



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.

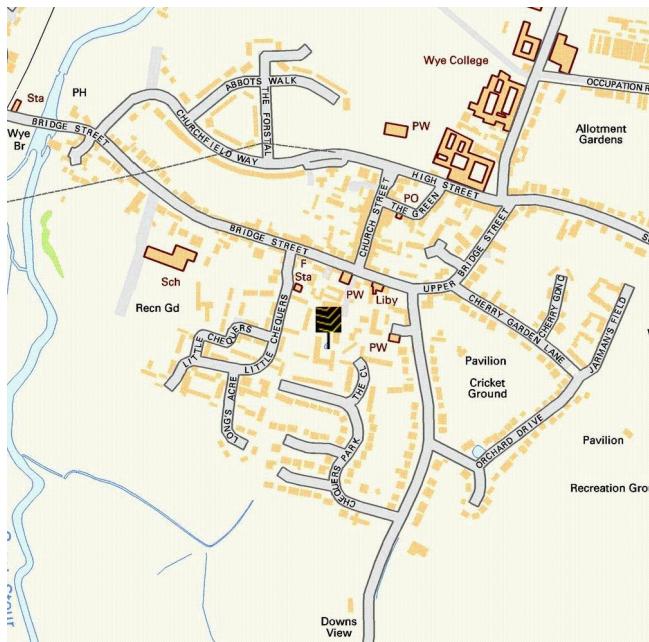




STONEGATE, WYE £475,000

x3
Bedroomsx2
Living Roomsx2
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.

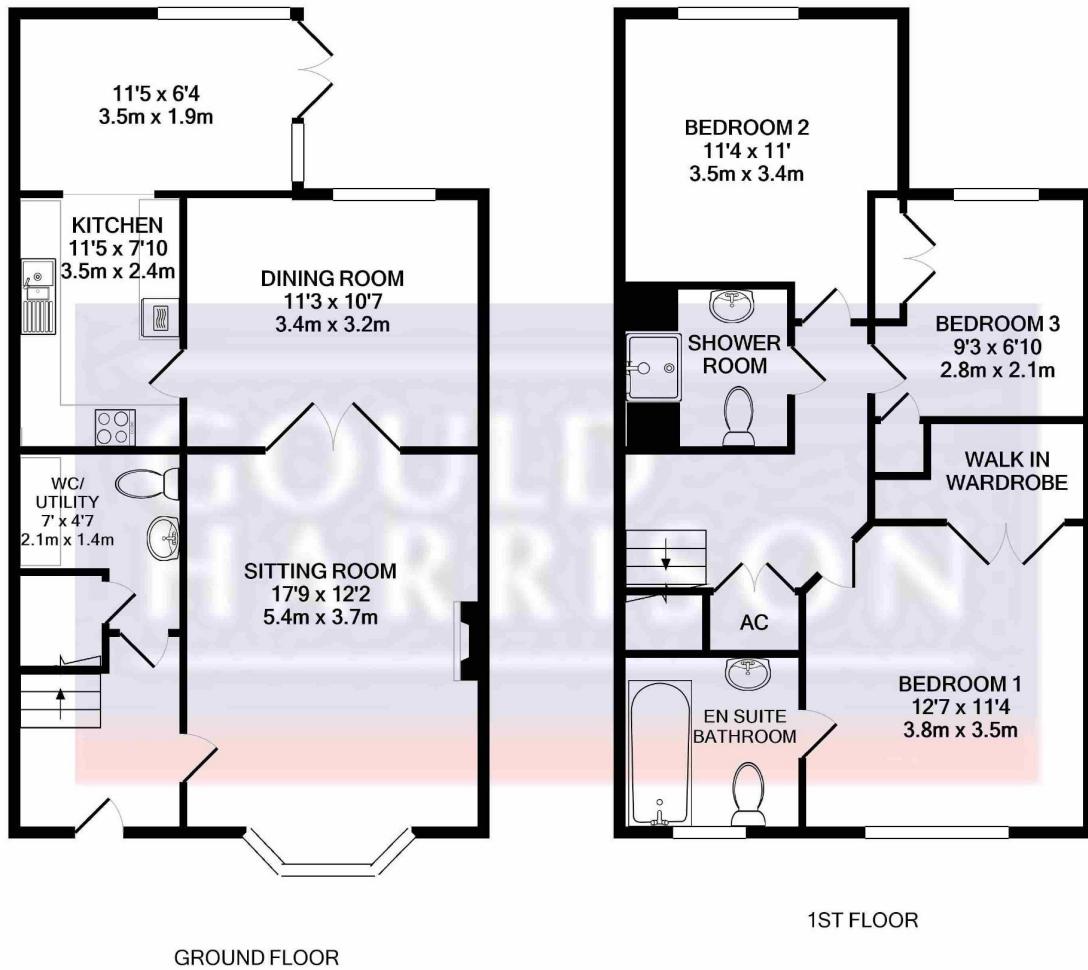
- **Family Shower Room/WC** - Shower cubicle with glazed screen and tiled surround housing a mains shower, wash basin inset vanity unit with localised tiling, electric shaver point, low level WC, built in vanity cupboard.
- **Services** - All mains services connected.
- **Council Tax** - Ashford Borough 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.

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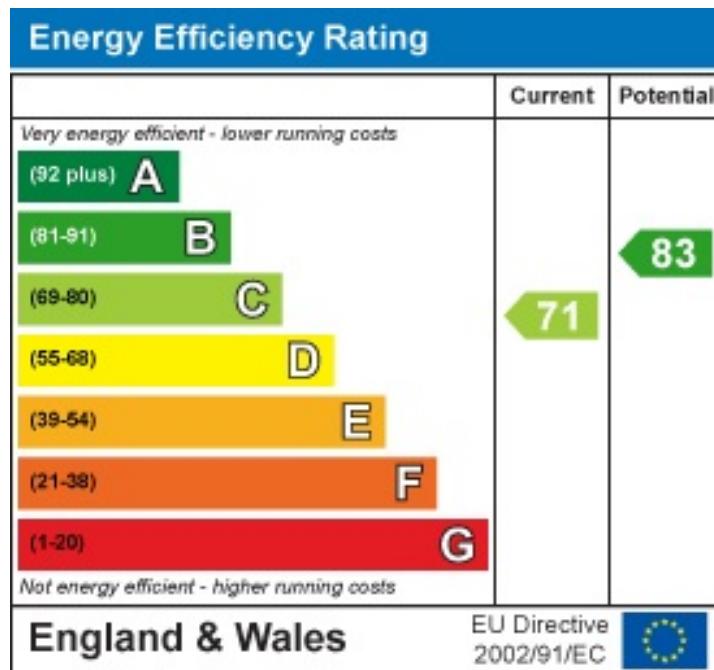
Below is the Energy Performance Certificate (EPC) for **Stonegate**

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

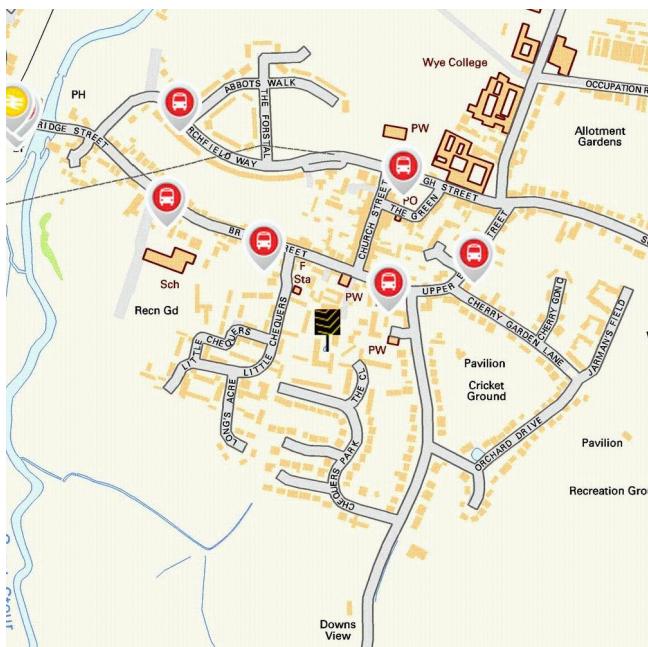


Become familiar with public transport links

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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Everything you want
to know about
local schools

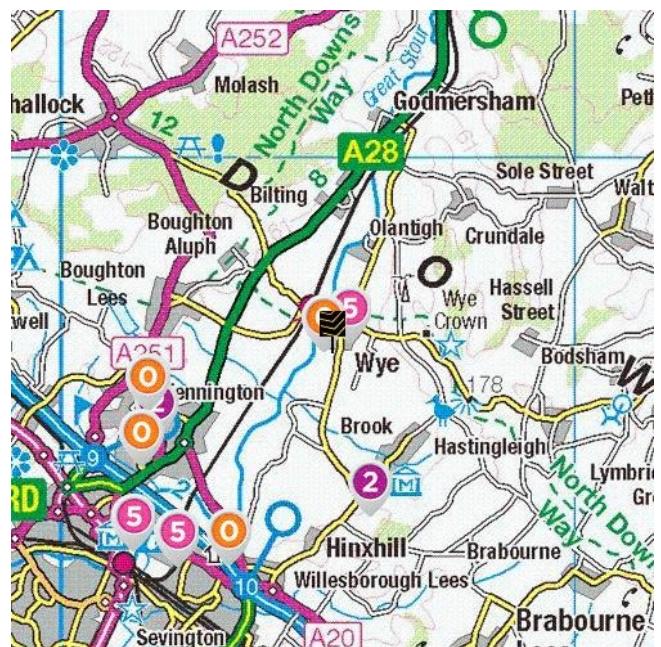
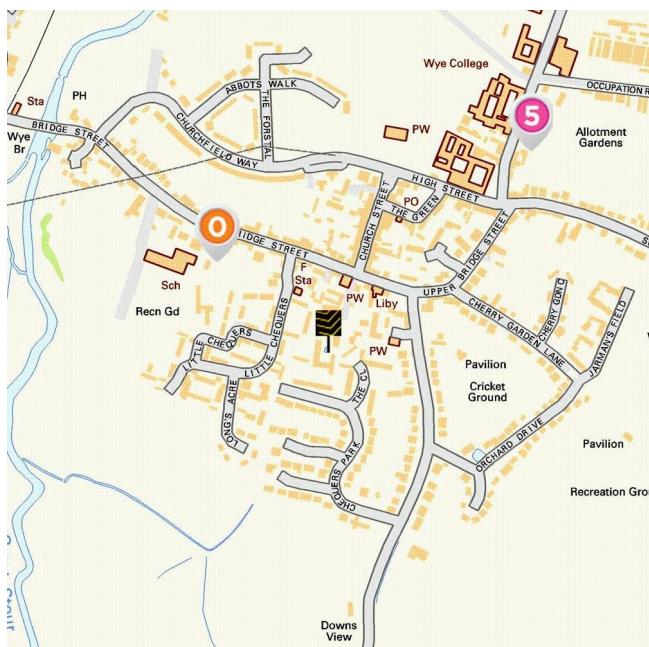


How are local schools performing?

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 |

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| | Key Stage 2 - Information | Approx Distance |
|--|--|-----------------|
|  | <p>Name: Lady Joanna Thornhill Endowed Primary School</p> <p>Address: Bridge Street, Ashford, TN25 5EA</p> <p>Contact Number: 0123 3812781</p> <p>Age Range: 5-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: None</p> | 0.14 miles |
| | <p>Name: Brook Community Primary School</p> <p>Address: Spelders Hill, Ashford, TN25 5PB</p> <p>Contact Number: 0123 3812614</p> <p>Age Range: 4-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Does not apply</p> | 1.94 miles |
| | <p>Name: Kennington Church of England Academy</p> <p>Address: Upper Vicarage Road, Ashford, TN24 9AG</p> <p>Contact Number: 0123 3623744</p> <p>Age Range: 7-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Church of England</p> | 2.31 miles |
| | <p>Name: Phoenix Community Primary School</p> <p>Address: Belmont Road, Ashford, TN24 9LS</p> <p>Contact Number: 0123 3622510</p> <p>Age Range: 4-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Does not apply</p> | 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.



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

Reading, Writing and Maths

| | Name | Expected | Higher |
|---|--|----------|--------|
| 2 | 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 | | |
|---|--|--|---|--|
| 2 | 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 |
|---|-----------------|
|  <p>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</p> | 0.28 miles |
| <p>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</p> | 2.31 miles |
| <p>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</p> | 3.12 miles |
| <p>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</p> | 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 |

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| Key Stage 5 - Information | Approx Distance |
|---|-----------------|
|  <p>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</p> | 0.28 miles |
| <p>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</p> | 2.31 miles |
| <p>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</p> | 3.12 miles |
| <p>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</p> | 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 | % |
|---|-------------------------------------|--------|
| 5 | 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 |
|---|-------------------------------------|-------------|
| 5 | 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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A woman with long brown hair is smiling broadly, showing her teeth. She is wearing a white t-shirt and holding several colorful shopping bags in front of her. The bags have various patterns, including a purple and white floral design, a brown and white geometric pattern, a solid red color, a white and pink polka-dot pattern, and a yellow and orange scale pattern. The background is blurred, suggesting an indoor shopping mall environment.

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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 Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT Vivid Nightclub, 153A High Street, HERNE BAY, Kent, CT6 5AQ The Front, 55 Central Parade, HERNE BAY, Kent, CT6 5JG Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN | 8.8 miles 9.17 miles 15.55 miles 15.58 miles 18.28 miles |
| | Pubs / Bars / Inns | Approx Distance |
|  | The Kings Head - Shepherd Neame Pubs, Church Street, ASHFORD, Kent, TN25 5BN The New Flying Horse Inn - Shepherd Neame Pubs, Upper Bridge Street, ASHFORD, Kent, TN25 5AN The Tickled Trout, Bridge Street, ASHFORD, Kent, TN25 5EB The Honest Miller, The Street, ASHFORD, Kent, TN25 5PG The Old Mill, Mill Lane, ASHFORD, Kent, TN25 4DZ | 0.11 miles 0.18 miles 0.32 miles 1.53 miles 1.72 miles |
| | Wine Bars | Approx Distance |
|  | Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU | 8.9 miles 9.04 miles 9.23 miles 12.63 miles 12.81 miles |
| | Restaurants | Approx Distance |
|  | The Wife Of Bath, 4 Upper Bridge Street, ASHFORD, Kent, TN25 5AF Joshan Of Wye, 2-4 High Street, ASHFORD, Kent, TN25 5AL The Kennington, Ulley Road, ASHFORD, Kent, TN24 9HX Pavilion Restaurant, Eastwell Manor, ASHFORD, Kent, TN25 4HR Kennington Tandoori, 158 Faversham Road, ASHFORD, Kent, TN24 9AE | 0.06 miles 0.18 miles 2.27 miles 2.34 miles 2.35 miles |
| | Golf Club / Courses / Professionals | Approx Distance |
|  | Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB Boughton Golf Club, Brickfield Lane, FAVERSHAM, Kent, ME13 9AJ Etchinghill Golf, Canterbury Road, FOLKESTONE, Kent, CT18 8FA | 3.52 miles 6.09 miles 7.39 miles 7.9 miles 8.07 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 |
|---|--|-----------------|
|  | 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 Ollantigh 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 |
|---|--|------------------------|
|  | Cineworld, 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

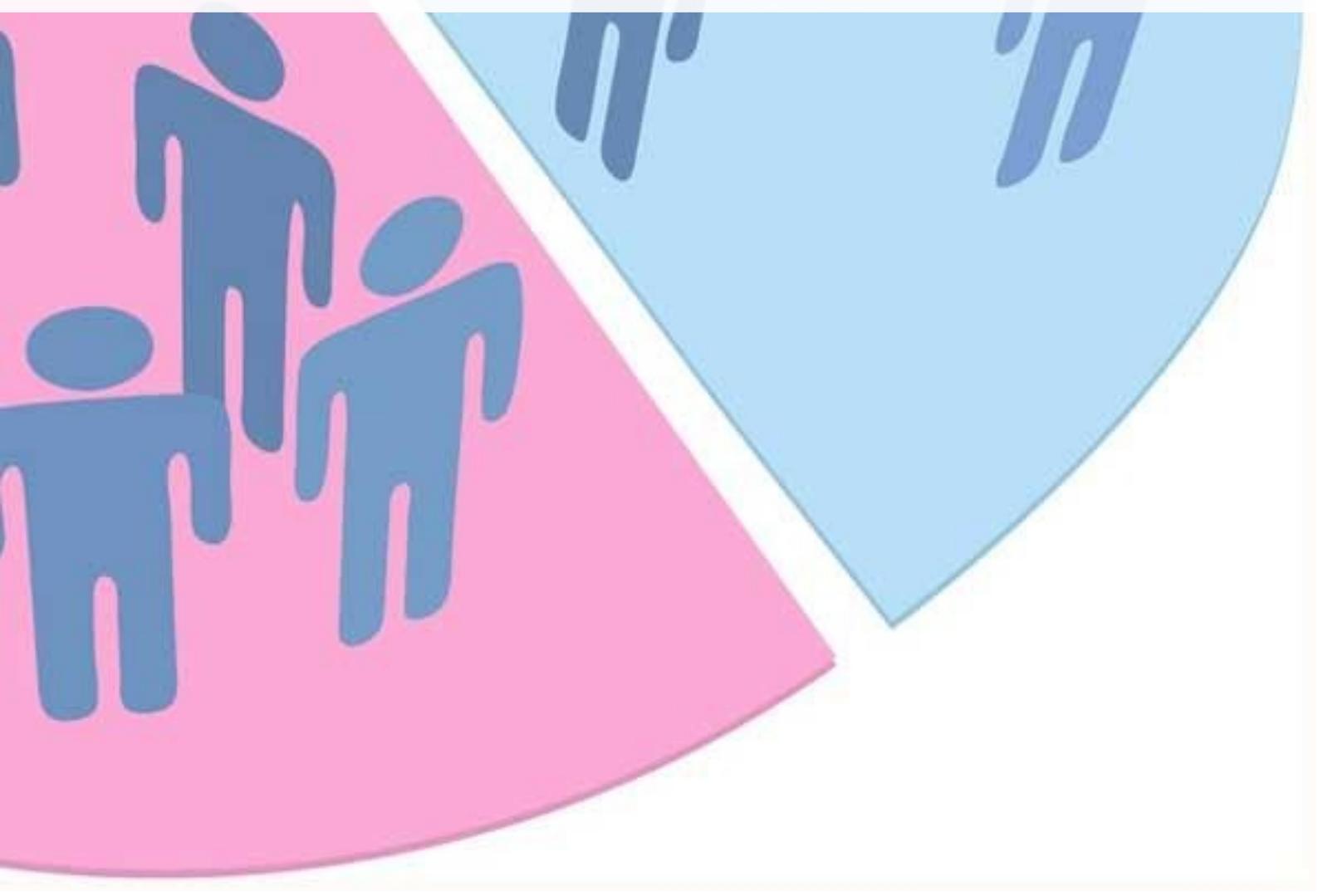
9am - 5pm Monday to Saturday (excluding bank holidays)

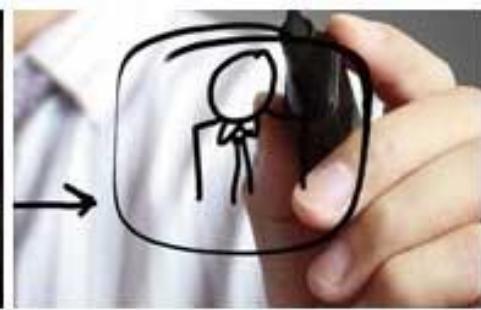
Disclaimer: The information represented in this section has been sourced from data.police.uk.

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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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