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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th August 2023



HOMEFIELD ROAD, WALTON-ON-THAMES, KT12

James Neave

38 High Street Walton on Thames Surrey KT12 1DE

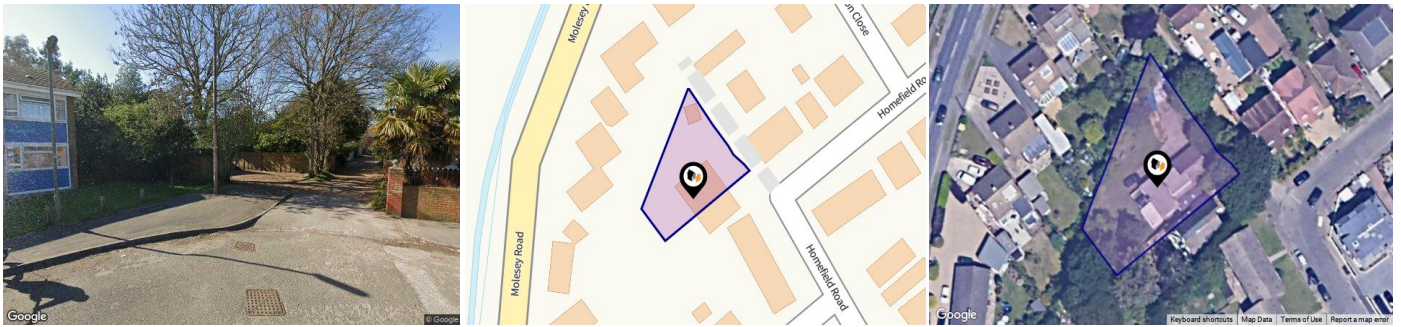
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Property Overview






Property

| | | | |
|----------------------|--|------------------------------------|----------|
| Type: | Flat / Maisonette | Last Sold £/ft²: | £316 |
| Bedrooms: | 1 | Tenure: | Freehold |
| Floor Area: | 1,959 ft ² / 182 m ² | | |
| Plot Area: | 0.25 acres | | |
| Year Built : | 2022 | | |
| Title Number: | SY203009 | | |
| UPRN: | 100061330310 | | |

Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Elmbridge |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Medium |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|---|---|
| 4 mb/s | 41 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *37, Homefield Road, Walton-on-thames, KT12 3RE*

| |
|---|
| Reference - 2022/3179 |
| Decision: Final Decision |
| Date: 22nd November 2022 |
| Description: Variation of Condition 11 (Construction Logistics Plan) and 23 (Lighting Scheme) of planning permission 2021/0944 (Block of Flats and a pair of semi-detached houses) to amend the wording of the conditions. |
| Reference - 2022/3177 |
| Decision: Final Decision |
| Date: 18th November 2022 |
| Description: Confirmation of Compliance with Condition 4 (Landscaping Scheme) of planning permission 2021/0944. |
| Reference - 2022/3158 |
| Decision: Final Decision |
| Date: 17th November 2022 |
| Description: Variation of Conditions 13 (Tree Pre-Commencement Meeting), 14 (Tree Protection Measures) and 16 (Tree Planting and Maintenance) of planning permission 2021/0944 (Block of flats and a pair of semi-detached houses) to vary the wording of the conditions. |
| Reference - 2022/3156 |
| Decision: Final Decision |
| Date: 17th November 2022 |
| Description: Variation of Condition 3 (Materials) of planning permission 2021/0944 (Block of flats and a pair of semi-detached houses) to amend the wording of the condition so the approved materials are implemented prior to first occupation. |

Planning History

This Address

Planning records for: **37, Homefield Road, Walton-on-thames, KT12 3RE**

| |
|--|
| Reference - 2022/3461 |
| Decision: Registered |
| Date: 17th November 2022 |
| Description: Variation of Condition 19 (Suds Drainage) of planning permission 2021/0944 (Block of flats and a pair of semi-detached houses) to amend the wording for condition to be implemented prior to first occupation of dwellings. |
| Reference - 2022/2507 |
| Decision: Withdrawn |
| Date: 19th August 2022 |
| Description: Variation of Condition 2 (Approved plans) and 3 (Materials) of planning permission 2021/0944 (7 flats and pair of semi-detached houses) to extend and change roof design from hipped to mansard, addition of rear dormer windows, reposition front rooflights, enlarge ground-floor window to side elevations and render to first-floor following removal of side rooflights on semi-detached houses. |
| Reference - 2022/2546 |
| Decision: Withdrawn |
| Date: 19th August 2022 |
| Description: Variation of Condition 2 (Approved plans) of planning permission 2021/0944 (7 flats and pair of semi-detached houses) to fully render flats, reposition side rooflights and alterations to fenestration including removal of front and rear juliet balconies. |
| Reference - 2022/2328 |
| Decision: Final Decision |
| Date: 28th July 2022 |
| Description: Confirmation of Compliance with Condition 19 (SuDs) of planning permission 2021/0944. |

Planning History

This Address

Planning records for: **37, Homefield Road, Walton-on-thames, KT12 3RE**

| |
|--|
| Reference - 2022/1717 |
| Decision: Final Decision |
| Date: 13th June 2022 |
| Description: Confirmation of Compliance with Condition 22 (Noise and Insulation Between Flats - Apartments Blocks 1 and 2 - Low Level Noise) of planning permission 2021/0944. |
| Reference - 2022/1718 |
| Decision: Final Decision |
| Date: 13th June 2022 |
| Description: Confirmation of Compliance with Condition 4 (Landscaping scheme) of planning permission 2021/0944. |
| Reference - 2022/0947 |
| Decision: Final Decision |
| Date: 25th April 2022 |
| Description: Confirmation of Compliance with Conditions 13 (Tree Pre-commencement Meeting), 14 (Tree Protection Measures No Pre-commencement Meeting) and 16 (Tree Planting and Maintenance) of planning permission 2021/0944. |
| Reference - 2022/1112 |
| Decision: Final Decision |
| Date: 12th April 2022 |
| Description: Confirmation of Compliance with Condition 19 (SuDs) of planning permission 2021/0944. |

Planning History

This Address

Planning records for: **37, Homefield Road, Walton-on-thames, KT12 3RE**

| |
|--|
| Reference - 2022/0731 |
| Decision: Final Decision |
| Date: 11th March 2022 |
| Description: Confirmation of Compliance with Conditions 9 (Modified Access), 11 (Construction Transport Management Plan) and 23 (Lighting Scheme) of planning permission 2021/0944. |
| Reference - 2022/0730 |
| Decision: Final Decision |
| Date: 11th March 2022 |
| Description: Confirmation of Compliance with Condition 3 (Materials Samples) of planning permission 2021/0944. |
| Reference - 2021/0944 |
| Decision: Final Decision |
| Date: 21st April 2021 |
| Description: Detached two-storey block with rooms in the roof space and dormer windows comprising 7 flats and a pair of semi-detached two-storey houses with rooms in the roof space following demolition of existing house. |

Property EPC - Certificate

WALTON-ON-THAMES, KT12

Energy rating

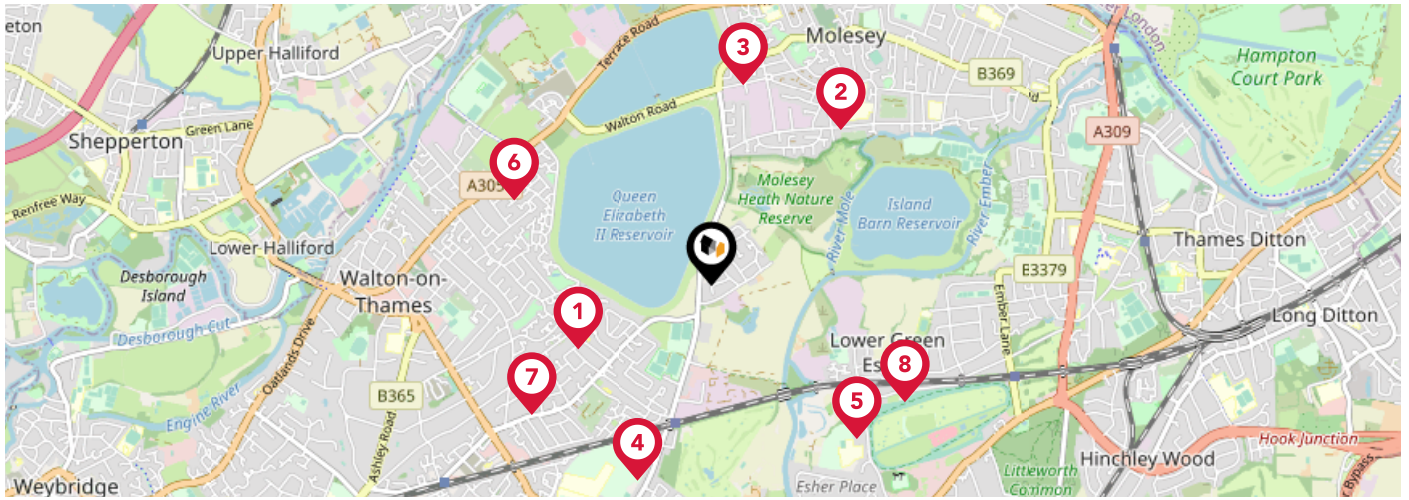
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Valid until 14.11.2031

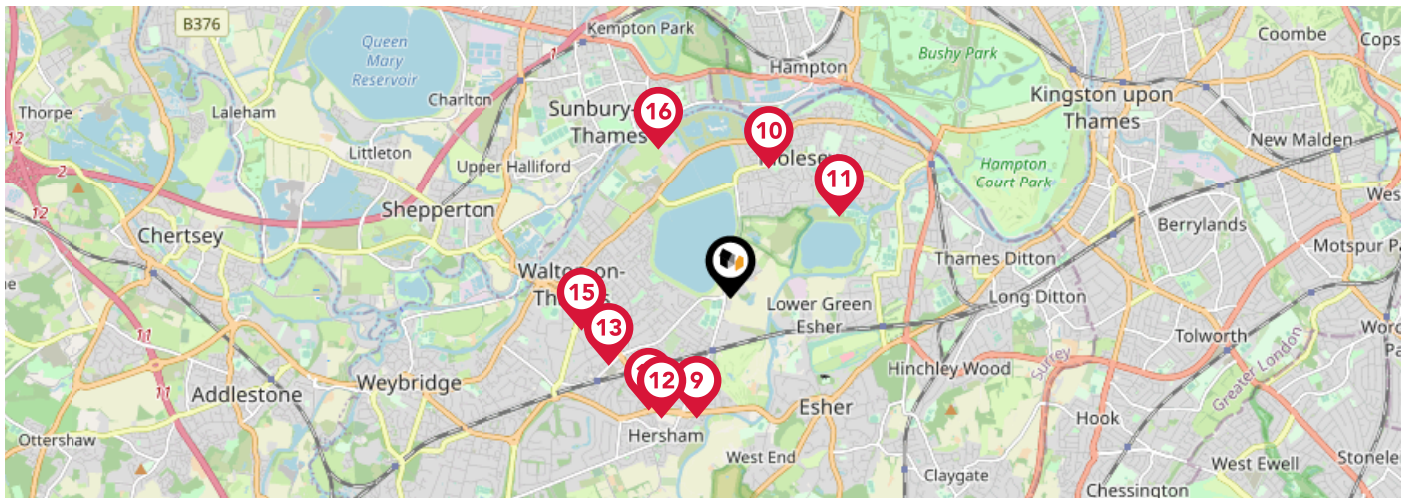
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Detached bungalow |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very poor |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer and room thermostat |
| Main Heating Controls Energy: | Average |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 48% of fixed outlets |
| Lighting Energy: | Good |
| Floors: | Suspended, no insulation (assumed) |
| Secondary Heating: | Room heaters, electric |
| Total Floor Area: | 182 m ² |



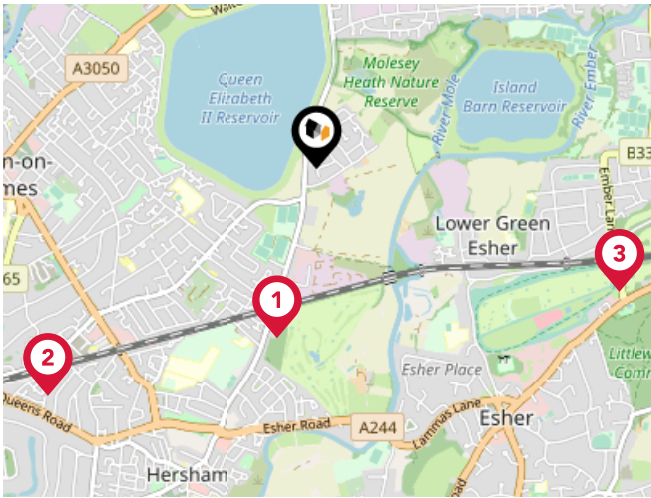
| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Walton Oak Primary School Ofsted Rating: Good Pupils: 473 Distance:0.68</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Chandlers Field Primary School Ofsted Rating: Good Pupils: 379 Distance:0.94</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 The Beech House School Ofsted Rating: Good Pupils: 5 Distance:0.94</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 Cardinal Newman Catholic Primary School Ofsted Rating: Good Pupils: 405 Distance:0.96</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Esher Church of England High School Ofsted Rating: Good Pupils: 1154 Distance:0.98</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Grovelands Primary School Ofsted Rating: Good Pupils: 513 Distance:0.99</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 The Danesfield Manor School Ofsted Rating: Not Rated Pupils: 129 Distance:1.02</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Cranmere Primary School Ofsted Rating: Good Pupils: 473 Distance:1.05</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | North East Surrey Secondary Short Stay School Ofsted Rating: Good Pupils: 31 Distance:1.17 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Hurst Park Primary School Ofsted Rating: Good Pupils: 435 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils: 356 Distance:1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Bell Farm Primary School Ofsted Rating: Good Pupils: 660 Distance:1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Westward School Ofsted Rating: Not Rated Pupils: 125 Distance:1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Three Rivers Academy Ofsted Rating: Good Pupils: 1039 Distance:1.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Ashley Church of England Primary School Ofsted Rating: Requires Improvement Pupils: 567 Distance:1.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Beaulerc Infant and Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

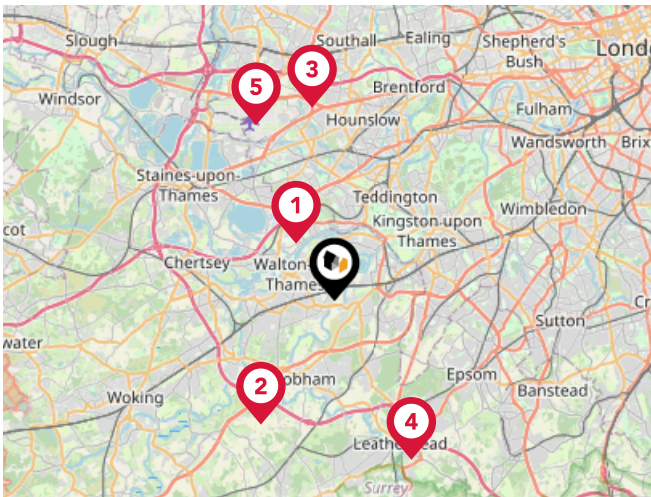
Area

Transport (National)



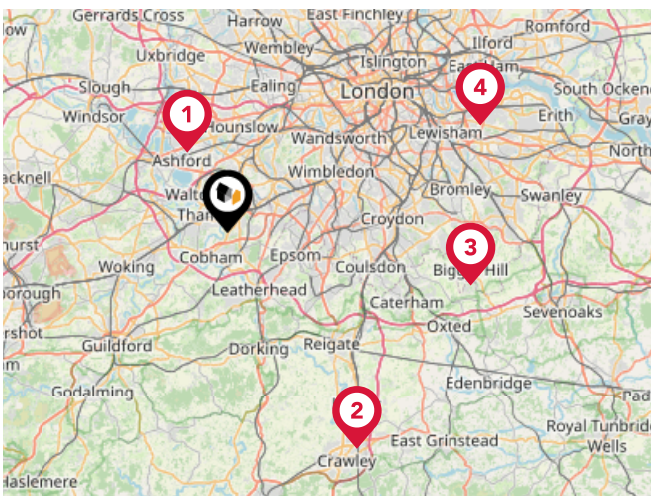
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Hersham Rail Station | 0.8 miles |
| 2 | Walton-on-Thames Rail Station | 1.63 miles |
| 3 | Esher Rail Station | 1.51 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M3 J1 | 2.59 miles |
| 2 | M25 J10 | 5.34 miles |
| 3 | M4 J3 | 7.18 miles |
| 4 | M25 J9 | 6.54 miles |
| 5 | M4 J4A | 7.11 miles |

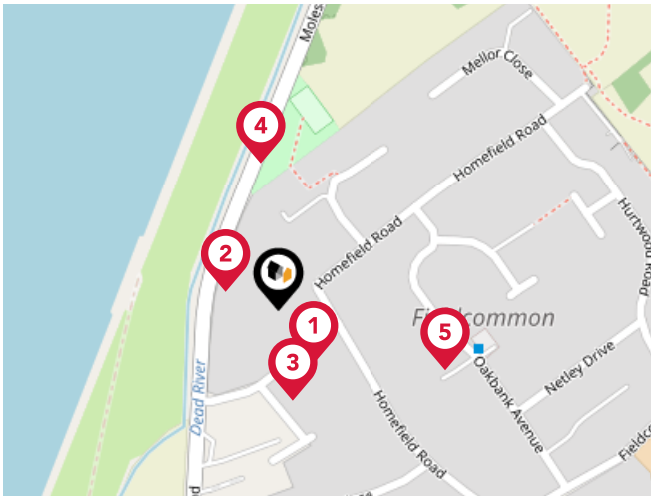


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London Heathrow Airport | 6.64 miles |
| 2 | London Gatwick Airport | 18.69 miles |
| 3 | Biggin Hill Airport | 18.5 miles |
| 4 | London City Airport | 20.41 miles |

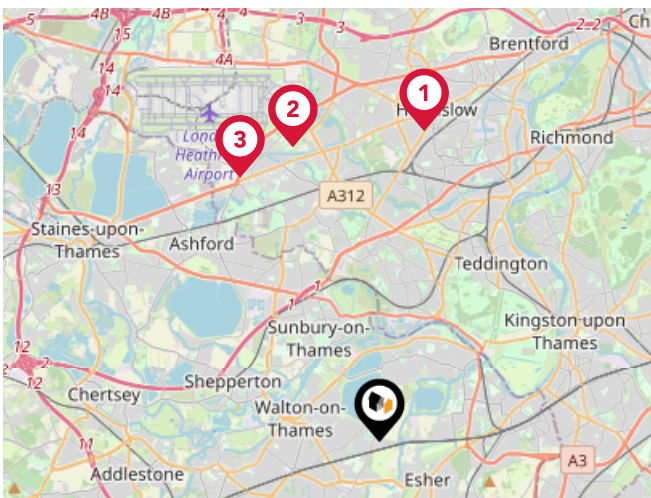
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Westfield Road | 0.04 miles |
| 2 | Fernbank Avenue | 0.03 miles |
| 3 | Westfield Road | 0.05 miles |
| 4 | Fernbank Avenue | 0.09 miles |
| 5 | Ansell Hall | 0.1 miles |



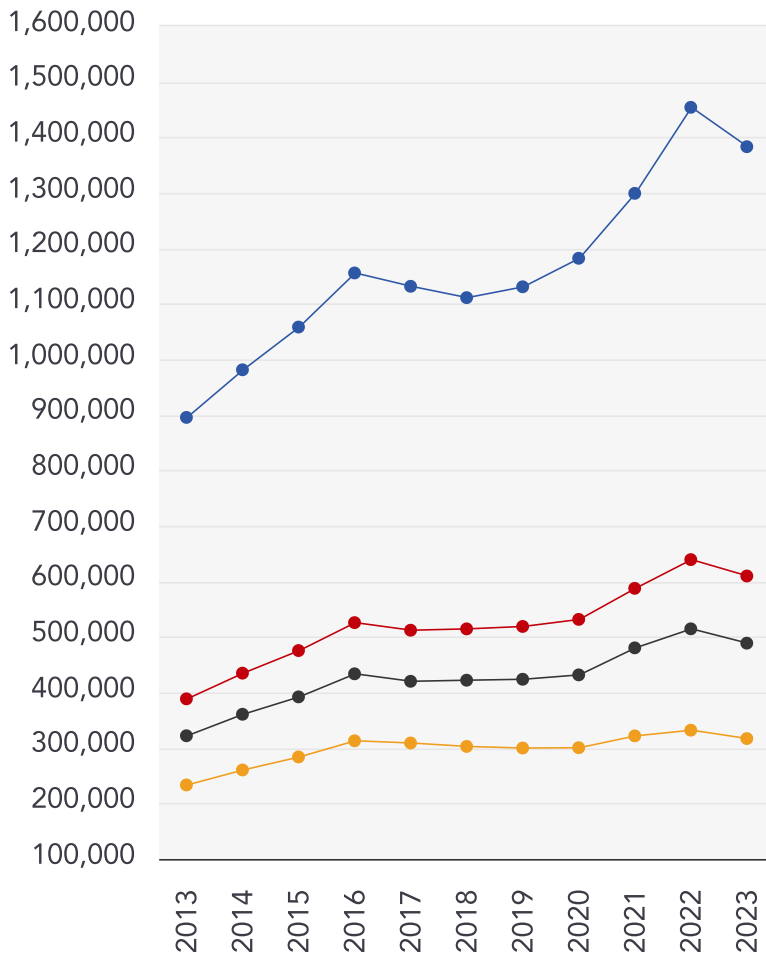
Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Hounslow Central Underground Station | 5.81 miles |
| 2 | Hatton Cross Underground Station | 5.67 miles |
| 3 | Heathrow Terminal 4 Underground Station | 5.51 miles |

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in KT12



Detached

+54.46%

Semi-Detached

+56.96%

Terraced

+51.79%

Flat

+35.8%



James Neave

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Testimonial 1



"James Neave was the answer to our long, two year search for a buyer. We previously listed with multiple agencies in the past albeit, to no avail. The frustration was quickly remedied once we listed with James Neave who showed honesty and determination, and within one month of listing, a buyer was found. Thank you James Neaves for going above and beyond limits"

Testimonial 2



"Words cannot express our sincerest thanks to you. You've made our move a reality and for that we will be forever indebted to you and your team."

Testimonial 3



"We were really impressed by all the help and advice provided by Andy and the team at James Neave . All through the process we knew if we had any issues, someone was always on hand to help . James Neave have a real understanding and focus on helping families through the difficult period of a move. Their service is first class and they truly know each client / property inside out"



/JamesNeave



/JamesNeaveEA

James Neave

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