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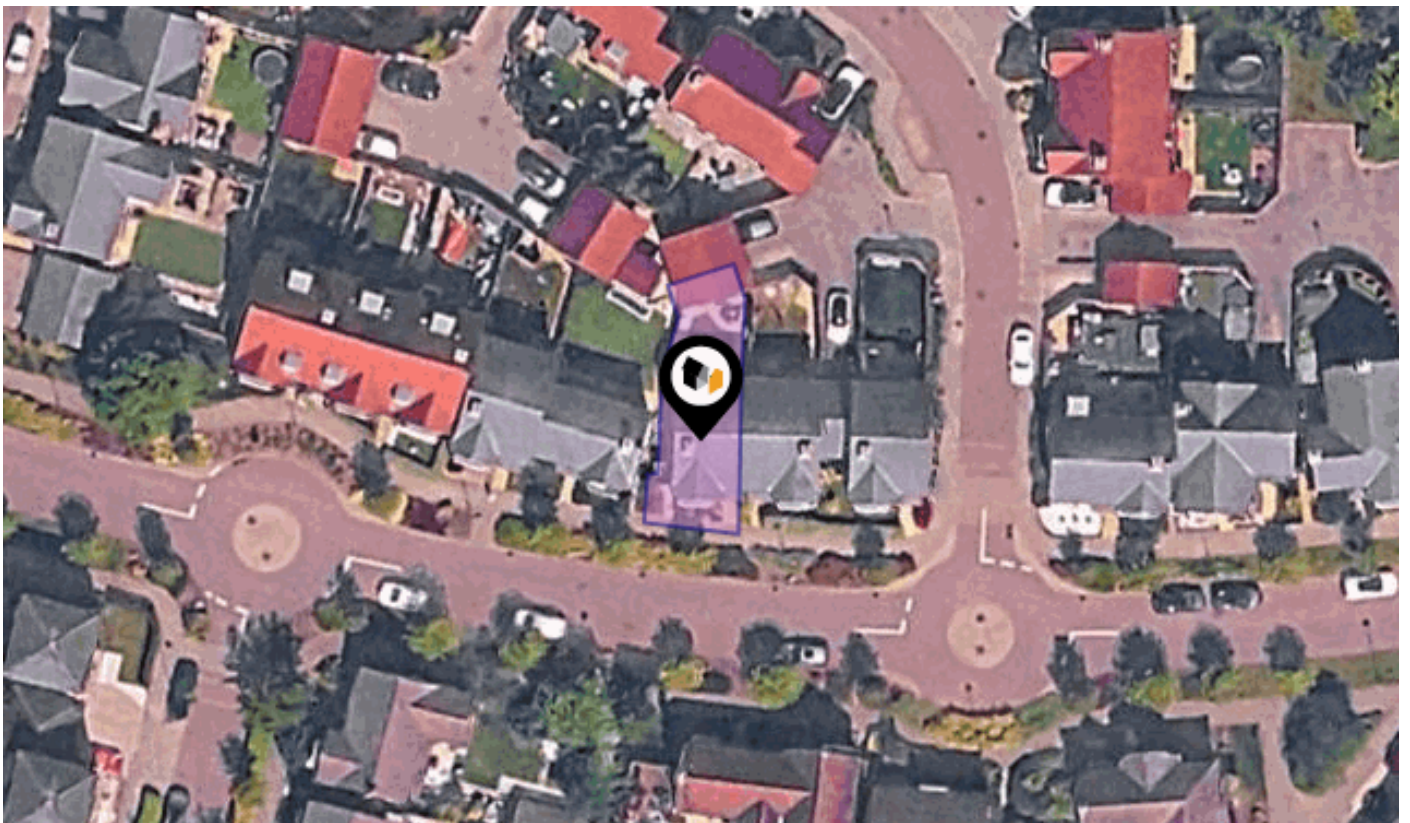


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 20th March 2026**



**BEACON AVENUE, KINGS HILL, WEST MALLING, ME19**

## **NEIL JOHNSON PROPERTY AGENTS**

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,903		
<b>Title Number:</b>	TT85343		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



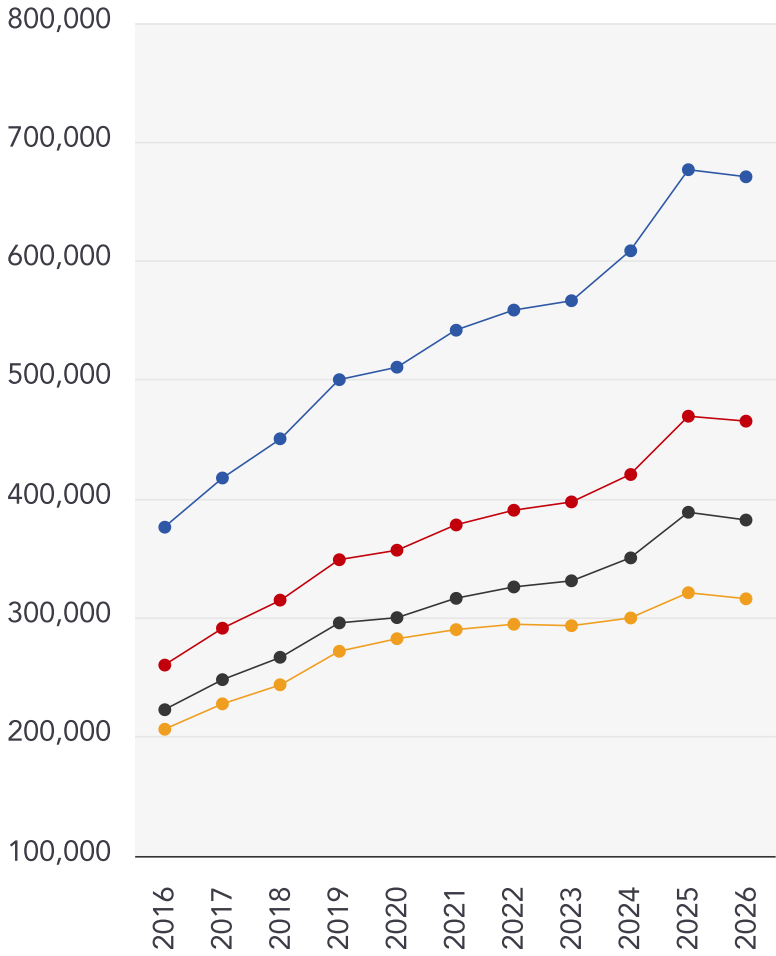
### Satellite/Fibre TV Availability:



# 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.



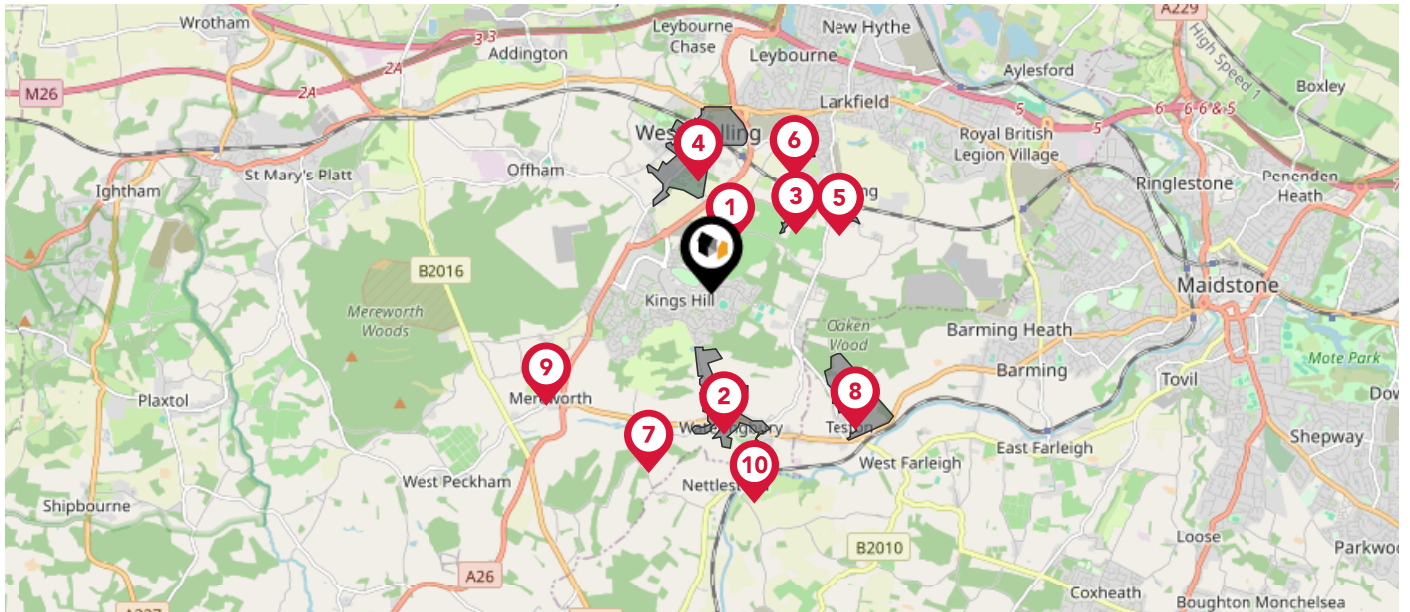
### Mine Entry

- ✕ 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.



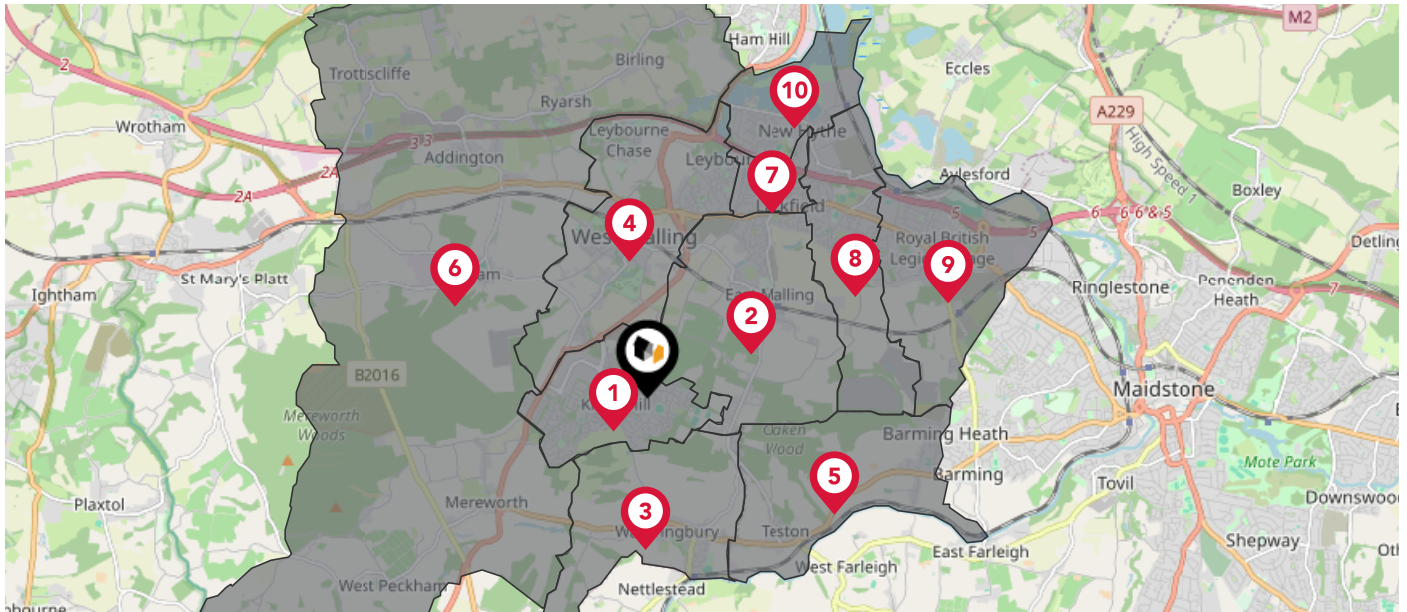
### Nearby Conservation Areas

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

# Maps

## Council Wards

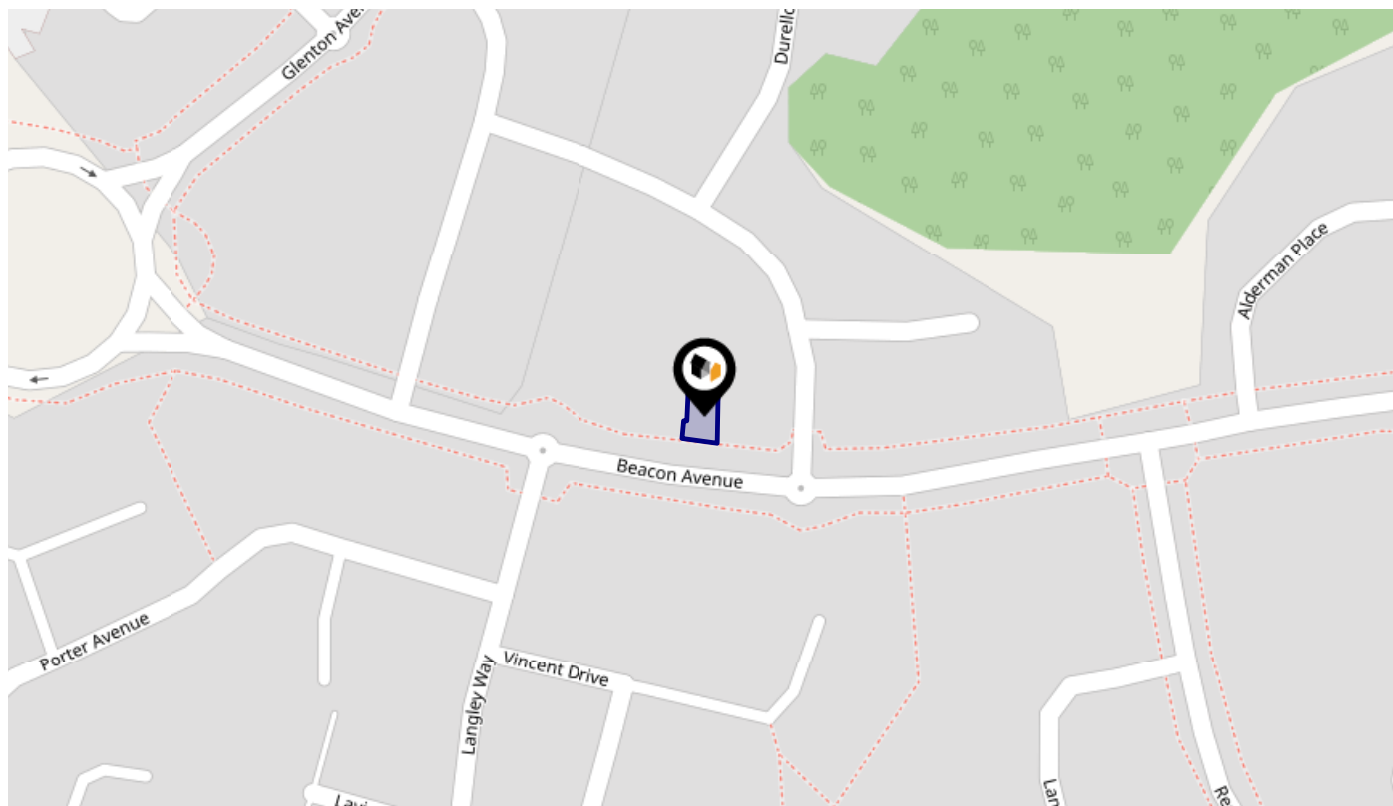
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Kings Hill Ward
- 2 East Malling Ward
- 3 Wateringbury Ward
- 4 West Malling and Leybourne Ward
- 5 Barming and Teston Ward
- 6 Downs and Mereworth Ward
- 7 Larkfield South Ward
- 8 Ditton Ward
- 9 Aylesford South Ward
- 10 Larkfield North 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.

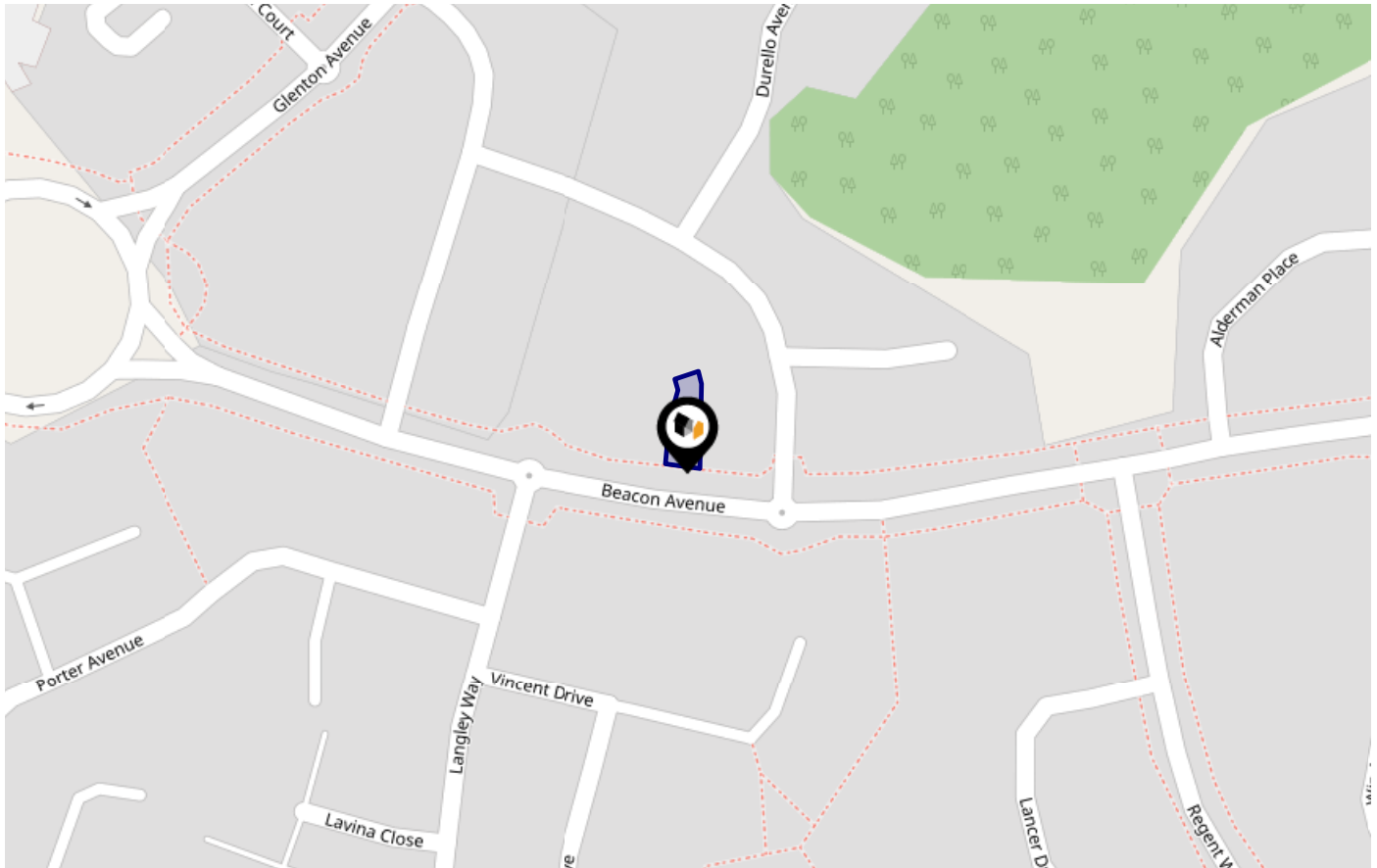
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

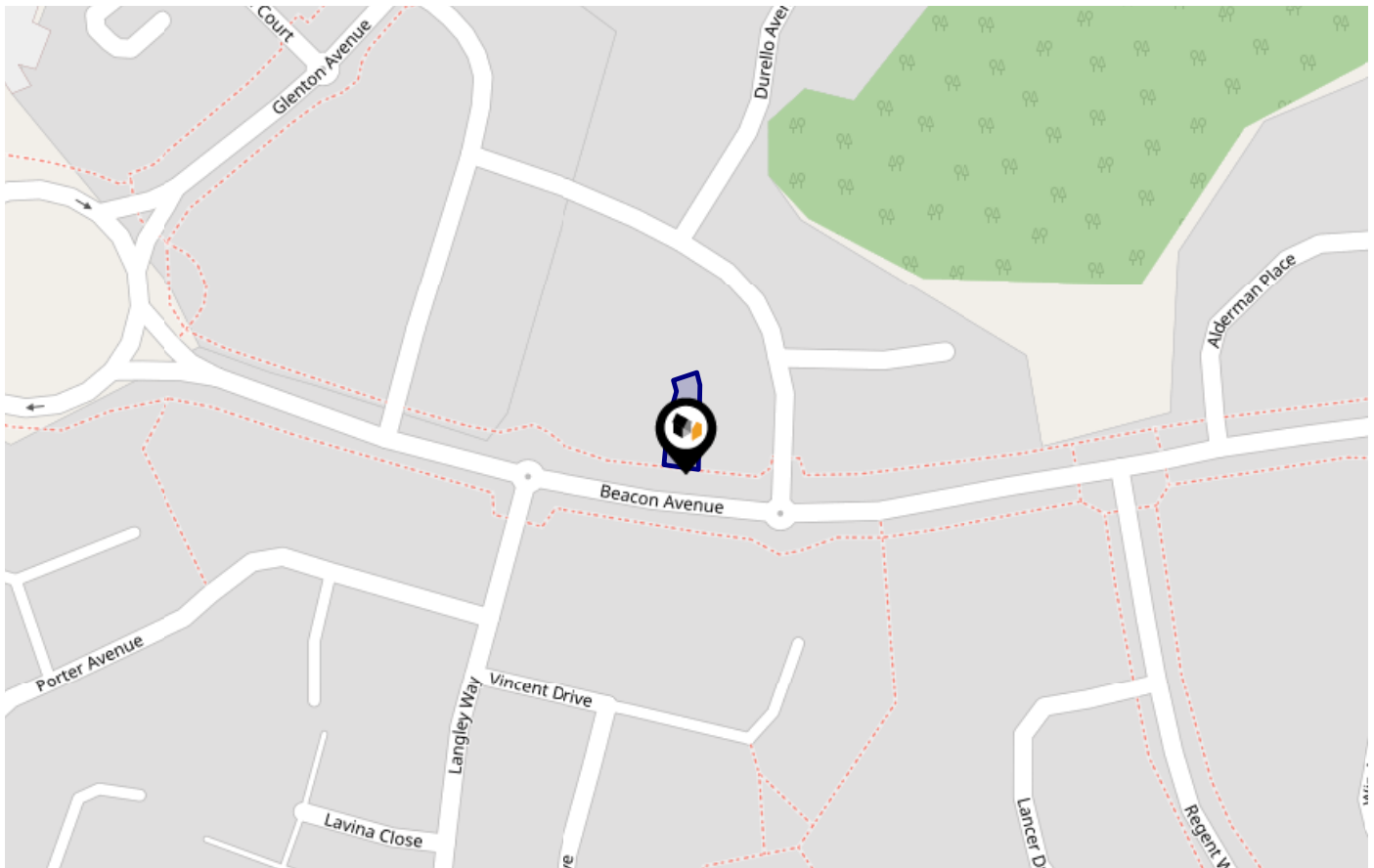
Chance of flooding to the following depths at this property:



# 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.

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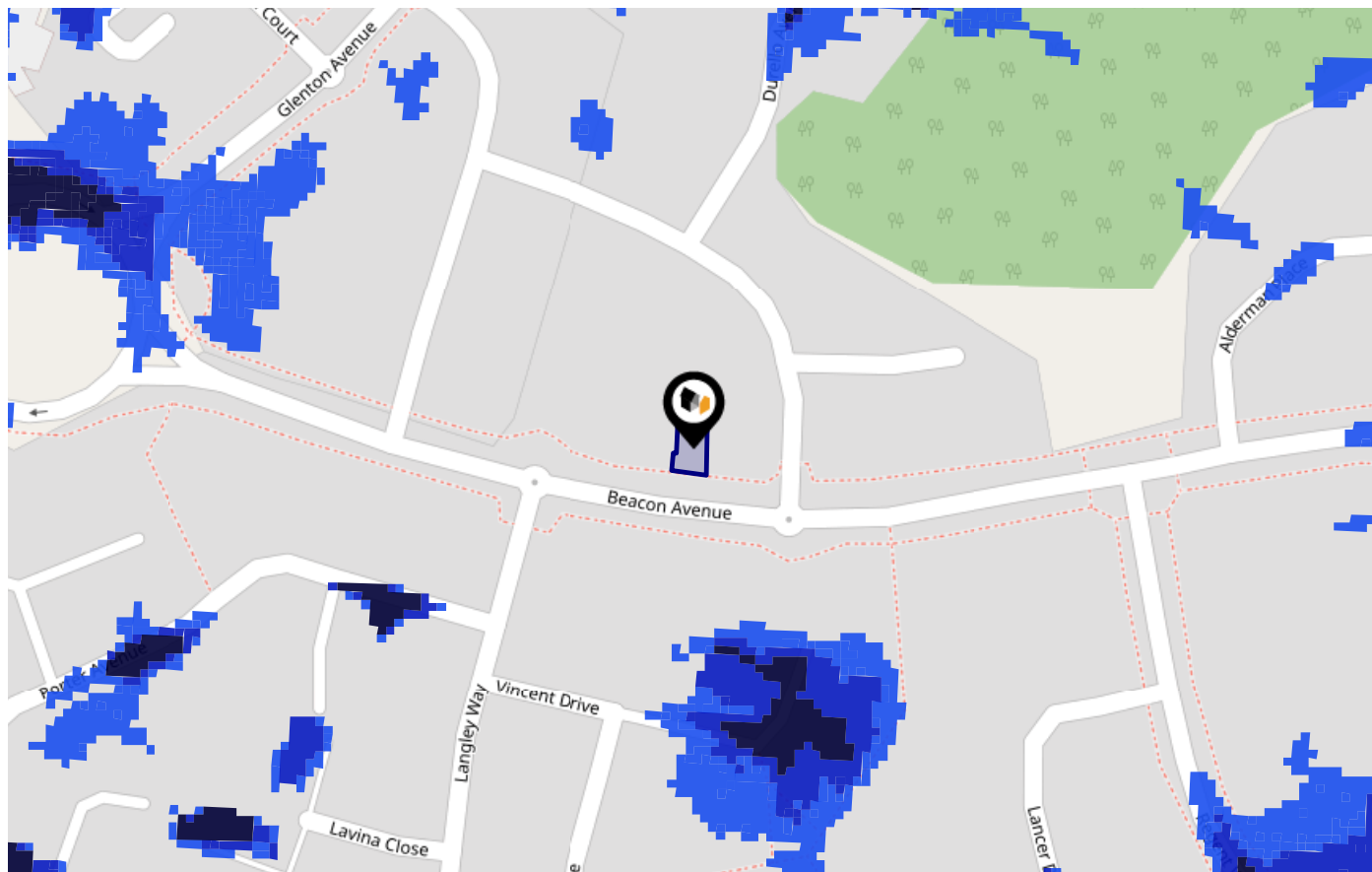
Chance of flooding to the following depths at this property:



# 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.

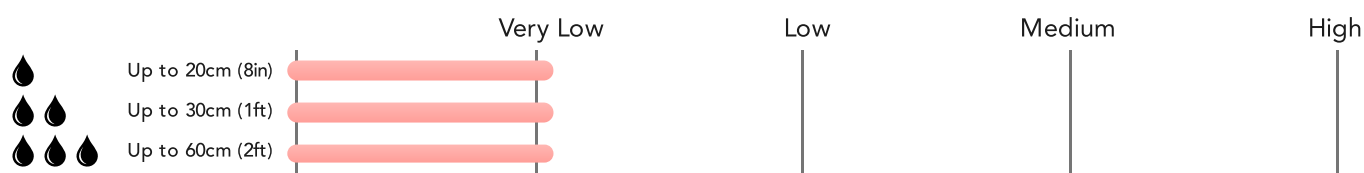


Risk Rating: Very low

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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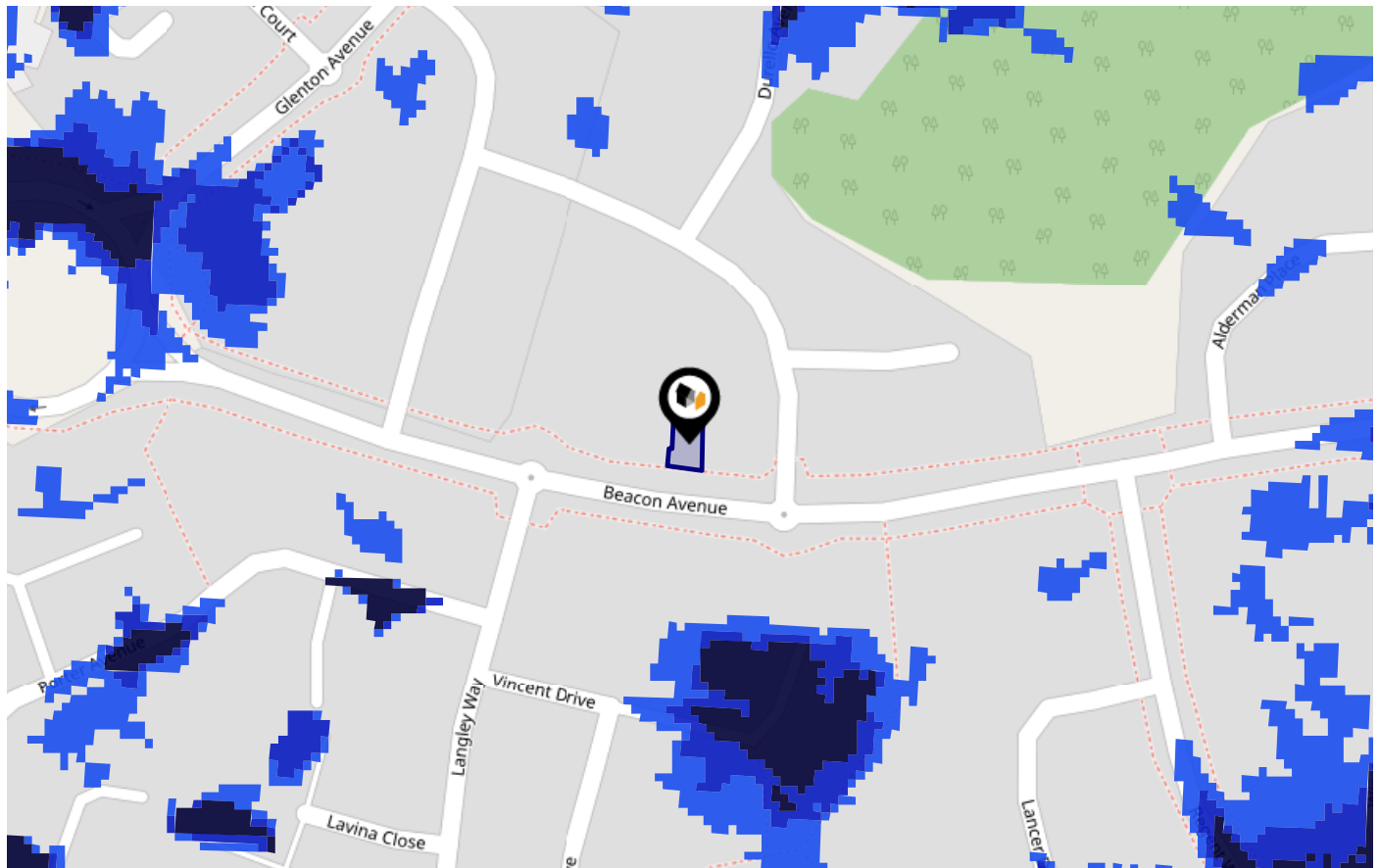
Chance of flooding to the following depths at this property:



# 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

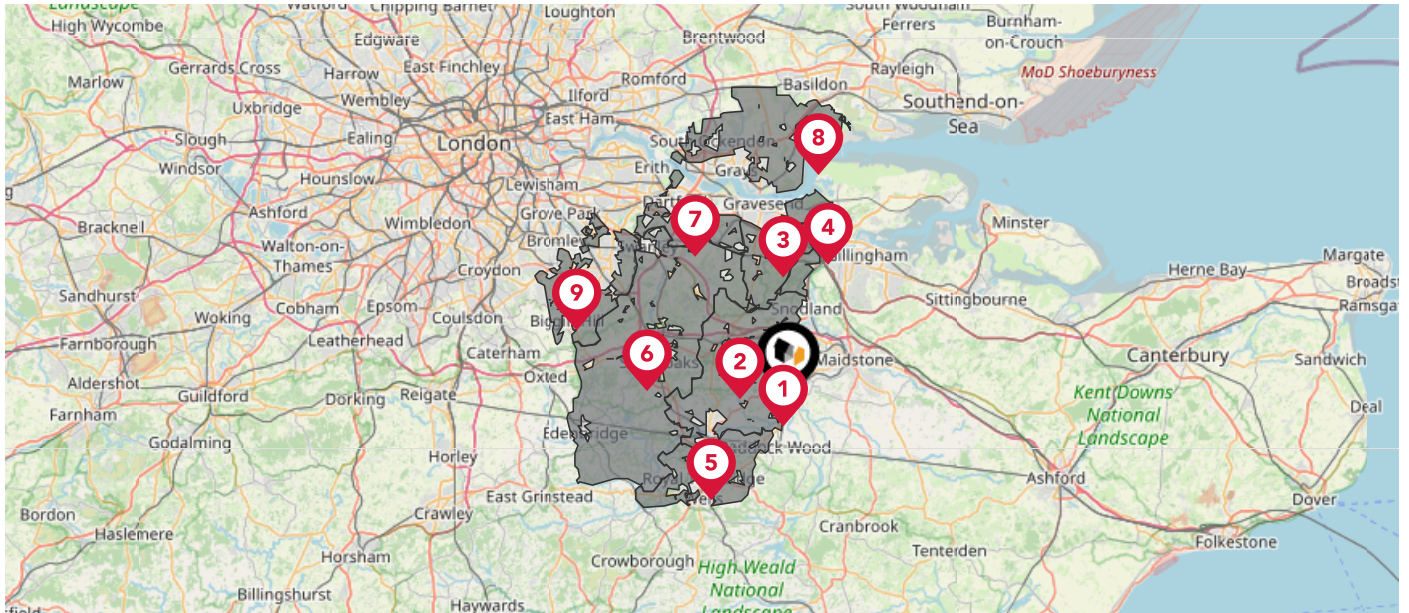
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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...



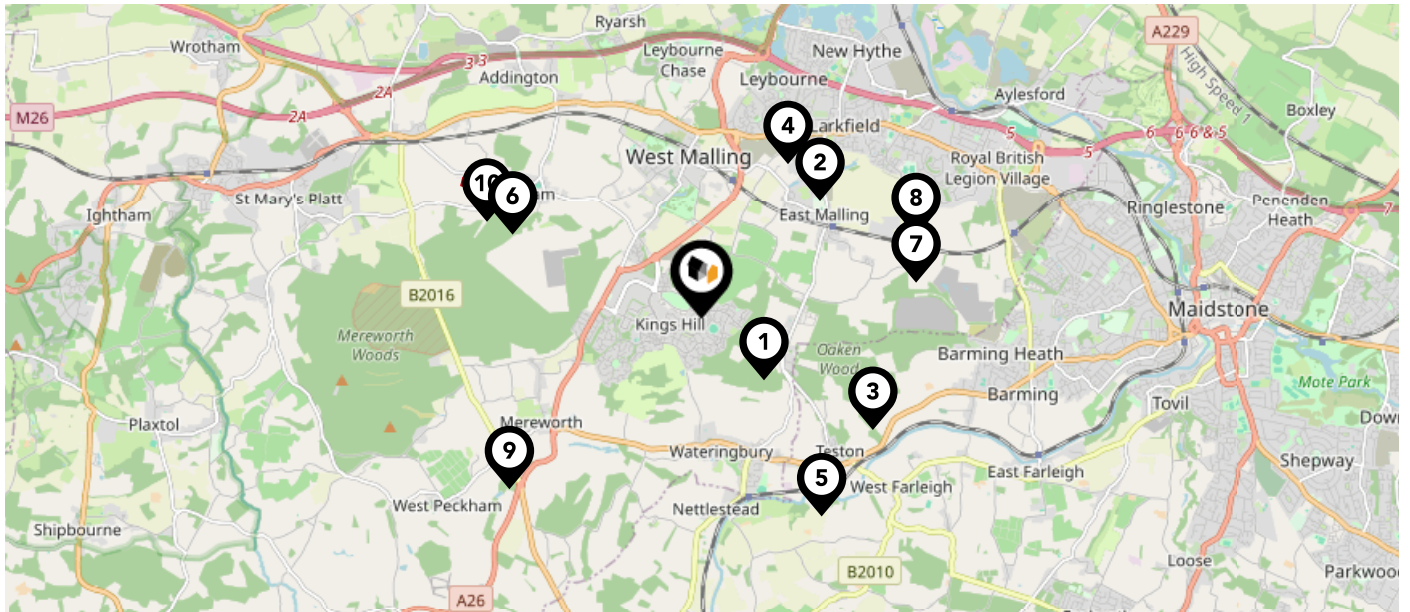
### Nearby Green Belt Land

- 1 London Green Belt - Maidstone
- 2 London Green Belt - Tonbridge and Malling
- 3 London Green Belt - Gravesend
- 4 London Green Belt - Medway
- 5 London Green Belt - Tunbridge Wells
- 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.



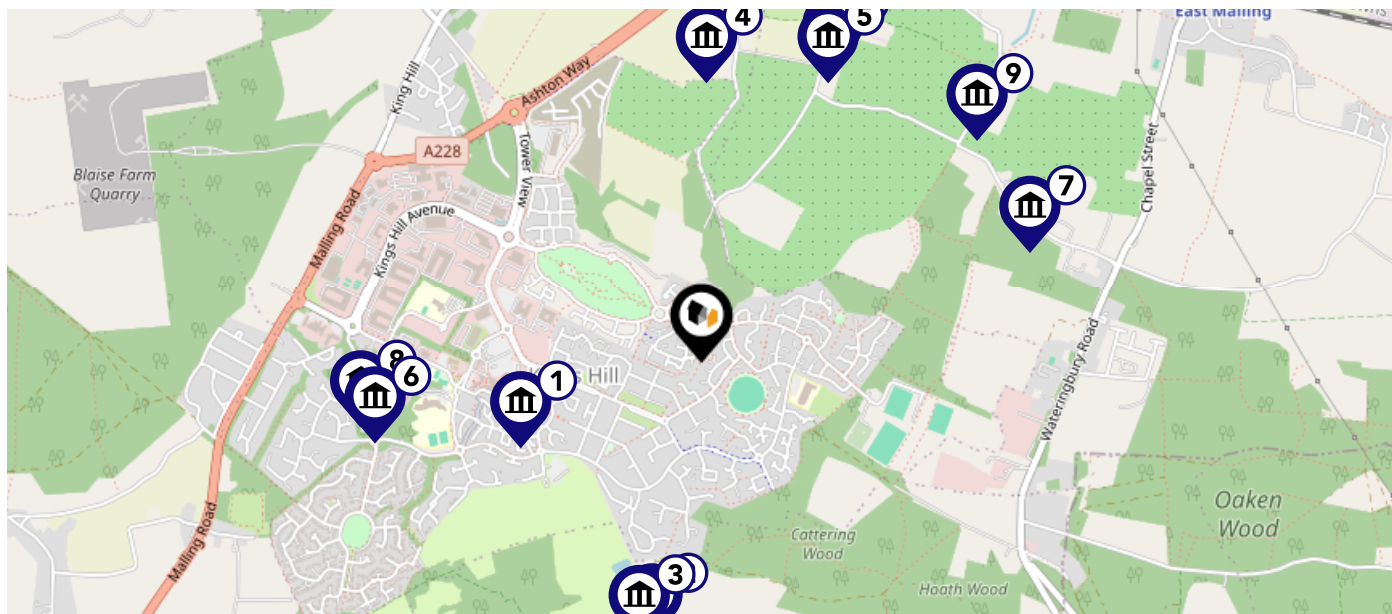
### Nearby Landfill Sites











<b>1</b>	Corio Farm-Kings Hill, Kent	Historic Landfill
<b>2</b>	Watermeadows Estate-East Malling, West Malling, Kent	Historic Landfill
<b>3</b>	Hall Place Farm-North Pole Road, Barming, Kent	Historic Landfill
<b>4</b>	Lunsford Lane-Leybourne, Kent	Historic Landfill
<b>5</b>	Teston-Near Waterinbury, Kent	Historic Landfill
<b>6</b>	Offham Quarry-Comp Lane, Kent	Historic Landfill
<b>7</b>	Kiln Barn Road-Spicketts Wood, East Malling, Kent	Historic Landfill
<b>8</b>	Ditton Court Quarry-Priory Wood, Kent	Historic Landfill
<b>9</b>	Seven Mile Lane-Mereworth, Kent	Historic Landfill
<b>10</b>	EA/EPR/AP3297SS/V011	Active Landfill

# Maps

## Listed Buildings

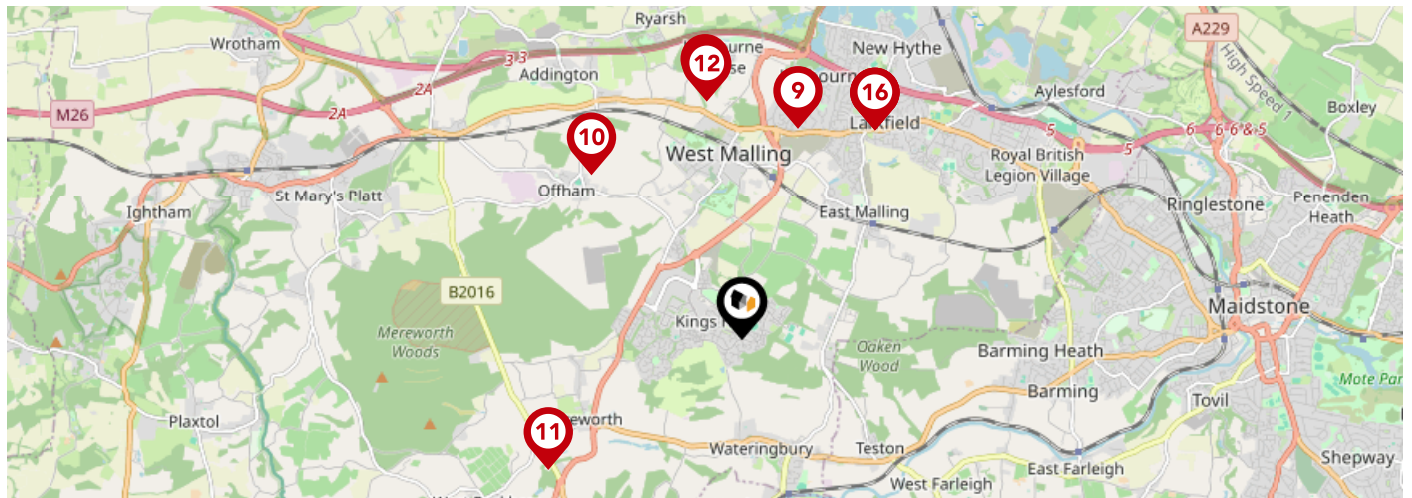
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1390914 - Control Tower	Grade II	0.4 miles
 1363033 - Great Canon Court	Grade II	0.6 miles
 1319958 - Barn 40 Yards West Of Great Canon Court	Grade II	0.7 miles
 1292825 - New Barns	Grade II	0.7 miles
 1210816 - Broadwater Farmhouse	Grade II	0.7 miles
 1390913 - Former Airmens Institute	Grade II	0.8 miles
 1363130 - Heath Cottage	Grade II	0.8 miles
 1390915 - Buildings 10, 20, 30, 50, 60 And 70 Former Barracks	Grade II	0.8 miles
 1348515 - 257-259, Well Street	Grade II	0.8 miles
 1210910 - Broadwater Farm Oasthouses	Grade II	0.8 miles



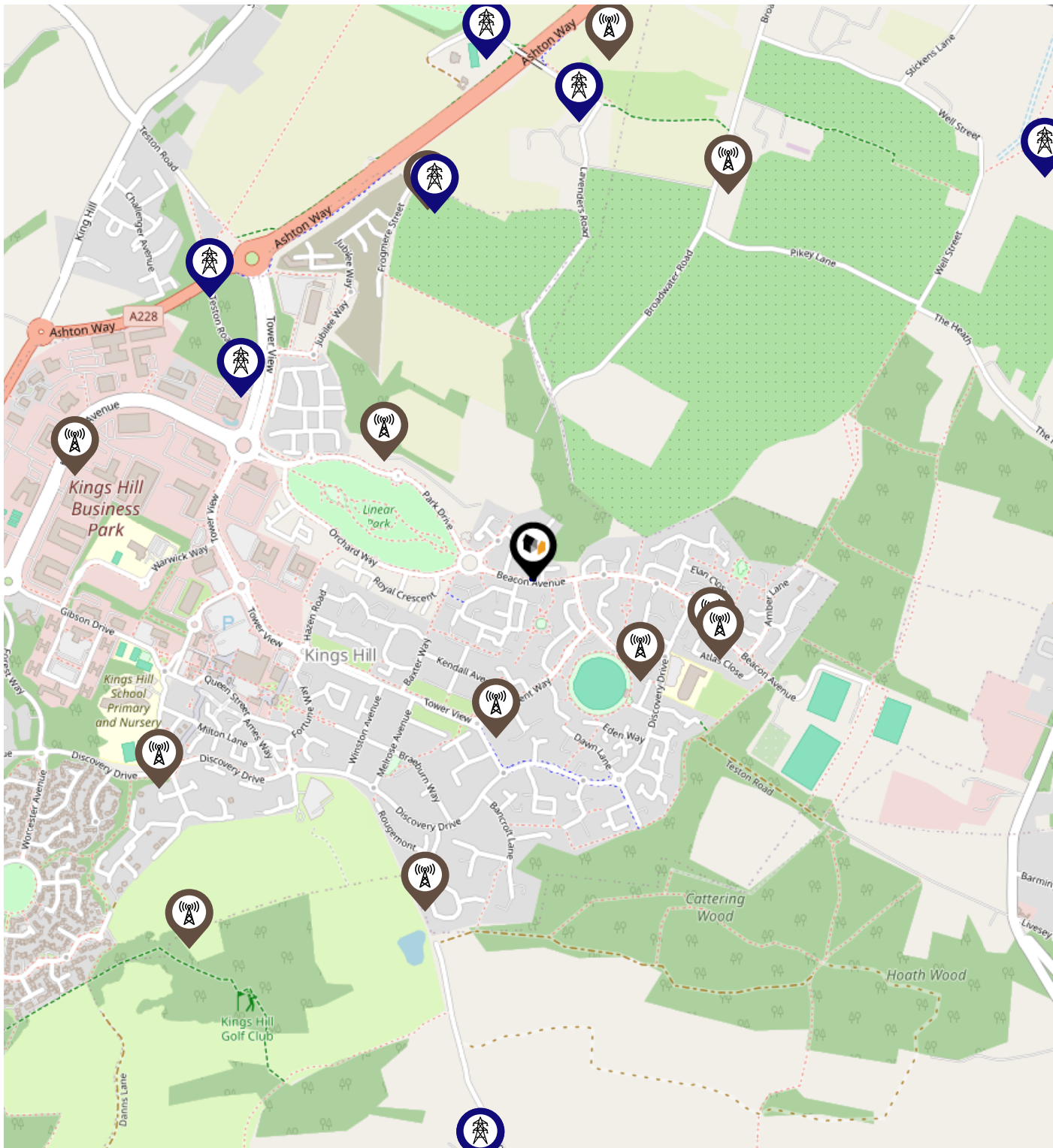
		Nursery	Primary	Secondary	College	Private
	<b>The Discovery School</b> Ofsted Rating: Outstanding   Pupils: 624   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Valley Invicta Primary School At Kings Hill</b> Ofsted Rating: Good   Pupils: 220   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Hill School Primary and Nursery</b> Ofsted Rating: Outstanding   Pupils: 477   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>More Park Catholic Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Malling Church of England Primary School and McGinty Speech and Language Srp</b> Ofsted Rating: Good   Pupils: 213   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Malling School</b> Ofsted Rating: Good   Pupils: 1054   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James the Great Academy</b> Ofsted Rating: Good   Pupils: 221   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wateringbury Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 173   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 <b>Leybourne, St Peter and St Paul Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 210   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Offham Primary School</b> Ofsted Rating: Outstanding   Pupils: 204   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mereworth Community Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Rosewood School</b> Ofsted Rating: Good   Pupils: 3   Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Valley Invicta Primary School At Leybourne Chase</b> Ofsted Rating: Good   Pupils: 220   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brookfield Junior School</b> Ofsted Rating: Good   Pupils: 252   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brookfield Infant School</b> Ofsted Rating: Good   Pupils: 178   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lunsford Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

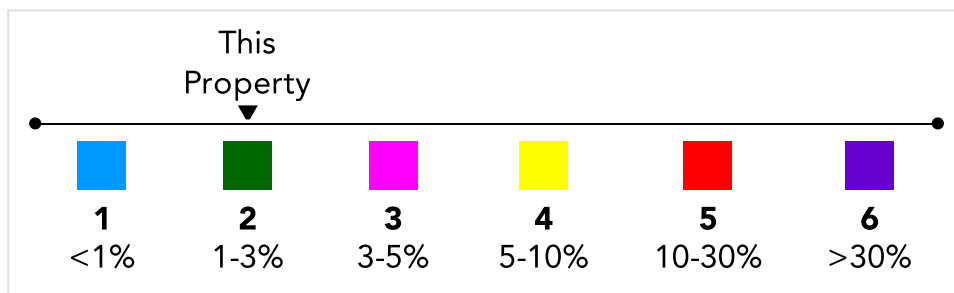
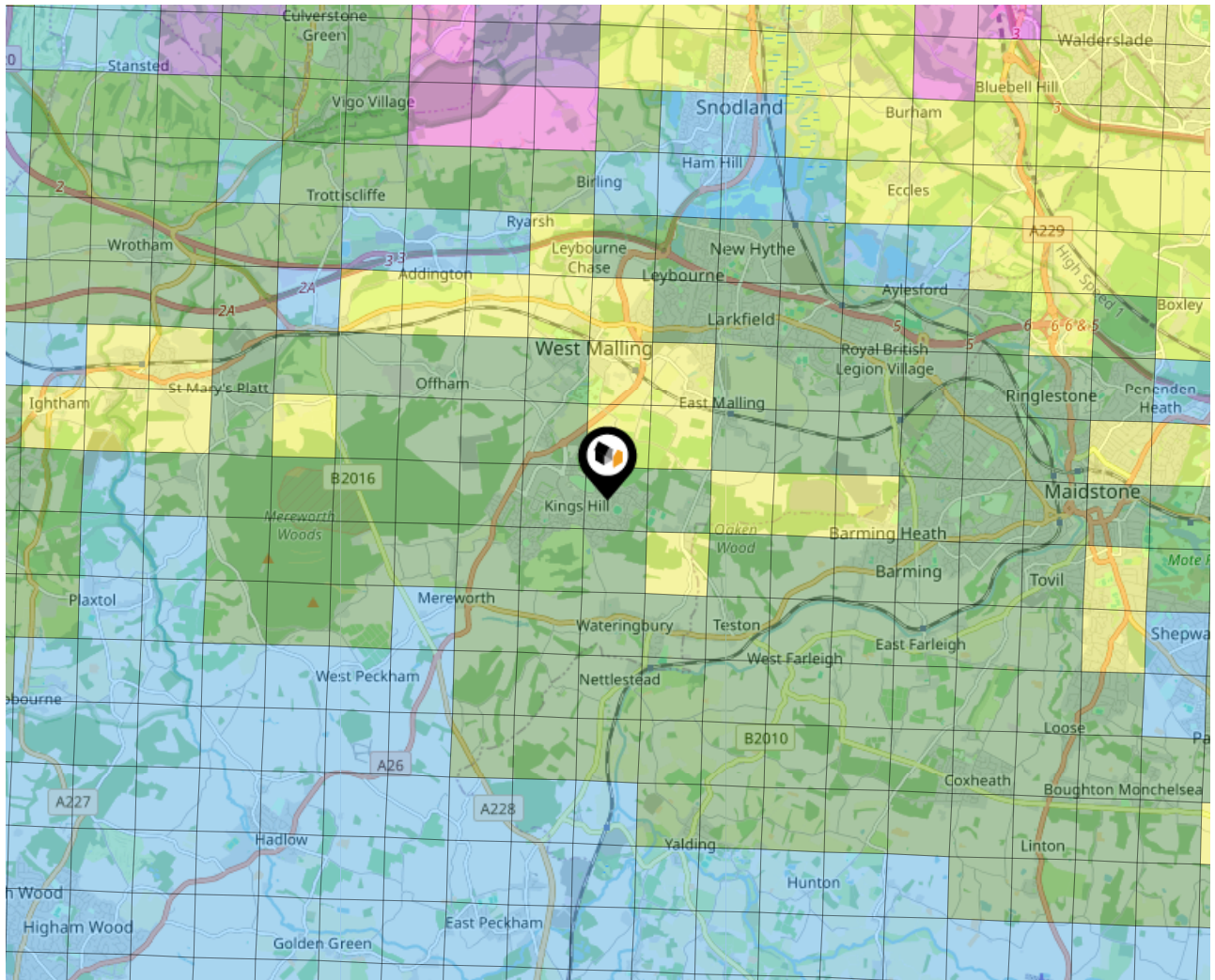


**Key:**

-  Power Pylons
-  Communication Masts

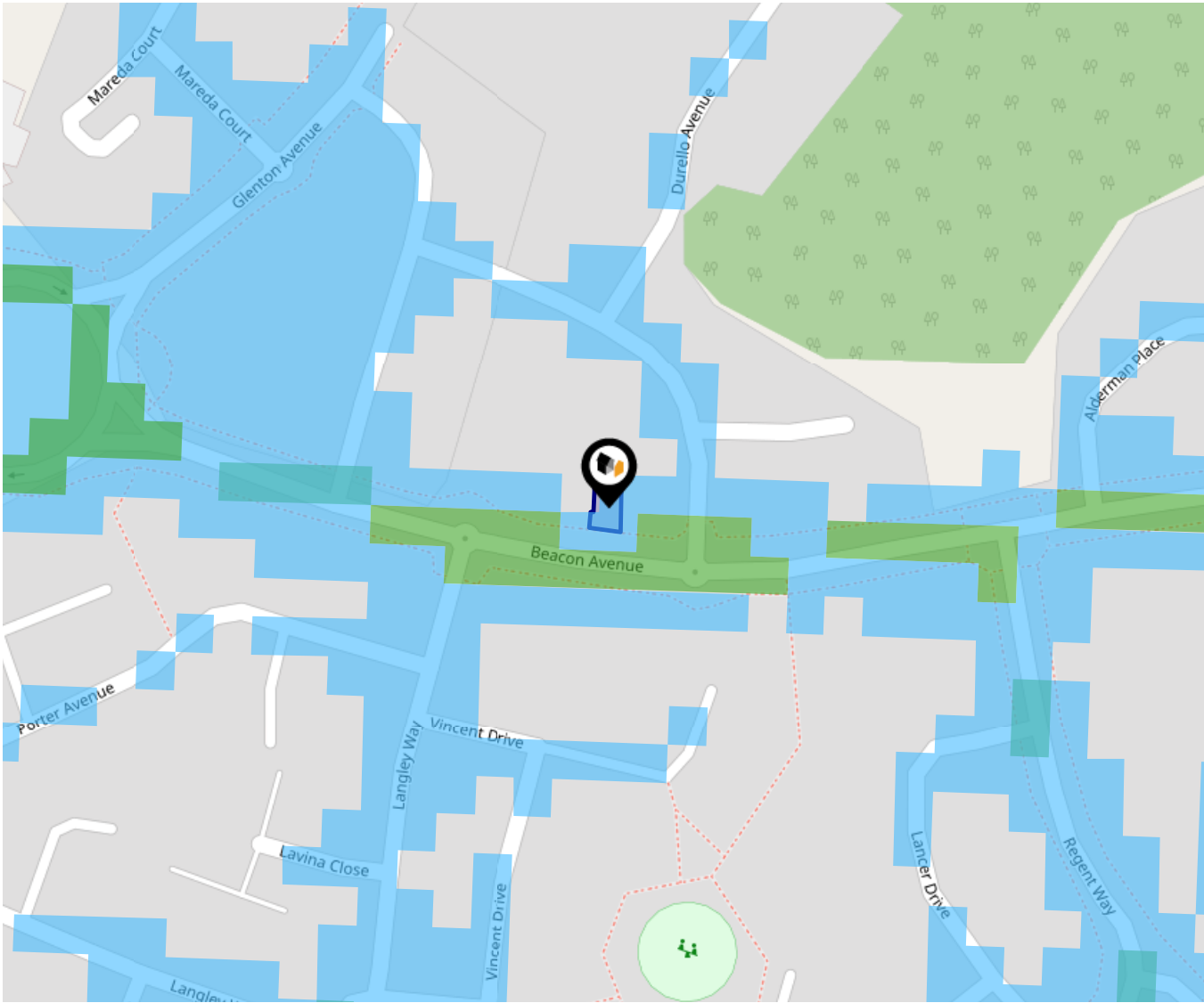
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise

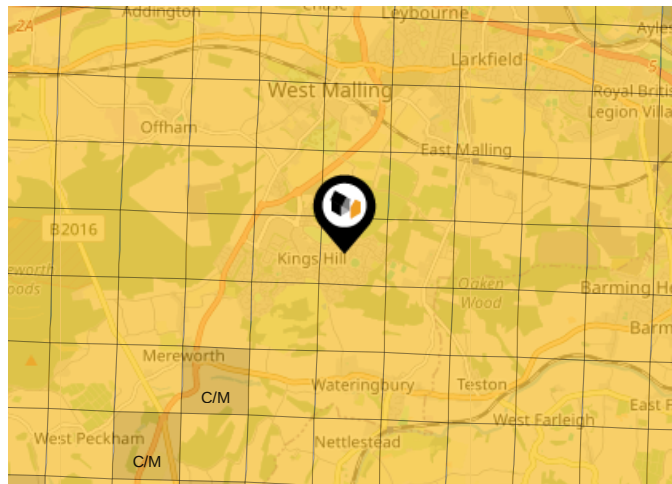


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

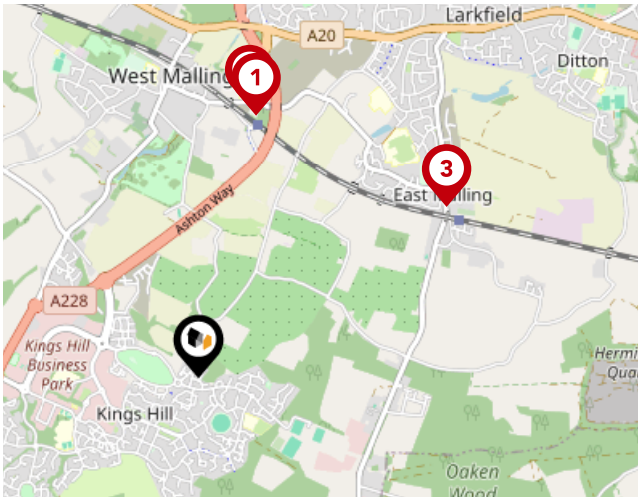


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

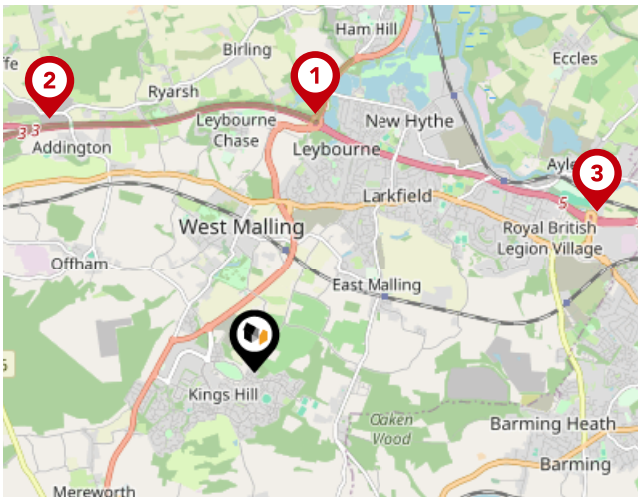
# Area

## Transport (National)



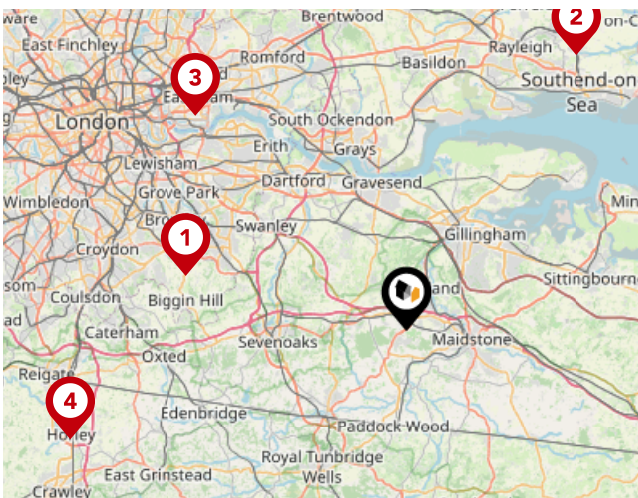
### National Rail Stations

Pin	Name	Distance
1	West Malling Rail Station	1.25 miles
2	West Malling Rail Station	1.28 miles
3	East Malling Rail Station	1.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J4	2.46 miles
2	M20 J3	3.03 miles
3	M20 J5	3.51 miles
4	M26 J2A	3.84 miles
5	M20 J6	4.75 miles

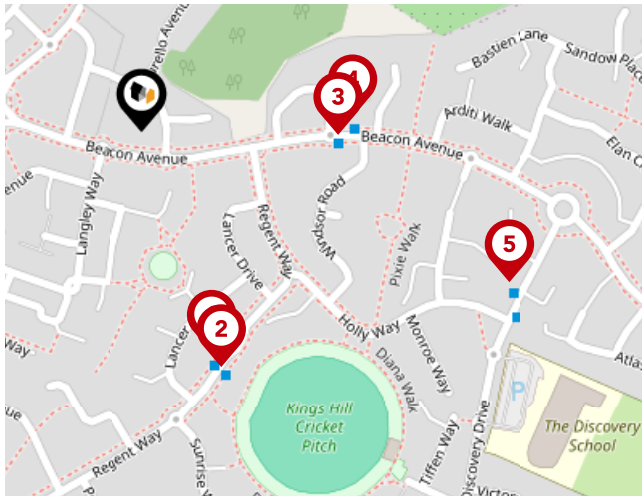


### Airports/HELIPADS

Pin	Name	Distance
1	Leaves Green	16.88 miles
2	Southend-on-Sea	23.91 miles
3	Silvertown	22.25 miles
4	Gatwick Airport	26.28 miles

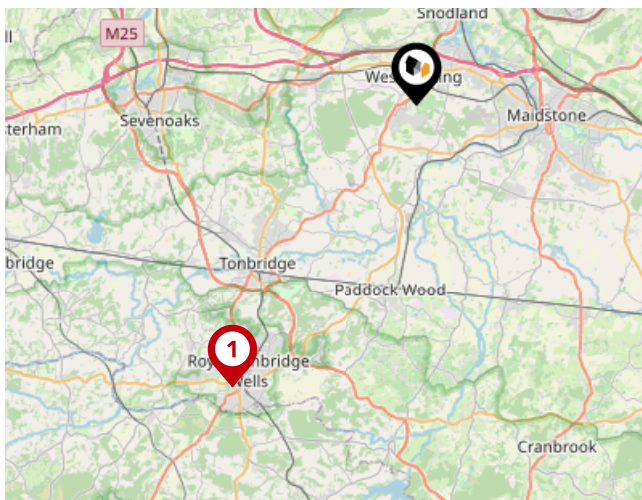
# Area

## Transport (Local)



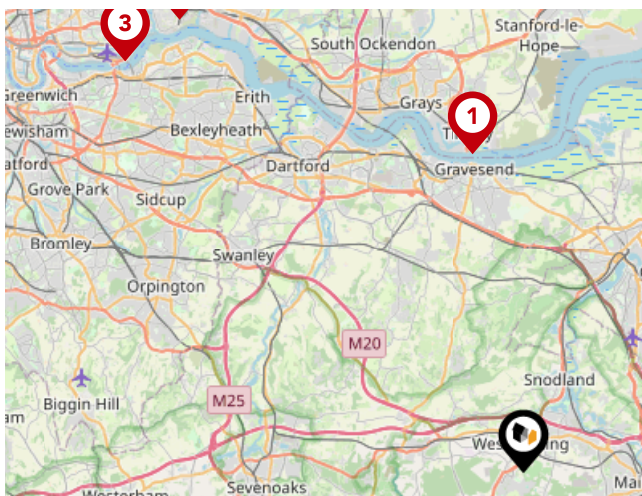
### Bus Stops/Stations

Pin	Name	Distance
1	Sunrise Way	0.13 miles
2	Sunrise Way	0.14 miles
3	Regent Way	0.11 miles
4	Regent Way	0.12 miles
5	Holly Way	0.23 miles



### Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	12.49 miles



### Ferry Terminals

Pin	Name	Distance
1	West Street Pier	11.96 miles
2	Barking Riverside Pier	21.08 miles
3	Woolwich Arsenal Pier	21.23 miles



### NEIL JOHNSON PROPERTY AGENTS

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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.

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## Important - Please Read

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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.

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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