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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th March 2025

EASTRY PARK, EASTRY, SANDWICH, CT13

Labram Holmes

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The Property Ombudsman

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Property
Overview

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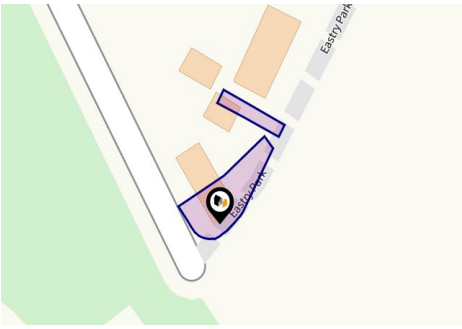

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,267 ft^2 / 117 m^2		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,253		
Title Number:	K592582		

Local Area

Local Authority:	Dover
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	57	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Property
EPC - Certificate

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Eastry Park, Eastry, CT13

Energy rating

D

Valid until 24.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 | B
69-80	C		
55-68	D	62 | D	
39-54	E		
21-38	F		
1-20	G		

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Property
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	112 m^2

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Market
House Price Statistics

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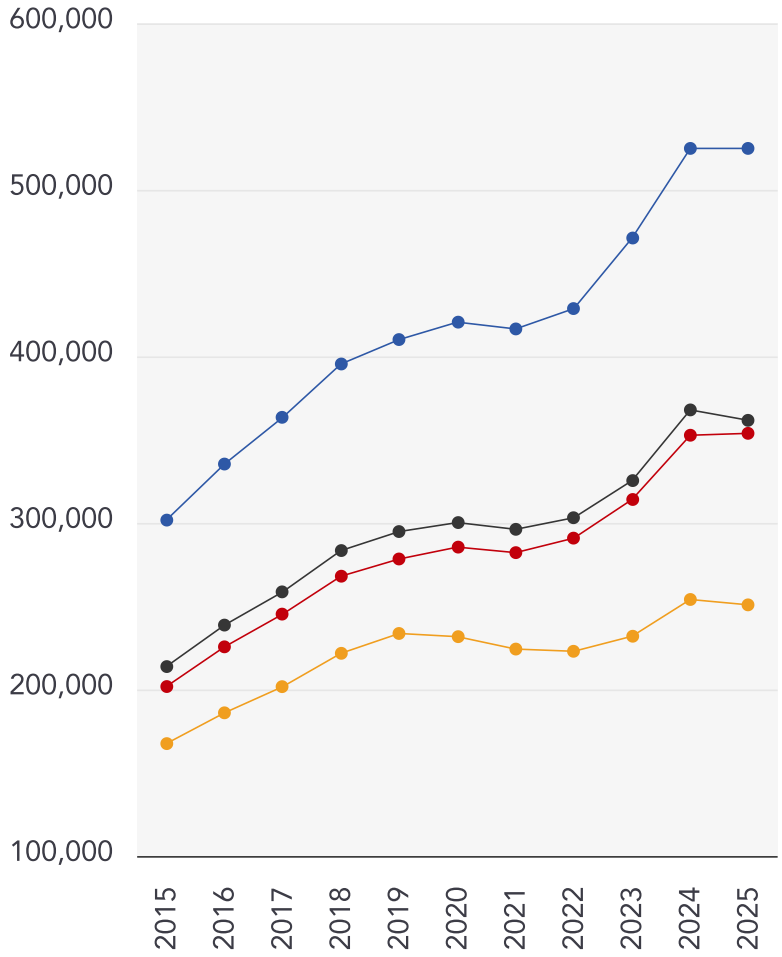
10 Year History of Average House Prices by Property Type in CT13



Detached

+73.97%

Terraced

+69.17%

Semi-Detached

+75.35%

Flat

+49.74%

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Maps
Conservation Areas

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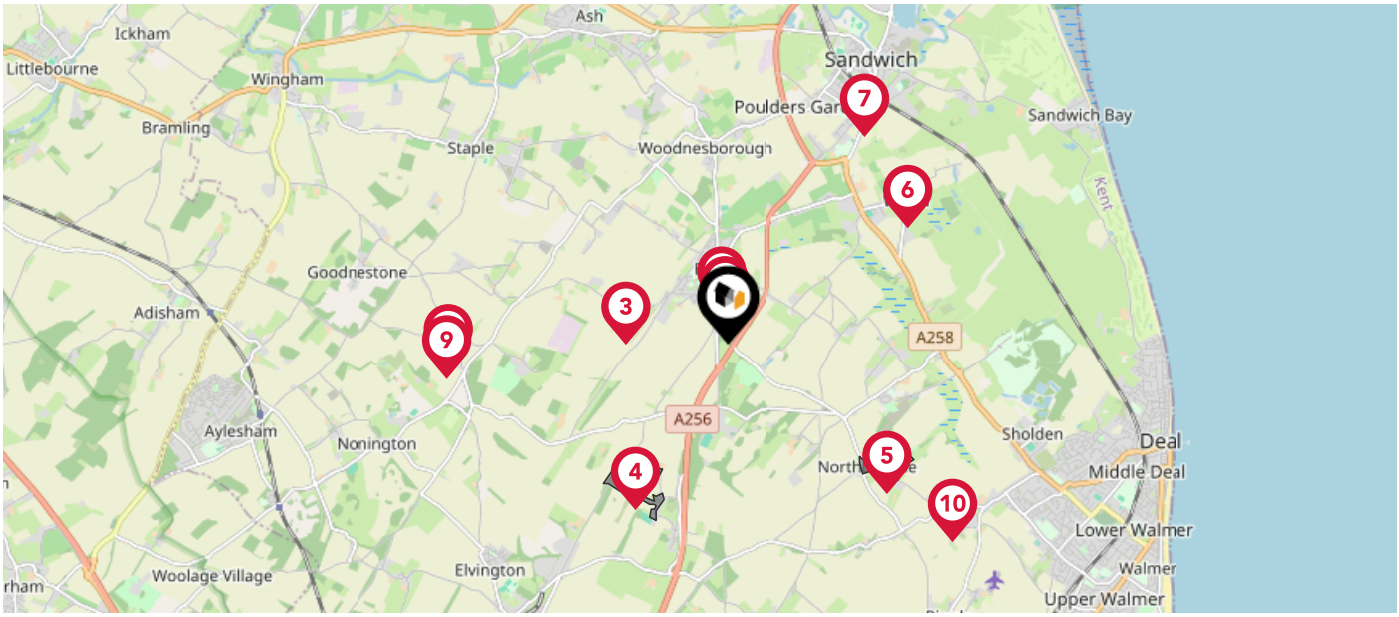
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Eastry
2	Eastry
3	Heronden
4	Tilmanstone
5	Northbourne
6	Worth
7	Sandwich - St Barts
8	Chillenden
9	Chillenden
10	Great Mongeham - Church Area

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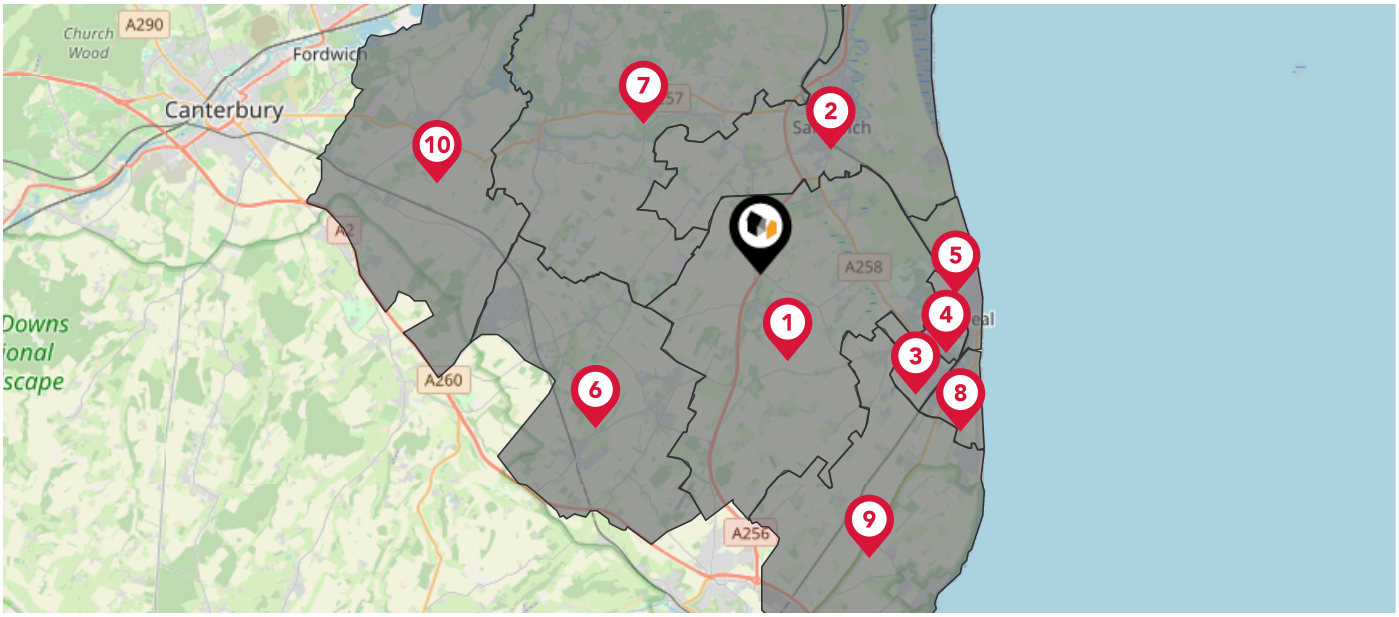
Maps
Council Wards

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	Eastry Rural Ward
2	Sandwich Ward
3	Mill Hill Ward
4	Middle Deal Ward
5	North Deal Ward
6	Aylesham, Eythorne & Shepherdswell Ward
7	Little Stour & Ashstone Ward
8	Walmer Ward
9	Guston, Kingsdown & St. Margaret's-at-Cliffe Ward
10	Little Stour & Adisham Ward

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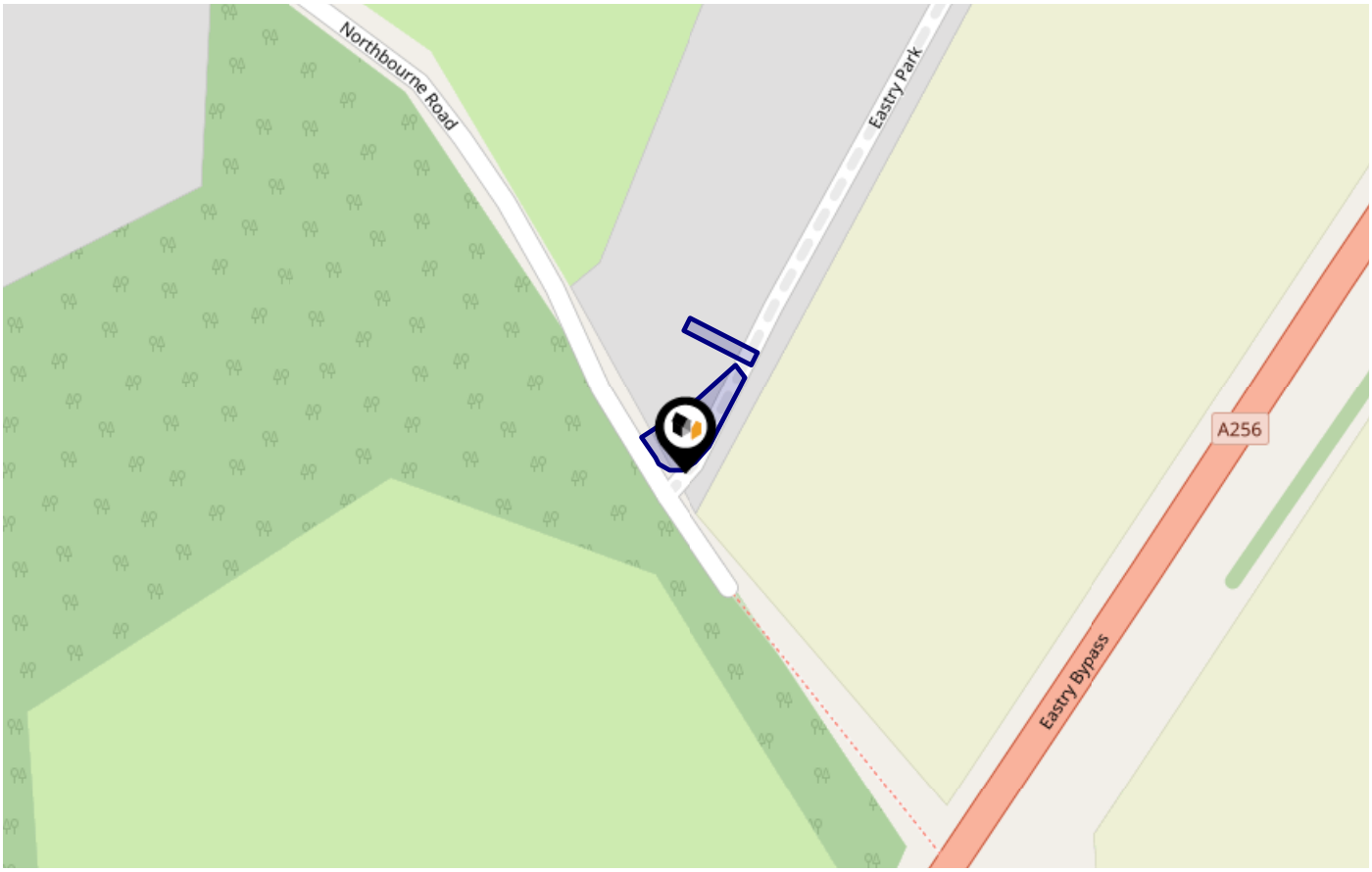
Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

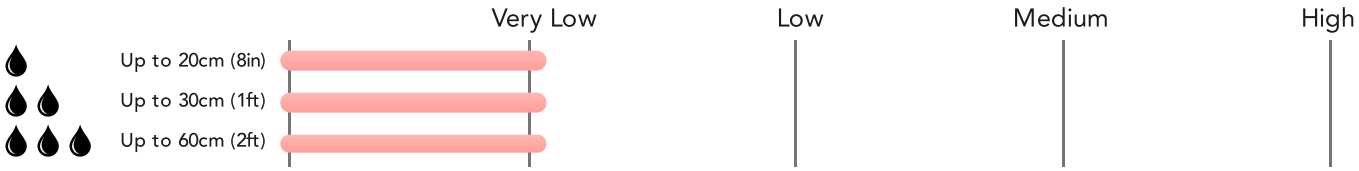


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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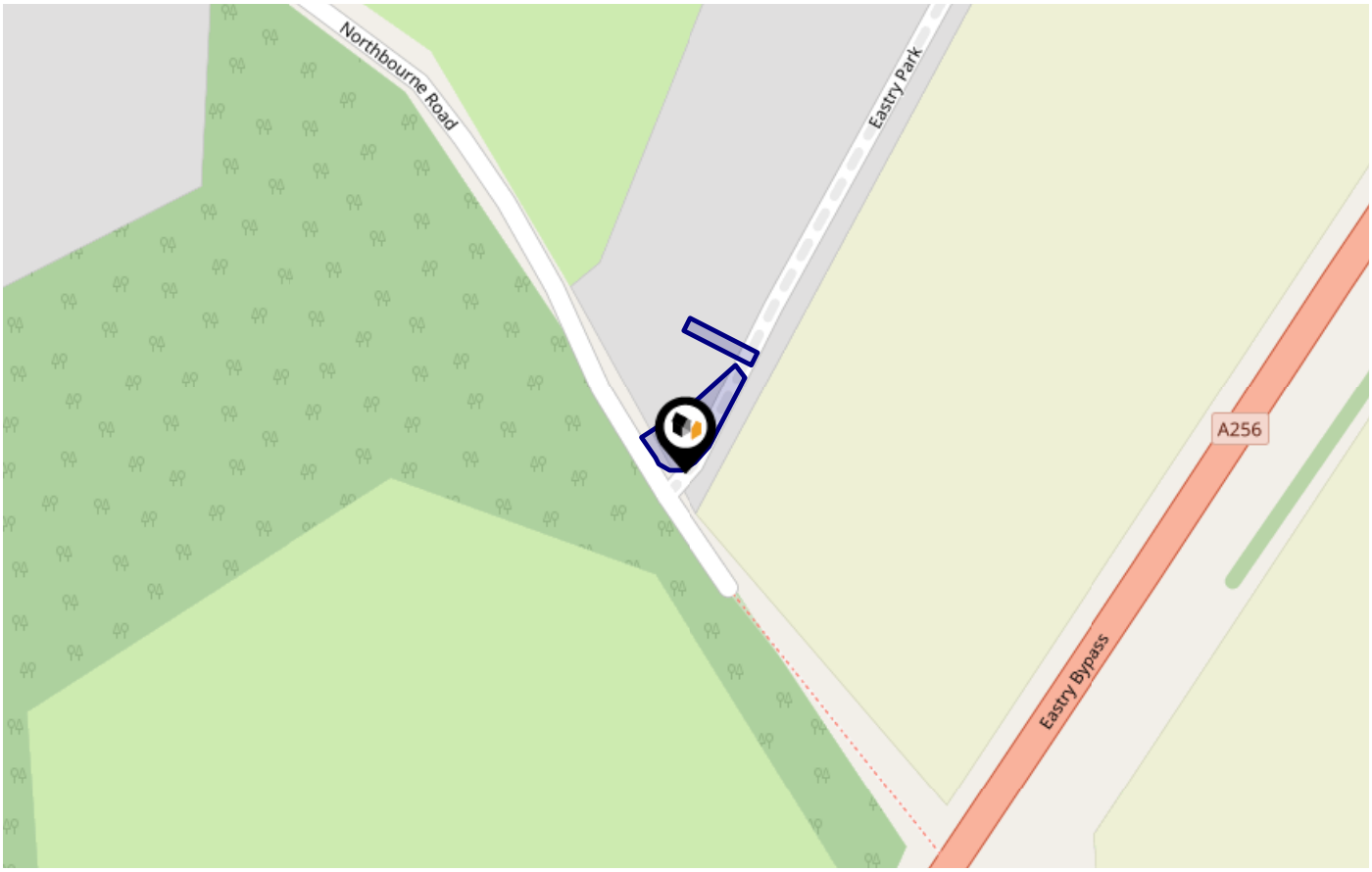
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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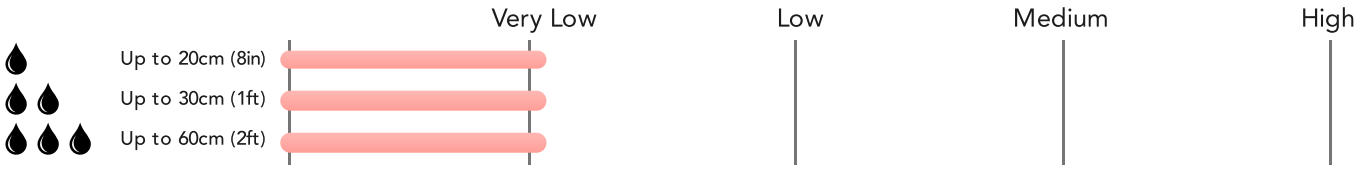

