



Everything you need to know about:

Manorfield,  
Singleton,  
Ashford, TN23 5YP





**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 **Manorfield** 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.







MANORFIELD, SINGLETON £675 p/m



x1  
Bedrooms

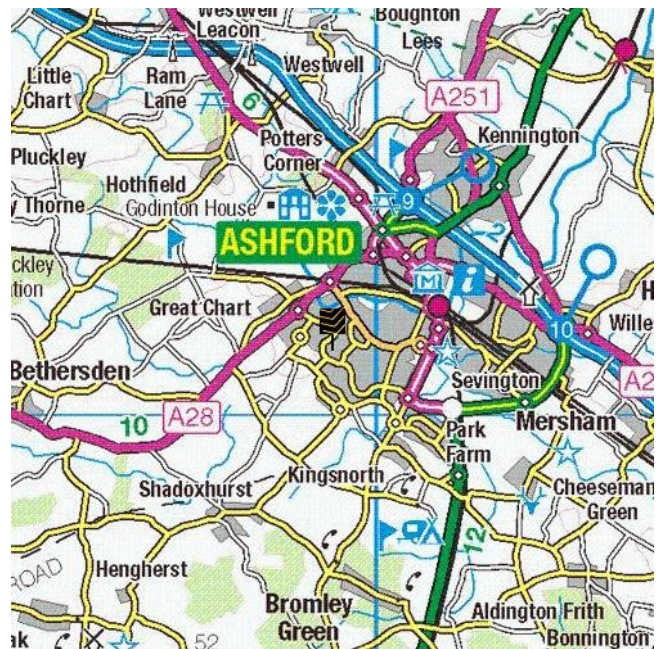
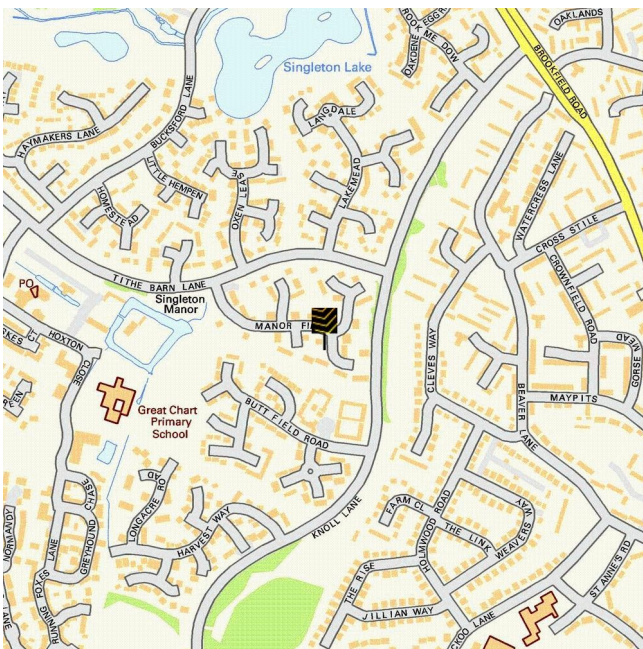


x1  
Living Rooms



x1  
Bathrooms

Where you are







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



One bed starter home situated in Singleton. This property is currently undergoing redecoration and will be in excellent order when finished, it comprises: lounge with patio doors leading to garden, kitchen with appliances, master bedroom and bathroom with shower over bath. Electric heating, double glazing and allocated parking for one car.

Available Mid December

Sorry no smokers or pets.

Deposit £778.00

- **Directions** - From Ashford take the A28 out of the town and proceed straight across the Matalan roundabout to the next roundabout and take the first exit into Tithe Barn Lane. Take the second right into Manorfield and the property will be found on the right.

Most conveniently situated on the western outskirts of town.

Ashford offers a wide range of shopping, educational and recreational facilities together with a commuter train service making London readily accessible in just 38 minutes.

The property has brick elevations under a tiled roof and the accommodation together with very approximate room sizes comprises: -

- **Ground Floor:** -
- **Sealed unit double glazed Front Door:** -
- **Reception Room** - Dado rail, twin double glazed doors leading out onto rear terrace, heater.  
**4.14m x 2.74m (13'7 x 9'0)**
- **Kitchen** - Inset stainless steel sink unit with ring pull lever tap, granite effect working surface, units, plumbing for automatic washing machine, laminate type floor, ceramic wall tiles.  
**1.96m x 1.88m (6'5 x 6'2)**
- **Spiral Staircase:** - Leading to: -
- **First Floor:** -
- **Landing** -
- **Bedroom** - Heater, linen cupboard containing insulated hot water cylinder with fitted immersion heater and fitted shelves, wardrobe recess with hanging rail.  
**4.17m x 2.36m (13'8 x 7'9)**
- **Bathroom** - Panelled bath with Triton T80 shower, low level WC suite, pedestal wash basin with mixer tap and pop up waste, ceramic wall tiles, extractor unit.  
**2.01m x 1.88m (6'7 x 6'2)**
- **Outside** - Easily maintained gardens and parking facility.
- **Council Tax** - Ashford Borough Council Band: A.
- - 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.



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





**GOULD  
HARRISON**

Everything you want  
to know about  
local property prices



How does **Manorfield** 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 / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
TN23	£338713	£239985	£201570	£131214
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**

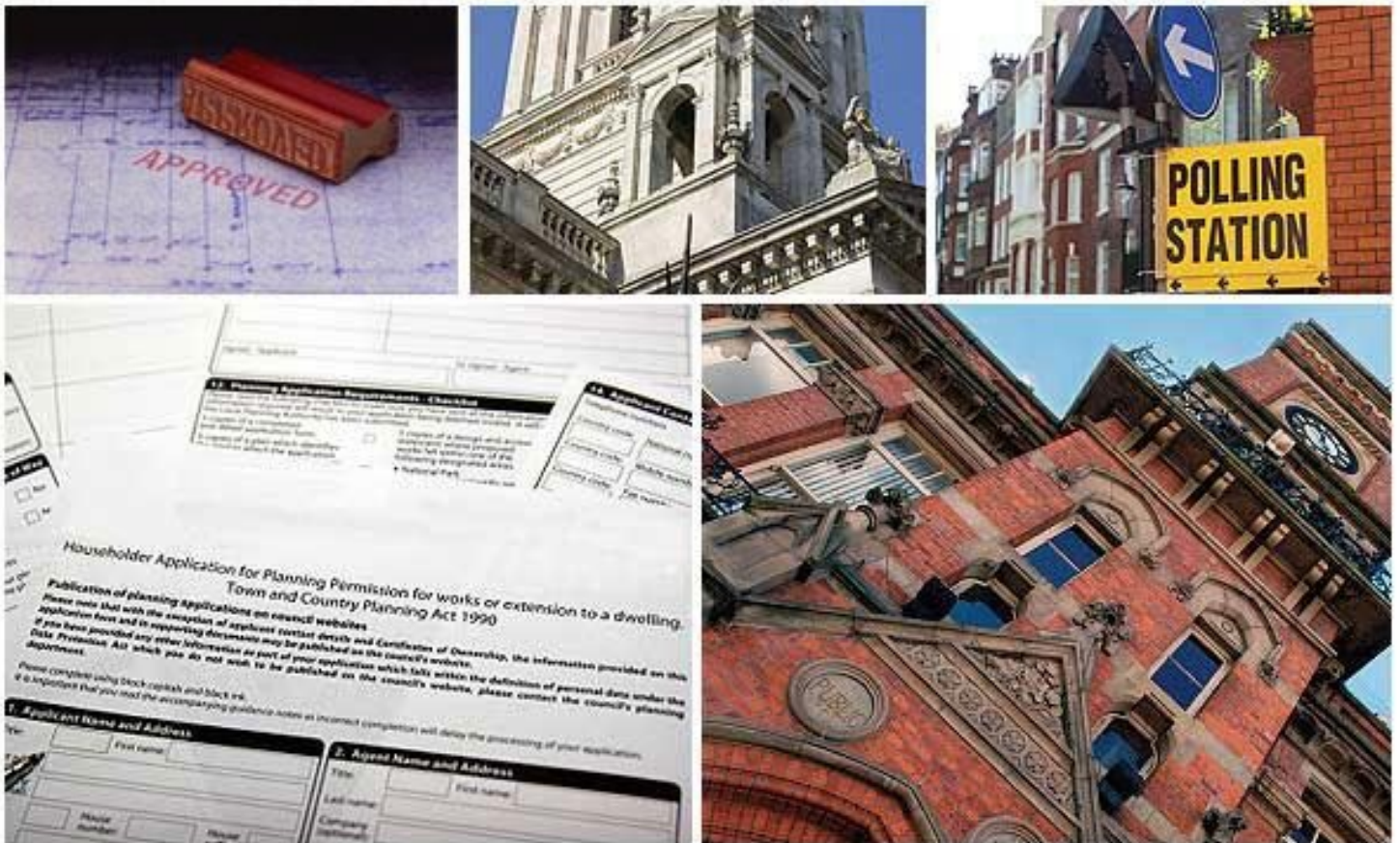




Everything you want  
to know about  
local authorities







**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 **Manorfield** 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



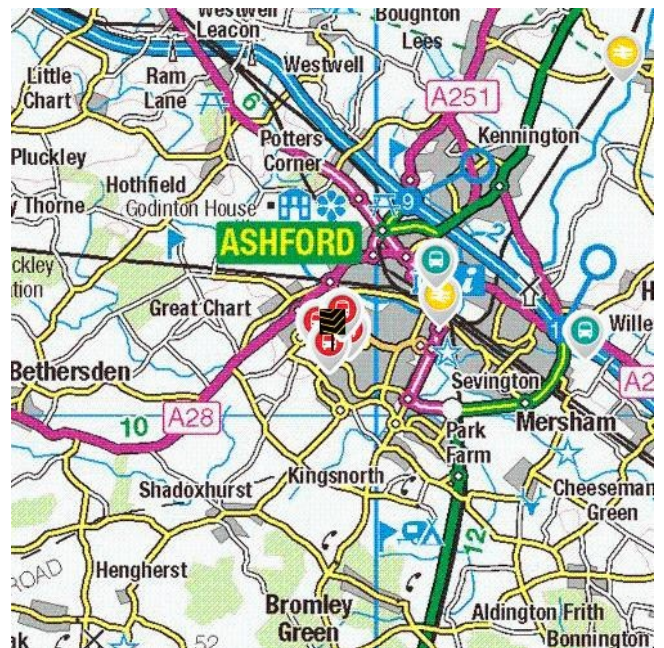
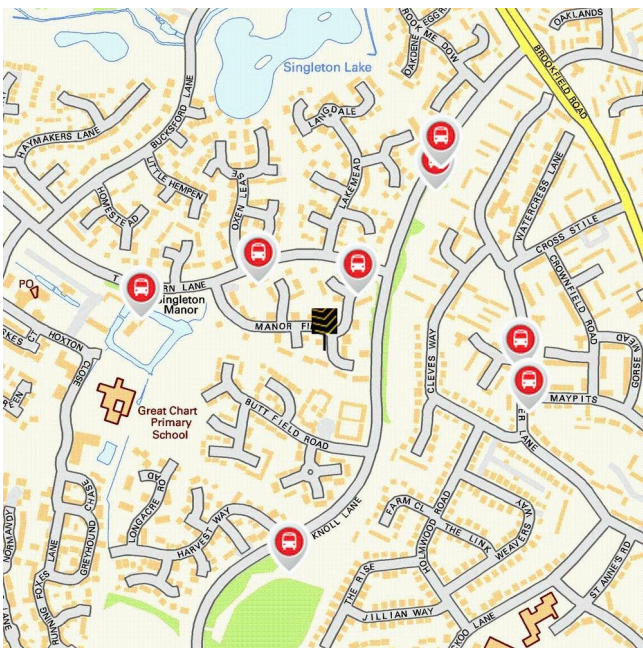




**Become familiar with public transport links**

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 **Manorfield**. 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	13.33 miles
	London Southend Airport	30.24 miles
	Biggin Hill Airport	37.58 miles
	London City Airport	42.61 miles
	London Gatwick Airport	43.71 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	12.17 miles
	Dover Western Docks Ferry Terminal	20.39 miles
	Dover Eastern Docks Ferry Terminal	20.87 miles
	Ramsgate Ferry Terminal	27.78 miles
	Gravesend Pier	29.54 miles
	Tilbury Ferry Terminal	29.85 miles
	Wallasea Island Ferry Landing	33.46 miles
	Burnham on Crouch Ferry Landing	33.5 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
	Ashford International Rail Station	1.34 miles
	Pluckley Rail Station	4.43 miles
	Wye Rail Station	4.79 miles
	Ham Street Rail Station	4.92 miles
	Charing (Kent) Rail Station	5.32 miles
	Appledore (Kent) Rail Station	7.44 miles
	Westenhanger Rail Station	8.87 miles
	Lenham Rail Station	8.88 miles
	Bus Stops	Approx Distance
	Lakemead	0.07 miles
	Oxen Lease	0.09 miles
	Old Orchard	0.18 miles
	Maypits	0.19 miles
	Millbrook Meadow	0.19 miles
	Maypits	0.2 miles
	Harvest Way	0.21 miles
	Millbrook Meadow	0.21 miles
	Coach Stops	Approx Distance
	Ashford (Kent): Town Centre Coach Stops	1.46 miles
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	3.04 miles
	Sellindge (Kent): Ashford Rd Coach Stop	7.45 miles
	Newingreen (Kent): Ashford Rd Coach Stop	9.0 miles
	Hythe (Kent) Coach Stop	11.18 miles
	Seabrook (Kent): Seabrook Rd Coach Stop	12.74 miles
	Sandgate: High Street Coach Stop	13.71 miles
	Canterbury Bus Station	13.91 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**





GOULD  
HARRISON

Everything you want  
to know about  
local schools



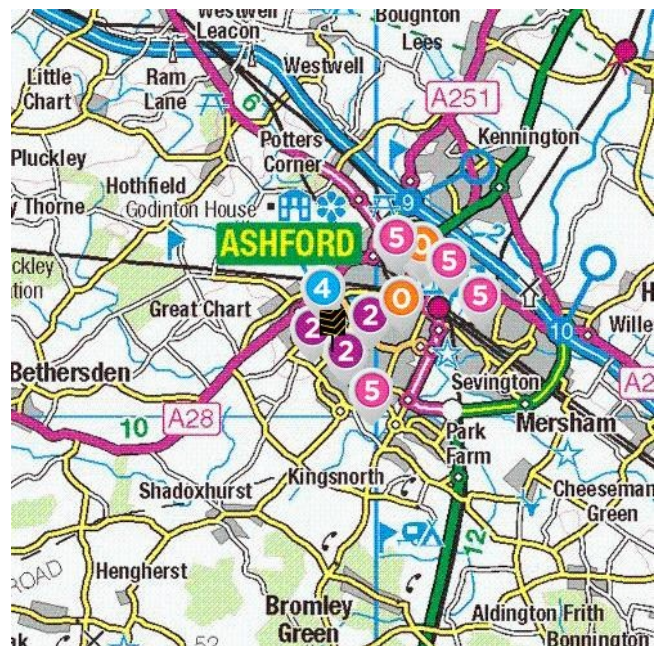
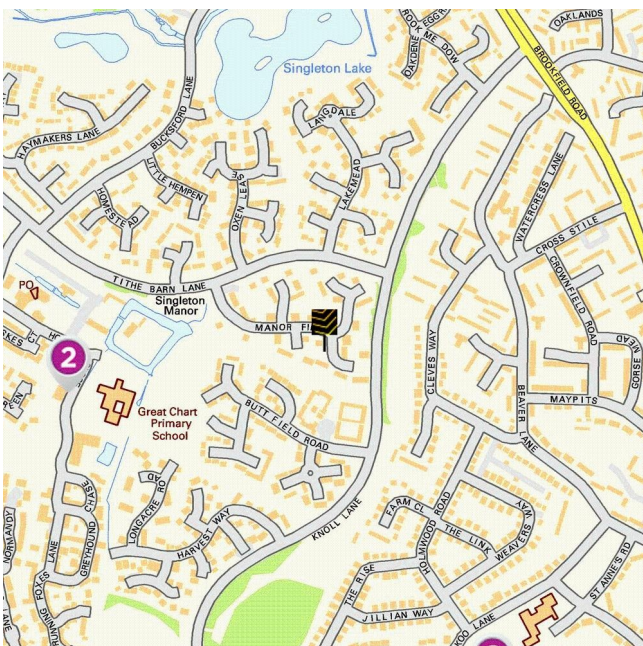


**How are local schools performing?**

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 **Manorfield**. 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><b>Name:</b> Victoria Park Day Nursery  <b>Address:</b> The Pavillion, ASHFORD, Kent, TN23 4QA</p>	0.89 miles
	<p><b>Name:</b> Ashford PlayNursery  <b>Address:</b> 43 Albert Road, ASHFORD, Kent, TN24 8NU</p>	1.38 miles
	<p><b>Name:</b> Goldilocks Children's Nursery  <b>Address:</b> Hollington Place, ASHFORD, Kent, TN24 8UN</p>	1.42 miles
	<p><b>Name:</b> Ashford PlayNursery School  <b>Address:</b> Wall Road, ASHFORD, Kent, TN24 8NZ</p>	1.45 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><b>Name:</b> Great Chart Primary School  <b>Address:</b> Hoxton Close, Ashford, TN23 5LB  <b>Contact Number:</b> 0123 3620040  <b>Age Range:</b> 4-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.25 miles
	<p><b>Name:</b> Beaver Green Primary School  <b>Address:</b> Cuckoo Lane, Ashford, TN23 5DA  <b>Contact Number:</b> 0123 3621989  <b>Age Range:</b> 3-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.36 miles
	<p><b>Name:</b> The Wyvern School (Buxford)   <b>Address:</b> Great Chart Bypass, Ashford, TN23 4ER  <b>Contact Number:</b> 0123 3621302  <b>Age Range:</b> 3-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.45 miles
	<p><b>Name:</b> Ashford Oaks Community Primary School  <b>Address:</b> Oak Tree Road, Ashford, TN23 4QR  <b>Contact Number:</b> 0122 3631259  <b>Age Range:</b> 3-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.47 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.






## Reading, Writing and Maths

	Name	Expected	Higher
	Great Chart Primary School	92.0 %	22.0 %
	Beaver Green Primary School	32.0 %	0.0 %
	The Wyvern School (Buxford)	0.0 %	0.0 %
	Ashford Oaks Community Primary School	36.0 %	7.0 %
	<b>Kent</b>	<b>59.0 %</b>	<b>6.0 %</b>
	<b>National</b>	<b>53.0 %</b>	<b>5.0 %</b>

## 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		
	Great Chart Primary School	<b>Maths</b> PM 3.8 Lower 2.3 Upper 5.3	<b>Reading</b> PM 4.7 Lower 6.3 Upper N/A	<b>Writing</b> PM 1.7 Lower 0.1 Upper 3.3
	Beaver Green Primary School	<b>Maths</b> PM -0.3 Lower -1.9 Upper 1.3	<b>Reading</b> PM -1.1 Lower 0.6 Upper N/A	<b>Writing</b> PM 0.0 Lower -1.7 Upper 1.7
	The Wyvern School (Buxford)	<b>Maths</b> PM -8.2 Lower -11.3 Upper -5.1	<b>Reading</b> PM -7.4 Lower -4.0 Upper N/A	<b>Writing</b> PM -7.1 Lower -10.4 Upper -3.8
	Ashford Oaks Community Primary School	<b>Maths</b> PM -1.1 Lower -2.6 Upper 0.4	<b>Reading</b> PM -0.5 Lower 1.1 Upper N/A	<b>Writing</b> PM -2.2 Lower -3.8 Upper -0.6

**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><b>Name:</b> The Wyvern School (Buxford)  <b>Address:</b> Great Chart Bypass, Ashford, TN23 4ER  <b>Contact Number:</b> 0123 3621302  <b>Age Range:</b> 3-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.45 miles
	<p><b>Name:</b> The John Wallis Church of England Academy  <b>Address:</b> Millbank Road, Ashford, TN23 3HG  <b>Contact Number:</b> 0123 3623465  <b>Age Range:</b> 3-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Church of England</p>	0.92 miles
	<p><b>Name:</b> Highworth Grammar School  <b>Address:</b> Quantock Drive, Ashford, TN24 8UD  <b>Contact Number:</b> 0123 3624910  <b>Age Range:</b> 11-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply  <b>Admission Policy:</b> Selective</p>	1.29 miles
	<p><b>Name:</b> Ashford School  <b>Address:</b> East Hill, Ashford, TN24 8PB  <b>Contact Number:</b> 0123 3625171  <b>Age Range:</b> 0-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Christian  <b>Admission Policy:</b> Not applicable</p>	1.58 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 Wyvern School (Buxford)	N/A	N/A	N/A	0.0 %
	The John Wallis Church of England Academy	38.0 %	34.0 %	41.0 %	48.0 %
	Highworth Grammar School	98.0 %	98.0 %	98.0 %	97.0 %
	Ashford School	0.0 %	0.0 %	0.0 %	0.0 %
	<b>Kent</b>	<b>59.9 %</b>	<b>59.0 %</b>	<b>57.4 %</b>	<b>58.1 %</b>
	<b>National</b>	<b>56.6 %</b>	<b>53.5 %</b>	<b>53.8 %</b>	<b>53.4 %</b>

**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 Wyvern School (Buxford)	N/A
	The John Wallis Church of England Academy	8.7
	Highworth Grammar School	9.8
	Ashford School	6.0
	<b>Kent</b>	<b>8.5</b>
	<b>National</b>	<b>8.2</b>

**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><b>Name:</b> The John Wallis Church of England Academy  <b>Address:</b> Millbank Road, Ashford, TN23 3HG  <b>Contact Number:</b> 0123 3623465  <b>Age Range:</b> 3-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Church of England</p>	0.92 miles
	<p><b>Name:</b> Highworth Grammar School  <b>Address:</b> Quantock Drive, Ashford, TN24 8UD  <b>Contact Number:</b> 0123 3624910  <b>Age Range:</b> 11-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply  <b>Admission Policy:</b> Selective</p>	1.29 miles
	<p><b>Name:</b> Ashford School  <b>Address:</b> East Hill, Ashford, TN24 8PB  <b>Contact Number:</b> 0123 3625171  <b>Age Range:</b> 0-18 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Christian  <b>Admission Policy:</b> Not applicable</p>	1.58 miles
	<p><b>Name:</b> The North School  <b>Address:</b> Essella Road, Ashford, TN24 8AL  <b>Contact Number:</b> 0123 3614600  <b>Age Range:</b> 11-19 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	1.78 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 %
	Highworth Grammar School	23.6 %
	Ashford School	44.3 %
	The North School	N/A
	<b>Kent</b>	<b>15.3 %</b>
	<b>National</b>	<b>17.0 %</b>

**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
	Highworth Grammar School	0.1
	Ashford School	0.4
	The North School	N/A



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



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 **Manorfield** 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	3.05 miles
	A&E	Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	3.05 miles
	Walk-in Clinics	Approx Distance
	Kingsnorth Medical Practice, Ashford Road, Kingsnorth, Ashford Kent, TN23 3ED	1.43 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
	SINGLETON MEDICAL CENTRE, SINGLETON MEDICAL CENTRE, KENT, TN23 5GR	0.29 miles
	SINGLETON SURGERY, THE SURGERY, KENT, TN23 5SU	0.54 miles
	ST STEPHENS HEALTH CENTRE, ST STEPHENS HEALTH CENTRE, KENT, TN23 5AQ	0.62 miles
	MUSGROVE PARK MEDICAL CENTRE, MUSGROVE PARK MEDICAL CTR, KENT, TN23 7SP	0.88 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
	Singleton Dental Practice, 10 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.29 miles
	Beaconsfield Dental Practice, St Stephens Health Centre, ASHFORD, Kent, TN23 5AQ	0.62 miles
	Simon Darfoor, 30 Parkfield House, ASHFORD, Kent, TN23 3JJ	0.98 miles
	Oradent, 169 Beaver Road, ASHFORD, Kent, TN23 7SG	1.01 miles
	Elwick Dental Surgery, 4 Elwick Road, ASHFORD, Kent, TN23 1PF	1.19 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 **Manorfield**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

Local Grocers and Convenience Stores		Approx Distance
	Costcutter, Brookfield Road, ASHFORD, Kent, TN23 4ES	0.37 miles
	Costcutter, 101-103 Beaver Lane, ASHFORD, Kent, TN23 5NU	0.57 miles
	One Stop Community Stores Ltd, 39-41 Court Wurtin Beaver Lane, ASHFORD, Kent, TN23 5NH	0.73 miles
	Stanhope Minimarket, 192 Speldhurst Close, ASHFORD, Kent, TN23 5TS	0.75 miles
	Costcutter, East Stour Filling Station, ASHFORD, Kent, TN24 8AH	1.81 miles
Supermarkets		Approx Distance
	Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT	1.22 miles
	Tesco Superstore, Moatfield Meadow, ASHFORD, Kent, TN23 3LU	1.39 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	1.56 miles
	Sainsbury's Supermarkets Ltd, Simone Weil Avenue, ASHFORD, Kent, TN24 8YN	1.62 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	1.96 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	13.63 miles
	Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	13.95 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	14.0 miles
	Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ	16.7 miles
	Lockmeadow Entertainment Centre, Barker Road, MAIDSTONE, Kent, ME16 8SF	16.8 miles
Pubs / Bars / Inns		Approx Distance
	Singleton Barn, Tithe Barn Lane, ASHFORD, Kent, TN23 4YY	0.11 miles
	The Singleton Barn - Shepherd Neame Pubs, Hoxton Close, ASHFORD, Kent, TN23 4TY	0.2 miles
	The Crusader, Brookfield Road, ASHFORD, Kent, TN23 4EZ	0.36 miles
	The Swan, The Street, ASHFORD, Kent, TN23 3AN	0.67 miles
	The Hoodeners Horse, The Street, ASHFORD, Kent, TN23 3AN	0.67 miles
Wine Bars		Approx Distance
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	13.72 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	13.87 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	14.05 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	15.21 miles
	Banks Wine Bar, 76 Bank Street, MAIDSTONE, Kent, ME14 1SJ	16.79 miles
Restaurants		Approx Distance
	Singleton Tandoori Restaurant, 1 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.29 miles
	Tandoori Nights, 9 Torrington Road, ASHFORD, Kent, TN23 7TF	1.17 miles
	Trattoria Romana, 32 Bank Street, ASHFORD, Kent, TN23 1BA	1.2 miles
	Asiana, 31 Bank Street, ASHFORD, Kent, TN23 1DQ	1.22 miles
	Zarin, 31 Bank Street, ASHFORD, Kent, TN23 1DQ	1.22 miles
Golf Club / Courses / Professionals		Approx Distance
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	1.94 miles
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	2.28 miles
	Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR	7.47 miles
	Chart Hills Golf Club, Biddenden, ASHFORD, Kent, TN27 8JX	8.59 miles
	Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	9.46 miles

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

**GOULD  
HARRISON**

	Places of Worship	Approx Distance
	St Simon Stock, Brookfield Road, ASHFORD, Kent, TN23 4EU	0.49 miles
	Highfield Community Church, 272 Kingsnorth Road, ASHFORD, Kent, TN23 6LU	0.97 miles
	Christ Church C Of E Church, Beaver Road, ASHFORD, Kent, TN23 7SR	1.02 miles
	The King Of Glory Christian Assembly, Kingsnorth Industrial Estate, ASHFORD, Kent, TN23 6LN	1.05 miles
	Ashford Christian Fellow ship, Norw ood Street, ASHFORD, Kent, TN23 1QT	1.25 miles
	Banks / Financial Institutions	Approx Distance
	The Co-operative Bank, 21 Bank Street, ASHFORD, Kent, TN23 1DG	1.25 miles
	Tsb, 17 Bank Street, ASHFORD, Kent, TN23 1DF	1.25 miles
	Halifax, 1 Castle Street, ASHFORD, Kent, TN23 1JQ	1.28 miles
	Lloyds Bank, 81 High Street, ASHFORD, Kent, TN24 8SS	1.3 miles
	Barclays Bank Plc, 66 High Street, ASHFORD, Kent, TN24 8TL	1.34 miles
	DIY Stores	Approx Distance
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	1.01 miles
	B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	1.05 miles
	Dad, Unit 12-15, ASHFORD, Kent, TN23 6LL	1.05 miles
	The Flat Pack Man, 28 Low er Denmark Road, ASHFORD, Kent, TN23 7SY	1.13 miles
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	2.46 miles
	Hotels	Approx Distance
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	1.53 miles
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	1.88 miles
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	1.95 miles
	The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	2.88 miles
	Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	3.36 miles
	Theatres / Concert Halls	Approx Distance
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	12.28 miles
	Fhods, The Tow er Theatre, FOLKESTONE, Kent, CT20 3HL	13.18 miles
	The Marlow e Theatre, The Friars, Canterbury, Kent, CT1 2AS	14.04 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	16.84 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	16.94 miles

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



	Cinemas	Approx Distance
	Cine world, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	1.88 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	12.34 miles
	Kino Digital, Lion Street, RYE, East Sussex, TN31 7LB	13.92 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	13.99 miles
	Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	14.62 miles
	Leisure Centres	Approx Distance
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	1.01 miles
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	1.46 miles
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	1.49 miles
	Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	8.39 miles
	Southern Segway Ltd, Leeds, MAIDSTONE, Kent, ME17 1PL	11.93 miles
	Newsagents	Approx Distance
	Martins, Brookfield Post Office, ASHFORD, Kent, TN23 5ER	0.3 miles
	Mccolls, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	0.69 miles
	Dog World, Williamson House, ASHFORD, Kent, TN23 6LW	1.01 miles
	County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	1.17 miles
	Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	1.25 miles
	Post Offices	Approx Distance
	Singleton Post Office, 6 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.29 miles
	Brookfield Post Office, 7 Brookfield Court, ASHFORD, Kent, TN23 5ER	0.3 miles
	Post Office Ltd, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	0.69 miles
	Kingsnorth Road Sub Post Office, Kingsnorth Road, ASHFORD, Kent, TN23 6HZ	0.83 miles
	Post Office Ltd, Tufton Street, ASHFORD, Kent, TN23 1AA	1.26 miles

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

**GOULD  
HARRISON**

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





**GOULD  
HARRISON**

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 **Manorfield**. 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 - Singleton South** and it has a population of **2689**.

Singleton South ward is an urban area with more than 1,400 households.

#### Your Local Policing Team

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

**Disclaimer:** The information represented in this section has been sourced from [data.police.uk](http://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](http://data.police.uk).



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





GOULD  
HARRISON

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

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

### Age Profile

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

	Output Area	National
0-4	6.37% (17)	5.96% (2926238)
5-14	8.24% (22)	12.93% (6351576)
15-24	14.98% (40)	12.18% (5985323)
25-34	36.33% (97)	14.36% (7054271)
35-44	18.35% (49)	14.94% (7341900)
45-54	7.87% (21)	13.22% (6494262)
55-64	4.49% (12)	10.54% (5177261)
65-74	2.25% (6)	8.35% (4102841)
75-84	0.0% (0)	5.6% (2751135)
>85	1.12% (3)	1.94% (954024)

## Education Profile

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

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

	Output Area	National
None	10.18% (23)	28.85% (10251674)
Level 1	27.88% (63)	16.63% (5909093)
Level 2	32.74% (74)	19.36% (6877530)
Level 3	10.62% (24)	8.34% (2962282)
Level 4 or 5	14.16% (32)	19.9% (7072052)
Unknown	4.42% (10)	6.92% (2459460)

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

## Employment Profile

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

	Output Area	National
Employee part time	13.33% (30)	11.81% (4196041)
Employee full time	70.22% (158)	40.81% (14499241)
Self employed part time	1.33% (3)	1.95% (694033)
Self employed full time	3.56% (8)	6.36% (2260955)
Unemployed	1.33% (3)	3.35% (1188855)
Full time students	0.0% (0)	2.58% (917582)
Student	0.0% (0)	4.67% (1660564)
Retired	4.0% (9)	13.54% (4811595)
Looking after home family	2.67% (6)	6.52% (2316229)
Permanently sick/disabled	1.33% (3)	5.3% (1884901)
Other	2.22% (5)	3.1% (1102095)

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



---

**GOULD  
HARRISON**

---

