KFB: Key Facts For Buyers
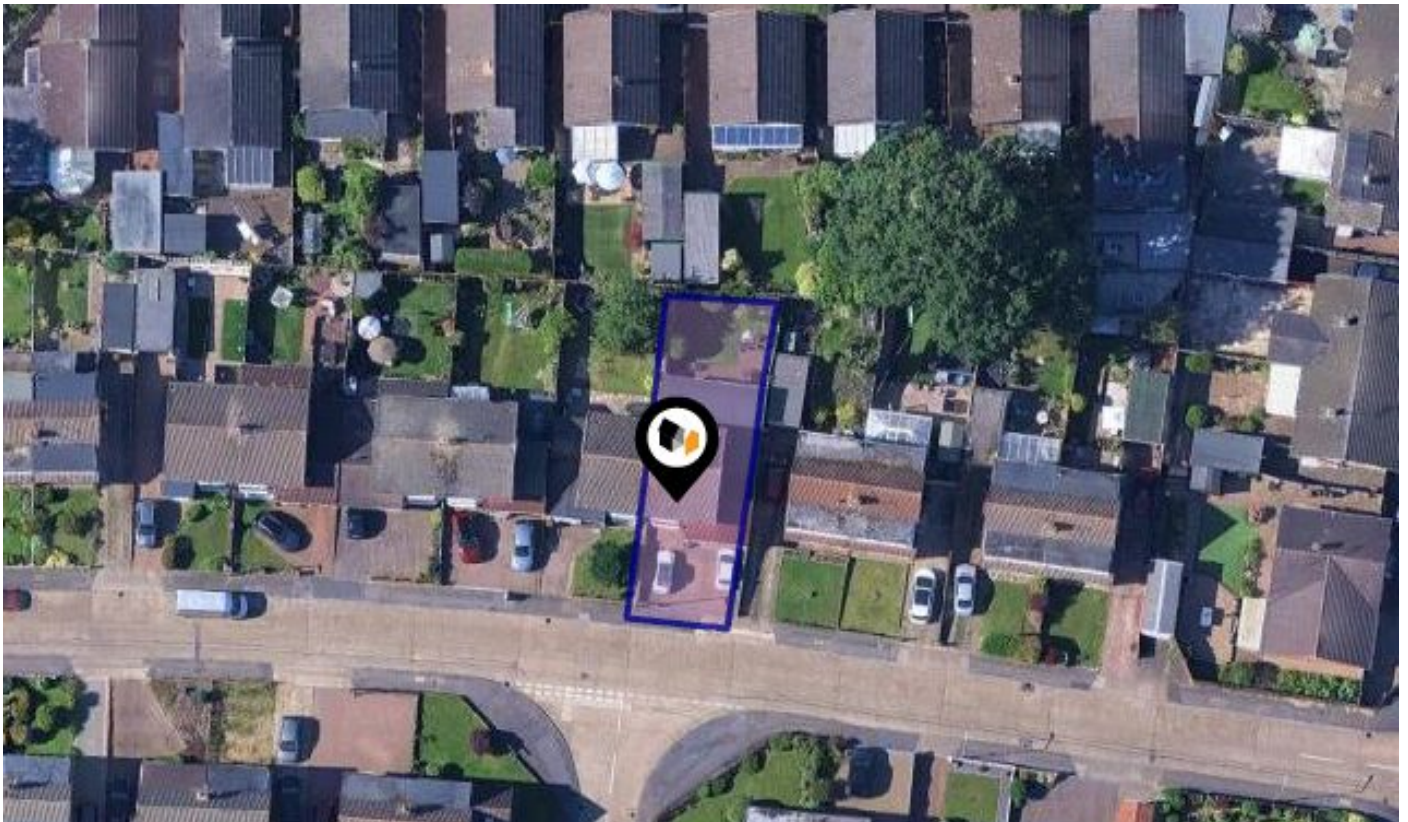
A Guide to This Property & the Local Area
Friday 06th February 2026

LYNTON DRIVE, CHATHAM, ME5

NEIL JOHNSON PROPERTY AGENTS

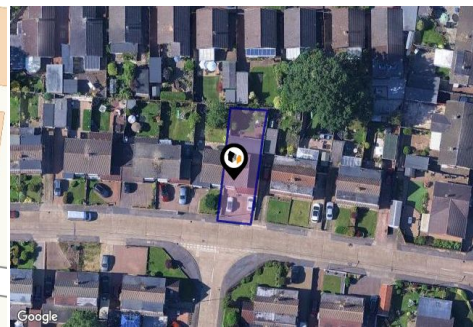SUITE 112, 80 CHURCHILL SQUARE, KINGS HILL, WEST MALLING, ME19 4YU

01732 752001

NEIL@NJ-PA.CO.UK

www.nj-pa.co.uk

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	4		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,207		
Title Number:	K283504		

Local Area

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

Estimated Broadband Speeds
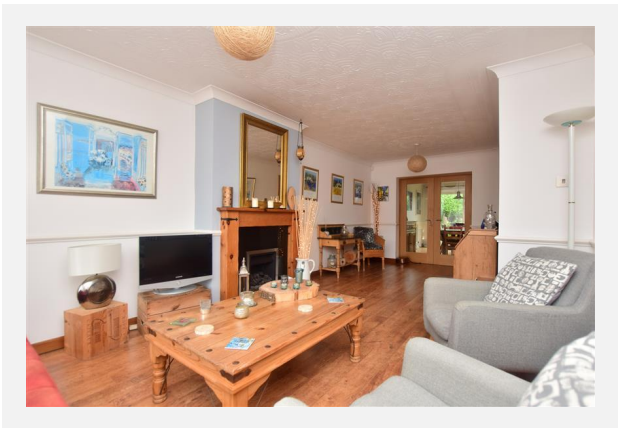(Standard - Superfast - Ultrafast)

4	294	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

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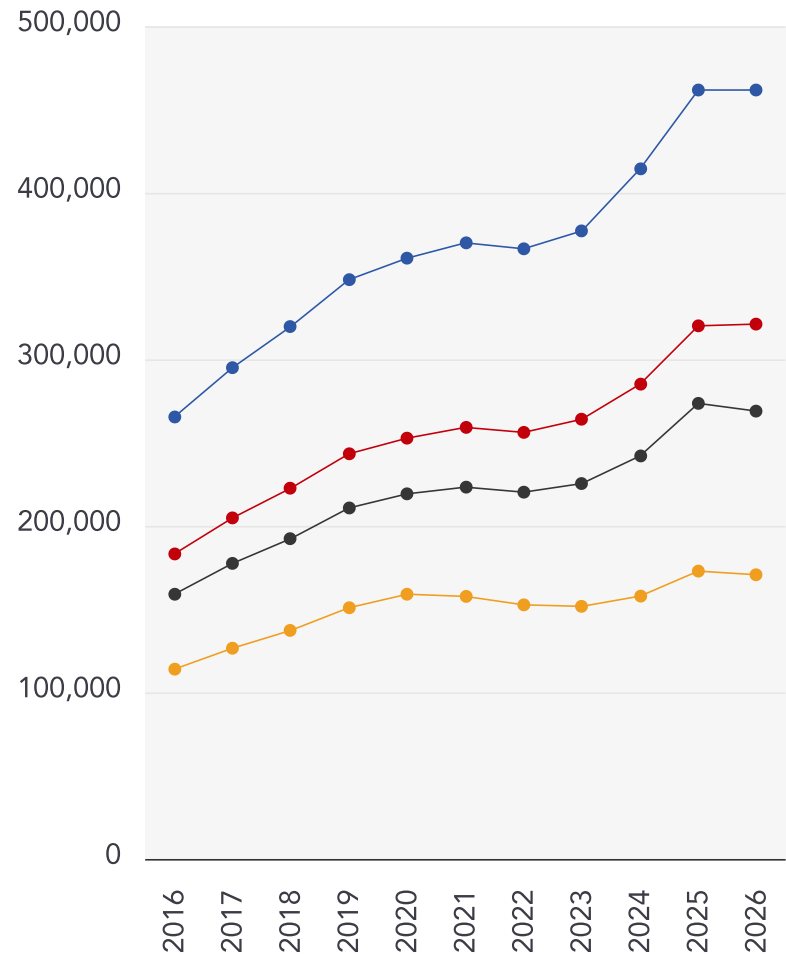Know any property instantly

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in ME5

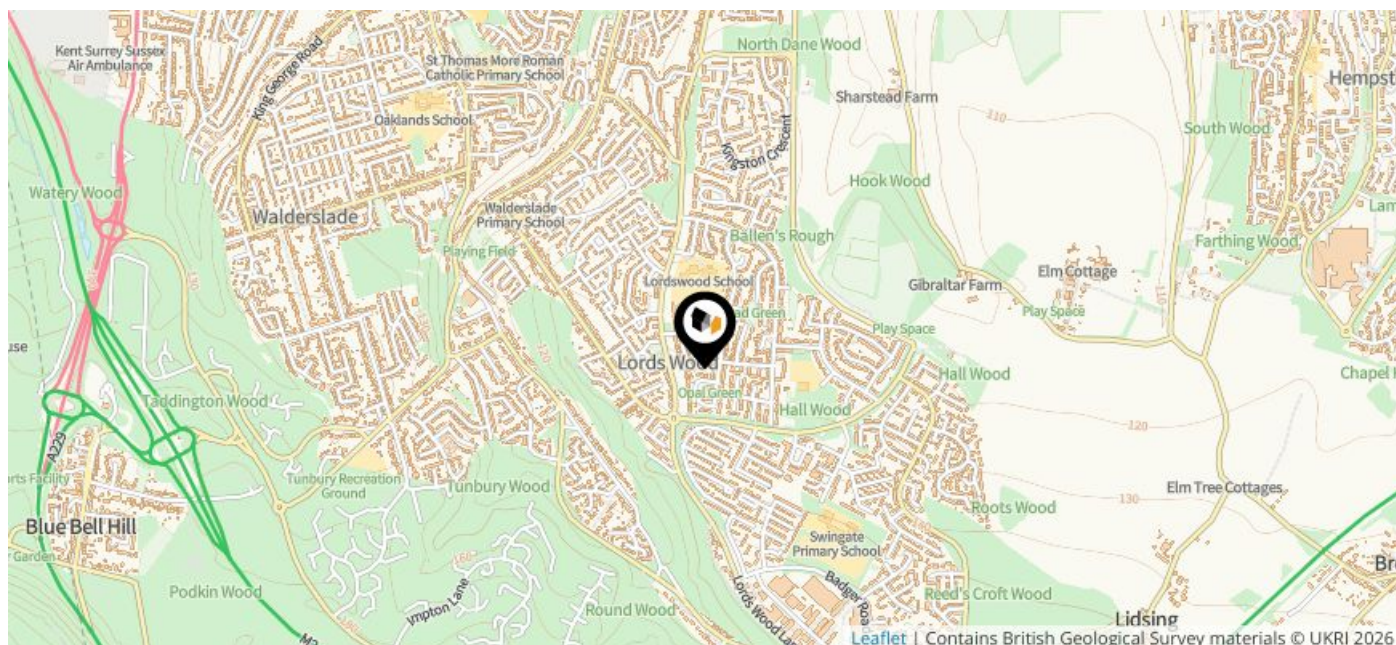**Detached**

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

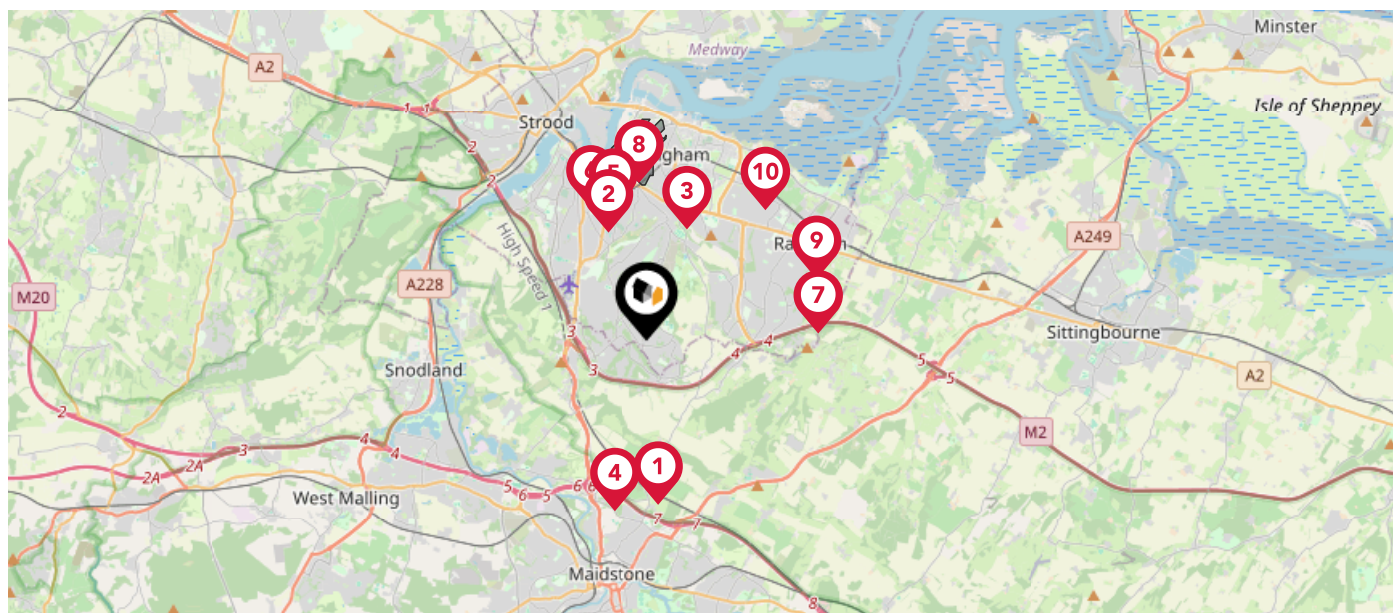### Mine Entry

✕ 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.

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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	Boxley Village
2	Maidstone Road Chatham
3	Gillingham Park
4	Boxley Abbey
5	New Road Chatham
6	New Road Rochester
7	Meresborough
8	Brompton Lines
9	Rainham
10	Lower Twydall

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
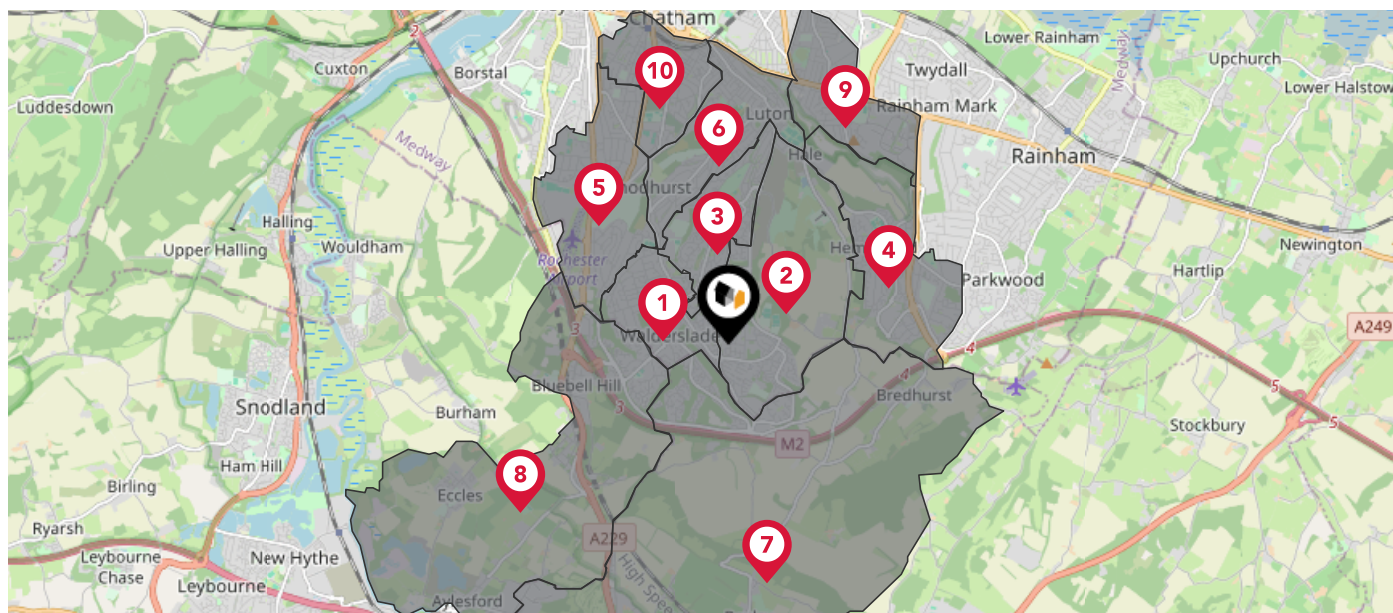
Nearby Council Wards

|	
1	Walderslade Ward
2	Lordswood and Capstone Ward
3	Princes Park Ward
4	Hempstead and Wigmore Ward
5	Rochester South and Horsted Ward
6	Luton and Wayfield Ward
7	Boxley Ward
8	Aylesford North and Walderslade Ward
9	Watling Ward
10	Chatham Central Ward

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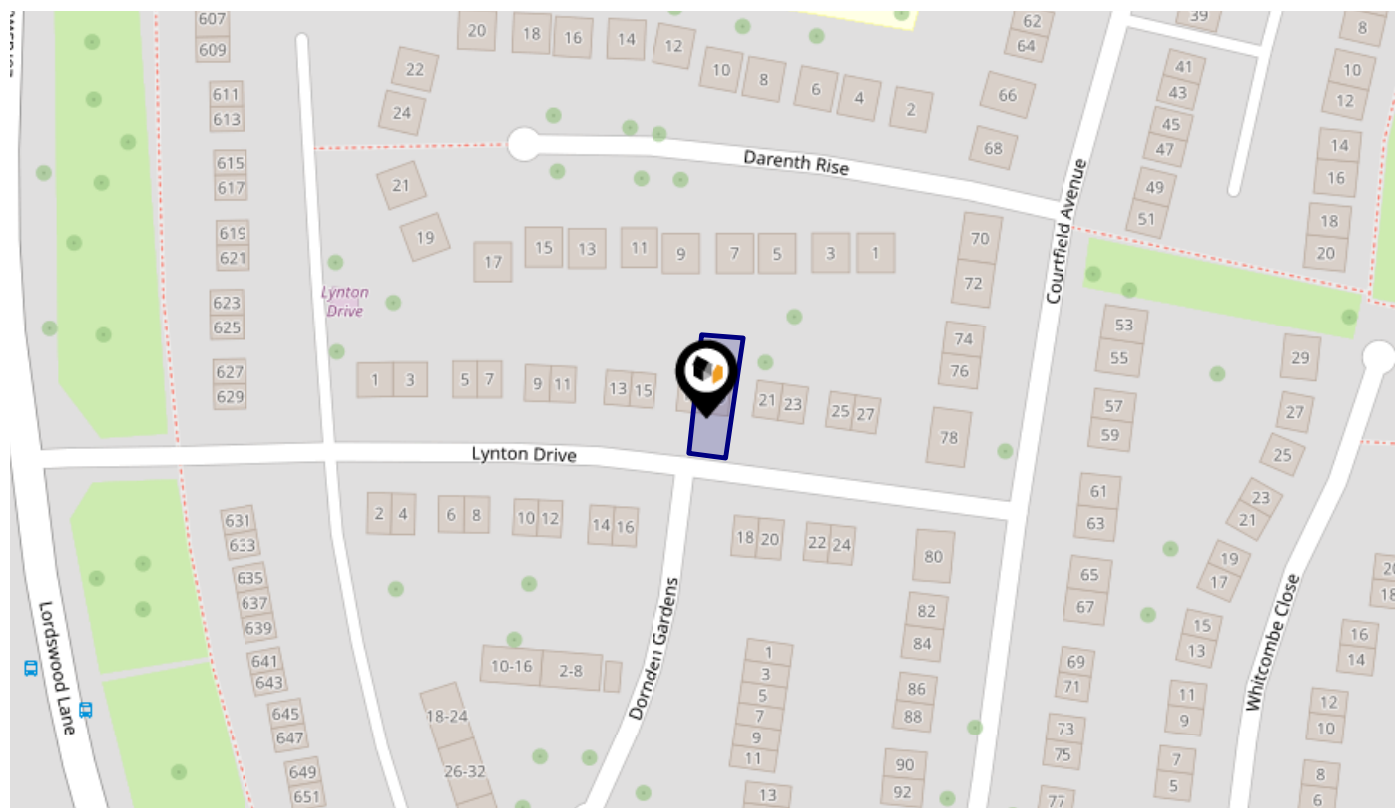
Rail Noise Data

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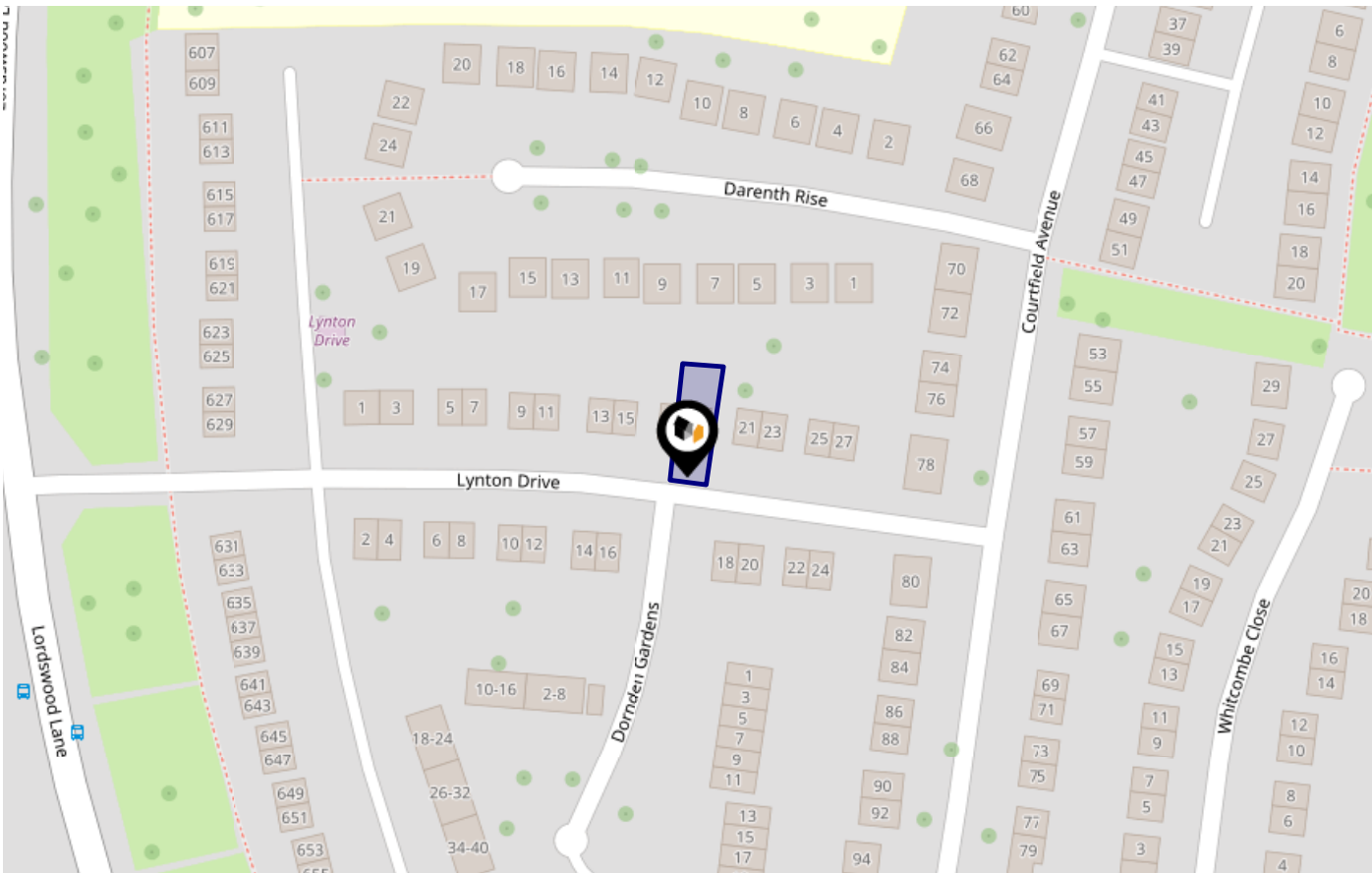
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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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.
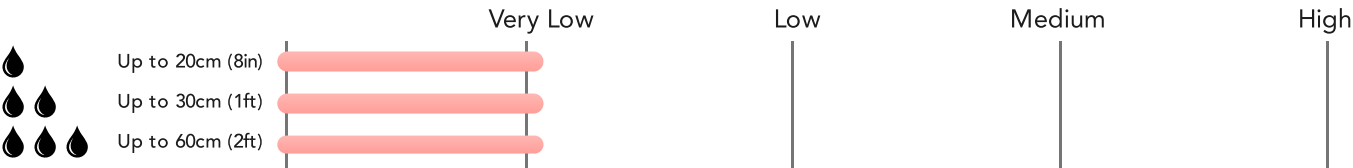

Risk Rating: Very low

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.

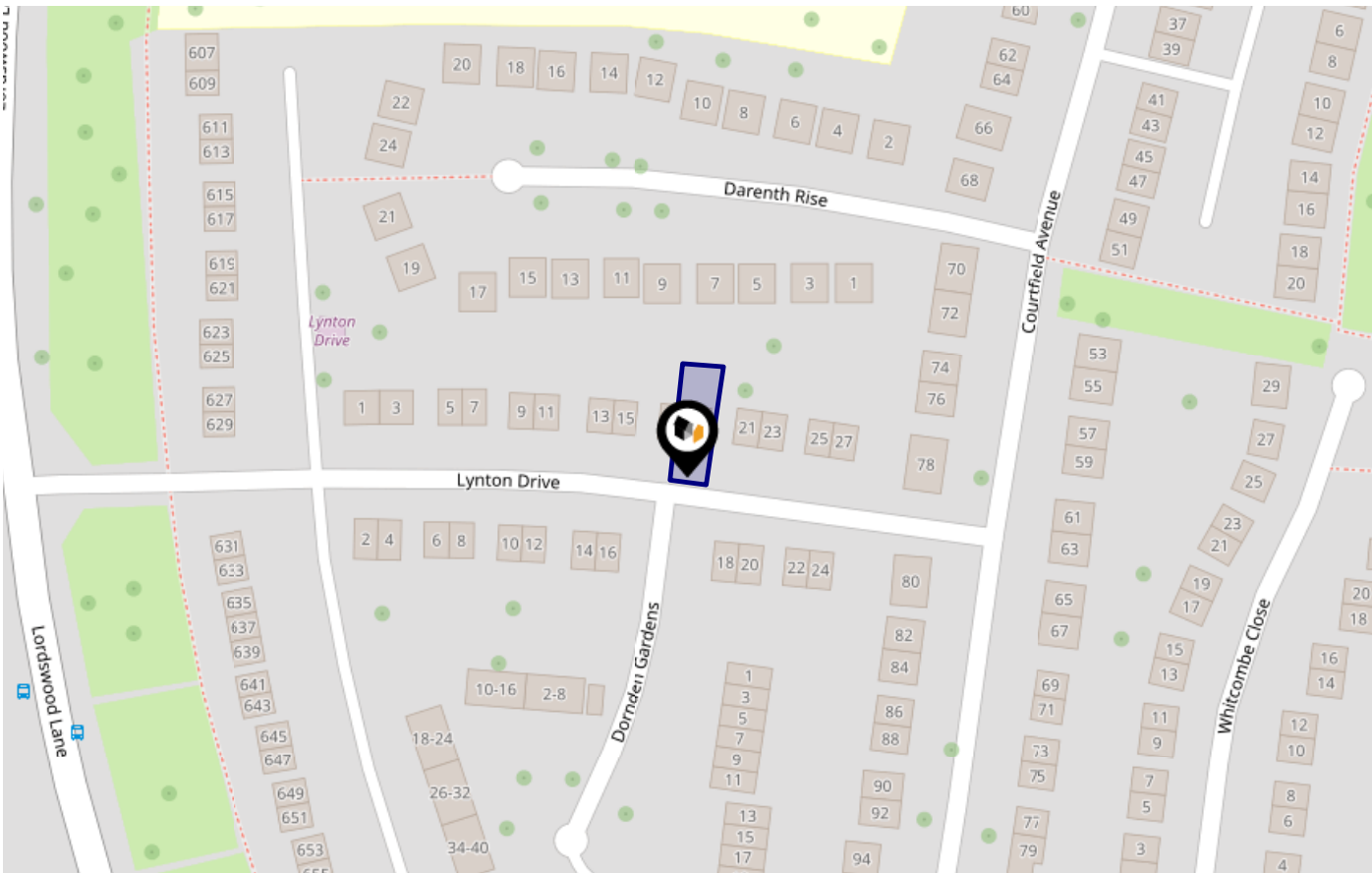**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
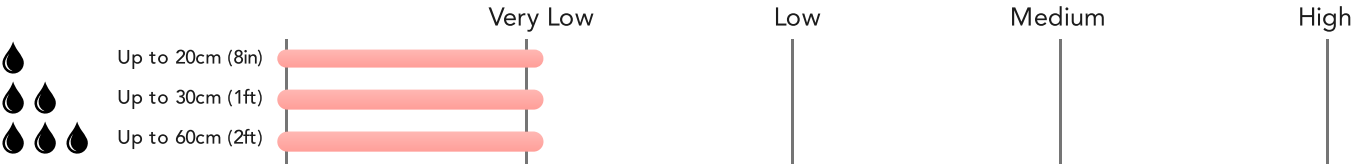

Risk Rating: Very low

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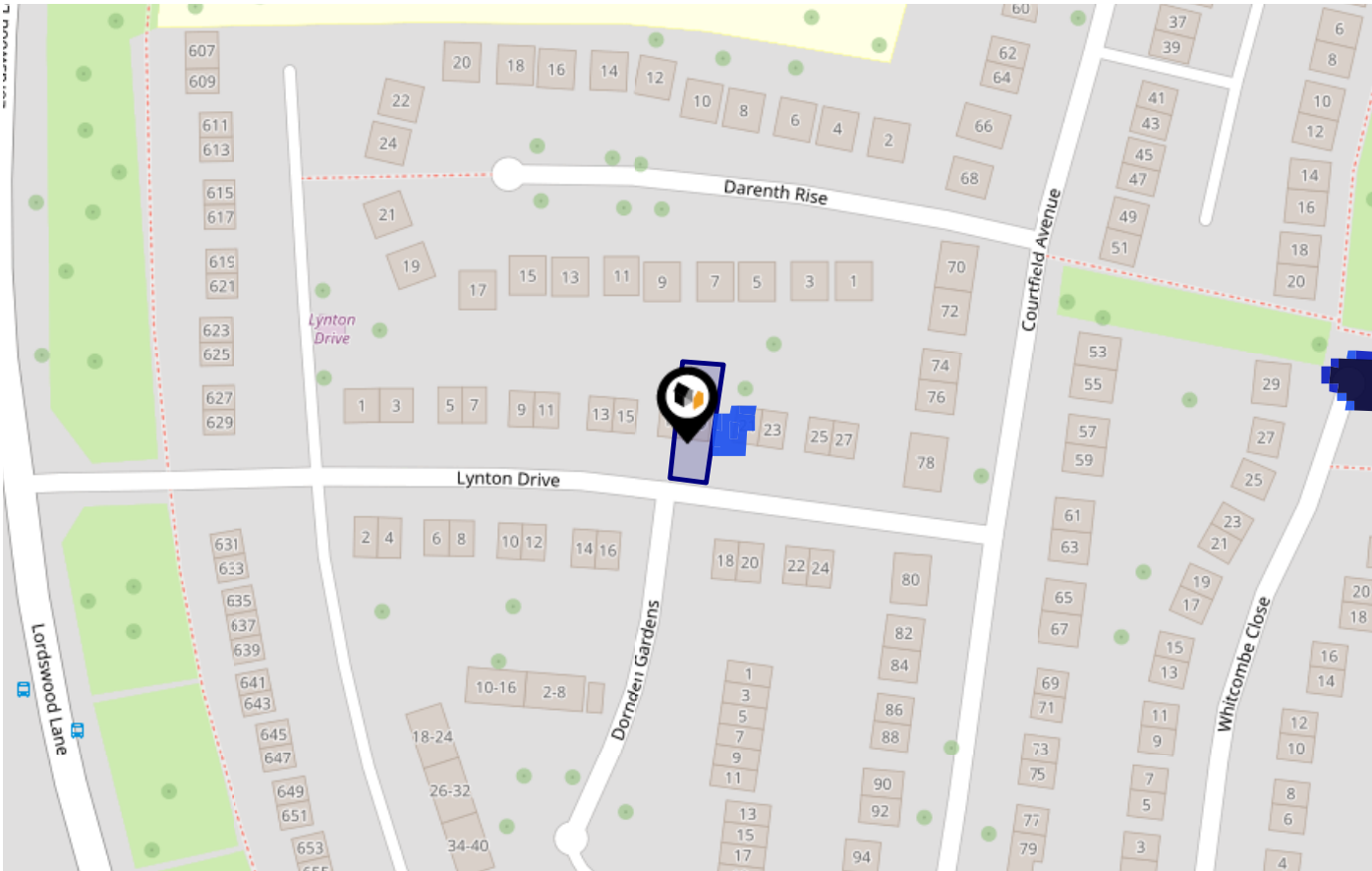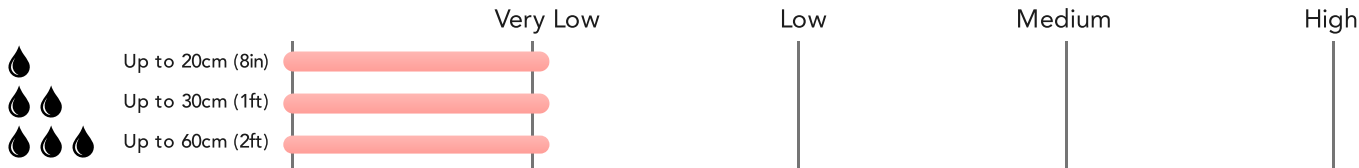
Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.

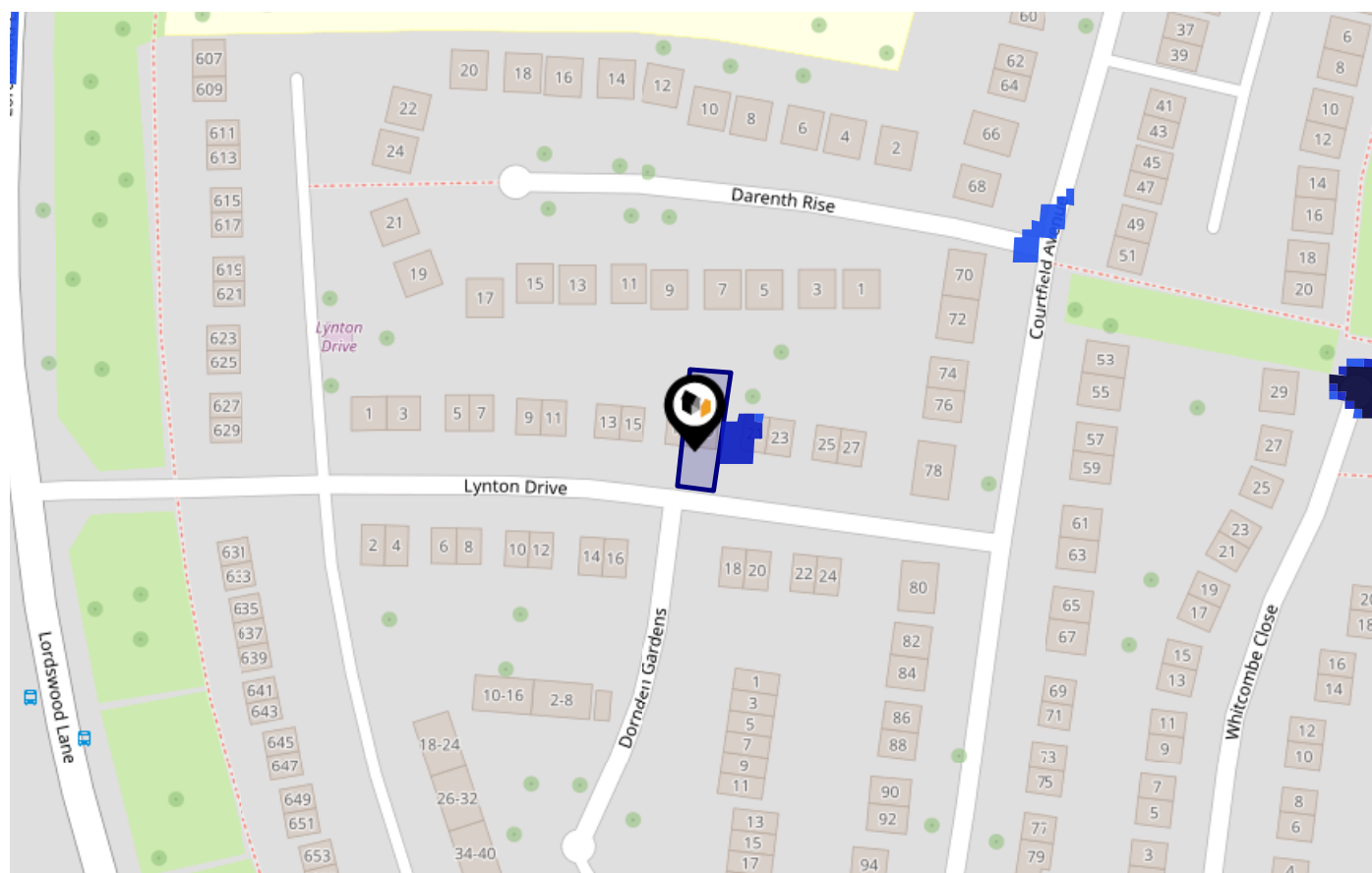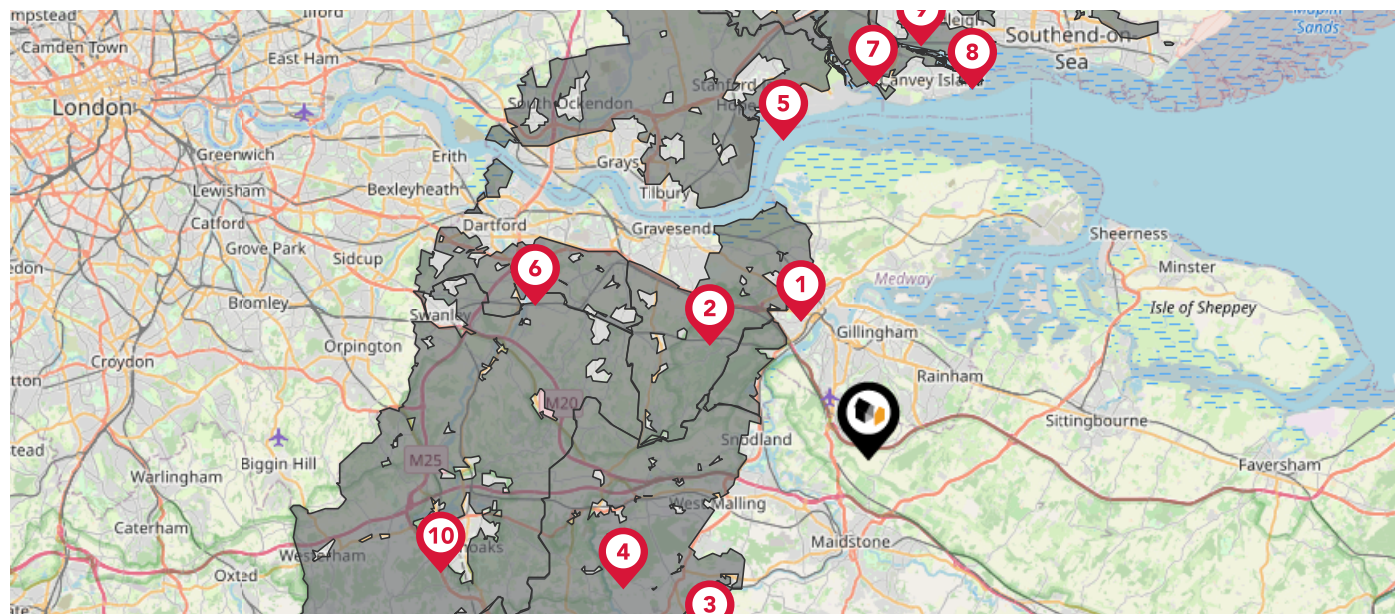**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Maps
Green Belt

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

Nearby Green Belt Land

1	London Green Belt - Medway
2	London Green Belt - Gravesham
3	London Green Belt - Maidstone
4	London Green Belt - Tonbridge and Malling
5	London Green Belt - Thurrock
6	London Green Belt - Dartford
7	London Green Belt - Basildon
8	London Green Belt - Southend-on-Sea
9	London Green Belt - Castle Point
10	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.
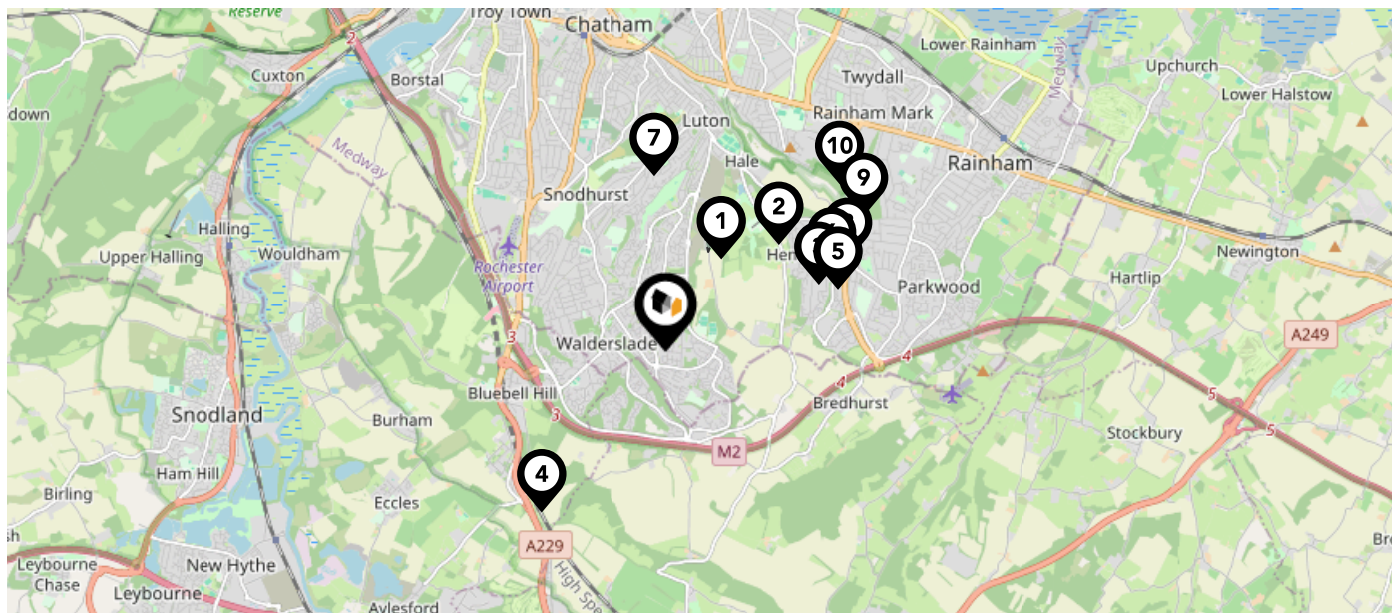
Nearby Landfill Sites		
1	Shawstead-Rochester, Kent	Historic Landfill
2	Sows Bottom-Gillingham, Kent	Historic Landfill
3	Pine Grove-Gillingham, Kent	Historic Landfill
4	Frith Wood-127 Warren Road, Blue Bell Hill, Aylesford, Chatham, Kent	Historic Landfill
5	Bennets Yard-Bennets Yard, Kent	Historic Landfill
6	Hempstead Hills-Gillingham, Kent	Historic Landfill
7	Street End-Rochester, Kent	Historic Landfill
8	Pumping Station-Gillingham, Kent	Historic Landfill
9	East Hoath Wood-Gillingham, Kent	Historic Landfill
10	Gill B Park-Gillingham, 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...
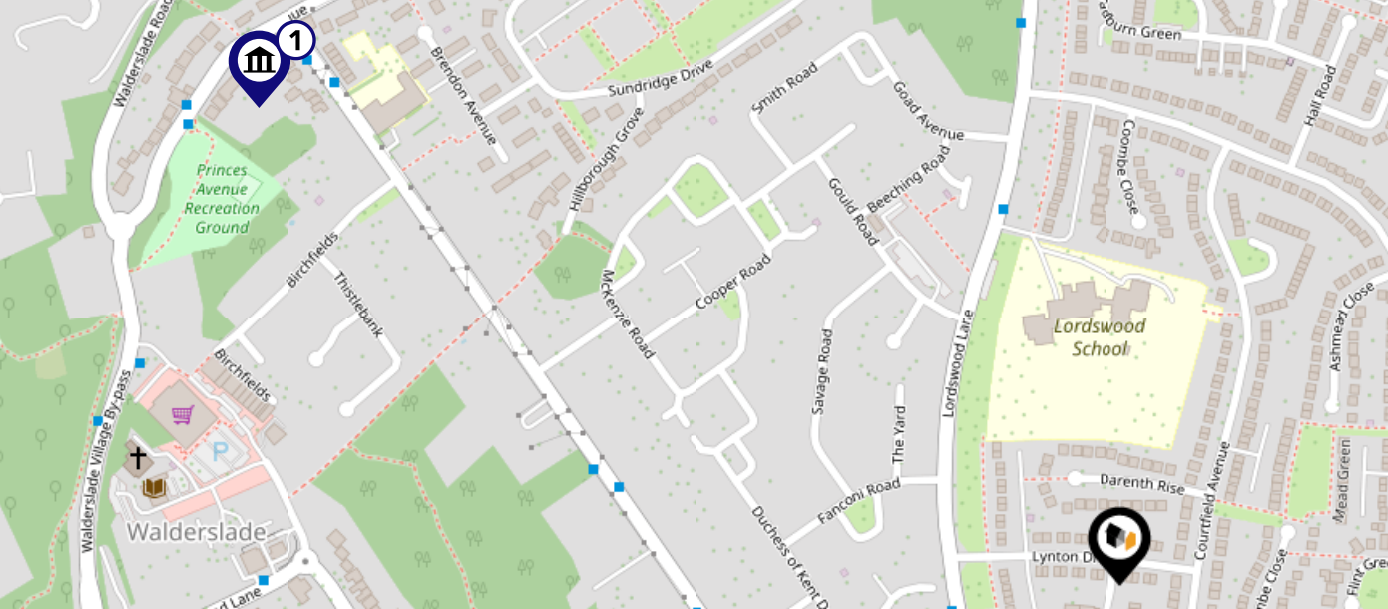
Listed Buildings in the local district	Grade	Distance
1268217 - The Homestead	Grade II	0.6 miles

Area
Schools
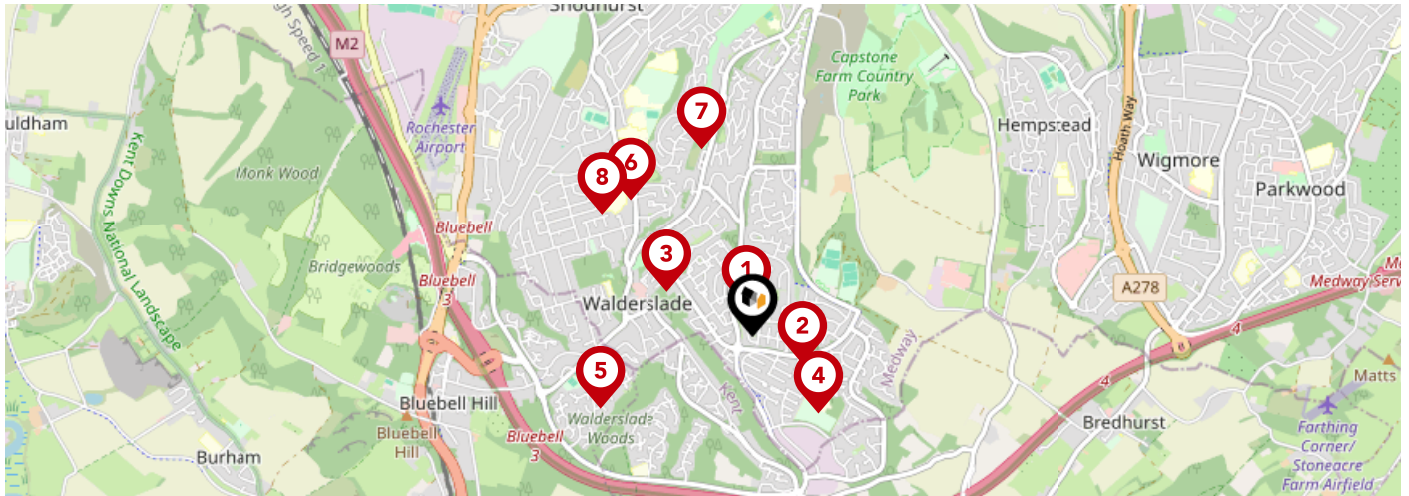
		Nursery	Primary	Secondary	College	Private
1	**Lordswood School** Ofsted Rating: Good | Pupils: 401 | Distance:0.14	☐	☑	☐	☐	☐
2	**St Benedict's Catholic Primary School** Ofsted Rating: Good | Pupils: 202 | Distance:0.26	☐	☑	☐	☐	☐
3	**Walderslade Primary School** Ofsted Rating: Good | Pupils: 233 | Distance:0.45	☐	☑	☐	☐	☐
4	**Swingate Primary School** Ofsted Rating: Good | Pupils: 659 | Distance:0.47	☐	☑	☐	☐	☐
5	**Tunbury Primary School** Ofsted Rating: Good | Pupils: 569 | Distance:0.78	☐	☑	☐	☐	☐
6	**St Thomas More Roman Catholic Primary School** Ofsted Rating: Outstanding | Pupils: 416 | Distance:0.84	☐	☑	☐	☐	☐
7	**Maundene School** Ofsted Rating: Good | Pupils: 398 | Distance:0.9	☐	☑	☐	☐	☐
8	**Oaklands School** Ofsted Rating: Good | Pupils: 449 | Distance:0.9	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Greenacre School** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.95	☐	☐	☑	☐	☐
10	**Walderslade School** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.04	☐	☐	☑	☐	☐
11	**PGW Partnership of Greenacre and Walderslade** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.09	☐	☐	☑	☐	☐
12	**The Rowans** Ofsted Rating: Outstanding | Pupils: 50 | Distance:1.26	☐	☐	☑	☐	☐
13	**INSPIRE Free Special School** Ofsted Rating: Good | Pupils: 68 | Distance:1.26	☐	☐	☑	☐	☐
14	**Bradfields Academy** Ofsted Rating: Outstanding | Pupils: 401 | Distance:1.26	☐	☐	☑	☐	☐
15	**Kingfisher Community Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:1.38	☐	☑	☐	☐	☐
16	**Horsted Junior School** Ofsted Rating: Good | Pupils: 251 | Distance:1.38	☐	☑	☐	☐	☐

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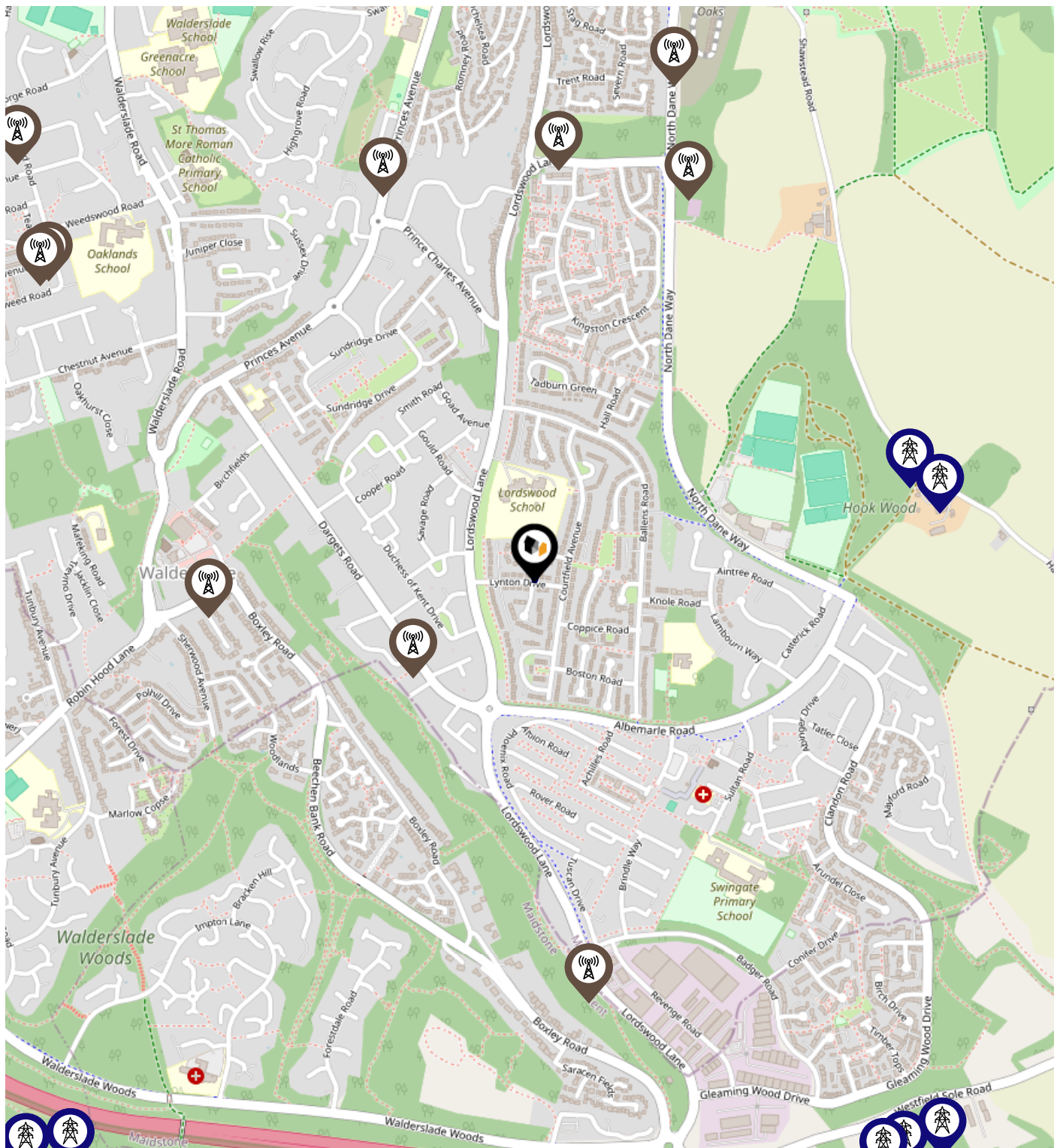
Key:

Power Pylons

Communication Masts

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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
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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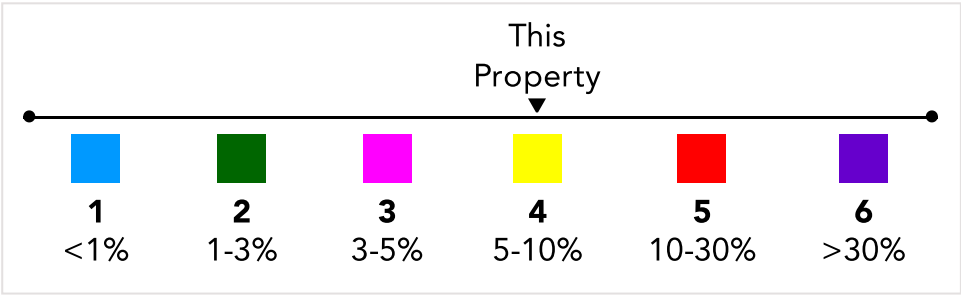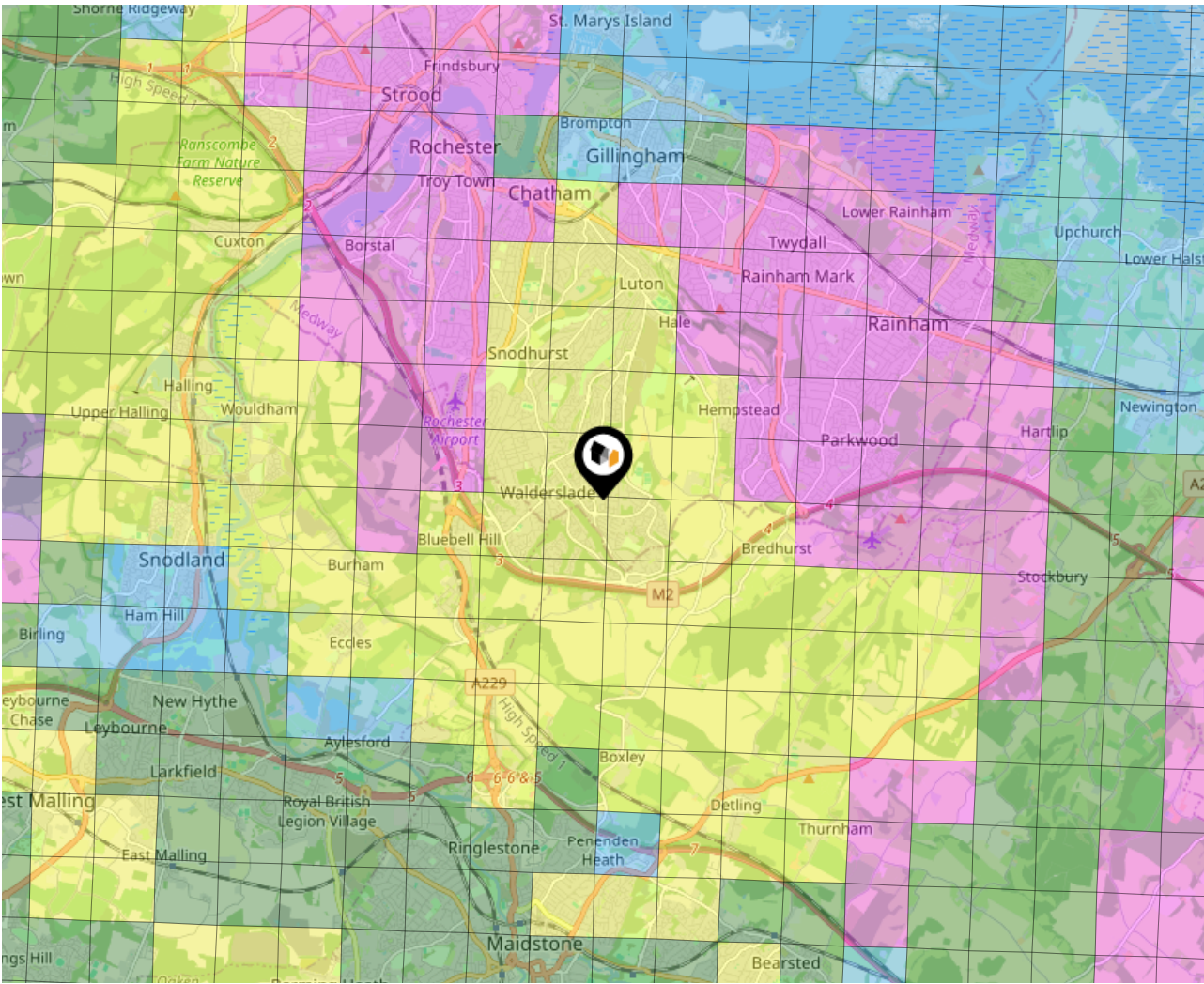
Local Area
Road Noise
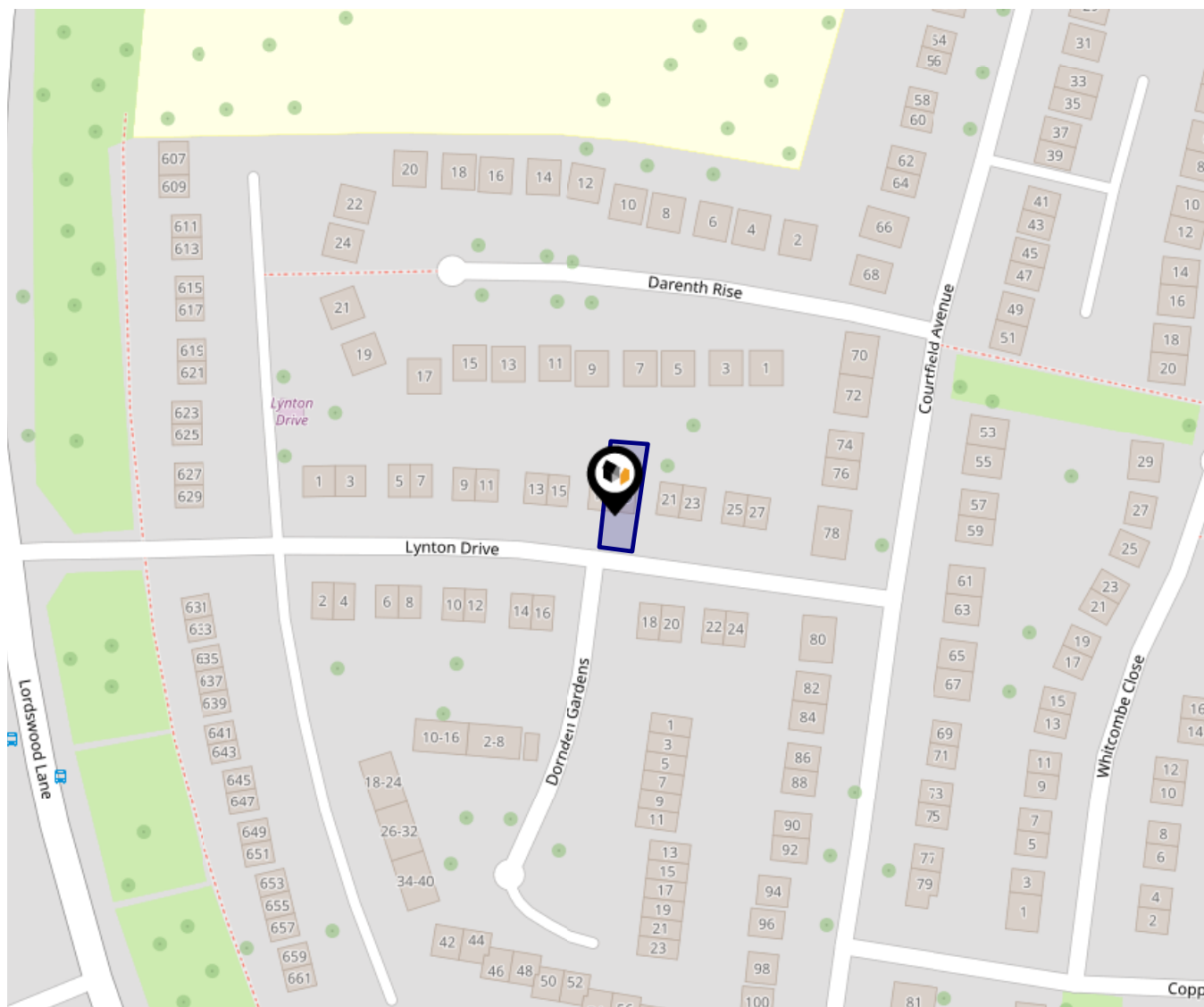
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	LOW	**Soil Texture:**	CLAYEY LOAM
Parent Material Grain:	RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		
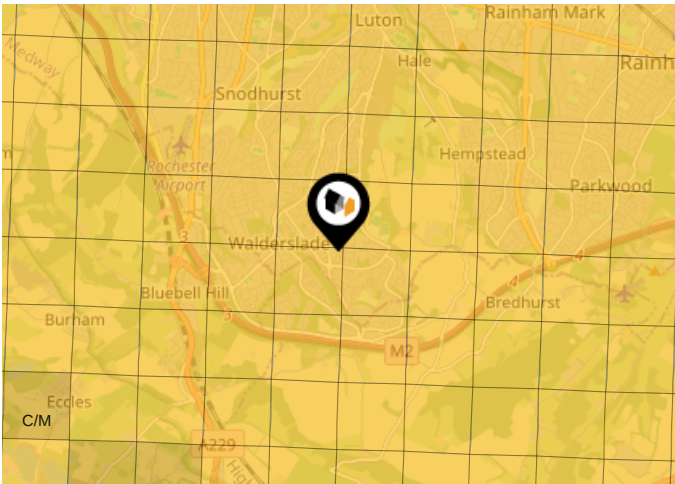
Primary Classifications (Most Common Clay Types)

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

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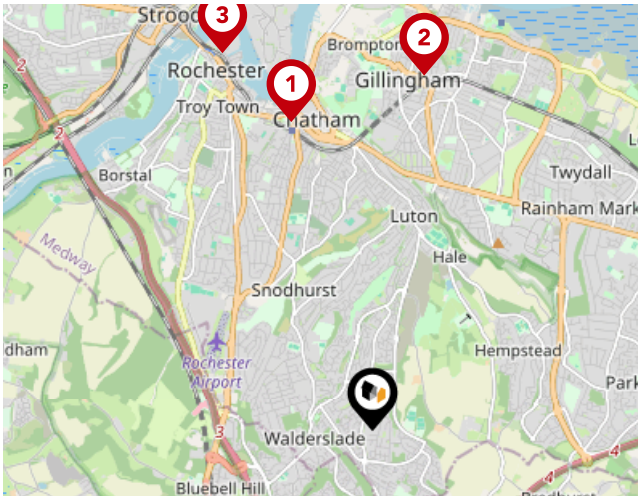
National Rail Stations

Pin	Name	Distance
1	Chatham Rail Station	2.96 miles
2	Gillingham (Kent) Rail Station	3.32 miles
3	Rochester Rail Station	3.76 miles
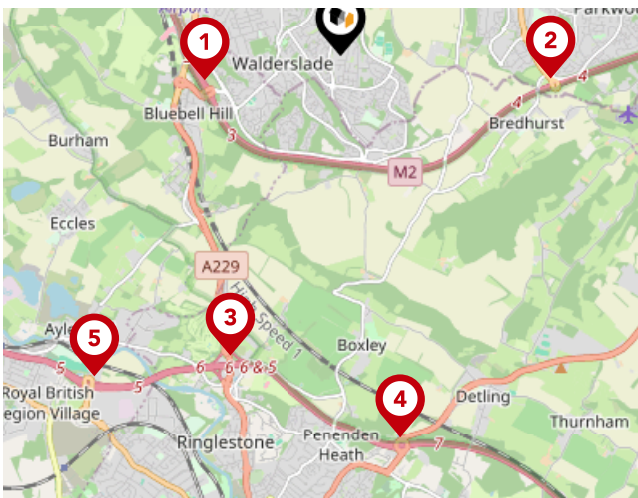
Trunk Roads/Motorways

Pin	Name	Distance
1	M2 J3	1.28 miles
2	M2 J4	1.97 miles
3	M20 J6	2.96 miles
4	M20 J7	3.58 miles
5	M20 J5	3.74 miles
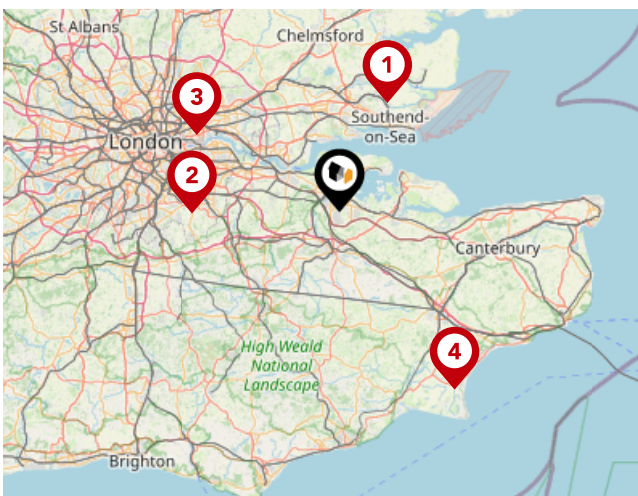
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	17.41 miles
2	Leaves Green	21.83 miles
3	Silvertown	23.94 miles
4	Lydd Airport	31.66 miles
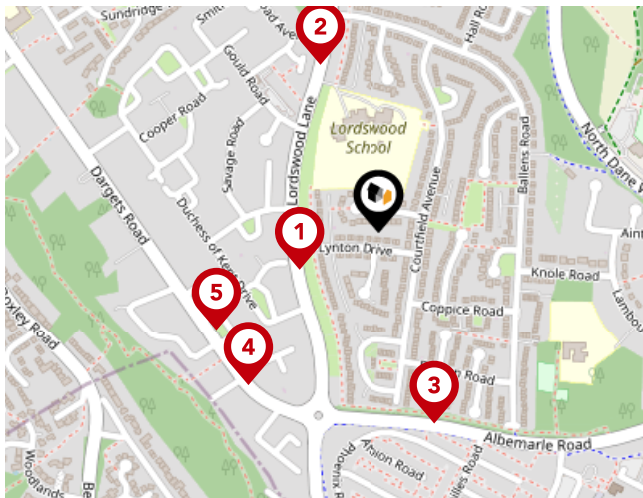
Bus Stops/Stations

Pin	Name	Distance
1	Lynton Drive	0.1 miles
2	Lordswood School	0.21 miles
3	Achilles Road	0.23 miles
4	Redwood Close	0.23 miles
5	Kellaway Road	0.22 miles
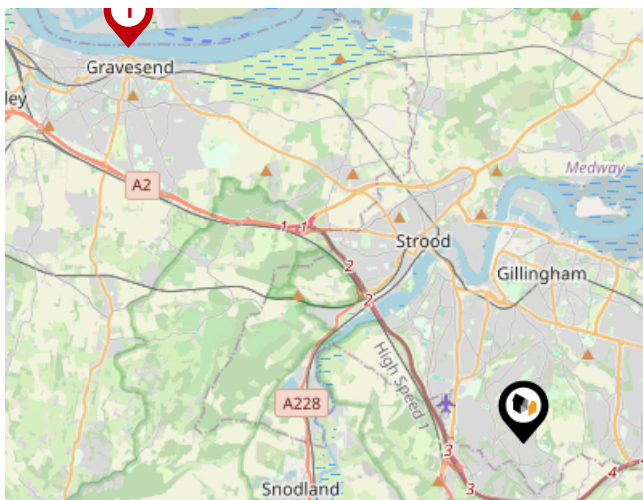
Ferry Terminals

Pin	Name	Distance
1	West Street Pier	10.38 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.

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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.

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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.

Please note that all appliances and heating systems are not tested by NEIL JOHNSON PROPERTY AGENTS and therefore no warranties can be given as to their good working order.

NEIL JOHNSON PROPERTY AGENTS
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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KFB - Key Facts For Buyers