

JOHN MURRAY

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Potential Buyer(s),

# KEY FACTS FOR BUYERS

**Bond Cottage, Bond Lane, Ashford, TN23 3ES**

September 2021



## A guide to this property and the local area

**John Murray, powered by eXp**

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8<sup>th</sup> September 2021

# INTRODUCTION

Potential Buyer(s)

This 'Key Facts for Buyers' Report is produced to give potential purchasers as much relevant information as possible about the property they may be interested in, and its surrounding areas.

I am committed to provide an outstanding level of service for buyers as well as my selling Clients and this report will hopefully help inform your decision-making process about viewing and then offering to purchase in an informed manner.

If I can be of any additional help, please do not hesitate to contact me.

My office number is 01233 885180 or by email if you prefer on [john.murray@exp.uk.com](mailto:john.murray@exp.uk.com).

I will HELP 7-days a week and look forward to doing so.

Kind regards

John

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# PROPERTY OVERVIEW

## BOND COTTAGE, BOND LANE, ASHFORD, TN23 3ES










 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Detached	
Floor Area:	1,108.68 ft <sup>2</sup> 103.00 m <sup>2</sup>
Plot Size:	0.20 acres
Land Registry Title Number:	K322861
Tenure:	Freehold
Last Sold On:	29 April 2015
Last Sold Price:	£370,000
£/sqft:	£333.63

### AREA KEY FACTS

Local Authority:	ASHFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Ashford
Predicted Broadband Speeds	
Basic:	25 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

### PLANNING HISTORY

#### REFERENCE - 17/00525/AS

Withdrawn By Applicant - 03/04/2017

Erection Of A Two Storey Rear Extension And Single Storey Side Extension, Roof Extension, Addition Of Front Dormer And Addition Of First And Second Floor Side Windows

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## PHOTO GALLERY



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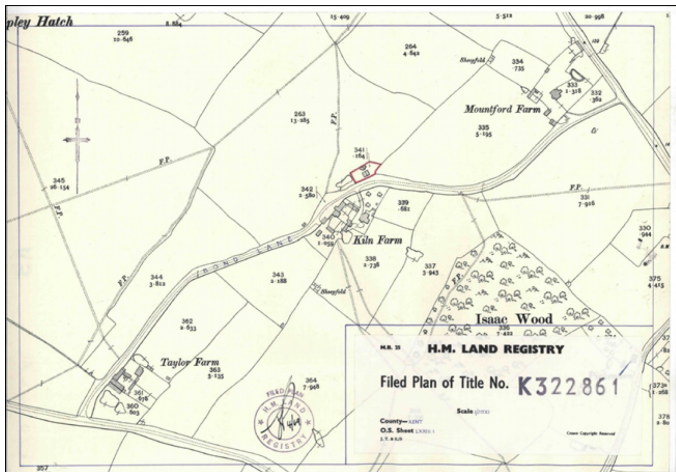
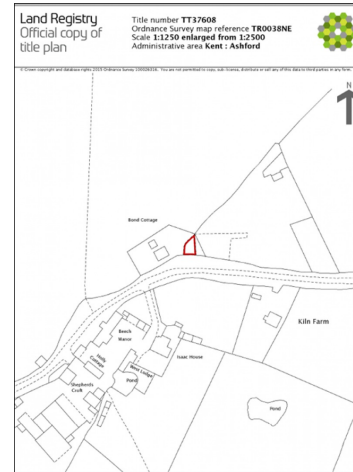
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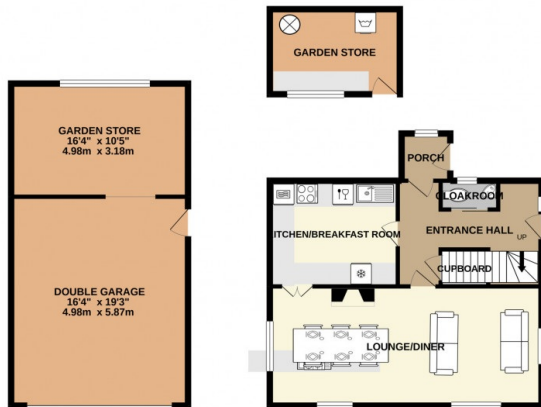
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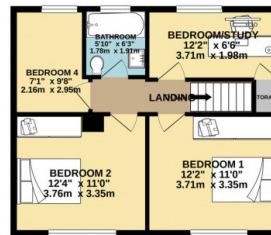
# PROPERTY OVERVIEW

## FLOORPLANS

GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



ATTIC ACCESSED BY LADDER  
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# PROPERTY OVERVIEW

## EPC

Bond Cottage, Bond Lane, Kingsnorth, ASHFORD, TN23 3ES		Energy rating <b>E</b>
Valid until 17.08.2031	Certificate number 9389-3008-0208-3479-9200	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	48   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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# SOLD ON YOUR STREET

## SINCE 1995

3, Bond Lane, Bond Lane - Semi-Detached House	
Dates Sold	Price
03/04/2020	£432,500
15/12/2016	£395,000
28/10/2005	£222,500
15/06/2001	£132,000
29/11/1996	£79,000
Bond Cottage, Bond Lane, Bond Lane - Detached House	
Dates Sold	Price
29/04/2015	£370,000
2, Bond Lane, Bond Lane - Semi-Detached House	
Dates Sold	Price
07/01/2005	£225,000
13/03/1998	£84,500
16/08/1996	£69,000
1, Bond Lane, Bond Lane - Semi-Detached House	
Dates Sold	Price
27/01/2000	£145,000
18/10/1996	£89,000
Oakhurst, Bond Lane, Bond Lane - Detached House	
Dates Sold	Price
23/08/1999	£242,500
Taylor Farm, Bond Lane, Bond Lane - Detached House	
Dates Sold	Price
19/04/1996	£67,871

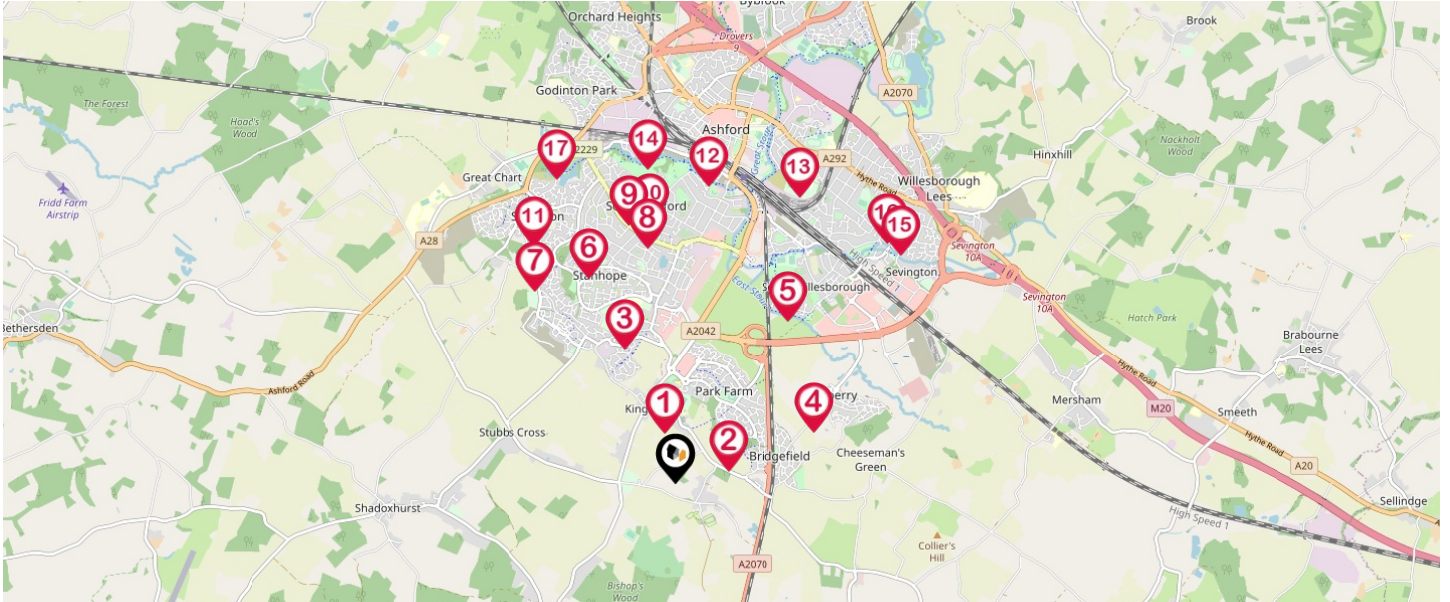
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Kingsnorth Church of England Primary School	Good	421	0.38 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Furley Park Primary Academy	Good	605	0.44 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The John Wallis Church of England Academy	Good	1626	1.05 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Finberry Primary School	Good	231	1.14 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	East Stour Primary School	Good	421	1.49 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beaver Green Primary School	Good	445	1.65 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The John Wesley Church of England Methodist Voluntary A...	Good	446	1.75 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Simon of England Roman Catholic Primary School, Ashford	Good	206	1.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Ashford Oaks Community Primary School	Good	446	1.95 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chilmington Green Primary School	-	72	1.95 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Great Chart Primary School	Outstanding	451	2.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Victoria Road Primary School	Good	206	2.23 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The North School	Good	1067	2.34 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Goldwyn Sixth Form College	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Willersborough Junior School	Good	508	2.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Willersborough Infant School	Good	350	2.41 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	The Wyvern School (Buxford)	Good	306	2.42 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

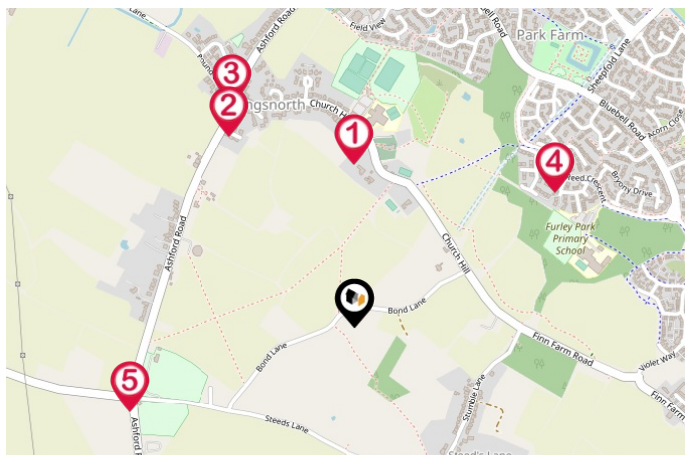
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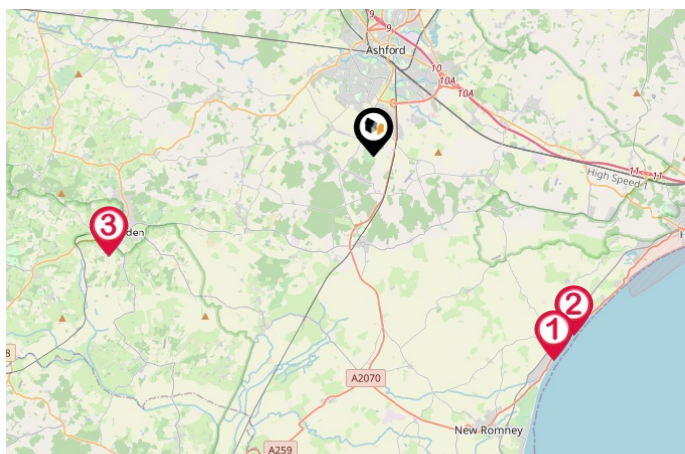
# LOCAL AREA

## NEAREST TRANSPORT LINKS



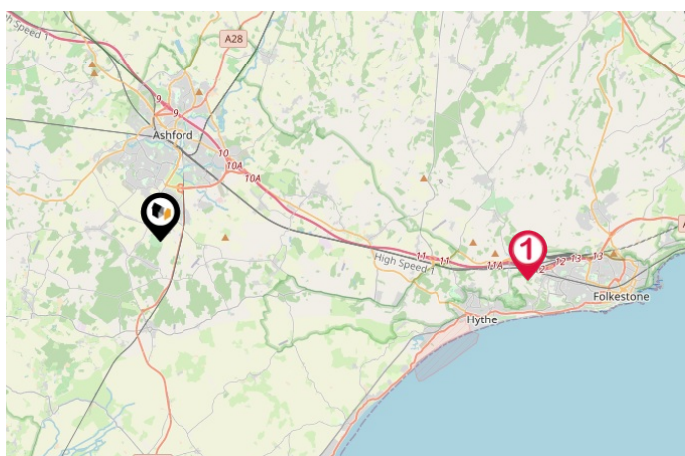
### BUS STOPS/STATIONS

- 1 - Cricket Pavilion | 0.31 miles
- 2 - Queens Head | 0.42 miles
- 3 - Queens Head | 0.47 miles
- 4 - Bishopswood | 0.46 miles
- 5 - Smithfields Crossroads | 0.44 miles



### LOCAL CONNECTIONS

- 1 - Dymchurch Station (RHDR) | 8.21 miles
- 2 - Burmarsh Road Station (RHDR) | 8.11 miles
- 3 - Tenterden Town Rail Station (KESR) | 8.3 miles



### FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 11.13 miles

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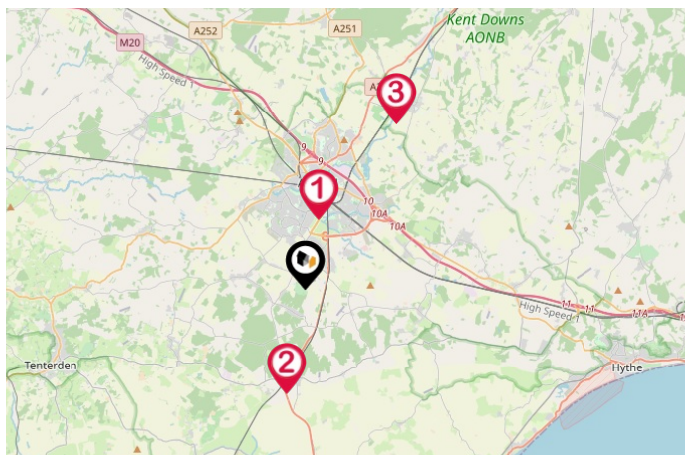
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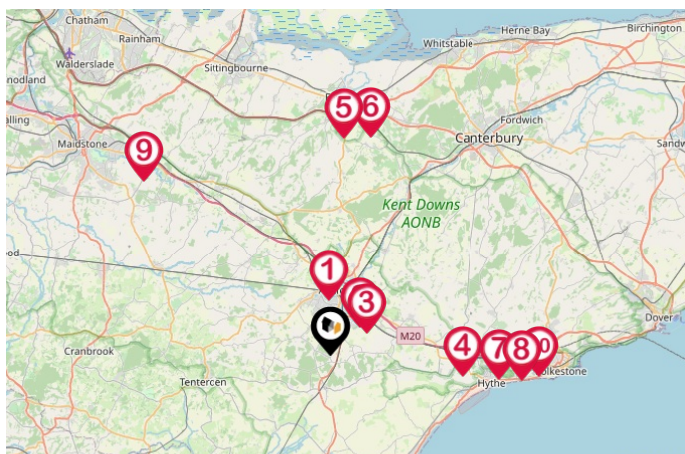
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### NATIONAL RAIL STATIONS

- 1 - Ashford International Rail Station | 2.19 miles
- 2 - Ham Street Rail Station | 3.12 miles
- 3 - Wye Rail Station | 5.73 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M20 J9 | 3.31 miles
- 2 - M20 J10 | 2.65 miles
- 3 - M20 J10A | 2.83 miles
- 4 - M20 J11 | 8.2 miles
- 5 - M2 J6 | 13.01 miles
- 6 - M2 J7 | 13.29 miles
- 7 - M20 J11A | 10.35 miles
- 8 - M20 J12 | 11.73 miles
- 9 - M20 J8 | 15.02 miles
- 10 - M20 J13 | 12.74 miles



### AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 11.39 miles
- 2 - London Southend Airport | 32.28 miles
- 3 - Kent International Airport | 26.81 miles
- 4 - Biggin Hill Airport | 39.04 miles

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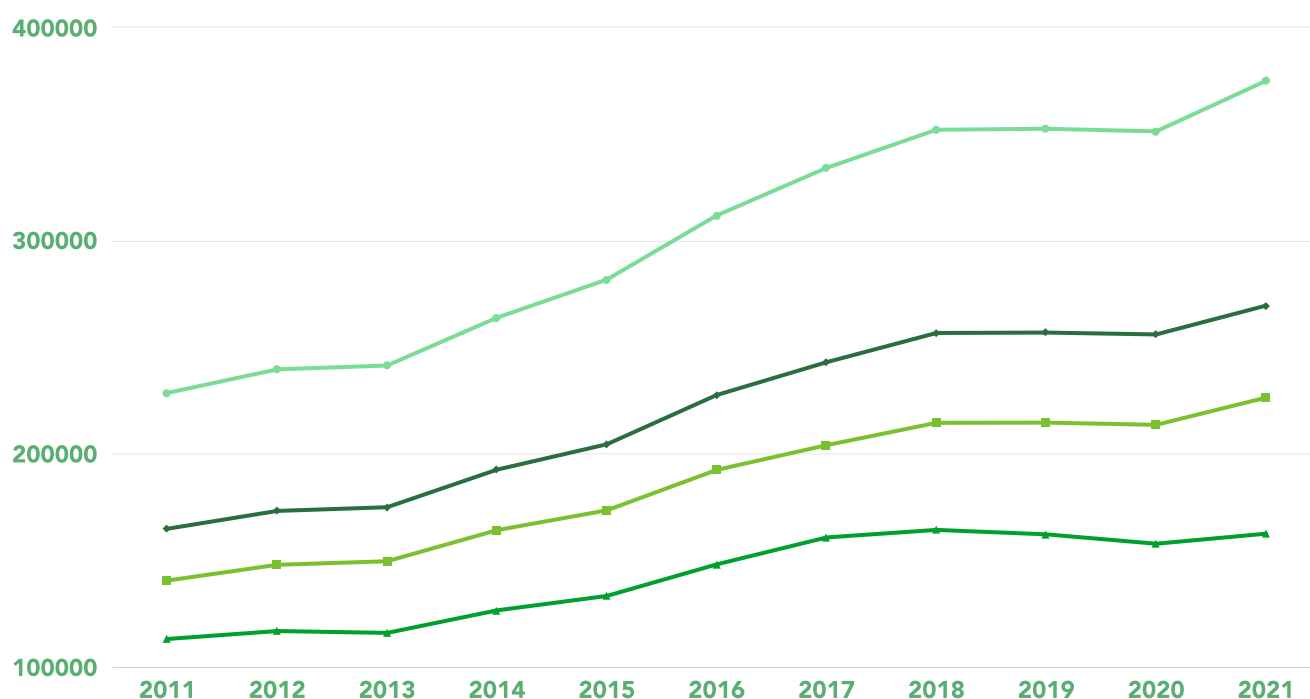
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR TN23

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 43.68%



**TERRACED**  
+ 61.08%



**SEMI-DETACHED**  
+ 63.53%



**DETACHED**  
+ 64.08%

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## About Us

For buyers, our mission is to introduce you to the home of your dreams and consistently go that extra mile to ensure you receive outstanding levels of customer care, fair, compliant service and for the home buying process to be as stress-free as possible. We hope our buyers then become our Clients of the future! It is also to give you relevant information to inform you as much as possible in your viewing and purchasing decisions. Our bespoke Sprift Key Facts For Buyers Reports help us to provide this in as open, fair and transparent manner as possible.

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# DATA QUALITY

John Murray, powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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