

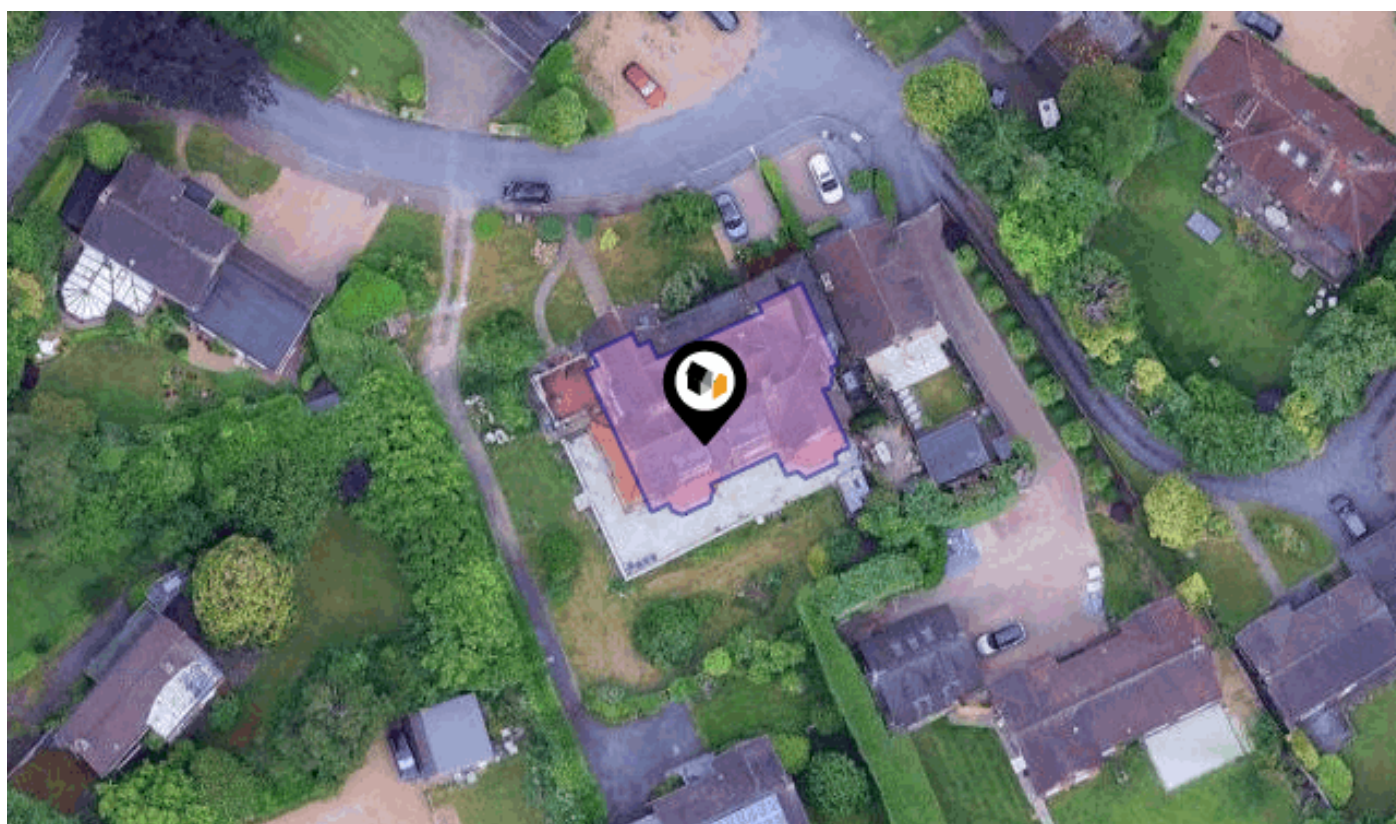


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th September 2025



8, THORNFIELD GARDENS, TUNBRIDGE WELLS, TN2

Asking Price : £250,000

Martin & Co Tunbridge Wells

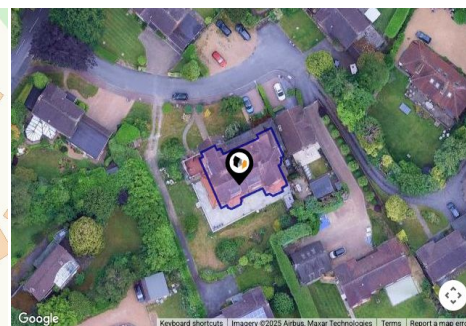
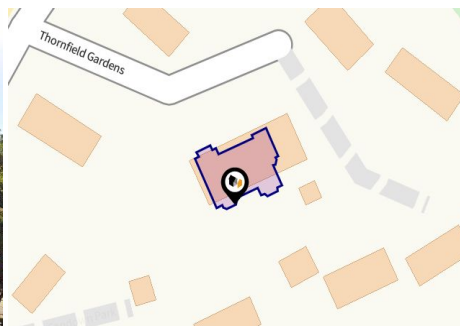
11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

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





Property

Type:	Flat / Maisonette	Asking Price:	£250,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	839 ft ² / 78 m ²	Start Date:	06/01/1975
Plot Area:	0.06 acres	End Date:	06/01/2974
Council Tax :	Band C	Lease Term:	999 years from 6 January 1975
Annual Estimate:	£2,086	Term Remaining:	948 years
Title Number:	K424349		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	76 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

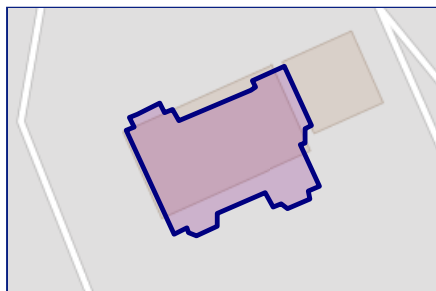


Freehold Title Plan



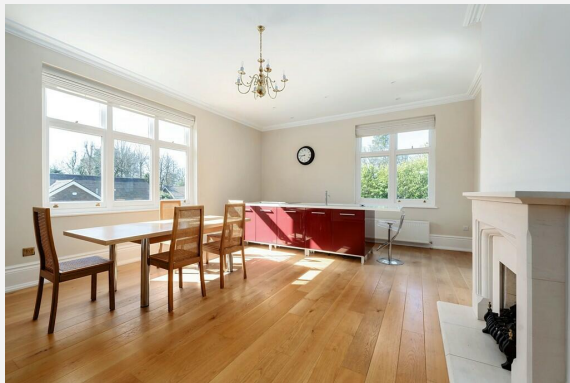
K468767

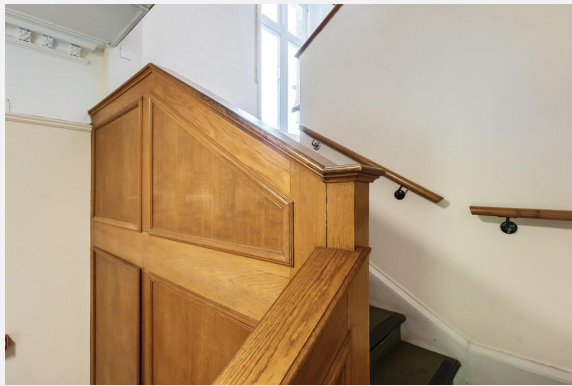
Leasehold Title Plan

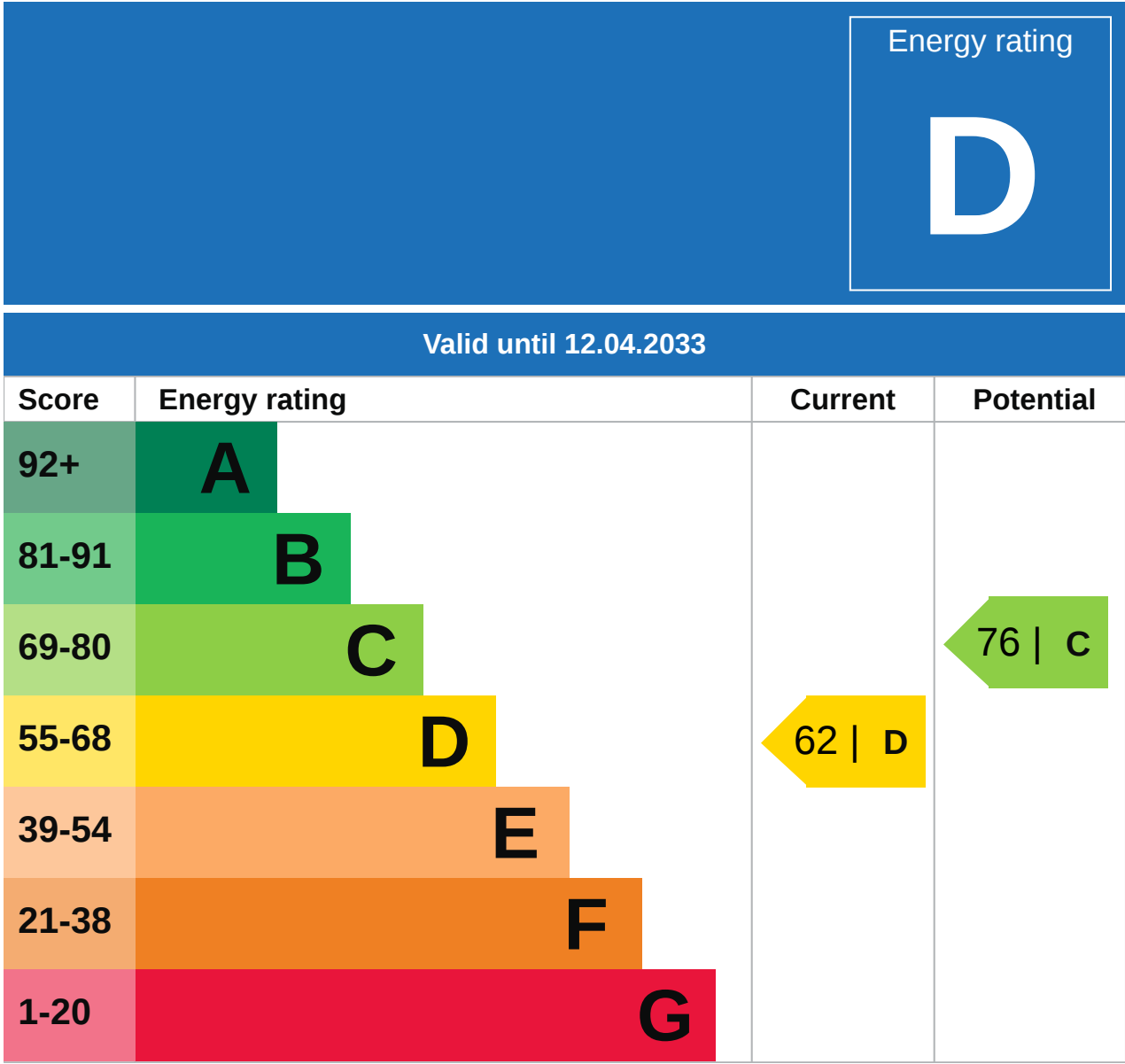


K424349

Start Date:	06/01/1975
End Date:	06/01/2974
Lease Term:	999 years from 6 January 1975
Term Remaining:	948 years



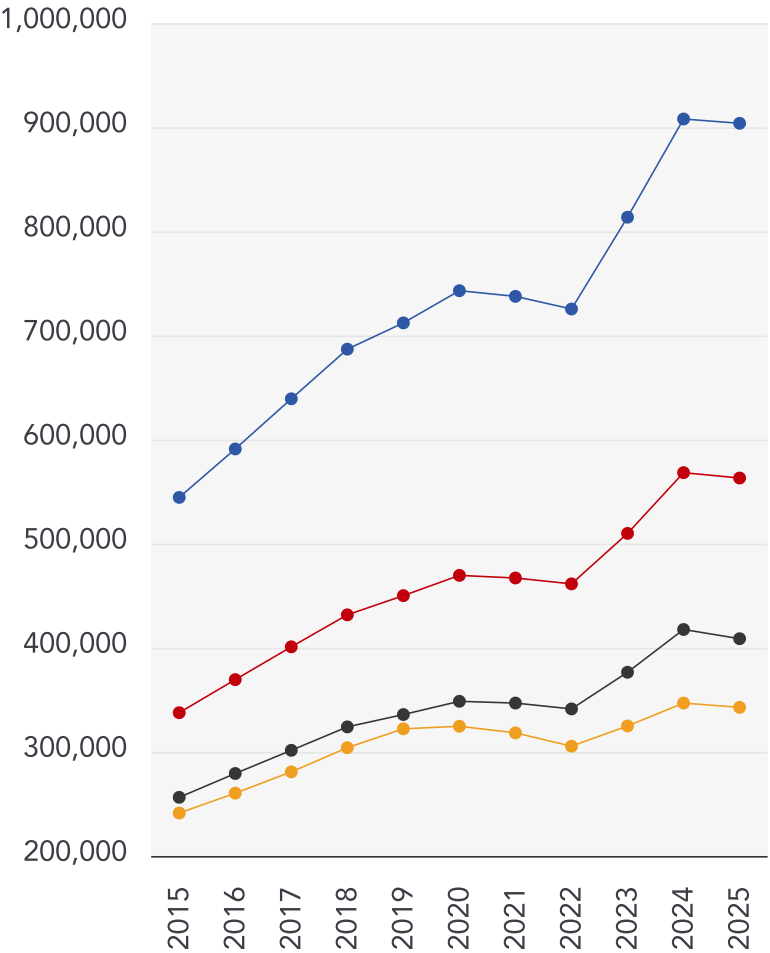




Additional EPC Data

Property Type:	Mid-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:	Very poor
Roof:	(another dwelling above)
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:	Good
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	78 m ²

10 Year History of Average House Prices by Property Type in TN2



Detached

+66.01%

Semi-Detached

+66.77%

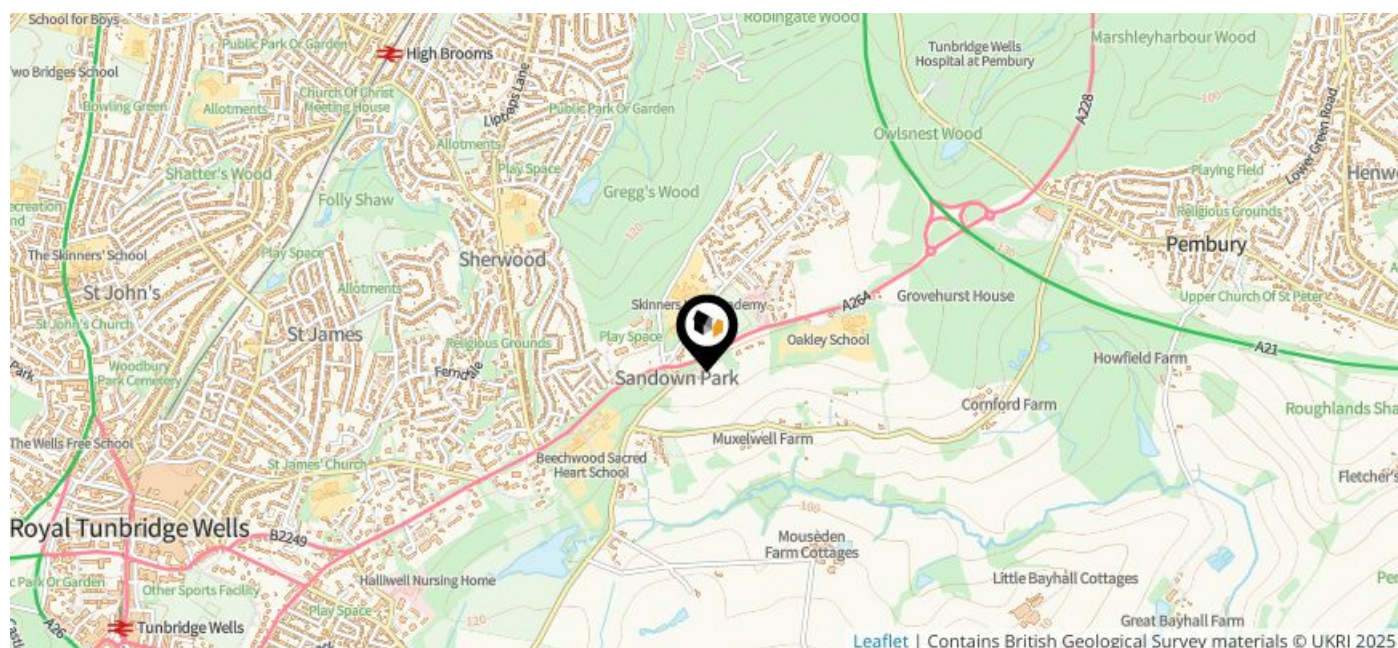
Terraced

+59.45%

Flat

+42.08%

This map displays nearby coal mine entrances and their classifications.



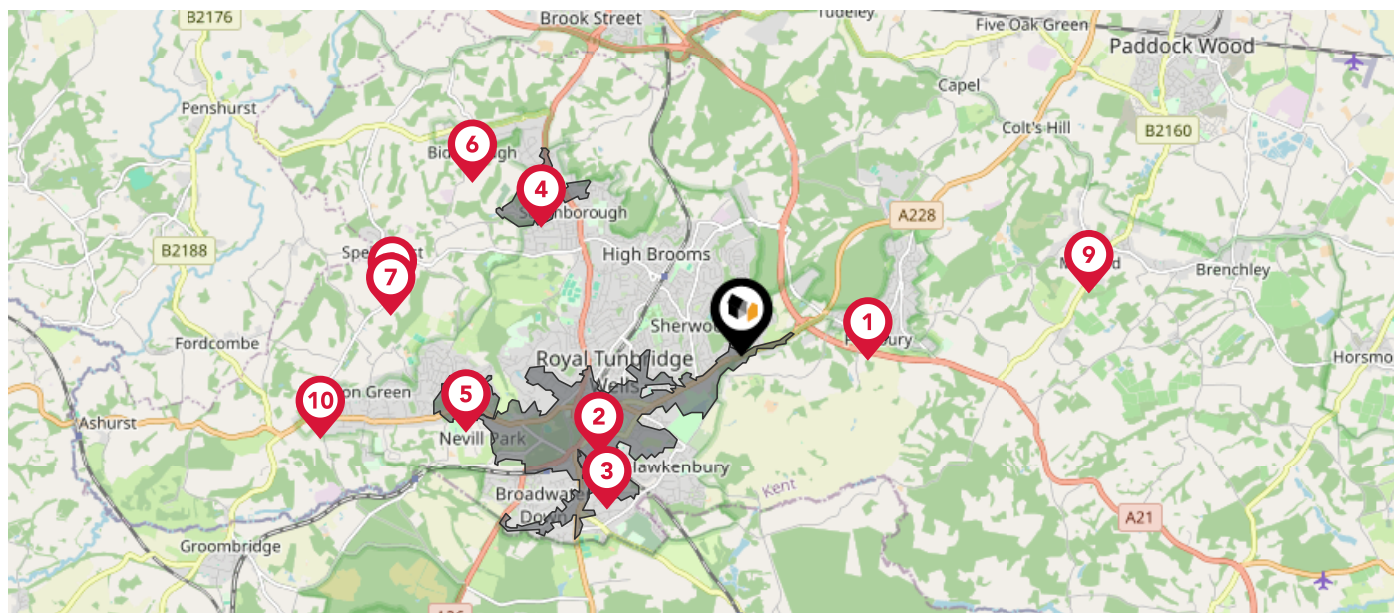
Mine Entry

- ✕ 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.

