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BUYING PROPERTY AGENTS

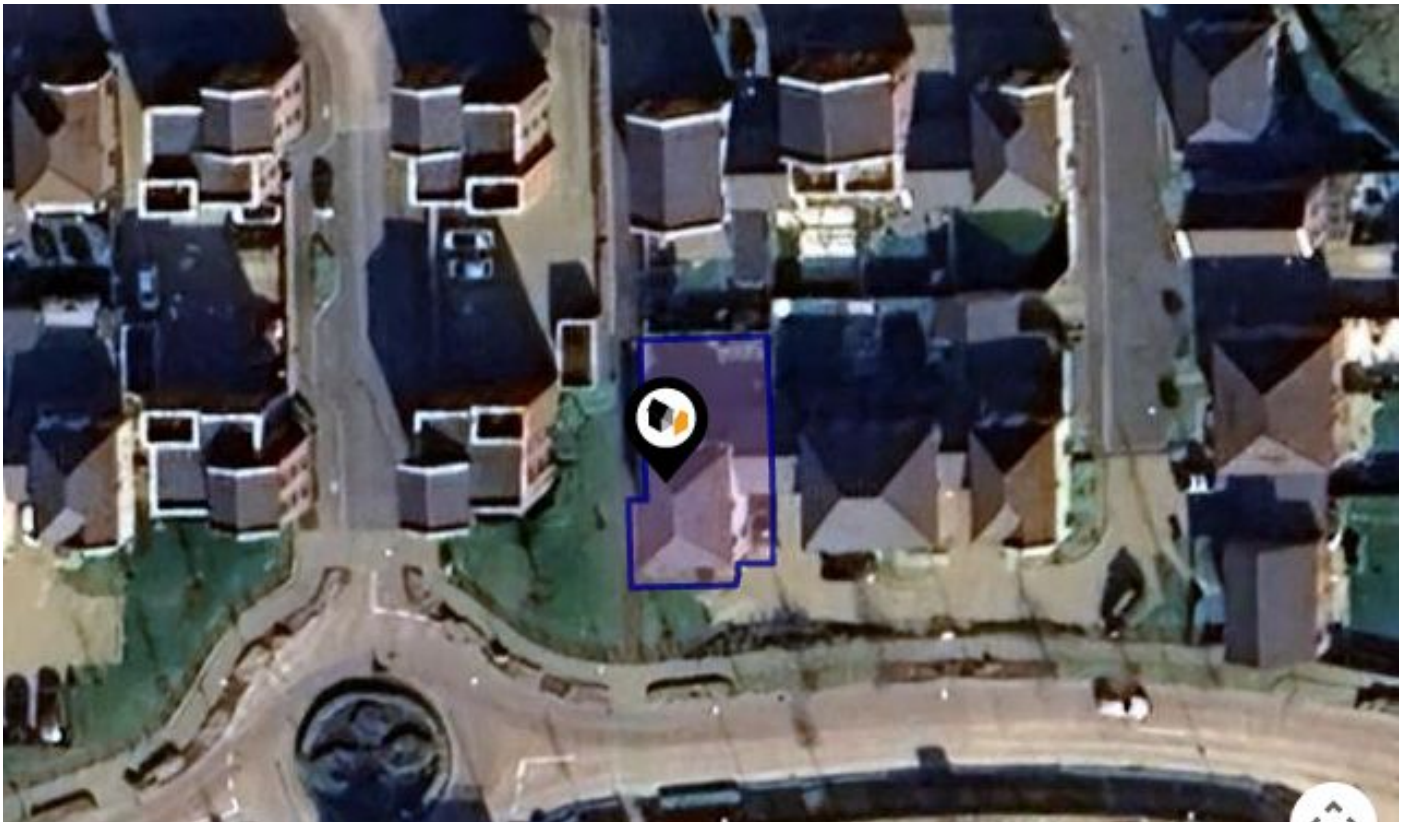


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th March 2025



BADDLESMERE DRIVE, KINGS HILL, WEST MALLING, ME19

NEIL JOHNSON PROPERTY AGENTS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,377 ft ² / 128 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band G		
Annual Estimate:	£3,777		
Title Number:	TT159420		

Local Area

Local Authority:	Kent	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:			
• Rivers & Seas	Very low	5 mb/s	1800 mb/s
• Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)

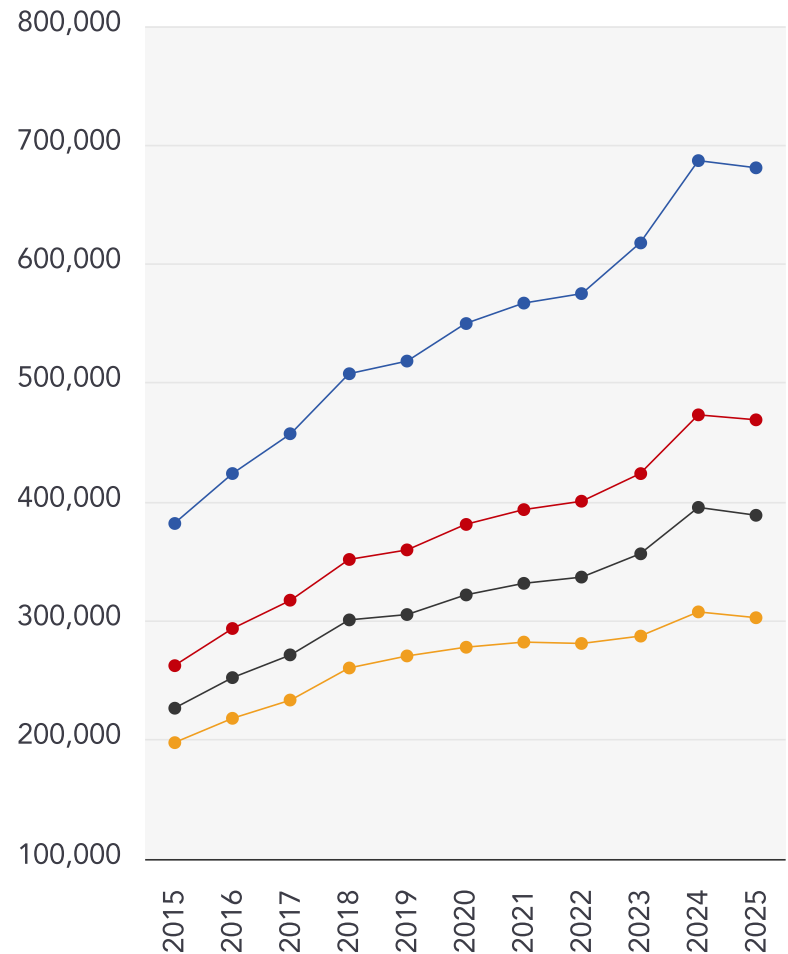


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ME19



Detached

+78.26%

Semi-Detached

+78.72%

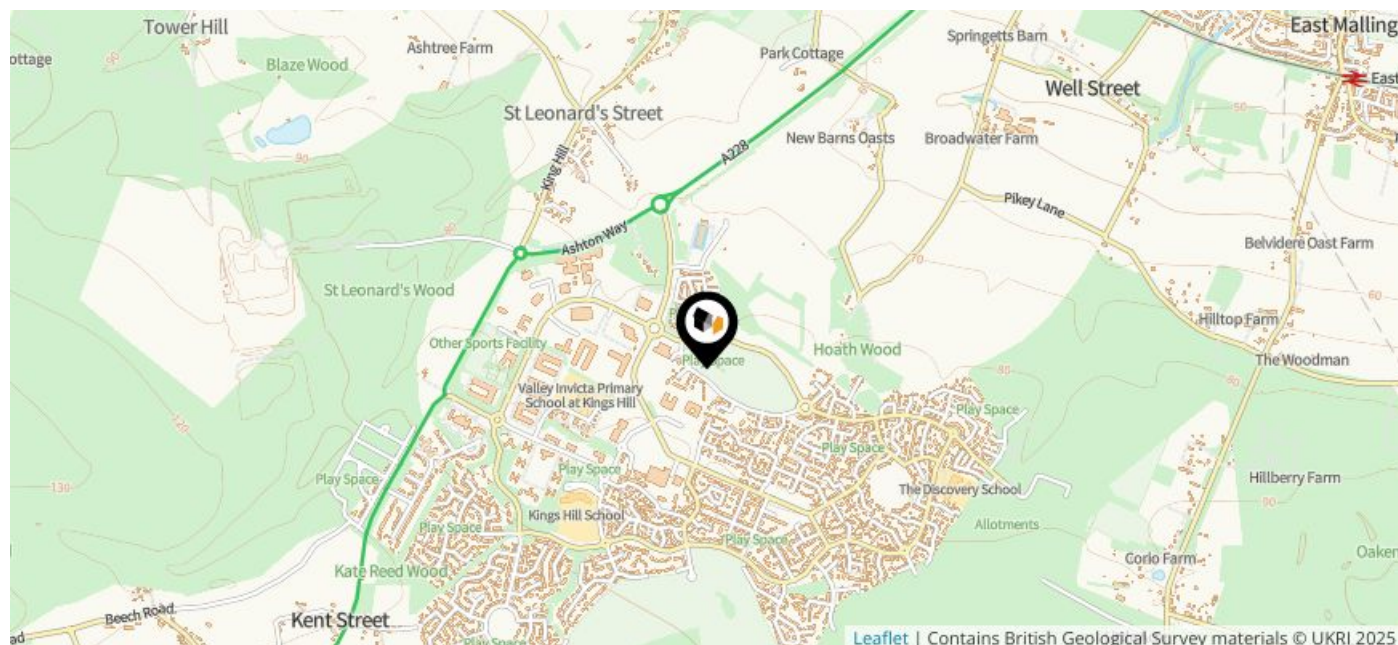
Terraced

+71.52%

Flat

+53.1%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

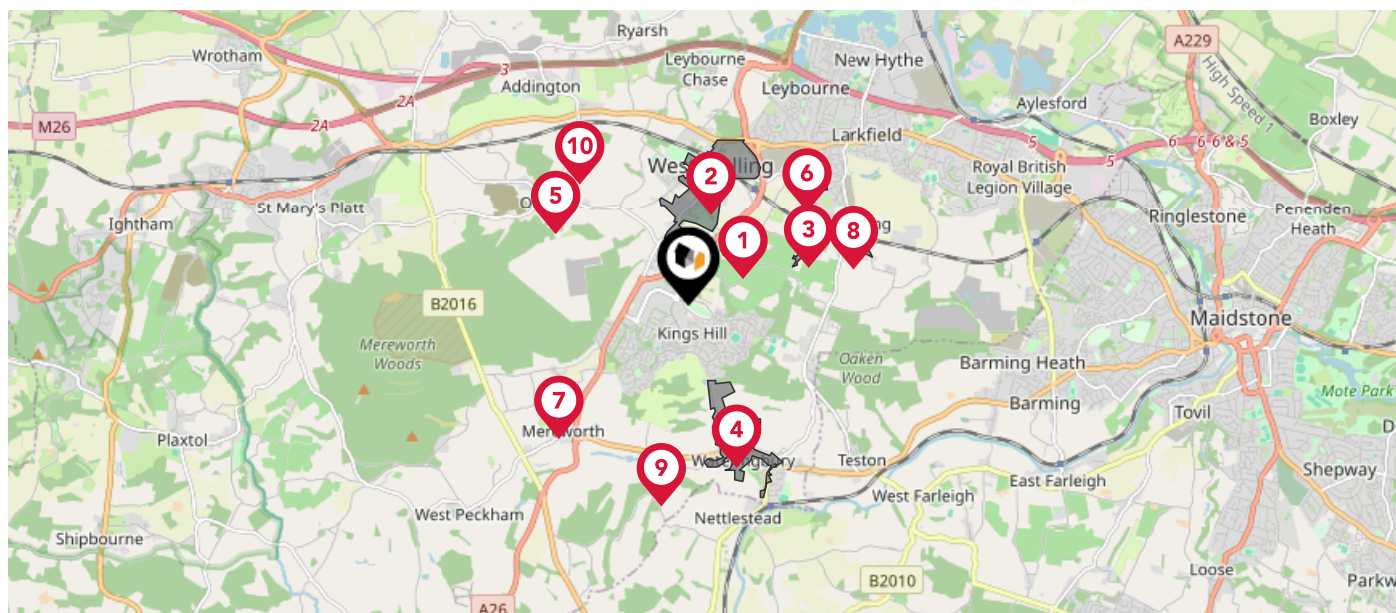
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.











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.



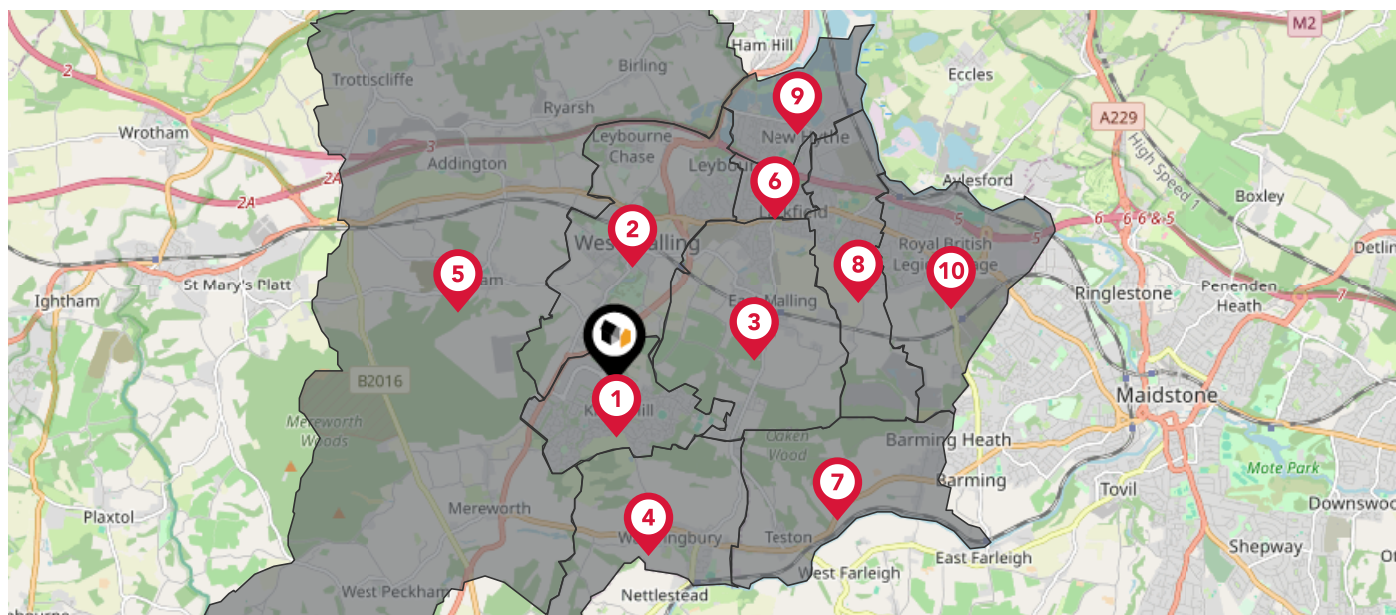
Nearby Conservation Areas

-  New Barns and Broadwater Farm
-  West Malling
-  Mill Street, East Malling
-  Wateringbury
-  Offham
-  Clare Park and Blacklands
-  Butchers Lane, Mereworth
-  East Malling Village
-  Pizien Well, Wateringbury
-  Offham Church

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



Kings Hill Ward



West Malling and Leybourne Ward



East Malling Ward



Wateringbury Ward



Downs and Mereworth Ward



Larkfield South Ward



Barming and Teston Ward



Ditton Ward



Larkfield North Ward

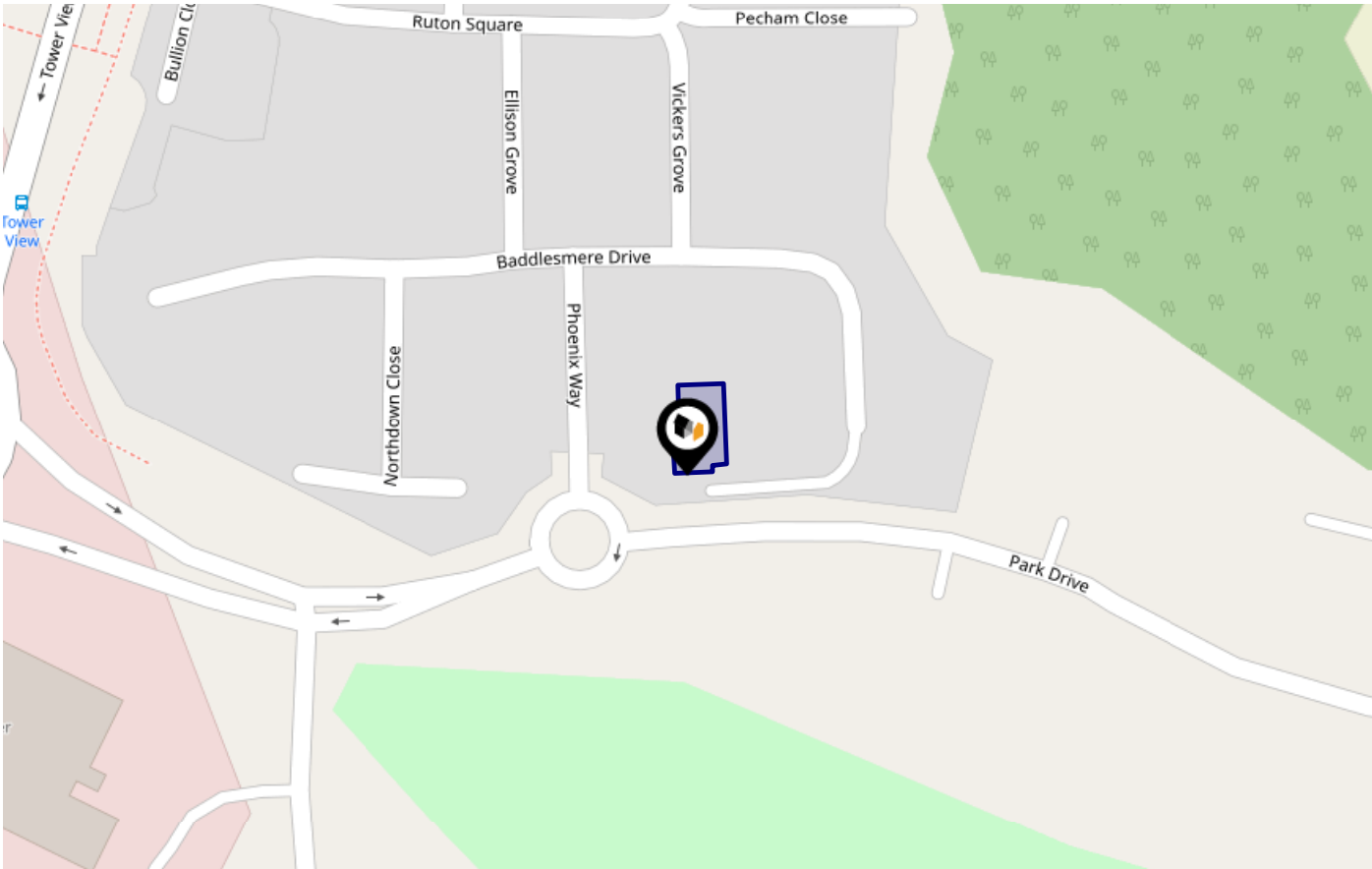


Aylesford South Ward

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.

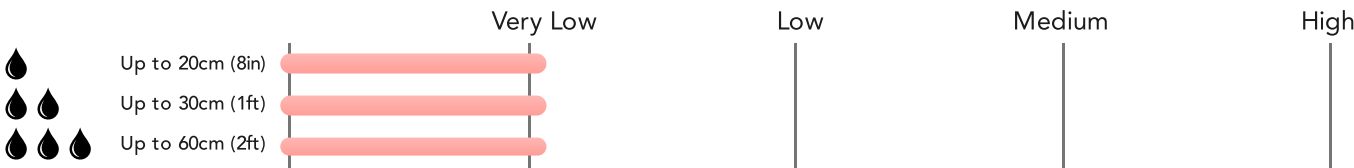


Risk Rating: Very low

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.

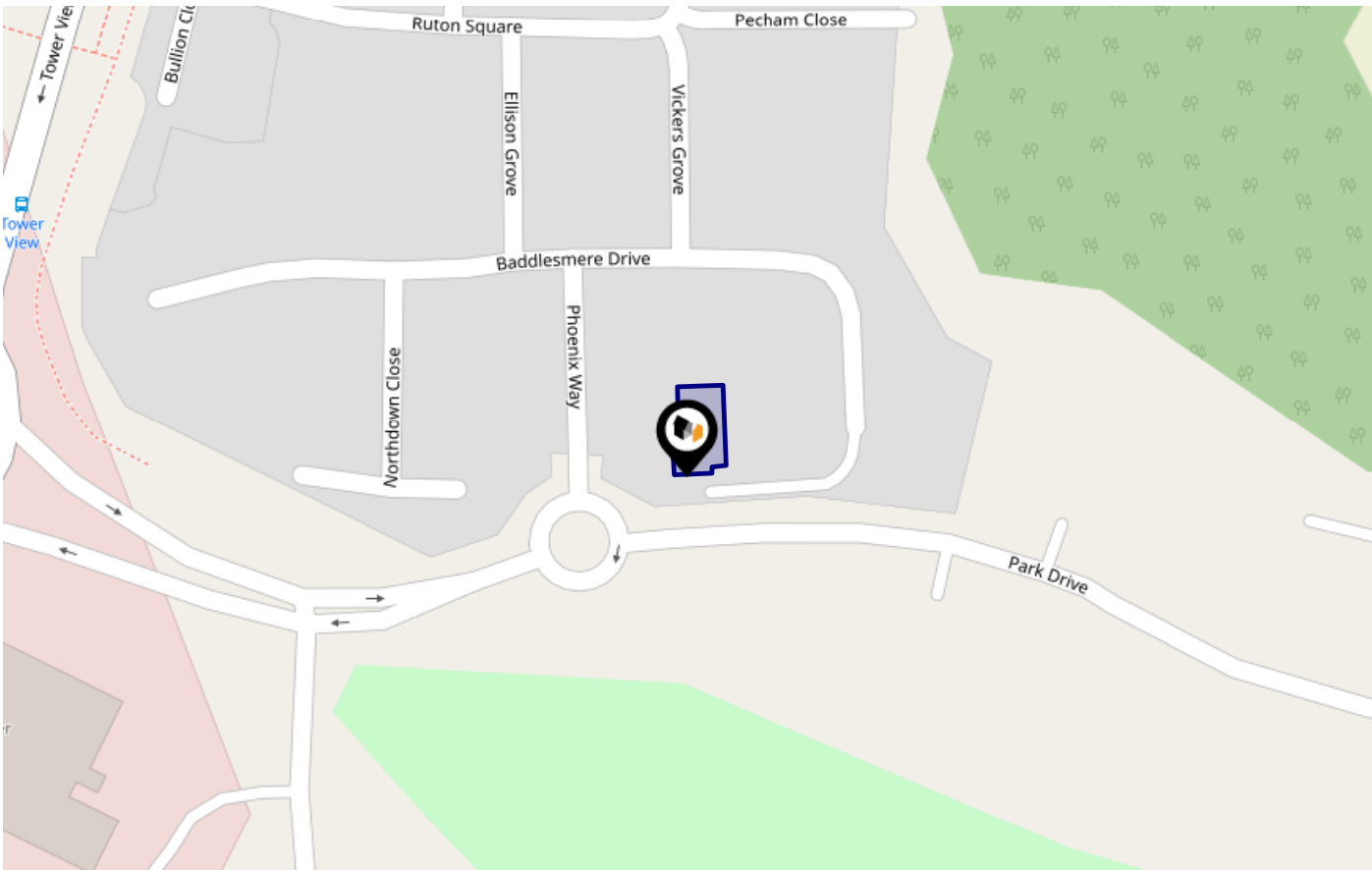
Chance of flooding to the following depths at this property:



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.

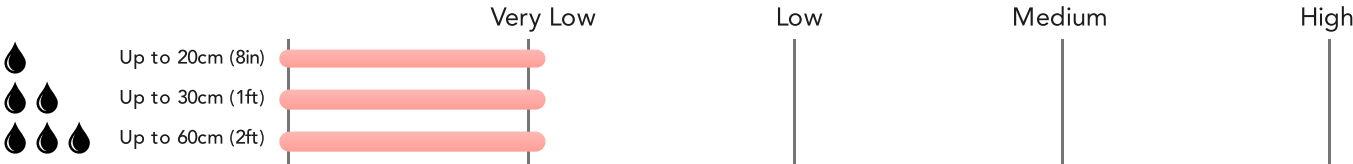


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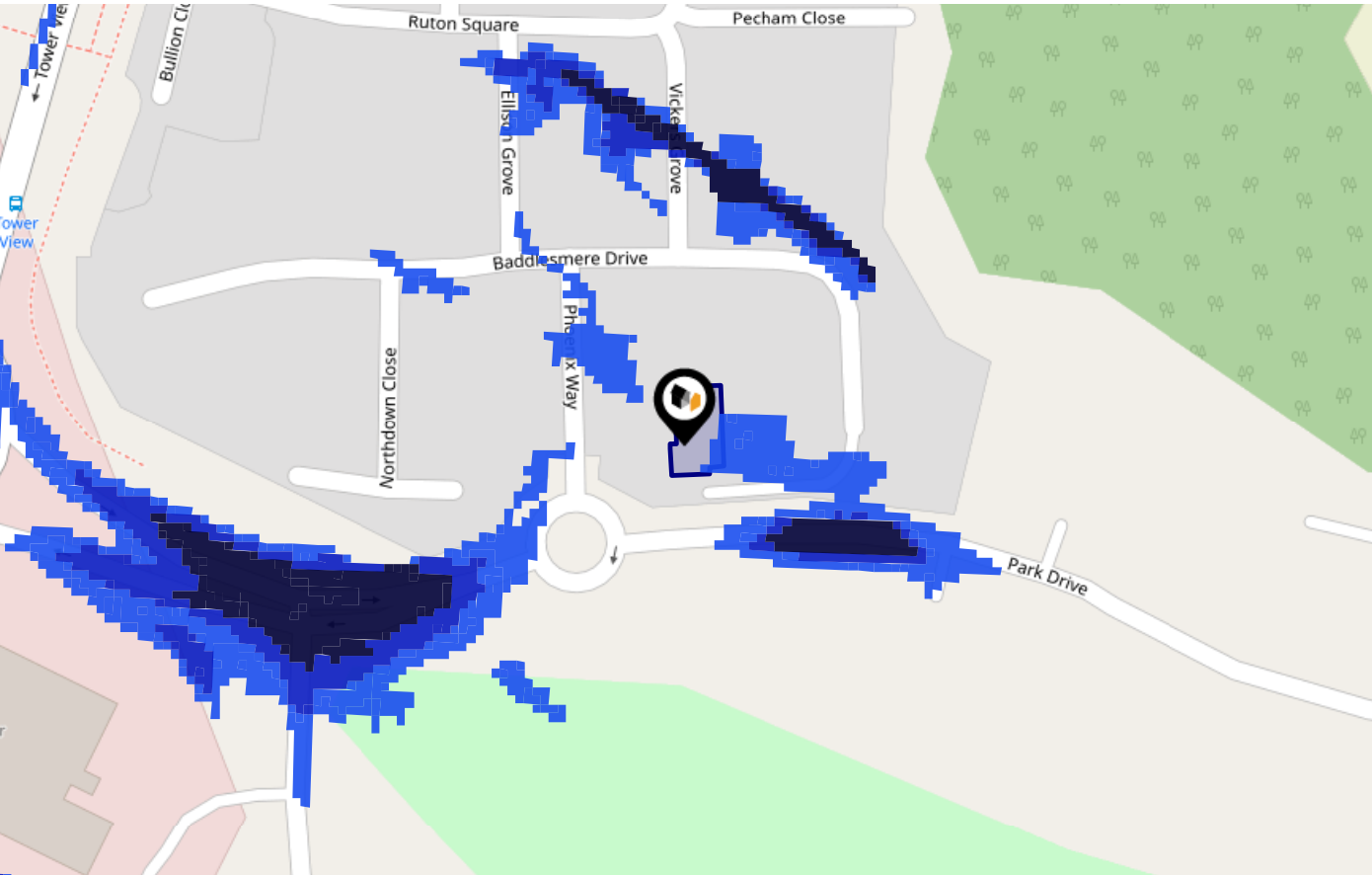
Chance of flooding to the following depths at this property:



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.

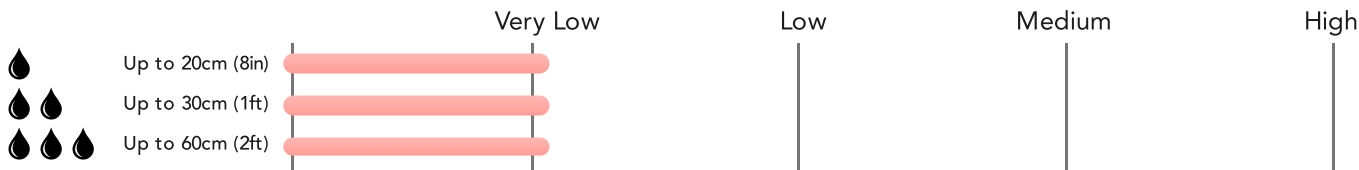


Risk Rating: Very low

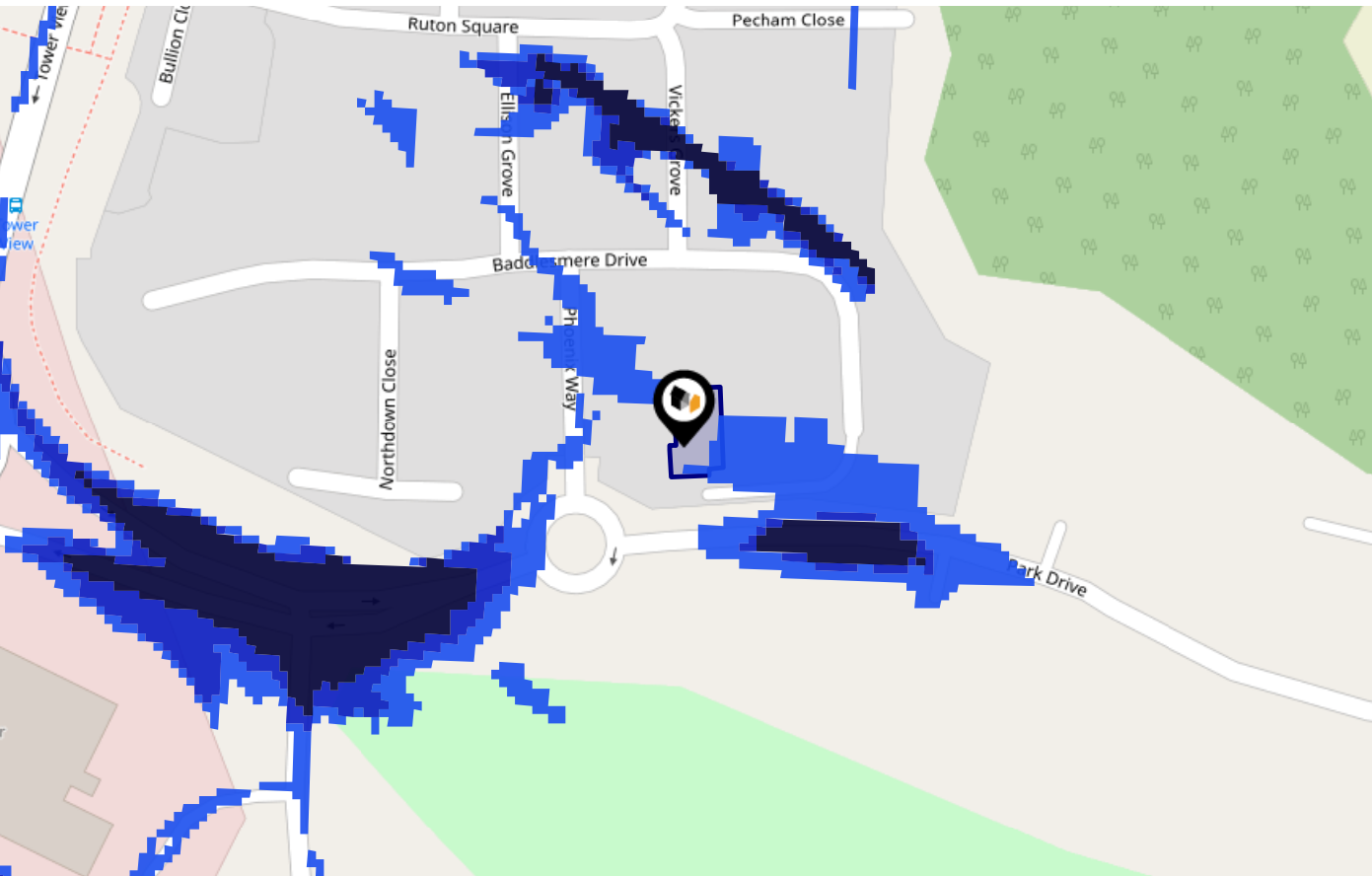
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-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has 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:







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.

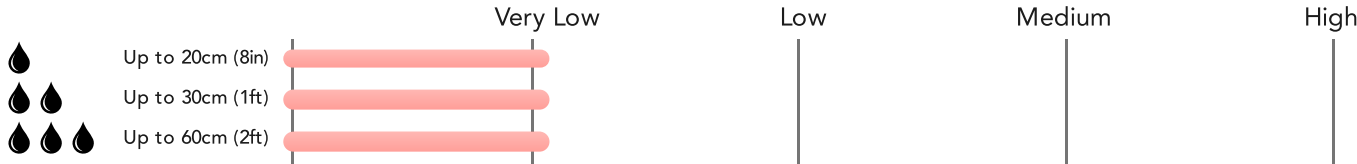


Risk Rating: Very low

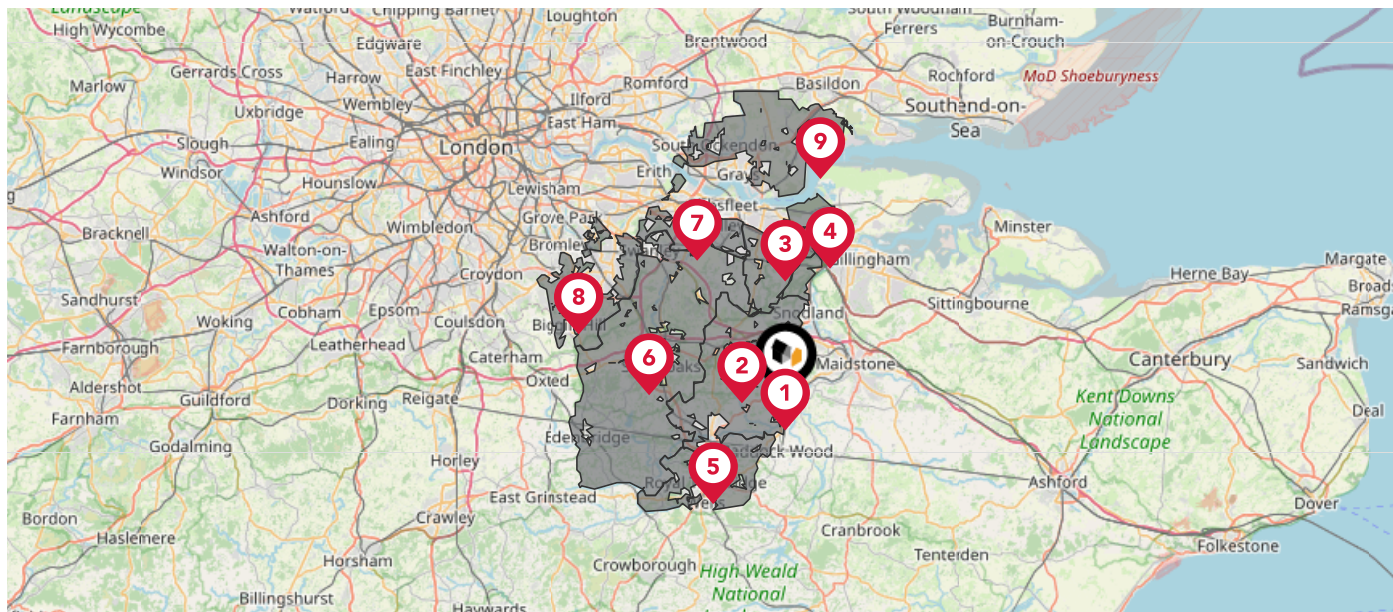
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Chance of flooding to the following depths at this property:



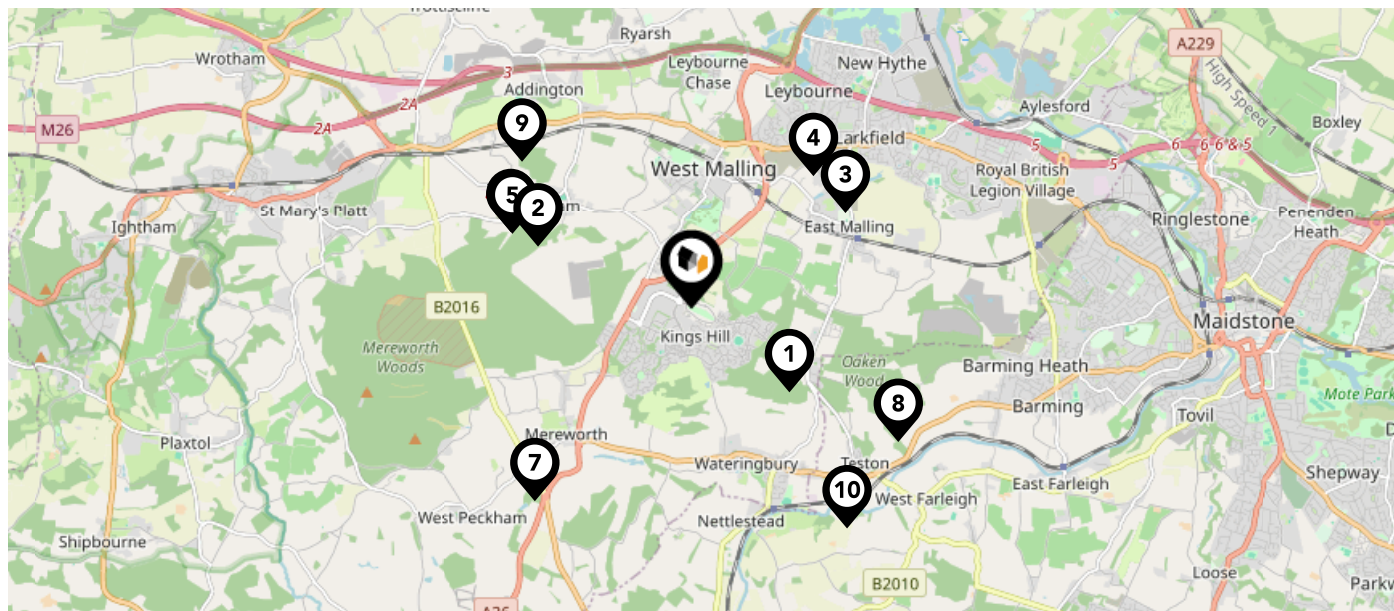
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Maidstone
- 2 London Green Belt - Tonbridge and Malling
- 3 London Green Belt - Gravesham
- 4 London Green Belt - Medway
- 5 London Green Belt - Tunbridge Wells
- 6 London Green Belt - Sevenoaks
- 7 London Green Belt - Dartford
- 8 London Green Belt - Bromley
- 9 London Green Belt - Thurrock

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



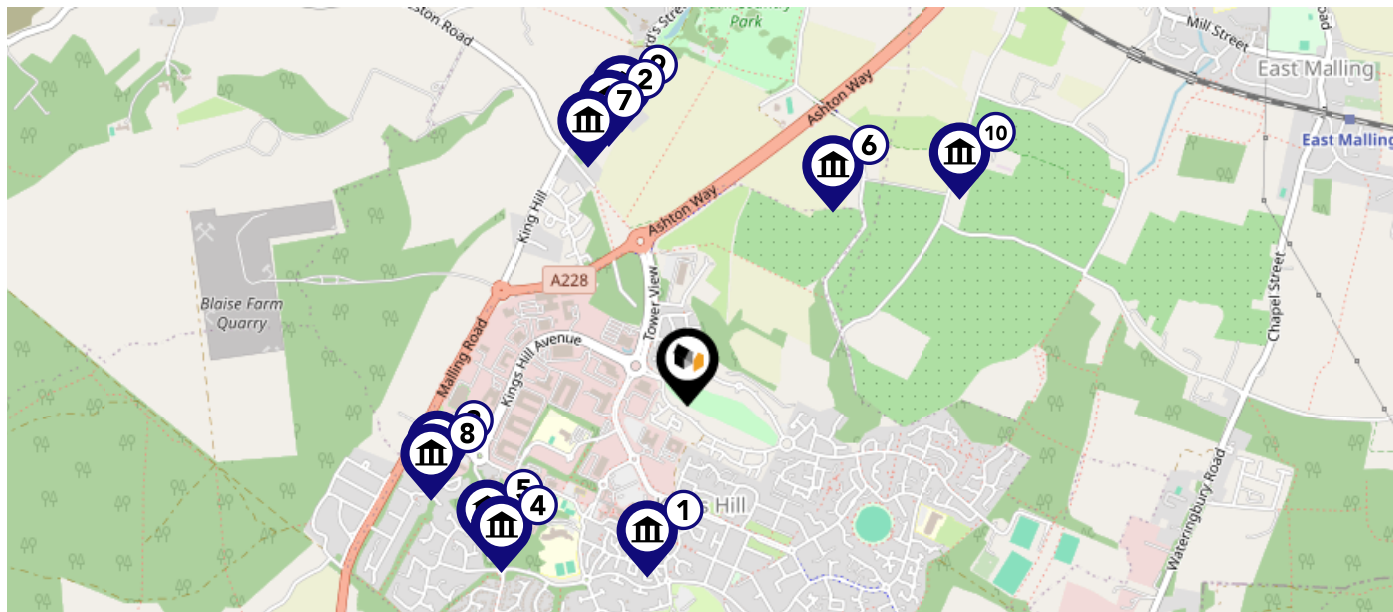
Nearby Landfill Sites











1	Corio Farm-Kings Hill, Kent	Historic Landfill	
2	Offham Quarry-Comp Lane, Kent	Historic Landfill	
3	Watermeadows Estate-East Malling, West Malling, Kent	Historic Landfill	
4	Lunsford Lane-Leybourne, Kent	Historic Landfill	
5	EA/EPR/AP3297SS/V011	Active Landfill	
6	Offham Quarry-Comp Lane, Kent	Historic Landfill	
7	Seven Mile Lane-Mereworth, Kent	Historic Landfill	
8	Hall Place Farm-North Pole Road, Barming, Kent	Historic Landfill	
9	Hernewell Farm-A20, Kent	Historic Landfill	
10	Teston-Near Waterinbury, Kent	Historic Landfill	

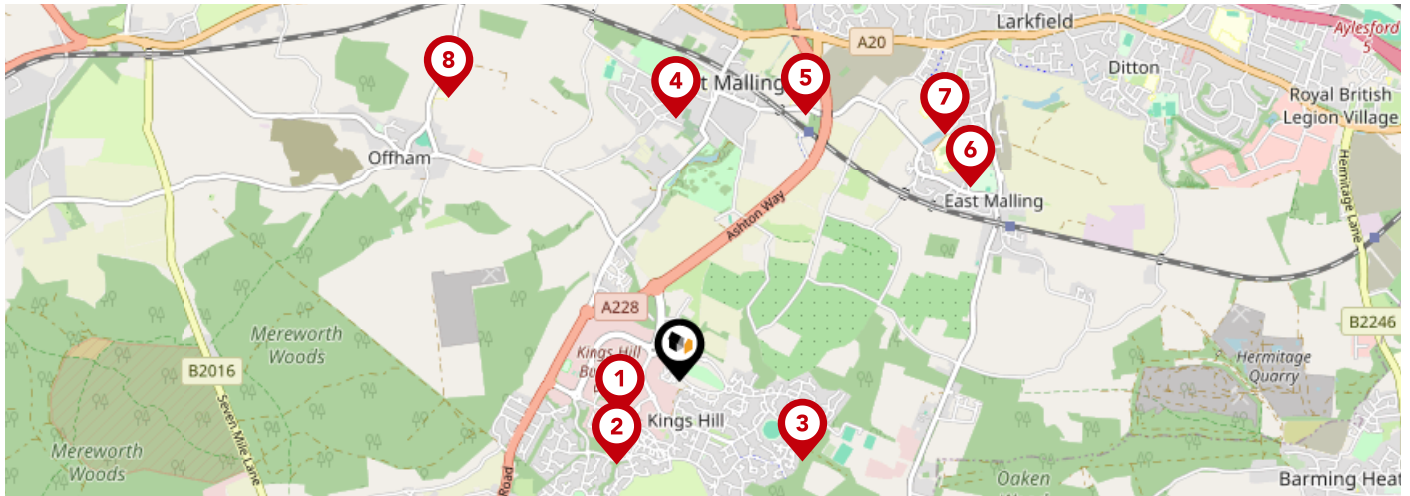
Maps









Listed Buildings

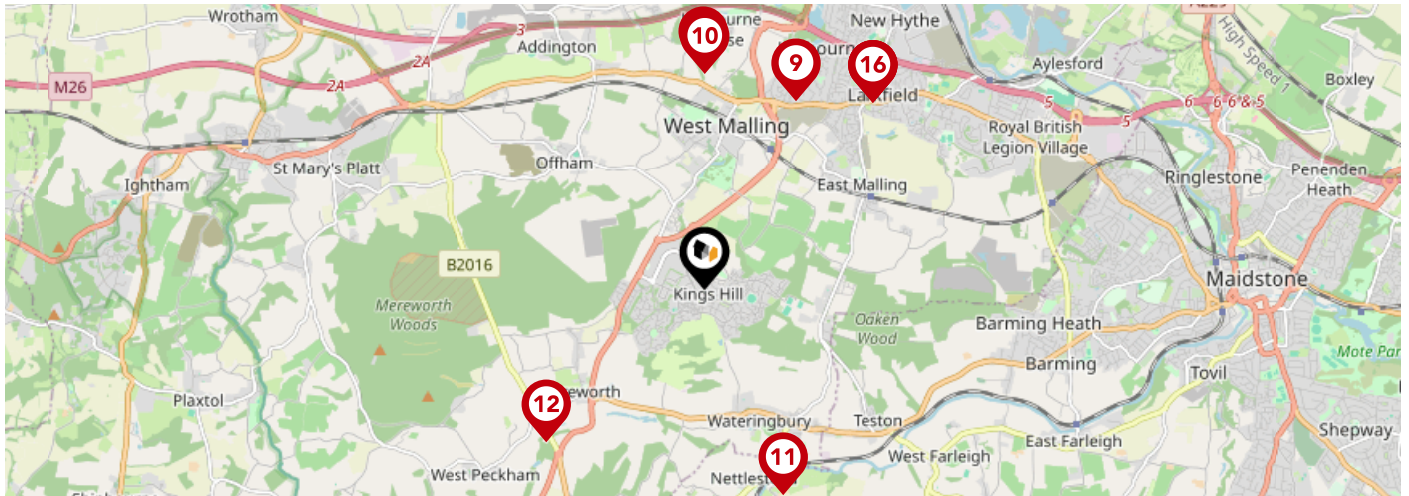
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1390914 - Control Tower	Grade II	0.4 miles
 1209125 - St Leonard's House	Grade II	0.6 miles
 1390916 - Garages To Rear Of Gibson Building (tonbridge And Malling Borough Council Offices, Former Officers Mess)	Grade II	0.6 miles
 1390913 - Former Airmens Institute	Grade II	0.6 miles
 1390915 - Buildings 10, 20, 30, 50, 60 And 70 Former Barracks	Grade II	0.6 miles
 1292825 - New Barns	Grade II	0.6 miles
 1291654 - Yew Tree Cottage	Grade II	0.6 miles
 1387787 - Gibson Building	Grade II	0.6 miles
 1209124 - Chestnuts	Grade II	0.7 miles
 1210910 - Broadwater Farm Oasthouses	Grade II	0.8 miles



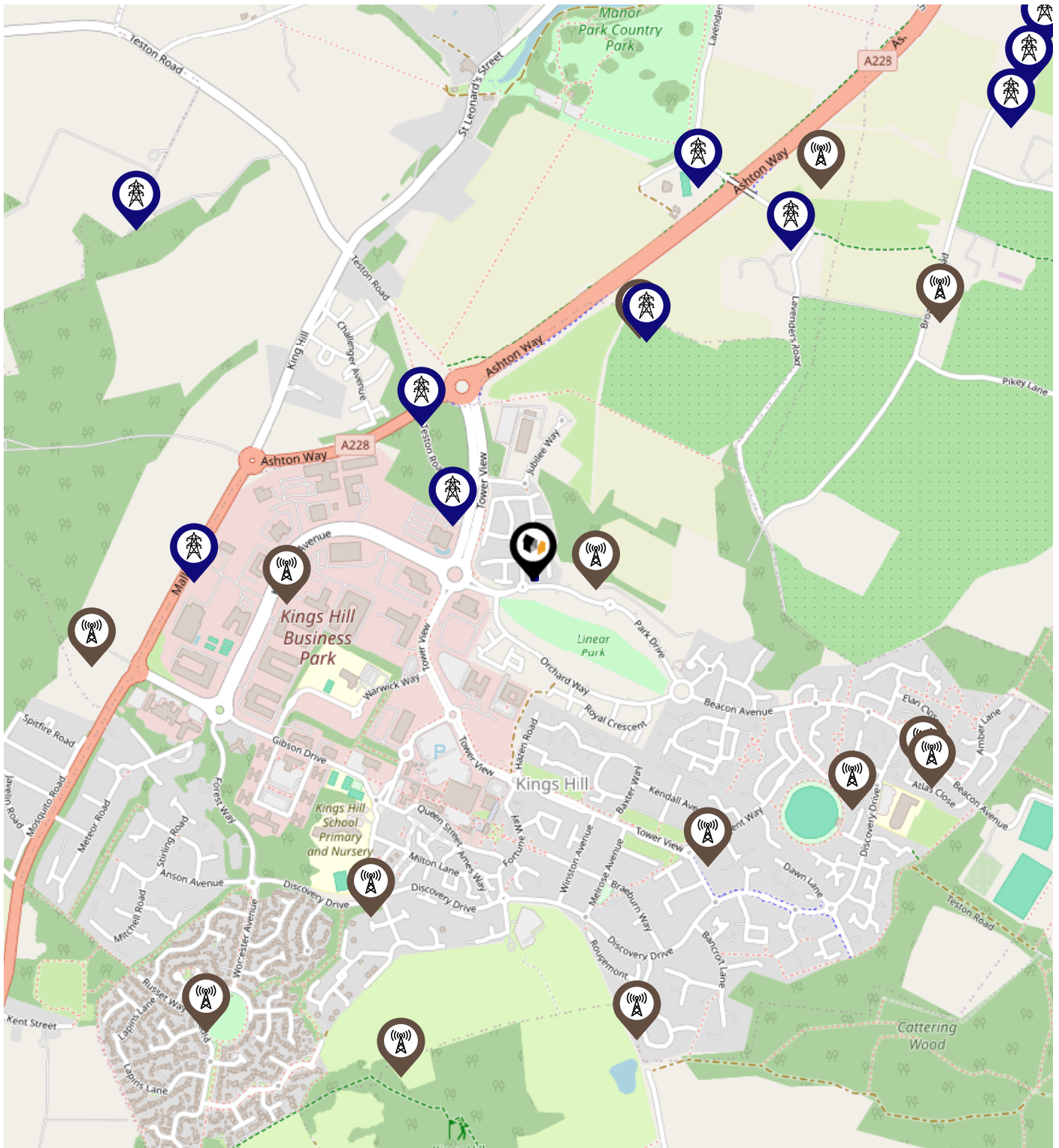
		Nursery	Primary	Secondary	College	Private
	Valley Invicta Primary School At Kings Hill Ofsted Rating: Good Pupils: 220 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hill School Primary and Nursery Ofsted Rating: Outstanding Pupils: 477 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Discovery School Ofsted Rating: Outstanding Pupils: 624 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Malling Church of England Primary School and McGinty Speech and Language Srp Ofsted Rating: Good Pupils: 213 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	More Park Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Malling School Ofsted Rating: Good Pupils: 1054 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James the Great Academy Ofsted Rating: Good Pupils: 221 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Offham Primary School Ofsted Rating: Outstanding Pupils: 204 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Leybourne, St Peter and St Paul Church of England Primary Academy Ofsted Rating: Good Pupils: 210 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Rosewood School Ofsted Rating: Good Pupils: 3 Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wateringbury Church of England Primary School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mereworth Community Primary School Ofsted Rating: Good Pupils: 202 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley Invicta Primary School At Leybourne Chase Ofsted Rating: Good Pupils: 220 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookfield Junior School Ofsted Rating: Good Pupils: 252 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookfield Infant School Ofsted Rating: Good Pupils: 178 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lunsford Primary School Ofsted Rating: Good Pupils: 204 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

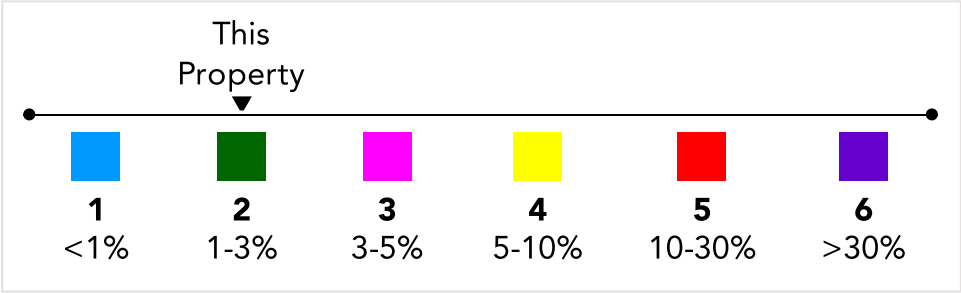
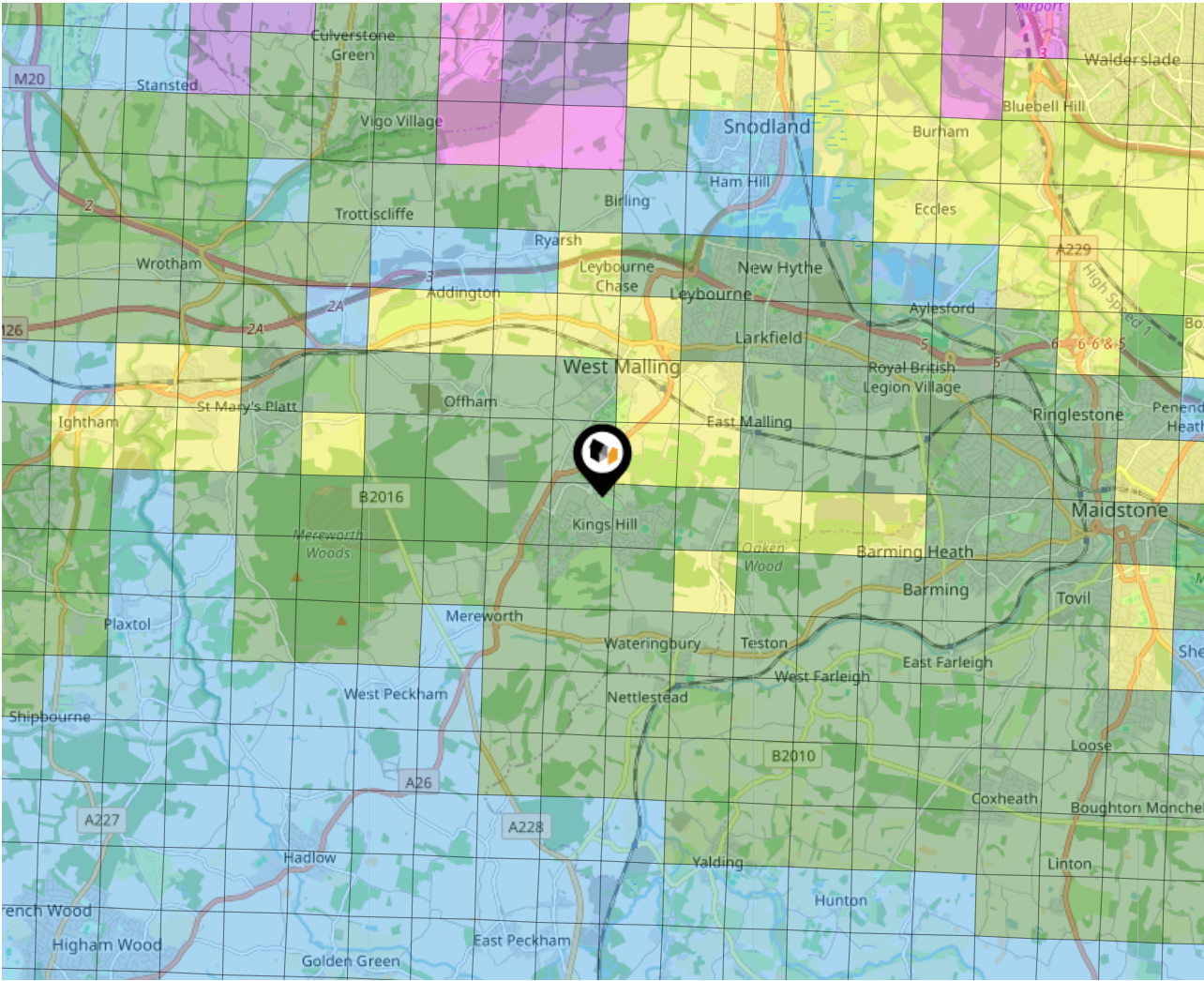


Key:

-  Power Pylons
-  Communication Masts

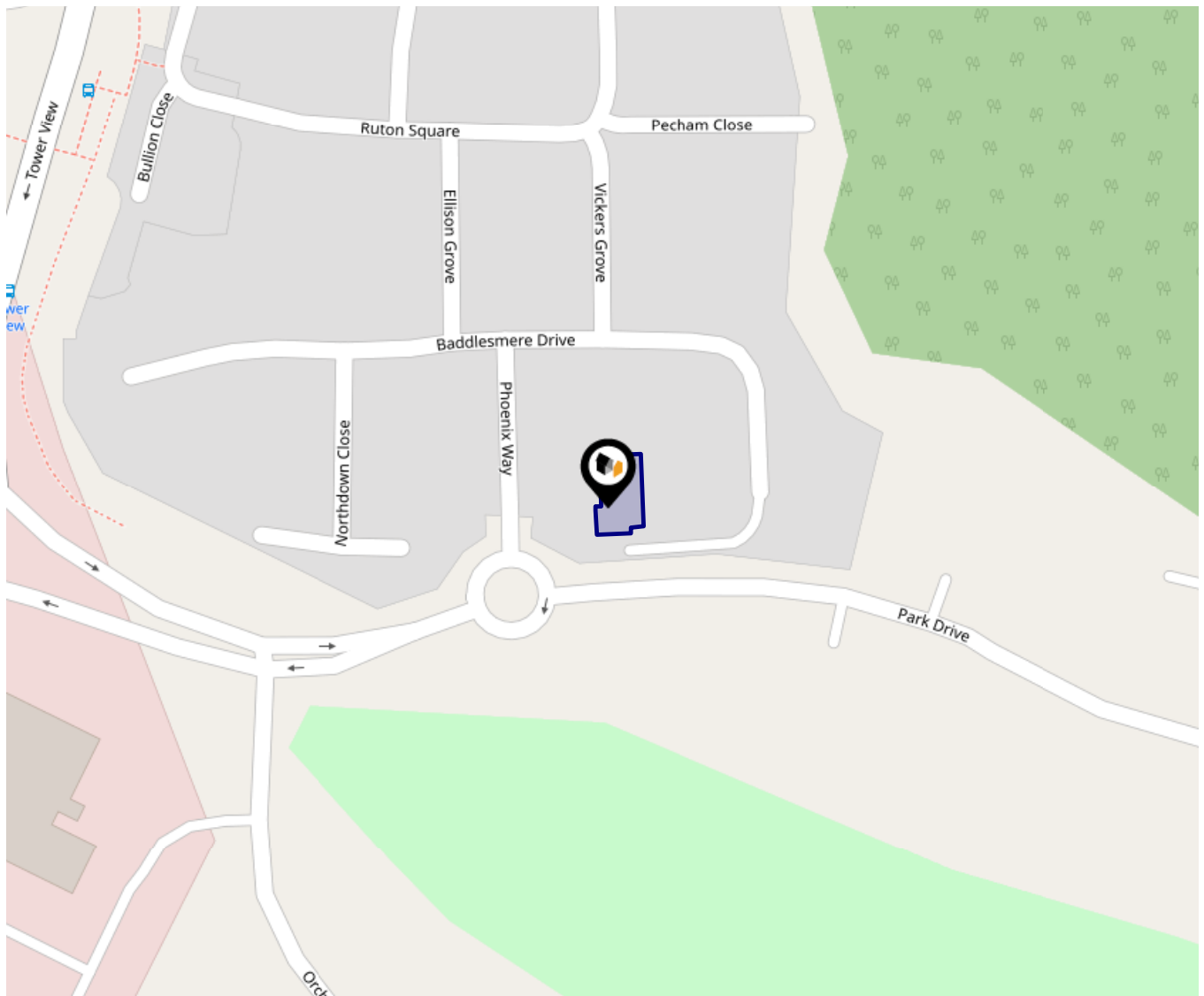
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise



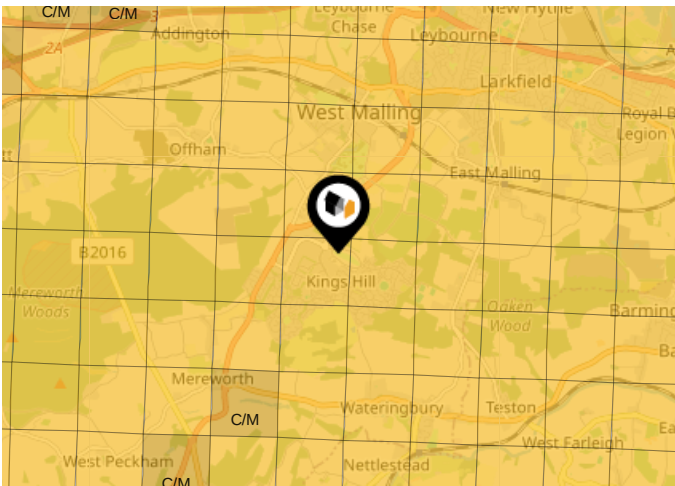
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	VARIABLE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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



NEIL JOHNSON PROPERTY AGENTS

Neil Johnson Property Agents is a distinguished independent firm dedicated to providing personalised and expert property services. With a rich background in the property industry dating back to 2001, I have assisted hundreds, if not thousands, of individuals in moving to their ideal homes. Drawing upon years of experience and in-depth knowledge of the market, I have established my own company with a steadfast commitment to easing the often-daunting process of moving.

Testimonial 1



Neil has been an absolute star - he takes the time to explain his services and what you may need to do to your home prior to putting it on the market, in order to maximise the sale price. He is trustworthy, hugely experienced and an excellent communicator. I wouldn't hesitate to recommend him to family and friends.

Testimonial 2



Neil acted for me on the potential sale of my house. I found him professional, informative and very supportive. Excellent communication and works hard to achieve your requirements. Would not hesitate to use him again or recommend him to potential sellers.

Testimonial 3



I found Neil very professional, keeping in contact with me updating me on progress and willing to go the extra mile. Nothing was too much trouble. Highly recommend him.

Testimonial 4



A well deserved 5 stars. Neil helped with the purchase of our new house. We were kept well informed thought out, he even chased the estate agents selling our house to give me the much needed updates i was not getting and was the main person pushing the chain through. I wish we used him to sell our house. We have recommended Neil to two others, who are now selling their properties through him. Definitely would recommended.

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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NEIL JOHNSON PROPERTY AGENTS

Data Quality

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