

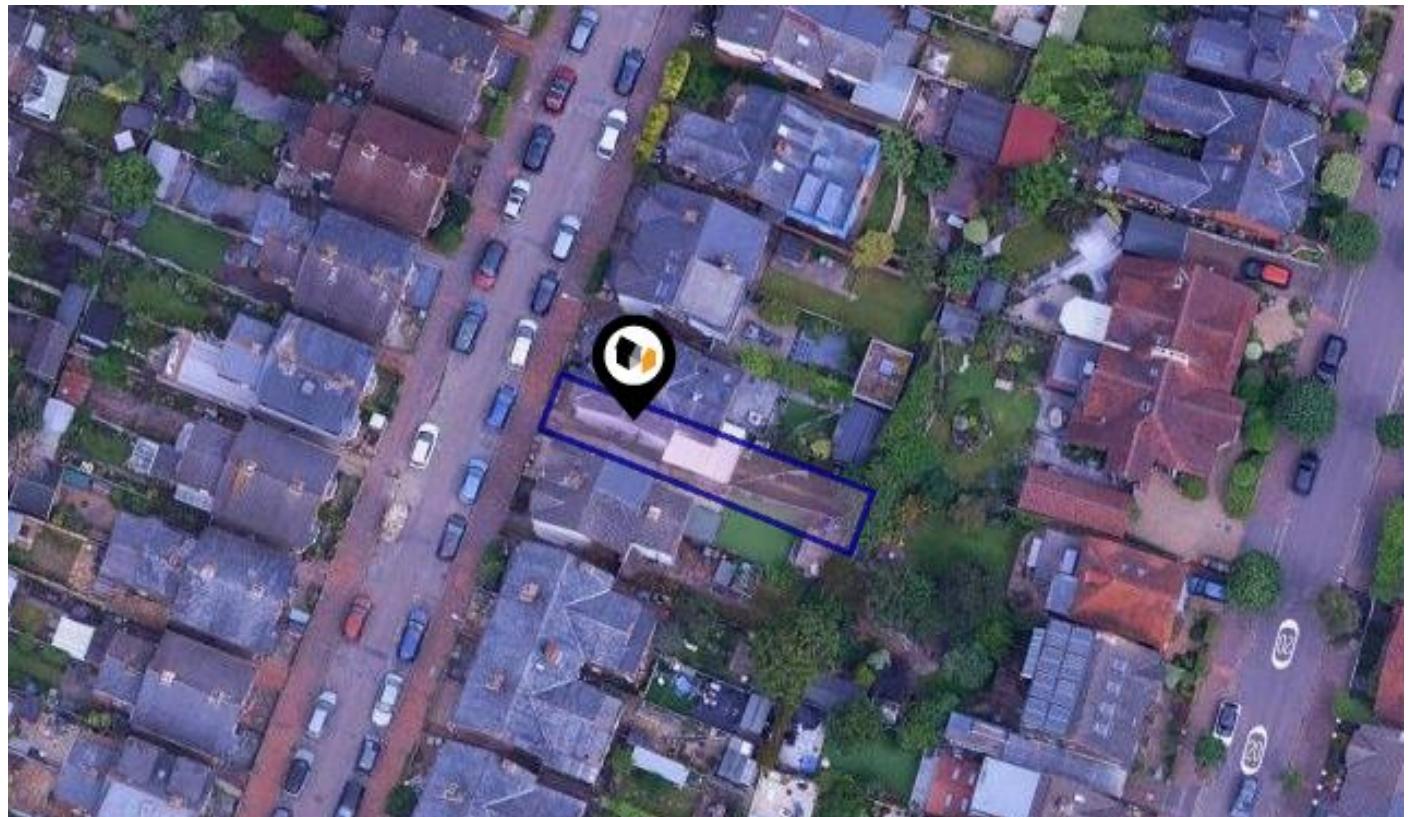


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th January 2026



HILL VIEW ROAD, TUNBRIDGE WELLS, TN4

Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

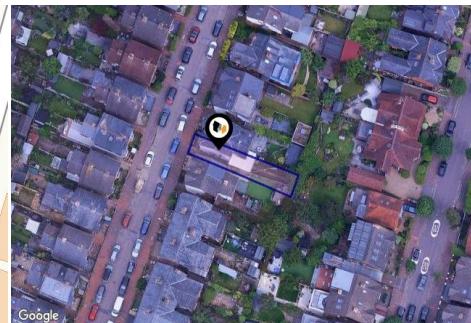
david.rogers@martinco.com

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



Powered by





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	785 ft ² / 73 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,086
Title Number:	K475059

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



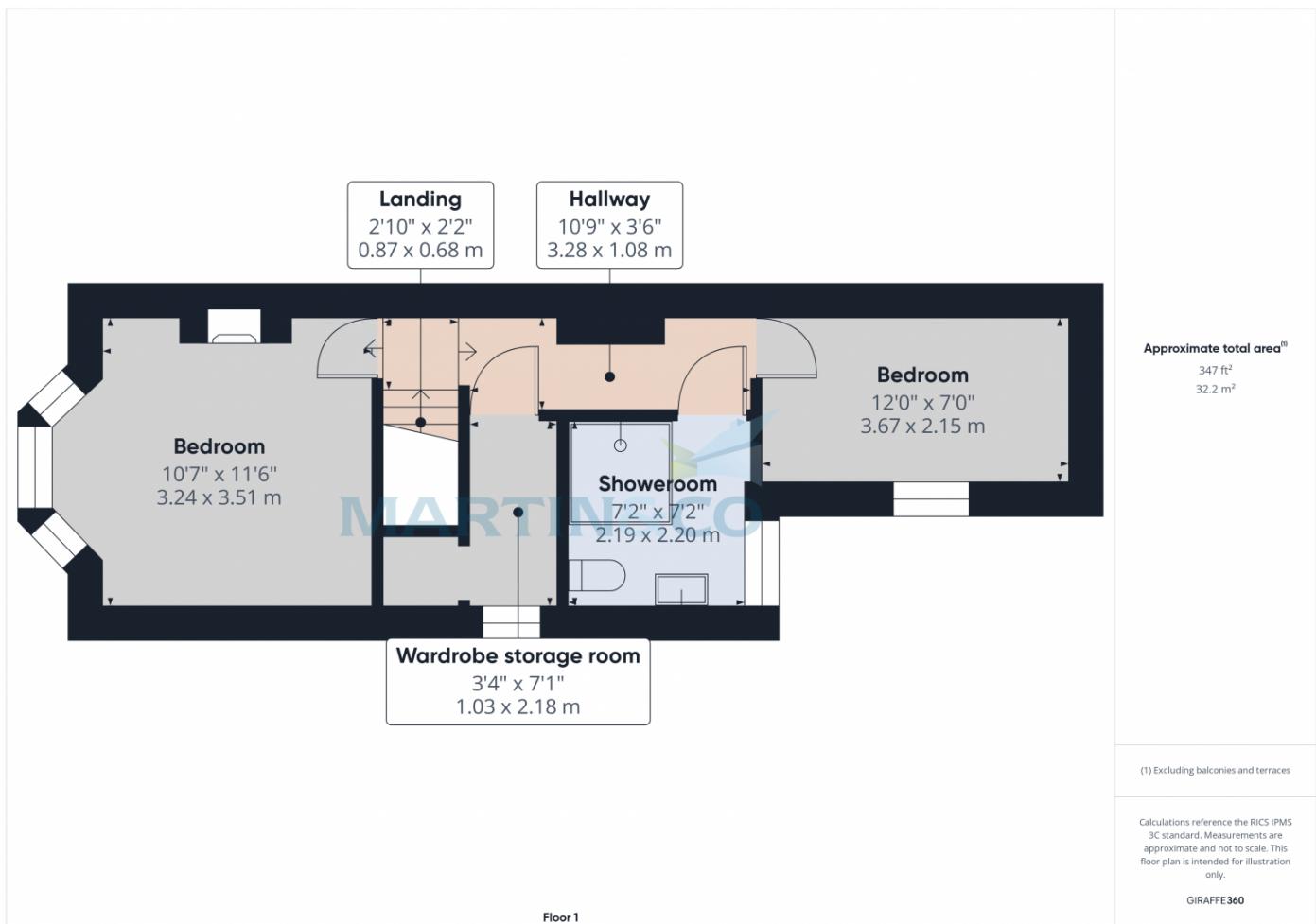
HILL VIEW ROAD, TUNBRIDGE WELLS, TN4



HILL VIEW ROAD, TUNBRIDGE WELLS, TN4



HILL VIEW ROAD, TUNBRIDGE WELLS, TN4



Property EPC - Certificate



Hill View Road, TN4

Energy rating

D

Valid until 17.10.2029

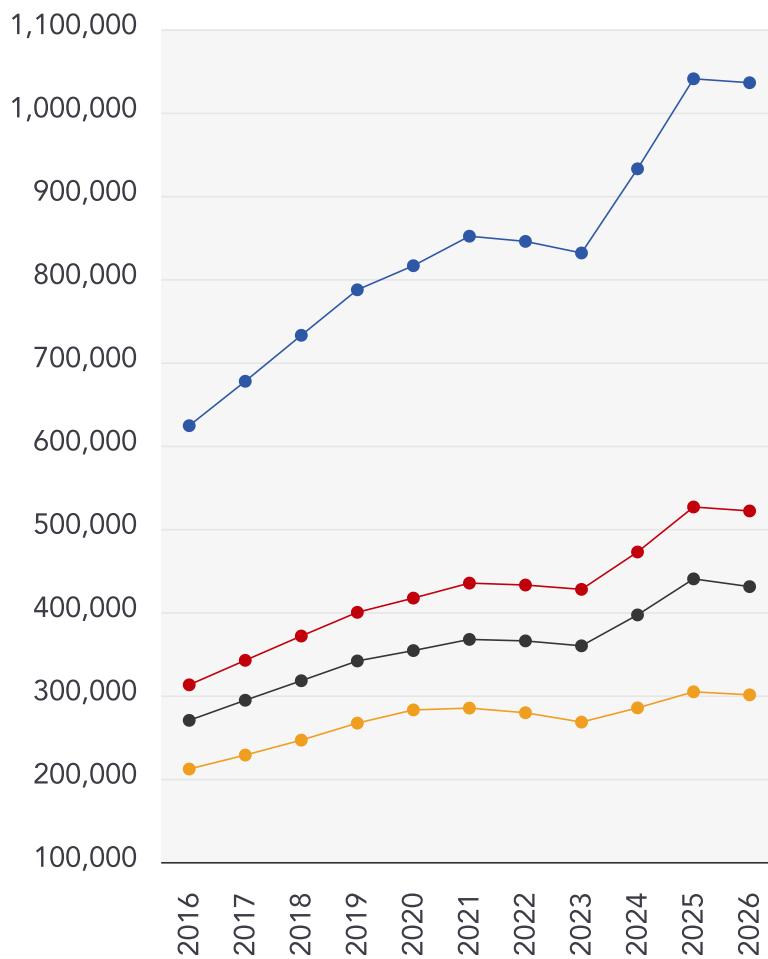
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Low energy lighting in 45% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²

Market House Price Statistics

10 Year History of Average House Prices by Property Type in TN4



Detached

+66.01%

Semi-Detached

+66.77%

Terraced

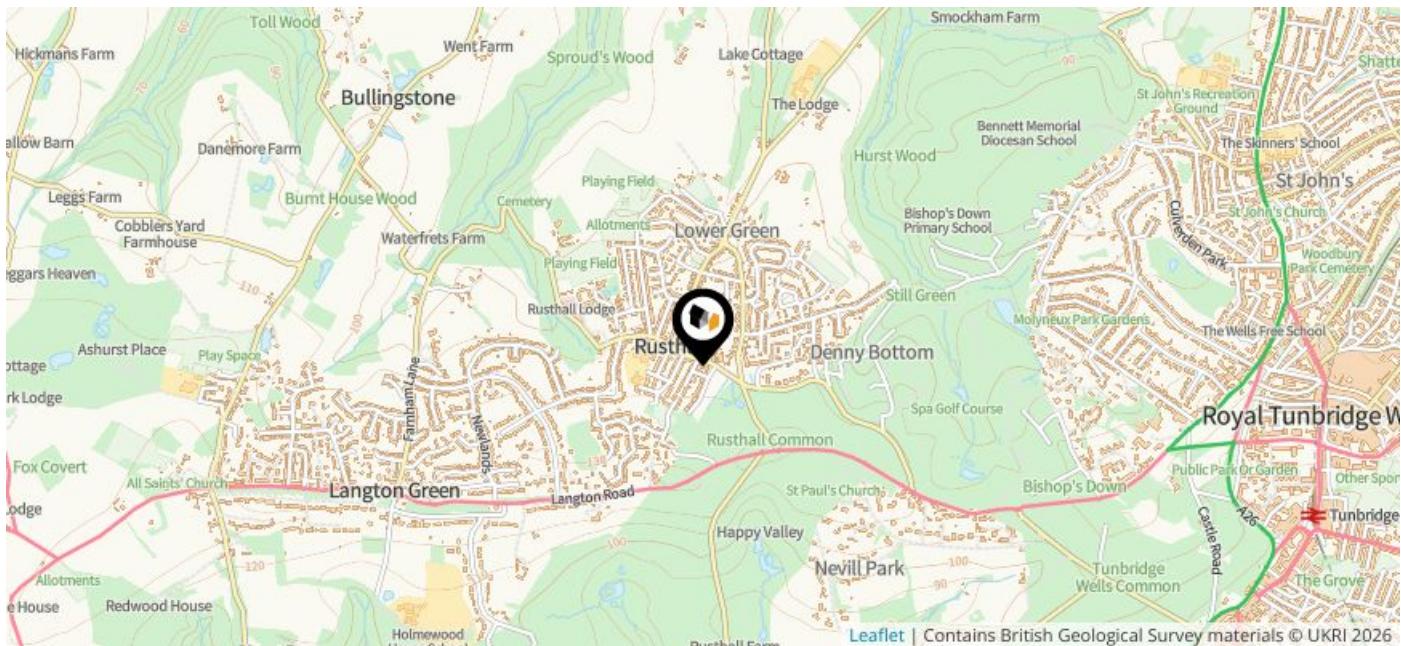
+59.45%

Flat

+42.08%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

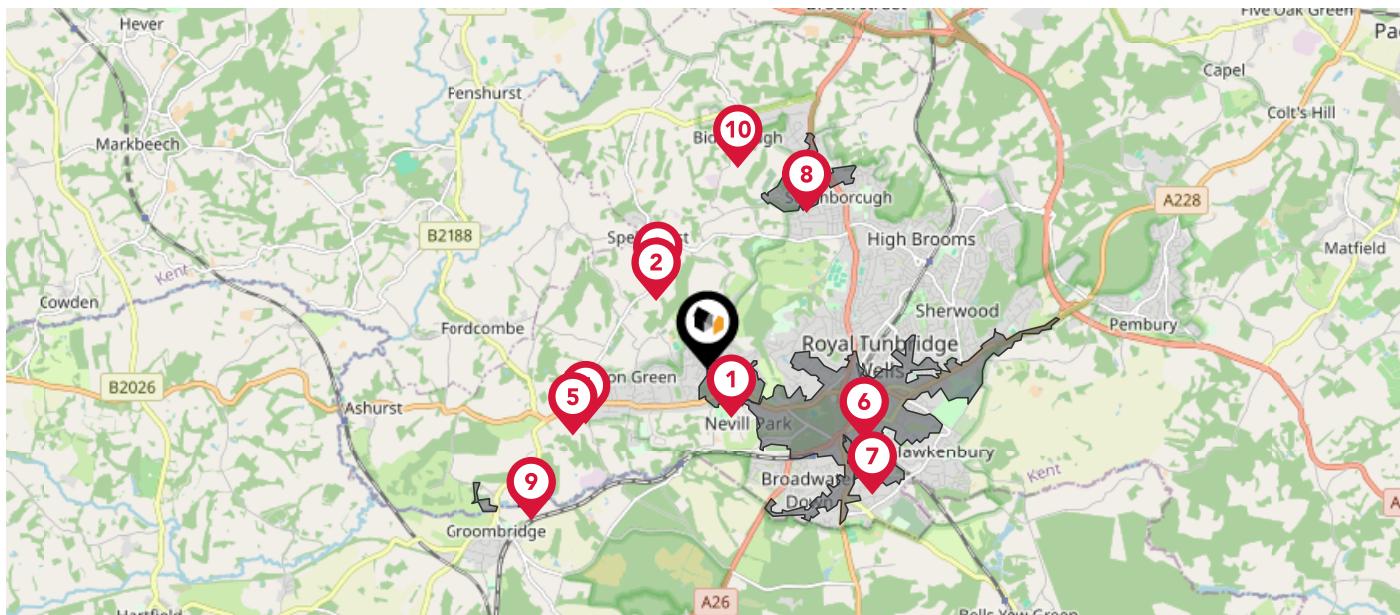
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



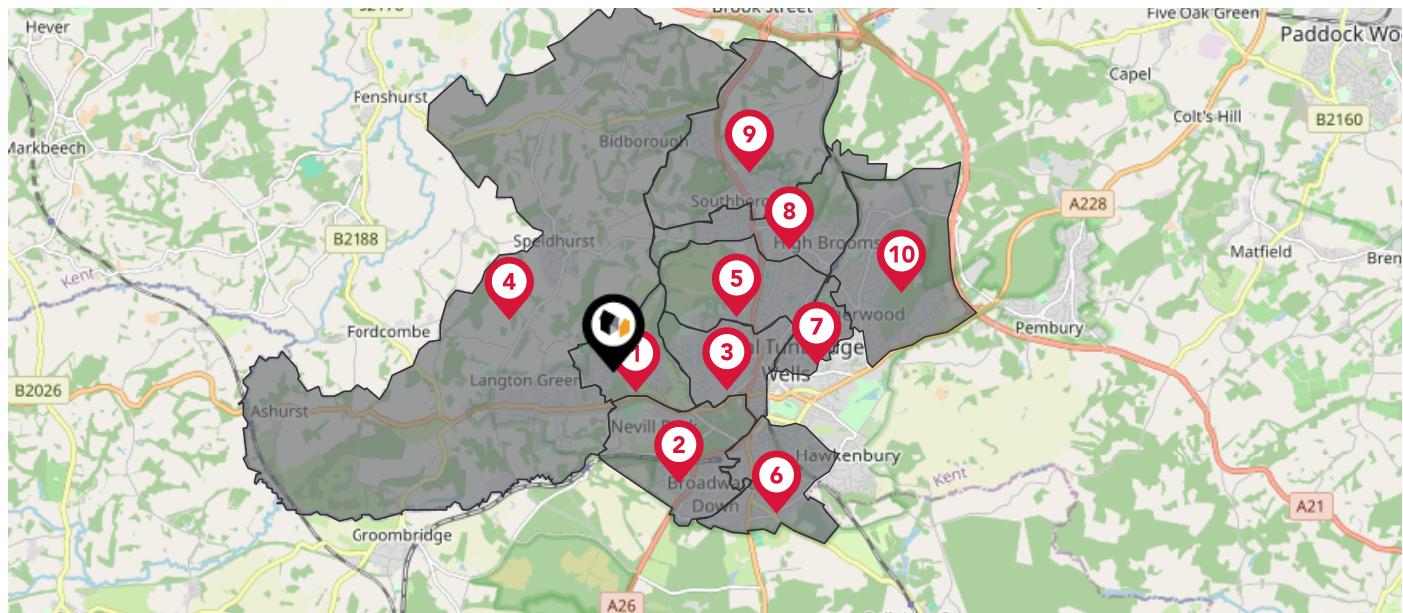
Nearby Conservation Areas

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

Maps

Council Wards

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



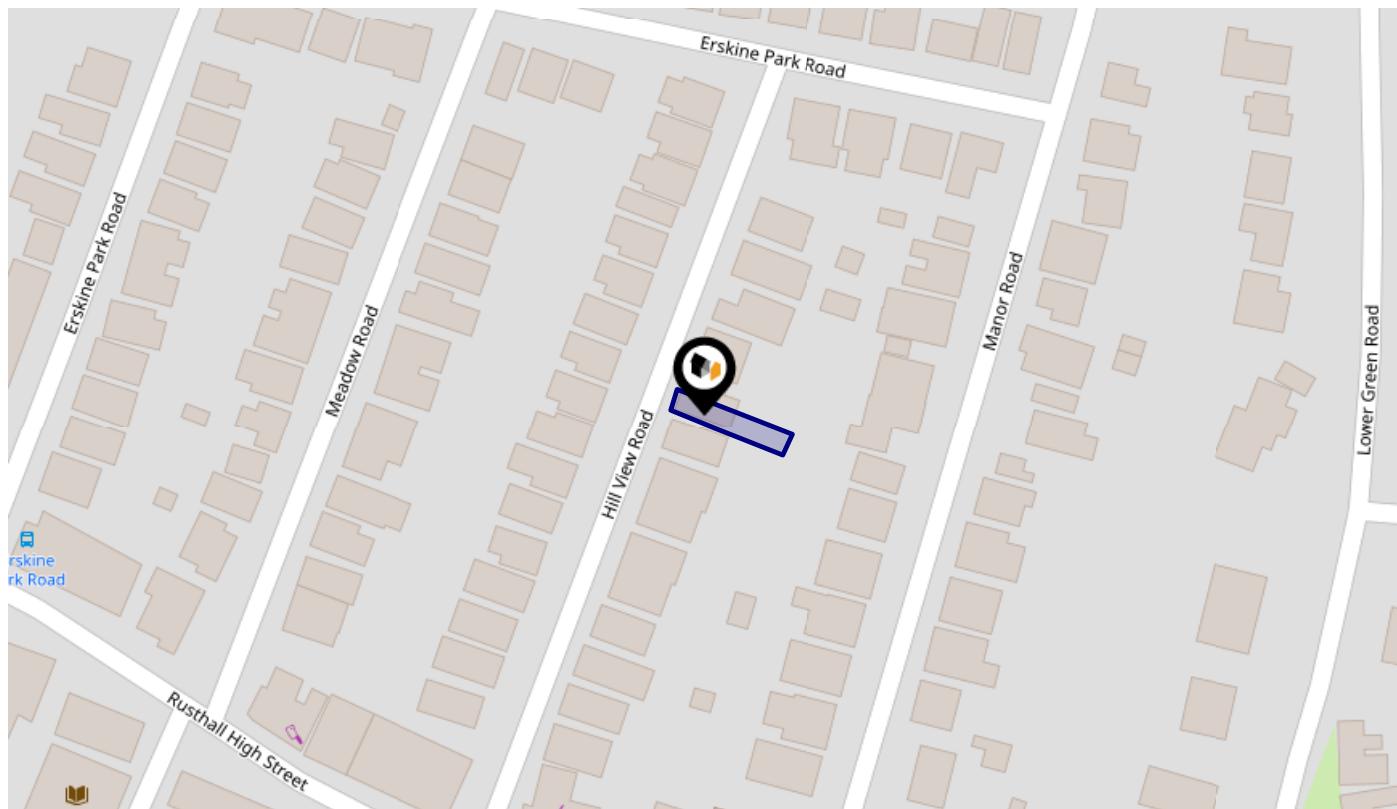
Nearby Council Wards

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

Maps

Rail Noise

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.

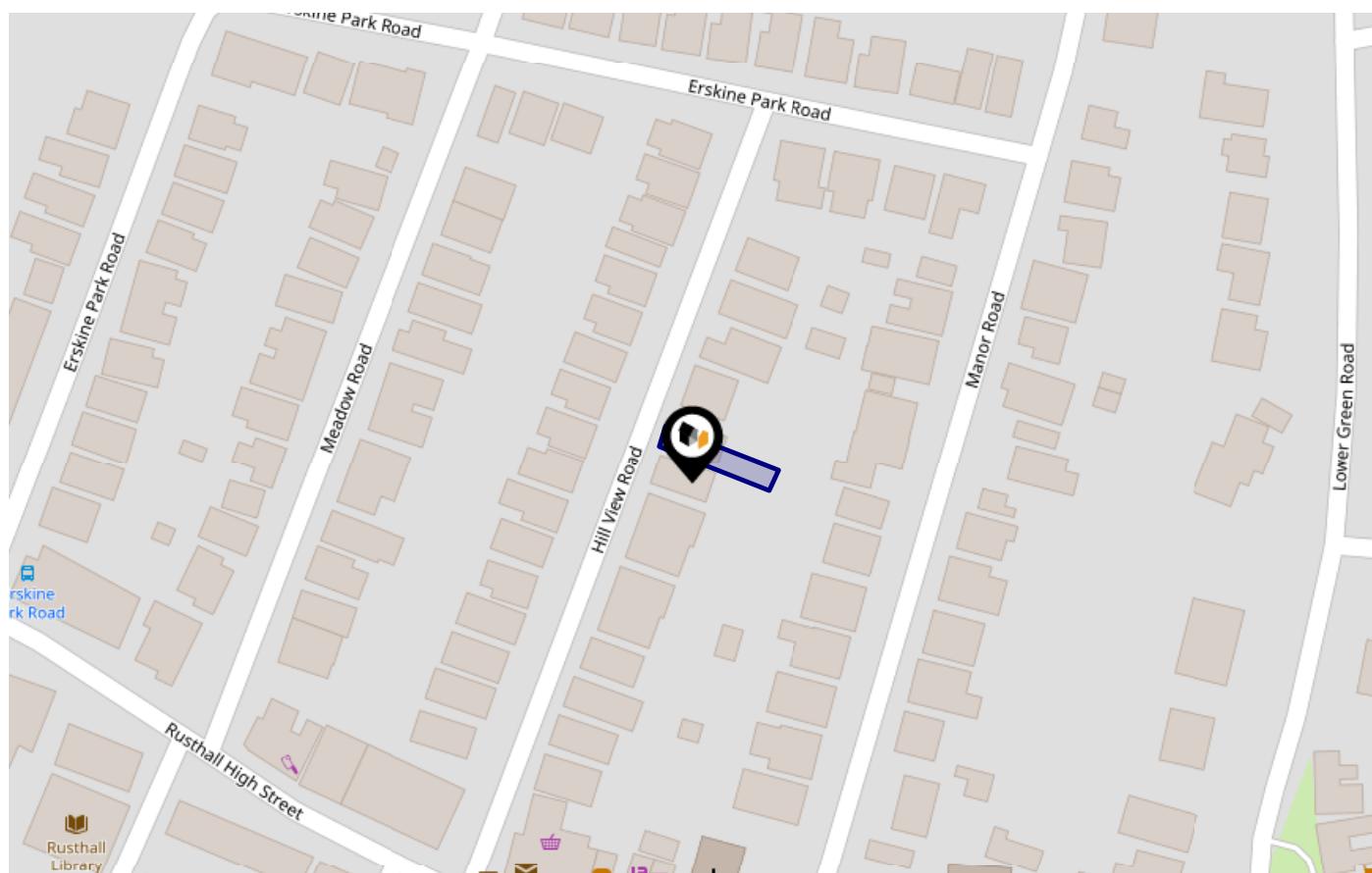
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

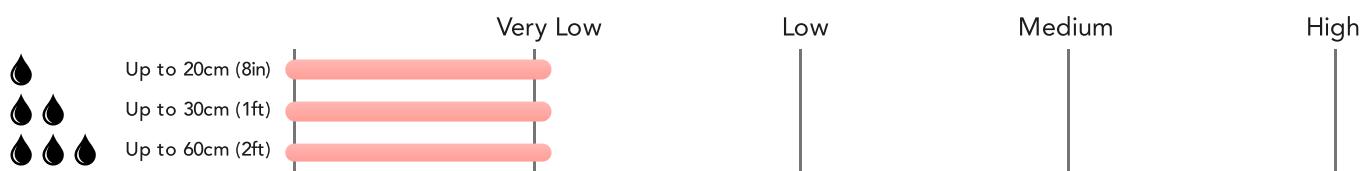


Risk Rating: Very low

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.

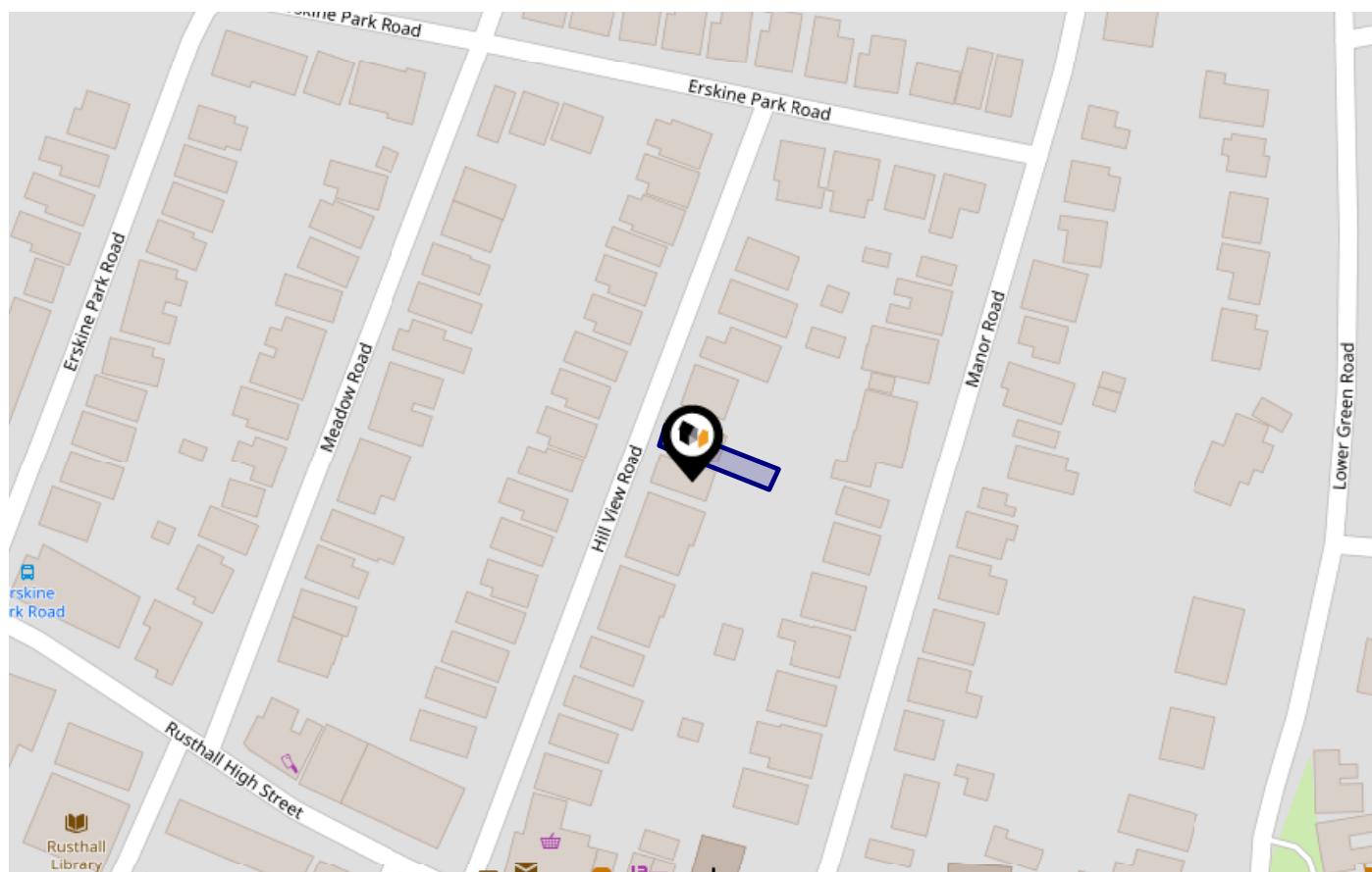
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** 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.

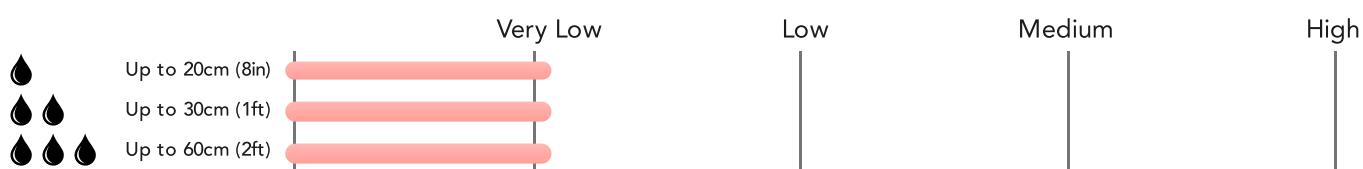


Risk Rating: Very low

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- █ **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.

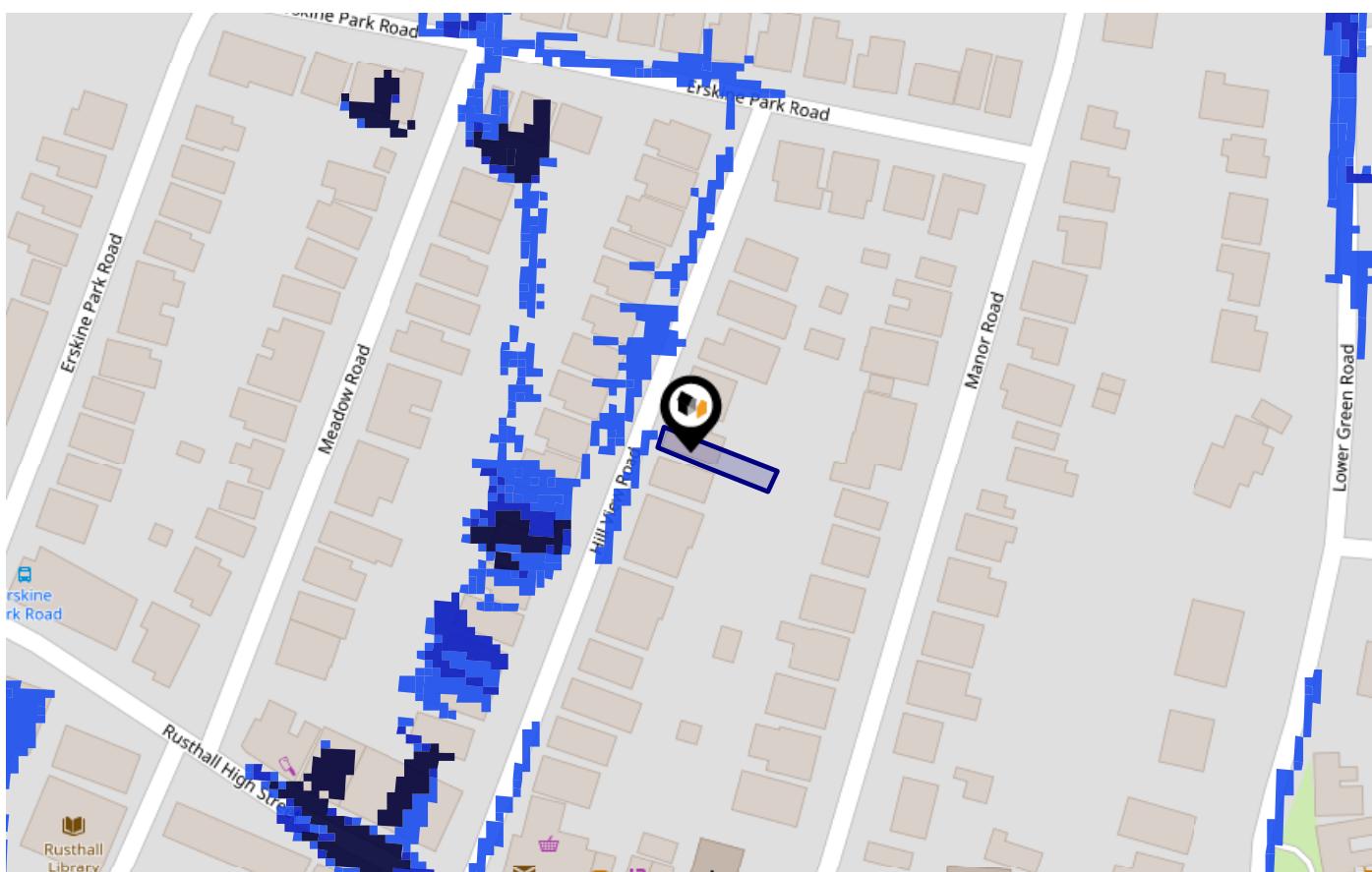
Chance of flooding to the following depths at this property:



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.

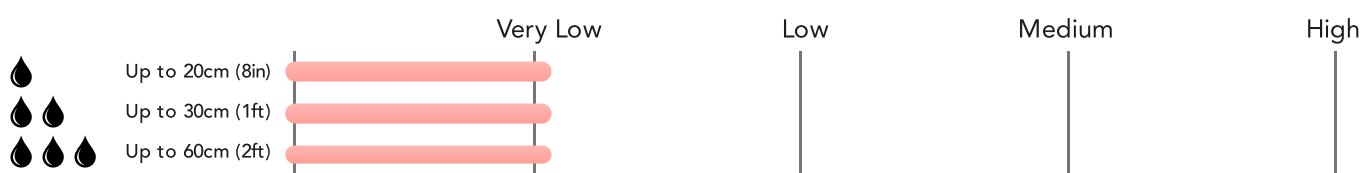


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** 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.

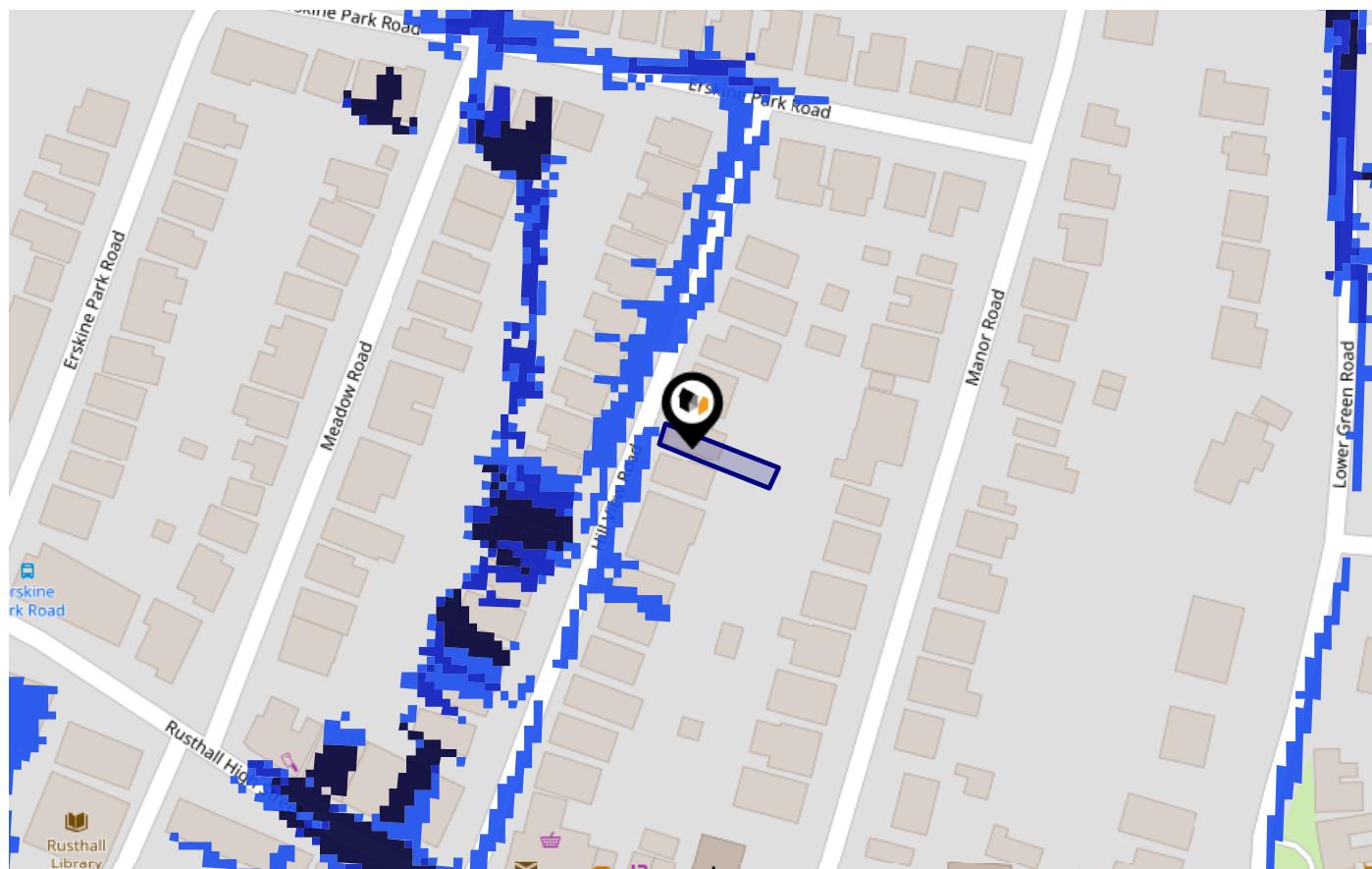
Chance of flooding to the following depths at this property:



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.

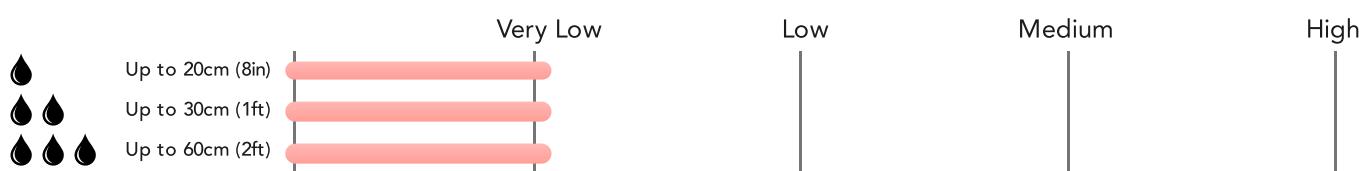


Risk Rating: Very low

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.

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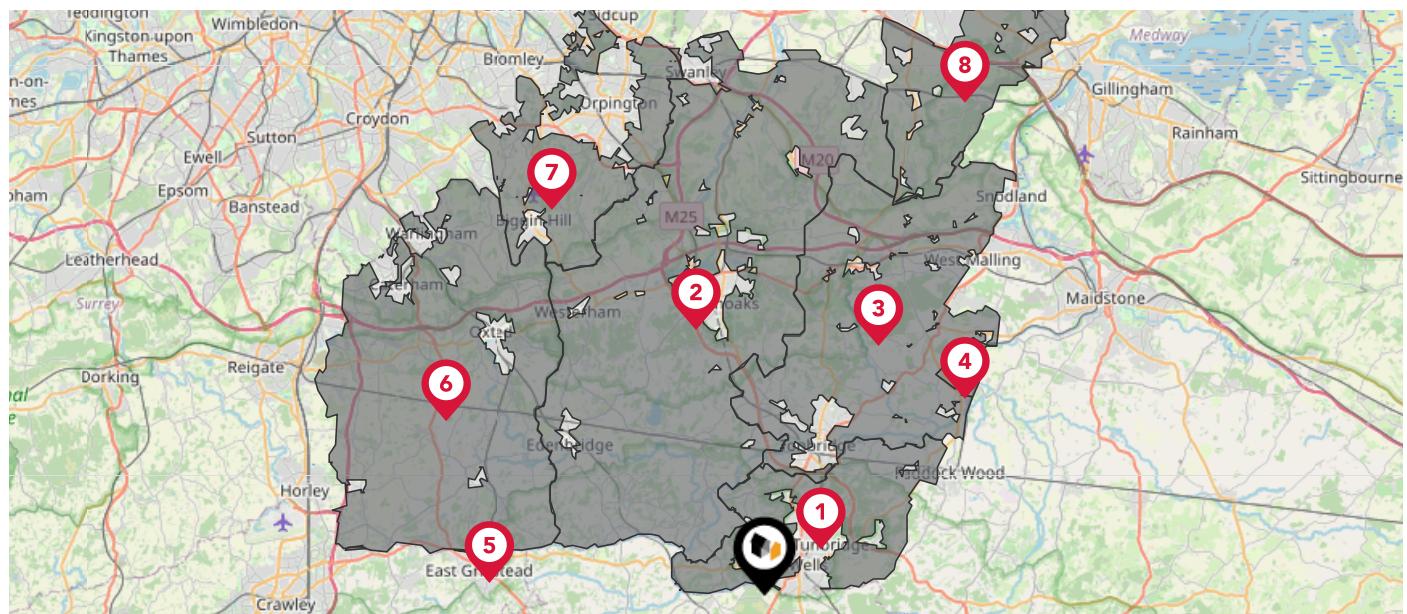
Chance of flooding to the following depths at this property:



Maps

Green Belt

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 - Sevenoaks

 3 London Green Belt - Tonbridge and Malling

 4 London Green Belt - Maidstone

 5 London Green Belt - Mid Sussex

 6 London Green Belt - Tandridge

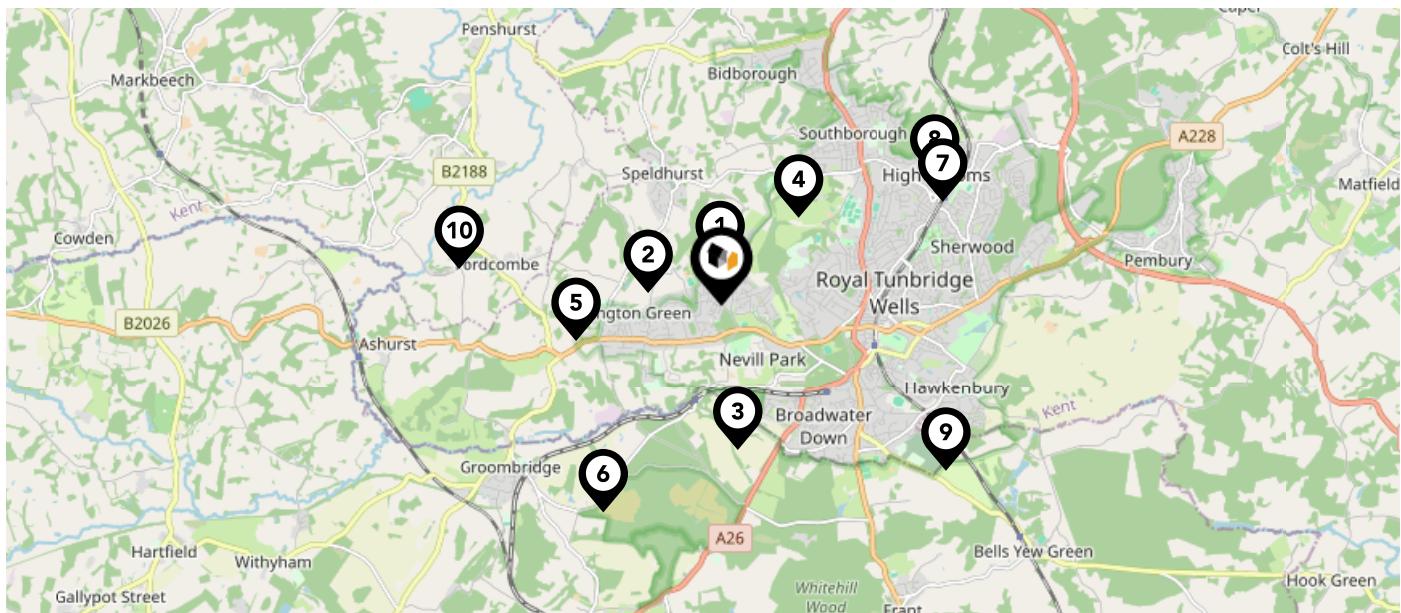
 7 London Green Belt - Bromley

 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.



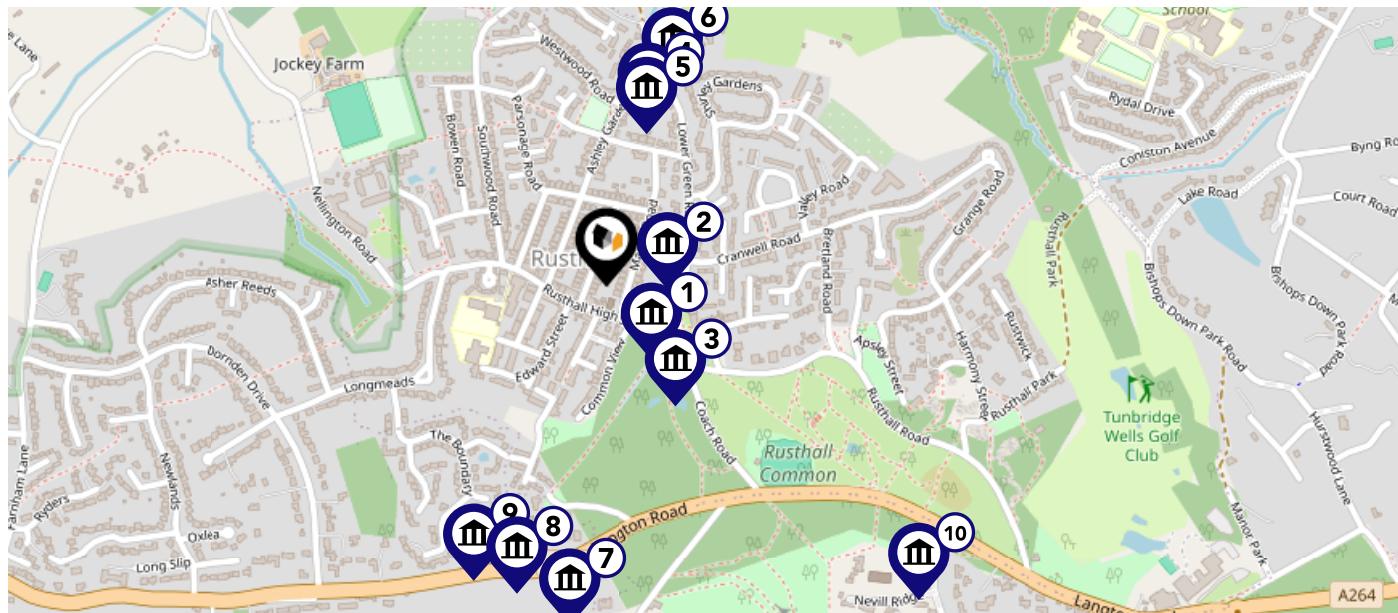
Nearby Landfill Sites

1	Harwardon Farm-Off Lower Green Road, Rusthall, Tunbridge Wells, Kent	Historic Landfill	<input type="checkbox"/>
2	Went Farm-Speldhurst, Tunbridge Wells, Kent	Historic Landfill	<input type="checkbox"/>
3	Spratsbrook Farm-Ramslye, East Sussex	Historic Landfill	<input type="checkbox"/>
4	Southborough-Broomhill Road, Southborough, Tunbridge Wells, Kent	Historic Landfill	<input type="checkbox"/>
5	Ashurst Place-Speldhurst, Royal Tunbridge Wells, Kent	Historic Landfill	<input type="checkbox"/>
6	Little Quarry Farm-Birchden, Groombridge, East Sussex	Historic Landfill	<input type="checkbox"/>
7	Chapmans Quarry-Chapman Way, High Brooms Industrial Park, Tunbridge Wells, Kent	Historic Landfill	<input type="checkbox"/>
8	Highbrooms-Powder Mill Lane, Southborough, Tunbridge Wells, Kent	Historic Landfill	<input type="checkbox"/>
9	Little Mount Farm-Benhall Mill Road, Frant	Historic Landfill	<input type="checkbox"/>
10	Land off Spring Hill-Fordcombe, Kent	Historic Landfill	<input type="checkbox"/>

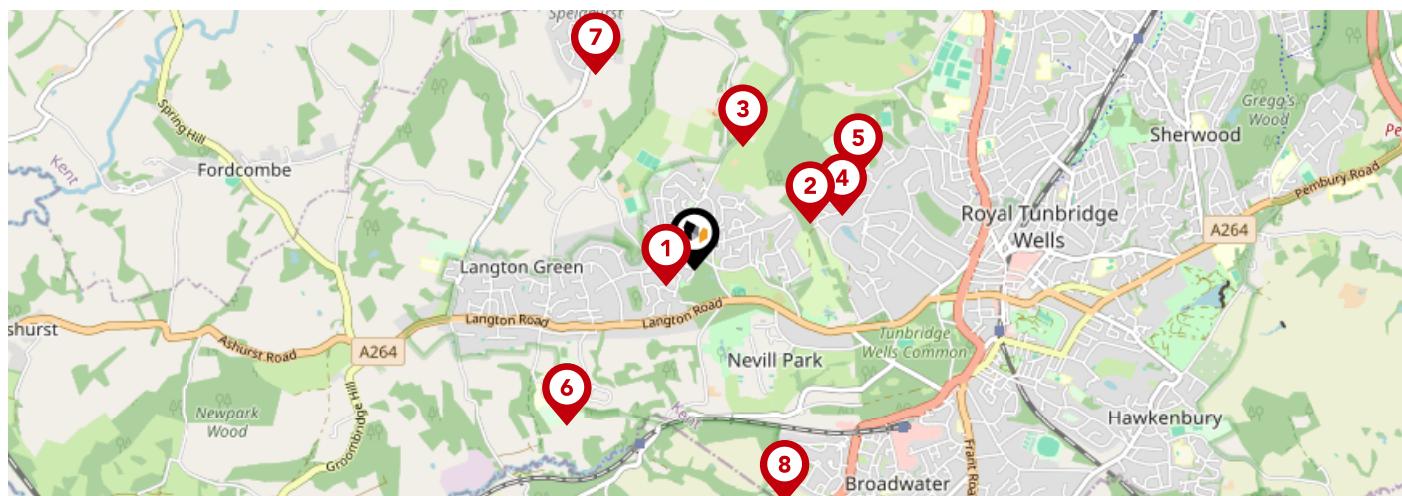
Maps

Listed Buildings

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



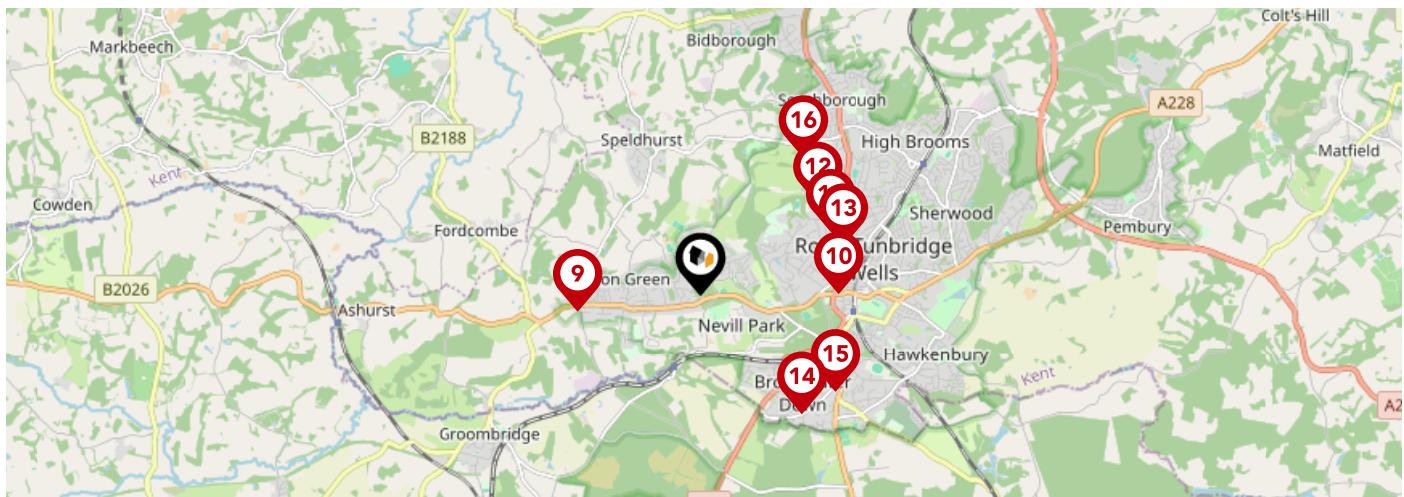
Listed Buildings in the local district	Grade	Distance
1338835 - 1, 3 And 5, 7, Lower Green Road	Grade II	0.1 miles
1084447 - Rusthall Cottage	Grade II	0.1 miles
1338858 - Drinking Fountain	Grade II	0.2 miles
1084448 - The Red Lion Public House	Grade II	0.2 miles
1338836 - 55-63, Lower Green Road	Grade II	0.2 miles
1338837 - Home Farm	Grade II	0.3 miles
1079101 - Rusthall	Grade II	0.4 miles
1358919 - The Old Cottage	Grade II	0.4 miles
1240929 - Dornden Innerdown Middle House	Grade II	0.4 miles
1357136 - North Lodge	Grade II	0.5 miles



Nursery Primary Secondary College Private

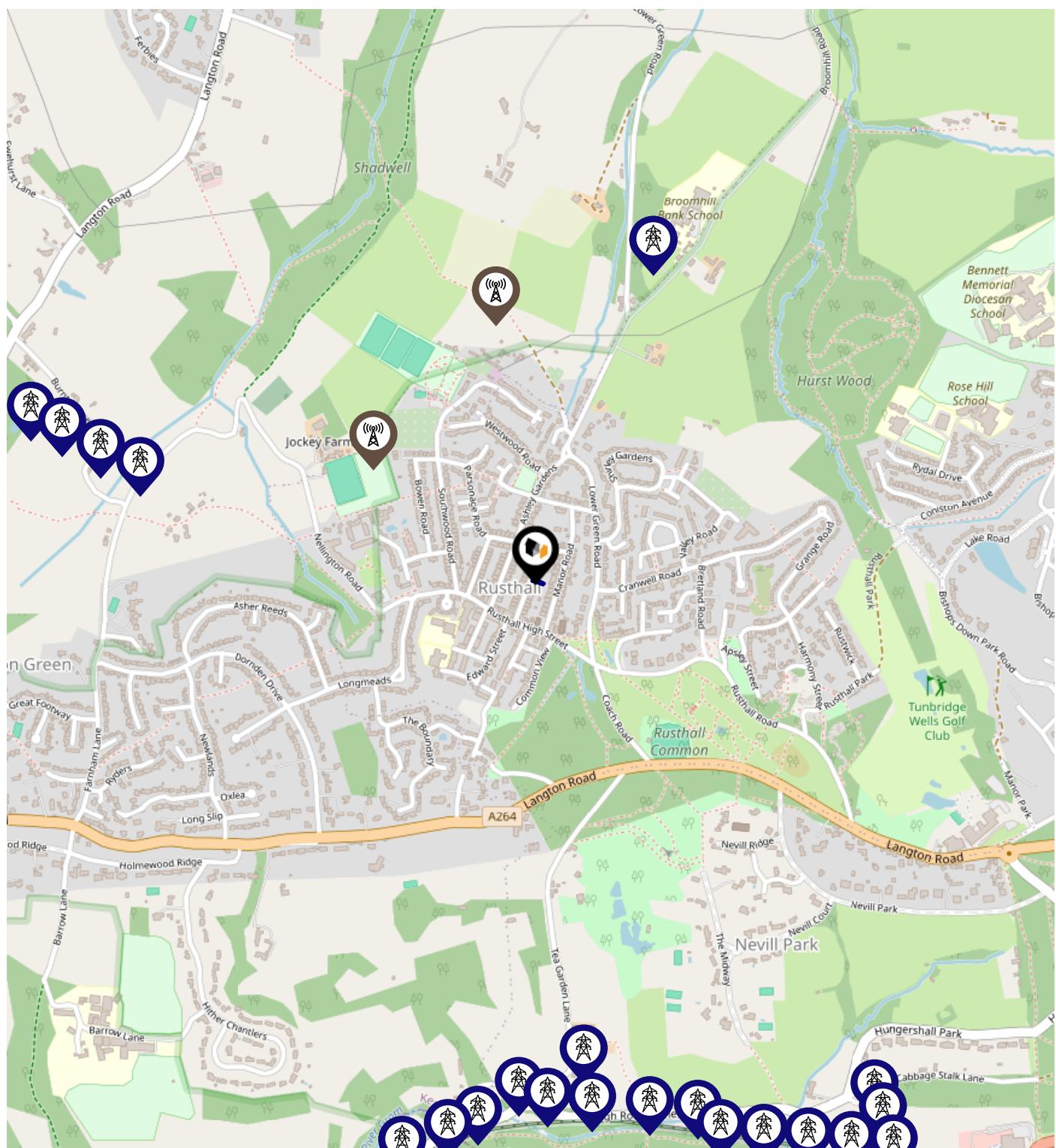
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Rusthall St Paul's CofE VA Primary School	Requires improvement	118	0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bishops Down Primary and Nursery School	Requires improvement	224	0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Broomhill Bank School	Good	363	0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rose Hill School	Not Rated	242	0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bennett Memorial Diocesan School	Outstanding	1897	0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holmewood House School	Not Rated	470	0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Speldhurst Church of England Voluntary Aided Primary School	Outstanding	212	1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mark's Church of England Primary School	Good	363	1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
9	Langton Green Primary School Ofsted Rating: Good Pupils: 415 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1313 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Broadwater Down Primary School Ofsted Rating: Good Pupils: 151 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Mead School Ofsted Rating: Not Rated Pupils: 237 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Southborough CofE Primary School Ofsted Rating: Good Pupils: 614 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area **Masts & Pylons**

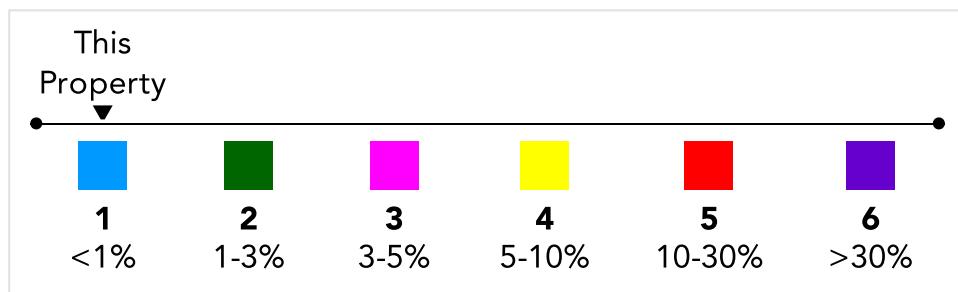
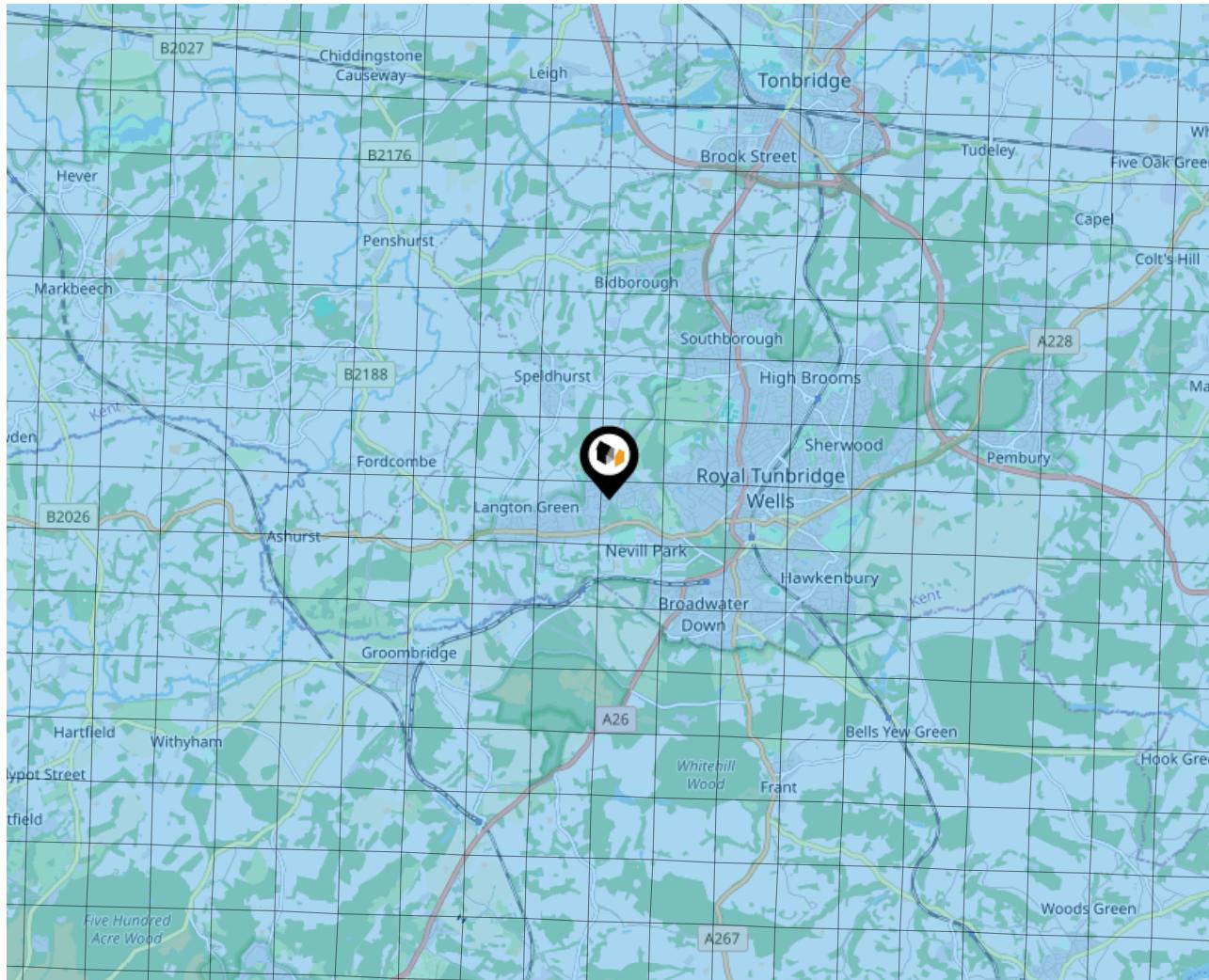


Key:

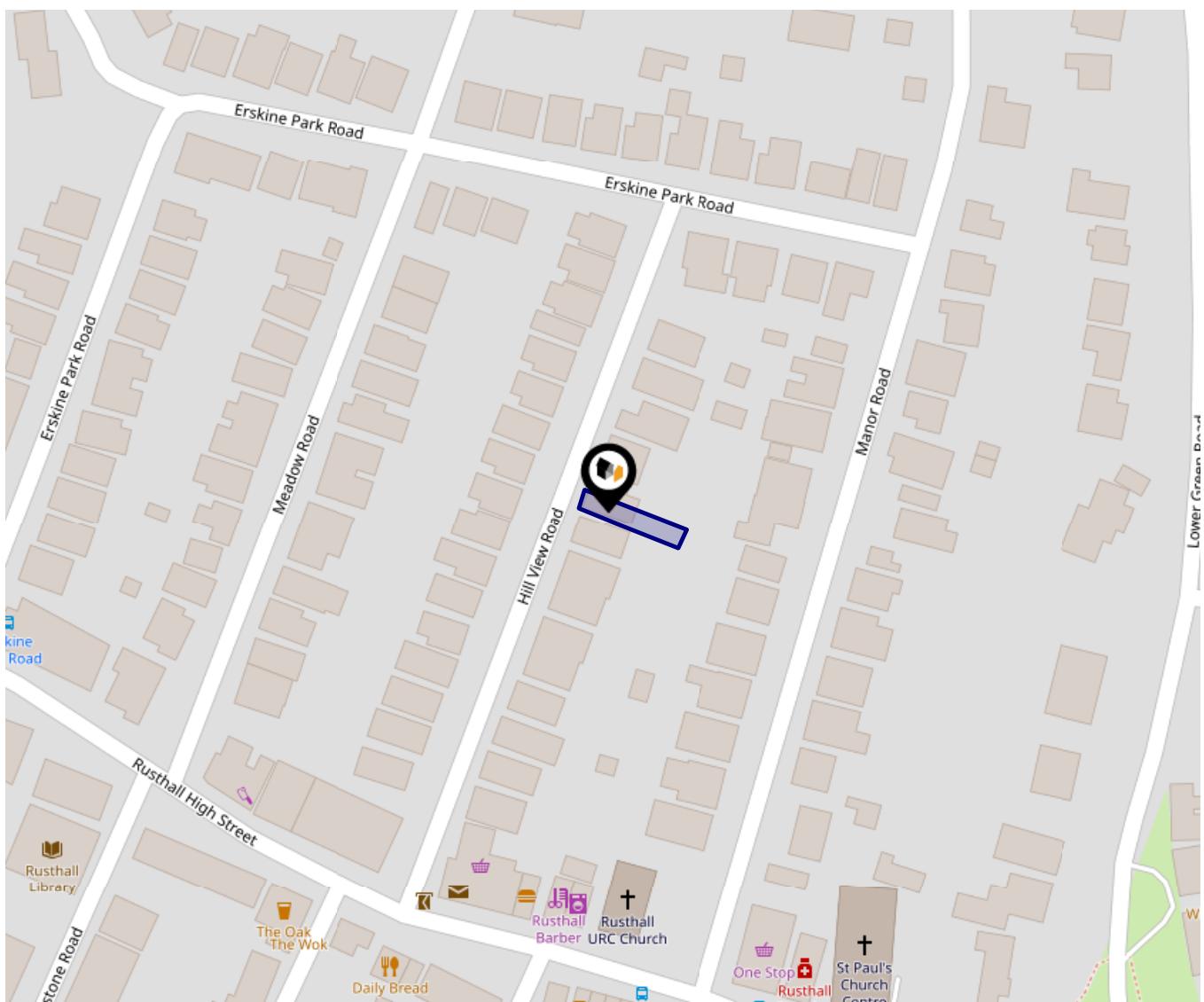
-  Power Pylons
-  Communication Masts

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).



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: NONE

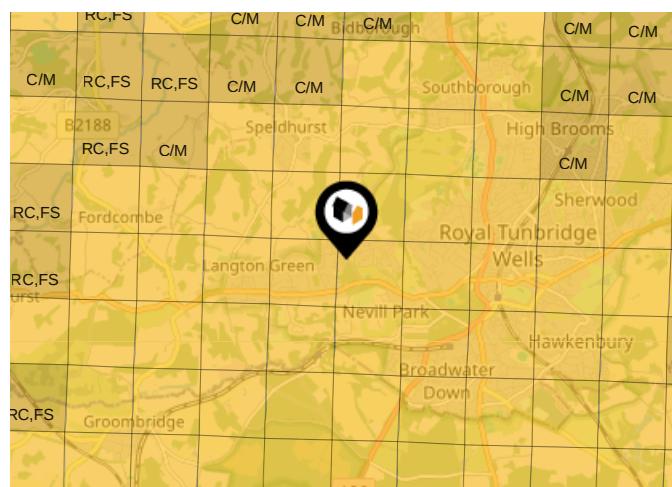
Soil Texture: SILTY LOAM

Parent Material Grain: ARGILLIC -

DEEP-INTERMEDIATE

ARENACEOUS

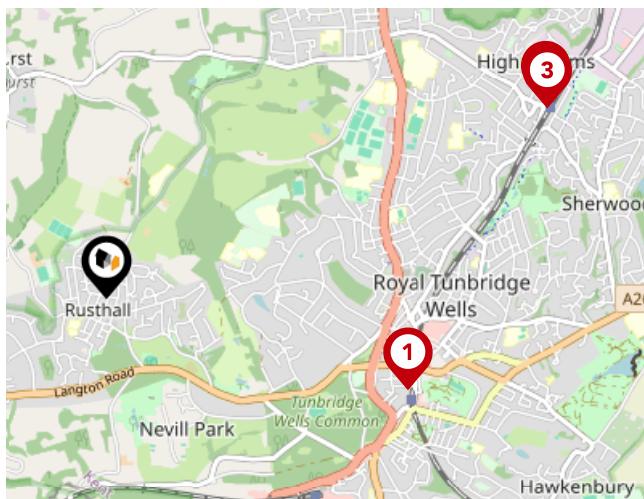
Soil Group: MEDIUM(SILTY)



Primary Classifications (Most Common Clay Types)

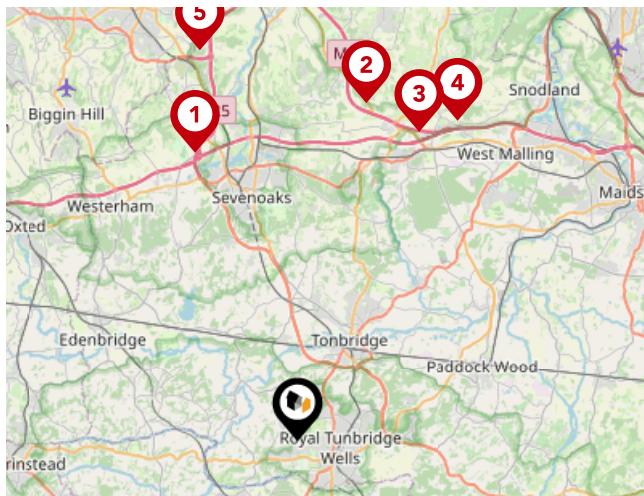
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	1.47 miles
2	High Brooms Rail Station	2.23 miles
3	High Brooms Rail Station	2.23 miles



Trunk Roads/Motorways

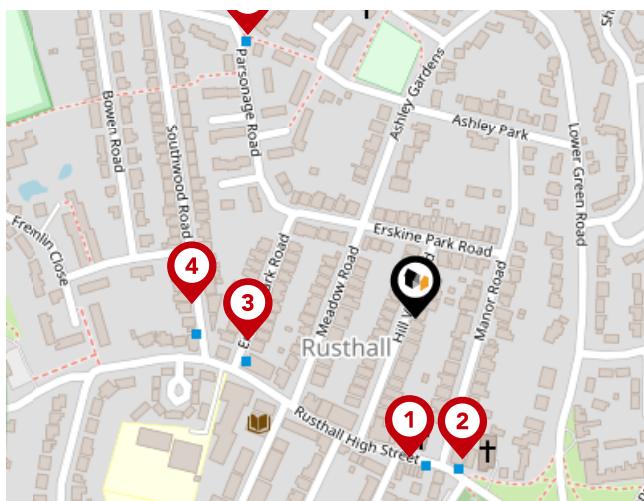
Pin	Name	Distance
1	M25 J5	11.37 miles
2	M20 J2	12.79 miles
3	M26 J2A	12.33 miles
4	M20 J3	13.33 miles
5	M25 J4	14.94 miles



Airports/Helpads

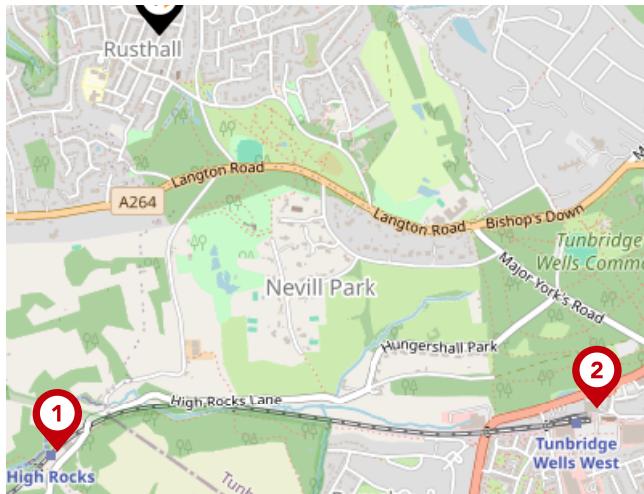
Pin	Name	Distance
1	Leaves Green	16.04 miles
2	Gatwick Airport	17.17 miles
3	Silvertown	26.56 miles
4	Shoreham-by-Sea	30.9 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rusthall High Street	0.08 miles
2	Rusthall High Street	0.09 miles
3	Erskine Park Road	0.1 miles
4	Southwood Road	0.13 miles
5	Parsonage Close	0.19 miles



Local Connections

Pin	Name	Distance
1	High Rocks (Spa Valley Railway)	1 miles
2	Tunbridge Wells West (Spa Valley Railway)	1.34 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	22.18 miles
2	Newhaven Harbour Ferry Terminal	25.13 miles
3	Woolwich Arsenal Pier	25.77 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).

Martin & Co Tunbridge Wells

Testimonials



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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