

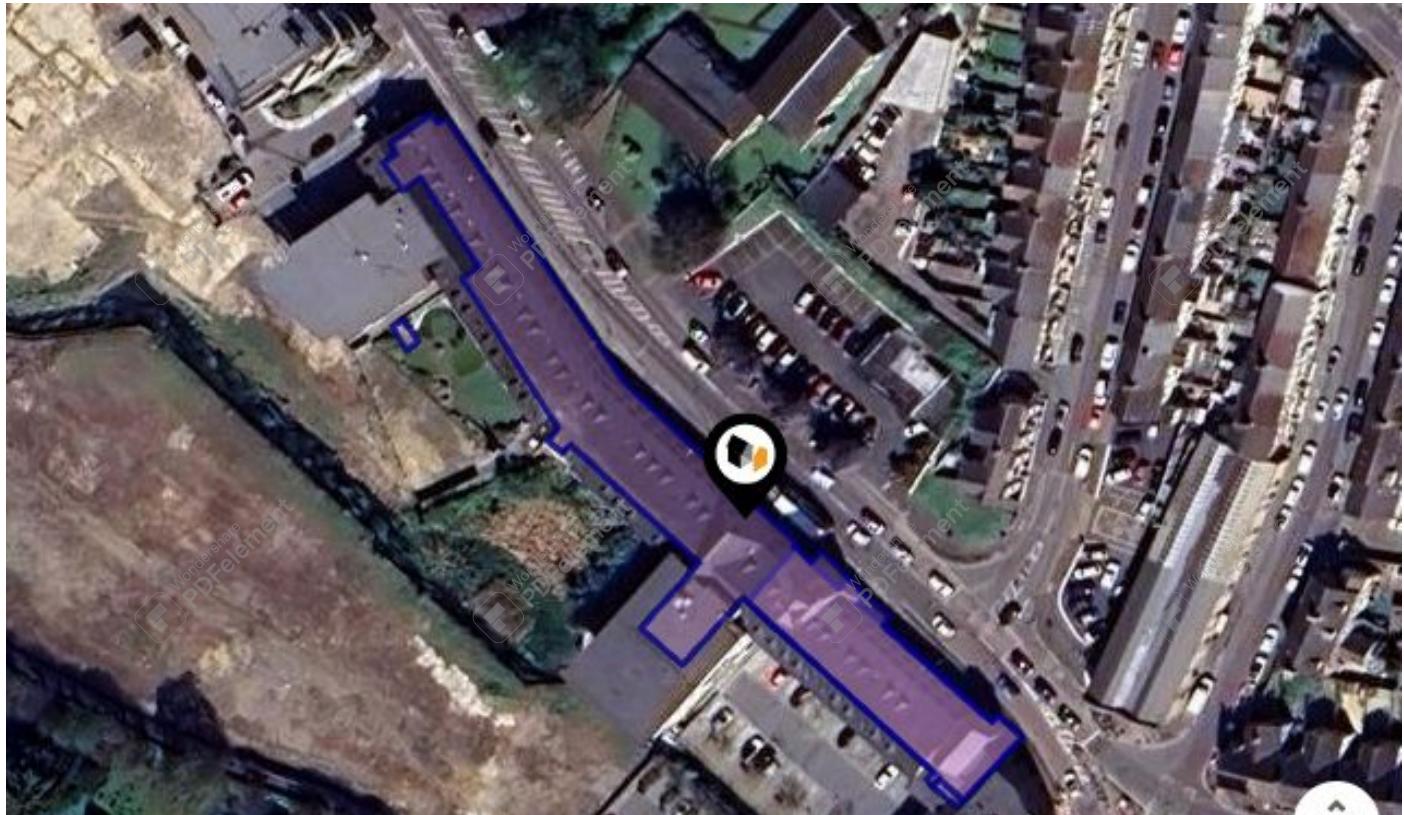


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 15th June 2025



THE PAPER MILL, CRABBLE HILL, DOVER, CT17

Labram Holmes

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

01304 403168

christian@labramholmes.co.uk

www.labramholmes.co.uk



Property Overview

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Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.69 acres
Council Tax :	Band B
Annual Estimate:	£1,839
Title Number:	TT140653

Tenure:	Leasehold
Start Date:	22/05/2022
End Date:	28/03/2139
Lease Term:	125 years (less 3 days) from 28 March 2014
Term	113 years
Remaining:	

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

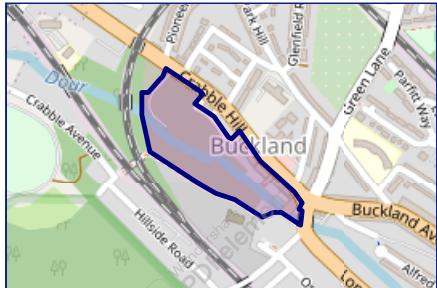


Property Multiple Title Plans

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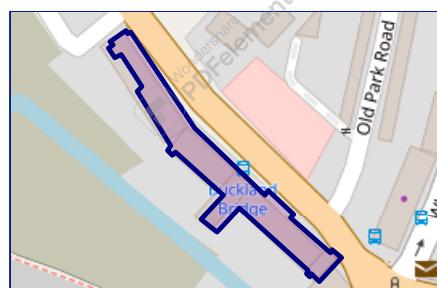
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



K143032

Leasehold Title Plan



TT24199

Start Date: 22/05/2022

End Date: 28/03/2139

Lease Term: 125 years (less 3 days) from 28 March 2014

Term 113 years

Remaining:

Start Date: 27/03/2014

End Date: 28/03/2139

Lease Term: 125 years from and including 28 March 2014

Term 113 years

Remaining:

Property EPC - Certificate

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The Paper Mill, CRABBLE HILL, CT17

Energy rating

C

Valid until 27.01.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

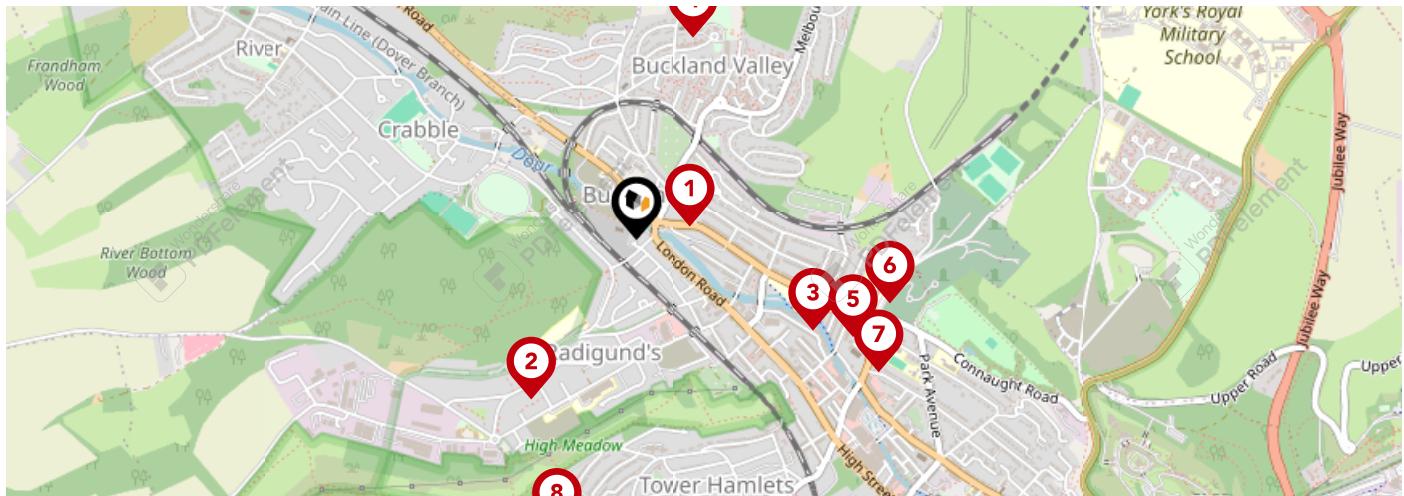
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Additional EPC Data

Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	3
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.28 W/m-°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-°K
Total Floor Area:	75 m ²

Area Schools

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Nursery Primary Secondary College Private

1 Shatterlocks Infant and Nursery School

Ofsted Rating: Outstanding | Pupils: 190 | Distance:0.13



2 White Cliffs Primary and Nursery School

Ofsted Rating: Good | Pupils: 281 | Distance:0.44



3 Barton Junior School

Ofsted Rating: Good | Pupils: 217 | Distance:0.46



4 Green Park Community Primary School

Ofsted Rating: Outstanding | Pupils: 382 | Distance:0.49



5 Charlton Church of England Primary School

Ofsted Rating: Good | Pupils: 204 | Distance:0.55



6 St Edmund's Catholic School

Ofsted Rating: Good | Pupils: 612 | Distance:0.61



7 Dover Grammar School for Girls

Ofsted Rating: Outstanding | Pupils: 875 | Distance:0.64



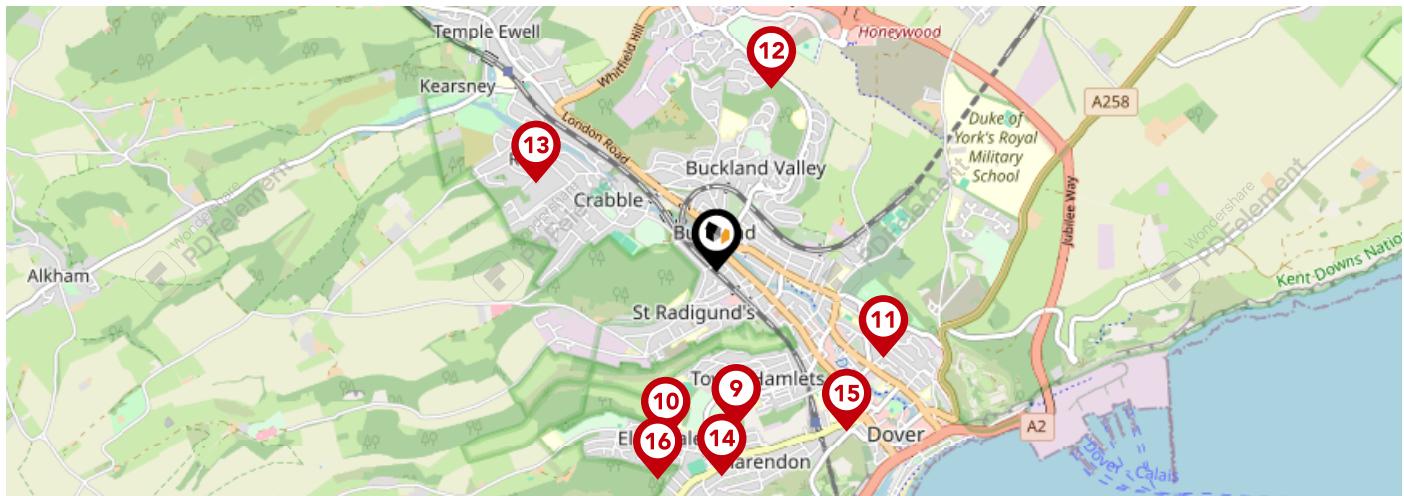
8 Dover Grammar School for Boys

Ofsted Rating: Good | Pupils: 865 | Distance:0.7



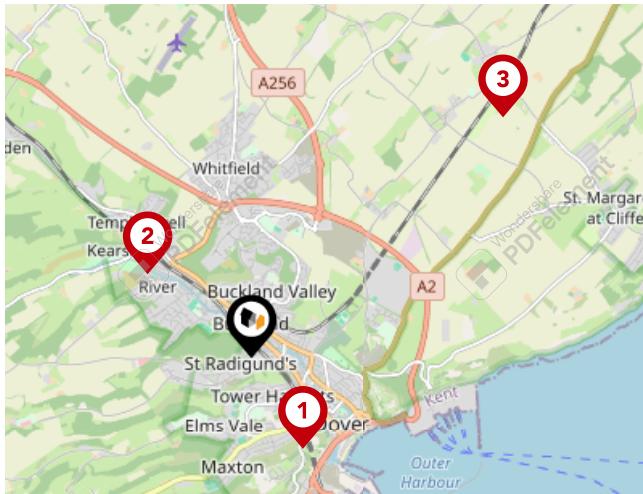
Area Schools

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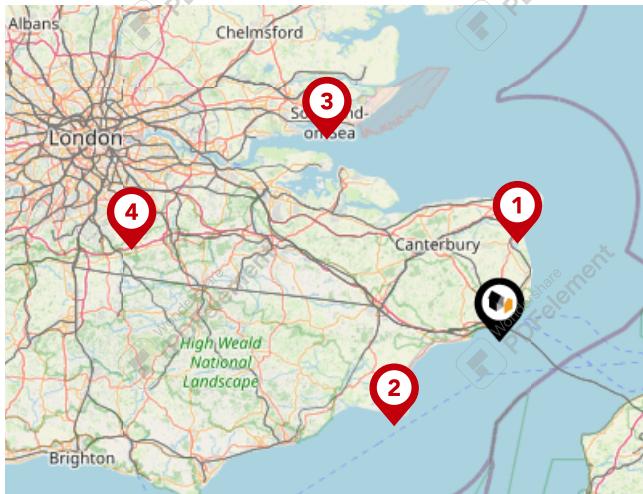
		Nursery	Primary	Secondary	College	Private
9	Priory Fields School Ofsted Rating: Good Pupils: 354 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Astor Secondary School Ofsted Rating: Requires improvement Pupils: 782 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Richard's Catholic Primary School Ofsted Rating: Good Pupils: 187 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Dover Christ Church Academy Ofsted Rating: Requires improvement Pupils: 815 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	River Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Vale View Community School Ofsted Rating: Good Pupils: 234 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Dover College Ofsted Rating: Not Rated Pupils: 317 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Martin's School Ofsted Rating: Good Pupils: 194 Distance:1.01	<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	0.97 miles
2	Kearsney Rail Station	1.24 miles
3	Martin Mill Rail Station	3.23 miles

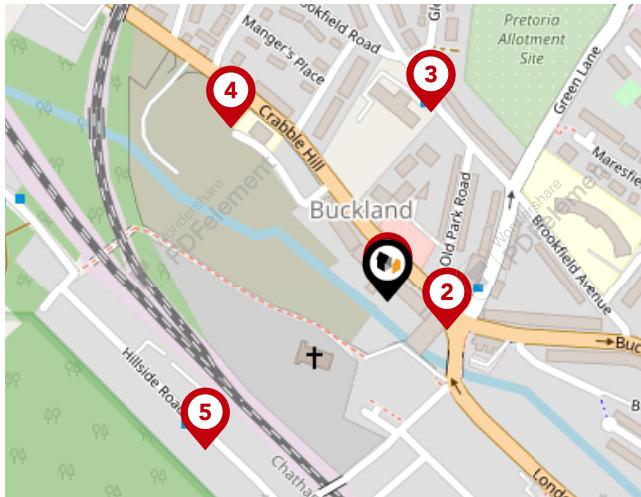


Airports/Helipads

Pin	Name	Distance
1	Manston	14.7 miles
2	Lydd Airport	20.17 miles
3	Southend-on-Sea	39.25 miles
4	Leaves Green	56.25 miles

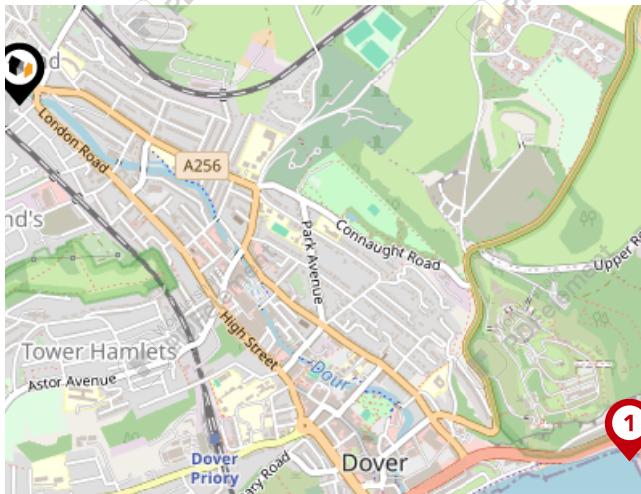
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Buckland Bridge	0 miles
2	Buckland Bridge	0.04 miles
3	Trefor Jones Court	0.11 miles
4	Dodd's Lane	0.14 miles
5	Hillside Road	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Dover Eastern Docks Ferry Terminal	1.64 miles

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About Us

The logo for Labram Holmes, featuring a stylized 'L' and 'H' icon followed by the company name in a serif font.The Labram Holmes logo, identical to the one in the top right corner, is repeated here.

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

Labram Holmes

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

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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.

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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Labram Holmes

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



Land Registry



Environment Agency



Historic England



Office for National Statistics



Ofcom

Valuation Office Agency

Ofsted