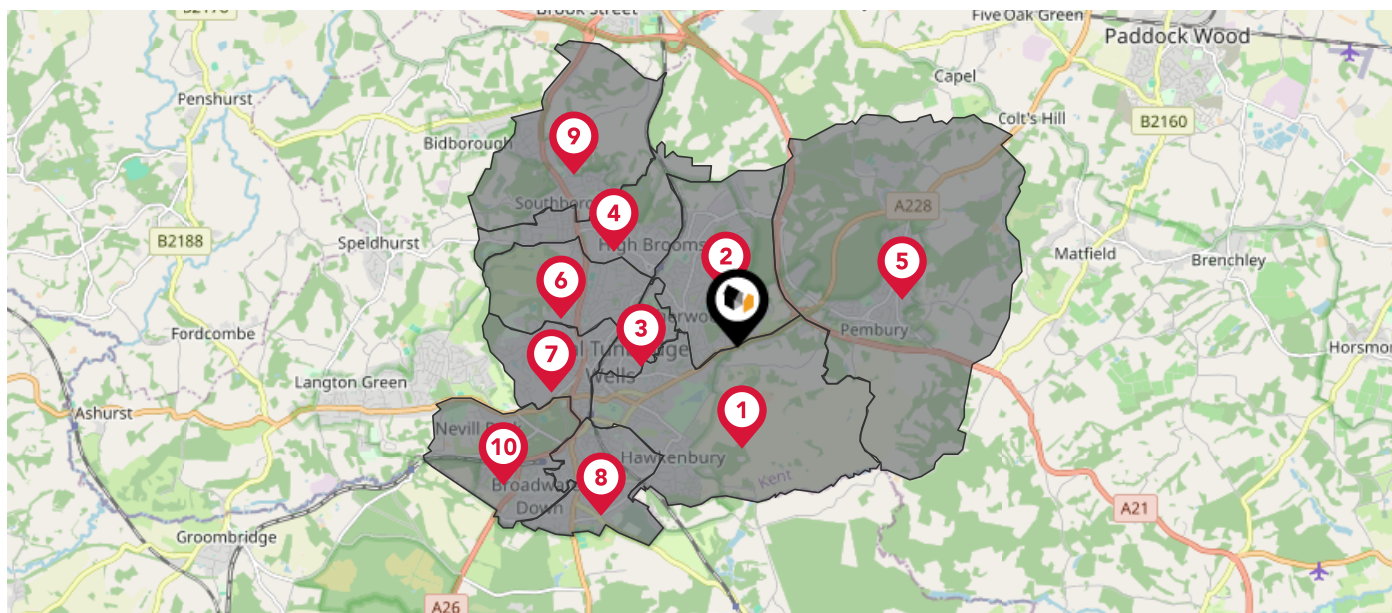
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

Park Ward

2

Sherwood Ward

3

St. James' Ward

4

Southborough and High Brooms Ward

5

Pembury Ward

6

St. John's Ward

7

Culverden Ward

8

Pantiles and St. Mark's Ward

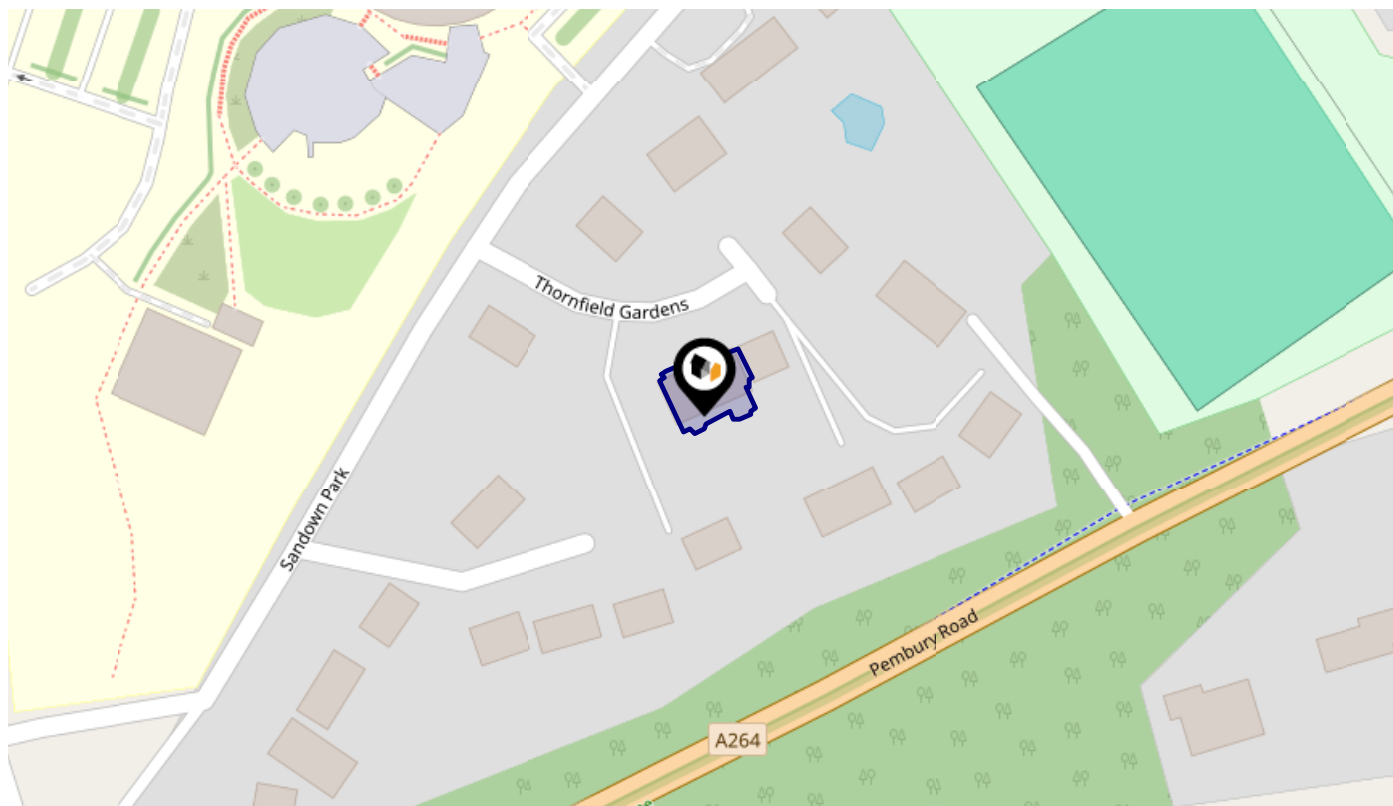
9

Southborough North Ward

10

Broadwater 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.

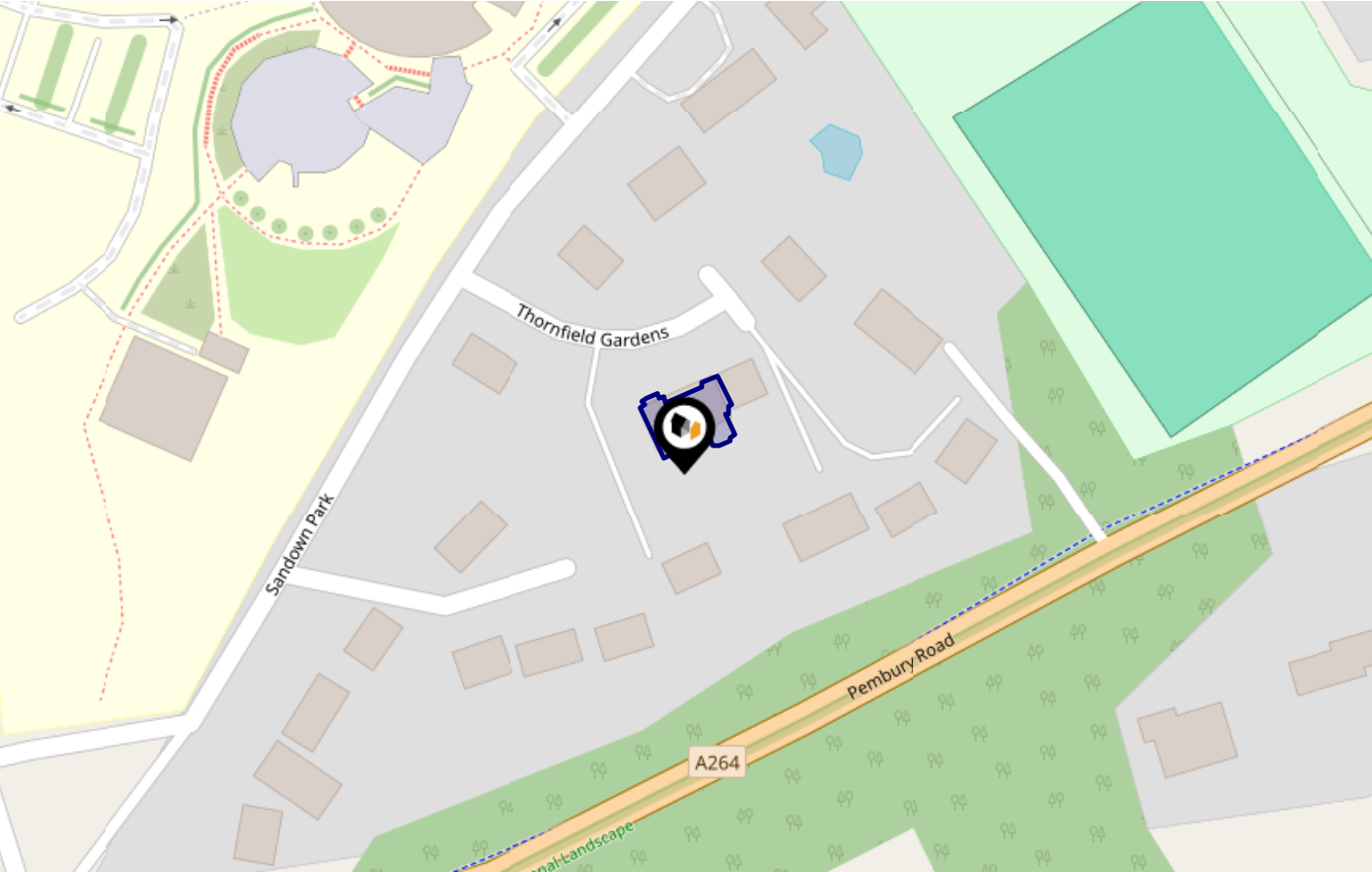
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

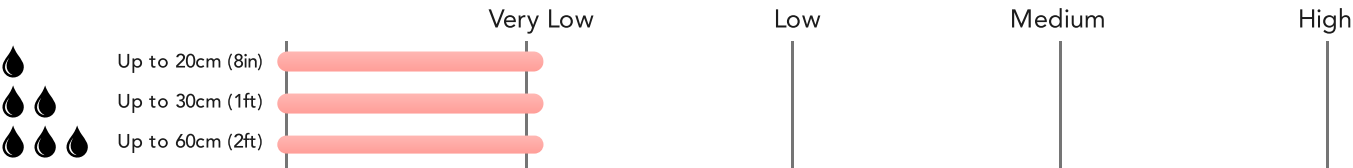


Risk Rating: Very low

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.

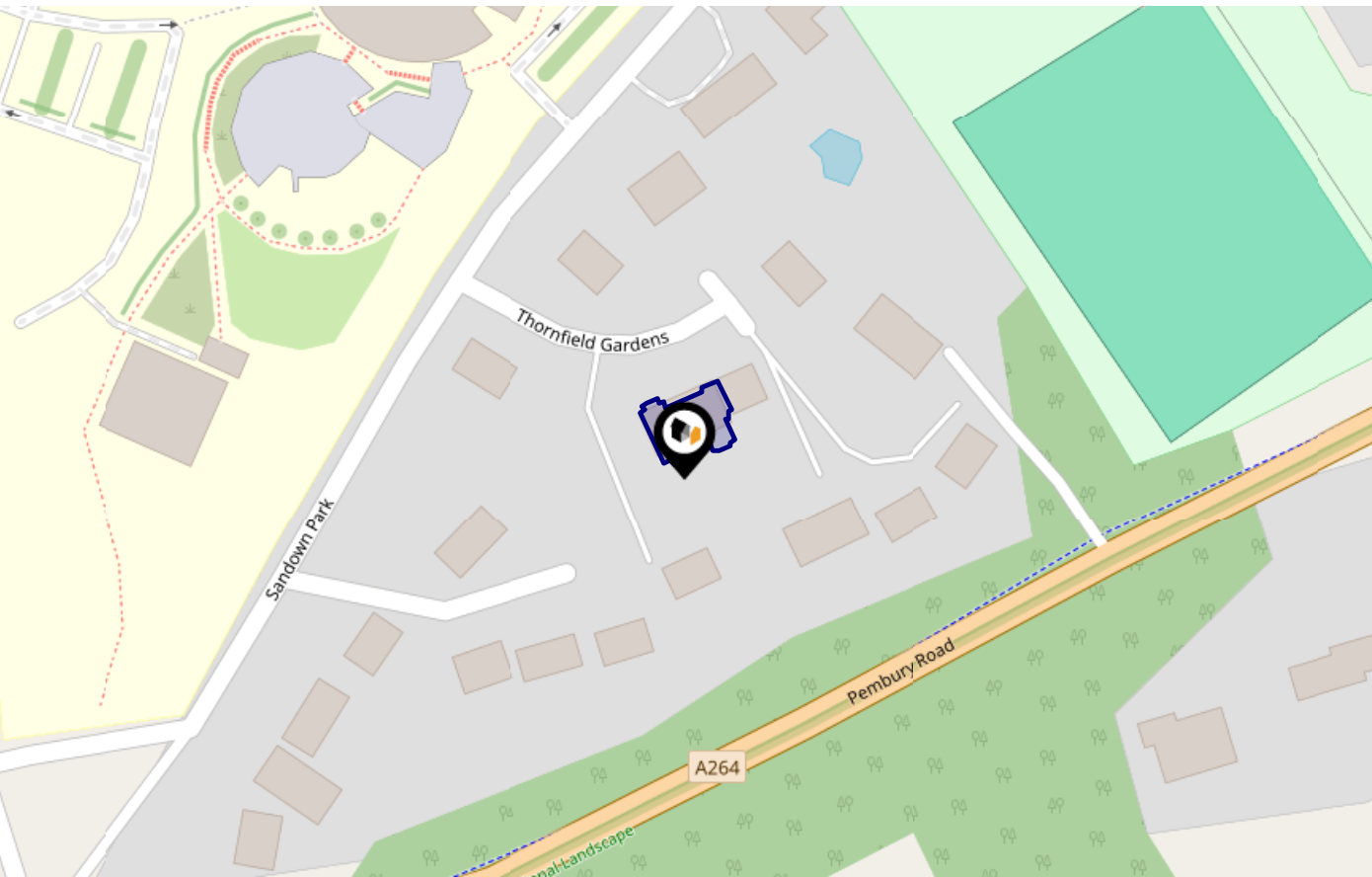
Chance of flooding to the following depths at this property:



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.

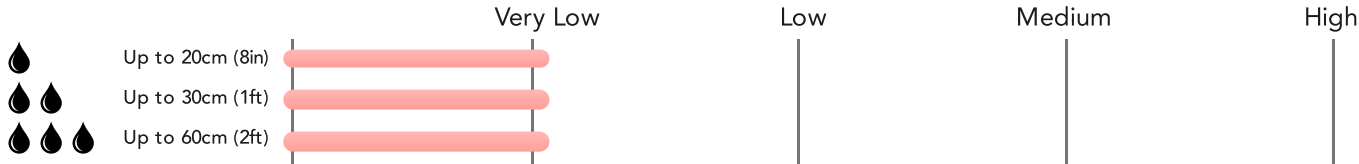


Risk Rating: Very low

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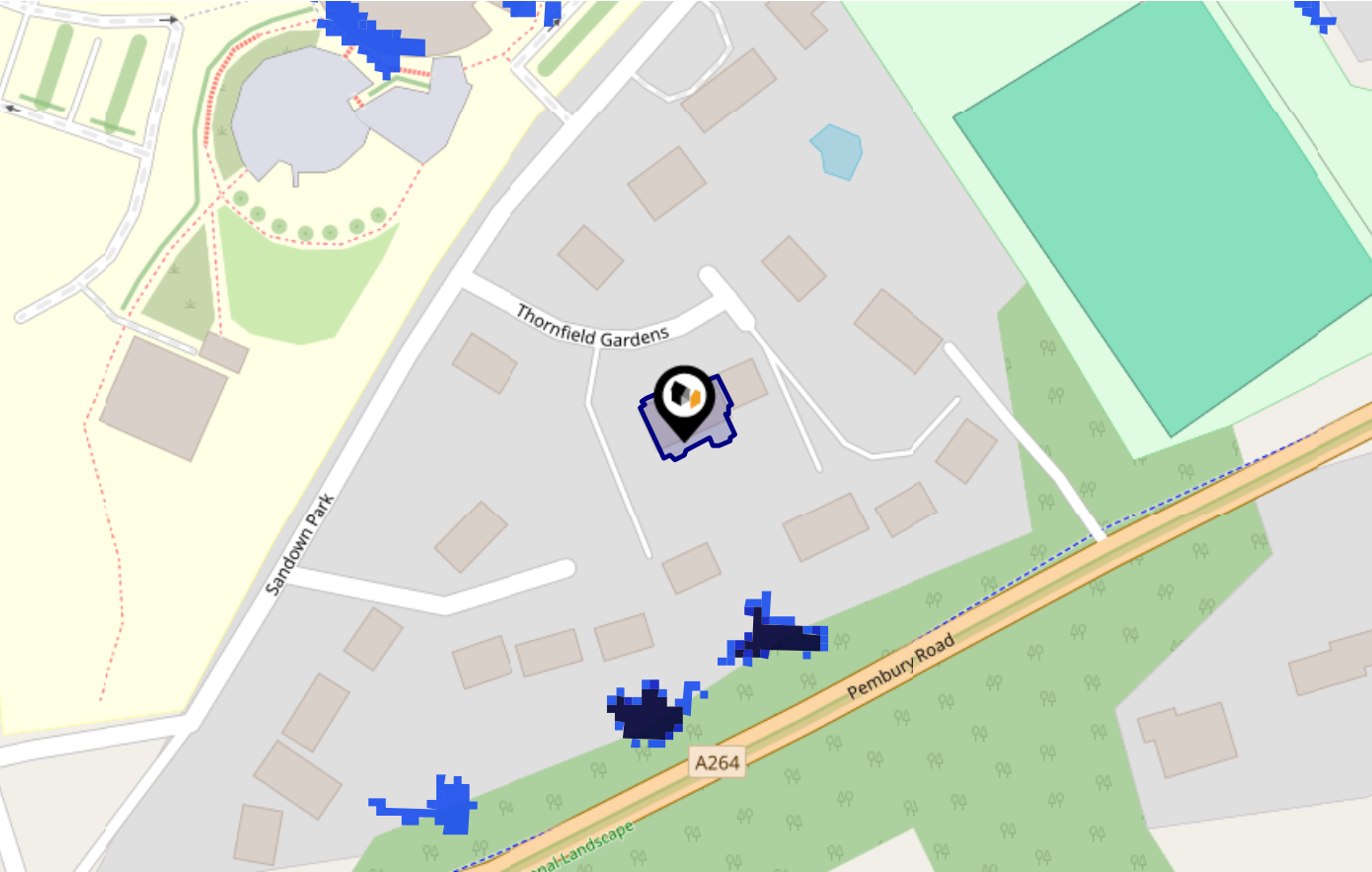
Chance of flooding to the following depths at this property:



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

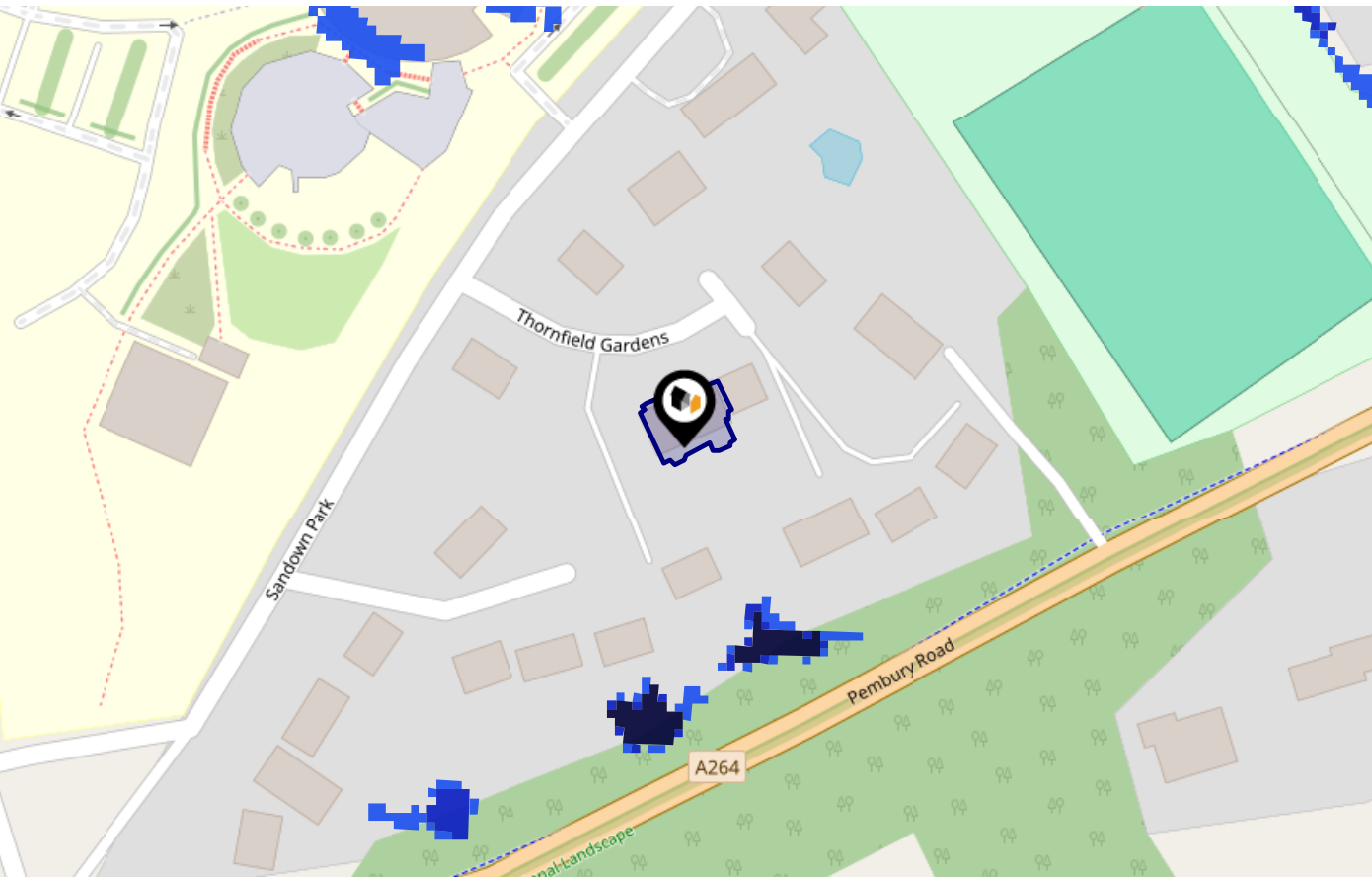
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

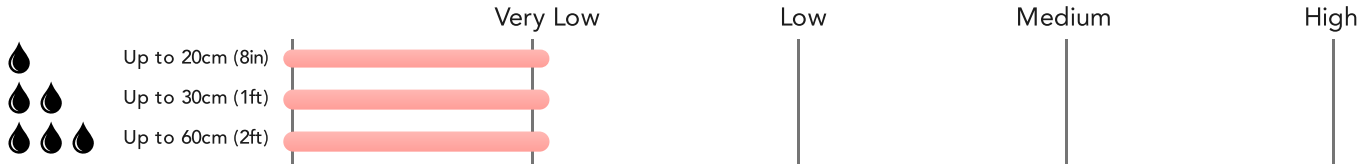


Risk Rating: Very low

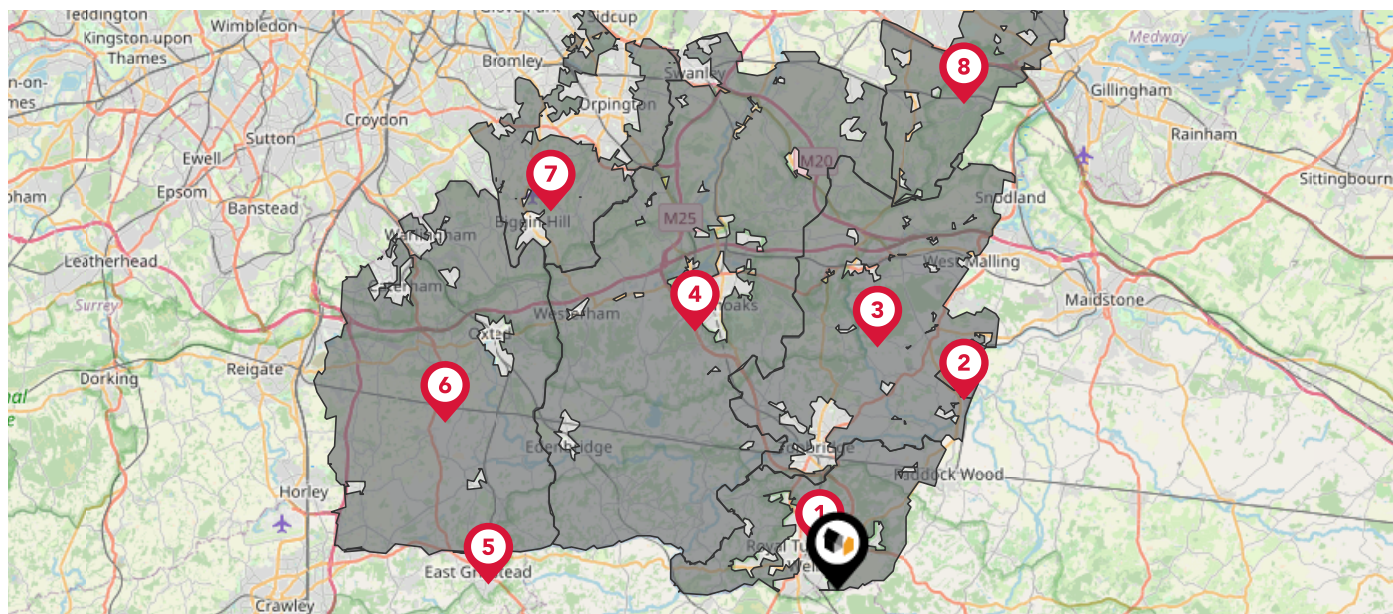
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
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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 - Tunbridge Wells



London Green Belt - Maidstone



London Green Belt - Tonbridge and Malling



London Green Belt - Sevenoaks



London Green Belt - Mid Sussex



London Green Belt - Tandridge

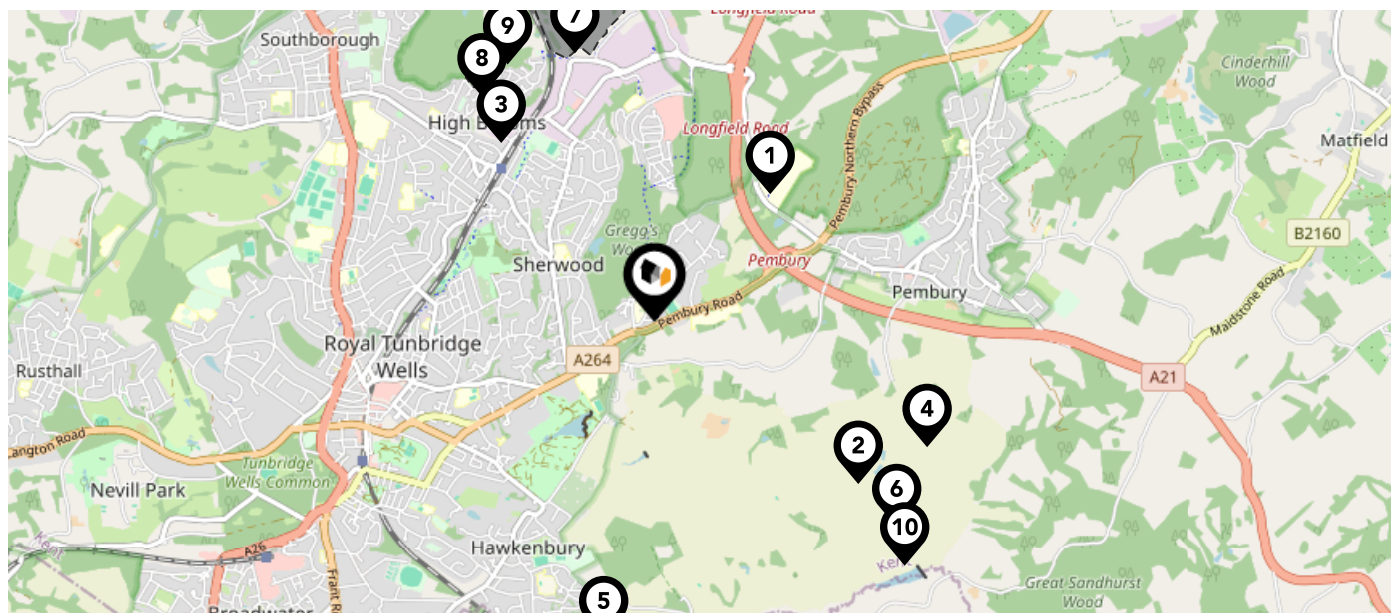


London Green Belt - Bromley



London Green Belt - Gravesham

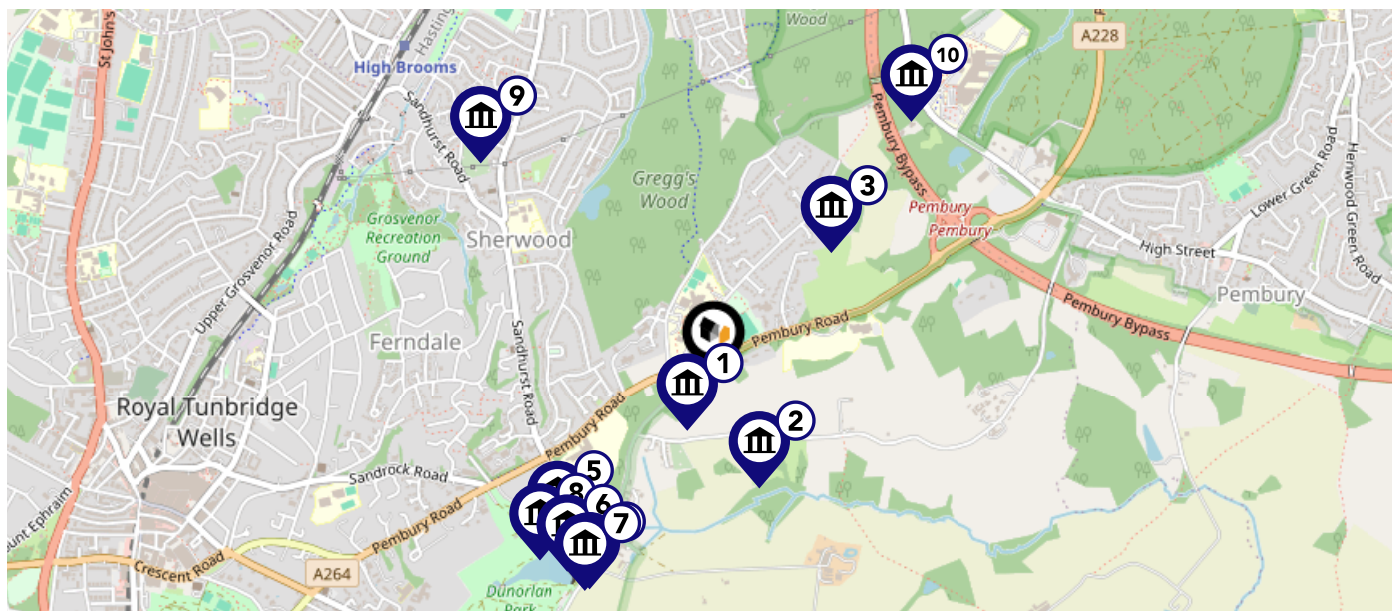
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



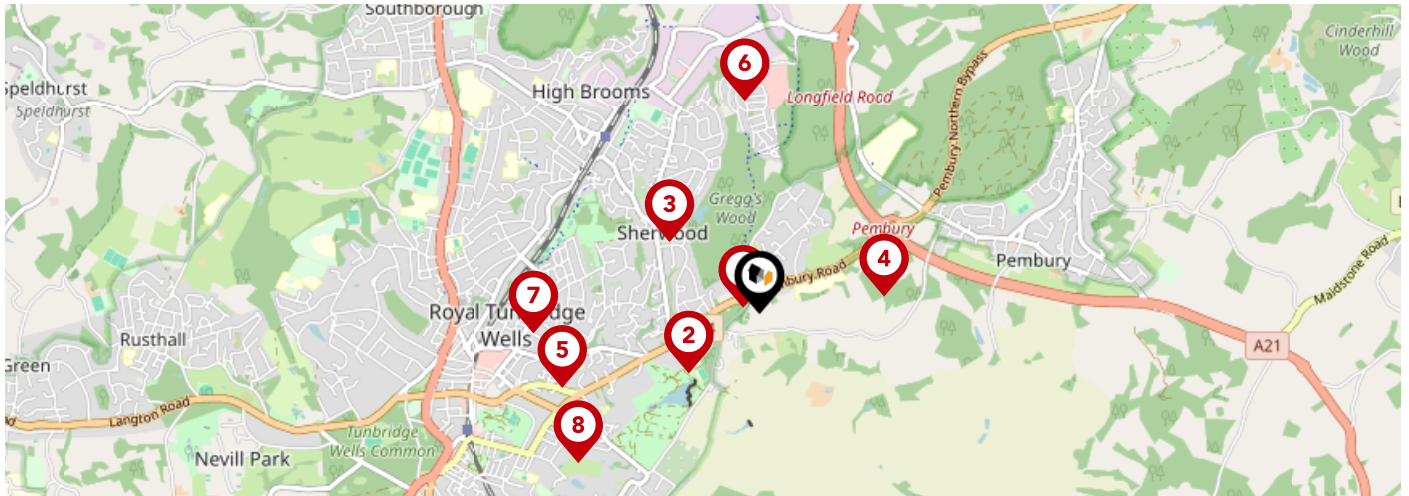
Nearby Landfill Sites

1	Sandhill Quarry-Pembury, Tunbridge Wells, Kent	Historic Landfill	
2	Great Bayhall Farm-High Woods Lane, Pembury, Tunbridge Wells, Kent	Historic Landfill	
3	Chapmans Quarry-Chapman Way, High Brooms Industrial Park, Tunbridge Wells, Kent	Historic Landfill	
4	Great Bayhall Farm No.2-Pembury, Tunbridge Wells, Kent	Historic Landfill	
5	Tutty's Hawkenbury-Hawkenbury Road, Hawkenbury, Kent	Historic Landfill	
6	Great Bayhall Farm-Off Dundale Road, Tunbridge Wells, Kent	Historic Landfill	
7	North Farm-North Farm Lane, High Brooms, Tunbridge Wells, Kent	Historic Landfill	
8	Highbrooms-Powder Mill Lane, Southborough, Tunbridge Wells, Kent	Historic Landfill	
9	Barnetts-Off Powder Mill Lane, High Brooms, Tunbridge Wells, Kent	Historic Landfill	
10	Great Bayhall Farm-Off Dundale Road, Tunbridge Wells, Kent	Historic Landfill	

