

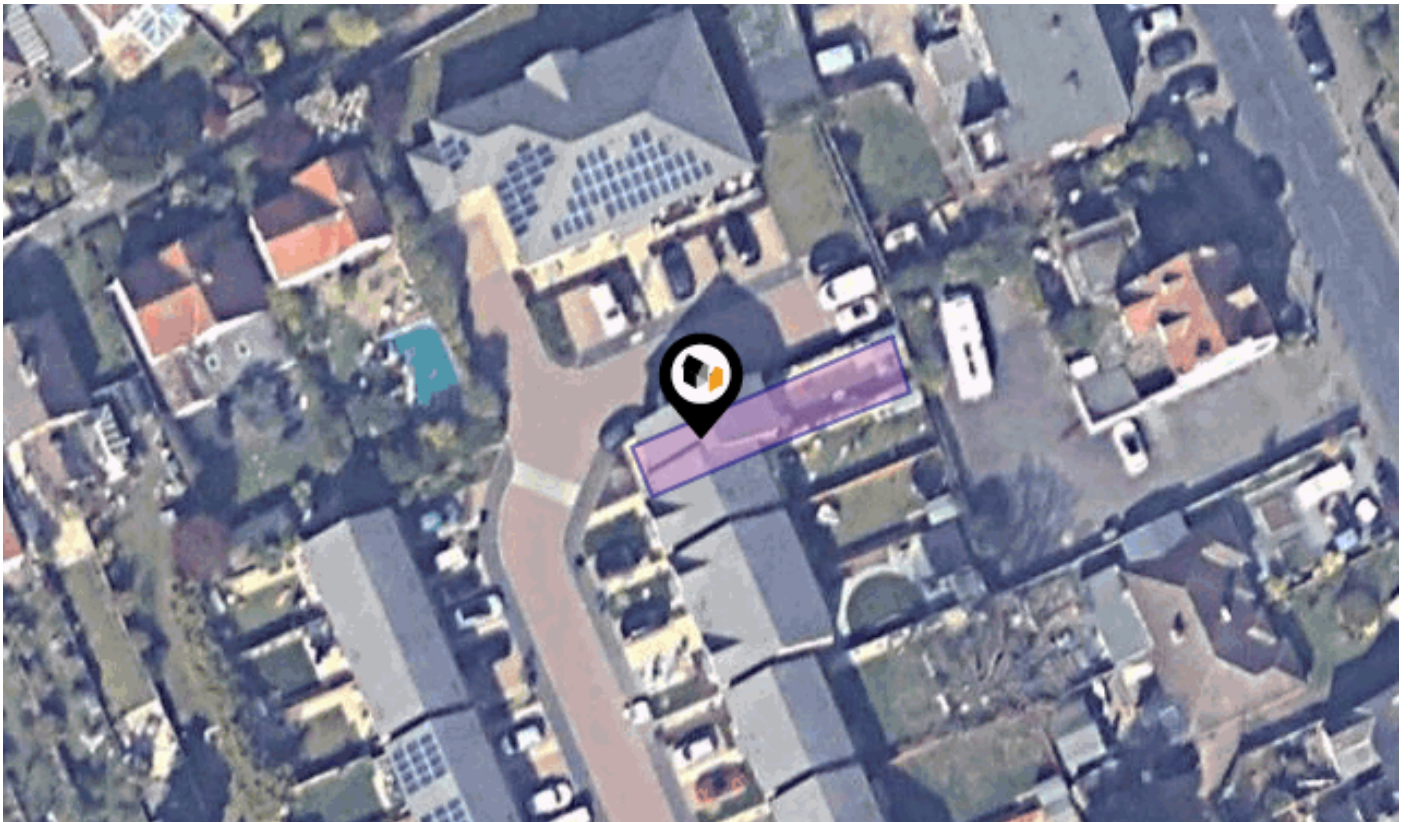


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 29<sup>th</sup> July 2025**



