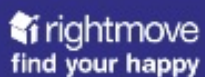




Everything you need to know about:

Washford Farm Road,
WASHFORD FARM, Ashford,
Kent, TN23 5YA





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 **Washford Farm 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.





WASHFORD FARM ROAD, ASHFORD £280,000



x3
Bedrooms

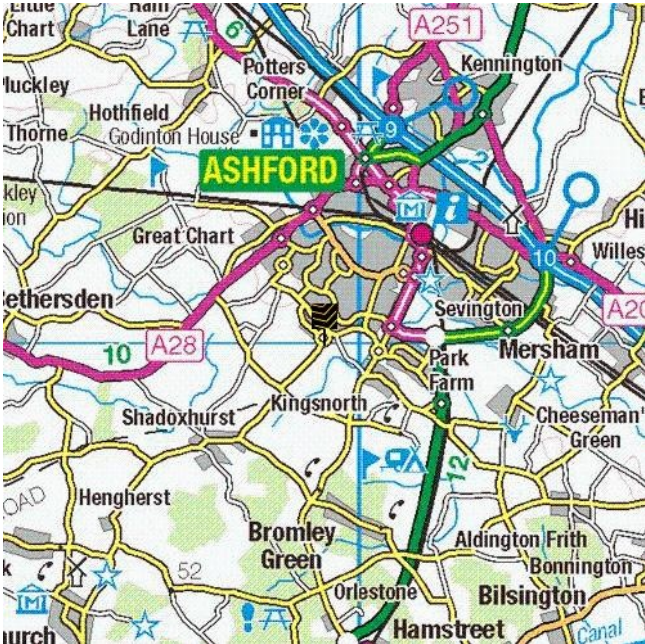


x2
Living Rooms



x1
Bathrooms

Where you are







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Well presented semi detached house in superb condition throughout with some natural oak flooring, fitted blinds and solar panels.

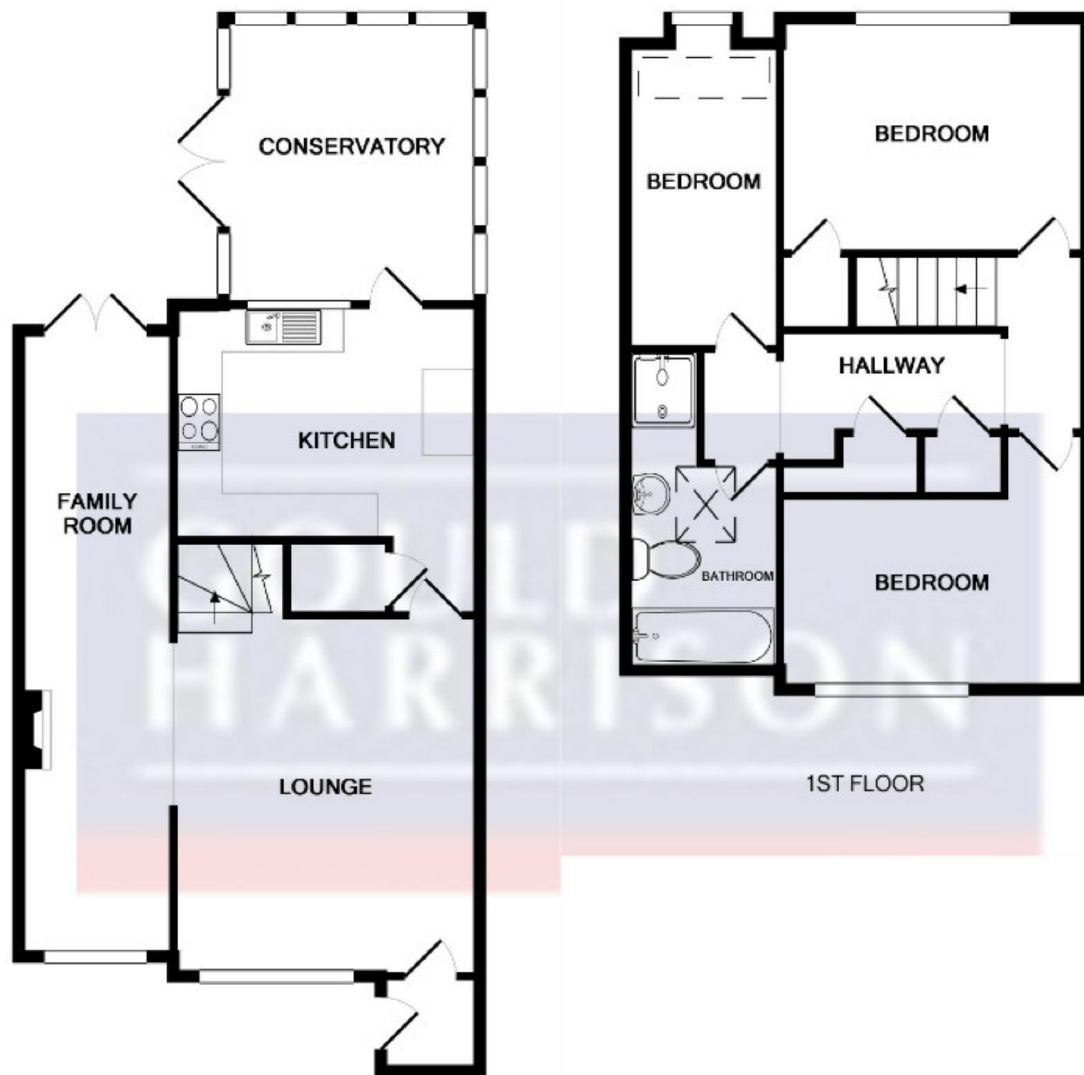
The well planned accommodation comprises entrance lobby, lounge/diner, family room, kitchen, conservatory, three bedrooms, bathroom, brick paved driveway providing parking for four plus cars.

- **Overhung Porch:** - With UPVC double glazed door to:
- **Entrance Lobby** -
- **Lounge/Diner** - With staircase to first floor, natural oak flooring, archway to: -
4.19m x 3.61m (13'9 x 11'10)
- **Family Room** - Double aspect with UPVC double glazed casement doors to rear garden, feature fireplace.
7.49m x 1.80m (24'7 x 5'11)
- **Kitchen** - With ceramic tiled floor, range of worktops with white fronted drawers and cupboards under, wall cupboards, stainless steel sink unit, four ring ceramic hob with stainless steel extractor chimney above, low level oven, utility cupboard with dishwasher, UPVC double glazed door to: -
3.51m x 2.69m (11'6 x 8'10)
- **Conservatory** - With natural oak flooring and UPVC double glazed casement doors to rear garden.
3.30m x 3.00m (10'10 x 9'10)
- **First Floor:** -
- **Landing** - Recessed storage cupboards and airing cupboard.
- **Bedroom One** - Window to rear, recessed wardrobe cupboard.
3.61m x 2.69m (11'10 x 8'10)
- **Bedroom Two** - Window to front.
3.61m x 2.21m (11'10 x 7'3)
- **Bedroom Three** - Window to front.
3.61m x 1.80m (11'10 x 5'11)
- **Bathroom** - Modern white suite comprising panelled bath, pedestal wash hand basin and low level WC, separate shower cubicle, local wall tiling.
- **Outside** - The front is brick paved to provide parking.
The rear garden is nicely enclosed being completely paved for ease of maintenance with large garden shed which has power and a water supply.
- **Solar Panels** - Providing electricity with the surplus sold to the National Grid.
- **Council Tax** - Ashford Borough Council Band: C.
- **Services** - All main services are connected.
- - You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website,

online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2019

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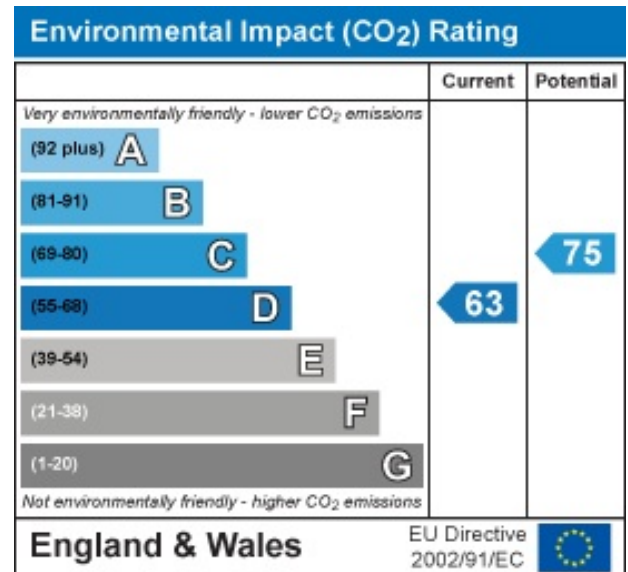
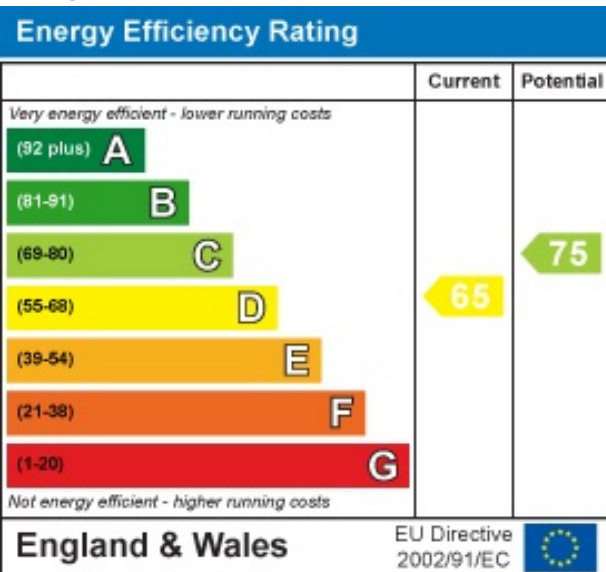
Below is the Energy Performance Certificate (EPC) for **Washford Farm Road**

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 **Washford Farm 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
TN23	£338713	£239985	£201570	£131214
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 **Washford Farm 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 **Washford Farm Road**.

Address	Type	Tenure	Price	DOT
47, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YA	Semi-Detached	Freehold	£220000	2016-11-30
68, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YD	Semi-Detached	Freehold	£219995	2016-08-30
68, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YD	Semi-Detached	Freehold	£202000	2015-12-11
87, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YA	Terraced	Freehold	£185000	2015-09-11
72, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YD	Semi-Detached	Freehold	£166000	2015-07-27
98, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YD	Semi-Detached	Freehold	£177500	2015-03-20
75, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YA	Semi-Detached	Freehold	£200000	2015-02-09
43, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YA	Semi-Detached	Freehold	£173000	2015-01-30
36, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YB	Semi-Detached	Freehold	£180000	2014-12-18
63, WASHFORD FARM ROAD, ASHFORD, KENT, TN23 5YA	Semi-Detached	Freehold	£172000	2014-08-20

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

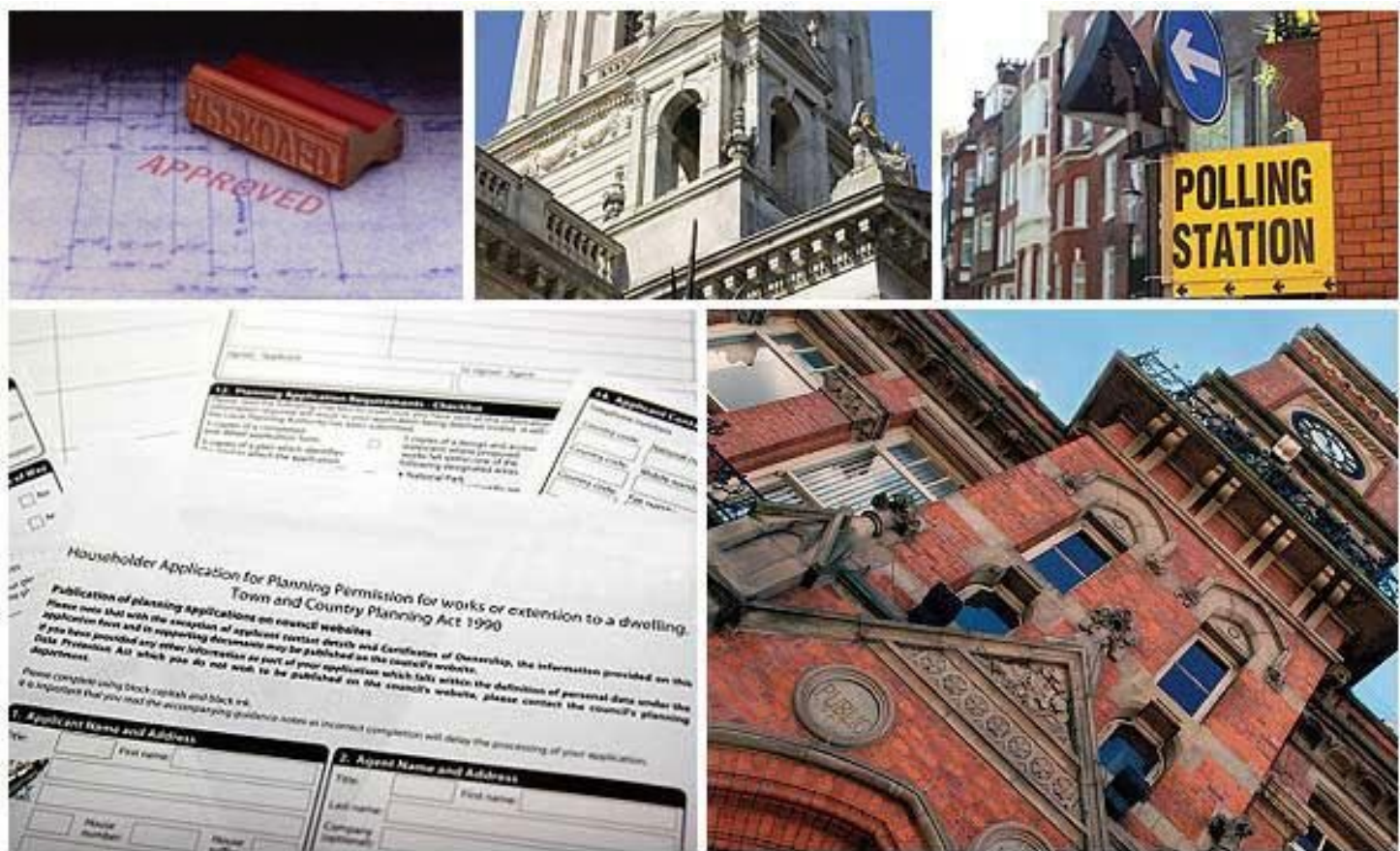


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Everything you want
to know about
local authorities



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 **Washford Farm 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



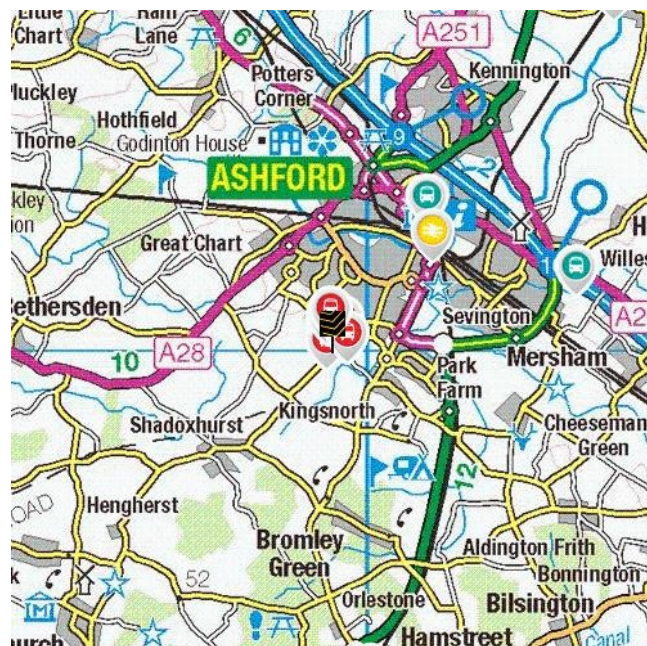
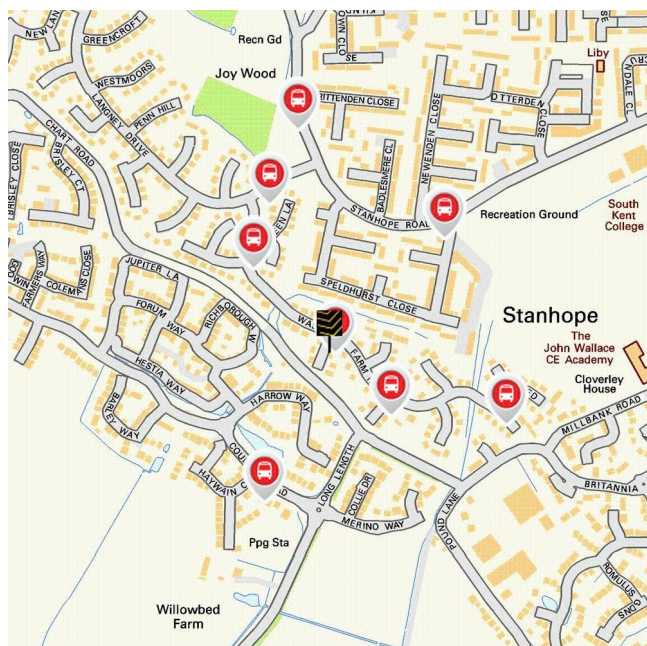


Become familiar with **public transport links**

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 **Washford Farm 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	12.54 miles
	London Southend Airport	31.04 miles
	Biggin Hill Airport	37.94 miles
	London City Airport	43.15 miles
	London Gatwick Airport	43.81 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	11.93 miles
	Dover Western Docks Ferry Terminal	20.28 miles
	Dover Eastern Docks Ferry Terminal	20.78 miles
	Ramsgate Ferry Terminal	28.1 miles
	Gravesend Pier	30.17 miles
	Tilbury Ferry Terminal	30.49 miles
	Wallasea Island Ferry Landing	34.28 miles
	Burnham on Crouch Ferry Landing	34.31 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
	Ashford International Rail Station	1.66 miles
	Ham Street Rail Station	4.11 miles
	Pluckley Rail Station	4.77 miles
	Wye Rail Station	5.31 miles
	Charing (Kent) Rail Station	6.08 miles
	Appledore (Kent) Rail Station	6.66 miles
	Westenhanger Rail Station	8.56 miles
	Lenham Rail Station	9.54 miles
	Bus Stops	Approx Distance
	Wivenhoe	0.01 miles
	Down Court	0.08 miles
	Green Lane	0.11 miles
	Haywain Close	0.15 miles
	Washford Farm Road	0.16 miles
	Newenden Close	0.16 miles
	Bensted	0.18 miles
	Frittenden Close	0.22 miles
	Coach Stops	Approx Distance
	Ashford (Kent): Town Centre Coach Stops	1.94 miles
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	3.02 miles
	Sellindge (Kent): Ashford Rd Coach Stop	7.14 miles
	Newingreen (Kent): Ashford Rd Coach Stop	8.63 miles
	Hythe (Kent) Coach Stop	10.8 miles
	Seabrook (Kent): Seabrook Rd Coach Stop	12.41 miles
	Sandgate: High Street Coach Stop	13.4 miles
	Canterbury: Park & Ride New Dover Rd Coach Stop	14.38 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.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



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Everything you want
to know about
local schools

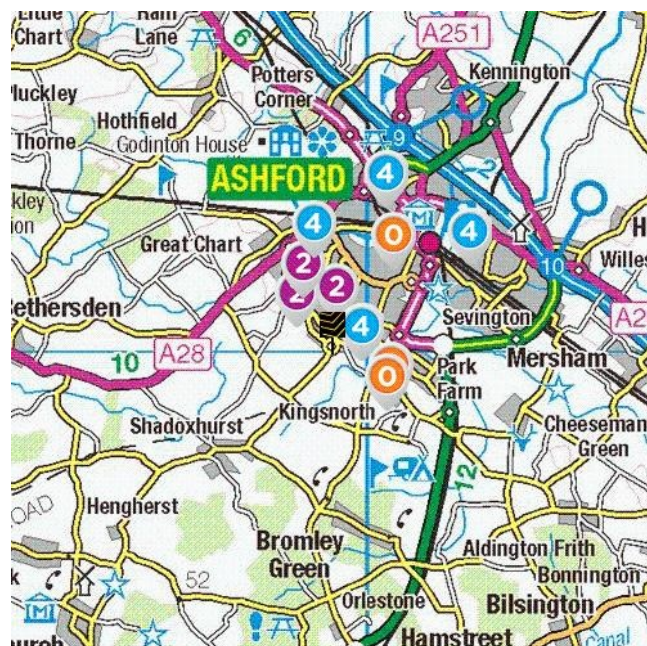


How are **local schools** performing?

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 **Washford Farm 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: Jellybeans Pre School Day Nursery Address: Field View, ASHFORD, Kent, TN23 3NZ	0.84 miles
	Name: Little Acorns Pre-school Address: Kings North Recreation Centre, ASHFORD, Kent, TN23 3NZ	0.84 miles
	Name: Yellow Elephant Play Nursery Address: Kingsnorth, ASHFORD, Kent, TN23 3EF	0.89 miles
	Name: Victoria Park Day Nursery Address: The Pavillion, ASHFORD, Kent, TN23 4QA	1.33 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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	Key Stage 2 - Information	Approx Distance
2	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	0.35 miles
	Name: Beaver Green Primary School Address: Cuckoo Lane, Ashford, TN23 5DA Contact Number: 0123 3621989 Age Range: 3-11 yrs Local Education Authority: Kent Religious Character: Does not apply	0.49 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	0.59 miles
	Name: Great Chart Primary School Address: Hoxton Close, Ashford, TN23 5LB Contact Number: 0123 3620040 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply	0.85 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.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**


Reading, Writing and Maths

	Name	Expected	Higher
	The John Wallis Church of England Academy	58.0 %	2.0 %
	Beaver Green Primary School	32.0 %	0.0 %
	The John Wesley Church of England Methodist Voluntary Aided Primary School	29.0 %	0.0 %
	Great Chart Primary School	92.0 %	22.0 %
	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		
	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
	Beaver Green Primary School	Maths PM -0.3 Lower -1.9 Upper 1.3	Reading PM -1.1 Lower 0.6 Upper N/A	Writing PM 0.0 Lower -1.7 Upper 1.7
	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
	Great Chart Primary School	Maths PM 3.8 Lower 2.3 Upper 5.3	Reading PM 4.7 Lower 6.3 Upper N/A	Writing PM 1.7 Lower 0.1 Upper 3.3

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	0.35 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	1.26 miles
	Name: Highworth Grammar School Address: Quantock Drive, Ashford, TN24 8UD Contact Number: 0123 3624910 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Selective	1.97 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	2.01 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.




Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**

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 %
	Highworth Grammar School	98.0 %	98.0 %	98.0 %	97.0 %
	The North School	45.0 %	44.0 %	24.0 %	36.0 %
	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
	Highworth Grammar School	9.8
	The North School	9.3
	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	0.35 miles
	Name: Highworth Grammar School Address: Quantock Drive, Ashford, TN24 8UD Contact Number: 0123 3624910 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Selective	1.97 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	2.01 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	2.01 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.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**

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 %
	Highworth Grammar School	23.6 %
	The North School	0.0 %
	The North School	N/A
	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
	Highworth Grammar School	0.1
	The North School	0.4
	The North School	N/A



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



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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 **Washford Farm 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	3.12 miles
	A&E	Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	3.12 miles
	Walk-in Clinics	Approx Distance
	Kingsnorth Medical Practice, Ashford Road, Kingsnorth, Ashford Kent, TN23 3ED	0.72 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
	SINGLETON SURGERY, THE SURGERY, KENT, TN23 5SU	0.28 miles
	ST STEPHENS HEALTH CENTRE, ST STEPHENS HEALTH CENTRE, KENT, TN23 5AQ	0.57 miles
	KINGSNORTH MEDICAL PRACTICE, KINGSNORTH MEDICAL PRACT., KENT, TN23 3ED	0.72 miles
	SINGLETON MEDICAL CENTRE, SINGLETON MEDICAL CENTRE, KENT, TN23 5GR	0.92 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	0.57 miles
	Singleton Dental Practice, 10 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.92 miles
	Oradent, 169 Beaver Road, ASHFORD, Kent, TN23 7SG	1.18 miles
	Sunnyside Dental Practice, Elwick Road, ASHFORD, Kent, TN23 1NN	1.66 miles
	Ashford Periodontics, 3 Elwick Road, ASHFORD, Kent, TN23 1PD	1.66 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 amenities



What about **local amenities**?

There are a number of local amenities on offer in the area around **Washford Farm 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	0.12 miles
	Costcutter, 101-103 Beaver Lane, ASHFORD, Kent, TN23 5NU	0.81 miles
	Costcutter, Brookfield Road, ASHFORD, Kent, TN23 4ES	0.81 miles
	One Stop Community Stores Ltd, 39-41 Court Wurtin Beaver Lane, ASHFORD, Kent, TN23 5NH	0.83 miles
	M & S Latestop, 90 Hunter Avenue, ASHFORD, Kent, TN24 0HG	2.08 miles
	Supermarkets	Approx Distance
	Tesco Superstore, Moatfield Meadow, ASHFORD, Kent, TN23 3LU	0.82 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	1.92 miles
	Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT	1.97 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	2.08 miles
	Sainsbury's Supermarkets Ltd, Simone Weil Avenue, ASHFORD, Kent, TN24 8YN	2.31 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	13.23 miles
	Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	14.15 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	14.52 miles
	Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ	17.21 miles
	Lockmeadow Entertainment Centre, Barker Road, MAIDSTONE, Kent, ME16 8SF	17.31 miles
	Pubs / Bars / Inns	Approx Distance
	The Queens Head, Ashford Road, ASHFORD, Kent, TN23 3ED	0.72 miles
	The Crusader, Brookfield Road, ASHFORD, Kent, TN23 4EZ	0.86 miles
	The Singleton Barn - Shepherd Neame Pubs, Hoxton Close, ASHFORD, Kent, TN23 4TY	0.88 miles
	Singleton Barn, Tithe Barn Lane, ASHFORD, Kent, TN23 4YY	0.9 miles
	The Locomotive, 65-67 Beaver Road, ASHFORD, Kent, TN23 7SF	1.27 miles
	Wine Bars	Approx Distance
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	14.24 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	14.39 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	14.57 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	14.95 miles
	Banks Wine Bar, 76 Bank Street, MAIDSTONE, Kent, ME14 1SJ	17.31 miles
	Restaurants	Approx Distance
	Singleton Tandoori Restaurant, 1 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.92 miles
	Tandoori Nights, 9 Torrington Road, ASHFORD, Kent, TN23 7TF	1.36 miles
	Pizza Express, Unit 85-86, ASHFORD, Kent, TN24 0SD	1.49 miles
	McDonald's Restaurants, Kimberley Way, ASHFORD, Kent, TN24 0SD	1.49 miles
	Wagamama, Ashford Designer Outlet, ASHFORD, Kent, TN24 0SD	1.49 miles
	Golf Club / Courses / Professionals	Approx Distance
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	2.43 miles
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	3.07 miles
	Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR	7.08 miles
	Chart Hills Golf Club, Biddenden, ASHFORD, Kent, TN27 8JX	8.64 miles
	Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	10.27 miles

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



	Places of Worship	Approx Distance
	Highfield Community Church, 272 Kingsnorth Road, ASHFORD, Kent, TN23 6LU	0.55 miles
	St Simon Stock, Brookfield Road, ASHFORD, Kent, TN23 4EU	0.82 miles
	The King Of Glory Christian Assembly, Kingsnorth Industrial Estate, ASHFORD, Kent, TN23 6LN	0.87 miles
	Christ Church C Of E Church, Beaver Road, ASHFORD, Kent, TN23 7SR	1.24 miles
	Ashford Christian Fellow ship, Norw ood Street, ASHFORD, Kent, TN23 1QT	1.73 miles
	Banks / Financial Institutions	Approx Distance
	The Co-operative Bank, 21 Bank Street, ASHFORD, Kent, TN23 1DG	1.74 miles
	Tsb, 17 Bank Street, ASHFORD, Kent, TN23 1DF	1.75 miles
	Lloyds Bank, 81 High Street, ASHFORD, Kent, TN24 8SS	1.81 miles
	Halifax, 1 Castle Street, ASHFORD, Kent, TN23 1JQ	1.82 miles
	Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG	1.84 miles
	DIY Stores	Approx Distance
	Dad, Unit 12-15, ASHFORD, Kent, TN23 6LL	0.91 miles
	B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	1.16 miles
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	1.18 miles
	The Flat Pack Man, 28 Low er Denmark Road, ASHFORD, Kent, TN23 7SY	1.36 miles
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	2.37 miles
	Hotels	Approx Distance
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	2.22 miles
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	2.5 miles
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	2.55 miles
	The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	3.41 miles
	Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	4.15 miles
	Theatres / Concert Halls	Approx Distance
	Fhods, The Tow er Theatre, FOLKESTONE, Kent, CT20 3HL	12.88 miles
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	13.06 miles
	The Marlow e Theatre, The Friars, Canterbury, Kent, CT1 2AS	14.56 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	17.36 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	17.64 miles

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	Cinemas	Approx Distance
	Cine World, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	2.55 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	13.13 miles
	Kino Digital, Lion Street, RYE, East Sussex, TN31 7LB	13.19 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	14.5 miles
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	14.82 miles
	Leisure Centres	Approx Distance
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	0.84 miles
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	1.18 miles
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	1.81 miles
	Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	8.0 miles
	Southern Segway Ltd, Leeds, MAIDSTONE, Kent, ME17 1PL	12.51 miles
	Newsagents	Approx Distance
	Mccolls, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	0.3 miles
	Martins, Brookfield Post Office, ASHFORD, Kent, TN23 5ER	0.85 miles
	Dog World, Williamson House, ASHFORD, Kent, TN23 6LW	0.9 miles
	County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	1.68 miles
	Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	1.74 miles
	Post Offices	Approx Distance
	Post Office Ltd, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	0.3 miles
	Kingsnorth Road Sub Post Office, Kingsnorth Road, ASHFORD, Kent, TN23 6HZ	0.75 miles
	Brookfield Post Office, 7 Brookfield Court, ASHFORD, Kent, TN23 5ER	0.85 miles
	Singleton Post Office, 6 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.92 miles
	Stubbs Cross Post Office, 3 Tally House Road, ASHFORD, Kent, TN26 1HJ	1.05 miles

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Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



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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 **Washford Farm 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 - Washford** and it has a population of **3180**.

Washford ward is an urban area with more than 1,200 households.

Your Local Policing Team			
Name	Rank	Tel No.	E-mail
Jasmine Bloomfield	Sergeant	101	
Gavin Hart	Sergeant	101	
Kim Cameron	Sergeant	101	
Anne MARTIN	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 **Washford Farm 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	9.7% (32)	5.88% (78234)	5.96% (2926238)
5-14	13.33% (44)	13.25% (176173)	12.93% (6351576)
15-24	11.21% (37)	11.35% (150934)	12.18% (5985323)
25-34	21.21% (70)	12.75% (169556)	14.36% (7054271)
35-44	19.39% (64)	14.59% (193995)	14.94% (7341900)
45-54	10.61% (35)	13.74% (182706)	13.22% (6494262)
55-64	7.58% (25)	11.29% (150060)	10.54% (5177261)
65-74	3.64% (12)	8.86% (117815)	8.35% (4102841)
75-84	3.33% (11)	6.1% (81084)	5.6% (2751135)
>85	0.0% (0)	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	26.25% (63)	28.33% (268478)	28.85% (10251674)
Level 1	28.33% (68)	18.21% (172579)	16.63% (5909093)
Level 2	18.33% (44)	21.01% (199159)	19.36% (6877530)
Level 3	5.42% (13)	7.96% (75416)	8.34% (2962282)
Level 4 or 5	14.58% (35)	16.77% (158974)	19.9% (7072052)
Unknown	7.08% (17)	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	15.55% (37)	12.43% (117796)	11.81% (4196041)
Employee full time	50.0% (119)	40.4% (382965)	40.81% (14499241)
Self employed part time	1.68% (4)	2.24% (21251)	1.95% (694033)
Self employed full time	5.04% (12)	7.12% (67454)	6.36% (2260955)
Unemployed	2.1% (5)	2.8% (26582)	3.35% (1188855)
Full time students	3.78% (9)	2.35% (22260)	2.58% (917582)
Student	2.52% (6)	3.79% (35943)	4.67% (1660564)
Retired	7.14% (17)	14.69% (139198)	13.54% (4811595)
Looking after home family	5.04% (12)	7.19% (68147)	6.52% (2316229)
Permanently sick/disabled	2.94% (7)	4.36% (41313)	5.3% (1884901)
Other	4.2% (10)	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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