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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th March 2026



DAWN LANE, KINGS HILL, WEST MALLING, ME19

NEIL JOHNSON PROPERTY AGENTS

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

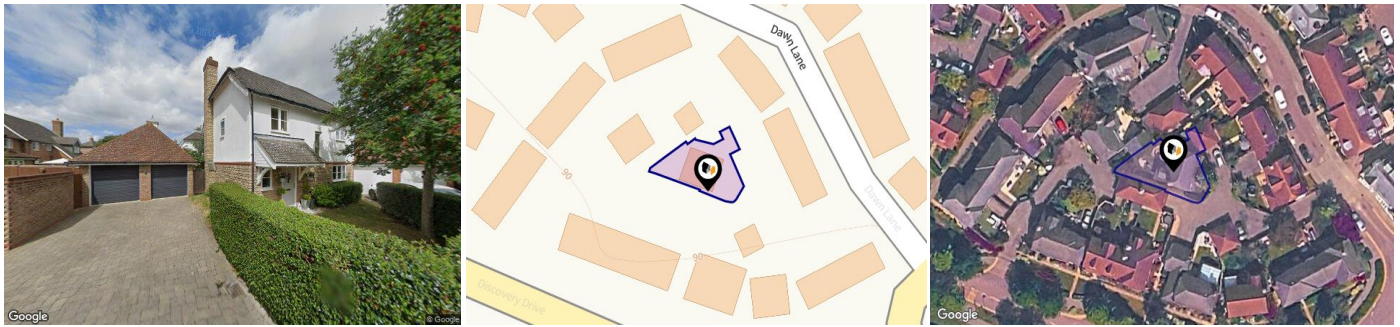
01732 752001

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.06 acres		
Year Built :	2004		
Council Tax :	Band F		
Annual Estimate:	£3,430		
Title Number:	K872384		

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 mb/s	110 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

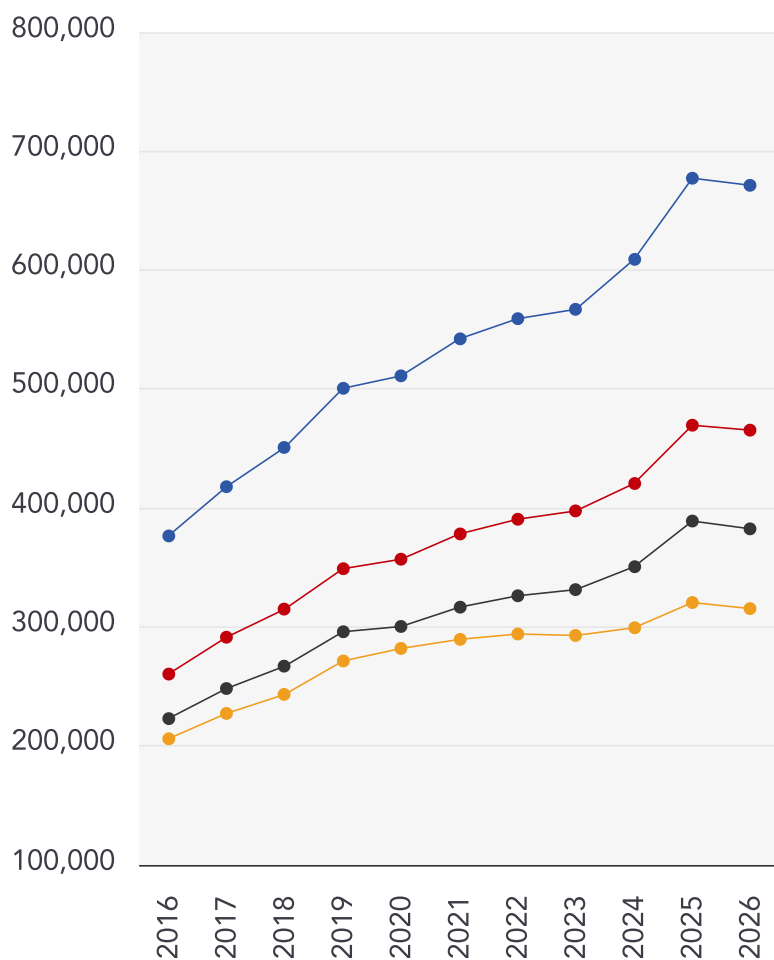


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ME19



Detached

+78.26%

Semi-Detached

+78.72%

Terraced

+71.52%

Flat

+53.1%

This map displays nearby coal mine entrances and their classifications.



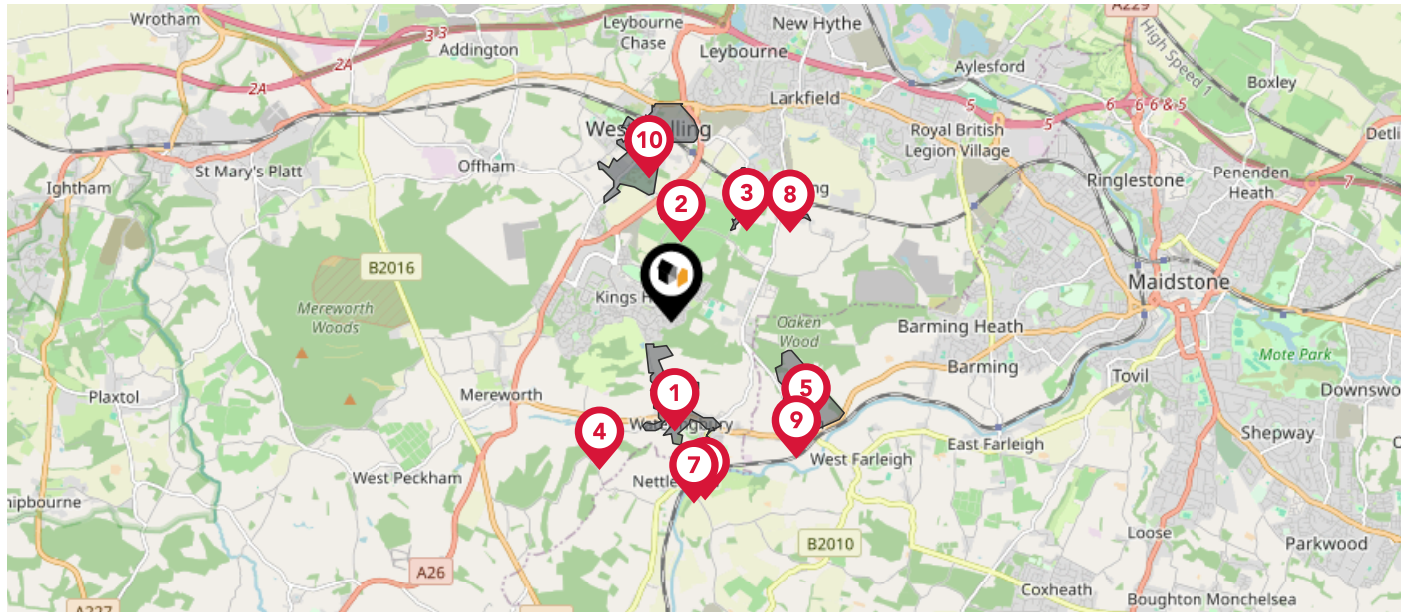
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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.



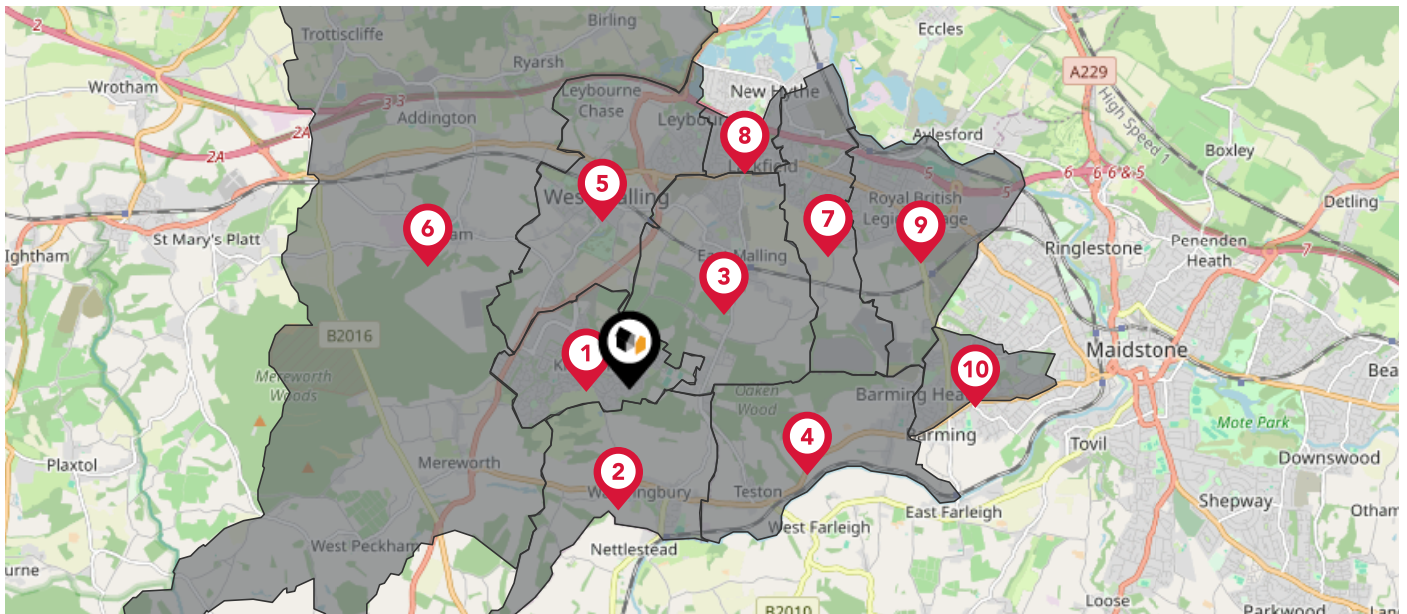
Nearby Conservation Areas

- 1 Wateringbury
- 2 New Barns and Broadwater Farm
- 3 Mill Street, East Malling
- 4 Pizien Well, Wateringbury
- 5 Teston Extension
- 6 Wateringbury Station
- 7 Wateringbury
- 8 East Malling Village
- 9 Teston
- 10 West Malling











Maps

Council Wards

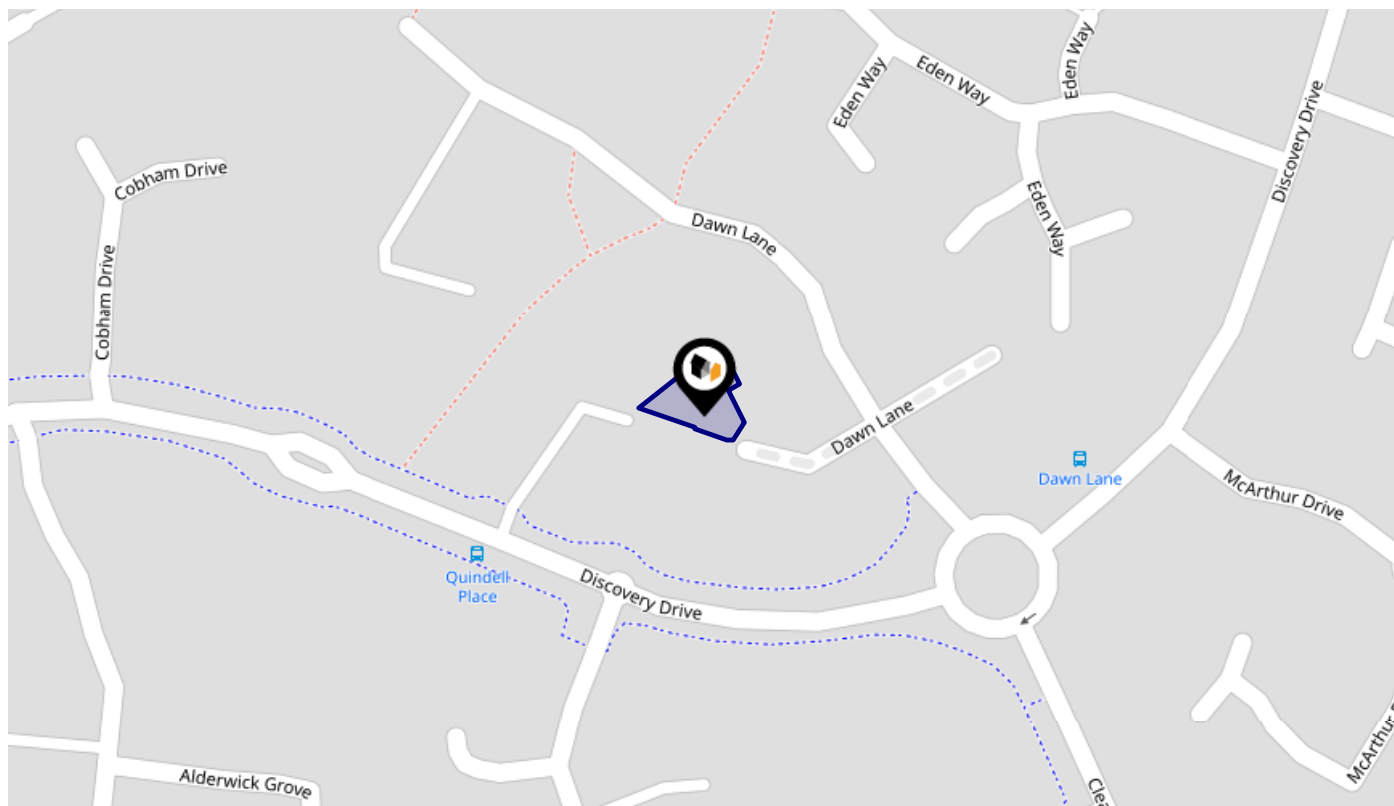
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Kings Hill Ward
-  Wateringbury Ward
-  East Malling Ward
-  Barming and Teston Ward
-  West Malling and Leybourne Ward
-  Downs and Mereworth Ward
-  Ditton Ward
-  Larkfield South Ward
-  Aylesford South Ward
-  Heath Ward

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








Rail Noise Data

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

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

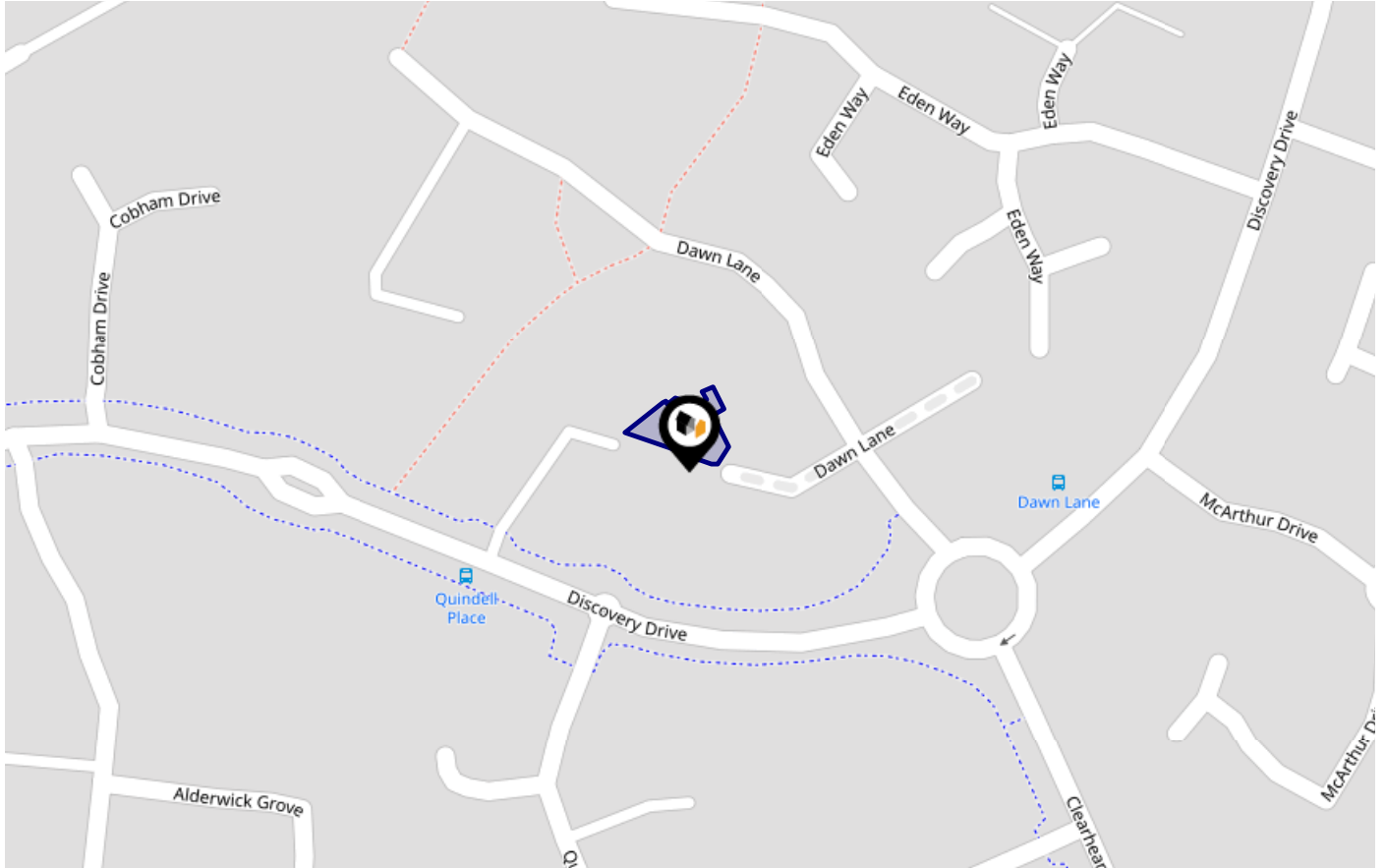
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: Very low

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

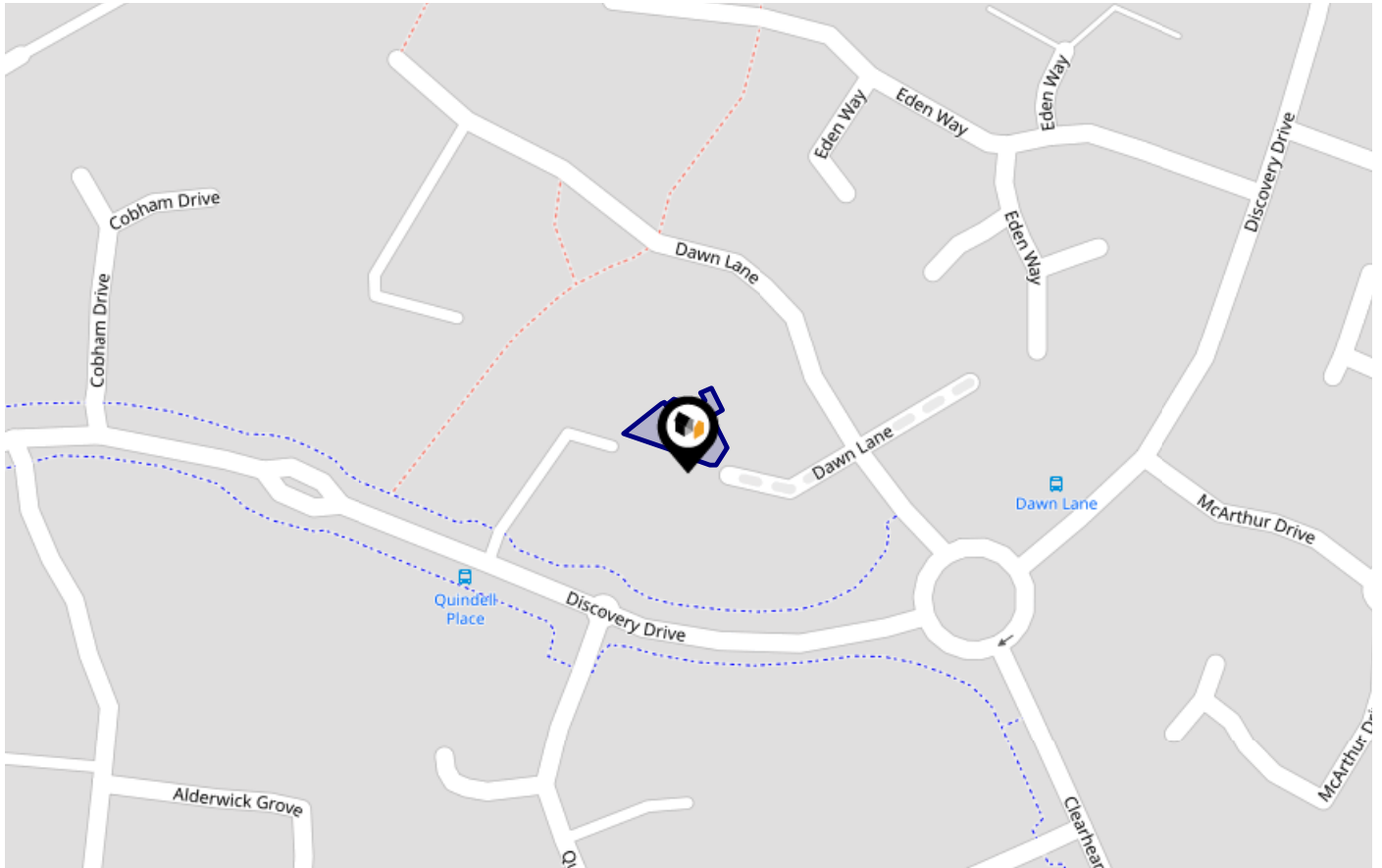
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

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

- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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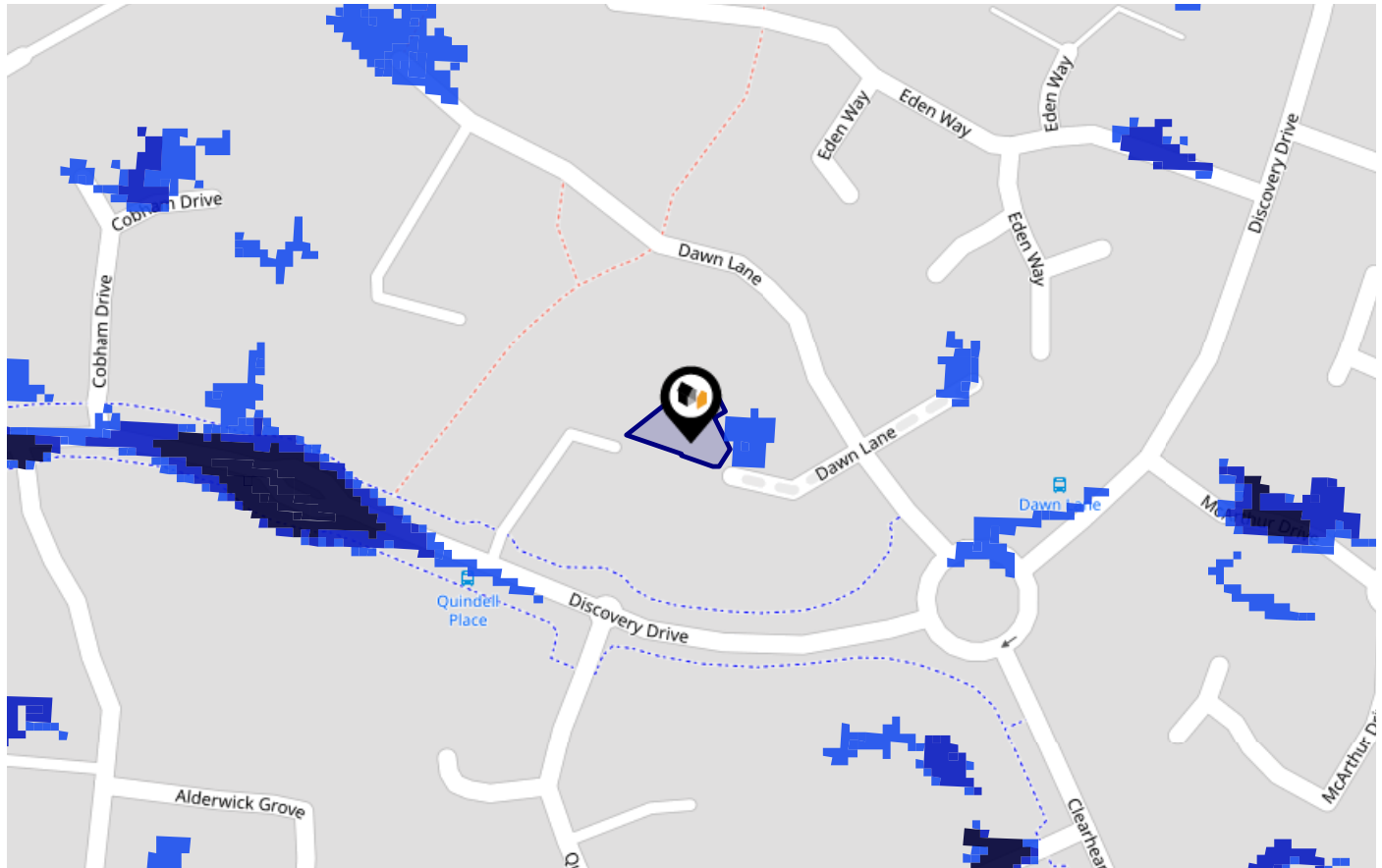
Chance of flooding to the following depths at this property:



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

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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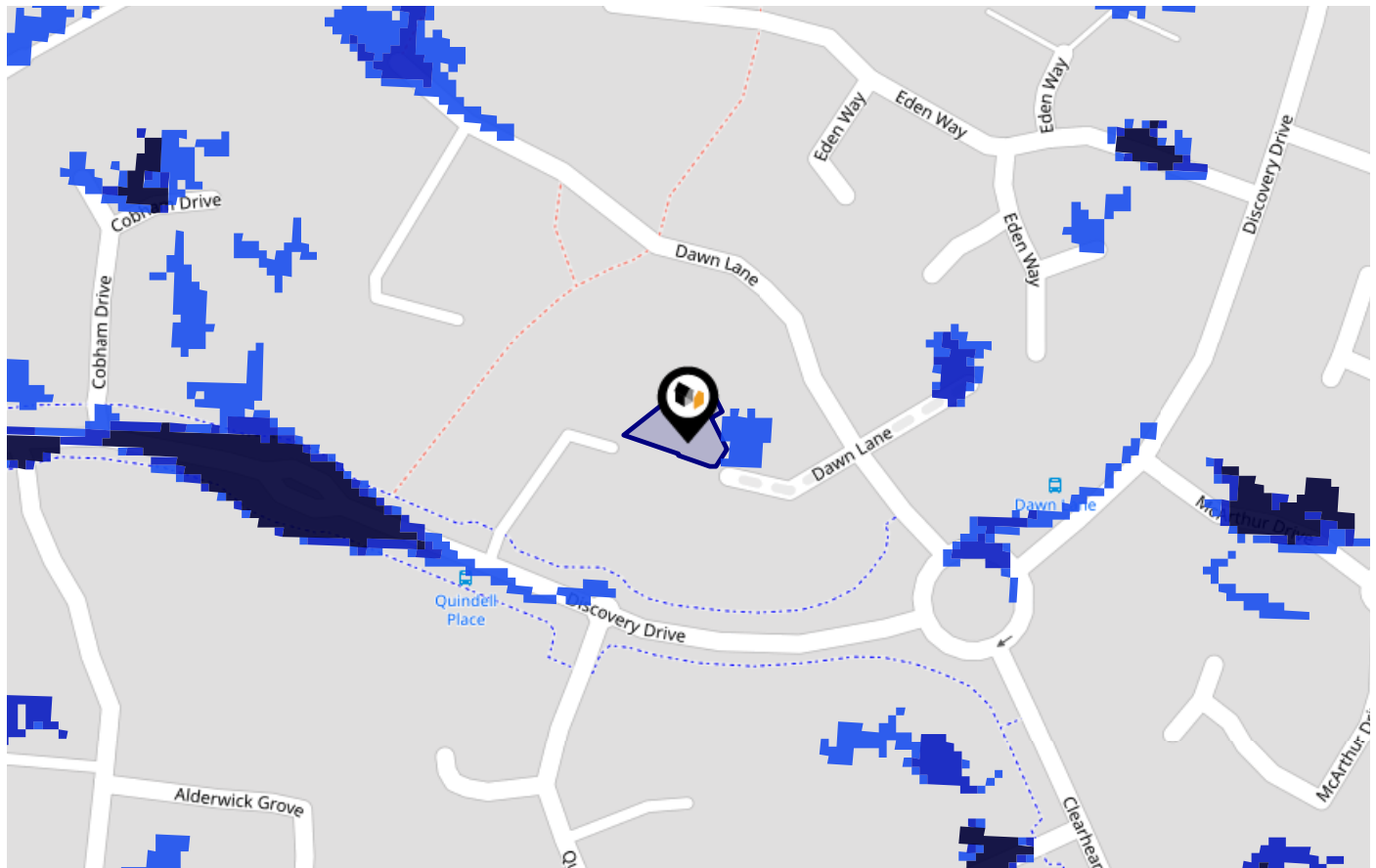
Chance of flooding to the following depths at this property:



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**

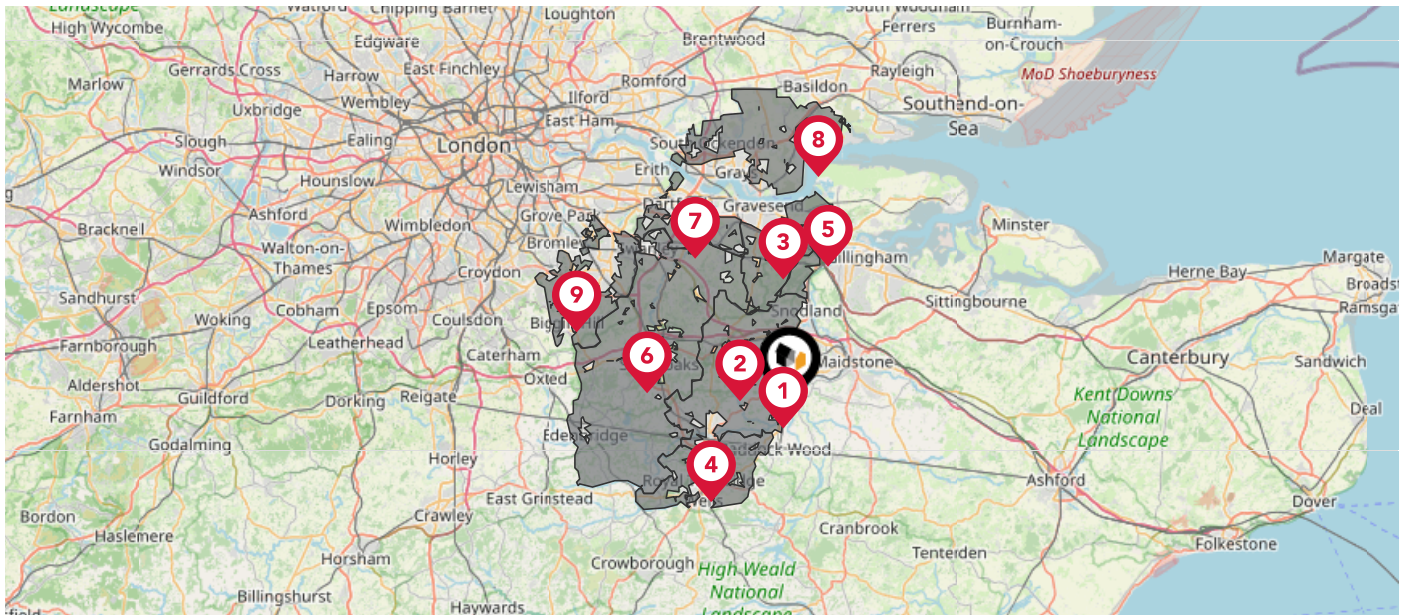
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



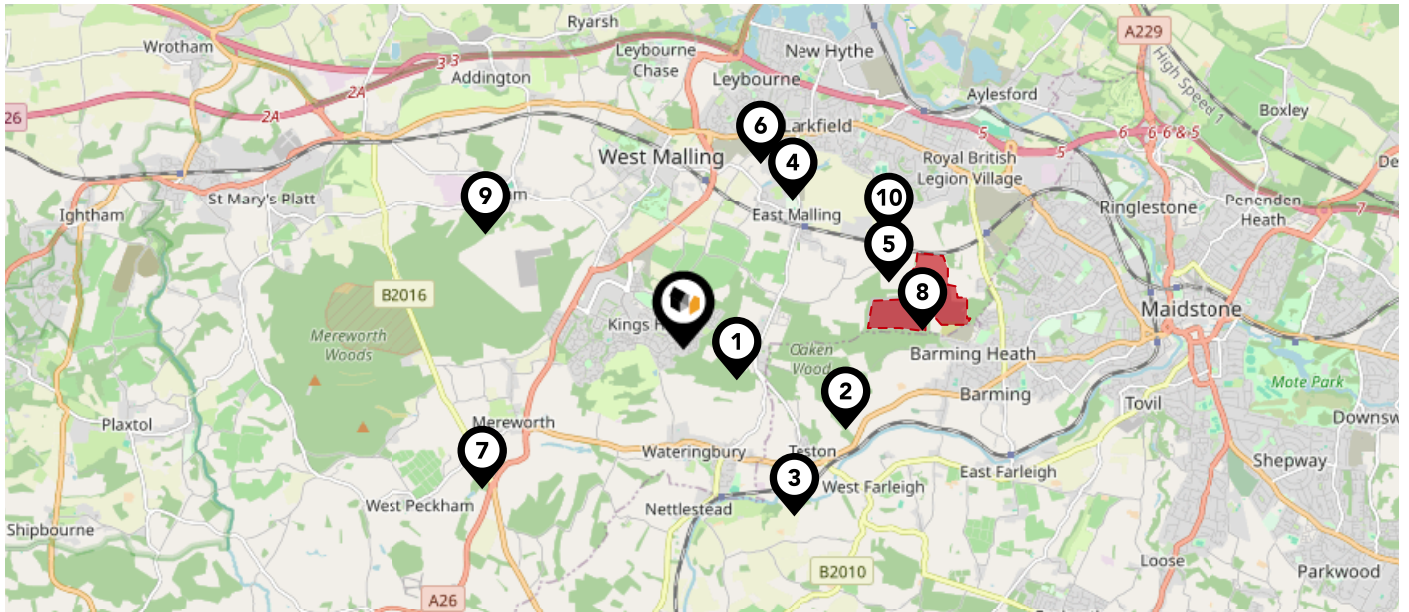
Nearby Green Belt Land

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








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.



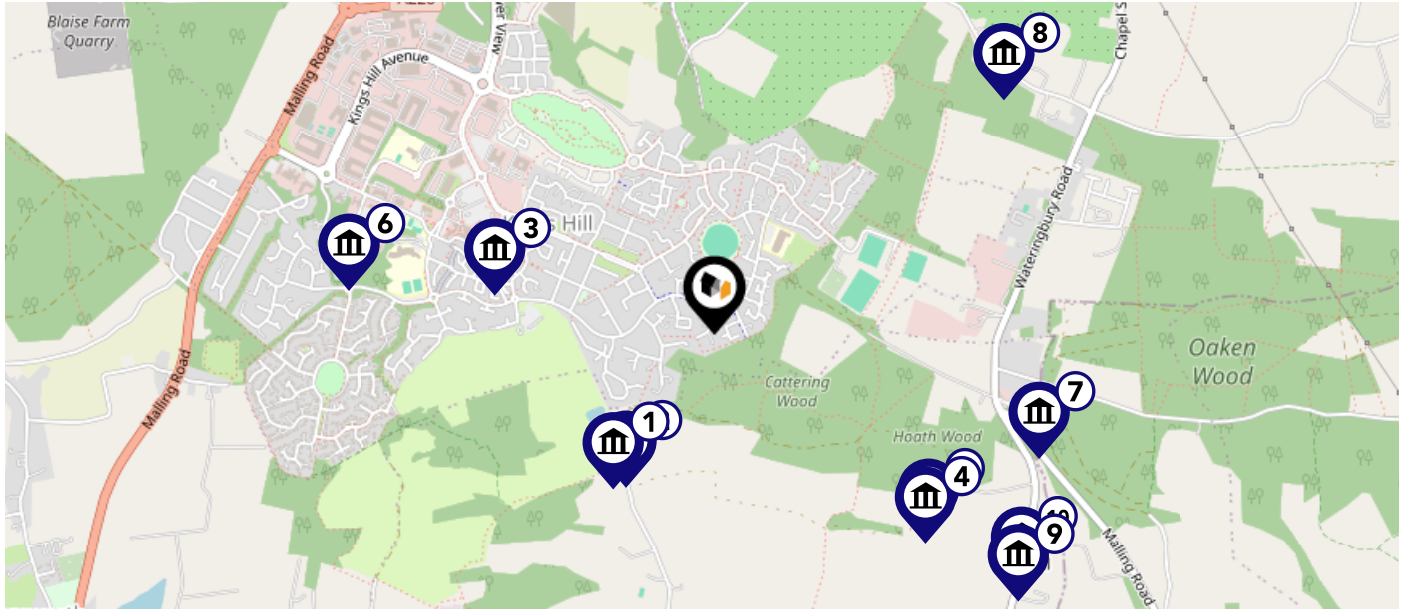
Nearby Landfill Sites











1	Corio Farm-Kings Hill, Kent	Historic Landfill	
2	Hall Place Farm-North Pole Road, Barming, Kent	Historic Landfill	
3	Teston-Near Waterinbury, Kent	Historic Landfill	
4	Watermeadows Estate-East Malling, West Malling, Kent	Historic Landfill	
5	Kiln Barn Road-Spicketts Wood, East Malling, Kent	Historic Landfill	
6	Lunsford Lane-Leybourne, Kent	Historic Landfill	
7	Seven Mile Lane-Mereworth, Kent	Historic Landfill	
8	EA/EPR/EB3601KU/V004	Active Landfill	
9	Offham Quarry-Comp Lane, Kent	Historic Landfill	
10	Ditton Court Quarry-Priory Wood, Kent	Historic Landfill	

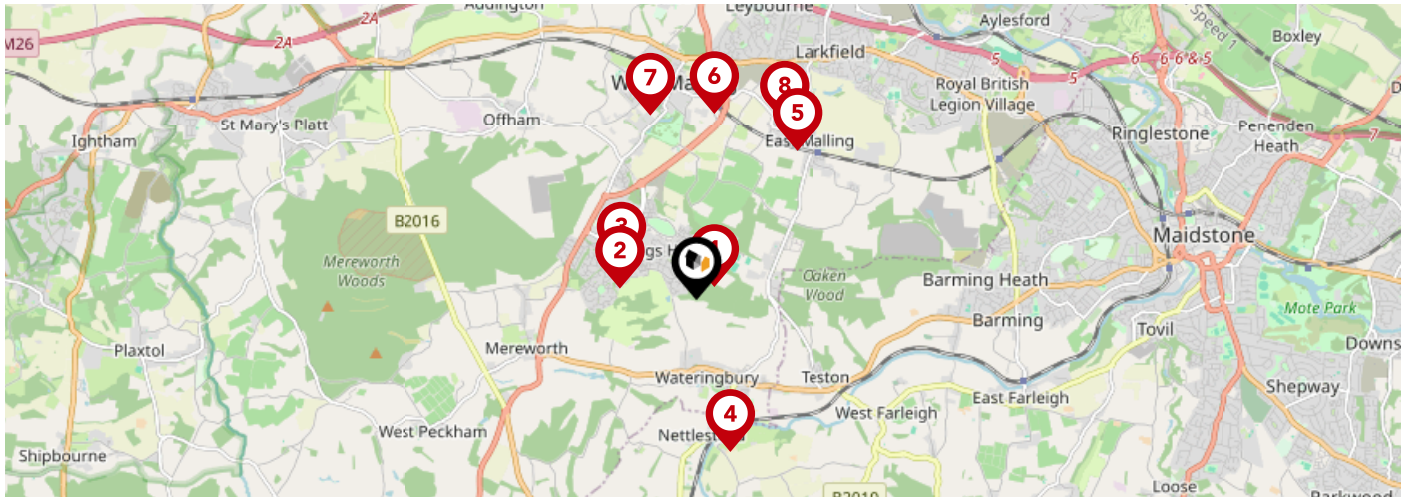
Maps

Listed Buildings

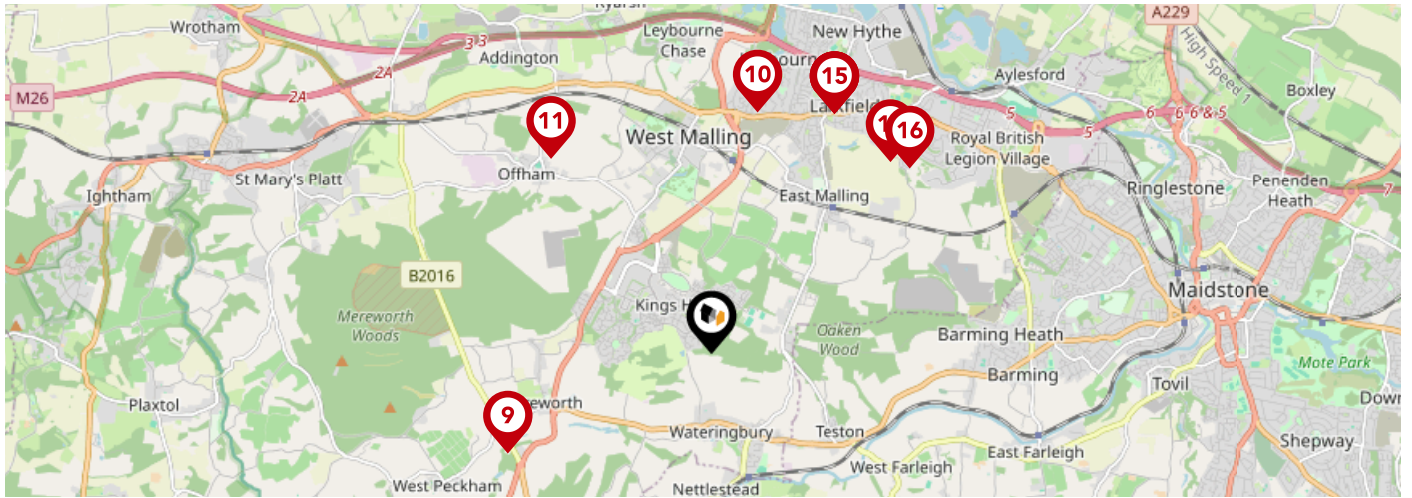
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1319958 - Barn 40 Yards West Of Great Canon Court	Grade II	0.4 miles
 1363033 - Great Canon Court	Grade II	0.4 miles
 1390914 - Control Tower	Grade II	0.5 miles
 1070663 - Red Hill Farmhouse	Grade II	0.7 miles
 1363051 - Barn 40 Yards North Of Red Hill Farmhouse	Grade II	0.7 miles
 1390913 - Former Airmens Institute	Grade II	0.8 miles
 1251125 - Woodlands Cottage And Cottage Adjoining To Left	Grade II	0.8 miles
 1363130 - Heath Cottage	Grade II	0.9 miles
 1363050 - Oaken Wood Cottage	Grade II	0.9 miles
 1116296 - Chapel Cottage	Grade II	0.9 miles



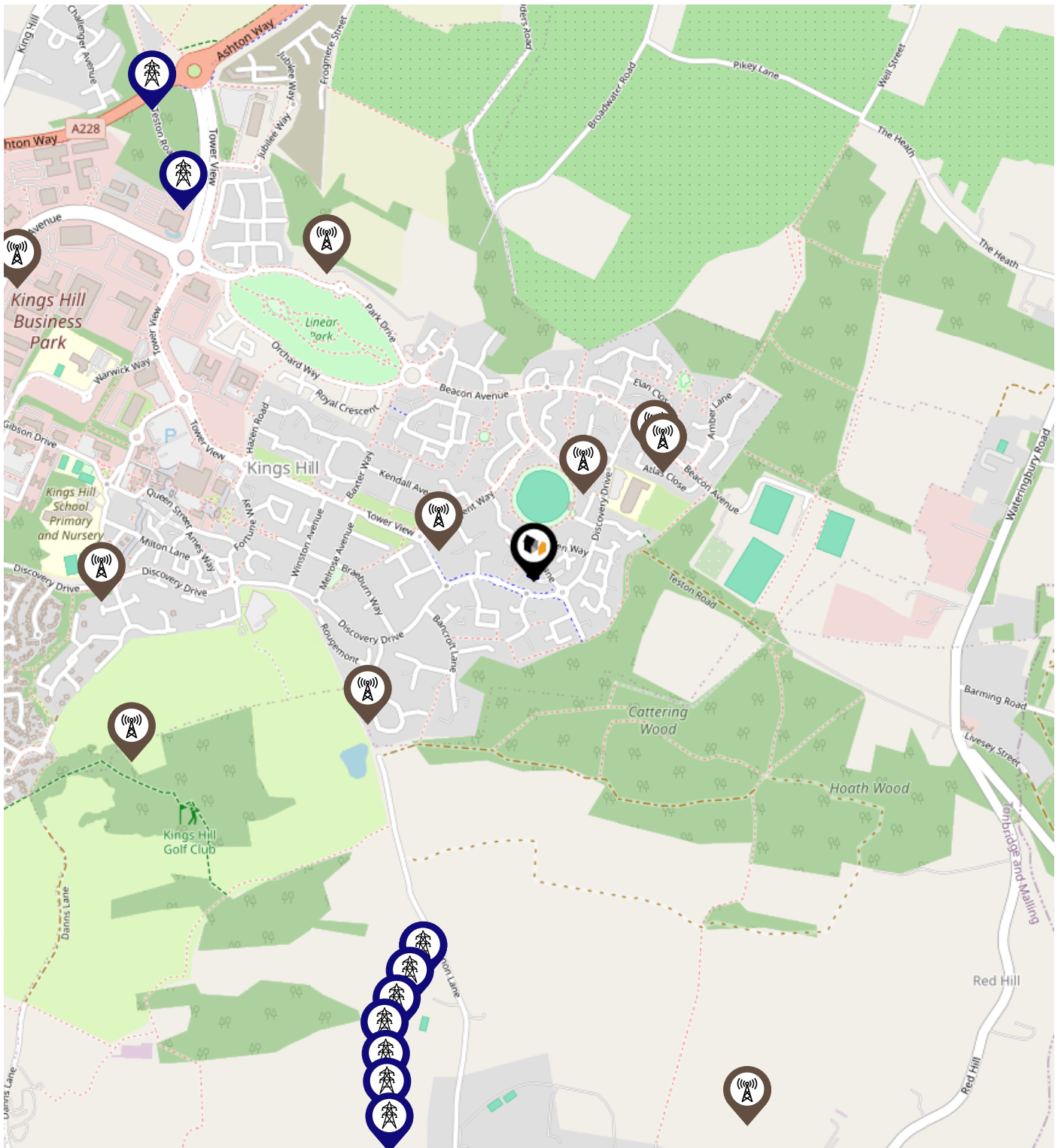
		Nursery	Primary	Secondary	College	Private
	The Discovery School Ofsted Rating: Outstanding Pupils: 624 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hill School Primary and Nursery Ofsted Rating: Outstanding Pupils: 477 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley Invicta Primary School At Kings Hill Ofsted Rating: Good Pupils: 220 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wateringbury Church of England Primary School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Malling School Ofsted Rating: Good Pupils: 1054 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	More Park Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Malling Church of England Primary School and McGinty Speech and Language Srp Ofsted Rating: Good Pupils: 213 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James the Great Academy Ofsted Rating: Good Pupils: 221 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 Mereworth Community Primary School Ofsted Rating: Good Pupils: 202 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leybourne, St Peter and St Paul Church of England Primary Academy Ofsted Rating: Good Pupils: 210 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Offham Primary School Ofsted Rating: Outstanding Pupils: 204 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ditton Church of England Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brookfield Junior School Ofsted Rating: Good Pupils: 252 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Brookfield Infant School Ofsted Rating: Good Pupils: 178 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lunsford Primary School Ofsted Rating: Good Pupils: 204 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ditton Infant School Ofsted Rating: Good Pupils: 165 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

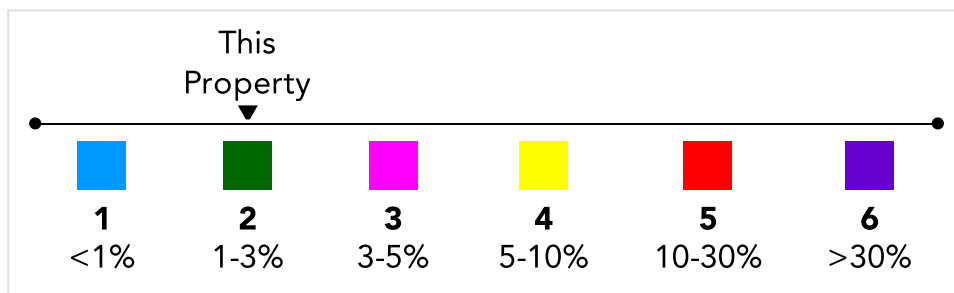
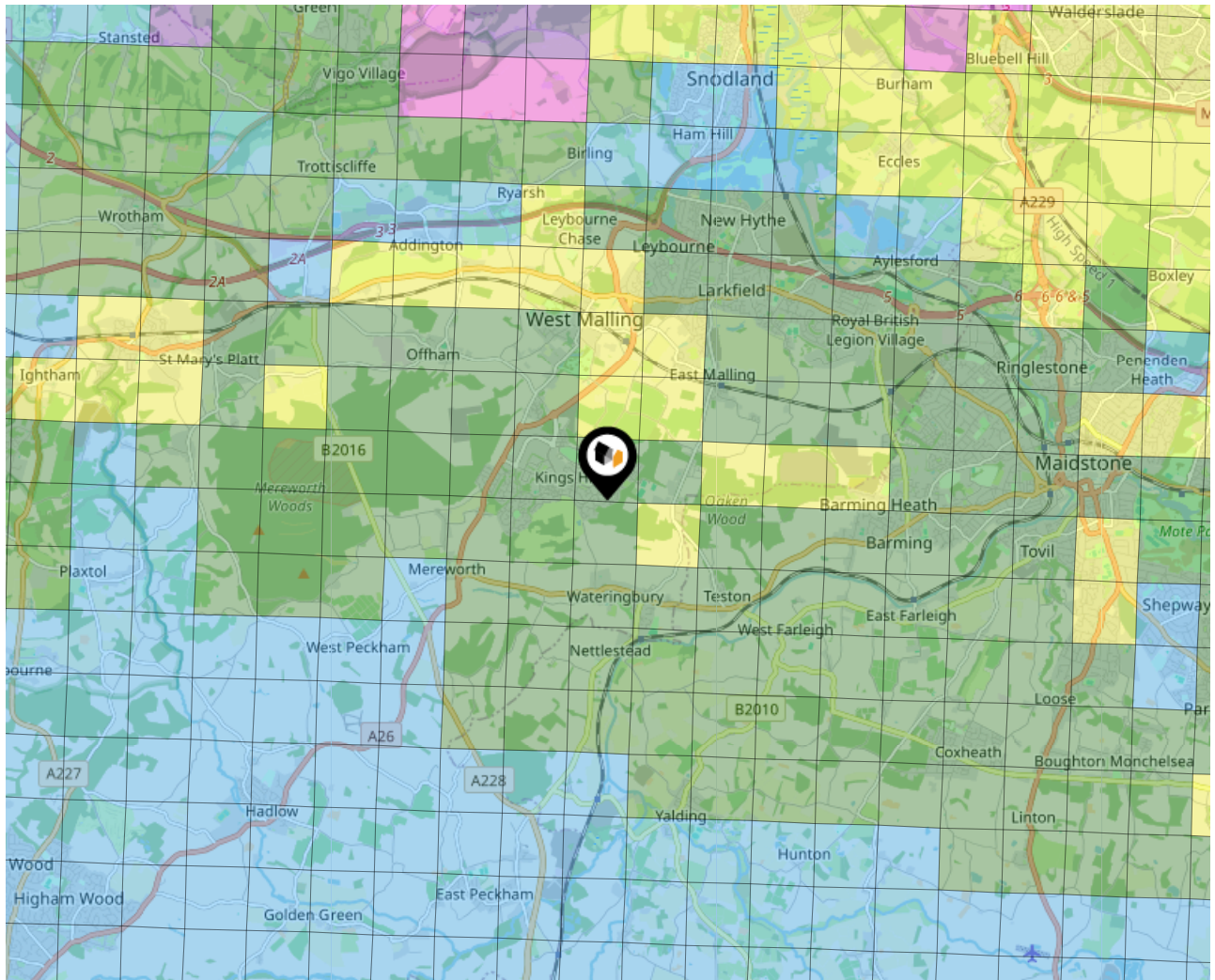


Key:

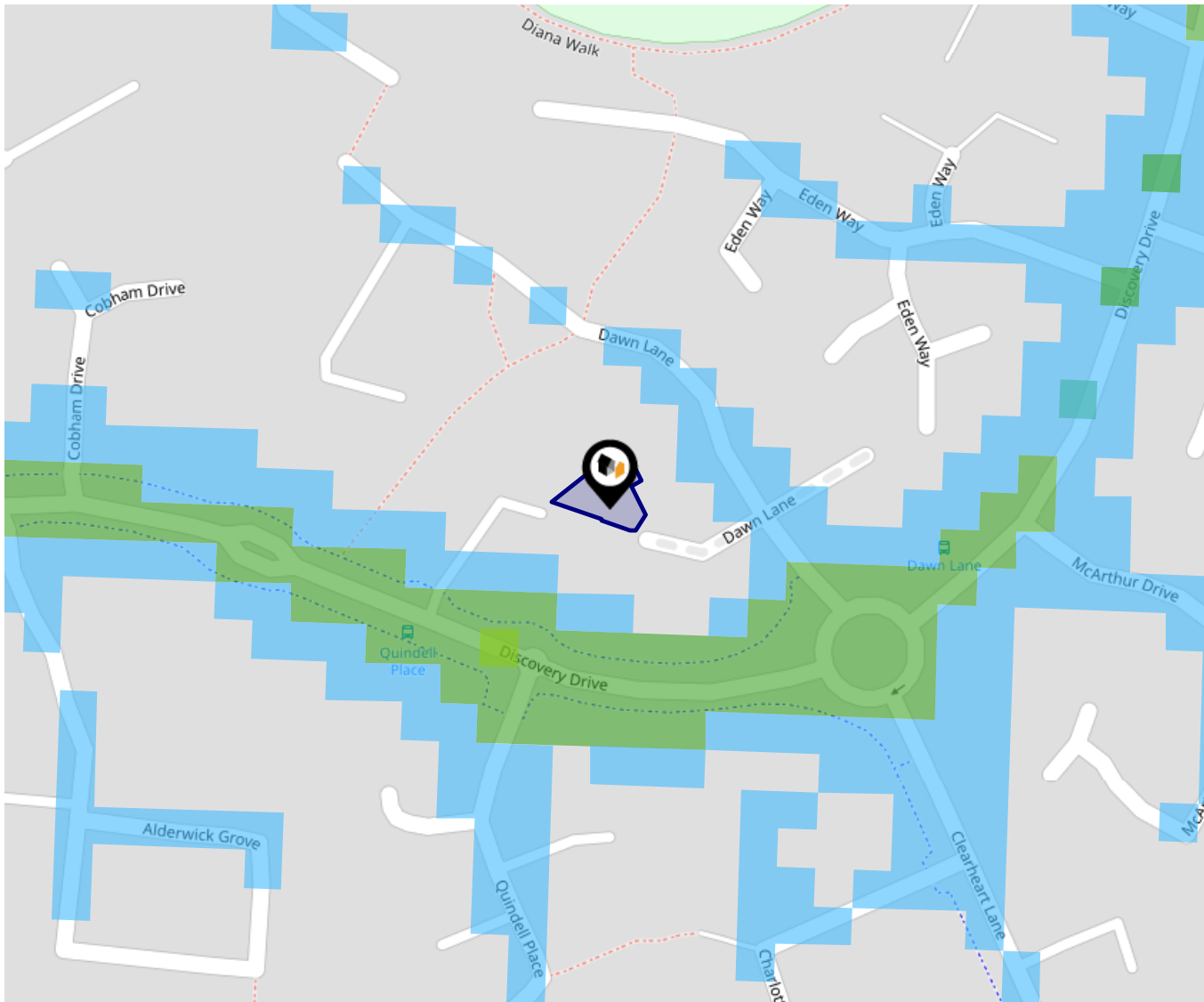
-  Power Pylons
-  Communication Masts

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

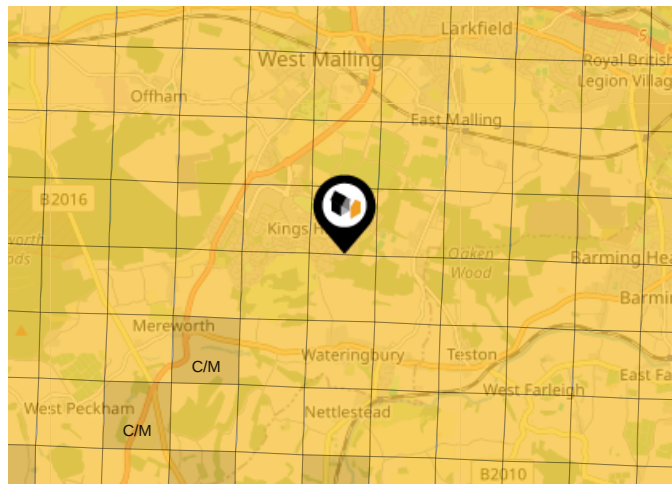


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

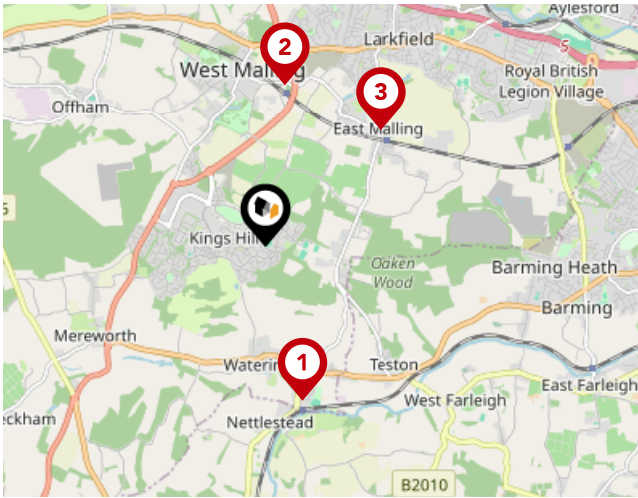


Primary Classifications (Most Common Clay Types)

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

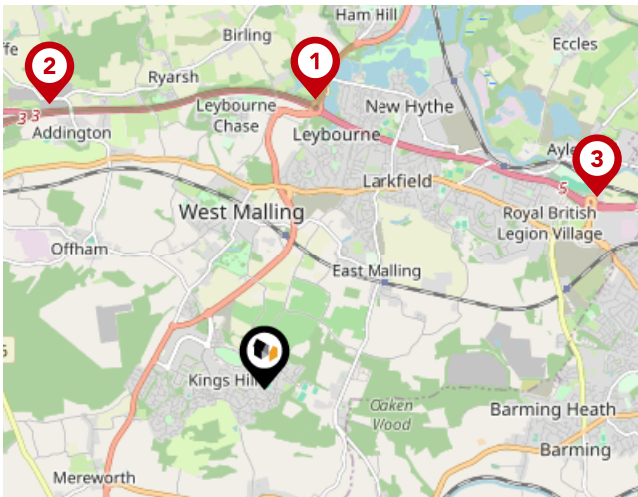
Area

Transport (National)



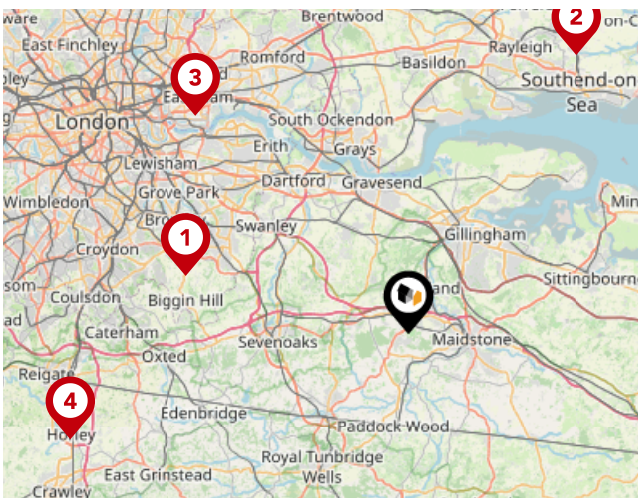
National Rail Stations

Pin	Name	Distance
1	Wateringbury Rail Station	1.47 miles
2	West Malling Rail Station	1.52 miles
3	East Malling Rail Station	1.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J4	2.73 miles
2	M20 J3	3.31 miles
3	M20 J5	3.57 miles
4	M26 J2A	4.07 miles
5	M20 J6	4.77 miles

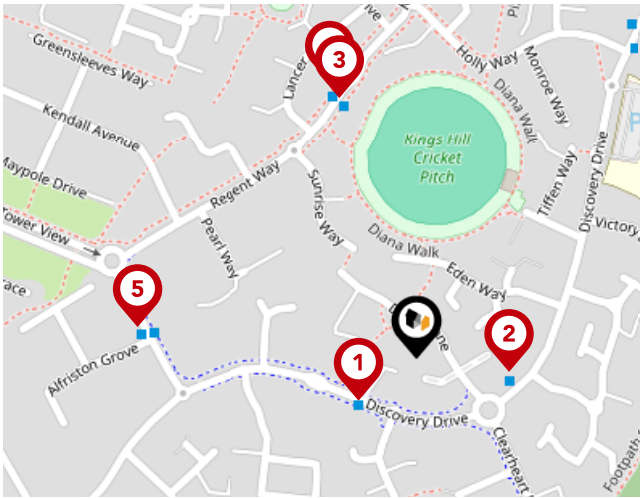


Airports/HELIPADS

Pin	Name	Distance
1	Leaves Green	17.04 miles
2	Southend-on-Sea	24.11 miles
3	Silvertown	22.52 miles
4	Gatwick Airport	26.28 miles

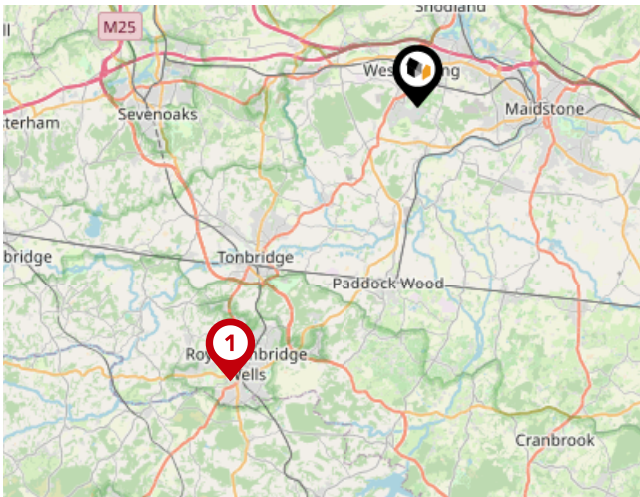
Area

Transport (Local)



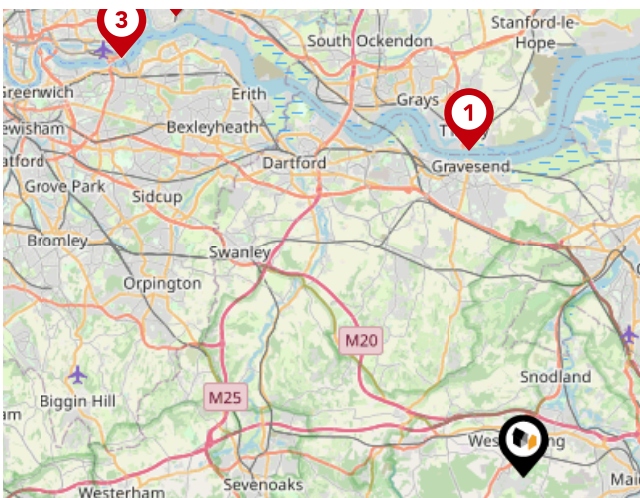
Bus Stops/Stations

Pin	Name	Distance
1	Quindell Place	0.04 miles
2	Dawn Lane	0.05 miles
3	Sunrise Way	0.16 miles
4	Sunrise Way	0.17 miles
5	Bovarde Avenue	0.16 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	12.3 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	12.26 miles
2	Barking Riverside Pier	21.36 miles
3	Woolwich Arsenal Pier	21.5 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

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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.

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NEIL JOHNSON PROPERTY AGENTS

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