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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 24<sup>th</sup> May 2025**



**CORNWALL ROAD, WALMER, DEAL, CT14**

## Labram Holmes

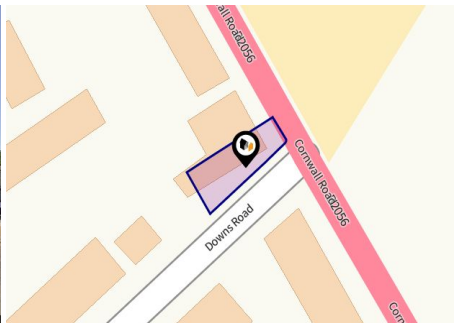
Marlowe Innovation Centre, Marlowe Way, Ramsgate, England, CT12 6FA

01304 403168

[christian@labramholmes.co.uk](mailto:christian@labramholmes.co.uk)

[www.labramholmes.co.uk](http://www.labramholmes.co.uk)

# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,364		
Title Number:	K269257		

## Local Area

Local Authority:	Dover	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	44	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

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

# Planning History

## This Address

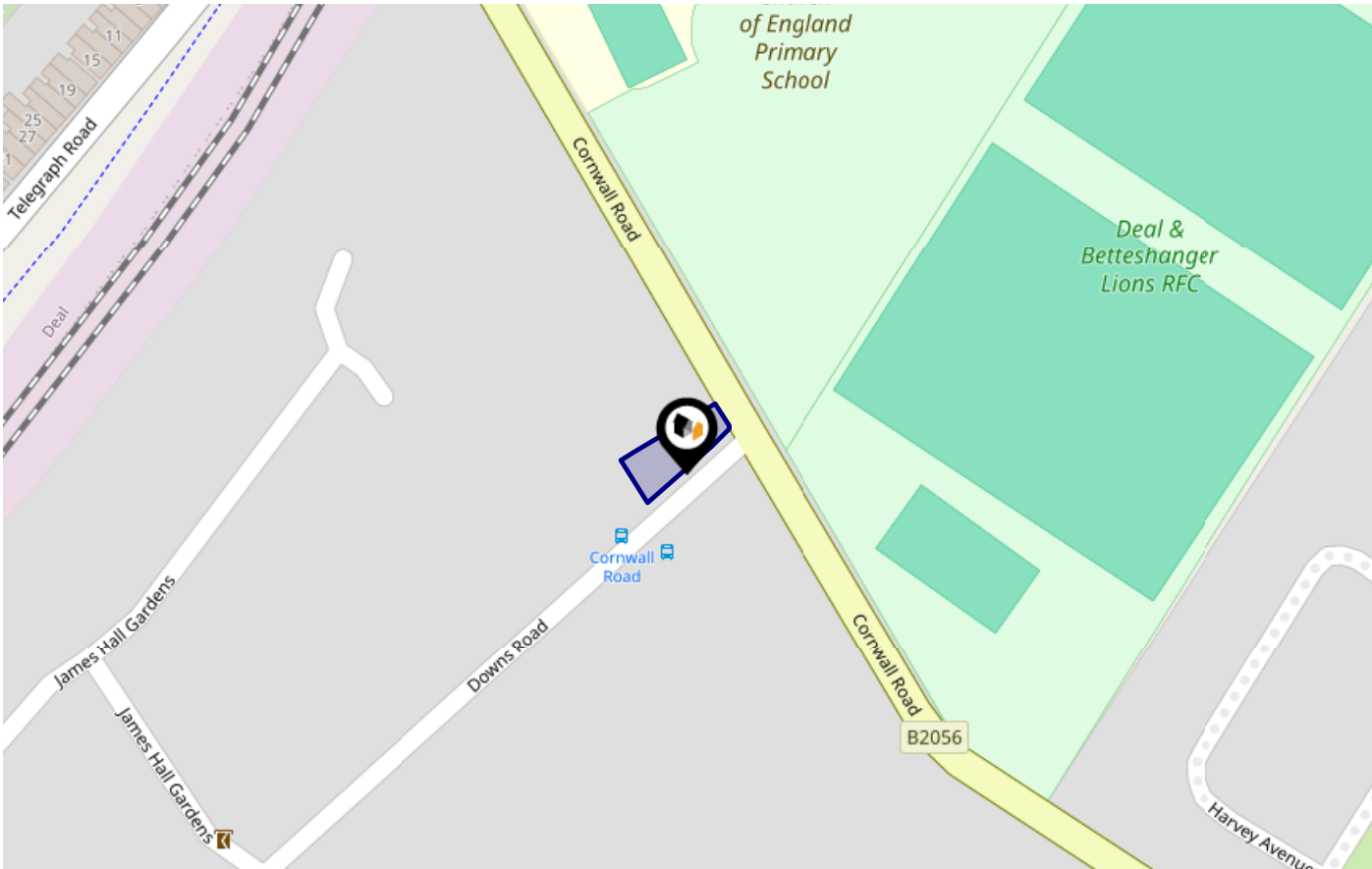
Planning records for: *Cornwall Road, Walmer, Deal, CT14*

Reference - 25/00556	
Decision:	Awaiting decision
Date:	14th May 2025
Description:	Certificate of Lawfulness (existing) for the insertion of rooflights to facilitate a loft conversion

# 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.

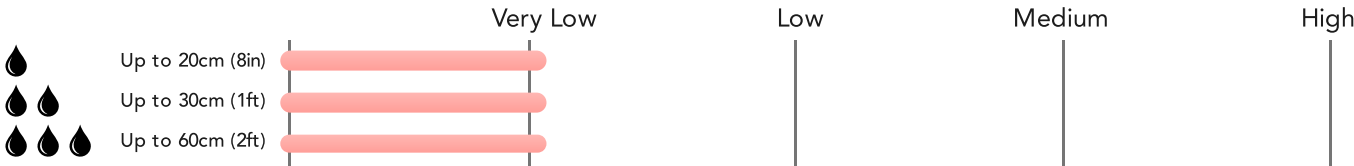


**Risk Rating:** Very low

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.

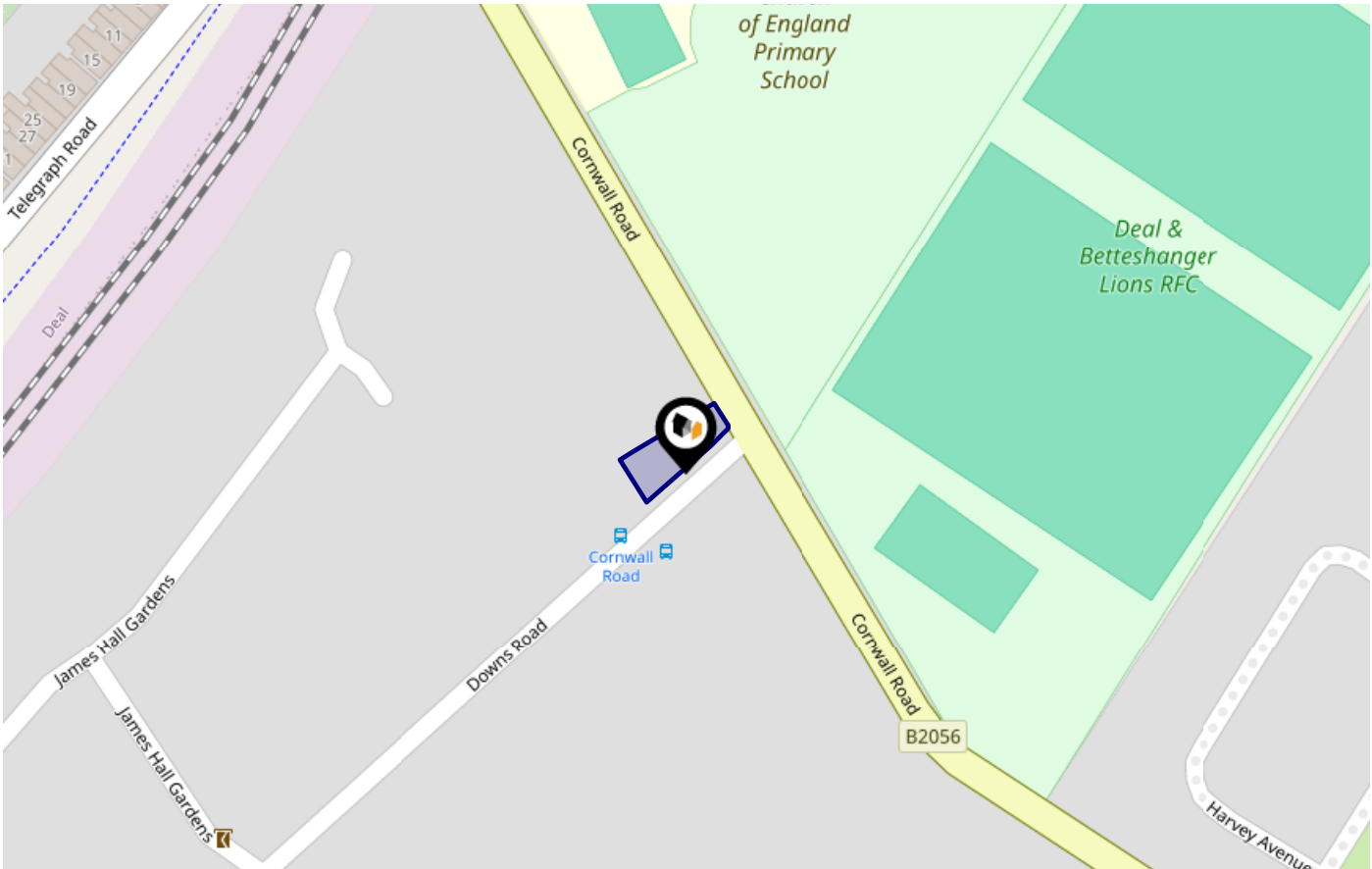
Chance of flooding to the following depths at this property:



# 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.

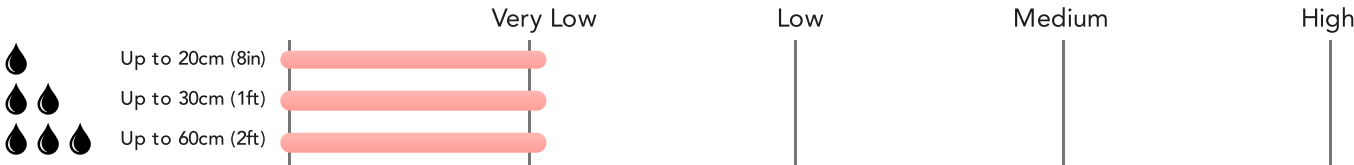


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

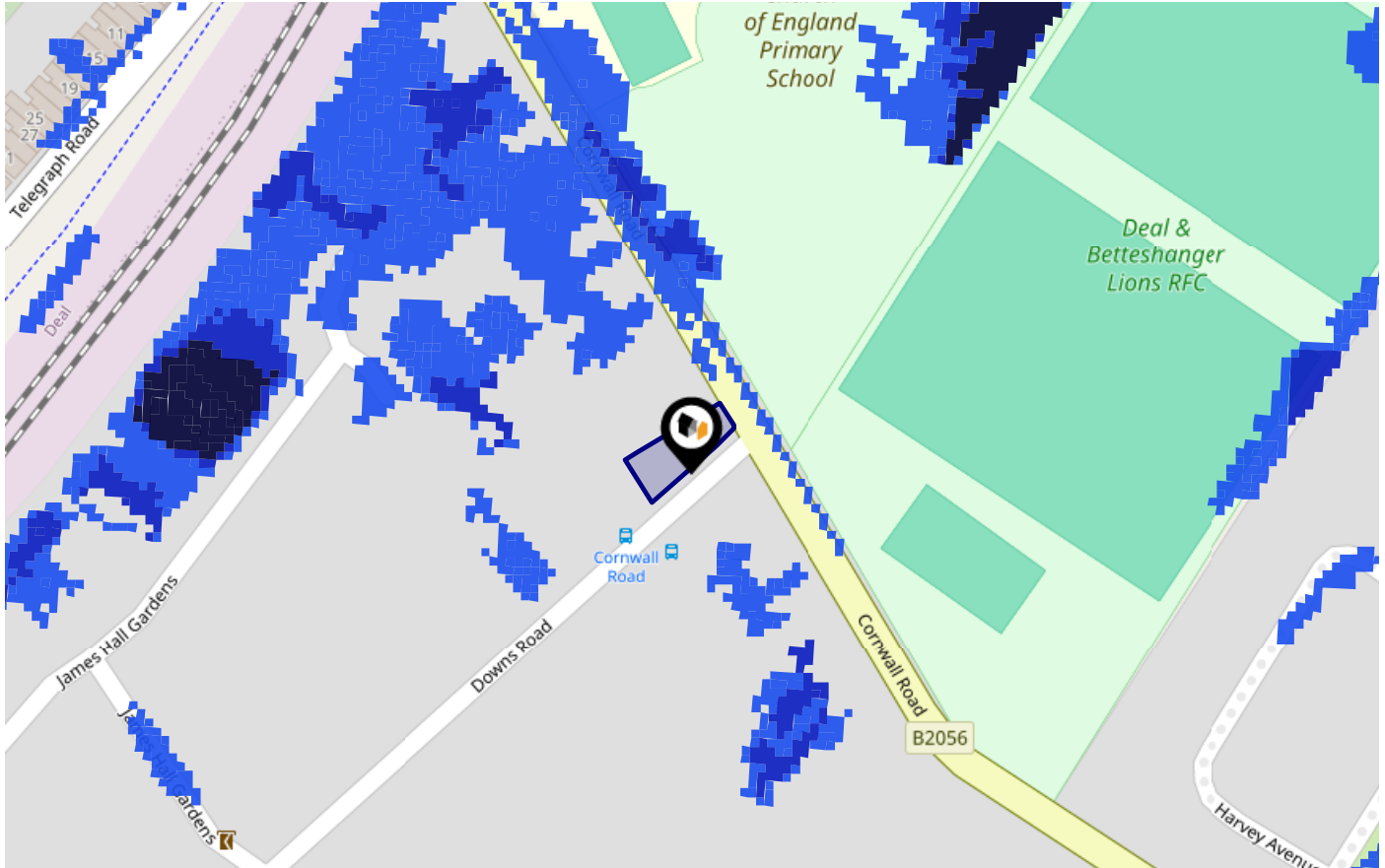




# Flood Risk

## 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.



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

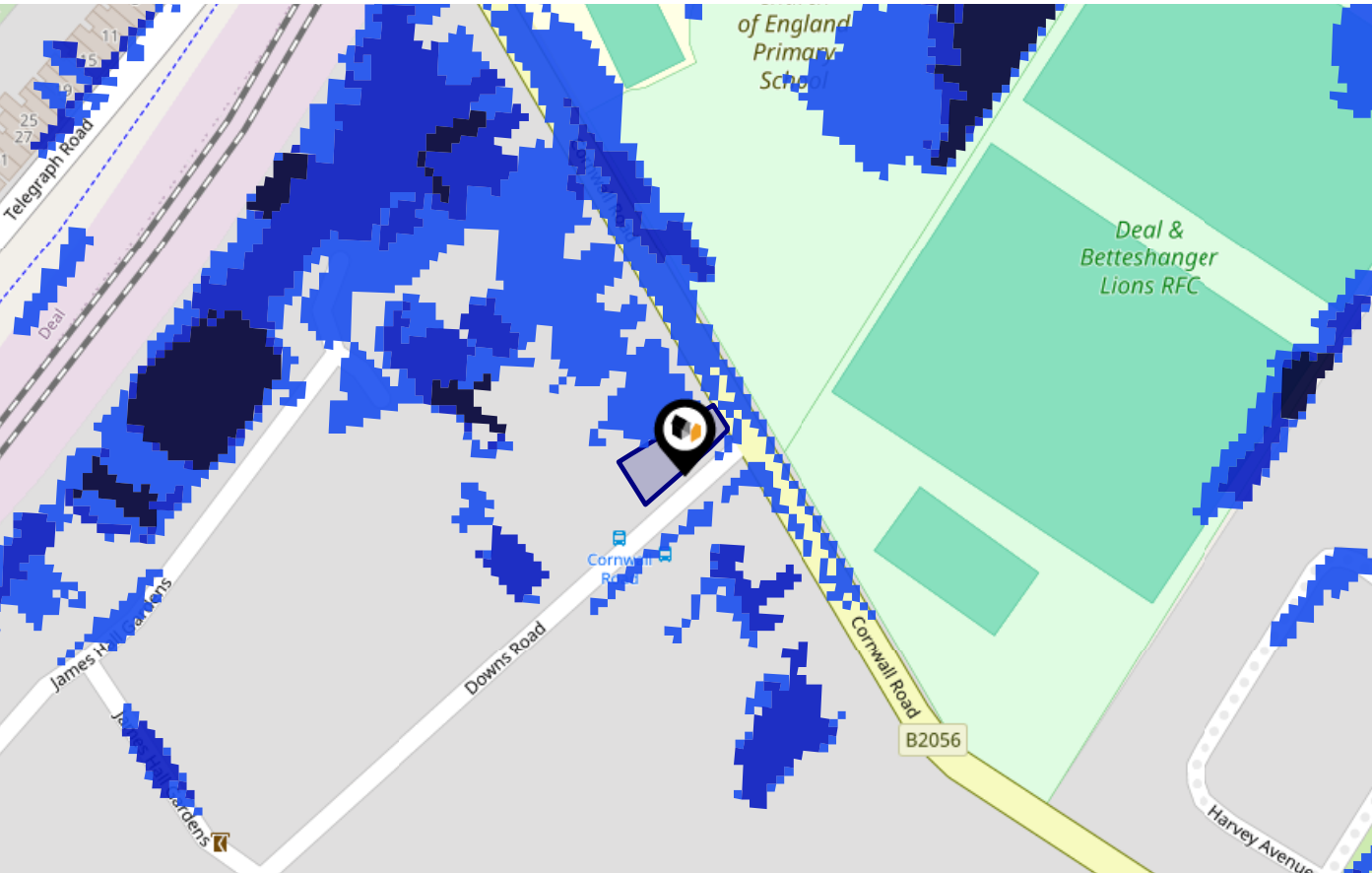
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.



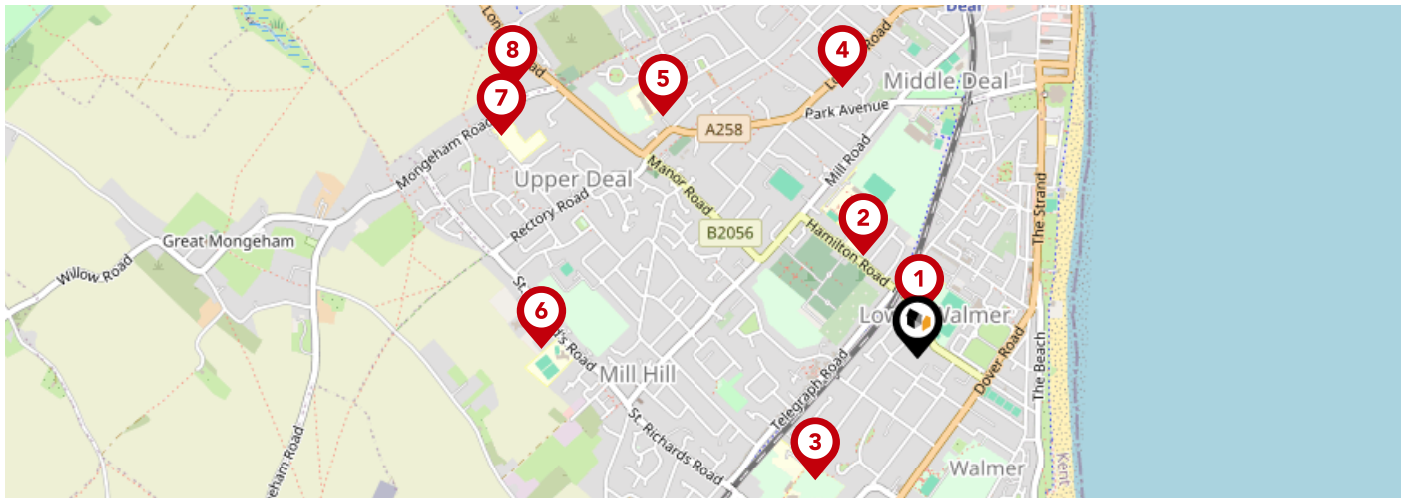
Risk Rating: Very low

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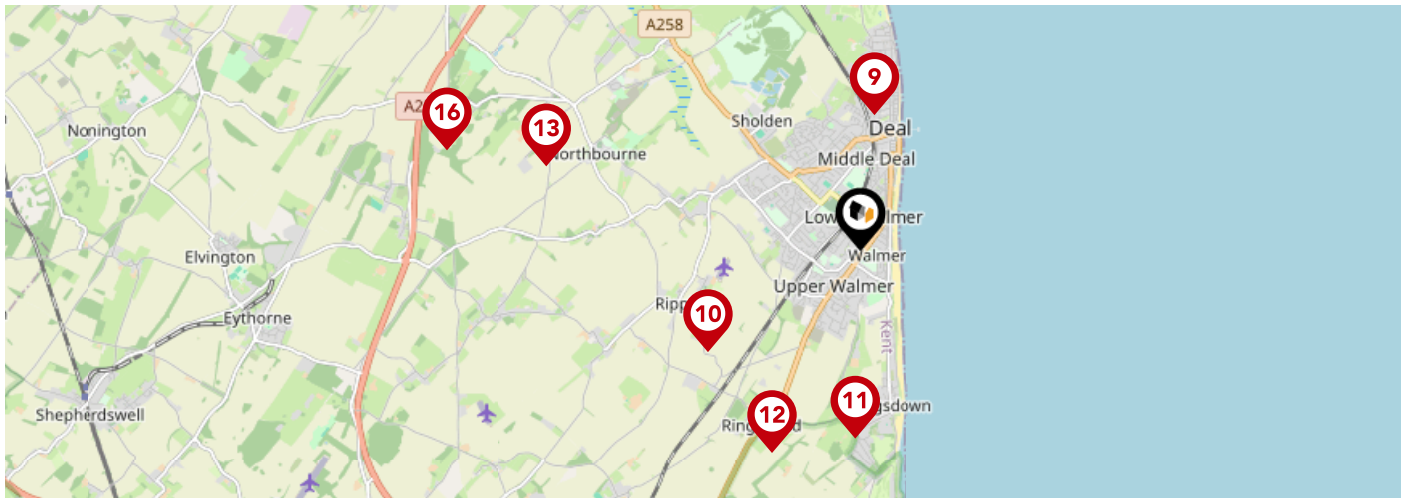
Chance of flooding to the following depths at this property:





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Deal Parochial Church of England Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Goodwin Academy</b> Ofsted Rating: Requires improvement   Pupils: 852   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Downs Church of England Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Brewood Secondary School</b> Ofsted Rating: Good   Pupils: 35   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Warden House Primary School</b> Ofsted Rating: Outstanding   Pupils: 392   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hornbeam Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sholden Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

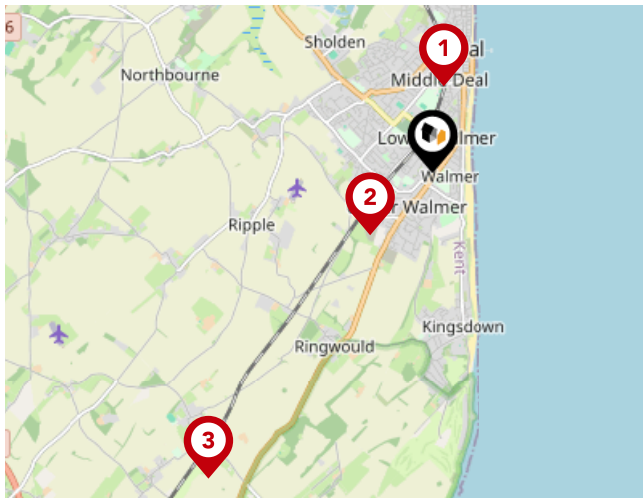




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Sandown School</b> Ofsted Rating: Good   Pupils: 364   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ripplevale School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Kingsdown and Ringwould Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 212   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Learning Opportunities Centre Secondary</b> Ofsted Rating: Good   Pupils: 30   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Northbourne Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Worth Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Langdon Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Northbourne Park School</b> Ofsted Rating: Not Rated   Pupils: 178   Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

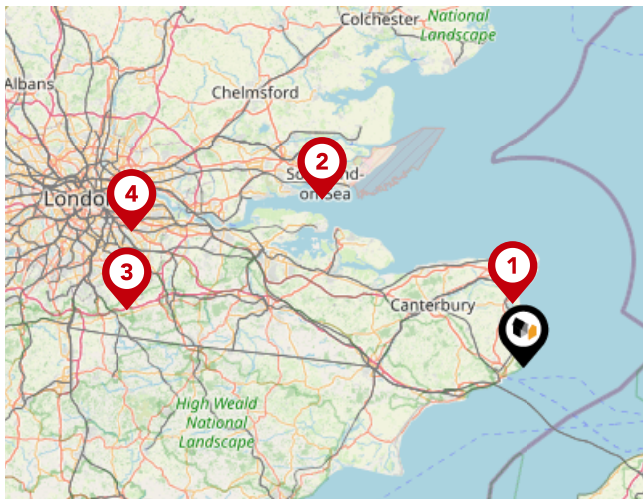
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Deal Rail Station	0.8 miles
2	Walmer Rail Station	0.82 miles
3	Martin Mill Rail Station	3.53 miles

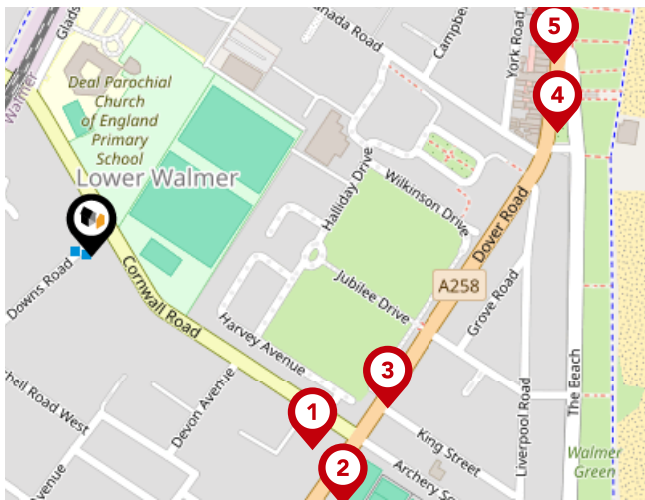


### Airports/Helipads






Pin	Name	Distance
1	Manston	9.5 miles
2	Southend-on-Sea	38.78 miles
3	Leaves Green	59.57 miles
4	Silvertown	61.55 miles

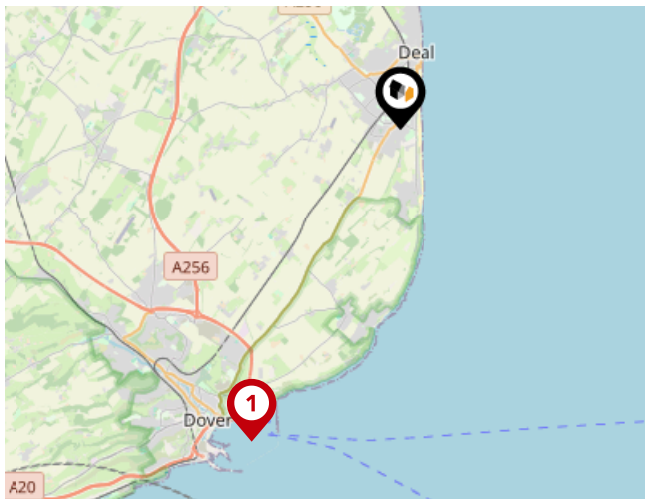
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Archery Square	0.17 miles
	Archery Square	0.21 miles
	Archery Square	0.19 miles
	Canada Road	0.28 miles
	Canada Road	0.29 miles



### Ferry Terminals

Pin	Name	Distance
	Dover Eastern Docks Ferry Terminal	6.44 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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## 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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# Labram Holmes

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#### Labram Holmes

Marlowe Innovation Centre, Marlowe Way,  
Ramsgate, England, CT12 6FA  
01304 403168  
christian@labramholmes.co.uk  
www.labramholmes.co.uk

