

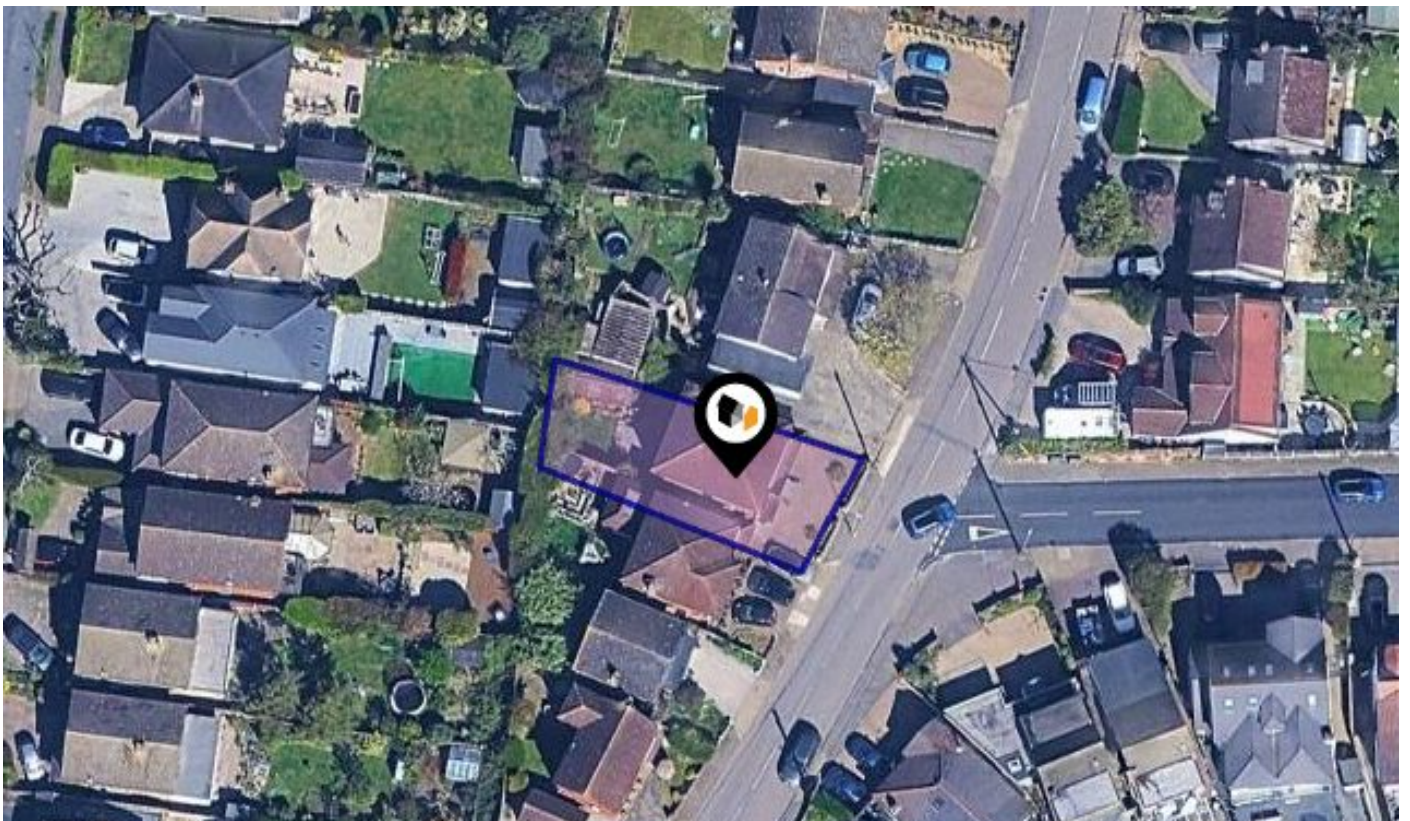


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th July 2026



THUNDERSLEY PARK ROAD, BENFLEET, SS7

Alex Somers eXp

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<https://alexsomers.exp.uk.com/>





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band F		
Annual Estimate:	£3,349		
Title Number:	EX928792		

Local Area

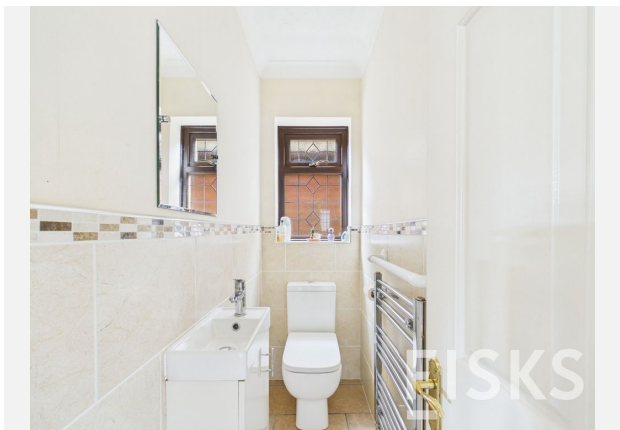
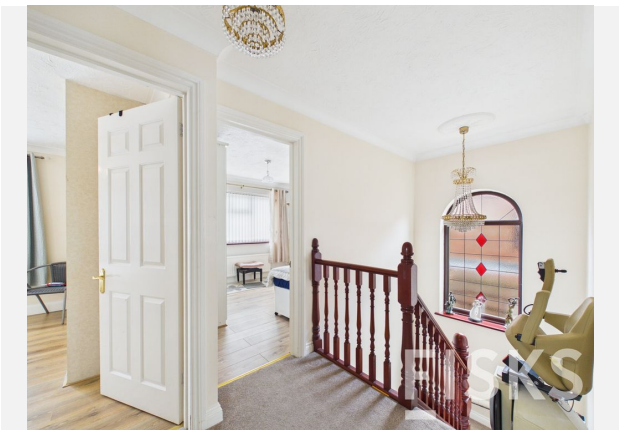
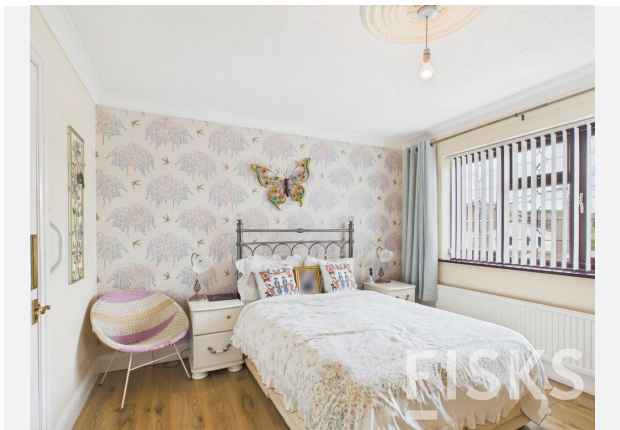
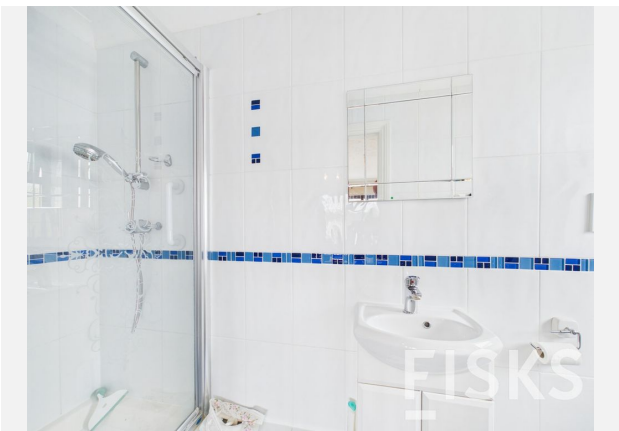
Local Authority:	Essex	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	18	80	1800
● Surface Water	High	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

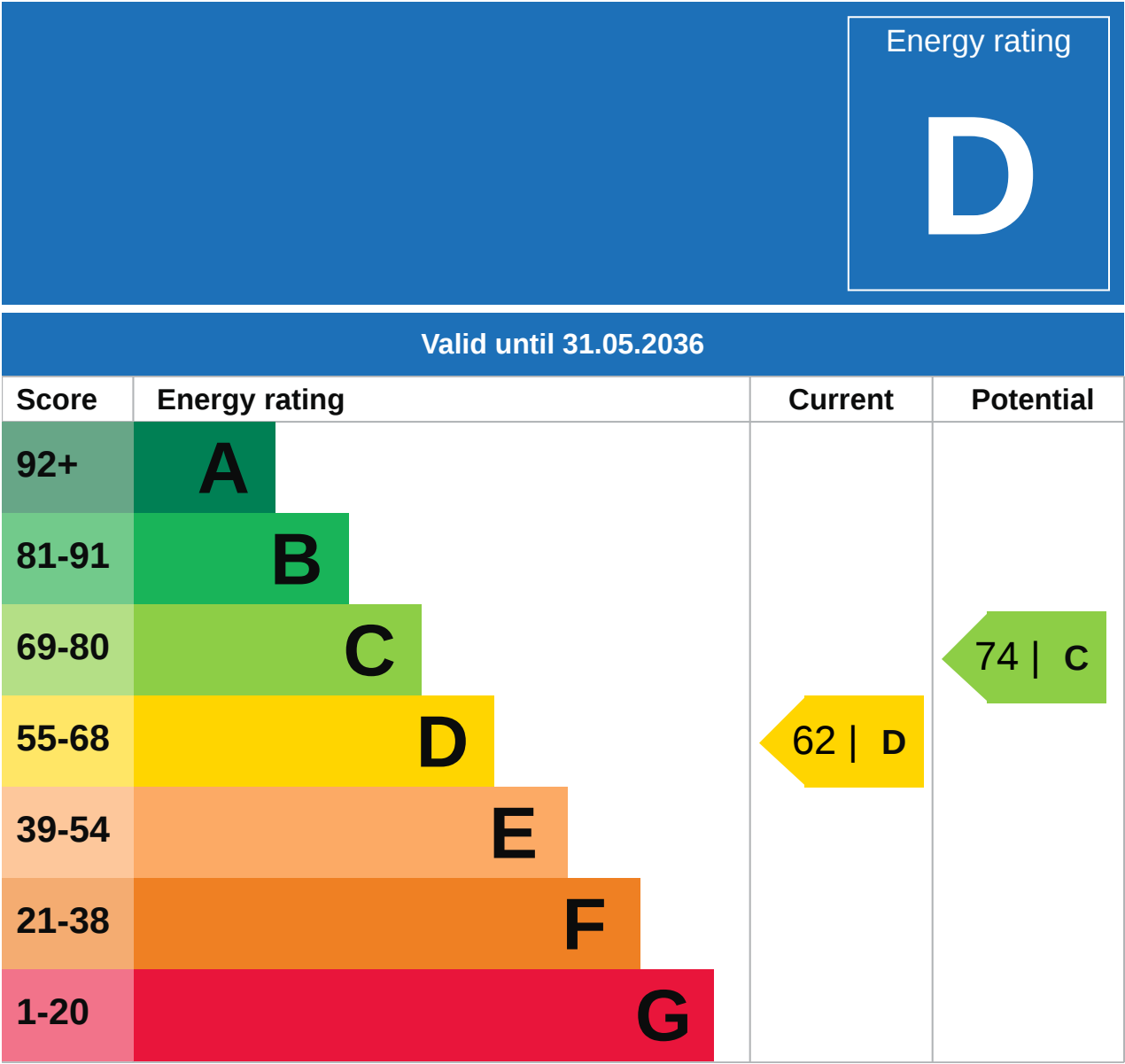
Satellite/Fibre TV Availability:











Additional EPC Data

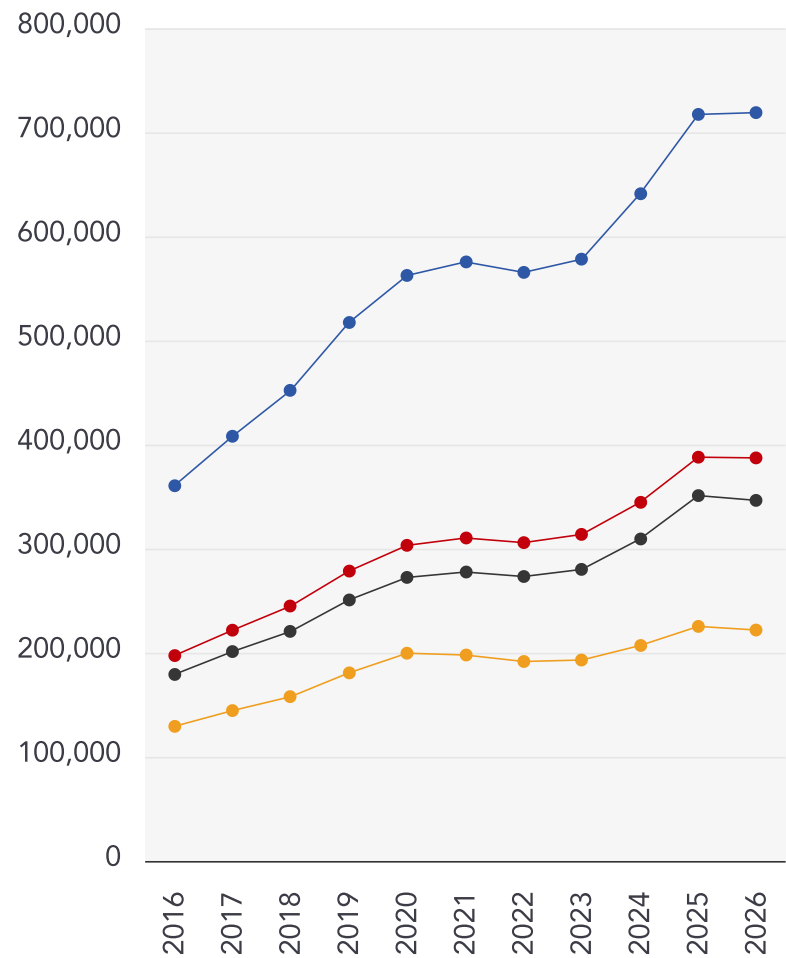
Property Type:	Detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Pitched, 125 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	126 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SS7



Detached

+99.43%

Semi-Detached

+96.24%

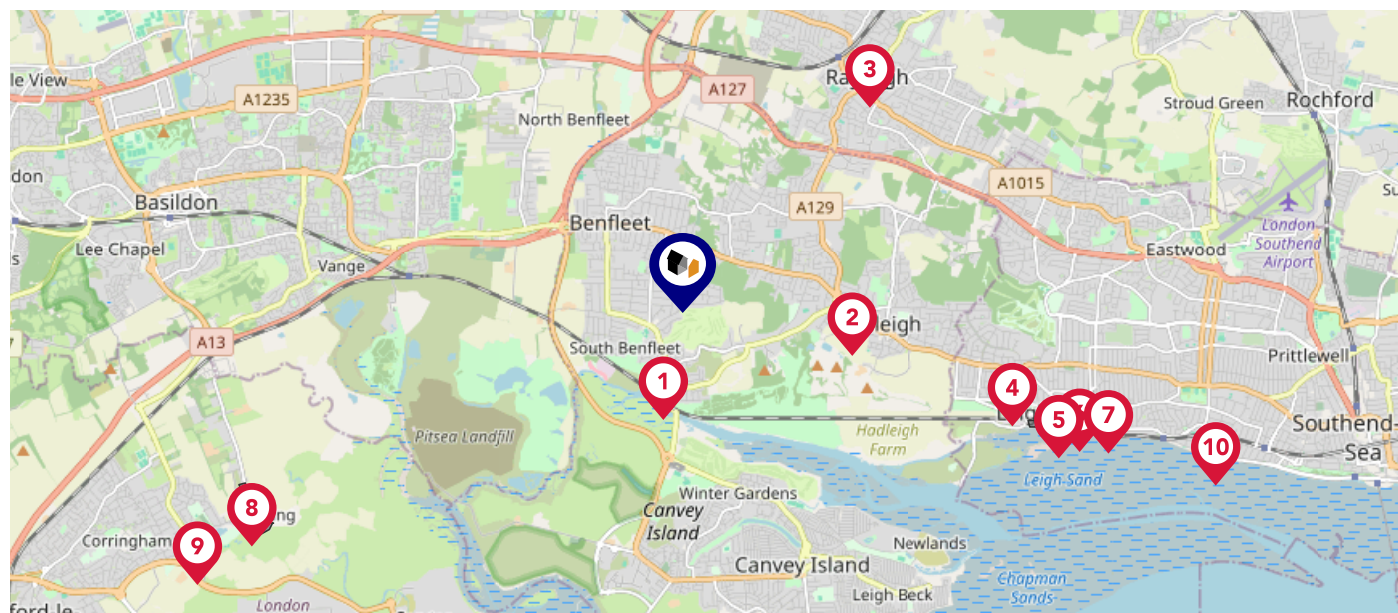
Terraced

+93.32%

Flat

+71.54%

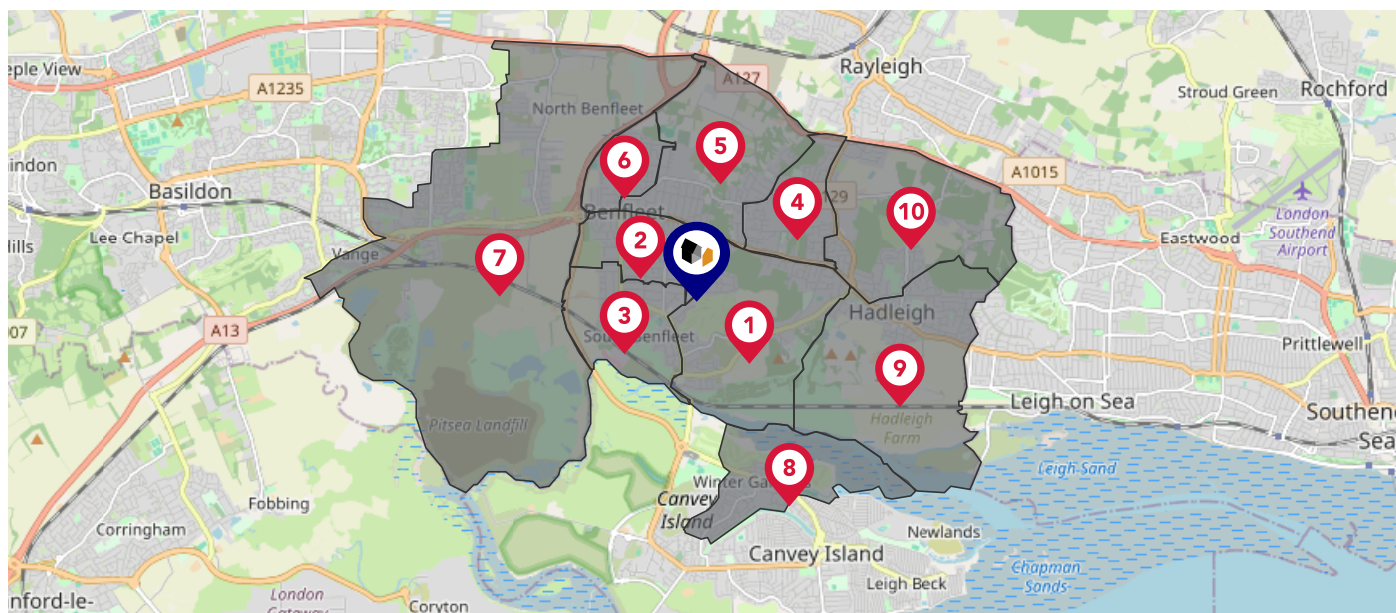
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--------------------------------|
| 1 | South Benfleet |
| 2 | Florence Gardens |
| 3 | Rayleigh CA |
| 4 | Chapmanslord Conservation Area |
| 5 | Leigh Old Town |
| 6 | Leigh |
| 7 | Leigh Cliff |
| 8 | Fobbing |
| 9 | Corringham |
| 10 | Crowstone |

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

Boyce Ward

2

Appleton Ward

3

St. Mary's Ward

4

Cedar Hall Ward

5

St. Peter's Ward

6

St. George's Ward

7

Pitsea South East Ward

8

Canvey Island Winter Gardens Ward

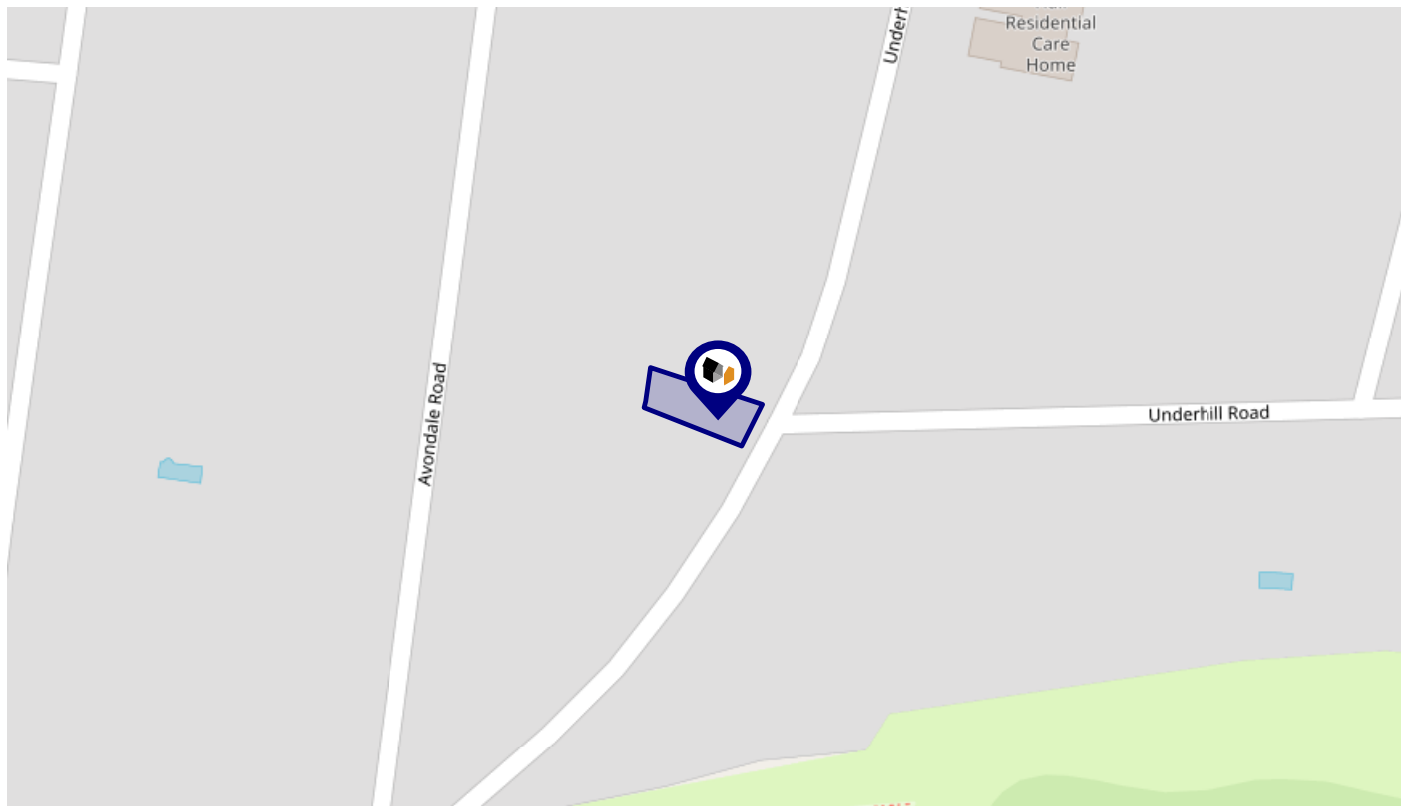
9

St. James Ward

10

Victoria 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:

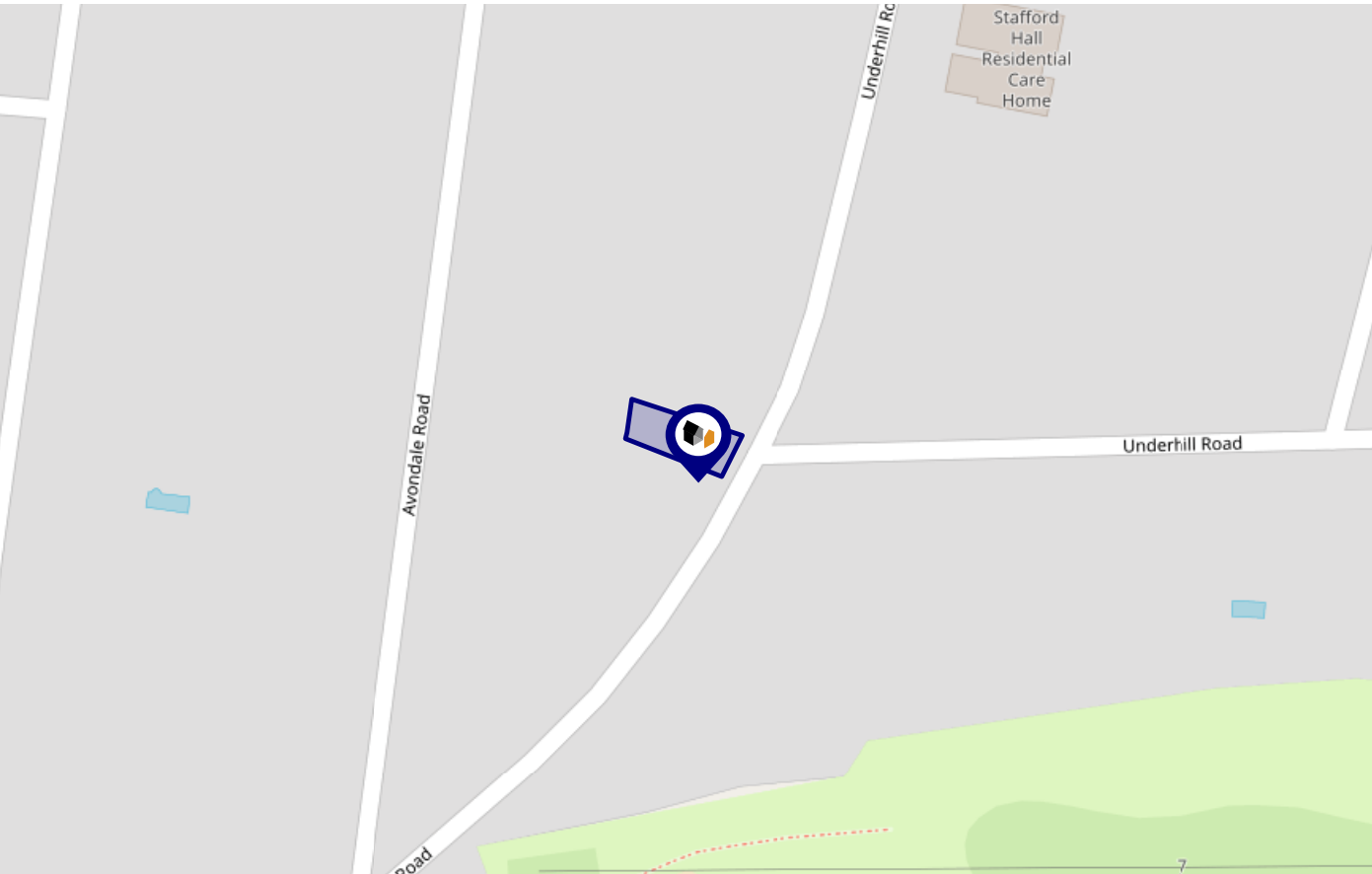
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

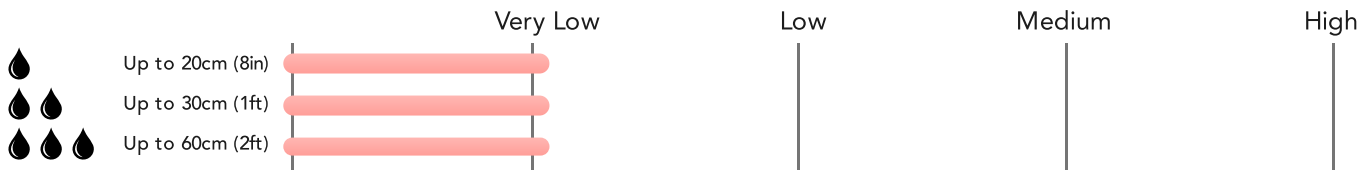


Risk Rating: Very low

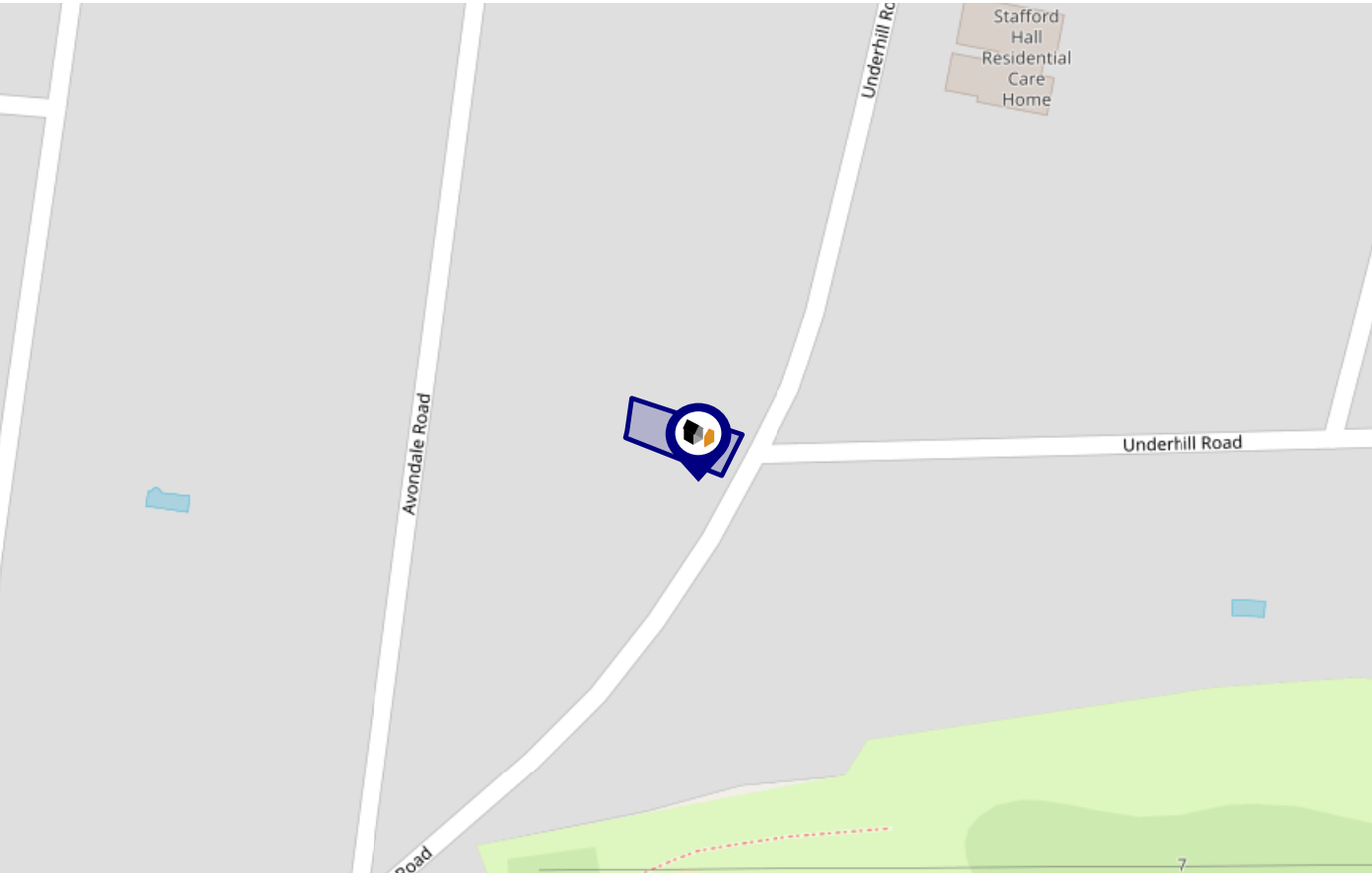
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

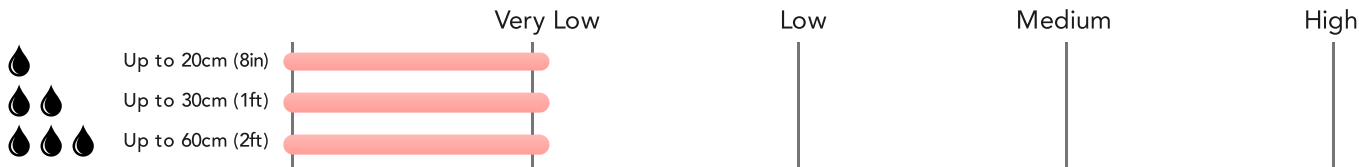


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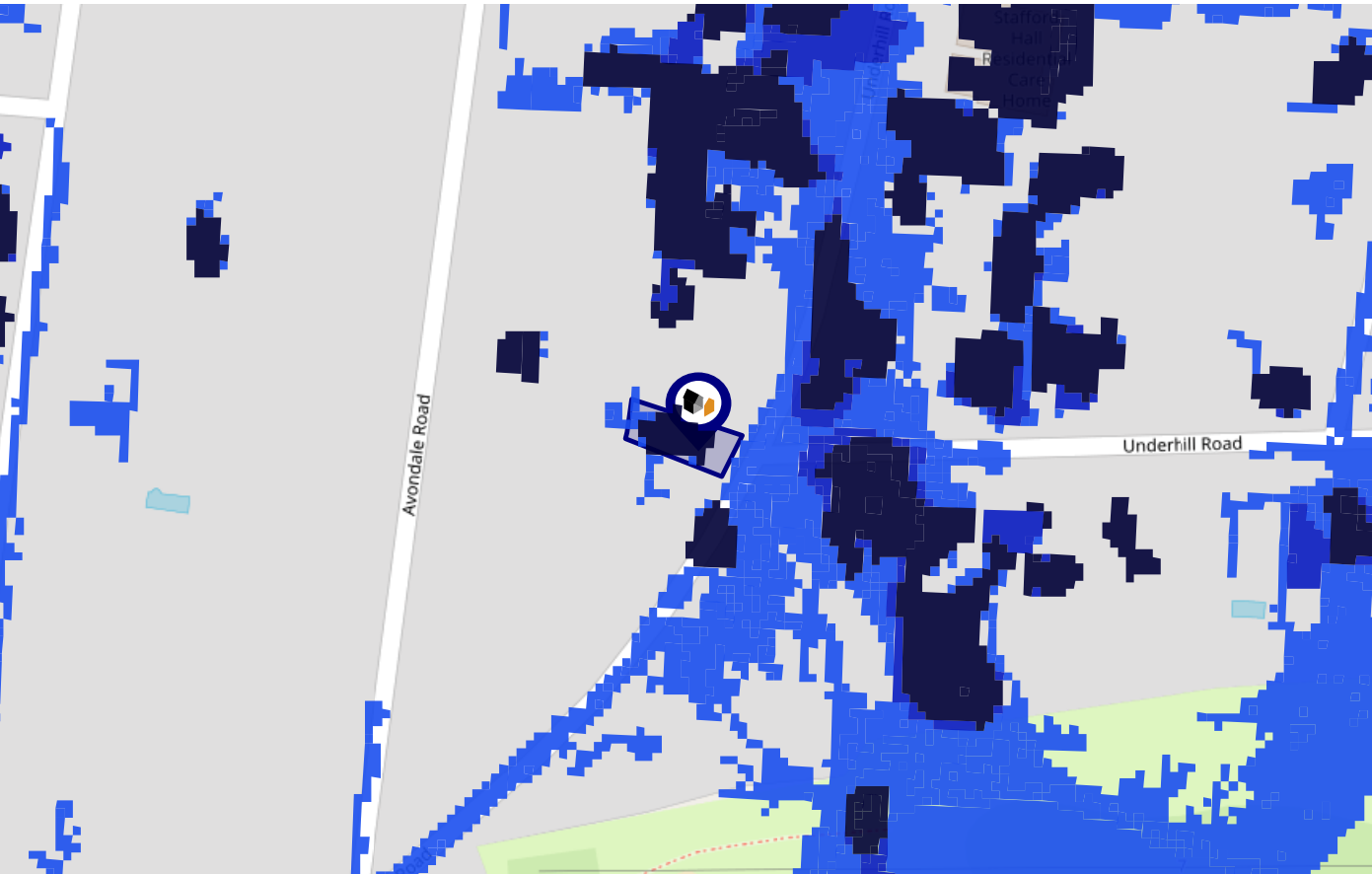


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

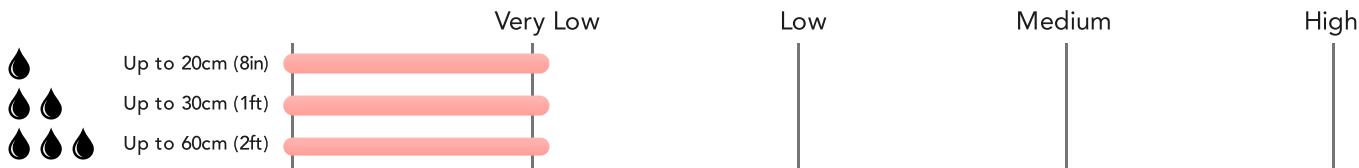


Risk Rating: High

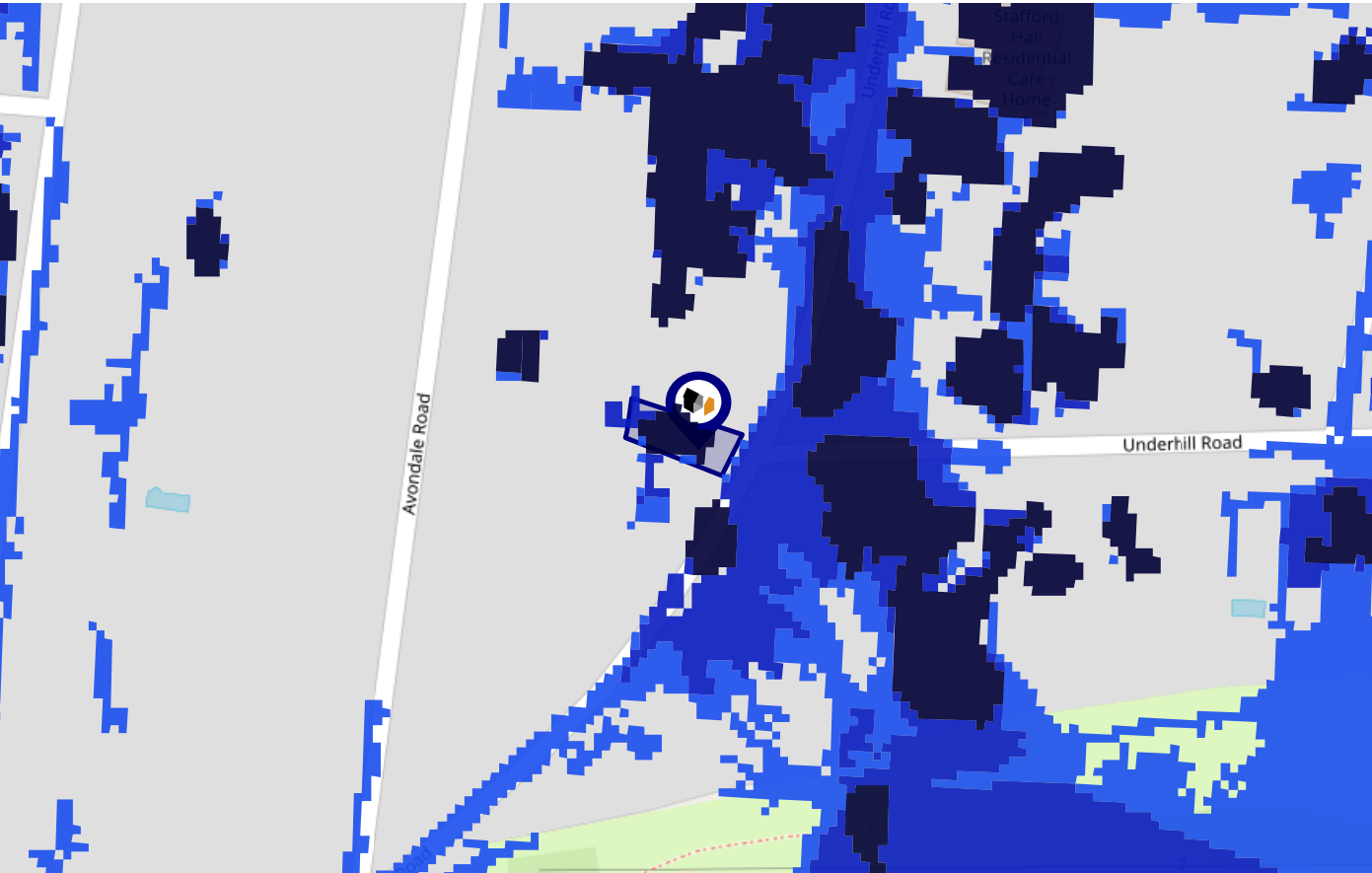
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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.

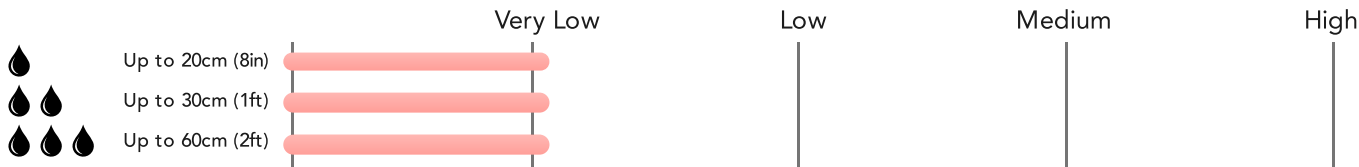


Risk Rating: High

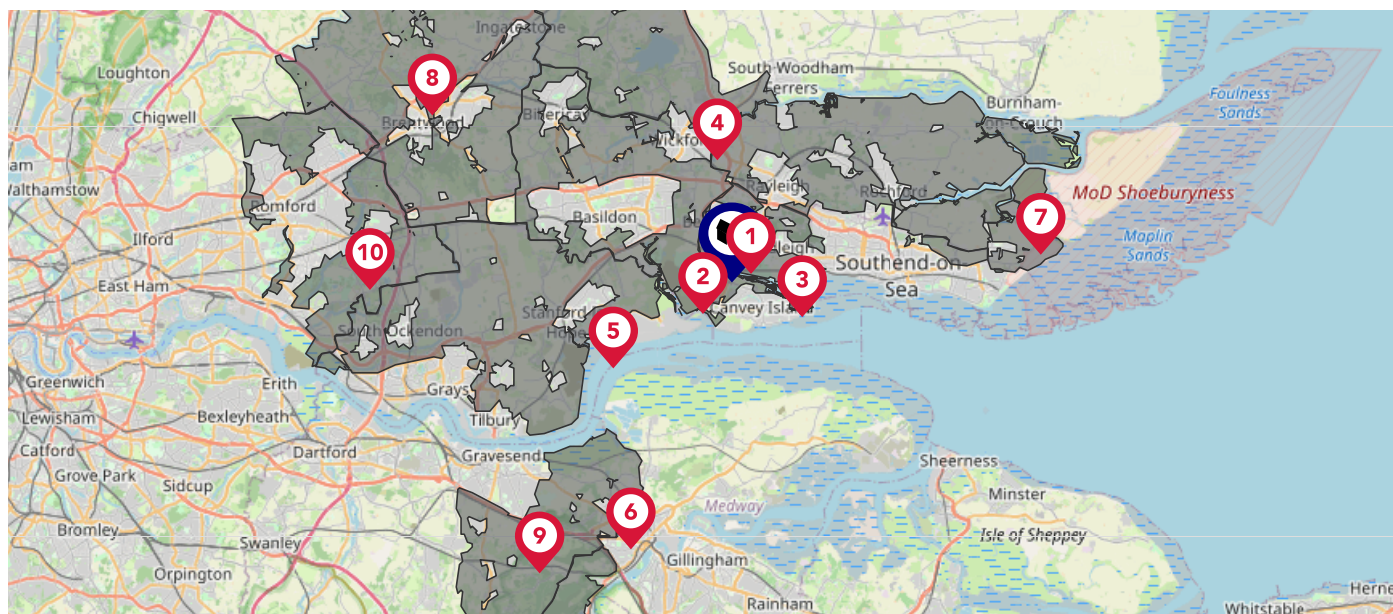
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

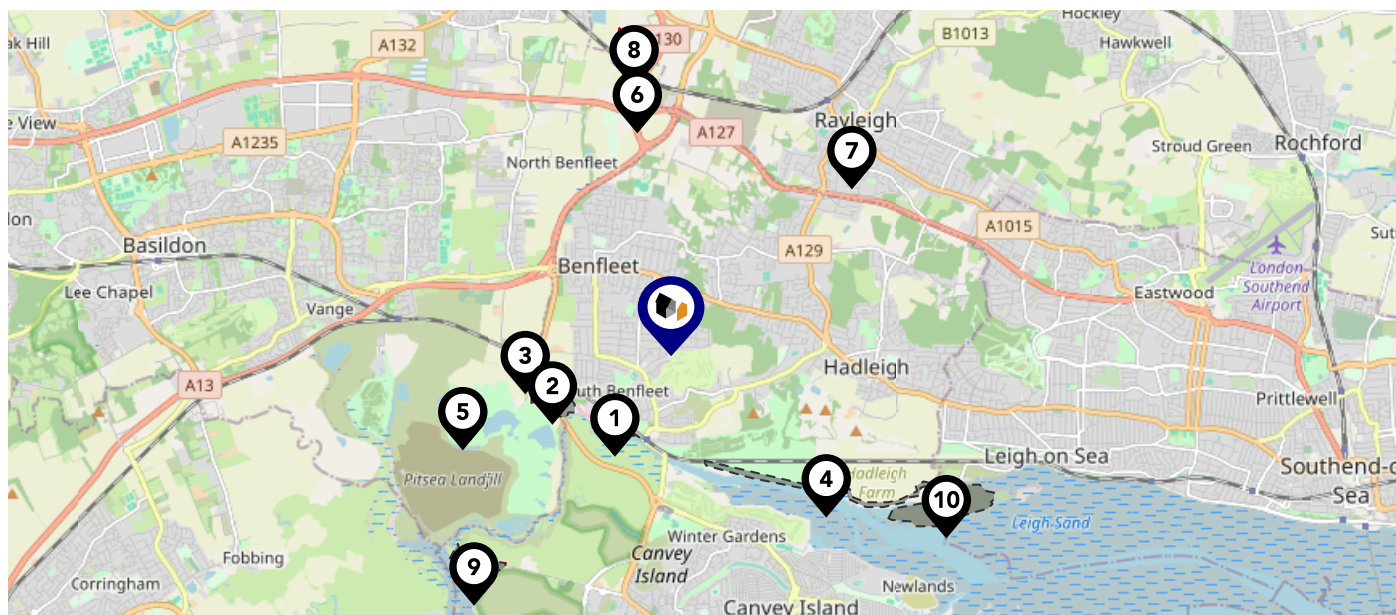
- 1 London Green Belt - Castle Point
- 2 London Green Belt - Basildon
- 3 London Green Belt - Southend-on-Sea
- 4 London Green Belt - Chelmsford
- 5 London Green Belt - Thurrock
- 6 London Green Belt - Medway
- 7 London Green Belt - Rochford
- 8 London Green Belt - Brentwood
- 9 London Green Belt - Gravesham
- 10 London Green Belt - Havering

Maps

Landfill Sites

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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

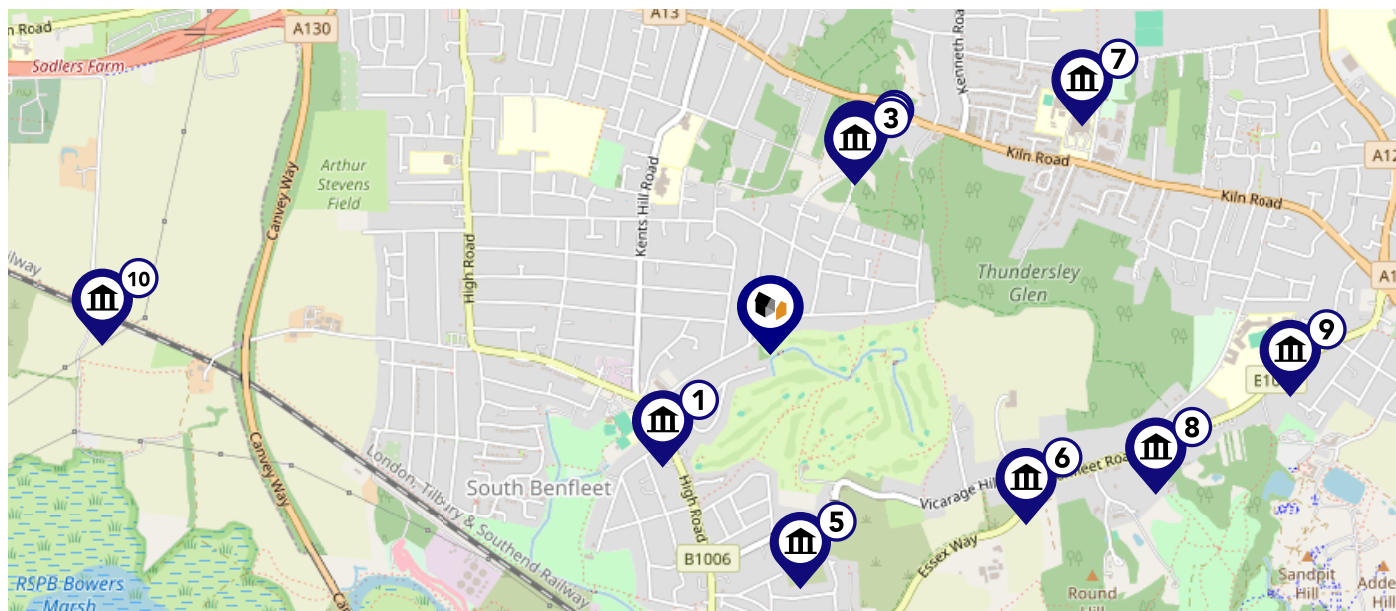
1	Benfleet Creek-South Benfleet, Castle Point	Historic Landfill	
2	Benfleet Creek-South Benfleet, Castle Point	Historic Landfill	
3	Jotmans Hall-Jotmans Hall, South Benfleet	Historic Landfill	
4	Hadleigh Marsh-Hadleigh, Benfleet, Essex	Historic Landfill	
5	Bowers Gifford Marshes-Pitsea, Essex	Historic Landfill	
6	Nevendon Road off A127-Nevendon Road. Off A127, Basildon, Thundersly	Historic Landfill	
7	Rayleigh Urban District Council Depot-Rayleigh, Essex	Historic Landfill	
8	EA/EPR/HB3907KS/A001	Active Landfill	
9	Westwick Farm-Westwick Farm, Canvey Island	Historic Landfill	
10	Hadleigh Marsh-Castle Point	Historic Landfill	

Maps

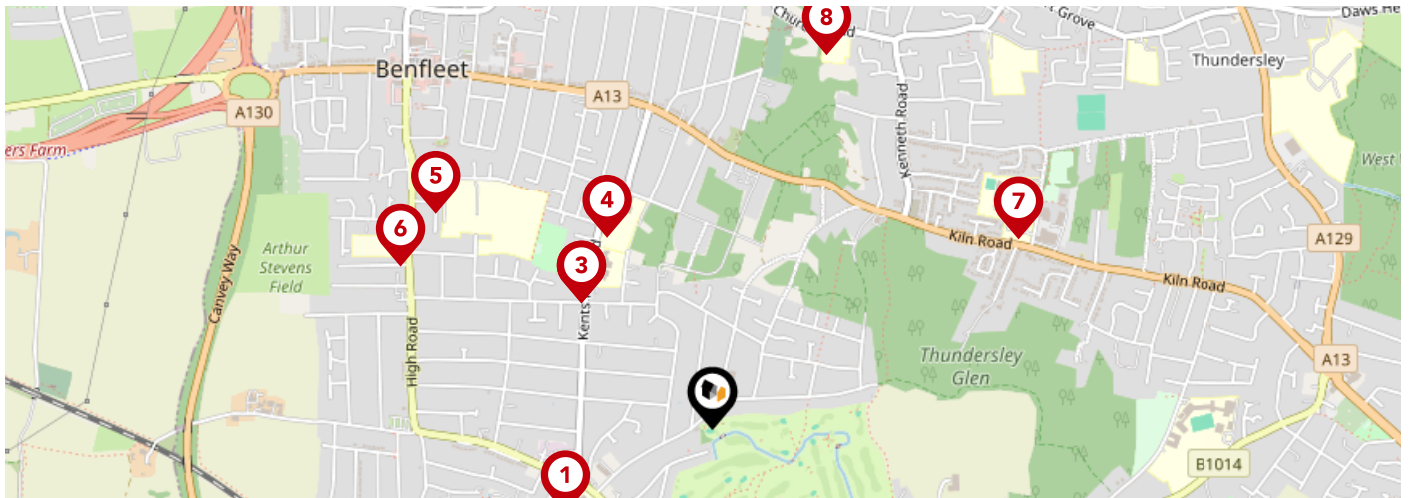
Listed Buildings

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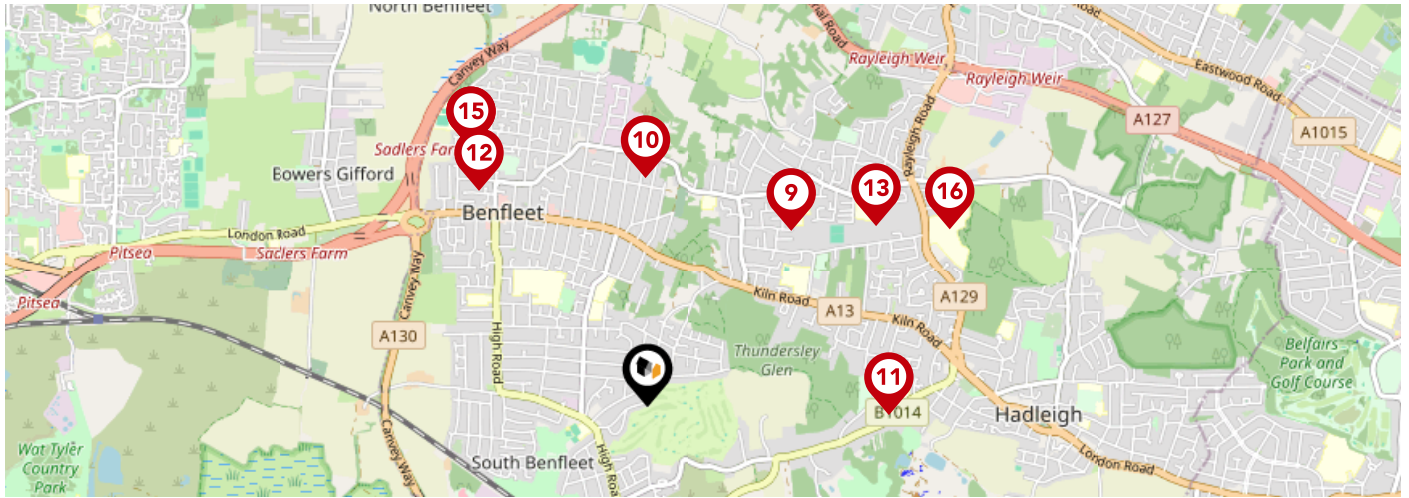
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1170017 - Former Pumping Station	Grade II	0.3 miles
	1306176 - Cartlodge Immediately North East Of Barn At Jarvis Hall	Grade II	0.5 miles
	1170164 - Jarvis Hall	Grade II	0.5 miles
	1337680 - Barn Immediately To North Of Jarvis Hall	Grade II	0.5 miles
	1247994 - Old Vicarage	Grade II	0.5 miles
	1337693 - Benfleet Water Tower	Grade II	0.7 miles
	1123663 - Thundersley Lodge	Grade II	0.9 miles
	1337691 - Shipwrights	Grade II	1.0 miles
	1123688 - The Round House	Grade II	1.2 miles
	1338379 - Church Of St Margaret	Grade II	1.5 miles



		Nursery	Primary	Secondary	College	Private
1	South Benfleet Primary School Ofsted Rating: Good Pupils: 408 Distance:0.39	☐	☒	☐	☐	☐
2	Kents Hill Infant Academy Ofsted Rating: Good Pupils: 247 Distance:0.42	☐	☒	☐	☐	☐
3	Kents Hill Junior School Ofsted Rating: Good Pupils: 366 Distance:0.42	☐	☒	☐	☐	☐
4	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 224 Distance:0.51	☐	☒	☐	☐	☐
5	The Appleton School Ofsted Rating: Good Pupils: 1602 Distance:0.81	☐	☐	☒	☐	☐
6	Jotmans Hall Primary School Ofsted Rating: Good Pupils: 315 Distance:0.81	☐	☒	☐	☐	☐
7	USP College Ofsted Rating: Good Pupils:0 Distance:0.83	☐	☐	☒	☐	☐
8	Kingston Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.9	☐	☒	☐	☐	☐

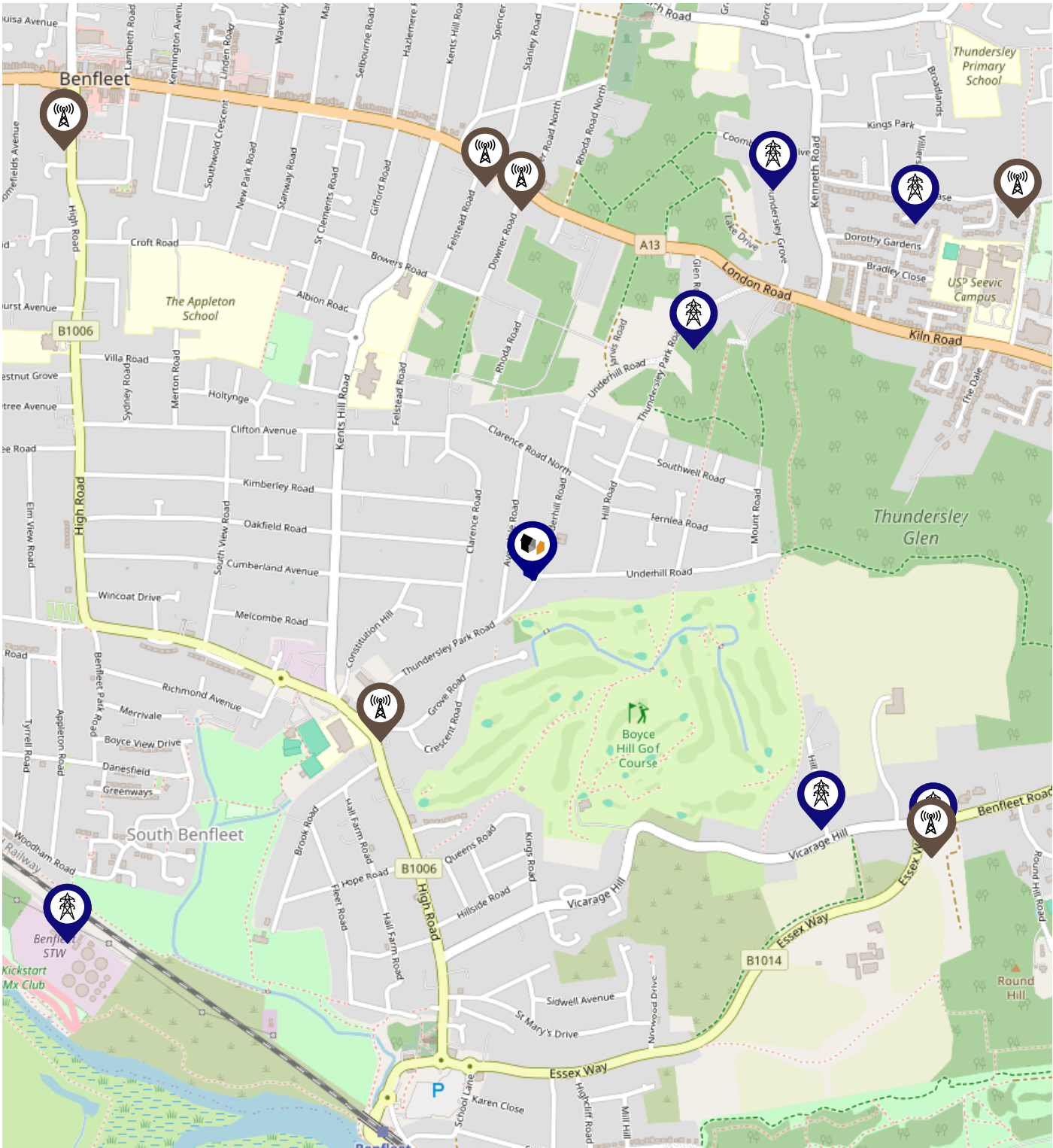


		Nursery	Primary	Secondary	College	Private
	Thundersley Primary School Ofsted Rating: Good Pupils: 447 Distance: 1.05	☐	☒	☐	☐	☐
	The Robert Drake Primary School Ofsted Rating: Good Pupils: 314 Distance: 1.06	☐	☒	☐	☐	☐
	The King John School Ofsted Rating: Good Pupils: 2094 Distance: 1.11	☐	☐	☒	☐	☐
	Woodham Ley Primary School Ofsted Rating: Good Pupils: 249 Distance: 1.27	☐	☒	☐	☐	☐
	Cedar Hall School Ofsted Rating: Good Pupils: 180 Distance: 1.34	☐	☐	☒	☐	☐
	Montgomerie Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.45	☐	☒	☐	☐	☐
	Glenwood School Ofsted Rating: Outstanding Pupils: 233 Distance: 1.45	☐	☐	☒	☐	☐
	The Deanes Ofsted Rating: Good Pupils: 526 Distance: 1.62	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

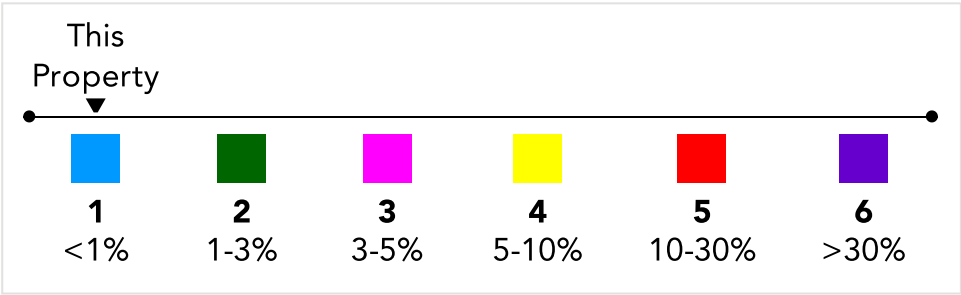
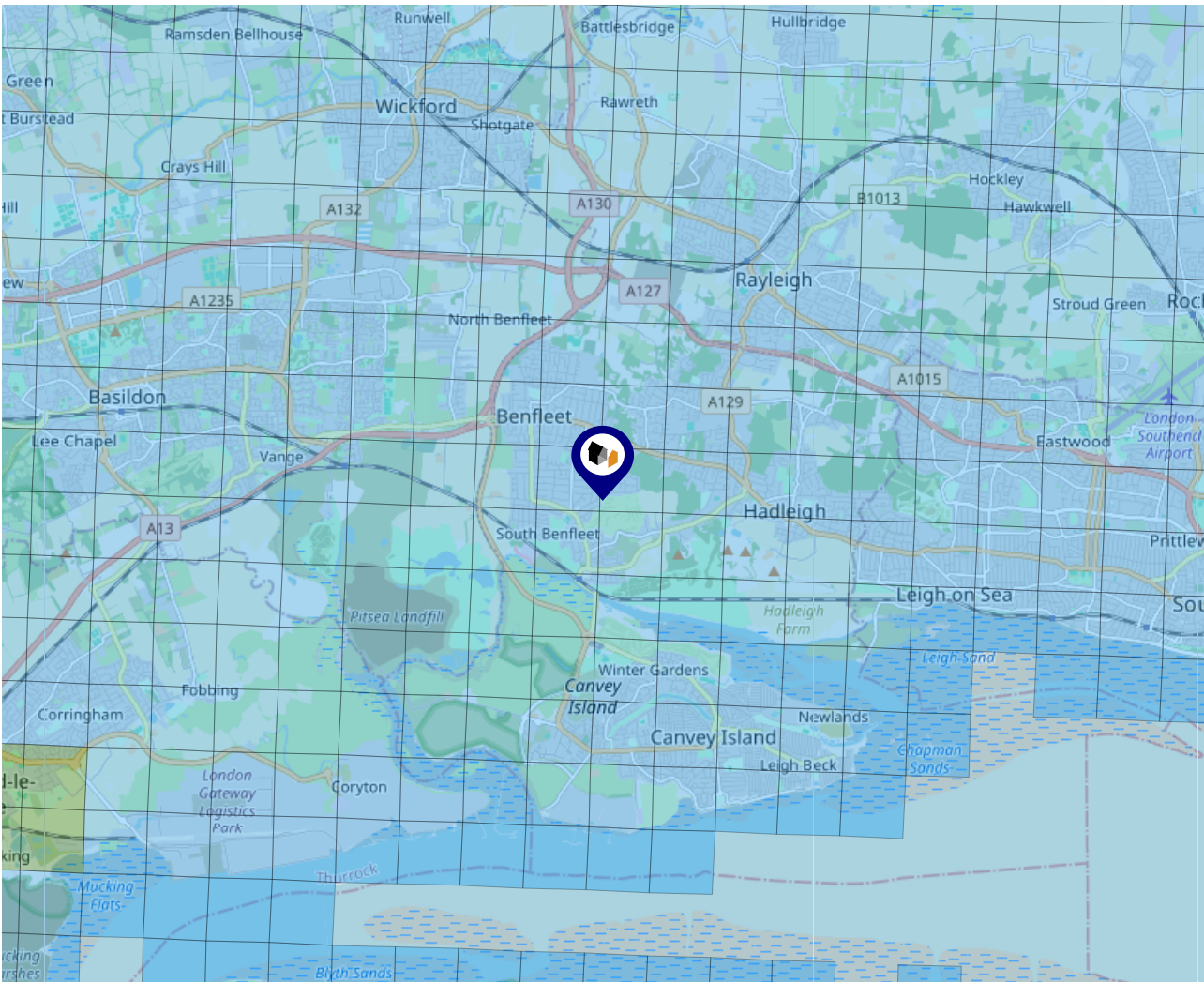
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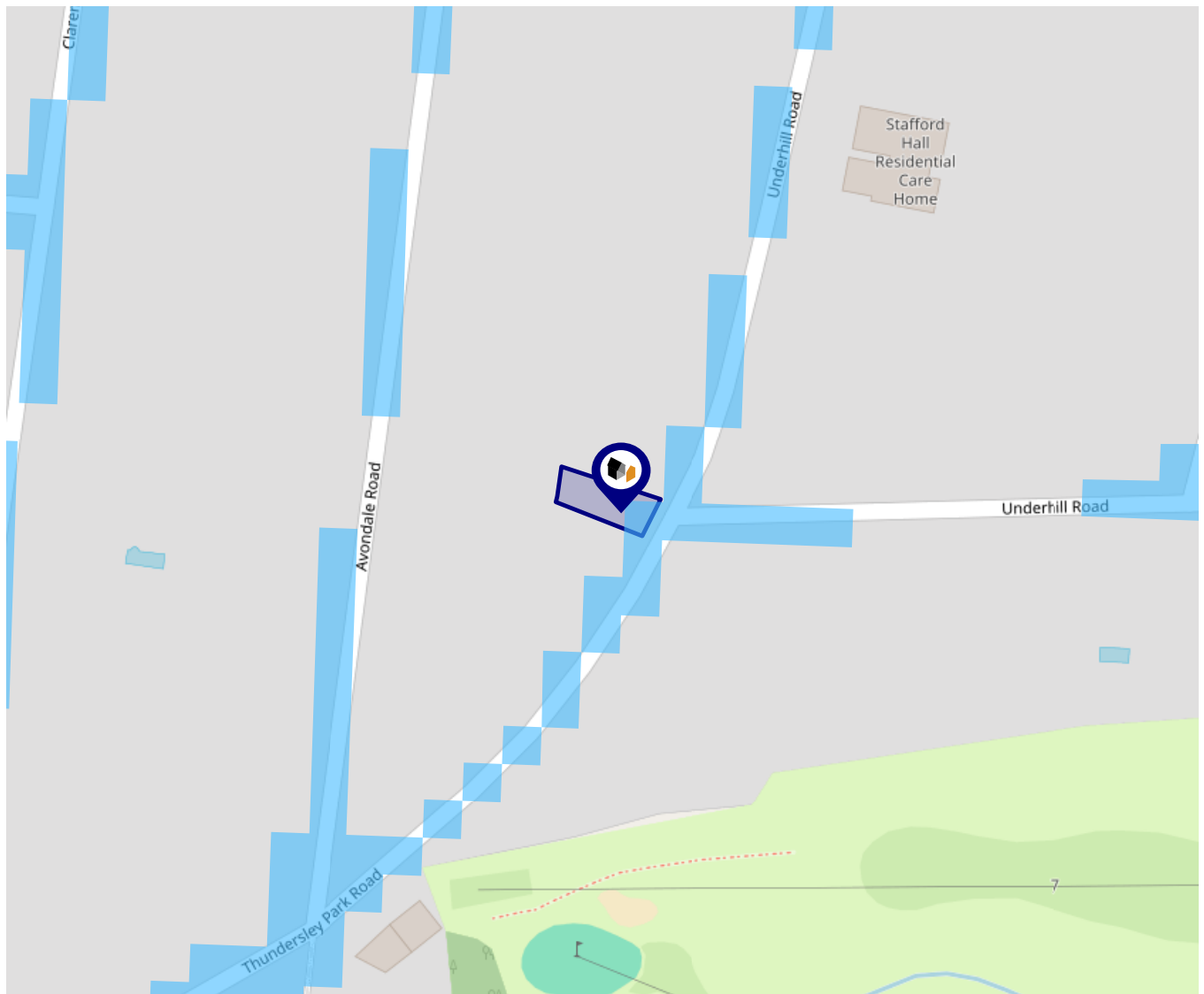


- Key:**
-  Power Pylons
 -  Communication Masts

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).



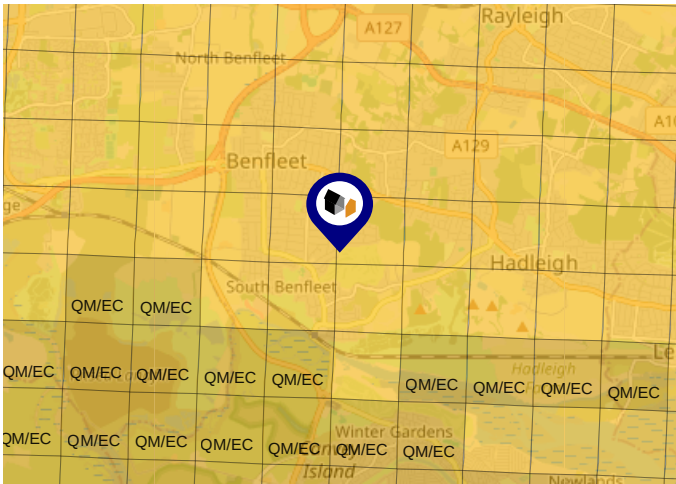


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



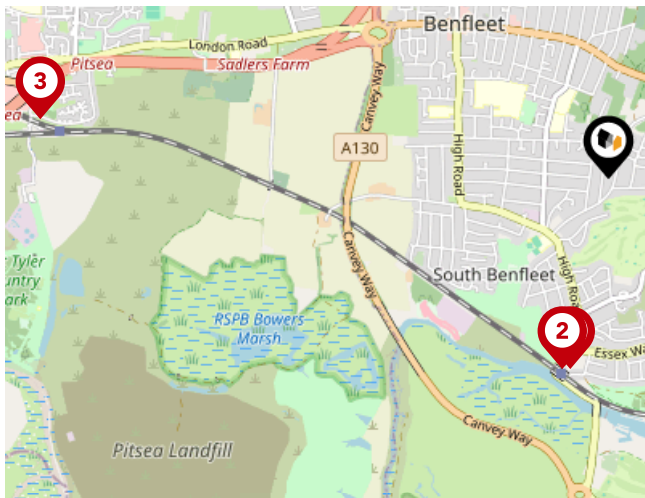
Primary Classifications (Most Common Clay Types)

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

Area

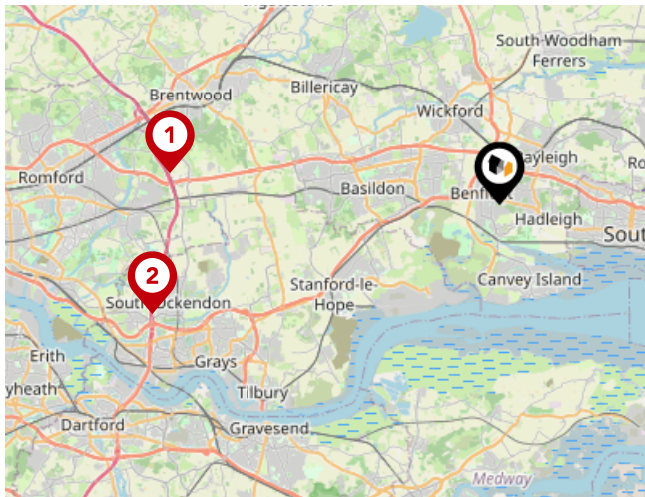
Transport (National)

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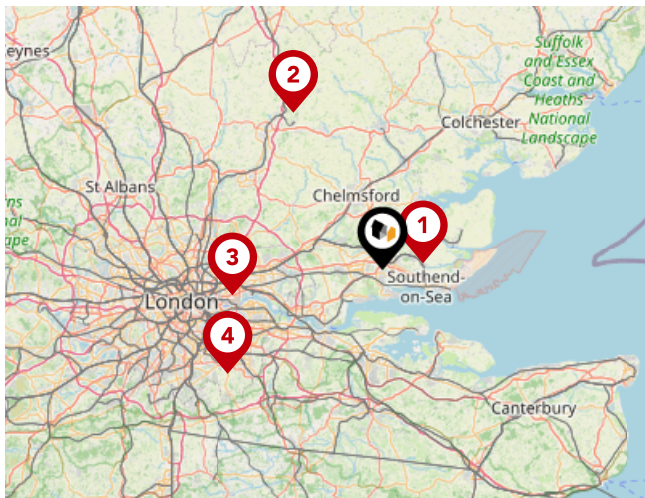
National Rail Stations

Pin	Name	Distance
1	Benfleet Rail Station	0.9 miles
2	Benfleet Rail Station	0.9 miles
3	Pitsea Rail Station	2.64 miles



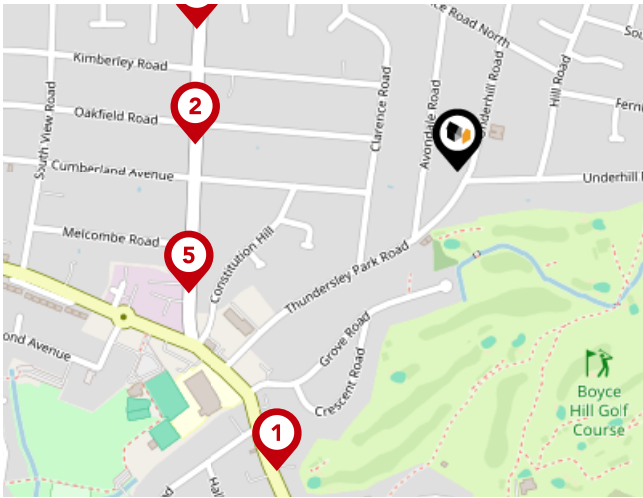
Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	12.19 miles
2	M25 J30	13.45 miles



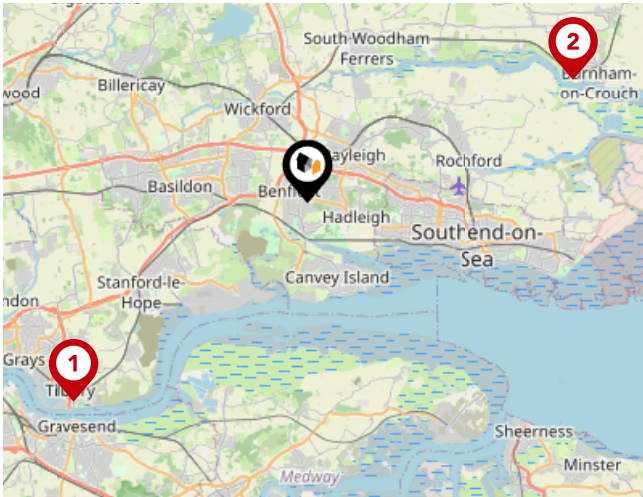
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	5.91 miles
2	Stansted Airport	26.58 miles
3	London City Airport	22.54 miles
4	Biggin Hill Airport	27.72 miles



Bus Stops/Stations

Pin	Name	Distance
1	Boyce Green	0.4 miles
2	Cumberland Avenue	0.3 miles
3	Clifton Avenue	0.35 miles
4	Clifton Avenue	0.34 miles
5	High Road	0.34 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	11.33 miles
2	Wallasea Island Ferry Landing	10.8 miles

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Alex Somers eXp

With over 35 years' experience across every corner of the property industry – from corporate agencies to independent and hybrid models, I bring deep market knowledge gained at every level, from negotiator to director.

I offer a truly personal service built on trust, transparency, and care. You deal directly with me throughout the entire process, from initial valuation to completion, ensuring clear communication and consistent support.

My decades of hands-on experience allow me to give honest advice and achieve the best possible results. I've also built a trusted network of solicitors, mortgage brokers, developers, and local professionals, giving my clients a real advantage.

For me, property is about people, not just transactions, helping you move confidently into your next chapter. By your side from start to sold.

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 Alex Somers eXp 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 Alex Somers eXp and therefore no warranties can be given as to their good working order.

Alex Somers eXp

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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