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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 04th March 2026



BEACON DRIVE, BEAN, DARTFORD, DA2

EweMove

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,281		
Title Number:	K318025		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	59 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Beacon Drive, Bean, Dartford, DA2*

Reference - 79/00899/FULA1	
Decision:	Decided
Date:	14th December 1979
Description:	Front Porch.

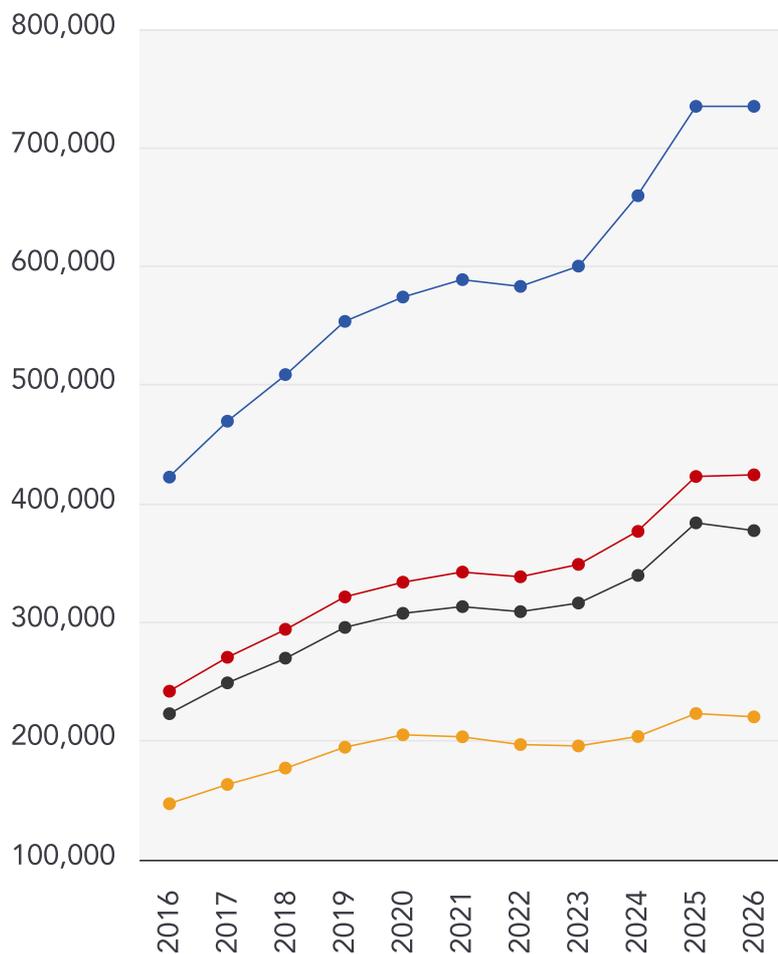
Reference - 97/00265/FUL	
Decision:	Decided
Date:	30th April 1997
Description:	Erection of a single storey side extension to provide an additional garage

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DA2



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

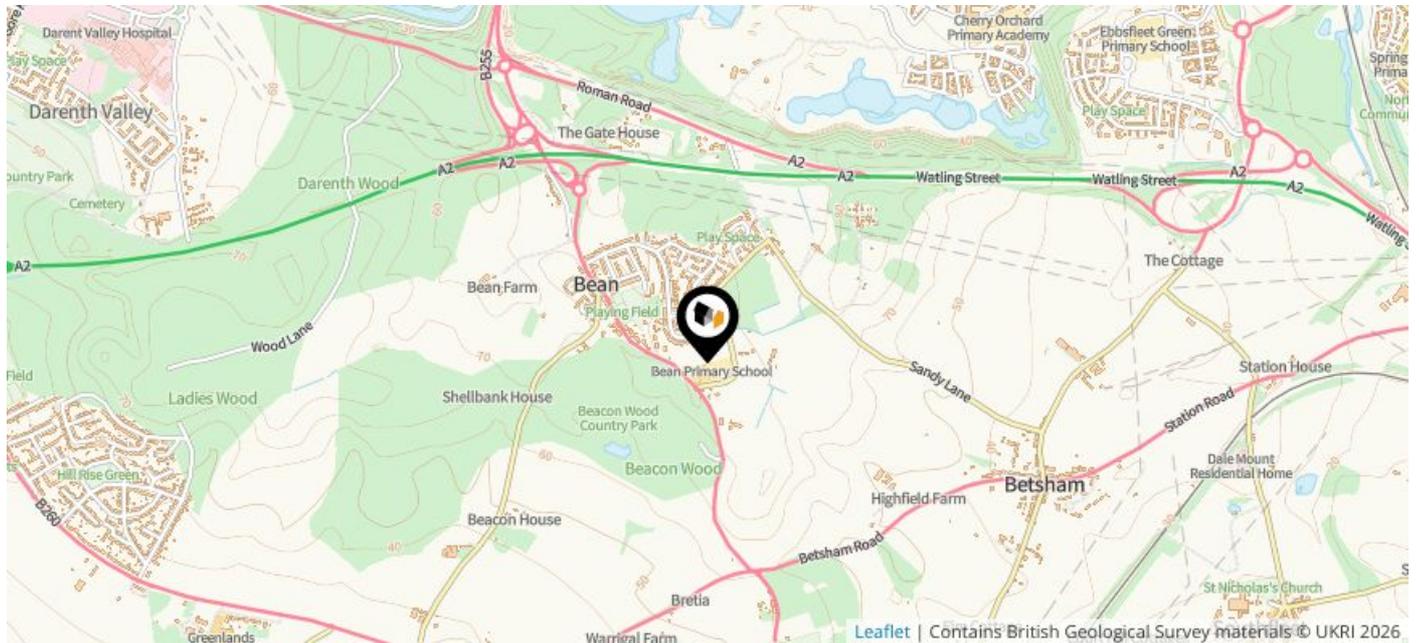
Flat

+49.74%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



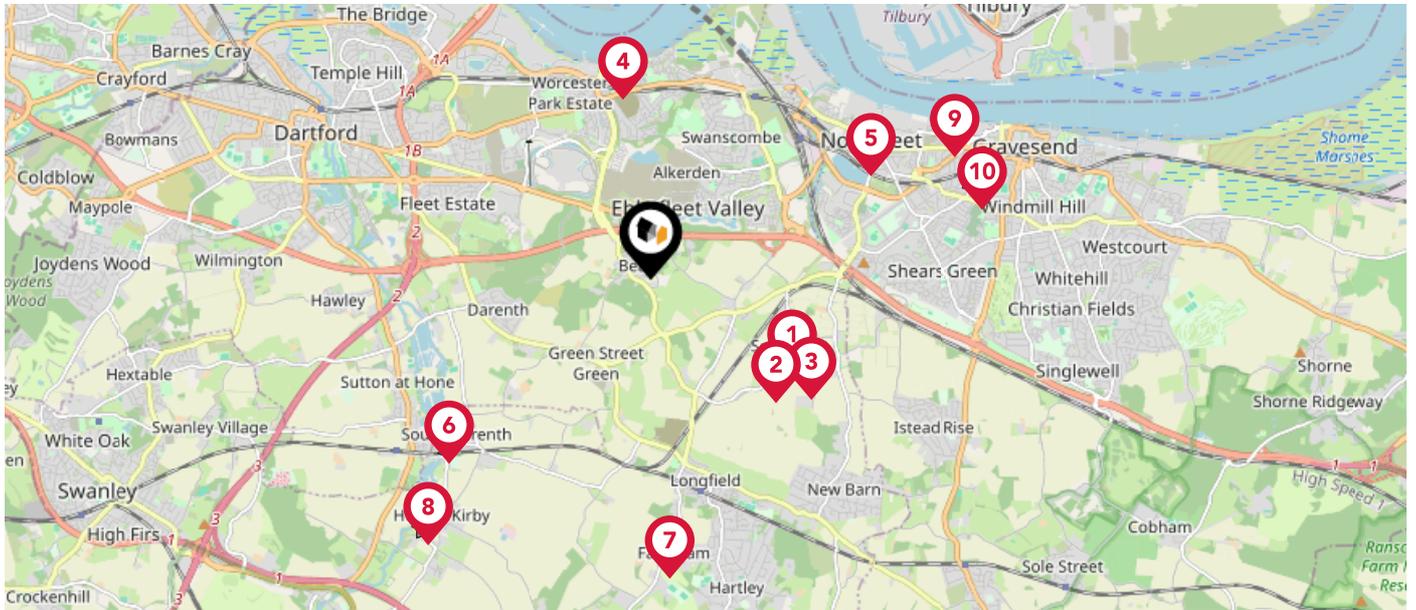
Mine Entry

- ✕ 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

-  Southfleet

-  Hook Green

-  Red Street

-  Greenhithe

-  The Hill, Northfleet

-  South Darenth

-  Baldwins Green, Fawkham

-  Horton Kirby

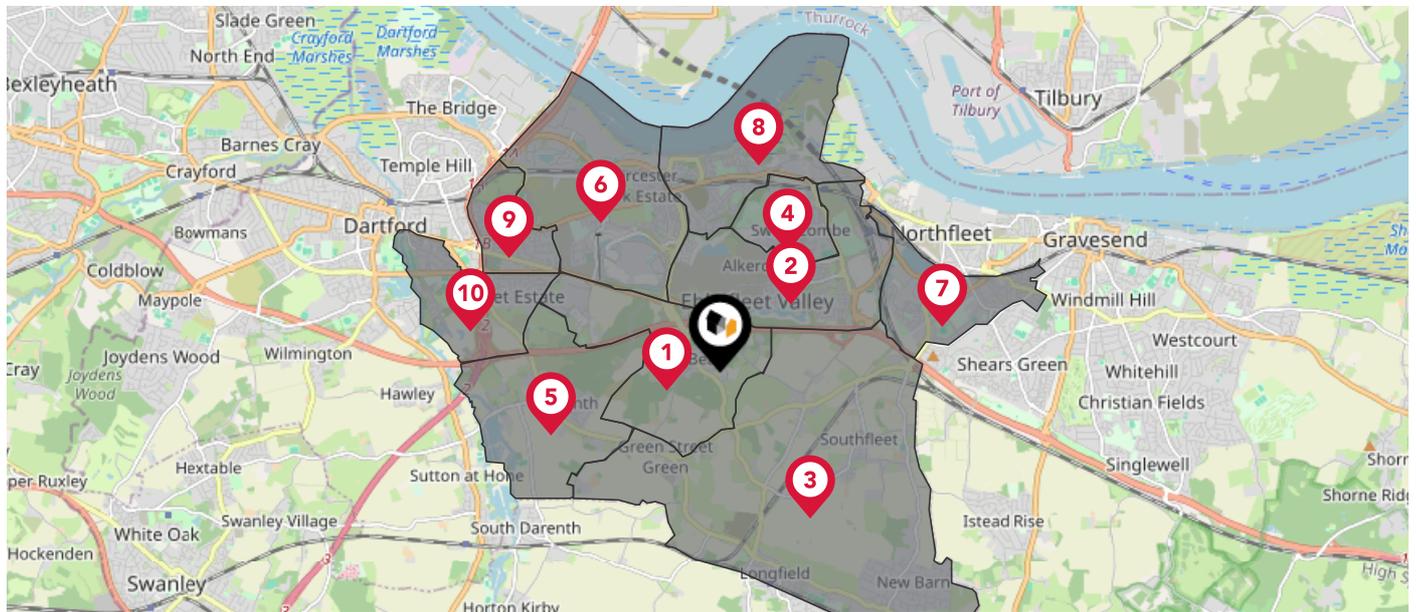
-  Lansdowne Square, Northfleet

-  Pelham Road and The Avenue, Gravesend

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



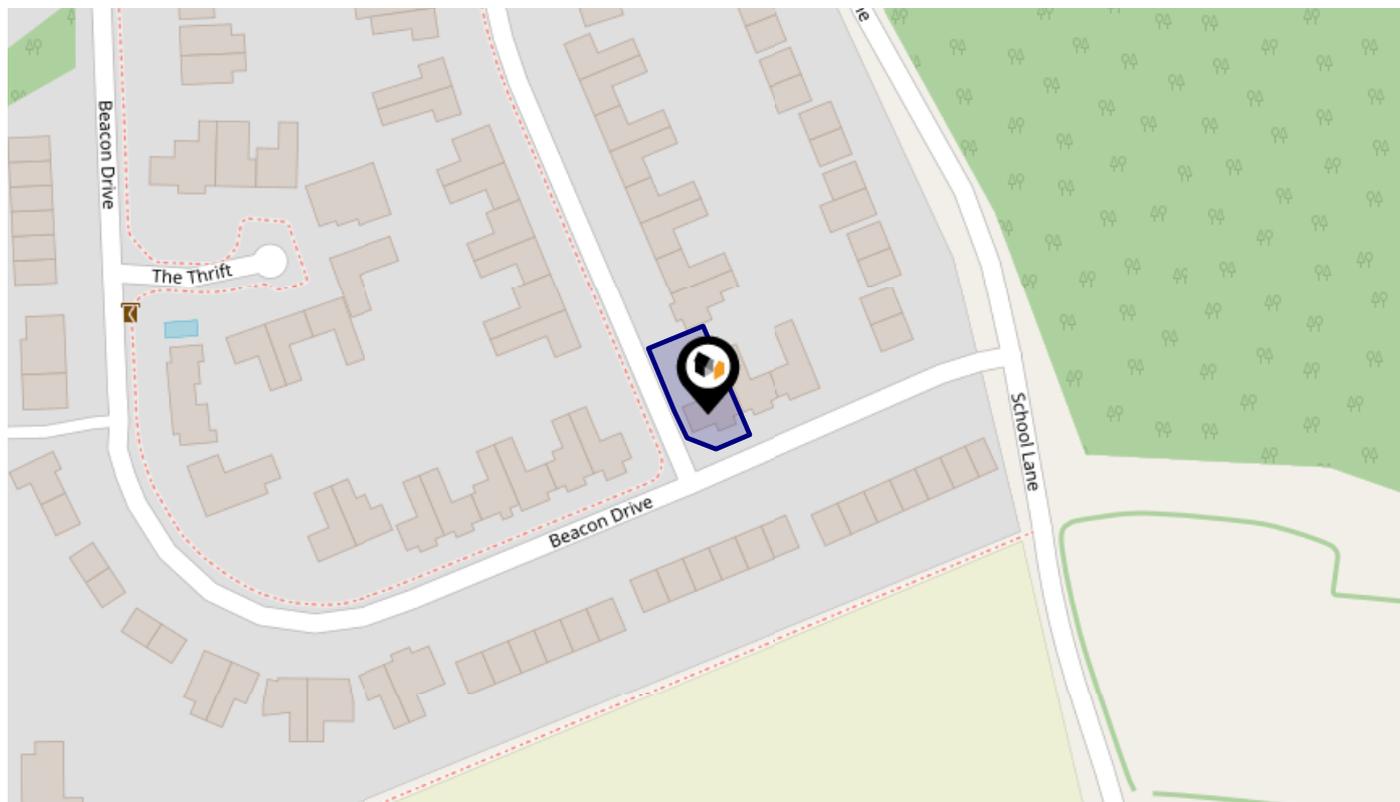
Nearby Council Wards

-  Bean & Village Park Ward
-  Ebbsfleet Ward
-  Longfield, New Barn & Southfleet Ward
-  Swanscombe Ward
-  Darenth Ward
-  Stone Castle Ward
-  Northfleet South Ward
-  Greenhithe & Knockhall Ward
-  Stone House Ward
-  Brent 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.

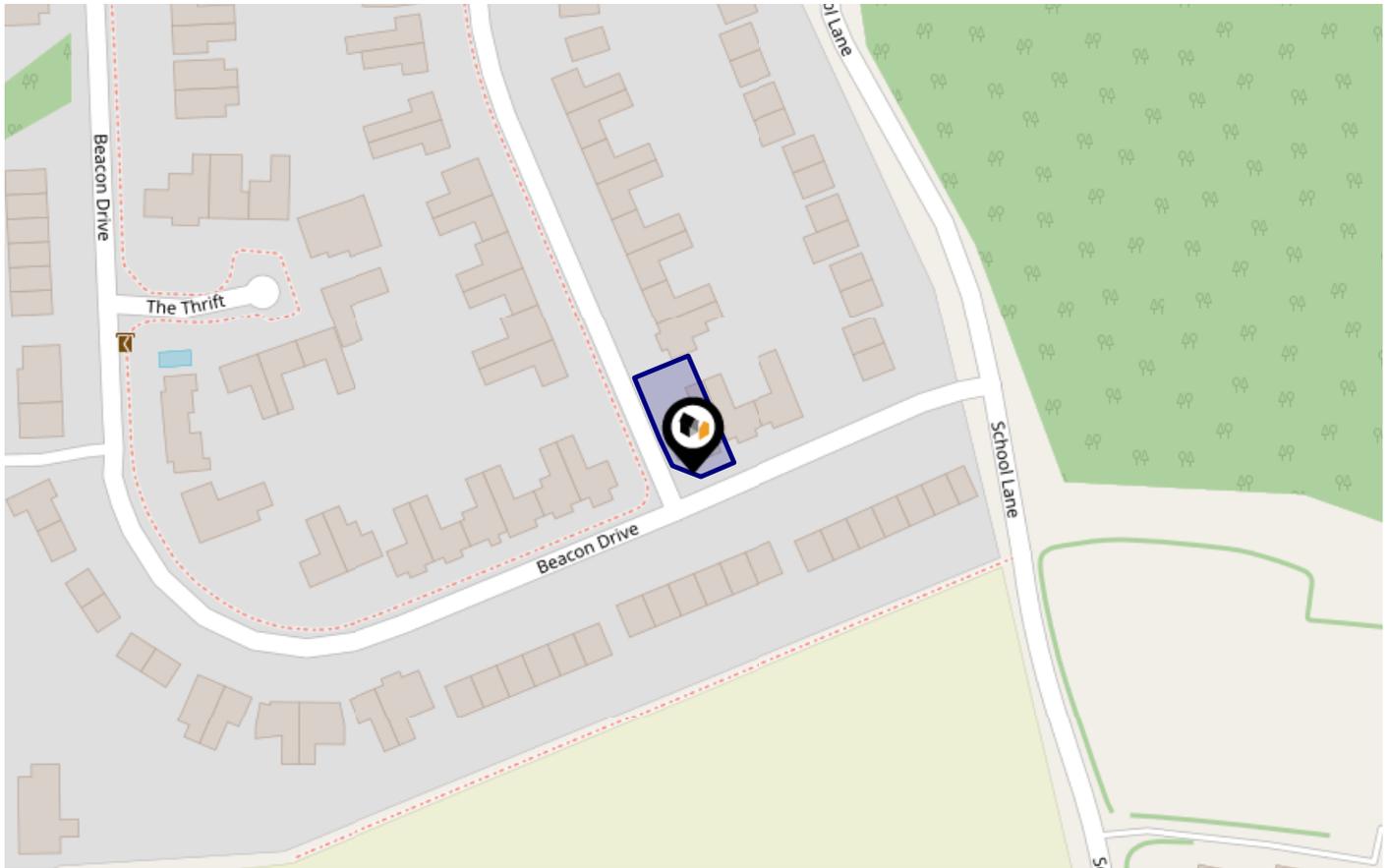
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

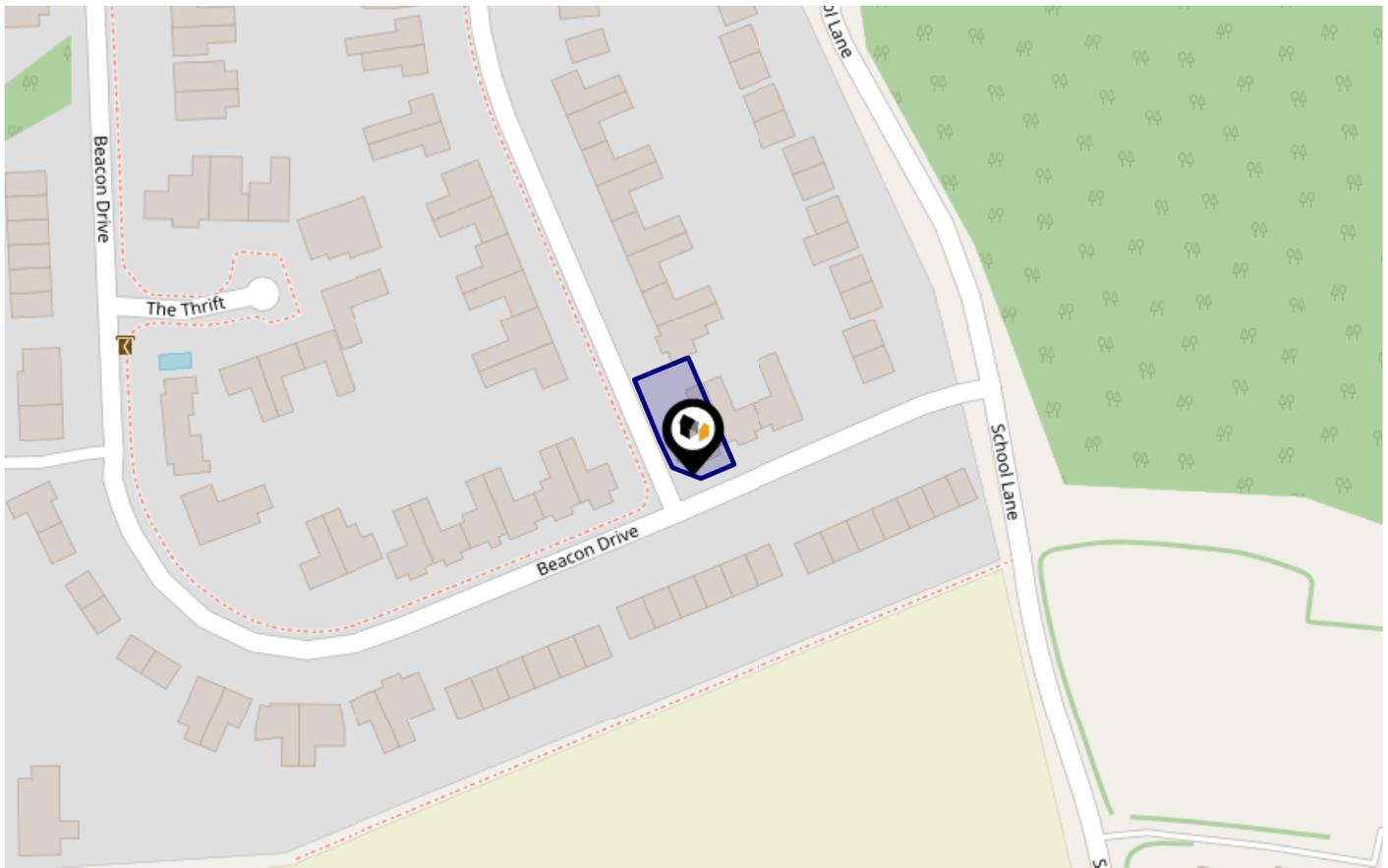
Chance of flooding to the following depths at this property:



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: 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.
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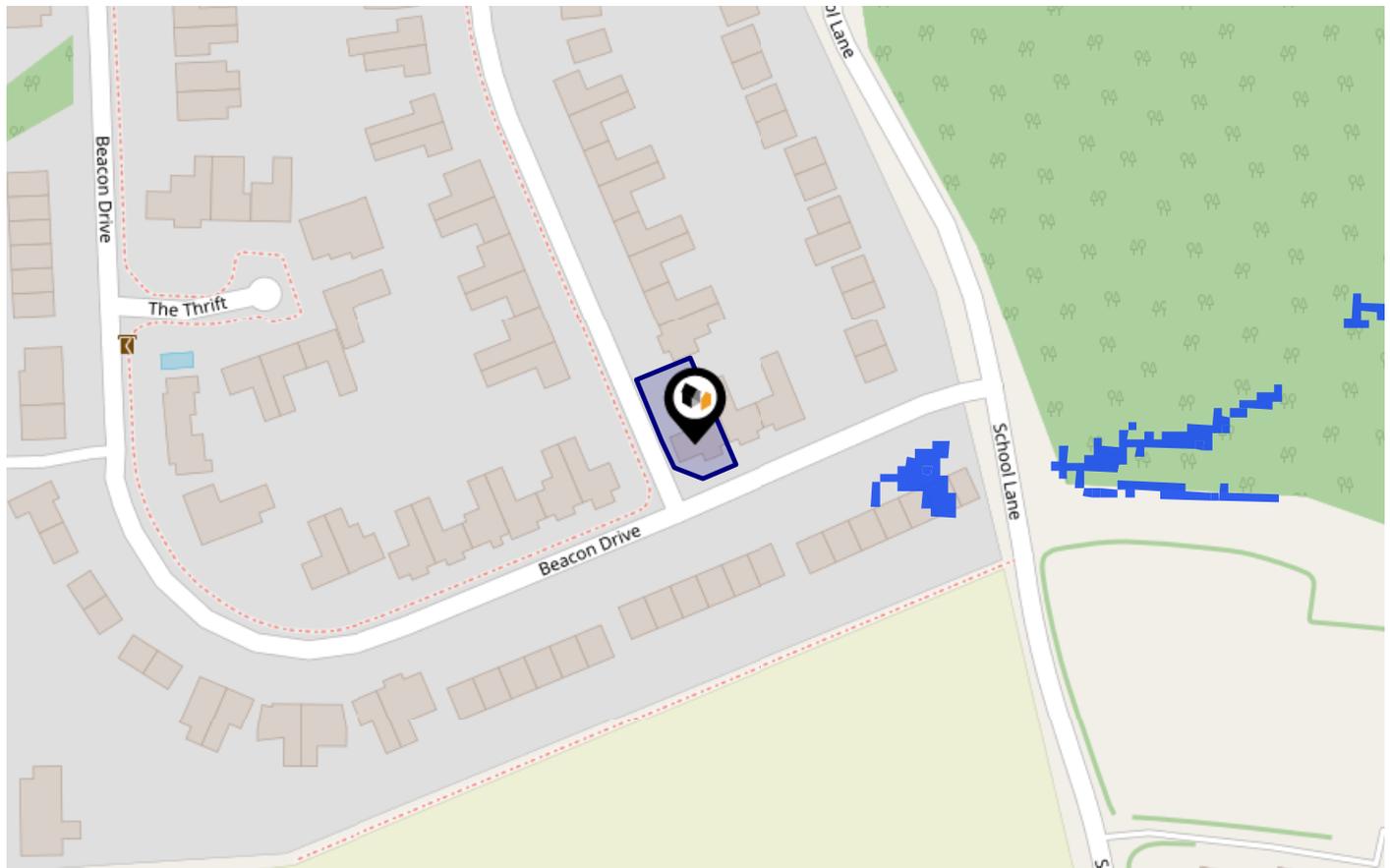
Chance of flooding to the following depths at this property:



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: **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.
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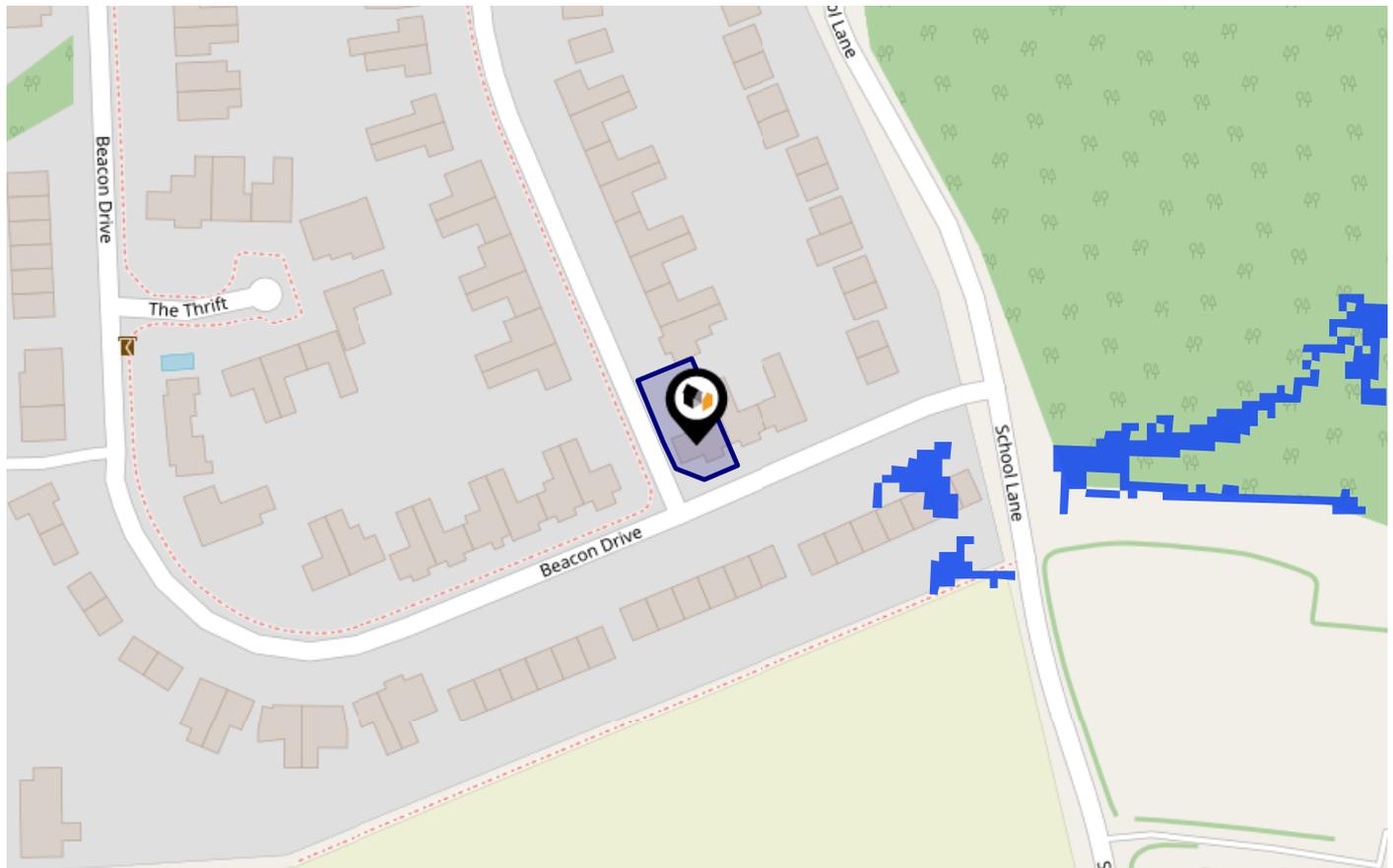
Chance of flooding to the following depths at this property:



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: **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.

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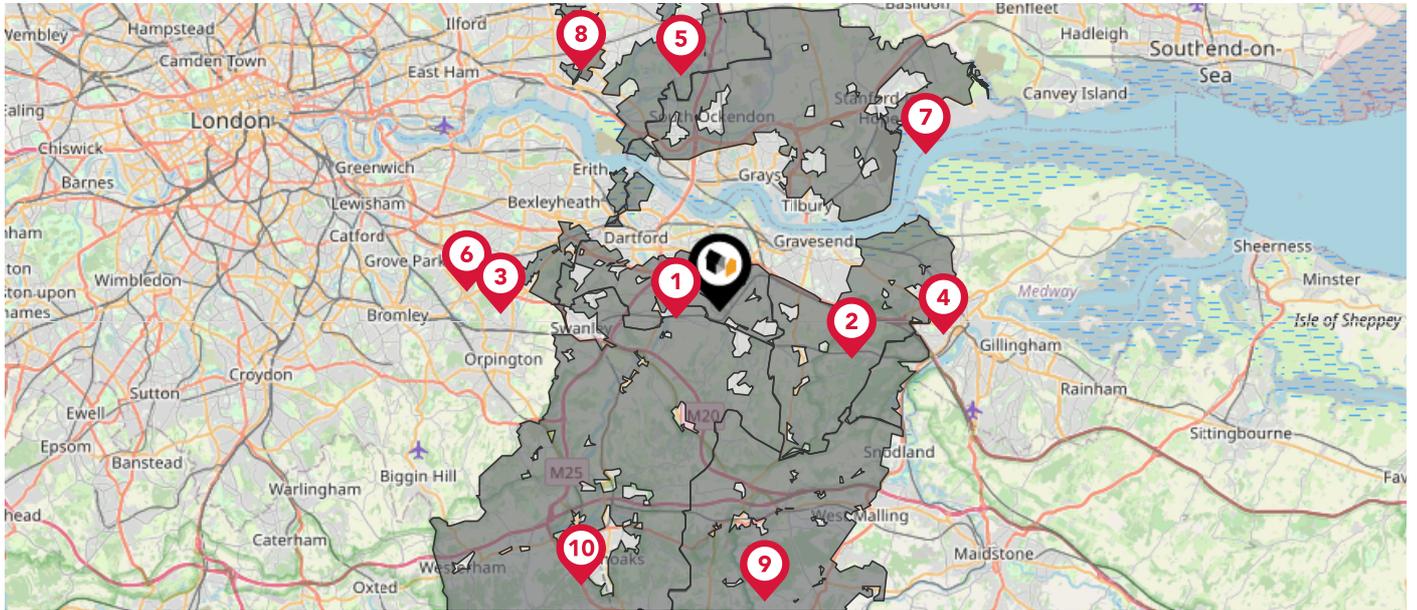
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



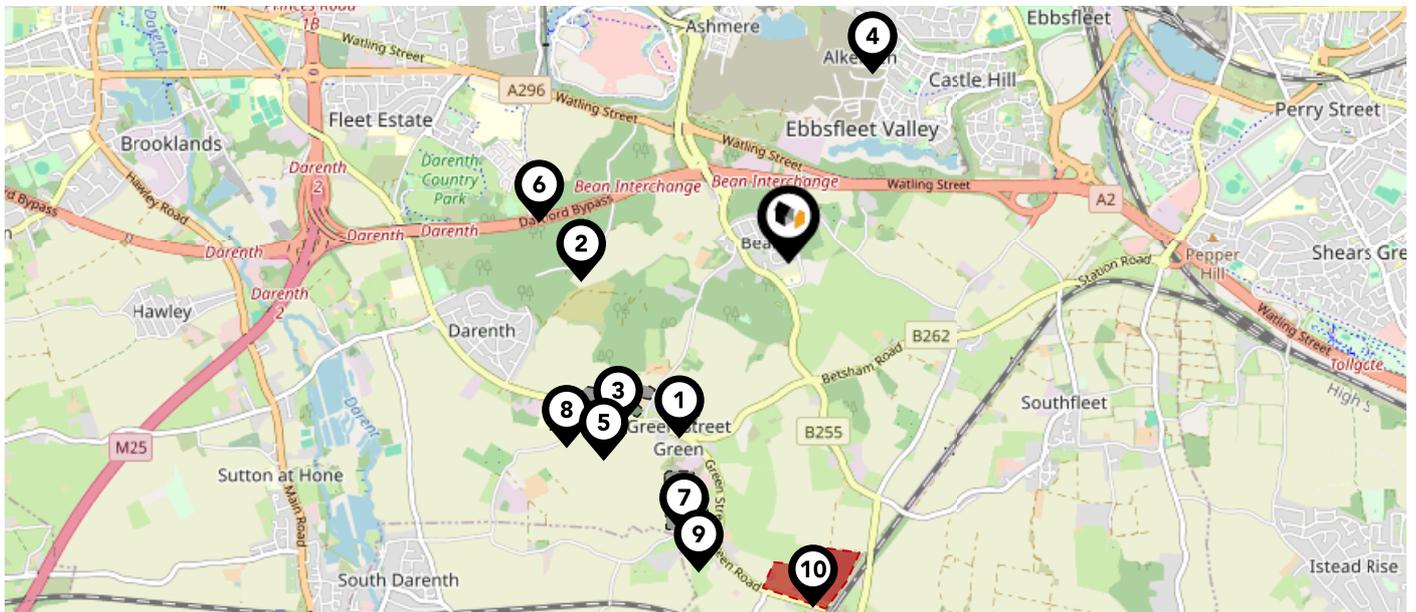
Nearby Green Belt Land

-  London Green Belt - Dartford
-  London Green Belt - Gravesham
-  London Green Belt - Bexley
-  London Green Belt - Medway
-  London Green Belt - Havering
-  London Green Belt - Greenwich
-  London Green Belt - Thurrock
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Tonbridge and Malling
-  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.



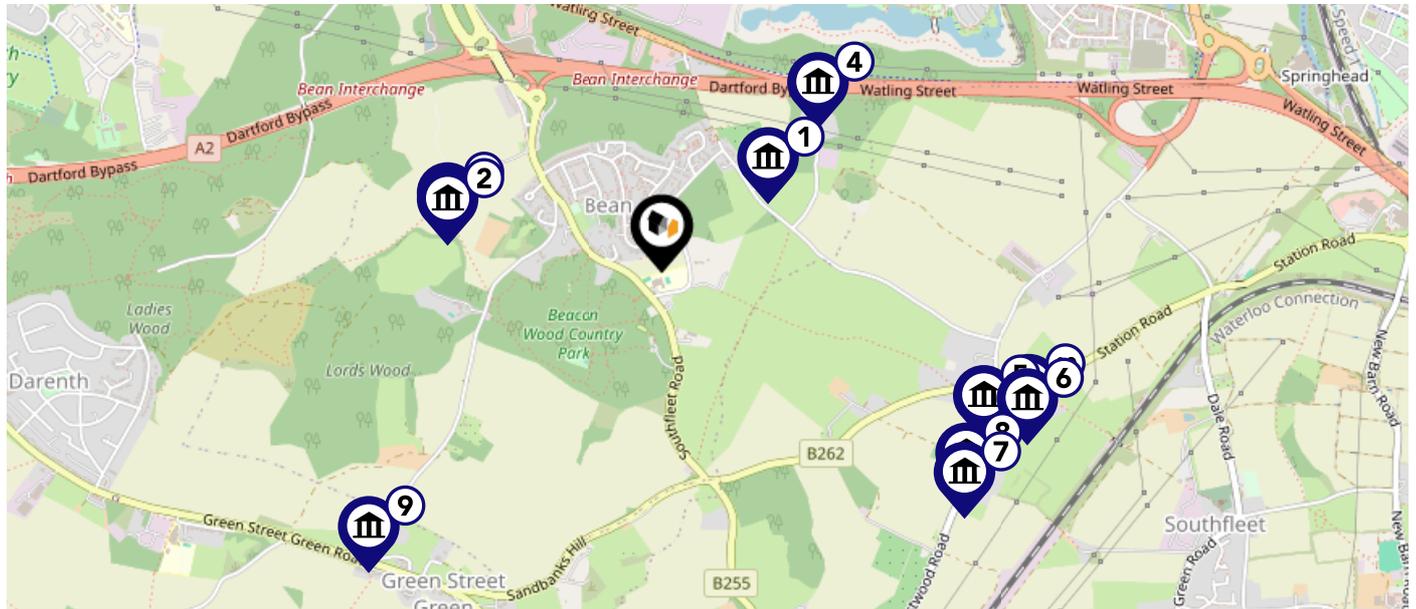
Nearby Landfill Sites

	Shell Bank Lane-Green Street Green, Kent	Historic Landfill 
	Darenth Wood-Darenth, Kent	Historic Landfill 
	Manor Farm-Green Street Green, Kent	Historic Landfill 
	Alkerden Lane-Swale, Kent	Historic Landfill 
	St.Margarets-Pinden, Green Street Green, Kent	Historic Landfill 
	Darenth Wood Road-Darenth Wood Road, Darenth, Kent	Historic Landfill 
	Gills Lane-Grubb Street, Kent	Historic Landfill 
	Ryecroft Farm-Green Street Green, Kent	Historic Landfill 
	Grubb Street-Mile End Green, Dartford, Kent	Historic Landfill 
	PINDEN QUARRY LANDFILL	Active 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...



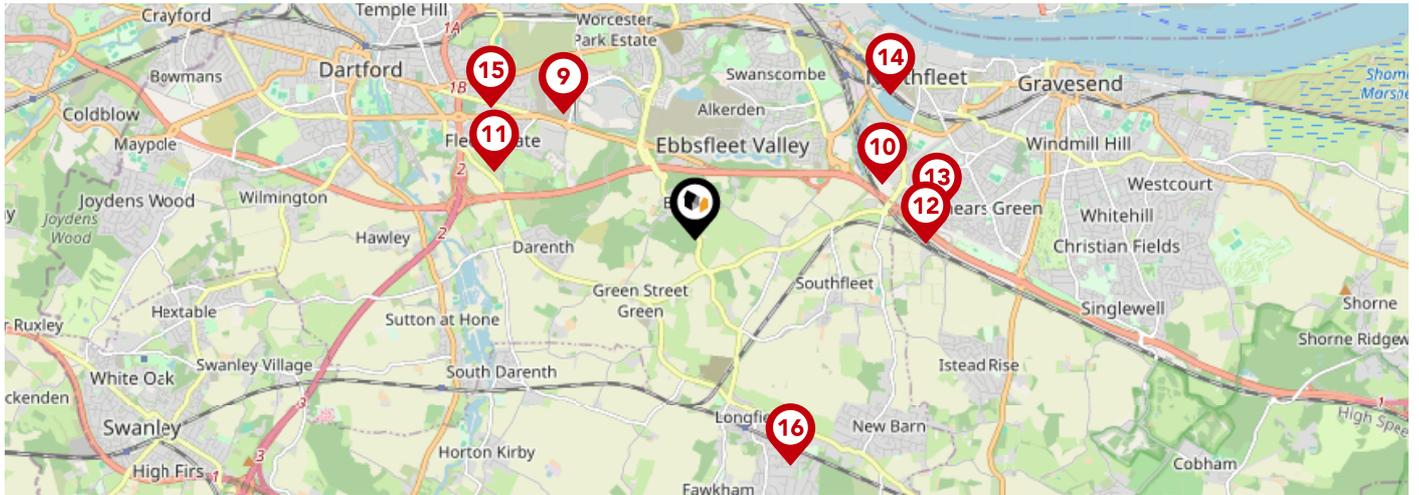
Listed Buildings in the local district	Grade	Distance
 1336457 - Blue House	Grade II	0.3 miles
 1085808 - Barn To South East Of Lower Bean Farmhouse	Grade II	0.5 miles
 1099940 - Lower Bean Farmhouse	Grade II	0.5 miles
 1119762 - Swanscombe Cutting Footbridge Crossing A2 East Of A296 Junction	Grade II	0.5 miles
 1085806 - Betsham House	Grade II	0.8 miles
 1085804 - Joyce Hall	Grade II	0.9 miles
 1085807 - Rose Cottage	Grade II	0.9 miles
 1349064 - Range Of Five Oasthouses And Two Outbuildings At Mates Farm	Grade II	0.9 miles
 1085818 - Manor Farmhouse	Grade II	0.9 miles
 1349050 - V Shaped Garden Wall To North Of Joyce Hall	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
	Bean Primary School Ofsted Rating: Good Pupils: 205 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Orchard Primary Academy Ofsted Rating: Outstanding Pupils: 452 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenlands Primary School Ofsted Rating: Requires improvement Pupils: 194 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sedley's Church of England Primary School Ofsted Rating: Good Pupils: 102 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Community Primary School Ofsted Rating: Good Pupils: 674 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ebbsfleet Academy Ofsted Rating: Good Pupils: 826 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Craylands School Ofsted Rating: Good Pupils: 421 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Knockhall Primary School Ofsted Rating: Requires improvement Pupils: 424 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

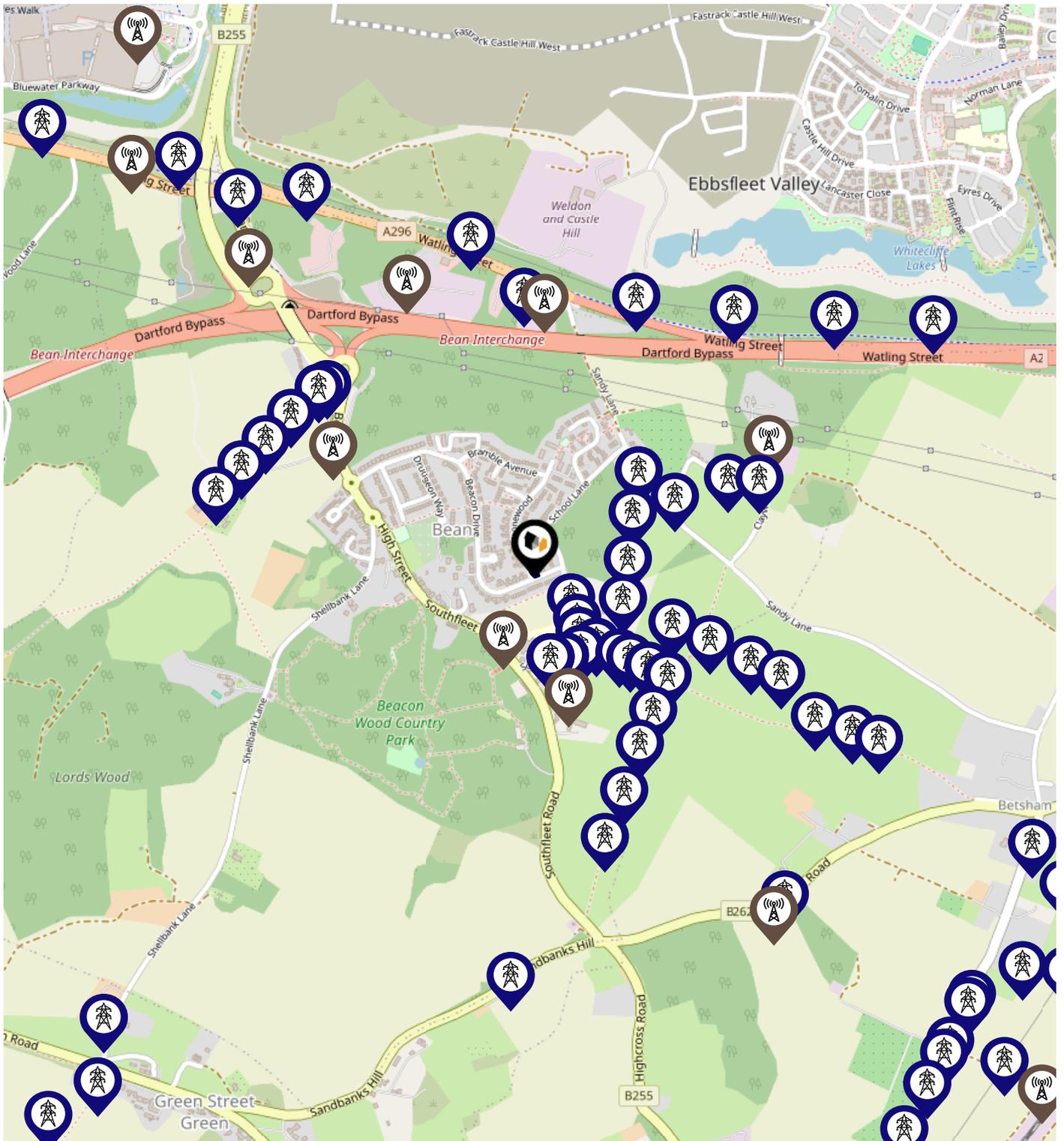
Area Schools



	Nursery	Primary	Secondary	College	Private
Stone St Mary's CofE Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Springhead Park Primary School Ofsted Rating: Good Pupils: 387 Distance: 1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fleetdown Primary Academy Ofsted Rating: Outstanding Pupils: 637 Distance: 1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Painters Ash Primary School Ofsted Rating: Good Pupils: 404 Distance: 2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Northfleet School for Girls Ofsted Rating: Good Pupils: 1283 Distance: 2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn Primary School Ofsted Rating: Requires improvement Pupils: 239 Distance: 2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Brent Primary School Ofsted Rating: Outstanding Pupils: 642 Distance: 2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Longfield Academy Ofsted Rating: Good Pupils: 998 Distance: 2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

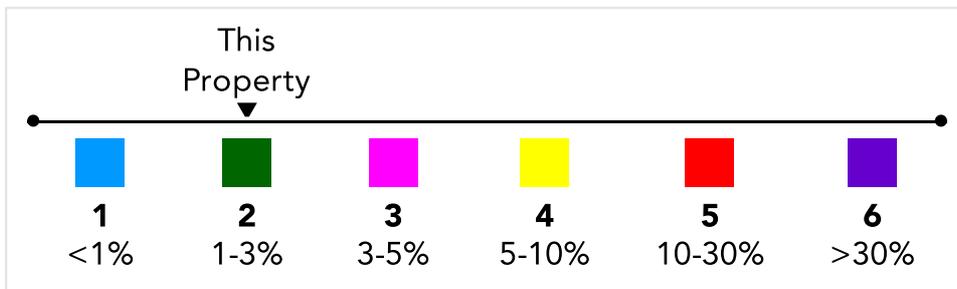
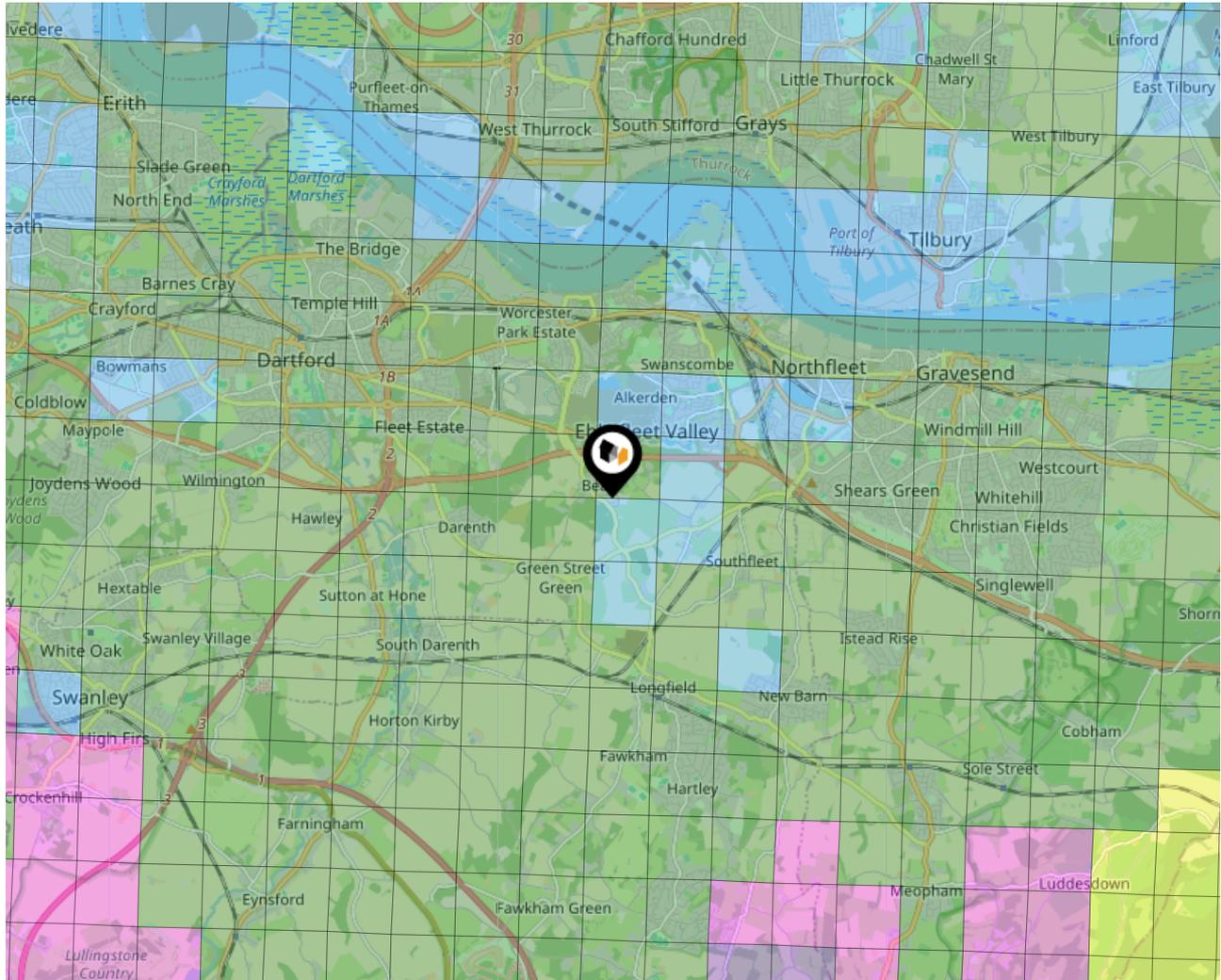


Key:

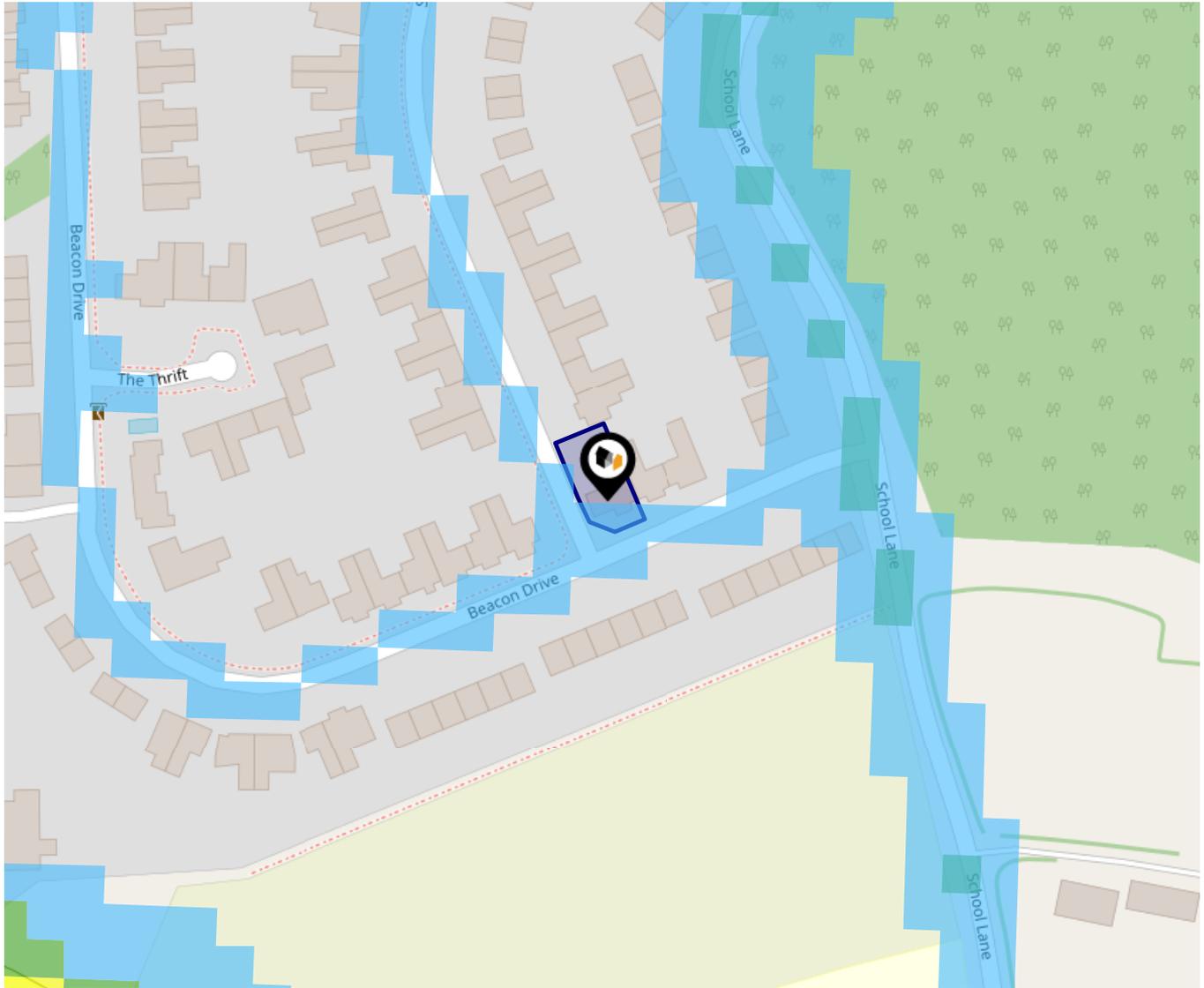
-  Power Pylons
-  Communication Masts

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

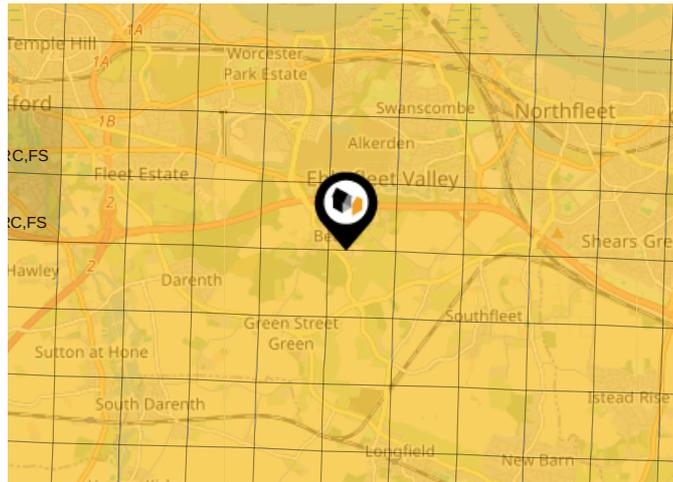


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

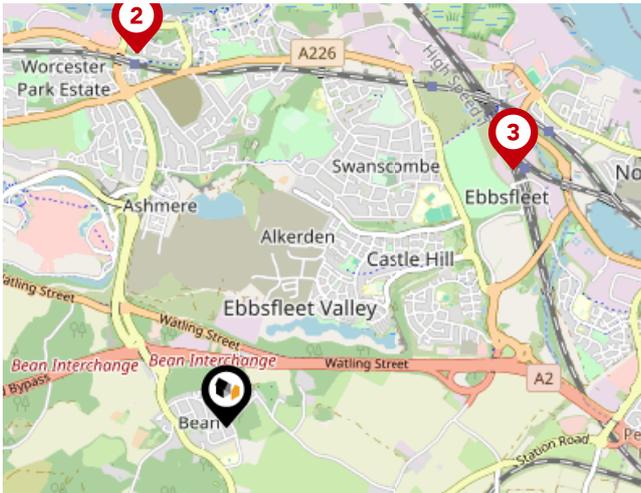


Primary Classifications (Most Common Clay Types)

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

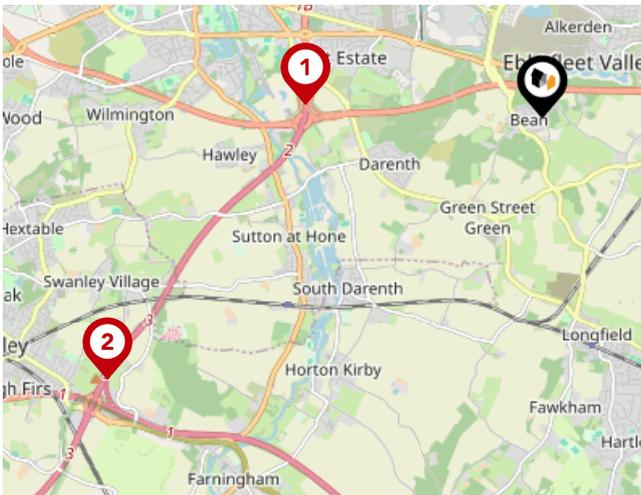
Area

Transport (National)



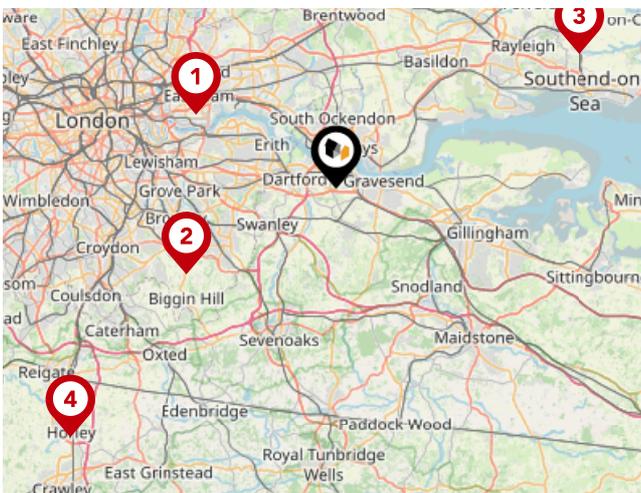
National Rail Stations

Pin	Name	Distance
1	Greenhithe for Bluewater Rail Station	1.78 miles
2	Greenhithe for Bluewater Rail Station	1.78 miles
3	Ebbsfleet International Rail Station	1.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J2	2.19 miles
2	M25 J3	4.68 miles
3	M20 J2	7.48 miles
4	M26 J2A	8.76 miles
5	M20 J3	8.78 miles



Airports/Helipads

Pin	Name	Distance
1	Silvertown	11.64 miles
2	Leaves Green	12.79 miles
3	Southend-on-Sea	20.38 miles
4	Gatwick Airport	27.05 miles

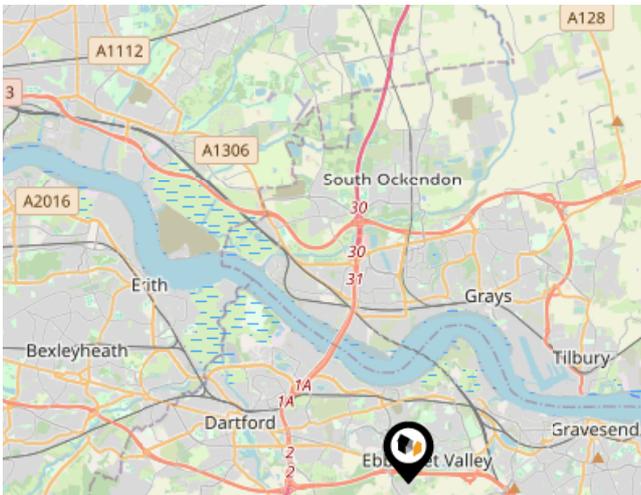
Area

Transport (Local)



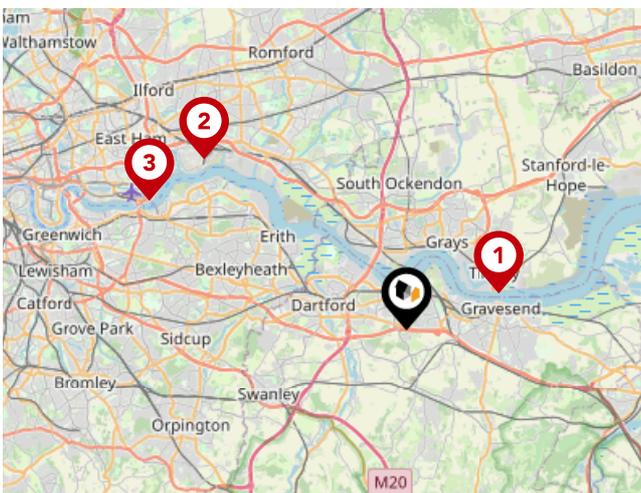
Bus Stops/Stations

Pin	Name	Distance
1	School	0.13 miles
2	School	0.14 miles
3	Bramble Avenue	0.23 miles
4	The Black Horse	0.21 miles
5	Foxwood Road	0.3 miles



Local Connections

Pin	Name	Distance
1	Hornchurch	9.4 miles
2	Hornchurch Underground Station	9.41 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	3.66 miles
2	Barking Riverside Pier	9.77 miles
3	Woolwich Arsenal Pier	10.6 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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