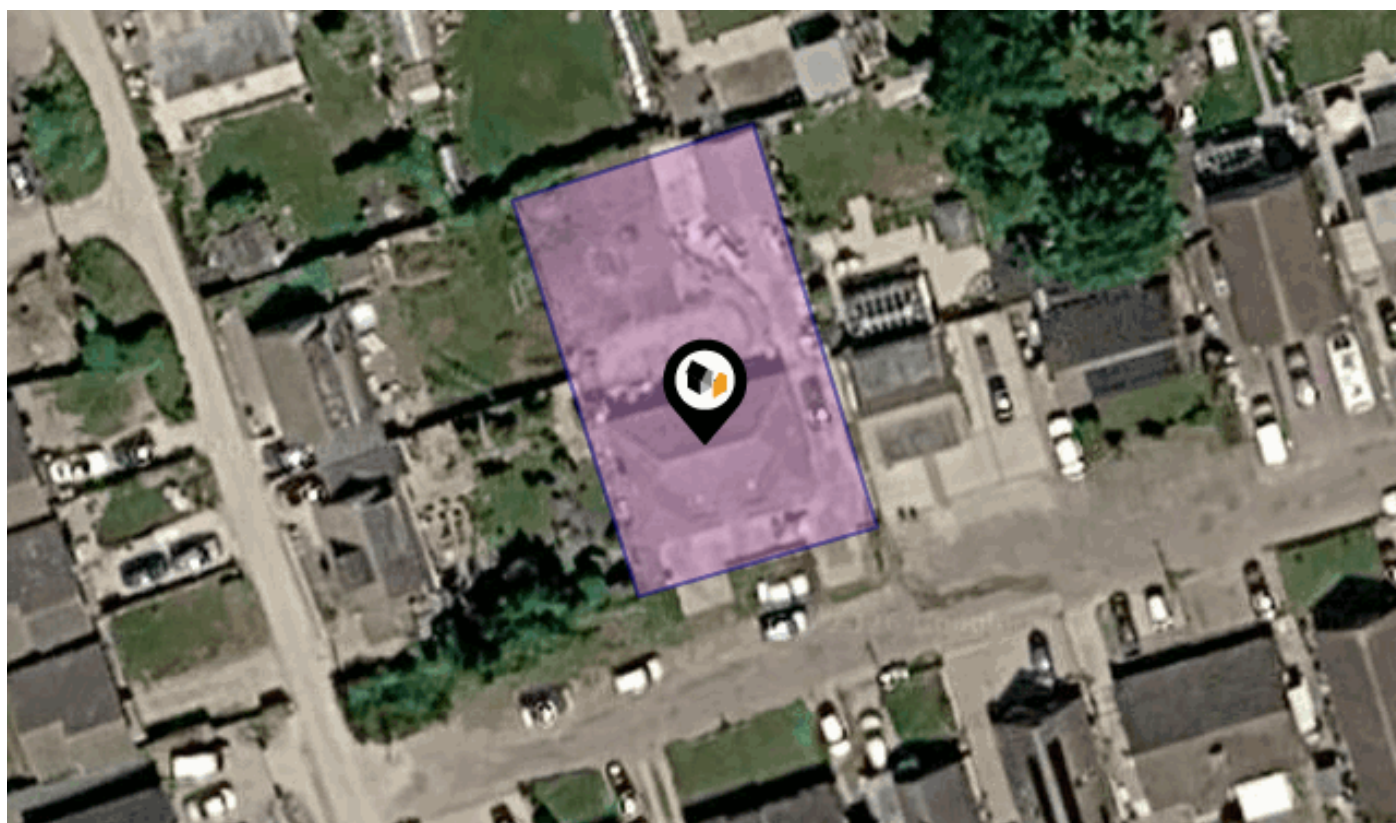




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 15th July 2026



**2, PRESTON HALL GARDENS, WARDEN, SHEERNESS, ME12
4PL**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

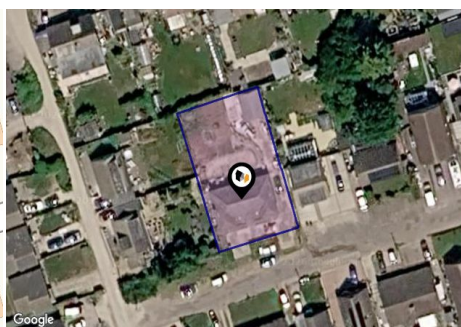
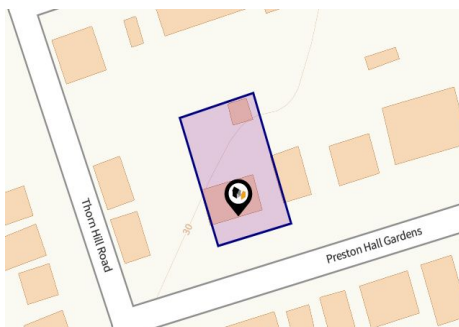
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.19 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,406		
Title Number:	K36365		
UPRN:	100061080001		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25
mb/s

-
mb/s



Mobile Coverage: (based on calls indoors)

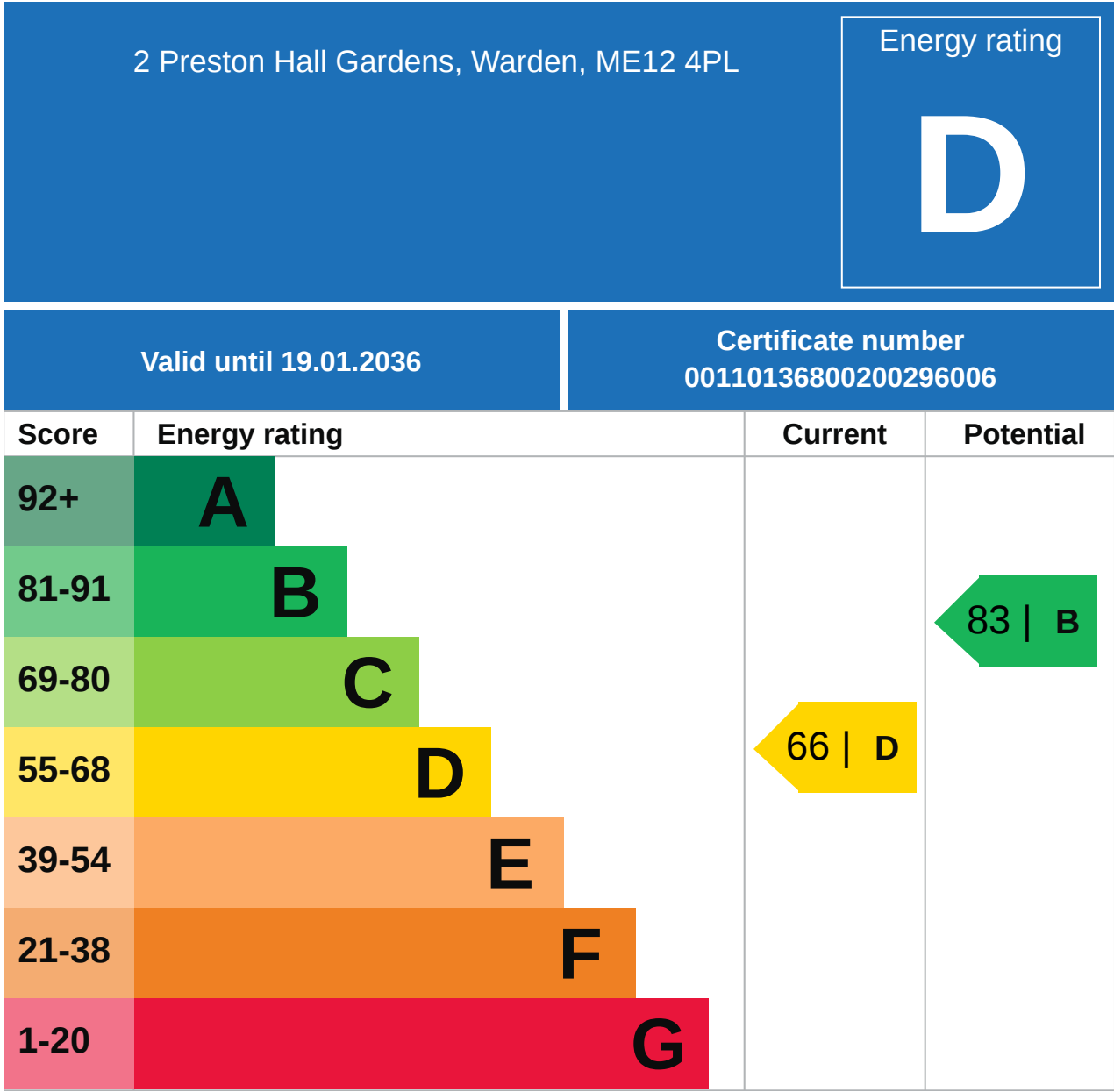


Satellite/Fibre TV Availability:



Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m ²

Market Sold in Street

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Rochester Lodge, Preston Hall Gardens, Sheerness, ME12 4PL					Detached House
Last Sold Date:	24/10/2025				
Last Sold Price:	£450,000				
Carmela, Preston Hall Gardens, Sheerness, ME12 4PL					Detached House
Last Sold Date:	14/04/2025	18/09/2006			
Last Sold Price:	£300,000	£178,000			
J Rs, Preston Hall Gardens, Sheerness, ME12 4PL					Detached House
Last Sold Date:	25/08/2023	10/09/2020	29/09/2000	11/08/1998	
Last Sold Price:	£225,000	£150,000	£39,995	£35,000	
Buena Vista, Preston Hall Gardens, Sheerness, ME12 4PL					Detached House
Last Sold Date:	24/04/2023	23/10/2006			
Last Sold Price:	£140,000	£129,995			
Red Lodge, Preston Hall Gardens, Sheerness, ME12 4PL					Detached House
Last Sold Date:	18/11/2022				
Last Sold Price:	£390,000				
Rosebud, Preston Hall Gardens, Sheerness, ME12 4PL					Semi-detached House
Last Sold Date:	10/03/2022				
Last Sold Price:	£235,000				
Wildbank, Preston Hall Gardens, Sheerness, ME12 4PL					Detached House
Last Sold Date:	16/02/2021				
Last Sold Price:	£225,000				
Delamere, Preston Hall Gardens, Sheerness, ME12 4PL					Semi-detached House
Last Sold Date:	25/11/2020	07/03/2003			
Last Sold Price:	£240,000	£114,995			
Honeysuckle Cottage, Preston Hall Gardens, Sheerness, ME12 4PL					Detached House
Last Sold Date:	10/08/2020	05/04/2007			
Last Sold Price:	£242,000	£170,000			
26, Preston Hall Gardens, Sheerness, ME12 4PL					other House
Last Sold Date:	11/12/2019	30/07/2013	08/09/1995		
Last Sold Price:	£240,000	£130,000	£32,000		
Ferndown, Preston Hall Gardens, Sheerness, ME12 4PL					Detached House
Last Sold Date:	14/01/2019	21/04/2005			
Last Sold Price:	£247,500	£115,000			
28, Preston Hall Gardens, Sheerness, ME12 4PL					Semi-detached House
Last Sold Date:	18/12/2017				
Last Sold Price:	£200,000				

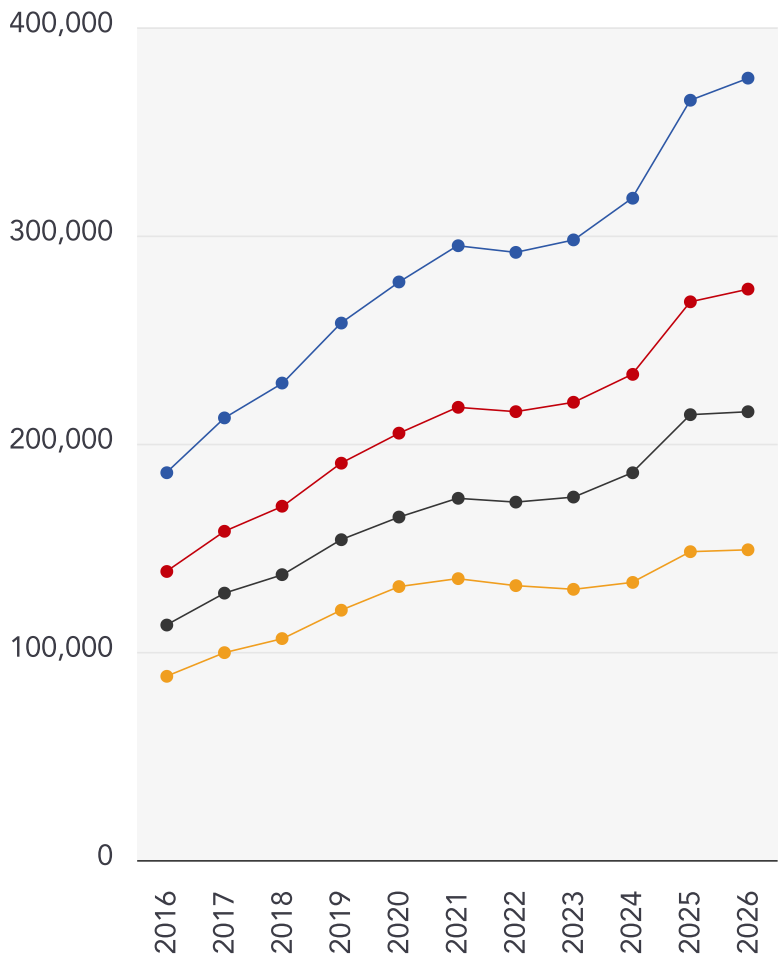
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in ME12



Detached

+101.87%

Semi-Detached

+97.85%

Terraced

+90.78%

Flat

+68.86%

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.

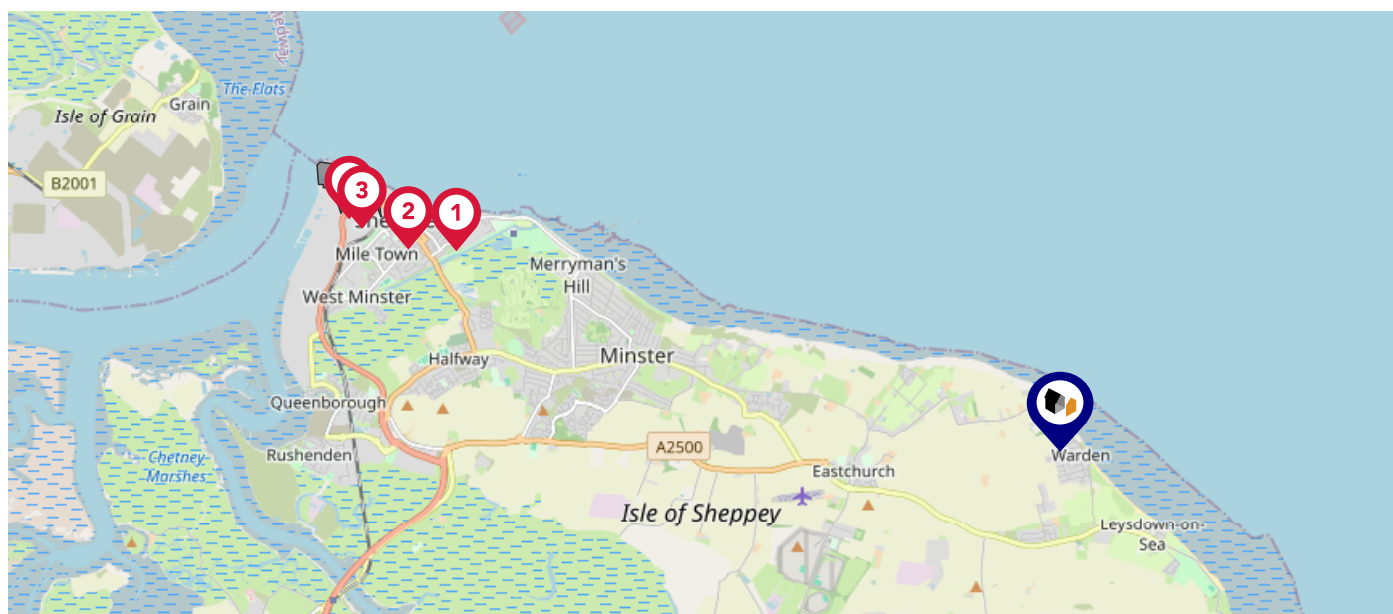
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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



Sheerness Marine Town



Sheerness Mile Town



Sheerness Dockyard



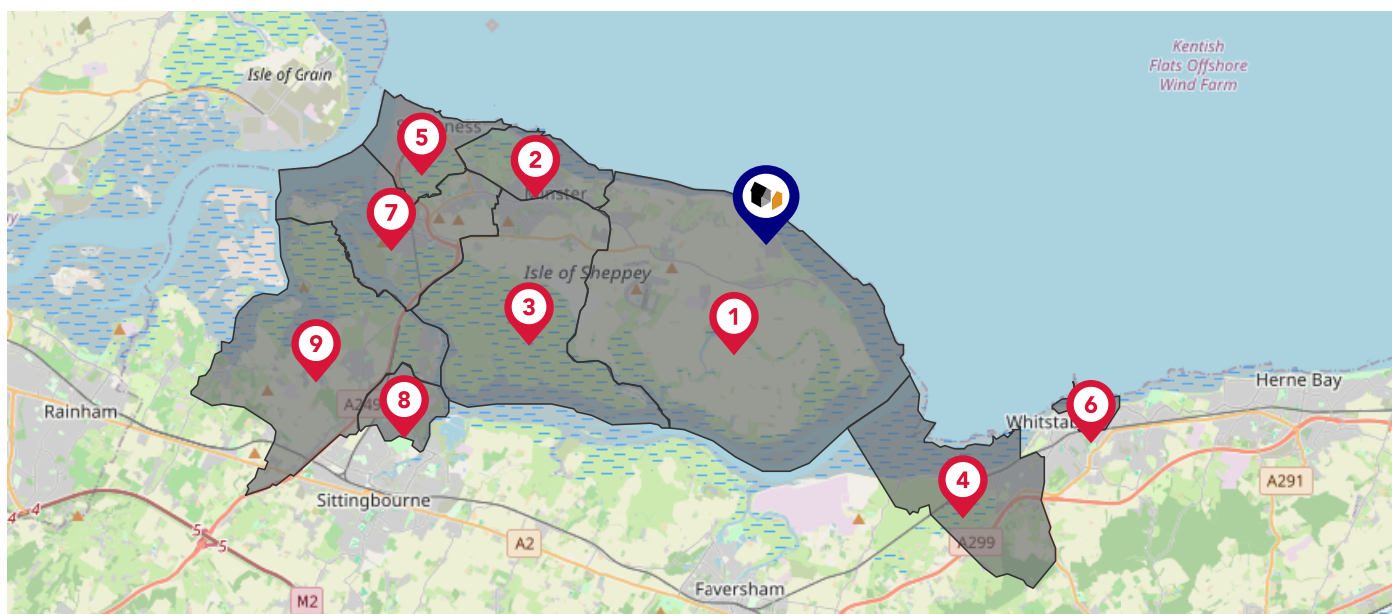
Sheerness : Royal Naval Dockyard and Bluetown

Maps

Council Wards

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GROUP

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



Sheppey East Ward



Minster Cliffs Ward



Sheppey Central Ward



Seasalter Ward



Sheerness Ward



Tankerton Ward



Queenborough and Halfway Ward

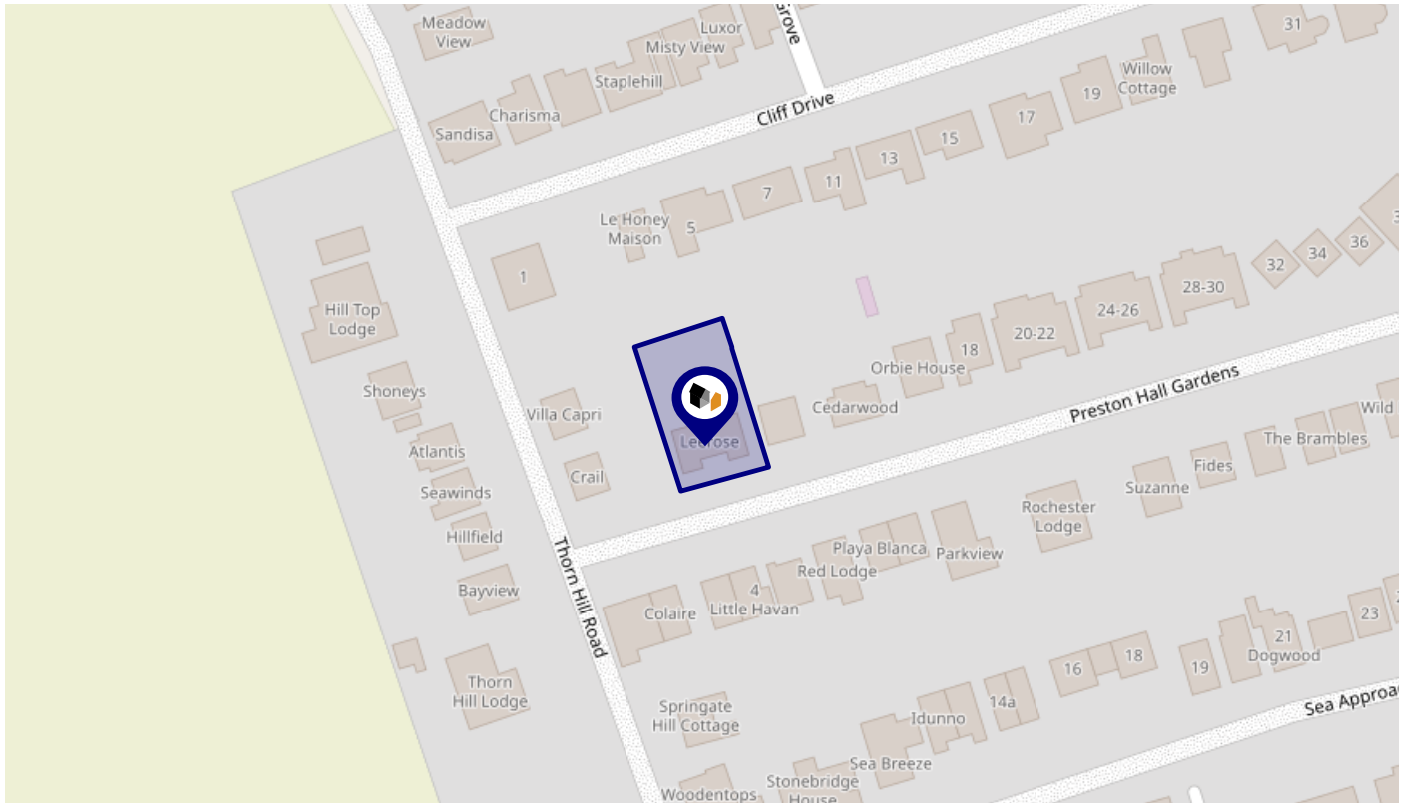


Kemsley Ward



Bobbing, Iwade and Lower Halstow 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:

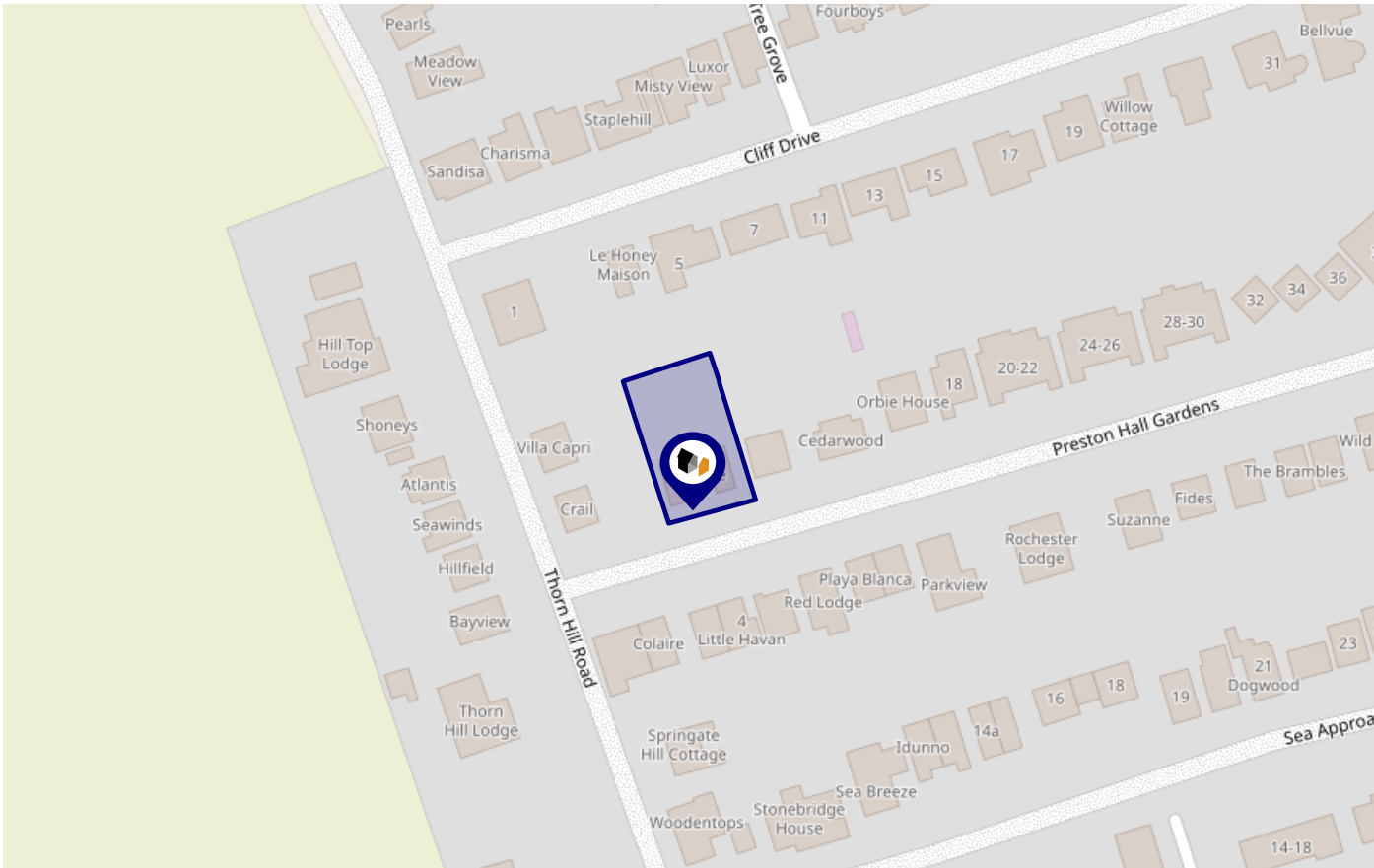
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

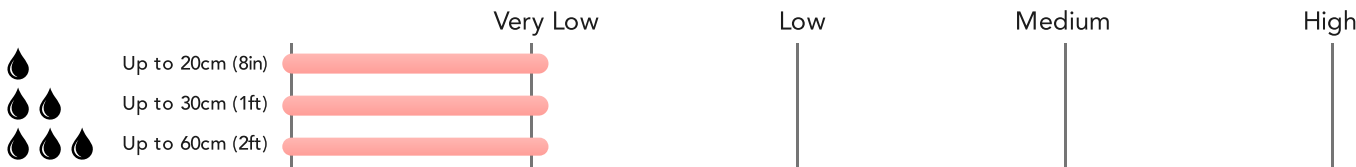


Risk Rating: Very low

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.

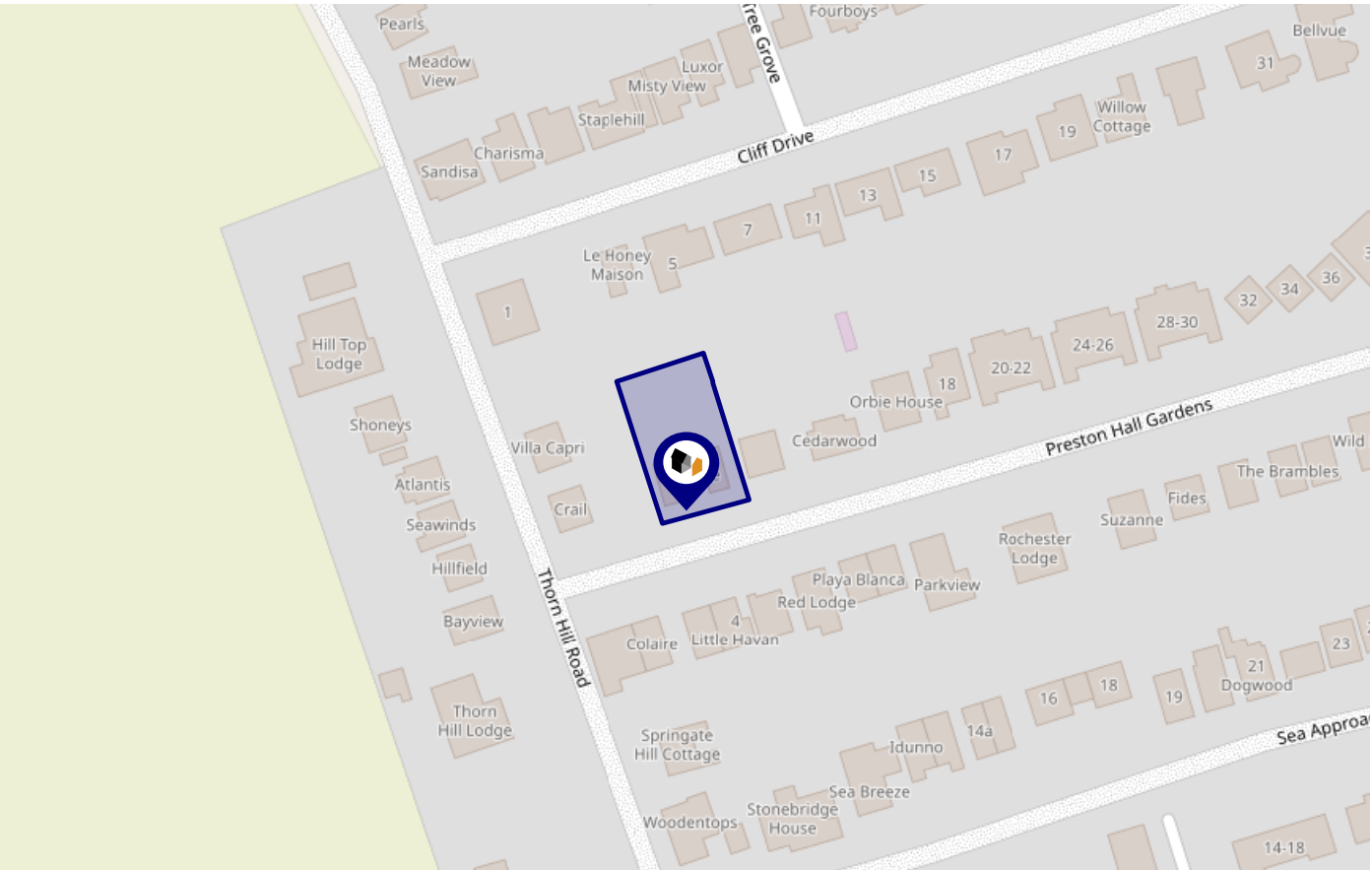
Chance of flooding to the following depths at this property:



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.

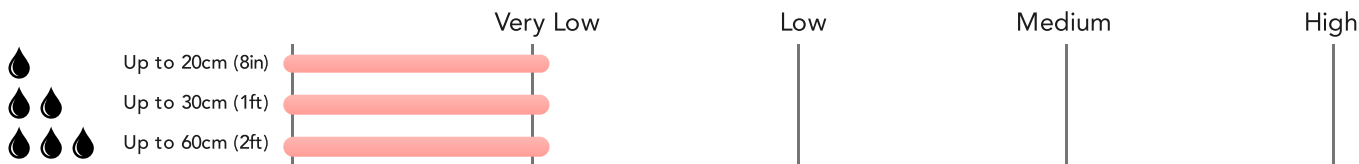


Risk Rating: Very low

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:

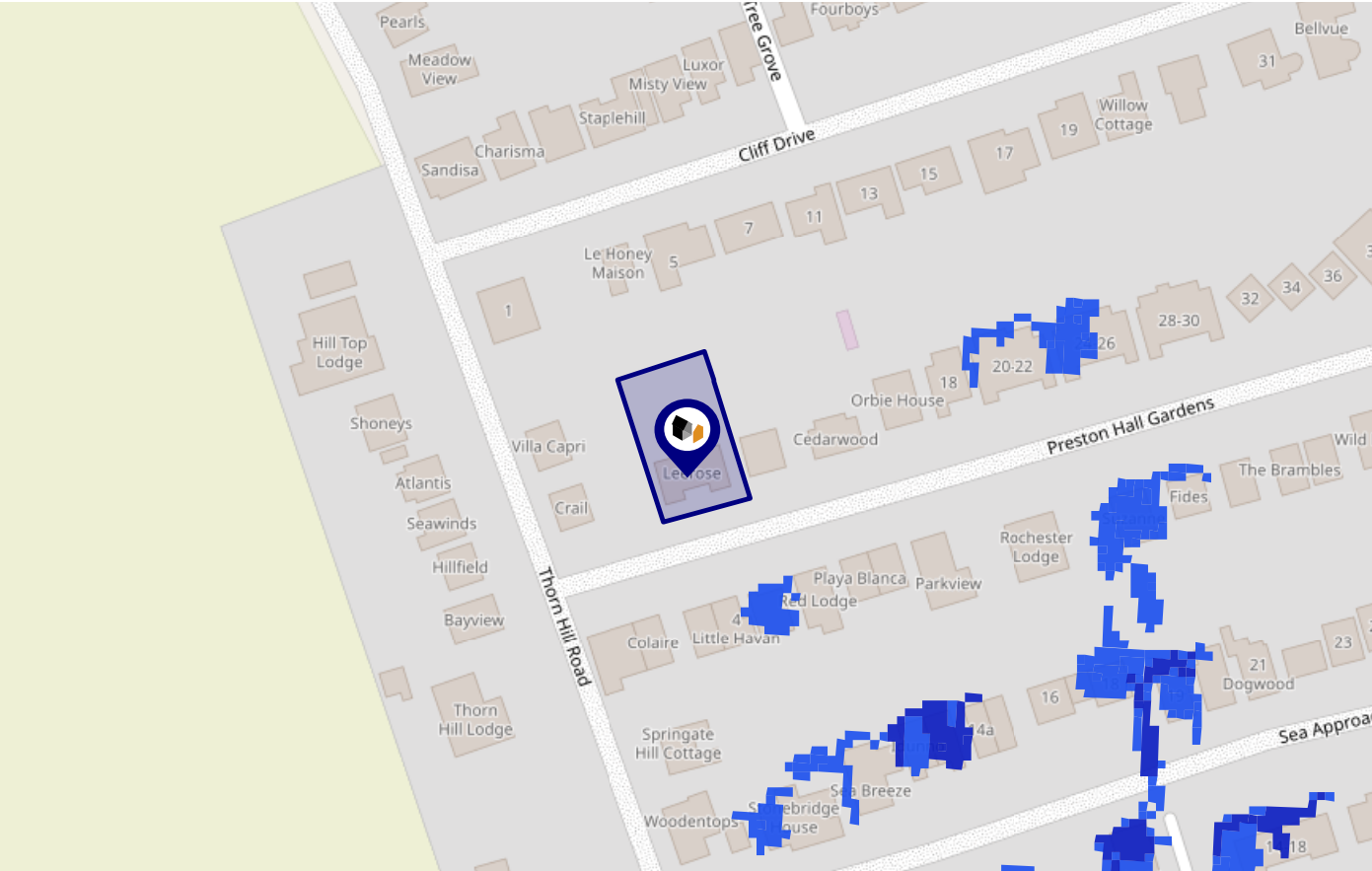


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

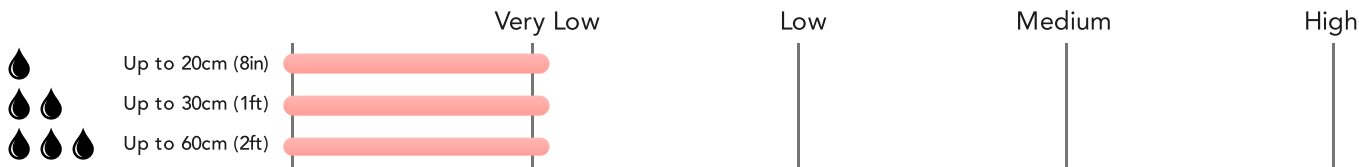


Risk Rating: Very low

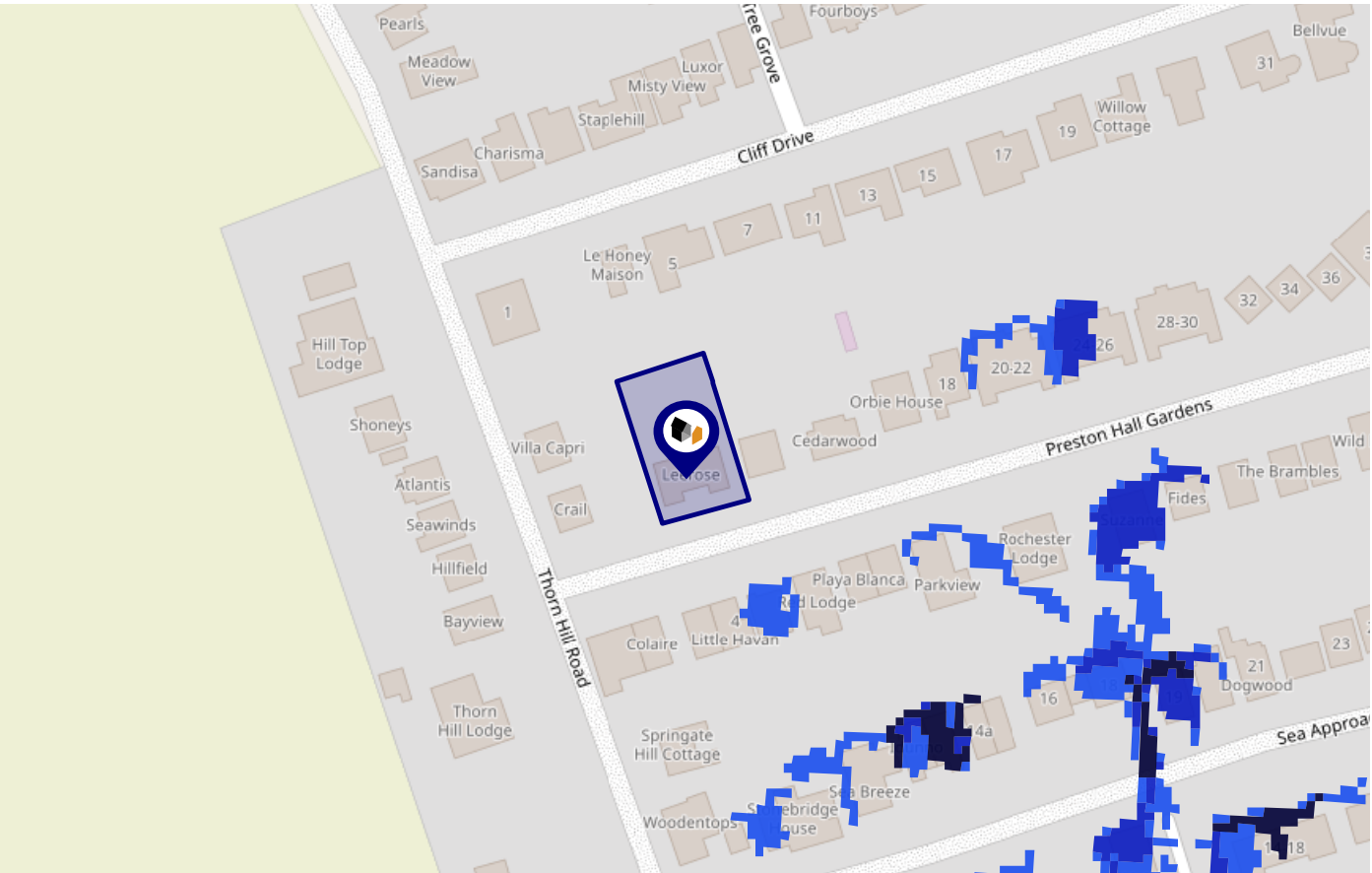
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

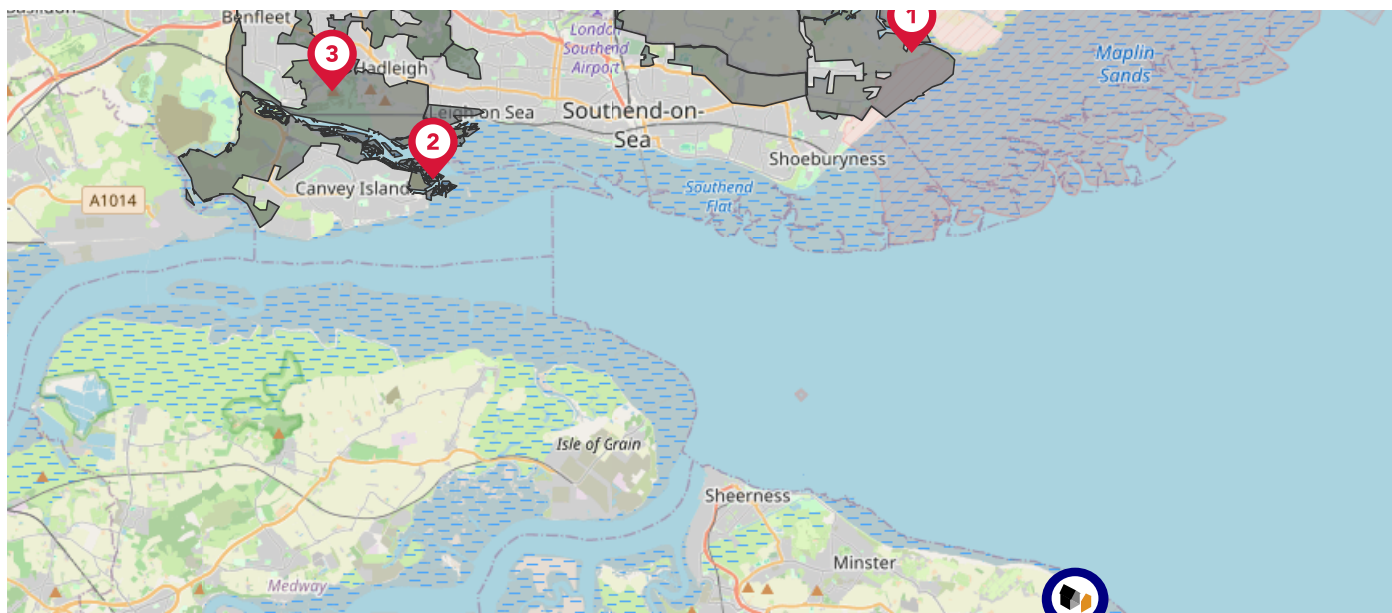


Maps

Green Belt

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



Nearby Green Belt Land



London Green Belt - Rochford



London Green Belt - Southend-on-Sea



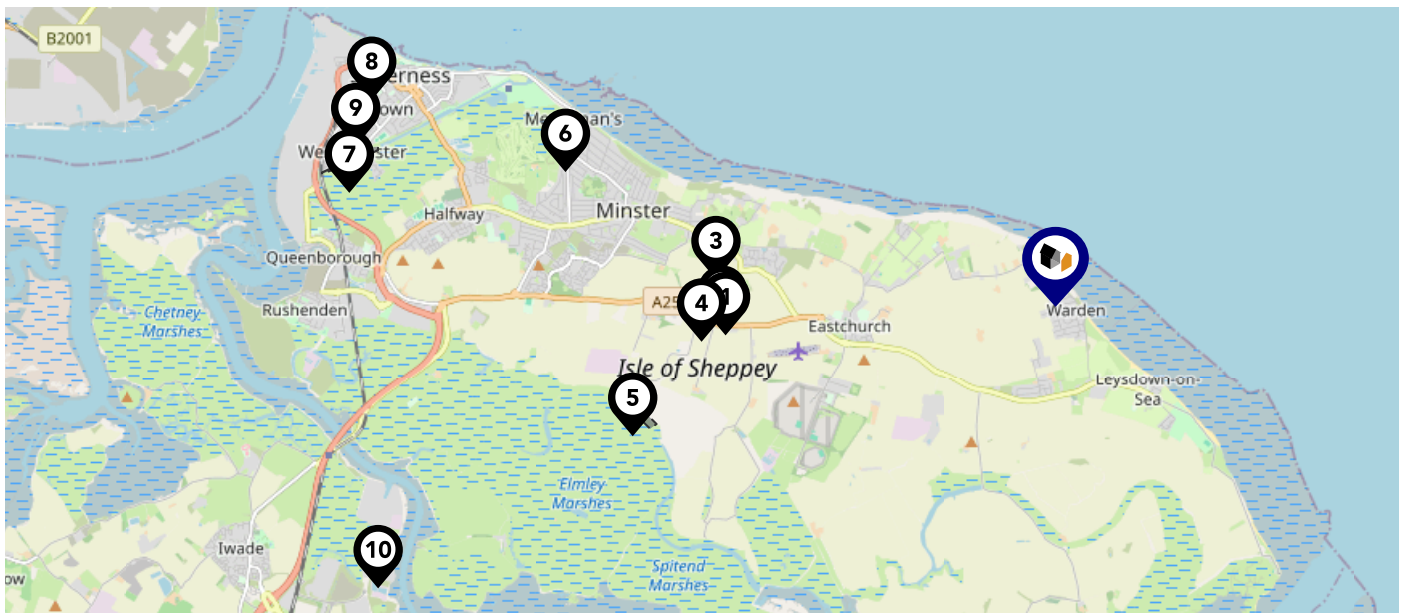
London Green Belt - Castle Point

Maps

Landfill Sites

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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	No name provided by source	Active Landfill
2	EA/EPR/ZP3198HV/V005	Active Landfill
3	Chequers Road-Swale, Kent	Historic Landfill
4	EA/EPR/CP3898HG/A001	Active Landfill
5	Windmill Creek-Eastchurch, Sheernes, Kent	Historic Landfill
6	Scrapsgate Road-Swale, Kent	Historic Landfill
7	Sheerness Canal-Sheerness, Kent	Historic Landfill
8	The Moat-Swale, Kent	Historic Landfill
9	New Raod-Sheerness	Historic Landfill
10	Kemsley Marshes-Swale, Kent	Historic Landfill

Maps

Listed Buildings

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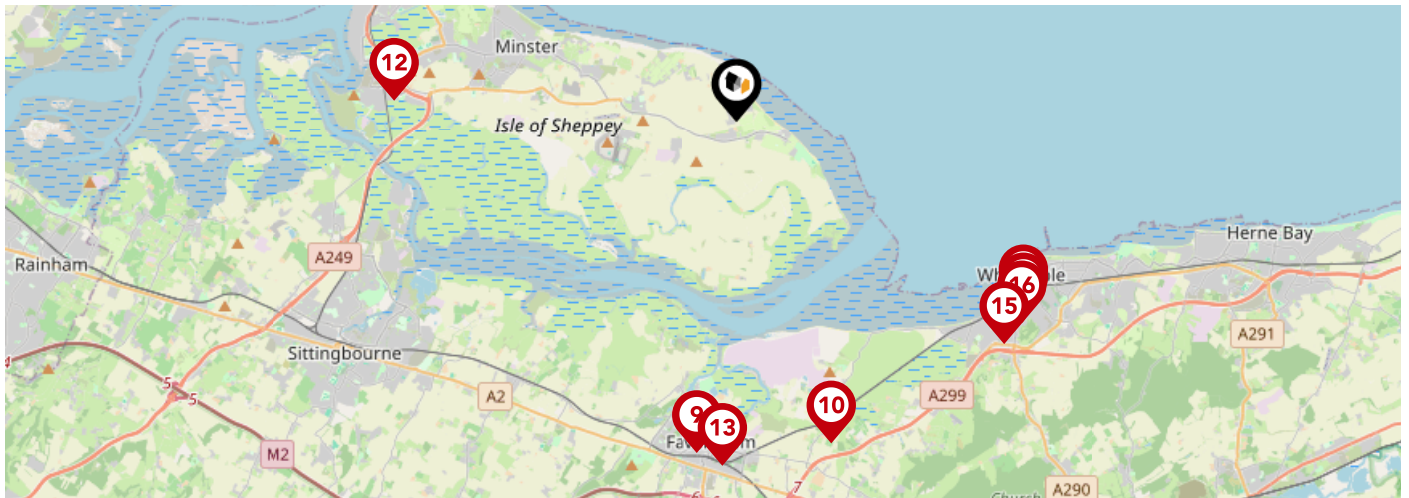
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1259032 - House Within Grounds Of Warden Manor And In Same Occupancy	Grade II	0.4 miles
 1273162 - Warden Manor	Grade II	0.4 miles
 1445810 - Fletcher Battery	Grade II	1.3 miles
 1258505 - The Ruins Of Shurland Hall Or Castle	Grade II	1.6 miles
 1273309 - The Garden Walls Of Shurland Hall Or Castle	Grade II	1.6 miles



		Nursery	Primary	Secondary	College	Private
1	Eastchurch Church of England Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:1.84	☐	☒	☐	☐	☐
2	St Georges CofE (Aided) Primary School Ofsted Rating: Good Pupils: 394 Distance:3.66	☐	☒	☐	☐	☐
3	Minster in Sheppey Primary School Ofsted Rating: Good Pupils: 609 Distance:4.23	☐	☒	☐	☐	☐
4	Thistle Hill Academy Ofsted Rating: Requires improvement Pupils: 352 Distance:4.43	☐	☒	☐	☐	☐
5	The Elmley Dray School Ofsted Rating: Good Pupils:0 Distance:4.69	☐	☐	☒	☐	☐
6	Halfway Houses Primary School Ofsted Rating: Good Pupils: 573 Distance:5.52	☐	☒	☐	☐	☐
7	Richmond Primary School Ofsted Rating: Good Pupils: 310 Distance:5.82	☐	☒	☐	☐	☐
8	Luddenham School Ofsted Rating: Good Pupils: 197 Distance:6.08	☐	☒	☐	☐	☐

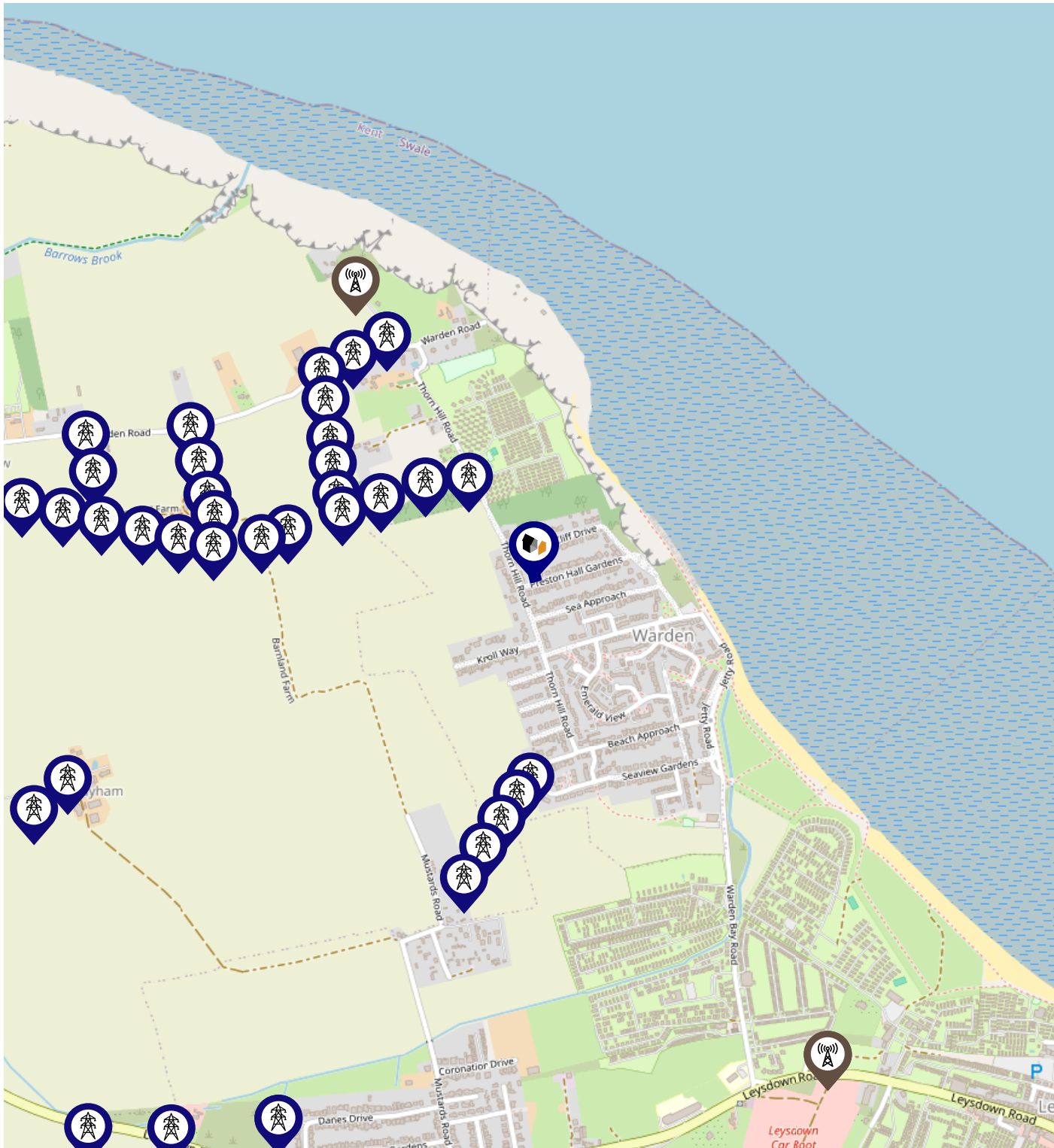


		Nursery	Primary	Secondary	College	Private
9	Davington Primary School Ofsted Rating: Good Pupils: 419 Distance:6.17	☐	☒	☐	☐	☐
10	Graveney Primary School Ofsted Rating: Good Pupils: 105 Distance:6.22	☐	☒	☐	☐	☐
11	ISP School Whitstable Ofsted Rating: Good Pupils: 11 Distance:6.32	☐	☐	☒	☐	☐
12	Queenborough School and Nursery Ofsted Rating: Outstanding Pupils: 470 Distance:6.36	☐	☒	☐	☐	☐
13	Queen Elizabeth's Grammar School Ofsted Rating: Good Pupils: 1058 Distance:6.38	☐	☐	☒	☐	☐
14	Whitstable and Seasalter Endowed Church of England Junior School Ofsted Rating: Outstanding Pupils: 212 Distance:6.39	☐	☒	☐	☐	☐
15	Joy Lane Primary Foundation School Ofsted Rating: Good Pupils: 616 Distance:6.43	☐	☒	☐	☐	☐
16	Whitstable Junior School Ofsted Rating: Good Pupils: 223 Distance:6.44	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

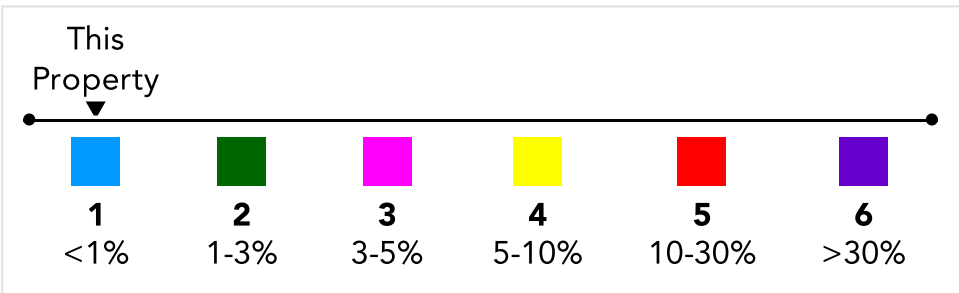
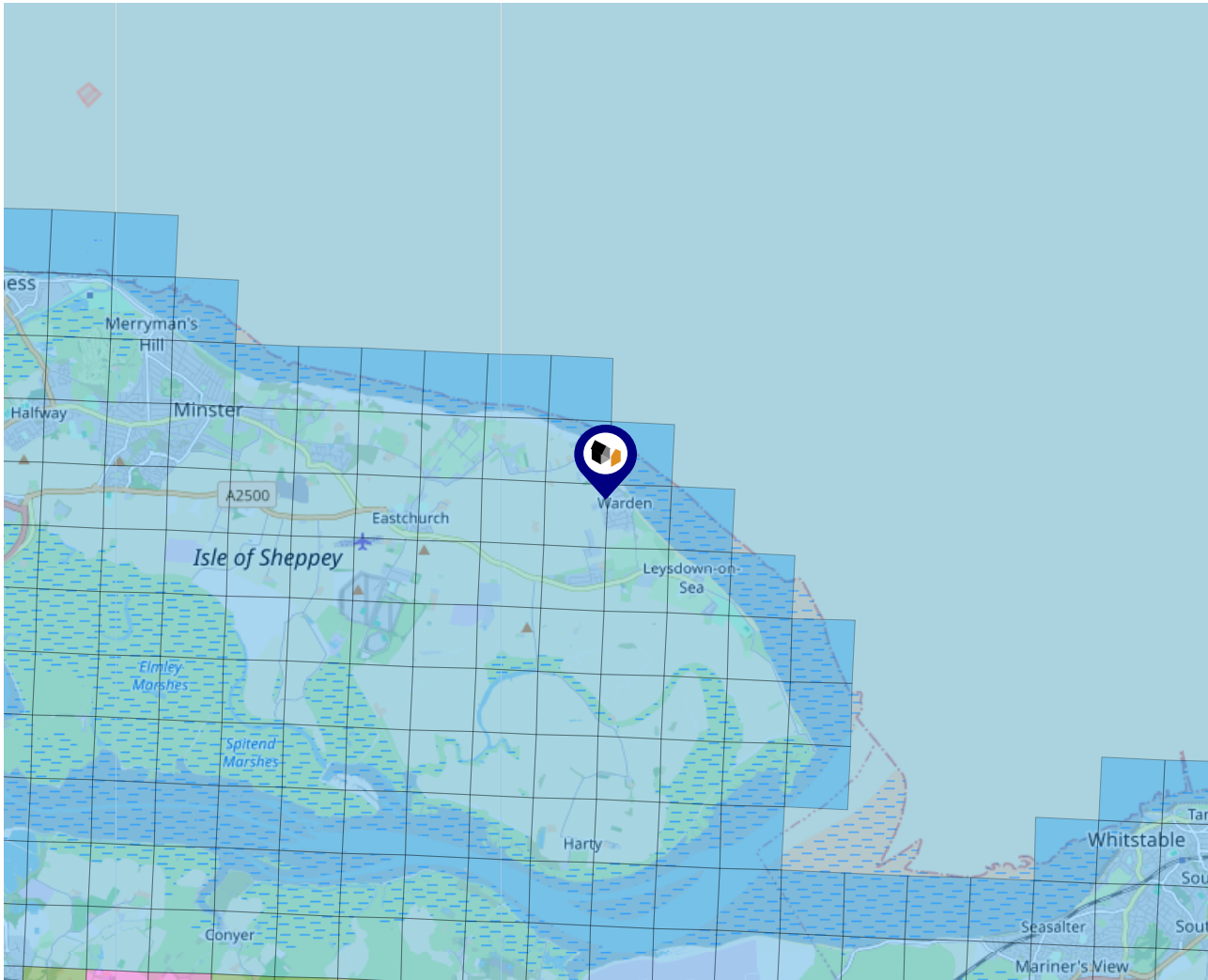
LANDWOOD
GROUP



- Key:
-  Power Pylons
 -  Communication Masts

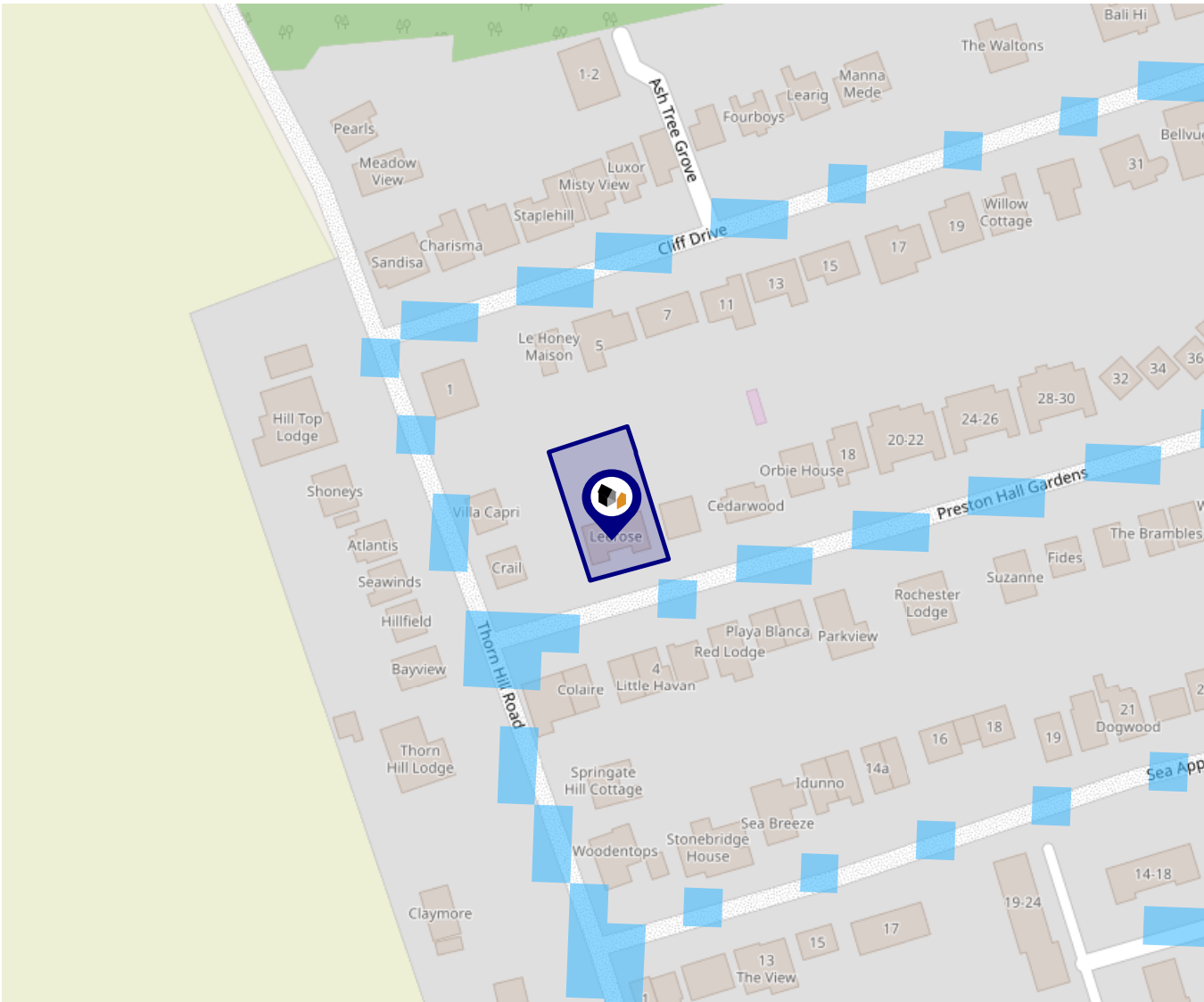
What is Radon?

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

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GROUP

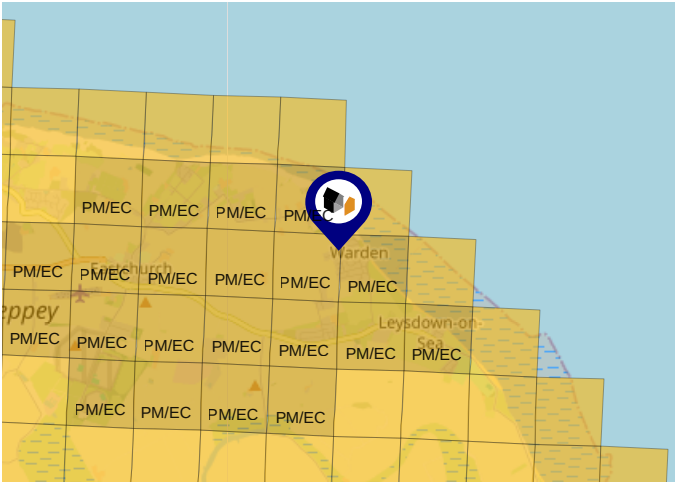


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



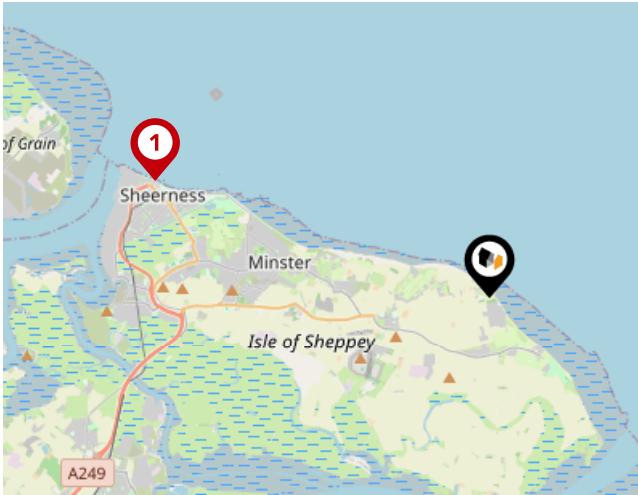
Primary Classifications (Most Common Clay Types)

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

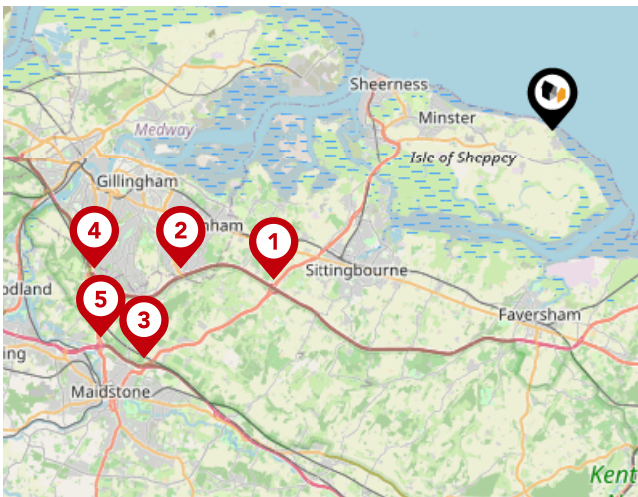
Transport (National)

LANDWOOD
GROUP



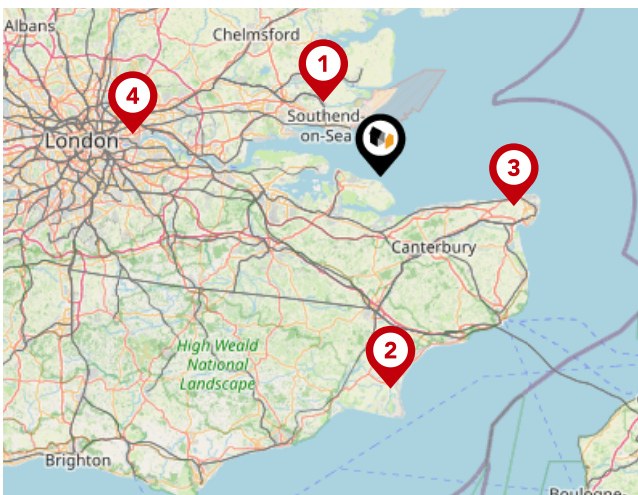
National Rail Stations

Pin	Name	Distance
	Sheerness-on-Sea Rail Station	6.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M2 J5	11.73 miles
	M2 J4	14.68 miles
	M20 J7	17.35 miles
	M2 J3	17.73 miles
	M20 J6	18.42 miles



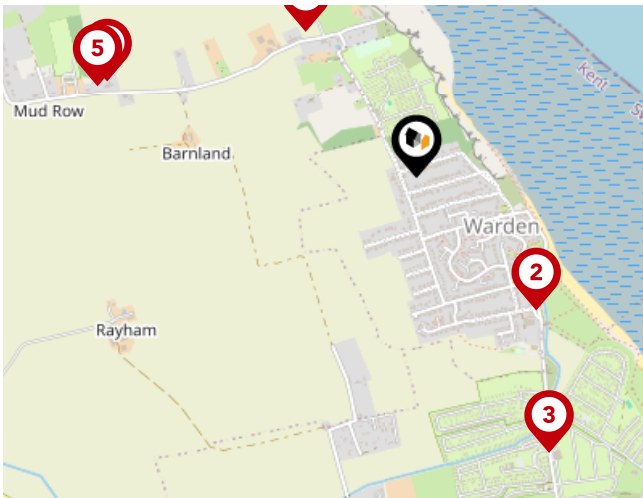
Airports/Helipads

Pin	Name	Distance
	Southend-on-Sea	13.96 miles
	Lydd Airport	31.52 miles
	Manston	20.17 miles
	London City Airport	37.31 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Warden Point	0.42 miles
2	Oasis Stores	0.41 miles
3	Isle of Sheppey Holiday Village	0.71 miles
4	The Wheatsheaf	0.75 miles
5	The Wheatsheaf	0.77 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

