

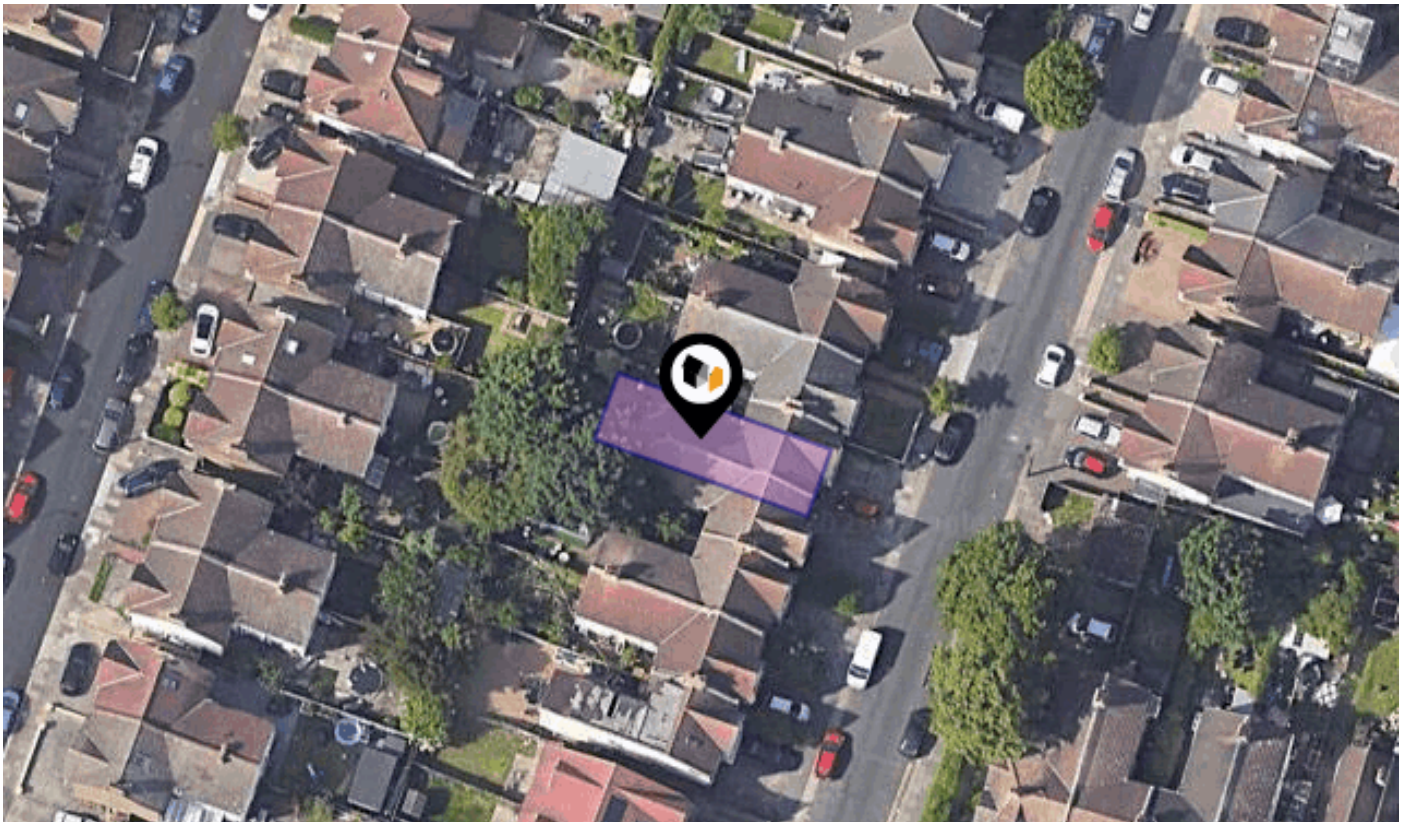


See More Online

# 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

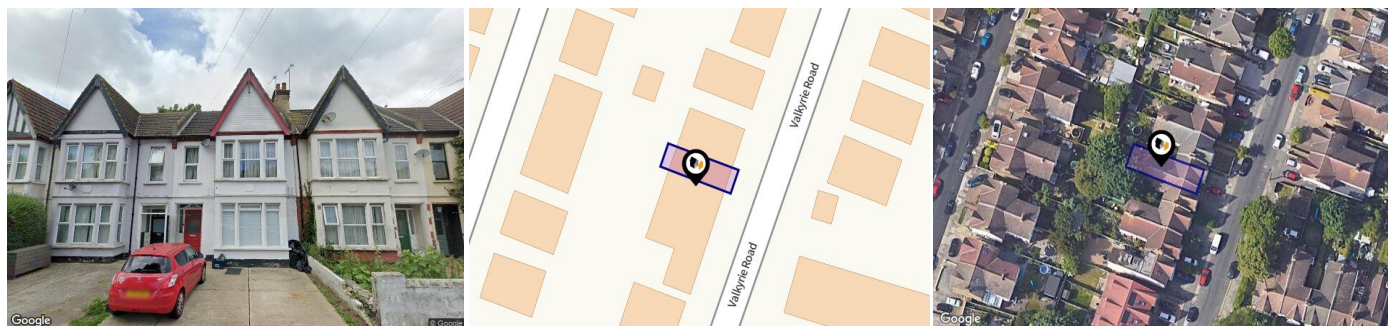
**Alex Somers eXp**

07432 201416

[alex.somers@exp.uk.com](mailto: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)

<b>16</b> mb/s	<b>181</b> mb/s	<b>1800</b> mb/s
		

### Mobile Coverage: (based on calls indoors)

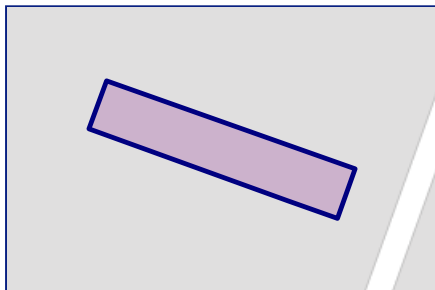


### Satellite/Fibre TV Availability:



## Freehold Title Plan

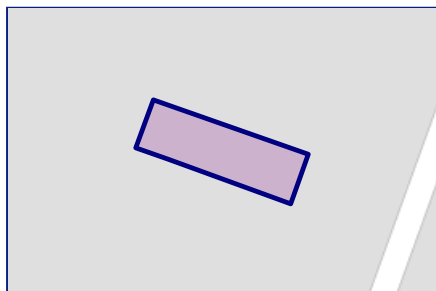
---



**EX322005**

## Leasehold Title Plan

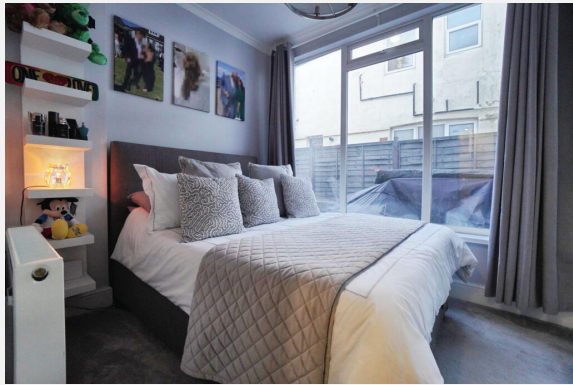
---

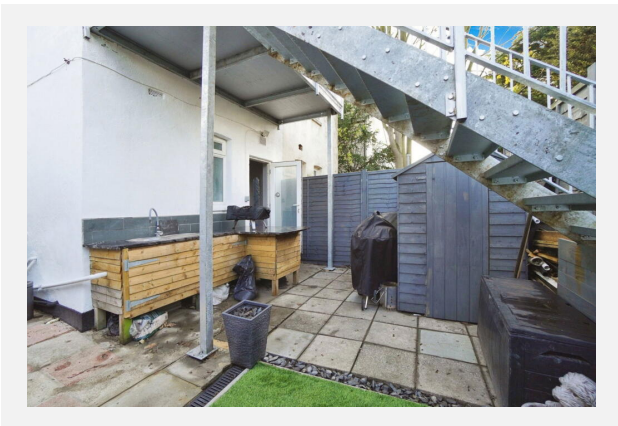
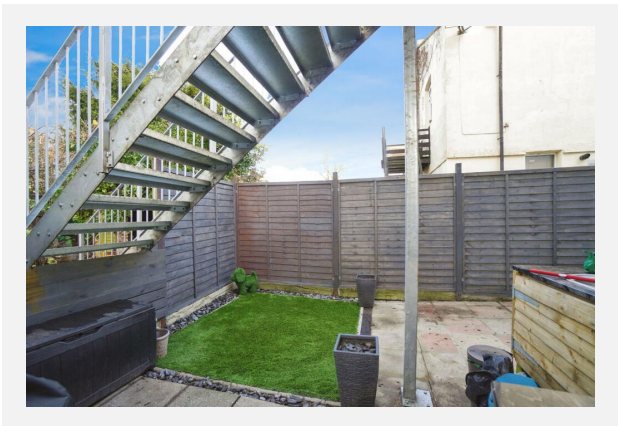
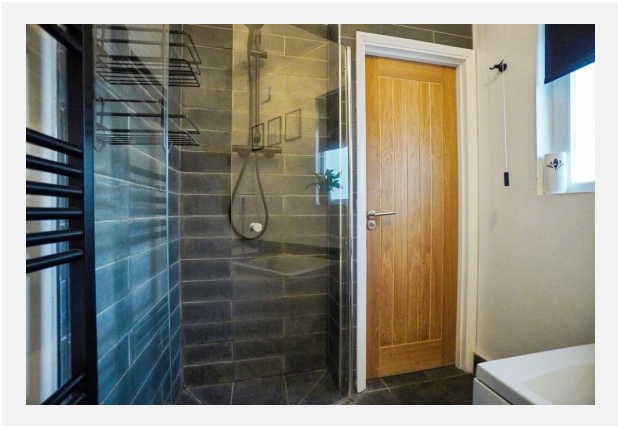


**EX933765**

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

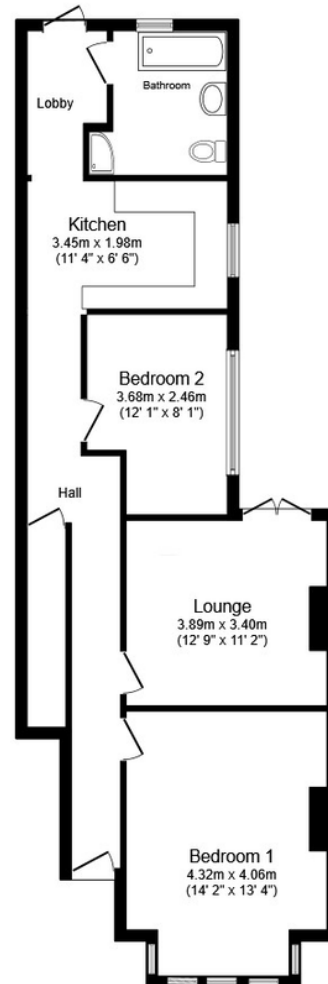








## VALKYRIE ROAD, WESTCLIFF-ON-SEA, SS0

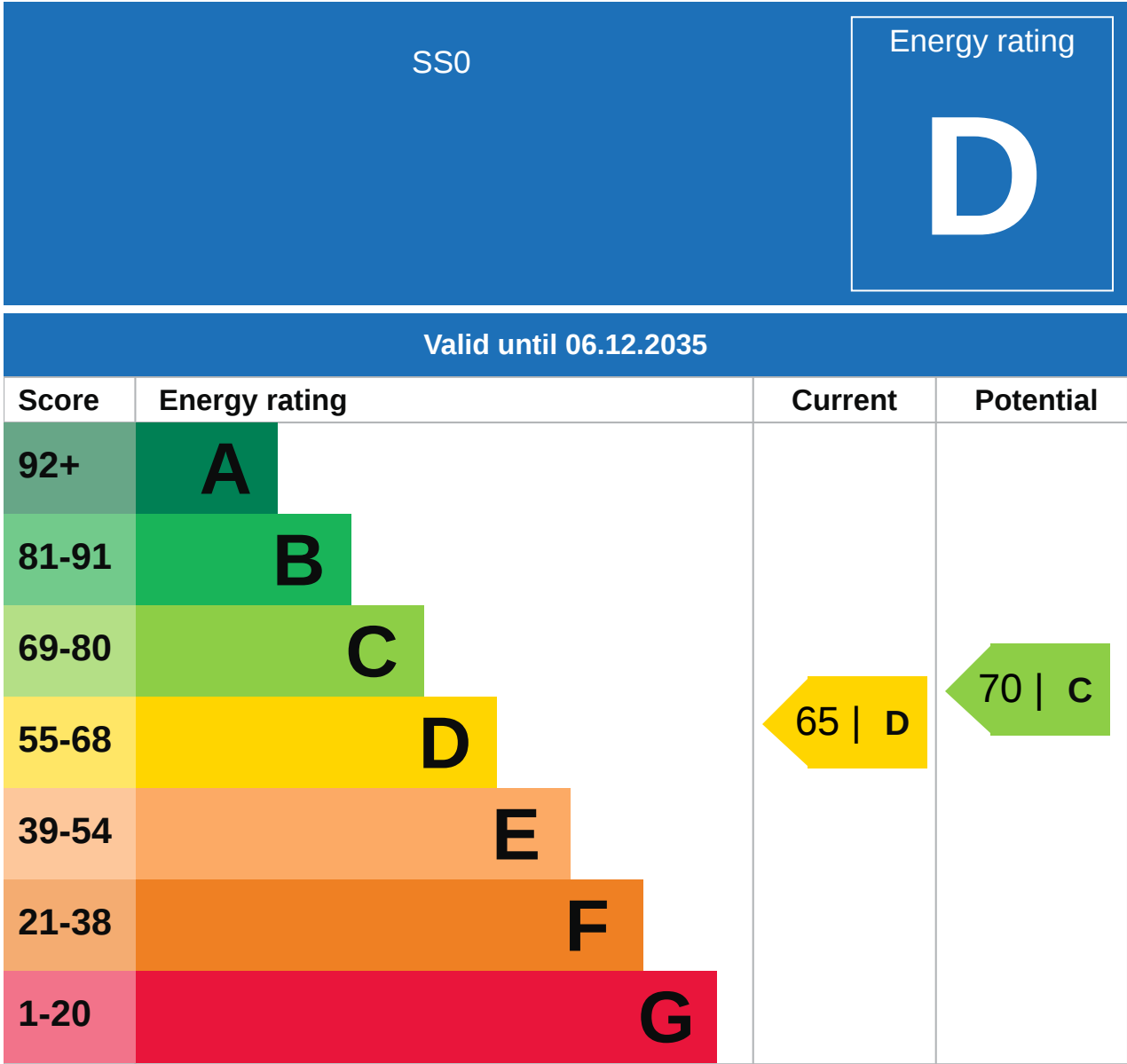


### Floor Plan

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)

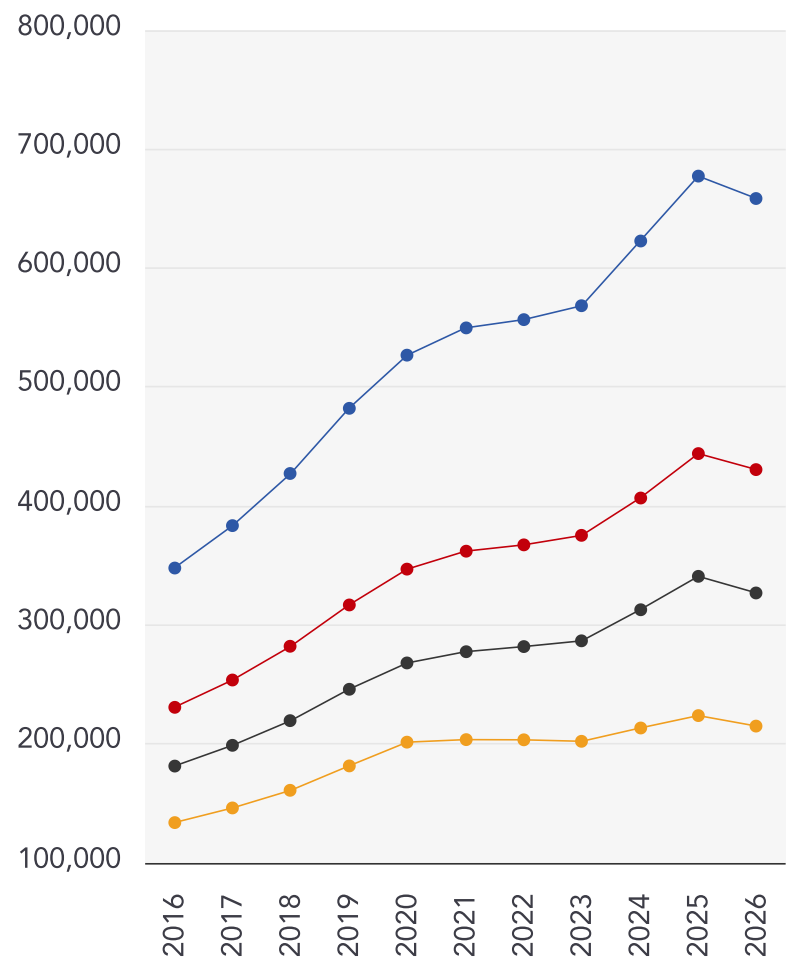


# Market

## House Price Statistics

ALEX SOMERS  
exp

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



Detached

**+89.28%**

Semi-Detached

**+86.57%**

Terraced

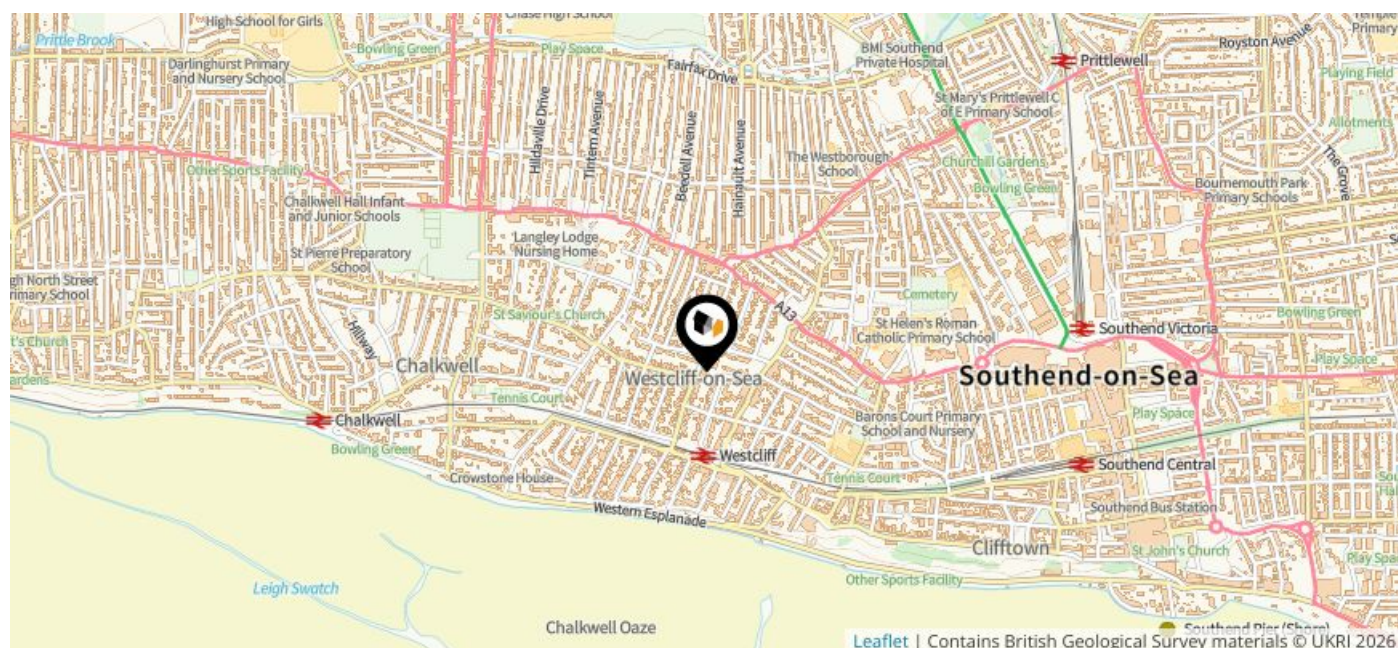
**+80.19%**

Flat

**+60.57%**



This map displays nearby coal mine entrances and their classifications.