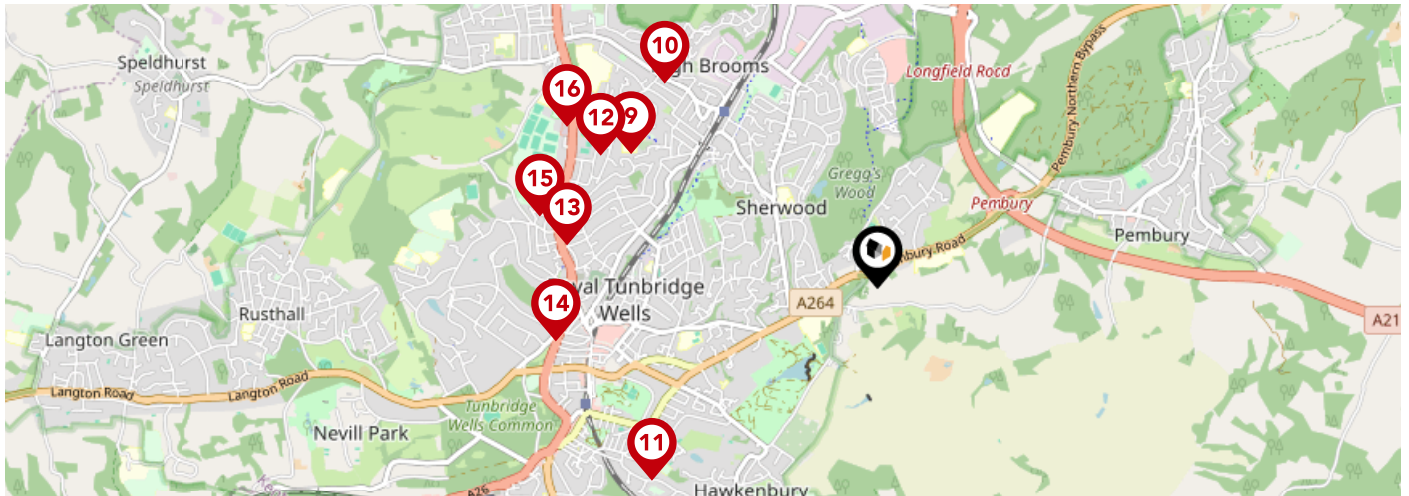
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1084407 - Blackhurst	Grade II	0.1 miles
	1338817 - Muxelwell Farm House	Grade II	0.3 miles
	1126529 - Pembury Grange	Grade II	0.4 miles
	1393166 - Pulhamite And Terracotta Fountain, Dunorlan Park	Grade II	0.5 miles
	1393165 - Grecian Temple, Dunorlan Park	Grade II	0.5 miles
	1393167 - Pulhamite Rockery, Dunorlan Park	Grade II	0.5 miles
	1393168 - Pulhamite Cascade, Stepping Stones And Bridge In Water Garden, Dunorlan Park	Grade II	0.6 miles
	1393164 - Terrace Wall And Steps Of Dunorlan To The South East Of The Former Dunorlan House	Grade II	0.6 miles
	1061387 - Liptraps House	Grade II	0.7 miles
	1391959 - Chapel At Pembury Hospital	Grade II	0.8 miles



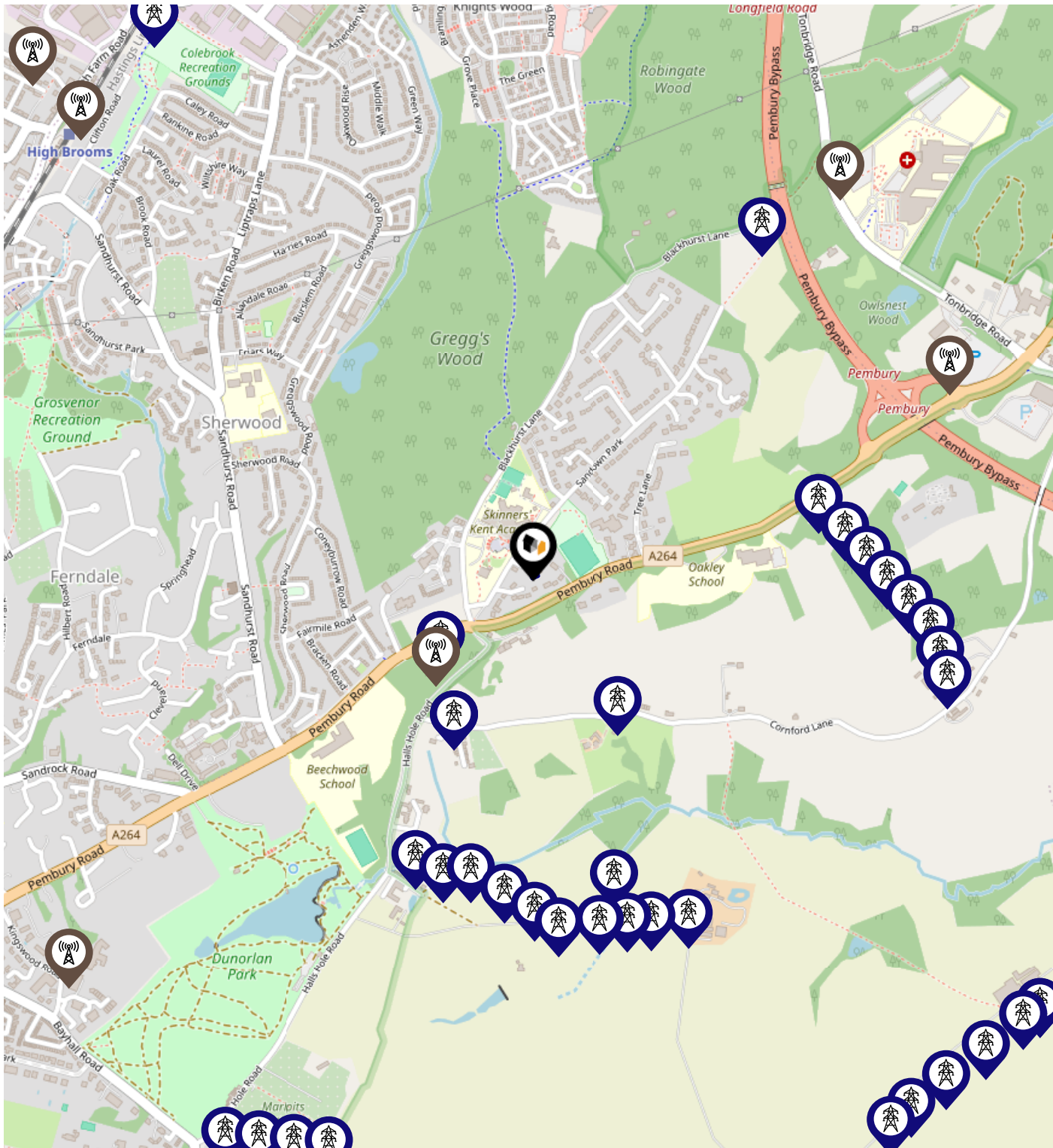
		Nursery	Primary	Secondary	College	Private
1	Skinner's' Kent Academy Ofsted Rating: Good Pupils: 1036 Distance:0.09	☐	☐	☒	☐	☐
2	Beechwood School Ofsted Rating: Not Rated Pupils: 354 Distance:0.43	☐	☐	☒	☐	☐
3	Temple Grove Academy Ofsted Rating: Good Pupils: 197 Distance:0.54	☐	☒	☐	☐	☐
4	Oakley School Ofsted Rating: Good Pupils: 220 Distance:0.58	☐	☐	☒	☐	☐
5	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:0.98	☐	☒	☐	☐	☐
6	Skinner's' Kent Primary School Ofsted Rating: Good Pupils: 210 Distance:0.99	☐	☒	☐	☐	☐
7	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 204 Distance:1.06	☐	☒	☐	☐	☐
8	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:1.09	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 630 Distance: 1.31	☐	☒	☐	☐	☐
	St Matthew's High Brooms Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 358 Distance: 1.38	☐	☒	☐	☐	☐
	Claremont Primary School Ofsted Rating: Good Pupils: 436 Distance: 1.38	☐	☒	☐	☐	☐
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 273 Distance: 1.43	☐	☒	☐	☐	☐
	The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance: 1.46	☐	☐	☒	☐	☐
	The Wells Free School Ofsted Rating: Good Pupils: 210 Distance: 1.52	☐	☒	☐	☐	☐
	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance: 1.61	☐	☐	☒	☐	☐
	Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1730 Distance: 1.64	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

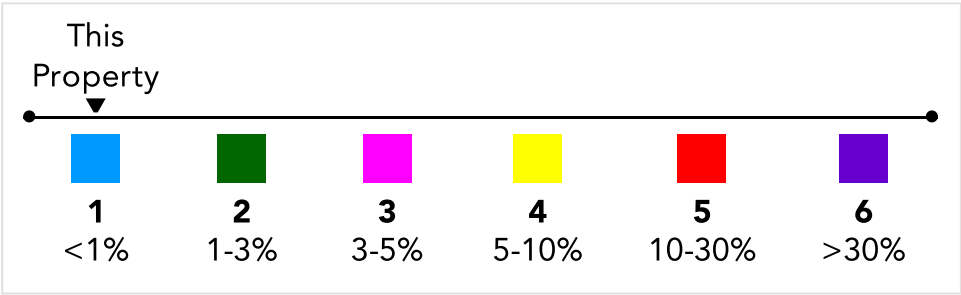
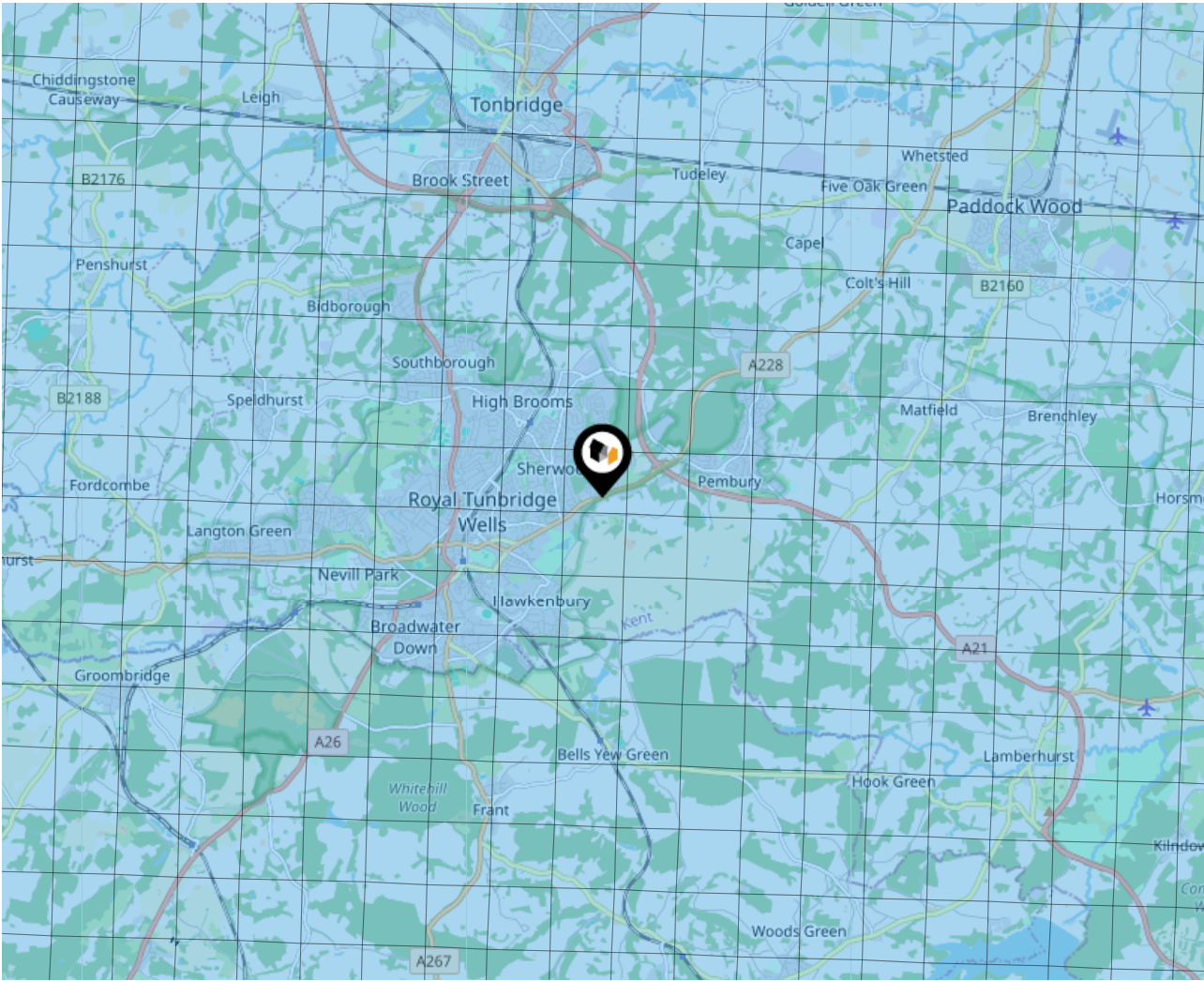


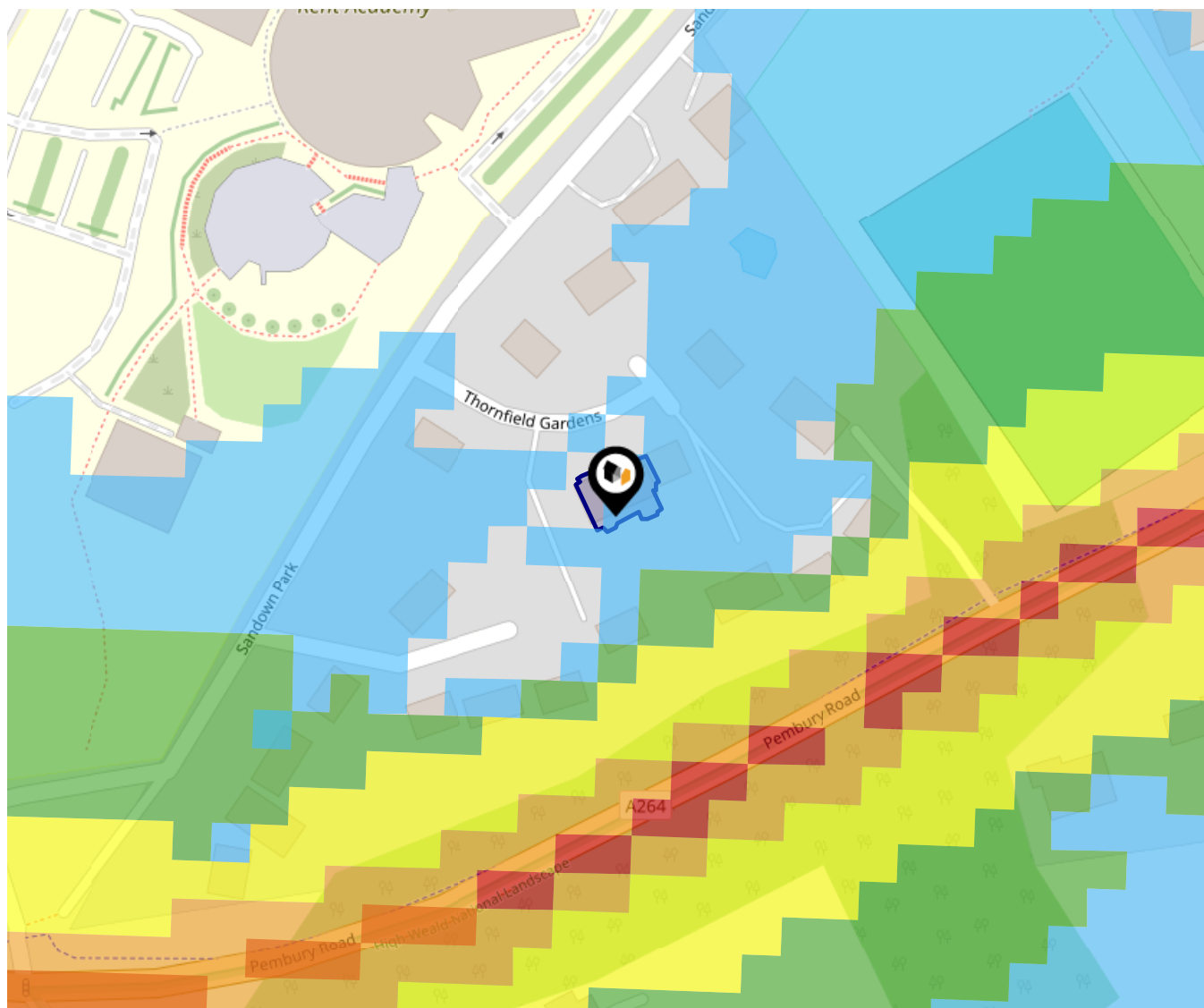
Key:

-  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).





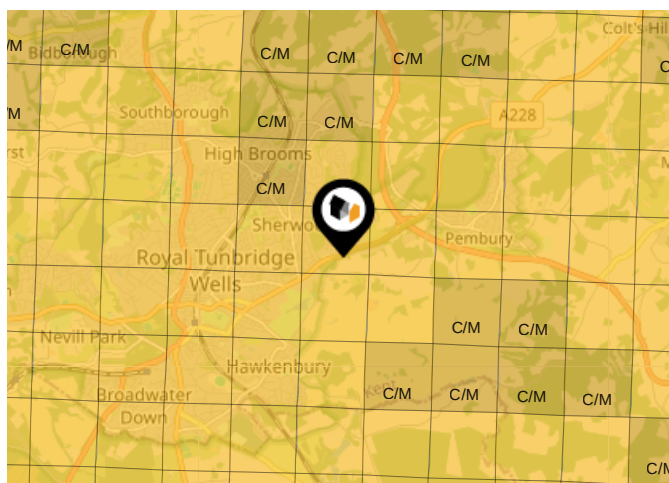
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

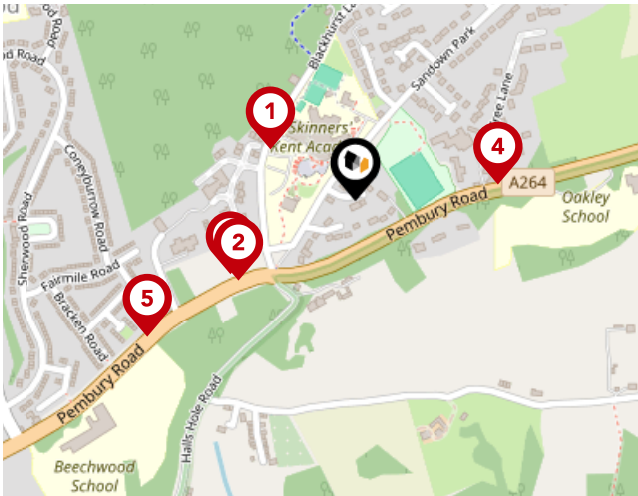
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SANDY LOAM TO LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



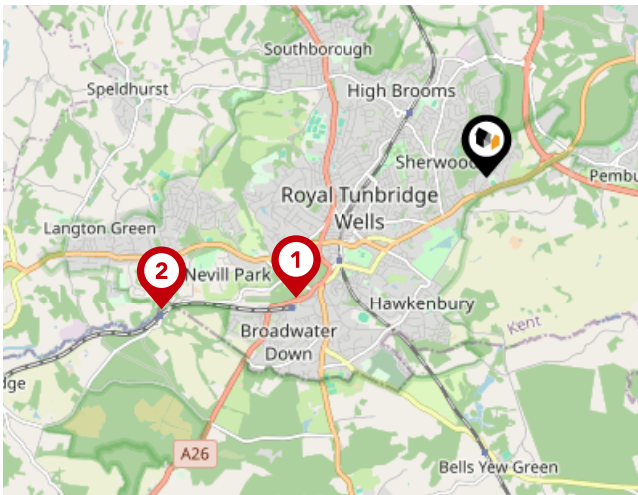
Primary Classifications (Most Common Clay Types)

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



Bus Stops/Stations

Pin	Name	Distance
1	The Skinners' Kent Academy	0.11 miles
2	Blackhurst Lane	0.17 miles
3	Blackhurst Lane	0.17 miles
4	Seven Springs Cheshire Homes	0.17 miles
5	Swing Gates	0.29 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	2.09 miles
2	High Rocks (Spa Valley Railway)	3.26 miles



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

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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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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