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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th October 2026



CORSELEY ROAD, GROOMBRIDGE, TUNBRIDGE WELLS, TN3

Martin & Co Tunbridge Wells

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The Property Ombudsman

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Property
Overview

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Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	893 ft^2 / 83 m^2		
Plot Area:	0.12 acres		
Council Tax :	Band C		
Annual Estimate:	£2,425		
Title Number:	ESX89639		

Local Area

Local Authority: East sussex
Conservation Area: No
Flood Risk:
- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

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Gallery
Photos

















Gallery
Photos







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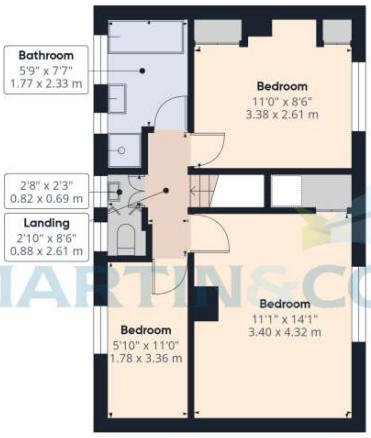
Gallery
Floorplan

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CORSELEY ROAD, GROOMBRIDGE, TUNBRIDGE WELLS, TN3



Ground Floor



Floor 1

Approximate total area(1)
857 ft²
79.6 m²

(1) Excluding balconies and terraces

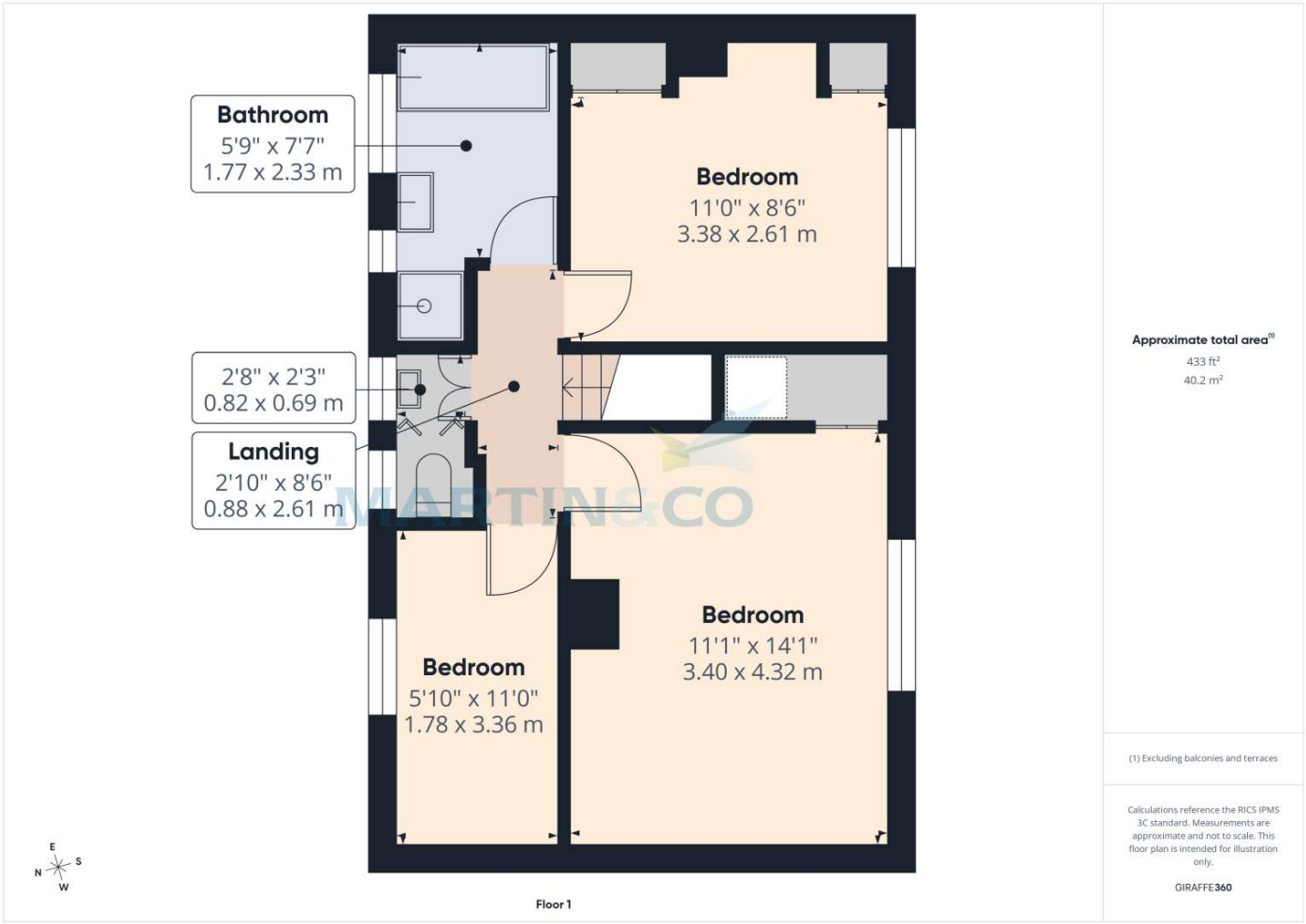
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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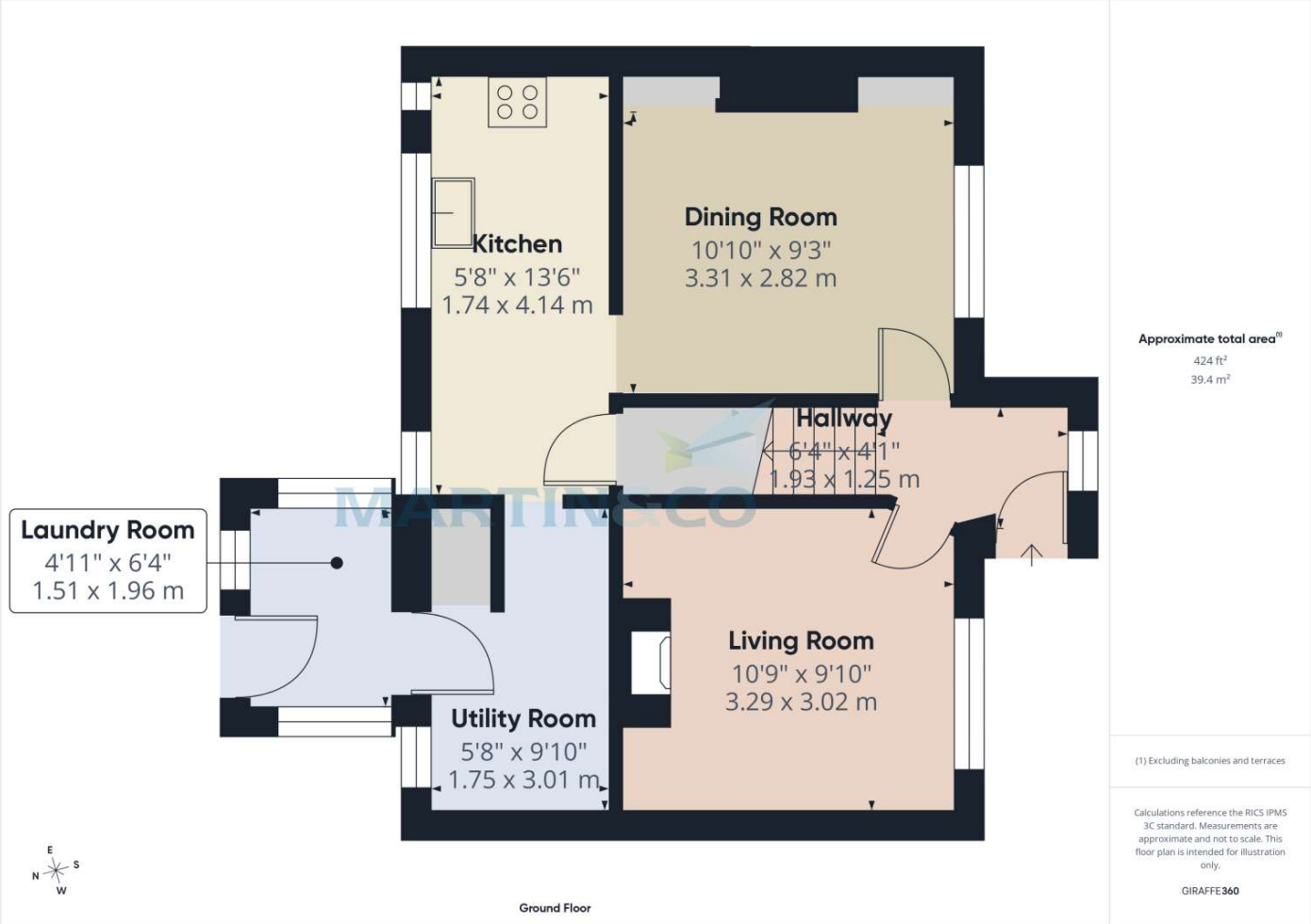
CORSELEY ROAD, GROOMBRIDGE, TUNBRIDGE WELLS, TN3



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CORSELEY ROAD, GROOMBRIDGE, TUNBRIDGE WELLS, TN3



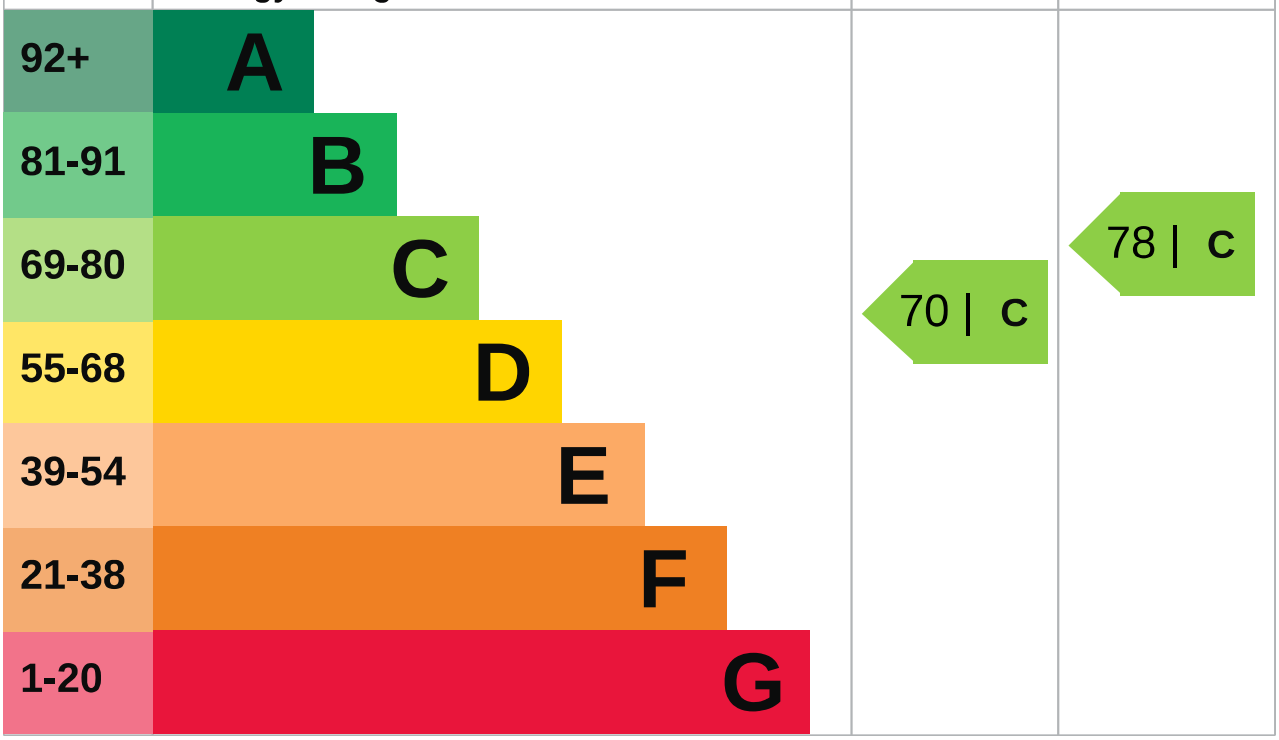
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Corseley Road, TUNBRIDGE WELLS,

Energy rating

C

Valid until 27.10.2036



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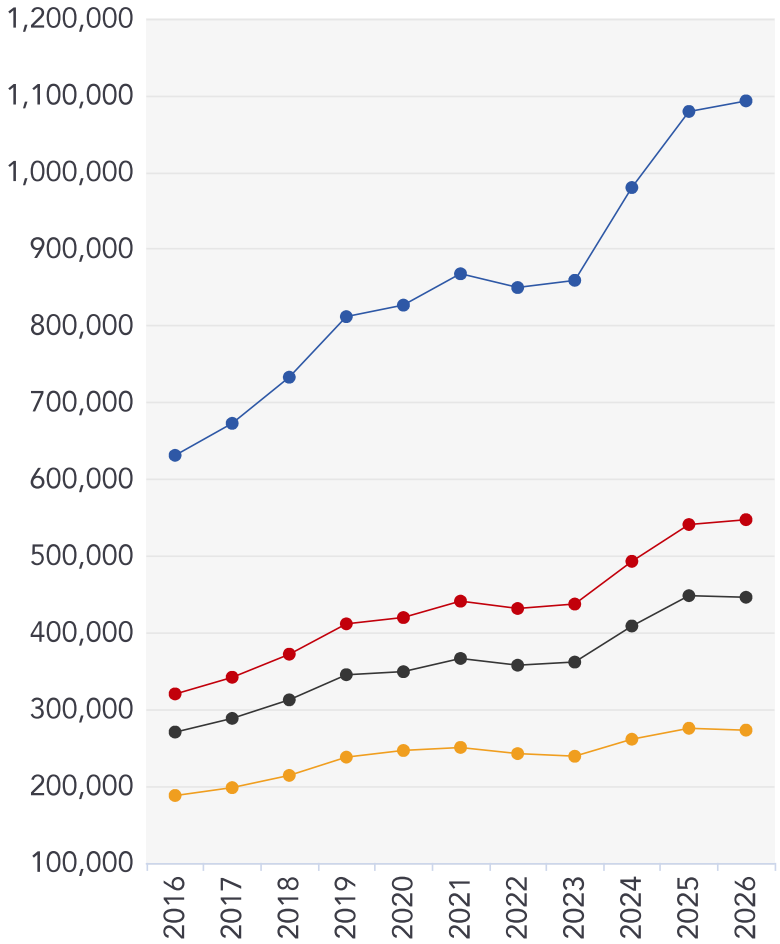
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	83 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in TN3



Detached

+73.2%

Semi-Detached

+70.89%

Terraced

+64.93%

Flat

+45.33%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

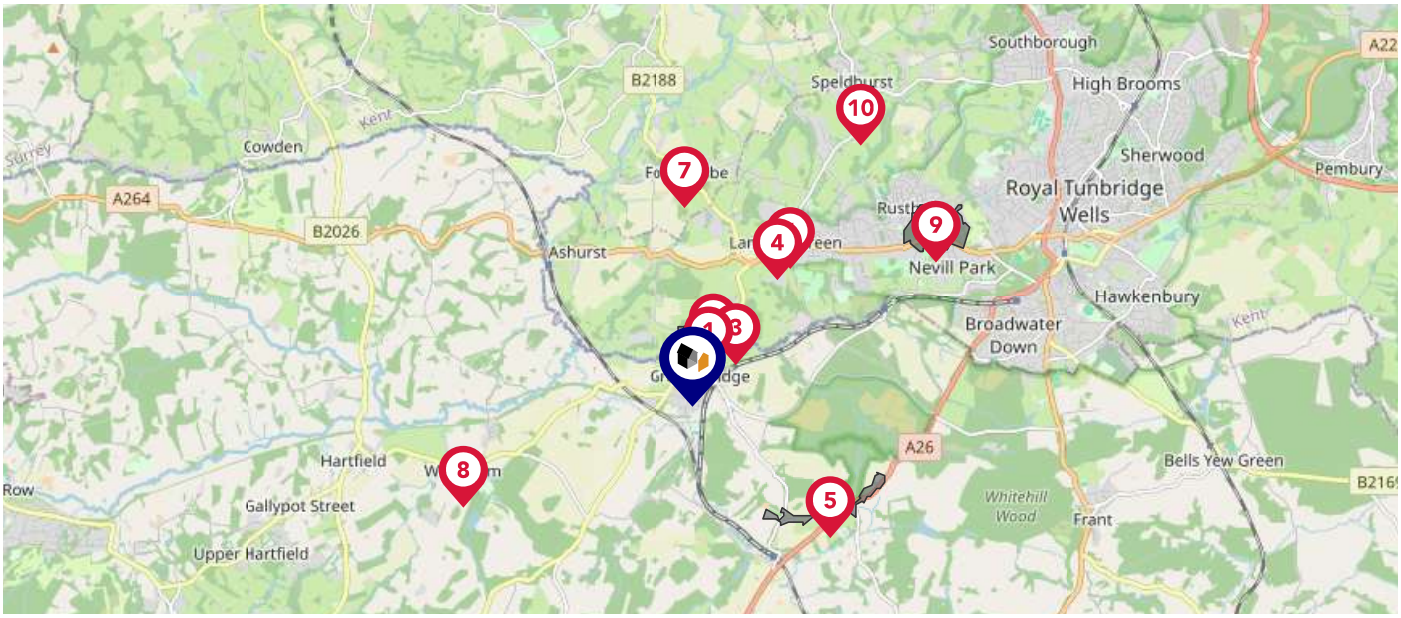
- Adit
- Gutter Pit
- Shaft

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

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.

