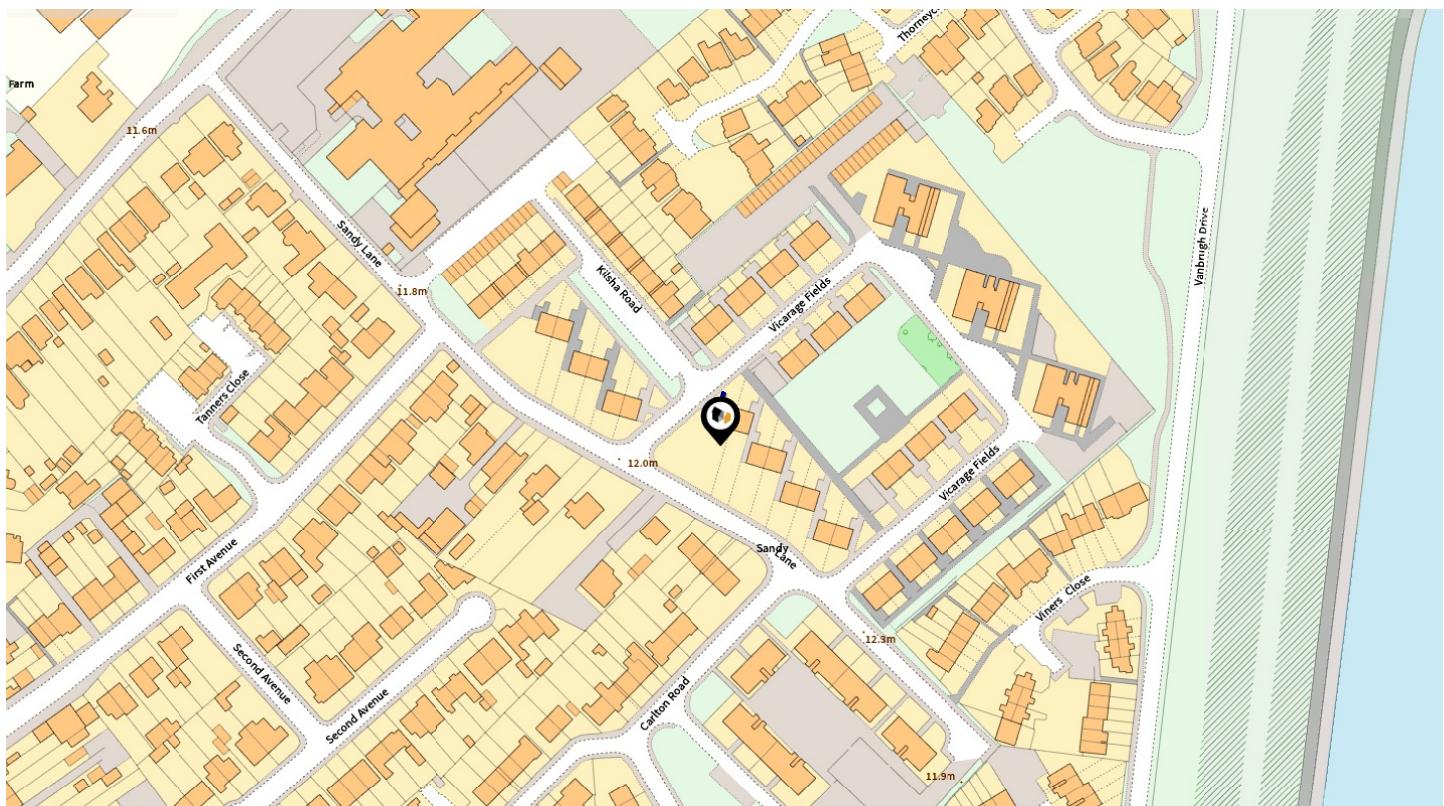


# KEY FACTS FOR BUYERS

**Vicarage Fields, Walton-on-thames, KT12**

January 2022



**A guide to this property and the local area**

**James Neave**

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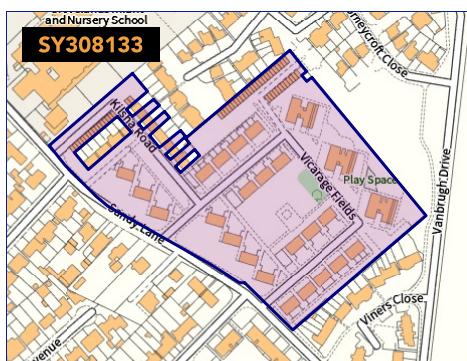
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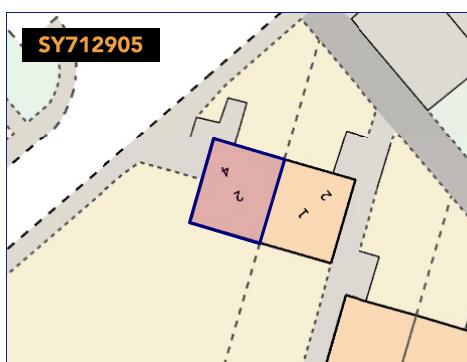
# PROPERTY OVERVIEW

## ALL TITLES RELATED TO THIS PROPERTY

### Freehold Title Plan



### Leasehold Title Plan



### Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
24 Jun 2002	24 Jun 2127	125 years	105 years

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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 <sup>2</sup> 43.00 m <sup>2</sup>
Plot Size:	0.01 acres
Council Tax Band:	B
Annual Cost:	£1,606.85
Land Registry Title Number:	SY712905
Tenure:	Leasehold
Lease Start Date:	24 Jun 2002
Lease End Date:	24 Jun 2127
Lease Term:	125 years from 24 June 2002
Term Remaining:	105 years
£/sqft:	£295.90

### AREA KEY FACTS

Local Authority:	ELMBRIDGE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	8 Mbps
Superfast:	58 Mbps
Ultrafast:	600 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

## PHOTO GALLERY



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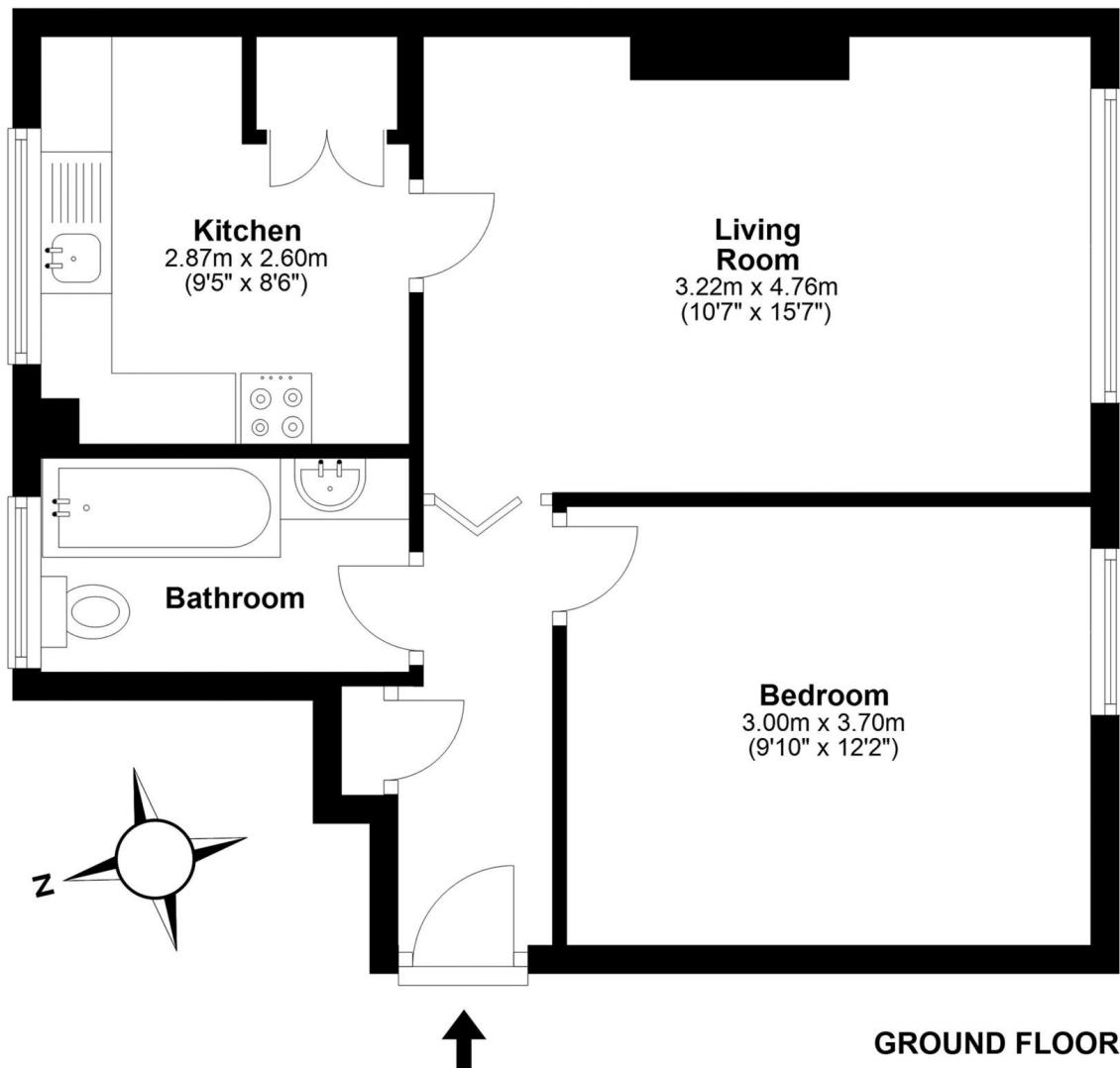
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# PROPERTY OVERVIEW

## FLOORPLANS

### Vicarage Fields, Walton on Thames, KT12

Total internal area: approx. 42.8 sq. metres (460.8 sq. feet)



This floorplan shows maximum dimensions. Measurements are approximate and are displayed in metres. They are given as a guide only and are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

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# PROPERTY OVERVIEW

## EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	72   c	
39-54	E		
21-38	F		
1-20	G		

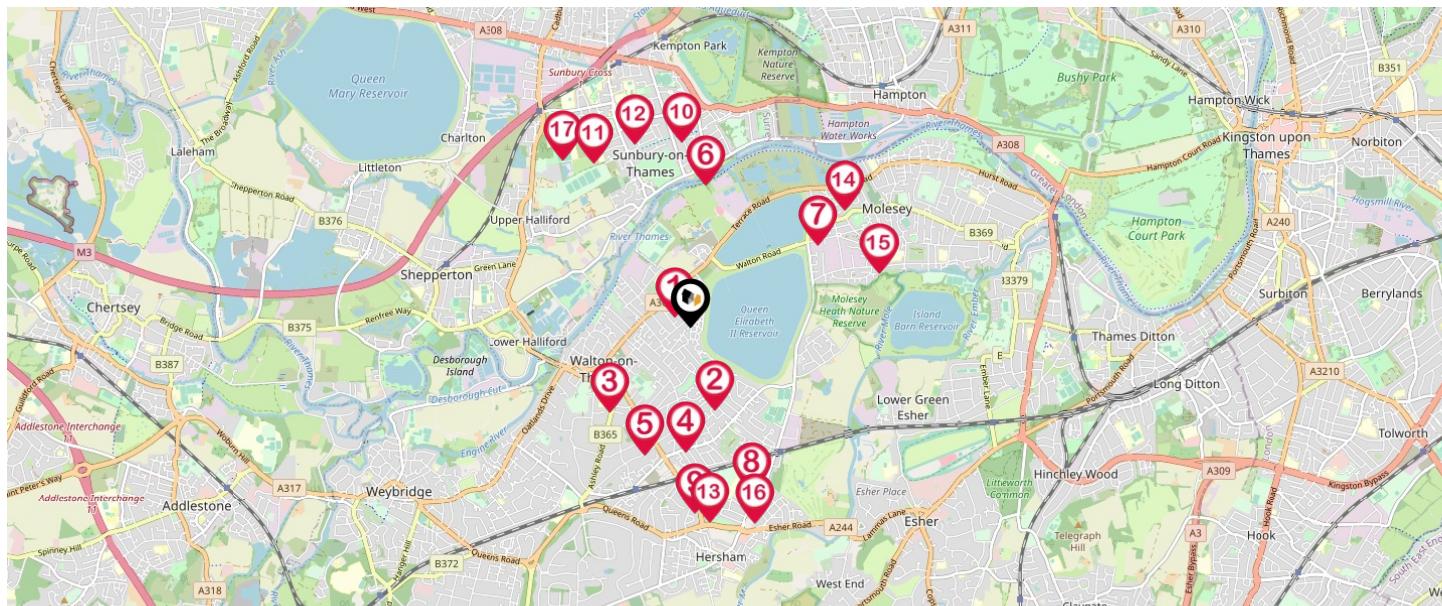
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School	Good	513	0.11 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton Oak Primary School	-	473	0.65 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	0.84 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Danesfield Manor School	-	129	0.91 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	1.07 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	1.15 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	1.31 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Three Rivers Academy	Good	1039	1.36 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Chennestone Primary School	Good	365	1.38 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hawkedale Primary School	Good	179	1.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Paul's Catholic College	Outstanding	1191	1.41 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Bell Farm Primary School	Good	660	1.44 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hurst Park Primary School	Good	435	1.47 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chandlers Field Primary School	Good	379	1.48 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	North East Surrey Secondary Short Stay School	Good	31	1.53 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	1.54 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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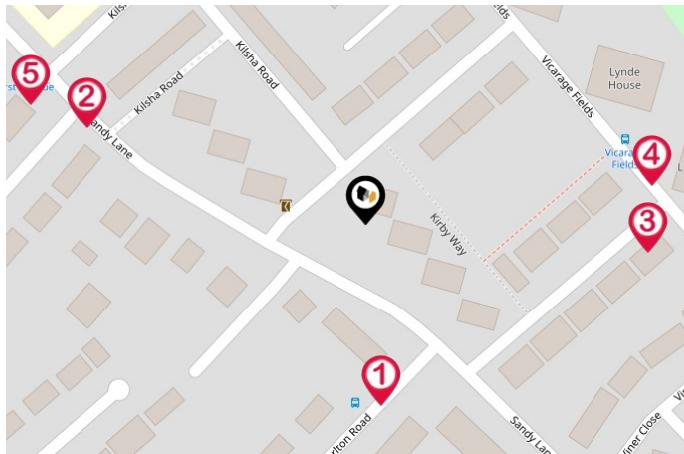
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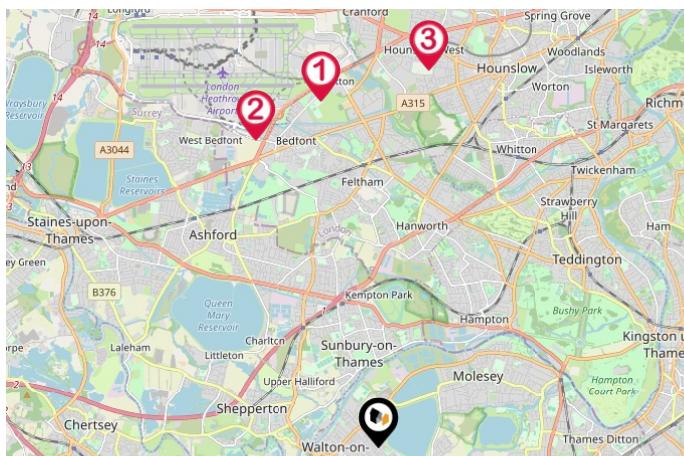
# LOCAL AREA

## NEAREST TRANSPORT LINKS



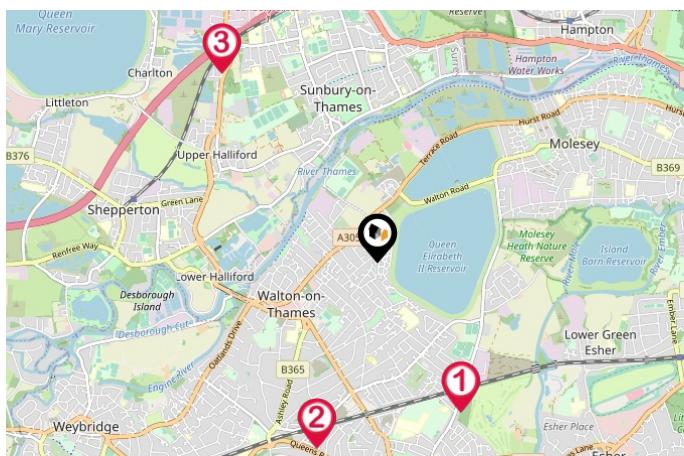
### BUS STOPS/STATIONS

- 1 - Carlton Road No 161 | 0.04 miles
- 2 - First Avenue | 0.07 miles
- 3 - First Avenue | 0.07 miles
- 4 - Vicarage Fields | 0.07 miles
- 5 - First Avenue | 0.08 miles



### LOCAL CONNECTIONS

- 1 - Hatton Cross Underground Station | 5.18 miles
- 2 - Heathrow Terminal 4 Underground Station | 4.88 miles
- 3 - Hounslow West Underground Station | 5.64 miles



### NATIONAL RAIL STATIONS

- 1 - Hersham Rail Station | 1.28 miles
- 2 - Walton-on-Thames Rail Station | 1.43 miles
- 3 - Upper Halliford Rail Station | 1.8 miles

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# LOCAL AREA NEAREST TRANSPORT LINKS



## TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 1.93 miles
- 2 - M25 J10 | 5.26 miles
- 3 - M4 J3 | 6.82 miles
- 4 - M4 J4A | 6.51 miles
- 5 - M25 J11 | 4.66 miles
- 6 - M25 J9 | 7.21 miles
- 7 - M25 J14 | 6.94 miles
- 8 - M25 J12 | 5.74 miles
- 9 - M25 J13 | 6.44 miles
- 10 - M3 J2 | 5.85 miles



## AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 6.02 miles
- 2 - London Gatwick Airport | 19.4 miles
- 3 - Biggin Hill Airport | 19.38 miles
- 4 - London City Airport | 21.06 miles

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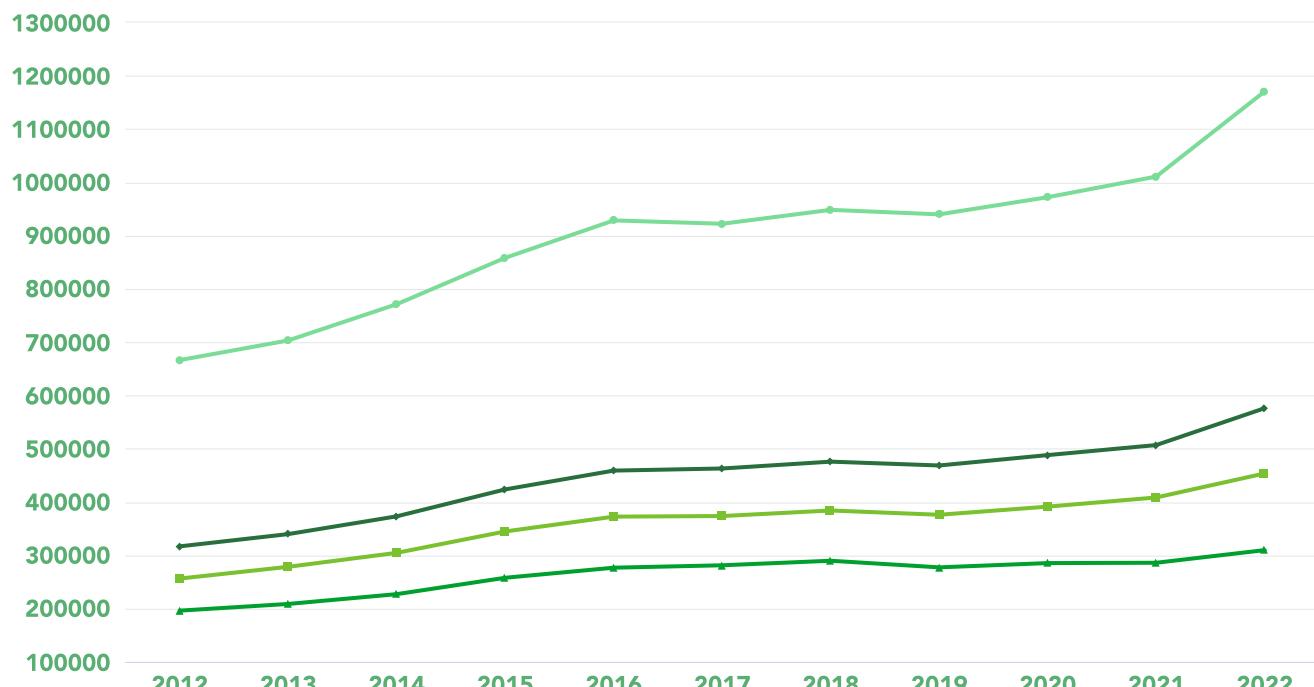
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR KT12

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT  
+ 57.9%



TERRACED  
+ 76.98%



SEMI-DETACHED  
+ 81.84%



DETACHED  
+ 75.67%

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## Data Partners:



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