

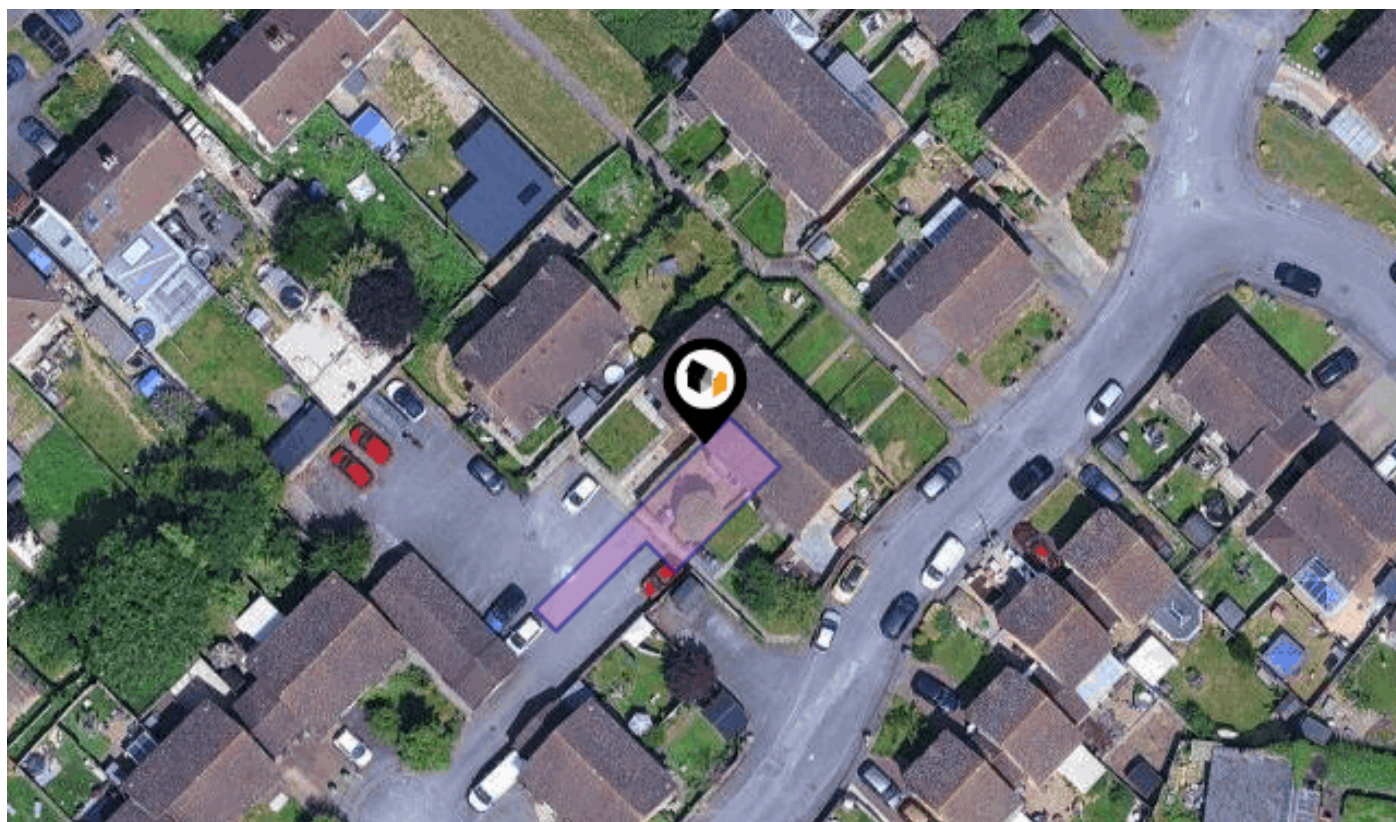


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th November 2025



FINGLESHAM COURT, MAIDSTONE, ME15

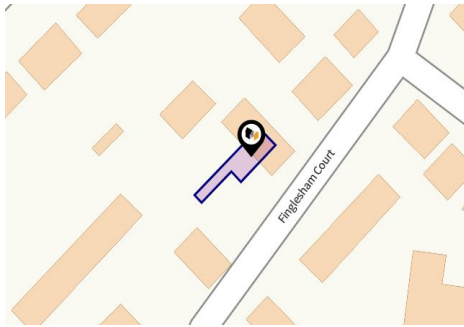
Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells



Property

Type:	Terraced
Bedrooms:	1
Floor Area:	452 ft ² / 42 m ²
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,870
Title Number:	K615163

Tenure: Freehold

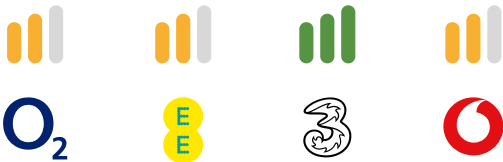
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	58	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



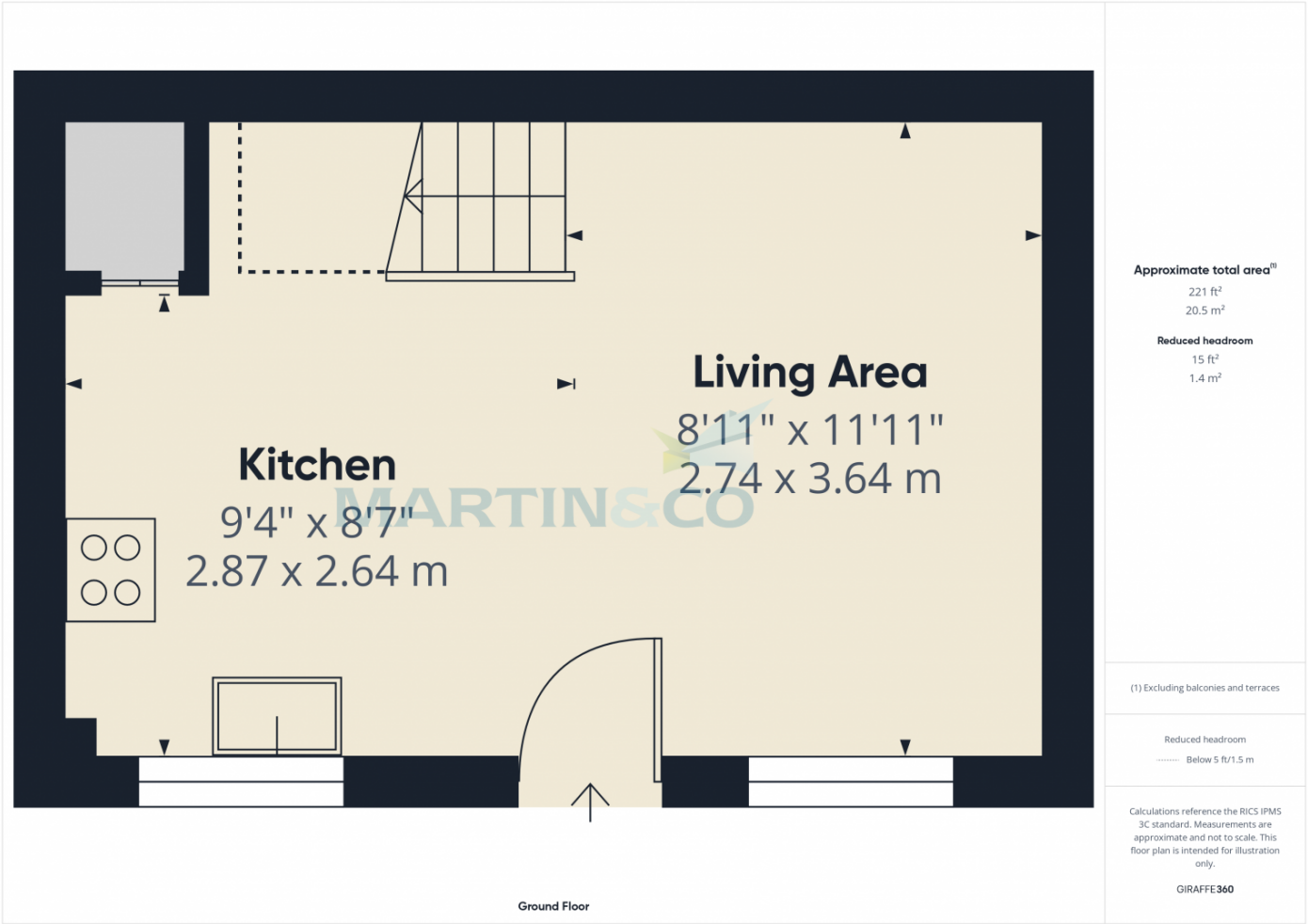
Satellite/Fibre TV Availability:



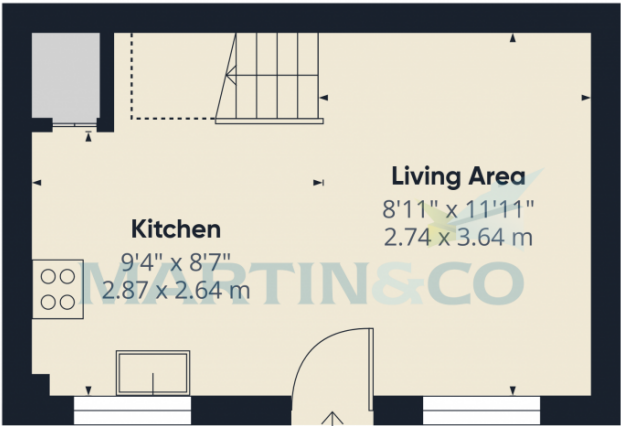




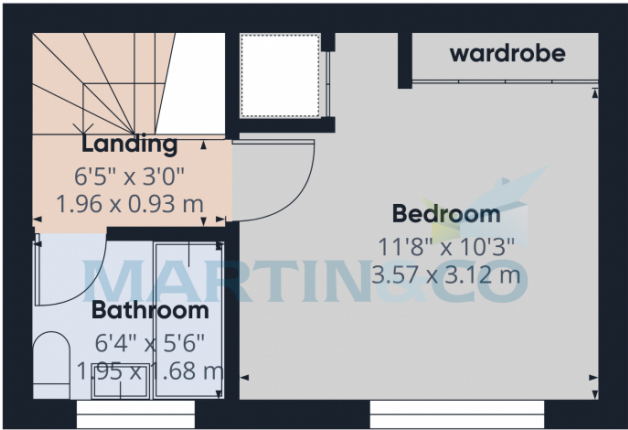
FINGLESHAM COURT, MAIDSTONE, ME15



FINGLESHAM COURT, MAIDSTONE, ME15



Ground Floor



Floor 1

Approximate total area[®]
405 ft²
37.7 m²

Reduced headroom
15 ft²
1.4 m²

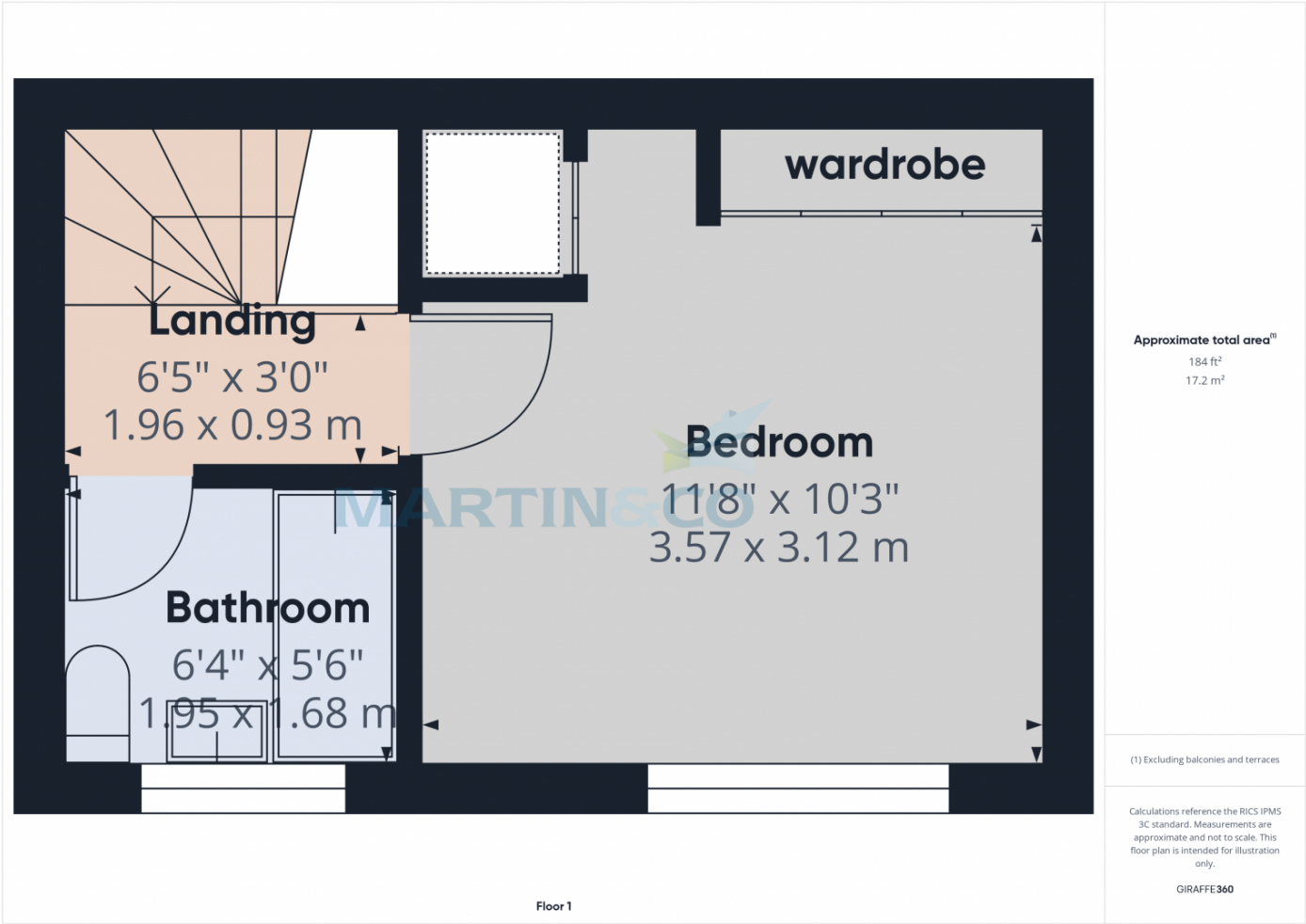
(1) Excluding balconies and terraces

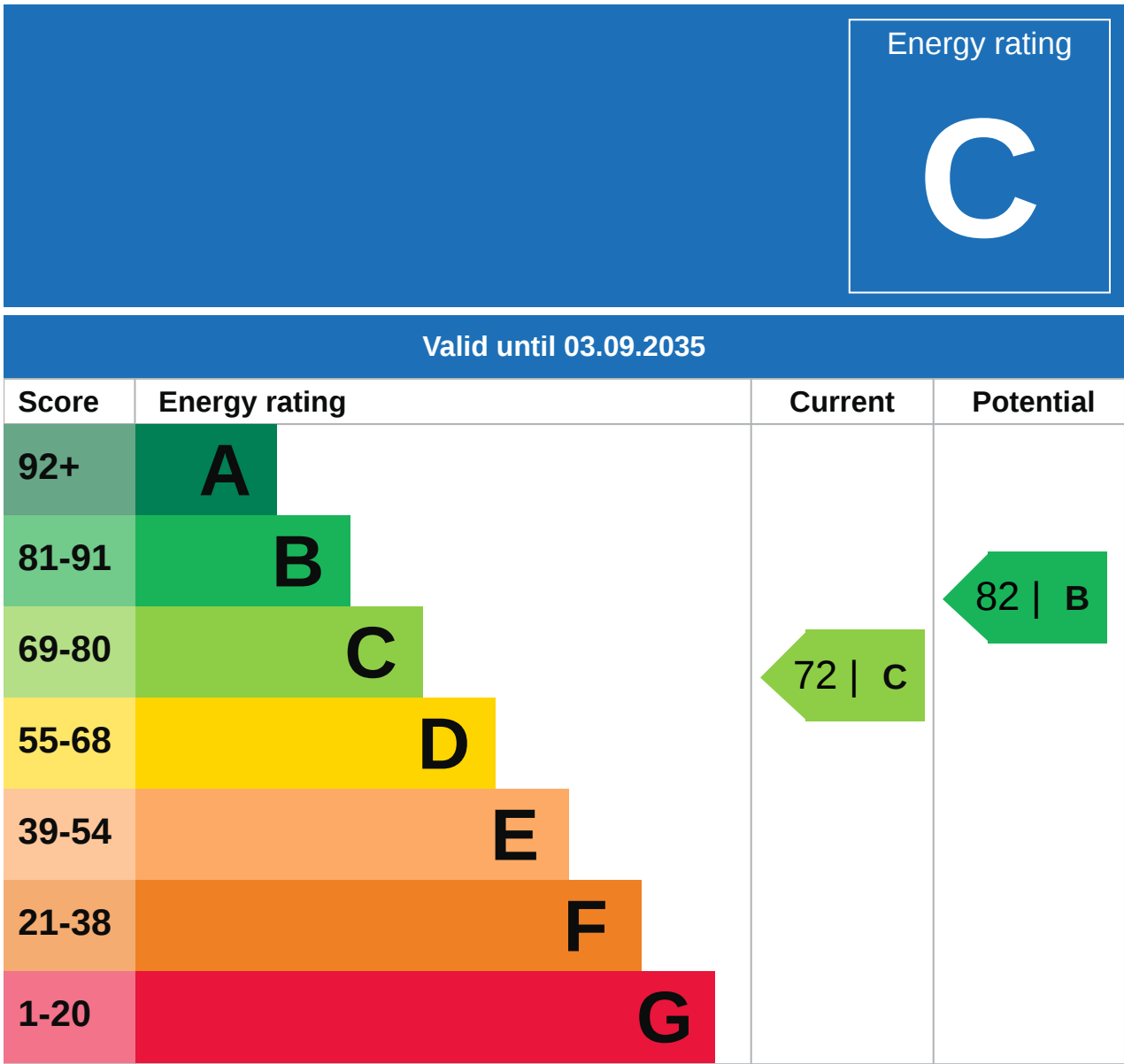
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

FINGLESHAM COURT, MAIDSTONE, ME15

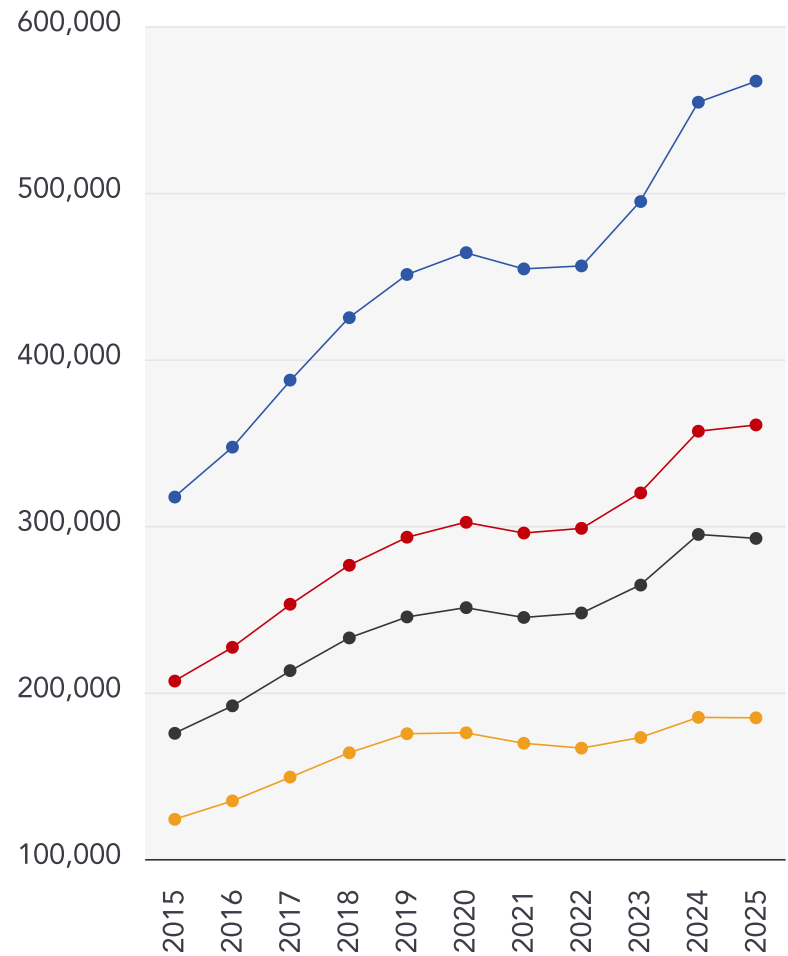




Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	42 m ²

10 Year History of Average House Prices by Property Type in ME15



Detached

+78.71%

Semi-Detached

+74.37%

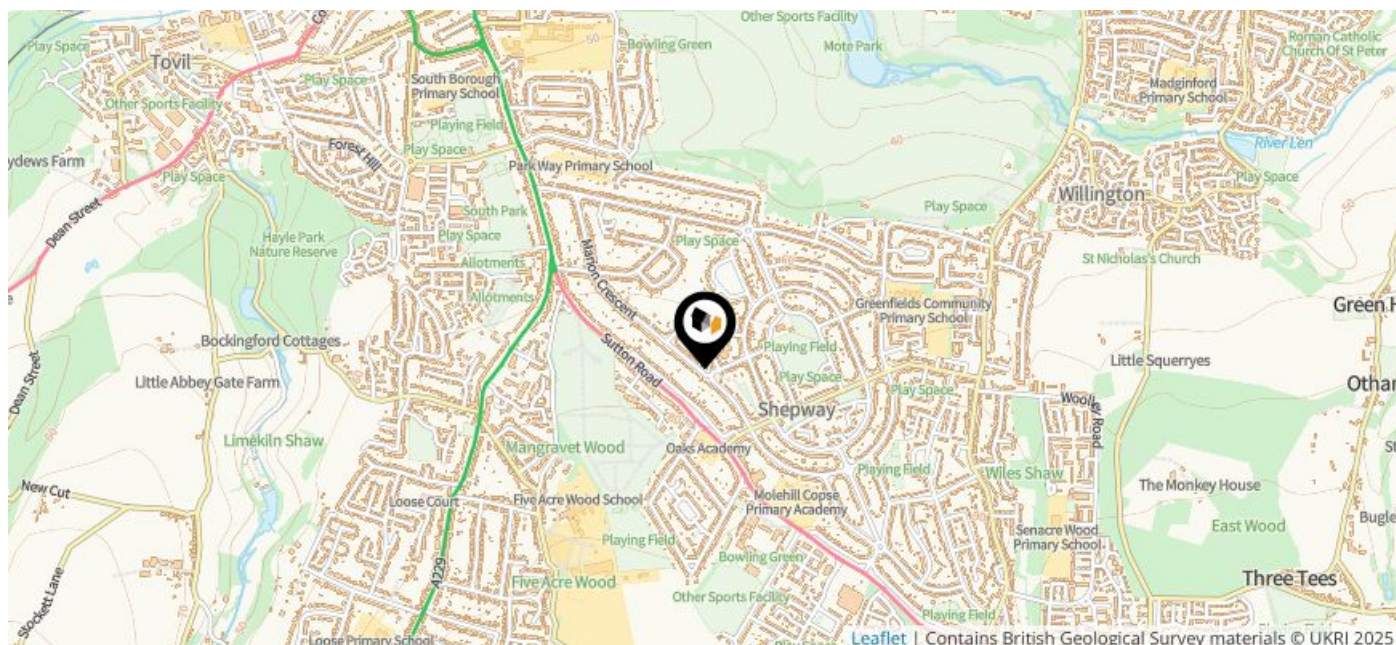
Terraced

+66.71%

Flat

+49.23%

This map displays nearby coal mine entrances and their classifications.



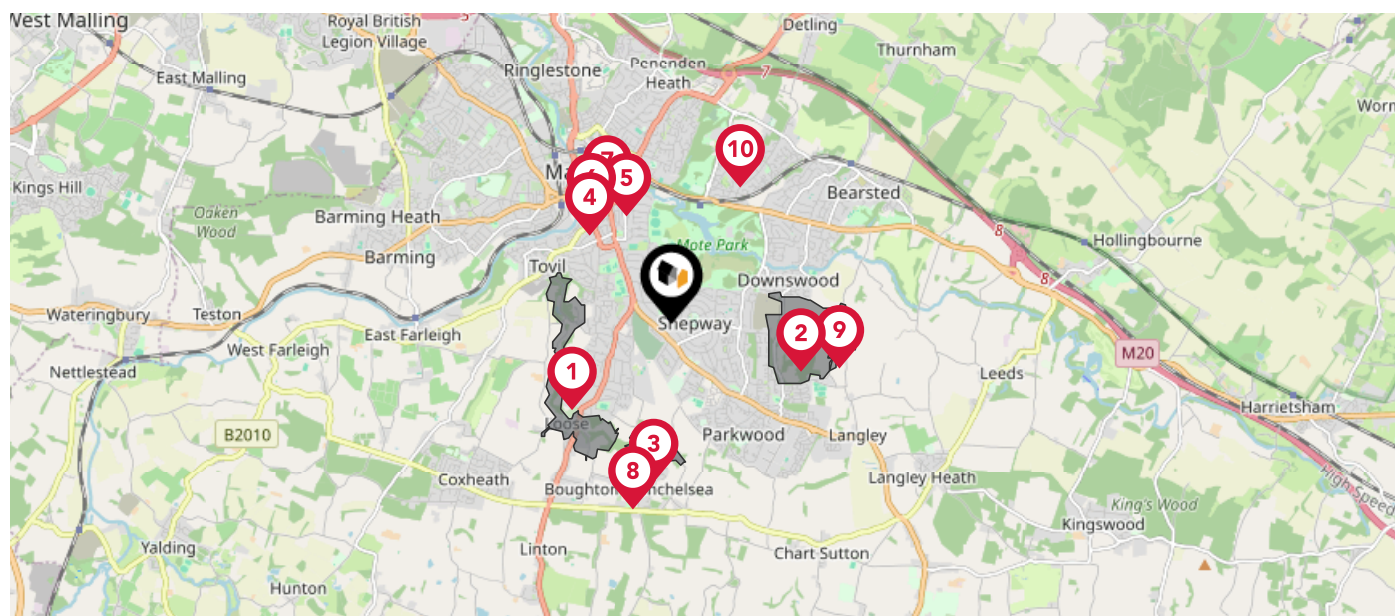
Mine Entry

- ✗ 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.

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

Loose Valley

2

Otham Extension

3

Boughton Monchelsea, The Quarries

4

Maidstone, All Saints Church

5

Maidstone, Ashford Road

6

Maidstone, Town Centre

7

Maidstone, Holy Trinity Church

8

Boughton Monchelsea, The Green

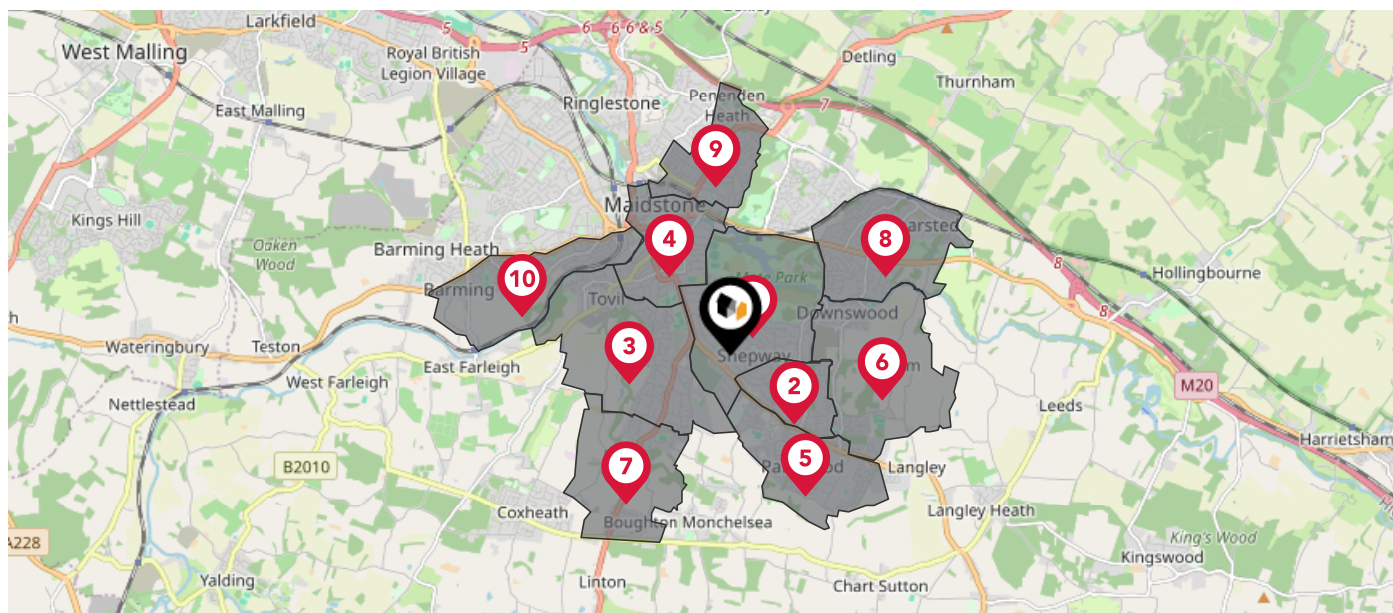
9

Otham

10

Grove Green

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

Shepway North Ward

2

Shepway South Ward

3

South Ward

4

High Street Ward

5

Park Wood Ward

6

Downswood and Otham Ward

7

Loose Ward

8

Bearsted Ward

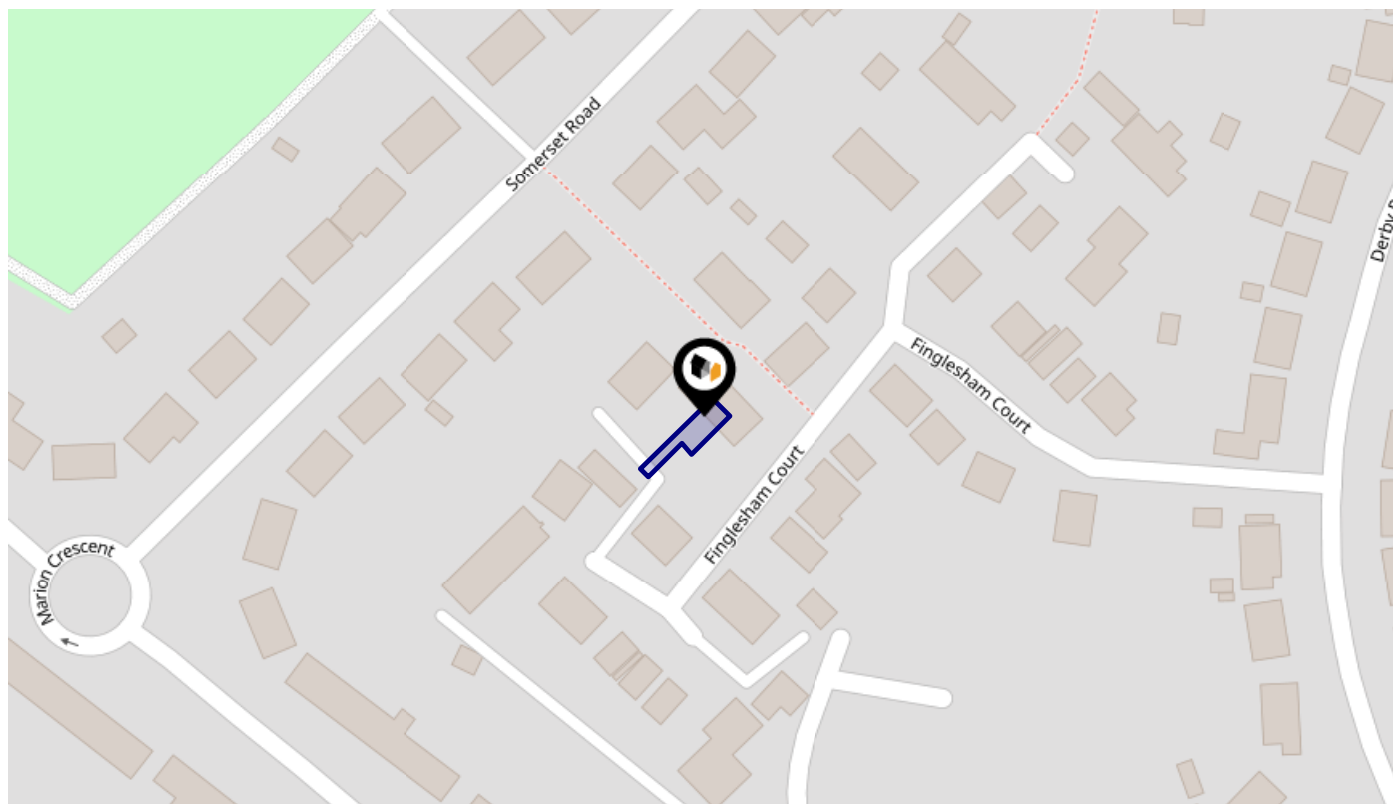
9

East Ward

10

Fant 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.

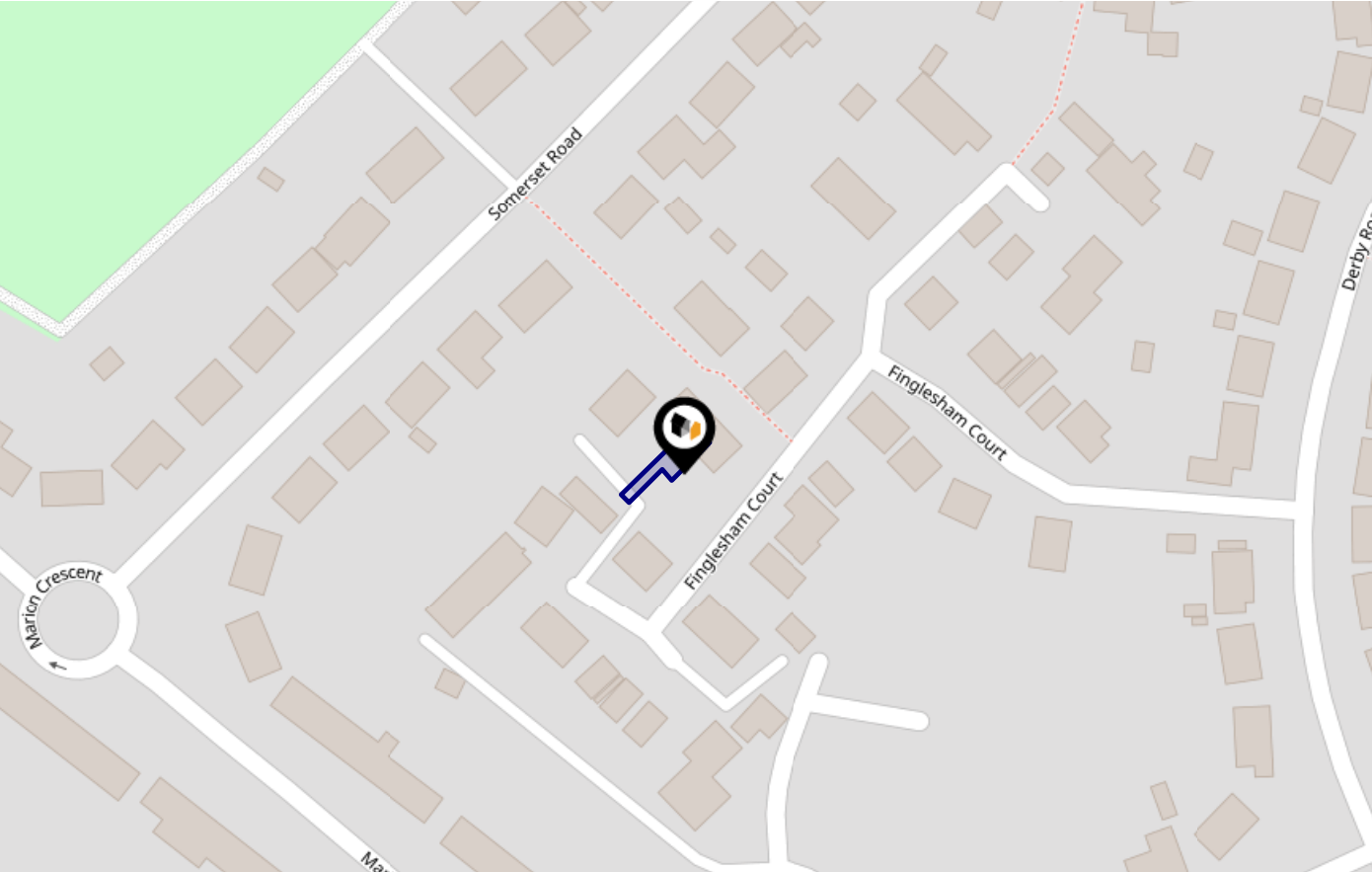
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

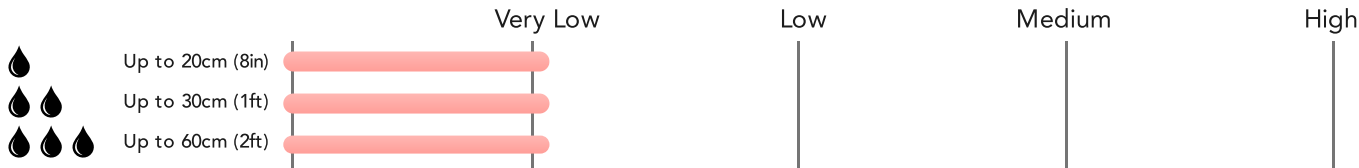


Risk Rating: Very low

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.

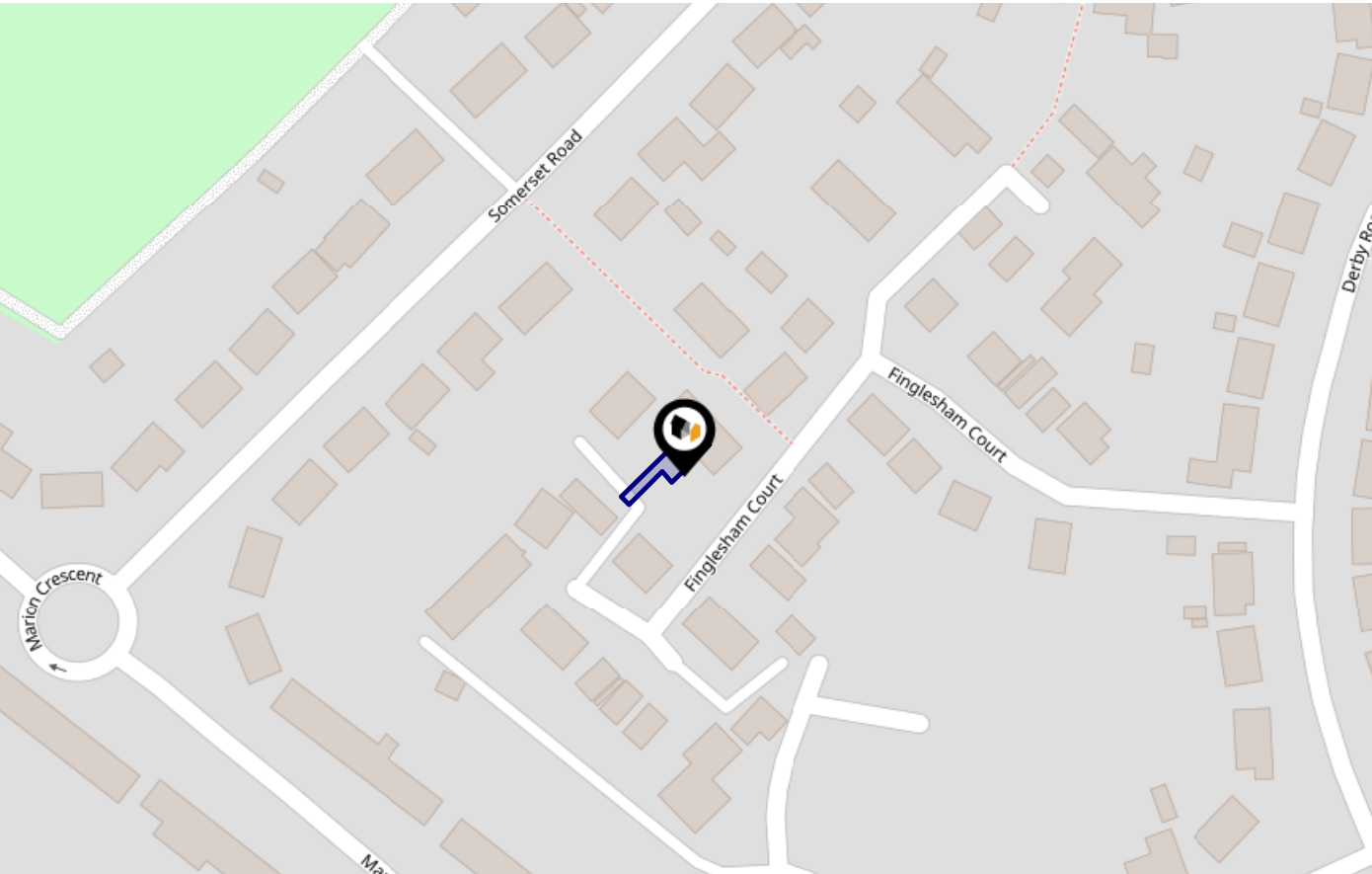
Chance of flooding to the following depths at this property:



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.

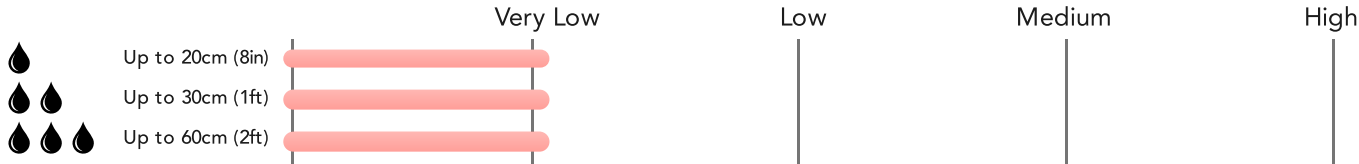


Risk Rating: Very low

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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.

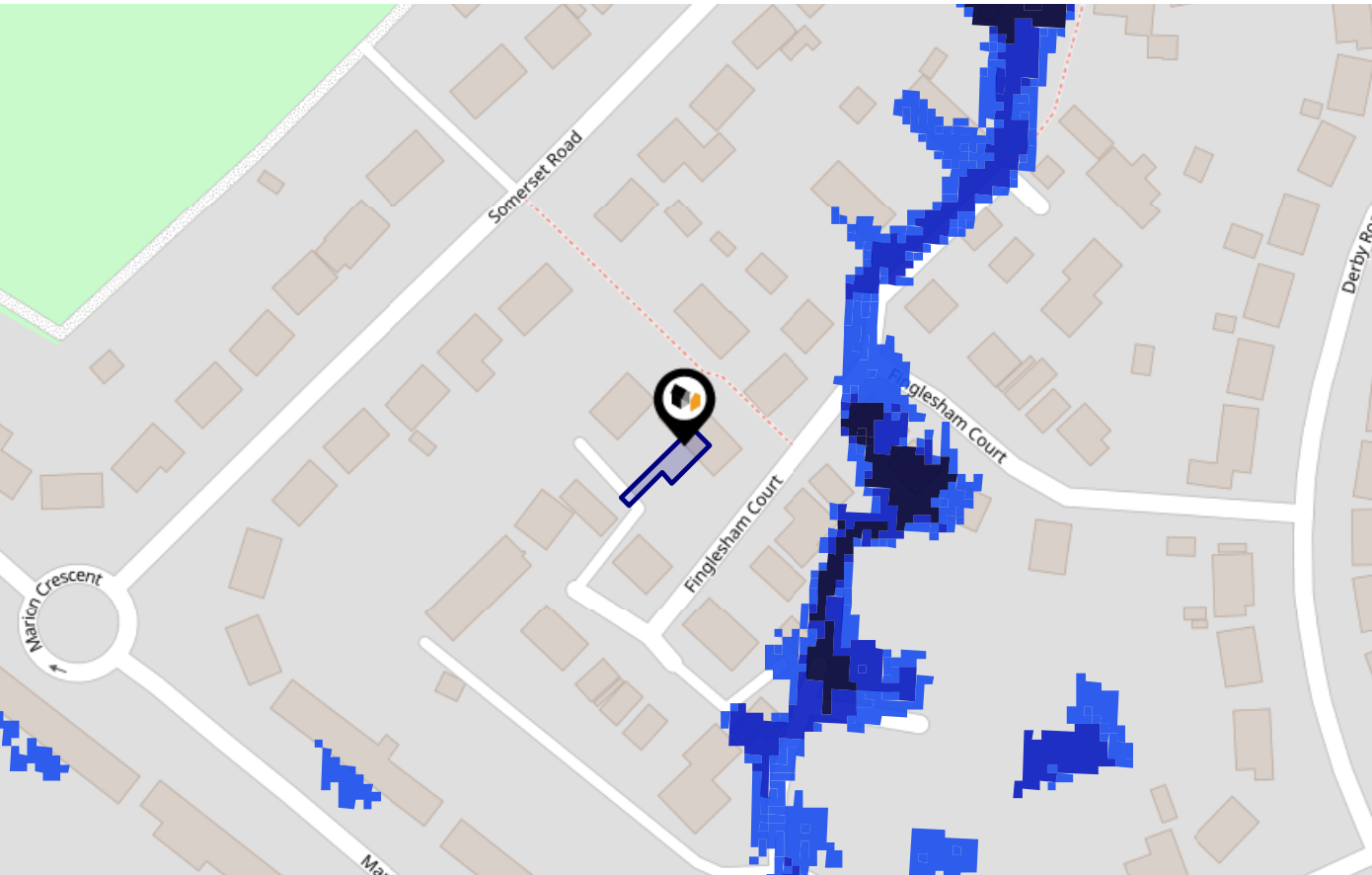
Chance of flooding to the following depths at this property:



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.

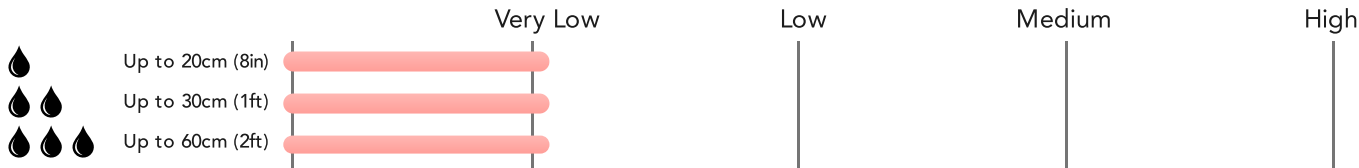


Risk Rating: Very low

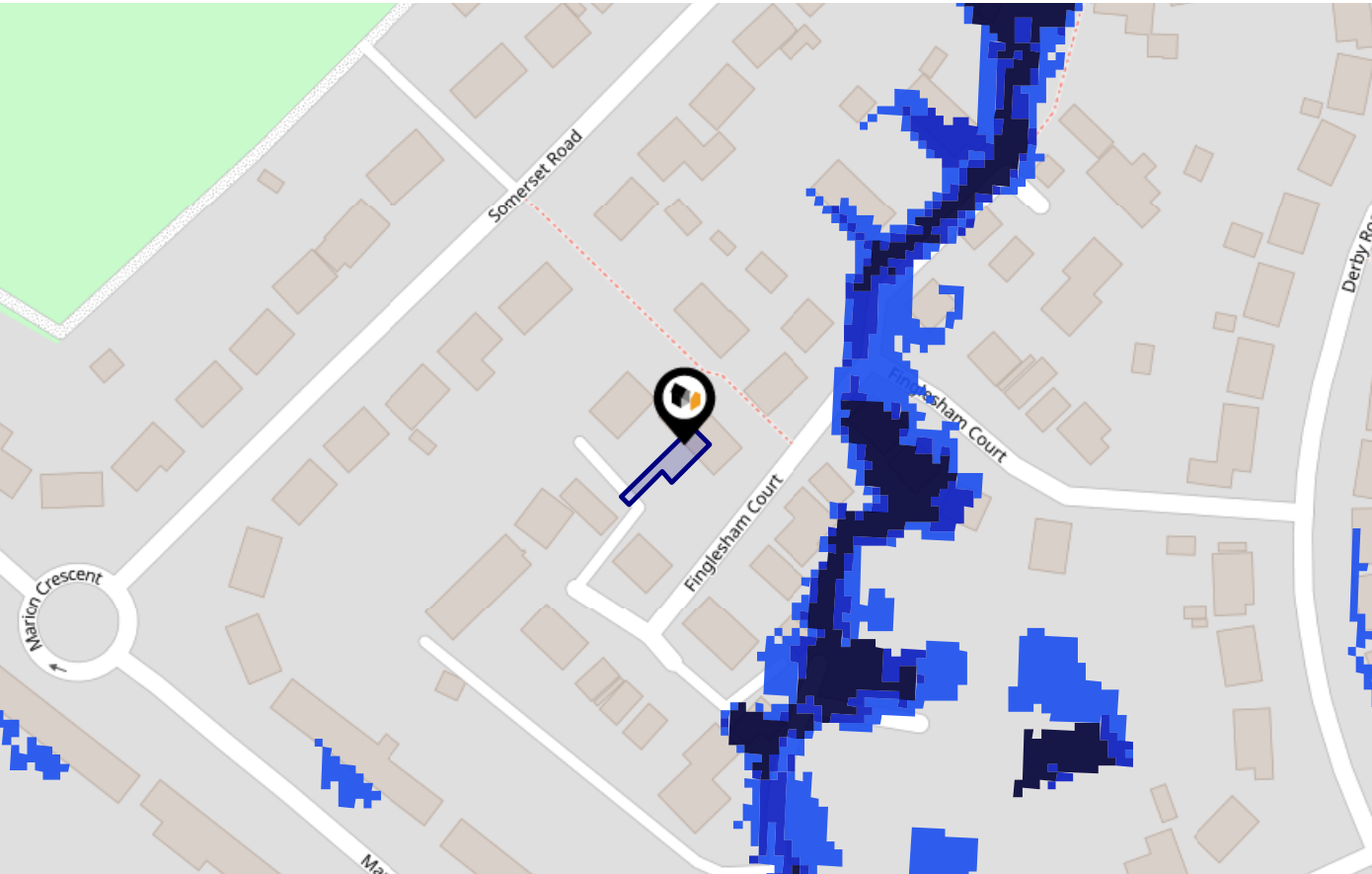
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

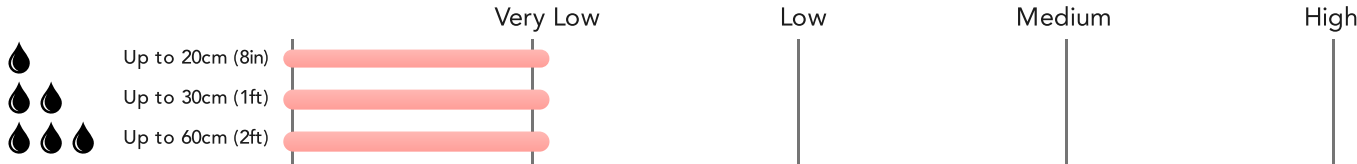


Risk Rating: Very low

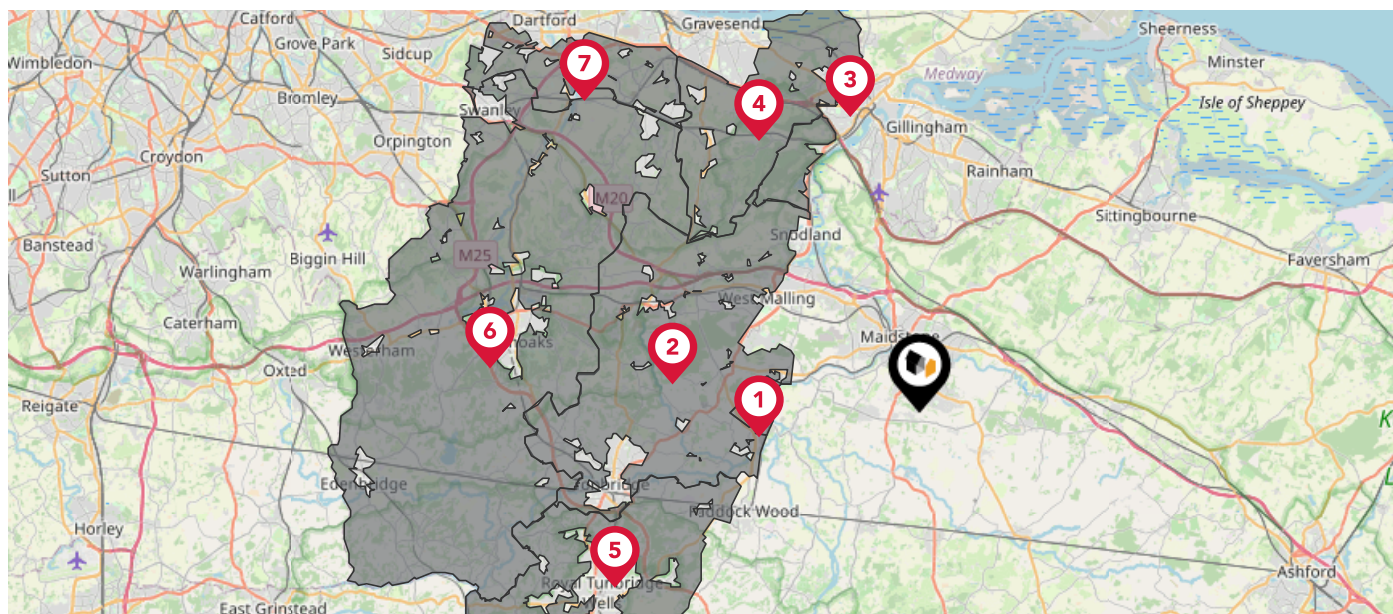
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



London Green Belt - Maidstone



London Green Belt - Tonbridge and Malling



London Green Belt - Medway



London Green Belt - Gravesend



London Green Belt - Tunbridge Wells

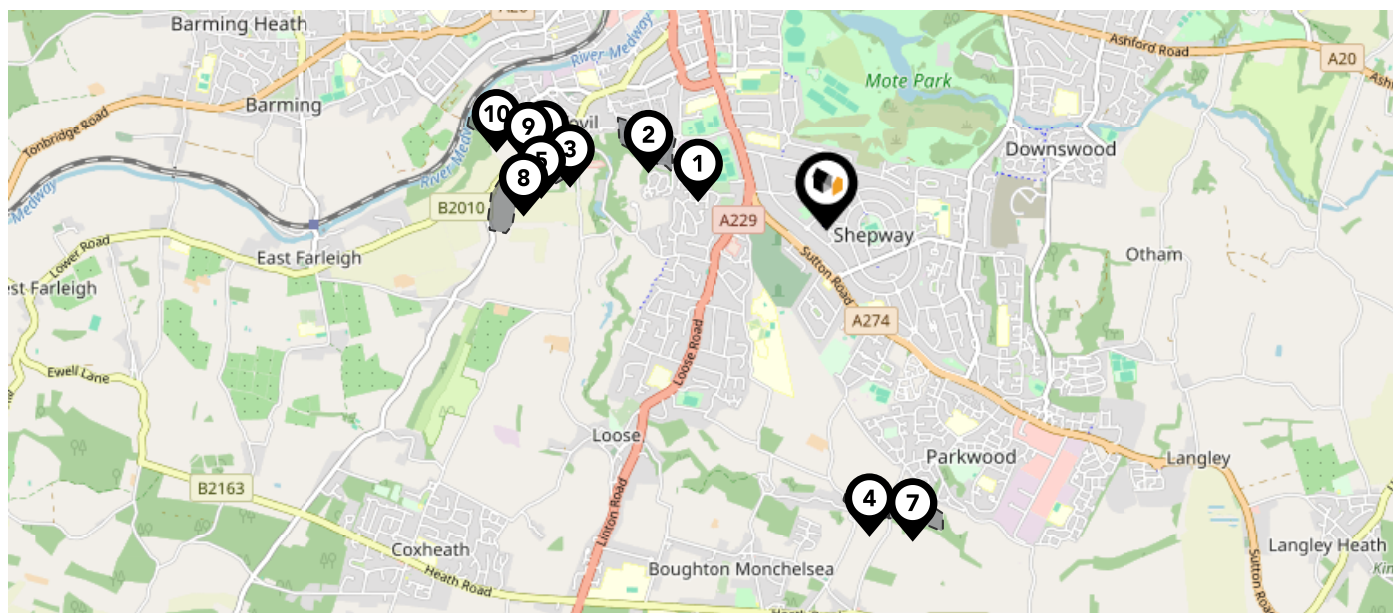


London Green Belt - Sevenoaks



London Green Belt - Dartford

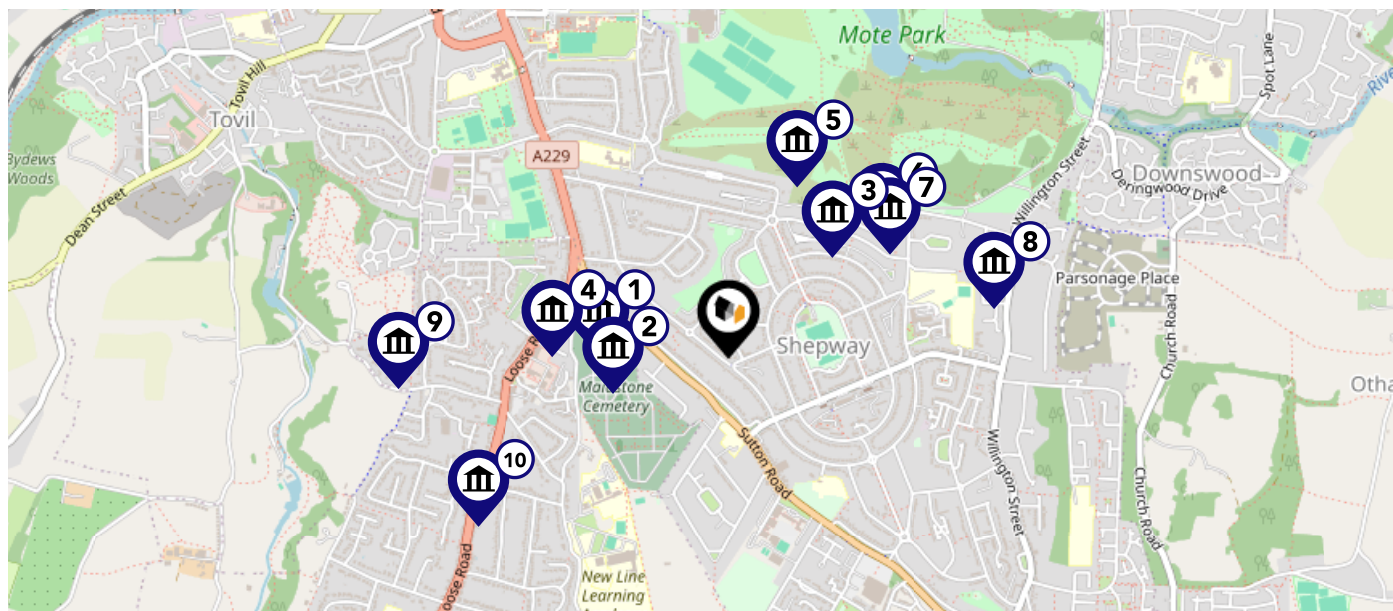
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



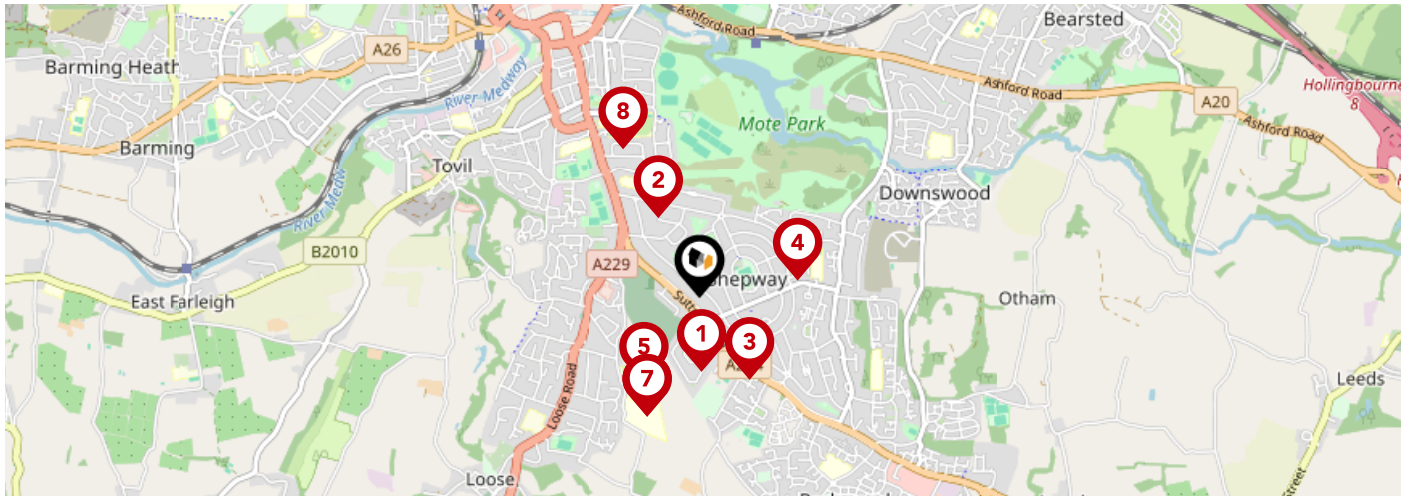
Nearby Landfill Sites

1	Armstrong Road-Maidstone, Kent	Historic Landfill	
2	Coombe Quarry-Coombe Hill, Maidstone, Kent	Historic Landfill	
3	Tovil Mill Pit-Farleigh Hill, Maidstone, Kent	Historic Landfill	
4	Skidders Farm Quarry-Skidders Farm, Brishing Lane, Boughton Monchelsea, Kent	Historic Landfill	
5	Walnut Tree Farm-Dean Street, Maidstone, Kent	Historic Landfill	
6	Tovil-Burial Ground Lane, Maidstone, Kent	Historic Landfill	
7	Brishing Lane-Maidstone, Kent	Historic Landfill	
8	Tovil-Dean Street, Maidstone, Kent	Historic Landfill	
9	Tovil Mill Pit-Farleigh Hill, Maidstone, Kent	Historic Landfill	
10	Bydews Wood-Off Burial Ground Lane, Maidstone, Kent	Historic Landfill	

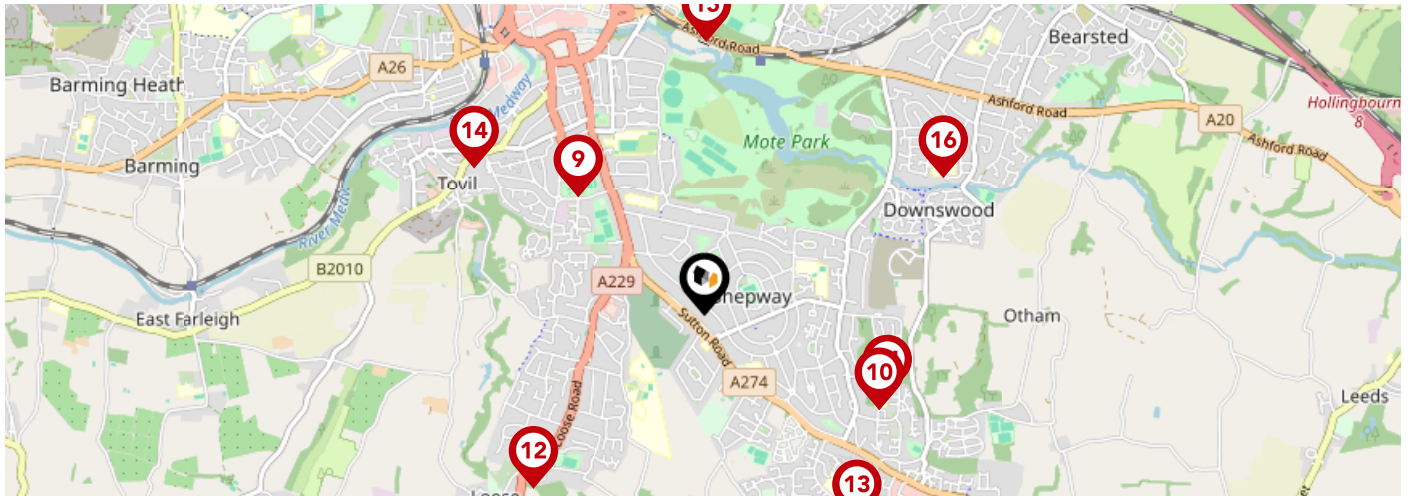
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1225443 - Municipal Cemetery Lodge	Grade II	0.3 miles
	1086290 - Cemetery Chapel	Grade II	0.3 miles
	1417600 - The Forge Lodges	Grade II	0.4 miles
	1336204 - Osborne House	Grade II	0.4 miles
	1086314 - Stone Pavilion In Mote Park	Grade II	0.4 miles
	1086315 - Keeper's Cottage	Grade II	0.5 miles
	1266343 - Farm Cottages	Grade II	0.5 miles
	1225562 - Willington Place Farmhouse	Grade II	0.6 miles
	1086367 - Bockingford Farmhouse	Grade II	0.7 miles
	1224648 - Shernold House	Grade II	0.7 miles



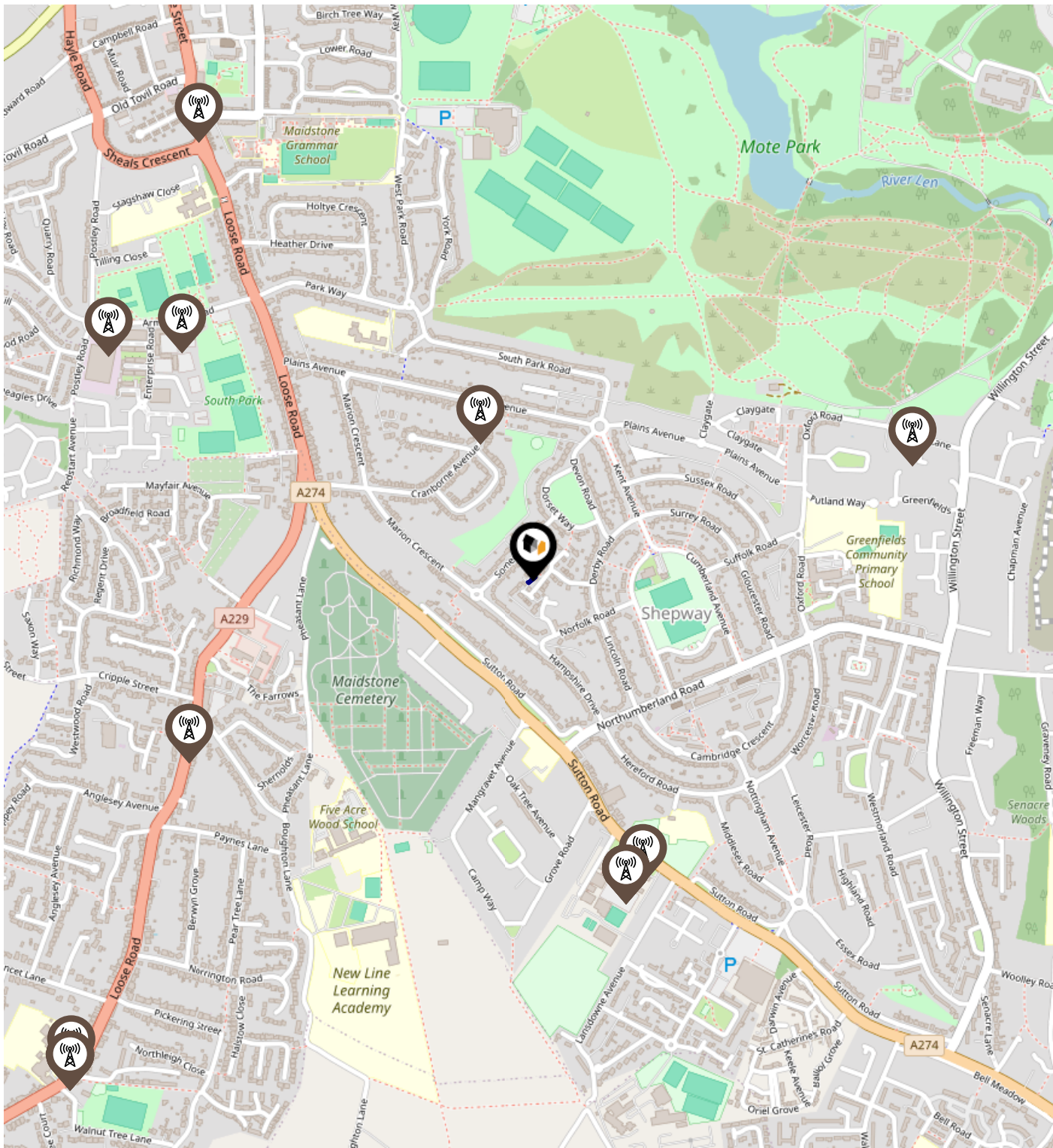
		Nursery	Primary	Secondary	College	Private
1	Oaks Primary Academy Ofsted Rating: Outstanding Pupils: 218 Distance:0.35	☐	☒	☐	☐	☐
2	Park Way Primary School Ofsted Rating: Good Pupils: 311 Distance:0.41	☐	☒	☐	☐	☐
3	Molehill Primary Academy Ofsted Rating: Good Pupils: 304 Distance:0.45	☐	☒	☐	☐	☐
4	Greenfields Community Primary School Ofsted Rating: Good Pupils: 433 Distance:0.46	☐	☒	☐	☐	☐
5	Five Acre Wood School Ofsted Rating: Outstanding Pupils: 845 Distance:0.48	☐	☐	☒	☐	☐
6	Tiger Primary School Ofsted Rating: Good Pupils: 408 Distance:0.6	☐	☒	☐	☐	☐
7	New Line Learning Academy Ofsted Rating: Good Pupils: 807 Distance:0.6	☐	☐	☒	☐	☐
8	Maidstone Grammar School Ofsted Rating: Good Pupils: 1416 Distance:0.78	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	South Borough Primary School Ofsted Rating: Good Pupils: 486 Distance:0.8	☐	☒	☐	☐	☐
	Senacre Wood Primary School Ofsted Rating: Good Pupils: 211 Distance:0.93	☐	☒	☐	☐	☐
	King's Reach Education Ofsted Rating: Good Pupils: 7 Distance:0.93	☐	☐	☒	☐	☐
	Loose Primary School Ofsted Rating: Good Pupils: 661 Distance:1.14	☐	☒	☐	☐	☐
	Tree Tops Primary Academy Ofsted Rating: Good Pupils: 317 Distance:1.19	☐	☒	☐	☐	☐
	Archbishop Courtenay Primary School Ofsted Rating: Good Pupils: 311 Distance:1.27	☐	☒	☐	☐	☐
	Valley Park School Ofsted Rating: Good Pupils: 1651 Distance:1.27	☐	☐	☒	☐	☐
	Madginford Primary School Ofsted Rating: Good Pupils: 625 Distance:1.28	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

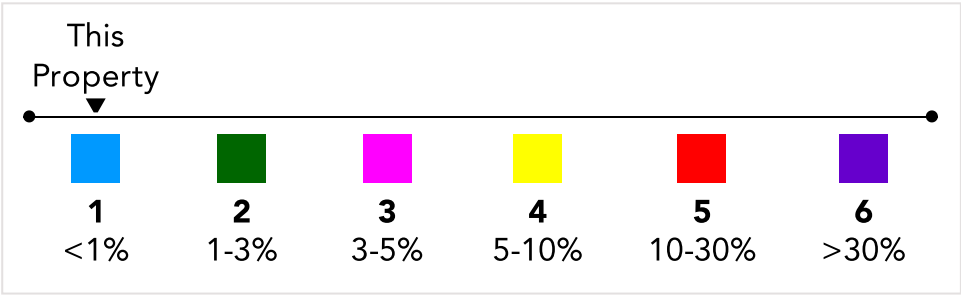
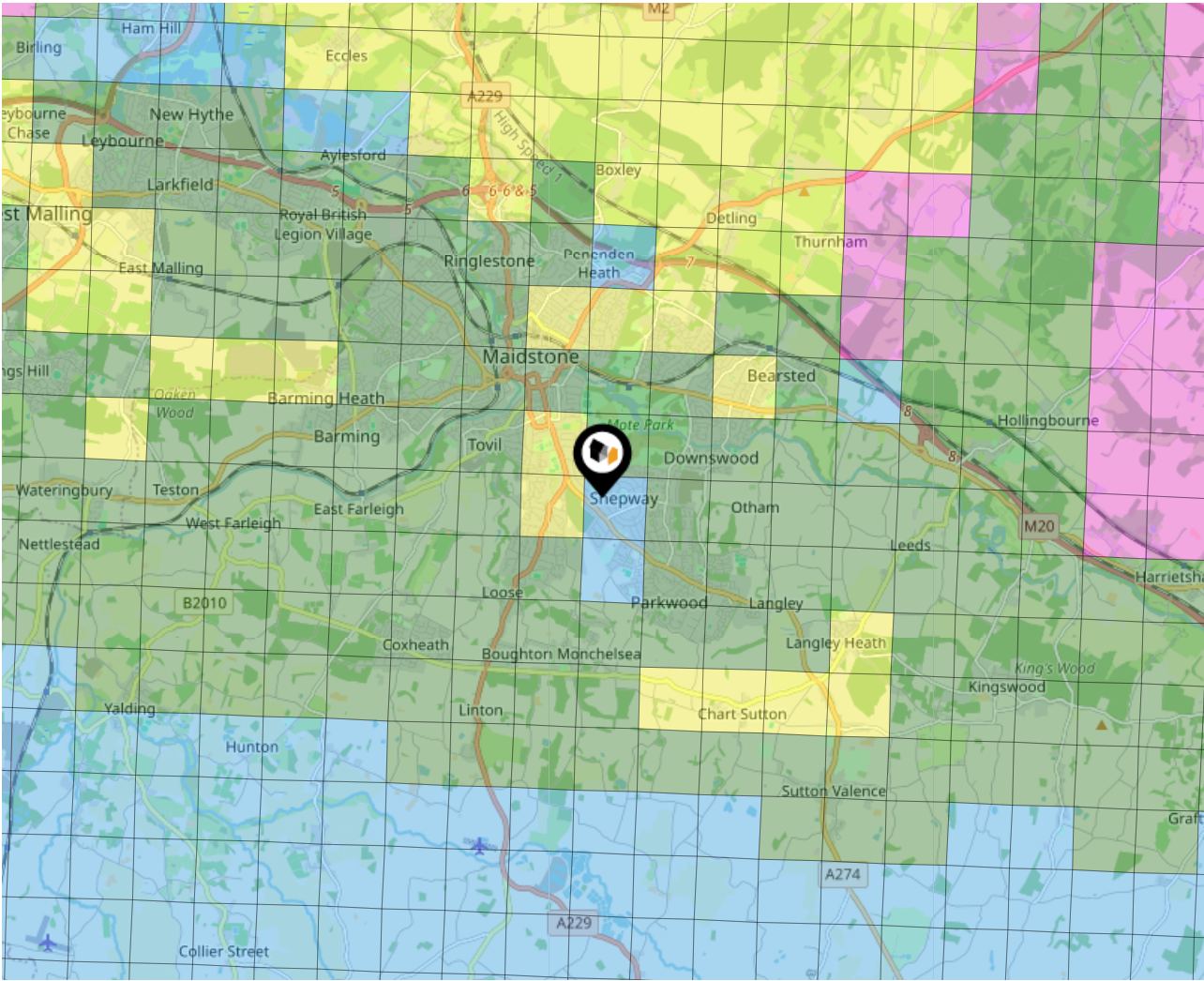


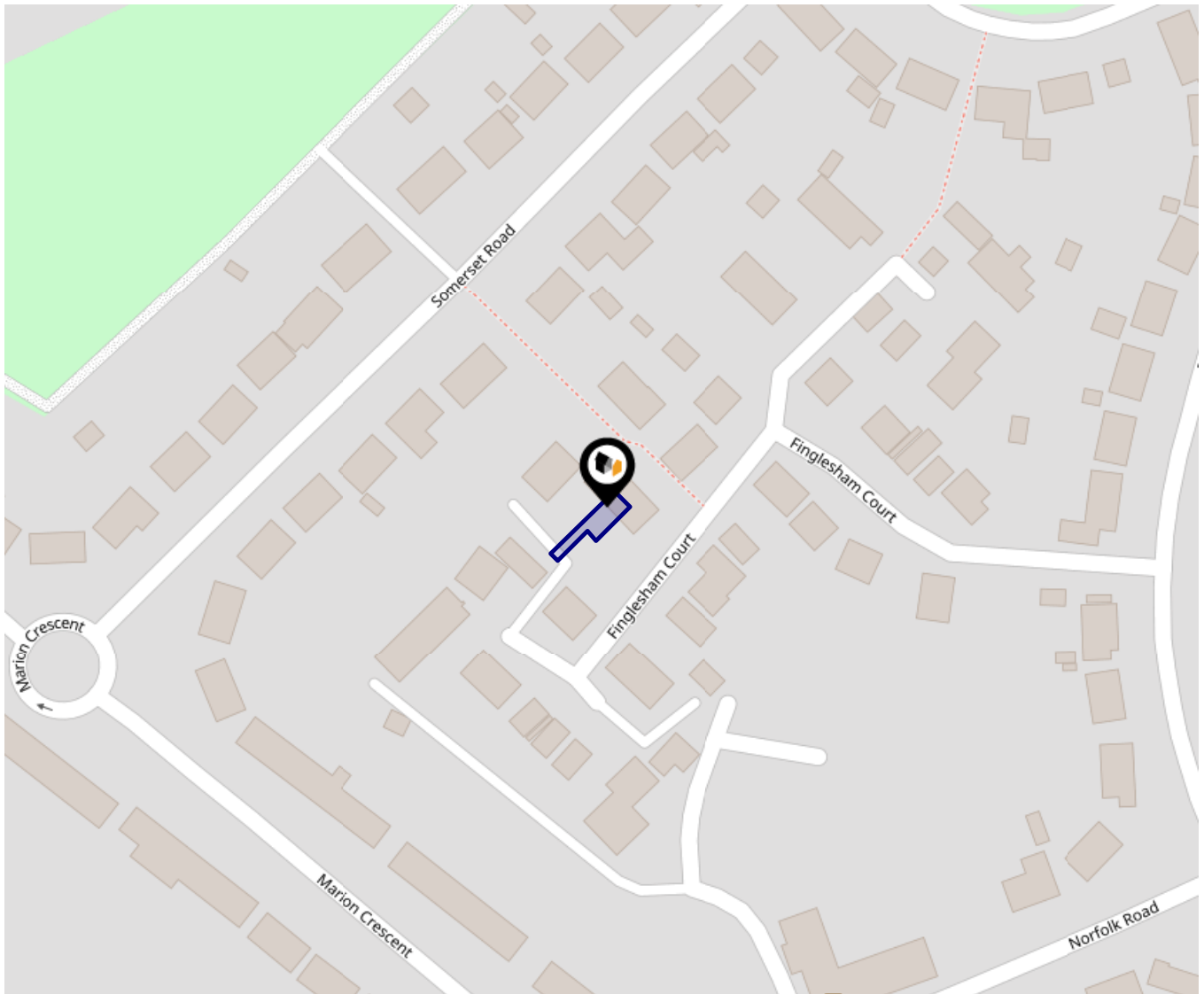
Key:

-  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).





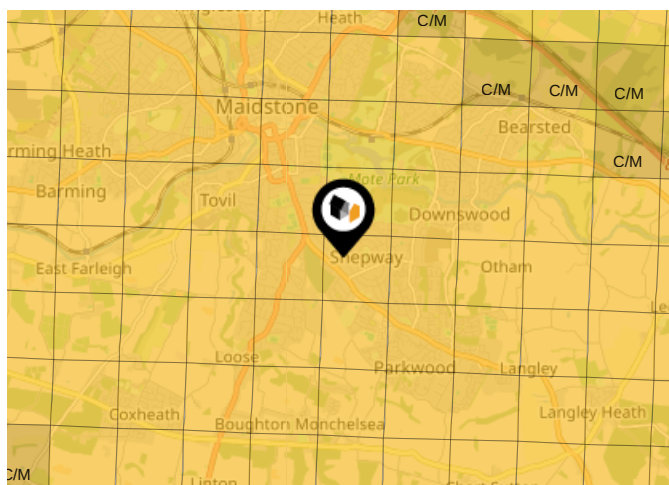
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

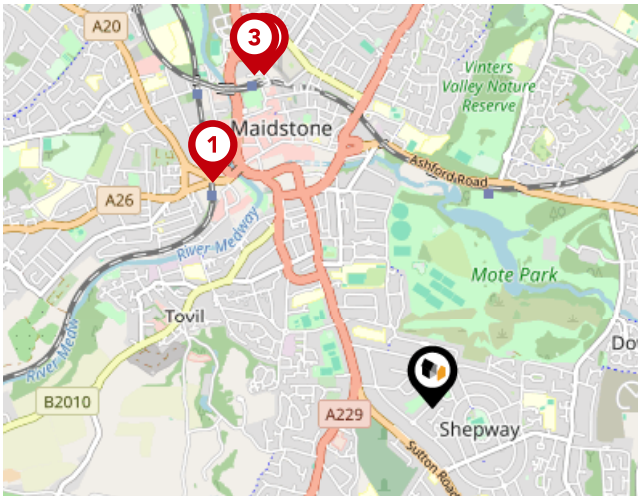
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)		



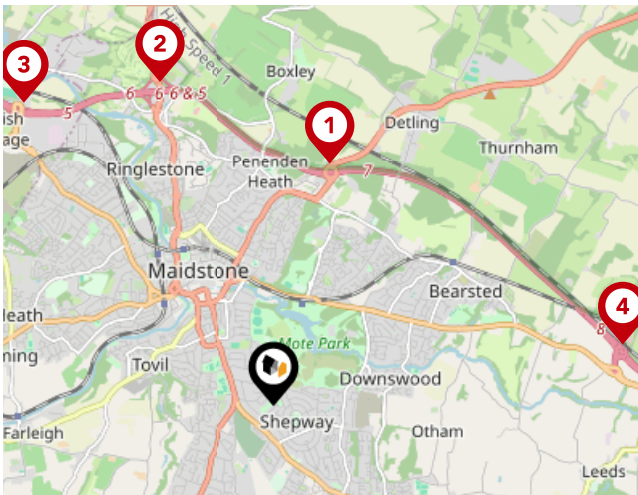
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
	Maidstone West Rail Station	1.46 miles
	Maidstone East Rail Station	1.73 miles
	Maidstone East Rail Station	1.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M20 J7	2.31 miles
	M20 J6	3.19 miles
	M20 J5	3.64 miles
	M20 J8	3.29 miles
	M2 J3	5.7 miles

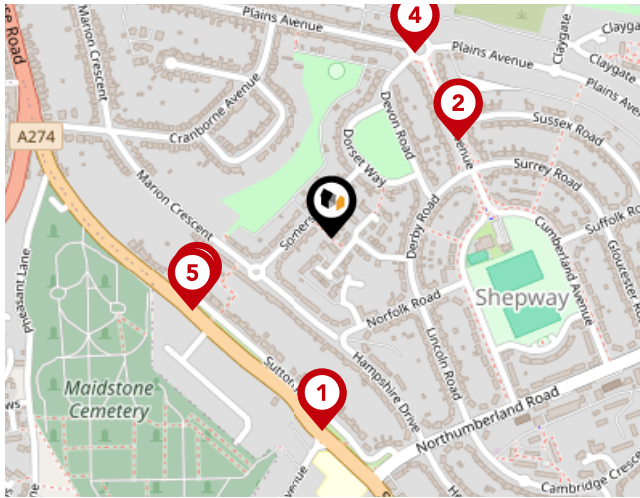


Airports/Helipads

Pin	Name	Distance
	Southend-on-Sea	22.8 miles
	Lydd Airport	26.97 miles
	Leaves Green	22.53 miles
	Silvertown	27.21 miles

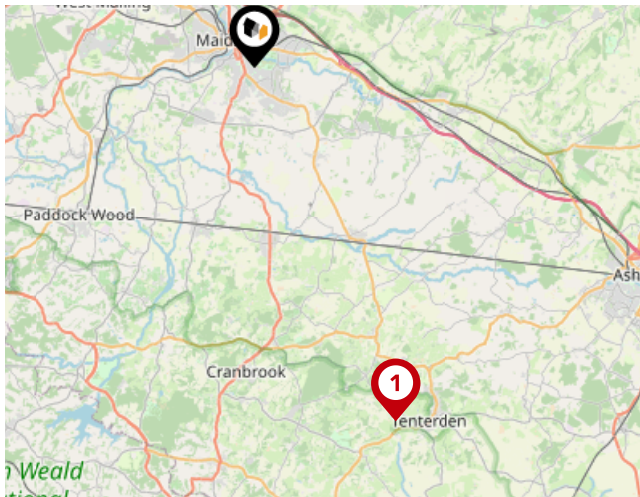
Area

Transport (Local)



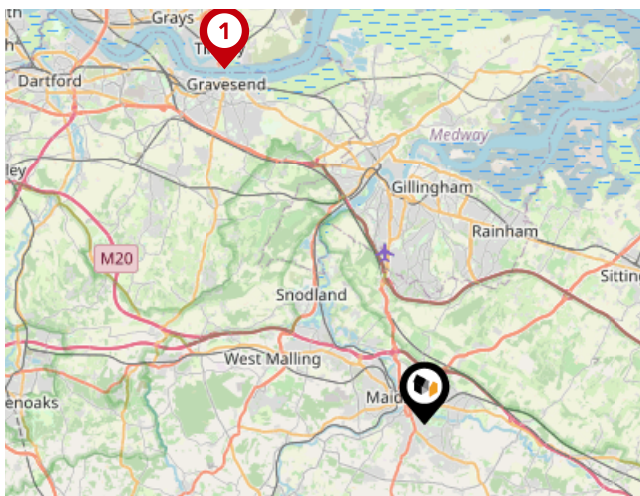
Bus Stops/Stations

Pin	Name	Distance
1	Mangravel Avenue	0.22 miles
2	Derby Road	0.19 miles
3	Longfield Place	0.17 miles
4	Kent Avenue Roundabout	0.24 miles
5	Longfield Place	0.18 miles



Local Connections

Pin	Name	Distance
1	Rolvenden Rail Station (KESR)	14.2 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	15.06 miles



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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