

JOHN MURRAY

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Potential Buyer(s),

# KEY FACTS FOR BUYERS

1, Orpins Close, Off Lees Road, Brabourne Lees, TN25 6PT

December 2021



## A guide to this property and the local area

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21<sup>st</sup> December 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@extramile-residential.com](mailto:john@extramile-residential.com).

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

Kind regards

John

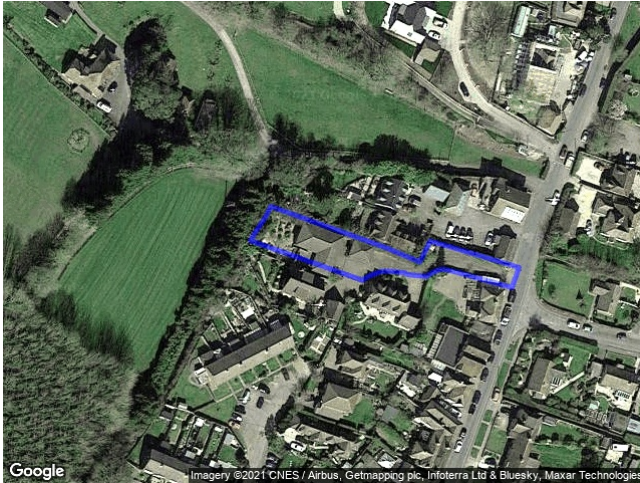
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# PROPERTY OVERVIEW

1, ORPINS CLOSE, OFF LEES ROAD, BRABOURNE LEES, TN25  
6PT










 Boundary (Land Registry Title Plan)



## PROPERTY KEY FACTS

Detached	
Floor Area:	1,636.11 ft <sup>2</sup> 152.00 m <sup>2</sup>
Plot Size:	0.27 acres
Council Tax Band:	G
Annual Cost:	£3,150.38 (min)
Land Registry Title Number:	K378863
Tenure:	Freehold

## AREA KEY FACTS

Local Authority:	ASHFORD
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	8 Mbps
Superfast:	80 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

## PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## FLOORPLANS

GROUND FLOOR  
1948 sq.ft. (181.0 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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.  
Made with Metroplex 6/2021

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# PROPERTY OVERVIEW

## EPC

1 ORPINS CLOSE, LEES ROAD, BRABOURNE LEES, ASHFORD, TN25 6PT		Energy rating <b>D</b>
Valid until 06.08.2031	Certificate number 0374-3008-7208-1559-3204	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	59   <b>D</b>	69   <b>C</b>
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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# SOLD ON YOUR STREET

## SINCE 1995

3, Orpins Close, Orpins Close - Detached House

Dates Sold	Price
11/01/2002	£315,000
18/12/1997	£229,500

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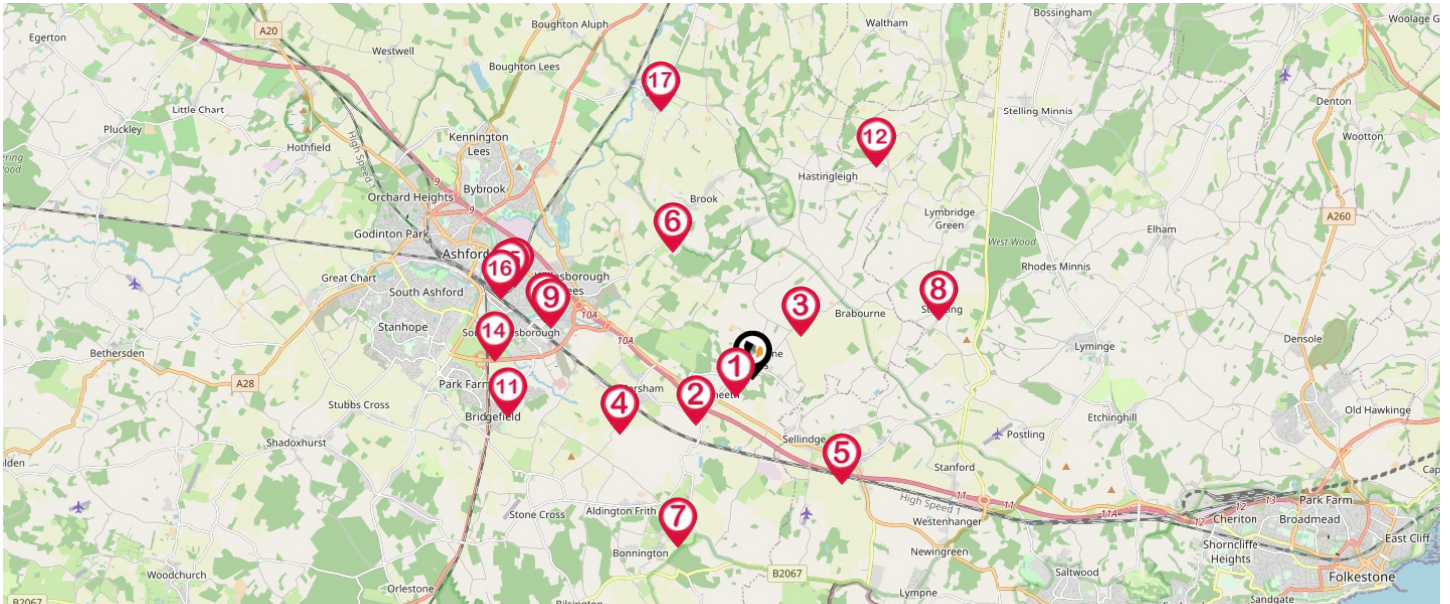
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Smeeth Community Primary School	Requires improvement	127	0.3 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Caldecott Foundation School	Good	36	1.02 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Brabourne Church of England Primary School	Good	96	1.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mersham Primary School	Good	194	2.06 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sellindge Primary School	Outstanding	103	2.08 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brook Community Primary School	Requires improvement	91	2.21 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aldington Primary School	Good	198	2.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stowting Church of England Primary School	Good	98	2.97 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Willesborough Junior School	Good	508	3.03 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Willesborough Infant School	Good	350	3.15 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Finberry Primary School	Good	231	3.61 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Bodsham Church of England Primary School	Outstanding	80	3.71 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Norton Knatchbull School	Good	1184	3.74 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	East Stour Primary School	Good	421	3.78 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cornfields School	Good	23	3.8 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The North School	Good	1067	3.87 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Wye School	Good	571	4.21 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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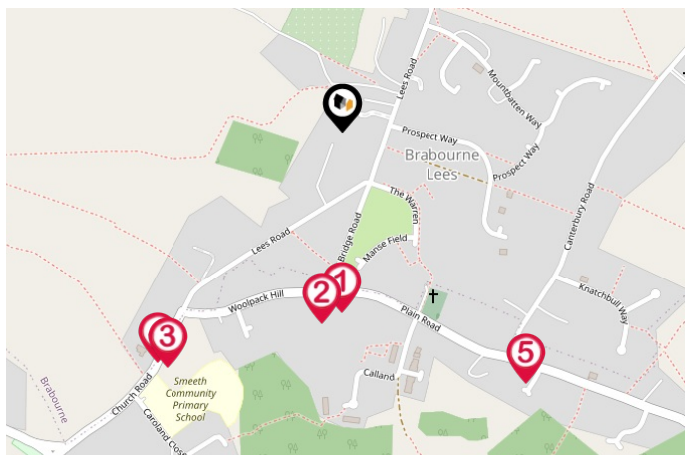
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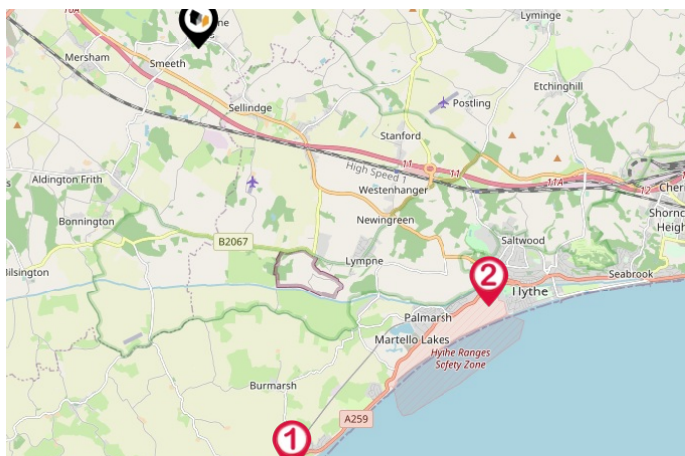
# LOCAL AREA

## NEAREST TRANSPORT LINKS



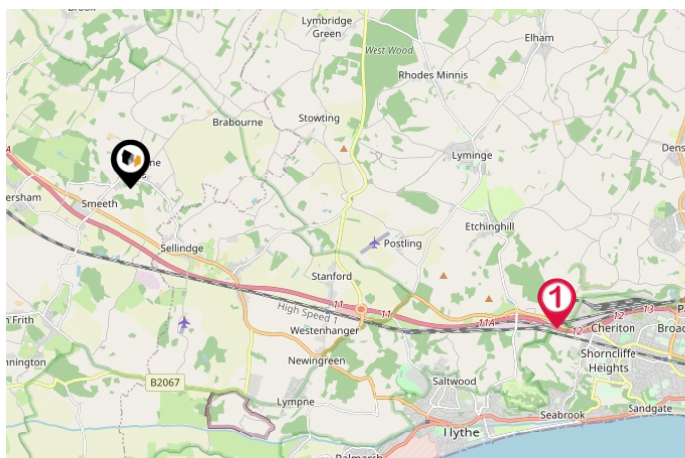
### BUS STOPS/STATIONS

- 1 - Bridge Road | 0.17 miles
- 2 - Bridge Road | 0.18 miles
- 3 - The Woolpack | 0.27 miles
- 4 - The Woolpack | 0.27 miles
- 5 - Ramstone Close | 0.29 miles



### LOCAL CONNECTIONS

- 1 - Burmarsh Road Station (RHDR) | 6.43 miles
- 2 - Hythe Station (RHDR) | 5.83 miles



### FERRY TERMINALS

- 1 - Folkestone Eurotunnel Terminal | 6.75 miles

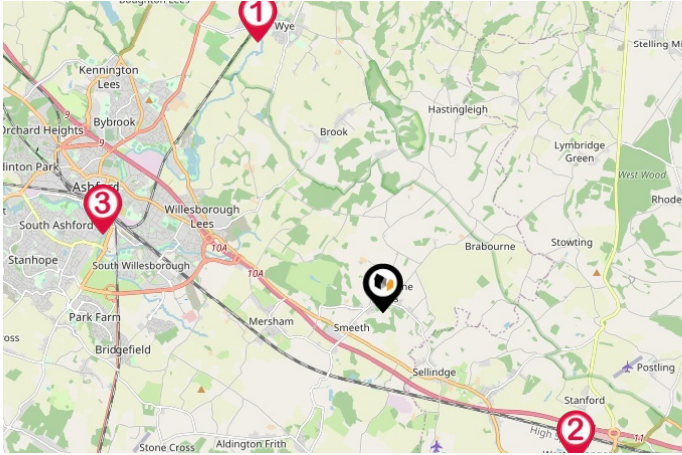
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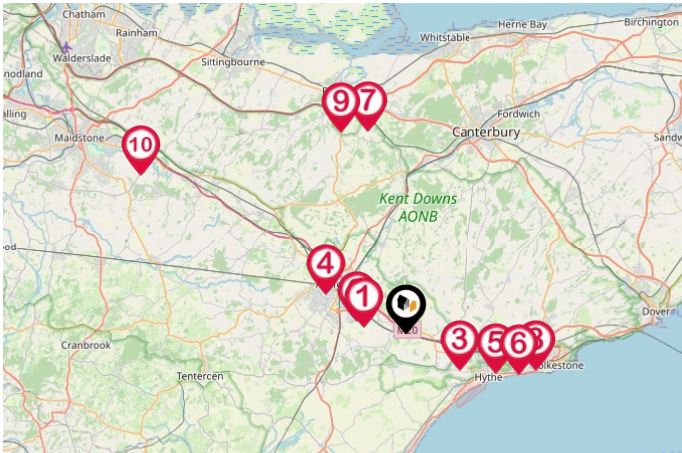
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### NATIONAL RAIL STATIONS

- 1 - Wye Rail Station | 4.42 miles
- 2 - Westenhanger Rail Station | 3.66 miles
- 3 - Ashford International Rail Station | 4.26 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M20 J10A | 2.22 miles
- 2 - M20 J10 | 2.75 miles
- 3 - M20 J11 | 4.07 miles
- 4 - M20 J9 | 5.07 miles
- 5 - M20 J11A | 6.07 miles
- 6 - M20 J12 | 7.39 miles
- 7 - M2 J7 | 12.25 miles
- 8 - M20 J13 | 8.32 miles
- 9 - M2 J6 | 12.55 miles
- 10 - M20 J8 | 18.13 miles



### AIRPORTS/HELIPADS

- 1 - Lydd London Ashford Airport | 12 miles
- 2 - Kent International Airport | 22.65 miles
- 3 - London Southend Airport | 32.71 miles
- 4 - Biggin Hill Airport | 43.02 miles

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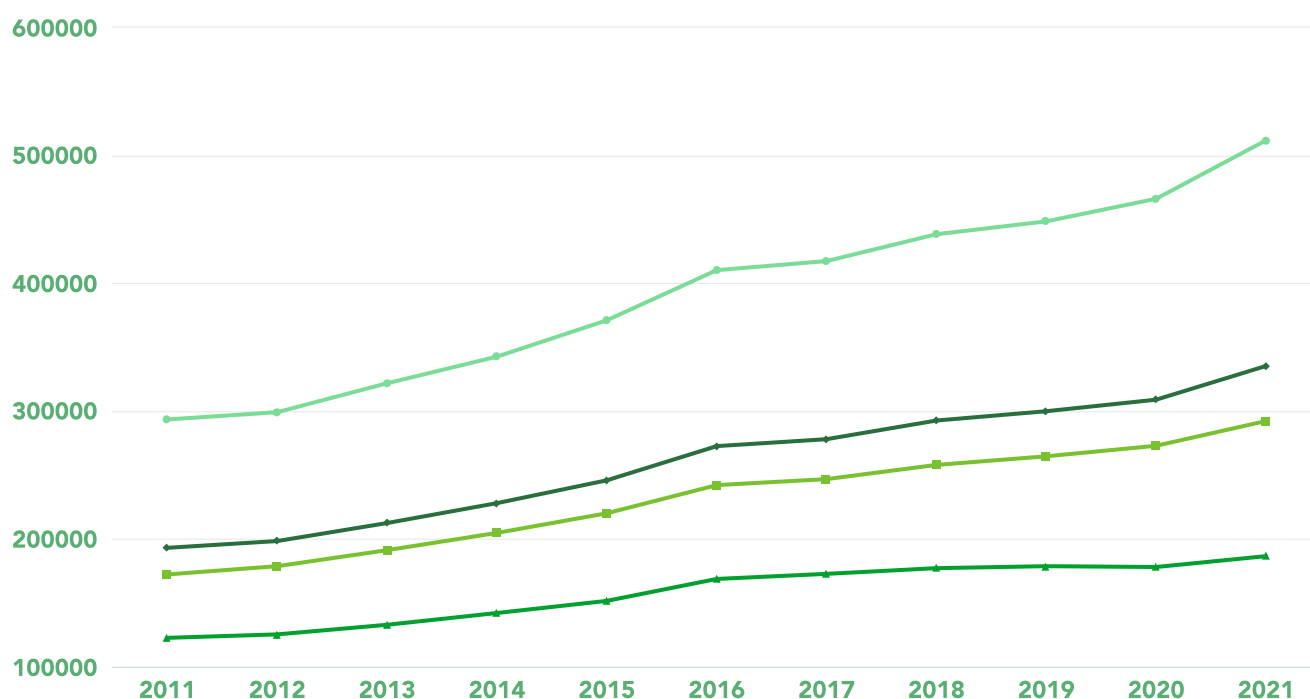
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR TN25

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



**FLAT**  
+ 52.06%



**TERRACED**  
+ 69.64%



**SEMI-DETACHED**  
+ 73.65%



**DETACHED**  
+ 74.38%

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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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# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### Testimonial 1



We engaged the services of John Murray to sell our house. He was hardworking and professional and regularly kept us updated with what was happening. He did a very good job for us from start to finish and I would definitely recommend him. - Lorna Ansette

### Testimonial 2



Selling our property with John was the best decision we made. He sincerely cares about the clients he has and goes above and beyond in all aspects. There is so much that goes on behind the scenes, however John could not of put more effort in ensuring that you are comfortable with what he is doing for you. He continued to communicate with us throughout the process and we are very grateful to him for making the process as easy as it possible. - Jack & Becky

### Testimonial 3



We can't recommend John highly enough. He is all you would want from an estate agent, and is so much more than what you would get from a high street agent. A truly personal service, not only did he sell our house for us, but he also took the time to assist us with the purchase of our new home. Thank you John for you dedication, patience and enthusiasm. - Paul Gaffikin



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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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