## **BLACKSMITH CLOSE, SUNBURY-ON-THAMES, TW16**

**Asking Price :** £600,000

### **James Neave the Estate Agents**

38 High Street Walton On Thames KT12 1DE

01932 221331

ryan@jamesneave.co.uk

www.jamesneave.co.uk



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Asking Price:</b>	£600,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	936 ft <sup>2</sup> / 87 m <sup>2</sup>	<b>Start Date:</b>	22/02/2018
<b>Plot Area:</b>	0.03 acres	<b>End Date:</b>	01/04/2142
<b>Council Tax :</b>	Band D	<b>Lease Term:</b>	125 years from and including 1 April 2017
<b>Annual Estimate:</b>	£2,413	<b>Term Remaining:</b>	116 years
<b>Title Number:</b>	SY856929		

## Local Area

<b>Local Authority:</b>	Surrey
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

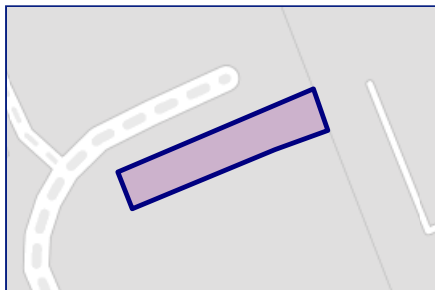
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

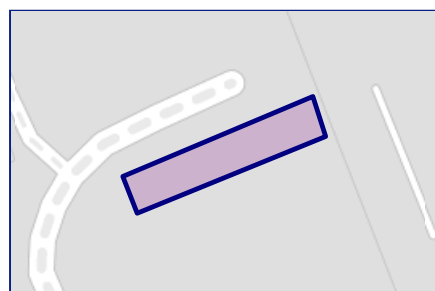


## Freehold Title Plan



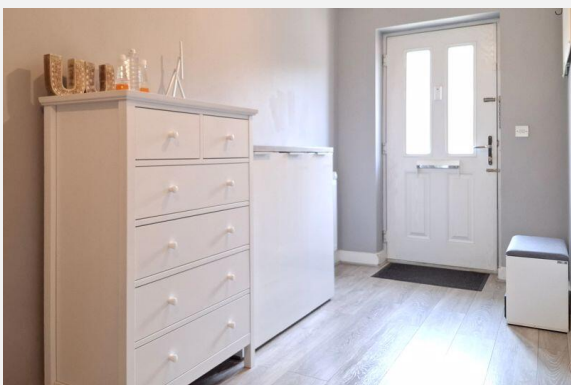
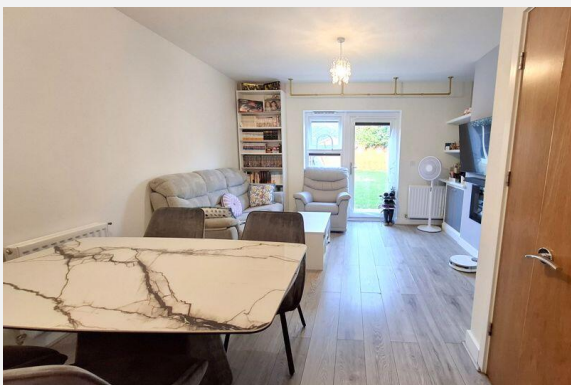
**SY844173**

