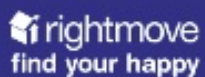




Everything you need to know about:

Clynton Way,  
Ashford,  
Kent, TN23 5BU





**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 **Clynton Way** 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.





CLYNTON WAY, ASHFORD £220,000



**x3**  
Bedrooms

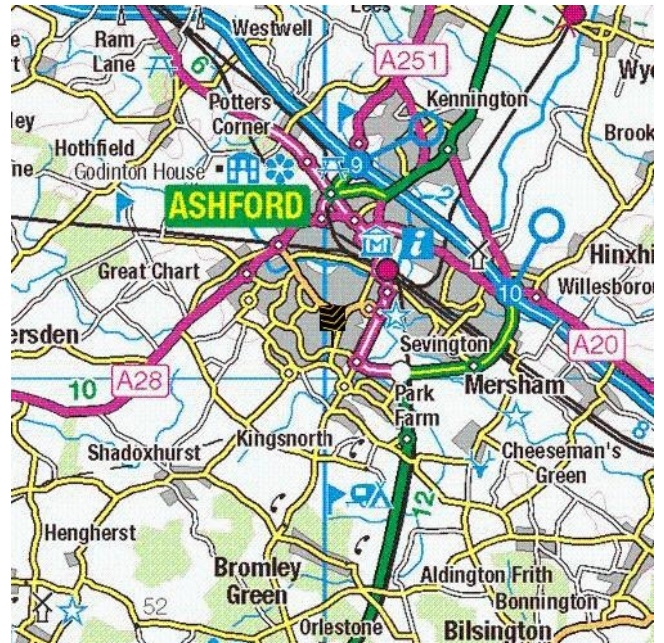
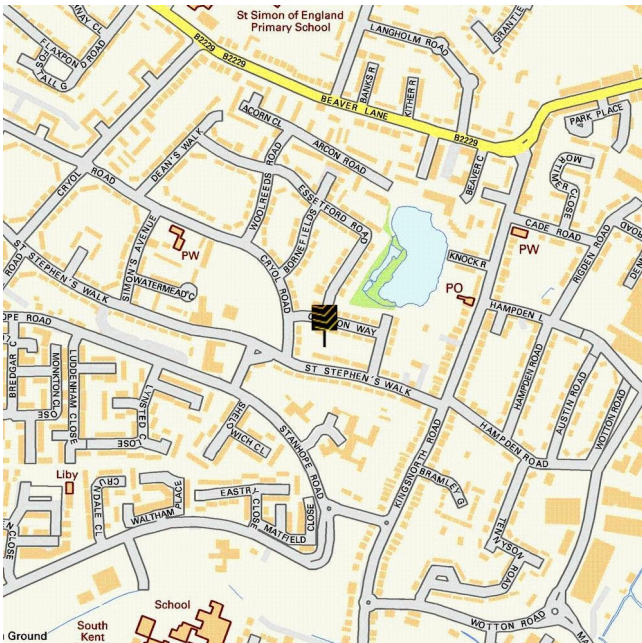


**x2**  
Living Rooms



**x1**  
Bathrooms

**Where you are**







A spacious semi-detached house available for sale with no onward chain.

The accommodation comprises an entrance hall, sitting room, dining room, kitchen, three bedrooms and shower room/WC. The rear garden enjoys a southerly aspect with the property also benefitting from gas fired central heating and double glazing.

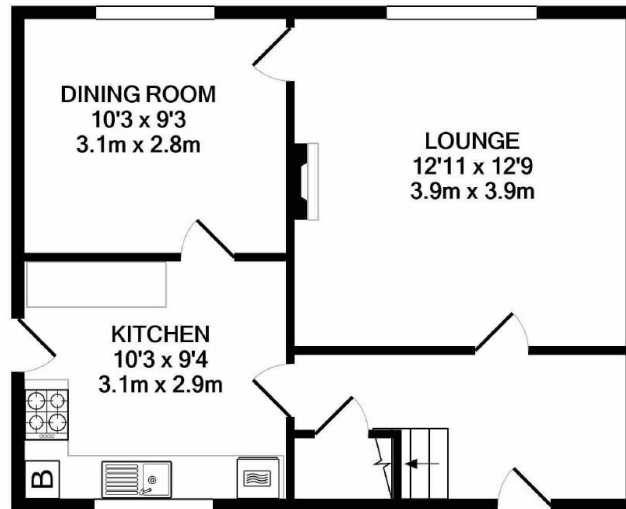
- **Double glazed UPVC Casement Door to:** -
- **Entrance Hall** - Stairs to first floor, telephone point, under stairs cupboard with modernised consumer unit, radiator, doors through to:
- **Sitting Room** - Double glazed window to rear, radiator, picture rail.  
**3.89m x 3.94m (12'9 x 12'11)**
- **Dining Room** - Double glazed window to rear, radiator, coved ceiling.  
**3.12m x 2.82m (10'3 x 9'3)**
- **Kitchen** - Double glazed window to front, UPVC casement door to side, fitted high gloss wall and base units with cupboards and drawers, eye level electric oven, stainless steel sink with mixer tap and drainer unit, plumbing and space for washing machine, Potterton wall mounted gas fired boiler, four ring Zanussi gas hob with stainless steel surround, extractor hood and lighting above,  
**2.84m x 3.12m (9'4 x 10'3)**
- **First Floor:** -
- **Landing** - Frosted double glazed window to front, airing cupboard housing immersion tank, loft access, doors to:
- **Bedroom One** - Double glazed window to rear, radiator, cupboard in the middle of the room on the left hand side.  
**3.56m x 3.20m (11'8 x 10'6)**
- **Bedroom Two** - Double glazed window to rear, radiator, built in cupboard, boxed around the chimney stack.  
**3.20m x 3.10m (10'6 x 10'2)**
- **Bedroom Three** - Cupboard going back over the stairs.  
**2.51m x '83 (8'3 x '83)**
- **Separate Cloakroom** - Low level WC, frosted double glazed window to side.
- **Shower Room** - Raised shower cubicle with sliding glazed screen, electric shower, tiled surround, radiator, double glazed window to side.
- **Rear Garden** - Mainly laid to lawn, panel enclosed fencing, side gated access,
- **Tenure** - Freehold.
- **Services** - All mains services connected.
- **Council Tax** - Ashford Borough Council Tax: B
- - 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

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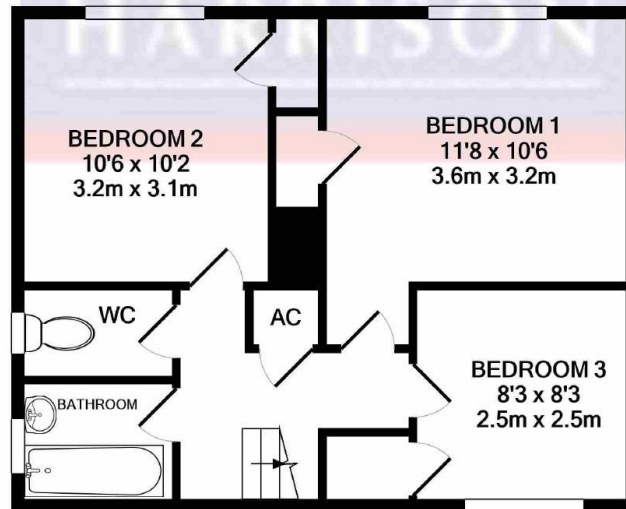
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GROUND FLOOR

GOULD HARRISON



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2021



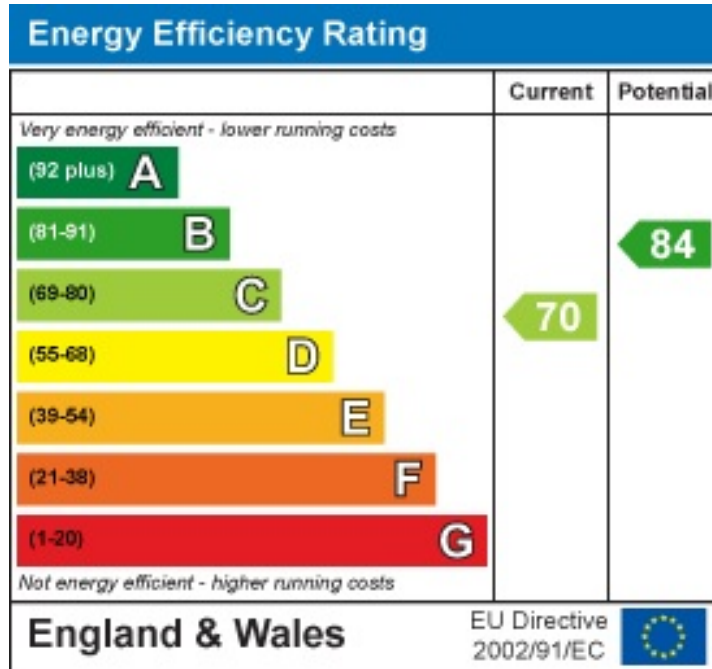
Below is the Energy Performance Certificate (EPC) for **Clynton Way**

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 **Clynton Way** 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 1/5/2020 to 26/11/2020 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
<b>TN23</b>	£368474	£276395	£231359	£175527
<b>Kent</b>	£564607	£338977	£276224	£204577
<b>National</b>	£446563	£271830	£251965	£299765

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 26/11/2020. © Crown copyright 2014.

What prices have properties sold for in **Clynton Way**?

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

Address	Type	Tenure	Price	DOT
19, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£265000	2018-04-12
16, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£231000	2018-02-09
5, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£207500	2017-12-21
2, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£235000	2016-11-30
26, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£227000	2016-11-25
36, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£197500	2015-12-04
16, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£180000	2014-09-17
38, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£146000	2014-02-23
2, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£135000	2013-06-21
18, CLYNTON WAY, ASHFORD, KENT, TN23 5BU	Semi-Detached	Freehold	£145000	2012-01-06

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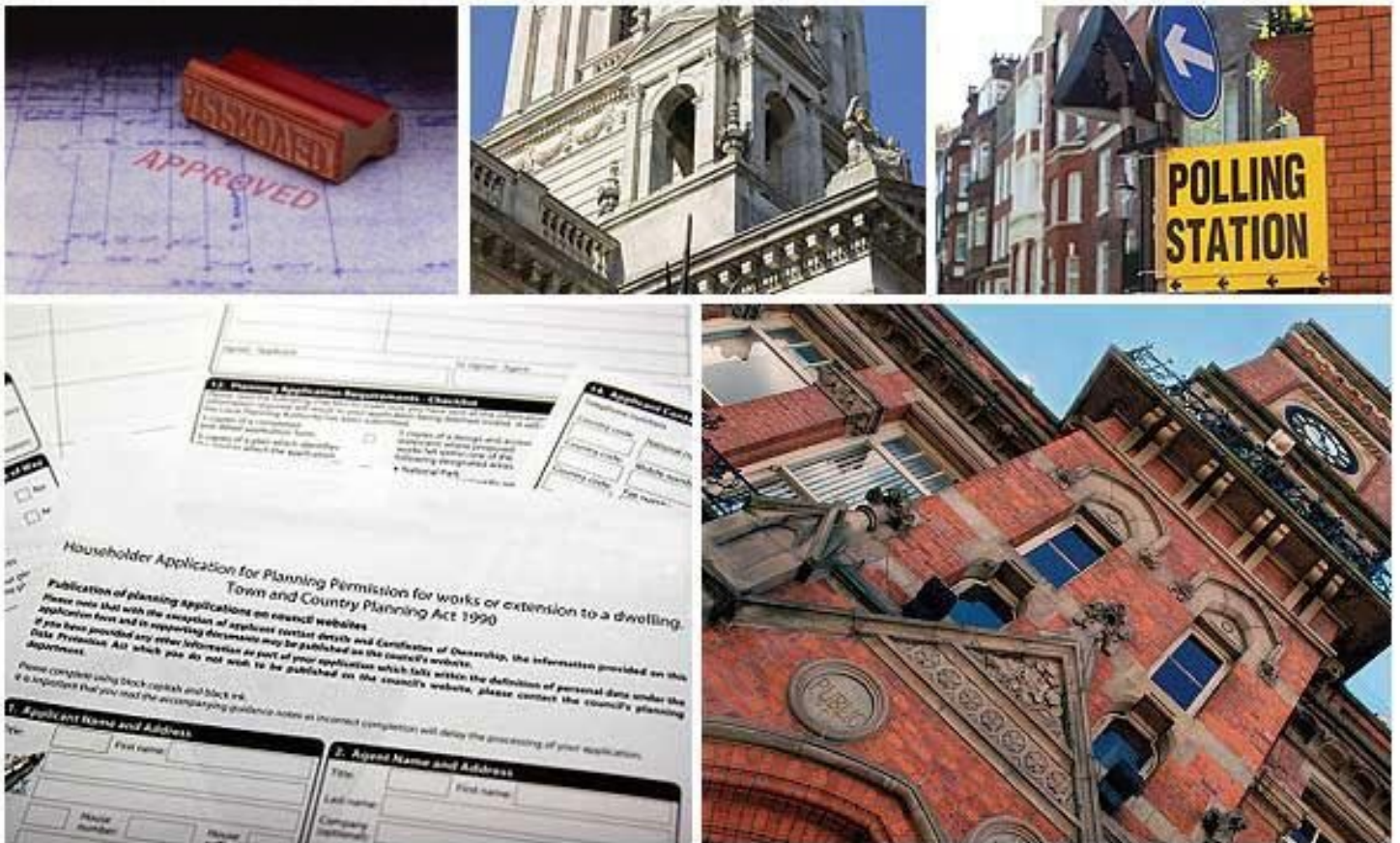


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Everything you want  
to know about  
local authorities





**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 **Clynton Way** 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

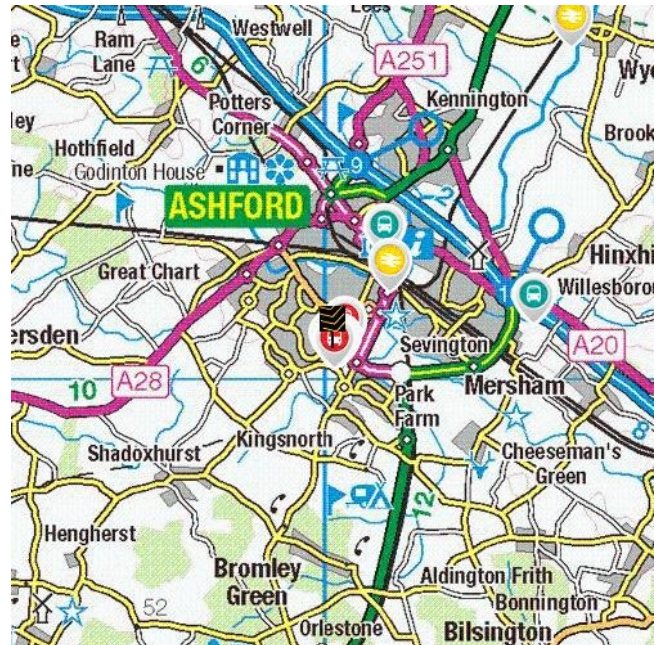
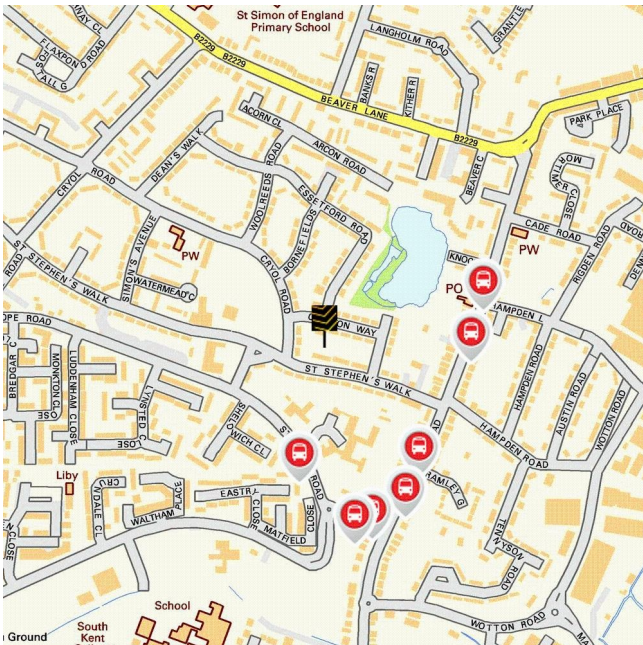




**Become familiar with public transport links**

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 **Clynton Way**. Tables for each type of transport indicate the property's distance from the nearest bus stops, railway stations, coach stops and ferry terminals (providing that these facilities are within the scale proximity of the maps.)

**Transport Links**






	Airports	Approx Distance
	Lydd London Ashford Airport	12.77 miles
	London Southend Airport	30.77 miles
	Biggin Hill Airport	38.28 miles
	London City Airport	43.33 miles
	London Gatwick Airport	44.32 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	11.5 miles
	Dover Western Docks Ferry Terminal	19.77 miles
	Dover Eastern Docks Ferry Terminal	20.26 miles
	Gravesend Pier	30.25 miles
	Tilbury Ferry Terminal	30.56 miles
	Wallasea Island Ferry Landing	33.92 miles
	Burnham on Crouch Ferry Landing	33.94 miles
	Woolwich Arsenal Pier	42.23 miles

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



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	Train Stations	Approx Distance
	Ashford International Rail Station	1.01 miles
	Ham Street Rail Station	4.49 miles
	Wye Rail Station	4.67 miles
	Pluckley Rail Station	5.11 miles
	Charing (Kent) Rail Station	5.97 miles
	Appledore (Kent) Rail Station	7.17 miles
	Westenhanger Rail Station	8.18 miles
	Chilham Rail Station	9.18 miles
	Bus Stops	Approx Distance
	Sheldwich Close	0.13 miles
	Kingsnorth Road Post Office	0.14 miles
	Bramley Gardens	0.15 miles
	Kingsnorth Road Post Office	0.16 miles
	Bramley Gardens	0.18 miles
	Bramley Gardens	0.18 miles
	Stanhope Entrance	0.19 miles
	Stanhope Entrance	0.19 miles
	Coach Stops	Approx Distance
	Ashford (Kent): Town Centre Coach Stops	1.32 miles
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	2.45 miles
	Sellindge (Kent): Ashford Rd Coach Stop	6.75 miles
	Newingreen (Kent): Ashford Rd Coach Stop	8.29 miles
	Hythe (Kent) Coach Stop	10.47 miles
	Seabrook (Kent): Seabrook Rd Coach Stop	12.04 miles
	Sandgate: High Street Coach Stop	13.01 miles
	Canterbury: Park & Ride New Dover Rd Coach Stop	13.73 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

