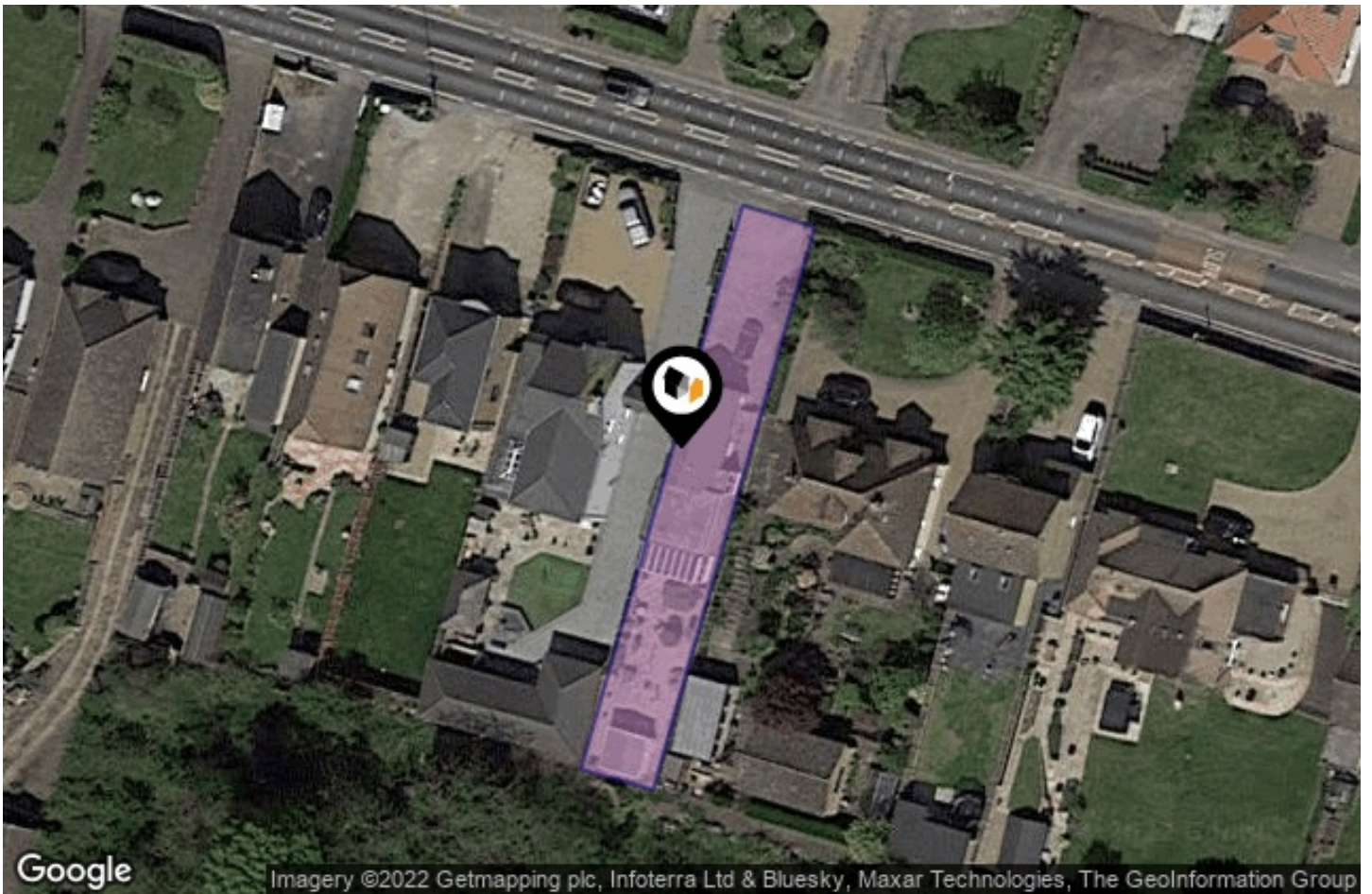


KEY FACTS FOR BUYERS

Hartlip Hill, Hartlip, Sittingbourne, ME9

August 2022



A guide to this property and the local area

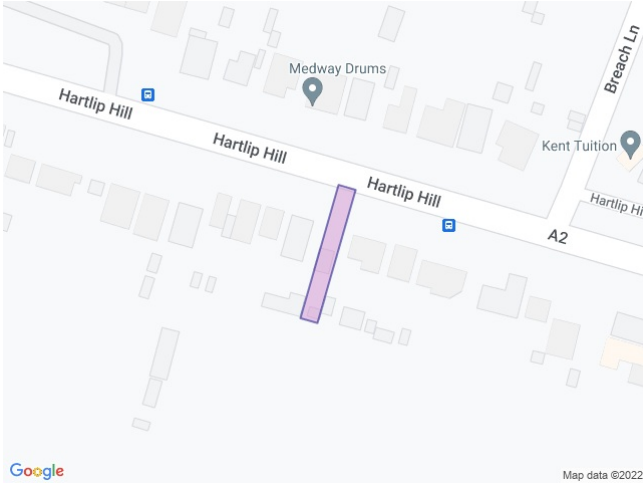
Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/



PROPERTY OVERVIEW

HARTLIP HILL, HARTLIP, SITTINGBOURNE, ME9



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Detached House

Floor Area: 613.54 ft²
57.00 m²

Plot Size: 0.08 acres

Council Tax Band: C

Annual Cost: £1,773.29 (min)

Land Registry Title Number: K478464

Tenure: Freehold

AREA KEY FACTS

Local Authority: SWALE

Flood Risk: Very Low


Conservation Area: No


Predicted Broadband Speeds


Basic: 14 Mbps


Superfast: 80 Mbps

Mobile Coverage
(based on voice calls made indoors)


EE: 


Three: 


O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

PROPERTY OVERVIEW

PHOTO GALLERY



Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

PROPERTY OVERVIEW

PHOTO GALLERY



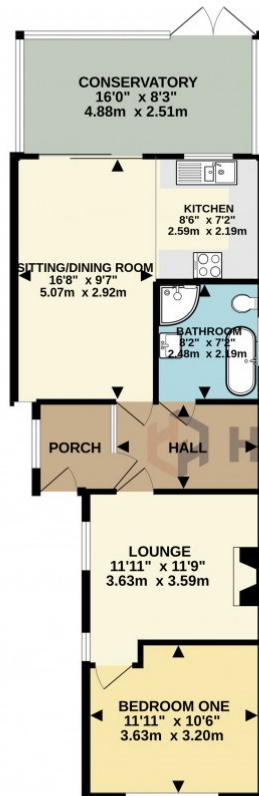
Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA - 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

PROPERTY OVERVIEW

EPC

Hartlip Hill, Hartlip, ME9

Energy rating
E

Valid until 24.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

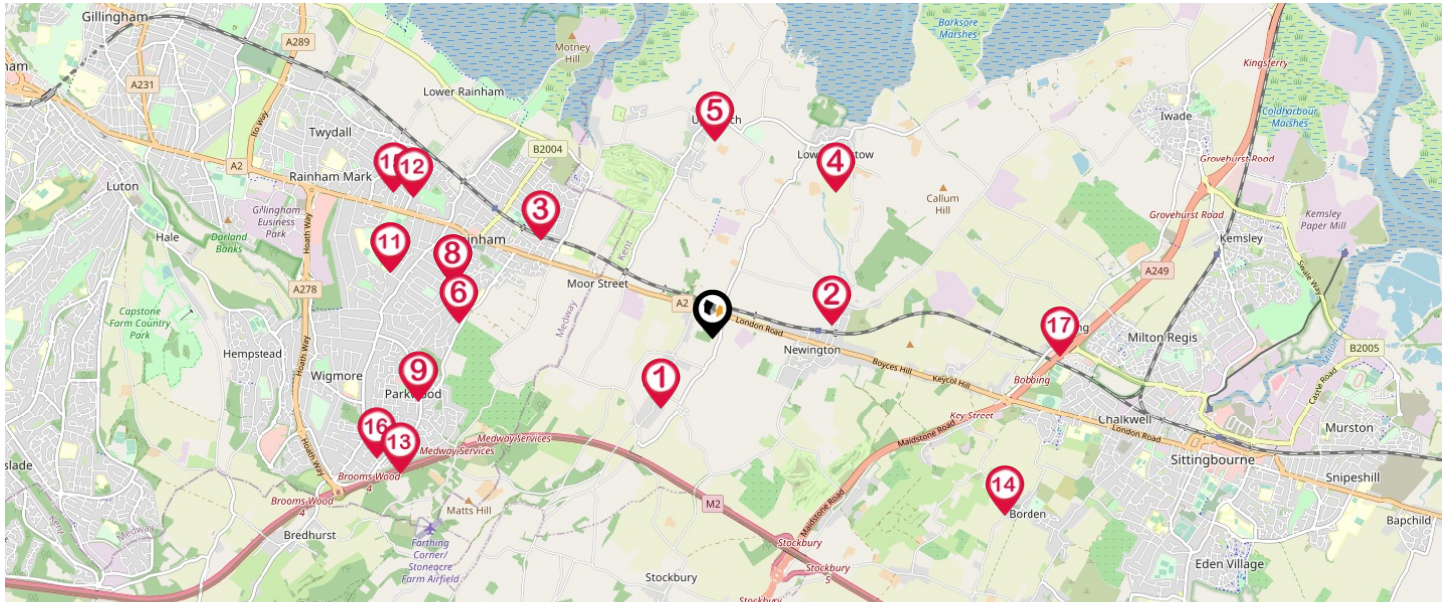
Additional EPC Data

Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

LOCAL AREA

NEARBY SCHOOLS & RATINGS



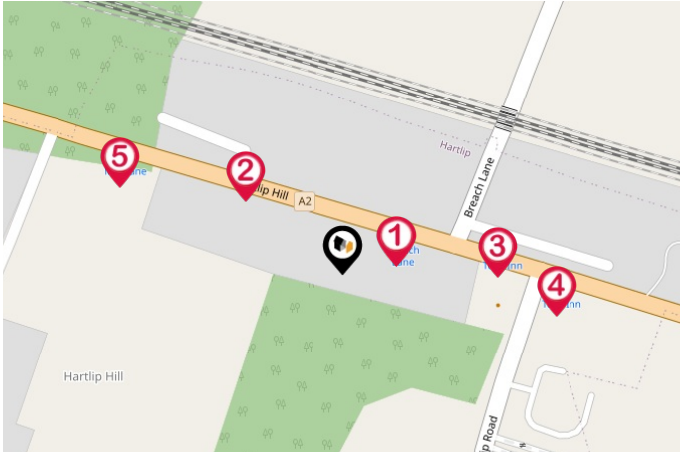
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Hartlip Endowed Church of England Primary School	Good	97	0.62 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Newington Church of England Primary School	Good	185	0.93 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Riverside Primary School	Good	293	1.44 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lower Halstow Primary School	Good	158	1.44 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holywell Primary School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Miers Court Primary School	-	390	1.84 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Margaret's Church of England Junior School	Good	366	1.93 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Margaret's Infant School	Good	317	1.93 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Parkwood Primary School	Good	245	2.19 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Howard School	Good	1485	2.4 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Rainham School for Girls	Good	1655	2.4 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Thames View Primary School	Good	464	2.42 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Augustine of Canterbury Catholic Primary School	Good	204	2.48 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Borden Church of England Primary School	-	135	2.55 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Rainham Mark Grammar School	Outstanding	1442	2.57 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Deanwood Primary School	Good	204	2.6 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Bobbing Village School	Outstanding	208	2.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
 01795 474848
 chris@harrisonshomes.co.uk
 www.harrisonshomes.co.uk/about/

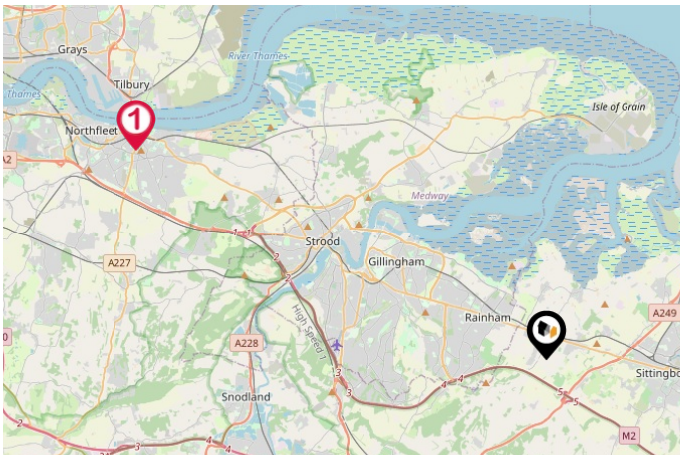
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Breach Lane | 0.03 miles
- 2 - Mill Lane | 0.05 miles
- 3 - Tuck Inn | 0.07 miles
- 4 - Tuck Inn | 0.1 miles
- 5 - Mill Lane | 0.11 miles



FERRY TERMINALS

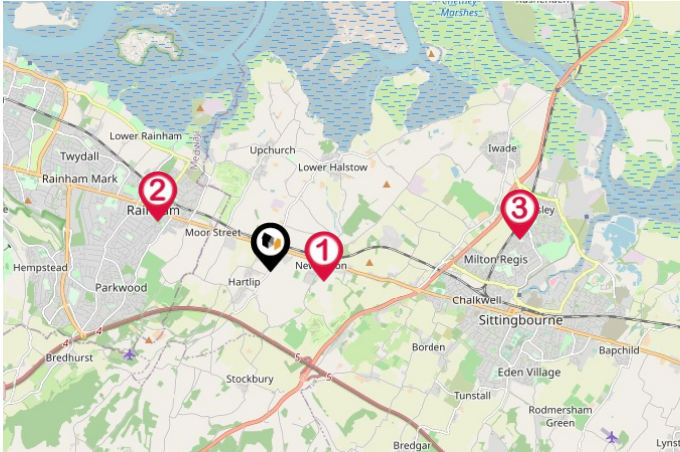
- 1 - Town Pier | 13.55 miles

Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

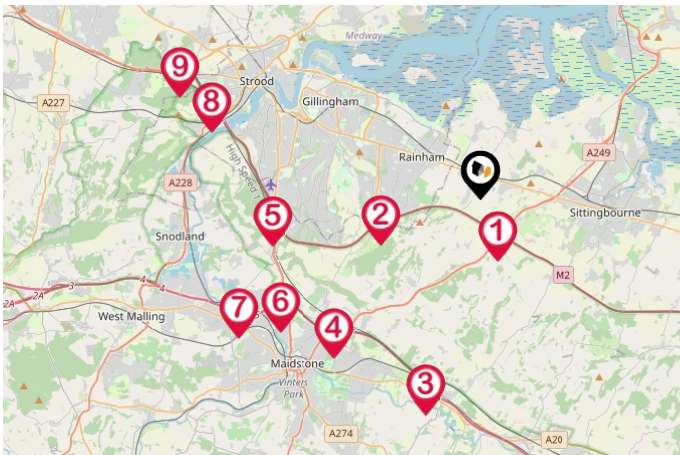
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Newington Rail Station | 0.88 miles
- 2 - Rainham (Kent) Rail Station | 1.78 miles
- 3 - Kemsley Rail Station | 3.78 miles



TRUNK ROADS/MOTORWAYS

- 1 - M2 J5 | 1.9 miles
- 2 - M2 J4 | 3.1 miles
- 3 - M20 J8 | 6.51 miles
- 4 - M20 J7 | 6.27 miles
- 5 - M2 J3 | 6.16 miles
- 6 - M20 J6 | 6.97 miles
- 7 - M20 J5 | 8.14 miles
- 8 - M2 J2 | 8.08 miles
- 9 - M2 J1 | 9.27 miles



AIRPORTS/HELIPADS

- 1 - London Southend Airport | 14.96 miles
- 2 - Lydd London Ashford Airport | 30.37 miles
- 3 - Biggin Hill Airport | 26.63 miles
- 4 - London City Airport | 27.77 miles

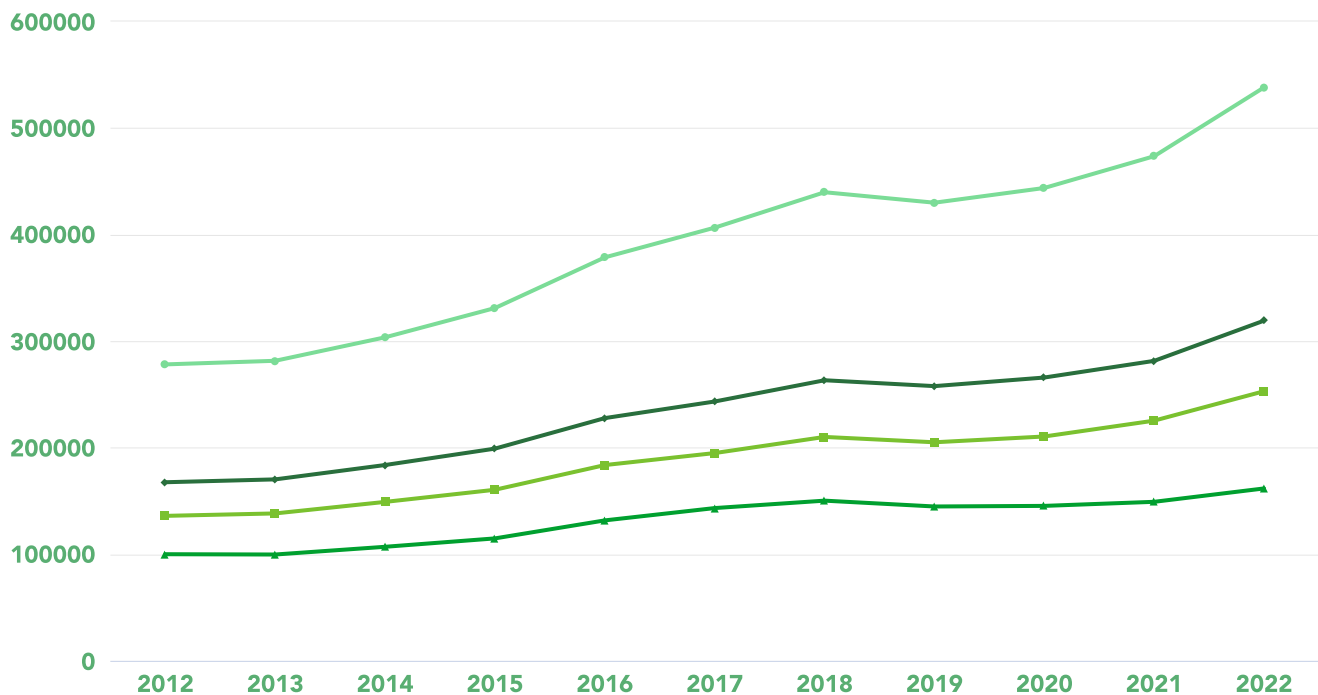
Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
 01795 474848
 chris@harrisonshomes.co.uk
 www.harrisonshomes.co.uk/about/

LOCAL MARKET

HOUSE PRICE STATISTICS FOR ME9

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 61.65%



TERRACED
+ 85.94%



SEMI-DETACHED
+ 90.46%



DETACHED
+ 93.42%

Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

HARRISON HOMES

About Us

We are proud members of NAEA Propertymark, who promote the highest standards in residential sales. Simply put, we have the highest expectations for the service we deliver.

Whatever you need, whatever your situation, we personalise our service to make it specific to you. You will discover that we're not about the sale but the experience.

Financial Services

Our mortgage advisor partners Henchurch Lane, have a point to prove to their clients and the industry as a whole. They're extremely passionate about what they do and believe there is a better way to offer advice to the masses in comparison to what's currently on offer elsewhere. They pride ourselves on alleviating the stresses of the mortgage and insurance application process by offering anti-jargon advice to help navigate the hundreds of deals and criteria pitfalls that exist in today's market place.

Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



It was a real pleasure dealing with Harrisons (Sittingbourne Kent) - I found them to be very positive in their approach - demonstrating a true customer focused approach to their work - I found them to be proactive in their approach keeping me well informed at each step of the buying process, all the staff were happy to answer any of my question and always getting back to me as and when they said they would.

Testimonial 2



When purchasing our property I spoke to 3 or 4 different people at Harrison's and each one of them was pleasant and very helpful. Will definitely be using them to sell our property in the future if the time ever comes!

Testimonial 3



Harrison's have been the most efficient agent I have come across, they have procedures that really help move things along quickly. The person showing us the house seemed in a rush and disinterested, but he did say he was filling in for somebody and would not usually do viewings. Throughout the purchase, the agents were easy to contact, especially Kane, and even happy to pass over their mobile numbers which was really helpful.



Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW
01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/

DATA QUALITY

Harrison Homes is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2022