

JOHN MURRAY

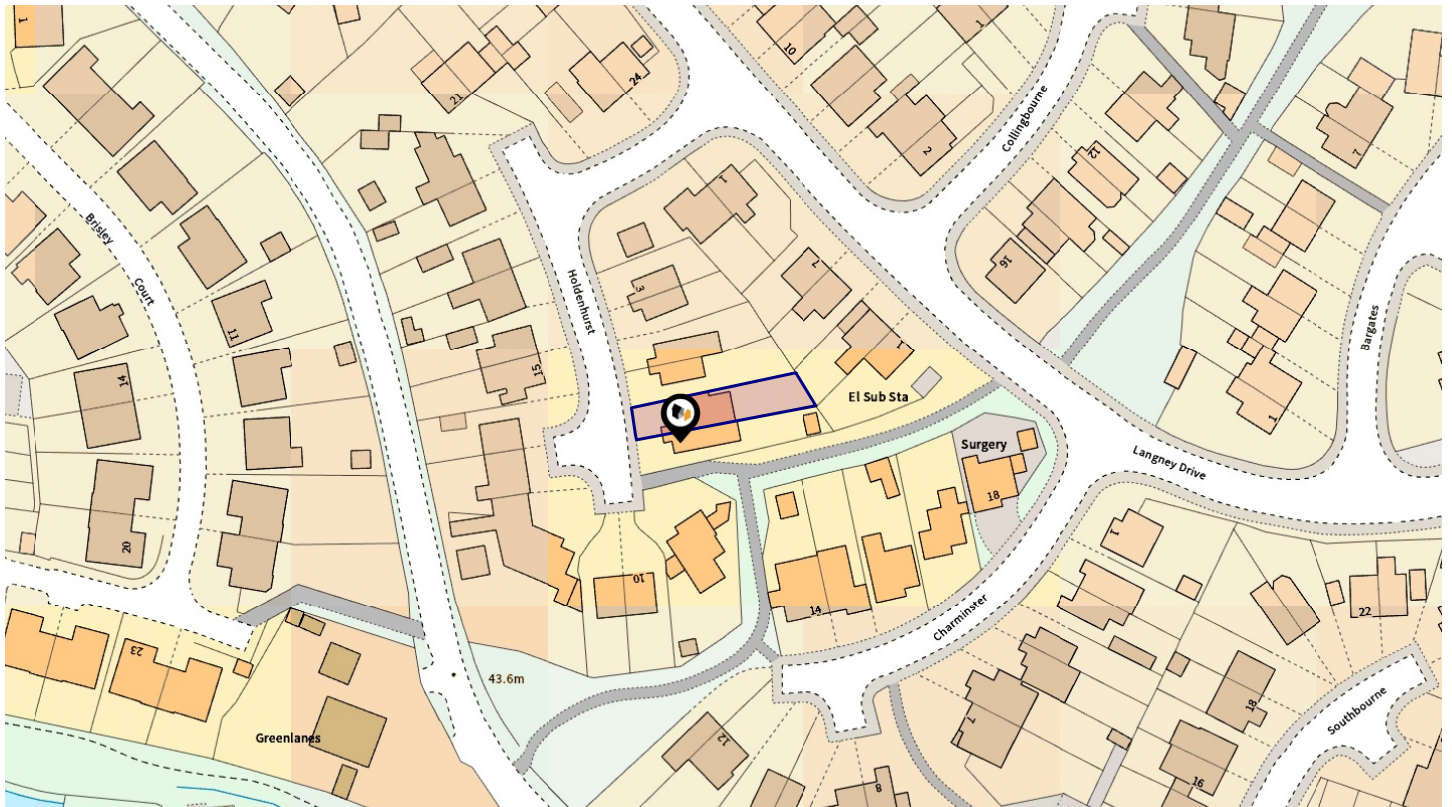
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Potential Buyer(s),

KEY FACTS FOR BUYERS

7, Holdenhurst, Ashford, TN23 5UT

October 2021



A guide to this property and the local area

John Murray, powered by eXp

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3rd October 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.

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

Kind regards

John

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PROPERTY OVERVIEW

7, HOLDENHURST, ASHFORD, TN23 5UT










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Semi-Detached	
Plot Size:	0.05 acres
Council Tax Band:	B
Annual Cost:	£1,470.18 (min)
Land Registry Title Number:	K588006
Tenure:	Freehold
Last Sold On:	16 July 2004
Last Sold Price:	£129,995

AREA KEY FACTS

Local Authority:	ASHFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Ashford
Predicted Broadband Speeds	
Basic:	2 Mbps
Superfast:	173 Mbps
Ultrafast:	600 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

REFERENCE - 08/01214/AS
Permit - 18/09/2008
Erection Of A Conservatory To The Rear
Elevation

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PROPERTY OVERVIEW

PHOTO GALLERY



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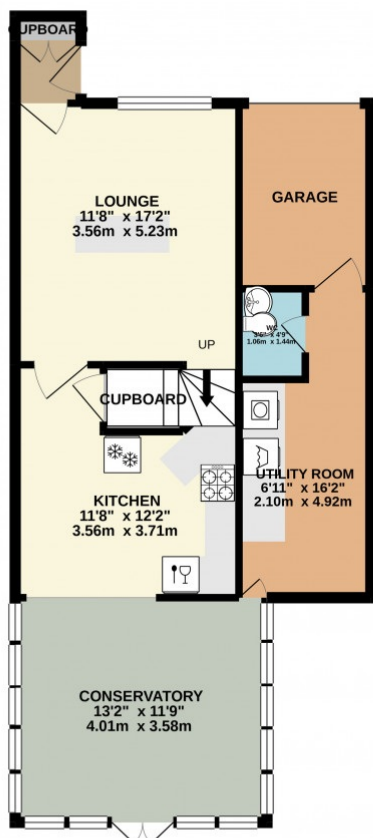
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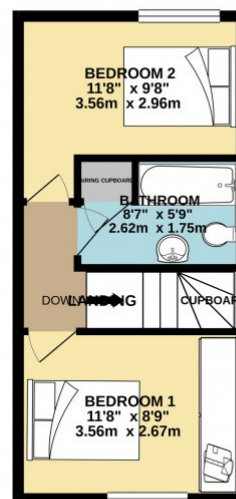
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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SOLD ON YOUR STREET

SINCE 1995

2, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
07/06/2019	£320,000
16/08/2013	£192,500
28/05/2004	£160,000
12/01/2001	£79,000
9, Holdenhurst, Holdenhurst - Detached House	
Dates Sold	Price
18/02/2019	£315,000
09/08/2006	£207,000
28/05/2004	£186,500
28/04/2000	£97,500
6, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
14/09/2018	£225,000
11/05/2007	£149,000
4, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
05/06/2015	£179,999
11/04/2008	£162,500
14/06/2007	£150,000
29/07/2004	£135,000
12/01/2001	£74,000
22, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
13/08/2014	£195,250
11/06/2008	£180,000
31/07/2002	£115,000
10, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
11/04/2014	£187,500
06/08/2007	£170,000

21, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
05/08/2011	£175,000
10/04/1996	£58,250
14, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
31/03/2006	£154,000
23/09/1997	£59,000
5, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
01/04/2005	£134,500
31/10/1996	£42,250
7, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
16/07/2004	£129,995
06/11/1998	£52,500
19, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
03/09/2003	£135,000
20/10/1995	£49,500
3, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
16/05/2003	£104,000
12/02/1999	£50,000
1, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
31/01/2003	£133,995
11, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
22/11/2001	£82,000

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SOLD ON YOUR STREET SINCE 1995

18, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
25/05/2001	£77,000
15, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
28/08/1997	£61,500
17, Holdenhurst, Holdenhurst - Semi-Detached House	
Dates Sold	Price
12/07/1996	£51,995

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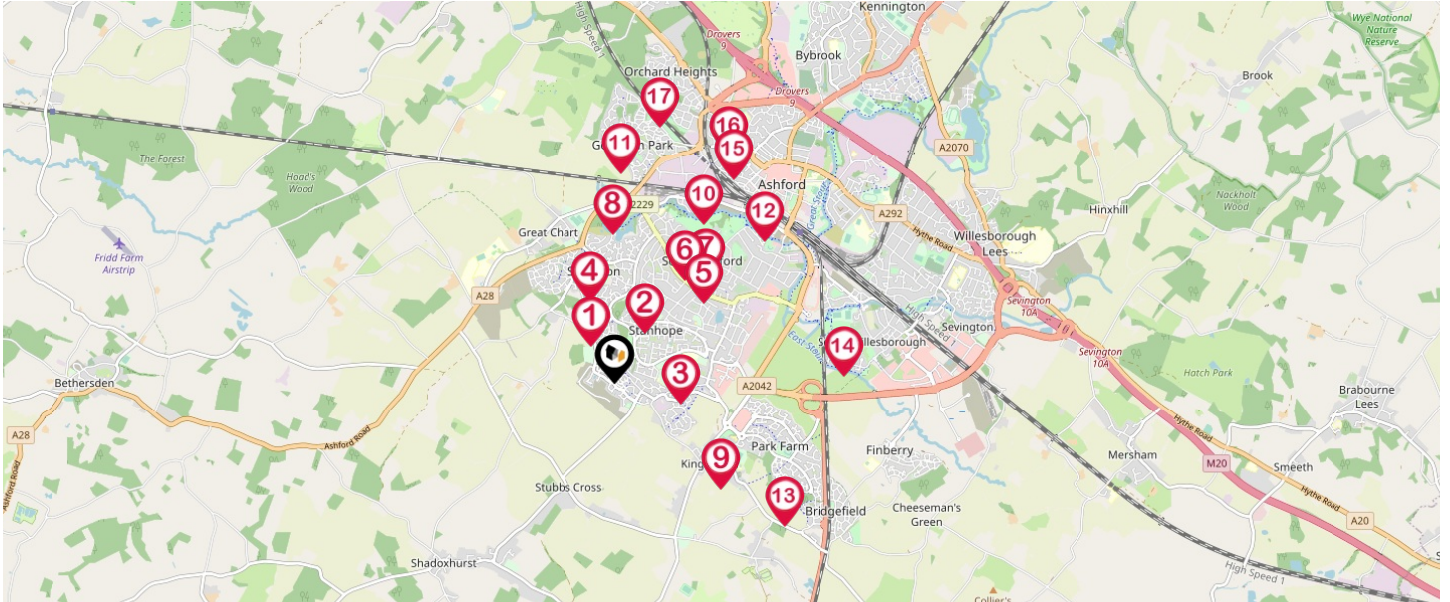
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	The John Wesley Church of England Methodist Voluntary A...	Good	446	0.32 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beaver Green Primary School	Good	445	0.46 Miles	<input checked="" 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	0.55 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Great Chart Primary School	Outstanding	451	0.64 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Simon of England Roman Catholic Primary School, Ashford	Good	206	0.92 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashford Oaks Community Primary School	Good	446	0.95 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chilmington Green Primary School	-	72	1.07 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Wyvern School (Buxford)	Good	306	1.12 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Kingsnorth Church of England Primary School	Good	421	1.13 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Goldwyn Sixth Form College	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Godinton Primary School	Good	420	1.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Victoria Road Primary School	Good	206	1.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Furley Park Primary Academy	Good	605	1.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	East Stour Primary School	Good	421	1.74 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ashford, St Mary's Church of England Primary School	Good	419	1.78 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Highworth Grammar School	Outstanding	1516	1.91 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Repton Manor Primary School	Good	480	1.95 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

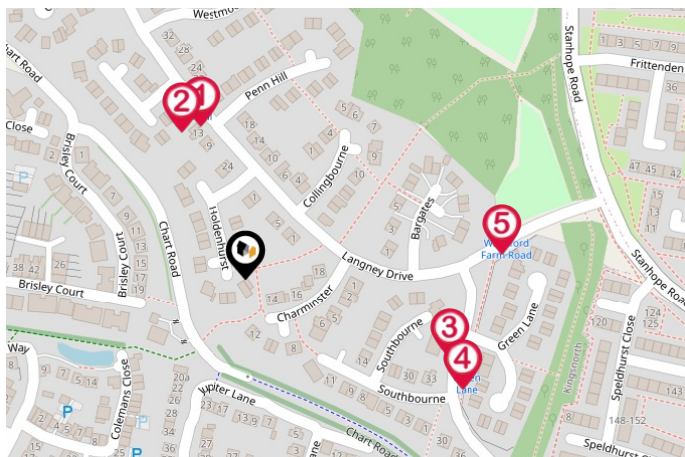
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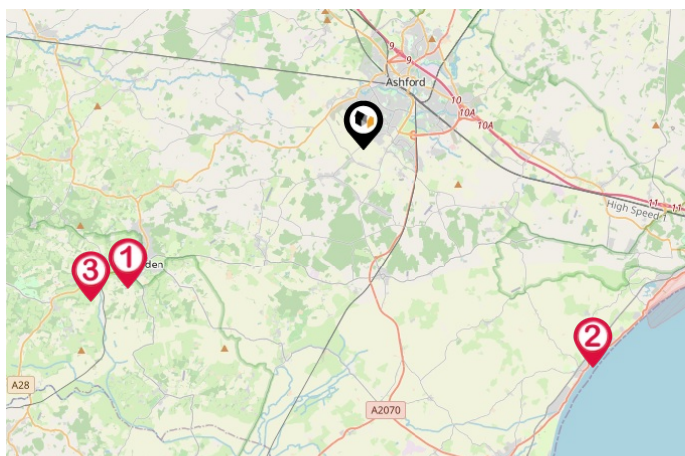
LOCAL AREA

NEAREST TRANSPORT LINKS



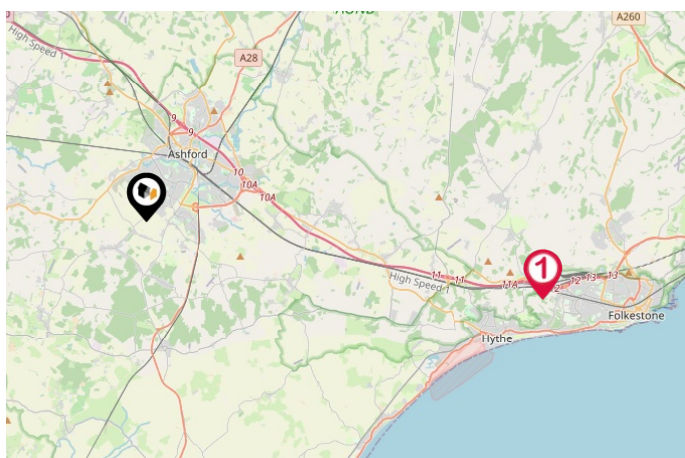
BUS STOPS/STATIONS

- 1 - Penn Hill | 0.07 miles
- 2 - Penn Hill | 0.07 miles
- 3 - Green Lane | 0.1 miles
- 4 - Green Lane | 0.11 miles
- 5 - Washford Farm Road | 0.12 miles



LOCAL CONNECTIONS

- 1 - Tenterden Town Rail Station (KESR) | 8.02 miles
- 2 - Burmarsh Road Station (RHDR) | 9.52 miles
- 3 - Rolvenden Rail Station (KESR) | 9.16 miles



FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 12.15 miles

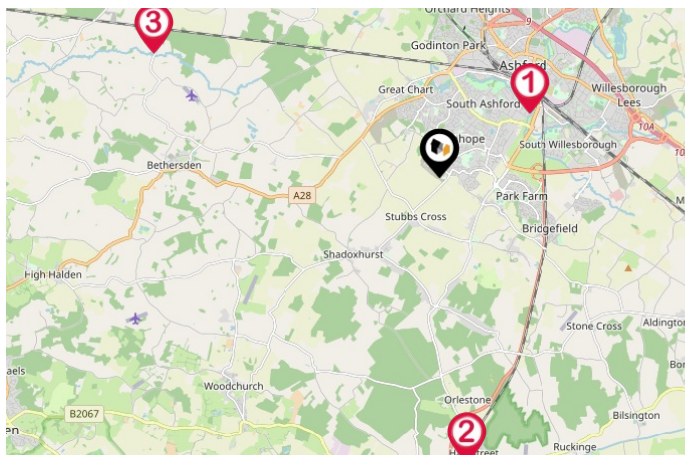
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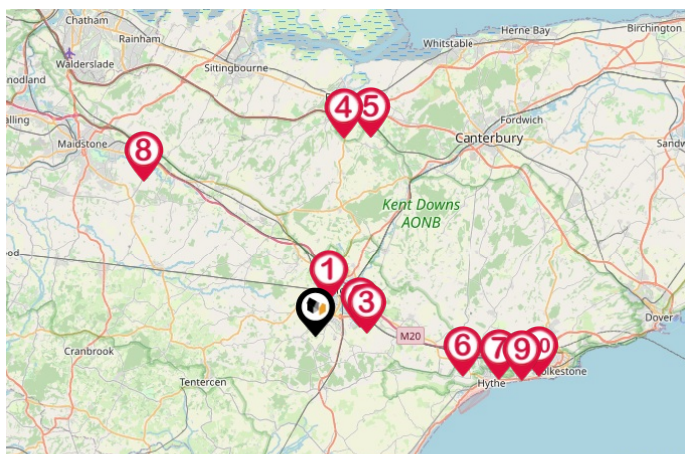
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Ashford International Rail Station | 1.72 miles
- 2 - Ham Street Rail Station | 4.27 miles
- 3 - Pluckley Rail Station | 4.57 miles



TRUNK ROADS/MOTORWAYS

- 1 - M20 J9 | 2.4 miles
- 2 - M20 J10 | 2.94 miles
- 3 - M20 J10A | 3.34 miles
- 4 - M2 J6 | 11.98 miles
- 5 - M2 J7 | 12.39 miles
- 6 - M20 J11 | 9.28 miles
- 7 - M20 J11A | 11.41 miles
- 8 - M20 J8 | 13.6 miles
- 9 - M20 J12 | 12.77 miles
- 10 - M20 J13 | 13.75 miles



AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 12.74 miles
- 2 - London Southend Airport | 30.98 miles
- 3 - Kent International Airport | 26.85 miles
- 4 - Biggin Hill Airport | 37.8 miles

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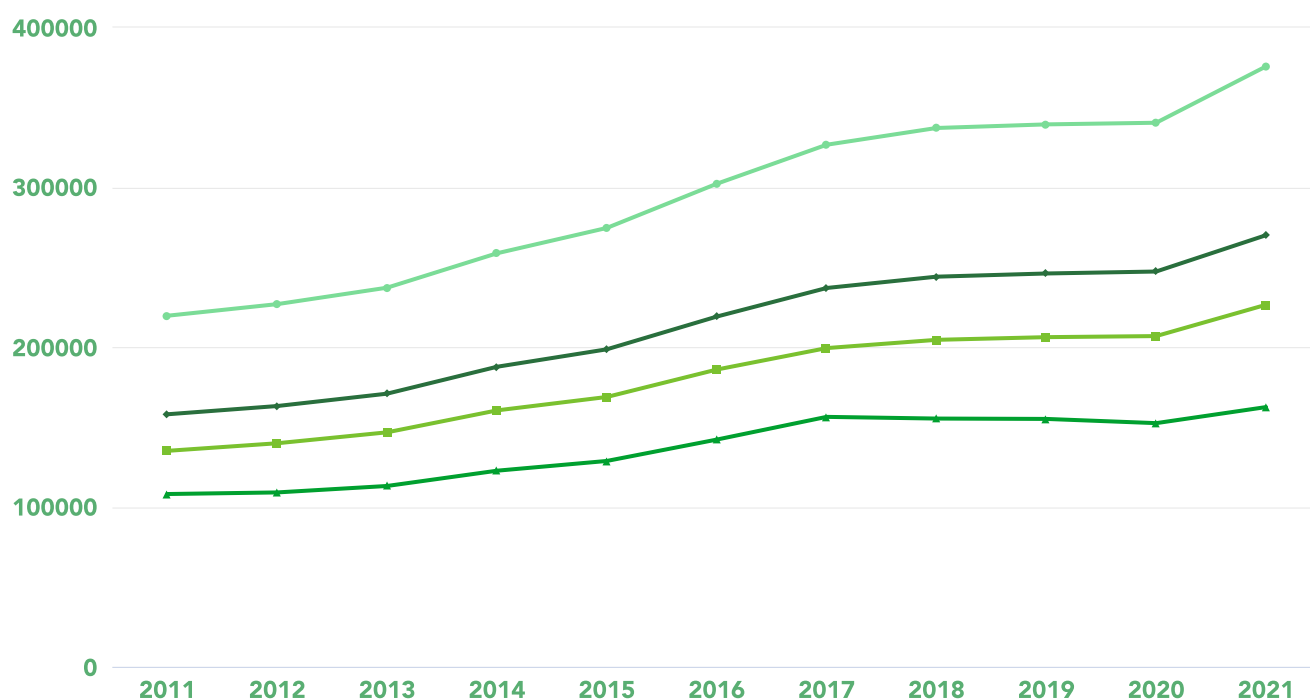
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR TN23

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 50.3%



TERRACED
+ 67.61%



SEMI-DETACHED
+ 70.9%



DETACHED
+ 71.01%

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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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The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

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