



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd June 2025



LONDON ROAD, RIVER, DOVER, CT16

Labram Holmes

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Property Overview



Property




Type:	Detached
Bedrooms:	4
Plot Area:	0.12 acres
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£2,890
Title Number:	K476856

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)

15 mb/s	49 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



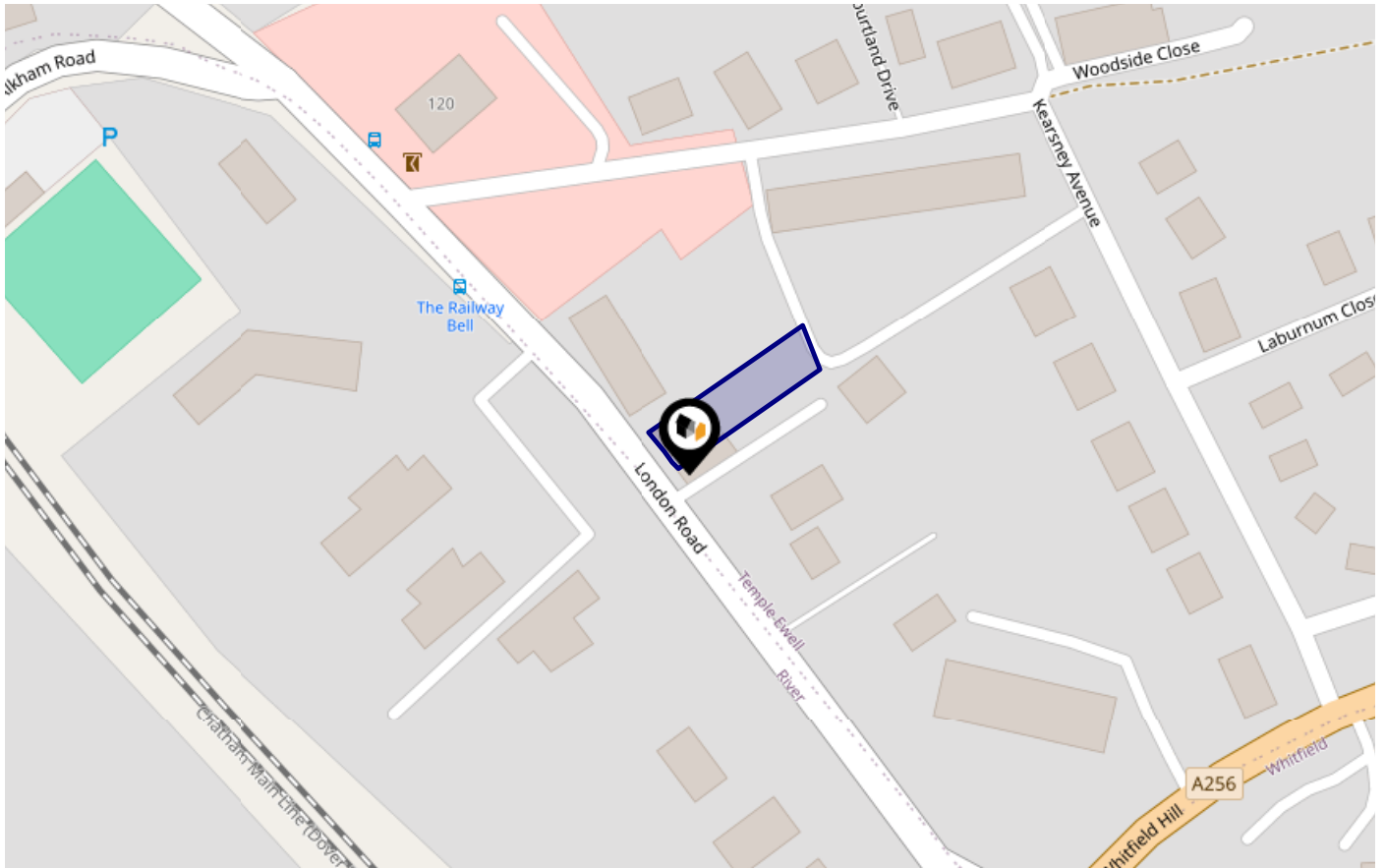
LONDON ROAD, RIVER, DOVER, CT16



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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

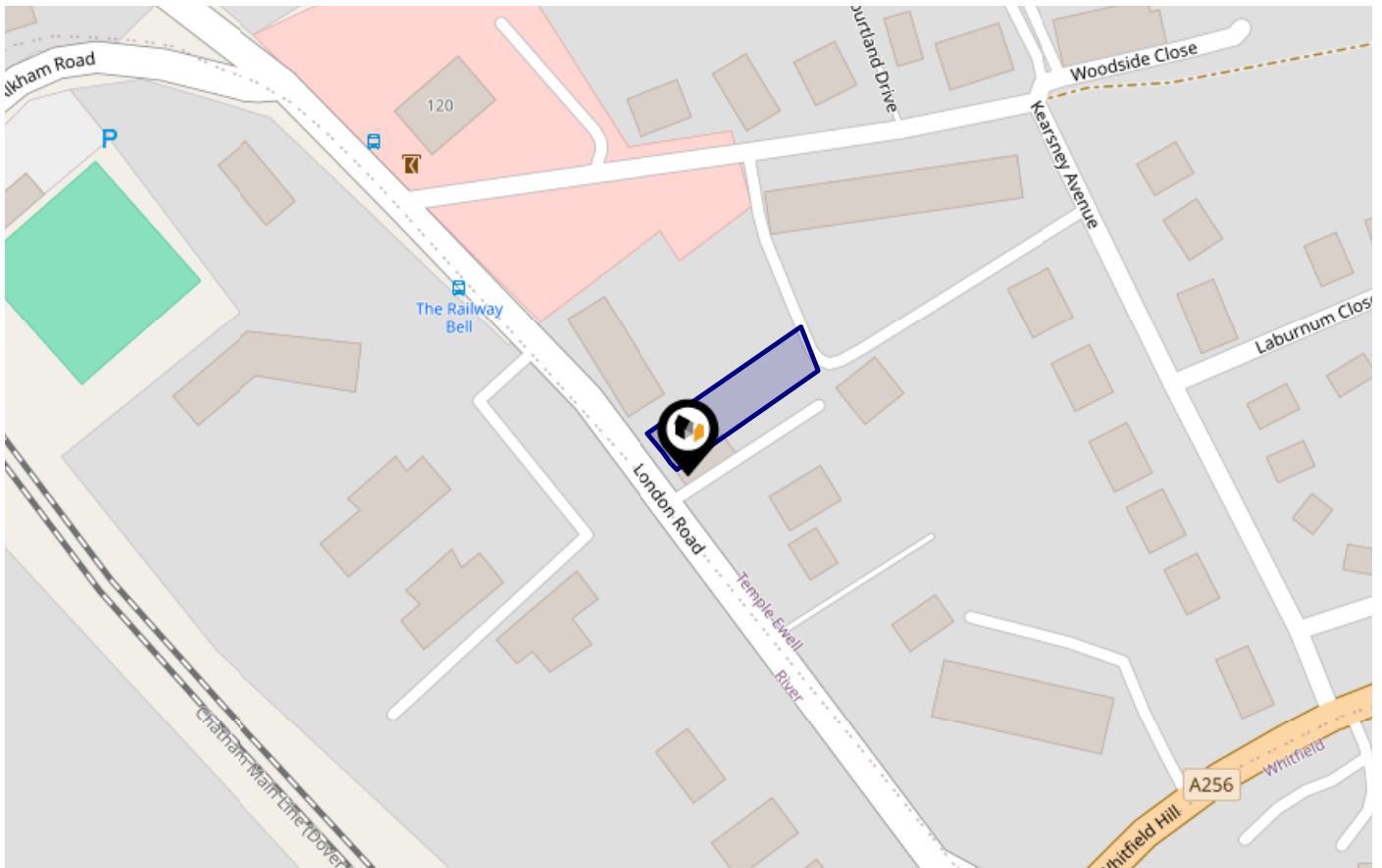
Chance of flooding to the following depths at this property:



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.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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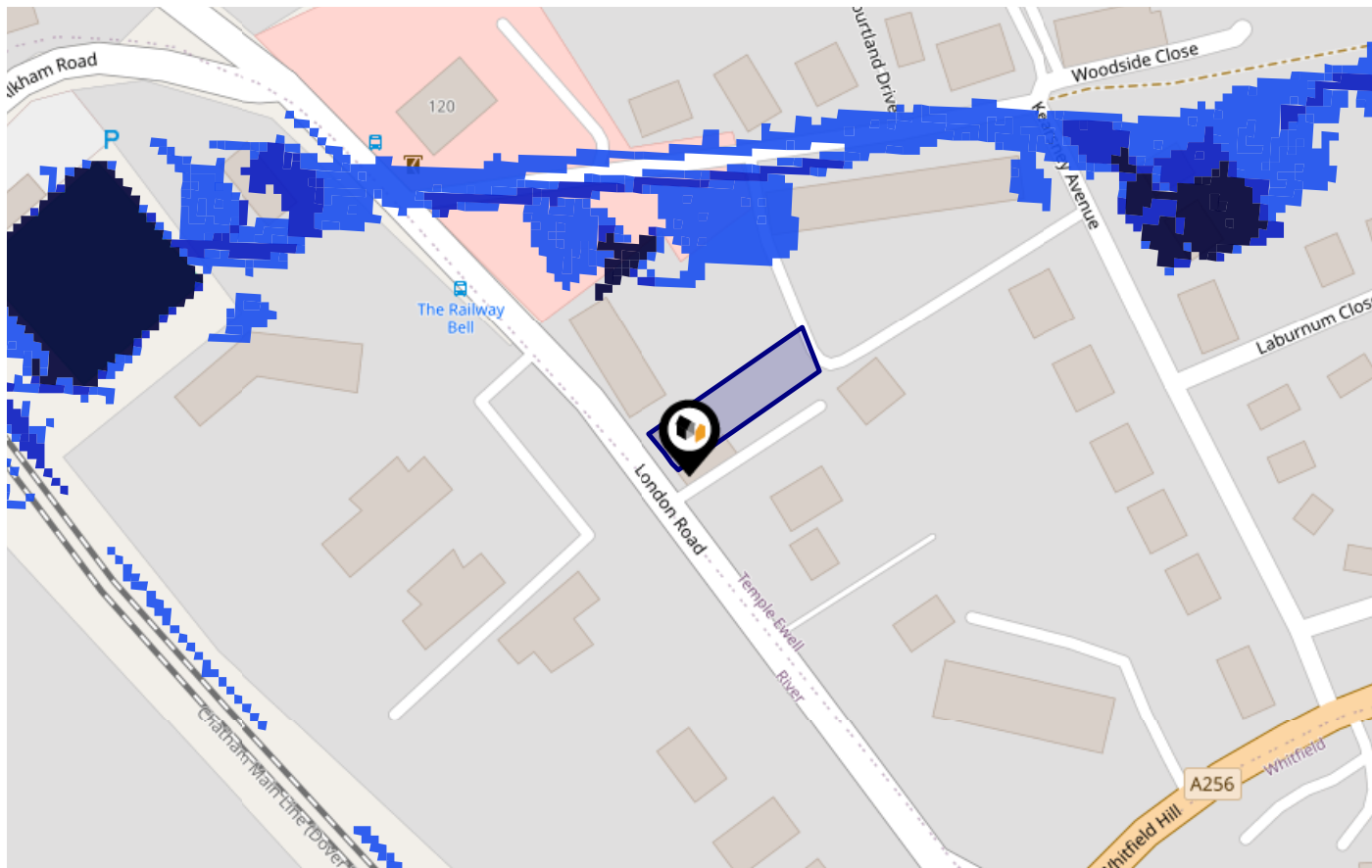


Flood Risk

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.

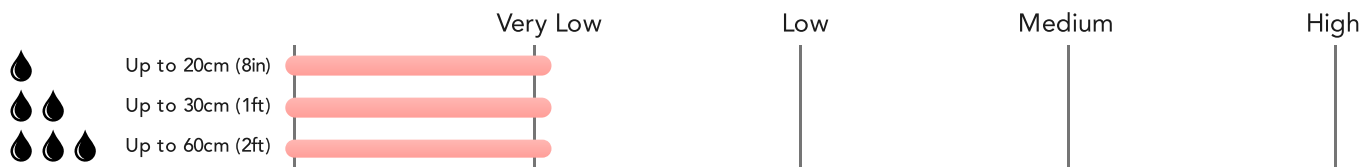


Risk Rating: Very low

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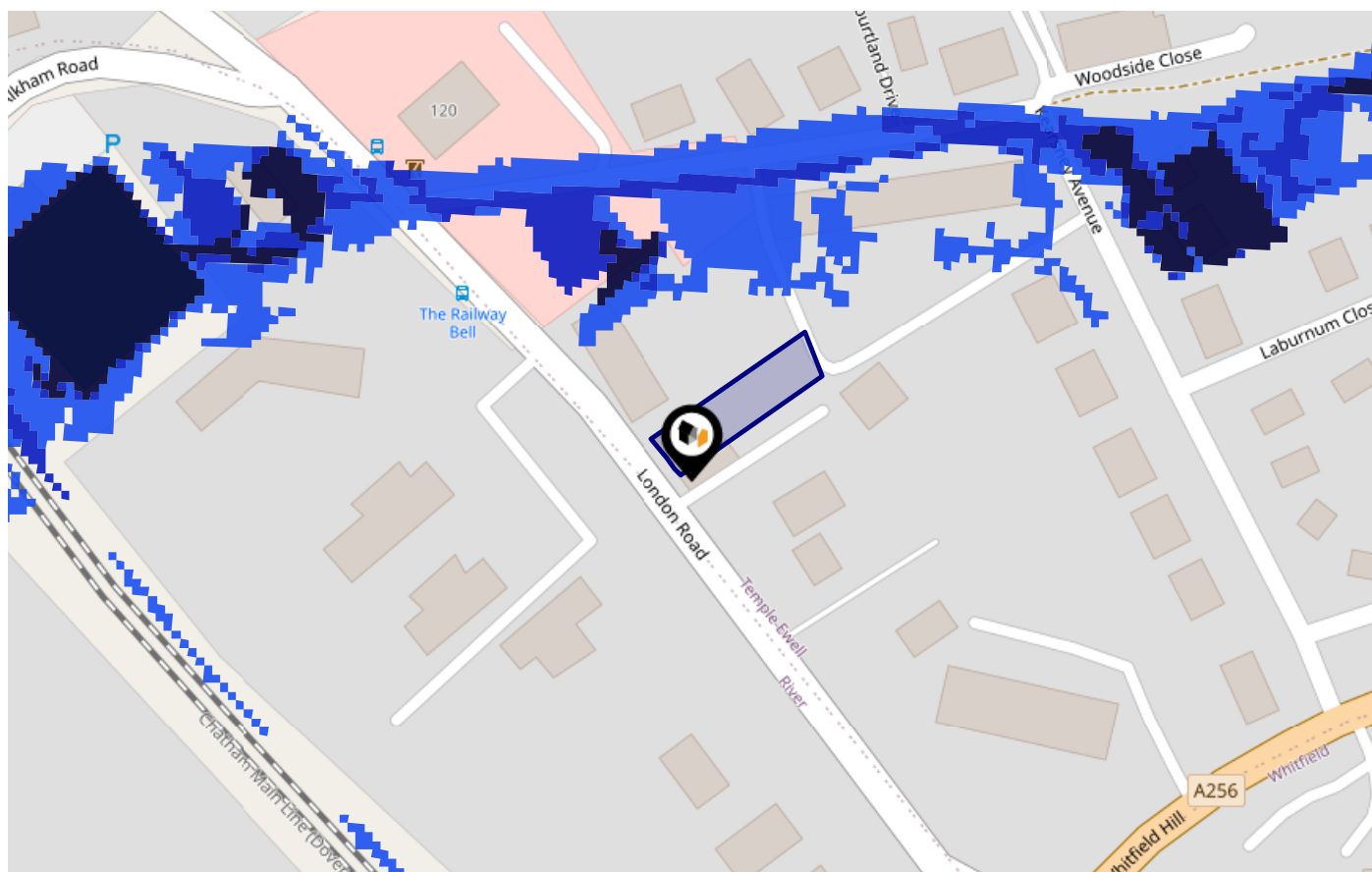


Flood Risk

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

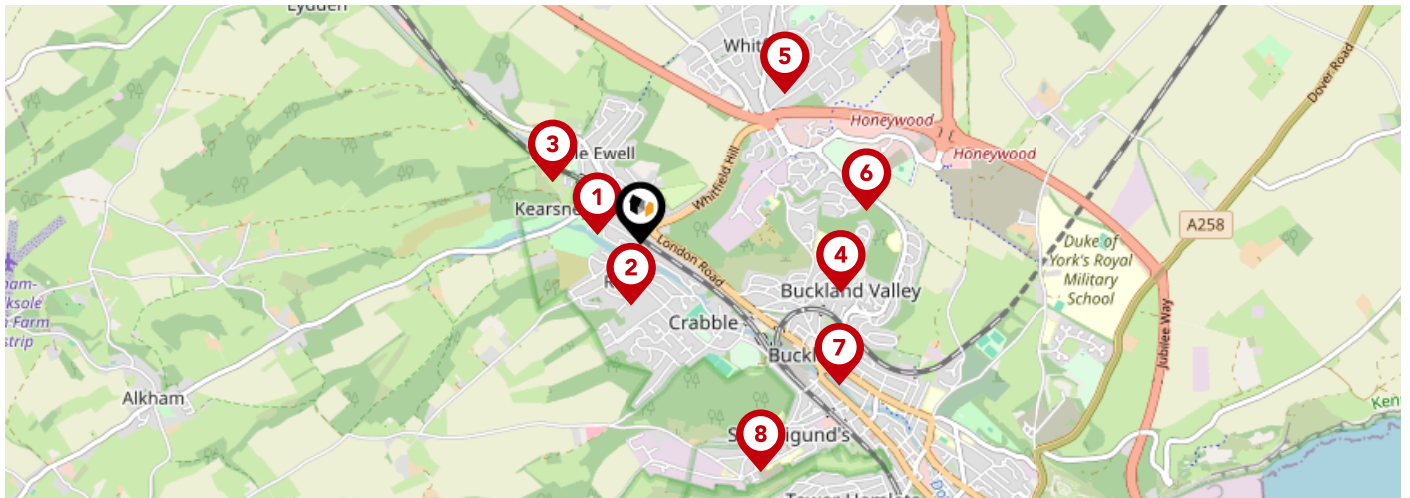
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Chance of flooding to the following depths at this property:

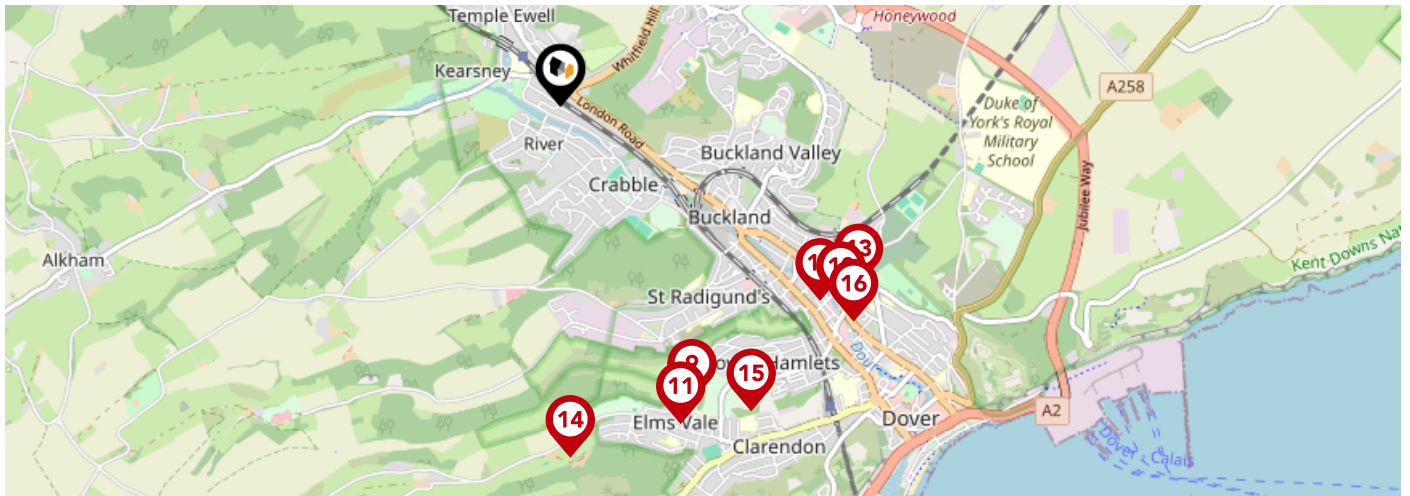










Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Sallygate School Ofsted Rating: Good Pupils: 52 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	River Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Temple Ewell Church of England Primary School Ofsted Rating: Good Pupils: 147 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Green Park Community Primary School Ofsted Rating: Outstanding Pupils: 382 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitfield Aspen School Ofsted Rating: Good Pupils: 610 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dover Christ Church Academy Ofsted Rating: Requires improvement Pupils: 815 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shatterlocks Infant and Nursery School Ofsted Rating: Outstanding Pupils: 190 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	White Cliffs Primary and Nursery School Ofsted Rating: Good Pupils: 281 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

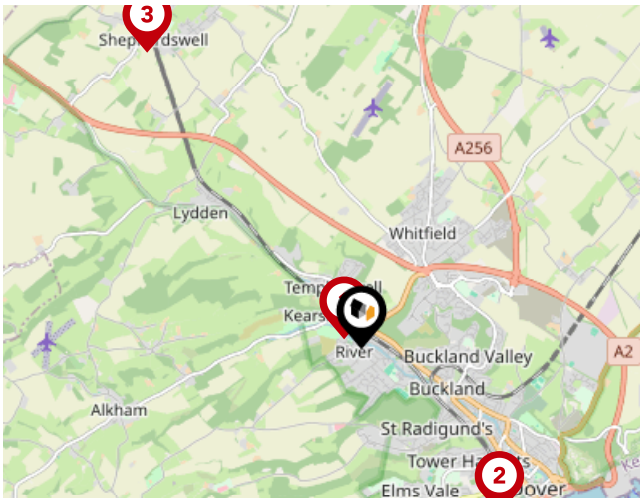
Area Schools



	Nursery	Primary	Secondary	College	Private
 Dover Grammar School for Boys Ofsted Rating: Good Pupils: 865 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barton Junior School Ofsted Rating: Good Pupils: 217 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Astor Secondary School Ofsted Rating: Requires improvement Pupils: 782 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Charlton Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Edmund's Catholic School Ofsted Rating: Good Pupils: 612 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Elms School Ofsted Rating: Good Pupils: 133 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Priory Fields School Ofsted Rating: Good Pupils: 354 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dover Grammar School for Girls Ofsted Rating: Outstanding Pupils: 875 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

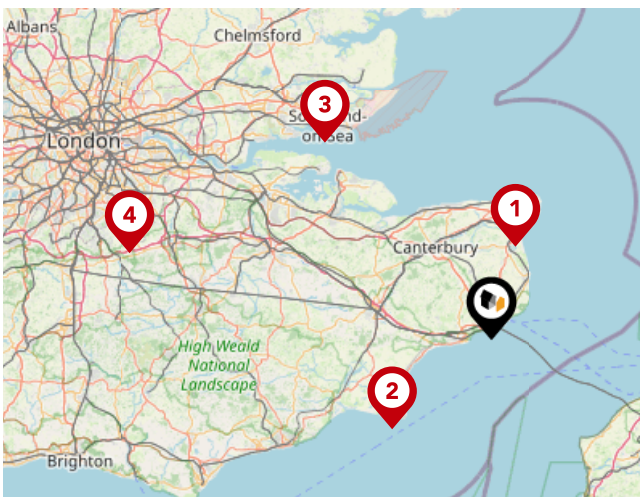
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Kearsney Rail Station	0.19 miles
2	Dover Priory Rail Station	1.99 miles
3	Shepherds Well Rail Station	3.41 miles

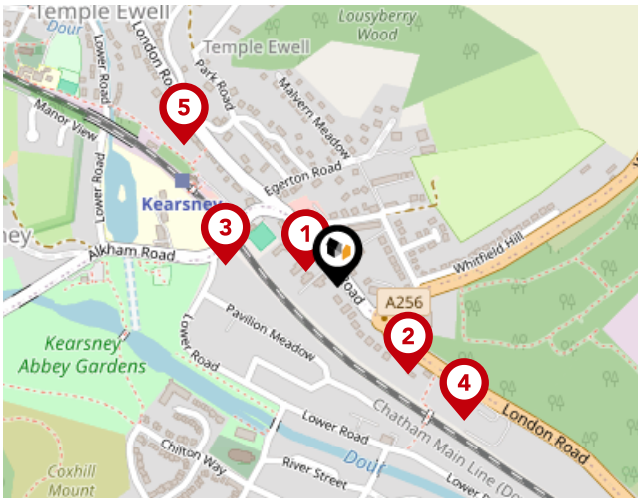


Airports/Helipads

Pin	Name	Distance
1	Manston	14.21 miles
2	Lydd Airport	20 miles
3	Southend-on-Sea	38.21 miles
4	Leaves Green	55.3 miles

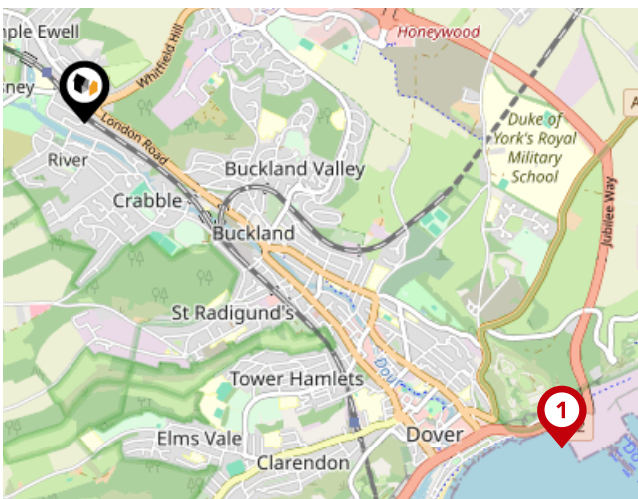
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Railway Bell	0.04 miles
2	Whitfield Hill Bottom	0.13 miles
3	Railway Station	0.13 miles
4	Whitfield Hill Bottom	0.21 miles
5	Wellington Road	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Dover Eastern Docks Ferry Terminal	2.69 miles



Labram Holmes

Labram Holmes are an independent estate agency, specialising in the sale of property across the South & South East. We're born from the desire to help our neighbours with their move and bring many years of local knowledge and experience to bear on. We're not a faceless website or a large national network. We focus on delivering a premium personal service that you can not only rely on but will be happy to recommend to your family and friends.

Our team are local to their areas, very experienced and look after everything from start to finish. These are the key ingredients needed to assist you in selling your property. From the moment you speak to our team to the time that the property sale completes, we will be central to your move. It may seem like an obvious thing to expect from an estate agency, however, from experience, it isn't always offered within this industry

Testimonial 1



Great service from a dedicated individual! We used Christian for our sale and purchase. We were instantly impressed with his honesty in dealing with us during viewings and had no issue signing him up to sell our place. He did this very efficiently in a complex market. Our favourite part has been how easy he is to communicate with, he worked unbelievably hard to get the large chain to find a date and never stopped working until we successfully exchanged.

Testimonial 2



Christian took over from another agency and sold our parents' house at a very challenging time. He brought his extensive skills and marketing expertise and got the property sold to a suitable buyer, keeping us fully informed and involved each step of the way. We are very grateful for his services and wouldn't hesitate to recommend him to others and use his services ourselves next time we need a property sold.

Testimonial 3



Chris Tatton has been absolutely brilliant throughout our sale and purchase with consistent communication and going above and beyond to help with everything and anything. Would definitely recommend and use again in the future.

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 Labram Holmes 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 Labram Holmes and therefore no warranties can be given as to their good working order.

Labram Holmes

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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