



NEIL JOHNSON

INDEPENDENT SELLING AND
BUYING PROPERTY AGENTS



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th August 2026



THE LAKES, LARKFIELD, AYLESFORD, ME20

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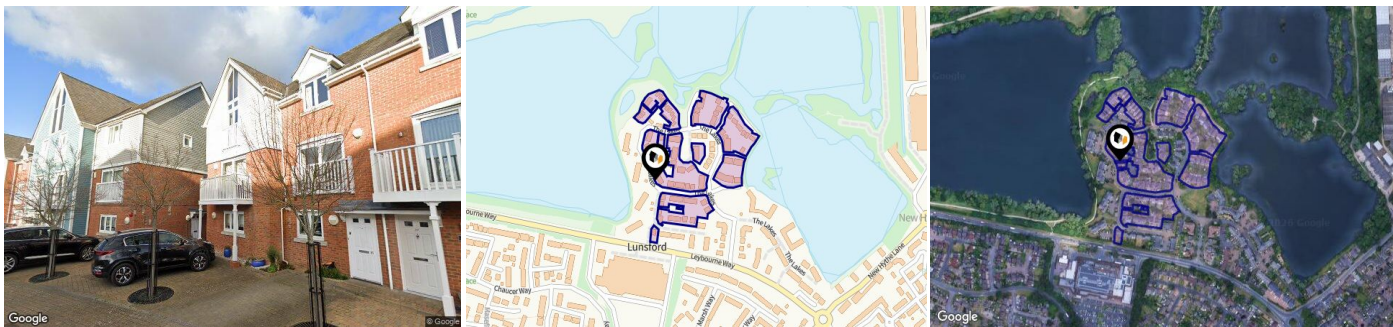
SUITE 112, 80 CHURCHILL SQUARE, KINGS HILL, WEST MALLING, ME19 4YU

01732 752001

NEIL@NJ-PA.CO.UK

www.nj-pa.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	7.77 acres		
Year Built :	2004		
Council Tax :	Band E		
Annual Estimate:	£3,021		
Title Number:	K955413		

Local Area

Local Authority:	Tonbridge and malling	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3 mb/s	195 mb/s	10000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning History

This Address



Planning records for: *The Lakes, Larkfield, Aylesford, ME20*

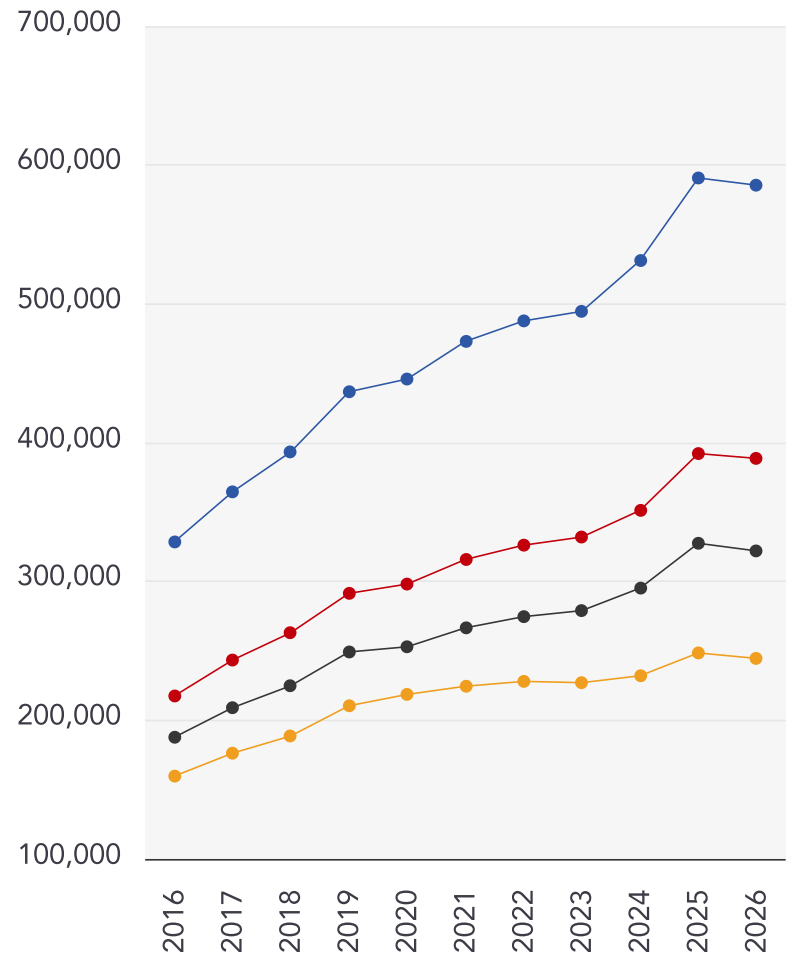
Reference - 20/01827/FL	
Decision:	Approved
Date:	21st August 2020
Description:	Installation of balcony to the first floor living room

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ME20



Detached

+78.26%

Semi-Detached

+78.72%

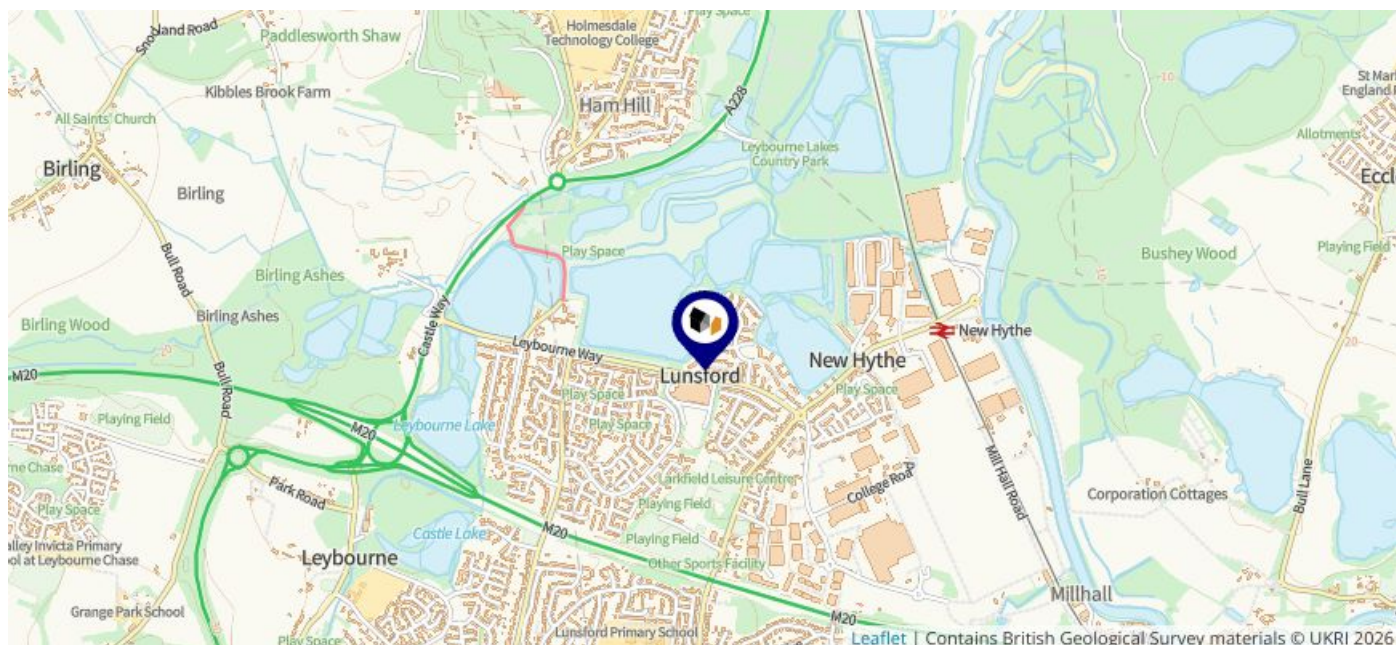
Terraced

+71.52%

Flat

+53.1%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

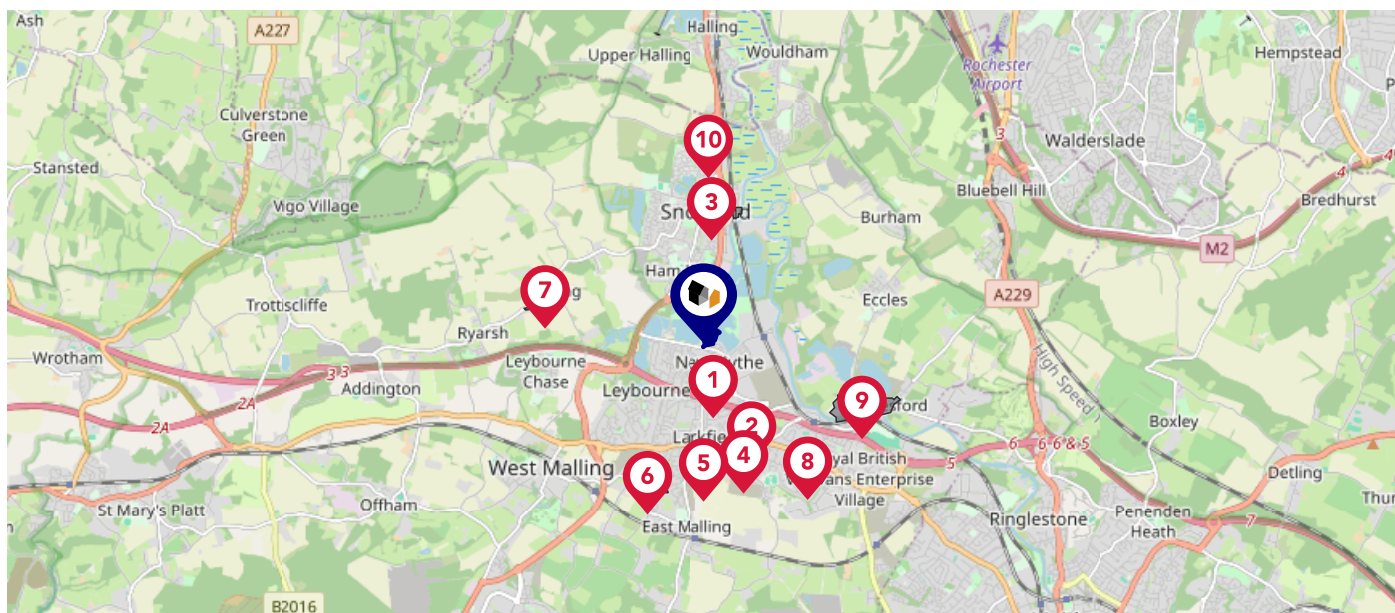
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

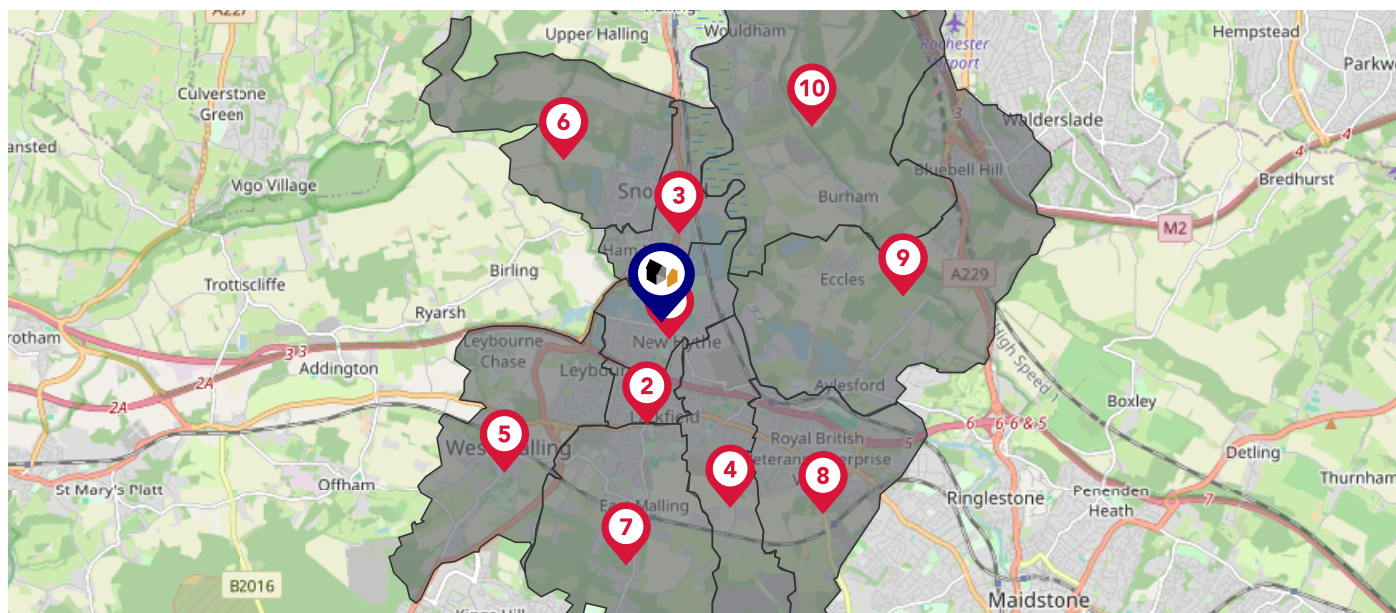
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Larkfield Church
- 2 Cobdown Farm, Ditton
- 3 Snodland
- 4 Ditton
- 5 Bradbourne, East Malling
- 6 Clare Park and Blacklands
- 7 Birling
- 8 Holtwood, Aylesford
- 9 Aylesford
- 10 Holborough Mill, Snodland

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

Larkfield North Ward

2

Larkfield South Ward

3

Snodland East and Ham Hill Ward

4

Ditton Ward

5

West Malling and Leybourne Ward

6

Snodland West and Holborough Lakes Ward

7

East Malling Ward

8

Aylesford South Ward

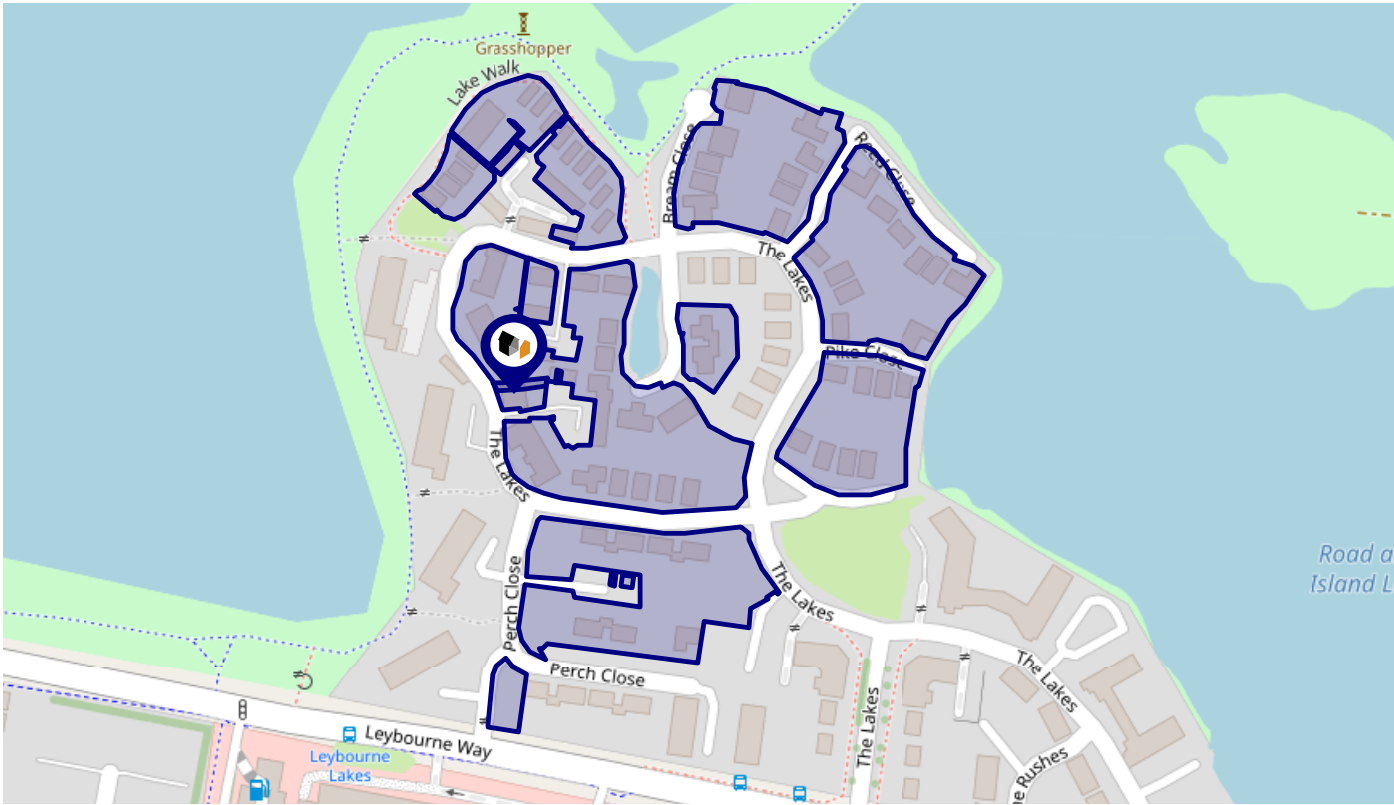
9

Aylesford North and Walderslade Ward

10

Burham and Wouldham 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.

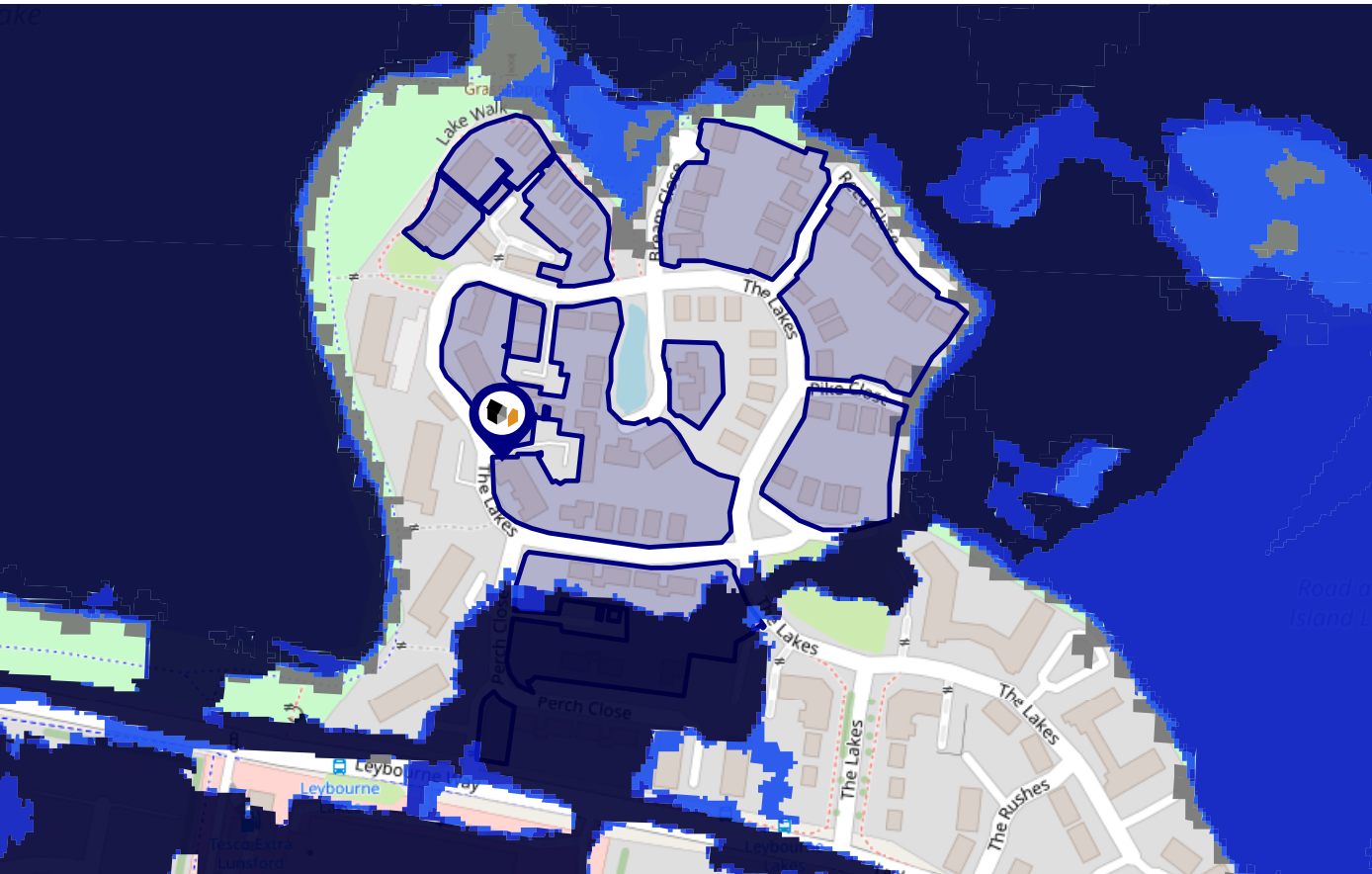
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

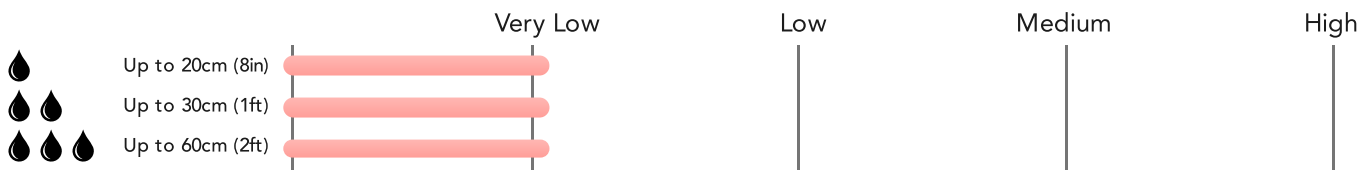


Risk Rating: Very low

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:



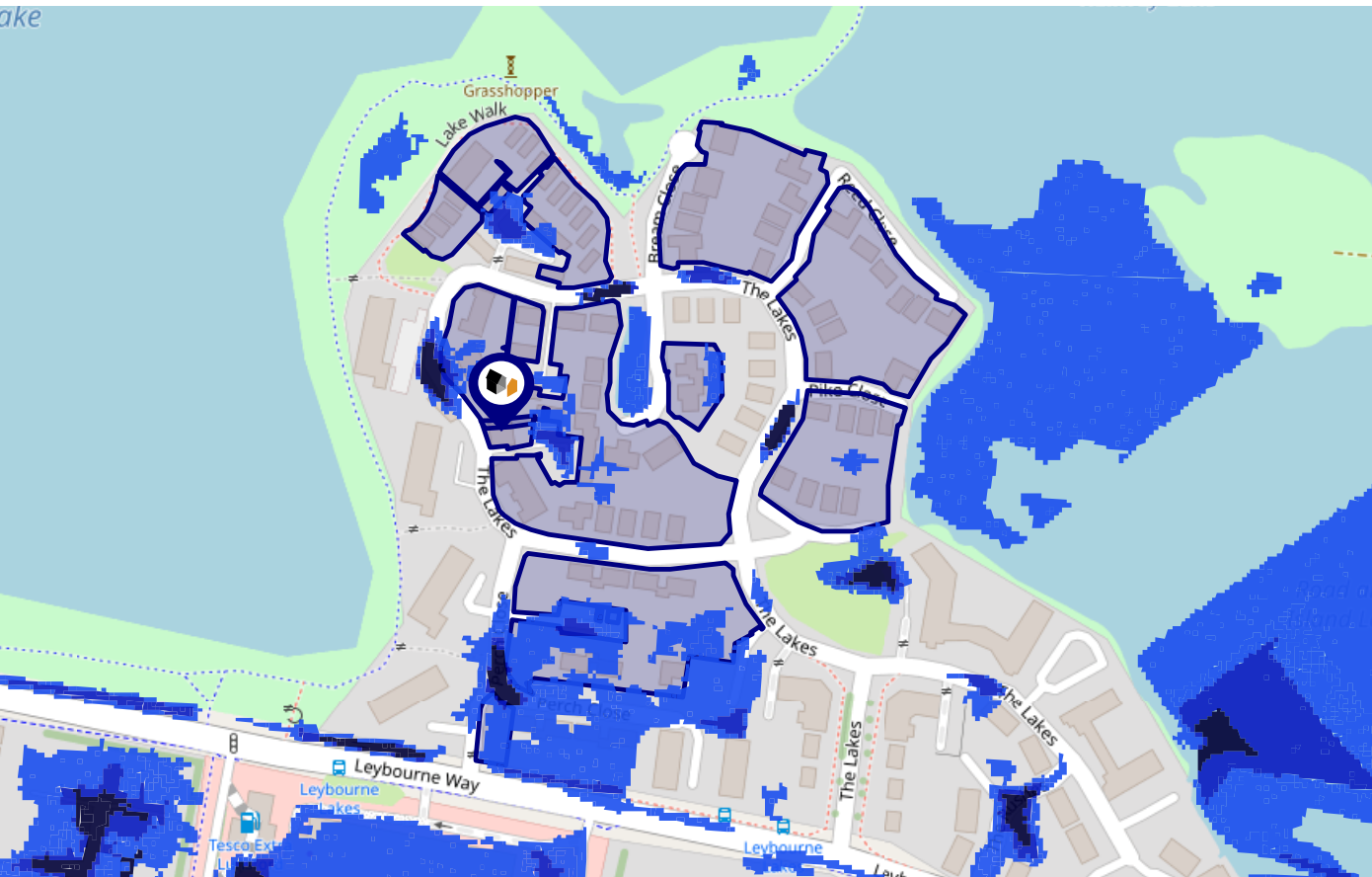
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Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Low

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.

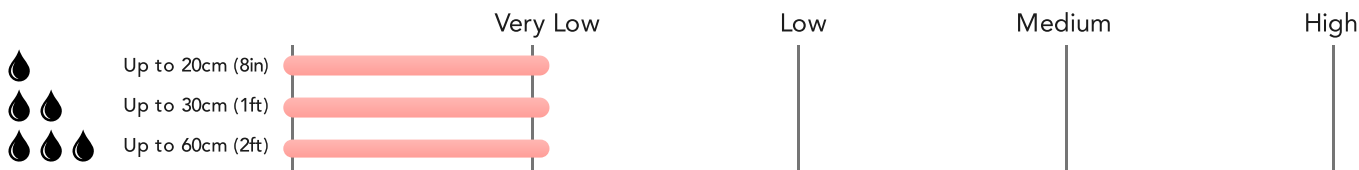


Risk Rating: Very low

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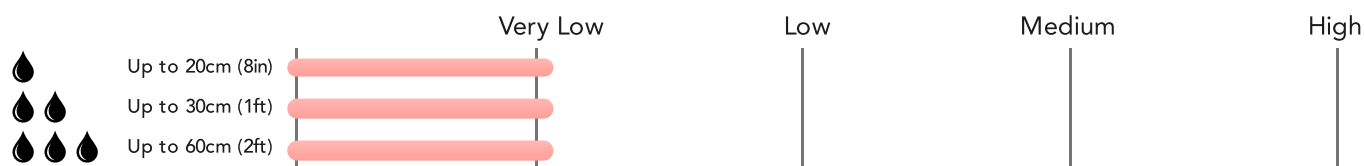
Chance of flooding to the following depths at this property:



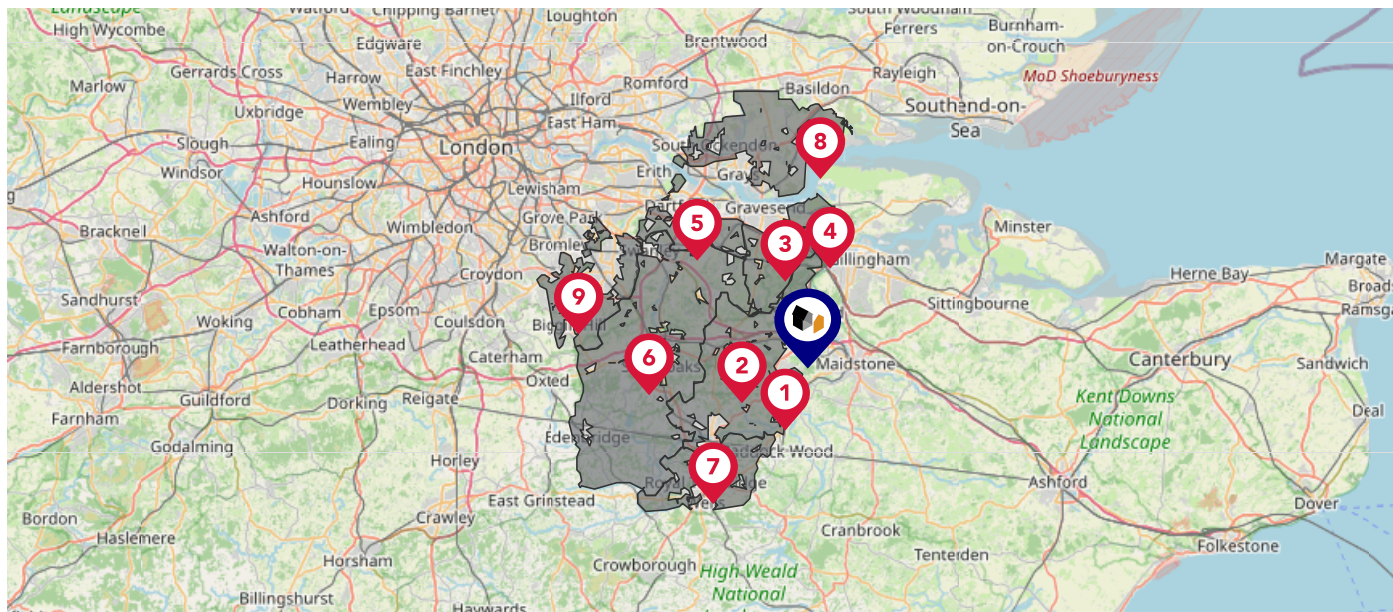
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The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



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



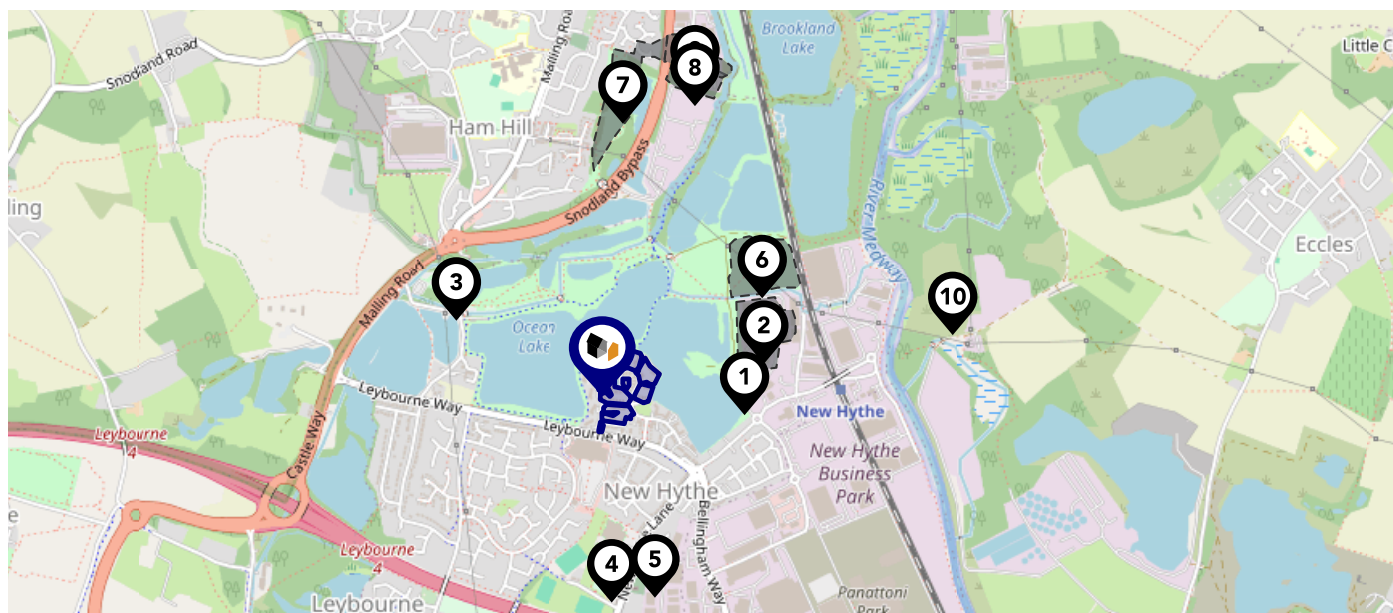
Nearby Green Belt Land

- 1 London Green Belt - Maidstone
- 2 London Green Belt - Tonbridge and Malling
- 3 London Green Belt - Gravesham
- 4 London Green Belt - Medway
- 5 London Green Belt - Dartford
- 6 London Green Belt - Sevenoaks
- 7 London Green Belt - Tunbridge Wells
- 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	New Hythe Lane-New Hythe Lane, Kent	Historic Landfill	☐
2	New Hythe Lane-New Hythe Lane, Kent	Historic Landfill	☐
3	Leybourne Lakes-New Hythe, Kent	Historic Landfill	☐
4	Larkfield Recreation Field-New Hythe Lane, Lunsford, Kent	Historic Landfill	☐
5	Sheldon Way-Lunsford, Kent	Historic Landfill	☐
6	New Hythe Lane-New Hythe, Kent	Historic Landfill	☐
7	Ham Hill-Snodland, Kent	Historic Landfill	☐
8	Sharnal Lane-Birling, Snodland, Kent	Historic Landfill	☐
9	Brook Lane-Snodland, Kent	Historic Landfill	☐
10	Burham Tips-Eccles, Kent	Historic Landfill	☐

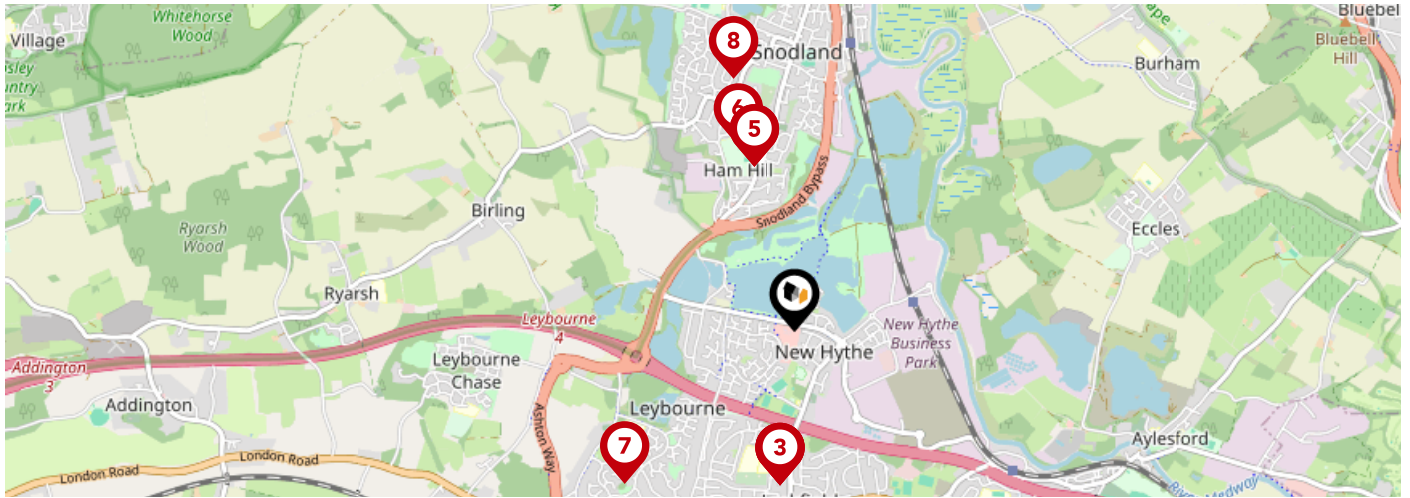
Maps

Listed Buildings

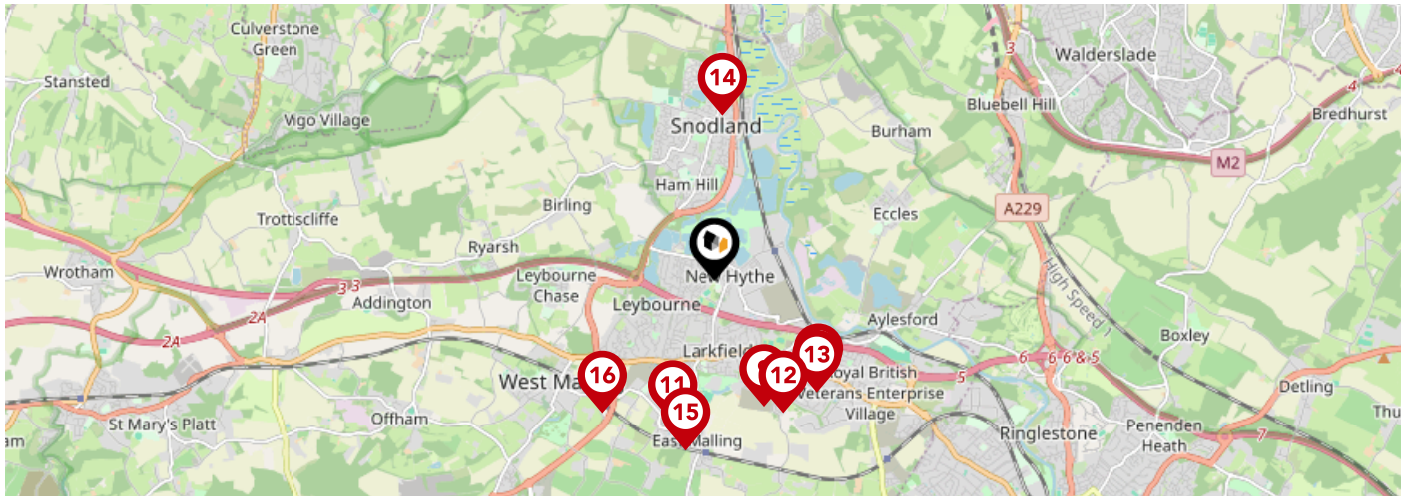
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1349058 - Barn 30 Yards South West Of Great Lunsford Farmhouse	Grade II	0.3 miles
 1363102 - Great Lunsford Farmhouse	Grade II	0.3 miles
 1070528 - Little Lunsford Farmhouse	Grade II	0.4 miles
 1070558 - Ham Mill Cottage	Grade II	0.5 miles
 1070557 - 13 And 15, Brook Lane	Grade II	0.5 miles
 1081508 - 9 And 11, Brook Lane	Grade II	0.5 miles
 1070520 - 1, Alex Hughes Close	Grade II	0.5 miles
 1070506 - Church Of The Holy Trinity	Grade II	0.5 miles
 1081542 - Sandhole Farm Cottages	Grade II	0.7 miles
 1363077 - Sandhole	Grade II	0.8 miles



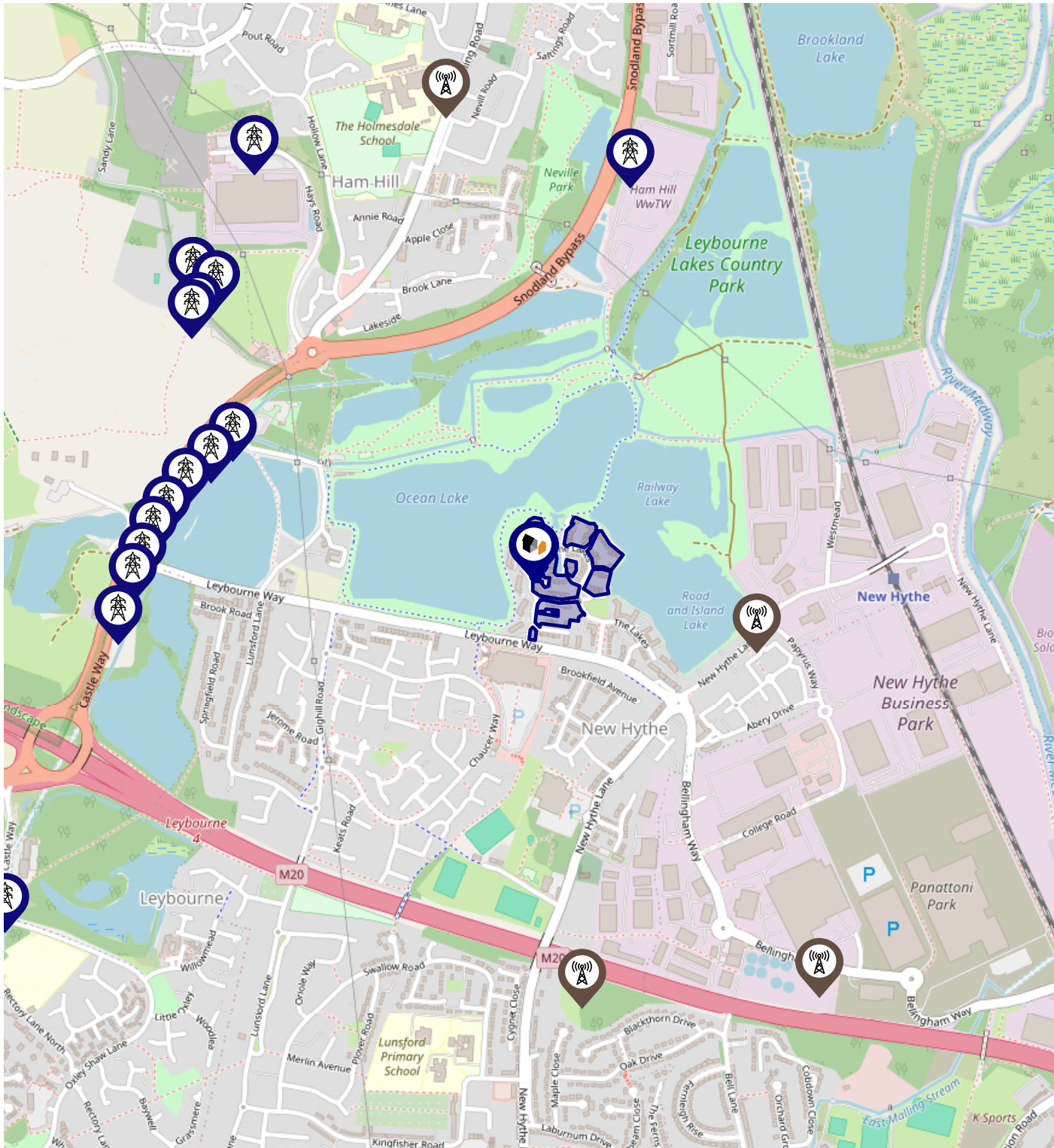
		Nursery	Primary	Secondary	College	Private
1	Brookfield Junior School Ofsted Rating: Good Pupils: 252 Distance:0.72	☐	☒	☐	☐	☐
2	Brookfield Infant School Ofsted Rating: Good Pupils: 178 Distance:0.72	☐	☒	☐	☐	☐
3	Lunsford Primary School Ofsted Rating: Good Pupils: 204 Distance:0.72	☐	☒	☐	☐	☐
4	The Holmesdale School Ofsted Rating: Requires improvement Pupils: 562 Distance:0.78	☐	☐	☒	☐	☐
5	Grow 19 LTD Ofsted Rating: Not Rated Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
6	St Katherine's School & Nursery Ofsted Rating: Good Pupils: 496 Distance:0.9	☐	☒	☐	☐	☐
7	Leybourne, St Peter and St Paul Church of England Primary Academy Ofsted Rating: Good Pupils: 210 Distance:1.05	☐	☒	☐	☐	☐
8	Snodland CofE Primary School Ofsted Rating: Good Pupils: 408 Distance:1.21	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Ditton Church of England Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:1.25	☐	☒	☐	☐	☐
	Aylesford School Ofsted Rating: Good Pupils: 897 Distance:1.36	☐	☐	☒	☐	☐
	St James the Great Academy Ofsted Rating: Good Pupils: 221 Distance:1.37	☐	☒	☐	☐	☐
	Ditton Infant School Ofsted Rating: Good Pupils: 165 Distance:1.38	☐	☒	☐	☐	☐
	Valley Invicta Primary School At Aylesford Ofsted Rating: Outstanding Pupils: 384 Distance:1.39	☐	☒	☐	☐	☐
	Valley Invicta Primary School at Holborough Lakes Ofsted Rating: Good Pupils: 228 Distance:1.54	☐	☒	☐	☐	☐
	The Malling School Ofsted Rating: Good Pupils: 1054 Distance:1.59	☐	☐	☒	☐	☐
	More Park Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:1.61	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

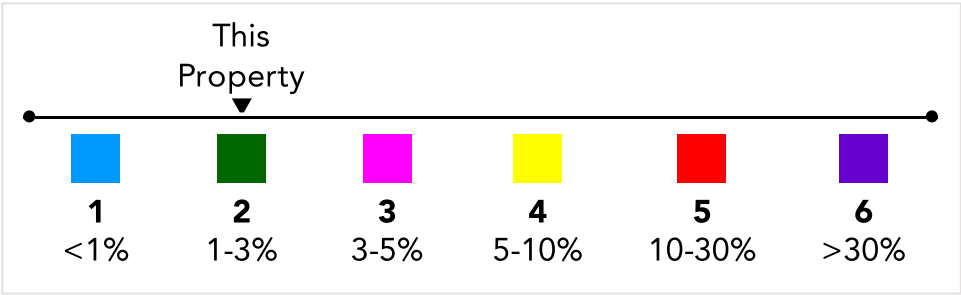
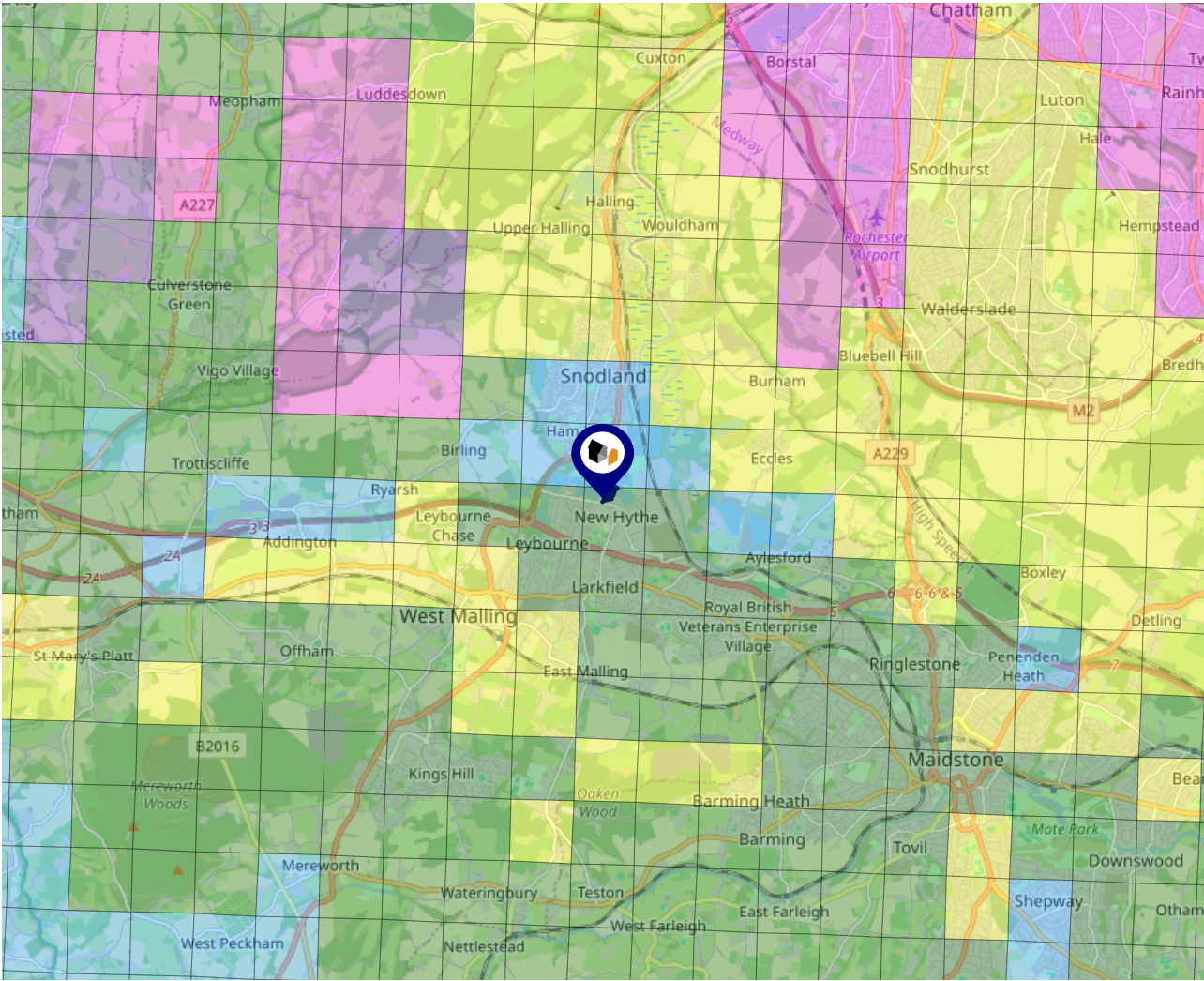


Key:

-  Power Pylons
-  Communication Masts

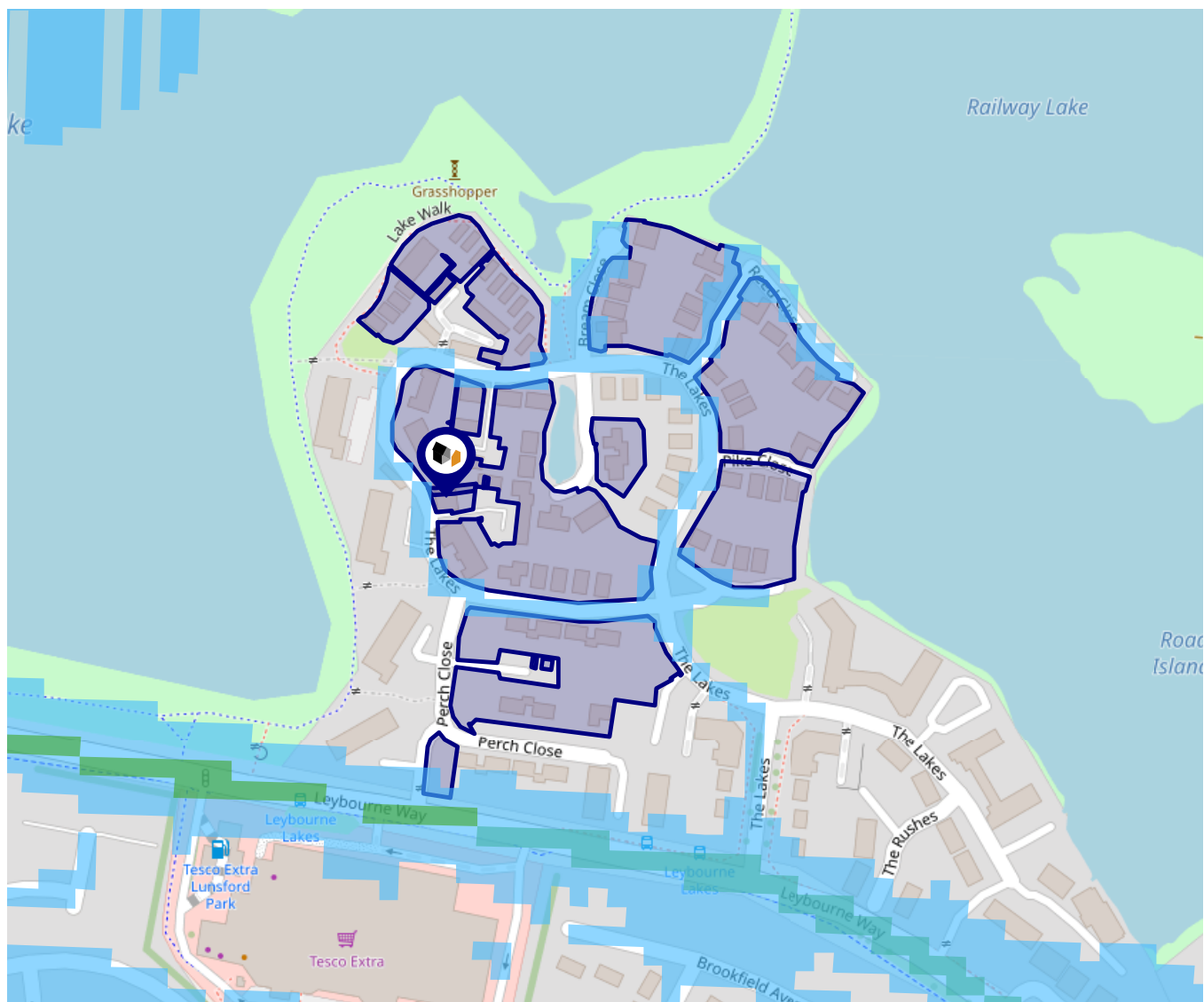
What is Radon?

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

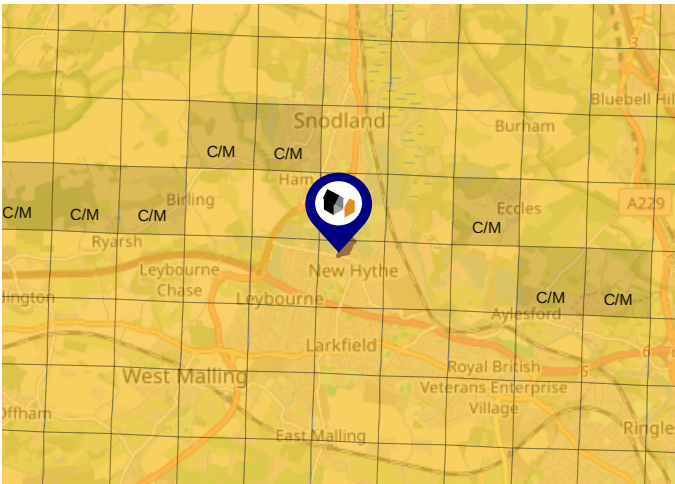


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

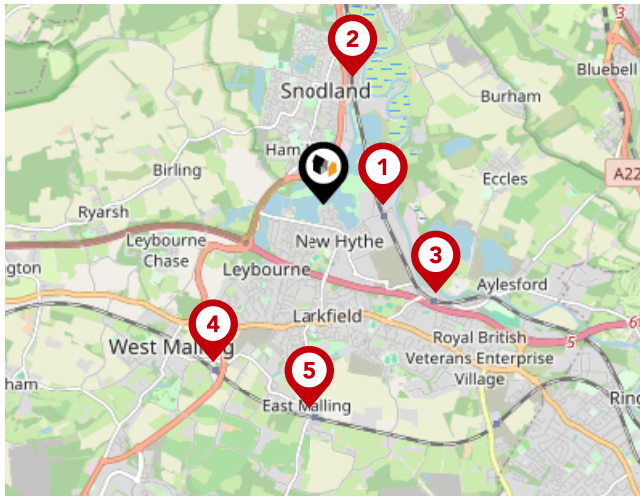


Primary Classifications (Most Common Clay Types)

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

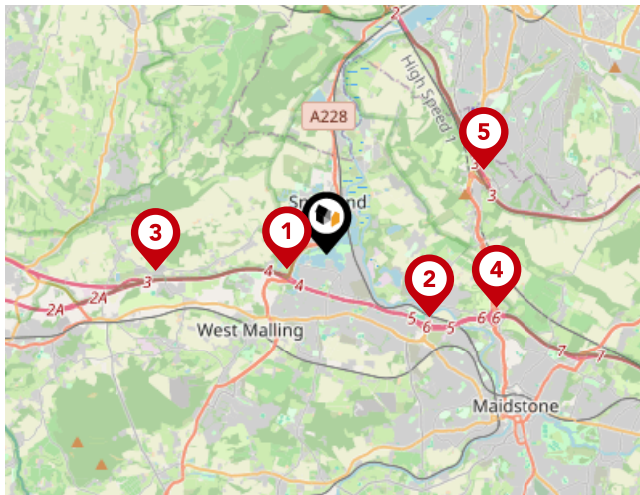
Area

Transport (National)



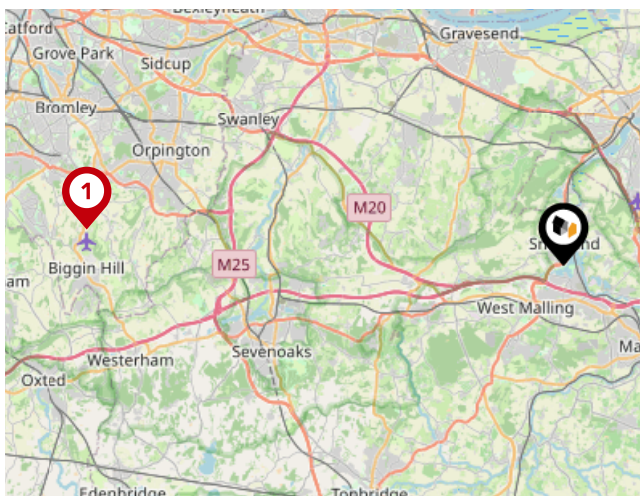
National Rail Stations

Pin	Name	Distance
1	New Hythe Rail Station	0.54 miles
2	Snodland Rail Station	1.22 miles
3	Aylesford Rail Station	1.3 miles
4	West Malling Rail Station	1.76 miles
5	East Malling Rail Station	1.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J4	0.78 miles
2	M20 J5	2.21 miles
3	M20 J3	3.2 miles
4	M20 J6	3.28 miles
5	M2 J3	3.29 miles

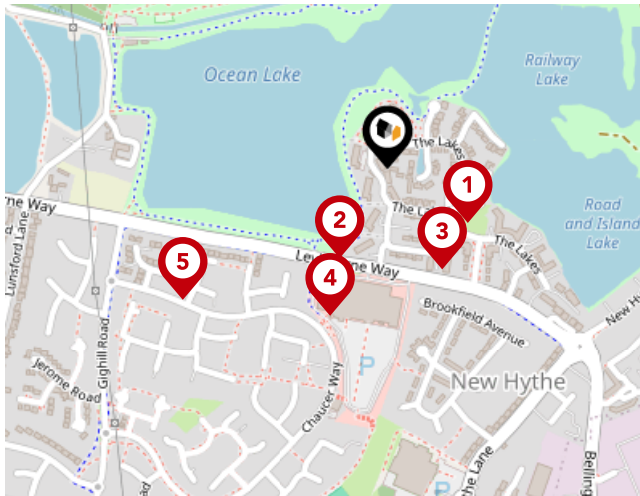


Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	17.71 miles

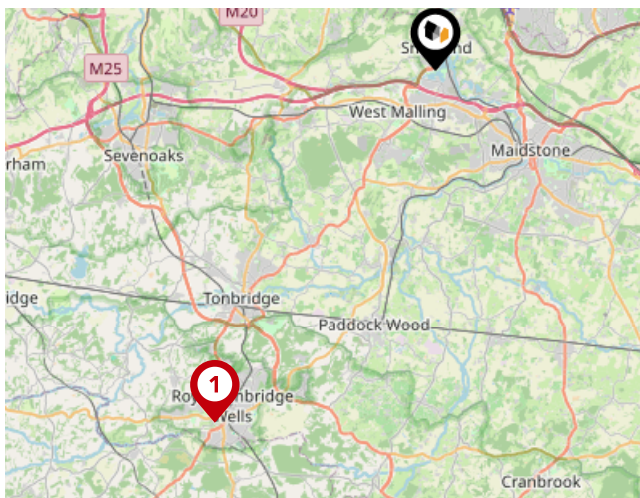
Area

Transport (Local)



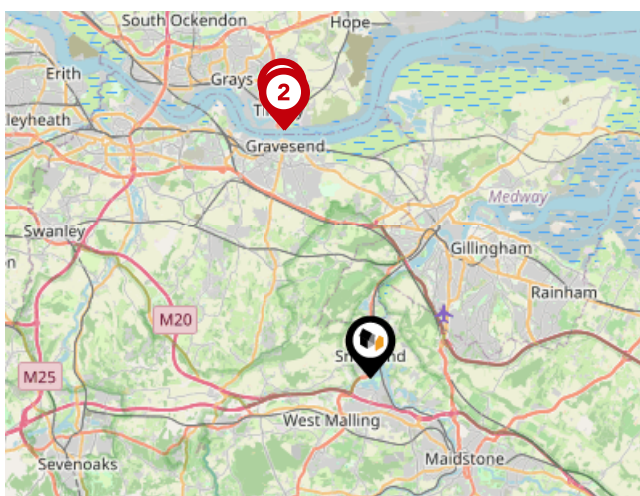
Bus Stops/Stations

Pin	Name	Distance
1	Leybourne Lakes	0.11 miles
2	The Lakes	0.11 miles
3	The Lakes	0.13 miles
4	Lunsford Park Tesco	0.18 miles
5	Southey Way	0.28 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	15.43 miles



Ferry Terminals

Pin	Name	Distance
1	Town Pier	9.68 miles
2	West Street Pier	9.71 miles
3	Tilbury Ferry Terminal	10.07 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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Data Quality

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