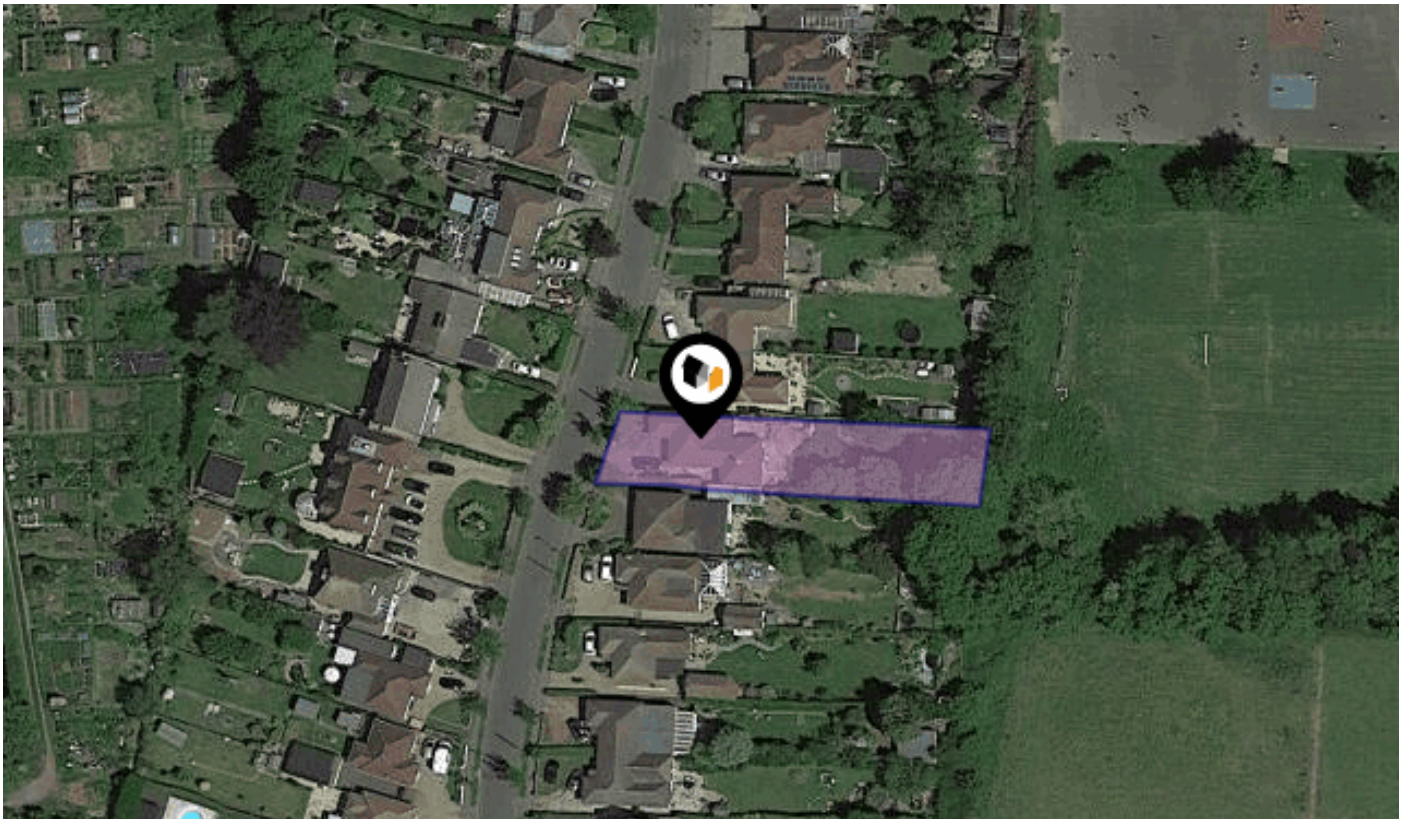See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th June 2025

OLD TYE AVENUE, BIGGIN HILL, WESTERHAM, TN16

The Property Ombudsman

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Plot Area:	0.2 acres		
Council Tax :	Band D		
Annual Estimate:	£2,042		
Title Number:	SGL573690		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s   **64** mb/s   **1800** mb/s

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning records for: *Old Tye Avenue, Biggin Hill, Westerham, TN16*

Reference - 20/02549/FULL6

Decision:	Decided
Date:	08th July 2020

Description:

Single storey rear extension with light lantern

Reference - 00/03658/FULL1

Decision:	Decided
Date:	28th November 2000

Description:

Single storey rear extension

Reference - 95/01729/FUL

Decision:	Decided
Date:	24th July 1995

Description:

SINGLE STOREY REAR EXTENSION

Reference - 94/01692/FUL

Decision:	Decided
Date:	13th July 1994

Description:

SINGLE STOREY REAR EXTENSION WITH PITCHED ROOF

Planning records for: *Old Tye Avenue, Biggin Hill, Westerham, TN16*

Reference - 98/03118/FUL

Decision:	Decided
Date:	30th November 1998

Description:

SINGLE STOREY FRONT AND REAR EXTENSIONS

Reference - 95/02260/FUL

Decision:	Decided
Date:	29th September 1995

Description:

SINGLE STOREY REAR EXTENSION

Reference - 99/00168/FUL

Decision:	Decided
Date:	21st January 1999

Description:

single storey rear extension for conservatory

Reference - 96/01353/FUL

Decision:	Decided
Date:	14th June 1996

Description:

SINGLE STOREY SIDE AND REAR EXTENSION

Market
House Price Statistics

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BUYING PROPERTY AGENTS

10 Year History of Average House Prices by Property Type in TN16
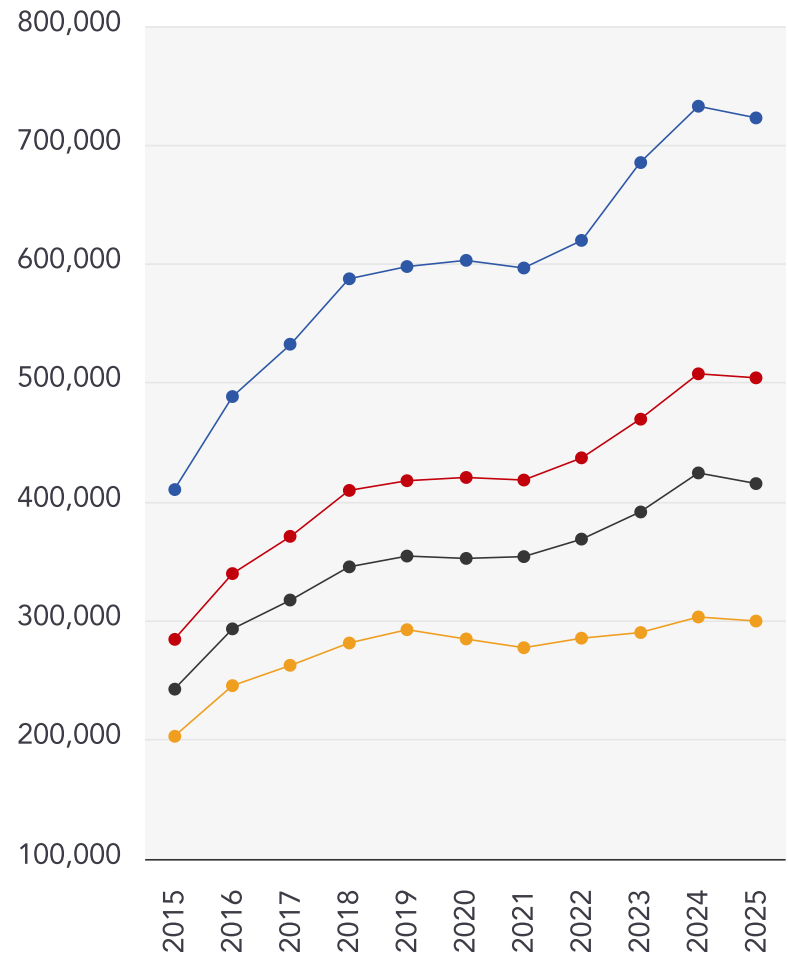
Detached

+76.11%

Semi-Detached

+77.24%

Terraced

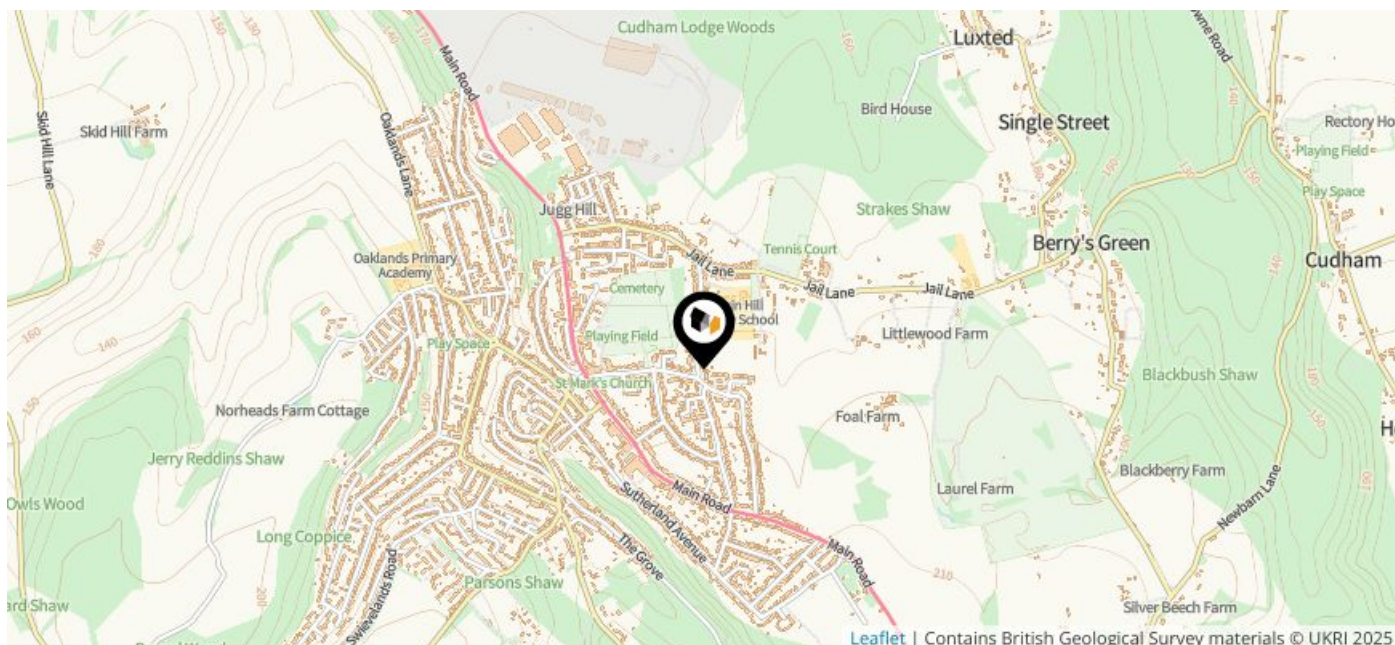**+71.18%**

Flat

+47.68%

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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

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.
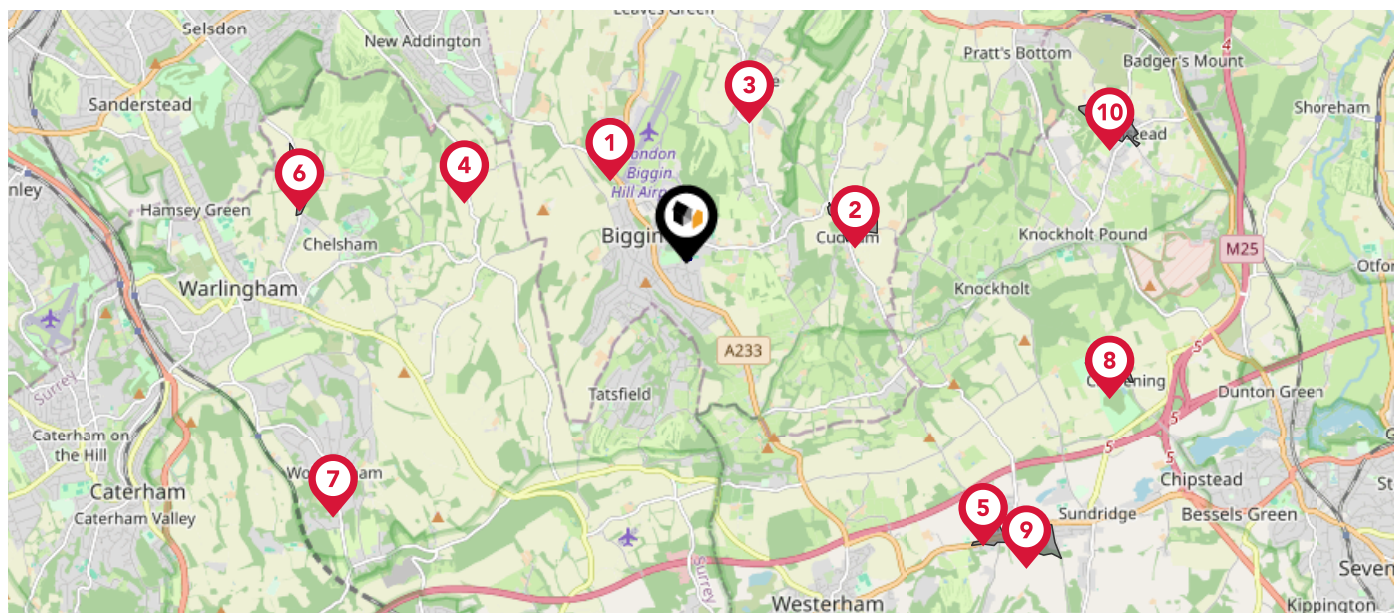
Nearby Conservation Areas

1	Biggin Hill RAF Station
2	Cudham Village
3	Downe
4	Fickleshole
5	Brasted Church Area
6	Great Farleigh Green
7	Woldingham Green
8	Chevening
9	Brasted High Street
10	Halstead

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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
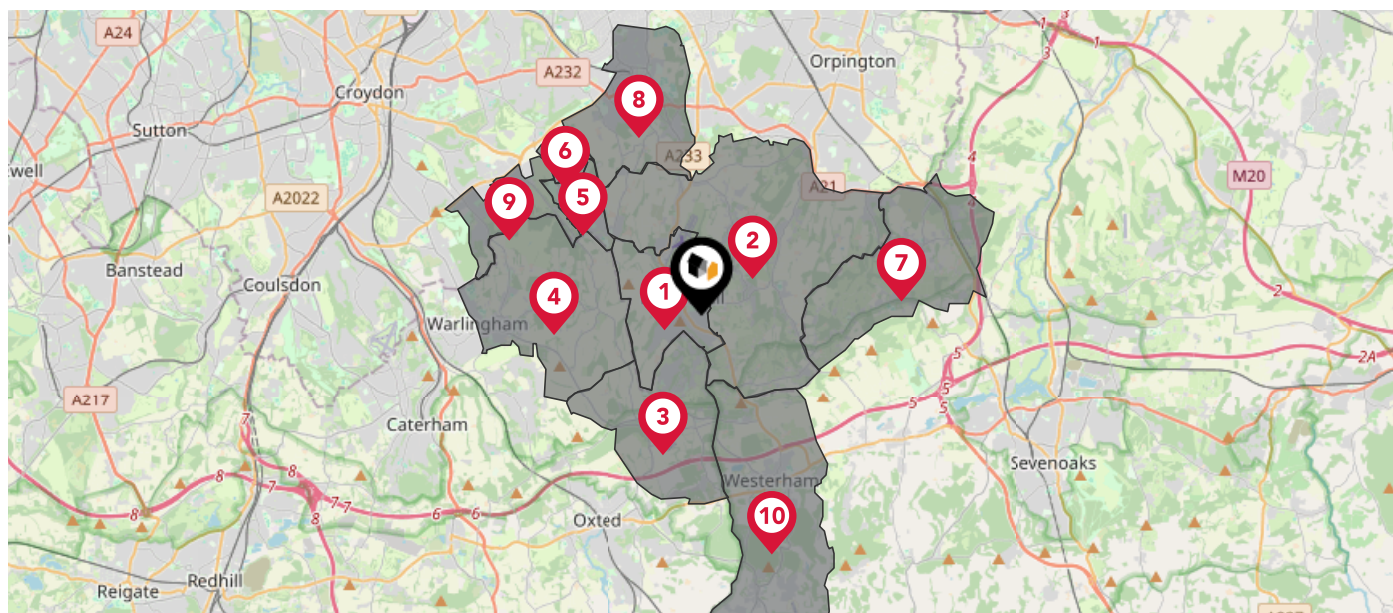
Nearby Council Wards

1	Biggin Hill Ward
2	Darwin Ward
3	Tatsfield and Titsey Ward
4	Warlingham East and Chelsham and Farleigh Ward
5	New Addington South Ward
6	New Addington North Ward
7	Halstead, Knockholt and Badgers Mount Ward
8	Hayes & Coney Hall Ward
9	Selsdon Vale & Forestdale Ward
10	Westerham and Crockham Hill Ward

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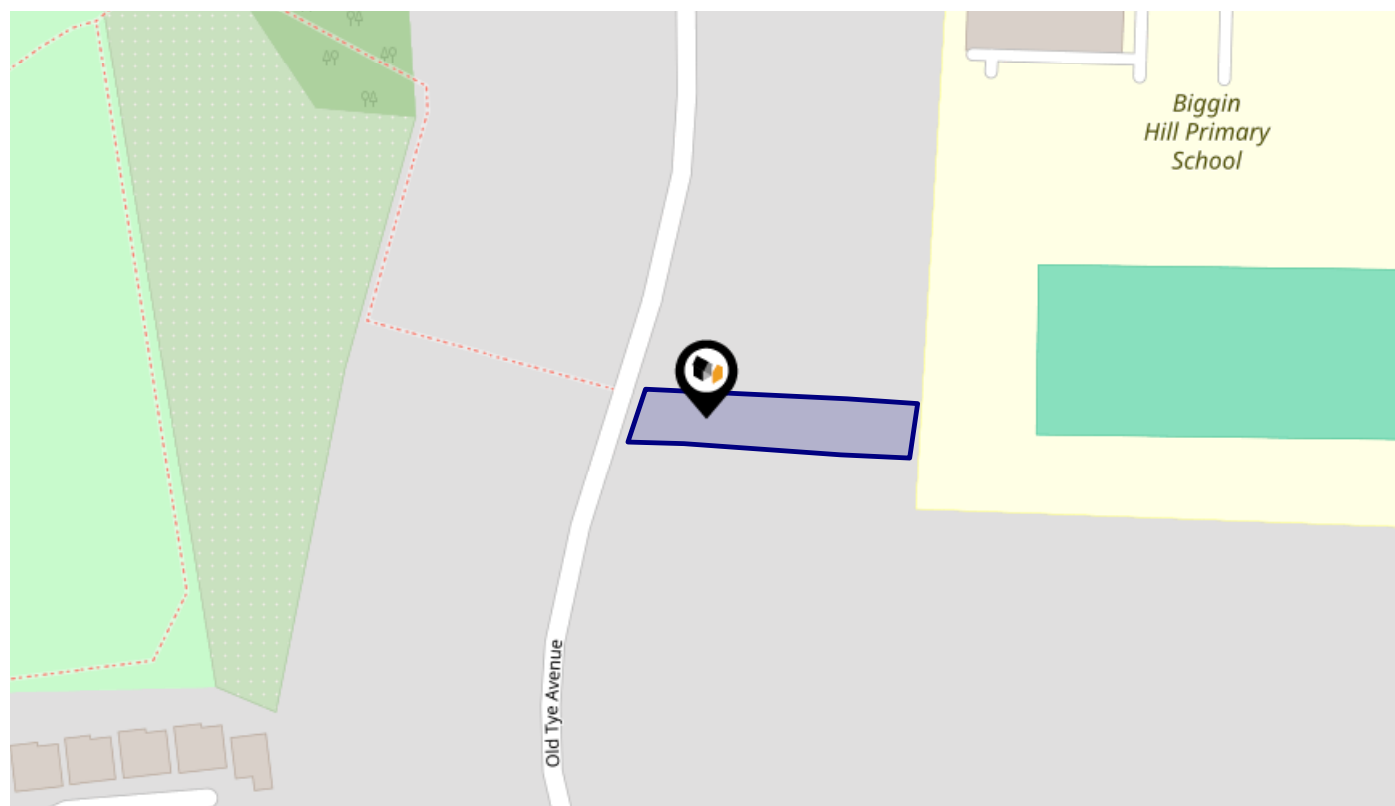
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

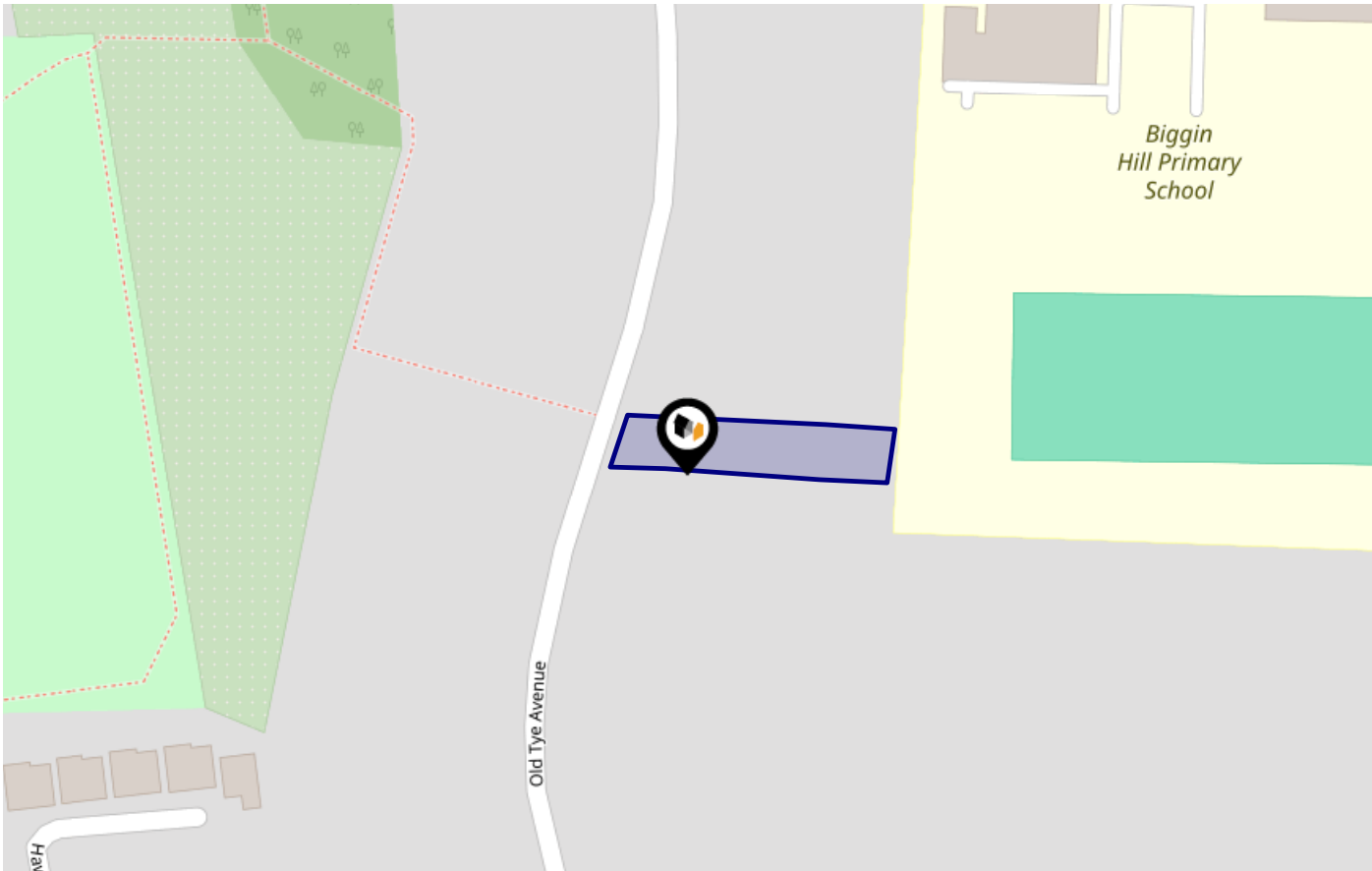The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

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

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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.
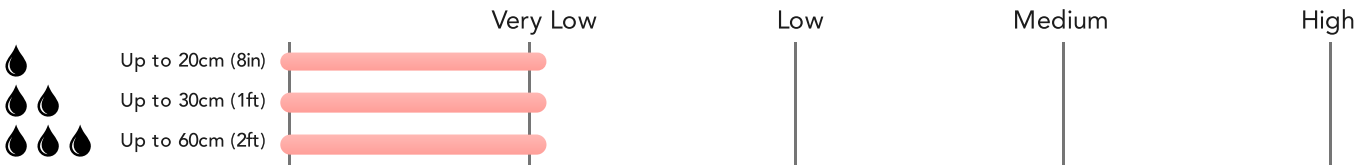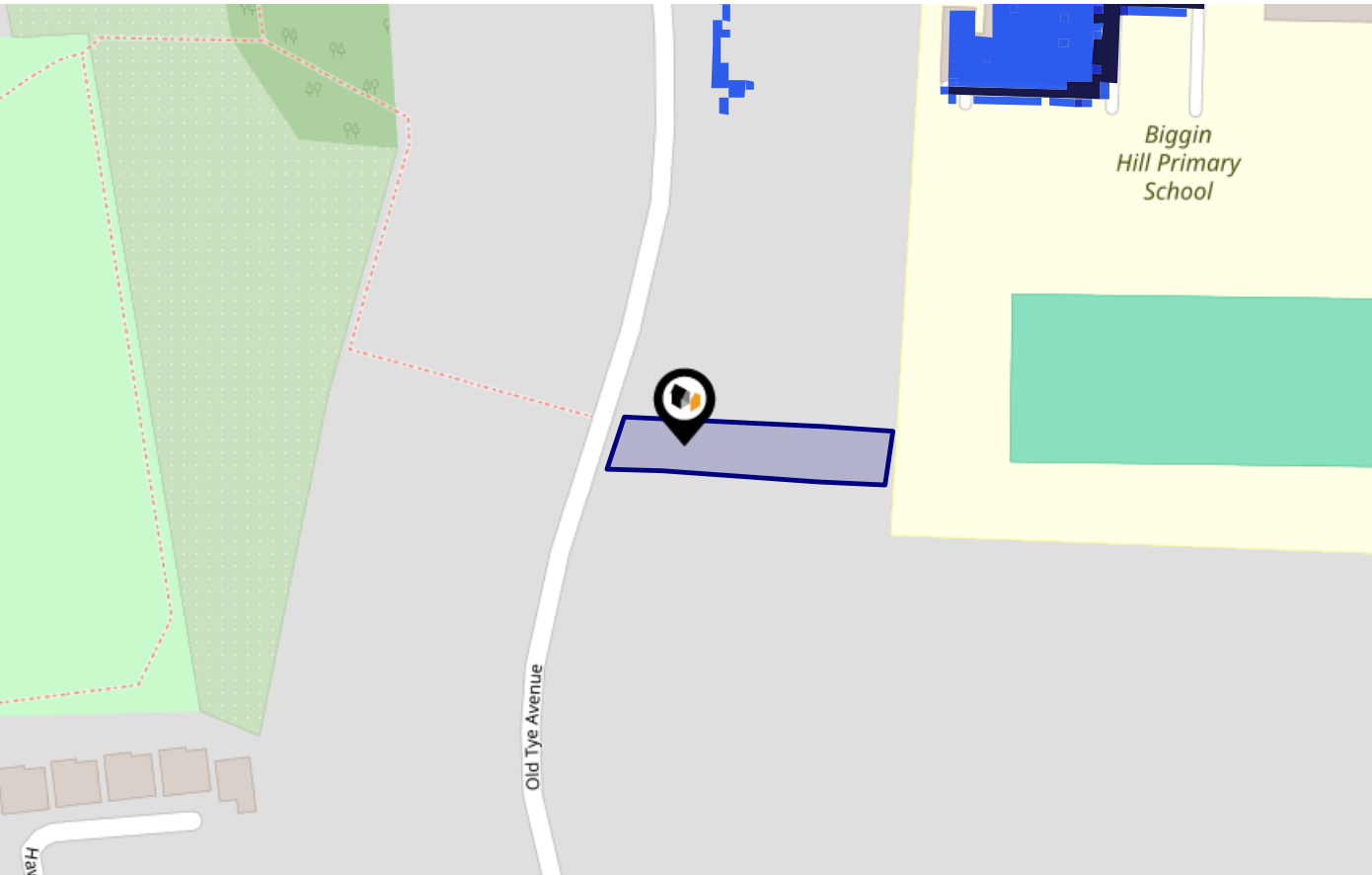
Biggin Hill Primary School

Old Tye Avenue

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.
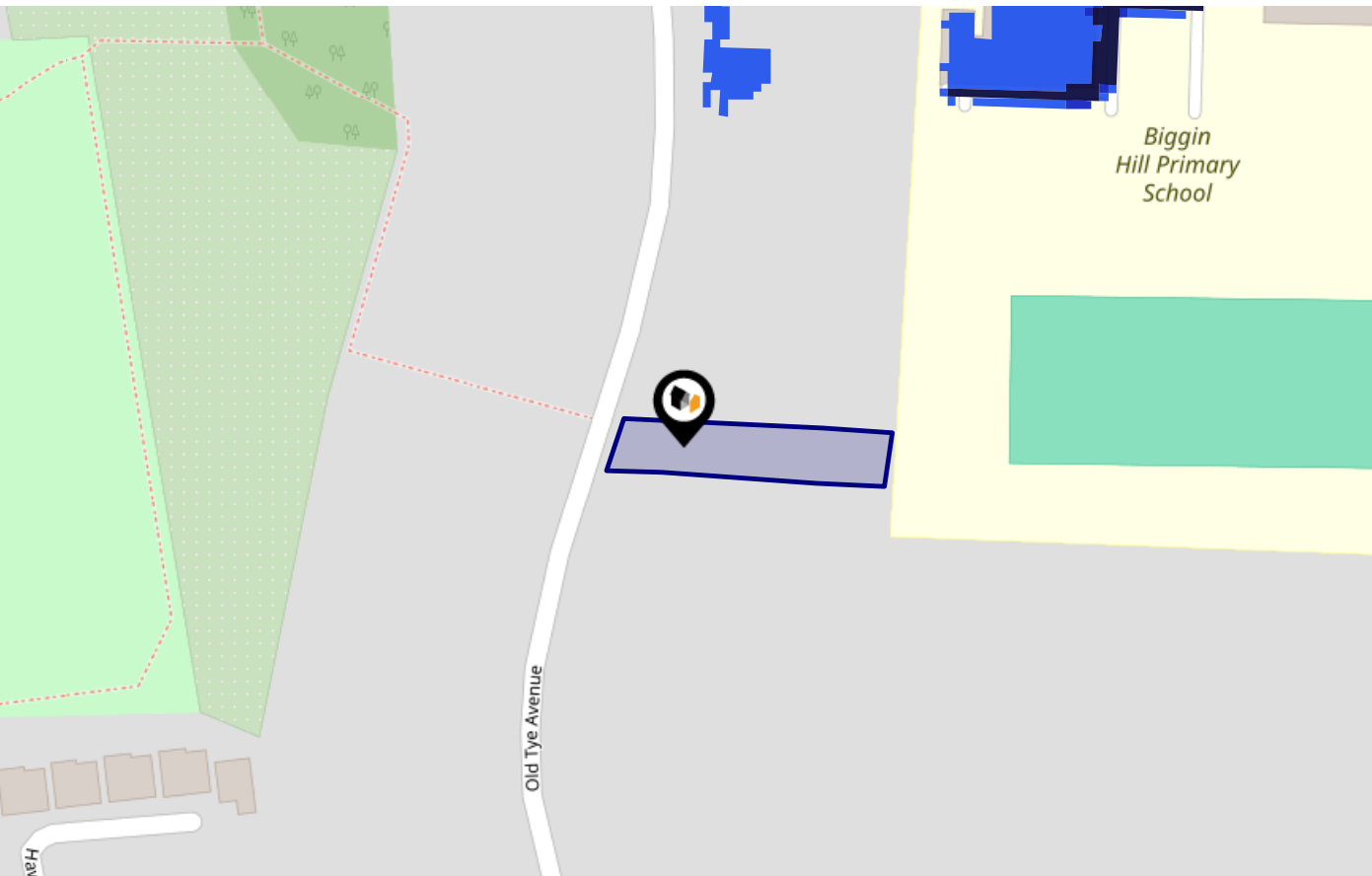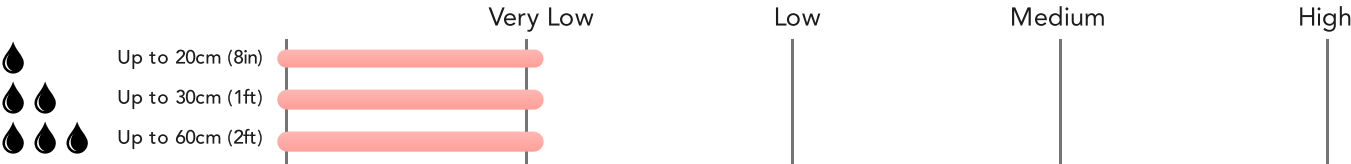
High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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Flood Risk
Surface Water - Flood Risk

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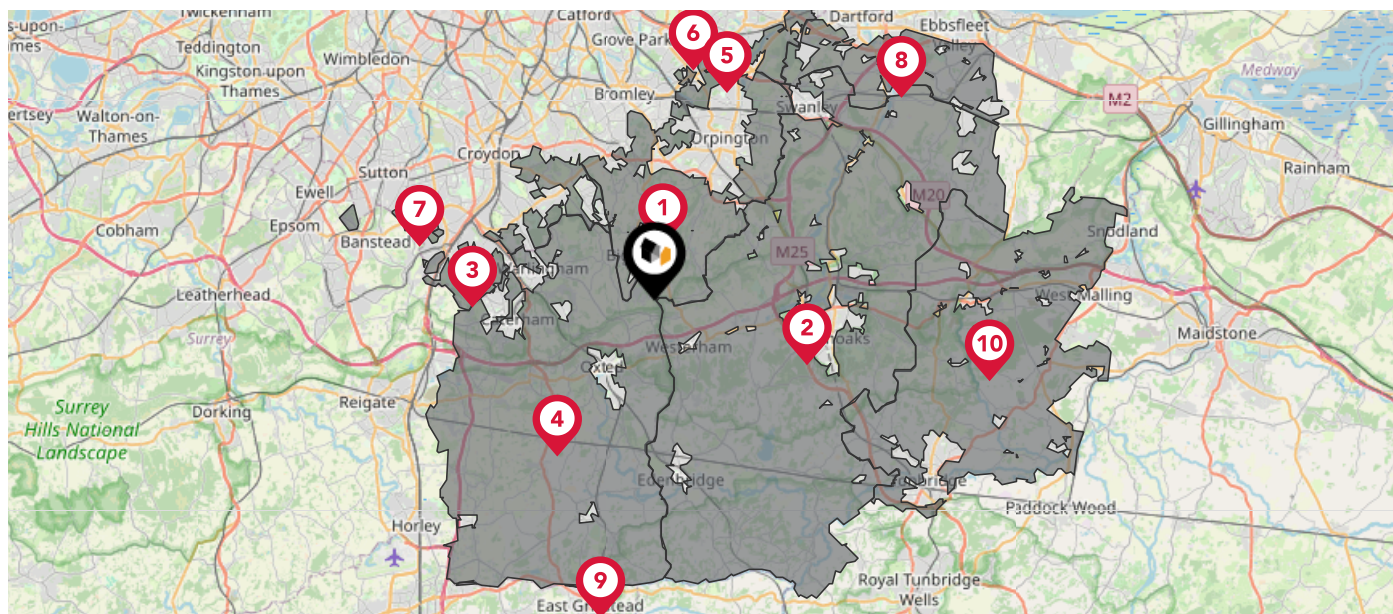

Risk Rating: Very low

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

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

■ **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 (0.25%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

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

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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.

Risk Rating: Very low

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

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

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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

Nearby Green Belt Land	
1	London Green Belt - Bromley
2	London Green Belt - Sevenoaks
3	London Green Belt - Croydon
4	London Green Belt - Tandridge
5	London Green Belt - Bexley
6	London Green Belt - Greenwich
7	London Green Belt - Sutton
8	London Green Belt - Dartford
9	London Green Belt - Mid Sussex
10	London Green Belt - Tonbridge and Malling

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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	Chavic Farm-Jail Lane, Biggin Hill, Kent	Historic Landfill
2	Golden Acres-Golden Acres, Jail Lane, Biggin Hill	Historic Landfill
3	Primrose Farm-Jail Lane, Biggin Hill	Historic Landfill
4	Land Adjacent To Rose Cottage-Goatsfield Road, Tatsfield, Westerham	Historic Landfill
5	Gas Holder Station-Salt Box Hill	Historic Landfill
6	Rag Hill Road-Tatsfield, Surrey	Historic Landfill
7	Croydon Services Tip off Saltbox Hill-Biggin Hill, Bromley, London	Historic Landfill
8	Milking Lane-Milking Lane, Biggin Hill	Historic Landfill
9	Land at Leaves Green-Leaves Green	Historic Landfill
10	Land at Leaves Green-Leaves Green	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...
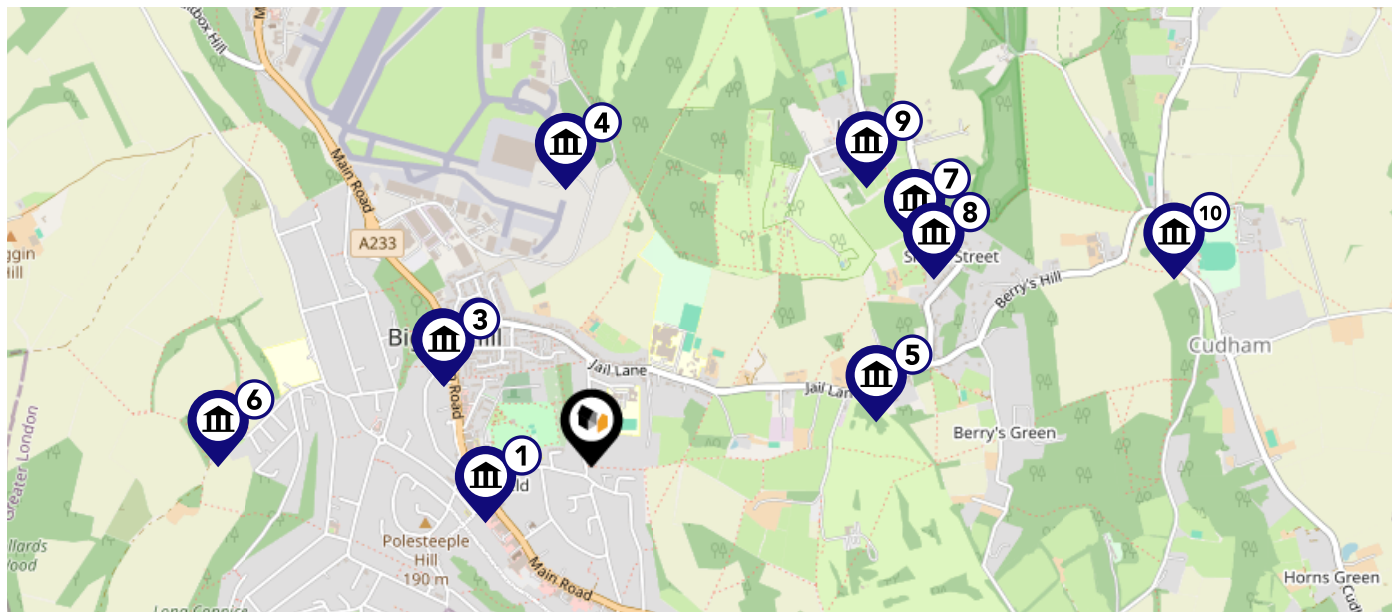
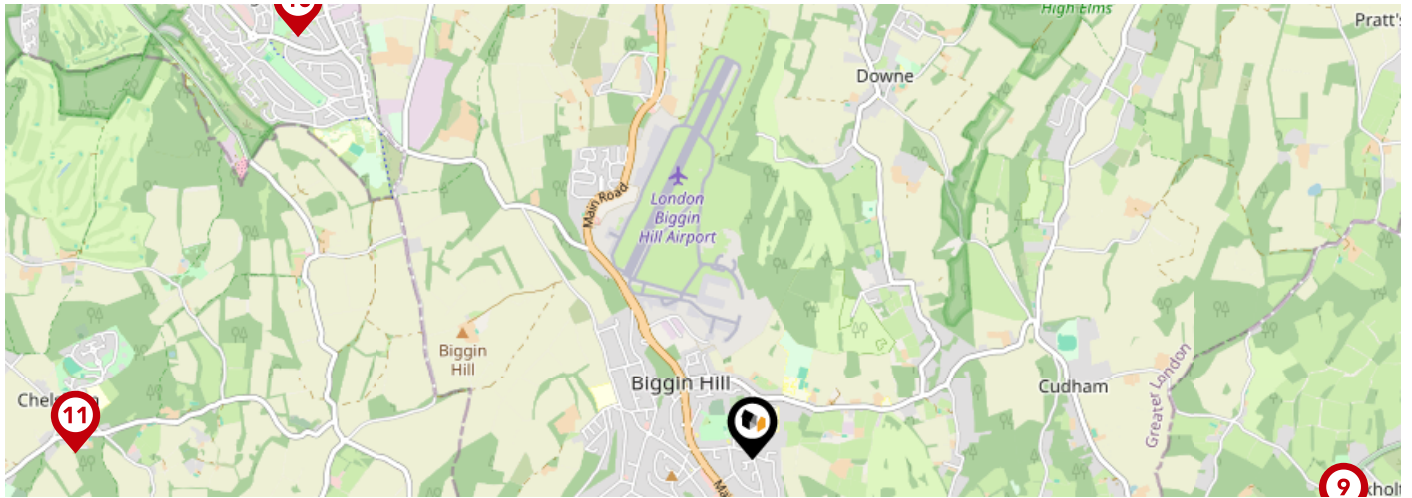| Listed Buildings in the local district	Grade	Distance
1 1393849 - St Mark's Church	Grade II	0.3 miles
2 1391637 - Water Trough Near Biggin Hill War Memorial At The Junction Of Jail Lane And Main Road	Grade II	0.4 miles
3 1432781 - Biggin Hill War Memorial	Grade II	0.4 miles
4 1444385 - Group Of Three Fighter Dispersal Pens At Biggin Hill Airport	Grade II	0.7 miles
5 1064387 - The Old Jail Public House	Grade II	0.7 miles
6 1299039 - Norheads Farmhouse	Grade II	0.8 miles
7 1299020 - Coal Taxpost Outside La Babe	Grade II	0.9 miles
8 1186811 - Bell Cottage	Grade II	0.9 miles
9 1064395 - Luxted Farmhouse	Grade II	0.9 miles
10 1359354 - Cudham Court	Grade II	1.4 miles

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		Nursery	Primary	Secondary	College	Private
1	**Biggin Hill Primary School** Ofsted Rating: Good | Pupils: 467 | Distance:0.08	☐	☑	☐	☐	☐
2	**Charles Darwin School** Ofsted Rating: Good | Pupils: 1314 | Distance:0.23	☐	☐	☑	☐	☐
3	**Cudham Church of England Primary School** Ofsted Rating: Good | Pupils: 53 | Distance:0.52	☐	☑	☐	☐	☐
4	**Oaklands Primary Academy** Ofsted Rating: Requires improvement | Pupils: 502 | Distance:0.65	☐	☑	☐	☐	☐
5	**Tatsfield Primary School** Ofsted Rating: Good | Pupils: 203 | Distance:1.65	☐	☑	☐	☐	☐
6	**Downe Primary School** Ofsted Rating: Good | Pupils: 62 | Distance:1.77	☐	☑	☐	☐	☐
7	**Fairchildes Primary School** Ofsted Rating: Outstanding | Pupils: 470 | Distance:2.36	☐	☑	☐	☐	☐
8	**Meridian High School** Ofsted Rating: Good | Pupils: 525 | Distance:2.36	☐	☐	☑	☐	☐

Area
Schools

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		Nursery	Primary	Secondary	College	Private
9	**St Katharine's Knockholt Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 176 | Distance:2.75	☐	☑	☐	☐	☐
10	**Rowdown Primary School** Ofsted Rating: Good | Pupils: 307 | Distance:2.88	☐	☑	☐	☐	☐
11	**Warlingham Park School** Ofsted Rating: Not Rated | Pupils: 132 | Distance:3.14	☐	☑	☐	☐	☐
12	**Churchill Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 207 | Distance:3.15	☐	☑	☐	☐	☐
13	**Tudor Academy** Ofsted Rating: Good | Pupils: 498 | Distance:3.38	☐	☑	☐	☐	☐
14	**Keston Church of England Primary School** Ofsted Rating: Good | Pupils: 177 | Distance:3.38	☐	☑	☐	☐	☐
15	**Farnborough Primary School** Ofsted Rating: Good | Pupils: 216 | Distance:3.46	☐	☑	☐	☐	☐
16	**Pratts Bottom Primary School** Ofsted Rating: Good | Pupils: 74 | Distance:3.5	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons
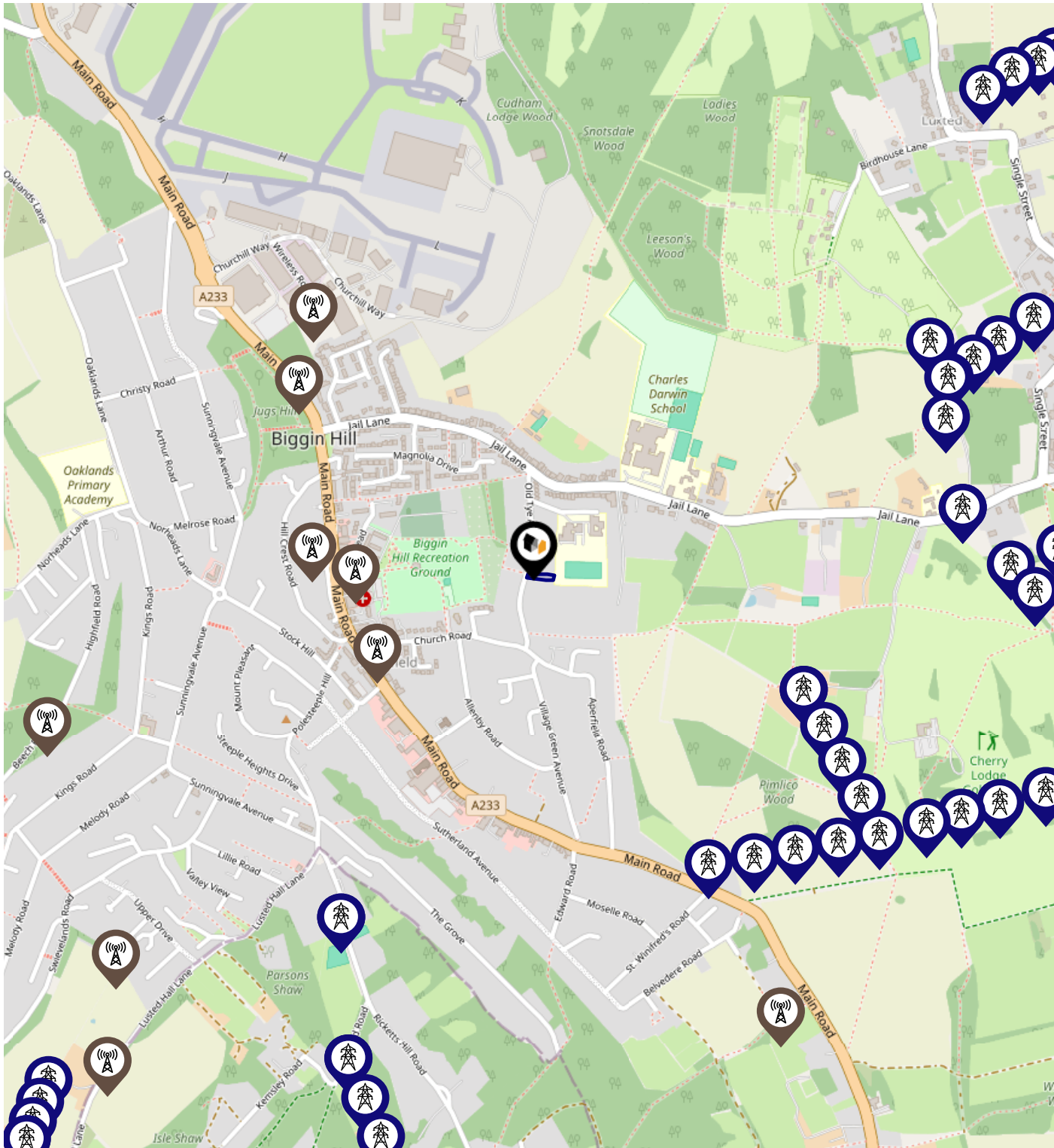
Key:

Power Pylons

Communication Masts

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Environment
Radon Gas

What is Radon?

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

This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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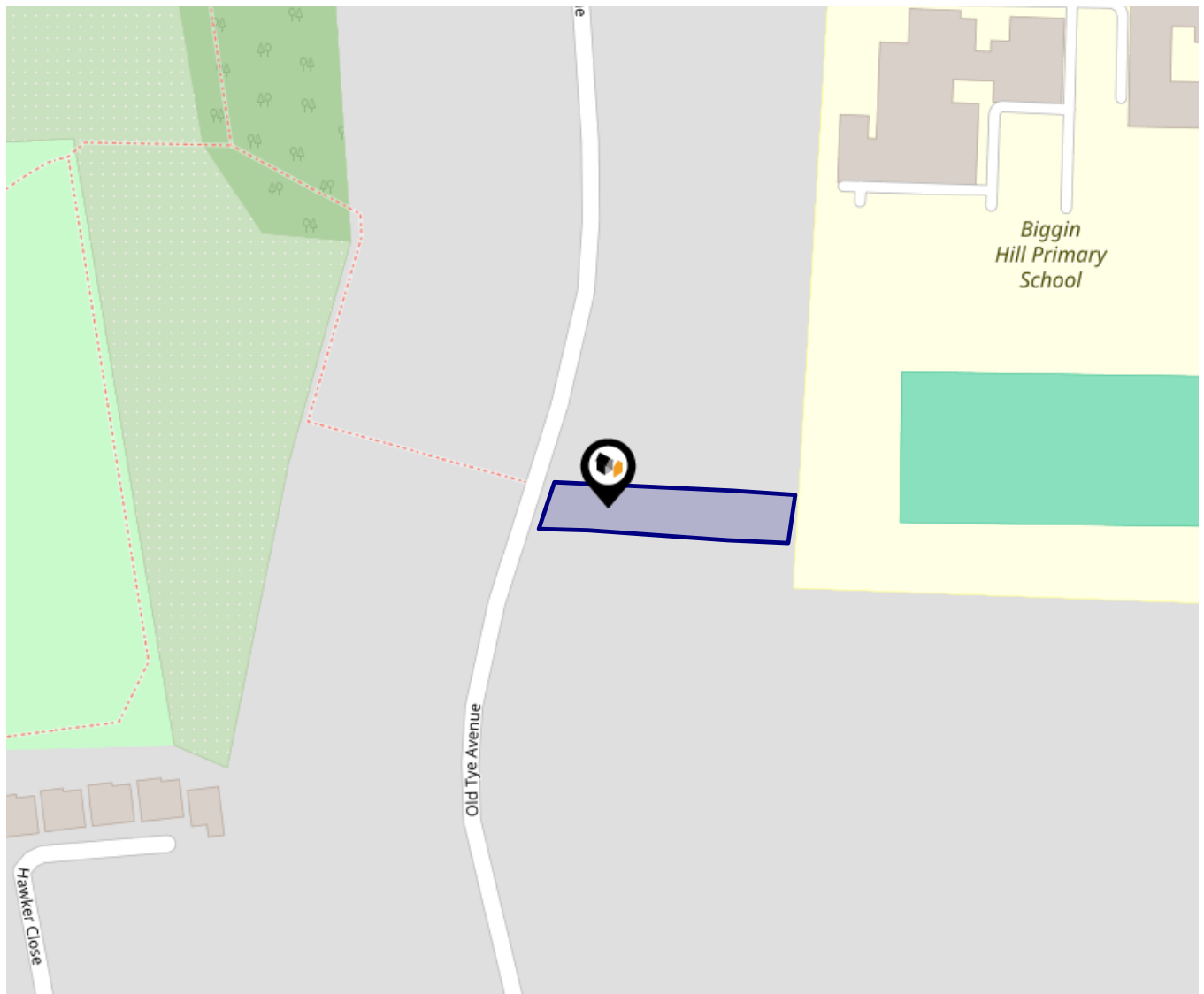
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

Environment
Soils & Clay

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

Carbon Content: LOW   **Soil Texture:**   CLAYEY LOAM

Parent Material Grain: RUDACEOUS   **Soil Depth:**   DEEP

Soil Group: MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY
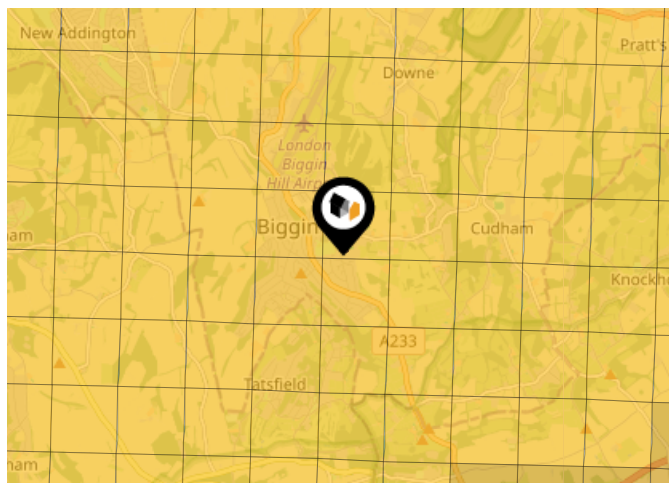
Primary Classifications (Most Common Clay Types)

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

NEIL JOHNSON PROPERTY AGENTS

Neil Johnson Property Agents is a distinguished independent firm dedicated to providing personalised and expert property services. With a rich background in the property industry dating back to 2001, I have assisted hundreds, if not thousands, of individuals in moving to their ideal homes. Drawing upon years of experience and in-depth knowledge of the market, I have established my own company with a steadfast commitment to easing the often-daunting process of moving.

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Testimonial 1

★ ★ ★ ★ ★

Neil has been an absolute star - he takes the time to explain his services and what you may need to do to your home prior to putting it on the market, in order to maximise the sale price. He is trustworthy, hugely experienced and an excellent communicator. I wouldn't hesitate to recommend him to family and friends.

Testimonial 2

★ ★ ★ ★ ★

Neil acted for me on the potential sale of my house. I found him professional, informative and very supportive. Excellent communication and works hard to achieve your requirements. Would not hesitate to use him again or recommend him to potential sellers.

Testimonial 3

★ ★ ★ ★ ★

I found Neil very professional, keeping in contact with me updating me on progress and willing to go the extra mile. Nothing was too much trouble. Highly recommend him.

Testimonial 4

★ ★ ★ ★ ★

A well deserved 5 stars. Neil helped with the purchase of our new house. We were kept well informed thought out, he even chased the estate agents selling our house to give me the much needed updates i was not getting and was the main person pushing the chain through. I wish we used him to sell our house. We have recommended Neil to two others, who are now selling their properties through him. Definitely would recommended.

Important - Please Read

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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 NEIL JOHNSON PROPERTY AGENTS and therefore no warranties can be given as to their good working order.

NEIL JOHNSON PROPERTY AGENTS
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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KFB - Key Facts For Buyers