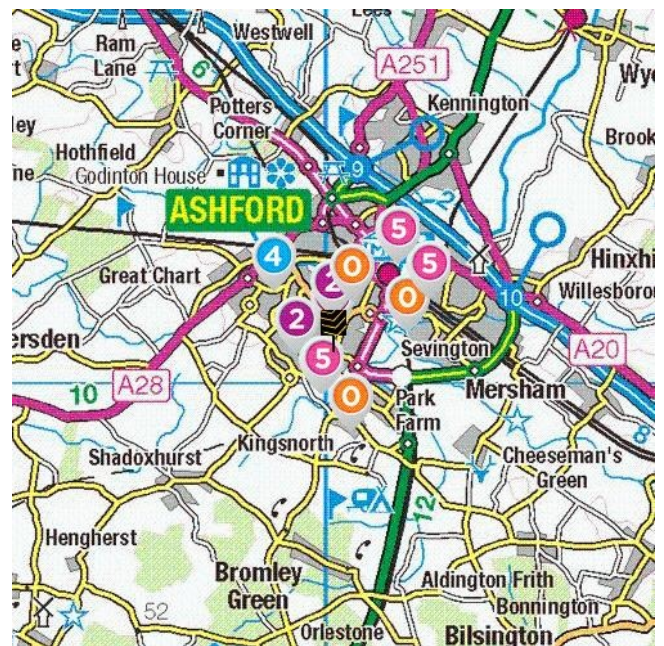
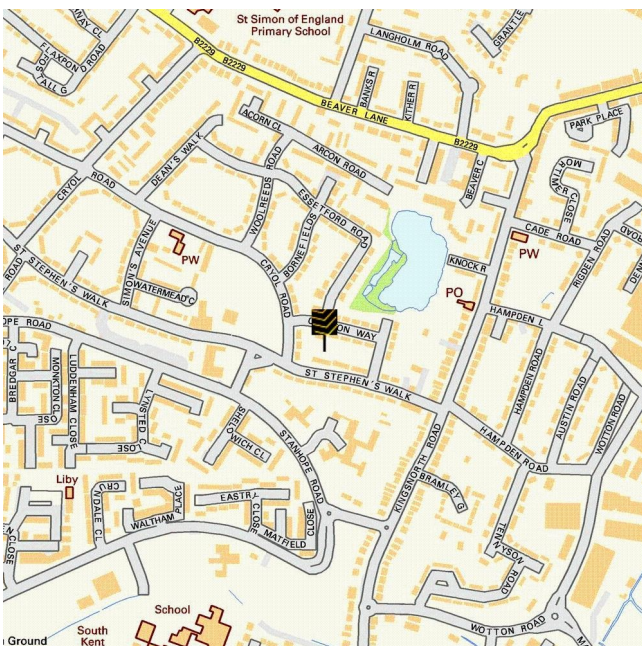


**How are local schools performing?**

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 **Clynton Way**. 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>	0.74 miles
	<p><b>Name:</b> Jellybeans Pre School Day Nursery  <b>Address:</b> Field View, ASHFORD, Kent, TN23 3NZ</p>	0.89 miles
	<p><b>Name:</b> Little Acorns Pre-school  <b>Address:</b> Kings North Recreation Centre, ASHFORD, Kent, TN23 3NZ</p>	0.89 miles
	<p><b>Name:</b> Cherrytree Nursery School Ltd  <b>Address:</b> Wainwright Place, ASHFORD, Kent, TN24 0PF</p>	0.95 miles

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	Key Stage 2 - Information	Approx Distance
	<p><b>Name:</b> St Simon of England Roman Catholic Primary School - Ashford  <b>Address:</b> Noakes Meadow, Ashford, TN23 4RB  <b>Contact Number:</b> 0123 3623199  <b>Age Range:</b> 5-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Roman Catholic</p>	0.35 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>	0.44 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>	0.45 miles
	<p><b>Name:</b> Finberry Primary School  <b>Address:</b> Jemmett Road, Ashford, TN23 4QE  <b>Contact Number:</b> 0123 3622686  <b>Age Range:</b> 4-11 yrs  <b>Local Education Authority:</b> Kent  <b>Religious Character:</b> Does not apply</p>	0.52 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
2	St Simon of England Roman Catholic Primary School - Ashford	72.0 %	0.0 %
	The John Wallis Church of England Academy	58.0 %	2.0 %
	Beaver Green Primary School	32.0 %	0.0 %
	Finberry Primary School	N/A	N/A
	<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		
2	St Simon of England Roman Catholic Primary School - Ashford	<b>Maths</b> PM 0.9 Lower -1.1 Upper 2.9	<b>Reading</b> PM 0.0 Lower 2.3 Upper N/A	<b>Writing</b> PM -0.4 Lower -2.6 Upper 1.8
	The John Wallis Church of England Academy	<b>Maths</b> PM 2.1 Lower 0.2 Upper 4.0	<b>Reading</b> PM -0.7 Lower 1.4 Upper N/A	<b>Writing</b> PM 1.2 Lower -0.8 Upper 3.2
	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
	Finberry Primary School	<b>Maths</b> PM N/A Lower N/A Upper N/A	<b>Reading</b> PM N/A Lower N/A Upper N/A	<b>Writing</b> PM N/A Lower N/A Upper N/A

**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 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>	0.44 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>	1.1 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>	1.36 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>	1.39 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 %
	The Wyvern School (Buxford)	N/A	N/A	N/A	0.0 %
	The North School	45.0 %	44.0 %	24.0 %	36.0 %
	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 John Wallis Church of England Academy	8.7
	The Wyvern School (Buxford)	N/A
	The North School	9.3
	Ashford School	6.0
	<b>Kent</b>	<b>8.5</b>
	<b>National</b>	<b>8.2</b>

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	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>	0.44 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>	1.36 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>	1.36 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>	1.39 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
	Ashford School	44.3 %
	<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
	The North School	0.4
	The North School	N/A
	Ashford School	0.4



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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 **Clynton Way** 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	2.51 miles
A&E		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	2.51 miles
Walk-in Clinics		Approx Distance
	Kingsnorth Medical Practice, Ashford Road, Kingsnorth, Ashford Kent, TN23 3ED	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.

	GPs	Approx Distance
	ST STEPHENS HEALTH CENTRE, ST STEPHENS HEALTH CENTRE, KENT, TN23 5AQ	0.12 miles
	MUSGROVE PARK MEDICAL CENTRE, MUSGROVE PARK MEDICAL CTR, KENT, TN23 7SP	0.35 miles
	SINGLETON SURGERY, THE SURGERY, KENT, TN23 5SU	0.5 miles
	KINGSNORTH MEDICAL PRACTICE, KINGSNORTH MEDICAL PRACT., KENT, TN23 3ED	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
	Beaconsfield Dental Practice, St Stephens Health Centre, ASHFORD, Kent, TN23 5AQ	0.12 miles
	Oradent, 169 Beaver Road, ASHFORD, Kent, TN23 7SG	0.52 miles
	Singleton Dental Practice, 10 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.99 miles
	Sunnyside Dental Practice, Elwick Road, ASHFORD, Kent, TN23 1NN	1.03 miles
	Ashford Periodontics, 3 Elwick Road, ASHFORD, Kent, TN23 1PD	1.05 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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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 **Clynton Way**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

Local Grocers and Convenience Stores		Approx Distance
	One Stop Community Stores Ltd, 39-41 Court Wurtin Beaver Lane, ASHFORD, Kent, TN23 5NH	0.19 miles
	Costcutter, 101-103 Beaver Lane, ASHFORD, Kent, TN23 5NU	0.26 miles
	Costcutter, Brookfield Road, ASHFORD, Kent, TN23 4ES	0.43 miles
	Stanhope Minimarket, 192 Speldhurst Close, ASHFORD, Kent, TN23 5TS	0.53 miles
	M & S Latestop, 90 Hunter Avenue, ASHFORD, Kent, TN24 0HG	1.45 miles
Supermarkets		Approx Distance
	Tesco Superstore, Moatfield Meadow, ASHFORD, Kent, TN23 3LU	0.74 miles
	Tesco Stores, Mace Lane, ASHFORD, Kent, TN24 8DN	1.27 miles
	The Co-operative Food, 83 Hunter Avenue, ASHFORD, Kent, TN24 0HG	1.45 miles
	Waitrose, Repton Park, ASHFORD, Kent, TN23 3RT	1.53 miles
	Sainsbury's Supermarkets Ltd, Simone Weil Avenue, ASHFORD, Kent, TN24 8YN	1.78 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	13.5 miles
	Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	13.8 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	13.87 miles
	Coffee Romba, Gabriels Hill, MAIDSTONE, Kent, ME15 6JJ	17.42 miles
	Lockmeadow Entertainment Centre, Barker Road, MAIDSTONE, Kent, ME16 8SF	17.52 miles
	Pubs / Bars / Inns	Approx Distance
	The Crusader, Brookfield Road, ASHFORD, Kent, TN23 4EZ	0.48 miles
	The Locomotive, 65-67 Beaver Road, ASHFORD, Kent, TN23 7SF	0.61 miles
	Riverside Inn, Torrington Road, ASHFORD, Kent, TN23 7TG	0.76 miles
	Singleton Barn, Tithe Barn Lane, ASHFORD, Kent, TN23 4YY	0.84 miles
	The Queens Head, Ashford Road, ASHFORD, Kent, TN23 3ED	0.88 miles
	Wine Bars	Approx Distance
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	13.6 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	13.74 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	13.93 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	14.53 miles
	Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	16.94 miles
	Restaurants	Approx Distance
	Tandoori Nights, 9 Torrington Road, ASHFORD, Kent, TN23 7TF	0.71 miles
	Pizza Express, Unit 85-86, ASHFORD, Kent, TN24 0SD	0.86 miles
	Wagamama, Ashford Designer Outlet, ASHFORD, Kent, TN24 0SD	0.86 miles
	Mcdonald's Restaurants, Kimberley Way, ASHFORD, Kent, TN24 0SD	0.86 miles
	Singleton Tandoori Restaurant, 1 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.99 miles
	Golf Club / Courses / Professionals	Approx Distance
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	2.65 miles
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	2.65 miles
	Tenterden Golf Club, Woodchurch Road, TENTERDEN, Kent, TN30 7DR	7.73 miles
	Chart Hills Golf Club, Biddenden, ASHFORD, Kent, TN27 8JX	9.16 miles
	Faversham Golf Club Ltd, Belmont Park, FAVERSHAM, Kent, ME13 0HB	9.87 miles

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	Places of Worship	Approx Distance
	The King Of Glory Christian Assembly, Kingsnorth Industrial Estate, ASHFORD, Kent, TN23 6LN	0.33 miles
	Highfield Community Church, 272 Kingsnorth Road, ASHFORD, Kent, TN23 6LU	0.34 miles
	St Simon Stock, Brookfield Road, ASHFORD, Kent, TN23 4EU	0.34 miles
	Christ Church C Of E Church, Beaver Road, ASHFORD, Kent, TN23 7SR	0.59 miles
	Ashford Christian Fellowship, Norw ood Street, ASHFORD, Kent, TN23 1QT	1.12 miles
	Banks / Financial Institutions	Approx Distance
	The Co-operative Bank, 21 Bank Street, ASHFORD, Kent, TN23 1DG	1.13 miles
	Tsb, 17 Bank Street, ASHFORD, Kent, TN23 1DF	1.14 miles
	Lloyds Bank, 81 High Street, ASHFORD, Kent, TN24 8SS	1.2 miles
	Hsbc Bank Plc, 39 High Street, ASHFORD, Kent, TN24 8TG	1.23 miles
	Halifax, 1 Castle Street, ASHFORD, Kent, TN23 1JQ	1.23 miles
	DIY Stores	Approx Distance
	Dad, Unit 12-15, ASHFORD, Kent, TN23 6LL	0.34 miles
	B & Q Plc, Norman Road, ASHFORD, Kent, TN23 7DG	0.51 miles
	Hinges & Brackets, 107 Beaver Road, ASHFORD, Kent, TN23 7SG	0.52 miles
	The Flat Pack Man, 28 Low er Denmark Road, ASHFORD, Kent, TN23 7SY	0.71 miles
	Wickes Building Supplies Ltd, Foster Road, ASHFORD, Kent, TN24 0SH	1.82 miles
	Hotels	Approx Distance
	Ashford International Hotel, Simone Weil Avenue, ASHFORD, Kent, TN24 8UX	1.71 miles
	Holiday Inn, Canterbury Road, ASHFORD, Kent, TN24 8QQ	1.89 miles
	Travelodge, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	2.0 miles
	The Conningbrook Hotel - Shepherd Neame Pubs, Canterbury Road, ASHFORD, Kent, TN24 9QR	2.79 miles
	Premier Inn, Maidstone Road, ASHFORD, Kent, TN26 1AP	3.99 miles
	Theatres / Concert Halls	Approx Distance
	Fhods, The Tow er Theatre, FOLKESTONE, Kent, CT20 3HL	12.49 miles
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	12.61 miles
	The Marlow e Theatre, The Friars, Canterbury, Kent, CT1 2AS	13.92 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	17.06 miles
	Haslet Theatre, Earl Street, MAIDSTONE, Kent, ME14 1PL	17.56 miles

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	Cinemas	Approx Distance
	Cine world, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	2.0 miles
	The Royal Cinema, 9 Market Place, FAVERSHAM, Kent, ME13 7AG	12.68 miles
	Kino Digital, Lion Street, RYE, East Sussex, TN31 7LB	13.75 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	13.86 miles
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	14.41 miles
	Leisure Centres	Approx Distance
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	0.52 miles
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	0.89 miles
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	1.16 miles
	Tenterden Leisure Centre Trust, Recreation Ground Road, TENTERDEN, Kent, TN30 6RA	8.65 miles
	Southern Segway Ltd, Leeds, MAIDSTONE, Kent, ME17 1PL	12.66 miles
	Newsagents	Approx Distance
	Dog World, Williamson House, ASHFORD, Kent, TN23 6LW	0.31 miles
	Mccolls, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	0.35 miles
	Martins, Brookfield Post Office, ASHFORD, Kent, TN23 5ER	0.52 miles
	County Square, 28A County Square, ASHFORD, Kent, TN23 1AE	1.08 miles
	Lucky Star, 27A Bank Street, ASHFORD, Kent, TN23 1DG	1.13 miles
	Post Offices	Approx Distance
	Kingsnorth Road Sub Post Office, Kingsnorth Road, ASHFORD, Kent, TN23 6HZ	0.12 miles
	Post Office Ltd, 2 Stanhope Court, ASHFORD, Kent, TN23 5EW	0.35 miles
	Brookfield Post Office, 7 Brookfield Court, ASHFORD, Kent, TN23 5ER	0.52 miles
	Singleton Post Office, 6 The Singleton Centre, ASHFORD, Kent, TN23 5GR	0.99 miles
	New town Stores & Post Office, 20 New town Green, ASHFORD, Kent, TN24 0PE	1.03 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 **Clynton Way**. 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 - Beaver** and it has a population of **5795**.

Beaver ward is an urban area with more than 2,400 households.

