

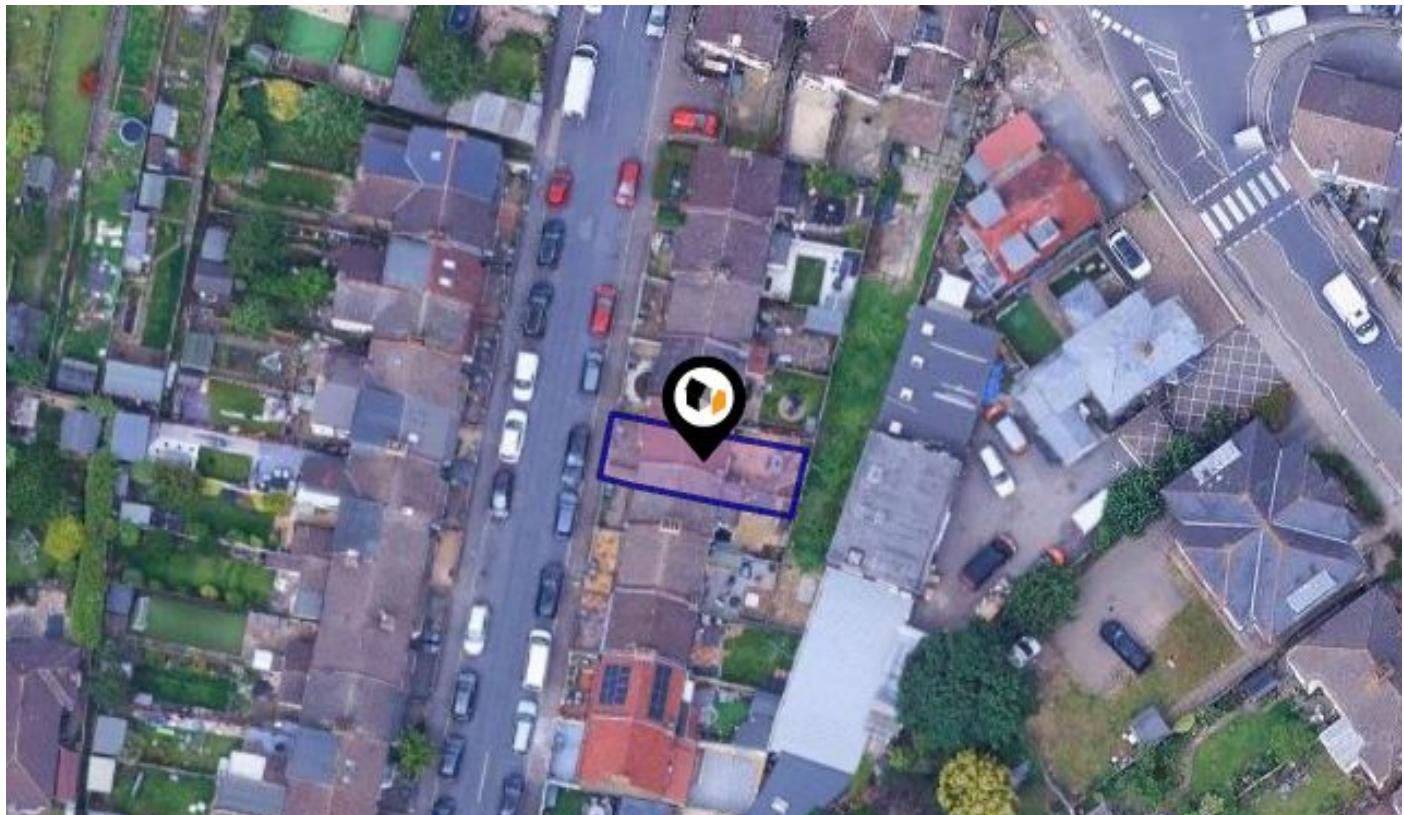


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th February 2026



SUSSEX ROAD, DARTFORD, DA1

EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.02 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,027		
Title Number:	K42149		

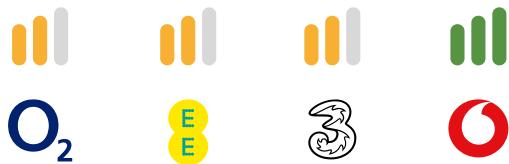
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)

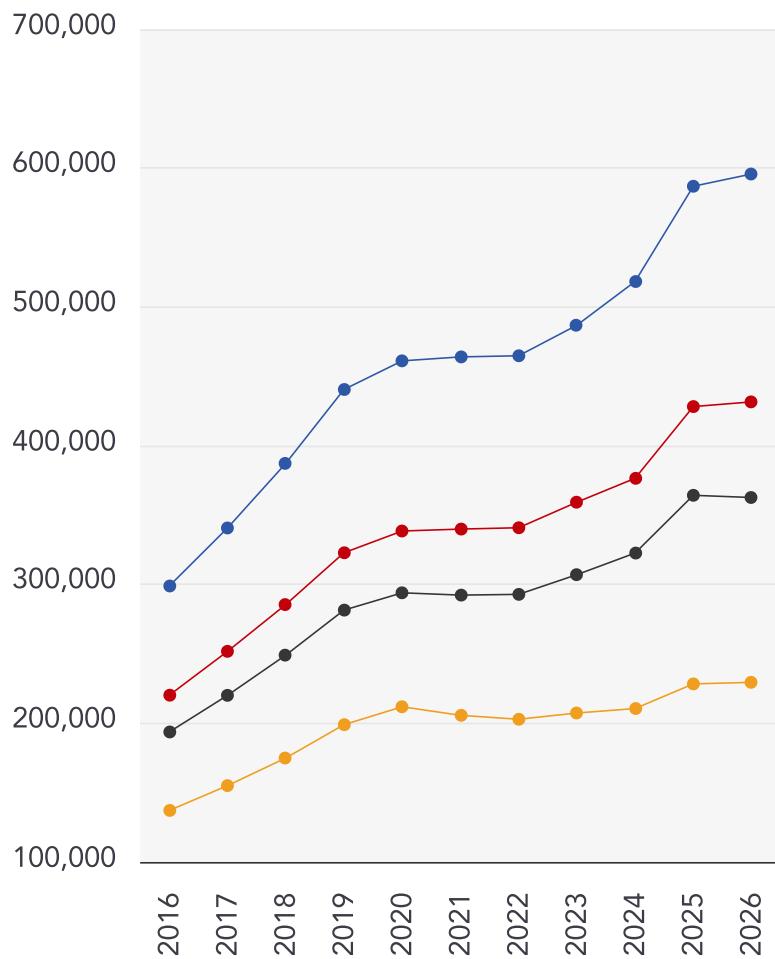


Satellite/Fibre TV Availability:



Market House Price Statistics

10 Year History of Average House Prices by Property Type in DA1



Detached

+99.32%

Semi-Detached

+95.98%

Terraced

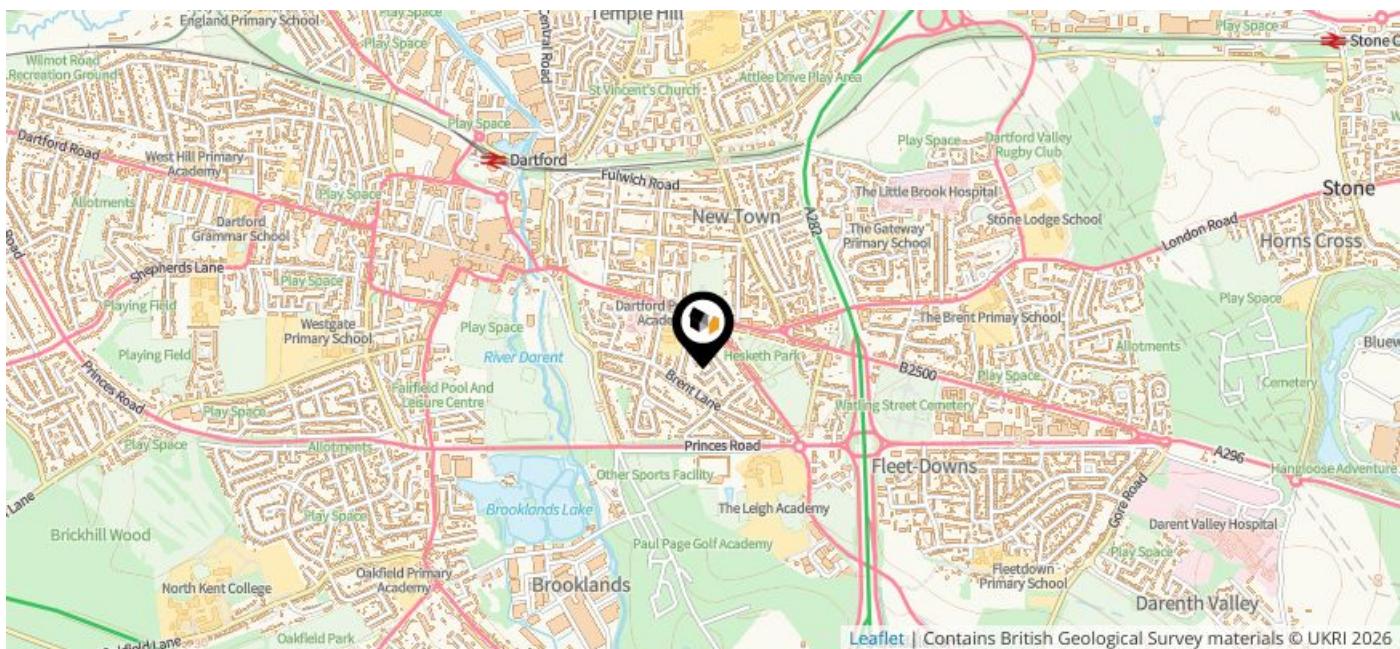
+87.23%

Flat

+67.3%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

-  Adit
-  Gutter Pit
-  Shaft

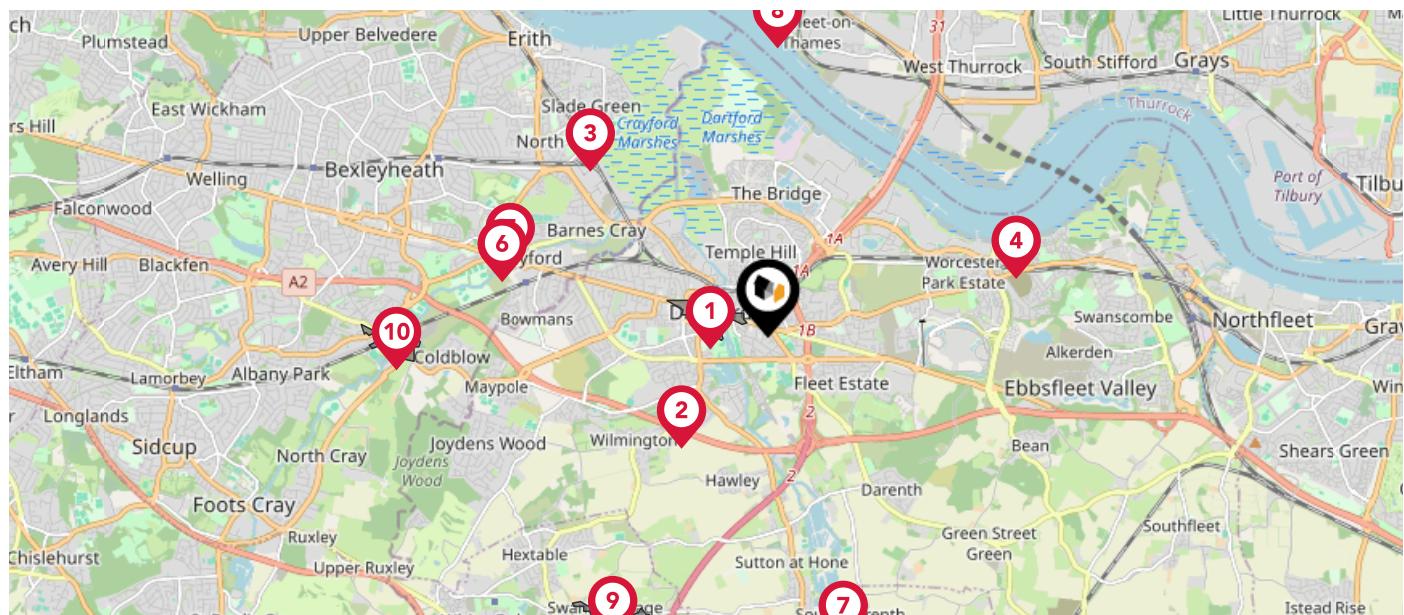
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



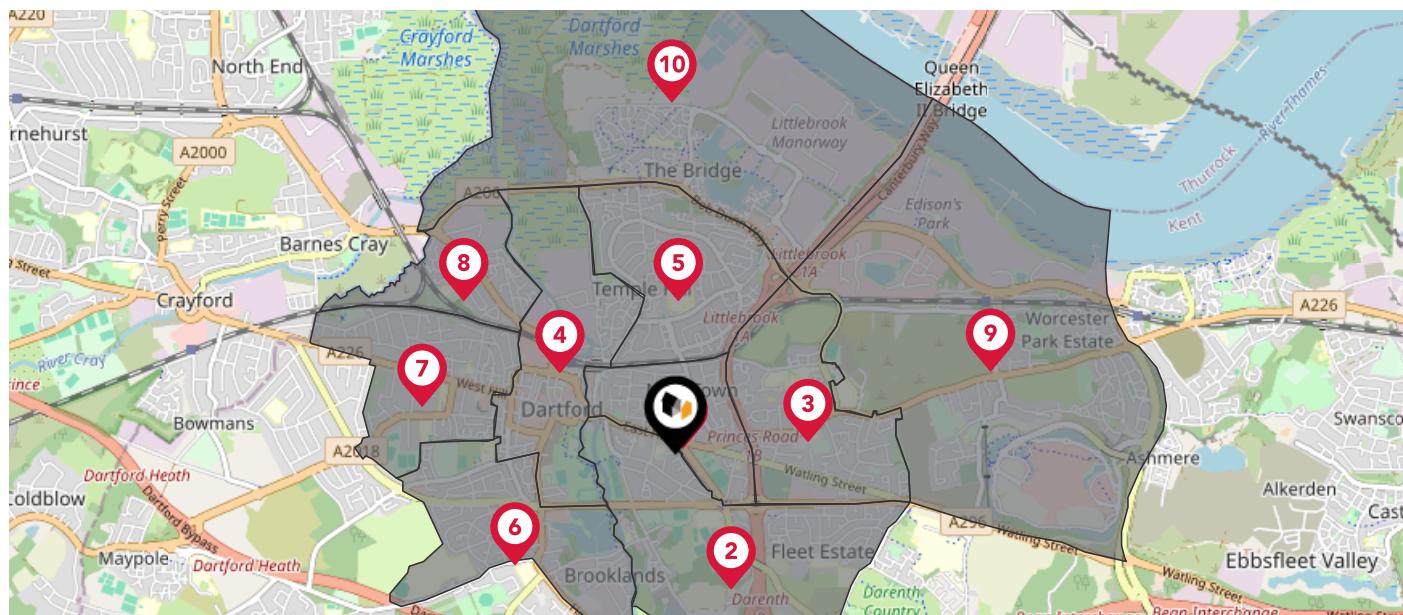
Nearby Conservation Areas

-  1 Dartford Town Centre
-  2 Church Hill, Wilmington
-  3 Oak Road
-  4 Greenhithe
-  5 Iron Mill Lane
-  6 Star Hill
-  7 South Darenth
-  8 Purfleet
-  9 Swanley Village
-  10 Old Bexley

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



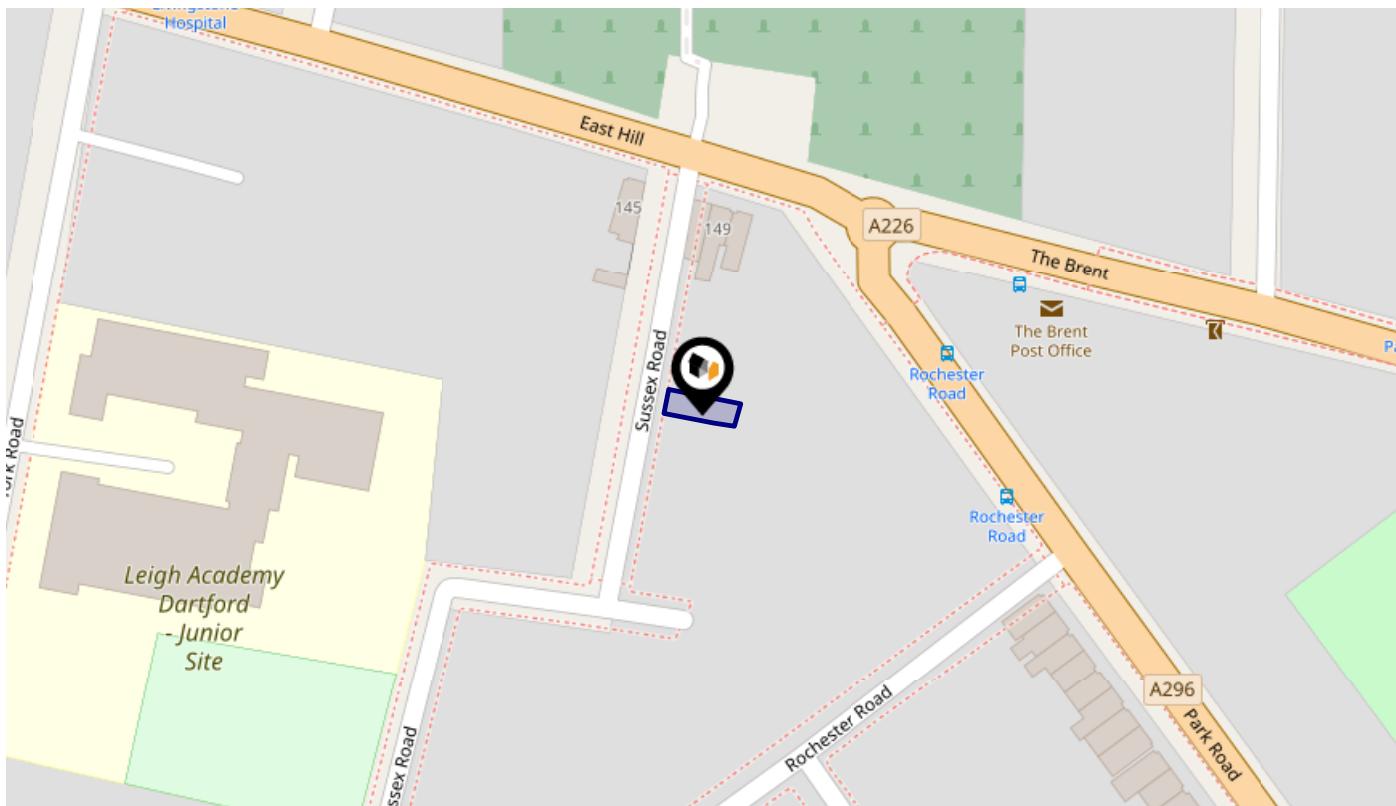
Nearby Council Wards

1	Newtown Ward
2	Brent Ward
3	Stone House Ward
4	Town Ward
5	Temple Hill Ward
6	Princes Ward
7	West Hill Ward
8	Burnham Ward
9	Stone Castle Ward
10	Bridge Ward

Maps

Rail Noise

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

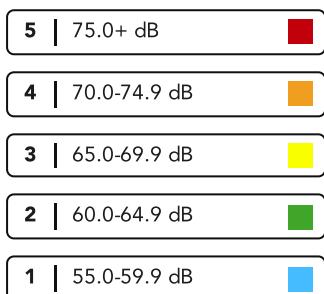


Rail Noise Data

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.

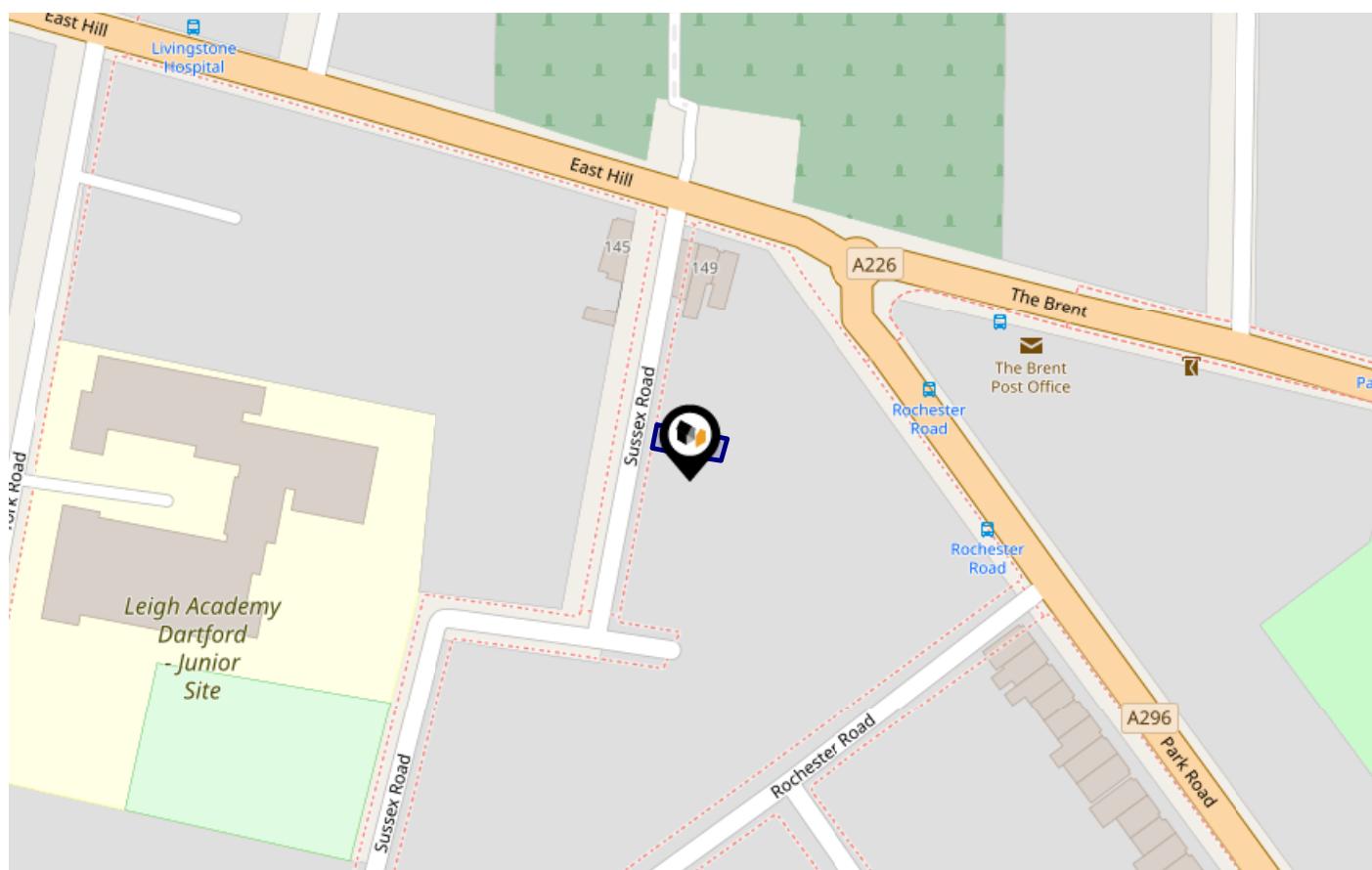
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

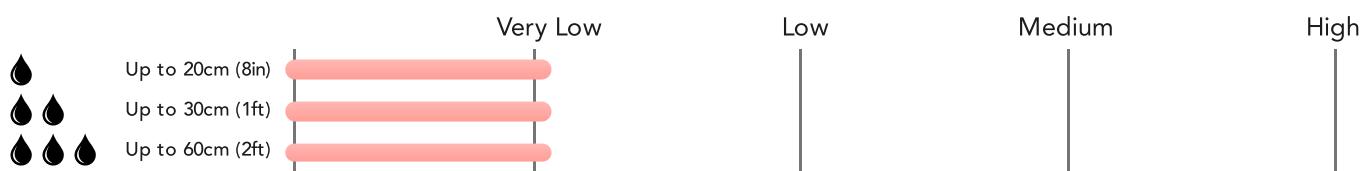


Risk Rating: Very low

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.

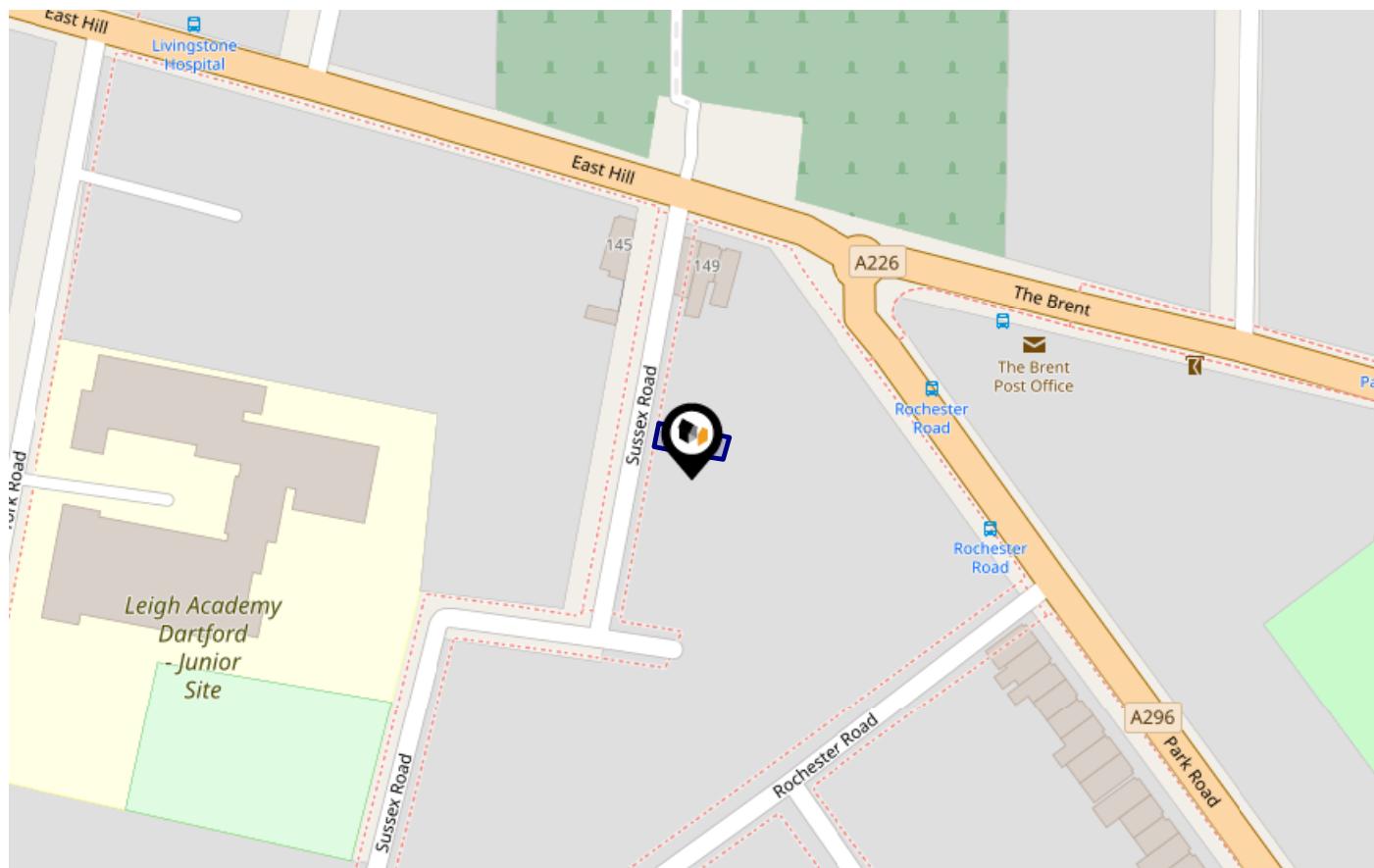
- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- █ **Low Risk** - an area which has a chance of flooding of greater than **1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

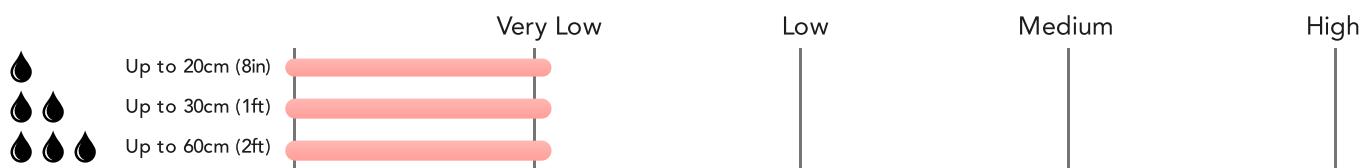


Risk Rating: Very low

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.
- █ **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.

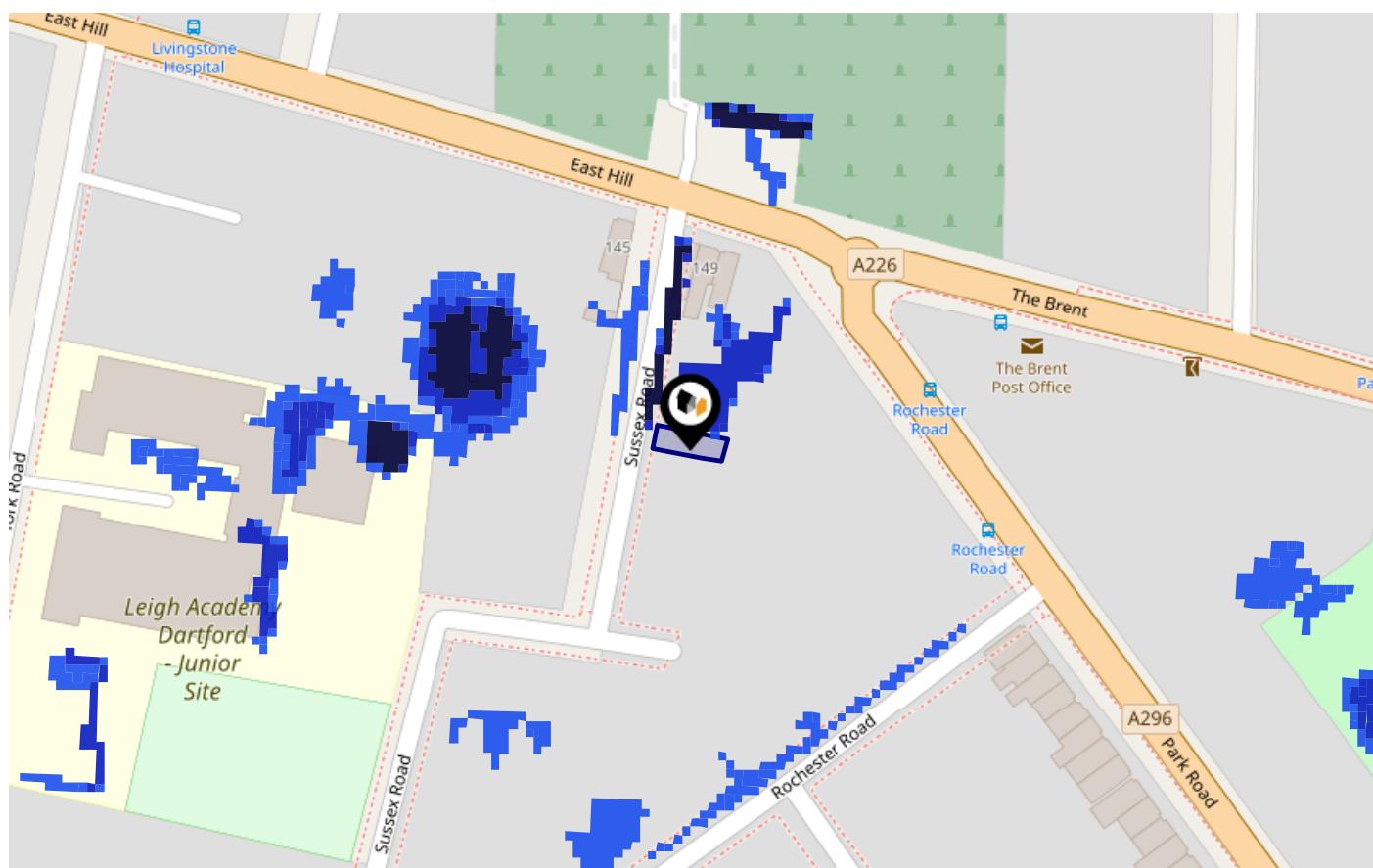
Chance of flooding to the following depths at this property:



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.

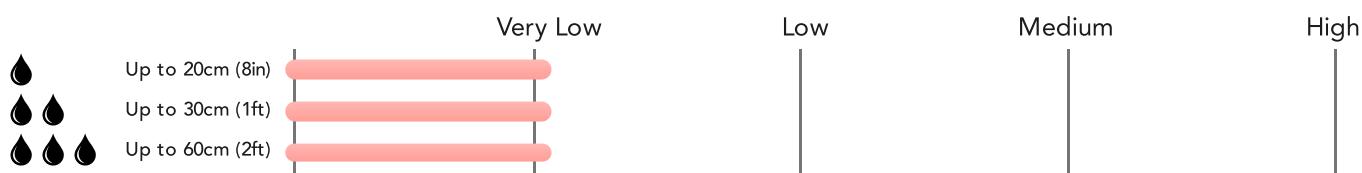


Risk Rating: Very low

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.

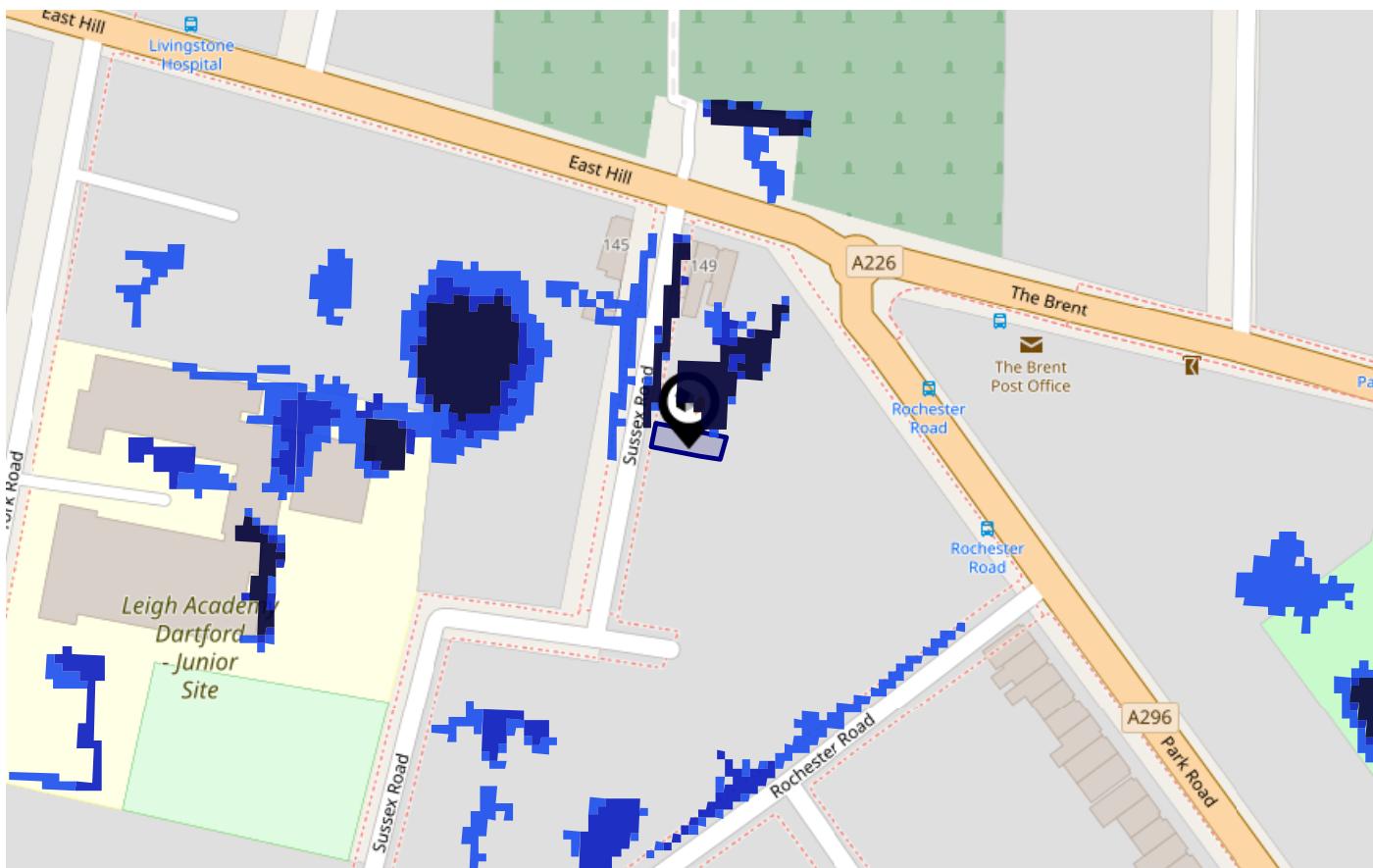
- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than **1 in 1000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

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

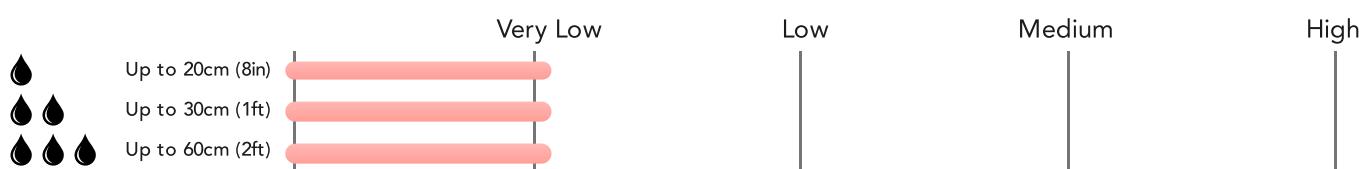


Risk Rating: Very low

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

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

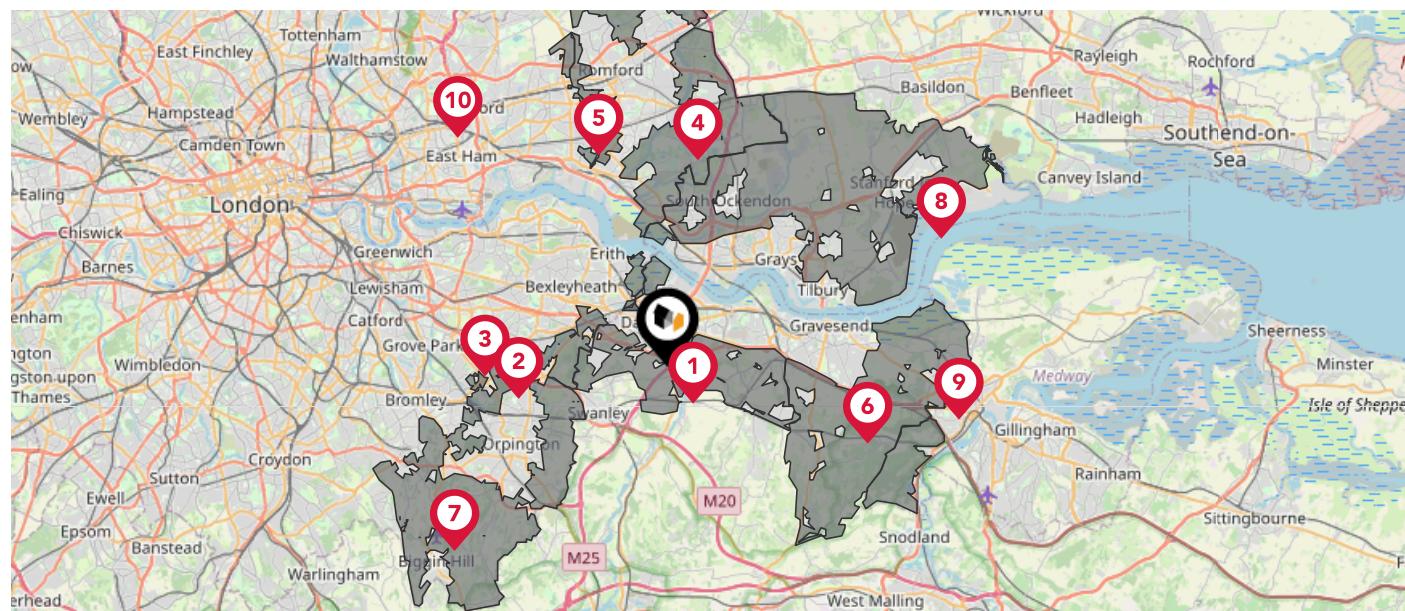
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



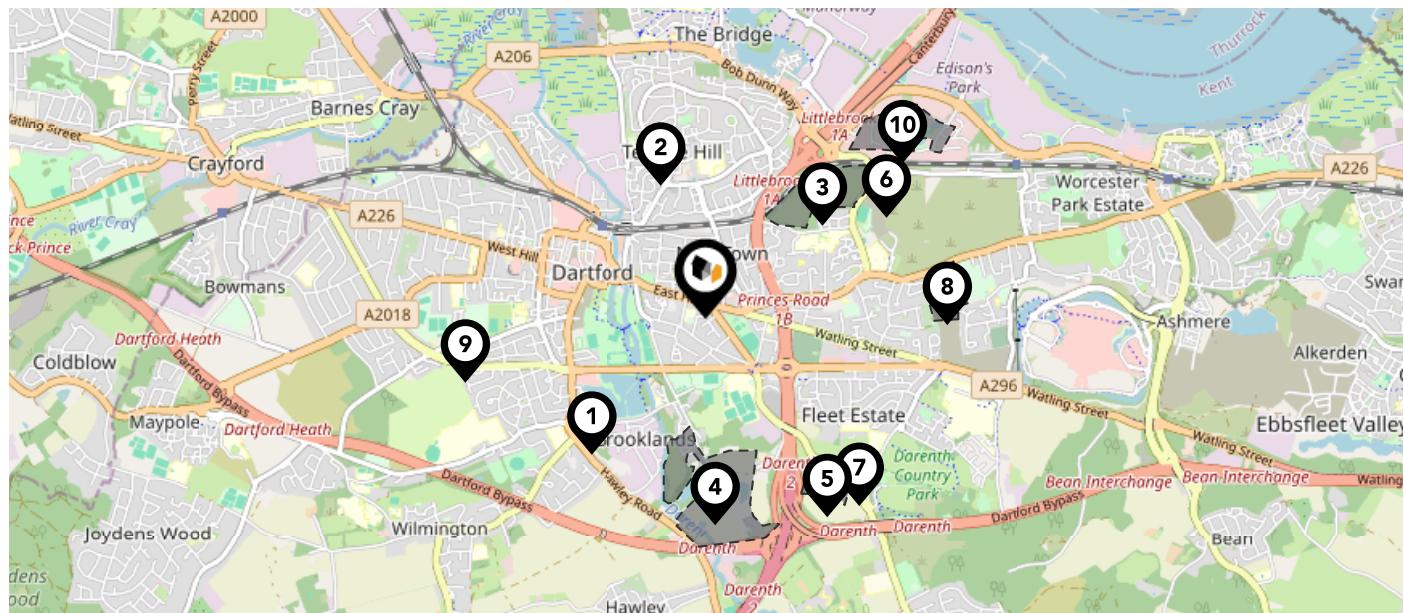
Nearby Green Belt Land

-  1 London Green Belt - Dartford
-  2 London Green Belt - Bexley
-  3 London Green Belt - Greenwich
-  4 London Green Belt - Havering
-  5 London Green Belt - Barking and Dagenham
-  6 London Green Belt - Gravesham
-  7 London Green Belt - Bromley
-  8 London Green Belt - Thurrock
-  9 London Green Belt - Medway
-  10 London Green Belt - Newham

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.



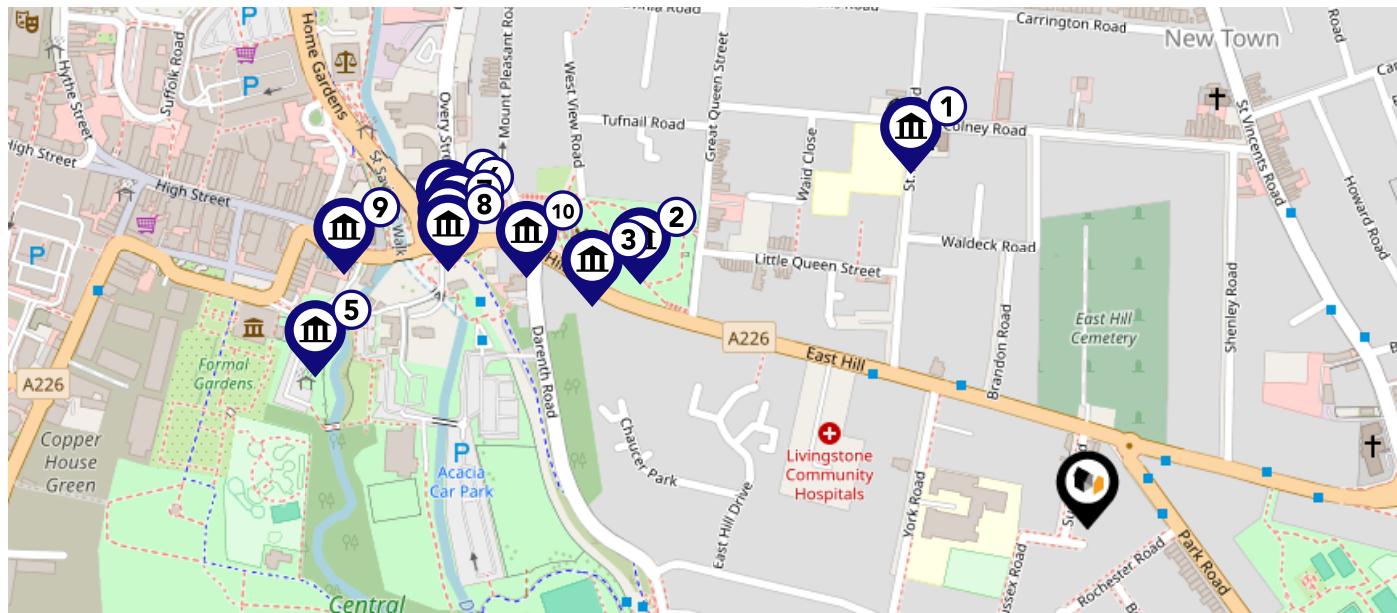
Nearby Landfill Sites

1	Powdermill Lane-Dartford, Kent	Historic Landfill	<input type="checkbox"/>
2	Wellcome Chemical-Trevthick Drive, Dartford, Kent	Historic Landfill	<input type="checkbox"/>
3	Stone 4,5,6-Cotton Lane, Dartford, Kent	Historic Landfill	<input type="checkbox"/>
4	Sutton-At-Hone-Dartford, Kent	Historic Landfill	<input type="checkbox"/>
5	Powdermill Lane-Green Street Green Road, Darent, Dartford, Kent	Historic Landfill	<input type="checkbox"/>
6	Craylands-Cotton Lane, Stone, Kent	Historic Landfill	<input type="checkbox"/>
7	Gore Road-Trolling Down Hill, Dartford, Kent	Historic Landfill	<input type="checkbox"/>
8	Stone Pit 2 Inert Landfill-St James Lane, Stone, Dartford, Kent	Historic Landfill	<input type="checkbox"/>
9	Blackmans Close-Dartford, Kent	Historic Landfill	<input type="checkbox"/>
10	Stone Marshes-Stone, Kent	Historic Landfill	<input type="checkbox"/>

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
 1422533 - War Memorial In The Churchyard Of St Alban's Church	Grade II	0.2 miles
 1086024 - St Edmund's Chartered Churchyard	Grade II	0.3 miles
 1086023 - Martyr's Monument In St Edmund's Chartered Graveyard	Grade II	0.3 miles
 1086033 - 17, Overy Street	Grade II	0.4 miles
 1086027 - Acacia Hall	Grade II	0.4 miles
 1336337 - 11 And 13, Overy Street	Grade II	0.4 miles
 1086032 - 5-9, Overy Street	Grade II	0.4 miles
 1116074 - 1 And 3, Overy Street	Grade II	0.4 miles
 1086029 - Church Of The Holy Trinity	Grade I	0.4 miles
 1251332 - 14 And 16, East Hill	Grade II	0.4 miles

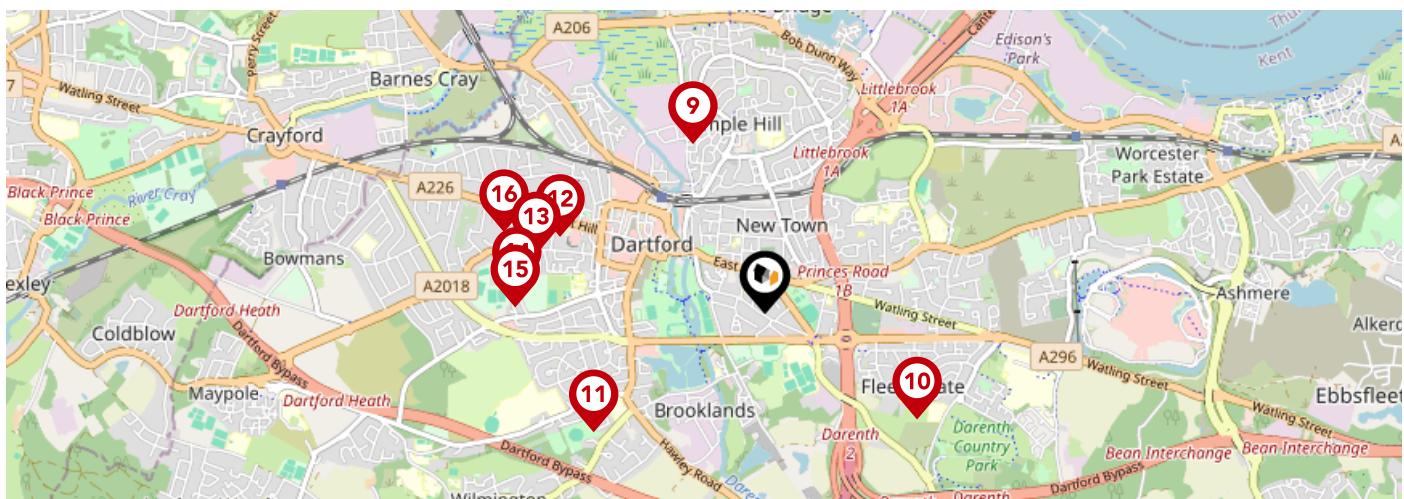
Area Schools



Nursery Primary Secondary College Private

1	Dartford Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 662 Distance:0.09					
2	The Leigh Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1332 Distance:0.45					
3	The Gateway Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 210 Distance:0.49					
4	St Anselm's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 211 Distance:0.62					
5	The Brent Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 642 Distance:0.68					
6	Temple Hill Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 866 Distance:0.77					
7	Stone Lodge School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 933 Distance:0.82					
8	Westgate Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 213 Distance:0.82					

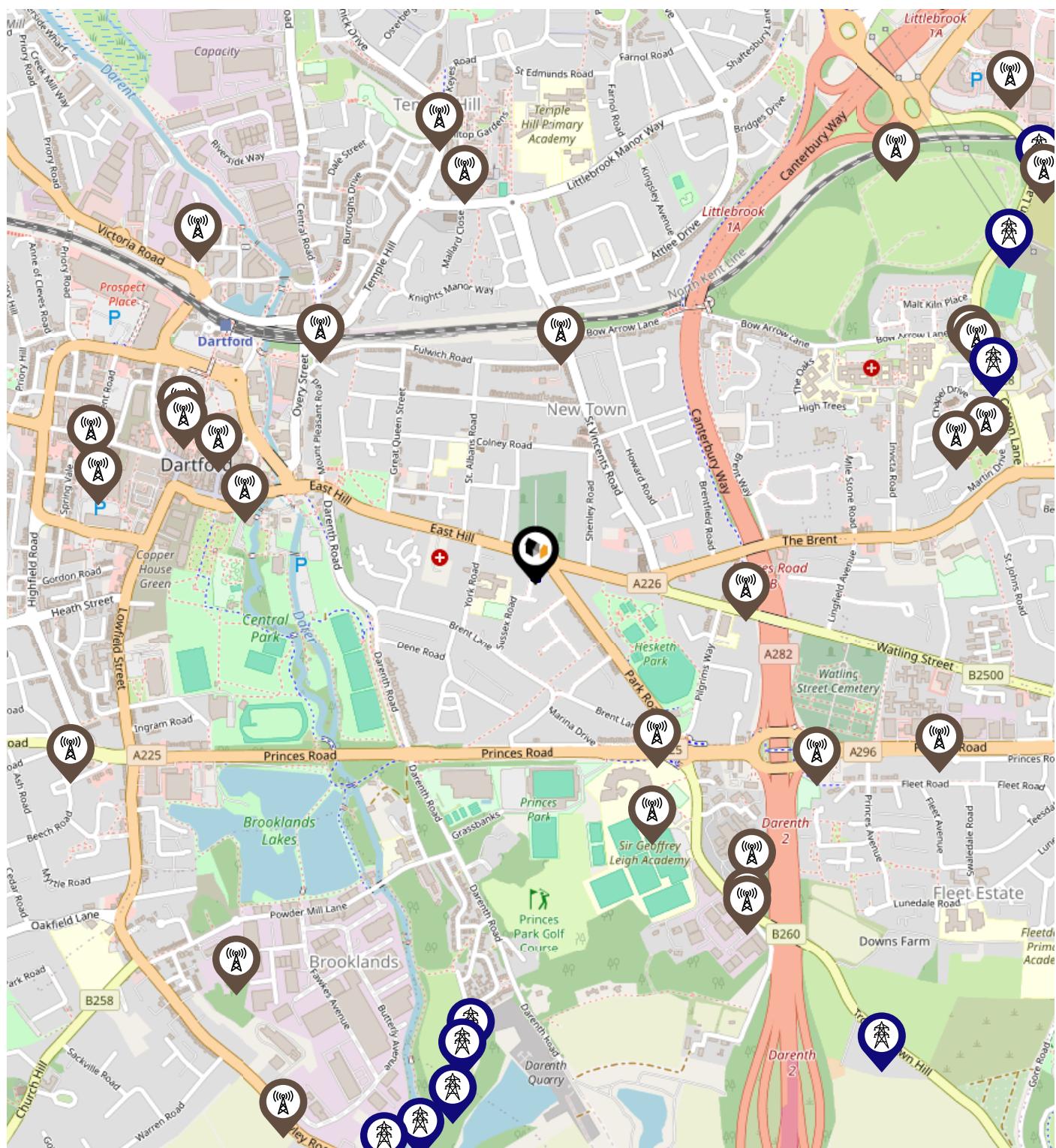
Area Schools



Nursery Primary Secondary College Private

		River Mill Primary School						
9		River Mill Primary School						
		Ofsted Rating: Good Pupils: 298 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10		Fleetdown Primary Academy						
		Ofsted Rating: Outstanding Pupils: 637 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11		Oakfield Primary Academy						
		Ofsted Rating: Good Pupils: 721 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12		Our Lady's Catholic Primary School, Dartford						
		Ofsted Rating: Good Pupils: 219 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13		Dartford Grammar School						
		Ofsted Rating: Outstanding Pupils: 1539 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14		Dartford Grammar School for Girls						
		Ofsted Rating: Outstanding Pupils: 1245 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15		Dartford Science & Technology College						
		Ofsted Rating: Good Pupils: 876 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16		West Hill Primary Academy						
		Ofsted Rating: Good Pupils: 526 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

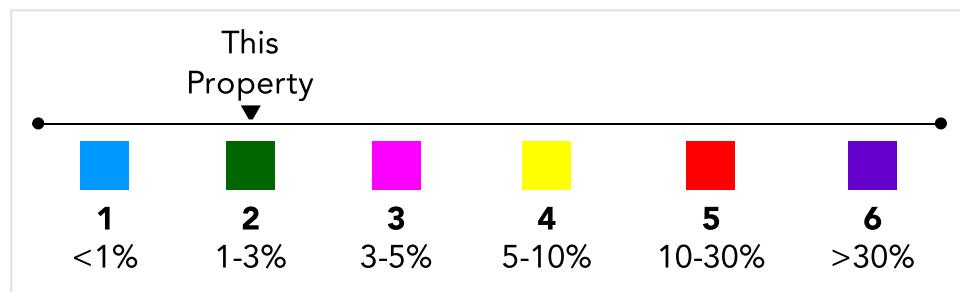
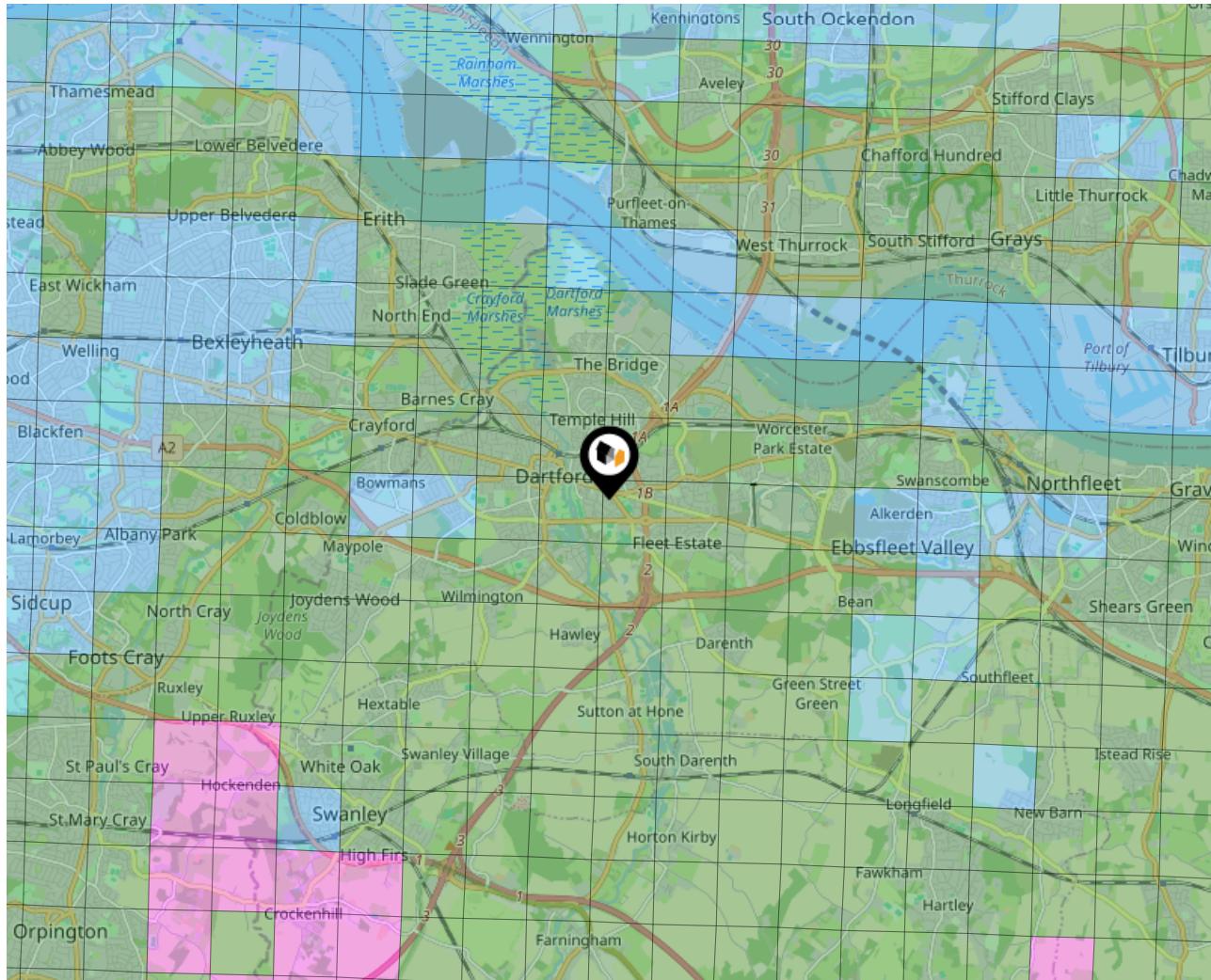
-  Power Pylons
-  Communication Masts

Environment

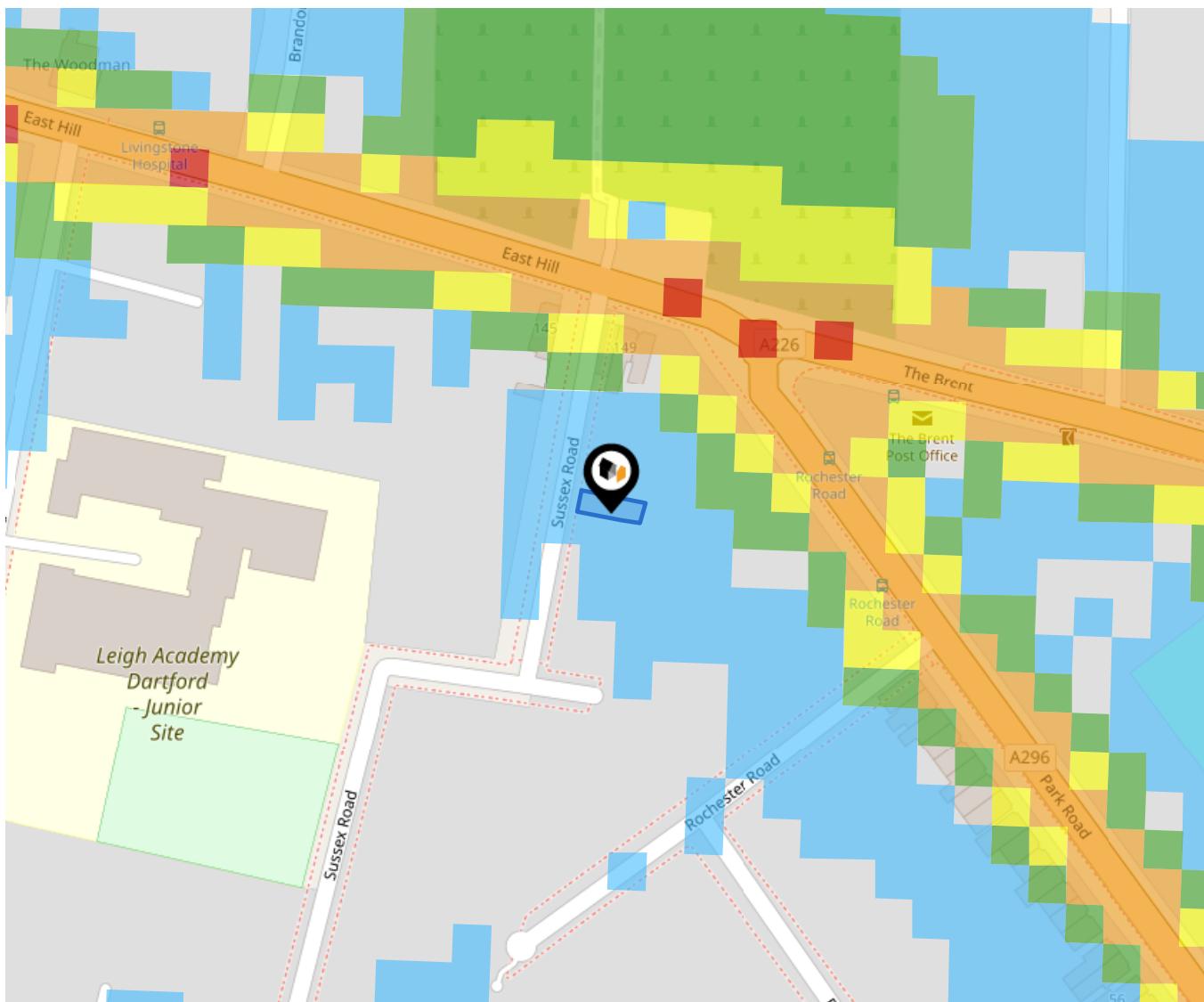
Radon Gas

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).



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.

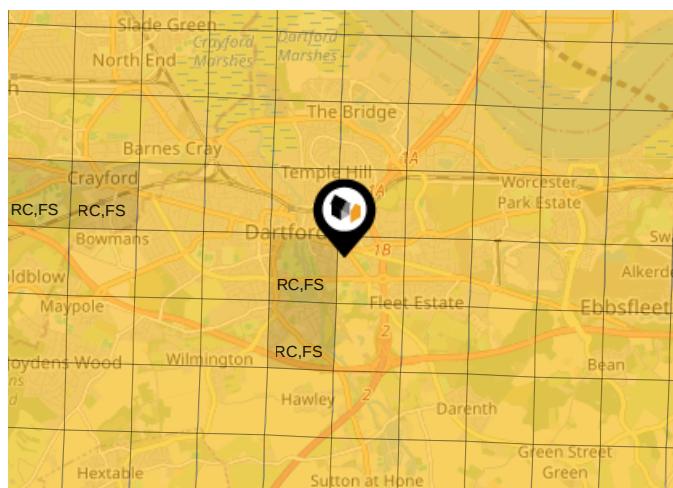
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Environment Soils & Clay

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

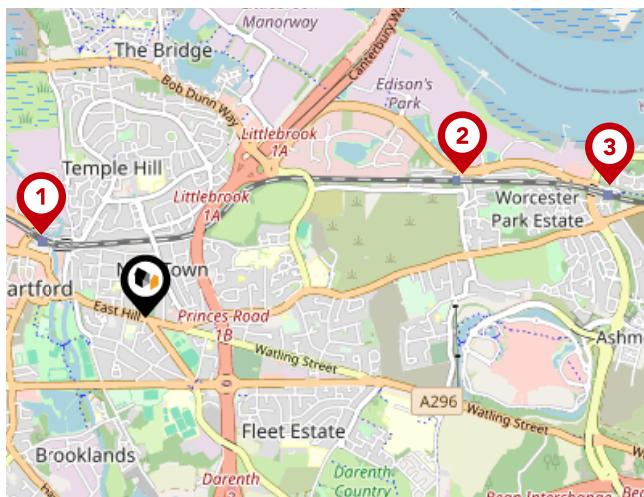
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

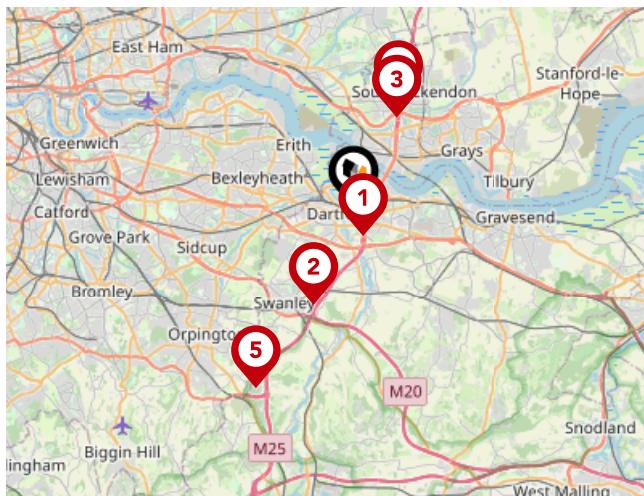
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



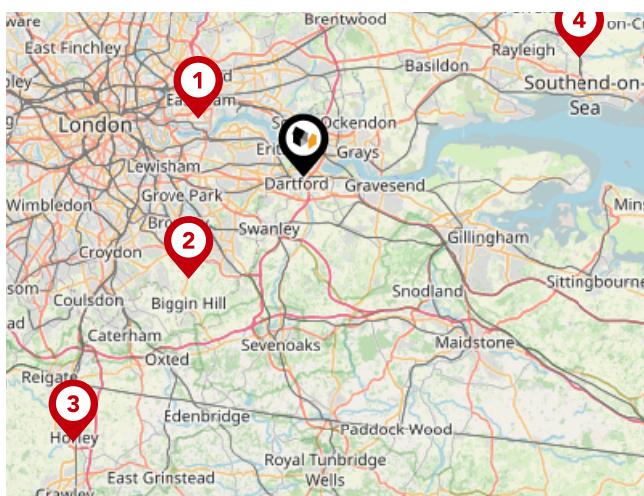
National Rail Stations

Pin	Name	Distance
1	Dartford Rail Station	0.61 miles
2	Stone Crossing Rail Station	1.61 miles
3	Greenhithe for Bluewater Rail Station	2.24 miles



Trunk Roads/Motorways

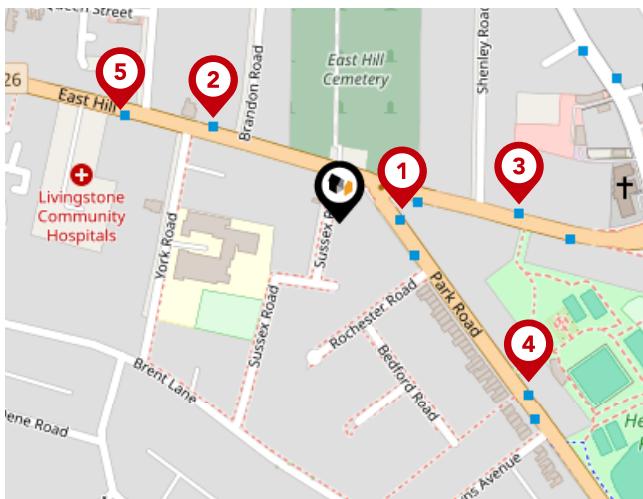
Pin	Name	Distance
1	M25 J2	1.07 miles
2	M25 J3	3.84 miles
3	M25 J31	3.74 miles
4	M25 J30	4.26 miles
5	M25 J4	7.55 miles



Airports/Helpads

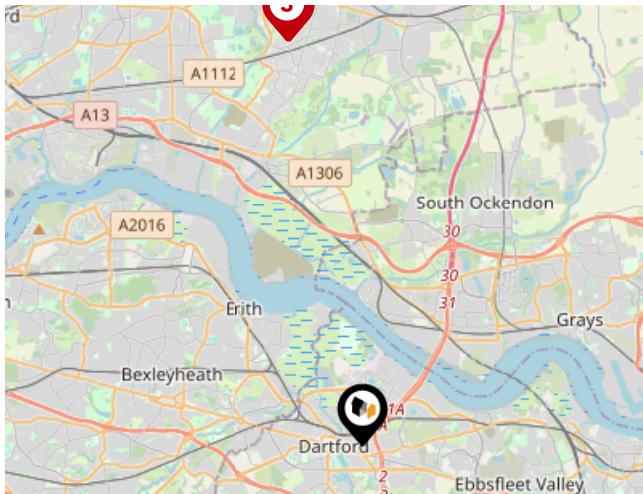
Pin	Name	Distance
1	Silvertown	8.86 miles
2	Leaves Green	11.36 miles
3	Gatwick Airport	26.09 miles
4	Southend-on-Sea	22.17 miles

Area Transport (Local)



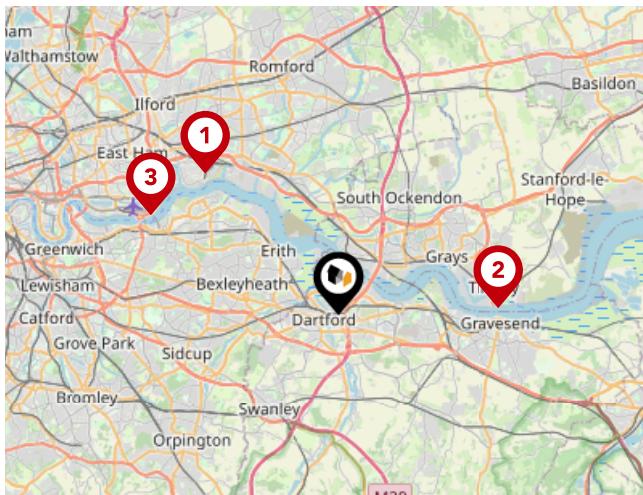
Bus Stops/Stations

Pin	Name	Distance
1	Rochester Road	0.04 miles
2	Livingstone Hospital	0.1 miles
3	Park Road	0.1 miles
4	Downs Avenue	0.14 miles
5	Livingstone Hospital	0.14 miles



Local Connections

Pin	Name	Distance
1	Elm Park Station	7.6 miles
2	Elm Park Underground Station	7.6 miles
3	Elm Park Underground Station	7.59 miles



Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	7.14 miles
2	West Street Pier	5.96 miles
3	Woolwich Arsenal Pier	7.81 miles

EweMove

About Us



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.

EweMove Testimonials



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

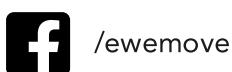


I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

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

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com



Land Registry

