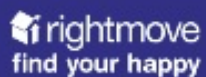




Everything you need to know about:

Ruckinge Road,
HAMSTREET, Ashford,
Kent, TN26 2DW





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 **Ruckinge 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.





RUCKINGE ROAD, ASHFORD £825 p/m



x2
Bedrooms

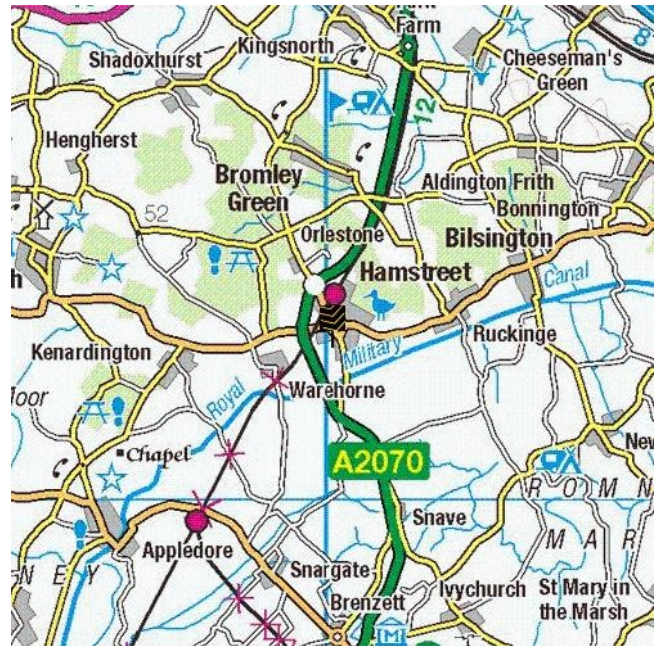


x1
Living Rooms



x1
Bathrooms

Where you are







Two bedroom detached house situated in the popular village of Hamstreet positioned within a short walk to the railway station and local amenities. The accommodation comprises: spacious kitchen/diner with electric oven and hob, living room with access to rear garden, W.C, double bedrooms, family bathroom with shower over the bath, gated driveway and enclosed rear garden with decked area.

Available Now

Sorry but no smokers accepted

Security Deposit £951.00

- **Kitchen/diner** -
4.64x3.27 (15'3" x 10'9")
- **Living Room** -
5.54x4.66 (18'2" x 15'3")
- **Master bedroom** -
2.99x3.28 (9'10" x 10'9")
- - You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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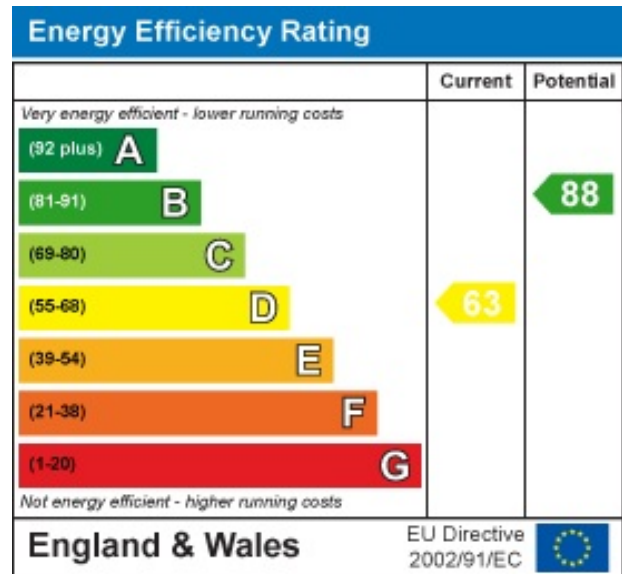
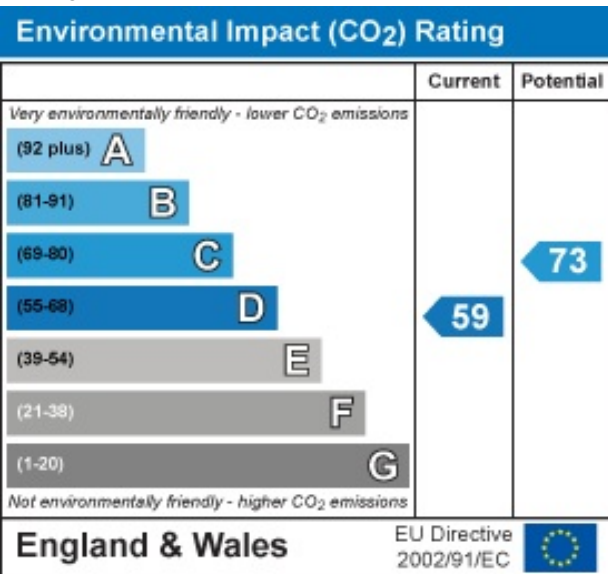
Below is the Energy Performance Certificate (EPC) for **Ruckinge Road**

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

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

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

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





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Everything you want
to know about
local property prices



How does **Ruckinge 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
TN26	£523696	£287126	£246750	£\$ppap.averagePostcodePricePaid.get("F")
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.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 660077**



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 **Ruckinge 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

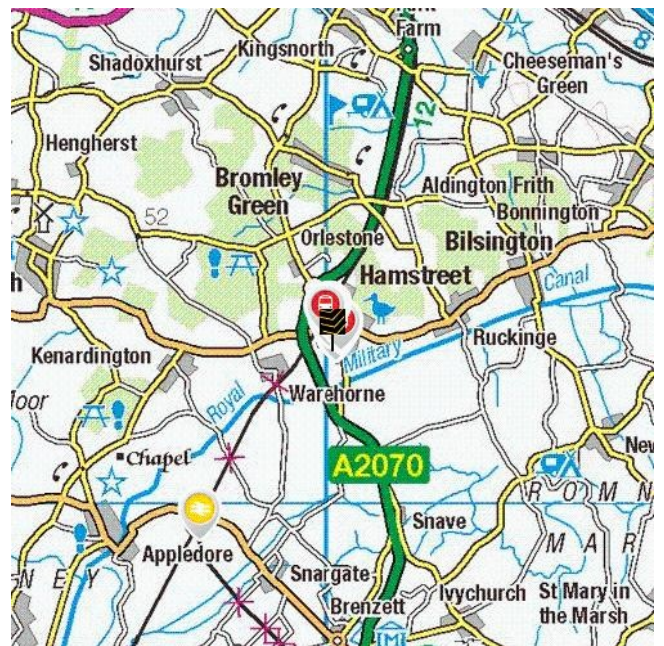




Become familiar with public transport links

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 **Ruckinge 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	8.35 miles
	London Southend Airport	35.37 miles
	Biggin Hill Airport	40.08 miles
	London Gatwick Airport	44.58 miles
	London City Airport	46.16 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	11.63 miles
	Dover Western Docks Ferry Terminal	20.28 miles
	Dover Eastern Docks Ferry Terminal	20.91 miles
	Ramsgate Ferry Terminal	30.23 miles
	Gravesend Pier	33.68 miles
	Tilbury Ferry Terminal	34.01 miles
	Wallasea Island Ferry Landing	38.64 miles
	Burnham on Crouch Ferry Landing	38.68 miles

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



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ 01233 660077

Train Stations		Approx Distance
	Ham Street Rail Station	0.26 miles
	Appledore (Kent) Rail Station	2.74 miles
	Ashford International Rail Station	5.54 miles
	Pluckley Rail Station	7.87 miles
	Westenhanger Rail Station	8.21 miles
	Wye Rail Station	8.91 miles
	Sandling Rail Station	9.32 miles
	Rye Rail Station	9.45 miles
Bus Stops		Approx Distance
	Cock Lane	0.08 miles
	Cock Lane	0.08 miles
	Bournewood Stores	0.1 miles
	The Street	0.1 miles
	Bournewood Stores	0.12 miles
	Ham Street Rail Station	0.26 miles
		0.26 miles
	Ham Street Railway Station	0.26 miles
Coach Stops		Approx Distance
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	5.62 miles
	Ashford (Kent): Town Centre Coach Stops	5.94 miles
	Sellindge (Kent): Ashford Rd Coach Stop	7.07 miles
	Newingreen (Kent): Ashford Rd Coach Stop	7.94 miles
	Hythe (Kent) Coach Stop	9.76 miles
	Seabrook (Kent): Seabrook Rd Coach Stop	11.51 miles
	Sandgate: High Street Coach Stop	12.57 miles
	Folkestone: Bouverie Square Bus Station	13.99 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

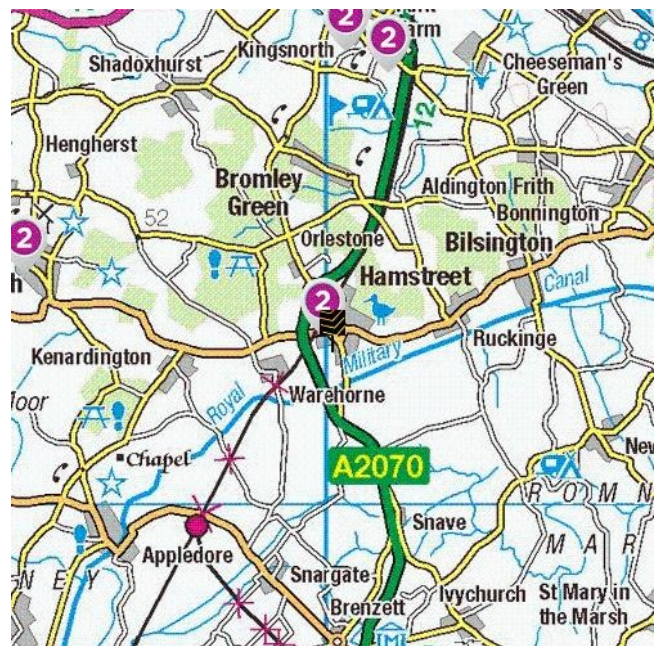


How are local schools performing?

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 **Ruckinge 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: Highways At Hamstreet Kindergarten Address: Hamstreet Primary School, ASHFORD, Kent, TN26 2EA</p>	0.32 miles
	<p>Name: Yellow Elephant Play Nursery Address: Kingsnorth, ASHFORD, Kent, TN23 3EF</p>	3.74 miles
	<p>Name: Woodchurch Windmills & Fun Club Address: Woodchurch C of E Primary School, ASHFORD, Kent, TN26 3QJ</p>	3.85 miles
	<p>Name: Little Acorns Pre-school Address: Kings North Recreation Centre, ASHFORD, Kent, TN23 3NZ</p>	3.89 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 660077

	Key Stage 2 - Information	Approx Distance
	<p>Name: Hamstreet Primary Academy Address: Hamstreet, Ashford, TN26 2EA Contact Number: 0123 3732577 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	0.32 miles
	<p>Name: Furley Park Primary Academy Address: Reed Crescent, Ashford, TN23 3PA Contact Number: 0123 3501732 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	3.53 miles
	<p>Name: Kingsnorth Church of England Primary School Address: Church Hill, Ashford, TN23 3EF Contact Number: 0123 3622673 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Church of England</p>	3.74 miles
	<p>Name: Woodchurch Church of England Primary School Address: Bethersden Road, Ashford, TN26 3QJ Contact Number: 0123 3860232 Age Range: 4-11 yrs Local Education Authority: Kent Religious Character: Church of England</p>	3.85 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 660077**

Reading, Writing and Maths

	Name	Expected	Higher
2	Hamstreet PrimaryAcademy	69.0 %	16.0 %
	Furley Park PrimaryAcademy	57.0 %	5.0 %
	Kingsnorth Church of England Primary School	69.0 %	5.0 %
	Woodchurch Church of England Primary School	64.0 %	9.0 %
	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	Hamstreet PrimaryAcademy	Maths PM -0.7 Lower -2.3 Upper 0.9	Reading PM -0.5 Lower 1.3 Upper N/A	Writing PM -0.3 Lower -2.1 Upper 1.5
	Furley Park PrimaryAcademy	Maths PM -1.6 Lower -3.0 Upper -0.2	Reading PM 0.4 Lower 2.0 Upper N/A	Writing PM 0.4 Lower -1.1 Upper 1.9
	Kingsnorth Church of England Primary School	Maths PM -0.6 Lower -2.1 Upper 0.9	Reading PM -1.5 Lower 0.1 Upper N/A	Writing PM 0.7 Lower -0.9 Upper 2.3
	Woodchurch Church of England Primary School	Maths PM -0.9 Lower -3.3 Upper 1.5	Reading PM -1.4 Lower 1.2 Upper N/A	Writing PM 2.0 Lower -0.5 Upper 4.5

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: The John Wallis Church of England Academy Address: Millbank Road, Ashford, TN23 3HG Contact Number: 0123 3623465 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Church of England</p>	4.34 miles
	<p>Name: Caldecott Foundation School Address: Station Road, Ashford, TN25 6PW Contact Number: 0130 3815665 Age Range: 5-18 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	5.56 miles
	<p>Name: The North School Address: Essella Road, Ashford, TN24 8AL Contact Number: 0123 3614600 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	5.61 miles
	<p>Name: The Wyvern School (Buxford)  Address: Great Chart Bypass, Ashford, TN23 4ER Contact Number: 0123 3621302 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	5.63 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
	The John Wallis Church of England Academy	38.0 %	34.0 %	41.0 %	48.0 %
	Caldecott Foundation School	N/A	0.0 %	0.0 %	N/A
	The North School	45.0 %	44.0 %	24.0 %	36.0 %
	The Wyvern School (Buxford)	N/A	N/A	N/A	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
	The John Wallis Church of England Academy	8.7
	Caldecott Foundation School	N/A
	The North School	9.3
	The Wyvern School (Buxford)	N/A
	Kent	8.5
	National	8.2

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 660077**

	Key Stage 5 - Information	Approx Distance
	<p>Name: The John Wallis Church of England Academy Address: Millbank Road, Ashford, TN23 3HG Contact Number: 0123 3623465 Age Range: 3-19 yrs Local Education Authority: Kent Religious Character: Church of England</p>	4.34 miles
	<p>Name: The North School Address: Essella Road, Ashford, TN24 8AL Contact Number: 0123 3614600 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	5.61 miles
	<p>Name: The North School Address: Essella Road, Ashford, TN24 8AL Contact Number: 0123 3614600 Age Range: 11-19 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	5.61 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>	5.87 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	%
	The John Wallis Church of England Academy	0.0 %
	The North School	0.0 %
	The North School	N/A
	The Norton Knatchbull School	9.9 %
	Kent	15.3 %
	National	17.0 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

As well as actual pupil performance in tests and exams, an important Key Performance Indicator is that of Value Added. When pupils start a school, they all have varying levels of ability and social advantage. A school's Value Added score measures how much progress they have made from the beginning to the end of their compulsory secondary education (i.e. between the end of Key Stage 2 and the end of Key Stage 4). It is a quick measurement of the effect of a school on its pupils.

	Name	Value Added
	The John Wallis Church of England Academy	-0.3
	The North School	0.4
	The North School	N/A
	The Norton Knatchbull School	0.0





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 **Ruckinge 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	5.93 miles
A&E	Approx Distance
 William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	5.93 miles
Walk-in Clinics	Approx Distance
 Dr Busk C MA, The Surgery, Ashford Kent, TN26 3SF	3.55 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
	HAMSTREET SURGERY, THE SURGERY, ASHFORD, KENT, TN26 2NJ	0.16 miles
	WOODCHURCH SURGERY, THE SURGERY, KENT, TN26 3SF	3.55 miles
	KINGSNORTH MEDICAL PRACTICE, KINGSNORTH MEDICAL PRACT., KENT, TN23 3ED	3.87 miles
	SINGLETON SURGERY, THE SURGERY, KENT, TN23 5SU	4.64 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	Dental Surgeons	Approx Distance
	Beaconsfield Dental Practice, St Stephens Health Centre, ASHFORD, Kent, TN23 5AQ	4.76 miles
	Oradent, 169 Beaver Road, ASHFORD, Kent, TN23 7SG	5.1 miles
	Singleton Dental Practice, 10 The Singleton Centre, ASHFORD, Kent, TN23 5GR	5.25 miles
	Sunnyside Dental Practice, Elwick Road, ASHFORD, Kent, TN23 1NN	5.65 miles
	Leafield Dental Surgery, Church Road, ASHFORD, Kent, TN23 1RD	5.69 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 660077**



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

	Local Grocers and Convenience Stores	Approx Distance
	Stanhope Minimarket, 192 Speldhurst Close, ASHFORD, Kent, TN23 5TS	4.44 miles
	One Stop Community Stores Ltd, 39-41 Court Wurtin Beaver Lane, ASHFORD, Kent, TN23 5NH	4.92 miles
	Costcutter, 101-103 Beaver Lane, ASHFORD, Kent, TN23 5NU	5.01 miles
	Costcutter, Brookfield Road, ASHFORD, Kent, TN23 4ES	5.11 miles
	M & S Latestop, 90 Hunter Avenue, ASHFORD, Kent, TN24 0HG	5.47 miles
	Supermarkets	Approx Distance
	Tesco Superstore, Moatfield Meadow, ASHFORD, Kent, TN23 3LU	4.07 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	5.47 miles
	Tesco Extra, Hythe Road, ASHFORD, Kent, TN24 0YE	5.58 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	5.75 miles
	Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT	6.28 miles

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

	Nightclubs	Approx Distance
	Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	9.57 miles
	Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	17.36 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	17.72 miles
	Brass Monkey, 18 Havelock Road, HASTINGS, East Sussex, TN34 1BP	18.76 miles
	Iceomnia Promotions, 25 Cambridge Road, HASTINGS, East Sussex, TN34 1DJ	18.81 miles
	Pubs / Bars / Inns	Approx Distance
	Dukes Head, The Street, ASHFORD, Kent, TN26 2HE	0.0 miles
	The Red Lion, Snargate, ROMNEY MARSH, Kent, TN29 9UQ	3.06 miles
	The Kings Head - Shepherd Neame Pubs, Woodchurch Road, ASHFORD, Kent, TN26 1LQ	3.46 miles
	The Black Lion, 15 The Street, ASHFORD, Kent, TN26 2BU	3.71 miles
	Six Bells, Woodchurch, ASHFORD, Kent, TN26 3QQ	3.76 miles
	Wine Bars	Approx Distance
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	14.33 miles
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	17.47 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	17.6 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	17.8 miles
	Sniff & Spit, 132 Milward Road, HASTINGS, East Sussex, TN34 3RT	18.24 miles
	Restaurants	Approx Distance
	Old School House, The Street, ASHFORD, Kent, TN26 2HG	0.02 miles
	New church House Restaurant, The Street, ROMNEY MARSH, Kent, TN29 0DZ	3.55 miles
	Farriers Arms, The Forstal, ASHFORD, Kent, TN25 6NU	4.63 miles
	Mcdonald's Restaurants Ltd, The Parade, ASHFORD, Kent, TN24 0HT	4.64 miles
	Table Table, French Connection Hall Avenue, ASHFORD, Kent, TN24 0GN	4.74 miles
	Golf Club / Courses / Professionals	Approx Distance
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	6.31 miles
	Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR	6.42 miles
	Little Stone Warren Golf Club, St Andrew's Road, NEW ROMNEY, Kent, TN28 8RB	7.28 miles
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	7.4 miles
	Rye Golf Club, New Lydd Road, RYE, East Sussex, TN31 7QS	9.31 miles

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

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Places of Worship		Approx Distance
	St Matthew s C Of E Church, Warehorne, ASHFORD, Kent, TN26 2LP	0.86 miles
	St Mary C Of E Church, Hamstreet Road, ASHFORD, Kent, TN26 2EB	0.86 miles
	Mary Magdalene C Of E Church, Ransley Green, ASHFORD, Kent, TN26 2NX	1.49 miles
	The Kingdom Hall Of Jehovah's Witnesses, Hamstreet Road, ASHFORD, Kent, TN26 1NL	2.45 miles
	Stone Church, The Vicarage, ASHFORD, Kent, TN26 2DB	3.64 miles
Banks / Financial Institutions		Approx Distance
	The Co-operative Bank, 21 Bank Street, ASHFORD, Kent, TN23 1DG	5.8 miles
	Tsb, 17 Bank Street, ASHFORD, Kent, TN23 1DF	5.82 miles
	Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG	5.87 miles
	Lloyds Bank, 81 High Street, ASHFORD, Kent, TN24 8SS	5.87 miles
	Natwest, 20 High Street, ASHFORD, Kent, TN24 8SH	5.9 miles
DIY Stores		Approx Distance
	Dad, Unit 12-15, ASHFORD, Kent, TN23 6LL	4.7 miles
	Homebase Ltd, Unit 2, ASHFORD, Kent, TN24 0SG	4.99 miles
	B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	5.03 miles
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	5.1 miles
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	5.1 miles
Hotels		Approx Distance
	The Railway Hotel, Station Road, ASHFORD, Kent, TN26 2DF	2.77 miles
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	6.45 miles
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	6.5 miles
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	6.72 miles
	Romney Bay House Hotel, Romney Bay, NEW ROMNEY, Kent, TN28 8QY	7.21 miles
Theatres / Concert Halls		Approx Distance
	Fhods, The Tower Theatre, FOLKESTONE, Kent, CT20 3HL	12.17 miles
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	17.36 miles
	The Marlowe Theatre, The Friars, Canterbury, Kent, CT1 2AS	17.81 miles
	The Stables Theatre, The Bourne, HASTINGS, East Sussex, TN34 3BD	18.2 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	20.45 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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	Cinemas	Approx Distance
	Cine world, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	6.72 miles
	Kino Digital, Lion Street, RYE, East Sussex, TN31 7LB	9.47 miles
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	14.18 miles
	Kino Digital, Victoria Hall, CRANBROOK, Kent, TN18 4ET	15.01 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	17.42 miles
	Leisure Centres	Approx Distance
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	3.89 miles
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	5.1 miles
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	5.67 miles
	Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	7.16 miles
	Freedom Leisure, The Grove, RYE, East Sussex, TN31 7ND	9.28 miles
	Newsagents	Approx Distance
	Mccolls, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	4.54 miles
	Dog World, Williamson House, ASHFORD, Kent, TN23 6LW	4.72 miles
	South Willesborough Newsagents, 63 Gladstone Road, ASHFORD, Kent, TN24 0BZ	4.98 miles
	Martins, Brookfield Post Office, ASHFORD, Kent, TN23 5ER	5.18 miles
	County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	5.77 miles
	Post Offices	Approx Distance
	Stubbs Cross Post Office, 3 Tally House Road, ASHFORD, Kent, TN26 1HJ	3.61 miles
	Woodchurch Post Office, 13 Front Road, ASHFORD, Kent, TN26 3PA	3.73 miles
	Aldington Post Office, Roman Road, ASHFORD, Kent, TN25 7DA	4.21 miles
	Post Office Ltd, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	4.54 miles
	Kingsnorth Road Sub Post Office, Kingsnorth Road, ASHFORD, Kent, TN23 6HZ	4.74 miles

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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 **Ruckinge 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 - Weald South** and it has a population of **5022**.

Weald South ward covers Shadoxhurst and Woodchurch and has more than 2,200 households.

Your Local Policing Team

Name	Rank	Tel No.	E-mail
Jasmine Bloomfield	Sergeant	101	
Gavin Hart	Sergeant	101	
Kim Cameron	Sergeant	101	
Katherine RICHARDS	PCSO	101	

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

Locations of Interest

Ashford Police Station
 station
 Tufton Street, Ashford

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

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



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Everything you want
to know about
your community



Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Ruckinge 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	4.32% (16)	5.88% (78234)	5.96% (2926238)
5-14	14.05% (52)	13.25% (176173)	12.93% (6351576)
15-24	12.16% (45)	11.35% (150934)	12.18% (5985323)
25-34	14.05% (52)	12.75% (169556)	14.36% (7054271)
35-44	12.97% (48)	14.59% (193995)	14.94% (7341900)
45-54	15.68% (58)	13.74% (182706)	13.22% (6494262)
55-64	12.16% (45)	11.29% (150060)	10.54% (5177261)
65-74	8.65% (32)	8.86% (117815)	8.35% (4102841)
75-84	4.86% (18)	6.1% (81084)	5.6% (2751135)
>85	1.08% (4)	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	25.09% (67)	28.33% (268478)	28.85% (10251674)
Level 1	13.86% (37)	18.21% (172579)	16.63% (5909093)
Level 2	25.09% (67)	21.01% (199159)	19.36% (6877530)
Level 3	6.37% (17)	7.96% (75416)	8.34% (2962282)
Level 4 or 5	20.22% (54)	16.77% (158974)	19.9% (7072052)
Unknown	9.36% (25)	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	9.4% (25)	12.43% (117796)	11.81% (4196041)
Employee full time	37.59% (100)	40.4% (382965)	40.81% (14499241)
Self employed part time	1.88% (5)	2.24% (21251)	1.95% (694033)
Self employed full time	10.9% (29)	7.12% (67454)	6.36% (2260955)
Unemployed	1.13% (3)	2.8% (26582)	3.35% (1188855)
Full time students	1.88% (5)	2.35% (22260)	2.58% (917582)
Student	4.51% (12)	3.79% (35943)	4.67% (1660564)
Retired	15.79% (42)	14.69% (139198)	13.54% (4811595)
Looking after home family	10.15% (27)	7.19% (68147)	6.52% (2316229)
Permanently sick/disabled	5.26% (14)	4.36% (41313)	5.3% (1884901)
Other	1.5% (4)	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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