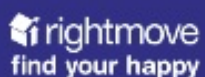




Everything you need to know about:

Stonegate,
Wye,
Ashford, TN25 5DD





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 **Stonegate** 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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STONEGATE, WYE £475,000



x3
Bedrooms

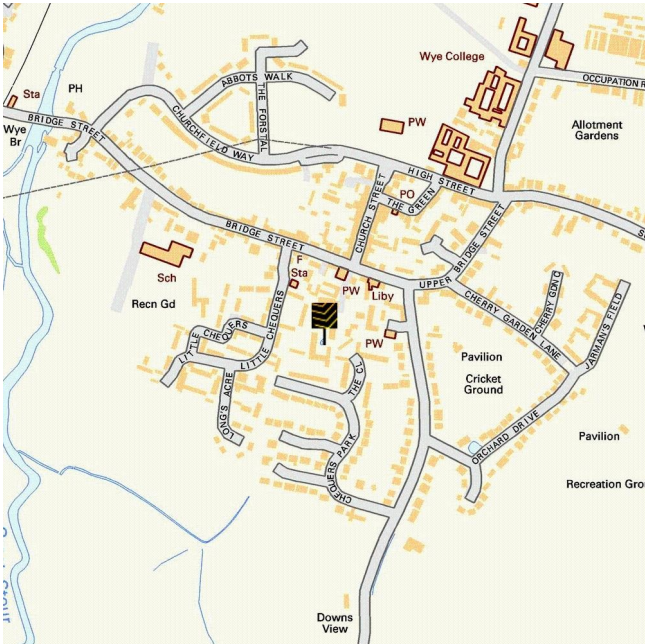


x2
Living Rooms



x2
Bathrooms

Where you are







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Thoughtfully planned for retirement and overlooking beautifully landscaped gardens.

This delightful home is set in an exclusive, award winning development, away from passing traffic within a designated Conservation Area yet only a few steps from the village centre

The most pleasantly appointed accommodation comprises a sitting room, dining room, kitchen/breakfast room, cloakroom, three bedrooms, en suite to master and shower room/WC. The property benefits from an enclosed rear garden, private car port, gas central heating and double glazing.

NO ONWARD CHAIN.

- - Situated on a particularly pleasing location in one of Kent's most popular villages about 4 miles from the busy commercial town of Ashford and a little over 10 miles from the cathedral city of Canterbury. The village through which flows the River Stour is close to the North Downs, an area of Outstanding Natural Beauty with a wide range of facilities available. There are village inns, restaurants, churches, schools, shops including Co-Op supermarket, bakery and butcher together with medical centre, dentists, bank, chemist, ironmonger and sports facilities. There is a particularly active village community and many local societies.

The properties are designed for retirement and condition is that all residents must be of 55 years or over.

- **Wooden Casement Door:** - Through to:
- **Entrance Hall** - Stairs to first floor, doors to:
- **Downstairs Cloakroom/Utility** - Low level WC, wall mounted hand basin, radiator, extractor fan, glass fronted display cabinet, under stairs storage cupboard, fitted base units.
2.13m x 1.40m less recess (7'0 x 4'7 less recess)
- **Sitting Room** - Bay window to front, fireplace with Victorian style surround, cupboards and shelving built into the recess, television aerial point.
5.41m x 3.71m (17'9 x 12'2)
- **Dining Room** - Double glazed window to rear, radiator, casement door through to:
3.43m x 3.23m (11'3 x 10'7)
- **Kitchen** - An attractive fitted kitchen with integrated appliances; fridge/freezer, AEG Induction hob with extractor hood and lighting above, dishwasher, stainless steel 1½ bowl sink with mixer tap and drainer unit, tiled splash back, TV aerial point.
3.48m x 2.39m (11'5 x 7'10)
- **Breakfast Area** - Double glazed dual aspect with feature full height windows and french doors opening to the rear, radiator.
3.48m x 1.93m (11'5 x 6'4)
- **First Floor:** -
- **Landing** - Radiator, loft access, built in airing cupboard, plumbing and space for washing machine, gas fired boiler.
- **Master Bedroom** - Double glazed window to front, built in walk in wardrobe with automatic lighting, door through to:
3.84m x 3.45m (12'7 x 11'4)
- **En Suite Bathroom** - Modern white suite comprising a panelled bath with mains shower over, low level WC, wash basin inset vanity unit with localised tiling, electric shaver point, extractor, double glazed window to front.
- **Bedroom Two** - Double glazed window to rear, built in wardrobe, telephone point, radiator.
3.35m x 3.45m (11'0 x 11'4)
- **Bedroom Three** - Double glazed window to rear, radiator, built in wardrobe.

2.82m x 2.08m (9'3 x 6'10)

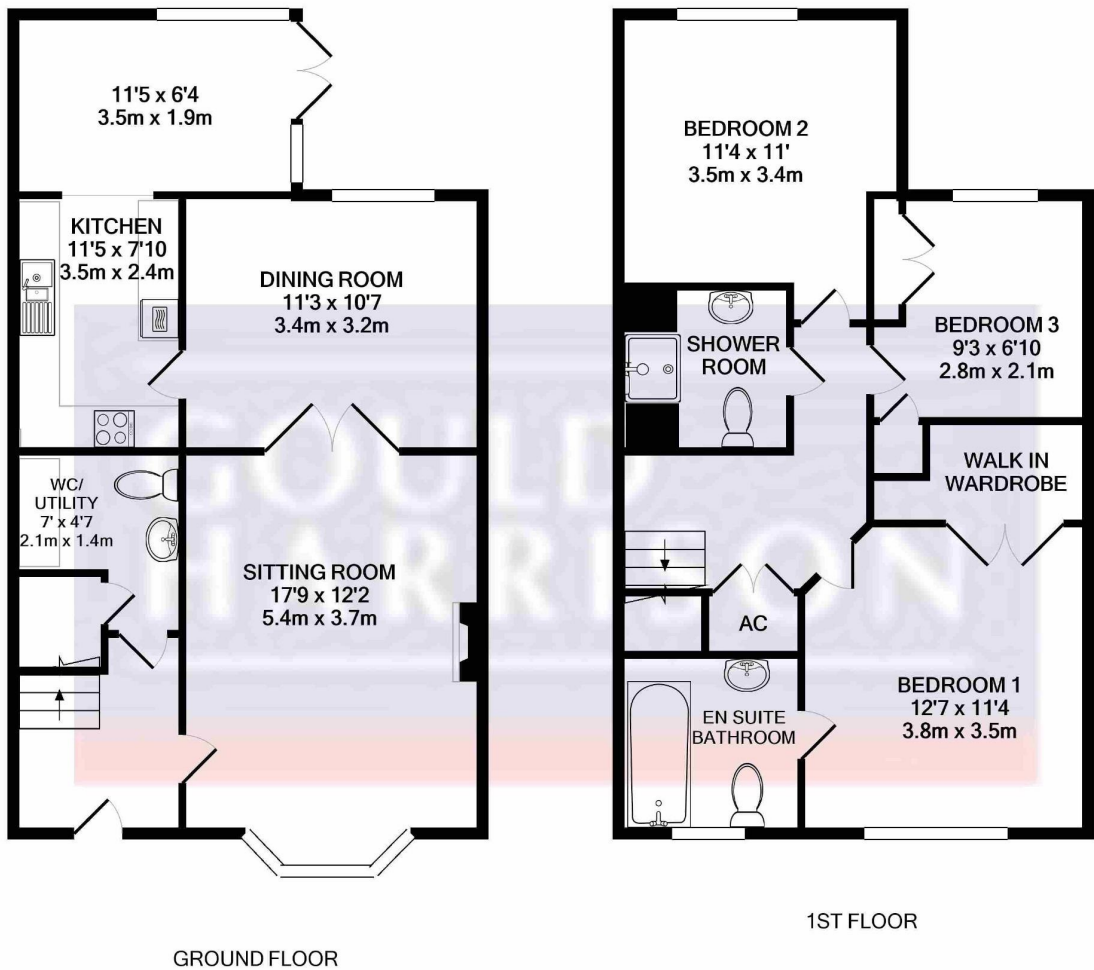
- **Family Shower Room/WC** - Shower cubicle with glazed screen and tiled surround housing a mains shower, wash basin inset vanity unit with localised tiling, electric shaver point, low level WC, built in vanity cupboard.
- **Services** - All mains services connected.
- **Council Tax** - Ashford Borough Council Band: F.
- **Tenure** - Leasehold - Balance of a 999yr lease
Ground Rent: Peppercorn
Management Fees: £3647.04 per annum.
www.grangemanagement.com

The clubhouse is available to residents and their friends with a guest suite provided at a nominal charge for short visits.

- - 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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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 ©2021



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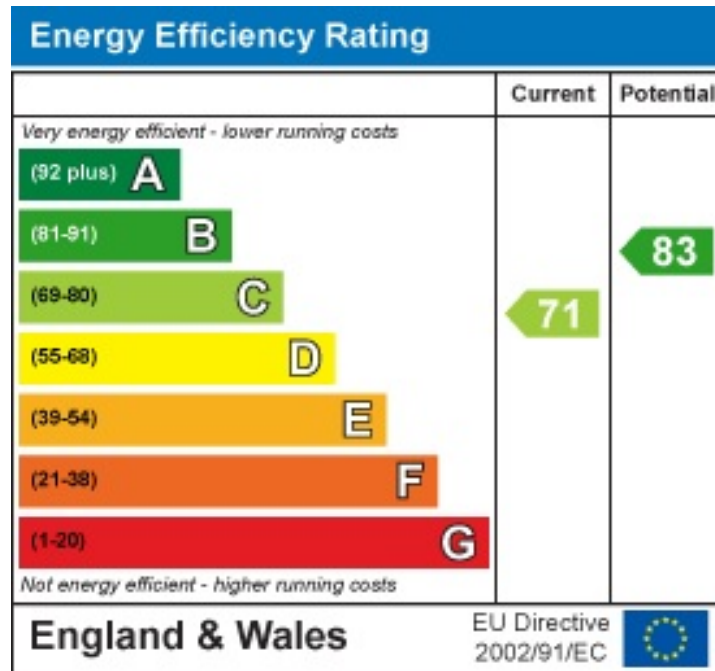
Below is the Energy Performance Certificate (EPC) for **Stonegate**

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 **Stonegate** 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 1/5/2020 to 26/11/2020 for all types of property allowing you to get a sense of the current market conditions.

Post code / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
TN25	£542545	£332310	£275526	£149025
National	£446563	£271830	£251965	£299765

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 26/11/2020. © 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**.

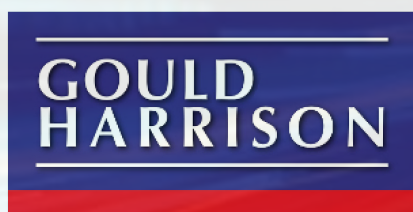
Two-tier authorities have both a **County Council**, and a **District Council** or **City Council**.

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 **Stonegate** 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	County Hall, Maidstone, Kent, ME14 1XQ	t: 0300 0414141 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

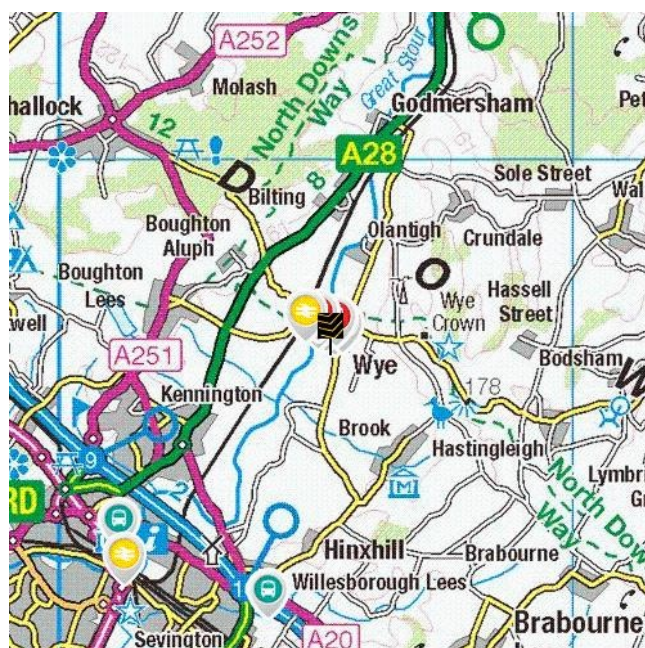




Become familiar with **public transport links**

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 **Stonegate**. 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	15.69 miles
	London Southend Airport	28.53 miles
	Biggin Hill Airport	40.38 miles
	London City Airport	44.24 miles
	London Gatwick Airport	47.61 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	9.84 miles
	Dover Western Docks Ferry Terminal	17.02 miles
	Dover Eastern Docks Ferry Terminal	17.36 miles
	Gravesend Pier	30.54 miles
	Tilbury Ferry Terminal	30.82 miles
	Burnham on Crouch Ferry Landing	30.98 miles
	Wallasea Island Ferry Landing	31.07 miles
	Point Clear Ferry Landing	43.04 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
	Wye Rail Station	0.37 miles
	Ashford International Rail Station	3.69 miles
	Chilham Rail Station	4.67 miles
	Chartham Rail Station	6.31 miles
	Charing (Kent) Rail Station	6.57 miles
	Selling Rail Station	6.61 miles
	Westenhanger Rail Station	7.44 miles
	Pluckley Rail Station	8.35 miles
	Bus Stops	Approx Distance
	Library	0.07 miles
	Little Chequers	0.1 miles
	New Flying Horse	0.16 miles
	Church	0.17 miles
	School	0.2 miles
	Abbot's Walk	0.26 miles
	Railway Station	0.36 miles
	Railway Station	0.36 miles
	Coach Stops	Approx Distance
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	3.24 miles
	Ashford (Kent): Town Centre Coach Stops	3.44 miles
	Sellindge (Kent): Ashford Rd Coach Stop	6.32 miles
	Newingreen (Kent): Ashford Rd Coach Stop	7.9 miles
	Canterbury: Park & Ride New Dover Rd Coach Stop	9.05 miles
	Canterbury Bus Station	9.07 miles
	Canterbury: Kent Uni. Keynes Coll. Coach Stop	9.69 miles
	Hythe (Kent) Coach Stop	9.85 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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Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



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Everything you want
to know about
local schools

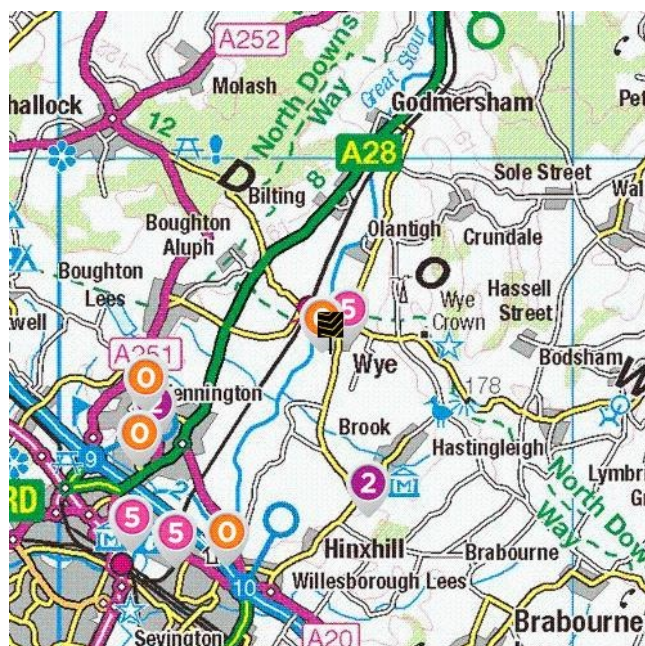


How are **local schools** performing?

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 **Stonegate**. 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: Wye Under Fives Pre-school Address: The Small Village Hall, ASHFORD, Kent, TN25 5EA	0.14 miles
	Name: Towers Tiny Tots Address: Faversham Road, ASHFORD, Kent, TN24 9AL	2.31 miles
	Name: Sure Start Childrens Centre Address: Belmont Road, ASHFORD, Kent, TN24 9LS	2.64 miles
	Name: Ashford Play Nursery Address: The Old Chapel, ASHFORD, Kent, TN24 0NS	2.77 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
	Name: Lady Joanna Thornhill Endowed Primary School Address: Bridge Street, Ashford, TN25 5EA Contact Number: 0123 3812781 Age Range: 5-11 yrs Local Education Authority: Kent Religious Character: None	0.14 miles
	Name: Brook Community Primary School Address: Spelders Hill, Ashford, TN25 5PB Contact Number: 0123 3812614 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply	1.94 miles
	Name: Kennington Church of England Academy Address: Upper Vicarage Road, Ashford, TN24 9AG Contact Number: 0123 3623744 Age Range: 7-11 yrs Local Education Authority: Kent Religious Character: Church of England	2.31 miles
	Name: Phoenix Community Primary School Address: Belmont Road, Ashford, TN24 9LS Contact Number: 0123 3622510 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply	2.64 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
	Lady Joanna Thornhill Endowed Primary School	66.0 %	15.0 %
	Brook Community Primary School	71.0 %	7.0 %
	Kennington Church of England Academy	61.0 %	5.0 %
	Phoenix Community Primary School	50.0 %	3.0 %
	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		
	Lady Joanna Thornhill Endowed Primary School	Maths PM -1.9 Lower -3.3 Upper -0.5	Reading PM 0.5 Lower 2.1 Upper N/A	Writing PM -0.7 Lower -2.2 Upper 0.8
	Brook Community Primary School	Maths PM -2.3 Lower -6.5 Upper 1.9	Reading PM -4.5 Lower 0.1 Upper N/A	Writing PM -5.2 Lower -9.7 Upper -0.7
	Kennington Church of England Academy	Maths PM -3.0 Lower -4.3 Upper -1.7	Reading PM -2.3 Lower -0.9 Upper N/A	Writing PM 3.0 Lower 1.6 Upper 4.4
	Phoenix Community Primary School	Maths PM 2.9 Lower 0.8 Upper 5.0	Reading PM 2.4 Lower 4.7 Upper N/A	Writing PM 5.2 Lower 2.9 Upper 7.5

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: Wye School Address: Olantigh Road, Wye, TN25 5EJ Contact Number: 0123 3811110 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None	0.28 miles
	Name: Towers School and Sixth Form Centre Address: Faversham Road, Ashford, TN24 9AL Contact Number: 0123 3634171 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply	2.31 miles
	Name: The Norton Knatchbull School Address: Hythe Road, Ashford, TN24 0QJ Contact Number: 0123 3620045 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective	3.12 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	3.34 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.



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
	Wye School	N/A	N/A	N/A	N/A
	Towers School and Sixth Form Centre	48.0 %	43.0 %	32.0 %	41.0 %
	The Norton Knatchbull School	96.0 %	97.0 %	95.0 %	93.0 %
	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
	Wye School	N/A
	Towers School and Sixth Form Centre	8.2
	The Norton Knatchbull School	9.7
	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.



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

	Key Stage 5 - Information	Approx Distance
	Name: Wye School Address: Olantigh Road, Wye, TN25 5EJ Contact Number: 0123 3811110 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None	0.28 miles
	Name: Towers School and Sixth Form Centre Address: Faversham Road, Ashford, TN24 9AL Contact Number: 0123 3634171 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply	2.31 miles
	Name: The Norton Knatchbull School Address: Hythe Road, Ashford, TN24 0QJ Contact Number: 0123 3620045 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective	3.12 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	3.34 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.




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	%
	Wye School	N/A
	Towers School and Sixth Form Centre	0.0 %
	The Norton Knatchbull School	9.9 %
	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
	Wye School	N/A
	Towers School and Sixth Form Centre	-0.1
	The Norton Knatchbull School	0.0
	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 **Stonegate** 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	2.91 miles
	A&E	Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	2.91 miles
	Walk-in Clinics	Approx Distance
	Wye Surgery, Wye Surgery, Ashford, Kent, TN25 5AY	0.19 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
	WYE SURGERY, WYE SURGERY, KENT, TN25 5AY	0.19 miles
	NEW HAYESBANK SURGERY, NEW HAYESBANK SURGERY, KENT, TN24 9JZ	2.99 miles
	SYDENHAM HOUSE, SYDENHAM HOUSE MED CENTRE, KENT, TN24 8DN	3.43 miles
	HOLLINGTON SURGERY, HOLLINGTON SURGERY, KENT, TN24 8UN	3.46 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
	Wye Dental Surgery, Little Chequers, ASHFORD, Kent, TN25 5DX	0.07 miles
	Chopra & Associates Dental Surgery, 225 Faversham Road, ASHFORD, Kent, TN24 9AF	2.33 miles
	Mp Jones, Romney House, ASHFORD, Kent, TN24 0RW	3.24 miles
	Lower Hayesbank Surgery, Lower Hayesbank, ASHFORD, Kent, TN24 8HE	3.33 miles
	Welldene Dental Care, Welldene Dental Surgery, ASHFORD, Kent, TN24 8JY	3.37 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 **Stonegate**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

	Local Grocers and Convenience Stores	Approx Distance
	One Stop Community Stores Ltd, 3 George Williams Way, ASHFORD, Kent, TN24 9RZ	2.5 miles
	Dhanda Stores, 2 Bockhanger Court, ASHFORD, Kent, TN24 9JJ	2.69 miles
	One Stop Community Stores Ltd, Unit 1, ASHFORD, Kent, TN25 4AB	2.81 miles
	Costcutter, East Stour Filling Station, ASHFORD, Kent, TN24 8AH	3.27 miles
	M & S Latestop, 90 Hunter Avenue, ASHFORD, Kent, TN24 0HG	3.44 miles
	Supermarkets	Approx Distance
	The Co-operative Food, Churchfield Way, ASHFORD, Kent, TN25 5BP	0.15 miles
	The Co-operative Food, 98 Faversham Road, ASHFORD, Kent, TN24 9DE	2.37 miles
	Tesco Extra, Hythe Road, ASHFORD, Kent, TN24 0YE	3.28 miles
	Sainsbury's Supermarkets Ltd, Simone Weil Avenue, ASHFORD, Kent, TN24 8YN	3.38 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	3.43 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 Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	8.8 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	9.17 miles
	Vivid Nightclub, 153A High Street, HERNE BAY, Kent, CT6 5AQ	15.55 miles
	The Front, 55 Central Parade, HERNE BAY, Kent, CT6 5JG	15.58 miles
	Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	18.28 miles
	Pubs / Bars / Inns	Approx Distance
	The Kings Head - Shepherd Neame Pubs, Church Street, ASHFORD, Kent, TN25 5BN	0.11 miles
	The New Flying Horse Inn - Shepherd Neame Pubs, Upper Bridge Street, ASHFORD, Kent, TN25 5AN	0.18 miles
	The Tickled Trout, Bridge Street, ASHFORD, Kent, TN25 5EB	0.32 miles
	The Honest Miller, The Street, ASHFORD, Kent, TN25 5PG	1.53 miles
	The Old Mill, Mill Lane, ASHFORD, Kent, TN25 4DZ	1.72 miles
	Wine Bars	Approx Distance
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	8.9 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	9.04 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	9.23 miles
	Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	12.63 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	12.81 miles
	Restaurants	Approx Distance
	The Wife Of Bath, 4 Upper Bridge Street, ASHFORD, Kent, TN25 5AF	0.06 miles
	Joshan Of Wye, 2-4 High Street, ASHFORD, Kent, TN25 5AL	0.18 miles
	The Kennington, Ulley Road, ASHFORD, Kent, TN24 9HX	2.27 miles
	Pavilion Restaurant, Eastwell Manor, ASHFORD, Kent, TN25 4HR	2.34 miles
	Kennington Tandoori, 158 Faversham Road, ASHFORD, Kent, TN24 9AE	2.35 miles
	Golf Club / Courses / Professionals	Approx Distance
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	3.52 miles
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	6.09 miles
	Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	7.39 miles
	Boughton Golf Club, Brickfield Lane, FAVERSHAM, Kent, ME13 9AJ	7.9 miles
	Etchinghill Golf, Canterbury Road, FOLKESTONE, Kent, CT18 8FA	8.07 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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	Places of Worship	Approx Distance
	Kennington United Reformed & Methodist Church, Faversham Road, ASHFORD, Kent, TN24 9AJ	2.32 miles
	St Mary's Church Kennington, 212 Faversham Road, ASHFORD, Kent, TN24 9AF	2.33 miles
	Willesborough Baptist Church, Hythe Road, ASHFORD, Kent, TN24 0QR	3.19 miles
	St Mary The Virgin C Of E Church, 66 Church Road, ASHFORD, Kent, TN24 0JG	3.31 miles
	Ashford Baptist Church, Station Road, ASHFORD, Kent, TN23 1PS	3.49 miles
	Banks / Financial Institutions	Approx Distance
	Barclays Bank Plc, 17 North Street, ASHFORD, Kent, TN24 8LF	3.47 miles
	Natwest, 20 High Street, ASHFORD, Kent, TN24 8SH	3.48 miles
	Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG	3.53 miles
	Santander, 60-62 High Street, ASHFORD, Kent, TN24 8SZ	3.54 miles
	Barclays Bank Plc, 66 High Street, ASHFORD, Kent, TN24 8TL	3.55 miles
	DIY Stores	Approx Distance
	Leppers Home & Garden, 10-12 Olantigh Road, ASHFORD, Kent, TN25 5EJ	0.28 miles
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	3.71 miles
	Homebase Ltd, Unit 2, ASHFORD, Kent, TN24 0SG	3.83 miles
	The Flat Pack Man, 28 Lower Denmark Road, ASHFORD, Kent, TN23 7SY	4.0 miles
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	4.18 miles
	Hotels	Approx Distance
	The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	2.01 miles
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	2.93 miles
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	3.12 miles
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	3.48 miles
	Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	5.14 miles
	Theatres / Concert Halls	Approx Distance
	The Marlowe Theatre, The Friars, Canterbury, Kent, CT1 2AS	9.22 miles
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	9.42 miles
	Fhods, The Tower Theatre, FOLKESTONE, Kent, CT20 3HL	11.13 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	12.75 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	19.02 miles

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



	Cinemas	Approx Distance
	Cine world, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	3.12 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	9.16 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	9.47 miles
	Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	9.9 miles
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	12.72 miles
	Leisure Centres	Approx Distance
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	3.54 miles
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	4.18 miles
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	5.25 miles
	Kings School Recreation Centre, 1 St Stephens Road, CANTERBURY, Kent, CT2 7HU	9.51 miles
	Kingsmead Leisure Centre, Kingsmead Road, CANTERBURY, Kent, CT2 7PH	9.61 miles
	Newsagents	Approx Distance
	Wye News Agency, 38 Church Street, ASHFORD, Kent, TN25 5BL	0.14 miles
	Blackfords Stores, 29 Bridge Street, ASHFORD, Kent, TN25 5ED	0.19 miles
	Savers Newsagent, 57 Faversham Road, ASHFORD, Kent, TN24 9DD	2.42 miles
	Raj's Newsagents Ltd, 79 Hythe Road, ASHFORD, Kent, TN24 8PH	3.27 miles
	Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	3.65 miles
	Post Offices	Approx Distance
	Wye Post Office, 33 The Green, ASHFORD, Kent, TN25 5AJ	0.15 miles
	Kennington Post Office, 225 Faversham Road, ASHFORD, Kent, TN24 9AF	2.33 miles
	Willesborough Post Office, 65 Church Road, ASHFORD, Kent, TN24 0JZ	3.32 miles
	North Willesboroughs Post Office, 104 Albemarle Road, ASHFORD, Kent, TN24 0HN	3.34 miles
	Post Office Ltd, Tufton Street, ASHFORD, Kent, TN23 1AA	3.62 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 **Stonegate**. 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 - Wye** and it has a population of **2384**.

Wye ward includes a train station and has more than 1,100 households.

Your Local Policing Team			
Name	Rank	Tel No.	E-mail
Jasmine Bloomfield	Sergeant	101	
Aarron Newell	PCSO	101	
Gavin Hart	Sergeant	101	
Kim Cameron	Sergeant	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 **Stonegate** 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) 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 national average.

	Output Area	National
0-4	6.72% (16)	5.96% (2926238)
5-14	5.46% (13)	12.93% (6351576)
15-24	8.4% (20)	12.18% (5985323)
25-34	10.92% (26)	14.36% (7054271)
35-44	13.87% (33)	14.94% (7341900)
45-54	8.82% (21)	13.22% (6494262)
55-64	6.72% (16)	10.54% (5177261)
65-74	16.39% (39)	8.35% (4102841)
75-84	15.55% (37)	5.6% (2751135)
>85	7.14% (17)	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	National
None	8.75% (14)	28.85% (10251674)
Level 1	5.0% (8)	16.63% (5909093)
Level 2	22.5% (36)	19.36% (6877530)
Level 3	15.0% (24)	8.34% (2962282)
Level 4 or 5	46.25% (74)	19.9% (7072052)
Unknown	2.5% (4)	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	National
Employee part time	10.62% (17)	11.81% (4196041)
Employee full time	26.88% (43)	40.81% (14499241)
Self employed part time	4.38% (7)	1.95% (694033)
Self employed full time	5.0% (8)	6.36% (2260955)
Unemployed	1.88% (3)	3.35% (1188855)
Full time students	6.25% (10)	2.58% (917582)
Student	10.0% (16)	4.67% (1660564)
Retired	26.25% (42)	13.54% (4811595)
Looking after home family	5.0% (8)	6.52% (2316229)
Permanently sick/disabled	1.88% (3)	5.3% (1884901)
Other	1.88% (3)	3.1% (1102095)

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

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