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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd July 2026



CHAPMAN AVENUE, MAIDSTONE, ME15

NEIL JOHNSON PROPERTY AGENTS

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,205 ft ² / 112 m ²
Plot Area:	0.12 acres
Council Tax :	Band E
Annual Estimate:	£3,059
Title Number:	K300198

Tenure: Freehold

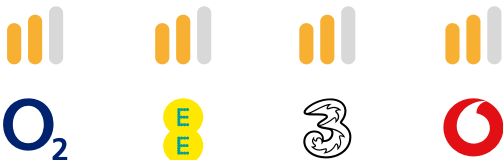
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

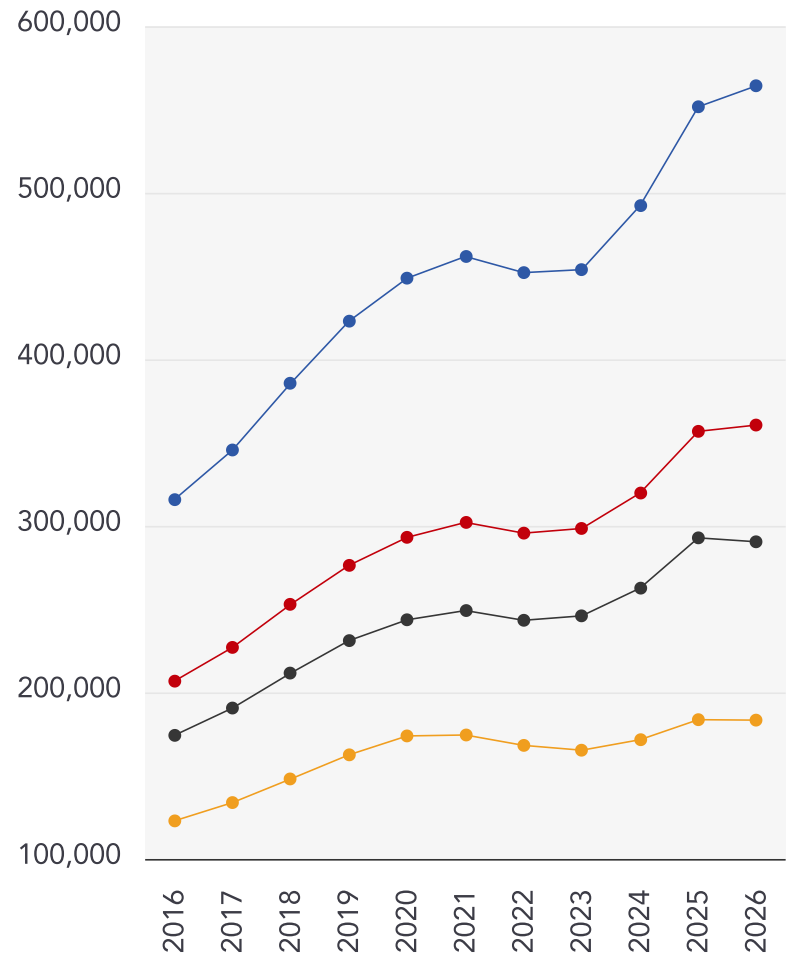


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in ME15



Detached

+78.71%

Semi-Detached

+74.37%

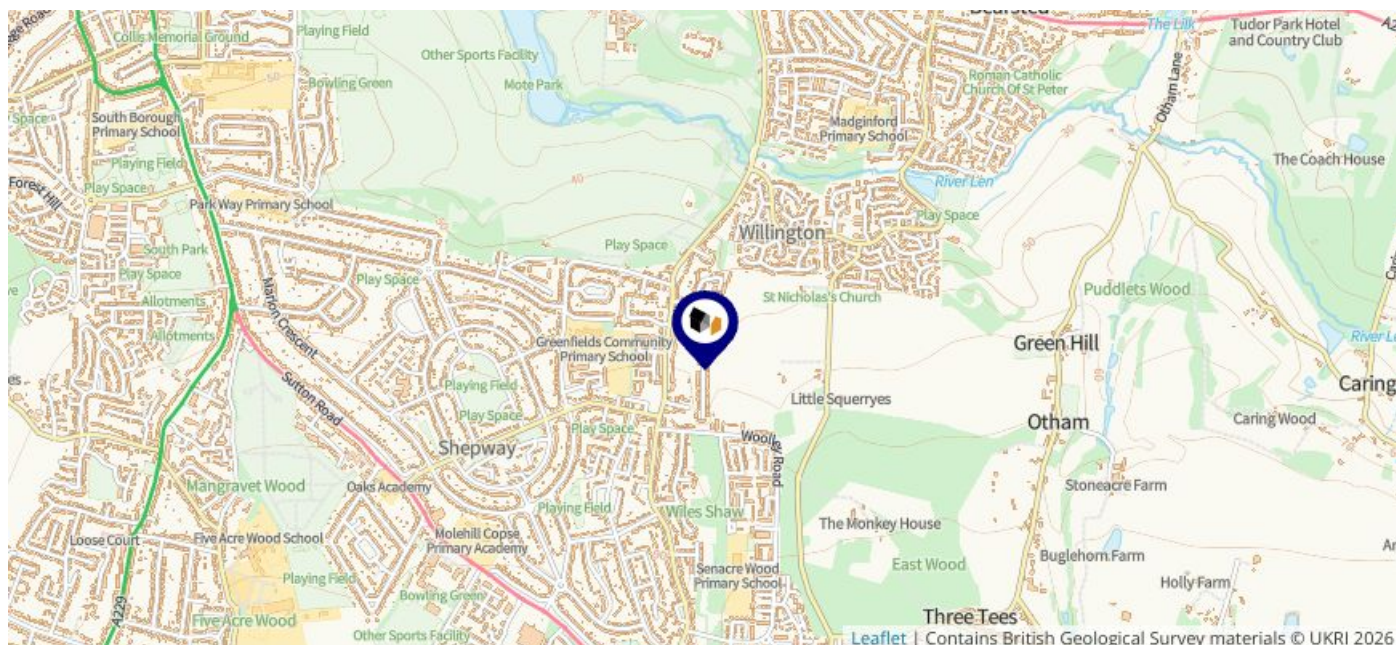
Terraced

+66.71%

Flat

+49.23%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

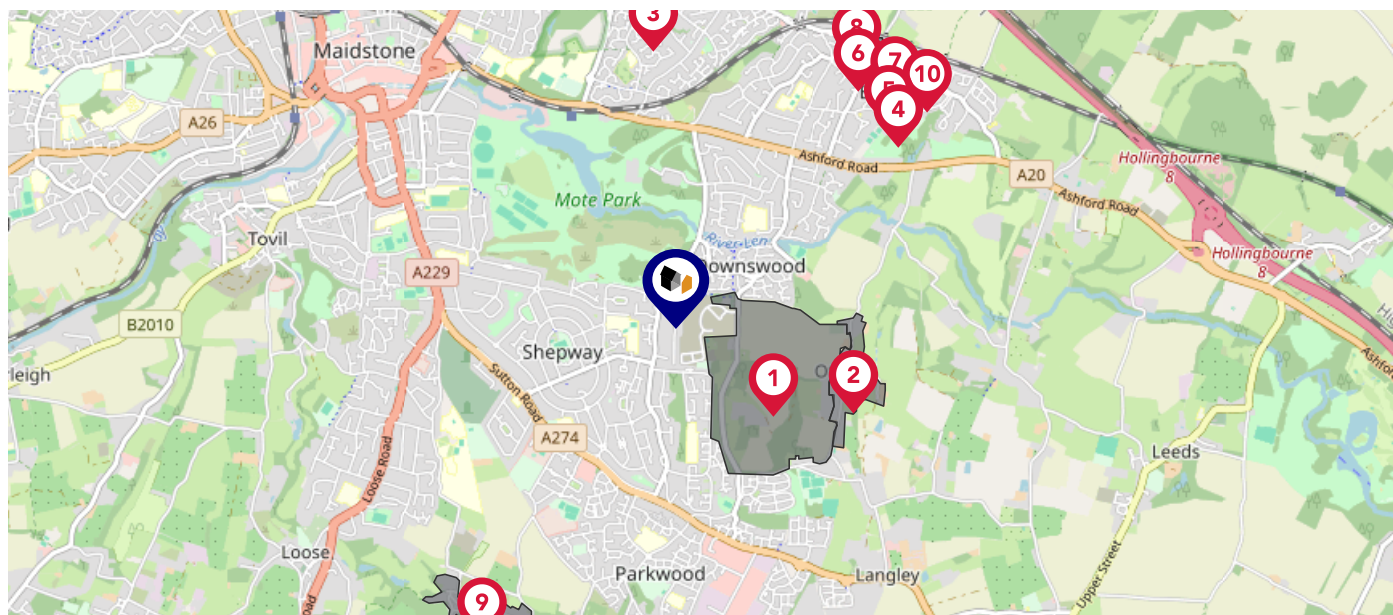
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



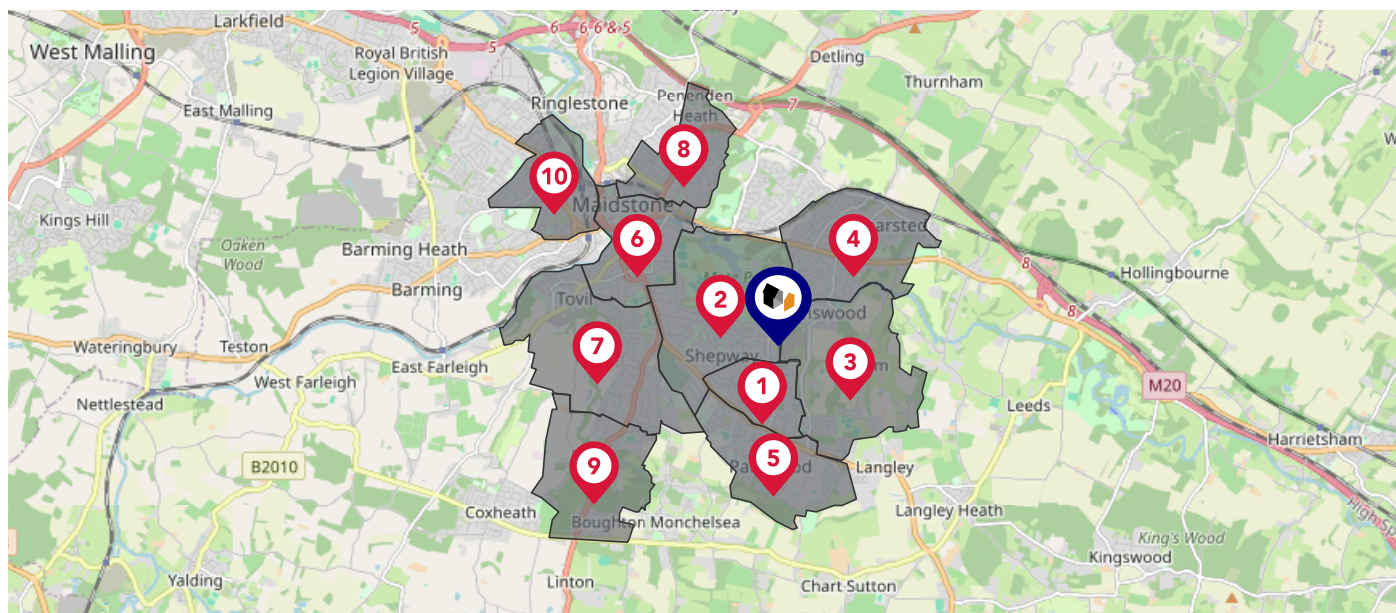
Nearby Conservation Areas

- | | |
|----|-----------------------------------|
| 1 | Otham Extension |
| 2 | Otham |
| 3 | Grove Green |
| 4 | Bearsted, Holy Cross Church |
| 5 | Bearsted Extension |
| 6 | Bearsted Extension |
| 7 | Bearsted, Village Green |
| 8 | Bearsted Extension |
| 9 | Boughton Monchelsea, The Quarries |
| 10 | Bearsted Extension |

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

Shepway South Ward

2

Shepway North Ward

3

Downswood and Otham Ward

4

Bearsted Ward

5

Park Wood Ward

6

High Street Ward

7

South Ward

8

East Ward

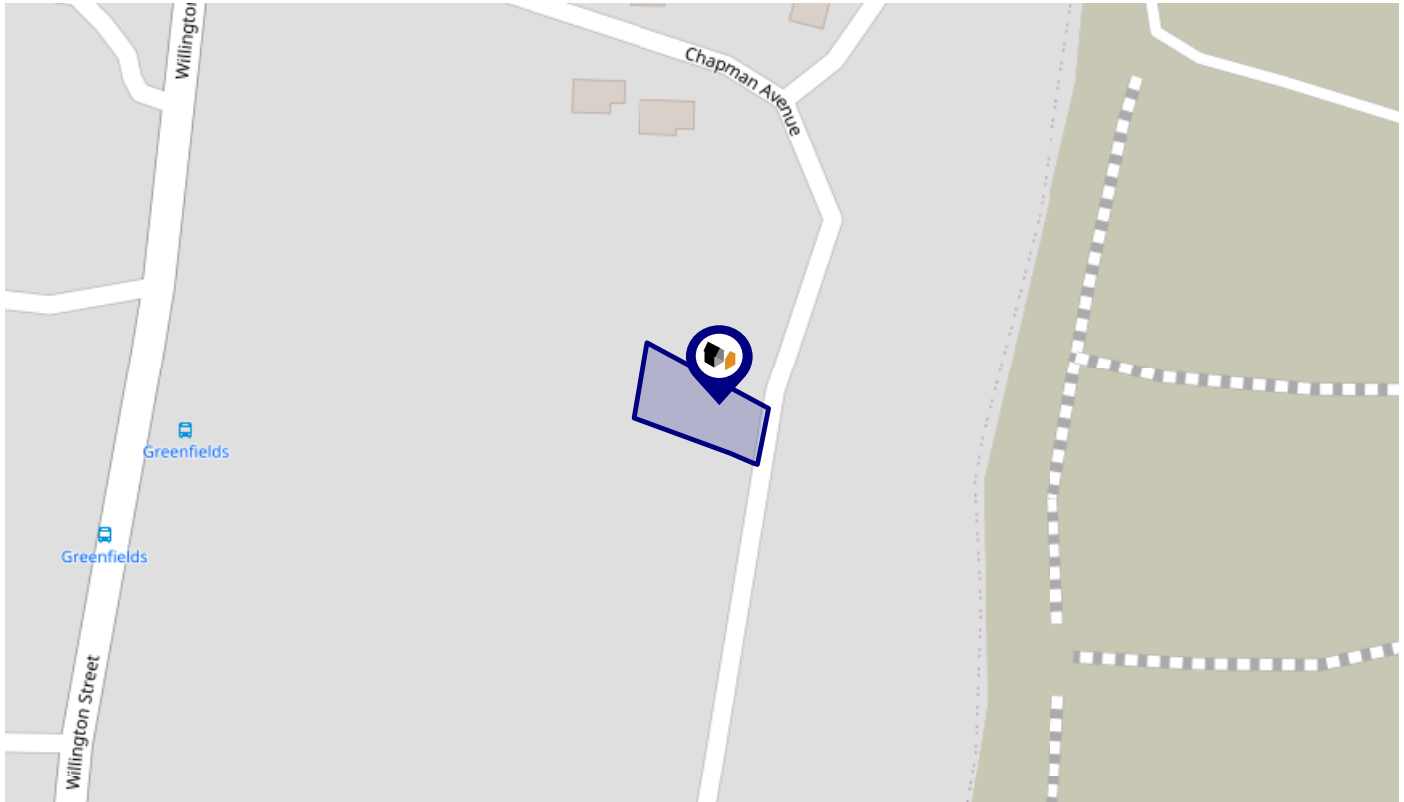
9

Loose Ward

10

Bridge 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.

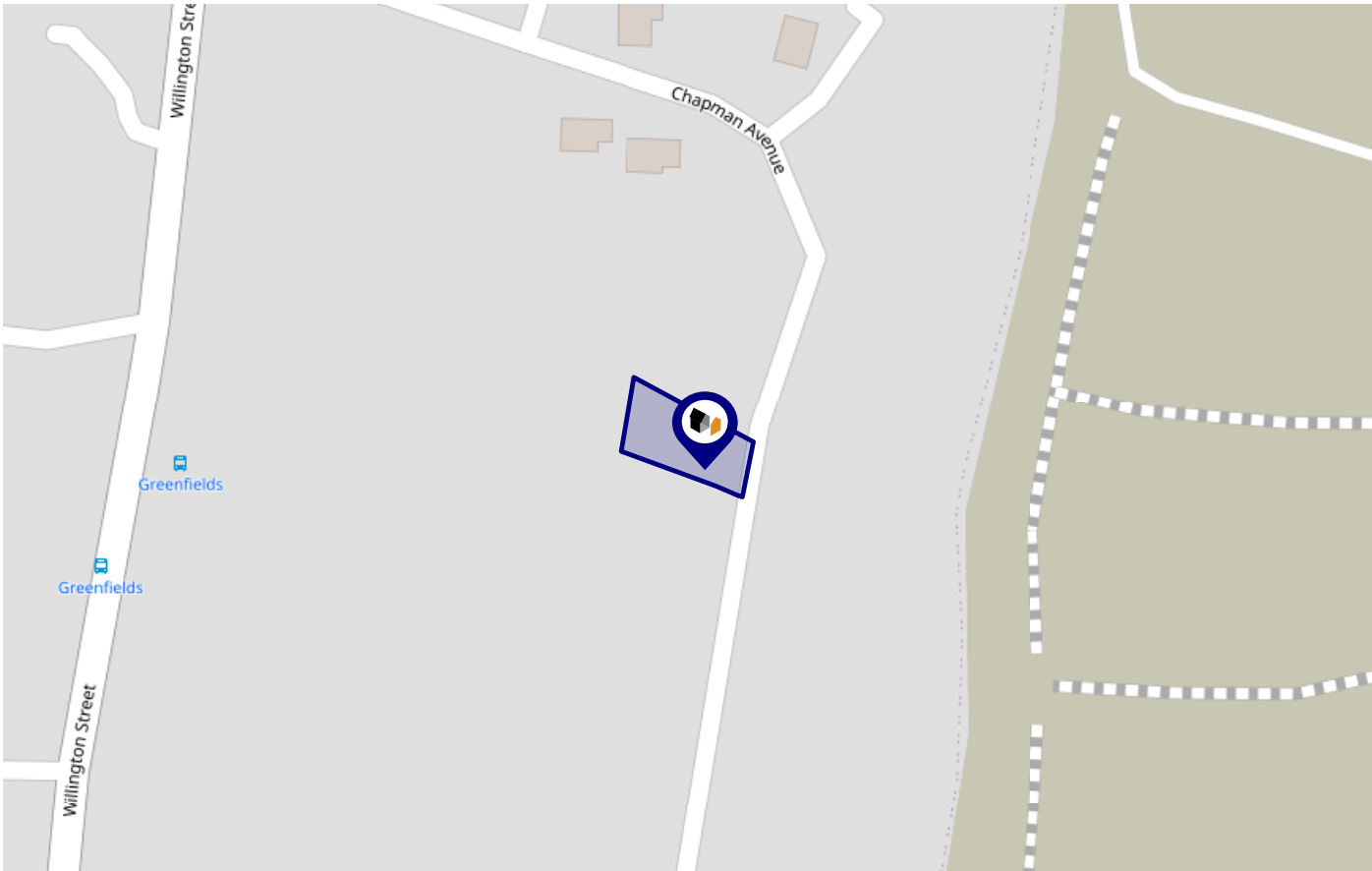
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

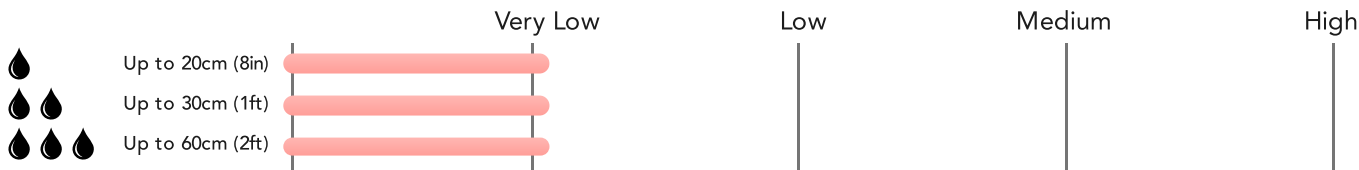


Risk Rating: Very low

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.

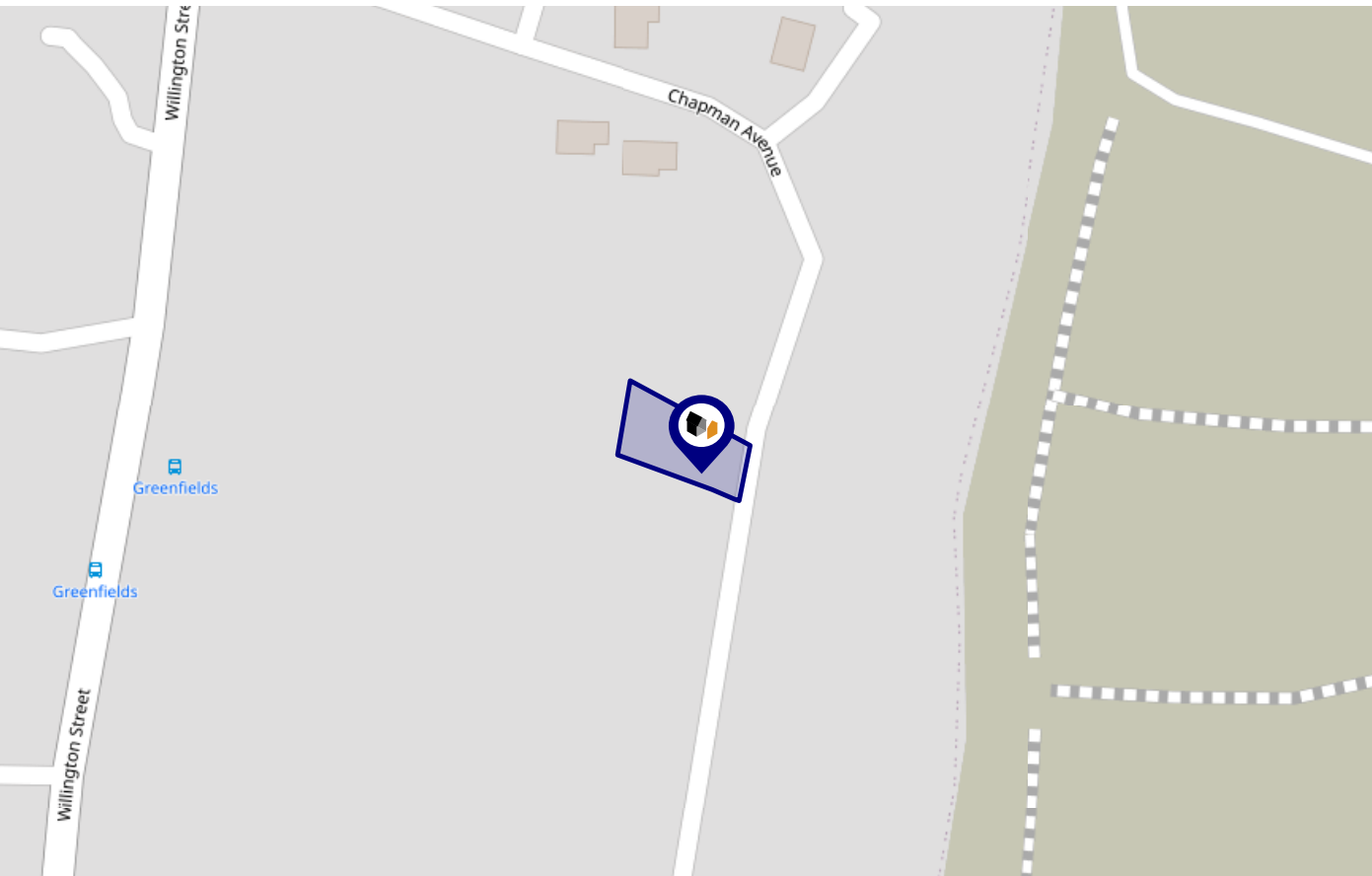
Chance of flooding to the following depths at this property:



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.

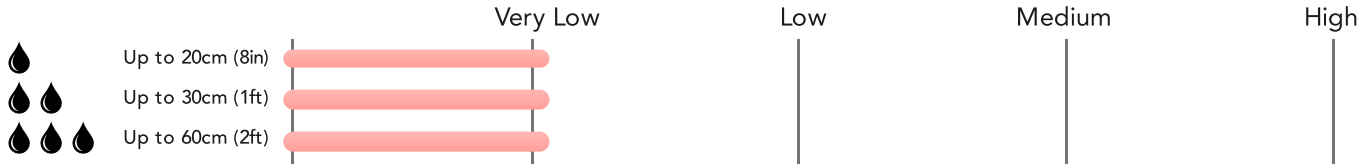


Risk Rating: Very low

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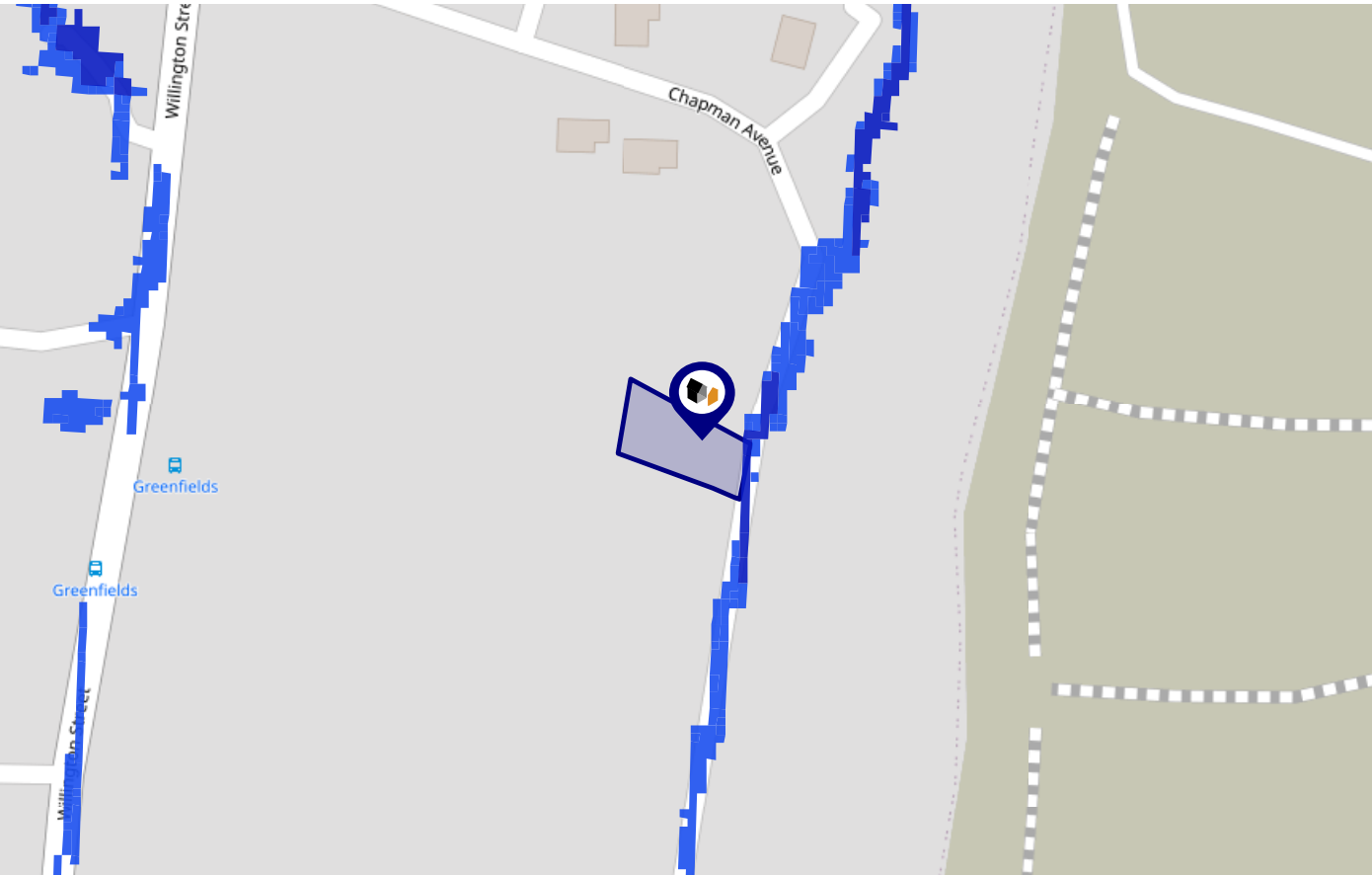
Chance of flooding to the following depths at this property:



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.

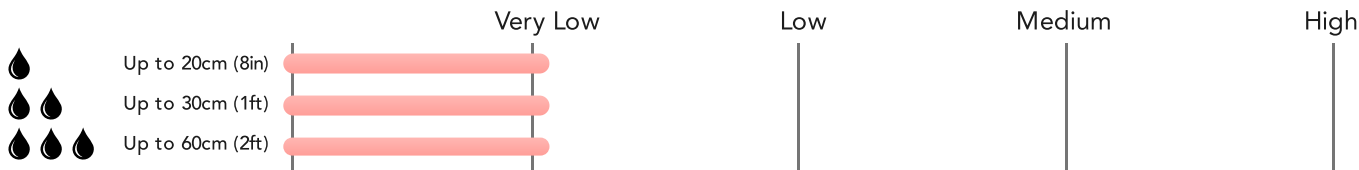


Risk Rating: Very low

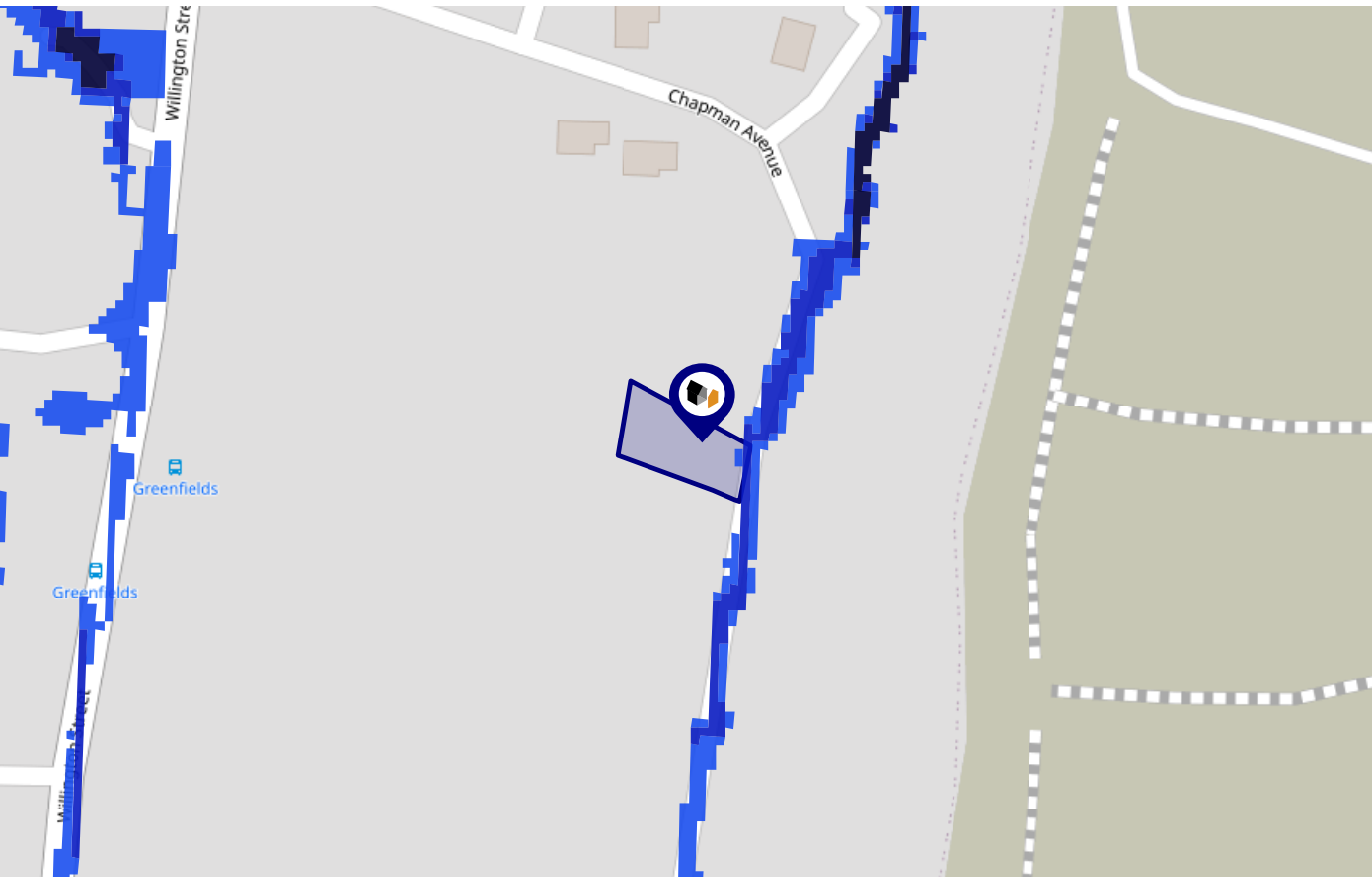
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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.

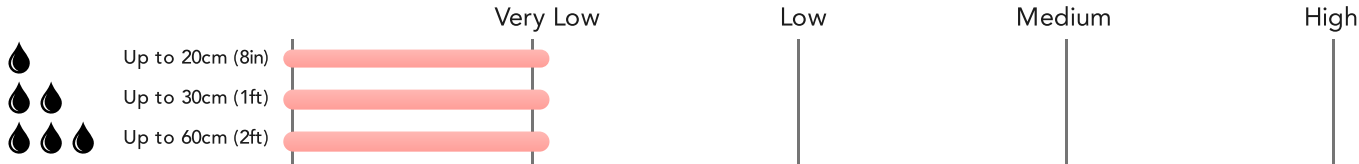


Risk Rating: Very low

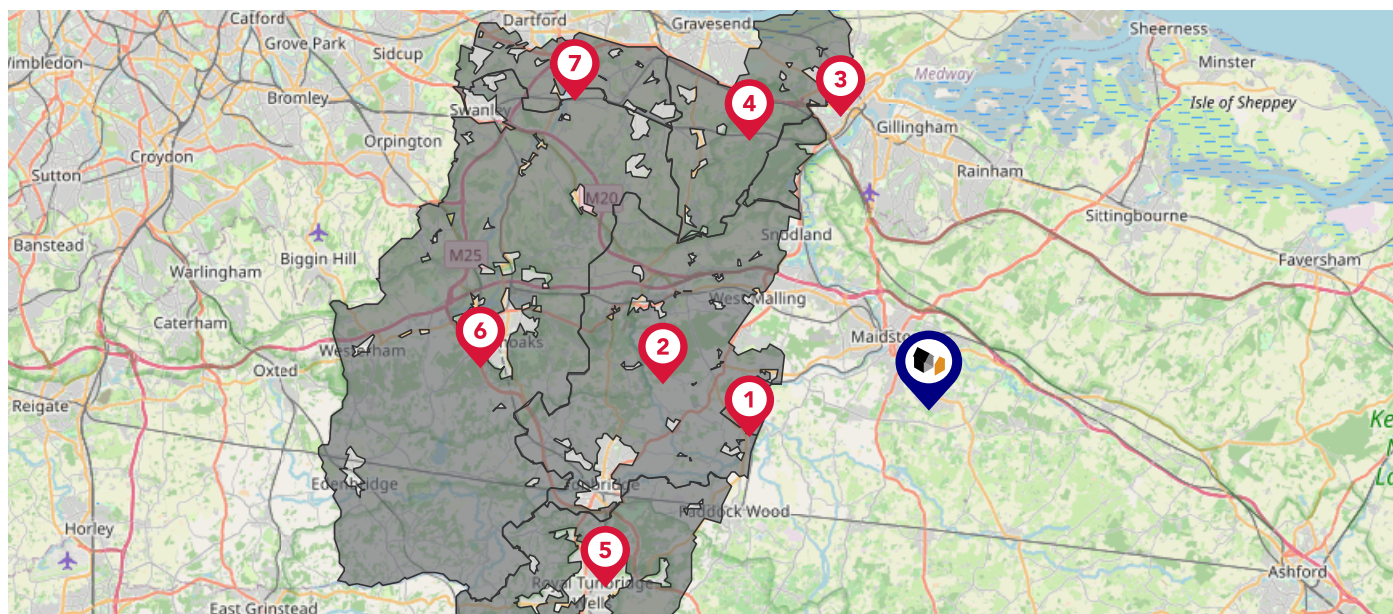
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
-  **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 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 - Medway



London Green Belt - Gravesend



London Green Belt - Tunbridge Wells



London Green Belt - Sevenoaks

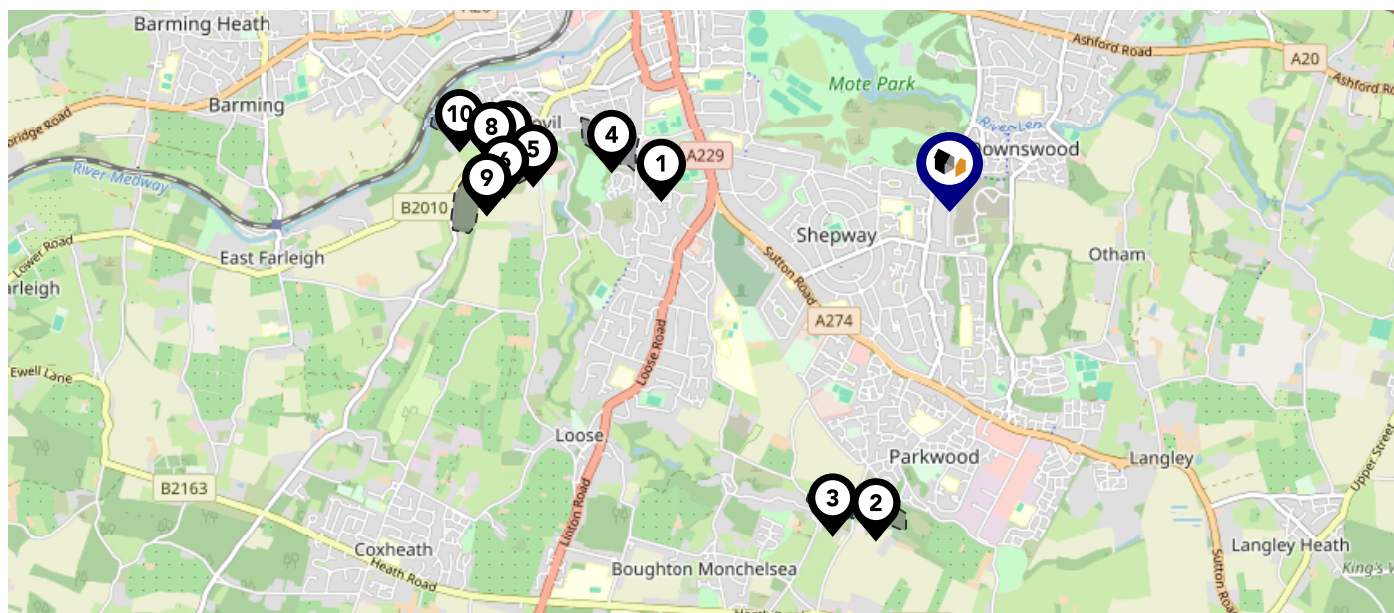


London Green Belt - Dartford

Maps

Landfill Sites

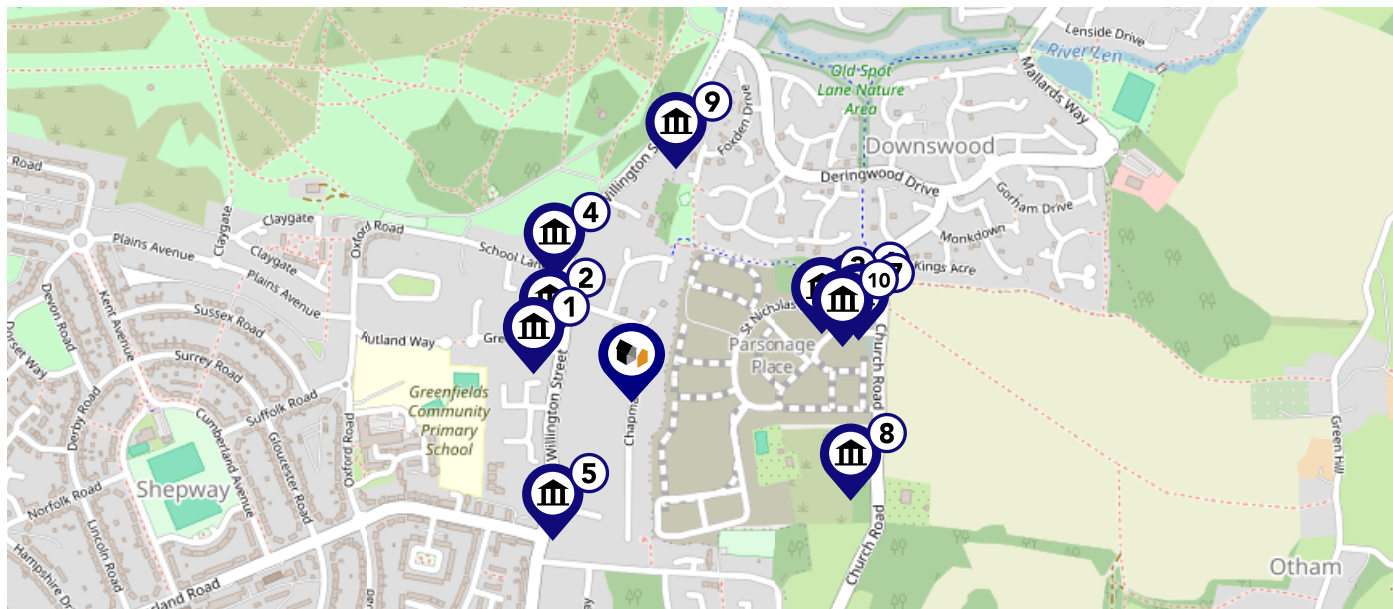
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



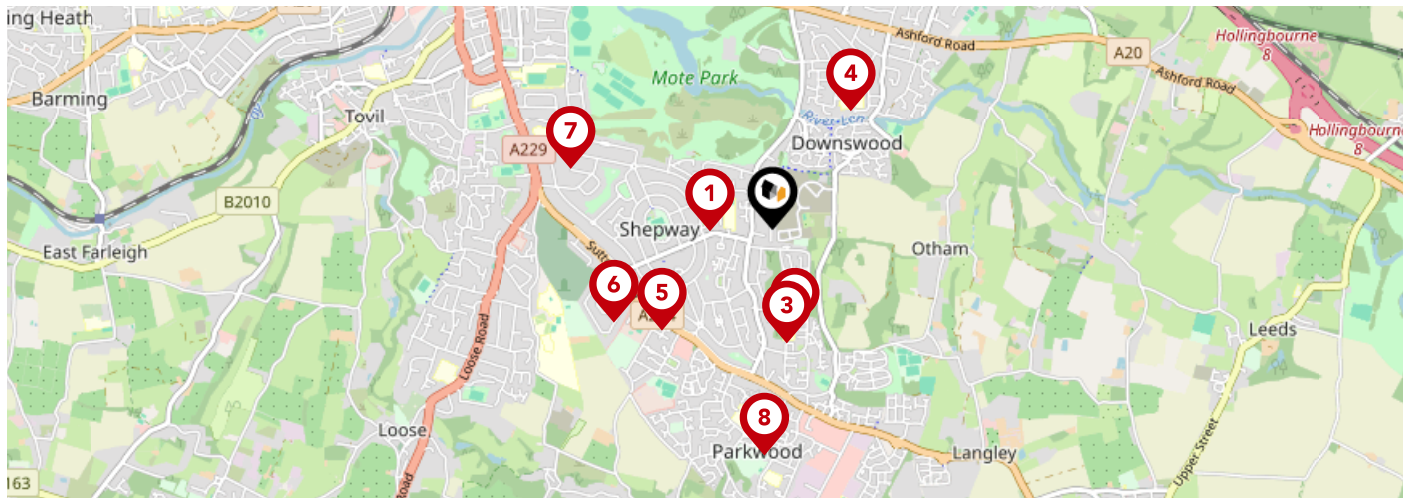
Nearby Landfill Sites

1	Armstrong Road-Maidstone, Kent	Historic Landfill	
2	Brishing Lane-Maidstone, Kent	Historic Landfill	
3	Skinner's Farm Quarry-Skinner's Farm, Brishing Lane, Boughton Monchelsea, Kent	Historic Landfill	
4	Coombe Quarry-Coombe Hill, Maidstone, Kent	Historic Landfill	
5	Tovil Mill Pit-Farleigh Hill, Maidstone, Kent	Historic Landfill	
6	Walnut Tree Farm-Dean Street, Maidstone, Kent	Historic Landfill	
7	Tovil-Burial Ground Lane, Maidstone, Kent	Historic Landfill	
8	Tovil Mill Pit-Farleigh Hill, Maidstone, Kent	Historic Landfill	
9	Tovil-Dean Street, Maidstone, Kent	Historic Landfill	
10	Bydews Wood-Off Burial Ground Lane, Maidstone, Kent	Historic Landfill	

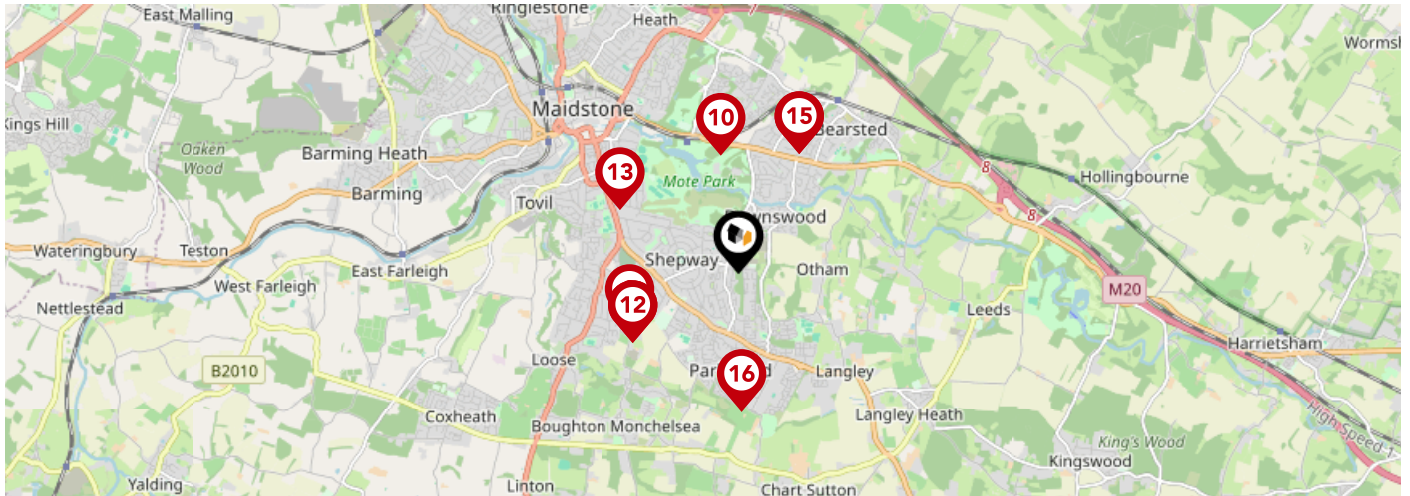
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1225562 - Willington Place Farmhouse	Grade II	0.1 miles
 1266284 - Willington Place	Grade II	0.1 miles
 1250722 - Church House	Grade II	0.2 miles
 1225694 - Woodside	Grade II	0.2 miles
 1266233 - The Old Farmhouse	Grade II	0.2 miles
 1250769 - Monument About 11.5 Metres North West Of Nave Of Church Of St Nicholas	Grade II	0.3 miles
 1250738 - Church Of St Nicholas	Grade I	0.3 miles
 1263096 - The Rectory	Grade II	0.3 miles
 1266283 - Willington House	Grade II	0.3 miles
 1263092 - Monument To Thomas Carter About 16 Metres South West Of Nave Of Church Of St Nicholas	Grade II	0.3 miles



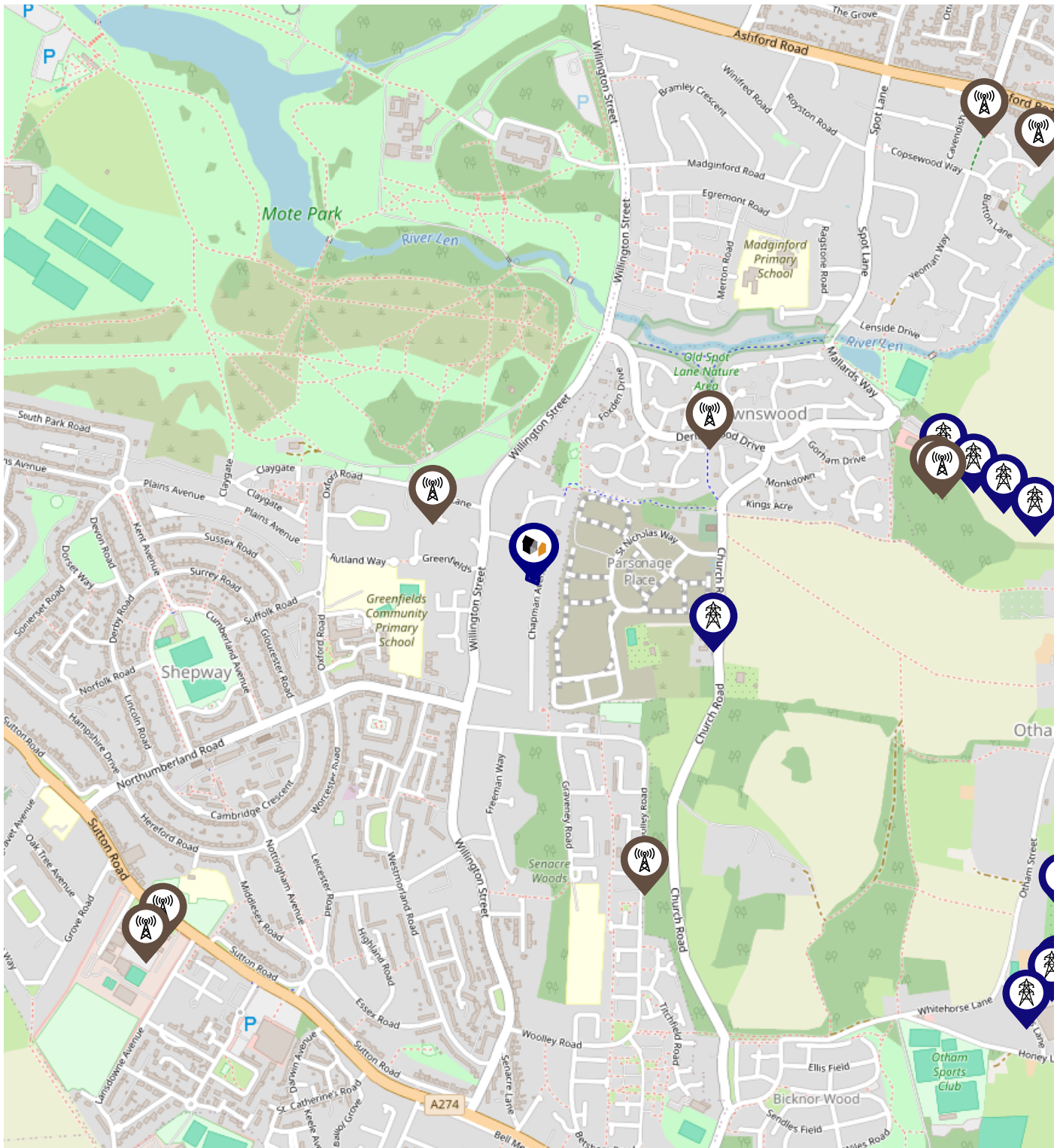
		Nursery	Primary	Secondary	College	Private
	Greenfields Community Primary School Ofsted Rating: Good Pupils: 433 Distance:0.29	☐	☒	☐	☐	☐
	King's Reach Education Ofsted Rating: Good Pupils: 7 Distance:0.49	☐	☐	☒	☐	☐
	Senacre Wood Primary School Ofsted Rating: Good Pupils: 211 Distance:0.54	☐	☒	☐	☐	☐
	Madginford Primary School Ofsted Rating: Good Pupils: 625 Distance:0.66	☐	☒	☐	☐	☐
	Molehill Primary Academy Ofsted Rating: Good Pupils: 304 Distance:0.69	☐	☒	☐	☐	☐
	Oaks Primary Academy Ofsted Rating: Outstanding Pupils: 218 Distance:0.86	☐	☒	☐	☐	☐
	Park Way Primary School Ofsted Rating: Good Pupils: 311 Distance:0.97	☐	☒	☐	☐	☐
	Tree Tops Primary Academy Ofsted Rating: Good Pupils: 317 Distance:1.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Five Acre Wood School Ofsted Rating: Outstanding Pupils: 845 Distance:1.11	☐	☐	☒	☐	☐
	Maidstone, St John's Church of England Primary School Ofsted Rating: Outstanding Pupils: 438 Distance:1.12	☐	☒	☐	☐	☐
	Tiger Primary School Ofsted Rating: Good Pupils: 408 Distance:1.17	☐	☒	☐	☐	☐
	New Line Learning Academy Ofsted Rating: Good Pupils: 807 Distance:1.17	☐	☐	☒	☐	☐
	Maidstone Grammar School Ofsted Rating: Good Pupils: 1416 Distance:1.25	☐	☐	☒	☐	☐
	Roseacre Junior School Ofsted Rating: Good Pupils: 427 Distance:1.26	☐	☒	☐	☐	☐
	Thurnham Church of England Infant School Ofsted Rating: Good Pupils: 271 Distance:1.26	☐	☒	☐	☐	☐
	The Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 207 Distance:1.27	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

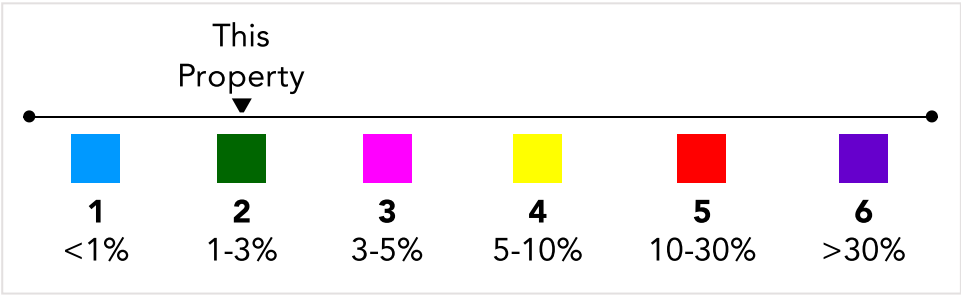
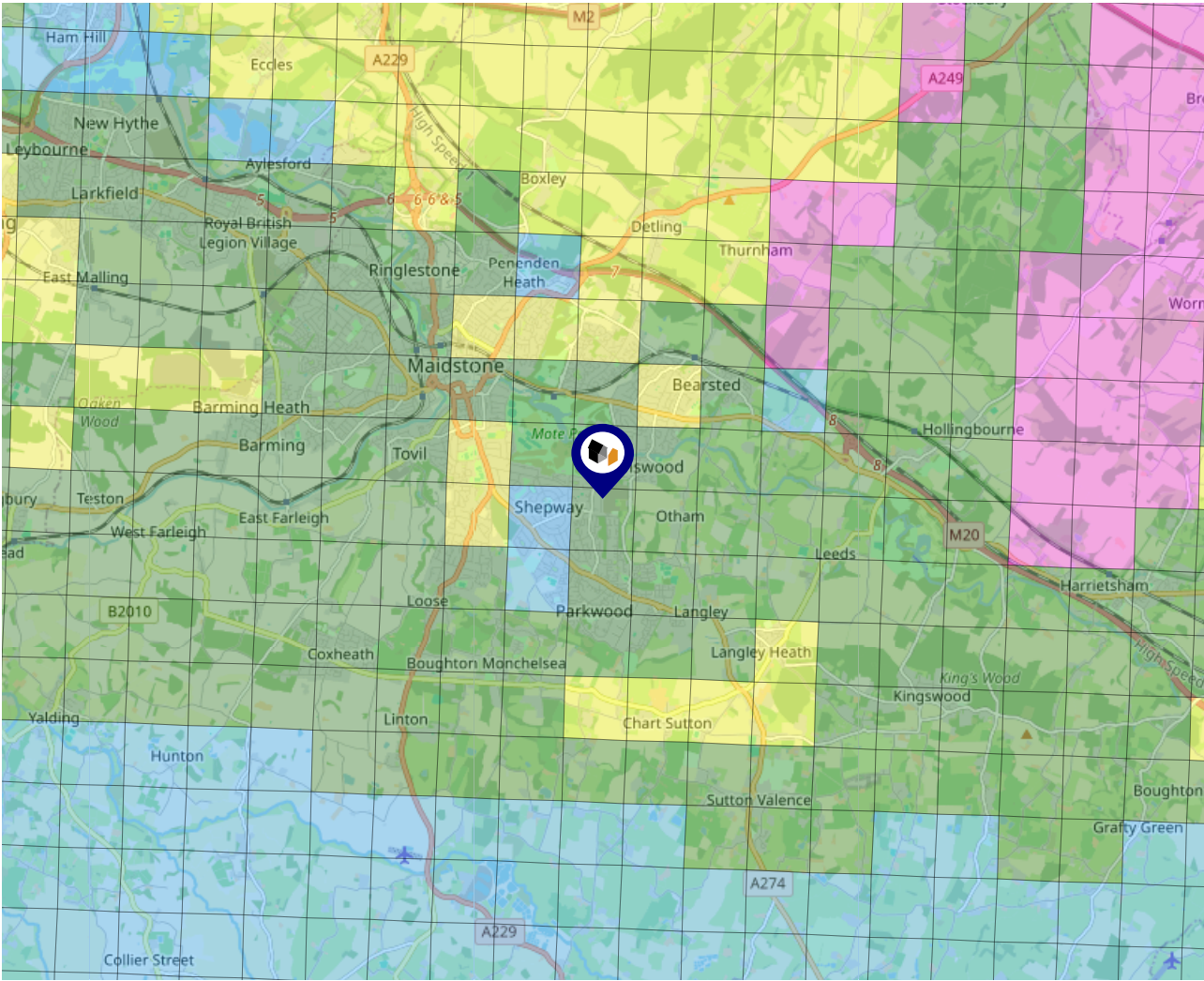


Key:

-  Power Pylons
-  Communication Masts

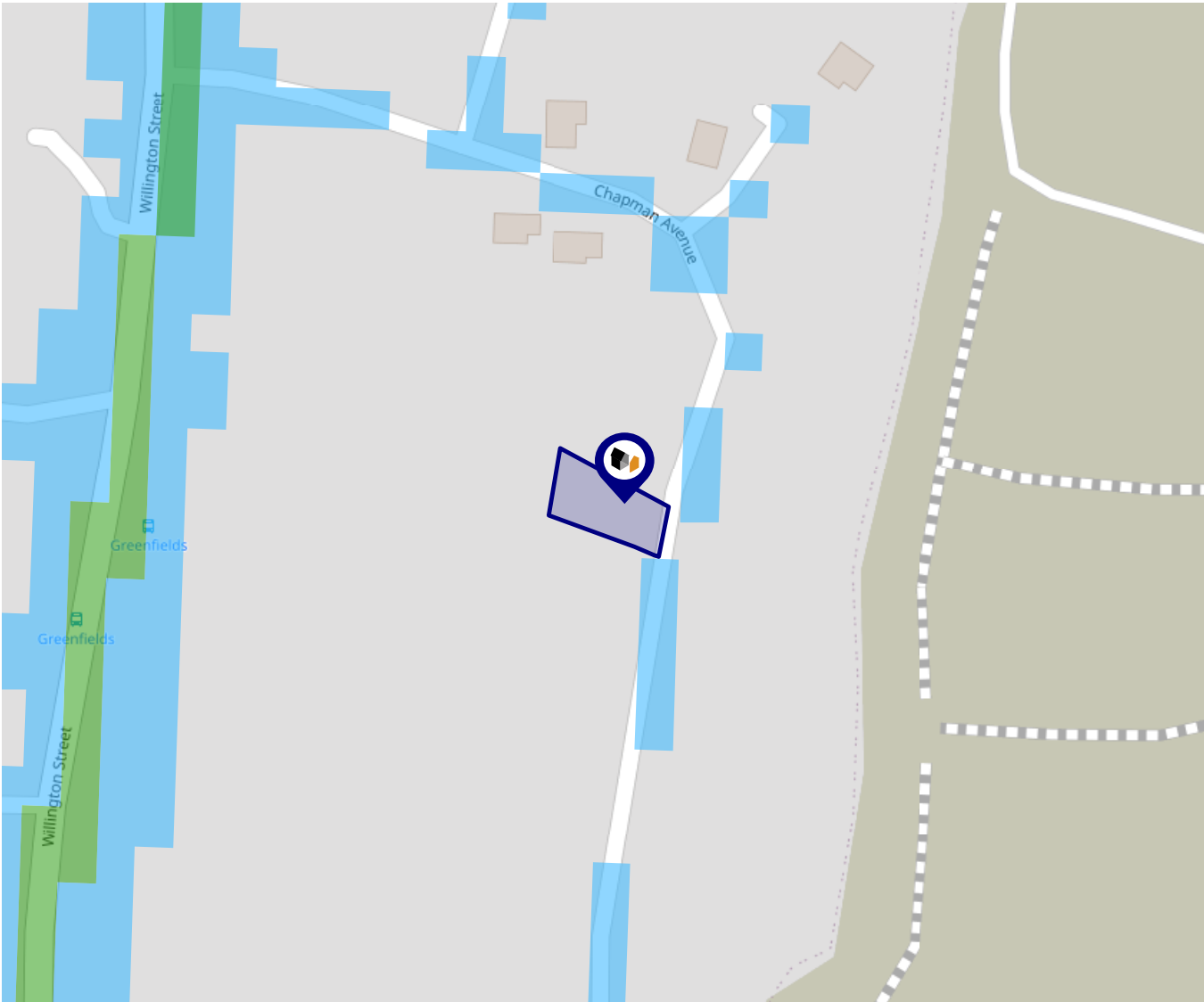
What is Radon?

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

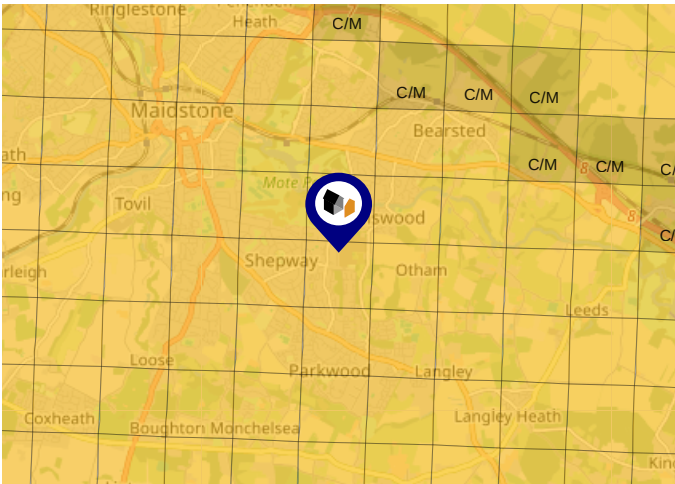


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

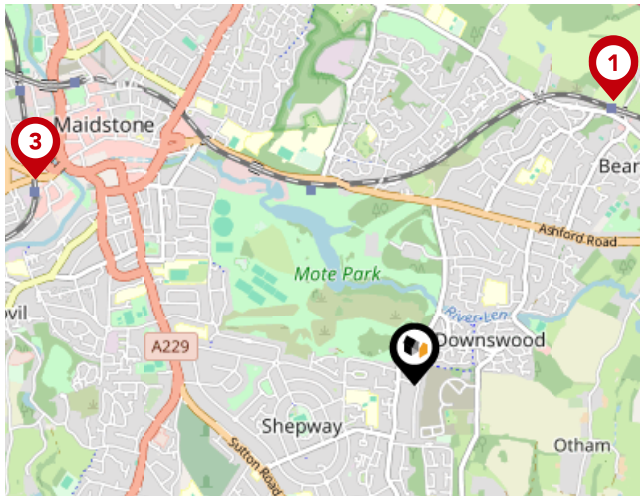


Primary Classifications (Most Common Clay Types)

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

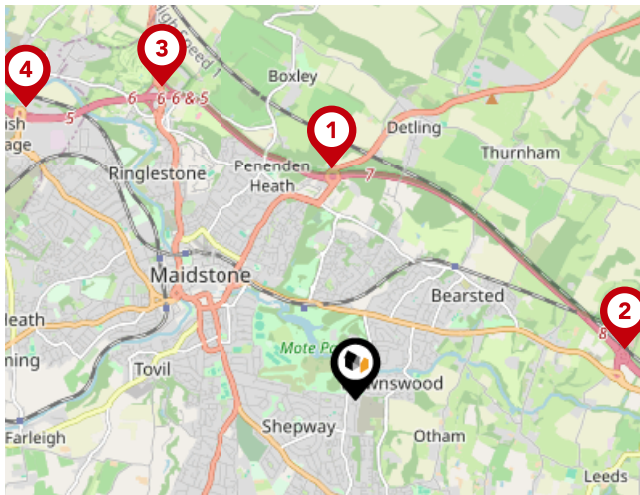
Area

Transport (National)



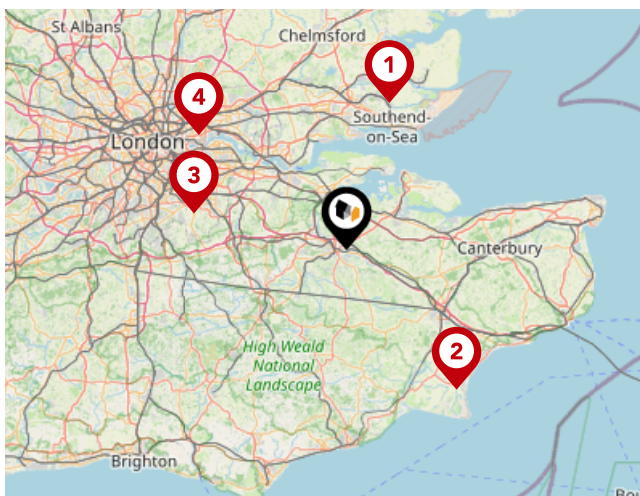
National Rail Stations

Pin	Name	Distance
1	Bearsted Rail Station	1.61 miles
2	Bearsted Rail Station	1.62 miles
3	Maidstone West Rail Station	2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J7	2.17 miles
2	M20 J8	2.54 miles
3	M20 J6	3.43 miles
4	M20 J5	4.09 miles
5	M2 J4	5.62 miles

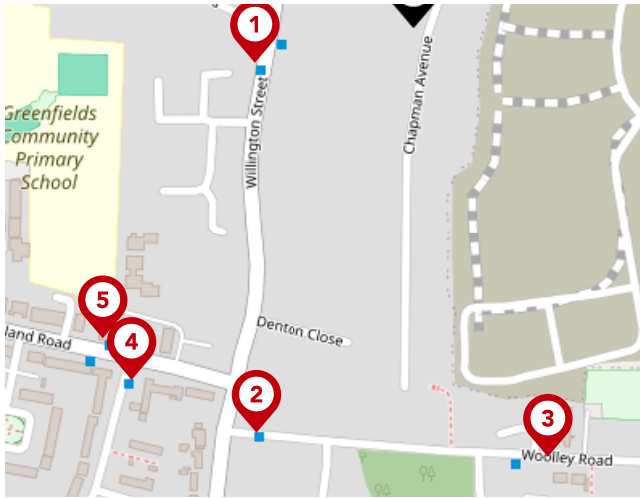


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	22.5 miles
2	Lydd Airport	26.57 miles
3	Biggin Hill Airport	23.23 miles
4	London City Airport	27.73 miles

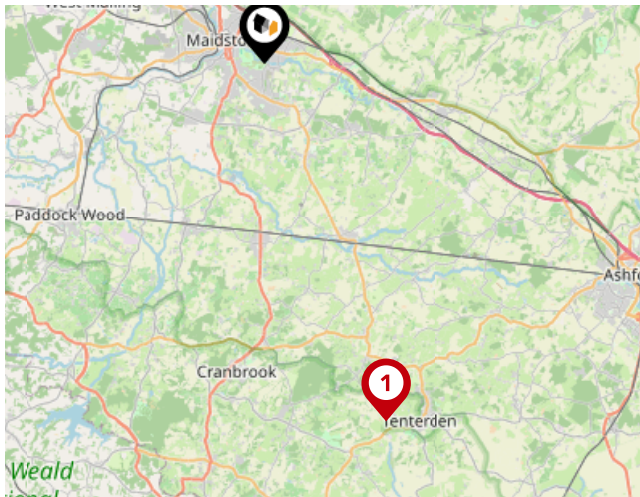
Area

Transport (Local)



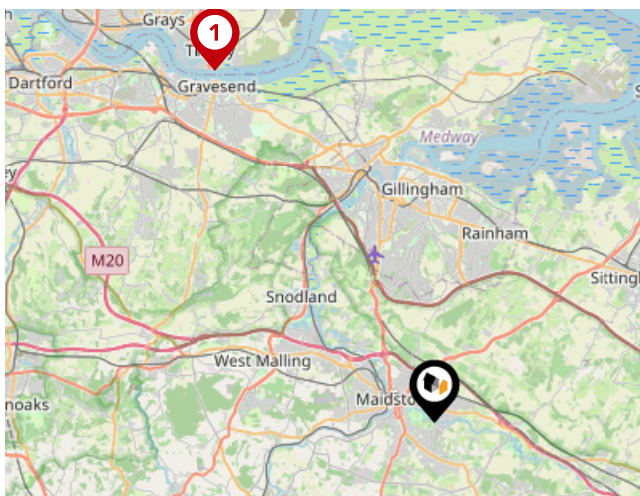
Bus Stops/Stations

Pin	Name	Distance
1	Greenfields	0.1 miles
2	Freeman Way	0.25 miles
3	Graveney Road	0.26 miles
4	Westmorland Road Top	0.26 miles
5	Westmorland Road	0.25 miles



Local Connections

Pin	Name	Distance
1	Rolvenden Rail Station (KESR)	14.03 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	15.36 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

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.

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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