



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 14th September 2026



7, BRIGHTWELL AVENUE, WESTCLIFF-ON-SEA, SS0 9EB

Landwood Group

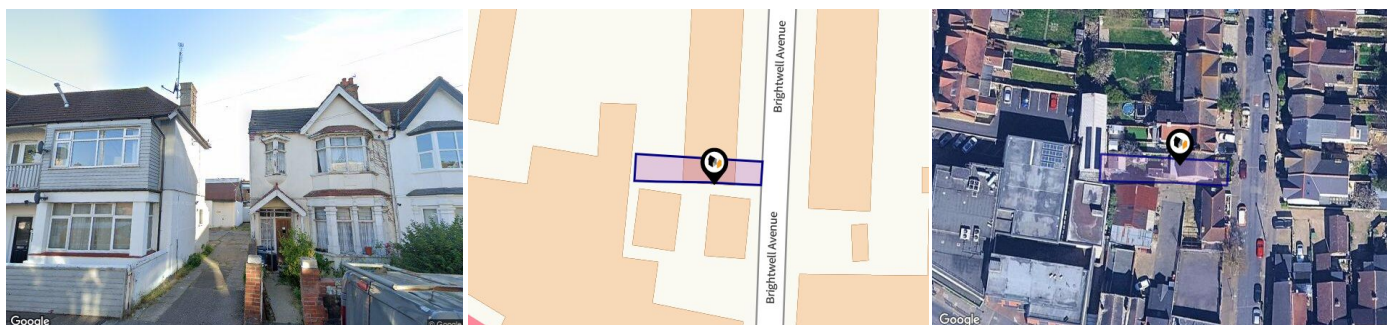
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,013		
Title Number:	EX516486		
UPRN:	100090705248		
Restrictive Covenants:	Yes		

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)

17 mb/s	80 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LANDWOOD
GROUP

7 Brightwell Avenue, SS0 9EB

Energy rating

D

Valid until 02.09.2035

Certificate number
21821515182251101611

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	91 m ²

Market Sold in Street

LANDWOOD
GROUP

43, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	30/07/2024	09/04/2003	26/11/1998				
Last Sold Price:	£251,500	£70,000	£32,000				
37a, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	01/02/2024	30/07/2021	17/03/2010	23/08/2004	28/02/1997	28/07/1995	
Last Sold Price:	£215,000	£195,000	£120,000	£114,500	£34,500	£33,000	
9a, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	17/01/2023	20/03/2009	20/12/2007	21/09/2005			
Last Sold Price:	£160,000	£107,000	£122,500	£113,000			
49a, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	25/08/2022	02/10/2019	29/07/2016	25/02/2014			
Last Sold Price:	£211,000	£170,000	£150,000	£116,500			
9, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	29/04/2022	14/03/2018	29/11/2002				
Last Sold Price:	£265,000	£150,000	£74,000				
25, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Terraced House	
Last Sold Date:	07/01/2022	10/02/2011					
Last Sold Price:	£425,000	£192,500					
15, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	26/11/2021	26/10/2018					
Last Sold Price:	£260,000	£156,000					
49, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	24/09/2021	30/04/2004	31/03/2000	10/09/1999	29/09/1995		
Last Sold Price:	£200,000	£92,000	£47,000	£26,000	£21,500		
57, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Terraced House	
Last Sold Date:	18/08/2021						
Last Sold Price:	£260,000						
29a, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	23/09/2019	24/06/2015	20/04/2012	05/04/2007	04/02/2000		
Last Sold Price:	£180,000	£175,000	£115,000	£111,000	£34,000		
First Floor Flat, 35a, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Flat-maisonette House	
Last Sold Date:	15/07/2019	25/11/2016	05/10/2010	23/12/2009			
Last Sold Price:	£165,000	£152,000	£125,000	£125,000			
45, Brightwell Avenue, Westcliff-on-sea, SS0 9EB						Terraced House	
Last Sold Date:	05/07/2019	15/06/2017	19/08/2005				
Last Sold Price:	£317,500	£299,995	£160,000				

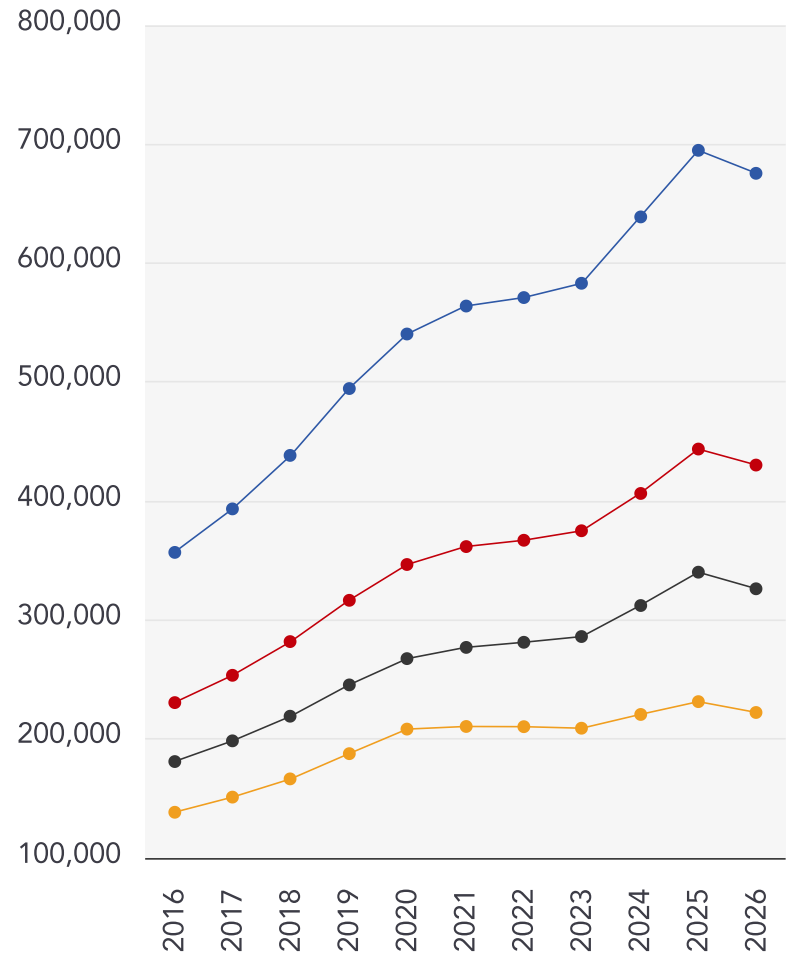
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

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



Detached

+89.28%

Semi-Detached

+86.57%

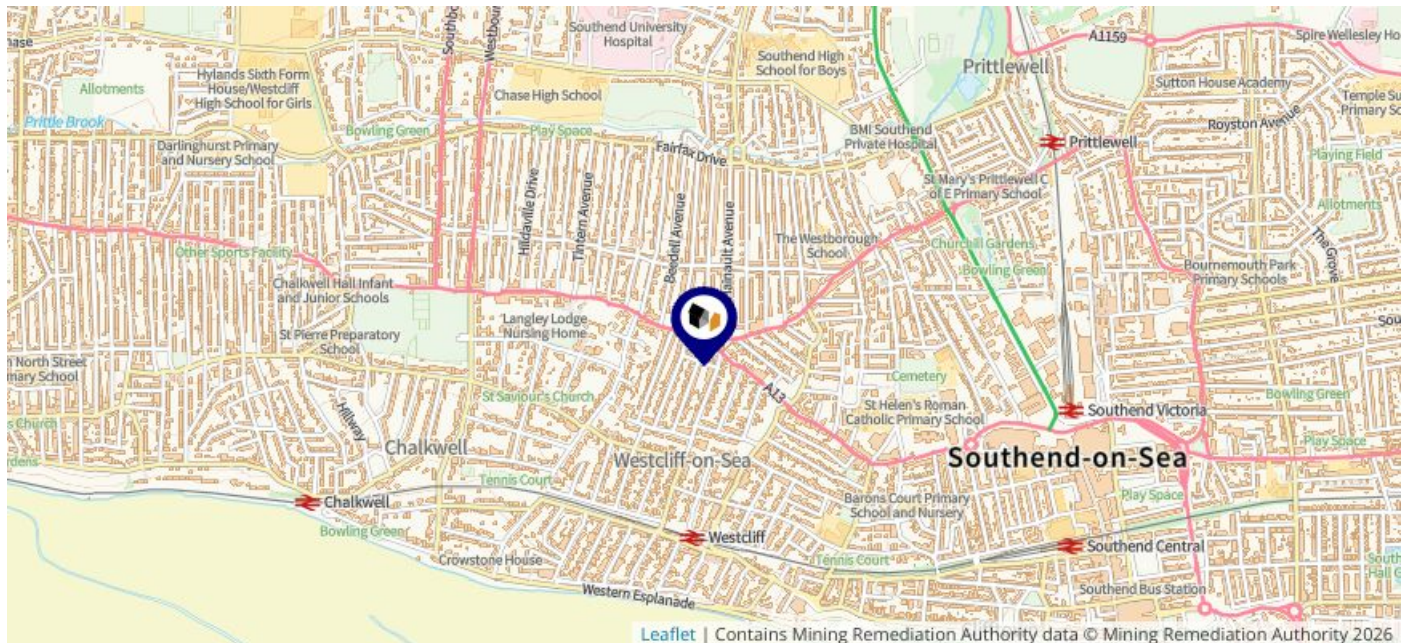
Terraced

+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.

