

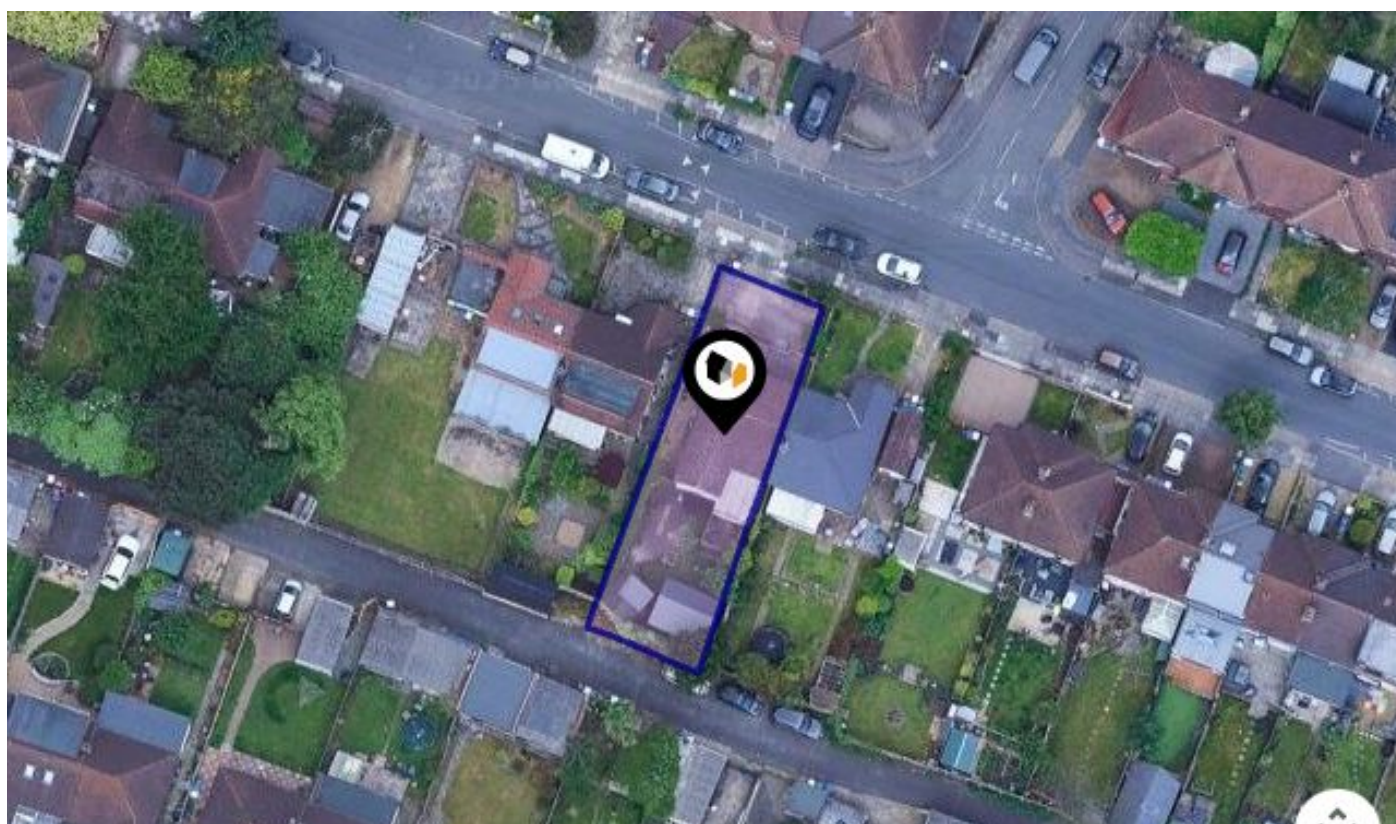


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd May 2025



SUTHERLAND AVENUE, WELLING, DA16

EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com



Property




Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,258
Title Number:	K14428

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: ***Sutherland Avenue, Welling, DA16***

Reference - 02/00558/FUL	
Decision:	Granted with Conditions
Date:	28th February 2002
Description:	Formation of dormer extension in rear roof slope to provide room in roof space.

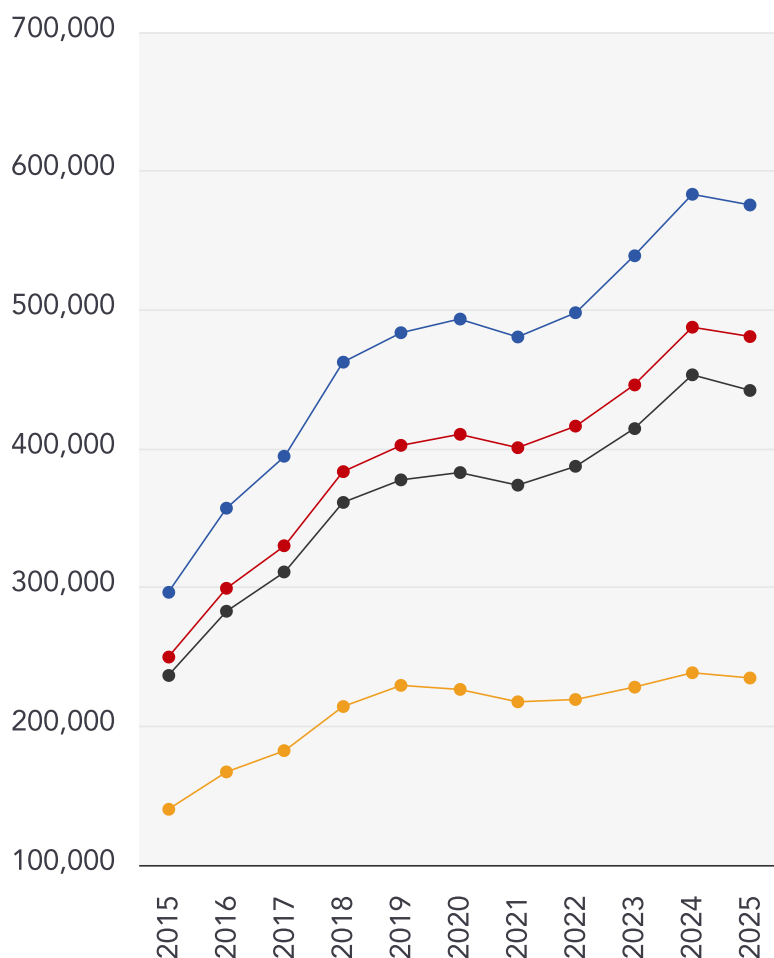
Reference - 77/01284/FUL	
Decision:	Decided
Date:	08th August 1977
Description:	Attached car port

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DA16



Detached

+94.14%

Semi-Detached

+92.44%

Terraced

+86.82%

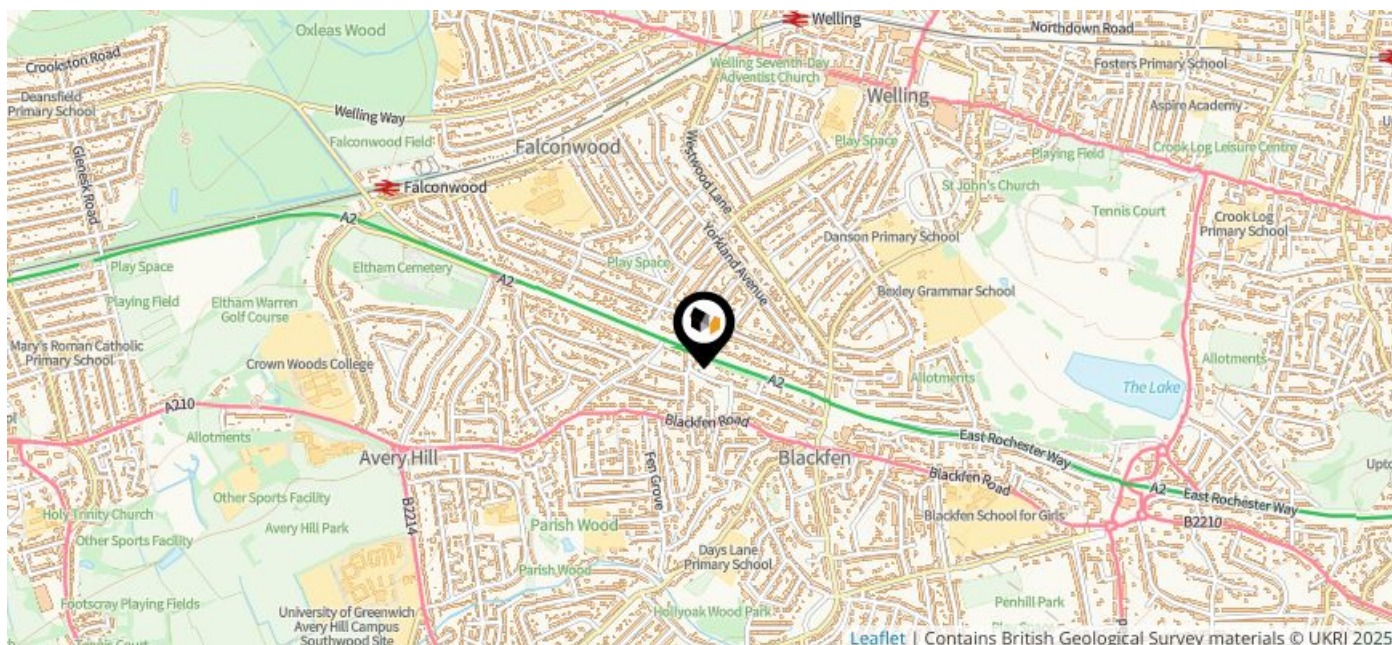
Flat

+67.51%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



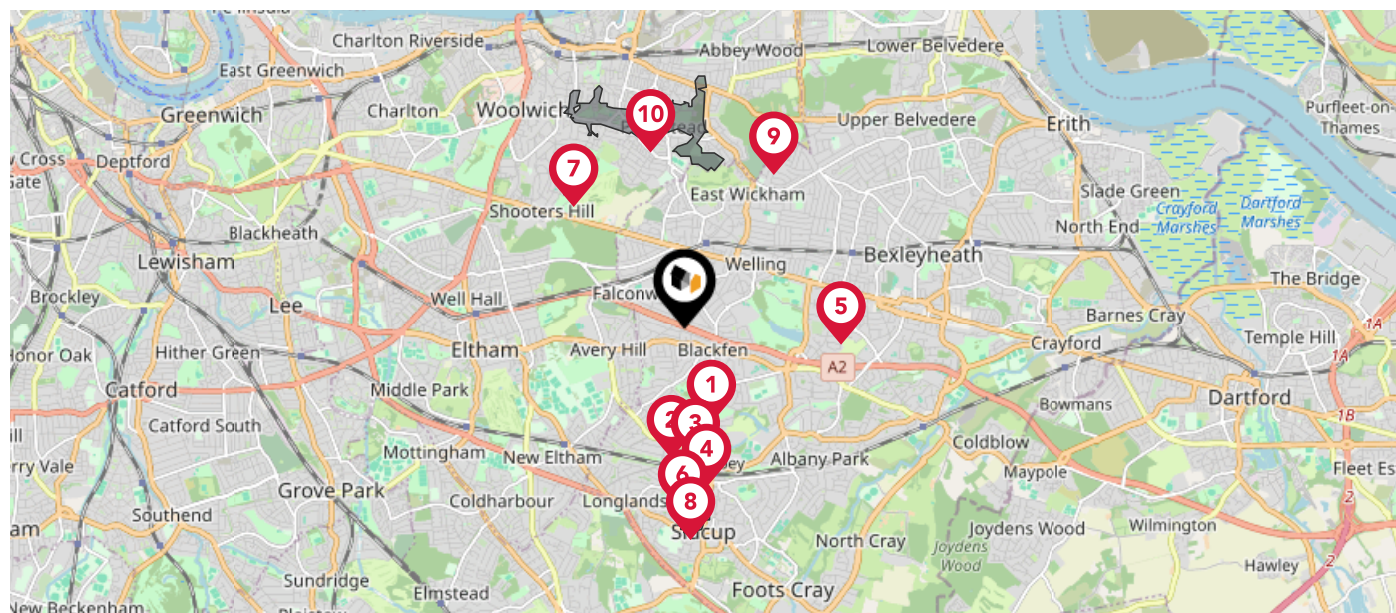
Mine Entry

- ✕ 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



The Oval



Willersley Avenue and Braundton Avenue



The Hollies



Halfway Street



Red House Lane



Longlands Road



SHREWSBURY PARK ESTATE CONSERVATION AREA



Christ Church



GOLDIE LEIGH HOSPITAL CONSERVATION AREA

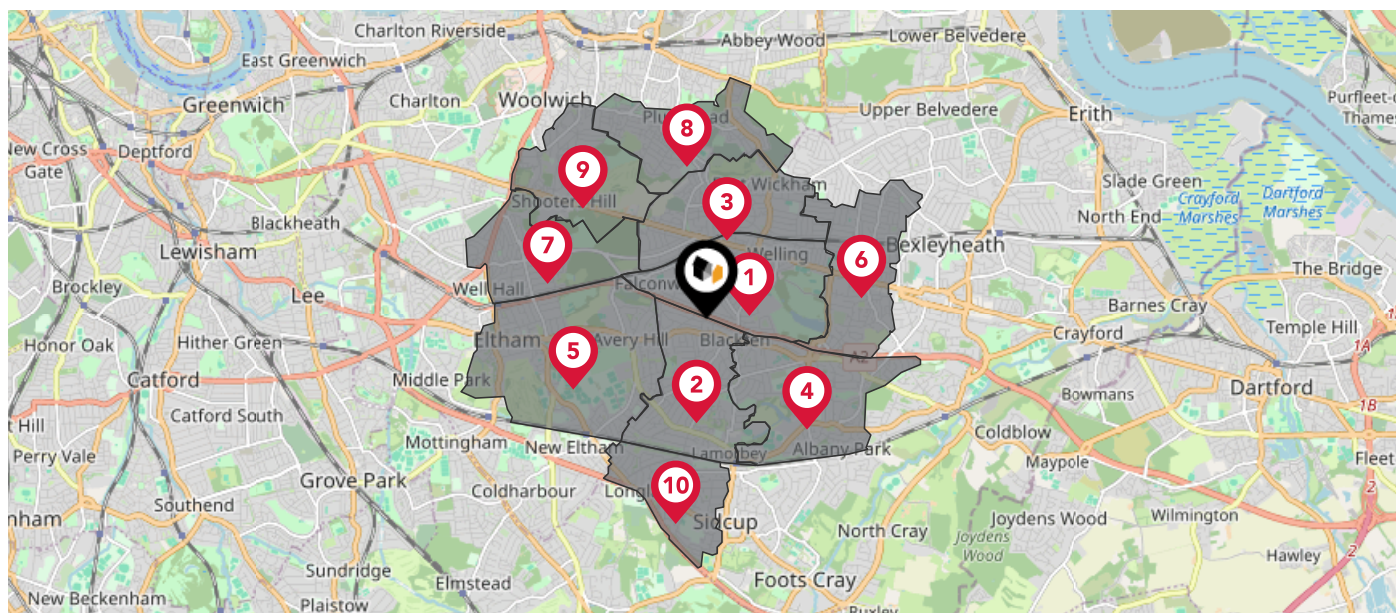


PLUMSTEAD COMMON CONSERVATION AREA











Maps

Council Wards

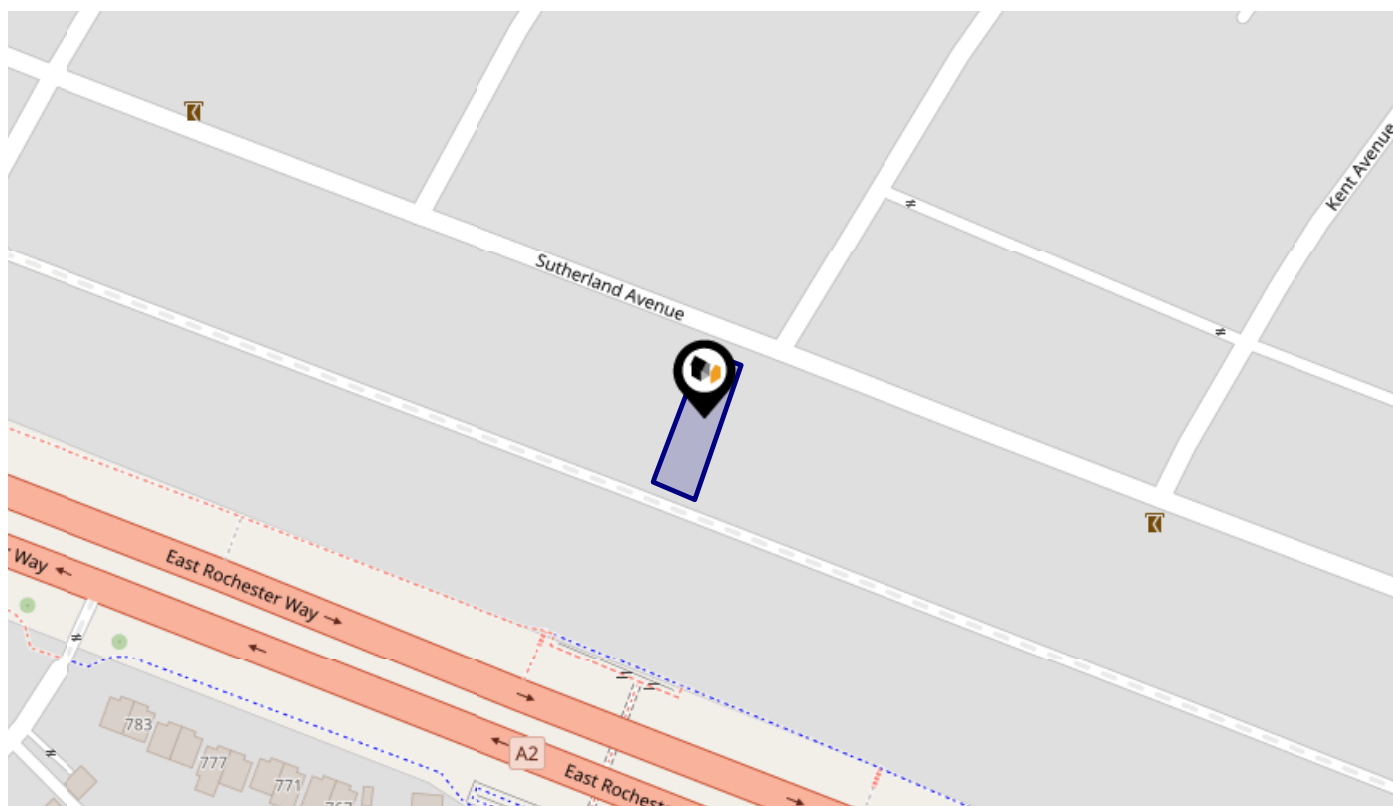
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Falconwood & Welling Ward
-  Blackfen & Lamorbey Ward
-  East Wickham Ward
-  Blendon & Penhill Ward
-  Eltham Town & Avery Hill Ward
-  Crook Log Ward
-  Eltham Park & Progress Ward
-  Plumstead Common Ward
-  Shooters Hill Ward
-  Longlands Ward

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








Rail Noise Data

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

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

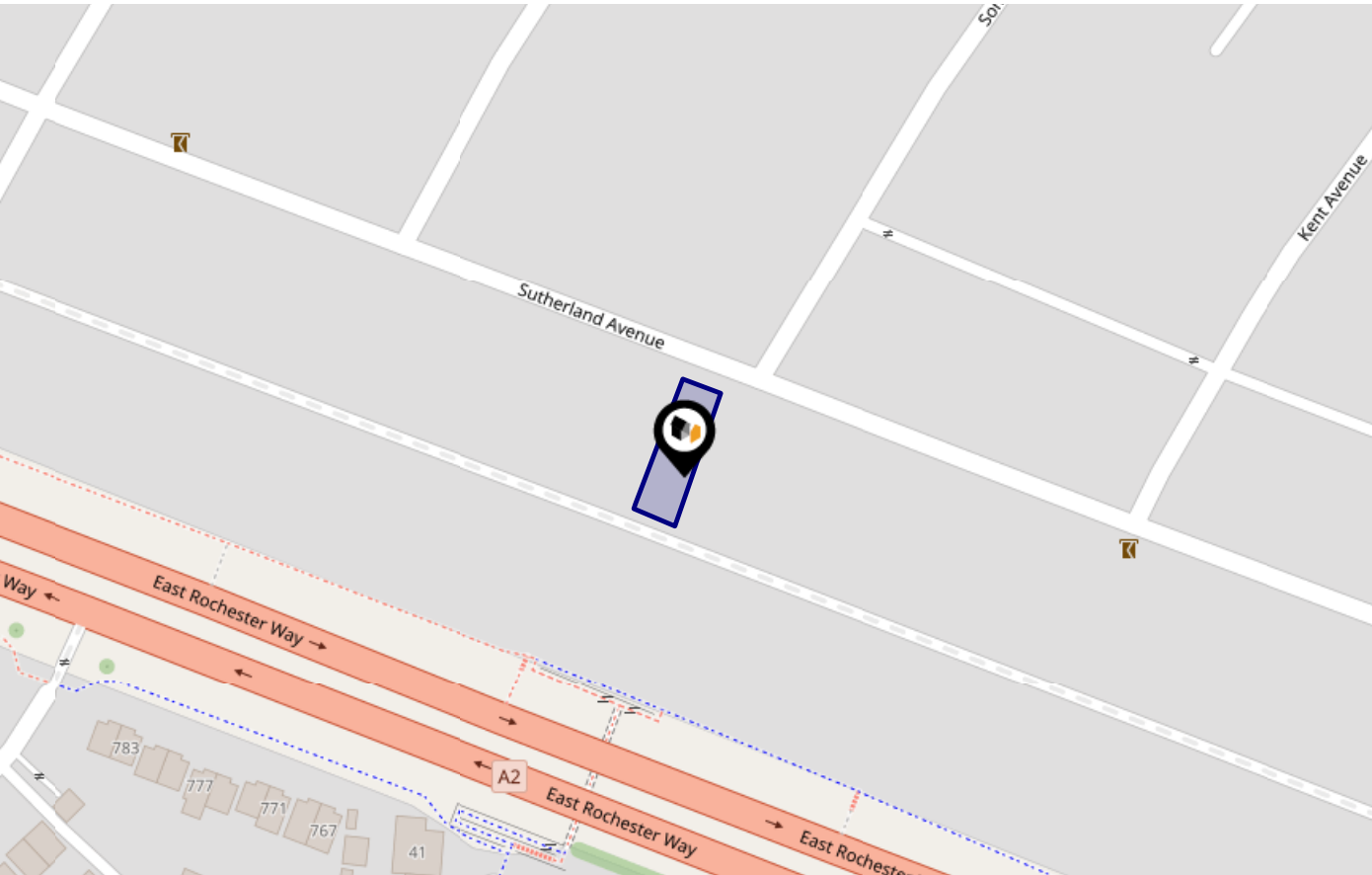
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk





Rivers & Seas - Flood Risk

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

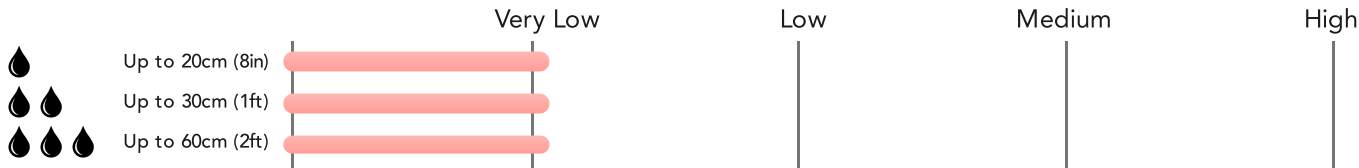


Risk Rating: Very low

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.

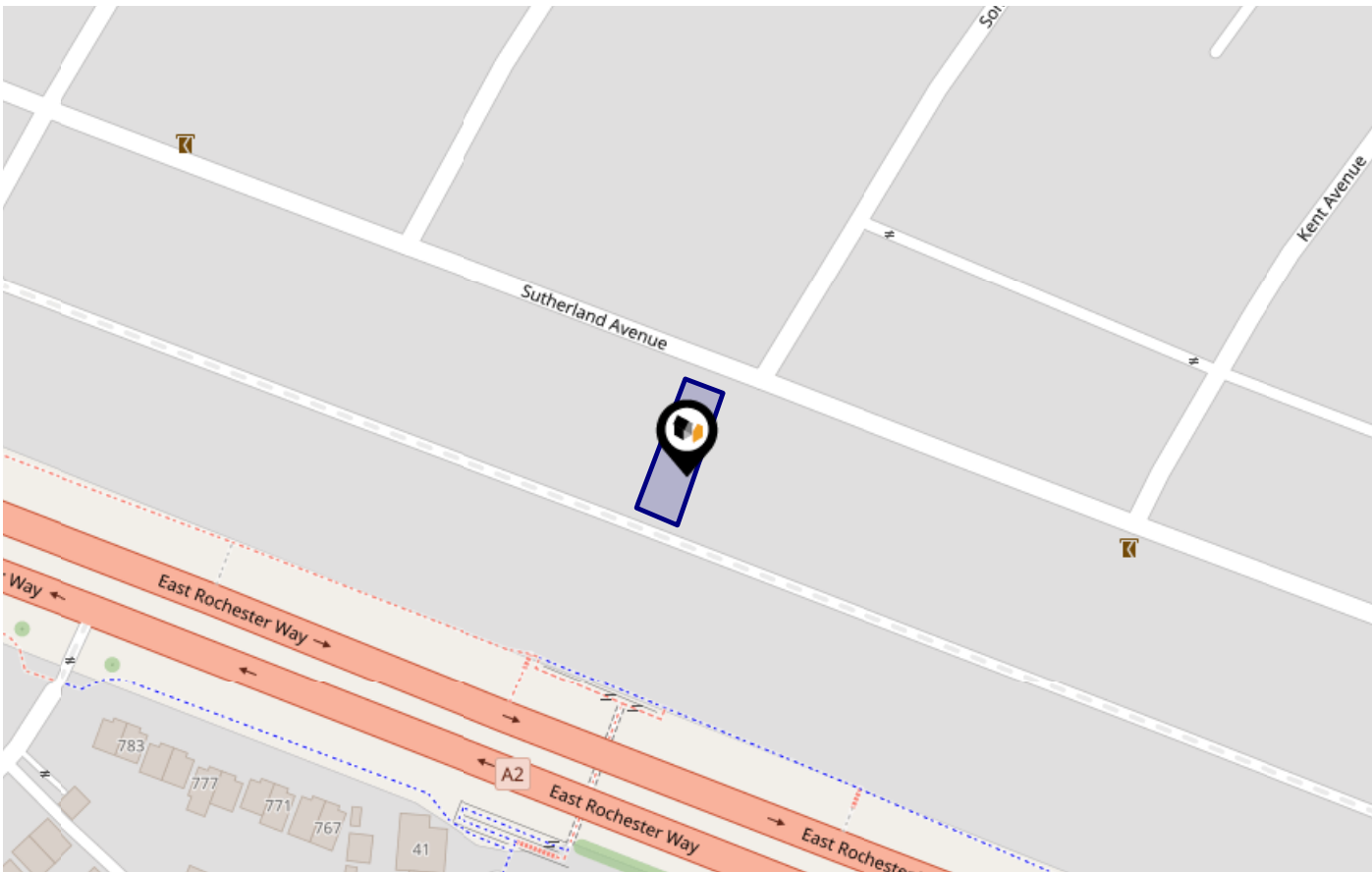
Chance of flooding to the following depths at this property:



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.

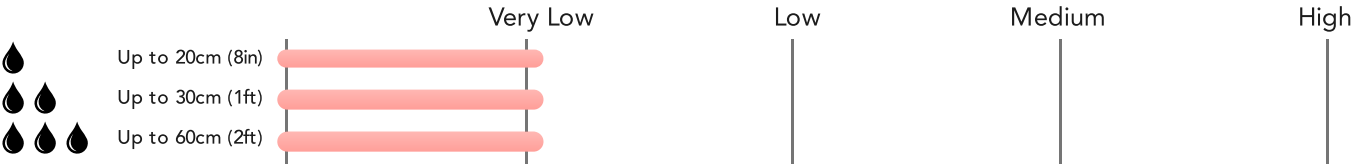


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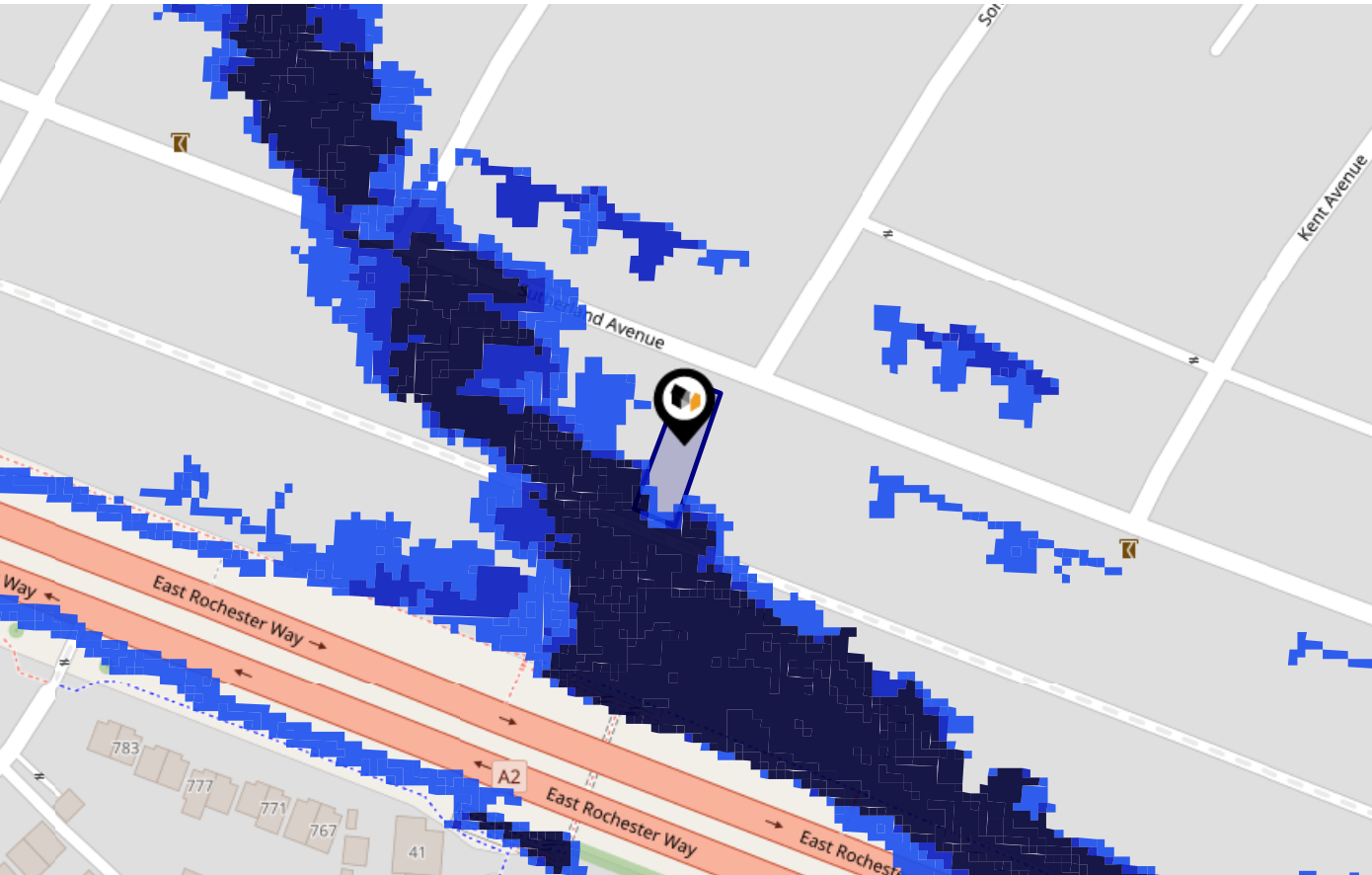
Chance of flooding to the following depths at this property:



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.

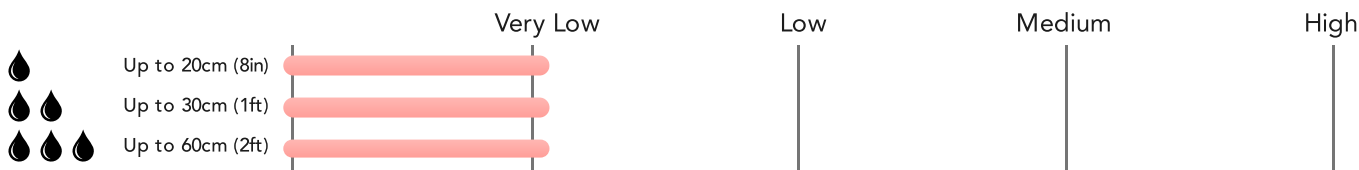


Risk Rating: Very low

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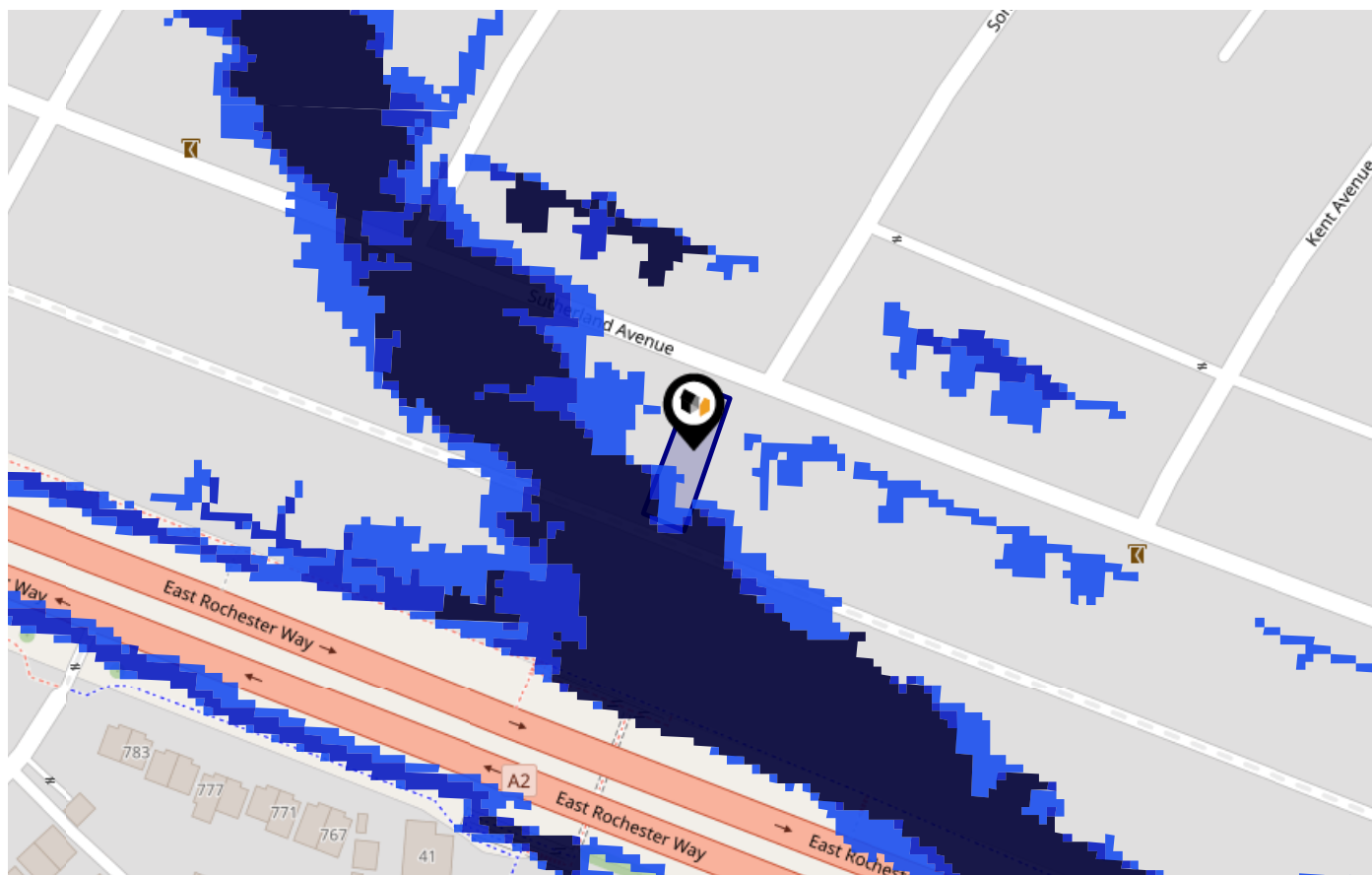
Chance of flooding to the following depths at this property:



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.

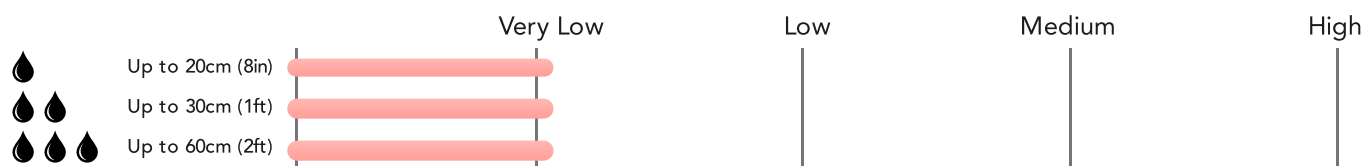


Risk Rating: Very low

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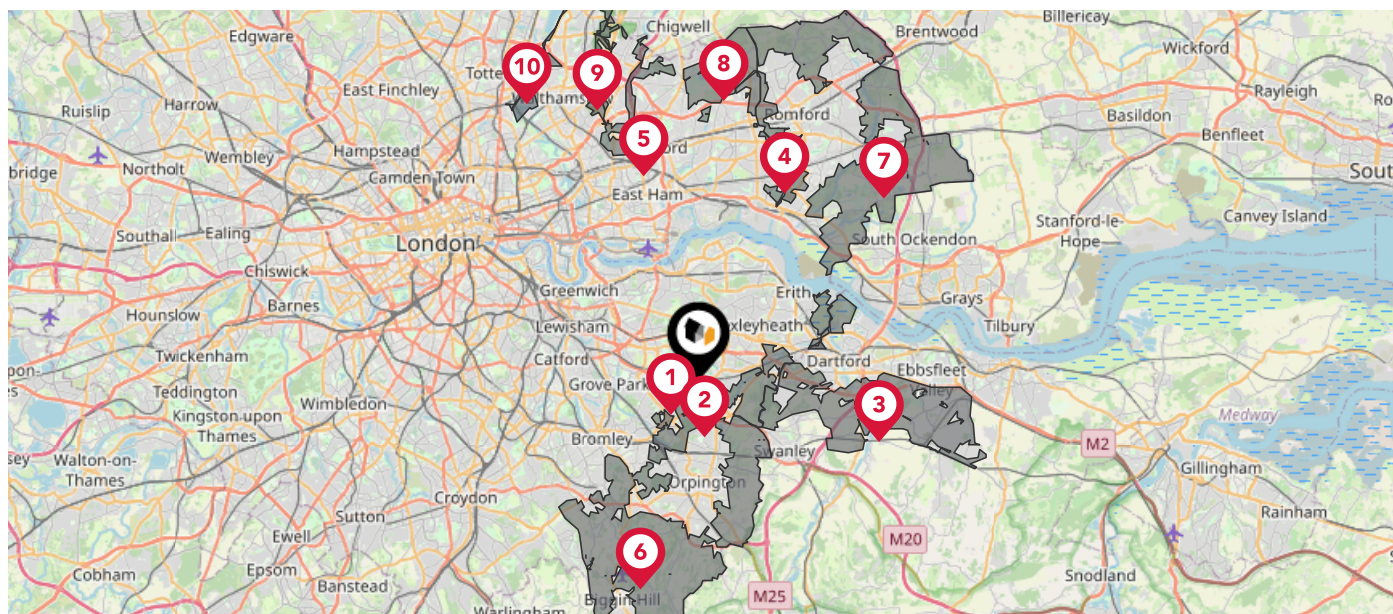
Chance of flooding to the following depths at this property:













Maps

Green Belt

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



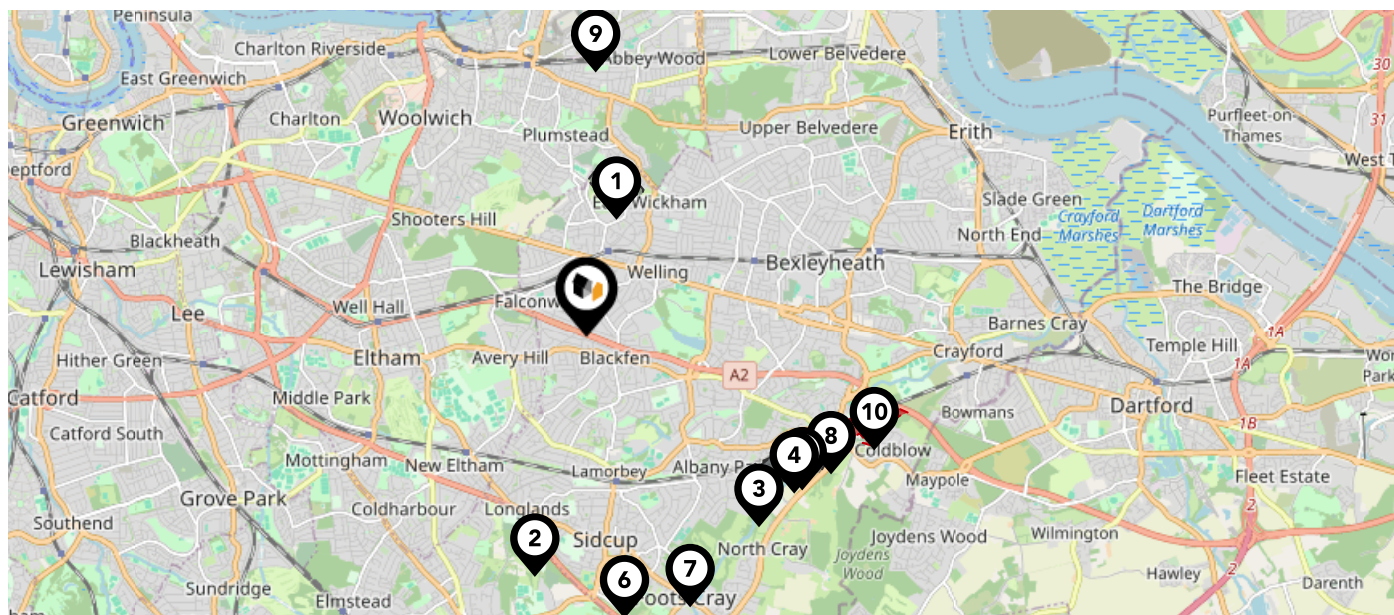
Nearby Green Belt Land

-  London Green Belt - Greenwich
-  London Green Belt - Bexley
-  London Green Belt - Dartford
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Newham
-  London Green Belt - Bromley
-  London Green Belt - Havering
-  London Green Belt - Redbridge
-  London Green Belt - Waltham Forest
-  London Green Belt - Haringey





















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.



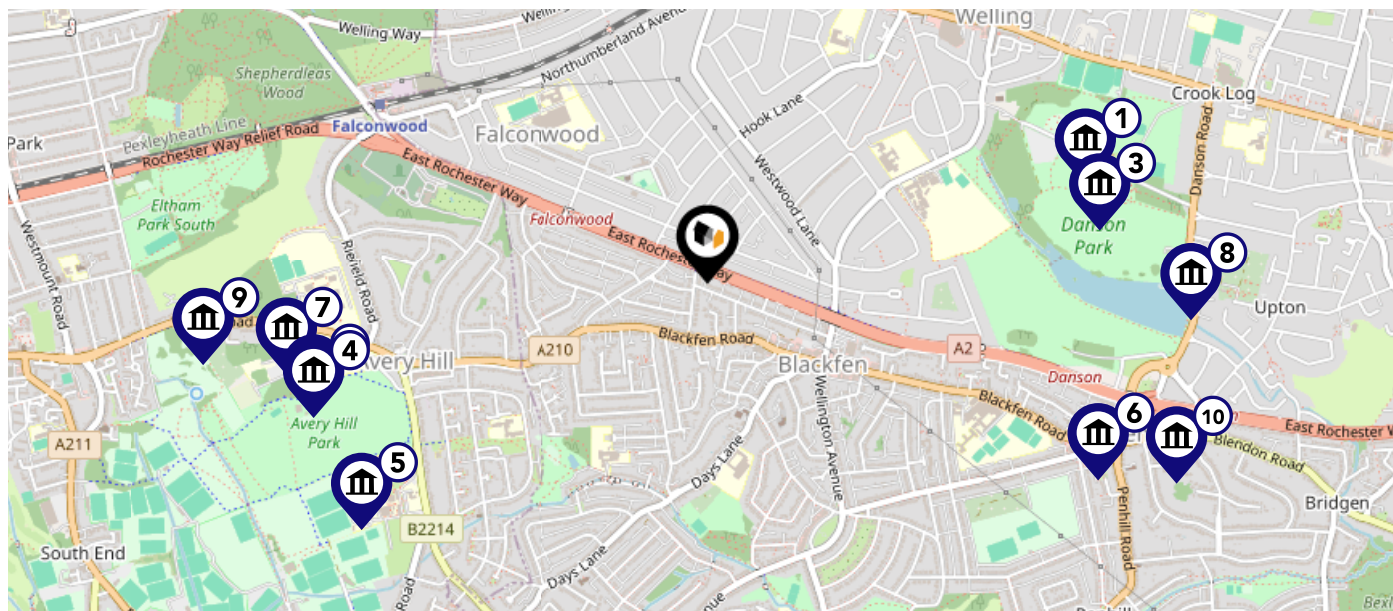
Nearby Landfill Sites











	East Wickham Open Space-East Wickham	Historic Landfill	
	Kemnal Manor-Sidcup Bypass	Historic Landfill	
	Riverside Road-Riverside Road, North Cray	Historic Landfill	
	Upper College Farm-Bexley, Kent	Historic Landfill	
	Mill Meadows-North Cray Road, Bexley, London	Historic Landfill	
	Frognal Place-Frognal Place, Sidcup, Kent	Historic Landfill	
	Rectory Lane - Baugh Road-Sidcup, Kent	Historic Landfill	
	Bexley Backlands-Bexley, Kent	Historic Landfill	
	White Hart Road-White Hart Road, Chalvey	Historic Landfill	
	EA/EPR/BP3694HA/A001	Active Landfill	

Maps

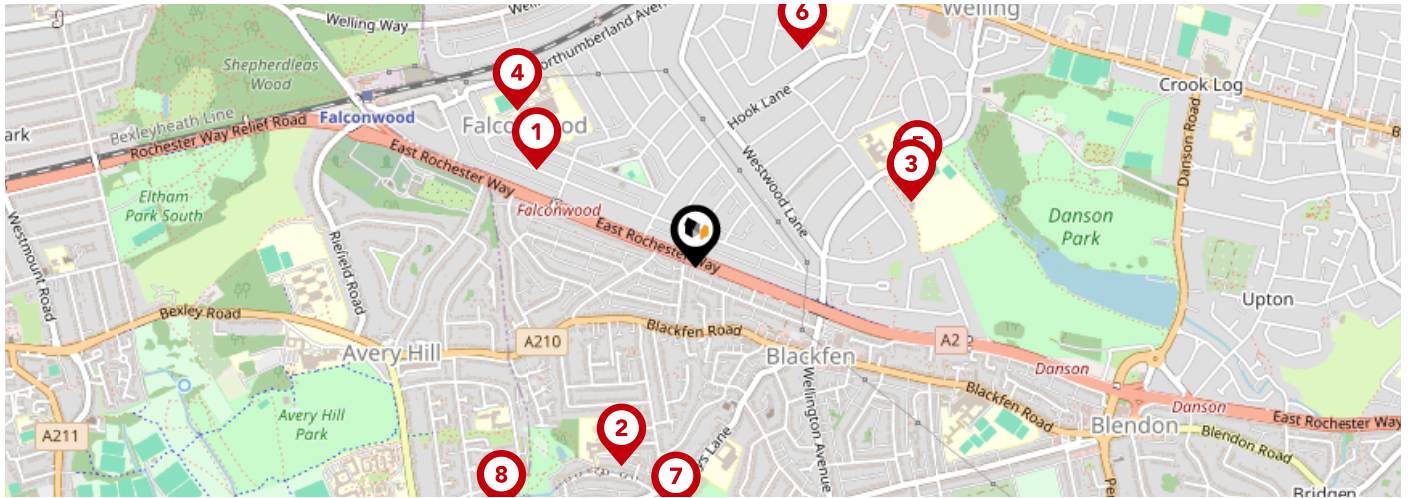
Listed Buildings









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

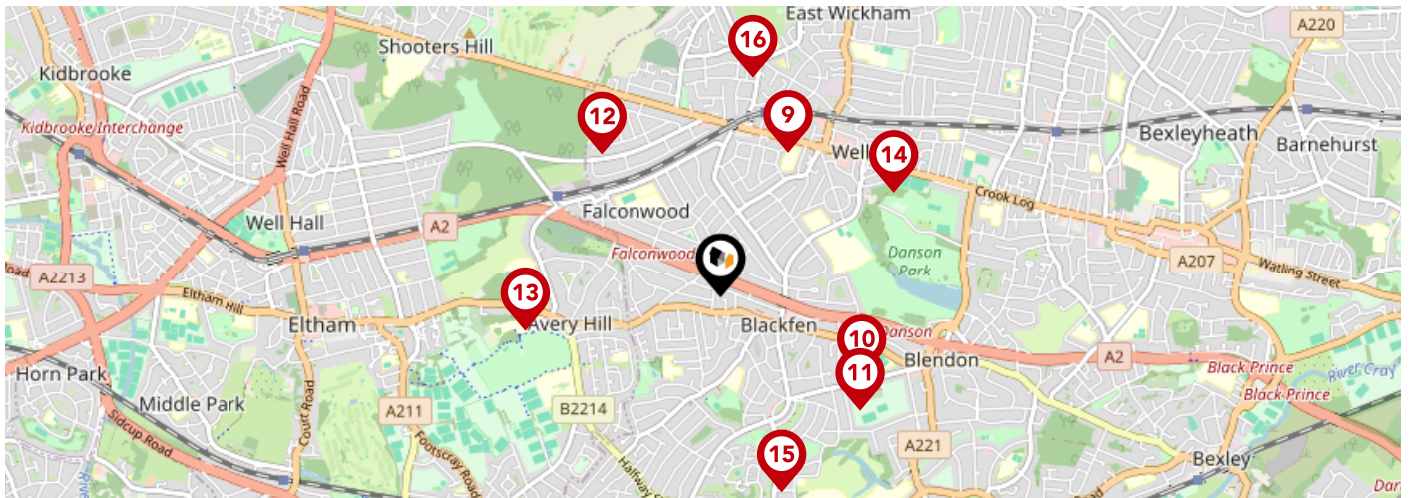










Listed Buildings in the local district		Grade	Distance
	1359409 - Stables To Danson Park	Grade II	0.9 miles
	1079081 - Avery Hill Training College (main Doorway, Lobby, Passage And Theatre	Grade II	0.9 miles
	1064225 - Danson Park Mansion	Grade I	0.9 miles
	1079082 - Avery Hill Training College (conservatory)	Grade II	0.9 miles
	1429109 - Witch Of Agnesi Sculpture	Grade II	1.0 miles
	1064248 - Chapel House	Grade II	1.0 miles
	1217996 - Avery Hill Training College (entrance Gate And Adjoining Lodge)	Grade II	1.0 miles
	1390524 - 71, Danson Road	Grade II	1.1 miles
	1289334 - Milestone Opposite And To The East Of Entrance To Gravel Pit Lane	Grade II	1.2 miles
	1064249 - Jays Cottages	Grade II	1.2 miles

Area Schools



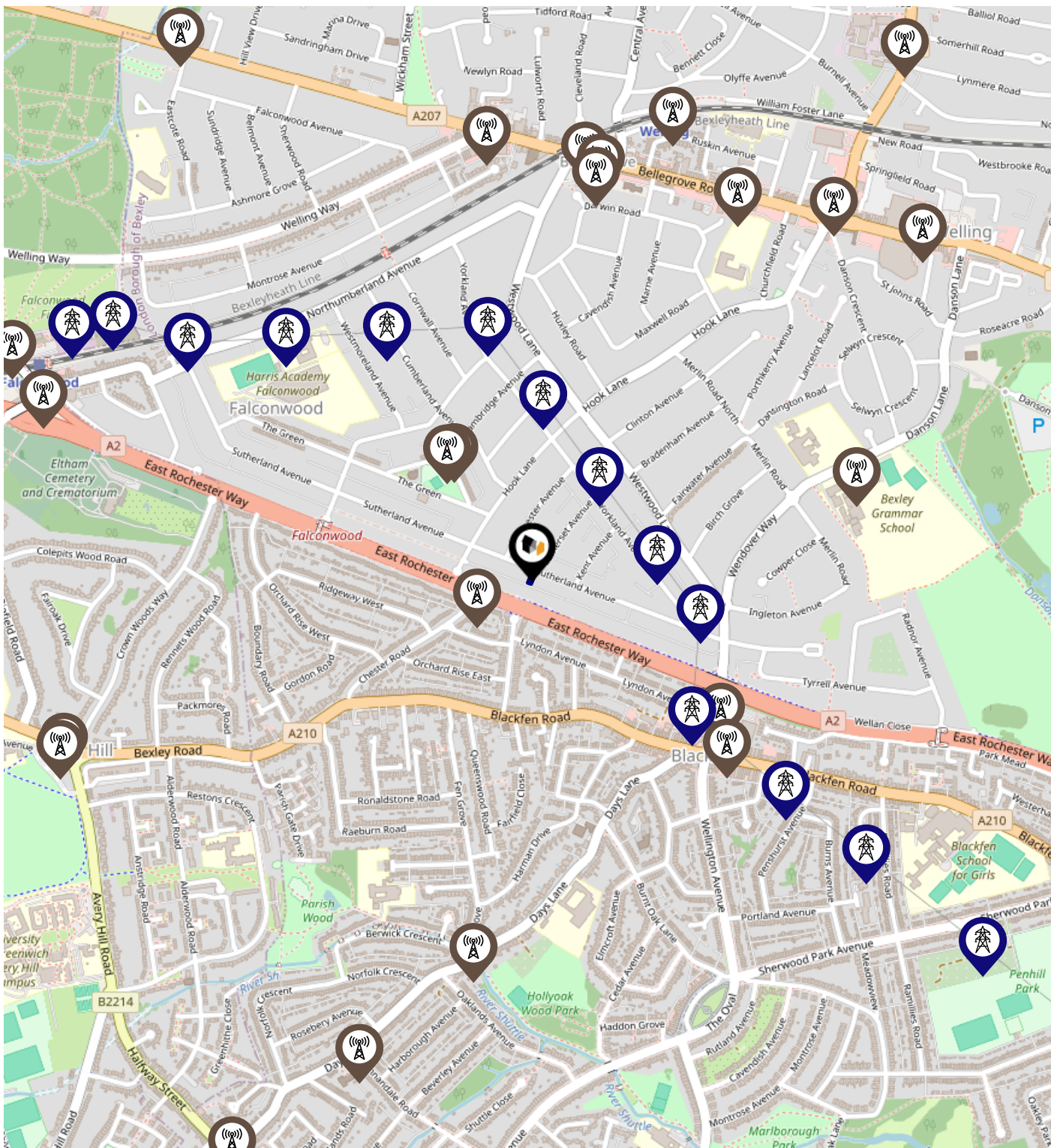
		Nursery	Primary	Secondary	College	Private
	Harris Academy Falconwood Ofsted Rating: Good Pupils: 1301 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of the Rosary Catholic Primary School Ofsted Rating: Good Pupils: 409 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bexley Grammar School Ofsted Rating: Outstanding Pupils: 1478 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ridley Church of England VA Primary School Ofsted Rating: Good Pupils: 399 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Danson Primary School Ofsted Rating: Good Pupils: 628 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hook Lane Primary School Ofsted Rating: Good Pupils: 453 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Days Lane Primary School Ofsted Rating: Good Pupils: 661 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alderwood Primary School Ofsted Rating: Good Pupils: 207 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Stephen's Catholic Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackfen School for Girls Ofsted Rating: Good Pupils: 1483 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherwood Park Primary School Ofsted Rating: Good Pupils: 306 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eastcote Primary Academy Ofsted Rating: Outstanding Pupils: 235 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stationers' Crown Woods Academy Ofsted Rating: Good Pupils: 1643 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park View Academy Ofsted Rating: Good Pupils: 40 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marlborough School Ofsted Rating: Good Pupils: 88 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Wickham Primary Academy Ofsted Rating: Good Pupils: 603 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

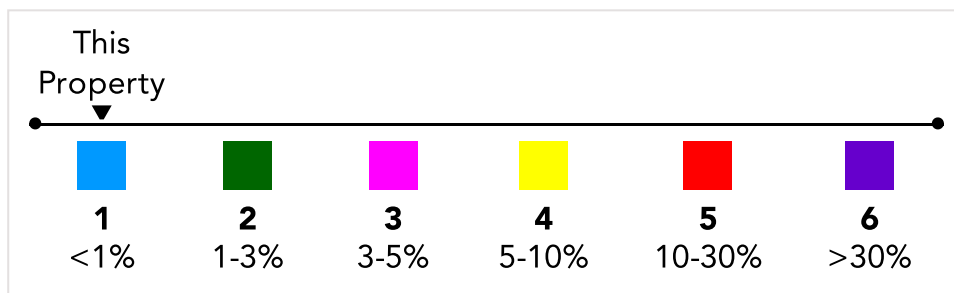
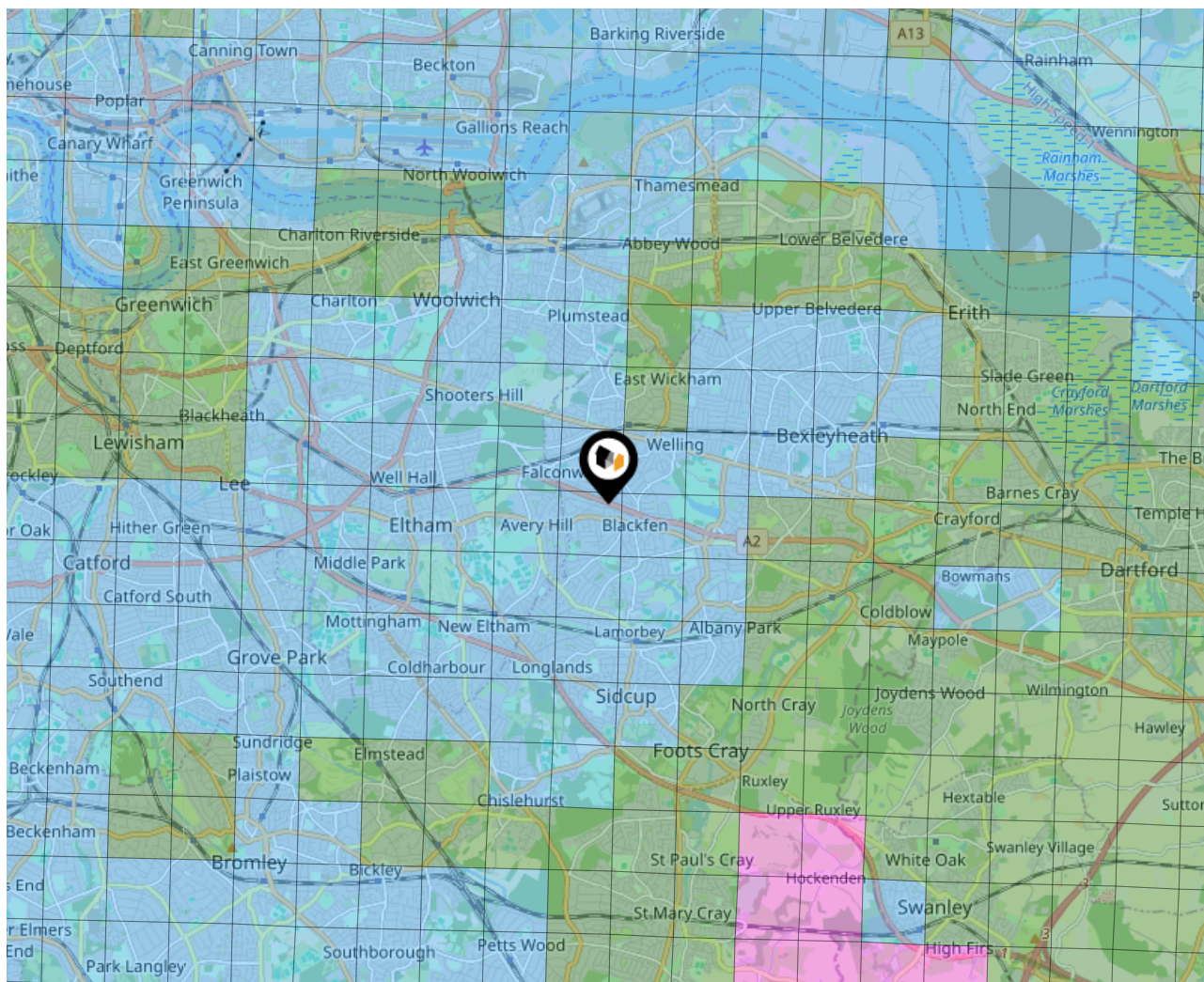


Key:

-  Power Pylons
-  Communication Masts

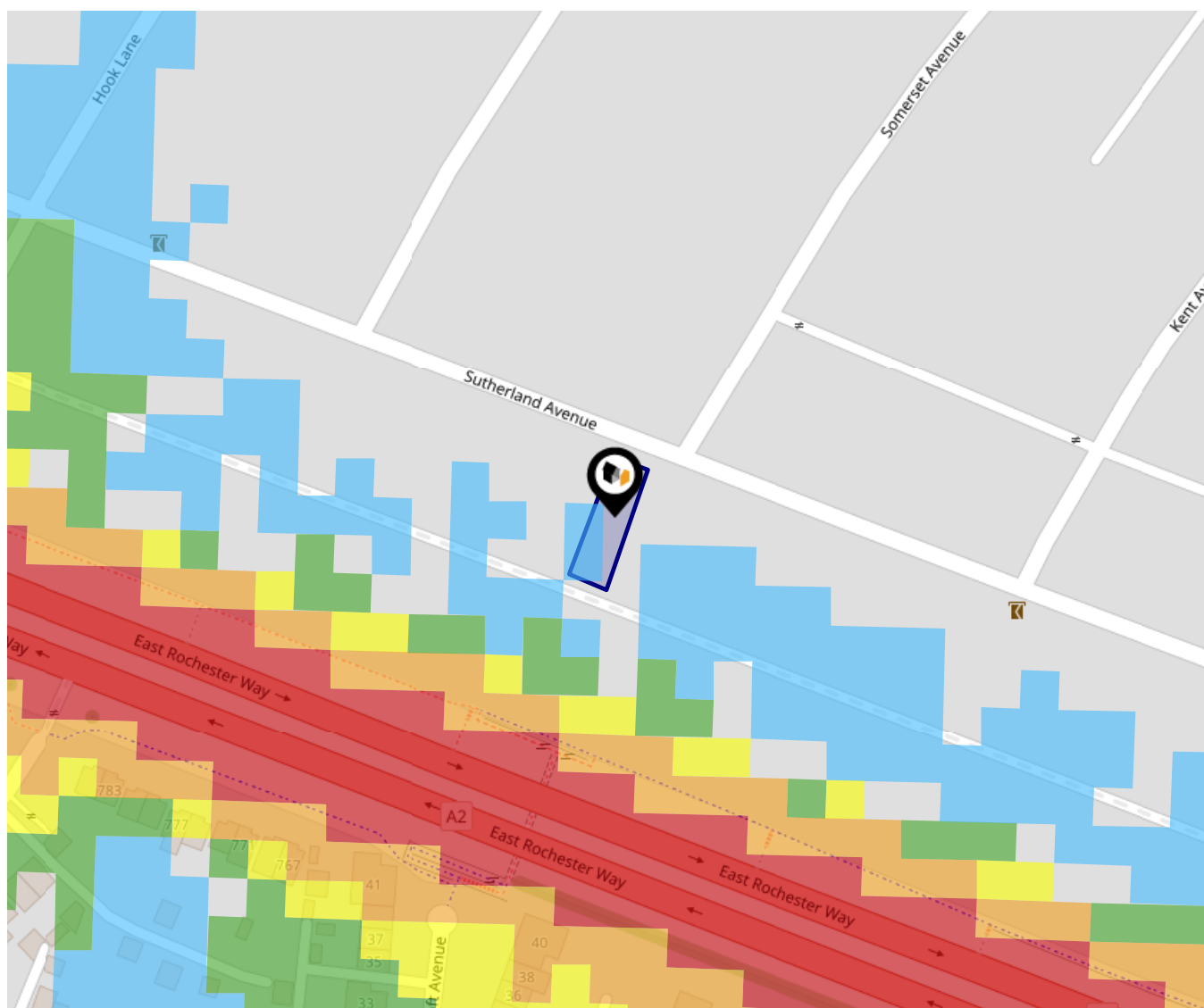
What is Radon?

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



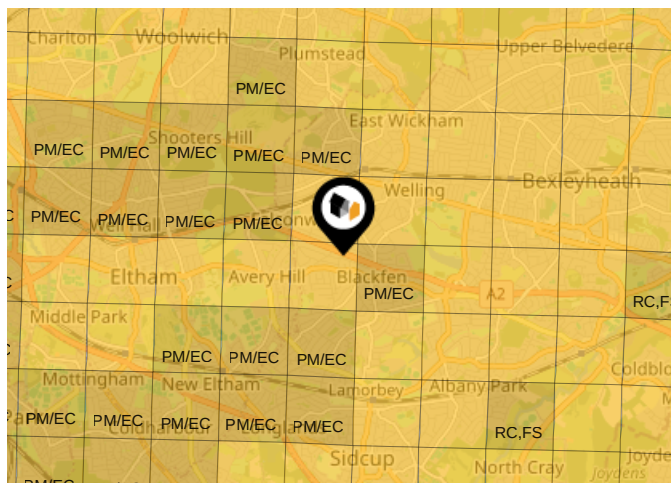
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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		

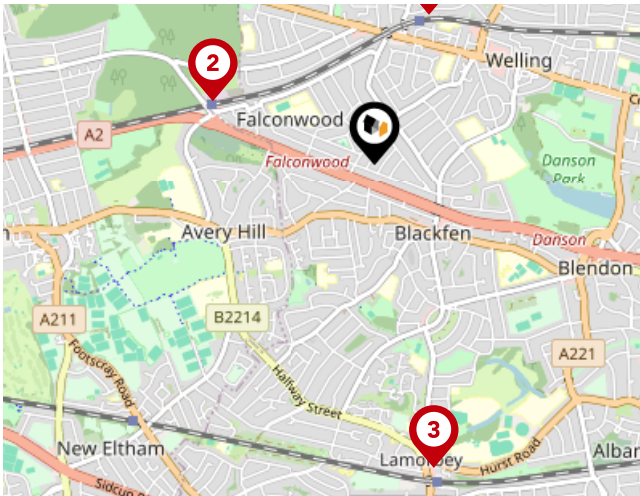


Primary Classifications (Most Common Clay Types)

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

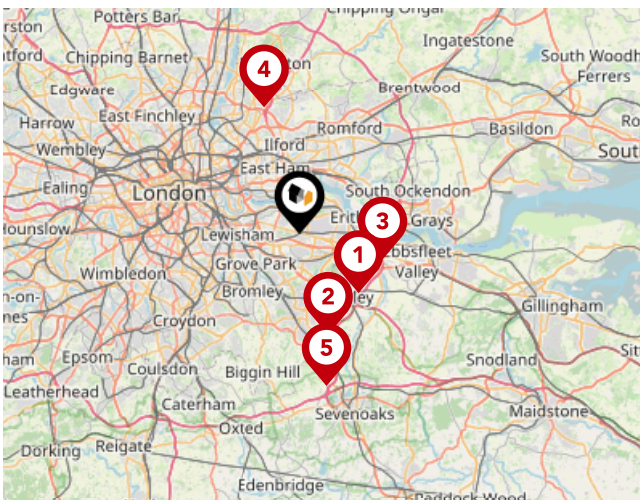
Area

Transport (National)



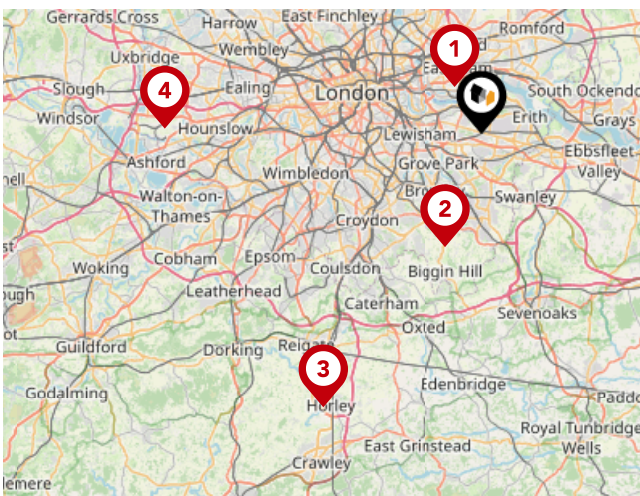
National Rail Stations

Pin	Name	Distance
1	Welling Rail Station	0.74 miles
2	Falconwood Rail Station	0.81 miles
3	Sidcup Rail Station	1.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	6.19 miles
2	M25 J4	7.82 miles
3	M25 J2	6.4 miles
4	M11 J4	9.7 miles
5	M25 J5	11.46 miles

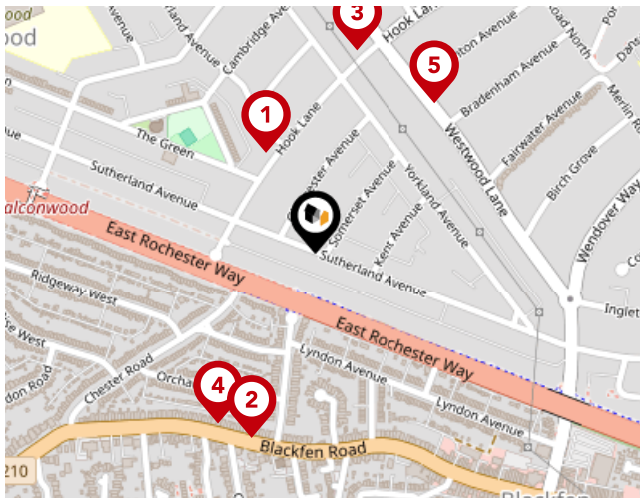


Airports/Helipads






Pin	Name	Distance
1	Silvertown	3.93 miles
2	Leaves Green	8.86 miles
3	Gatwick Airport	23.53 miles
4	Heathrow Airport Terminal 4	23.48 miles

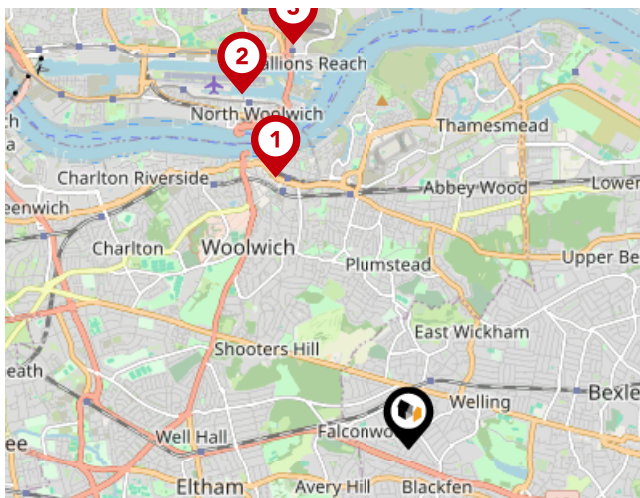
Area

Transport (Local)






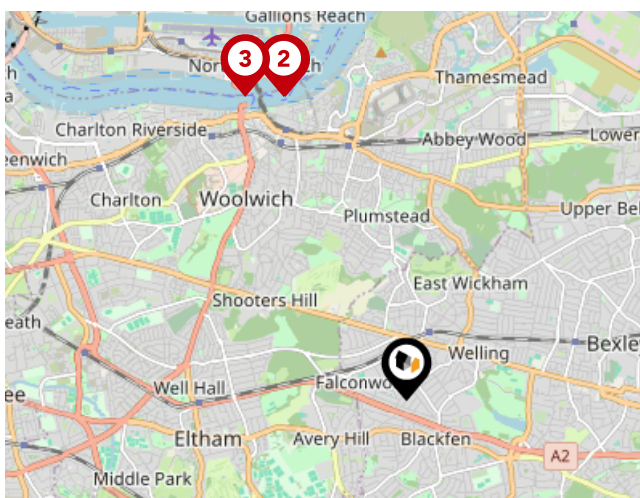
Bus Stops/Stations

Pin	Name	Distance
	Cumberland Avenue Falconwood	0.13 miles
	Queenswood Road	0.23 miles
	Yorkland Avenue	0.24 miles
	Queenswood Road	0.23 miles
	Bradenham Avenue	0.22 miles






Local Connections

Pin	Name	Distance
	Woolwich Arsenal DLR Station	2.8 miles
	King George V DLR Station	3.62 miles
	Gallions Reach DLR Station	3.88 miles



Ferry Terminals

Pin	Name	Distance
	Woolwich Arsenal Pier	3.03 miles
	Woolwich Royal Arsenal Pier	3.03 miles
	Woolwich Ferry South Pier	3.19 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

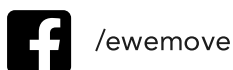


I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

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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EweMove

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