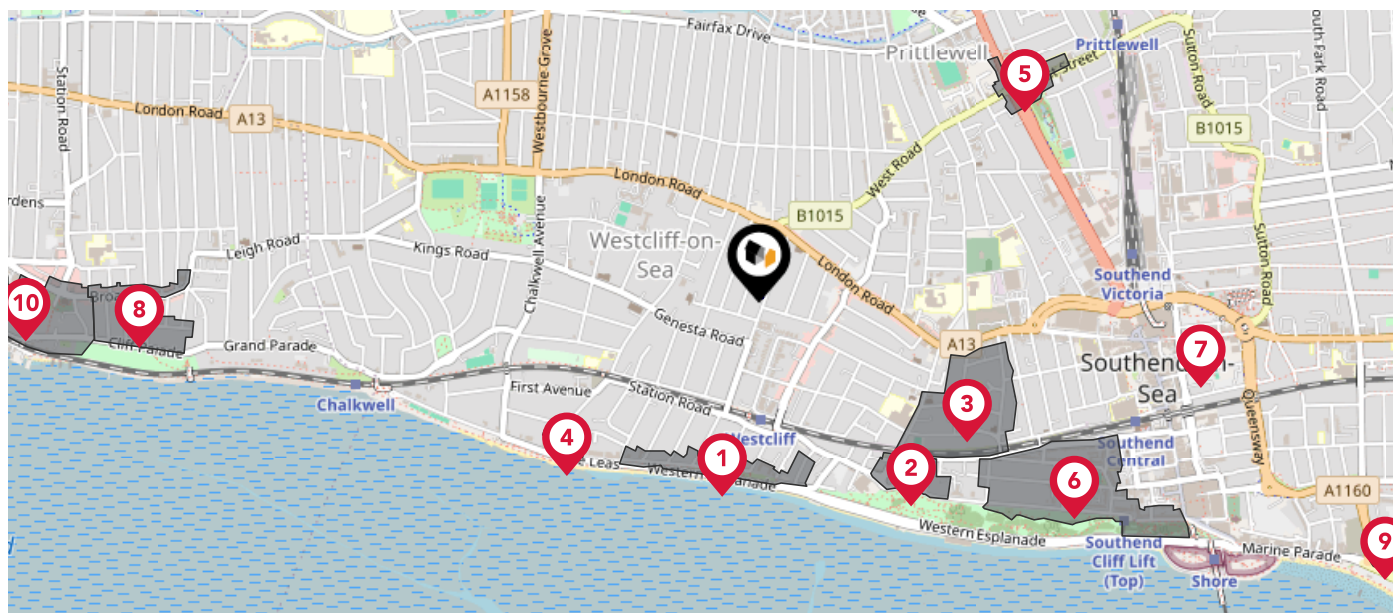
### Mine Entry

- ✕ 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



The Leas



Shorefields



Milton



Crowstone



Prittlewell



Clifftown



Warrior Square



Leigh Cliff

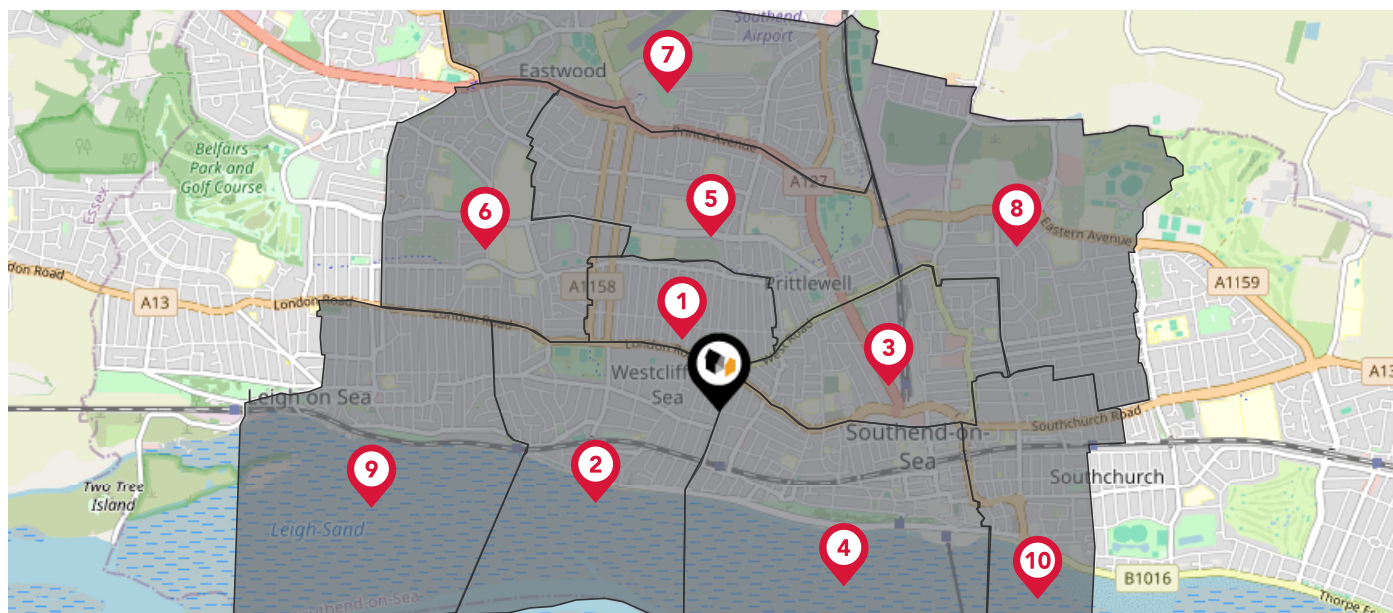


The Kursaal



Leigh

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

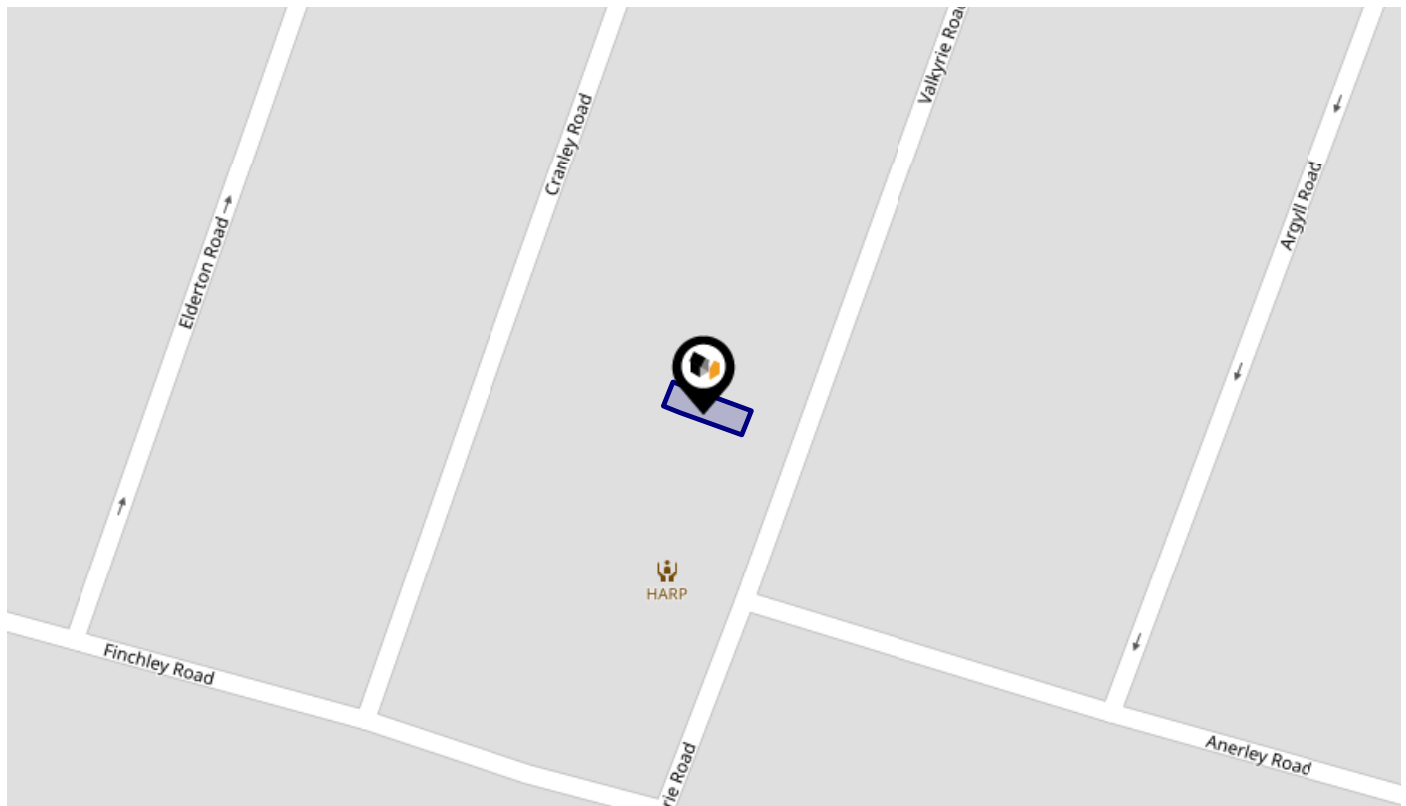
7 St. Laurence Ward

8 St. Luke's Ward

9 Leigh Ward

10 Kursaal Ward

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	

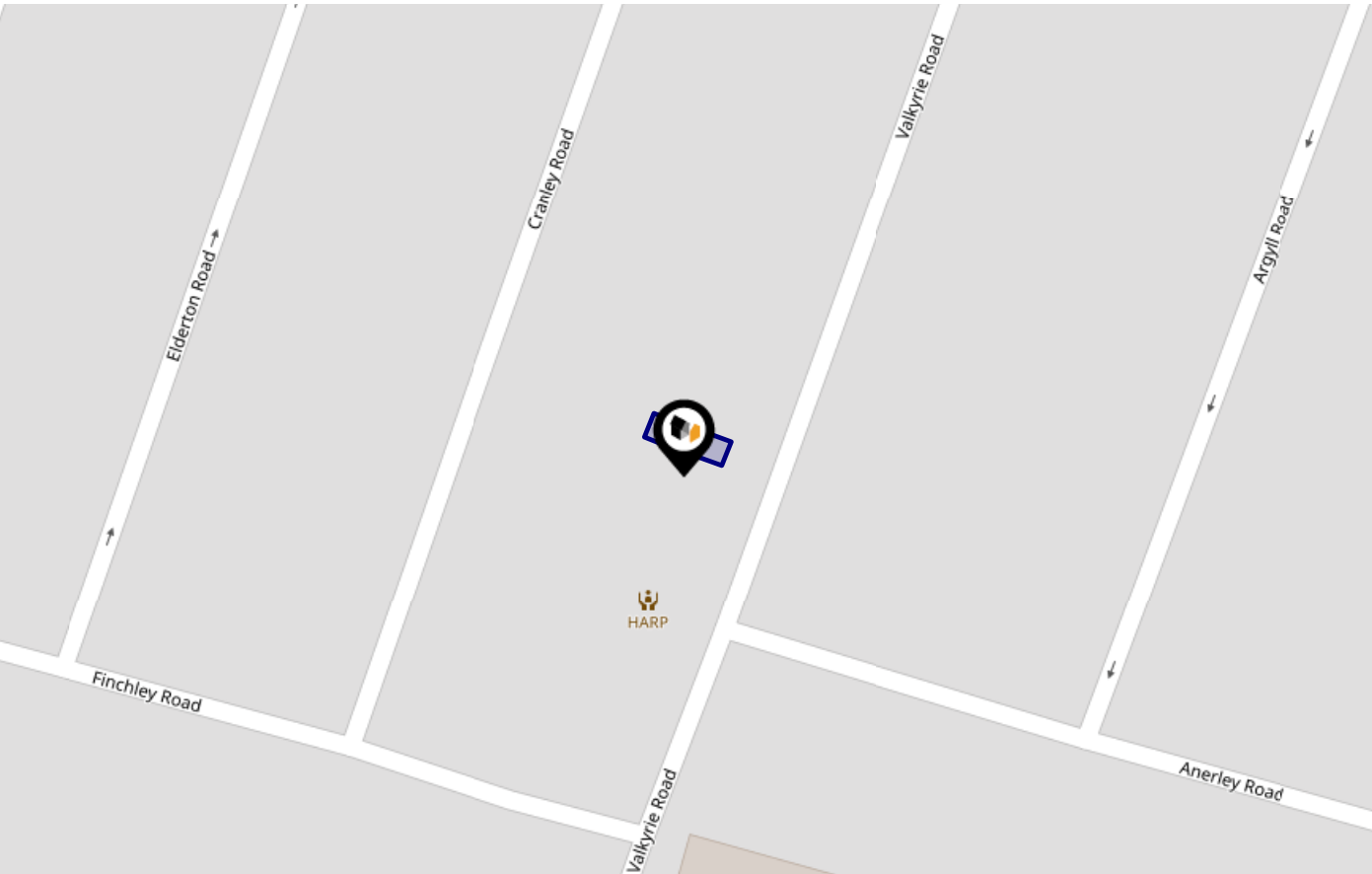


# Flood Risk

## Rivers & Seas - Flood Risk

ALEX SOMERS  
exp

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

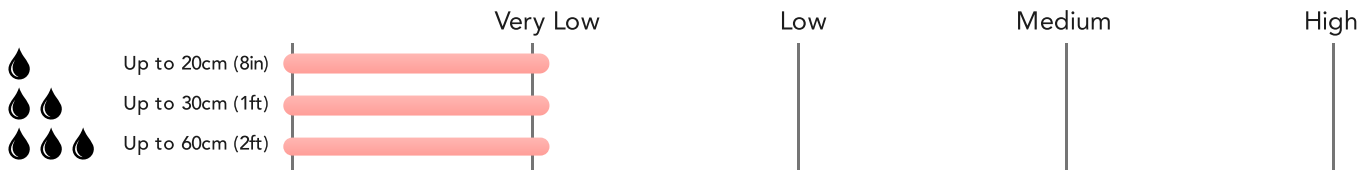


Risk Rating: Very low

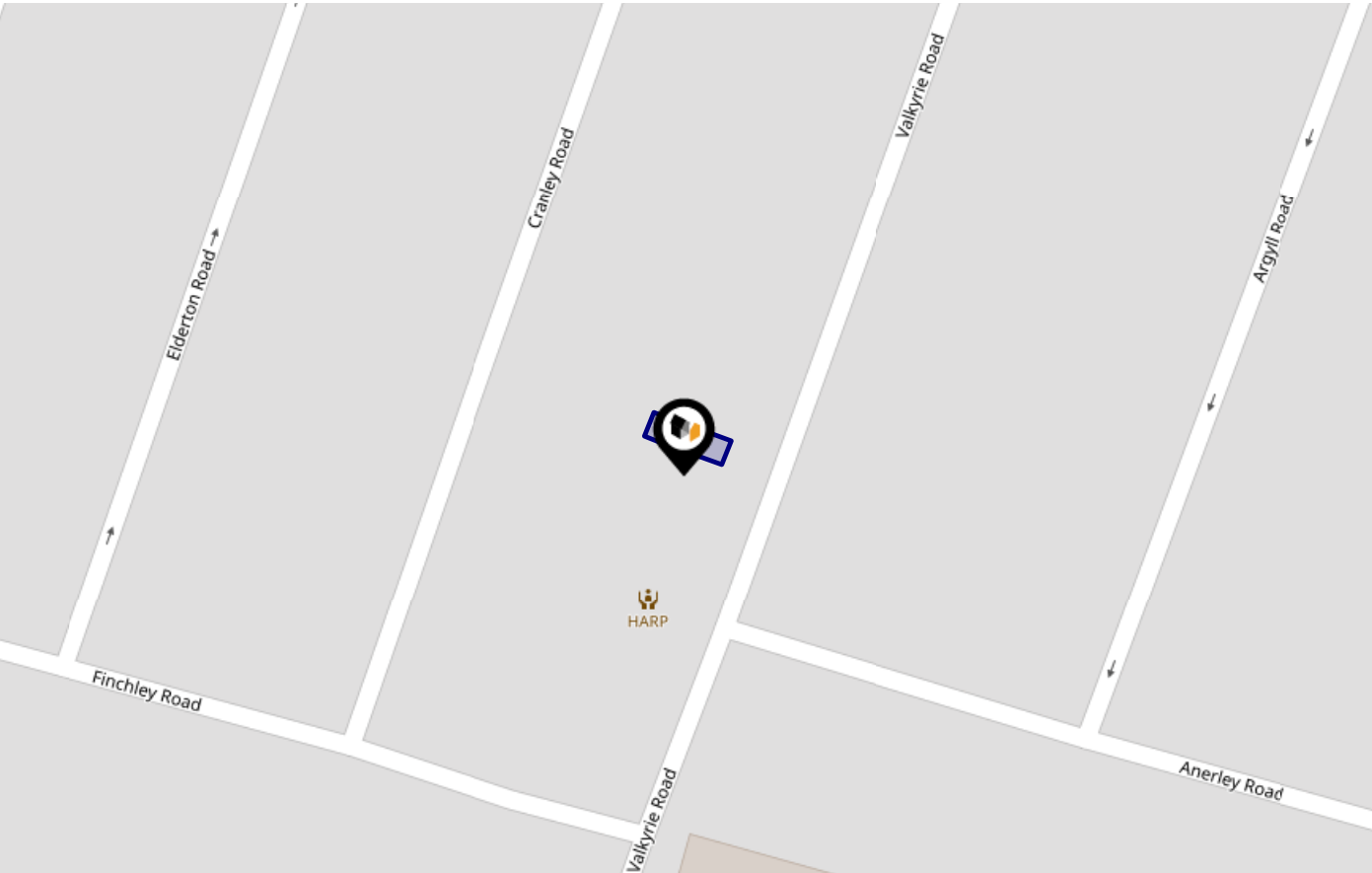
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

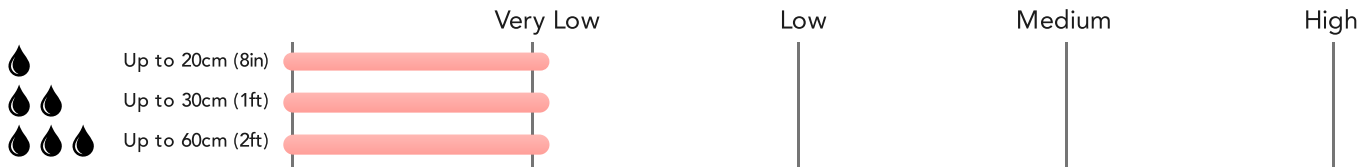


Risk Rating: Very low

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.
- 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:

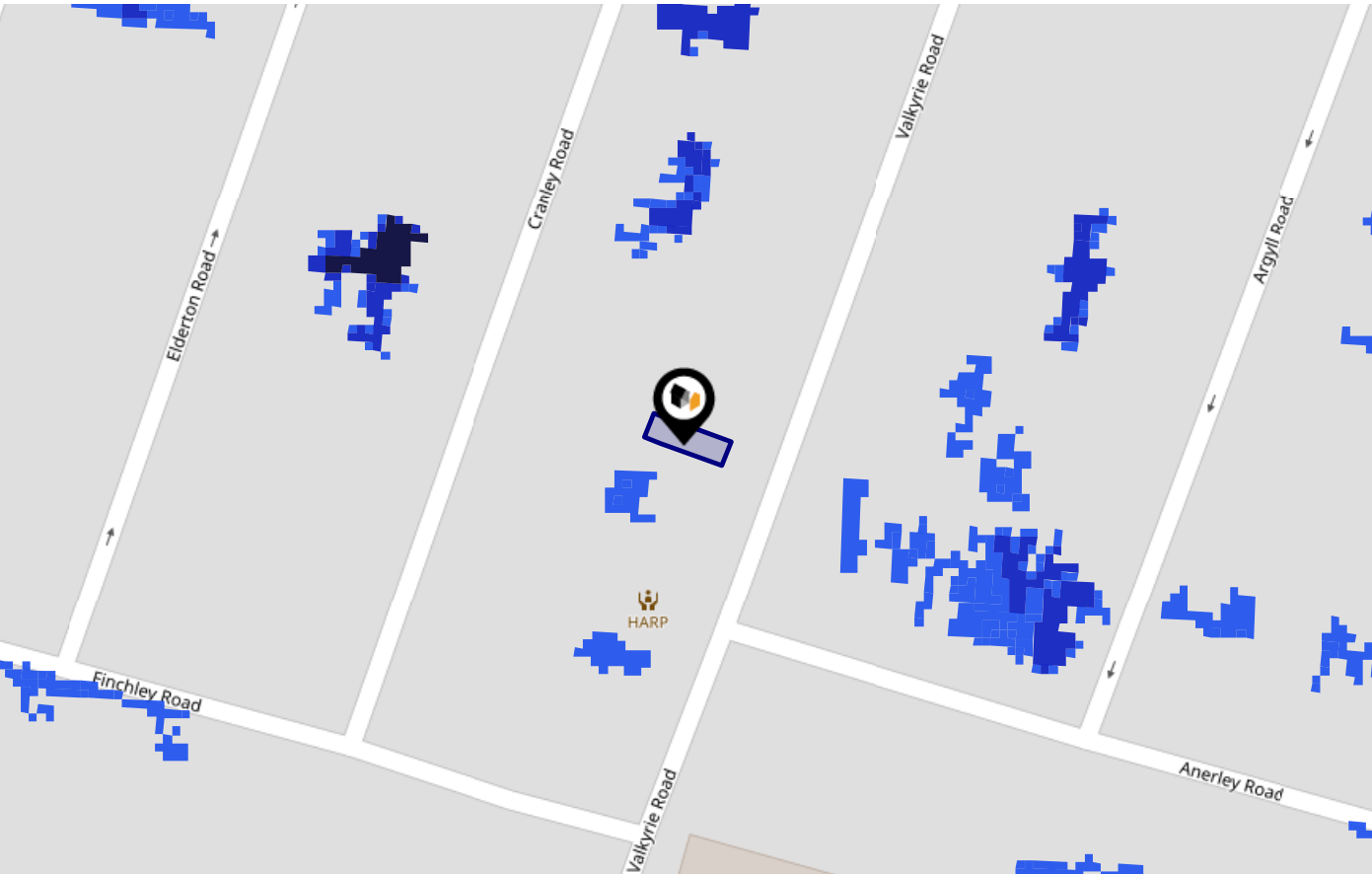


# Flood Risk

## 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.

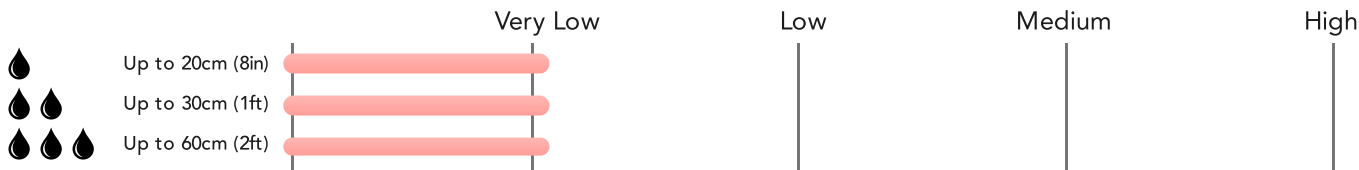


Risk Rating: Very low

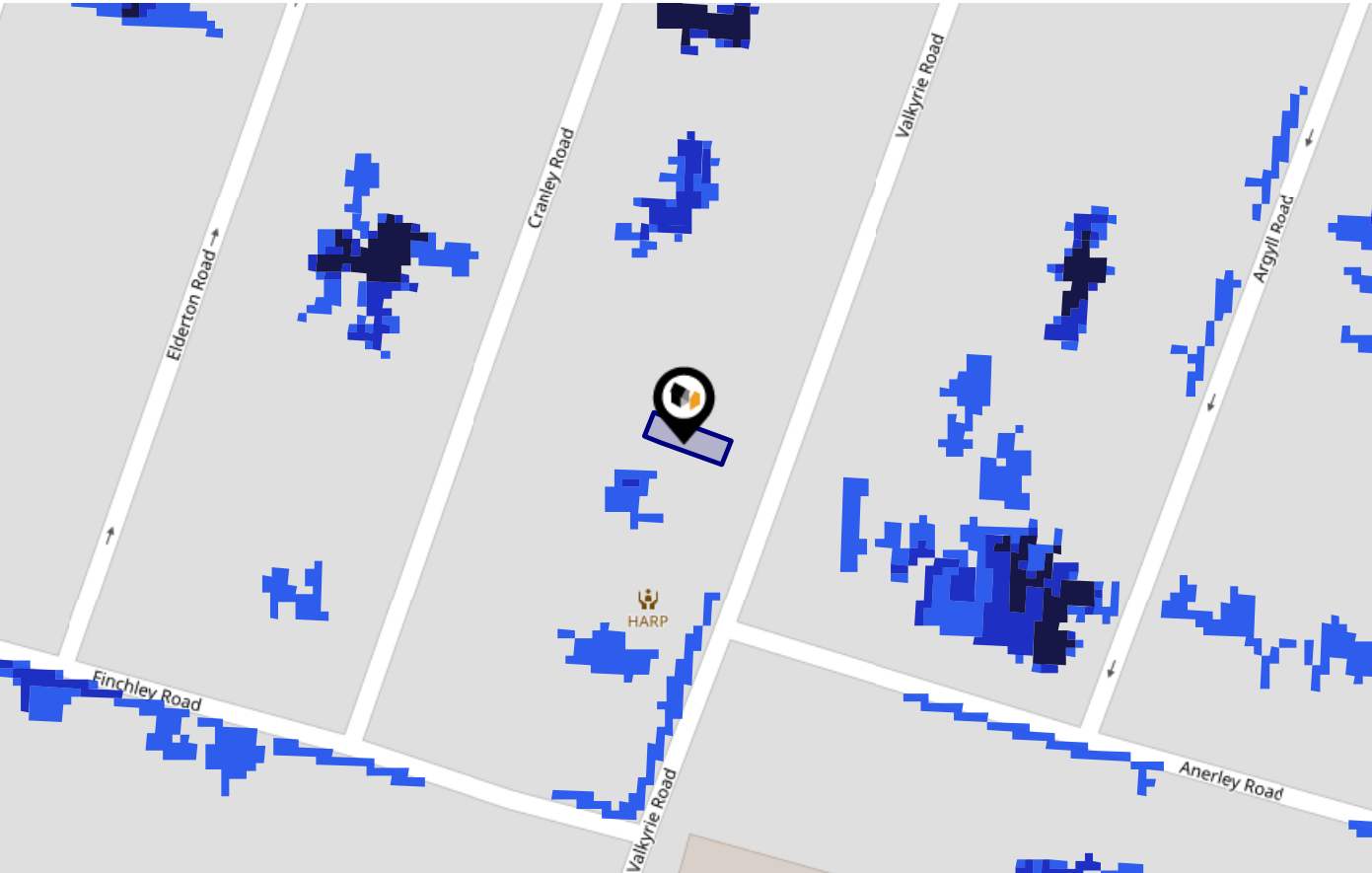
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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.

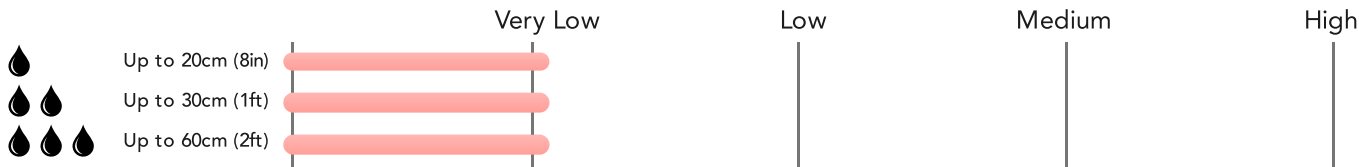


Risk Rating: Very low

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.

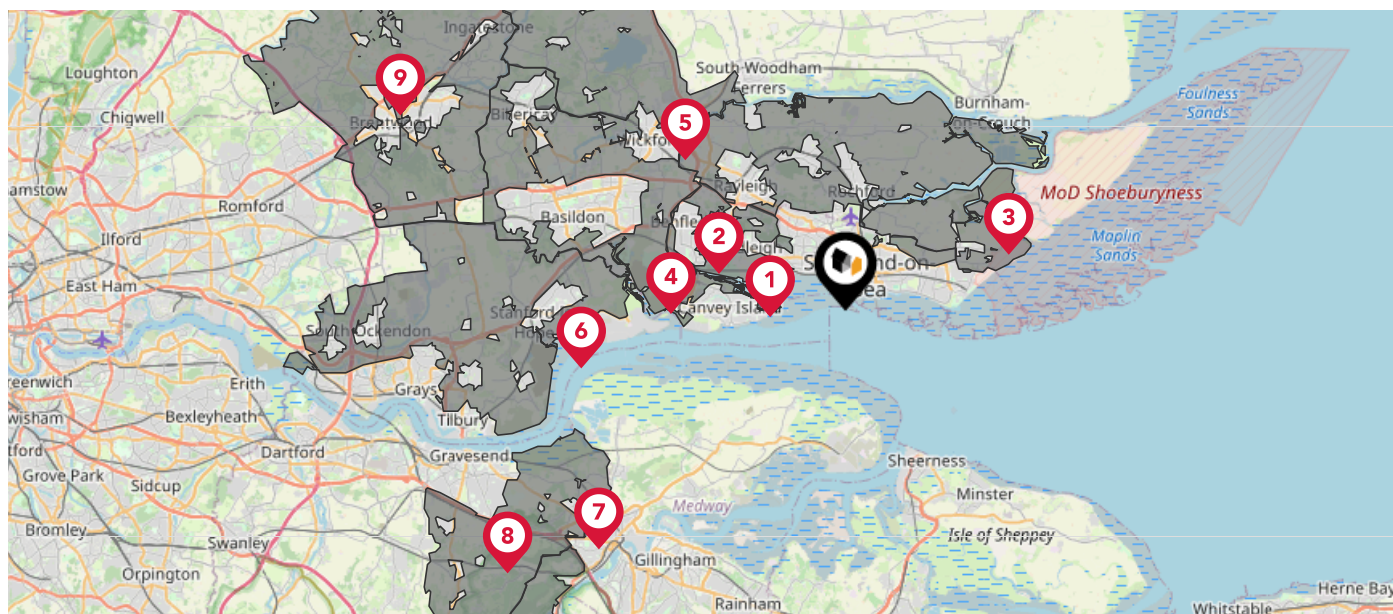
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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





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



### Nearby Green Belt Land

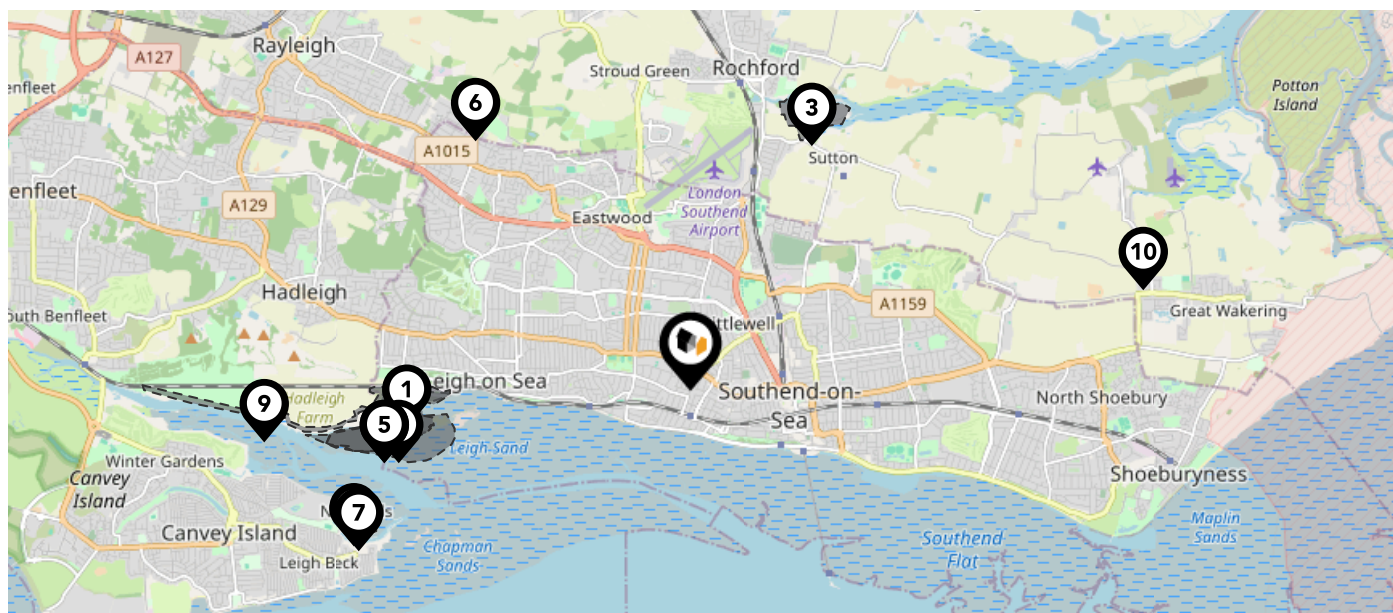
- 1 London Green Belt - Southend-on-Sea
- 2 London Green Belt - Castle Point
- 3 London Green Belt - Rochford
- 4 London Green Belt - Basildon
- 5 London Green Belt - Chelmsford
- 6 London Green Belt - Thurrock
- 7 London Green Belt - Medway
- 8 London Green Belt - Gravesend
- 9 London Green Belt - Brentwood

# 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

<b>1</b>	Leigh Marshes-Leigh Marshes, Southend	Historic Landfill	
<b>2</b>	Leigh Controlled Tip (Two Tree Island-Two Tree Island, Leigh-on-sea, Essex	Historic Landfill	
<b>3</b>	Purdy's Farm-Tinkers Lane, Rochford, Essex	Historic Landfill	
<b>4</b>	Two Tree Island-Two Tree Island, Leigh On Sea	Historic Landfill	
<b>5</b>	Hadleigh Marsh-Castle Point	Historic Landfill	
<b>6</b>	Eastwood Rise-North of Hillside Road, Rayleigh, Rochford	Historic Landfill	
<b>7</b>	Newlands Marsh-Smallgains Farm, Canvey Island, Castle Point	Historic Landfill	
<b>8</b>	Newlands Disposal Site-Long Road, Canvey Island, Essex	Historic Landfill	
<b>9</b>	Hadleigh Marsh-Hadleigh, Benfleet, Essex	Historic Landfill	
<b>10</b>	Little Wakering-Havenside, Little Wakering, Rochford	Historic Landfill	











# Maps

## Listed Buildings

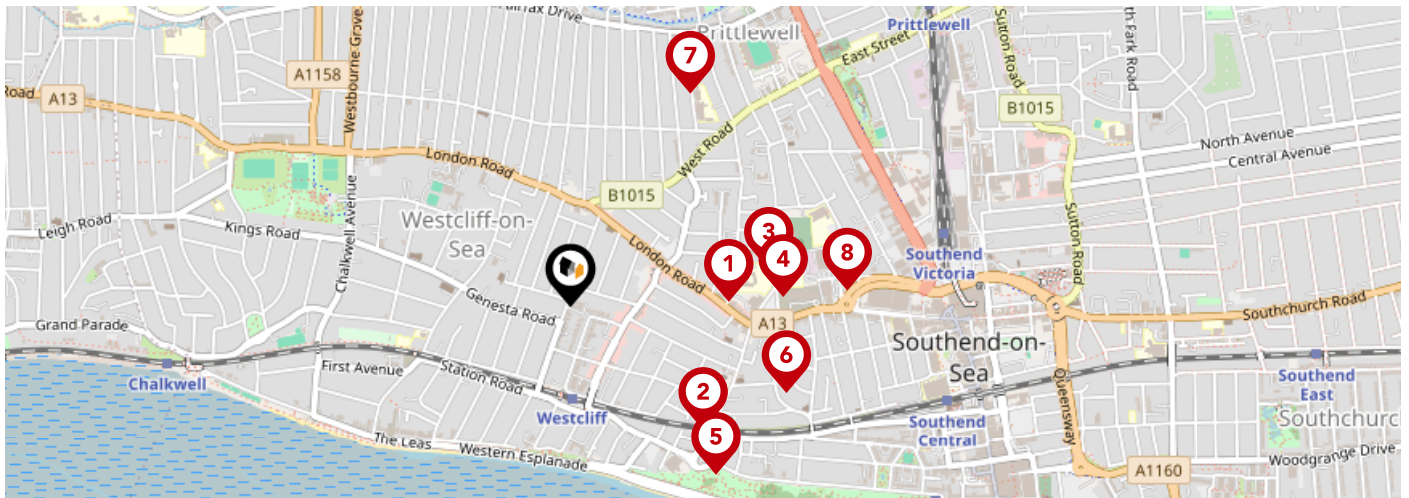
ALEX SOMERS  
exp

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



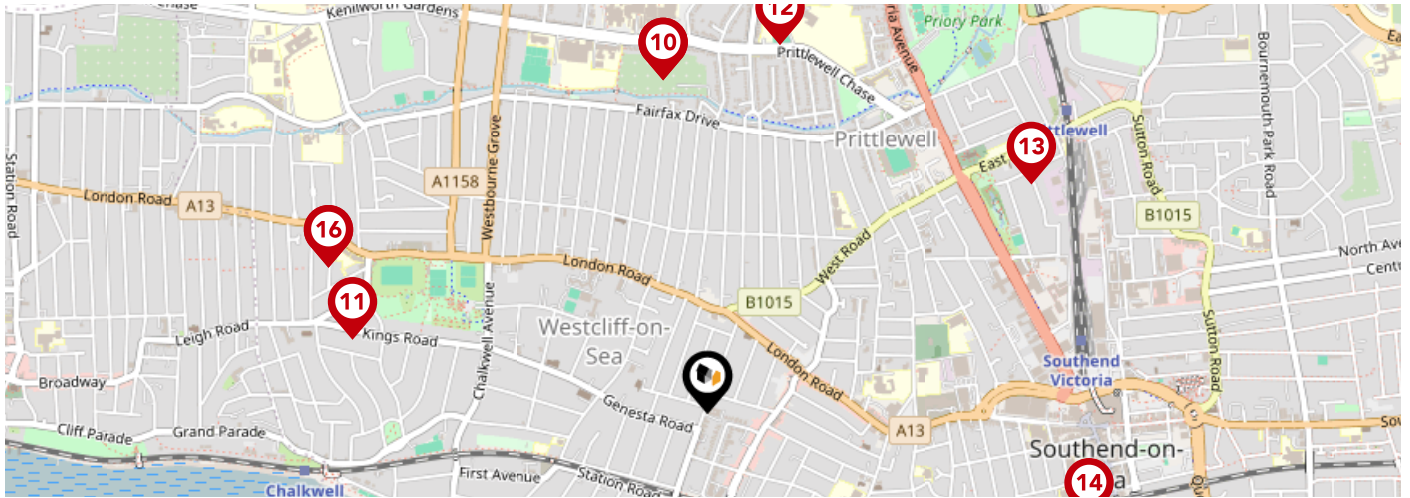
Listed Buildings in the local district		Grade	Distance
	1112696 - Marteg House	Grade II	0.0 miles
	1112714 - Palace Theatre	Grade II	0.2 miles
	1436695 - Havens Department Store, Westcliff-on-sea	Grade II	0.2 miles
	1268402 - Church Of St Alban The Martyr	Grade II	0.4 miles
	1420920 - Roman Catholic 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





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



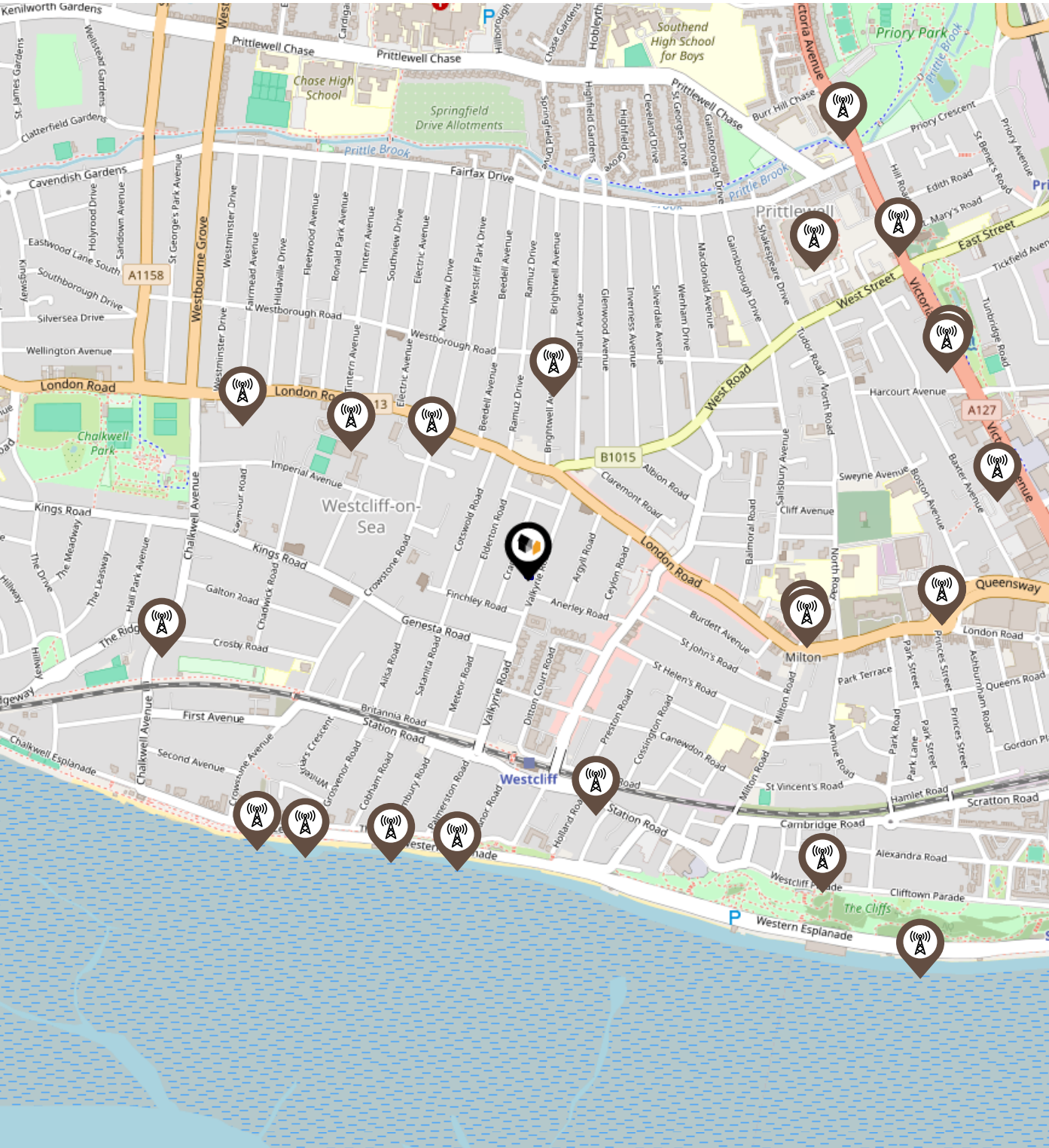


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Chase High School</b> Ofsted Rating: Good   Pupils: 1318   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Lancaster School</b> Ofsted Rating: Good   Pupils: 131   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Saint Pierre School</b> Ofsted Rating: Not Rated   Pupils: 130   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Southend High School for Boys</b> Ofsted Rating: Outstanding   Pupils: 1340   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Southend YMCA Community School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>South Essex College of Further and Higher Education</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Chalkwell Hall Infant School</b> Ofsted Rating: Good   Pupils: 300   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Chalkwell Hall Junior School</b> Ofsted Rating: Good   Pupils: 479   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

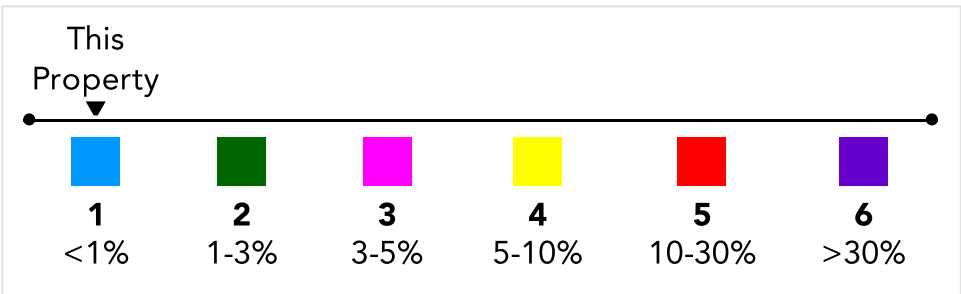
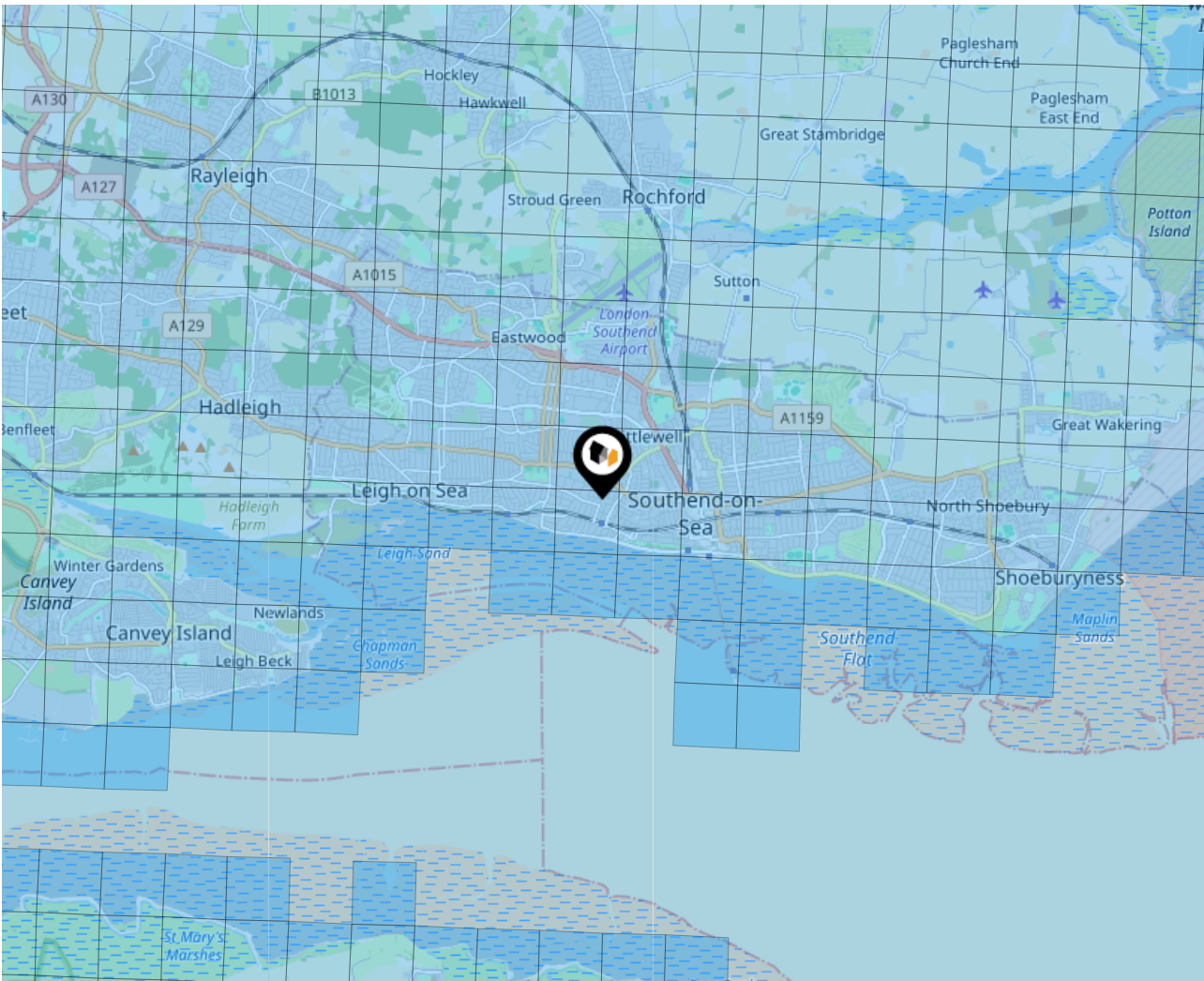
ALEX SOMERS  
exp

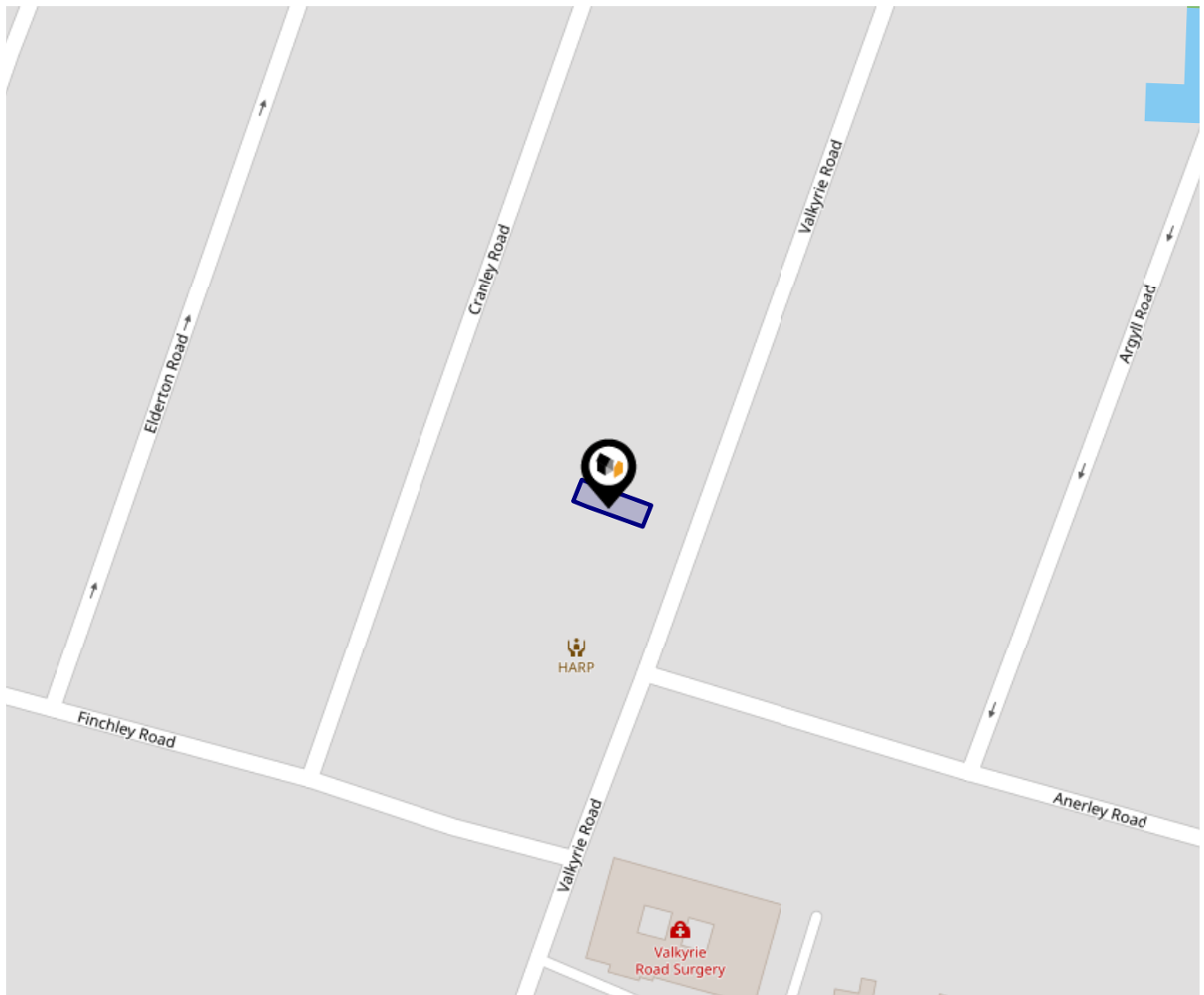


- Key:**
-  Power Pylons
  -  Communication Masts

## 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).





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.

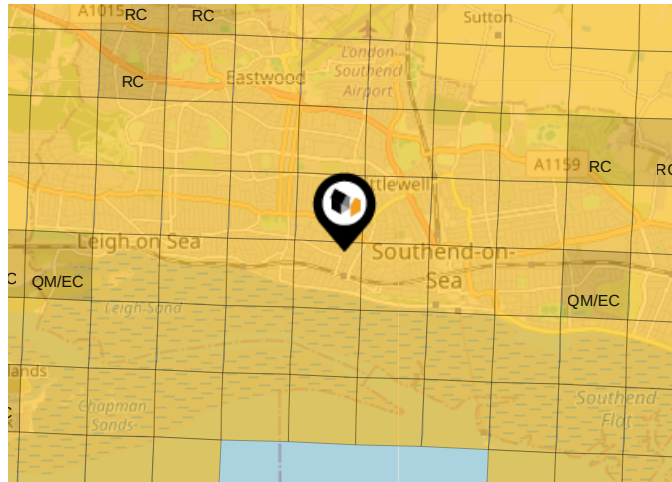
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		



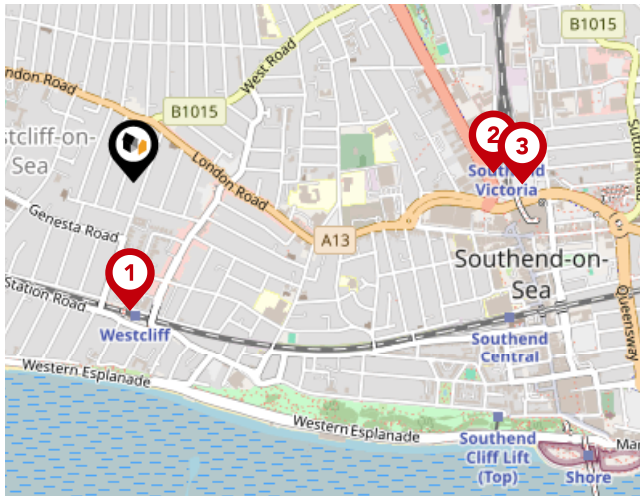
### Primary Classifications (Most Common Clay Types)

<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

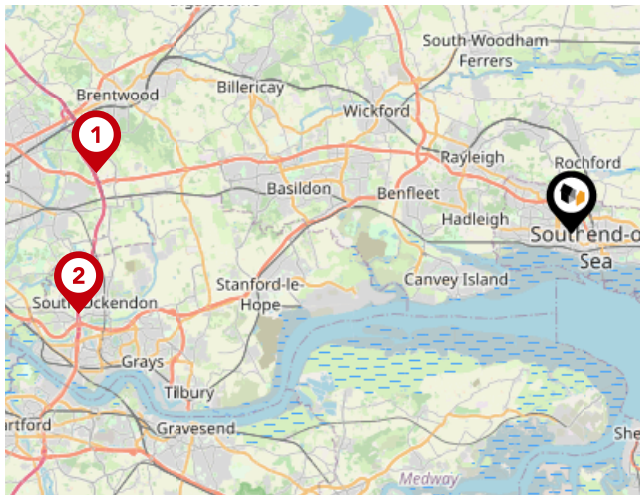
## Transport (National)

ALEX SOMERS  
exp



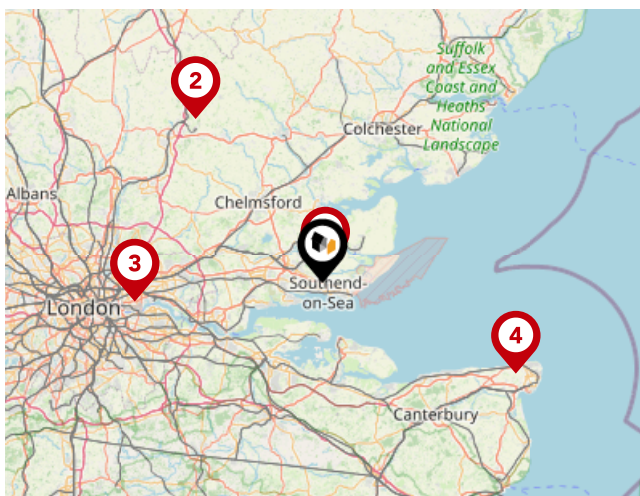
### National Rail Stations

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



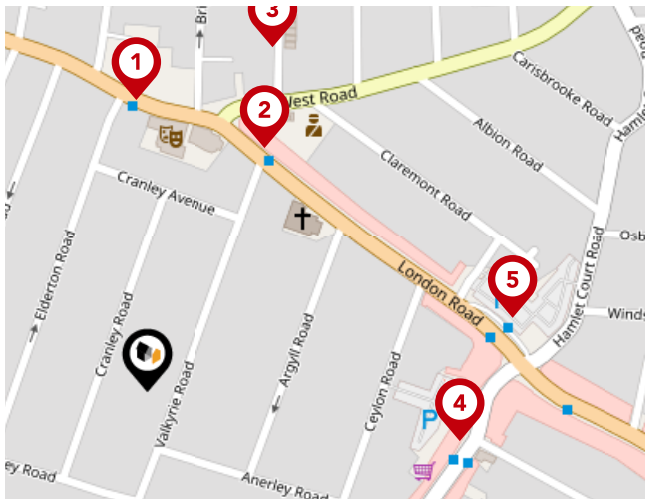
### Airports/Helipads

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

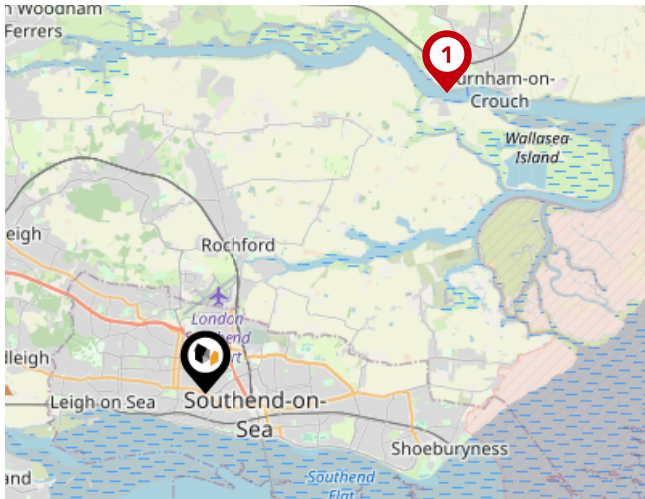
## Transport (Local)

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.

## 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.

Powered by



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

# ALEX SOMERS exp

**Alex Somers eXp**

07432 201416

[alex.somers@exp.uk.com](mailto:alex.somers@exp.uk.com)

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

