



NEIL JOHNSON

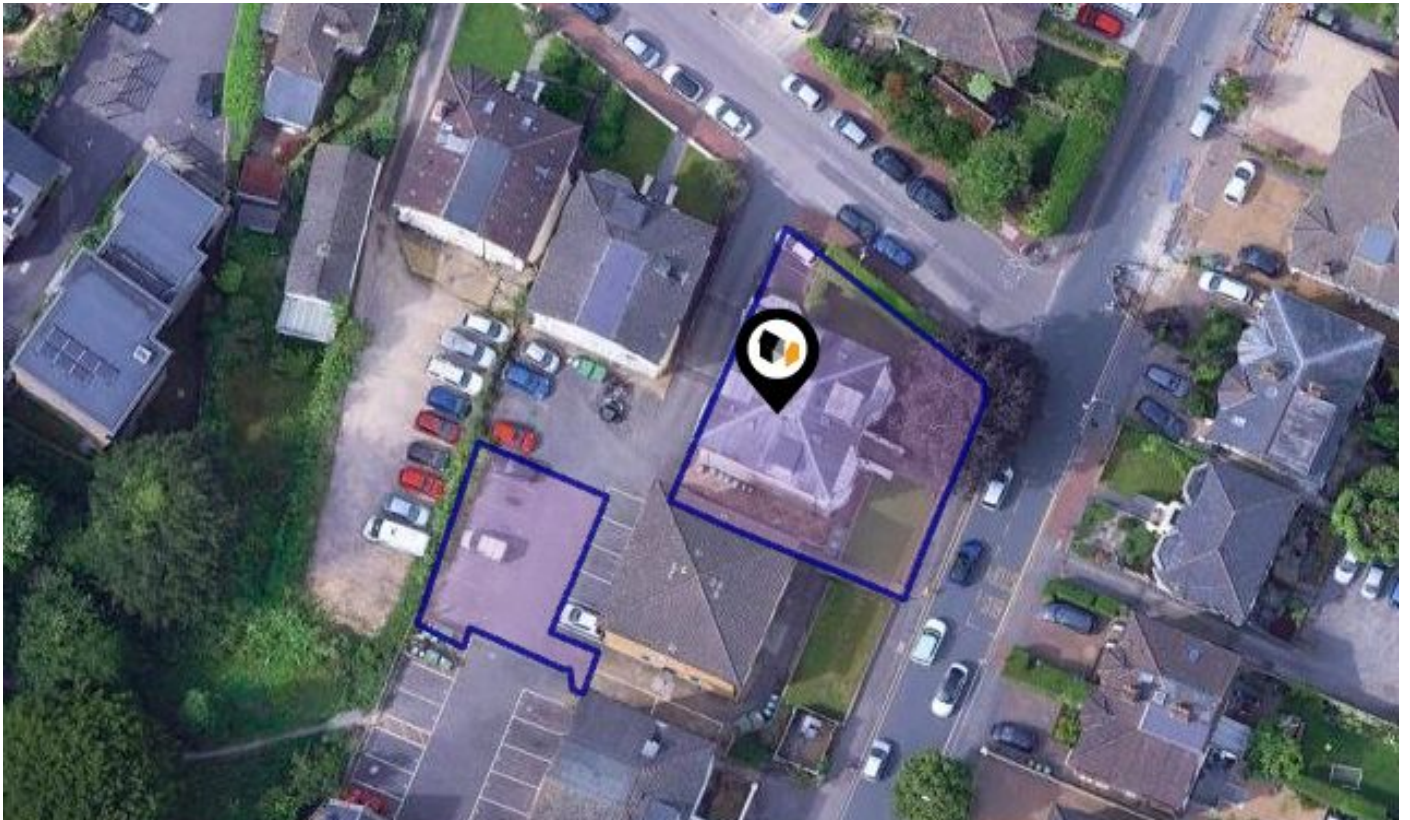
INDEPENDENT SELLING AND
BUYING PROPERTY AGENTS



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 23rd March 2026



**GROSVENOR COURT, 55, UPPER GROSVENOR ROAD,
TUNBRIDGE WELLS, TN1**

NEIL JOHNSON PROPERTY AGENTS

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

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Property

| | | | |
|-------------------------|-------------------|----------------|----------|
| Type: | Flat / Maisonette | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Plot Area: | 0.17 acres | | |
| Year Built : | Before 1900 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,565 | | |
| Title Number: | K744636 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|--------------------|
| 17 mb/s | 80 mb/s | 330 mb/s |
| | | |

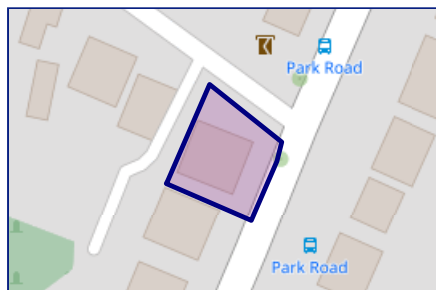
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

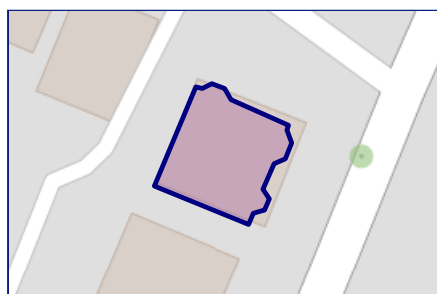


Freehold Title Plan



K744636

Leasehold Title Plan



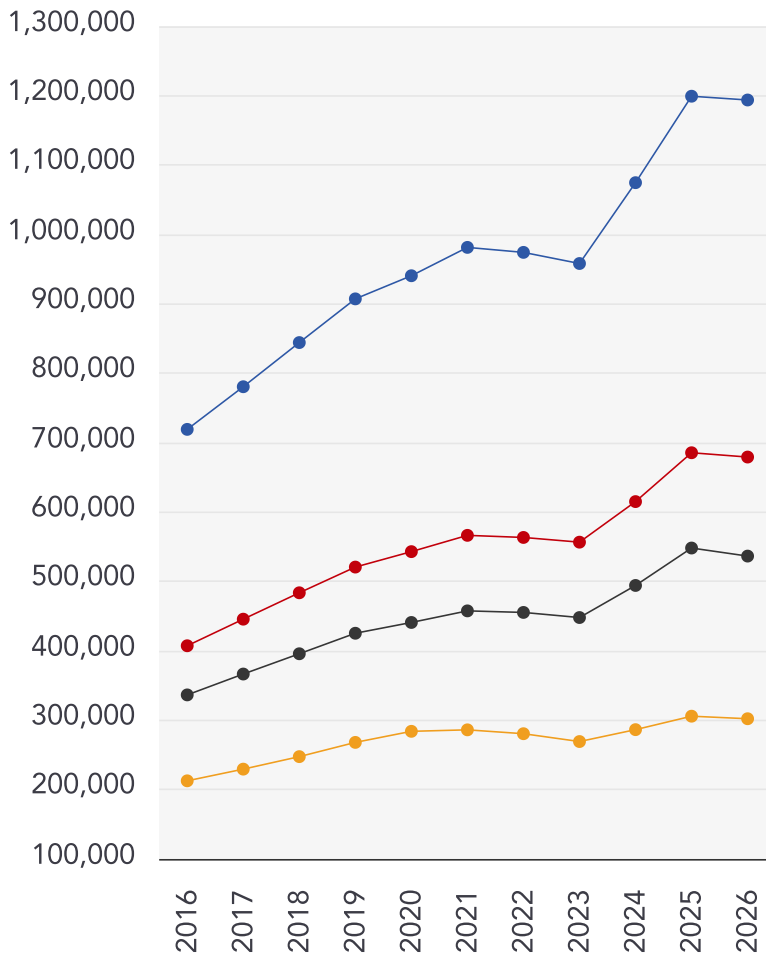
K838302

Start Date: 27/03/2002
End Date: 25/03/2127
Lease Term: 125 years from 25 March 2002
Term Remaining: 101 years

Market

House Price Statistics

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.



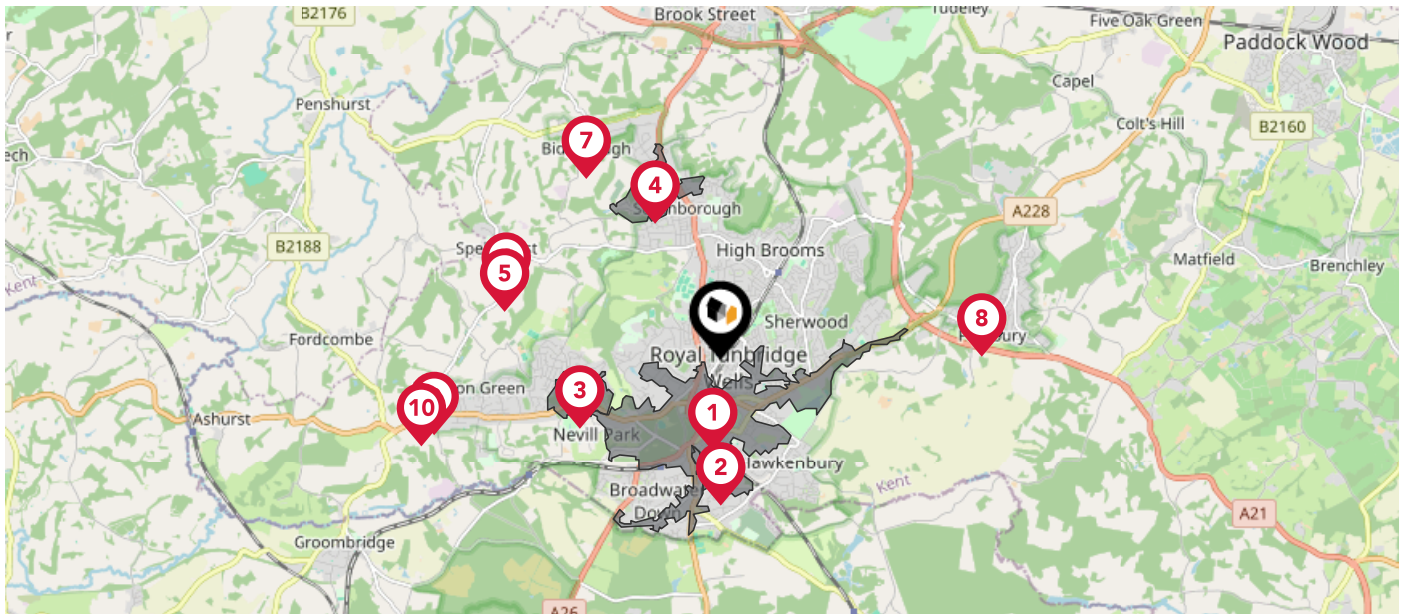
Mine Entry

- ✕ 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.



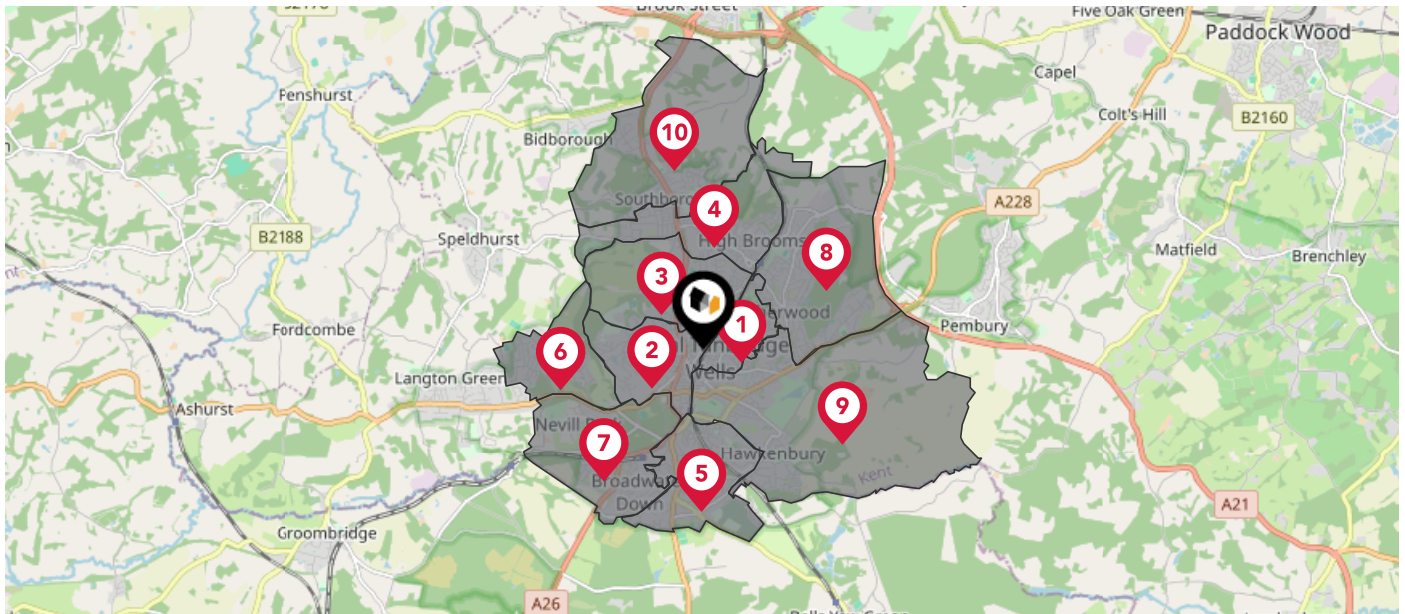
Nearby Conservation Areas

-  Tunbridge Wells Conservation Area
-  Madeira Park & Warwick Park Conservation Area
-  Rusthall Conservation Area
-  Southborough Conservation Area
-  Speldhurst Conservation Area
-  Speldhurst Conservation Area
-  Bidborough Conservation Area
-  Pembury Conservation Area
-  Langton Green Conservation Area
-  Langton Green Conservation Area

Maps

Council Wards

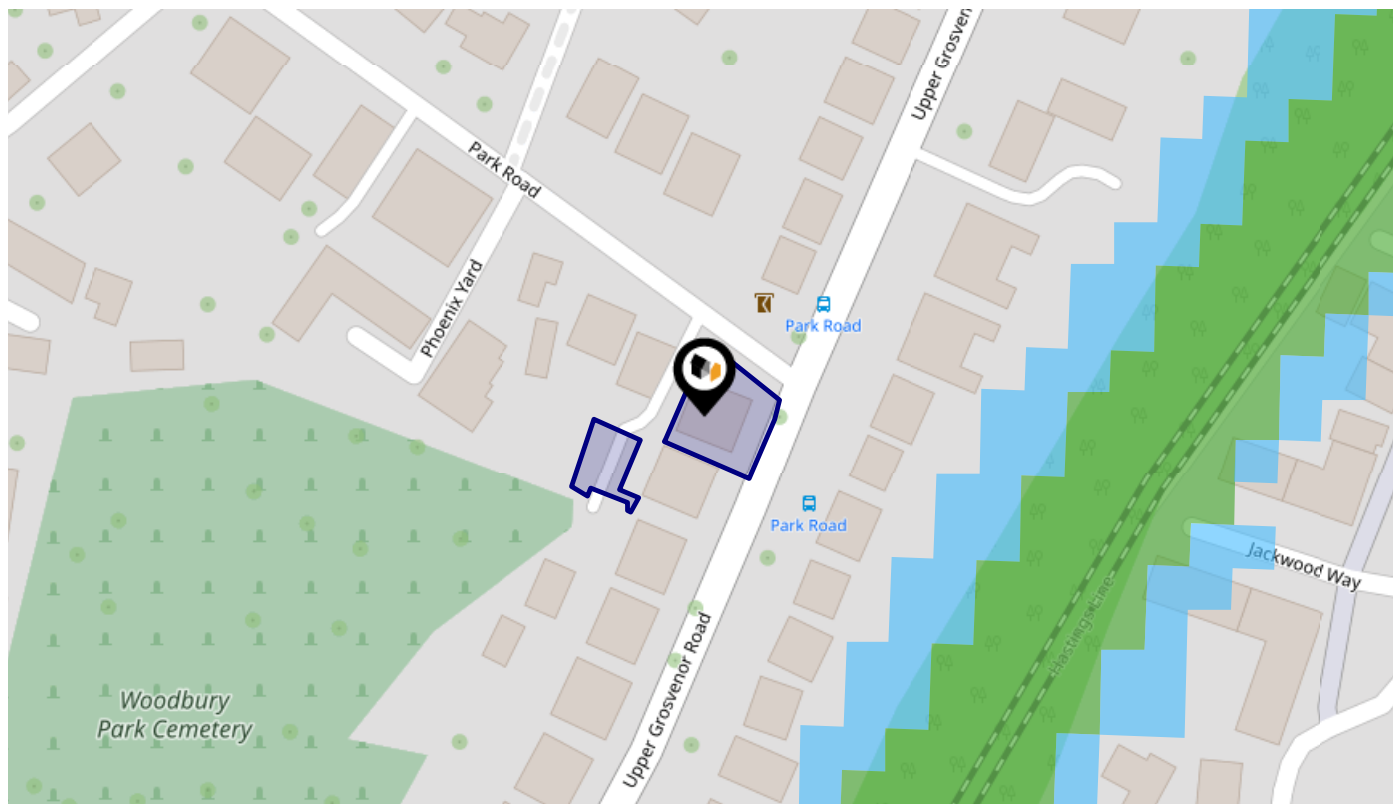
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

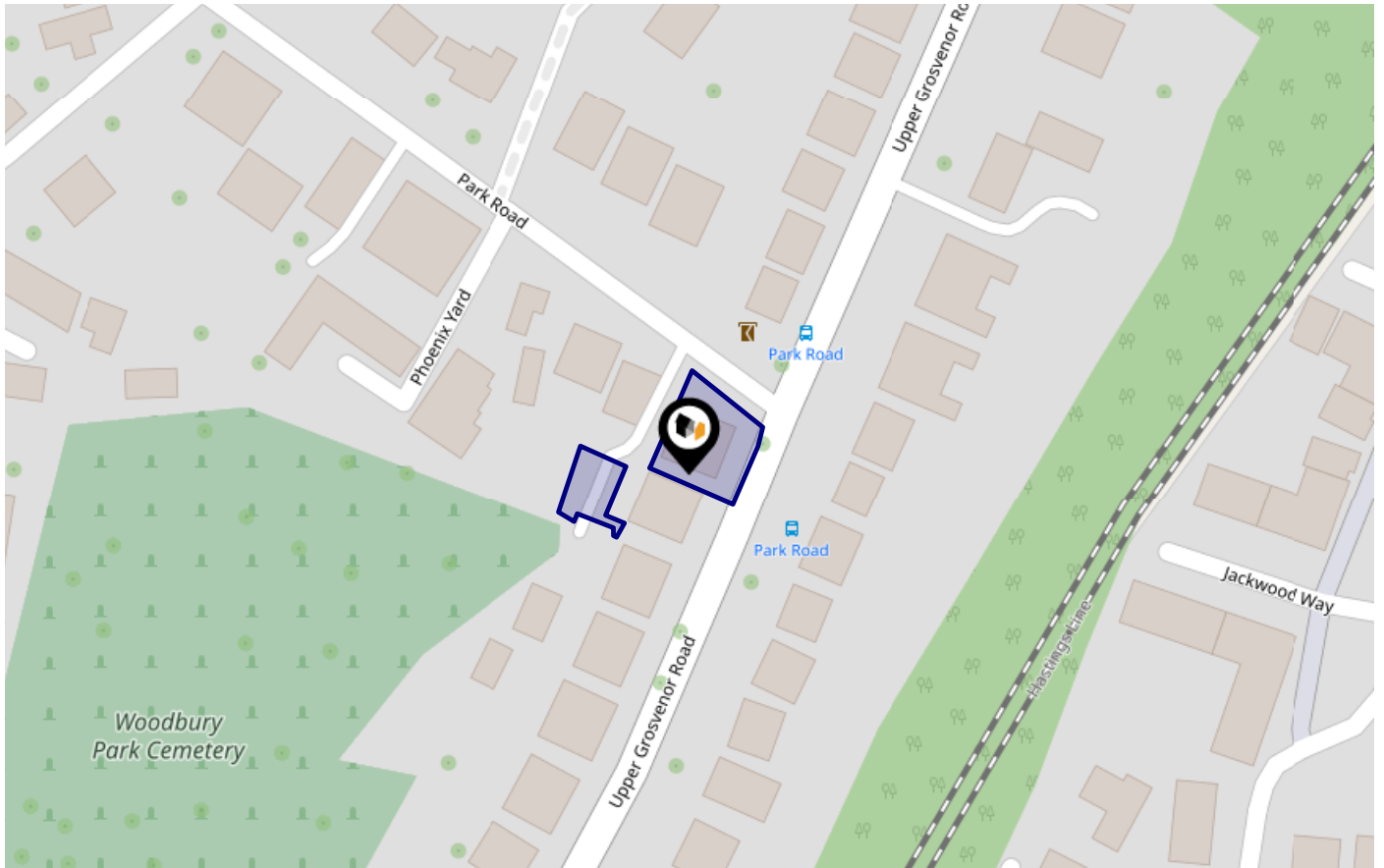
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---|
| 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.

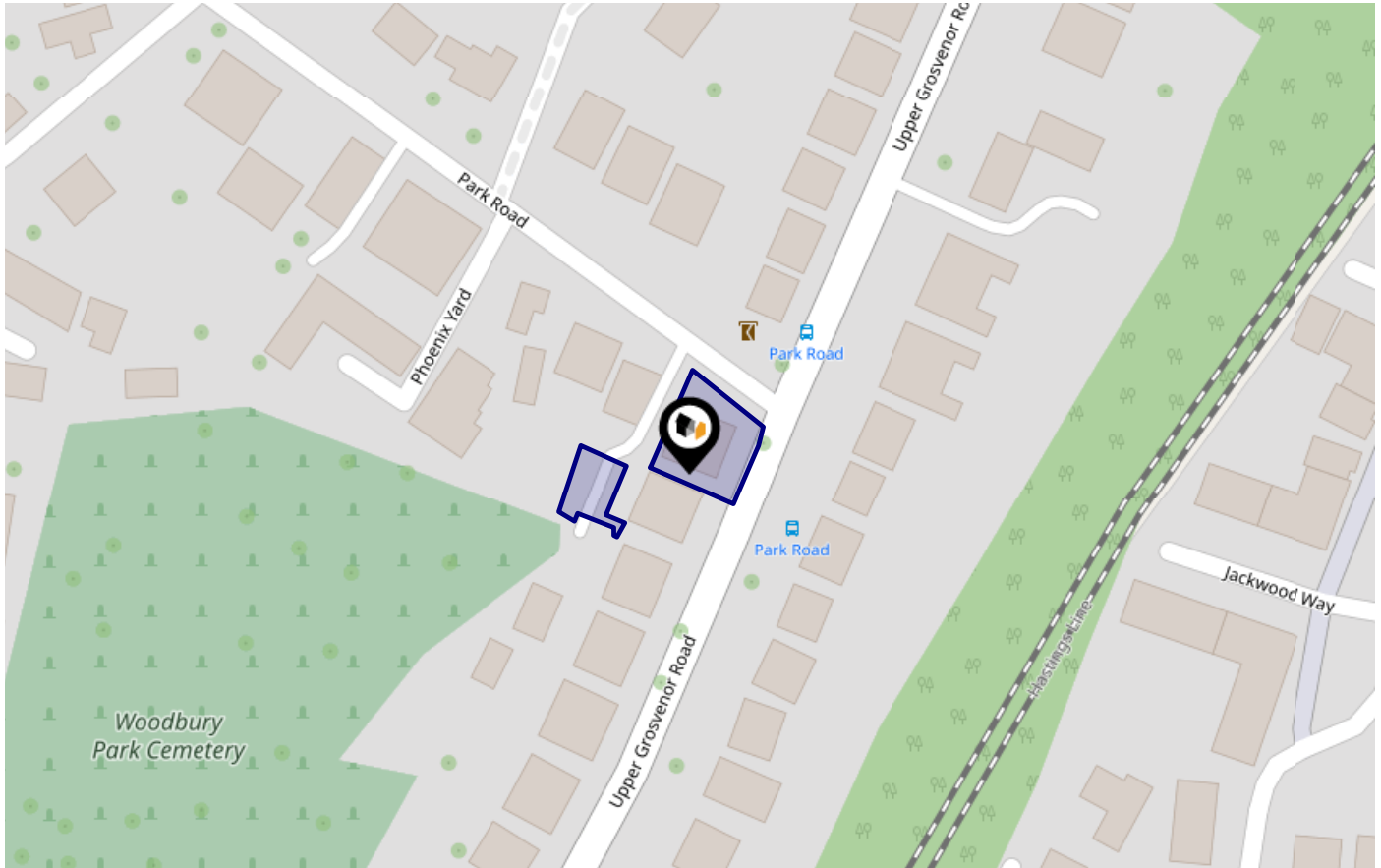
Chance of flooding to the following depths at this property:



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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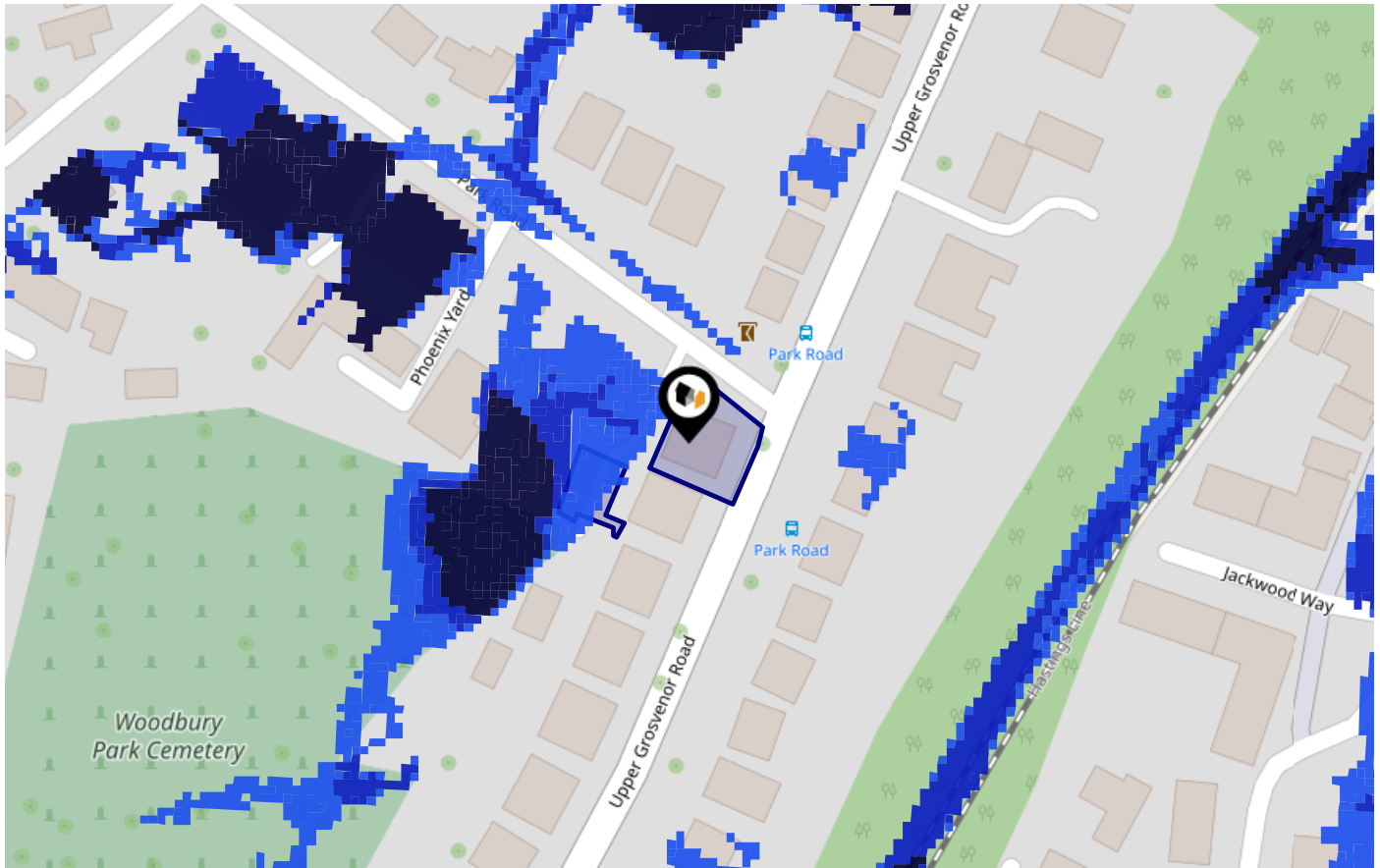
Chance of flooding to the following depths at this property:



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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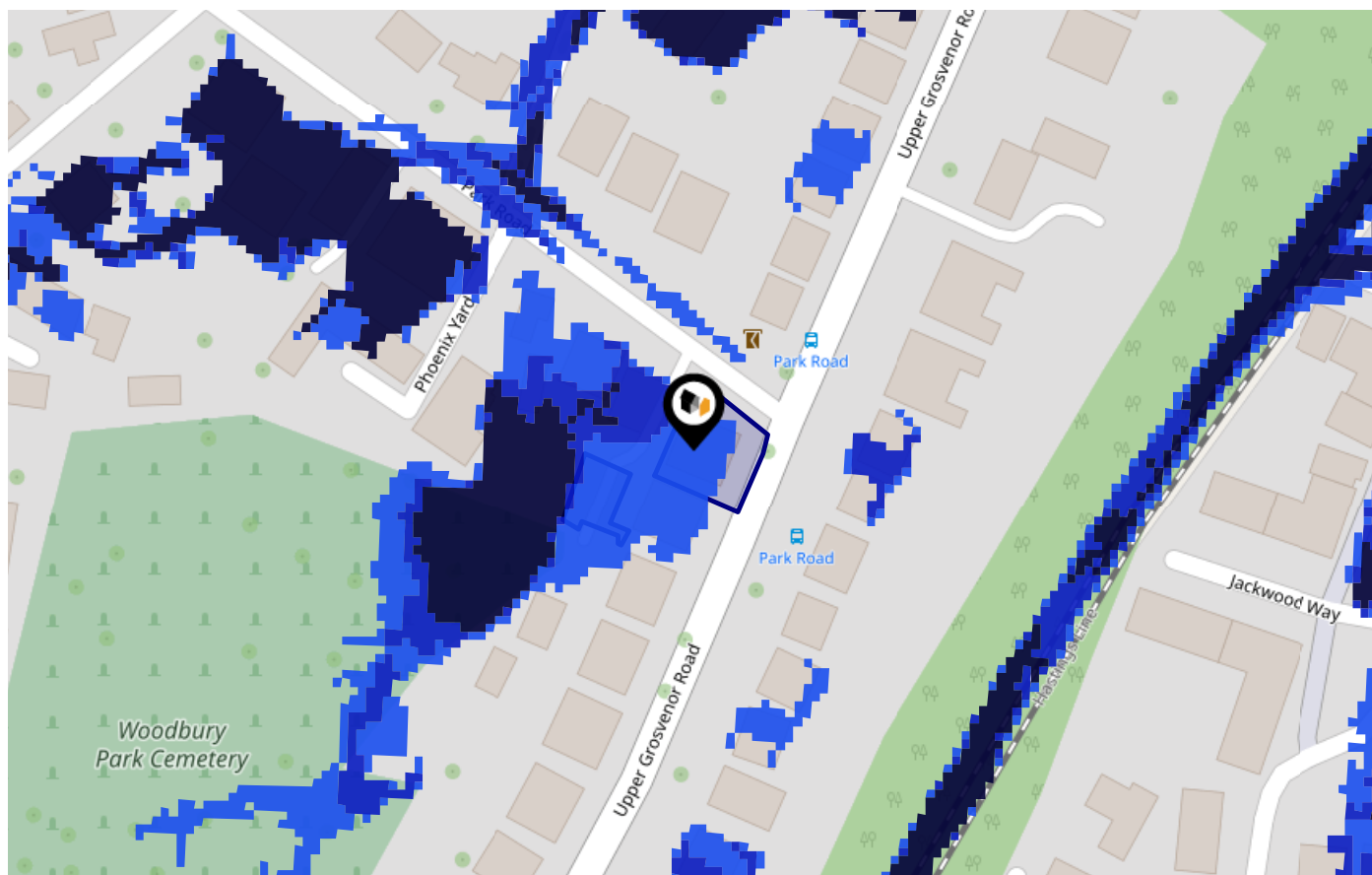
Chance of flooding to the following depths at this property:



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.

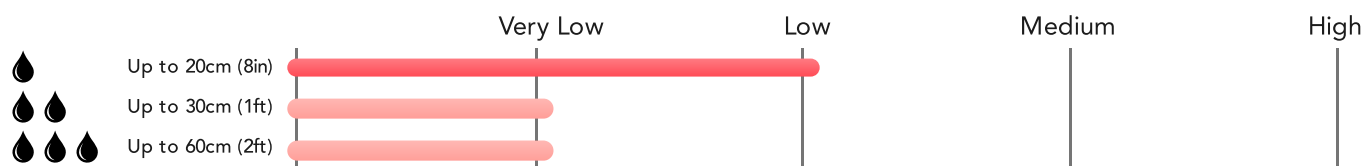


Risk Rating: Low

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.

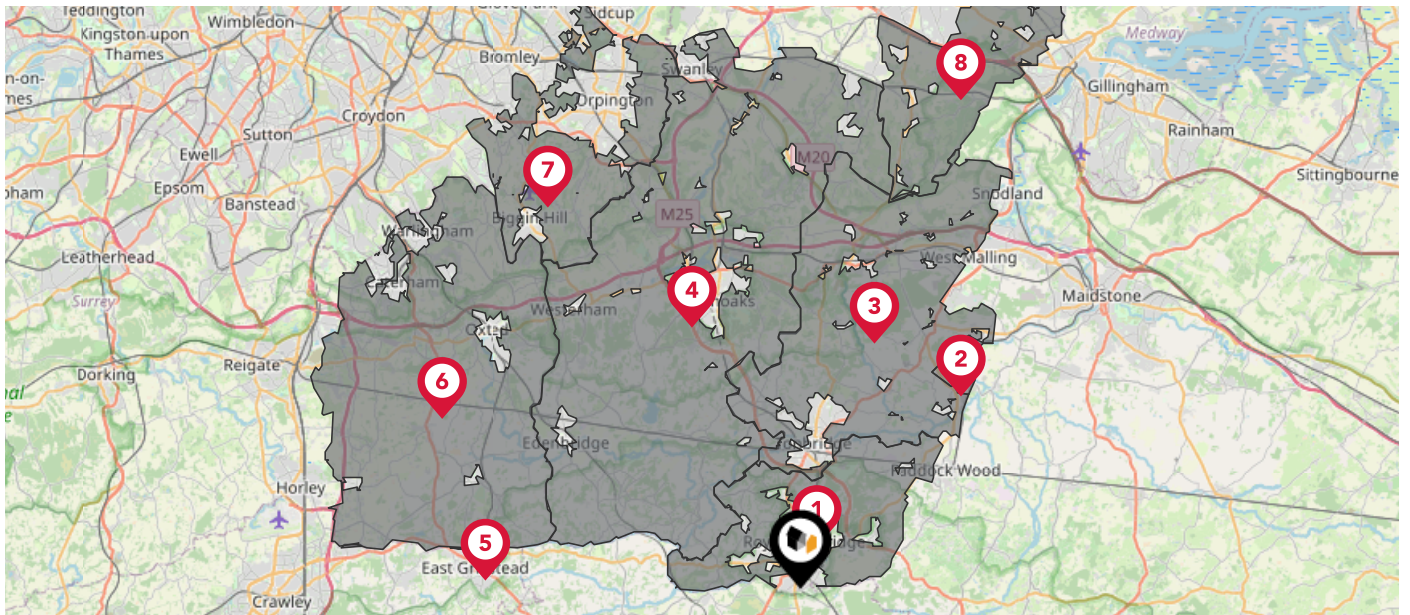
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



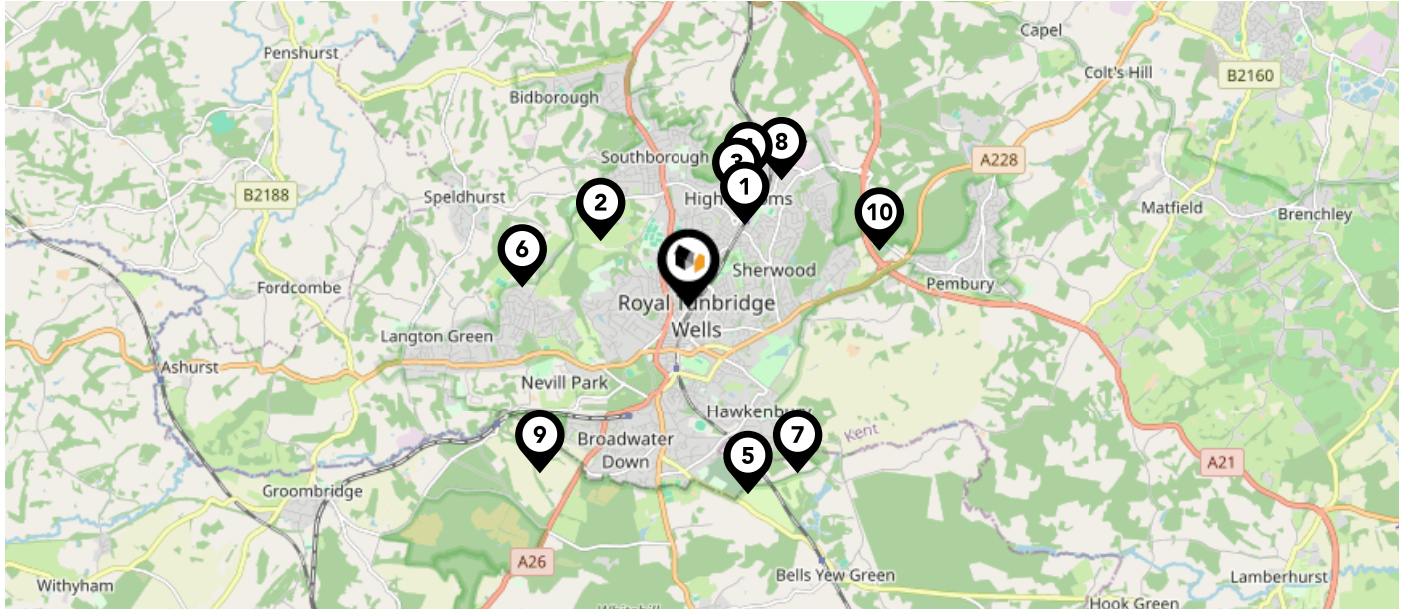
Nearby Green Belt Land

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

Maps

Landfill Sites

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



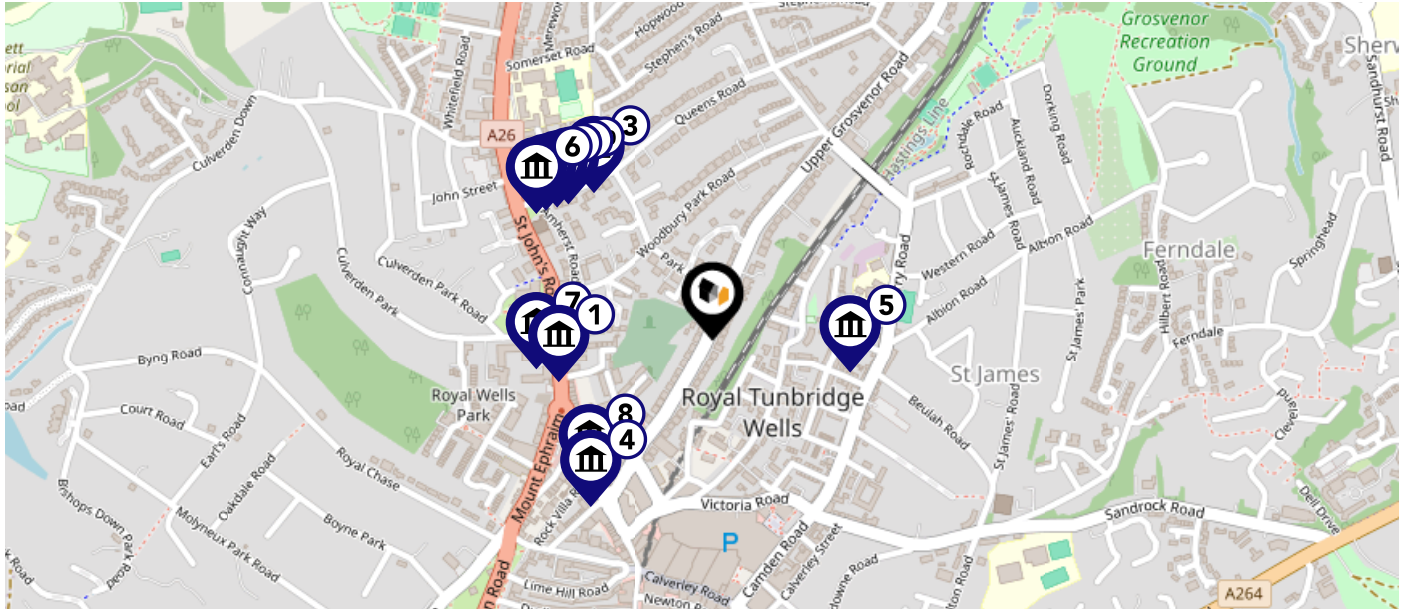
Nearby Landfill Sites











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

Maps

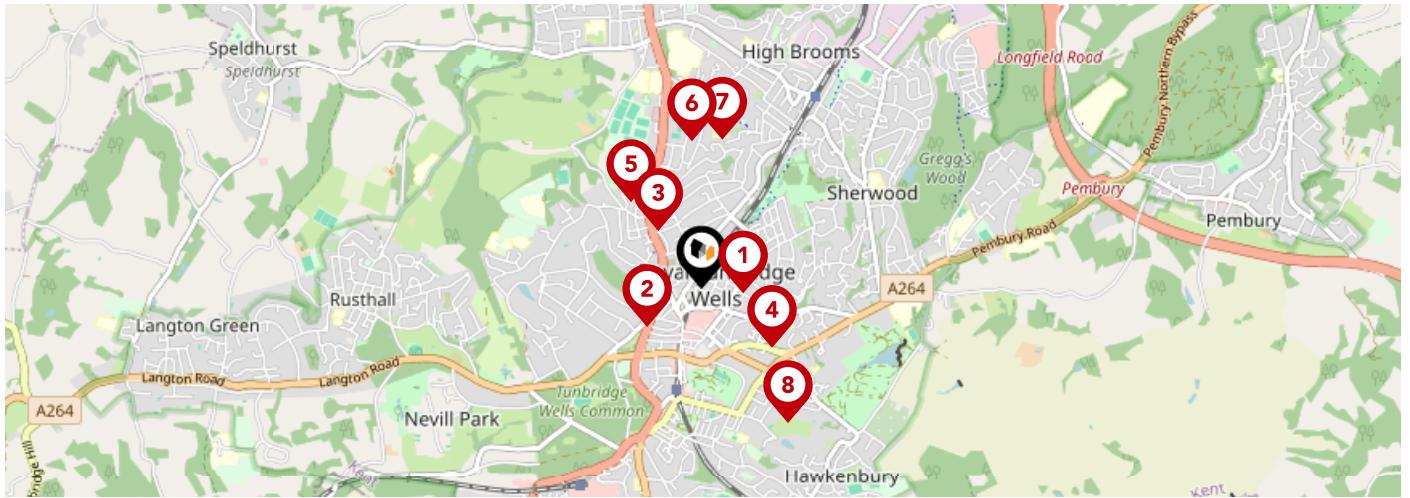
Listed Buildings

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

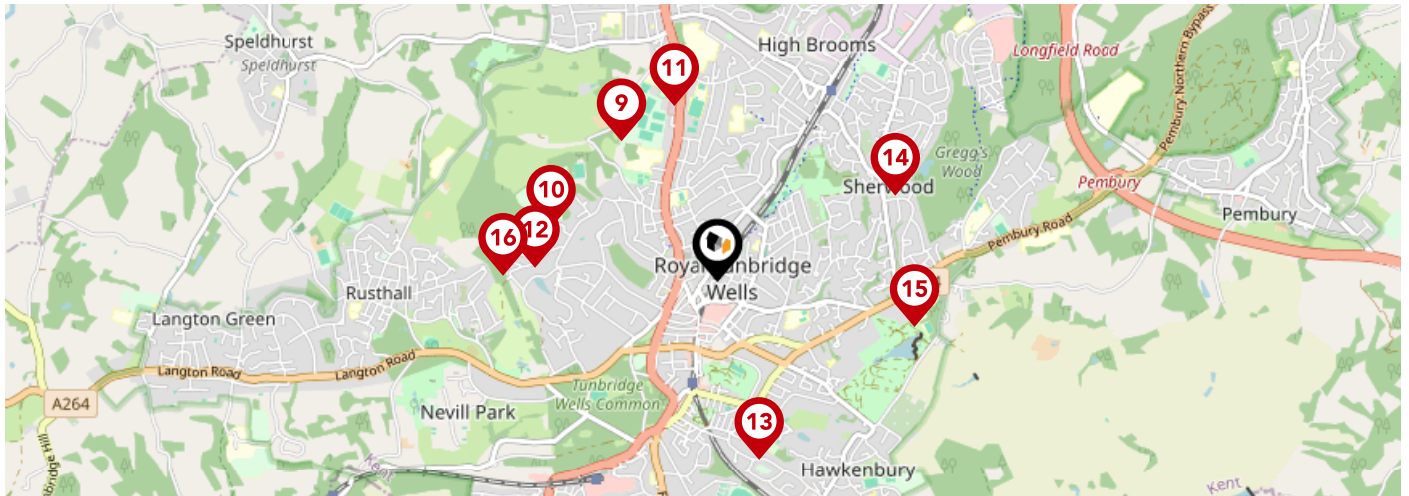










| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1338859 - 32 And 34, St John's Road | Grade II | 0.2 miles |
|  1431337 - Nos. 14 And 16 Newcomen Road | Grade II | 0.2 miles |
|  1431344 - Nos. 26 And 28 Newcomen Road | Grade II | 0.2 miles |
|  1266810 - 58, Grosvenor Road | Grade II | 0.2 miles |
|  1338860 - Parish Church Of St Barnabas | Grade II | 0.2 miles |
|  1431309 - Nos. 6 And 8 Newcomen Road | Grade II | 0.2 miles |
|  1084411 - Canon Hoare Memorial | Grade II | 0.2 miles |
|  1084499 - Grosvenor Lodge | Grade II | 0.2 miles |
|  1431333 - Nos. 10 And 12 Newcomen Road | Grade II | 0.2 miles |
|  1431339 - Nos. 18 And 20 Newcomen Road | Grade II | 0.2 miles |

Area Schools

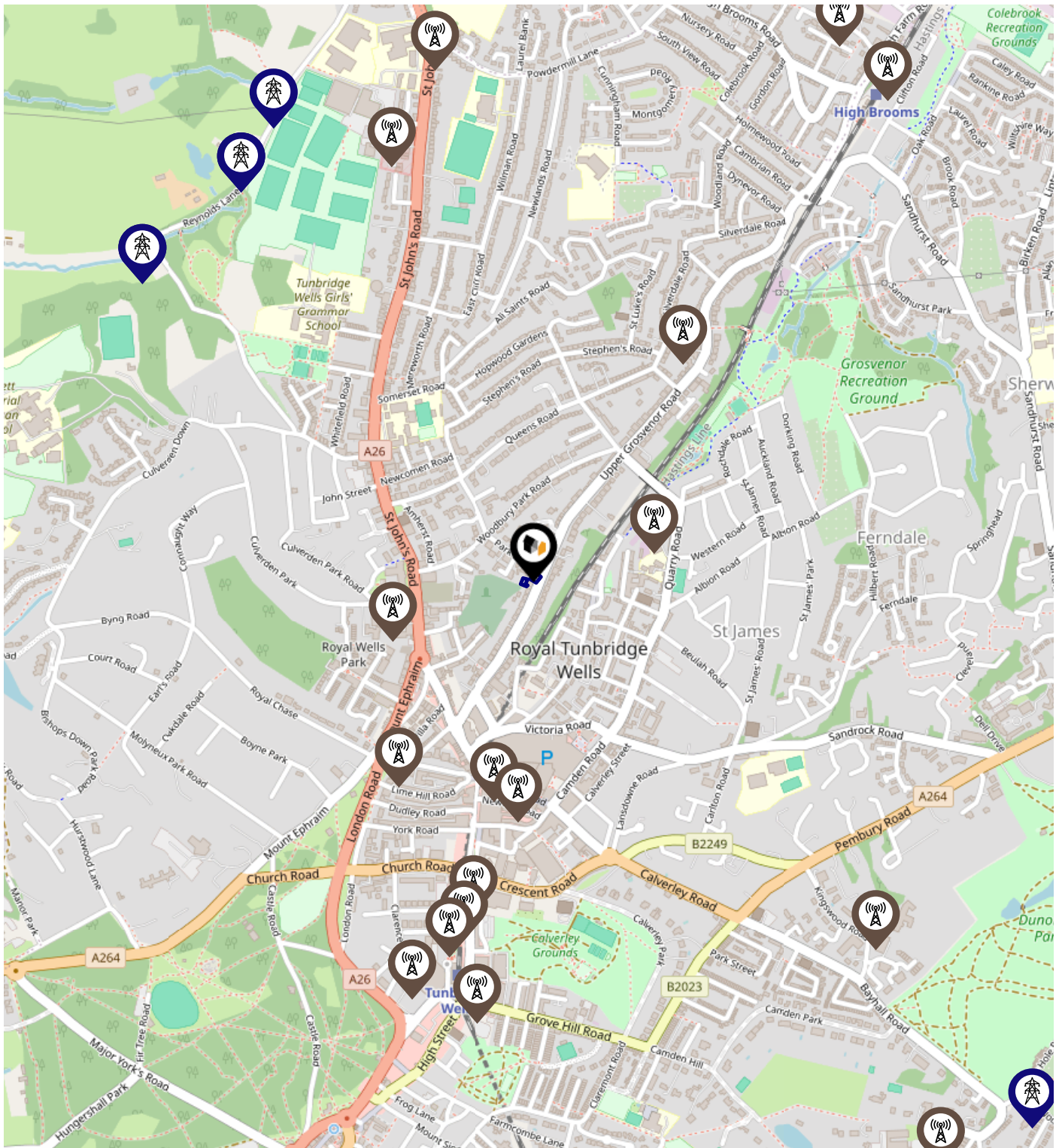


| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 204 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance:0.34 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance:0.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 273 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St John's Church of England Primary School Ofsted Rating: Good Pupils: 630 Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1313 Distance:0.79 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1897 Distance:0.81 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1730 Distance:0.85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Rose Hill School Ofsted Rating: Not Rated Pupils: 242 Distance:0.85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Claremont Primary School Ofsted Rating: Good Pupils: 436 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Temple Grove Academy Ofsted Rating: Good Pupils: 197 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Beechwood School Ofsted Rating: Not Rated Pupils: 354 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bishops Down Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 224 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

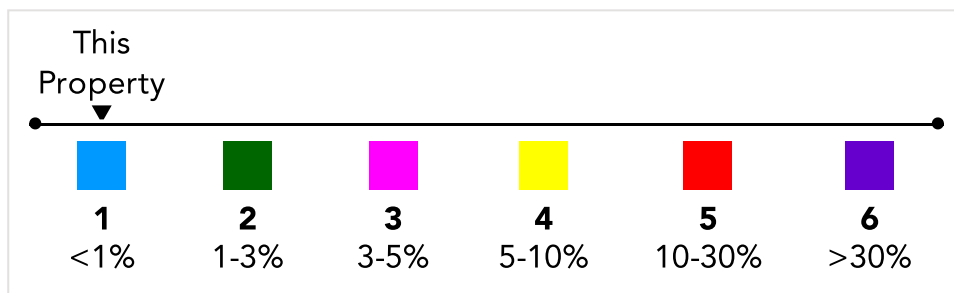
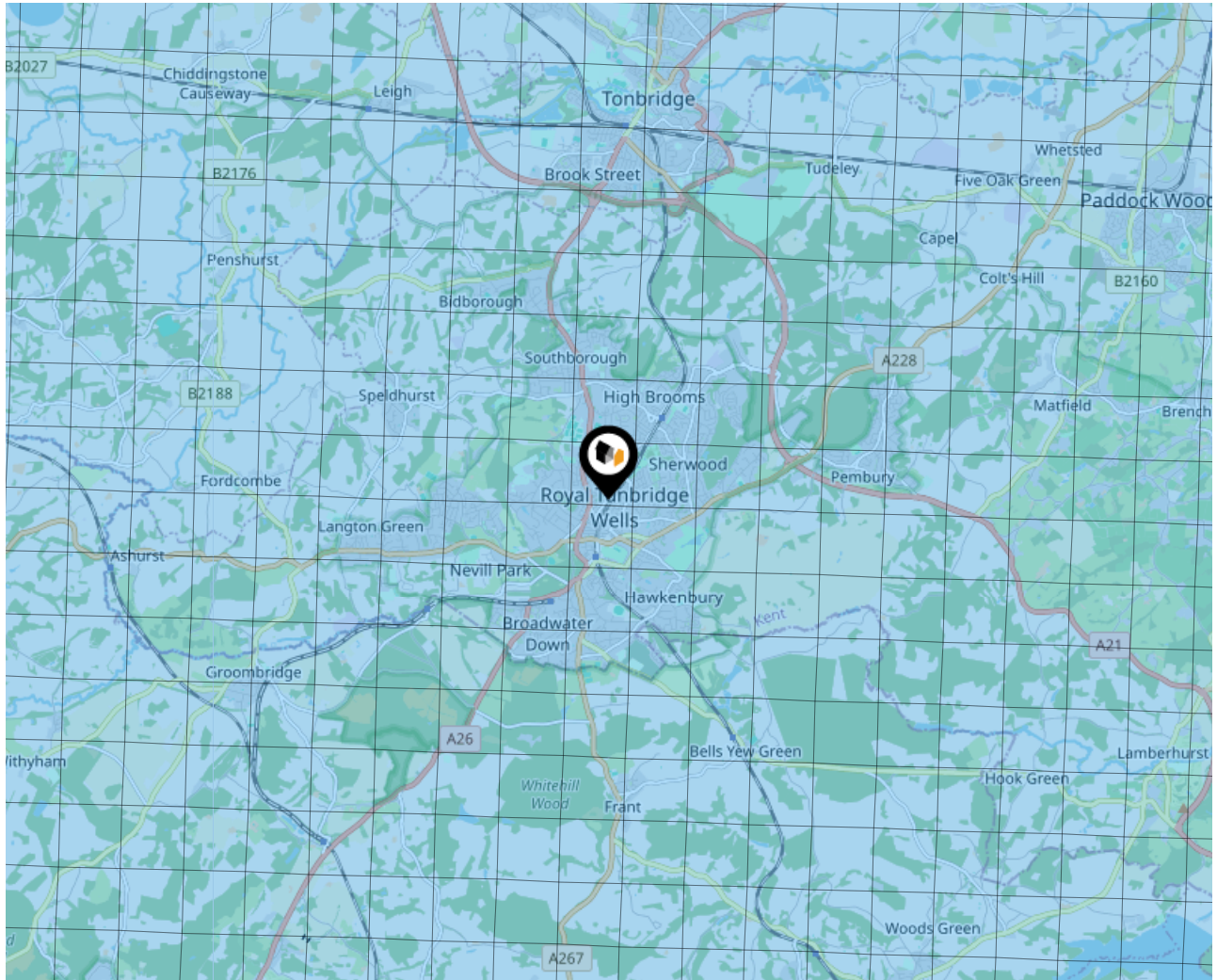


Key:

-  Power Pylons
-  Communication Masts

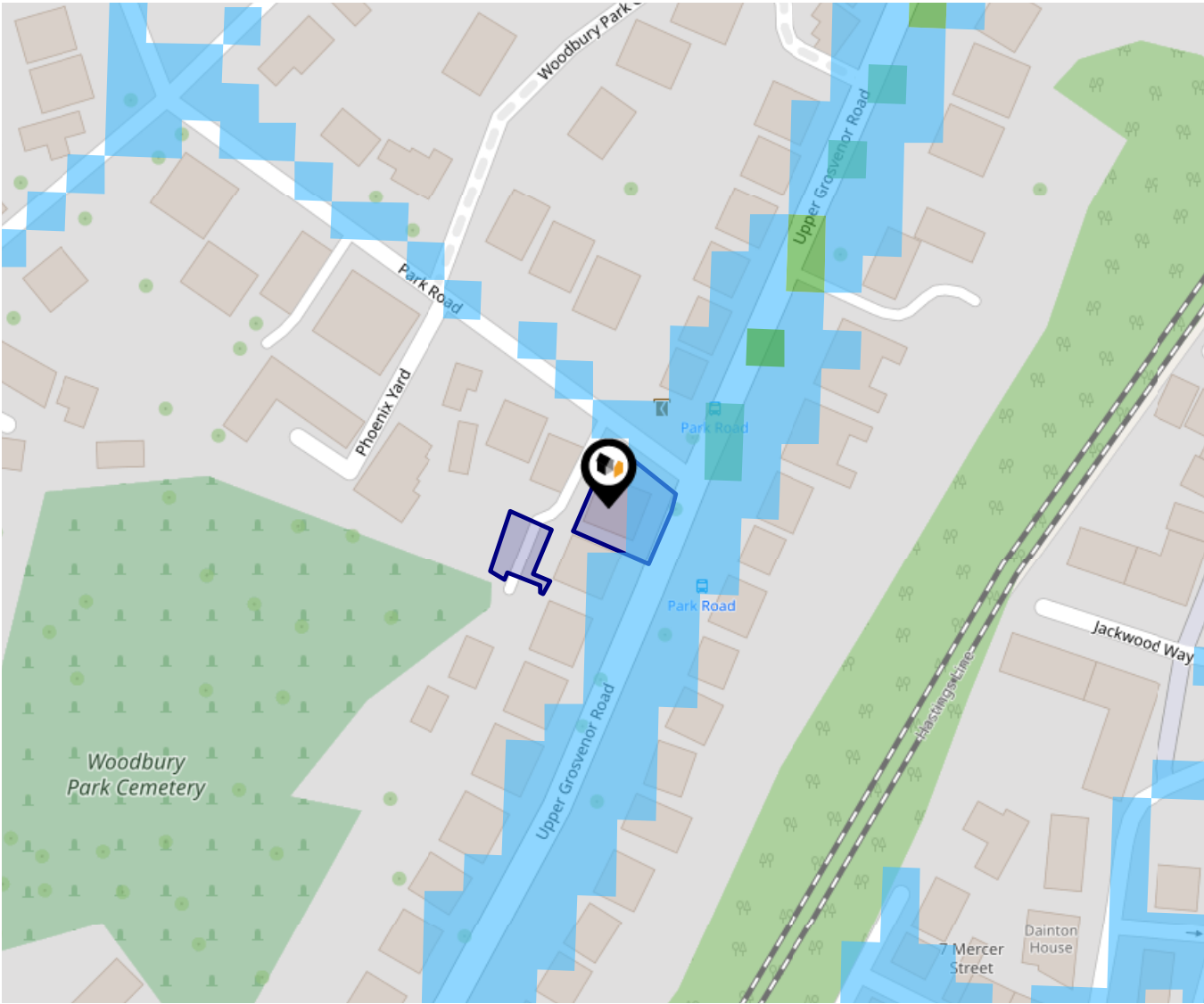
What is Radon?

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

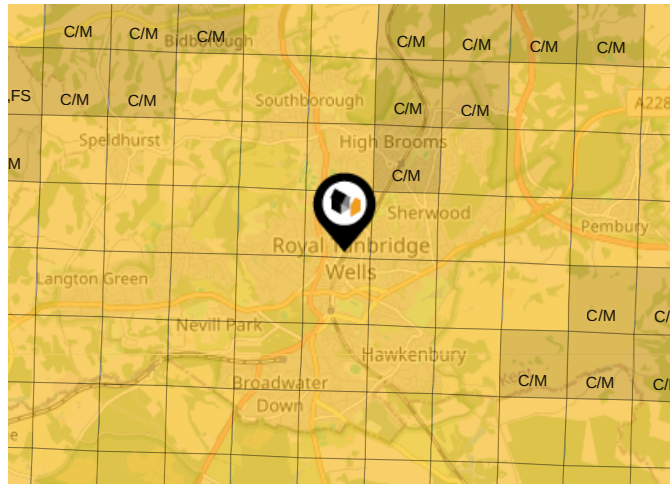


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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: | VARIABLE | Soil Texture: | SAND TO SANDY LOAM |
| Parent Material Grain: | ARENACEOUS | Soil Depth: | DEEP-INTERMEDIATE |
| Soil Group: | LIGHT(SANDY) TO MEDIUM(SANDY) | | |

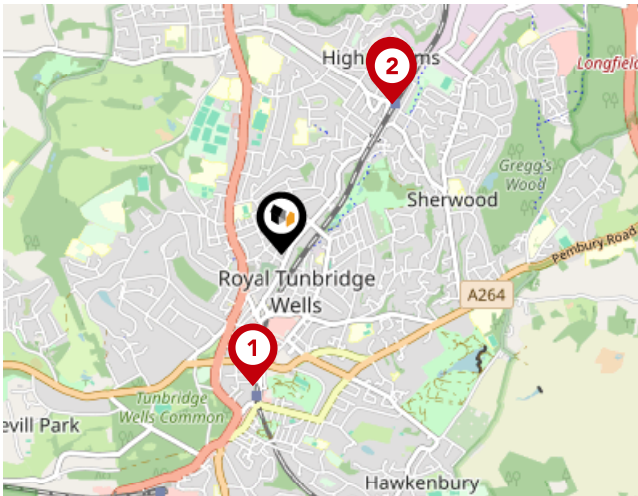


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

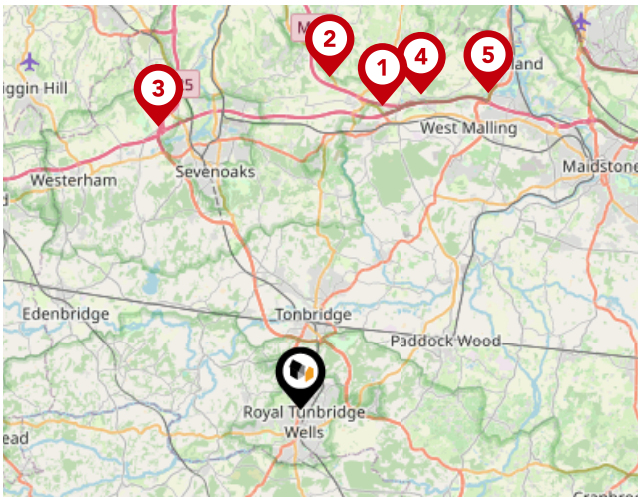
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Tunbridge Wells Rail Station | 0.63 miles |
| 2 | High Brooms Rail Station | 0.87 miles |
| 3 | High Brooms Rail Station | 0.88 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M26 J2A | 11.68 miles |
| 2 | M20 J2 | 12.39 miles |
| 3 | M25 J5 | 11.81 miles |
| 4 | M20 J3 | 12.55 miles |
| 5 | M20 J4 | 13.65 miles |

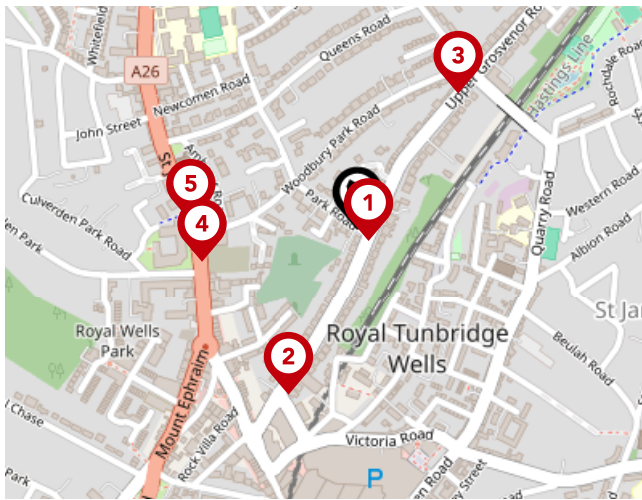


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------|-------------|
| 1 | Leaves Green | 16.76 miles |
| 2 | Silvertown | 26.87 miles |
| 3 | Gatwick Airport | 18.68 miles |
| 4 | Lydd Airport | 31.75 miles |

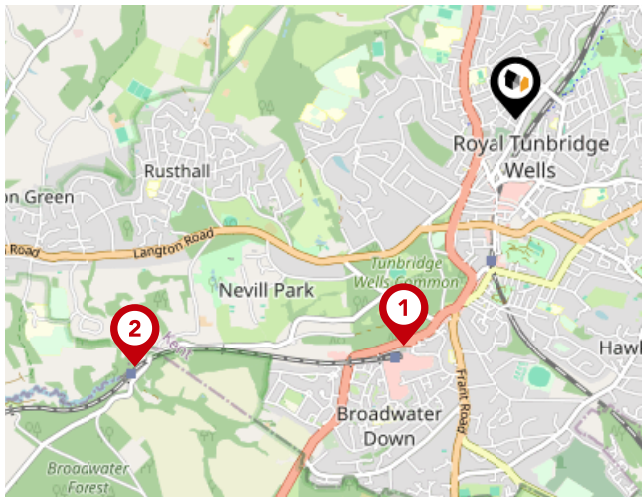
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Park Road | 0.02 miles |
| 2 | Meadow Road | 0.21 miles |
| 3 | Grosvenor Bridge | 0.2 miles |
| 4 | Woodbury Park Road | 0.18 miles |
| 5 | Woodbury Park Road | 0.19 miles |



Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Tunbridge Wells West (Spa Valley Railway) | 1.17 miles |
| 2 | High Rocks (Spa Valley Railway) | 2.12 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------|-------------|
| 1 | West Street Pier | 21.64 miles |
| 2 | Woolwich Arsenal Pier | 26.04 miles |
| 3 | Newhaven Harbour Ferry Terminal | 25.82 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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of NEIL JOHNSON PROPERTY AGENTS or the seller.

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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