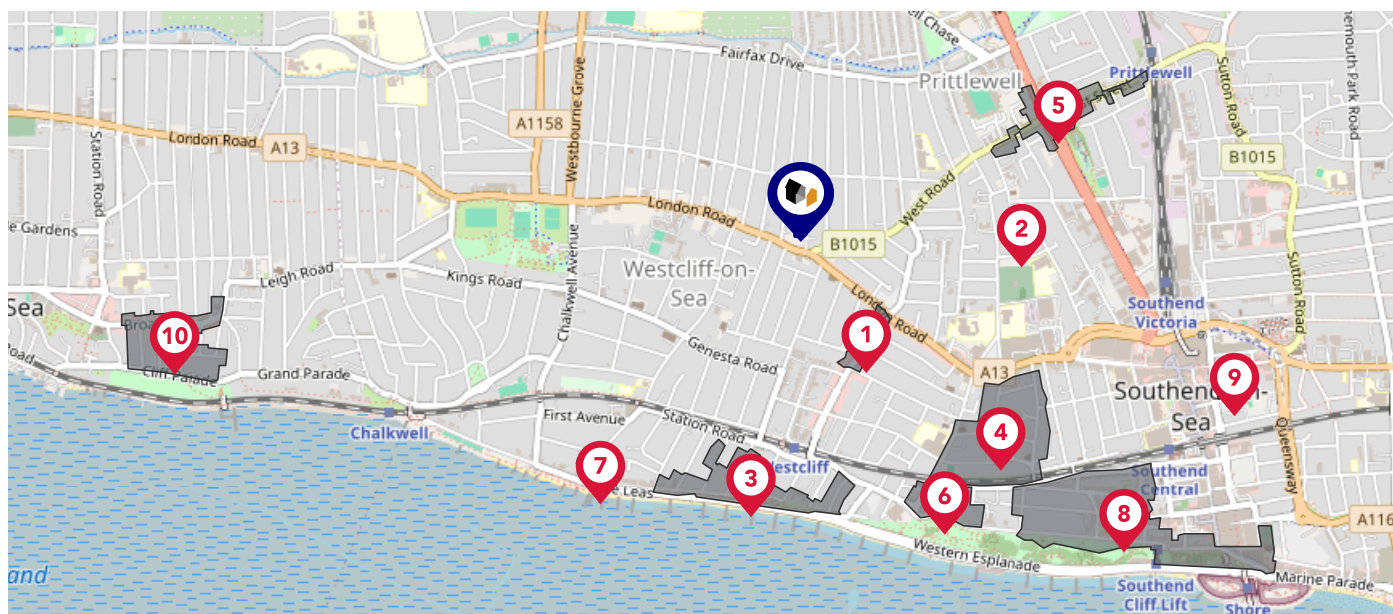
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

LANDWOOD
GROUP

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

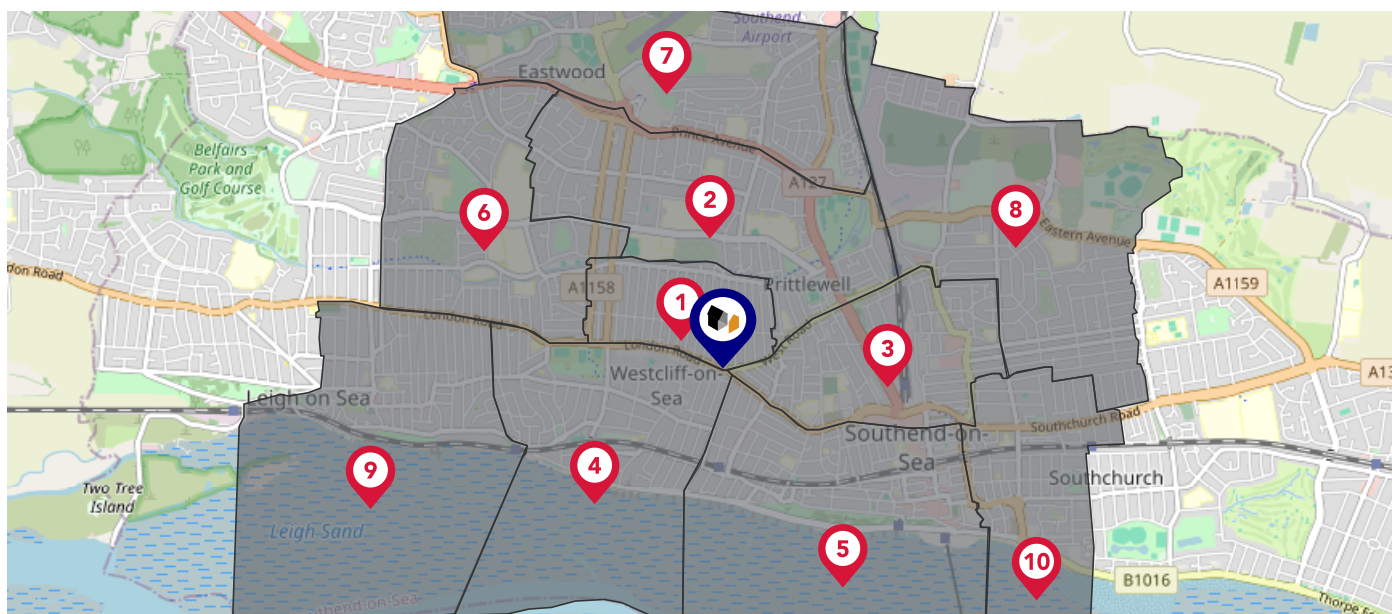
- 1 Hamlet Court Road
- 2 Chelmsford Avenue Almshouses
- 3 The Leas
- 4 Milton
- 5 Prittlewell
- 6 Shorefields
- 7 Crowstone
- 8 Clifftown
- 9 Warrior Square
- 10 Leigh Cliff

Maps

Council Wards

LANDWOOD
GROUP

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

Prittlewell Ward

3

Victoria Ward

4

Chalkwell Ward

5

Milton Ward

6

Blenheim Park Ward

7

St. Laurence Ward

8

St. Luke's Ward

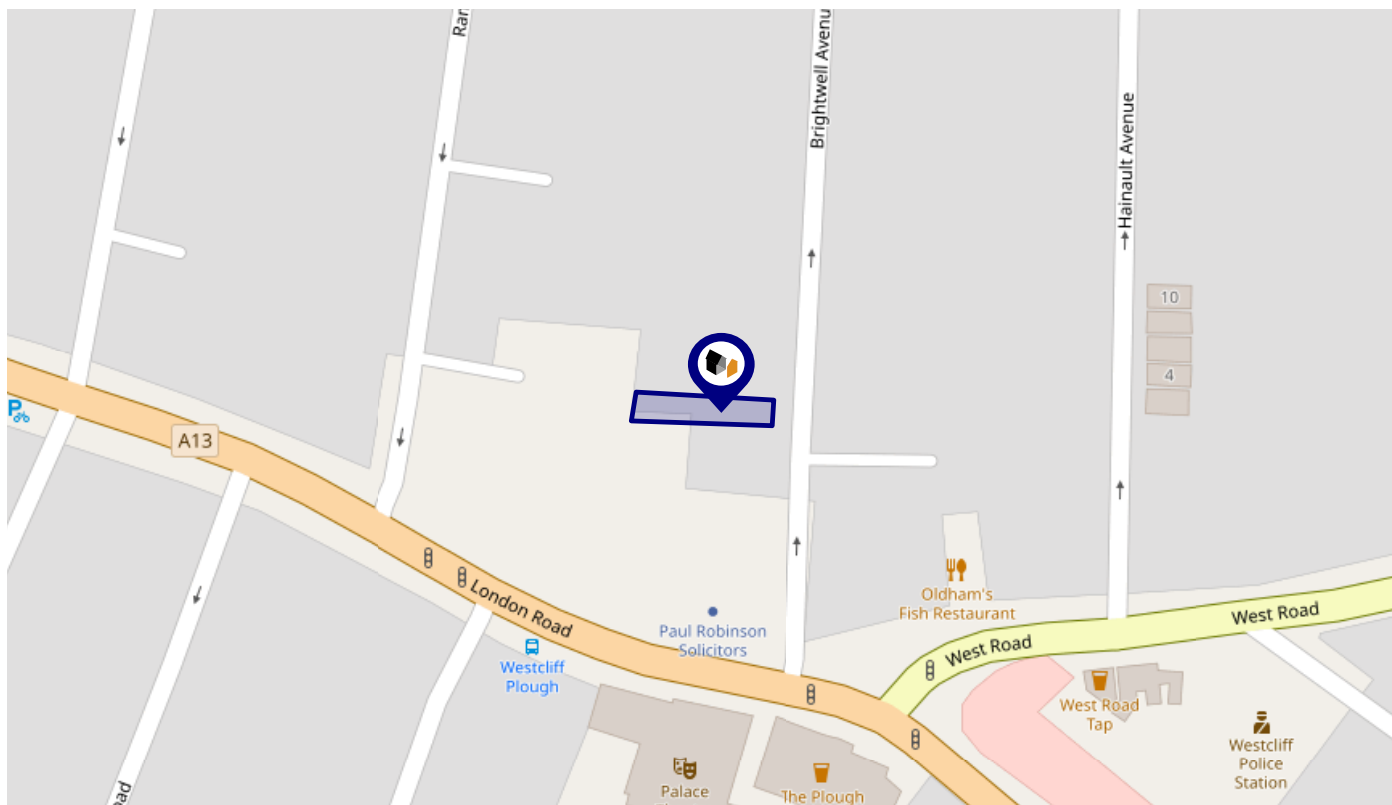
9

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:

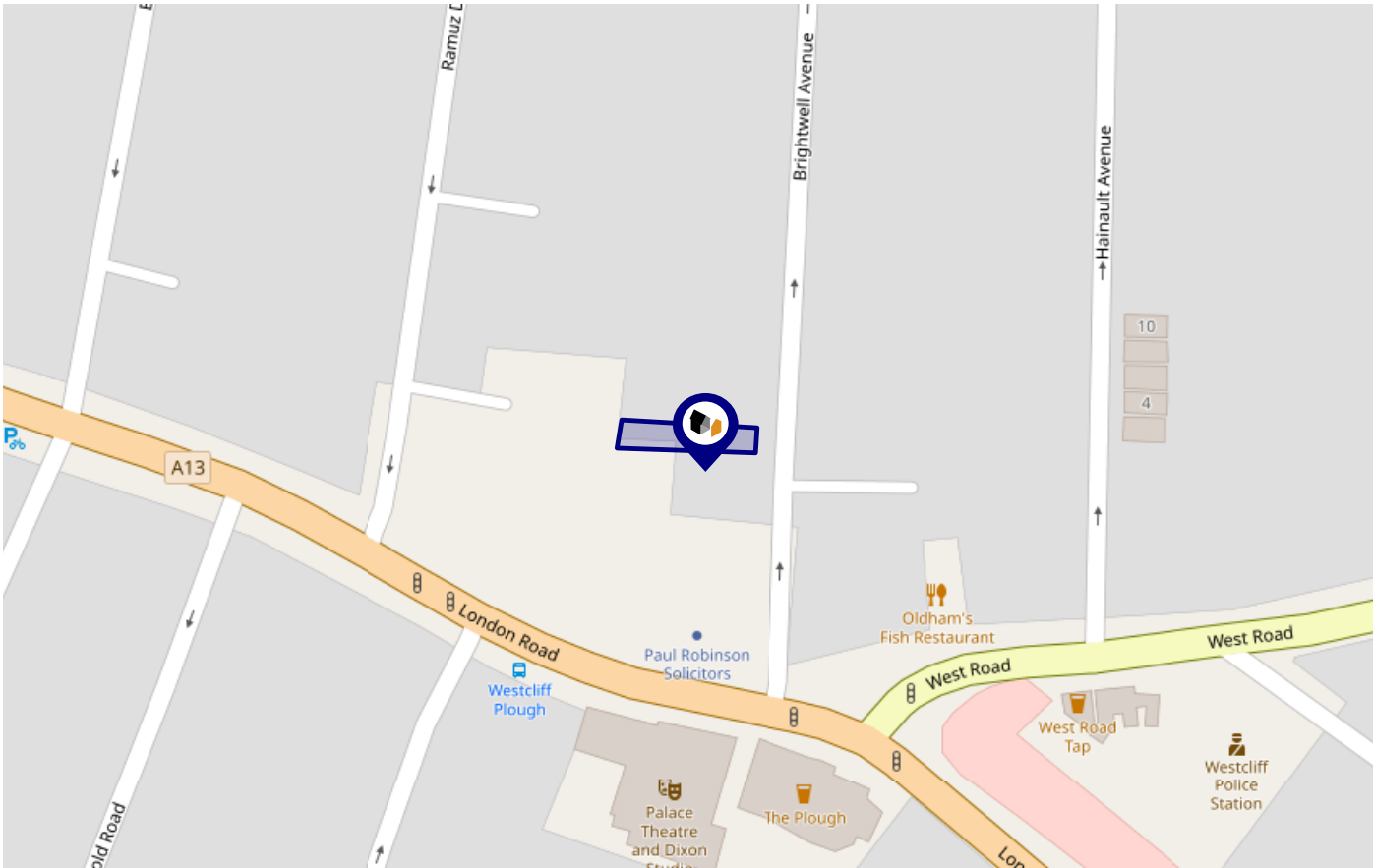
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

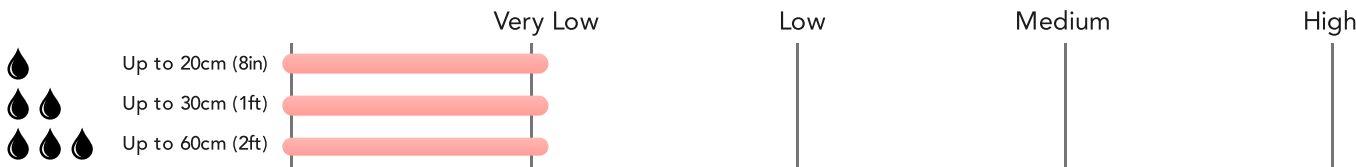


Risk Rating: Very low

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

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

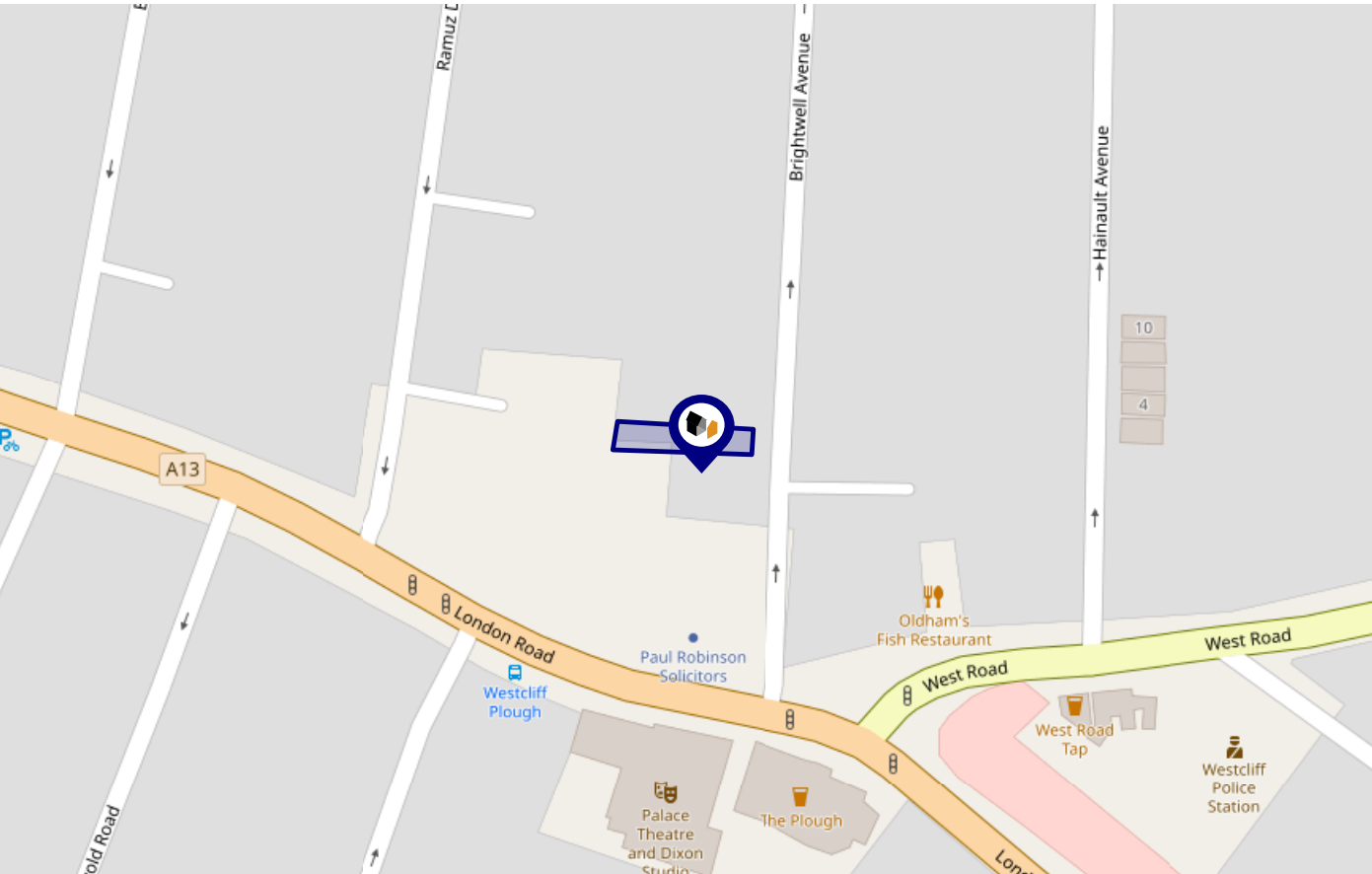
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

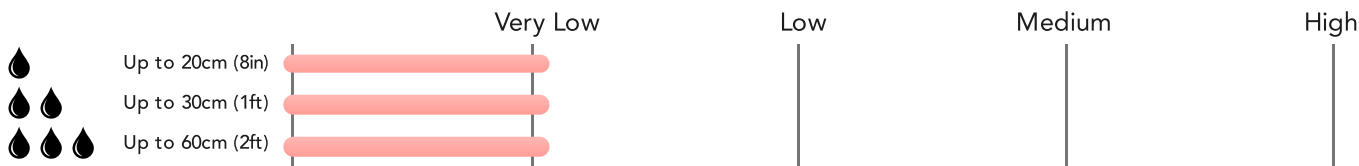


Risk Rating: Very low

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

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

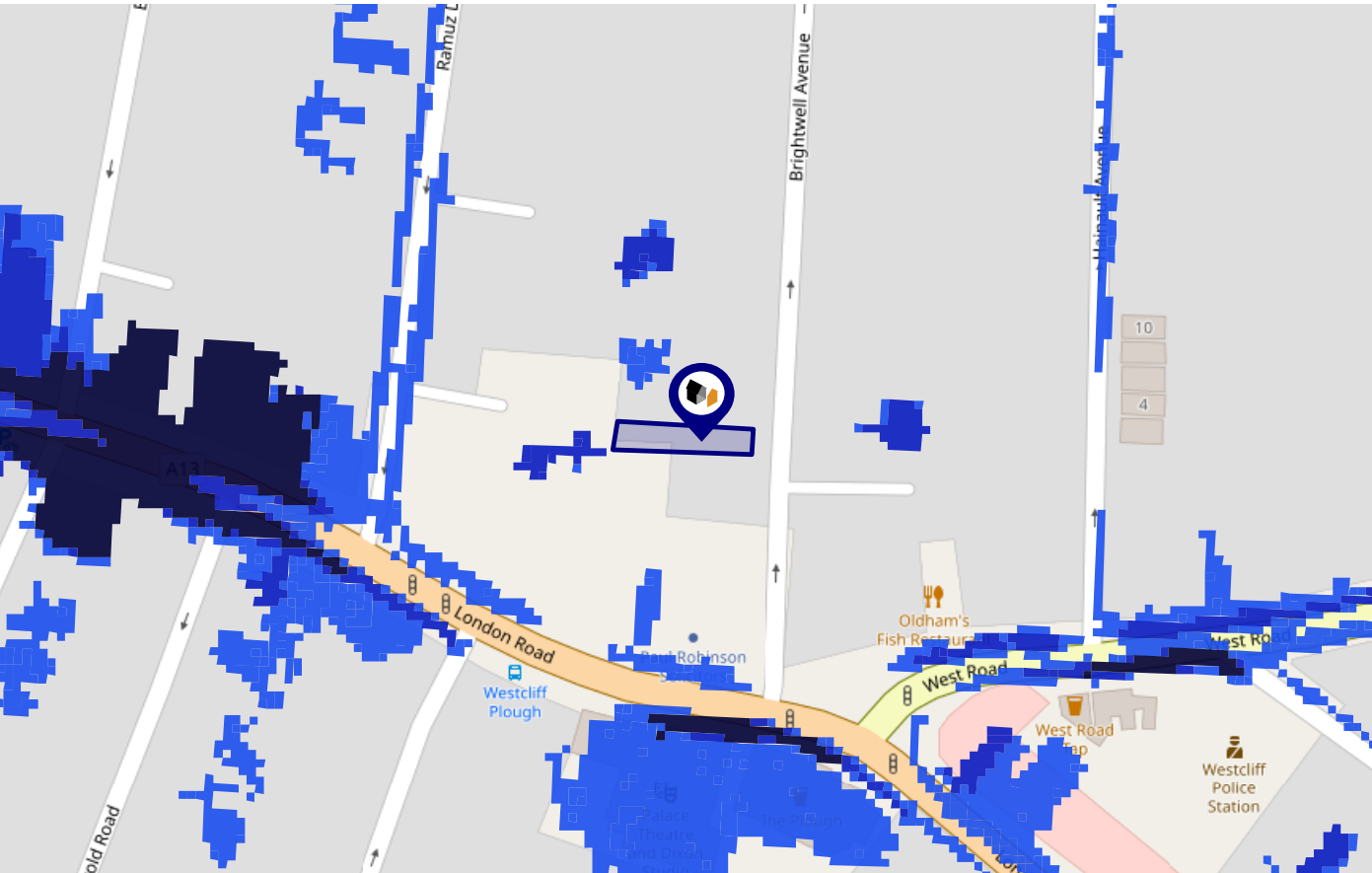


Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

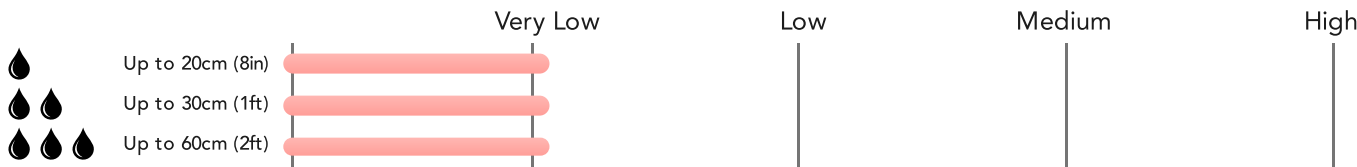


Risk Rating: Very low

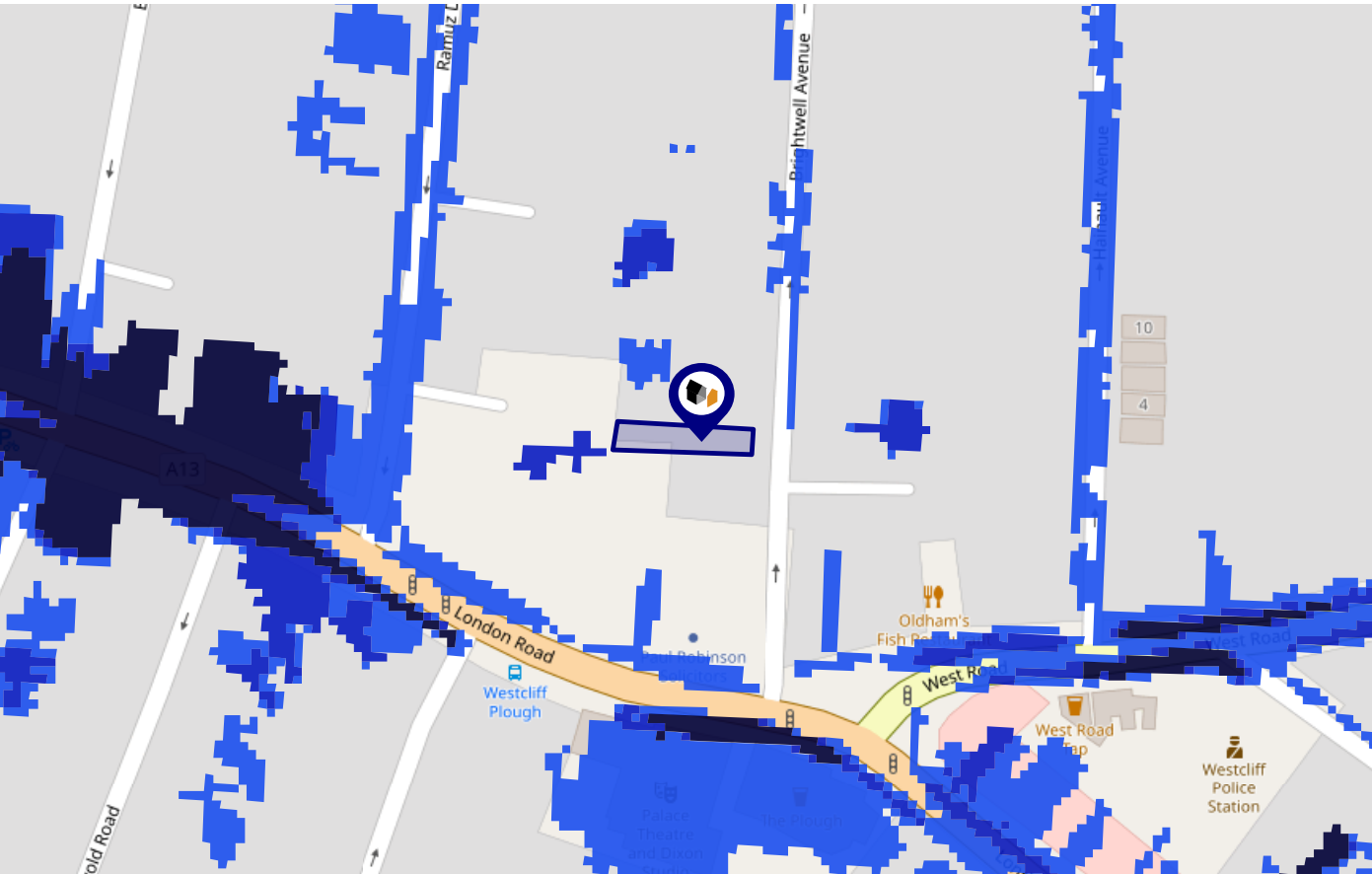
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

