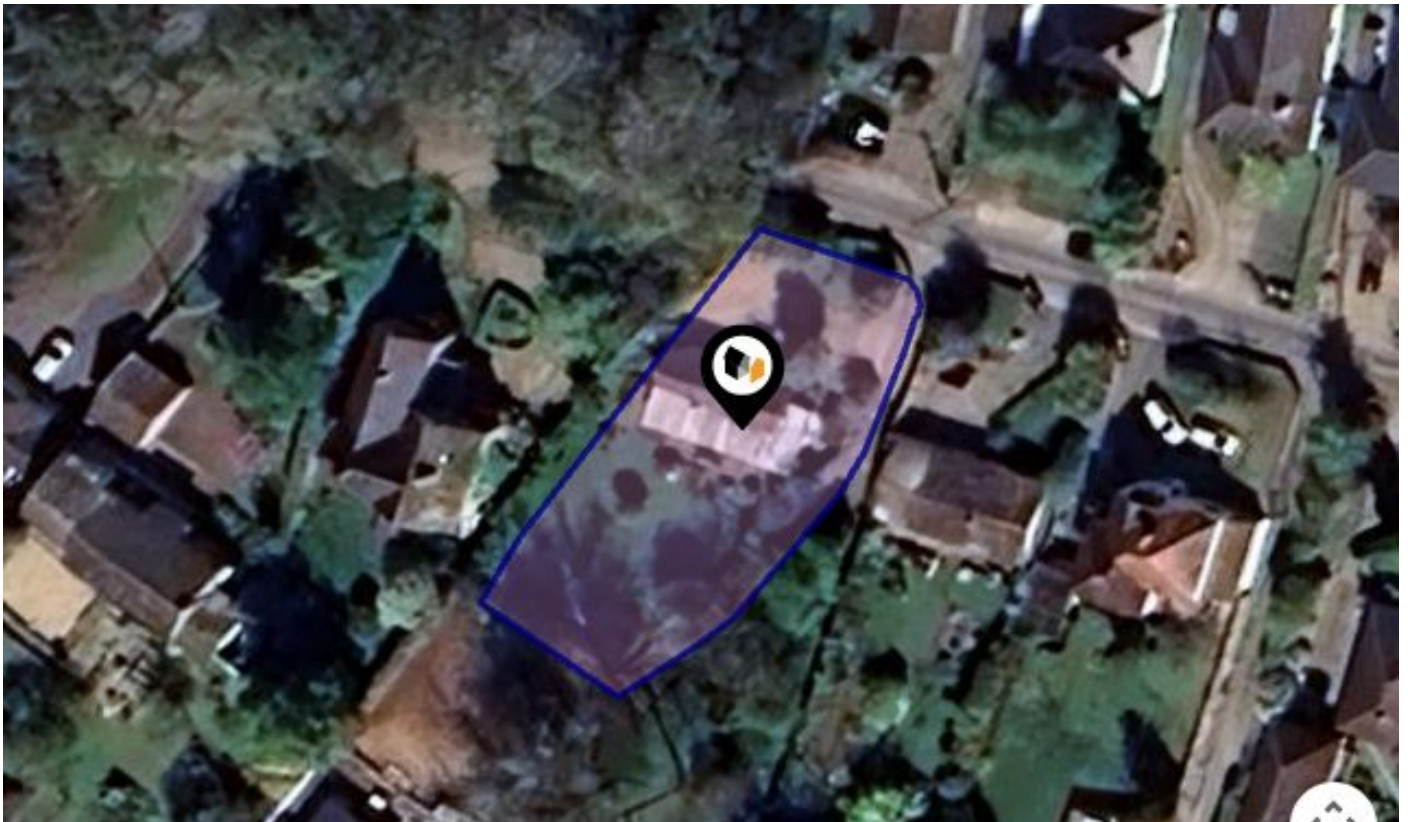


[See More Online](#)

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 27<sup>th</sup> May 2025**



**WESTCOURT LANE, SHEPHERDSWELL, DOVER, CT15**

## Labram Holmes

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

01304 403168

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





## Property




Type:	Detached
Bedrooms:	4
Plot Area:	0.18 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,102
Title Number:	K369895

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

17 mb/s	40 mb/s	- mb/s
		

Mobile Coverage:  
(based on calls indoors)



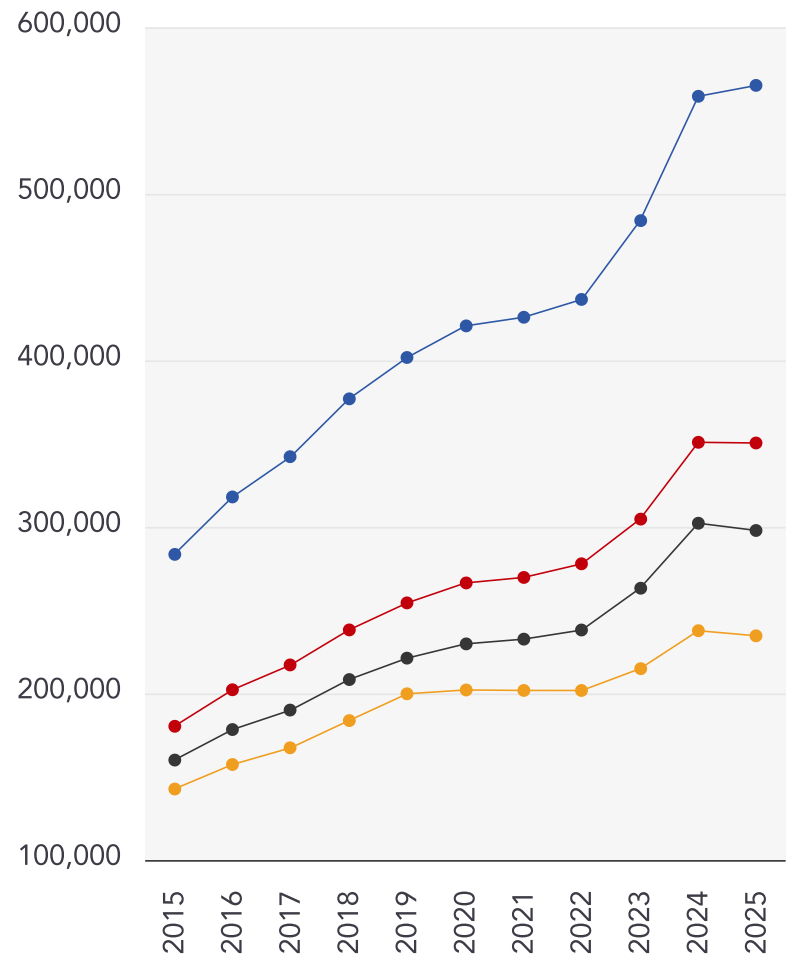
Satellite/Fibre TV Availability:



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CT15



Detached

**+99.32%**

Semi-Detached

**+94.33%**

Terraced

**+86.13%**

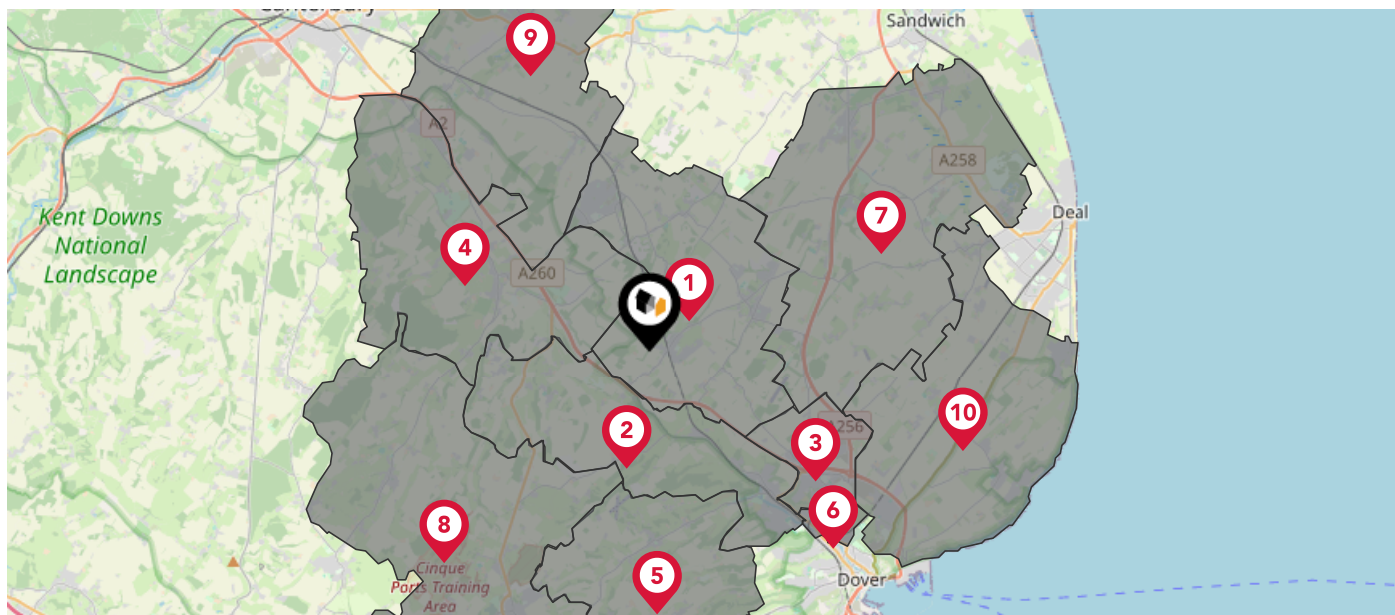
Flat

**+64.48%**

# 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



Aylesham, Eythorne & Shepherdswell Ward



Dover Downs & River Ward



Whitfield Ward



Nailbourne Ward



Alkham & Capel-le-Ferne Ward



Buckland Ward



Eastry Rural Ward



North Downs East Ward



Little Stour & Adisham Ward

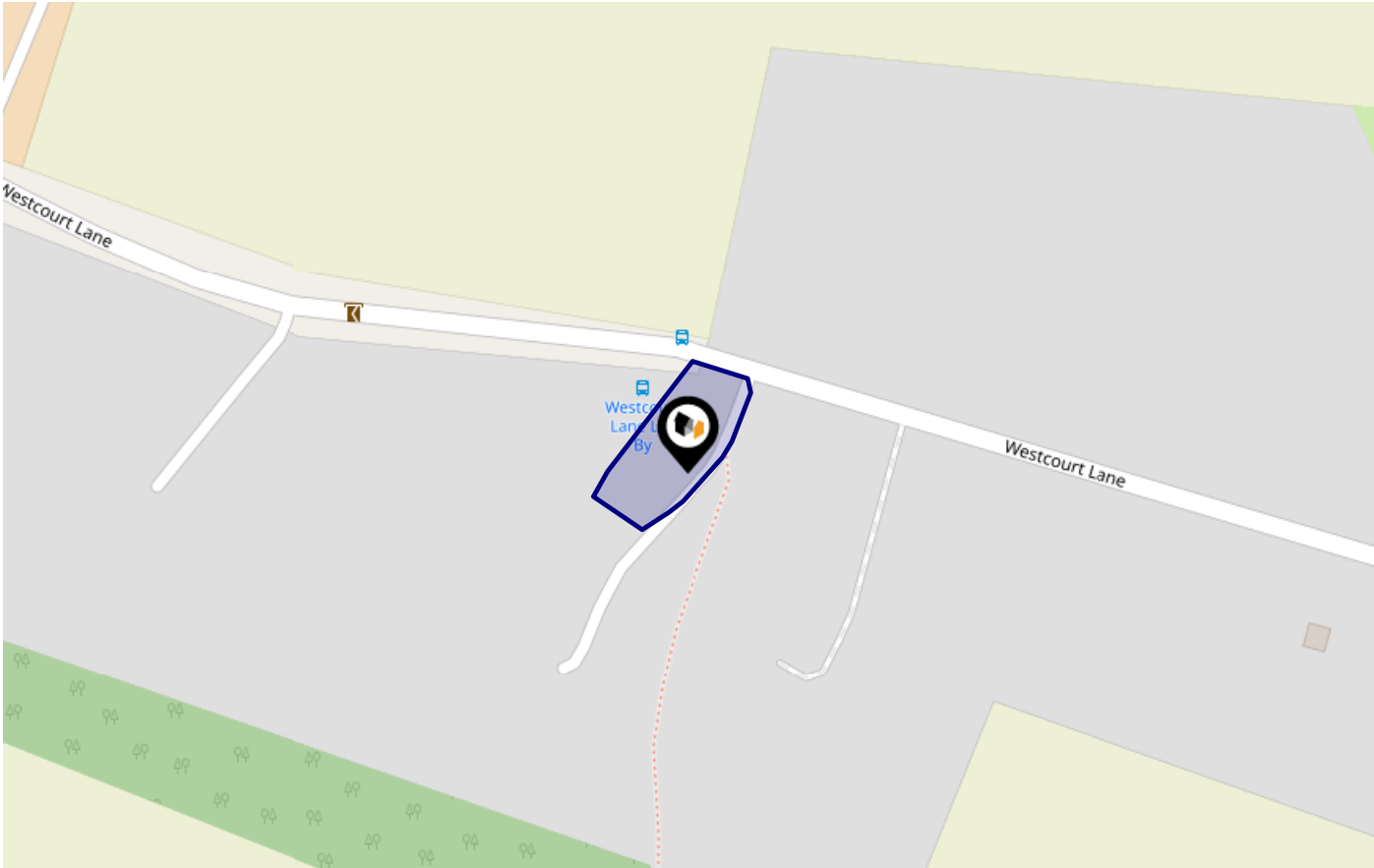


Guston, Kingsdown & St. Margaret's-at-Cliffe Ward

# 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.

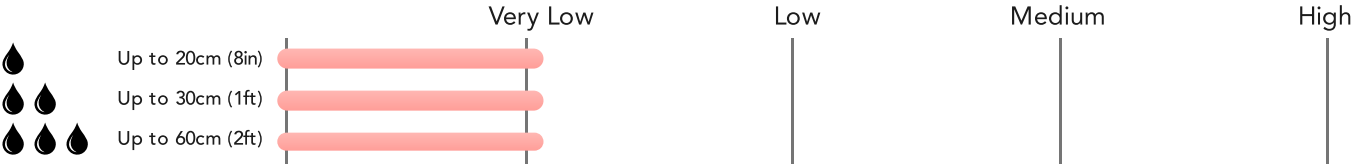


**Risk Rating: Very low**

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:

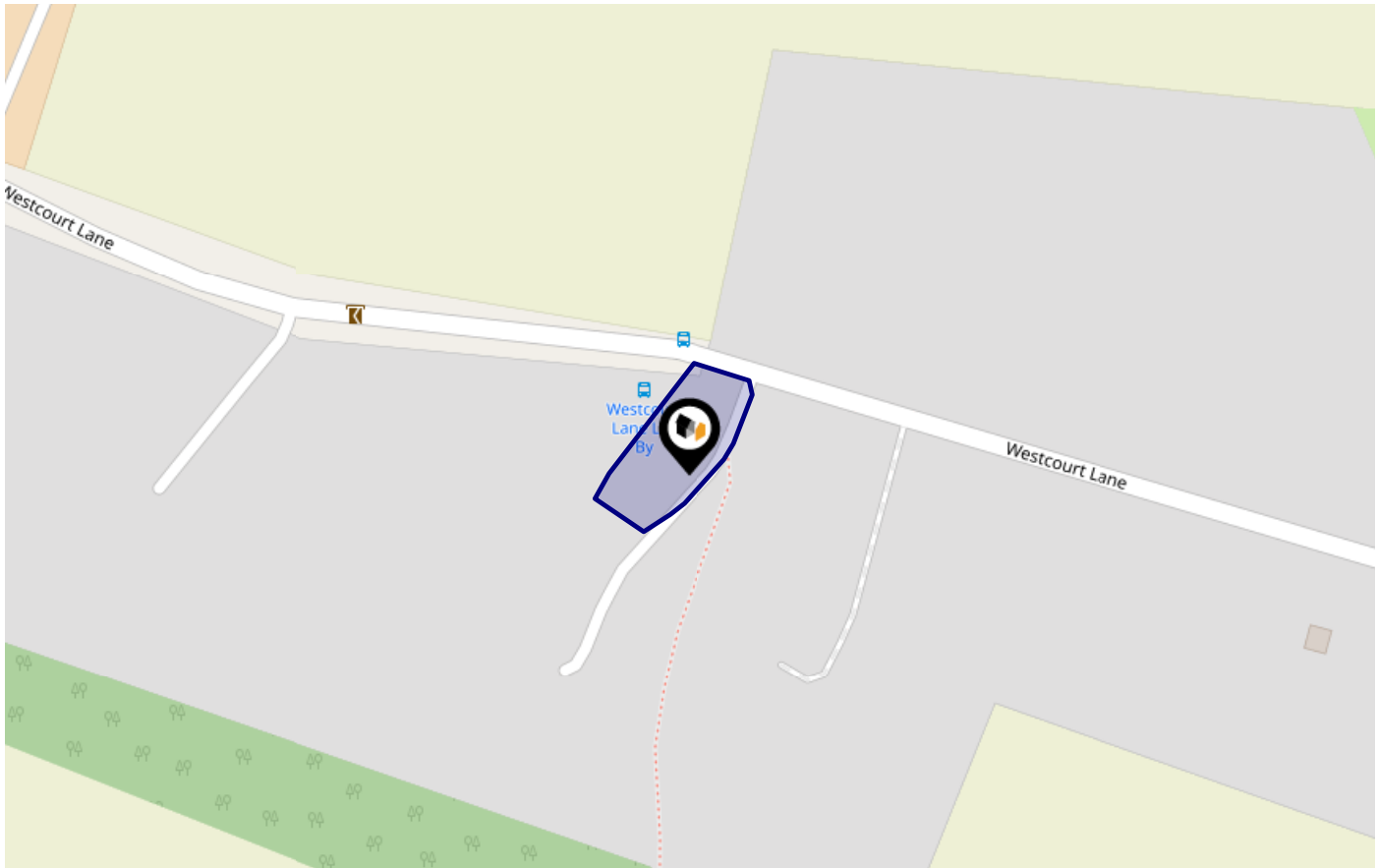




# Flood Risk

## 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.

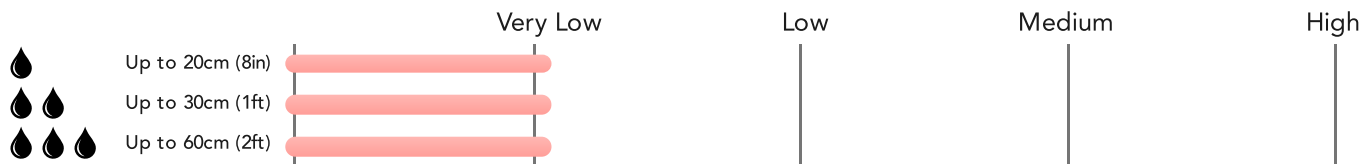


Risk Rating: Very low

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.

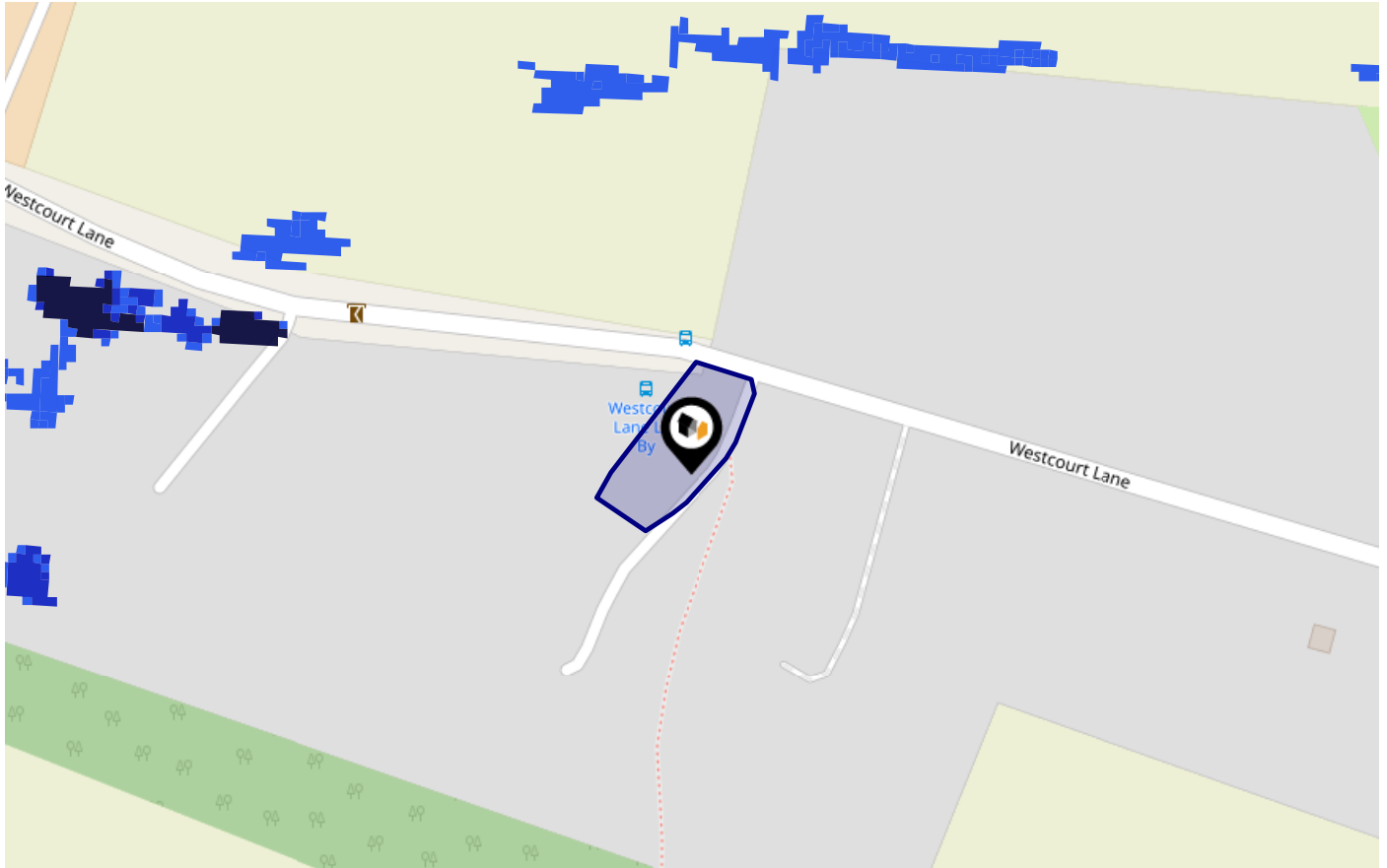
Chance of flooding to the following depths at this property:



# 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.
- 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.

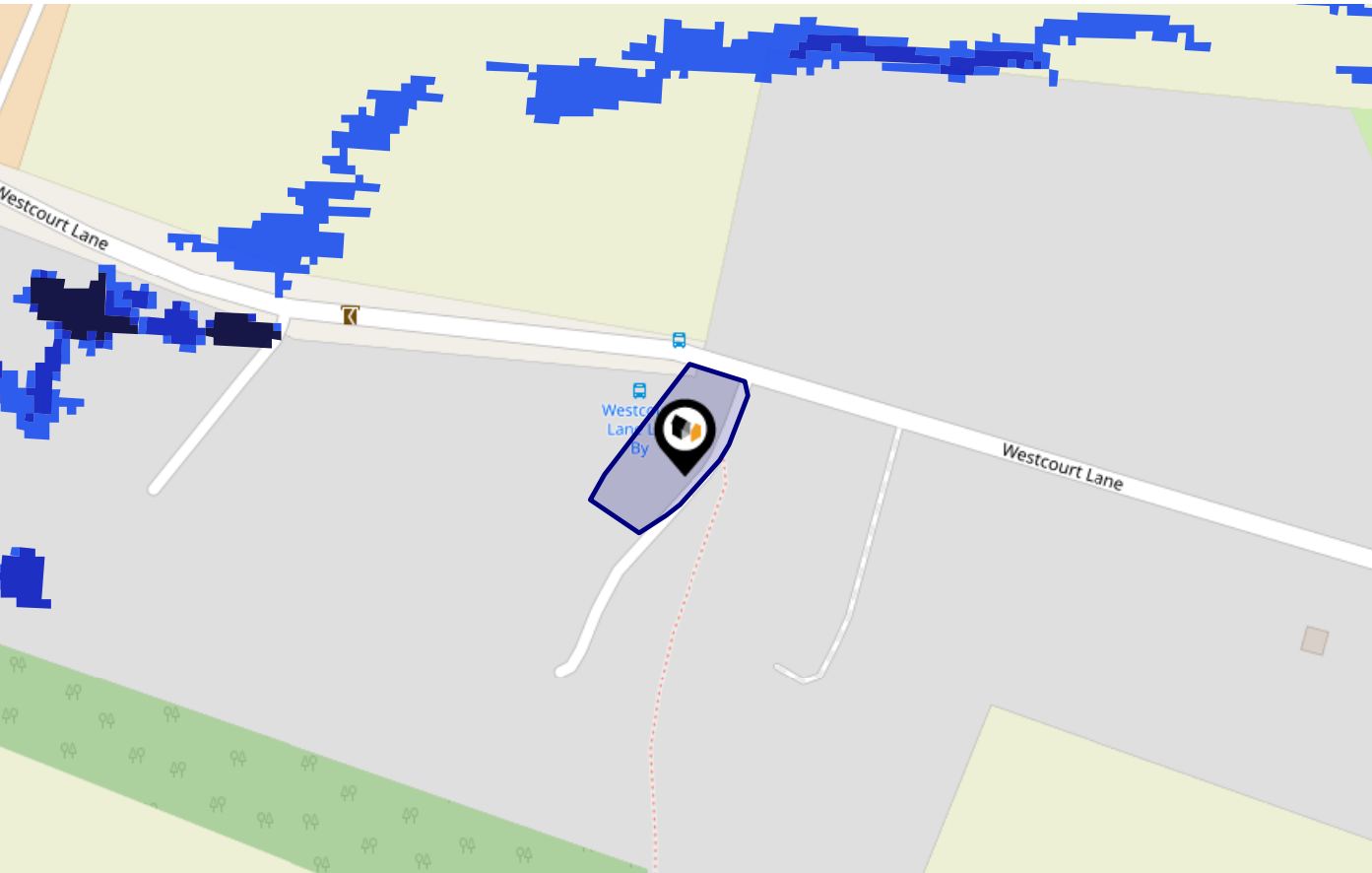
Chance of flooding to the following depths at this property:



# Flood Risk

## 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

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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Chance of flooding to the following depths at this property:

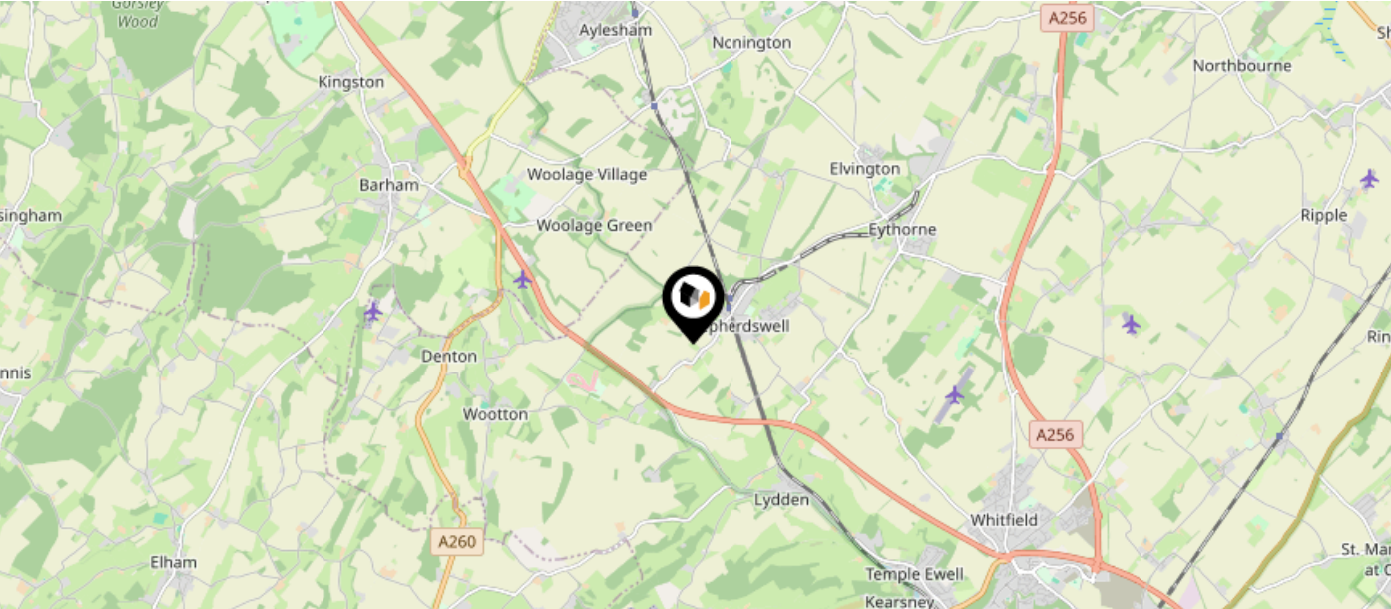




# Maps

## Green Belt

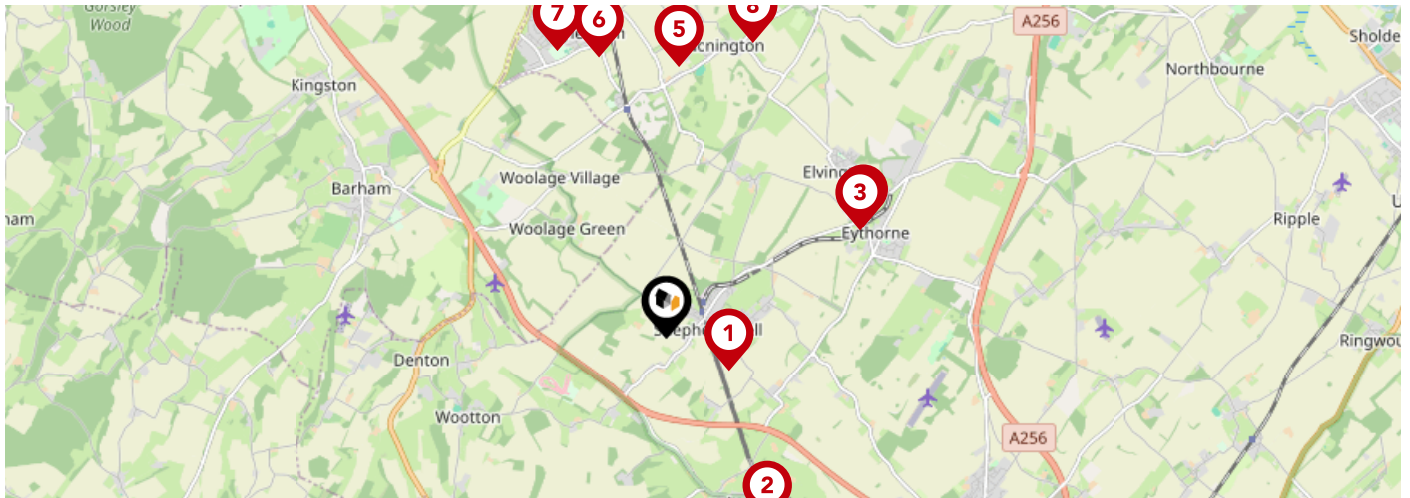
This map displays nearby areas that have been designated as Green Belt...



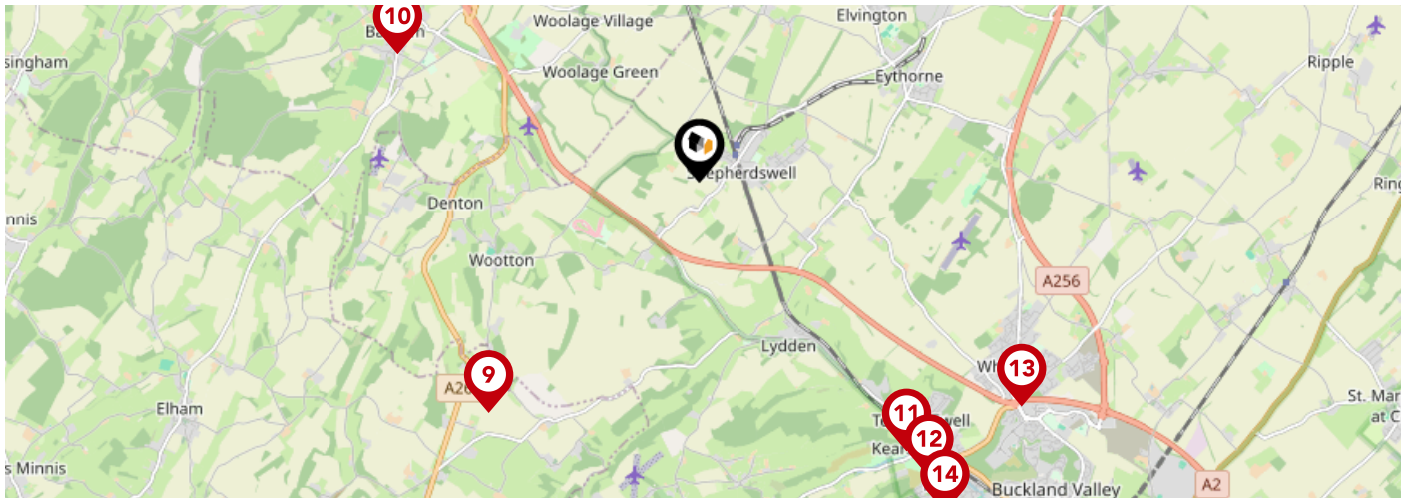
Nearby Green Belt Land









No data available.

# Area Schools



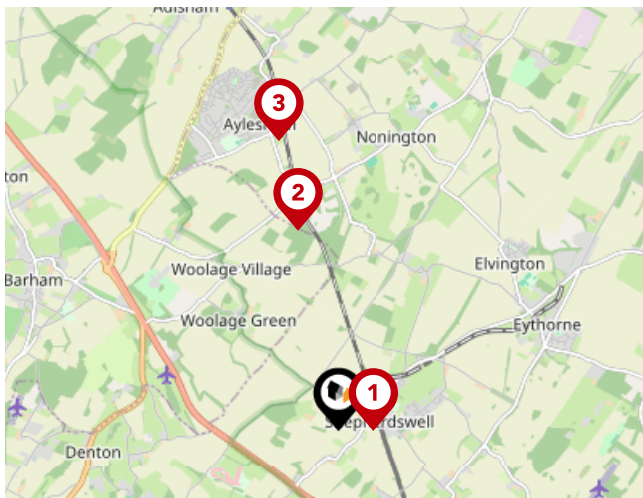
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Shepherdswell Church of England Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lydden Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Eythorne Elvington Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Woodpecker Court</b> Ofsted Rating: Outstanding   Pupils:0   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Nonington Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 39   Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Joseph's Catholic Primary School, Aylesham</b> Ofsted Rating: Good   Pupils: 123   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Aylesham Primary School</b> Ofsted Rating: Good   Pupils: 375   Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Beech Grove School</b> Ofsted Rating: Good   Pupils: 87   Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Selsted Church of England Primary School</b> Ofsted Rating: Good   Pupils: 105   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:3.05	<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:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Sallygate School</b> Ofsted Rating: Good   Pupils: 52   Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitfield Aspen School</b> Ofsted Rating: Good   Pupils: 610   Distance:3.65	<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:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Adisham Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Goodnestone Church of England Primary School</b> Ofsted Rating: Good   Pupils: 55   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

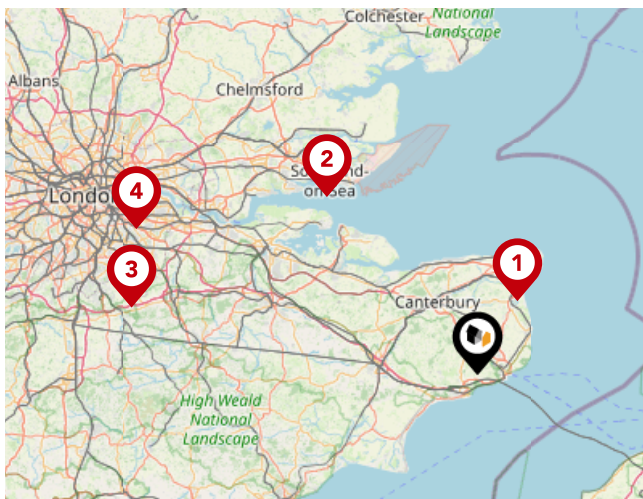
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Shepherds Well Rail Station	0.33 miles
2	Snowdown Rail Station	1.89 miles
3	Aylesham Rail Station	2.75 miles

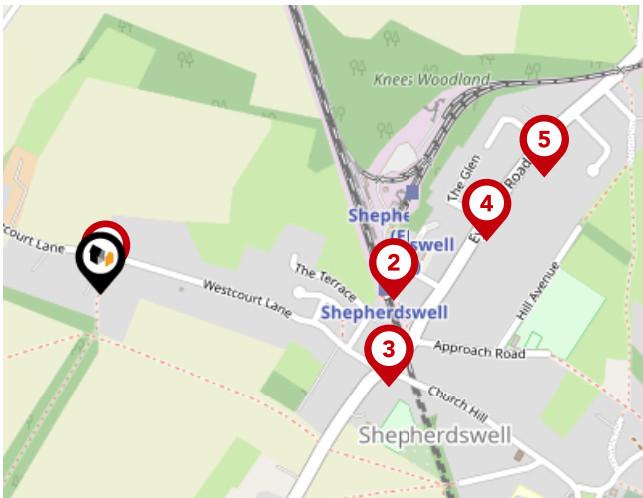


### Airports/Helipads

Pin	Name	Distance
1	Manston	12.45 miles
2	Southend-on-Sea	34.54 miles
3	Leaves Green	52.42 miles
4	Silvertown	55.13 miles

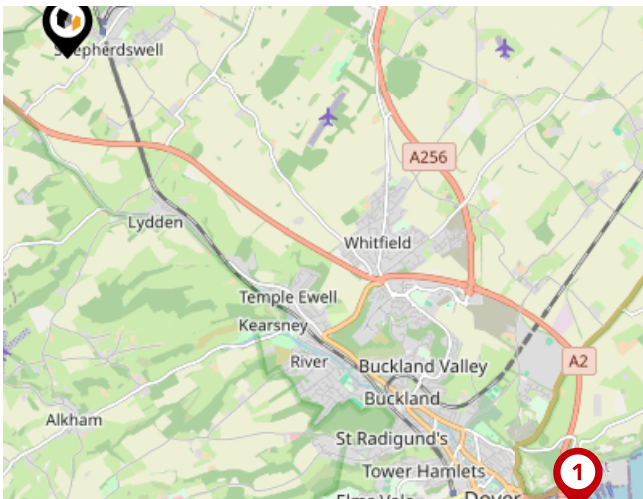
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Westcourt Lane Layby	0.01 miles
2	Railway Station	0.34 miles
3	Co-op	0.35 miles
4	The Glen	0.45 miles
5	Penfold Gardens	0.53 miles



### Ferry Terminals

Pin	Name	Distance
1	Dover Eastern Docks Ferry Terminal	6.34 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.

## Important - Please Read

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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.

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.

# Labram Holmes

## 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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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