## Leasehold Title Plan



**SY856929**

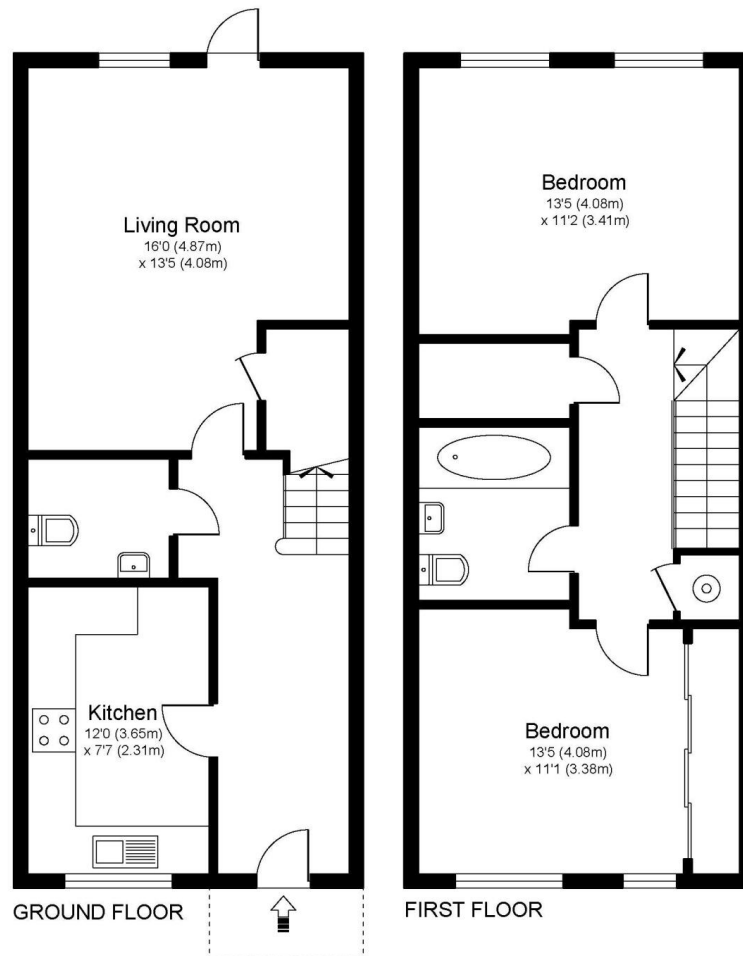
Start Date: 22/02/2018  
End Date: 01/04/2142  
Lease Term: 125 years from and including 1 April 2017  
Term Remaining: 116 years





## BLACKSMITH CLOSE, SUNBURY-ON-THAMES, TW16

BLACKSMITH CLOSE, FORGE LANE, SUNBURY-ON-THAMES, TW16



Approximate Gross Internal Floor Area: 84 m sq / 905 sq ft

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.

# Property EPC - Certificate



Blacksmith Close, TW16

Energy rating

# B

Valid until 29.10.2027

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.17 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.1 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Total Floor Area:</b>	87 m <sup>2</sup>

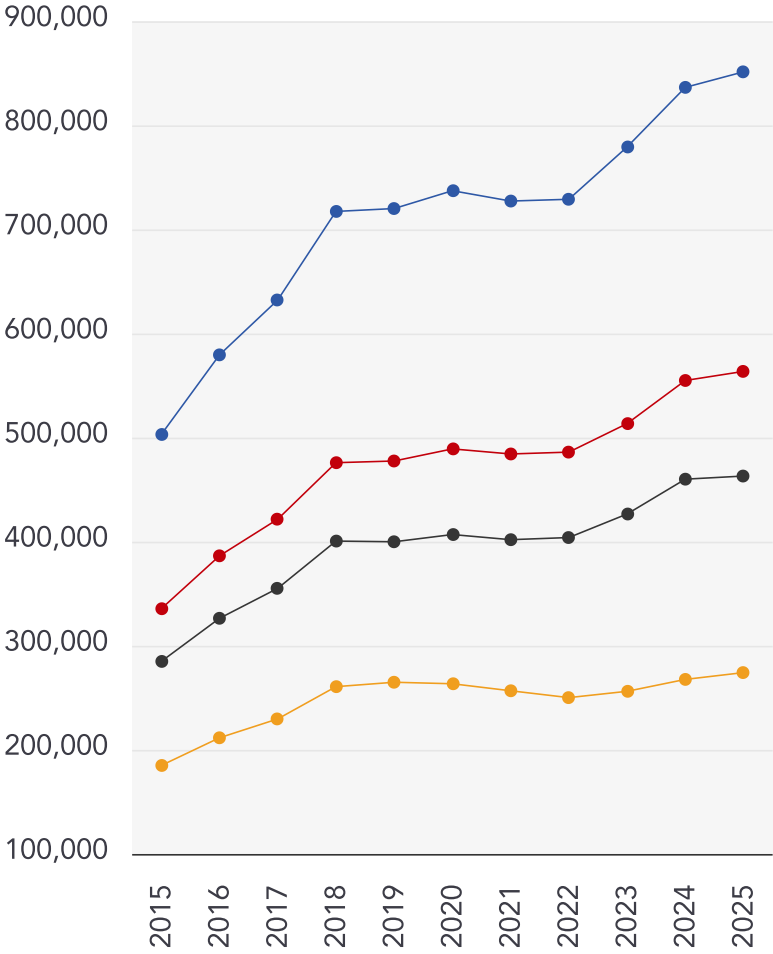


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in TW16



Detached

**+69.26%**

Semi-Detached

**+67.93%**

Terraced

**+62.49%**

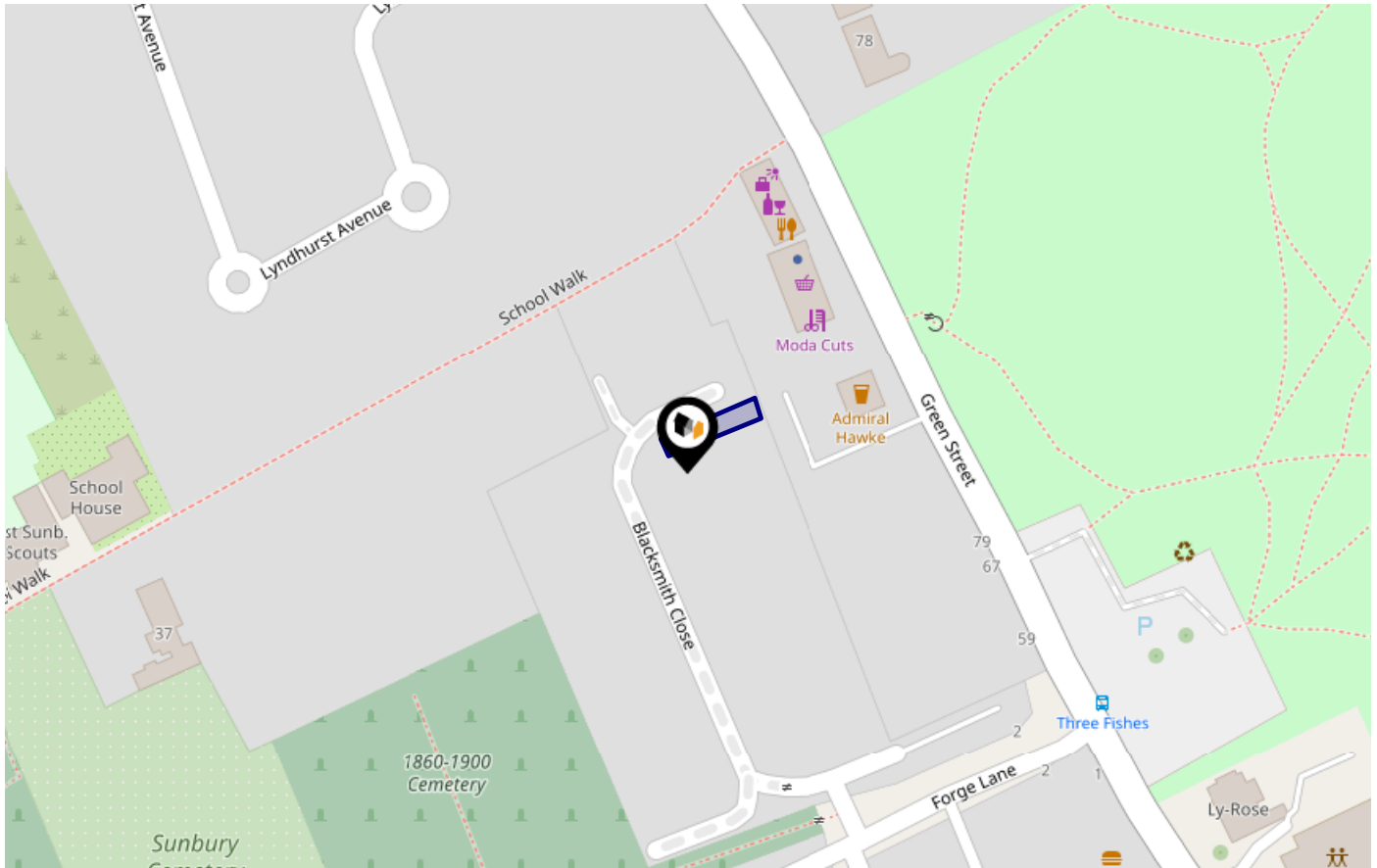
Flat

**+48.22%**

# 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.

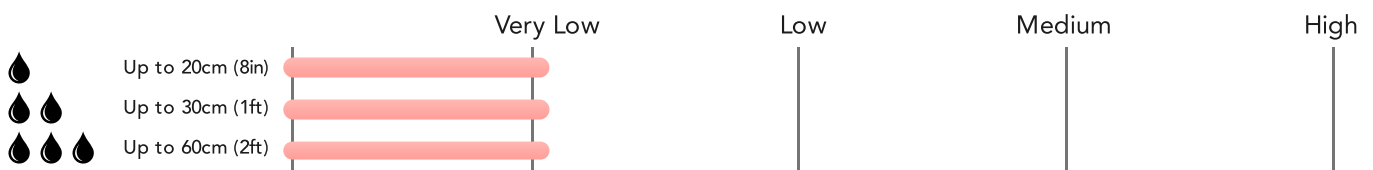


**Risk Rating: Very low**

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.

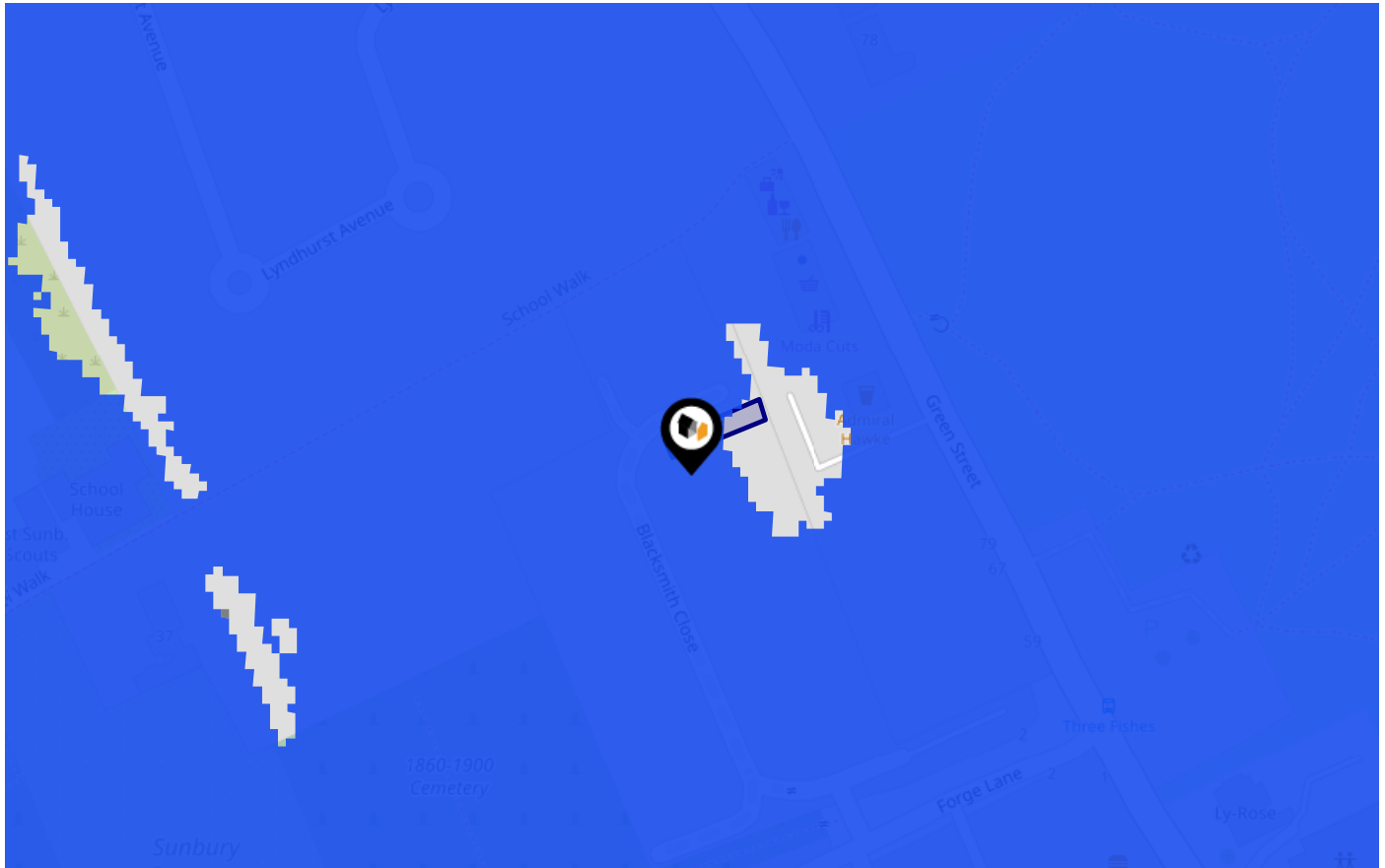
Chance of flooding to the following depths at this property:



# 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: **Low**

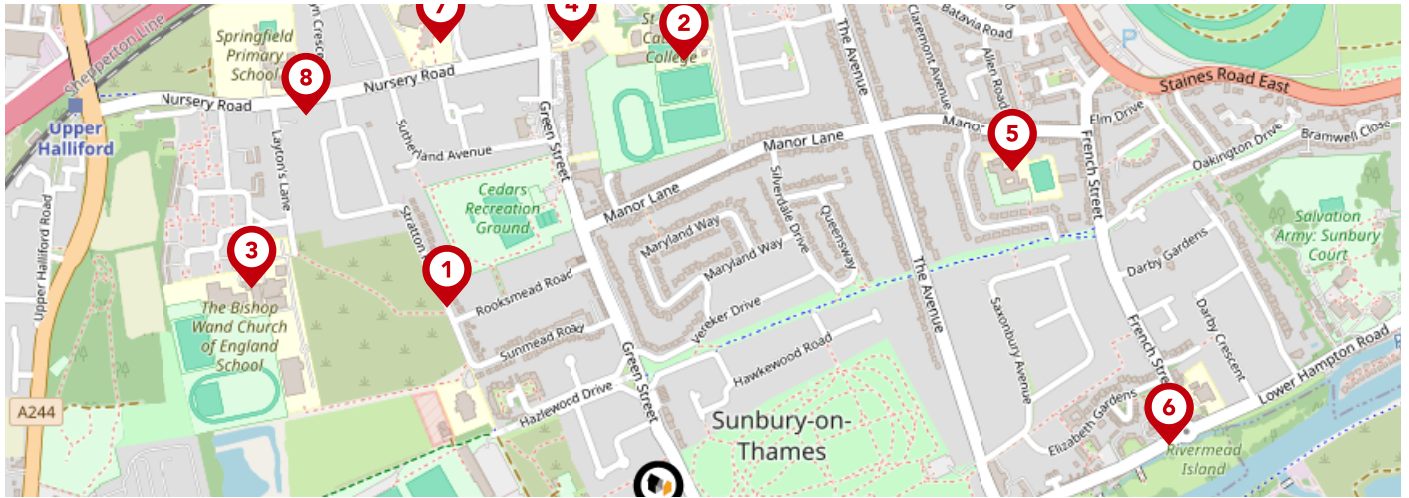
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

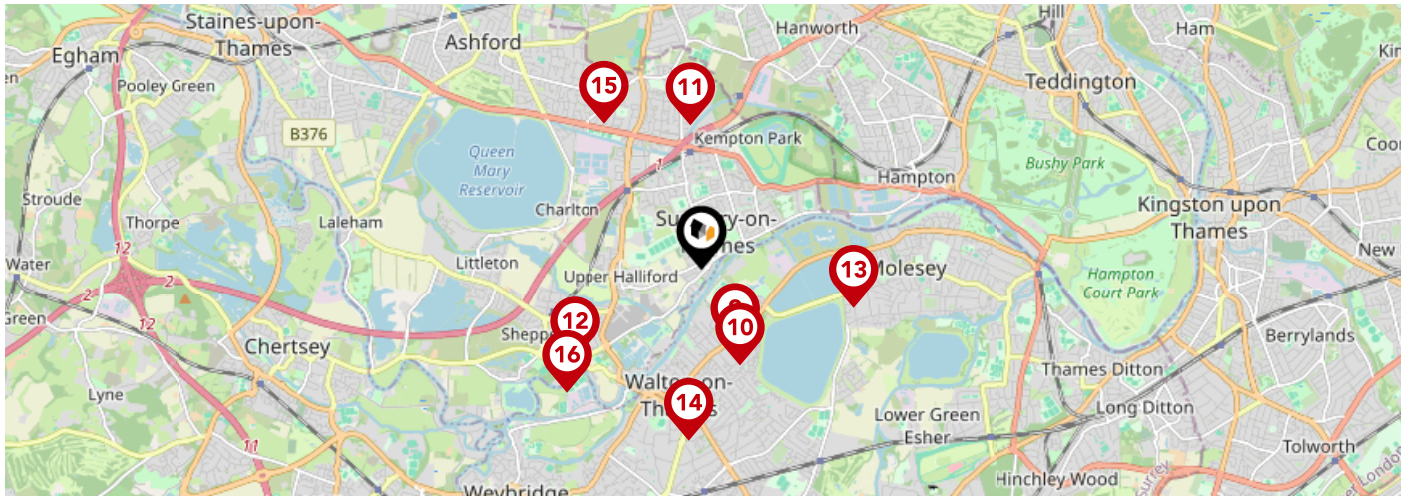


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hawkedale Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Paul's Catholic College</b> Ofsted Rating: Outstanding   Pupils: 1333   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Bishop Wand Church of England School</b> Ofsted Rating: Good   Pupils: 1181   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Ignatius Catholic Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chennestone Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Beaulerc Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 105   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sunbury Manor School</b> Ofsted Rating: Good   Pupils: 1091   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

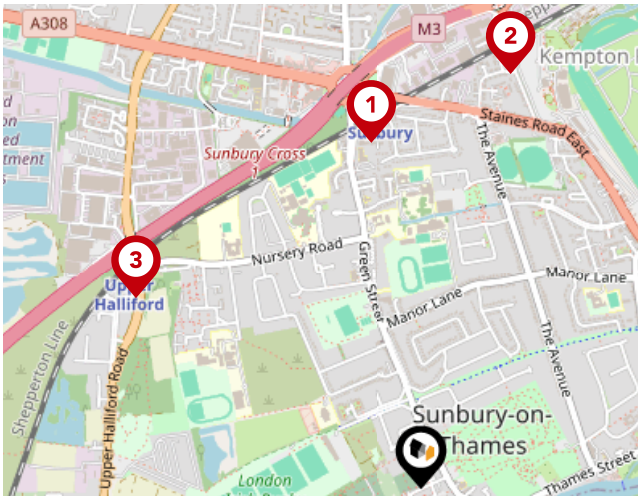
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Heathside Walton-on-Thames</b> Ofsted Rating: Not Rated   Pupils: 305   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Grovelands Primary School</b> Ofsted Rating: Good   Pupils: 508   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Kenyngton Manor Primary School</b> Ofsted Rating: Good   Pupils: 465   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Thamesmead School</b> Ofsted Rating: Good   Pupils: 1042   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>The Beech House School</b> Ofsted Rating: Good   Pupils: 4   Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Ashley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 564   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Meadhurst Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Halliford School</b> Ofsted Rating: Not Rated   Pupils: 461   Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

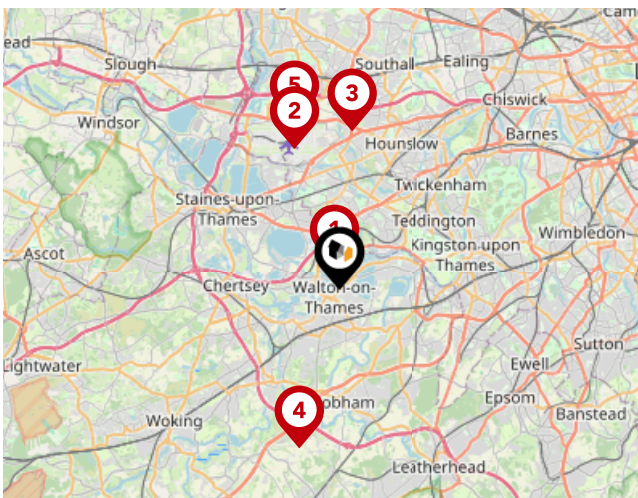
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Sunbury Rail Station	0.81 miles
2	Kempton Park Rail Station	0.98 miles
3	Upper Halliford Rail Station	0.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	0.88 miles
2	M4 J4A	5.45 miles
3	M4 J3	5.87 miles
4	M25 J10	6.05 miles
5	M4 J4	6.36 miles

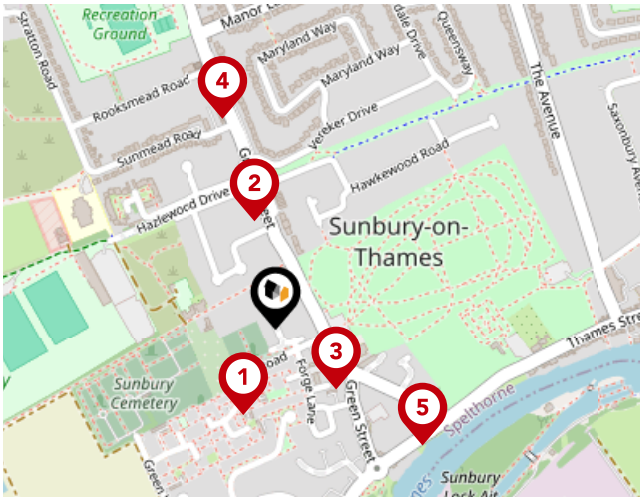


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	3.94 miles
2	Heathrow Airport	4.96 miles
3	Gatwick Airport	20.46 miles
4	Leaves Green	20.03 miles

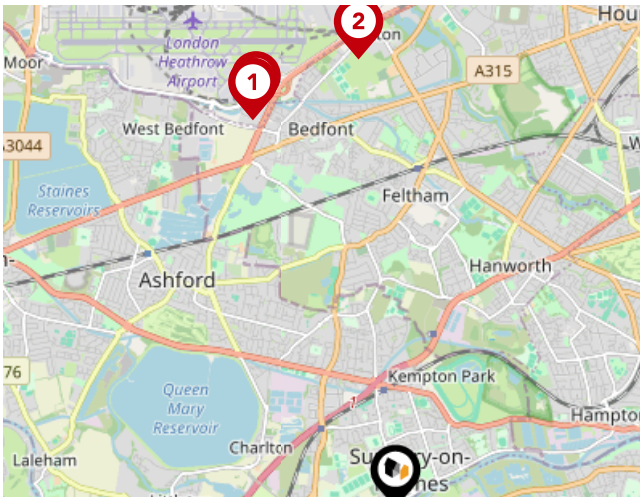
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Forge Lane	0.11 miles
2	Croysdale Avenue	0.13 miles
3	The Three Fishes	0.1 miles
4	Manor Lane	0.25 miles
5	Church Street	0.22 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	3.82 miles
2	Hatton Cross Station	4.15 miles
3	Heathrow Terminal 4	3.85 miles



### James Neave the Estate Agents

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James Neave the Estate Agents are independently-owned property specialists based on Walton on Thames High Street. We don't believe that all Estate Agents are the same. We firmly believe that the decision of which Estate Agent you instruct to sell or let your home will have an impact on the outcome. We focus on doing all we can to bring our customers complete satisfaction. Our desire to bend over backwards when necessary has won us many friends, and we are proud to say a significant proportion of our work is repeat business and referral. Establishing long-lasting relationships is key to our ongoing success.



### 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 the Estate Agents 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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