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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 12<sup>th</sup> February 2025**



**GOSHAWK LANE, WHITFIELD, DOVER, CT16**

## Labram Holmes

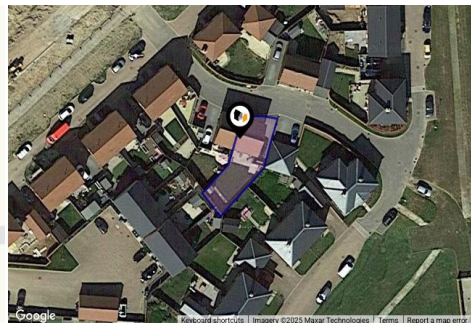
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# Property Overview














## Property

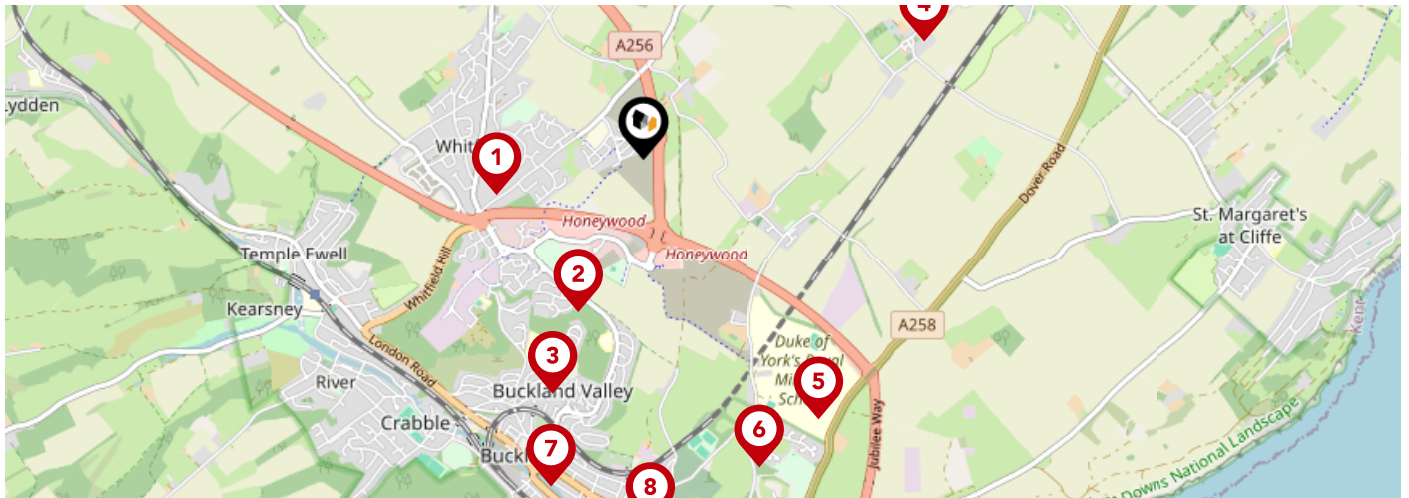
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.05 acres		
Year Built :	2019		
Council Tax :	Band C		
Annual Estimate:	£2,003		
Title Number:	TT91973		

## Local Area

Local Authority:	Kent	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	No Risk	18	1800
• Surface Water	Very Low	mb/s	mb/s
			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			
			

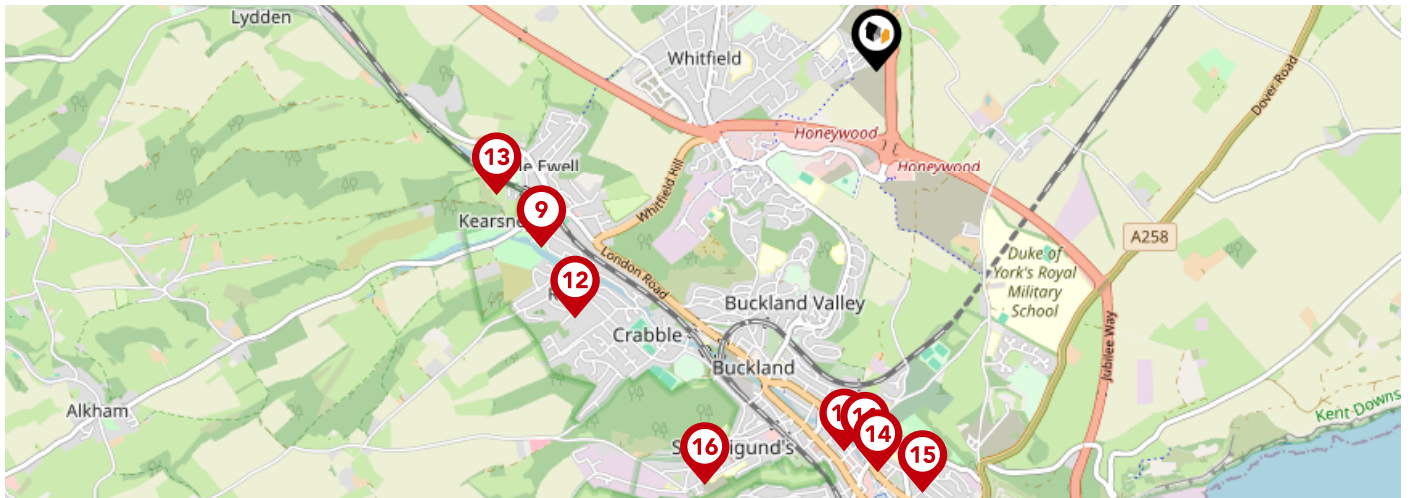
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Whitfield Aspen School</b> Ofsted Rating: Good   Pupils: 610   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Dover Christ Church Academy</b> Ofsted Rating: Requires improvement   Pupils: 815   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Green Park Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 382   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Langdon Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Duke of York's Royal Military School</b> Ofsted Rating: Good   Pupils: 487   Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Guston Church of England Primary School</b> Ofsted Rating: Good   Pupils: 155   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Shatterlocks Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 190   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Edmund's Catholic School</b> Ofsted Rating: Good   Pupils: 612   Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



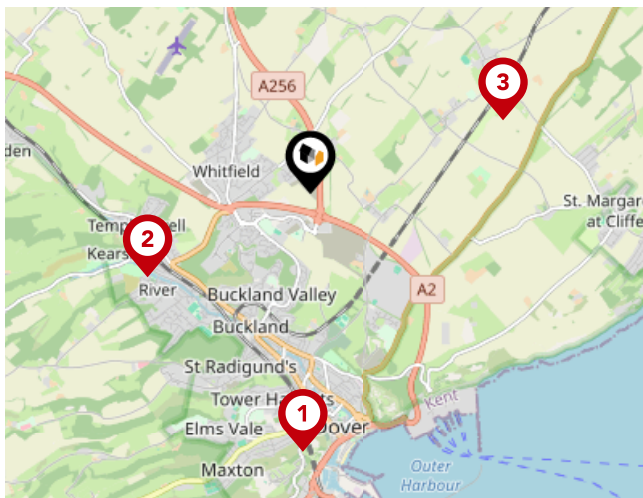
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The Sallygate School</b> Ofsted Rating: Good   Pupils: 52   Distance: 1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton Junior School</b> Ofsted Rating: Good   Pupils: 217   Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charlton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>River Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance: 1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Temple Ewell Church of England Primary School</b> Ofsted Rating: Good   Pupils: 147   Distance: 1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dover Grammar School for Girls</b> Ofsted Rating: Outstanding   Pupils: 875   Distance: 1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Richard's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance: 1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>White Cliffs Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 281   Distance: 2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

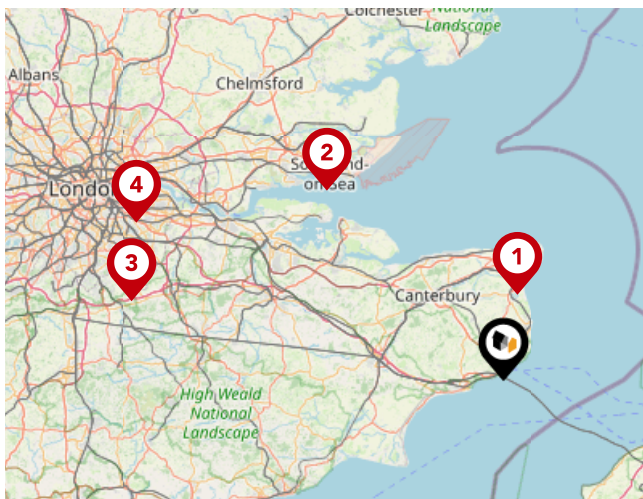
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Dover Priory Rail Station	2.39 miles
2	Kearsney Rail Station	1.71 miles
3	Martin Mill Rail Station	1.9 miles

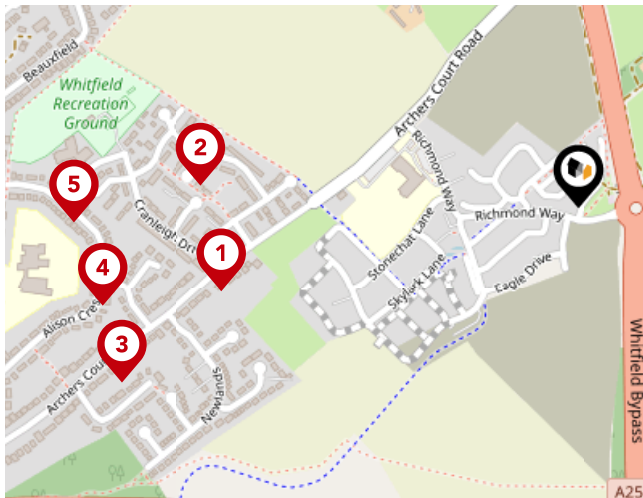


### Airports/Helipads

Pin	Name	Distance
1	Manston	13.08 miles
2	Southend-on-Sea	38.43 miles
3	Leaves Green	56.43 miles
4	Silvertown	59.28 miles

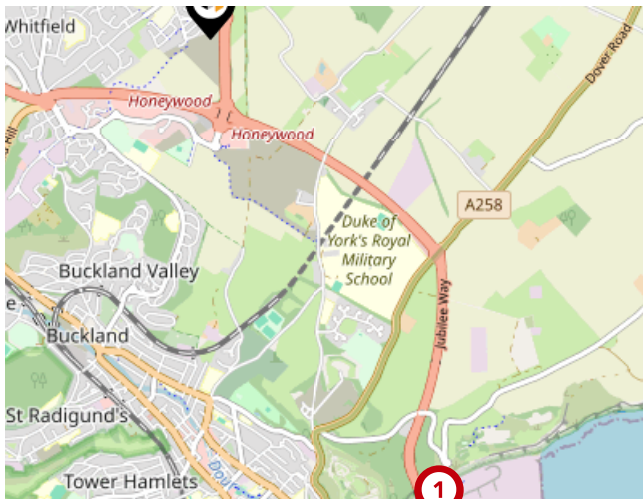
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cranleigh Drive	0.43 miles
2	Downside Road	0.44 miles
3	Courtland Avenue	0.57 miles
4	Joyes Road	0.56 miles
5	Cornfields	0.59 miles



### Ferry Terminals

Pin	Name	Distance
1	Dover Eastern Docks Ferry Terminal	2.51 miles



### Labram Holmes

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Labram Holmes are an independent estate agency, specialising in the sale of property across the South & South East. We're born from the desire to help our neighbours with their move and bring many years of local knowledge and experience to bear on. We're not a faceless website or a large national network. We focus on delivering a premium personal service that you can not only rely on but will be happy to recommend to your family and friends.

Our team are local to their areas, very experienced and look after everything from start to finish. These are the key ingredients needed to assist you in selling your property. From the moment you speak to our team to the time that the property sale completes, we will be central to your move. It may seem like an obvious thing to expect from an estate agency, however, from experience, it isn't always offered within this industry

### Testimonial 1



Great service from a dedicated individual! We used Christian for our sale and purchase. We were instantly impressed with his honesty in dealing with us during viewings and had no issue signing him up to sell our place. He did this very efficiently in a complex market. Our favourite part has been how easy he is to communicate with, he worked unbelievably hard to get the large chain to find a date and never stopped working until we successfully exchanged.

### Testimonial 2



Christian took over from another agency and sold our parents' house at a very challenging time. He brought his extensive skills and marketing expertise and got the property sold to a suitable buyer, keeping us fully informed and involved each step of the way. We are very grateful for his services and wouldn't hesitate to recommend him to others and use his services ourselves next time we need a property sold.

### Testimonial 3



Chris Tatton has been absolutely brilliant throughout our sale and purchase with consistent communication and going above and beyond to help with everything and anything. Would definitely recommend and use again in the future.



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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Labram Holmes or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# Labram Holmes

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