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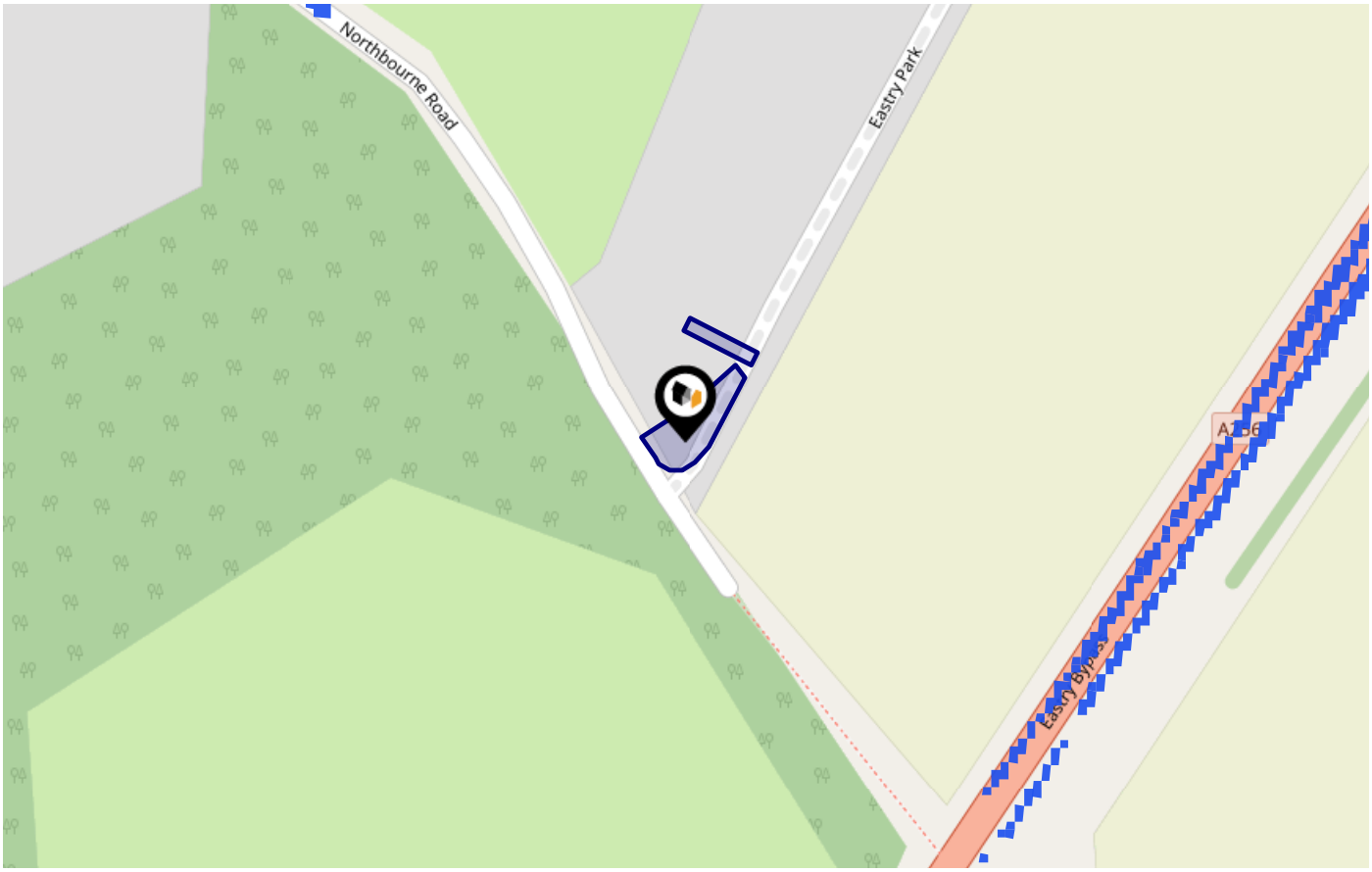
Flood Risk
Surface Water - Flood Risk

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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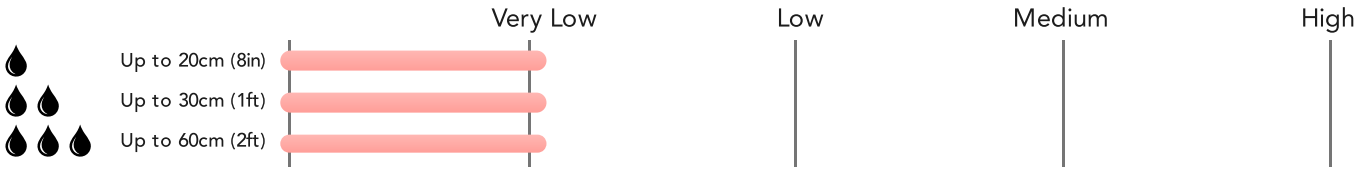

