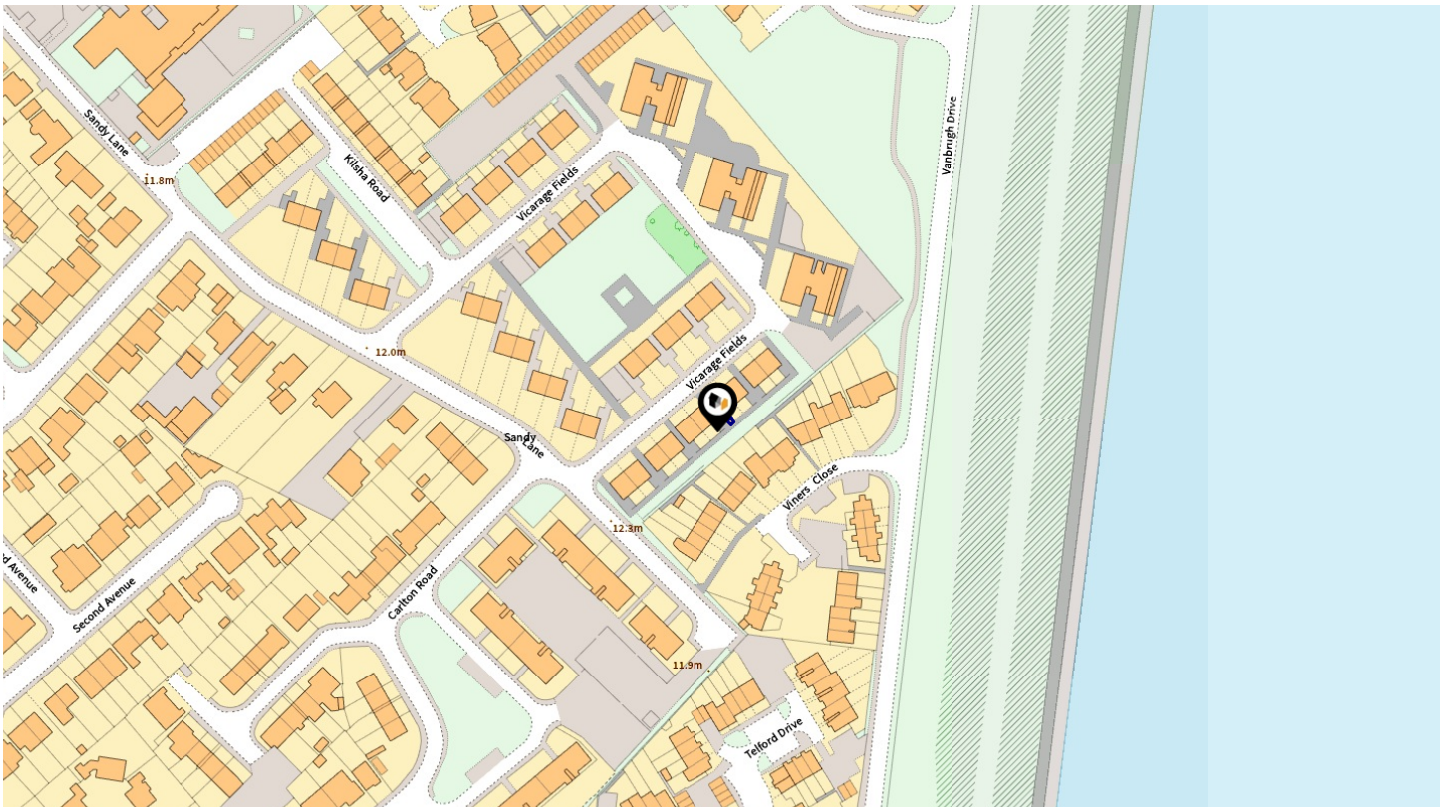


KEY FACTS FOR BUYERS

Vicarage Fields, Walton-on-thames, KT12

August 2021



A guide to this property and the local area

James Neave

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PROPERTY OVERVIEW

VICARAGE FIELDS, WALTON-ON-THAMES, KT12










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Flat / Maisonette	
Floor Area:	462.85 ft ² 43.00 m ²
Plot Size:	0.01 acres
Council Tax Band:	B
Annual Cost:	£1,606.85
Land Registry Title Number:	SY592925
Tenure:	Leasehold
Lease Start Date:	24 Oct 1988
Lease End Date:	24 Oct 2113
Lease Term:	125 years from 24 October 1988
Term Remaining:	92 years
£/sqft:	£259.18

AREA KEY FACTS

Local Authority:	ELMBRIDGE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	25 Mbps
Superfast:	74 Mbps
Ultrafast:	350 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



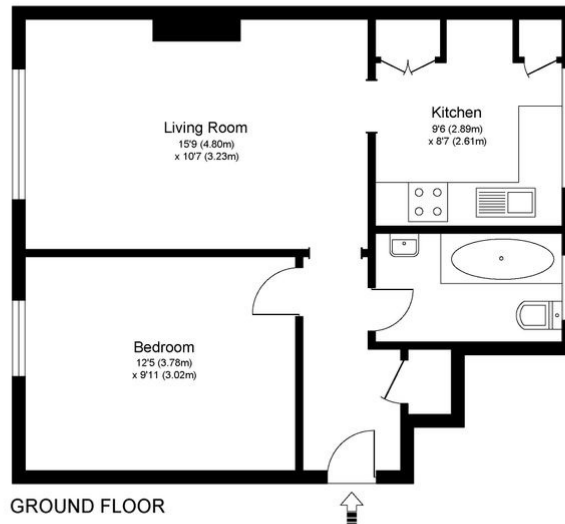
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PROPERTY OVERVIEW

FLOORPLANS

VICARAGE FIELDS KT12



Approximate Gross Internal Floor Area: 42 m sq / 457 sq f

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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PROPERTY OVERVIEW

EPC

Vicarage Fields, WALTON-ON-THAMES, KT12

Energy rating

E

Valid until 28.04.2029

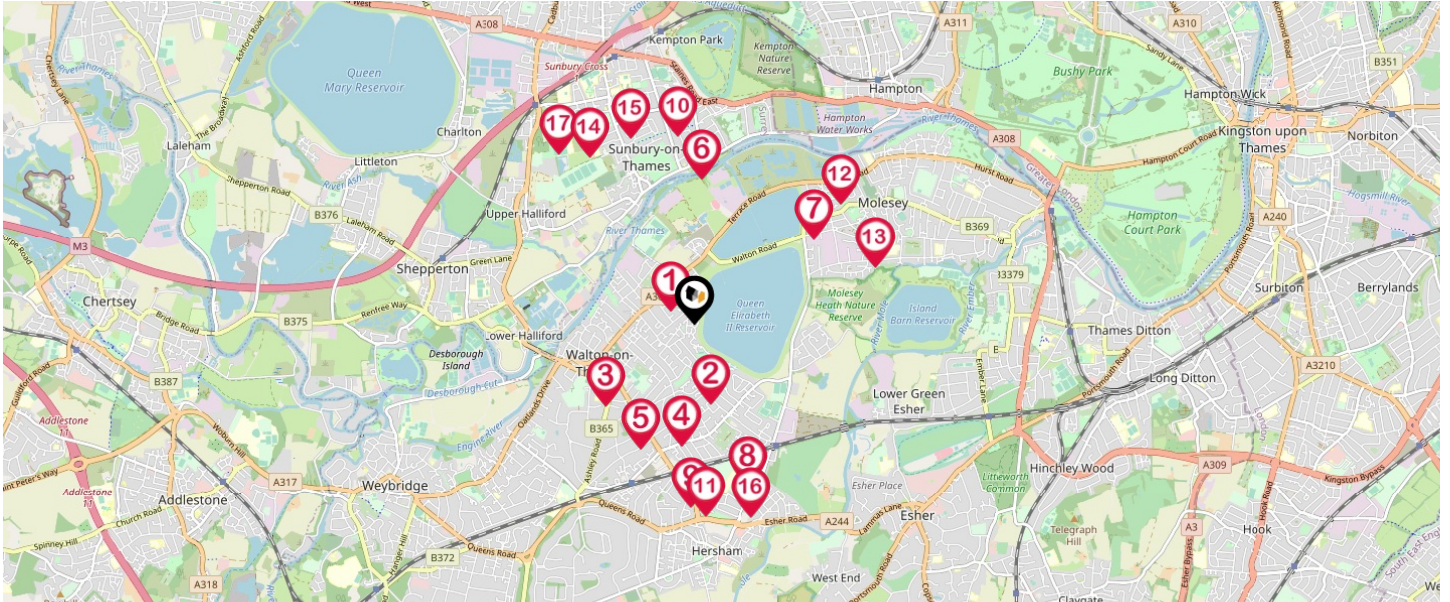
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



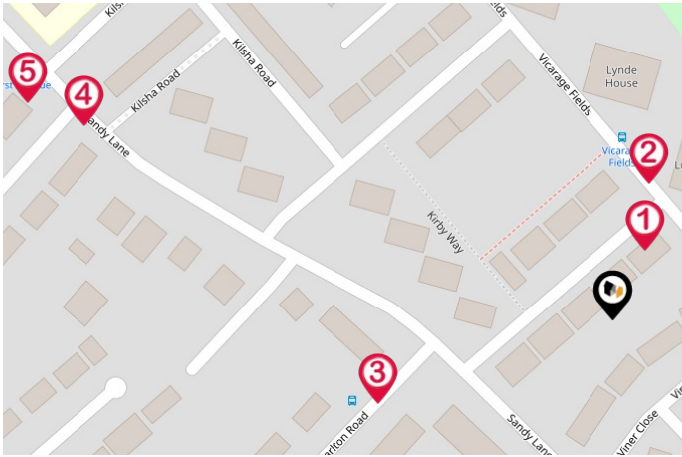
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School	Good	513	0.17 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Oak Primary School	-	473	0.61 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashley Church of England Primary School	-	567	0.86 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Danesfield Manor School	-	129	0.89 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Westward School	-	125	0.98 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Beauclerc Infant and Nursery School	Good	152	1.09 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Beech House School	Good	5	1.11 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Cardinal Newman Catholic Primary School	Good	405	1.27 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Three Rivers Academy	Good	1039	1.34 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Chennestone Primary School	Good	365	1.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Bell Farm Primary School	Good	660	1.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hurst Park Primary School	Good	435	1.43 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Chandlers Field Primary School	Good	379	1.44 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hawkedale Primary School	Good	179	1.45 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Paul's Catholic College	Outstanding	1191	1.45 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	North East Surrey Secondary Short Stay School	Good	31	1.49 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	The Bishop Wand Church of England School	Good	1037	1.59 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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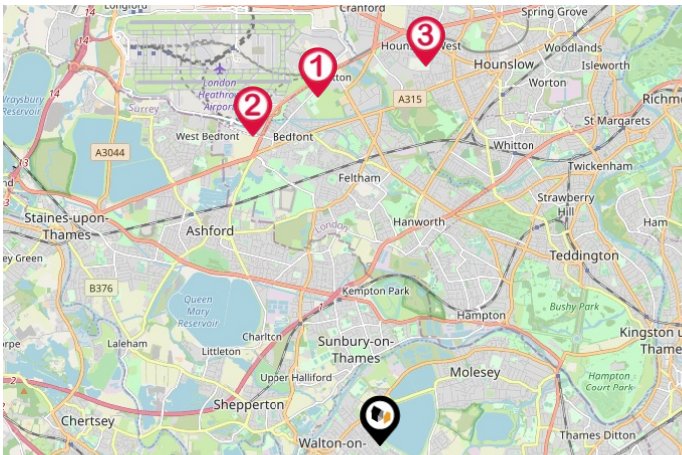
LOCAL AREA

NEAREST TRANSPORT LINKS



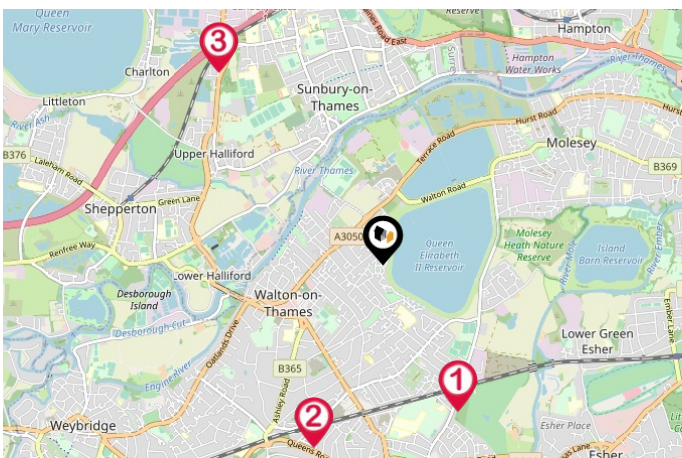
BUS STOPS/STATIONS

- 1 - First Avenue | 0.02 miles
- 2 - Vicarage Fields | 0.03 miles
- 3 - Carlton Road No 161 | 0.06 miles
- 4 - First Avenue | 0.13 miles
- 5 - First Avenue | 0.14 miles



LOCAL CONNECTIONS

- 1 - Hatton Cross Underground Station | 5.21 miles
- 2 - Heathrow Terminal 4 Underground Station | 4.92 miles
- 3 - Hounslow West Underground Station | 5.66 miles



NATIONAL RAIL STATIONS

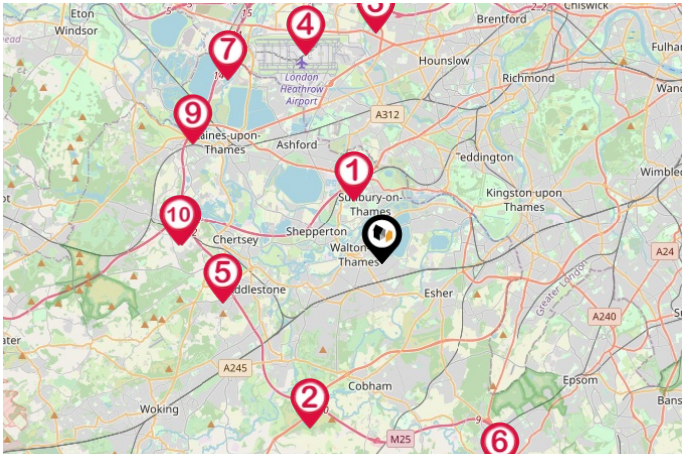
- 1 - Hershaw Rail Station | 1.23 miles
- 2 - Walton-on-Thames Rail Station | 1.43 miles
- 3 - Upper Halliford Rail Station | 1.85 miles

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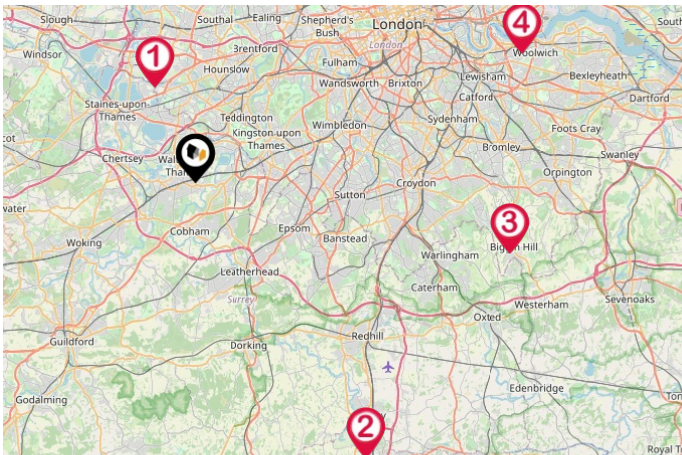
LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 1.97 miles
- 2 - M25 J10 | 5.26 miles
- 3 - M4 J3 | 6.84 miles
- 4 - M4 J4A | 6.55 miles
- 5 - M25 J11 | 4.71 miles
- 6 - M25 J9 | 7.16 miles
- 7 - M25 J14 | 6.99 miles
- 8 - M25 J12 | 5.8 miles
- 9 - M25 J13 | 6.5 miles
- 10 - M3 J2 | 5.91 miles



AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 6.06 miles
- 2 - London Gatwick Airport | 19.35 miles
- 3 - Biggin Hill Airport | 19.32 miles
- 4 - London City Airport | 21.01 miles

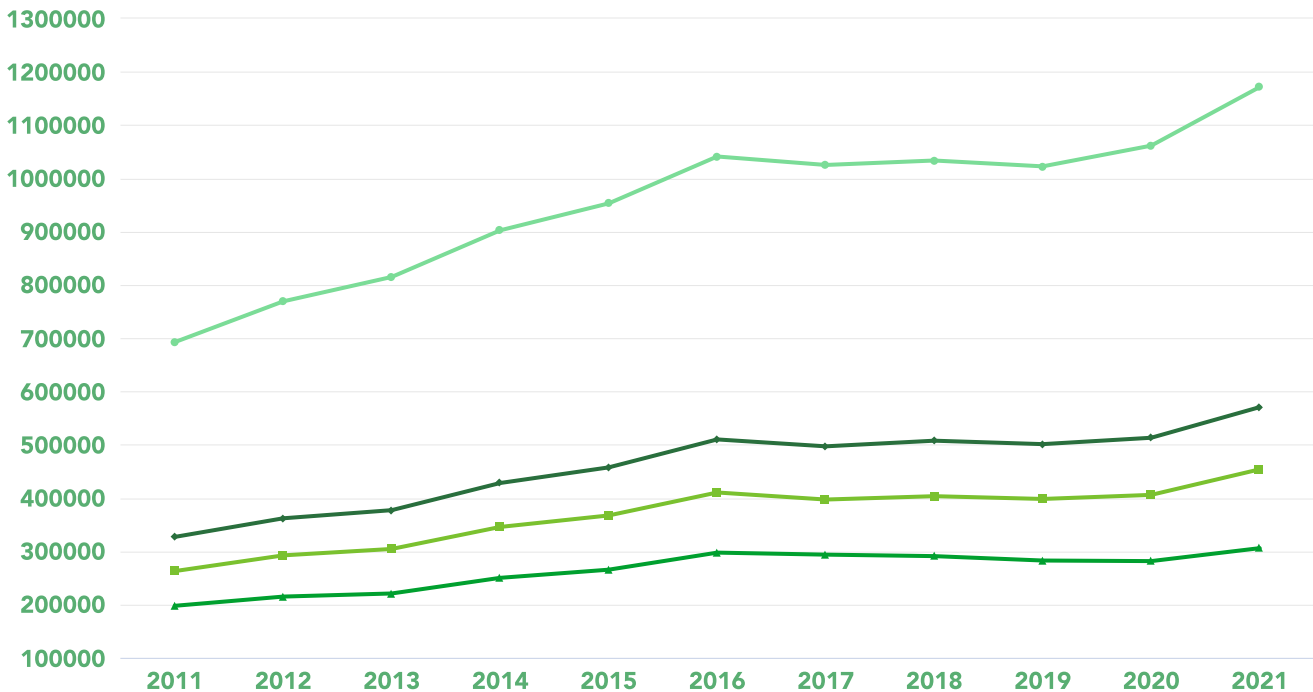
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR KT12

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 54.72%



TERRACED
+ 72.68%



SEMI-DETACHED
+ 74.5%



DETACHED
+ 69.14%

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DATA QUALITY

James Neave is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

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