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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18th April 2025



PIZIEN WELL ROAD, WATERINGBURY, MAIDSTONE, ME18

NEIL JOHNSON PROPERTY AGENTS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,732 ft ² / 161 m ²		
Plot Area:	0.28 acres		
Council Tax :	Band G		
Annual Estimate:	£3,958		
Title Number:	K167237		

Local Area

Local Authority:	Kent	Estimated Broadband Speeds		
Conservation Area:	Pizien Well, Wateringbury	(Standard - Superfast - Ultrafast)		
Flood Risk:		9	67	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
				
				
				
				

Planning records for: *Pizien Well Road, Wateringbury, Maidstone, ME18*

Reference - 20/00020/TNCA	
Decision:	4-Appeal decided
Date:	06th January 2020
Description:	G1 - Group of 1no Ash, 1no Chestnut and 2no Elder trees along boundary - remove to stump level as adjacent woodland is self-seeding and spreading into garden and encroaching space and G2 - Various trees on boundary overhanging shed - cut back to boundary as overhanging shed

Reference - 18/02225/TNCA	
Decision:	4-Appeal decided
Date:	19th September 2018
Description:	T1 Cherry - removal of dead Cherry Tree, G1 Conifers - removal of conifer trees and G2 Conifer Hedge - topping by approx 6 feet and reshaping

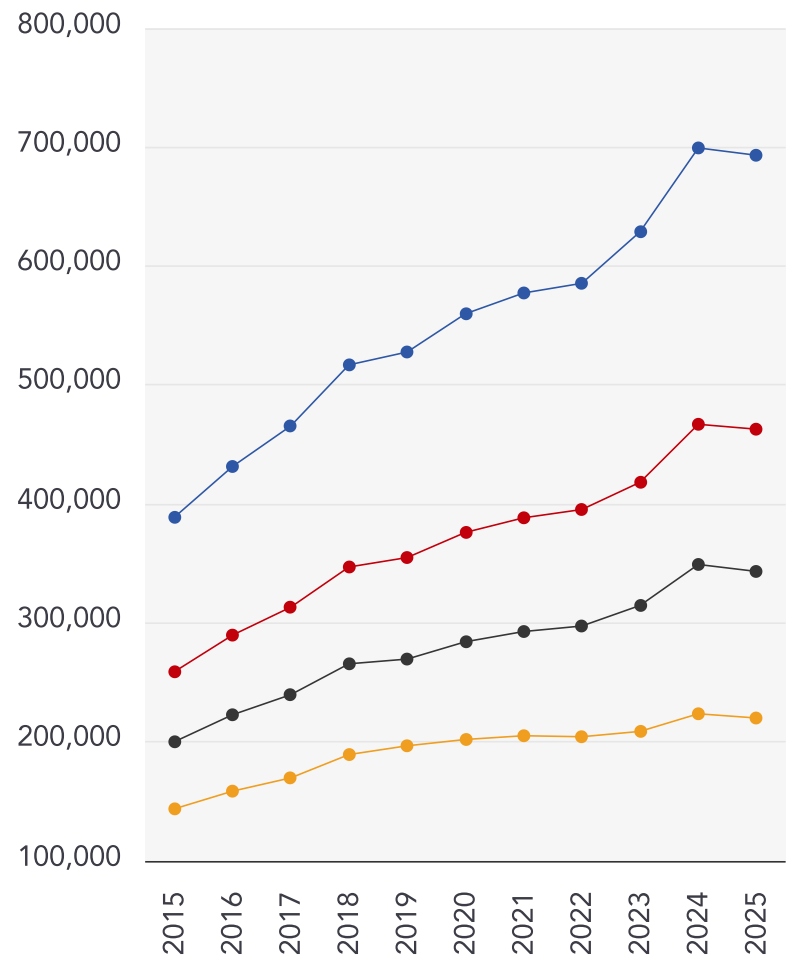
Reference - 96/00950/FL	
Decision:	Decided
Date:	28th June 1996
Description:	change of use from workshop with 'holiday' flat over to residential

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ME18



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

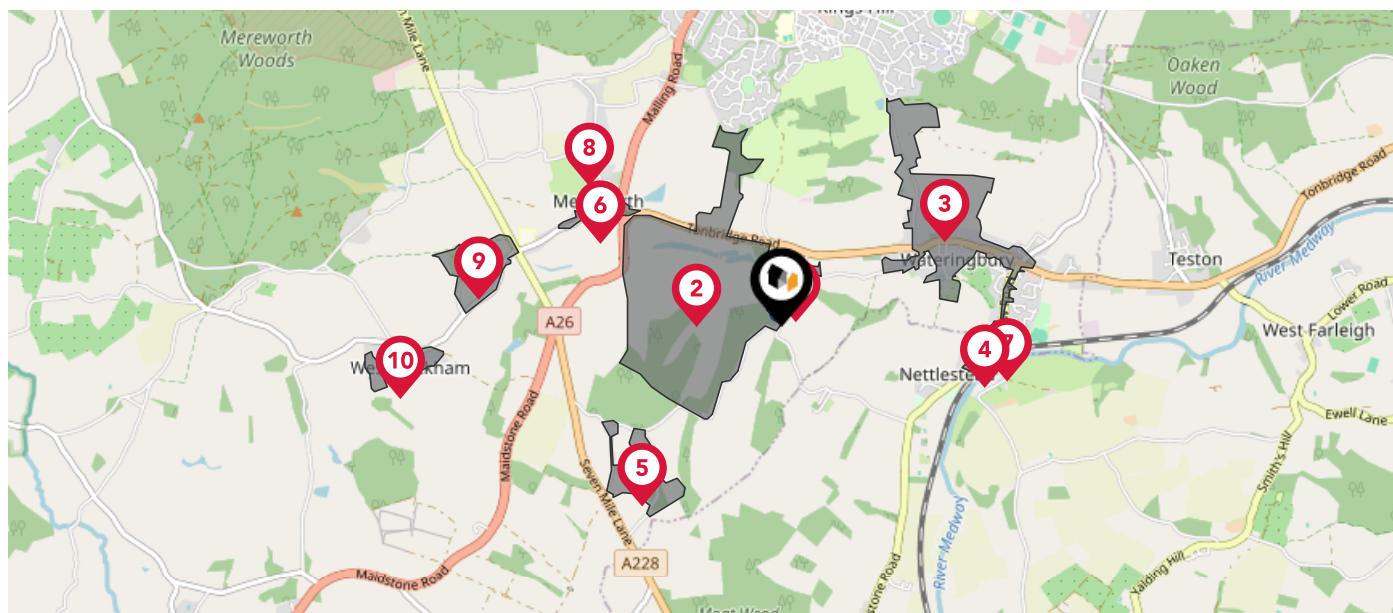
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

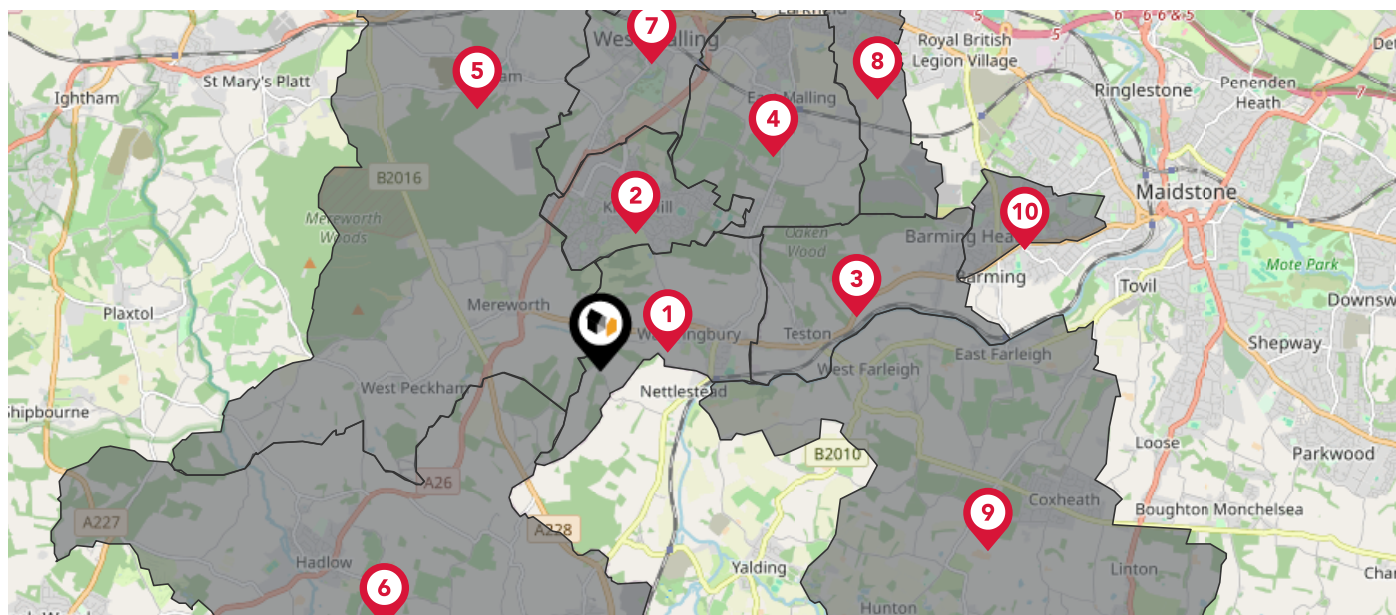
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|---------------------------|
| 1 | Pizien Well, Wateringbury |
| 2 | Merworth Castle |
| 3 | Wateringbury |
| 4 | Wateringbury |
| 5 | Roydon, East Peckham |
| 6 | The Street, Mereworth |
| 7 | Wateringbury Station |
| 8 | Butchers Lane, Mereworth |
| 9 | Yotes Court |
| 10 | West Peckham |

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 Wateringbury Ward
- 2 Kings Hill Ward
- 3 Barming and Teston Ward
- 4 East Malling Ward
- 5 Downs and Mereworth Ward
- 6 Hadlow and East Peckham Ward
- 7 West Malling and Leybourne Ward
- 8 Ditton Ward
- 9 Coxheath and Hunton Ward
- 10 Heath 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.

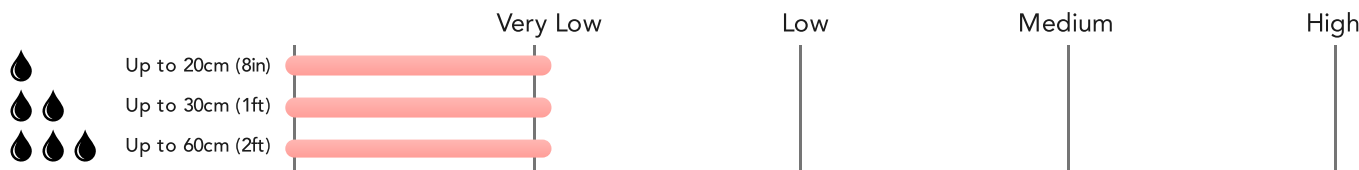


Risk Rating: Very low

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.

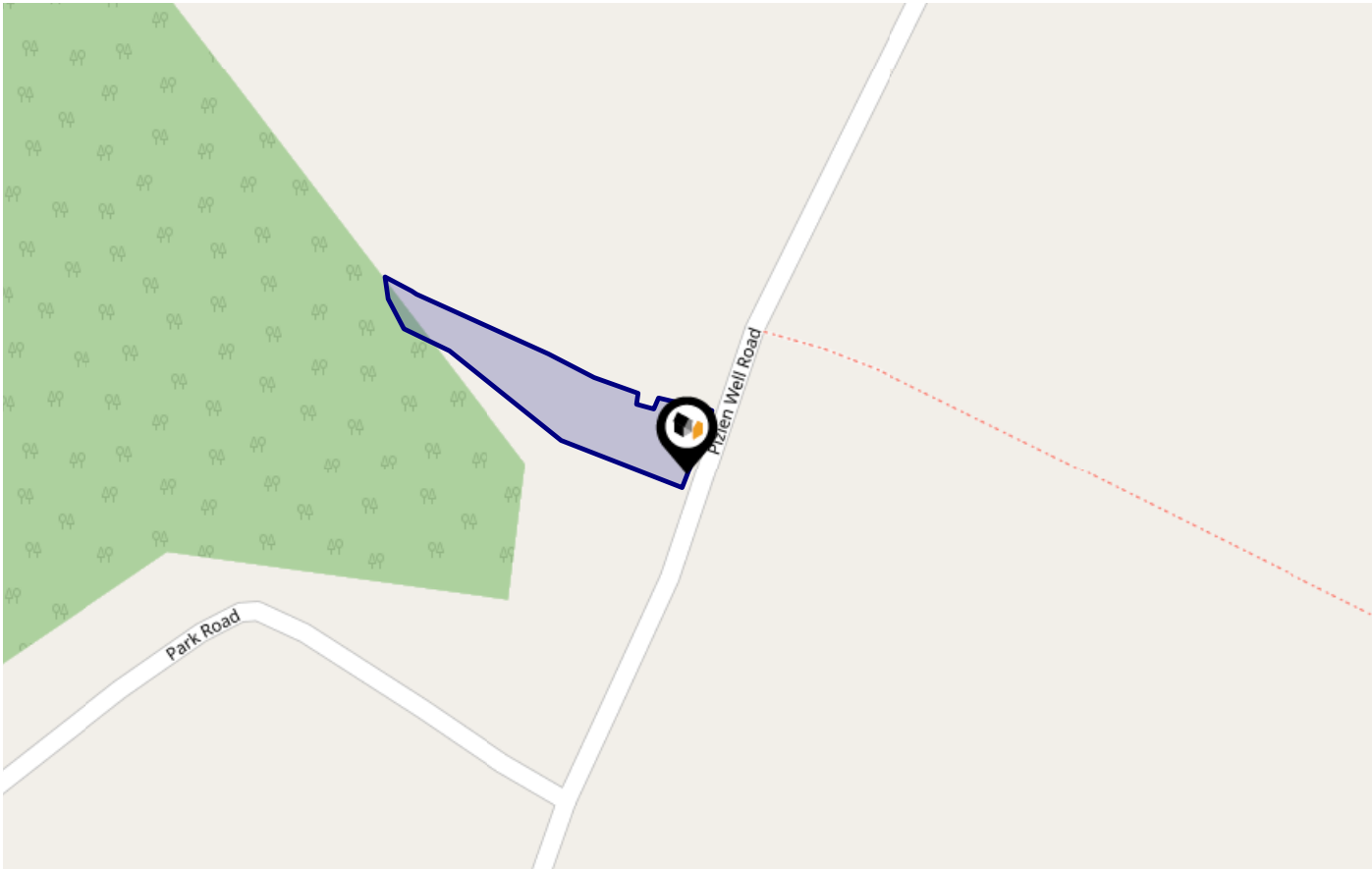
Chance of flooding to the following depths at this property:



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.

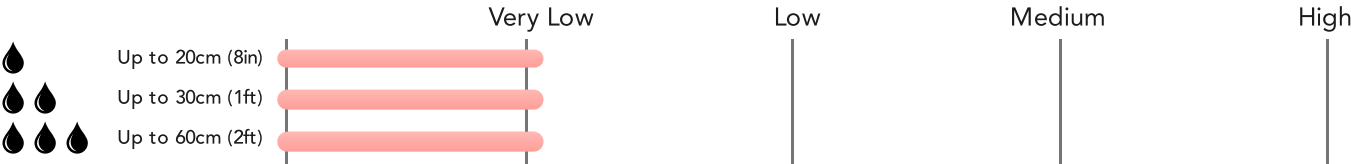


Risk Rating: Very low

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

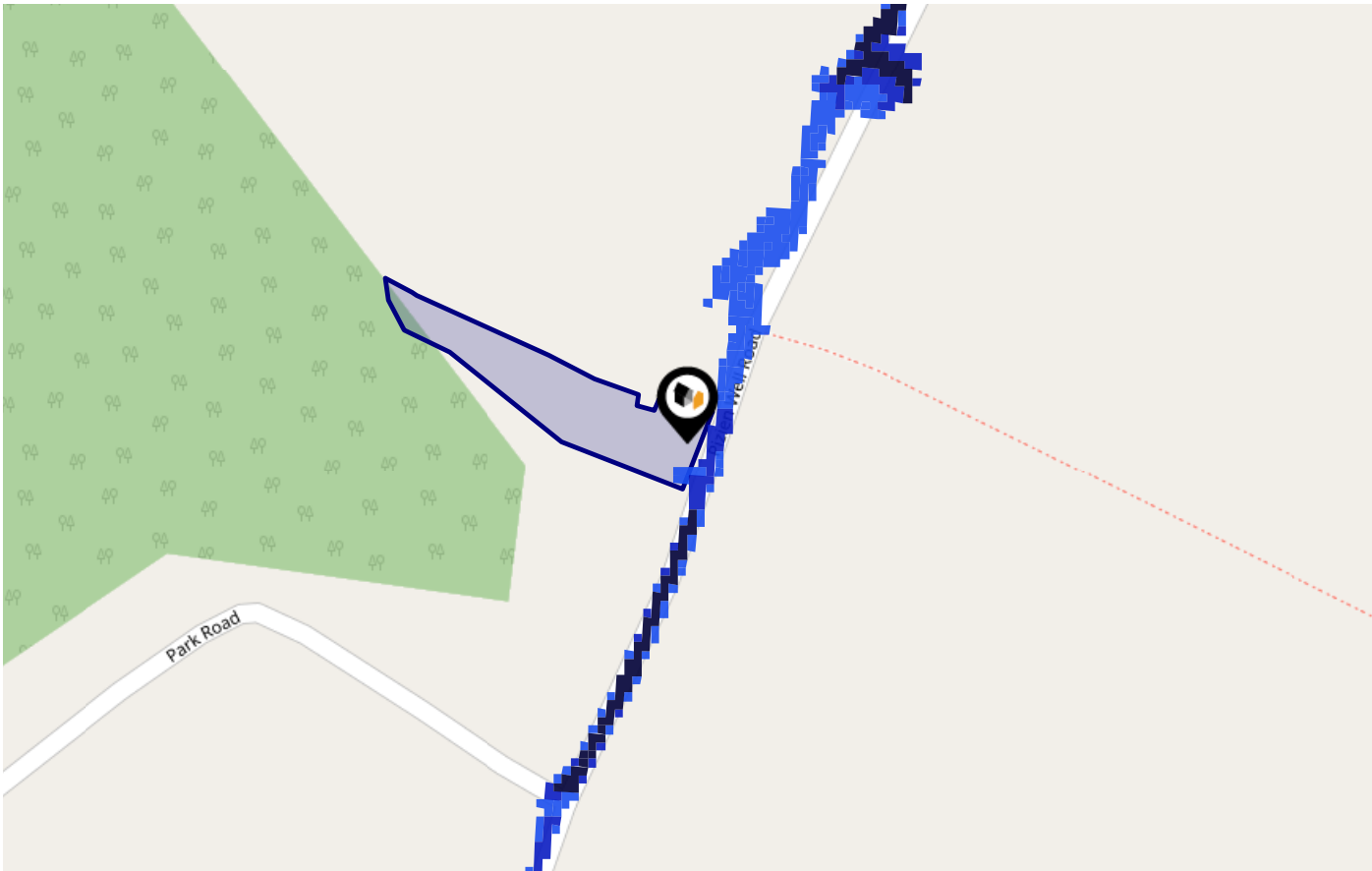
Chance of flooding to the following depths at this property:



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.

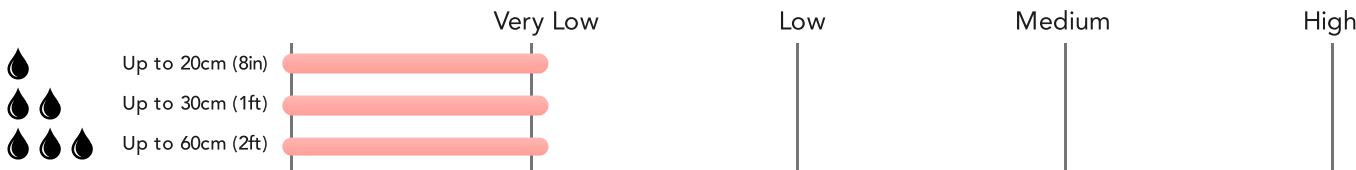


Risk Rating: Very low

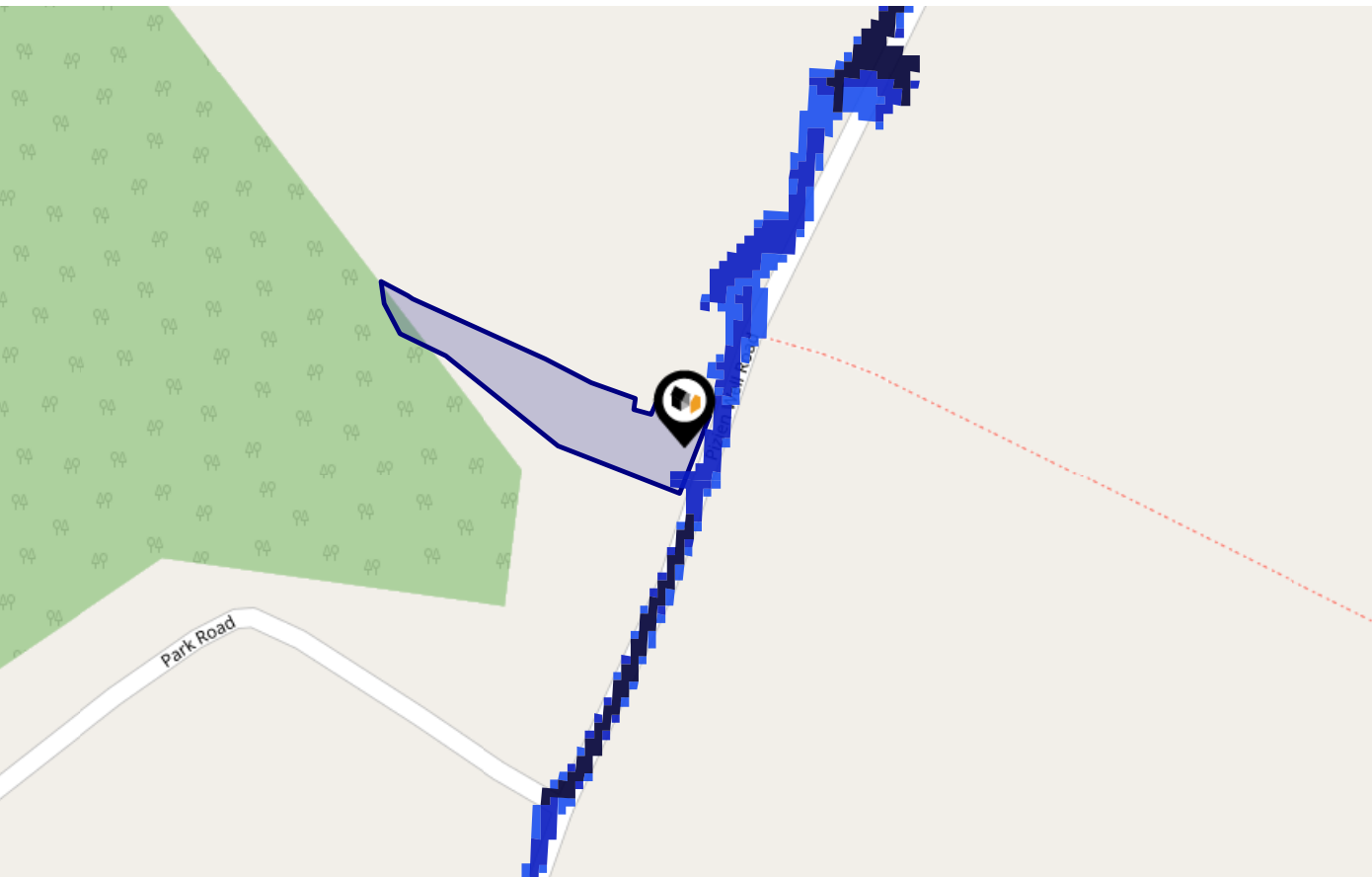
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

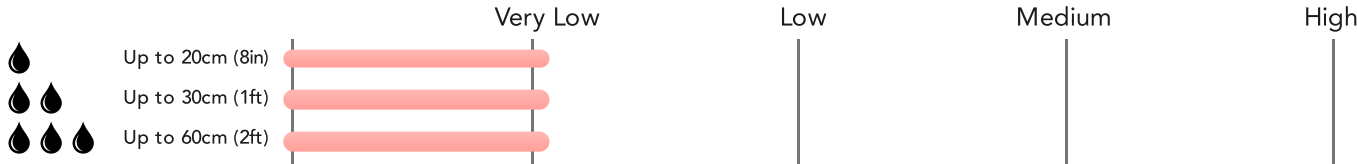


Risk Rating: Very low

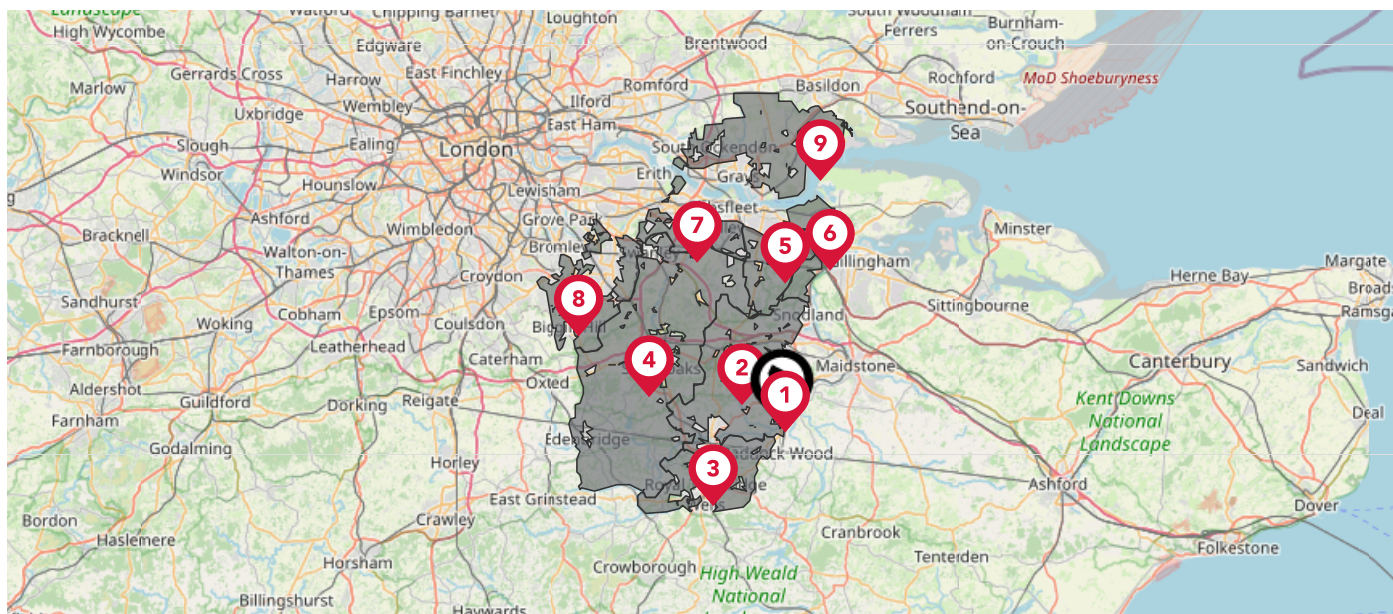
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



London Green Belt - Maidstone



London Green Belt - Tonbridge and Malling



London Green Belt - Tunbridge Wells



London Green Belt - Sevenoaks



London Green Belt - Gravesend



London Green Belt - Medway



London Green Belt - Dartford



London Green Belt - Bromley

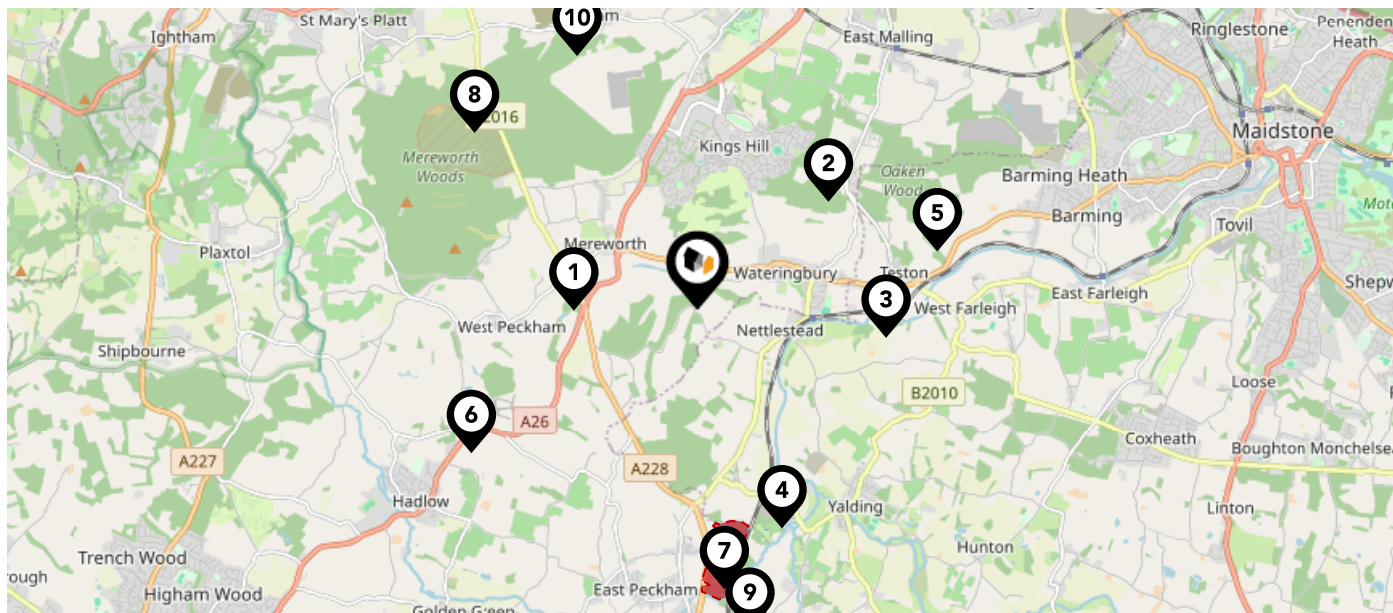


London Green Belt - Thurrock

Maps

Landfill Sites

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.



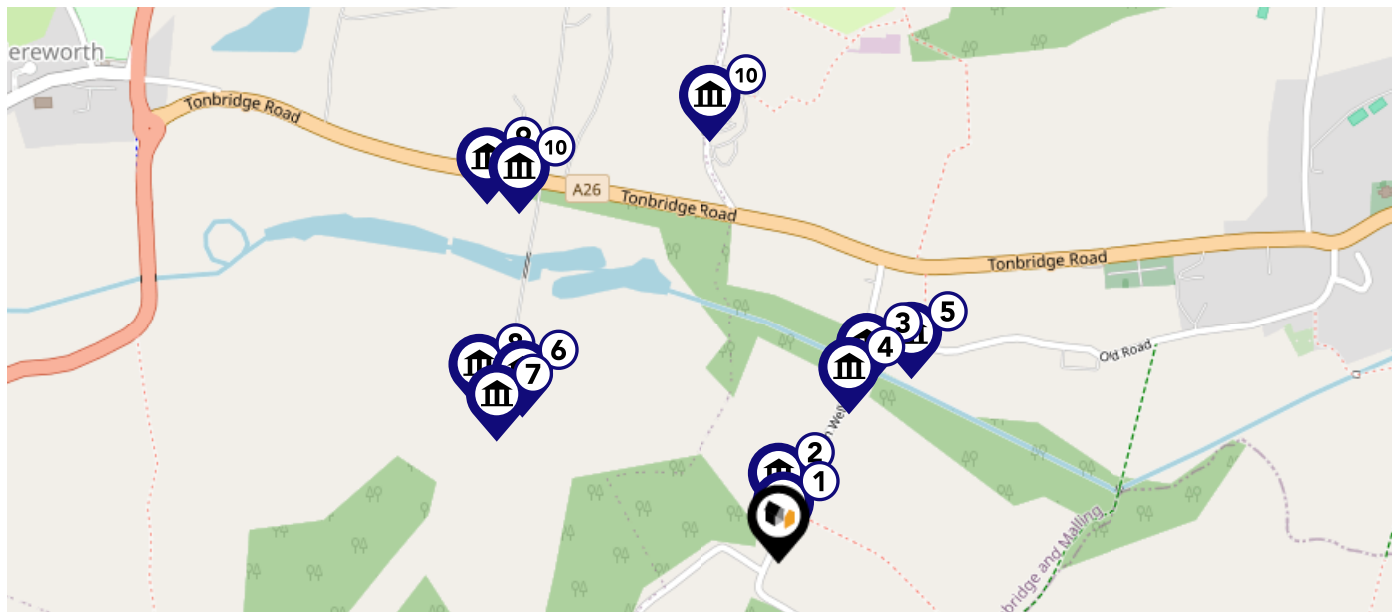
Nearby Landfill Sites












1	Seven Mile Lane-Mereworth, Kent	Historic Landfill	
2	Corio Farm-Kings Hill, Kent	Historic Landfill	
3	Teston-Near Waterinbury, Kent	Historic Landfill	
4	Yalding-Maidstone, Kent	Historic Landfill	
5	Hall Place Farm-North Pole Road, Barming, Kent	Historic Landfill	
6	Goose Green-Hadlow, Kent	Historic Landfill	
7	EA/EPR/DB3604XQ/V003	Active Landfill	
8	Viking Oak Kennel-South East of Platt, Kent	Historic Landfill	
9	Laddingford-Maidstone, Kent	Historic Landfill	
10	Offham Quarry-Comp Lane, Kent	Historic Landfill	

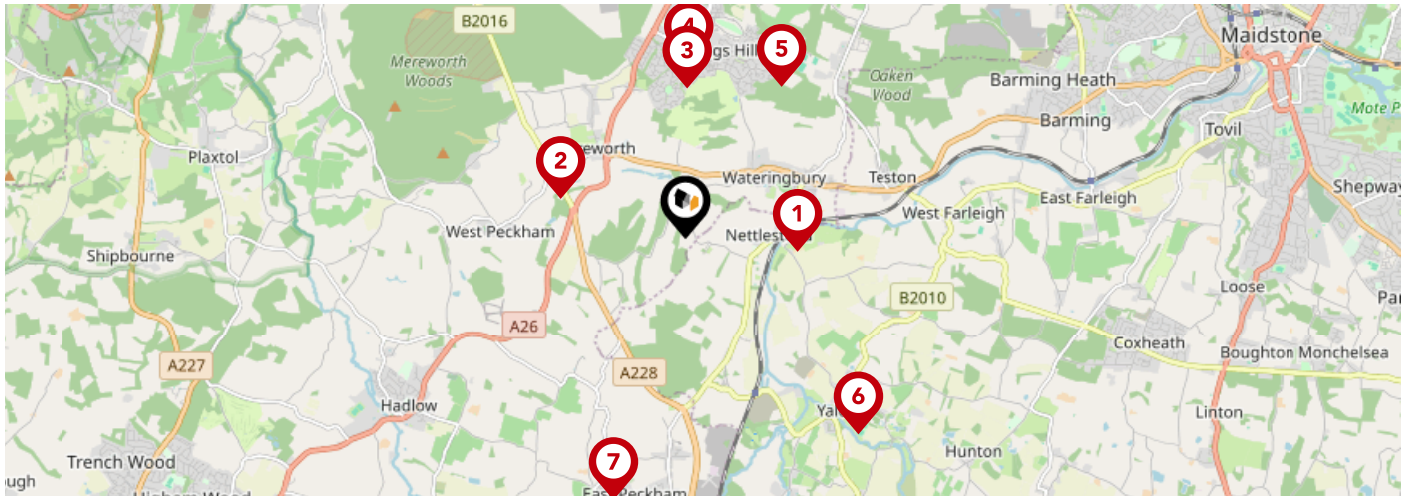
Maps









Listed Buildings

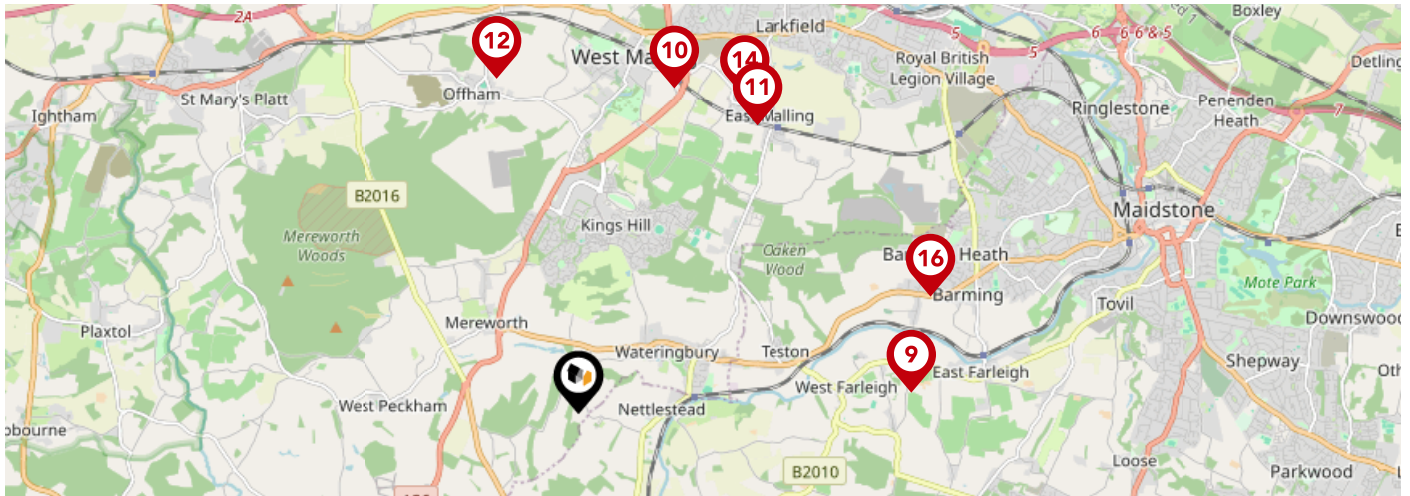
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1070658 - 159, Pizien Well Road	Grade II	0.0 miles
	1070657 - Good Intent Cottage	Grade II	0.1 miles
	1070654 - 309 And 311, Old Road	Grade II	0.2 miles
	1070656 - 65, Pizien Well Road	Grade II	0.2 miles
	1070655 - 288-292, Old Road	Grade II	0.3 miles
	1363025 - Pavilion To The North East Of Mereworth Castle	Grade I	0.3 miles
	1070675 - Mereworth Castle (main Block)	Grade I	0.4 miles
	1070676 - Pavilion To The North West And Stables Of Mereworth Castle	Grade I	0.4 miles
	1070680 - The Bull House	Grade II	0.5 miles
	1070693 - 68 And 70, Danns Lane	Grade II	0.5 miles
	1070678 - Lodge On West Side Of Drive To Mereworth Castle	Grade II	0.5 miles



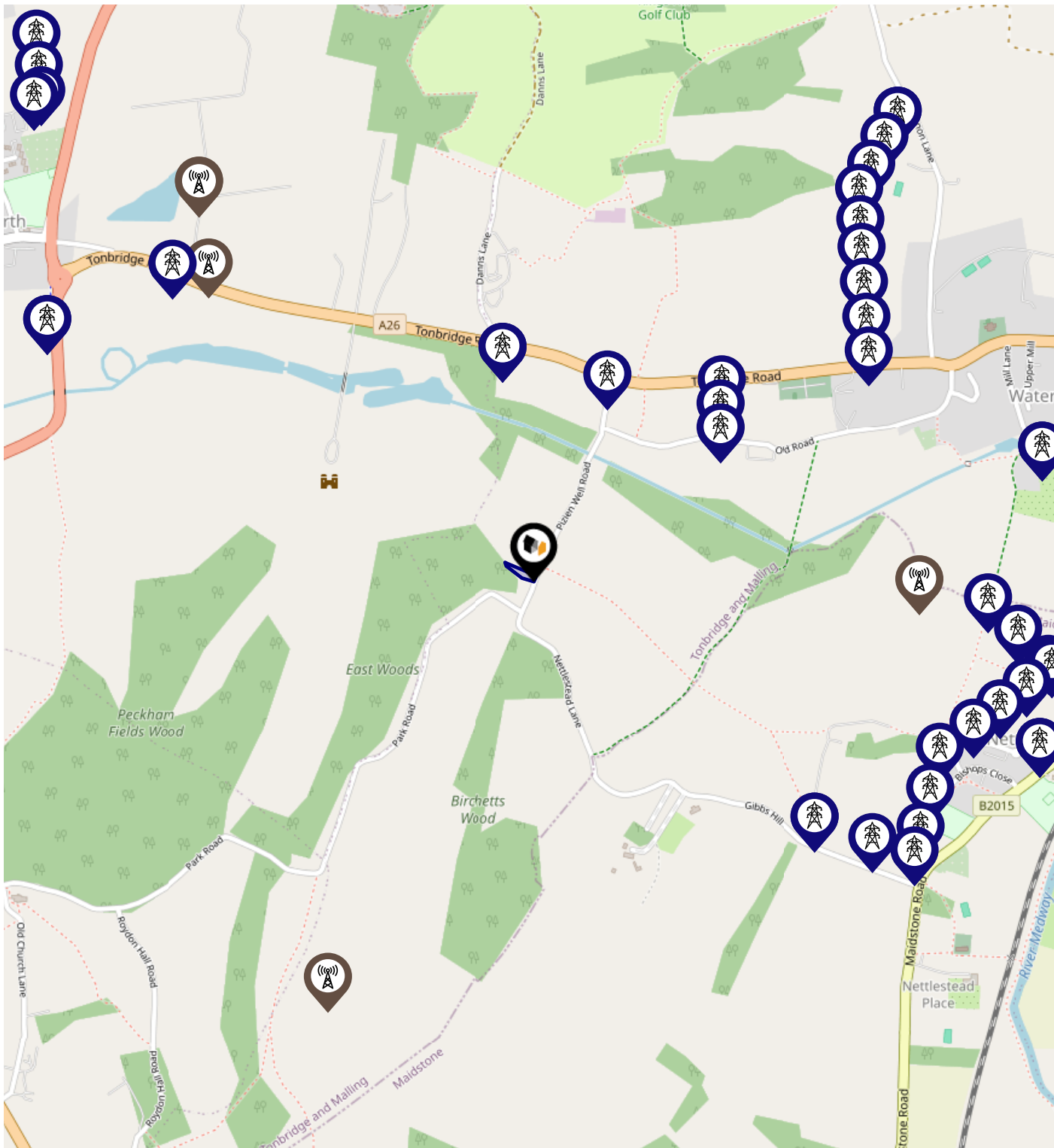
		Nursery	Primary	Secondary	College	Private
	Wateringbury Church of England Primary School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mereworth Community Primary School Ofsted Rating: Good Pupils: 202 Distance:1.21	<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:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley Invicta Primary School At Kings Hill Ofsted Rating: Good Pupils: 220 Distance:1.62	<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:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yalding, St Peter and St Paul Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 163 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Peckham Primary School Ofsted Rating: Requires improvement Pupils: 179 Distance:2.52	<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:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Helens Montessori School Ofsted Rating: Good Pupils: 48 Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	More Park Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:3.14	<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:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Offham Primary School Ofsted Rating: Outstanding Pupils: 204 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hadlow Primary School Ofsted Rating: Good Pupils: 182 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James the Great Academy Ofsted Rating: Good Pupils: 221 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laddingford St Mary's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 72 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barming Primary School Ofsted Rating: Good Pupils: 482 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

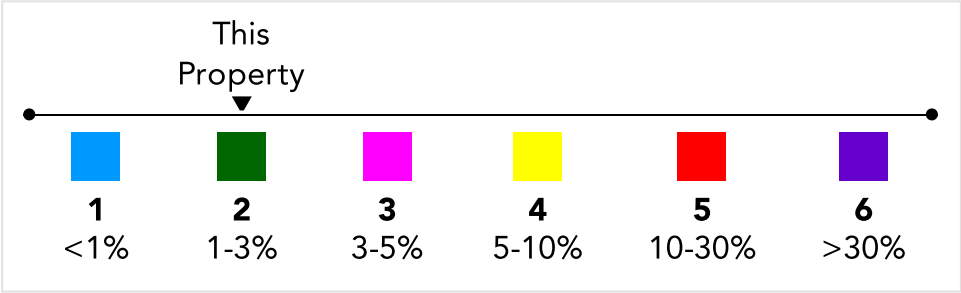
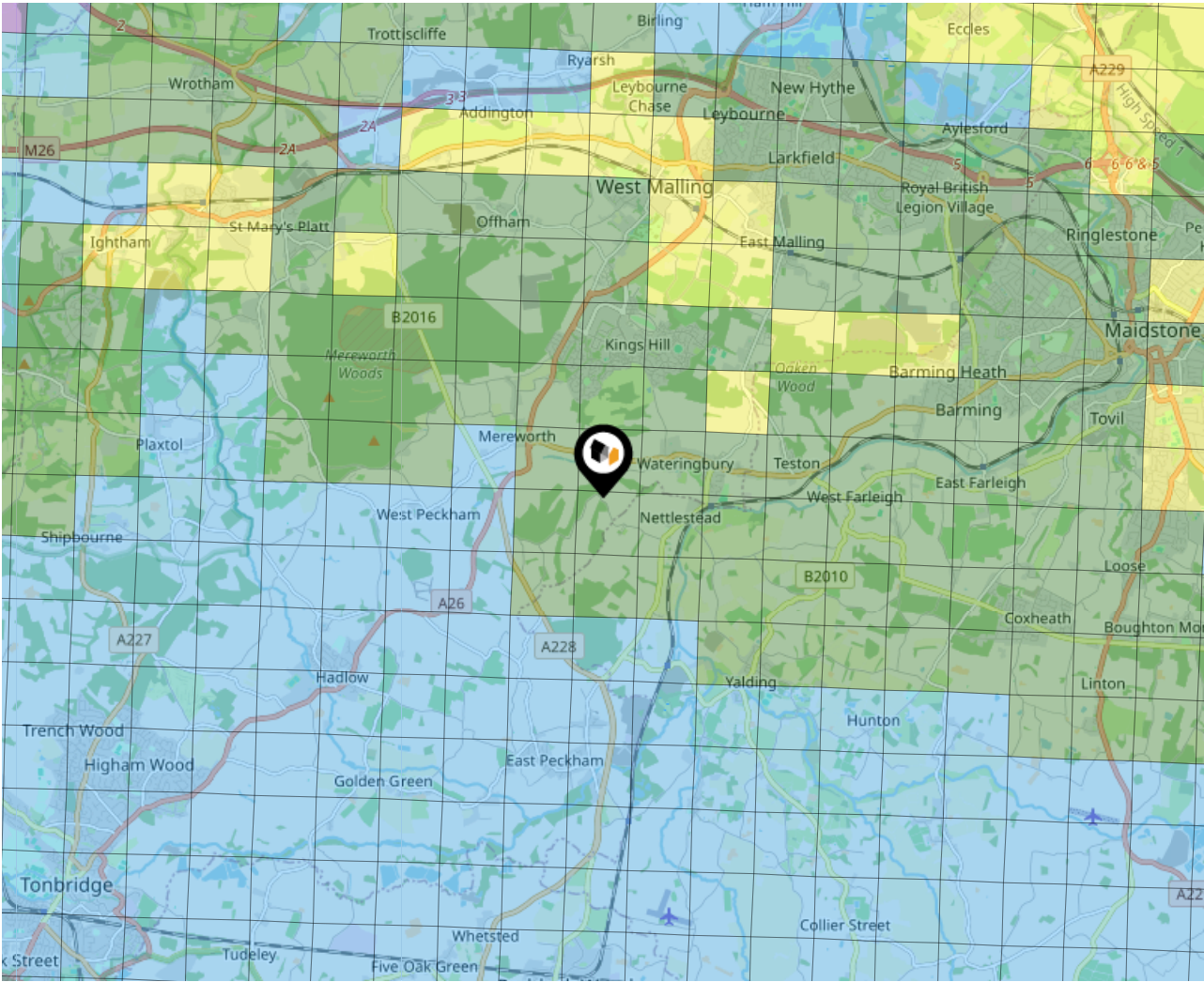


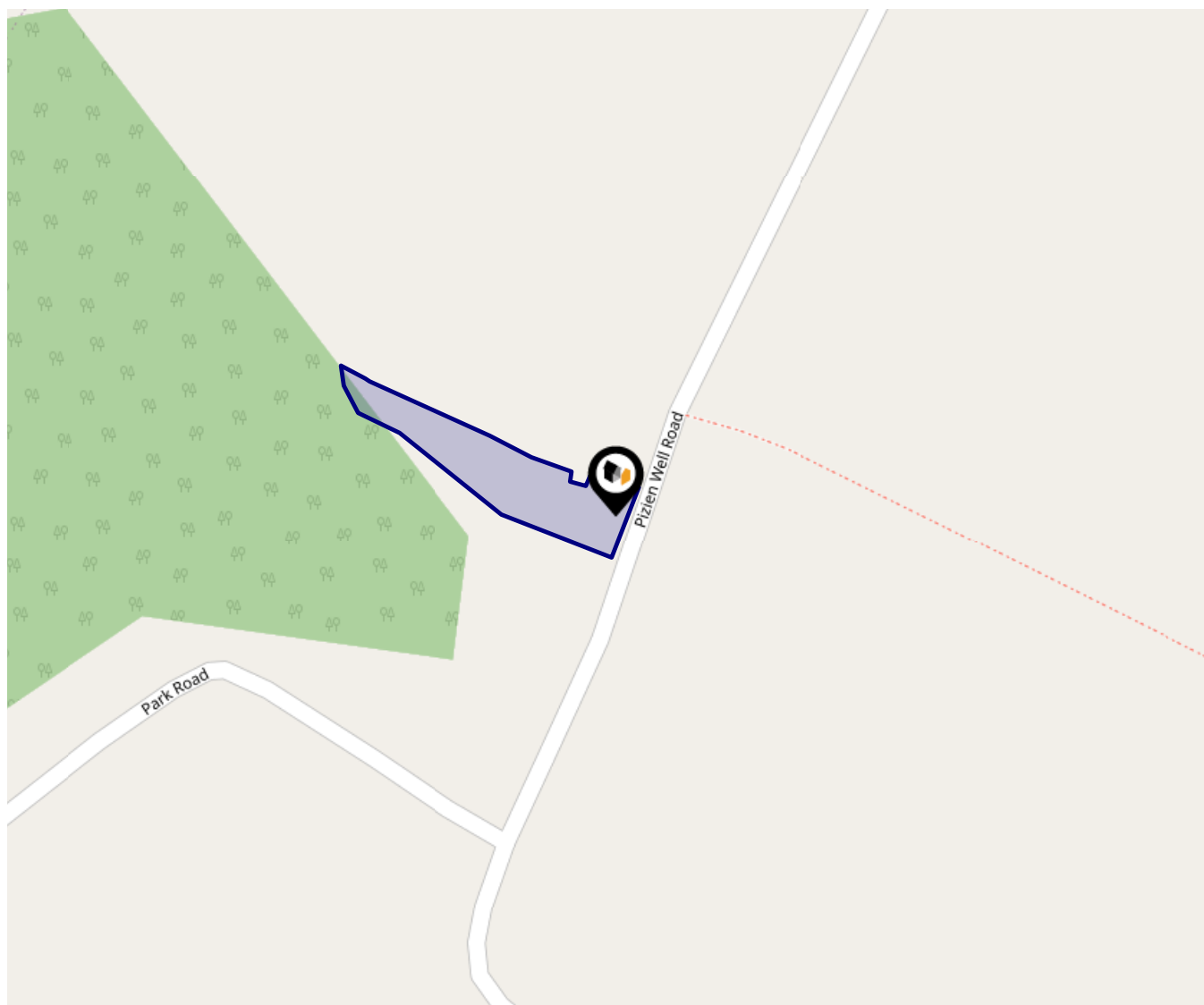
Key:

-  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).





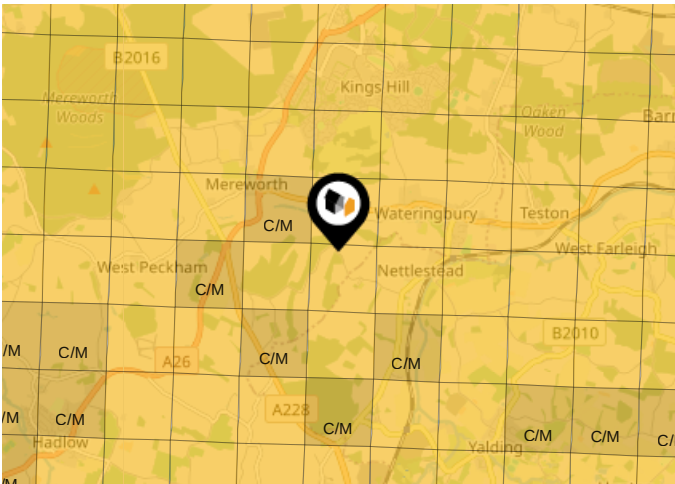
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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