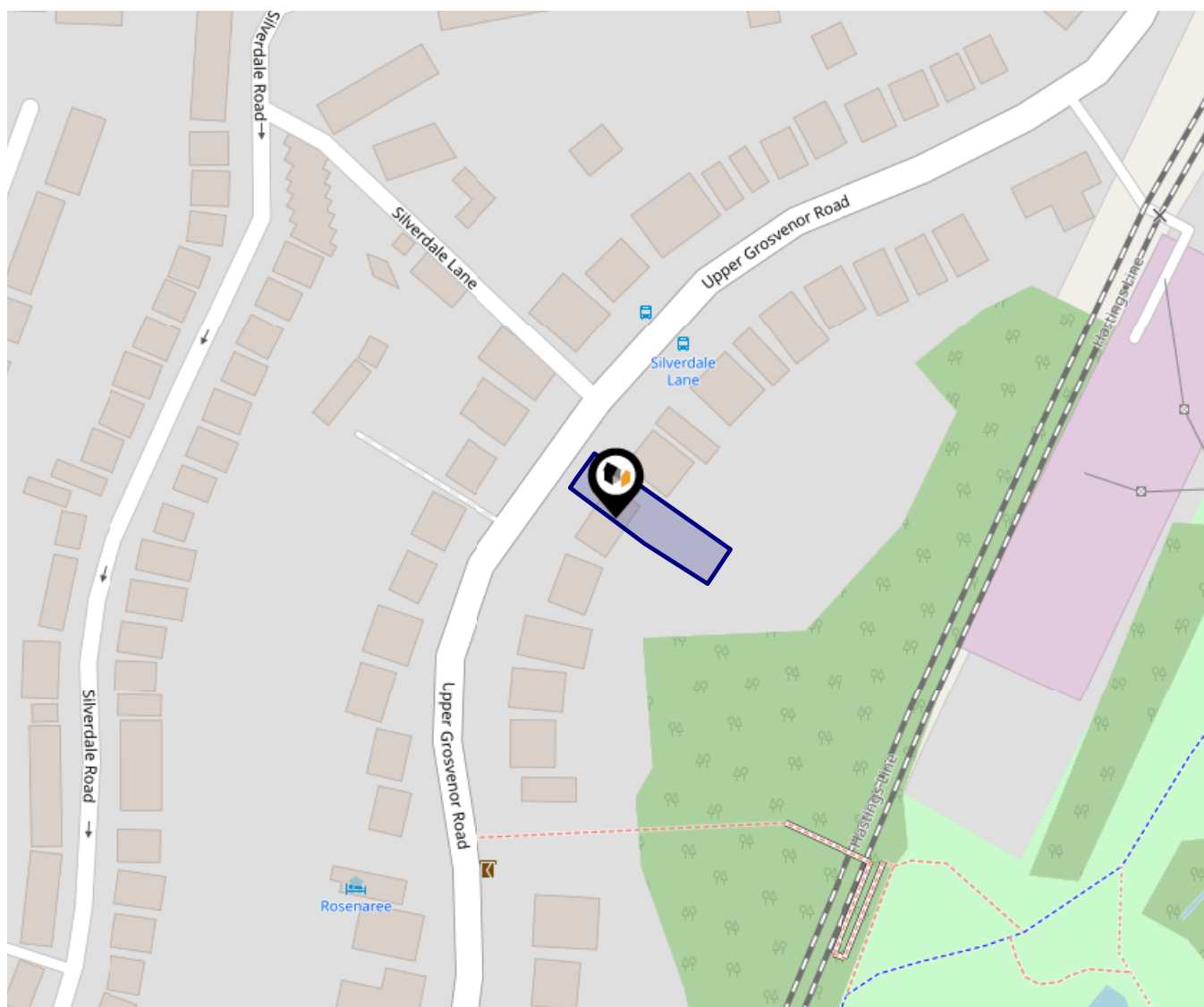
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

Environment
Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP-INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		
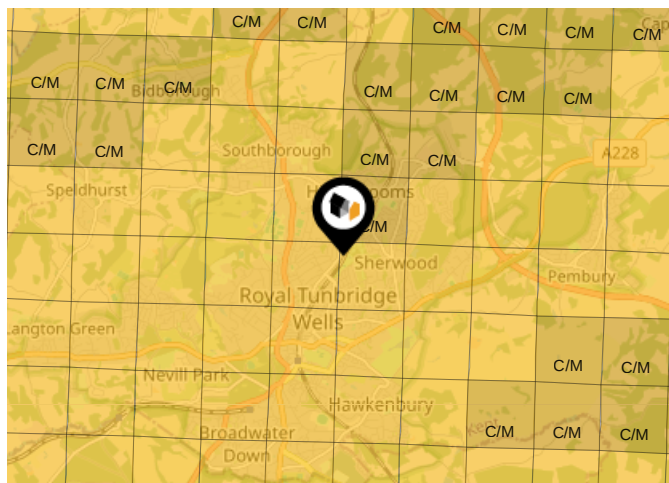
Primary Classifications (Most Common Clay Types)

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

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National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.34 miles
2	High Brooms Rail Station	0.36 miles
3	Tunbridge Wells Rail Station	1.13 miles
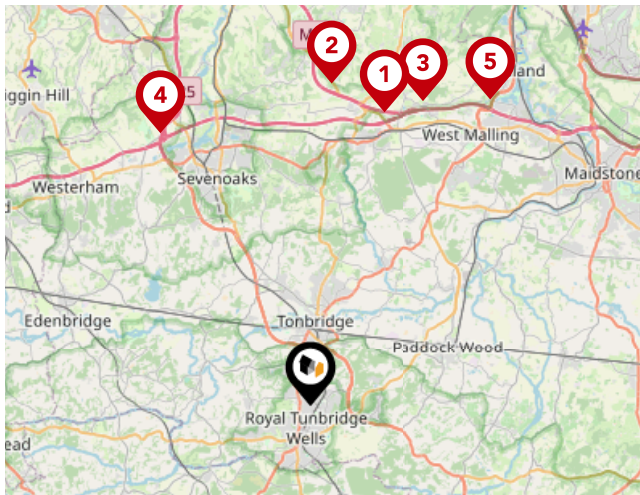
Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.18 miles
2	M20 J2	11.93 miles
3	M20 J3	12.04 miles
4	M25 J5	11.56 miles
5	M20 J4	13.12 miles

Airports/Helipads

Pin	Name	Distance
1	Leaves Green	16.59 miles
2	Silvertown	26.57 miles
3	Gatwick Airport	18.95 miles
4	Lydd Airport	31.66 miles

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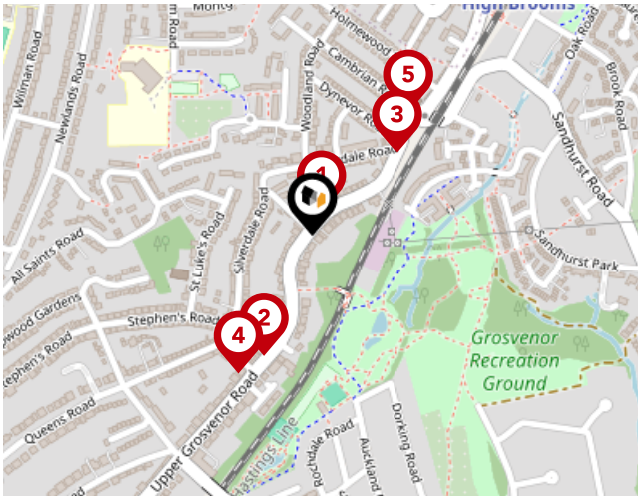
Bus Stops/Stations

Pin	Name	Distance
1	Silverdale Lane	0.03 miles
2	Queen's Road	0.15 miles
3	Silverdale Road	0.14 miles
4	Queen's Road	0.18 miles
5	Silverdale Road	0.18 miles
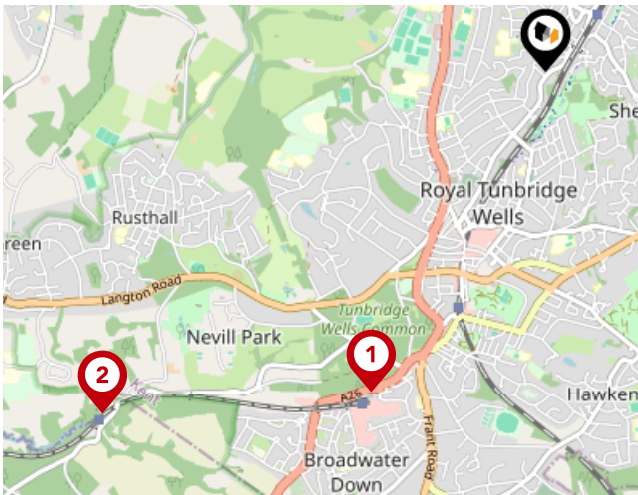
Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.7 miles
2	High Rocks (Spa Valley Railway)	2.61 miles
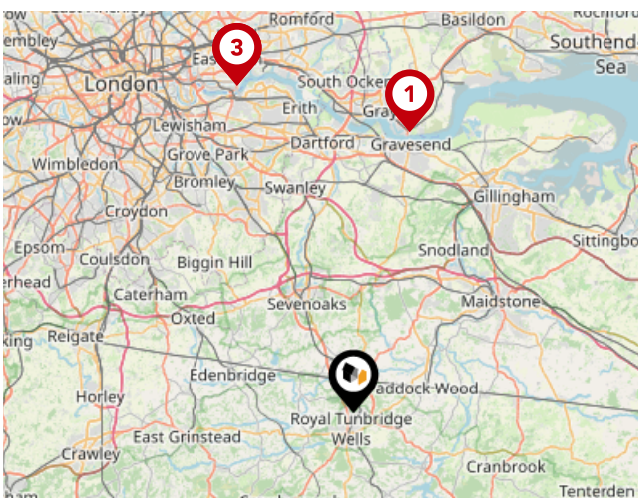
Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.15 miles
2	Woolwich Arsenal Pier	25.72 miles
3	Woolwich Royal Arsenal Pier	25.73 miles

Martin & Co Tunbridge Wells
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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail