

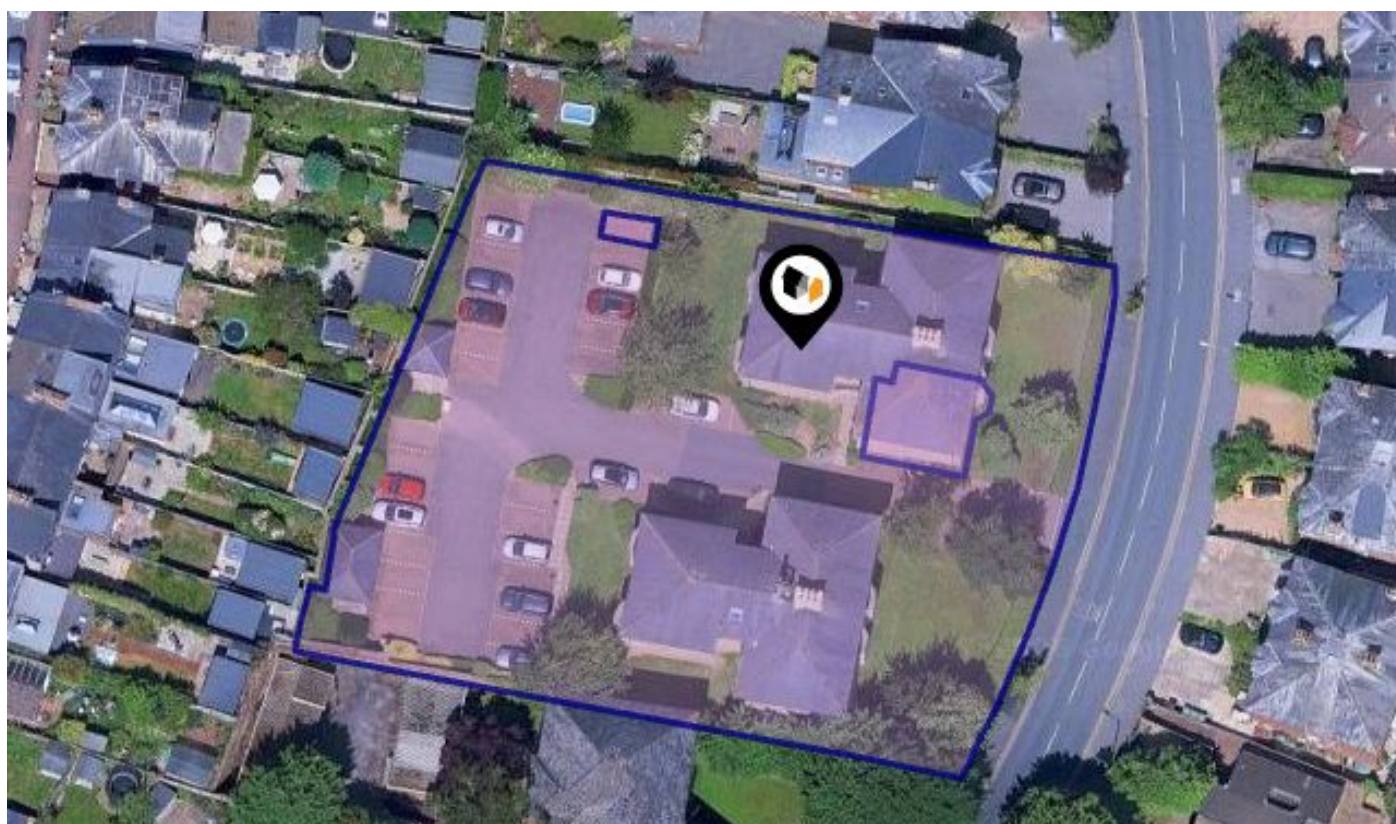


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 26<sup>th</sup> January 2026**



## KNIGHTSBRIDGE COURT 179-183, UPPER GROSVENOR ROAD, TUNBRIDGE WELLS, TN1

### Martin & Co Tunbridge Wells

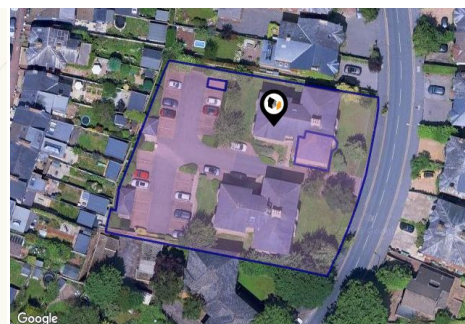
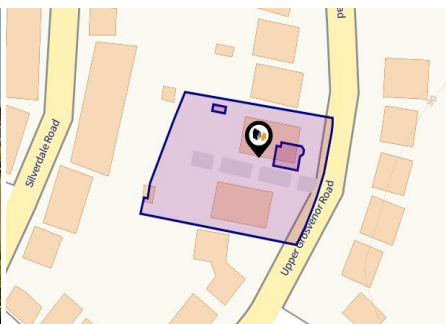
11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)





## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>
<b>Plot Area:</b>	0.67 acres
<b>Year Built :</b>	2002
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,086
<b>Title Number:</b>	K850583

<b>Tenure:</b>	Leasehold
<b>Start Date:</b>	30/10/2002
<b>End Date:</b>	01/06/2127
<b>Lease Term:</b>	125 years from 1 June 2002
<b>Term Remaining:</b>	101 years

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>21</b> mb/s	<b>71</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)

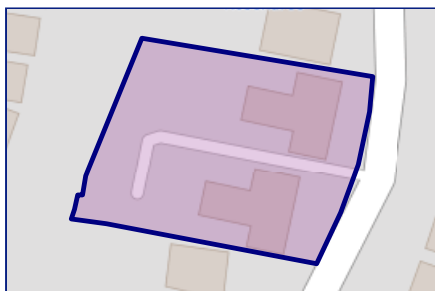


### Satellite/Fibre TV Availability:



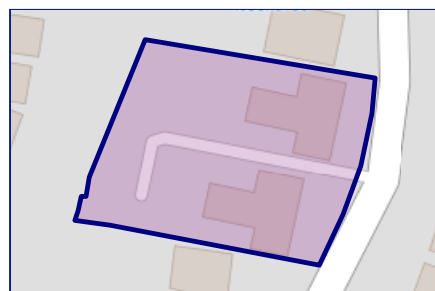
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**K115324**

## Leasehold Title Plan

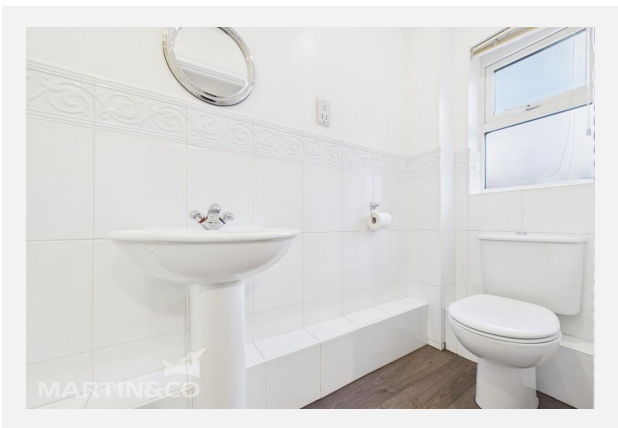
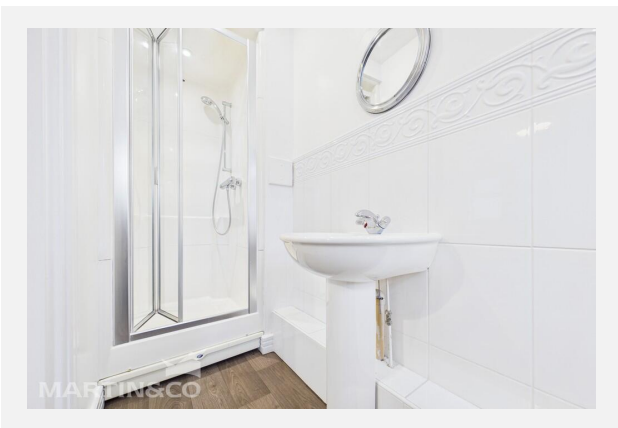
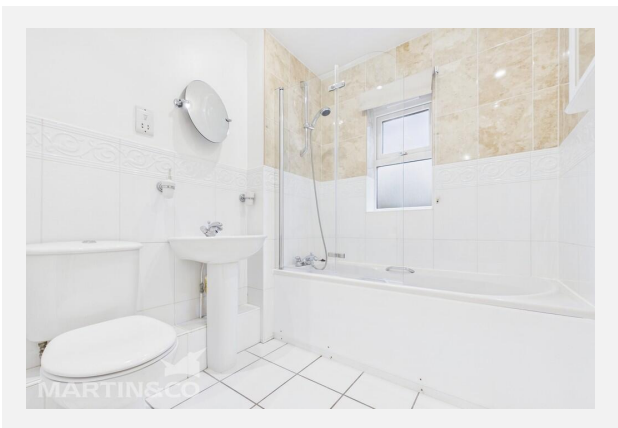
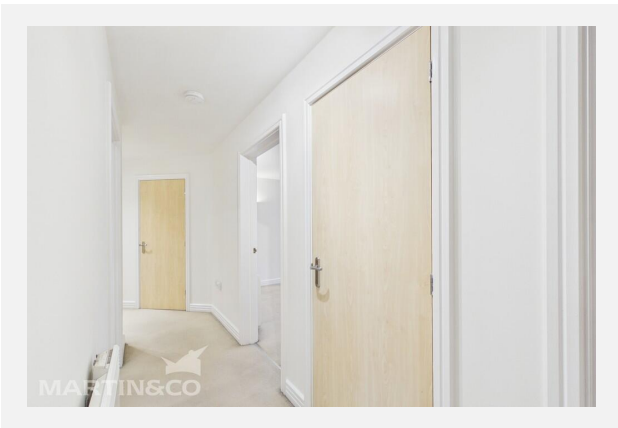


**K847007**

Start Date: 11/09/2002  
End Date: 01/06/2127  
Lease Term: 125 years plus 3 days from 1 June 2002  
Term: 101 years  
Remaining:

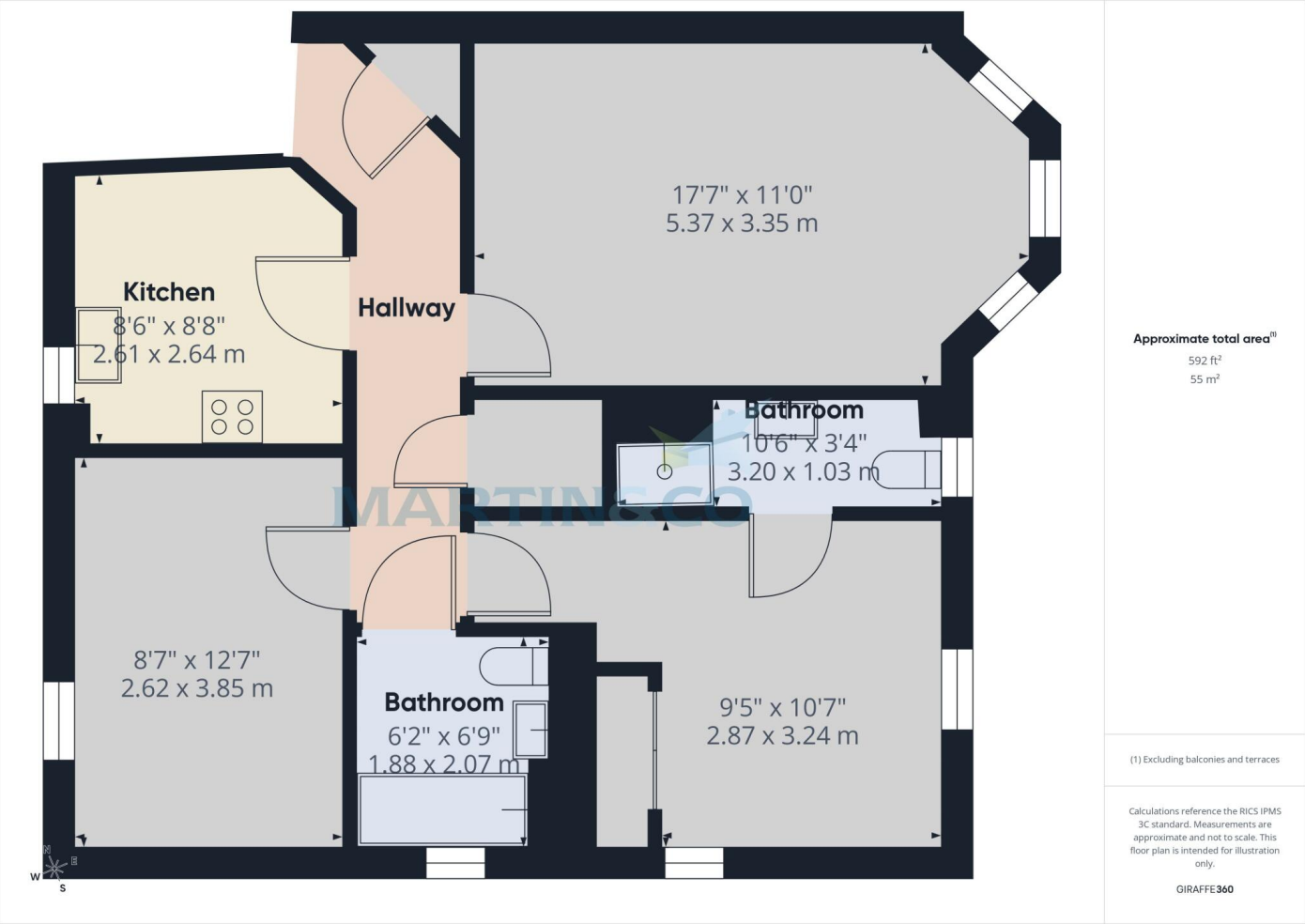
Start Date: 30/10/2002  
End Date: 01/06/2127  
Lease Term: 125 years from 1 June 2002  
Term: 101 years  
Remaining:







**KNIGHTSBRIDGE COURT 179-183, UPPER GROSVENOR  
ROAD, TUNBRIDGE WELLS, TN1**



Knightsbridge Court 179-183, Upper Grosvenor Road,  
TN1

Energy rating

**C**

Valid until 06.10.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

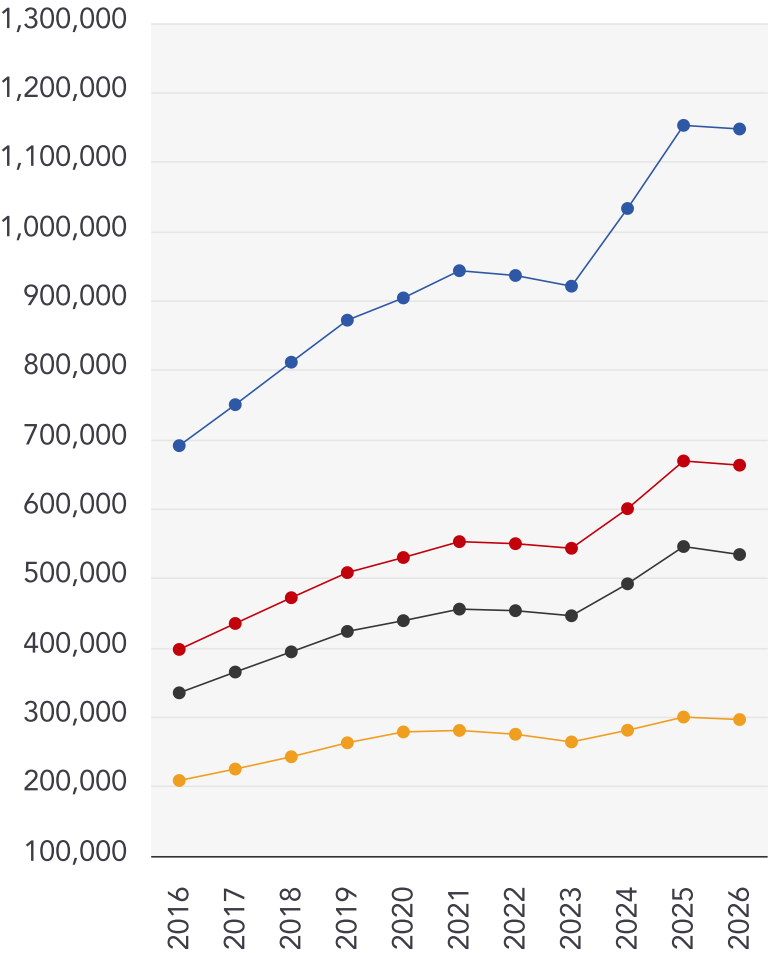
## Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Not Recorded
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	Yes
<b>Top Storey:</b>	3
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	67 m <sup>2</sup>



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



Detached

**+66.01%**

Semi-Detached

**+66.77%**

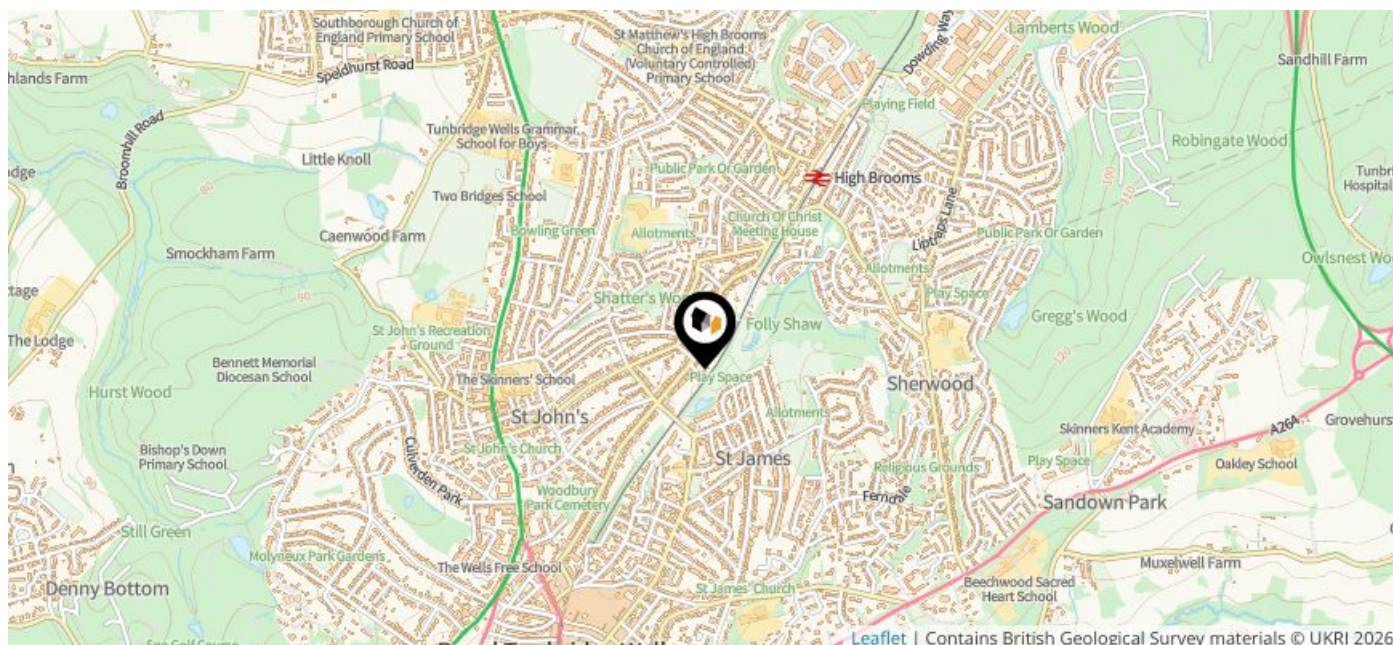
Terraced

**+59.45%**

Flat

**+42.08%**

This map displays nearby coal mine entrances and their classifications.



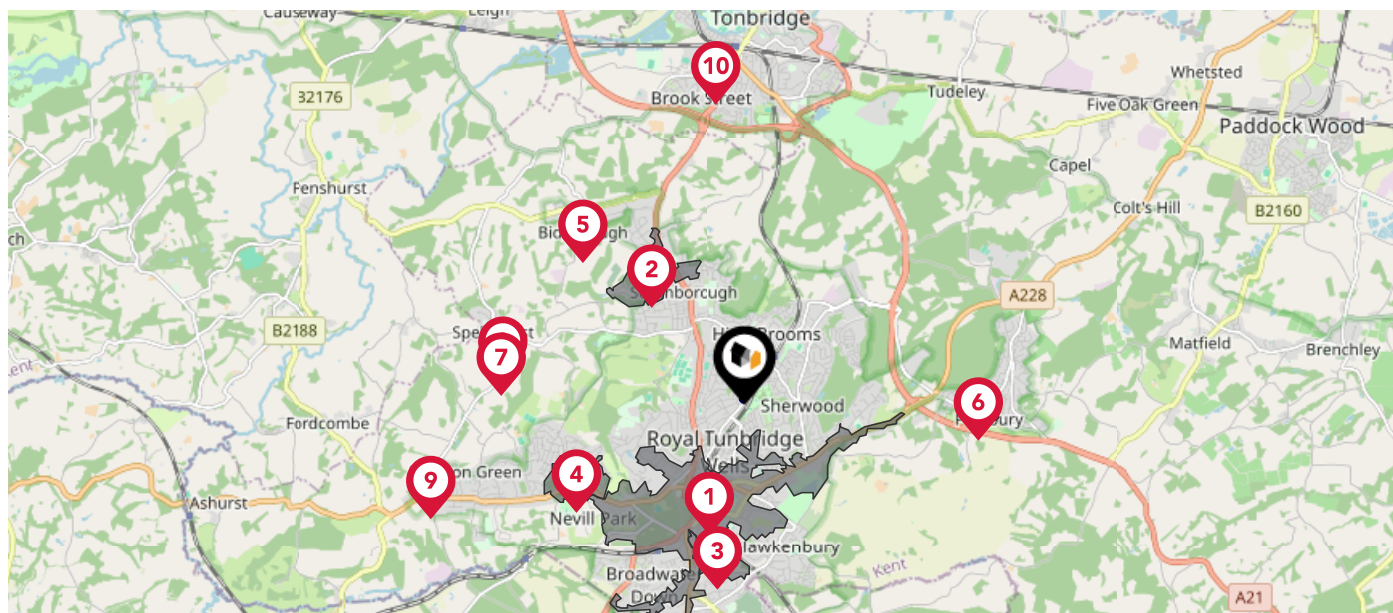
### Mine Entry

- ✕ 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.

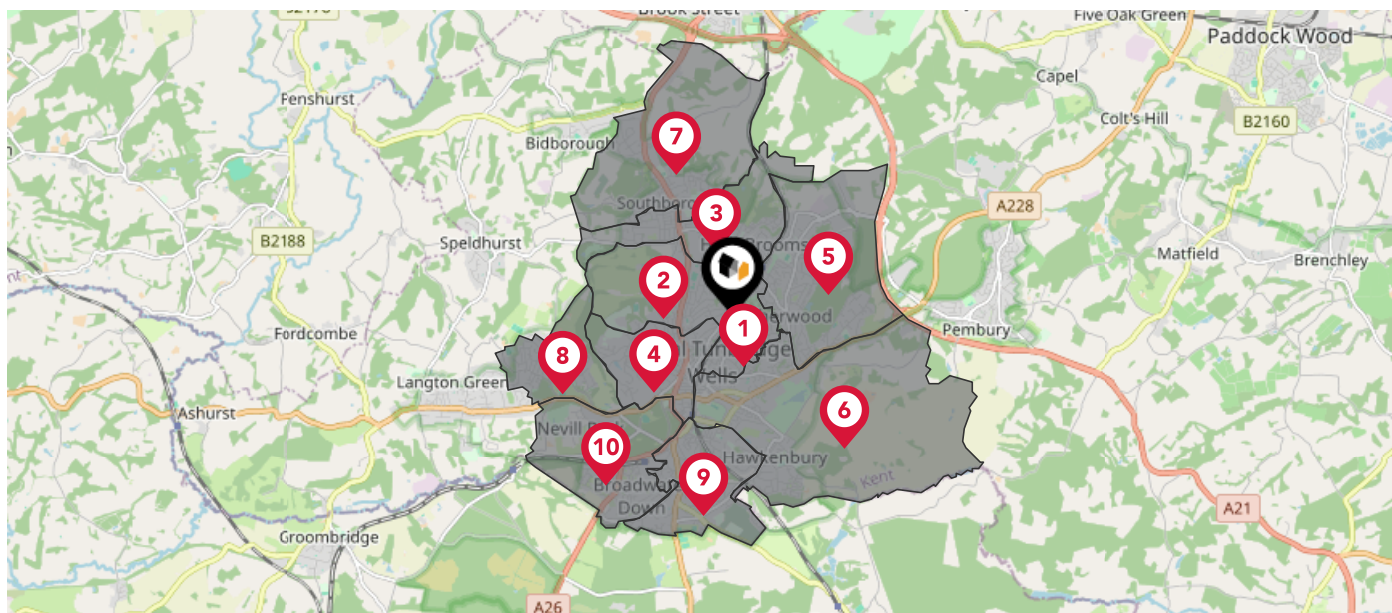
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 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 Langton Green Conservation Area
- 10 Quarry Hill, Tonbridge

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

Culverden Ward

5

Sherwood Ward

6

Park Ward

7

Southborough North Ward

8

Rusthall Ward

9

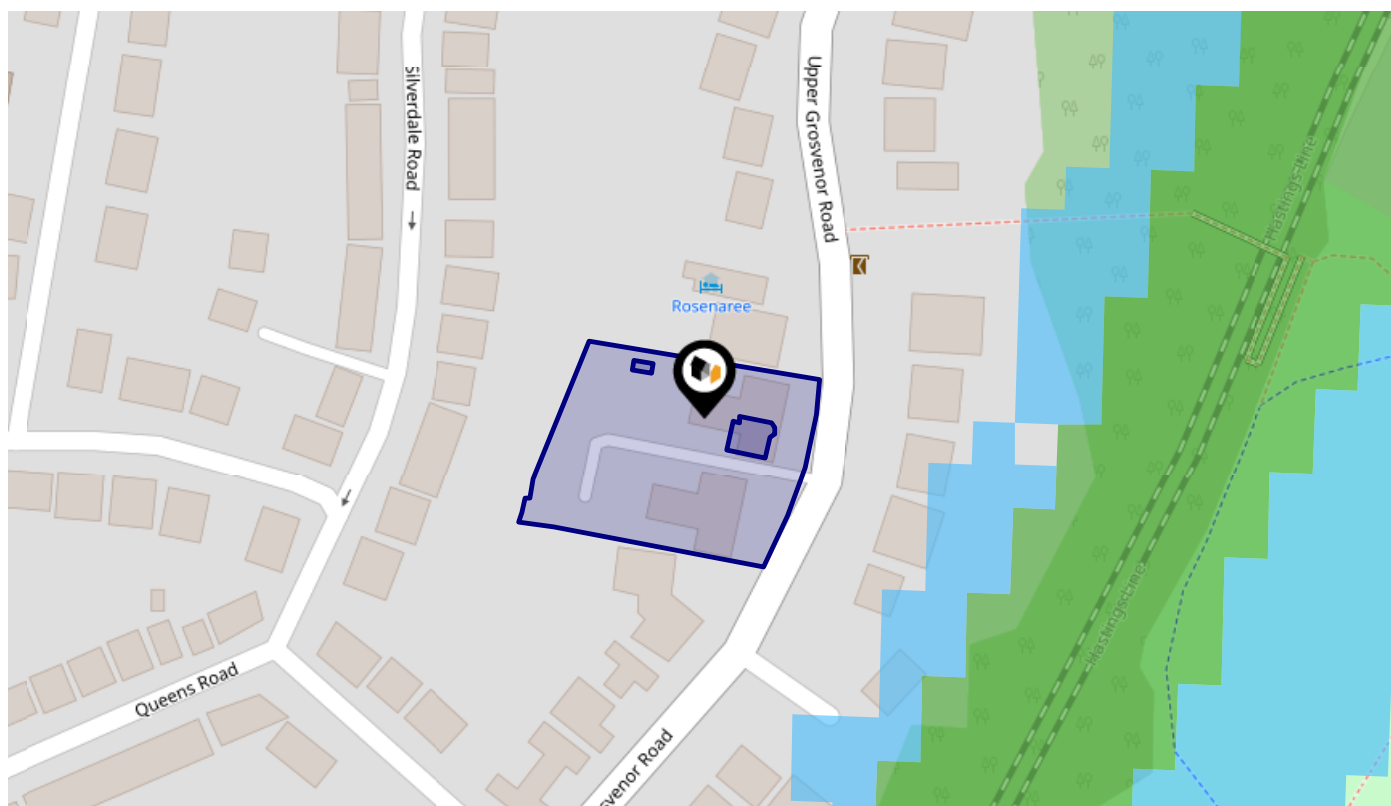
Pantiles and St. Mark's Ward

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.

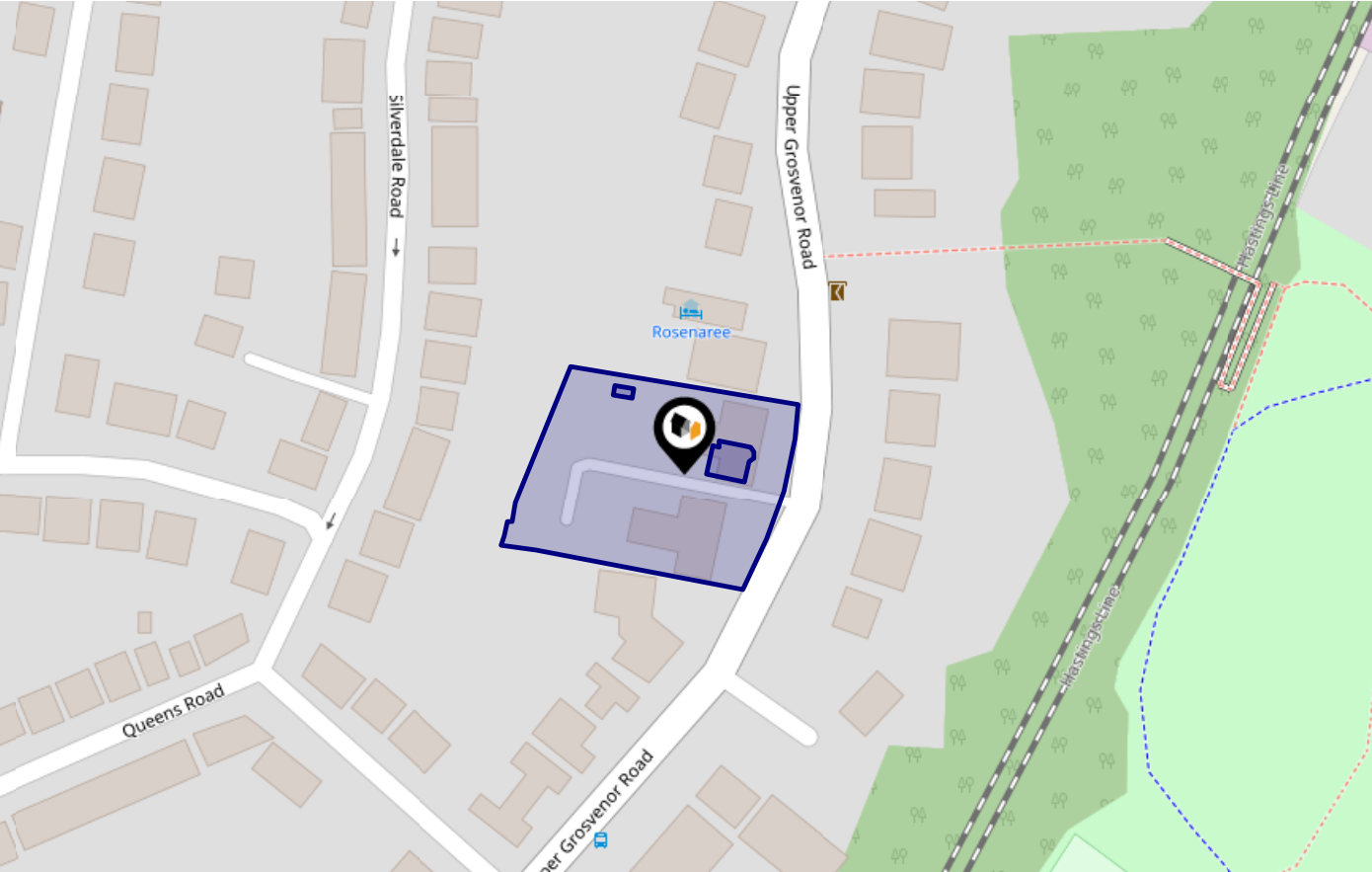
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

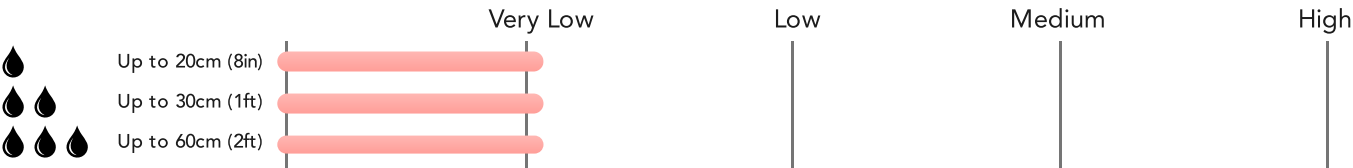


Risk Rating: Very low

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.

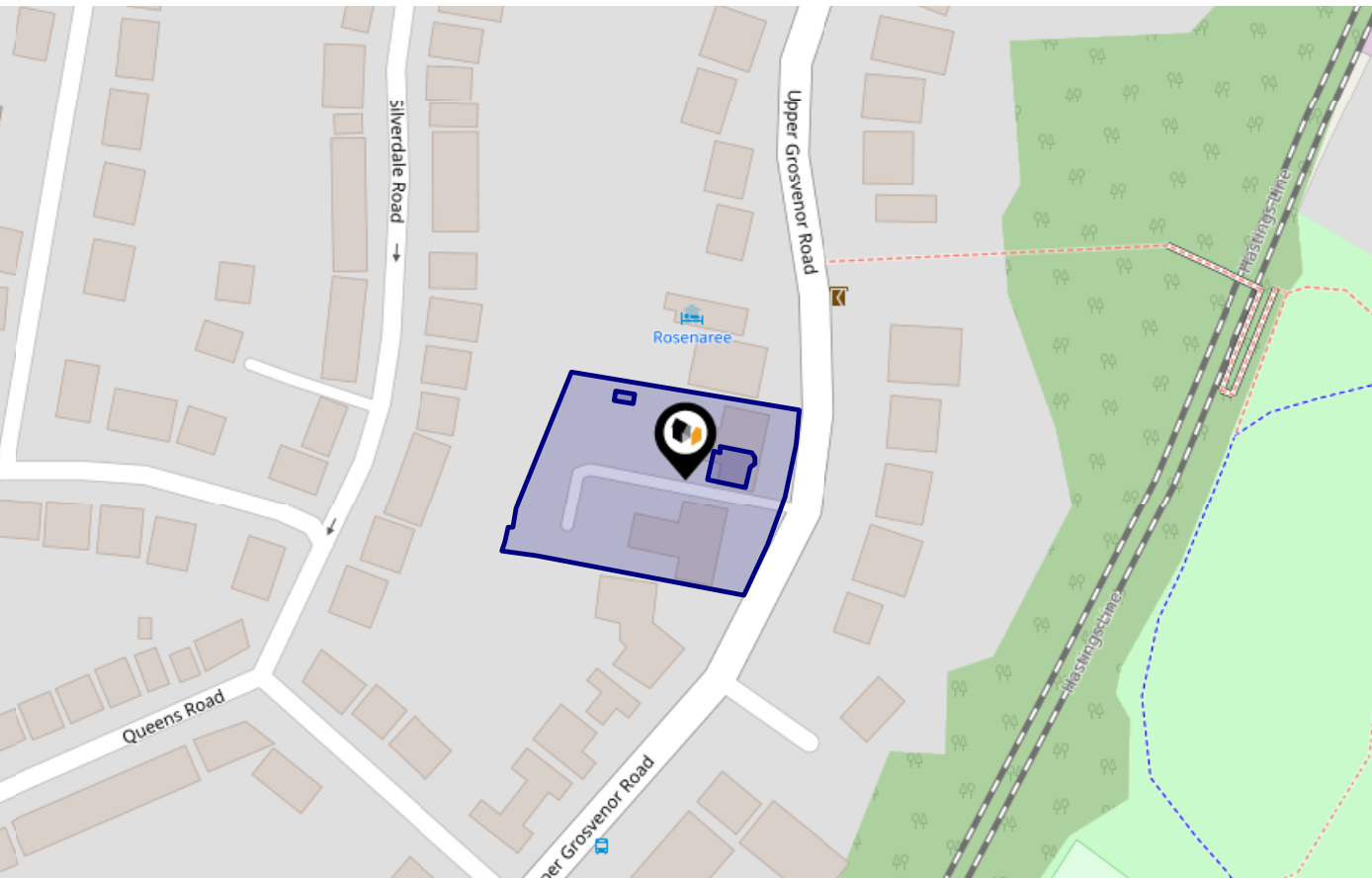
Chance of flooding to the following depths at this property:



# 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.

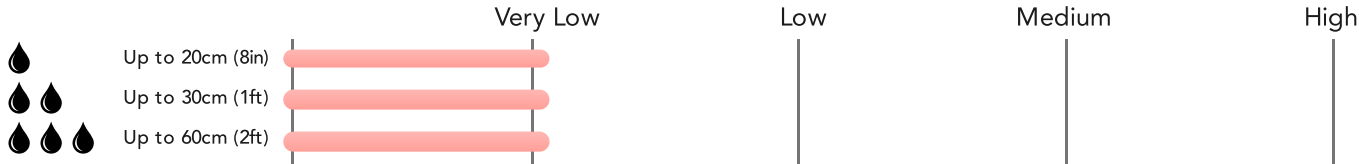


Risk Rating: Very low

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.

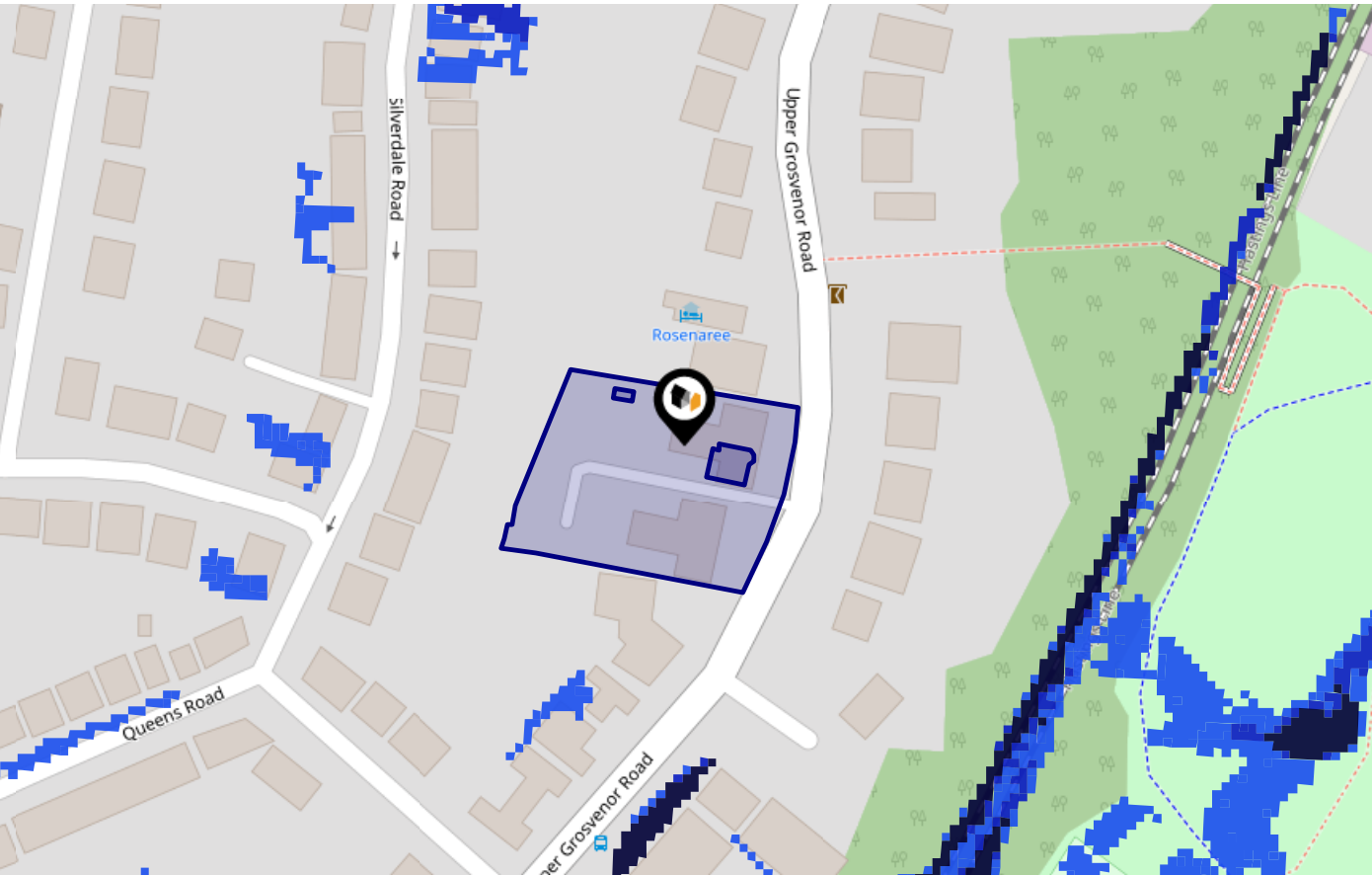
Chance of flooding to the following depths at this property:



# 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.

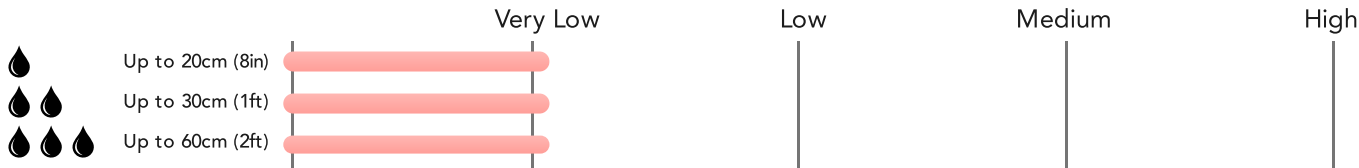


Risk Rating: Very low

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.

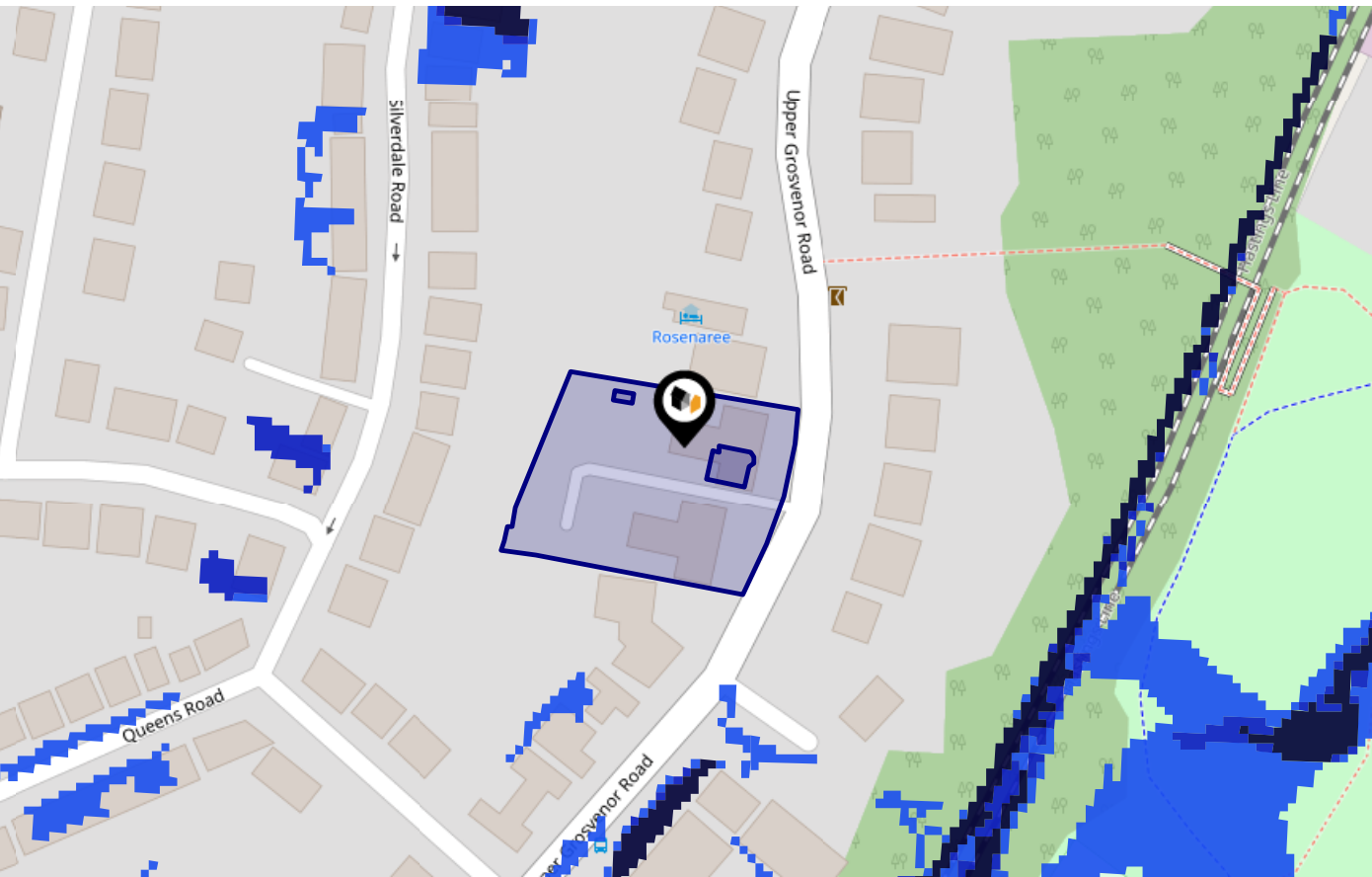
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

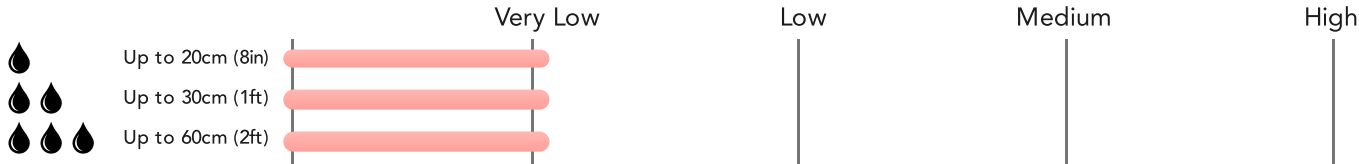


Risk Rating: Very low

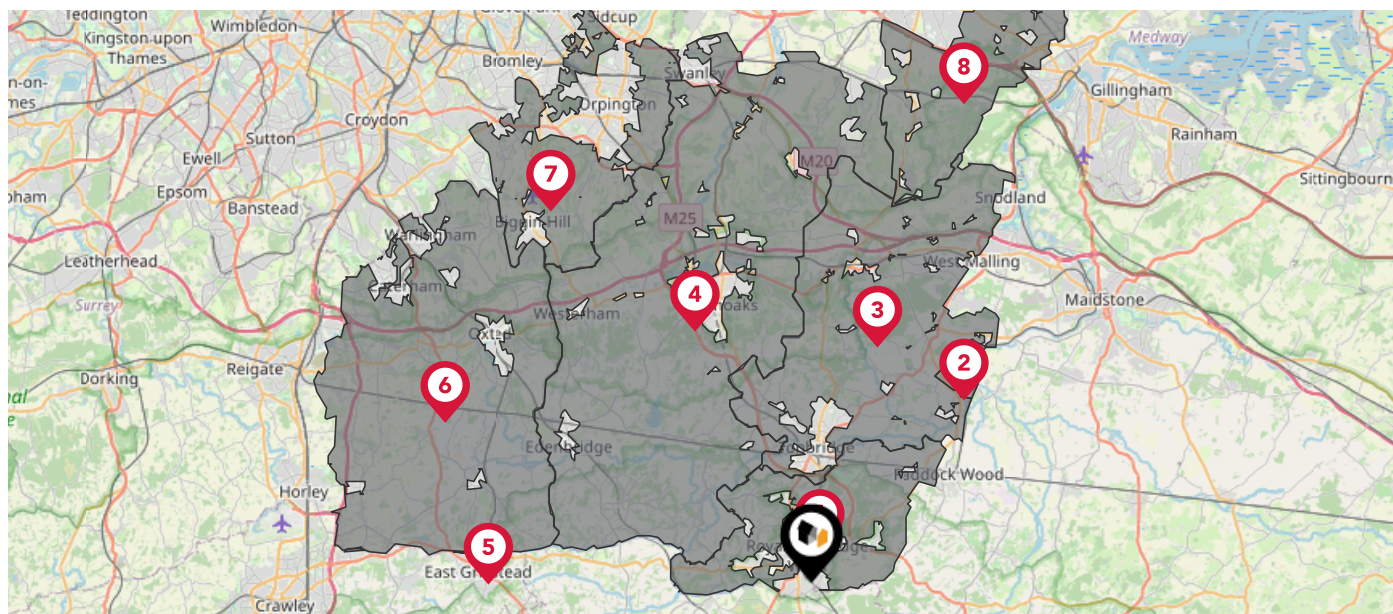
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
-  **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:



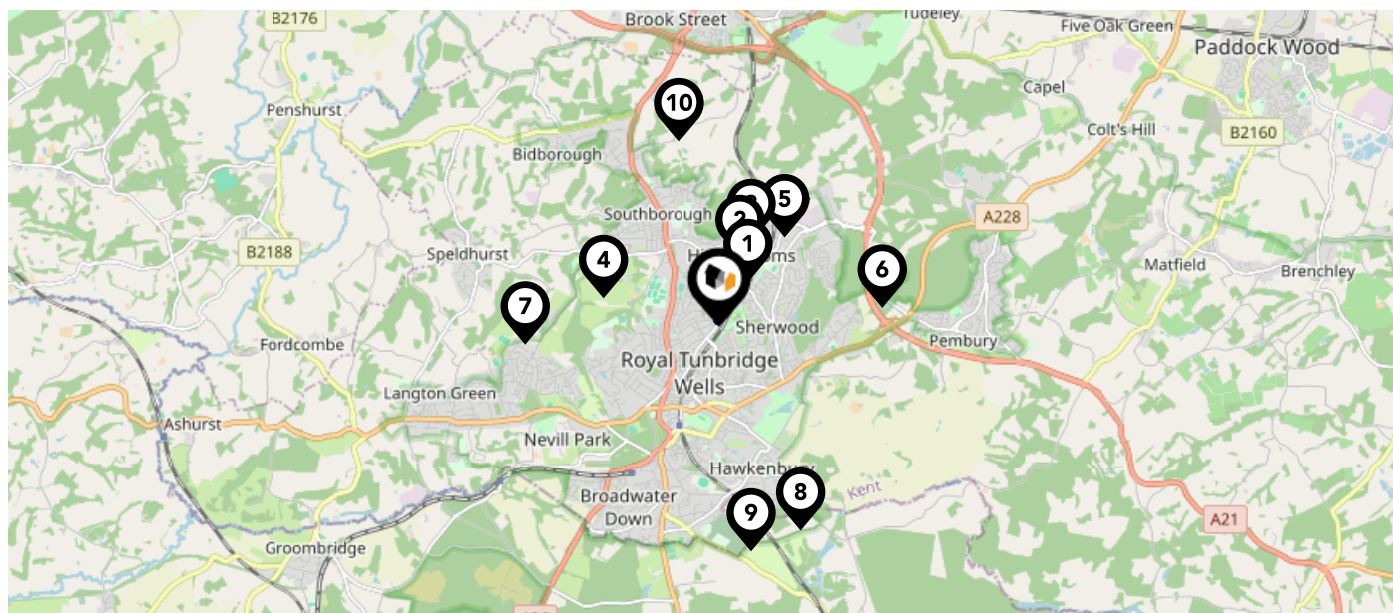
This map displays nearby areas that have been designated as Green Belt...



### 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

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.

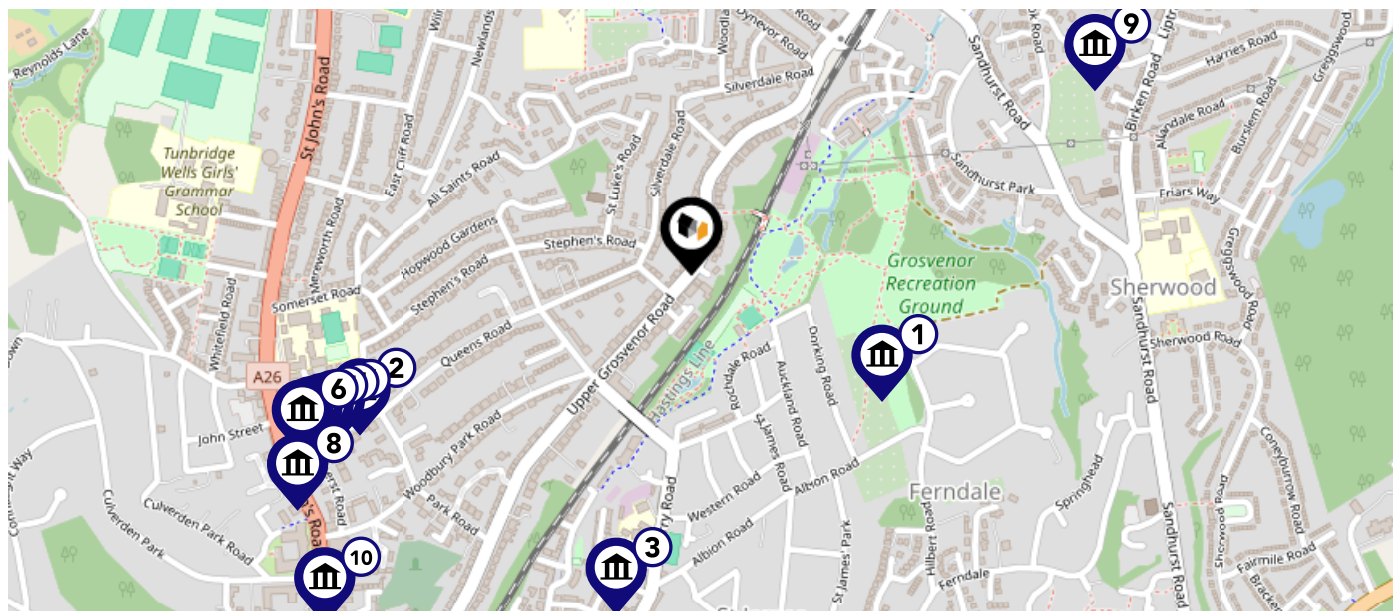


### Nearby Landfill Sites

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

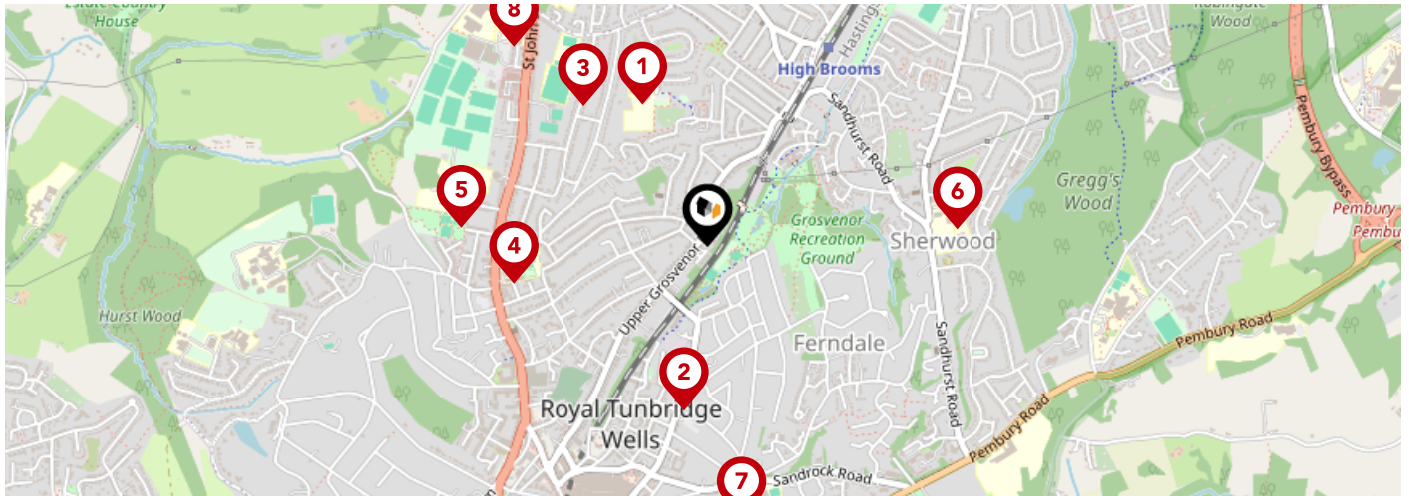


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

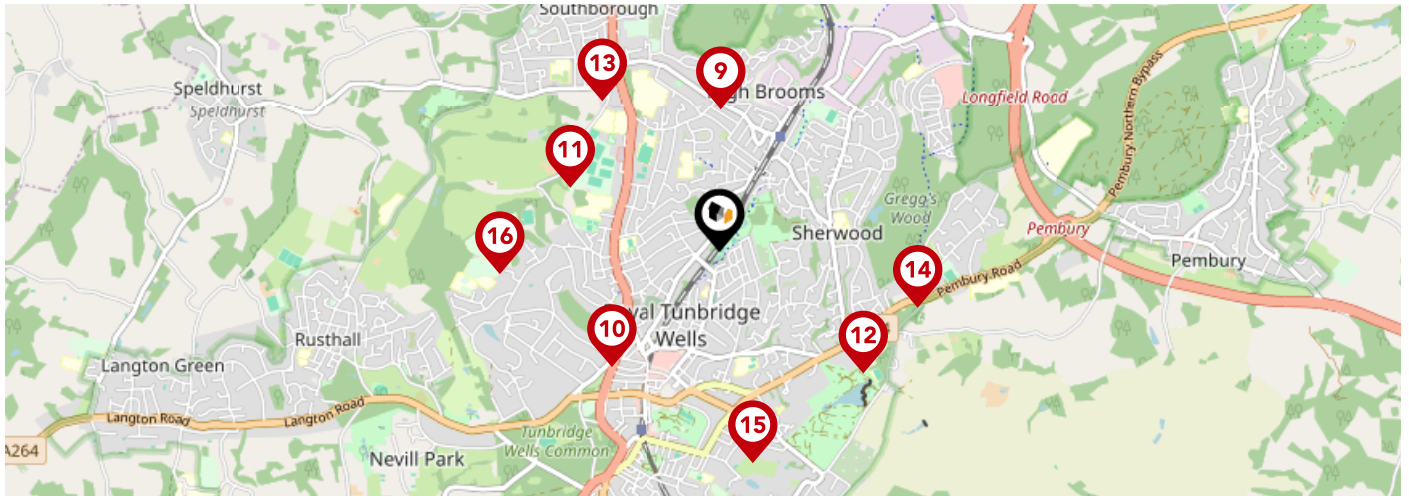










Listed Buildings in the local district		Grade	Distance
	1338822 - Packs In The Wood	Grade II	0.3 miles
	1431344 - Nos. 26 And 28 Newcomen Road	Grade II	0.4 miles
	1338860 - Parish Church Of St Barnabas	Grade II	0.4 miles
	1431339 - Nos. 18 And 20 Newcomen Road	Grade II	0.4 miles
	1431337 - Nos. 14 And 16 Newcomen Road	Grade II	0.5 miles
	1431309 - Nos. 6 And 8 Newcomen Road	Grade II	0.5 miles
	1431333 - Nos. 10 And 12 Newcomen Road	Grade II	0.5 miles
	1065904 - Church Of St John	Grade II	0.5 miles
	1061387 - Liptraps House	Grade II	0.5 miles
	1338859 - 32 And 34, St John's Road	Grade II	0.6 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 630   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Barnabas CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 273   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Skinners' School</b> Ofsted Rating: Good   Pupils: 1118   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Tunbridge Wells Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1042   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Temple Grove Academy</b> Ofsted Rating: Good   Pupils: 197   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 629   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Tunbridge Wells Grammar School for Boys</b> Ofsted Rating: Good   Pupils: 1730   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

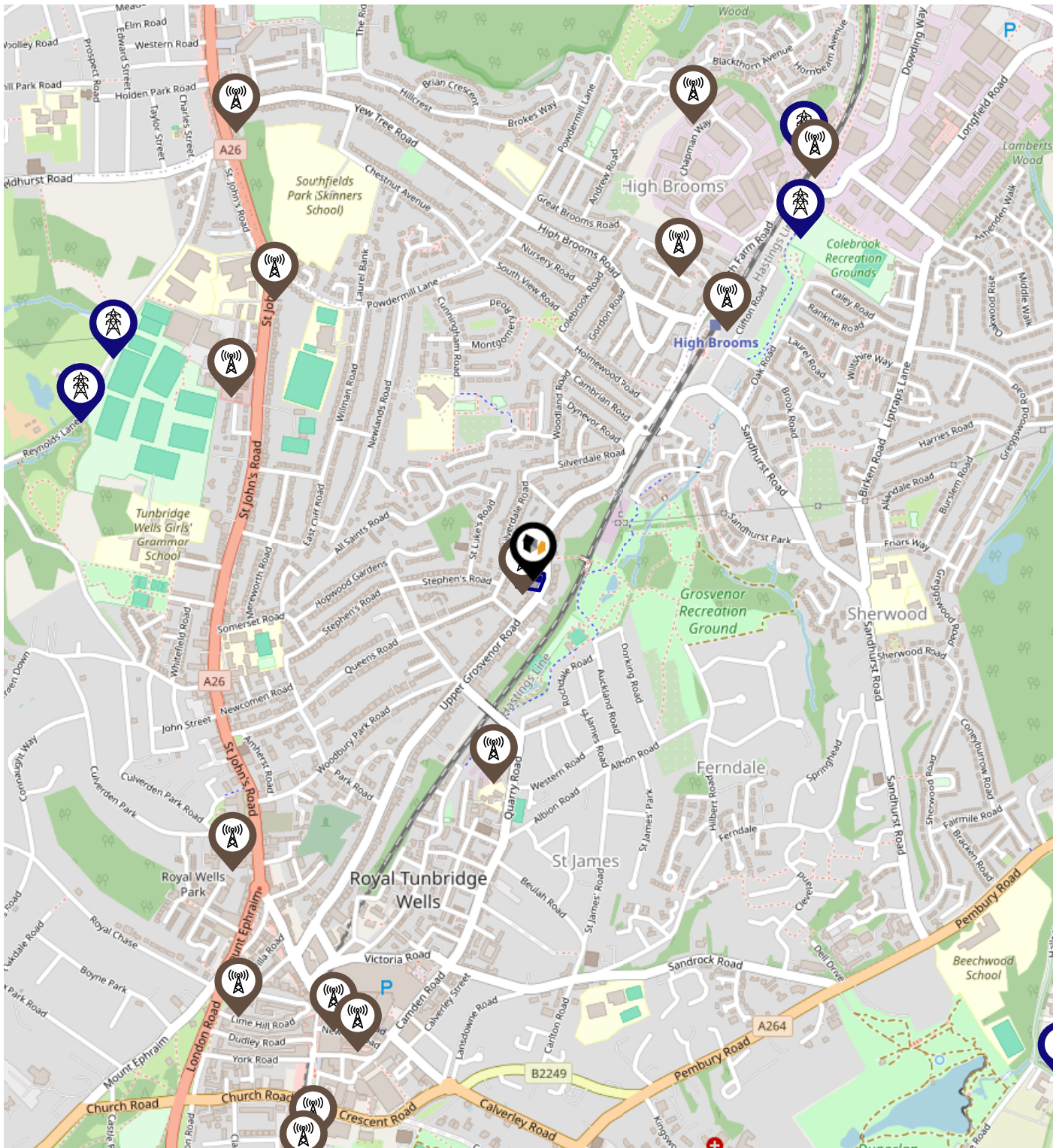


		Nursery	Primary	Secondary	College	Private
	<b>St Matthew's High Brooms Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Requires improvement   Pupils: 358   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Wells Free School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1313   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechwood School</b> Ofsted Rating: Not Rated   Pupils: 354   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Two Bridges School</b> Ofsted Rating: Special Measures   Pupils: 1   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Skinner's' Kent Academy</b> Ofsted Rating: Good   Pupils: 1036   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bennett Memorial Diocesan School</b> Ofsted Rating: Outstanding   Pupils: 1897   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

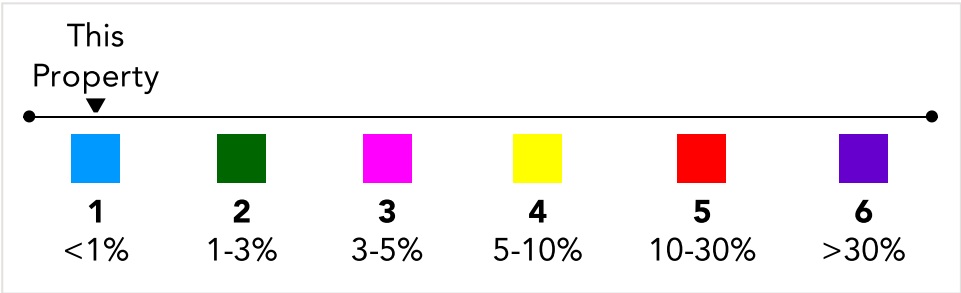
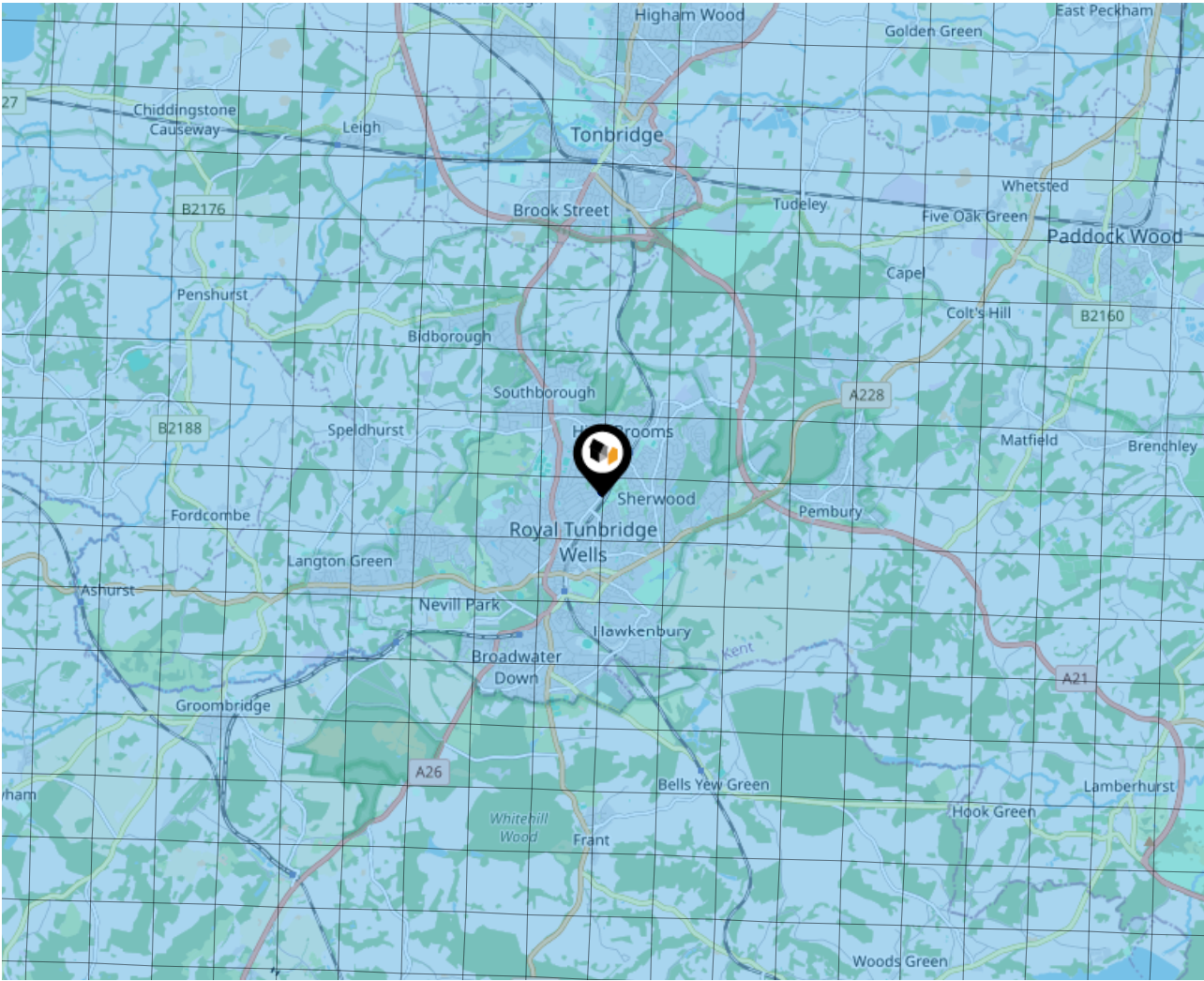


### Key:

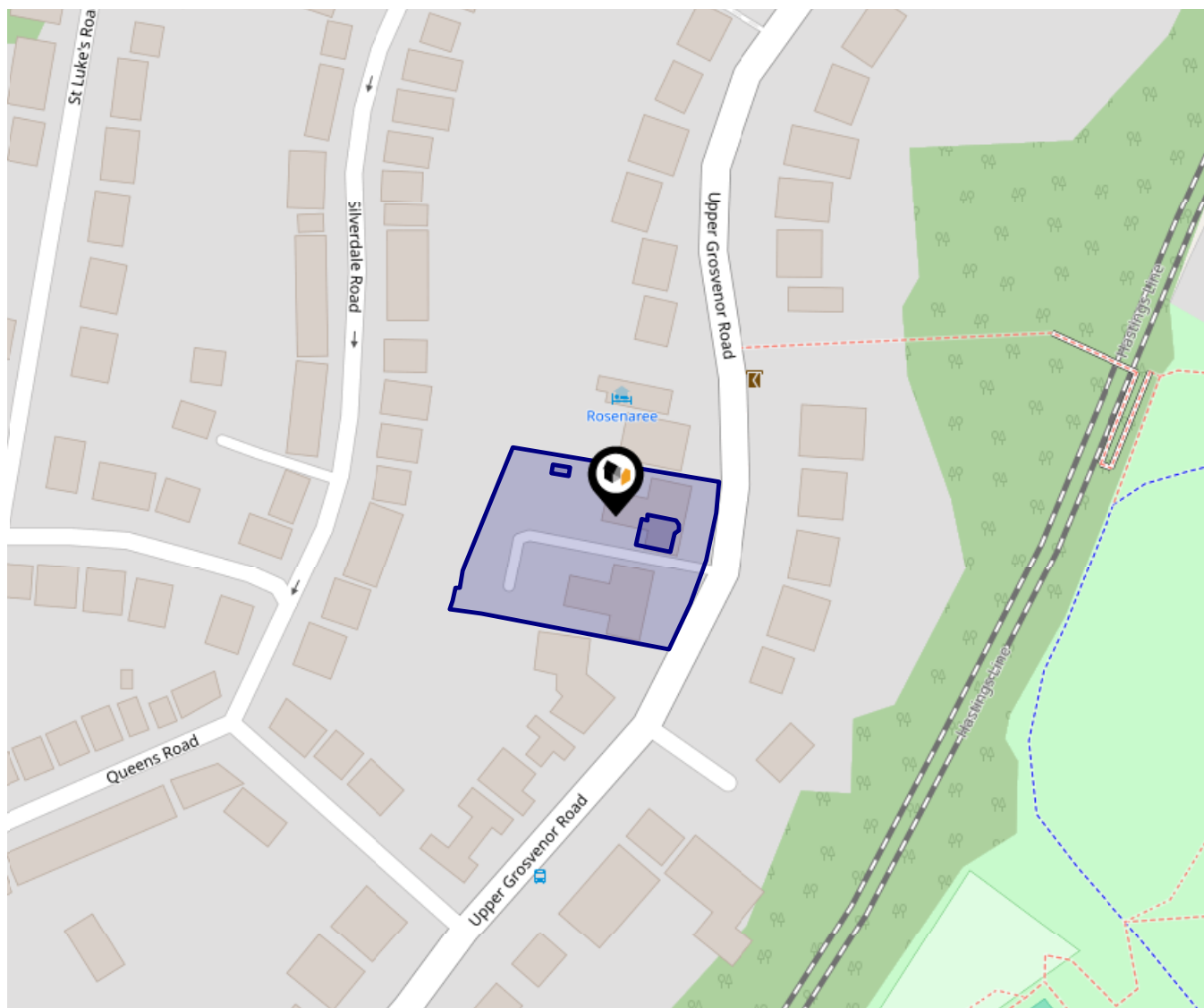
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).







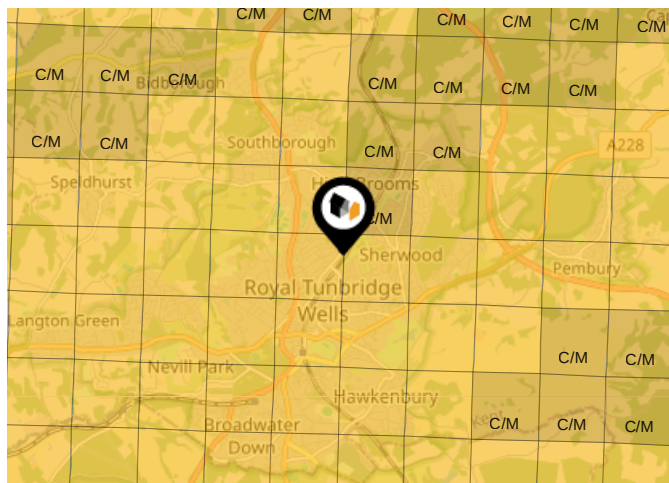
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

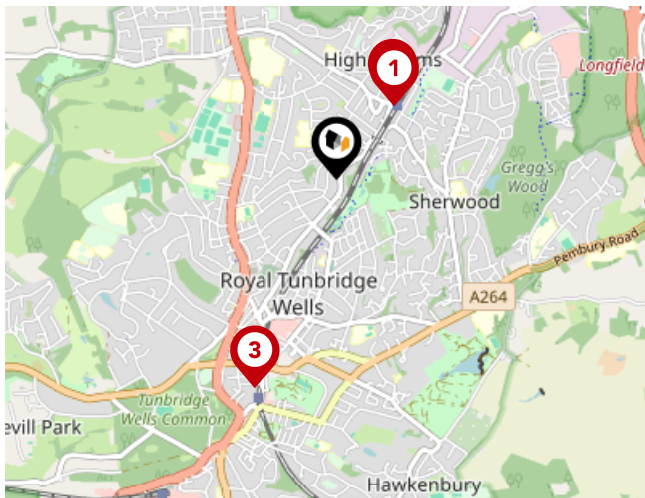
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	MEDIUM(SILTY)		



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

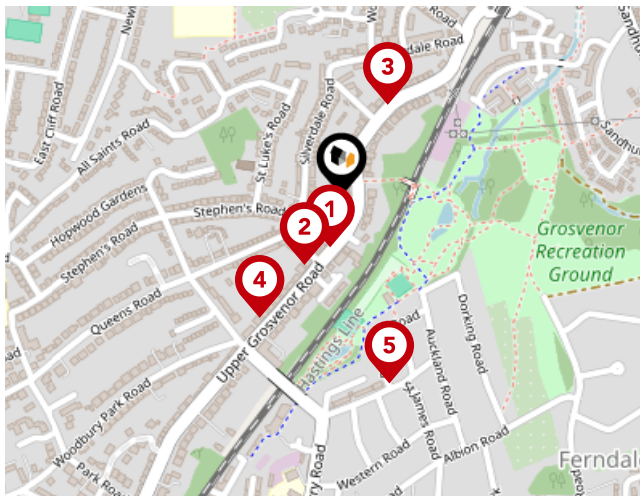


National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.43 miles
2	High Brooms Rail Station	0.45 miles
3	Tunbridge Wells Rail Station	1.04 miles

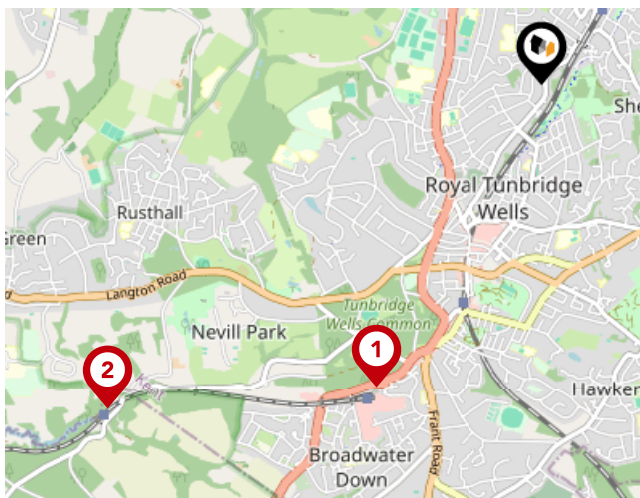
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Queen's Road	0.06 miles
2	Queen's Road	0.09 miles
3	Silverdale Lane	0.12 miles
4	Grosvenor Bridge	0.17 miles
5	Rochdale Road	0.22 miles



### Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.61 miles
2	High Rocks (Spa Valley Railway)	2.52 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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