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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st December 2025



THE LAKES, LARKFIELD, AYLESFORD, ME20

NEIL JOHNSON PROPERTY AGENTS

SUITE 112, 80 CHURCHILL SQUARE, KINGS HILL, WEST MALLING, ME19 4YU

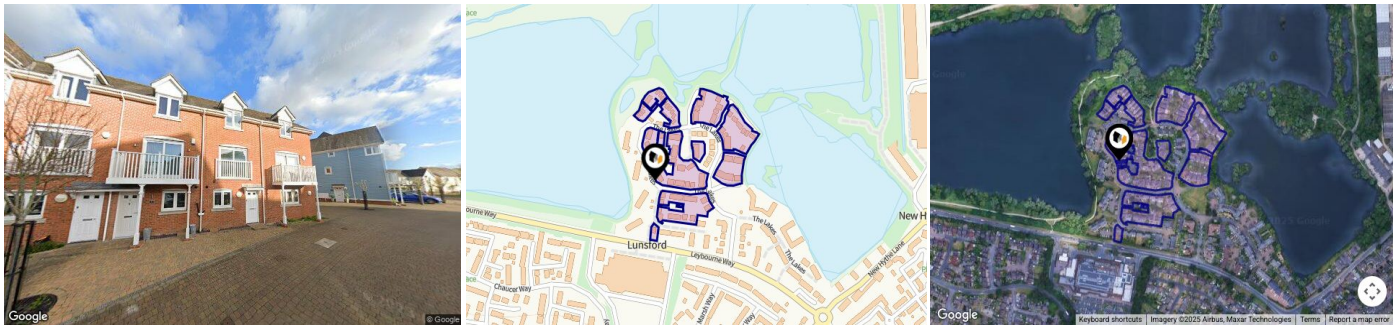
01732 752001

NEIL@NJ-PA.CO.UK

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Property




Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	7.77 acres		
Year Built :	2004		
Council Tax :	Band E		
Annual Estimate:	£2,903		
Title Number:	K955413		

Local Area

Local Authority:	Kent	Estimated Broadband Speeds
Conservation Area:	No	(Standard - Superfast - Ultrafast)

Flood Risk:

- Rivers & Seas Very low
- Surface Water Very low

3 mb/s	80 mb/s	10000 mb/s
		

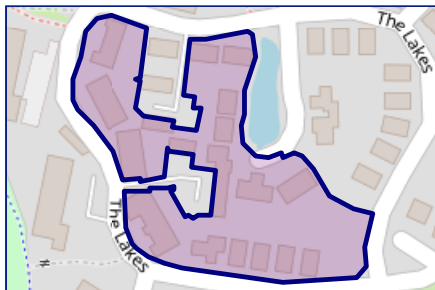
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

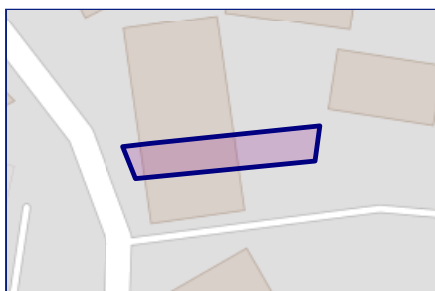


Multiple Freehold Title Plans Detected



K955413

Multiple Freehold Title Plans Detected



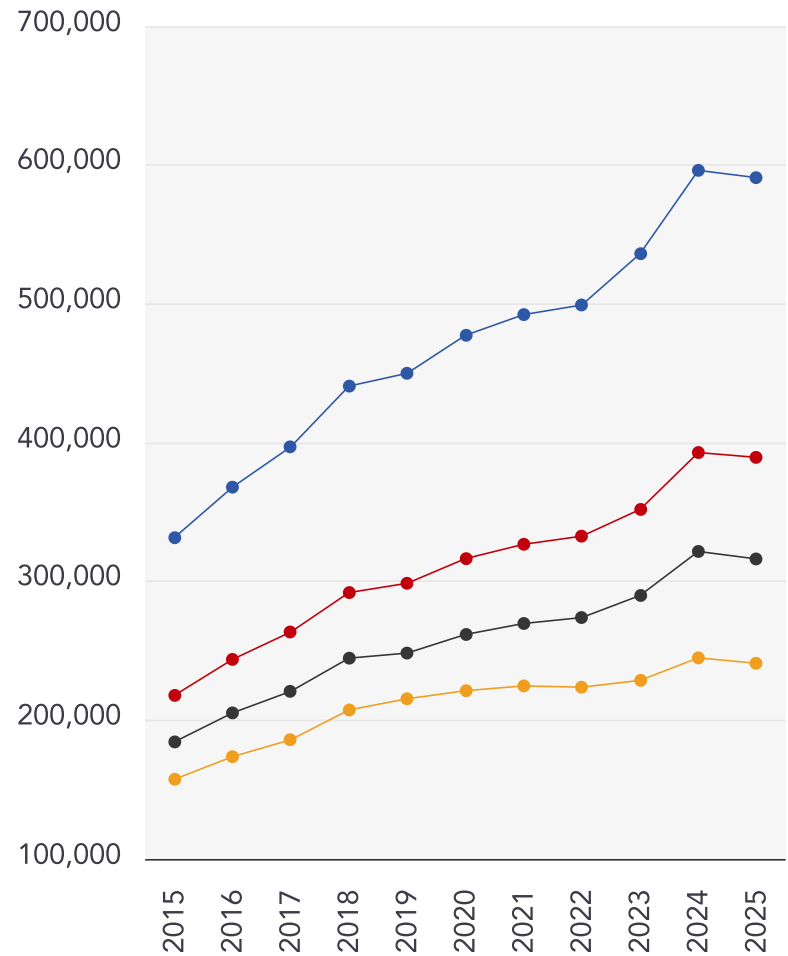
K880457

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ME20



Detached

+78.26%

Semi-Detached

+78.72%

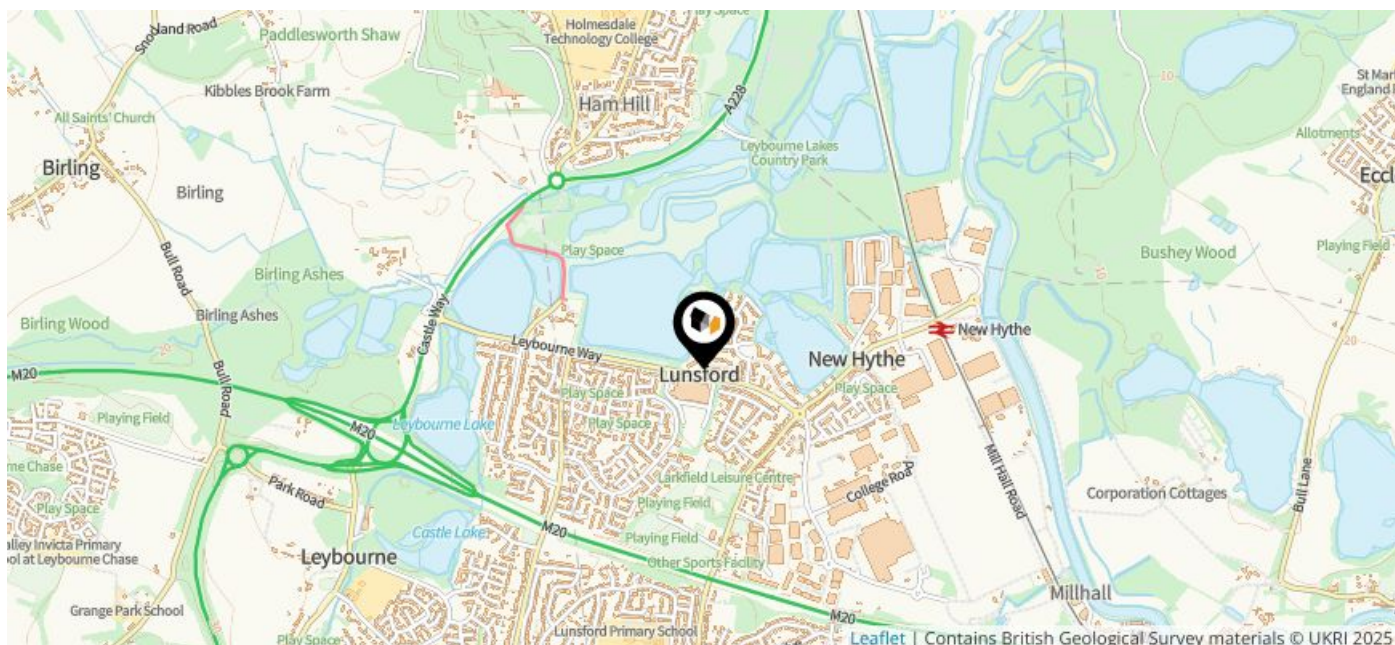
Terraced

+71.52%

Flat

+53.1%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

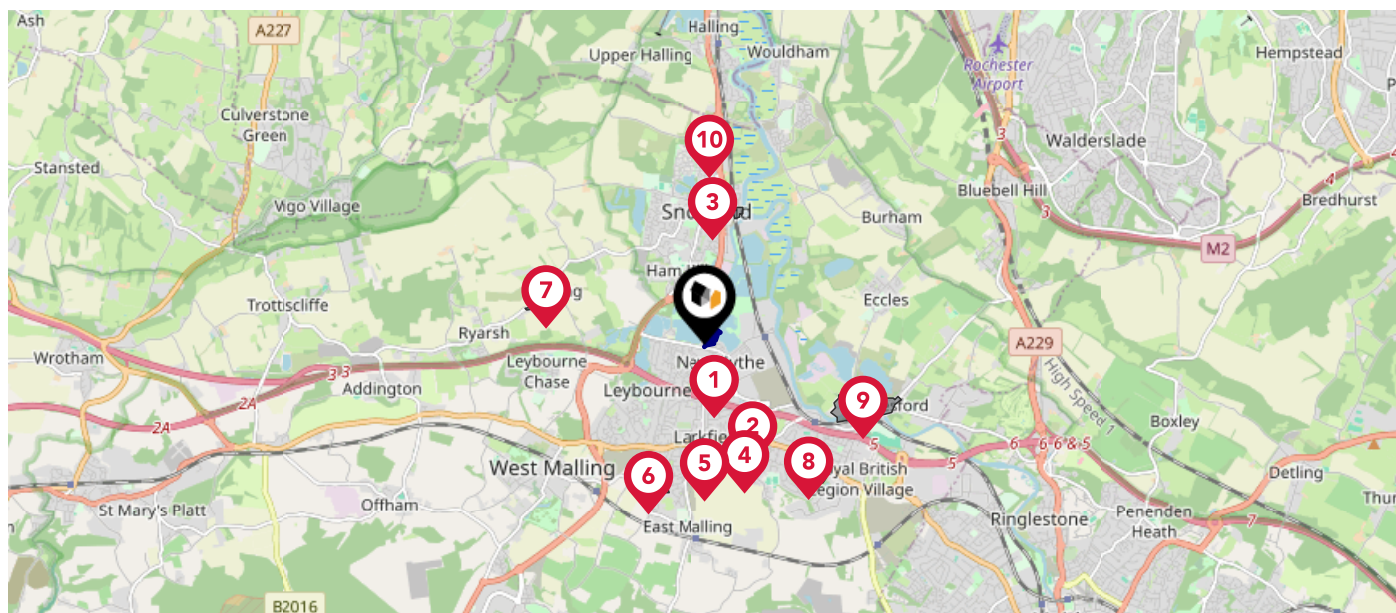
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

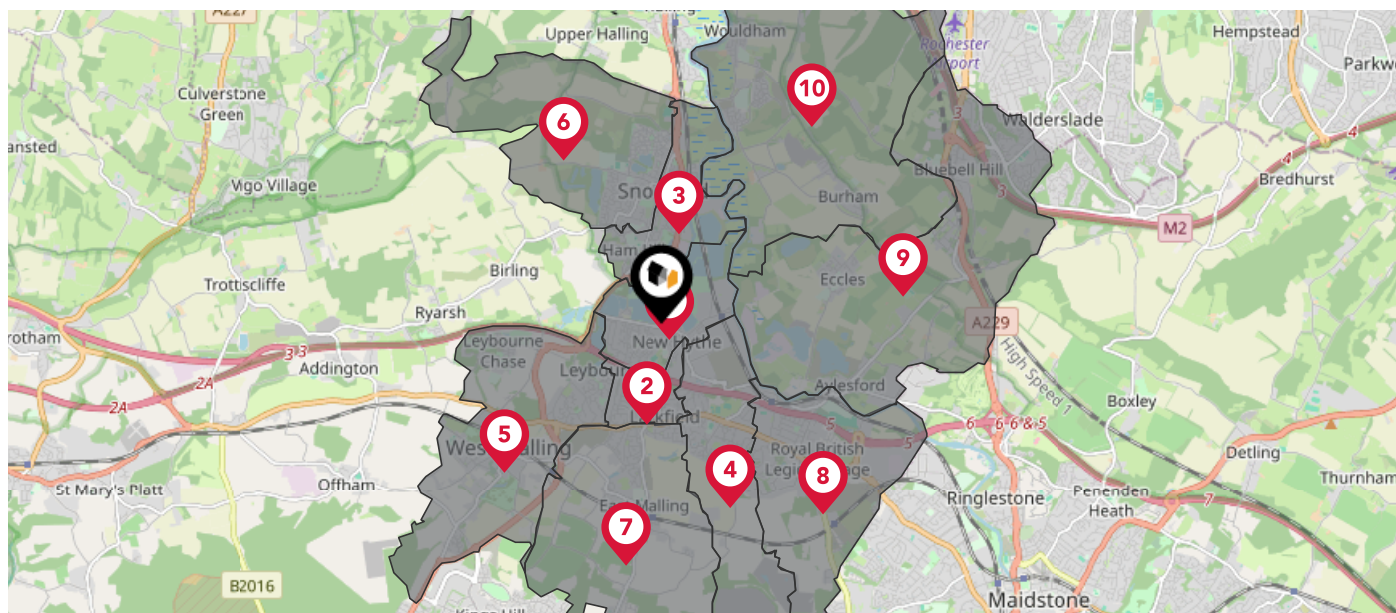
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Larkfield Church
- 2 Cobdown Farm, Ditton
- 3 Snodland
- 4 Ditton
- 5 Bradbourne, East Malling
- 6 Clare Park and Blacklands
- 7 Birling
- 8 Holtwood, Aylesford
- 9 Aylesford
- 10 Holborough Mill, Snodland

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

Larkfield North Ward

2

Larkfield South Ward

3

Snodland East and Ham Hill Ward

4

Ditton Ward

5

West Malling and Leybourne Ward

6

Snodland West and Holborough Lakes Ward

7

East Malling Ward

8

Aylesford South Ward

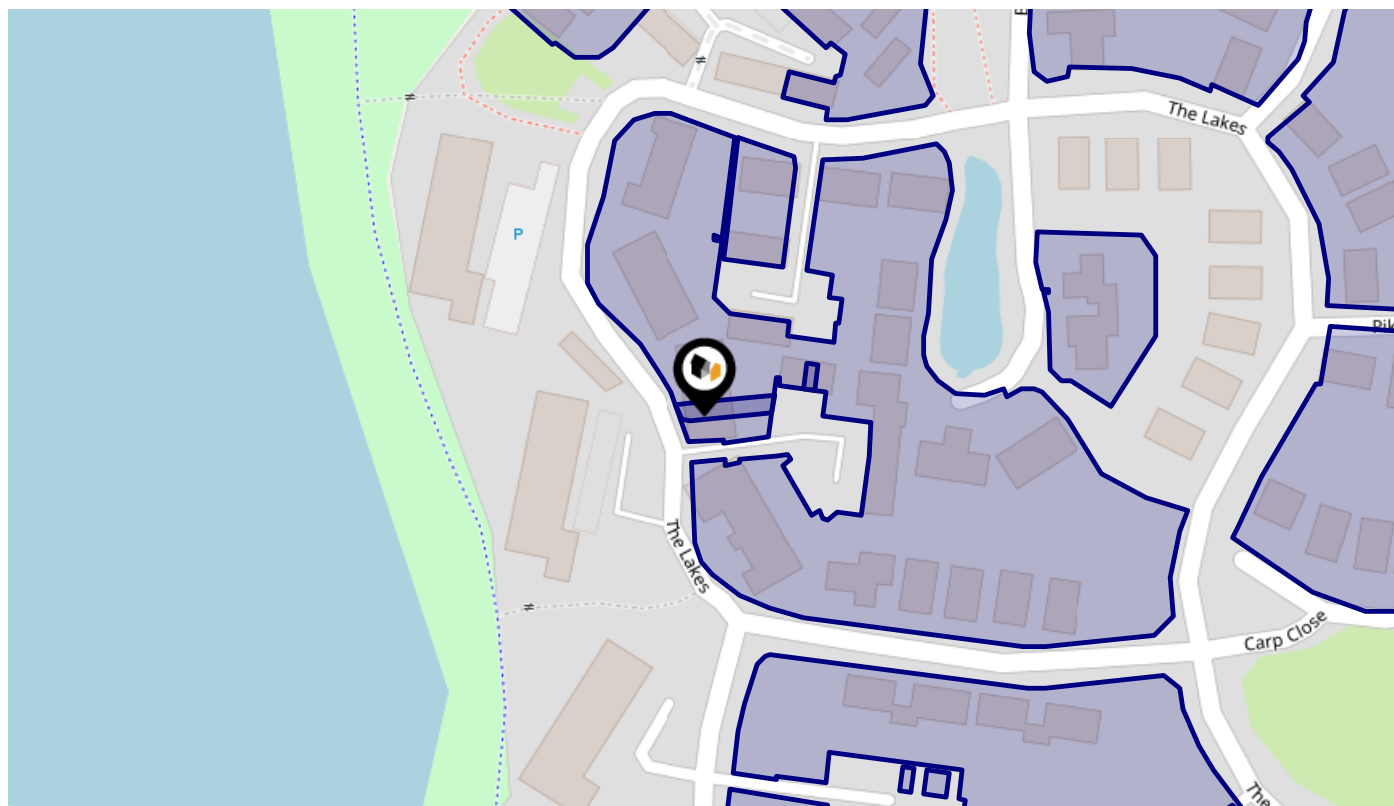
9

Aylesford North and Walderslade Ward

10

Burham and Wouldham Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

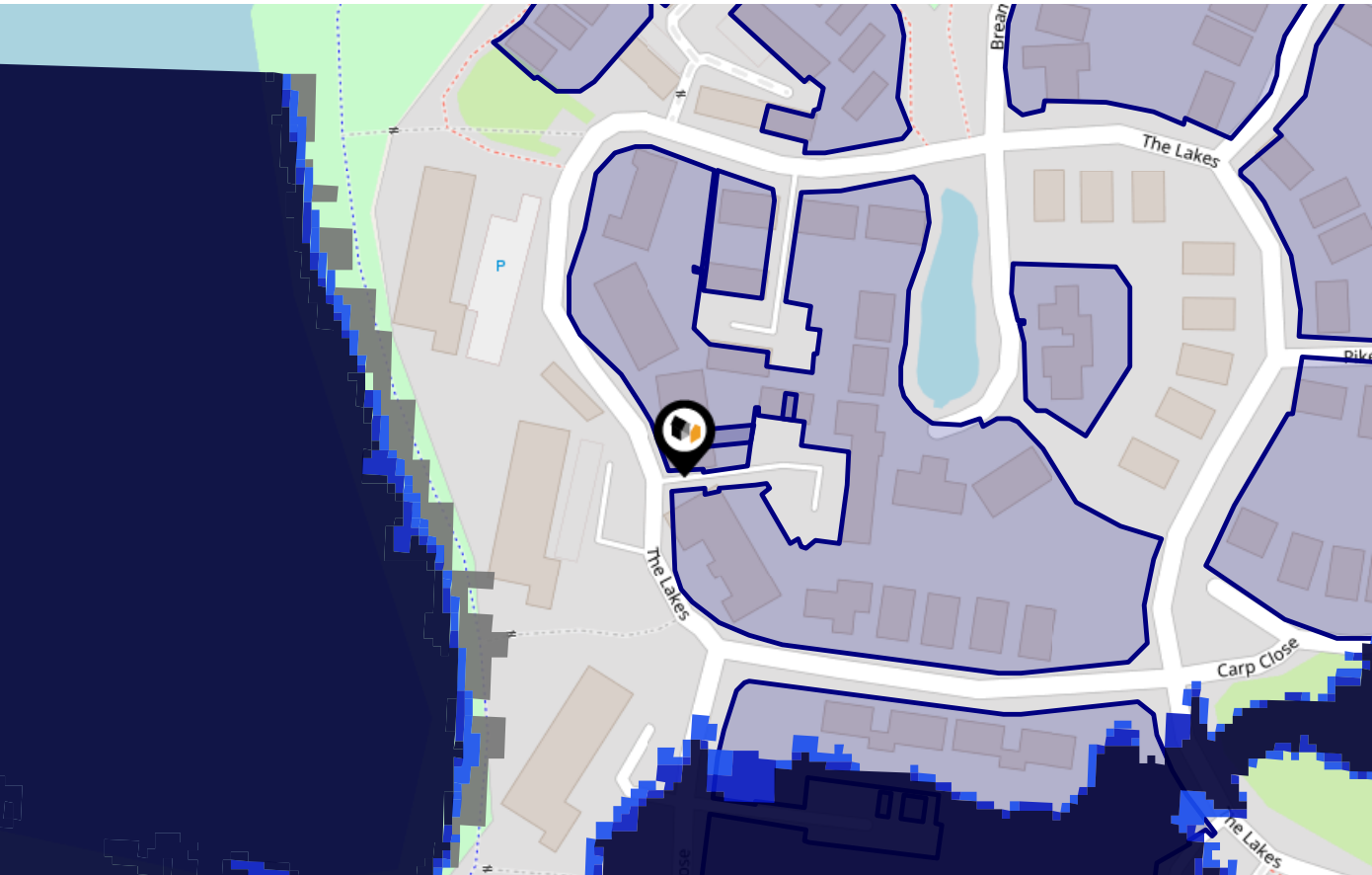
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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

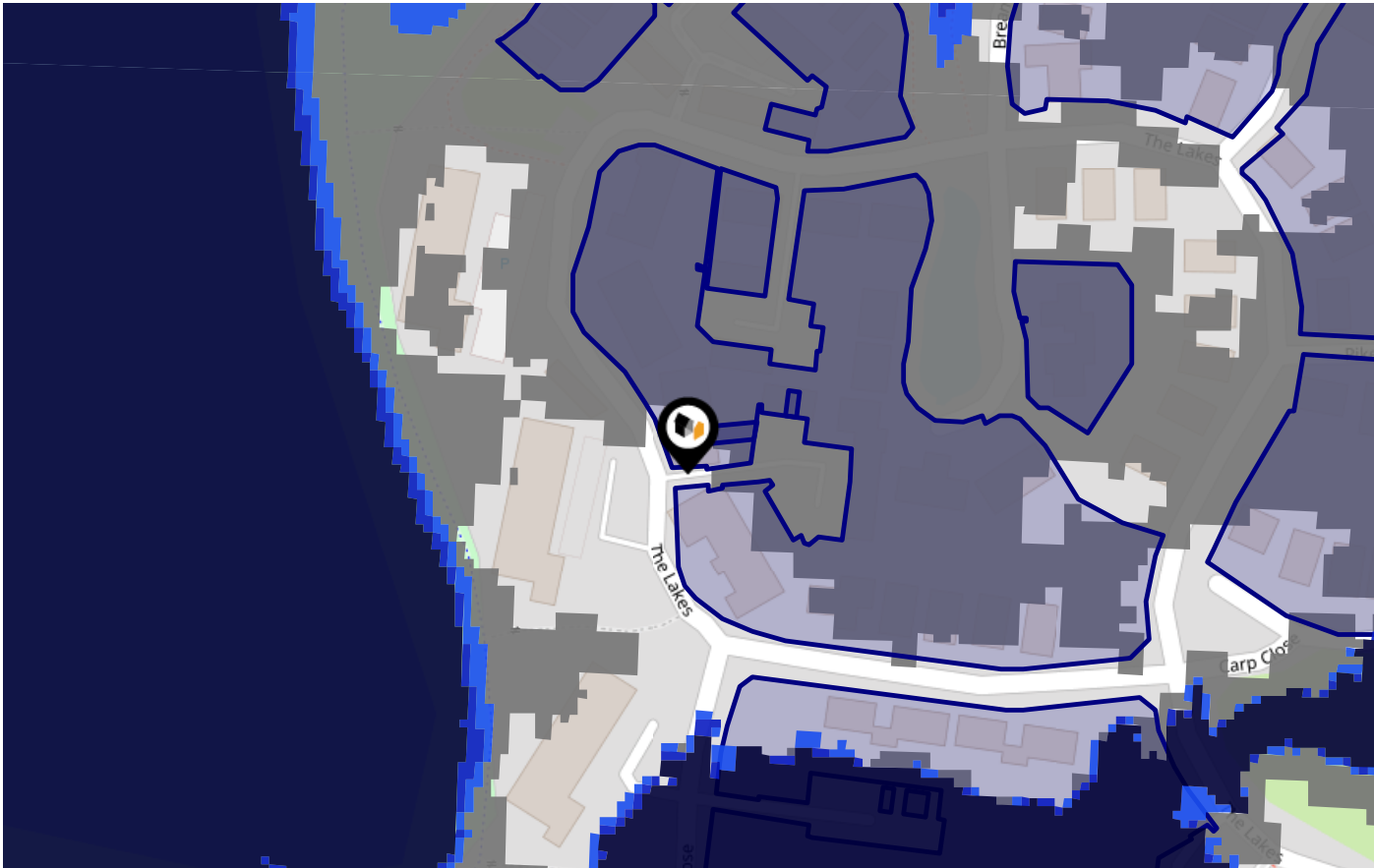
Chance of flooding to the following depths at this property:



Flood Risk

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.

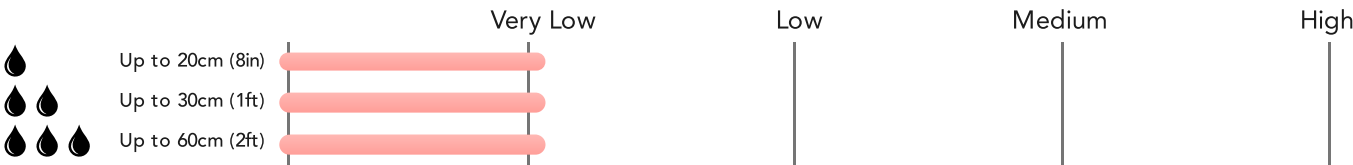


Risk Rating: Very low

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.

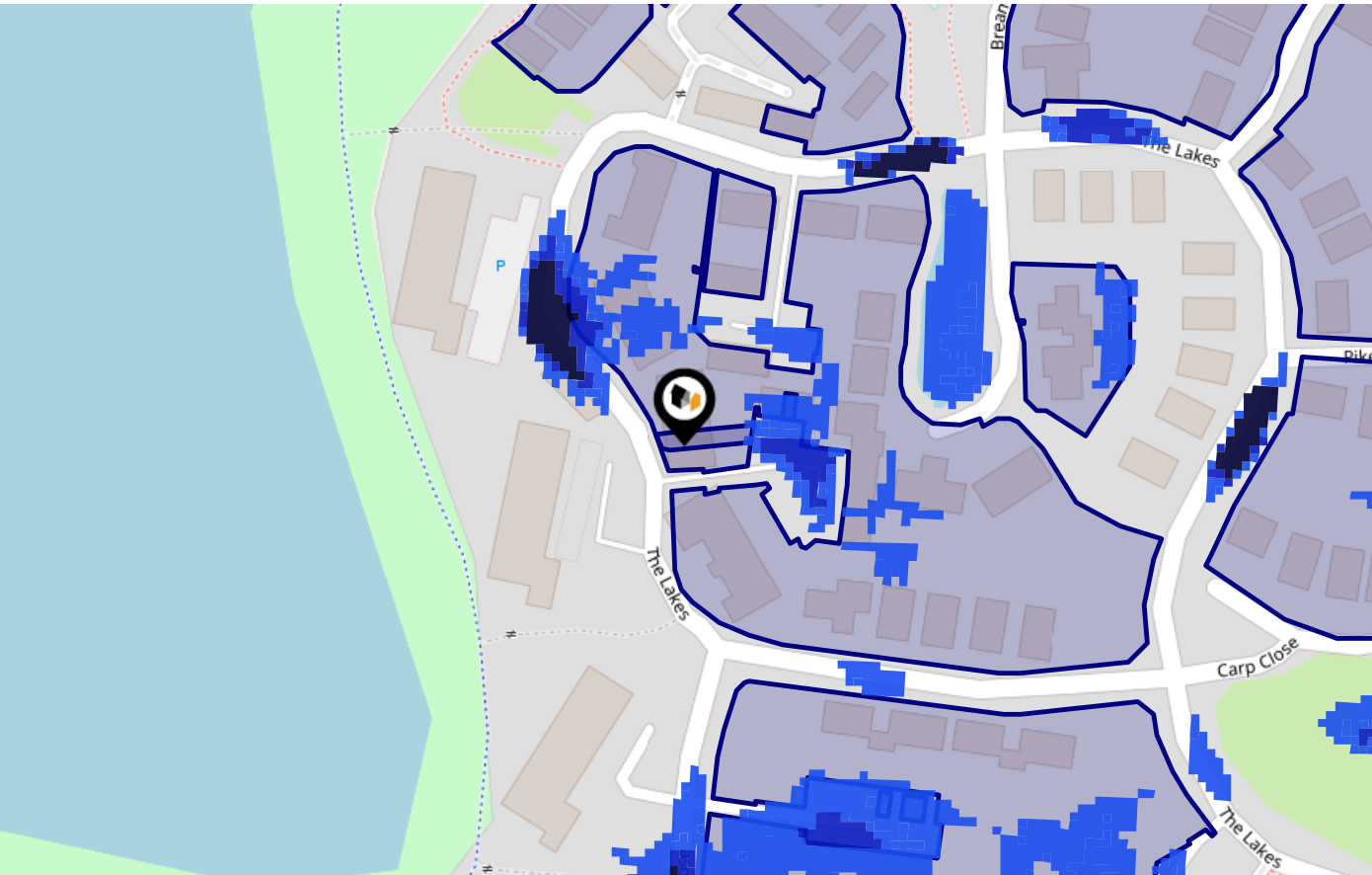
Chance of flooding to the following depths at this property:



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

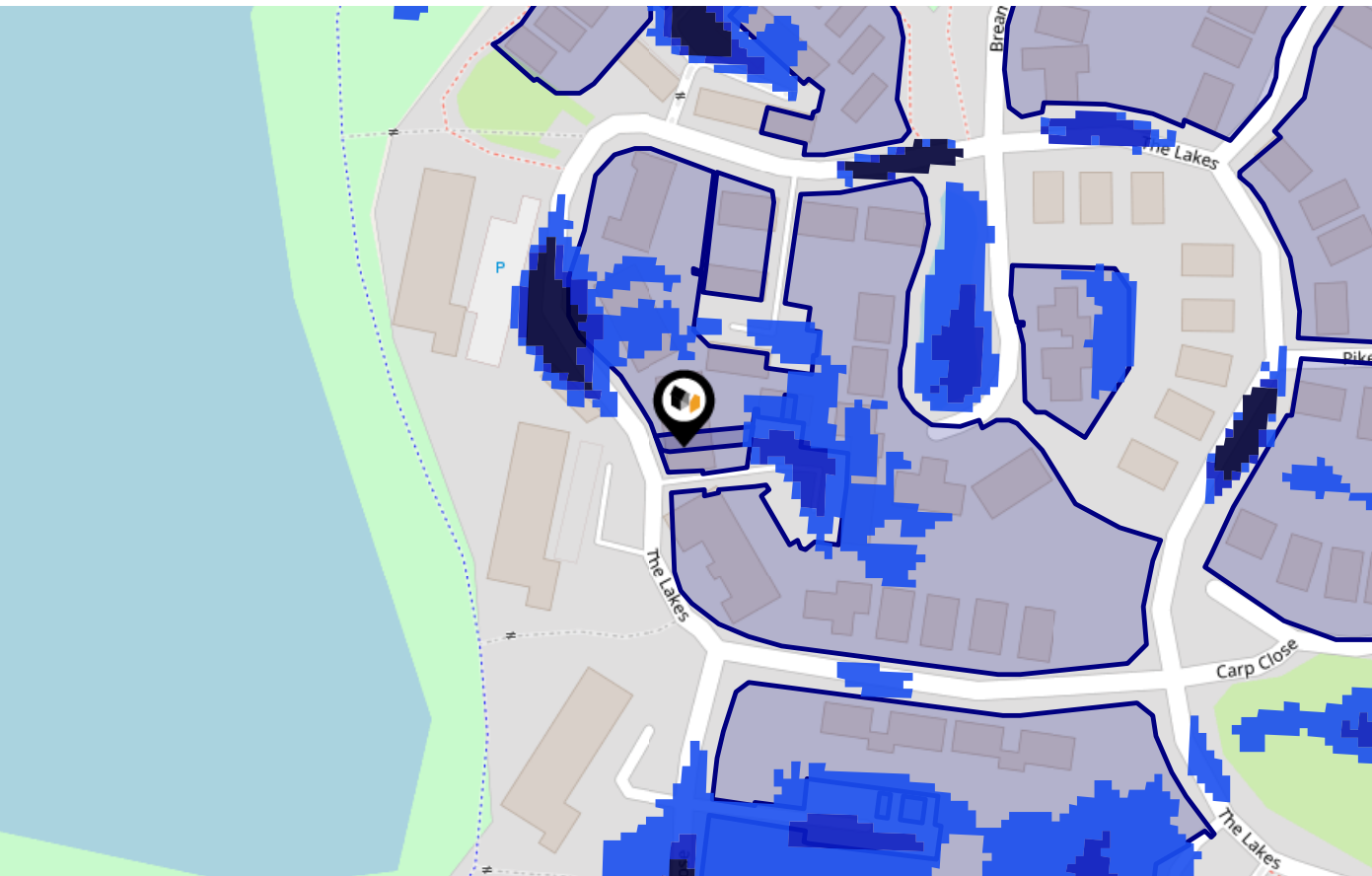
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) 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:







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.

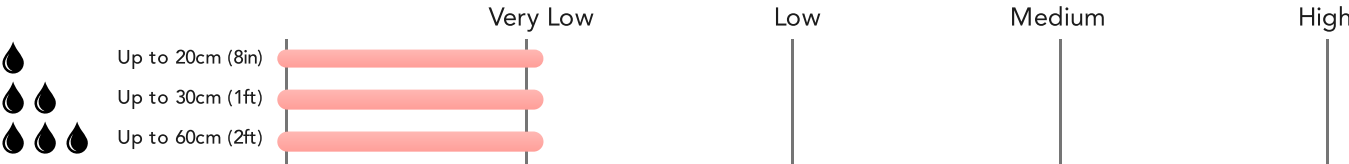


Risk Rating: Very low

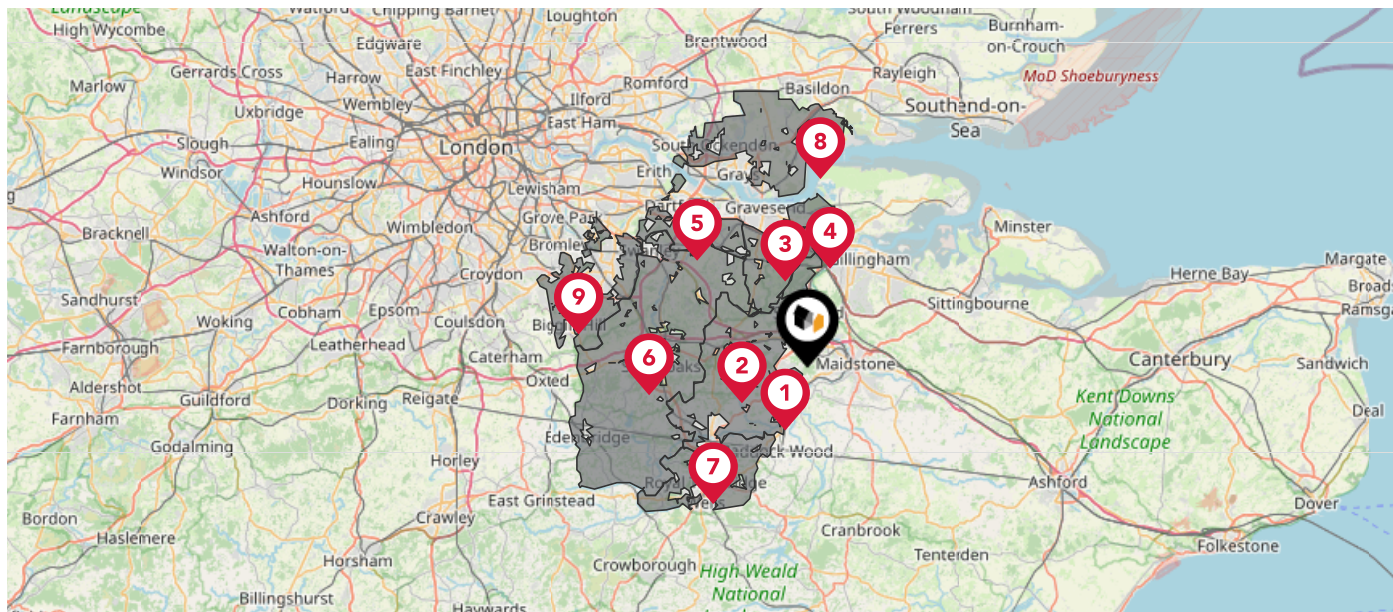
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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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-  **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:



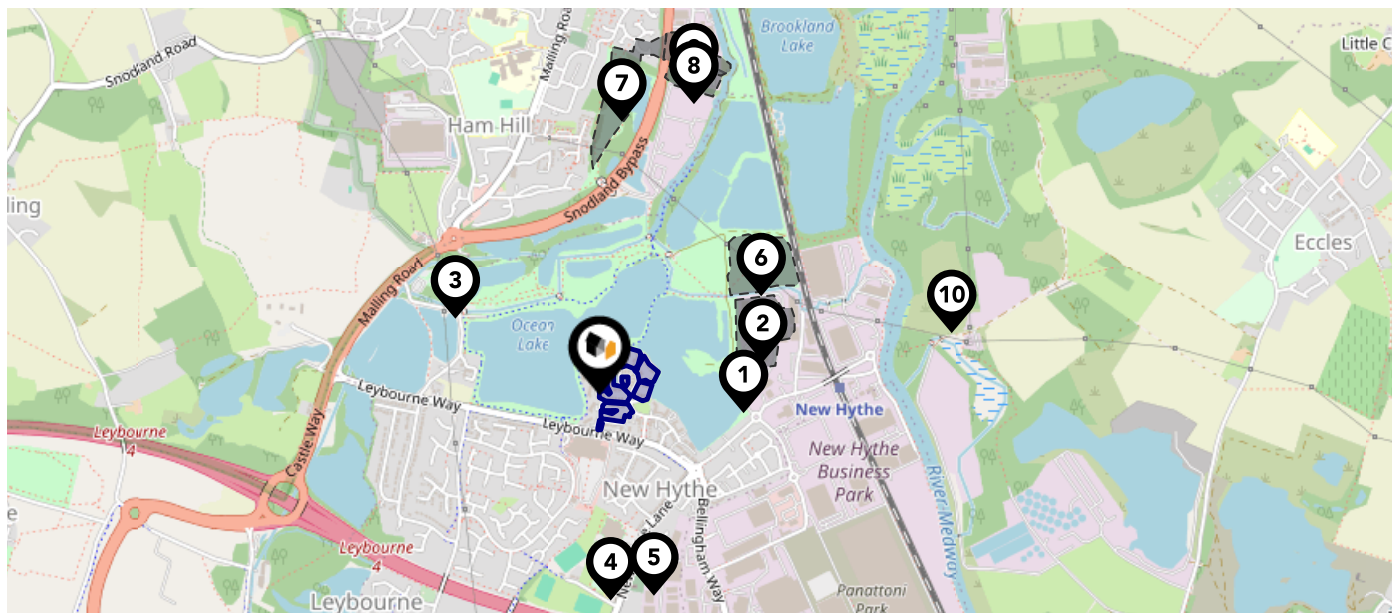
This map displays nearby areas that have been designated as Green Belt...



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 - Dartford
- 6 London Green Belt - Sevenoaks
- 7 London Green Belt - Tunbridge Wells
- 8 London Green Belt - Thurrock
- 9 London Green Belt - Bromley

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.



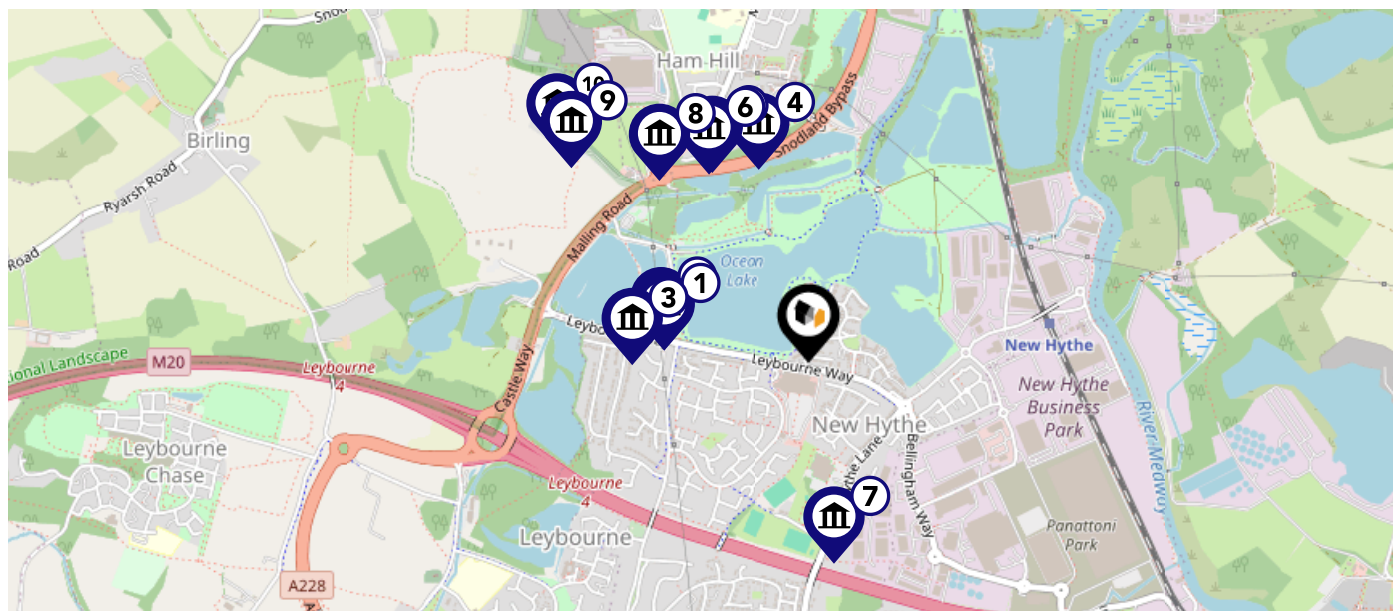
Nearby Landfill Sites











1	New Hythe Lane-New Hythe Lane, Kent	Historic Landfill	<input type="checkbox"/>
2	New Hythe Lane-New Hythe Lane, Kent	Historic Landfill	<input type="checkbox"/>
3	Leybourne Lakes-New Hythe, Kent	Historic Landfill	<input type="checkbox"/>
4	Larkfield Recreation Field-New Hythe Lane, Lunsford, Kent	Historic Landfill	<input type="checkbox"/>
5	Sheldon Way-Lunsford, Kent	Historic Landfill	<input type="checkbox"/>
6	New Hythe Lane-New Hythe, Kent	Historic Landfill	<input type="checkbox"/>
7	Ham Hill-Snodland, Kent	Historic Landfill	<input type="checkbox"/>
8	Sharnal Lane-Birling, Snodland, Kent	Historic Landfill	<input type="checkbox"/>
9	Brook Lane-Snodland, Kent	Historic Landfill	<input type="checkbox"/>
10	Burham Tips-Eccles, Kent	Historic Landfill	<input type="checkbox"/>

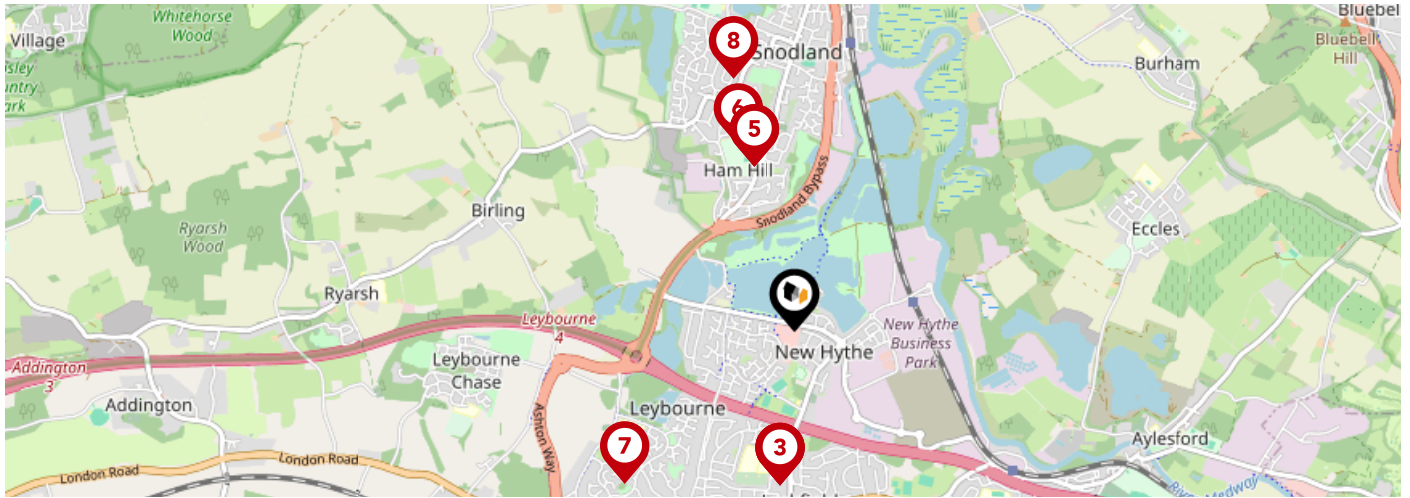
Maps

Listed Buildings

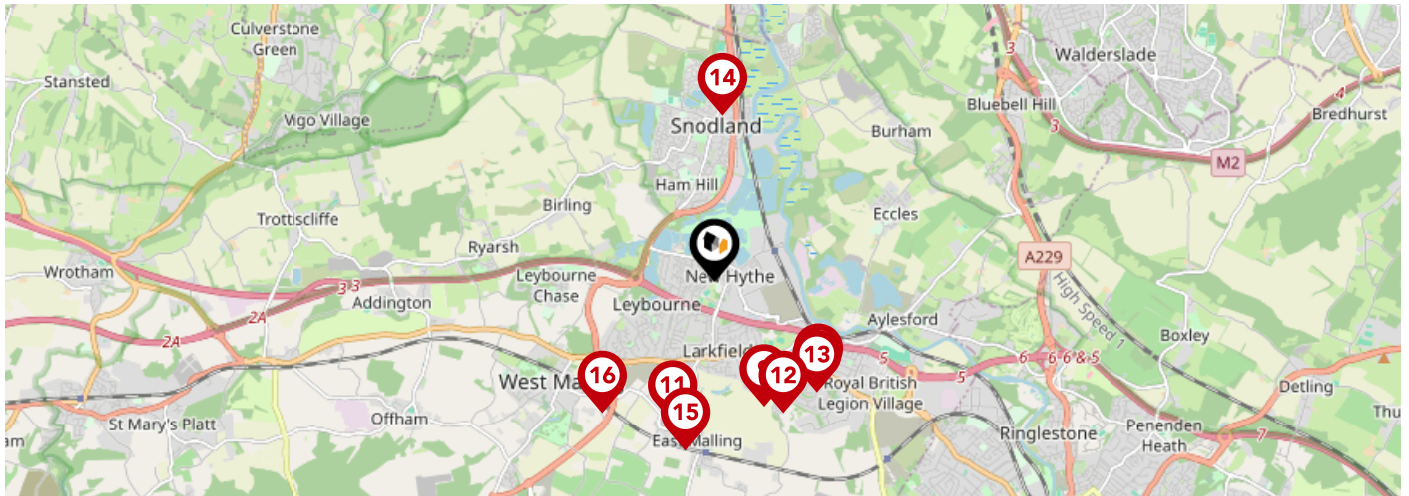
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1349058 - Barn 30 Yards South West Of Great Lunsford Farmhouse	Grade II	0.3 miles
	1363102 - Great Lunsford Farmhouse	Grade II	0.3 miles
	1070528 - Little Lunsford Farmhouse	Grade II	0.4 miles
	1070558 - Ham Mill Cottage	Grade II	0.5 miles
	1070557 - 13 And 15, Brook Lane	Grade II	0.5 miles
	1081508 - 9 And 11, Brook Lane	Grade II	0.5 miles
	1070506 - Church Of The Holy Trinity	Grade II	0.5 miles
	1070520 - 1, Alex Hughes Close	Grade II	0.5 miles
	1081542 - Sandhole Farm Cottages	Grade II	0.7 miles
	1363077 - Sandhole	Grade II	0.8 miles



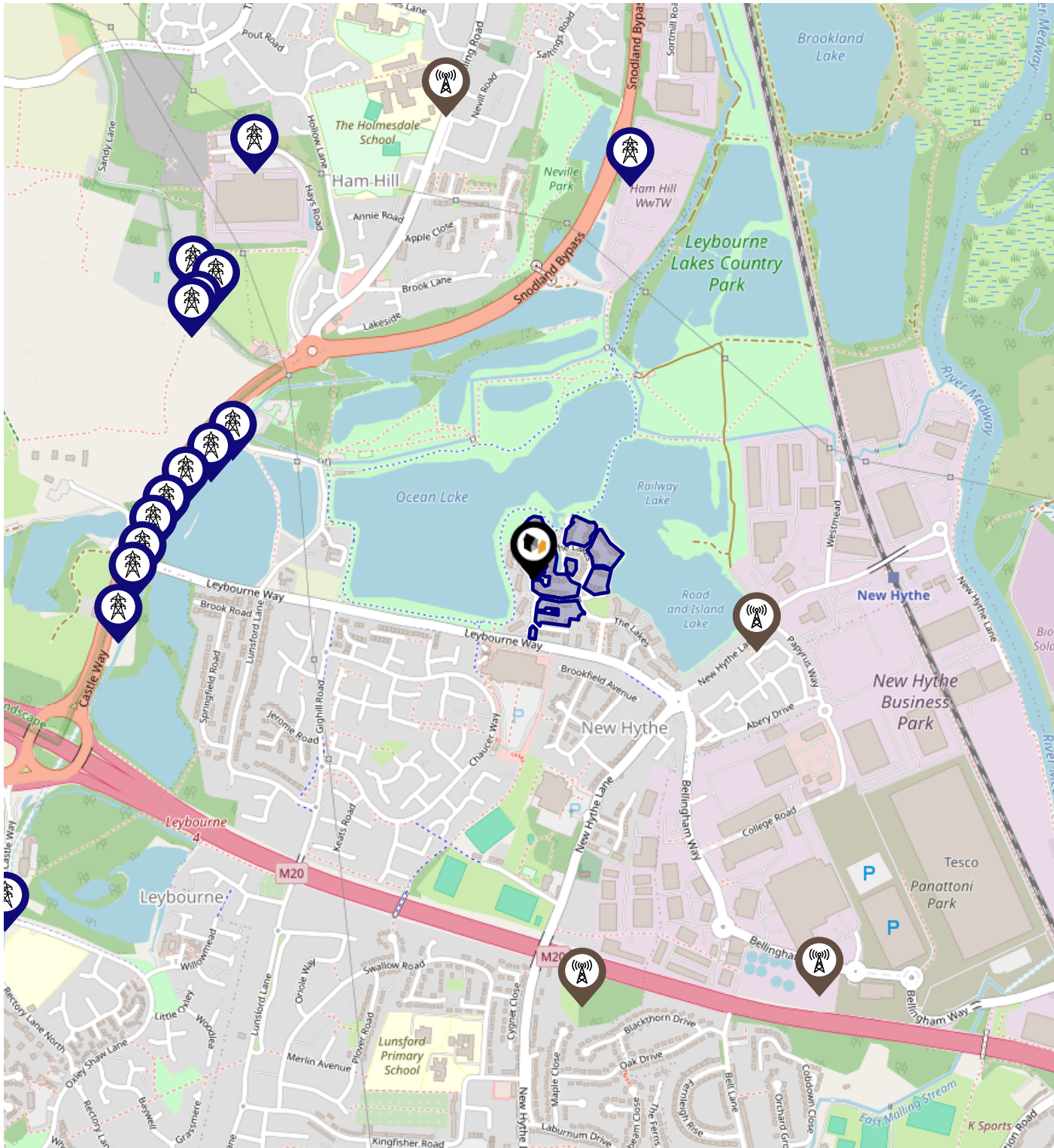
		Nursery	Primary	Secondary	College	Private
1	Brookfield Junior School Ofsted Rating: Good Pupils: 252 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Brookfield Infant School Ofsted Rating: Good Pupils: 178 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lunsford Primary School Ofsted Rating: Good Pupils: 204 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Holmesdale School Ofsted Rating: Requires improvement Pupils: 562 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grow 19 LTD Ofsted Rating: Not Rated Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Katherine's School & Nursery Ofsted Rating: Good Pupils: 496 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Leybourne, St Peter and St Paul Church of England Primary Academy Ofsted Rating: Good Pupils: 210 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Snodland CofE Primary School Ofsted Rating: Good Pupils: 408 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Ditton Church of England Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aylesford School Ofsted Rating: Good Pupils: 897 Distance: 1.36	<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: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ditton Infant School Ofsted Rating: Good Pupils: 165 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley Invicta Primary School At Aylesford Ofsted Rating: Outstanding Pupils: 384 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley Invicta Primary School at Holborough Lakes Ofsted Rating: Good Pupils: 228 Distance: 1.55	<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: 1.58	<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: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

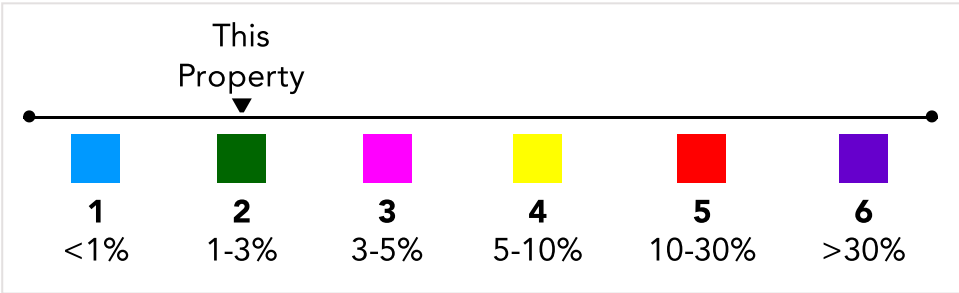
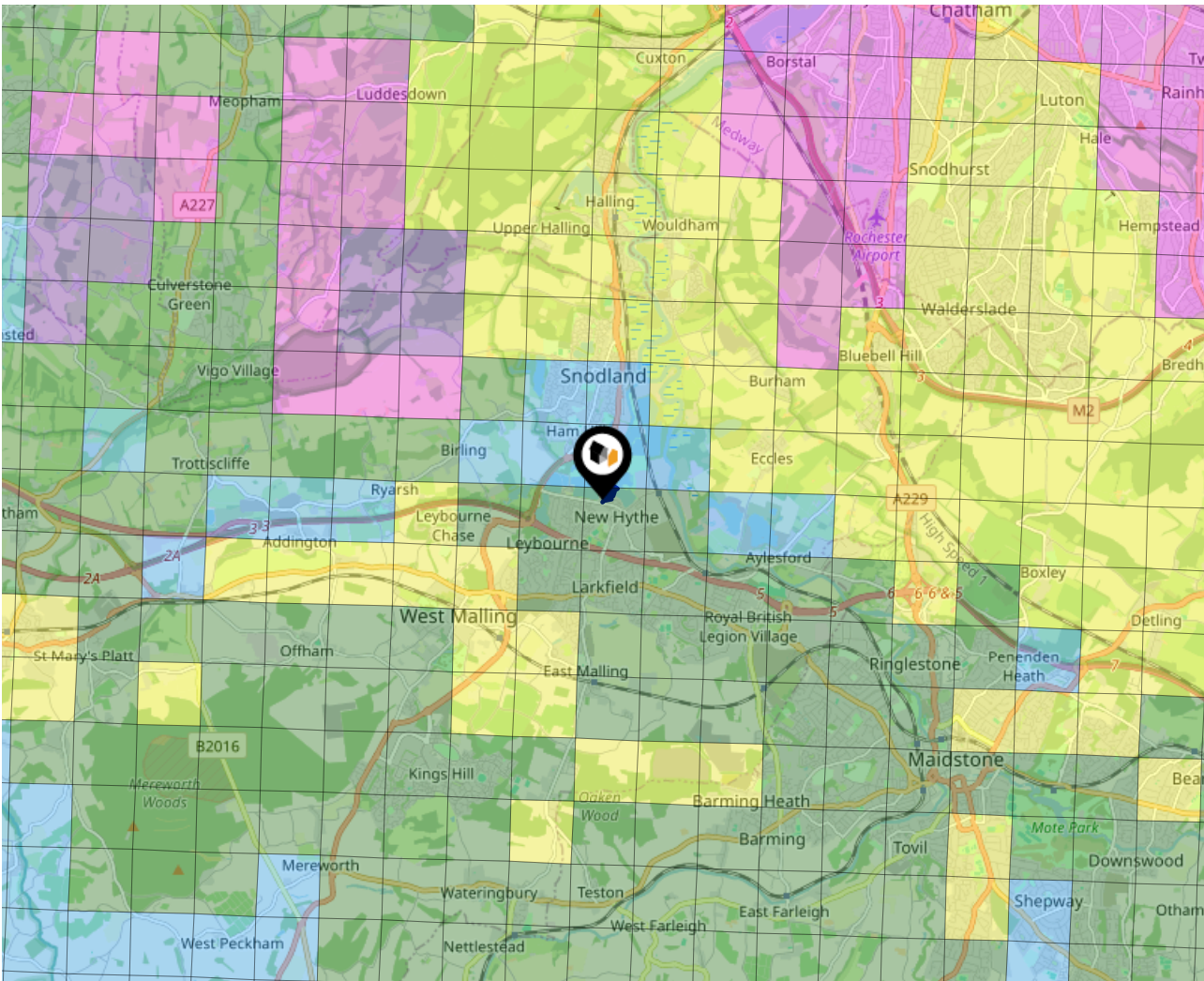


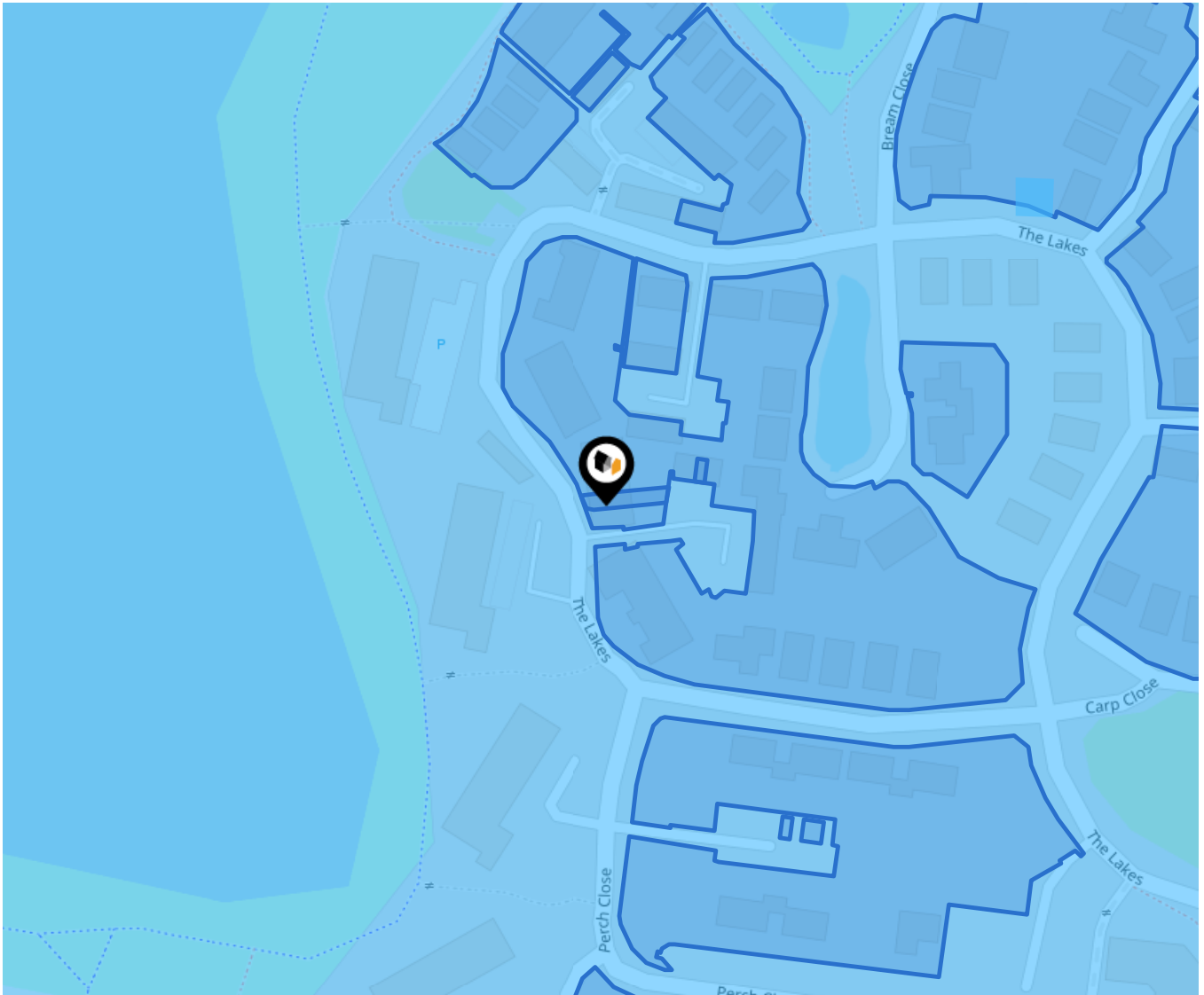
Key:

-  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).





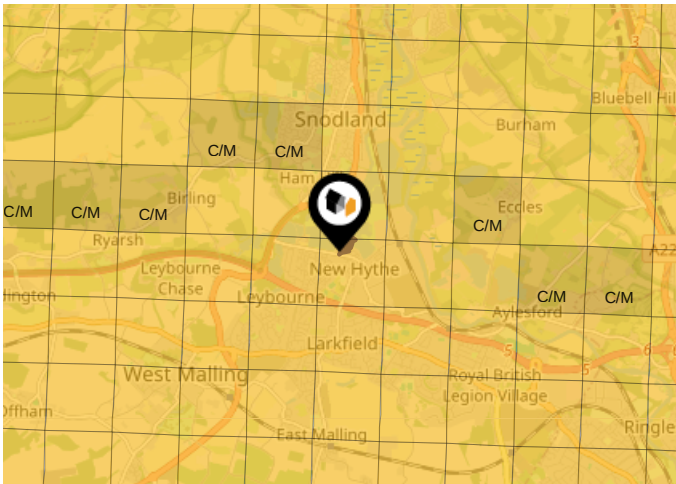
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

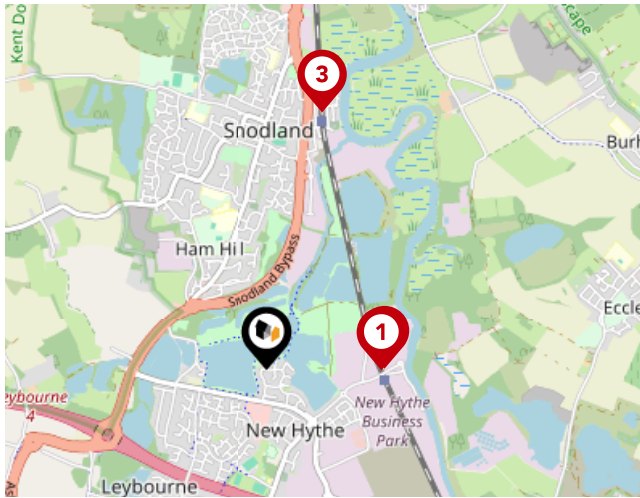


Primary Classifications (Most Common Clay Types)

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

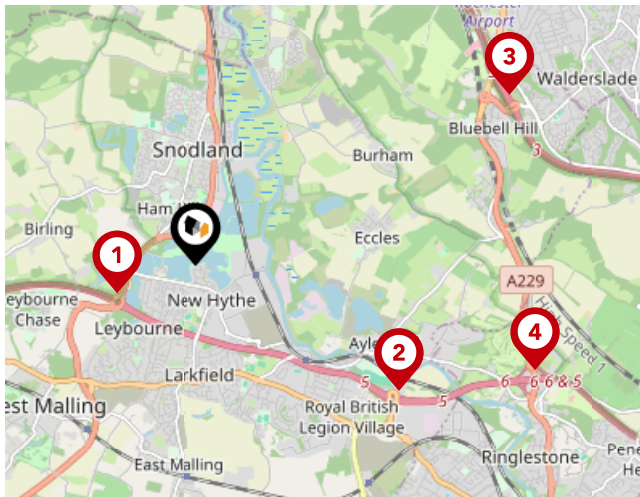
Area

Transport (National)



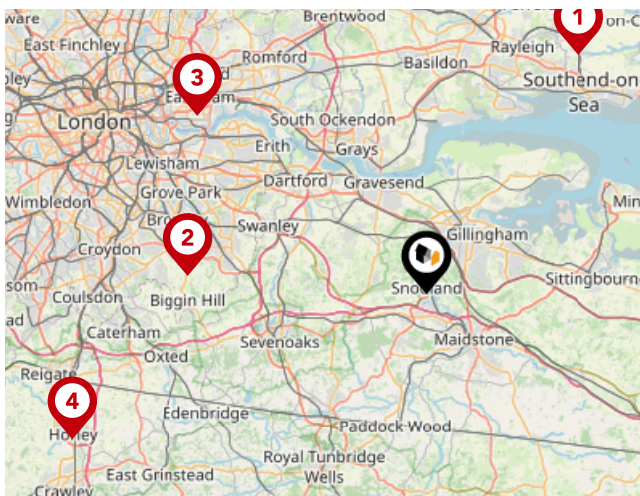
National Rail Stations

Pin	Name	Distance
1	New Hythe Rail Station	0.54 miles
2	New Hythe Rail Station	0.55 miles
3	Snodland Rail Station	1.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J4	0.78 miles
2	M20 J5	2.22 miles
3	M2 J3	3.3 miles
4	M20 J6	3.29 miles
5	M20 J3	3.21 miles

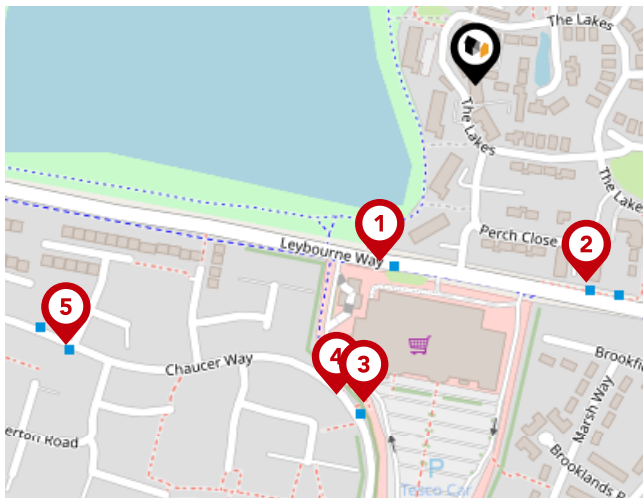


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	20.97 miles
2	Leaves Green	17.73 miles
3	Silvertown	21.45 miles
4	Gatwick Airport	28.41 miles

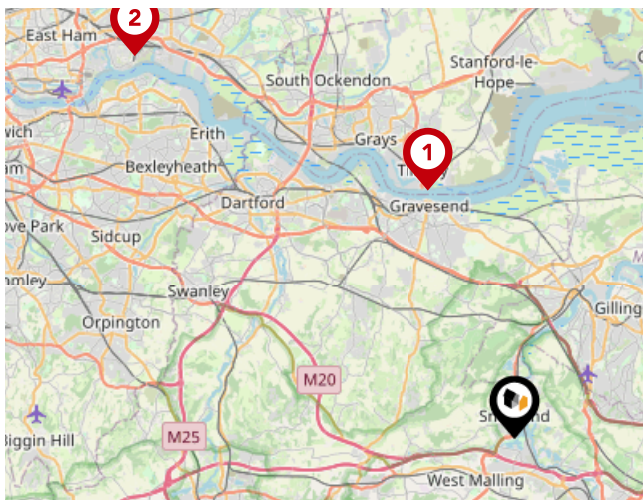
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Lakes	0.12 miles
2	The Lakes	0.13 miles
3	Lunsford Park Tesco	0.19 miles
4	Lunsford Park Tesco	0.2 miles
5	Southey Way	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	9.69 miles
2	Barking Riverside Pier	19.92 miles



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

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 NEIL JOHNSON PROPERTY AGENTS 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 NEIL JOHNSON PROPERTY AGENTS and therefore no warranties can be given as to their good working order.

NEIL JOHNSON PROPERTY AGENTS

Data Quality

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