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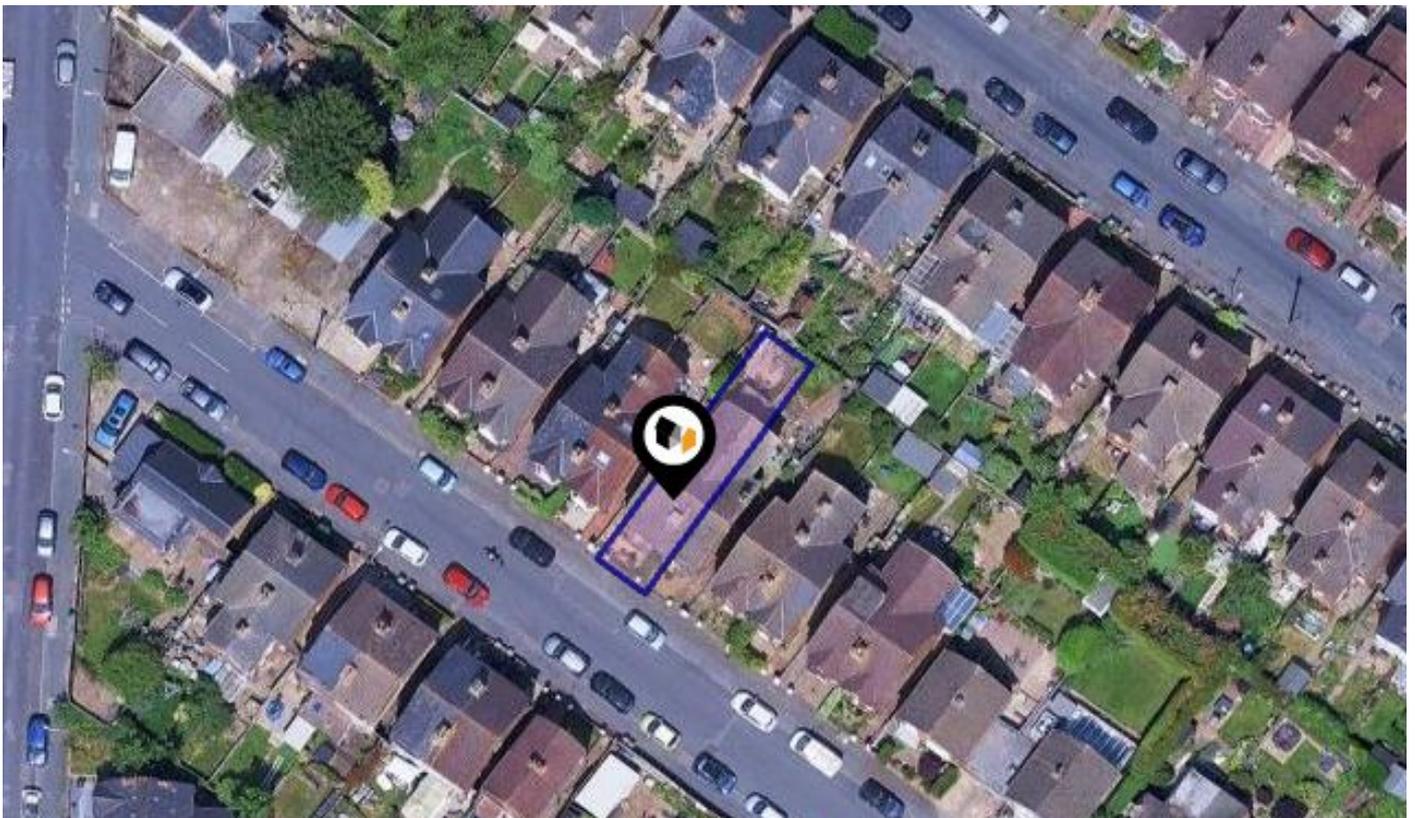
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 18th February 2026

DYNEVOR ROAD, TUNBRIDGE WELLS, TN4
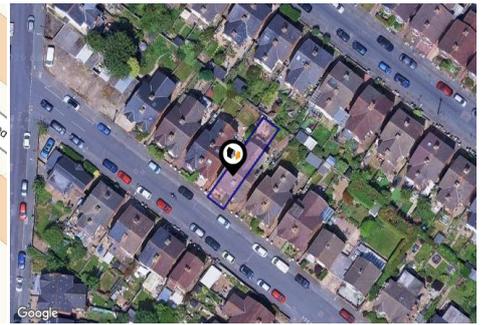
Martin & Co Tunbridge Wells

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

arla | propertymark PROTECTED   naea | propertymark PROTECTED   The Property Ombudsman

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	904 ft^2 / 84 m^2		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£2,086		
Title Number:	K186259		

Local Area

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

Estimated Broadband Speeds
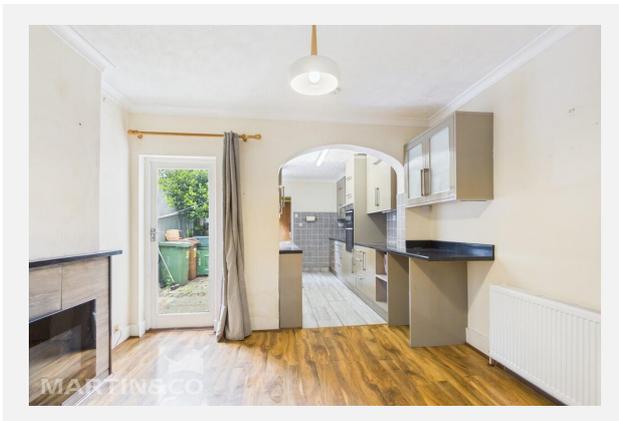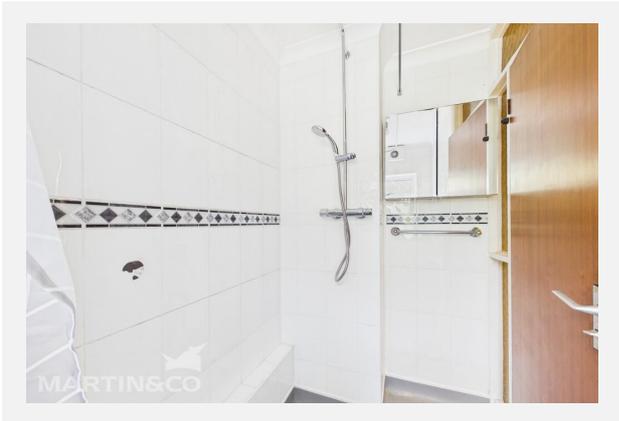(Standard - Superfast - Ultrafast)

13	80	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

DYNEVOR ROAD, TUNBRIDGE WELLS, TN4

Wet Room
6'6" x 4'1"
1.99 x 1.26 m

WC
4'0" x 2'3"
1.23 x 0.69 m

Kitchen
13'0" x 7'3"
3.96 x 2.22 m

Dining Room
11'10" x 11'4"
3.61 x 3.47 m

Sitting Room
11'9" x 11'6"
3.58 x 3.51 m

Rear Hall
3'3" x 2'6"
1.00 x 0.76 m

Hallway
2'10" x 2'7"
0.87 x 0.81 m

Ground Floor

Approximate total area[1]
794 ft²
73.8 m²

Back Bedroom
12'10" x 5'2"
3.93 x 1.60 m

Hallway
12'2" x 2'9"
3.72 x 0.85 m

Bedroom
11'9" x 7'7"
3.59 x 2.32 m

MasterRoom
9'7" x 11'6"
2.94 x 3.51 m

Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE**360**

MARTIN&CO

DYNEVOR ROAD, TUNBRIDGE WELLS, TN4

Back Bedroom
12'10" x 5'2"
3.93 x 1.60 m

Hallway
12'2" x 2'9"
3.72 x 0.85 m

Bedroom
11'9" x 7'7"
3.59 x 2.32 m

MasterRoom
9'7" x 11'6"
2.94 x 3.51 m

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Approximate total area[1]

344 ft²

32 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

DYNEVOR ROAD, TUNBRIDGE WELLS, TN4

Wet Room
6'6" x 4'1"
1.99 x 1.26 m

WC
4'0" x 2'3"
1.23 x 0.69 m

Kitchen
13'0" x 7'3"
3.96 x 2.22 m

Dining Room
11'10" x 11'4"
3.61 x 3.47 m

Sitting Room
11'9" x 11'6"
3.58 x 3.51 m

Rear Hall
3'3" x 2'6"
1.00 x 0.76 m

Hallway
2'10" x 2'7"
0.87 x 0.81 m

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Approximate total area[1]
450 ft²
41.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor

TN4

Energy rating

E

Valid until 02.03.2035

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			73 | C
55-68	D			
39-54	E		50 | E	
21-38	F			
1-20	G			

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m^2

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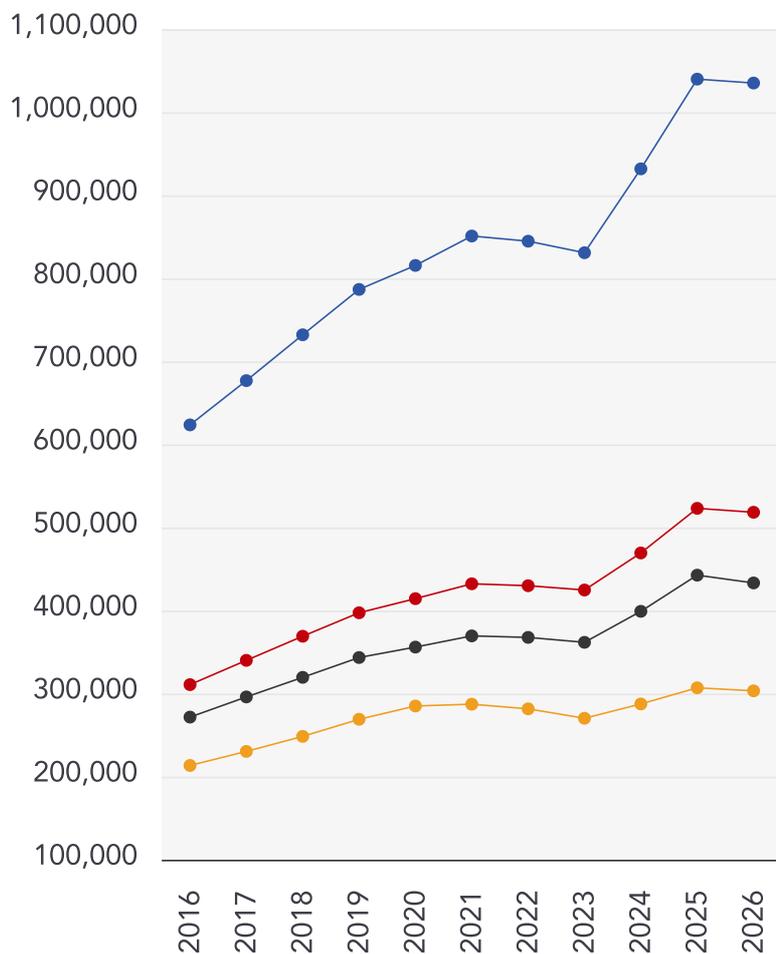
Detached

+66.01%

Semi-Detached

+66.77%

Terraced

+59.45%

Flat

+42.08%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.


Leaflet | Contains British Geological Survey materials © UKRI 2026
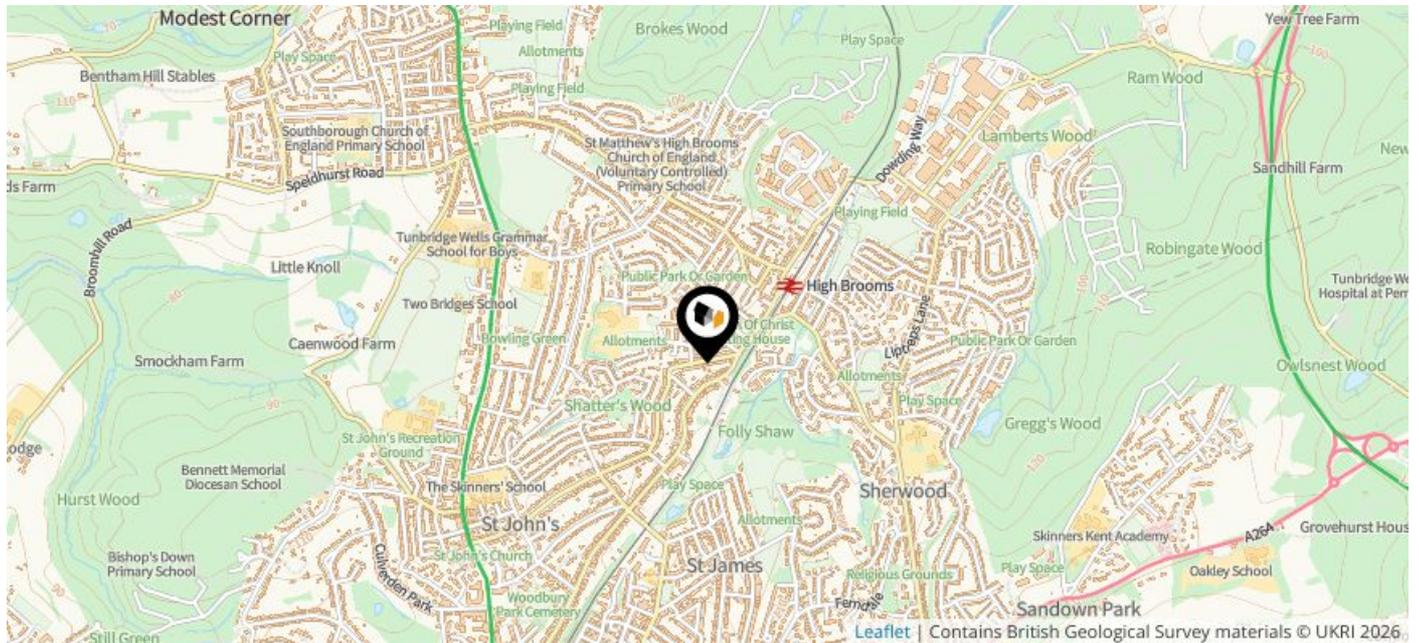
Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

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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.
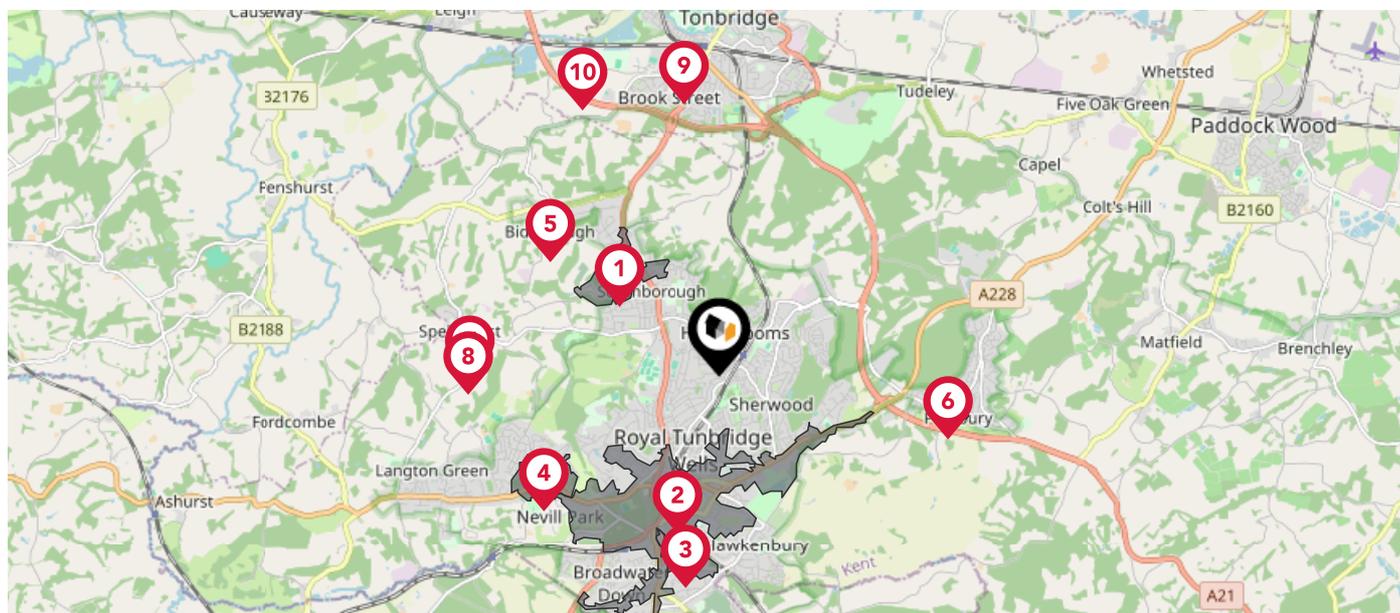
Nearby Conservation Areas

1	Southborough Conservation Area
2	Tunbridge Wells 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	Quarry Hill, Tonbridge
10	Haysden

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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
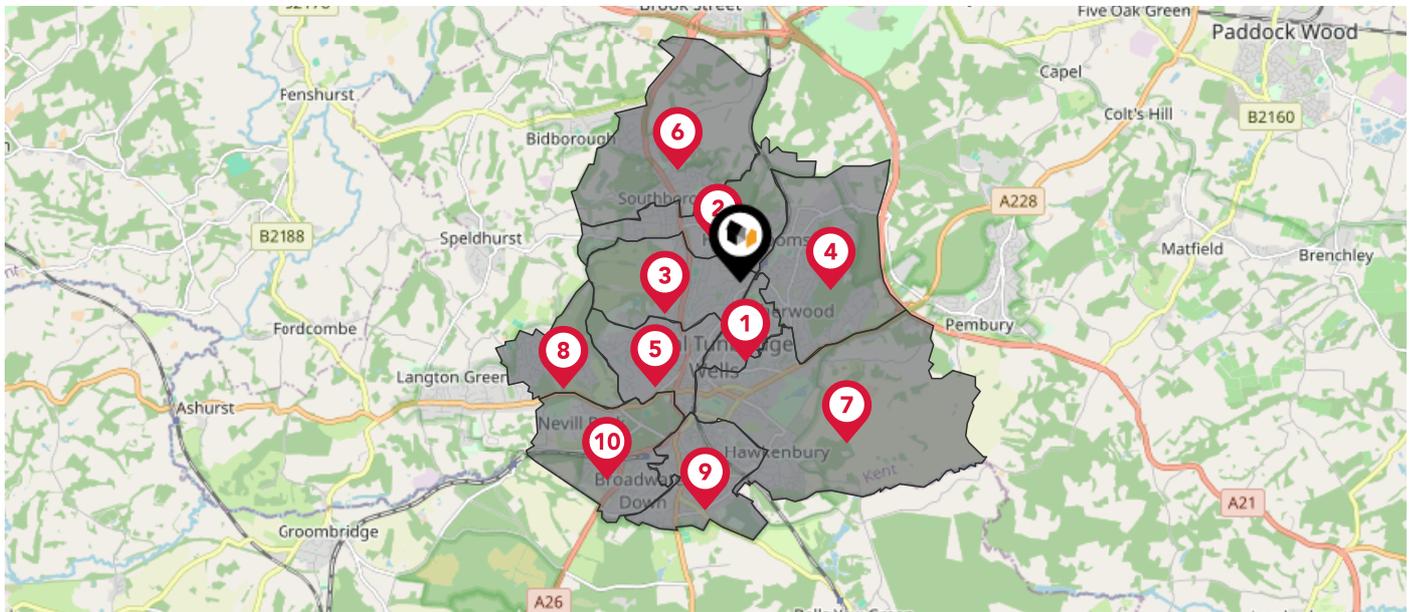
Nearby Council Wards

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

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
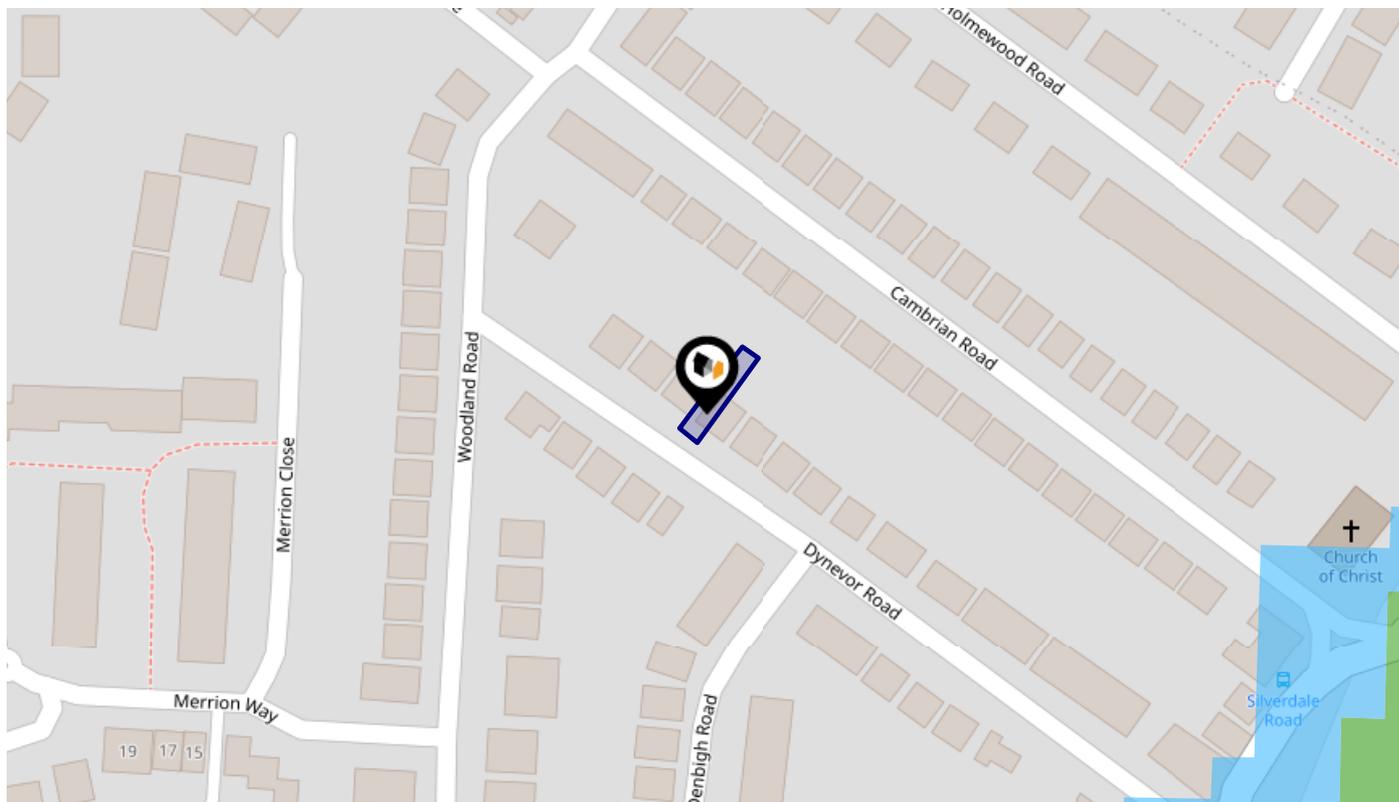
Rail Noise Data

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.

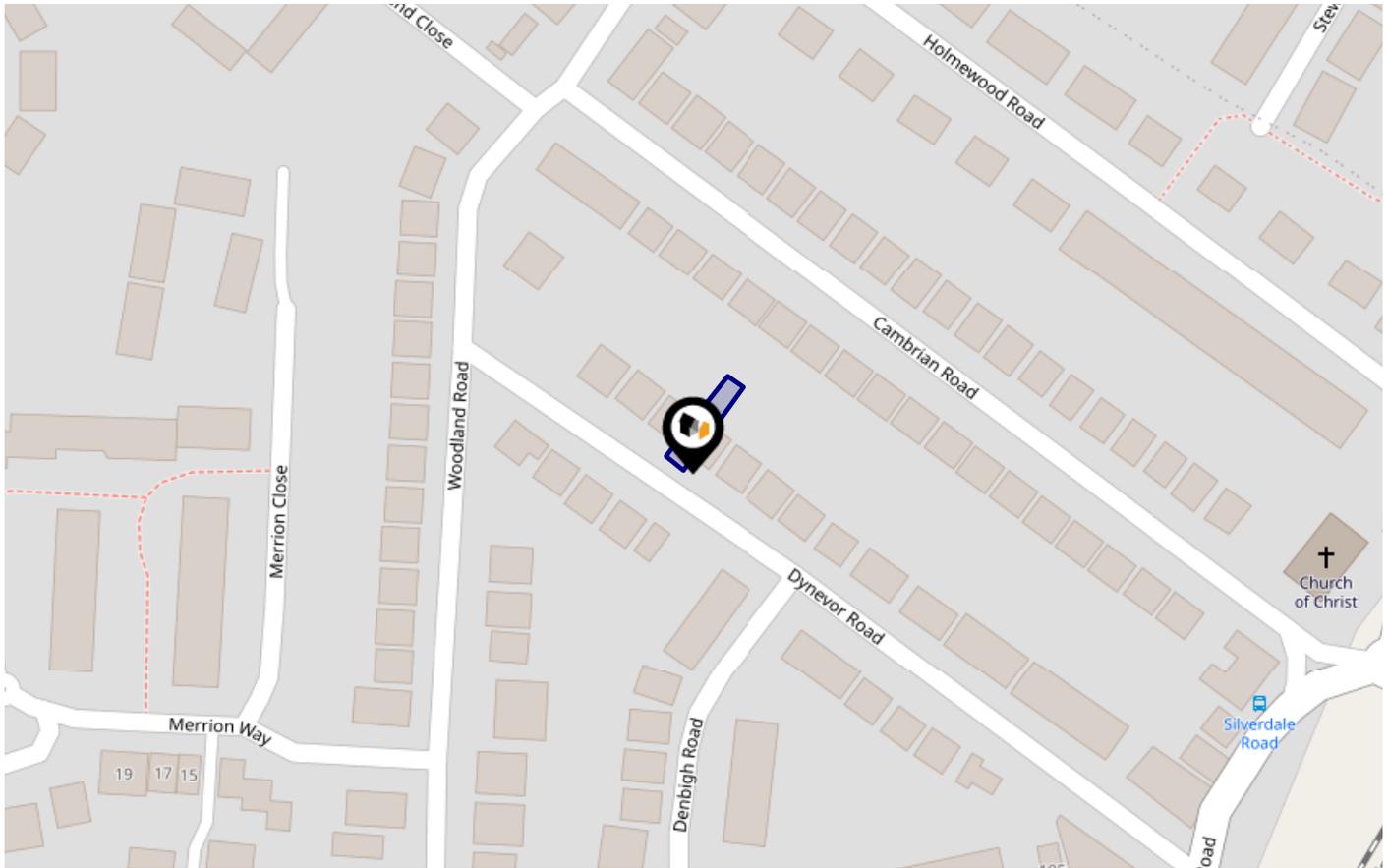The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟦

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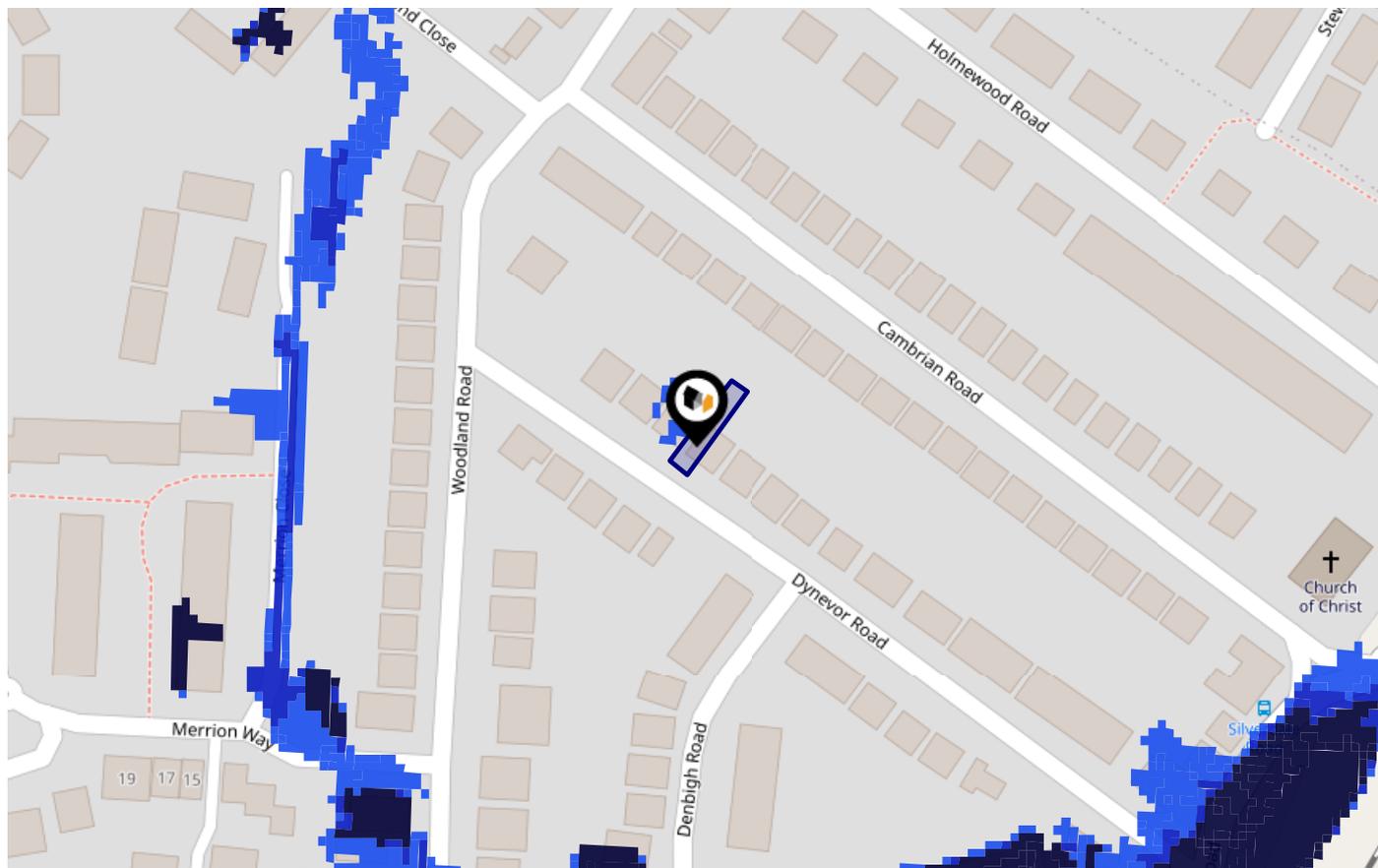
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)	▬▬▬▬			
💧💧	Up to 30cm (1ft)	▬▬▬▬			
💧💧💧	Up to 60cm (2ft)	▬▬▬▬			

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
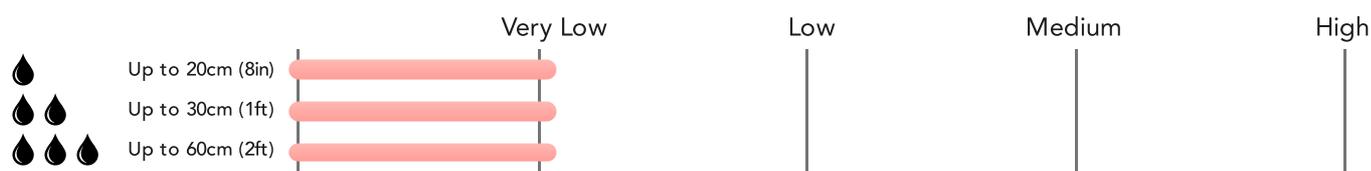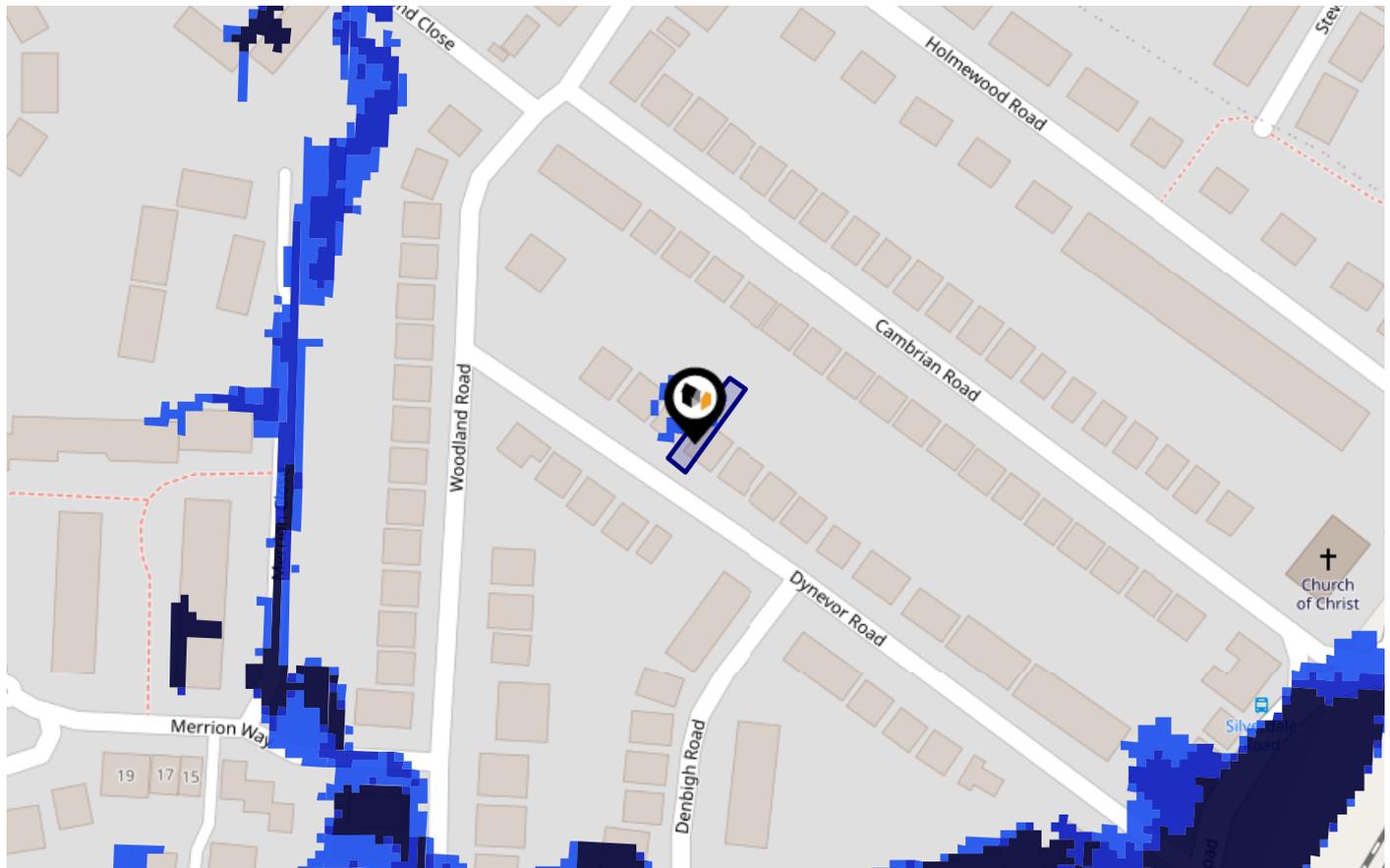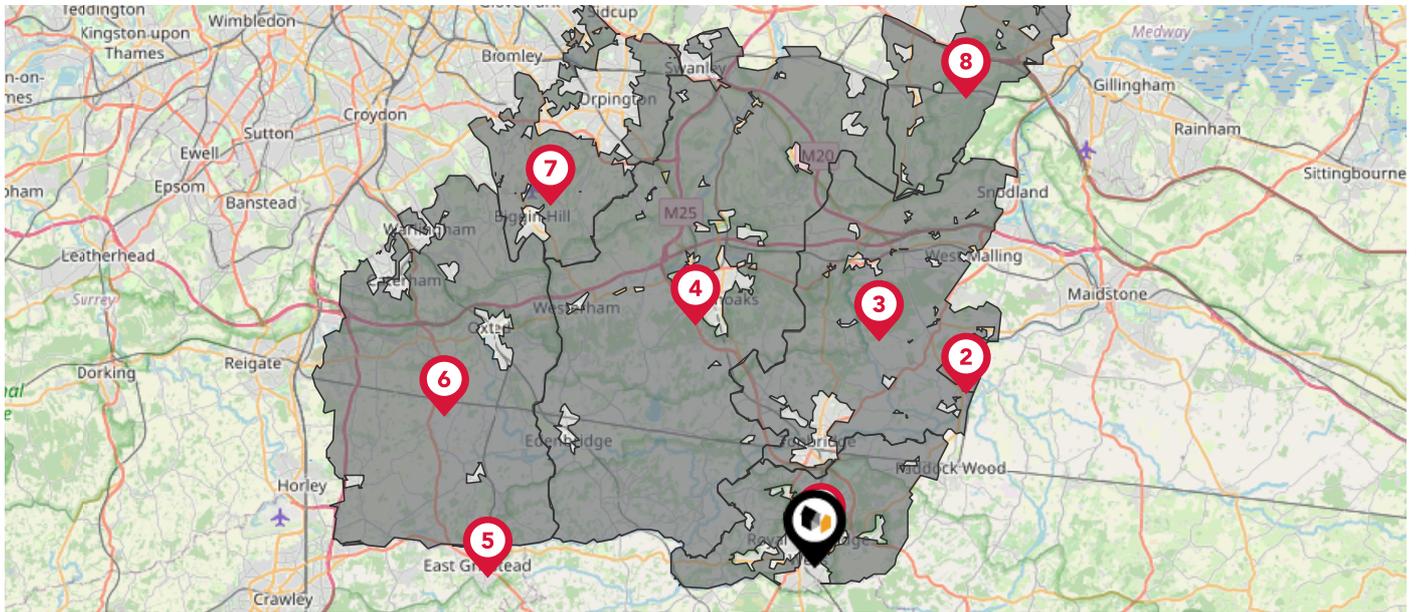

Risk Rating: Very low

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.

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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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk
Surface Water - Climate Change

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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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.
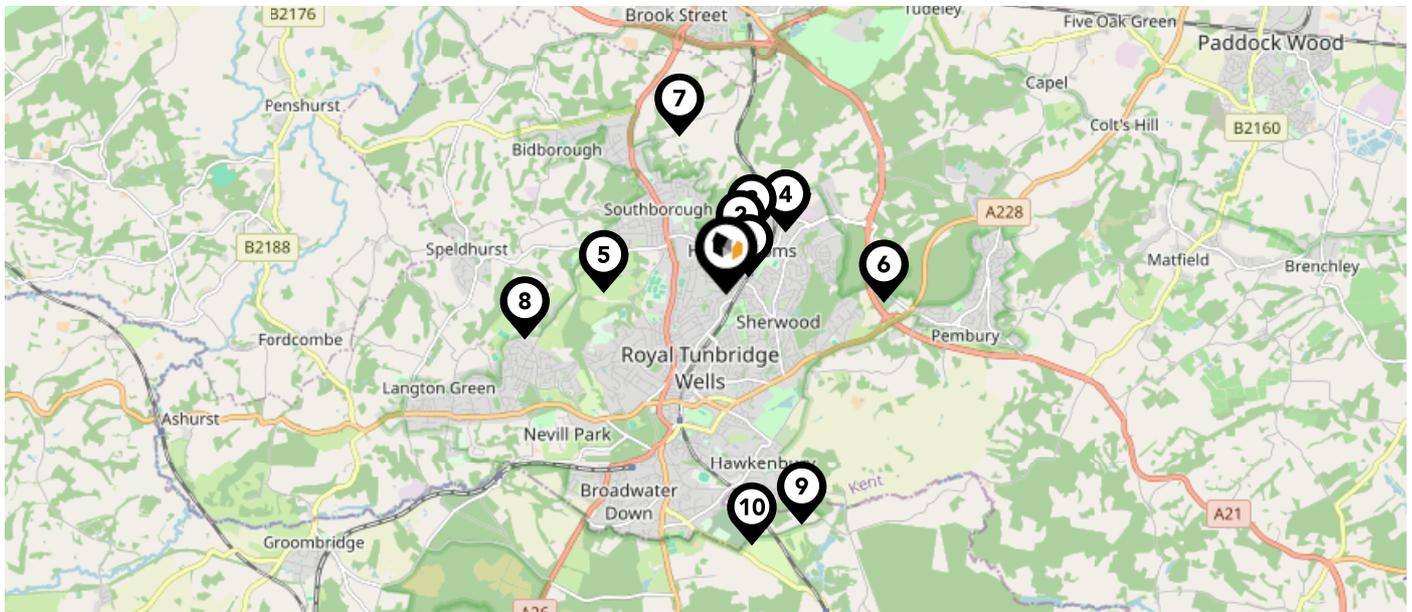
Nearby Landfill Sites

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

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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...
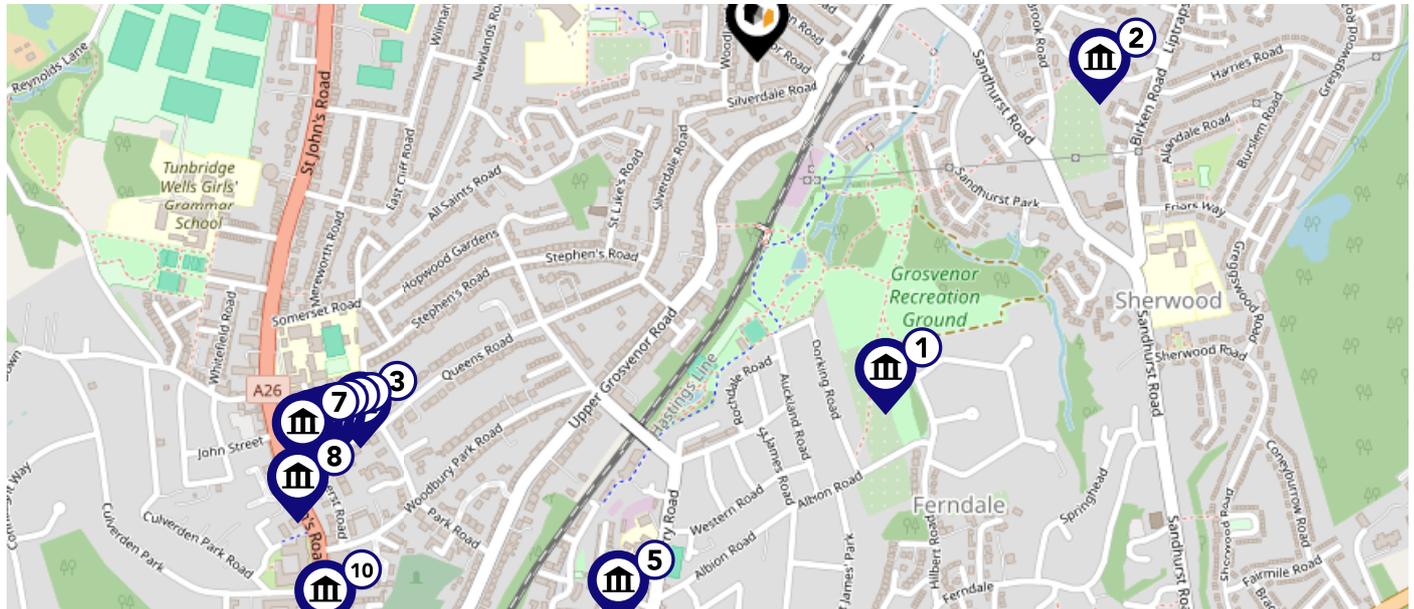
Listed Buildings in the local district		Grade	Distance
1	1338822 - Packs In The Wood	Grade II	0.4 miles
2	1061387 - Liptraps House	Grade II	0.4 miles
3	1431344 - Nos. 26 And 28 Newcomen Road	Grade II	0.6 miles
4	1431337 - Nos. 14 And 16 Newcomen Road	Grade II	0.7 miles
5	1338860 - Parish Church Of St Barnabas	Grade II	0.7 miles
6	1431333 - Nos. 10 And 12 Newcomen Road	Grade II	0.7 miles
7	1431309 - Nos. 6 And 8 Newcomen Road	Grade II	0.7 miles
8	1065904 - Church Of St John	Grade II	0.7 miles
9	1431339 - Nos. 18 And 20 Newcomen Road	Grade II	0.7 miles
10	1338859 - 32 And 34, St John's Road	Grade II	0.8 miles

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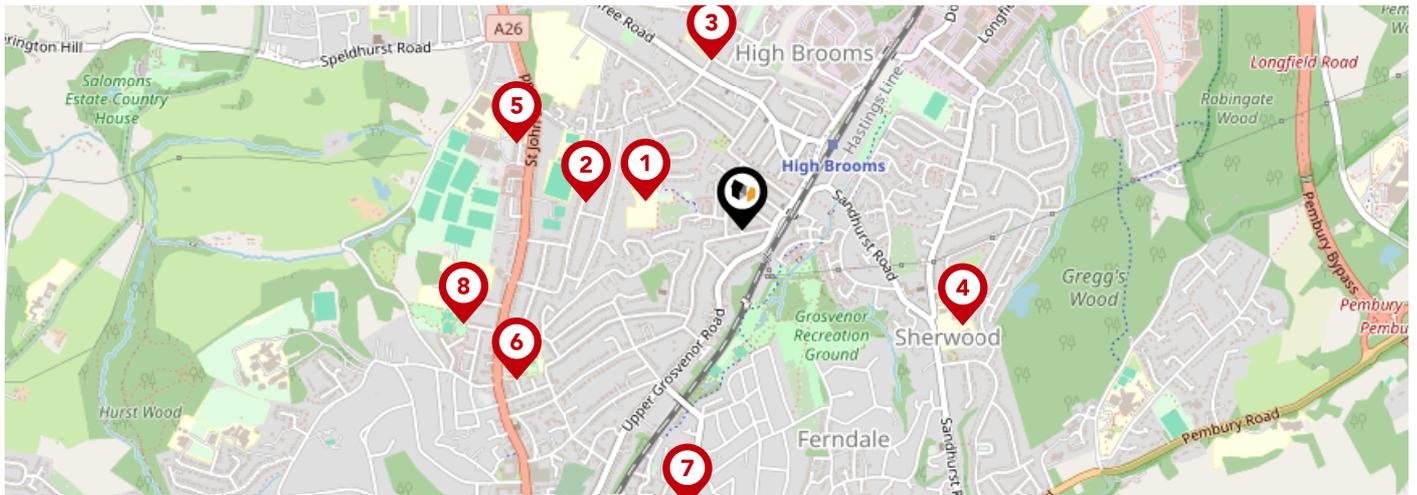
		Nursery	Primary	Secondary	College	Private
1	**St John's Church of England Primary School** Ofsted Rating: Good | Pupils: 630 | Distance:0.23	☐	☑	☐	☐	☐
2	**St Augustine's Catholic Primary School** Ofsted Rating: Good | Pupils: 273 | Distance:0.37	☐	☑	☐	☐	☐
3	**St Matthew's High Brooms Church of England Voluntary Controlled Primary School** Ofsted Rating: Requires improvement | Pupils: 358 | Distance:0.4	☐	☑	☐	☐	☐
4	**Temple Grove Academy** Ofsted Rating: Good | Pupils: 197 | Distance:0.56	☐	☑	☐	☐	☐
5	**Tunbridge Wells Grammar School for Boys** Ofsted Rating: Good | Pupils: 1730 | Distance:0.56	☐	☐	☑	☐	☐
6	**The Skinners' School** Ofsted Rating: Good | Pupils: 1118 | Distance:0.63	☐	☐	☑	☐	☐
7	**St Barnabas CofE VA Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:0.66	☐	☑	☐	☐	☐
8	**Tunbridge Wells Girls' Grammar School** Ofsted Rating: Outstanding | Pupils: 1042 | Distance:0.68	☐	☐	☑	☐	☐
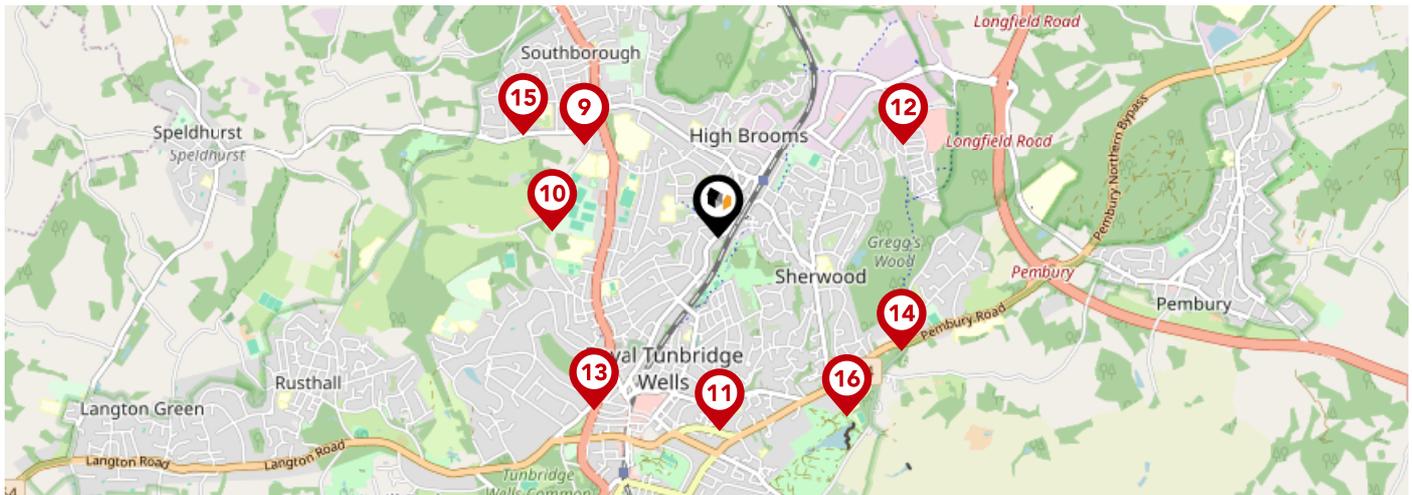
		Nursery	Primary	Secondary	College	Private
9	**Two Bridges School** Ofsted Rating: Special Measures | Pupils: 1 | Distance:0.76	☐	☐	☑	☐	☐
10	**St Gregory's Catholic School** Ofsted Rating: Outstanding | Pupils: 1313 | Distance:0.77	☐	☐	☑	☐	☐
11	**St James' Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 629 | Distance:0.9	☐	☑	☐	☐	☐
12	**Skinners' Kent Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:0.96	☐	☑	☐	☐	☐
13	**The Wells Free School** Ofsted Rating: Good | Pupils: 210 | Distance:0.99	☐	☑	☐	☐	☐
14	**Skinners' Kent Academy** Ofsted Rating: Good | Pupils: 1036 | Distance:1	☐	☐	☑	☐	☐
15	**Southborough CofE Primary School** Ofsted Rating: Good | Pupils: 614 | Distance:1.02	☐	☑	☐	☐	☐
16	**Beechwood School** Ofsted Rating: Not Rated | Pupils: 354 | Distance:1.02	☐	☐	☑	☐	☐
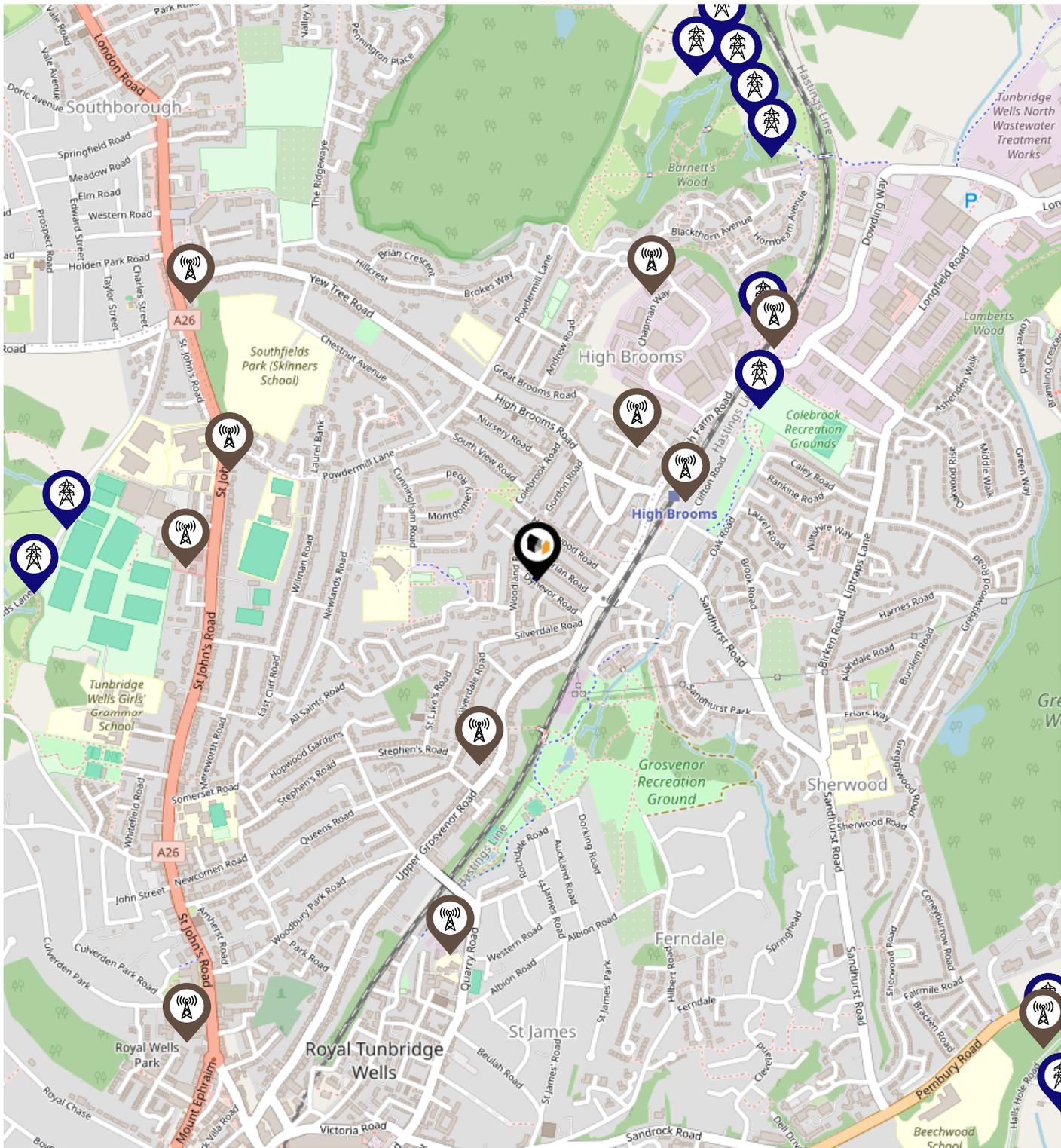
Key:

Power Pylons

Communication Masts

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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).

This Property ▼					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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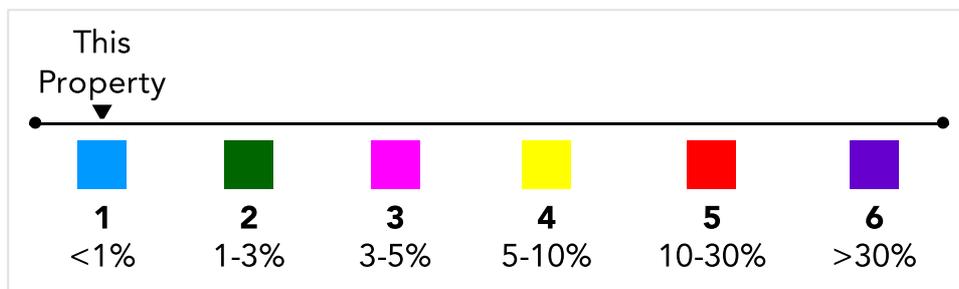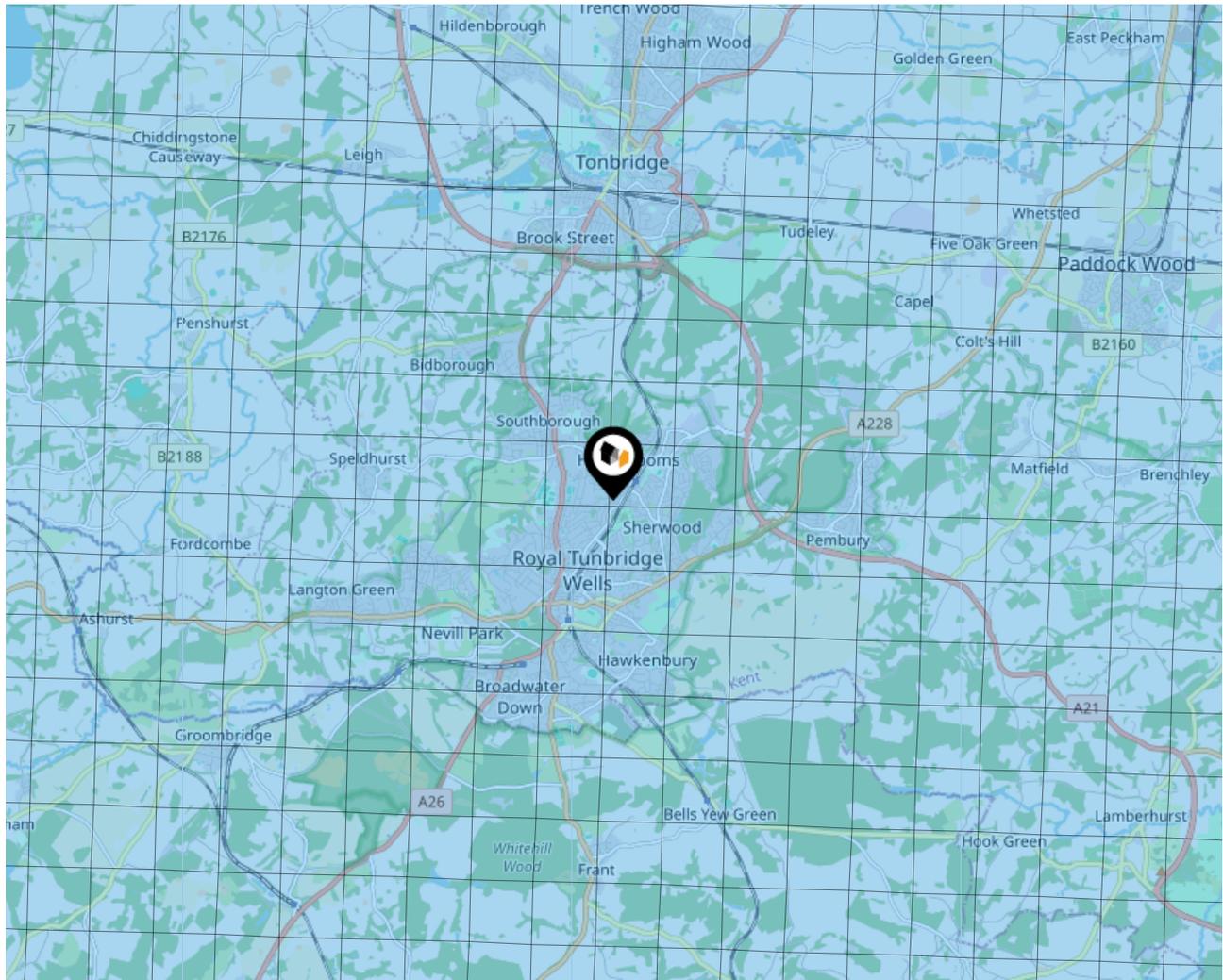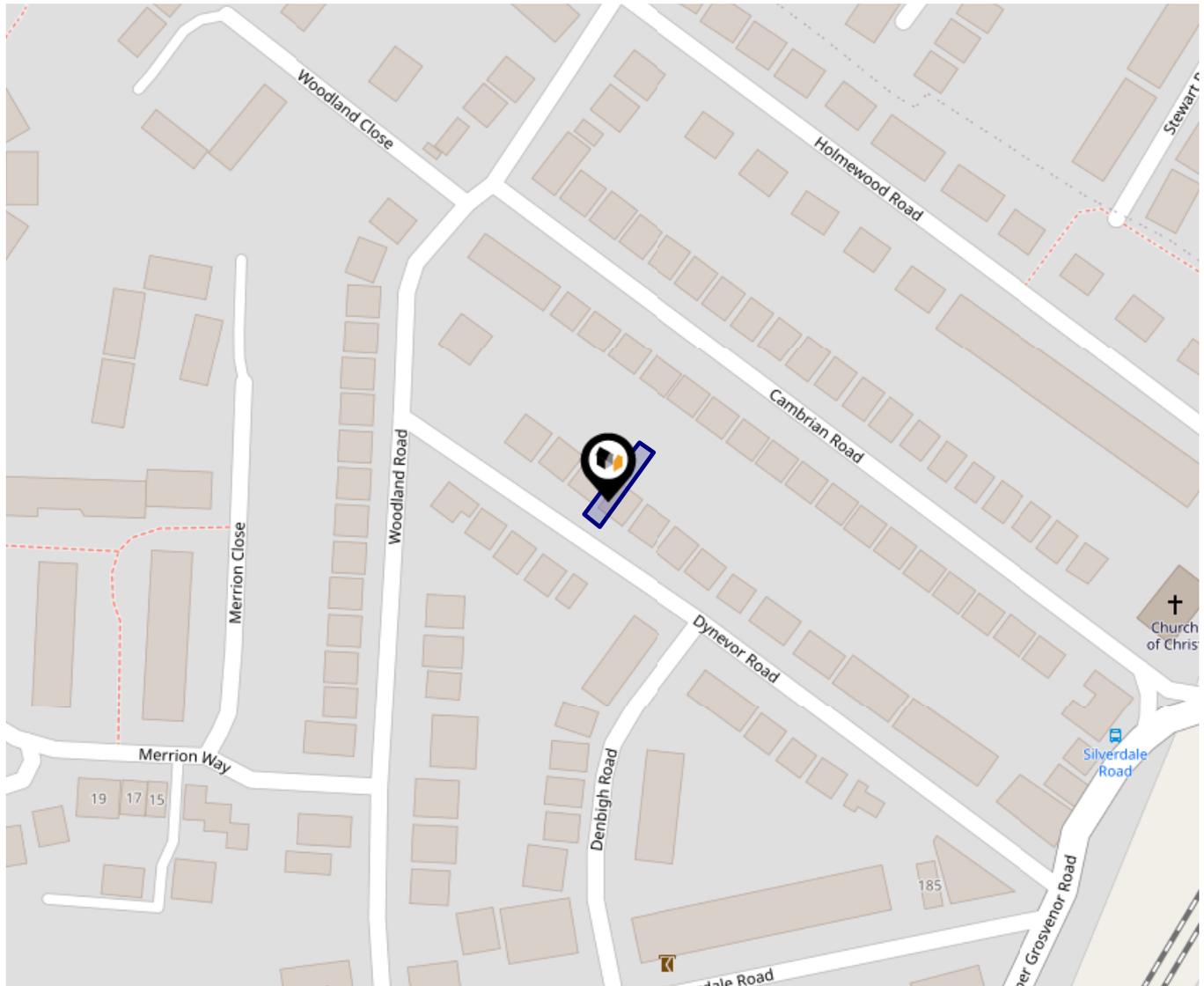
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP-INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		
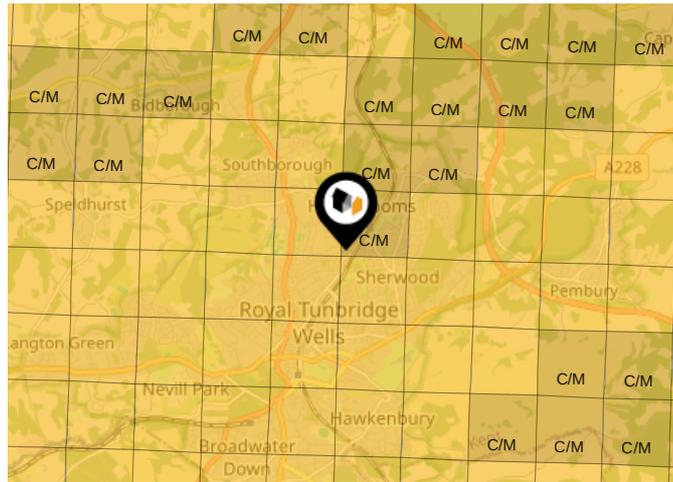
Primary Classifications (Most Common Clay Types)

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

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National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.21 miles
2	High Brooms Rail Station	0.21 miles
3	Tunbridge Wells Rail Station	1.31 miles

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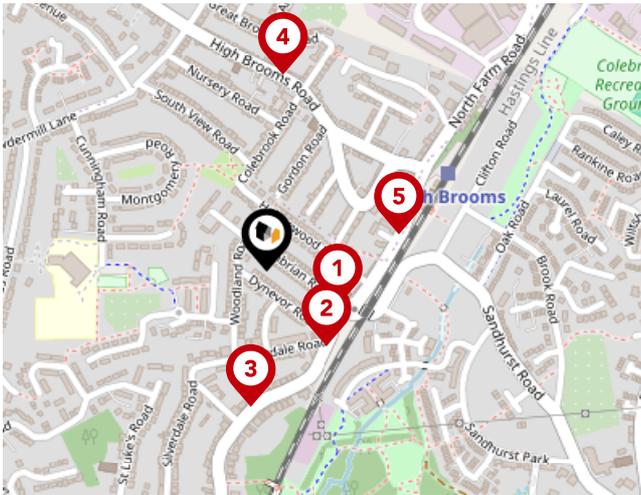
Bus Stops/Stations

Pin	Name	Distance
1	Silverdale Road	0.09 miles
2	Silverdale Road	0.11 miles
3	Silverdale Lane	0.16 miles
4	High Brooms Post Office	0.23 miles
5	High Brooms Railway Station	0.16 miles

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Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Martin & Co Tunbridge Wells
Testimonials

MARTIN&CO

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.

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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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KFB - Key Facts For Buyers

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail