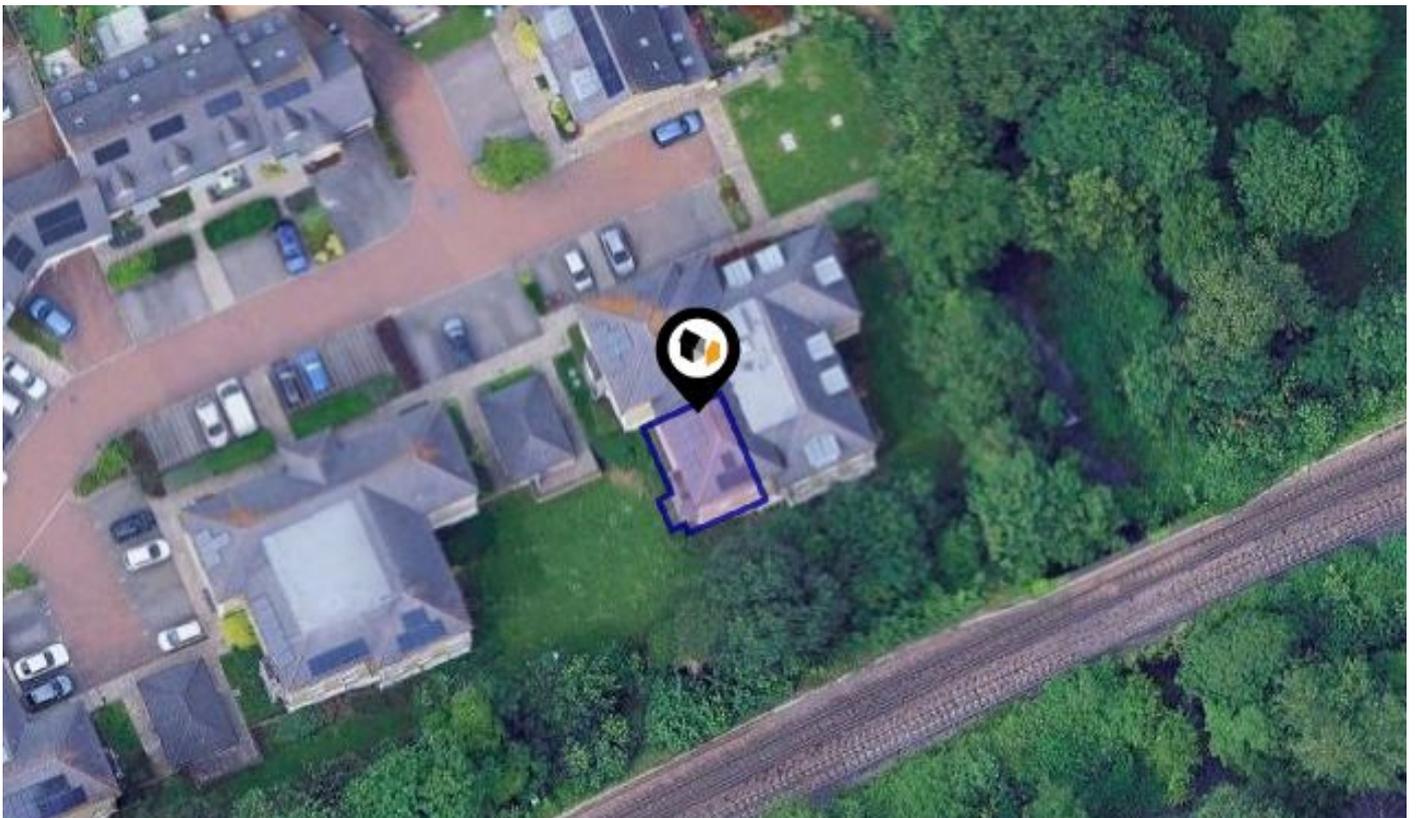




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 05th March 2026

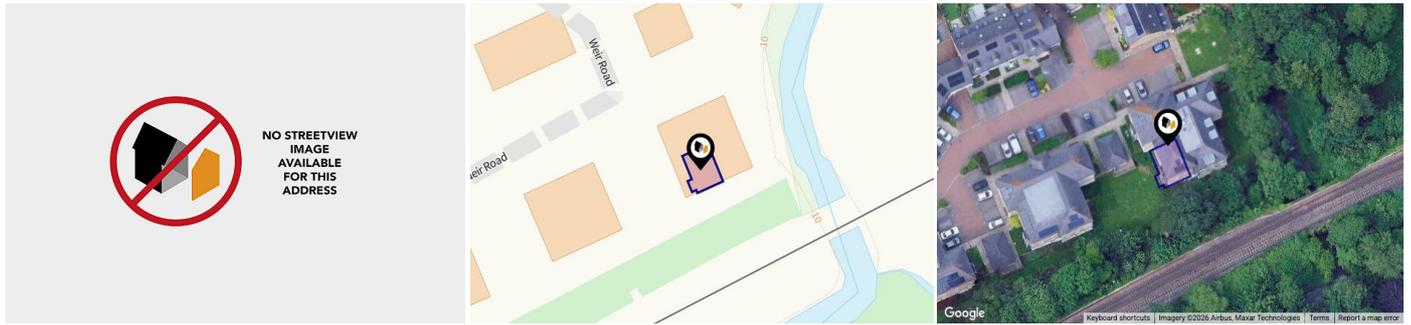


WEIR ROAD, BEXLEY, DA5

EweMove

113 Broadway Bexleyheath Kent DA6 7JH
020 3953 8023
robert.bearsby@ewemove.com
www.ewemove.com

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	710 ft ² / 66 m ²		
Plot Area:	0.02 acres		
Year Built :	2013		
Council Tax :	Band D		
Annual Estimate:	£2,258		
Title Number:	SGL740629		

Local Area

Local Authority:	Bexley	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	17 mb/s	1800 mb/s
Flood Risk:			
• Rivers & Seas	Very Low		
• Surface Water	Medium		

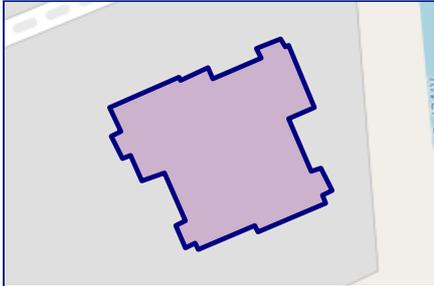
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

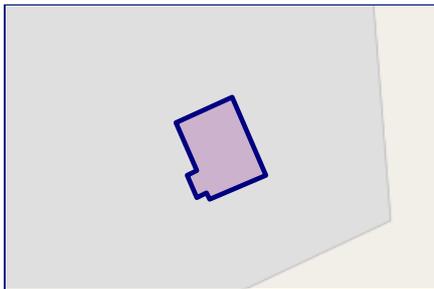


Freehold Title Plan



SGL750620

Leasehold Title Plan



SGL740629

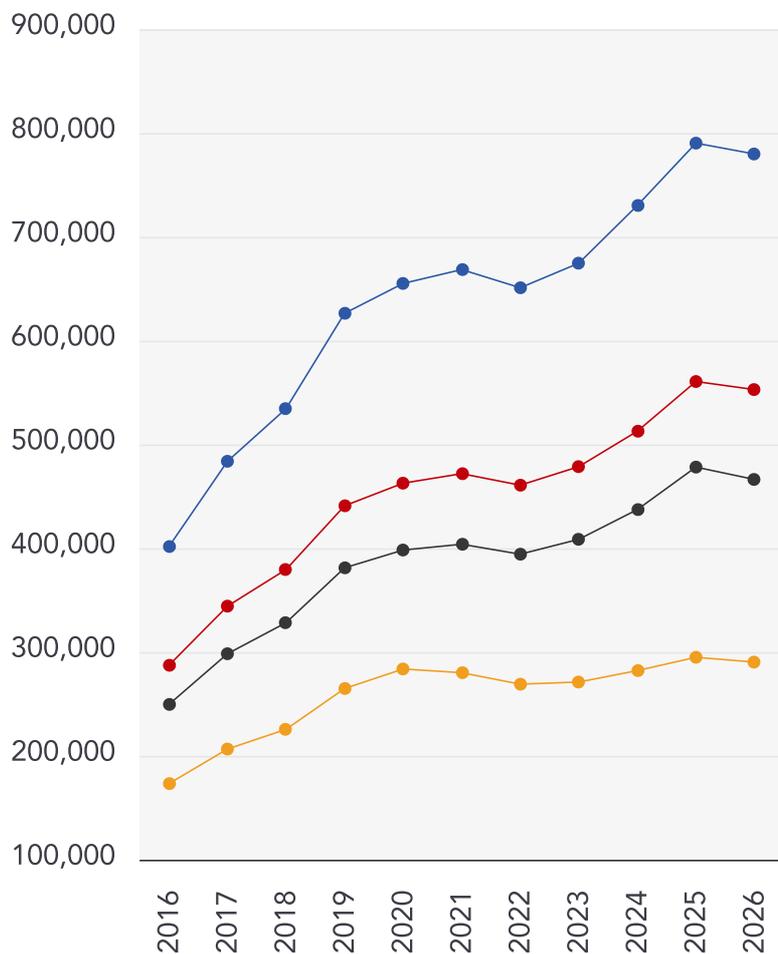
Start Date: 27/06/2013
End Date: 01/01/2138
Lease Term: 125 years from 1 January 2013
Term Remaining: 111 years

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DA5



Detached

+94.14%

Semi-Detached

+92.44%

Terraced

+86.82%

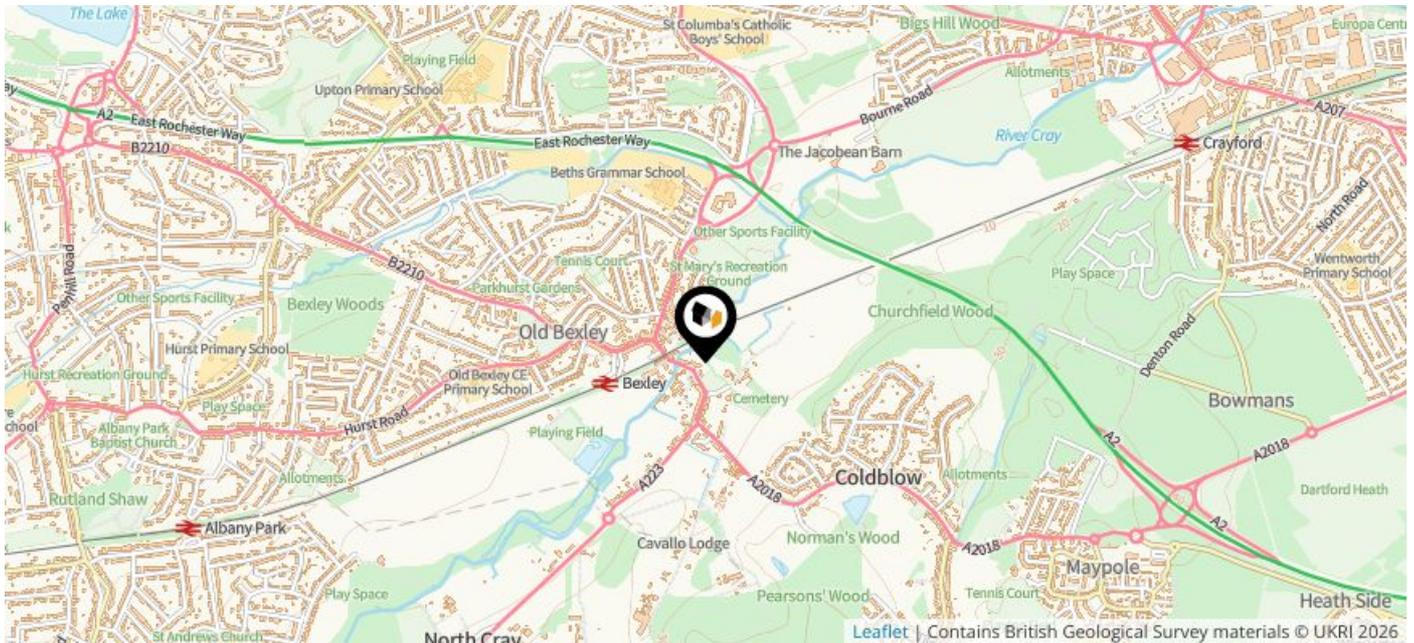
Flat

+67.51%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



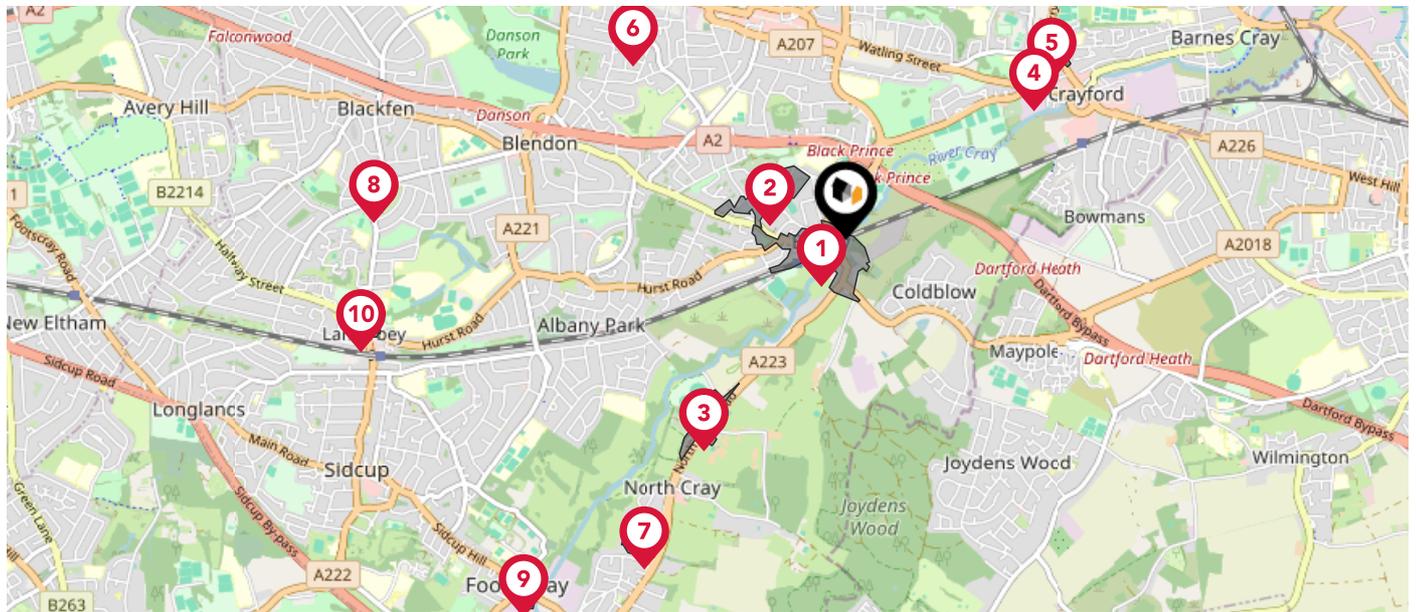
Mine Entry

- ✕ 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.

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.



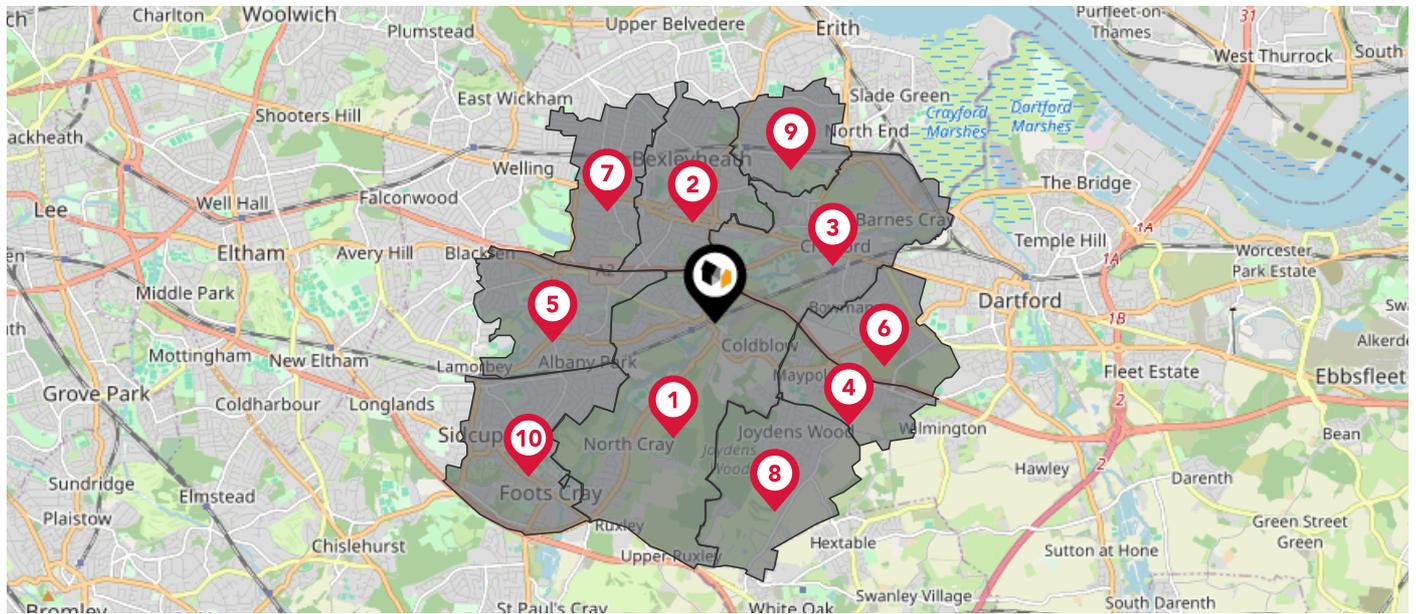
Nearby Conservation Areas

-  Old Bexley
-  Parkhurst
-  North Cray Village
-  Star Hill
-  Iron Mill Lane
-  Red House Lane
-  High Beeches
-  The Oval
-  Foots Cray
-  Halfway Street

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



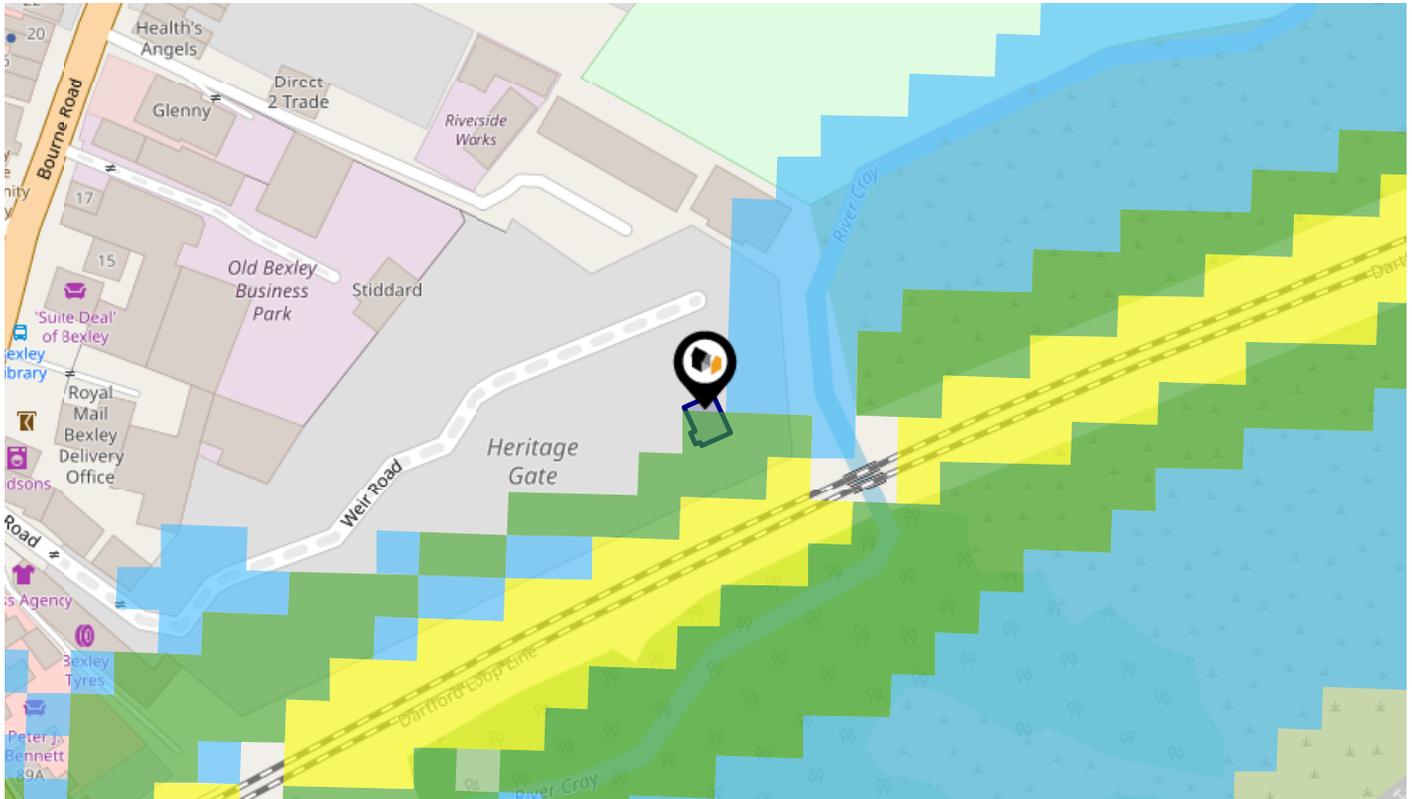
Nearby Council Wards

-  1 St. Mary's & St. James Ward
-  2 Bexleyheath Ward
-  3 Crayford Ward
-  4 Maypole & Leyton Cross Ward
-  5 Blendon & Penhill Ward
-  6 Heath Ward
-  7 Crook Log Ward
-  8 Joyden's Wood Ward
-  9 Barnehurst Ward
-  10 Sidcup Ward

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.

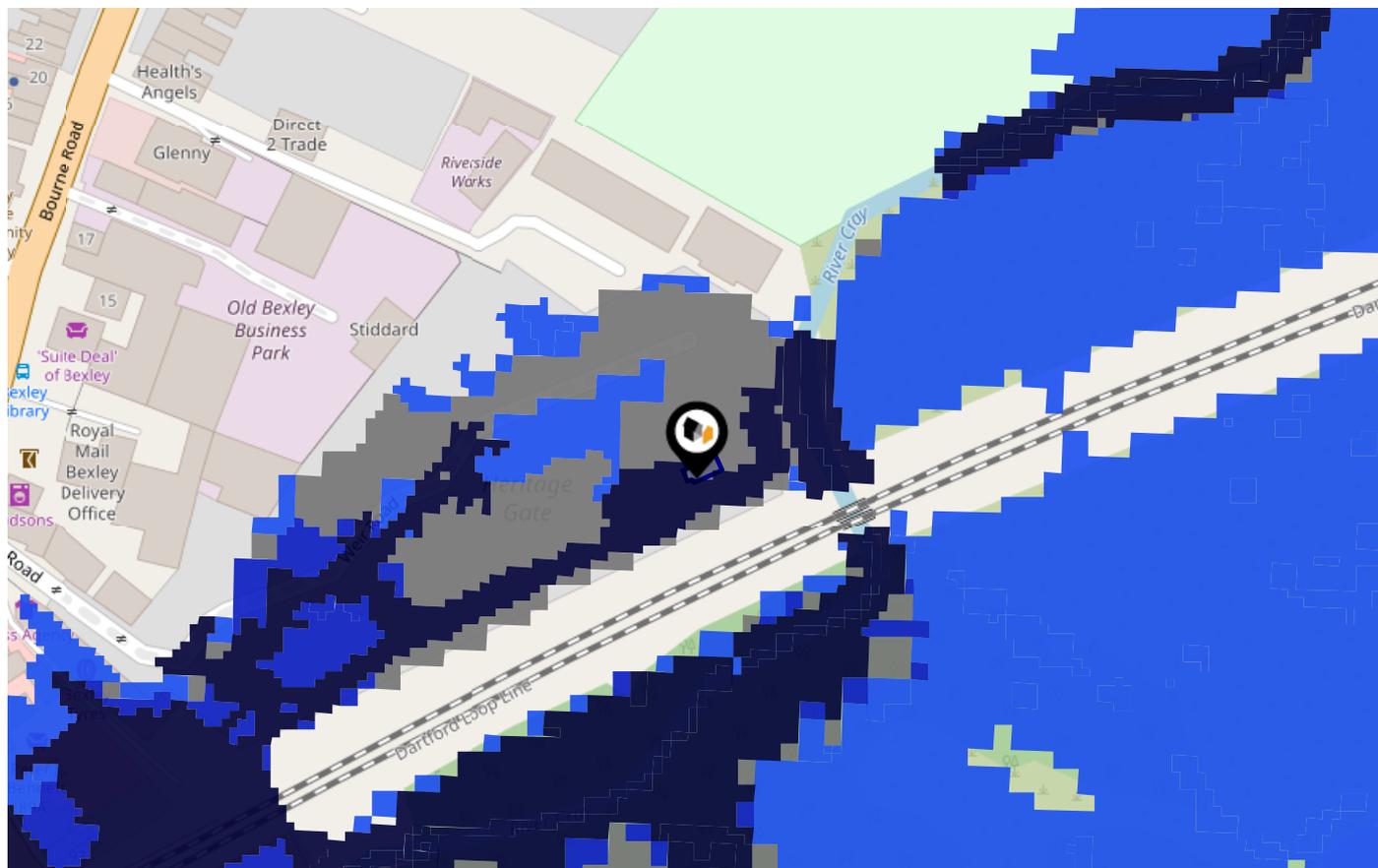
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

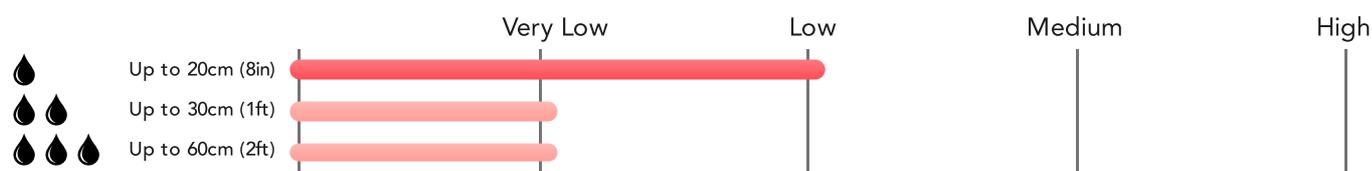


Risk Rating: Very Low

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.

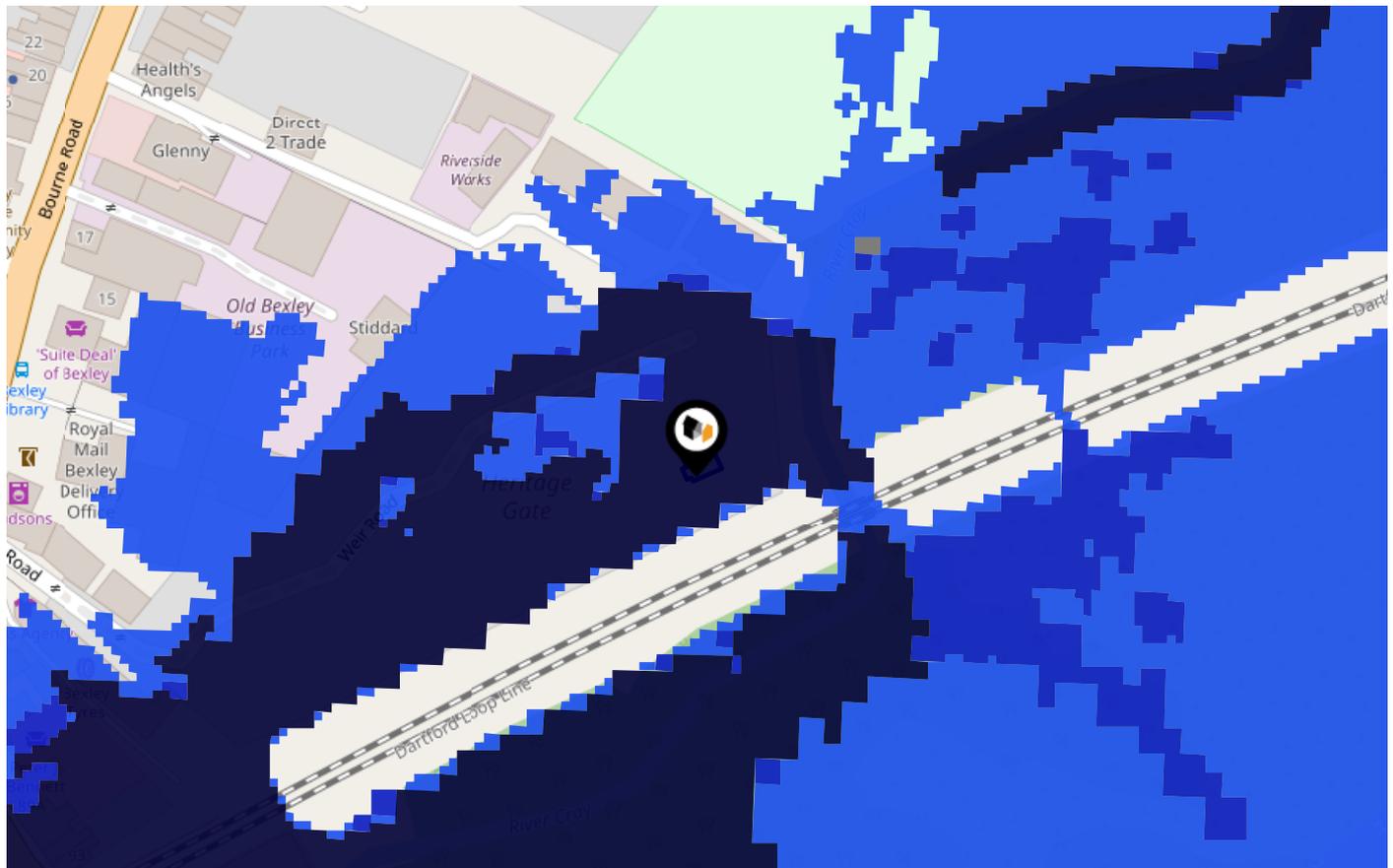
Chance of flooding to the following depths at this property:



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: High

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.

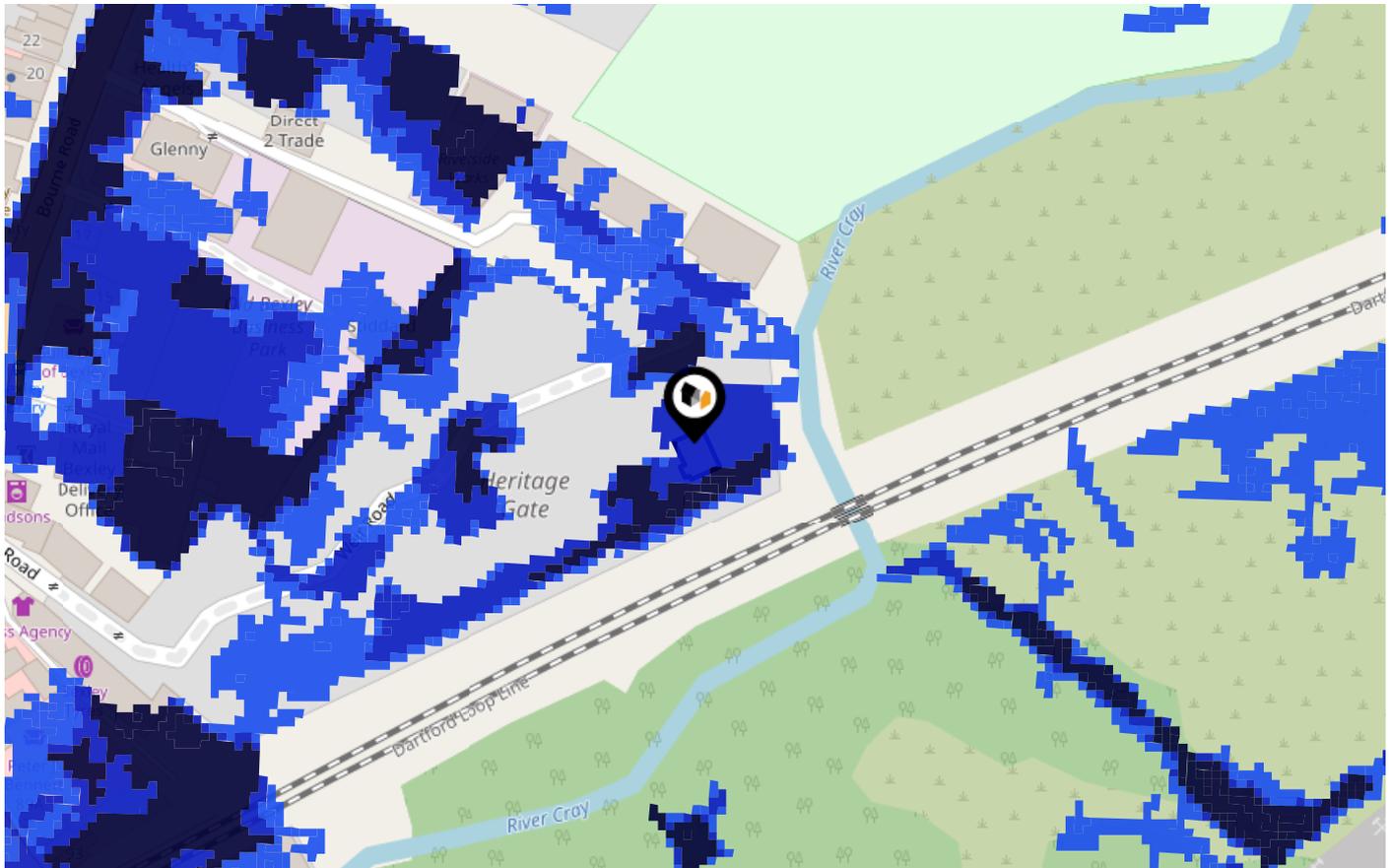
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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: Medium

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

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

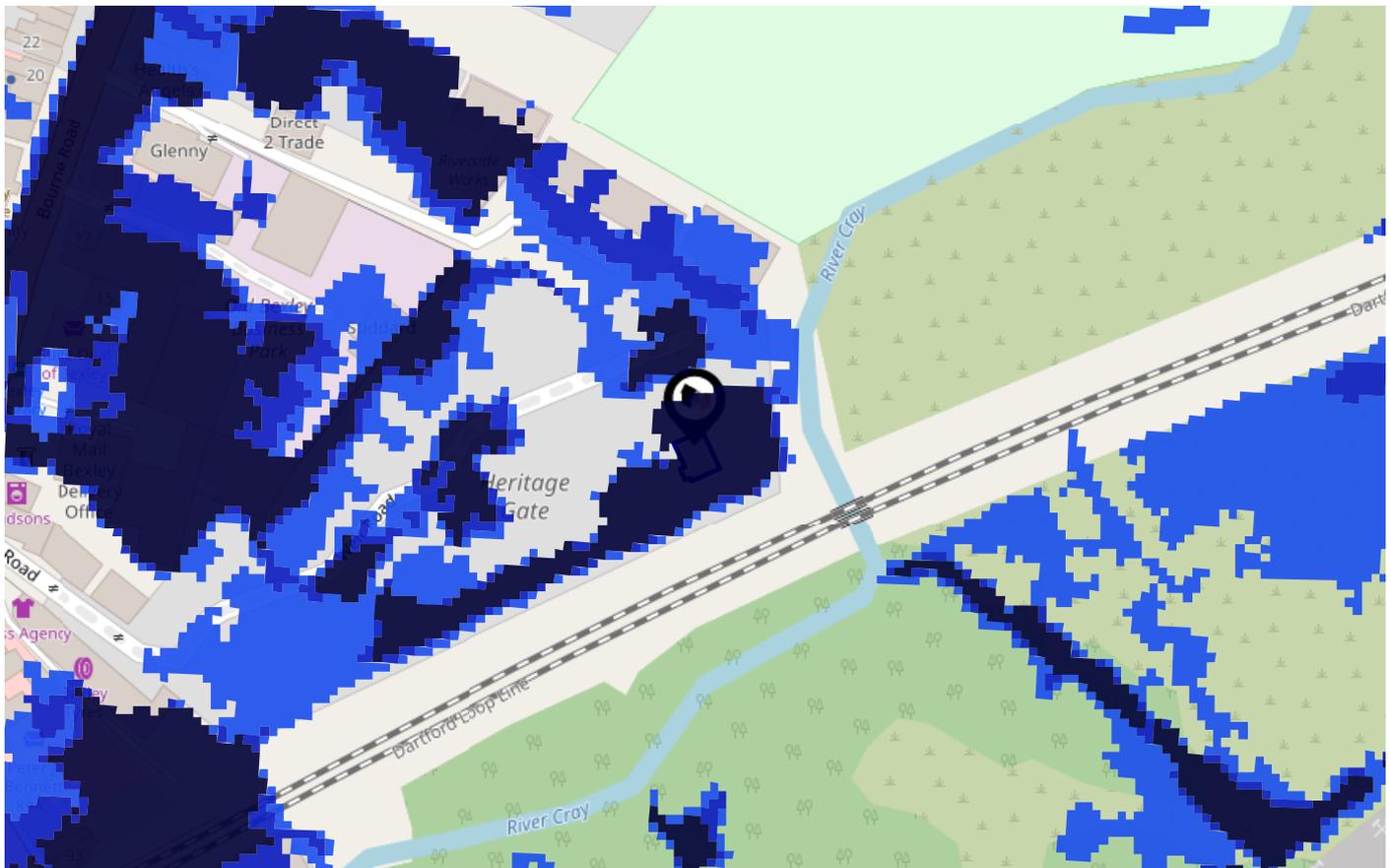
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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: High

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.

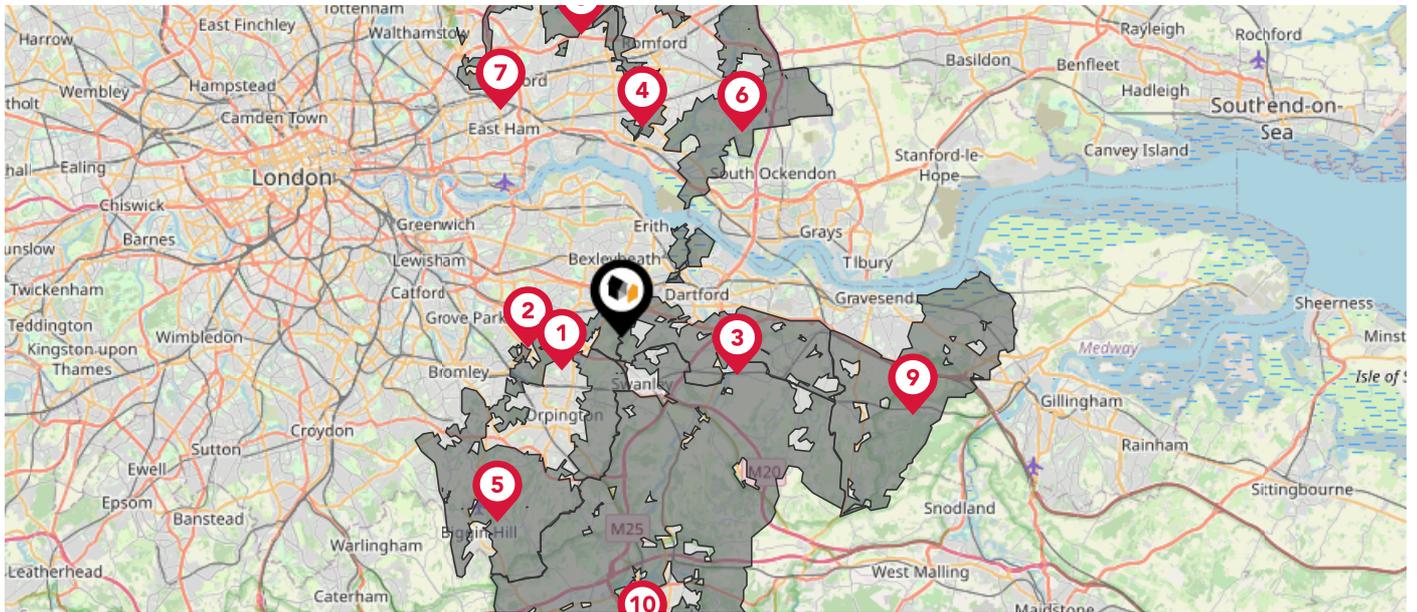
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



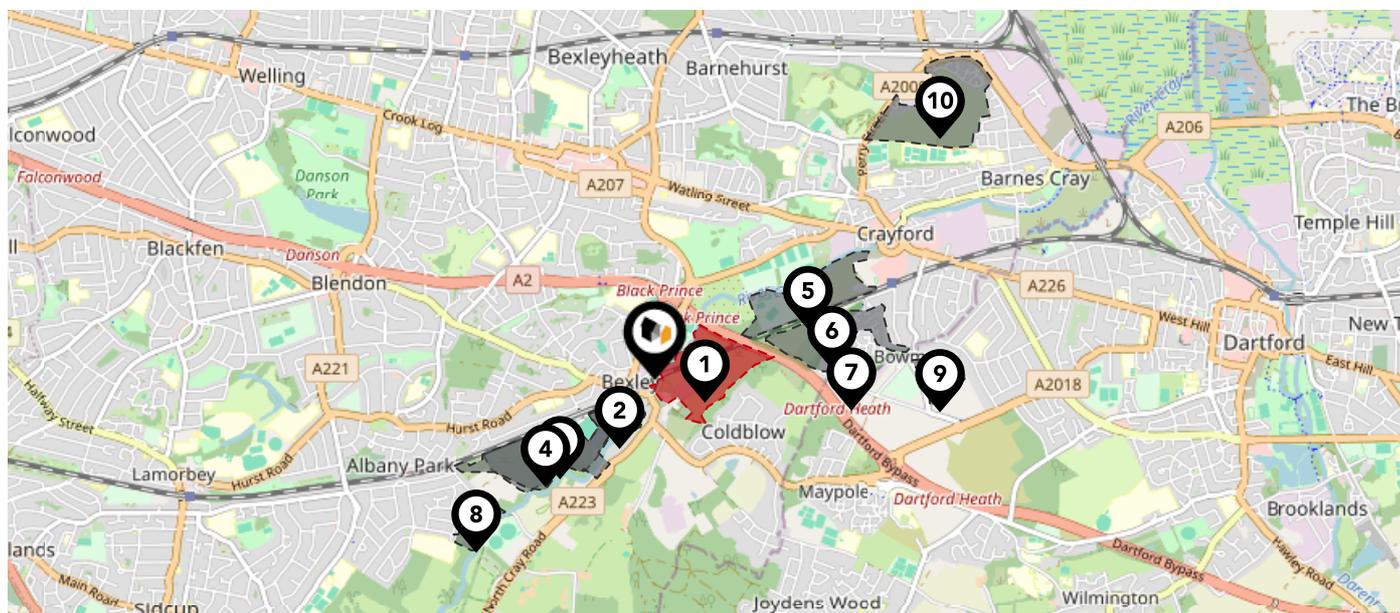
Nearby Green Belt Land

-  London Green Belt - Bexley
-  London Green Belt - Greenwich
-  London Green Belt - Dartford
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Bromley
-  London Green Belt - Havering
-  London Green Belt - Newham
-  London Green Belt - Redbridge
-  London Green Belt - Gravesham
-  London Green Belt - Sevenoaks

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.



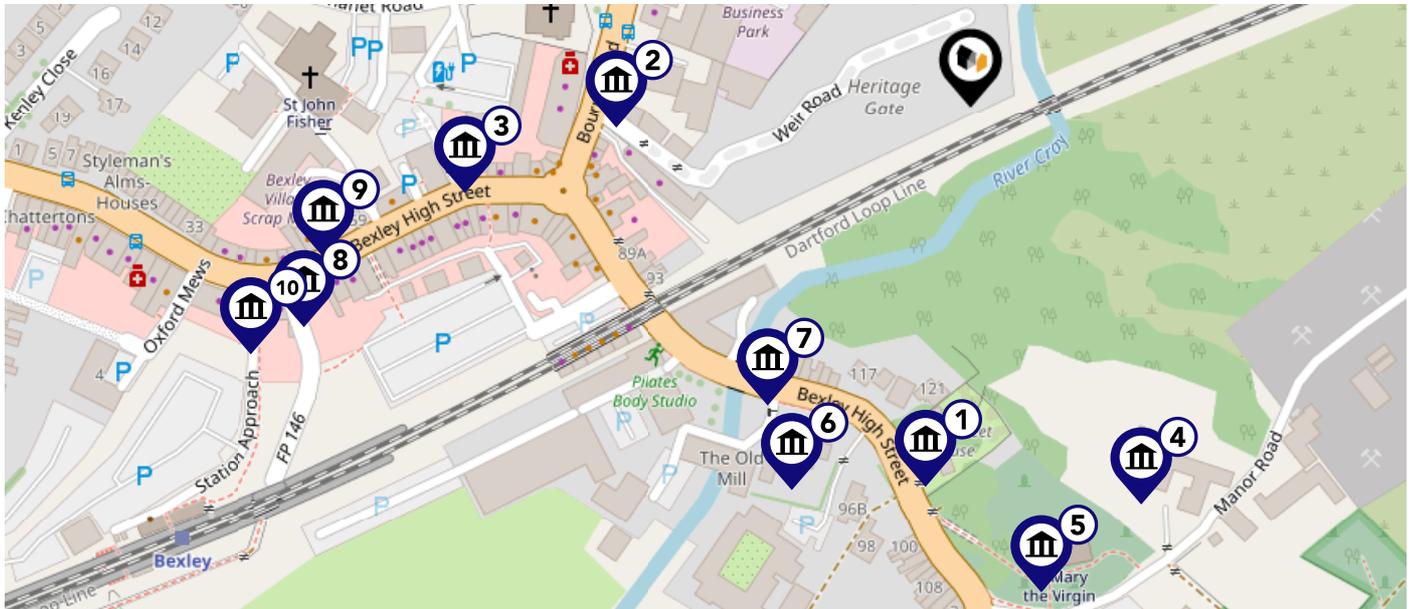
Nearby Landfill Sites

1	EA/EPR/BP3694HA/A001	Active Landfill
2	Bexley Backlands-Bexley, Kent	Historic Landfill
3	Mill Meadows-North Cray Road, Bexley, London	Historic Landfill
4	Upper College Farm-Bexley, Kent	Historic Landfill
5	Maxim Road-Maxim Road, Crayford, Kent	Historic Landfill
6	Dougal Gun Club Site-Crayford, Kent	Historic Landfill
7	Old Rochester Way-Dartford, Kent	Historic Landfill
8	Riverside Road-Riverside Road, North Cray	Historic Landfill
9	Bowmans-Bowmans Road, Dartford, Kent	Historic Landfill
10	Gascoyne Drive-Dartford	Historic Landfill

Maps

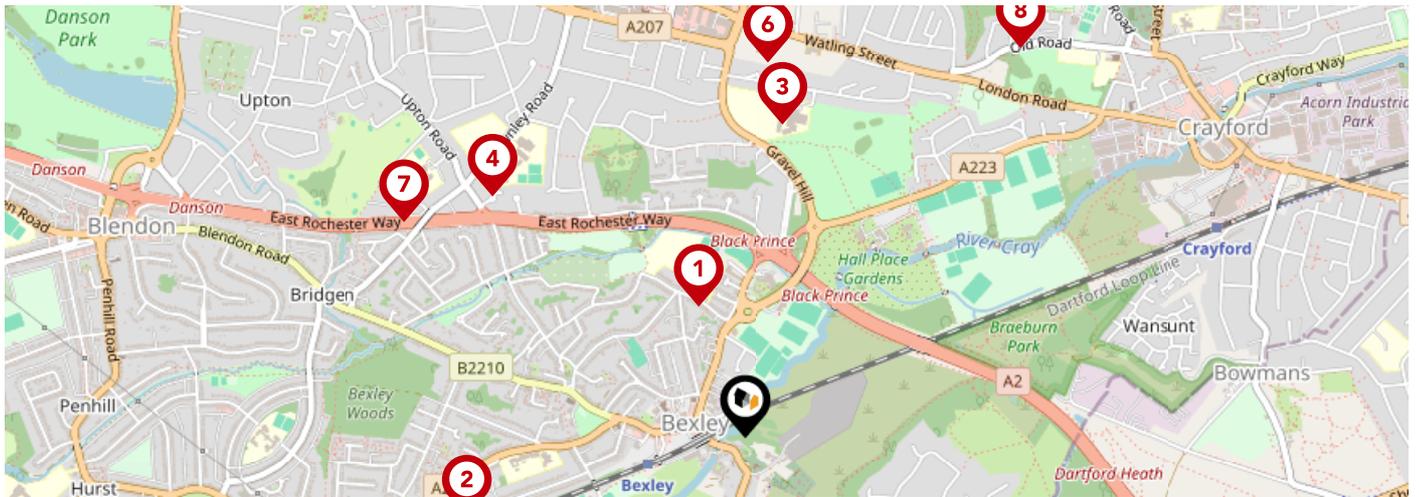
Listed Buildings

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



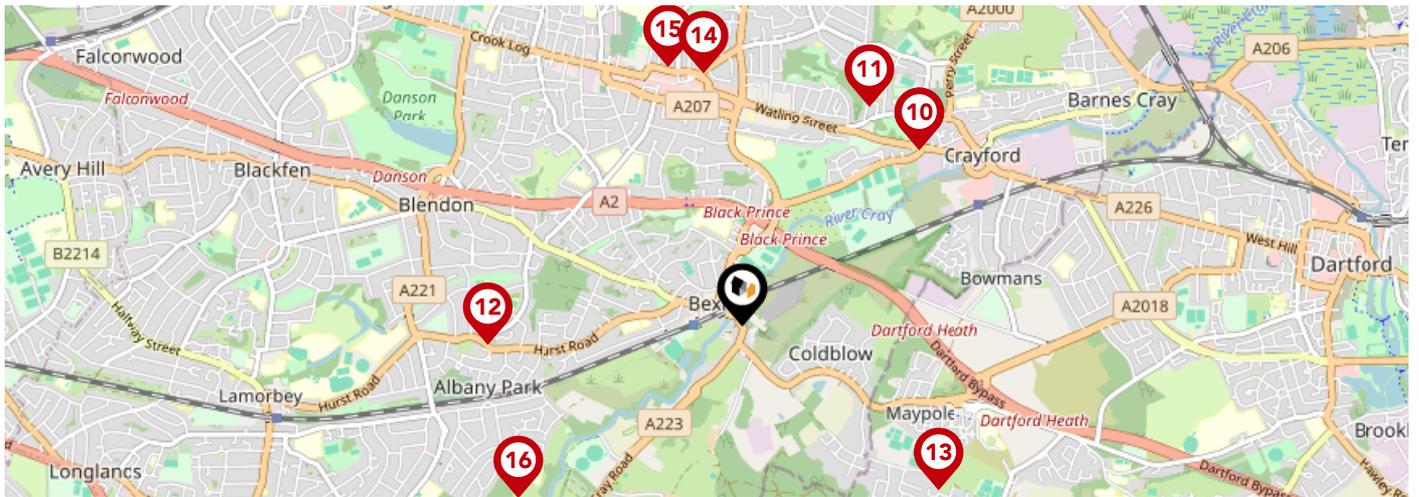
Listed Buildings in the local district	Grade	Distance
 1064245 - High Street House	Grade II	0.1 miles
 1064213 - 2 K6 Telephone Kiosks Outside Number 11	Grade II	0.1 miles
 1064244 - The King's Head Inn	Grade II	0.1 miles
 1294730 - The Manor House	Grade II	0.1 miles
 1294750 - Parish Church Of St Mary The Virgin	Grade II	0.1 miles
 1064247 - Cray House	Grade II	0.1 miles
 1359378 - 101-105, Bexley High Street	Grade II	0.1 miles
 1359379 - The Railway Tavern	Grade II	0.2 miles
 1359377 - 57 And 59, Bexley High Street	Grade II	0.2 miles
 1064214 - K6 Telephone Kiosk	Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
	Beths Grammar School Ofsted Rating: Good Pupils: 1672 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Bexley Church of England School Ofsted Rating: Good Pupils: 719 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Columba's Catholic Boys' School Ofsted Rating: Good Pupils: 838 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Townley Grammar School Ofsted Rating: Outstanding Pupils: 1602 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gravel Hill Primary School Ofsted Rating: Good Pupils: 432 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's Catholic School Ofsted Rating: Good Pupils: 1039 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Upton Primary School Ofsted Rating: Outstanding Pupils: 458 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Endeavour Academy Bexley Ofsted Rating: Good Pupils: 82 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

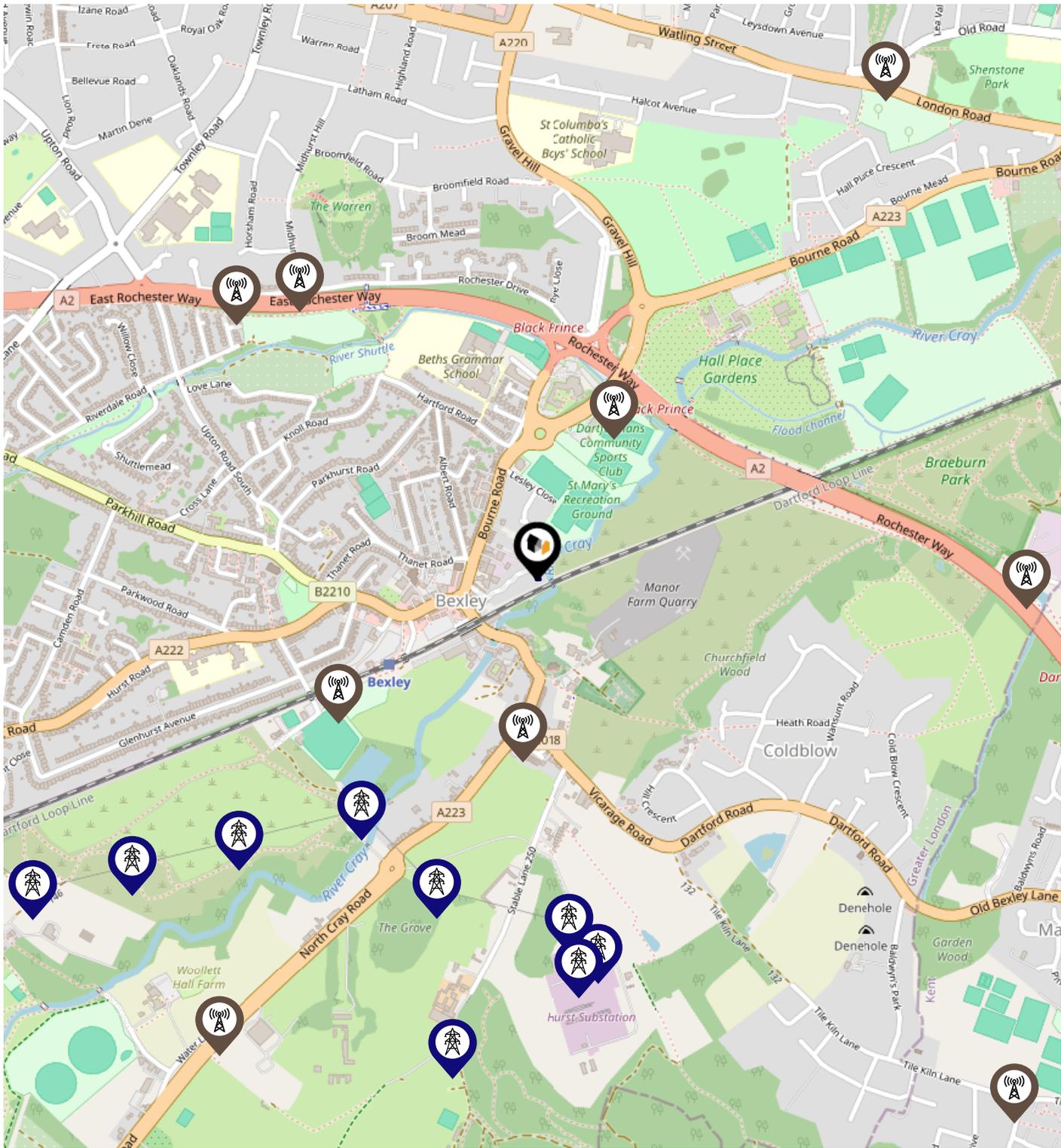
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shenstone School Ofsted Rating: Good Pupils: 191 Distance: 1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayplace Primary School Ofsted Rating: Good Pupils: 629 Distance: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hurst Primary School Ofsted Rating: Good Pupils: 666 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maypole Primary School Ofsted Rating: Good Pupils: 418 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pelham Primary School Ofsted Rating: Good Pupils: 427 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bexleyheath Academy Ofsted Rating: Good Pupils: 1394 Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal Park Primary Academy Ofsted Rating: Good Pupils: 354 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

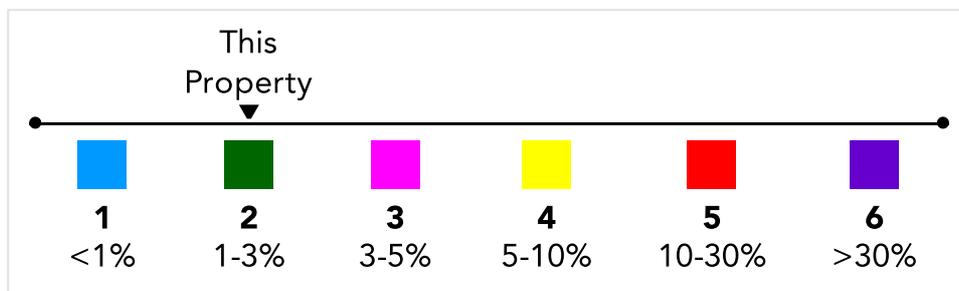
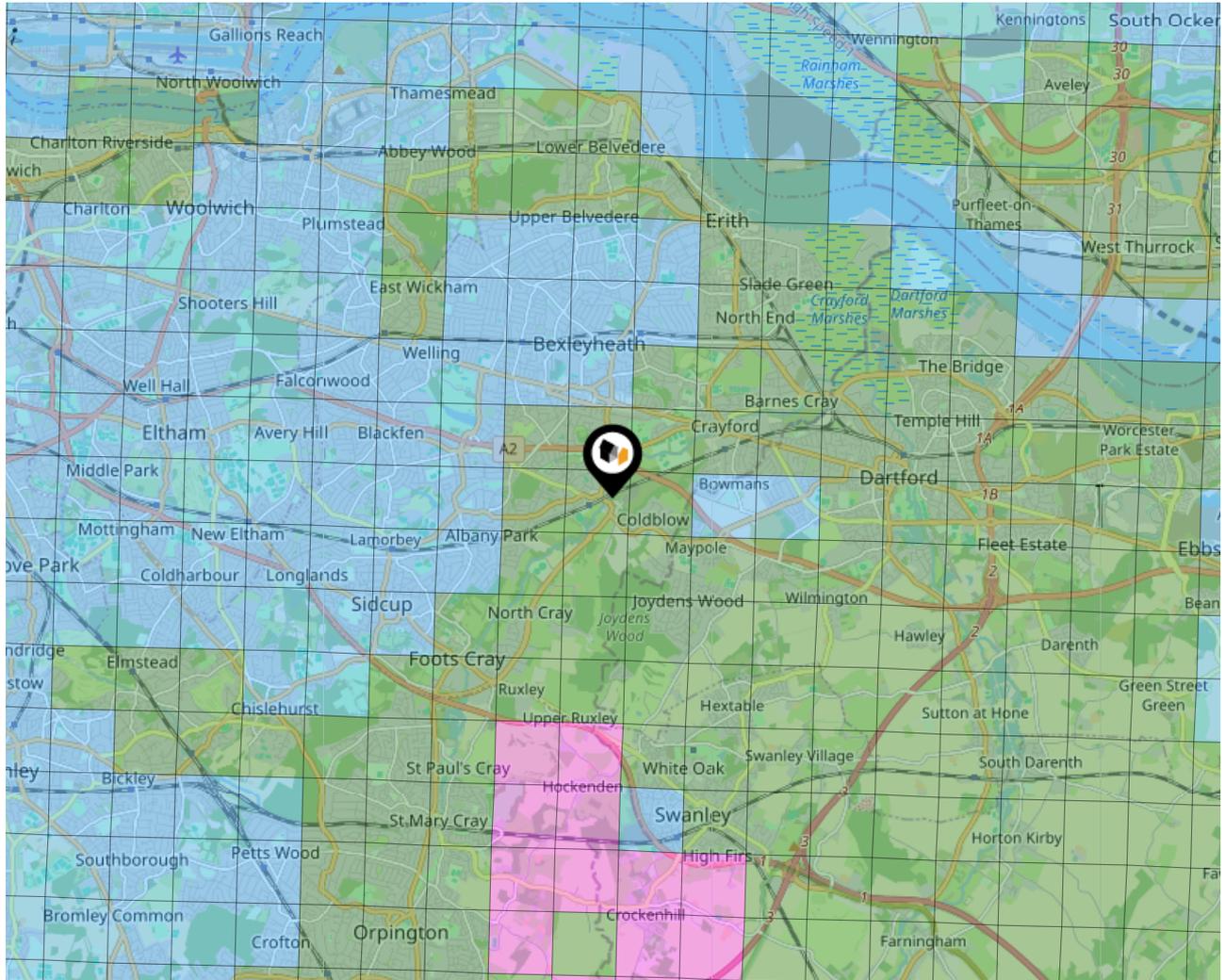
Masts & Pylons



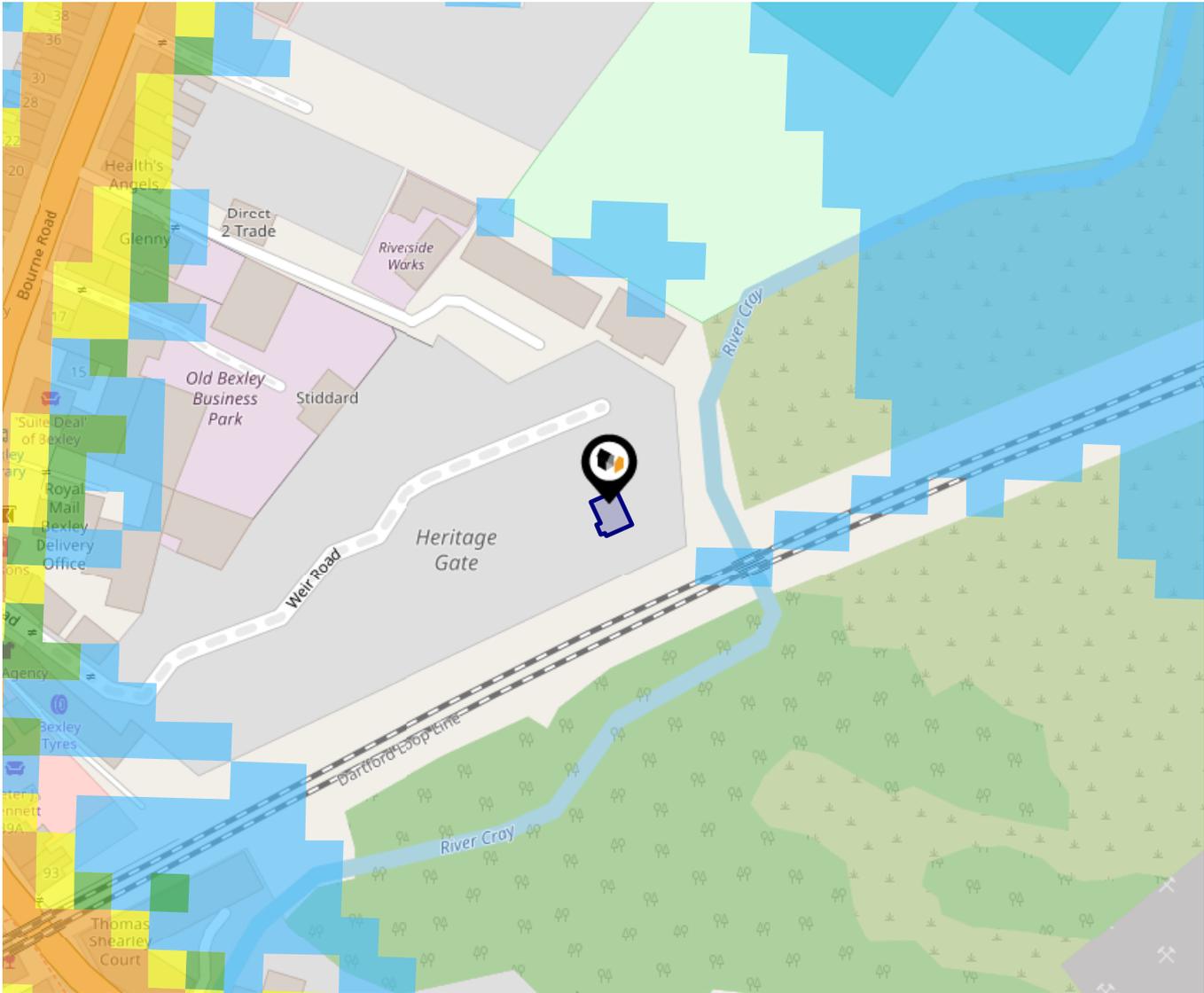
- Key:**
-  Power Pylons
 -  Communication Masts

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

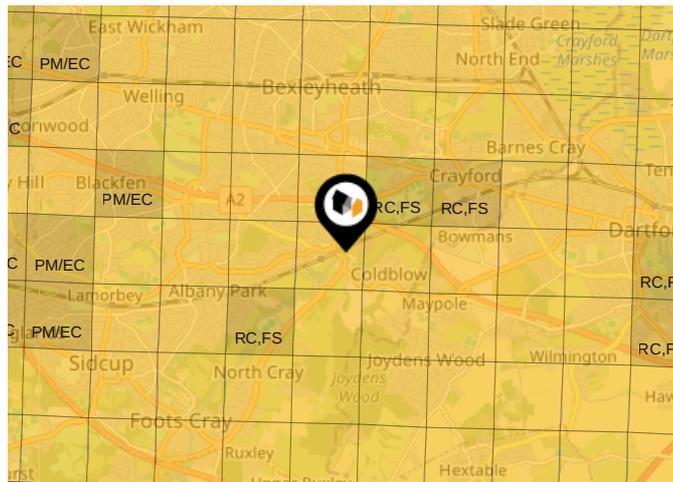


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

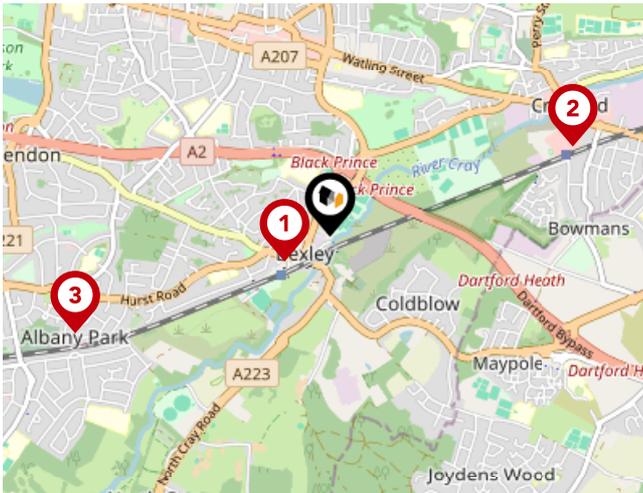


Primary Classifications (Most Common Clay Types)

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	Bexley	0.24 miles
2	Crayford Station	1.19 miles
3	Albany Park Station	1.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	4.05 miles
2	M25 J2	3.83 miles
3	M25 J4	6.67 miles
4	M25 J31	5.96 miles
5	M25 J30	6.32 miles

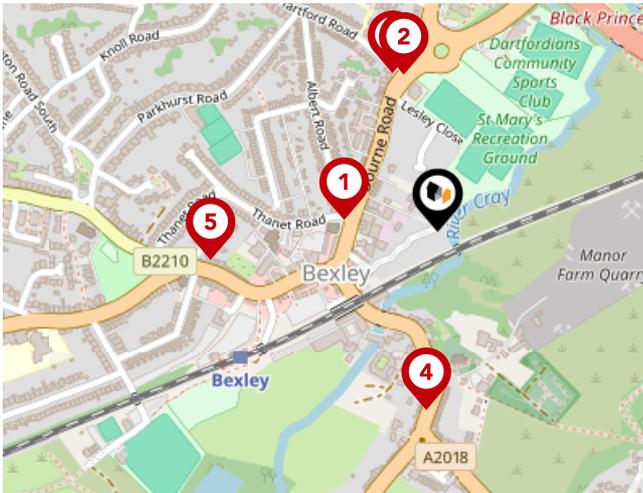


Airports/Helipads

Pin	Name	Distance
1	Silvertown	6.13 miles
2	Leaves Green	9.17 miles
3	Gatwick Airport	24.07 miles
4	Southend-on-Sea	25.24 miles

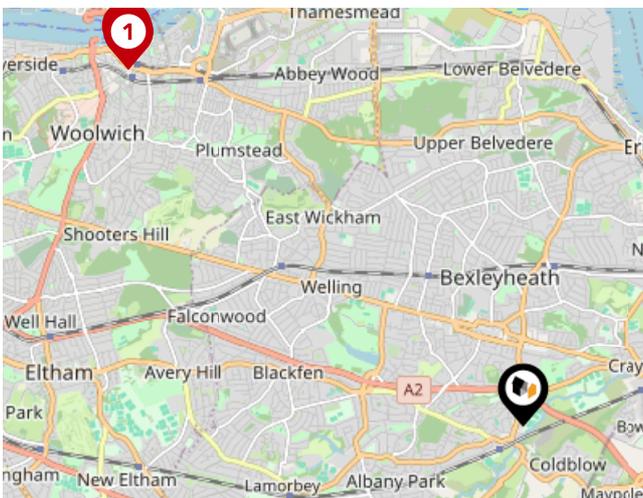
Area

Transport (Local)



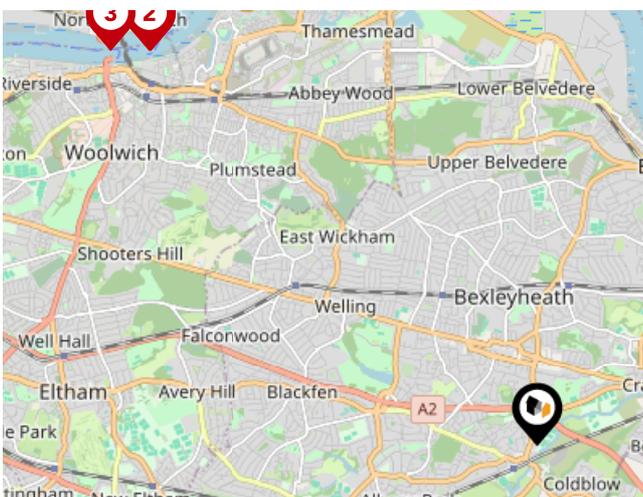
Bus Stops/Stations

Pin	Name	Distance
1	Bexley Library	0.11 miles
2	Hartford Road	0.19 miles
3	Hartford Road	0.19 miles
4	North Cray Road / Vicarage Road	0.21 miles
5	Bexley	0.26 miles



Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	4.91 miles
2	Woolwich Arsenal DLR	4.92 miles
3	Woolwich Arsenal DLR	4.96 miles



Ferry Terminals

Pin	Name	Distance
1	Woolwich Arsenal Pier	5.11 miles
2	Woolwich Royal Arsenal Pier	5.11 miles
3	Woolwich Ferry South Pier	5.37 miles



EweMove

If you're interested in putting your property on the market with us, you won't be alone.

Thousands of homeowners have trusted us to sell their properties – you'll see their reviews dotted around the site – and based upon independent seller reviews, we've also got the coveted title of "The UK's Most Trusted Estate Agent".

If you're thinking of selling, we'd be delighted to provide you with a FREE no-obligation valuation of your home so you can start to see how much you could get for your property.

As your local expert Estate Agent in Bexleyheath, we will provide you with an in-depth valuation as well as answer any questions.

Financial Services

No matter what type of mortgage you are looking for The Mortgage Genie team offer free specialist advice 7 days a week. In under 20 minutes, they'll be able to tell you how much you can borrow and with access to over 90 lenders and exclusive rates, they'll make sure you get the most competitive rate available. It's quick and simple and they can also advise about insurance packages.

Testimonial 1



I contacted EweMove with a view to selling my late mother's property and could not have been happier with the meeting I had. Clinton was great, very friendly, very knowledgeable and totally sympathetic to my situation. I did not feel under any pressure at all. EweMove's ethos is definitely customer first and I would recommend anyone contemplating selling a property to contact them.

Testimonial 2



I have just purchased my first house via EweMove and Nicoleta who was the agent has been brilliant from showing us around the property to supporting with the buying process. Even when we went to collect the keys and she wasn't around her colleague was very friendly. Would highly recommend my overall experience with EweMove Bexley

Testimonial 3



I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

Testimonial 4



Both Nicoleta and Clint were fantastic throughout the whole process. Kept me in the loop at all times and were always on hand to offer me advice. Really happy with the service and the outcome. It also helps that they are both really lovely people!



EweMove

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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