

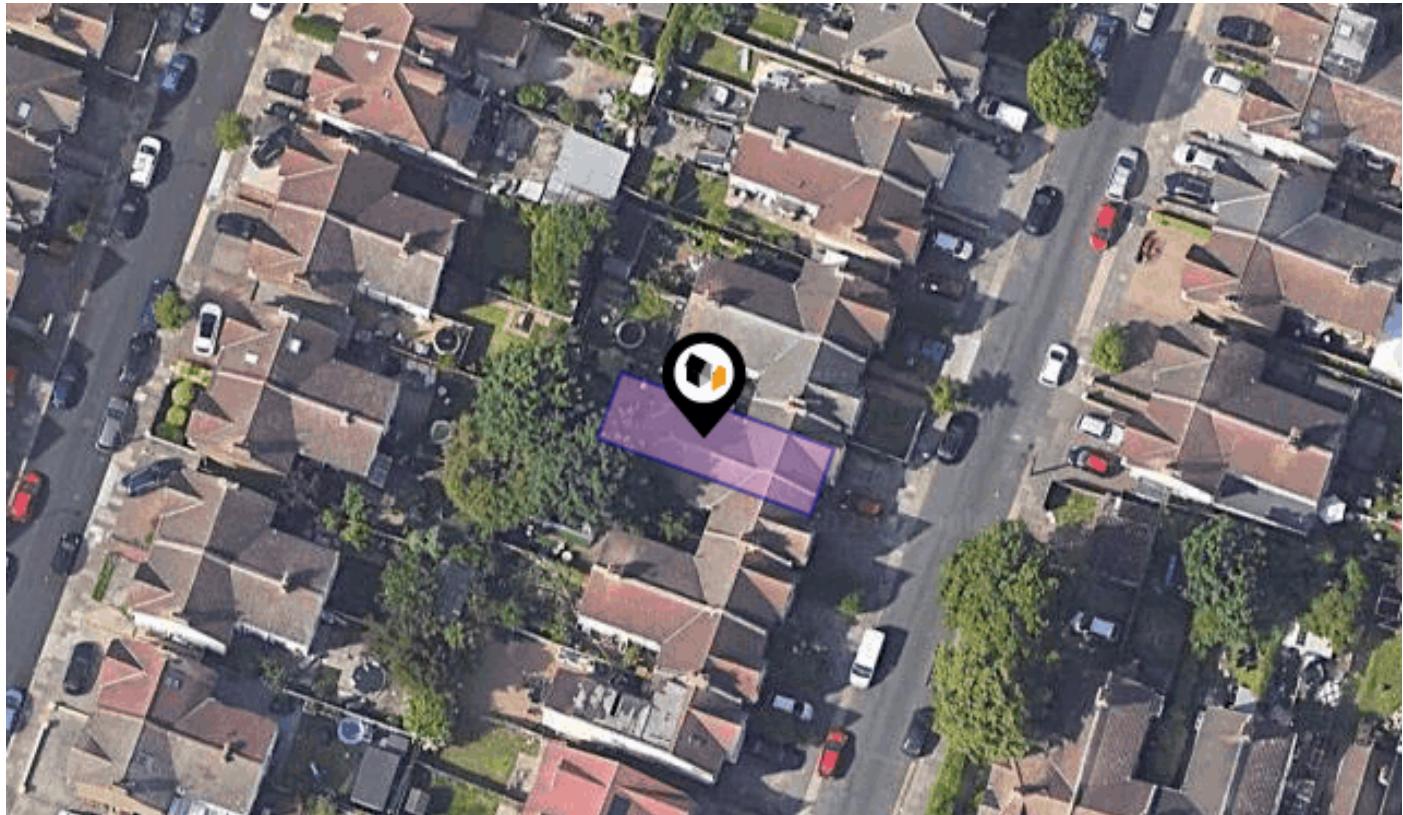


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> February 2026**



## VALKYRIE ROAD, WESTCLIFF-ON-SEA, SS0

**Price Estimate :** £290,000

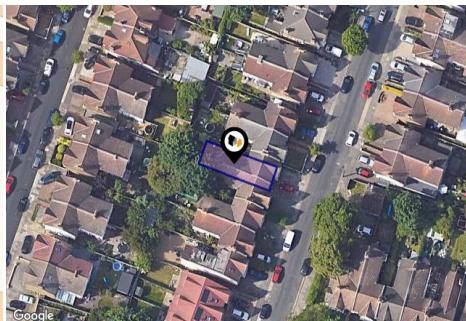
**Alex Somers eXp**

07432 201416

alex.somers@exp.uk.com

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





## Property

Type:	Flat / Maisonette	Price Estimate:	£290,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	484 ft <sup>2</sup> / 45 m <sup>2</sup>	Start Date:	18/02/2016
Plot Area:	0.03 acres	End Date:	01/01/2166
Year Built :	1900-1929	Lease Term:	180 years from 1 January 1986
Council Tax :	Band B	Term Remaining:	139 years
Annual Estimate:	£1,676		
Title Number:	EX933765		

## Local Area

Local Authority:	Southend-on-sea
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**16**  
mb/s



**181**  
mb/s

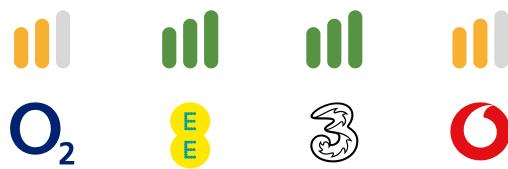


**1800**  
mb/s



### Mobile Coverage:

(based on calls indoors)



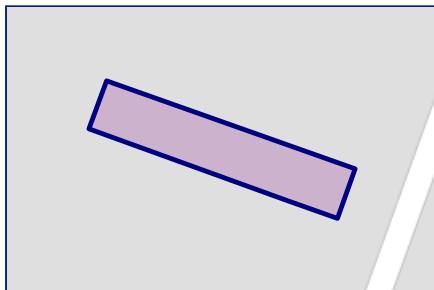
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

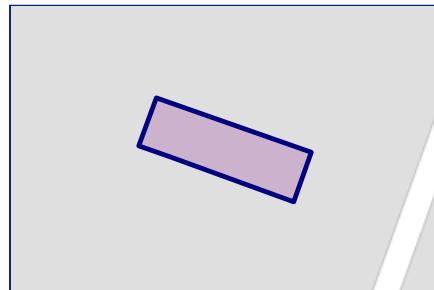
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## Freehold Title Plan



**EX322005**

## Leasehold Title Plan

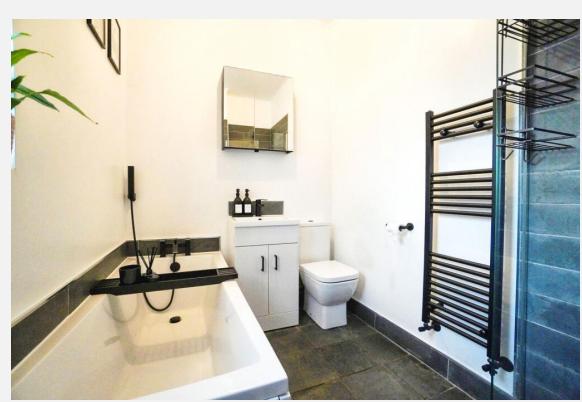
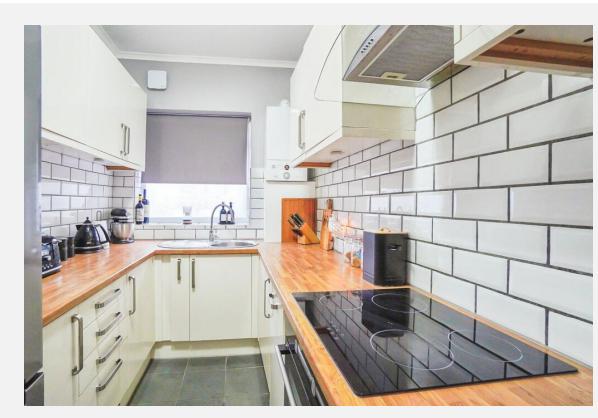


**EX933765**

Start Date: 18/02/2016  
End Date: 01/01/2166  
Lease Term: 180 years from 1 January 1986  
Term Remaining: 139 years

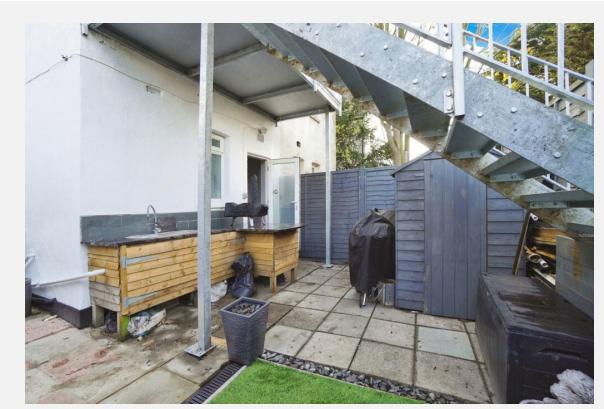
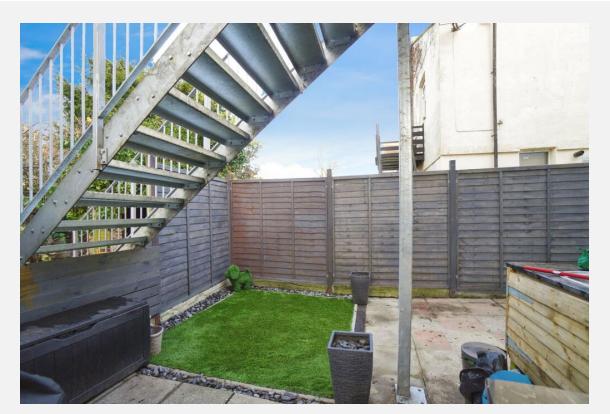
# Gallery Photos

ALEX SOMERS  
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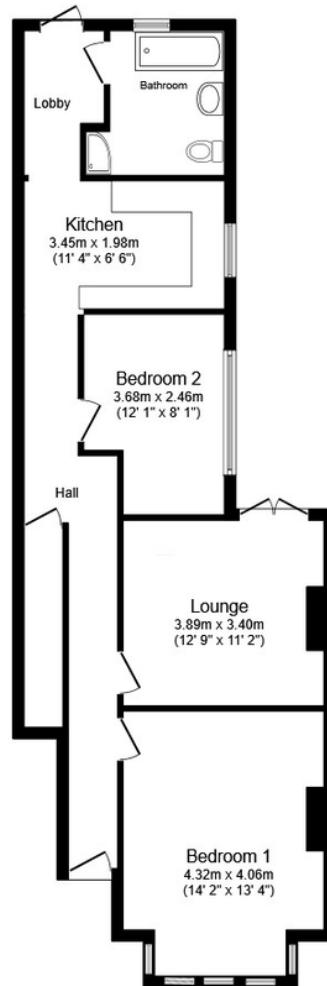


# Gallery Photos

ALEX SOMERS  
exp



## VALKYRIE ROAD, WESTCLIFF-ON-SEA, SS0



Floor Plan

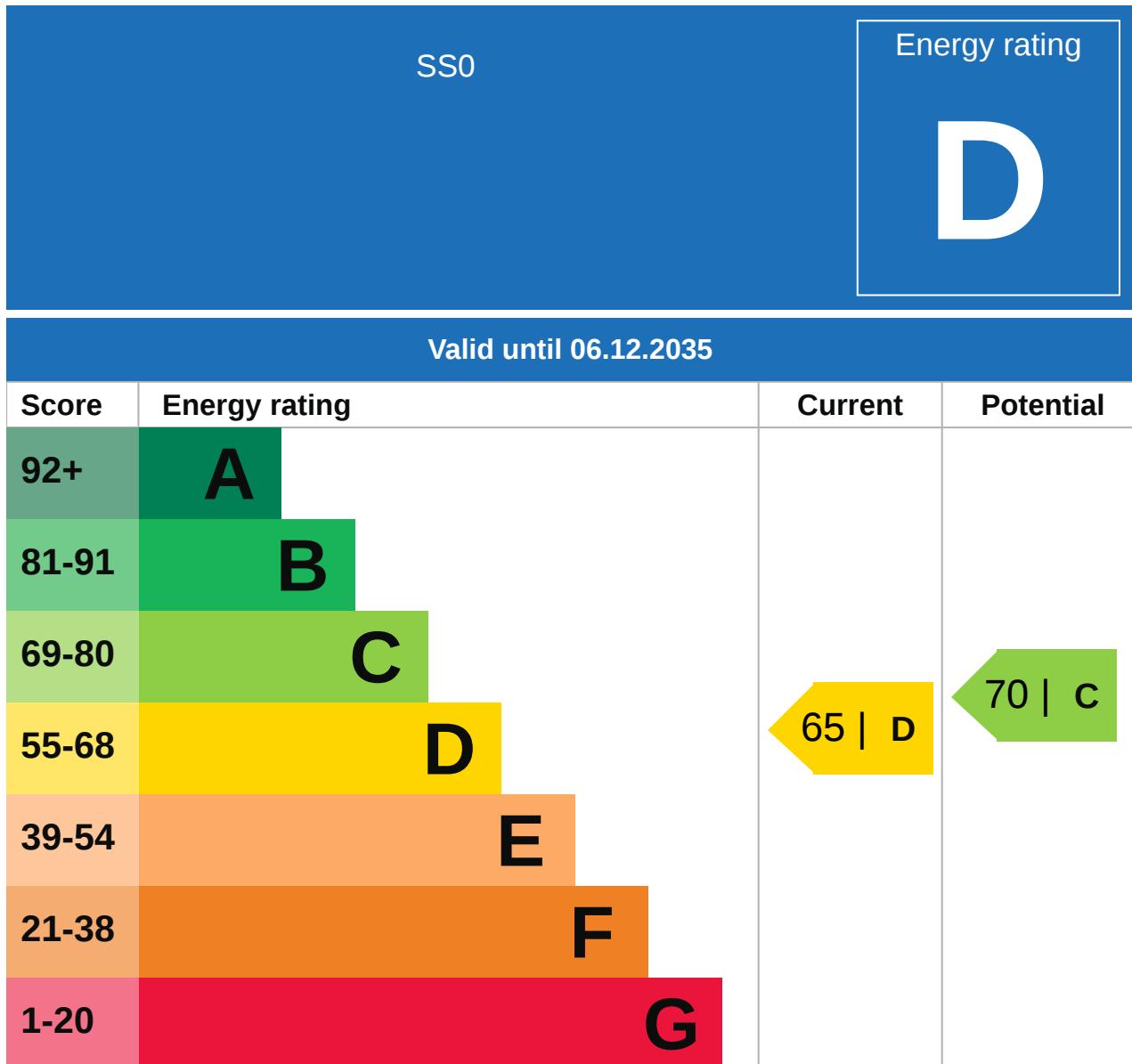
Floor area 72.3 sq.m. (778 sq.ft.)

Total floor area: 72.3 sq.m. (778 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Property EPC - Certificate

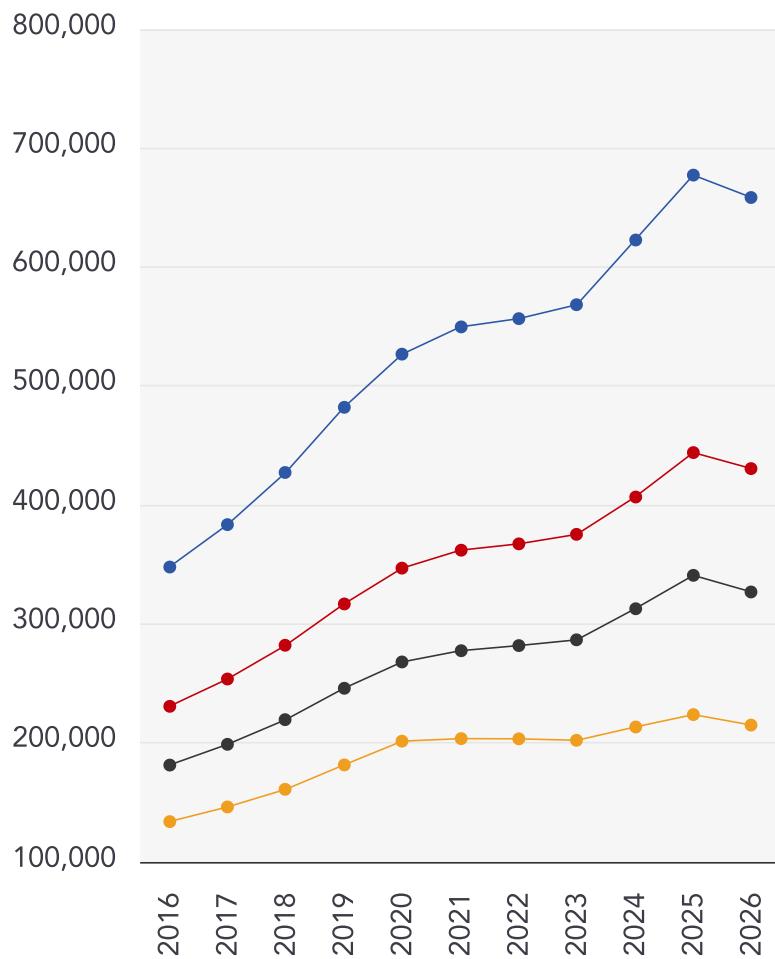
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exp



# Market House Price Statistics

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10 Year History of Average House Prices by Property Type in SS0



Detached

**+89.28%**

Semi-Detached

**+86.57%**

Terraced

**+80.19%**

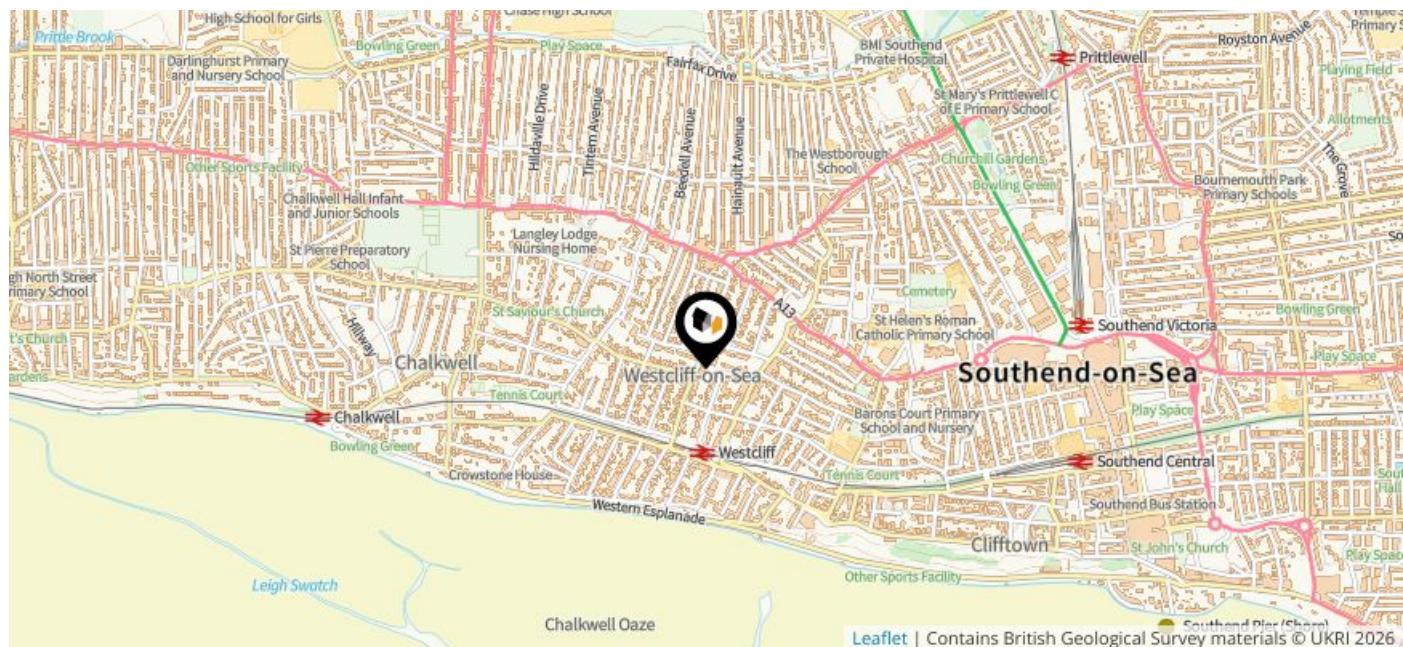
Flat

**+60.57%**

# Maps Coal Mining

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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.

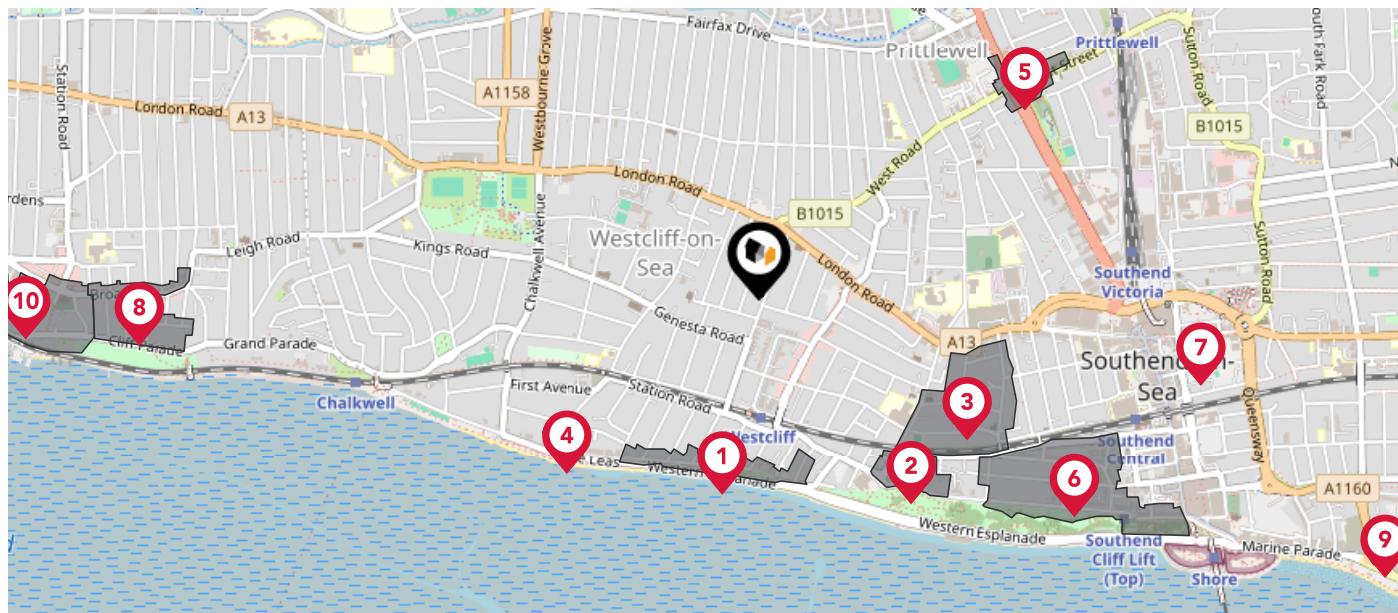
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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

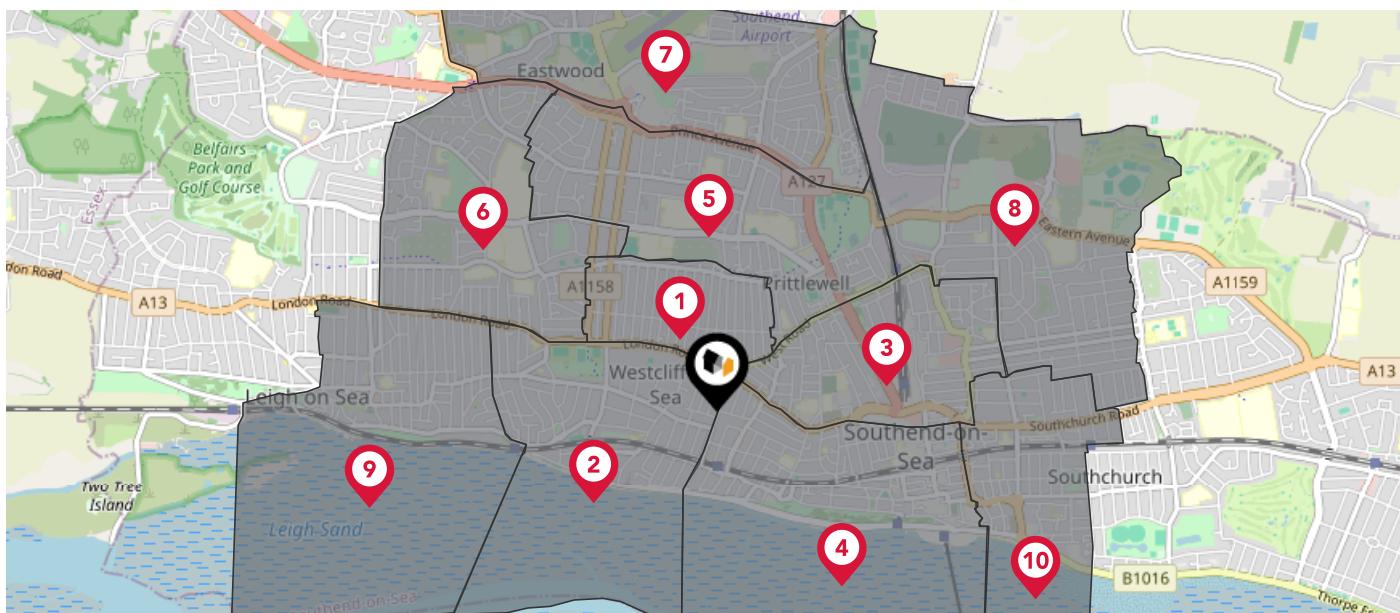
1	The Leas
2	Shorefields
3	Milton
4	Crowstone
5	Prittlewell
6	Clifftown
7	Warrior Square
8	Leigh Cliff
9	The Kursaal
10	Leigh

# Maps

## Council Wards

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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

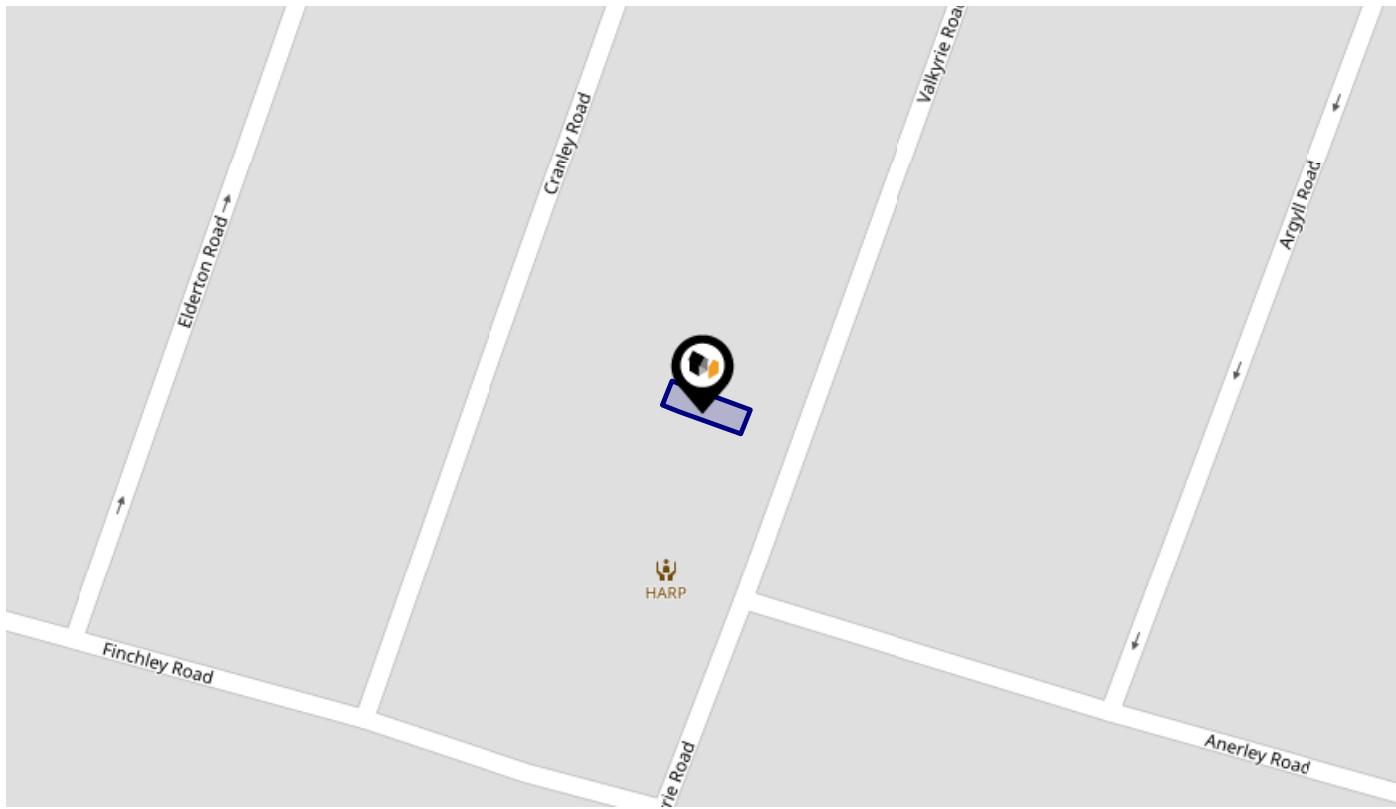
- 1 Westborough Ward
- 2 Chalkwell Ward
- 3 Victoria Ward
- 4 Milton Ward
- 5 Prittlewell Ward
- 6 Blenheim Park Ward
- 7 St. Laurence Ward
- 8 St. Luke's Ward
- 9 Leigh Ward
- 10 Kursaal Ward

# Maps

## Rail Noise

ALEX SOMERS  
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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

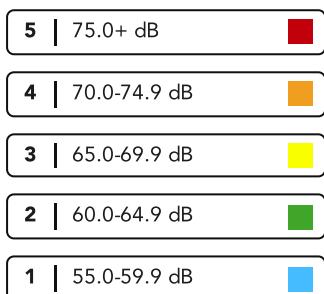


### Rail Noise Data

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:

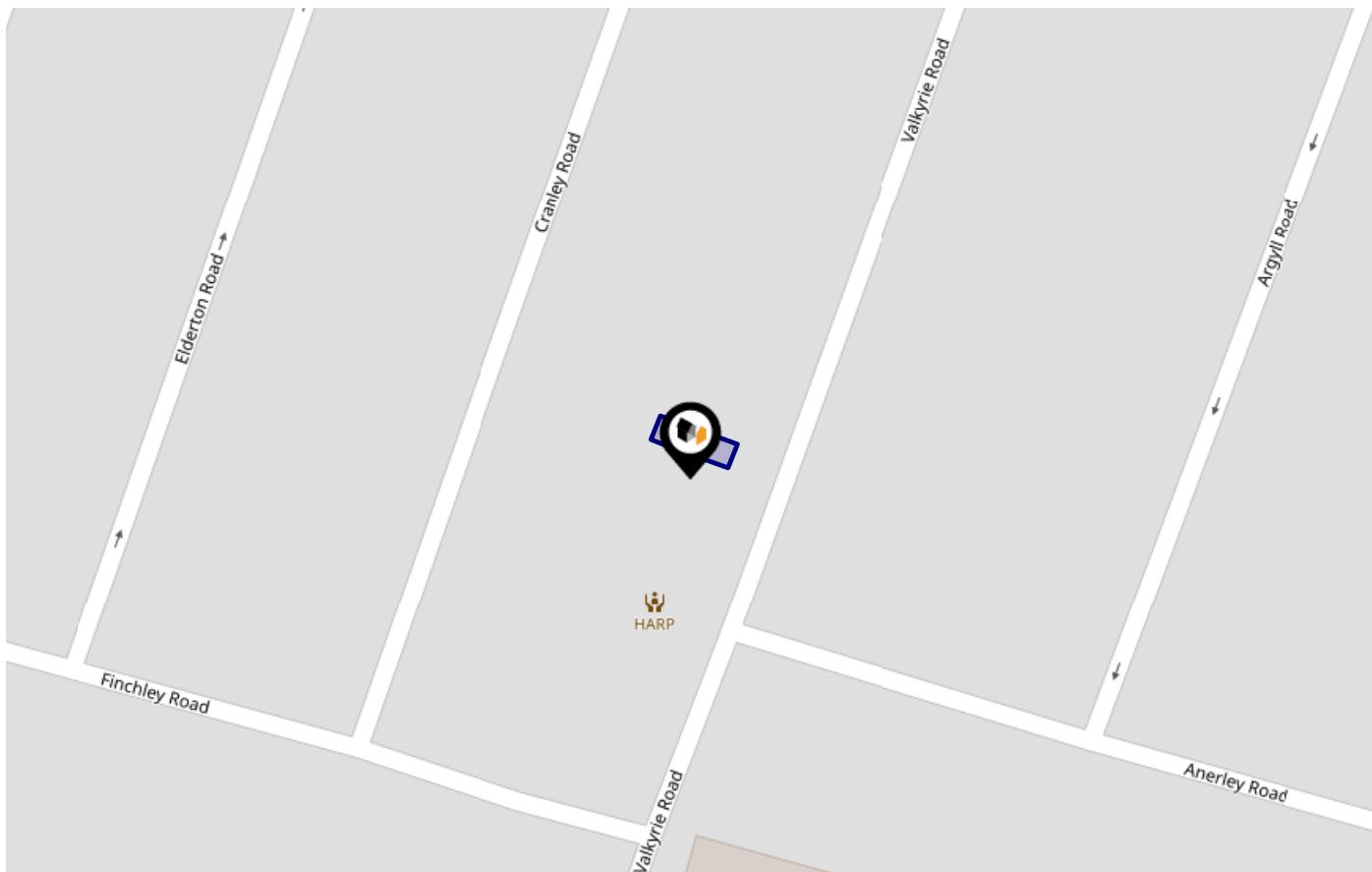


# Flood Risk

## Rivers & Seas - Flood Risk

ALEX SOMERS  
exp

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

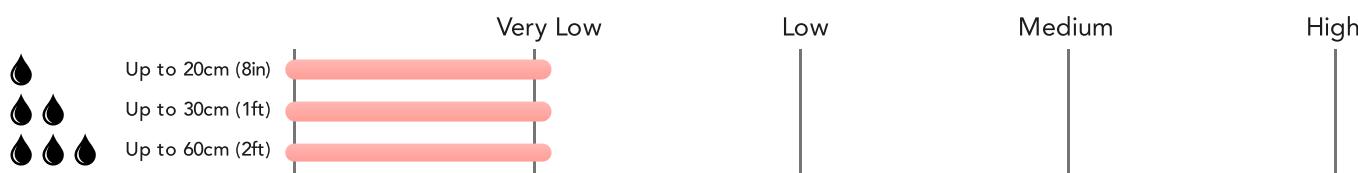


Risk Rating: Very low

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:

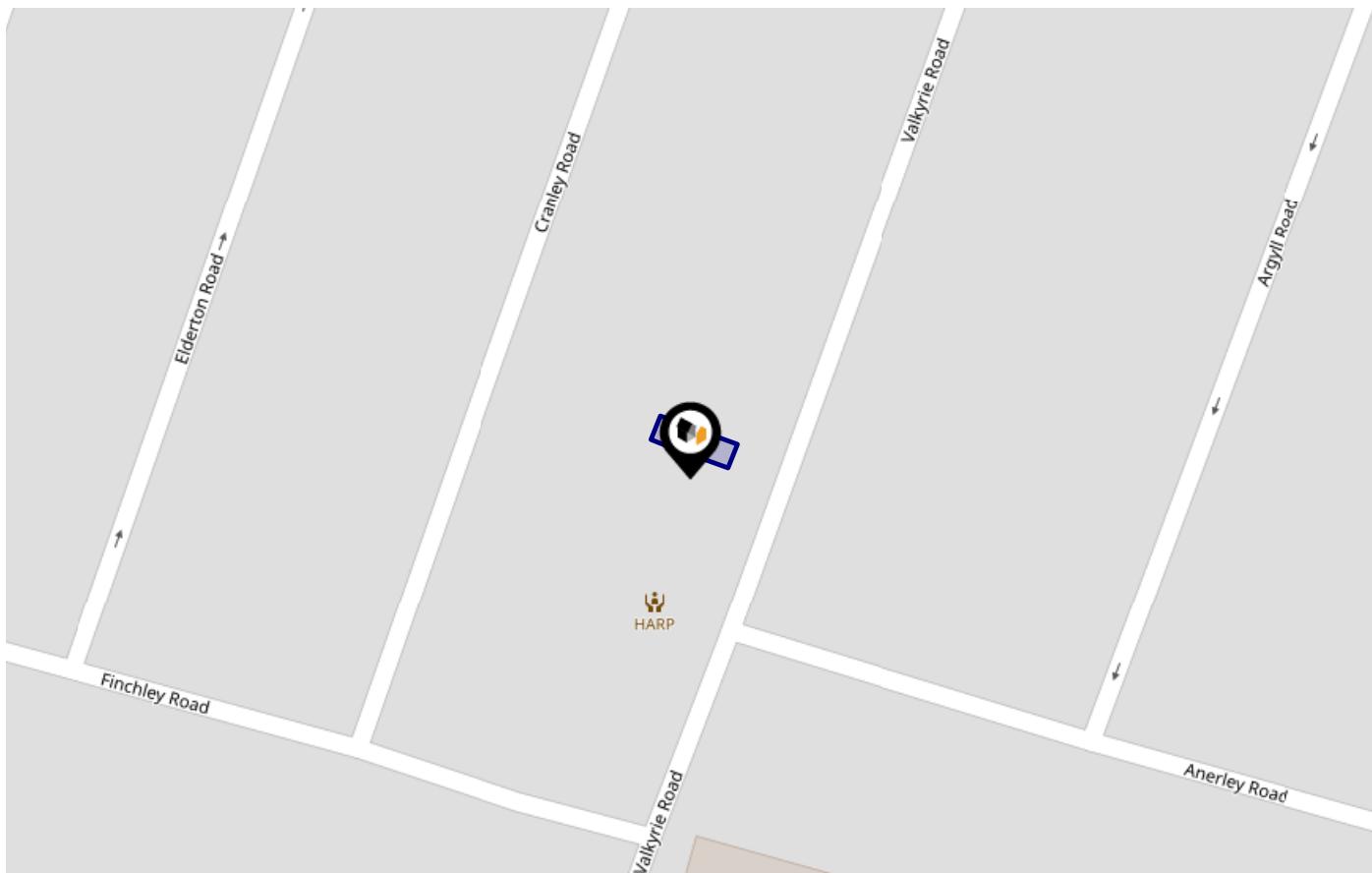


# Flood Risk

## Rivers & Seas - Climate Change

ALEX SOMERS  
exp

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.

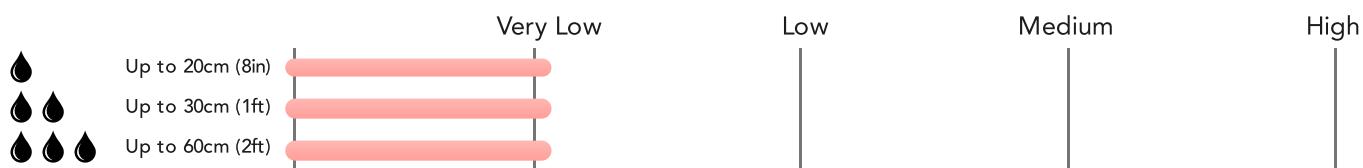


**Risk Rating: Very low**

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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.
- 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:

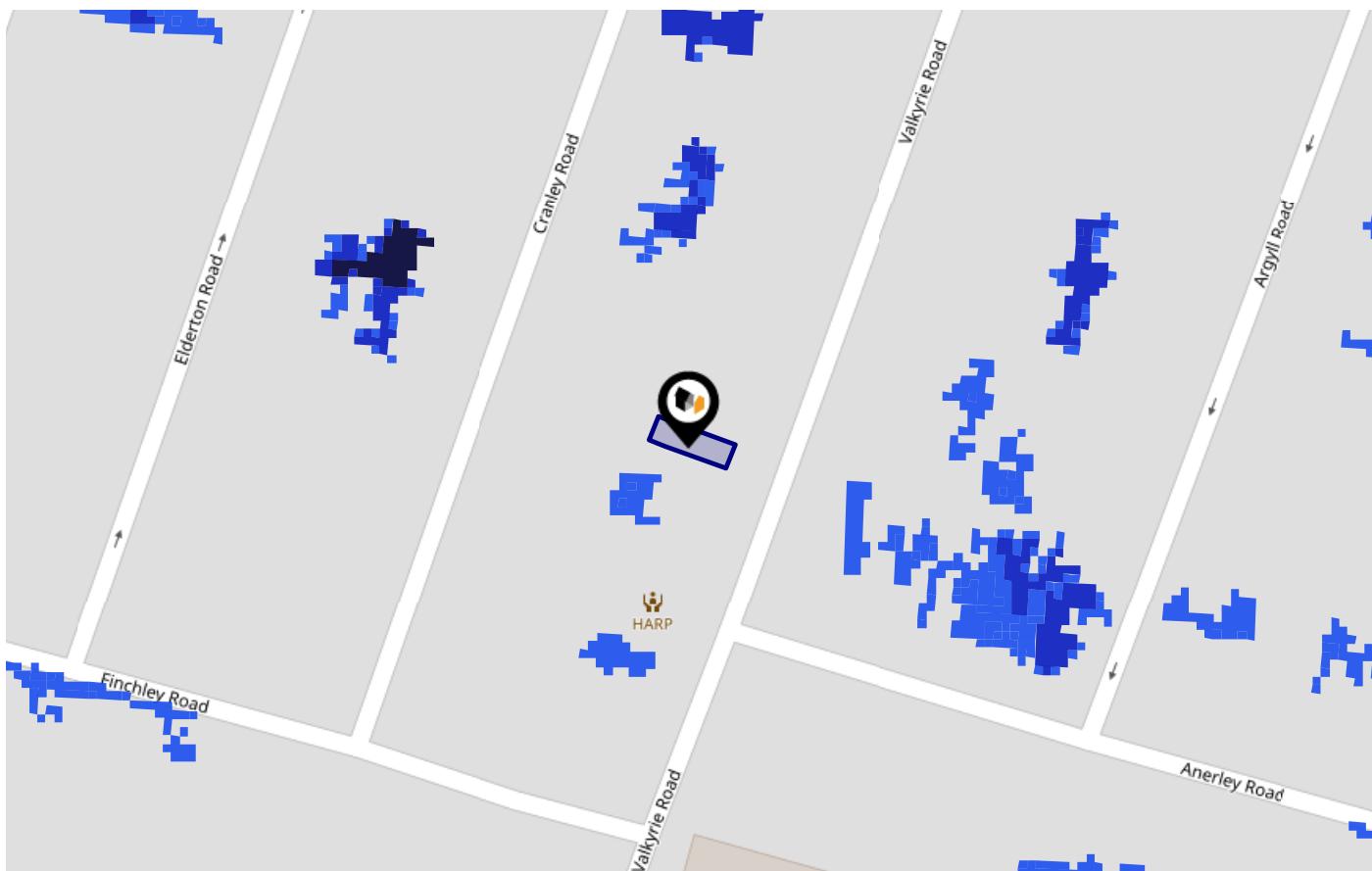


# Flood Risk

## Surface Water - Flood Risk

ALEX SOMERS  
exp

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

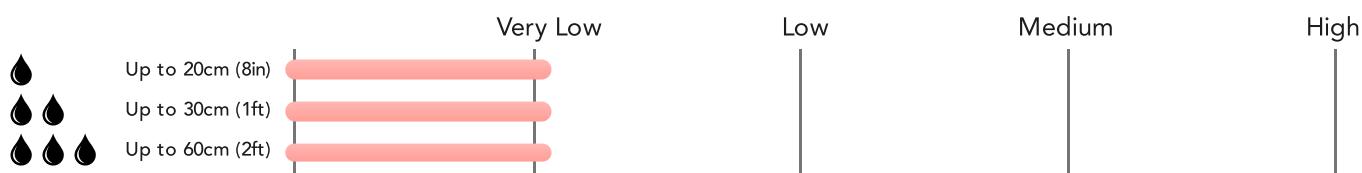


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

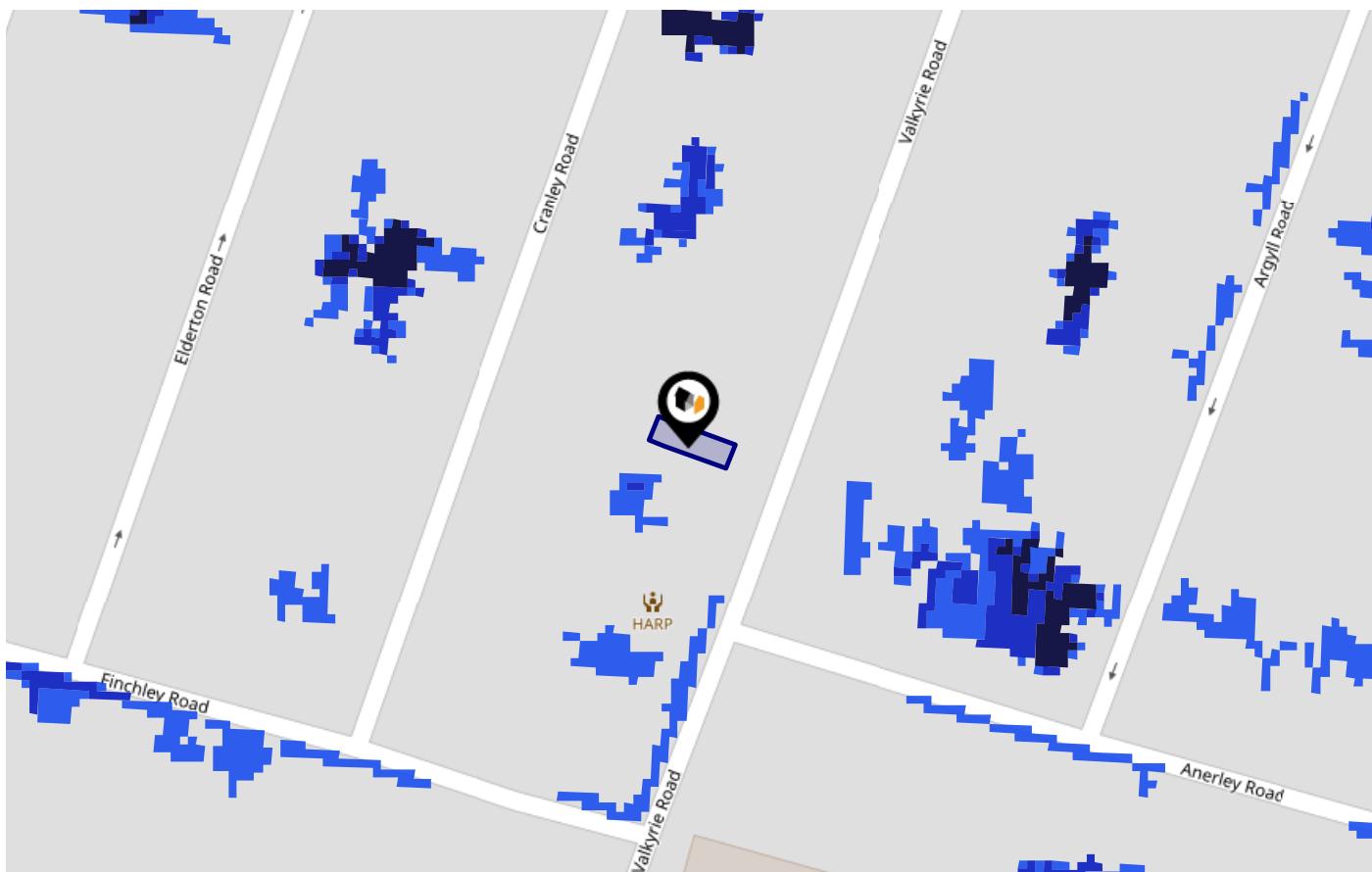


# Flood Risk

## Surface Water - Climate Change

ALEX SOMERS  
exp

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.

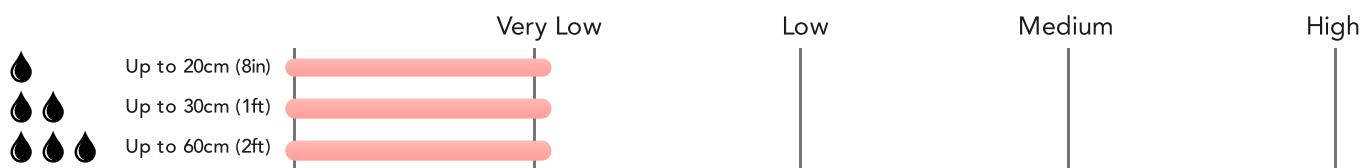


Risk Rating: Very low

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:

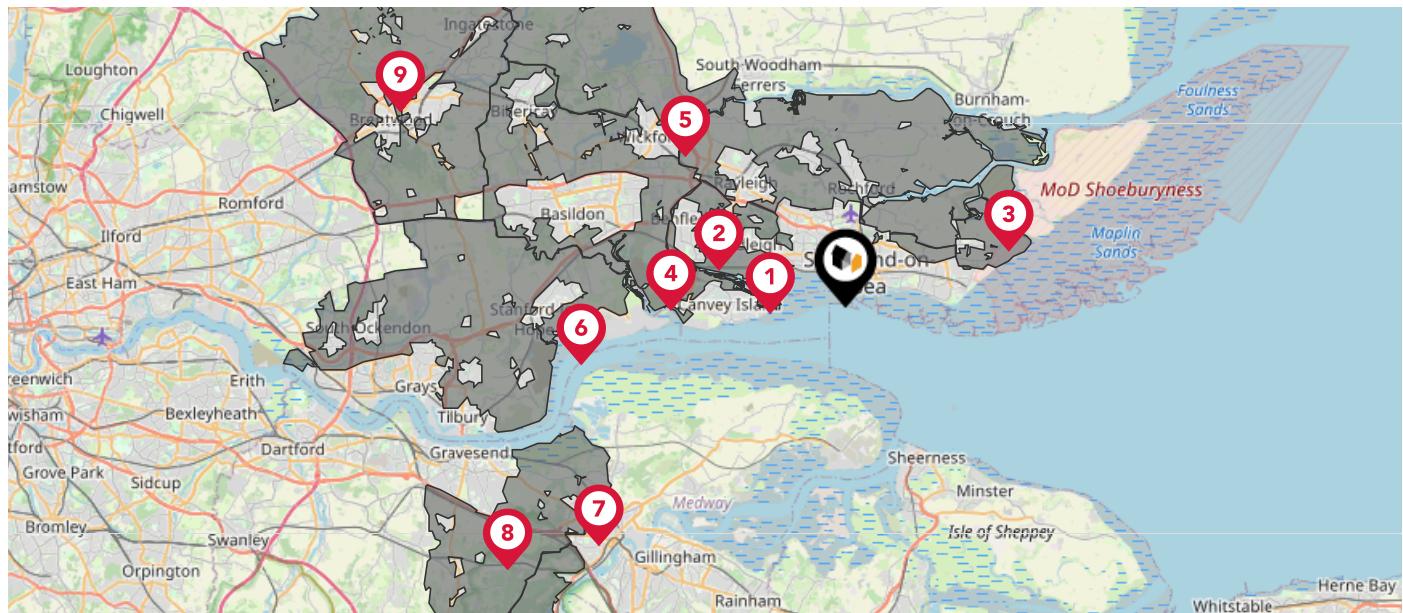


# Maps

## Green Belt

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



### Nearby Green Belt Land

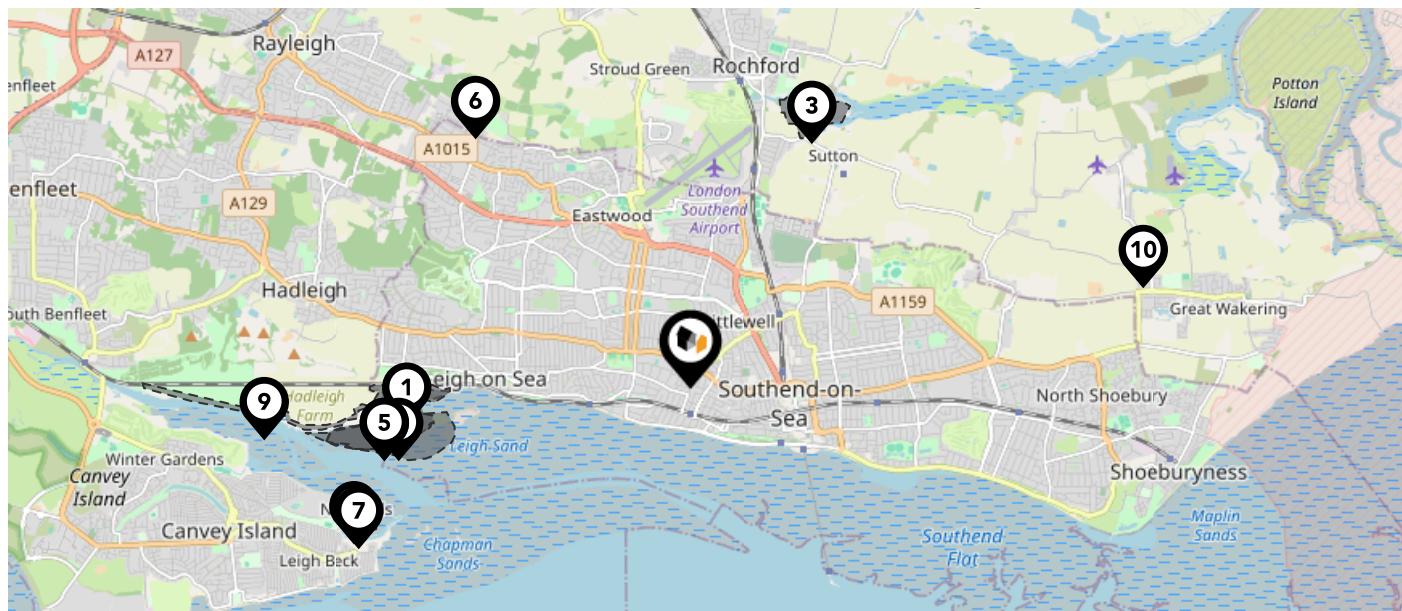
- 1 London Green Belt - Southend-on-Sea
- 2 London Green Belt - Castle Point
- 3 London Green Belt - Rochford
- 4 London Green Belt - Basildon
- 5 London Green Belt - Chelmsford
- 6 London Green Belt - Thurrock
- 7 London Green Belt - Medway
- 8 London Green Belt - Gravesham
- 9 London Green Belt - Brentwood

# Maps

## Landfill Sites

ALEX SOMERS  
exp

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	Leigh Marshes-Leigh Marshes, Southend	Historic Landfill	<input type="checkbox"/>
2	Leigh Controlled Tip (Two Tree Island-Two Tree Island, Leigh-on-sea, Essex	Historic Landfill	<input type="checkbox"/>
3	Purdy's Farm-Tinkers Lane, Rochford, Essex	Historic Landfill	<input type="checkbox"/>
4	Two Tree Island-Two Tree Island, Leigh On Sea	Historic Landfill	<input type="checkbox"/>
5	Hadleigh Marsh-Castle Point	Historic Landfill	<input type="checkbox"/>
6	Eastwood Rise-North of Hillside Road, Rayleigh, Rochford	Historic Landfill	<input type="checkbox"/>
7	Newlands Marsh-Smallgains Farm, Canvey Island, Castle Point	Historic Landfill	<input type="checkbox"/>
8	Newlands Disposal Site-Long Road, Canvey Island, Essex	Historic Landfill	<input type="checkbox"/>
9	Hadleigh Marsh-Hadleigh, Benfleet, Essex	Historic Landfill	<input type="checkbox"/>
10	Little Wakering-Havenside, Little Wakering, Rochford	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

ALEX SOMERS  
exp

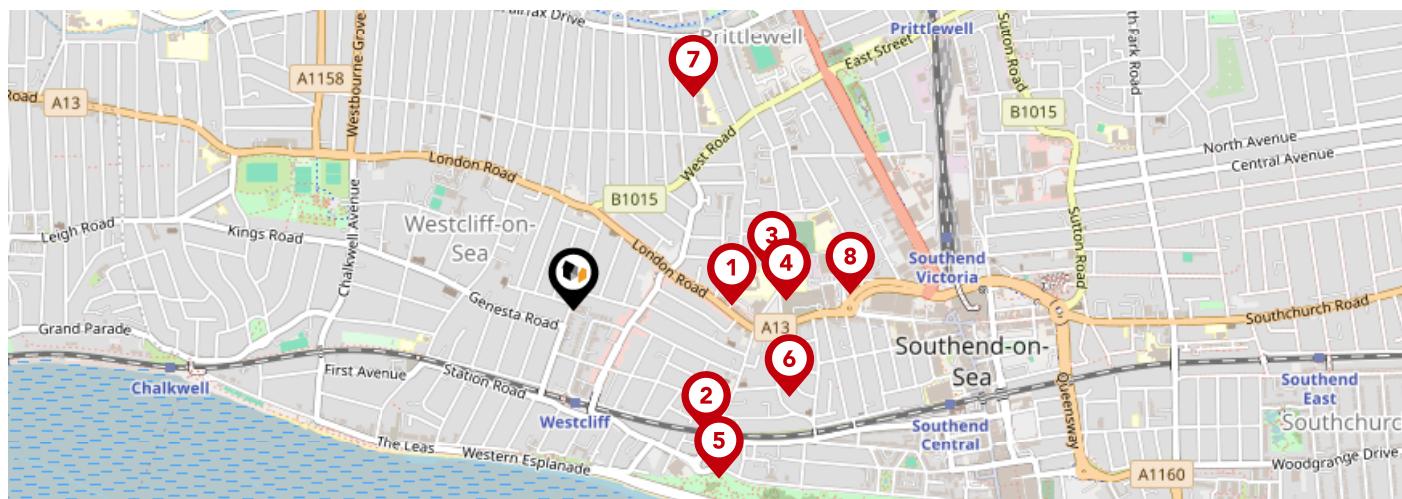
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1112696 - Marteg House	Grade II	0.0 miles
 1112714 - Palace Theatre	Grade II	0.2 miles
 1436695 - Havens Department Store, Westcliff-on-sea	Grade II	0.2 miles
 1268402 - Church Of St Alban The Martyr	Grade II	0.4 miles
 1420920 - Roman Catholic Church Of Our Lady Help Of Christians And St Helen	Grade II	0.4 miles
 1323706 - Westcliff Library	Grade II	0.5 miles
 1112707 - Chalkwell Hall	Grade II	0.6 miles
 1222016 - Hall Adjoining Methodist Church Methodist Church	Grade II	0.6 miles
 1472163 - The Crow Stone (london Boundary Stone)	Grade II	0.7 miles
 1112683 - 255, Victoria Avenue	Grade II	0.7 miles

# Area Schools

ALEX SOMERS  
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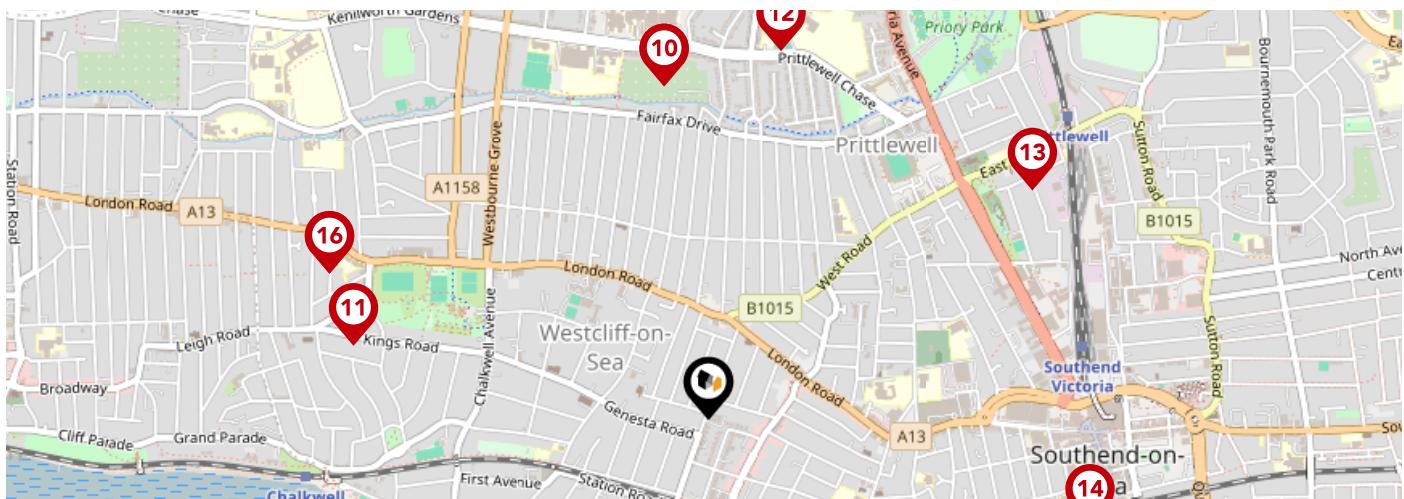


Nursery Primary Secondary College Private

	Milton Hall Primary School and Nursery						
1	<b>Milton Hall Primary School and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 709   Distance:0.36						
2	<b>St Bernard's High School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 999   Distance:0.42						
3	<b>Beis Chinuch Lebonos Westcliff</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 106   Distance:0.46						
4	<b>St Helen's Catholic Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 421   Distance:0.49						
5	<b>Compass Community School Boleyn Park</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 6   Distance:0.51						
6	<b>Barons Court Primary School and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 0   Distance:0.54						
7	<b>Westborough Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 461   Distance:0.56						
8	<b>St Mary's, Prittlewell, CofE Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 642   Distance:0.64						

# Area Schools

ALEX SOMERS  
exp



Nursery Primary Secondary College Private



## Chase High School

Ofsted Rating: Good | Pupils: 1318 | Distance: 0.77



## Lancaster School

Ofsted Rating: Good | Pupils: 131 | Distance: 0.77



## Saint Pierre School

Ofsted Rating: Not Rated | Pupils: 130 | Distance: 0.84



## Southend High School for Boys

Ofsted Rating: Outstanding | Pupils: 1340 | Distance: 0.86



## Southend YMCA Community School

Ofsted Rating: Good | Pupils: 18 | Distance: 0.91



## South Essex College of Further and Higher Education

Ofsted Rating: Requires improvement | Pupils: 0 | Distance: 0.91



## Chalkwell Hall Infant School

Ofsted Rating: Good | Pupils: 300 | Distance: 0.94



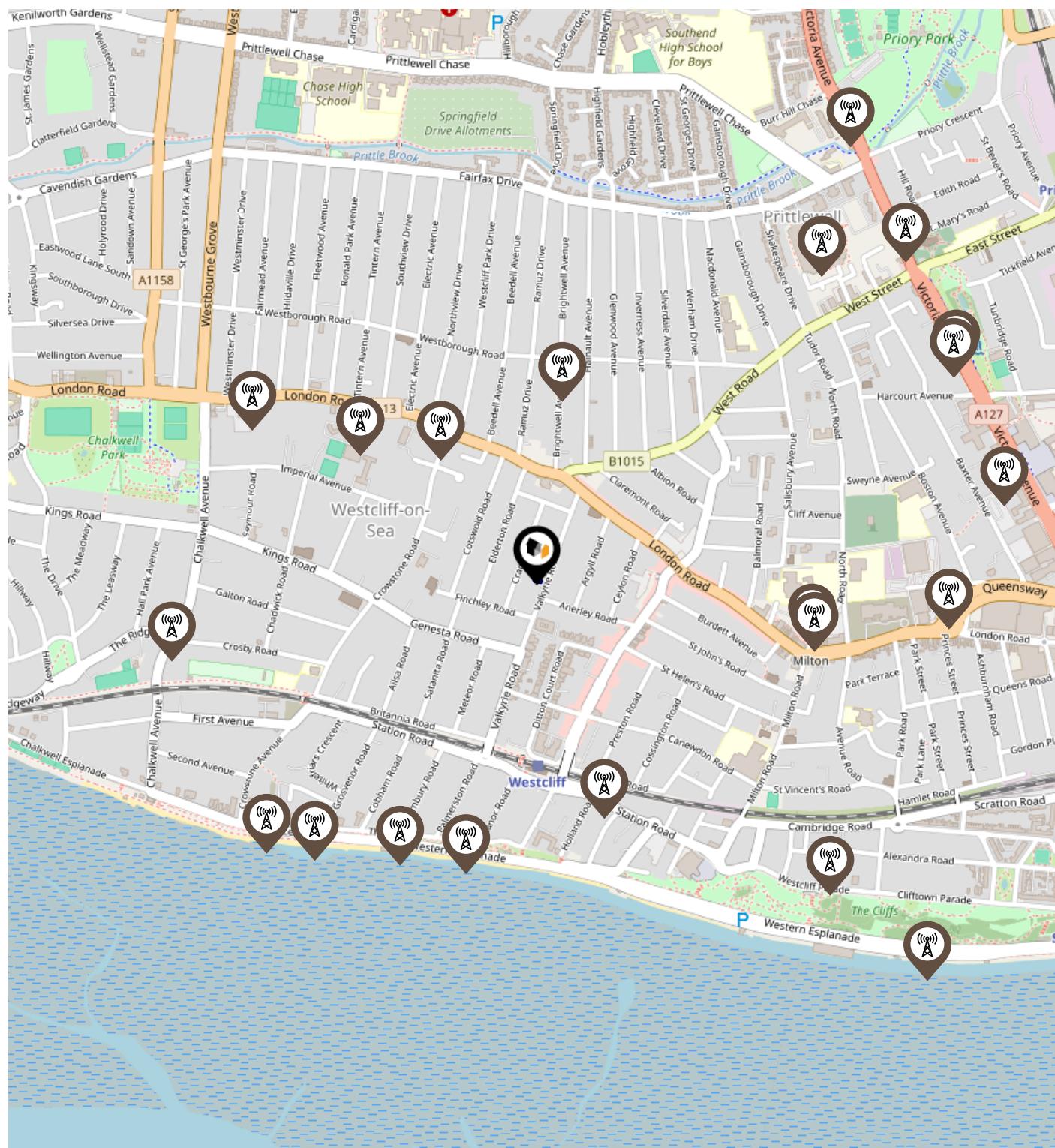
## Chalkwell Hall Junior School

Ofsted Rating: Good | Pupils: 479 | Distance: 0.94



# Local Area Masts & Pylons

ALEX SOMERS  
exp



## Key:

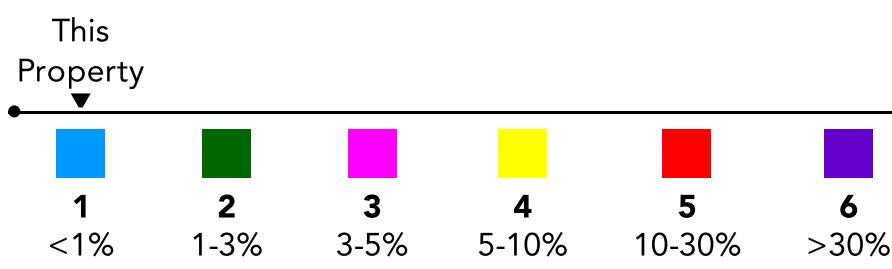
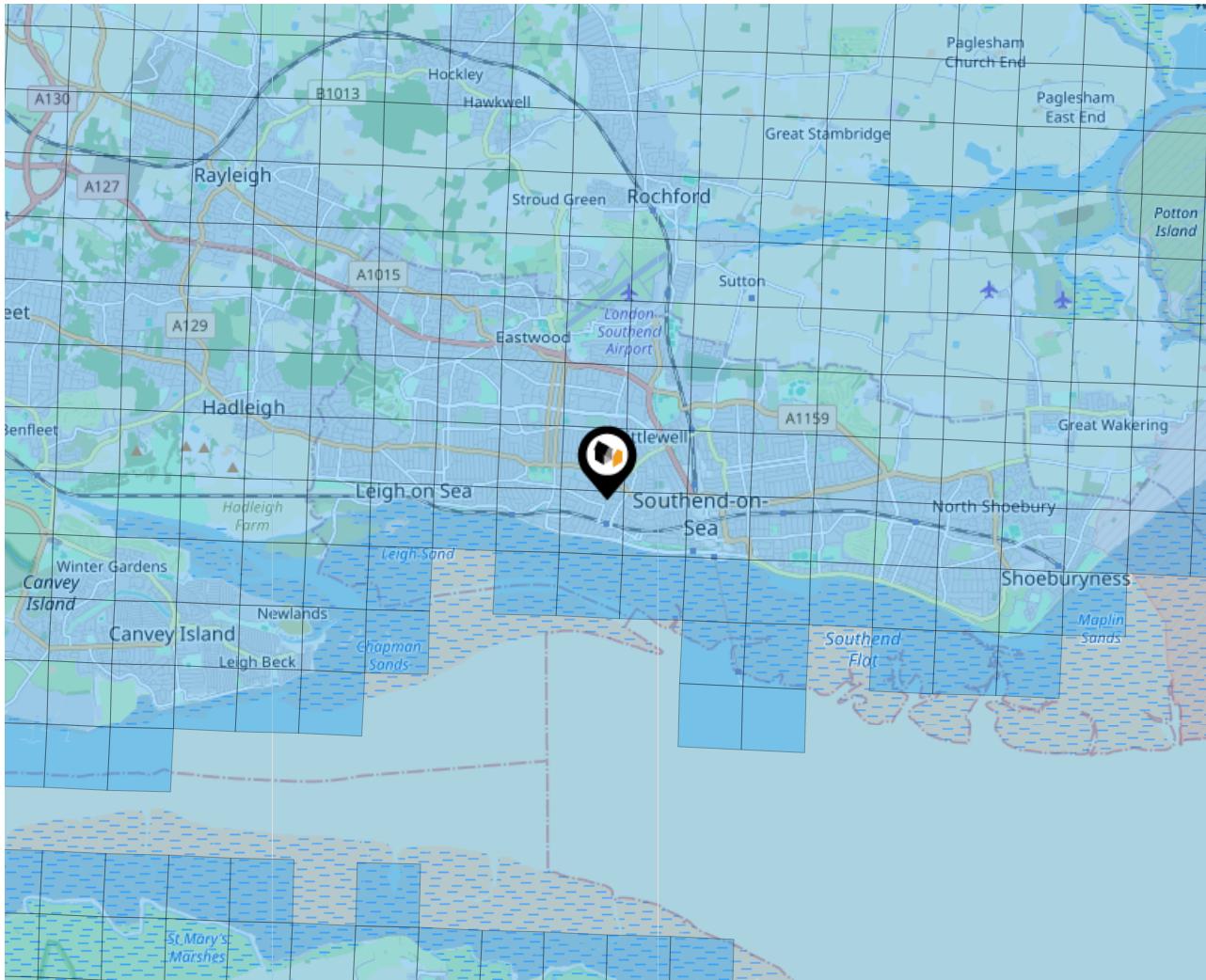
- Power Pylons
- Communication Masts

# Environment Radon Gas

ALEX SOMERS  
exp

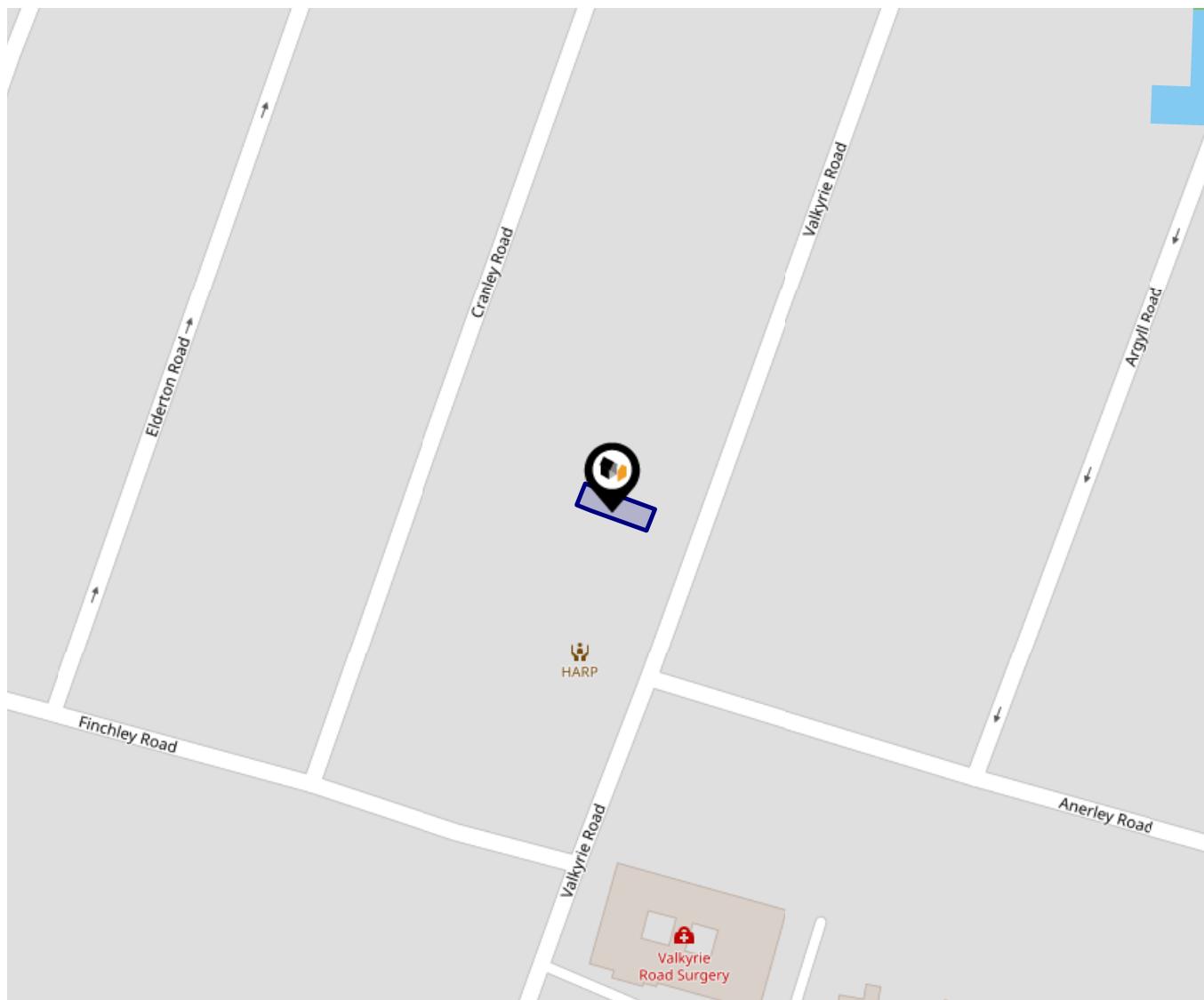
## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

ALEX SOMERS  
exp



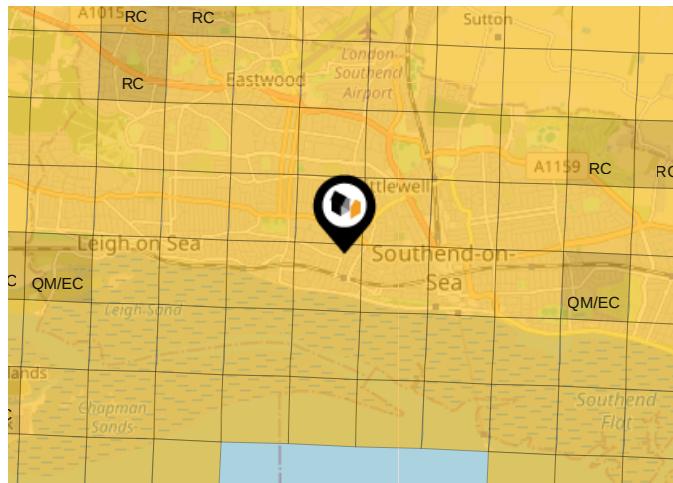
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

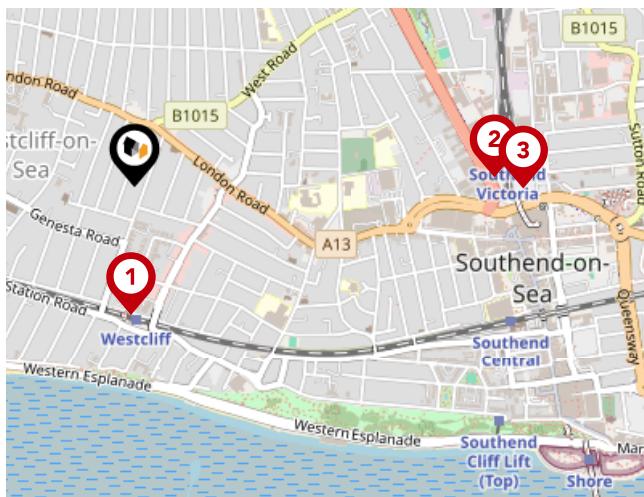


## Primary Classifications (Most Common Clay Types)

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

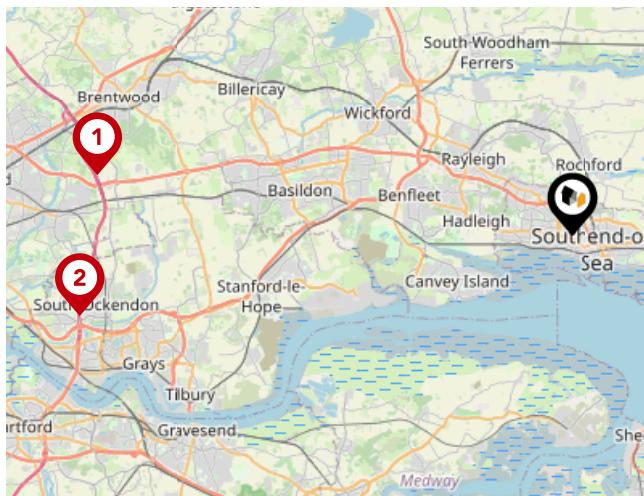
# Area Transport (National)

ALEX SOMERS  
exp



## National Rail Stations

Pin	Name	Distance
1	Westcliff-on-Sea Rail Station	0.3 miles
2	Southend Victoria Rail Station	0.83 miles
3	Southend Victoria Rail Station	0.9 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	17.63 miles
2	M25 J30	18.44 miles



## Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	1.95 miles
2	Stansted Airport	30.4 miles
3	Silvertown	27.73 miles
4	Manston	31.76 miles

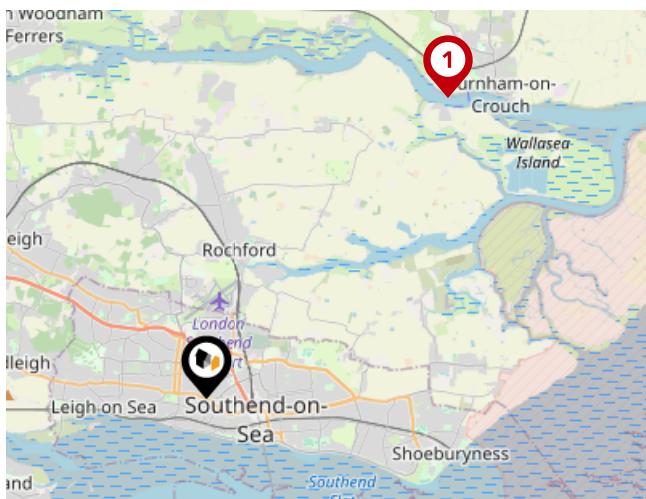
# Area Transport (Local)

ALEX SOMERS  
exp



## Bus Stops/Stations

Pin	Name	Distance
1	Westcliff Plough	0.17 miles
2	Westcliff Plough	0.16 miles
3	Hainault Avenue	0.21 miles
4	St Helens Road	0.18 miles
5	Hamlet Court Road	0.22 miles



## Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	7.12 miles

### ALEX SOMERS eXp

#### **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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