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Flood Risk
Surface Water - Climate Change

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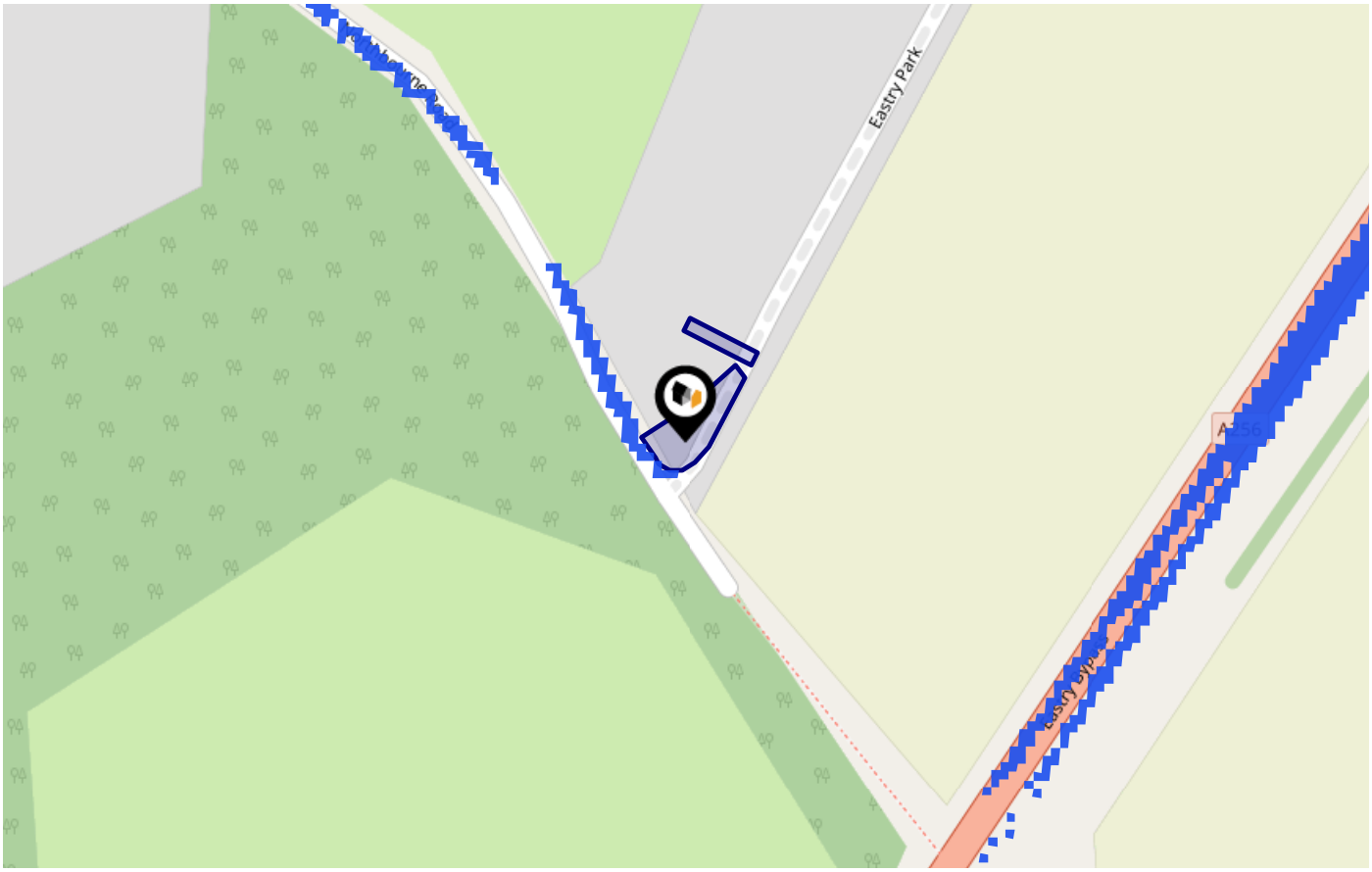
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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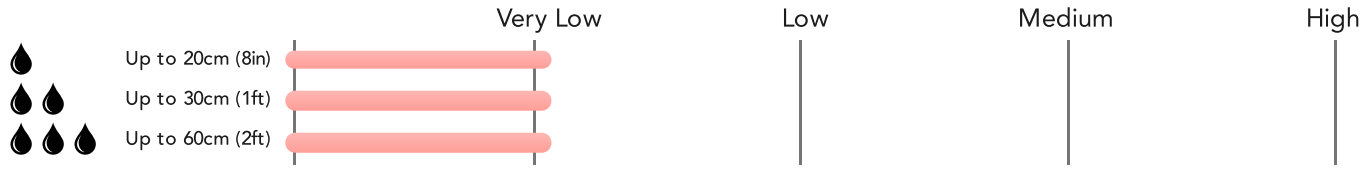

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Area
Schools

		Nursery	Primary	Secondary	College	Private
1	**Eastry Church of England Primary School** Ofsted Rating: Good | Pupils: 169 | Distance:0.72		✓			
2	**Northbourne Park School** Ofsted Rating: Not Rated | Pupils: 178 | Distance:0.87			✓		
3	**Northbourne Church of England Primary School** Ofsted Rating: Good | Pupils: 133 | Distance:1.3		✓			
4	**The Davenport School** Ofsted Rating: Good | Pupils: 18 | Distance:1.37			✓		
5	**Sandwich Technology School** Ofsted Rating: Good | Pupils: 1314 | Distance:2.13			✓		
6	**Worth Primary School** Ofsted Rating: Good | Pupils: 67 | Distance:2.14		✓			
7	**Sandwich Junior School** Ofsted Rating: Outstanding | Pupils: 218 | Distance:2.45		✓			
8	**Sir Roger Manwood's School** Ofsted Rating: Good | Pupils: 1009 | Distance:2.8			✓		

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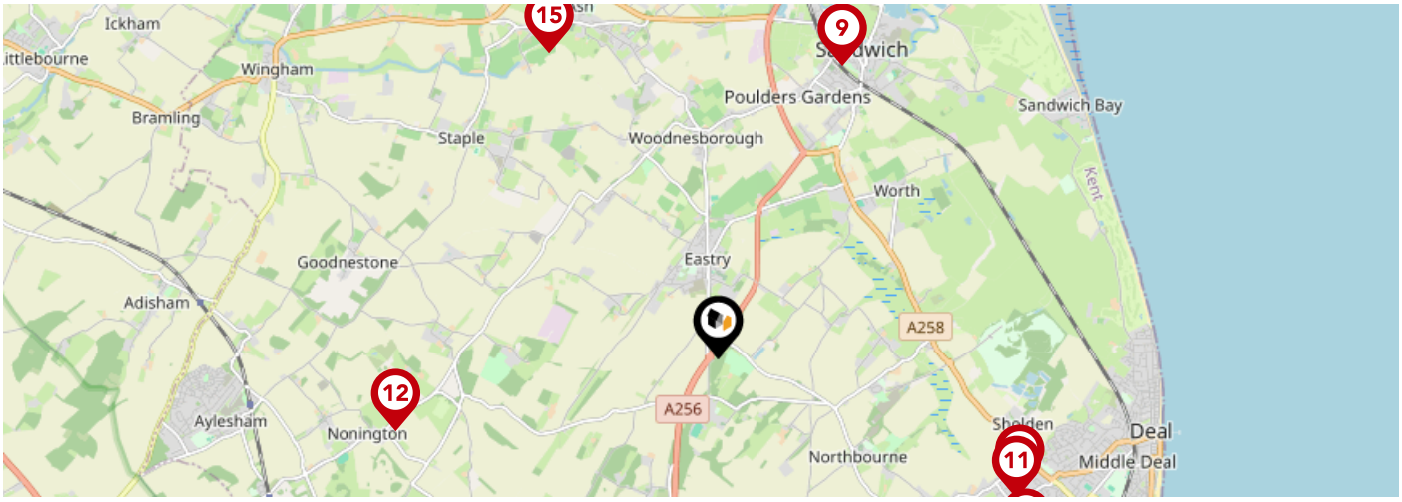
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Sandwich Infant School** Ofsted Rating: Good | Pupils: 137 | Distance:2.96		✓			
10 **Sholden Church of England Primary School** Ofsted Rating: Good | Pupils: 83 | Distance:3.03		✓			
11 **Hornbeam Primary School** Ofsted Rating: Good | Pupils: 235 | Distance:3.05		✓			
12 **Beech Grove School** Ofsted Rating: Good | Pupils: 87 | Distance:3.08			✓		
13 **Woodpecker Court** Ofsted Rating: Outstanding | Pupils:0 | Distance:3.09			✓		
14 **Eythorne Elvington Community Primary School** Ofsted Rating: Outstanding | Pupils: 104 | Distance:3.13		✓			
15 **St Faith's At Ash School Limited** Ofsted Rating: Not Rated | Pupils: 232 | Distance:3.25		✓			
16 **St Mary's Catholic Primary School** Ofsted Rating: Good | Pupils: 194 | Distance:3.37		✓			

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Environment
Soils & Clay

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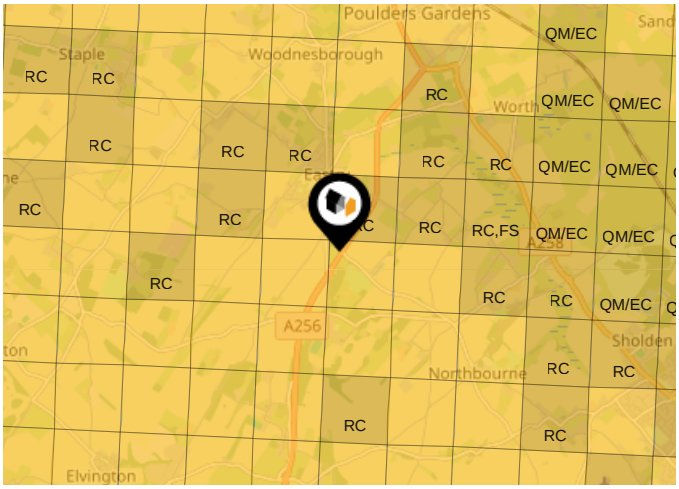
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM(SILTY)		



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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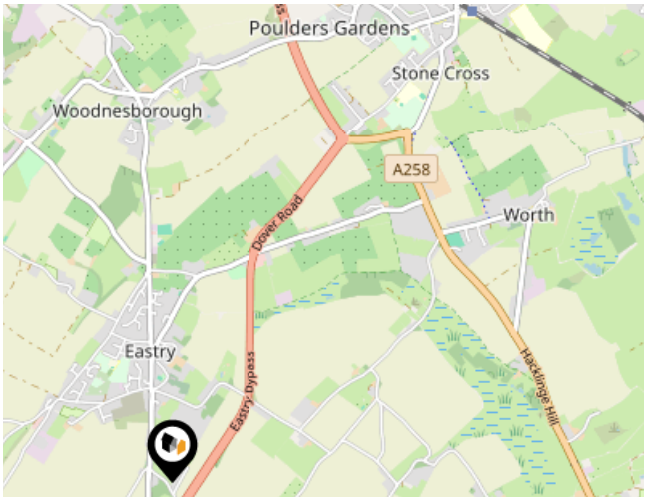
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Sandwich Rail Station	2.63 miles
2	Walmer Rail Station	3.95 miles
3	Deal Rail Station	3.97 miles

Airports/Helipads

Pin	Name	Distance
1	Manston	7.84 miles
2	Southend-on-Sea	34.77 miles
3	Leaves Green	55.62 miles
4	Silvertown	57.43 miles

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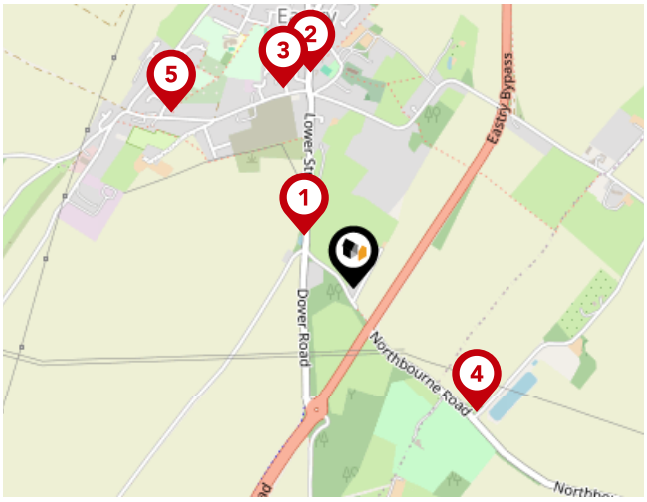
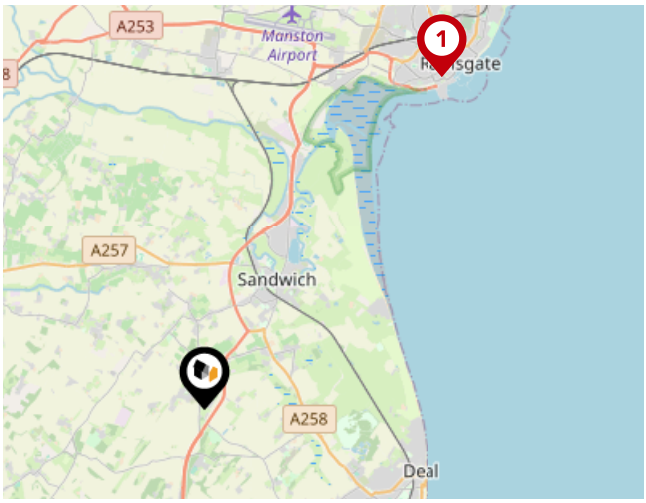
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Buttsole Pond	0.17 miles
2	The Five Bells	0.51 miles
3	Old Hospital	0.49 miles
4	Updown Lane	0.4 miles
5	Mill Green	0.59 miles



Ferry Terminals

Pin	Name	Distance
1	Ramsgate Ferry Terminal	7.58 miles

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Labram Holmes

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

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Labram Holmes
Testimonials

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.

Agent
Disclaimer

Labram Holmes

Important - Please Read

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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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Data Quality

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Labram Holmes

Labram Holmes

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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail