



NEIL JOHNSON

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd September 2026



WESTERHILL ROAD, LINTON, MAIDSTONE, ME17

NEIL JOHNSON PROPERTY AGENTS

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

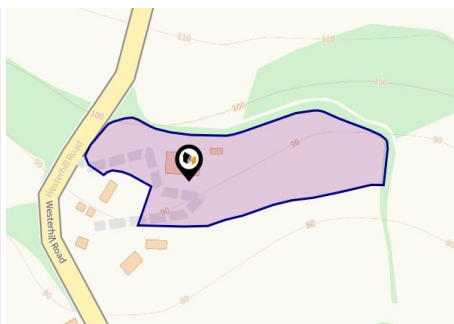
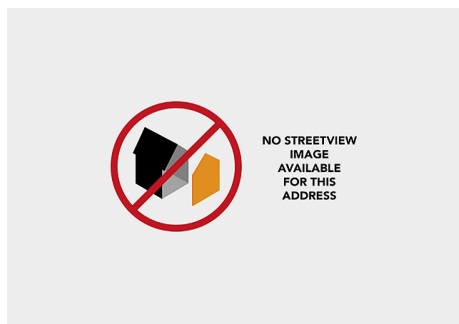
01732 752001

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Property

Type: Detached
Bedrooms: 6
Plot Area: 2.17 acres
Year Built : 1967-1975
Council Tax : Band G
Annual Estimate: £4,171
Title Number: K481413

Tenure: Freehold

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 **37** **-**
mb/s mb/s mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

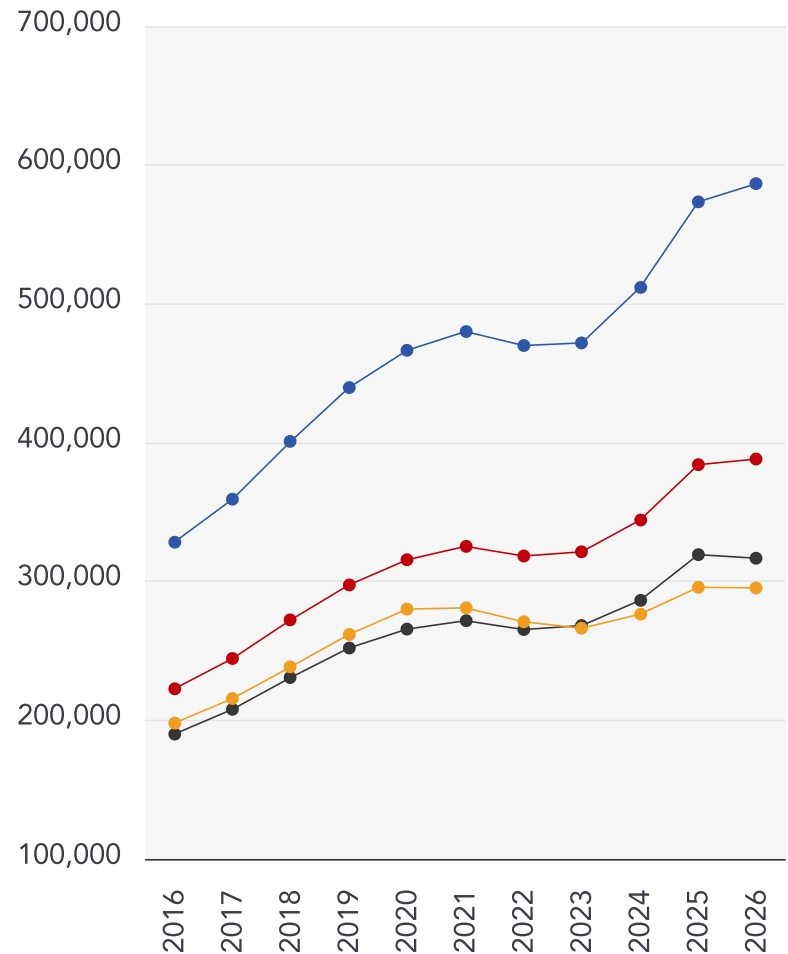


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ME17



Detached

+78.71%

Semi-Detached

+74.37%

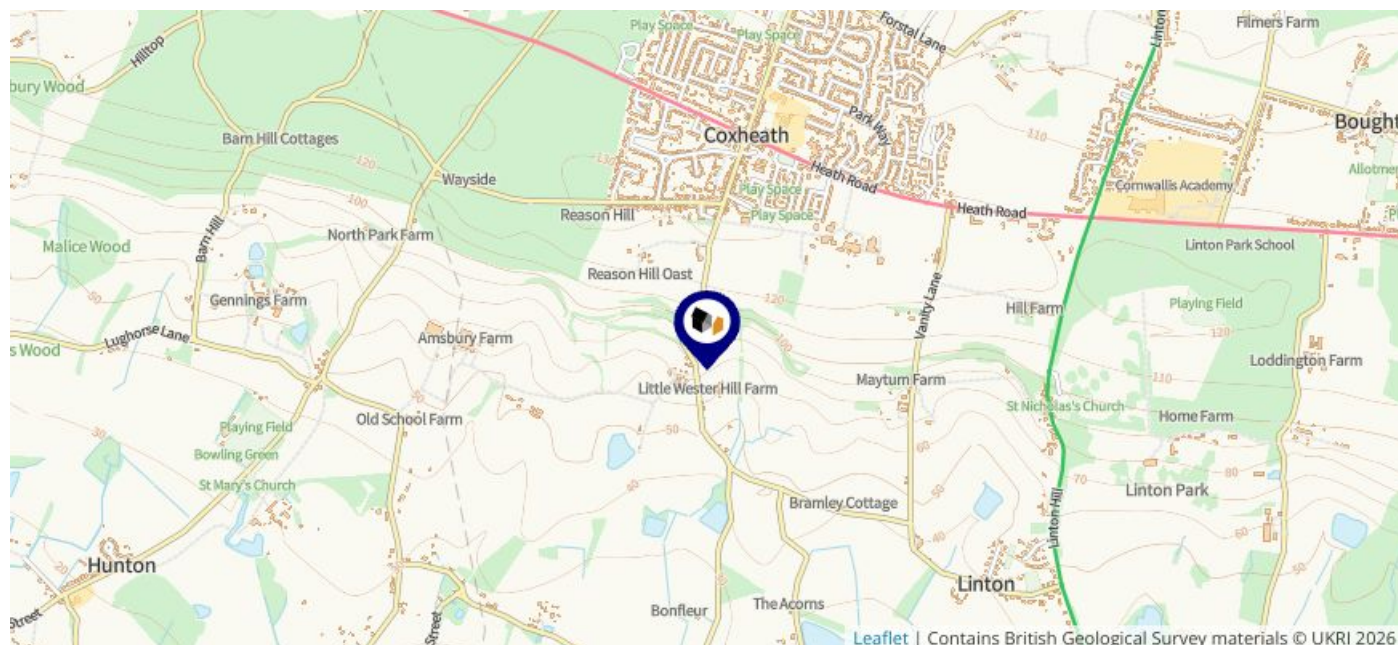
Flat

+49.23%

Terraced

+66.71%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

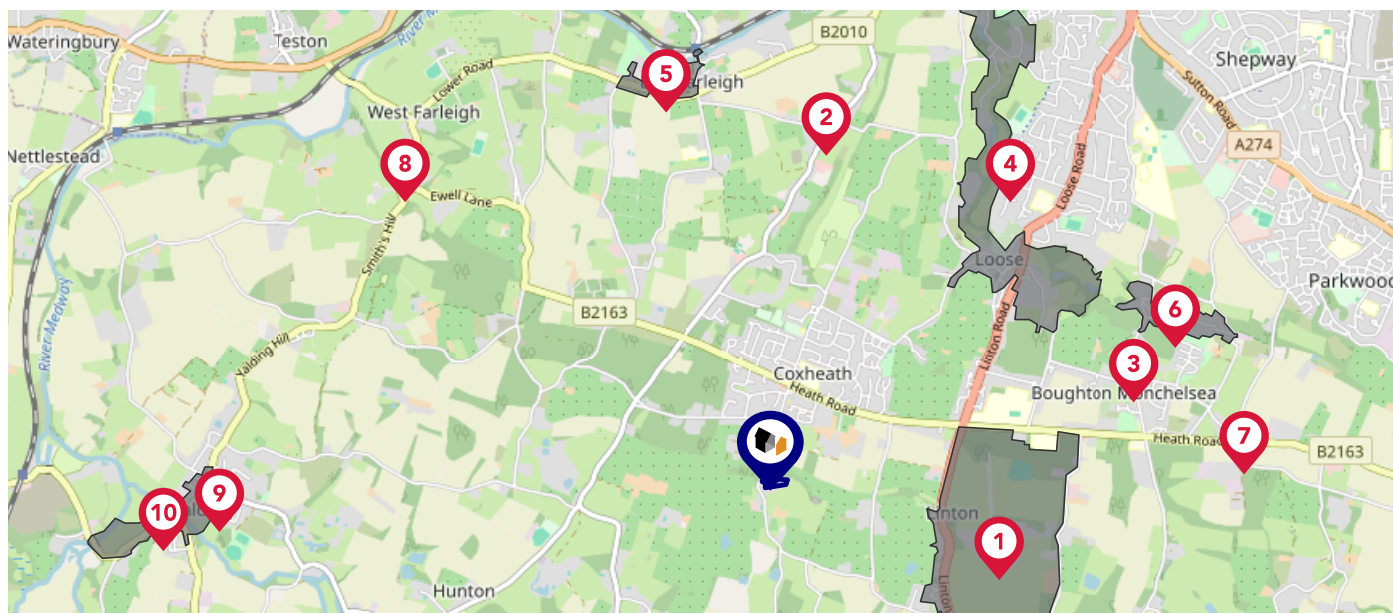
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



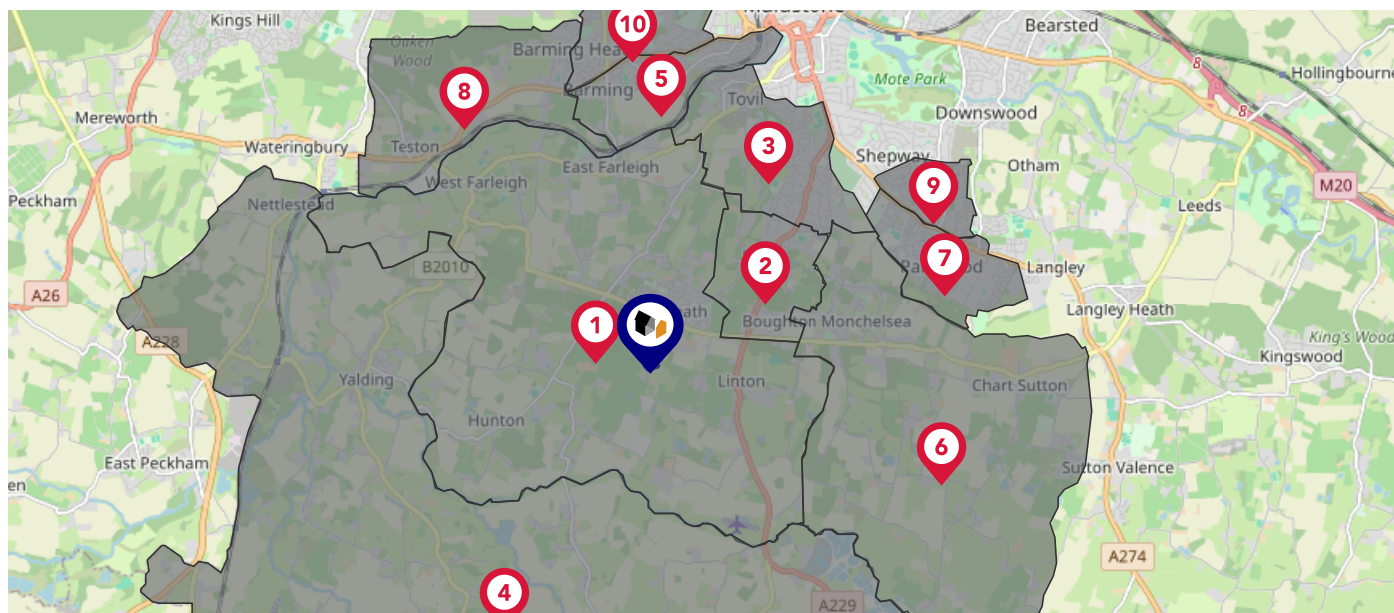
Nearby Conservation Areas

- | | |
|----|-----------------------------------|
| 1 | Linton |
| 2 | East Farleigh, Dean Street |
| 3 | Boughton Monchelsea, The Green |
| 4 | Loose Valley |
| 5 | East Farleigh, Lower Road |
| 6 | Boughton Monchelsea, The Quarries |
| 7 | Boughton Monchelsea, Cock Street |
| 8 | West Farleigh |
| 9 | Yalding Extension |
| 10 | Yalding |

Maps

Council Wards

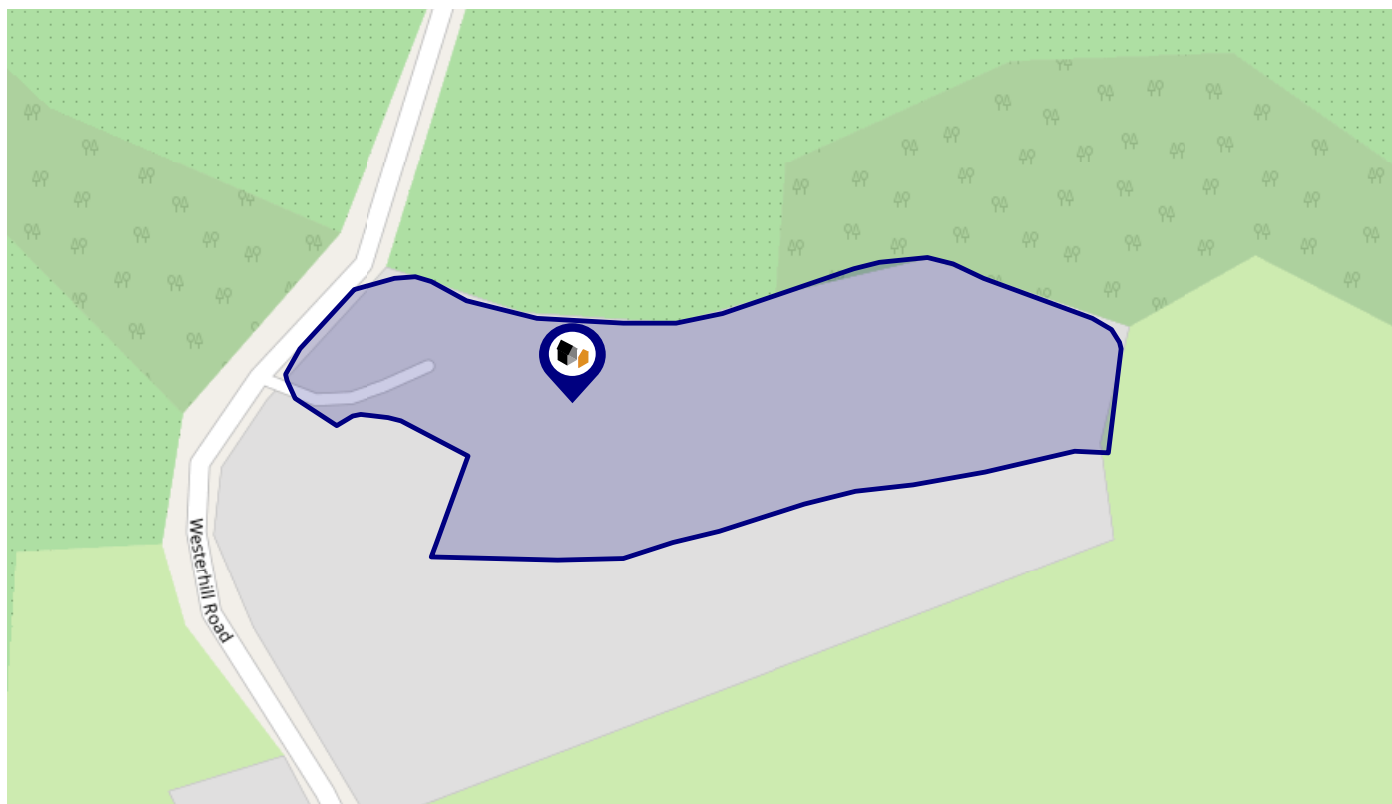
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Coxheath and Hunton Ward
- 2 Loose Ward
- 3 South Ward
- 4 Marden and Yalding Ward
- 5 Fant Ward
- 6 Boughton Monchelsea and Chart Sutton Ward
- 7 Park Wood Ward
- 8 Barmingham and Teston Ward
- 9 Shepway South Ward
- 10 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.

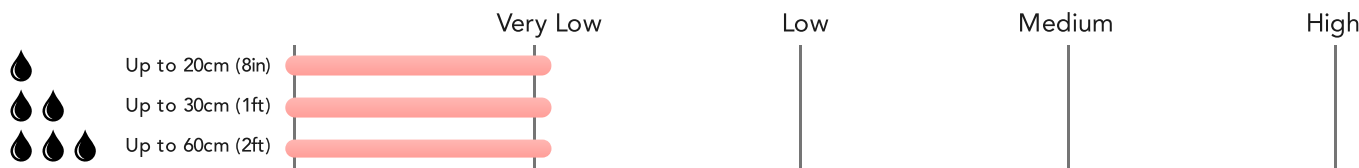


Risk Rating: Very low

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.

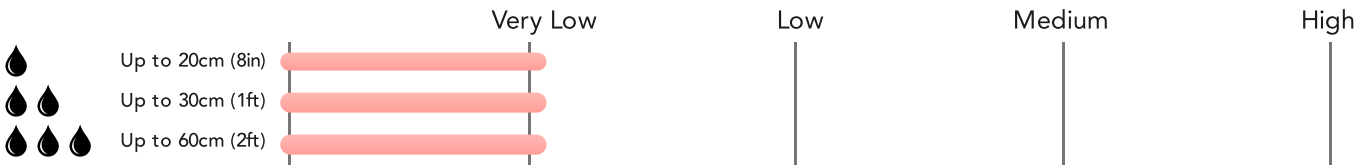


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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.

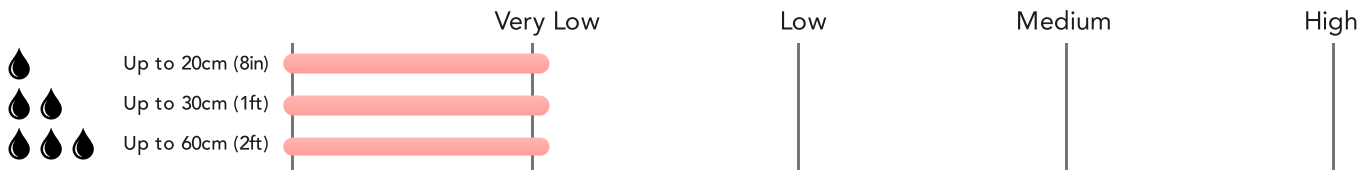


Risk Rating: Very low

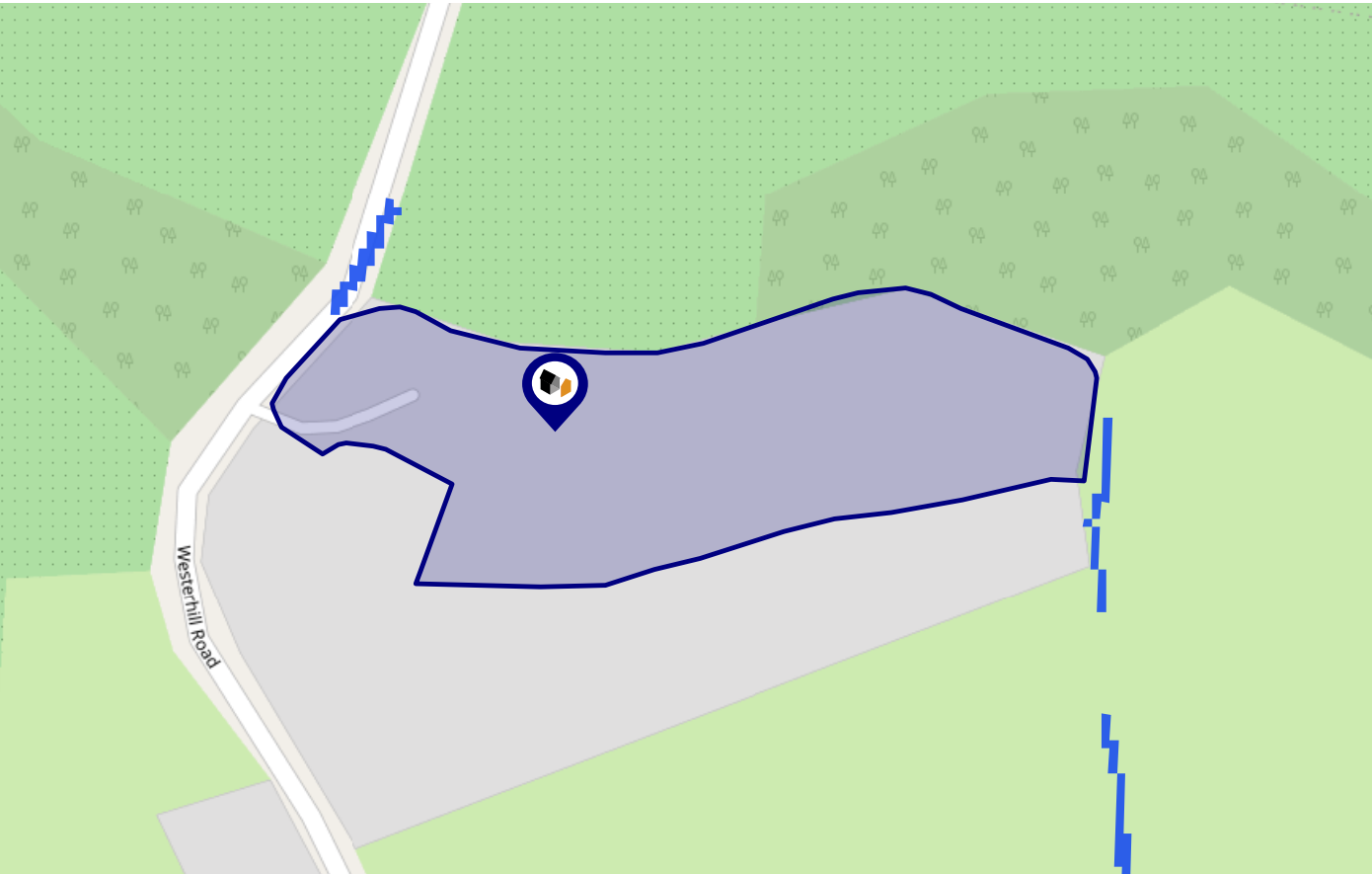
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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

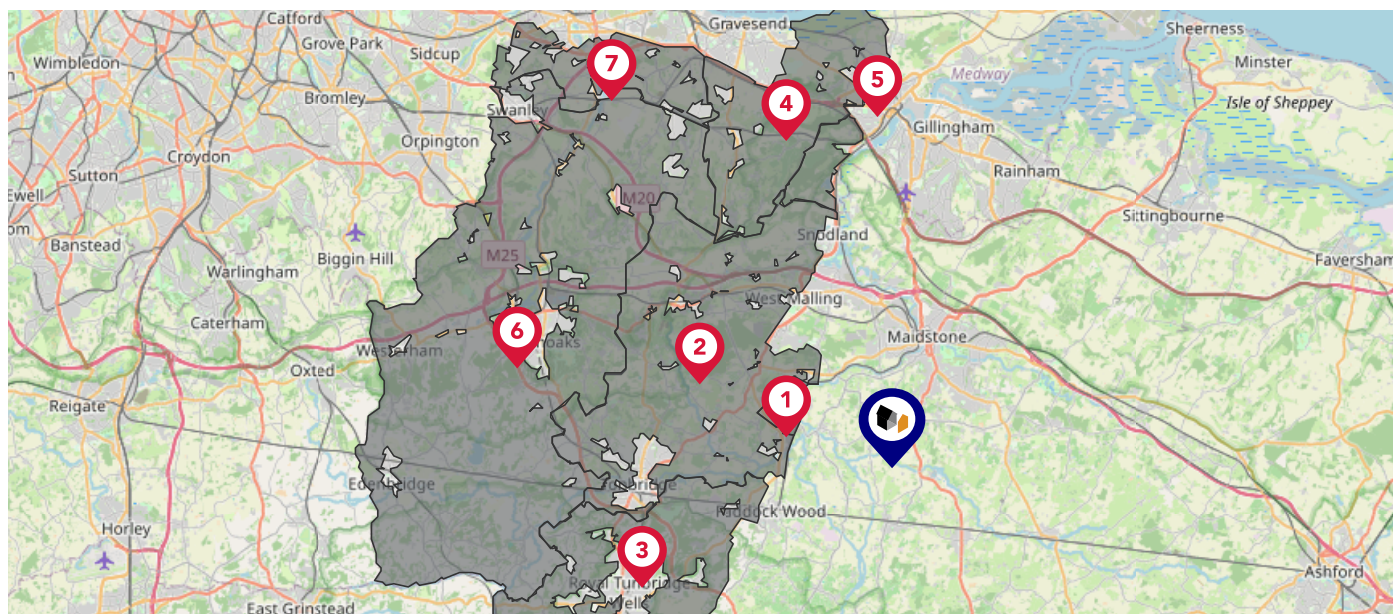
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
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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



London Green Belt - Maidstone



London Green Belt - Tonbridge and Malling



London Green Belt - Tunbridge Wells



London Green Belt - Gravesend



London Green Belt - Medway

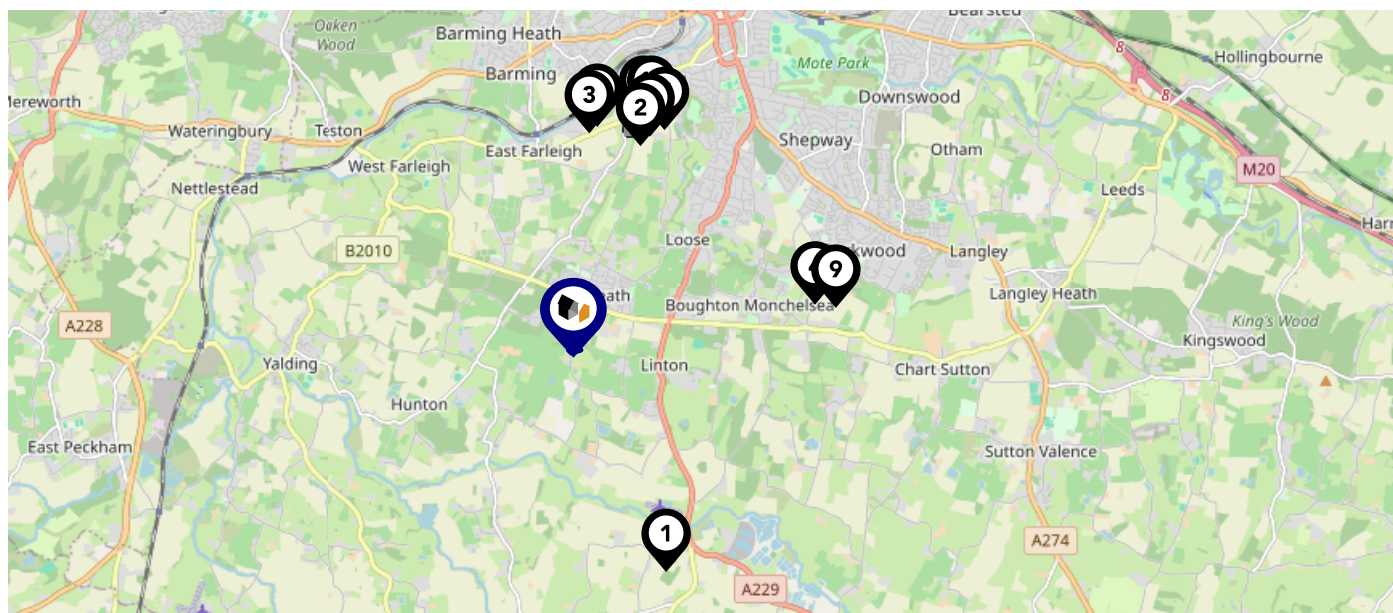


London Green Belt - Sevenoaks



London Green Belt - Dartford

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.



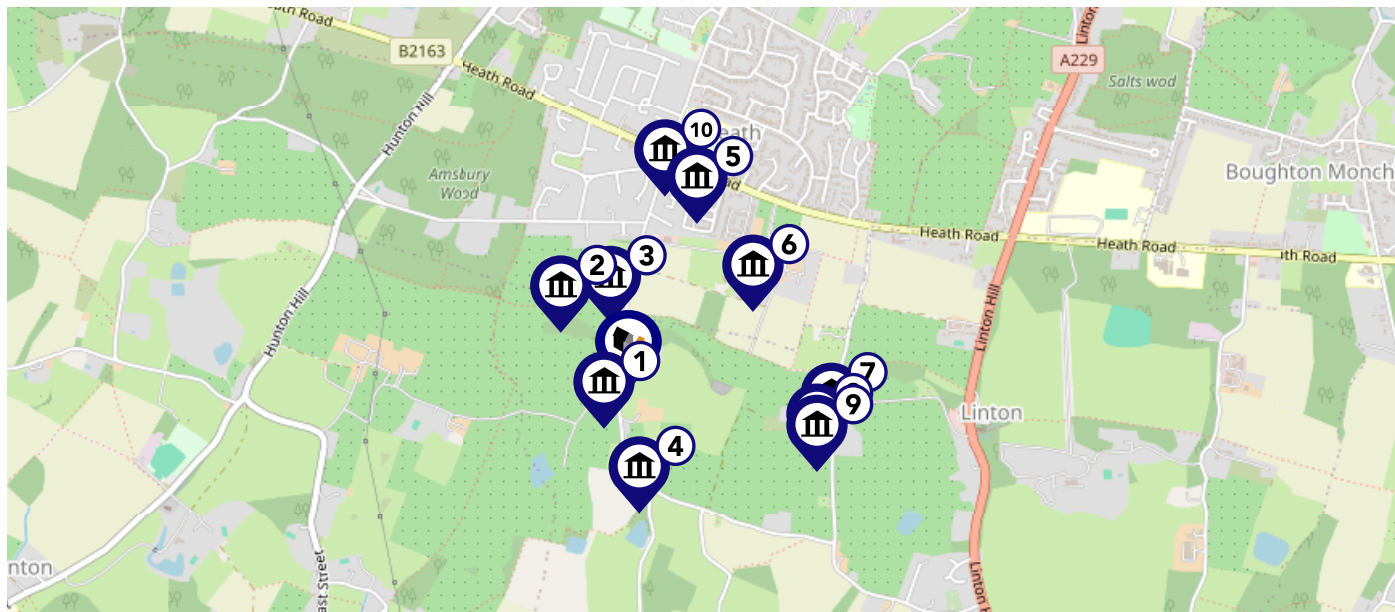
Nearby Landfill Sites

1	Stilebridge Lane-Stilebridge, Kent	Historic Landfill	
2	Tovil-Dean Street, Maidstone, Kent	Historic Landfill	
3	Fant Farm Extension-Off Farleigh Lane, Fant, Maidstone, Kent	Historic Landfill	
4	Skinner's Farm Quarry-Skinner's Farm, Brishing Lane, Boughton Monchelsea, Kent	Historic Landfill	
5	Fant Farm Quarry No.2-Maidstone, Kent	Historic Landfill	
6	Walnut Tree Farm-Dean Street, Maidstone, Kent	Historic Landfill	
7	Tovil Mill Pit-Farleigh Hill, Maidstone, Kent	Historic Landfill	
8	Tovil Mill Pit-Farleigh Hill, Maidstone, Kent	Historic Landfill	
9	Brishing Lane-Maidstone, Kent	Historic Landfill	
10	Tovil-Burial Ground Lane, Maidstone, Kent	Historic Landfill	

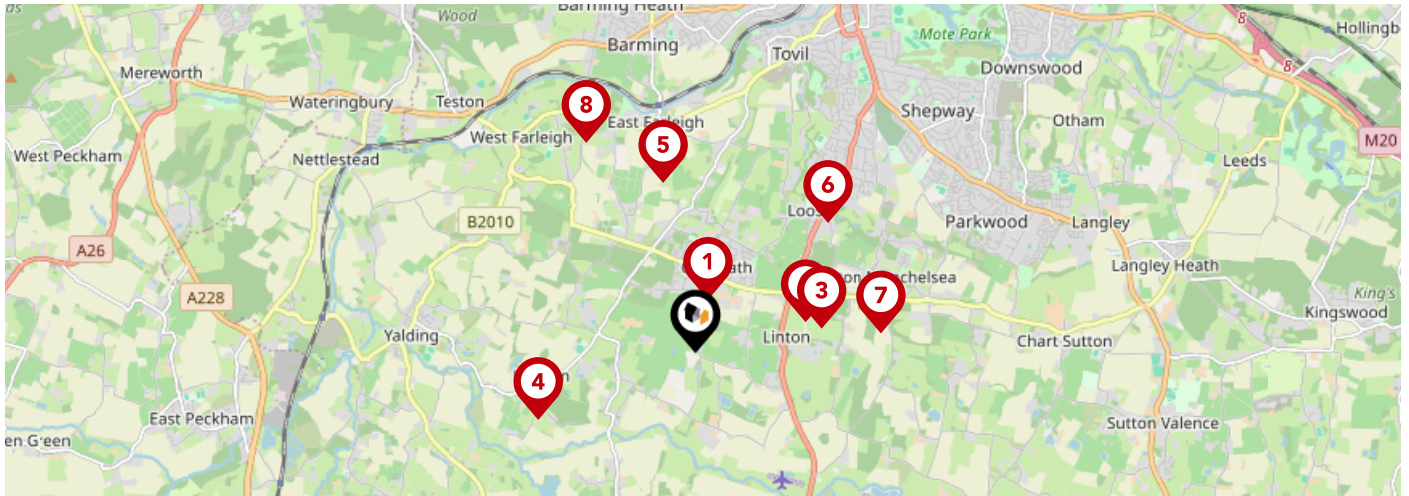
Maps

Listed Buildings

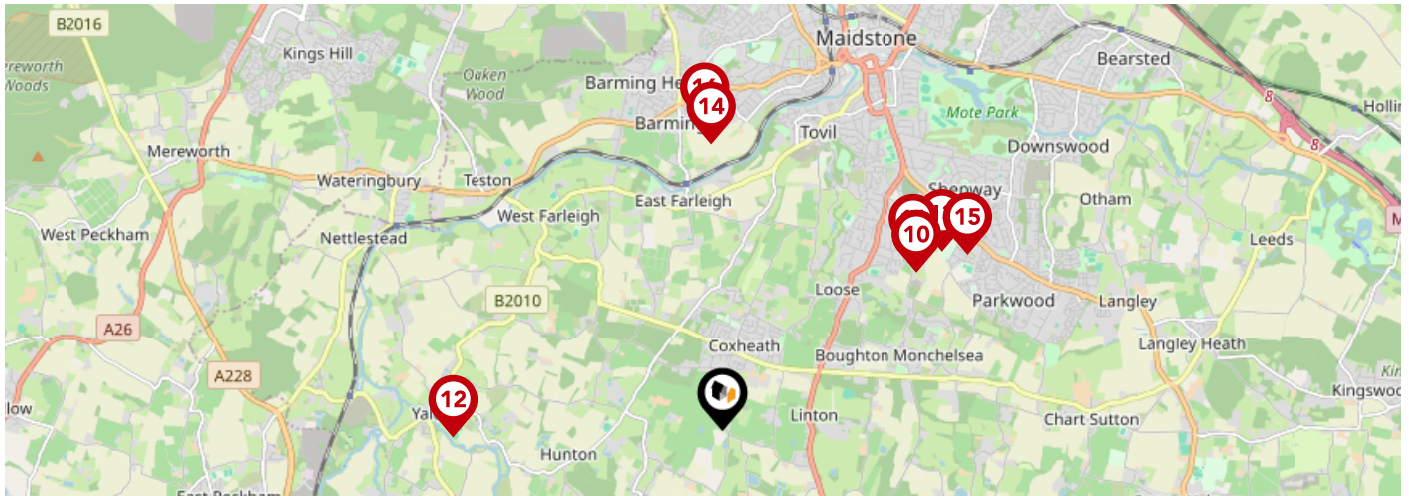
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



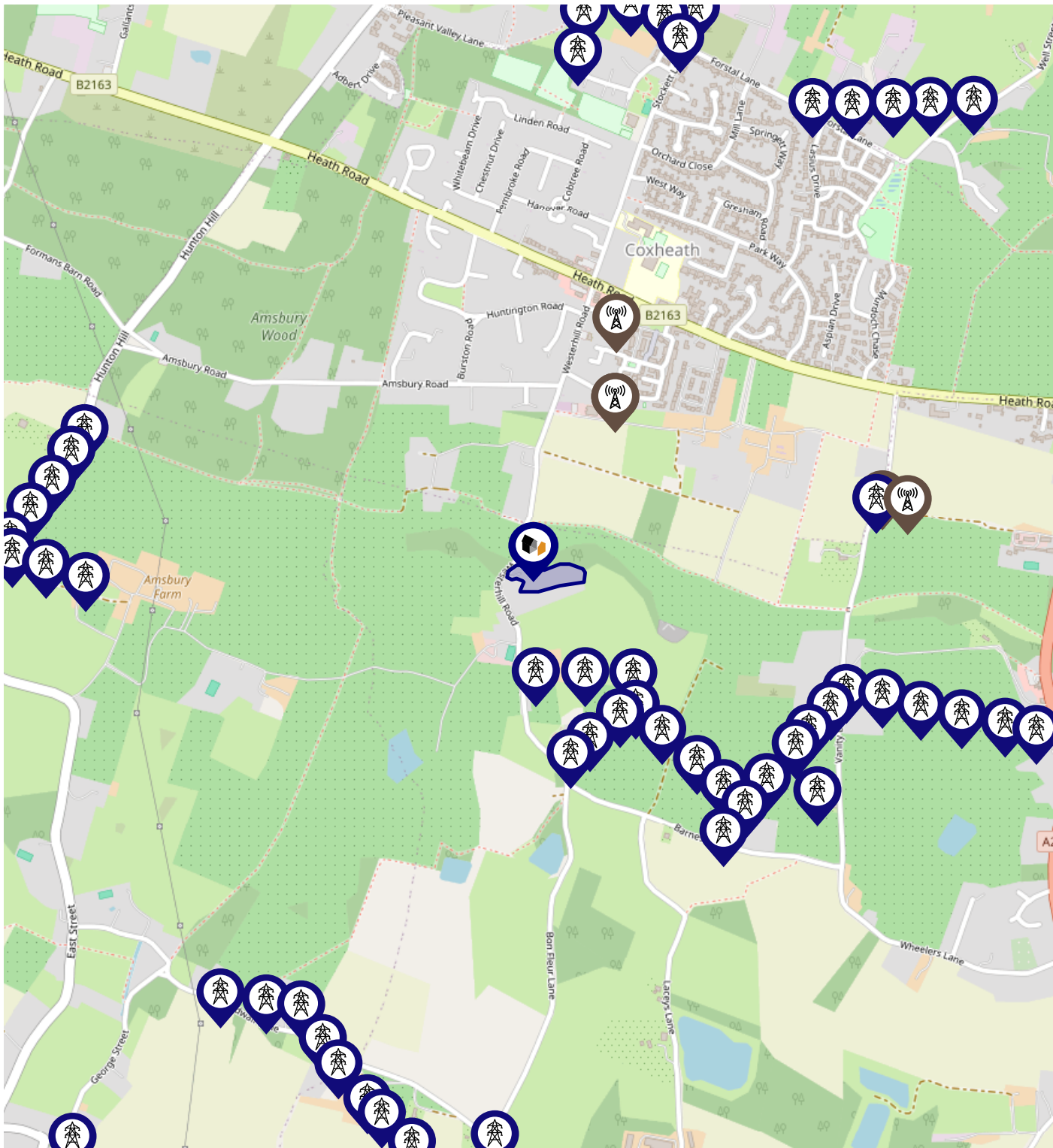
Listed Buildings in the local district	Grade	Distance
 1263284 - Westerhill Farmhouse	Grade II	0.1 miles
 1344352 - Barn About 10 Metres North Of Stockyard Cottage	Grade II	0.2 miles
 1263738 - Westerhill	Grade II	0.2 miles
 1250371 - Snoads Hall And Number 1 Snoads Hall	Grade II	0.3 miles
 1251225 - Holy Trinity	Grade II	0.4 miles
 1060778 - Clock House	Grade II	0.4 miles
 1250337 - Court Lodge	Grade II	0.5 miles
 1263313 - Maytum Farmhouse	Grade II	0.5 miles
 1250370 - Rose Cottage And Stockyard Attached	Grade II	0.5 miles
 1263760 - Homestead	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Coxheath Primary School Ofsted Rating: Good Pupils: 433 Distance:0.52	☐	☒	☐	☐	☐
2	Cornwallis Academy Ofsted Rating: Good Pupils: 1321 Distance:1.06	☐	☐	☒	☐	☐
3	OneSchool Global UK - Maidstone Campus Ofsted Rating: Not Rated Pupils: 161 Distance:1.2	☐	☐	☒	☐	☐
4	Hunton Church of England Primary School Ofsted Rating: Good Pupils: 99 Distance:1.59	☐	☒	☐	☐	☐
5	East Farleigh Primary School Ofsted Rating: Good Pupils: 210 Distance:1.61	☐	☒	☐	☐	☐
6	Loose Primary School Ofsted Rating: Good Pupils: 661 Distance:1.73	☐	☒	☐	☐	☐
7	Boughton Monchelsea Primary School Ofsted Rating: Good Pupils: 211 Distance:1.73	☐	☒	☐	☐	☐
8	St Helens Montessori School Ofsted Rating: Good Pupils: 48 Distance:2.2	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Tiger Primary School Ofsted Rating: Good Pupils: 408 Distance:2.32	☐	☒	☐	☐	☐
	New Line Learning Academy Ofsted Rating: Good Pupils: 807 Distance:2.32	☐	☐	☒	☐	☐
	Five Acre Wood School Ofsted Rating: Outstanding Pupils: 845 Distance:2.4	☐	☐	☒	☐	☐
	Yalding, St Peter and St Paul Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 163 Distance:2.5	☐	☒	☐	☐	☐
	Oaks Primary Academy Ofsted Rating: Outstanding Pupils: 218 Distance:2.64	☐	☒	☐	☐	☐
	Jubilee Primary School Ofsted Rating: Outstanding Pupils: 325 Distance:2.66	☐	☒	☐	☐	☐
	Molehill Primary Academy Ofsted Rating: Good Pupils: 304 Distance:2.8	☐	☒	☐	☐	☐
	Bower Grove School Ofsted Rating: Outstanding Pupils: 241 Distance:2.84	☐	☐	☒	☐	☐

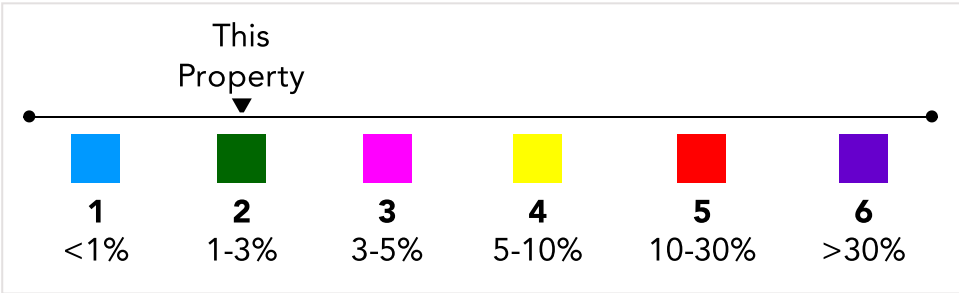
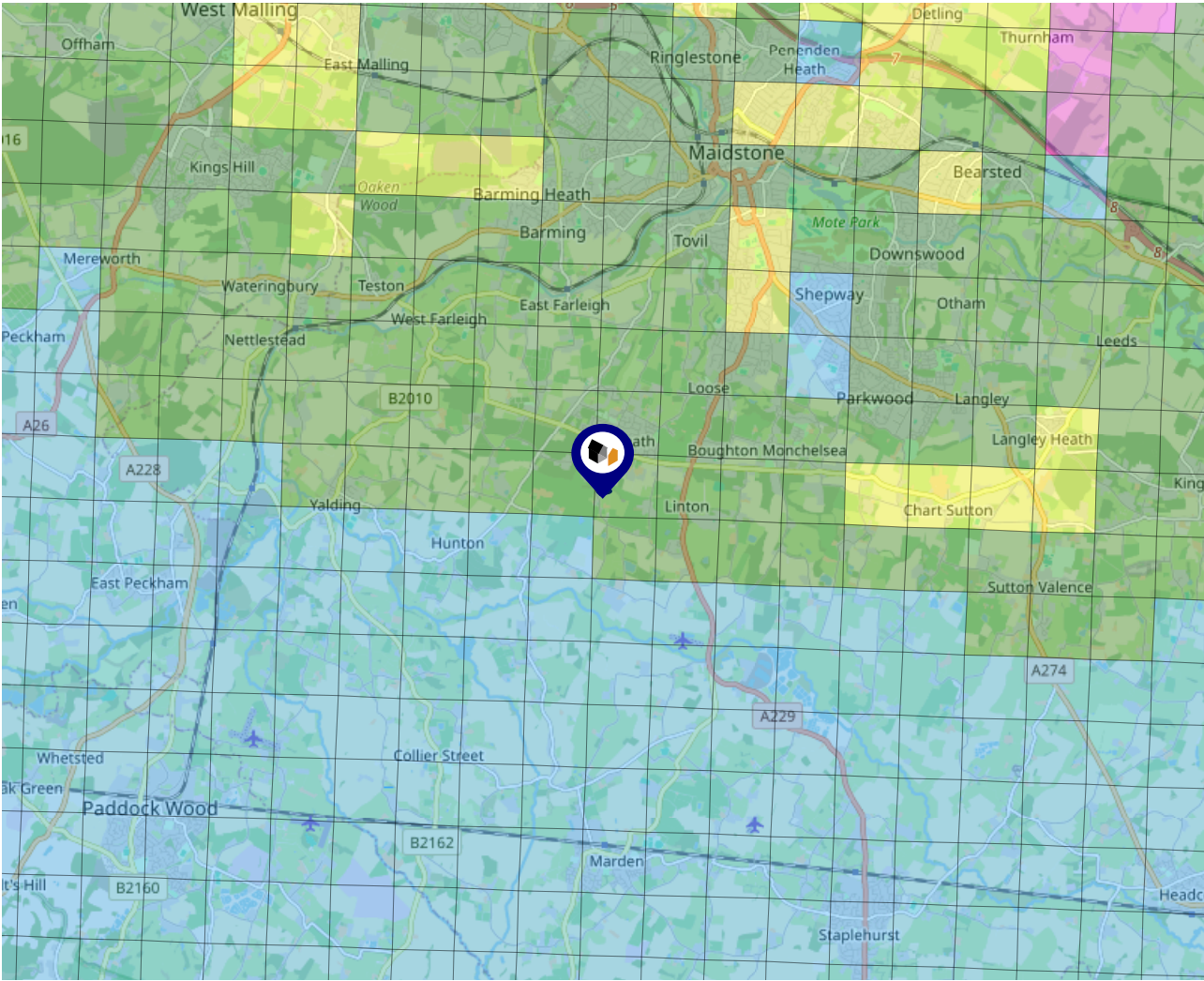


Key:

-  Power Pylons
-  Communication Masts

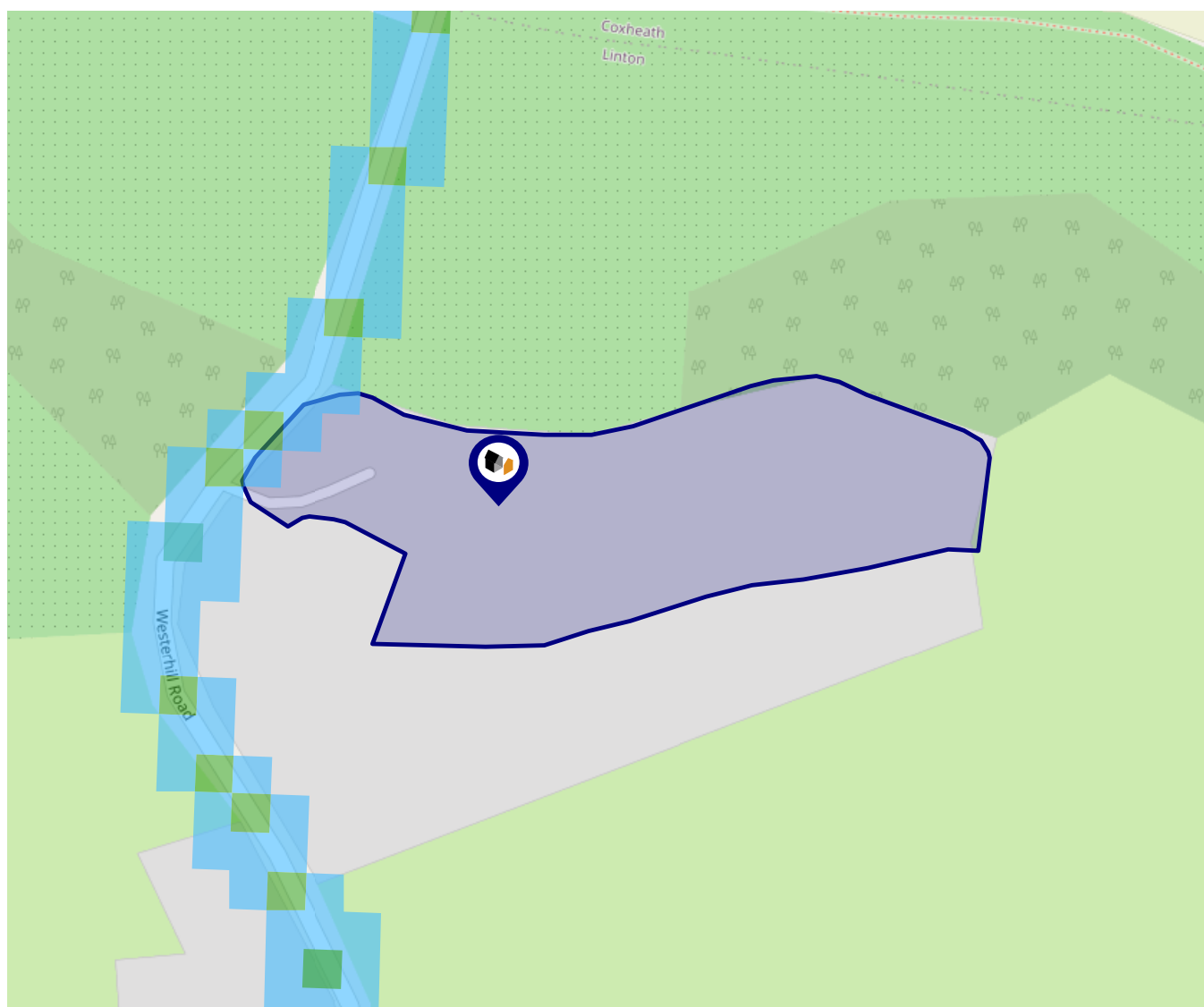
What is Radon?

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

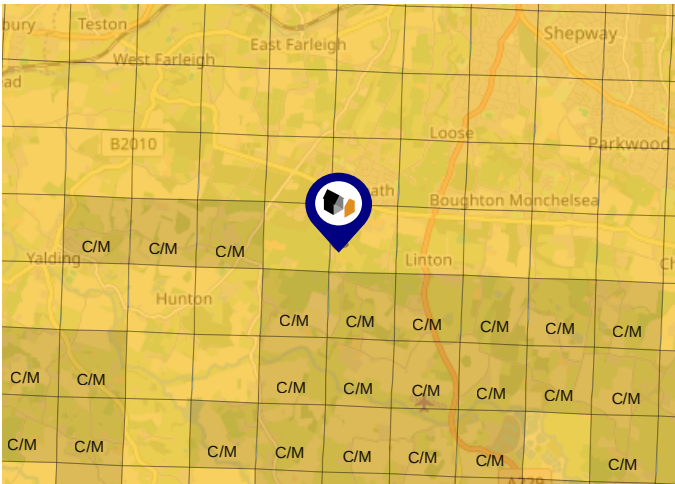


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

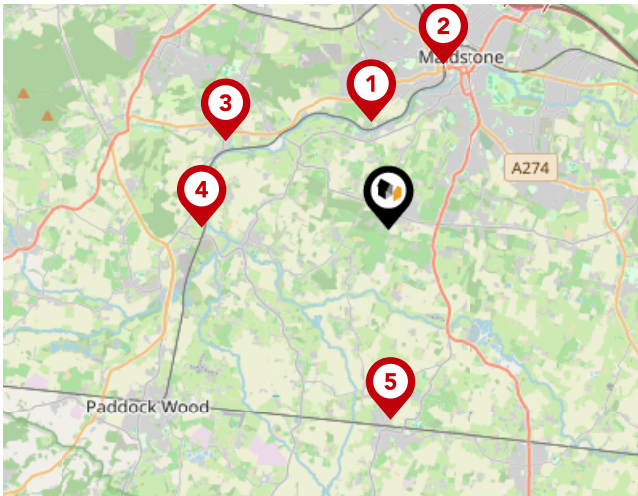


Primary Classifications (Most Common Clay Types)

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

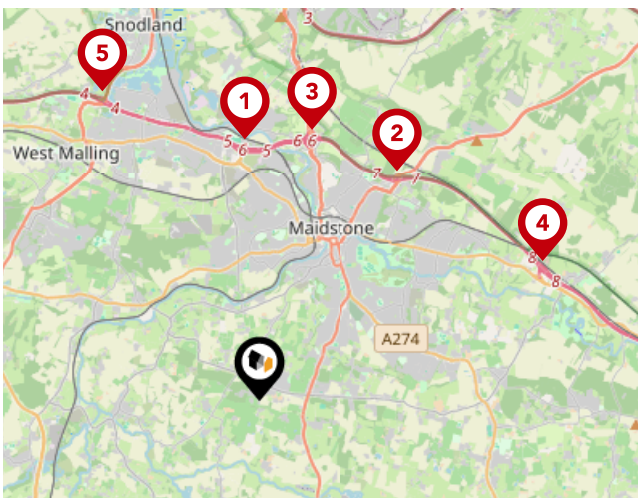
Area

Transport (National)



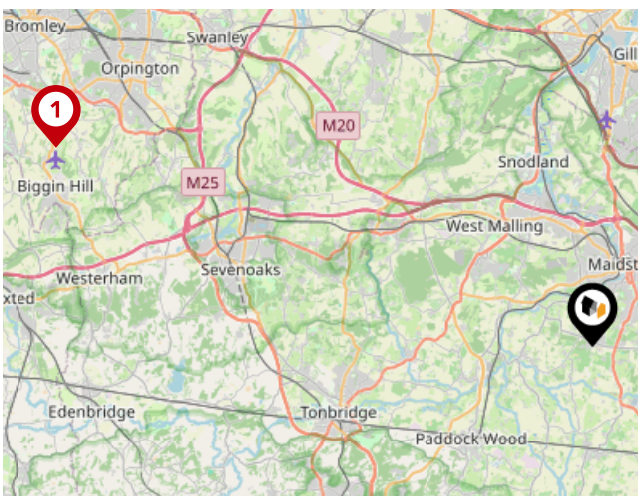
National Rail Stations

Pin	Name	Distance
1	East Farleigh Rail Station	2.03 miles
2	Maidstone West Rail Station	3.22 miles
3	Watlingbury Rail Station	3.43 miles
4	Yalding Rail Station	3.46 miles
5	Marden Rail Station	3.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J5	4.83 miles
2	M20 J7	4.97 miles
3	M20 J6	5.11 miles
4	M20 J8	5.86 miles
5	M20 J4	6.42 miles



Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	21.15 miles

Area

Transport (Local)



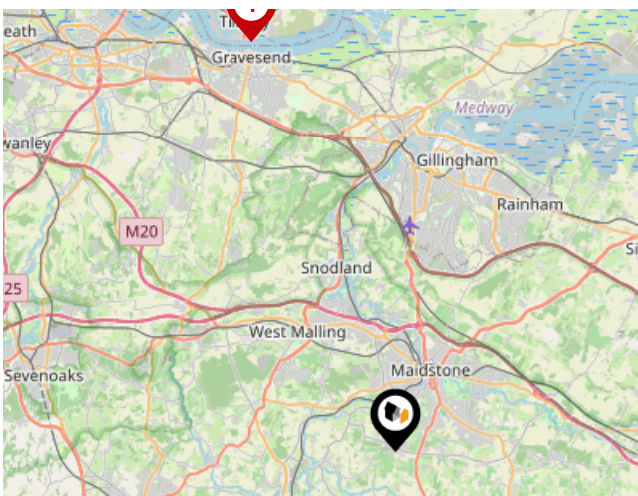
Bus Stops/Stations

Pin	Name	Distance
1	The Beacons	0.28 miles
2	Pippin Close	0.37 miles
3	Spice Lounge	0.44 miles
4	Spice Lounge	0.45 miles
5	Park Way	0.48 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	12.55 miles



Ferry Terminals

Pin	Name	Distance
1	Town Pier	16.05 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

Data Quality

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