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

**Wednesday 04th November 2026**



## GILLETTS LANE, EAST MALLING, WEST MALLING, ME19


**NEIL JOHNSON PROPERTY AGENTS**

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# Property
# Overview

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 4 | | |
| **Plot Area:** | 0.2 acres | | |
| **Council Tax :** | Band F | | |
| **Annual Estimate:** | £3,570 | | |
| **Title Number:** | TT160503 | | |

## Local Area

**Local Authority:** Kent

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

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

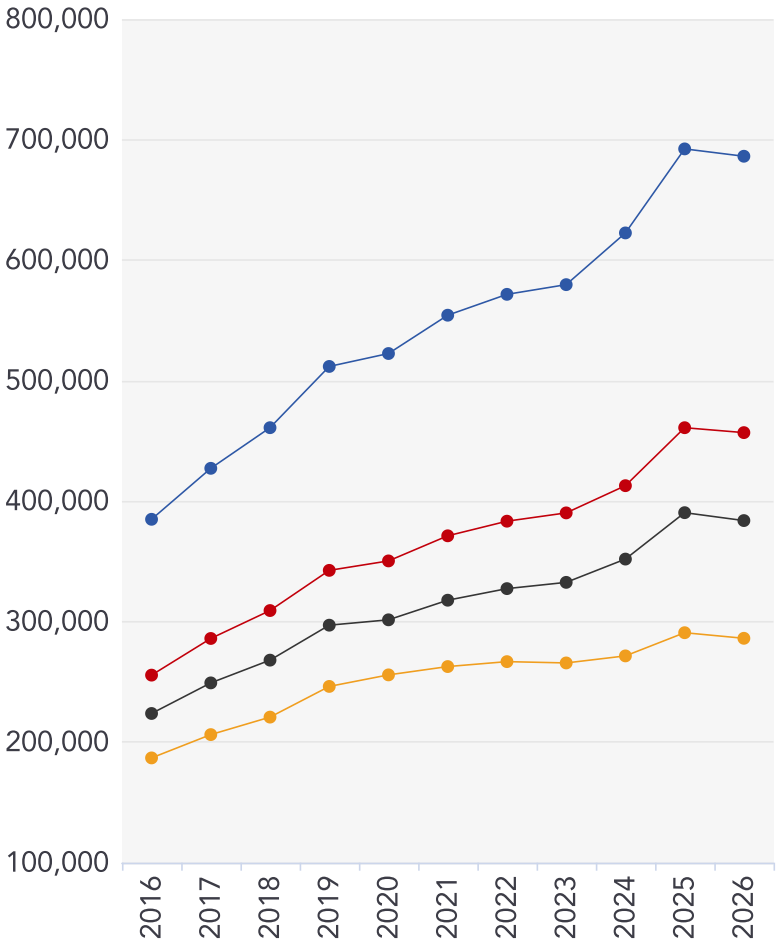
| 3 mb/s | 44 mb/s | 1800 mb/s |
|---|---|---|

**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

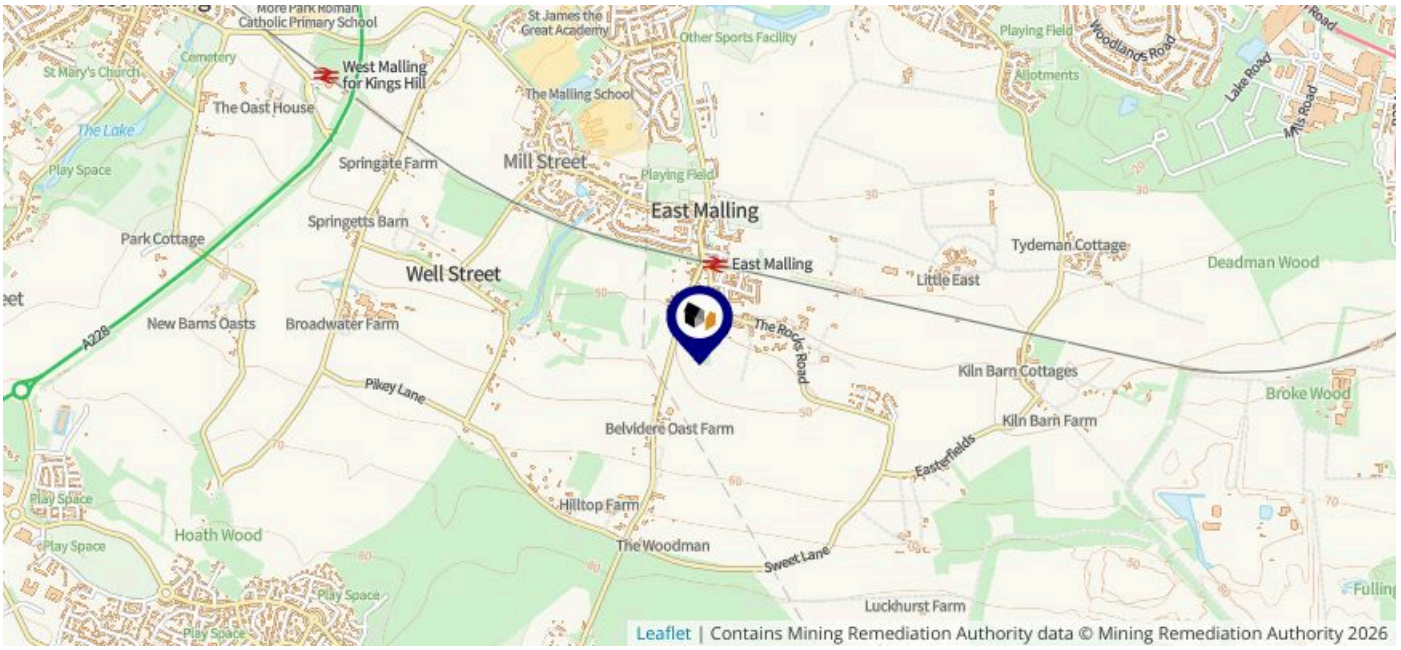
**+71.52%**

Flat

**+53.1%**

# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

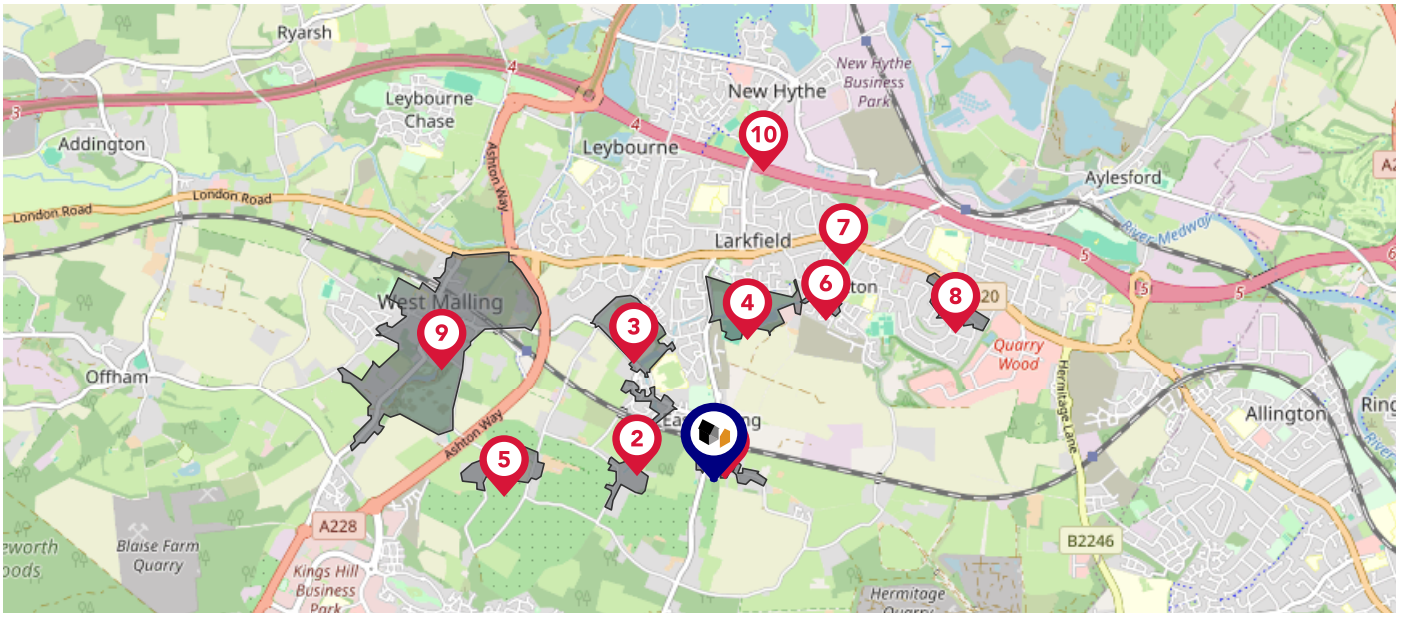
- Adit
- Gutter Pit
- Shaft

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.

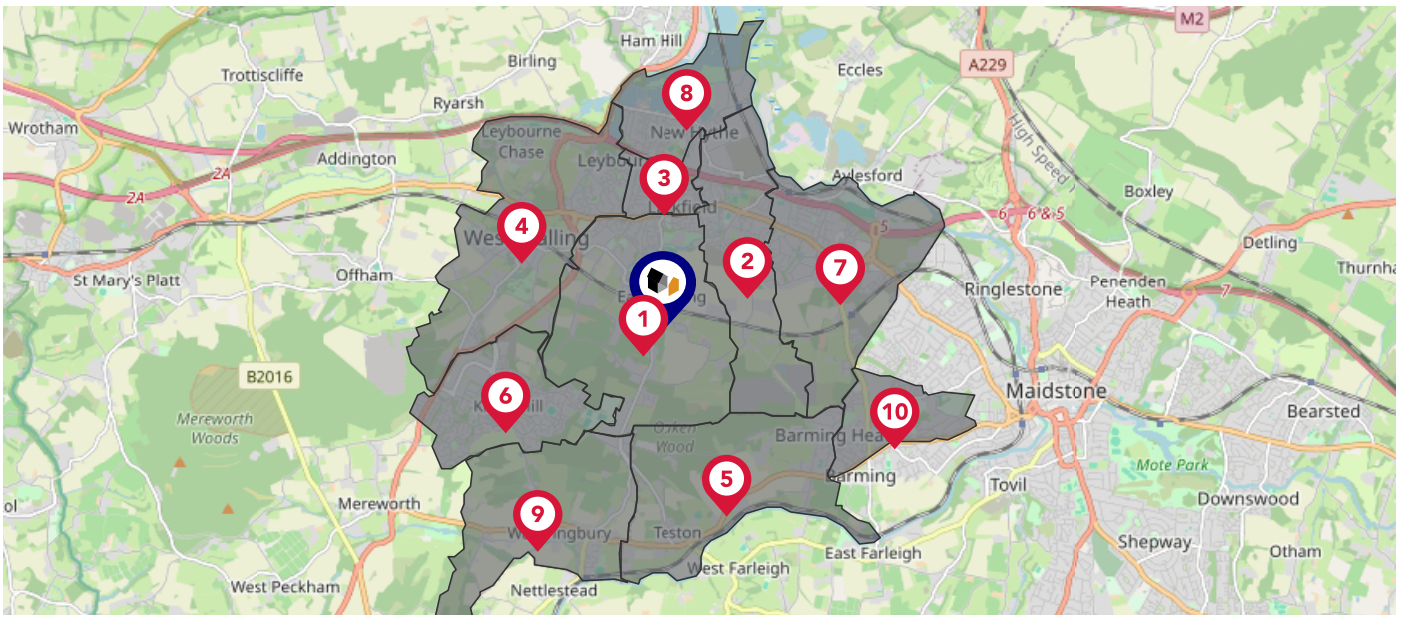



## Nearby Conservation Areas

| | |
|---|---|
| 1 | East Malling Village |
| 2 | Mill Street, East Malling |
| 3 | Clare Park and Blacklands |
| 4 | Bradbourne, East Malling |
| 5 | New Barns and Broadwater Farm |
| 6 | Ditton |
| 7 | Cobdown Farm, Ditton |
| 8 | Holtwood, Aylesford |
| 9 | West Malling |
| 10 | Larkfield Church |

# 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

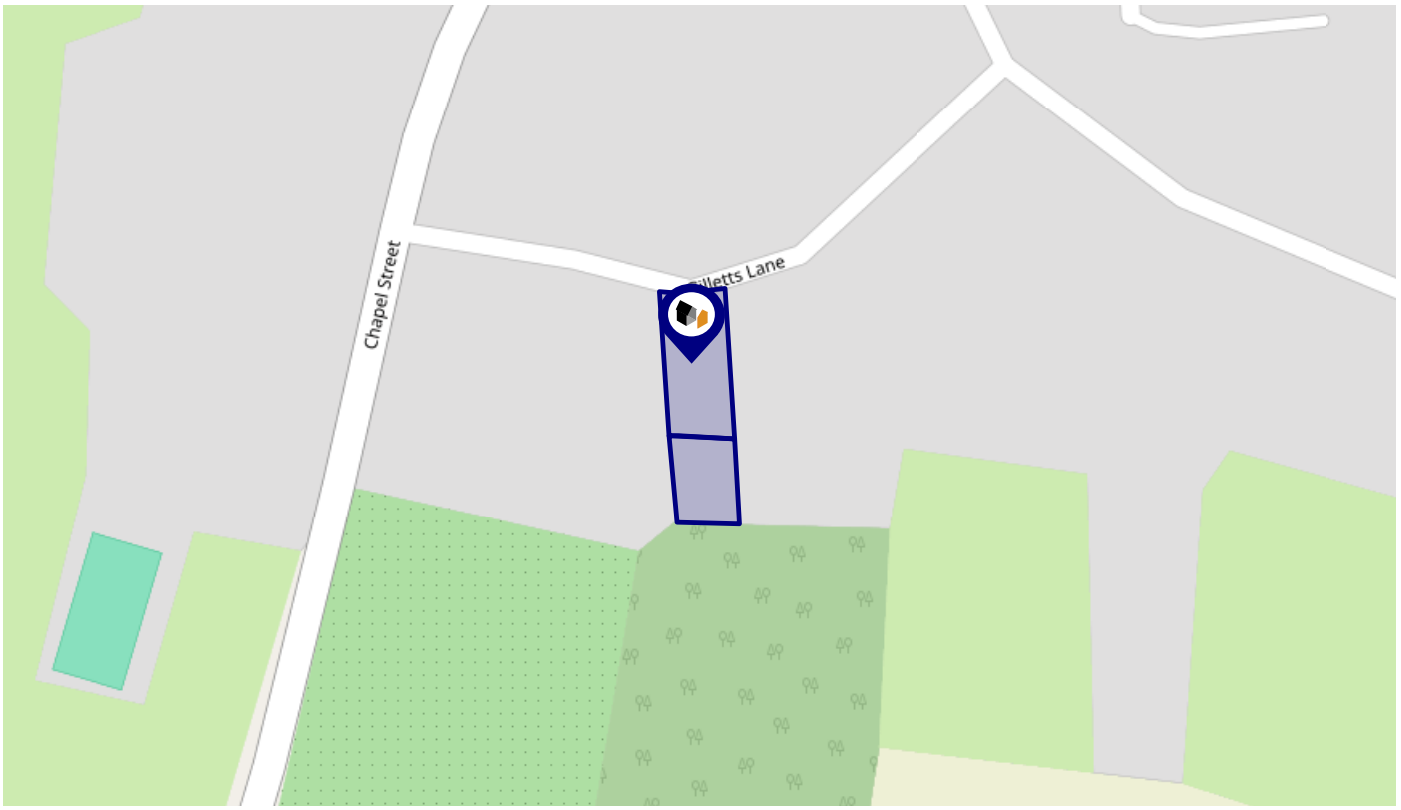



## Nearby Council Wards

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

# Maps
## Rail Noise

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.

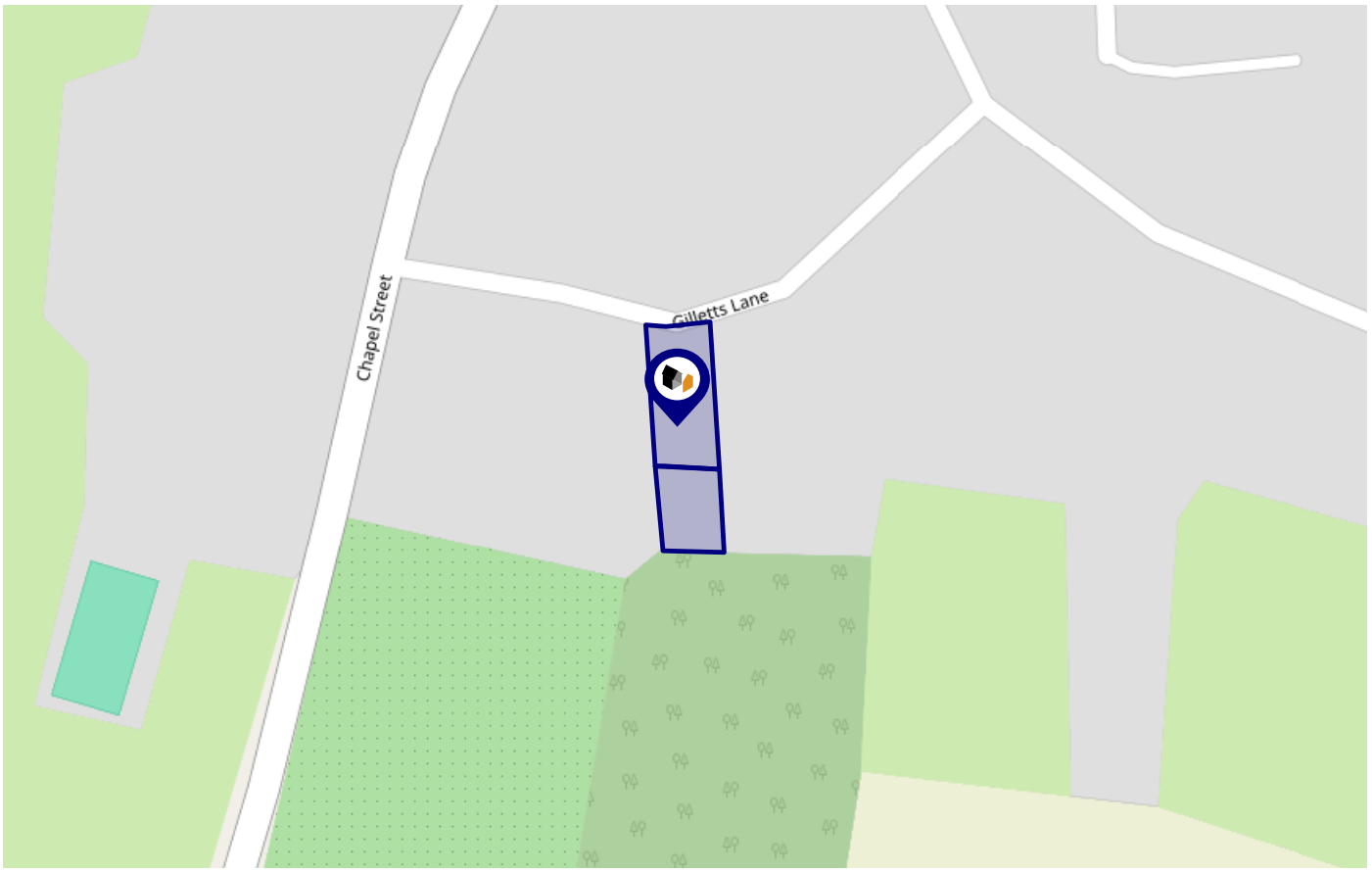
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

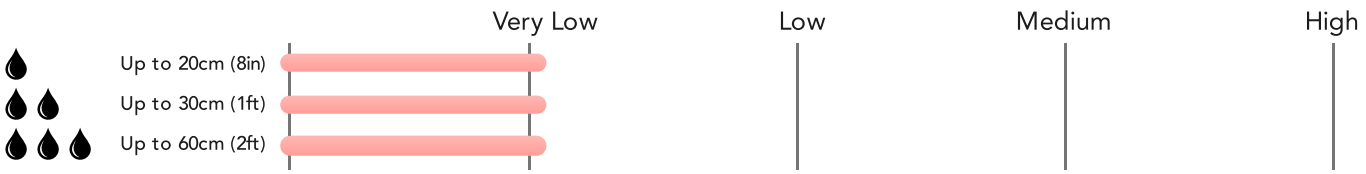



Risk Rating: Very low

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:

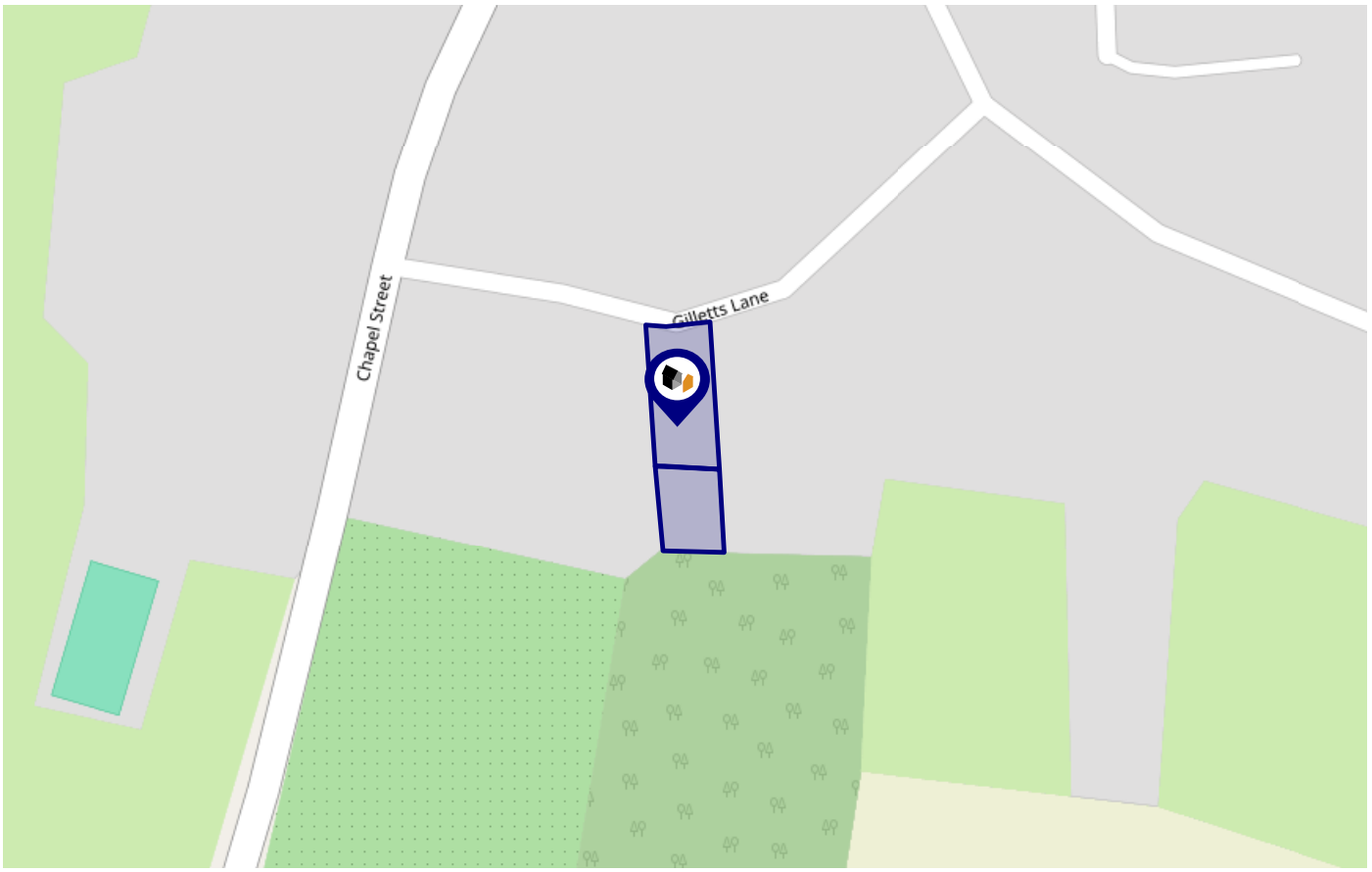





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# Flood Risk
## Rivers & Seas - Climate Change

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.

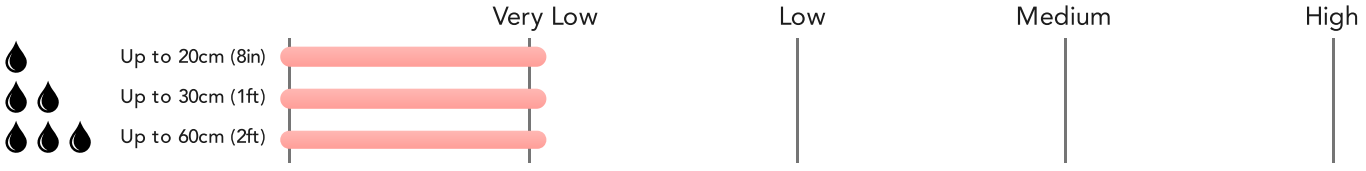



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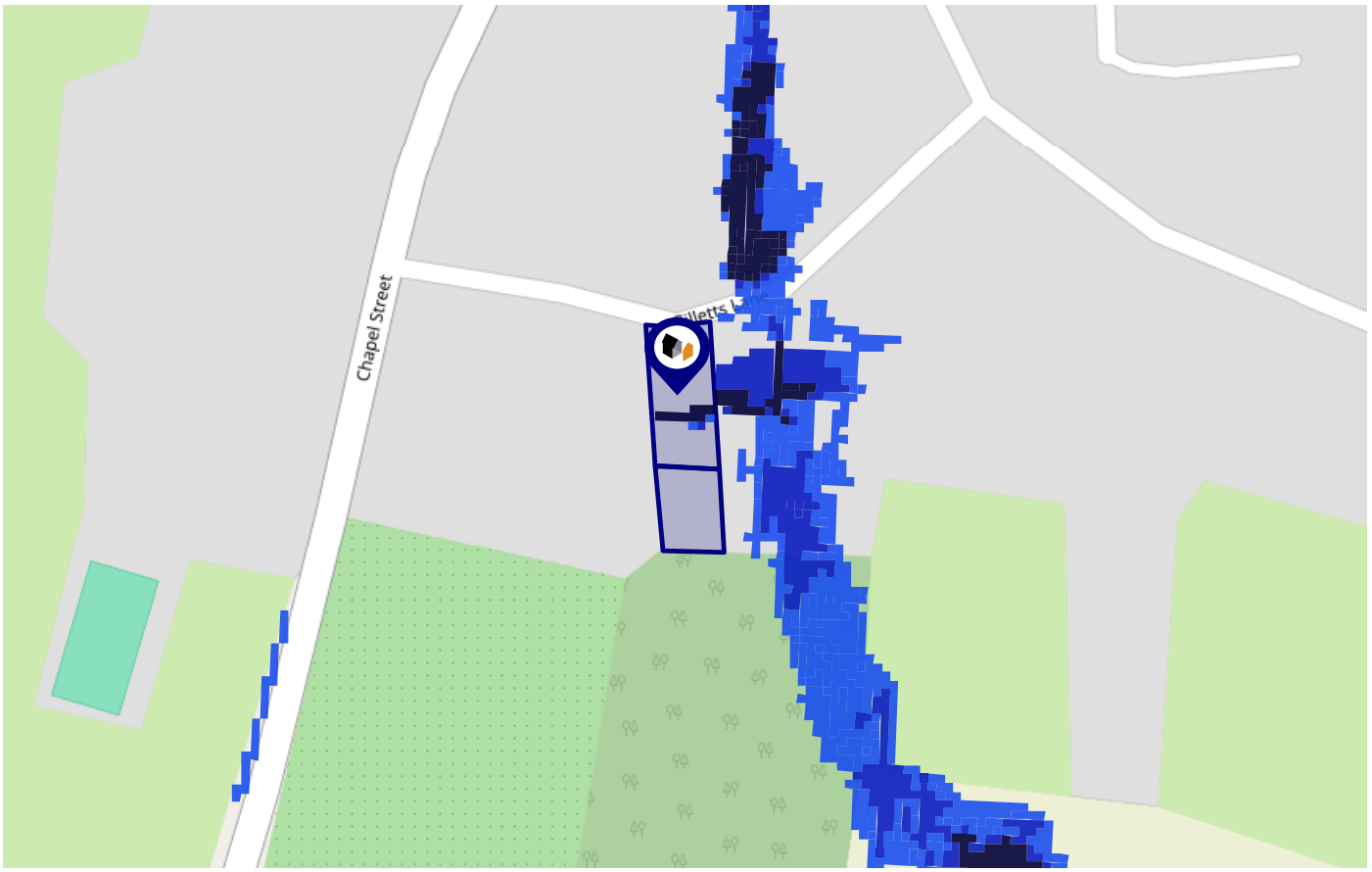





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# Flood Risk
## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

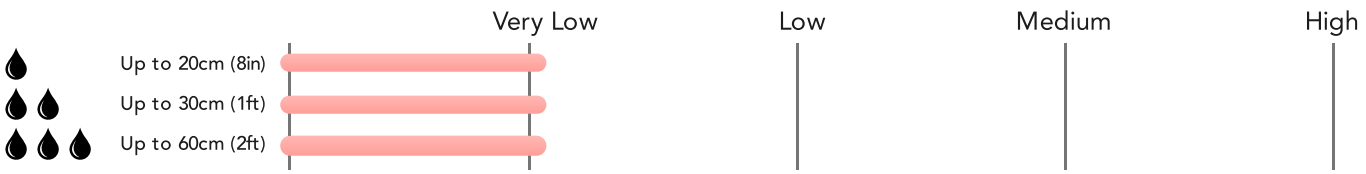



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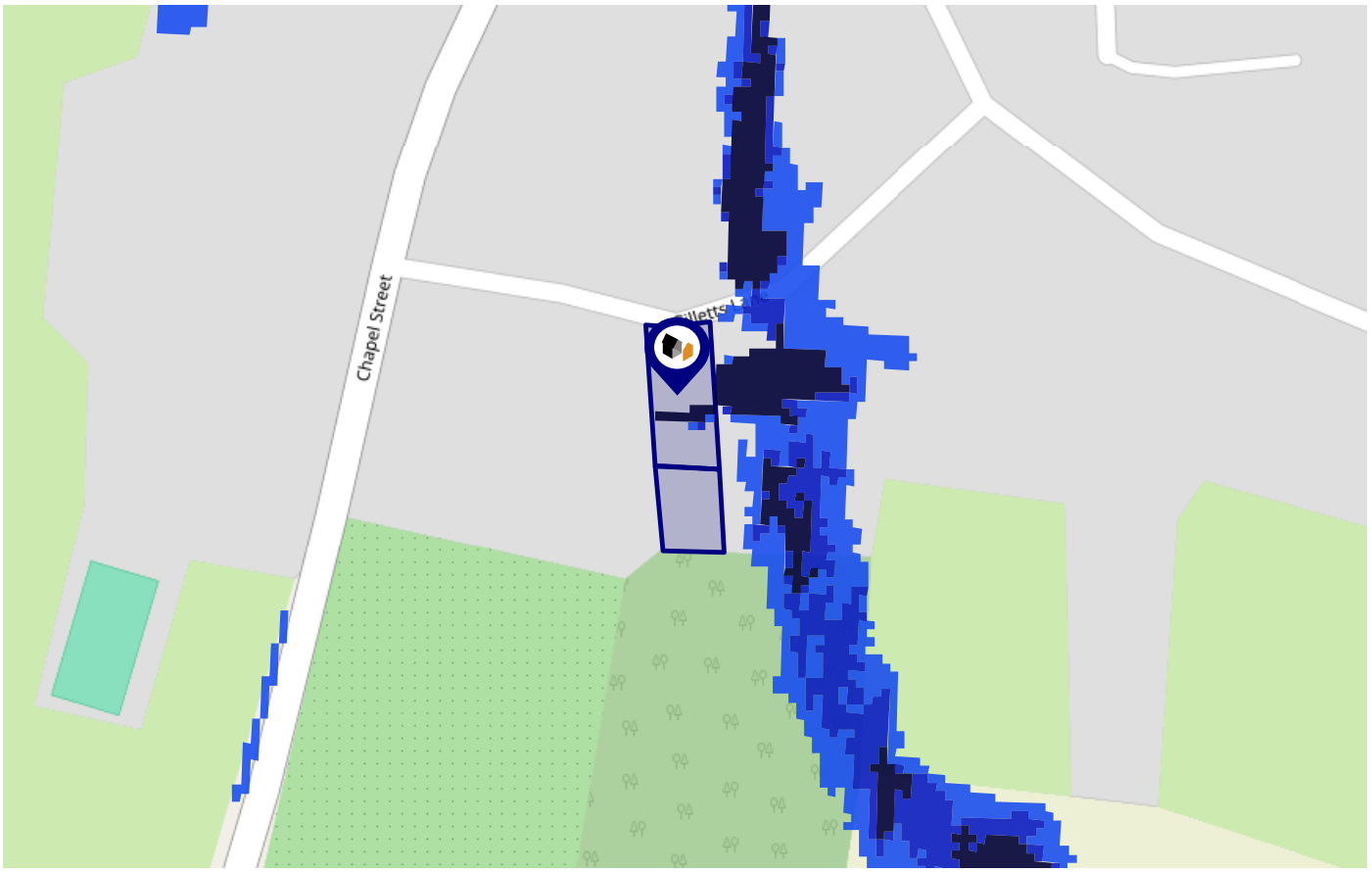
Chance of flooding to the following depths at this property:



# Flood Risk
## Surface Water - Climate Change

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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.

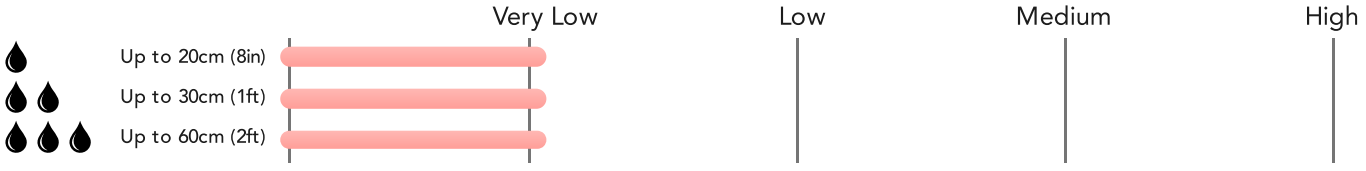



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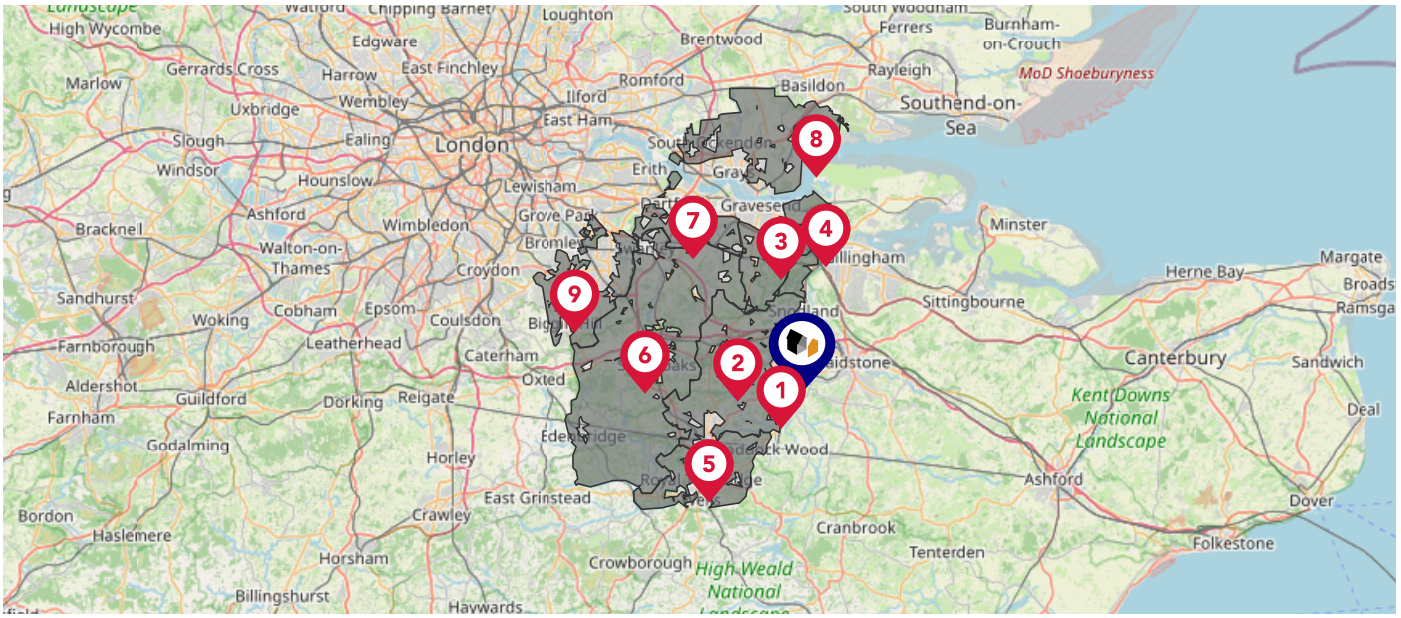





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# Maps
## Green Belt

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




## Nearby Green Belt Land

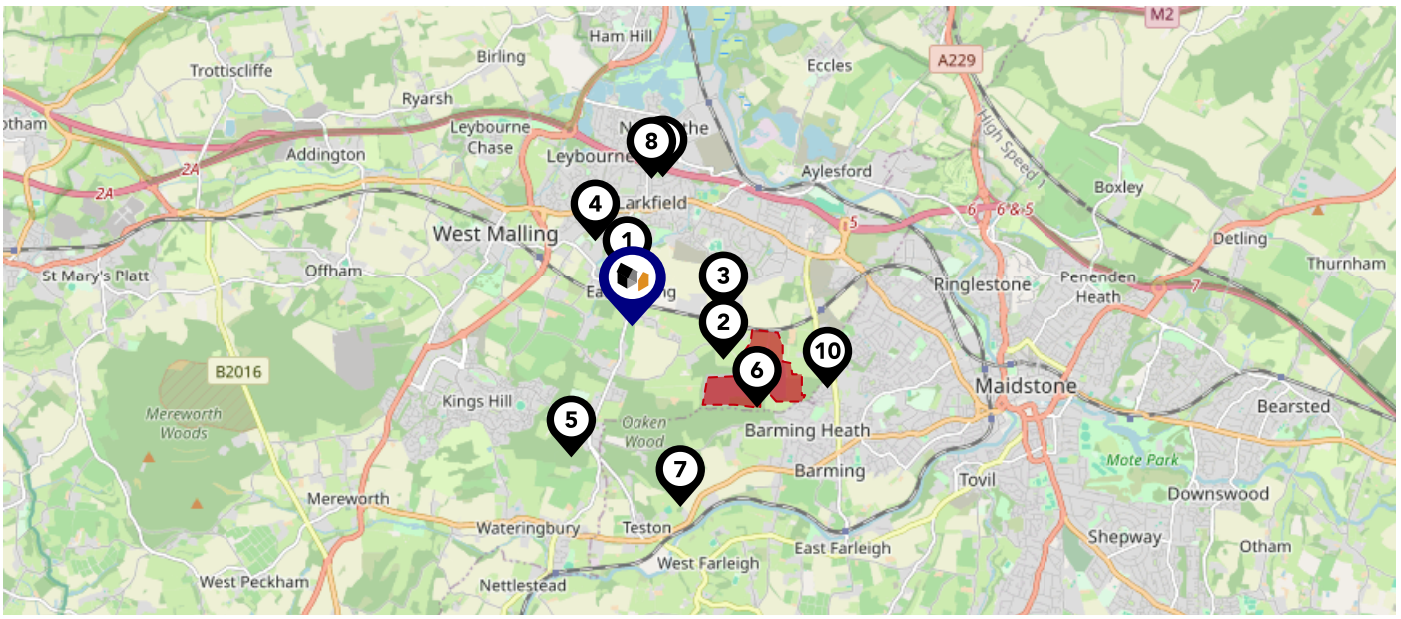
1. London Green Belt - Maidstone
2. London Green Belt - Tonbridge and Malling
3. London Green Belt - Gravesham
4. London Green Belt - Medway
5. London Green Belt - Tunbridge Wells
6. London Green Belt - Sevenoaks
7. London Green Belt - Dartford
8. London Green Belt - Thurrock
9. London Green Belt - Bromley



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# 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.

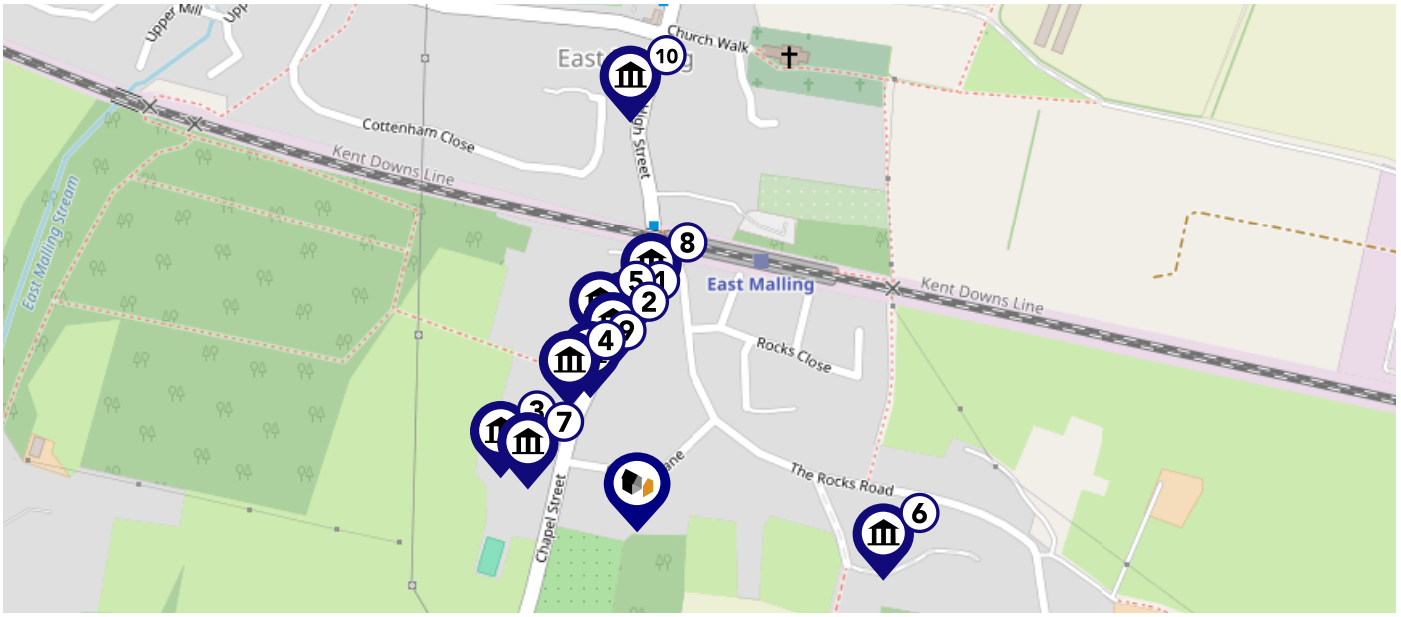



## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Watermeadows Estate-East Malling, West Malling, Kent | Historic Landfill |
| 2 | Kiln Barn Road-Spicketts Wood, East Malling, Kent | Historic Landfill |
| 3 | Ditton Court Quarry-Priory Wood, Kent | Historic Landfill |
| 4 | Lunsford Lane-Leybourne, Kent | Historic Landfill |
| 5 | Corio Farm-Kings Hill, Kent | Historic Landfill |
| 6 | EA/EPR/EB3601KU/V004 | Active Landfill |
| 7 | Hall Place Farm-North Pole Road, Barming, Kent | Historic Landfill |
| 8 | Larkfield Recreation Field-New Hythe Lane, Lunsford, Kent | Historic Landfill |
| 9 | Sheldon Way-Lunsford, Kent | Historic Landfill |
| 10 | Hermitage Lane-Barming Heath, 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...

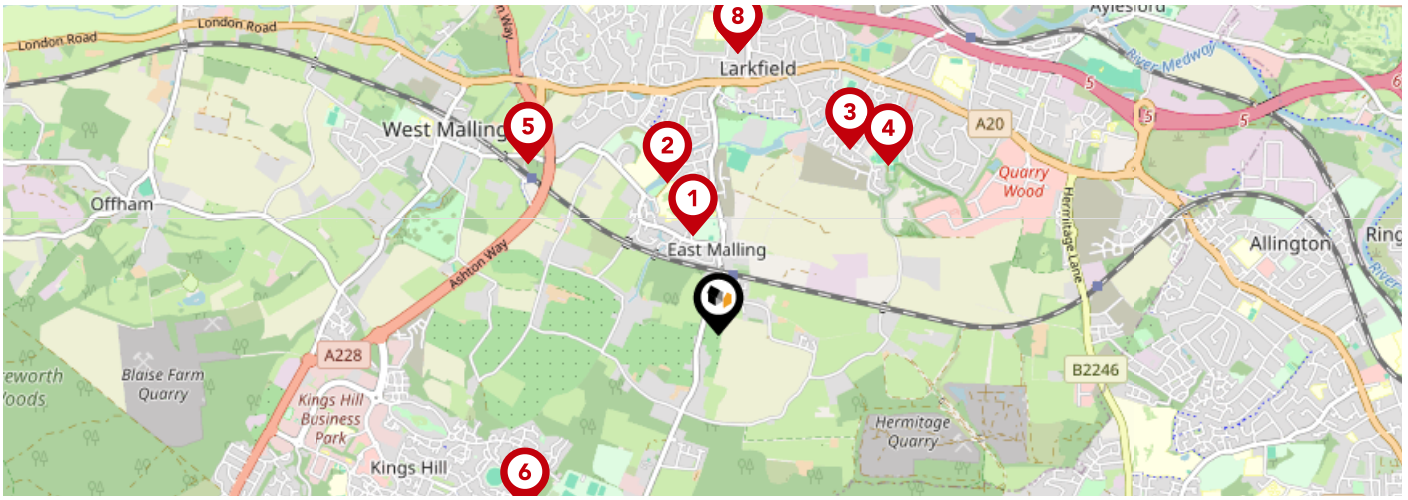



| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1099144 - Kinross Cottage | Grade II | 0.1 miles |
| 2 1070531 - Tamarisk Cottage | Grade II | 0.1 miles |
| 3 1349047 - Barn 30 Yards West Of Ivy House Farmhouse | Grade II | 0.1 miles |
| 4 1363103 - The Limes | Grade II | 0.1 miles |
| 5 1099186 - Holly Cottage Raven Cottage | Grade II | 0.1 miles |
| 6 1100285 - Rock Farmhouse | Grade II | 0.1 miles |
| 7 1070530 - Ivy House Farmhouse | Grade II | 0.1 miles |
| 8 1070508 - 6, The Rocks Road | Grade II | 0.1 miles |
| 9 1099190 - Wall To North East Of The Limes | Grade II | 0.1 miles |
| 10 1070496 - 10-16, High Street | Grade II | 0.2 miles |



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# Area
# Schools

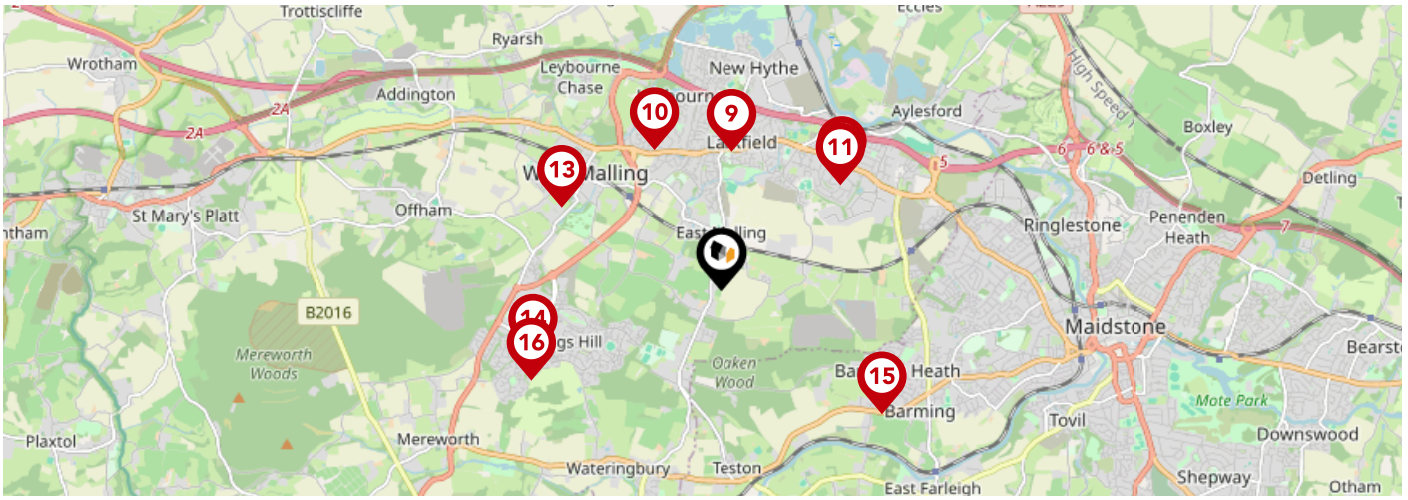



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **The Malling School**<br>Ofsted Rating: Good \| Pupils: 1054 \| Distance:0.47 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 2 | **St James the Great Academy**<br>Ofsted Rating: Good \| Pupils: 221 \| Distance:0.75 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | **Ditton Church of England Junior School**<br>Ofsted Rating: Requires improvement \| Pupils: 204 \| Distance:1.05 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | **Ditton Infant School**<br>Ofsted Rating: Good \| Pupils: 165 \| Distance:1.11 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **More Park Catholic Primary School**<br>Ofsted Rating: Good \| Pupils: 201 \| Distance:1.19 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | **The Discovery School**<br>Ofsted Rating: Outstanding \| Pupils: 624 \| Distance:1.21 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | **Brookfield Junior School**<br>Ofsted Rating: Good \| Pupils: 252 \| Distance:1.31 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | **Brookfield Infant School**<br>Ofsted Rating: Good \| Pupils: 178 \| Distance:1.31 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

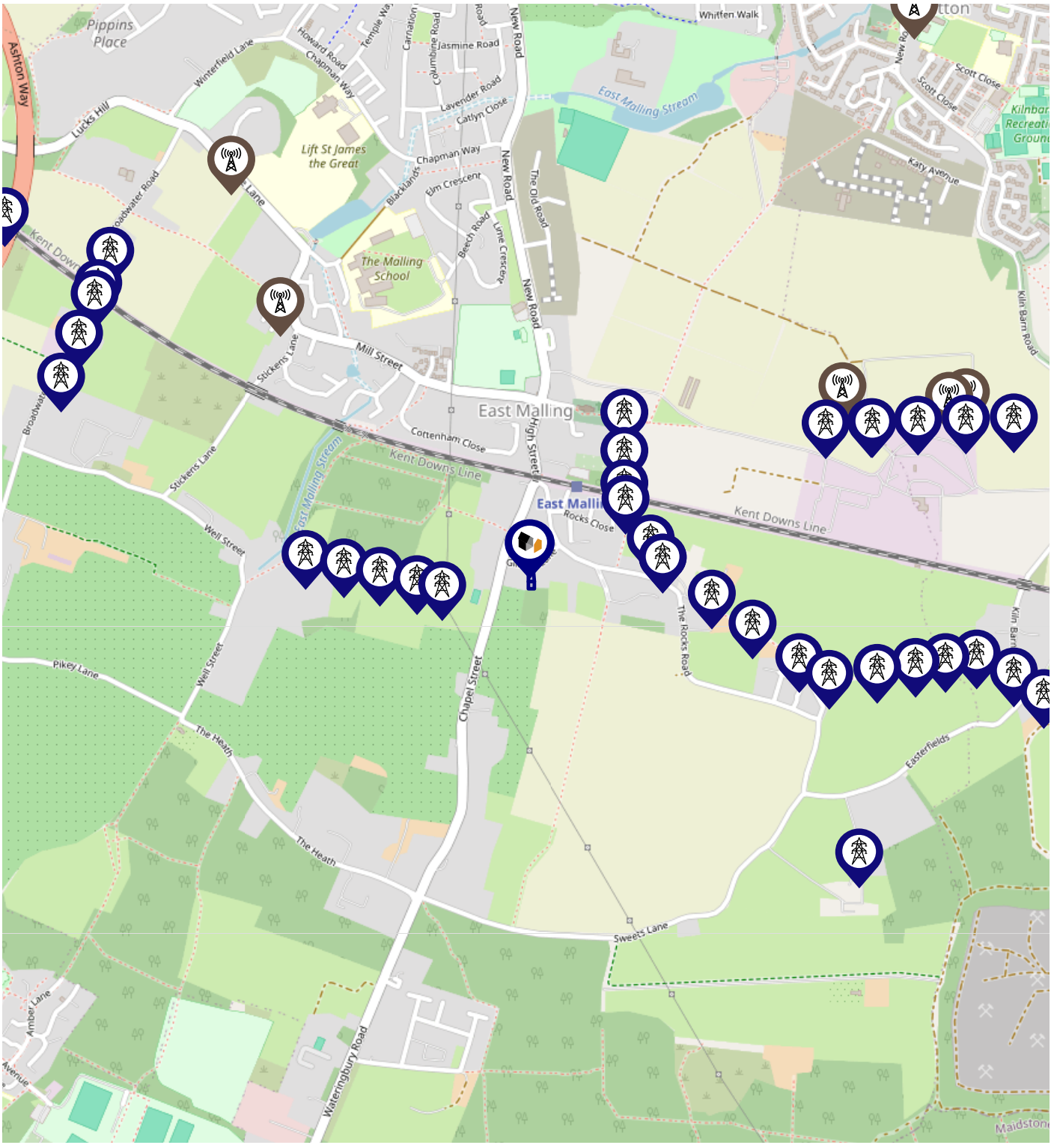



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** Lunsford Primary School<br>Ofsted Rating: Good \| Pupils: 204 \| Distance:1.31 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** Leybourne, St Peter and St Paul Church of England Primary Academy<br>Ofsted Rating: Good \| Pupils: 210 \| Distance:1.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** Valley Invicta Primary School At Aylesford<br>Ofsted Rating: Outstanding \| Pupils: 384 \| Distance:1.48 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** Aylesford School<br>Ofsted Rating: Good \| Pupils: 897 \| Distance:1.53 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **13** West Malling Church of England Primary School and McGinty Speech and Language Srp<br>Ofsted Rating: Good \| Pupils: 213 \| Distance:1.67 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** Valley Invicta Primary School At Kings Hill<br>Ofsted Rating: Good \| Pupils: 220 \| Distance:1.84 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** Barming Primary School<br>Ofsted Rating: Good \| Pupils: 482 \| Distance:1.88 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** Kings Hill School Primary and Nursery<br>Ofsted Rating: Outstanding \| Pupils: 477 \| Distance:1.94 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Local Area
## Masts & Pylons




**Key:**

- Power Pylons
- Communication Masts



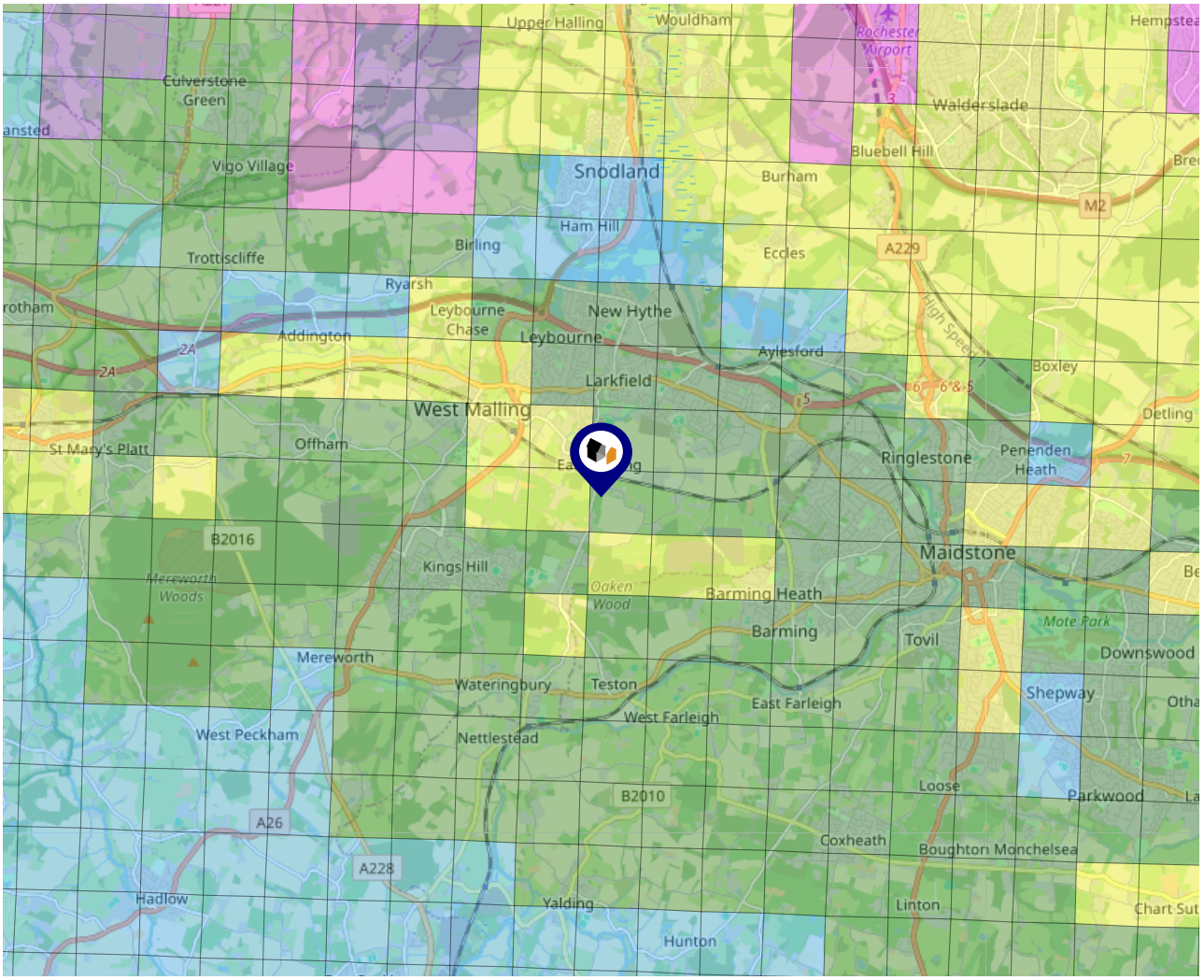
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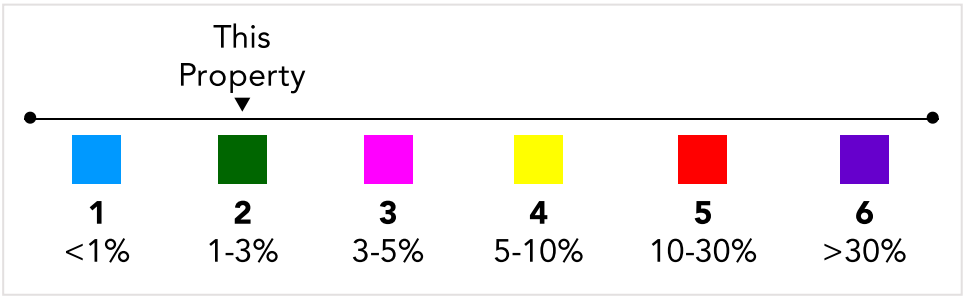
# Environment
# Radon Gas

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## 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).

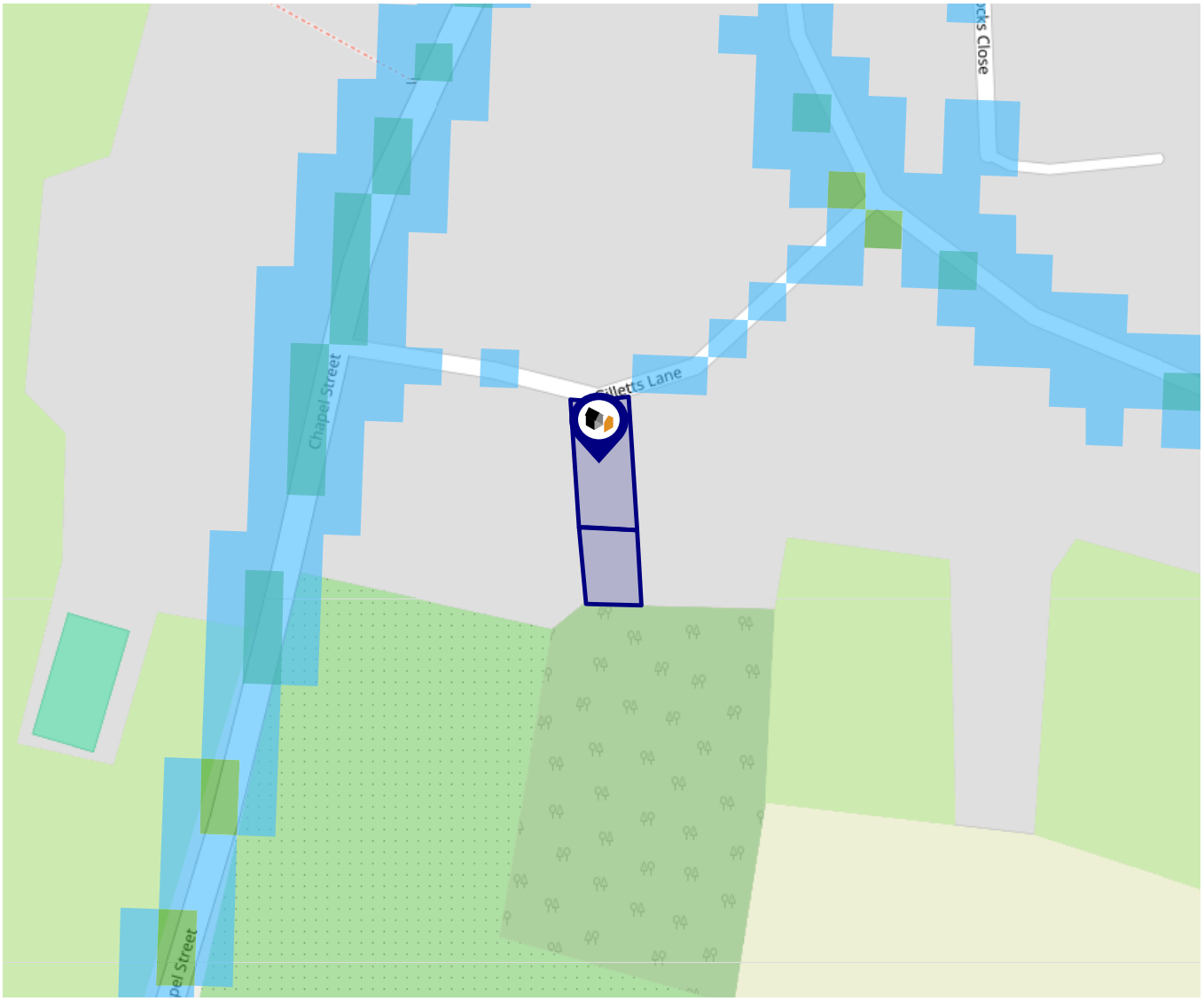





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# Local Area
## Road Noise




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.

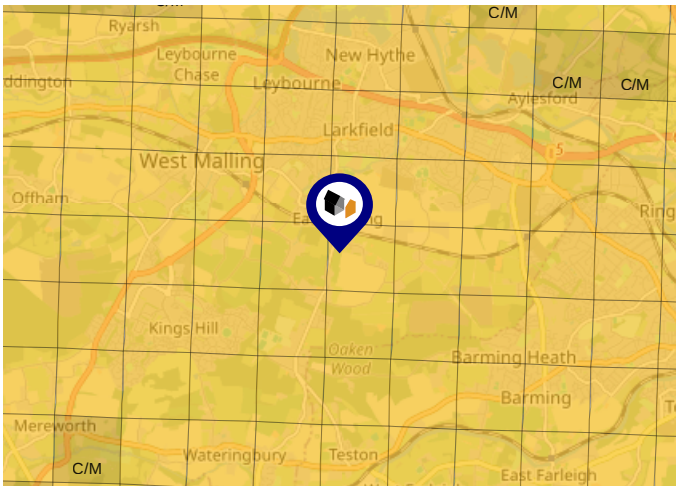
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment
## Soils & Clay

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### 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) | | |



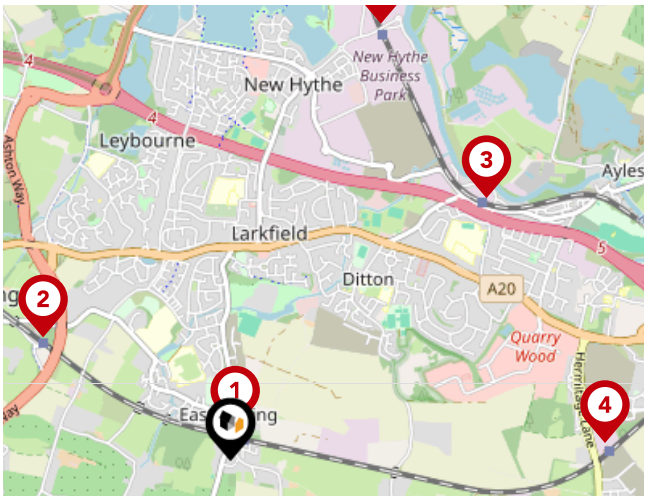

### Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |



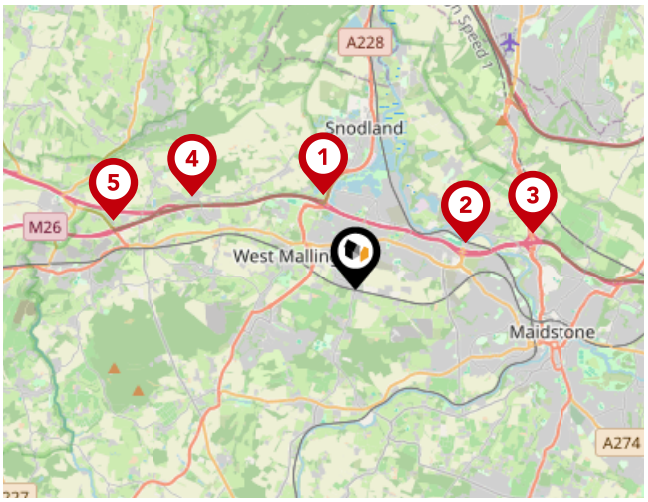
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# Area
# Transport (National)



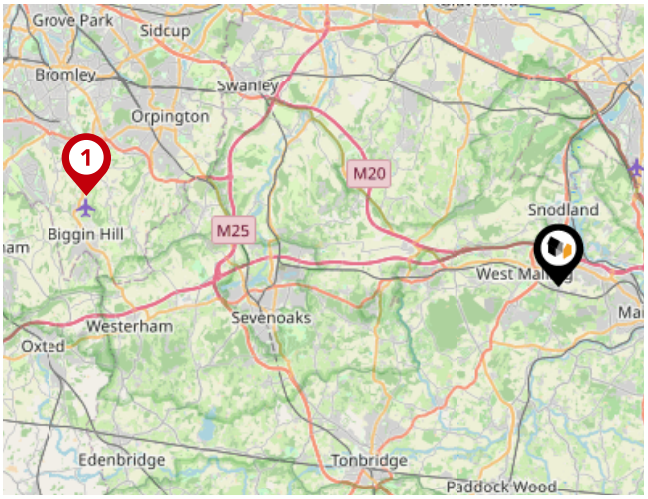

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | East Malling Rail Station | 0.14 miles |
| 2 | West Malling Rail Station | 1.03 miles |
| 3 | Aylesford Rail Station | 1.69 miles |
| 4 | Barming Rail Station | 1.74 miles |
| 5 | New Hythe Rail Station | 2.14 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M20 J4 | 1.84 miles |
| 2 | M20 J5 | 2.21 miles |
| 3 | M20 J6 | 3.45 miles |
| 4 | M20 J3 | 3.48 miles |
| 5 | M26 J2A | 4.64 miles |



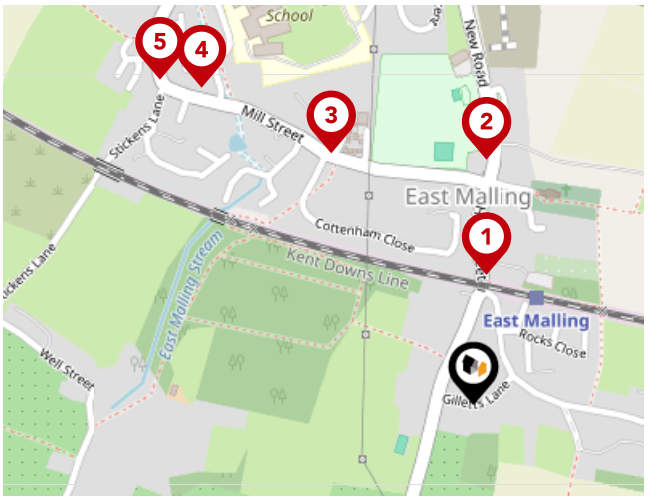

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Biggin Hill Airport | 17.83 miles |



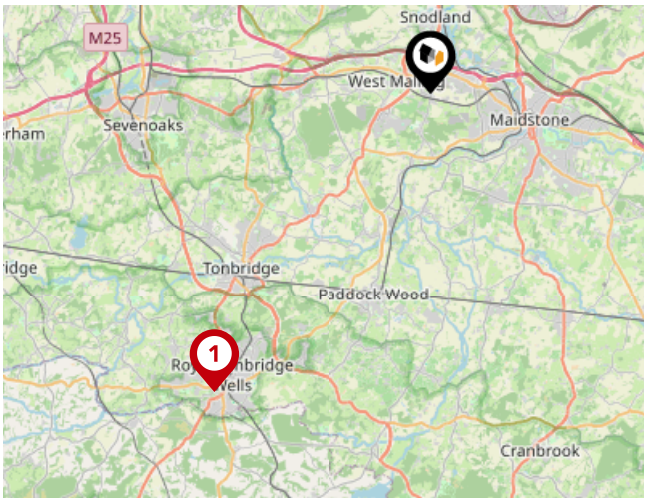
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# Area
# Transport (Local)



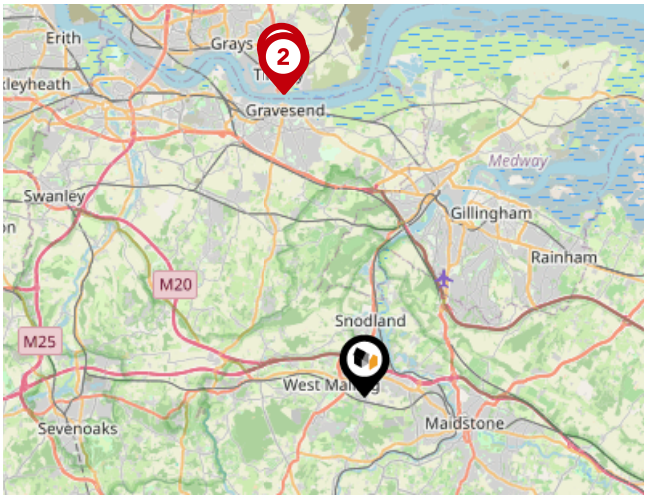

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Railway Station | 0.15 miles |
| 2 | King and Queen | 0.28 miles |
| 3 | Cottenham Close | 0.33 miles |
| 4 | The Rising Sun | 0.48 miles |
| 5 | The Rising Sun | 0.52 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Tunbridge Wells West (Spa Valley Railway) | 13.67 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Town Pier | 11.57 miles |
| 2 | West Street Pier | 11.59 miles |
| 3 | Tilbury Ferry Terminal | 11.95 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.

# NEIL JOHNSON PROPERTY AGENTS
## Testimonials

### 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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# Agent Disclaimer

NEIL JOHNSON
INDEPENDENT SELLING AND BUYING PROPERTY AGENTS

## Important - Please Read

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# 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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NEIL JOHNSON
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