

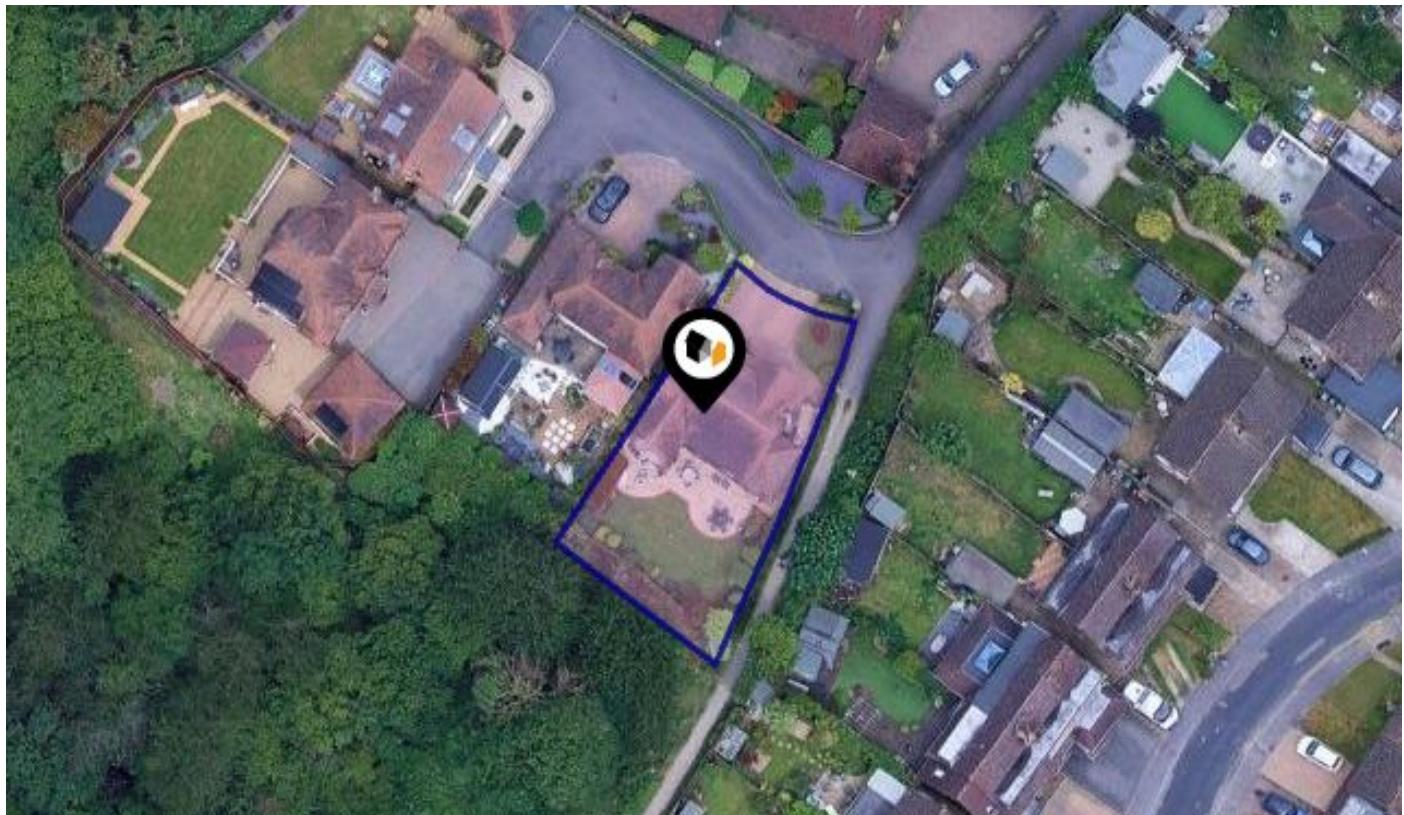


See More Online

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

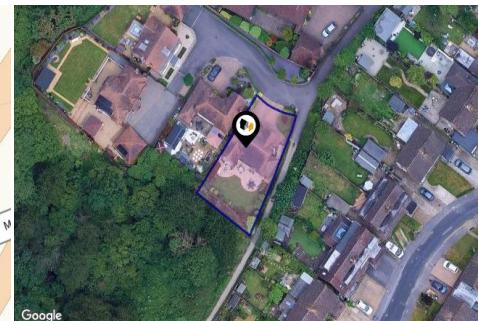
01732 752001

NEIL@NJ-PA.CO.UK

www.nj-pa.co.uk



Property Overview



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

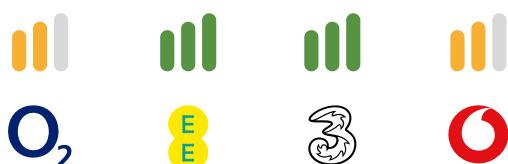
| | |
|--------------------|----------|
| Local Authority: | Kent |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **53**
mb/s -
mb/s



Mobile Coverage:
(based on calls indoors)

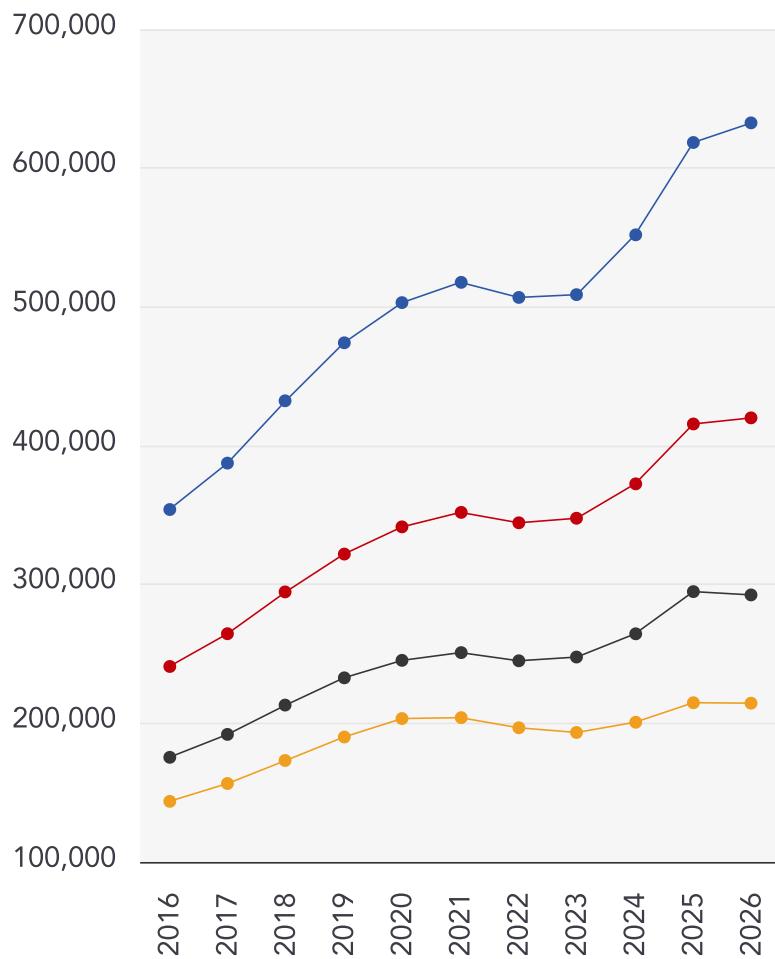


Satellite/Fibre TV Availability:



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%

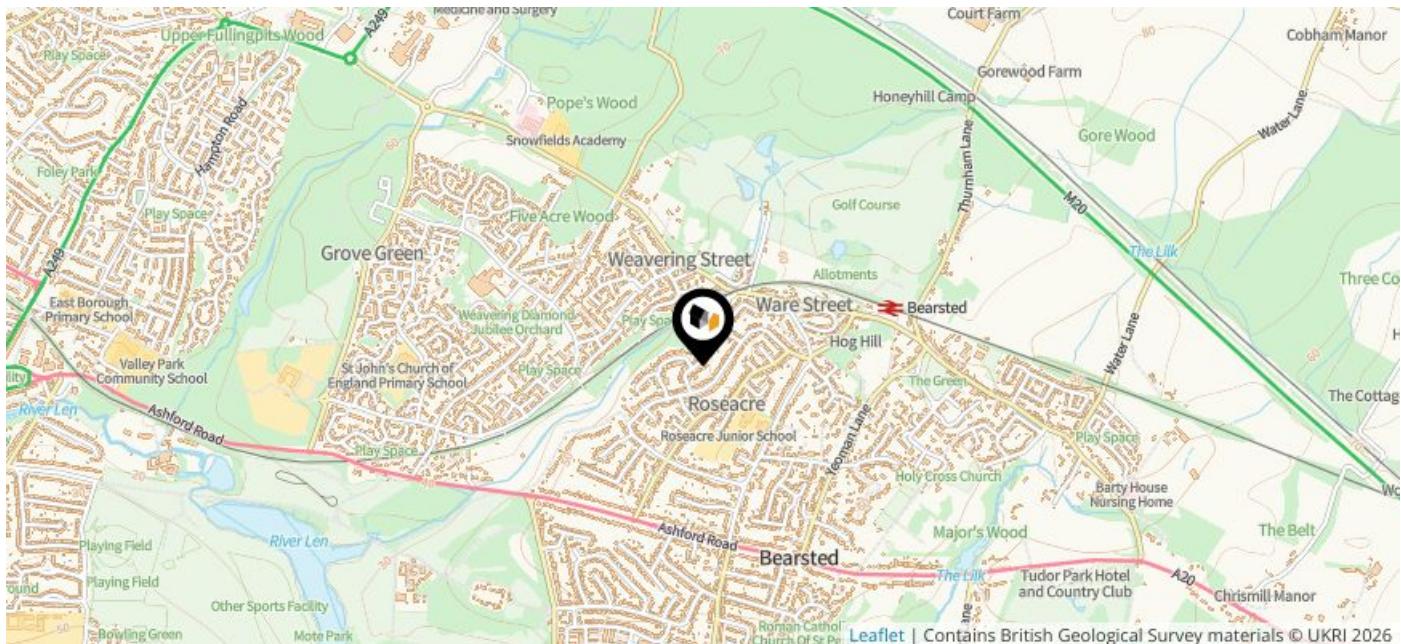
Flat

+49.23%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

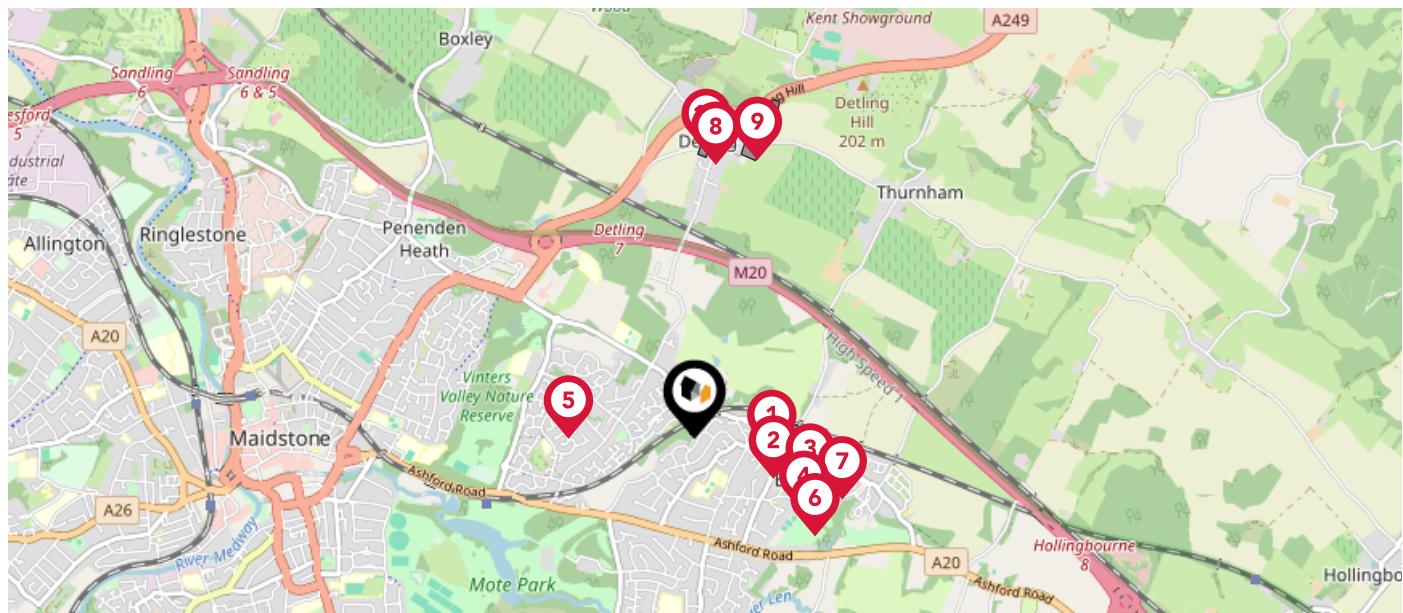
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



