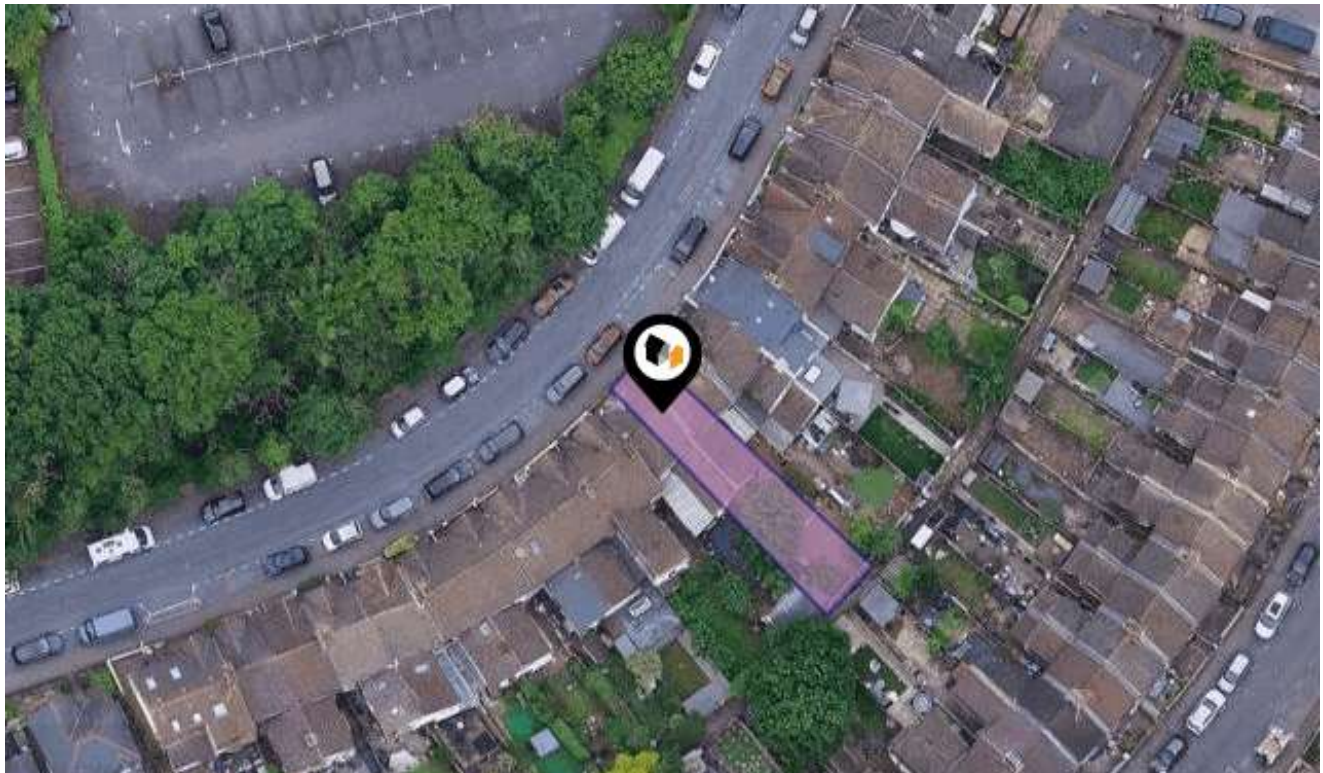# **KPF:** Key Property Facts

An Analysis of This Property & The Local Area

Thursday 22nd January 2026

166, WINDMILL ROAD, GILLINGHAM, ME7 5PE

Landwood Group
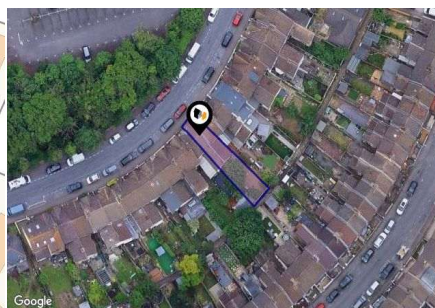
77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Terraced	**Last Sold Date:**	22/03/2005
Bedrooms:	4	**Last Sold Price:**	£160,000
Floor Area:	1,259 ft^2 / 117 m^2	**Last Sold £/ft^2:**	£127
Plot Area:	0.04 acres	**Tenure:**	Freehold
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,962		
Title Number:	K408569		
UPRN:	100061277596		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	**71** mb/s	**1800** mb/s

Mobile Coverage:

(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

166, WINDMILL ROAD, GILLINGHAM, ME7 5PE

Bathroom

Kitchen

Lean to

Dining Room

Basement

Lounge

Bedroom 4

Bedroom 3

Landing

Bedroom 2

Bedroom 1

Basement

Ground Floor

First Floor

YOUR MOVE
your-move.co.uk

Property
EPC - Certificate

166, Windmill Road, ME7 5PE

Energy rating

E

Valid until 23.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 | B
69-80	C		
55-68	D		
39-54	E	54 | E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	117 m^2

Coal Mining

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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.

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.
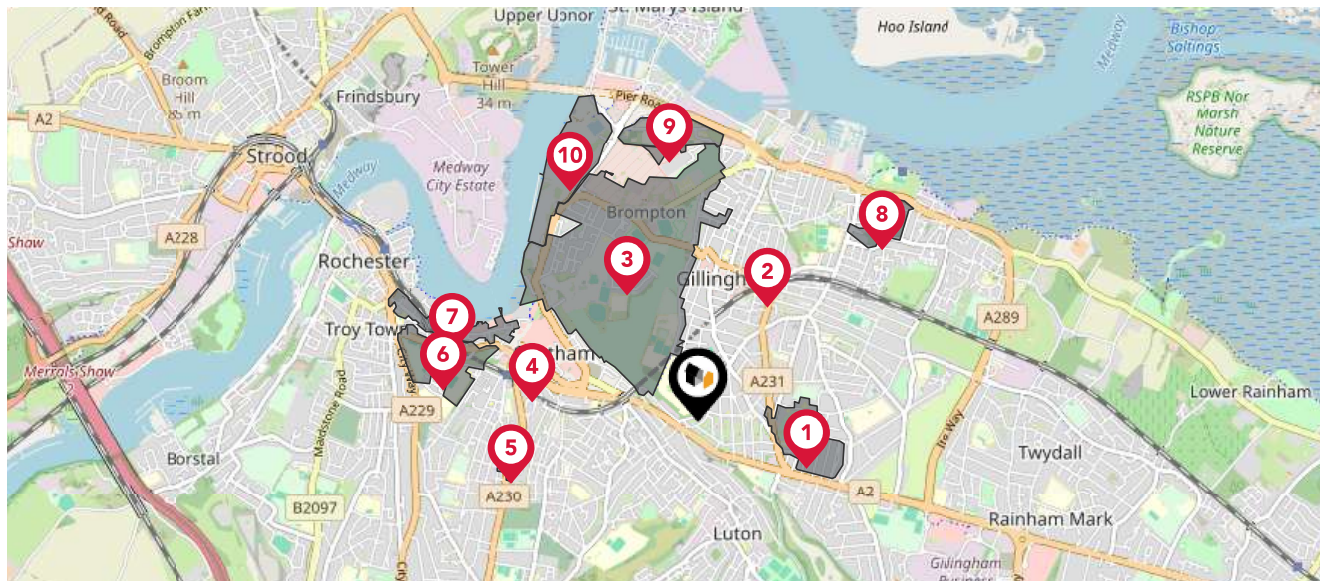
Nearby Conservation Areas

1	Gillingham Park
2	Railway Street
3	Brompton Lines
4	New Road Chatham
5	Maidstone Road Chatham
6	New Road Rochester
7	Star Hill to Sun Pier
8	Gillingham Green
9	Pembroke
10	Chatham Historic Dockyard

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
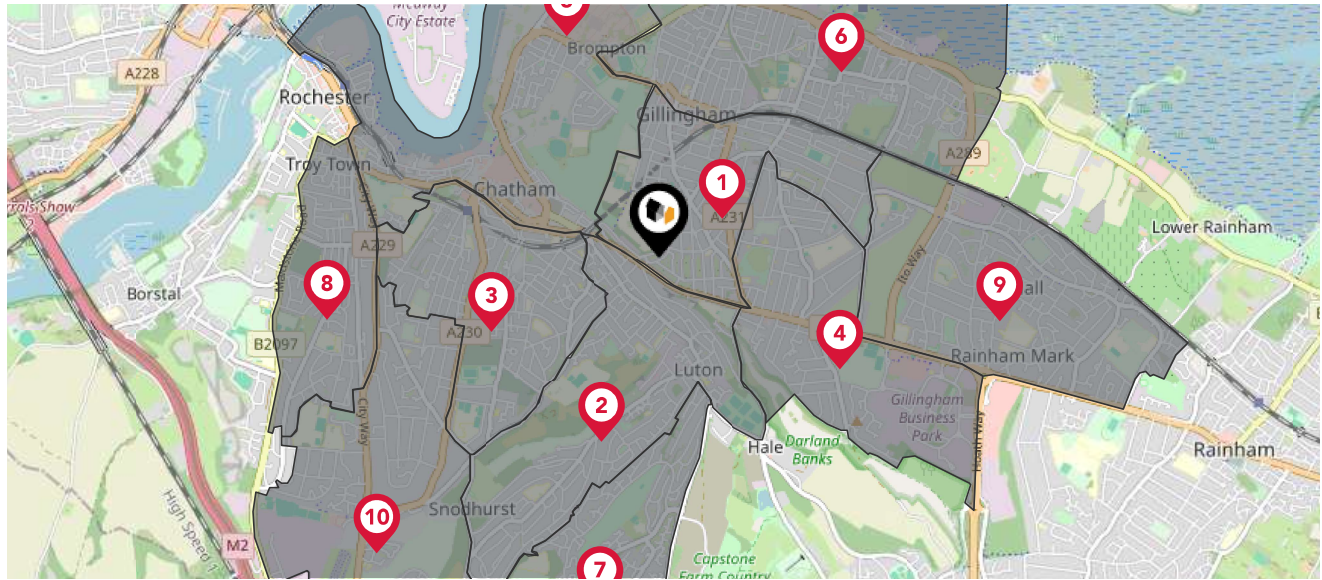
Nearby Council Wards

1	Gillingham South Ward
2	Luton and Wayfield Ward
3	Chatham Central Ward
4	Watling Ward
5	River Ward
6	Gillingham North Ward
7	Princes Park Ward
8	Rochester East Ward
9	Twydall Ward
10	Rochester South and Horsted Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
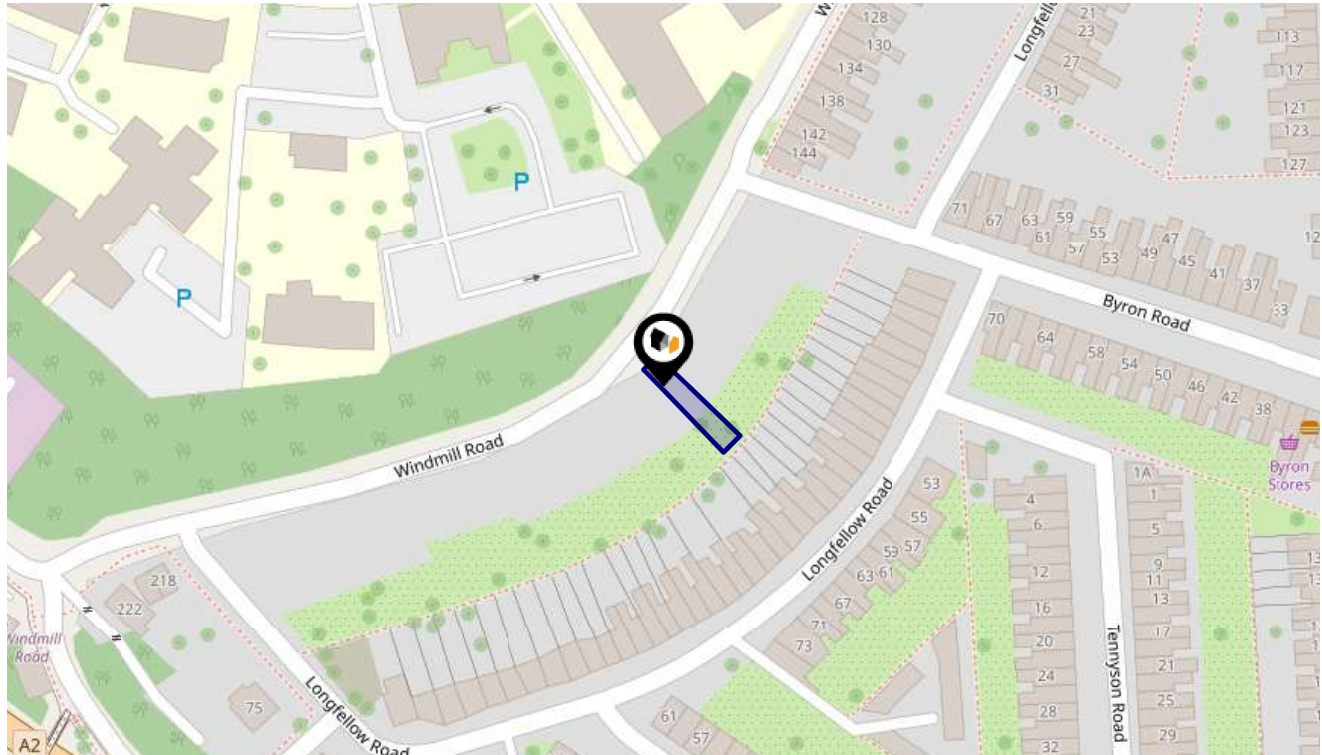
Rail Noise Data

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	🟦

Rivers & Seas - Flood Risk

LANDWOOD GROUP

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:

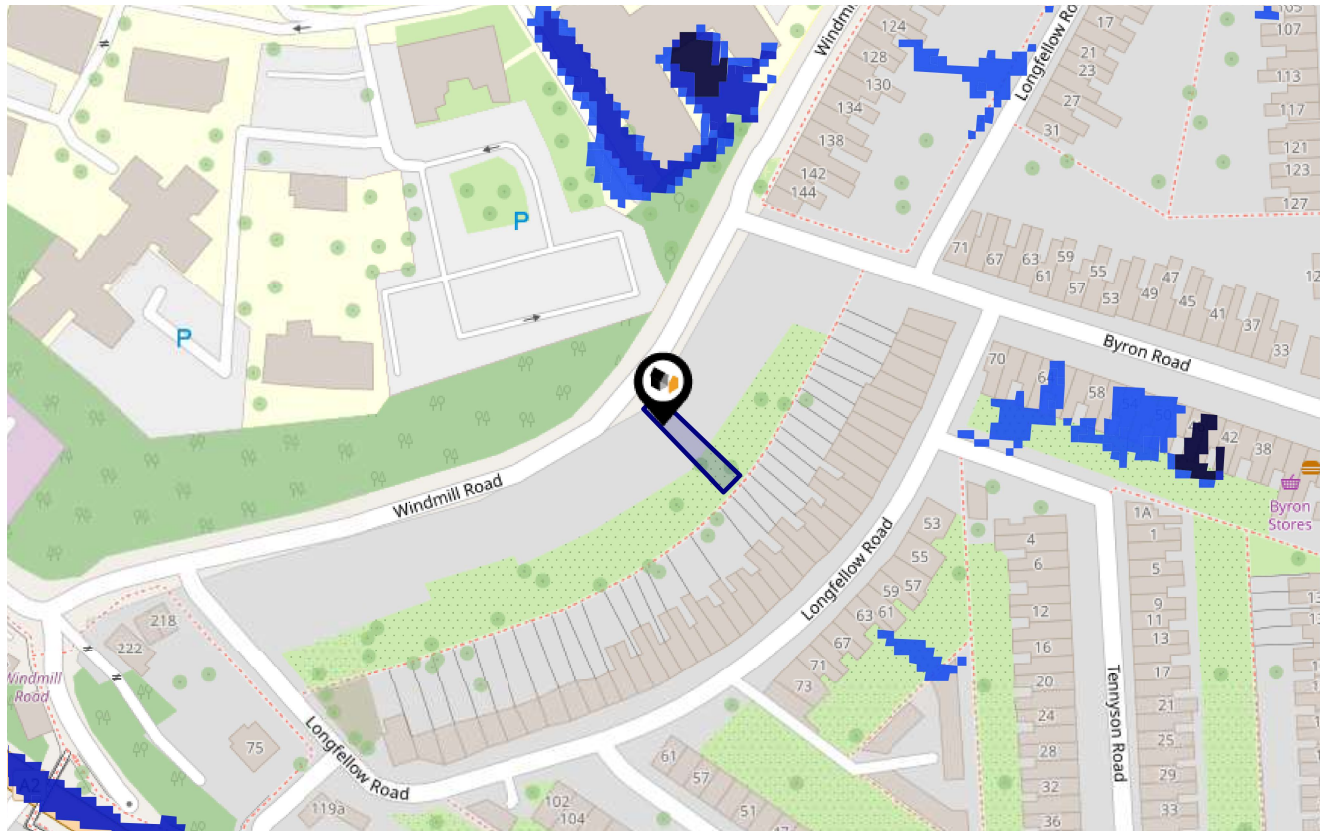|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.

- ■ **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.

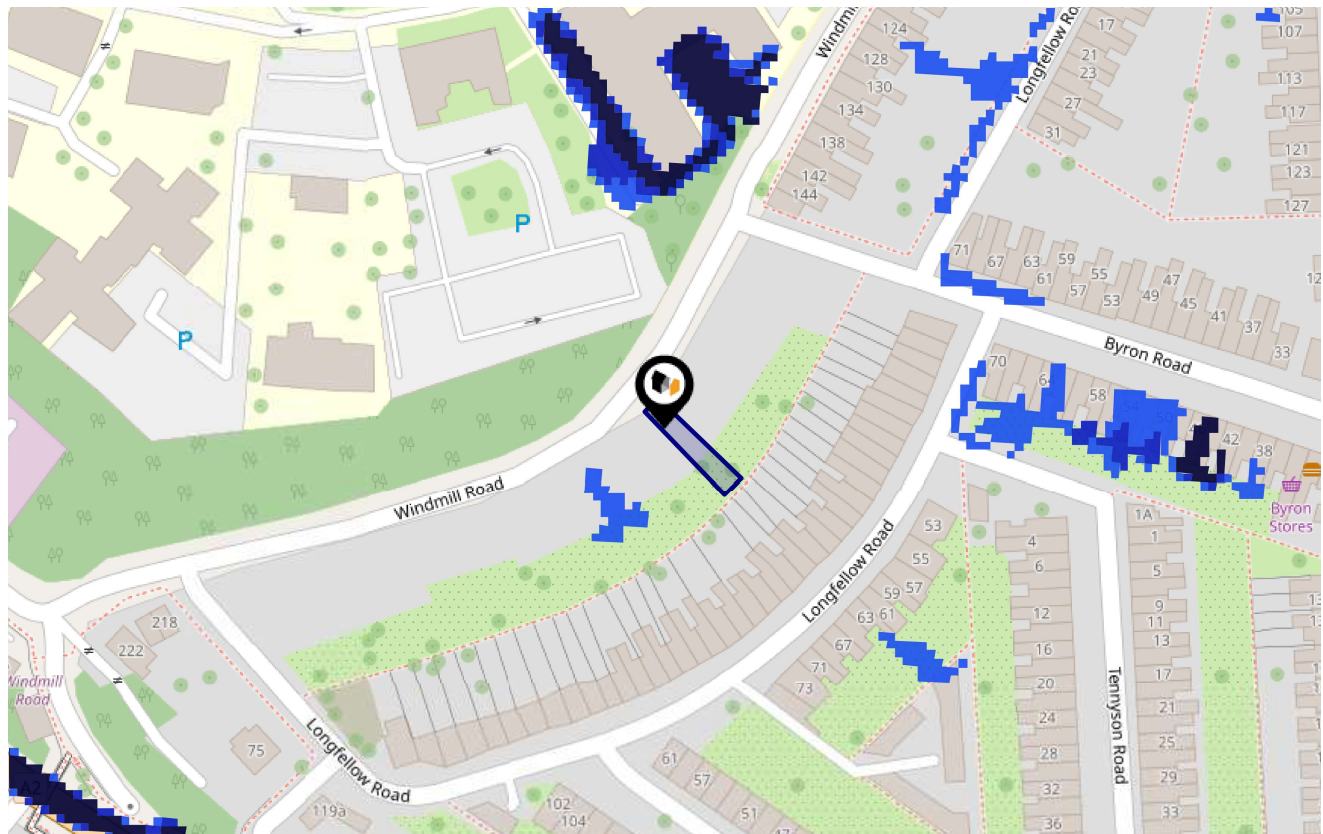Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KPF - Key Property Facts

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

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Green Belt

This map displays nearby areas that have been designated as Green Belt...
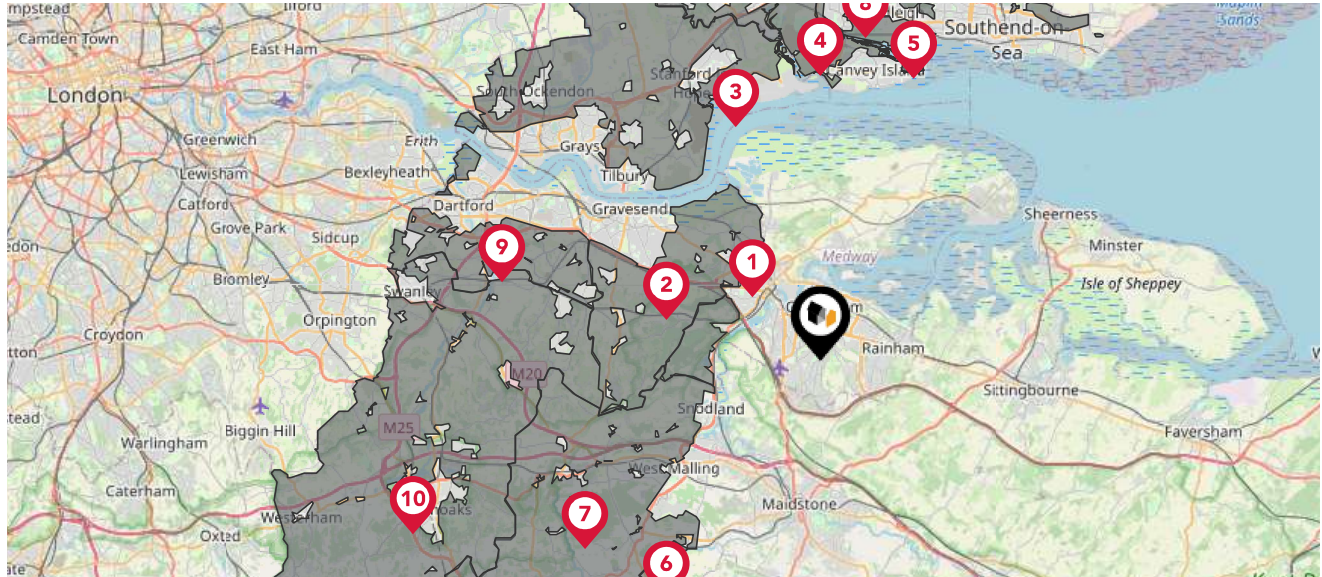
Nearby Green Belt Land
1 London Green Belt - Medway
2 London Green Belt - Gravesham
3 London Green Belt - Thurrock
4 London Green Belt - Basildon
5 London Green Belt - Southend-on-Sea
6 London Green Belt - Maidstone
7 London Green Belt - Tonbridge and Malling
8 London Green Belt - Castle Point
9 London Green Belt - Dartford
10 London Green Belt - Sevenoaks

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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.
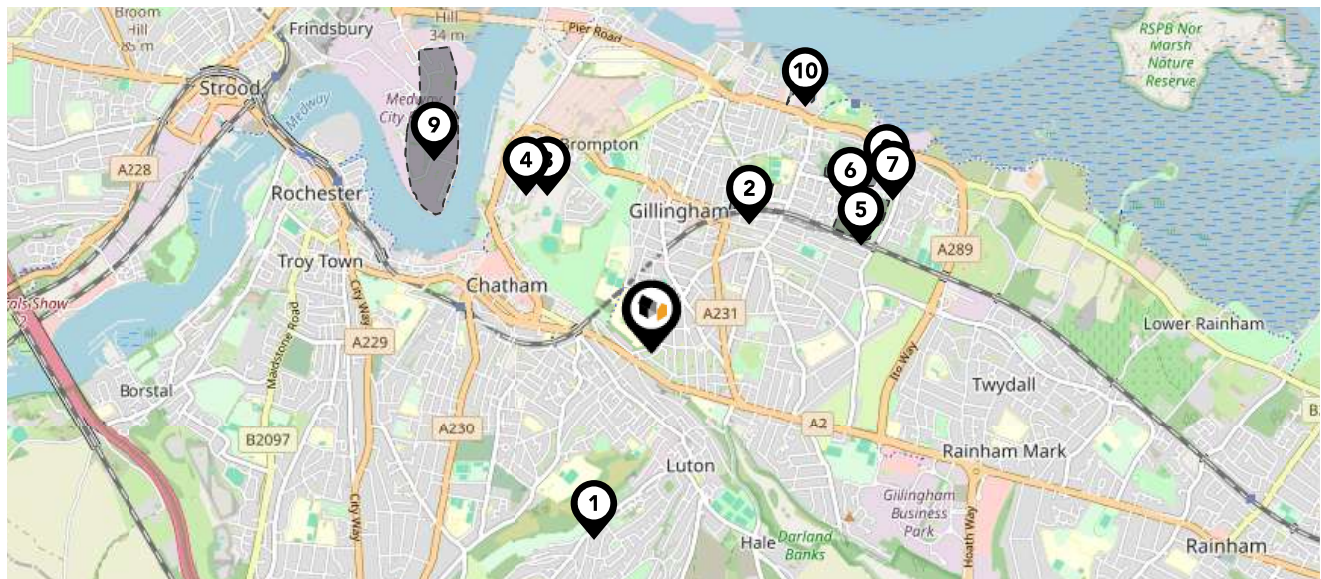
Nearby Landfill Sites

1	Street End-Rochester, Kent	Historic Landfill
2	Greenfield Road-Gillingham, Kent	Historic Landfill
3	Maxwell Road-Gillingham, Kent	Historic Landfill
4	Prospect Row-Gillingham, Kent	Historic Landfill
5	Woodlands-Woodlands Road, Gillingham, Kent	Historic Landfill
6	Castlemaine Avenue-Castlemaine Avenue, Kent	Historic Landfill
7	Grange Road-Gillingham, Kent	Historic Landfill
8	Dial Road-Gillingham, Kent	Historic Landfill
9	Frindsbury Peninsula-Frindsbury, Rochester, Kent	Historic Landfill
10	Parhams-Gillingham, Kent	Historic Landfill

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Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
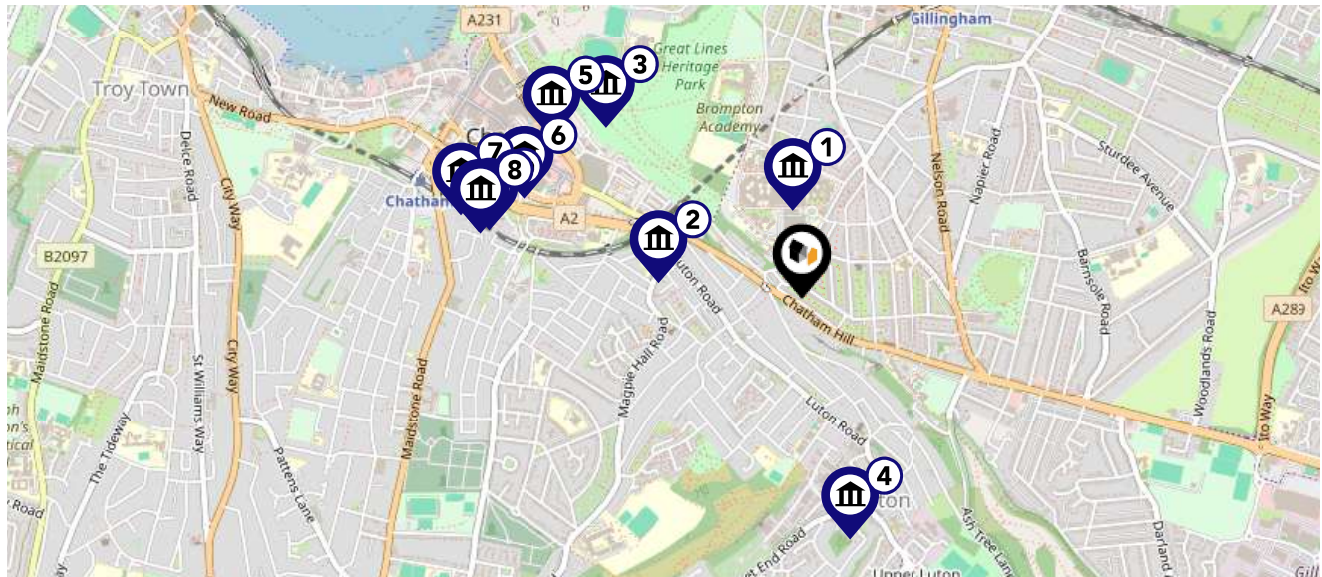
Listed Buildings in the local district	Grade	Distance
① 1259601 - Medway Hospital, Laundry Water Tower	Grade II	0.2 miles
② 1268240 - Thorney Lodge	Grade II	0.3 miles
③ 1267787 - Chatham Naval War Memorial	Grade I	0.6 miles
④ 1268219 - Pheasant House And Attached Front Garden Walls	Grade II	0.6 miles
⑤ 1468892 - Chatham Ragged School	Grade II	0.7 miles
⑥ 1268236 - 248, High Street	Grade II	0.7 miles
⑦ 1268208 - Chatham House (number 14) And Attached Front Area And Step Railings	Grade II	0.8 miles
⑧ 1268211 - 60, New Road	Grade II	0.8 miles
⑨ 1268210 - Number 58 And Attached Front Area And Step Railings	Grade II	0.8 miles
⑩ 1268212 - Lord Duncan Public House	Grade II	0.8 miles

Area
Schools
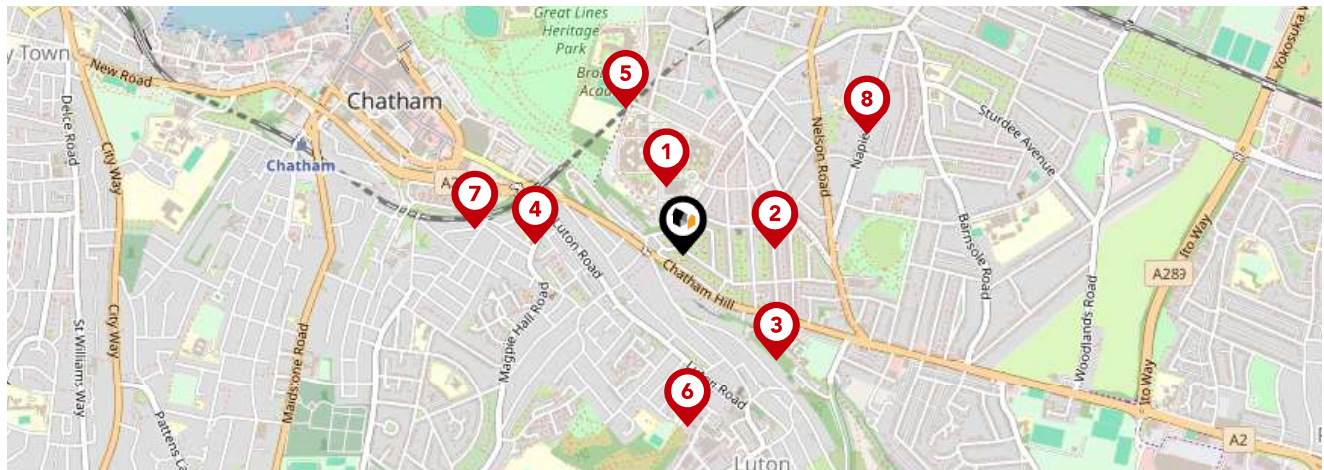
	Nursery	Primary	Secondary	College	Private
1 **Hospital and Medical Tuition Service** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.17	☐	☐	☑	☐	☐
2 **Byron Primary School** Ofsted Rating: Requires improvement | Pupils: 519 | Distance:0.22	☐	☑	☐	☐	☐
3 **Chatham Grammar** Ofsted Rating: Good | Pupils: 980 | Distance:0.34	☐	☐	☑	☐	☐
4 **All Saints Church of England Primary School** Ofsted Rating: Good | Pupils: 344 | Distance:0.37	☐	☑	☐	☐	☐
5 **Brompton Academy** Ofsted Rating: Requires improvement | Pupils: 1422 | Distance:0.39	☐	☐	☑	☐	☐
6 **Luton Primary School** Ofsted Rating: Good | Pupils: 675 | Distance:0.43	☐	☑	☐	☐	☐
7 **New Road Primary School** Ofsted Rating: Good | Pupils: 360 | Distance:0.52	☐	☑	☐	☐	☐
8 **Napier Community Primary and Nursery Academy** Ofsted Rating: Good | Pupils: 593 | Distance:0.54	☐	☑	☐	☐	☐

|	Nursery	Primary	Secondary	College	Private
9 Phoenix Primary School Ofsted Rating: Good | Pupils: 369 | Distance:0.67	☐	☑	☐	☐	☐
10 Barnsole Primary School Ofsted Rating: Good | Pupils: 668 | Distance:0.7	☐	☑	☐	☐	☐
11 Brompton-Westbrook Primary School Ofsted Rating: Good | Pupils: 475 | Distance:0.74	☐	☑	☐	☐	☐
12 The Victory Academy Ofsted Rating: Good | Pupils: 1192 | Distance:0.74	☐	☐	☑	☐	☐
13 Greenvale Primary School Ofsted Rating: Good | Pupils: 142 | Distance:0.75	☐	☑	☐	☐	☐
14 Oasis Academy Skinner Street Ofsted Rating: Good | Pupils: 426 | Distance:0.77	☐	☑	☐	☐	☐
15 The Robert Napier School Ofsted Rating: Good | Pupils: 1050 | Distance:0.78	☐	☐	☑	☐	☐
16 The GFC School Ofsted Rating: Good | Pupils: 29 | Distance:0.89	☐	☐	☑	☐	☐
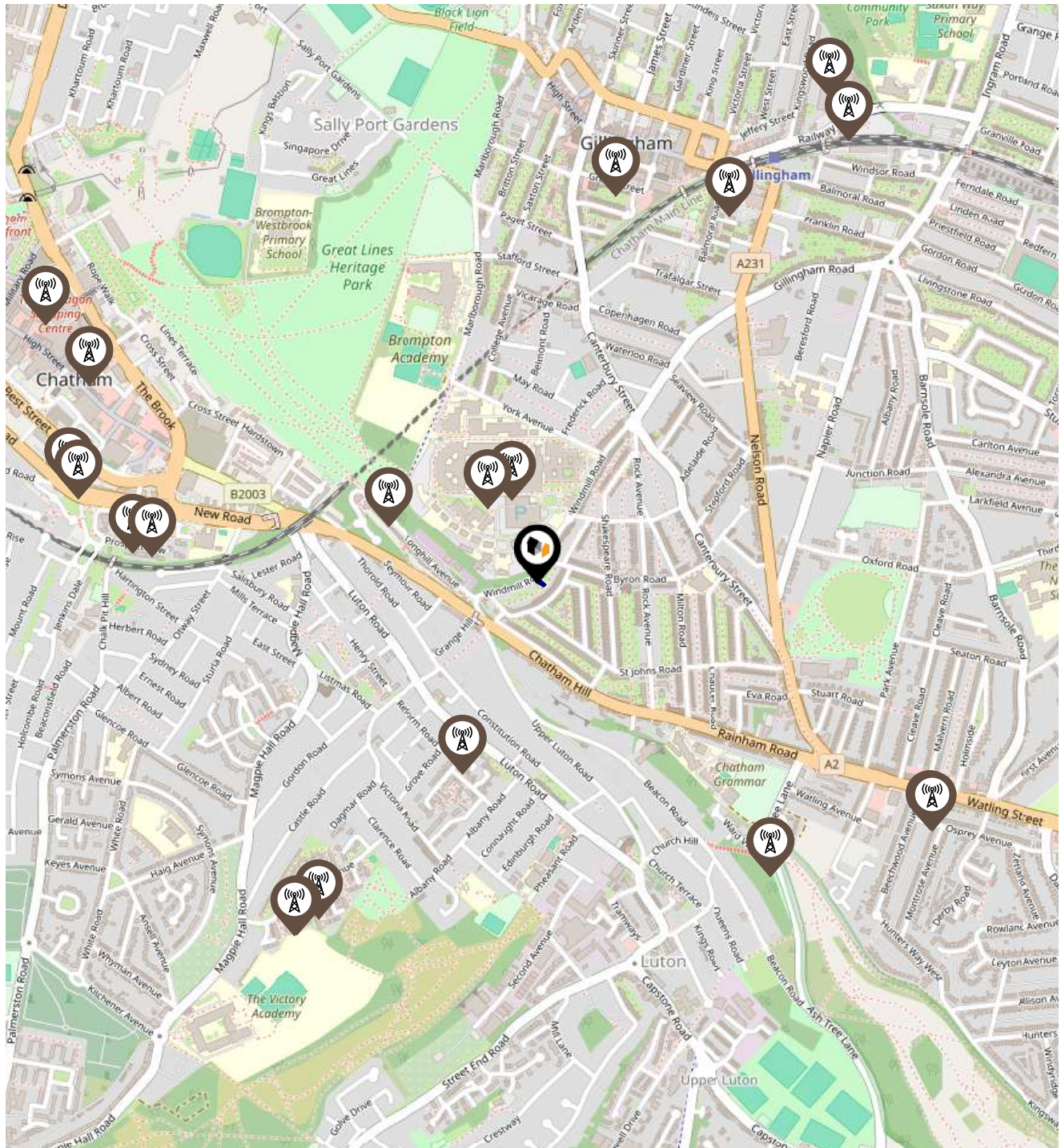
Key:

Power Pylons

Communication Masts

Radon Gas

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).
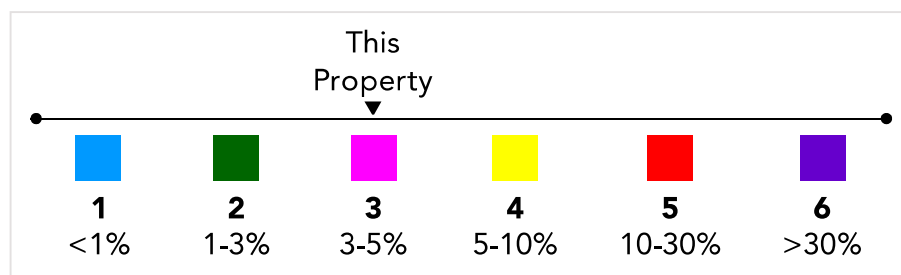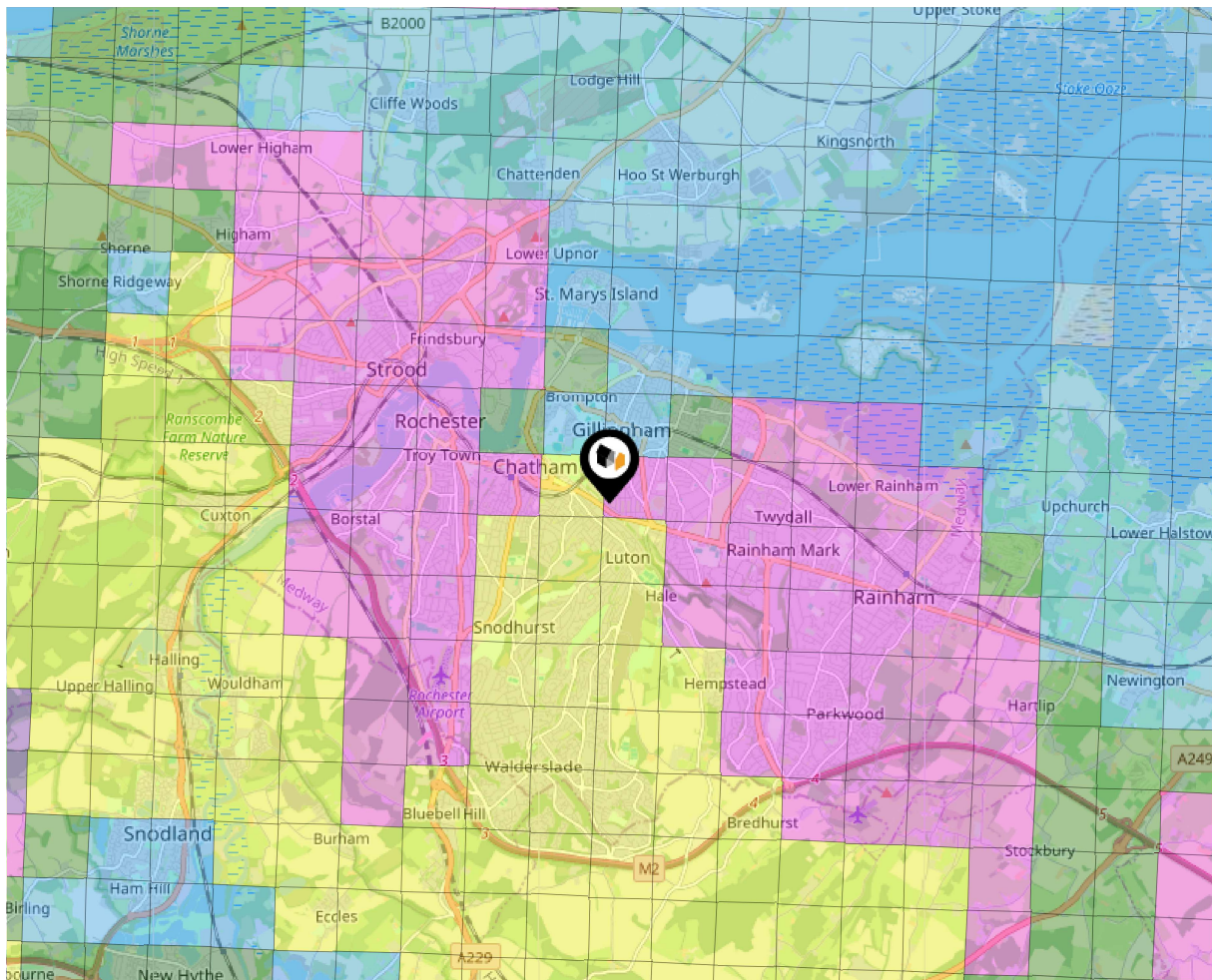
This
Property

| 1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
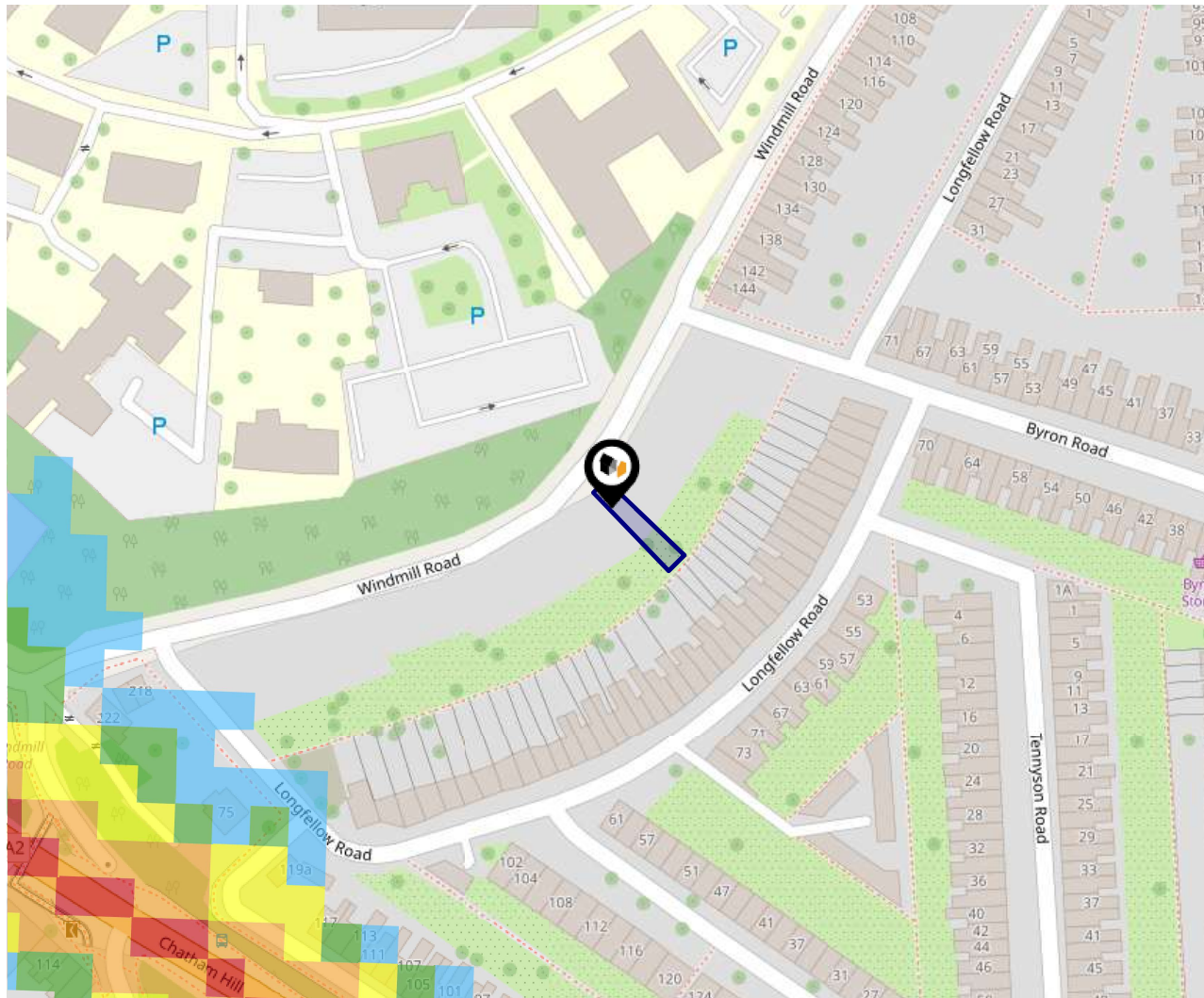
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	**Soil Texture:**	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		
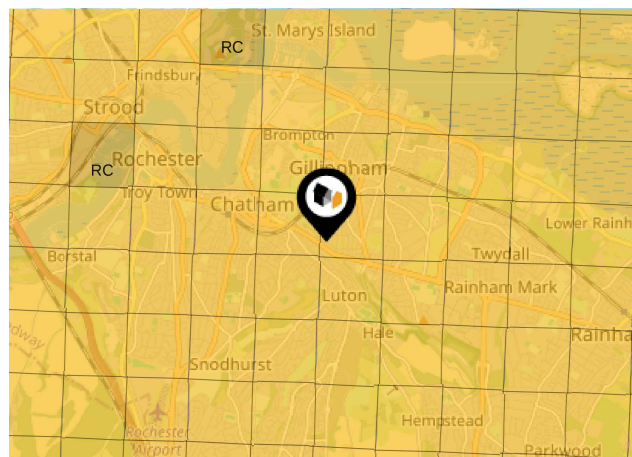
## Primary Classifications (Most Common Clay Types)

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

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Transport (National)
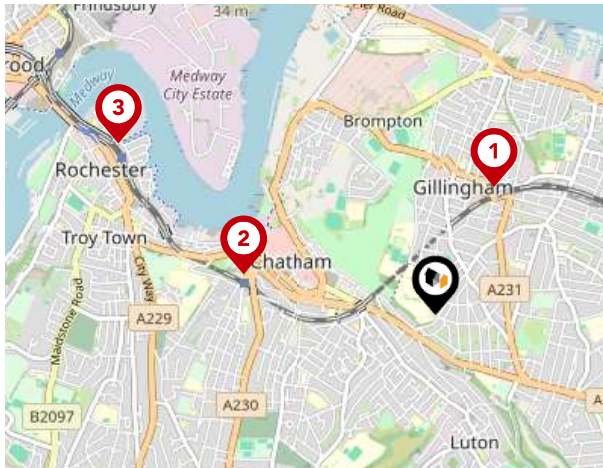
National Rail Stations

Pin	Name	Distance
1	Gillingham (Kent) Rail Station	0.69 miles
2	Chatham Rail Station	0.97 miles
3	Rochester Rail Station	1.77 miles
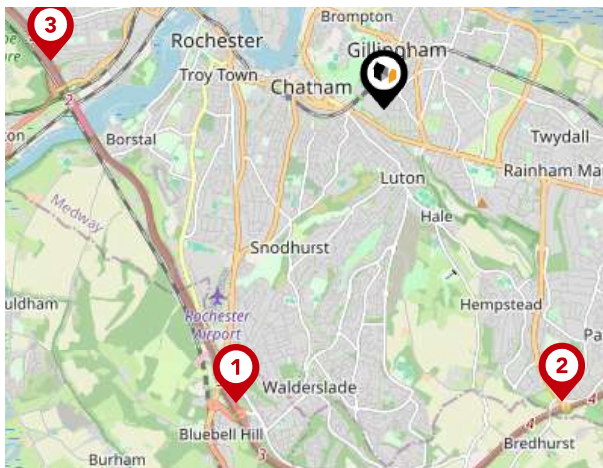
Trunk Roads/Motorways

Pin	Name	Distance
1	M2 J3	3.23 miles
2	M2 J4	3.36 miles
3	M2 J2	3.3 miles
4	M20 J6	5.57 miles
5	M20 J7	6.21 miles

Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	14.93 miles
2	Silvertown	22.97 miles
3	Leaves Green	22.23 miles
4	Lydd Airport	33.82 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Windmill Road	0.1 miles
2	Medway Maritime Hospital	0.14 miles
3	Windmill Road	0.13 miles
4	Rock Avenue	0.21 miles
5	Montgomery Road	0.21 miles
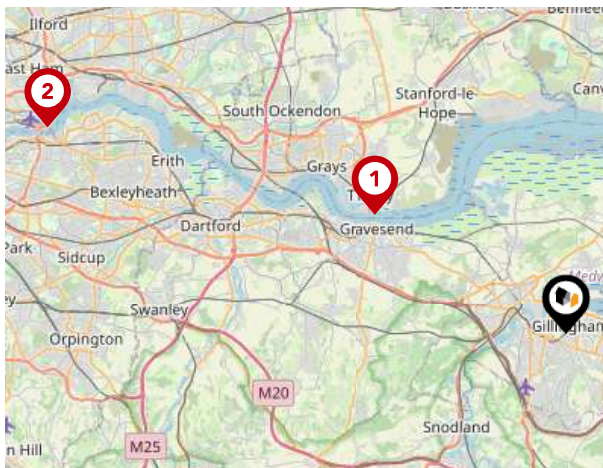
Ferry Terminals

Pin	Name	Distance
1	West Street Pier	8.87 miles
2	Woolwich Arsenal Pier	21.94 miles

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Landwood Group
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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https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail