LANDWOOD GROUP

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th May 2025

45, CONSTITUTION ROAD, CHATHAM, ME5 7DN
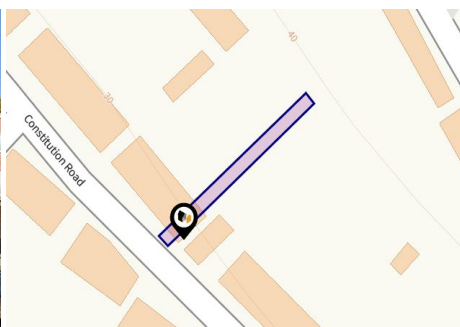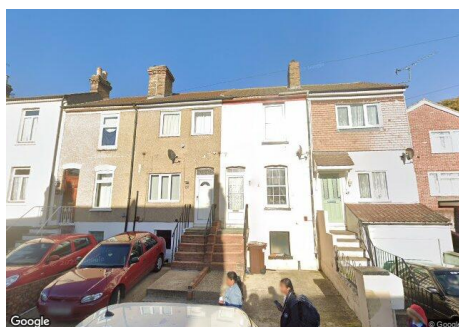
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Terraced	**Last Sold Date:**	17/12/2003
Bedrooms:	2	**Last Sold Price:**	£96,500
Floor Area:	645 ft^2 / 60 m^2	**Last Sold £/ft^2:**	£149
Plot Area:	0.05 acres	**Tenure:**	Freehold
Council Tax :	Band B		
Annual Estimate:	£1,717		
Title Number:	K445028		
UPRN:	44054575		

Local Area

Local Authority:	Medway
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**234** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✔ ✔ ✔

BT sky Virgin media

45 Constitution Road CHATHAM ME5 7DN

Energy rating

D

Valid until 26.08.2034

Certificate number
0300-2623-3480-2124-3135

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 | B
69-80	C		
55-68	D		
39-54	E	56 | D	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	60 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

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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.
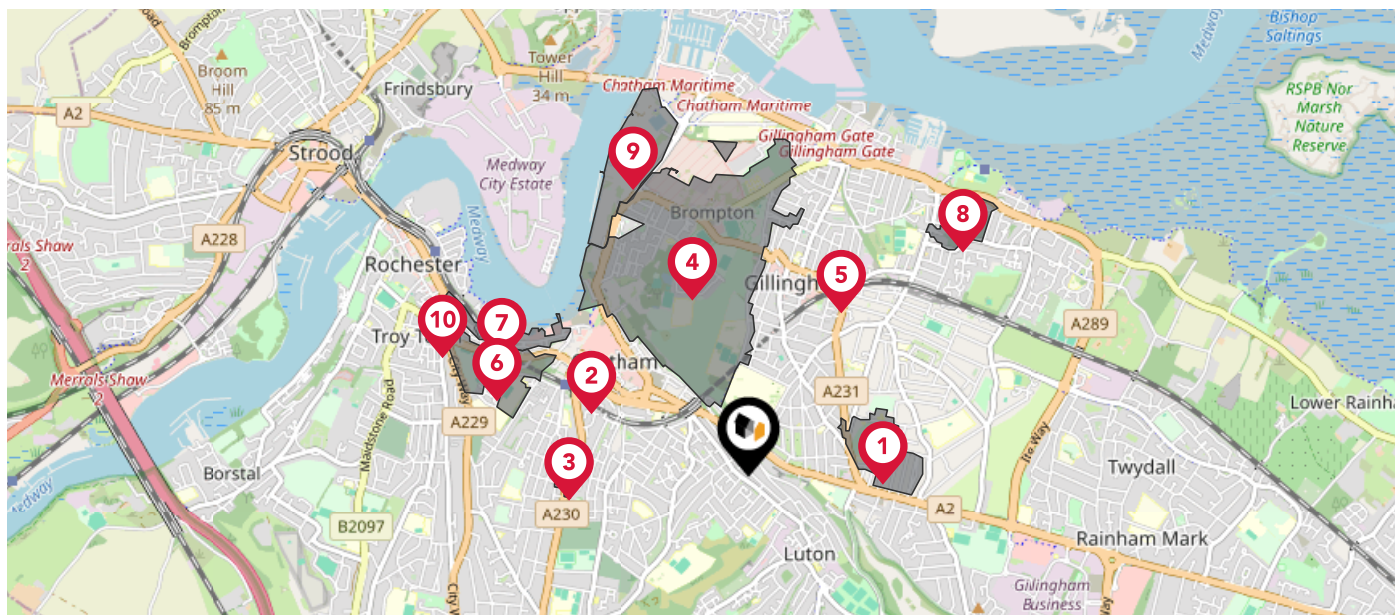
Nearby Conservation Areas

1	Gillingham Park
2	New Road Chatham
3	Maidstone Road Chatham
4	Brompton Lines
5	Railway Street
6	New Road Rochester
7	Star Hill to Sun Pier
8	Gillingham Green
9	Chatham Historic Dockyard
10	Star Hill, Rochester

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	Gillingham South Ward
2	Luton and Wayfield Ward
3	Chatham Central Ward
4	Watling Ward
5	Princes Park Ward
6	River Ward
7	Rochester East Ward
8	Gillingham North Ward
9	Rochester South and Horsted Ward
10	Twydall Ward

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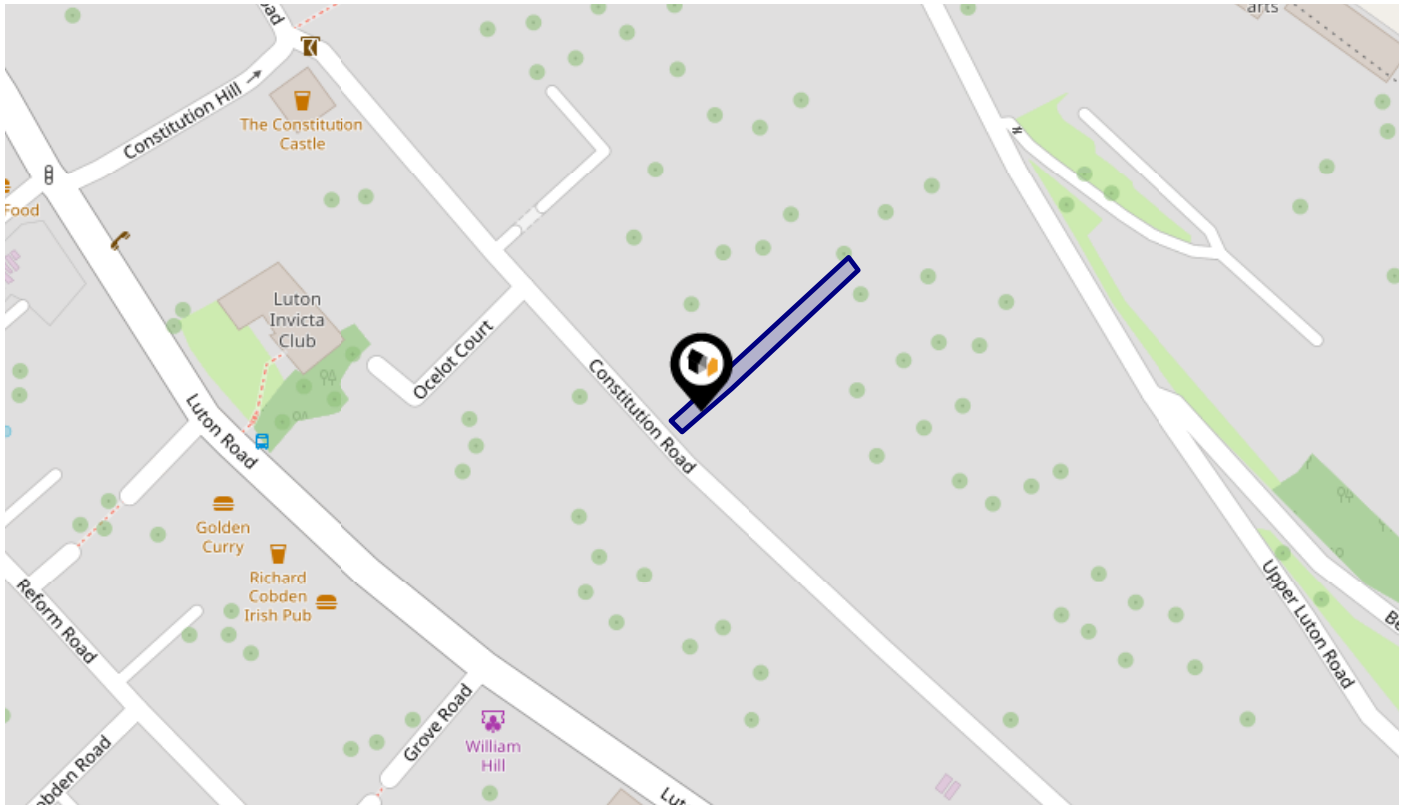
Rail Noise Data

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	🟦

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 (0.25%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** 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)					

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.
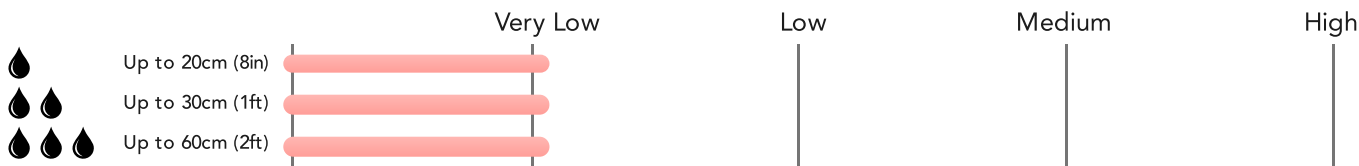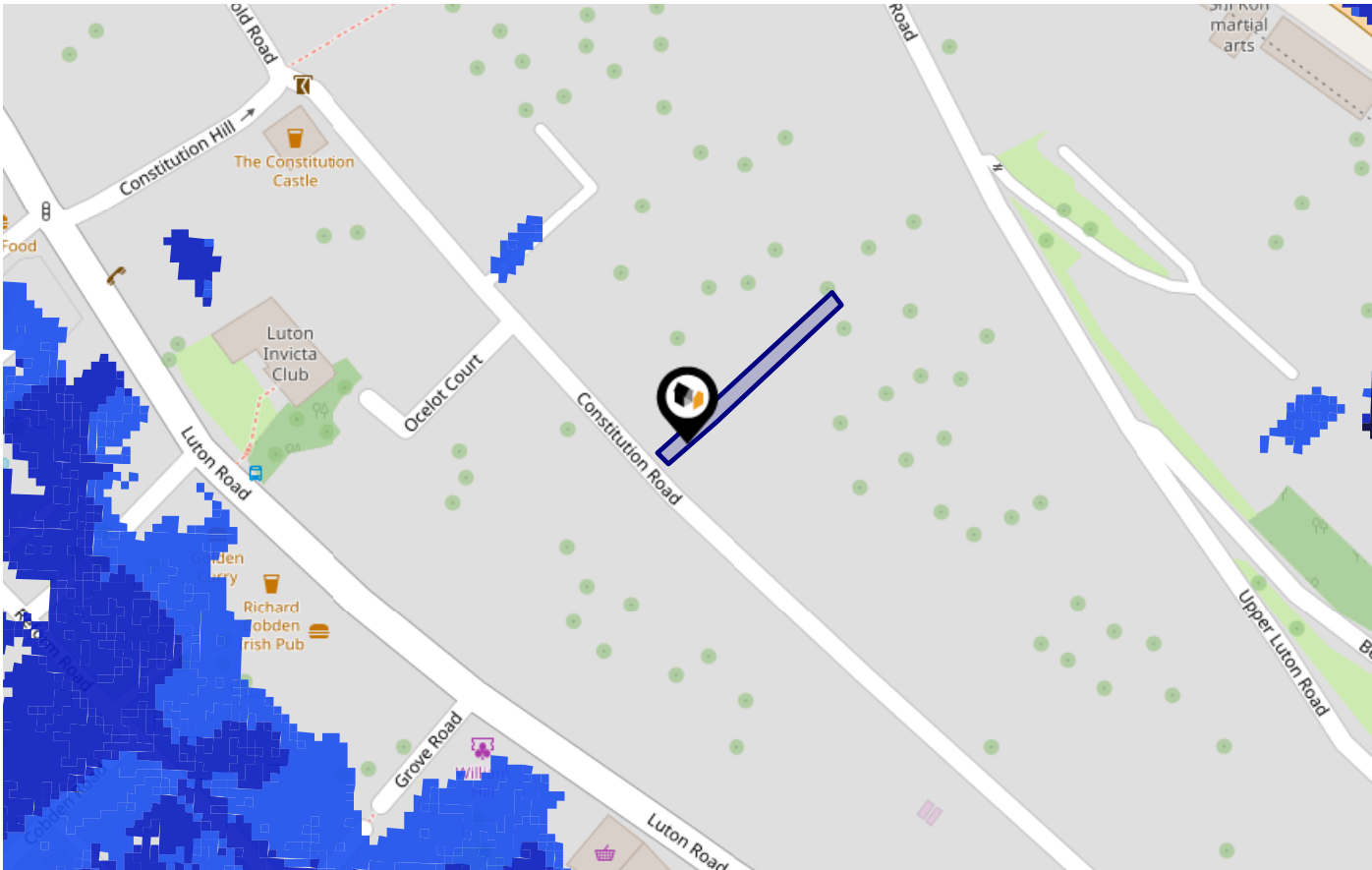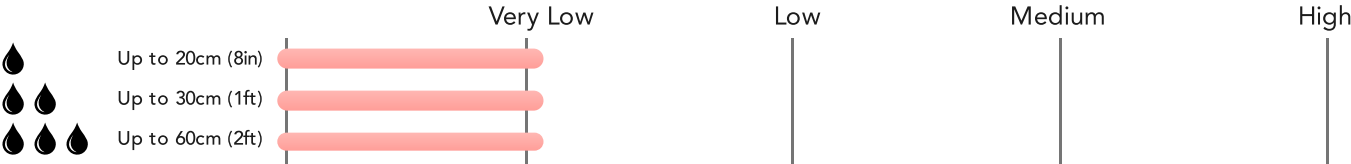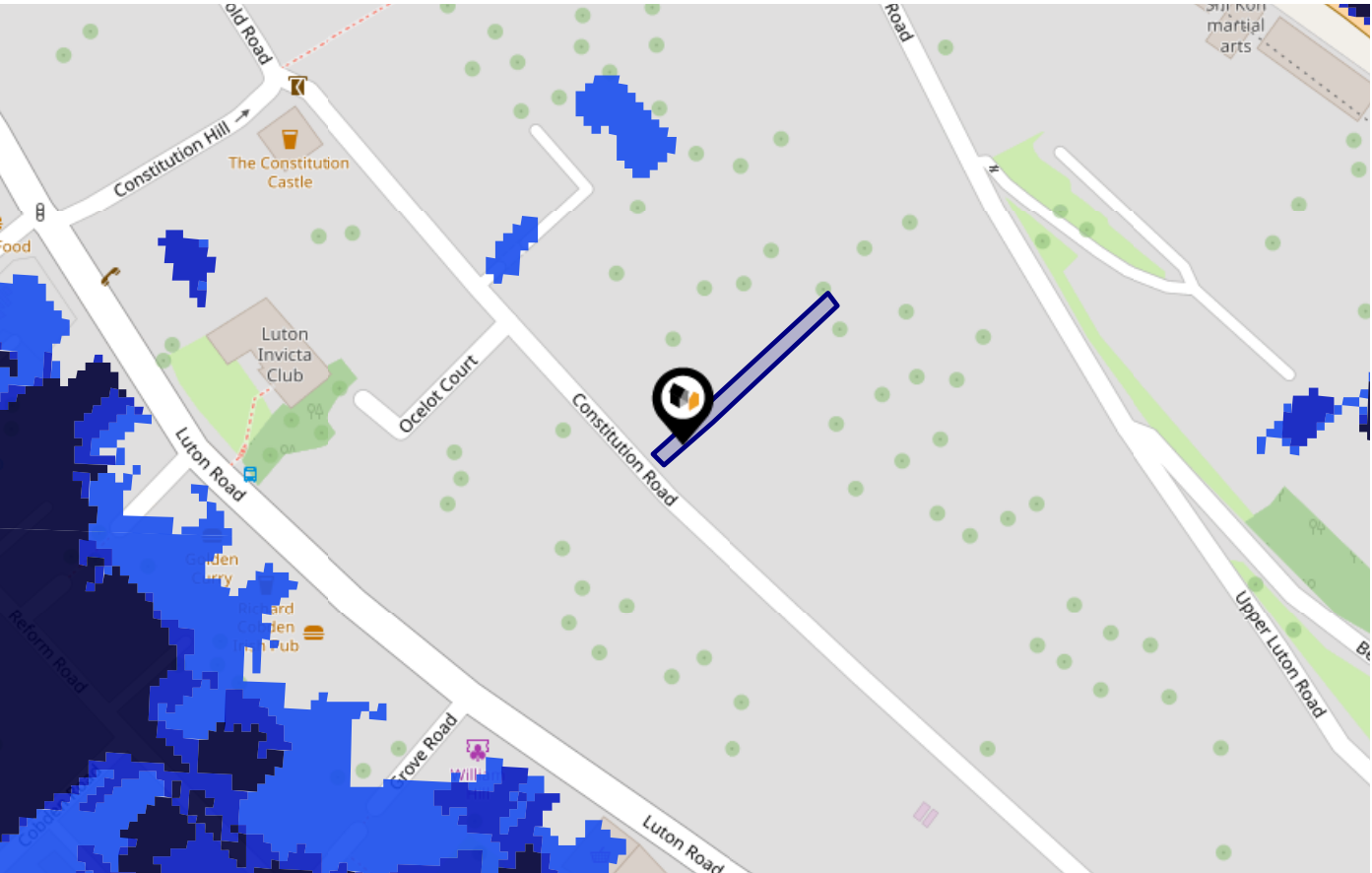

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💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
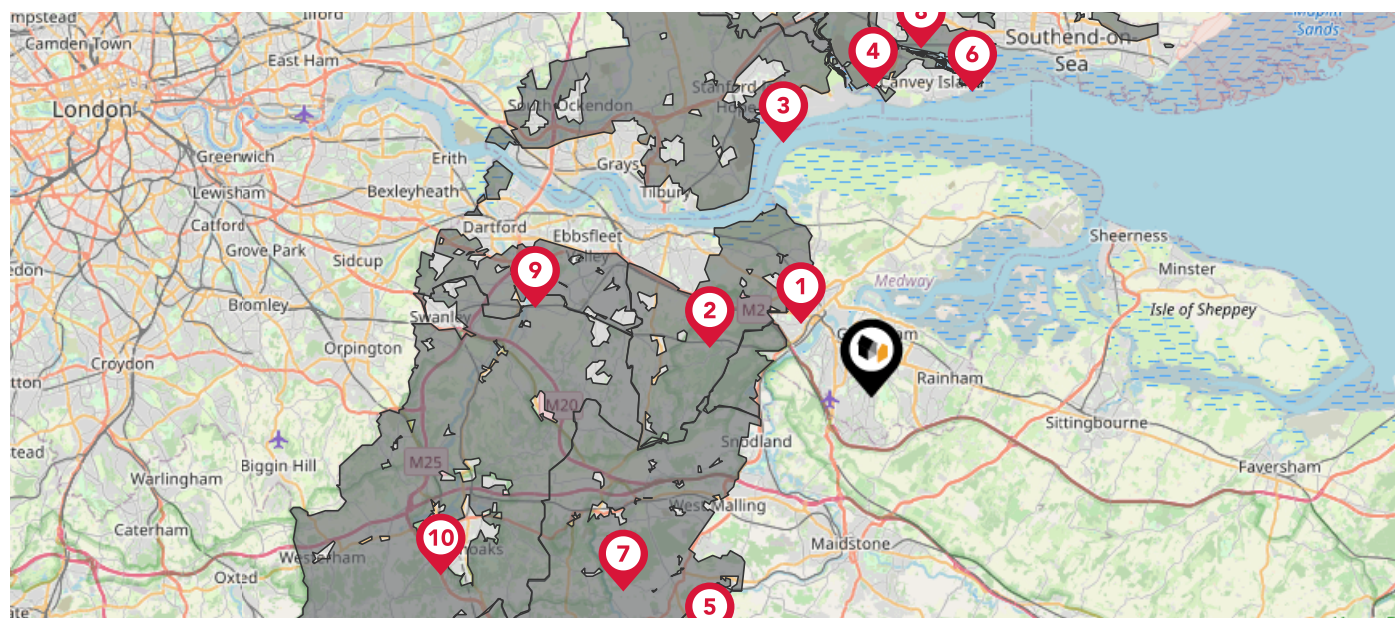

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Flood Risk
Surface Water - Climate Change

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.

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💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

Maps
Green Belt

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This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land	
1	London Green Belt - Medway
2	London Green Belt - Gravesham
3	London Green Belt - Thurrock
4	London Green Belt - Basildon
5	London Green Belt - Maidstone
6	London Green Belt - Southend-on-Sea
7	London Green Belt - Tonbridge and Malling
8	London Green Belt - Castle Point
9	London Green Belt - Dartford
10	London Green Belt - Sevenoaks

Landfill Sites

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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.
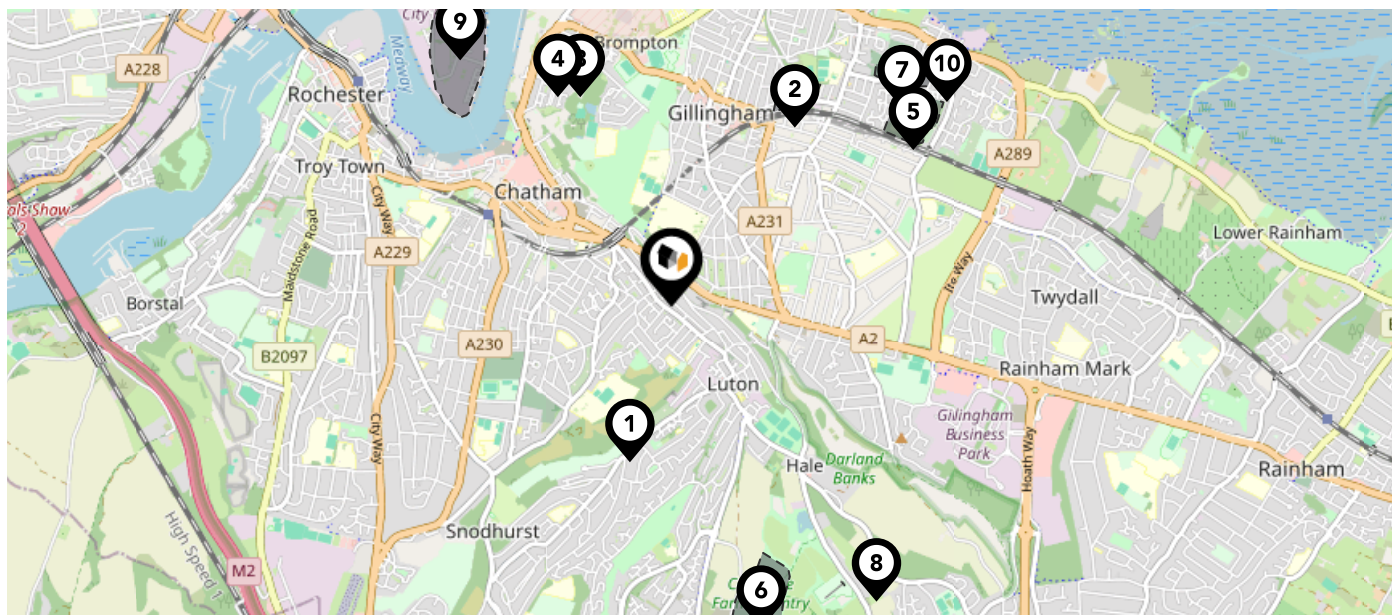
Nearby Landfill Sites		
1 Street End-Rochester, Kent	Historic Landfill	
2 Greenfield Road-Gillingham, Kent	Historic Landfill	
3 Maxwell Road-Gillingham, Kent	Historic Landfill	
4 Prospect Row-Gillingham, Kent	Historic Landfill	
5 Woodlands-Woodlands Road, Gillingham, Kent	Historic Landfill	
6 Shawstead-Rochester, Kent	Historic Landfill	
7 Castlemaine Avenue-Castlemaine Avenue, Kent	Historic Landfill	
8 Sows Bottom-Gillingham, Kent	Historic Landfill	
9 Frindsbury Peninsula-Frindsbury, Rochester, Kent	Historic Landfill	
10 Grange Road-Gillingham, Kent	Historic Landfill	

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
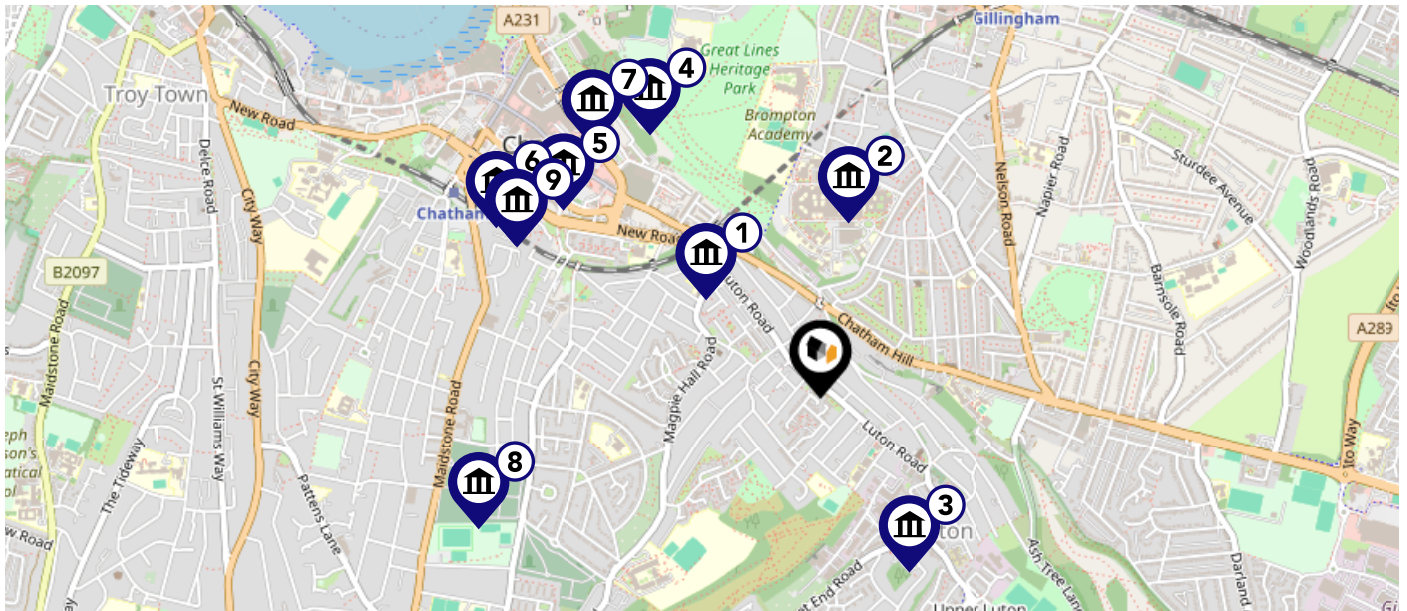
Listed Buildings in the local district	Grade	Distance
① 1268240 - Thorney Lodge	Grade II	0.3 miles
② 1259601 - Medway Hospital, Laundry Water Tower	Grade II	0.4 miles
③ 1268219 - Pheasant House And Attached Front Garden Walls	Grade II	0.5 miles
④ 1267787 - Chatham Naval War Memorial	Grade I	0.7 miles
⑤ 1268236 - 248, High Street	Grade II	0.7 miles
⑥ 1268208 - Chatham House (number 14) And Attached Front Area And Step Railings	Grade II	0.8 miles
⑦ 1468892 - Chatham Ragged School	Grade II	0.8 miles
⑧ 1453856 - Mccudden War Memorial And Grave	Grade II	0.8 miles
⑨ 1268211 - 60, New Road	Grade II	0.8 miles
⑩ 1268210 - Number 58 And Attached Front Area And Step Railings	Grade II	0.8 miles

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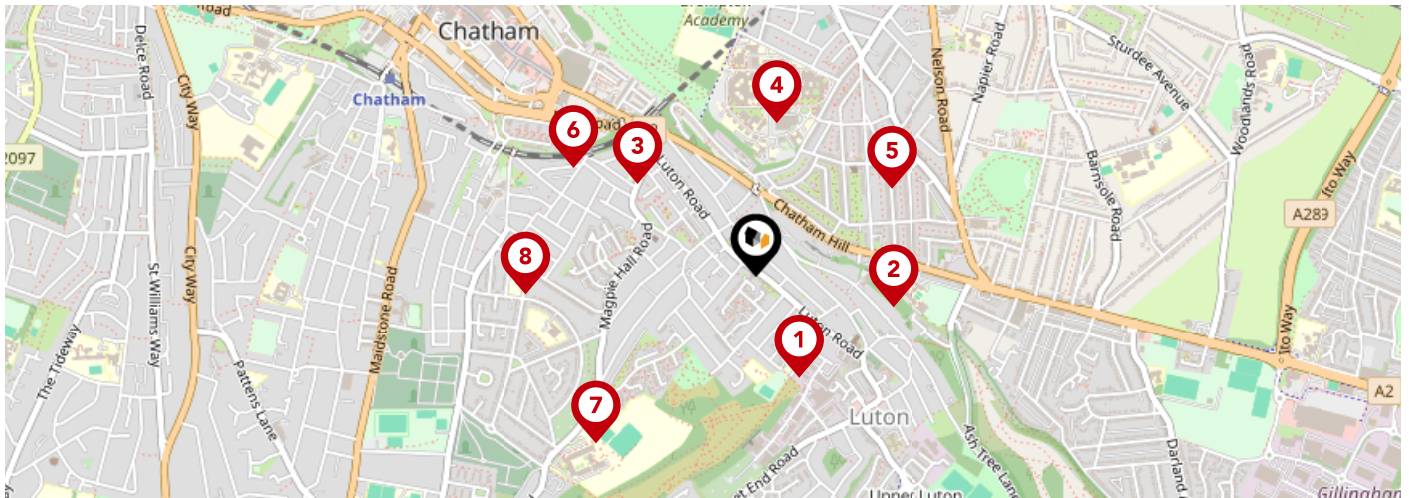
	Nursery	Primary	Secondary	College	Private
1 Luton Primary School Ofsted Rating: Good	Pupils: 675	Distance:0.26	☐	☑	☐	☐	☐
2 Chatham Grammar Ofsted Rating: Good	Pupils: 980	Distance:0.32	☐	☐	☑	☐	☐
3 All Saints Church of England Primary School Ofsted Rating: Good	Pupils: 344	Distance:0.35	☐	☑	☐	☐	☐
4 Hospital and Medical Tuition Service Ofsted Rating: Not Rated	Pupils:0	Distance:0.36	☐	☐	☑	☐	☐
5 Byron Primary School Ofsted Rating: Requires improvement	Pupils: 519	Distance:0.37	☐	☑	☐	☐	☐
6 New Road Primary School Ofsted Rating: Good	Pupils: 360	Distance:0.49	☐	☑	☐	☐	☐
7 The Victory Academy Ofsted Rating: Good	Pupils: 1192	Distance:0.53	☐	☐	☑	☐	☐
8 Phoenix Primary School Ofsted Rating: Good	Pupils: 369	Distance:0.54	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Brompton Academy** Ofsted Rating: Requires improvement | Pupils: 1422 | Distance:0.55	☐	☐	☑	☐	☐
10	**Greenvale Primary School** Ofsted Rating: Good | Pupils: 142 | Distance:0.59	☐	☑	☐	☐	☐
11	**Napier Community Primary and Nursery Academy** Ofsted Rating: Good | Pupils: 593 | Distance:0.73	☐	☑	☐	☐	☐
12	**Brompton-Westbrook Primary School** Ofsted Rating: Good | Pupils: 475 | Distance:0.86	☐	☑	☐	☐	☐
13	**Blue Skies School** Ofsted Rating: Good | Pupils: 17 | Distance:0.86	☐	☐	☑	☐	☐
14	**St Michael's RC Primary School** Ofsted Rating: Good | Pupils: 453 | Distance:0.87	☐	☑	☐	☐	☐
15	**Barnsole Primary School** Ofsted Rating: Good | Pupils: 668 | Distance:0.87	☐	☑	☐	☐	☐
16	**The Robert Napier School** Ofsted Rating: Good | Pupils: 1050 | Distance:0.89	☐	☐	☑	☐	☐

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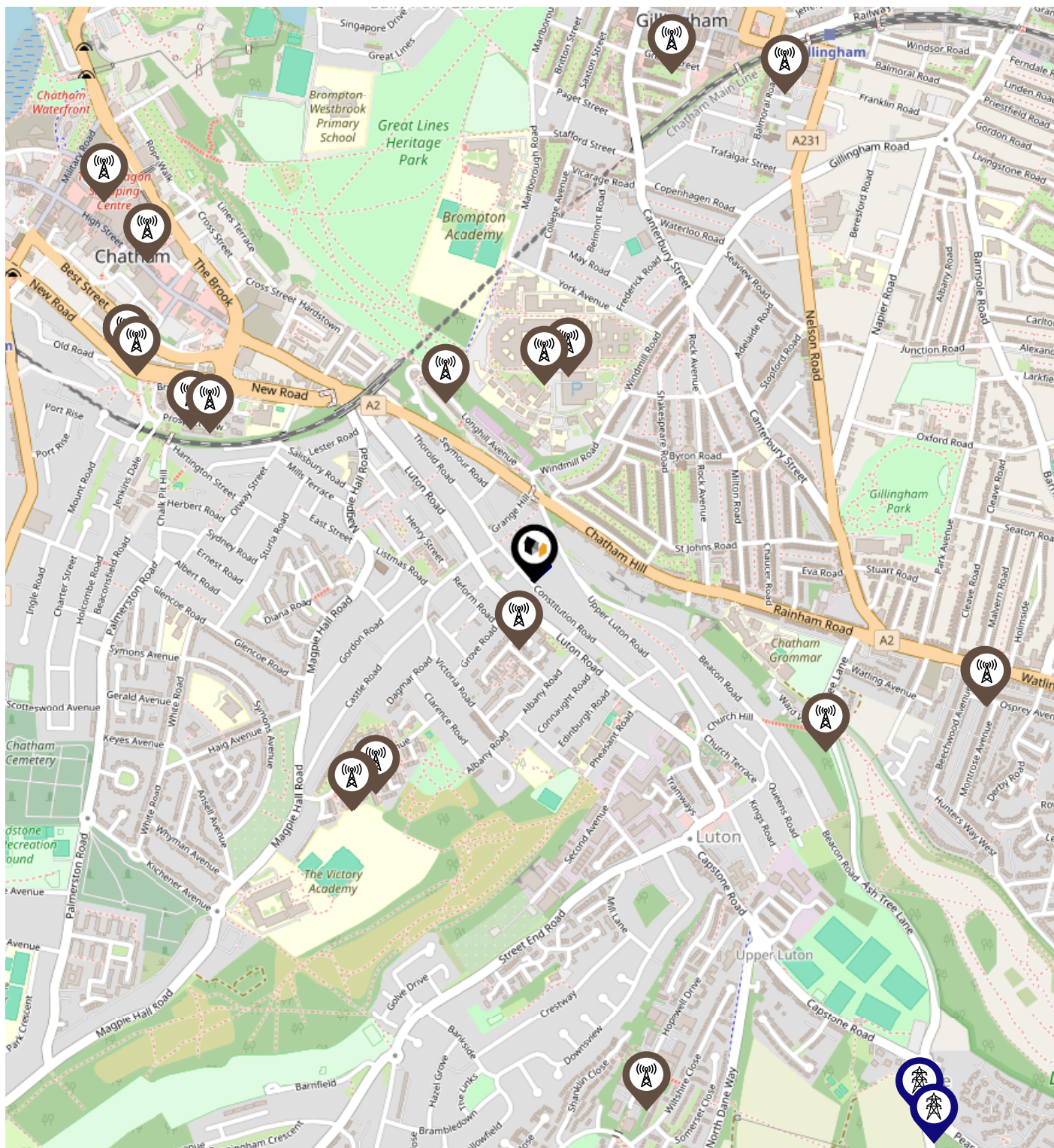
Key:

Power Pylons

Communication Masts

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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).
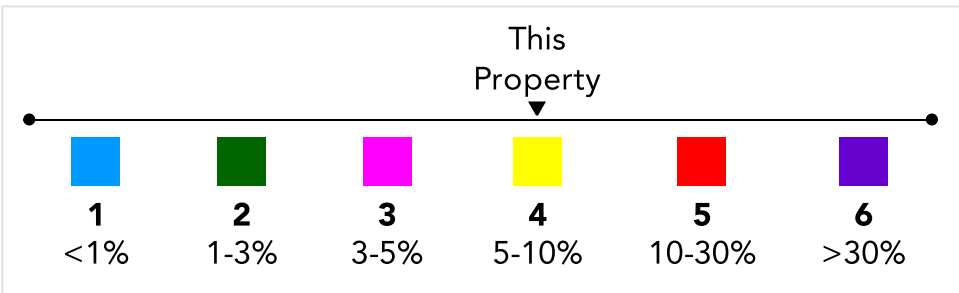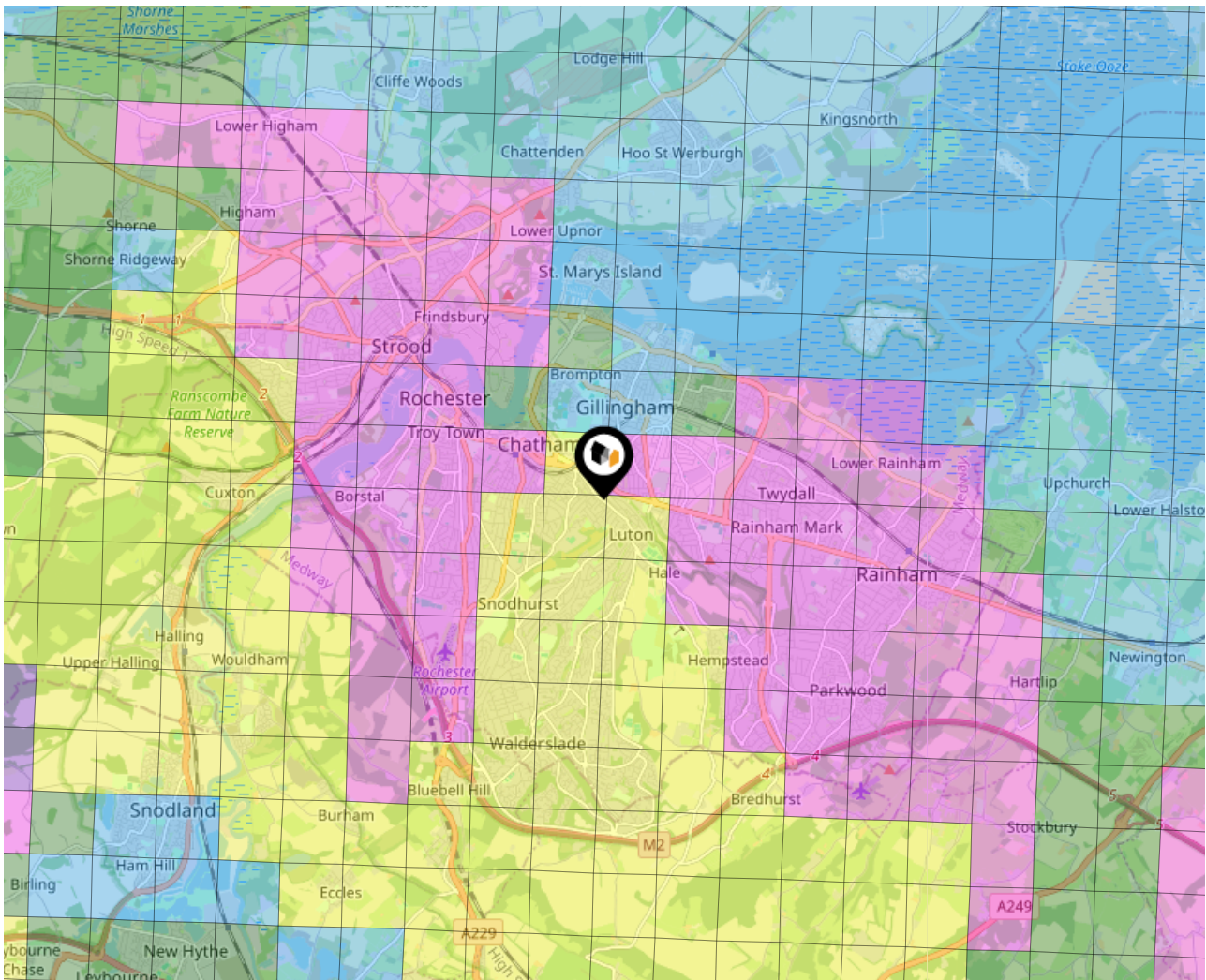
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
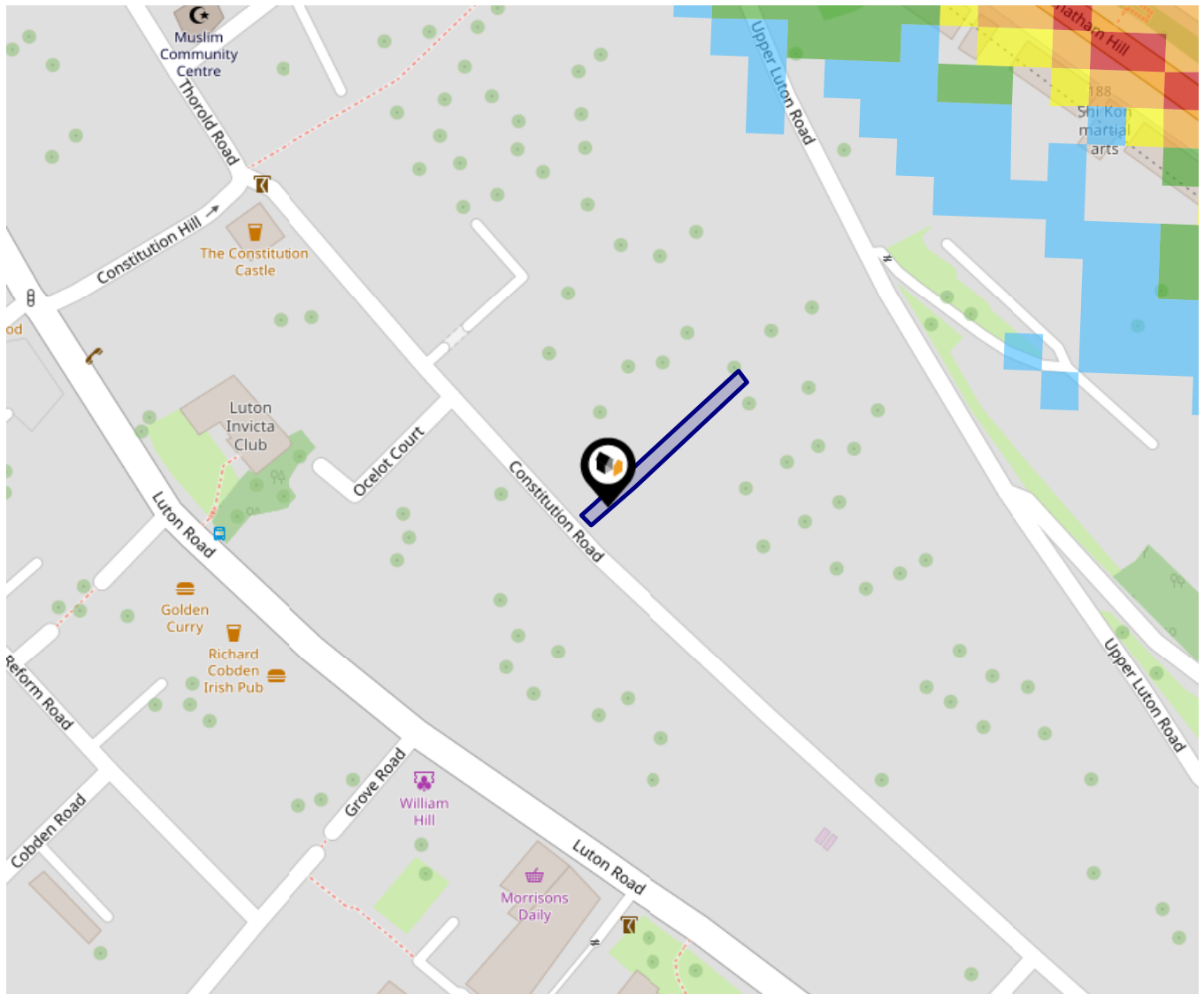
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

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

Carbon Content: HIGH

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY

Soil Texture: CHALKY, SILTY LOAM

Soil Depth: INTERMEDIATE-SHALLOW
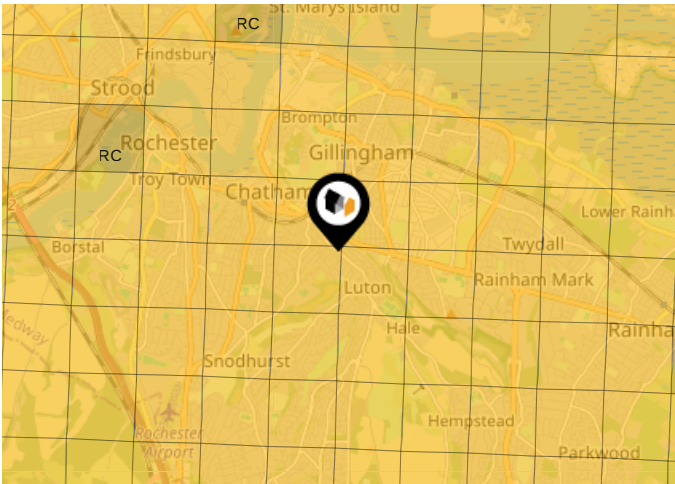
Primary Classifications (Most Common Clay Types)

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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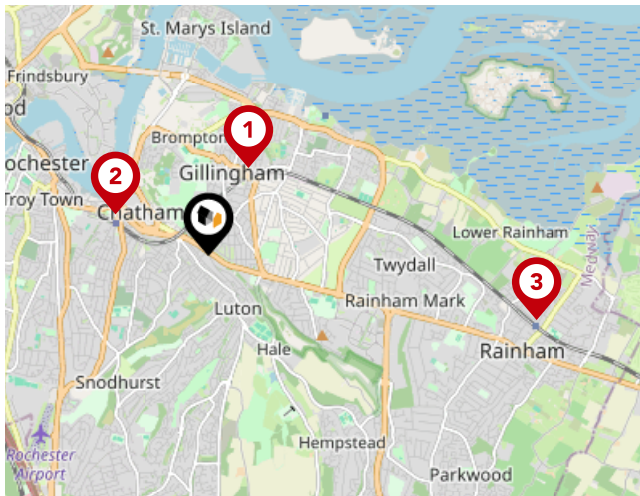
National Rail Stations

Pin	Name	Distance
1	Gillingham (Kent) Rail Station	0.9 miles
2	Chatham Rail Station	0.94 miles
3	Rainham (Kent) Rail Station	3.1 miles
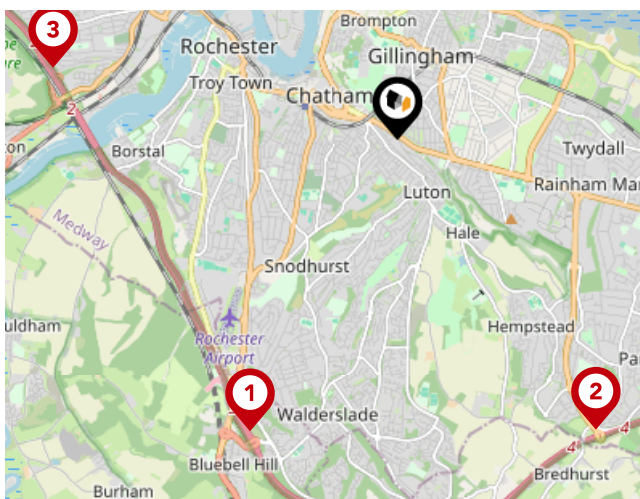
Trunk Roads/Motorways

Pin	Name	Distance
1	M2 J3	3.02 miles
2	M2 J4	3.25 miles
3	M2 J2	3.25 miles
4	M20 J6	5.36 miles
5	M20 J7	6.02 miles
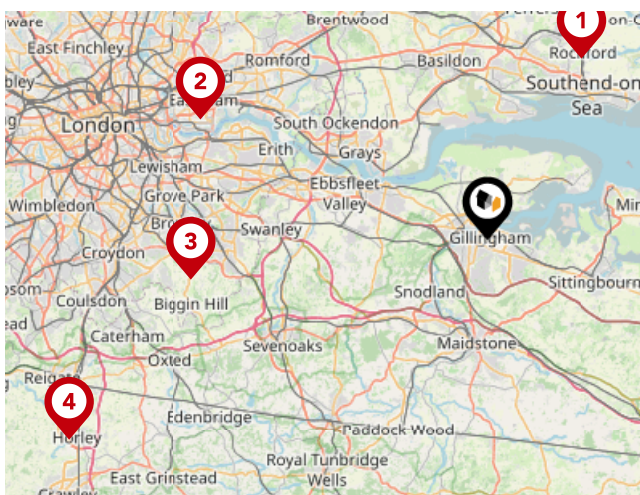
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	15.16 miles
2	Silvertown	22.96 miles
3	Leaves Green	22.12 miles
4	Gatwick Airport	34.41 miles

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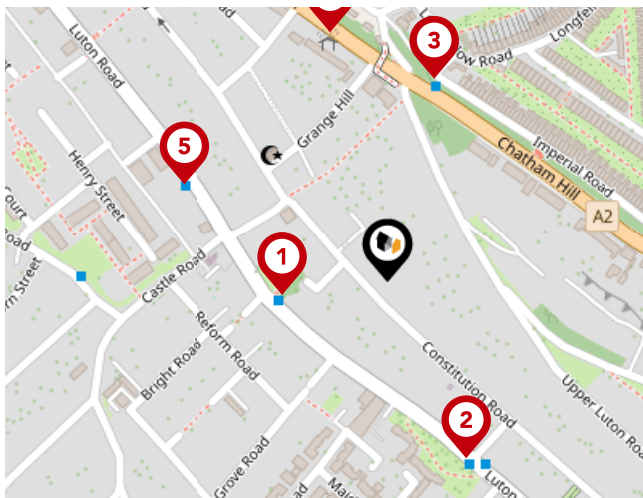
Bus Stops/Stations

Pin	Name	Distance
1	Castle Road	0.06 miles
2	Albany Road	0.11 miles
3	Windmill Road	0.12 miles
4	Windmill Road	0.15 miles
5	Castle Road	0.13 miles
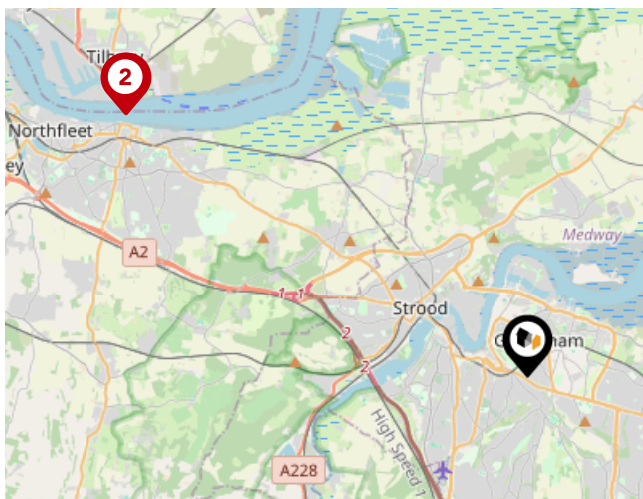
Ferry Terminals

Pin	Name	Distance
1	Town Pier	8.85 miles
2	West Street Pier	8.89 miles

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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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Landwood Group

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KPF - Key Property Facts