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INDEPENDENT SELLING AND
BUYING PROPERTY AGENTS

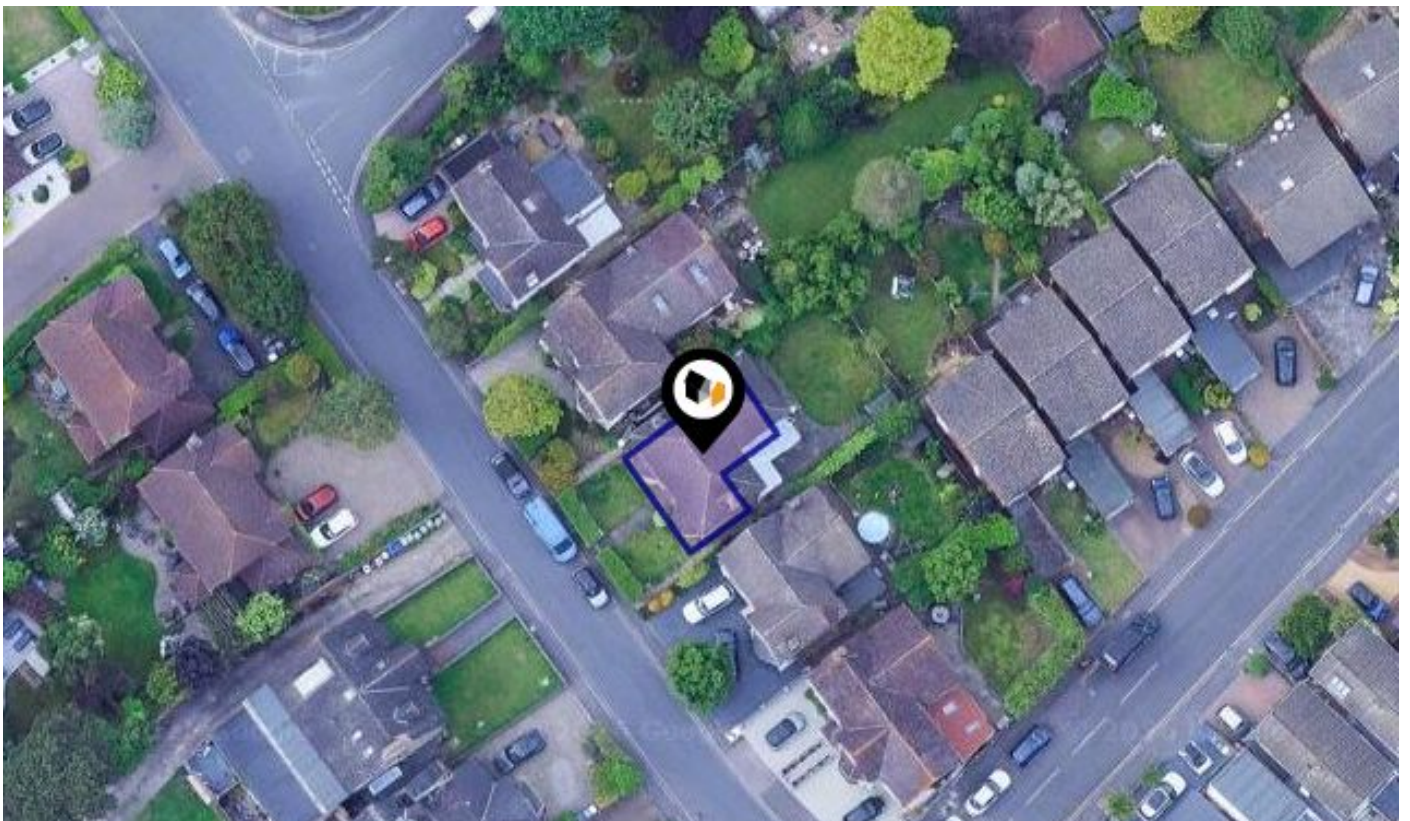


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th April 2026



UPTON ROAD SOUTH, BEXLEY, DA5

NEIL JOHNSON PROPERTY AGENTS

SUITE 112, 80 CHURCHILL SQUARE, KINGS HILL, WEST MALLING, ME19 4YU

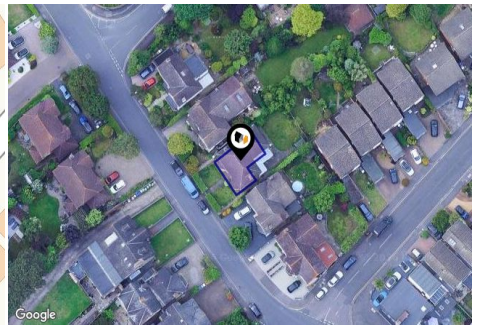
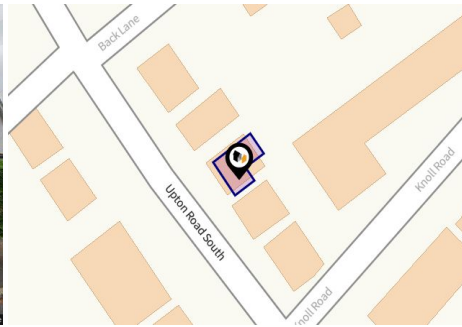
01732 752001

NEIL@NJ-PA.CO.UK

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	3		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Title Number:	SGL857576		

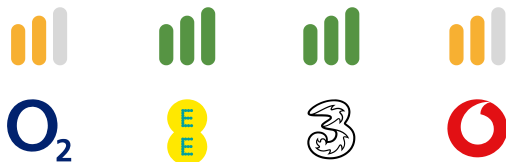
Local Area

Local Authority:	Bexley
Conservation Area:	Parkhurst
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

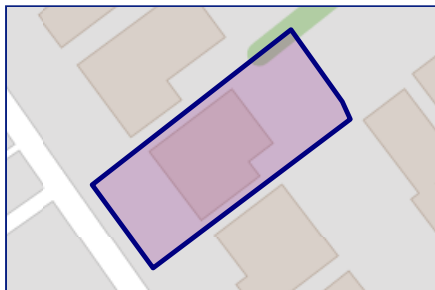
This Address



Planning records for: *Upton Road South, Bexley, DA5*

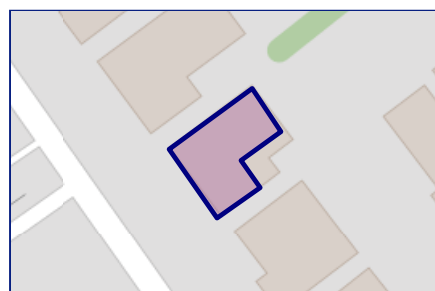
Reference - 23/00749/S211	
Decision:	Decided
Date:	03rd April 2023
Description:	Works to fell one Leylandii hedge in Parkhurst Conservation Area.

Freehold Title Plan



SGL363884

Leasehold Title Plan



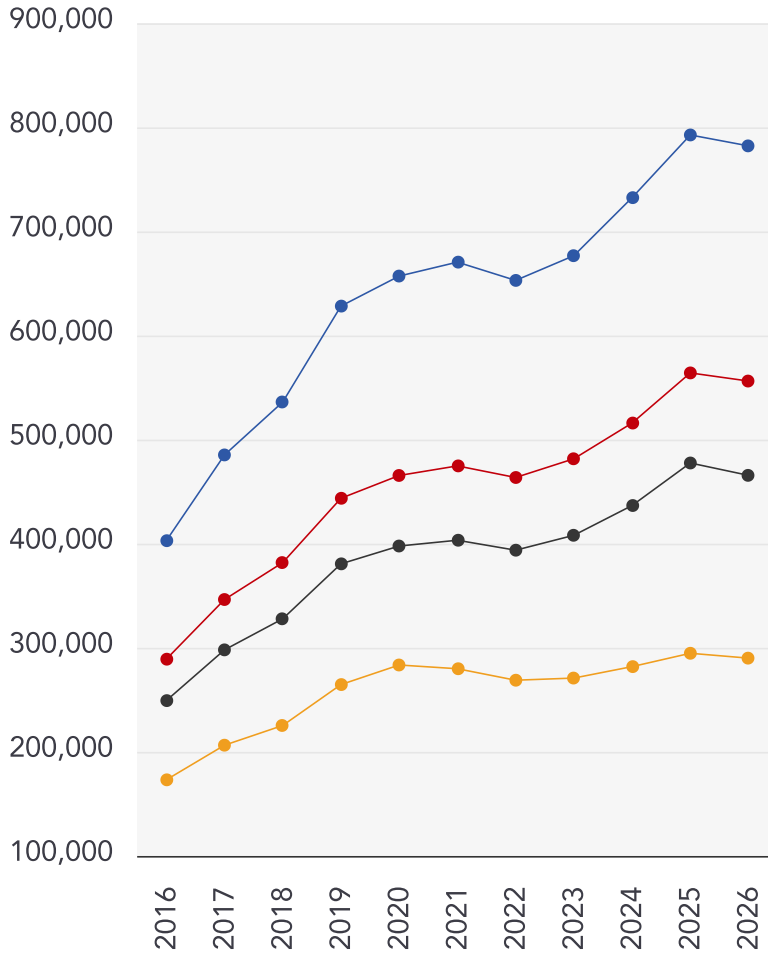
SGL857576

Start Date: 23/09/2021
End Date: 28/09/2153
Lease Term: From 29 September 1964 to 28 September 2153
Term Remaining: 127 years

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in DA5



Detached

+94.14%

Semi-Detached

+92.44%

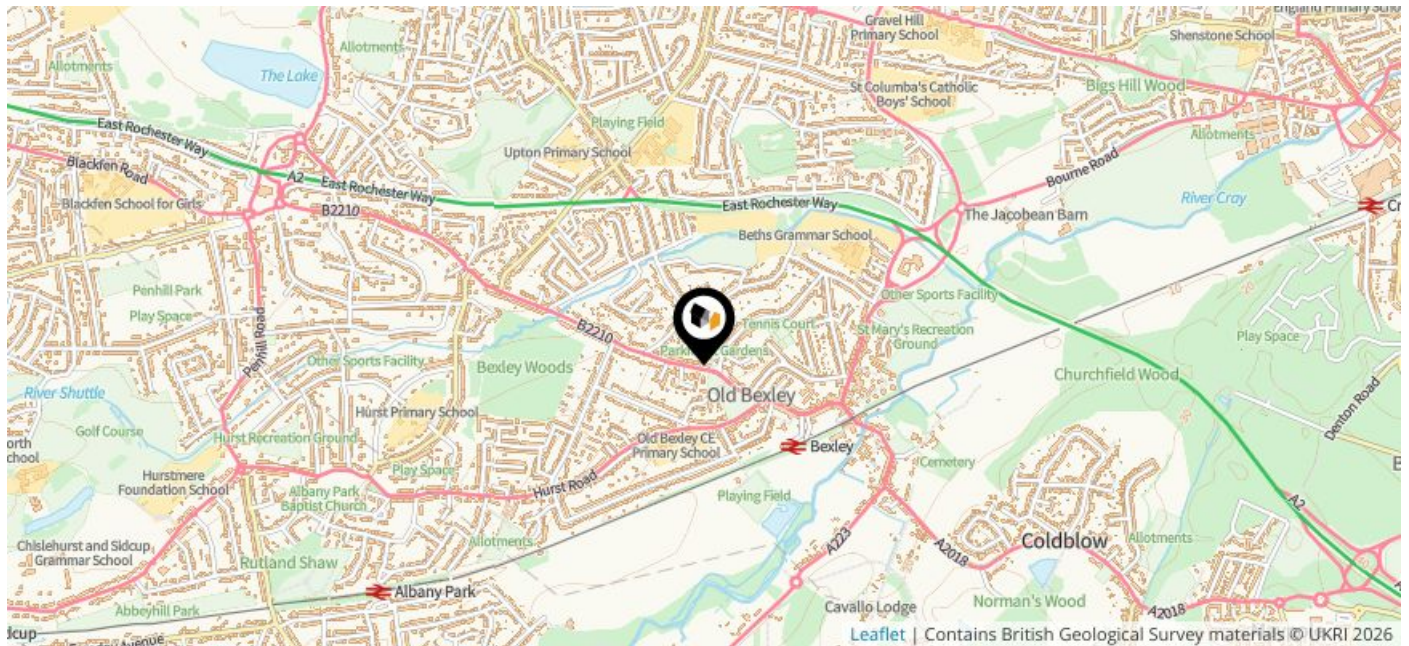
Terraced

+86.82%

Flat

+67.51%

This map displays nearby coal mine entrances and their classifications.



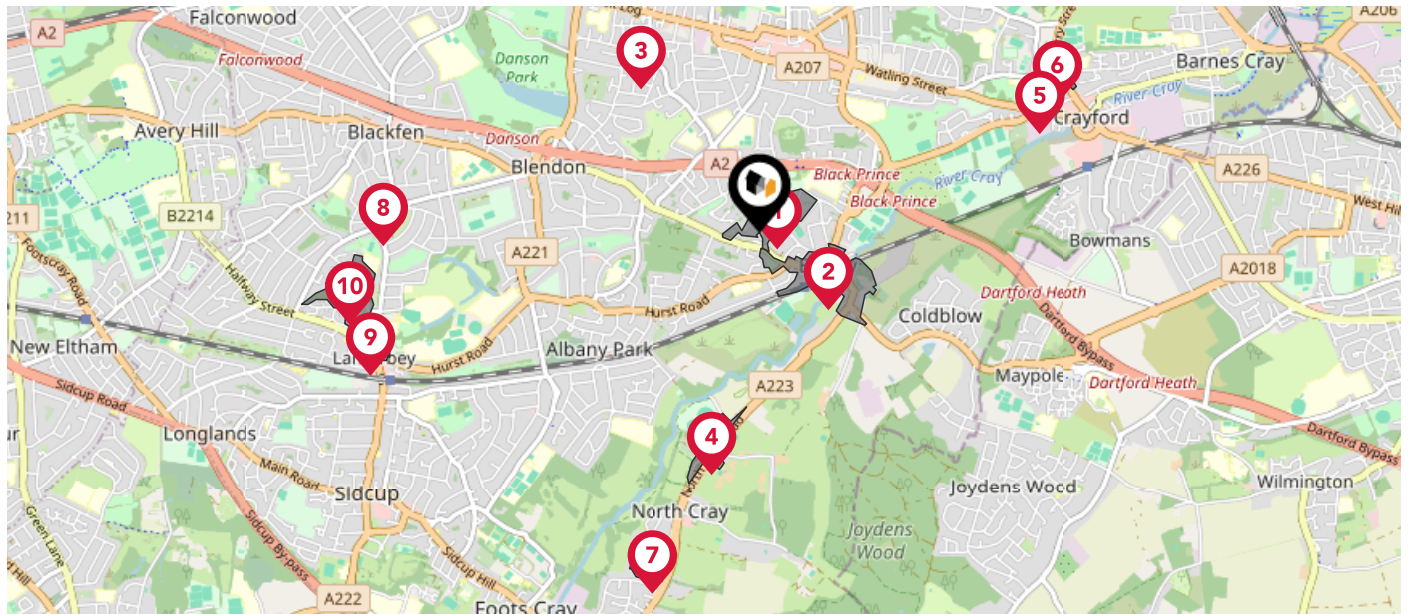
Mine Entry

- ✕ 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.



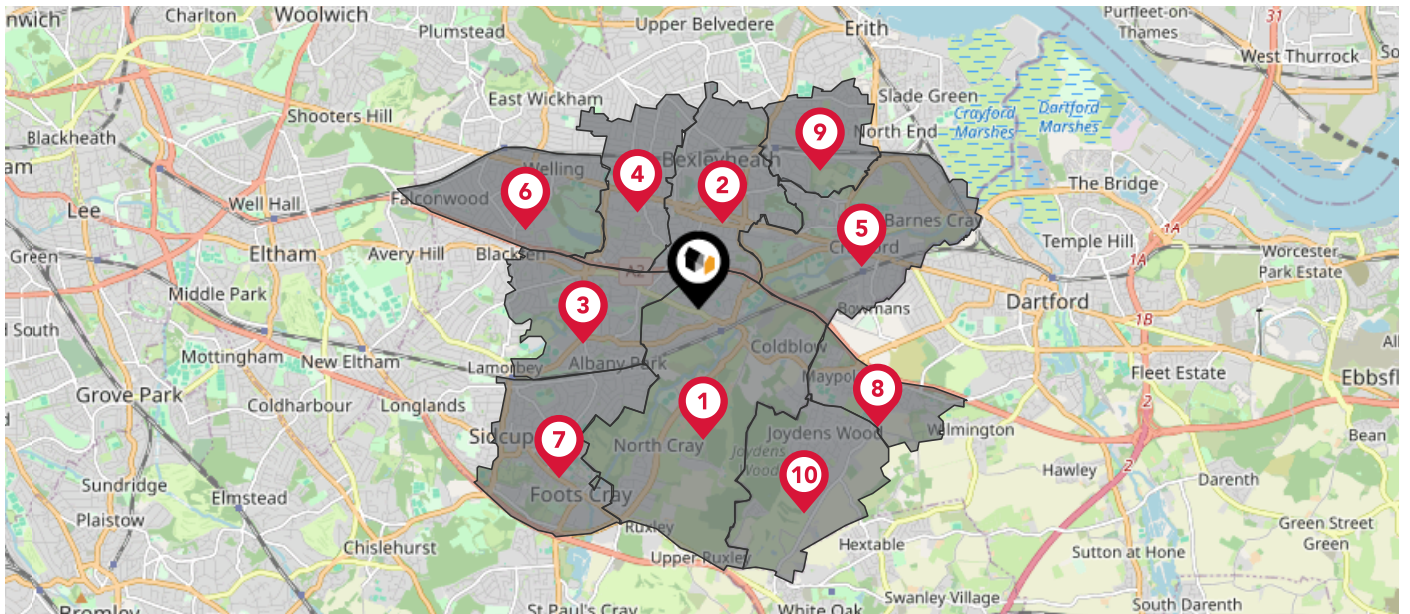
Nearby Conservation Areas

-  Parkhurst
-  Old Bexley
-  Red House Lane
-  North Cray Village
-  Star Hill
-  Iron Mill Lane
-  High Beeches
-  The Oval
-  Halfway Street
-  The Hollies

Maps

Council Wards

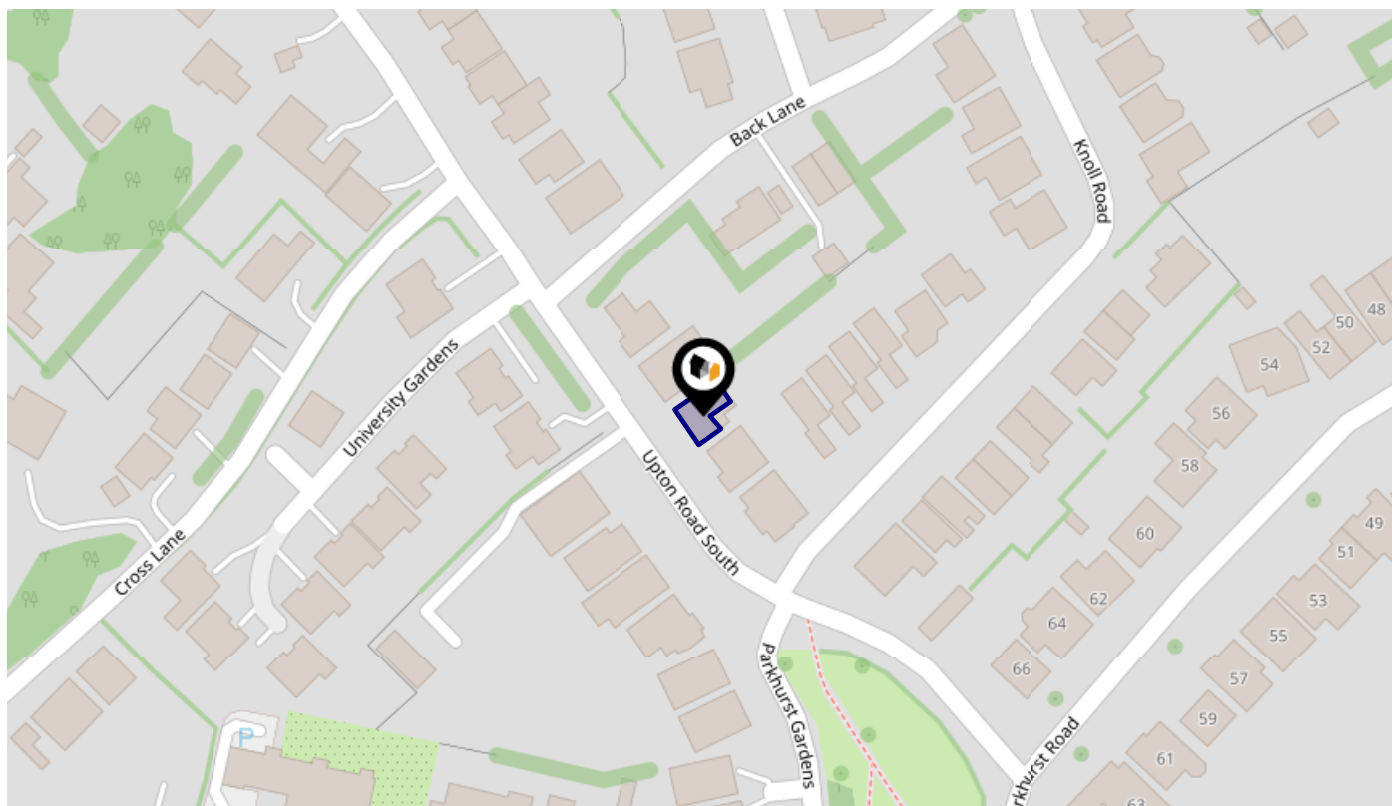
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 St. Mary's & St. James Ward
- 2 Bexleyheath Ward
- 3 Blendon & Penhill Ward
- 4 Crook Log Ward
- 5 Crayford Ward
- 6 Falconwood & Welling Ward
- 7 Sidcup Ward
- 8 Maypole & Leyton Cross Ward
- 9 Barnehurst Ward
- 10 Joyden's Wood 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.

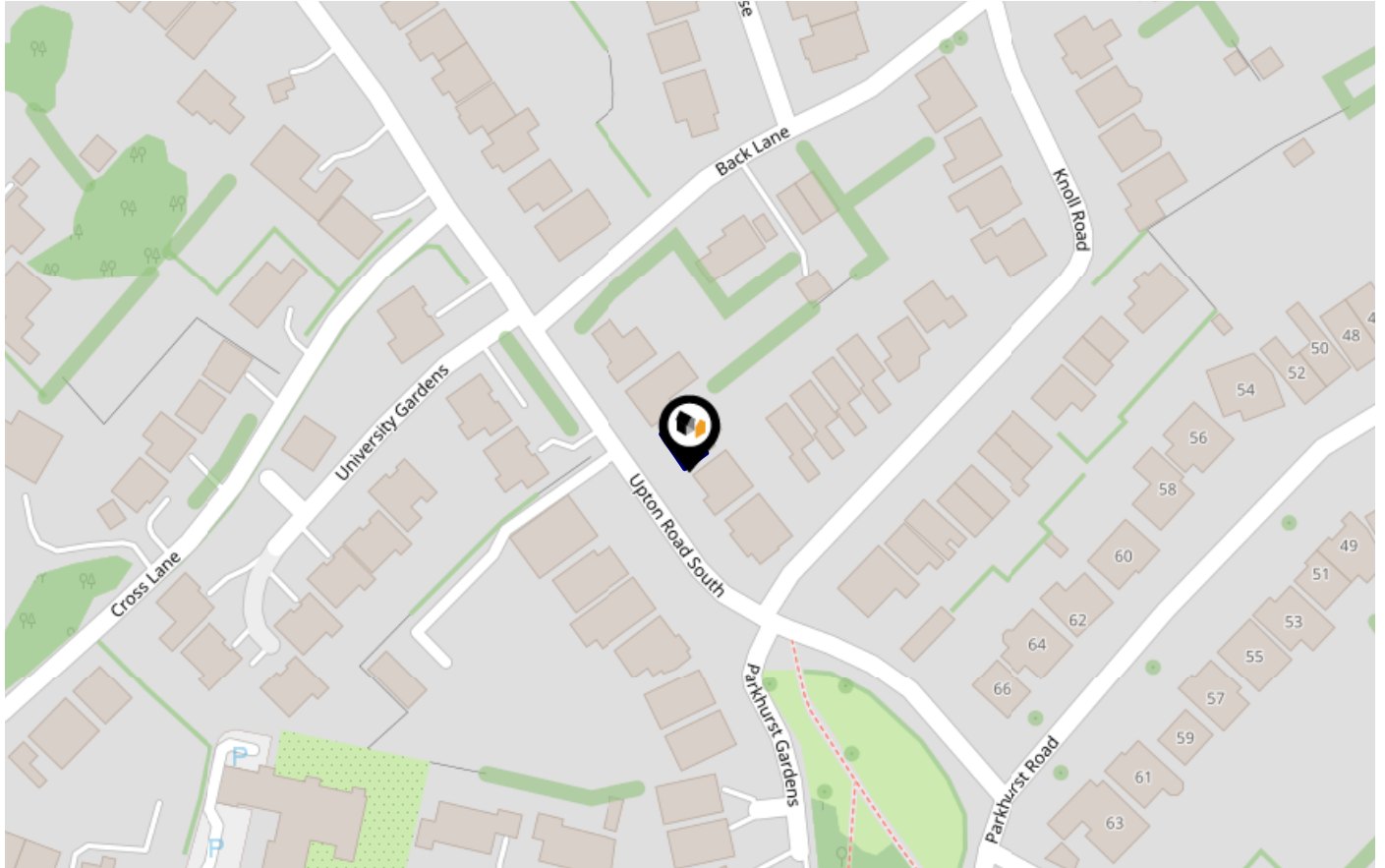
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

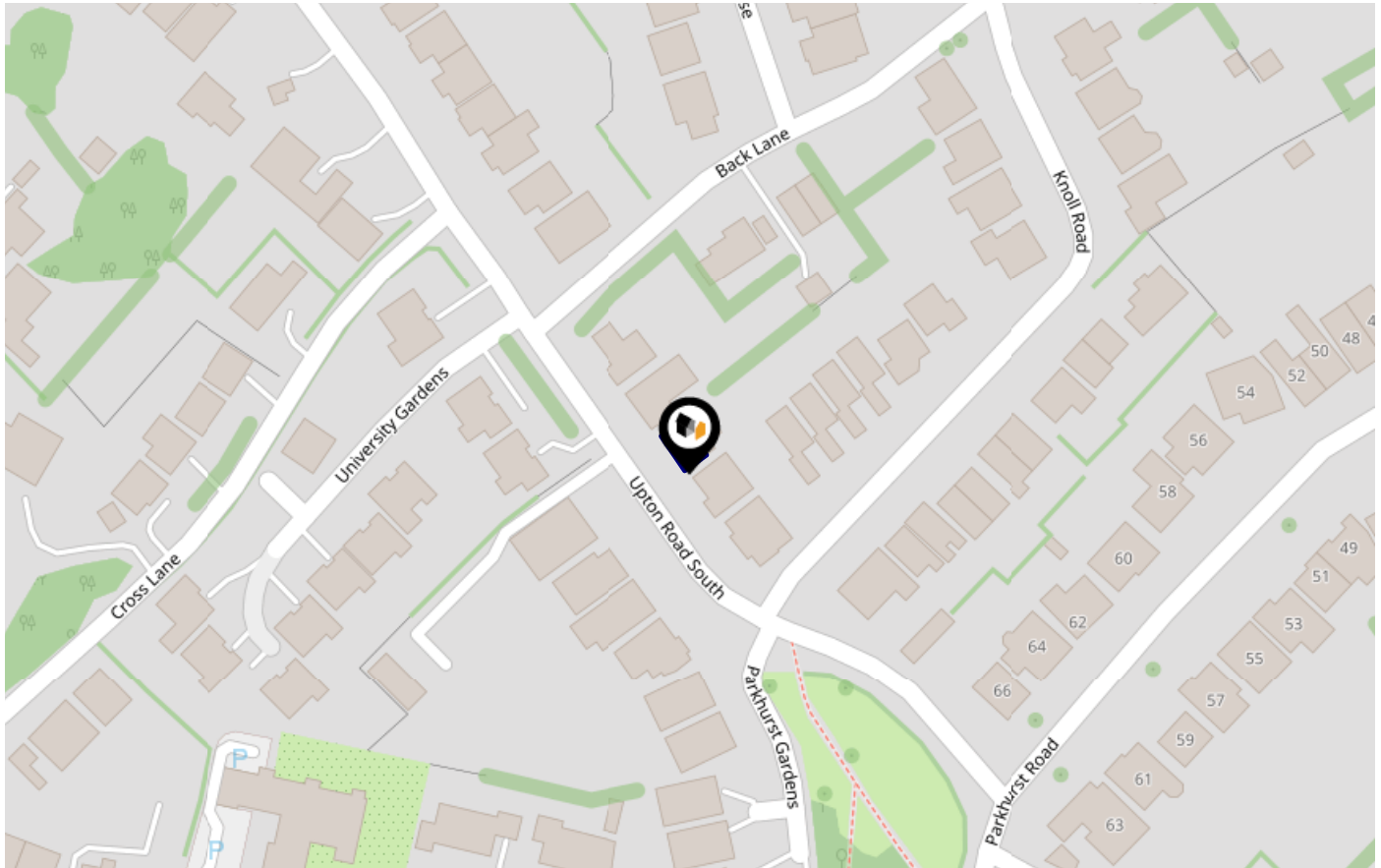
Chance of flooding to the following depths at this property:



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

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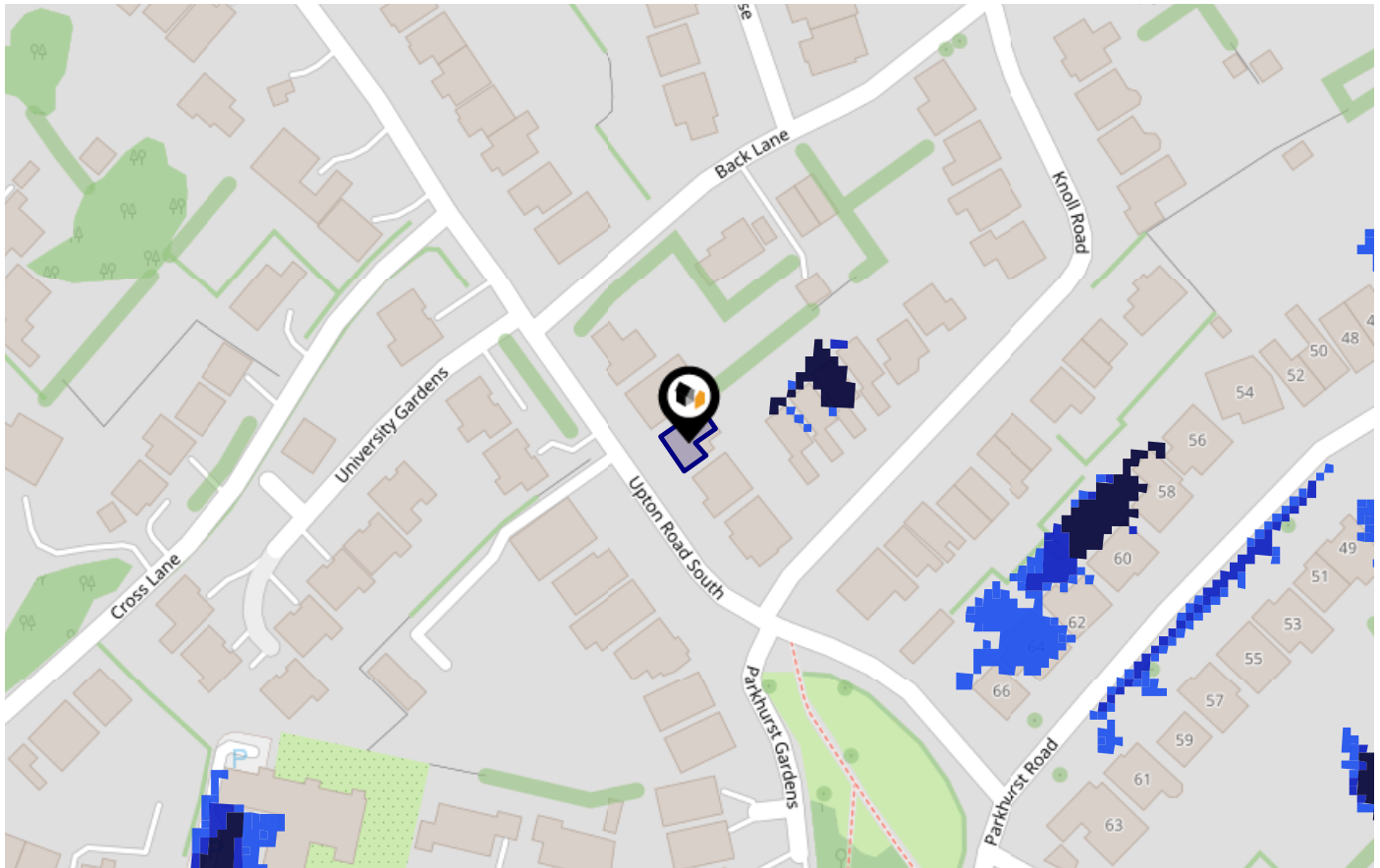
Chance of flooding to the following depths at this property:



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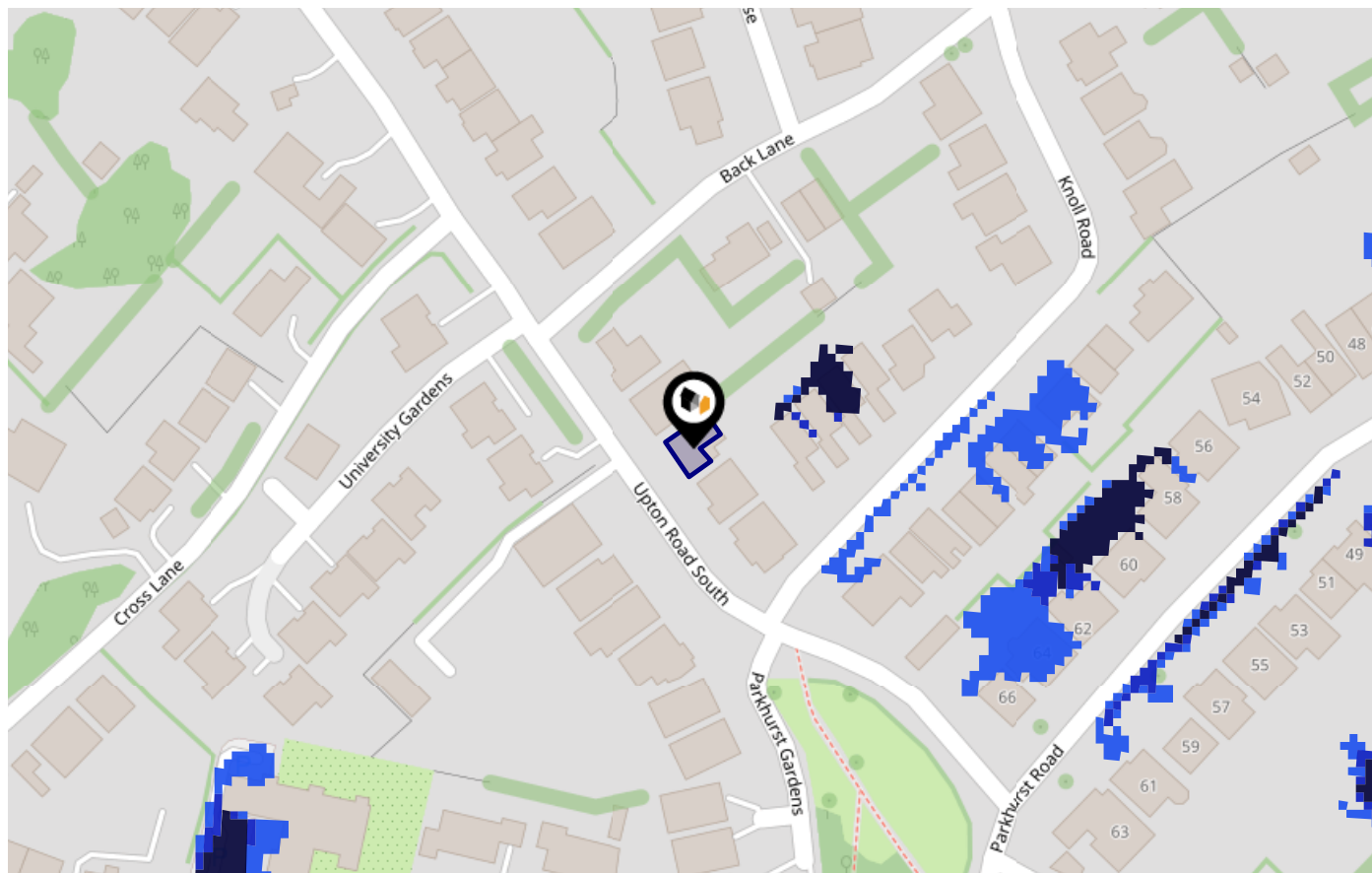
Chance of flooding to the following depths at this property:



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.

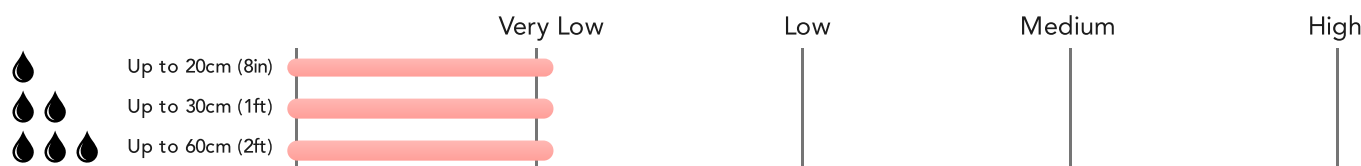


Risk Rating: **Very low**

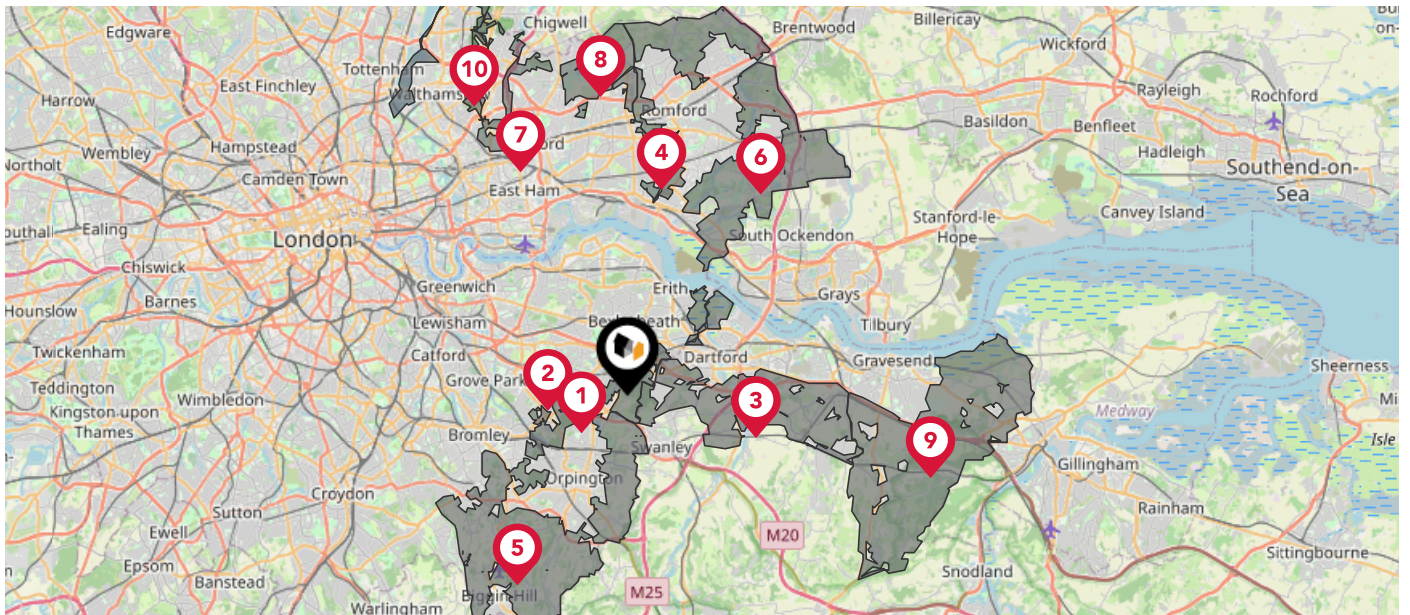
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



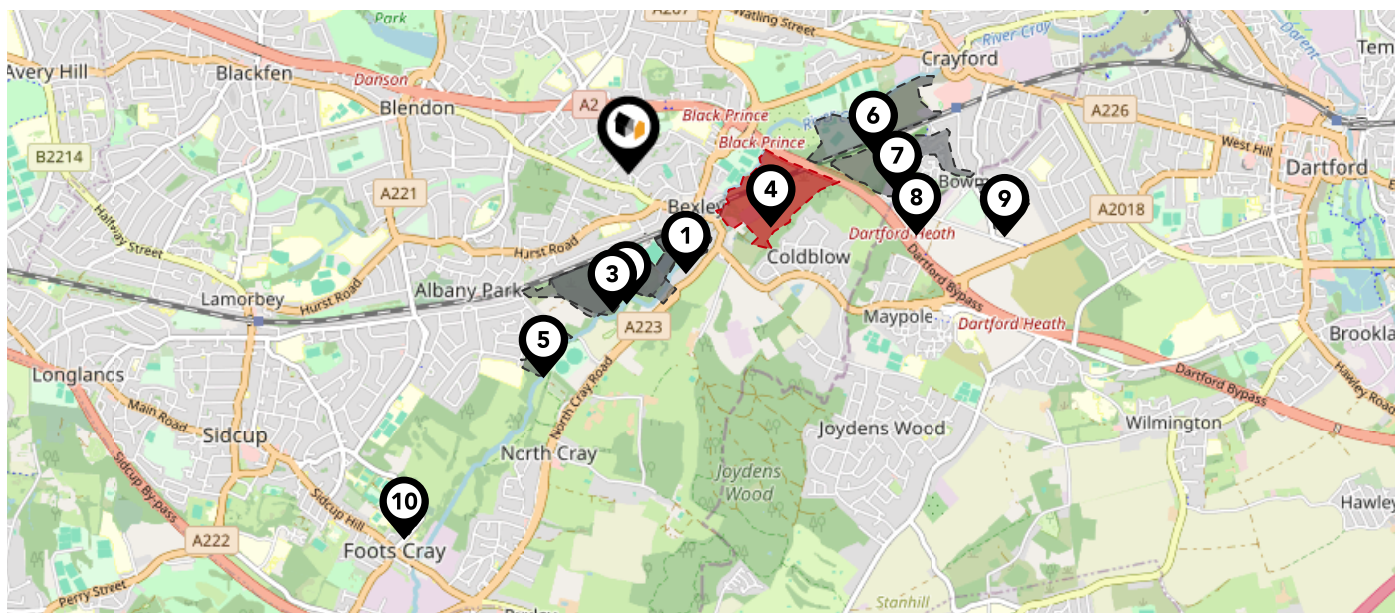
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Bexley
- 2 London Green Belt - Greenwich
- 3 London Green Belt - Dartford
- 4 London Green Belt - Barking and Dagenham
- 5 London Green Belt - Bromley
- 6 London Green Belt - Havering
- 7 London Green Belt - Newham
- 8 London Green Belt - Redbridge
- 9 London Green Belt - Gravesham
- 10 London Green Belt - Waltham Forest

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.



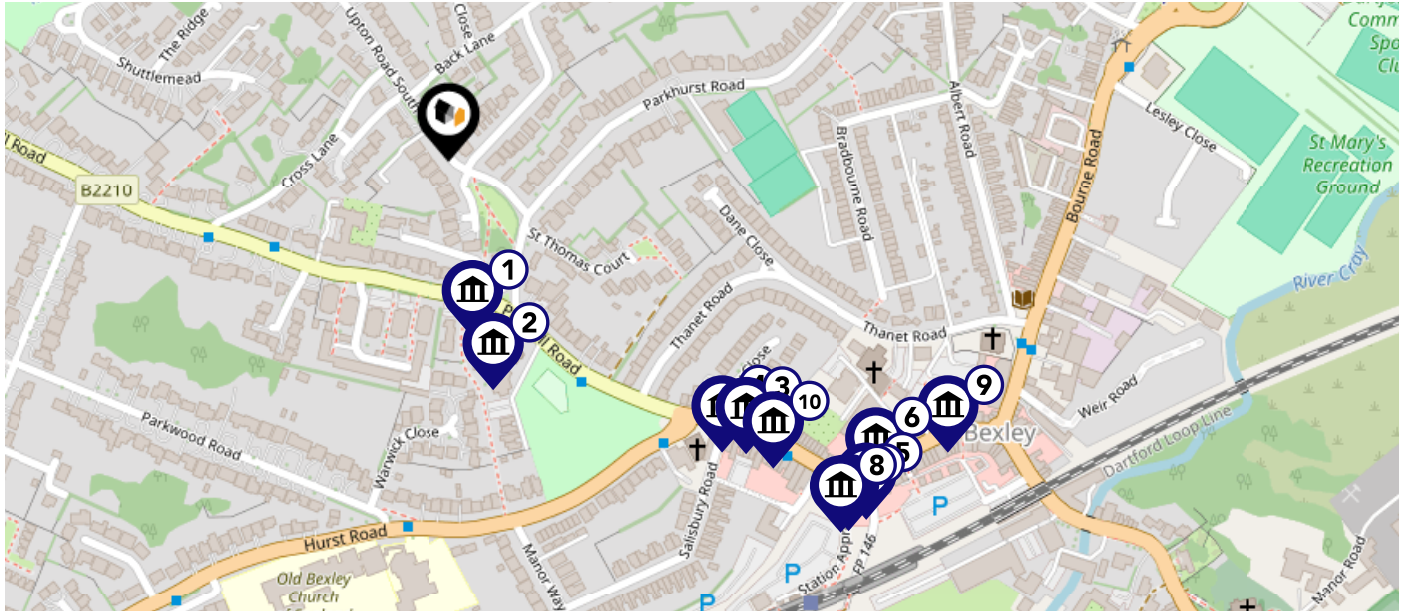
Nearby Landfill Sites











1	Bexley Backlands-Bexley, Kent	Historic Landfill
2	Mill Meadows-North Cray Road, Bexley, London	Historic Landfill
3	Upper College Farm-Bexley, Kent	Historic Landfill
4	EA/EPR/BP3694HA/A001	Active Landfill
5	Riverside Road-Riverside Road, North Cray	Historic Landfill
6	Maxim Road-Maxim Road, Crayford, Kent	Historic Landfill
7	Dougal Gun Club Site-Crayford, Kent	Historic Landfill
8	Old Rochester Way-Dartford, Kent	Historic Landfill
9	Bowmans-Bowmans Road, Dartford, Kent	Historic Landfill
10	Rectory Lane - Baugh Road-Sidcup, Kent	Historic Landfill

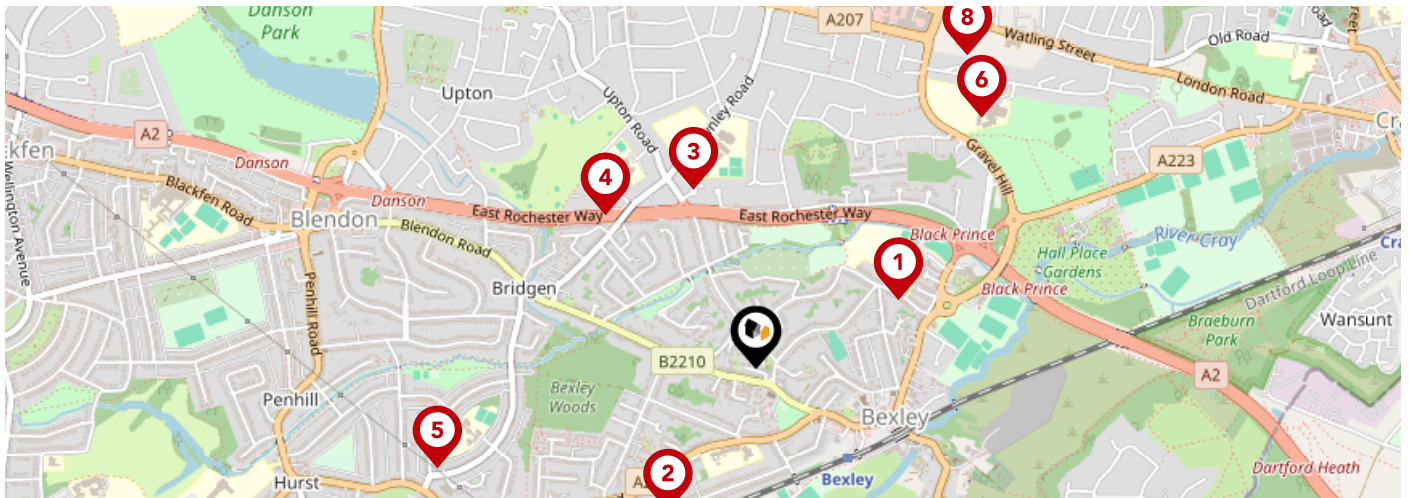
Maps









Listed Buildings

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

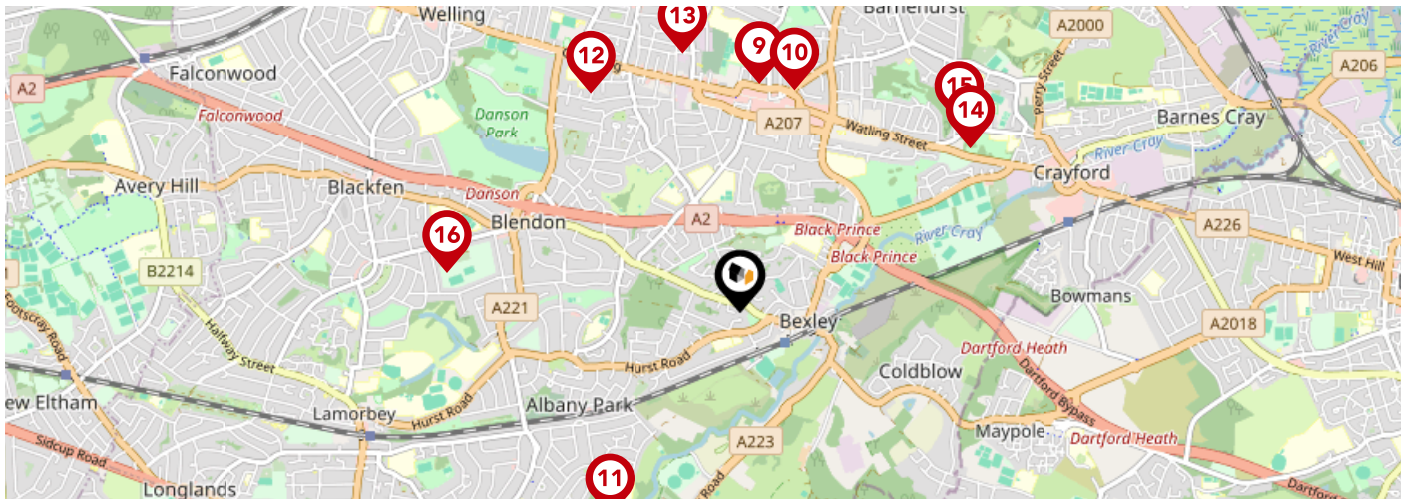










Listed Buildings in the local district		Grade	Distance
	1359433 - Pillar Box Beside Number 48 At Junction With Parkhurst Road	Grade II	0.1 miles
	1064199 - Parish Church Of St John The Evangelist	Grade II	0.1 miles
	1359376 - 7 And 9, Bexley High Street	Grade II	0.2 miles
	1064242 - 1 And 3, Bexley High Street	Grade II	0.2 miles
	1359379 - The Railway Tavern	Grade II	0.3 miles
	1359377 - 57 And 59, Bexley High Street	Grade II	0.3 miles
	1064246 - 34 And 36, Bexley High Street	Grade II	0.3 miles
	1064214 - K6 Telephone Kiosk	Grade II	0.3 miles
	1064244 - The King's Head Inn	Grade II	0.3 miles
	1064243 - Styleman's Almshouses	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
	Beths Grammar School Ofsted Rating: Good Pupils: 1672 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Bexley Church of England School Ofsted Rating: Good Pupils: 719 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Townley Grammar School Ofsted Rating: Outstanding Pupils: 1602 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Upton Primary School Ofsted Rating: Outstanding Pupils: 458 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hurst Primary School Ofsted Rating: Good Pupils: 666 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Columba's Catholic Boys' School Ofsted Rating: Good Pupils: 838 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gravel Hill Primary School Ofsted Rating: Good Pupils: 432 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's Catholic School Ofsted Rating: Good Pupils: 1039 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

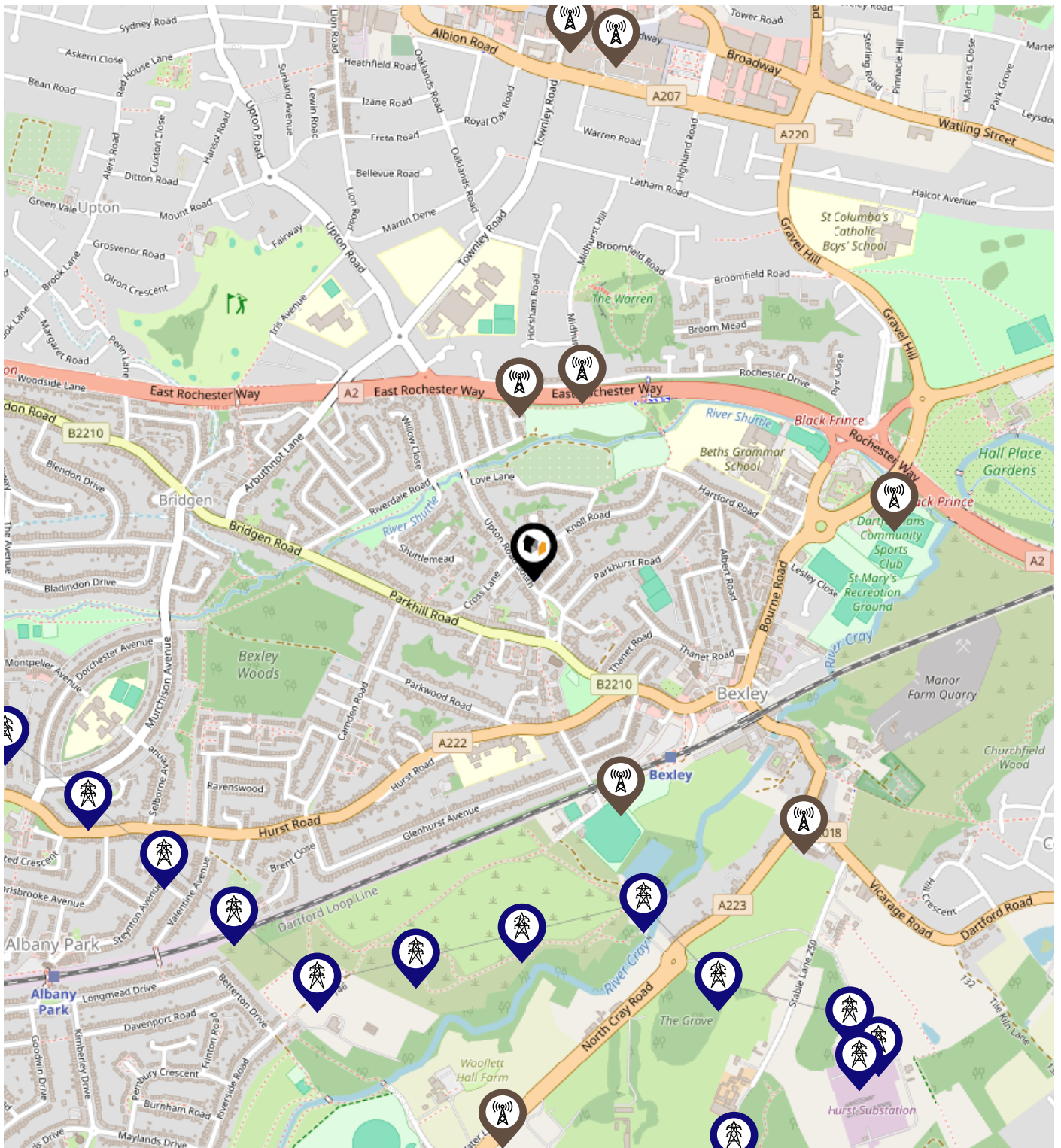
Area Schools





	Nursery	Primary	Secondary	College	Private
 Bexleyheath Academy Ofsted Rating: Good Pupils: 1394 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pelham Primary School Ofsted Rating: Good Pupils: 427 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Royal Park Primary Academy Ofsted Rating: Good Pupils: 354 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Crook Log Primary School Ofsted Rating: Good Pupils: 428 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Upland Primary School Ofsted Rating: Good Pupils: 475 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Endeavour Academy Bexley Ofsted Rating: Good Pupils: 82 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mayplace Primary School Ofsted Rating: Good Pupils: 629 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sherwood Park Primary School Ofsted Rating: Good Pupils: 306 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

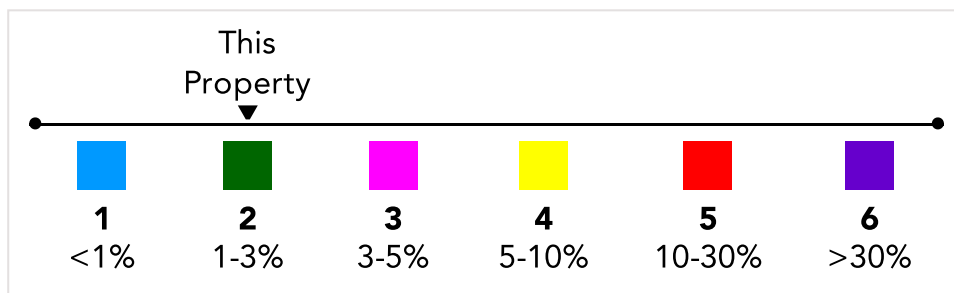
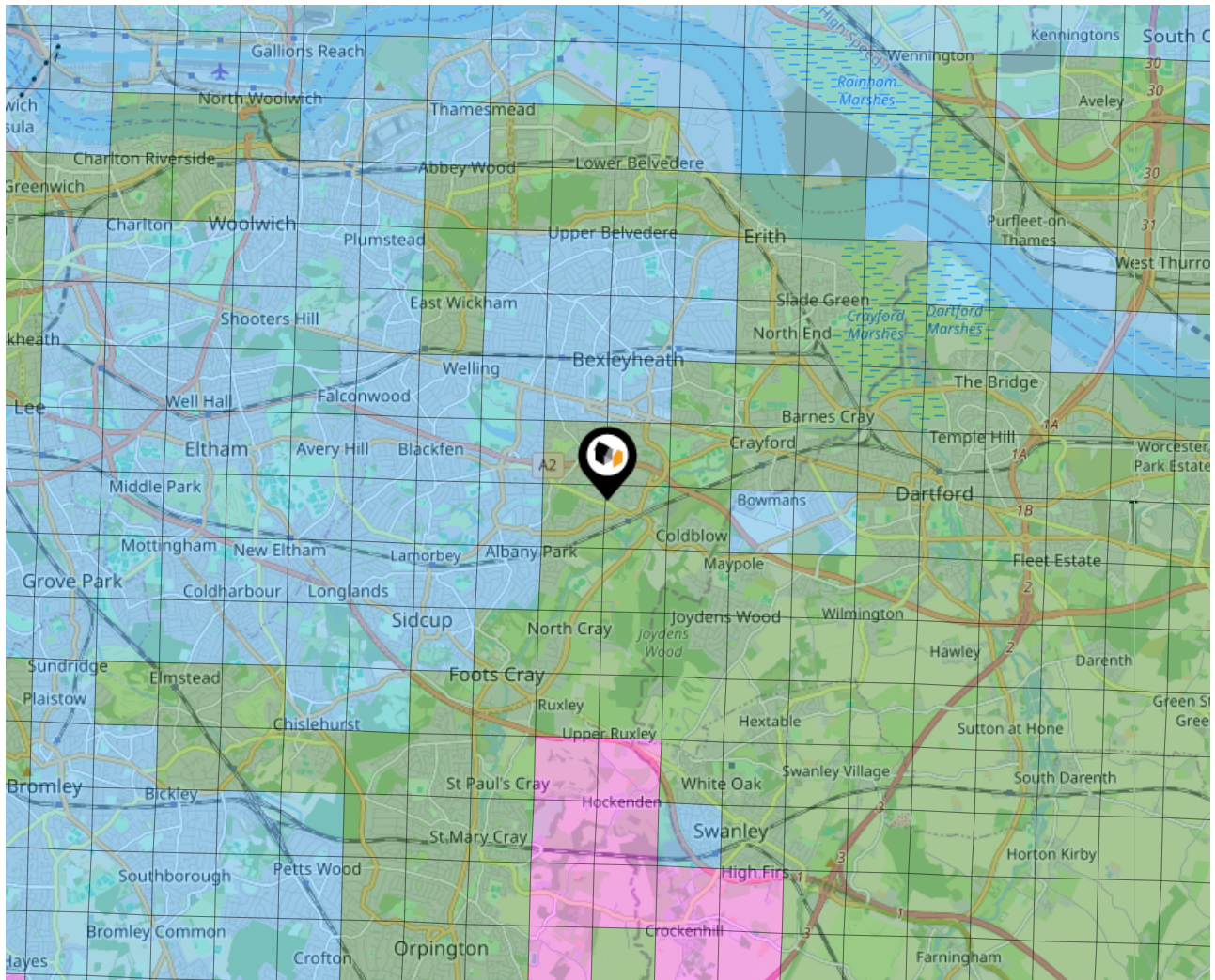


Key:

-  Power Pylons
-  Communication Masts

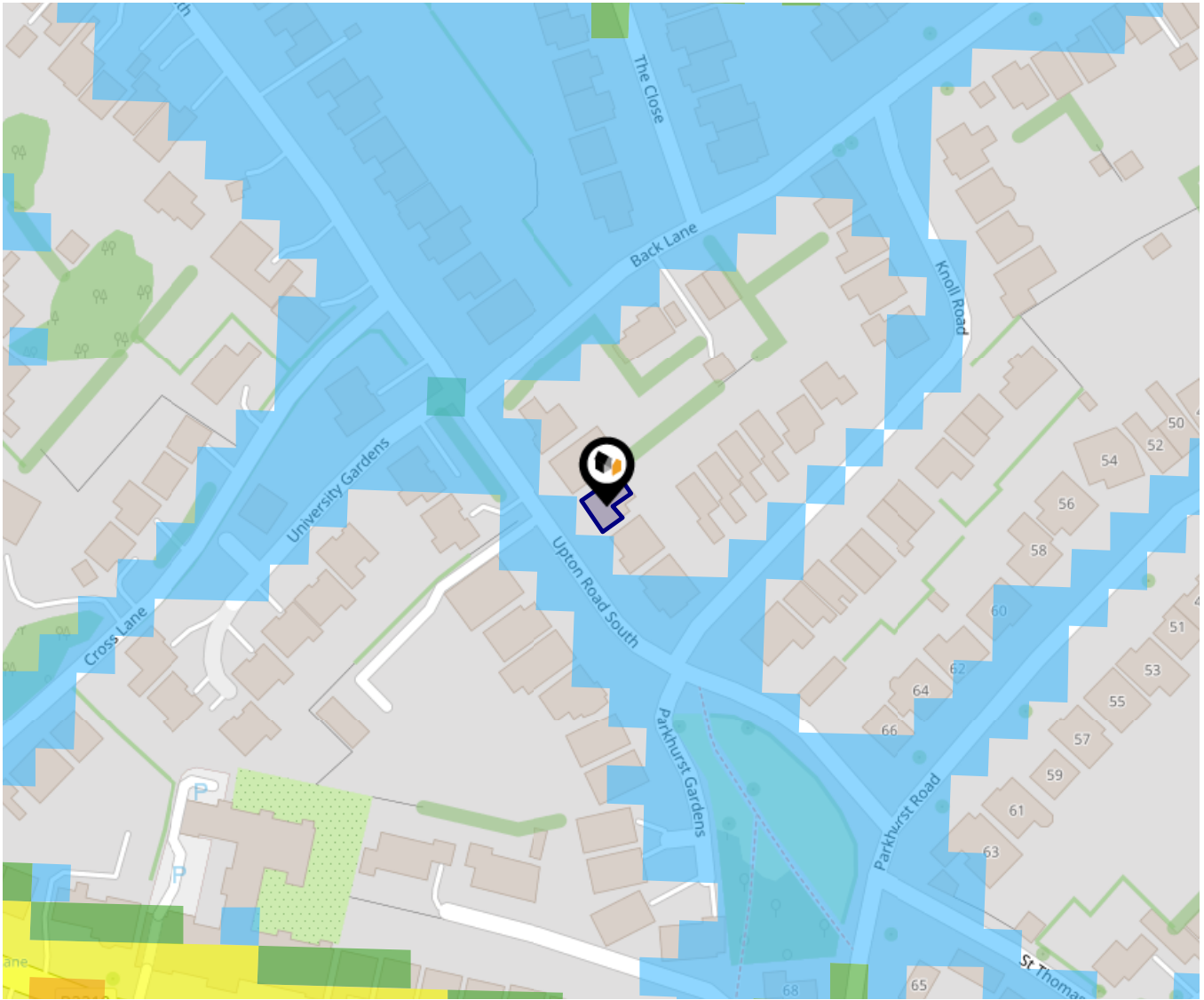
What is Radon?

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

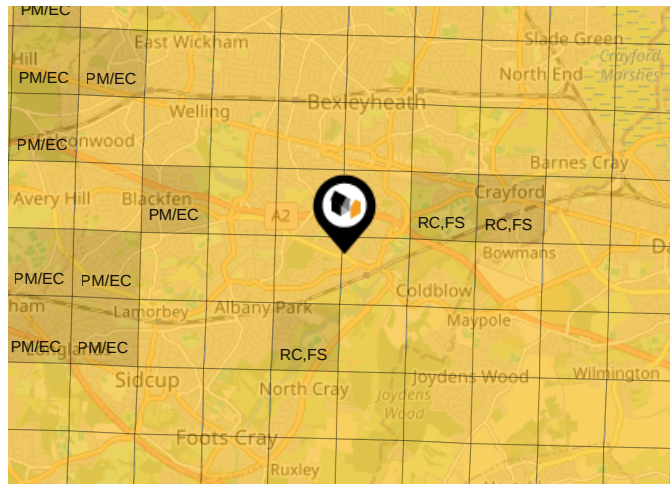


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

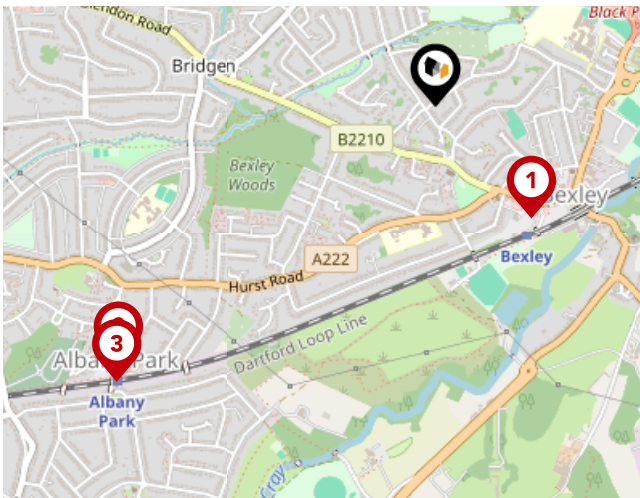


Primary Classifications (Most Common Clay Types)

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)



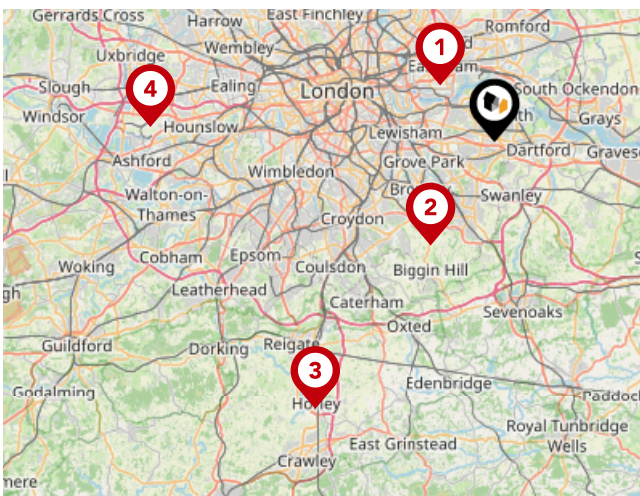
National Rail Stations

Pin	Name	Distance
1	Bexley	0.34 miles
2	Albany Park Station	0.94 miles
3	Albany Park Station	0.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	4.39 miles
2	M25 J2	4.29 miles
3	M25 J4	6.81 miles
4	M25 J31	6.25 miles
5	M25 J30	6.58 miles

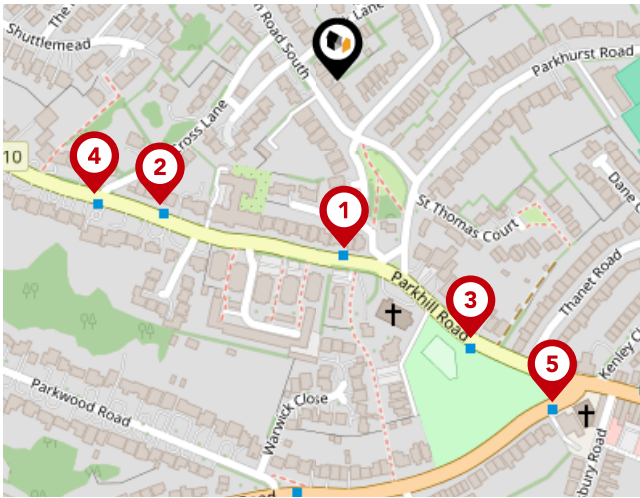


Airports/Helipads

Pin	Name	Distance
1	Silvertown	5.73 miles
2	Leaves Green	9.06 miles
3	Gatwick Airport	23.95 miles
4	Heathrow Airport Terminal 4	25.49 miles

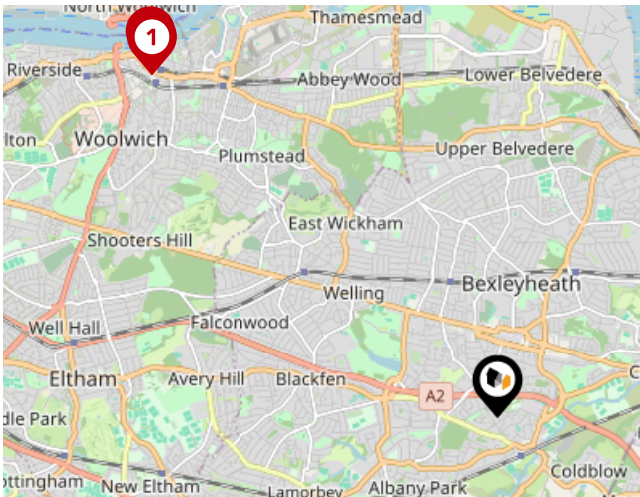
Area

Transport (Local)



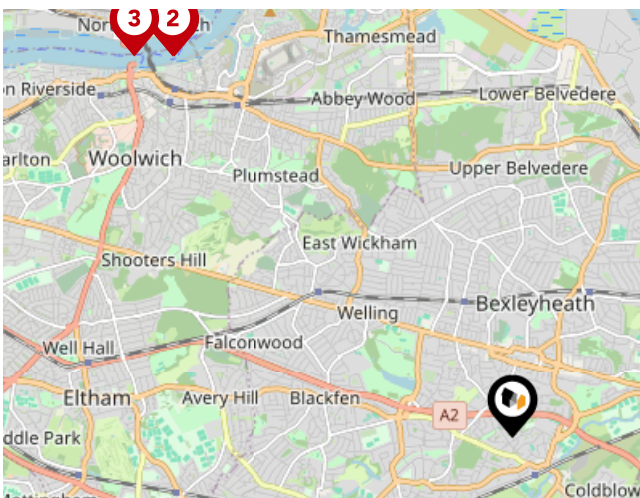
Bus Stops/Stations

Pin	Name	Distance
1	Parkhurst Road	0.1 miles
2	Cross Lane	0.13 miles
3	Bexley War Memorial	0.17 miles
4	Cross Lane	0.15 miles
5	Bexley War Memorial	0.22 miles



Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	4.49 miles
2	Woolwich Arsenal DLR	4.51 miles
3	Woolwich Arsenal DLR	4.55 miles



Ferry Terminals

Pin	Name	Distance
1	Woolwich Arsenal Pier	4.71 miles
2	Woolwich Royal Arsenal Pier	4.71 miles
3	Woolwich Ferry South Pier	4.96 miles



NEIL JOHNSON PROPERTY AGENTS

Neil Johnson Property Agents is a distinguished independent firm dedicated to providing personalised and expert property services. With a rich background in the property industry dating back to 2001, I have assisted hundreds, if not thousands, of individuals in moving to their ideal homes. Drawing upon years of experience and in-depth knowledge of the market, I have established my own company with a steadfast commitment to easing the often-daunting process of moving.

Testimonial 1



Neil has been an absolute star - he takes the time to explain his services and what you may need to do to your home prior to putting it on the market, in order to maximise the sale price. He is trustworthy, hugely experienced and an excellent communicator. I wouldn't hesitate to recommend him to family and friends.

Testimonial 2



Neil acted for me on the potential sale of my house. I found him professional, informative and very supportive. Excellent communication and works hard to achieve your requirements. Would not hesitate to use him again or recommend him to potential sellers.

Testimonial 3



I found Neil very professional, keeping in contact with me updating me on progress and willing to go the extra mile. Nothing was too much trouble. Highly recommend him.

Testimonial 4



A well deserved 5 stars. Neil helped with the purchase of our new house. We were kept well informed thought out, he even chased the estate agents selling our house to give me the much needed updates i was not getting and was the main person pushing the chain through. I wish we used him to sell our house. We have recommended Neil to two others, who are now selling their properties through him. Definitely would recommended.

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by NEIL JOHNSON PROPERTY AGENTS and therefore no warranties can be given as to their good working order.

NEIL JOHNSON PROPERTY AGENTS

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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