

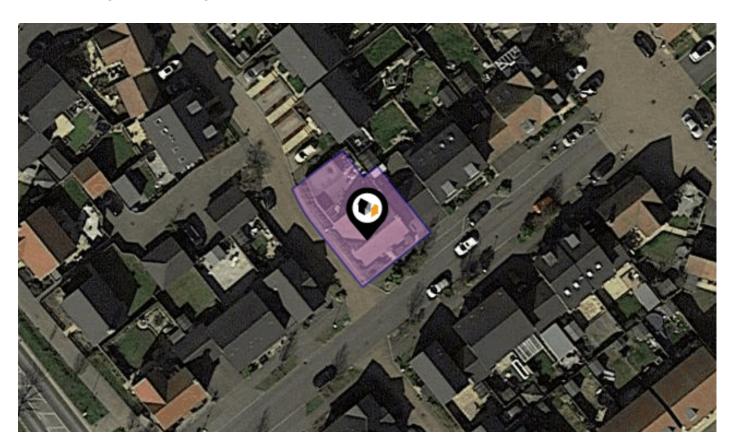


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## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12<sup>th</sup> May 2025



SHOLDEN DRIVE, SHOLDEN, DEAL, CT14

#### **Labram Holmes**

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## Property **Overview**





### **Property**

Type: Detached

**Bedrooms:** 

1,216 ft<sup>2</sup> / 113 m<sup>2</sup> Floor Area:

Plot Area: 0.07 acres

2014 Year Built: **Council Tax:** Band E **Annual Estimate:** £2,890 TT26244 **Title Number:** 

Freehold Tenure:

#### **Local Area**

**Local Authority:** Kent **Conservation Area:** No

Flood Risk:

• Rivers & Seas Very low

 Surface Water Very low **Estimated Broadband Speeds** 

(Standard - Superfast - Ultrafast)

5 1800 80 mb/s mb/s

Satellite/Fibre TV Availability:

mb/s

#### **Mobile Coverage:**

(based on calls indoors)





























# Property **EPC - Certificate**



	Ene	ergy rating	
	Valid until 07.08.2034		
Score	Energy rating	Current	Potential
92+	A		
81-91	В		89   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### **Property EPC - Additional Data**



#### **Additional EPC Data**

**Property Type:** House

**Build Form:** Detached

**Transaction Type:** Marketed sale

**Energy Tariff:** Single

Main Fuel: Mains gas (not community)

Main Gas: Yes

Flat Top Storey: No

0 **Top Storey:** 

Double glazing installed during or after 2002 **Glazing Type:** 

**Previous Extension:** 0

0 **Open Fireplace:** 

**Ventilation:** Natural

Walls: Cavity wall, as built, insulated (assumed)

Walls Energy: Very Good

Pitched, 200 mm loft insulation Roof:

**Roof Energy:** Good

Main Heating: Boiler and radiators, mains gas

**Main Heating** 

Programmer, room thermostat and TRVs **Controls:** 

**Hot Water System:** From main system

**Hot Water Energy** 

**Efficiency:** 

Good

Lighting: Low energy lighting in all fixed outlets

Floors: Solid, insulated (assumed)

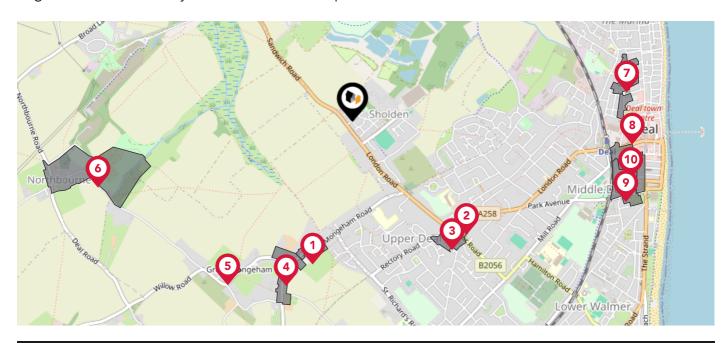
**Total Floor Area:**  $113 \text{ m}^2$ 

## Maps

## **Conservation Areas**



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	Great Mongeham - Mongeham Road		
2	Deal - Upper Deal		
3	Deal - Upper Deal		
4	Great Mongeham - Mongeham Road		
5	Great Mongeham - Church Area		
<b>6</b>	Northbourne		
7	Deal - Nelson Street		
8	Deal - Middle Street		
9	Deal - Victoria Road & Wellington Road		
10	Deal - Victoria Road & Wellington Road		

# 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



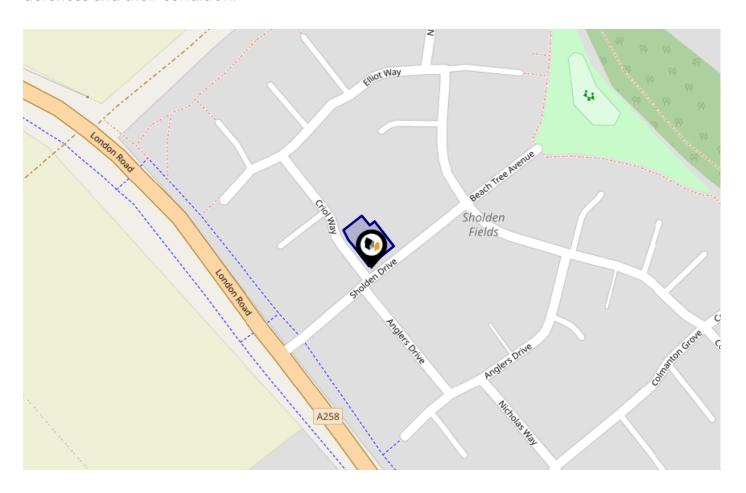
Nearby Council Wards				
1	Middle Deal Ward			
2	Mill Hill Ward			
3	North Deal Ward			
4	Walmer Ward			
5	Eastry Rural Ward			
6	Sandwich Ward			
7	Guston, Kingsdown & St. Margaret's-at-Cliffe Ward			
3	Aylesham, Eythorne & Shepherdswell Ward			
9	Little Stour & Ashstone Ward			
10	Nailbourne Ward			

### 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.

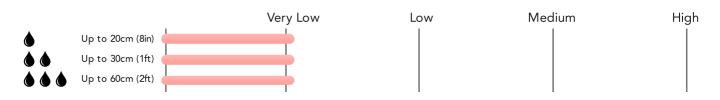


#### Risk Rating: Very low

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:

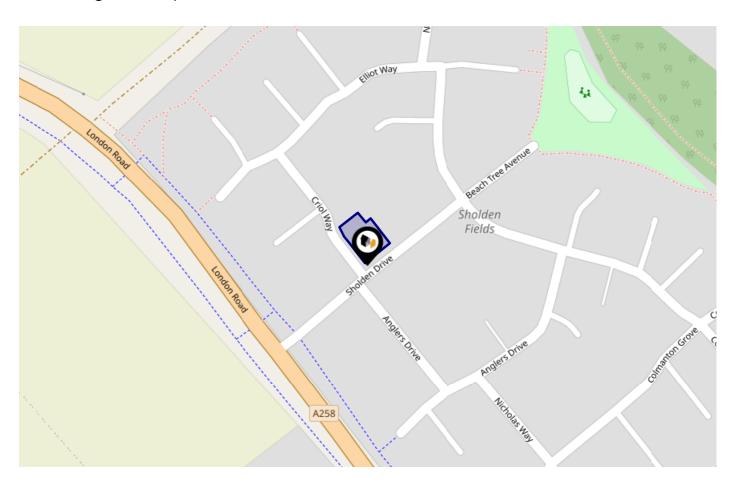


### Flood Risk

## **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: 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.

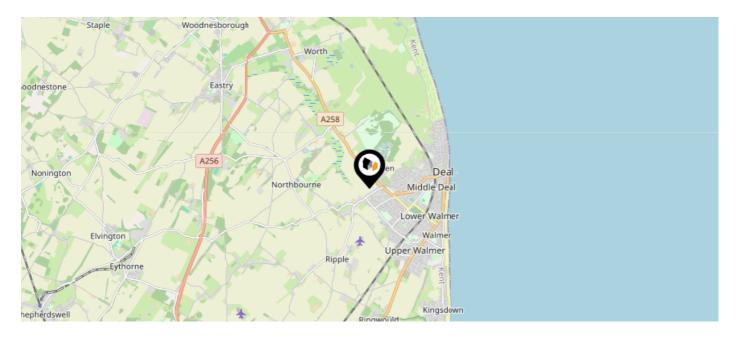
Chance of flooding to the following depths at this property:



# Maps **Green Belt**



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



Nearby Green Belt Land

No data available.

# Area **Schools**

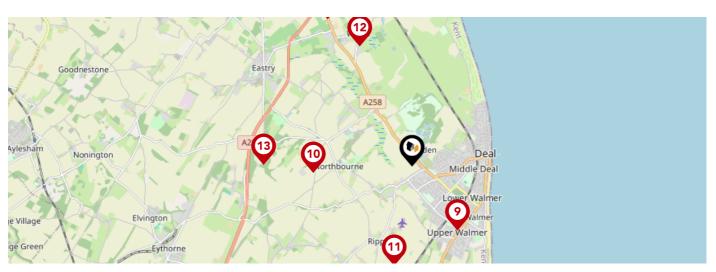




		Nursery	Primary	Secondary	College	Private
1	Sholden Church of England Primary School Ofsted Rating: Good   Pupils: 83   Distance:0.3					
2	Hornbeam Primary School Ofsted Rating: Good   Pupils: 235   Distance:0.4		lacksquare			
3	Warden House Primary School Ofsted Rating: Outstanding   Pupils: 392   Distance:0.59		$\checkmark$			
4	St Mary's Catholic Primary School Ofsted Rating: Good   Pupils: 194   Distance:0.9		$\checkmark$			
5	Brewood Secondary School Ofsted Rating: Good   Pupils: 35   Distance:0.94			<b>▽</b>		
6	Goodwin Academy Ofsted Rating: Requires improvement   Pupils: 852   Distance: 1.16			$\checkmark$		
7	Sandown School Ofsted Rating: Good   Pupils: 364   Distance:1.27		<b>✓</b>			
8	Deal Parochial Church of England Primary School Ofsted Rating: Good   Pupils: 202   Distance:1.35		<b>✓</b>			

# Area **Schools**

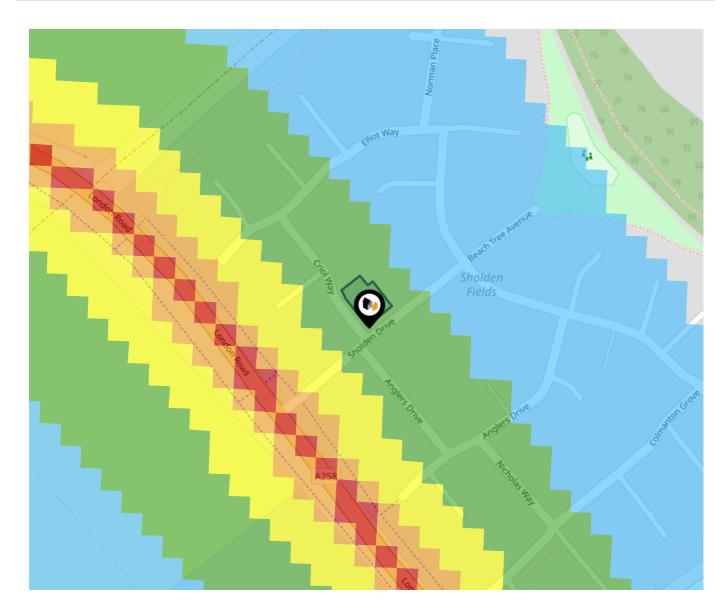




		Nursery	Primary	Secondary	College	Private
9	The Downs Church of England Primary School					
<u> </u>	Ofsted Rating: Good   Pupils: 314   Distance:1.45					
10	Northbourne Church of England Primary School					
	Ofsted Rating: Good   Pupils: 133   Distance:1.85					
<u>(11)</u>	Ripplevale School					
•	Ofsted Rating: Good   Pupils: 175   Distance:1.87					
<u></u>	Worth Primary School					
	Ofsted Rating: Good   Pupils: 67   Distance: 2.44					
<u> </u>	Northbourne Park School			$\checkmark$		
<b>9</b>	Ofsted Rating: Not Rated   Pupils: 178   Distance:2.76					
<u></u>	Learning Opportunities Centre Secondary					
<b>Y</b>	Ofsted Rating: Good   Pupils: 30   Distance:2.78					
<u> </u>	Kingsdown and Ringwould Church of England Primary School					
<b>Y</b>	Ofsted Rating: Outstanding   Pupils: 212   Distance:2.83		<b>✓</b>			
<u> </u>	Sandwich Technology School					
Y	Ofsted Rating: Good   Pupils: 1314   Distance: 3.15					

# Local Area Road Noise





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:

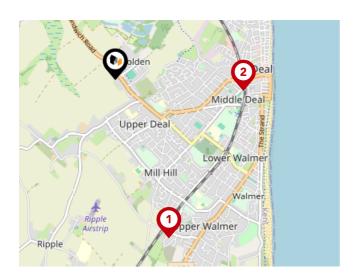
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



### Area

## **Transport (National)**





### National Rail Stations

Pin	Pin Name Distance	
•	Walmer Rail Station	1.56 miles
2	Deal Rail Station	1.19 miles
3	Sandwich Rail Station	3.37 miles



### Airports/Helipads

Pin	Name	Distance	
1	Manston	8.47 miles	
2	Southend-on-Sea	37.37 miles	
3	Leaves Green	58.37 miles	
4	Silvertown	60.23 miles	



## Area

## **Transport (Local)**





### Bus Stops/Stations

Pin	Name	Distance
1	Sholden New Road	0.11 miles
2	Vicarage Lane	0.25 miles
3	Sholden School	0.3 miles
4	Sholden School	0.36 miles
5	The Street	0.31 miles



### Ferry Terminals

_	Pin	Name	Distance
	1	Dover Eastern Docks Ferry Terminal	6.92 miles



## Labram Holmes About Us





#### **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

## 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**



### Important - Please Read

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.

Please note that all appliances and heating systems are not tested by Labram Holmes and therefore no warranties can be given as to their good working order.



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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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