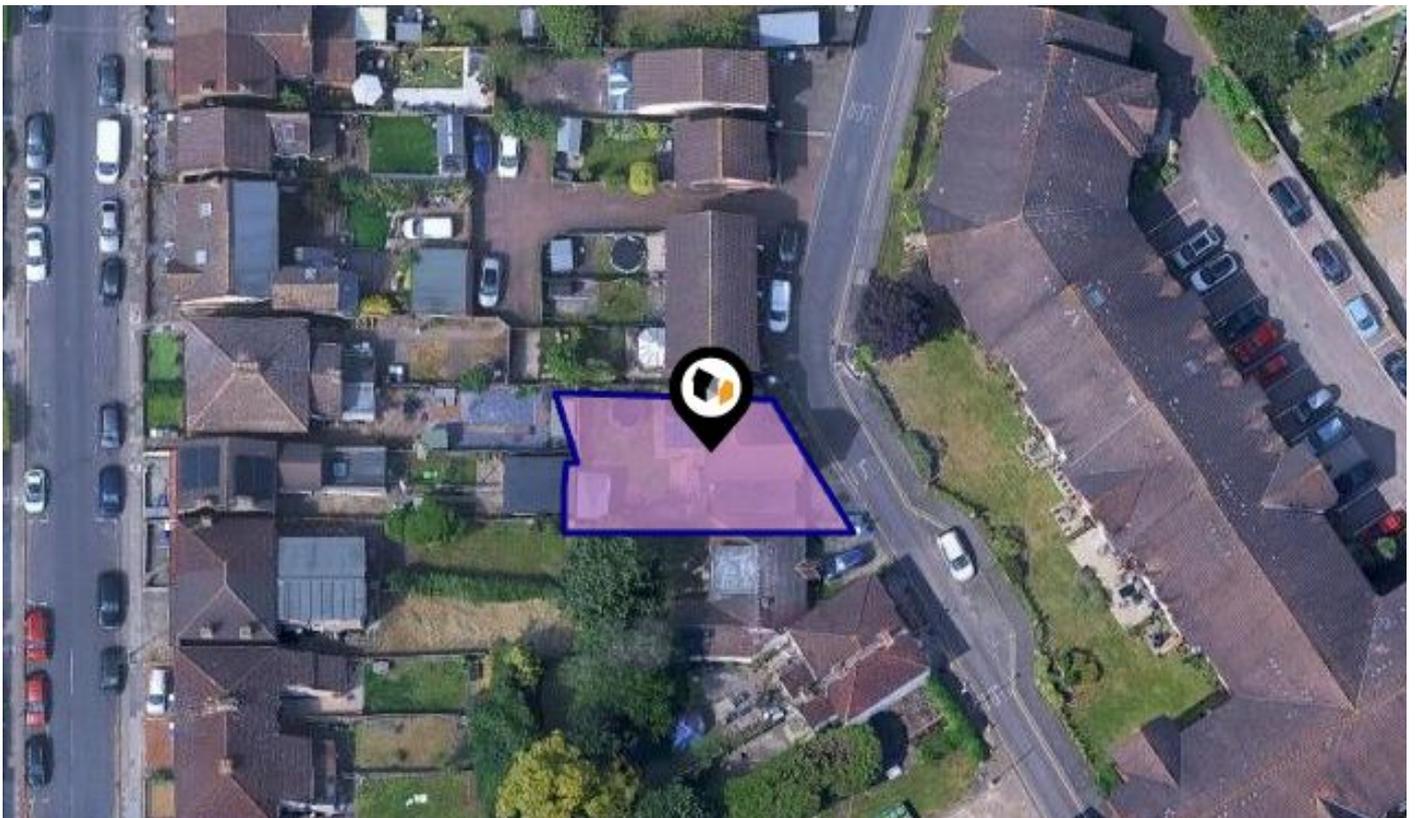# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 16th March 2026

EAST STREET, BEXLEYHEATH, DA7

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.18 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,760		
Title Number:	SGL376445		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**61** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
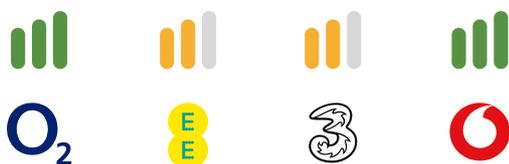
Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Planning History
This Address

Planning records for: *East Street, Bexleyheath, DA7*

Reference - 02/05072/FUL

Decision: Withdrawn

Date: 14th November 2002

Description:
Two storey side extension incorporating covered way.

Reference - 88/00102/FUL

Decision: Refused

Date: 18th January 1988

Description:
Erection of office/store building

Reference - 11/01571/LDCE

Decision: Granted with Conditions

Date: 23rd September 2011

Description:
Certificate of Lawfulness (Existing) for a conservatory

Reference - 88/01296/FUL

Decision: Granted with Conditions

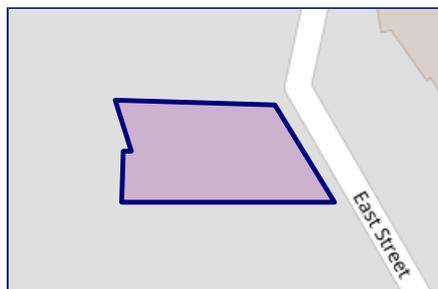**Date:** 27th May 1988

Description:
one detached house

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Planning records for: *East Street, Bexleyheath, DA7*

Reference - 89/00600/FUL	
Decision:	Granted with Conditions
Date:	03rd April 1989
Description:	
one detached house	

Multiple Freehold Title Plans Detected

SGL376445

Multiple Freehold Title Plans Detected
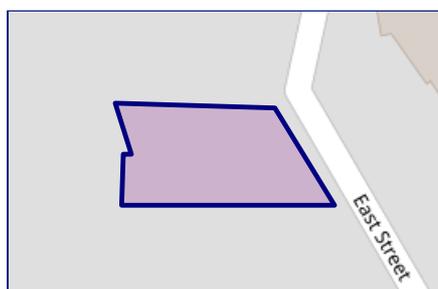
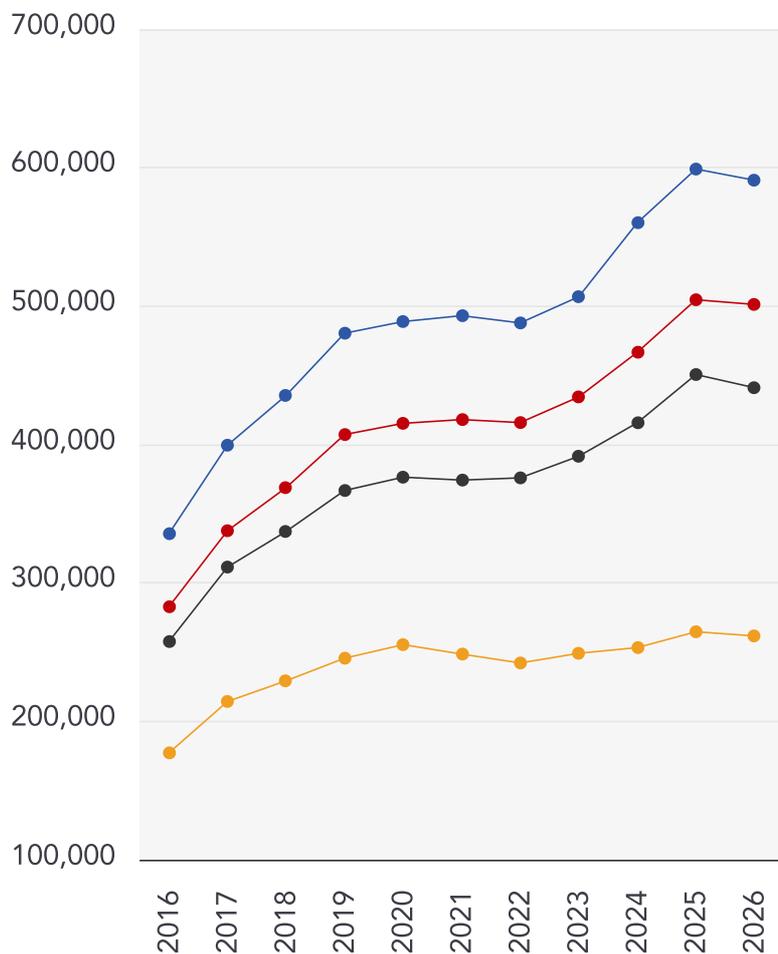**SGL390808**

Multiple Freehold Title Plans Detected
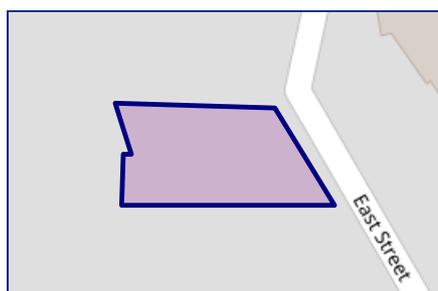
SGL532696

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%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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.
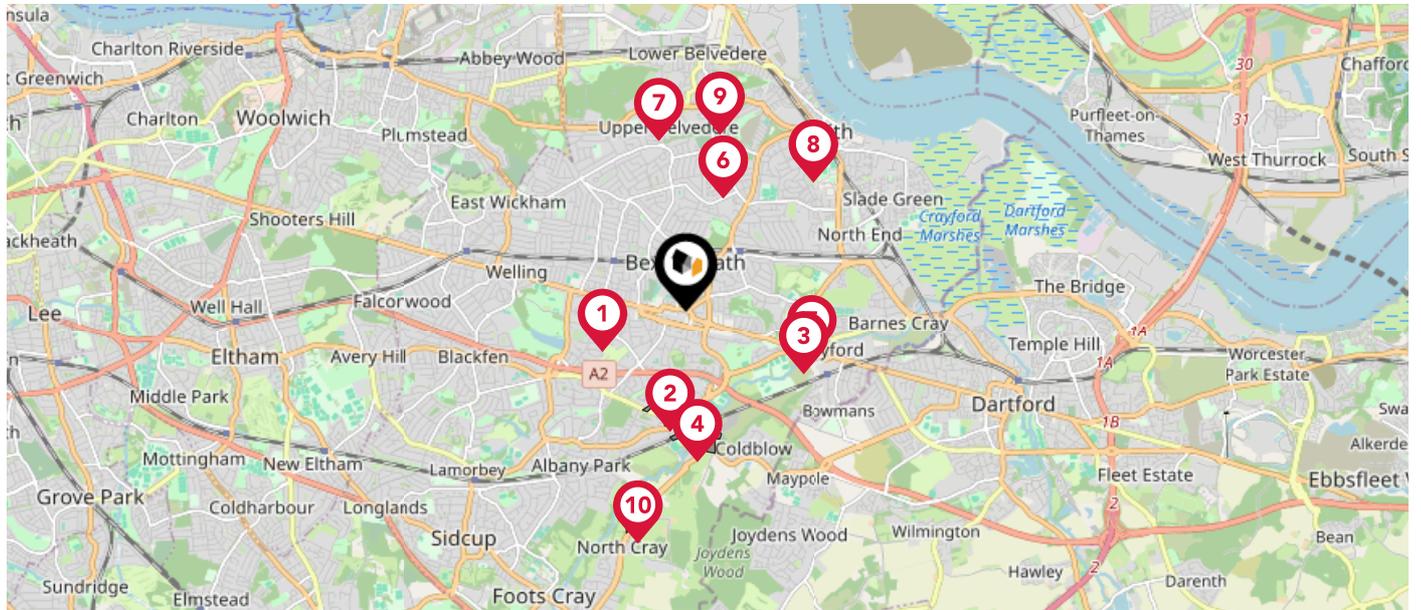

Nearby Conservation Areas

|	
1	Red House Lane
2	Parkhurst
3	Star Hill
4	Old Bexley
5	Iron Mill Lane
6	Brook Street
7	Woolwich Road
8	Lesney Park Road
9	Erith Road
10	North Cray Village

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
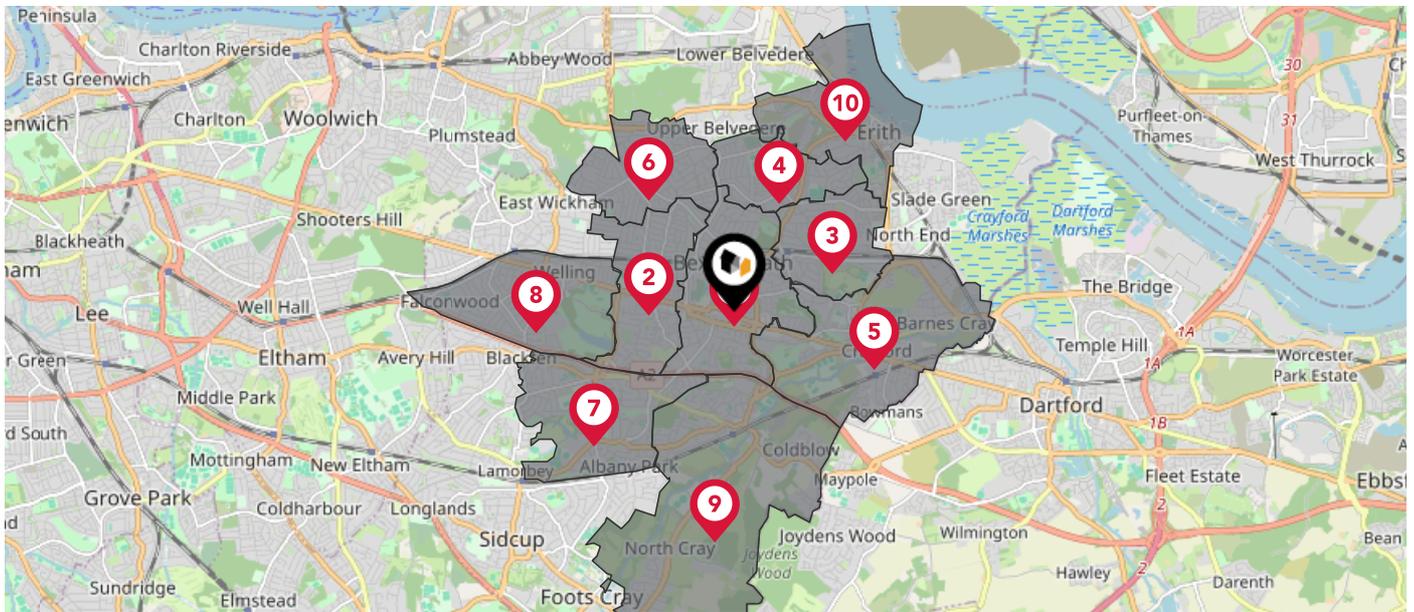
Nearby Council Wards	
1	Bexleyheath Ward
2	Crook Log Ward
3	Barnehurst Ward
4	Northumberland Heath Ward
5	Crayford Ward
6	West Heath Ward
7	Blendon & Penhill Ward
8	Falconwood & Welling Ward
9	St. Mary's & St. James Ward
10	Erith Ward

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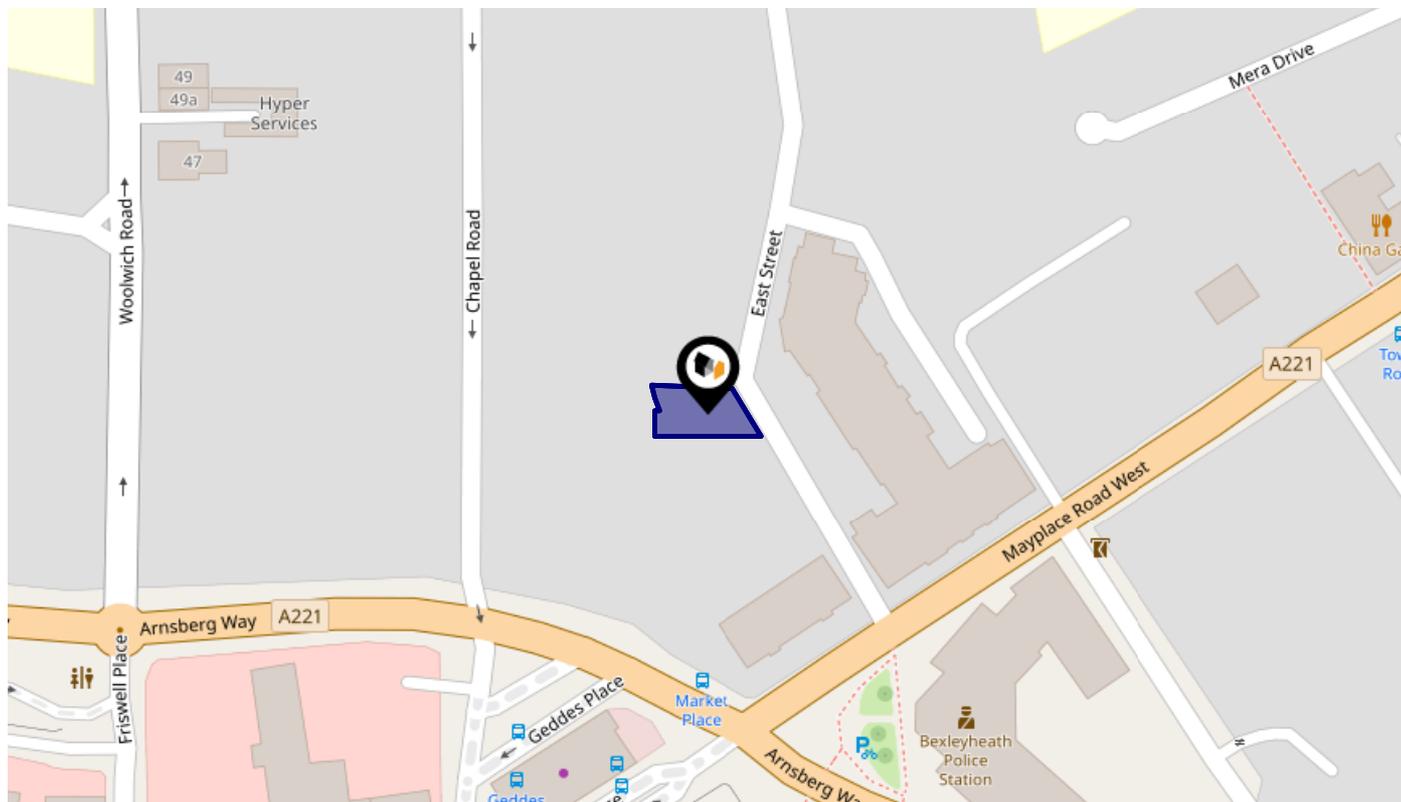
Rail Noise Data

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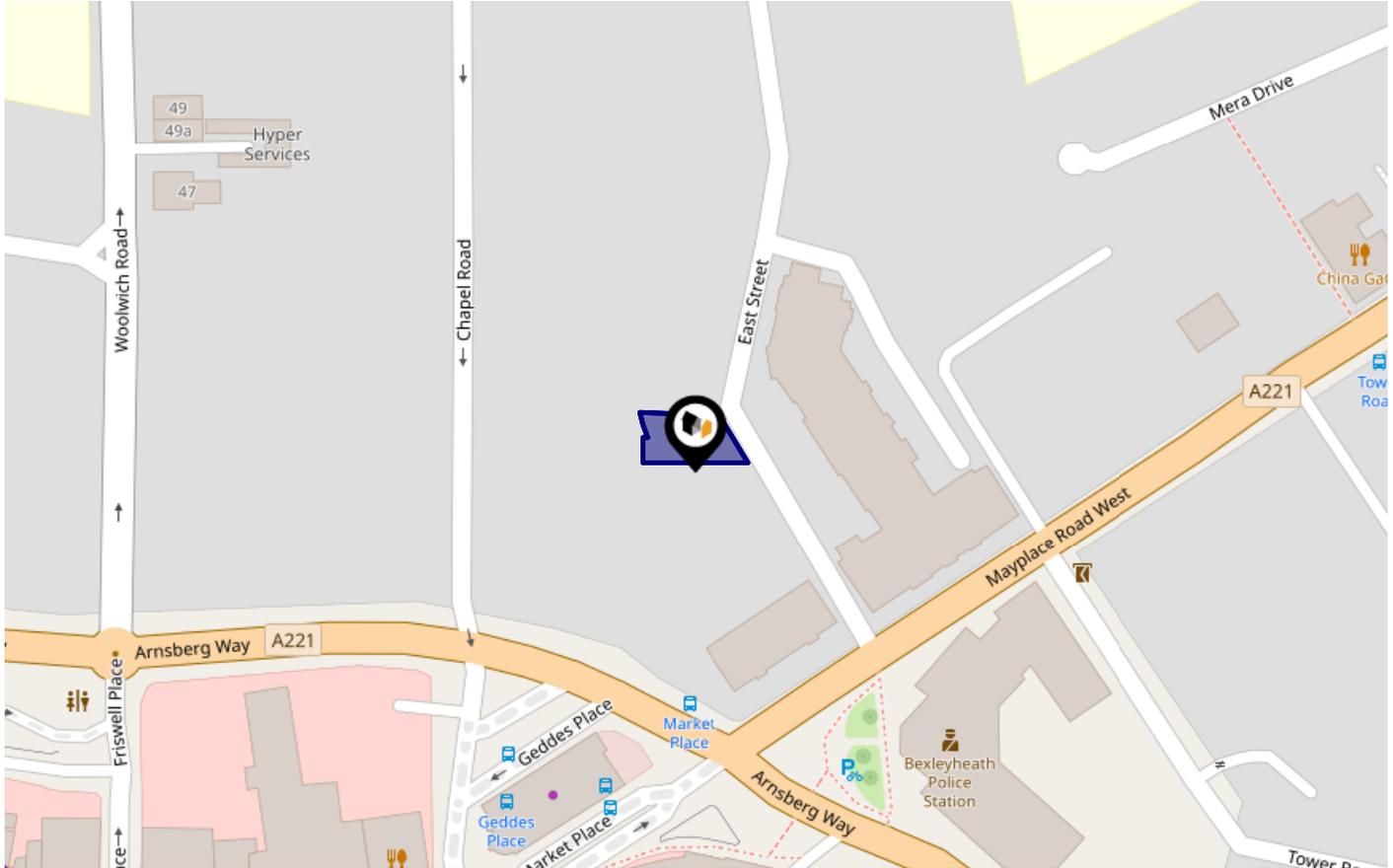
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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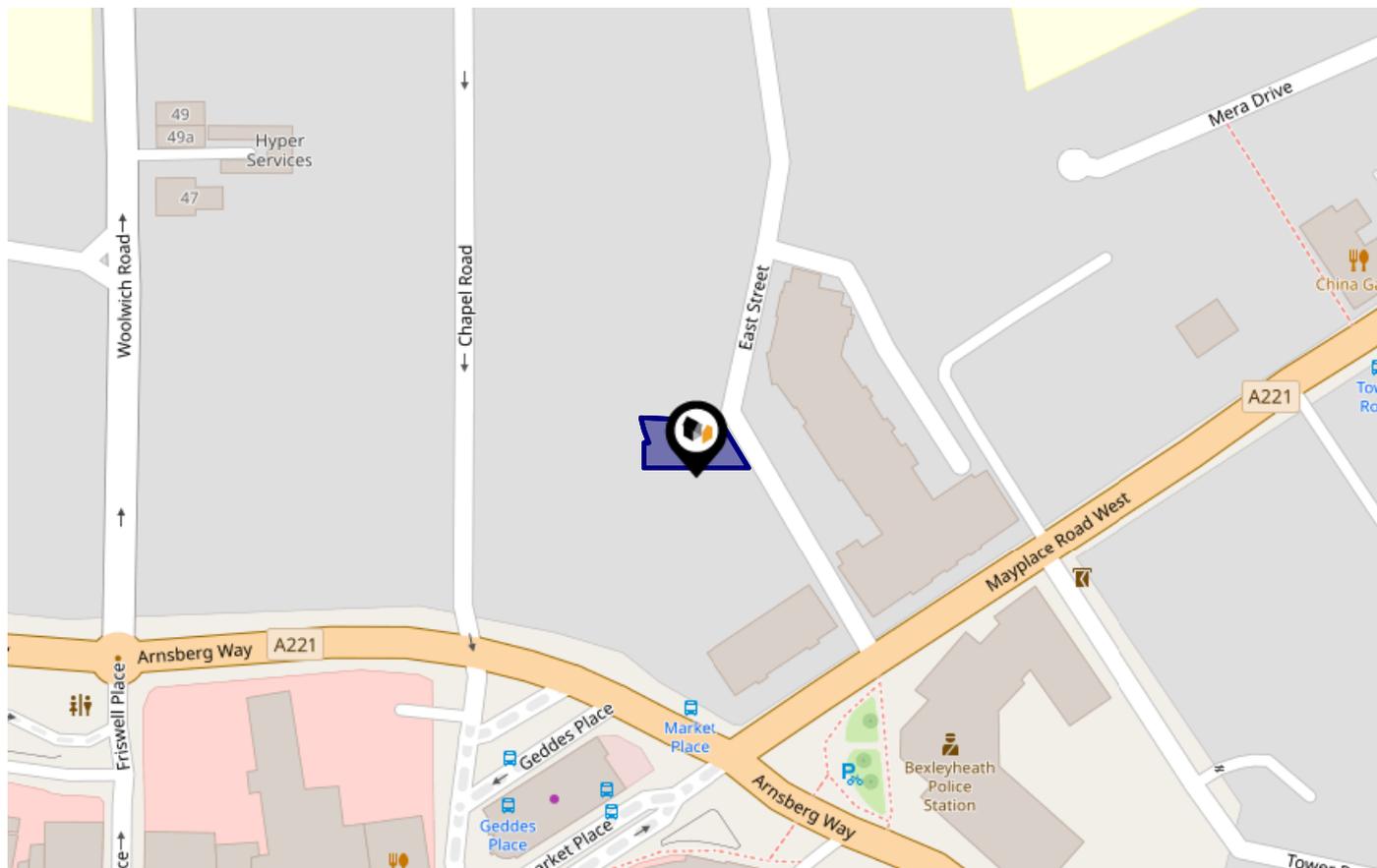
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Flood Risk
Rivers & Seas - Climate Change

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SALES AND LETTINGS

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.
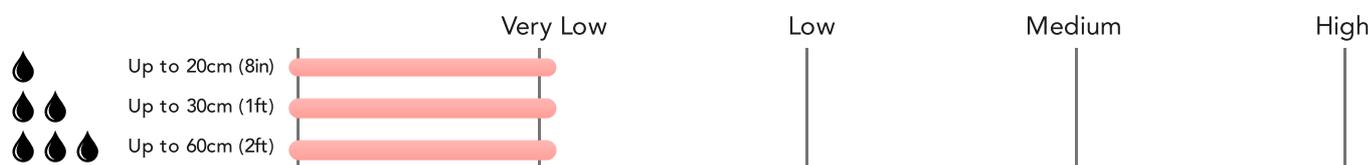

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Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

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

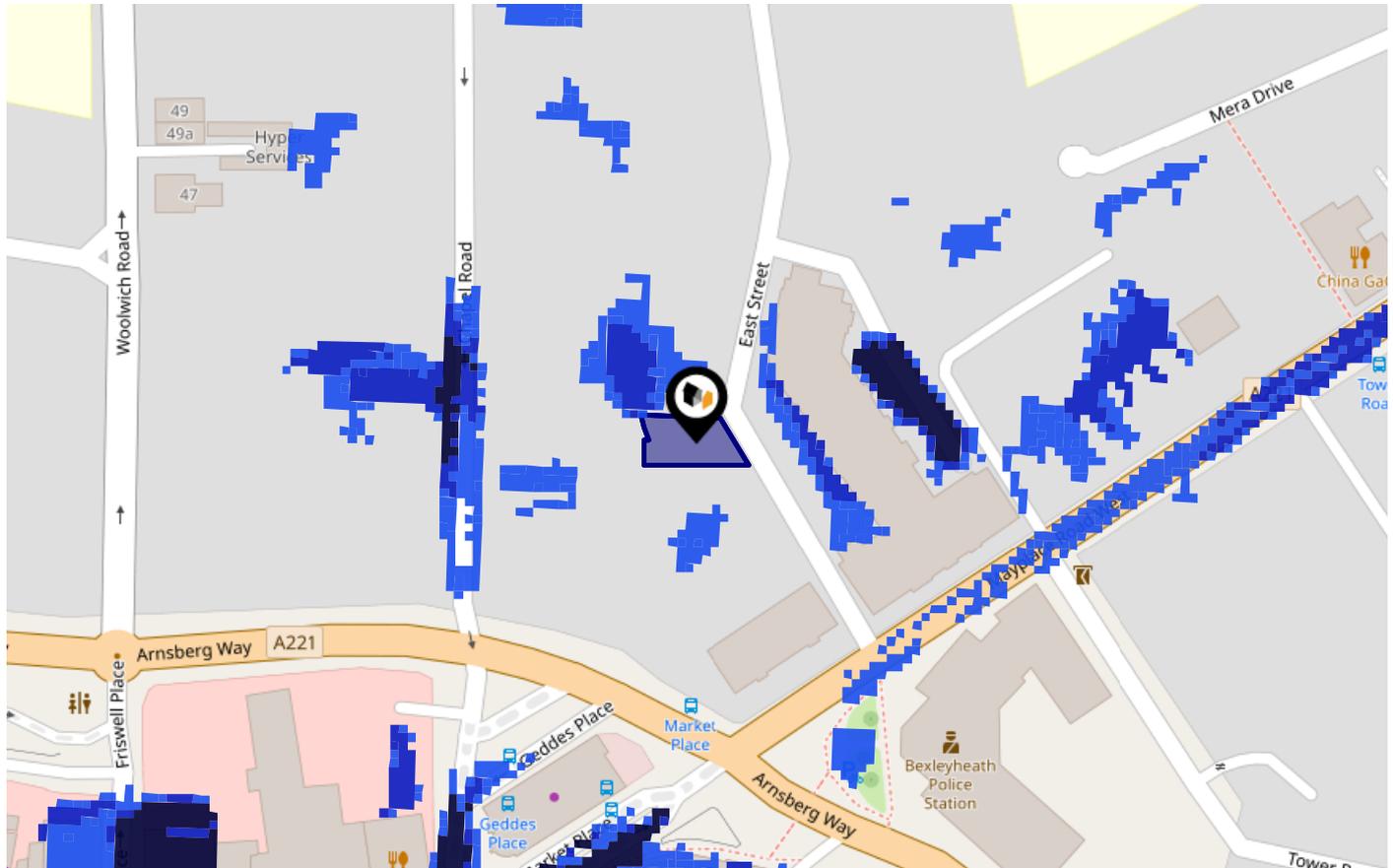**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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Flood Risk
Surface Water - Flood Risk

EweMove
SALES AND LETTINGS

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.

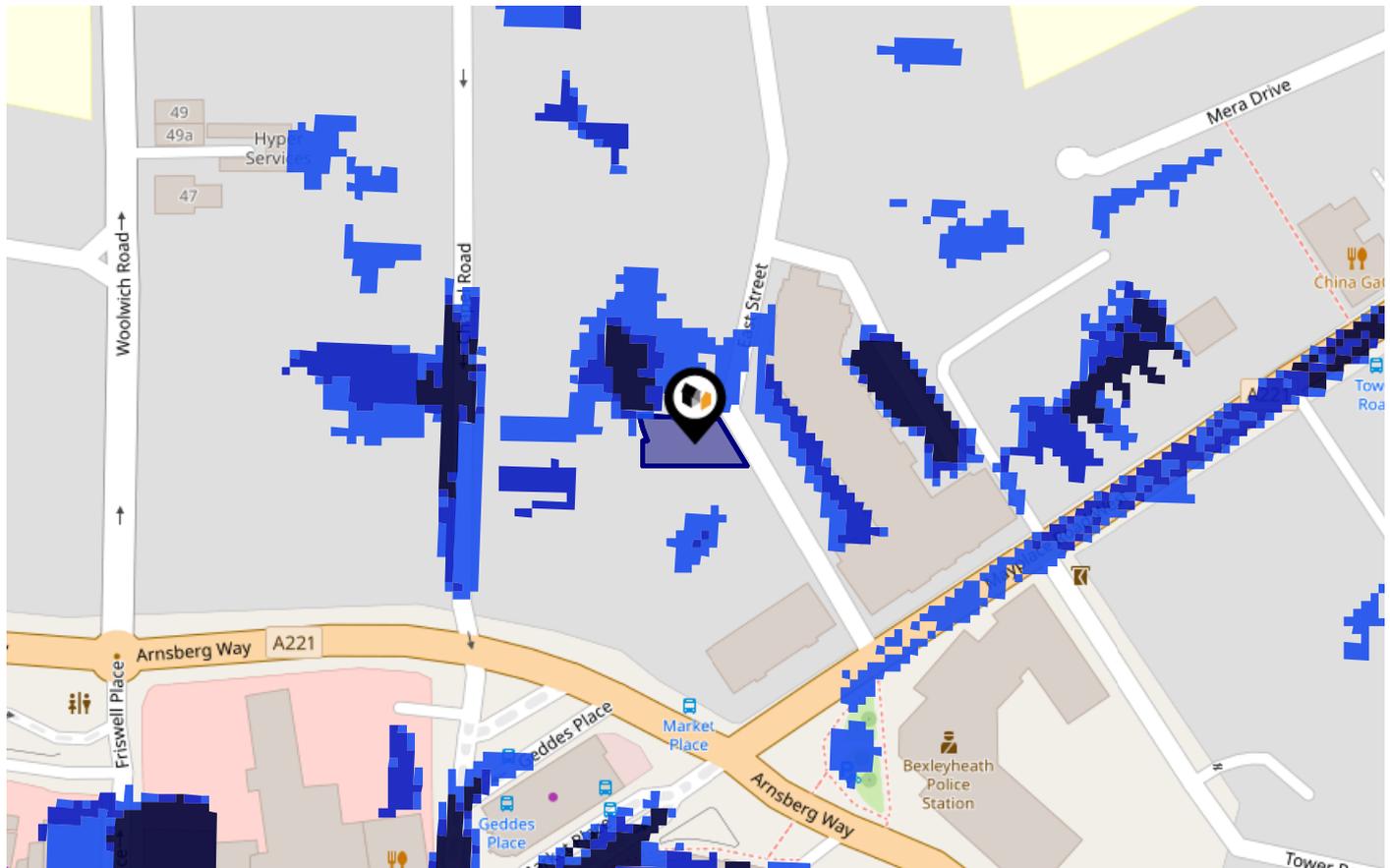■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

EweMove
SALES AND LETTINGS

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.

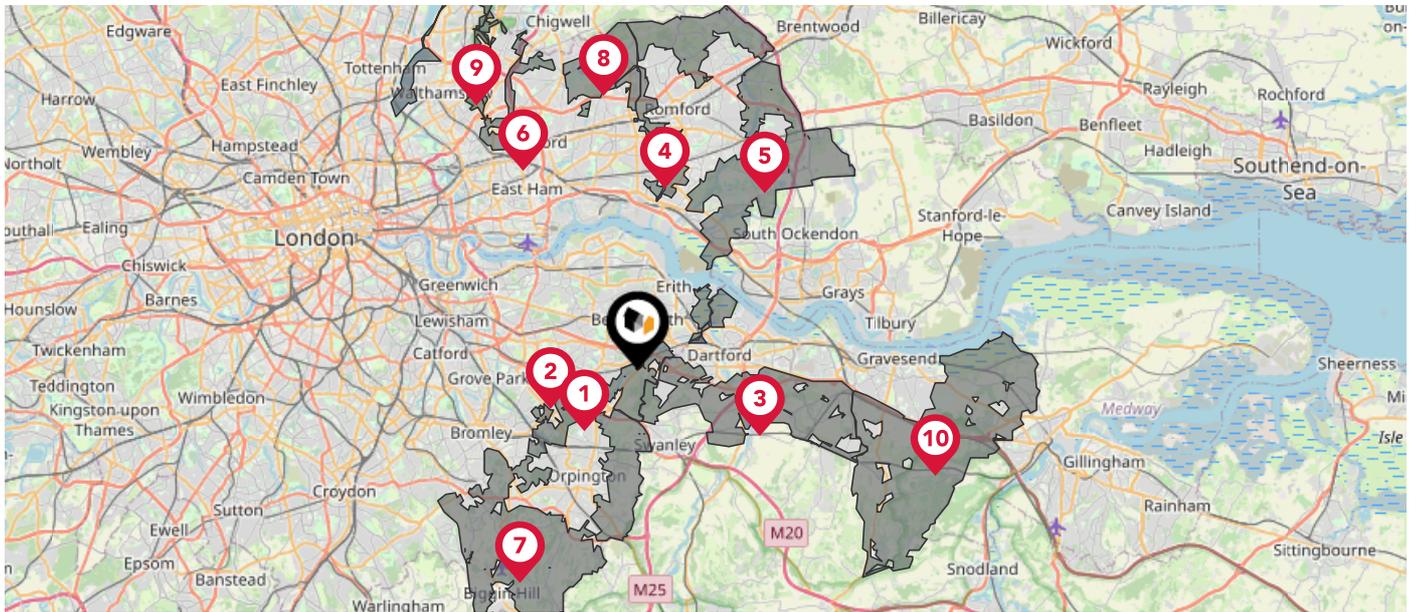- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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 - Bromley
8   London Green Belt - Redbridge
9   London Green Belt - Waltham Forest
10   London Green Belt - Gravesham

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
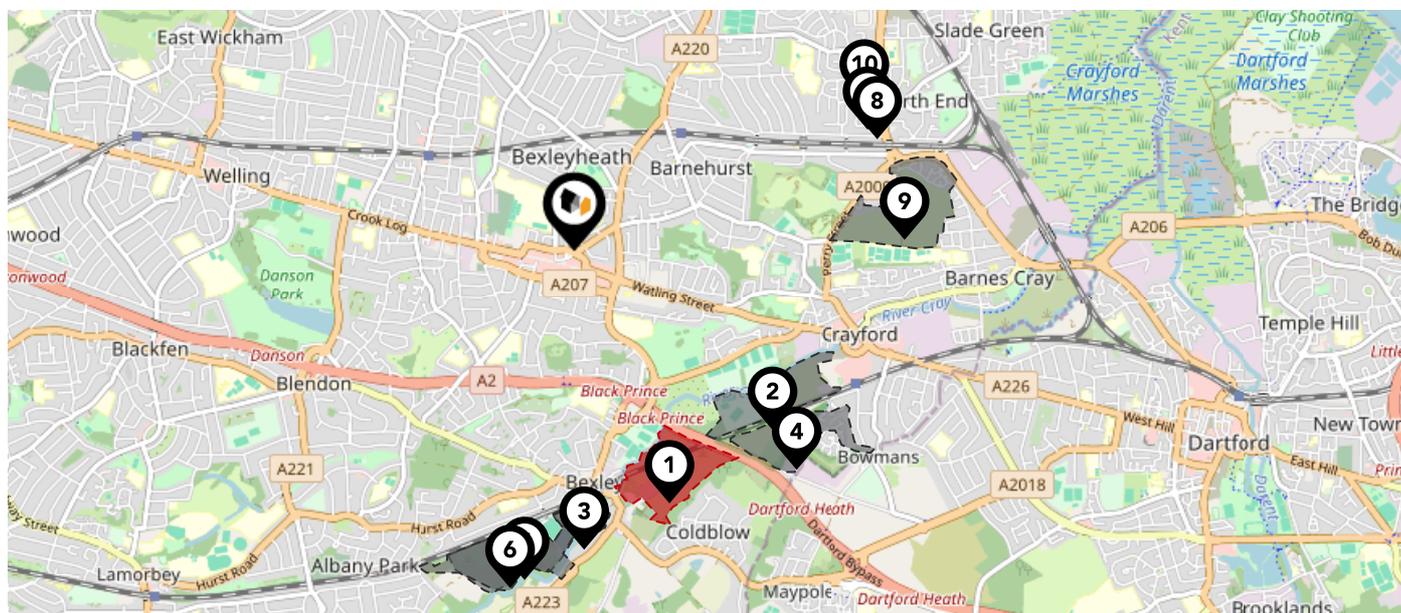
Nearby Landfill Sites		
1	EA/EPR/BP3694HA/A001	Active Landfill
2	Maxim Road-Maxim Road, Crayford, Kent	Historic Landfill
3	Bexley Backlands-Bexley, Kent	Historic Landfill
4	Dougal Gun Club Site-Crayford, Kent	Historic Landfill
5	Mill Meadows-North Cray Road, Bexley, London	Historic Landfill
6	Upper College Farm-Bexley, Kent	Historic Landfill
7	Chesworth Close-North End, Bexley, London	Historic Landfill
8	Wessex Drive-North End, Bexley, London	Historic Landfill
9	Gascoyne Drive-Dartford	Historic Landfill
10	Colyers Lane-North End, Bexley, London	Historic Landfill

Maps
Listed Buildings

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


Listed Buildings in the local district	Grade	Distance
1 1064220 - Clock Tower At West Angle Of Market Place	Grade II	0.1 miles
2 1294681 - Orchard House	Grade II	0.1 miles
3 1064209 - Albion Villas	Grade II	0.1 miles
4 1359404 - Christ Church Parish Church	Grade II	0.3 miles
5 1064219 - Christ Church Vicarage	Grade II	0.3 miles
6 1064231 - Wye Lodge	Grade II	0.6 miles
7 1064205 - 8, Upton Road	Grade II	0.7 miles
8 1359397 - Well Head To South East Of Red House	Grade I	0.8 miles
9 1188277 - Hall Place	Grade I	0.8 miles
10 1064233 - Granary Approximately 25 Metres South South East Of Hall Place	Grade II	0.8 miles

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		Nursery	Primary	Secondary	College	Private
1	**Pelham Primary School** Ofsted Rating: Good	Pupils: 427	Distance:0.11	☐	☑	☐	☐	☐
2	**Bexleyheath Academy** Ofsted Rating: Good	Pupils: 1394	Distance:0.18	☐	☐	☑	☐	☐
3	**Gravel Hill Primary School** Ofsted Rating: Good	Pupils: 432	Distance:0.33	☐	☑	☐	☐	☐
4	**St Catherine's Catholic School** Ofsted Rating: Good	Pupils: 1039	Distance:0.33	☐	☐	☑	☐	☐
5	**St Columba's Catholic Boys' School** Ofsted Rating: Good	Pupils: 838	Distance:0.46	☐	☐	☑	☐	☐
6	**Upland Primary School** Ofsted Rating: Good	Pupils: 475	Distance:0.56	☐	☑	☐	☐	☐
7	**Townley Grammar School** Ofsted Rating: Outstanding	Pupils: 1602	Distance:0.63	☐	☐	☑	☐	☐
8	**St Thomas More Catholic Primary School** Ofsted Rating: Outstanding	Pupils: 425	Distance:0.74	☐	☑	☐	☐	☐

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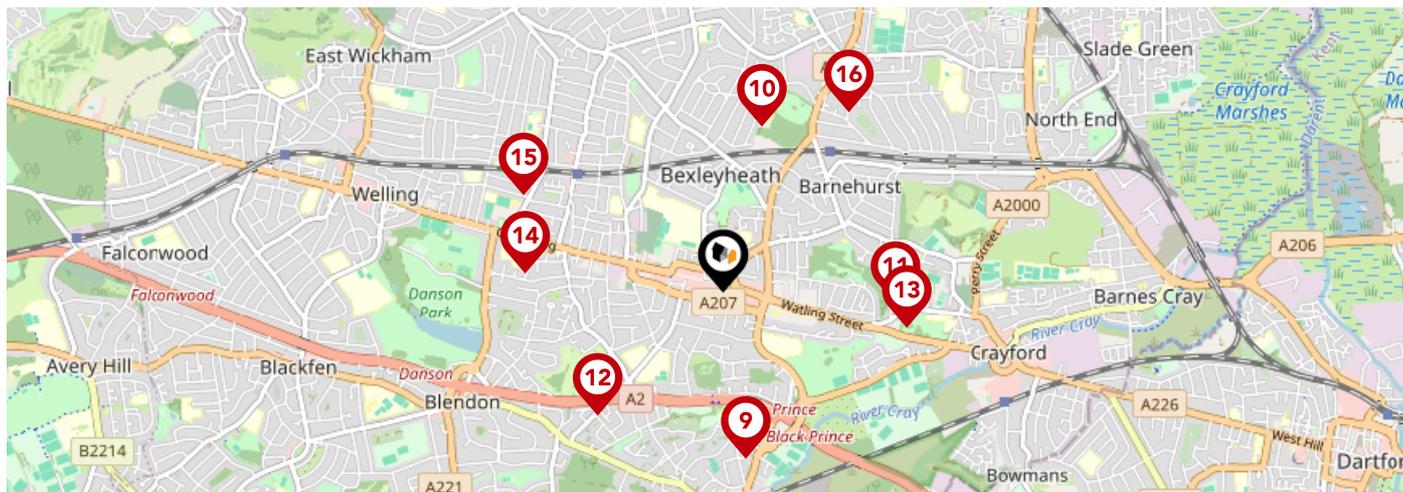
	Nursery	Primary	Secondary	College	Private
9 Beths Grammar School Ofsted Rating: Good	Pupils: 1672	Distance:0.78	☐	☐	☑	☐	☐
10 Bursted Wood Primary School Ofsted Rating: Good	Pupils: 628	Distance:0.79	☐	☑	☐	☐	☐
11 Mayplace Primary School Ofsted Rating: Good	Pupils: 629	Distance:0.8	☐	☑	☐	☐	☐
12 Upton Primary School Ofsted Rating: Outstanding	Pupils: 458	Distance:0.81	☐	☑	☐	☐	☐
13 Endeavour Academy Bexley Ofsted Rating: Good	Pupils: 82	Distance:0.86	☐	☐	☑	☐	☐
14 Crook Log Primary School Ofsted Rating: Good	Pupils: 428	Distance:0.91	☐	☑	☐	☐	☐
15 Barrington Primary School Ofsted Rating: Good	Pupils: 214	Distance:1.02	☐	☑	☐	☐	☐
16 Barnehurst Infant School Ofsted Rating: Outstanding	Pupils: 229	Distance:1.02	☐	☑	☐	☐	☐

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Local Area
# Masts & Pylons
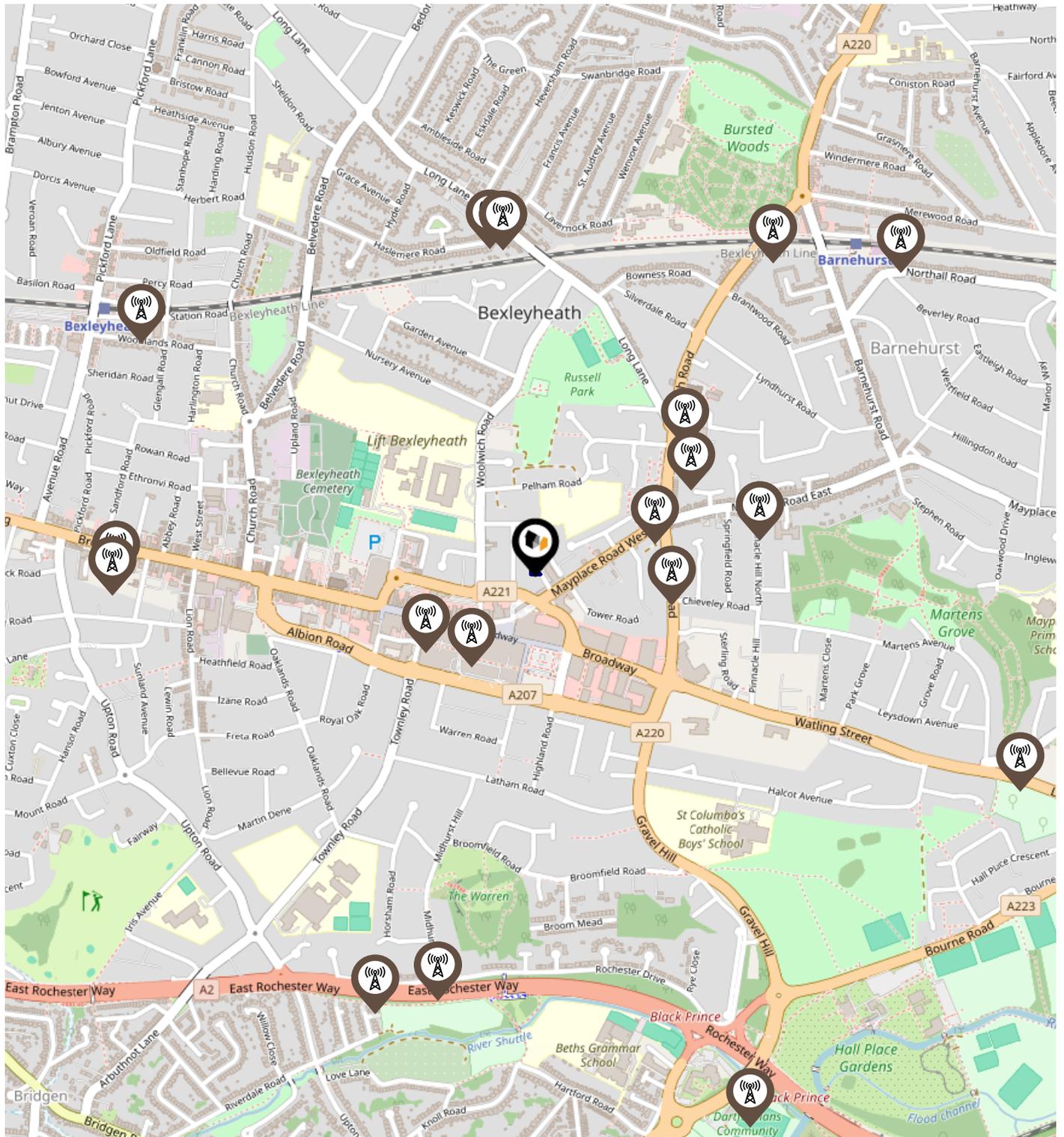
Key:

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).

This Property

| 1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
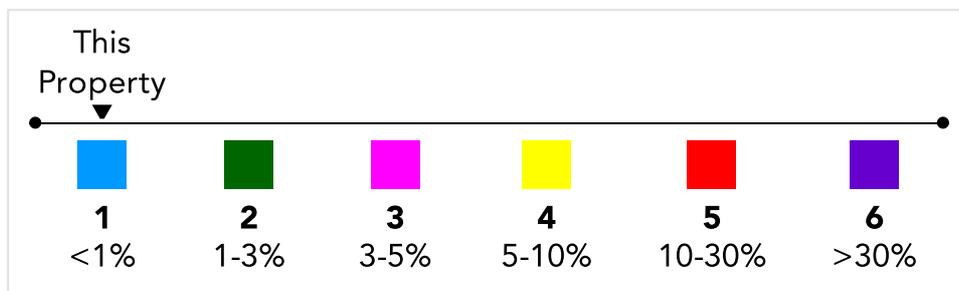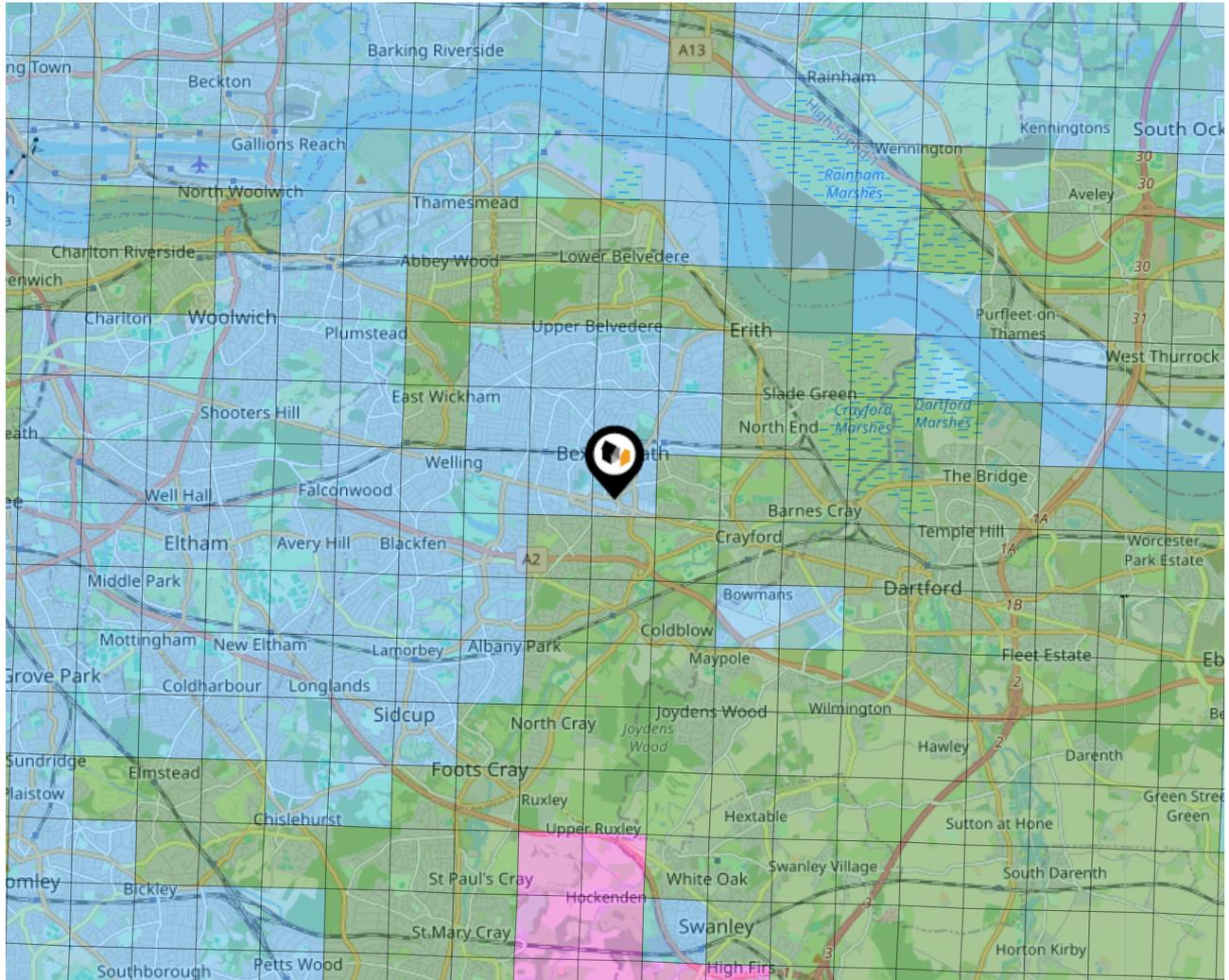
Local Area
Road Noise
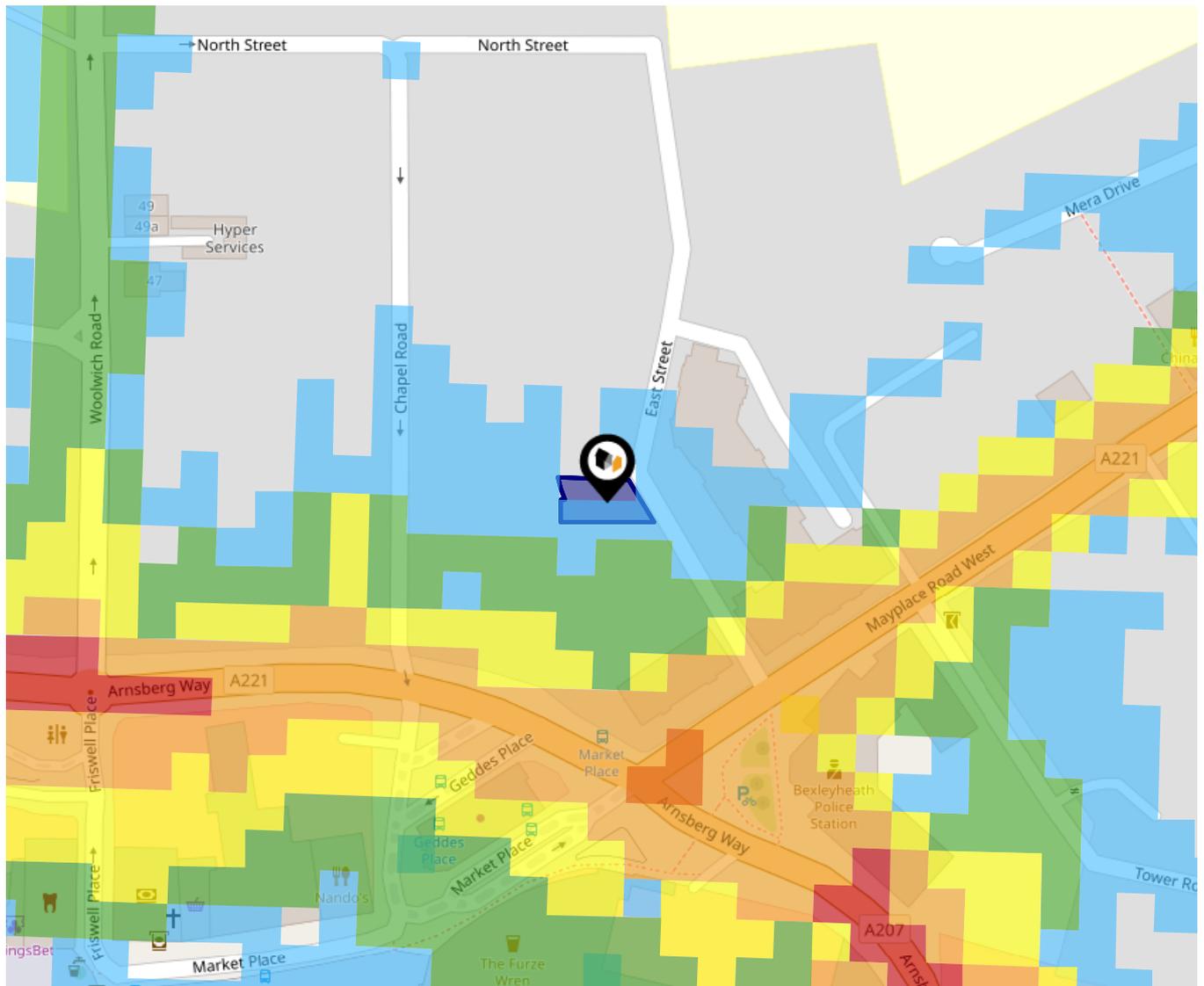
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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

Carbon Content: NONE

Parent Material Grain: ARENACEOUS - RUDACEOUS

Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP
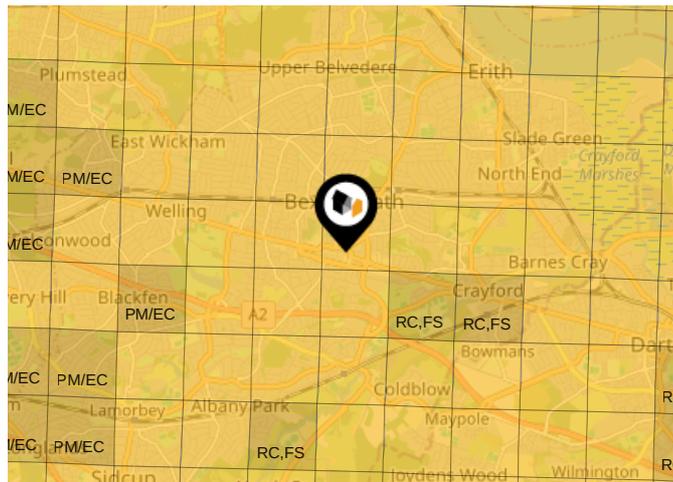
Primary Classifications (Most Common Clay Types)

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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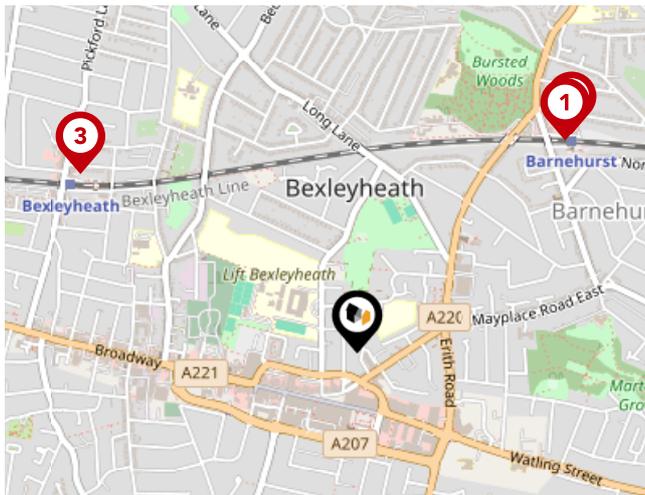
National Rail Stations

Pin	Name	Distance
1	Barnehurst Station	0.68 miles
2	Barnehurst Rail Station	0.7 miles
3	Bexleyheath Station	0.76 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	5.11 miles
2	M25 J2	4.43 miles
3	M25 J4	7.74 miles
4	M25 J31	5.63 miles
5	M25 J30	5.9 miles
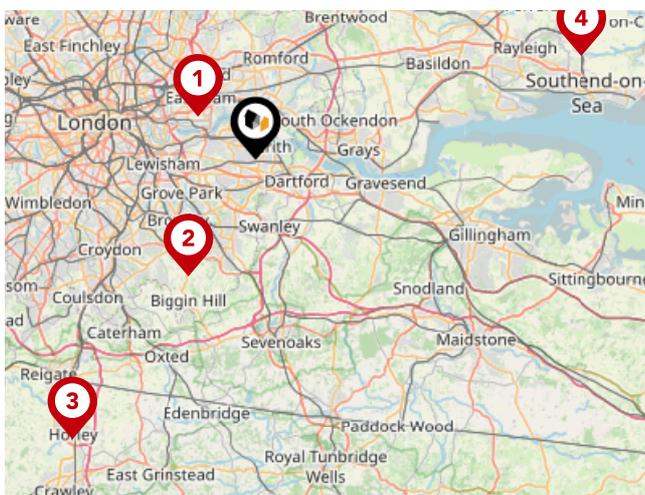
Airports/Helipads

Pin	Name	Distance
1	Silvertown	5.28 miles
2	Leaves Green	9.97 miles
3	Gatwick Airport	24.84 miles
4	Southend-on-Sea	25.09 miles

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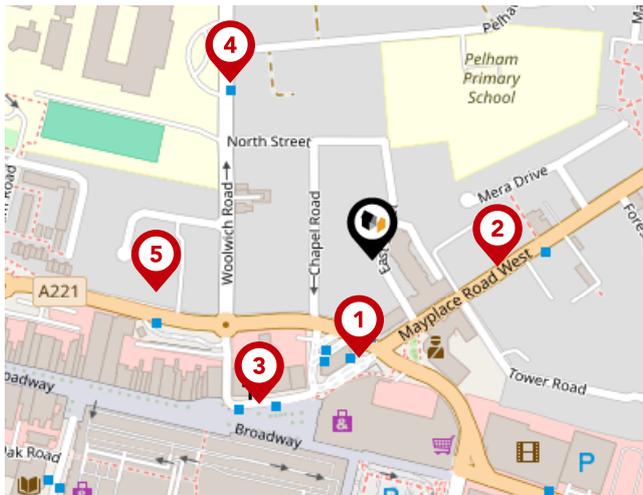
Bus Stops/Stations

Pin	Name	Distance
1	Mayplace Rd West / Bexleyheath Clock Twr	0.06 miles
2	Tower Road	0.07 miles
3	Bexleyheath Clocktower	0.11 miles
4	Pelham Road	0.13 miles
5	Friswell Place	0.13 miles
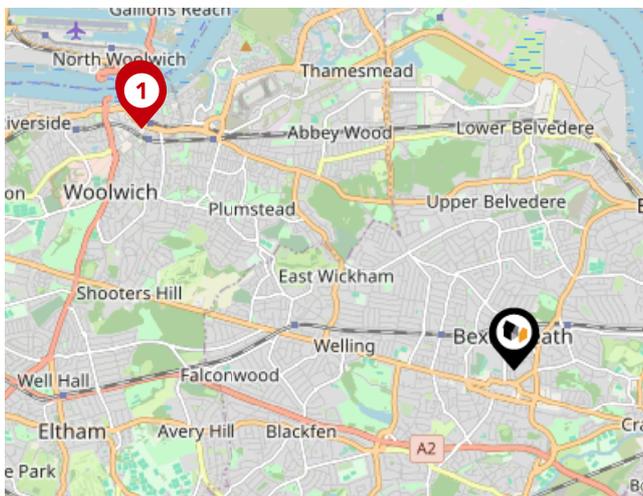
Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	4.08 miles
2	Woolwich Arsenal DLR	4.09 miles
3	Woolwich Arsenal DLR	4.13 miles
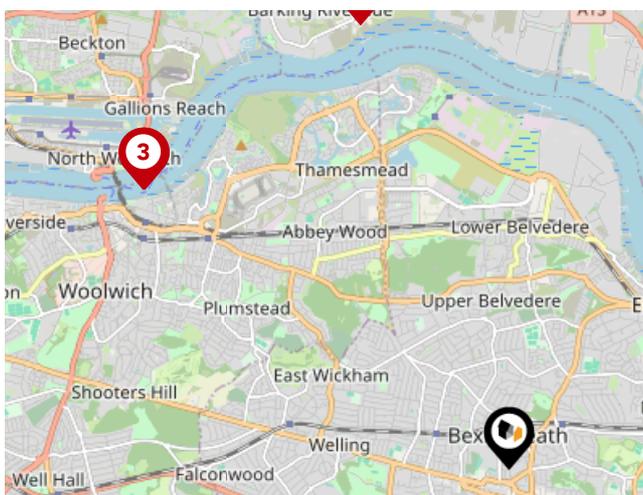
Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	4.33 miles
2	Woolwich Arsenal Pier	4.23 miles
3	Woolwich Royal Arsenal Pier	4.24 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.

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!
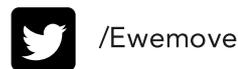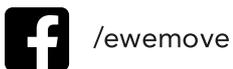
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EweMove
Data Quality

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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