



Everything you need to know about:

Hamstreet Road,
Ashford,
Kent, TN26 1NN





Introduction



The Property



Property Prices



Local Authority



Transport Links

Education



Health



Local Amenities



Local Policing



Census





An invaluable insight into **your new home**

This Location Information brochure offers an informed overview of **Hamstreet Road** as a potential new home, along with essential material about its surrounding area and its local community. It provides a valuable insight for any prospective owner or tenant.

We wanted to provide you with information that you can absorb quickly, so we have presented it as visually as possible, making use of maps, icons, tables, graphs and charts. Overall, the brochure contains information about:

- **The Property** - including property details, floor plans, room details, photographs and Energy Performance Certificate.
- **Transport** - including locations of bus and coach stops, railway stations and ferry ports.
- **Health** - including locations, contact details and organisational information on the nearest GPs, pharmacies, hospitals and dentists.
- **Local Policing** - including locations, contact details and information about local community policing and the nearest police station, as well as police officers assigned to the area.
- **Education** - including locations of infant, primary and secondary schools and Key Performance Indicators (KPIs) for each key stage.
- **Local Amenities** - including locations of local services and facilities - everything from convenience stores to leisure centres, golf courses, theatres and DIY centres.
- **Census** - We have given a breakdown of the local community's age, employment and educational statistics.

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HAMSTREET ROAD, ASHFORD £430,000



x3
Bedrooms

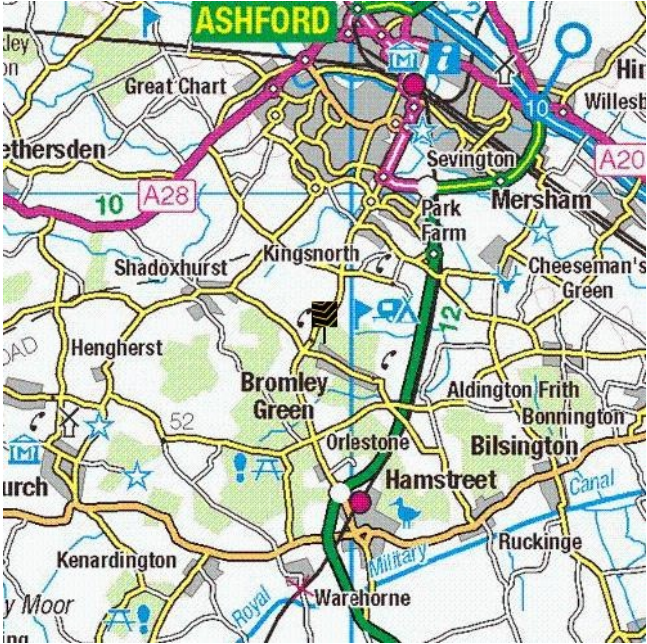


x1
Living Rooms



x2
Bathrooms

Where you are







Spacious three bedroom detached bungalow set in a third of an acre of garden.

Traditionally constructed in 1960 and subsequently extended to the rear, this well proportioned bungalow comprises hallway, lounge, kitchen/diner, three bedrooms, bathroom, cloakroom, oil fired central heating with radiators, UPVC double glazing, double length garage.

- **UPVC double glazed Front Door to:** -
- **Entrance Porch** - With door to:
- **Hallway** -
- **Lounge** - Double aspect, feature modern fireplace, archway to: -
7.39m x 3.89m (24'3 x 12'9)
- **Kitchen/Diner** - Resin sink unit, good range of wood fronted units comprising drawers and cupboards, wall cupboards, four ring calor gas hob with extractor above, eye level oven, integrated fridge/freezer, Grant oil fired boiler for central heating and domestic hot water.
5.18m x 3.20m (17'0 x 10'6)
- **Bedroom One** - With range of built in bedroom furniture to two walls.
3.71m x 3.63m (12'2 x 11'11)
- **Bedroom Two** - Two built in double wardrobe cupboards.
3.63m x 3.53m (11'11 x 11'7)
- **Bedroom Three** - With range of built in wardrobe cupboards.
3.58m x 2.64m (11'9 x 8'8)
- **Bathroom** - With coloured three piece suite comprising corner bath, wash hand basin and low level WC, local wall tiling.
- **Cloakroom** - With low level suite.
- **Outside** - Brick paved driveway and parking area, leading to:
- **Attached Brick Built Garage** - With up and over doors to front and rear to allow vehicular access to the garden.

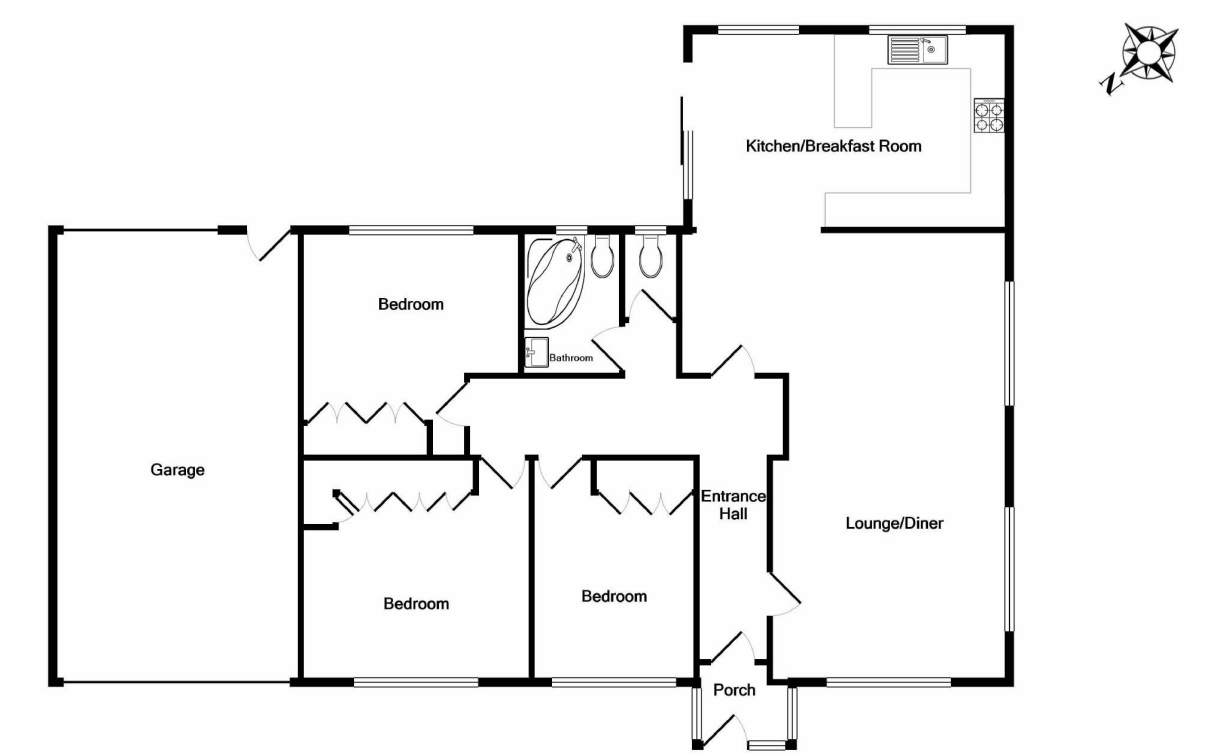
The rear garden is laid mainly to lawn with borders, timber garden shed and greenhouse.

7.72m x 3.96m (25'4 x 13'0)

- **Services** - All main services are connected.
- **Council Tax** - Ashford Borough Council Band: E.
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This is a very preliminary sketch and should not be used for any purpose other than to provide a general impression of the layout of the property. It is not intended to be a definitive statement of the layout of the property and should not be relied upon for any purpose. The layout of the property is subject to change without notice. The layout of the property is subject to change without notice. The layout of the property is subject to change without notice.



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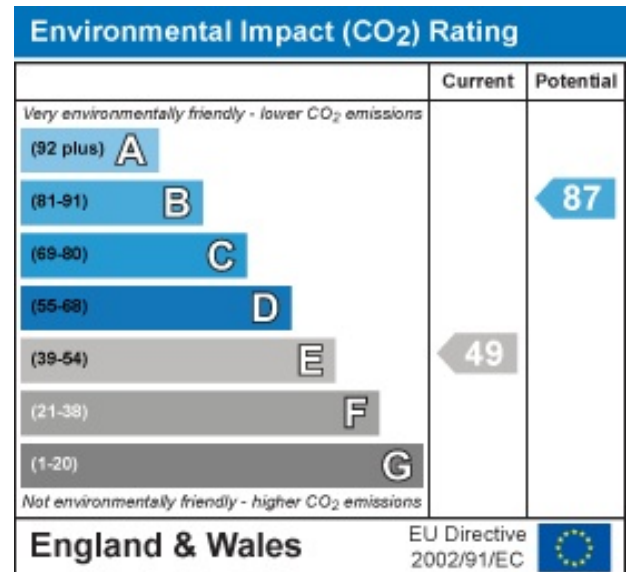
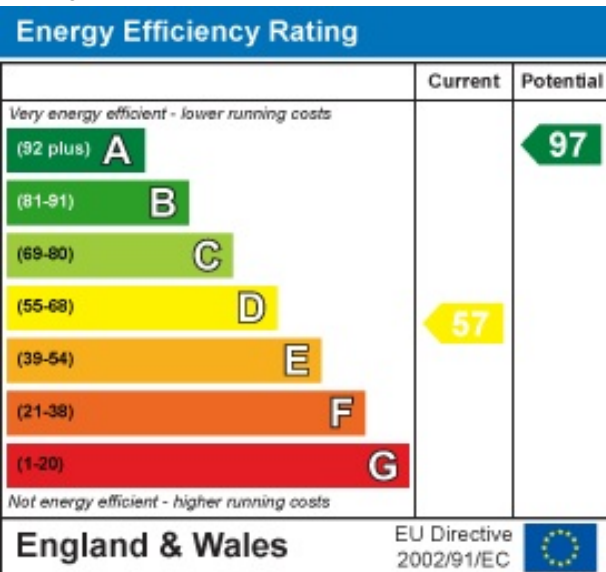
Below is the Energy Performance Certificate (EPC) for **Hamstreet Road**

Energy Performance Certificates illustrate the energy efficiency of homes on a scale from A to G. Those in Band A are the most efficient, and will usually have the lowest fuel bills.

The same scale is used to define the impact of a property on the environment. Higher rated homes will usually have less impact through carbon dioxide (CO₂) emissions.

To put this in perspective, the average property in the UK is in band D or E for both ratings.

The Certificate also makes energy saving recommendations that may help reduce future energy bills. In some cases, these can be financed under the Government's Green Deal. In effect, Green Deal offers UK home-owners a loan, which is repaid through regular electricity bills. The main loan condition (the "Golden Rule") is that the amount saved each year on energy bills should be more than the cost of annual loan repayments. Note that the loan stays with the house when owners move on.



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Everything you want
to know about
local property prices



How does **Hamstreet Road** compare to the **county** and **national average**?

Whether you are selling, buying, letting or renting it is always useful to know the prices that local properties have recently sold for. The table below contains local, average and national sold prices for the period 1/7/2016 to 31/1/2017 for all types of property allowing you to get a sense of the current market conditions.

| Post code / County / National | Detached | Semi-detached | Terraced | Flats/Maisonettes |
|-------------------------------|----------|---------------|----------|---|
| TN26 | £523696 | £287126 | £246750 | £\$ppap.averagePostcodePricePaid.get("F") |
| Kent | £493329 | £309045 | £254112 | £182678 |
| National | £388720 | £242324 | £232459 | £275086 |

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 31/1/2017. © Crown copyright 2014.

What prices have properties sold for in **Hamstreet Road**?

If you know the sold price of other properties in the same road, you will get a much better idea of how much your prospective new home could be worth. We have collated this information for you in the table below. It shows the address, sold price, and property type for all properties recently sold in **Hamstreet Road**.

| Address | Type | Tenure | Price | DOT |
|--|----------|----------|---------|------------|
| HAYMAKERS, HAMSTREET ROAD, ASHFORD, KENT, TN26 1NN | Detached | Freehold | £345000 | 2015-08-05 |
| OAKLANDS, HAMSTREET ROAD, ASHFORD, KENT, TN26 1NN | Detached | Freehold | £475000 | 2014-06-06 |
| GREY COTTAGE, HAMSTREET ROAD, ASHFORD, KENT, TN26 1NN | Detached | Freehold | £280000 | 2013-10-14 |
| SCOTSCRAIG, HAMSTREET ROAD, ASHFORD, KENT, TN26 1NN | Detached | Freehold | £300000 | 2013-09-19 |
| THE LAURELS, HAMSTREET ROAD, ASHFORD, KENT, TN26 1NL | Detached | Freehold | £349950 | 2012-07-31 |
| ASHDOWN LODGE, HAMSTREET ROAD, ASHFORD, KENT, TN26 1NL | Detached | Freehold | £310000 | 2010-09-30 |

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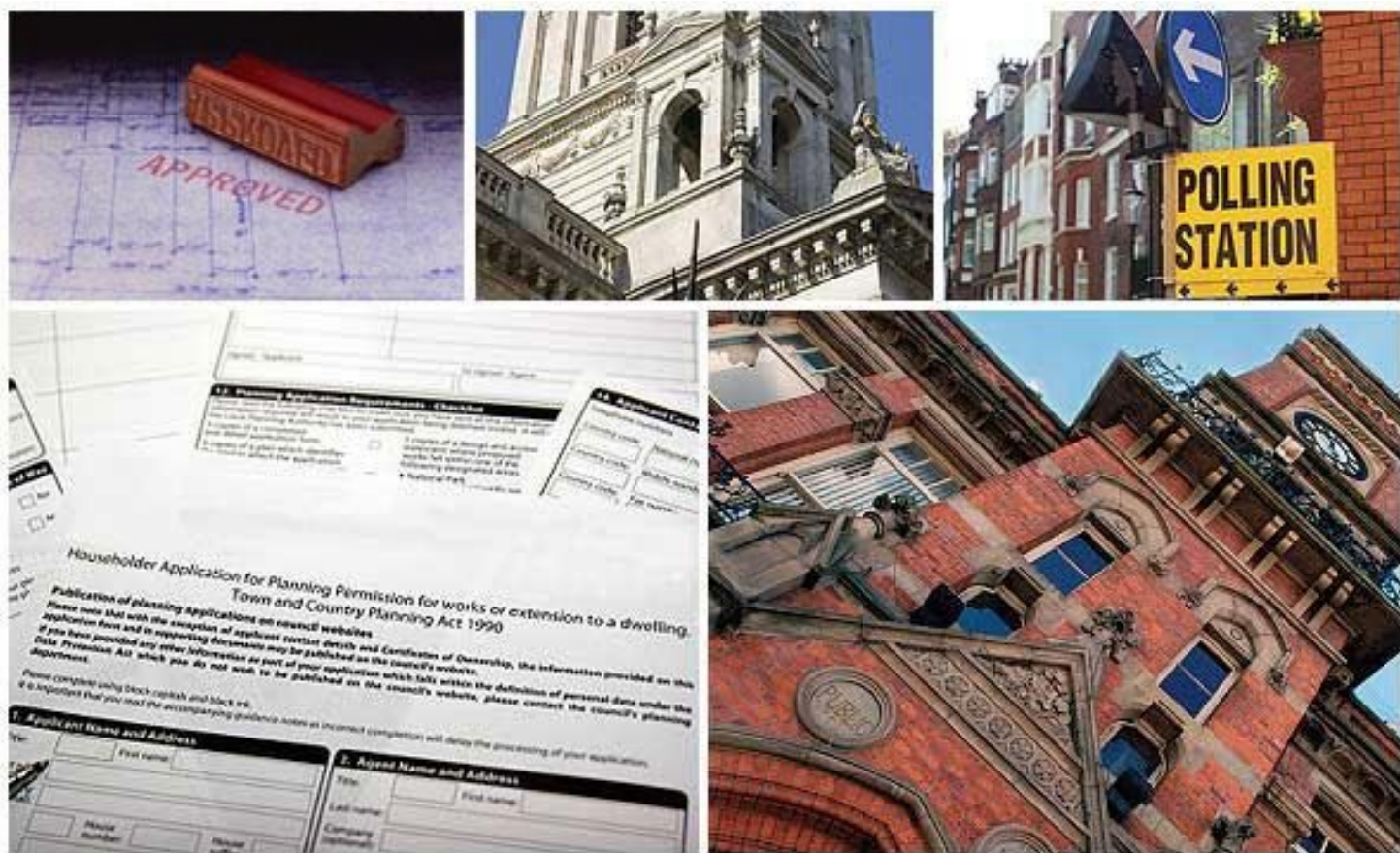


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Everything you want
to know about
local authorities



Get to know your local authorities

Local government directly affects quality of life, particularly when it comes to council tax, planning, waste disposal and the impact of local policies. You may want to investigate how this is likely to affect you if you decide to move. There are nearly 400 local authorities in England, with five different types of local government structure. These can be broadly divided into **single-tier** and **two-tier authorities**. Single-tier authorities are **Metropolitan Authorities**, **London Boroughs** and **Unitary** or **Shire Authorities**. Two-tier authorities have both a **County Council**, and a **District Council** or **City Council**. There are also around 10,000 parish and town councils, effectively creating an additional tier in some areas - mostly, but not exclusively, in rural areas. The National Association of Local Councils (NALC) represents and works on behalf of these community councils and is a useful contact point.

The local authority locations and contact details for **Hamstreet Road** are:

| Shire / County / District | Website | Address | Contact details |
|--|---|---------------------------------------|---|
| Ashford Borough Council (Shire District) | http://www.ashford.gov.uk | Tannery Lane, Ashford, Kent, TN23 1PL | t: 01233 637311 f: 01233 645654 e: enquiries@ashford.gov.uk |
| Kent County Council (Shire County) | http://www.kent.gov.uk | Maidstone, Kent, ME14 1XQ | t: 0845 8247247 f: 01622 759905 e: county.hall@kent.gov.uk |

Disclaimer: The information displayed above has been obtained using the property's postcode in proximity to its local authority. It is recommended that this information is independently verified.



Everything you want
to know about
transport links

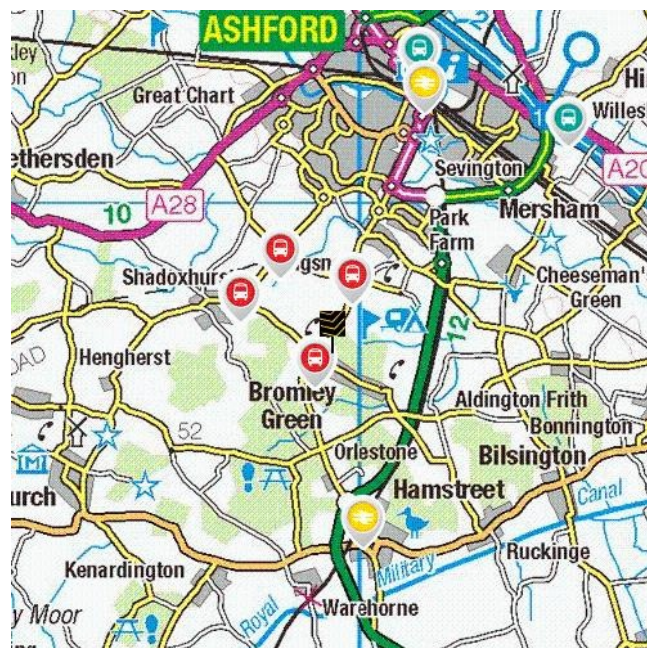
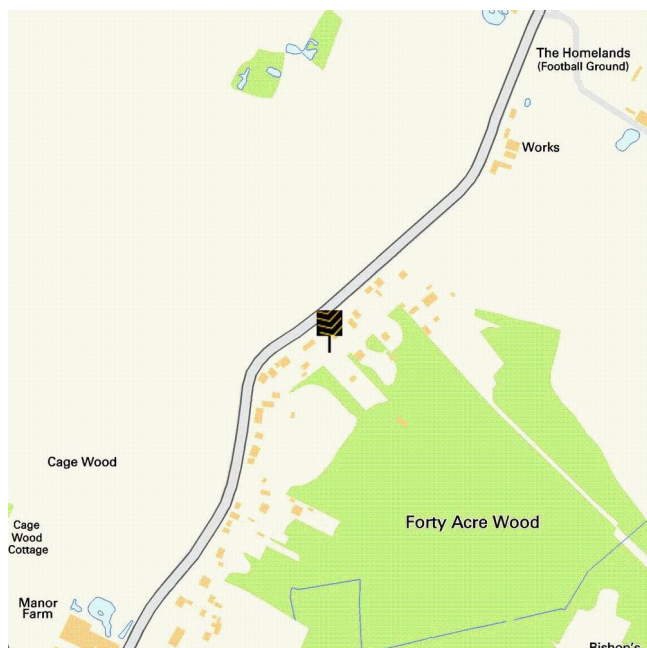




Become familiar with **public transport links**

Being able to choose to travel by public transport is important for many reasons. It helps to reduce congestion, provides access to work and education, and facilitates use of health and leisure facilities. If you or your family members travel abroad, access to the nearest ferry terminals is also likely to be a significant factor in choosing a new property. Using the maps below, you can pinpoint the precise locations of transport links for **Hamstreet Road**. Tables for each type of transport indicate the property's distance from the nearest bus stops, railway stations, coach stops and ferry terminals (providing that these facilities are within the scale proximity of the maps.)

Transport Links






|  | Airports | Approx Distance |
|--|------------------------------------|-----------------|
| | Lydd London Ashford Airport | 10.84 miles |
| | London Southend Airport | 32.8 miles |
| | Biggin Hill Airport | 38.68 miles |
| | London Gatwick Airport | 43.97 miles |
| | London City Airport | 44.27 miles |
|  | Ferry ports | Approx Distance |
| | Folkestone Eurotunnel Terminal | 11.72 miles |
| | Dover Western Docks Ferry Terminal | 20.27 miles |
| | Dover Eastern Docks Ferry Terminal | 20.83 miles |
| | Ramsgate Ferry Terminal | 29.0 miles |
| | Gravesend Pier | 31.51 miles |
| | Tilbury Ferry Terminal | 31.84 miles |
| | Wallasea Island Ferry Landing | 36.06 miles |
| | Burnham on Crouch Ferry Landing | 36.1 miles |

Disclaimer: The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.



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| | Train Stations | Approx Distance |
|--|--|-----------------|
|  | Ham Street Rail Station | 2.33 miles |
| | Ashford International Rail Station | 3.13 miles |
| | Appledore (Kent) Rail Station | 4.94 miles |
| | Pluckley Rail Station | 5.77 miles |
| | Wye Rail Station | 6.73 miles |
| | Charing (Kent) Rail Station | 7.75 miles |
| | Westenhanger Rail Station | 8.25 miles |
| | Sandling Rail Station | 9.48 miles |
| | Bus Stops | Approx Distance |
|  | Crossroads | 0.42 miles |
| | Crossroads | 0.43 miles |
| | Smithfields Crossroads | 0.67 miles |
| | Smithfields Crossroads | 0.67 miles |
| | Post Office | 1.12 miles |
| | Post Office | 1.12 miles |
| | Lone Field | 1.18 miles |
| | Lone Field | 1.19 miles |
| | Coach Stops | Approx Distance |
|  | Ashford (Kent): Town Centre Coach Stops | 3.51 miles |
| | Willesborough (Ashford Kt): Hythe Rd. Coach Stop | 3.79 miles |
| | Sellindge (Kent): Ashford Rd Coach Stop | 6.89 miles |
| | Newingreen (Kent): Ashford Rd Coach Stop | 8.18 miles |
| | Hythe (Kent) Coach Stop | 10.26 miles |
| | Seabrook (Kent): Seabrook Rd Coach Stop | 11.96 miles |
| | Sandgate: High Street Coach Stop | 12.99 miles |
| | Folkestone: Bouverie Square Bus Station | 14.33 miles |

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Everything you want
to know about
local schools

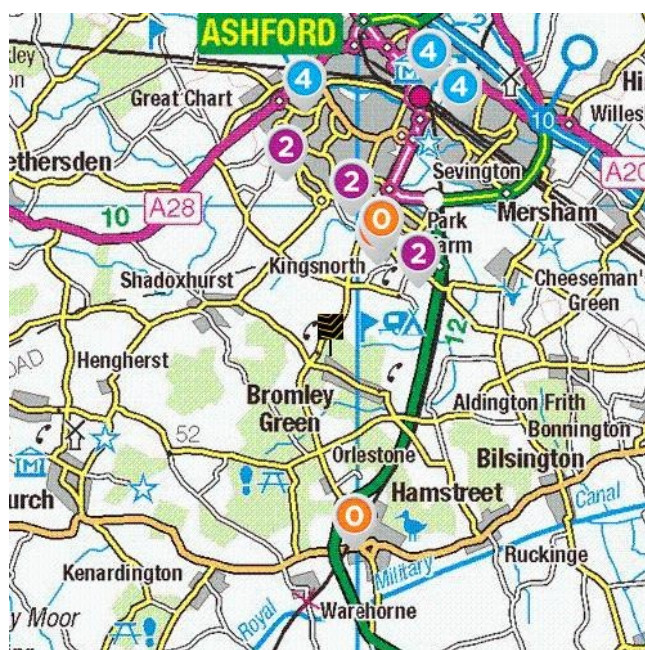
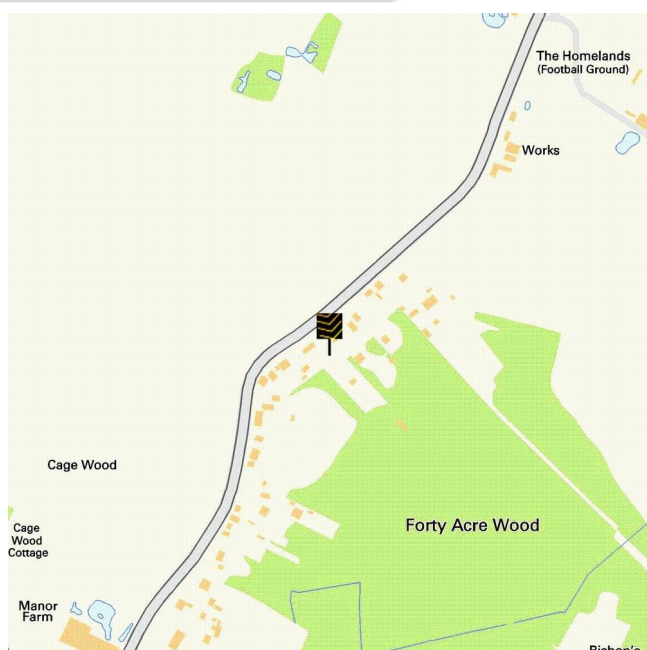


How are **local schools** performing?

If schools are important to you, then this section sets out the published Key Performance Indicators for schools near to your prospective new home. Key Performance Indicators look primarily at how well pupils perform in their tests and examinations, as well as some other measures like attendance.

If you want to know more about a particular school or college, you can also visit the Ofsted website <http://www.ofsted.gov.uk/inspection-reports/find-inspection-report>

Local Schools



The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Hamstreet Road**. There are four main age-related Key Stages defined as:



Special schools are marked with this icon

| Key Stage | Definition |
|-------------|---|
| Key Stage 0 | Marker / indicator - no legal definition |
| Key Stage 1 | Fits broadly with the first stage of education, i.e. ages 5-7. |
| Key Stage 2 | Fits the later stage of primary education, often known as junior schools, i.e. ages 8-11. This takes pupils up to the standardised break at age 11 after which pupils generally change schools and transfer to secondary education. |
| Key Stage 3 | Secondary education split between key stages 3 and 4, with key stage 3 covering ages 11-13. |
| Key Stage 4 | Key Stage 4 (ages 14-16) covers the two year period of study for GCSE level examinations. |
| Key Stage 5 | Beyond key stage 4 is 16+ or Sixth Form provision, sometimes unofficially referred to as Key Stage 5. |

| | Key Stage 0 - Name and Address | Approx Distance |
|--|--|-----------------|
| | Name: Yellow Elephant Play Nursery Address: Kingsnorth, ASHFORD, Kent, TN23 3EF | 1.31 miles |
| | Name: Jellybeans Pre School Day Nursery Address: Field View, ASHFORD, Kent, TN23 3NZ | 1.47 miles |
| | Name: Little Acorns Pre-school Address: Kings North Recreation Centre, ASHFORD, Kent, TN23 3NZ | 1.47 miles |
| | Name: Highways At Hamstreet Kindergarten Address: Hamstreet Primary School, ASHFORD, Kent, TN26 2EA | 2.28 miles |

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| | Key Stage 2 - Information | Approx Distance |
|---|--|-----------------|
| 2 | Name: Kingsnorth Church of England Primary School Address: Church Hill, Ashford, TN23 3EF Contact Number: 0123 3622673 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Church of England | 1.31 miles |
| | Name: Furley Park Primary Academy Address: Reed Crescent, Ashford, TN23 3PA Contact Number: 0123 3501732 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply | 1.4 miles |
| | Name: The John Wallis Church of England Academy Address: Millbank Road, Ashford, TN23 3HG Contact Number: 0123 3623465 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Church of England | 1.8 miles |
| | Name: The John Wesley Church of England Methodist Voluntary Aided Primary School Address: Wesley School Road, Ashford, TN23 5LW Contact Number: 0123 3614660 Age Range: 5-11 yrs Local Education Authority: Kent Religious Character: Church of England/Methodist | 2.25 miles |

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



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Reading, Writing and Maths

| | Name | Expected | Higher |
|---|--|---------------|--------------|
|  | Kingsnorth Church of England Primary School | 69.0 % | 5.0 % |
| | Furley Park Primary Academy | 57.0 % | 5.0 % |
| | The John Wallis Church of England Academy | 58.0 % | 2.0 % |
| | The John Wesley Church of England Methodist Voluntary Aided Primary School | 29.0 % | 0.0 % |
| | Kent | 59.0 % | 6.0 % |
| | National | 53.0 % | 5.0 % |

Primary Progress Measures



As well as actual pupil performance in tests and exams an important Key Performance Indicator is that of progress measures that compare the actual achievements of other pupils nationally with similar prior attainment. Any increase in attainment achieved by each pupil will be reflected in the schools progress scores. They are fairer to schools in challenging circumstances, as they recognise a school that is doing a good job with an intake with poor prior attainment.

Progress Measures for 2017

| | Name | Progress Measures 2017 | | |
|---|--|---|---|---|
|  | Kingsnorth Church of England Primary School | Maths PM -0.6 Lower -2.1 Upper 0.9 | Reading PM -1.5 Lower 0.1 Upper N/A | Writing PM 0.7 Lower -0.9 Upper 2.3 |
| | Furley Park Primary Academy | Maths PM -1.6 Lower -3.0 Upper -0.2 | Reading PM 0.4 Lower 2.0 Upper N/A | Writing PM 0.4 Lower -1.1 Upper 1.9 |
| | The John Wallis Church of England Academy | Maths PM 2.1 Lower 0.2 Upper 4.0 | Reading PM -0.7 Lower 1.4 Upper N/A | Writing PM 1.2 Lower -0.8 Upper 3.2 |
| | The John Wesley Church of England Methodist Voluntary Aided Primary School | Maths PM -0.4 Lower -2.4 Upper 1.6 | Reading PM 2.5 Lower 4.8 Upper N/A | Writing PM 0.4 Lower -1.8 Upper 2.6 |

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




| | Key Stage 4 - Information | Approx Distance |
|--|--|-----------------|
|  | Name: The John Wallis Church of England Academy Address: Millbank Road, Ashford, TN23 3HG Contact Number: 0123 3623465 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Church of England | 1.8 miles |
| |  Name: The Wyvern School (Buxford) Address: Great Chart Bypass, Ashford, TN23 4ER Contact Number: 0123 3621302 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Does not apply | 3.04 miles |
| | Name: The North School Address: Essella Road, Ashford, TN24 8AL Contact Number: 0123 3614600 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply | 3.32 miles |
| | Name: Ashford School Address: East Hill, Ashford, TN24 8PB Contact Number: 0123 3625171 Age Range: 0-18 yrs Local Education Authority: Kent Religious Character: Christian Admission Policy: Not applicable | 3.55 miles |

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




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Percentage of pupils achieving 5+ A*-C/9-4 or equivalents including 9-4 in both English and mathematics GCSEs

| | Name | 2017 | 2016 | 2015 | 2014 |
|--|---|---------------|---------------|---------------|---------------|
|  | The John Wallis Church of England Academy | 38.0 % | 34.0 % | 41.0 % | 48.0 % |
| | The Wyvern School (Buxford) | N/A | N/A | N/A | 0.0 % |
| | The North School | 45.0 % | 44.0 % | 24.0 % | 36.0 % |
| | Ashford School | 0.0 % | 0.0 % | 0.0 % | 0.0 % |
| | Kent | 59.9 % | 59.0 % | 57.4 % | 58.1 % |
| | National | 56.6 % | 53.5 % | 53.8 % | 53.4 % |

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.


Average number of GCSE entries per pupil

| | Name | Number |
|--|---|------------|
|  | The John Wallis Church of England Academy | 8.7 |
| | The Wyvern School (Buxford) | N/A |
| | The North School | 9.3 |
| | Ashford School | 6.0 |
| | Kent | 8.5 |
| | National | 8.2 |

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



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| | Key Stage 5 - Information | Approx Distance |
|--|--|-----------------|
|  | Name: The John Wallis Church of England Academy Address: Millbank Road, Ashford, TN23 3HG Contact Number: 0123 3623465 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Church of England | 1.8 miles |
| | Name: The North School Address: Essella Road, Ashford, TN24 8AL Contact Number: 0123 3614600 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply | 3.32 miles |
| | Name: The North School Address: Essella Road, Ashford, TN24 8AL Contact Number: 0123 3614600 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply | 3.32 miles |
| | Name: Ashford School Address: East Hill, Ashford, TN24 8PB Contact Number: 0123 3625171 Age Range: 0-18 yrs Local Education Authority: Kent Religious Character: Christian Admission Policy: Not applicable | 3.55 miles |

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



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Percentage of A level students achieving at least three levels at grades AAB or better, at least two of which are in facilitating subjects

| | Name | % |
|---|---|---------------|
|  | The John Wallis Church of England Academy | 0.0 % |
| | The North School | N/A |
| | The North School | 0.0 % |
| | Ashford School | 44.3 % |
| | Kent | 15.3 % |
| | National | 17.0 % |

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

As well as actual pupil performance in tests and exams, an important Key Performance Indicator is that of Value Added. When pupils start a school, they all have varying levels of ability and social advantage. A school's Value Added score measures how much progress they have made from the beginning to the end of their compulsory secondary education (i.e. between the end of Key Stage 2 and the end of Key Stage 4). It is a quick measurement of the effect of a school on its pupils.

| | Name | Value Added |
|---|---|-------------|
|  | The John Wallis Church of England Academy | -0.3 |
| | The North School | N/A |
| | The North School | 0.4 |
| | Ashford School | 0.4 |
| | | |



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Everything you want
to know about
local health services



How **local** are the **health services**?


We all want good access to local health facilities, wherever we live. To see how well **Hamstreet Road** is served, we have set out below the exact locations of hospitals, Accident & Emergency centres, GPs, pharmacies, dentists, out-of-hours medical care and walk-in clinics. Where it's available, you will find more detailed information, including the names of practitioners and their contact details.

| | Hospitals | Approx Distance |
|---|---|-----------------|
|  | William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ | 4.02 miles |
| | A&E | Approx Distance |
|  | William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ | 4.02 miles |
| | Walk-in Clinics | Approx Distance |
|  | Kingsnorth Medical Practice, Ashford Road, Kingsnorth, Ashford Kent, TN23 3ED | 1.39 miles |

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

| | GPs | Approx Distance |
|---|---|-----------------|
|  | KINGSNORTH MEDICAL PRACTICE, KINGSNORTH MEDICAL PRACT., KENT, TN23 3ED | 1.39 miles |
| | SINGLETON SURGERY, THE SURGERY, KENT, TN23 5SU | 2.06 miles |
| | ST STEPHENS HEALTH CENTRE, ST STEPHENS HEALTH CENTRE, KENT, TN23 5AQ | 2.22 miles |
| | MUSGROVE PARK MEDICAL CENTRE, MUSGROVE PARK MEDICAL CTR, KENT, TN23 7SP | 2.52 miles |

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

| | Dental Surgeons | Approx Distance |
|---|--|-----------------|
|  | Beaconsfield Dental Practice, St Stephens Health Centre, ASHFORD, Kent, TN23 5AQ | 2.22 miles |
| | Oradent, 169 Beaver Road, ASHFORD, Kent, TN23 7SG | 2.66 miles |
| | Singleton Dental Practice, 10 The Singleton Centre, ASHFORD, Kent, TN23 5GR | 2.66 miles |
| | Sunnyside Dental Practice, Elwick Road, ASHFORD, Kent, TN23 1NN | 3.21 miles |
| | Leafield Dental Surgery, Church Road, ASHFORD, Kent, TN23 1RD | 3.25 miles |

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Everything you want
to know about
local amenities



What about **local amenities**?

There are a number of local amenities on offer in the area around **Hamstreet Road**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

| | Local Grocers and Convenience Stores | Approx Distance |
|---|--|-----------------|
|  | Stanhope Minimarket, 192 Speldhurst Close, ASHFORD, Kent, TN23 5TS | 1.86 miles |
| | One Stop Community Stores Ltd, 39-41 Court Wurtin Beaver Lane, ASHFORD, Kent, TN23 5NH | 2.41 miles |
| | Costcutter, 101-103 Beaver Lane, ASHFORD, Kent, TN23 5NU | 2.48 miles |
| | Costcutter, Brookfield Road, ASHFORD, Kent, TN23 4ES | 2.55 miles |
| | M & S Latestop, 90 Hunter Avenue, ASHFORD, Kent, TN24 0HG | 3.26 miles |
| | Supermarkets | Approx Distance |
|  | Tesco Superstore, Moatfield Meadow, ASHFORD, Kent, TN23 3LU | 1.65 miles |
| | The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG | 3.26 miles |
| | Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN | 3.37 miles |
| | Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT | 3.73 miles |
| | Tesco Extra, Hythe Road, ASHFORD, Kent, TN24 0YE | 3.74 miles |

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property/s postcode.

| | Nightclubs | Approx Distance |
|---|---|-----------------|
|  | Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN | 11.62 miles |
| | Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB | 15.46 miles |
| | Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT | 15.83 miles |
| | Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ | 18.33 miles |
| | Lockmeadow Entertainment Centre, Barker Road, MAIDSTONE, Kent, ME16 8SF | 18.4 miles |
| | Pubs / Bars / Inns | Approx Distance |
|  | The Queens Head, Ashford Road, ASHFORD, Kent, TN23 3ED | 1.39 miles |
| | The Kings Head - Shepherd Neame Pubs, Woodchurch Road, ASHFORD, Kent, TN26 1LQ | 1.48 miles |
| | Dukes Head, The Street, ASHFORD, Kent, TN26 2HE | 2.59 miles |
| | The Crusader, Brookfield Road, ASHFORD, Kent, TN23 4EZ | 2.61 miles |
| | The Singleton Barn - Shepherd Neame Pubs, Hoxton Close, ASHFORD, Kent, TN23 4TY | 2.64 miles |
| | Wine Bars | Approx Distance |
|  | Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU | 14.65 miles |
| | Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN | 15.56 miles |
| | Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY | 15.71 miles |
| | Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA | 15.9 miles |
| | Banks Wine Bar, 76 Bank Street, MAIDSTONE, Kent, ME14 1SJ | 18.42 miles |
| | Restaurants | Approx Distance |
|  | Old School House, The Street, ASHFORD, Kent, TN26 2HG | 2.58 miles |
| | Singleton Tandoori Restaurant, 1 The Singleton Centre, ASHFORD, Kent, TN23 5GR | 2.66 miles |
| | Mcdonald's Restaurants Ltd, The Parade, ASHFORD, Kent, TN24 0HT | 2.69 miles |
| | Pizza Express, Unit 85-86, ASHFORD, Kent, TN24 0SD | 2.77 miles |
| | Wagamama, Ashford Designer Outlet, ASHFORD, Kent, TN24 0SD | 2.77 miles |
| | Golf Club / Courses / Professionals | Approx Distance |
|  | Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW | 3.84 miles |
| | Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT | 4.84 miles |
| | Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR | 6.37 miles |
| | Chart Hills Golf Club, Biddenden, ASHFORD, Kent, TN27 8JX | 8.9 miles |
| | Little Stone Warren Golf Club, St Andrew's Road, NEW ROMNEY, Kent, TN28 8RB | 9.52 miles |

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| | Places of Worship | Approx Distance |
|---|---|-----------------|
|  | The Kingdom Hall Of Jehovah's Witnesses, Hamstreet Road, ASHFORD, Kent, TN26 1NL | 0.17 miles |
| | St Mary C Of E Church, Hamstreet Road, ASHFORD, Kent, TN26 2EB | 1.81 miles |
| | Highfield Community Church, 272 Kingsnorth Road, ASHFORD, Kent, TN23 6LU | 1.91 miles |
| | The King Of Glory Christian Assembly, Kingsnorth Industrial Estate, ASHFORD, Kent, TN23 6LN | 2.2 miles |
| | St Simon Stock, Brookfield Road, ASHFORD, Kent, TN23 4EU | 2.52 miles |
| | Banks / Financial Institutions | Approx Distance |
|  | The Co-operative Bank, 21 Bank Street, ASHFORD, Kent, TN23 1DG | 3.34 miles |
| | Tsb, 17 Bank Street, ASHFORD, Kent, TN23 1DF | 3.36 miles |
| | Lloyds Bank, 81 High Street, ASHFORD, Kent, TN24 8SS | 3.42 miles |
| | Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG | 3.42 miles |
| | Barclays Bank Plc, 66 High Street, ASHFORD, Kent, TN24 8TL | 3.45 miles |
| | DIY Stores | Approx Distance |
|  | Dad, Unit 12-15, ASHFORD, Kent, TN23 6LL | 2.26 miles |
| | B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG | 2.6 miles |
| | Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG | 2.66 miles |
| | The Flat Pack Man, 28 Low er Denmark Road, ASHFORD, Kent, TN23 7SY | 2.83 miles |
| | Homebase Ltd, Unit 2, ASHFORD, Kent, TN24 0SG | 3.1 miles |
| | Hotels | Approx Distance |
|  | Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX | 3.94 miles |
| | Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ | 4.09 miles |
| | Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN | 4.23 miles |
| | The Railw ay Hotel, Station Road, ASHFORD, Kent, TN26 2DF | 4.92 miles |
| | The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR | 4.92 miles |
| | Theatres / Concert Halls | Approx Distance |
|  | Fhods, The Tow er Theatre, FOLKESTONE, Kent, CT20 3HL | 12.51 miles |
| | Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW | 14.83 miles |
| | The Marlow e Theatre, The Friars, Canterbury, Kent, CT1 2AS | 15.89 miles |
| | Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL | 18.48 miles |
| | Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ | 19.25 miles |

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property/s postcode.



| | Cinemas | Approx Distance |
|---|--|-----------------|
|  | Cineworld, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN | 4.23 miles |
| | Kino Digital, Lion Street, RYE, East Sussex, TN31 7LB | 11.57 miles |
| | The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY | 14.51 miles |
| | The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG | 14.9 miles |
| | Kino Digital, Victoria Hall, CRANBROOK, Kent, TN18 4ET | 15.13 miles |
| | Leisure Centres | Approx Distance |
|  | Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ | 1.47 miles |
| | Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG | 2.66 miles |
| | The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET | 3.28 miles |
| | Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA | 7.26 miles |
| | Freedom Leisure, The Grove, RYE, East Sussex, TN31 7ND | 11.35 miles |
| | Newsagents | Approx Distance |
|  | Mccolls, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW | 1.98 miles |
| | Dog World, Williamson House, ASHFORD, Kent, TN23 6LW | 2.27 miles |
| | Martins, Brookfield Post Office, ASHFORD, Kent, TN23 5ER | 2.61 miles |
| | South Willesborough Newsagents, 63 Gladstone Road, ASHFORD, Kent, TN24 0BZ | 2.83 miles |
| | County Square, 28A County Square, ASHFORD, Kent, TN23 1AE | 3.3 miles |
| | Post Offices | Approx Distance |
|  | Stubbs Cross Post Office, 3 Tally House Road, ASHFORD, Kent, TN26 1HJ | 1.11 miles |
| | Post Office Ltd, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW | 1.98 miles |
| | Kingsnorth Road Sub Post Office, Kingsnorth Road, ASHFORD, Kent, TN23 6HZ | 2.25 miles |
| | Brookfield Post Office, 7 Brookfield Court, ASHFORD, Kent, TN23 5ER | 2.61 miles |
| | Singleton Post Office, 6 The Singleton Centre, ASHFORD, Kent, TN23 5GR | 2.66 miles |

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.



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Everything you want
to know about
local policing



Understanding who polices your neighbourhood

When you move to a new area, you want to know the arrangements for local community policing. See below for essential information about police services near to **Hamstreet Road**. We have included location and contact details for the police station and wherever possible, details of police officers assigned to the area.

Your policing neighbourhood

The name of your policing neighbourhood is **Ashford - Weald South** and it has a population of **5022**.

Weald South ward covers Shadoxhurst and Woodchurch and has more than 2,200 households.

| Your Local Policing Team | | | |
|--------------------------|----------|---------|--------|
| Name | Rank | Tel No. | E-mail |
| Jasmine Bloomfield | Sergeant | 101 | |
| Gavin Hart | Sergeant | 101 | |
| Kim Cameron | Sergeant | 101 | |
| Katherine RICHARDS | PCSO | 101 | |

Disclaimer: The information represented in this section has been sourced from data.police.uk.

Locations of Interest

Ashford Police Station
station
Tufton Street, Ashford

9am - 5pm Monday to Saturday (excluding bank holidays)

Disclaimer: The information represented in this section has been sourced from data.police.uk.



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Everything you want
to know about
your community



Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Hamstreet Road** and compared it with information for all citizens of the UK so that you can better understand the character of your prospective local community.

The below tables allow you to make a comparison between your prospective local vicinity (Output Area), County and National results. An Output Area is the lowest geographical level that census statistics are provided. They are formed from adjacent postcodes with the minimum size being 40 residential households up to a recommended size of 125 households. Urban/rural mixes are avoided where possible.

Age Profile

The below table provides an age breakdown of the local population which will help give you an understanding of how your prospective new area's age distribution compares against the county and national average.

| | Output Area | Kent | National |
|-------|-------------|-----------------|------------------|
| 0-4 | 6.32% (24) | 5.88% (78234) | 5.96% (2926238) |
| 5-14 | 8.95% (34) | 13.25% (176173) | 12.93% (6351576) |
| 15-24 | 7.89% (30) | 11.35% (150934) | 12.18% (5985323) |
| 25-34 | 10.53% (40) | 12.75% (169556) | 14.36% (7054271) |
| 35-44 | 15.0% (57) | 14.59% (193995) | 14.94% (7341900) |
| 45-54 | 15.79% (60) | 13.74% (182706) | 13.22% (6494262) |
| 55-64 | 20.26% (77) | 11.29% (150060) | 10.54% (5177261) |
| 65-74 | 10.0% (38) | 8.86% (117815) | 8.35% (4102841) |
| 75-84 | 3.16% (12) | 6.1% (81084) | 5.6% (2751135) |
| >85 | 2.11% (8) | 2.19% (29161) | 1.94% (954024) |

Education Profile

The below table provides an education breakdown of the local population which will help give you an understanding of how your prospective new area's educational profile compares against the county and national average. The levels used are designed as:

- **Level 1** - 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills
- **Level 2** - 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma Apprenticeship
- **Level 3** - 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4+** - Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree, Professional qualifications (for example teaching, nursing, accountancy)

| | Output Area | Kent | National |
|--------------|-------------|-----------------|-------------------|
| None | 31.91% (90) | 28.33% (268478) | 28.85% (10251674) |
| Level 1 | 15.25% (43) | 18.21% (172579) | 16.63% (5909093) |
| Level 2 | 17.02% (48) | 21.01% (199159) | 19.36% (6877530) |
| Level 3 | 6.38% (18) | 7.96% (75416) | 8.34% (2962282) |
| Level 4 or 5 | 19.86% (56) | 16.77% (158974) | 19.9% (7072052) |
| Unknown | 9.57% (27) | 7.73% (73224) | 6.92% (2459460) |

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

Employment Profile

The below table provides an employment breakdown of the local population which will help give you an understanding of how your prospective new area's employment compares against the county and national average.

| | Output Area | Kent | National |
|---------------------------|--------------|-----------------|-------------------|
| Employee part time | 9.93% (28) | 12.43% (117796) | 11.81% (4196041) |
| Employee full time | 41.13% (116) | 40.4% (382965) | 40.81% (14499241) |
| Self employed part time | 1.77% (5) | 2.24% (21251) | 1.95% (694033) |
| Self employed full time | 13.83% (39) | 7.12% (67454) | 6.36% (2260955) |
| Unemployed | 1.77% (5) | 2.8% (26582) | 3.35% (1188855) |
| Full time students | 2.13% (6) | 2.35% (22260) | 2.58% (917582) |
| Student | 1.42% (4) | 3.79% (35943) | 4.67% (1660564) |
| Retired | 13.83% (39) | 14.69% (139198) | 13.54% (4811595) |
| Looking after home family | 8.16% (23) | 7.19% (68147) | 6.52% (2316229) |
| Permanently sick/disabled | 4.96% (14) | 4.36% (41313) | 5.3% (1884901) |
| Other | 1.06% (3) | 2.63% (24921) | 3.1% (1102095) |

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

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