



NEIL JOHNSON

INDEPENDENT SELLING AND
BUYING PROPERTY AGENTS

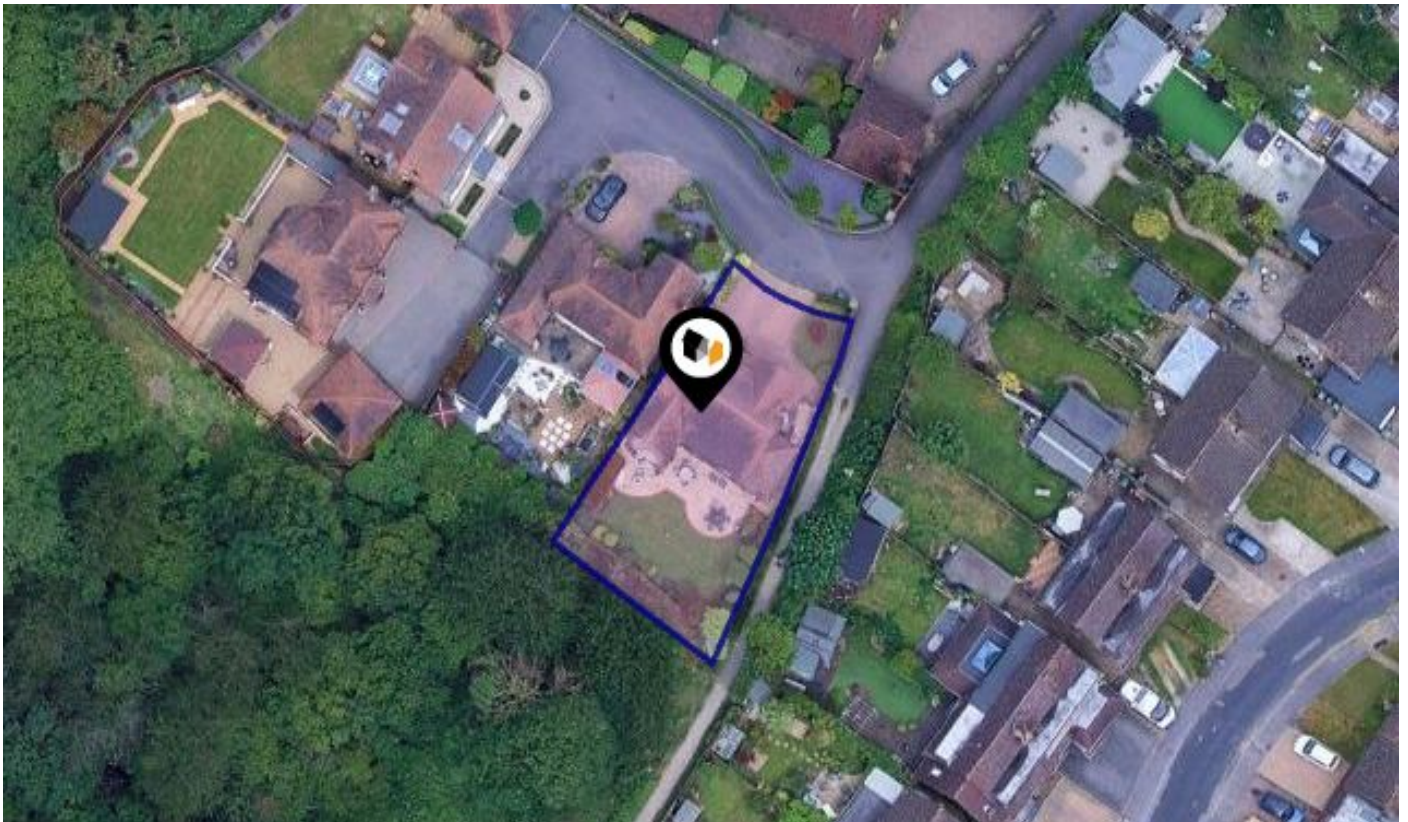


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th January 2026



UPPER CHIMES, BEARSTED, MAIDSTONE, ME14

NEIL JOHNSON PROPERTY AGENTS

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

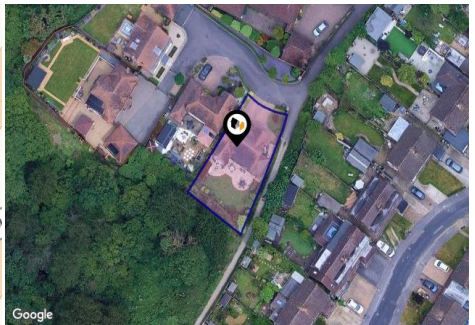
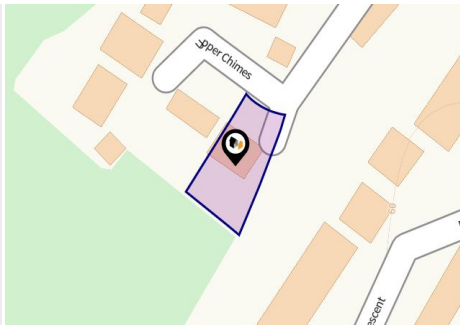
01732 752001

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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.1 acres
Year Built :	2009
Council Tax :	Band G
Annual Estimate:	£4,006
Title Number:	K962009

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



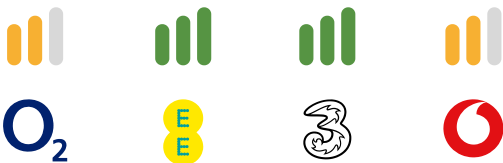
53
mb/s



-
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

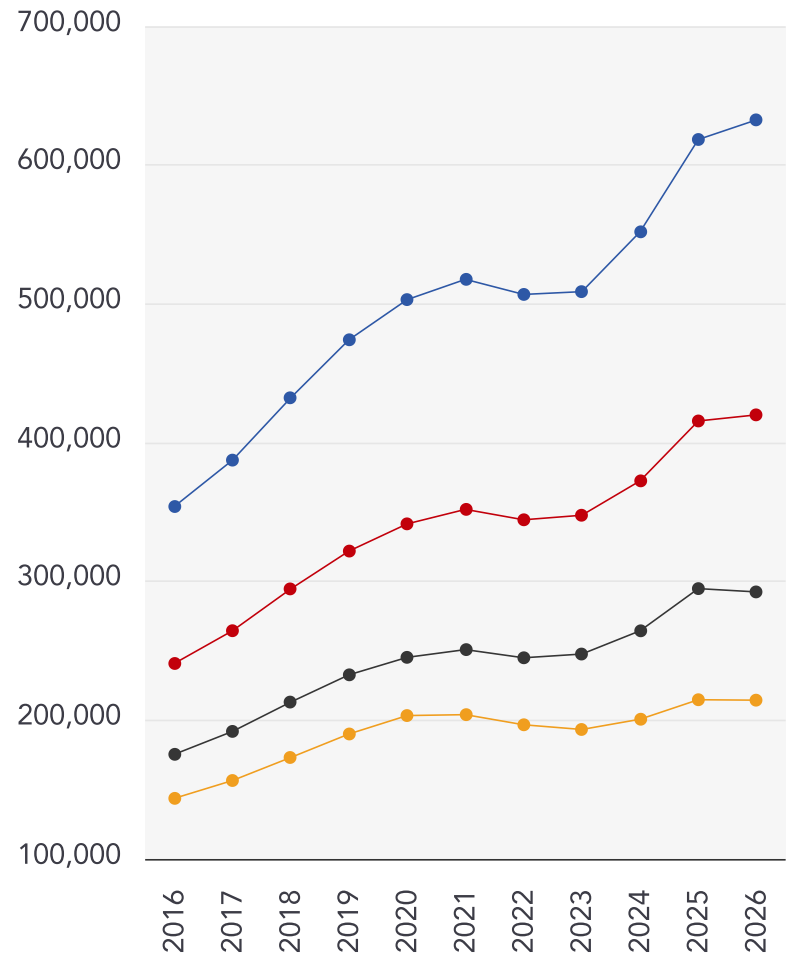


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ME14



Detached

+78.71%

Semi-Detached

+74.37%

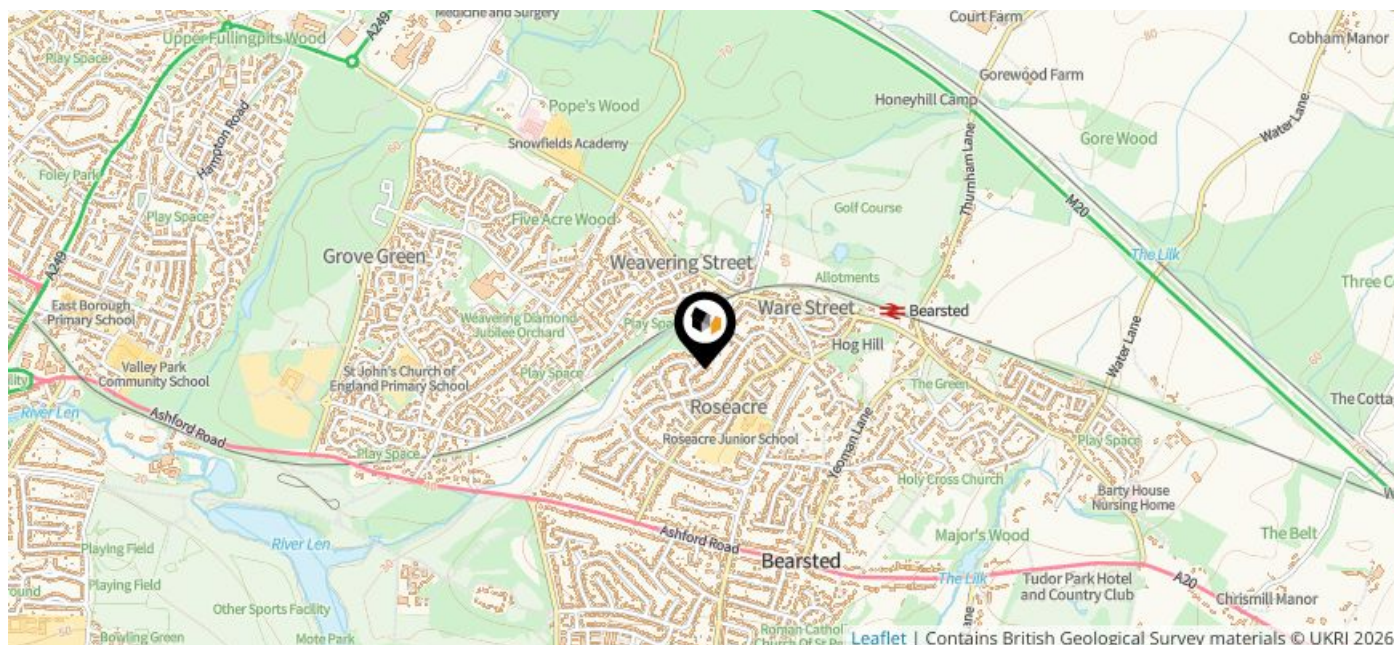
Terraced

+66.71%

Flat

+49.23%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

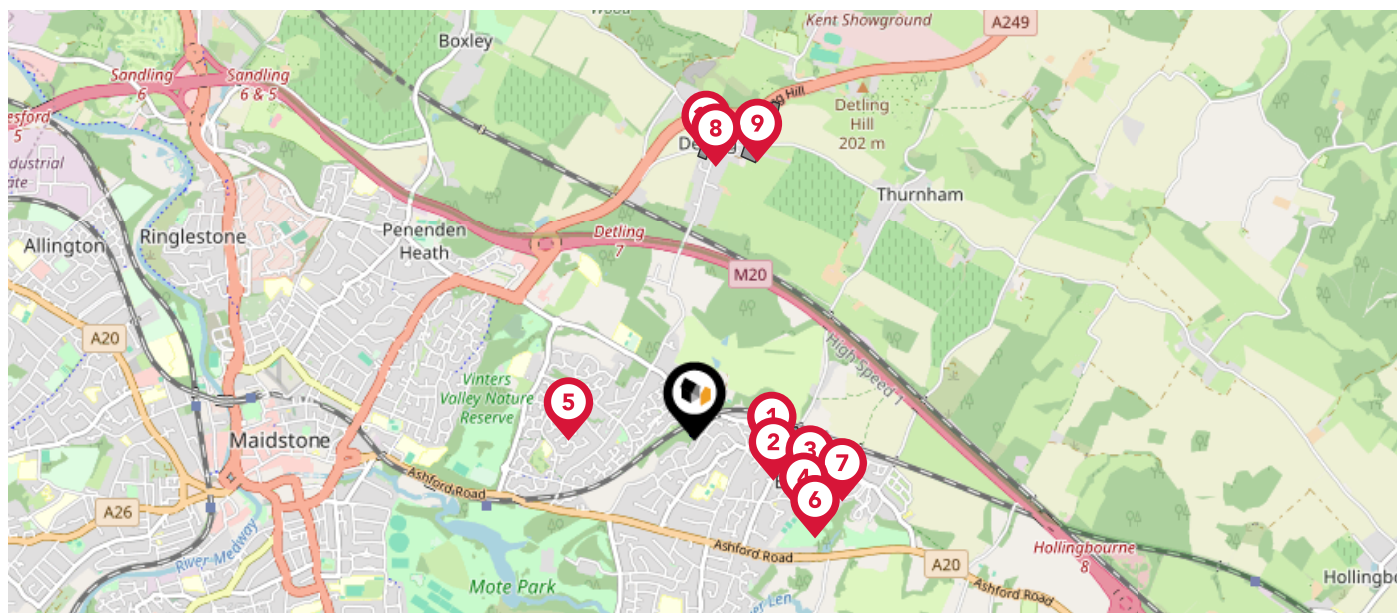
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



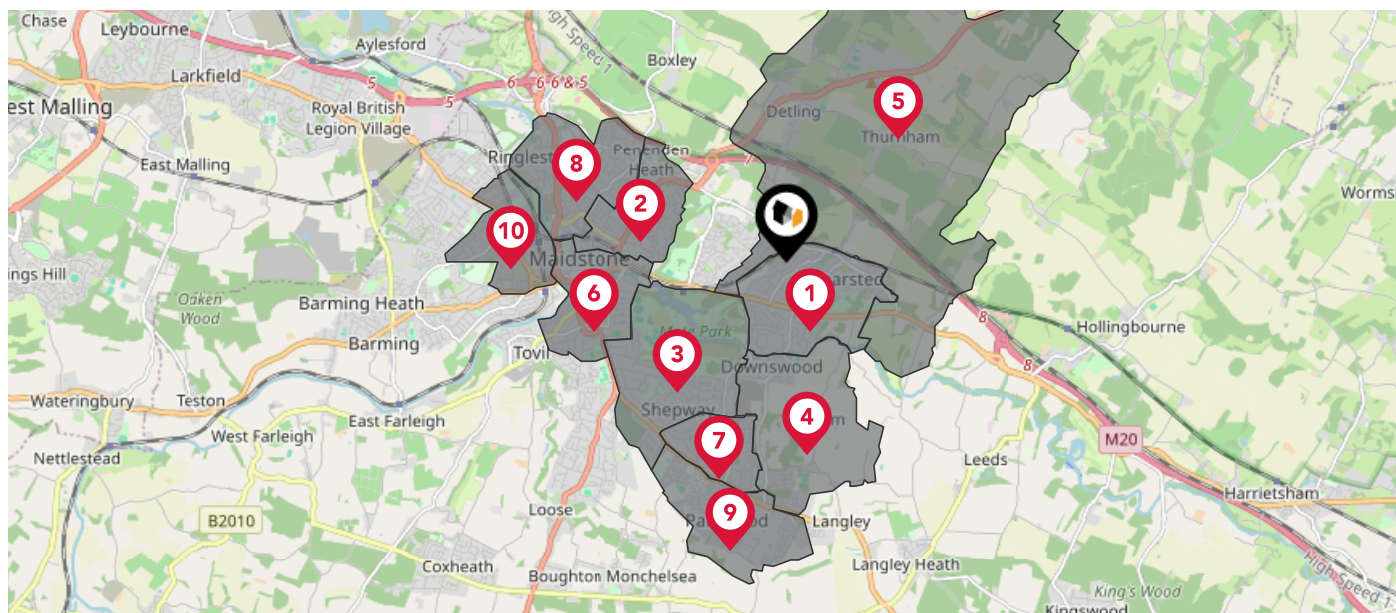
Nearby Conservation Areas

- 1 Bearsted Extension
- 2 Bearsted Extension
- 3 Bearsted, Village Green
- 4 Bearsted Extension
- 5 Grove Green
- 6 Bearsted, Holy Cross Church
- 7 Bearsted Extension
- 8 Detling
- 9 Detling Extension
- 10 Detling Extension

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

1

Bearsted Ward

2

East Ward

3

Shepway North Ward

4

Downswood and Otham Ward

5

Detling and Thurnham Ward

6

High Street Ward

7

Shepway South Ward

8

North Ward

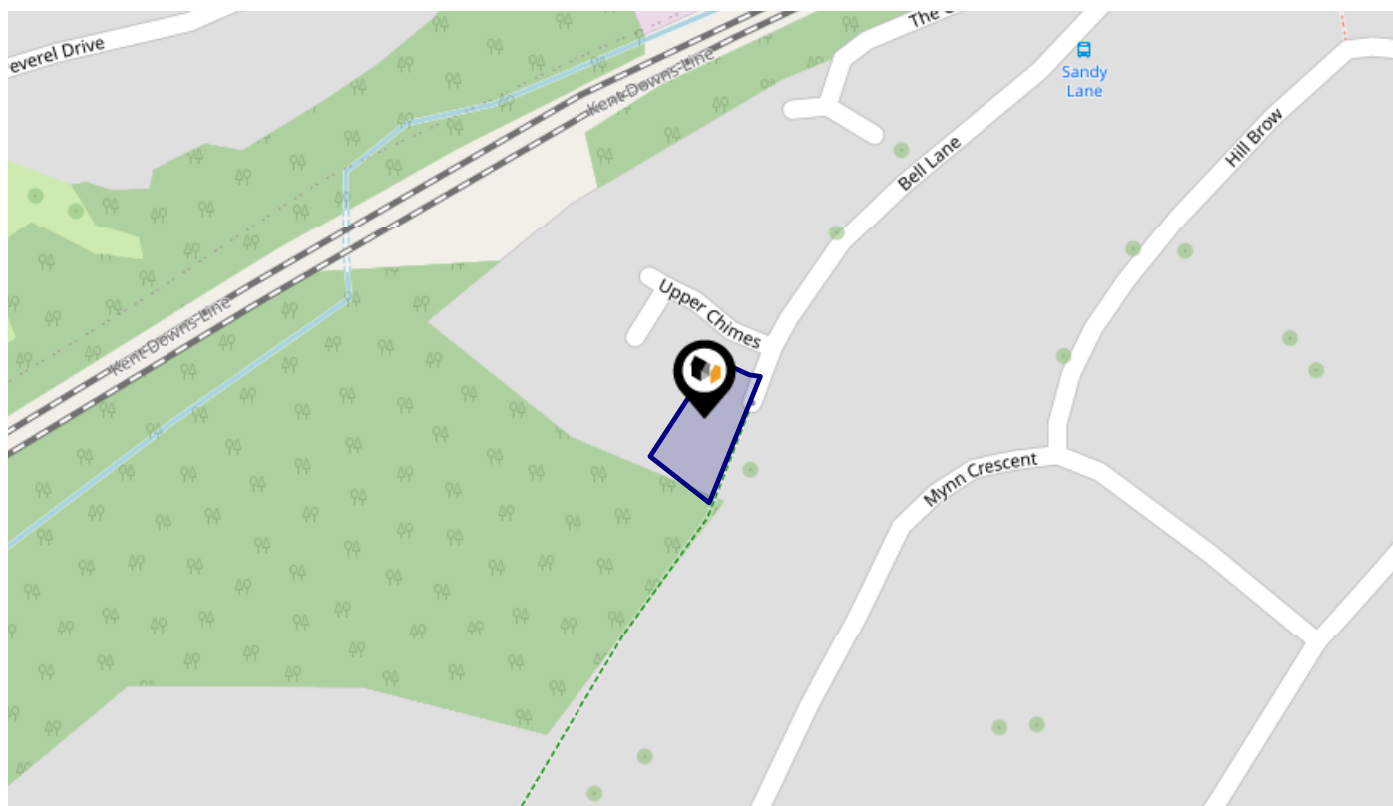
9

Park Wood Ward

10

Bridge 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.

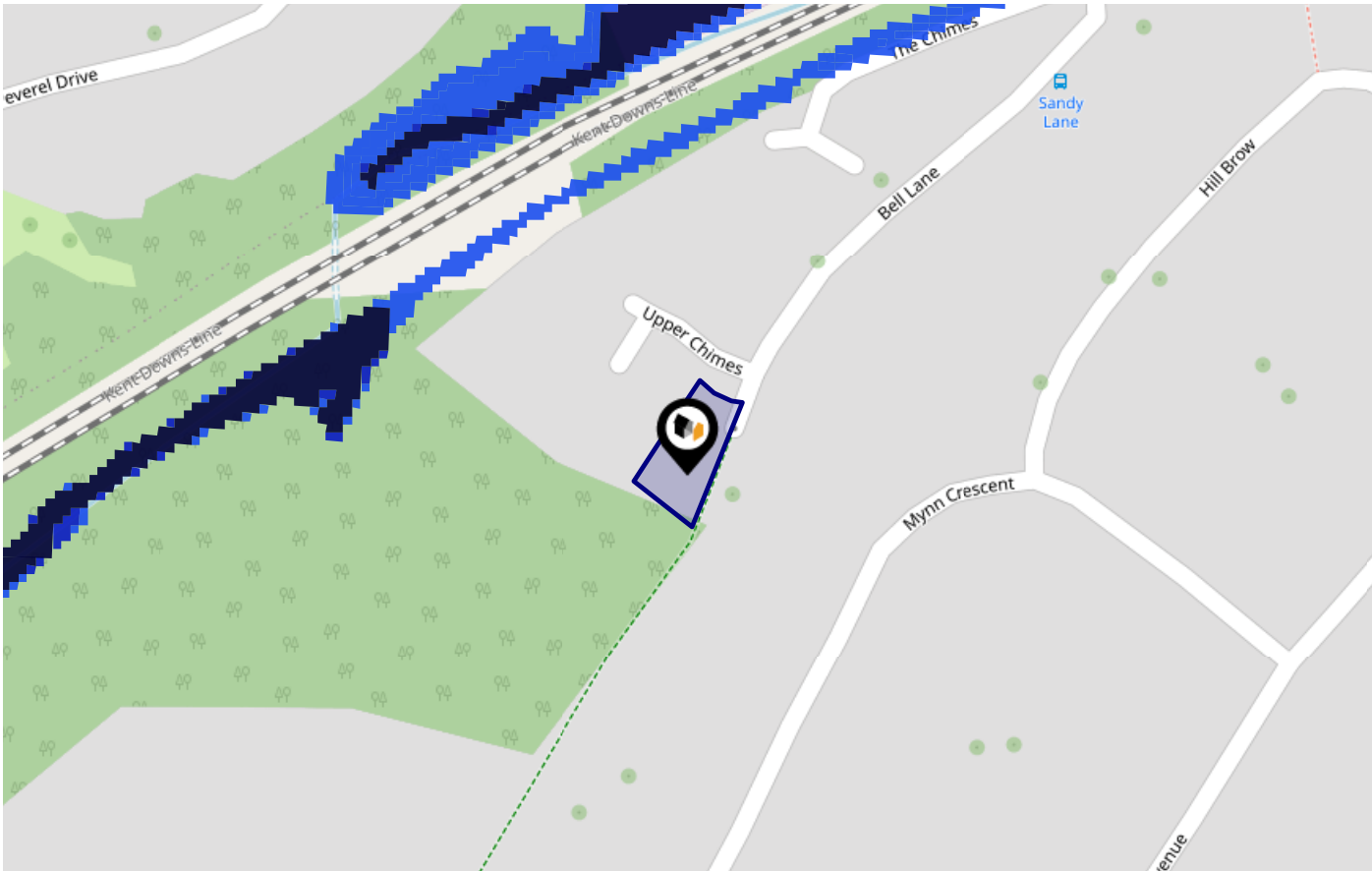
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

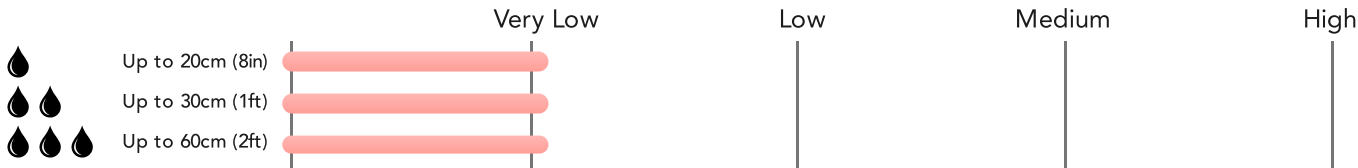


Risk Rating: Very low

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.

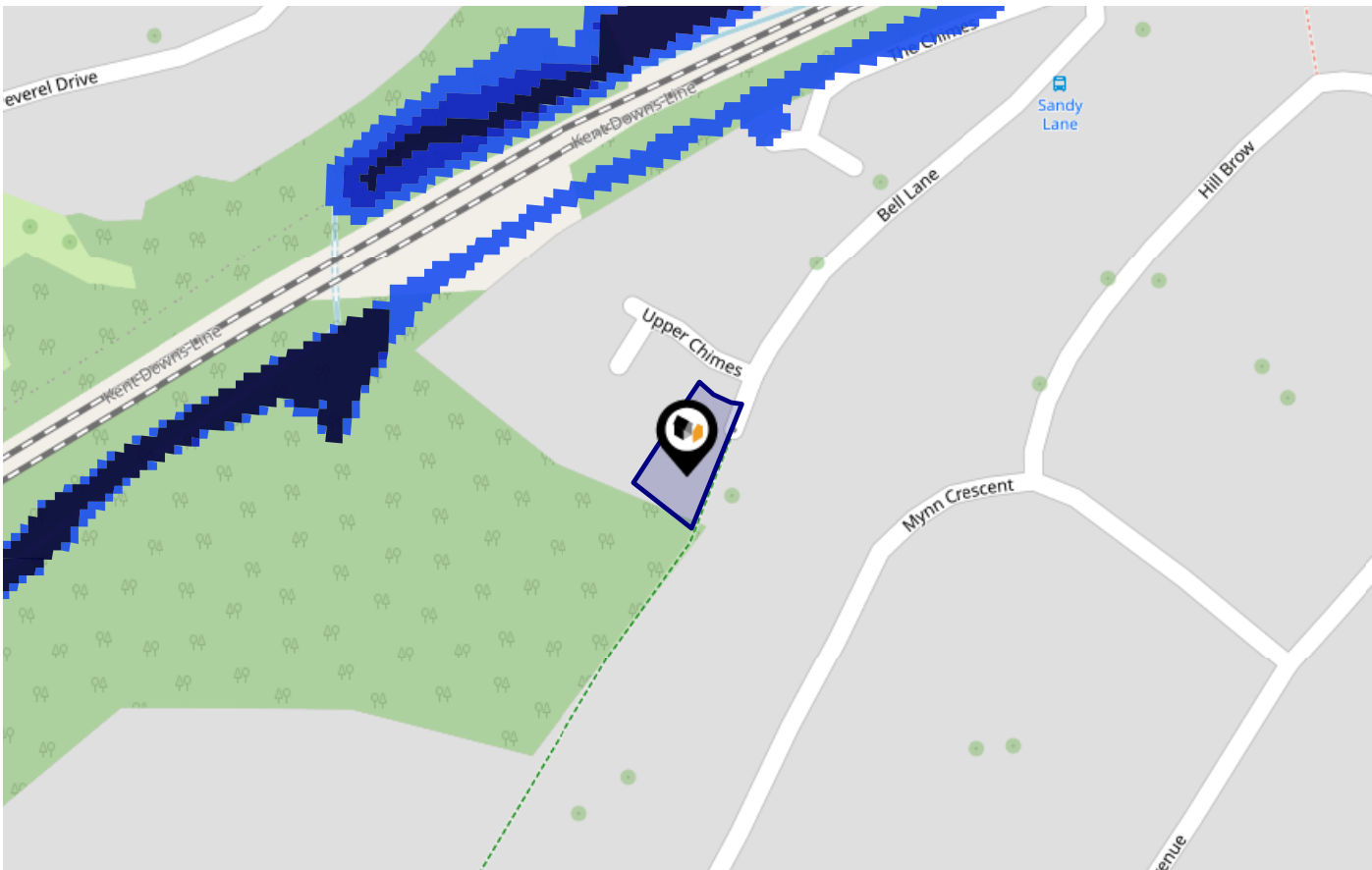
Chance of flooding to the following depths at this property:



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.

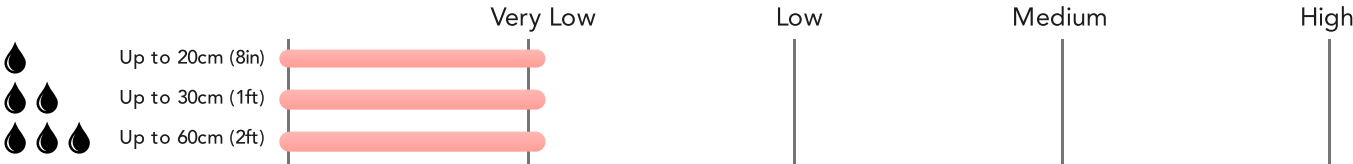


Risk Rating: Very low

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.

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

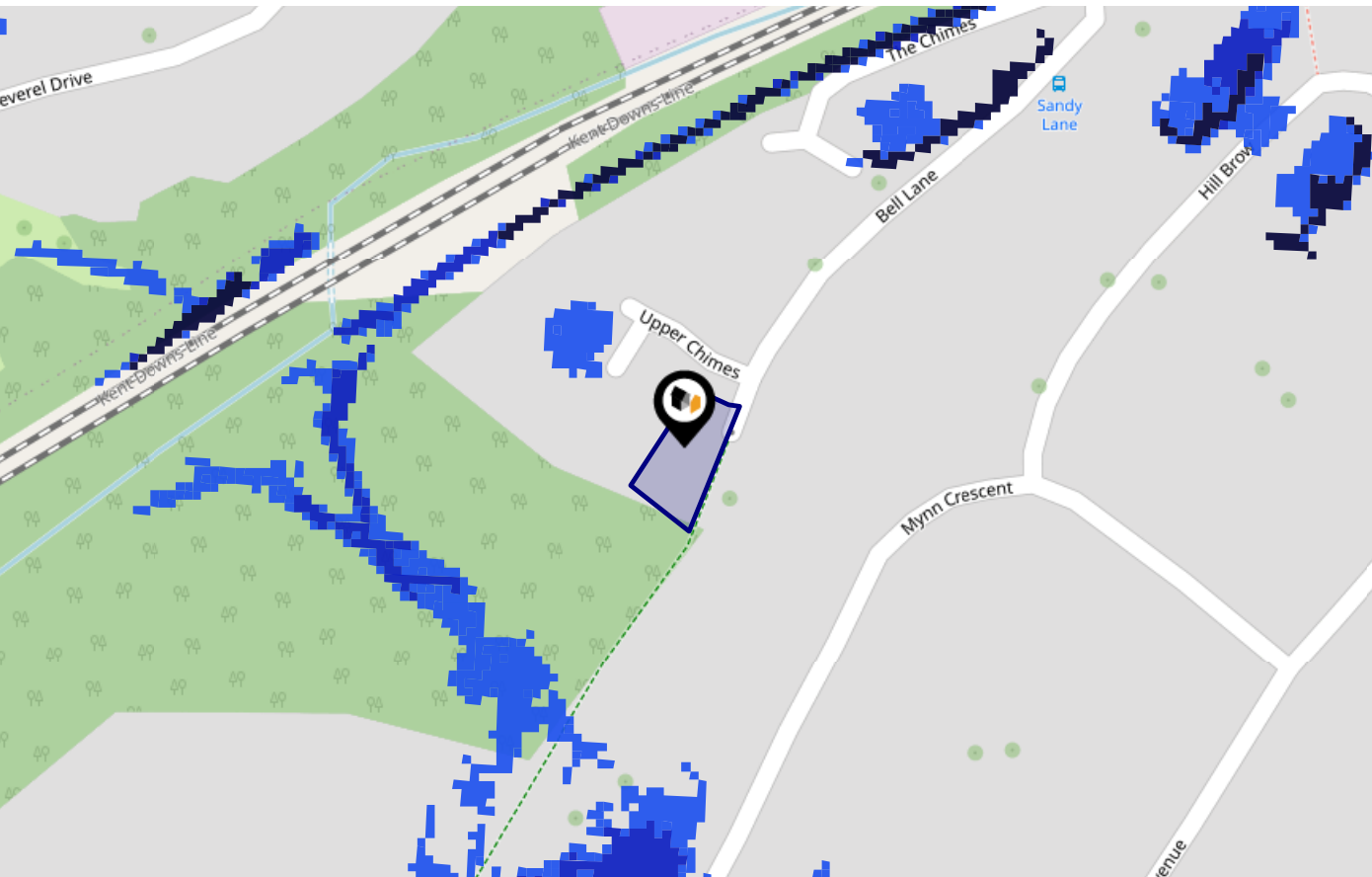
Chance of flooding to the following depths at this property:



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

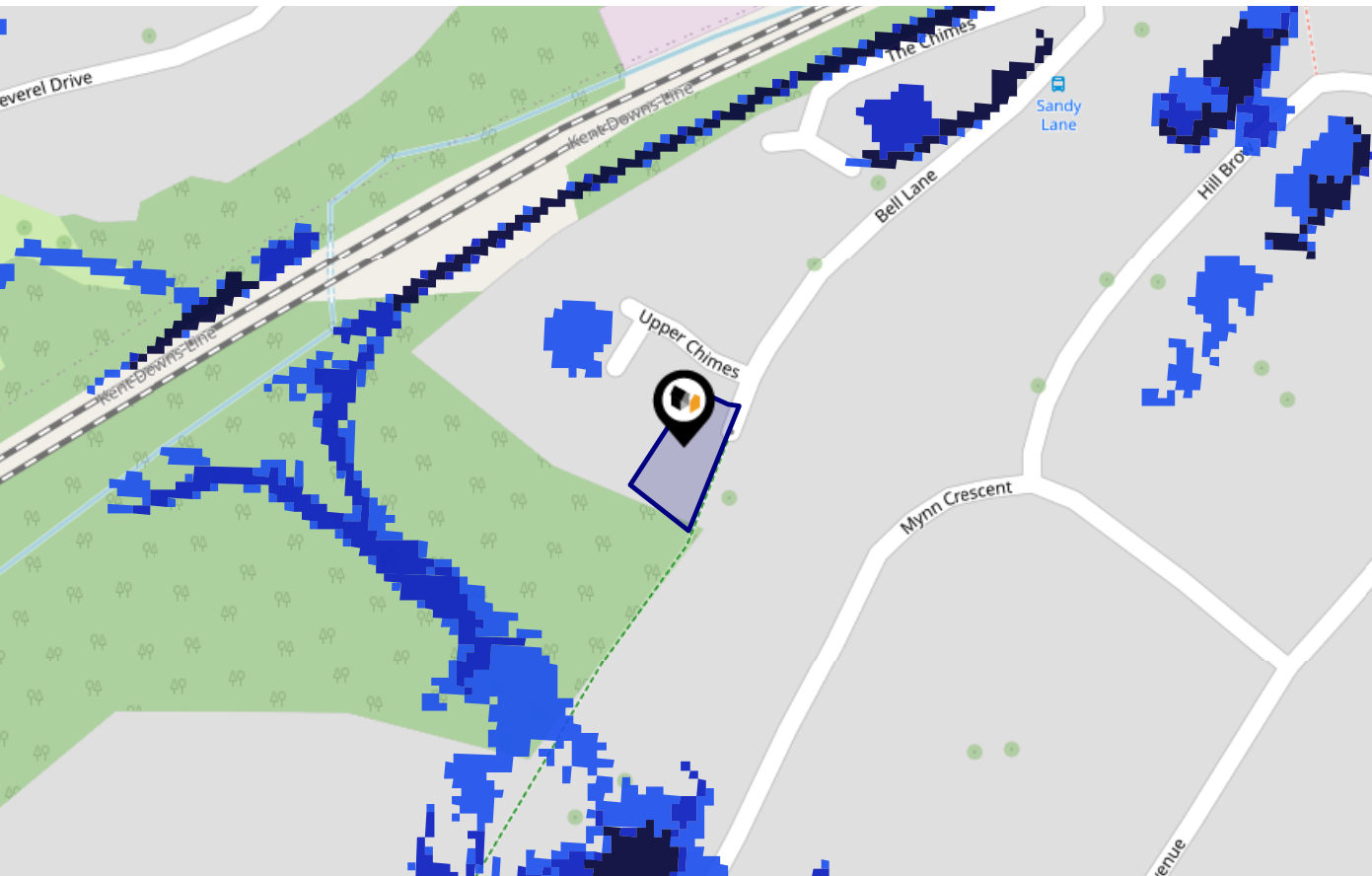
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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.

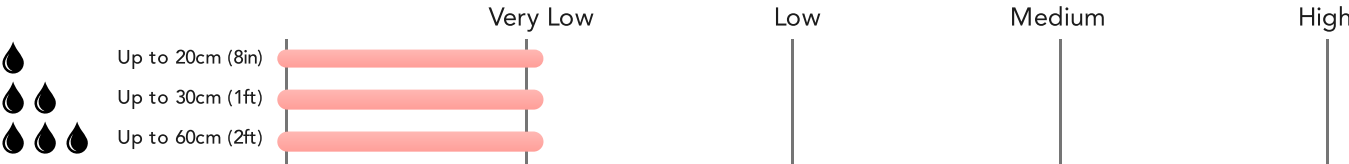


Risk Rating: Very low

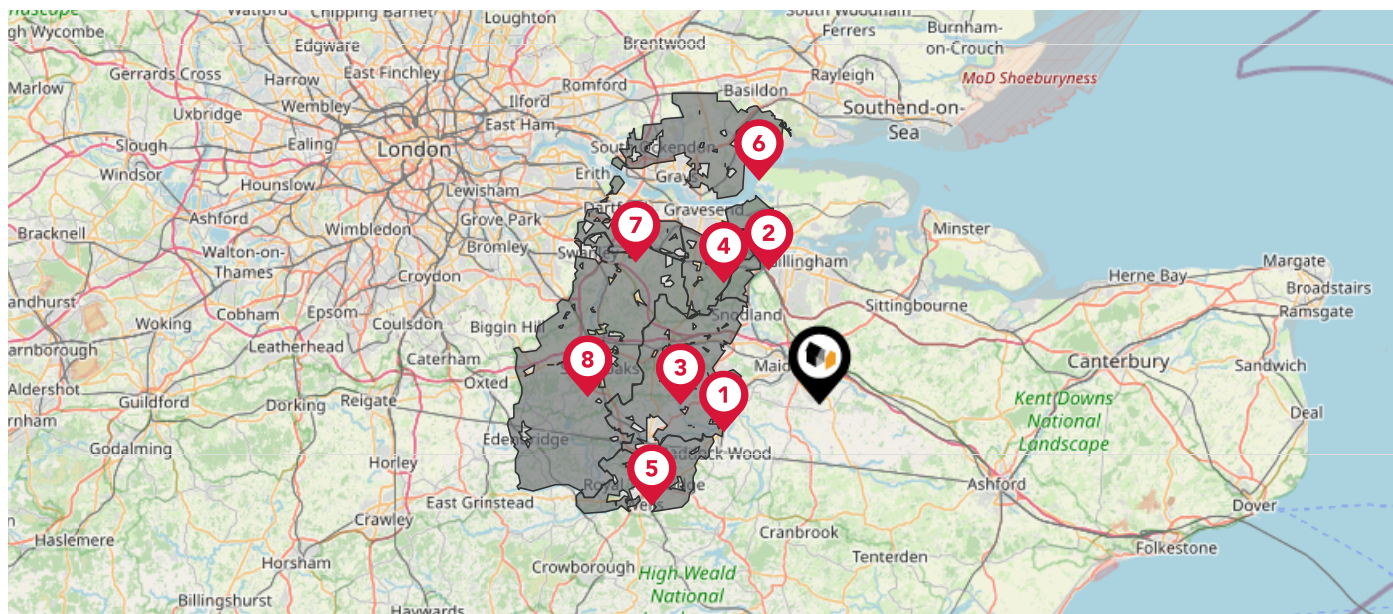
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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 displays nearby areas that have been designated as Green Belt...



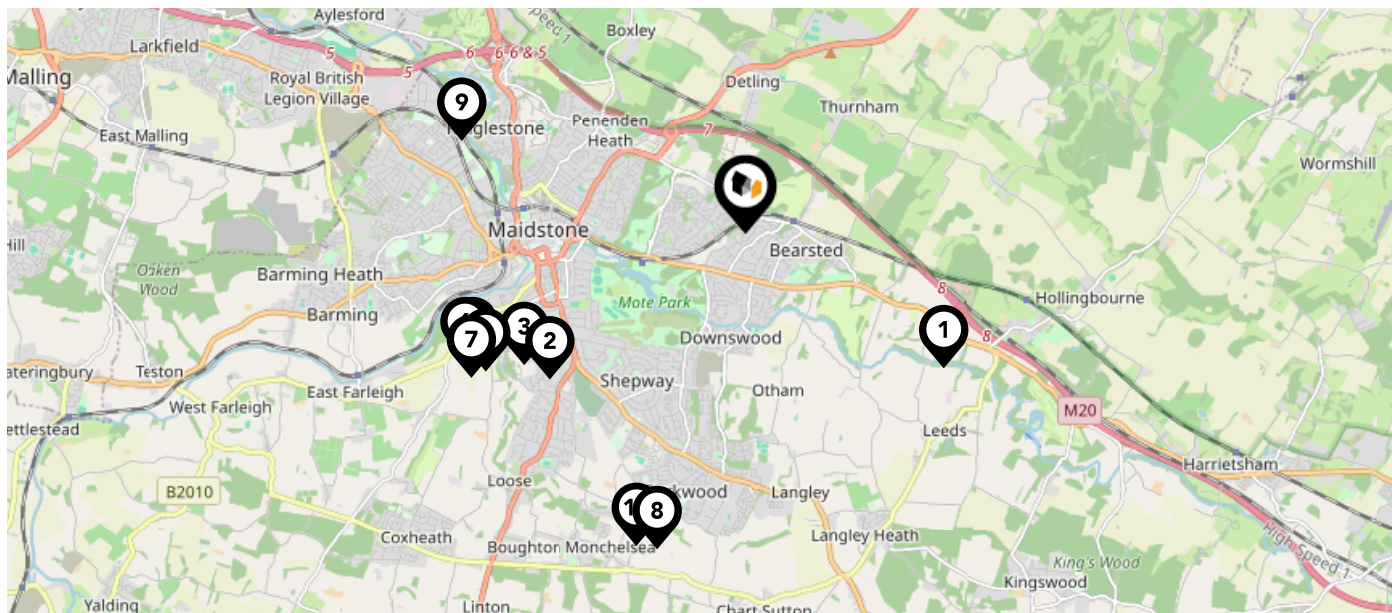
Nearby Green Belt Land

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

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.



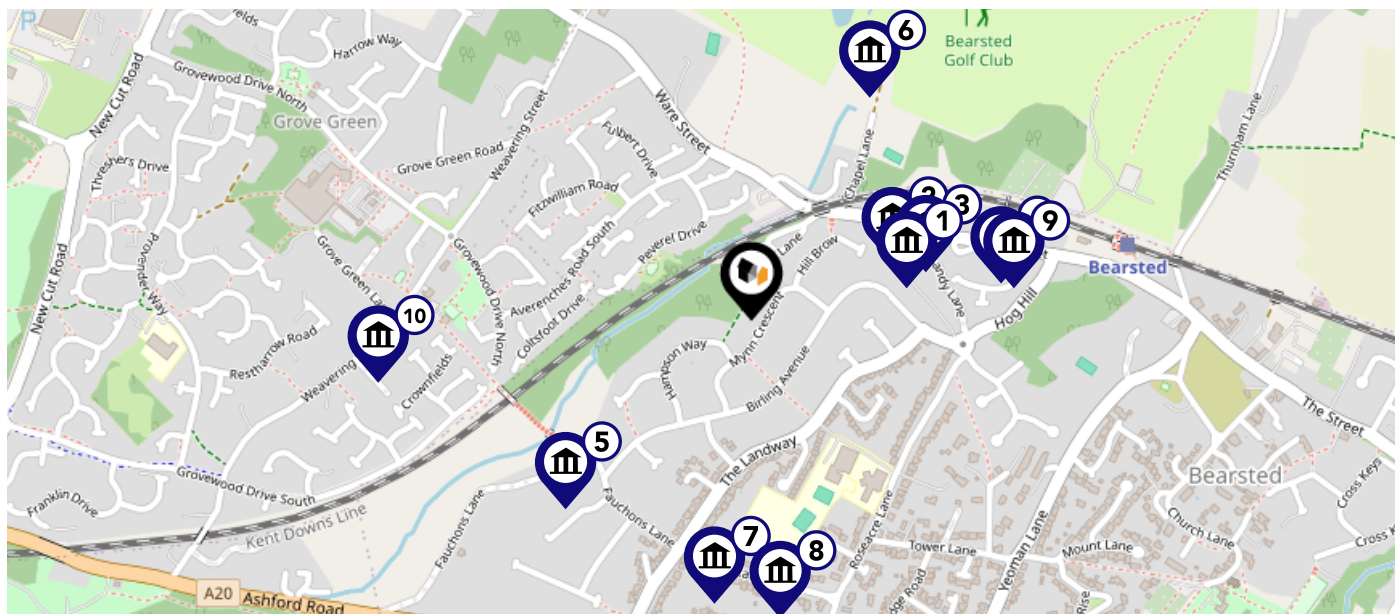
Nearby Landfill Sites

1	The Caves Site-Hollingbourne, Maidstone, Kent	Historic Landfill	
2	Armstrong Road-Maidstone, Kent	Historic Landfill	
3	Coombe Quarry-Coombe Hill, Maidstone, Kent	Historic Landfill	
4	Tovil Mill Pit-Farleigh Hill, Maidstone, Kent	Historic Landfill	
5	Tovil-Burial Ground Lane, Maidstone, Kent	Historic Landfill	
6	Tovil Mill Pit-Farleigh Hill, Maidstone, Kent	Historic Landfill	
7	Walnut Tree Farm-Dean Street, Maidstone, Kent	Historic Landfill	
8	Brishing Lane-Maidstone, Kent	Historic Landfill	
9	Allington No.2-Allington Open Space, Castle Road, Maidstone, Kent	Historic Landfill	
10	Skinner's Farm Quarry-Skinner's Farm, Brishing Lane, Boughton Monchelsea, Kent	Historic Landfill	

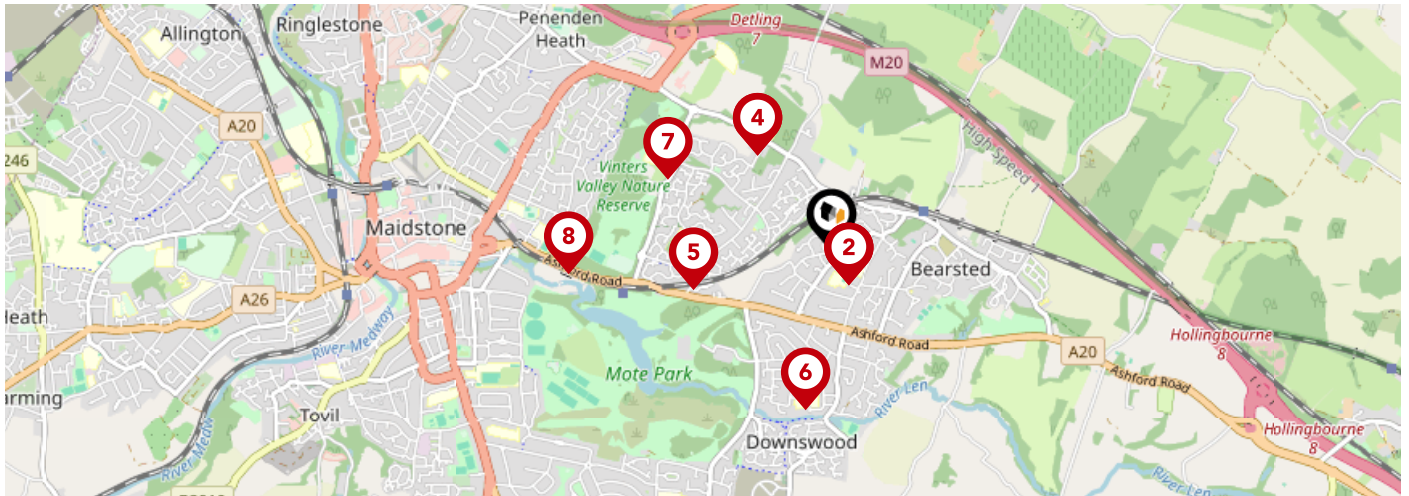
Maps









Listed Buildings

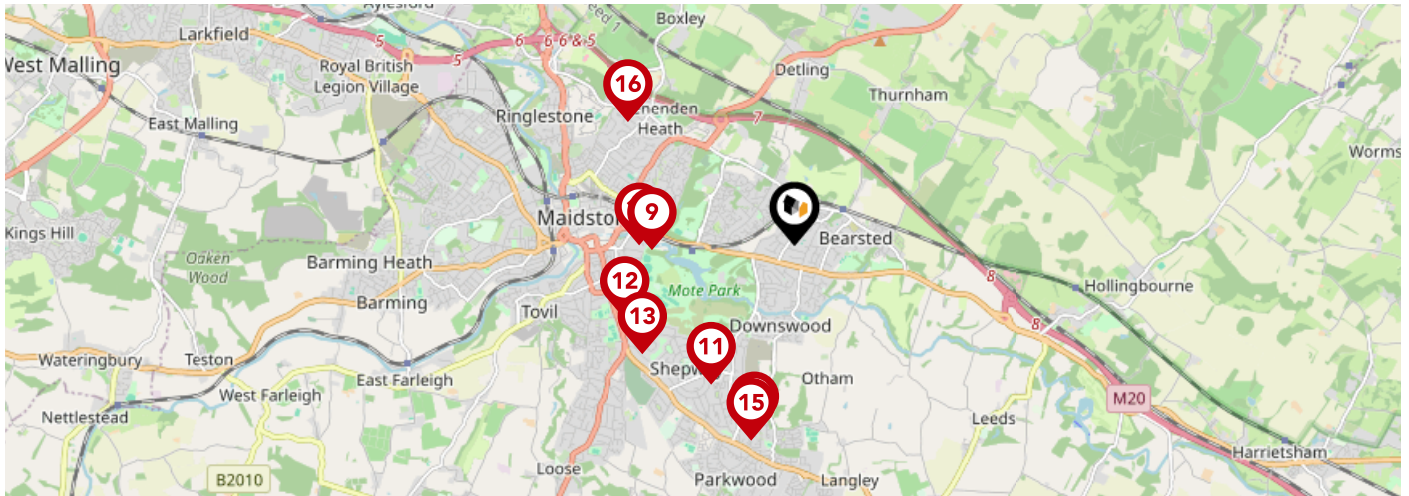
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1086174 - Mount Pleasant	Grade II	0.2 miles
	1336285 - 70, Ware Street	Grade II	0.2 miles
	1116270 - 62 And 64, Ware Street	Grade II	0.2 miles
	1086172 - 30-36, Ware Street	Grade II	0.3 miles
	1086260 - Fauchons House	Grade II	0.3 miles
	1336263 - Chapel Lane Farmhouse	Grade II	0.3 miles
	1185361 - 9 And 11, Plantation Lane	Grade II	0.3 miles
	1086266 - The Old Plantation	Grade II	0.3 miles
	1320036 - Rose Cottages	Grade II	0.3 miles
	1086215 - Yew Tree House	Grade II	0.4 miles



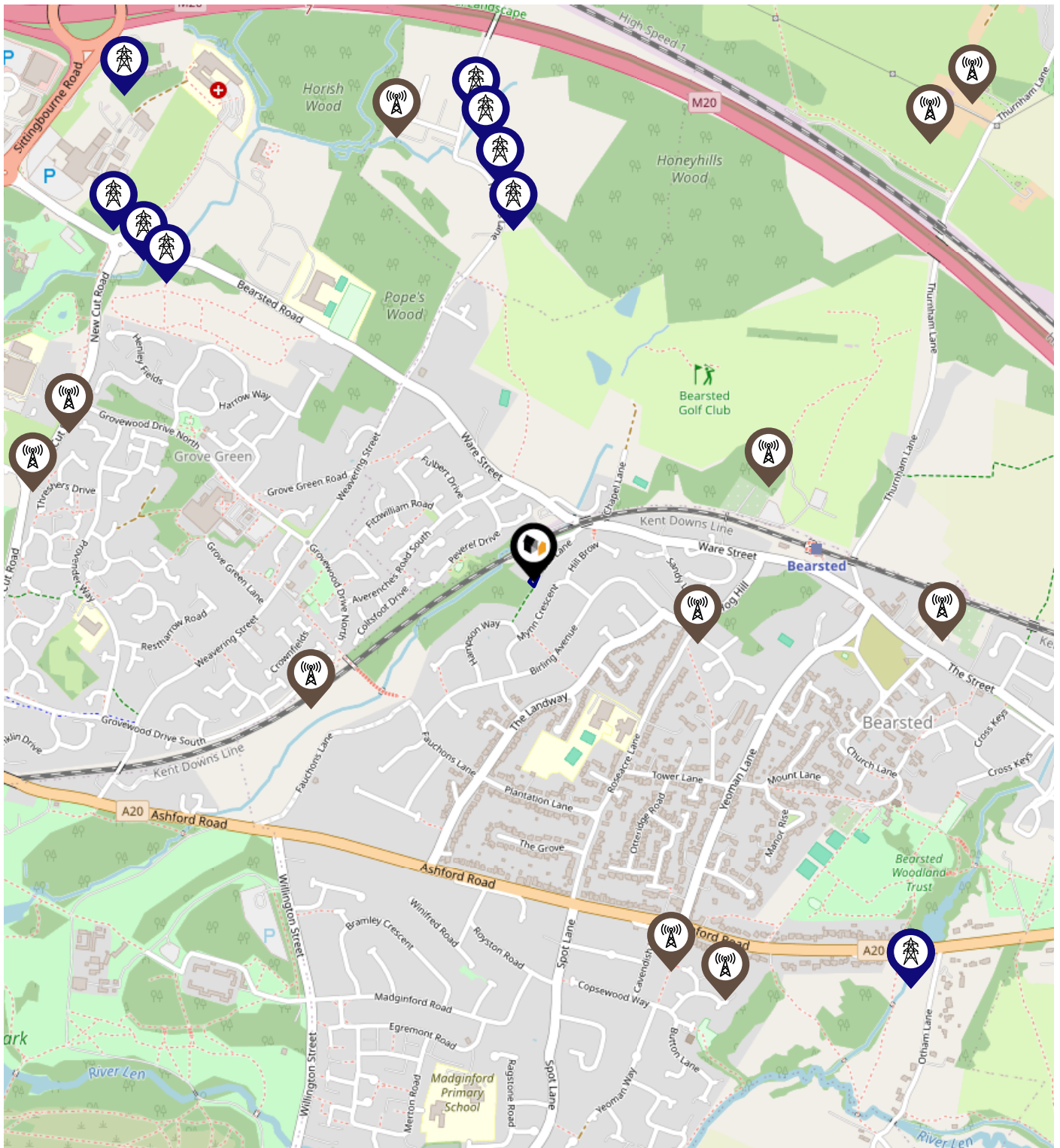
		Nursery	Primary	Secondary	College	Private
	Roseacre Junior School Ofsted Rating: Good Pupils: 427 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thurnham Church of England Infant School Ofsted Rating: Good Pupils: 271 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bearsted Primary Academy Ofsted Rating: Outstanding Pupils: 326 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Snowfields Academy Ofsted Rating: Outstanding Pupils: 232 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maidstone, St John's Church of England Primary School Ofsted Rating: Outstanding Pupils: 438 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Madginford Primary School Ofsted Rating: Good Pupils: 625 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	School of Science and Technology Maidstone Ofsted Rating: Outstanding Pupils: 765 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley Park School Ofsted Rating: Good Pupils: 1651 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Invicta Grammar School Ofsted Rating: Outstanding Pupils: 1625 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley Invicta Primary School At East Borough Ofsted Rating: Good Pupils: 441 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenfields Community Primary School Ofsted Rating: Good Pupils: 433 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maidstone Grammar School Ofsted Rating: Good Pupils: 1416 Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Way Primary School Ofsted Rating: Good Pupils: 311 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Reach Education Ofsted Rating: Good Pupils: 7 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Senacre Wood Primary School Ofsted Rating: Good Pupils: 211 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandling Primary School Ofsted Rating: Good Pupils: 417 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

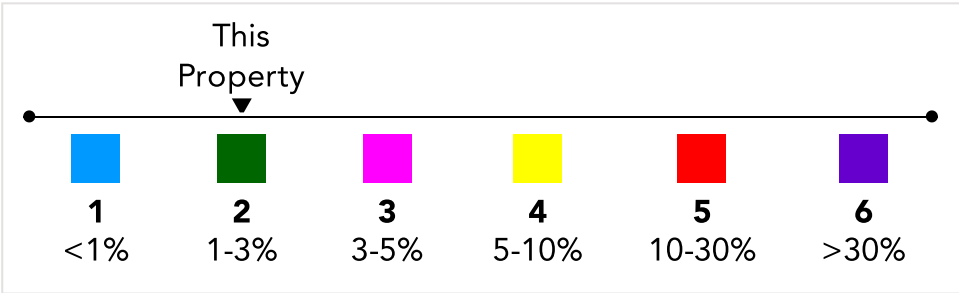
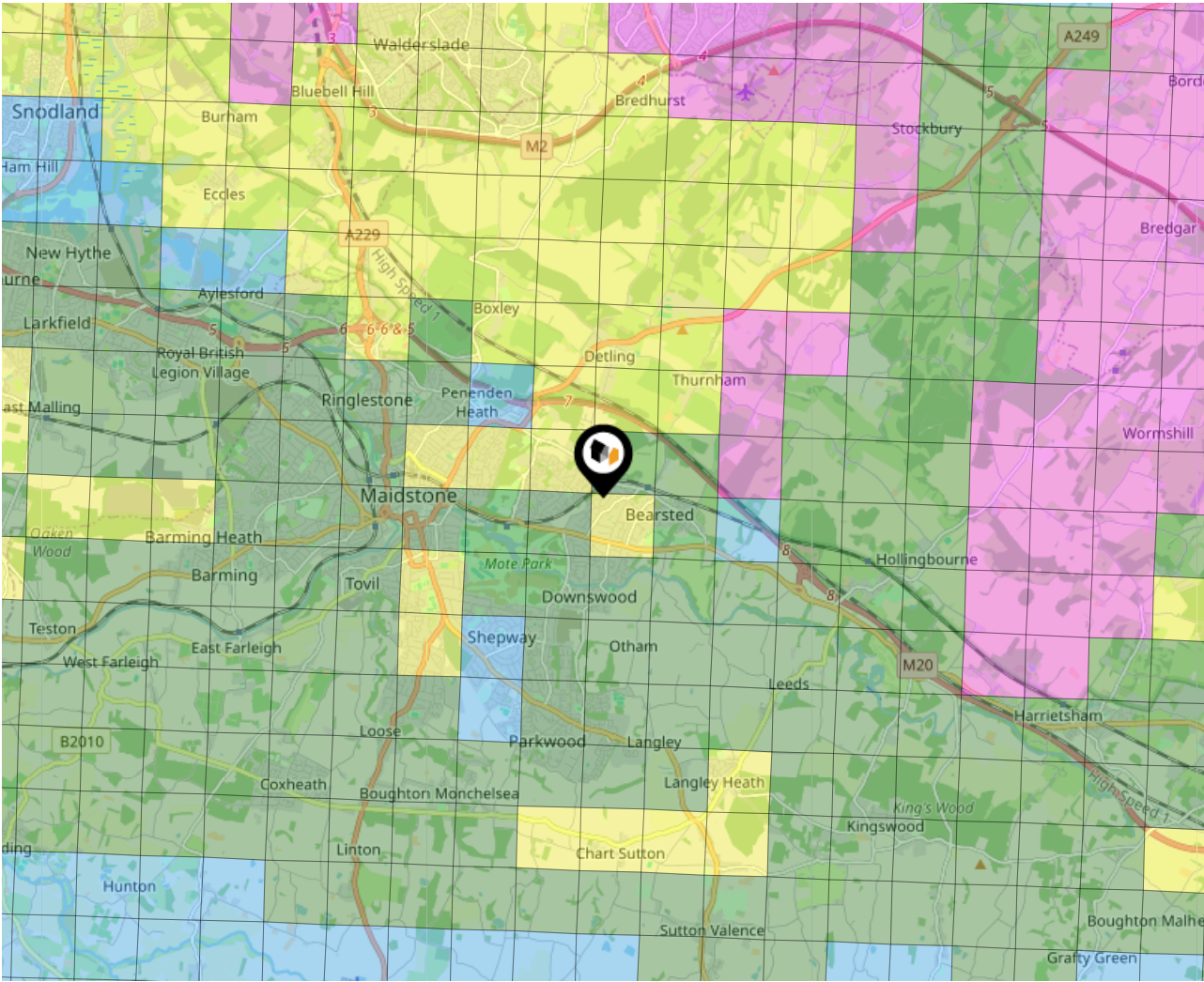


Key:

-  Power Pylons
-  Communication Masts

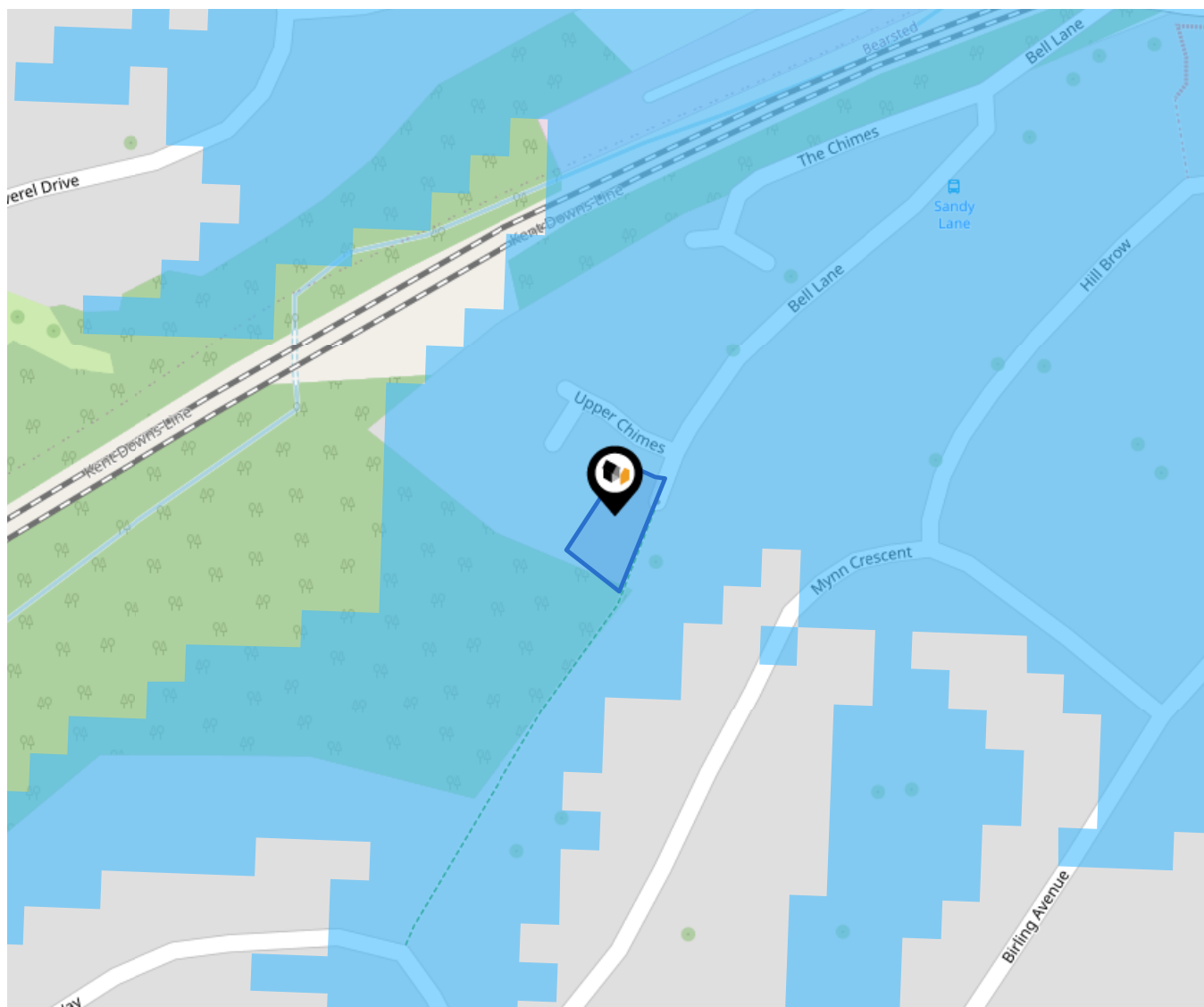
What is Radon?

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



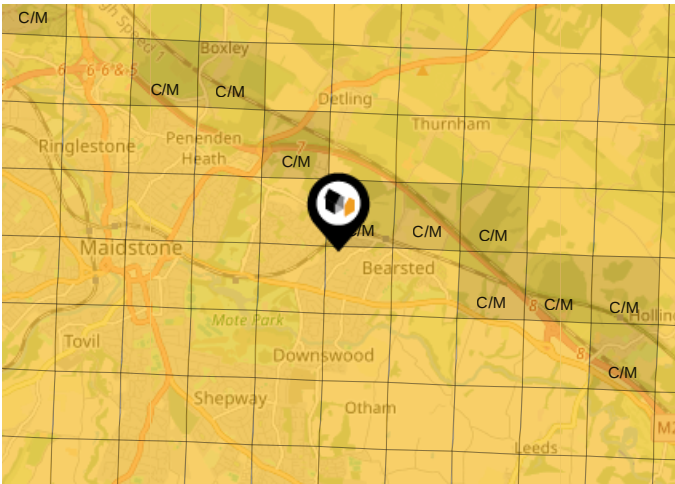
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

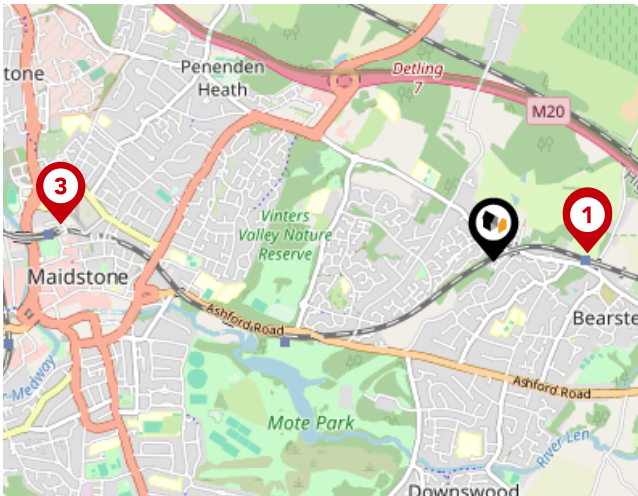


Primary Classifications (Most Common Clay Types)




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

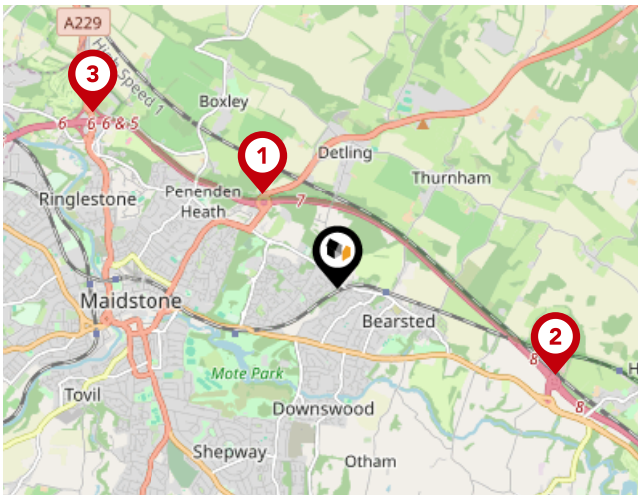
Area

Transport (National)








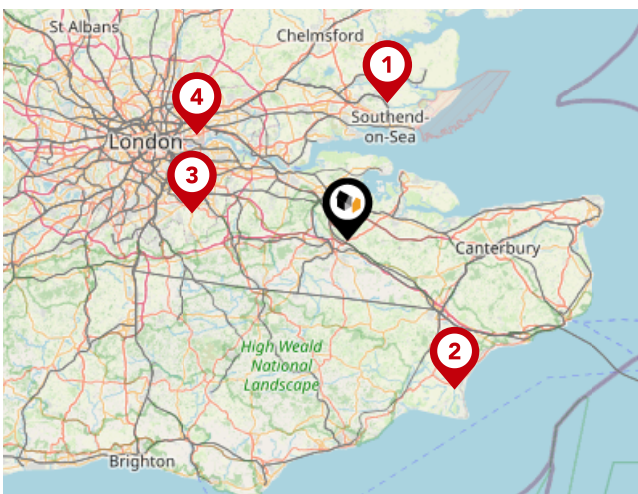
National Rail Stations

Pin	Name	Distance
	Bearsted Rail Station	0.44 miles
	Bearsted Rail Station	0.45 miles
	Maidstone East Rail Station	2.01 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M20 J7	1.12 miles
	M20 J8	2.16 miles
	M20 J6	2.8 miles
	M2 J4	4.26 miles
	M2 J3	4.88 miles

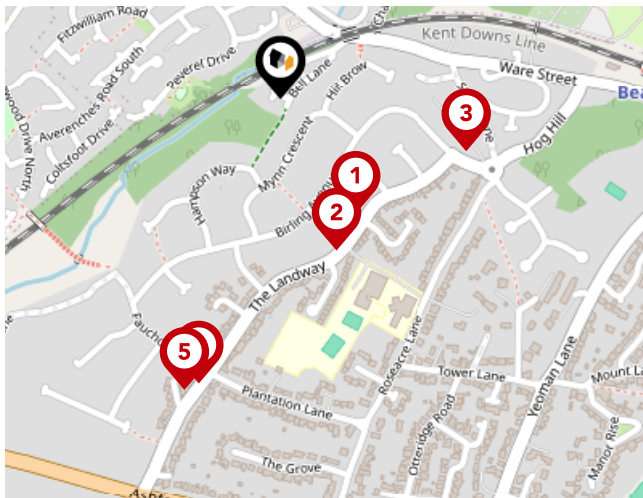


Airports/Helipads

Pin	Name	Distance
	Southend-on-Sea	21.13 miles
	Lydd Airport	27.31 miles
	Leaves Green	23.44 miles
	Silvertown	27.35 miles

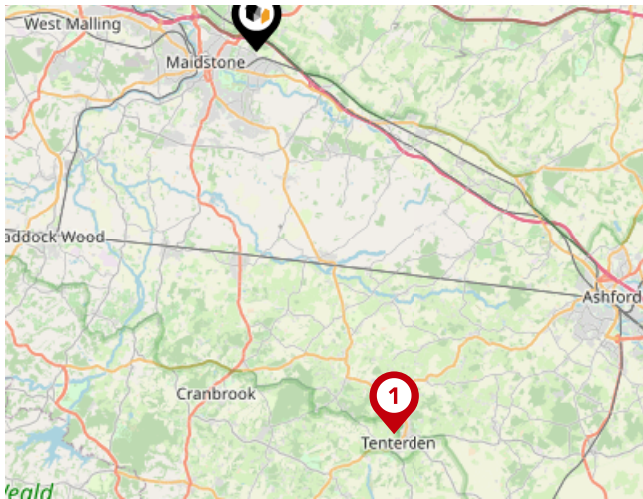
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Spurway	0.16 miles
2	Spurway	0.19 miles
3	Sandy Lane	0.22 miles
4	Plantation Lane	0.34 miles
5	Plantation Lane	0.35 miles



Local Connections

Pin	Name	Distance
1	Tenterden Town Rail Station (KESR)	15.07 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

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NEIL JOHNSON PROPERTY AGENTS

SUITE 112, 80 CHURCHILL SQUARE,
KINGS HILL, WEST MALLING, ME19 4YU
01732 752001
NEIL@NJ-PA.CO.UK
www.nj-pa.co.uk