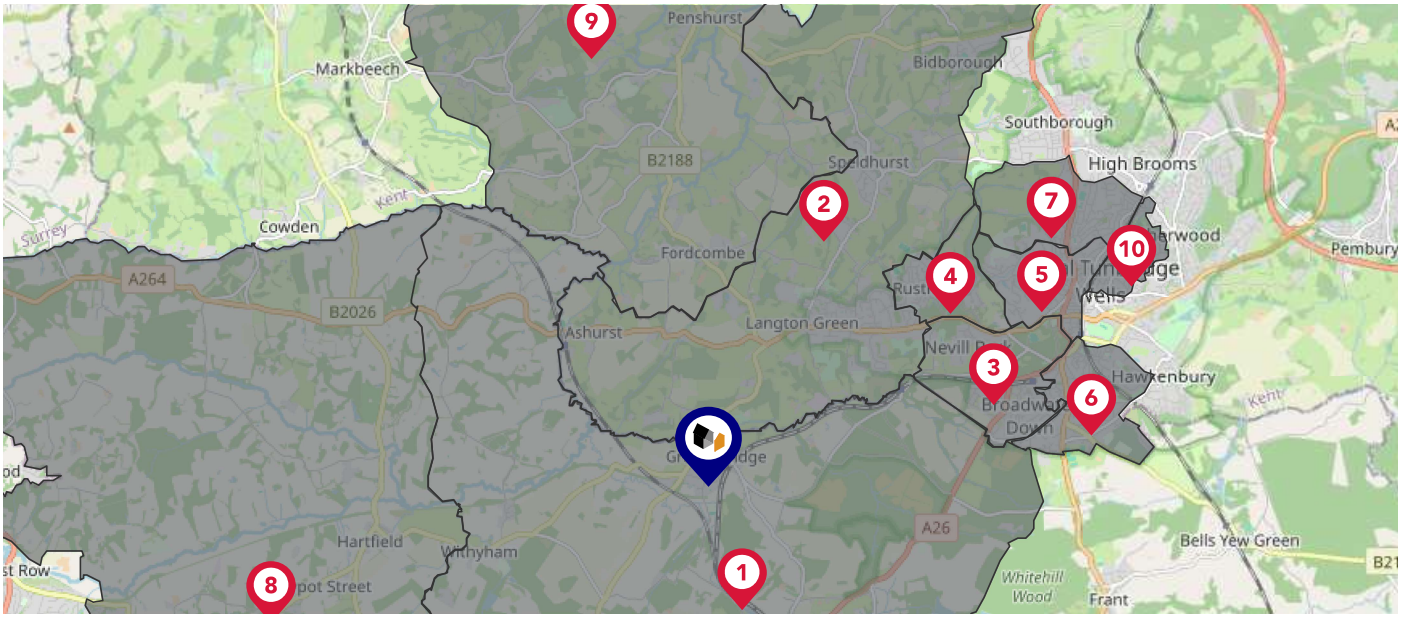


Nearby Conservation Areas	
1	Groombridge Conservation Area
2	Groombridge Conservation Area
3	Groombridge Conservation Area
4	Langton Green Conservation Area
5	Eridge Green and The Forstal
6	Langton Green Conservation Area
7	Fordcombe
8	Withyham
9	Rusthall Conservation Area
10	Speldhurst Conservation Area

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Maps
Council Wards

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



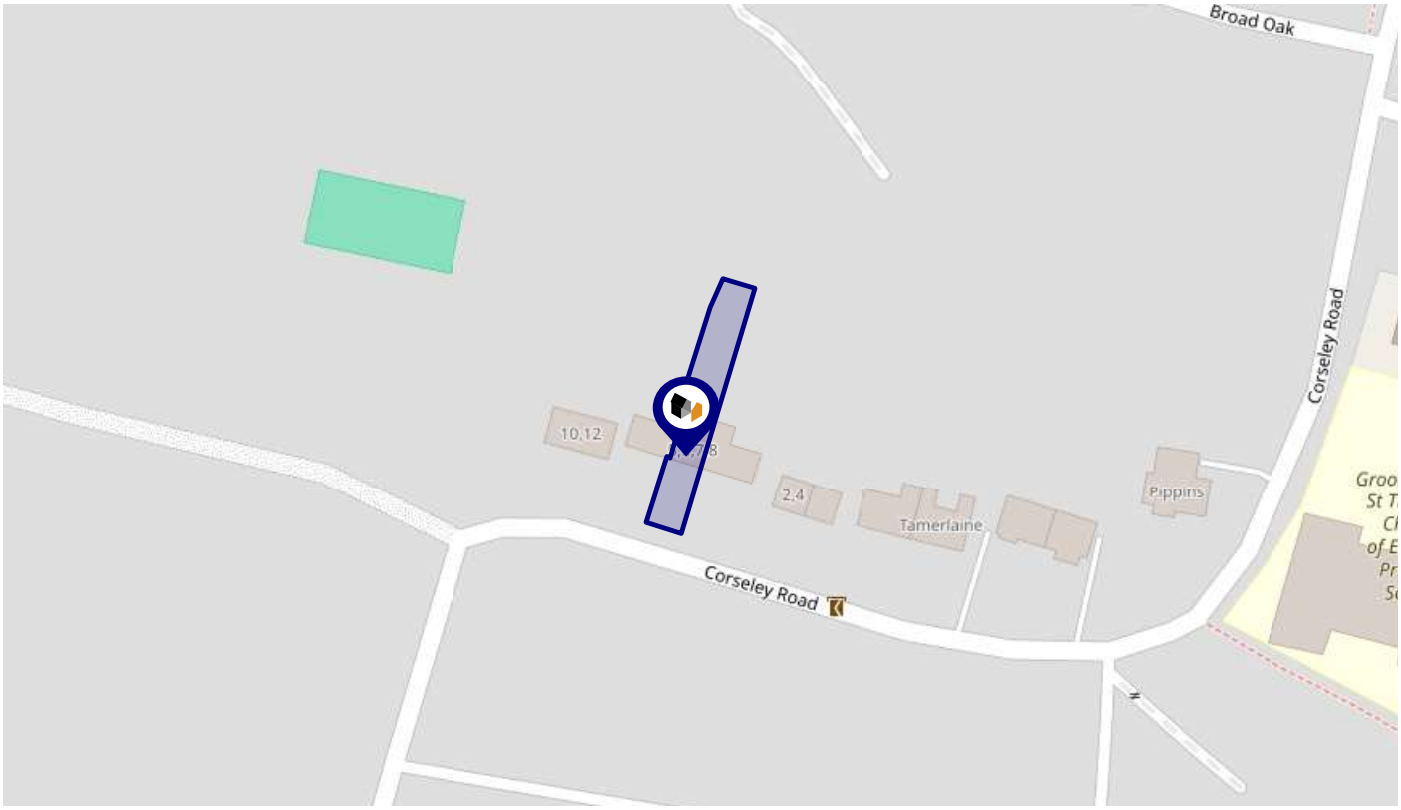
Nearby Council Wards

1	Withyham Ward
2	Speldhurst and Bidborough Ward
3	Broadwater Ward
4	Rusthall Ward
5	Culverden Ward
6	Pantiles and St. Mark's Ward
7	St. John's Ward
8	Hartfield Ward
9	Penshurst, Fordcombe and Chiddingstone Ward
10	St. James' Ward

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Maps
Rail Noise

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.

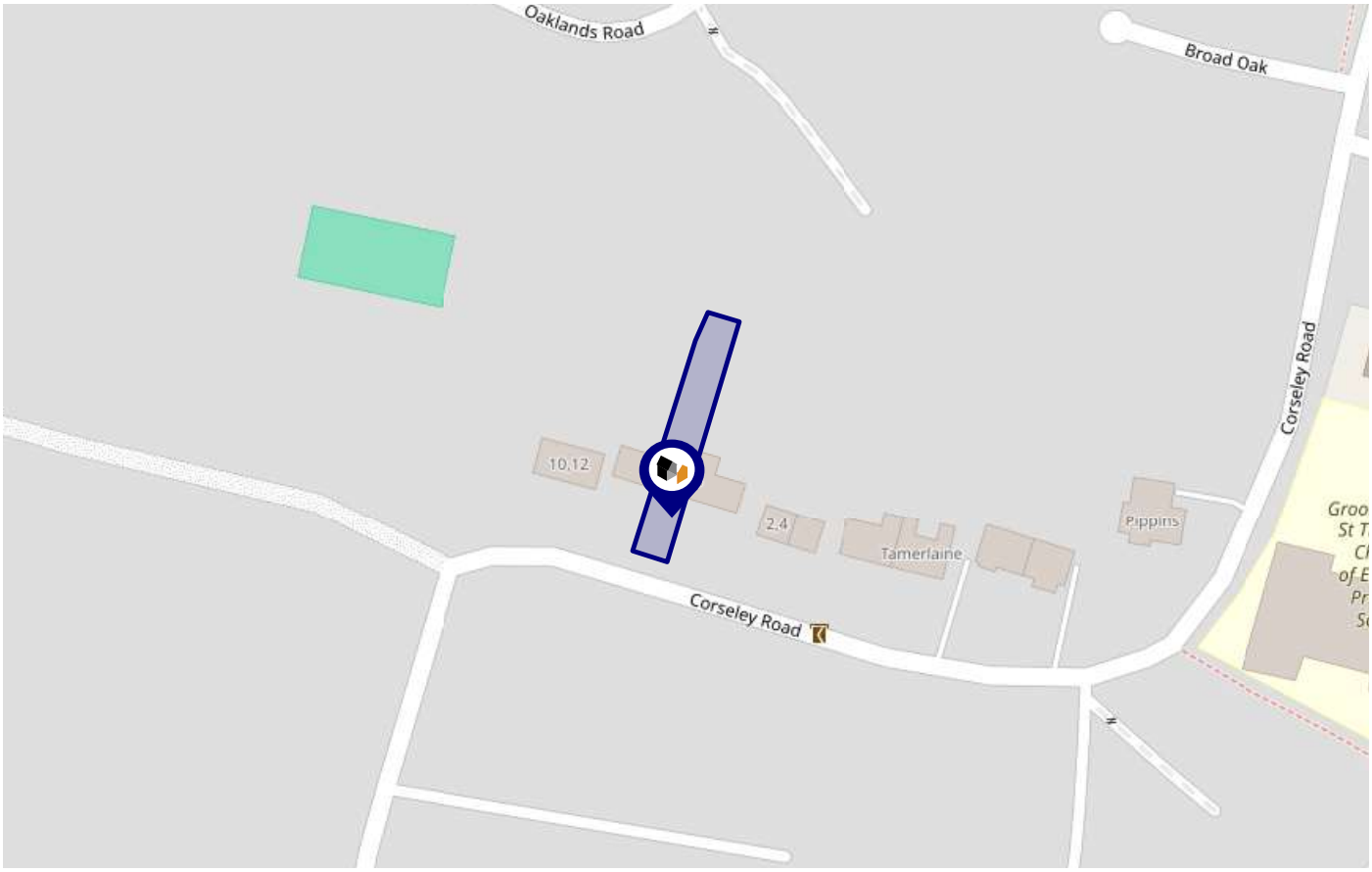
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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

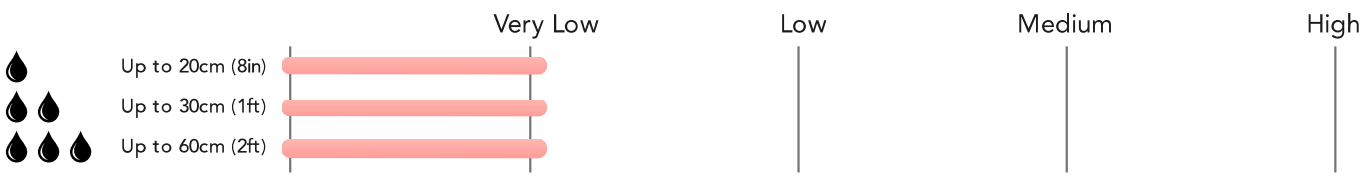


Risk Rating: Very low

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.

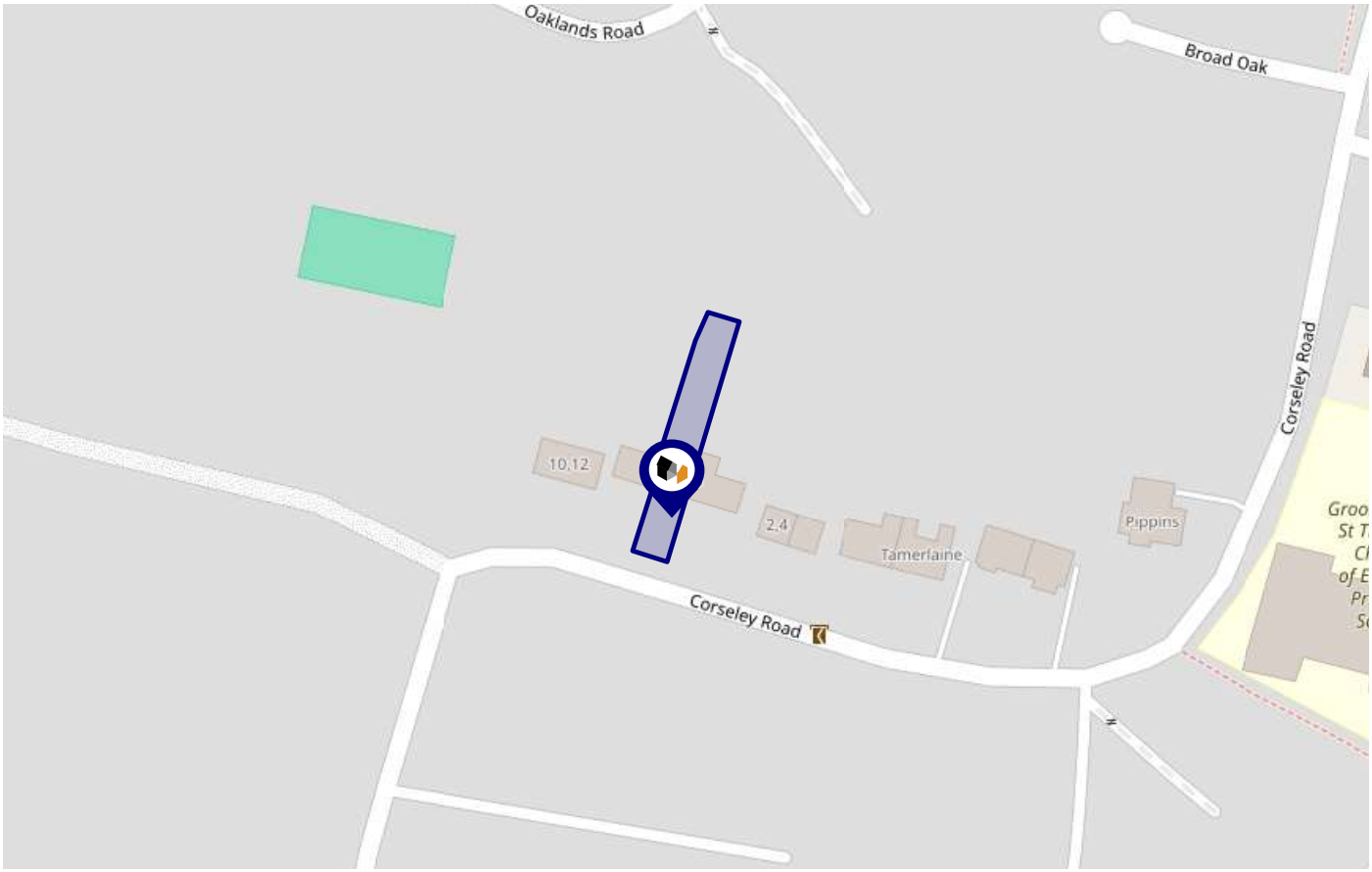
Chance of flooding to the following depths at this property:



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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.

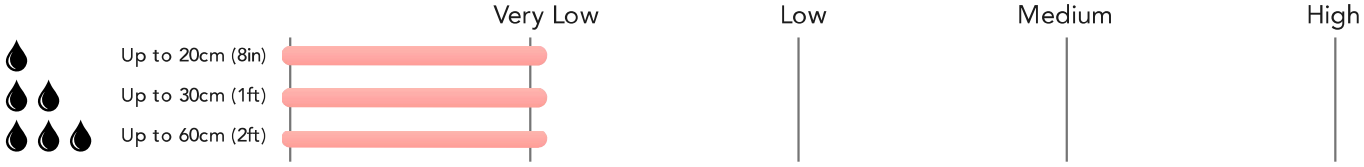


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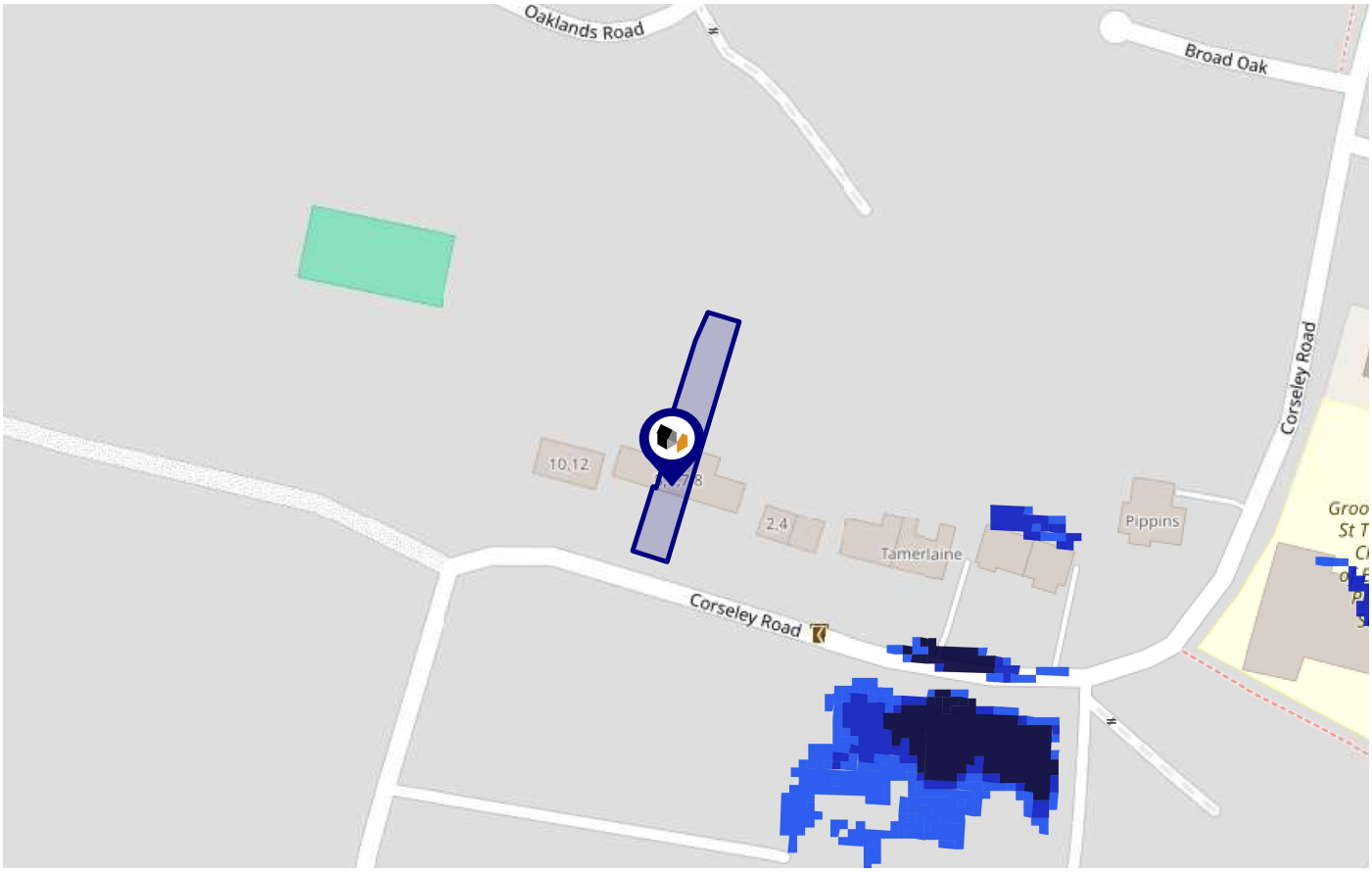
Chance of flooding to the following depths at this property:



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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.

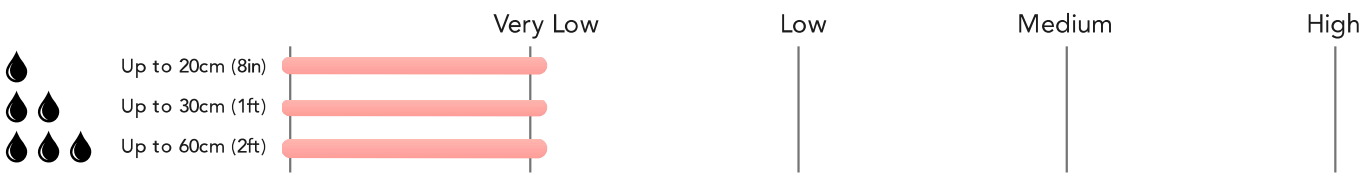


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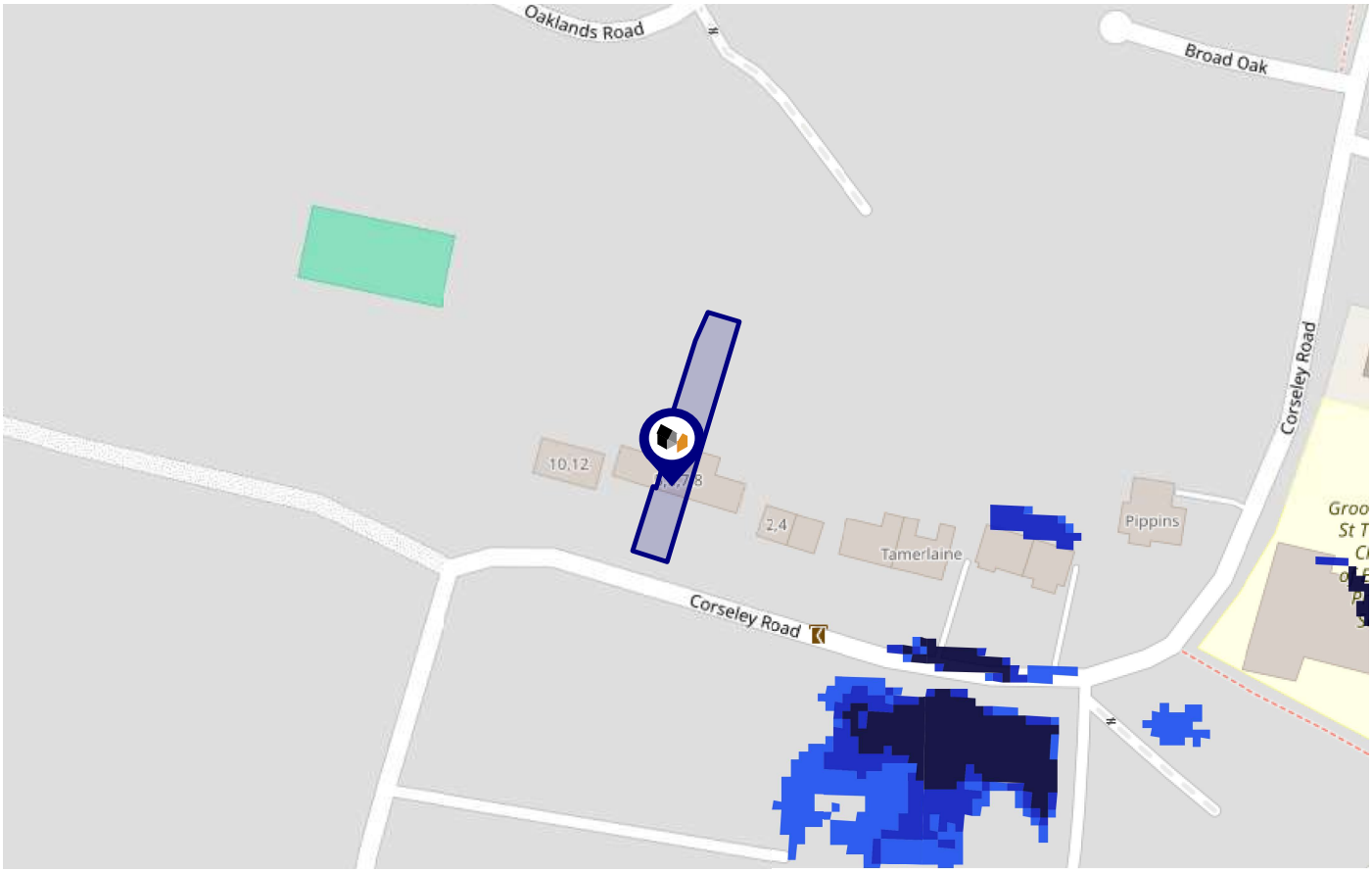
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Climate Change

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.

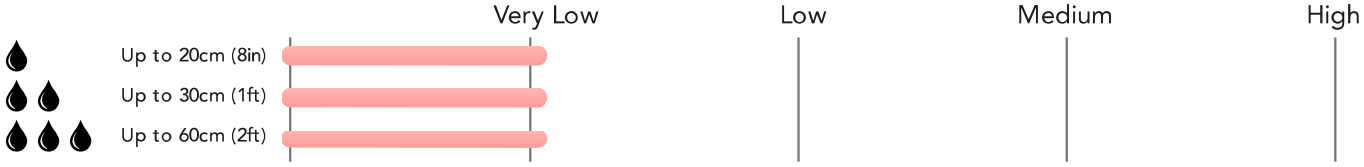


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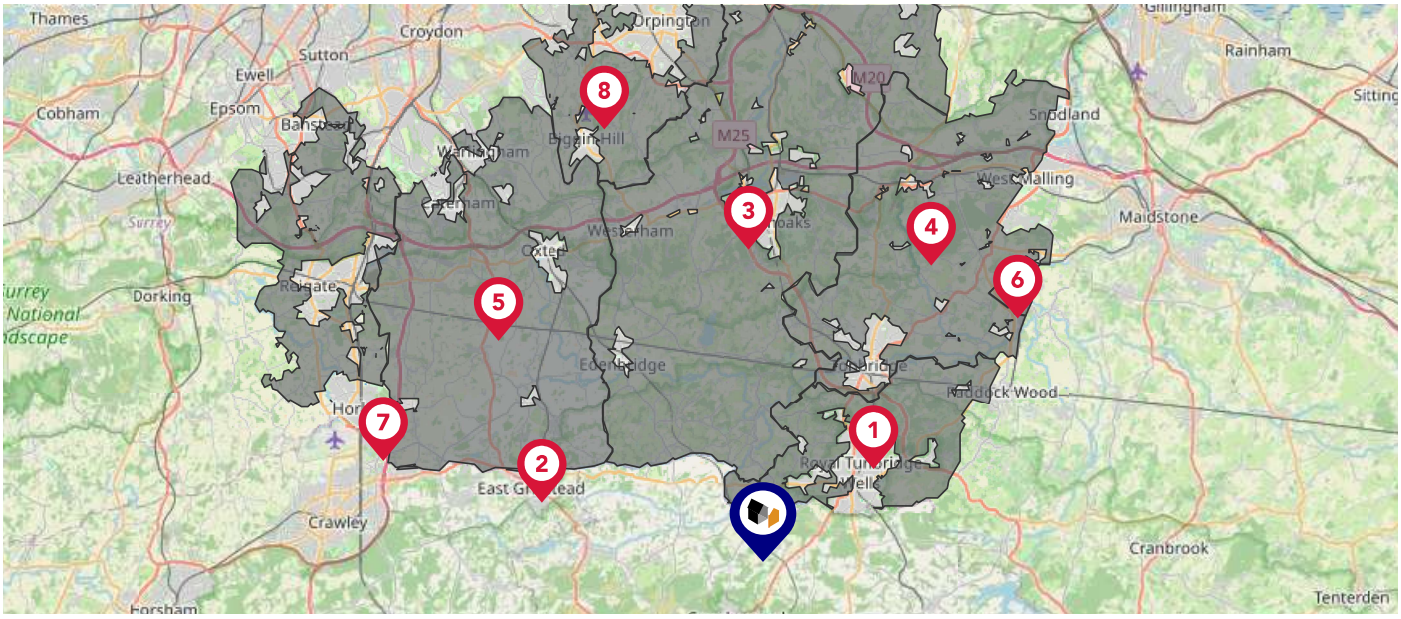
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

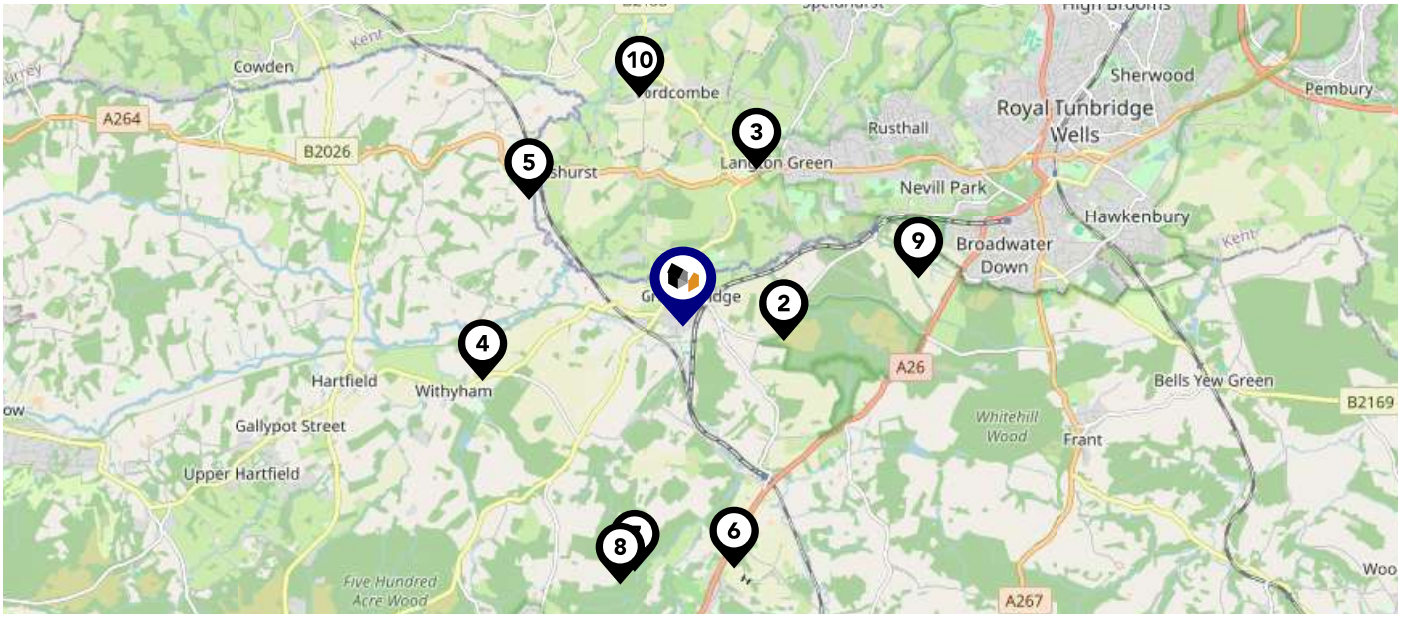


Nearby Green Belt Land	
1	London Green Belt - Tunbridge Wells
2	London Green Belt - Mid Sussex
3	London Green Belt - Sevenoaks
4	London Green Belt - Tonbridge and Malling
5	London Green Belt - Tandridge
6	London Green Belt - Maidstone
7	London Green Belt - Reigate and Banstead
8	London Green Belt - Bromley

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Maps
Landfill Sites

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	Florence Farm-Groombridge	Historic Landfill
2	Little Quarry Farm-Birchden, Groombridge, East Sussex	Historic Landfill
3	Ashurst Place-Speldhurst, Royal Tunbridge Wells, Kent	Historic Landfill
4	Balls Green Estate-Ball's Green, Withyham, East Sussex	Historic Landfill
5	Ashurst Bridge-Ashurst, Tunbridge Wells, Kent	Historic Landfill
6	Renby Farm-Felbridge, kent	Historic Landfill
7	Orznash Farm-Lttle Wigsell Oast	Historic Landfill
8	Gillridge Lane-East Sussex	Historic Landfill
9	Spratsbrook Farm-Ramslye, East Sussex	Historic Landfill
10	Land off Sprilng Hill-Fordcombe, Kent	Historic Landfill

Maps
Listed Buildings

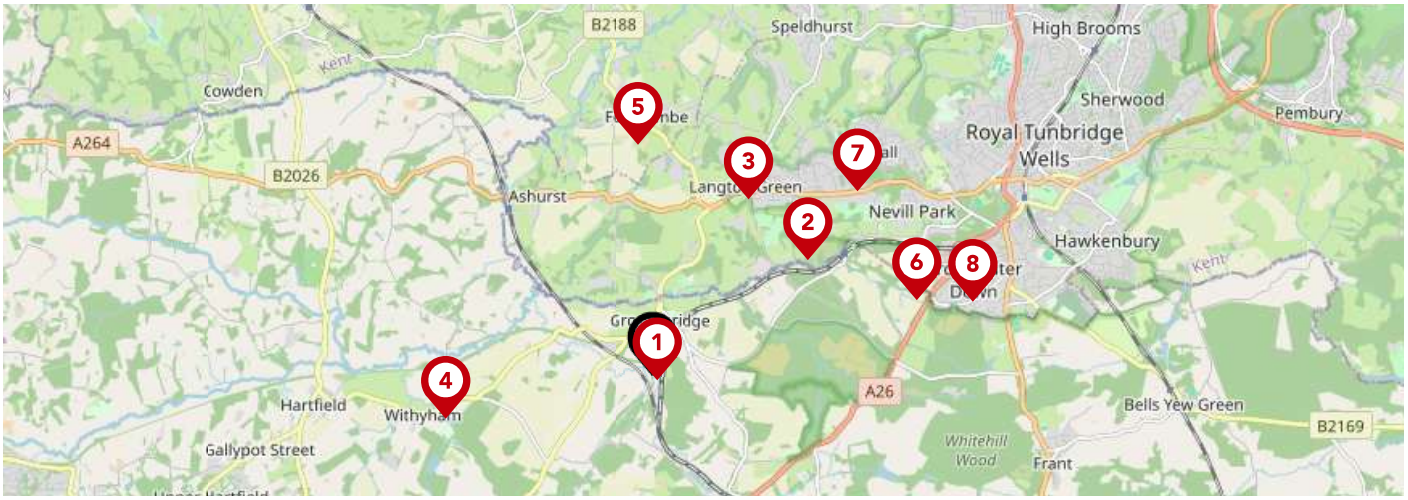
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1028039 - Corseley Farmhouse	Grade II	0.0 miles
2 1180545 - St Thomas's School House	Grade II	0.1 miles
3 1027957 - Barn At Corseley Farm Approximately 30 Metres To South East Of House	Grade II	0.1 miles
4 1353724 - Former Stable At Corseley Farm Approximately 40 Metres To South East Of House	Grade II	0.1 miles
5 1028038 - Church Of St Thomas The Apostle	Grade II	0.1 miles
6 1180532 - The Old House	Grade II	0.3 miles
7 1285351 - Lealands Farmhouse	Grade II	0.3 miles
8 1450871 - Oast House At Florence Farm	Grade II	0.4 miles
9 1027983 - Pollies Hall	Grade II	0.4 miles
10 1240548 - Bridge At Tq 5305 3756	Grade II	0.4 miles

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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Groombridge St Thomas' Church of England Primary School Ofsted Rating: Good | Pupils: 146 | Distance:0.06	☐	☑	☐	☐	☐
2	Holmewood House School Ofsted Rating: Not Rated | Pupils: 470 | Distance:1.79	☐	☐	☑	☐	☐
3	Langton Green Primary School Ofsted Rating: Good | Pupils: 415 | Distance:1.86	☐	☑	☐	☐	☐
4	St Michael's Primary School Ofsted Rating: Requires improvement | Pupils: 76 | Distance:1.97	☐	☑	☐	☐	☐
5	Fordcombe Church of England Primary School Ofsted Rating: Good | Pupils: 58 | Distance:2.14	☐	☑	☐	☐	☐
6	St Mark's Church of England Primary School Ofsted Rating: Good | Pupils: 363 | Distance:2.55	☐	☑	☐	☐	☐
7	Rusthall St Paul's CofE VA Primary School Ofsted Rating: Requires improvement | Pupils: 118 | Distance:2.56	☐	☑	☐	☐	☐
8	Broadwater Down Primary School Ofsted Rating: Good | Pupils: 151 | Distance:3.06	☐	☑	☐	☐	☐

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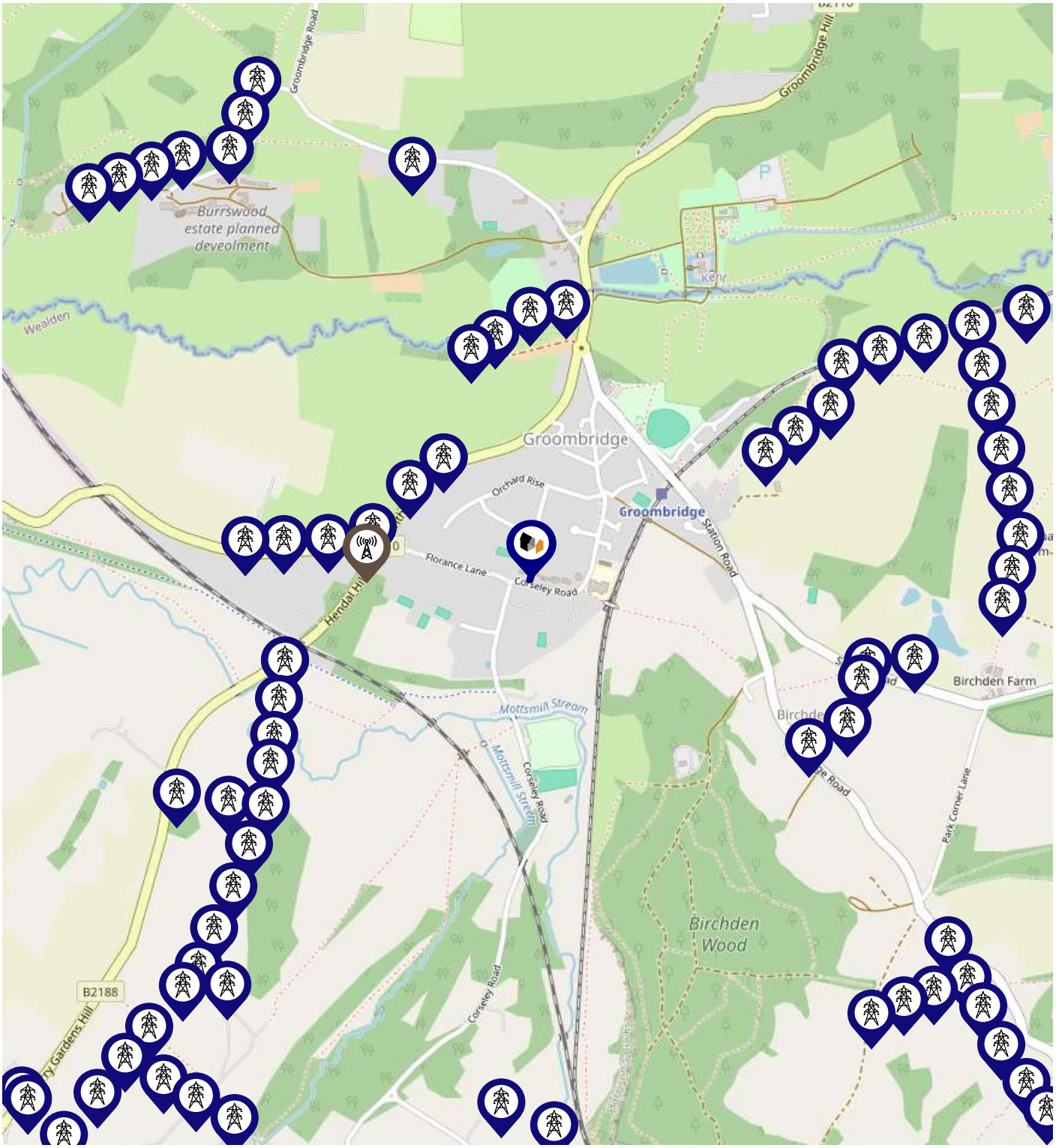
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Speldhurst Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding | Pupils: 212 | Distance:3.12	☐	☑	☐	☐	☐
10	St Mary the Virgin Church of England Primary School Ofsted Rating: Good | Pupils: 81 | Distance:3.21	☐	☑	☐	☐	☐
11	Bishops Down Primary and Nursery School Ofsted Rating: Requires improvement | Pupils: 224 | Distance:3.26	☐	☑	☐	☐	☐
12	Broomhill Bank School Ofsted Rating: Good | Pupils: 363 | Distance:3.27	☐	☐	☑	☐	☐
13	Rose Hill School Ofsted Rating: Not Rated | Pupils: 242 | Distance:3.4	☐	☐	☑	☐	☐
14	The Mead School Ofsted Rating: Not Rated | Pupils: 237 | Distance:3.4	☐	☑	☐	☐	☐
15	St John's Church of England Primary School Ofsted Rating: Good | Pupils: 206 | Distance:3.48	☐	☑	☐	☐	☐
16	Bennett Memorial Diocesan School Ofsted Rating: Outstanding | Pupils: 1897 | Distance:3.58	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons



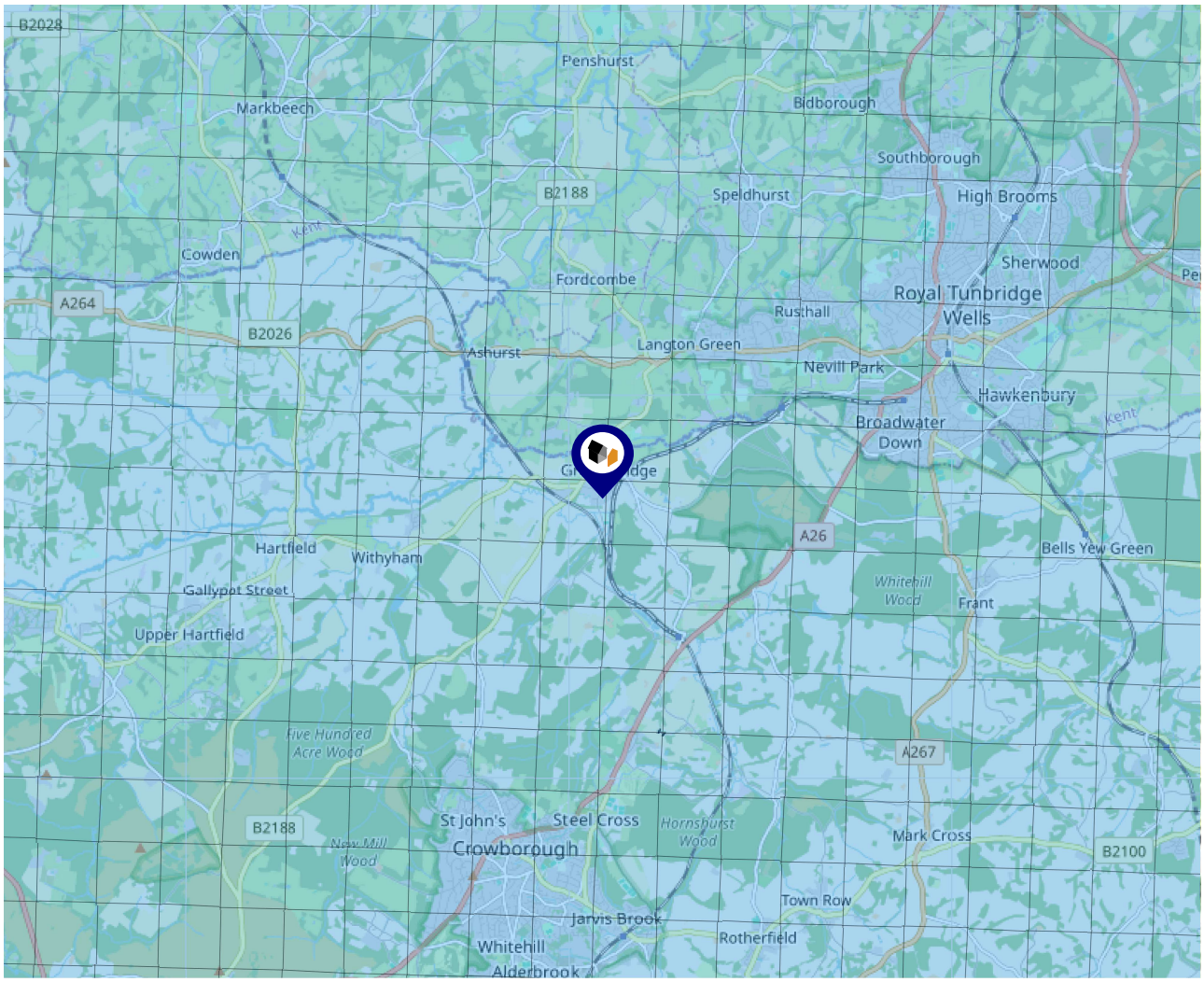
Key:

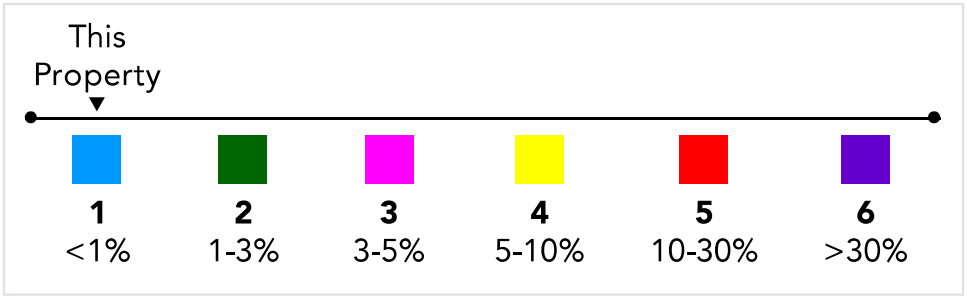
- Power Pylons
- Communication Masts

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What is Radon?

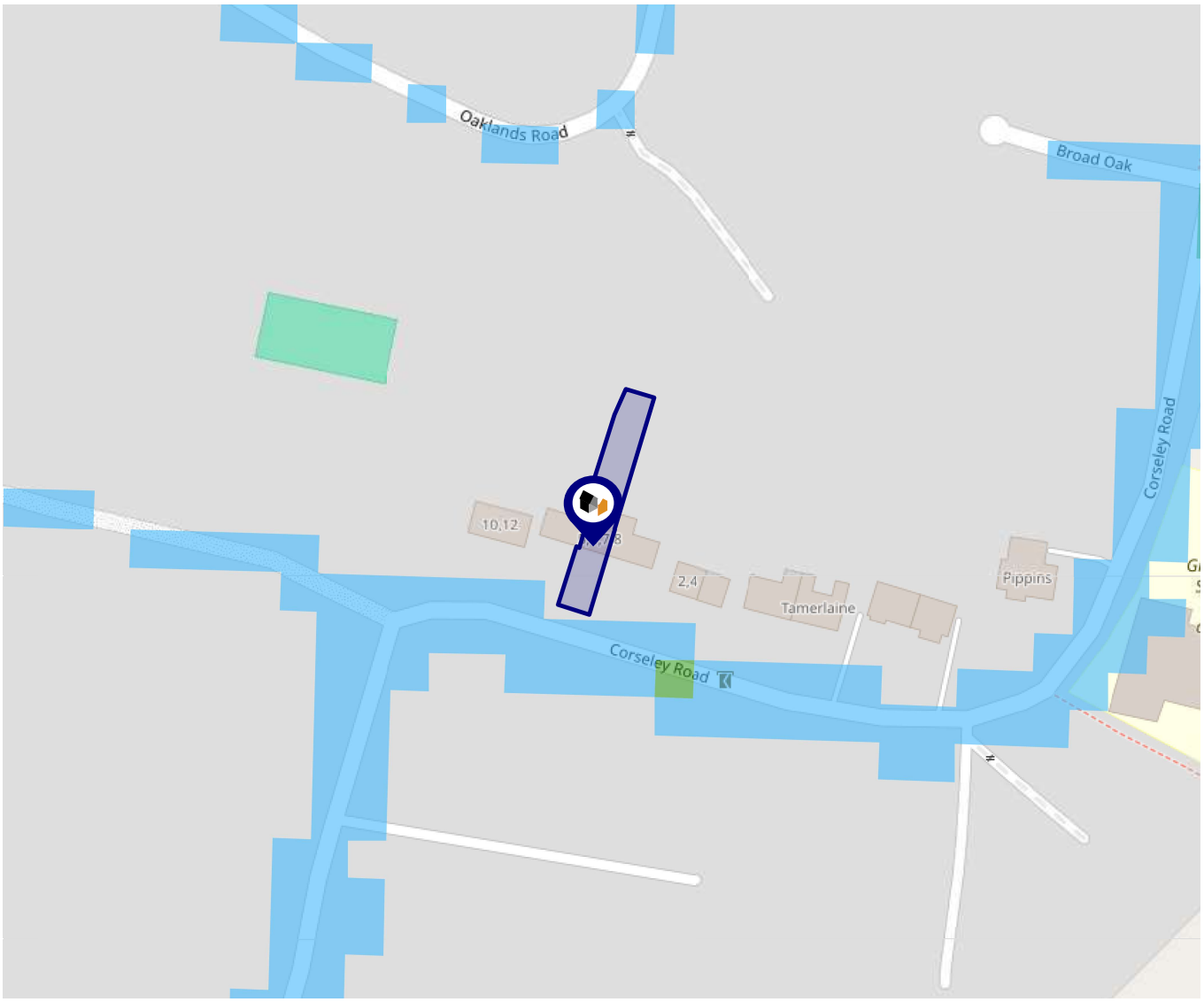
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise

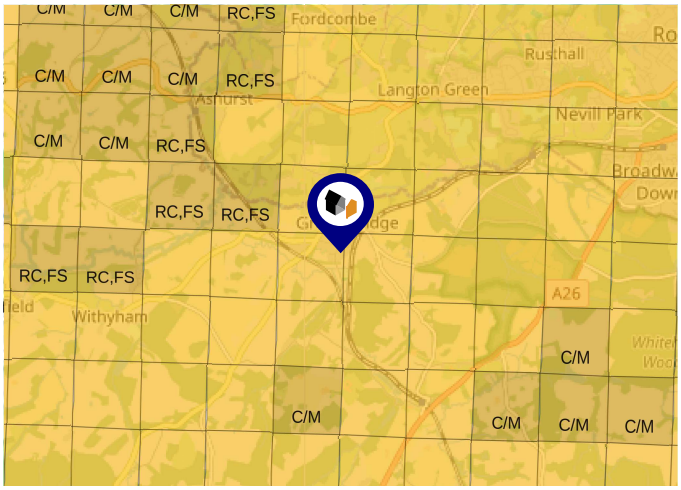


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

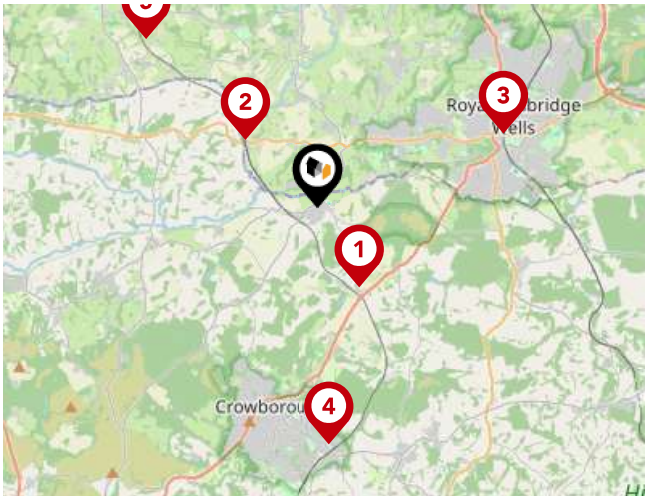
Carbon Content:	VARIABLE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

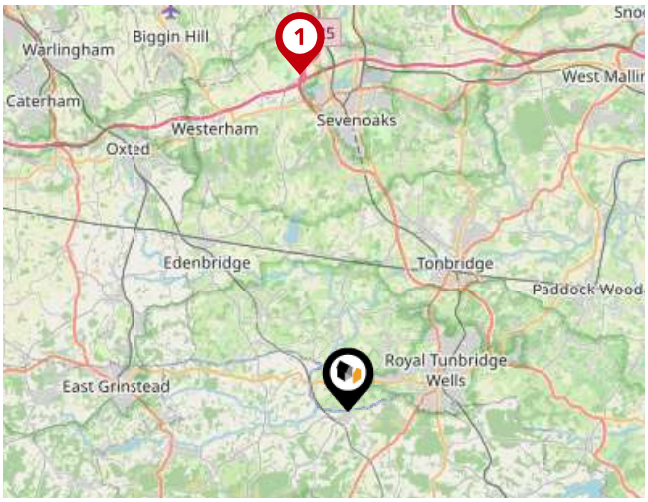
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



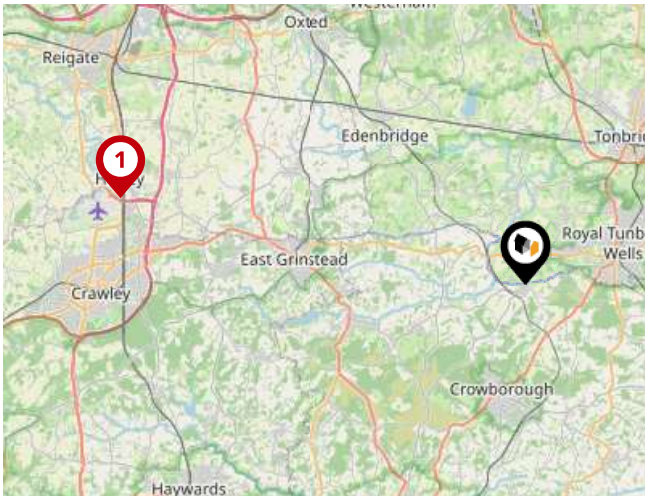
National Rail Stations

Pin	Name	Distance
1	Eridge Rail Station	1.68 miles
2	Ashurst (Kent) Rail Station	1.83 miles
3	Tunbridge Wells Rail Station	3.7 miles
4	Crowborough Rail Station	4.43 miles
5	Cowden Rail Station	4.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J5	12.61 miles

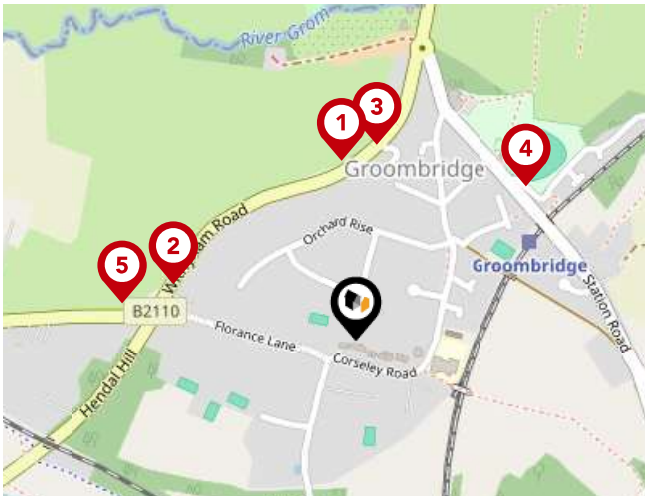


Airports/Helipads

Pin	Name	Distance
1	London Gatwick Airport	15.34 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Surgery	0.2 miles
2	Florance Corner	0.22 miles
3	Surgery	0.22 miles
4	Newton Willows	0.26 miles
5	Victoria	0.27 miles



Local Connections

Pin	Name	Distance
1	Groombridge (Spa Valley Railway)	0.21 miles
2	Eridge (Spa Valley Railway)	1.67 miles
3	High Rocks (Spa Valley Railway)	1.97 miles
4	Tunbridge Wells West (Spa Valley Railway)	3.14 miles
5	Kingscote (Bluebell Railway)	10.06 miles



Ferry Terminals

Pin	Name	Distance
1	Newhaven Harbour Ferry Terminal	22.82 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

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.

/Martin-Co-Tunbridge-Wells

/mac_tunbridge_w

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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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MARTIN&CO

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail