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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th January 2026

HORNBEAM LANE, BEXLEYHEATH, DA7

EweMove

113 Broadway Bexleyheath Kent DA6 7JH

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www.ewemove.com

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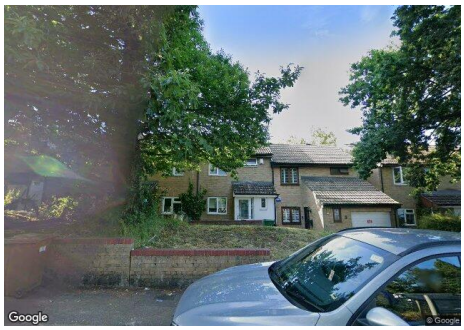
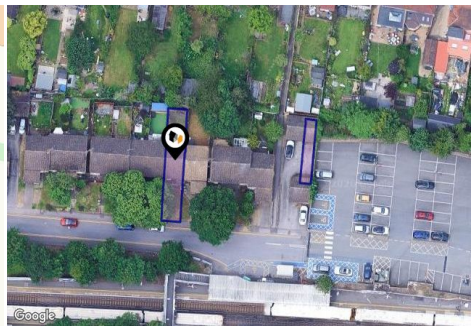
Property
Overview





Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,258		
Title Number:	SGL338030		

Local Area

Local Authority: Bexley

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT | sky | Virgin media

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Planning History
This Address

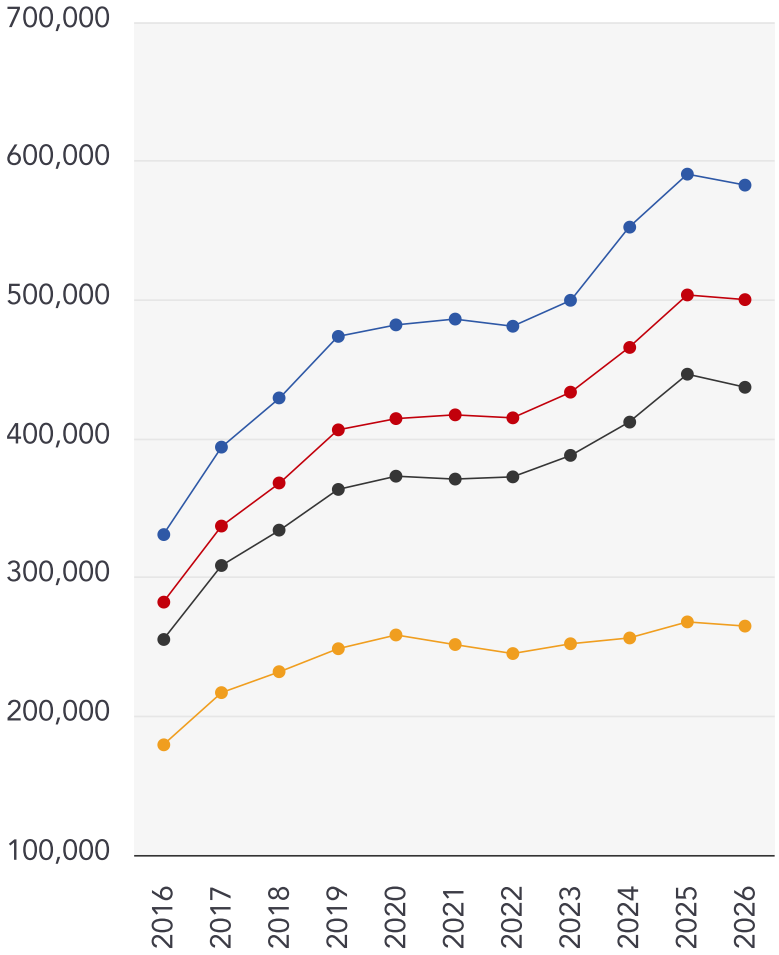
Planning records for: ***Hornbeam Lane, Bexleyheath, DA7***

Reference - 15/01251/T	
Decision:	Granted with Conditions
Date:	03rd June 2015
Description:	
Works to trees subject to a Tree Preservation Order, being pruning of one sweet chestnut tree in the front garden.	

Reference - 20/00260/T	
Decision:	Granted with Conditions
Date:	30th January 2020
Description:	
Works to Fell a Sweet Chestnut subject to a Tree Preservation Order.	

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in DA7



Detached

+76.11%

Semi-Detached

+77.24%

Terraced

+71.18%

Flat

+47.68%

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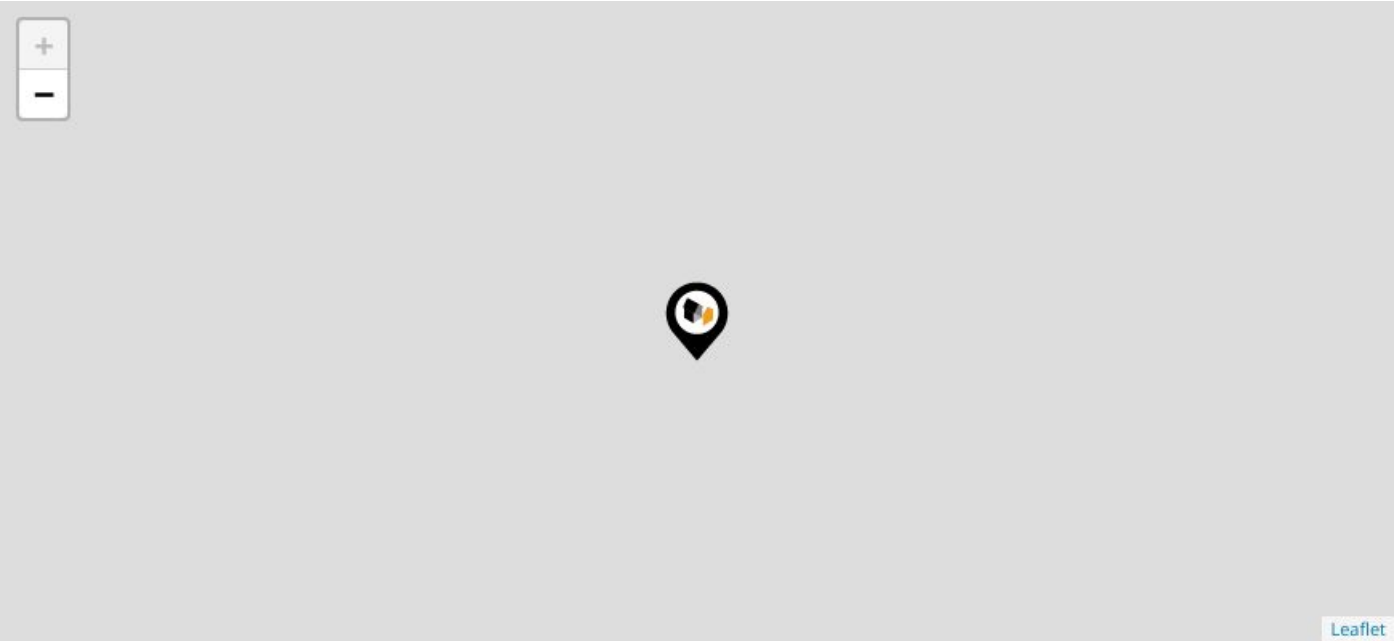
Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

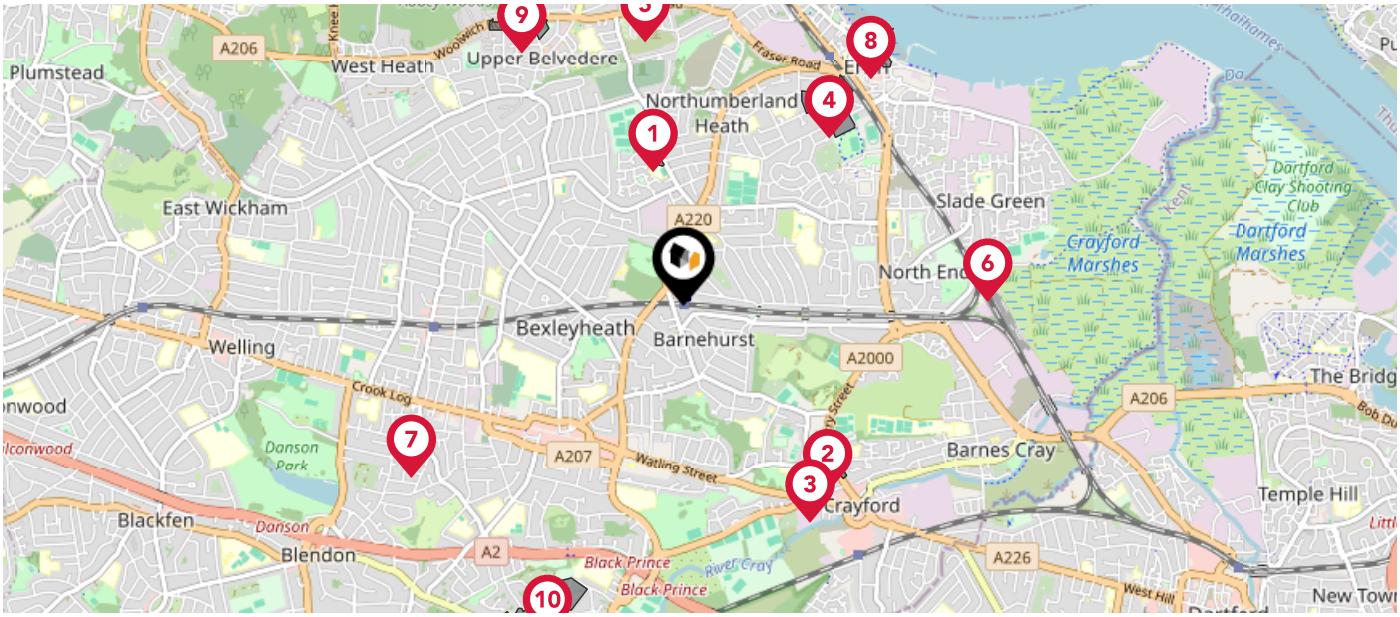
- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Brook Street
2	Iron Mill Lane
3	Star Hill
4	Lesney Park Road
5	Erith Road
6	Oak Road
7	Red House Lane
8	Erith Riverside
9	Woolwich Road
10	Parkhurst

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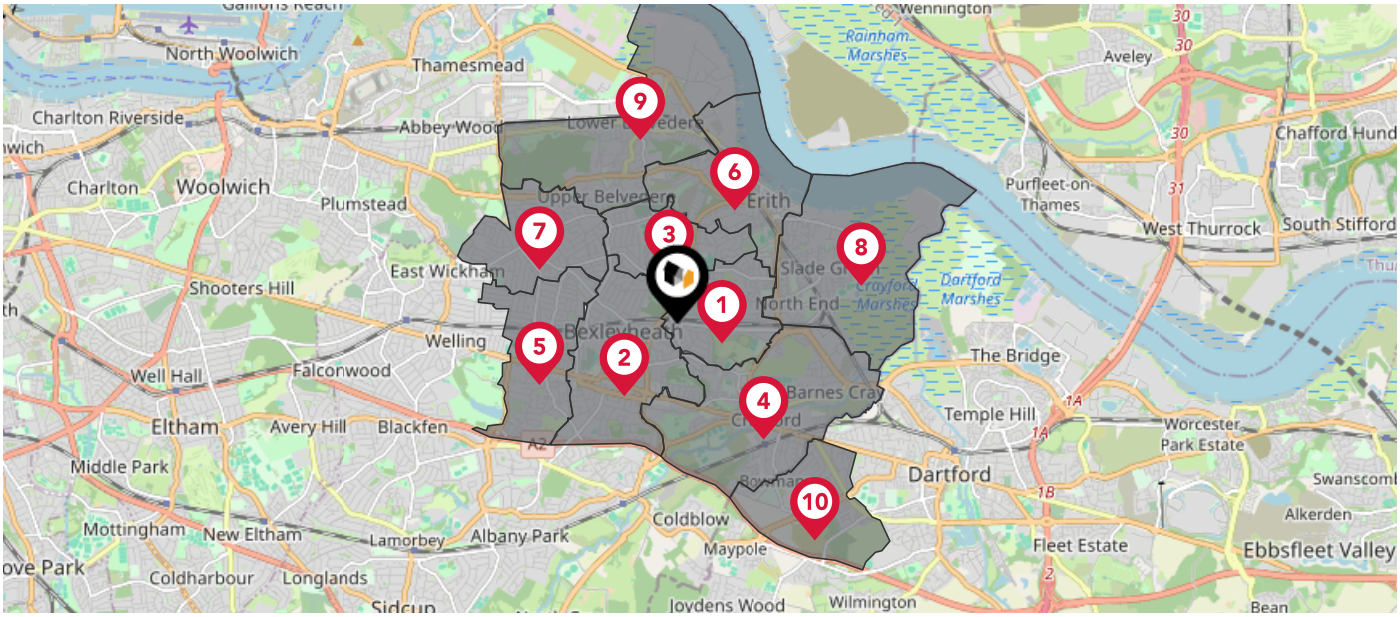
Maps
Council Wards

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



Nearby Council Wards

1	Barnehurst Ward
2	Bexleyheath Ward
3	Northumberland Heath Ward
4	Crayford Ward
5	Crook Log Ward
6	Erith Ward
7	West Heath Ward
8	Slade Green & Northend Ward
9	Belvedere Ward
10	Heath Ward

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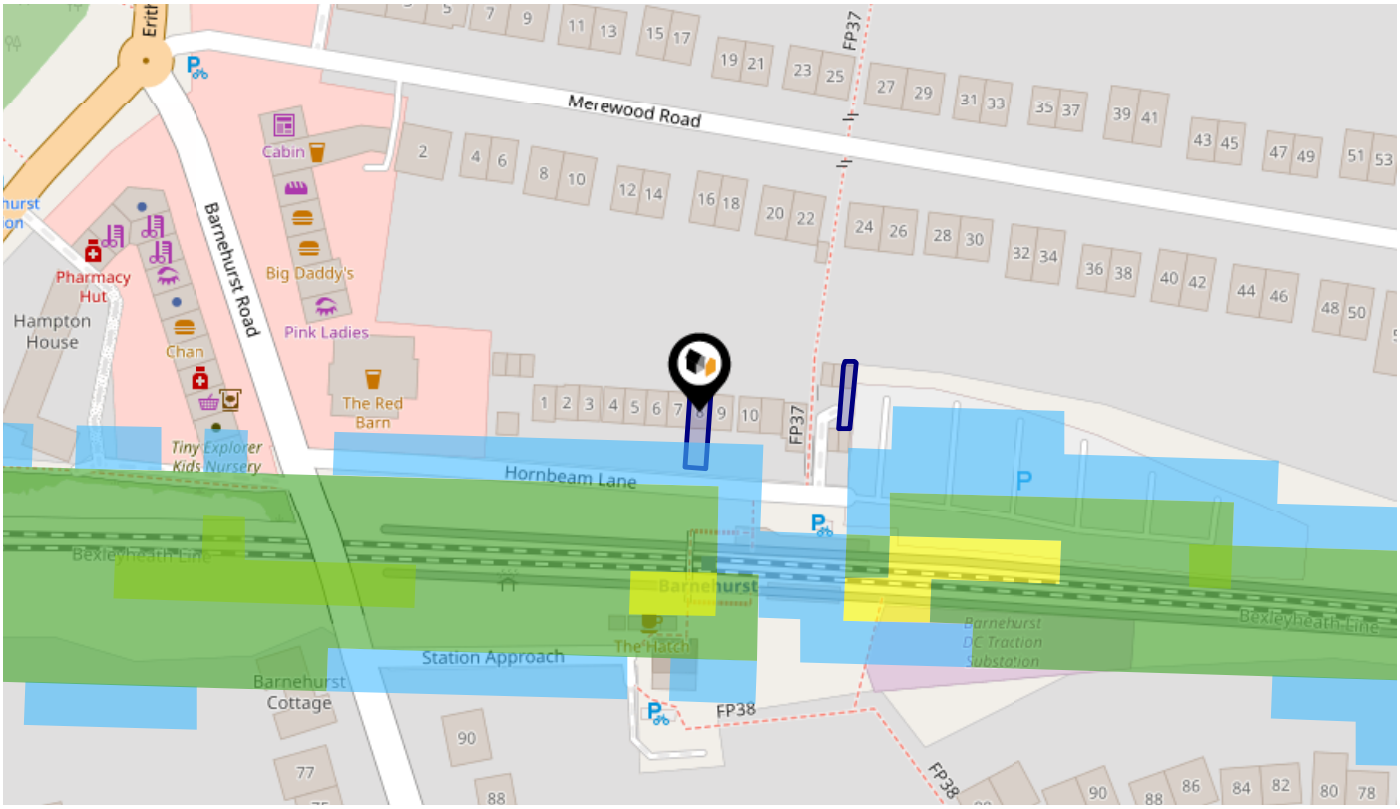
Maps
Rail Noise

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



Rail Noise Data

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

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

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

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

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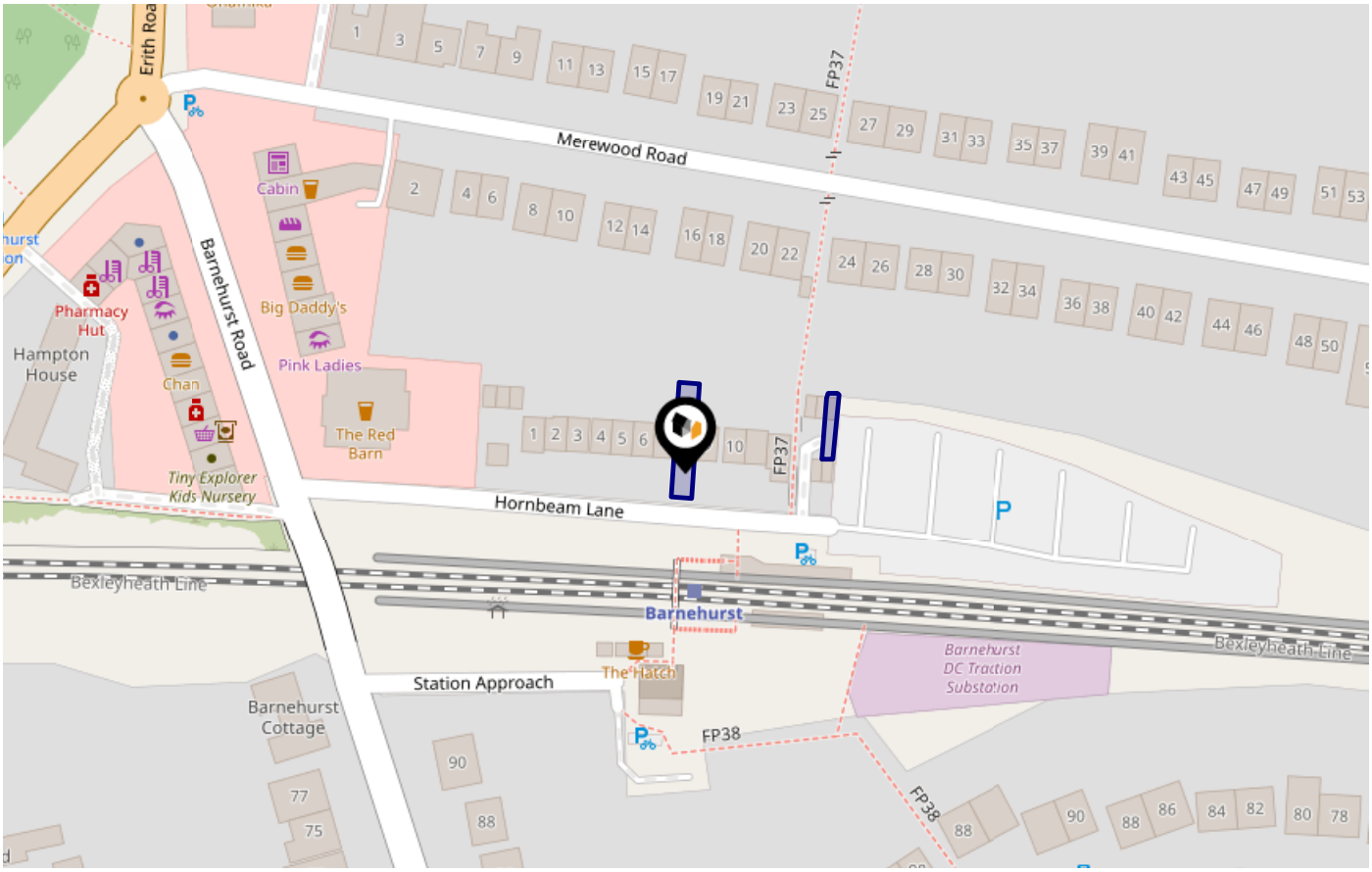
Flood Risk
Rivers & Seas - Flood Risk

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

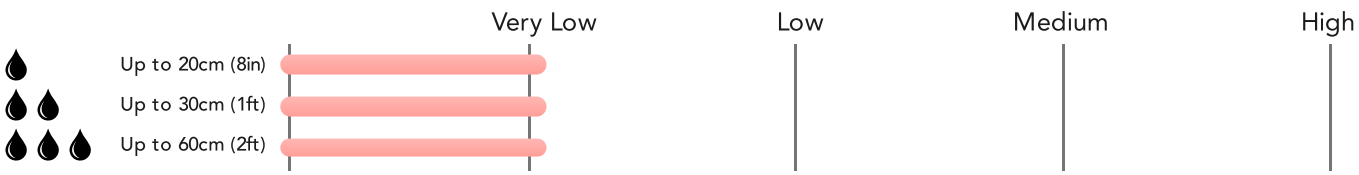


Risk Rating: Very low

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.

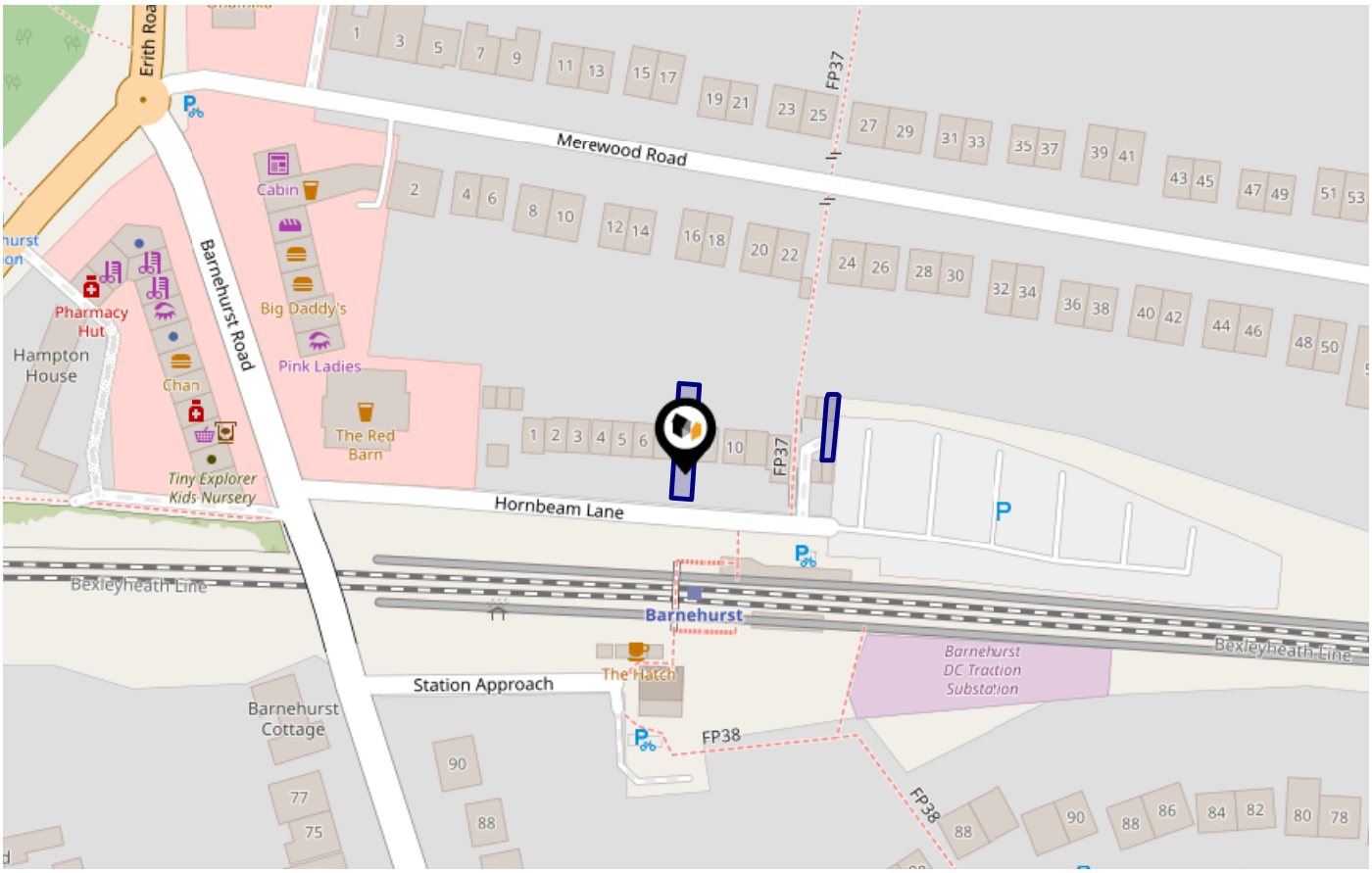
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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



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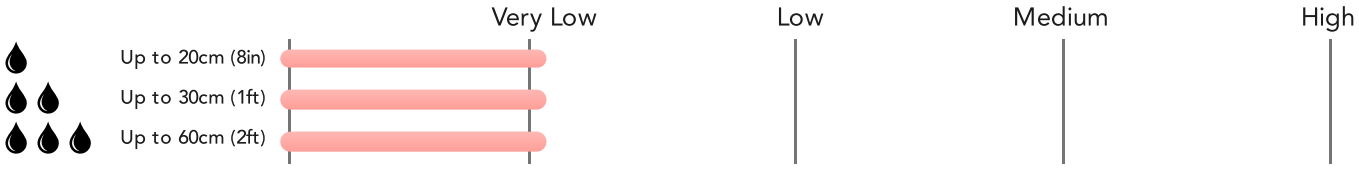
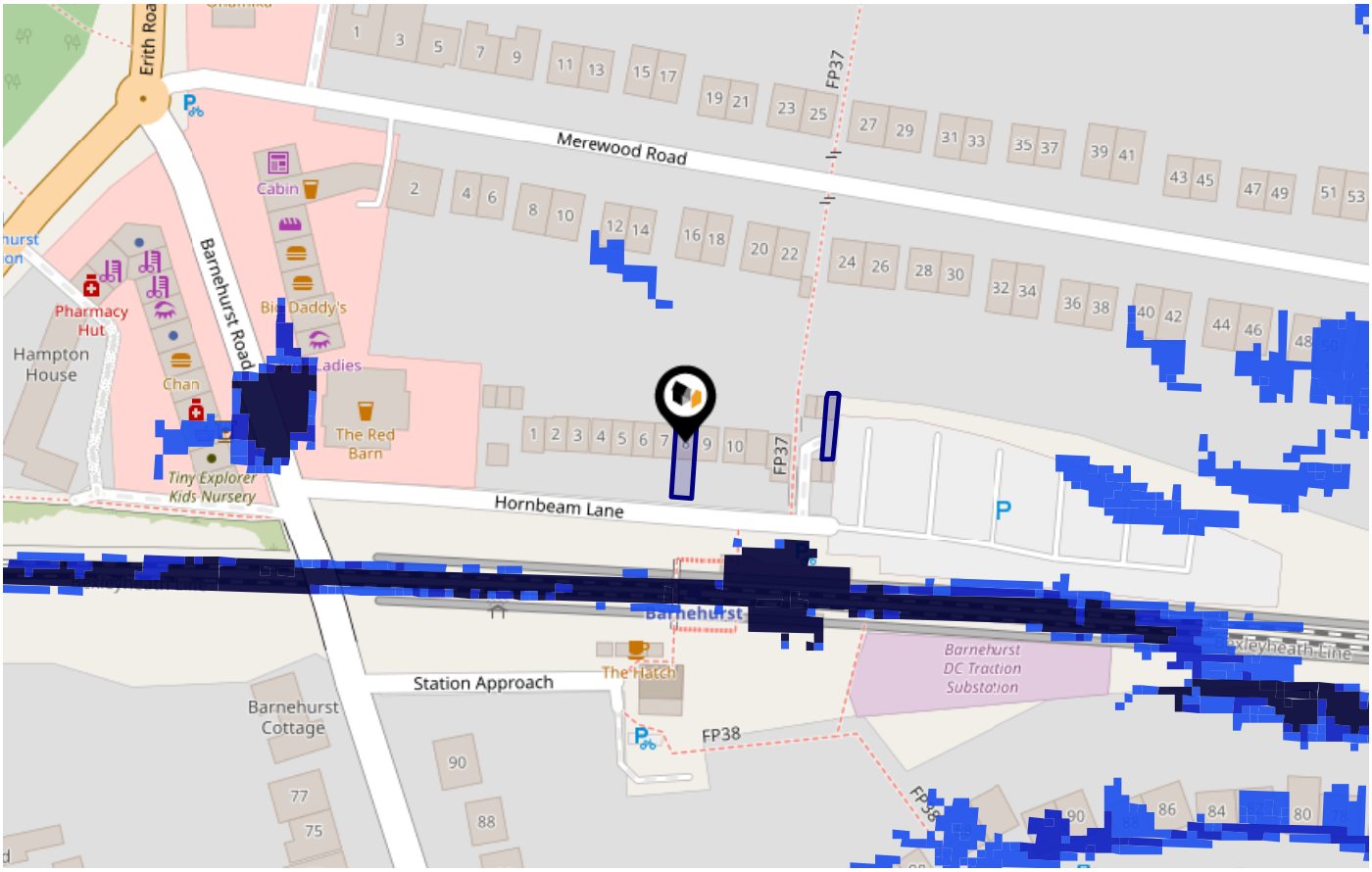


Flood Risk
Surface Water - Flood Risk

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



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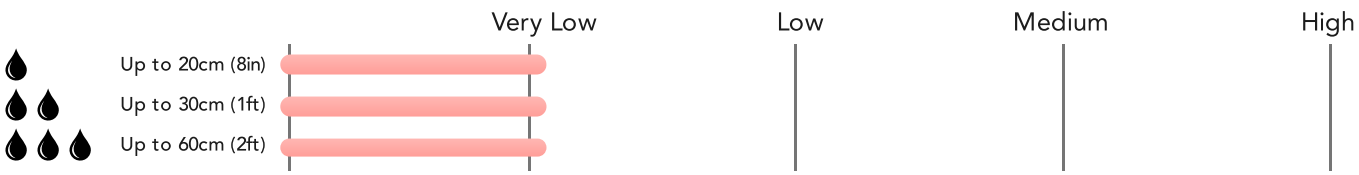
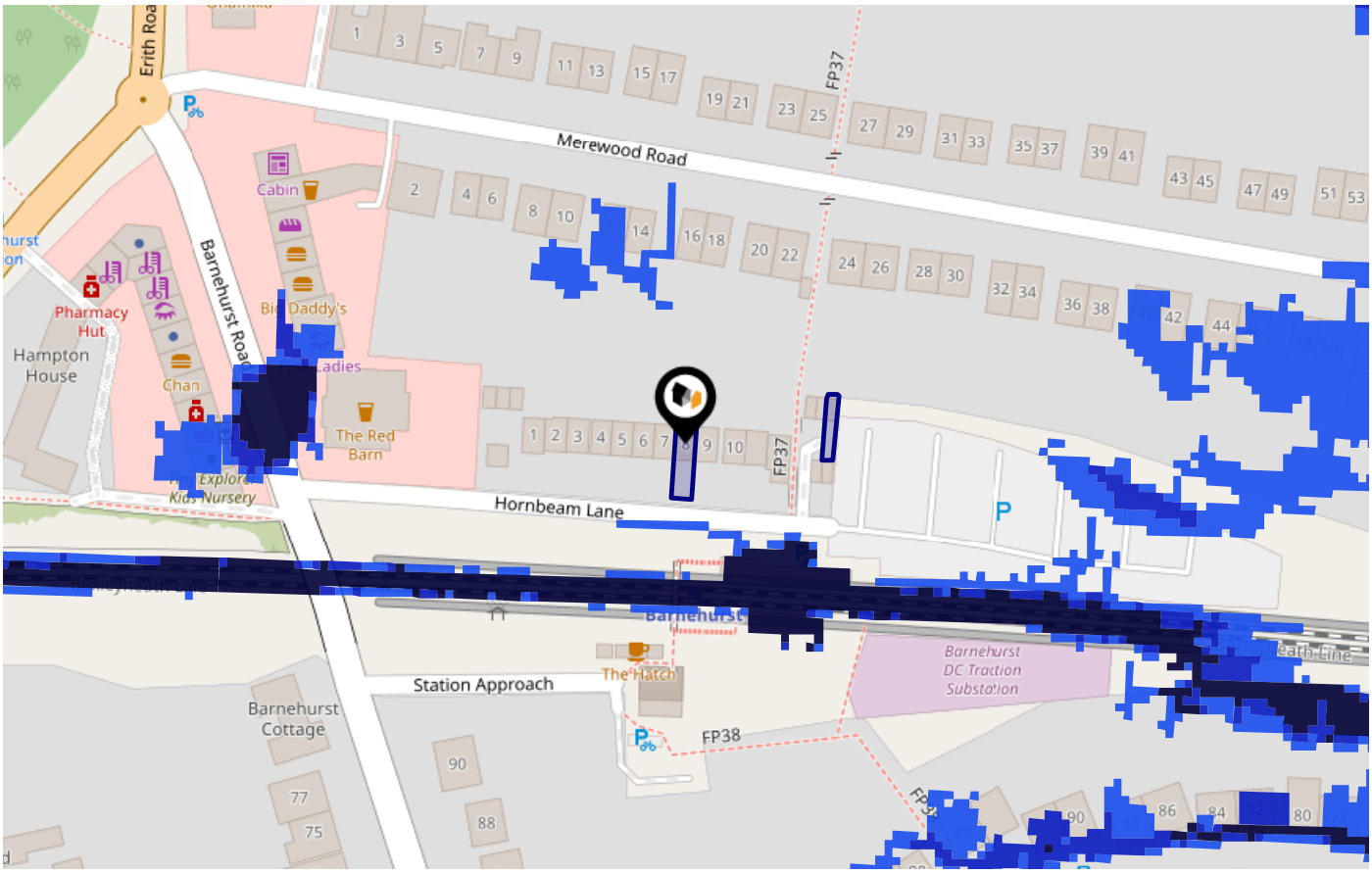


Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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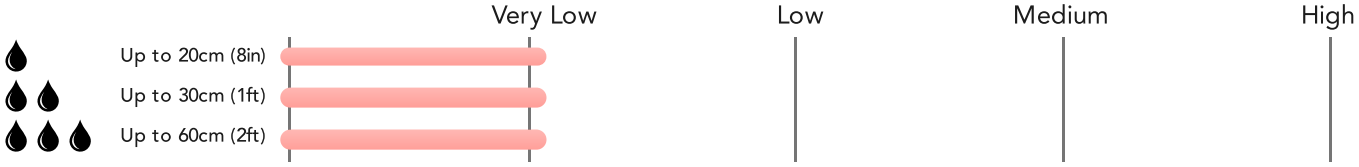

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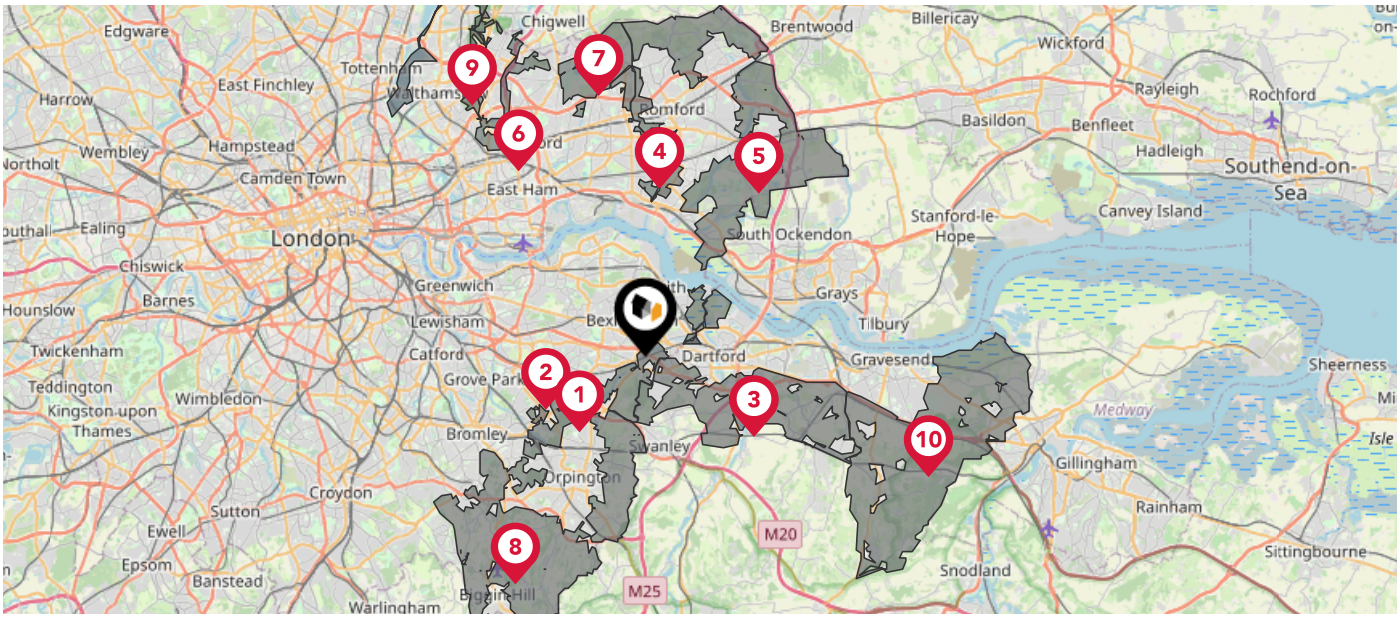
Maps
Green Belt

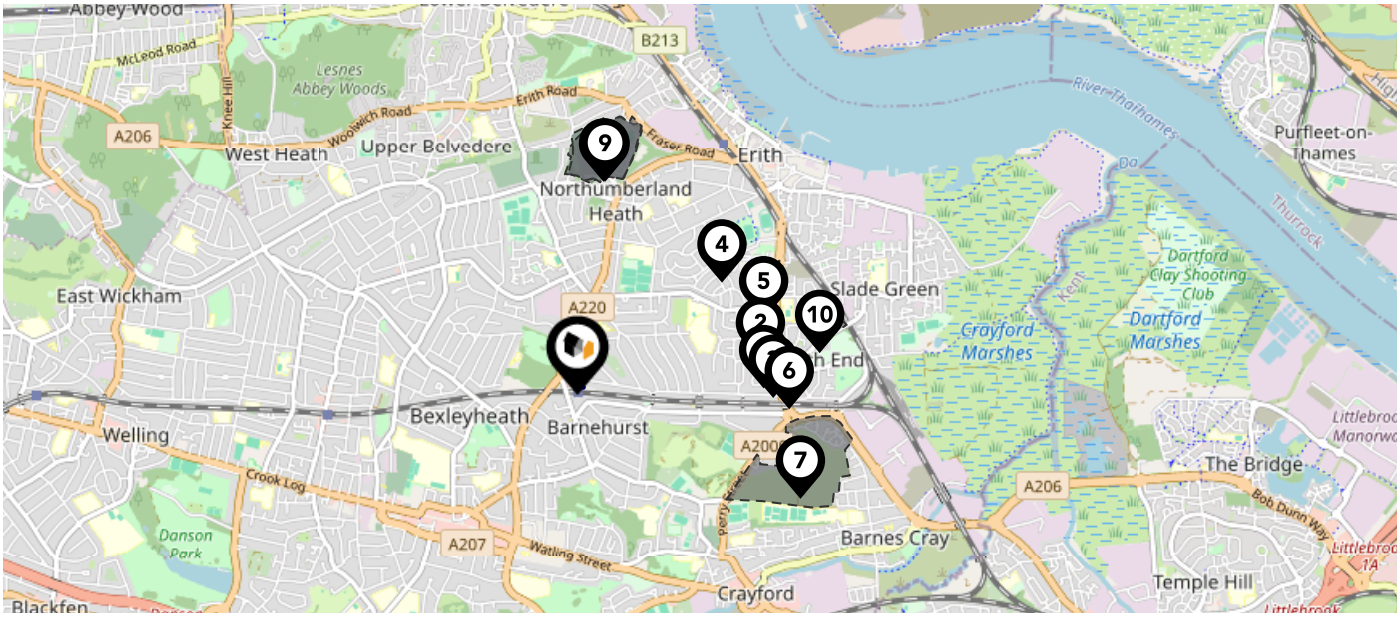
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	London Green Belt - Bexley
2	London Green Belt - Greenwich
3	London Green Belt - Dartford
4	London Green Belt - Barking and Dagenham
5	London Green Belt - Havering
6	London Green Belt - Newham
7	London Green Belt - Redbridge
8	London Green Belt - Bromley
9	London Green Belt - Waltham Forest
10	London Green Belt - Gravesham

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	Chesworth Close-North End, Bexley, London	Historic Landfill
2	Colyers Lane-North End, Bexley, London	Historic Landfill
3	Wessex Drive-North End, Bexley, London	Historic Landfill
4	Twigg Close-Erith, Bexley, London	Historic Landfill
5	Myrtle Close-North End, Bexley, London	Historic Landfill
6	Bridge Road-North End, Bexley, London	Historic Landfill
7	Gascoyne Drive-Dartford	Historic Landfill
8	Erith Quarry Landfill Site-Carlton Road, Erith	Historic Landfill
9	Carlton Road-Erith, London	Historic Landfill
10	Craydene Road-North End, Bexley, London	Historic Landfill

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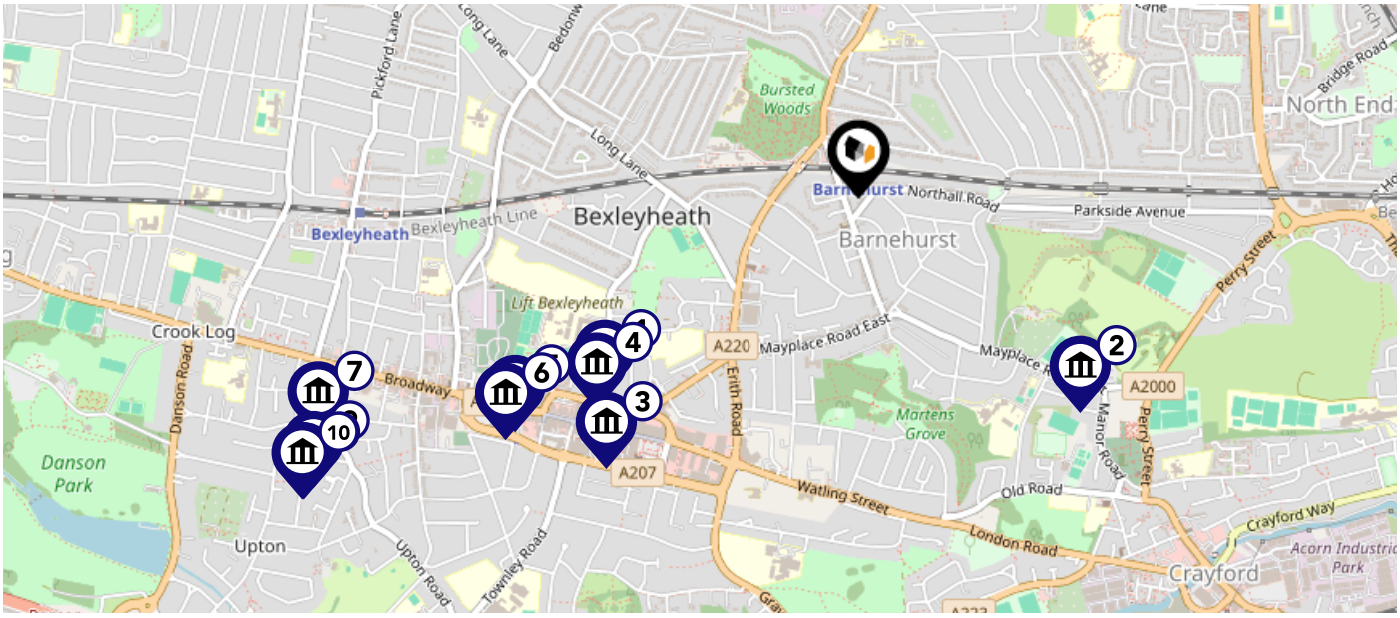
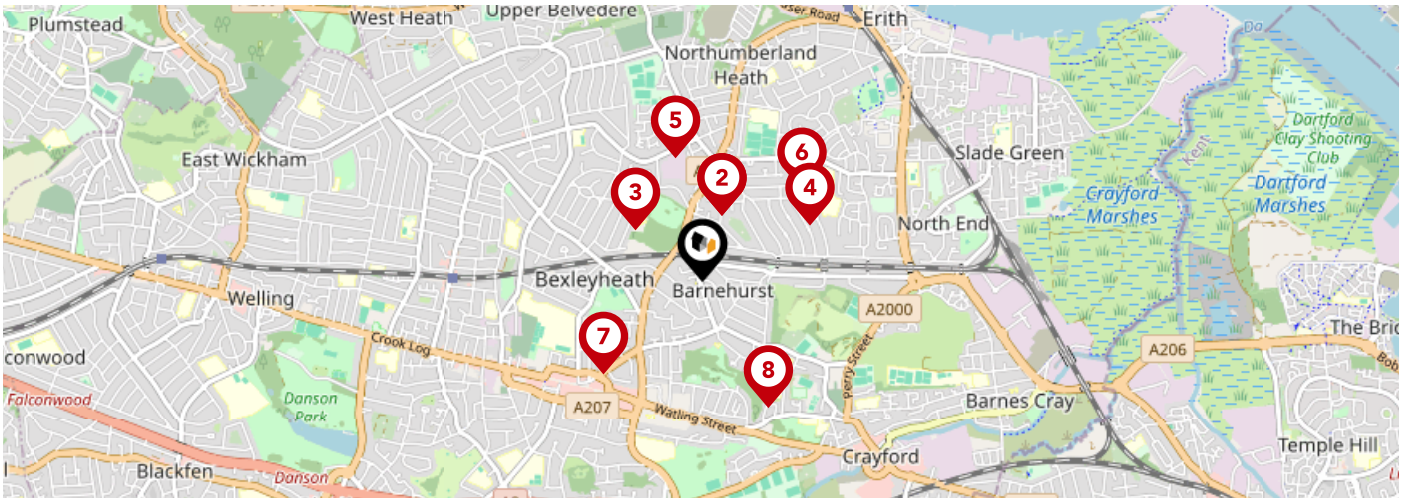
Maps
Listed Buildings

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 1064209 - Albion Villas	Grade II	0.7 miles
2 1410311 - Crayford War Memorial In Grounds Of Crayford Manor	Grade II	0.7 miles
3 1064220 - Clock Tower At West Angle Of Market Place	Grade II	0.8 miles
4 1294681 - Orchard House	Grade II	0.8 miles
5 1064219 - Christ Church Vicarage	Grade II	0.9 miles
6 1359404 - Christ Church Parish Church	Grade II	1.0 miles
7 1064205 - 8, Upton Road	Grade II	1.3 miles
8 1359397 - Well Head To South East Of Red House	Grade I	1.4 miles
9 1064204 - Outhouse To North East Of Red House	Grade II	1.4 miles
10 1064203 - Red House	Grade I	1.4 miles

Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Barnehurst Infant School Ofsted Rating: Outstanding | Pupils: 229 | Distance:0.32	☐	☑	☐	☐	☐
2 Barnehurst Junior School Ofsted Rating: Outstanding | Pupils: 240 | Distance:0.32	☐	☑	☐	☐	☐
3 Bursted Wood Primary School Ofsted Rating: Good | Pupils: 628 | Distance:0.39	☐	☑	☐	☐	☐
4 Fairford Academy Barnehurst Ofsted Rating: Good | Pupils: 557 | Distance:0.56	☐	☑	☐	☐	☐
5 Northumberland Heath Primary School Ofsted Rating: Good | Pupils: 513 | Distance:0.58	☐	☑	☐	☐	☐
6 Woodside Academy Ofsted Rating: Good | Pupils: 199 | Distance:0.63	☐	☐	☑	☐	☐
7 Pelham Primary School Ofsted Rating: Good | Pupils: 427 | Distance:0.63	☐	☑	☐	☐	☐
8 Mayplace Primary School Ofsted Rating: Good | Pupils: 629 | Distance:0.66	☐	☑	☐	☐	☐

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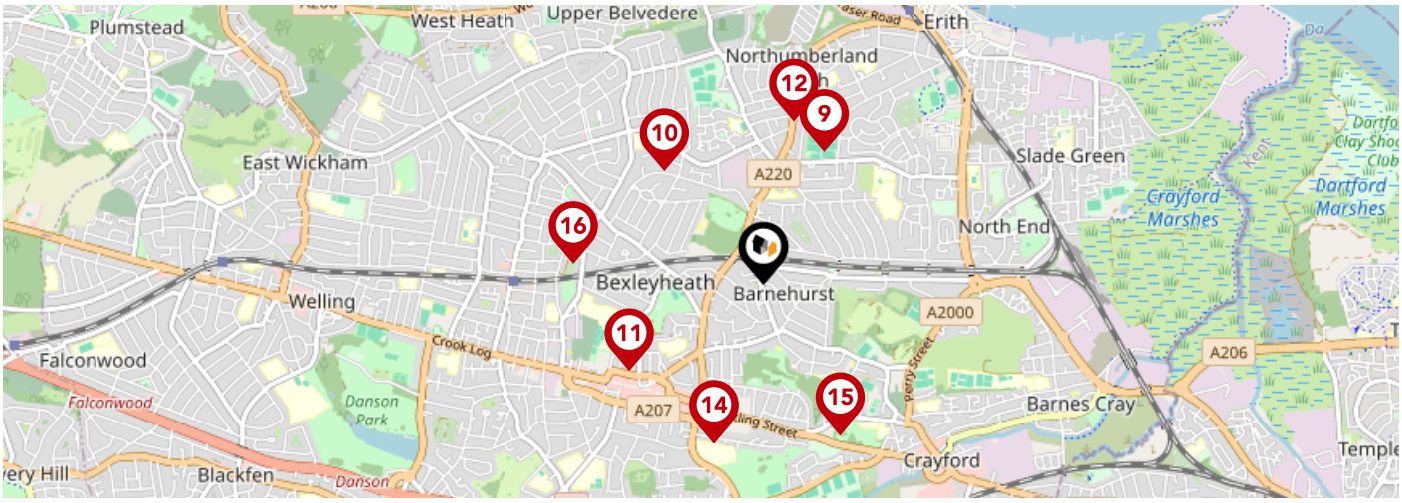
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Leigh Academy Bexley** Ofsted Rating: Not Rated | Pupils: 1042 | Distance:0.68	☐	☐	☑	☐	☐
10	**Belmont Academy** Ofsted Rating: Good | Pupils: 436 | Distance:0.7	☐	☑	☐	☐	☐
11	**Bexleyheath Academy** Ofsted Rating: Good | Pupils: 1394 | Distance:0.74	☐	☐	☑	☐	☐
12	**St Fidelis Catholic Primary School** Ofsted Rating: Good | Pupils: 458 | Distance:0.77	☐	☑	☐	☐	☐
13	**Gravel Hill Primary School** Ofsted Rating: Good | Pupils: 432 | Distance:0.77	☐	☑	☐	☐	☐
14	**St Catherine's Catholic School** Ofsted Rating: Good | Pupils: 1039 | Distance:0.77	☐	☐	☑	☐	☐
15	**Endeavour Academy Bexley** Ofsted Rating: Good | Pupils: 82 | Distance:0.78	☐	☐	☑	☐	☐
16	**St Thomas More Catholic Primary School** Ofsted Rating: Outstanding | Pupils: 425 | Distance:0.88	☐	☑	☐	☐	☐

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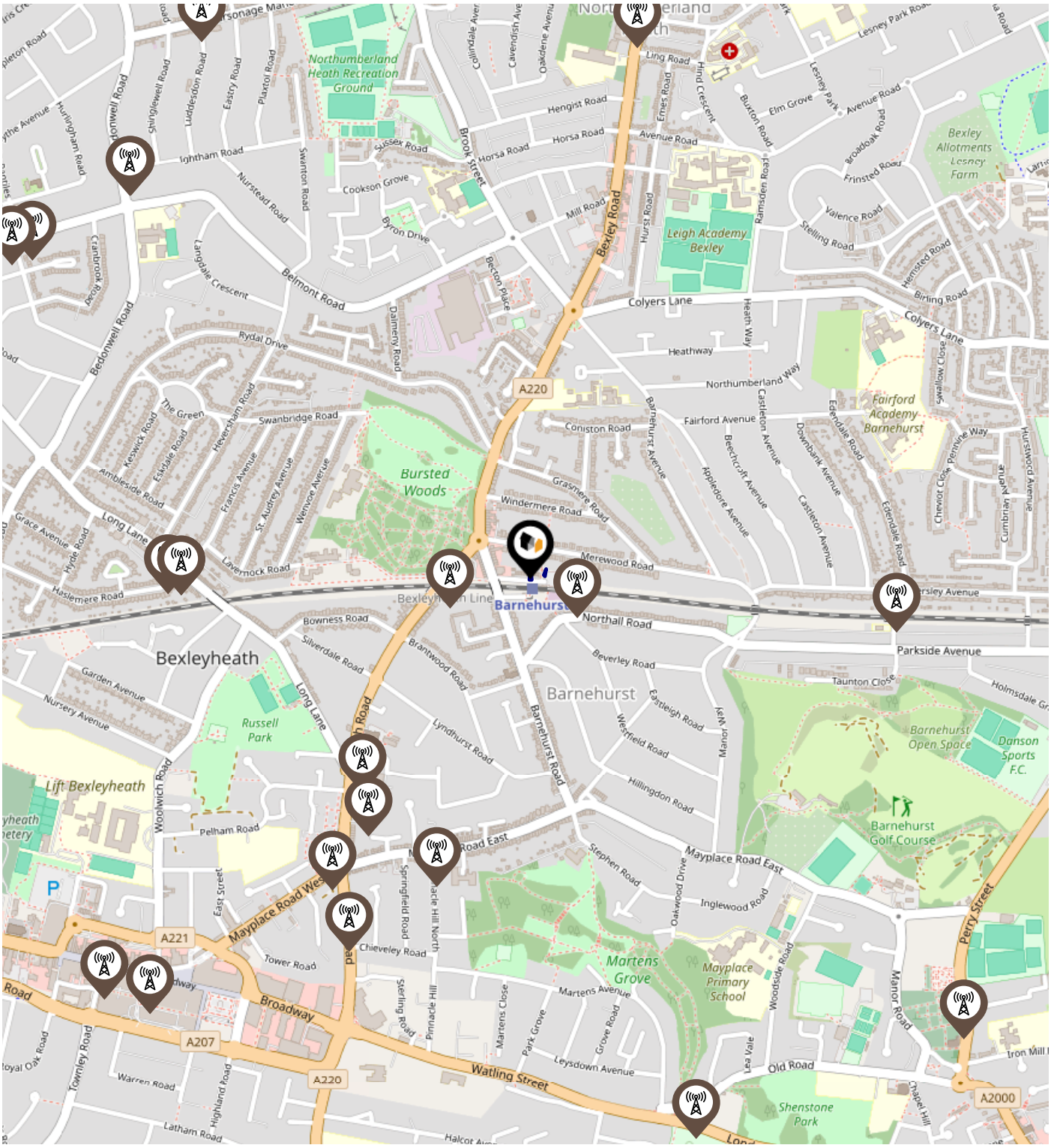
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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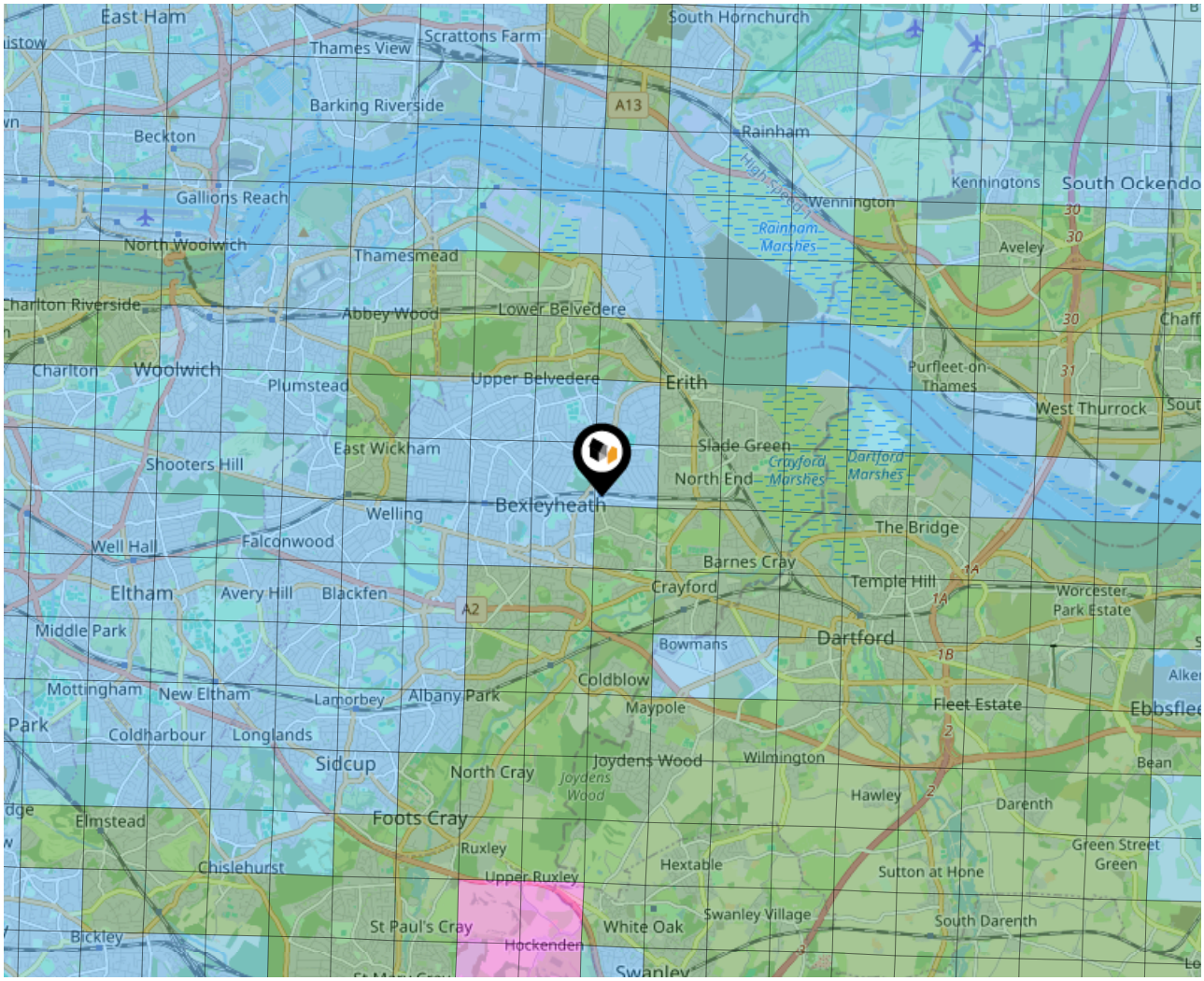
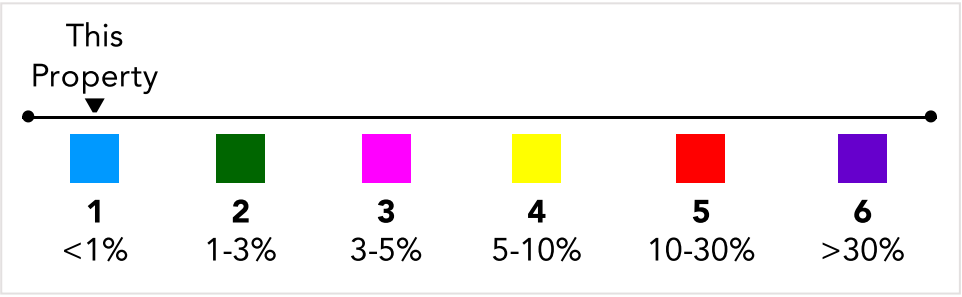
Environment
Radon Gas

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).





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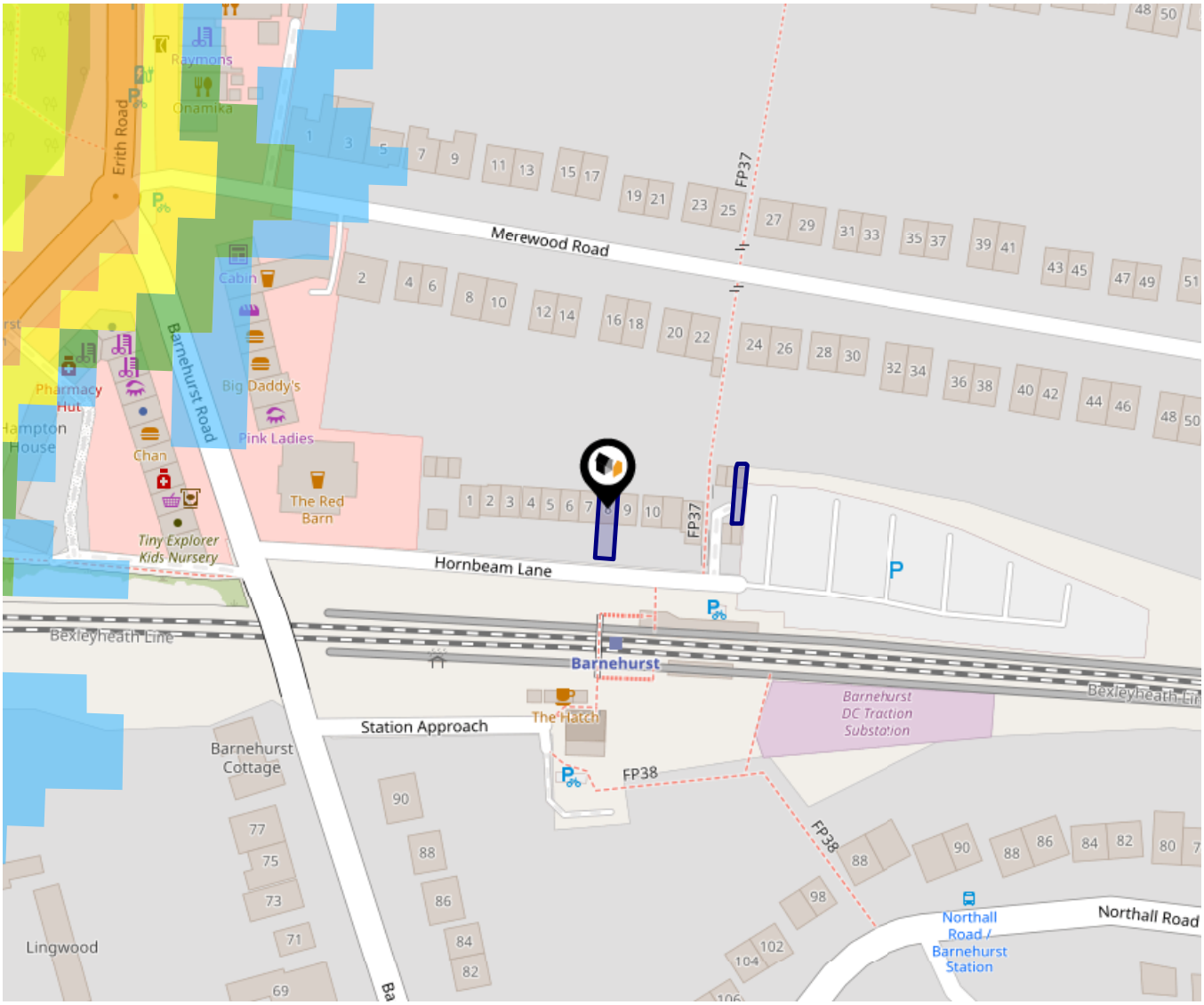
Local Area
Road Noise



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

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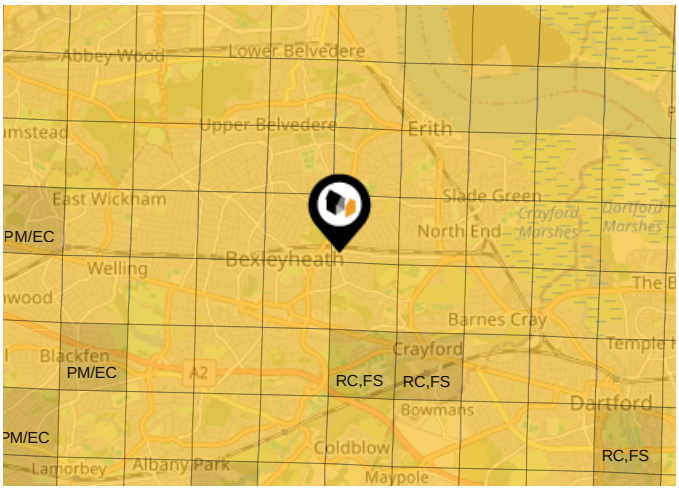
Environment
Soils & Clay

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

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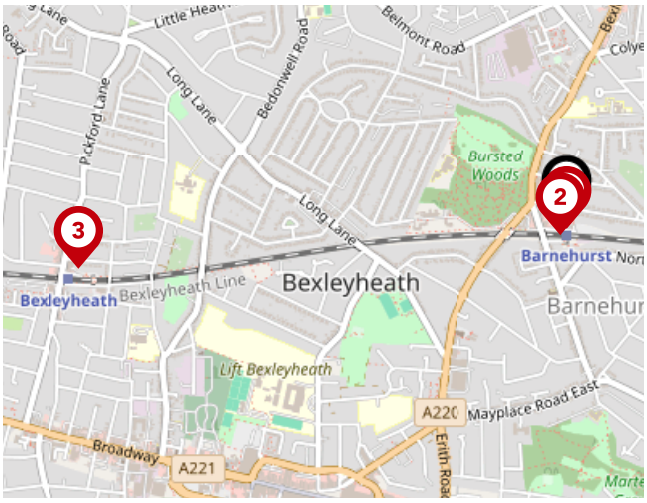
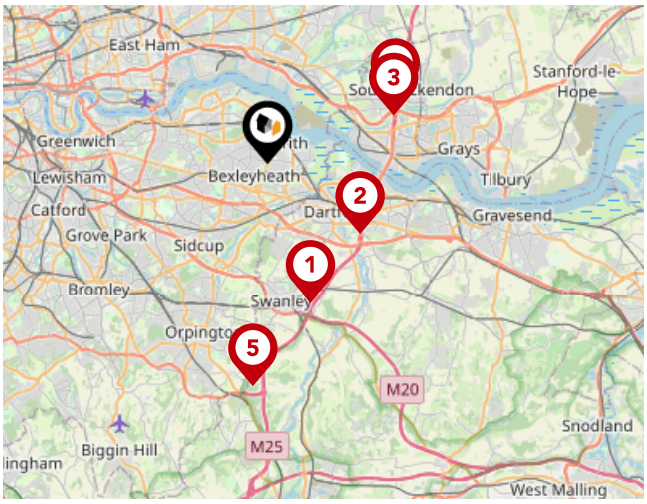
Area
Transport (National)



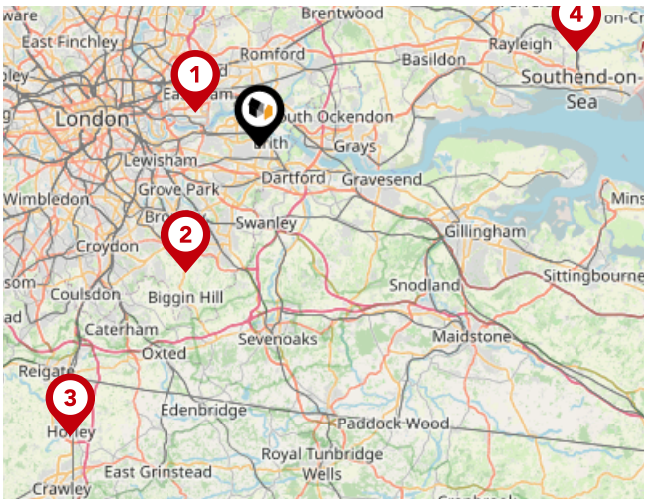
National Rail Stations

Pin	Name	Distance
1	Barnehurst Rail Station	0.03 miles
2	Barnehurst Station	0.04 miles
3	Bexleyheath Station	1.13 miles



Trunk Roads/Motorways

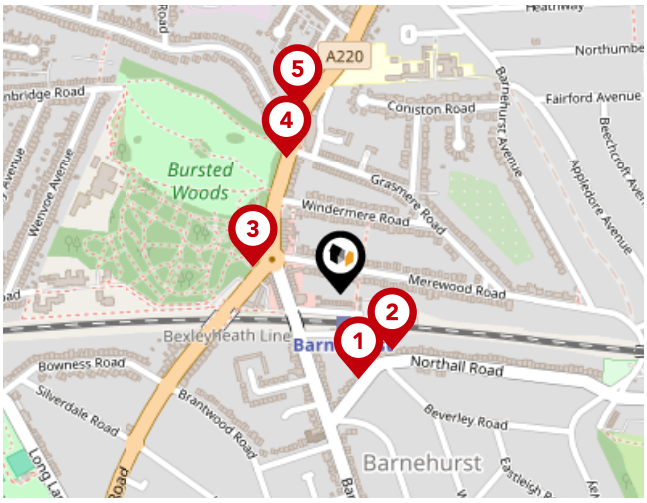
Pin	Name	Distance
1	M25 J3	5.43 miles
2	M25 J2	4.31 miles
3	M25 J31	4.97 miles
4	M25 J30	5.23 miles
5	M25 J4	8.29 miles



Airports/Helipads

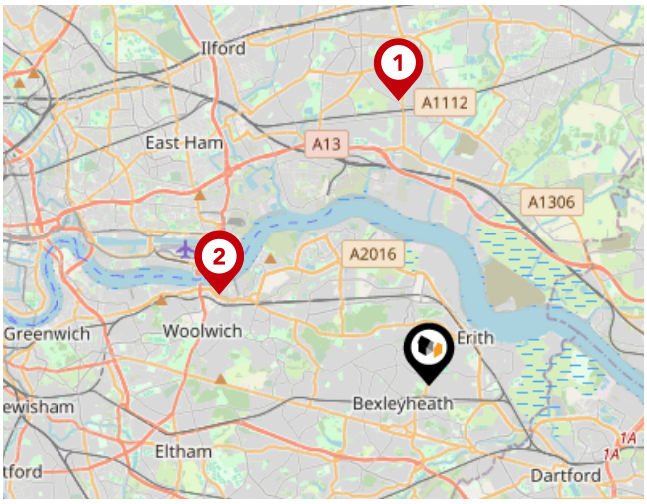
Pin	Name	Distance
1	Silvertown	5.4 miles
2	Leaves Green	10.67 miles
3	Gatwick Airport	25.56 miles
4	Southend-on-Sea	24.46 miles

Area
Transport (Local)



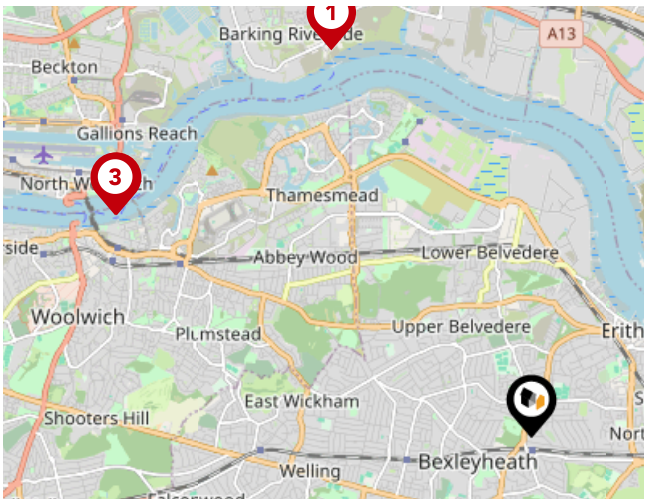
Bus Stops/Stations

Pin	Name	Distance
1	Northall Road / Barnehurst Stn	0.1 miles
2	Northall Road / Barnehurst Stn	0.09 miles
3	Barnehurst Station	0.11 miles
4	Rydal Drive	0.17 miles
5	Rydal Drive	0.22 miles



Local Connections

Pin	Name	Distance
1	Dagenham Heathway Underground Station	5.31 miles
2	Woolwich Arsenal DLR Station	4.26 miles
3	Woolwich Arsenal DLR	4.27 miles



Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	4.03 miles
2	Woolwich Arsenal Pier	4.36 miles
3	Woolwich Royal Arsenal Pier	4.36 miles

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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.

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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

/Ewemove

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.

Powered by sprift
Know any property instantly

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