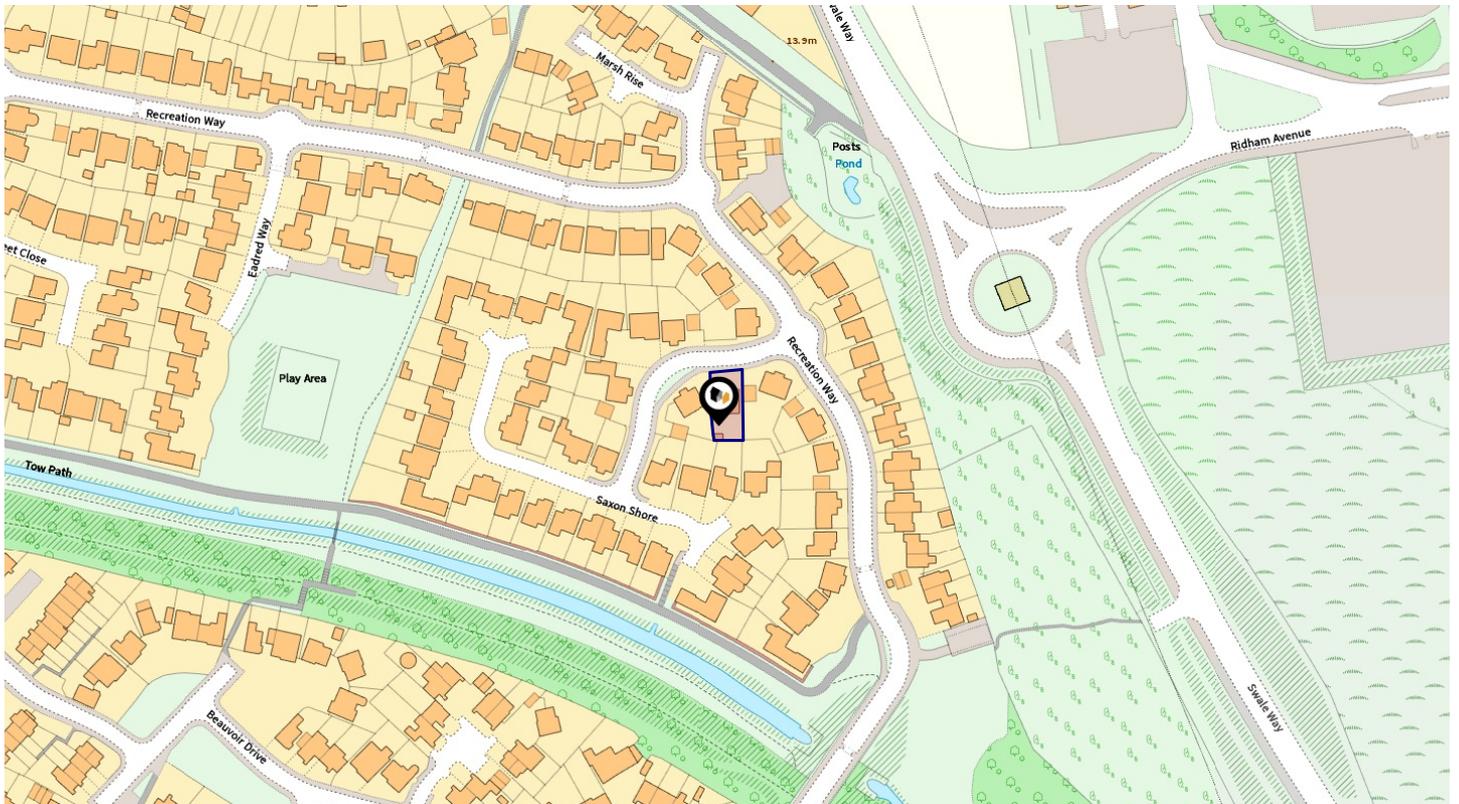


# KEY FACTS FOR BUYERS

**Saxon Shore, Sittingbourne, ME10**

November 2021



**A guide to this property and the local area**

## Harrison Homes

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# PROPERTY OVERVIEW

## SAXON SHORE, SITTINGBOURNE, ME10



 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

|                             |                 |
|-----------------------------|-----------------|
| Detached                    |                 |
| Plot Size:                  | 0.07 acres      |
| Council Tax Band:           | E               |
| Annual Cost:                | £2,324.73 (min) |
| Land Registry Title Number: | K862354         |
| Tenure:                     | Freehold        |

### AREA KEY FACTS

|  |   |
|--|---|
| Local Authority:                                       | SWALE   |
| Flood Risk:  | Very Low  |
| Conservation Area:                                     | No  |
| Predicted Broadband Speeds                             |   |
| Basic:   | 4 Mbps  |
| Superfast:   | 50 Mbps   |
| Mobile Coverage<br>(based on voice calls made indoors) |   |
| EE:  |  |
| Three:   |  |
| O2:  |  |
| Vodafone:  |  |
| Satellite / Fibre TV Availability                      |   |
| BT:  |  |
| Sky:   |  |
| Virgin:  |  |

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

## PHOTO GALLERY

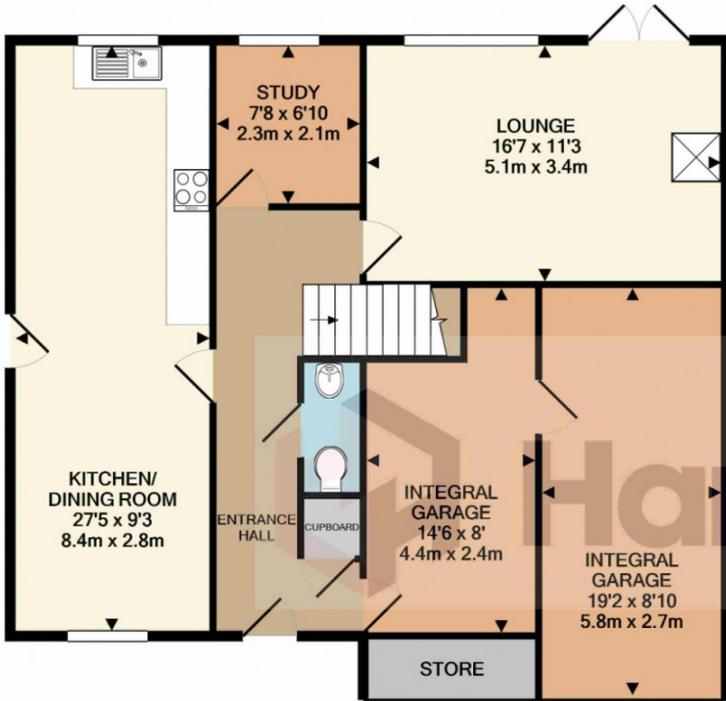


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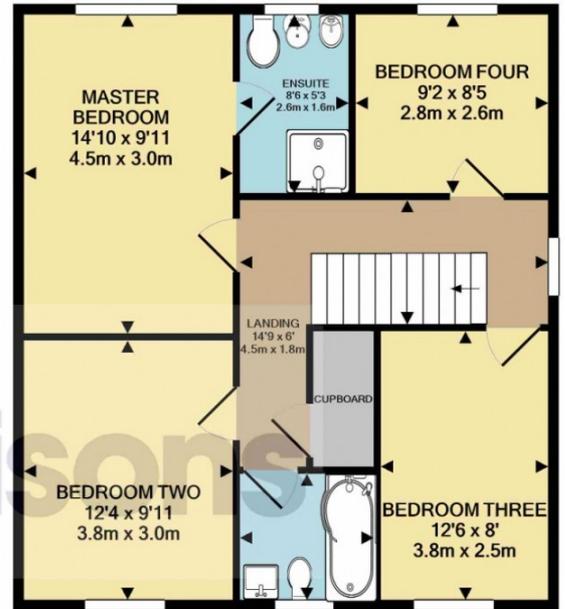
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# PROPERTY OVERVIEW

## FLOORPLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 945 SQ.FT.  
(87.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 SQ.M.)

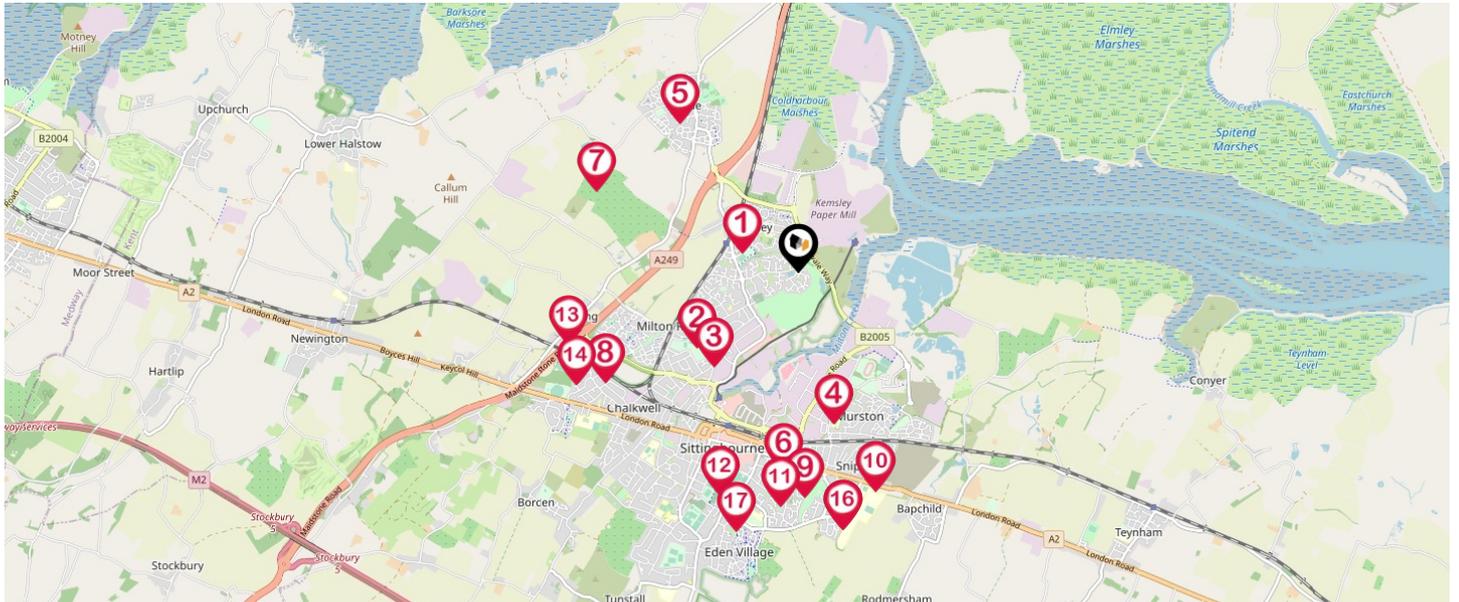
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



| Pin | School Details                      | Rating               | Pupils | Distance   | Nursery                             | Primary                             | Secondary                           | College                             | Private                  |
|-----|-------------------------------------|----------------------|--------|------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 1   | Kemsley Primary Academy             | Good                 | 252    | 0.4 Miles  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2   | Regis Manor Primary School          | Good                 | 487    | 0.9 Miles  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3   | Milton Court Primary Academy        | Good                 | 210    | 0.9 Miles  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4   | Sunny Bank Primary School           | -                    | -      | -          | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5   | Iwade School                        | Good                 | 599    | 1.39 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 6   | VTC Independent School              | -                    | -      | -          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7   | Brogdale Community Interest Company | Requires improvement | -      | -          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8   | Aspire School                       | -                    | -      | -          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 9   | Canterbury Road Primary School      | Good                 | 208    | 1.66 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 10  | Lansdowne Primary School            | Good                 | 411    | 1.73 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 11  | South Avenue Primary School         | Good                 | 420    | 1.73 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 12  | Borden Grammar School               | Good                 | 829    | 1.73 Miles | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13  | Bobbing Village School              | Outstanding          | 208    | 1.74 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 14  | Grove Park Primary School           | Good                 | 423    | 1.8 Miles  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 15  | Meadowfield School                  | Outstanding          | 333    | 1.93 Miles | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16  | The Sittingbourne School            | Good                 | 1422   | 1.93 Miles | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17  | Highsted Grammar School             | -                    | 853    | 1.95 Miles | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

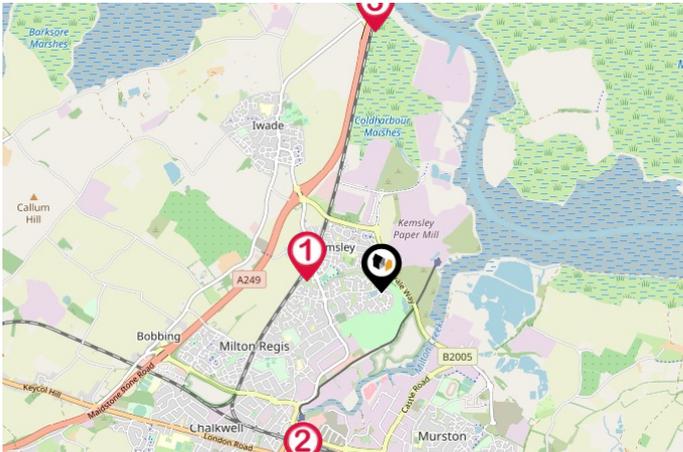
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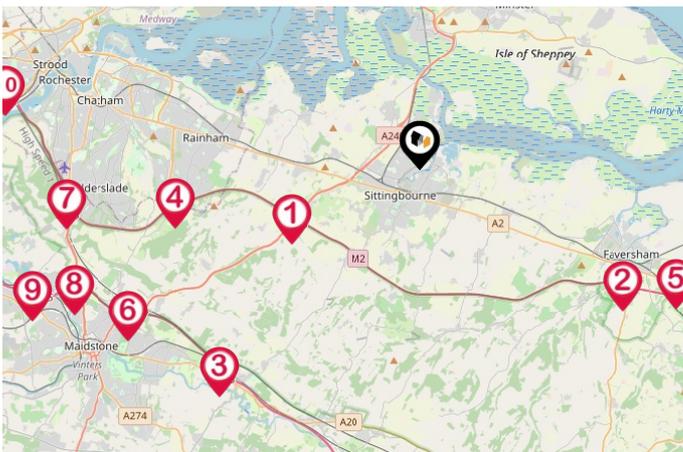
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### NATIONAL RAIL STATIONS

- 1 - Kemsley Rail Station | 0.52 miles
- 2 - Sittingbourne Rail Station | 1.43 miles
- 3 - Swale Rail Station | 1.94 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M2 J5 | 4.23 miles
- 2 - M2 J6 | 7.41 miles
- 3 - M20 J8 | 8.86 miles
- 4 - M2 J4 | 7.27 miles
- 5 - M2 J7 | 8.74 miles
- 6 - M20 J7 | 9.86 miles
- 7 - M2 J3 | 10.42 miles
- 8 - M20 J6 | 10.92 miles
- 9 - M20 J5 | 12.16 miles
- 10 - M2 J2 | 12.19 miles



### AIRPORTS/HELIPADS

- 1 - London Southend Airport | 14.5 miles
- 2 - Lydd London Ashford Airport | 29.27 miles
- 3 - Kent International Airport | 26.41 miles
- 4 - Biggin Hill Airport | 30.9 miles

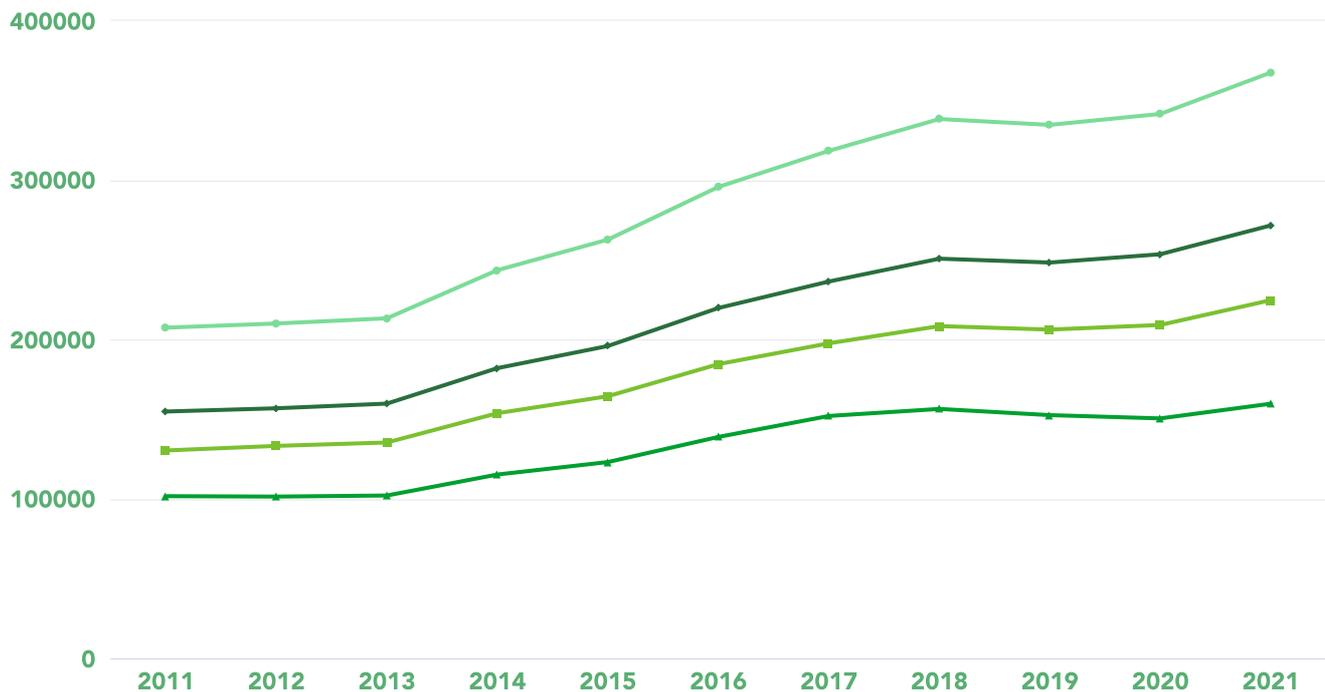
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR ME10

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 57%



**TERRACED**  
+ 72.31%



**SEMI-DETACHED**  
+ 75.41%



**DETACHED**  
+ 77.14%

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# HARRISON HOMES

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We are proud members of NAEA Propertymark, who promote the highest standards in residential sales. Simply put, we have the highest expectations for the service we deliver.

Whatever you need, whatever your situation, we personalise our service to make it specific to you. You will discover that we're not about the sale but the experience.

## Financial Services

Our mortgage advisor partners Henchurch Lane, have a point to prove to their clients and the industry as a whole. They're extremely passionate about what they do and believe there is a better way to offer advice to the masses in comparison to what's currently on offer elsewhere. They pride ourselves on alleviating the stresses of the mortgage and insurance application process by offering anti-jargon advice to help navigate the hundreds of deals and criteria pitfalls that exist in today's market place.

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