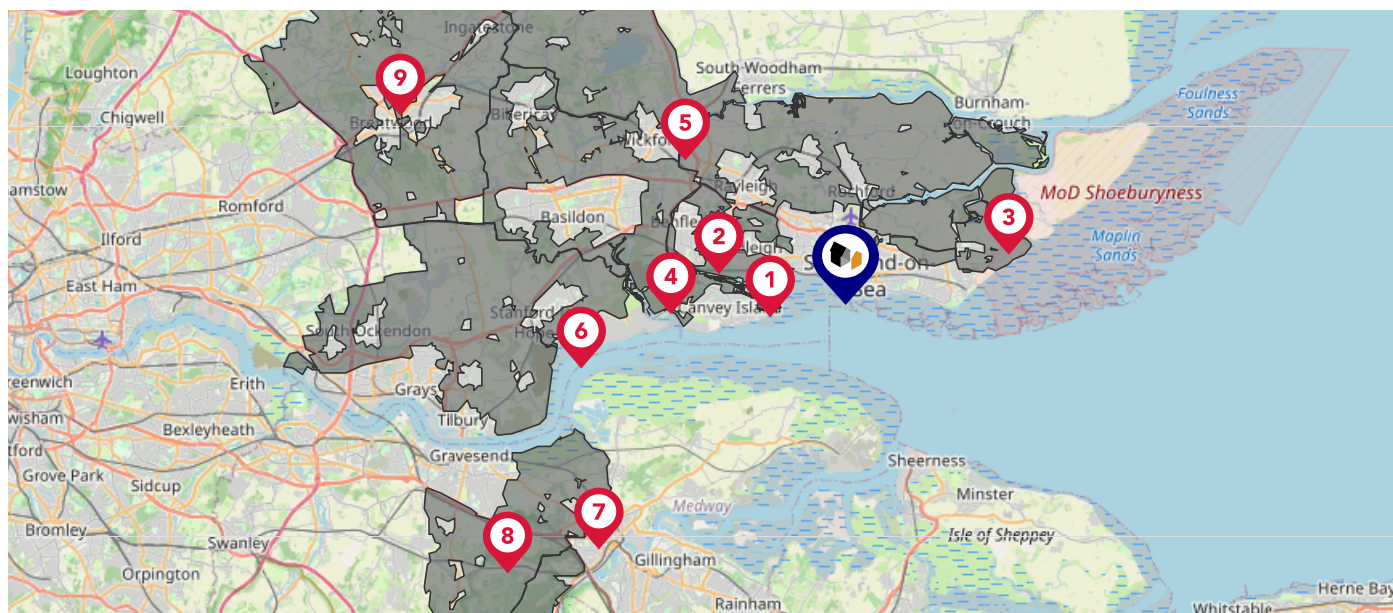


Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land

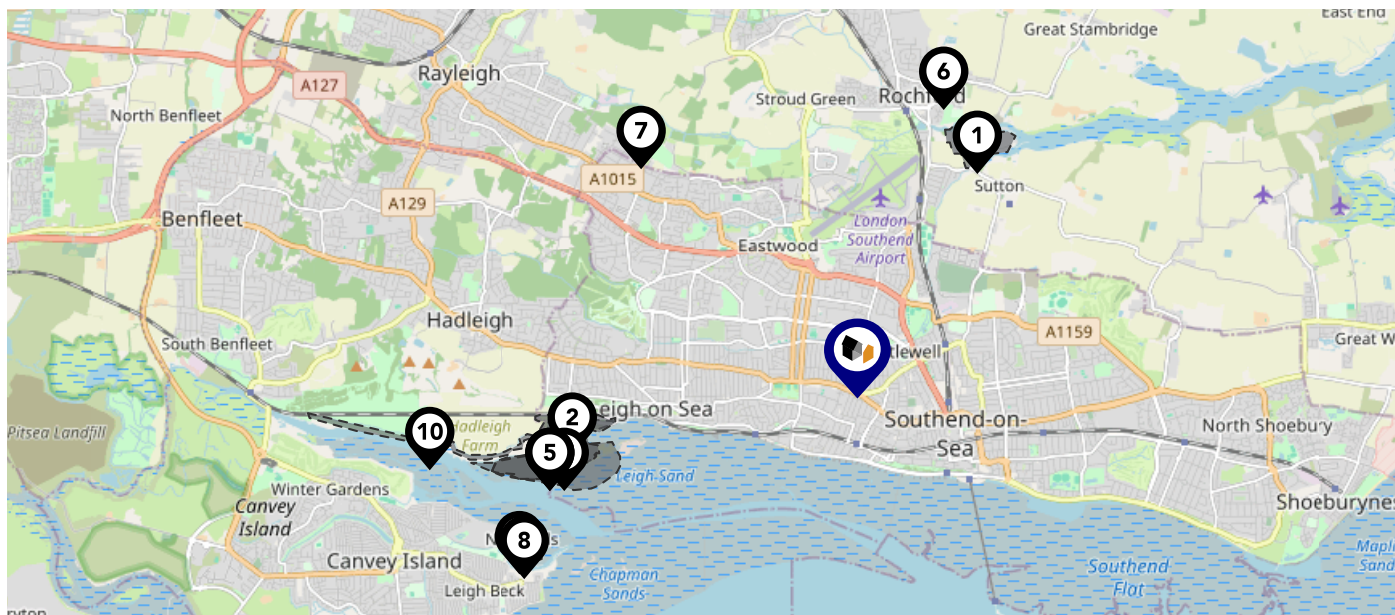
- 1 London Green Belt - Southend-on-Sea
- 2 London Green Belt - Castle Point
- 3 London Green Belt - Rochford
- 4 London Green Belt - Basildon
- 5 London Green Belt - Chelmsford
- 6 London Green Belt - Thurrock
- 7 London Green Belt - Medway
- 8 London Green Belt - Gravesham
- 9 London Green Belt - Brentwood

Maps

Landfill Sites

LANDWOOD
GROUP

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

Maps

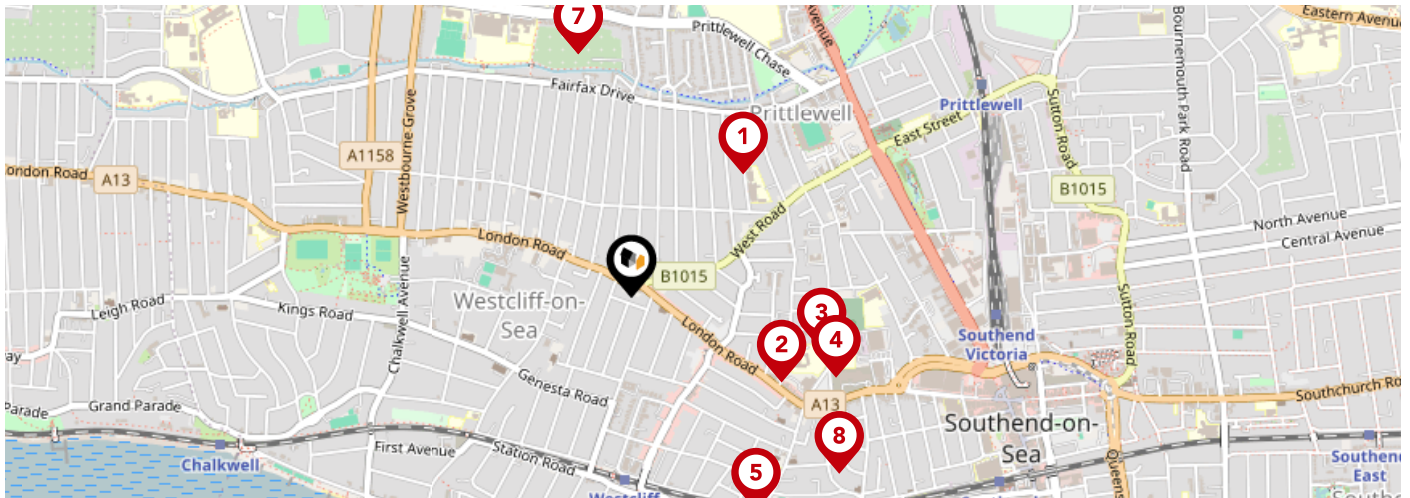
Listed Buildings

LANDWOOD
GROUP

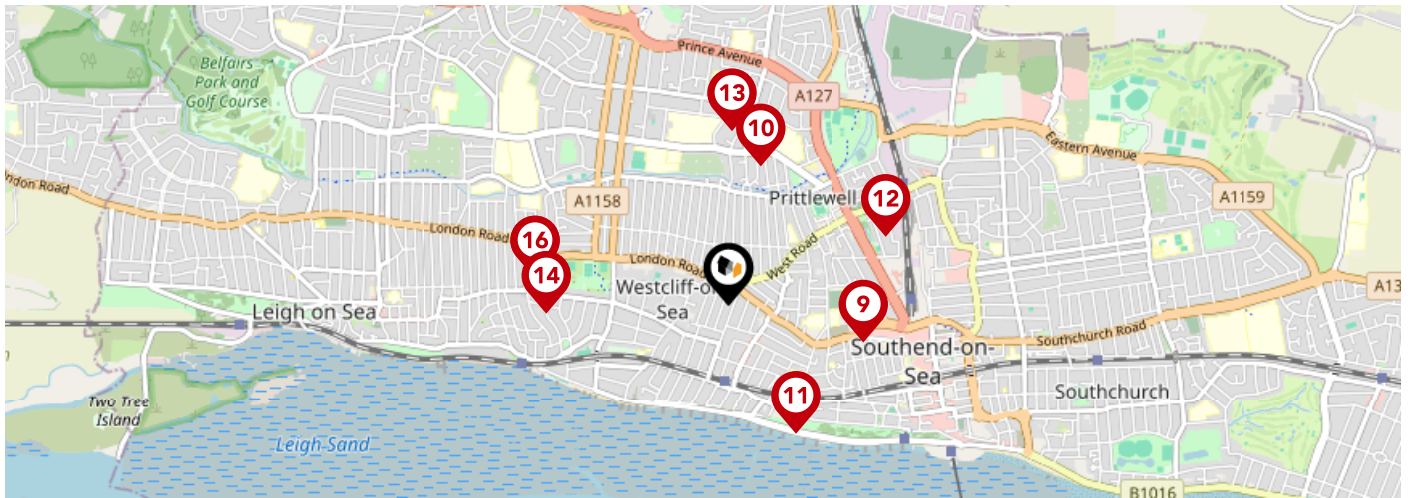
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1112714 - Palace Theatre	Grade II	0.1 miles
 1112696 - Marteg House	Grade II	0.2 miles
 1436695 - Havens Department Store, Westcliff-on-sea	Grade II	0.3 miles
 1323706 - Westcliff Library	Grade II	0.4 miles
 1268402 - Church Of St Alban The Martyr	Grade II	0.5 miles
 1112707 - Chalkwell Hall	Grade II	0.6 miles
 1112683 - 255, Victoria Avenue	Grade II	0.6 miles
 1420920 - Roman Catholic Church Of Our Lady Help Of Christians And St Helen	Grade II	0.6 miles
 1168789 - 269-275, Victoria Avenue	Grade II	0.6 miles
 1306912 - 30, East Street	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Westborough Academy Ofsted Rating: Good Pupils: 461 Distance:0.38	☐	☒	☐	☐	☐
2	Milton Hall Primary School and Nursery Ofsted Rating: Good Pupils: 709 Distance:0.4	☐	☒	☐	☐	☐
3	Beis Chinuch Lebonos Westcliff Ofsted Rating: Not Rated Pupils: 106 Distance:0.45	☐	☒	☐	☐	☐
4	St Helen's Catholic Primary School Ofsted Rating: Good Pupils: 421 Distance:0.51	☐	☒	☐	☐	☐
5	St Bernard's High School Ofsted Rating: Good Pupils: 999 Distance:0.57	☐	☐	☒	☐	☐
6	Chase High School Ofsted Rating: Good Pupils: 1318 Distance:0.57	☐	☐	☒	☐	☐
7	Lancaster School Ofsted Rating: Good Pupils: 131 Distance:0.57	☐	☐	☒	☐	☐
8	Barons Court Primary School and Nursery Ofsted Rating: Outstanding Pupils:0 Distance:0.63	☐	☒	☐	☐	☐

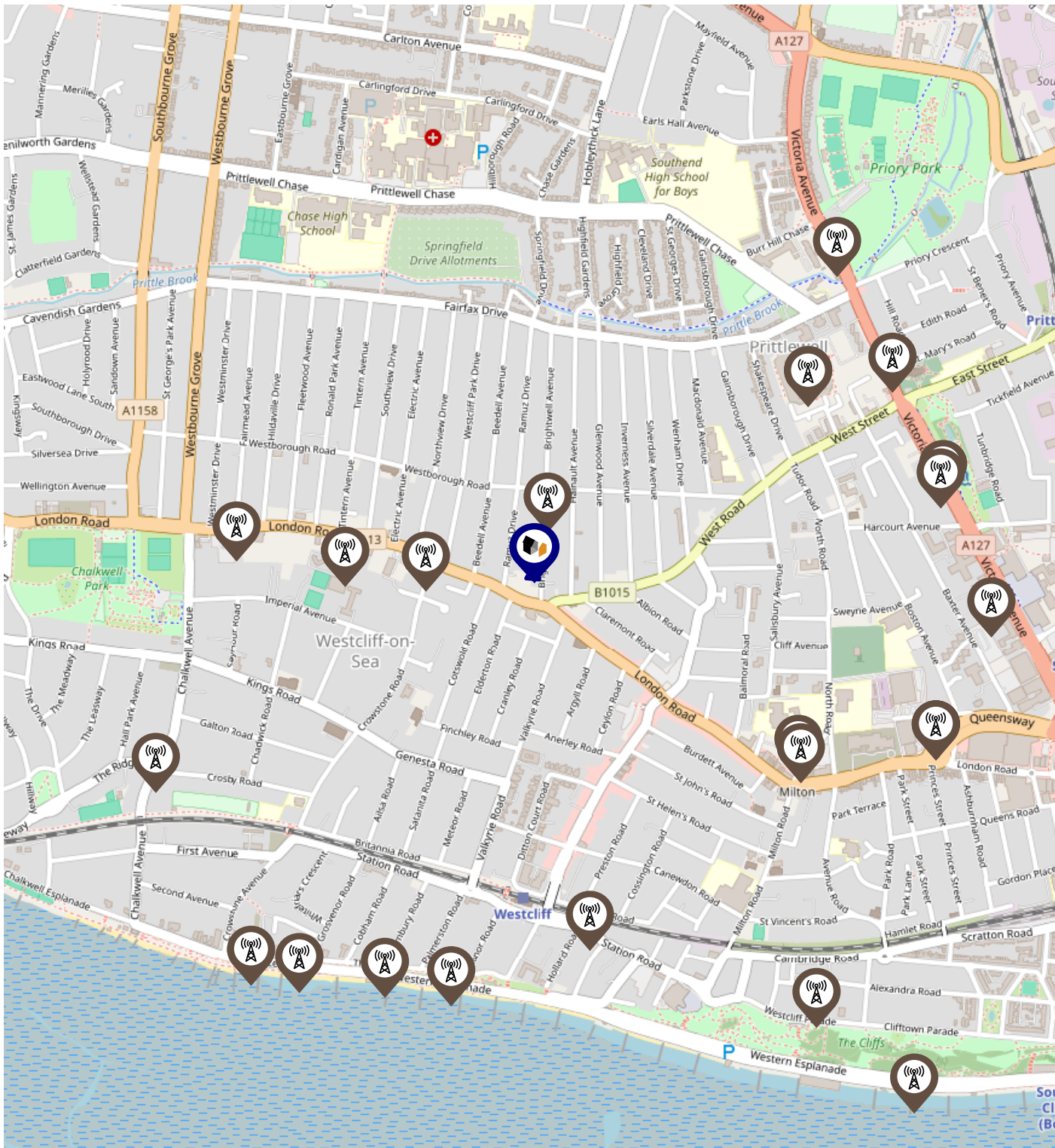


		Nursery	Primary	Secondary	College	Private
	St Mary's, Prittlewell, CofE Primary School Ofsted Rating: Good Pupils: 642 Distance:0.64	☐	☒	☐	☐	☐
	Southend High School for Boys Ofsted Rating: Outstanding Pupils: 1340 Distance:0.66	☐	☐	☒	☐	☐
	Compass Community School Boleyn Park Ofsted Rating: Good Pupils: 6 Distance:0.67	☐	☐	☒	☐	☐
	Southend YMCA Community School Ofsted Rating: Good Pupils: 18 Distance:0.79	☐	☐	☒	☐	☐
	Earls Hall Primary School Ofsted Rating: Good Pupils: 637 Distance:0.81	☐	☒	☐	☐	☐
	Saint Pierre School Ofsted Rating: Not Rated Pupils: 130 Distance:0.84	☐	☒	☐	☐	☐
	Chalkwell Hall Infant School Ofsted Rating: Good Pupils: 300 Distance:0.9	☐	☒	☐	☐	☐
	Chalkwell Hall Junior School Ofsted Rating: Good Pupils: 479 Distance:0.9	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

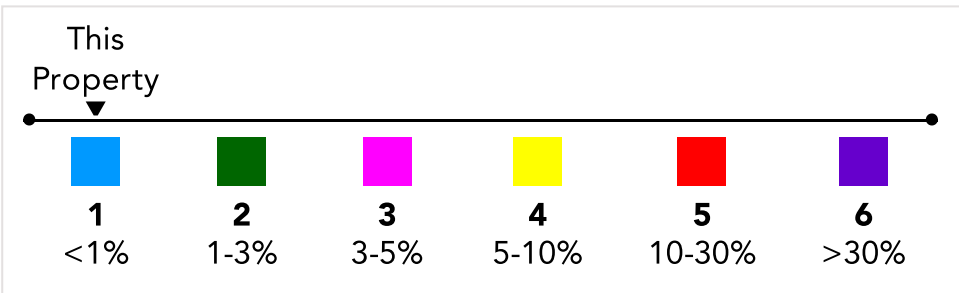
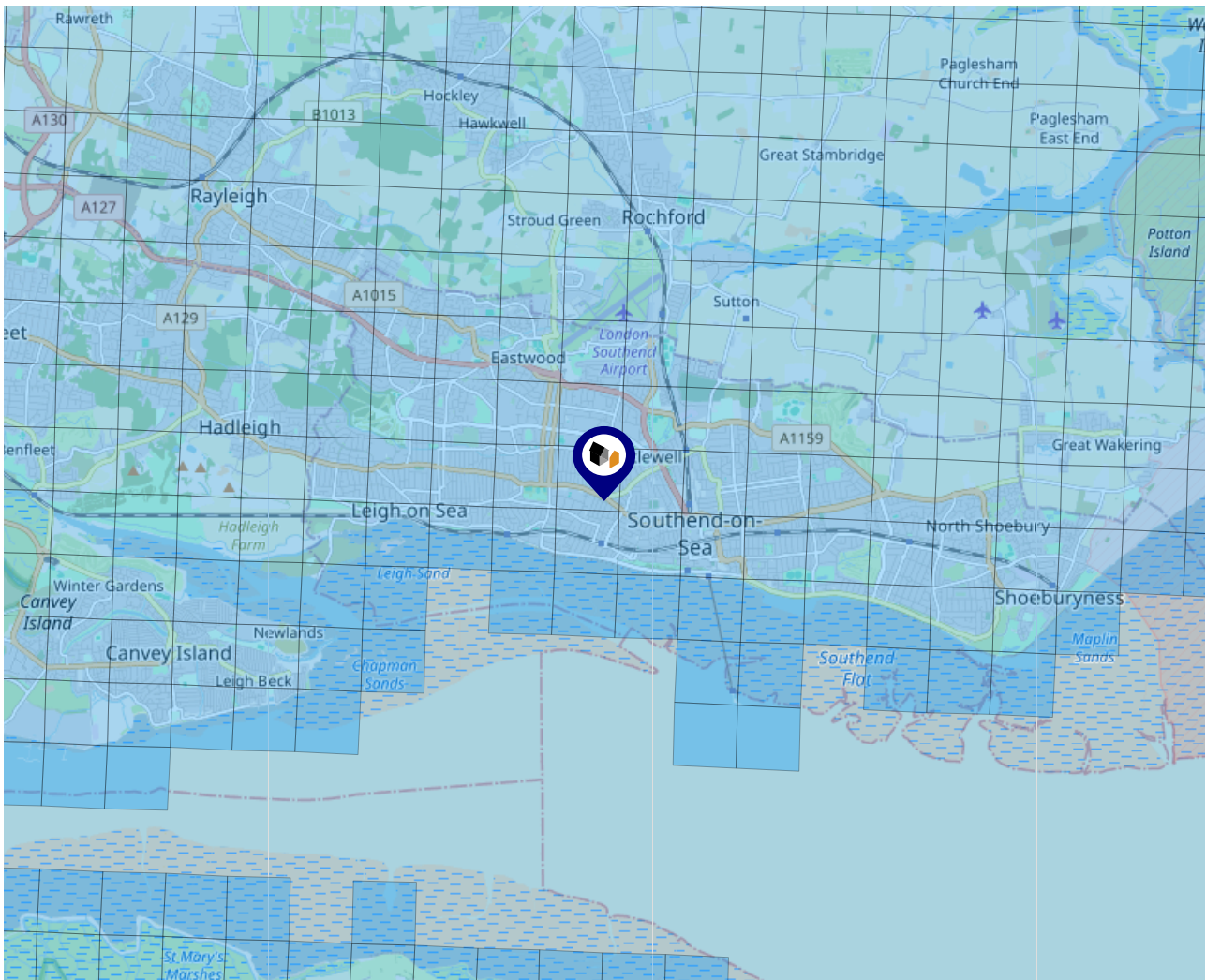


Key:

-  Power Pylons
-  Communication Masts

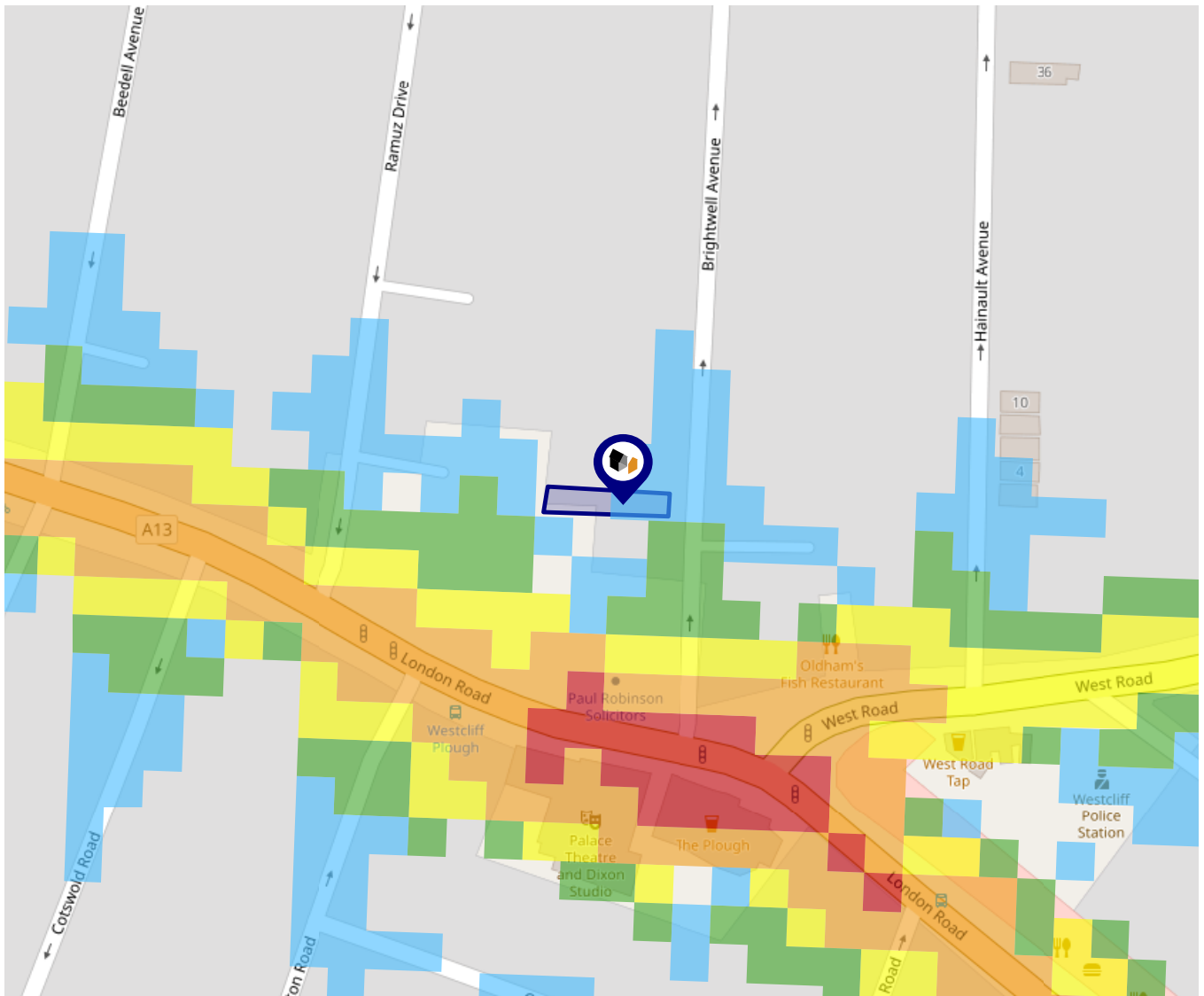
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

LANDWOOD
GROUP

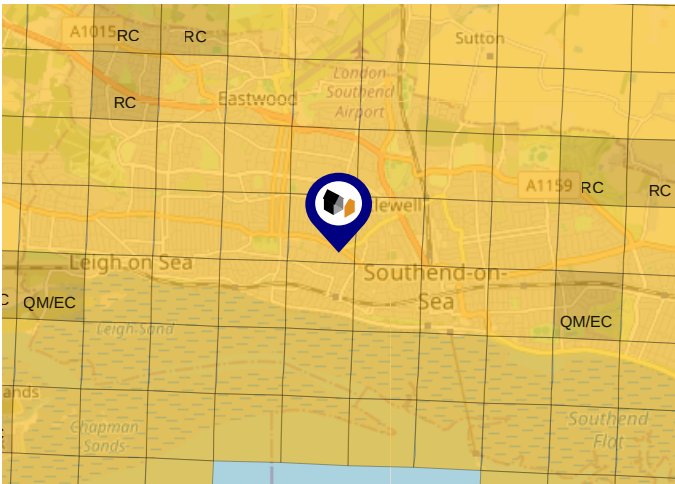


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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



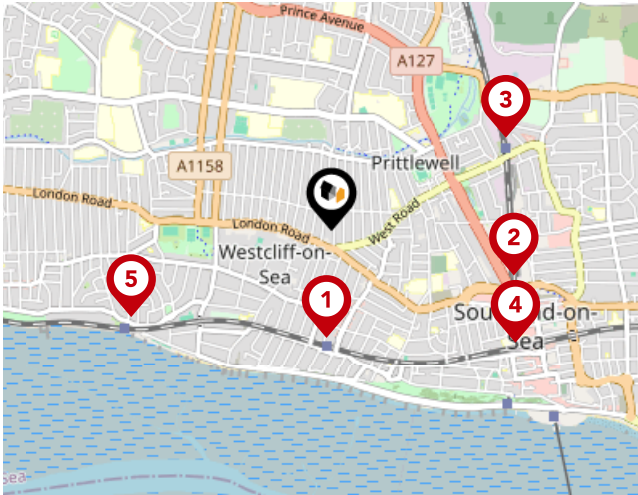
Primary Classifications (Most Common Clay Types)

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

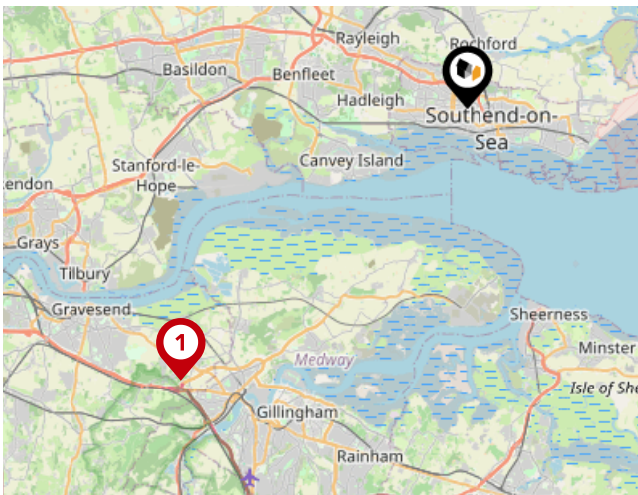
Transport (National)

LANDWOOD
GROUP



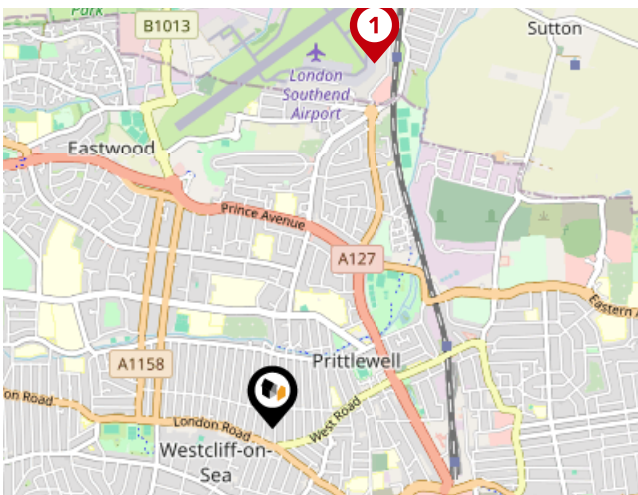
National Rail Stations

Pin	Name	Distance
1	Westcliff-on-Sea Rail Station	0.49 miles
2	Southend Victoria Rail Station	0.86 miles
3	Prittlewell Rail Station	0.91 miles
4	Southend Central Rail Station	0.99 miles
5	Chalkwell Rail Station	1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M2 J1	14.57 miles



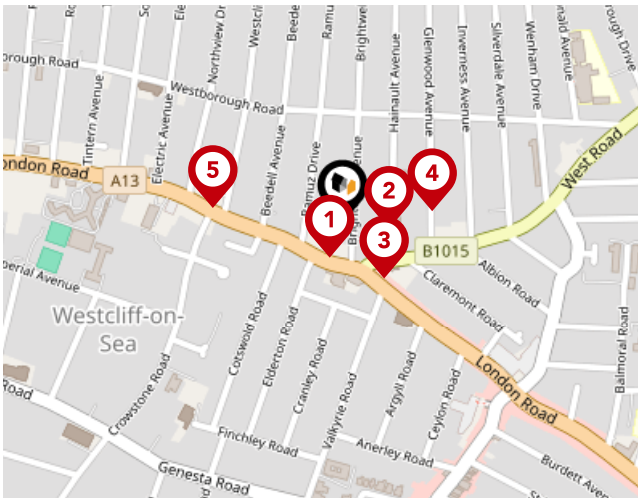
Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	1.74 miles

Area

Transport (Local)

LANDWOOD
GROUP

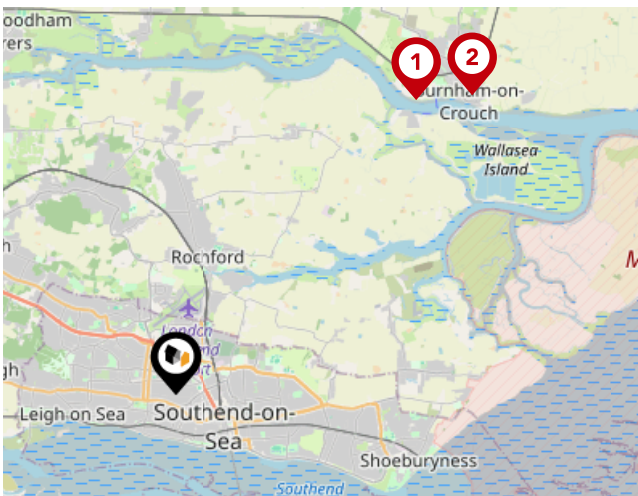


Bus Stops/Stations

Pin	Name	Distance
1	Westcliff Plough	0.04 miles
2	Hainault Avenue	0.05 miles
3	Westcliff Plough	0.08 miles
4	West Road turn	0.1 miles
5	Crowstone Road	0.14 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	7 miles
2	Burnham on Crouch Ferry Landing	7.75 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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.



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.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