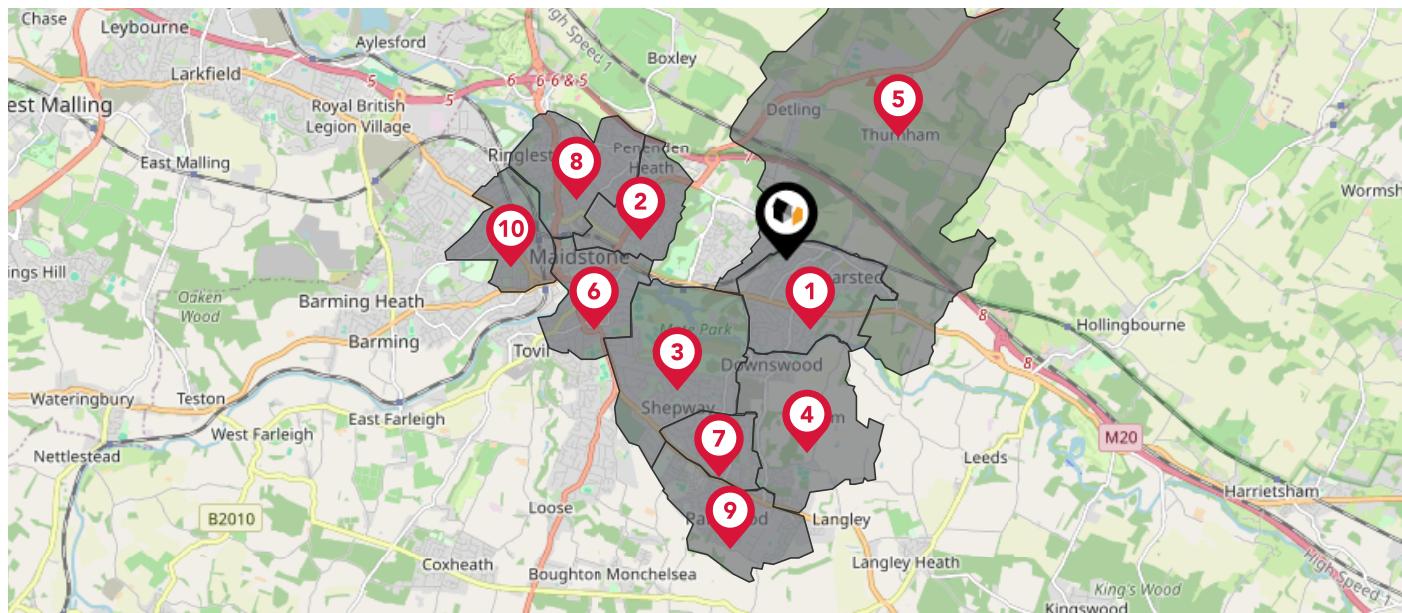
Nearby Conservation Areas

- 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



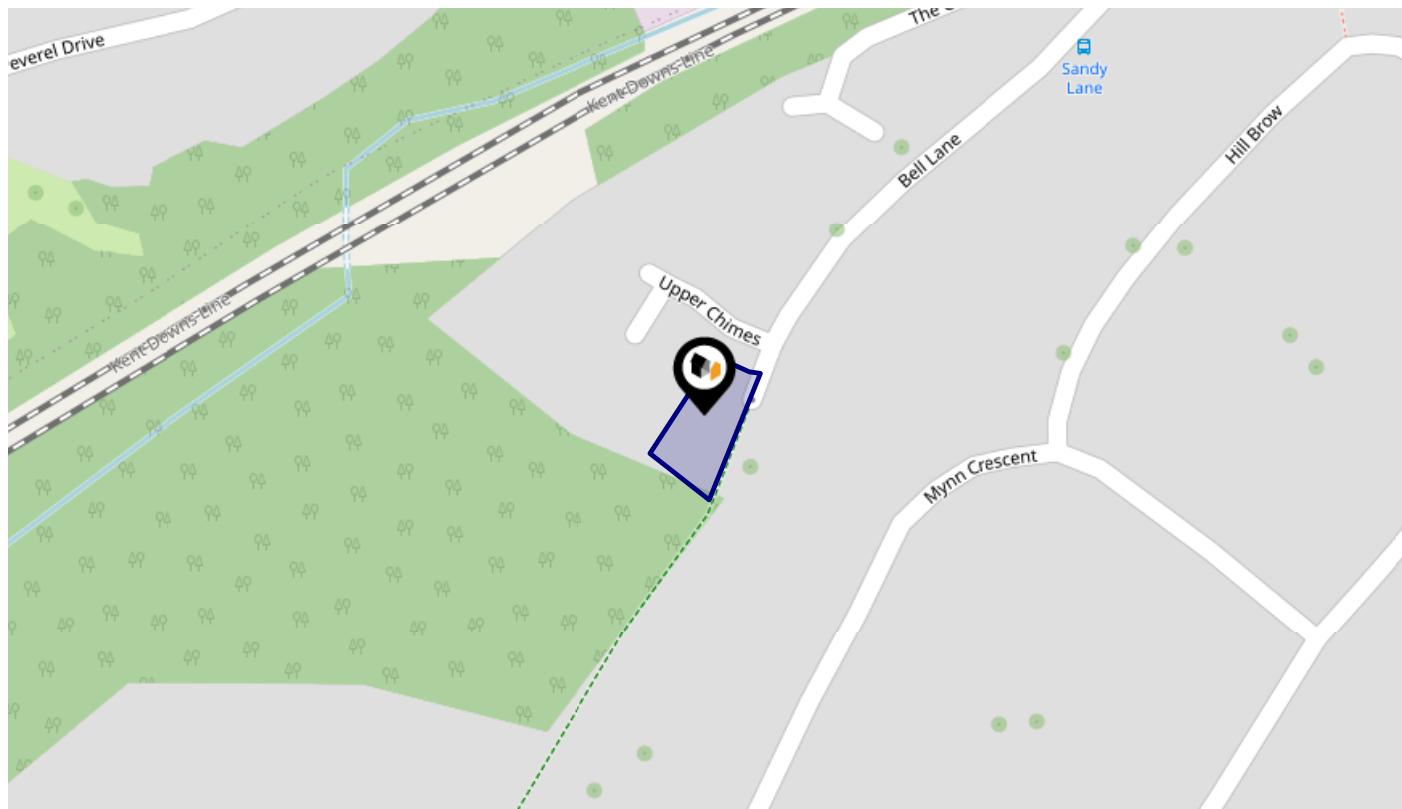
Nearby Council Wards

- 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

Maps

Rail Noise

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

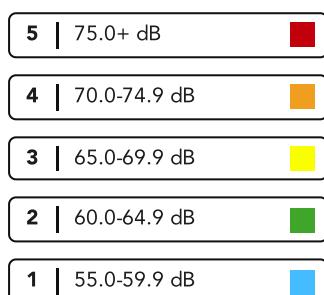


Rail Noise Data

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.

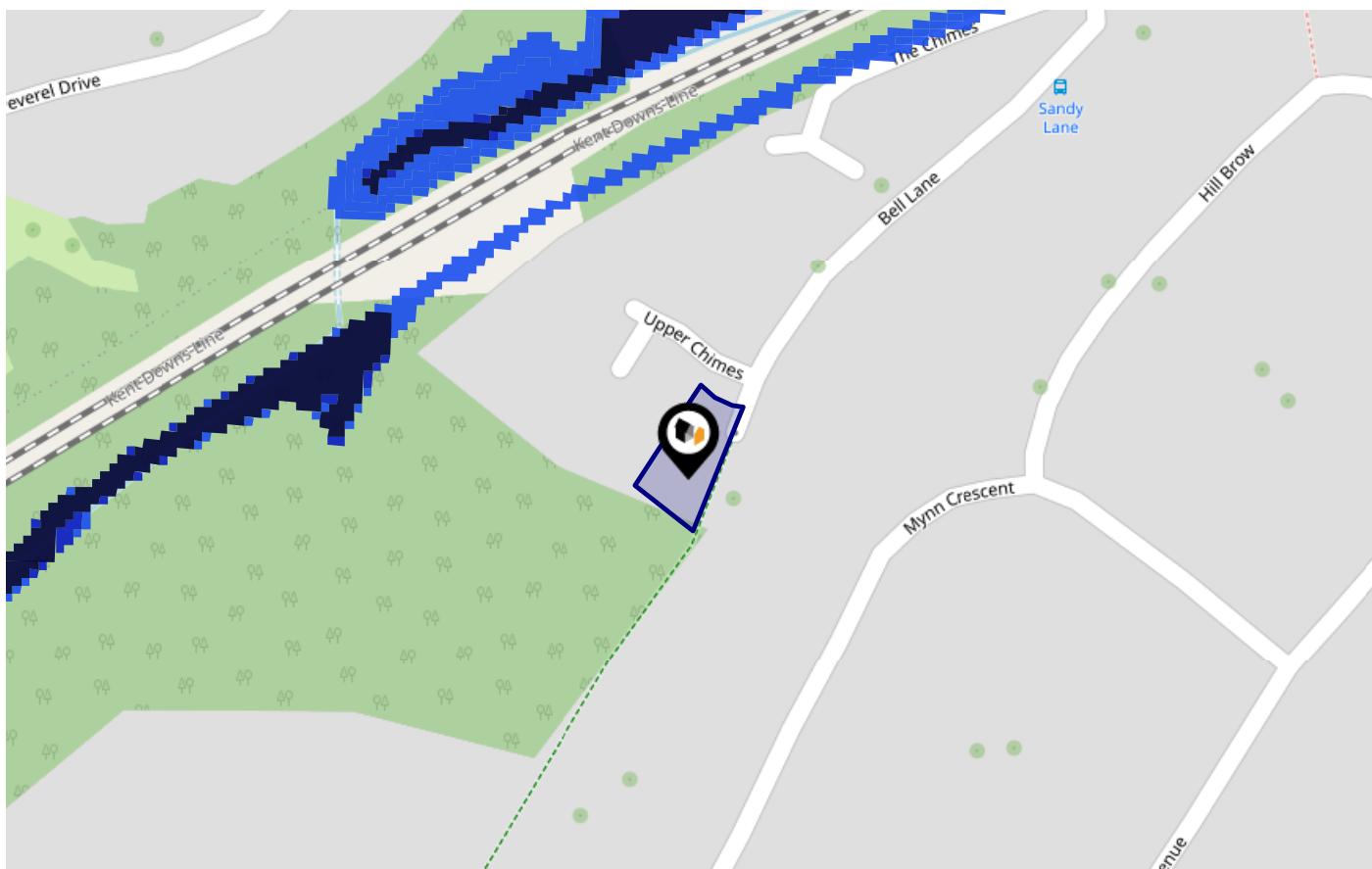
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

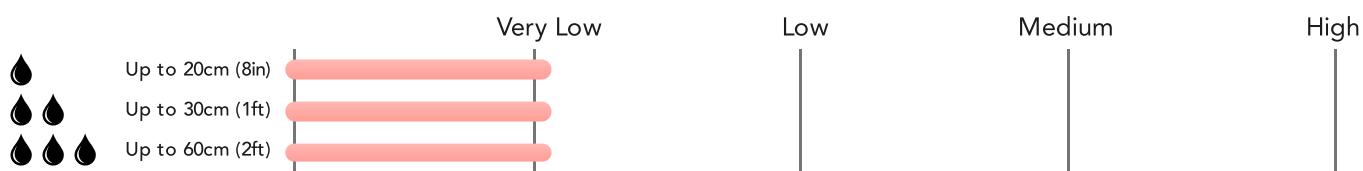


Risk Rating: Very low

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.

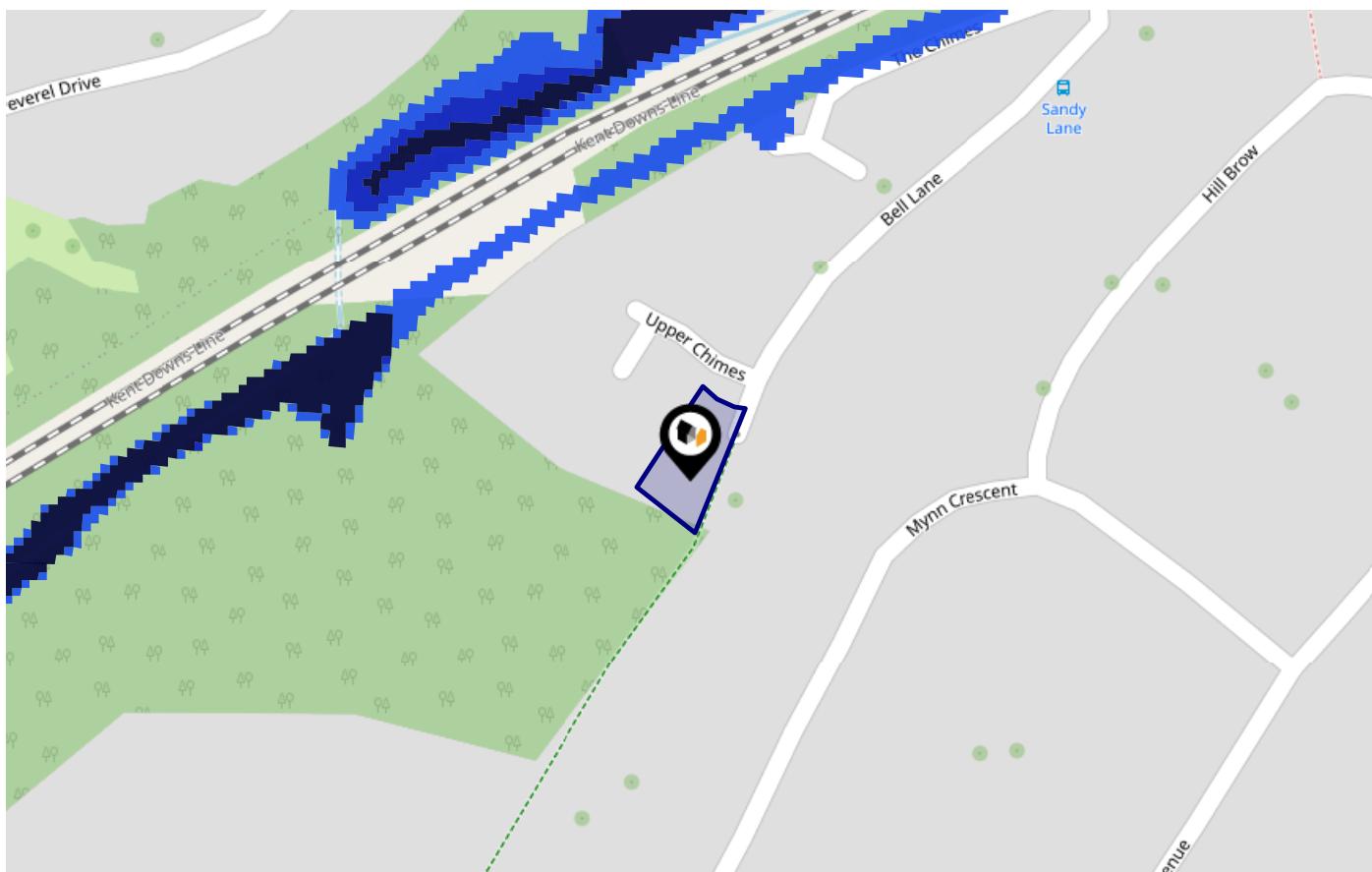
Chance of flooding to the following depths at this property:



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.

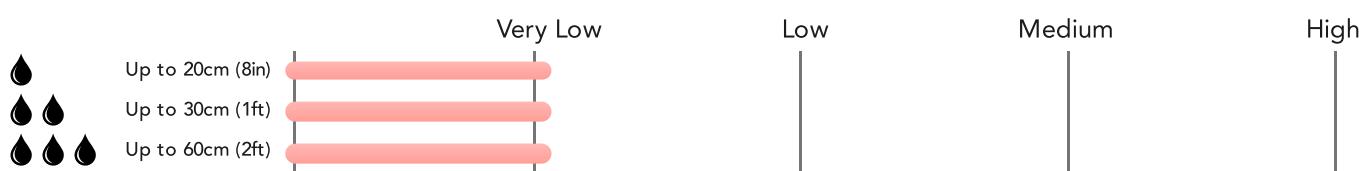


Risk Rating: Very low

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.
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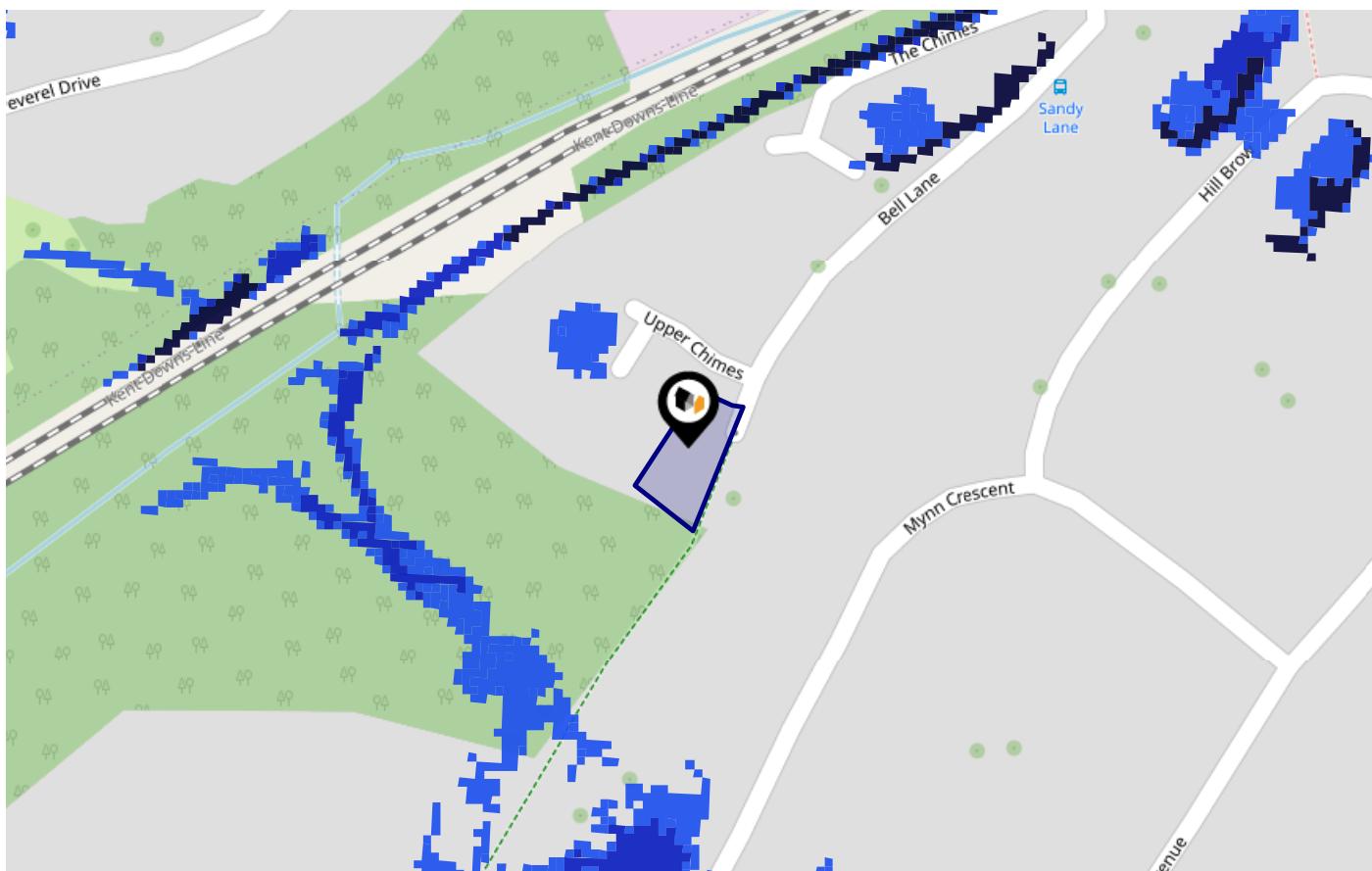
Chance of flooding to the following depths at this property:



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.

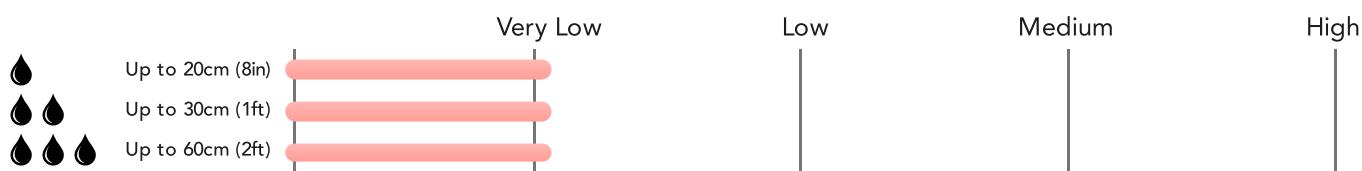


Risk Rating: Very low

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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.
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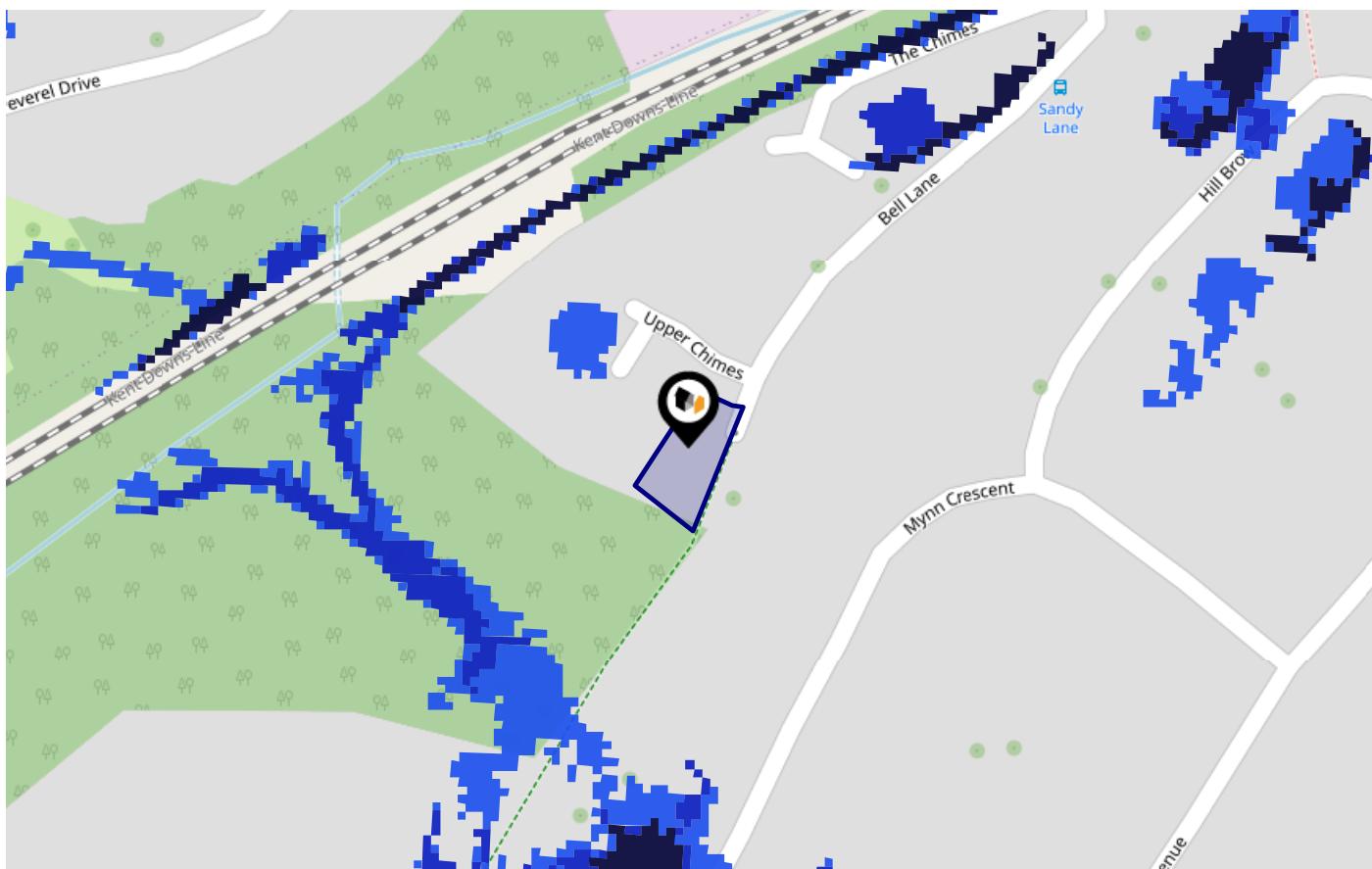
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

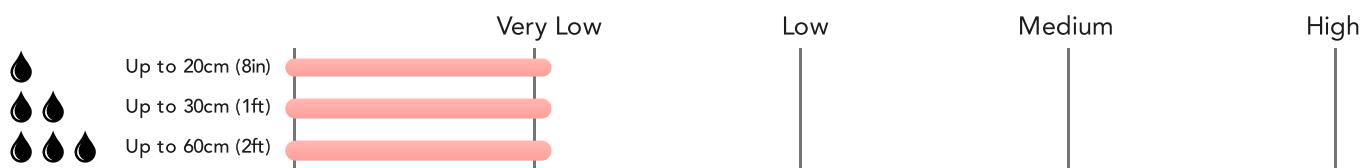


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) 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.

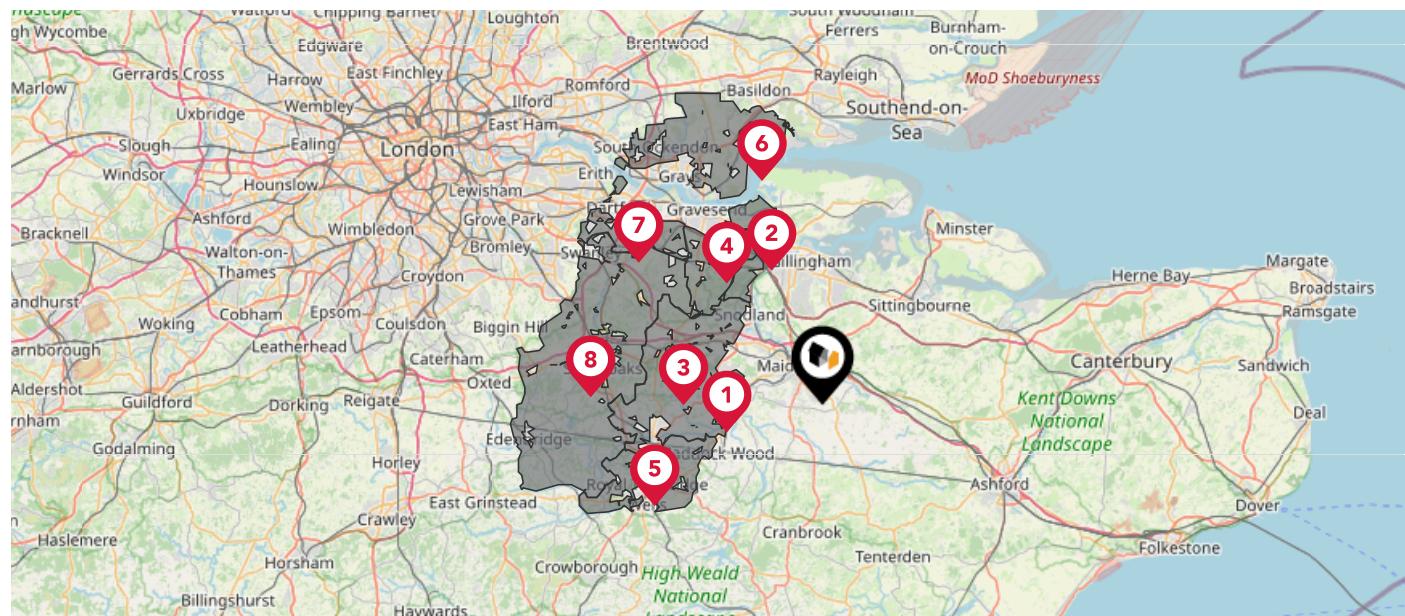
Chance of flooding to the following depths at this property:



Maps

Green Belt

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

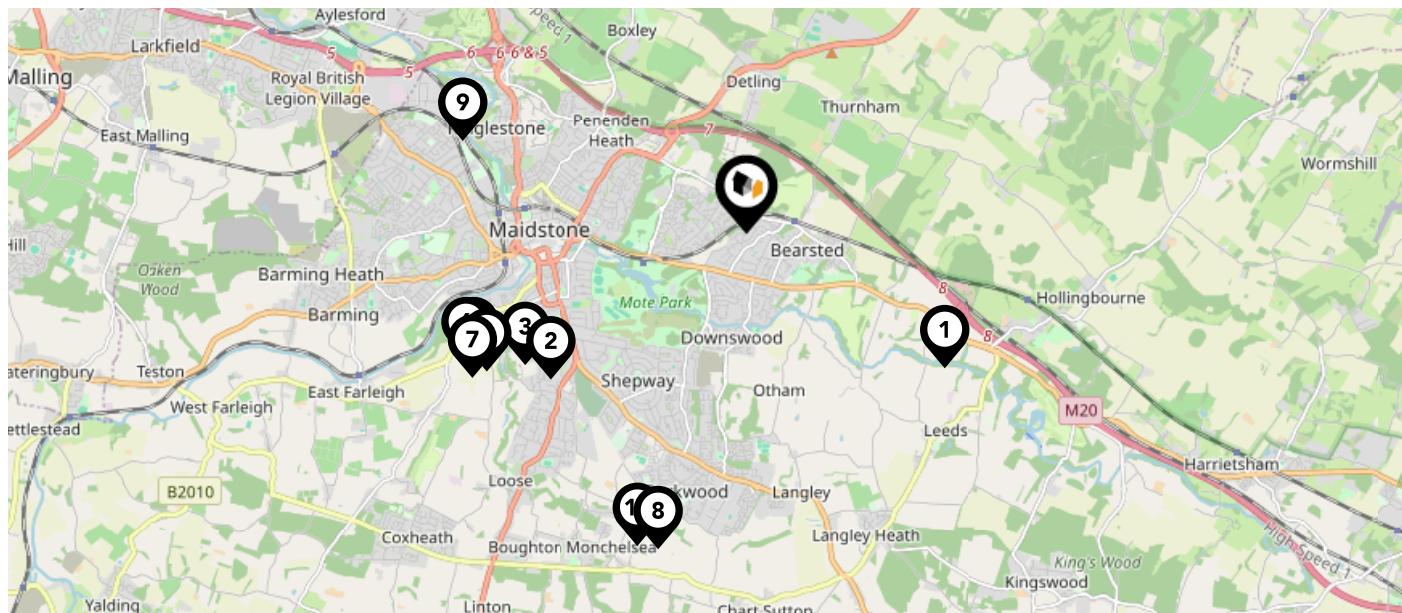
7 London Green Belt - Dartford

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.



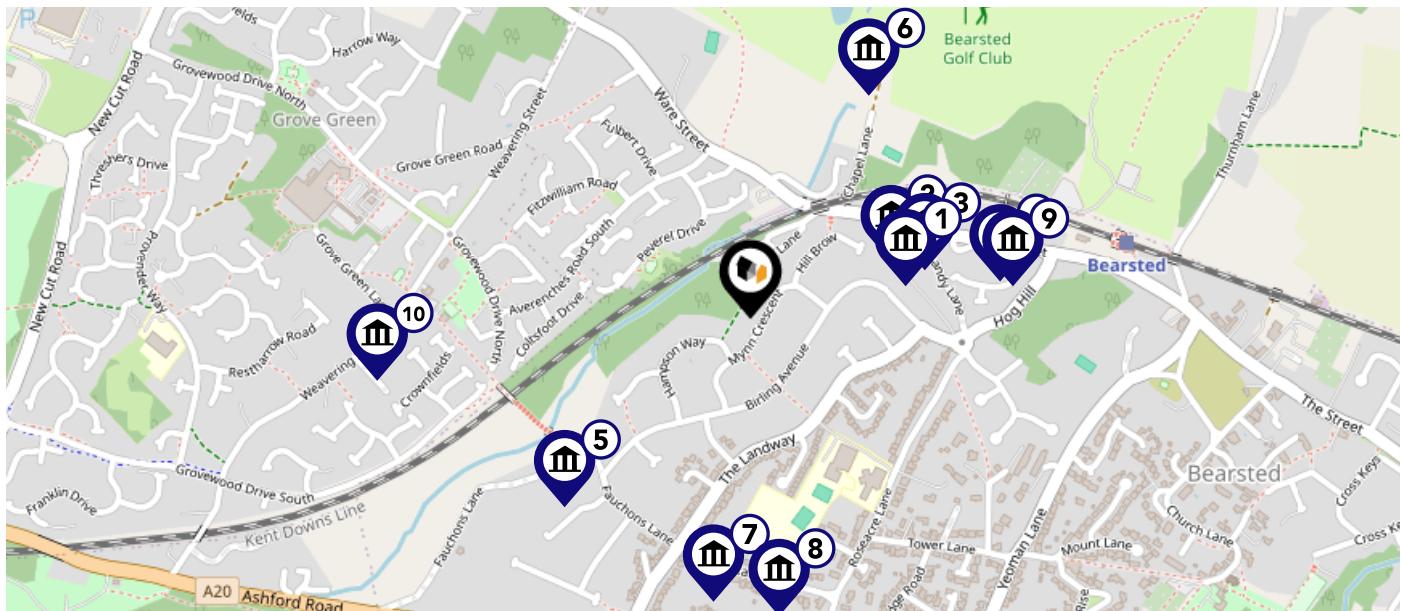
Nearby Landfill Sites

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

Maps

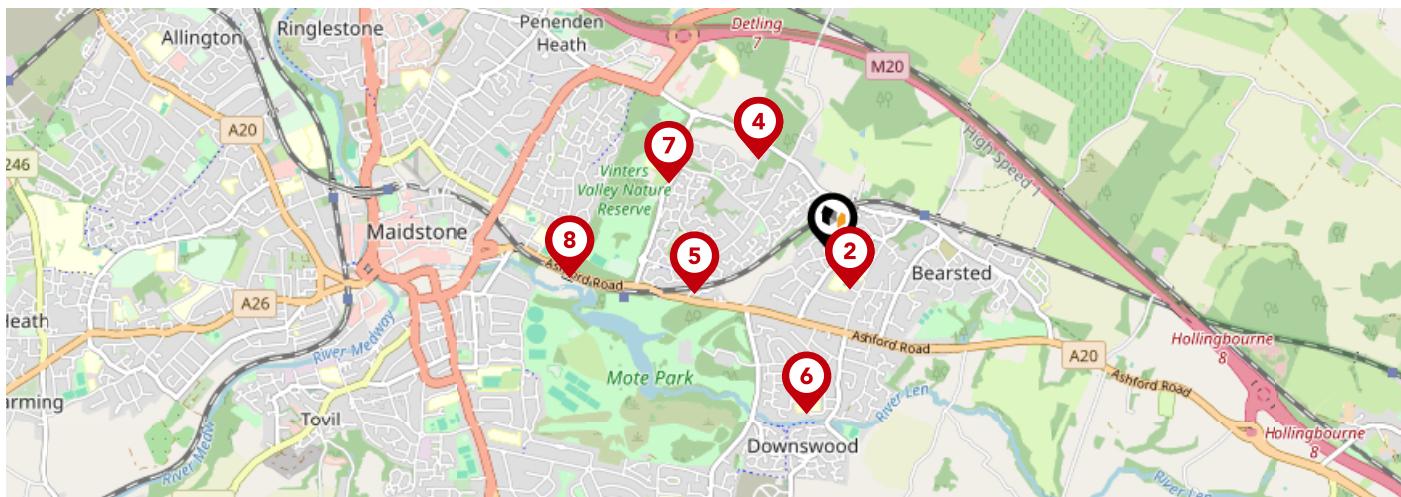
Listed Buildings

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 |
|---|-------------------------------------|----------|-----------|
|  | 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 |

Area Schools



Nursery Primary Secondary College Private

| | Roseacre Junior School | | | | | | |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 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"/> | <input type="checkbox"/> |
| 2 | 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"/> | <input type="checkbox"/> |
| 3 | 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"/> | <input type="checkbox"/> |
| 4 | 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"/> | <input type="checkbox"/> |
| 5 | 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"/> | <input type="checkbox"/> |
| 6 | 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"/> | <input type="checkbox"/> |
| 7 | 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"/> | <input type="checkbox"/> |
| 8 | 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"/> | <input type="checkbox"/> |

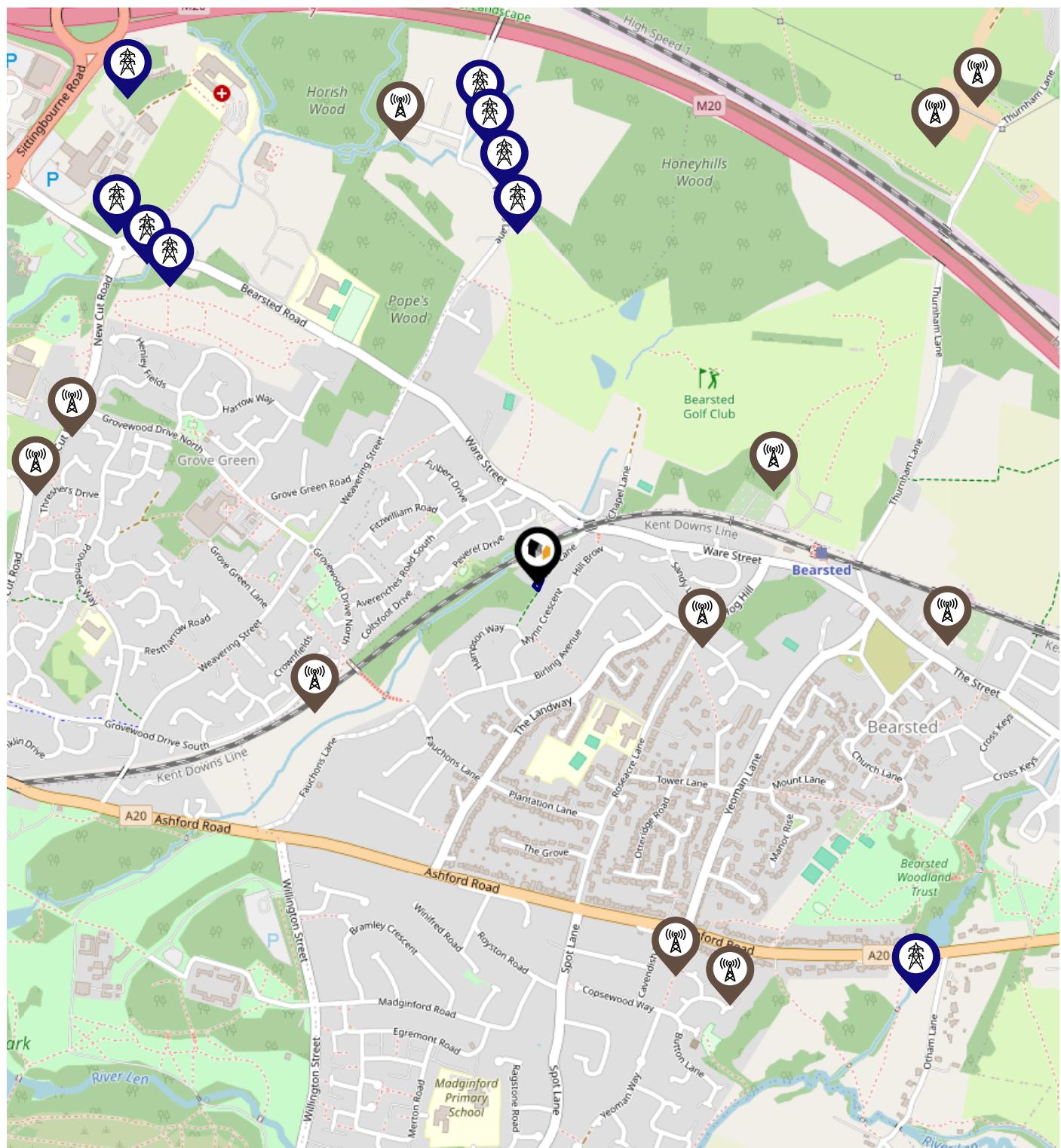
Area Schools



Nursery Primary Secondary College Private

| | | | | | | |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Invicta Grammar School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 1625 Distance:1.33 | | | | | |
| 10 | Valley Invicta Primary School At East Borough | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 441 Distance:1.45 | | | | | |
| 11 | Greenfields Community Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 433 Distance:1.5 | | | | | |
| 12 | Maidstone Grammar School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 1416 Distance:1.72 | | | | | |
| 13 | Park Way Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 311 Distance:1.74 | | | | | |
| 14 | King's Reach Education | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 7 Distance:1.8 | | | | | |
| 15 | Senacre Wood Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 211 Distance:1.86 | | | | | |
| 16 | Sandling Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 417 Distance:1.92 | | | | | |

Local Area Masts & Pylons



Key:

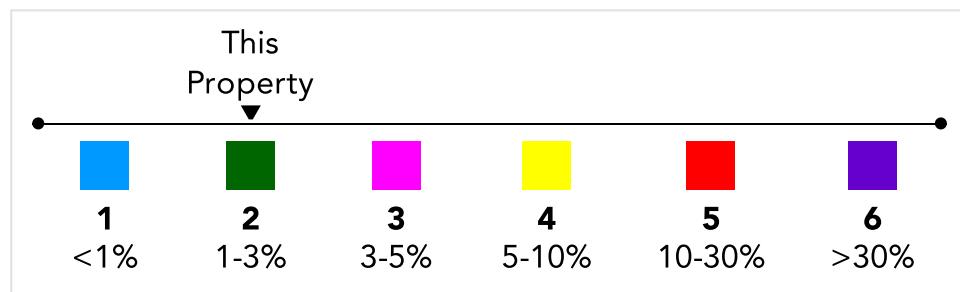
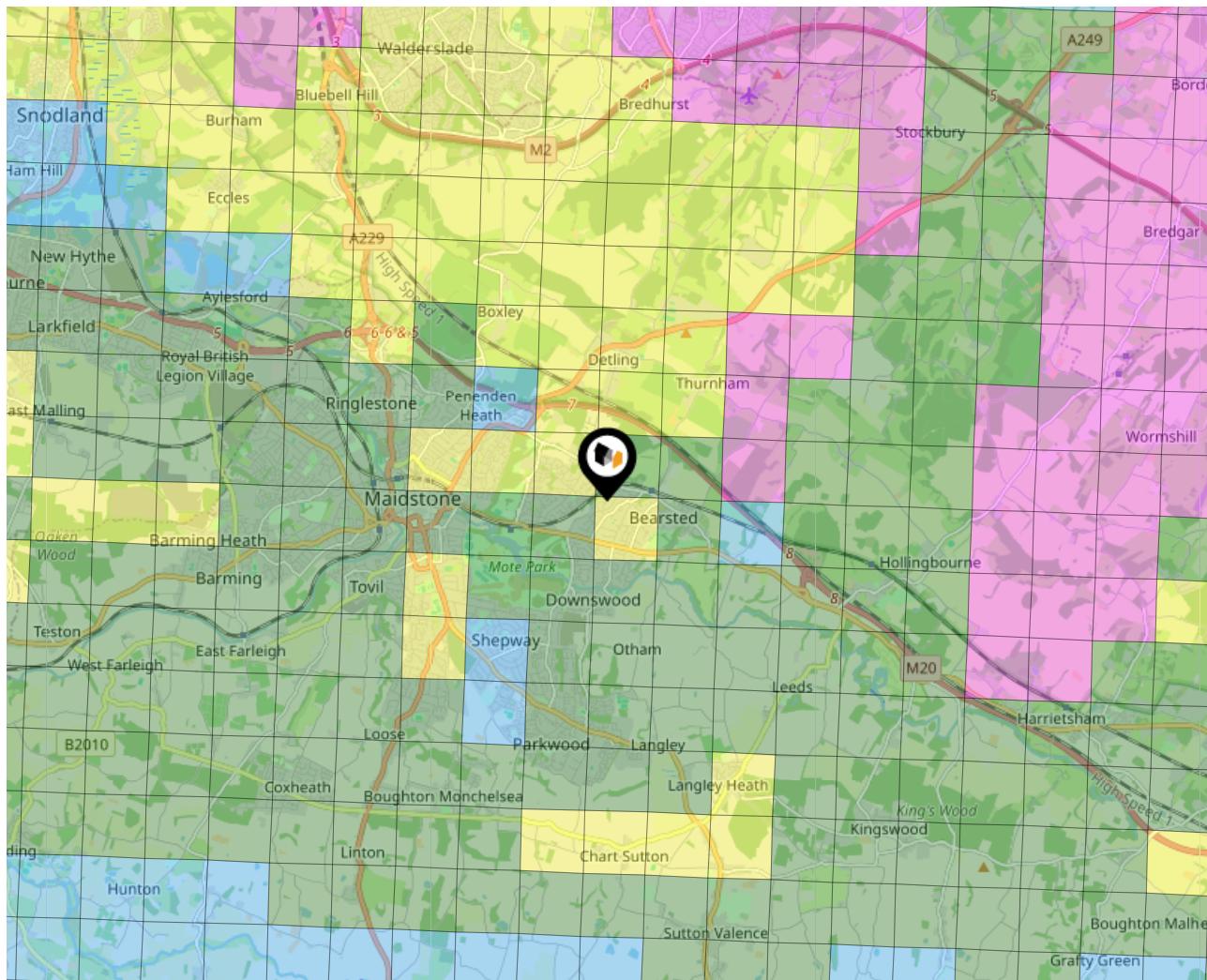
- Power Pylons
- Communication Masts

Environment

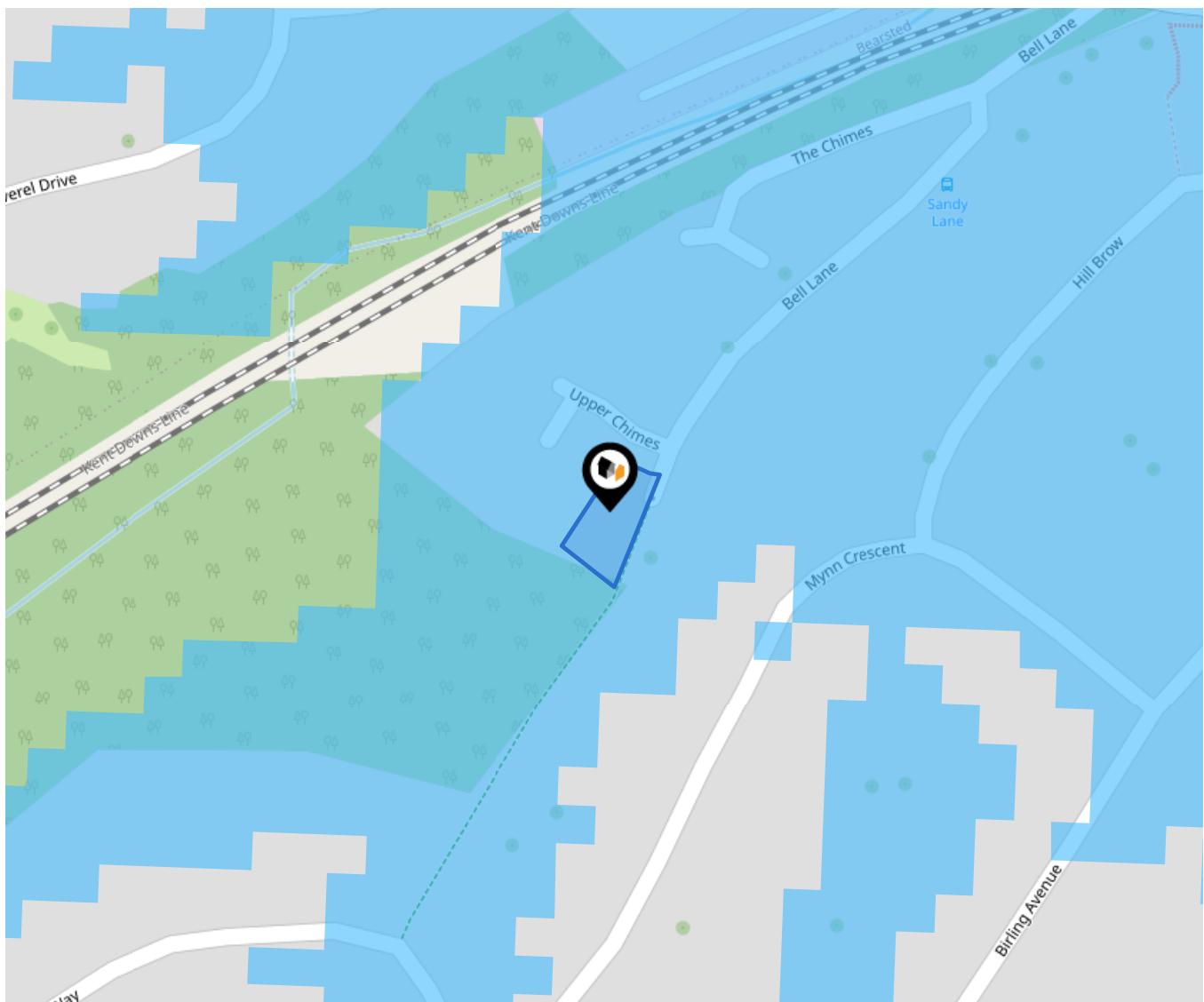
Radon Gas

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:

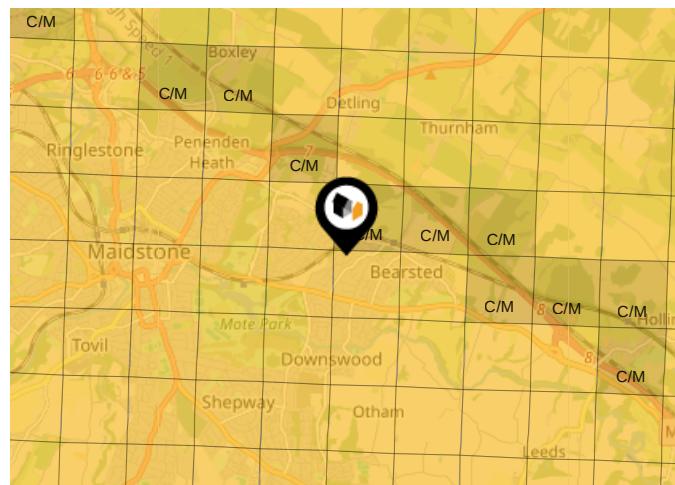
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



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

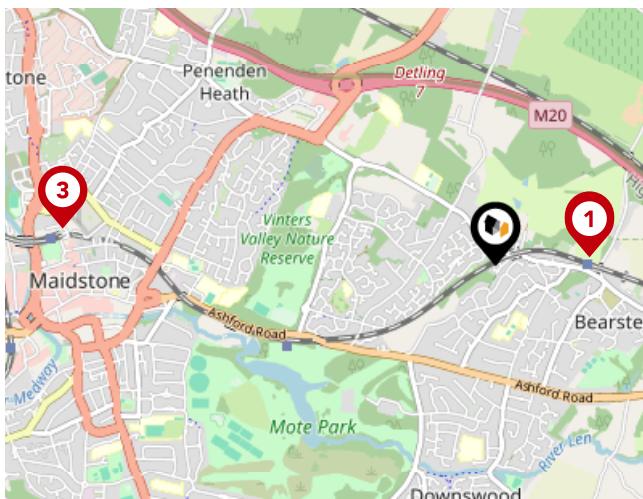
| | | | |
|-------------------------------|----------------------------------|----------------------|--------------------|
| Carbon Content: | VARIABLE | Soil Texture: | SAND TO SANDY LOAM |
| Parent Material Grain: | ARENACEOUS | Soil Depth: | DEEP-INTERMEDIATE |
| Soil Group: | LIGHT(SANDY) TO MEDIUM(SANDY)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



Primary Classifications (Most Common Clay Types)

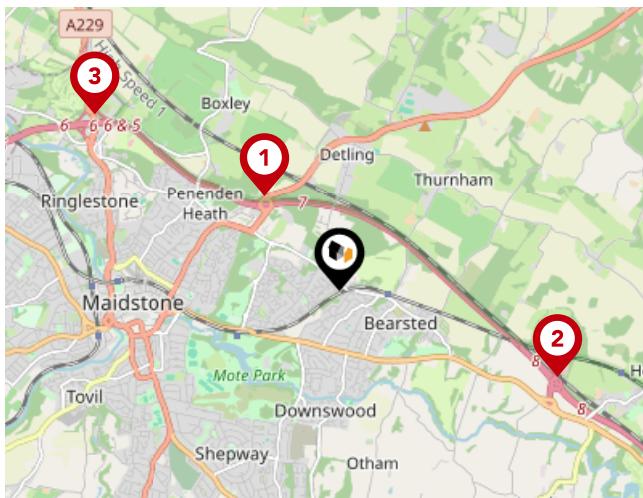
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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 |
|-----|-----------------------------|------------|
| 1 | Bearsted Rail Station | 0.44 miles |
| 2 | Bearsted Rail Station | 0.45 miles |
| 3 | Maidstone East Rail Station | 2.01 miles |



Trunk Roads/Motorways

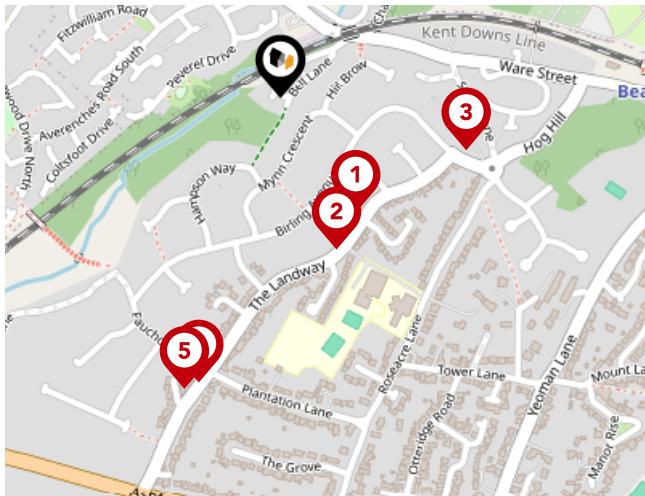
| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M20 J7 | 1.12 miles |
| 2 | M20 J8 | 2.16 miles |
| 3 | M20 J6 | 2.8 miles |
| 4 | M2 J4 | 4.26 miles |
| 5 | M2 J3 | 4.88 miles |



Airports/Helpads

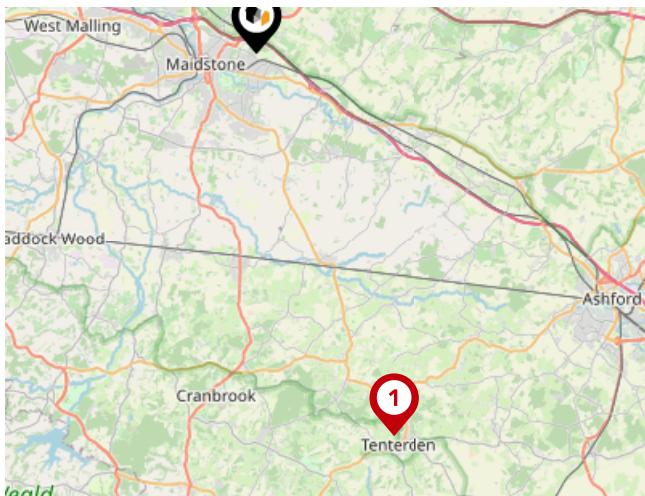
| Pin | Name | Distance |
|-----|-----------------|-------------|
| 1 | Southend-on-Sea | 21.13 miles |
| 2 | Lydd Airport | 27.31 miles |
| 3 | Leaves Green | 23.44 miles |
| 4 | Silvertown | 27.35 miles |

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.

Agent Disclaimer



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.

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NEIL JOHNSON PROPERTY AGENTS

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