#### Your Local Policing Team

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

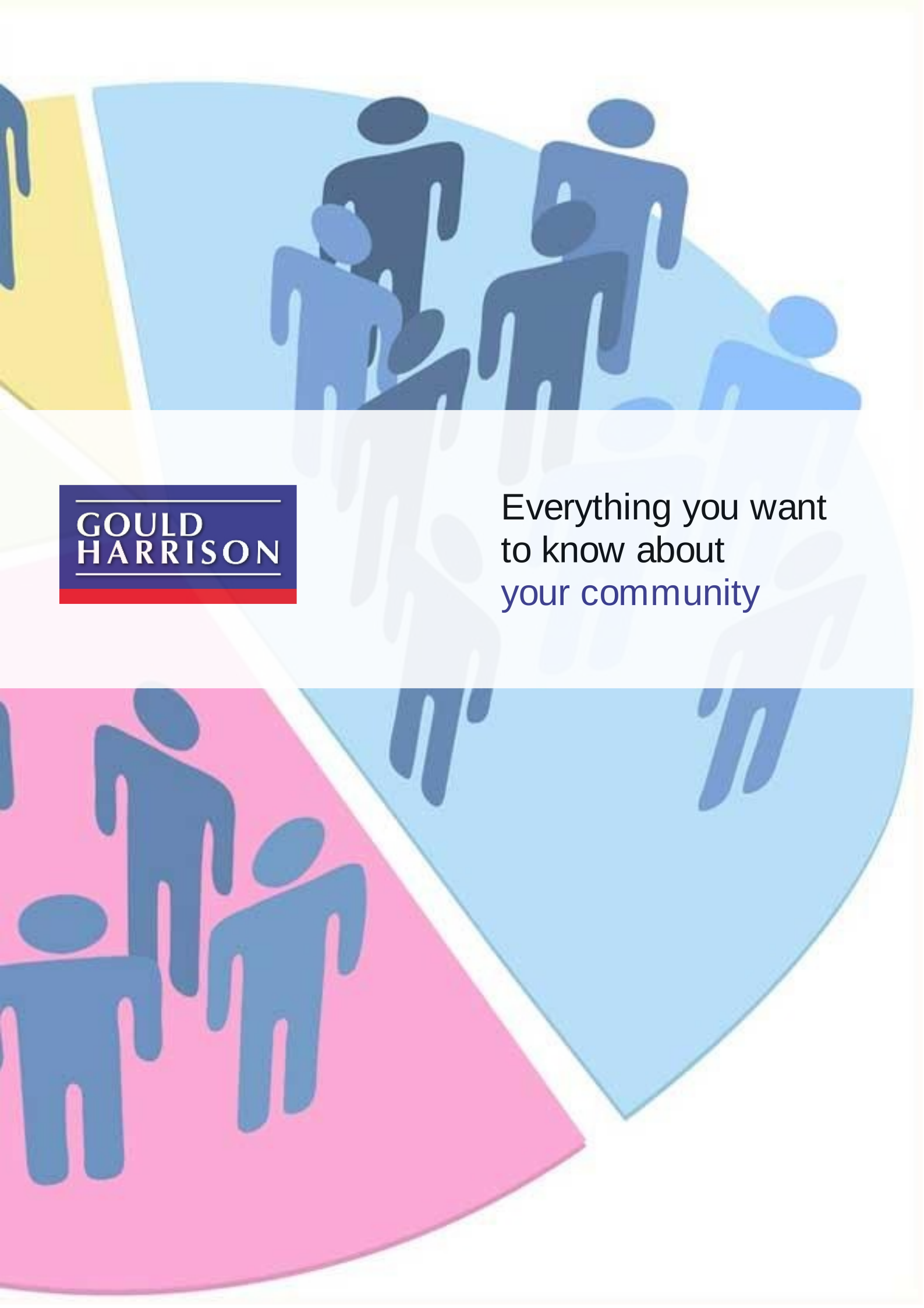
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The logo for Gould Harrison, featuring the company name in white, uppercase letters on a dark blue rectangular background with a thin red horizontal line at the bottom.

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

Everything you want  
to know about  
your community



### Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Clynton Way** 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	4.41% (13)	5.88% (78234)	5.96% (2926238)
5-14	12.88% (38)	13.25% (176173)	12.93% (6351576)
15-24	10.51% (31)	11.35% (150934)	12.18% (5985323)
25-34	9.83% (29)	12.75% (169556)	14.36% (7054271)
35-44	11.86% (35)	14.59% (193995)	14.94% (7341900)
45-54	11.19% (33)	13.74% (182706)	13.22% (6494262)
55-64	7.8% (23)	11.29% (150060)	10.54% (5177261)
65-74	11.53% (34)	8.86% (117815)	8.35% (4102841)
75-84	14.24% (42)	6.1% (81084)	5.6% (2751135)
>85	5.76% (17)	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	51.16% (88)	28.33% (268478)	28.85% (10251674)
Level 1	20.93% (36)	18.21% (172579)	16.63% (5909093)
Level 2	15.12% (26)	21.01% (199159)	19.36% (6877530)
Level 3	4.65% (8)	7.96% (75416)	8.34% (2962282)
Level 4 or 5	1.74% (3)	16.77% (158974)	19.9% (7072052)
Unknown	6.4% (11)	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	9.94% (17)	12.43% (117796)	11.81% (4196041)
Employee full time	34.5% (59)	40.4% (382965)	40.81% (14499241)
Self employed part time	0.0% (0)	2.24% (21251)	1.95% (694033)
Self employed full time	7.6% (13)	7.12% (67454)	6.36% (2260955)
Unemployed	5.85% (10)	2.8% (26582)	3.35% (1188855)
Full time students	0.0% (0)	2.35% (22260)	2.58% (917582)
Student	4.09% (7)	3.79% (35943)	4.67% (1660564)
Retired	18.13% (31)	14.69% (139198)	13.54% (4811595)
Looking after home family	8.19% (14)	7.19% (68147)	6.52% (2316229)
Permanently sick/disabled	9.36% (16)	4.36% (41313)	5.3% (1884901)
Other	2.34% (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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