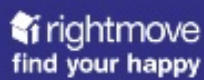




Everything you need to know about:

Lees Road,
Ashford,
Kent, TN24 0PB





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 **Lees Road** as a potential new home, along with essential material about its surrounding area and its local community. It provides a valuable insight for any prospective owner or tenant.

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

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





LEES ROAD, ASHFORD £230,000



x2
Bedrooms

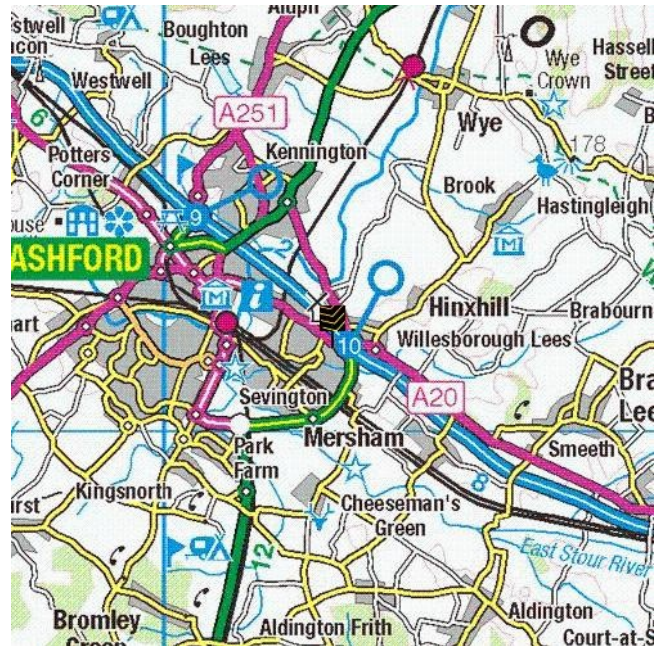


x1
Living Rooms



x1
Bathrooms

Where you are



Available with no onward chain is this modern semi detached bungalow ideally located for access to local transport links, bus route and shops.

The accommodation comprises an entrance hall, sitting room, fitted kitchen with appliances, two double bedrooms and bathroom/WC.

The property benefits from gas fired central heating, double glazing, enclosed rear garden and driveway providing off road parking.

- **Entrance Hall** - Double glazed UPVC entrance door, radiator, loft access (containing gas fired boiler) doors to: -
- **Sitting Room** - Double glazed UPVC casement doors to rear garden, television aerial point, telephone point, radiator.
4.45m x 3.63m (14'7 x 11'11)
- **Fitted Kitchen** - Range of modern fitted units with integrated appliances, four ring gas hob with stainless steel surround, electric oven, washing machine, fridge/freezer, stainless steel sink with mixer tap and drainer unit, tiled splash back, tiled flooring, double glazed window to front.
- **Bedroom One** - Double glazed window, radiator.
3.53m x 3.15m (11'7 x 10'4)
- **Bedroom Two** - Double glazed window, radiator.
3.63m x 2.97m (11'11 x 9'9)
- **Bathroom/WC** - Matching white suite comprising panelled bath with chrome mixer tap and shower attachment, low level WC, pedestal hand basin, extractor fan, radiator.
- **Rear Garden** - Paved patio seating area, side gated access.
- **Driveway** - Block paved driveway providing off road parking for two cars.
- **Tenure** - Freehold.
- **Services** - All mains services connected.
- **Council Tax** - Ashford Borough Council tax band: C.
- - 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.



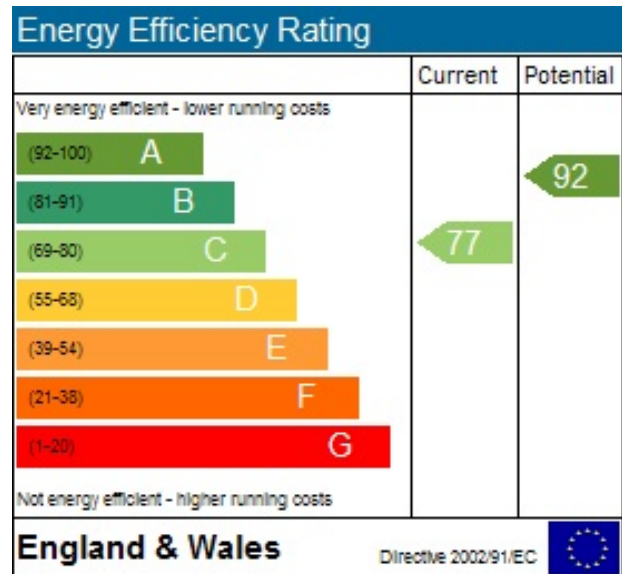
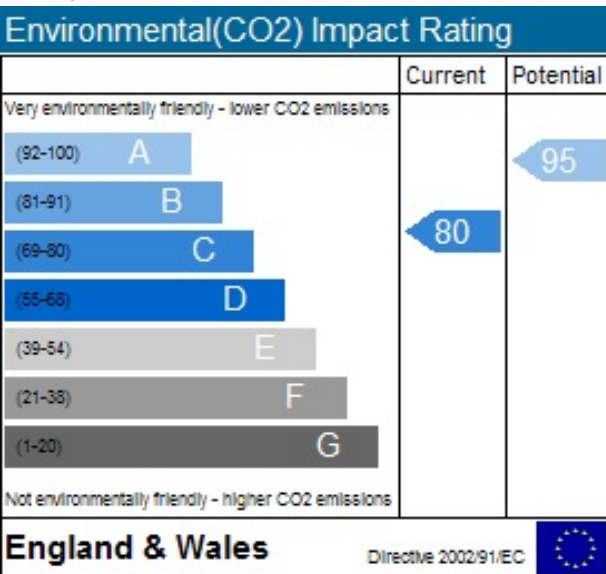
Below is the Energy Performance Certificate (EPC) for **Lees Road**

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

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

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

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



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



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Everything you want
to know about
local property prices



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

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

Post code / County / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
TN24	£378474	£268736	£208720	£120597
Kent	£493329	£309045	£254112	£182678
National	£388720	£242324	£232459	£275086

Data produced by Land Registry © Crown copyright 2014.

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

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

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

Address	Type	Tenure	Price	DOT
7, LEES ROAD, ASHFORD, KENT, TN24 0NN	Terraced	Freehold	£160000	2016-08-05
36, LEES ROAD, ASHFORD, KENT, TN24 0PB	Terraced	Freehold	£189000	2016-06-10
40, LEES ROAD, ASHFORD, KENT, TN24 0PB	Terraced	Freehold	£208000	2016-03-04
6, LEES ROAD, ASHFORD, KENT, TN24 0NN	Terraced	Freehold	£162000	2015-12-11
SPRINGBANK, LEES ROAD, ASHFORD, KENT, TN24 0NW	Detached	Freehold	£222000	2015-11-20
WILLOW GLEN, LEES ROAD, ASHFORD, KENT, TN24 0NW	Terraced	Freehold	£320000	2015-10-30
CLOVELLY, LEES ROAD, ASHFORD, KENT, TN24 0NW	Detached	Freehold	£250000	2015-05-29
HIGH BROOMS, LEES ROAD, ASHFORD, KENT, TN24 0NW	Detached	Freehold	£330000	2015-02-12
9, LEES ROAD, ASHFORD, KENT, TN24 0NN	Terraced	Freehold	£168000	2014-08-08
19, LEES ROAD, ASHFORD, KENT, TN24 0NN	Terraced	Freehold	£150000	2013-08-01

Data produced by Land Registry © Crown copyright 2014.

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

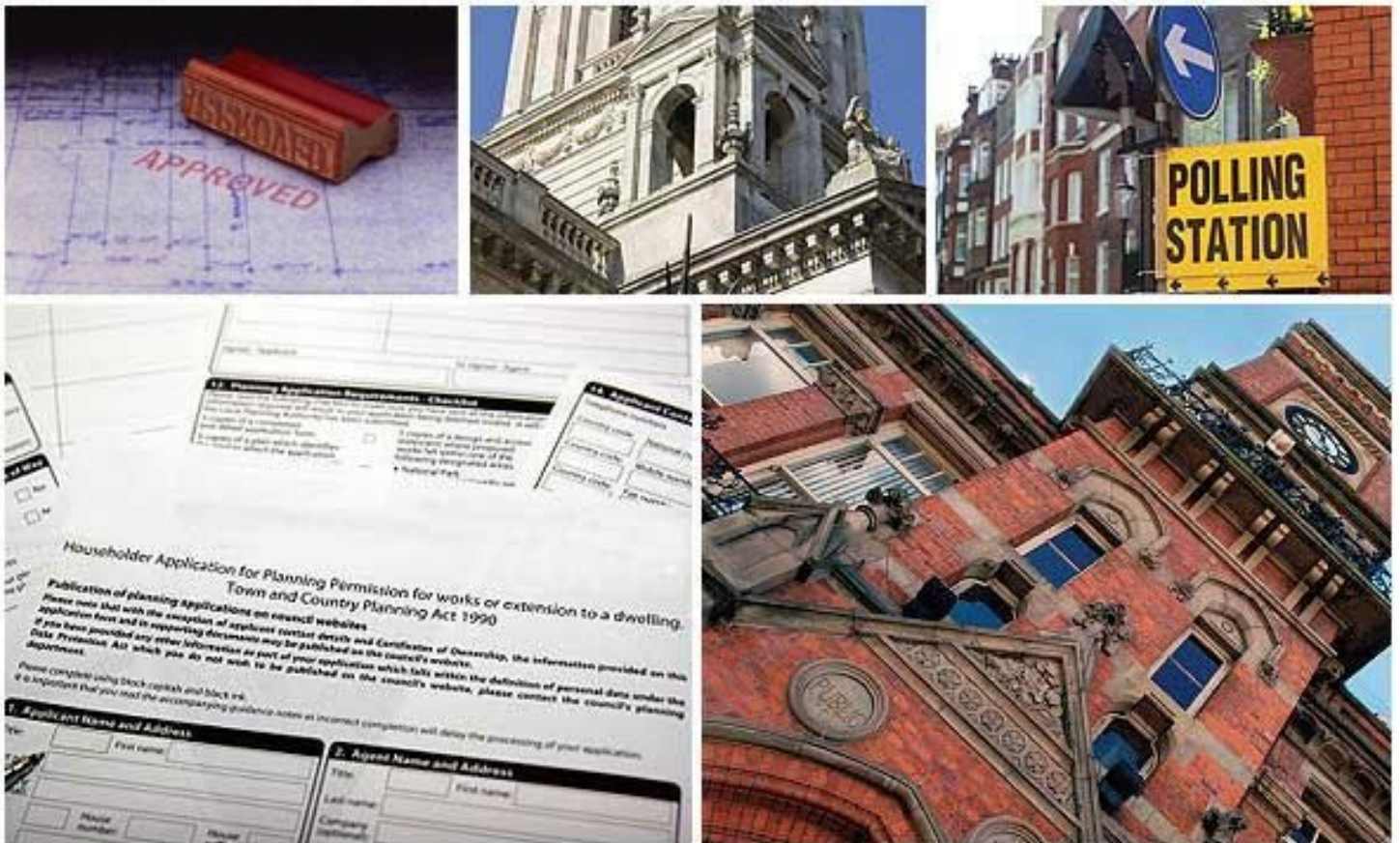


Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**



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 **Lees Road** are:

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

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



Everything you want
to know about
transport links

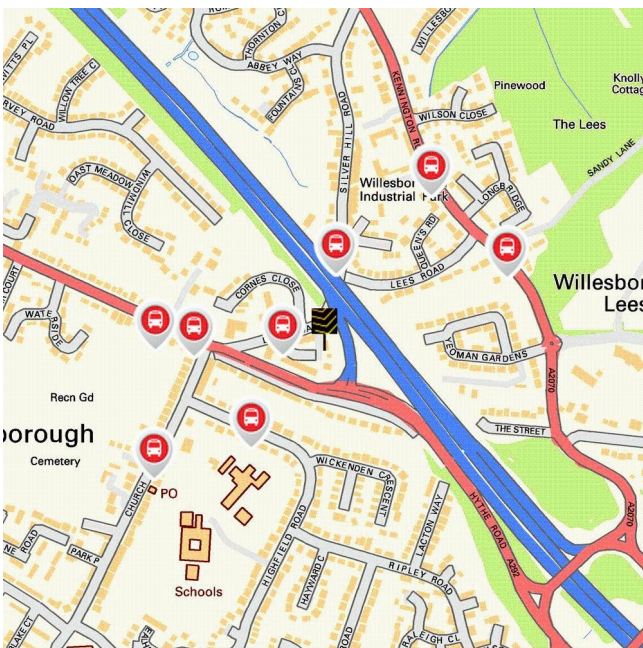




Become familiar with public transport links

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

Transport Links





	Airports	Approx Distance
	Lydd London Ashford Airport	12.97 miles
	London Southend Airport	30.73 miles
	Biggin Hill Airport	39.93 miles
	London City Airport	44.61 miles
	London Gatwick Airport	46.26 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	9.75 miles
	Dover Western Docks Ferry Terminal	17.85 miles
	Dover Eastern Docks Ferry Terminal	18.32 miles
	Ramsgate Ferry Terminal	25.48 miles
	Gravesend Pier	31.28 miles
	Tilbury Ferry Terminal	31.58 miles
	Burnham on Crouch Ferry Landing	33.55 miles
	Wallasea Island Ferry Landing	33.59 miles

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



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	Train Stations	Approx Distance
	Ashford International Rail Station	1.26 miles
	Wye Rail Station	3.19 miles
	Ham Street Rail Station	5.5 miles
	Westenhanger Rail Station	6.6 miles
	Charing (Kent) Rail Station	6.77 miles
	Pluckley Rail Station	6.9 miles
	Chilham Rail Station	7.76 miles
	Sandling Rail Station	7.82 miles
	Bus Stops	Approx Distance
	High Trees Close	0.04 miles
	Winslade Terrace	0.08 miles
	Wickenden Crescent	0.11 miles
	Church Road	0.13 miles
	Church Road	0.16 miles
	Industrial Park	0.18 miles
	Sandy Lane	0.19 miles
	Church Road Post Office	0.2 miles
	Coach Stops	Approx Distance
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	0.58 miles
	Ashford (Kent): Town Centre Coach Stops	1.41 miles
	Sellindge (Kent): Ashford Rd Coach Stop	5.2 miles
	Newingreen (Kent): Ashford Rd Coach Stop	6.83 miles
	Hythe (Kent) Coach Stop	9.0 miles
	Seabrook (Kent): Seabrook Rd Coach Stop	10.46 miles
	Sandgate: High Street Coach Stop	11.38 miles
	Canterbury: Park & Ride New Dover Rd Coach Stop	11.9 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

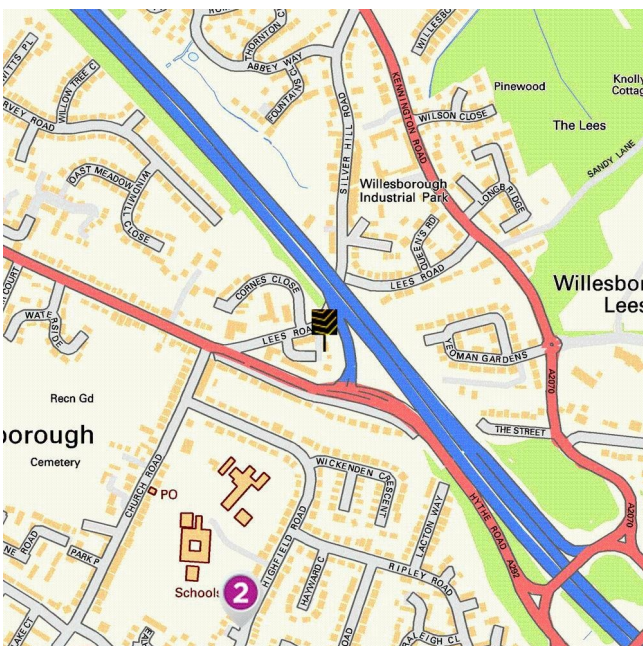


How are local schools performing?

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 **Lees Road**. There are four main age-related Key Stages defined as:



Special schools are marked with this icon


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

	Key Stage 0 - Name and Address	Approx Distance
	<p>Name: Ashford Play Nursery Address: The Old Chapel, ASHFORD, Kent, TN24 0NS</p>	0.36 miles
	<p>Name: Rainbow Childrens Nursery Address: 207 Hythe Road, ASHFORD, Kent, TN24 8PL</p>	0.82 miles
	<p>Name: Canterbury House Nursery Address: 59-61 Canterbury Road, ASHFORD, Kent, TN24 0BH</p>	0.93 miles
	<p>Name: Cherrytree Nursery School Ltd Address: Wainwright Place, ASHFORD, Kent, TN24 0PF</p>	1.1 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
	<p>Name: Willesborough Junior School Address: Highfield Road, Ashford, TN24 0JU Contact Number: 01233 620405 Age Range: 7-11 yrs Local Education Authority: Kent Religious Character: None</p>	0.27 miles
	<p>Name: East Stour Primary School Address: Earlsworth Road, Ashford, TN24 0DW Contact Number: 01233 630820 Age Range: 3-11 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	1.19 miles
	<p>Name: Victoria Road Primary School Address: Victoria Road, Ashford, TN23 7HQ Contact Number: 01233 620044 Age Range: 5-11 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	1.56 miles
	<p>Name: Ashford, St Mary's Church of England Primary School Address: Western Avenue, Ashford, TN23 1ND Contact Number: 01233 625531 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Church of England</p>	1.86 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2014 results data set and is based on the property's postcode.



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Percentage of pupils achieving level 4 or higher in Reading, Writing and Maths

	Name	2015	2014
	Willesborough Junior School	74.0 %	76.0 %
	East Stour Primary School	71.0 %	68.0 %
	Victoria Road Primary School	93.0 %	93.0 %
	Ashford, St Mary's Church of England Primary School	73.0 %	78.0 %
	Kent	81.0 %	79.0 %
	National	80.0 %	78.0 %

Value Added


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.

Value Added Measures for 2015

	Name	Value Added Measures 2015		
	Willesborough Junior School	Maths VA 98.7 Lower 98.2 Upper 99.3	Reading VA 99.0 Lower 98.5 Upper 99.5	Writing TA VA 99.1 Lower 98.6 Upper 99.6
	East Stour Primary School	Maths VA 101.2 Lower 100.4 Upper 102.0	Reading VA 100.3 Lower 99.6 Upper 101.0	Writing TA VA 101.0 Lower 100.2 Upper 101.7
	Victoria Road Primary School	Maths VA 100.8 Lower 99.7 Upper 101.8	Reading VA 101.0 Lower 100.2 Upper 101.9	Writing TA VA 101.0 Lower 100.1 Upper 102.0
	Ashford, St Mary's Church of England Primary School	Maths VA 99.8 Lower 99.0 Upper 100.6	Reading VA 99.4 Lower 98.7 Upper 100.1	Writing TA VA 100.1 Lower 99.4 Upper 100.8

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.




	Key Stage 4 - Information	Approx Distance
	<p>Name: The Norton Knatchbull School Address: Hythe Road, Ashford, TN24 0QJ Contact Number: 01233 620045 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective</p>	0.72 miles
	<p>Name: The North School Address: Essella Road, Ashford, TN24 8AL Contact Number: 01233 614600 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Modern</p>	0.81 miles
	<p>Name: Ashford School Address: East Hill, Ashford, TN24 8PB Contact Number: 01233 625171 Age Range: 3-18 yrs Local Education Authority: Kent Religious Character: Christian</p>	1.28 miles
	<p>Name: Highworth Grammar School Address: Quantock Drive, Ashford, TN24 8UD Contact Number: 01233 624910 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Selective</p>	1.98 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.




Percentage of pupils achieving 5+ A*-C or equivalents including A*-C in both English and Mathematics GCSEs

	Name	2015	2014	2013	2012
	The Norton Knatchbull School	95.0 %	93.0 %	94.0 %	94.0 %
	The North School	24.0 %	36.0 %	42.0 %	34.0 %
	Ashford School	0.0 %	0.0 %	86.0 %	80.0 %
	Highworth Grammar School	98.0 %	97.0 %	99.0 %	98.0 %
	Kent	57.4 %	58.1 %	63.1 %	61.3 %
	National	53.8 %	53.4 %	59.2 %	59.4 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.

Percentage of pupils achieving the English Baccalaureate for English, Maths, Science, Humanities and Language subject area at grade A*-G

	Name	English	Maths	Science	Humanities	Languages
	The Norton Knatchbull School	99.0 %	98.0 %	93.0 %	89.0 %	78.0 %
	The North School	39.0 %	38.0 %	52.0 %	26.0 %	59.0 %
	Ashford School	84.0 %	0.0 %	96.0 %	84.0 %	N/A
	Highworth Grammar School	99.0 %	99.0 %	97.0 %	96.0 %	94.0 %
	Kent	70.4 %	66.6 %	71.5 %	65.7 %	70.8 %
	National	65.8 %	65.5 %	69.9 %	69.2 %	72.7 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.



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Value Added Measure for each Baccalaureate subject area

4	Name	Value Added Measure 2015				
		English VA 1000.0 Lower 998.6 Upper 1001.3	Maths VA 1001.2 Lower 999.8 Upper 1002.6	Science VA 1001.2 Lower 1000.2 Upper 1002.3	Humanities VA 999.4 Lower 997.9 Upper 1000.9	Languages VA 998.4 Lower 997.0 Upper 999.8
	The Norton Knatchbull School	English VA 995.4 Lower 994.2 Upper 996.5	Maths VA 996.6 Lower 995.4 Upper 997.7	Science VA 996.6 Lower 995.2 Upper 998.0	Humanities VA 993.4 Lower 991.5 Upper 995.2	Languages VA 999.0 Lower 996.5 Upper 1001.5
	Ashford School	English VA N/A Lower N/A Upper N/A	Maths VA N/A Lower N/A Upper N/A	Science VA N/A Lower N/A Upper N/A	Humanities VA N/A Lower N/A Upper N/A	Languages VA N/A Lower N/A Upper N/A
	Highworth Grammar School	English VA 1002.4 Lower 1001.3 Upper 1003.6	Maths VA 1001.8 Lower 1000.6 Upper 1003.1	Science VA 1003.0 Lower 1002.0 Upper 1003.9	Humanities VA 1003.4 Lower 1002.1 Upper 1004.8	Languages VA 1001.9 Lower 1000.7 Upper 1003.2

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.

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

	Key Stage 5 - Information	Approx Distance
	<p>Name: The Norton Knatchbull School</p> <p>Address: Hythe Road, Ashford, TN24 0QJ</p> <p>Contact Number: 01233 620045</p> <p>Age Range: 11-18 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: None</p> <p>Admission Policy: Selective</p>	0.72 miles
	<p>Name: The North School</p> <p>Address: Essella Road, Ashford, TN24 8AL</p> <p>Contact Number: 01233 614600</p> <p>Age Range: 11-19 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Does not apply</p> <p>Admission Policy: Modern</p>	0.81 miles
	<p>Name: Ashford School</p> <p>Address: East Hill, Ashford, TN24 8PB</p> <p>Contact Number: 01233 625171</p> <p>Age Range: 3-18 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Christian</p>	1.28 miles
	<p>Name: Highworth Grammar School</p> <p>Address: Quantock Drive, Ashford, TN24 8UD</p> <p>Contact Number: 01233 624910</p> <p>Age Range: 11-18 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Does not apply</p> <p>Admission Policy: Selective</p>	1.98 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.



A*-E results breakdown (A Level and Academic)

	Name	1 or more	2 or more	3 or more
	The Norton Knatchbull School	A Level 100.0 Academic 100.0	A Level 100.0 Academic 100.0	A Level 95.0 Academic 95.0
	The North School	A Level 98.0 Academic 98.0	A Level 69.0 Academic 69.0	A Level 48.0 Academic 48.0
	Ashford School	A Level 100.0 Academic 100.0	A Level 99.0 Academic 99.0	A Level 97.0 Academic 97.0
	Highworth Grammar School	A Level 100.0 Academic 100.0	A Level 100.0 Academic 100.0	A Level 99.0 Academic 99.0
	Kent	A Level 99.3 Academic 99.4	A Level 88.1 Academic 89.3	A Level 72.9 Academic 75.6
	National	A Level 99.6 Academic 99.6	A Level 92.2 Academic 92.4	A Level 78.7 Academic 79.3

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.



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




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 **Lees Road** is served, we have set out below the exact locations of hospitals, Accident & Emergency centres, GPs, pharmacies, dentists, out-of-hours medical care and walk-in clinics. Where it's available, you will find more detailed information, including the names of practitioners and their contact details.

Hospitals		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	0.49 miles
A&E		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	0.49 miles
Walk-in Clinics		Approx Distance
	Willesborough Health Centre, The Willesborough Health Cntr, Ashford Kent, TN24 0HZ	0.42 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
	WILLESBOROUGH HEALTH CTR., WILLESBOROUGH HEALTH CTR., KENT, TN24 0HZ	0.42 miles
	SYDENHAM HOUSE, SYDENHAM HOUSE MED CENTRE, KENT, TN24 8DN	1.12 miles
	NORTH STREET SURGERY, NORTH STREET SURGERY, KENT, TN24 8JR	1.5 miles
	HOLLINGTON SURGERY, HOLLINGTON SURGERY, KENT, TN24 8UN	1.57 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
	Mp Jones, Romney House, ASHFORD, Kent, TN24 0RW	0.6 miles
	Sunnyside Dental Practice, Elwick Road, ASHFORD, Kent, TN23 1NN	1.42 miles
	Ashford Dental Access Centre, Vicarage Lane Clinic, ASHFORD, Kent, TN23 1NJ	1.42 miles
	Leafield Dental Surgery, Church Road, ASHFORD, Kent, TN23 1RD	1.43 miles
	Lower Hayesbank Surgery, Lower Hayesbank, ASHFORD, Kent, TN24 8HE	1.49 miles

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



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




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 **Lees Road**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

	Local Grocers and Convenience Stores	Approx Distance
	M & S Latestop, 90 Hunter Avenue, ASHFORD, Kent, TN24 0HG	0.61 miles
	Costcutter, East Stour Filling Station, ASHFORD, Kent, TN24 8AH	0.86 miles
	One Stop Community Stores Ltd, 3 George Williams Way, ASHFORD, Kent, TN24 9RZ	1.35 miles
	Dhanda Stores, 2 Bockhanger Court, ASHFORD, Kent, TN24 9JJ	1.89 miles
	One Stop Community Stores Ltd, 39-41 Court Wurtin Beaver Lane, ASHFORD, Kent, TN23 5NH	1.91 miles
	Supermarkets	Approx Distance
	Tesco Extra, Hythe Road, ASHFORD, Kent, TN24 0YE	0.57 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	0.61 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	1.12 miles
	The Co-operative Food, 98 Faversham Road, ASHFORD, Kent, TN24 9DE	1.83 miles
	Sainsbury's Supermarkets Ltd, Simone Weil Avenue, ASHFORD, Kent, TN24 8YN	2.03 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	11.79 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	12.16 miles
	Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	15.2 miles
	Vivid Nightclub, 153A High Street, HERNE BAY, Kent, CT6 5AQ	18.63 miles
	The Front, 55 Central Parade, HERNE BAY, Kent, CT6 5JG	18.65 miles
	Pubs / Bars / Inns	Approx Distance
	Hooden On The Hill, Silver Hill Road, ASHFORD, Kent, TN24 0NY	0.15 miles
	The Blacksmith's Arms, 84 The Street, ASHFORD, Kent, TN24 0NA	0.37 miles
	The Windmill Inn, 278 Hythe Road, ASHFORD, Kent, TN24 0QR	0.55 miles
	The Albion, 2 Albion Place, ASHFORD, Kent, TN24 0BU	0.79 miles
	The French Connection, Hall Avenue, ASHFORD, Kent, TN24 0GA	0.98 miles
	Wine Bars	Approx Distance
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	11.89 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	12.03 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	12.23 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	12.81 miles
	Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	15.69 miles
	Restaurants	Approx Distance
	Table Table, French Connection Hall Avenue, ASHFORD, Kent, TN24 0GN	0.99 miles
	McDonald's Restaurants Ltd, The Parade, ASHFORD, Kent, TN24 0HT	1.08 miles
	Wagamama, Ashford Designer Outlet, ASHFORD, Kent, TN24 0SD	1.18 miles
	Pizza Express, Unit 85-86, ASHFORD, Kent, TN24 0SD	1.18 miles
	McDonald's Restaurants, Kimberley Way, ASHFORD, Kent, TN24 0SD	1.18 miles
	Golf Club / Courses / Professionals	Approx Distance
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	2.97 miles
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	4.39 miles
	Etchinghill Golf, Canterbury Road, FOLKESTONE, Kent, CT18 8FA	8.27 miles
	Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	9.55 miles
	Sene Valley Golf Club, Blackhouse Hill, FOLKESTONE, Kent, CT18 8BL	9.58 miles

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	Places of Worship	Approx Distance
	St Mary The Virgin C Of E Church, 66 Church Road, ASHFORD, Kent, TN24 0JG	0.24 miles
	Willesborough Baptist Church, Hythe Road, ASHFORD, Kent, TN24 0QR	0.55 miles
	Ashford Baptist Church, Station Road, ASHFORD, Kent, TN23 1PS	1.38 miles
	St Mary The Virgin Ashford, The College, ASHFORD, Kent, TN23 1QG	1.49 miles
	Ashford Christian Fellowship, Norwood Street, ASHFORD, Kent, TN23 1QT	1.52 miles
	Banks / Financial Institutions	Approx Distance
	Natwest, 20 High Street, ASHFORD, Kent, TN24 8SH	1.42 miles
	Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG	1.46 miles
	Santander, 60-62 High Street, ASHFORD, Kent, TN24 8SZ	1.51 miles
	Barclays Bank Plc, 17 North Street, ASHFORD, Kent, TN24 8LF	1.52 miles
	Barclays Bank Plc, 66 High Street, ASHFORD, Kent, TN24 8TL	1.52 miles
	DIY Stores	Approx Distance
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	0.64 miles
	Homebase Ltd, Unit 2, ASHFORD, Kent, TN24 0SG	0.78 miles
	The Flat Pack Man, 28 Lower Denmark Road, ASHFORD, Kent, TN23 7SY	1.43 miles
	B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	1.56 miles
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	1.57 miles
	Hotels	Approx Distance
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	1.53 miles
	The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	1.75 miles
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	2.0 miles
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	2.06 miles
	Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	4.83 miles
	Theatres / Concert Halls	Approx Distance
	Fhods, The Tower Theatre, FOLKESTONE, Kent, CT20 3HL	10.83 miles
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	12.01 miles
	The Marlowe Theatre, The Friars, Canterbury, Kent, CT1 2AS	12.22 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	15.81 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	18.95 miles

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	Cinemas	Approx Distance
	Cine world, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	2.0 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	12.07 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	12.13 miles
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	12.69 miles
	Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	12.95 miles
	Leisure Centres	Approx Distance
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	1.19 miles
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	1.57 miles
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	2.29 miles
	Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	10.62 miles
	Folkestone Sports Centre Trust Ltd, Radnor Park Avenue, FOLKESTONE, Kent, CT19 5HX	12.01 miles
	Newsagents	Approx Distance
	South Willesborough Newsagents, 63 Gladstone Road, ASHFORD, Kent, TN24 0BZ	0.85 miles
	Raj's Newsagents Ltd, 79 Hythe Road, ASHFORD, Kent, TN24 8PH	1.04 miles
	Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	1.53 miles
	County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	1.59 miles
	Savers Newsagent, 57 Faversham Road, ASHFORD, Kent, TN24 9DD	1.68 miles
	Post Offices	Approx Distance
	Willesborough Post Office, 65 Church Road, ASHFORD, Kent, TN24 0JZ	0.25 miles
	North Willesboroughs Post Office, 104 Albemarle Road, ASHFORD, Kent, TN24 0HN	0.48 miles
	New town Stores & Post Office, 20 New town Green, ASHFORD, Kent, TN24 0PE	1.02 miles
	Post Office Ltd, Tufton Street, ASHFORD, Kent, TN23 1AA	1.56 miles
	Mersham Stores & Post Office, 8 The Street, ASHFORD, Kent, TN25 6NA	1.83 miles

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



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Everything you want
to know about
local policing



Understanding who polices your neighbourhood

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

Your policing neighbourhood

The name of your policing neighbourhood is **Ashford - North Willesborough** and it has a population of **4994**.

North Willesborough ward is an urban area with more than 2,100 households.

Your Local Policing Team

Name	Rank	Tel No.	E-mail
Katherine RICHARDS	PCSO	101	csu.ashford@kent.pnn.police.uk
Emma SWIETECHOWSKI	PCSO	101	csu.ashford@kent.pnn.police.uk
Kim Cameron	Sergeant	101	csu.ashford@kent.pnn.police.uk
Katie Scott	PCSO	101	csu.ashford@kent.pnn.police.uk
Anne MARTIN	PCSO	101	csu.ashford@kent.pnn.police.uk
Lee Sinden	PCSO	101	csu.ashford@kent.pnn.police.uk
Gavin Hart	Sergeant	101	csu.ashford@kent.pnn.police.uk
Jasmine Bloomfield	Sergeant	101	csu.ashford@kent.pnn.police.uk

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)

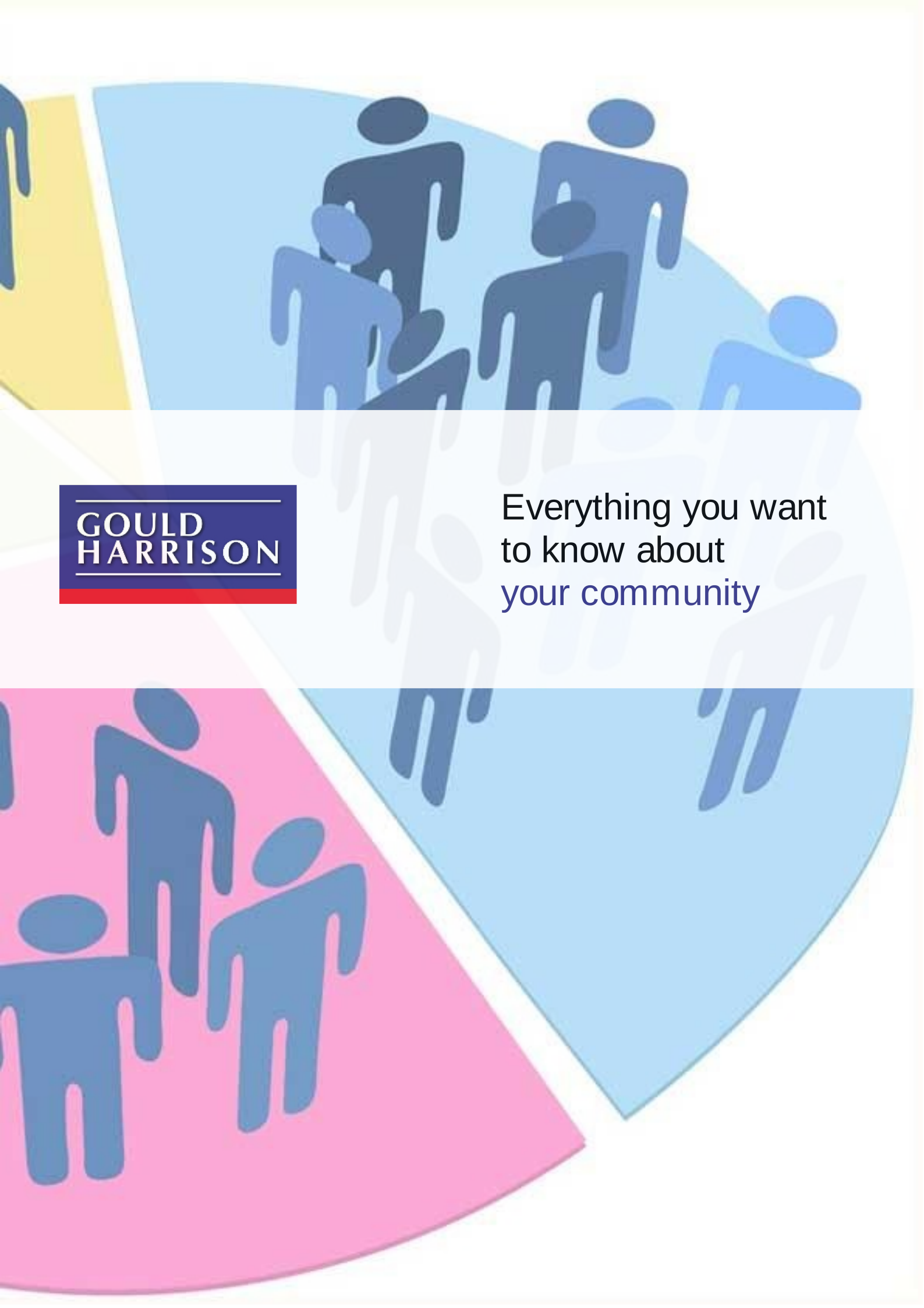
Disclaimer: The information represented in this section has been sourced from data.police.uk.



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

The logo for Gould Harrison, featuring the company name in white, uppercase letters on a dark blue rectangular background with a thin red horizontal line at the bottom.

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A graphic background consisting of several overlapping, semi-circular segments in shades of blue, pink, and yellow. Each segment contains stylized, dark blue silhouettes of people of various ages and sizes, representing a diverse community.

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 **Lees Road** and compared it with information for all citizens of the UK so that you can better understand the character of your prospective local community.

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

Age Profile

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

	Output Area	Kent	National
0-4	1.62% (5)	5.88% (78234)	5.96% (2926238)
5-14	12.62% (39)	13.25% (176173)	12.93% (6351576)
15-24	7.44% (23)	11.35% (150934)	12.18% (5985323)
25-34	11.0% (34)	12.75% (169556)	14.36% (7054271)
35-44	11.97% (37)	14.59% (193995)	14.94% (7341900)
45-54	17.15% (53)	13.74% (182706)	13.22% (6494262)
55-64	11.33% (35)	11.29% (150060)	10.54% (5177261)
65-74	10.68% (33)	8.86% (117815)	8.35% (4102841)
75-84	10.36% (32)	6.1% (81084)	5.6% (2751135)
>85	5.83% (18)	2.19% (29161)	1.94% (954024)

Education Profile

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

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

	Output Area	Kent	National
None	30.14% (63)	28.33% (268478)	28.85% (10251674)
Level 1	13.4% (28)	18.21% (172579)	16.63% (5909093)
Level 2	19.14% (40)	21.01% (199159)	19.36% (6877530)
Level 3	11.0% (23)	7.96% (75416)	8.34% (2962282)
Level 4 or 5	15.31% (32)	16.77% (158974)	19.9% (7072052)
Unknown	11.0% (23)	7.73% (73224)	6.92% (2459460)

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

Employment Profile

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

	Output Area	Kent	National
Employee part time	14.76% (31)	12.43% (117796)	11.81% (4196041)
Employee full time	40.48% (85)	40.4% (382965)	40.81% (14499241)
Self employed part time	1.43% (3)	2.24% (21251)	1.95% (694033)
Self employed full time	9.05% (19)	7.12% (67454)	6.36% (2260955)
Unemployed	1.43% (3)	2.8% (26582)	3.35% (1188855)
Full time students	1.9% (4)	2.35% (22260)	2.58% (917582)
Student	3.33% (7)	3.79% (35943)	4.67% (1660564)
Retired	15.24% (32)	14.69% (139198)	13.54% (4811595)
Looking after home family	5.24% (11)	7.19% (68147)	6.52% (2316229)
Permanently sick/disabled	5.71% (12)	4.36% (41313)	5.3% (1884901)
Other	1.43% (3)	2.63% (24921)	3.1% (1102095)

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

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