



Everything you need to know about:

Court Lodge Farm,  
Hinxhill, Hinxhill Ashford,  
Kent, TN25 5NR





**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 **Court Lodge Farm** 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.





COURT LODGE FARM, HINXHILL ASHFORD £700 p/m



x2  
Bedrooms

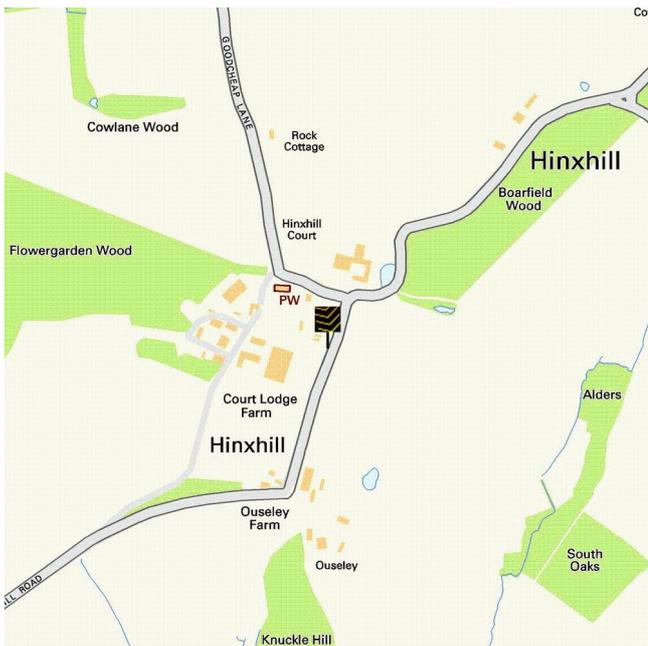


x1  
Living Rooms



x0  
Bathrooms

Where you are







Two bedroom cottage situated in the beautiful quiet location of Hinxhill. The property is offered on a long term rental and would ideally suit a professional couple or single applicant. Available immediately the accommodation comprises: kitchen with space for appliances, lounge, bathroom, spacious bedrooms, garden and allocated parking.

Available immediately

Security deposit £970.00

Sorry but no housing benefit, children, pets or smokers accepted

Fees apply

- **Lounge (Reception)** - Well presented two bedroom country cottage comprising: sitting room, kitchen, ground floor bathroom, large garden.

Available Now

Sorry No Dss, No Smokers, No Pets, No Children

DEPOSIT £743.75

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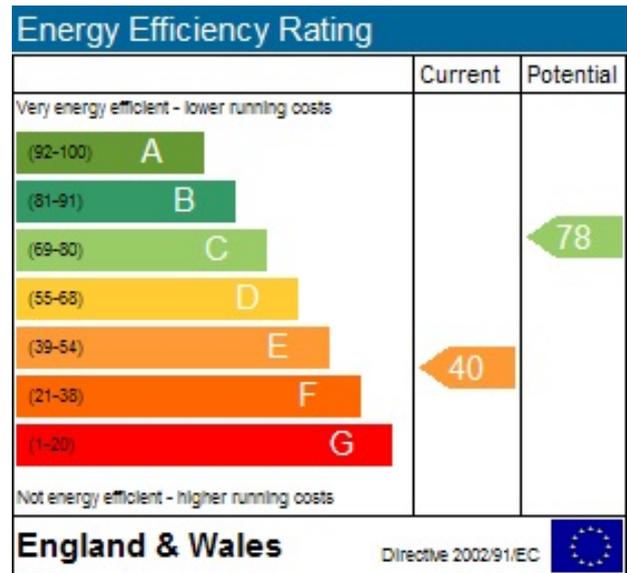
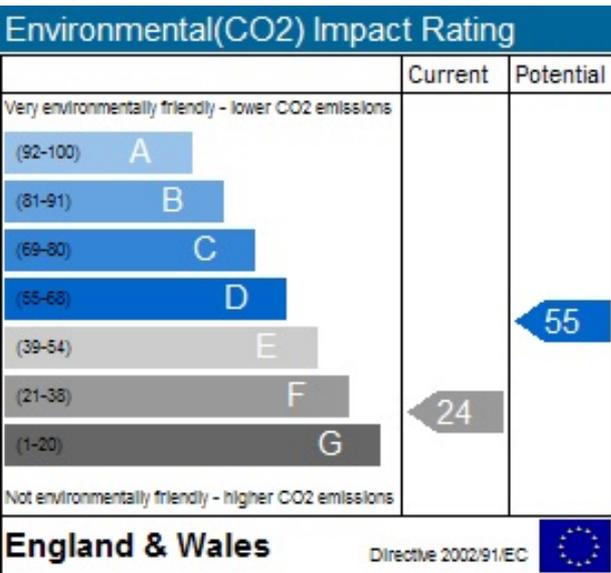
Below is the Energy Performance Certificate (EPC) for **Court Lodge Farm**

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 **Court Lodge Farm** 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
TN25	£436697	£295763	£275908	£124594
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.

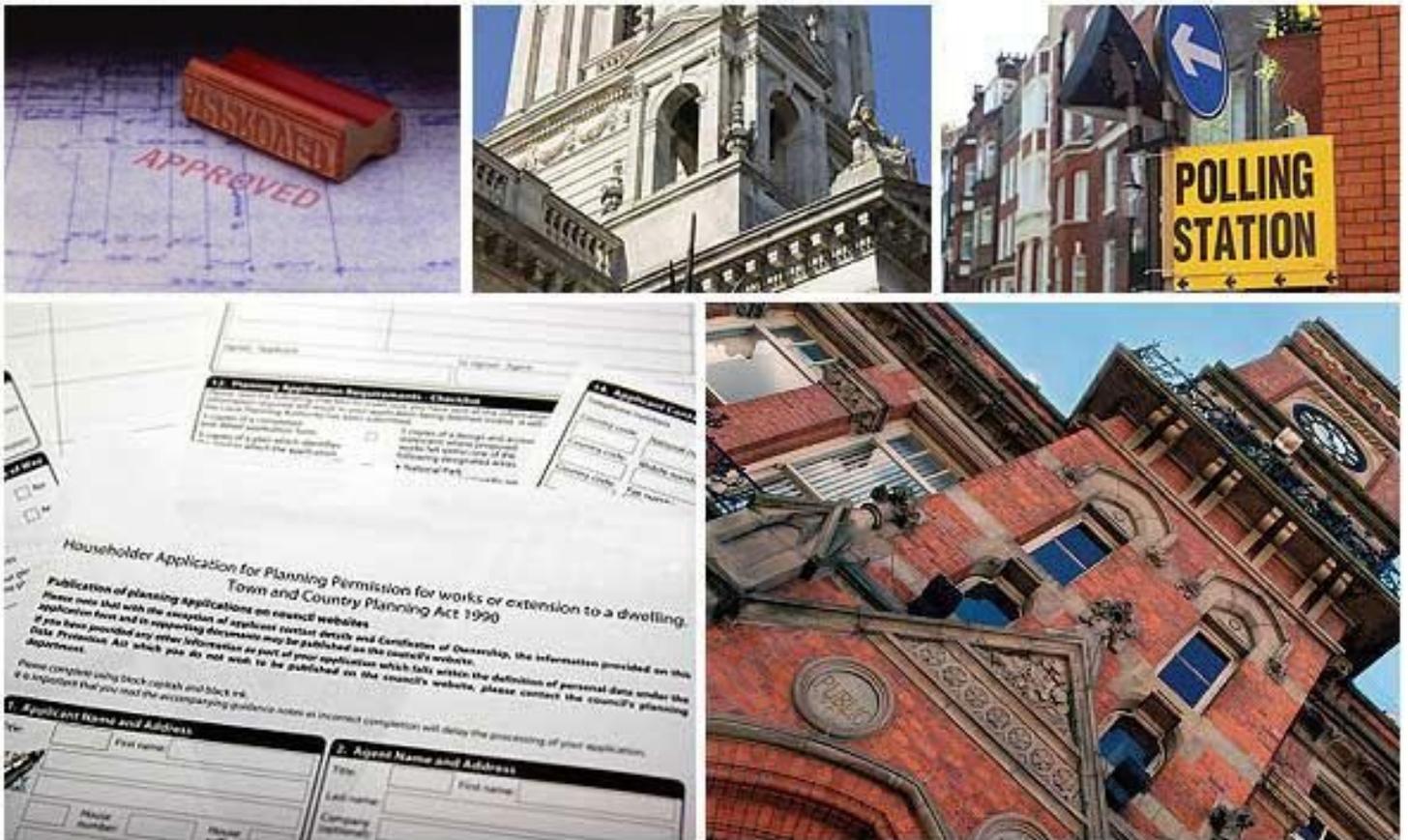


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Everything you want  
to know about  
local authorities





**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 **Court Lodge Farm** are:

Shire / County / District	Website	Address	Contact details
Ashford Borough Council (Shire District)	<a href="http://www.ashford.gov.uk">http://www.ashford.gov.uk</a>	Tannery Lane, Ashford, Kent, TN23 1PL	t: 01233 637311 f: 01233 645654 e: enquiries@ashford.gov.uk
Kent County Council (Shire County)	<a href="http://www.kent.gov.uk">http://www.kent.gov.uk</a>	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

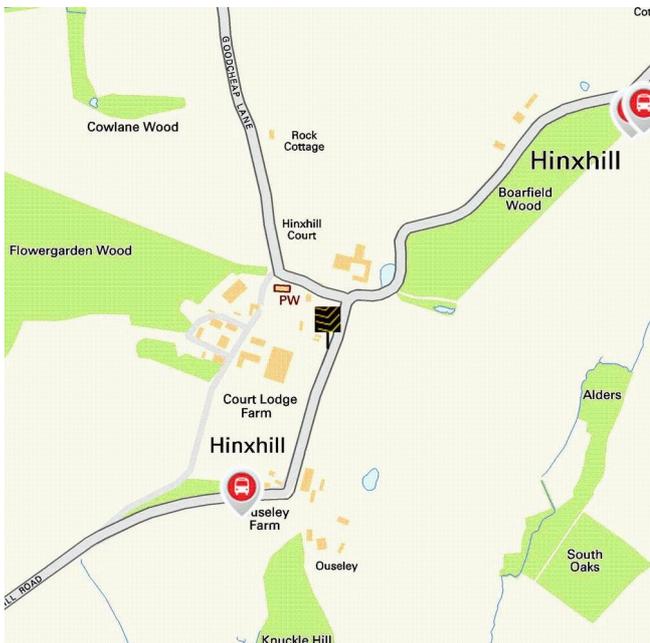




**Become familiar with public transport links**

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 **Court Lodge Farm**. 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	13.19 miles
	London Southend Airport	30.77 miles
	Biggin Hill Airport	40.8 miles
	London City Airport	45.29 miles
	London Gatwick Airport	47.27 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	8.89 miles
	Dover Western Docks Ferry Terminal	16.87 miles
	Dover Eastern Docks Ferry Terminal	17.32 miles
	Ramsgate Ferry Terminal	24.45 miles
	Gravesend Pier	31.85 miles
	Tilbury Ferry Terminal	32.15 miles
	Burnham on Crouch Ferry Landing	33.39 miles
	Wallasea Island Ferry Landing	33.46 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	2.27 miles
	Wye Rail Station	2.72 miles
	Westenhanger Rail Station	5.89 miles
	Ham Street Rail Station	6.22 miles
	Sandling Rail Station	7.08 miles
	Chilham Rail Station	7.14 miles
	Charing (Kent) Rail Station	7.38 miles
	Pluckley Rail Station	7.88 miles
Bus Stops		Approx Distance
	Court Lodge Farm	0.18 miles
	Plumpton Farm	0.36 miles
	Plumpton Farm	0.37 miles
	William Harvey Hospital	0.69 miles
	Blacksmiths Arms	0.78 miles
	Blacksmiths Arms	0.8 miles
	Tesco Crooksfoot	0.83 miles
	Pilgrims Hospice	0.83 miles
Coach Stops		Approx Distance
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	0.83 miles
	Ashford (Kent): Town Centre Coach Stops	2.33 miles
	Sellindge (Kent): Ashford Rd Coach Stop	4.56 miles
	Newingreen (Kent): Ashford Rd Coach Stop	6.21 miles
	Hythe (Kent) Coach Stop	8.33 miles
	Seabrook (Kent): Seabrook Rd Coach Stop	9.71 miles
	Sandgate: High Street Coach Stop	10.59 miles
	Canterbury: Park & Ride New Dover Rd Coach Stop	10.98 miles

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Everything you want  
to know about  
local schools

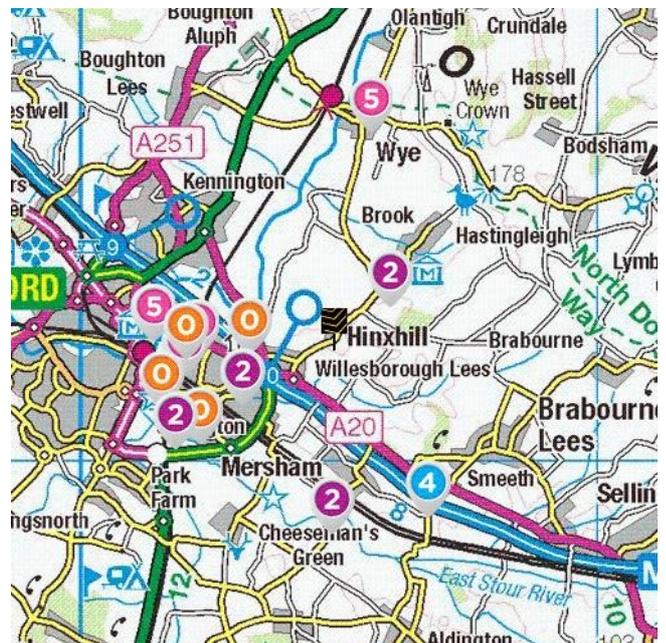
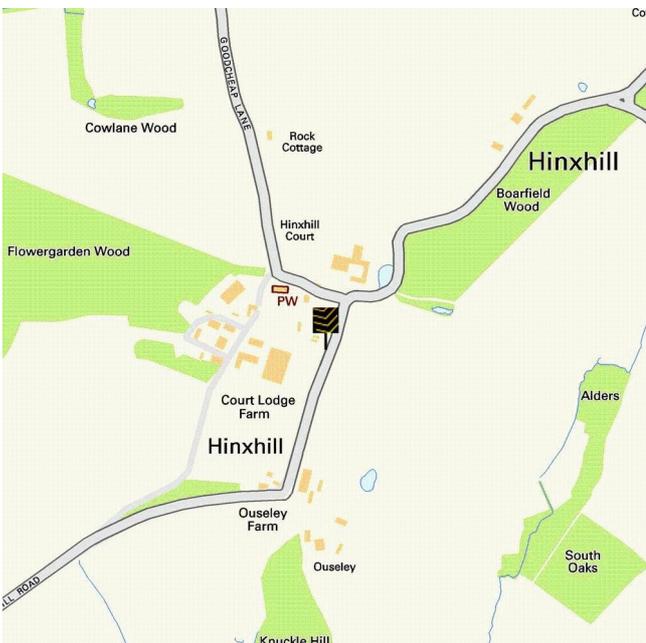


**How are local schools performing?**

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 **Court Lodge Farm**. 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
	<b>Name:</b> Ashford Play Nursery <b>Address:</b> The Old Chapel, ASHFORD, Kent, TN24 0NS	1.02 miles
	<b>Name:</b> Rainbow Childrens Nursery <b>Address:</b> 207 Hythe Road, ASHFORD, Kent, TN24 8PL	1.77 miles
	<b>Name:</b> Canterbury House Nursery <b>Address:</b> 59-61 Canterbury Road, ASHFORD, Kent, TN24 0BH	1.91 miles
	<b>Name:</b> Cherrytree Nursery School Ltd <b>Address:</b> Wainwright Place, ASHFORD, Kent, TN24 0PF	2.15 miles

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	Key Stage 2 - Information	Approx Distance
	<p><b>Name:</b> Brook Community Primary School  <b>Address:</b> Spelders Hill, Ashford, TN25 5PB  <b>Contact Number:</b> 01233 812614  <b>Age Range:</b> 4-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.91 miles
	<p><b>Name:</b> Willesborough Junior School  <b>Address:</b> Highfield Road, Ashford, TN24 0JU  <b>Contact Number:</b> 01233 620405  <b>Age Range:</b> 7-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> None</p>	1.24 miles
	<p><b>Name:</b> Mersham Primary School  <b>Address:</b> Church Road, Ashford, TN25 6NU  <b>Contact Number:</b> 01233 720449  <b>Age Range:</b> 4-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	2.13 miles
	<p><b>Name:</b> East Stour Primary School  <b>Address:</b> Earlsworth Road, Ashford, TN24 0DW  <b>Contact Number:</b> 01233 630820  <b>Age Range:</b> 3-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	2.2 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.



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

	Name	2015	2014
	Brook Community Primary School	78.0 %	83.0 %
	Willesborough Junior School	74.0 %	76.0 %
	Mersham Primary School	83.0 %	87.0 %
	East Stour Primary School	71.0 %	68.0 %
	<b>Kent</b>	<b>81.0 %</b>	<b>79.0 %</b>
	<b>National</b>	<b>80.0 %</b>	<b>78.0 %</b>

## 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		
	Brook Community Primary School	<b>Maths</b> VA 98.3 Lower 96.5 Upper 100.0	<b>Reading</b> VA 99.4 Lower 98.0 Upper 100.8	<b>Writing TA</b> VA 101.3 Lower 99.8 Upper 102.8
	Willesborough Junior School	<b>Maths</b> VA 98.7 Lower 98.2 Upper 99.3	<b>Reading</b> VA 99.0 Lower 98.5 Upper 99.5	<b>Writing TA</b> VA 99.1 Lower 98.6 Upper 99.6
	Mersham Primary School	<b>Maths</b> VA 97.8 Lower 96.8 Upper 98.9	<b>Reading</b> VA 98.4 Lower 97.5 Upper 99.3	<b>Writing TA</b> VA 98.3 Lower 97.4 Upper 99.3
	East Stour Primary School	<b>Maths</b> VA 101.2 Lower 100.4 Upper 102.0	<b>Reading</b> VA 100.3 Lower 99.6 Upper 101.0	<b>Writing TA</b> VA 101.0 Lower 100.2 Upper 101.7

**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.



	Key Stage 4 - Information	Approx Distance
	<p><b>Name:</b> The Norton Knatchbull School  <b>Address:</b> Hythe Road, Ashford, TN24 0QJ  <b>Contact Number:</b> 01233 620045  <b>Age Range:</b> 11-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> None  <b>Admission Policy:</b> Selective</p>	1.64 miles
	<p><b>Name:</b> The North School  <b>Address:</b> Essella Road, Ashford, TN24 8AL  <b>Contact Number:</b> 01233 614600  <b>Age Range:</b> 11-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply  <b>Admission Policy:</b> Modern</p>	1.82 miles
	<p><b>Name:</b> Ashford School  <b>Address:</b> East Hill, Ashford, TN24 8PB  <b>Contact Number:</b> 01233 625171  <b>Age Range:</b> 3-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Christian</p>	2.19 miles
	<p><b>Name:</b> Caldecott Foundation School  <b>Address:</b> Station Road, Ashford, TN25 6PW  <b>Contact Number:</b> 01303 815665  <b>Age Range:</b> 5-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	2.24 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 %
	Caldecott Foundation School	0.0 %	N/A	N/A	N/A
	<b>Kent</b>	<b>57.4 %</b>	<b>58.1 %</b>	<b>63.1 %</b>	<b>61.3 %</b>
<b>National</b>	<b>53.8 %</b>	<b>53.4 %</b>	<b>59.2 %</b>	<b>59.4 %</b>	

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### 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
	Caldecott Foundation School	0.0 %	14.0 %	N/A	N/A	N/A
	<b>Kent</b>	<b>70.4 %</b>	<b>66.6 %</b>	<b>71.5 %</b>	<b>65.7 %</b>	<b>70.8 %</b>
<b>National</b>	<b>65.8 %</b>	<b>65.5 %</b>	<b>69.9 %</b>	<b>69.2 %</b>	<b>72.7 %</b>	

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## Value Added Measure for each Baccalaureate subject area

	Name	Value Added Measure 2015				
	The Norton Knatchbull School	<b>English VA</b> 1000.0 <b>Lower</b> 998.6 <b>Upper</b> 1001.3	<b>Maths VA</b> 1001.2 <b>Lower</b> 999.8 <b>Upper</b> 1002.6	<b>Science VA</b> 1001.2 <b>Lower</b> 1000.2 <b>Upper</b> 1002.3	<b>Humanities VA</b> 999.4 <b>Lower</b> 997.9 <b>Upper</b> 1000.9	<b>Languages VA</b> 998.4 <b>Lower</b> 997.0 <b>Upper</b> 999.8
	The North School	<b>English VA</b> 995.4 <b>Lower</b> 994.2 <b>Upper</b> 996.5	<b>Maths VA</b> 996.6 <b>Lower</b> 995.4 <b>Upper</b> 997.7	<b>Science VA</b> 996.6 <b>Lower</b> 995.2 <b>Upper</b> 998.0	<b>Humanities VA</b> 993.4 <b>Lower</b> 991.5 <b>Upper</b> 995.2	<b>Languages VA</b> 999.0 <b>Lower</b> 996.5 <b>Upper</b> 1001.5
	Ashford School	<b>English VA</b> N/A <b>Lower</b> N/A <b>Upper</b> N/A	<b>Maths VA</b> N/A <b>Lower</b> N/A <b>Upper</b> N/A	<b>Science VA</b> N/A <b>Lower</b> N/A <b>Upper</b> N/A	<b>Humanities VA</b> N/A <b>Lower</b> N/A <b>Upper</b> N/A	<b>Languages VA</b> N/A <b>Lower</b> N/A <b>Upper</b> N/A
	Caldecott Foundation School	<b>English VA</b> 973.7 <b>Lower</b> 967.6 <b>Upper</b> 979.7	<b>Maths VA</b> 985.6 <b>Lower</b> 979.3 <b>Upper</b> 991.9	<b>Science VA</b> N/A <b>Lower</b> N/A <b>Upper</b> N/A	<b>Humanities VA</b> N/A <b>Lower</b> N/A <b>Upper</b> N/A	<b>Languages VA</b> N/A <b>Lower</b> N/A <b>Upper</b> N/A

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	Key Stage 5 - Information	Approx Distance
	<p><b>Name:</b> The Norton Knatchbull School</p> <p><b>Address:</b> Hythe Road, Ashford, TN24 0QJ</p> <p><b>Contact Number:</b> 01233 620045</p> <p><b>Age Range:</b> 11-18 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> None</p> <p><b>Admission Policy:</b> Selective</p>	1.64 miles
	<p><b>Name:</b> The North School</p> <p><b>Address:</b> Essella Road, Ashford, TN24 8AL</p> <p><b>Contact Number:</b> 01233 614600</p> <p><b>Age Range:</b> 11-19 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Does not apply</p> <p><b>Admission Policy:</b> Modern</p>	1.82 miles
	<p><b>Name:</b> Ashford School</p> <p><b>Address:</b> East Hill, Ashford, TN24 8PB</p> <p><b>Contact Number:</b> 01233 625171</p> <p><b>Age Range:</b> 3-18 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> Christian</p>	2.19 miles
	<p><b>Name:</b> Wye School</p> <p><b>Address:</b> Olantigh Road, Wye, TN25 5EJ</p> <p><b>Contact Number:</b> 0844 8094744</p> <p><b>Age Range:</b> 11-18 yrs</p> <p><b>Local Education Authority:</b> Kent</p> <p><b>Religious Character:</b> None</p> <p><b>Admission Policy:</b> Comprehensive</p>	2.74 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
	Wye School	A Level N/A Academic N/A	A Level N/A Academic N/A	A Level N/A Academic N/A
	<b>Kent</b>	A Level 99.3 Academic 99.4	A Level 88.1 Academic 89.3	A Level 72.9 Academic 75.6
	<b>National</b>	A Level 99.6 Academic 99.6	A Level 92.2 Academic 92.4	A Level 78.7 Academic 79.3

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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 **Court Lodge Farm** 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	0.6 miles
A&E		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	0.6 miles
Walk-in Clinics		Approx Distance
	Willesborough Health Centre, The Willesborough Health Cntr, Ashford Kent, TN24 0HZ	1.42 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	1.42 miles
	SYDENHAM HOUSE, SYDENHAM HOUSE MED CENTRE, KENT, TN24 8DN	2.09 miles
	NEW HAYESBANK SURGERY, NEW HAYESBANK SURGERY, KENT, TN24 9JZ	2.31 miles
	WYE SURGERY, WYE SURGERY, KENT, TN25 5AY	2.36 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	1.6 miles
	Lower Hayesbank Surgery, Lower Hayesbank, ASHFORD, Kent, TN24 8HE	2.35 miles
	Ashford Dental Access Centre, Vicarage Lane Clinic, ASHFORD, Kent, TN23 1NJ	2.38 miles
	Sunnyside Dental Practice, Elwick Road, ASHFORD, Kent, TN23 1NN	2.41 miles
	Leafield Dental Surgery, Church Road, ASHFORD, Kent, TN23 1RD	2.41 miles

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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 **Court Lodge Farm**. 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	1.66 miles
	Costcutter, East Stour Filling Station, ASHFORD, Kent, TN24 8AH	1.82 miles
	One Stop Community Stores Ltd, 3 George Williams Way, ASHFORD, Kent, TN24 9RZ	1.86 miles
	Dhanda Stores, 2 Bockhanger Court, ASHFORD, Kent, TN24 9JJ	2.44 miles
	One Stop Community Stores Ltd, 39-41 Court Wurtin Beaver Lane, ASHFORD, Kent, TN23 5NH	2.97 miles
	Supermarkets	Approx Distance
	Tesco Extra, Hythe Road, ASHFORD, Kent, TN24 0YE	0.88 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	1.66 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	2.09 miles
	The Co-operative Food, 98 Faversham Road, ASHFORD, Kent, TN24 9DE	2.24 miles
	The Co-operative Food, Churchfield Way, ASHFORD, Kent, TN25 5BP	2.67 miles

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	Nightclubs	Approx Distance
	Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	10.94 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	11.31 miles
	Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	15.98 miles
	Vivid Nightclub, 153A High Street, HERNE BAY, Kent, CT6 5AQ	17.86 miles
	The Front, 55 Central Parade, HERNE BAY, Kent, CT6 5JG	17.9 miles
	Pubs / Bars / Inns	Approx Distance
	The Blacksmith's Arms, 84 The Street, ASHFORD, Kent, TN24 0NA	0.8 miles
	Hooden On The Hill, Silver Hill Road, ASHFORD, Kent, TN24 0NY	1.01 miles
	The Windmill Inn, 278 Hythe Road, ASHFORD, Kent, TN24 0QR	1.53 miles
	The Royal Oak - Shepherd Neame Pubs, The Street, ASHFORD, Kent, TN25 6NA	1.72 miles
	The Albion, 2 Albion Place, ASHFORD, Kent, TN24 0BU	1.82 miles
	Wine Bars	Approx Distance
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	11.05 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	11.19 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	11.39 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	11.95 miles
	Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	15.11 miles
	Restaurants	Approx Distance
	The Secret Garden, Mersham Le Hatch, ASHFORD, Kent, TN25 5NH	1.51 miles
	Table Table, French Connection Hall Avenue, ASHFORD, Kent, TN24 0GN	1.79 miles
	McDonald's Restaurants Ltd, The Parade, ASHFORD, Kent, TN24 0HT	1.92 miles
	Farriers Arms, The Forstal, ASHFORD, Kent, TN25 6NU	2.13 miles
	Harvester, Canterbury Road, ASHFORD, Kent, TN24 8QQ	2.23 miles
	Golf Club / Courses / Professionals	Approx Distance
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	3.61 miles
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	5.38 miles
	Etchinghill Golf, Canterbury Road, FOLKESTONE, Kent, CT18 8FA	7.35 miles
	Sene Valley Golf Club, Blackhouse Hill, FOLKESTONE, Kent, CT18 8BL	8.81 miles
	Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	9.55 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	1.29 miles
	Willesborough Baptist Church, Hythe Road, ASHFORD, Kent, TN24 0QR	1.53 miles
	Ashford Baptist Church, Station Road, ASHFORD, Kent, TN23 1PS	2.31 miles
	St Mary The Virgin Ashford, The College, ASHFORD, Kent, TN23 1QG	2.43 miles
	St Mary's Church Kennington, 212 Faversham Road, ASHFORD, Kent, TN24 9AF	2.44 miles
	Banks / Financial Institutions	Approx Distance
	Natwest, 20 High Street, ASHFORD, Kent, TN24 8SH	2.35 miles
	Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG	2.39 miles
	Barclays Bank Plc, 17 North Street, ASHFORD, Kent, TN24 8LF	2.43 miles
	Santander, 60-62 High Street, ASHFORD, Kent, TN24 8SZ	2.44 miles
	Barclays Bank Plc, 66 High Street, ASHFORD, Kent, TN24 8TL	2.45 miles
	DIY Stores	Approx Distance
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	1.47 miles
	Homebase Ltd, Unit 2, ASHFORD, Kent, TN24 0SG	1.51 miles
	The Flat Pack Man, 28 Lower Denmark Road, ASHFORD, Kent, TN23 7SY	2.48 miles
	B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	2.61 miles
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	2.62 miles
	Hotels	Approx Distance
	The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	1.98 miles
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	2.23 miles
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	2.7 miles
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	2.86 miles
	Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	5.51 miles
	Theatres / Concert Halls	Approx Distance
	Fhods, The Tower Theatre, FOLKESTONE, Kent, CT20 3HL	10.03 miles
	The Marlowe Theatre, The Friars, Canterbury, Kent, CT1 2AS	11.39 miles
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	11.82 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	15.23 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	19.71 miles

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	Cinemas	Approx Distance
	Cine world, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	2.7 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	11.27 miles
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	11.84 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	11.88 miles
	Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	12.17 miles
	Leisure Centres	Approx Distance
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	2.17 miles
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	2.62 miles
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	3.3 miles
	Folkestone Sports Centre Trust Ltd, Radnor Park Avenue, FOLKESTONE, Kent, CT19 5HX	11.15 miles
	Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	11.66 miles
	Newsagents	Approx Distance
	South Willesborough Newsagents, 63 Gladstone Road, ASHFORD, Kent, TN24 0BZ	1.86 miles
	Raj's Newsagents Ltd, 79 Hythe Road, ASHFORD, Kent, TN24 8PH	1.96 miles
	Savers Newsagent, 57 Faversham Road, ASHFORD, Kent, TN24 9DD	2.13 miles
	Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	2.49 miles
	County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	2.56 miles
	Post Offices	Approx Distance
	Willesborough Post Office, 65 Church Road, ASHFORD, Kent, TN24 0JZ	1.29 miles
	North Willesboroughs Post Office, 104 Albemarle Road, ASHFORD, Kent, TN24 0HN	1.53 miles
	Mersham Stores & Post Office, 8 The Street, ASHFORD, Kent, TN25 6NA	1.72 miles
	Newtown Stores & Post Office, 20 Newtown Green, ASHFORD, Kent, TN24 0PE	2.08 miles
	Brabourne Lees Post Office, Lees Road, ASHFORD, Kent, TN25 6QE	2.29 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 **Court Lodge Farm**. 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
Kim Cameron	Sergeant	101	
Bradley Hobbs	PCSO	101	
Gavin Hart	Sergeant	101	
Lee Sinden	PCSO	101	
Jasmine Bloomfield	Sergeant	101	
Aarron Newell	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)

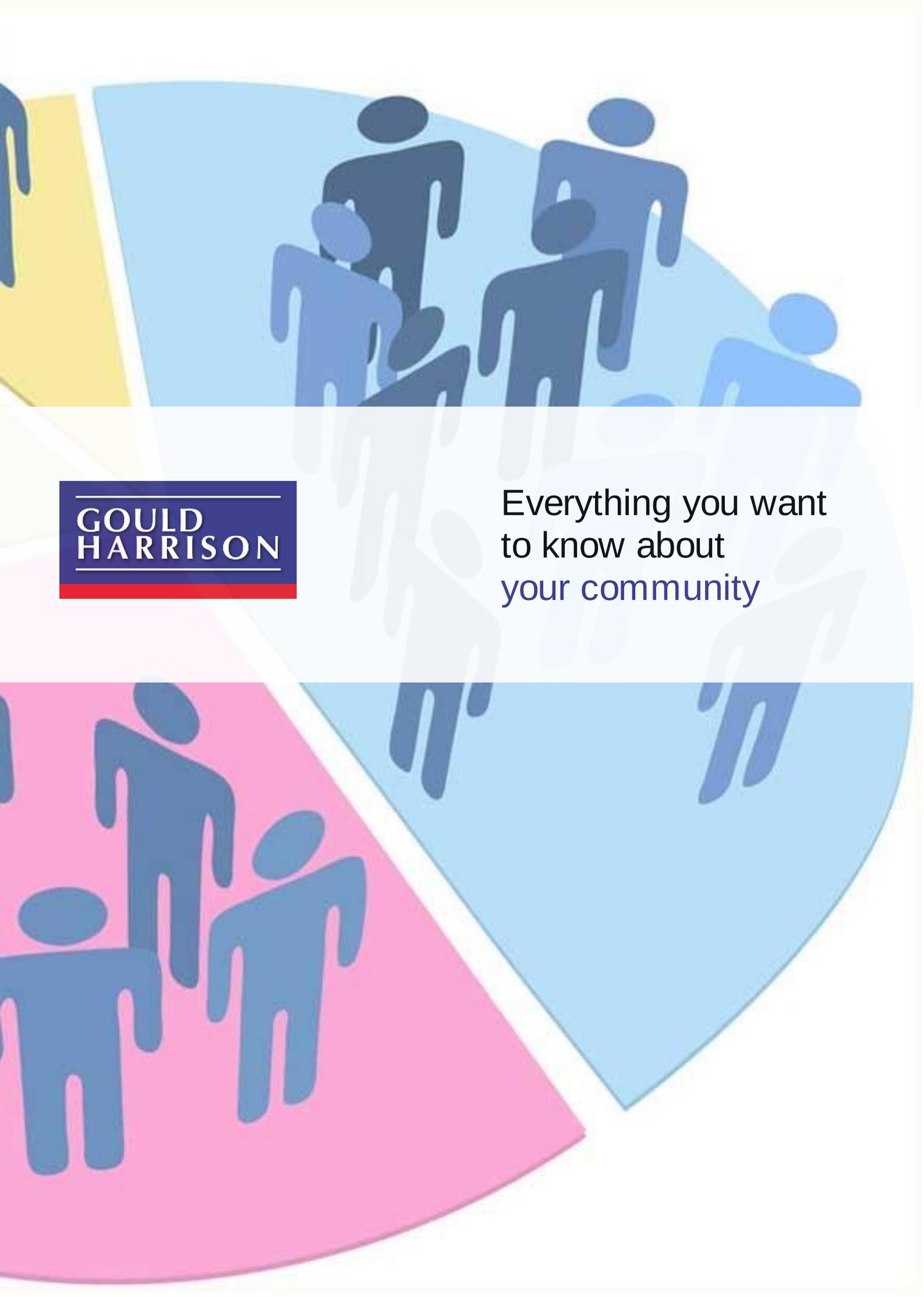
**Disclaimer:** The information represented in this section has been sourced from data.police.uk.



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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 human figures in various colors (dark blue, light blue, pink, yellow) 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 **Court Lodge Farm** 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	6.38% (22)	5.88% (78234)	5.96% (2926238)
5-14	14.78% (51)	13.25% (176173)	12.93% (6351576)
15-24	7.83% (27)	11.35% (150934)	12.18% (5985323)
25-34	10.72% (37)	12.75% (169556)	14.36% (7054271)
35-44	15.36% (53)	14.59% (193995)	14.94% (7341900)
45-54	22.61% (78)	13.74% (182706)	13.22% (6494262)
55-64	13.33% (46)	11.29% (150060)	10.54% (5177261)
65-74	4.35% (15)	8.86% (117815)	8.35% (4102841)
75-84	3.77% (13)	6.1% (81084)	5.6% (2751135)
>85	0.87% (3)	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	20.73% (51)	28.33% (268478)	28.85% (10251674)
Level 1	16.67% (41)	18.21% (172579)	16.63% (5909093)
Level 2	18.29% (45)	21.01% (199159)	19.36% (6877530)
Level 3	10.16% (25)	7.96% (75416)	8.34% (2962282)
Level 4 or 5	28.46% (70)	16.77% (158974)	19.9% (7072052)
Unknown	5.69% (14)	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	12.2% (30)	12.43% (117796)	11.81% (4196041)
Employee full time	38.21% (94)	40.4% (382965)	40.81% (14499241)
Self employed part time	9.35% (23)	2.24% (21251)	1.95% (694033)
Self employed full time	13.82% (34)	7.12% (67454)	6.36% (2260955)
Unemployed	1.63% (4)	2.8% (26582)	3.35% (1188855)
Full time students	3.66% (9)	2.35% (22260)	2.58% (917582)
Student	2.44% (6)	3.79% (35943)	4.67% (1660564)
Retired	7.32% (18)	14.69% (139198)	13.54% (4811595)
Looking after home family	7.72% (19)	7.19% (68147)	6.52% (2316229)
Permanently sick/disabled	2.03% (5)	4.36% (41313)	5.3% (1884901)
Other	1.63% (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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